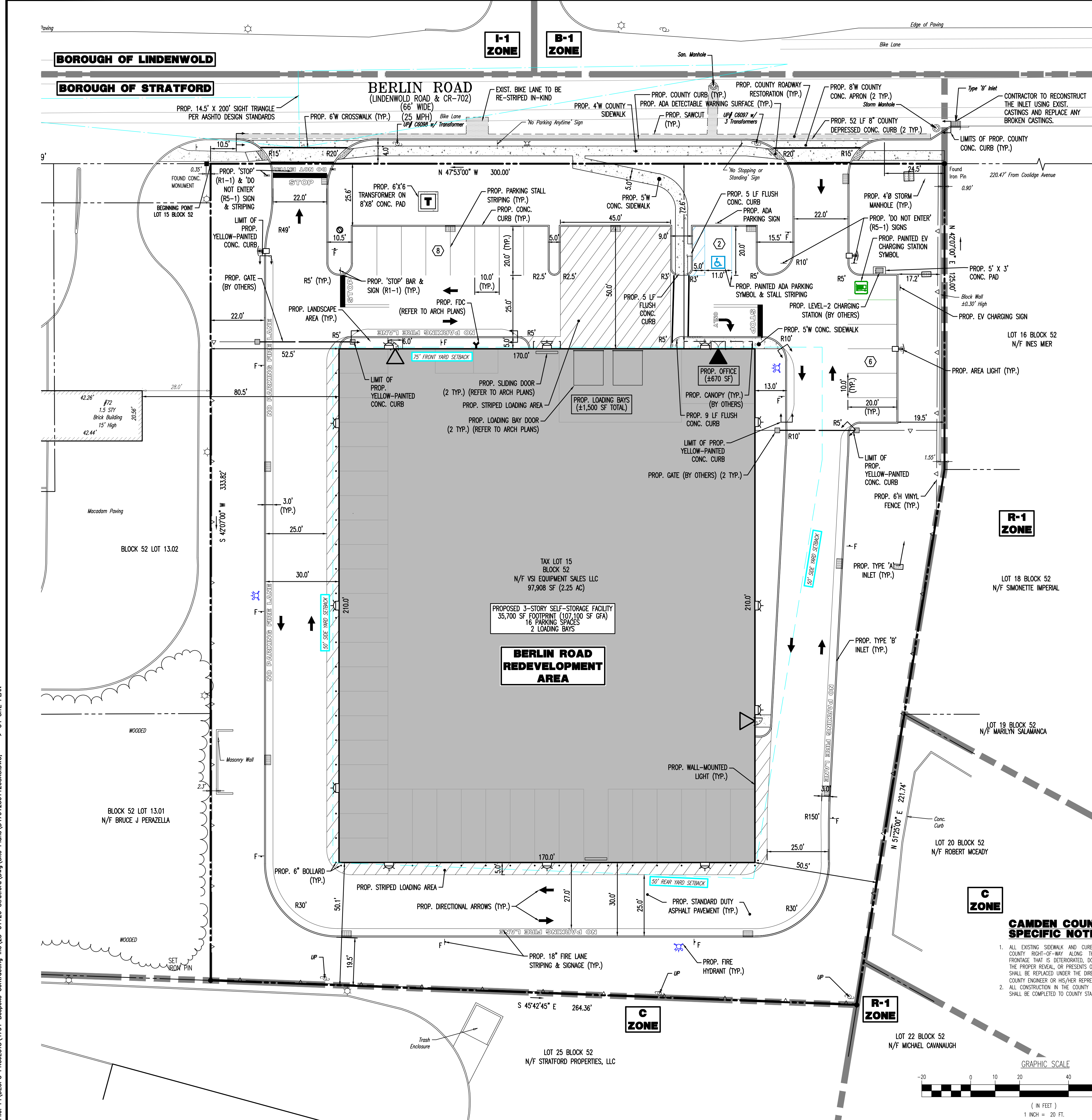


Stratford Self-Storage Building - Schematic Architectural Layout



Scale: 1' = 1'-0"

View Looking West - ASK.04



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/NPS LAND TITLE SURVEY
 - JTS ENGINEERS AND LAND SURVEYORS, INC.
 - 19 STRATFORD AVENUE
 - STRATFORD, NJ 08084
 - FILE NO: 22-209
 - DATED: 6/6/2022, LAST REVISED: 7/29/2022
- APPLICANT: RECREATIONAL STORAGE GROUP
1959 HIGHWAY 34
BUILDING A, SUITE 102
WALL, NJ 07719
- OWNER: VSI EQUIPMENT SALES LLC
51 STONE ROAD
LINDENWOLD, NJ 08021
- PARCEL DATA: BLOCK 52, LOT 15
72 BERLIN ROAD
BOROUGH OF STRATFORD
CAMDEN COUNTY, NJ
- ZONE: BERLIN ROAD REDEVELOPMENT AREA
PROPOSED USE: SELF-STORAGE FACILITY (PERMITTED USE)
- BULK REQUIREMENTS [BERLIN ROAD REDEVELOPMENT PLAN] - TABLE OF BULK AND AREA REGULATIONS:

ZONE	REQUIREMENT	BERLIN ROAD REDEVELOPMENT PLAN	EXISTING	PROPOSED
MIN. LOT AREA		2 AC	97,908 SF (2.25 AC)	NO CHANGE
MIN. PRINCIPAL BUILDING SETBACKS:				
- FRONT YARD		75'	0.0' (E)	72.6' (D)
- SIDE YARD		50'	1.0' (E)	50.5'
- REAR YARD		50'	1.8' (E)	50.1'
- FROM ANOTHER BUILDING		20'	75.0'	80.5'
MIN. FRONT YARD PARKING SETBACK		10'	30.1'	25.6'
MAX. BUILDING HEIGHT		45' / 3-STY	±27'	39.57' / 3-STY *
MAX. BUILDING COVERAGE		37%	8.5% (8,303 SF)	36.5% (35,700 SF)
MAX. IMPERVIOUS COVERAGE		70%	90.7% (88,795 SF) (E)	70.0% (68,536 SF)
MIN. DRIVE AISLE WIDTH (TWO-WAY)		25'	22.0' (E)	25.0'

