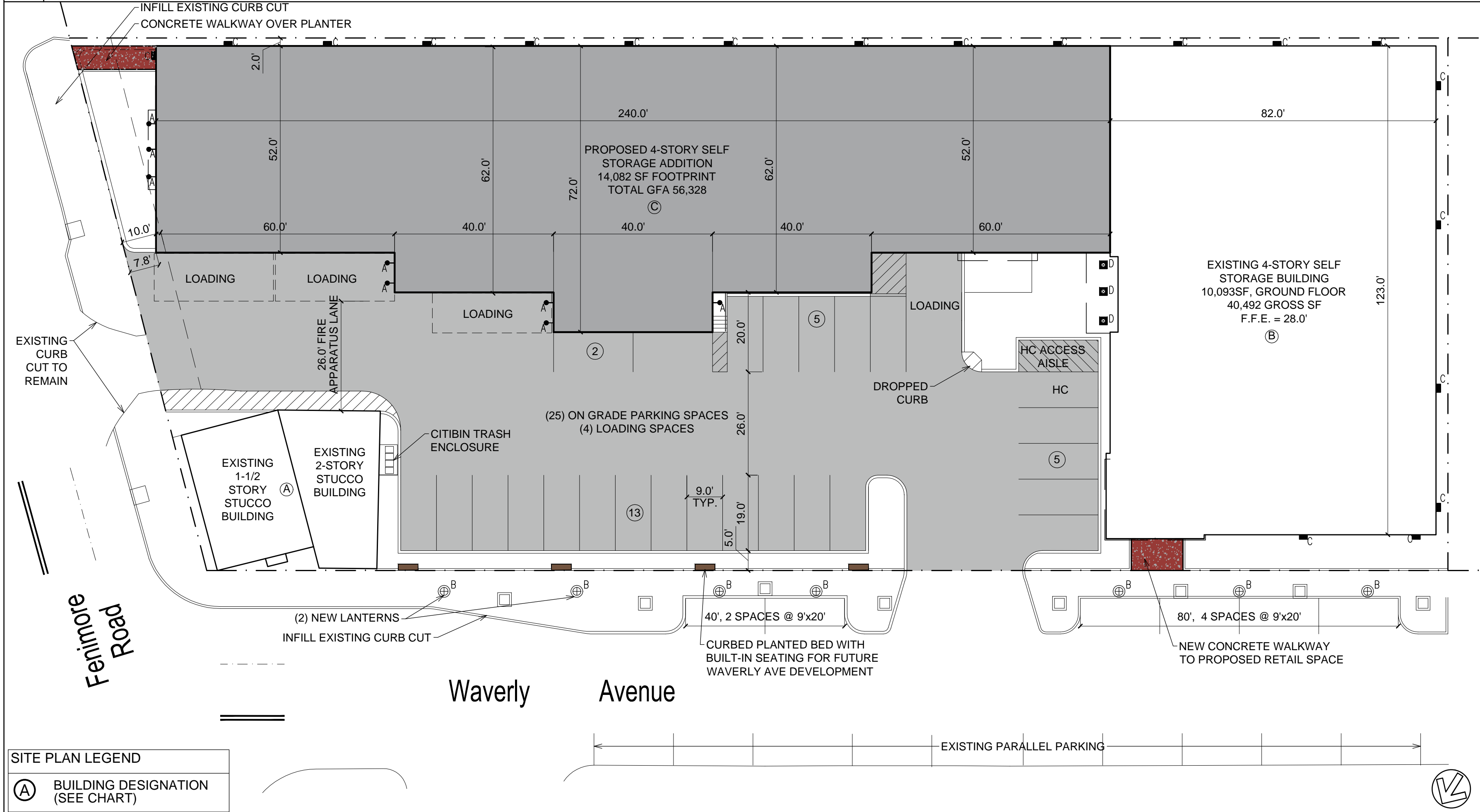


1 EXISTING/DEMOLITION SITE PLAN

SCALE: 1"=20'-0"



2 PROPOSED SITE & LIGHTING PLAN

SCALE: 1"=20'-0"

