

PROSPECT AVE

129-133 PROSPECT AVE | MAMARONECK | NY

PREPARED FOR WILLIAMS GREEN

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PLANNING COMMISSION SUBMISSION

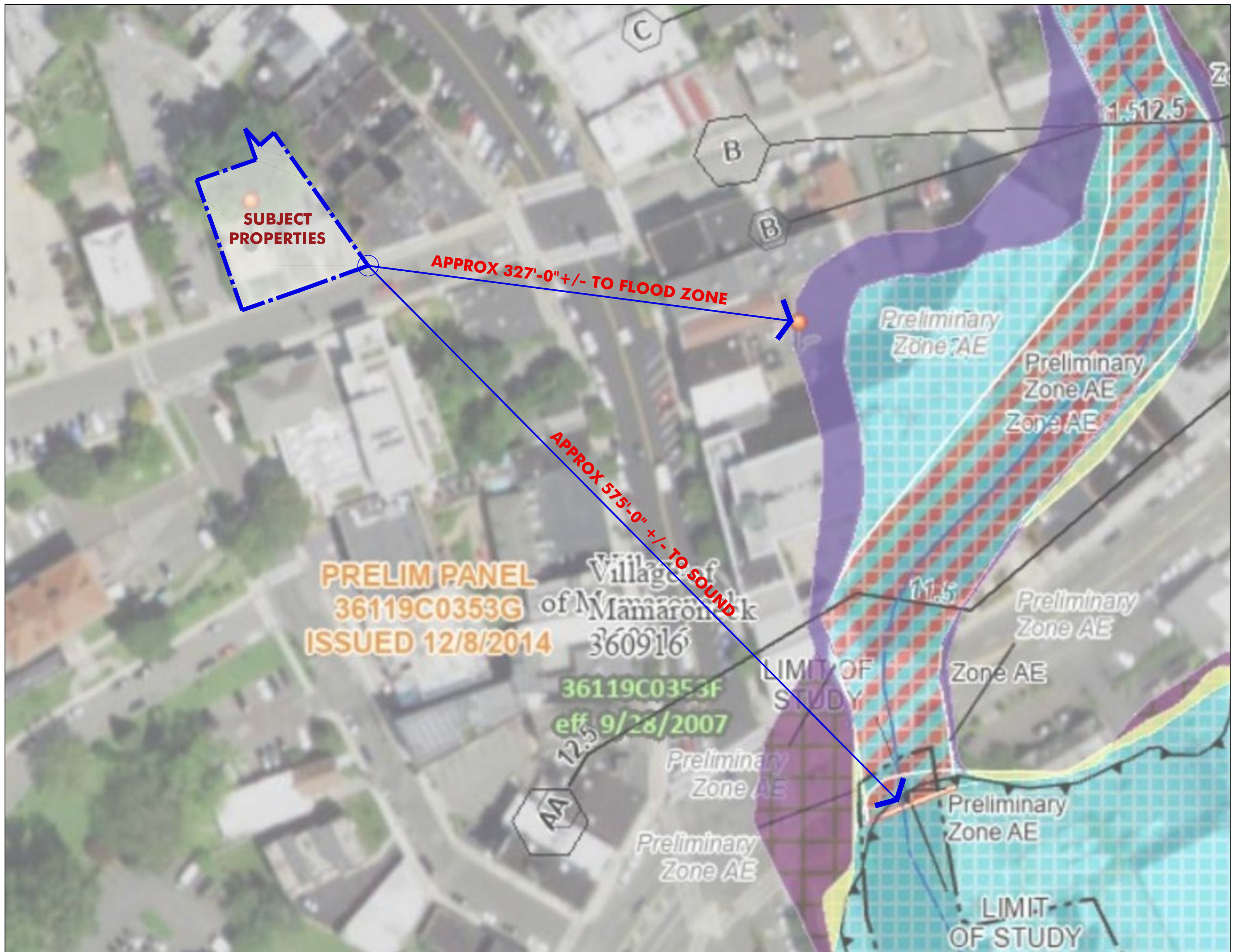
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PROJECT TEAM

Owner	Williams Green 181 Westchester Ave Suite 301A Port Chester NY 10573
Architects	Sarrazin Architecture PLLC 21 North Main Street Port Chester NY 10573
Land Use Attorneys	Cuddy and Feder LLP 445 Hamilton Avenue 14th Floor White Plains, NY 10601
Civil Engineers	Hudson Engineering & Consulting, P.C. 5 Knollwood Road Suite 201 Elmsford NY 10523
Landscape Architect	Environmental Land Solutions, LLC 8 Knight St Suite 203 Norwalk CT 06851
Traffic Engineer	DTS Provident Design Engineering, LLP One North Broadway White Plains, NY 10601





