



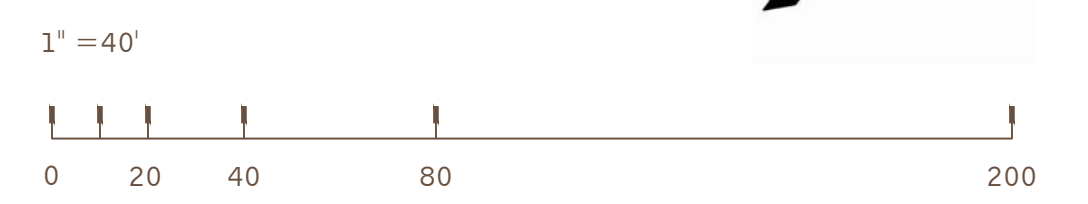
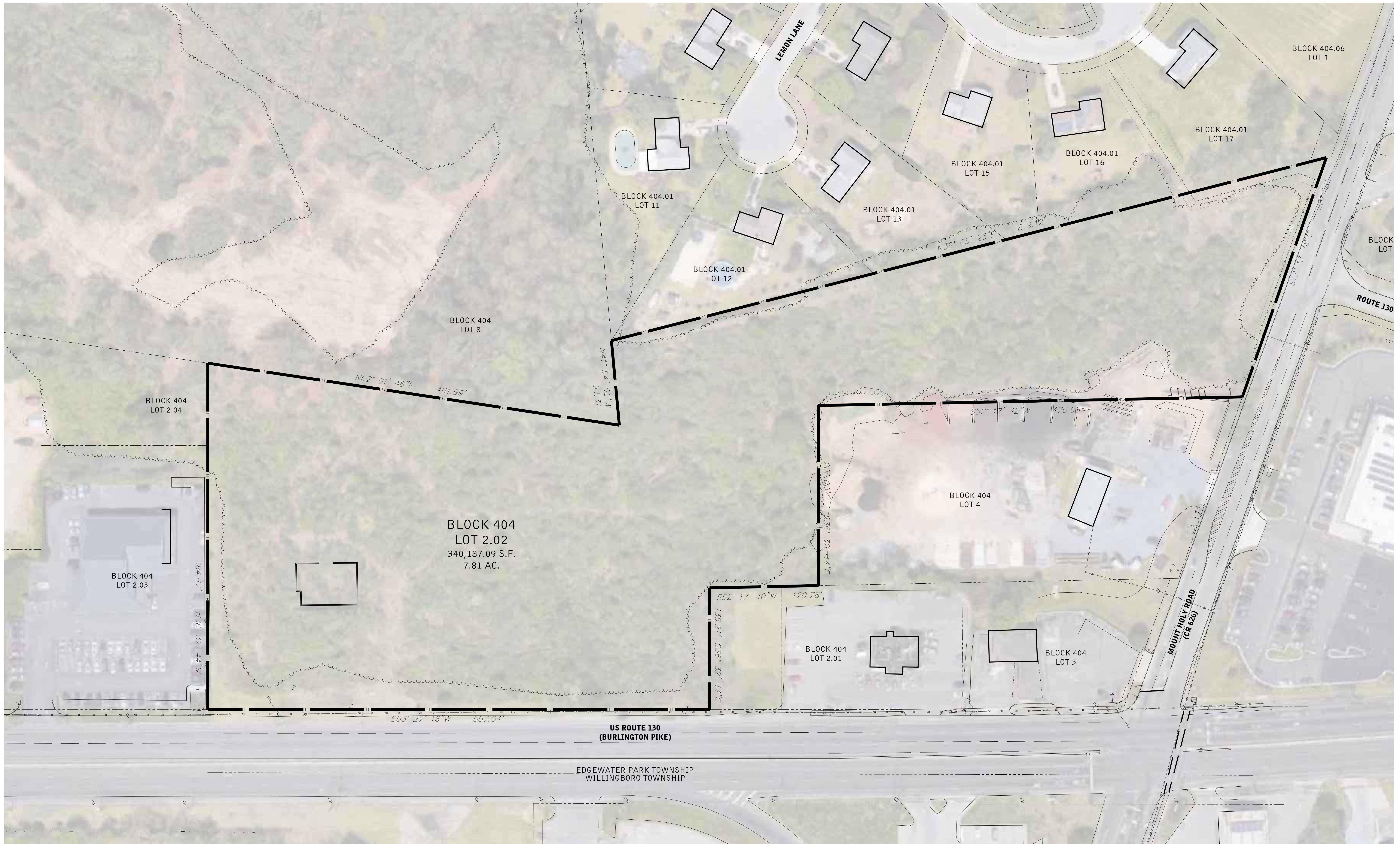
EDGEWATER SELF STORAGE

4201 ROUTE 130
EDGEWATER PARK, NEW JERSEY

PLANNING BOARD SUBMISSION SET
NYC19-0005-00
07.20.2020
12.07.2020

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING



BULK STANDARDS			
ZONING DISTRICT: C-3 - HIGHWAY COMMERCIAL			
ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
Proposed Use		Self Storage	No*
Site			
Minimum Lot Area	2 AC	340,184 SF	Yes
Minimum Lot Width	200 FT	282 FT	Yes
Minimum Lot Depth	200 FT	316 FT	Yes
Yard and Bulk Requirements			
Minimum Front Yard Setback			Yes
Route 130	60 FT	68 FT	Yes
Mount Holly Road	60 FT	50.6 FT (Building I)	No*
Minimum Side Yard Setback	30 FT	10 FT (Buildings C & J)	No*
Minimum Rear Yard Setback	50 FT	50.1 FT	Yes
Maximum Building Height	45 FT	45 FT	Yes
	3 Stories	3 Stories	Yes
Maximum Impervious Coverage	60 %	51 %	Yes

* Variance Required

UNITS PROVIDED		
UNIT SIZE	SQ.FT.	#UNITS
5X5 CC	25	241
5X10 CC	50	51
5X10 NCC	50	43
7X10 NCC	70	53
5X15 CC	75	9
8X10 NCC	80	41
10X10 CC	100	283
10X10 NCC	100	91
10X15 CC	150	64
10X15 NCC	150	11
10X20 CC	200	14
10X20 NCC	200	34
10X25 NCC	250	15
10X30 NCC	300	32
TOTAL		982



LEGEND

- ⦿ LIGHT POLE
- ▬ WALPAK
- ▼ DOOR
- ➔ SIGN

1" = 40'

