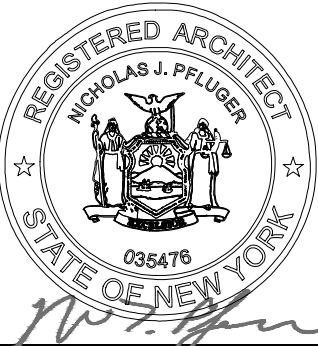
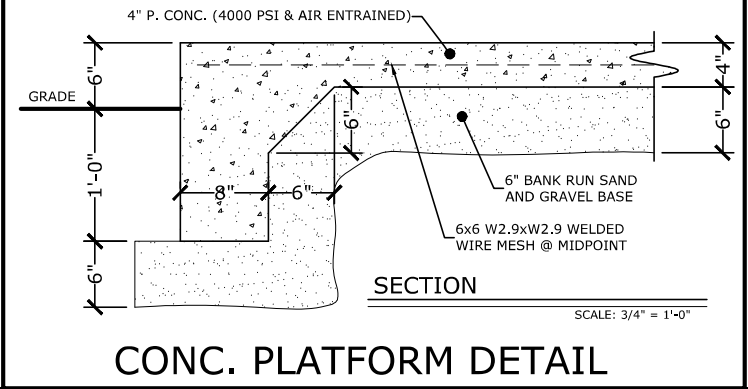
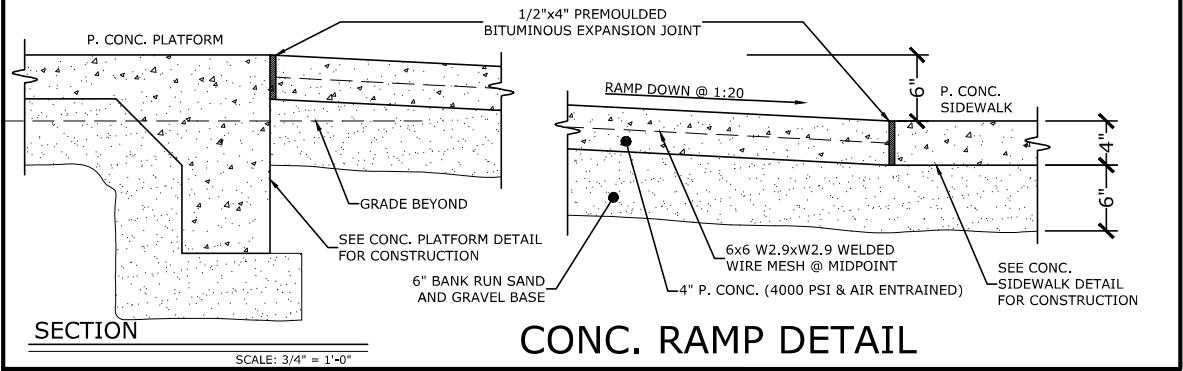
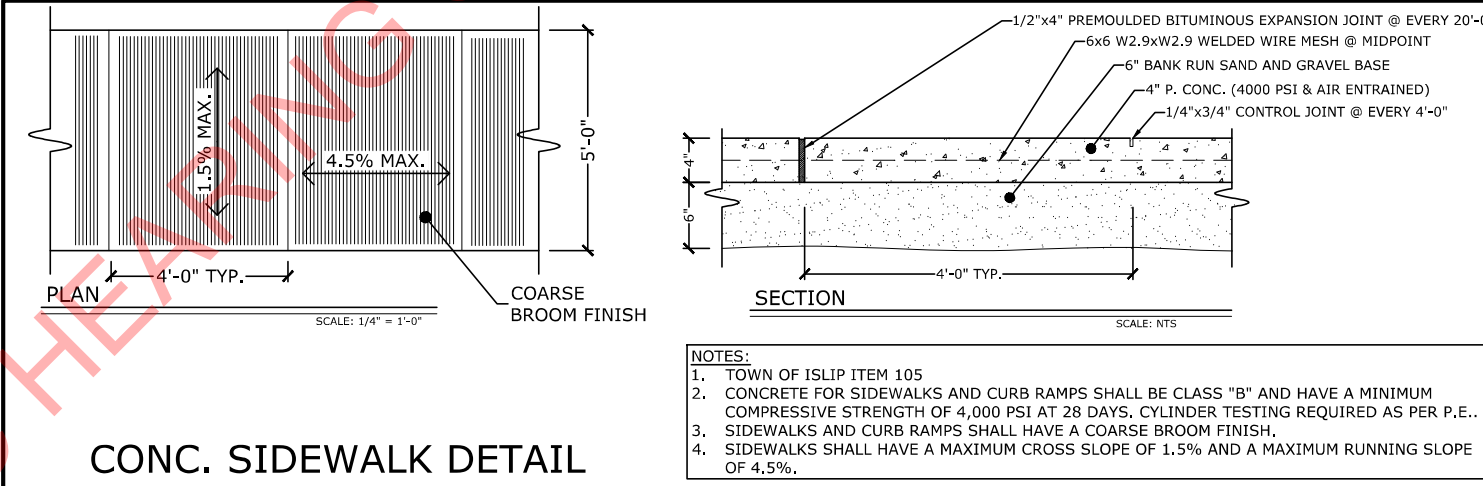


