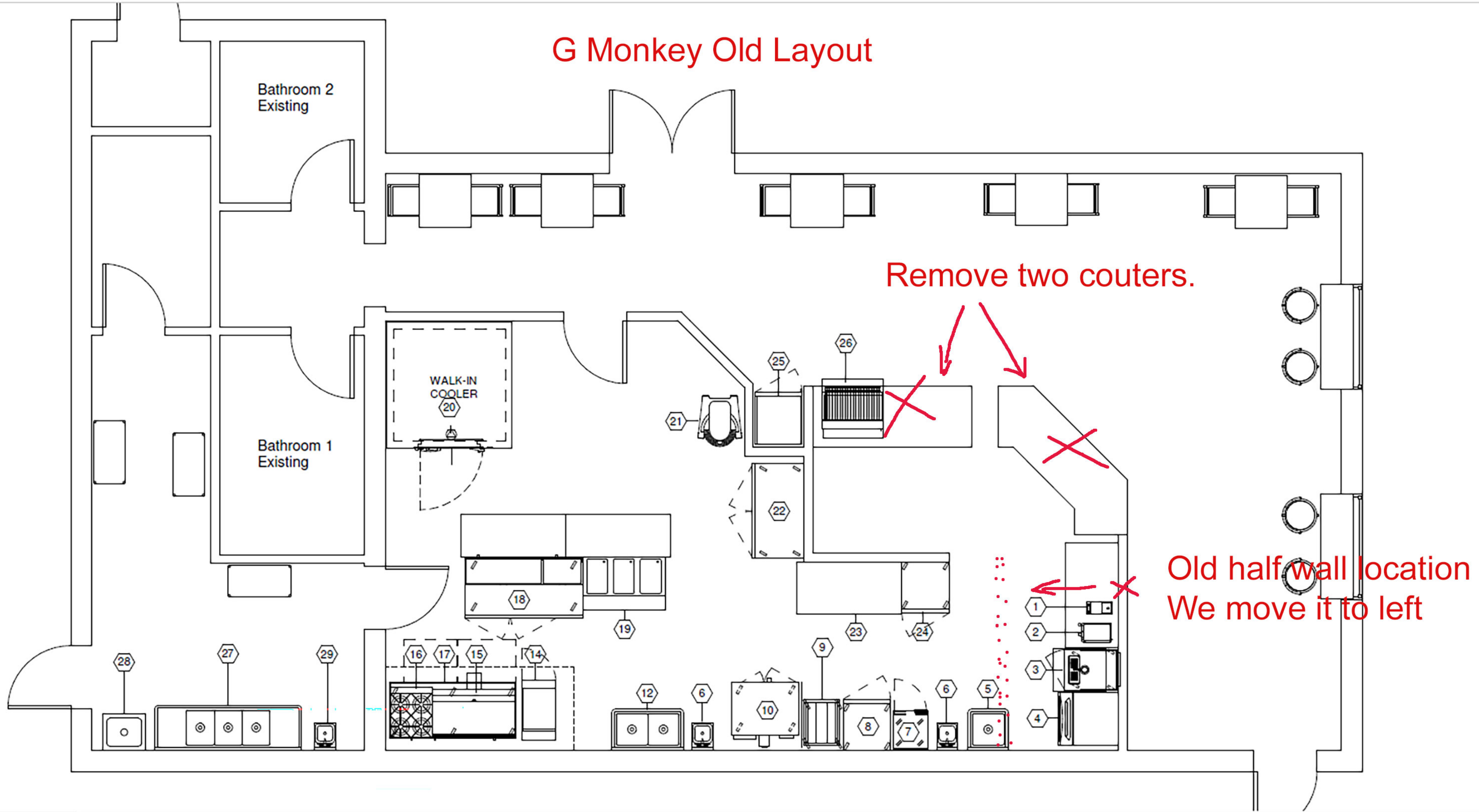


G Monkey Old Layout



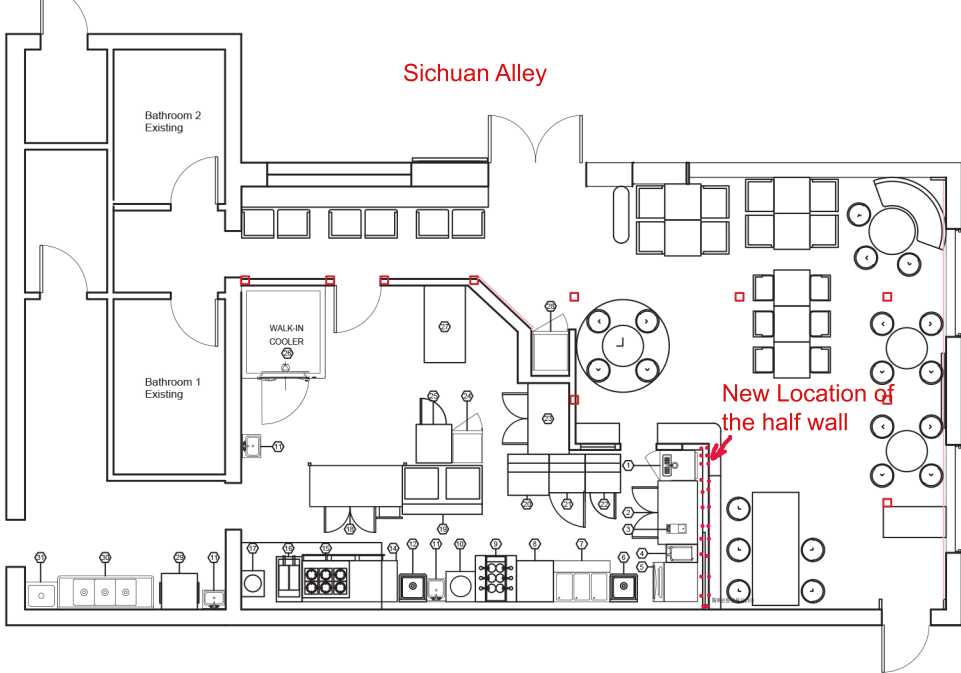
Sichuan Alley

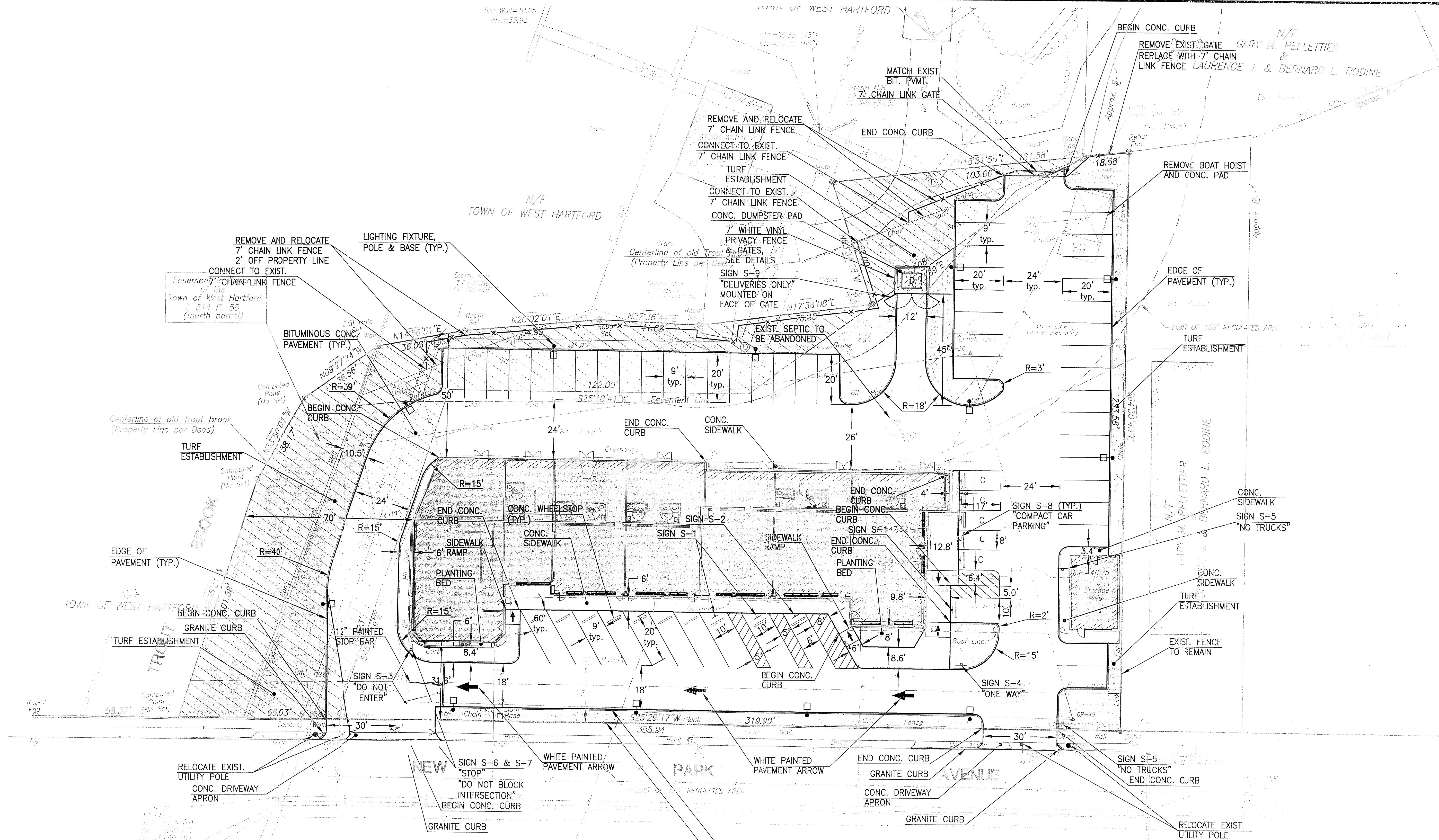
Bathroom 2 Existing

