

**PROJECT TITLE**

**LINCOLN LOGISTICS BREWSTER - BLDG A**

NY-312 & PUGSLEY RD,  
SOUTHEAST, NY 10509

**CLIENT REVIEW SET 05/27/2022**

**PROJECT SUMMARY**

ARCHITECTURAL SUMMARY OF PROJECT INCLUDING CONSTRUCTION OF A DISTRIBUTION WAREHOUSE SHELL SCOPE INCLUDEDING 303,100 SF WAREHOUSE SPACE, SURFACE PARKING, UTILITY ROOM, ROADS AND LANDSCAPING- BUILDING A OF 2 BUILDINGS ON SITE.

**APPLICABLE CODES AND REGULATIONS**

2020 BUILDING CODE OF NEW YORK STATE  
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 FUEL GAS CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
2020 PLUMBING CODE OF NEW YORK STATE

ICC A117.1-2009  
NFPA 70-2017  
2017 NATIONAL ELECTRIC CODE

**BUILDING DATA**

**BUILDING INFORMATION:**

**CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
(S-1) STORAGE GROUP: 303,100 GSF

**TABLES 504.3 & 504.4: ALLOWABLE HEIGHT**  
CONSTRUCTION TYPE IIB / SPRINKLERED  
USE GROUPS S: UNLIMITED PER SECTION 507.4 (SEE REFERENCE BELOW)

**SECTION 506: ALLOWABLE AREA**  
CONSTRUCTION TYPE IIB / SPRINKLERED  
USE GROUPS S: UNLIMITED PER SECTION 507.4 (SEE REFERENCE BELOW)

**SECTION 507.4: SPRINKLERED, ONE-STORY**  
THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE, OR A GROUP A-4 BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLAN OF OTHER THAN TYPE V CONSTRUCTION, SHALL NOT BE LIMITED WHEN THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.  
**EXCEPTIONS:**  
1. BUILDINGS AND STRUCTURES OF TYPES I AND II CONSTRUCTION FOR RACK STORAGE FACILITIES THAT DO NOT HAVE ACCESS BY THE PUBLIC SHALL NOT BE LIMITED IN HEIGHT, PROVIDED THAT SUCH BUILDINGS CONFORM TO THE REQUIREMENTS OF SECTIONS 507.4, 903.3.1.1 AND CHAPTER 23 OF THE INTERNATIONAL FIRE CODE.

**CHAPTER 6: TYPE OF CONSTRUCTION**  
TYPE IIB / SPRINKLERED

**FIRE RESISTANCE RATINGS - IBC TABLE 601**  
PRIMARY STRUCTURAL FRAME - 0 HOURS  
BEARING WALLS - 0 HOURS  
FLOOR & ROOF CONSTRUCTION - 0 HOURS

**SECTION 903:**  
ESFR. AUTOMATIC SPRINKLER SYSTEMS INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.2.9 SUBPARAGRAPH 3. (NFPA 13 2013 EDITION)

**SECTION 910: SMOKE AND HEAT VENTS**  
SECTION 910.2 EXCEPTION 2: NOT REQUIRED WHERE BUILDING IS EQUIPPED WITH ESFR SPRINKLERS.

