Compass Storage

1109 9th Ave

Neptune, NJ 07753

PROJECT TEAM

OWNER
AMSDELL COMPANIES
20445 EMERALD PARKWAY DRIVE, STE. 220
CLEVELAND, OH 44135
JONATHAN STEELE
T. 216.458.0670 EXT. 269

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

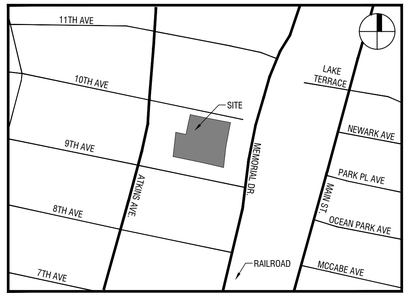
CIVIL ENGINEER
CREST ENGINEERING ASSOCIATES INC.
100 RIKE DRIVE
MILLSTONE, NJ 08535
T: 609.448.5550
CONTACT: PETER W. STRONG, P.E., P.P.

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE NEW JERSEY CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER. A.I.A.
NEW JERSEY IDENTIFICATION # 21AI01766300
DESIGNHAUS ARCHITECTURE

LOCATION MAP



INDEX OF DRAWINGS

☐ SHEET ISSUED
△ REVISED
■ SHEET REISSUED

SPA/ 23.05.10	PDIP/ 23.03.23	SHEET NO:	DRAWING NAME
		GENERAL	
☐	☐	G1.1	Title Sheet and Index
		SITE / LANDSCAPE	
☐		AS1.00	Architectural Site Plan
☐		L1.00	Landscape Plan
		ARCHITECTURAL	
☐	☐	A1.00	First Floor Plan
☐	☐	A1.01	Second Floor Plan
☐	☐	A1.02	Third Floor Plan
☐	☐	A1.03	Fourth Floor Plan
☐		A2.00	Building Elevations
☐		A2.10	Building Elevations
☐		A2.20	Exterior Renderings

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SPA	**23.05.10**
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ISSUANCE	DATE

STATE OF NEW JERSEY
PETER STUHLREYER
LICENSED
21AI01766300
REGISTERED ARCHITECT

Compass Storage
1109 9th Ave
Neptune, NJ 07753

Cover Sheet & Index

23001

G0.01

G0.01 Cover Sheet & Index.dwg
5/24/2023
DH User 03

SITE DATA

Regulation	Information
Address	1109 9th Ave. Neptune, NJ 07753
Zoning	LI Light Industrial
Parcel Area	(96,768 Sq.Ft.) 2.222 Acres

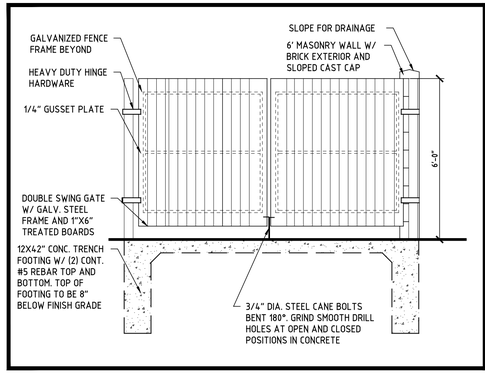
ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided
Setbacks	Front:40' Sides: 25" Rear: 25'	Front:Existing 5' / 11' Per Variance' Sides: Existing 2' Per Variance Rear: Existing 1' Per Variance
Building Height	60' Max.	4 Stories
Min. Open Space	30%	14.47%
Max. Lot Coverage	70%	68%Per Variance
Max. Building Coverage	40%	68%Per Variance

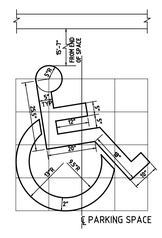
PARKING SUMMARY

Regulation	Required	Provided
Parking	1 Space / Employee (1) + 1 Space / 10,000 SF GFA (13) 14 Spaces Required	16 Spaces Provided

DUMPSTER ENCLOSURE DETAIL

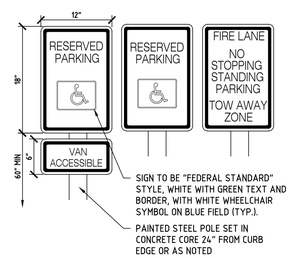


PARKING SPACE PAINT DETAIL

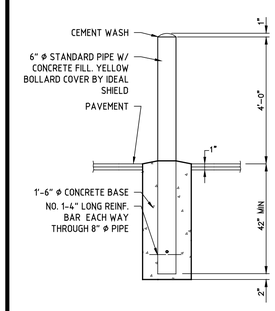


NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT WITHIN OUTLINE SHOWN

HANDICAP SIGN DETAIL



BOLLARD DETAIL



1 Architectural Site Plan

SCALE: 1" = 30'

NORTH

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STATE OF NEW JERSEY
ALAN STUHLBARG
21A3017663000
REGISTERED ARCHITECT

