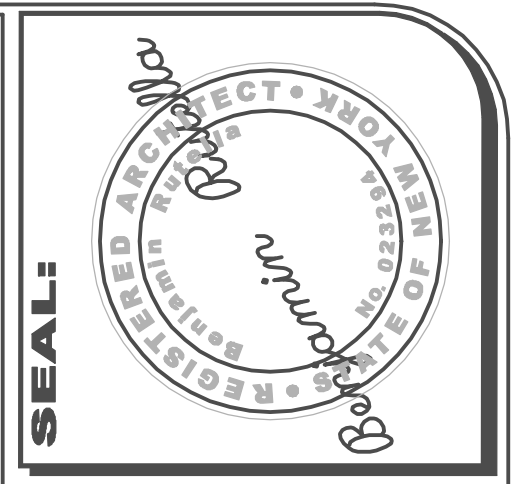


**PLOT PLAN ( Existing Conditidons & New Vestibule Addition)**

SCALE: 1" = 15'

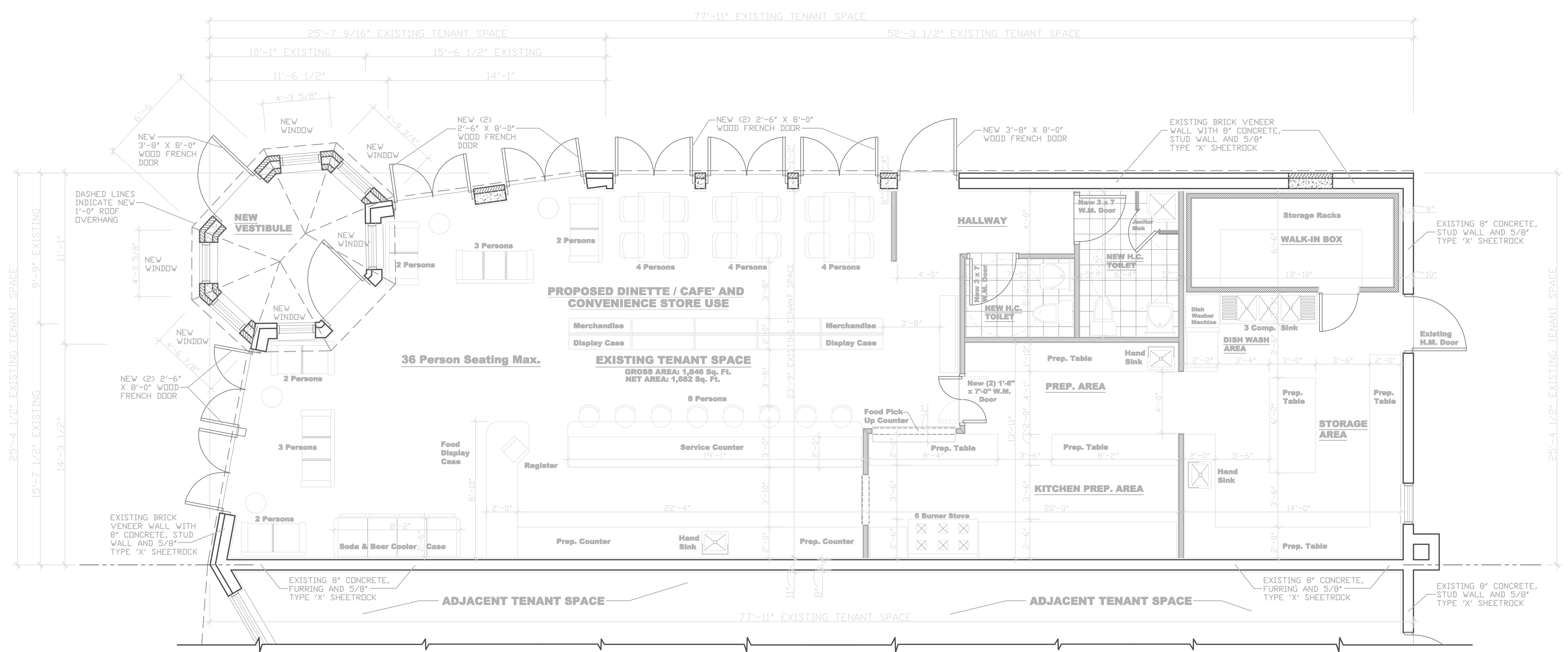
**SITE ANALYSIS CALCULATIONS**

**EXISTING SITE AREA: 12,187.06 SQ. FT.**  
**EXISTING BUILDING AREA: 6,496.34 SQ. FT.**  
**PROPOSED VESTIBULE ADDITION: 101 SQ. FT.**  
**EXISTING PERCENTAGE OF LOT COVERAGE: 6,496.34 / 12,187.06 = 53.31%**  
**PROPOSED PERCENTAGE OF LOT COVERAGE: 6,496.34 + 101 = 6,597.34 / 12,187.06 = 54.13%**



**SEAL:**  
 These design drawings have been prepared solely as an instrument of architectural services for the architect, Benjamin Rutella, exclusively, and shall not be used for any other project or in whole, or any redesign by any other architect, engineer, contractor, or other professional without the written consent of Benjamin Rutella, R.A., AIA. The architect shall be held responsible for the full extent of all damages, liabilities, commissions and costs arising from such construction drawings, unless authorized by written consent from the architect on record.

**BENJAMIN RUTELLA ARCHITECTS**  
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**TENANT SPACE FLOOR PLAN ( Existing Conditidons with Design Planning)**

SCALE: 1/4" = 1'-0"

**PROJECT: PROPOSED DINETTE / CAFE AND CONVENIENCE STORE USE PERMIT WITH INTERIOR RENOVATION & VEST. ADDITION**  
**LOCATION: 348 NORTH WINDSOR AVENUE VILLAGE OF BRIGHTWATERS, N.Y.**  
**TENANT: VIKING BOUTIQUE GROUP**  
**PROPERTY OWNER: ROCKWELL REALTY, CORP.**

**REVISIONS:**


**COMPLETION DATE:**  
 October 1, 2015 and May 21, 2016  
**DRAWN BY:** BENJAMIN RUTELLA, R.A.  
**START DATE:** July 28, 2015  
**CHECKED BY:** BENJAMIN RUTELLA, R.A.  
**DATE:** August 24, 2015

**DRAWINGS**  
 EXISTING SITE PLAN AND NEW TENANT FLOOR PLAN WITH PROPOSED DINER-CONVENIENCE STORE USE

**SHEET#**  
**A-1**  
**FILE # 0728-2015**