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PROSPECT AVE
SATELLITE IMAGE

129-133 PROSPECT AVE.
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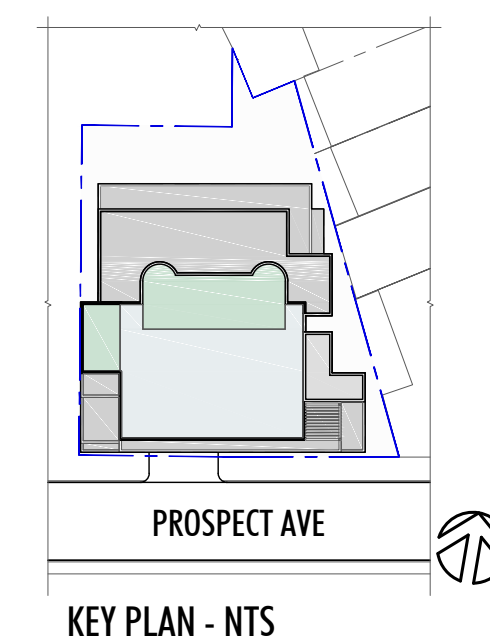


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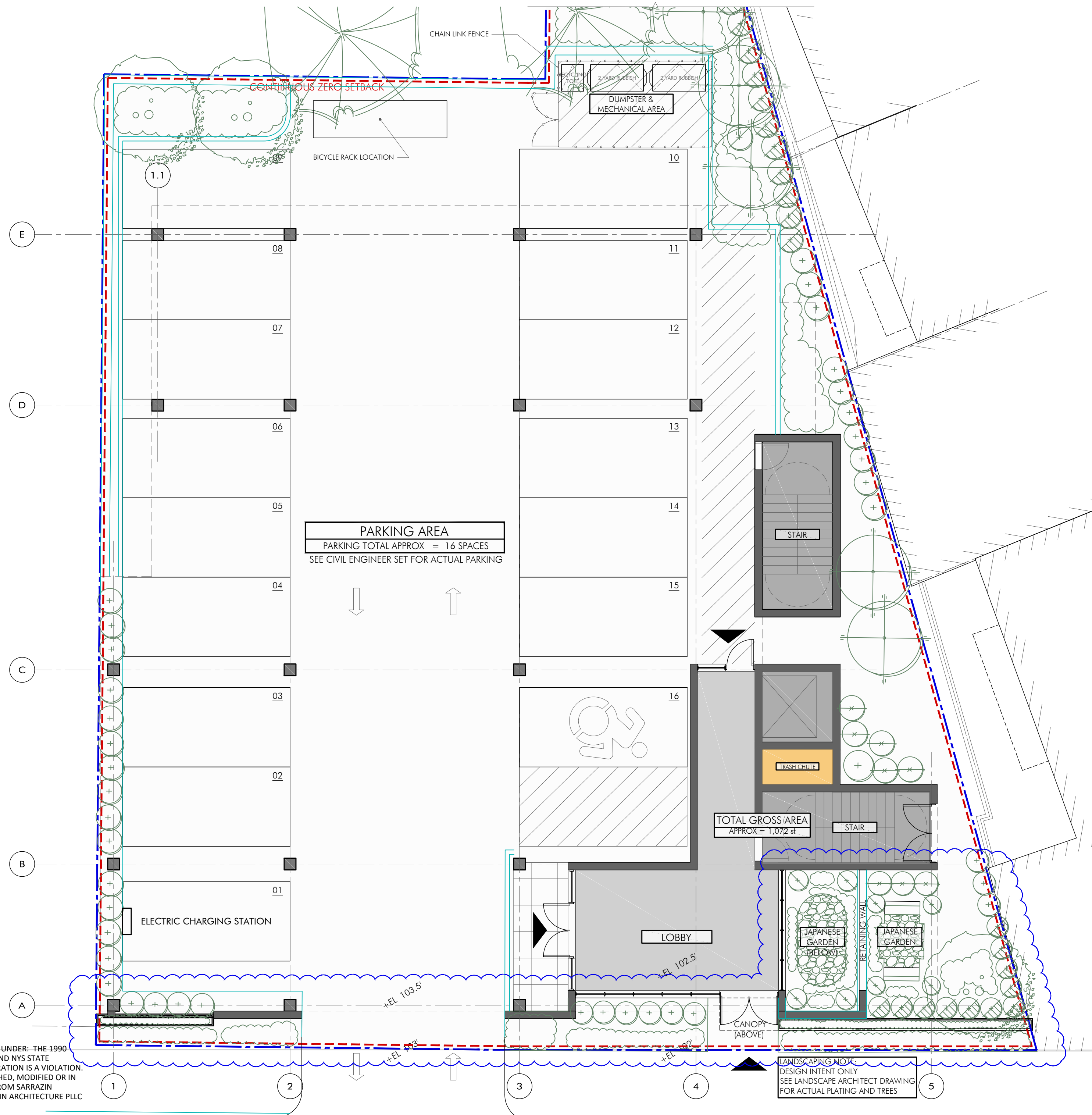
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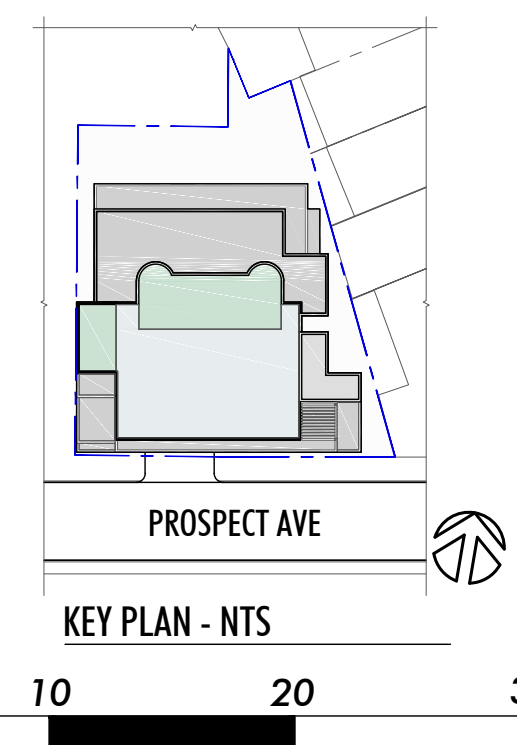
LEGEND	
MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	



