

SEASONAL OUTDOOR SEATING : 27
EXISTING LOWER DECK AT GRADE

1977.2± GROSS SQFT

598.8± GROSS SQFT

244.4± GROSS SQFT

746.7± GROSS SQFT

UTILITY
33.46

EXISTING EXIT STAIR 2 UP
69.5±



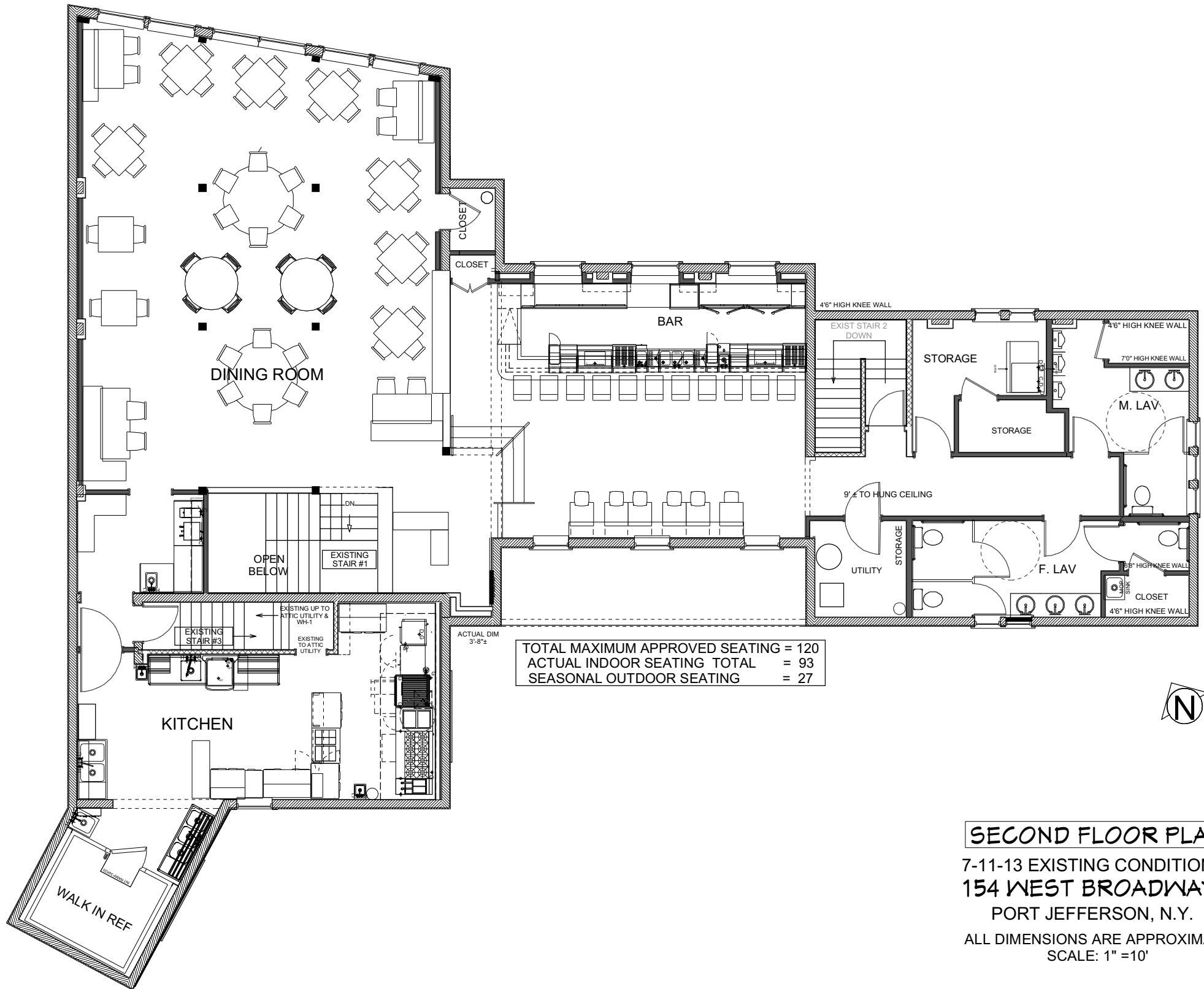
APPROXIMATE GROSS SQFT ±	
TOTAL BUILDING AREA:	7,632
SECOND FLOOR RESTAURANT	3,962
FIRST FLOOR TOTAL FOOTPRINT	3,670
1ST FLR RESTAURANT LOBBY/EXITS	313.9
1ST FLOOR PREP & STORAGE	746.7
1ST FLOOR UTILITY RM	33.46
1ST FLOOR EAST	598.8
1ST FLOOR WEST	1,977.2

ALL DIMENSIONS AND AREAS ARE APPROXIMATE

FIRST FLOOR PLAN

7-11-13 EXISTING CONDITIONS
154 WEST BROADWAY
PORT JEFFERSON, N.Y.

ALL DIMENSIONS ARE APPROXIMATE
SCALE: 1" = 10'



SECOND FLOOR PLAN

7-11-13 EXISTING CONDITIONS
 154 WEST BROADWAY
 PORT JEFFERSON, N.Y.

ALL DIMENSIONS ARE APPROXIMATE
 SCALE: 1" = 10'