

# A SELF-STORAGE FACILITY FOR PUBLIC STORAGE

DEVELOPMENT NUMBER: PS#28091

2431 S. Orange Blossom Trail  
Apopka, FL

**Galloway**

6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS LLC

NOT FOR  
CONSTRUCTION

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**Public  
Storage**

**PROJECT INFORMATION**

OWNER / DEVELOPER	CONTRACTOR	BUILDING DEPARTMENT
PUBLIC STORAGE 701 WESTERN AVE GLENDALE, CA 91201 ATTN: STEVEN RITTE TEL: (478) 955-0122 SRITTE@PUBLICSTORAGE.COM	TBD	SEMINOLE COUNTY BUILDING DEPT. 1101 EAST 18 <sup>TH</sup> STREET SUNFORD, FL 32771 CONTACT: TINA LUNDE TEL: (407) 866-7093 FAX: (407) 865-7468
ARCHITECT	GEOTECHNICAL ENGINEER	
GALLOWAY AND COMPANY, INC 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 ATTN: KIRSTOFFER KENTON STRAIN, AIA GARY RHODES, AIA TEL: (303) 770-8884 FAX: (303) 770-3838	GLS ENGINEERING ASSOCIATES, INC. N8 W2250 JOHNSON DRIVE WAUKESHA, WI 53188 ATTN: TERRY L. GLS, P.E. TEL: 800.782.0810	
CIVIL	LANDSCAPE ARCHITECT	
KIMLEY-HORN 446 24 <sup>TH</sup> STREET, SUITE 200 VERO BEACH, FL 32960 ATTN: CHRIS HOLLEN, P.E. TEL: (772) 794-4100	KIMLEY-HORN 446 24 <sup>TH</sup> STREET, SUITE 200 VERO BEACH, FL 32960 ATTN: KEVIN BARRETT, FOLD TEL: (772) 794-4100	
ELECTRICAL	STRUCTURAL	
GALLOWAY AND COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 ATTN: ROD ROCHE, P.E. TEL: (303) 770-8884 FAX: (303) 770-3838	JANUS INTERNATIONAL 135 JANUS INTERNATIONAL BLVD TEMPLE, GA 30179 ATTN: JOHNATHAN SIMS TEL: (770) 562-2850 FAX: (770) 562-1991	
MECH/PUMPING		
GALLOWAY AND COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 ATTN: ALICIA THORPE, P.E. JOHN PALMER TEL: (303) 770-8884 FAX: (303) 770-3838	GALLOWAY AND COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 ATTN: TYLER MARWINGTON, P.E. TEL: (303) 770-8884 FAX: (303) 770-3838	

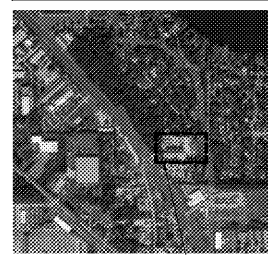


**RESPONSIBILITY MATRIX**

ITEM	COORD. BY	FURNISHED BY	INSTALLED BY	PS CONTACTS VENDOR & SCOPE
EXTERIOR SIGNAGE	CM	PS VENDOR	PS VENDOR	VENDOR: IMAGE NATIONAL CONTACT: JERRY GOODSON 228.287.1938 POWER TO BUILDING & SITE SIGNS BY GC FOR FINAL CONNECTIONS
INTERIOR SIGNAGE & GRAPHICS	CM	GC	GC	VENDOR: SDS (INTERIOR SIGNAGE) CONTACT: LAURA BERENHEIM 770.383.0746 laura@sdsgroup.com
SECURITY: CCTV, ACCESS CONTROL, BURGLAR ALARM	CM	PS VENDOR/GC	PS VENDOR/GC	VENDOR: CONTACT CM FOR LOCAL VENDOR CONTACT INFO CONTACT: NAME, PHONE, EMAIL
FIRE ALARM (DESIGN BUILD)	GC	GC	GC	VENDOR: OPENTECH CONTACT: TBD PHONE: TBD JUNCTION BOXES, PULL STRINGS, AND CONDUITS TO BE INSTALLED AS PER ELECTRICAL DRAWINGS BY GC
FIRE SPRINKLERS (DESIGN BUILD)	GC	GC	GC	PS CONTACT: FATIMA BUTT (813) 925-7460 CONSULTANT: FIRE PROTECTION CONTACT: STEVEN JARAMILLO (949) 202-9318 (MONITORING SERVICE BY PS)
FIRE EXTINGUISHERS	GC	GC	GC	VENDOR: CONTACT CM FOR LOCAL VENDOR CONTACT INFO CONTACT: NAME, PHONE, EMAIL (DESIGN BUILD)
PS DATA / COMPUTERS / INTERNET / INSTALL / PHONE	CM	PS/GC	PS/GC	PS IT CONTACT: MARIA DANIELA (818) 244-8000 x115 LESLIE ORTEGA (818) 244-8000 x1160 G.C. TO PROVIDE FEED FROM CURBSIDE PULL BOX TO PROPOSED BUILDING, PROVIDE BACKBOARD, GROUNDING ROD, CONDUITS WITH PULL STRING, SPICE
UNIT DOOR AND CORRIDOR SYSTEMS	CM/GC	PS VENDOR / GC	PS VENDOR / GC	VENDOR: JANUS INTERNATIONAL CONTACT: MORGAN HODGES (770) 562-2850 SYSTEMS INCLUDE: HALLWAY PARTITION, UNIT DOORS, FIRE EXTINGUISHERS (B PARTITION SYSTEMS ONLY), WIRE MESH CEILING, DIAMOND PLATE WANSICOTING AND UNIT IDS. ADDITIONAL NOTES: 1) GC TO FURNISH AND INSTALL ALL STRUCTURAL DEMISING PARTITIONS. 2) ALL NON-BEARING PARTITIONS PROVIDED BY JANUS. 3) GC TO COORDINATE WITH JANUS FOR ALL STORAGE DEMISING PARTITIONS.