0 20 40 80 200

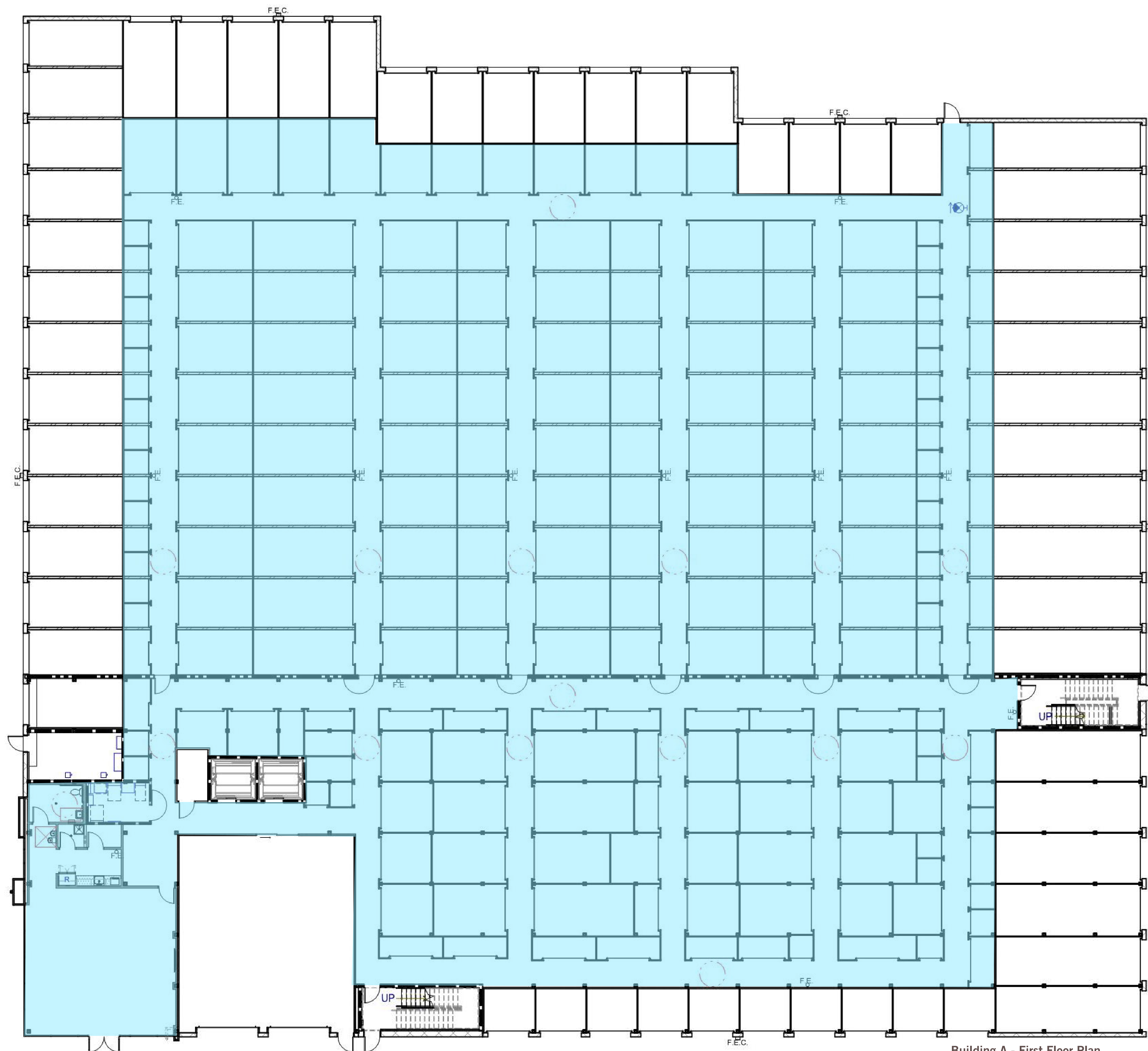




NOTE:
BUILDING SIGNAGE, 'TENANT STORAGE', MAX AREA : 40SF



ELEVATED PERSPECTIVE FROM ADJACENT LOTS



Building A - First Floor Plan

BUILDING A 1ST FLOOR

5X5 UNITS:	53
5X10 UNITS:	32
5X15 UNITS:	7
8X10 UNITS:	-
10X10 UNITS:	56
10X15 UNITS:	71
10X20 UNITS:	35
10X25 UNITS:	-
10X30 UNITS:	17
TOTAL UNITS:	271

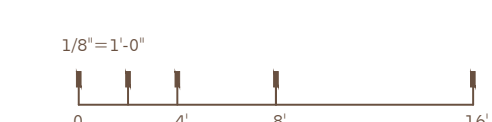
BUILDING A 2ND FLOOR

5X5 UNITS:	55
5X10 UNITS:	4
5X15 UNITS:	1
8X10 UNITS:	1
10X10 UNITS:	87
10X15 UNITS:	3
10X20 UNITS:	1
10X25 UNITS:	-
10X30 UNITS:	-
TOTAL UNITS:	152

BUILDING A 3RD FLOOR

5X5 UNITS:	55
5X10 UNITS:	4
5X15 UNITS:	1
8X10 UNITS:	1
10X10 UNITS:	87
10X15 UNITS:	3
10X20 UNITS:	1
10X25 UNITS:	-
10X30 UNITS:	-
TOTAL UNITS:	152

