

1 EXISTING SITE PLAN
SCALE: 1"=15'
NOTE:

LOT AREA = 23,920 SQ.FT. +/-
EX. IMPERVIOUS AREA = 20,021 SQ.FT.
EXISTING COVERAGE = $\frac{20,021}{23,920} \times 100\% = 83.70\%$



VICINITY MAP
SCALE: N.T.S.

MASTROGIACOMO ENGINEERING, P.C.
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Revisions

Drawing North

Client Name and Address

KDL CAPITAL, LLC
1345 AVENUE OF THE AMERICAS
NEW YORK, NY 10105

Project Information

PROPOSED SITE DEVELOPMENT PLANS

Situated At
1060 NEPPERHAN AVENUE
CITY OF YONKERS
WESTCHESTER CO.
NEW YORK

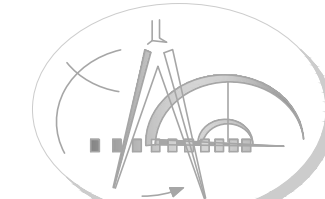
Job No.	21-082
Scale	AS NOTED
Date	27 DEC 2021
Drawn By	C.R. / M.M.
Checked By	M.M.
Sheet	

Seal & Signature

Michael Mastrogiacomo, P.E.

Dig Safely, New York
Call 811
before you dig

DIG SAFELY NY
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES TO ENSURE THAT NO INTERFERENCE EXISTS DURING CONSTRUCTION ACTIVITIES

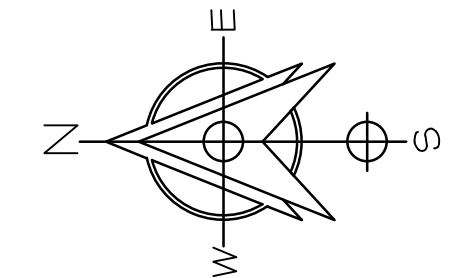


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Drawing North



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LLC**

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Job No.	21-082
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Sheet	

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Seal & Signature



MICHAEL MASTROPASQUA, P.E., L.S.
NEW YORK STATE P.E. LIC. NO. 038853



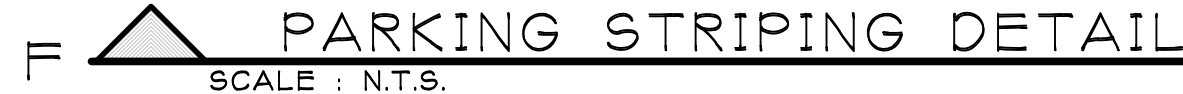
SCALE : 1"=15'
NOTE:



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B SITE PAVEMENT DETAIL (LIGHT DUTY)
SCALE : N.T.S.



Sheet Title

CONSTRUCTION DETAILS



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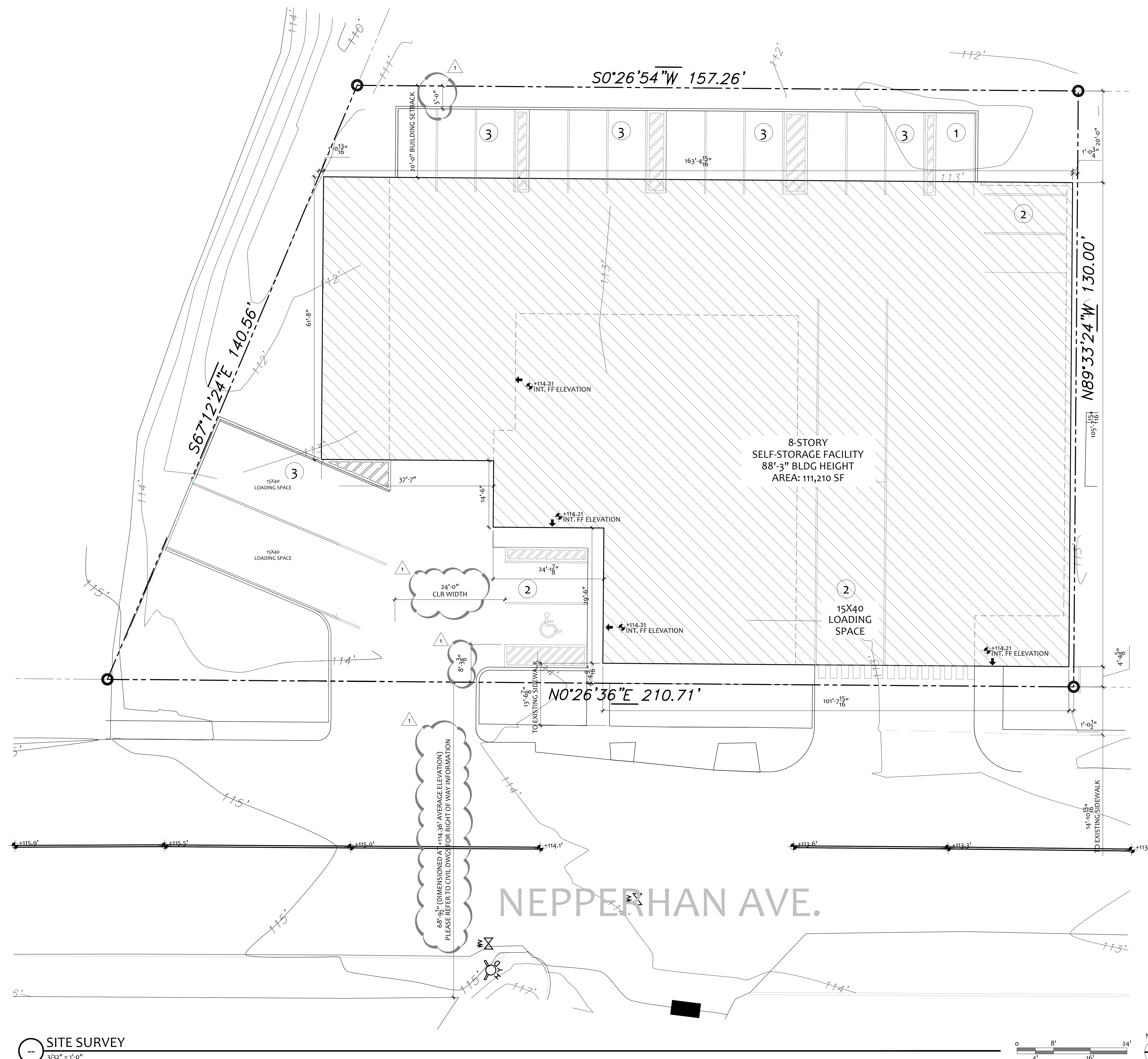
PROPOSED SITE DEVELOPMENT PLANS