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LEGEND	
MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	

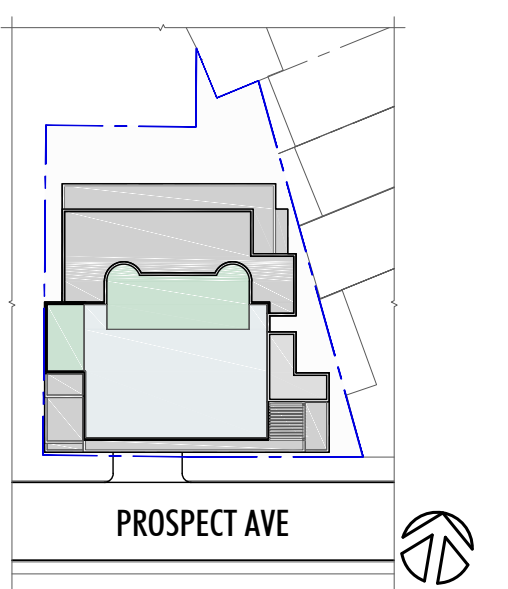


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- LEGEND**
- MECHANICAL
 - PARKING
 - STAIR/CIRCULATION/STORAGE
 - LOBBY/CORE
 - AMENITY
 - TERRACE

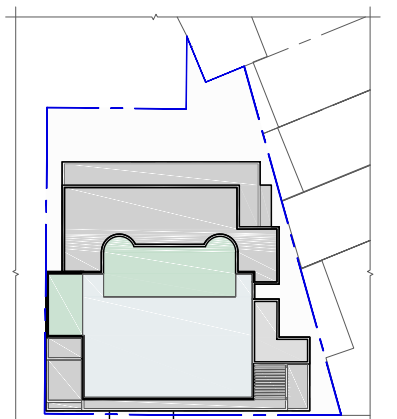
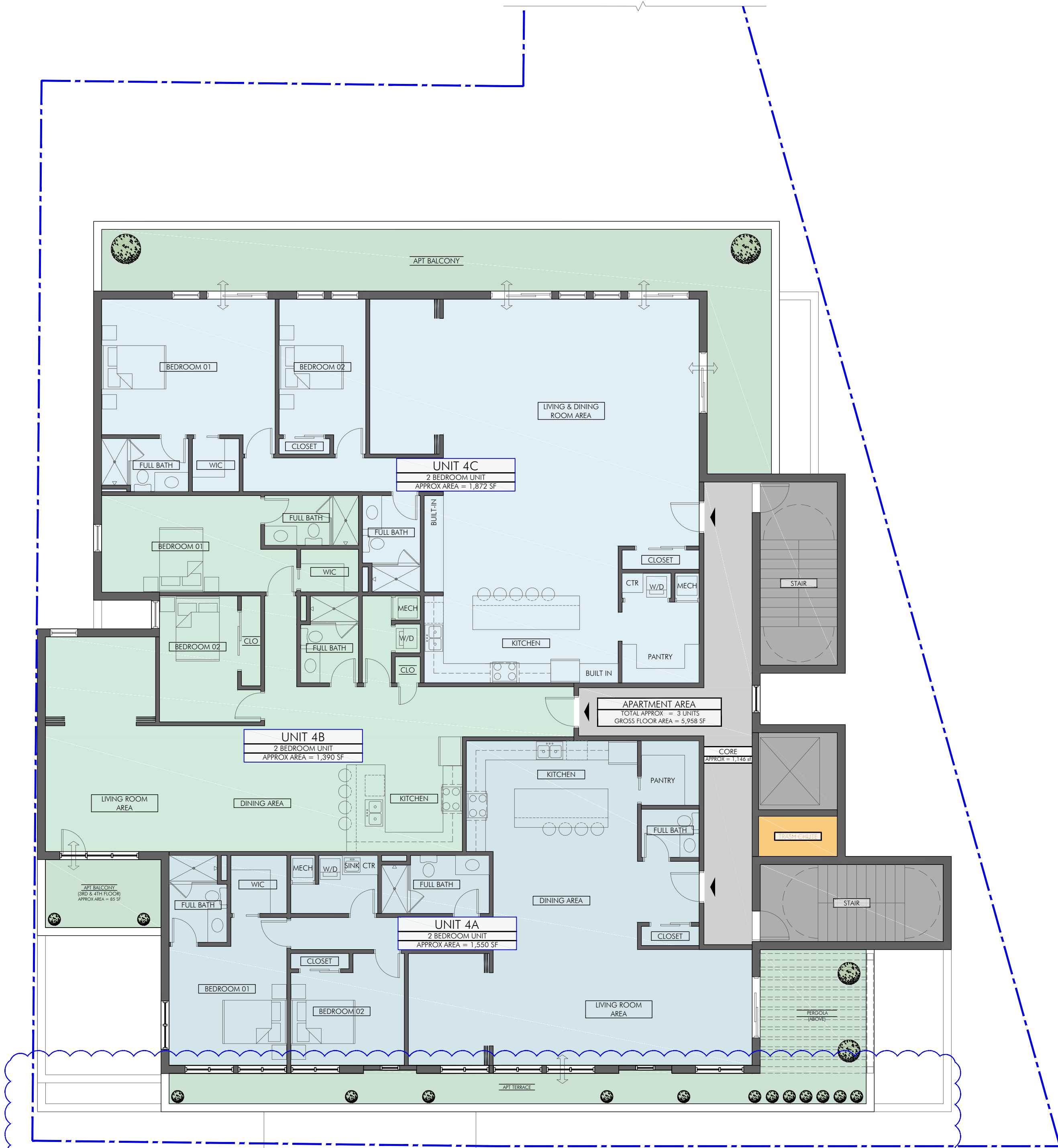


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LEGEND

MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	



PROSPECT AVE

KEY PLAN - NTS



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PROSPECT AVE
FOURTH FLOOR - PENTHOUSE PLAN