Bathroom 1 Existing

WALK-IN COOLER

New Location of the half wall



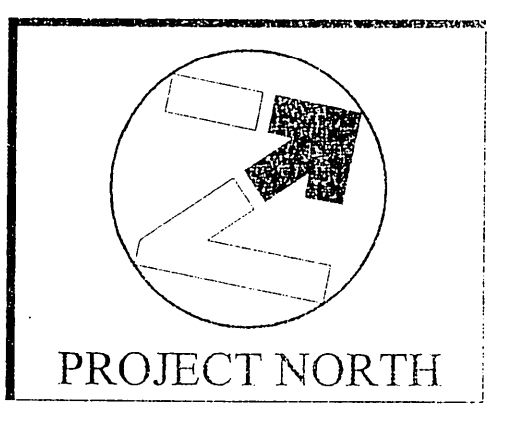


REVISIONS

▲	REQ'D REVISIONS 04/18/06
▲	REQ'D REVISIONS 05/01/06
▲	REQ'D REVISIONS 05/24/06
▲	
▲	
▲	

CONSULTANTS

ARCHITECTURAL ENGINEERS	PURCELL ASSOCIATES
PROF. REG. NO.	000-033-0001
CIVIL ENGINEERS	PURCELL ASSOCIATES
PROF. REG. NO.	000-033-0001