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Checked By	10/1/01
Sheet	

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MICHAEL MASTROCCHIO, P.E., I.S.
 NEW YORK STATE P.E. LIC. NO. 008380
 COUNTY OF STATE OF NEW YORK 008380-0773



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ZONING ANALYSIS

REFERENCE DATA

ADDRESS	1060 NEPPERHAN AVE. YONKERS, NY 10701
SECTION	003
BLOCK	3092
LOTS	011
PARCEL ID	3092011
TOTAL LOT AREA	23,878 SF
SITE PROPERTY CLASS	440-WAREHOUSE
ZONING DISTRICT	I - INDUSTRIAL
USE GROUP	STORAGE
OCCUPANCY GROUP	S-1
CONSTRUCTION TYPE	IB
ALLOWED FAR	7.5

GOVERNING ORDINANCE: ZONING ORDINANCE OF THE CITY OF YONKERS, NEW YORK OF 2000, PART V: LAND USE, CHAPTER 43 ZONING

FLOOR AREA CALCULATIONS

1ST FLOOR AREA	14,900SF - 12,153.19 SF MECH/PARKING = 2,746.81 SF
2ND FLOOR AREA	13,762.73 SF
3RD FLOOR AREA	13,752.73 SF
4TH FLOOR AREA	13,603.00 SF
5TH FLOOR AREA	13,757.64 SF
6TH FLOOR AREA	13,757.68 SF
7TH FLOOR AREA	13,604.55 SF
8TH FLOOR AREA	13,678.66 SF
TOTAL BUILDING CSF	98,663.40 SF
TOTAL ZONING FLOOR AREA:	111,210 GSF / 23,878 SF = 4.13 FAR

YARD REGULATIONS

MINIMUM REQUIRED REAR YARD IN I DISTRICT (TABLE 43-3): 20'-0"

PROVIDED REAR YARD: 20'-0"

NO REGULATIONS ON MINIMUM REQUIREMENTS FOR: LOT WIDTH, FRONT YARD, SIDE YARD AS PER TABLE 43-3

THE SIDE YARD SETBACK IN I DISTRICT MAY BE ZERO FEET.

BUILDING COVERAGE REGULATIONS

75% MAXIMUM BUILDING COVERAGE PERMITTED

14,900 BUILDING FOOTPRINT / 23,878 SITE AREA = 62.4%

HEIGHT REGULATIONS

ZONING ORDINANCE, SCHEDULE A SCHEDULE OF DIMENSIONAL REGULATIONS, TABLE 43-3, NOTE: 6

THE MAXIMUM PERMITTED HEIGHT IN THE I DISTRICT SHALL BE TWO TIMES THE WIDTH OF THE STREET RIGHT-OF-WAY ON WHICH IT FRONTS. IF IT FRONTS ON MORE THAN ONE STREET, THE MAXIMUM PERMITTED HEIGHT SHALL BE TWO TIMES THE WIDTH OF THE WIDER STREET RIGHT-OF-WAY (STREET RIGHT-OF-WAY IS MEASURED FROM THE DIVIDING LINE BETWEEN STREET AND A LOT, ALSO REFERRED TO AS FRONT LOT LINE, SHOWN IN ILLUSTRATION 6 OF ARTICLE II DEFINITIONS OF THE ZONING CODE).

NEPPERHAN AVE WIDTH: 68.8 FT X 2 = 137.6FT ALLOWED

AS PER 2020 NYSBC HIGH RISE BUILDING IS A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

HIGHEST OCCUPIED LEVEL = 74FT 9IN AFF

PARKING & LOADING BERTHS REQUIREMENTS

TOTAL BUILDING AREA : 98,663.4 GSF

OFF-STREET PARKING

1 PARKING SPACE FOR THE OFFICE, PLUS 1 PARKING SPACE PER 7,500 SQUARE FEET OF GROSS FLOOR AREA

$98,663.4 / 7,500 = 13.16 = 14 + 1$ (OFFICE) = 15 SPACES REQ'D

17 PARKING SPACES PROVIDED

LOADING SPACES

2 LOADING SPACES, MINIMUM, PLUS 1 LOADING SPACE PER 50,000 SQUARE FEET OF GROSS FLOOR AREA

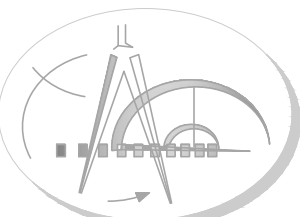
$98,663.4 / 50,000 = 1.97 = 2 + 2 = 4$ LOADING SPACE REQ'D

4 LOADING SPACE PROVIDED



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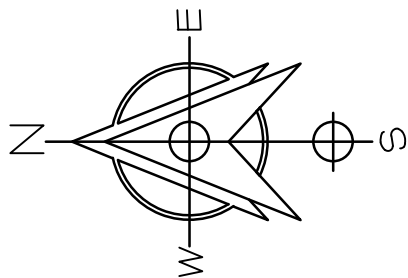
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Revisions

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Drawing North



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Checked By	M.M.
Sheet	

Z-102

Seal & Signature



MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. LIC. NO. 043853
CONNECTICUT STATE P.E. LIC. NO. 2819

Drawing Title: Zoning Analysis

- GENERAL NOTES
1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
 2. ALL ENCLOSED GROUND FLOOR TO BE SERVED BY 24/7 VIDEO SURVEILLANCE SYSTEM.
 3. PROJECT CONTAINERS WILL UTILIZE "ROLL-OUT" GARBAGE CONTAINERS FOR PRIVATE PICKUP. TRASH CONTAINERS WILL BE STORED WITHIN THE BUILDING.

- FLOOR PLAN NOTES
1. REFERENCE SHEET A-001.00 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
 3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITIONS WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
 4. REFERENCE THE A-700 SERIES FOR DOOR, GLAZING AND FINISH SCHEDULES.
 5. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE.
 6. ALL GYPSUM BOARD IN CORRIDOR SHALL BE HUNG VERTICALLY.
 7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO, INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT AND CONSTRUCTION DETAILS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
 8. GRADE SLAB TO HAVE CONTINUOUS INSULATION 24" BELOW GRADE R-10 MIN.
 9. LOADING AREA CEILING TO HAVE R-10 MIN. INSULATION.