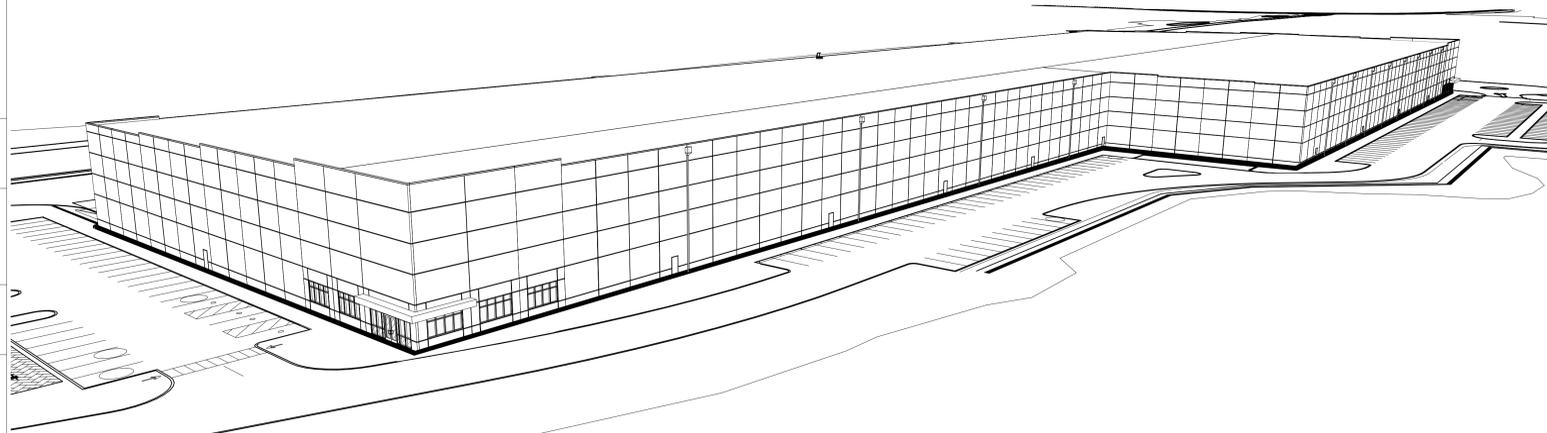
**TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**  
WAREHOUSE AREAS: 500 GSF / OCCUPANT  
MECHANICAL AREAS: 300 GSF / OCCUPANT

**TABLE 1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL**  
(S-1) STORAGE GROUP.....100 FT (a)  
(a) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.1.2

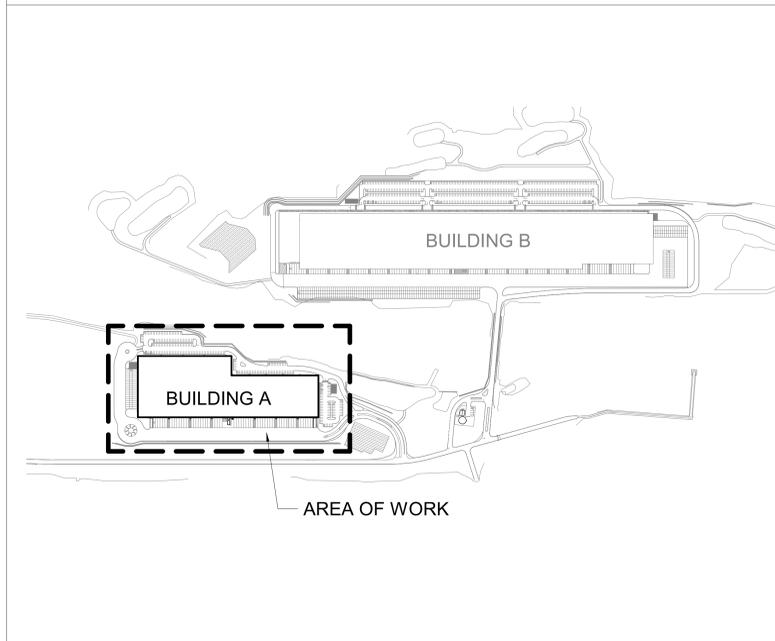
**SECTION 1017: EXIT ACCESS TRAVEL DISTANCE**  
(S-1) MODERATE-HAZARD STORAGE GROUP S.....250 FT (b)  
**SECTION 1017.2.2 GROUP S-1 INCREASE.....400 FT**  
(b) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

**TABLE 1505.1 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION**  
ROOF COVERINGS FOR TYPE IIB CONSTRUCTION SHALL BE A MINIMUM CLASS C RATED ROOF ASSEMBLY LISTED BY AN APPROVED TESTING AGENCY