NORMAN PLAZA
625 NEW PARK AVENUE
WEST HARTFORD, CONNECTICUT

LAYOUT PLAN

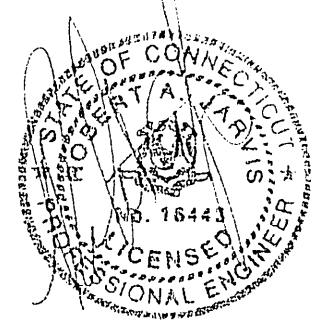
ZONE: IG - GENERAL INDUSTRIAL USE	ZONING INFORMATION		
	REQUIRED	EXISTING	PROPOSED
MIXED RESIDENTIAL, COMMERCIAL & INDUSTRIAL		COMMERCIAL & INDUSTRIAL	COMMERCIAL
LOT AREA	NOT REQUIRED	64,388 S.F.	64,388 S.F.
BUILDING AREA - MAIN	NOT REQUIRED	12,145.71 S.F.	12,145.71 S.F.
- ACCESSORY	NOT REQUIRED	619.88 S.F.	619.88 S.F.
LOT COVERAGE (BLDG.)	50% (MAX.)	19.8%	19.8%
MAX. FLOOR AREA RATIO	0.50	0.21	0.21
LOT WIDTH	NOT REQUIRED	385 FT.	385 FT.
FRONT YARD	15 FT. (MIN.)	31.6 FT. (BUILDING) 23.4 FT. (PARKING)	31.6 FT. (BUILDING) 15.0 FT. (PARKING)
SIDE YARD & REAR YARD	ONE SIDE OR REAR YARD 1/3 HEIGHT OF MAIN BLDG., NO OTHER SIDE OR REAR YARD IS REQUIRED	70 FT. SIDE YARD 50 FT. REAR YARD 1/3 HT. BLDG.=11.3'	70 FT. SIDE YARD 50 FT. REAR YARD 1/3 HT. BLDG.=1.3'
HEIGHT - MAIN BUILDING	4 STORIES; 45 FT. (MAX.)	2 STORIES; 34 FT.	2 STORIES; 34 FT.
- ACCESSORY BUILDING	1.5 STORIES; 15 FT. (MAX.)	N/A	N/A
PARKING SPACES			
- RETAIL STORES	1 PER 150 SQ. FT. (MIN.)	12 SPACES	50 SPACES (7.23 S.F. RETAIL AREA = 49 REQUIRED SPACES MIN.)
- OFFICES	1 PER 250 SQ. FT. (MIN.)		10 SPACES (2,09 S.F. OFFICE SPACE = 9 REQUIRED SPACES MIN.)

51 REGULAR SPACES
5 COMPACT SPACES
+ 4 HANDICAP SPACES
60 TOTAL SPACES

FLOOR AREA PER TENANT			
TENANT	RETAIL AREA	UTILITY AREA	TOTAL AREA
A	1,377 S.F.	680 S.F.	2,057 S.F.
B	465 S.F.	470 S.F.	935 S.F.
C	773 S.F.	710 S.F.	1,483 S.F.
D	807 S.F.	756 S.F.	1,563 S.F.
E	997 S.F.	403 S.F.	1,400 S.F.
F	1,054 S.F.	440 S.F.	1,494 S.F.
G	1,280 S.F.	530 S.F.	1,810 S.F.
H	475 S.F.	60 S.F.	535 S.F.
FLOOR AREA FOR OFFICE TENANT			
I	2,090 S.F.		2,090 S.F.
TOTAL FLOOR AREA -		13,367 S.F.	

- NOTES:
- EDGE OF PAVEMENT CURVE RADII ARE 4' UNLESS OTHERWISE SPECIFIED.
 - ALL EXISTING PAVEMENT ON-SITE SHALL BE REMOVED OR RECYCLED.
 - PARCEL LIMITS FALL WITHIN THE PARK RIVER WATER STORAGE AREA AS DEFINED IN TOWN OF WEST HARTFORD ZONING REGULATION 177-8.1.

CONSULTING ENGINEERS
PURCELL ASSOCIATES



MICHAEL B. HERLANDS ARCHITECTS, LLC
Architecture
Interior Design

MBH

Corporate Center West
433 South Main Street
Suite 301
West Hartford, CT 06110
Tel: 860-511-1400
Fax: 860-511-9400
email: mh@mbharchitects.com

DATE PLOTTED: 5/24/06
SCALE: 1"=20'
PROJECT NUMBER: 05/01/06
DRAWN BY: CJR

C-1













