

October 24, 2022

[Via Email]

Christopher Carthy, Chairman
Town of North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

Re: *WMG Acquisitions LLC*
Amended Site Plan Application – BaySpace Armonk
100 Business Park Drive (108.03-1-51)

Chairman Carthy and Members of the Planning Board:

This firm, in collaboration with JMC and SGW Architecture & Design, represents WMG Acquisitions LLC (“Applicant”), contract vendee of the property located at 100 Business Park Drive (“Property”), in connection with this amended site plan application. As you will recall, the intent of this application is to construct a 146,792 s.f. self-storage/warehouse building with associated off-street parking and landscaping improvements.

We made our initial presentation before your Board on September 29, 2022. Based on discussions held with your Board, the following modifications have been made to our plans:

- A. Location of Warehouse Loading Area: The location of the proposed warehouse and self-storage facility within the proposed building have been flipped. The warehouse component is now located on the northern side of the building and the self-storage component has been moved to the southern side. This modification allows the loading dock servicing the warehouse to be shifted slightly to the south. Additionally, the entrance to the self-storage facility has been relocated to the southern side of the building, which allows it to have its own loading and drop-off area, separate and distinct from the warehouse, along the southern most proposed driveway.
- B. Outdoor Storage: As discussed at the September 29th meeting, the Applicant is requesting to keep the previously approved outdoor storage area at the rear and side of the existing warehouse building. While the Applicant acknowledges that the current outdoor storage has expanded beyond what was approved, the construction of a new building will effectively eliminate any chance for the outdoor storage to creep outside of the permitted outdoor storage area. Additionally, once the Applicant takes title to the Property, it will

diligently monitor the outdoor storage and ensure it is in compliance with the approved site plan. In order to mitigate any visual impacts associated with the outdoor storage, a 6' high decorative privacy fence, supplemented by evergreen plantings, will be installed to provide screening from Business Park Drive. Further, the current owner of the Property has recently installed evergreen tree plantings on the eastern side of the building to provide screening to and from Interstate 684.

In support of this application, the following plans are enclosed herewith:

1. Sheet C-100, Overall Site Payout Plan, prepared by JMC, dated September 12, 2022, last revised October 24, 2012;
2. Sheet C-101, Site Layout Plan, prepared by JMC, dated September 12, 2022, last revised October 24, 2012;
3. Sheet C-500, Site Landscaping & Wetland Mitigation Plan, prepared by JMC, dated September 12, 2022, last revised October 24, 2012;
4. Sheet A0-01, Site Plan, prepared by SWG Architecture & Design, dated September 12, 2022, last revised October 20, 2022;
5. Sheet A-101, First Floor Plan, prepared by SWG Architecture & Design, dated September 12, 2022, last revised October 20, 2022;
6. Sheet A-102, Second Floor/Mezzanine Plan, prepared by SWG Architecture & Design, dated September 12, 2022, last revised October 20, 2022;
7. Sheet A-103, Third Floor Plan, prepared by SWG Architecture & Design, dated September 12, 2022, last revised October 20, 2022; and
8. A-201, Building Elevations, prepared by SWG Architecture & Design, dated September 12, 2022, last revised October 20, 2022.

In addition to the attached plans, we are also enclosing a Comment/Response letter prepared by JMC, dated October 24, 2022, which addresses the comments raised in the Town Planner's memorandum dated September 14, 2022.

We look forward to continuing our discussion of this application with your Board and, if your Board deems appropriate, receiving positive recommendations to both the Zoning Board of Appeals and the Architectural Review Board. Please place this matter on the Planning Board's November 14, 2022 agenda.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ

Kory Salomone

Kory Salomone

cc: Anthony Scavo
Paul R. Sysak, RLA, ASLA
Paul Dumont, P.E.
Marino Velarde
Roland Baroni, Esq.
Adam Kaufman, AICP
John Kellard, P.E.



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

October 24, 2022

Mr. Christopher Carthy, Chairman
and Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: JMC Project 22090
BaySpace Armonk
100 Business Park Drive
Town of North Castle, NY

Response to Town Comments Resubmission

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, A&R Real Estate Holdings LLC and WMG Acquisitions LLC, respectively, we are pleased to submit the following documents for your continued review of the Amended Site Plan Application for the proposed warehouse/self-storage project at the 100 Business Park Drive property:

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-100A	Overall Site Layout Plan	1 10/24/2022
C-100	Site Layout Plan	1 10/24/2022
C-500	Site Landscaping & Wetland Mitigation Plan	1 10/24/2022

2. SGW Architecture & Design Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
A0-01	Site Plan	2 10/20/2022
A-101	First Floor Plan	2 10/20/2022
A-102	Second Floor/Mezzanine Plan	2 10/20/2022
A-103	Third Floor Plan	2 10/20/2022
A-201	Building Elevations	2 10/20/2022

The revisions depicted on the above noted plans reflect responses to comments outlined in the Town of North Castle Planning Department Memorandum, dated September 14, 2022. For ease of review, we have repeated and enumerated the comments in italic print, followed by our responses:

General Comments

Comment No. 1

The proposed design of the warehouse building provides for loading at the front of the building. As proposed, the loading in the front of the property is not permitted pursuant to Section 355-30.D(3) of the Town Code. It is strongly recommended that the loading area be relocated to the rear of the building in an effort to limit visual impacts of loading trucks fronting on Business Park Drive and to the public utilizing the self storage facility.

Response No. 1

As discussed during the 09/29/2022 Planning Board meeting, we have flipped the proposed self-storage and warehouse components of the proposed building. The proposed warehouse component will be located to the left side (adjacent to the existing office/warehouse building) with the loading dock shifting slightly to the south (the proposed 'central' driveway remaining at its current location). The self-storage component will be located on the right side (south) and will have its own loading/drop-off area along the southern most proposed driveway. Refer to JMC drawing C-101 "Site Layout Plan", last revised 10/24/2022.

Comment No. 2

The site plan depicts outdoor storage at the rear and side of the existing building. Given that the new building will accommodate the public for the self-storage use and given the difficulty the Applicant has had in containing outdoor storage to previously approved locations, it is recommended that all outdoor storage be prohibited on the site and all material shall be required to be placed in the existing and/or proposed warehouse.

Response No. 2

As discussed during the 09/29/2022 Planning Board meeting, we have added additional screening for the previously approved outdoor storage area along the southeast and east sides of the existing office/warehouse building. The southeast side of the outdoor storage area is proposed to be screened (from Business Park Drive) by a 6' high decorative privacy fence, supplemented by evergreen plantings and the east side of the outdoor storage area is proposed to be screened (from Interstate 684) by existing evergreen tree plantings recently installed by the previous applicant (A&R Real Estate Holdings LLC). Refer to JMC drawing C-101 "Site Layout Plan", last revised 10/24/2022 and JMC drawing C-500 "Site Landscaping & Wetland Mitigation Plan", last revised 10/24/2022.

Comment No. 3

The proposed warehouse building does not meet the 100 foot minimum front yard setback. The Applicant previously secured a 43 foot front yard variance from the Zoning Board of Appeals.

Response No. 3

The comment is so noted.

Comment No. 4

The proposed project does not comply with the maximum FAR permitted on the site. Specifically, a maximum FAR of 0.3 is permitted while the proposed FAR is 0.43.

Response No. 4

The comment is so noted. Application to the Town of North Castle Zoning Board of Appeals for an area variance for proposed FAR will be made upon referral from the Planning Board.

Comment No. 5

The site is required to provide 277 off-street parking spaces, but only 220 are provided. The Applicant should provide a plan depicting the location of all 220 off-street parking spaces for review.

Response No. 5

The comment is so noted. Application to the Town of North Castle Zoning Board of Appeals for an area variance for proposed off-street parking will be made upon referral from the Planning Board. The 220 proposed off-street parking spaces have been depicted on JMC drawing C-100 "Overall Site Layout Plan" last revised 10/24/2022.

Comment No. 6

The Byram River is located at the rear of the property. The site plan depicts 5,000 square feet of Town-regulated wetland buffer disturbance (if compensatory storage is not required). The Applicant is proposing a 36,570 square foot mitigation area.

Response No. 6

The comment is so noted. The proposed disturbance has remained unchanged from the previous approval.

Comment No. 7

The Planning Board previously approved the removal of 235 Town-regulated trees and the trees have been removed from the property.

Response No. 7

The comment is so noted. At this time, additional removal of Town-regulated trees is not proposed.

Comment No. 8

Pursuant to Section 355-30.D(1) of the Town Code, a ten-foot-deep landscaped foundation planting shall be provided along all building walls, except at access points, in interior courts, or where waived by the Planning Board. A sidewalk not exceeding four feet in width may be located in such required foundation parking area.

Response No. 8

The comment is so noted.

Comment No. 9

The site plan calculates that 20 loading spaces are required and that 20 loading spaces are proposed. The site plan should be revised to clearly depict the location of the 20 loading spaces.

Response No. 9

The 20 loading spaces have been depicted on JMC drawing C-101 "Site Layout Plan", last revised 10/24/2022.

Comment No. 10

The submitted elevations shall be revised to depict proposed Building Height (average grade to top of roof). Building Height can't exceed 35 feet in the PLI Zoning District.