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25 OCT 2021



☐ Kimberly Day McCann, AIA
NY. REG.#AR038775

KIMBERLY
DAY
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ARCHITECT

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PROJECT NAME:

CUBESMART
YONKERS, NY

1060 Nepperhan Ave.
Yonkers, NY 10701

PROJECT CLIENT:
KDL Capital,
LLC

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PROJECT LEAD:
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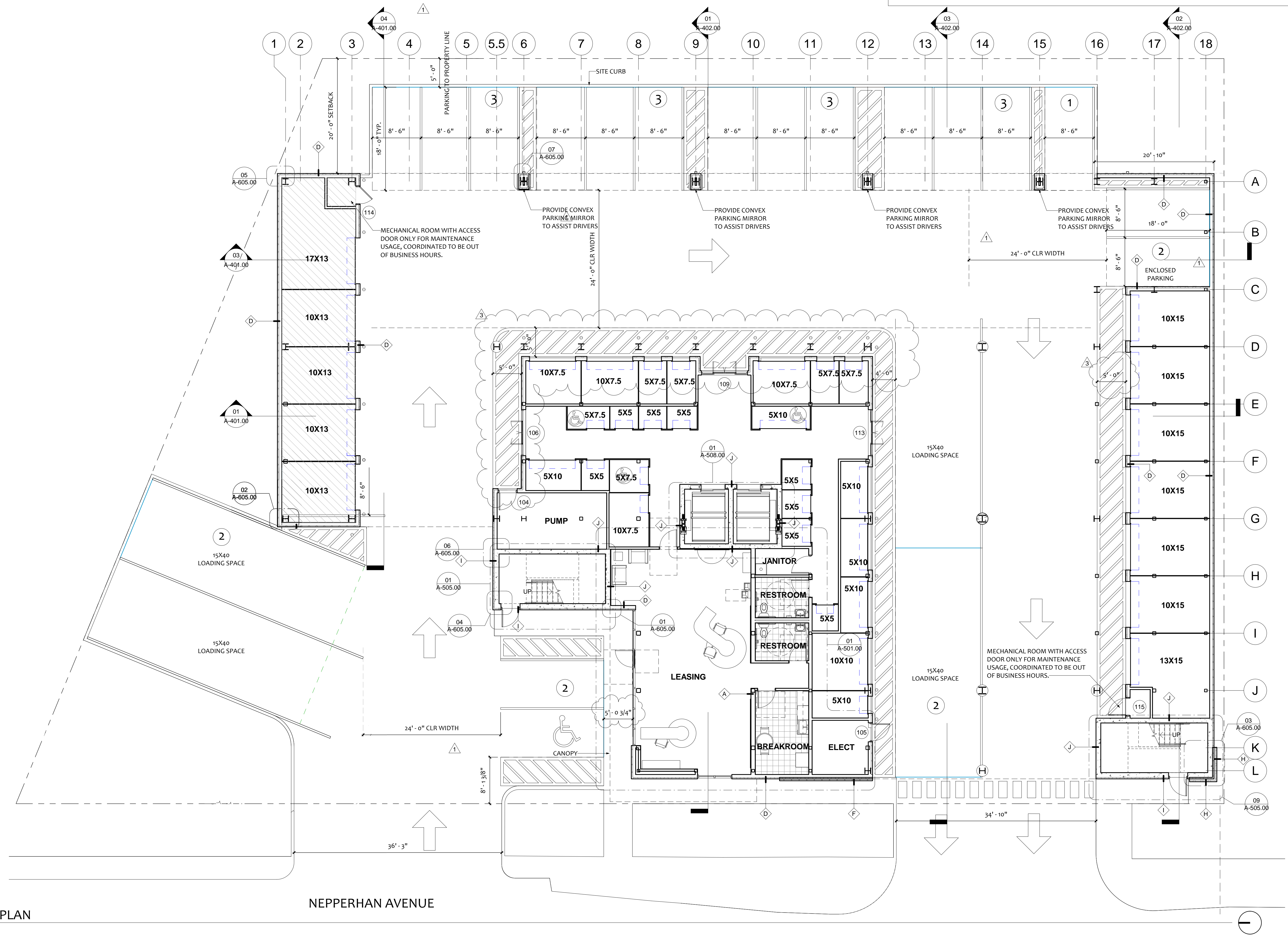
PROJECT TEAM:
KM, GT, MN, BC

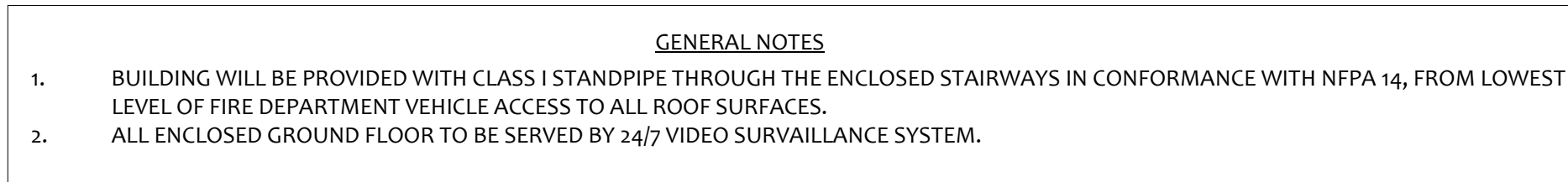
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A-201.00

First Floor Plan





- FLOOR PLAN NOTES
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YONKERS, NY

PROJECT CLIENT:
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LLC

PROJECT LEAD:
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A-211.00
Second Floor Plan

1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
2. ALL ENCLOSED GROUND FLOOR TO BE SERVED BY 24/7 VIDEO SURVEILLANCE SYSTEM.

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9. LOADING AREA CEILING TO HAVE R-10 MIN. INSULATION.

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PROJECT NAME:

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Yonkers, NY 10701

PROJECT CLIENT

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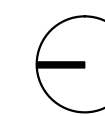
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#	DATE	DESC.
--	2021.06.09	PERMI SUBMITT

Third Floor Plan



01

$$\frac{1}{8}'' = 1'-0''$$


1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
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--	2021.06.09	PERMIT SUBMITTAL

Fourth Floor Plan



01 FOURTH FLOOR PLAN
1/8" = 1'-0"

$$1/8'' = 1'-0''$$

1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
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9. LOADING AREA CEILING TO HAVE R-10 MIN. INSULATION.

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PROJECT TEAM

KM, GT, MN, BC

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DOB BSCAN

#	DATE	DESC.
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Fifth Floor Plan



01 FIFTH FLOOR PLAN
1/8" = 1'-0"

1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
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8. GRADE SLAB TO HAVE CONTINUOUS INSULATION 24" BELOW GRADE R-10 MIN.
9. LOADING AREA CEILING TO HAVE R-10 MIN. INSULATION.