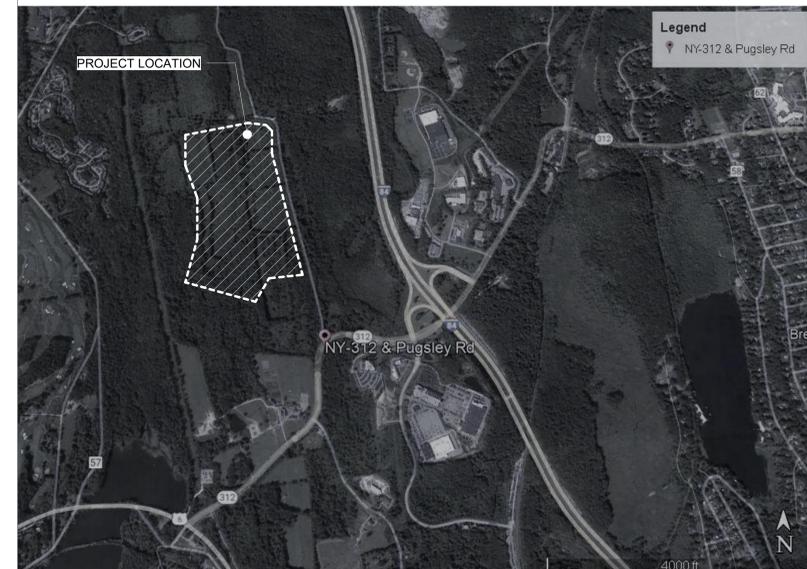
**PROJECT AERIAL**



**SCOPE OF WORK**



**PROJECT LOCATION MAP**



**PROJECT DIRECTORY**

**OWNER** LINCOLN EQUITIES GROUP  
STREET ADDRESS  
CITY, STATE ZIP

**CIVIL ENGINEER** LANGAN ENGINEERING  
300 KIMBALL DRIVE  
PARSIPPANY, NJ 07054

**ELECTRICAL ENGINEER** FXB ENGINEERING  
5 CHRISTY DRIVE, SUITE 307  
CHADDS FORD, PA 19317

**DESIGNER / BUILDER** ARCO DESIGN / BUILD INDUSTRIAL NEW YORK, INC.  
44 SOUTH BROADWAY, SUITE 1003  
WHITE PLAINS, NY 10601  
  
JIM WYATT  
JWYATT@ARCO DB.COM

**STRUCTURAL ENGINEER** SMITH/ ROBERTS AND ASSOCIATES, INC.  
6501 BLUFF RD.  
INDIANAPOLIS, INDIANA 46217  
  
TOM SMITH  
TSMITH@SRAENG.COM  
317.951.1043

**PLUMBING ENGINEER** MCCARTHY ENGINEERING ASSOCIATES, INC.  
315 EAST SECOND STREET  
BOYERTOWN, PA 19512

**ARCHITECT** ADBI / DESIGN SERVICES LLC  
44 SOUTH BROADWAY, SUITE 1003  
WHITE PLAINS, NY 10601  
  
CONTACT NAME  
JDIGIORGIO@ARCO DB.COM

**MECHANICAL ENGINEER** NATIONAL DESIGN/ BUILD SERVICES  
11840 BORMAN DRIVE  
ST. LOUIS, MO 63146

**FIRE PROTECTION ENGINEER** S A COMUNALE CO. INC.  
2900 NEWPARK DRIVE  
BARBERTON, OH 44203

DESIGNER / BUILDER  
**ARCO**  
DESIGN/BUILD INDUSTRIAL  
44 SOUTH BROADWAY, SUITE 1003  
WHITE PLAINS, NY 10601  
P: 914.821.5535 F: 914.306.6010

**ADBI** DESIGN SERVICES

Lincoln Equities Group, LLC

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SEAL

JOSEPH V. DIGIORGIO | NY: 042948

**SUBMITTALS**

NO.	DATE	DESCRIPTION
0	05.27.2022	PROGRESS SET

PROJECT NO. AS286-21 | NY131  
DRAWN BY JB

SHEET TITLE  
**PROJECT DATA & BUILDING CODE SUMMARY**

SHEET NO.

**G-0.01**