\*PS\* DENOTES PUBLIC STORAGE; \*GC\* DENOTES GENERAL CONTRACTOR; \*CM\* DENOTES CONSTRUCTION MANAGER.  
FOR MATERIAL LIBRARY CONTACT, GO TO SHARE POINT.

**VICINITY MAP**



**SHOP DRAWINGS**

GC SHALL REVIEW AND APPROVE EACH SHOP DRAWING AND SUBMITTAL PRIOR TO SUBMISSION TO ARCHITECT.

- FIRE SPRINKLERS
- STRUCTURAL ITEMS PER STRUCTURAL DWGS.
- STORAGE UNIT AND COMPONENT BY JANUS (BY CM)
- METAL CANOPIES
- FIRE ALARM
- TRASH ENCLOSURE DOORS

**PROJECT DATA AND CODE ANALYSIS**

PROJECT ADDRESS: 2431 S. ORANGE BLOSSOM TRAIL  
APPLICABLE CODES: 2014 FLORIDA BUILDING, ENERGY CONSERVATION, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, AND SBC 303.3

**BUILDING ANALYSIS**

FINISH FLOOR: 47048 SF  
TOTAL SQUARE FOOTAGE: 47048 SF

FINISH FLOOR	47048 SF
TOTAL SQUARE FOOTAGE	47048 SF

**CONSTRUCTION TYPE:**

SPRINKLED IN ACCORDANCE WITH IBC 903.3

**BASE ALLOWABLE (CHAPTER 5):**

AREA (SF PER FLOOR): 52,500 SF  
HEIGHT (FT): 55 FT  
STORIES: 3 STORES

**AREA INCREASES REQUIRED:**

NO

**OCCUPANCY/EXIT CALCULATIONS**

OCCUPANCY	LOAD FACTOR	SFOCCUPANT	OCCUPANT LOAD
ST	47048 SF	500 SF	94
ST	47048 SF		94

**EXIT/EXIT WIDTH PER 1003.2 PROVIDED EXITS AND WIDTH**

EXIT/EXIT WIDTH PER 1003.2 PROVIDED EXITS AND WIDTH: REF G-103

**TOTAL OCCUPANT LOAD:**

94

**PLUMBING FIXTURE REQUIREMENT**

STORAGE BUILDING (S1):  
47,048 SF  
OCCUPANTS = 94  
REQUIRED FIXTURES:  
MALE: (1) WATER CLOSET, (1) LAVATORY  
FEMALE: (1) WATER CLOSET, (1) LAVATORY  
DRINKING FOUNTAIN: (1) STD, (1) ADA REQUIRED  
SERVICE SINK: (1) REQUIRED

**PARKING CALCULATIONS**

STORAGE BUILDING (S1):  
TOTAL BUILDING AREA ON SITE: 87,648 SF  
EXISTING: 40,800 SF  
PROPOSED: 47,048 SF

**STANDARD SPACES PROVIDED: 20 ACCESSIBLE SPACES PROVIDED: 1**

TOTAL PARKING: 21 SPACES AT 1:38 SPACES/1500 SF

**19 RIBBOAT STORAGE STALLS PROVIDED**

2 LOADING SPACES PROVIDED / 2 LOADING SPACES REQUIRED

Real Estate Development and Construction  
701 Western Ave., Glendale, CA 91201  
(818) 244-8000 • Fax (818) 543-7341

**UNIX MIX SCHEDULE** Date: 02.20.20 Model Name: V8

BUILDING	GROSS SF							UNITS
	5x5	5x10	10x10	10x15	10x20	10x25	10x30	
CLIMATE CONTROLLED UNITS	33	111	100	87	42	-	-	373
NONCLIMATE CONTROLLED UNITS	-	-	-	-	-	-	-	-
TOTAL SF	47,048	111	100	87	42	-	-	37,820
% UNITS (S1)	2%	30%	26%	23%	22%	0%	0%	101.41
% UNITS (S2)	-	-	-	-	-	-	-	80% EFFICIENCY

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NONCLIMATE CONTROLLED UNITS	-	-	-	-	-	-	-	-
TOTAL SF	47,048	111	100	87	42	-	-	37,820
% UNITS (S1)	2%	30%	26%	23%	22%	0%	0%	101.41
% UNITS (S2)	-	-	-	-	-	-	-	80% EFFICIENCY

CLASS	SMALL			MEDIUM		LARGE	
	5x5	5x10	10x10	10x15	10x20	10x25	10x30
UNITS	33	111	100	87	42	-	-
CLASS TOTAL	144	187	42	-	-	-	-
% TOTAL	30%	50%	11%	-	-	-	-

A.D.A. units required:  
5% of 1st 200 = 10 A.D.A. Units  
2% of 173 = 3 A.D.A. Units  
373 13 A.D.A. Units Total Required

A.D.A. units dispersal:  
Small 38.61% 13 = 5  
Medium 50.13% 13 = 7  
Large 11.26% 13 = 1

PUBLIC STORAGE  
SEMINOLE COUNTY, FL  
PS#28091  
2431 S. Orange Blossom Trail  
Apopka, FL

#	Date	Issue/Description
1	03/02/2020	PERMIT SUBMITTAL
2	04/24/2020	2ND PERMIT SUBMITTAL

Project No: PS000991  
Drawn By: AT  
Checked By: KKS

COVER SHEET

CV.01