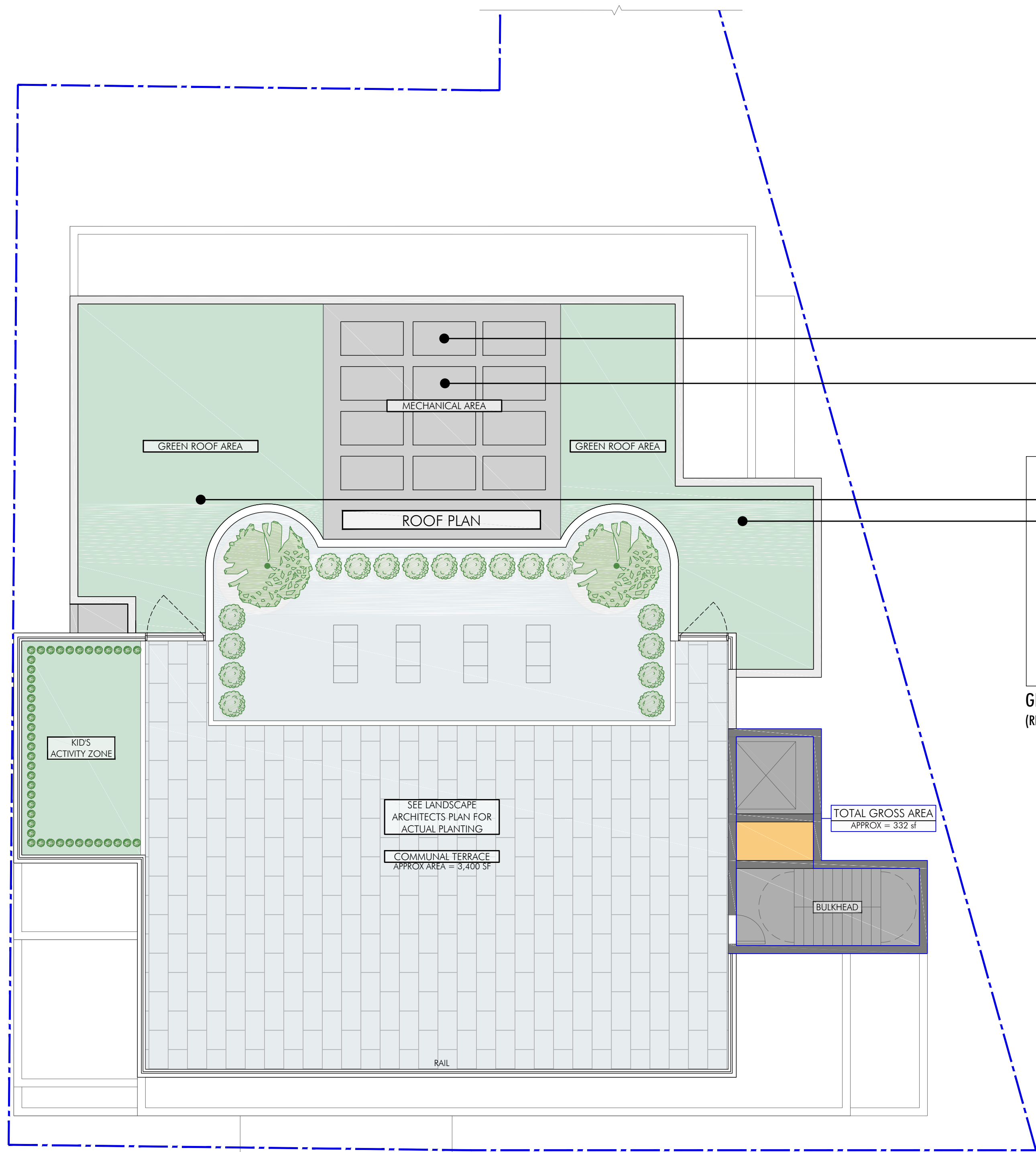
129-133 PROSPECT AVE.
MAMARONECK | NY

A203

REV 15

LEGEND

- MECHANICAL
- PARKING
- STAIR/CIRCULATION/STORAGE
- LOBBY/CORE
- AMENITY
- TERRACE

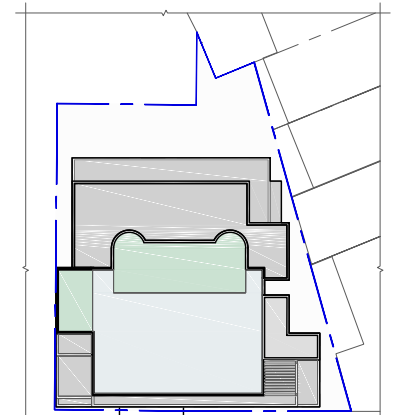


PHOTOVOLTAIC (SOLAR PANELS)

CONDENSOR BELOW (TYP)



GREEN ROOF PLANTER SYSTEM
(REFER TO A500 FOR SCHEMATIC DETAIL)



PROSPECT AVE

KEY PLAN - NTS



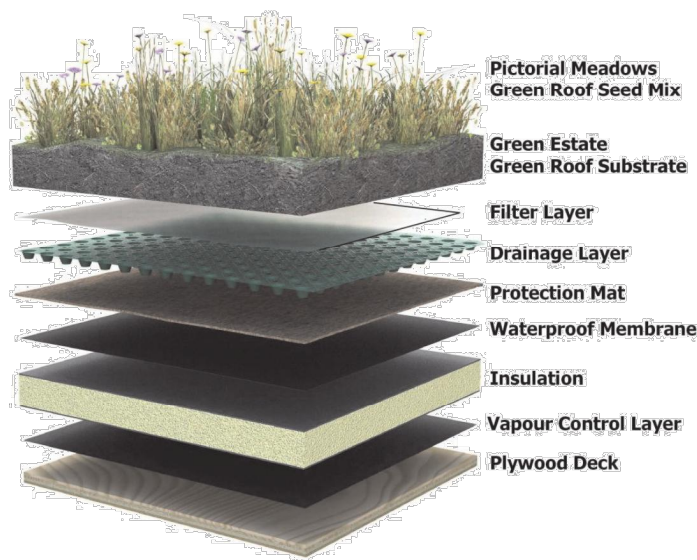
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Sustainable Design Highlights