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (D): DEVIATION
*REFER TO GRADING PLAN (SHEET 5) FOR BUILDING HEIGHT CALCULATION.
- PARKING REQUIREMENT SELF STORAGE:
PARKING FOR SELF STORAGE USES SHALL BE PROVIDED AT ONE (1) SPACE PER EVERY 15,000 SF OF FLOOR AREA: (107,100 SF GFA) X (1 PARKING SPACE/15,000 SF) = 7 SPACES REQUIRED; 16 SPACES PROPOSED (COMPLIES)
- BUILDING & SITE DESIGN STANDARDS FOR STORAGE FACILITIES [BERLIN ROAD REDEVELOPMENT PLAN]
 - NO STORAGE OF ANY KIND SHALL BE CONDUCTED OUT OF DOORS. (COMPLIES)
 - FACADES FACING RESIDENTIALLY ZONED OR DEVELOPED PROPERTY SHALL NOT CONTAIN ACCESS DOORS TO THE STORAGE UNITS. (COMPLIES)
 - NO SINGLE STRUCTURE SHALL EXCEED THREE STORIES, 45 FEET IN HEIGHT INCLUDING ALL ROOF EQUIPMENT ATTACHED THERETO. STRUCTURES WITH ROOF EQUIPMENT SHALL PROVIDE ROOF SCREENING TO PREVENT ITS VISIBILITY FROM ALL SIDES OF THE BUILDING. (COMPLIES)
 - A MINIMUM OF FOUR (4) STANDARD PARKING SPACES SHALL BE LOCATED IN THE IMMEDIATE VICINITY OF THE ADMINISTRATIVE OFFICE FOR THE USE OF PROSPECTIVE CLIENTS. PARKING AREAS ADJACENT TO OR IN CLOSE PROXIMITY TO THE STORAGE FACILITIES SHALL BE PROVIDED. FIRE LANES SHALL BE DESIGNATED AND MARKED IN ACCORDANCE WITH THE FIRE OFFICIAL. (COMPLIES)
 - DRIVE AISLES WITH ACCESS ON BOTH SIDES TO STORAGE FACILITIES SHALL PROVIDE A MINIMUM OF 25 FEET OF WIDTH WHERE TRAFFIC FLOW IS BOTH WAYS. WHERE ONLY ONE WAY TRAFFIC FLOW IS PERMITTED, THE WIDTH MAY BE REDUCED TO A MINIMUM OF 22 FEET; 25'W DRIVE AISLES & 22'W DRIVEWAYS PROPOSED (COMPLIES)
 - SIDEWALKS ARE REQUIRED ALONG ALL STREET FRONTAGES AND ALONG BUILDING FRONTAGES. SIDEWALKS MUST ALSO BE DESIGNED TO PROVIDE LOGICAL CONNECTION POINTS WITH ADJACENT PROPERTIES. (COMPLIES)
 - CROSSWALKS AT POINTS WHERE AN ACCESS DRIVEWAY MEETS THE RIGHT-OF-WAY, AT MAIN INTERSECTIONS WITHIN THE SITE, AND PEDESTRIAN CROSSINGS BETWEEN BUILDINGS WITHIN THE SITE, MUST BE CONSTRUCTED WITH TEXTURED PAVEMENT. (COMPLIES)
 - ALL RECYCLING AND TRASH STORAGE AREAS SHALL BE INTERIOR TO THE STRUCTURE. (COMPLIES)
 - LANDSCAPING & BUFFERS FOR STORAGE FACILITIES [BERLIN ROAD REDEVELOPMENT PLAN]
 - A MINIMUM OF TEN-FOOT CONTINUOUS PLANTED PERIMETER BUFFER WITH 6 FT OPAQUE FENCE IN ACCORDANCE WITH THIS CHAPTER SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJACENT TO ALL ADJACENT RESIDENTIAL USES AND ZONES (COMPLIES)
 - TREES ALONG THE RIGHT-OF-WAY SHOULD BE INSTALLED THREE TO FOUR FEET BEHIND THE SIDEWALK SUBJECT TO AVAILABLE RIGHT OF WAY. THE PLACEMENT OF SHADE TREES/STREET TREES MAY BE DETERMINED BASED UPON THE SITE DESIGN. (COMPLIES)
 - ALL EXISTING SIDEWALK AND CURB WITHIN THE COUNTY RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE THAT IS DETERIORATED, DOES NOT HAVE THE PROPER REVEAL, OR PRESENTS OTHER HAZARDS SHALL BE REPLACED UNDER THE DIRECTION OF THE COUNTY ENGINEER OR HIS/HER REPRESENTATIVE.
 - THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAD SUBMISSION WAIVERS.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 - THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
 - NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT/SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
 - DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
 - IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
 - THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
 - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORKS AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
 - ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
 - CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
 - CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
 - ALL PROPOSED CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.

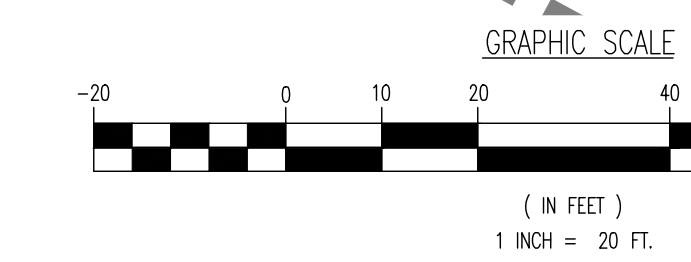
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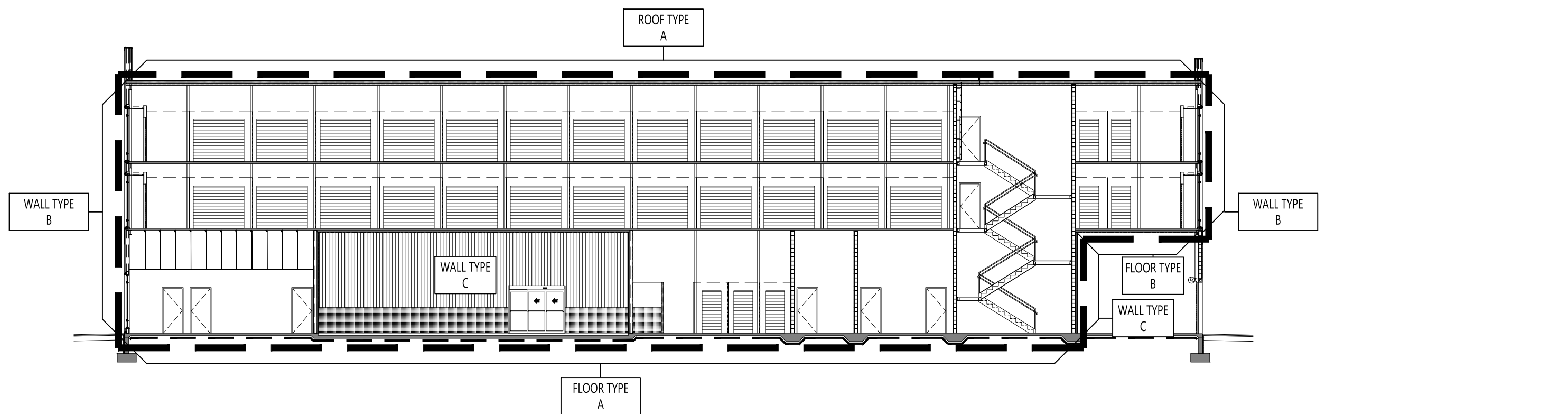
- ALL EXISTING SIDEWALK AND CURB WITHIN THE COUNTY RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE THAT IS DETERIORATED, DOES NOT HAVE THE PROPER REVEAL, OR PRESENTS OTHER HAZARDS SHALL BE REPLACED UNDER THE DIRECTION OF THE COUNTY ENGINEER OR HIS/HER REPRESENTATIVE.
- ALL CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY SHALL BE COMPLETED TO COUNTY STANDARDS.