Response No. 10

The building elevations have been revised to depict the proposed Building Height. Refer to SGW Architecture & Design drawing A-201 "Building Elevations", last revised 10/24/2022. An average grade calculation will be prepared and provided under separate cover.

We trust the attached documents and above responses are sufficient for your review and we respectfully request placement on the November 14th Planning Board agenda. Thank you for your consideration.

If you have any questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

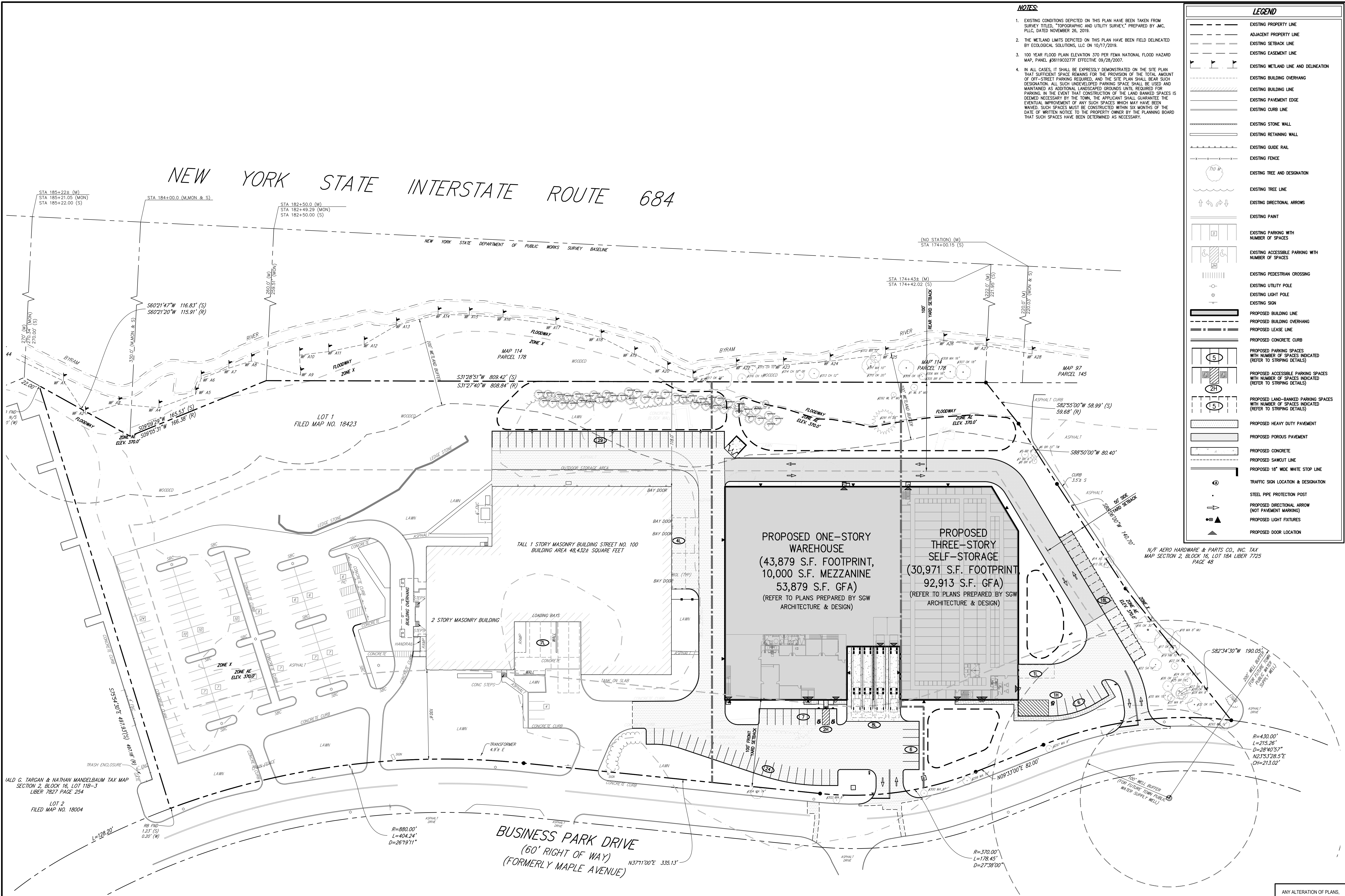
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Paul R. Sysak, RLA
Project Manager

cc: Adam R. Kaufman, AICP
Joseph M. Cermele, PE, CFM
Roland Baroni, Esq.
Anthony Scavo
Kory Salomone, Esq.
Christopher Michalek

NOT FOR CONSTRUCTION



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, P.L.C., DATED NOVEMBER 26, 2018.
 - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
 - 100 YEAR FLOOD PLAN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #81190227F EFFECTIVE 09/28/2007.
 - IN ALL CASES, IT SHALL BE EXPRESSLY DEMONSTRATED ON THE SITE PLAN THAT SUFFICIENT SPACE REMAINS FOR THE PROVISION OF THE TOTAL AMOUNT OF OFF-STREET PARKING REQUIRED, AND THE SITE PLAN SHALL BEAR SUCH DESIGNATION. ALL SUCH UNDEVELOPED PARKING SPACE SHALL BE USED AND MAINTAINED AS ADDITIONAL LANDSCAPED GROUNDS UNLESS OTHERWISE SPECIFIED. IN THE EVENT THAT CONSTRUCTION OF THE LAND BANKED SPACES IS DEEMED NECESSARY BY THE TOWN, THE APPLICANT SHALL GUARANTEE THE EVENTUAL IMPROVEMENT OF ANY SUCH SPACES WHICH MAY HAVE BEEN WANTED. SUCH SPACES MUST BE CONSTRUCTED WITHIN SIX MONTHS OF THE DATE OF WRITTEN NOTICE TO THE PROPERTY OWNER BY THE PLANNING BOARD THAT SUCH SPACES HAVE BEEN DETERMINED AS NECESSARY.

LEGEND

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[Symbol]	PROPOSED 18" WIDE WHITE STOP LINE
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[Symbol]	STEEL PIPE PROTECTION POST
[Symbol]	PROPOSED DIRECTIONAL ARROW (NOT PAVEMENT MARKING)
[Symbol]	PROPOSED LIGHT FIXTURES
[Symbol]	PROPOSED DOOR LOCATION

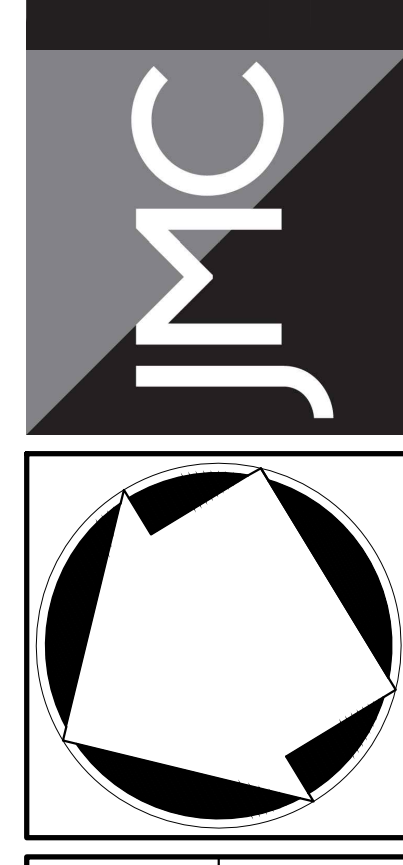
Date	10/24/2022
By	NC
Revision	
1.	RESPONSE TO TOWN COMMENTS

APPLICANT: WMG ACQUISITIONS LLC
2801 SW 31ST AVENUE, SUITE 2B
COCONUT GROVE, FL 33133

ARCHITECT: SGW ARCHITECTURE & DESIGN
444 NORTH MICHIGAN AVENUE, SUITE 1850
CHICAGO, IL 60611

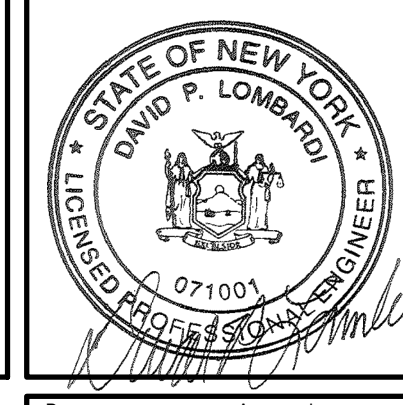
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.