Compass Storage
1109 9th Ave
Neptune, NJ 07753

Architectural Site Plan

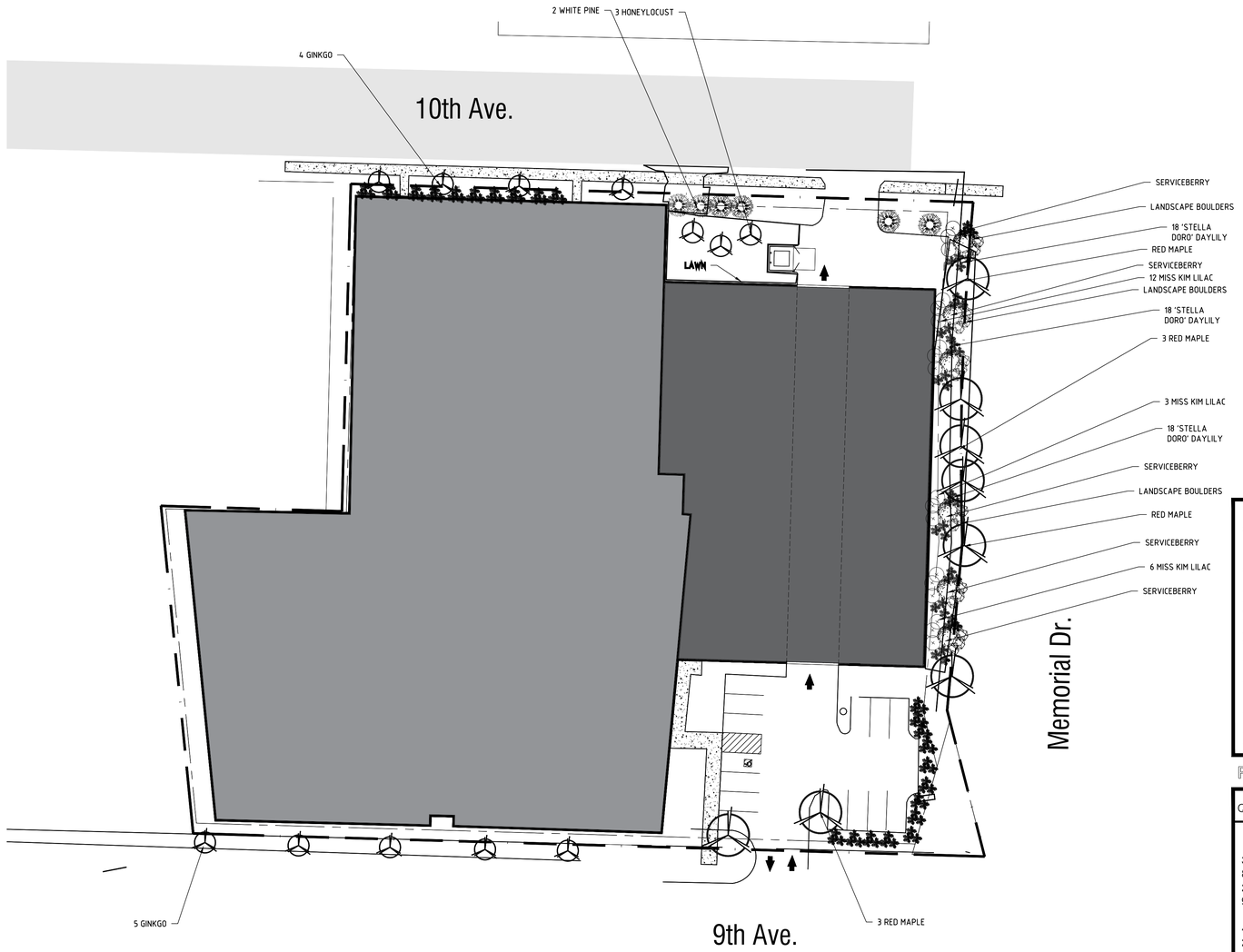
23001

AS1.00

AS1.00 Architectural Site Plan.dwg

5/24/2023

DESIGNHAUS



Disposition	Landscaping Required	Landscaping Provided
General Site Landscaping:	20% Min.	+22.30% w Plant Material
Replacement Trees - R	0 Trees Required	0 Provided
Greenbelt Requirements:	1 Tree / 30' 306 / 30 = 10	7 Trees- Memorial ROW 4 Trees - 10th Ave. ROW 5 Trees 9th Ave. ROW
Screening Requirements:	n/a	2 Evergreen Trees Provided in Additon to Existing
Parking Lot Requirements: P	1 Tree / 8 Spaces 60 / 8 = 8 Trees	3 Trees

GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
9. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
10. CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED .
11. LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
12. OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
13. RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
14. UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
15. TURF GRASS TO BE COMMON TO HARDINESS ZONE 7a

PLANT SCHEDULE

QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
3	HL	GLEDITSIA t INERMIS	THORNLESS HONEYLOCUST	3" B&B
8	GB	GNKGO biloba	GINKGO	3" B&B
2	WP	PINUS strobus	WHITE PINE	7-8' B&B
9	RM	ACER rubrum 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" B&B
4	SB	AMELANCHIER laevis	SERVICEBERRY	7-8' B&B
21	MK	SYRINGA p MISS KIM	MISS KIM LILAC	24" B&B
54	SD	STELLA D'ORO	DAYLILY	#2 CONT.