Climate Controlled
 NonClimate Controlled

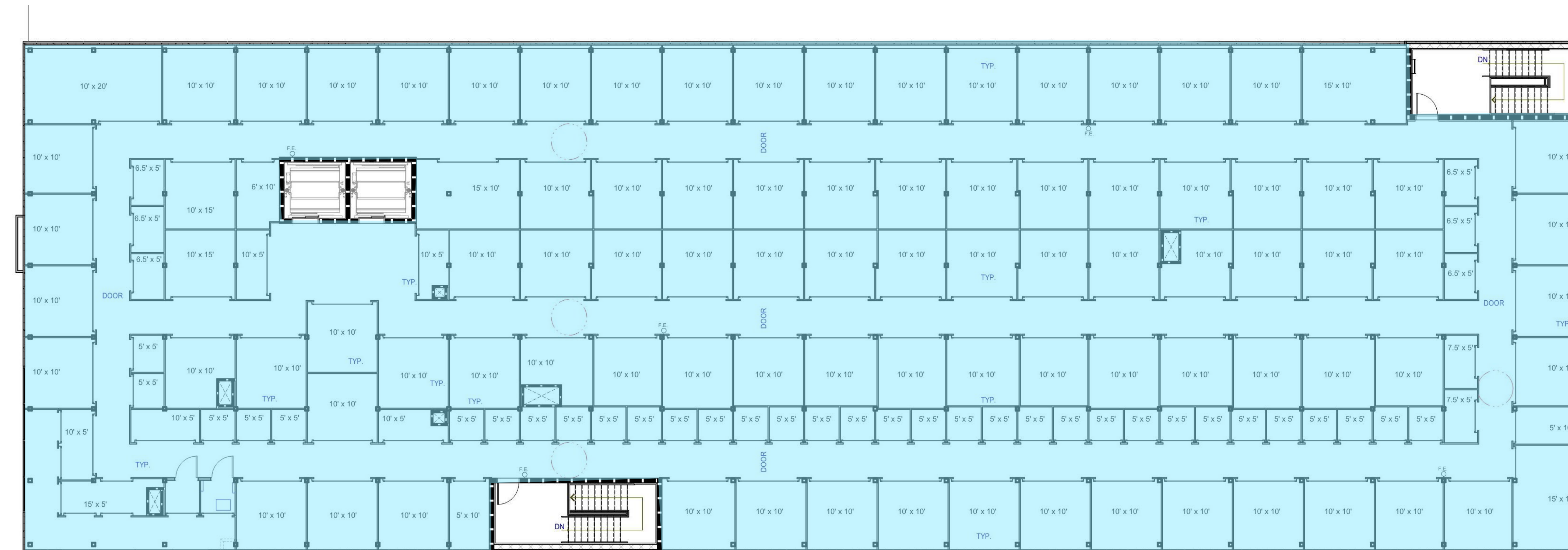




Building A - Second Floor Plan

BUILDING A 2ND FLOOR

5X5 UNITS:	55
5X10 UNITS:	4
5X15 UNITS:	1
8X10 UNITS:	1
10X10 UNITS:	87
10X15 UNITS:	3
10X20 UNITS:	1
10X25 UNITS:	-
10X30 UNITS:	-
TOTAL UNITS:	152

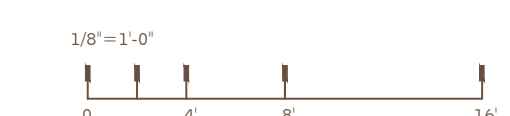


Building A - Third Floor Plan

BUILDING A 3RD FLOOR

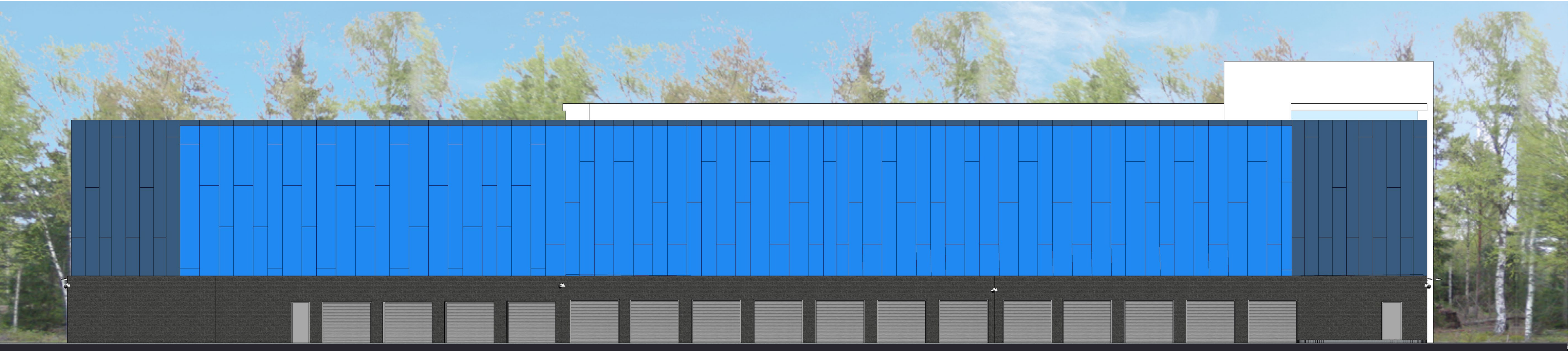
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5X10 UNITS:	4
5X15 UNITS:	1
8X10 UNITS:	1
10X10 UNITS:	87
10X15 UNITS:	3
10X20 UNITS:	1
10X25 UNITS:	-
10X30 UNITS:	-
TOTAL UNITS:	152