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PROJECT NAME:

1060 Nepperhan Ave.
Yonkers, NY 10701

PROJECT CLIENT

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New York, NY 10105

PROJECT LEAD:

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PROJECT TEAM

KM, GT, MN, BC

DOB STAMP

DOB BSCAN

#	DATE	DESC.
--	2021.06.09	PERMIT SUBMITT

Sixth Floor Plan



01 SIXTH FLOOR PLAN
1/8" = 1'-0"

$$1/8'' = 1'-0''$$

1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
2. ALL ENCLOSED GROUND FLOOR TO BE SERVED BY 24/7 VIDEO SURVEILLANCE SYSTEM.

1. REFERENCE SHEET A-001.00 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITIONS WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. REFERENCE THE A-700 SERIES FOR DOOR, GLAZING AND FINISH SCHEDULES.
5. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE.
6. ALL GYPSUM BOARD IN CORRIDOR SHALL BE HUNG VERTICALLY.
7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO. INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT AND CONSTRUCTION DETAILS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
8. GRADE SLAB TO HAVE CONTINUOUS INSULATION 24" BELOW GRADE R-10 MIN.
9. LOADING AREA CEILING TO HAVE R-10 MIN. INSULATION.

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DOB BSCAN

#	DATE	DESC.
--	2021.06.09	PERMI SUBMITT

Seventh Floor Plan



01 SEVENTH FLOOR PLAN
1/8" = 1'-0"

$$\frac{1}{8}'' = 1'-0''$$

1. BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE THROUGH THE ENCLOSED STAIRWAYS IN CONFORMANCE WITH NFPA 14, FROM LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS TO ALL ROOF SURFACES.
2. ALL ENCLOSED GROUND FLOOR TO BE SERVED BY 24/7 VIDEO SURVEILLANCE SYSTEM.

1. REFERENCE SHEET A-001.00 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITIONS WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. REFERENCE THE A-700 SERIES FOR DOOR, GLAZING AND FINISH SCHEDULES.
5. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE.
6. ALL GYPSUM BOARD IN CORRIDOR SHALL BE HUNG VERTICALLY.
7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO. INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT AND CONSTRUCTION DETAILS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
8. GRADE SLAB TO HAVE CONTINUOUS INSULATION 24" BELOW GRADE R-10 MIN.
9. LOADING AREA CEILING TO HAVE R-10 MIN. INSULATION.

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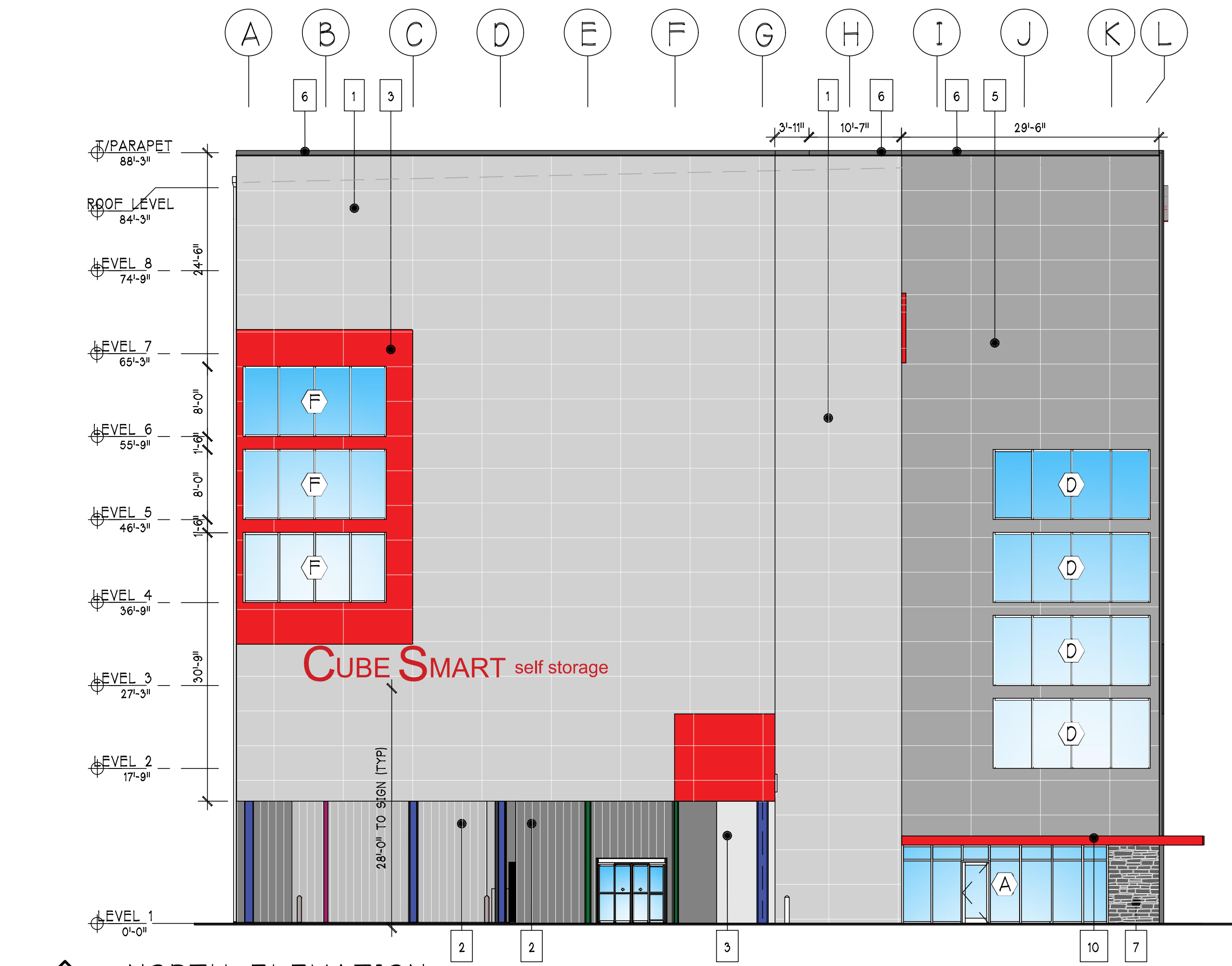
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Eighth Floor Plan