Total Trees: 27
Total Shrubs: 21 Total New Plant Material Provided: 97 Plants

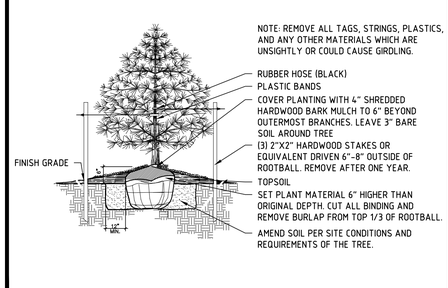
Irrigation Cost Estimate: $6,500.00
Total Landscape Cost Estimate: $20,745.00

0 WOODLAND REPLACEMENT TREES PROVIDED

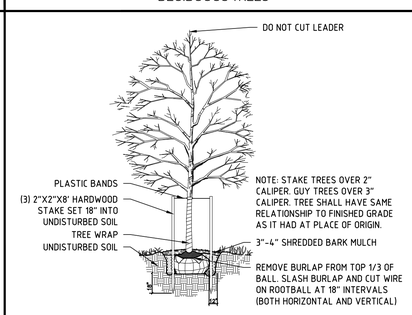
PLANT SPACING:
FRONTAGE TREES - 30' O.C.
EVERGREEN TREES - 10' O.C.
NARROW EVERGREEN TREES - 5' O.C.
SHRUBS - 3' O.C.
PERENNIALS / GRASSES - 3' O.C.

PLANTING DETAILS

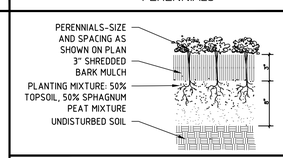
EVERGREEN TREES



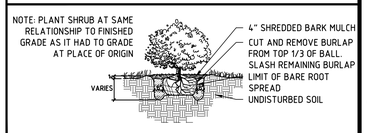
DECIDUOUS TREES



PERENNIALS



SHRUBS



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SPA	23.05.10
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ISSUANCE	DATE

STATE OF NEW JERSEY
PETER STUDZINSKI
21AI01766700
REGISTERED ARCHITECT

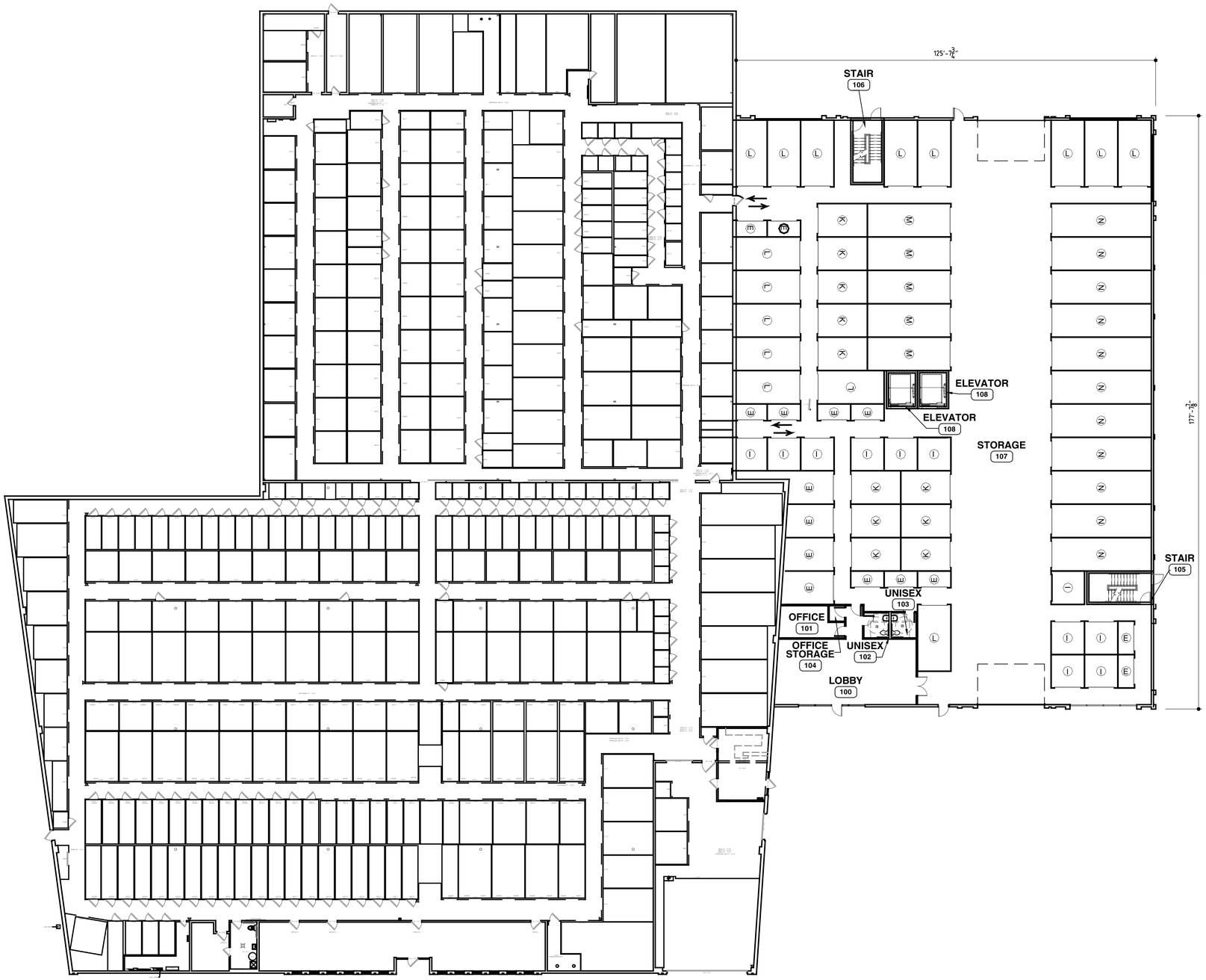
Compass Storage
1109 9th Ave
Neptune, NJ 07753