	Climate Controlled
	NonClimate Controlled





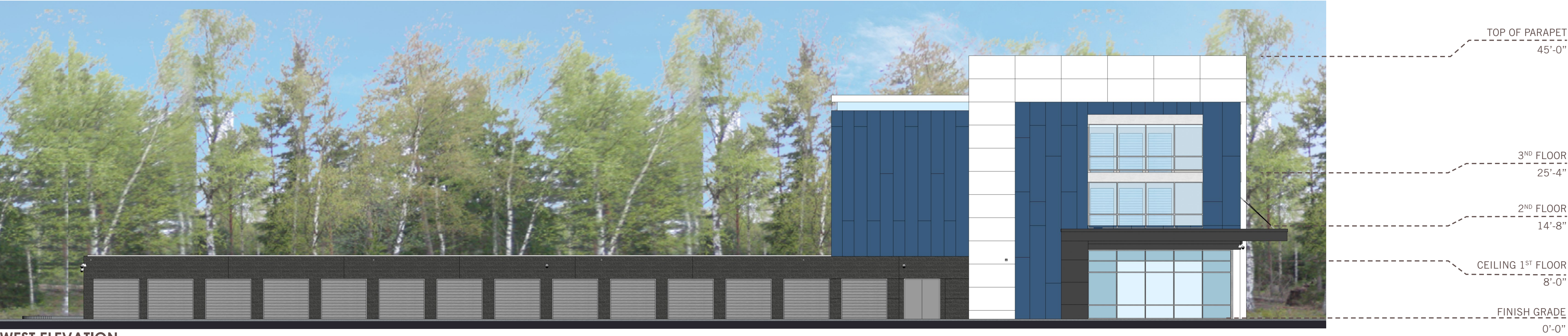
SOUTH ELEVATION



NORTH ELEVATION



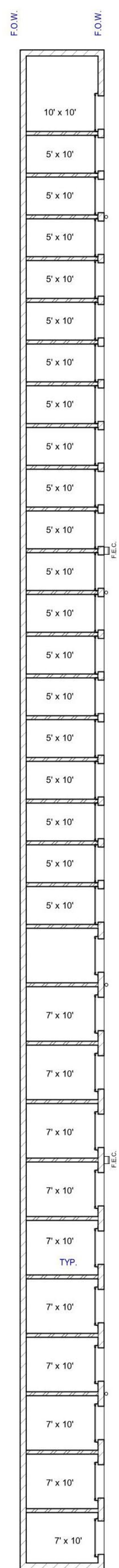
EAST ELEVATION



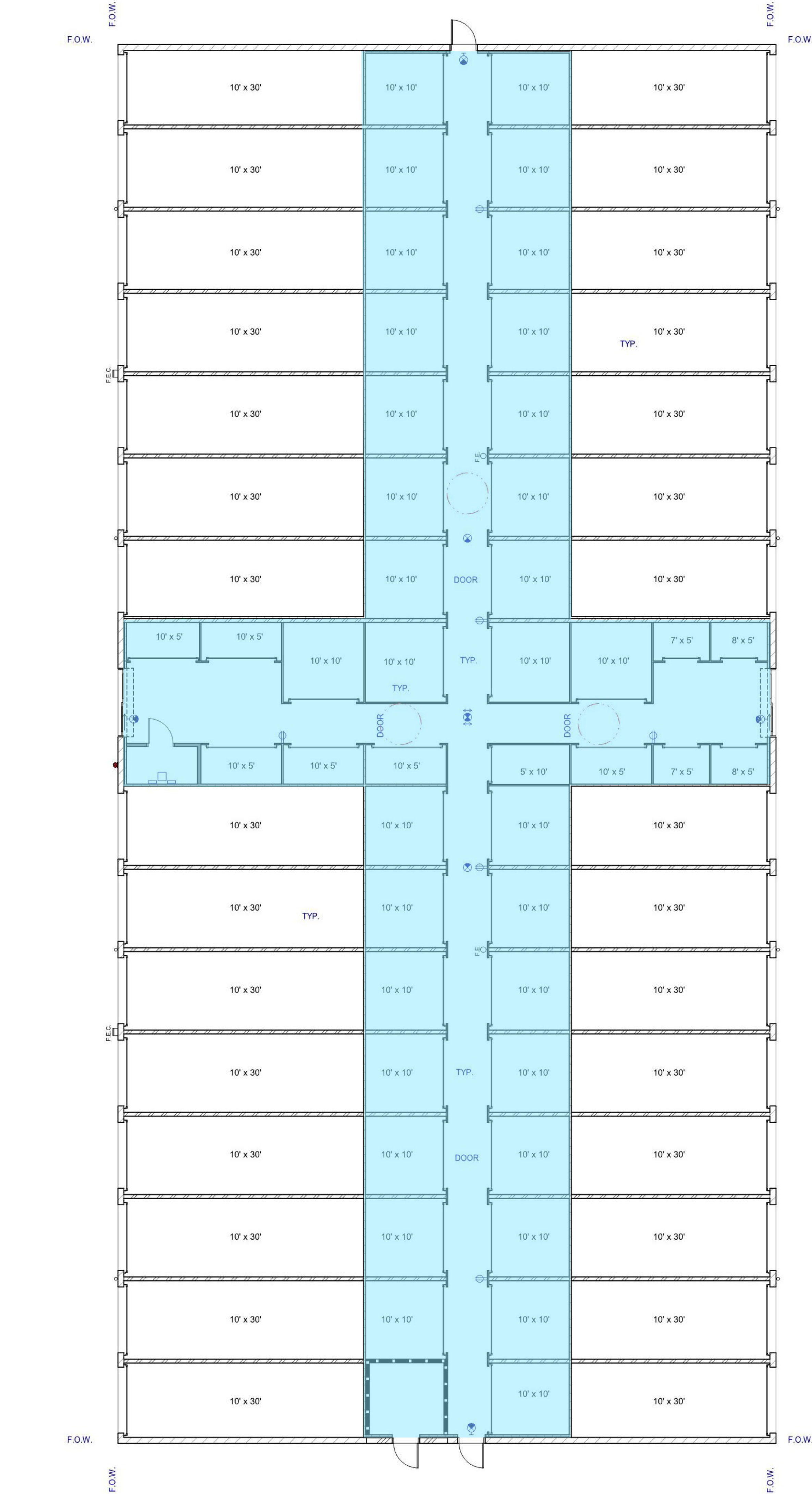
WEST ELEVATION

KEYNOTES

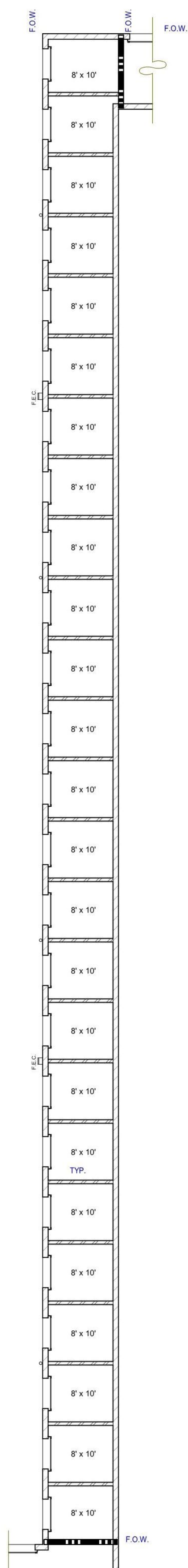
- 1 INSULATED METAL PANEL
- 2 INTEGRALLY COLORED OMNIBLOCK, 8" & 12" WITH EITHER SPLIT FACE OR GROUND FACE FINISH, WITH SEALER.
- 3 INSULATED STOREFRONT GLAZING IN THERMALLY BROKEN ALUMINUM FRAME
CLEAR ANODIZED FRAME W/ SOLARBAN VISSION GLASS
- 4 DUAL PANE SPANDREL GLASS W/ OPACITY COATING ON 4TH SURFACE
SW 7006 "EXTRA WHITE"
- 5 ALUMINUM ACCENT ELEMENT W/ FAUX PRINT OF STORAGE DOORS AND INSULATED GLAZING SYSTEM
PREFINISHED
- 6 INSULATED SECTIONAL OVERHEAD DRIVE-IN (GRADE LEVEL) DOOR
PREFINISHED
- 7 COMPOSITE METAL PANEL CLAD CANOPY ELEMENT
PRE-FINISHED
- 8 BREAK METAL SOFFIT W/ LED INSET LIGHT
PRE-FINISHED
- 9 PRECAST MASONRY LEDGE TRIM
INTEGRALLY COLORED
- 10 TENANT SIGNAGE ON STAND-OFFS
BUILDING SIGNAGE MAX AREA : 40SF



