

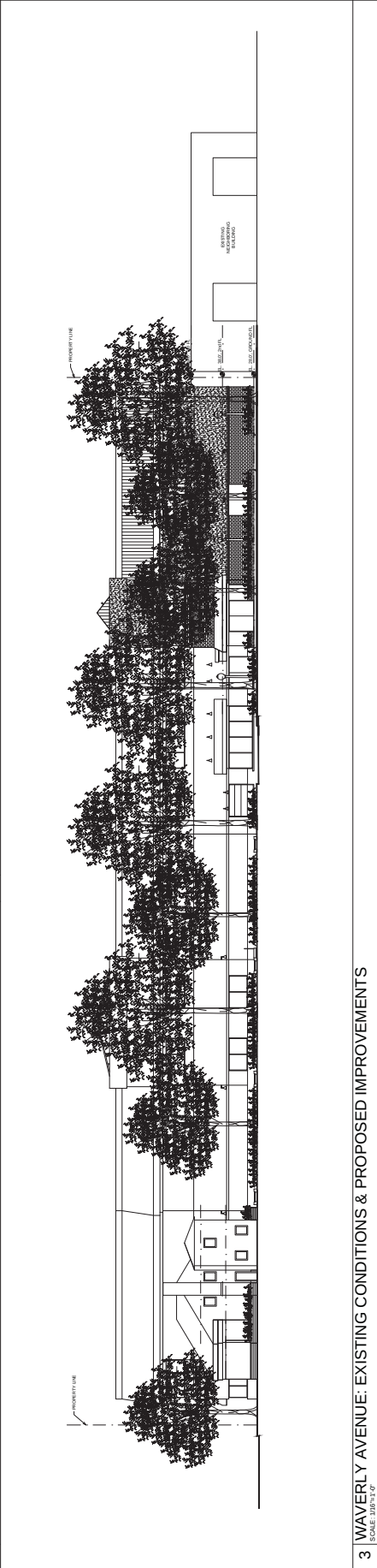
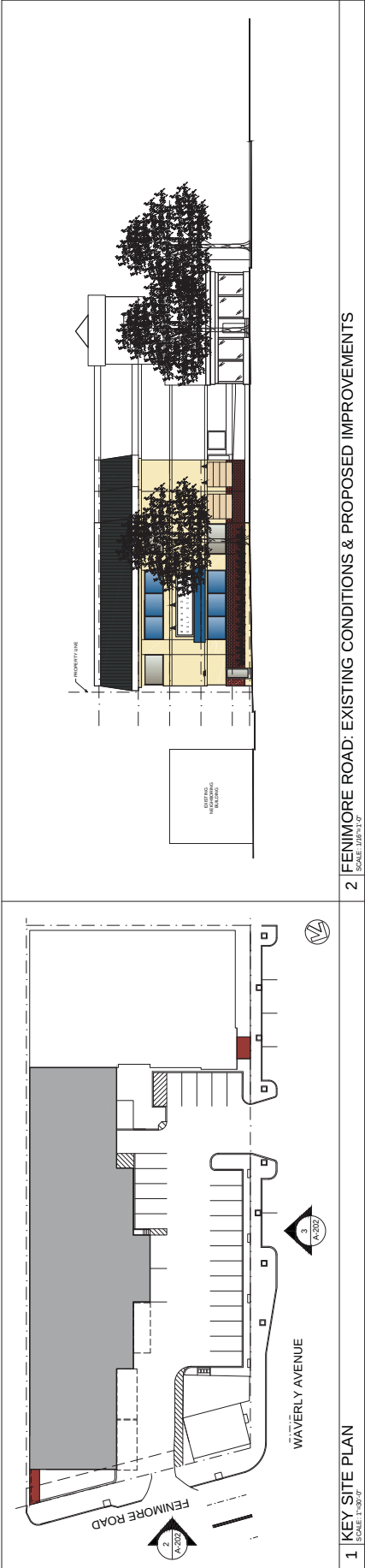
REVISION/SUBMISSION NOTES			
1	PERMIT FILING	12/14/17	
2	MUNICIPAL APPROV	01/19/18	
3	SPA SUBMISSION	02/08/18	
4	ZBA FILING	06/19/18	

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Project:	03/29/00
Date:	12/06/17
Scale:	AS NOTED