Landscape Plan

23001

L1.00

L1.00 Landscape Plan.dwg
5/24/2023
Mike Pizzola



Unit Matrix

Mark	Size	Level 1	Level 2	Level 3	Level 4	Unit Totals	Unit Area
A	4.3 x 10			5	5	10	430 sf
B	4.3 x 12			1	1	2	103.2 sf
C	5 x 5		4	5	5	14	651 sf
D	5 x 9.3		1	1	1	3	75 sf
E	5 x 10	11	61	66	66	204	10,200 sf
F	8.6 x 10			8	8	16	1,376 sf
G	8.6 x 15			1	1	2	258 sf
H	9.3 x 10		7			7	651 sf
I	10 x 10	11	28	59	59	157	15,700 s
J	10 x 13.6		8			8	1,088 sf
K	10 x 15	15	23	24	24	86	12,900 sf
L	10 x 20	15	15			30	6,000 sf
M	10 x 25	5				5	1,250 sf
N	10 x 30	11				11	3,300 sf
O	12.8x13.6		1			1	174.08 sf
P	12.8x18.6			1	1	2	476.16 sf
Q	13.6 x 15		1			1	204 sf
Total		68	149	171	171	559	54,836sf

Total Net Rentable:	54,836 sf
Total Floor Area:	84,204sf
Total Efficiency:	65%

Barrier Free Units: REQUIRED 1-200 5% (MIN.)
OVER 200 10. PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200

TOTAL UNITS = 559 = 10
559 X .02 = 11.18 = 12 UNITS
10 UNITS + 12 UNITS = 22 UNITS

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STATE OF NEW JERSEY
PETER STUILAJ
21A3017663000
REGISTERED ARCHITECT

Compass Storage

1109 9th Ave
Neptune, NJ 07753

First Floor Plan

23001

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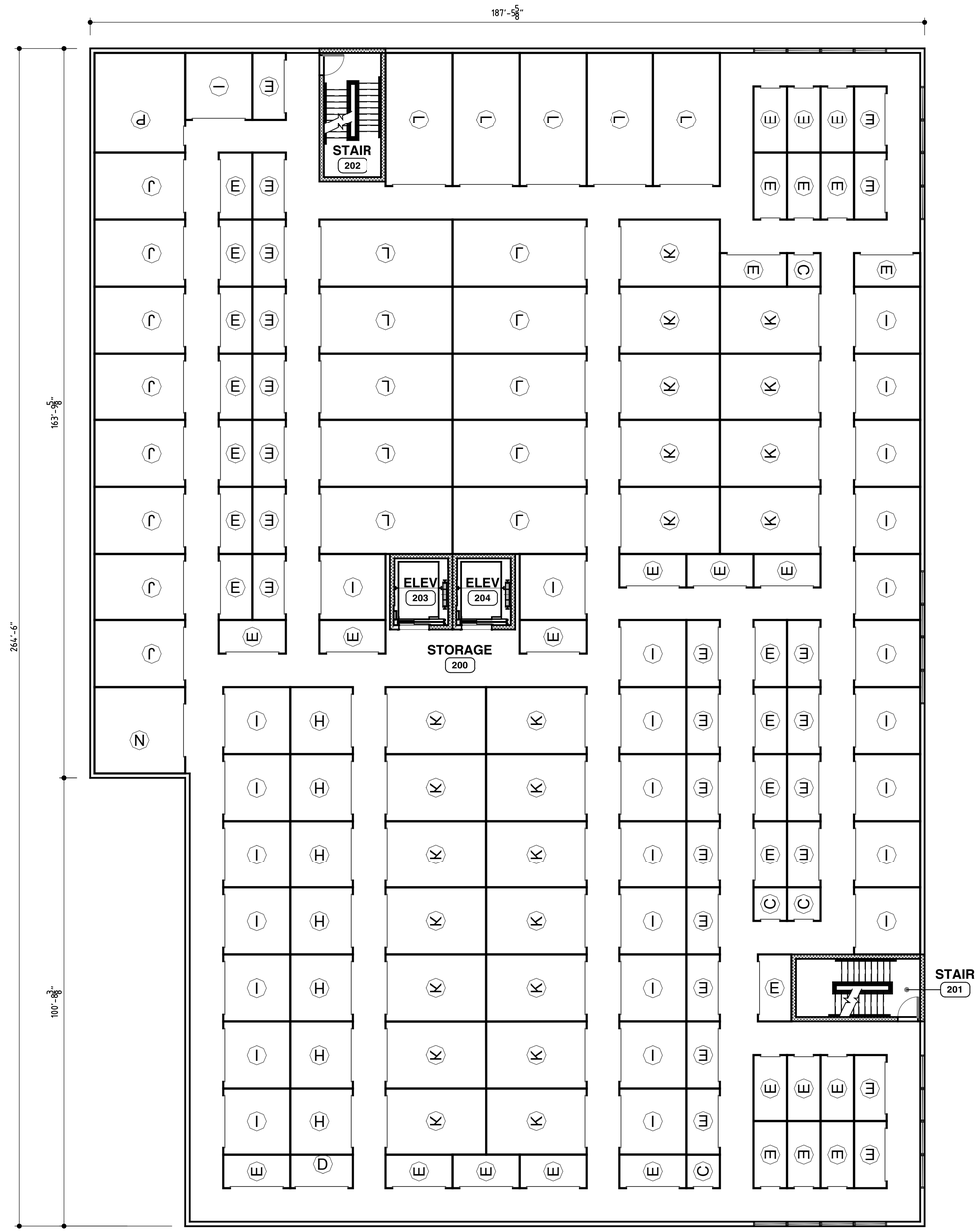
5/24/2023
DH User 05