120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



OVERALL SITE LAYOUT PLAN

BAYSPACE ARMONK
100 BUSINESS PARK DRIVE
TOWN OF NORTH CASTLE, NEW YORK



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

DATE: _____

CHRISTOPHER CATHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____

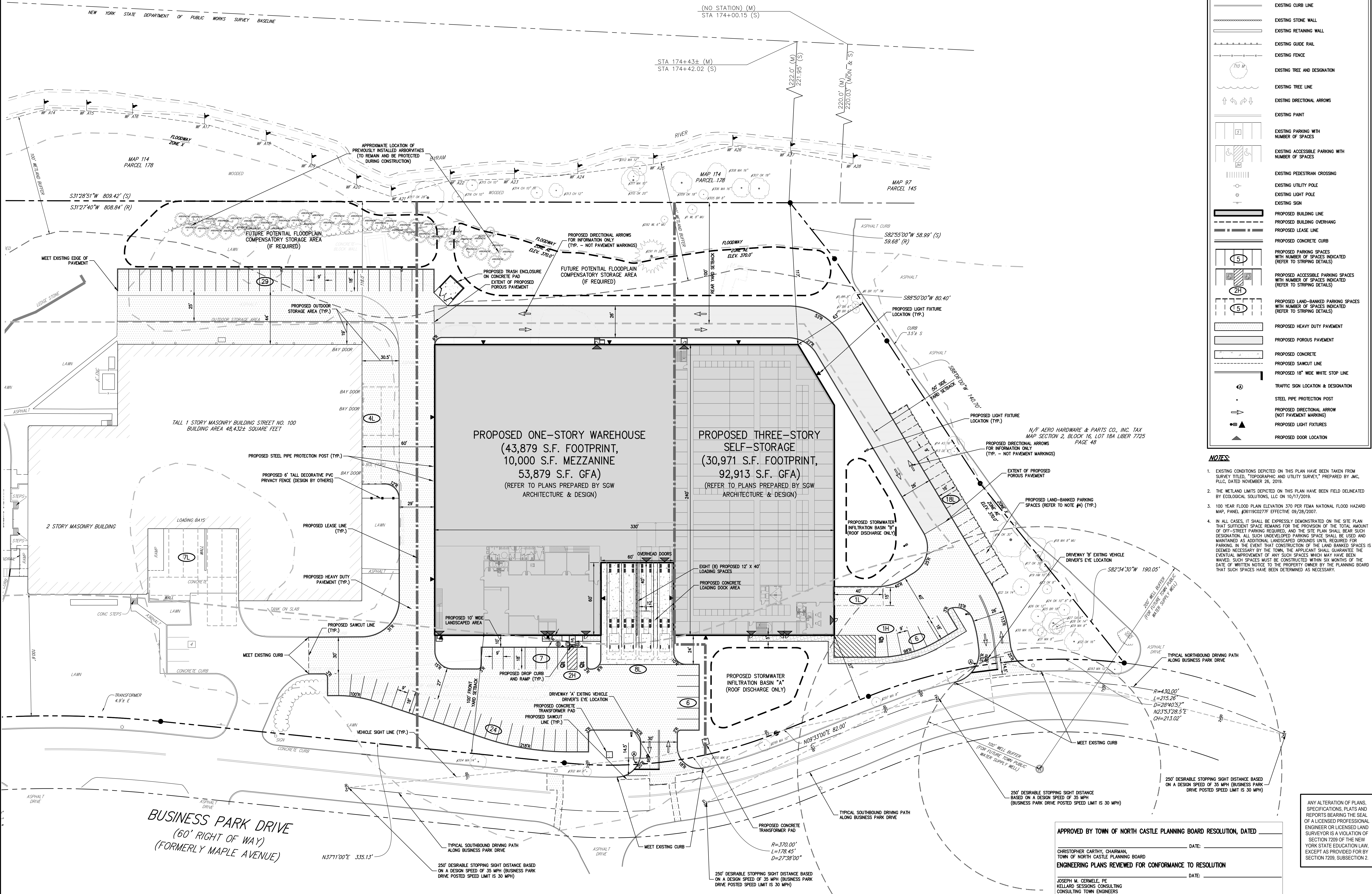
DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn	NC	Approved	DL
Scale	1" = 40'		
Date	09/12/2022		
Project No.	22090		
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Drawing No.	C-100A		

INTERSTATE ROUTE 684



DESCRIPTION	SYMBOL	SIZE	DESCRIPTION	MARKING TYPE	MARKING WIDTH	MARKING HEIGHT
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1
B	AWAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8
C	AWAY	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP-2

SYMBOL	DESCRIPTION
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APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CATHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____ DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

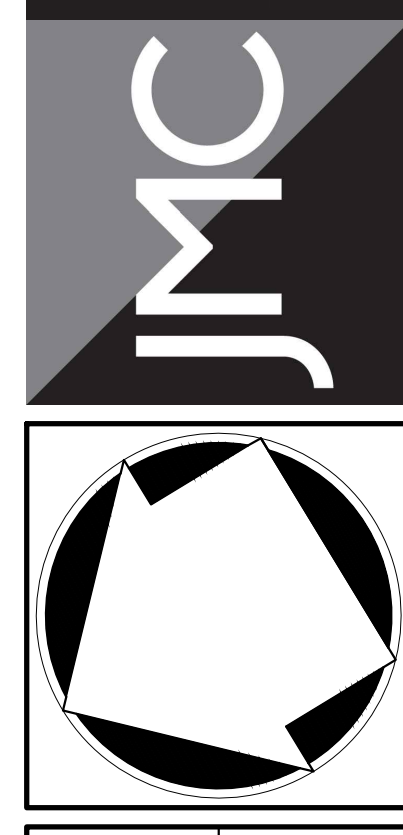
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By	Date	NC
Revision	10/24/2022	
No.	1.	RESPONSE TO TOWN COMMENTS

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COCONUT GROVE, FL 33133

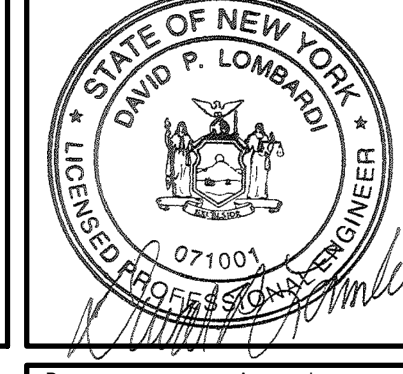
ARCHITECT: **SGW ARCHITECTURE & DESIGN**
444 NORTH MICHIGAN AVENUE, SUITE 1850
CHICAGO, IL 60611

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



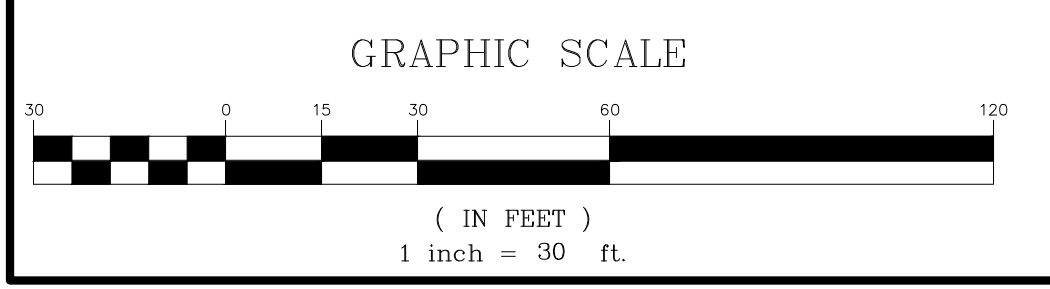
SITE LAYOUT PLAN

BAYSACE ARMONK
100 BUSINESS PARK DRIVE
TOWN OF NORTH CASTLE, NEW YORK



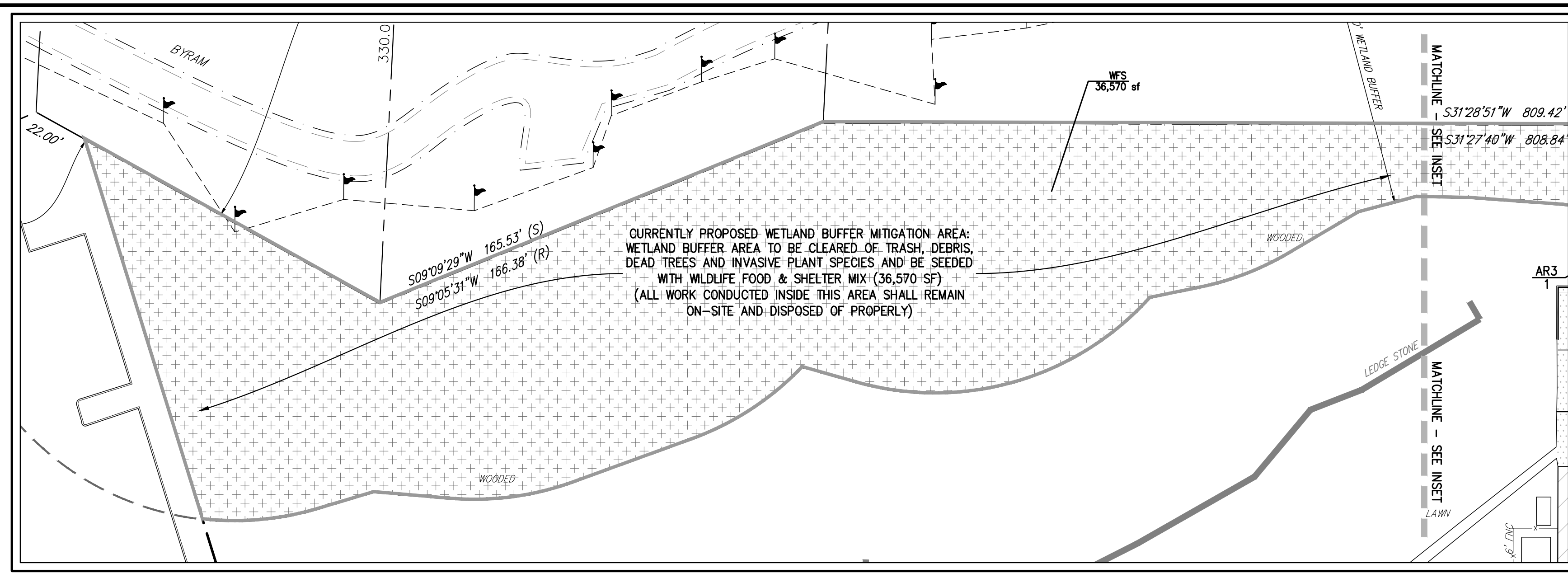
Drawn	NC	Approved	DL
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Date	09/12/2022		
Project No.	22090		
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NOT FOR CONSTRUCTION