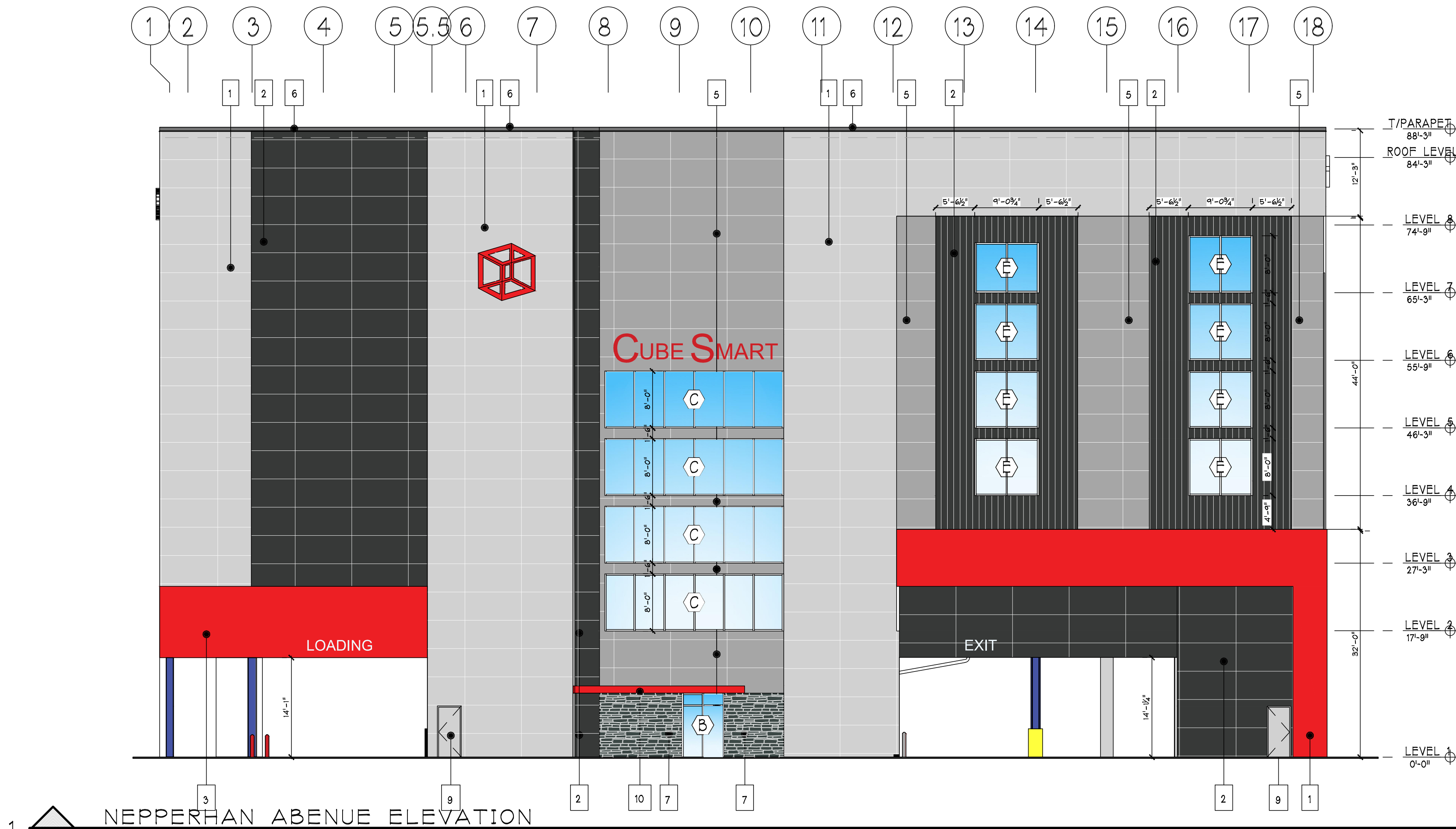


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$$\frac{1}{8}'' = 1'-0''$$



2 NORTH ELEVATION
SCALE : 3/32" = 1'-0"



1 NEPPERHAN AVENUE ELEVATION
SCALE : 3/32" = 1'-0"

FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	INSULATED METAL PANEL	MBCI, OF ARCHITECTUAL/ HORIZONTAL	POLAR WHITE	--
2	INSULATED METAL PANEL	MBCI, OF ARCHITECTUAL/ HORIZONTAL	SMOKE GRAY	--
3	INSULATED METAL PANEL	MBCI, OF ARCHITECTUAL/ HORIZONTAL	BRITE RED	--
4	NOT USED			--
5	INSULATED METAL PANEL	MBCI, OF ARCHITECTUAL/ HORIZONTAL	REGAL GRAY	--
6	PRE-FINISHED COPING CAP	TBD	TO MATCH ADJACENT FINISH	--
7	STONE VENEER	CORONADO/HONEY LEDGE	HURON	INSTALLED ON HPCI BARRIER MBCI INSULATED PANEL SYSTEM
8	DOOR FINISH	TBD	TO MATCH SW7067 CITYSCAPE OR EQ	--
9	DOOR FINISH	TBD	CLEAR ANODIZED FINISH	--
10	METAL CANOPY	TBD	TO MATCH SW6871 POSITIVE RED OR EQ	--

- ELEVATION NOTES
1. REFERENCE SHEET A-002 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 2. FINISH FLOOR DATUM (REFERENCE=0'-0" IS TO TOP OF SLAB, REFER TO CIVIL DRAWINGS FROM ACTUAL FINISH FLOOR ELEVATION.
 3. CONTRACTORS SHALL COORDINATE ALL WORK ON THE STREET WITH THE DEMOLITIONS WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
 4. ALL PRE-MANUFACTURED TRIM, MOLDINGS, CLADDING & COMPONENTS SHALL BE FASTENED AND ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WITHSTAND DESIGN WIND PRESSURE IDENTIFIED ON STRUCTURAL DRAWINGS.
 5. COORDINATE WITH ARCHITECT THE LOCATION OF ALL ADDITIONAL CONTROL JOINTS REQUIRED BUT NOT INDICATED ON PLANS.
 6. ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.

- ELEVATION NOTES
1. LOWEST FIRE ACCESS LEVEL TO BE GROUND LEVEL.
 2. SIGNAGE SHOWN FOR REFERENCE ONLY, ACTUAL BUILDING SIGNAGE TO BE PERMITTED SEPARATELY.
 3. HIGHEST OCCUPIED LEVEL LOCATED AT 74'-9" UNDER THE 75'-0" REQUIREMENT TO BE CONSIDERED A HIGH RISE BUILDING.
 4. ALL ILLUMINATED SIGNAGE WILL BE TURNED OFF AT CLOSE OF BUSINESS IN CONJUNCTION WITH THE CITY OF YONKERS CODE 43-121 B(8)



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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from these dimensions and conditions shown hereon in writing.

It is a violation of the New York State Education Law for any person, unless acting under the direction of a Licensed Professional Engineer, to alter any item on this drawing and/or related specification, all alterations must be made in compliance with the New York State Education Law, the Professional Engineer whose seal appears hereon assumes no responsibility for any such alteration or reuse without his consent.