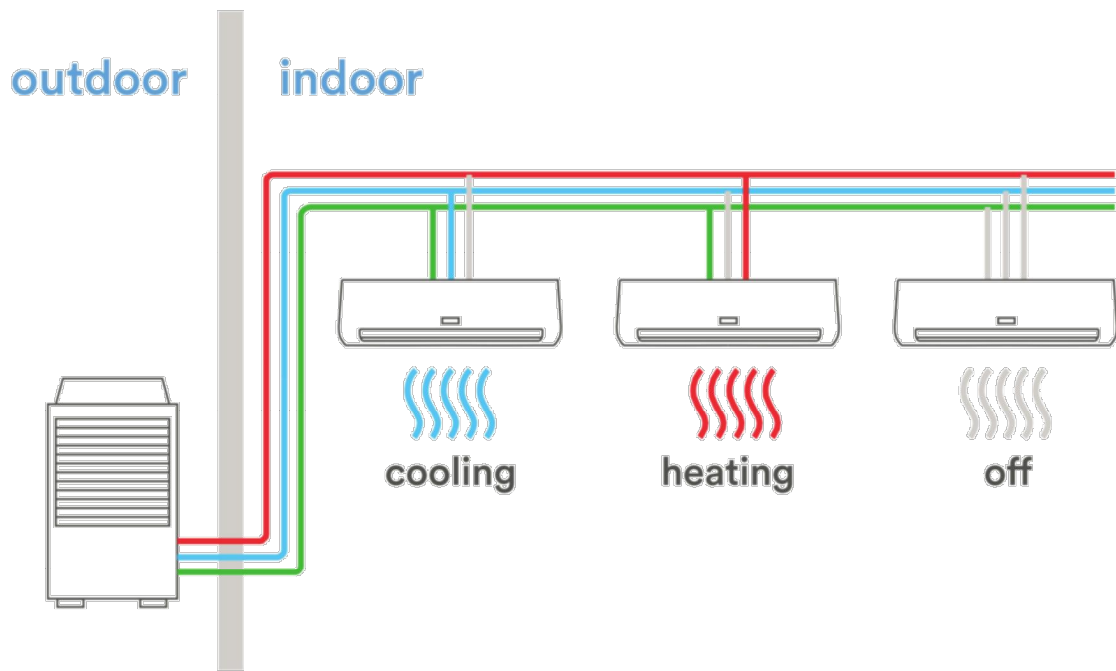
LEED silver



Green roof



VRF - heatpump heating and cooling



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Sustainable Design Highlights

Photo voltaic (solar panels)



Sustainable materials

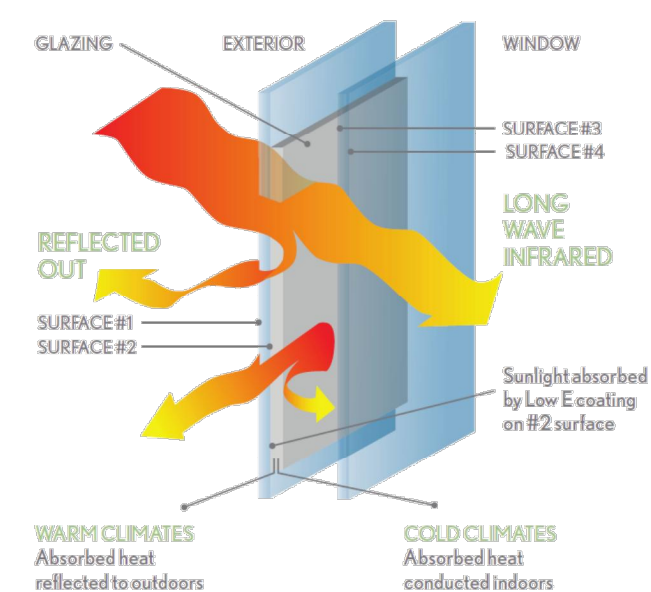
- exterior cladding fiber cement
- interior finishes to include sustainable and recycled materials many cradle to cradle



