

PROJECT INFORMATION

<b>OWNER</b> LIFE STORAGE, LP 6467 MAIN STREET WILLIAMSVILLE, NY 14221 TEL: 716-650-6012 FAX: 716-630-5110  CONTACT: RICH PASTERNAK	<b>PROJECT LOCATION</b> 1639 ROUTE 22 BREWSTER, NY 10509	<b>STRUCTURAL</b> BENNETT & PLESS 47 PERIMETER CENTER EAST, SUITE 500 ATLANTA, GA 30346 TEL: 678-990-8700 FAX: 678-990-8701
<b>ARCHITECTURAL</b> STINARD ARCHITECTURE, INC. 322 EAST MAIN STREET CARTERSVILLE, GA 30120 TEL: 770-425-7400 FAX: 770-425-7444  ARCHITECT OF RECORD: SCOTT STINARD NY LICENSE NO. 032362	<b>MECHANICAL, ELECTRICAL AND PLUMBING</b> PROFICIENT ENGINEERING 6991 PEACHTREE INDUSTRIAL BOULEVARD BUILDING 700 NORCROSS, GA 30092 TEL: 404-330-9798  MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER OF RECORD: BRIAN ARMENTA NY LICENSE NO. 090276	

BUILDING CODE SUMMARY

THE BUILDING DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CODES:

2015 INTERNATIONAL BUILDING CODE  
 2015 INTERNATIONAL FIRE CODE  
 2015 INTERNATIONAL PLUMBING CODE  
 2015 INTERNATIONAL MECHANICAL CODE  
 2015 INTERNATIONAL FUEL GAS CODE  
 2016 UNIFORM CODE SUPPLEMENT  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE  
 2013 ASHRAE 90.1  
 2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE  
 2014 NATIONAL ELECTRIC CODE / NFPA 70  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

OCCUPANCY CLASSIFICATION:

GROUP S-1, MODERATE HAZARD STORAGE (311.2)

CONSTRUCTION TYPE:

TYPE II (T 601)

BUILDING HEIGHT AND STORIES:

PROPOSED:  
 HEIGHT 29'-3"  
 STORIES LL+2

ALLOWABLE:  
 HEIGHT (T 504) 75' (SPRINK)  
 STORIES (T 504.4) 3 (SPRINK)

BUILDING AREA:

PROPOSED:  
 LOWER LEVEL 5,880 SF  
 1ST FLR 5,842 SF  
 2ND FLR 5,842 SF  
 TOTAL AREA 17,564 SF

ALLOWABLE - MIXED OCCUPANCY MULTI-STORY (506.2.4):  
 TABULAR (T 506.2.5, 1, 1B, 5M) 52,500 SF  
 FRONTAGE (506.3.3, NS):  
 (3667/3667) - 25(28.6/30) = 73% 10,485 SF  
 ALLOWABLE AREA/FLR 62,985 SF/FLR  
 ACTUAL STORIES (3 MAX) 3 STORY  
 TOTAL ALLOWABLE BUILDING AREA 125,970 SF

FIRE RESISTIVE CONSTRUCTION:

EXTERIOR WALLS (T 602) 0 HR (<10)  
 EXTERIOR OPENINGS (705.8.1 EX 2) NO LIMIT (0 HR)  
 FIRE BARRIER - SHAFT (713.4, 1023.1) 1 HR (< 4 FLR)  
 1 HR FIRE BARRIER (PUMP ROOM) 1 HR  
 OPENING PROTECTION (T 716.5)  
 1 HR FIRE BARRIER (EXIT, SHAFT) 1 HR  
 1 HR FIRE BARRIER (OTHER) 3/4 HR  
 CORRIDORS (T 1020.1) 0 HR (SPRINK)  
 ELEVATOR LOBBIES (3006.2) NOT REQD

FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER SYSTEM (903.2.9) NFPA 13  
 STAND PIPE SYSTEM (905.3.1) NOT REQD (<30)  
 PORTABLE FIRE EXTINGUISHERS (906.3) PROVIDED  
 FIRE ALARM / DETECTION SYSTEM (907.3) ELEVATOR + SPRINK

OCCUPANT LOAD:

TABLE 1004.1.1:  
 LOWER LEVEL WAREHOUSE: 5,880 GSF @ 1/500 12  
 1ST FLR WAREHOUSE: 5,842 GSF @ 1/500 12  
 2ND FLR WAREHOUSE: 5,842 GSF @ 1/500 12  
 TOTAL OCCUPANTS: 36

EGRESS ARRANGEMENT:

MAX COMMON PATH TRAVEL (T 1006.2.1) 100' (SPRINK)  
 MIN NUMBER OF EXITS (T 1006.3.1) 2 PER STORY  
 MAX TRAVEL DISTANCE (T 1017.2) 250' (SPRINK)  
 MAX DEAD END CORRIDOR (1020.4 EX 2) 50' (SPRINK)

EGRESS CAPACITY:

DOORS:  
 OCCUPANT LOAD x 0.2" (1005.3.2) 3" (12 x 0.2)  
 MIN WIDTH (1010.1.1) 32"

CORRIDORS:  
 OCCUPANT LOAD x 0.2" (1005.3.2) 3" (12 x 0.2)  
 MIN WIDTH (T 1020.2) 36" (<50)

STAIRS:  
 OCCUPANT LOAD x 0.3" (1005.3.1) 4" (12 x 0.3)  
 MIN WIDTH (1011.2 EX 1) 36" (<50)

# LIFE STORAGE #230 SELF STORAGE PHASE II

1639 ROUTE 22  
BREWSTER, NY 10509

ABBREVIATIONS

@	AT	ID	INSIDE DIAMETER
ABV	ABOVE	IN	INCH
ACOUST	ACOUSTICAL	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
ALUM	ALUMINUM	JT	JOINT
ALT	ALTERNATE	LAM	LAMINATE
AMB	AIR MOISTURE BARRIER	LAV	LAVATORY
ANOD	ANODIZED	LF	LINEAR FOOT
AP	ACCESS PANEL	LG	LIGHTING
ARCH	ARCHITECTURAL	LLH	LONG LEG HORIZONTAL
BD	BOARD	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LP	LOW POINT
BM	BEAM	MAINT	MAINTENANCE
CABT	CABINET	MATL	MATERIAL
BOT	BOTTOM	MAX	MAXIMUM
CEM	CEMENT	MIM	METAL BLDG MFR
CJ	CONTROL JOINT	MECH	MECHANICAL
CL	CENTERLINE, CLOSET	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CNTR	COUNTER	MO	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CO	CASED OPENING	MTD	MOUNTED
COL	COLUMN	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CPT	CARPET	OD	OUTSIDE DIAMETER
CT	CERAMIC TILE	OPP	OPPOSITE
DBL	DOUBLE	PL	PLATE
DEMO	DEMOLITION	PLAM	PLASTIC LAMINATE
DF	DRINKING FOUNTAIN	PLYWD	PLYWOOD
DIA	DIAMETER	PNL	PANEL
DM	DIMENSION	PNT	PAIN
DN	DOWN	PREFIN	PREFINISHED
DR	DOOR	PT	PRESSURE TREATED
DS	DOWNSPOUT	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	QTY	QUANTITY
EA	EACH	QT	QUARRY TILE
EF	EXHAUST FAN	R	RADIUS, RISER
EHS	EXTERIOR INSULATION AND FINISH SYSTEM	RD	ROOF DRAIN
EJ	EXPANSION JOINT	REINF	REINFORCEMENT
ELEC	ELECTRICAL	REQD	REQUIRED
ELEV, EL	ELEVATION	REV	REVISION
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	RO	ROUGH OPENING
EO	EQUAL	RM	ROOM
EQUIP	EQUIPMENT	SAF	SELF-ADHERING FLASHING
EW	EACH WAY	SC	SOLID CORE
EWC	ELECTRIC WATER COOLER	SCHED	SCHEDULED
EXP	EXPANSION	SF	SQUARE FOOT
EX	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	SS	STAINLESS STEEL
FC	FIBER CEMENT	STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FE	FIRE EXTINGUISHER	STN	STAIN
FEC	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURAL
FF	FINISH FLOOR	SUSP	SUSPENDED
FG	FIBERGLASS	SV	SHEET VINYL
FIN	FINISH	T	TREAD
FLR	FLOOR	T&G	TONGUE & GROOVE
FOC	FACE OF CONCRETE	TAFS	TEXTURED ACRYLIC FINISH SYSTEM
FOM	FACE OF MASONRY	TOS	TOP OF MASONRY
FOS	FACE OF STEEL STUD/SLAB	TYP	TYPICAL
FRT	FIRE RETARDANT TREATED	UON	UNLESS OTHERWISE NOTED
FT	FEET	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VTR	VENT THROUGH ROOF
GYP	GYPNUM	VWC	VINYL WALL COVERING
HB	HOSE BIBB	W	WITH
HC	HOLLOW CORE	WC	WATER CLOSET
HDWD	HARDWOOD	WD	WOOD
HDWR	HARDWARE	WO	WITHOUT
HGT	HEIGHT	WP	WATERPROOF
HM	HOLLOW METAL	WRB	WATER RESISTIVE BARRIER
HOR	HORIZONTAL	WWF	WELDED WIRE FABRIC
HP	HIGH POINT	XPS	EXTRUDED POLYSTYRENE
HR	HOUR	YD	YARD