Drawing Title:
**SITE
CONTEXT
ELEVATIONS**

Drawing Number:
A-202

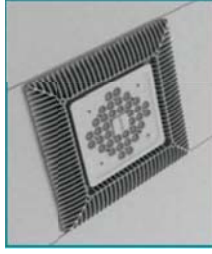
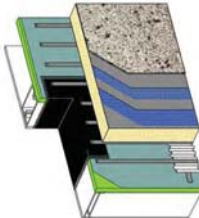
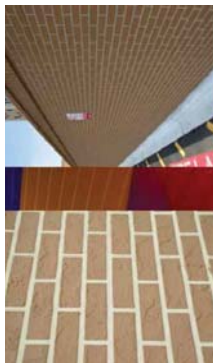


REVISION/SUBMISSION NOTES	
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PROJECT	03/29/00
DATE	12/06/17
SCALE	AS NOTED

SPECIFICATIONS

				
1A <u>FLOWERING CHERRY TREE</u>	1B <u>BLACK GUM TREE</u>	1C <u>LILY TURF PERENNIAL</u>	1D <u>DAYLILY PERENNIAL</u>	2A <u>BENCH WITH PLANTER</u>
				
1E <u>EVERGREEN AZALEA SHRUB</u>	1F <u>DWARF MOUNTAIN PINE SHRUB</u>	2B <u>FREESTANDING BENCH</u>		
1 LANDSCAPING: REFER TO SHEET SY-102 FOR LANDSCAPING PLAN & SPECIFICATIONS SCHEDULE				
 4-MODULE XL KIT BY CITIBIN 254 36TH STREET, SUITE B518 BROOKLYN, NY 11232 (347) 549-4121 www.citibin.com	 4A <u>SIGNAGE LIGHT</u> ANGLE REFLECTOR WALL SCONCE	 4B <u>POST LIGHTING</u> GAMASONIC	 4C <u>EGRESS LIGHTING</u> TRAPEZOIDAL WALL SCONCE	 4D <u>CANOPY LIGHTING</u> RECESSED CANOPY LIGHT
2 BENCH SEATING AT WAVERLY AVENUE				
3 REFUSE ENCLOSURE				
4 EXTERIOR LIGHTING: REFER TO SHEET SY-101 FOR LIGHTING PLAN & SPECIFICATIONS SCHEDULE				
 5A <u>EFIS WALL CONSTRUCTION</u> DRYVIT	 5B <u>EFIS WALL COLOR</u> DRYVIT 474a PASTEL GREEN	 5C <u>EFIS BRICK FACADE</u> DRYVIT	 5D <u>GAF TIMBERLINE SHINGLES</u> HUNTER GREEN	 5E <u>PPG GLAZING</u>
				 5F <u>CANOPY</u> RECASENS R-170 ADMIRAL BLUE
5 EXTERIOR MATERIALS				