LED lighting with energy saving controls



Energy efficient windows and doors



Additional insulation in walls and roof 20% more than NYState energy code



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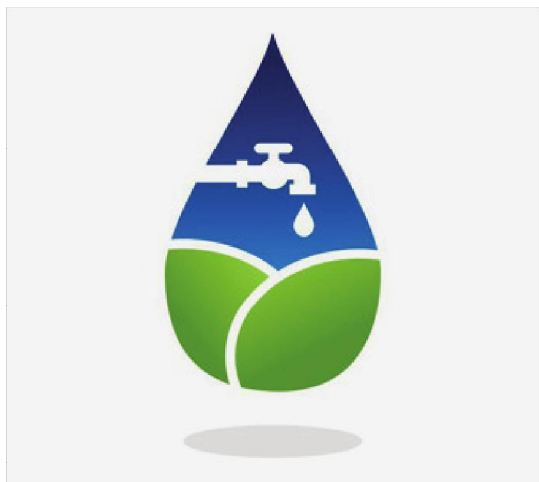
Includes Car charging stations



Energy Star appliances



Bicycle Racks on site



Watersense Certified Plumbing Fixtures

WaterSense-labeled products and services are certified to use at least 20 percent less water

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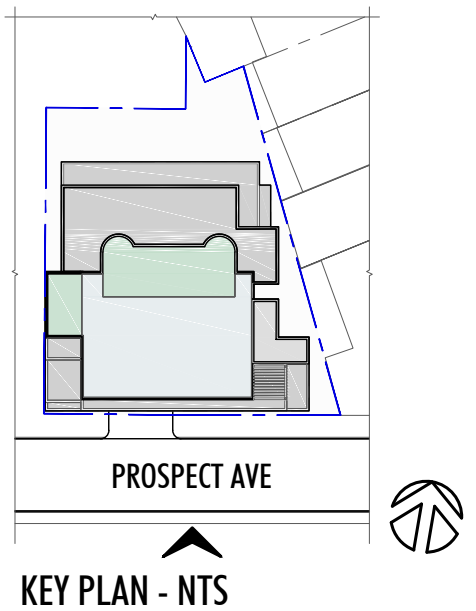
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Zoning Data				
	Existing	Allowable/Required	Proposed	Note
Zone	C-2			Conforms
Lot Area				
Lot 1 and Lot 2	10,324 SF	40,000 SF max	10,324 SF	Conforms
Use		Multi Family	Multi Family	Conforms
Stories	3 Stories	4 Stories	4 Stories	Conforms
Building Height		40'-0" max	39'-10"	Conforms
Setbacks	more than 45 feet to residential zone			
Front		0'-0"	2'-0"	Conforms
Side		0'-0"	0'-0"	Conforms
Rear		0'-0"	0'-0"	Conforms
FAR		2.0 FAR	2.0 FAR	Conforms
		20,648 SF	20,640 SF	Conforms
50'-0" Setback to mean high water line of Long Island Sound			approx 330 feet	Conforms
Distance to AE Flood Zone			approx 575 feet	Conforms
Affordable Units		2 required	2 provided	Conforms
Property in NOT within the TOD Overlay				Conforms
At least 5 residential units required			13 provided	Conforms

Parking and Units					
Units			required	proposed/provided	
1 Bedroom	1 space per unit	8 units	8 Spaces required		
2 Bedroom	1 space + 1/2 for additional	5 units	7.5 Spaces required		
	TOTAL	13 Units	15.5 = 16 Spaces required	16 spaces provided	conforms
Affordable			2 required FAHU units		
			11 Market Rate		conforms

Building Data					
1st	Parking		Approx	16 spaces	
2nd					
	2A	1 Bedroom	Approx	1,060 sf	
	2B	1 Bedroom	Approx	1,092 sf	
	2C	1 Bedroom	Approx	710 sf	Affordable Unit
	2D	2 Bedroom	Approx	1,347 sf	
	2E	1 Bedroom	Approx	1,121 sf	
3rd					
	3A	1 Bedroom	Approx	1,060 sf	
	3B	1 Bedroom	Approx	1,092 sf	
	3C	1 Bedroom	Approx	710 sf	Affordable Unit
	3D	2 Bedroom	Approx	1,347 sf	
	3E	1 Bedroom	Approx	1,121 sf	
4th					
	4A	2 Bedroom	Approx	1,550 sf	
	4B	2 Bedroom	Approx	1,390 sf	
	4C	2 Bedroom	Approx	1,872 sf	
TOTAL		(NET RENTABLE)		15,472 sf estimated	
Core & Lobby		(Basement not included)		5,168 sf estimated	