GENERAL NOTES

- GENERAL NOTES AND DETAILS INDICATED ON DRAWINGS APPLY TO ALL SIMILAR CONDITIONS. DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IN CASE OF CONFLICTING REQUIREMENTS FOR QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST STRINGENT REQUIREMENT.**
- CONTRACT DOCUMENT AND FIELD CONDITION REVIEW:** THE GENERAL CONTRACTOR SHALL COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND THE FIELD CONDITIONS, AND REPORT ANY INCONSISTENCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT BEFORE BEGINNING THE WORK. VERIFY DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING THE WORK. WHERE DETAILED INFORMATION IS LACKING, REQUEST INSTRUCTIONS FROM THE ARCHITECT.
- SPECIAL INSPECTIONS:** THE OWNER IS RESPONSIBLE FOR PROVIDING AN INSPECTION AND TESTING AGENCY APPROVED IN THE STATE WHERE THE PROJECT IS LOCATED TO PERFORM ALL SPECIAL INSPECTIONS AND FURNISH ALL REPORTS FOR THIS PROJECT IN ACCORDANCE WITH THE STATEMENT AND SCHEDULE OF SPECIAL INSPECTIONS - SEE STRUCTURAL FOR SPECIFIC REQUIREMENTS.
- LOW VOLTAGE SYSTEMS:** DESIGN OF LOW VOLTAGE SYSTEMS INCLUDING SECURITY, DATA, AND COMMUNICATIONS IS THE RESPONSIBILITY OF THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER'S REQUIREMENTS, AND PROVIDING CONDUIT TO LOCATIONS MADE INACCESSIBLE BY CONSTRUCTION AND EXTENDING COMMUNICATION LINES TO THE TELEPHONE BACKBOARD FOR CONNECTION TO TELEPHONE NEXT WORK AND DATA LINE TO OWNER'S MODEM.
- FIRE SPRINKLER SYSTEM:** DESIGN OF FIRE SPRINKLER SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE ENTIRE BUILDING IS TO BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13, AND ALL FEDERAL, STATE AND LOCAL CODES. SUBMIT SPRINKLER SYSTEM DRAWINGS PREPARED BY A CERTIFIED SPRINKLER CONTRACTOR TO THE FIRE MARSHAL FOR APPROVAL, AND OBTAIN A SEPARATE PERMIT FOR THE FIRE SPRINKLER SYSTEM. COORDINATE SPRINKLER SYSTEM WITH SURROUNDING CONSTRUCTION.
- FIRE ALARM SYSTEM:** DESIGN OF FIRE ALARM SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE A LIMITED FIRE ALARM SYSTEM FOR DUCT SMOKE DETECTORS, ELEVATOR EMERGENCY OPERATION, AND SPRINKLER SYSTEM SUPERVISION IN ACCORDANCE WITH NFPA 72, AND ALL FEDERAL, STATE AND LOCAL CODES. SUBMIT FIRE ALARM SYSTEM DRAWINGS PREPARED BY A CERTIFIED CONTRACTOR TO THE FIRE MARSHAL FOR APPROVAL, AND OBTAIN A SEPARATE PERMIT FOR THE FIRE ALARM SYSTEM. COORDINATE FIRE ALARM SYSTEM WITH SURROUNDING CONSTRUCTION.
- FIRE EXTINGUISHERS:** PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE FIRE MARSHAL'S REQUIREMENTS. SEMI-RECESSED CABINET. PROVIDE MINIMUM SIZE OF 2A 10BC, AND MOUNT IN CABINET WITH BOTTOM AT 27" ABOVE FINISH FLOOR.
- BUILDING ADDRESS:** POST ADDRESS ON EACH BUILDING IN ACCORDANCE WITH THE FIRE MARSHAL'S REQUIREMENTS.
- KEY LOCK BOX:** PROVIDE KEY LOCK BOX IN ACCORDANCE WITH THE FIRE MARSHAL'S REQUIREMENTS. CONTACT FIRE MARSHAL FOR APPLICATION.
- FIRE BARRIER IDENTification:** PROVIDE PERMANENT SIGNS OR STENCILING ON ALL FIRE AND/OR SMOKE RATED BARRIERS ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES. IDENTIFICATION TO BE IN 2" HIGH LETTERING, SPACED EVERY 12 FEET, AND READ "1 HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS", OR EQUIVALENT WORDING ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.
- ACCESSIBLE STORAGE UNITS:** PROVIDE ACCESSIBLE STORAGE UNITS IN ACCORDANCE WITH ADA 2010 STANDARDS FOR ACCESSIBLE DESIGN SECTION 225.3.
- EXTERIOR SIGNAGE:** DESIGN OF EXTERIOR SIGNAGE IS BY OTHERS. COMPLY WITH ALL LOCAL CODES. SUBMIT SIGNAGE DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL, AND OBTAIN A SEPARATE PERMIT FOR SIGNAGE. COORDINATE SIGNAGE WITH SURROUNDING CONSTRUCTION.
- EMERGENCY RESPONDER RADIO COVERAGE:** TEST EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH INTERNATIONAL FIRE CODE SECTION 510, AND NOTIFY FIRE MARSHAL OF RESULTS. IF TEST RESULTS ARE UNACCEPTABLE, THE OWNER WILL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND ACCEPTANCE TESTING IN ACCORDANCE WITH INTERNATIONAL FIRE CODE SECTION 510.