1 Second Floor Plan

SCALE: 3/32" = 1'

NORTH

Unit Matrix

Mark	Size	Level 1	Level 2	Level 3	Level 4	Unit Totals	Unit Area
A	4.3 x 10			5	5	10	430 sf
B	4.3 x 12			1	1	2	103.2 sf
C	5 x 5		4	5	5	14	651 sf
D	5 x 9.3		1	1	1	3	75 sf
E	5 x 10	11	61	66	66	204	10,200 sf
F	8.6 x 10			8	8	16	1,376 sf
G	8.6 x 15			1	1	2	258 sf
H	9.3 x 10		7			7	651 sf
I	10 x 10	11	28	59	59	157	15,700 s
J	10 x 13.6		8			8	1,088 sf
K	10 x 15	15	23	24	24	86	12,900 sf
L	10 x 20	15	15			30	6,000 sf
M	10 x 25	5				5	1,250 sf
N	10 x 30	11				11	3,300 sf
O	12.8x13.6		1			1	174.08 sf
P	12.8x18.6			1	1	2	476.16 sf
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STATE OF NEW JERSEY
PETER J. BOSNAK
21AI01766300
REGISTERED ARCHITECT

Compass Storage

1109 9th Ave
Neptune, NJ 07753

Second Floor Plan

23001

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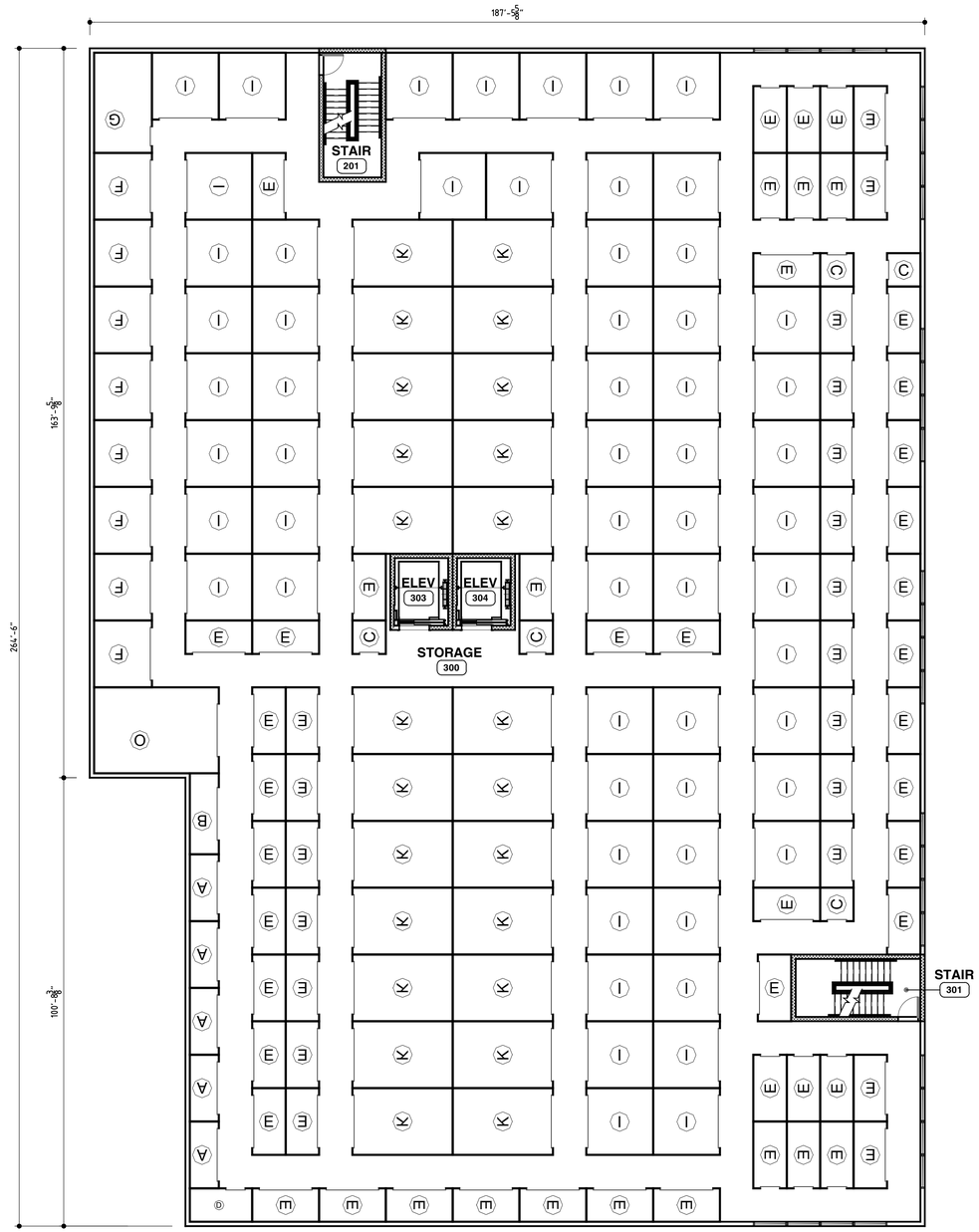

