

MARUCCI ENGINEERING ASSOCIATES, LLC
ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

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Building Area Calculation Summary Exhibit

106 Ashland Avenue / 5 White Street

Tax Block 62 – Lot 1; Township of West Orange, Essex County, NJ

Existing Building Areas:

Building A: 700 sf Office and 4,277 sf warehouse
Building B: First Floor 1,235 sf (3 garages) and Second floor 1,171 sf
Building C: Basement 884 sf storage/utilities
First Floor 3,456 sf Office and 5,475 sf warehouse
Mezzanine: 1,027 sf
Second Floor: 2,865 sf Office

Proposed Building Areas:

Building A: 700 sf Office (existing) and 5,632 sf (warehouse / new building)
Building B: First Floor 1,235 sf (3 garages) and second Floor 1,171 sf [to remain]
Building C: Basement 884 sf storage/utilities [to remain]
First Floor 800 sf Office and 8,131 sf warehouse
Mezzanine 1,027 sf [to remain]
Second floor 1,865 sf [guttled – for storage/warehouse]

Parking Requirements:

Existing

Office: 7,021 sf @ 1 space / 250 sf = 28 spaces
Warehouse: 13,185 sf @ 1 space / 600 sf = 22 spaces
Total = 50 spaces

Proposed

Office: 1,500 sf @ 1 space / 250 sf = 6 spaces
Warehouse: 17,196 sf @ 1 space / 600 sf = 29 spaces
Total = 35 spaces

It should be noted that all office space in Bldg. C have been removed.
New 800 sf office space to be created on first floor Bldg. C for owner's use.

Respectively Submitted,



Anthony Marucci, PE-LS-PP

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Date: May 1, 2024