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VICINITY MAP



GRAPHIC SYMBOLS

	SECTION		ELEVATION MARK
	ELEVATION		ROOM NAME / NUMBER
	INTERIOR ELEVATION		DOOR MARK
	DETAIL		WINDOW MARK
			PARTITION TYPE

UNIT MIX

LS 230 Brewster, NY											Stinard Architecture, Inc.	
Unit Mix Tabulation											8/5/2020	
SF per Unit	25	50	90	135	100	150	170	200	250			
<b>Conditioned Storage:</b>												
<b>Lower Level</b>	<b>Gross SF</b>	<b>5x5</b>	<b>5x10</b>	<b>9x10</b>	<b>9x15</b>	<b>10x10</b>	<b>10x15</b>	<b>10x17</b>	<b>10x20</b>	<b>10x25</b>	<b>Total</b>	
Units	4	3	0	1	2	7	2	10	0	0	29 Total Units	
Total SF	5,880	100	150	0	135	200	1,050	340	2,000	0	3,975 Net Rentable	
<b>1st Floor</b>	<b>Gross SF</b>	<b>5x5</b>	<b>5x10</b>	<b>9x10</b>	<b>9x15</b>	<b>10x10</b>	<b>10x15</b>	<b>10x17</b>	<b>10x20</b>	<b>10x25</b>	<b>Total</b>	
Units	2	3	1	0	16	0	2	0	2	0	5 29 Total Units	
Total SF	5,842	50	150	90	0	1,600	0	340	0	1,250	3,480 Net Rentable	
<b>2nd Floor</b>	<b>Gross SF</b>	<b>5x5</b>	<b>5x10</b>	<b>9x10</b>	<b>9x15</b>	<b>10x10</b>	<b>10x15</b>	<b>10x17</b>	<b>10x20</b>	<b>10x25</b>	<b>Total</b>	
Units	3	11	1	0	24	0	2	0	0	0	41 Total Units	
Total SF	5,842	75	550	90	0	2,400	0	340	0	0	3,455 Net Rentable	
<b>Total</b>	<b>Gross SF</b>	<b>5x5</b>	<b>5x10</b>	<b>9x10</b>	<b>9x15</b>	<b>10x10</b>	<b>10x15</b>	<b>10x17</b>	<b>10x20</b>	<b>10x25</b>	<b>Total</b>	
Units	9	17	2	1	42	7	6	10	5	99 Total Units		
Total SF	17,564	225	850	180	135	4,200	1,050	1,020	2,000	1,250	10,910 Net Rentable	
% Units		9%	17%	2%	1%	42%	7%	6%	10%	5%	100%	
											110 Avg SF/Unit	
											62% Efficiency	
<b>Accessible Units:</b>		<b>5x5</b>	<b>5x10</b>	<b>9x10</b>	<b>9x15</b>	<b>10x10</b>	<b>10x15</b>	<b>10x17</b>	<b>10x20</b>	<b>10x25</b>	<b>Total</b>	
Up to 200 @	5%	0	2	0	0	3	0	0	0	0	5 5%	
Total		0	2	0	0	3	0	0	0	0	5	

Note: Unit sizes indicated are nominal, and are subject to variation.



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Life Storage #230  
Self Storage Phase II  
1639 Route 22  
Brewster, NY 10509



ISSUE FOR CONSTRUCTION REVISIONS:

PROJECT NUMBER  
**201941**

DATE  
**6-5-20**

SHEET NUMBER  
**A0.1**