1 Third Floor Plan

SCALE: 3/32" = 1'

NORTH

Unit Matrix

Mark	Size	Level 1	Level 2	Level 3	Level 4	Unit Totals	Unit Area
A	4.3 x 10			5	5	10	430 sf
B	4.3 x 12			1	1	2	103.2 sf
C	5 x 5		4	5	5	14	651 sf
D	5 x 9.3		1	1	1	3	75 sf
E	5 x 10	11	61	66	66	204	10,200 sf
F	8.6 x 10			8	8	16	1,376 sf
G	8.6 x 15			1	1	2	258 sf
H	9.3 x 10		7			7	651 sf
I	10 x 10	11	28	59	59	157	15,700 s
J	10 x 13.6		8			8	1,088 sf
K	10 x 15	15	23	24	24	86	12,900 sf
L	10 x 20	15	15			30	6,000 sf
M	10 x 25	5				5	1,250 sf
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Q	13.6 x 15		1			1	204 sf
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STATE OF NEW JERSEY
PETER STUMAS
21A2017663O0
REGISTERED ARCHITECT

Compass Storage

1109 9th Ave
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Third Floor Plan

23001

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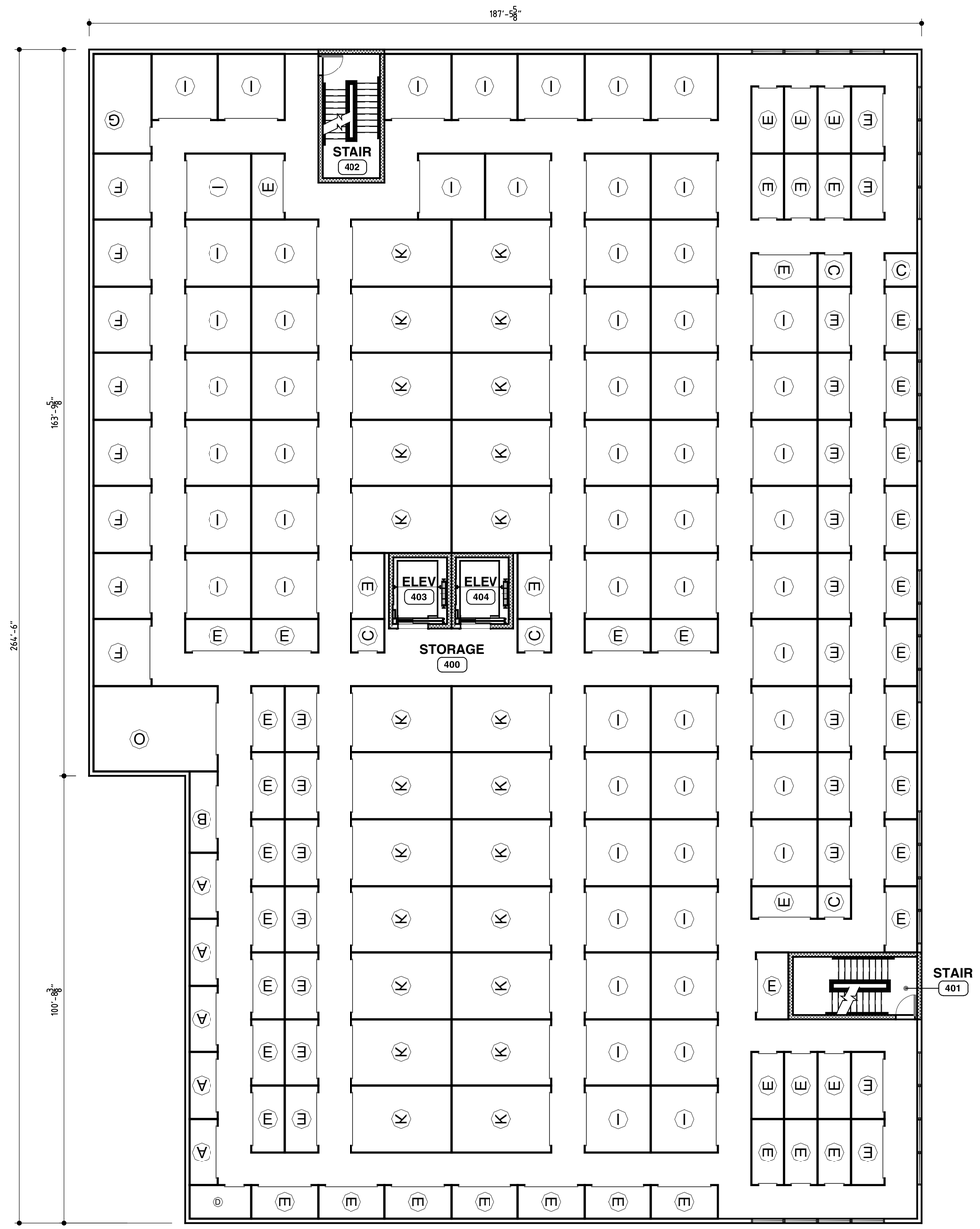

