

# CORTLANDT STORAGE

23 ARLO LANE  
CORTLANDT, NY  
site plan approval

**PROJECT:**  
**CORTLANDT STORAGE**  
23 ARLO LANE  
CORTLANDT, NY 10567  
SECTION: 3406 BLOCK: 1 LOT: 1  
ZONING: MD

**PROPERTY OWNER / LANDLORD:**  
LEXINGTON 202 GROUP LLC,  
23 ARLO LANE  
CORTLANDT, NY

**CONSULTANTS:**  
STRUCTURAL  
MEKAEI ENGINEERING & CONSULTING, LLC  
185 MARSHALL LANE  
DERBY, CT 06418  
203-684-8134  
MEP: FP  
JOSELOW & ASSOCIATES, LLC  
30 GLENN STREET  
WHITE PLAINS, NY 10603  
212-736-2584 EXT. 202

**PROJECT DESCRIPTION:**

THIS PROJECT CONSISTS OF THE CONVERSION OF AN EXISTING 19,000 S.F. ONE (WITH MEZZANINE) MANUFACTURING BUILDING INTO A NEW 16,000 S.F. ONE-STORY SELF-STORAGE FACILITY.

**PROJECT SCOPE**

- THE PROJECT SCOPE INCLUDES:
- THE INTERIOR DEMOLITION OF THE SECOND FLOOR AND ALL RELATED BUILDING SYSTEMS.
  - CONSTRUCT NEW GRADE LEVEL BATHROOMS IN COMPLIANCE WITH CURRENT CODE.
  - THE INSTALLATION OF STORAGE UNITS
  - INSTALLATION OF NEW DOORS.
  - INSTALLATION OF NEW ELECTRICAL PANEL, DISTRIBUTION AND LIGHTING.
  - NEW HVAC TO BRING BUILDING TO MINIMUM CODE REQUIREMENT.
  - NEW FIRE ALARM SYSTEM.
  - NEW AUTOMATIC FIRE SUPPRESSION SYSTEM.

**ZONING INFORMATION:**

CORTLANDT, NY  
ZONE: MD (DESIGN INDUSTRIAL)  
SECTION: 34.06 BLOCK: 1 LOT: 1  
SITE AREA: 217,810 SQ.FT. (5 ACRES)

BUILDING AREA: 15,975 S.F. GRADE  
3,000 S.F. MEZZANINE (TO B REMOVED)

HEIGHT: SINGLE STORY

USE:  
EXISTING: MANUFACTURING  
PROPOSED: SELF-STORAGE

FIRE SUPPRESSION:  
EXISTING: NON-SPRINKLERED  
PROPOSED: SPRINKLERED

**BUILDING CODE INFORMATION:**

- CODES IN EFFECT:**
- 2020 BUILDING CODE OF NEW YORK STATE
  - 2020 EXISTING BUILDING CODE OF NEW YORK STATE
  - 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
  - ICC/ANSI A117.1-2009 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

OCCUPANCY CLASSIFICATION  
SECTION 311.1- MODERATE HAZARD STORAGE (S-1)

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

N/A

CHAPTER 5 GENERAL BUILDING HEIGHT AND AREA

TABLE 504.3 - SINGLE-STORY PERMITTED BASED ON CONSTRUCTION CLASS AND OCCUPANCY  
TABLE 506.2 - ALLOWABLE AREA OF 70,000 S.F. BASED ON CONSTRUCTION CLASS AND OCCUPANCY

CHAPTER 6 TYPES OF CONSTRUCTION

CONSTRUCTION TYPE  
TABLE 601 - TYPE III B  
TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR BEARING WALLS IS 2 HR

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

SECTION 703.3 - THE FIRE-RESISTANCE RATING OF BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E119 OR UL 263 OR IN ACCORDANCE WITH THIS SECTION

BUILDING STRUCTURAL FRAME IS STEEL AND ASSUMED TO HAVE 0 HR FIRE RATING AND ARE EXISTING  
BUILDING EXTERIOR WALLS ARE CMU AND ASSUMED TO HAVE 2 HR FIRE RATING AND ARE EXISTING

TABLE 705.8 - ALL EXISTING OPENINGS IN EXTERIOR WALL ARE IN COMPLIANCE WITH THIS TABLE

SECTION 714 - THE FIRE-RESISTANCE RATING OF PENETRATIONS SHALL BE DETERMINED IN ACCORDANCE WITH THIS SECTIONS .

SECTION 715 - FIRE-RESISTANT JOINT SYSTEMS SHALL BE DETERMINED IN ACCORDANCE WITH THIS SECTION

CHAPTER 8 INTERIOR FINISHES

SECTION 803.1.2 - INTERIOR WALL AND CEILING FINISHES SHALL BE IN COMPLIANT WITH NFPA 286

TABLE 803.11 - INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS B FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 903.2.9 - AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED WHNE THERE IS AN S-1 FIRE AREA IN EXCESS OF 12,000SF.