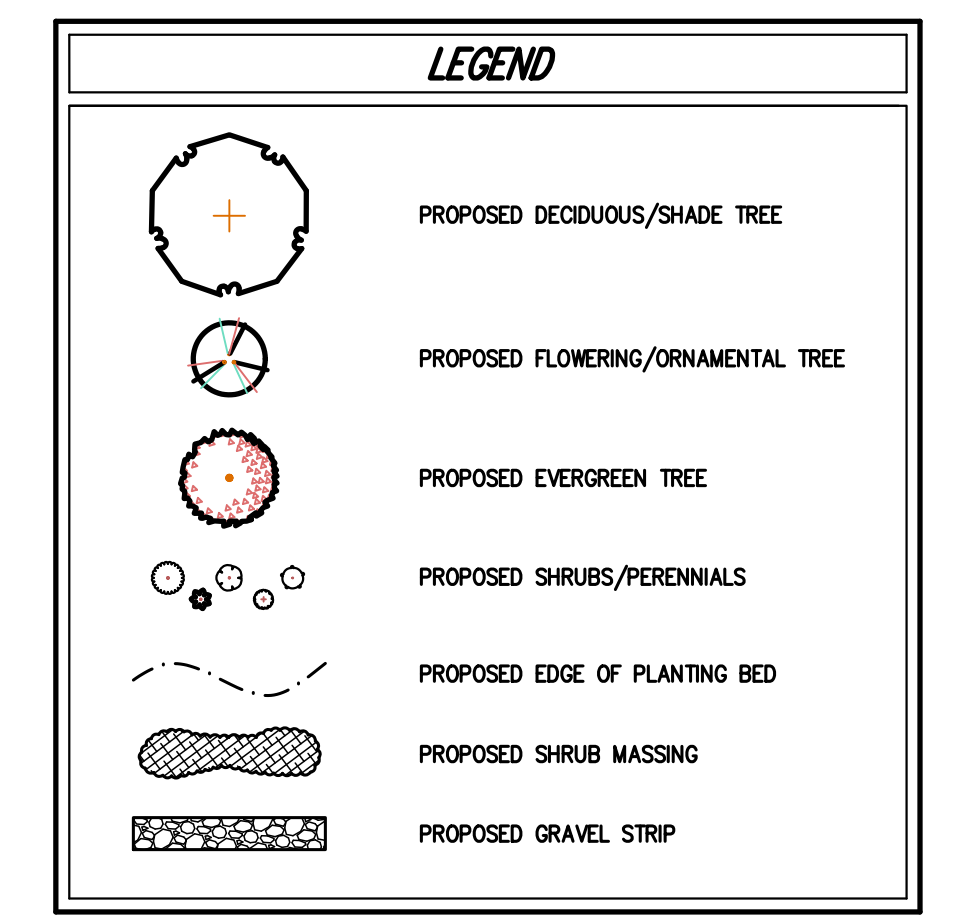


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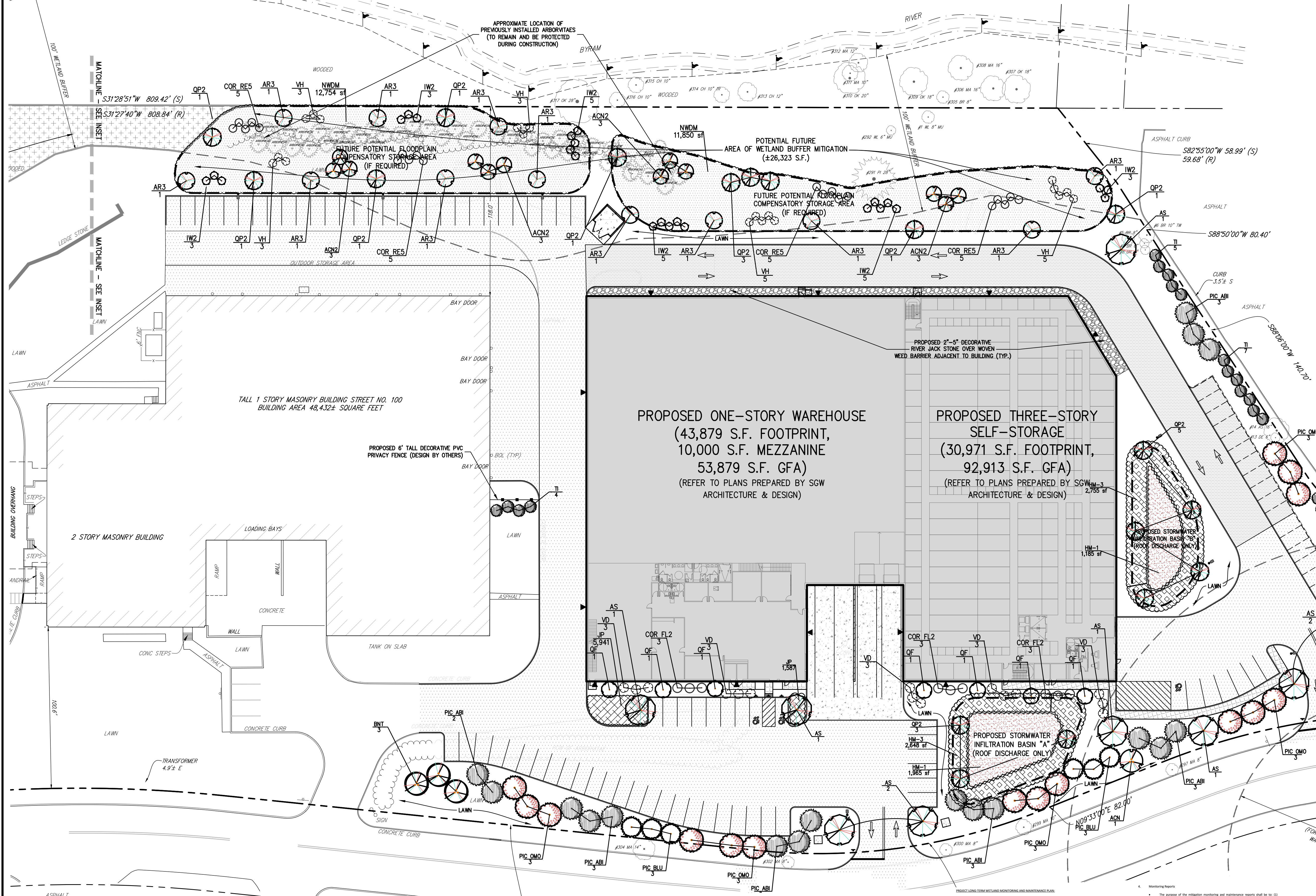
INTERSTATE ROUTE 684



- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSTRUCTION DISFORMITIES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY LIMES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
- PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK AS SPECIFIED IN THE PLANT LIST. BARE-ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
- ALL LAWN AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
- CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
- ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
- ALL PLANTINGS INSTALLED TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.



- NOTES:**
- ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (ANSI Z60.1)", LATEST EDITION.
 - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
 - ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-YEED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT MULCH SHREDED CEDAR OR BARK CHIPS AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 - ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTINGS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING PLANTING SEASON.



EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
PIC ABI	17	Picea abies / Norway Spruce	-	-
PIC OMO	15	Picea omorika / Serbian Spruce	-	-
PIC BLU	6	Picea pungens glauca / Colorado Blue Spruce	-	-
TI	20	Thuja x 'Green Giant' / Green Giant Arborvitae	8' - 10' HT.	B & B

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
AS	9	Acer saccharum 'Green Mountain' / Sugar Maple	3" - 3 1/2" Cal.	B & B
ACN	1	Amelanchier Canadensis / Shadblow Serviceberry	12" - 14" HT.	B & B
BNT	3	Betula Nigra 'Heritage' / Heritage River Birch	7" - 8" HT.	B & B
QP2	9	Quercus Palustris / Pin Oak	2 1/2" - 3" CAL.	B & B
QF	7	Quercus robur fastigiata / Pyramidal English Oak	3" - 3 1/2" CAL.	B & B

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
COR FL2	9	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	-	-
VD	15	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	5 gal	-

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
JP	7,528	Juniperus davurica 'Parsonii' / Parson's Juniper	5 gal	-

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
HM-1	3,150 sf	NYSDEC Stormwater Basin Mix #1 / Lowest Zone	seed	See Mix Detail on this Sheet
HM-3	5,403 sf	NYSDEC Stormwater Basin Mix #3 / Highest Zone	seed	See Mix Detail on this Sheet
WFS	36,570 sf	Wildlife Food & Shelter Mix / Restoration Mix	seed	See Mix Detail on this Sheet