Building B - First Floor Plan



Building C - First Floor Plan



Building E - First Floor Plan

BUILDING B

5X10 UNITS :	21
7x10 UNITS:	11
TOTAL UNITS :	32

BUILDING C

10X10 UNITS :	10
10X20 UNITS :	1
TOTAL UNITS :	11

BUILDING D

5x8 UNITS	2
5x8 UNITS	2
5X10 UNITS :	8
7x10 UNITS:	-
8x10 UNITS:	-
10X10 UNITS :	34
10x15 UNITS:	-
10X20 UNITS :	-
10x25 UNITS:	-
10x30 UNITS:	30

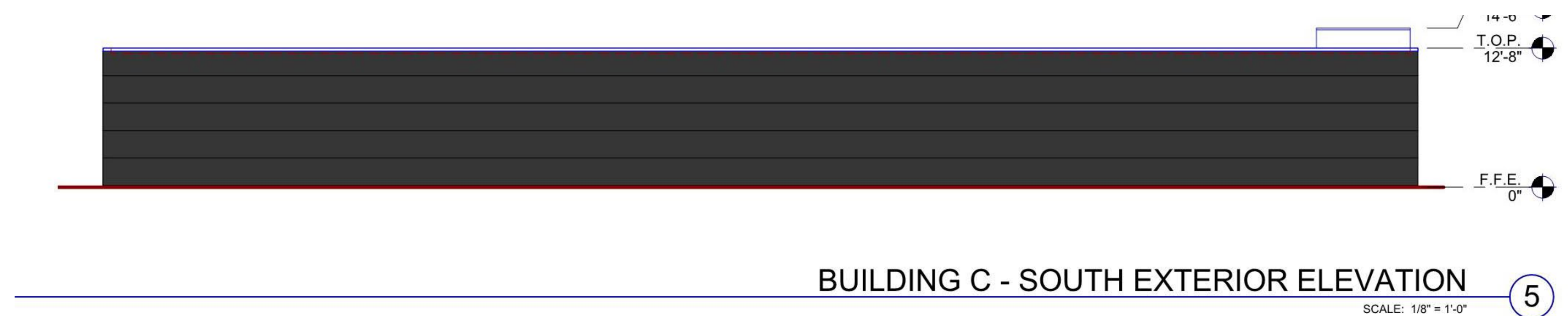
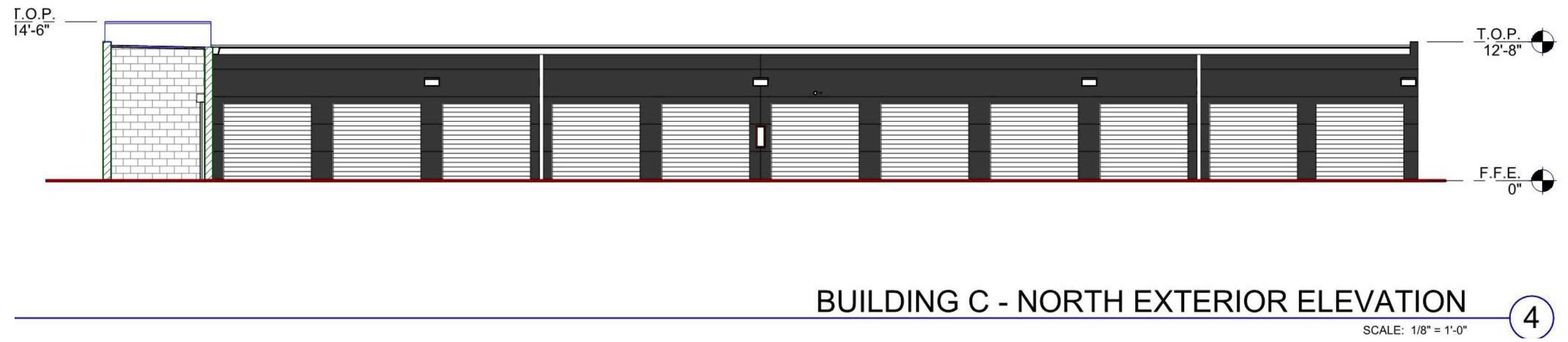
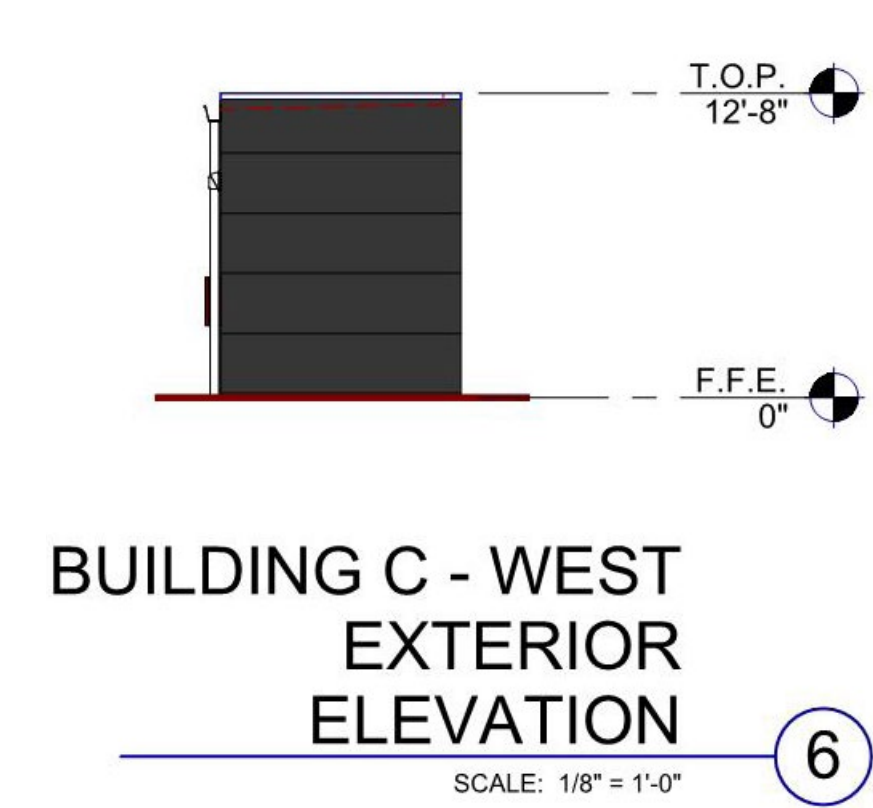
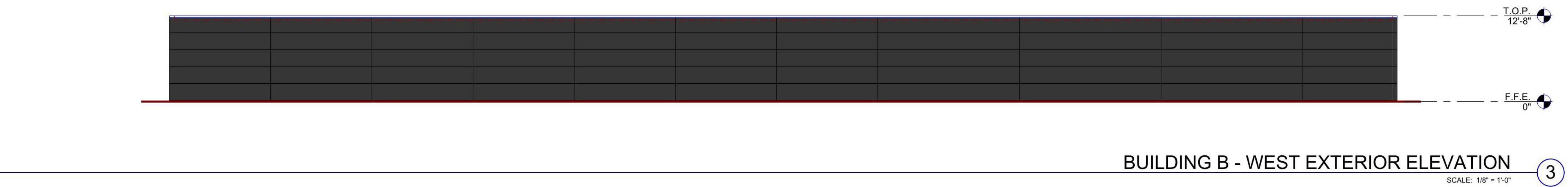
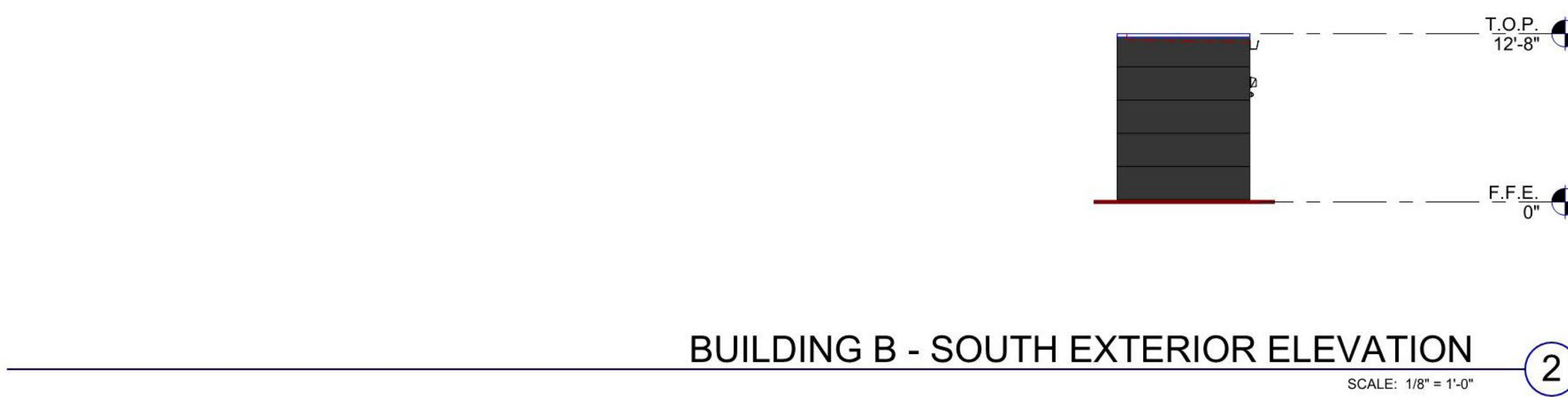
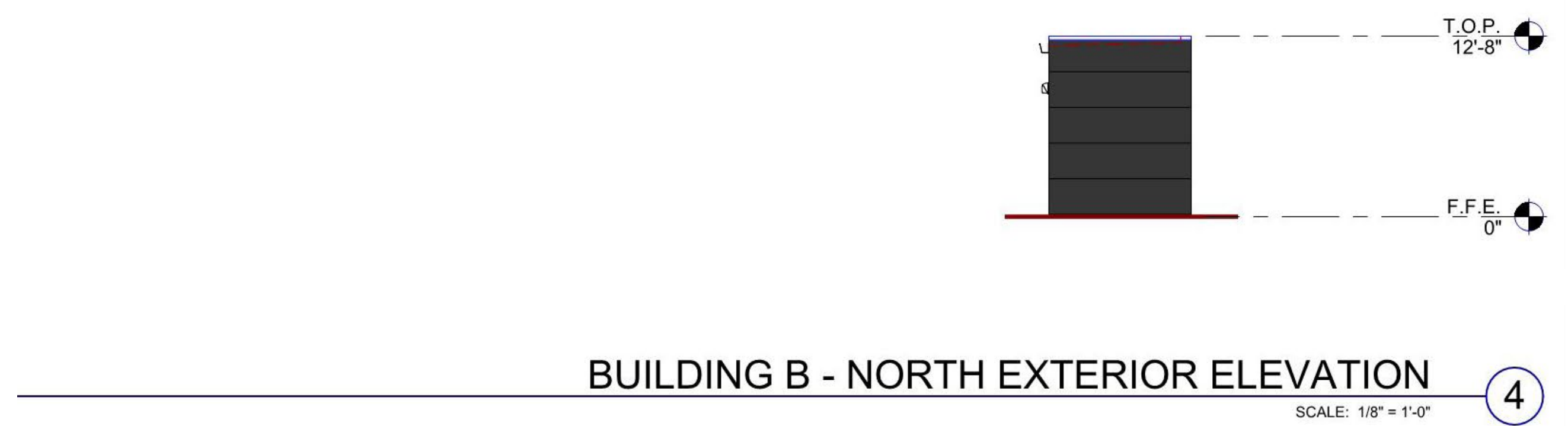
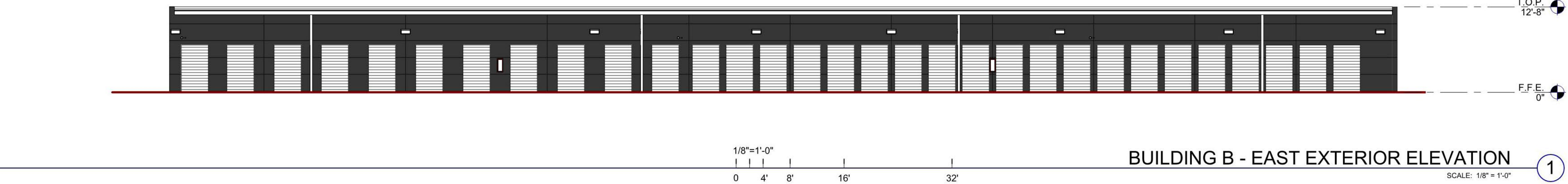