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.1.2 - OCCUPANT LOAD - 300 GROSS FOR STORAGE AREAS

TABLE 1006.3.1 - MINIMUM NUMBER OF EXITS - 2

SECTION 1009.1 - NOT LESS THAN 2 M3QNS OF EGRESS ARE REQUIRED TO BE ACCESSIBLE

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE FOR AN S-1 SPRINKLERED BUILDING IS 250'

CHAPTER 11 ACCESSIBILITY

SECTION 1104.1 - AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE PARKING

TABLE 1106.1 - 1 HANDICAPPED ACCESSIBLE PARKING SPACE SHALL BE PROVIDED

SECTION 1109.2 - EACH TOILET ROOM SHALL BE ACCESSIBLE AND ALONG AN ACCESSIBLE ROUTE

SECTION 1109.9 - AT LEAST 5 PERCENT THE STORAGE UNIT SHALL BE ACCESSIBLE. WITH A MINIMUM OF 1 ACCESSIBLE UNIT PER TYPE.

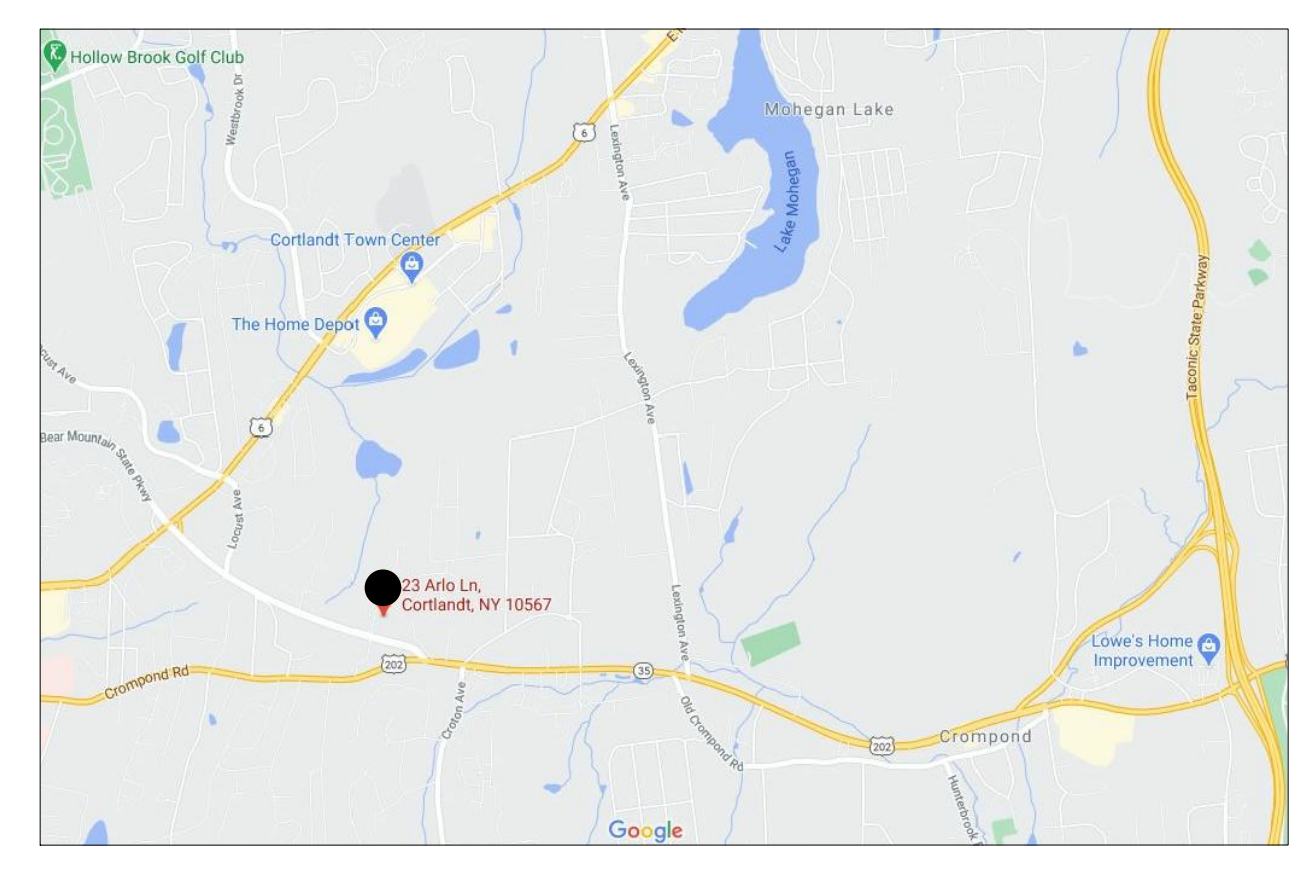
CHAPTER 29 PLUMBING SYSTEMS

TABLE 2902.1

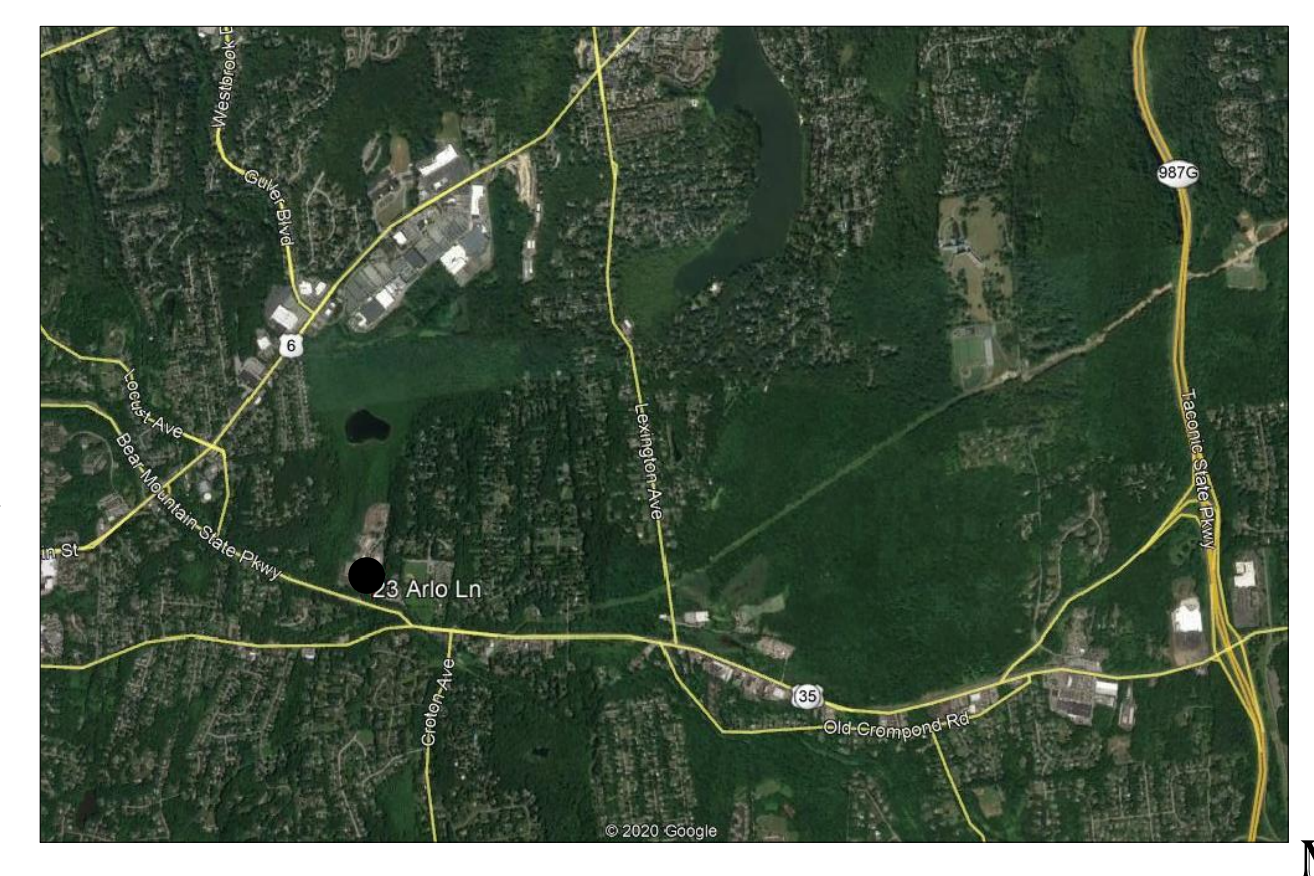
1 SINK AND 1 TOILET SHALL BE PROVIDED PER SEX  
1 DRINKING FOUNTAIN SHALL BE PROVIDED  
1 SERVICE SINK SHALL BE PROVIDED

**ARCHITECTURAL DRAWING LISTS**

SHEET #	SHEET NAME
G-001	COVER PAGE
A-000	SURVEY
A-100	EXISTING/PROPOSED SITE PLANS
A-101	PROPOSED FLOOR PLANS
A-200	PROPOSED ELEVATIONS