Revisions	
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Drawing North

Client Name and Address
KDL CAPITAL, LLC
1345 AVENUE OF THE AMERICAS
NEW YORK, NY 10105

Project Information
PROPOSED EXTERIOR ELEVATIONS
Situating At
1060 NEPPERHAN AVENUE
CITY OF YONKERS
WESTCHESTER CO.
NEW YORK

Job No. 22-001
Scale AS NOTED
Date 22 JAN 2022
Drawn By M.M.
Checked By M.M.
Sheet

A-301.00
Exterior Building Elevations

Seal & Signature

MICHAEL MASTROGIACOMO, P.E., S.
NEW YORK STATE P.E. LIC. NO. 00000000000000000000000000000000
CONNECTICUT STATE P.E. LIC. NO. 2000

DRAFT PLANNING BOARD RESOLUTION

RESOLUTION TO APPROVE A SITE PLAN APPLICATION FOR A SELF STORAGE BUILDING AT BLOCK: 3092, LOT: 11, ON THE PROPERTY KNOWN AS 1050 NEPPERHAN AVENUE, PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE.

Findings:

1. The proposed redevelopment of this site includes the demolition of the existing single story structure and parking lot to be replaced with a new 8-story self-storage facility.
2. The Planning Board initiated the Lead Agency Determination/Coordinated review process on October 13, 2021 and declared its acceptance of Lead Agency and issued a Negative Declaration pursuant to SEQRA on December 8, 2021.
3. The initial application has been revised multiple times. The board has received and reviewed the current version of the site plan set prepared by Mastrogiacomo Engineering, PC, dated December 27, 2021.
4. Under the parking regulations for a self-storage use, the proposed plans indicate 16 parking spaces are required by code, and 17 have been provided on the plans. In addition, based on the total square footage of the building, four (4) loading spaces have been provided on site.
5. The applicant has represented that the facility shall be staffed during all hours of operation.

The application as presented to the Planning Board at its meeting of January 12, 2022 is approved with the following conditions:

1. No temporary signs shall be placed on the sidewalk. No banners, pennants, streamers, or temporary signs shall be flown from the canopy, ground sign or building.
2. The applicant shall revise the building elevations and signage package to:
 - a. Remove the telephone number from the building wall signage.
 - b. Remove all signage from the eastern (saw mill river parkway facing) elevation
 - c. Lower north and south facing wall signage to a maximum of 28 feet above grade
 - d. Indicate via notation that all illuminated signage will be turned off at close of business in conjunction with §43-121 B (8)
3. Any additional modifications to the approved site plans or building designs shall be submitted to the Planning Board for a site plan amendment.
4. A copy of the text from this resolution in its entirety shall be included on the approved plans.
5. The applicant shall submit four (4) printed sets and electronic PDFs of the site plans and revised signage package to the Planning Bureau for endorsement and circulation within two weeks of the Board's approval.

The Planning Board renders its decision based upon facts and findings available to it, specifically:

1. Report by the Fire Department, dated October 8, 2021 and January 6, 2022.
2. Report by the Planning Bureau, dated October 8, 2021.
3. Report by the Department of Engineering, dated October 8, 2021, November 5, 2021, December 7, 2021 and January 6, 2022.
4. General knowledge of the area.

Date: January 12, 2022
Motion by:
Seconded by:
By a vote of:

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23 NOV 2021



Kimberly Day McCann, AIA
NY. REG.#AR038775

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LLC

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PROJECT TEAM:
M, GT, MN, BC

OB STAMP

OB BSCAN

REVISIONS

[illegible]

CA-310

Concept Perspective



03 NEPPERHAN SOUTH PERSPECTIVE



02 SAW MILL RIVER PKWY



01 NEPPERHAN NORTH PERSPECTIVE

(01

PLAN NOTES:

- POLE-MOUNTED SITE LIGHTING FIXTURES ARE SPECIFIED WITH INTEGRAL PHOTOCELL AND CONTROLS.
- PROVIDE JBOX AND 120V BRANCH CIRCUIT FOR TENANT SIGNAGE. PROVIDE 20A WEATHERPROOF TOGGLE SWITCH AS LOCAL MEANS OF DISCONNECT. TENANT SIGNAGE SHALL BE CONTROLLED BY RELAY PANEL. FIELD VERIFY THE EXACT LOCATION PRIOR TO ROUGH-IN AND PROVIDE FINAL CONNECTION TO SIGN.
- PROPOSED LOCATION OF NEW 120/208V 3Ø TRANSFORMER. COORDINATE EXACT LOCATION WITH POWER COMPANY.
- PROPOSED ROUTING OF U.G. SERVICE LATERAL PER SINGLE-LINE DIAGRAM ON DRAWING ES.1.
- PROPOSED LOCATION OF TTIB. ROUTE (2)3" U.G. CONDUITS TO PROPERTY LINE. COORDINATE LOCATION WITH UTILITY PROVIDER.
- PROVIDE FIRE ALARM CONNECTION TO SPRINKLER CHECK VALVE TAMPER SWITCHES.
- PROVIDE SERVICE LATERAL FROM UTILITY TRANSFORMER TO FIRE PUMP ROOM FOR FIRE PUMP. REFER TO SINGLE-LINE DIAGRAM ON DRAWING ES.1 FOR ADDITIONAL INFORMATION.