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
AR3	12	Acer Rubrum 'Red Sunset' / Red Maple	3" - 3 1/2" Cal.	B & B
ACN2	12	Amelanchier Canadensis / Shadblow Serviceberry	3" - 4" HT.	#5 CONT.
QP2	9	Quercus Palustris / Pin Oak	2 1/2" - 3" CAL.	B & B

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
COR RES	20	Cornus sericea / Red Twig Dogwood	-	-
IW2	24	Ilex verticillata / Winterberry	3" - 4" HT.	#5 Cont
VH	19	Vaccinium corymbosum / Highbush Blueberry	3" - 4" HT.	#5 Cont

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
NWDM	24,604 sf	Northeast Wetland Diversity Mix / Restoration Mix	seed	See Mix Detail on this Sheet

PLANTING NOTES:

A. SEED MIXTURE: SUPPLEMENTAL WETLAND SEED MIX IS TO BE APPLIED TO THE FLOODPLAIN STORAGE BASINS AT 20-40 LBS/ACRE OR 1 LB PER 1,000 SF OF SEED PER ACRE AND CONSIST OF FOLLOWING:

NORTHEAST WETLAND DIVERSITY SEED MIX

% BY WT.	SPECIES	VARIETY
26.66%	EUPATORIUM PERFOLIATUM	BONESET
23.00%	GERANIUM HASTATA	BLUE VERVAIN
19.75%	PANICUM DICHTOMIFLORUM	SMOOTH PANIC-GRASS
8.00%	GOLDADO RUICOSA	WHIRLED GOLD ENDO
8.74%	EUPATORIUM MACULATUM	JOE PYE WEEED
6.65%	ELTHAMIA GRAMINIFOLIA	GRASS LEAF GOLDENROD
4.00%	PANICUM PENSYLVANICUM	PENNSYLVANIA SMARTWEED
2.90%	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.75%	BESISCUS BICOLOR	WOODS BEEBEE'S TICK
0.21%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
0.12%	VERISCOLOR	BLUE FLAG

B. HM-1 NYSDEC STORMWATER BASIN MIX #1 (HERBACEOUS) [20-40 LBS/ACRE OR 1 LB PER 1,000 SF]

% BY WT.	SPECIES	VARIETY
20.00%	ARROW ARUM (PELTANDRA VIRGINICA)	ARROW ARUM
20.00%	ARROWHEAD, DUCK POTAOE (SAGITTARIA LATIFOLIA)	ARROWHEAD
20.00%	FLAG IRIS (IRIS VESPICOLOR)	FLAG IRIS
20.00%	BUSHY BEARDGRASS (ANDROPOGON GLOMERATUS)	BUSHY BEARDGRASS
20.00%	DUCKWEED (LEMNA SP.)	DUCKWEED
20.00%	HARDEST BULRUSH (SCIRPUS ACUTUS)	HARDEST BULRUSH
20.00%	GIANT BURREED (SPARGANIUM EURYCARPUM)	GIANT BURREED
20.00%	LIZARD'S TAIL (SAURURUS CERNUUS)	LIZARD'S TAIL
20.00%	PICKERWEED (PONTEDERA CORDATA)	PICKERWEED
20.00%	SOFT-STEM BULLRUSH (SCIRPUS VALIDUS)	SOFT-STEM BULLRUSH
20.00%	SMARTWEED (POLYGONUM SP.)	SMARTWEED
20.00%	SPATTER DOCK (NUPHAR LUTEUM)	SPATTER DOCK
20.00%	WILD RICE (ZIZANIA AQUATICA)	WILD RICE

C. HM-3 NYSDEC STORMWATER BASIN MIX #3 (HERBACEOUS) [20-40 LBS/ACRE OR 1 LB PER 1,000 SF]

% BY WT.	SPECIES	VARIETY
20.00%	ELYMUS RIPARIUS (RIVERBANK WILD RYE)(20%)	ELYMUS RIPARIUS
20.00%	ELYMUS VIRGINICUS (VIRGINIA WILD RYE)(20%)	ELYMUS VIRGINICUS
20.00%	POA PALUSTRIS (FOW. BLUEGRASS)(20%)	POA PALUSTRIS
20.00%	PANICUM CANADENSE (CANADIAN FLOWER)(20%)	PANICUM CANADENSE
20.00%	PANICUM VIRGATUM (SWITCHGRASS)(10%)	PANICUM VIRGATUM
20.00%	SENNA HEBCARPA (WILD SENNA)(10%)	SENNA HEBCARPA
20.00%	ANDROPOGON GERARDI (BIG BLUESTEM)(2%)	ANDROPOGON GERARDI
20.00%	DESCHAMPSIA CAESPITOSA (TUFTED HAIRGRASS)(2%)	DESCHAMPSIA CAESPITOSA
20.00%	GLYCYERIA STRIATA (FOW. MANNAGRASS)(2%)	GLYCYERIA STRIATA
20.00%	LOBELIA CARDINALIS (CARDINAL FLOWER)(2%)	LOBELIA CARDINALIS
20.00%	JUNICUS EFFUSUS (SOFT RUSH)(1%)	JUNICUS EFFUSUS
20.00%	POLYGONUM SPP. (SMARTWEED)(1%)	POLYGONUM SPP.

D. INVASIVE SPECIES INCLUDING BUT NOT LIMITED TO RED GRASS AND JAPANESE KNOWNOT, OCKROWRN VINES COVERING VEGETATION TO REMAIN, DEBRIS, TRASH AND DEBRIS WILL BE REMOVED FROM WETLAND BUFFER AREAS AS INDICATED. REFER TO WETLAND EVALUATION AND IMPACT REPORT, PREPARED BY ECOLOGICAL SOLUTIONS, LLC, LAST REVISED 05/29/2020 FOR MORE INFORMATION. ALL CLEARED AREAS WILL BE RE-SEDED WITH "WFS-WILDLIFE FOOD & SHELTER SHRUB MIX (CRMYX-138) EQUIVALENT.

WFS - WILDLIFE FOOD & SHELTER MIX (CRMYX-138)

SEEDING RATE:	20 LBS PER ACRE OR 1 LB PER 1,000 SF.
MIX TYPE:	SEE LIST
SPECIES LIST:	31% FOL SEED, (CAREX VILPINOIDEA) PA ECOTYPE 20% VIRGINIA WILDBERRY, (ELMUS VIRGINICUS) PA ECOTYPE 10% LUPIN (SHALLOW SEED), (CAREX LURIDA) PA ECOTYPE 11% LUPIN SEED, (CAREX LURIDA) PA ECOTYPE 6% BLACK CHERRYBERRY, (ARONIA MILDICORPA) (PRUNUS MYRSORBUS M. JPHOITINA M.) ON ECOTYPE 6% BROWNWOOD, (VIBURNUM DENTATUM) ECOTYPE 6% SWAMP ROSE, (ROSA PALUSTRIS) PA ECOTYPE 4% BLUNT BROOM SEED, (CAREX SCORPARIUM) PA ECOTYPE 4% BUTTONEBUSH, (CEPHALANTHUS OCCIDENTALIS) 2% SWAMP ROSE, (ROSA PALUSTRIS) PA ECOTYPE 1% STEELBUSH, (SPIREA TOMENTOSA), PA ECOTYPE

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLANTS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED

CHRISTOPHER CARTH, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERMELE, PE
 KELLARD SESSIONS CONSULTING
 CONSULTING TOWN ENGINEERS

DATE: _____

DATE: _____

GRAPHIC SCALE
 1 inch = 30 ft.

CURRENTLY PROPOSED DISTURBANCE		POTENTIAL FUTURE DISTURBANCE (INCLUDING COMPENSATORY STORAGE BASINS)	
DISTURBANCE WITHIN WETLAND:	0 S.F. (0.00 AC)	DISTURBANCE WITHIN WETLAND:	0 S.F. (0.0 AC)
DISTURBANCE WITHIN BUFFER:	5,000 S.F. (0.114 AC)	DISTURBANCE WITHIN BUFFER:	27,000 S.F. (0.619 AC)
PROPOSED MITIGATION AREA WITHIN WETLAND BUFFER:	36,570 S.F. (0.839 AC)	PROPOSED MITIGATION AREA WITHIN WETLAND BUFFER:	58,842 S.F. (1.300 AC)
PROPOSED MITIGATION AREA OUTSIDE OF WETLAND BUFFER:	0 S.F. (0.000 AC)	PROPOSED MITIGATION AREA OUTSIDE OF WETLAND BUFFER:	4,091 S.F. (0.093 AC)
TOTAL MITIGATION AREA:	36,570 S.F. (0.839 AC)	TOTAL MITIGATION AREA:	62,933 S.F. (1.443 AC)
MITIGATION RATIO:	36,570 S.F. / 5,000 S.F. = 7.314	MITIGATION RATIO:	62,933 S.F. / 27,000 S.F. = 2.329

PERVIOUS & IMPERVIOUS AREAS WITHIN WETLAND BUFFER

EXISTING	PROPOSED
PERVIOUS AREA: 70,243 S.F.	PERVIOUS AREA: 70,658 S.F.
IMPERVIOUS AREA: 5,023 S.F.	IMPERVIOUS AREA: 4,808 S.F.

DISTURBANCE SUMMARY

The purpose of this summary is to provide a clear and concise overview of the project's impact on the wetland and its buffer. This summary is intended to be used in conjunction with the project's environmental assessment and to provide a clear and concise overview of the project's impact on the wetland and its buffer.