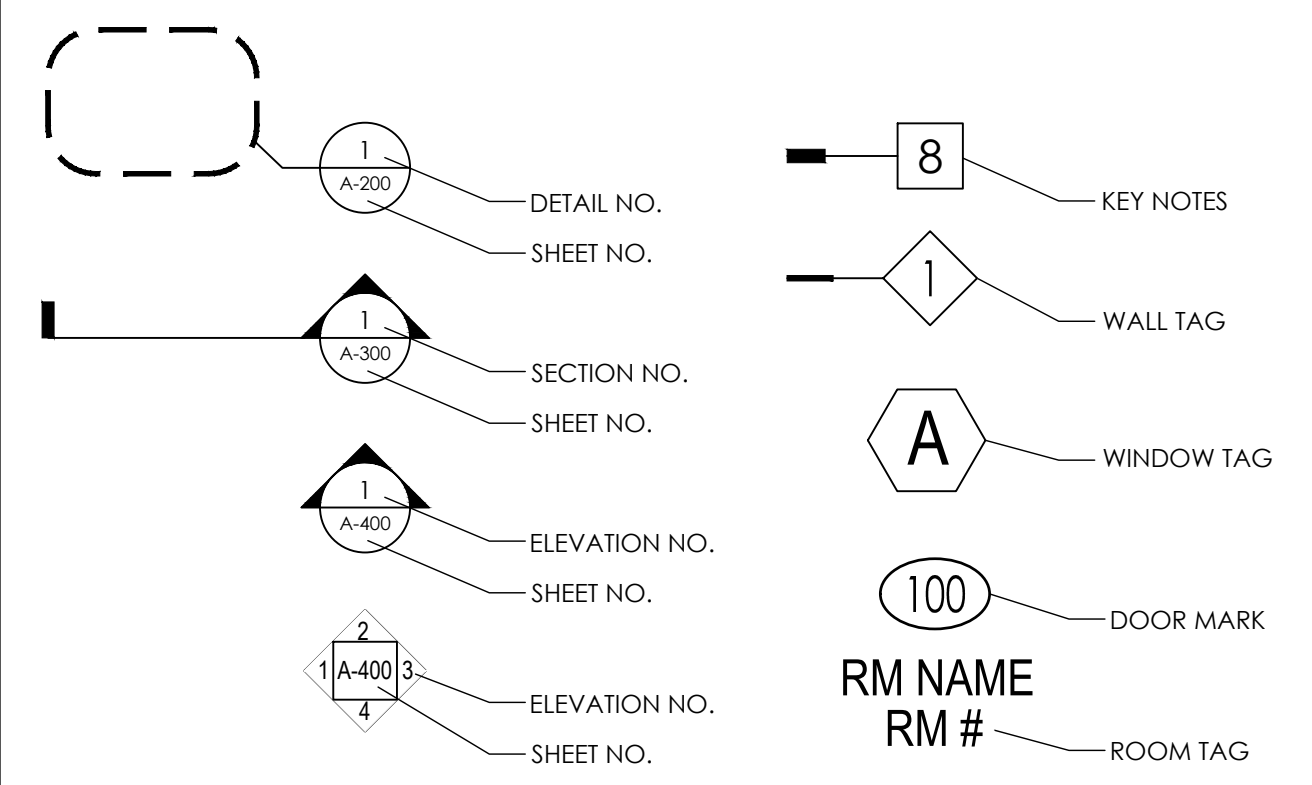


**ARIEL MAP**



**SATELLITE MAP**

**GRAPHIC SYMBOL:**



**ARCHITECT:**

**Design Development, pllc**  
165 Mamaroneck Ave, fl. 2  
White Plains, NY 10601  
914.949.4272 t.  
914.949.4278 f.

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ARCHITECT OF RECORD

12/21/2020 ISSUED FOR SITE PLAN APPROVAL

MARK DATE ISSUE

REVISIONS

PROJECT NO: FER-02

CAD DWG FILE: 23 ARLO LANE.DWG

DRAWN BY: MLT

CHK'D BY: MLT

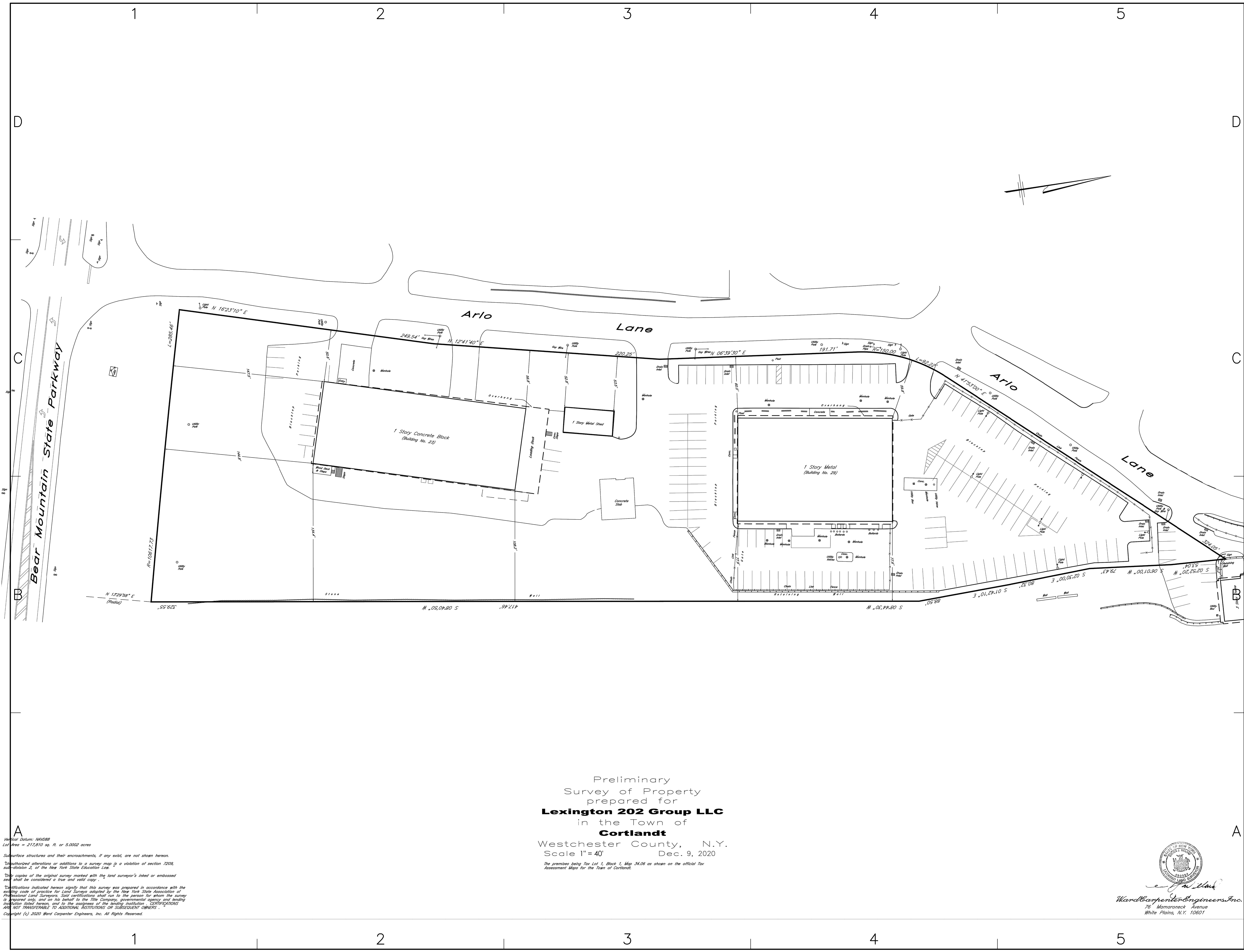
SHEET TITLE:

COVER SHEET, DRAWING LIST, PROJECT INFORMATION & SITE PLAN

DRAWING NO.:

**G-001**  
SHEET 1 OF 5

12/21/2020 9:24 AM REV:01 STUDIO R\FER02 - CORTLANDT 23 ARLO LANE.DWG



Preliminary  
Survey of Property  
prepared for  
**Lexington 202 Group LLC**  
in the Town of  
**Cortlandt**

Westchester County, N.Y.  
Scale 1"=40' Dec. 9, 2020

The premises being Tax Lot 1, Block 1, Map 54.06 as shown on the official Tax Assessment Map for the Town of Cortlandt.

**A**  
Vertical Datum: NAD83  
Lot Area = 212,810 sq. ft. or 5.0002 acres  
Subsurface structures and their encroachments, if any exist, are not shown hereon.  
Unauthorized alterations or additions to a survey map is a violation of section 7206, sub-section 2, of the New York State Education Law.  
Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.  
Certifications indicated hereon signify that this survey was prepared in accordance with the sealing code of practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the pending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
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76 Mamaroneck Avenue  
White Plains, N.Y. 10601

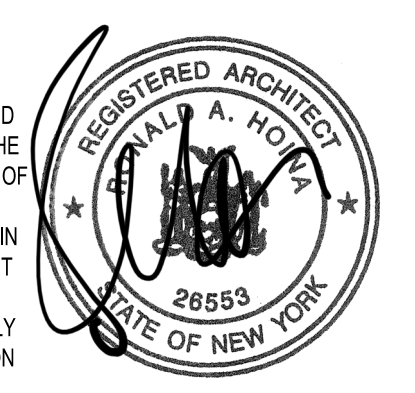
PROJECT:  
**CORTLANDT STORAGE**  
23 ARLO LANE  
CORTLANDT, NY 10567  
SECTION: 3406 BLOCK: 1 LOT: 1  
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MARK	DATE	ISSUE
	12/21/2020	ISSUED FOR SITE PLAN APPROVAL
REVISIONS		
PROJECT NO: FER-02		
CAD DWG FILE: 23 ARLO LANE.DWG		
DRAWN BY: MLT		
CHK'D BY: MLT		

**A**  
EXISTING SURVEY  
DRAWING NO.:  
**A-000**  
SHEET 1 OF 5

12/21/2020 9:24 AM REV:01 STUDIO R:FER02 - CORTLANDT 23 ARLO LANE.DWG

**CORTLANDT STORAGE**

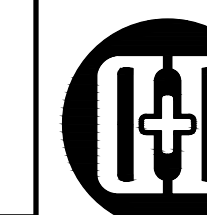
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CORTLANDT, NY

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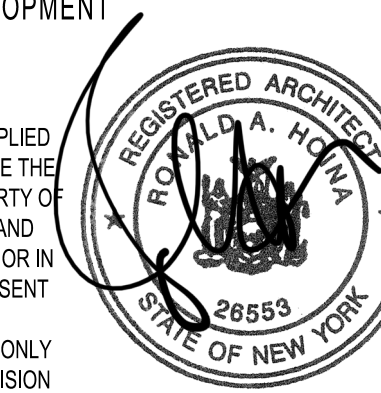