ZONING COMPLIANCE SCHEDULE				
Zoning District: M-1				
Category	Required/Permitted	Existing	Proposed	Variance Required
Minimum Lot Area (SF)	10,000	44,156	44,156	-
Minimum Lot Width & Frontage (Ft)	50	134	134	-
Building Coverage				
Area (sf)	22,078	20,081	25,834	3,756
Percentage	50%	45%	59%	9%
Maximum Floor Area Ratio	1.0	1.34	2.26	1.26
Maximum Gross Floor Area	44,156	59,081	99,805	55,649
Impervious Surface Coverage				
Area (sf)	N/A	41,653	40,383	-
Percentage	N/A	94.3%	91.5%	-
Maximum Building Height (Note 1)				
Stories	3	4	4	1-Story
Feet	45	45	45	-
Minimum Yard Requirements (Ft)				
Front (Waverly Avenue)	Note 2	0'	N/A	No change
Front (Fenimore Road), (Note 3)	10'	0.4'	0.4'	7.8-feet proposed at addition
Rear (Southeast)	None	2'	2'	-
Rear (Southwest)	None	3'	3'	-
Off-Street Loading (Note 4 & 5)				
1/establishment + 1/ea. 12,000 sf GFA	8	0	4	4
Off-Street Parking	140	25	25	115

PROPERTY USAGE ANALYSIS

	Bldg #	Building Description	Floor	Occupant & Usage	GFA	Employees	SF/Parking Space (Notes 2 & 3)	Calculated Required Parking	Provided & Assigned Parking	Hours of Operation
EXISTING	A	Front Building	1	Murphy Brothers, Storefront (Note 1)	500	0	750	N/A (Unoccupiable)	0	N/A
		Front Building	1	MBC General Contractor, Warehousing (Note 2)	1,185	2	750	2	2	7am-4:30pm, M-F + Sat Office Use
	B	Front Building	2	MBC General Contractor, Offices (Note 3)	1,300	4	350	4	4	7am-4:30pm, M-F + Sat Office Use
		Self Storage	4 fls.	Self-Storage, 95% of GFA (Note 4)	38,467	1	750	52	5	8am-8pm, Staffed
NEW	C	Self Storage, ADDITION	4 fls.	Self-Storage, 95% of GFA (Note 4)	51,849	1	750	70	9	8am-8pm, Staffed
		Self Storage, ADDITION	4 fls.	Circulation & Mechanical Rooms, 5% of GFA	2,729	0	750	4	0	8am-8pm, Staffed
	TOTALS	Retail, ADDITION	1	Retail (Note 3)	1,750	2	350	5	5	10am-6pm, Staffed
					99,805	11	-	140	25	

Note 1: Murphy Bros. Storefront is composed of (2) built-in display areas for occupancy of seasonal marketing installations

Note 2: Parking provided @ 1 space/750sf shall be permitted to include wholesaling, storage & warehousing, printing & publishing, manufacturing, assembling, converting, altering, finishing, cleaning or other processing.

Note 3: Parking provided @ 1 space/350sf shall be permitted to include retail or service business.

Note 3A: Retail Parking Required as follows-1 for each 350 square feet of gross floor area of a building with not more than 3,500 square feet

Note 4: Self-Storage facilities have been evaluated by the American Planning Association (APA), and found to have much lower parking requirements. The parking requirement recommended by the APA for Self-Storage facilities is one space per 40 – 45 storage units plus one space per facility manager or one per employee in the facility's largest shift.

Note 5: Existing off-street parking associated with site buildings to remain shall not be reduced in accordance with Zoning Section 342-55 and shall not be required to comply with current off-street parking requirements as follows:§ 342-55 Existing uses. (Amended 3-25-1974, effective 4-3-1974) Structures and land uses in existence on or for which building permits shall have been approved prior to April 1, 1968, shall not be subject to the requirements for off-street parking spaces set forth herein, provided that any parking facilities now existing to serve such structures or uses shall not in the future be reduced or converted to any other purpose, except to the extent that they may exceed such requirements. Any building permit for the enlargement or extension of any such structure or use shall be conditioned upon the provision of all parking spaces required for such enlargement or extension.