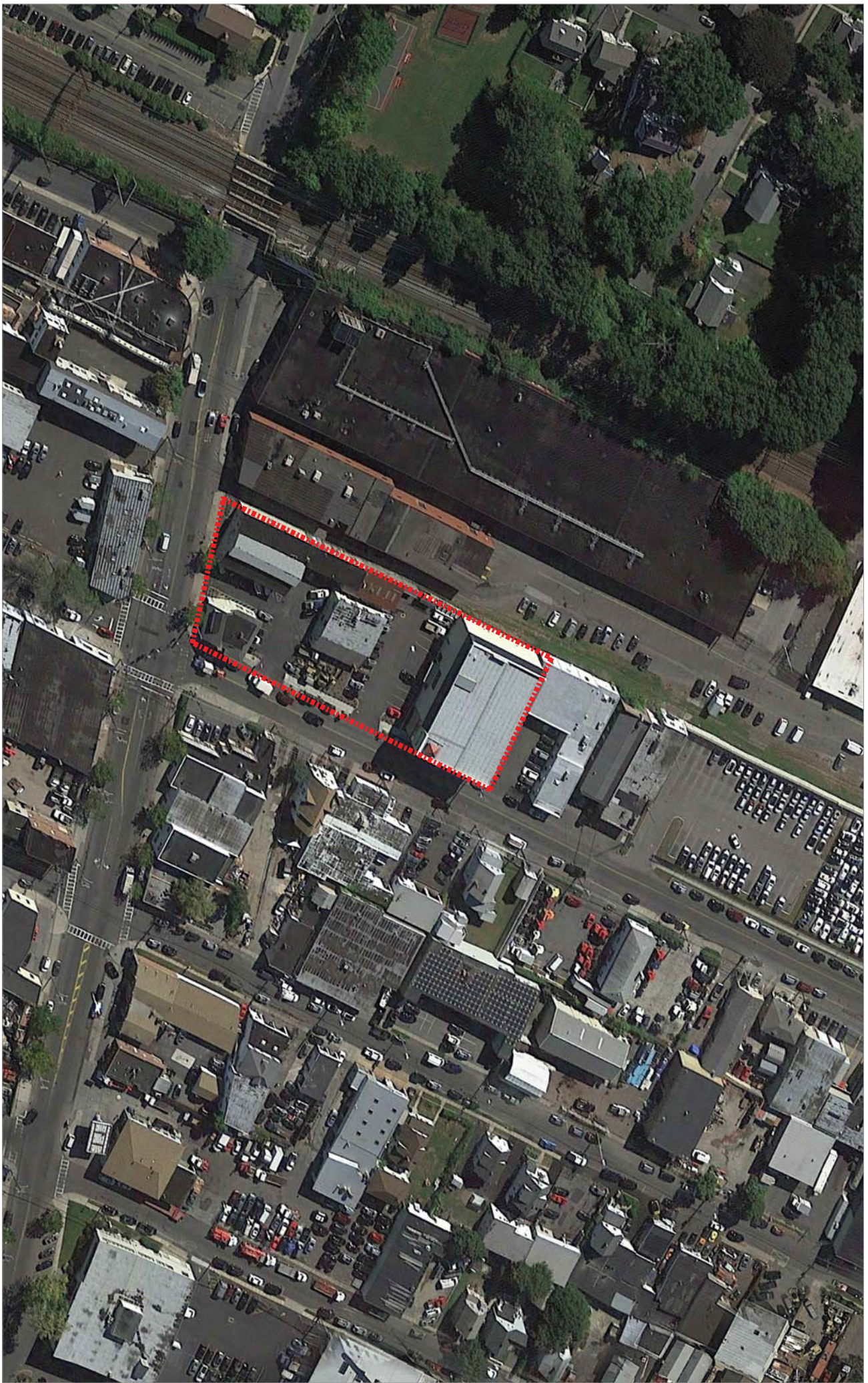


TABLE NO. 1
TRIP GENERATION
FOR ADDITIONAL 321 STORAGE UNITS

	Weekday Peak AM Roadway Hour		Weekday Peak PM Roadway Hour
ENTER	3		2
EXIT	3		3

TABLE NO. 2
LEVEL OF SERVICE

Intersection	AM Peak		PM Peak	
	Existing	Build	Existing	Build
Fenimore Road & Waverly Avenue	C 22.6	C 22.7	C 21.5	C 21.8
Fenimore Road and Existing Exit Driveway	c 15.0	c 15.2	a 0.0	a 0.0
Waverly Avenue & Existing Driveway 1 (Contractor Offices)	b 14.7	- -	c 15.0	- -
Waverly Avenue & Existing Driveway 2 (Self-Storage)	b 11.1	b 12.7	b 12.0	b 12.4

PARKING DEMAND SUMMARY TABLE PROPOSED SELF-STORAGE ADDITION - MAMARONECK, NY		
Land Use	ITE "Parking Generation", 4th Edition Peak Parking Demand	Observed Peak Parking Demand
Self Storage (590 Units)	8	9
Retail (1,750 SF)	5	5
Murphy Brothers (2,485 SF)	6	6
Total Demand	19	20
Future Parking Supply	25	25
Surplus Parking	6	5
Percent Surplus	32%	25%

Notes:

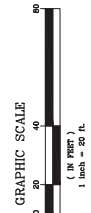
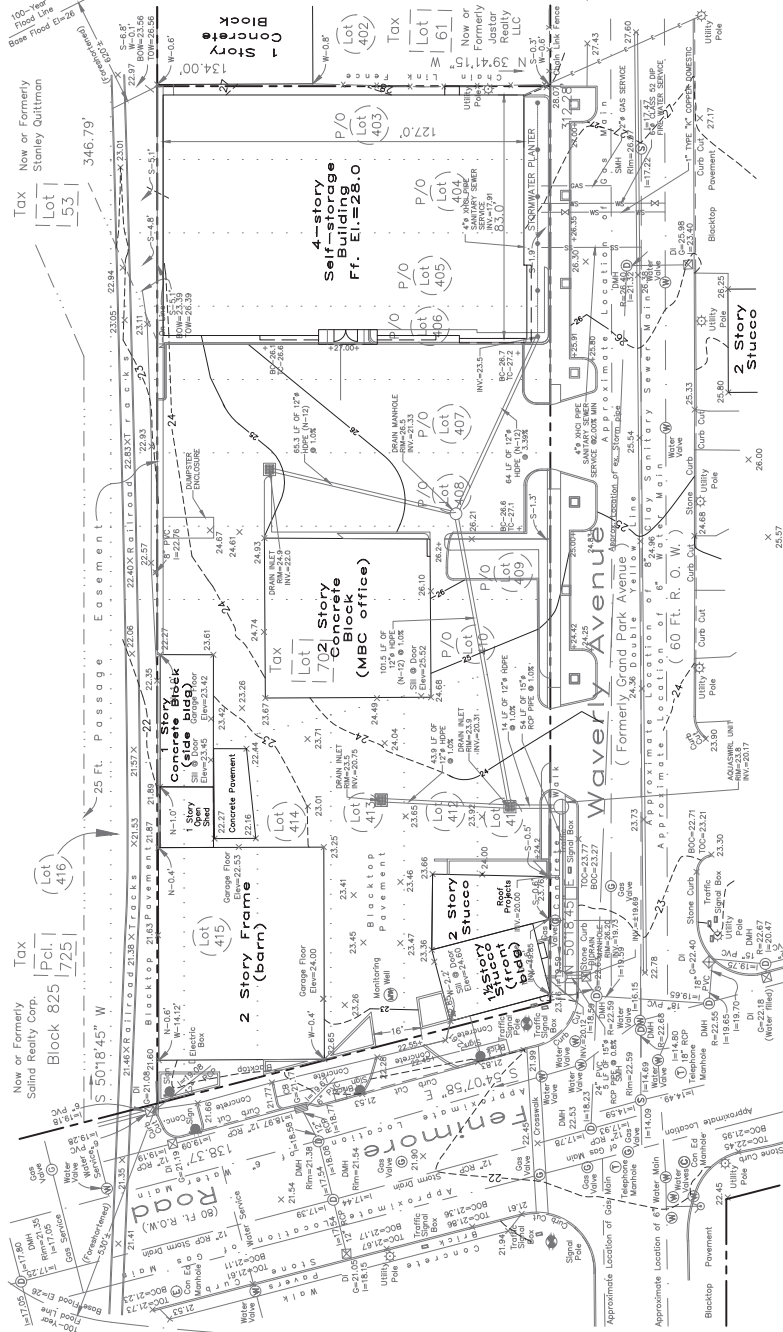
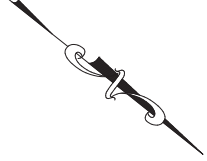
1. ITE parking demand per ITE publication "Parking Generation", 4th Edition for Land Use Codes 151 (Self Storage), 920 (Retail) and 701 (Murphy Brothers).
2. Observed Self-storage parking demand was determined by applying observed parking ratio of existing self-storage to future self-storage unit count.
3. Observed parking demand for Retail is based upon ITE rate, since this use does not yet exist on-site.
4. Observed parking demand for Murphy Brothers based upon current/anticipated employee count to be working at office.
5. Future parking supply does not include four (4) loading spaces to be provided which effectively act as parking spaces for the storage facility.
6. No credit was applied for the retail component being run by same employee(s) of self-storage facility and predominantly serving the same patrons.