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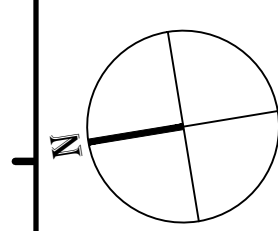
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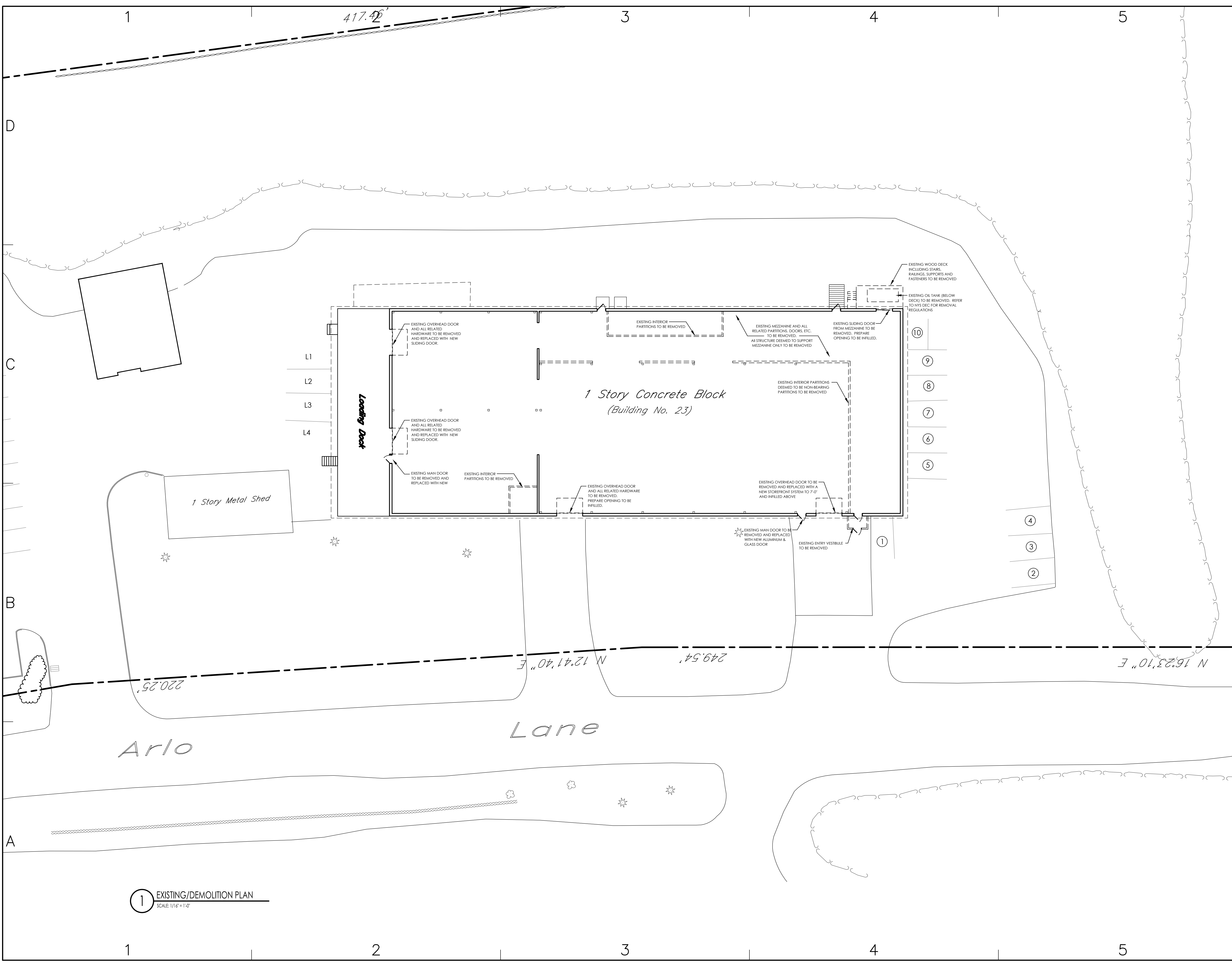
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MARK	DATE	ISSUE
REVISIONS		
PROJECT NO: FER-02		
CAD DWG FILE: 23 ARLO LANE.DWG		
DRAWN BY: MLT		
CHK'D BY: MLT		
SHEET TITLE:		

**EXISTING SITE & DEMOLITION  
PLAN**

DRAWING NO.:

**A-001**  
SHEET 1 OF 5



**1 EXISTING/DEMOLITION PLAN**  
SCALE: 1/16" = 1'-0"

1

2

3

4

5

D

D

C

C

B

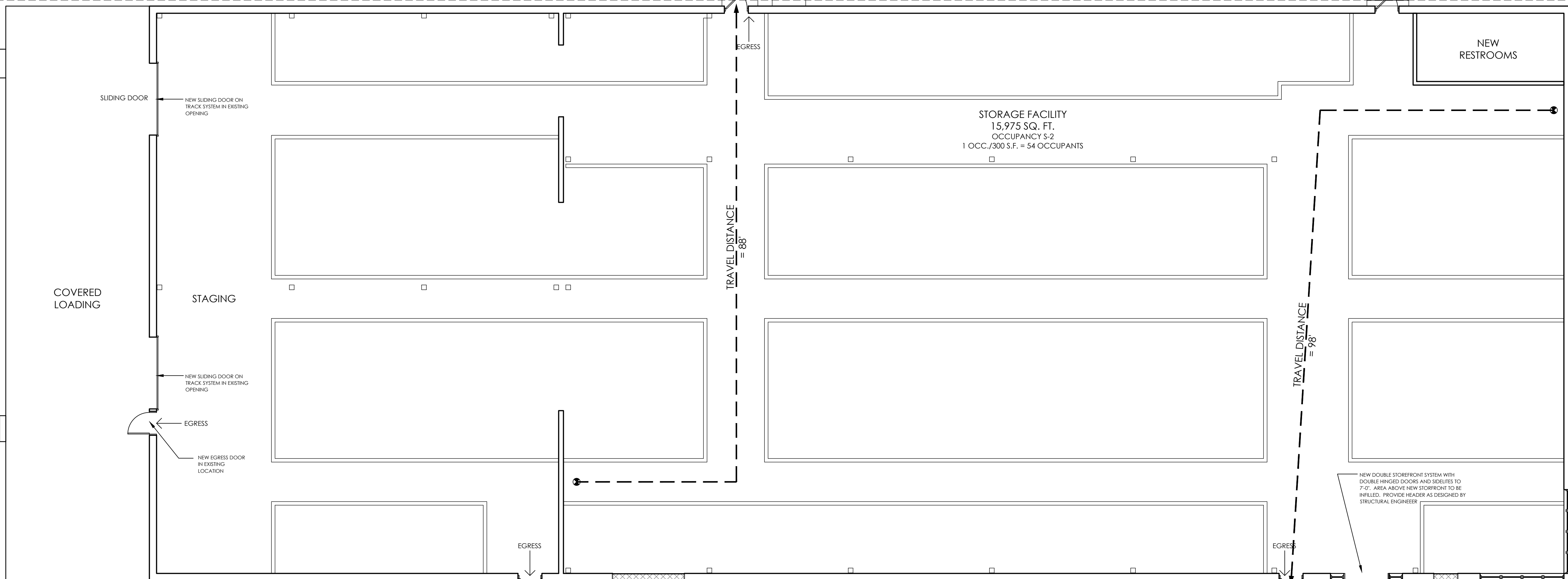
B

A

A

TRAVEL DISTANCE = 88'

TRAVEL DISTANCE = 98'



BUILDING AREA: 15,975 S.F. ±  
 GROUP: S-2 MODERATE HAZARD STORAGE  
 OCCUPANT LOAD: 1 OCCUPANT PER 300 S.F. = 54 OCCUPANTS  
  
 ZONE: MD DESIGN INDUSTRIAL  
  
 PARKING COUNT: 10 EXISTING, NO CHANGE PROPOSED  
 LOADING COUNT: 4 EXISTING, NO CHANGE PROPOSED

PROJECT:

**CORTLANDT STORAGE**

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 CORTLANDT, NY 10567

 SECTION: 3406 BLOCK: 1 LOT: 1  
 ZONING: MD

PROPERTY OWNER / LANDLORD:

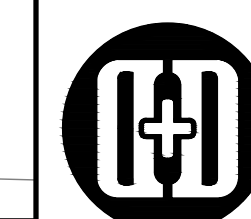
 LEXINGTON 202 GROUP LLC,  
 23 ARLO LANE  
 CORTLANDT, NY

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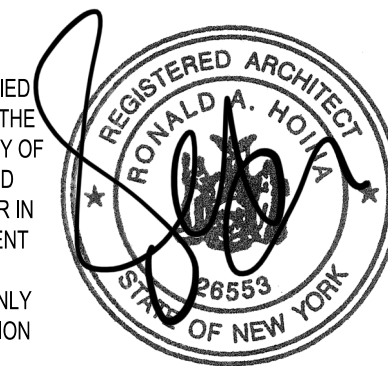