Note 6: Parking Spaces are 9'x19', typical; loading spaces are 14' x 30'

Storage Unit Mix (Existing)	# of Units	% of Units	Sq.Ft.	Total SF	% of SF	Units/ Ground Floor	Units/ Floor(2-4)	Totals, Floors (2-4)
5x5	19	7.06%	25	475	1.75%	4	5	15
5x10	16	5.95%	50	800	4.05%	4	4	12
10x5	51	18.96%	75	3,825	11.55%	12	13	39
10x10	76	28.25%	100	7,600	27.55%	16	20	60
10x15	66	24.54%	150	9,900	29.17%	12	18	54
10x20	18	6.69%	200	3,600	12.97%	3	5	15
10x30	7	2.60%	300	2,100	9.72%	1	2	6
Subtotal	269	100.00%	-	29,100	100.00%	56	71	213
Storage Unit Mix (Addition)	# of Units	% of Units	Sq.Ft.	Total SF	% of SF	Units/ Ground Floor	Units/ Floor(2-4)	Totals, Floors (2-4)
5x5	0	0.00%	25	0	1.75%	0	0	0
5x10	48	14.95%	50	2,400	4.05%	12	12	36
10x5	0	0.00%	50	0	3.24%	0	0	0
7.5x10	0	0.00%	75	0	11.55%	0	0	0
10x10	167	52.02%	100	16,700	27.55%	20	49	147
10x15	66	20.56%	150	9,900	29.17%	0	22	66
10x20	39	12.15%	200	7,800	12.97%	27	4	12
20x20	1	0.31%	400	400	9.72%	1	0	0
Subtotal	321	100.00%	-	37,200	100.00%	60	87	261
Totals	590	-	-	66,300	-	116	158	474

Floor Areas: Existing													
Level	Building (Gross)	Net Storage	Office	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	10x30	Net Area
Ground Floor	10,093	7,004	350	69%	100	200	200	900	1,600	1,800	600	300	5,700
2nd Floor	10,133	7,600	0	75%	125	200	200	975	2,000	2,700	1,000	600	7,800
3rd Floor	10,133	7,600	0	75%	125	200	200	975	2,000	2,700	1,000	600	7,800
4th Floor	10,133	7,600	0	75%	125	200	200	975	2,000	2,700	1,000	600	7,800
Totals	40,492	29,803	350	74%	475	600	600	3,625	7,600	9,900	3,600	2,100	29,100

Floor Areas: Proposed													
Level	Building (Gross)	Net Storage	Retail	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	20x20	Net Area
Ground Floor	14,082	10,150	1,750	72%	0	600	0	0	2,000	0	5,400	400	8,400
2nd Floor	14,082	9,600	0	68%	0	600	0	0	4,900	3,300	800	0	9,600
3rd Floor	14,082	9,600	0	68%	0	600	0	0	4,900	3,300	800	0	9,600
4th Floor	14,082	9,600	0	68%	0	600	0	0	4,900	3,300	800	0	9,600
Totals	56,328	38,950	1,750	69%	0	2,400	0	0	16,700	9,900	7,800	400	37,200

LIGHTING SCHEDULE

Location #	Location	E-Star Partner	Brand Name	Series/Style	Model Number	Description	Additional Info
EXTERIOR	A	-	Security Lighting Systems	Angle Reflector Wall Sconce	RLM175PMHDBS3RW12B	Gooseneck Wall Sconce	Incandescent, med. base, 200 watt max.
	B1	-	Gama Sonic	Imperial II Solar Lamp	GS-97N	Solar-Powered Post Mounted Lantern	DLC Certified
	B2	-	Gama Sonic	Decorative Pole	DB1	Lantern Post	-
	C	-	Security Lighting Systems	Trapezoidal Wall Sconce	TWSL30LEDWDB120PCEM	Wall Mounted Sconce	DLC Certified
D	At Canopy Soffit(s)	-	Security Lighting Systems	LED Recessed Canopy Light	ECLED36G700UNVSYM5KWH	Recessed	DLC Certified

3 ZONING & SCHEDULES

**KTM**  
Architect, NCARB  
Kimberly Tuter Martelli, PLLC  
42 North Main Street, 2nd Floor  
Port Chester, NY 10573  
info@ktmarchitect.com  
(914)481-8877

**MAMARONECK SELF-STORAGE**  
416 WAVERLY AVENUE  
MAMARONECK, NY 10543  
for East Coast North Properties, LLC

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

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project:	0329.00
date:	12/06/17
scale:	AS NOTED

drawing title:

**SITE PLAN AND ZONING**

drawing number:

**SY-101**