1. **Project Description:** The project consists of the construction of a proposed one-story warehouse (43,879 S.F. footprint, 10,000 S.F. mezzanine, 53,879 S.F. G.F.A.) and a proposed three-story self-storage facility (30,971 S.F. footprint, 92,913 S.F. G.F.A.) on a site located adjacent to Interstate Route 684. The site is currently a wetland area and is subject to various regulatory requirements.

2. **Wetland and Buffer Identification:** The wetland area is identified as a wetland of public interest and is subject to the provisions of the New York State Environmental Conservation Law (ECL) and the New York State Wetland Conservation Act (WSCA). The wetland area is located on the eastern side of the site and is adjacent to Interstate Route 684. The wetland area is currently a wetland of public interest and is subject to the provisions of the ECL and the WSCA.

3. **Disturbance Summary:** The project will result in the disturbance of the wetland and its buffer. The currently proposed disturbance is 5,000 S.F. (0.114 AC) within the wetland buffer. The potential future disturbance, including compensatory storage basins, is 27,000 S.F. (0.619 AC) within the wetland buffer. The project will also result in the disturbance of the wetland area, which is currently a wetland of public interest and is subject to the provisions of the ECL and the WSCA.

4. **Mitigation Measures:** The project will implement various mitigation measures to offset the impact of the disturbance on the wetland and its buffer. These measures include the construction of compensatory storage basins, the installation of a stormwater infiltration basin, and the implementation of a wetland management plan. The project will also implement various measures to protect the wetland and its buffer from further disturbance, including the installation of a perimeter fence and the implementation of a wetland management plan.

5. **Conclusion:** The project will result in the disturbance of the wetland and its buffer. However, the project will also implement various mitigation measures to offset the impact of the disturbance on the wetland and its buffer. The project will also implement various measures to protect the wetland and its buffer from further disturbance, including the installation of a perimeter fence and the implementation of a wetland management plan.

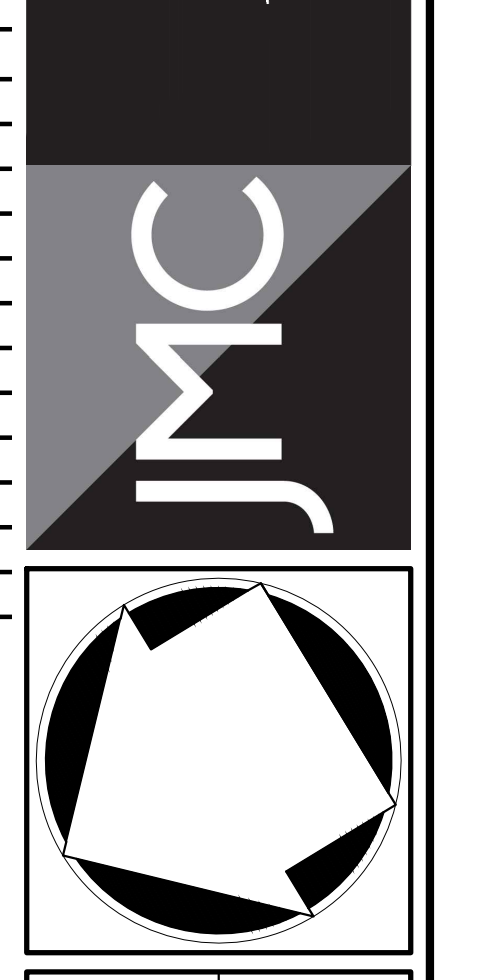
No.	Revision	Date
1.	RESPONSE TO TOWN COMMENTS	10/24/2022

WJM ACQUISITIONS LLC
 2801 SW 31ST AVENUE, SUITE 2B
 COCONUT GROVE, FL 33133

SGW ARCHITECTURE & DESIGN
 444 NORTH MICHIGAN AVENUE, SUITE 1850
 CHICAGO, IL 60611

JMC
 JMC Planning, Engineering, Landscaping
 Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.

120 BEDFORD ROAD • BRIDGEVILLE, NY 10504
 voice 914.273.5225 • fax 914.273.2192
 www.jmcpic.com



SITE LANDSCAPING & WETLAND MITIGATION PLAN

BAYSACE ARMONK
 100 BUSINESS PARK DRIVE
 TOWN OF NORTH CASTLE, NEW YORK

Scale: 1" = 30'

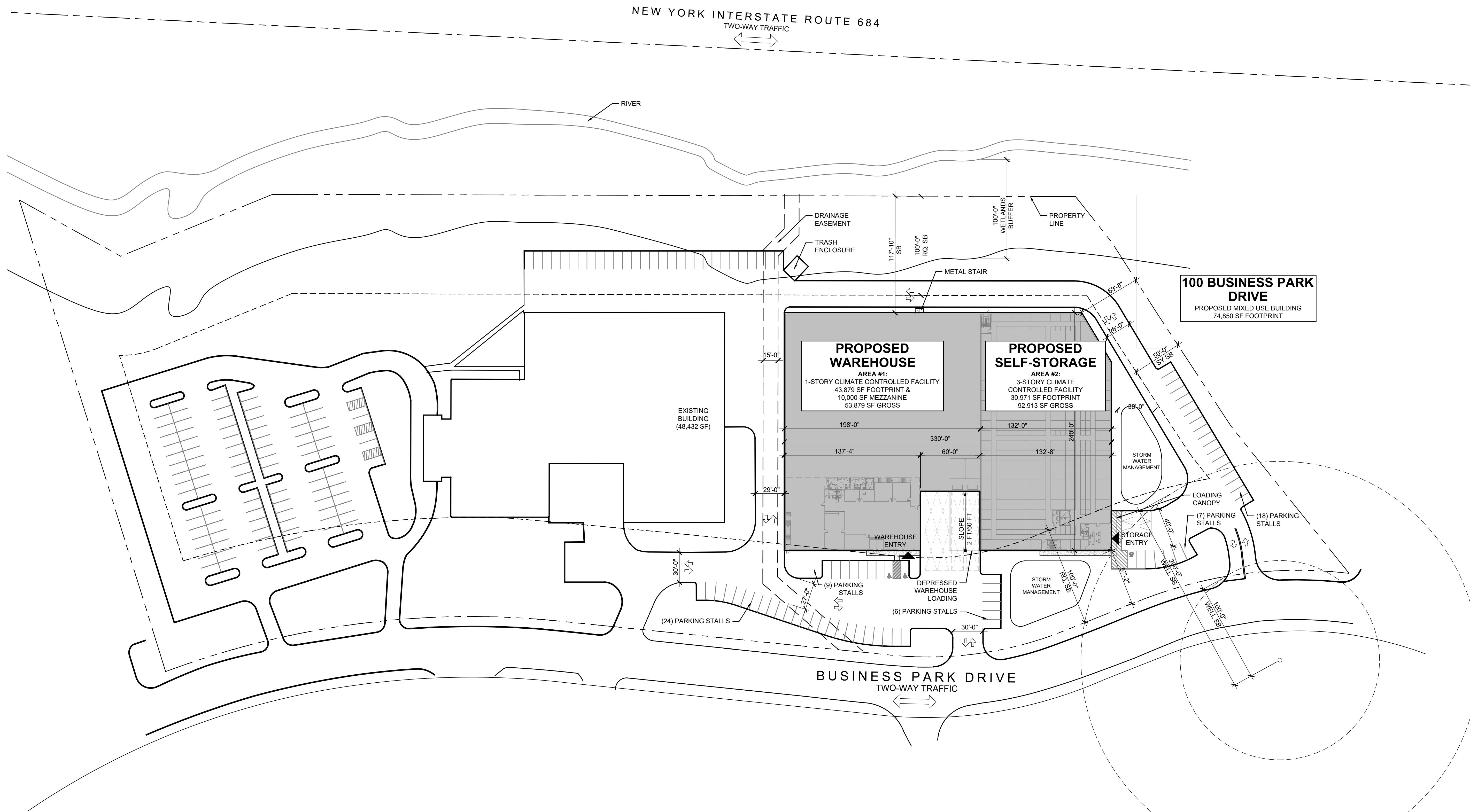
Date: 09/12/2022

Project No: 22090

22090 - E - LAND

Drawn by: NC Approved by: DL

C-500



100 BUSINESS PARK DRIVE
 PROPOSED MIXED USE BUILDING
 74,850 SF FOOTPRINT

PROPOSED WAREHOUSE
 AREA #1:
 1-STORY CLIMATE CONTROLLED FACILITY
 43,879 SF FOOTPRINT &
 10,000 SF MEZZANINE
 53,879 SF GROSS

PROPOSED SELF-STORAGE
 AREA #2:
 3-STORY CLIMATE CONTROLLED FACILITY
 30,971 SF FOOTPRINT
 92,913 SF GROSS

EXISTING BUILDING
 (48,432 SF)

(24) PARKING STALLS

(9) PARKING STALLS

(6) PARKING STALLS

(7) PARKING STALLS

(18) PARKING STALLS

100'-0" WELL SB

30'-0" R.O. SB

30'-0" R.O. SB

30'-0" R.O. SB

30'-0" R.O. SB

30'-0" R.O. SB

30'-0" R.O. SB

30'-0" R.O. SB

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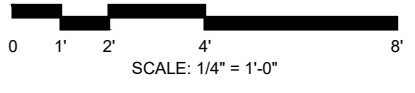
30'-0" R.O. SB