ISSUED FOR CONSTRUCTION

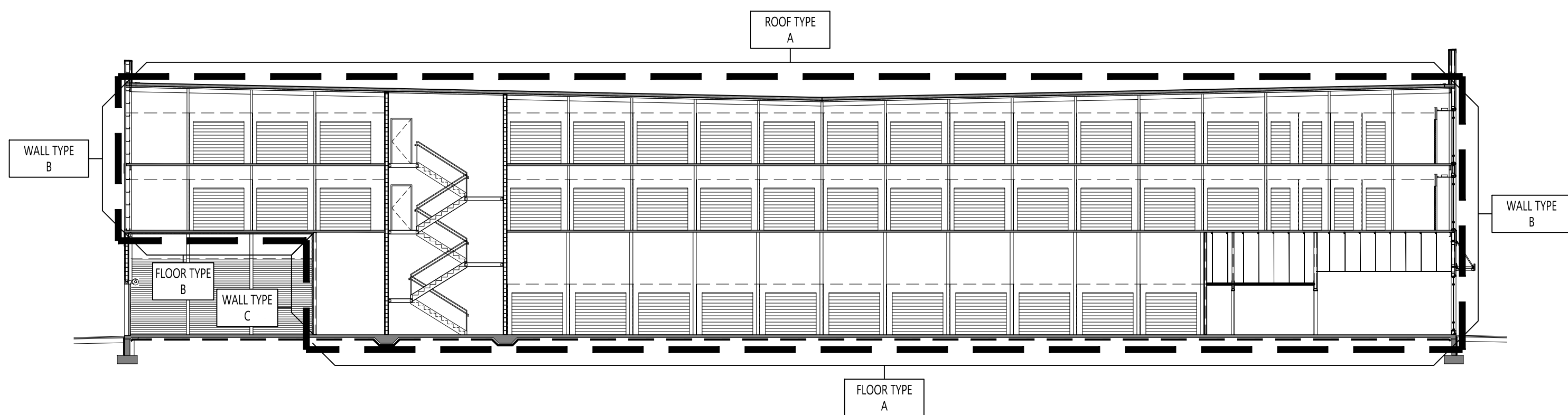
Rev.	Date	Revised Per Borough & County Comments	By
1	07/26/24		