1 Fourth Floor Plan

SCALE: 3/32" = 1'

NORTH

Unit Matrix

Mark	Size	Level 1	Level 2	Level 3	Level 4	Unit Totals	Unit Area
A	4.3 x 10			5	5	10	430 sf
B	4.3 x 12			1	1	2	103.2 sf
C	5 x 5		4	5	5	14	651 sf
D	5 x 9.3		1	1	1	3	75 sf
E	5 x 10	11	61	66	66	204	10,200 sf
F	8.6 x 10			8	8	16	1,376 sf
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STATE OF NEW JERSEY
TRAVIS STUHLMAN
21A301766300
REGISTERED ARCHITECT

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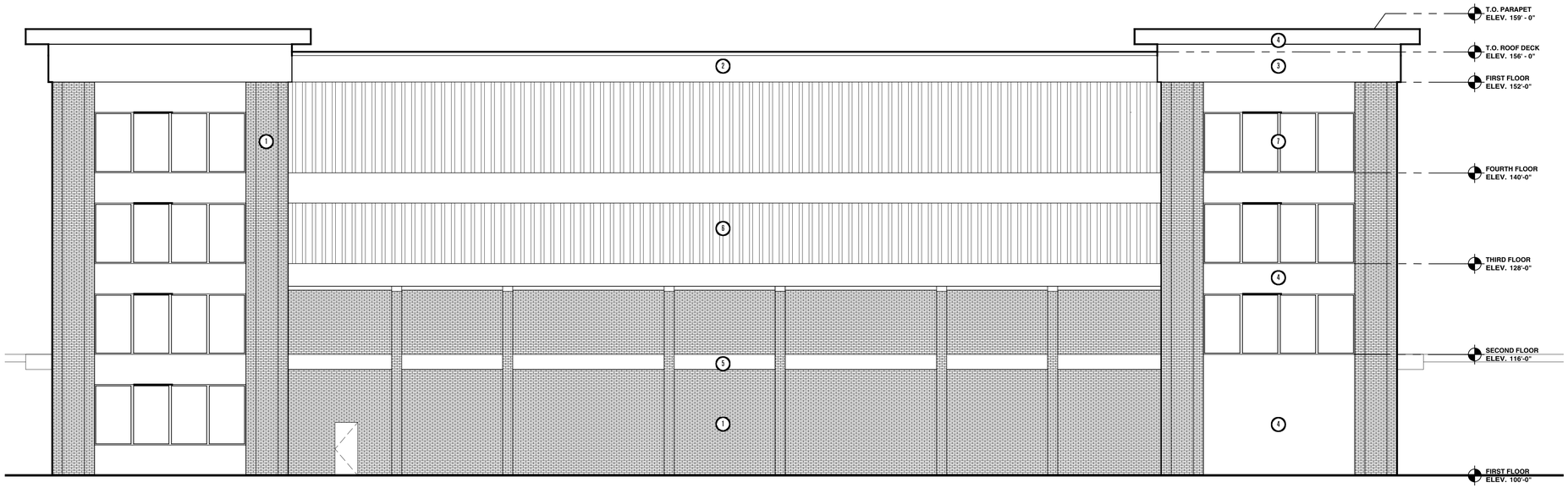
1109 9th Ave
Neptune, NJ 07753

Fourth Floor Plan

23001

A1.03



2 East Elevation

SCALE: 1/8" = 1'

1 North Elevation

SCALE: 1/8" = 1'

MATERIAL LEGEND

SYMBOL	DESCRIPTION
1	BRICK
2	WHITE METAL PANELS
3	LIGHT GRAY METAL PANELS
4	DARK GRAY METAL PANELS
5	YELLOW METAL AWNING
6	CORRUGATED METAL SIDING
7	STOREFRONT GLAZING
8	OVERHEAD GARAGE DOOR

DESIGNHAUS EST 1998 ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326

T:248.601.4422 F:248.453.5854

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SPA	23.05.10
PDIP	23.03.23
ISSUANCE	DATE