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CUBESMART STORAGE
YONKERS

1060 NEPPERHAN AVENUE, YONKERS, NY 10703

DRAWING TITLE
SITE ELECTRICAL PLAN

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ENGINEER OF RECORD



DAVID E. ALLEY, PE
PE #88546

DATE
06-09-21

SCALE
AS NOTED

PROJ. NO.:
200176

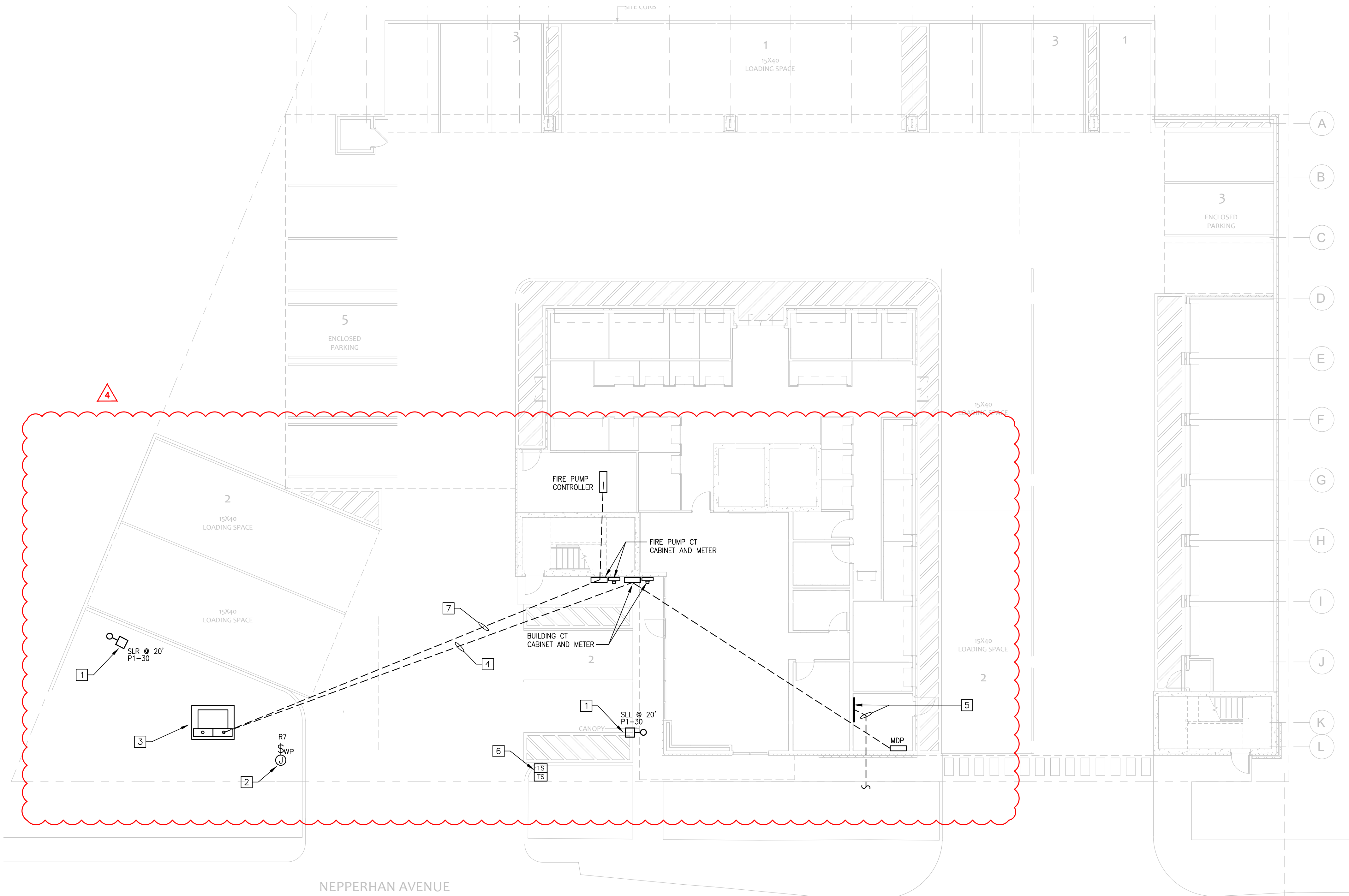
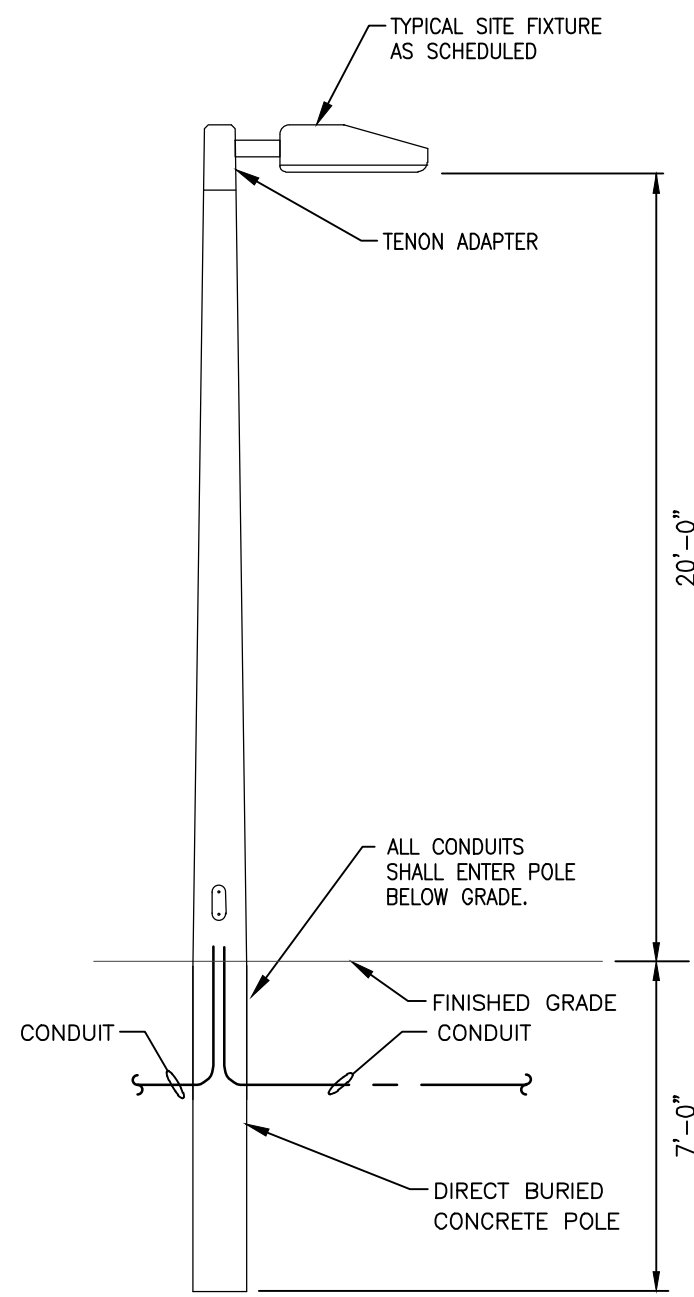
DESIGNED BY:
BJB

DRAWN BY:
BJB

CHECKED BY:
DEA

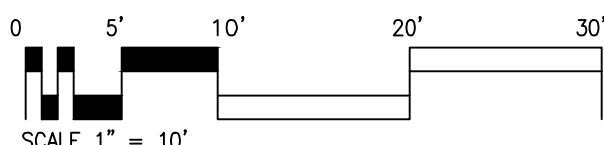
DRAWING NO.