ARCHITECT:


**Design Development, pllc**

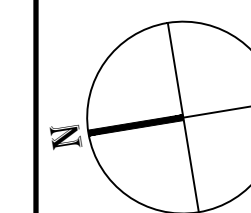
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REVISIONS

PROJECT NO: FER-02

CAD DWG FILE: 23 ARLO LANE.DWG

DRAWN BY: MLT

CHK'D BY: MLT

SHEET TITLE:

PROPOSED FLOOR PLAN

DRAWING NO.:

# A-100

SHEET 1 OF 5

PROJECT:

**CORTLANDT STORAGE**

23 ARLO LANE  
CORTLANDT, NY 10567

SECTION: 3406 BLOCK: 1 LOT: 1  
ZONING: MD

PROPERTY OWNER / LANDLORD:

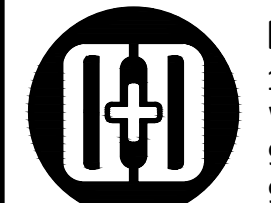
LEXINGTON 202 GROUP LLC,  
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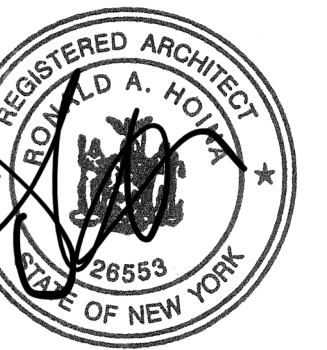
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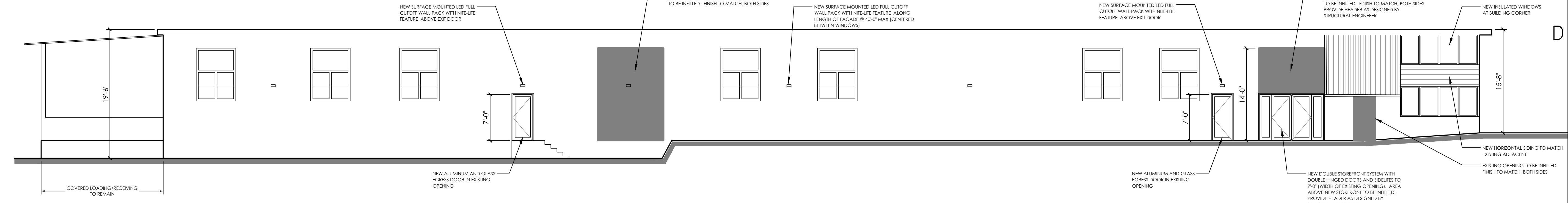
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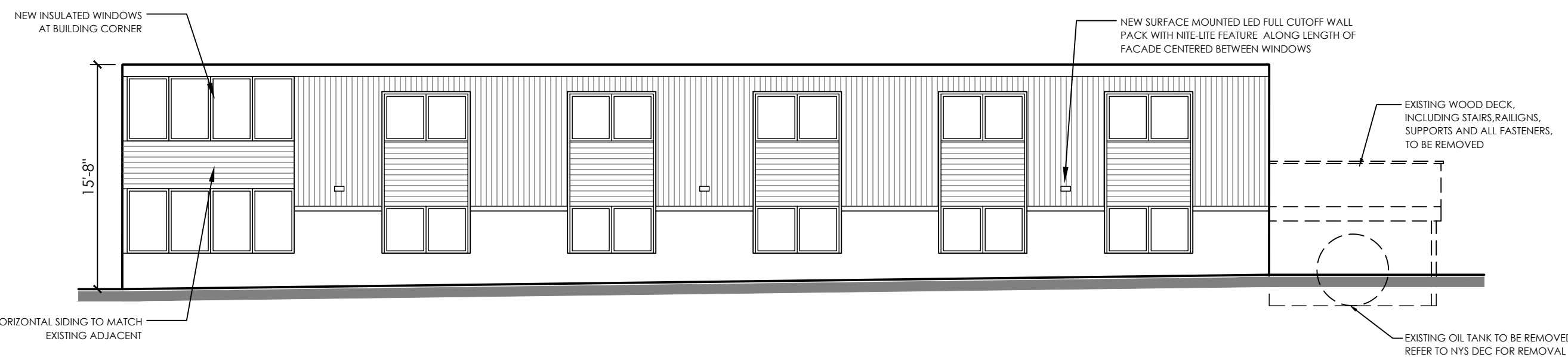