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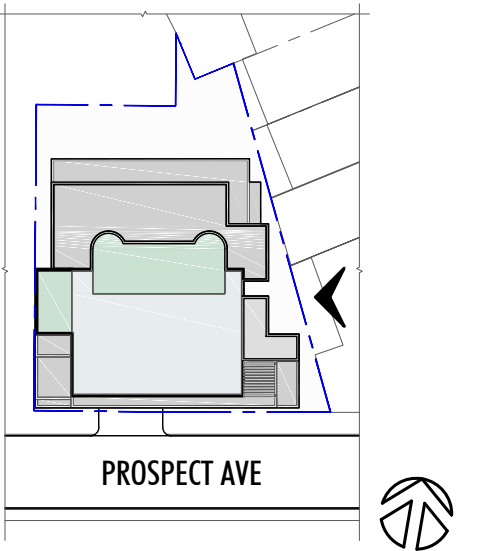
PROSPECT AVE

EXTERIOR SOUTH ELEVATION

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A700

REV 18



KEY PLAN - NTS

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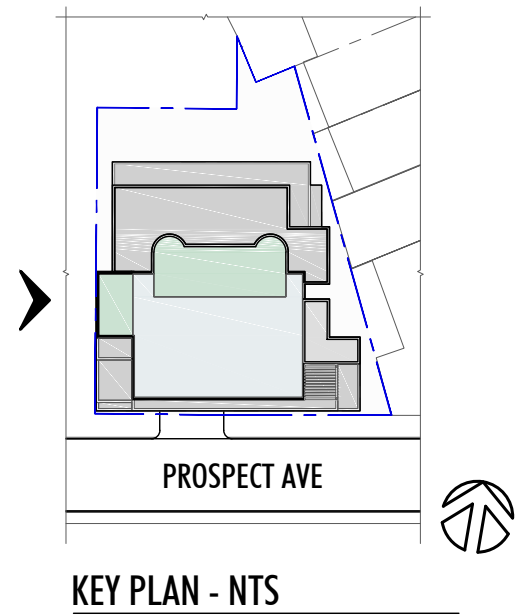
PROSPECT AVE

EXTERIOR EAST ELEVATION

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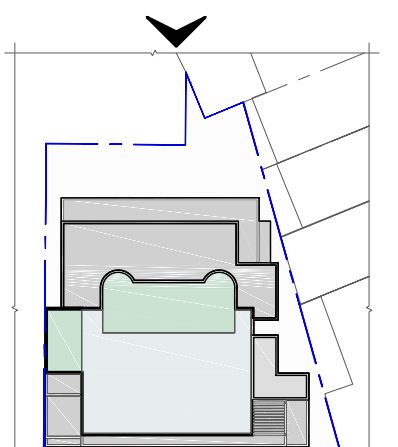
PROSPECT AVE

EXTERIOR WEST ELEVATION

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PROSPECT AVE

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EXTERIOR NORTH ELEVATION

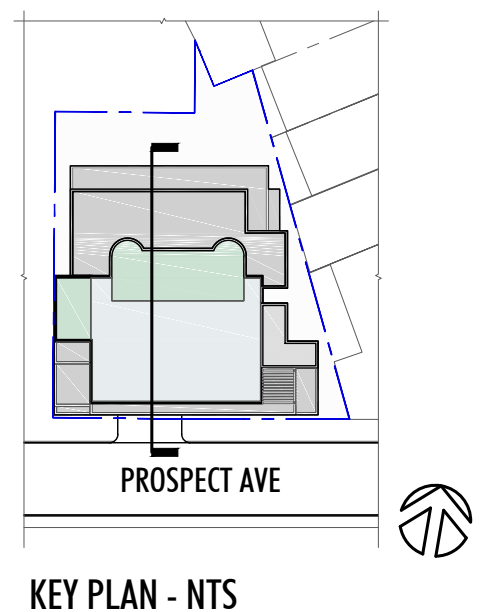
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REV 18



- TOP OF PARAPET
- TOP OF ROOF
BOT OF CLG
- TOP OF SLAB
BOT OF CLG
- TOP OF SLAB
BOT OF CLG
- TOP OF SLAB
- BOT OF SLAB
- FIN FL



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PROSPECT AVE
CONCEPT RENDERING

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PROSPECT AVE

CONCEPT RENDERING DUSK

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