COUNTY# SP-32-24

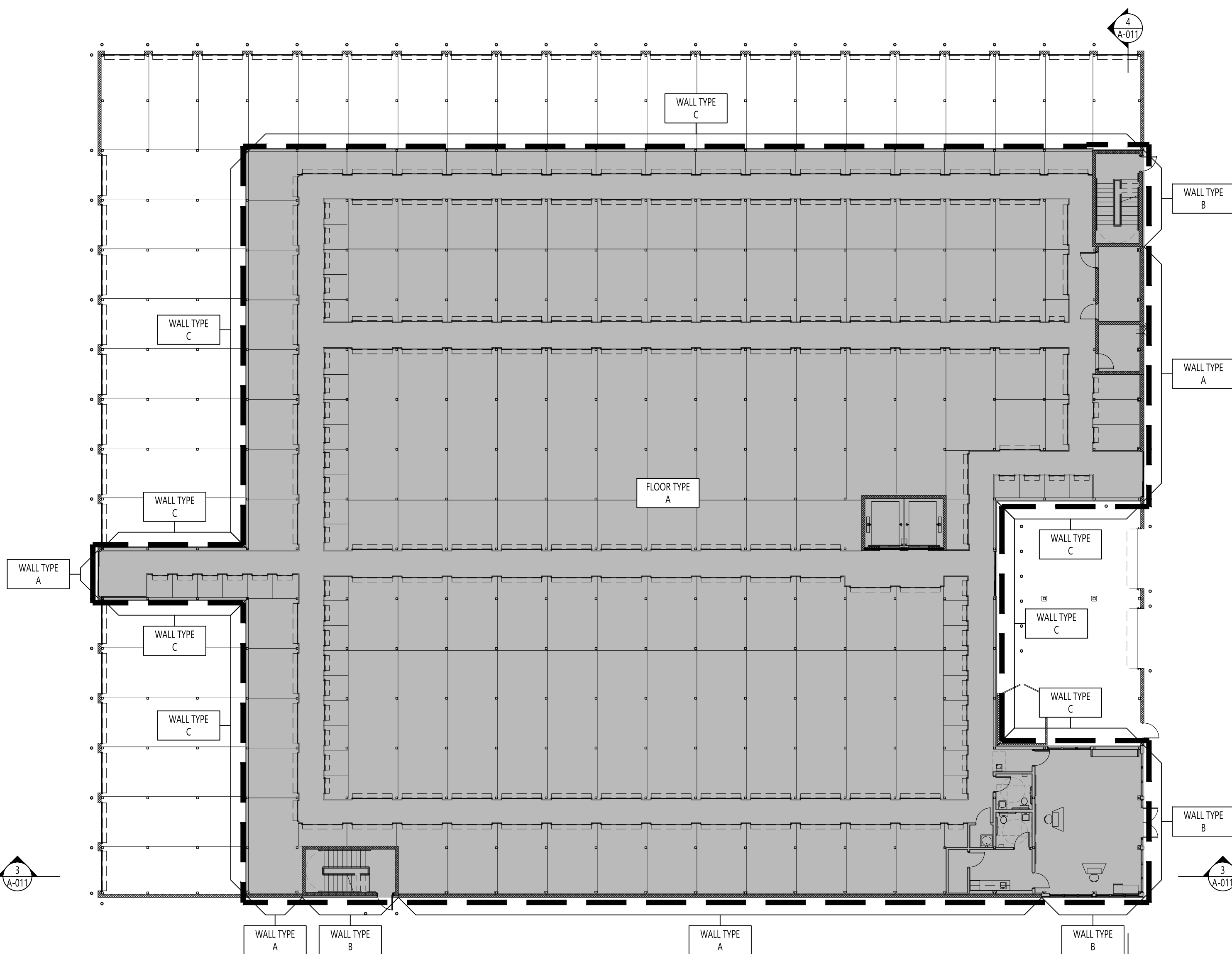




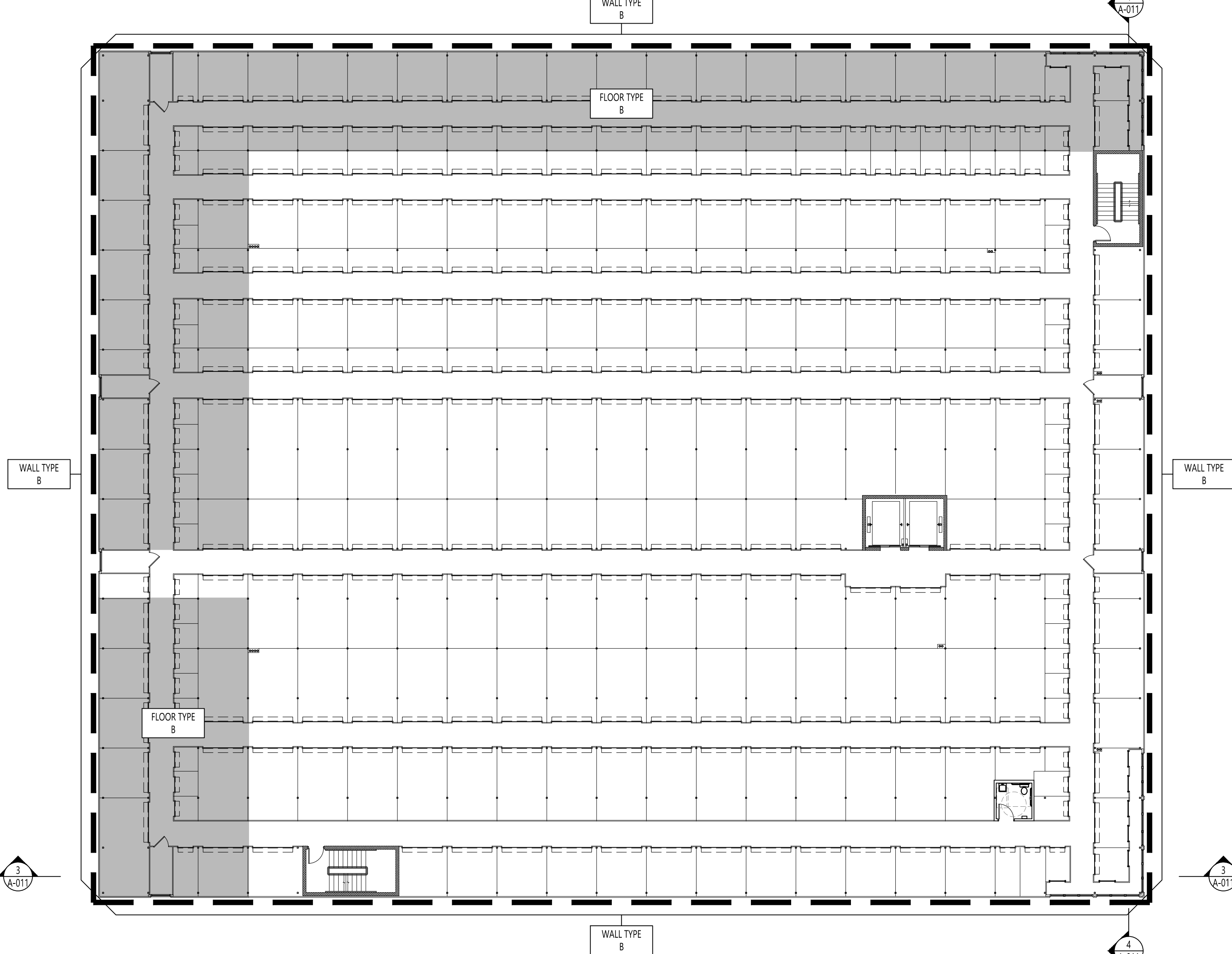
4 THERMAL BOUNDARY SECTION
SCALE: 1/16" = 1'-0"



3 THERMAL BOUNDARY SECTION
SCALE: 1/16" = 1'-0"



1 THERMAL BOUNDARY PLAN - 1ST FLOOR
SCALE: 1/16" = 1'-0"



2 THERMAL BOUNDARY PLAN - 2ND & 3RD FLOORS
SCALE: 1/16" = 1'-0"

THERMAL ENVELOPE DATA		
FLOOR/ROOF/WALL TYPE	ASSEMBLY DESCRIPTION	TOTAL R-VALUE
FLOOR TYPE A	- CONCRETE SLAB ON GRADE	-
FLOOR TYPE B	FLOOR(S) OVER UNCONDITIONED SPACE - 2" METAL DECK W/ 2" OF NORMAL WEIGHT CONCRETE - 2" THERMAX SHEATHING (R-VALUE: 13.0)	13.0
ROOF TYPE A	- (2) LAYERS OF 2.5" CARLISLE INSULBASE POLYSTYROFOAM ROOF INSULATION (R-VALUE: 28.8) - 60 MIL WHITE TPO MEMBRANE ROOF BY CARLISLE ROOFING (R-VALUE: 0.33)	29.1
EXTERIOR WALL TYPE A	GROUND FLOOR EXTERIOR - 8" CMU BLOCK (PARTIALLY GROUTED) - 2" THERMAX SHEATHING (R-VALUE: 13.0)	13.0
EXTERIOR WALL TYPE B	GROUND FLOOR AT OFFICE AND 2ND/3RD STORY EXTERIOR - GRT FRAMING - 2.5" INSULATED METAL PANELS	20.0
EXTERIOR WALL TYPE C	THERMAL WALL BETWEEN CONDITIONED & UNCONDITIONED SPACES - METAL STUDS @ 16" O.C. - 2" THERMAX SHEATHING (R-VALUE: 13.0)	13.0

Project Information
Energy Code: 90.1 (2019) Standard
Project Title: Stratford Self-Storage
Location: Stratford, New Jersey
Climate Zone: 4a
Project Type: New Construction
Vertical Glazing / Wall Area: 9%
Performance Sim. Specs: EnergyPlus 8.1.0.009 (EPW: USA_PA_Philadelphia.Intl.AP.724080_TMY3.epw)