PROJECT DATA			
MAP # / BLOCK / LOT	500-419-001-021		
ZONING DISTRICT	BD		
FLOOD HAZARD ZONE	X		
CONTROLLING FLOOD MAP	N/A		
LOT AREA	12,973.73 S.F.		
EXISTING STRUCTURES		INCLUDED IN F.A.R.	
PRINCIPAL BLDG 1ST STRY	9,619.00 S.F.		9,619.00 S.F.
TOTAL	9,619.00 S.F.		9,619.00 S.F.
F.A.R. CALCULATION			
ITEM	ZONE BD ALLOWABLE	EXISTING	PROPOSED
LOT AREA	--	12,973.73 S.F.	12,973.73 S.F.
TOTAL GROSS FLOOR AREA	7,784.24 S.F. (MAX.)	9,619.00 S.F.	NO CHANGE
FLOOR AREA RATIO	60.00 % (MAX.)	74.14 %	NO CHANGE

EXISTING PARKING ANALYSIS			
USE	(1) PARKING SPACE PER:	GROSS AREA OF USE	REQ'D SPACES PER USE
TENANT #1 - RETAIL	150 S.F.	1,470.0 S.F.	9.8 SPACES
TENANT #2 - NON-RETAIL/PERSONAL SERVICE	150 S.F.	1,028.0 S.F.	6.9 SPACES
TENANT #3 - NON-RETAIL/PERSONAL SERVICE	150 S.F.	985.0 S.F.	6.6 SPACES
TENANT #4 - VACANT	0 S.F.	3,667.0 S.F.	0
TENANT #5 - VACANT	0 S.F.	2,469.0 S.F.	0
BASEMENT UNDER TEN. #4 - VACANT	0 S.F.	2,376.0 S.F.	0
SUBTOTAL			23.2 SPACES
TOTAL REQUIRED			23 SPACES
EXIST. PARKING SPACES			NO ON SITE PARKING

PROPOSED PARKING ANALYSIS			
USE	(1) PARKING SPACE PER:	GROSS AREA OF USE	REQ'D SPACES PER USE
TENANT #1 - RETAIL	150 S.F.	1,470.0 S.F.	9.8 SPACES
TENANT #2 - NON-RETAIL/PERSONAL SERVICE	150 S.F.	1,028.0 S.F.	6.9 SPACES
TENANT #3 - NON-RETAIL/PERSONAL SERVICE	150 S.F.	985.0 S.F.	6.6 SPACES
TENANT #4 - PHYSICAL THERAPY	150 S.F.	3,667.0 S.F.	24.4 SPACES
TENANT #5 - PERSONAL TRAINING	200 S.F.	2,469.0 S.F.	12.3 SPACES
BASEMENT UNDER TEN. #4 - STORAGE	150 S.F.	2,376.0 S.F.	15.8 SPACES
SUBTOTAL			75.9 SPACES
TOTAL REQUIRED			76 SPACES
EXIST. PARKING SPACES			NO ON SITE PARKING



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PROJECT: **PROPOSED TENANTS**
125-131 W MAIN ST. & 2 SMITH ST.
BAY SHORE, NY, 11706
APPLICATION # - SP2023-016

DATE: 3/03/2023
JOB#: BPA-22-0399
PAGE: **C-1**

REVISIONS:
REV. DATE: 4/25/2023
COMMENTS: ENGINEERING COMMENTS

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