TOTAL UNITS :	76
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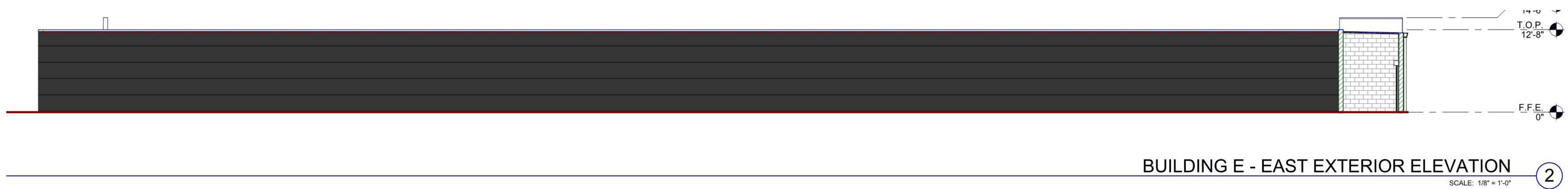
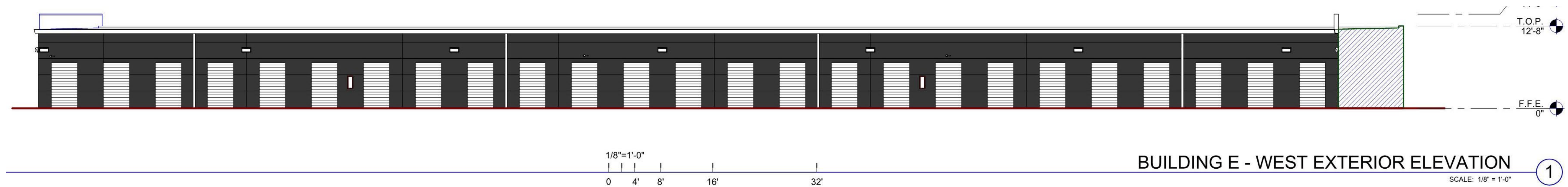
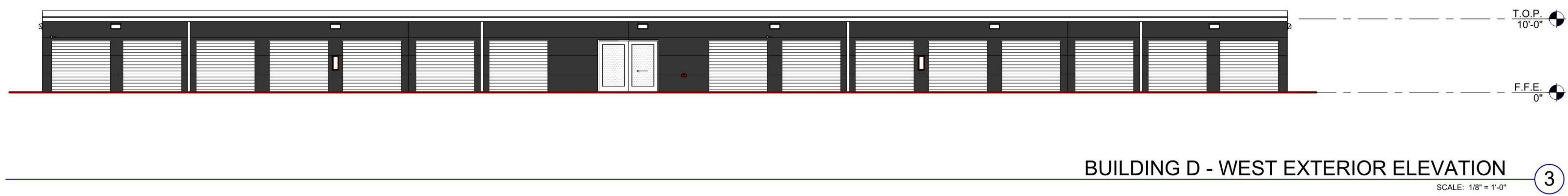
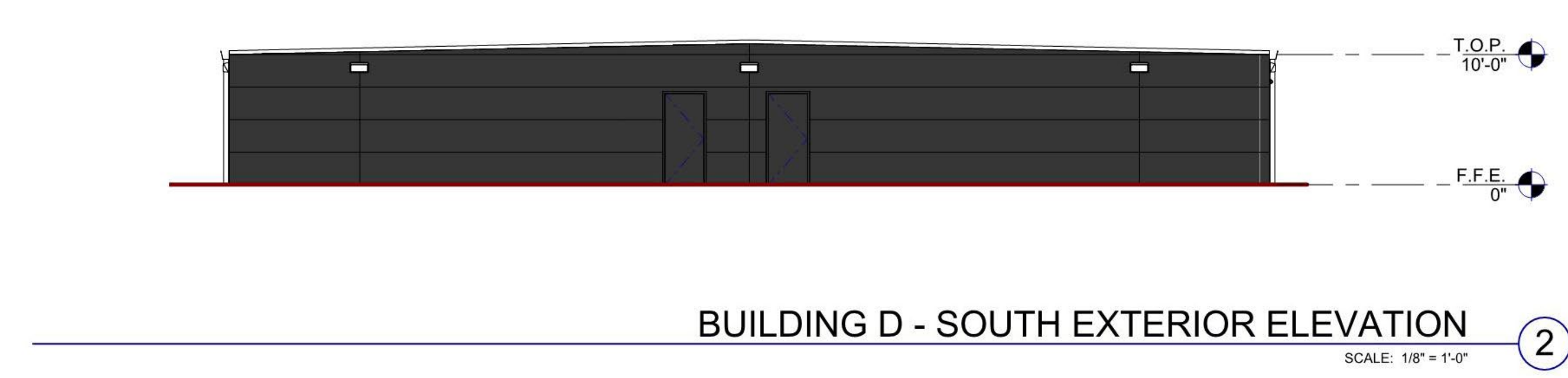
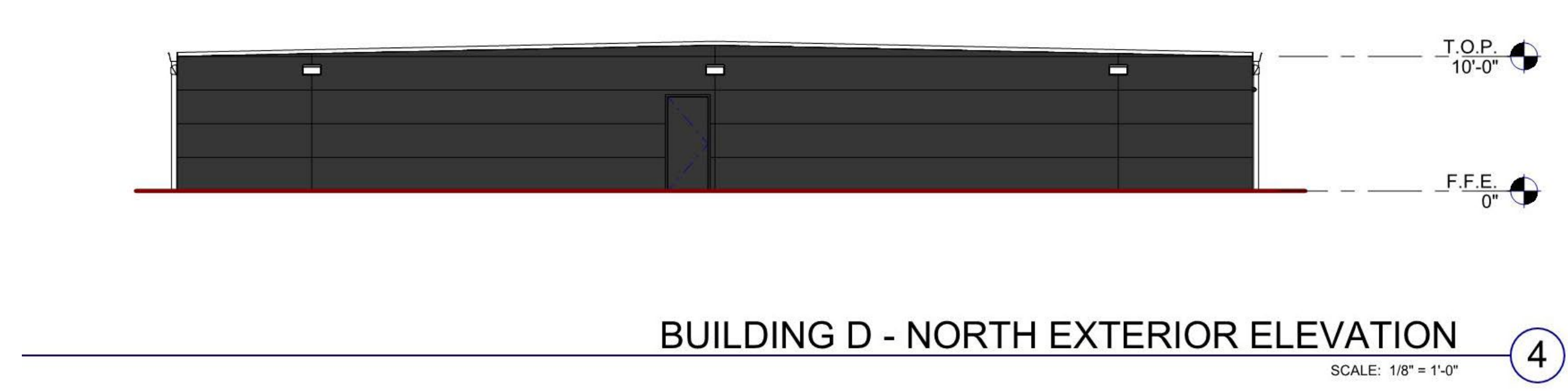
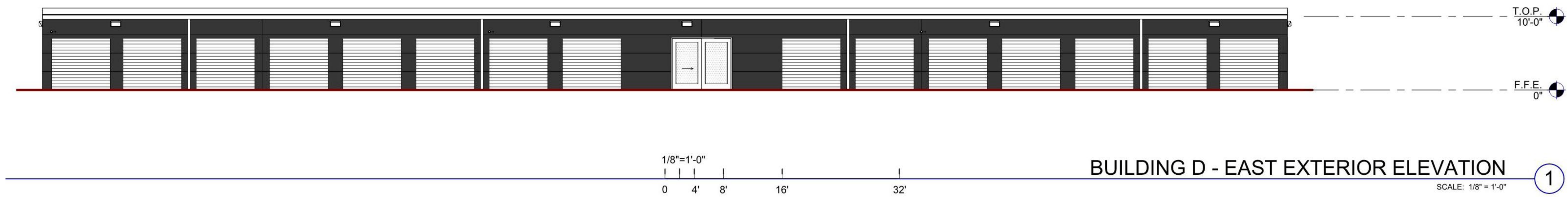
BUILDING E

