

SITE ANALYSIS CALCULATIONS

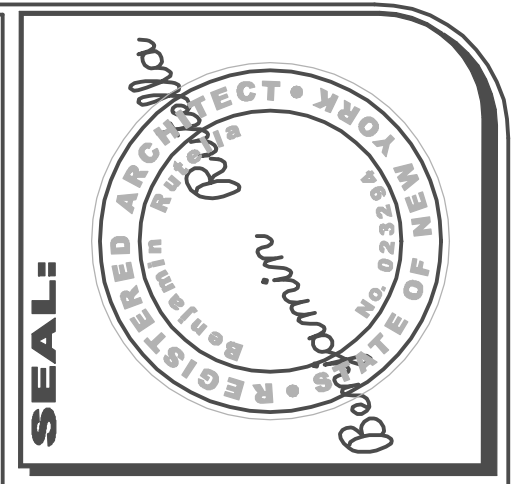
EXISTING SITE AREA: 12,187.06 SQ. FT.

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:
 $6,496.34 + 101 = 6,597.34 / 12,187.06 = 54.13\%$



These design drawings have been prepared solely as an instrument of architectural service for the architect, Benjamin Rutella, exclusively, and shall not be used for any other purpose without the written consent of the architect. Any reproduction, in part or in whole, or any redesign by any other architect, engineer, contractor, or other professional without the written consent of the architect is prohibited as stated in N.Y.S. and national laws and as per approved copyright laws. The architect shall be held responsible for the full extent for all damages, liabilities, commissions and costs arising from such construction drawings, unless authorized by written consent from the architect on record.

BENJAMIN RUTELLA ARCHITECTS
DESIGN CLASSICS
BENJAMIN RUTELLA, R.A., AIA

237 EAST BROADWAY
 LONG BEACH, NEW YORK 11561
 (516) 431-7757
 E-MAIL: brutella@verizon.net

PROJECT: PROPOSED DINETTE / CAFE AND CONVENIENCE STORE USE PERMIT WITH INTERIOR RENOVATION & VEST. ADDITION
LOCATION: 348 NORTH WINDSOR AVENUE
 VILLAGE OF BRIGHTWATERS
 INC. VILLAGE OF BRIGHTWATERS
TENANT: VIKOR ASSOCIATES CORP.
PROPERTY OWNER: ROCKWELL REALTY, CORP.

REVISIONS:

NO.	DATE	DESCRIPTION

COMPLETION DATE:
 March 15, 2016

DRAWN BY: BENJAMIN RUTELLA, R.A.
START DATE: July 28, 2015

CHECKED BY: BENJAMIN RUTELLA, R.A.
DATE: August 24, 2016

DRAWINGS
 EXISTING SITE PLAN WITH EXISTING CONDITIONS AND SITE ANALYSIS CALCULATIONS.

SITE PLAN (Existing Building Conditions, New Vestibule Addition, Existing & New Parking Spaces)
 SCALE: 1/8" = 1'-0"