PARKING FOR OTHER SELF STORAGE FACILITIES						
Facility	Location	No. of Units	Parking Spaces Initially Required by Zoning	Variance Granted (Parking Spaces to be installed)	Parking Space per Unit	Units per Parking Space
Westy's Self Storage	Port Chester	900	83	22	0.0244	41
Safeguard Storage	Elmsford	550	68	12	0.218	46
Safeguard Storage	New Rochelle	653	48	14	0.0214	47
Westy's Self Storage	Tuckahoe	1,500	N/A	24	0.016	63
Project	Mamaroneck	590	140	25	0.0424	24





SITE LOCATION MAP
(SCALE: 1"=200')



HUDSON
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ROSELAND, NEW YORK 11423-1000
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PROJECT: SELF STORAGE BUILDING ADDITION
416 WAVERLY AVENUE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

EXISTING CONDITIONS MAP

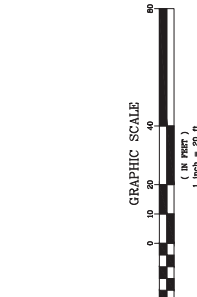
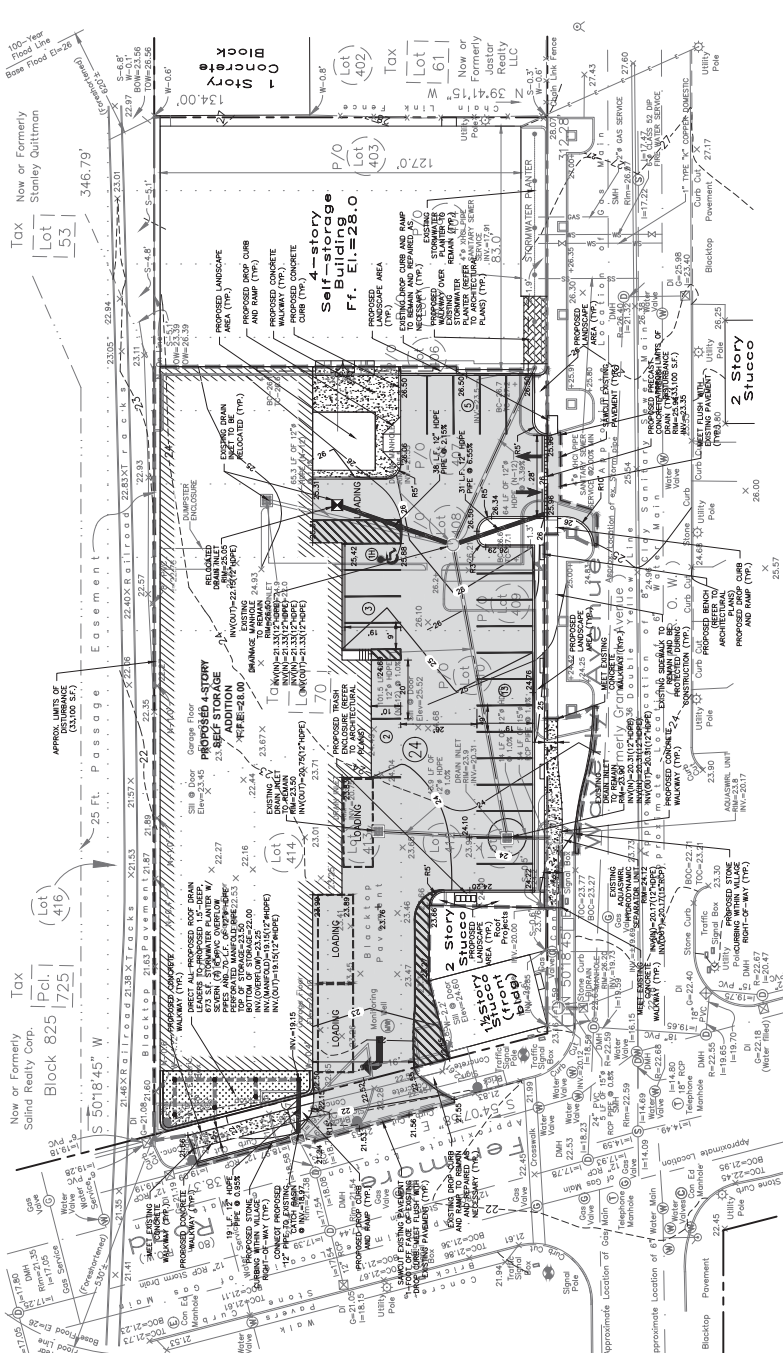
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No.	Date	Revisions

DATE: 2/2/23
DESIGNED BY: RJS
CHECKED BY: RJS
DRAWN BY: RJS
SCALE: AS SHOWN

C-1

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PROJECT: SELF STORAGE BUILDING ADDITION
416 WAVERLY AVENUE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY — NEW YORK

STORMWATER MANAGEMENT PLAN



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IG, P.C.
1 - Suite 201
York 10983