E2.1



SITE ELECTRICAL PLAN

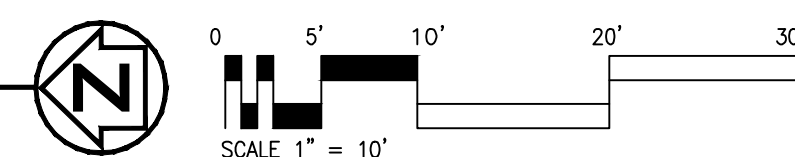
SCALE: 1" = 10'-0"




TYPE SLR & SLL

TYPE SLB

TYPE WE



<p>DAVID E. ALLEY, PE 2651 EAU GALLIE BLVD, SUITE A MELBOURNE, FL 32935 (321) 610-1755</p>		<p>REV# 4</p>	<p>DATE 11-23-21</p>	<p>REVISION AMENDMENT 3</p>
<p>CUBESMART STORAGE YONKERS 1060 NEPPERHAN AVENUE, YONKERS, NY 10703</p>		<p>DRAWING TITLE SITE PHOTOMETRIC PLAN</p>		
<p>ENGINEER OF RECORD</p> <p>  </p> <p>DAVID E. ALLEY, PE PE #88546</p>				
<p>DATE 06-09-21</p>				
<p>SCALE AS NOTED</p>				
<p>PROJ. NO. 200176</p>				
<p>DESIGNED BY: BJB</p>				
<p>DRAWN BY: BJB</p>				
<p>CHECKED BY: DEA</p>				
<p>DRAWING NO. E2.2</p>				

1. ROUTE LEASING AREA AND BUILDING EXTERIOR LIGHTING SWITCH LEADS THROUGH RELAY PANEL. SET RELAY PANEL TIME CLOCK TO HOURS OF OPERATION. REFER TO RELAY CONTROL SYSTEM DIAGRAM ON DRAWING E5.1.
2. EXIT SIGNS AND EMERGENCY BATTERIES SHALL REMAIN UN-SWITCHED AND CONNECTED TO THE LIGHTING BRANCH CIRCUIT SERVING THE SAME AREA.
3. TYPICAL OCCUPANCY SENSOR AS SCHEDULED.
4. PROPOSED LOCATION OF RELAY PANEL LIGHTING CONTROL STATION. VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN. REFER TO RELAY CONTROL SYSTEM DIAGRAM ON DRAWING E5.1 FOR FURTHER DETAILS.
5. ELEVATOR SHAFT LIGHTS ARE CONTROLLED BY 3-WAY SWITCHES AT THE TOP AND BOTTOM OF SHAFT.
6. INTERIOR ENERGY CODE DAYLIGHT SENSOR FOR DAYLIGHT HARVESTING.
7. STAIRWELL LIGHTS SHALL REMAIN UNSWITCHED.
8. EXTERIOR PHOTOCELL FOR EXTERIOR LIGHTING.

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
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CUBESMART STORAGE
YONKERS
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DRAWING TITLE
LIGHTING PLAN - 1ST LEVEL

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ENGINEER OF RECORD

ENGINEER OF RECORD



88546

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PE #88546

DATE	06-09-21
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SCALE
AS NOTED

PROJ. NO. :
200176

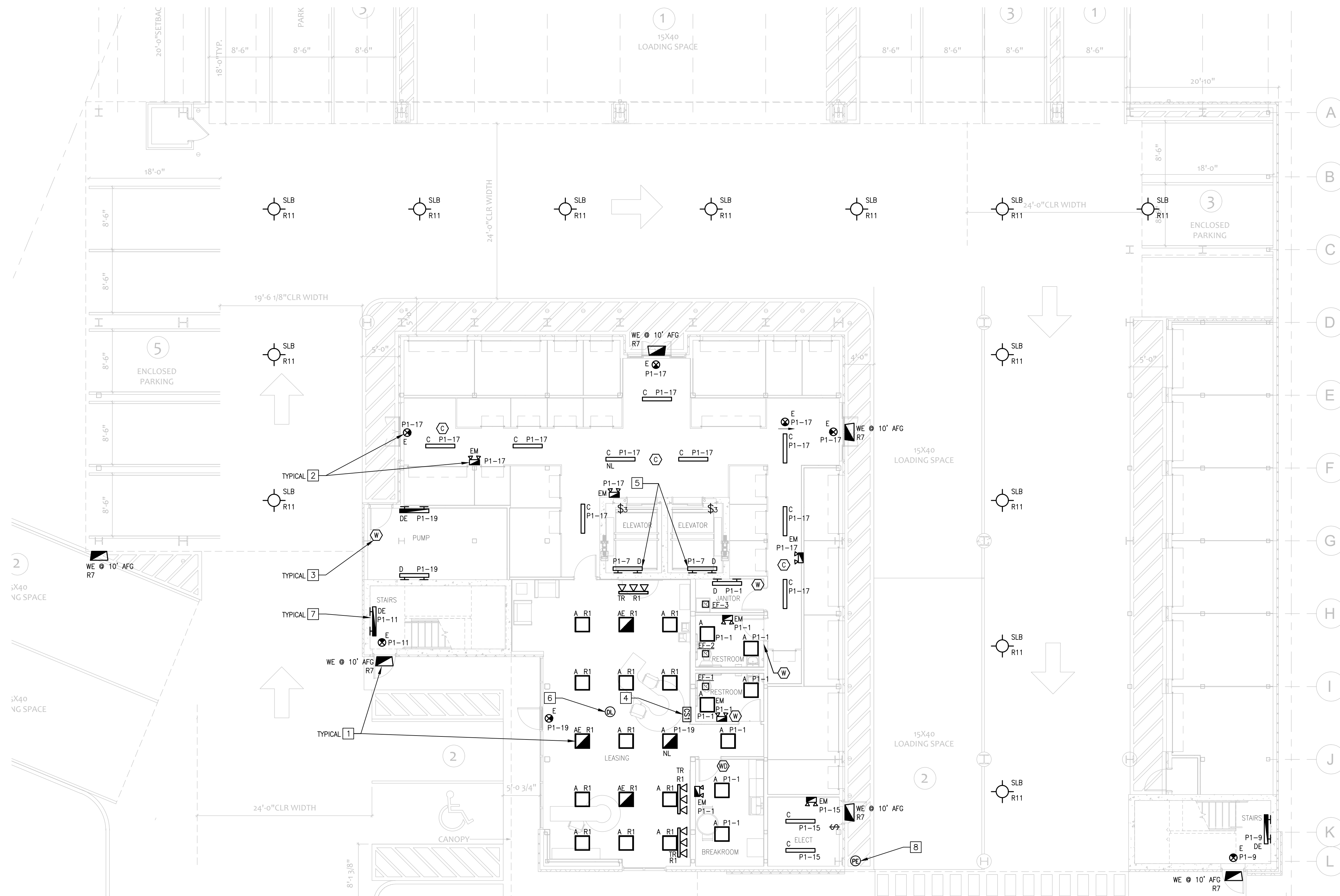
DESIGNED BY:
B.IB

DRAWN BY:
BIB

CHECKED BY: DEA

DEA
DRAWING NO.

E3.1



SCALE: 1/8" = 1'-0"