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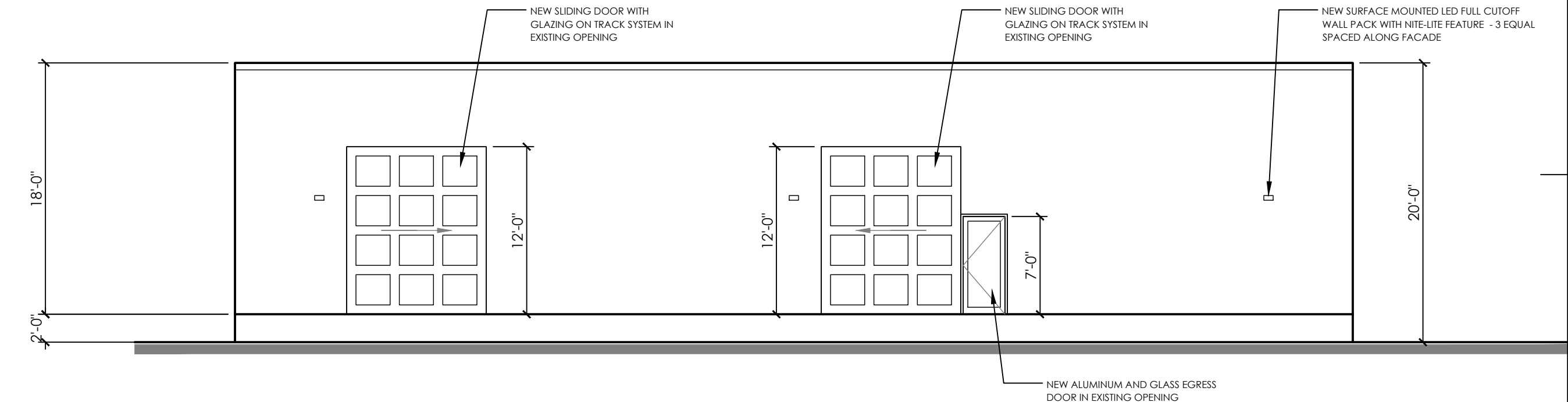
4 PROPOSED FRONTELEVATION  
SCALE: 1/8" = 1'-0"



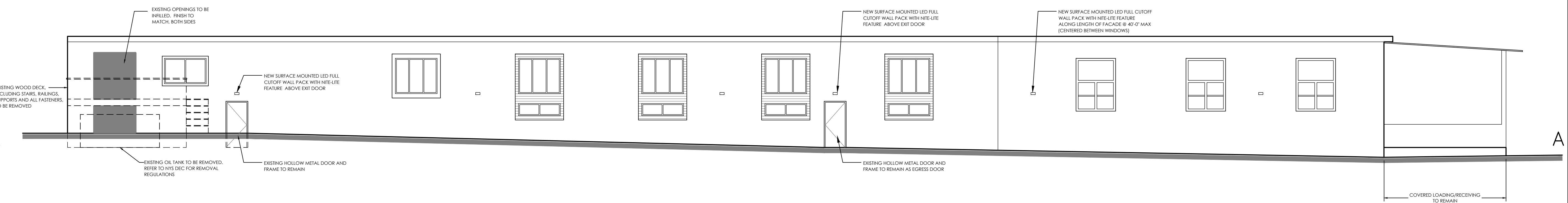
2 PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



1 PROPOSED REAR ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATIONS

DRAWING NO.:

**A-200**

SHEET 1 OF 5

12/21/2020 9:24 AM: E:\01 STUDIO \FERR02 - CORTLANDT\03 ARLO LANE.DWG