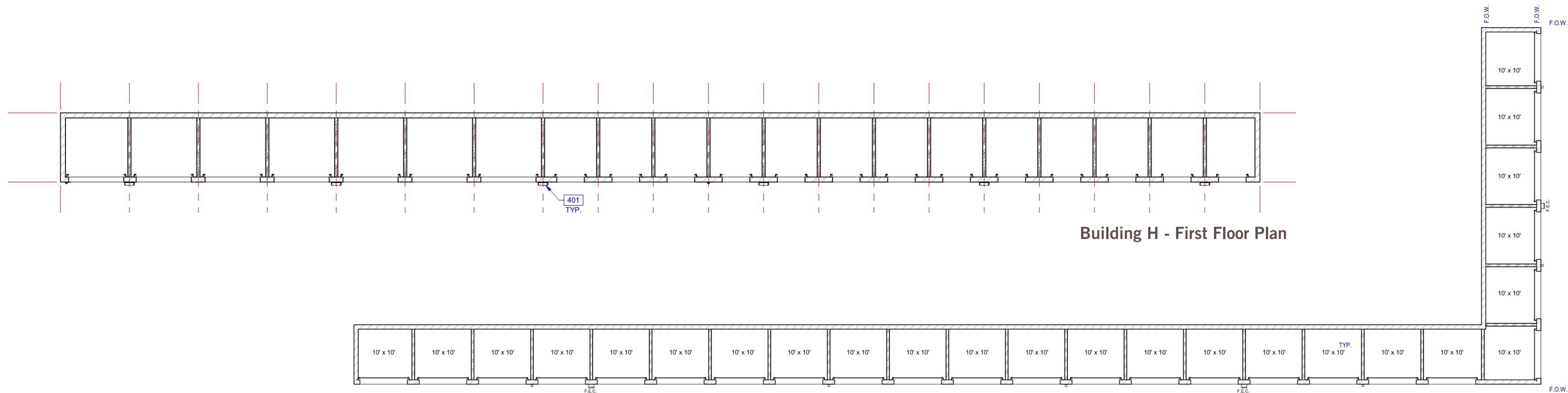
8X10 UNITS :	25
TOTAL UNITS :	25

 Climate Controlled
 NonClimate Controlled









Building H - First Floor Plan

BUILDING F

10X10 UNITS :	19
TOTAL UNITS :	19

BUILDING G

10X10 UNITS :	6
TOTAL UNITS :	6

Building F & G - First Floor Plan



Building I - First Floor Plan

BUILDING H

8X10 UNITS:	13
10X10 UNITS :	7
TOTAL UNITS :	20

BUILDING I

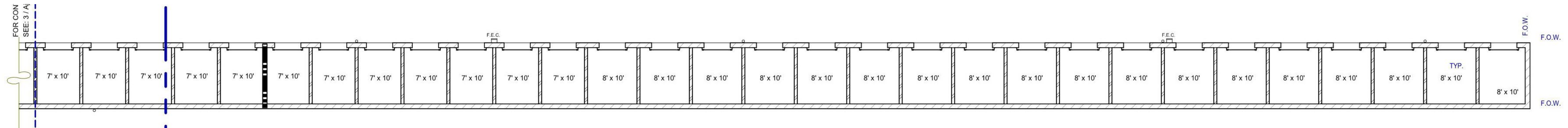
5X5 UNITS :	76
5X10 UNITS :	22
7X10 UNITS:	-
8X10 UNITS:	-
10X10 UNITS :	50
10X15 UNITS:	-
10X20 UNITS :	14
10X25 UNITS:	-
10X30 UNITS:	-
TOTAL UNITS :	162

TOTAL UNITS :

162

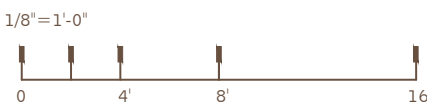
BUILDING J

7X10 UNITS :	42
8X10 UNITS :	18
TOTAL UNITS :	60



Building J - First Floor Plan

Climate Controlled
NonClimate Controlled



Building J (Cont.)- First Floor Plan