Construction Site: 72 Berlin Road
Stratford, New Jersey 08084

Owner/Agent: Erik Johnson
Recreational Storage Group
1959 Highway 34, Bldg A, Suite 102
Wall, New Jersey 07715
347-204-1895
erik@bespokebuildit.com

Designer/Contractor: Steven LaRocco, RA
222 Architecture, PLLC
397 Main Street, 120A
Huntington, New York 11743
631-987-3693
steve@222designgroup.com

Building Area
1-Warehouse - Nonresidential

Floor Area
97196

Envelope Assemblies	Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Floor Type A - Slab on Grade: Unheated Slab-On-Grade, (Bldg. Use 1 - Warehouse) (c)		780	---	---	0.730	0.620
Floor Type B - Thermal 2nd Floor - Over Unconditioned units: Concrete Floor (over unconditioned space), (Bldg. Use 1 - Warehouse)		8460	---	13.0	0.062	0.057
Roof Type A - Main Roof: Insulation Entirely Above Deck, (Bldg. Use 1 - Warehouse)		35700	---	29.1	0.033	0.032
NORTH Wall Type A - Ground Floor CMU w/ Thermax Insulation: Concrete Block, 8in., Unreinforced, Cells Empty, Normal Density, Furring: Metal, (Bldg. Use 1 - Warehouse) Sliding Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Assa Abloy, SHGC 0.26, VT 0.39, (Bldg. Use 1 - Warehouse) (d) Wall Type B - Insulated Metal Panels (Includes Stair A Exterior): Steel-Framed, 24in. o.c., (Bldg. Use 1 - Warehouse) Stair A Door: Insulated Metal, Swinging, (Bldg. Use 1 - Warehouse) Storefronts: Metal Frame: Fixed, Perf. Specs.: Product ID Tubelite T1400, SHGC 0.36, VT 0.63, (Bldg. Use 1 - Warehouse) (b) Wall Type C - Thermal Walls at Loading Area Interior: Steel-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)		825	0.0	13.0	0.061	0.104
		67	---	---	0.730	0.630
		4815	0.0	20.0	0.044	0.064
		21	---	---	0.320	0.370
		1043	---	---	0.380	0.360
		795	0.0	13.0	0.062	0.124
EAST Wall Type A - Ground Floor CMU w/ Thermax Insulation: Concrete Block, 8in., Unreinforced, Cells Empty, Normal Density, Furring: Metal, (Bldg. Use 1 - Warehouse) Wall Type B - Insulated Metal Panels (Includes Stair B Exterior):		2283	0.0	13.0	0.061	0.104
		5597	0.0	20.0	0.044	0.064

Project Title: Stratford Self-Storage
Data filename:

Report date: 01/30/24
Page 1 of 12

ENERGY NOTES/ STATEMENTS

PLEASE NOTE THAT THE ENVELOPE MEETS ASHRAE 90.1-2019 VIA THE COMPLIANCE PATH. THE TRADE OFF ANALYSIS HAS BEEN PERFORMED VIA COMCHECK, AND COMPLIES AS CERTIFICATES HERE WITHIN INDICATE.

PROFESSIONAL STATEMENT:
TO THE BEST OF THE APPLICANTS KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND APPLICATIONS ARE IN COMPLIANCE WITH ASHRAE STANDARD 90.1-2019.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Steel-Framed, 24in. o.c., (Bldg. Use 1 - Warehouse) Storefronts: Metal Frame: Fixed, Perf. Specs.: Product ID Tubelite T1400, SHGC 0.36, VT 0.63, (Bldg. Use 1 - Warehouse) (b) Stair B Door: Insulated Metal, Swinging, (Bldg. Use 1 - Warehouse) Wall Type C - Thermal Walls at Unconditioned Units: Steel-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse) Wall Type C - Thermal Walls at Loading Area Interior: Steel-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)	474	---	---	0.380	0.360
	21	---	---	0.320	0.370
	488	0.0	13.0	0.062	0.124
	478	0.0	13.0	0.062	0.124
SOUTH Wall Type A - Ground Floor CMU: Concrete Block, 8in., Unreinforced, Cells Empty, Normal Density, Furring: Metal, (Bldg. Use 1 - Warehouse) Sliding Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Assa Abloy, SHGC 0.26, VT 0.39, (Bldg. Use 1 - Warehouse) (d) Wall Type B - Insulated Metal Panels: Steel-Framed, 24in. o.c., (Bldg. Use 1 - Warehouse) Storefronts: Metal Frame: Fixed, Perf. Specs.: Product ID Tubelite T1400, SHGC 0.36, VT 0.63, (Bldg. Use 1 - Warehouse) (b) Wall Type C - Thermal Walls at Unconditioned Units: Steel-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse)	151	0.0	13.0	0.061	0.104
	67	---	---	0.730	0.630
	4009	0.0	20.0	0.044	0.064
	64	---	---	0.380	0.360
	2271	0.0	13.0	0.062	0.124
WEST Wall Type B - Insulated Metal Panels: Steel-Framed, 24in. o.c., (Bldg. Use 1 - Warehouse) Sliding Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Assa Abloy, SHGC 0.26, VT 0.39, (Bldg. Use 1 - Warehouse) (d) Storefronts: Metal Frame: Fixed, Perf. Specs.: Product ID Tubelite T1400, SHGC 0.36, VT 0.63, (Bldg. Use 1 - Warehouse) (b) Wall Type C - Thermal Walls at Unconditioned Units: Steel-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse) Wall Type C - Thermal Walls at Loading Area Interior: Steel-Framed, 16in. o.c., (Bldg. Use 1 - Warehouse) Window Between Loading and Office: Metal Frame: Fixed, Perf. Specs.: Product ID Tubelite T1400, SHGC 0.36, VT 0.63, (Bldg. Use 1 - Warehouse) (b)	4563	0.0	20.0	0.044	0.064
	67	---	---	0.730	0.630
	327	---	---	0.380	0.360
	3395	0.0	13.0	0.062	0.124
	478	0.0	13.0	0.062	0.124
	35	---	---	0.380	0.360

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

envelope PASSES: Design 2% better than code

Envelope Compliance Statement
Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Steven A. LaRocco - Architect
Name - Title: Signature: Date: 1/30/2024

Project Title: Stratford Self-Storage
Data filename:

Report date: 01/30/24
Page 2 of 12

CONSULTANTS:

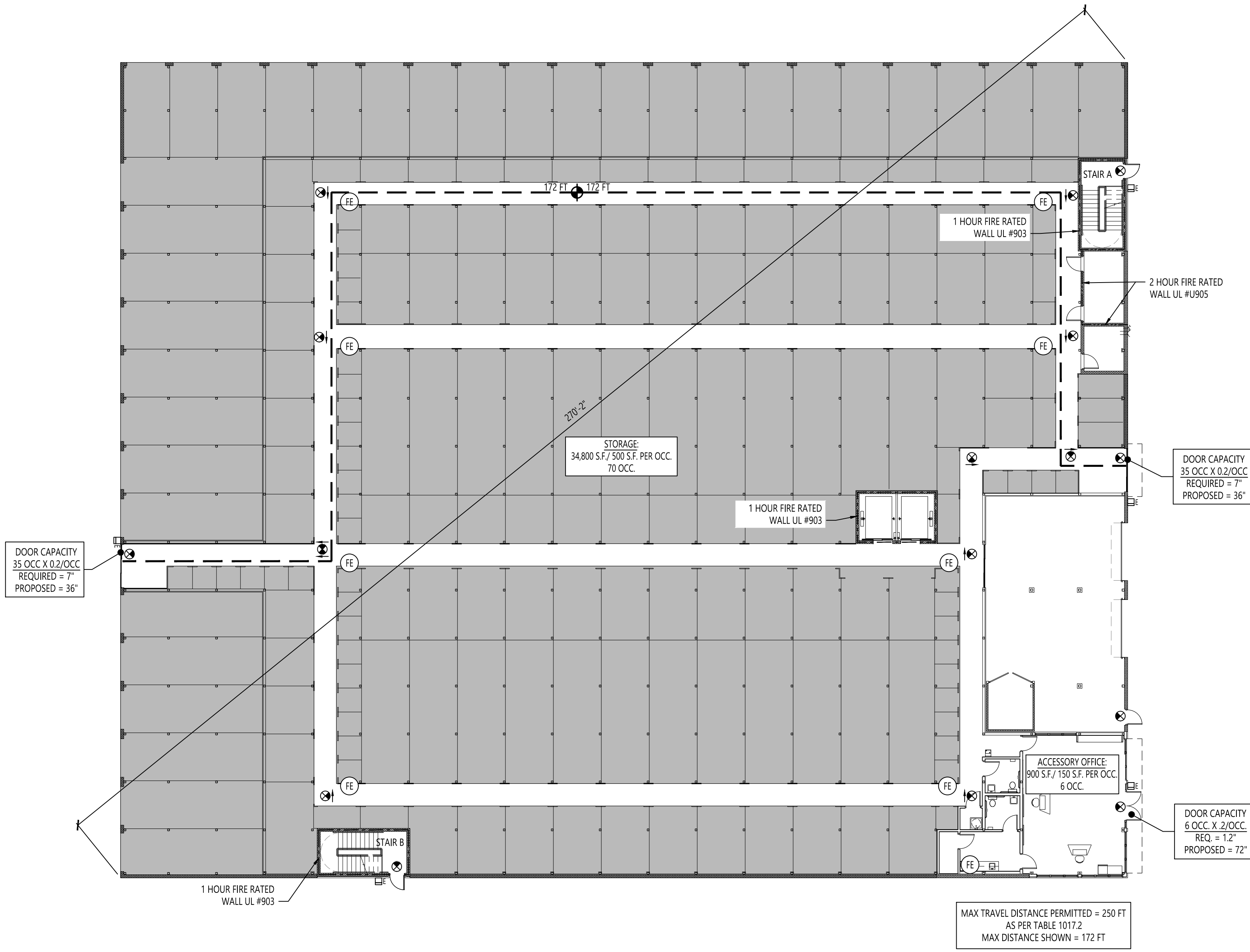
REVISIONS:

#	DATE	COMMENT
1	2/15/24	ISSUED FOR PERMIT REVIEW
2	4/1/24	ISSUED FOR PERMIT

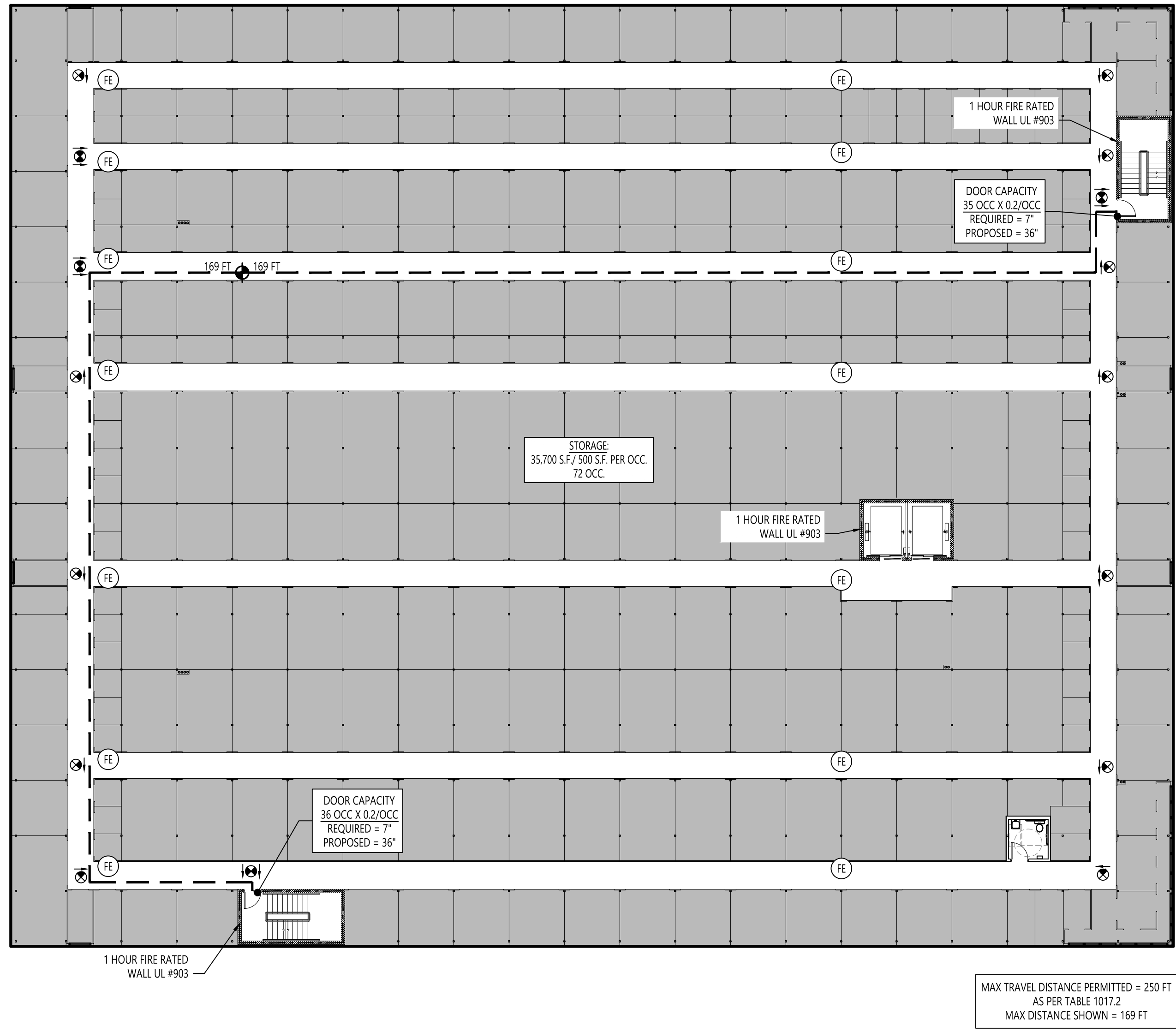
PROJECT: PROPOSED SELF-STORAGE
72 BERLIN ROAD
STRATFORD, NJ 08084

TITLE DRAWING: COMCHECK - ENERGY COMPLIANCE

SEAL & SIGNATURE: DWG. No.: A-011
7 OF 33
START DATE: 11/28/2023
PROJECT No.: 230098
DRAWING BY: S.A.L.
CHK BY: S.A.L.