STATE OF NEW JERSEY
DAN STURGEON
21A3301766300
REGISTERED ARCHITECT

Compass Storage

1109 9th Ave
Neptune, NJ 07753

Building Elevations

23001

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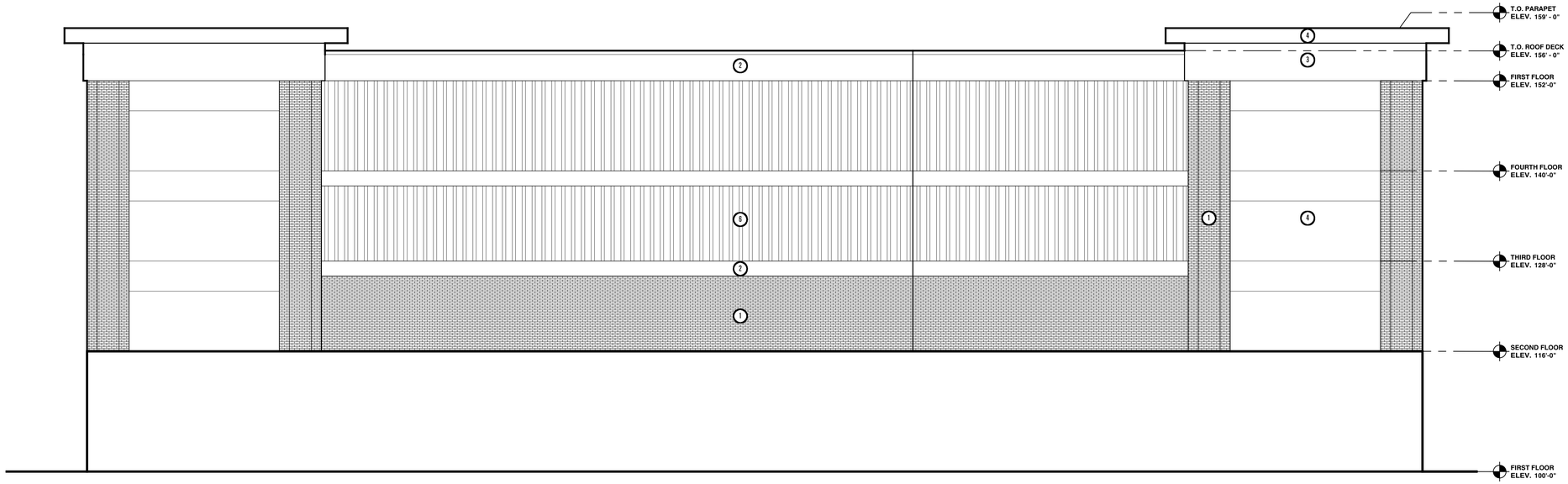
A2.00 Building Elevations.dwg

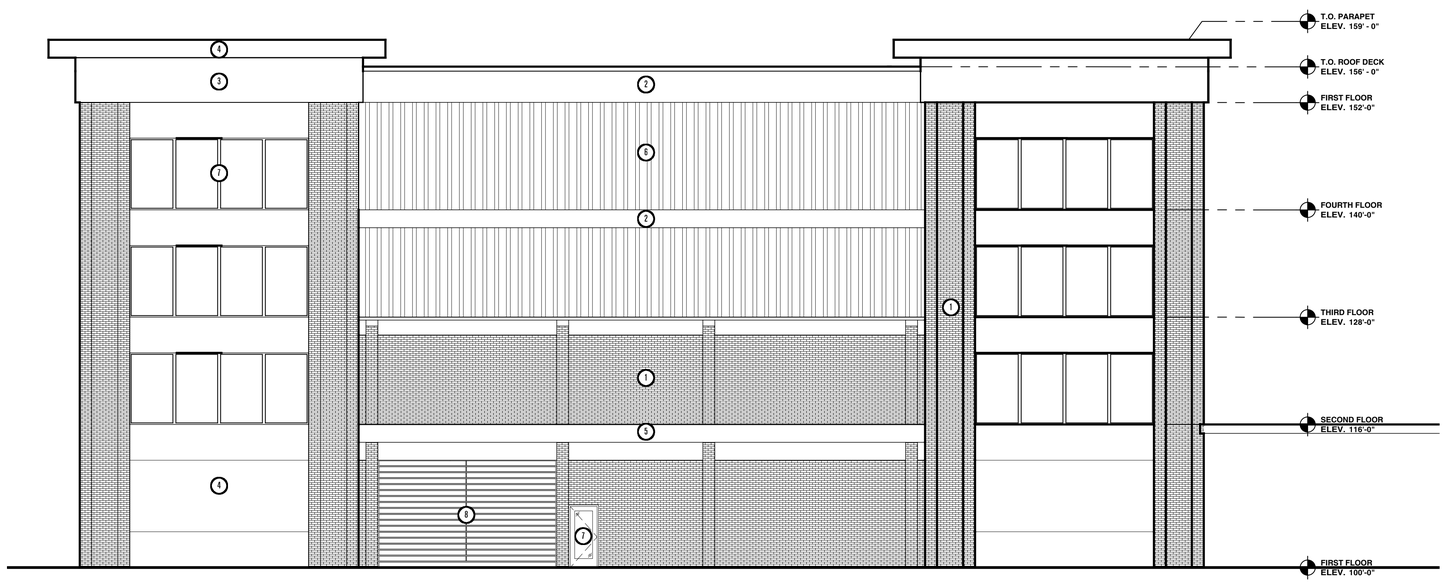
5/24/2023

DESIGNHAUS



2 West Elevation

SCALE: 1/8" = 1'



1 South Elevation

SCALE: 1/8" = 1'

MATERIAL LEGEND

SYMBOL	DESCRIPTION
1	BRICK
2	WHITE METAL PANELS
3	LIGHT GRAY METAL PANELS
4	DARK GRAY METAL PANELS
5	YELLOW METAL AWNING
6	CORRUGATED METAL SIDING
7	STOREFRONT GLAZING
8	OVERHEAD GARAGE DOOR

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PDIP	23.03.23
ISSUANCE	DATE

STATE OF NEW JERSEY
PETER J. SCHUPPER
21AI01706300
LICENSED ARCHITECT

Compass Storage

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Neptune, NJ 07753

Building Elevations

23001

A2.10

A2.10 Building Elevations.dwg

5/24/2023

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ISSUANCE	DATE
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SPA	23.05.10
PDIP	23.03.23

STATE OF NEW JERSEY
PETER STUHLREYER
21AI01766300
REGISTERED ARCHITECT

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Neptune, NJ 07753

Exterior Renderings

23001

A2.20