

PROJECT TITLE

LINCOLN LOGISTICS BREWSTER - BLDG B

NY-312 & PUGSLEY ROAD
SOUTHEAST, NY 10509

CLIENT REVIEW SET 05/27/2022

PROJECT SUMMARY

ARCHITECTURAL SUMMARY OF PROJECT INCLUDING CONSTRUCTION OF A DISTRIBUTION WAREHOUSE SHELL SCOPE INCLUDING 618,048 SF WAREHOUSE SPACE, SURFACE PARKING, UTILITY ROOM, ROAD AND LANDSCAPING- BUILDING B 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: 618,048 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.

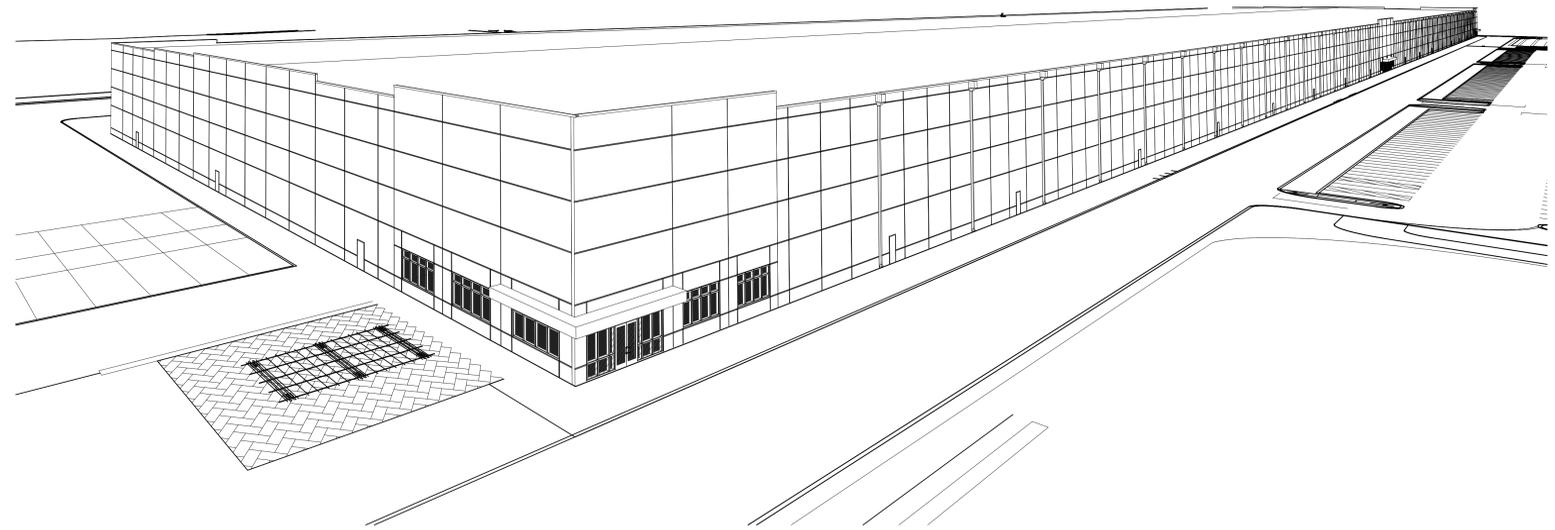
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
WAREHOUSE AREAS: 500 GSF / OCCUPANT
MECHANICAL AREAS: 300 GSF / OCCUPANT

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

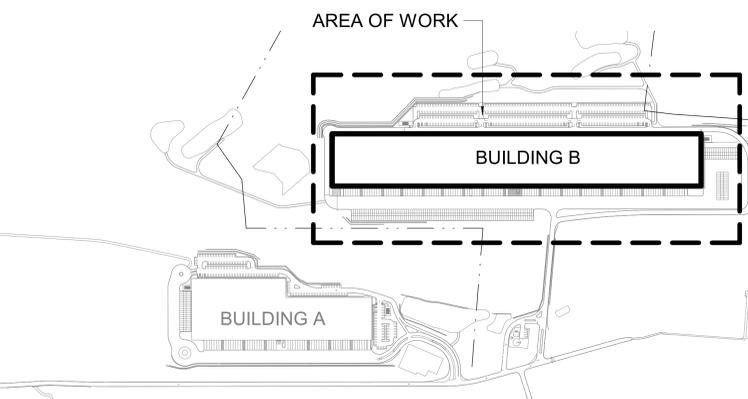
SECTION 1017: EXIT ACCESS TRAVEL DISTANCE
(S-1) MODERATE-HAZARD STORAGE GROUP S.....250 FT (b)
SECTION 1017.2.2 GROUP S-1 INCREASE.....400 FT
(b) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

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

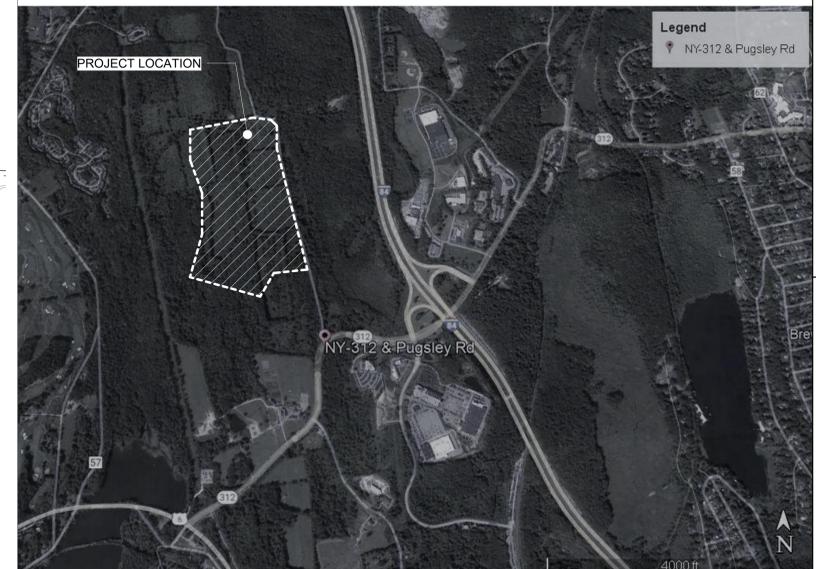
PROJECT AERIAL



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 | FBX 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 JOE DIGIORGIO 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
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P: 914.821.5535 F: 914.306.8010

ADBI DESIGN SERVICES
Lincoln Equities Group, LLC

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NY-312 & PUGSLEY RD,
SOUTHEAST, NY 10509

ARCHITECT
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44 SOUTH BROADWAY, SUITE 1003
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SEAL

JOSEPH V. DIGIORGIO | NY: 042948

SUBMITTALS

| NO. | DATE | DESCRIPTION |
|------------|------------|--------------|
| 05.27.2022 | 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