30'-0" R.O. SB

30'-0" R.O. SB

10/20/22 - ISSUED FOR ZONING

NOT FOR CONSTRUCTION



NO	DATE	ISSUE DESCRIPTION
2	10/20/22	ISSUED FOR ZONING
1	09/12/22	ISSUED FOR ZONING

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PRINCIPAL: MS P.M. CM
 QC BY: TBD DRAWN BY: MV, AB, SD, SR



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 SGW ARCHITECTURE & DESIGN

100 BUSINESS PARK DRIVE

ARMONK, NEW YORK 10504

SITE PLAN

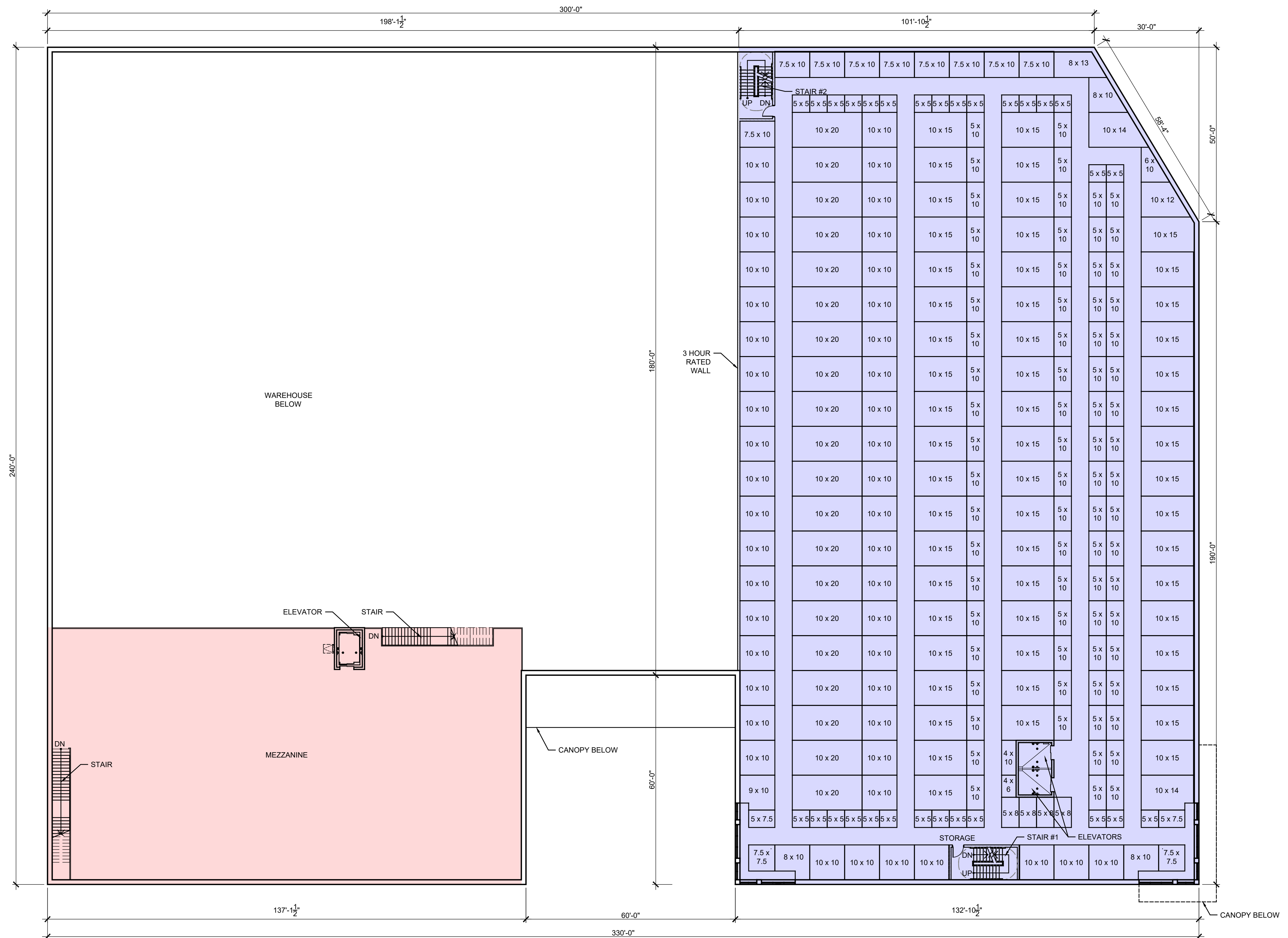
1 SITE PLAN
 SCALE: 1" = 50'-0"



A0-01

GROSS AREA LEGEND

- WAREHOUSE AREA
- TOTAL MEZZANINE AREA = 10,000 SF
- STORAGE AREA
- TOTAL SECOND FLOOR AREA = 30,900 SF



1 SECOND FLOOR/
MEZZANINE PLAN
SCALE: 1/16" = 1'-0"

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SECOND FLOOR/
MEZZANINE PLAN

NORTH

A-102

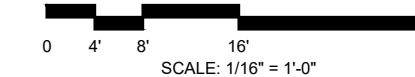
KEY NOTE MATERIAL LEGEND

- ① PAINTED SPLIT FACED CMU FINISH
- 8" x 16"
- COLOR: CITYSCAPE
- ② EIFS - 310 FINE SAND FINISH
- COLOR: NEBULOUS WHITE
- ③ EIFS - 310 FINE SAND FINISH
- COLOR: EXR WASABI
- ④ OVERHEAD DOOR
- COLOR: ARGOS
- ⑤ LIGHT FIXTURE
- ⑥ STOREFRONT SYSTEM
- FINISH: CLEAR ANODIZED
- ⑦ CANOPY
- COLOR: IRON ORE
- ⑧ STORAGE SIGNAGE
- 88 SF PROVIDED, 88 SF PERMITTED
- ⑨ PRE-FINISHED ALUMINUM COPING
- COLOR: ARGOS
- ⑩ BRAKE METAL SPANDREL PANEL
- COLOR: CLEAR ANODIZED TO MATCH STOREFRONT
- ⑪ SLIDING LOADING DOOR
- FINISH: CLEAR ANODIZED
- ⑫ EIFS - 310 FINE SAND FINISH
- COLOR: ARGOS
- ⑬ WAREHOUSE SIGNAGE
- 109 SF PERMITTED

COLOR LEGEND

- EXR WASABI
- NEBULOUS WHITE
SHERWIN WILLIAMS 7063
- ARGOS
SHERWIN WILLIAMS 7065
- CITYSCAPE
SHERWIN WILLIAMS 7067
- IRON ORE
SHERWIN WILLIAMS 7069
- CLEAR ANODIZED FINISH

NOT FOR CONSTRUCTION



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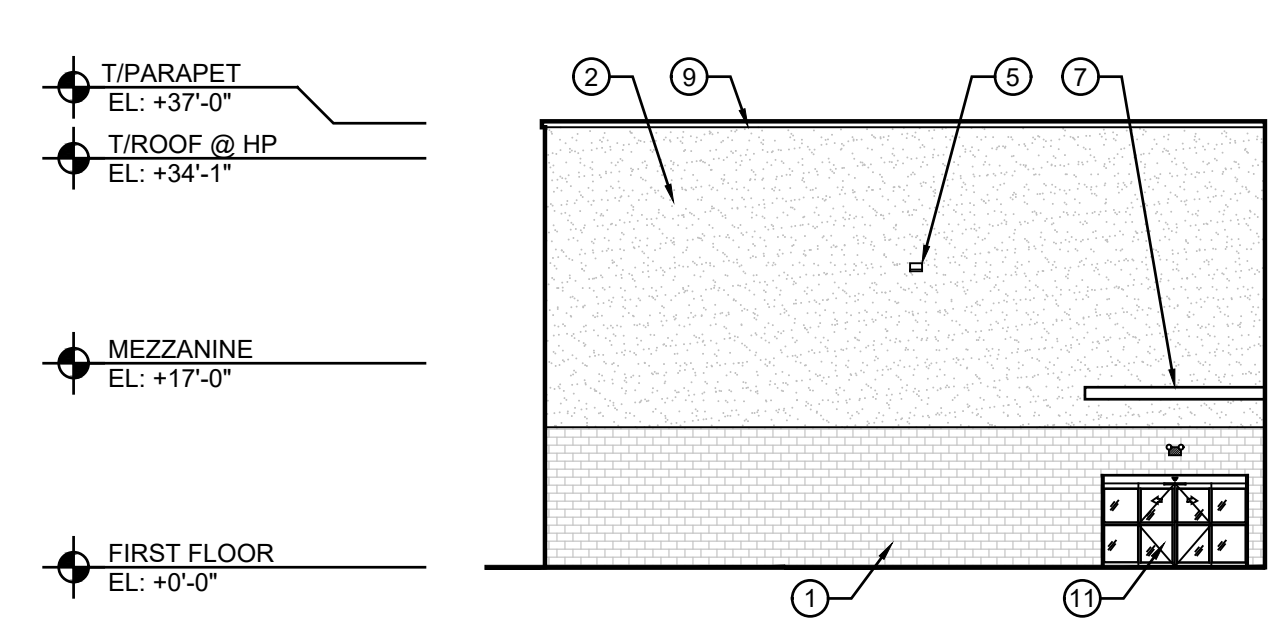
SULLIVAN & WILSON P.C. d/b/a
SGW ARCHITECTURE & DESIGN