CONSULTING
5 Knollwood Road
Elmsford, New York
T: 914-499-0100

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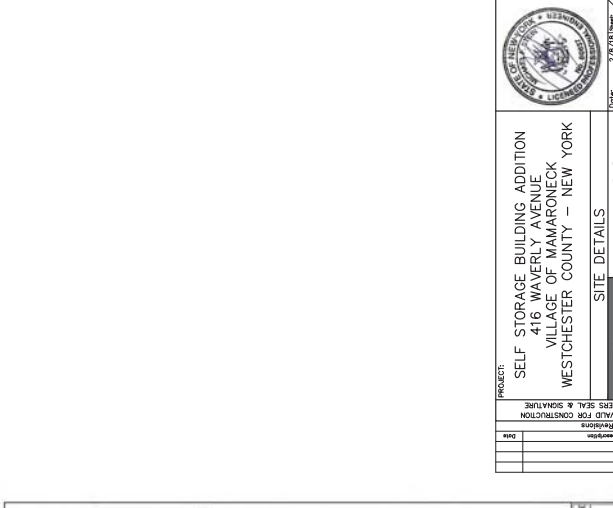
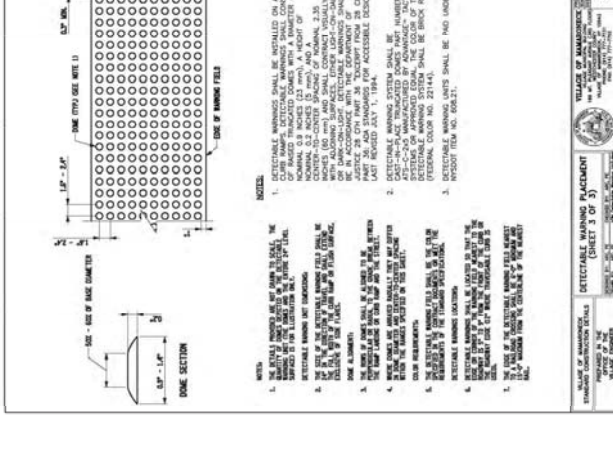
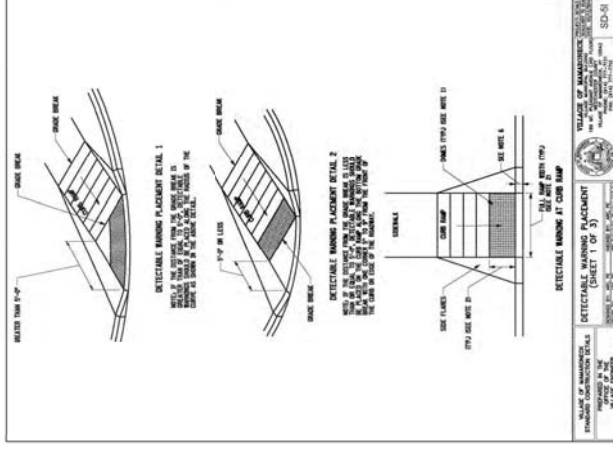
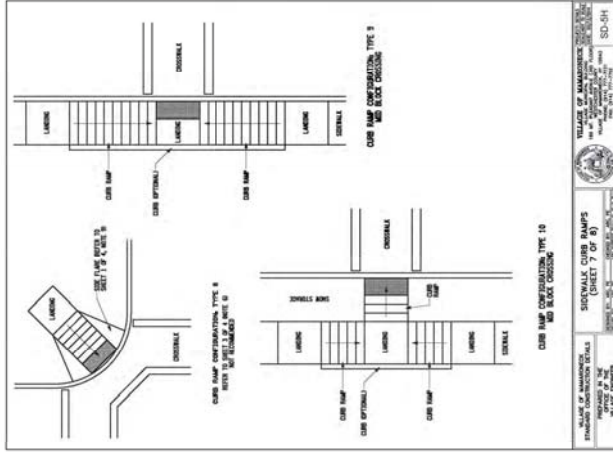
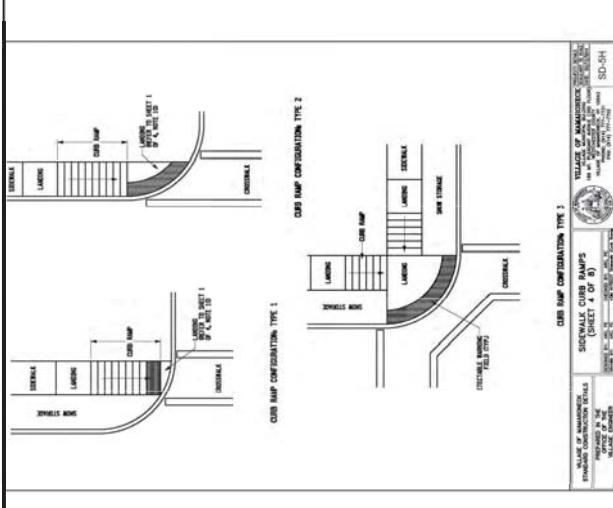
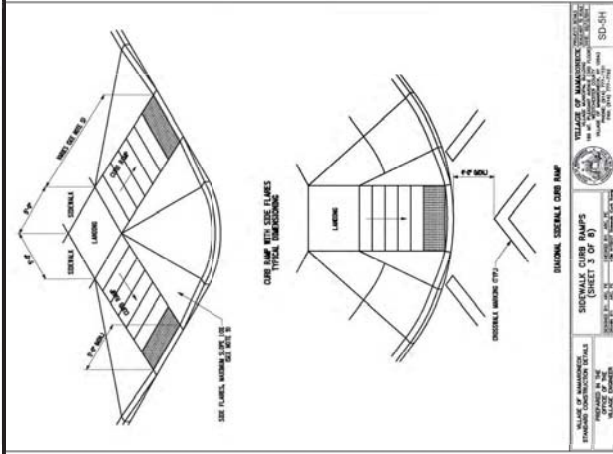
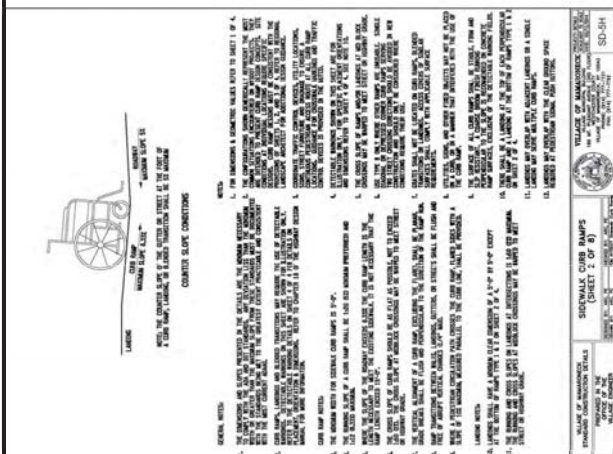
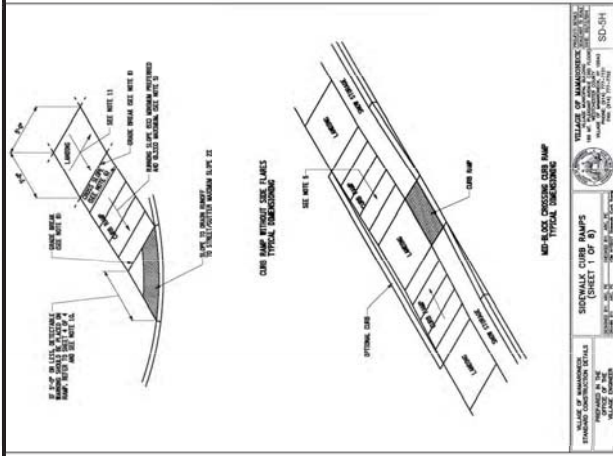
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STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
OFFICE OF THE
DEPARTMENT OF TRANSPORTATION
DATE: 10/1/00
SHEET 1 OF 8
SD-SH

PROJECT:
SELF STORAGE BUILDING ADDITION
416 WAVERLY AVENUE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

WITHOUT ENGINEER'S SEAL & SIGNATURE
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DATE: 10/1/00
SHEET 1 OF 8
SD-SH

HEC
HUDSON
ENGINEERING
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400 WESTCHESTER AVENUE, SUITE 200
WESTCHESTER, NY 10804
P: 914-566-2388
F: 914-566-2388

SITE DETAILS
C-5
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REVISION SUBMISSION NOTES	
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**FACILITY
OPERATIONS**

Drawing Number:
PHOTO-01



