EXISTING BUILDING AREAS:

APPROVED BUILDING AND PARKING AREAS: As taken from Information Filed with the building Department by Joseph Nicolette Associates Dated December 17, 2007.

- 58 Existing Spaces Including 3 Accessible Spaces
- Retail Building Sales Area #1 = 18,080 sq. ft.
- Retail Building Sales Area #2= 1,105 sq. ft.

Total Allowable Building Sales Area on Site = 19,185 sq. ft.

- Existing Basement Storage = 11,114 sq. ft. (not part of this equation)

PROPOSED BUILDING AREAS:

- **RETAIL BUILDING #1**

Retail Building #1 First Floor Sales Area = 13,578 sq. ft.
Retail Building #1 First Floor Storage Area = 4,500 sq. ft.
Total First Floor Building Area = 18,078 sq. ft.

- Existing Basement Storage = 11,114 sq. ft. (not part of this equation)

- **RETAIL BUILDING #2**

Retail Building #2 Existing Area = 1,800

- **THEREFORE:**

Retail Building #1 Sales Area = 13,578 sq. ft.
Retail Building #2 Sales Area = 1,800 sq. ft.

Proposed Total Retail Sales Area on Site = 15,378 sq. ft. < Approved Retail Area on Site of 19,185 sq. ft.
For the Existing Parking of 58 Spaces Approved for 19,185 sq. ft. of Retail Space.

We will Add 3 Additional Spaces to the Existing 58 Spaces to Equal a Total of 61 Parking Spaces on Site.

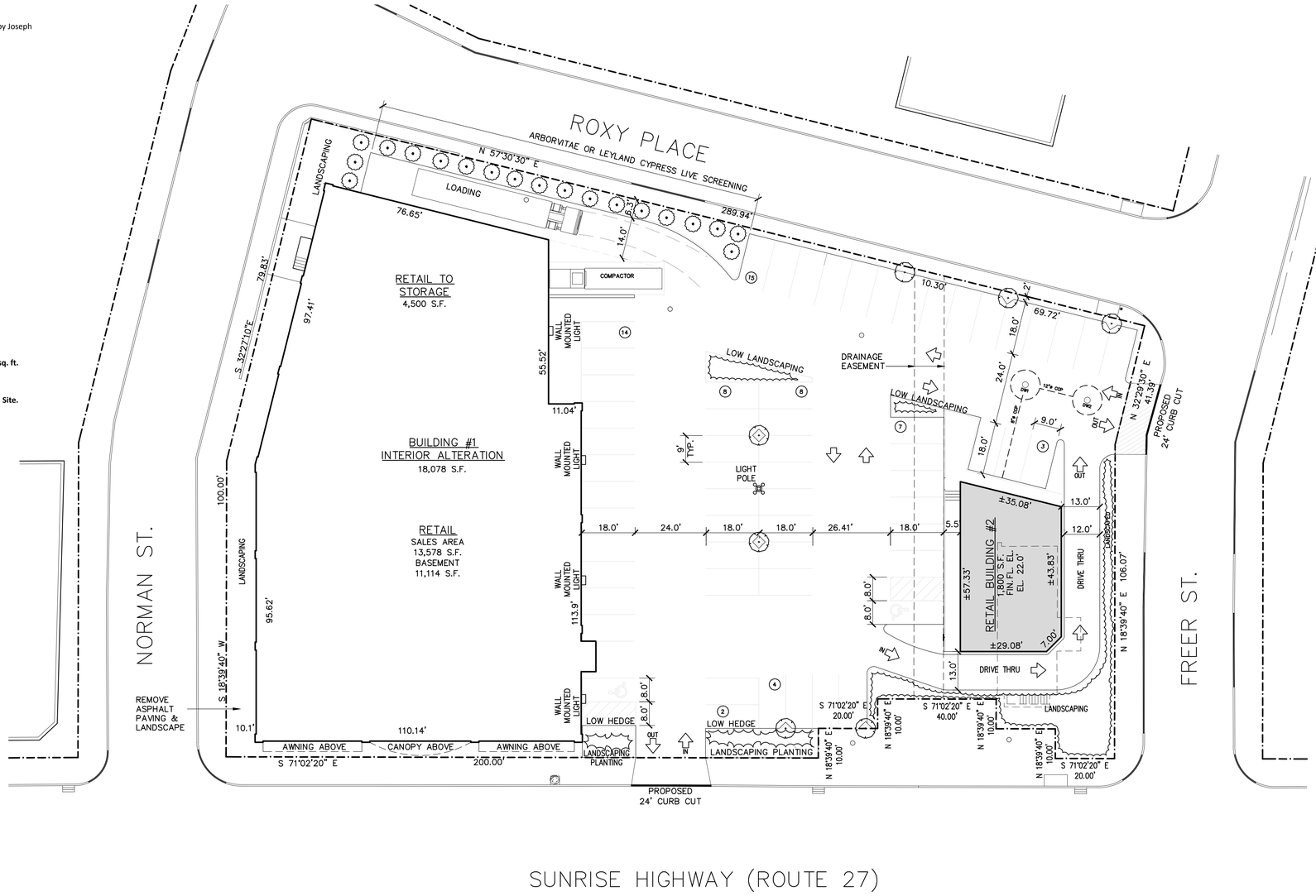
NOTE:
NO VARIANCES ARE REQUIRED.
EXISTING PARKING IS BEING INCREASED AND RETAIL SPACE IS BEING DECREASED.

PARKING:

DECREASE IN PARKING FROM RETAIL TO STORAGE
4,500 SQ.FT. RETAIL TO 4,500 SQ.FT. STORAGE

RETAIL: 4,500 / 200 = 22.5 REQUIRED SPACES
TO
STORAGE: 4,500 / 1,000 = 4.5 REQUIRED SPACES

22.5 SPACES – 4.5 SPACES = SURPLUS OF 18 SPACES



PLOT PLAN

SCALE: 1" = 20'-0"

PLOT PLAN IS SCHEMATIC AND TAKEN FROM TAX MAPS AND SURVEY PREPARED BY JOSEPH NICOLETTI ASSOCIATES PROFESSIONAL LAND SURVEYORS DATED: AUGUST 29, 2012

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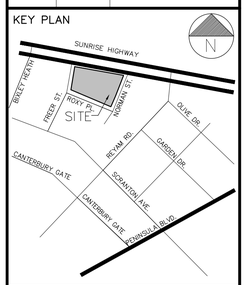
REVISIONS

No	Date	Comments

KEY PLAN



Project:
PARKING SPACE SIZE AND INTERIOR ALTERATIONS OF

Drawing Title:
831 SUNRISE HIGHWAY PLOT PLAN

SEAL & SIGNATURE

DATE: JULY 14, 2014
PROJ. NO: 2014-126
DRAWING BY: LC/FD
CHKD BY: RTT
DWG NO:
A1.00
FILE: U 1 of 1