100 BUSINESS PARK DRIVE

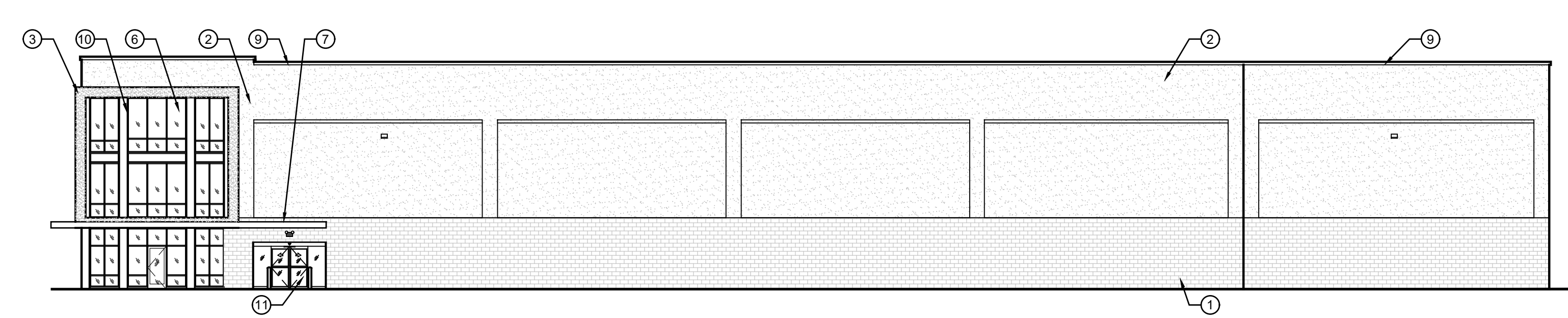
ARMONK, NEW YORK 10504

BUILDING ELEVATIONS

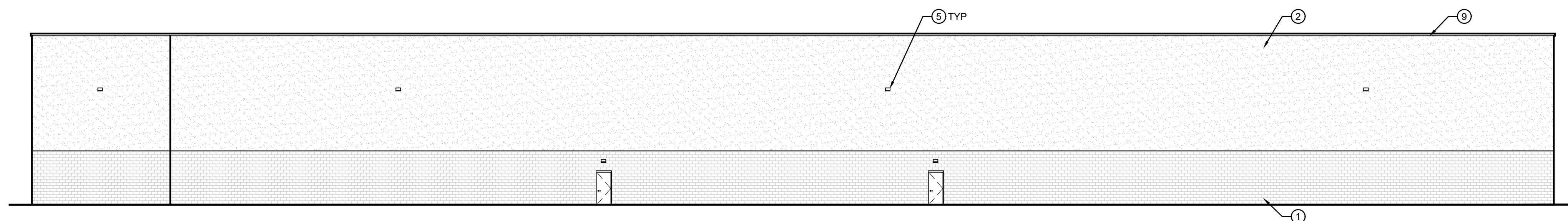
A-201



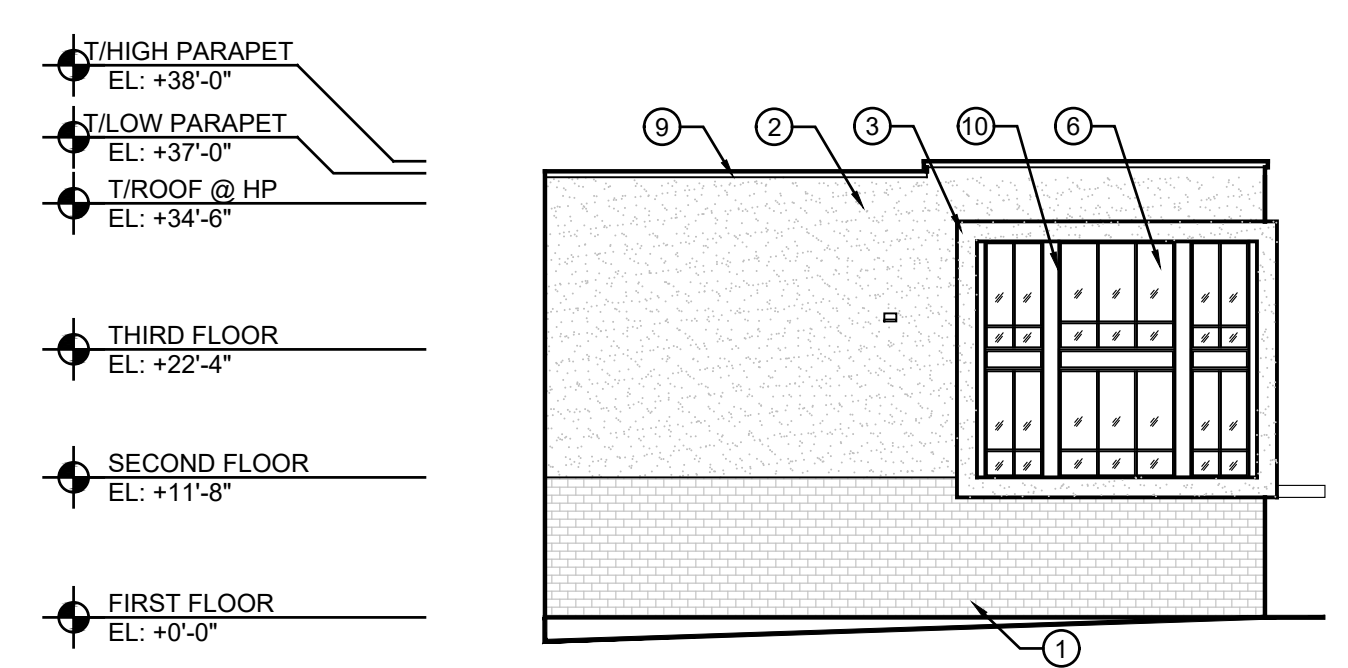
6 EAST LOADING ELEVATION
SCALE: 1/16" = 1'-0"



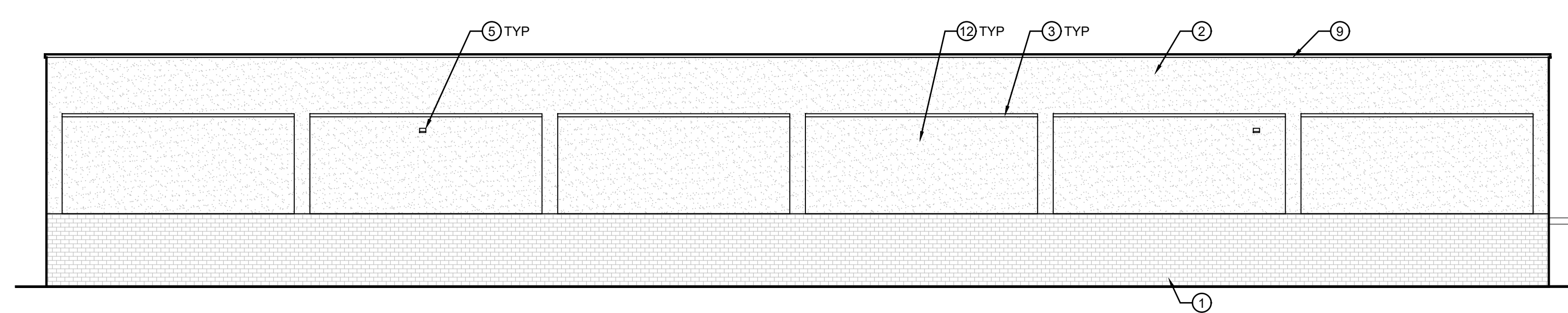
5 EAST ELEVATION
SCALE: 1/16" = 1'-0"



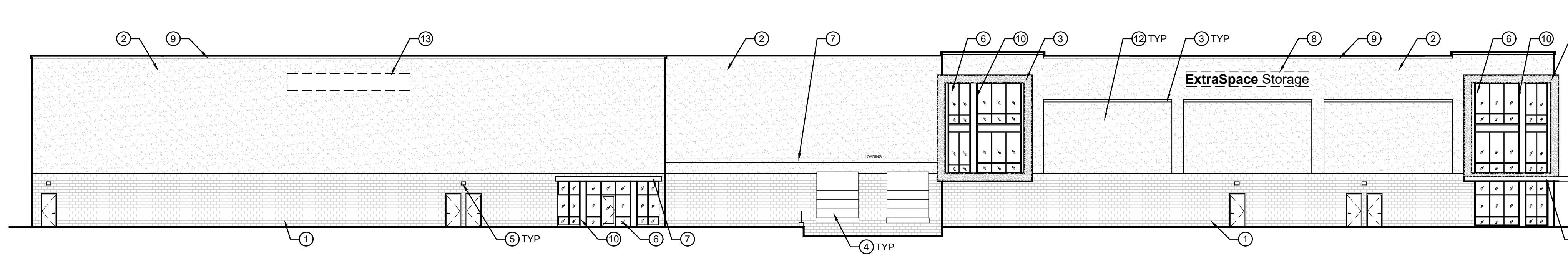
4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST LOADING ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