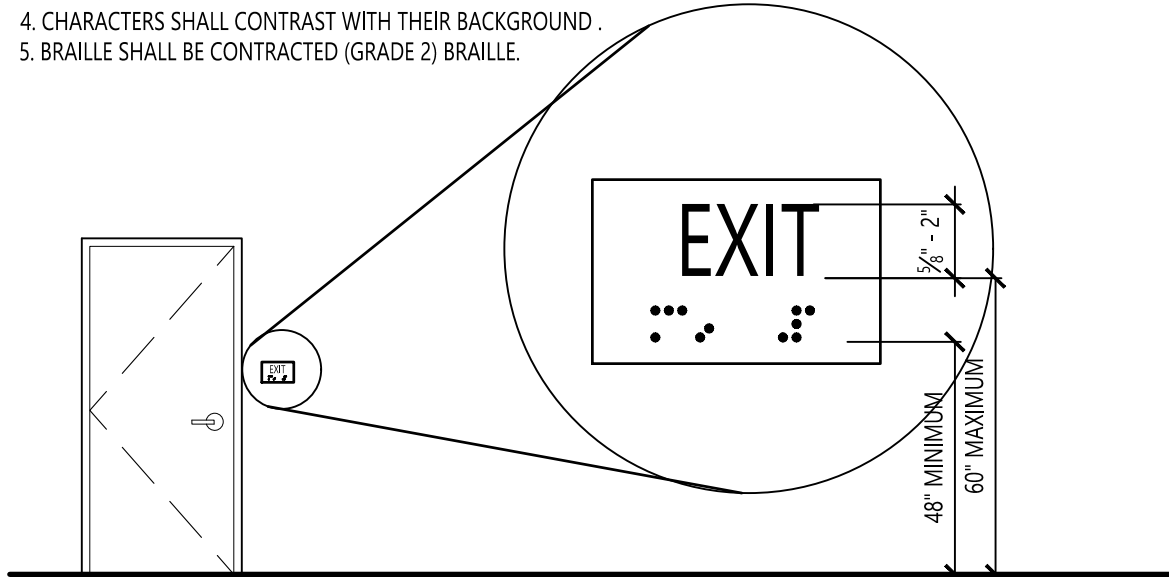


1 FIRST FLOOR EGRESS PLAN - 76 OCCUPANTS
SCALE: 1/16" = 1'-0"

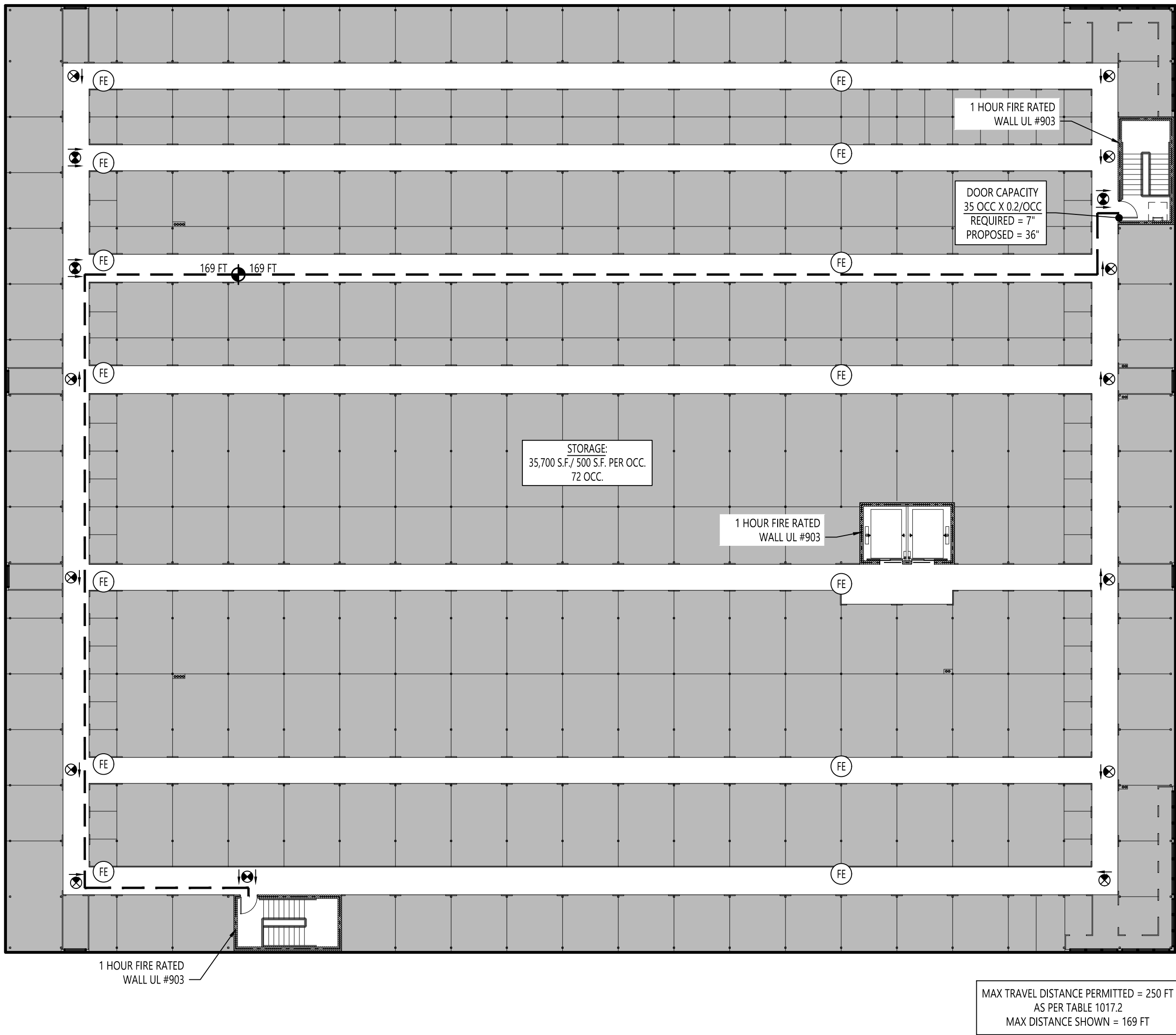


2 SECOND FLOOR EGRESS PLAN - 72 OCCUPANTS
SCALE: 1/16" = 1'-0"

- NOTES:
1. TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE.
 2. RAISED CHARACTERS SHALL BE RAISED 1/8" MINIMUM ABOVE THEIR BACKGROUND.
 3. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
 4. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
 5. BRAILLE SHALL BE CONTRACTED (GRADE 2) BRAILLE.



4 TACTILE SIGNAGE
SCALE: NOT TO SCALE



3 THIRD FLOOR EGRESS PLAN - 72 OCCUPANTS
SCALE: 1/16" = 1'-0"

EGRESS AND LIFE SAFETY NOTES

1. REFER TO SHEET G-002 FOR ADDITIONAL INFORMATION ON EGRESS SIGNAGE REQUIRED BY THE BUILDING CODE.
2. PROVIDE EMERGENCY EGRESS MAPS AT ALL ELEVATOR LOBBIES.
3. PROVIDE "IN CASE OF FIRE USE STAIRWAY" SIGNS BY COMPLIANCE SIGNS. LOCATE NEXT TO ELEVATOR CALL BUTTON AT EACH FLOOR. THE LETTERING SHALL BE AT LEAST 1/2" BLOCK LETTERS IN RED WITH WHITE BACKGROUND.
4. STAIRWAY DISCHARGE DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE WHERE RE-ENTRY IS NOT PERMITTED FROM A STAIR TO EVERY FLOOR. A SIGN THAT READS "NO RE-ENTRY FROM THIS STAIR" SHALL BE POSTED ON THE OCCUPIED SIDE OF THE STAIR DOOR AT EVERY FLOOR, IN ACCORDANCE WITH 1023.9 OF THE 2021 NEW JERSEY BUILDING CODE IN COMPLIANCE WITH ICC A117.1.
5. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL BE 75 FEET.
6. EGRESS DOORS THAT ARE OPERATED BY POWER SHALL BE CAPABLE OF BEING OPENED MANUALLY IN THE EVENT OF POWER FAILURE.
7. ACCESS DOORS TO UTILITY & MACHINE ROOM SPACE SHALL BE LABELED WITH LETTERS NOT LESS THAN 2 IN. HIGH. PROVIDE SIGNAGE AT SPRINKLER AND WATER SERVICE ROOMS, ELECTRICAL ROOM, ELEVATOR MACHINE ROOM, BREAKROOM, JANITOR'S CLOSET, ETC.
8. A STAIRWAY IDENTIFICATION SIGN INDICATING EACH STAIR BY ALPHABETIC LETTER SHALL BE POSTED ON BOTH SIDES OF EACH DOOR. SEE SHEET G-002 FOR ADDITIONAL INFORMATION.
9. VIEW OF EXIT SIGNS ARE NOT TO BE OBSTRUCTED IN ANY DIRECTION. GENERAL CONTRACTOR TO LOCATE THE LIGHT FIXTURE ALONG THE CENTER OF EACH AISLE. COORDINATE LOCATION OF LIGHTING WITH EXIT SIGNS, HVAC EQUIPMENT, SPRINKLER PIPING, ETC. MOUNTING HEIGHT OF LIGHTS AND EXIT SIGNS ARE NOT TO IMPED THE USE OF STORAGE UNITS.
10. PROVIDE NECESSARY EXTERIOR SIGNAGE FOR F.D. CONNECTION.
11. PROVIDE ADA SIGNAGE AT BATHROOMS AND ADA COMPLIANT STORAGE UNITS.
12. PROVIDE WHITE VINYL STOREFRONT SIGN @ MAIN OFFICE ENTRY DOOR INDICATING:
COMPANY NAME
FULL STREET ADDRESS
(TEL) XXX-XXX-XXXX
ACCESS HOURS: XXX AM TO XXXPM (DAILY)
OFFICE HOURS: XXX AM TO XXXPM (DAILY)
13. PROVIDE KNOX BOX, KNOX BOX SIGNAGE, COORDINATE LOCATION AS PER FIRE MARSHALL REQUEST.
14. PROVIDE SIGNAGE FOR LOCATION OF FIRE ALARM PANEL.

EGRESS LEGEND

SYMBOL	DESCRIPTION
	MOST REMOTE POINT
	EMERGENCY EXIT SIGN
	DIRECTIONAL EMERGENCY EXIT SIGN
	1 HOUR FIRE RATED PARTITION
	EMERGENCY OUTDOOR LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
	RECESSED FIRE EXTINGUISHER AND CABINET. REFER TO DETAIL # 6 ON A-090

OCCUPANCY SUMMARY

FLOOR	OCCUPANTS
FIRST FLOOR - ACCESSORY OFFICE	6 OCCUPANTS
FIRST FLOOR - STORAGE	70 OCCUPANTS
SECOND FLOOR - STORAGE	72 OCCUPANTS
THIRD FLOOR - STORAGE	72 OCCUPANTS
TOTAL	220 OCCUPANTS

CONSULTANTS:

REVISIONS:

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ISSUE:

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PROJECT:
PROPOSED SELF-STORAGE
72 BERLIN ROAD
STRATFORD, NJ 08084

TITLE DRAWING:

EGRESS AND FIRE
RATING PLANS

SEAL & SIGNATURE

DWG. No.:

A-020

8
OF
33

START DATE: 11/28/2023

PROJECT No. 230098

DRAWING BY: S.A.L.

CHK BY: S.A.L.