

PROPOSED ALTERATIONS TO:

1745 EXPRESS DR. N

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HAUPPAUGE, N.Y.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SNOW LOAD LOAD	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD BARRIER REQ'D	FLOOD HAZ.	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPO EFF.	WIND BORNE DEBRIS CAT.		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	130 MPH	NO	1 MILE FROM COAST & FI	B	SEVERE	BOF 3 FT. BFG	MODERATE TO HEAVY	SEE BELOW	YES	CALL PLANS EXAM. OFFICE	N/A	51

CLIMATE ZONE 4a
INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT OF 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2015 IMC 309.1) - SYSTEM DESIGN SHALL BE BASED ON MAX. 72 DEGREES HEATING, MIN. 75 DEGREES COOLING DAYS (NY LAGUARDIA) 4811. WINTER DESIGN TEMP 15. DRY BULB 69. WET BULB 75 (2015 PC APPENDIX D). ALSO AS PER 2015 IBC CHAPTER 16 SECTION 1609 AND ASCE 7 - WIND BORNE EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B. USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND.

CODE ANALYSIS:

PROJECT INFO

Project Name	Jurisdiction	Code Year	Expiry Date
21005 - Club/Escapes Room	New York State	2020	3/28/2022

BUILDING DATA

Story	Space Name	Occupancy Group	Function of Space	Designated Area (gross)	Area Per Story
1	Party Room	A-2	Unconcentrated assembly (tables and chairs)	2,200 ft. ²	31,079 ft. ²
	Lounge Area	A-3	Unconcentrated assembly (tables and chairs)	2,436 ft. ²	
	Storage	S-1	Warehouses	12,390 ft. ²	
	Office Area	B	Business areas	1,974 ft. ²	
	Haunt/Escapes Room	B	Other	12,079 ft. ²	
				Total Gross Area:	31,079 ft. ²

Sprinkler Type	Type of Construction	Fire Separation
NFPA 13	IB	Non-Separated Occupancies

HEIGHTS AND AREAS

Building Area		
Non-separated Mixed Occupancy		
Occupancy Group	Designated Area	Allowed Area (As)
A-2	2,200 ft. ²	42,469 ft. ²
A-3	2,436 ft. ²	42,469 ft. ²
S-1	12,390 ft. ²	78,234 ft. ²
B	14,053 ft. ²	102,821 ft. ²

Per Section 508.3.1, use area requirements for most restrictive occupancy group.

Most restrictive occupancy area: A-2 = 42,469 ft.².

Building Height in Feet

Non-separated Mixed Occupancy		
Occupancy Group	Highest Elevation Above Grade Plane, Occupancy Accesses On	Highest Allowable Elevation Above Grade Plane
A-2	21.0 ft.	75 ft.
A-3	21.0 ft.	75 ft.
S-1	21.0 ft.	75 ft.
B	21.0 ft.	75 ft.

Average Roof Surface Height Above Grade Plane: 21.0 ft.

Building Height in Stories

Non-separated Mixed Occupancy		
Occupancy Group	Highest Story Above Grade Plane, Occupancy Accesses On	Highest Allowable Story Above Grade Plane
A-2	1	3
A-3	1	3
S-1	1	3
B	1	3

EGRESS

Occupant Loads						
Story	Space Name	Occupancy Group	Function of Space	Designated Area (gross)	Designated Area (net)	OLF
1	Party Room	A-2	Unconcentrated assembly (tables and chairs)	2,200 ft. ²	1,819 ft. ²	15
	Lounge Area	A-3	Unconcentrated assembly (tables and chairs)	2,436 ft. ²	1,910 ft. ²	15
	Storage	S-1	Warehouses	12,390 ft. ²	-	500
	Office Area	B	Business areas	1,974 ft. ²	-	150
	Haunt/Escapes Room	B	Other	12,079 ft. ²	-	Custom

Min. Exits per Space
More than one exit must be provided if the space occupant load or maximum common path of egress travel distance are exceeded. More exits may be required under high occupant load or other special conditions (see notes below).

Story	Space Name	Occupancy Group	Function of Space	Cum. Occupant Load of Space	Max. Single Exit Cumulative Load of Space	Min. Number of Exits per Space	Max. Common Path of Egress Allowed for Single Exit
1	Party Room	A-2	Unconcentrated assembly (tables and chairs)	122	49	2	75
	Lounge Area	A-3	Unconcentrated assembly (tables and chairs)	128	49	2	75
	Storage	S-1	Warehouses	25	29	1	100
	Office Area	B	Business areas	14	49	1	100
	Haunt/Escapes Room	B	Other	60	49	2	100

Min. Exits per Story			
Story	Total Occupancy Load by Story	Minimum Number of Exits or Exit Accesses	Max. Common Path of Egress Allowed for 1 Exit
1	349	2	-

Max. Exit Access Travel Distance	
Occupancy Group	Max. Exit Access Travel Distance
A-2	250 ft.
A-3	250 ft.
B	300 ft.
S-1	250 ft.

See Section 410.5.3.2 for requirements for technical production areas.
See Section 903 for occupancies where NFPA 13B automatic sprinkler systems are permitted.

Max. Dead-End Corridor Length

Dead-end corridors within each occupancy group should be at a maximum the length given below.

Occupancy Group	Max. Dead-end Corridor Distance
A-2, and A-3	20 ft.
B, and S-1	50 ft.

Dead-end corridor length limits only apply where more than one exit or exit access doorway is required.

Dead-end corridor length is not limited where the length of the dead-end corridor is less than 2.3 times of its least width.

Min. Corridor Width

Story	Corridor	Occupancies Served	Cum. Occupant Load	Min. Corridor Width
1	Unnamed Corridor	-	0	36"

See Section 1029 for aisles and aisle accessways in rooms or spaces used for assembly purposes.

Use 24" for access to and utilization of mechanical, plumbing or electrical systems or equipment.

The minimum width of corridors shall be unobstructed except where allowed by Section 1002.7. Fully opened doors shall not reduce the required width by more than 7 inches, and in no position may reduce the required width by more than one-half.

Min. Stairway Width

Story	Stairway	Min. Calculated Value	Min. Value per Sec. 1011.2	Final Min. Stairway Width
1 (See note a)	-	-	-	-

a. No stairways entered for these stories.

FIRE RESISTANCE RATINGS

Min. Fire Wall Ratings

Any fire walls present must meet the minimum fire resistance ratings below by occupancy group.

Occupancy Group	Min. Fire Wall Resistance Rating (hrs.)
A-2	2
A-3	2
B	2
S-1	3

Fire walls for occupancy groups A, B, E, H-4, L, R-1, R-2, and U within Type II or V construction are permitted to have a reduced fire-resistance rating. These values are reflected above.

Min. Fire Area Separation Ratings

Occupancy Group	Min. Fire Area Separation Rating (hrs.)
A-2	2
A-3	2
B	2
S-1	3

Where a building is divided into separate fire areas, so as to eliminate the need for an automatic fire sprinkler system, the fire walls, fire barriers, horizontal assemblies, or the combination thereof must be constructed in accordance with Table 707.3.10. In a mixed occupancy the higher rating must be used.

Min. Corridor Fire Ratings

Each corridor must meet the minimum fire resistance ratings below.

Story	Corridor	Occupancies Served	Min. Corridor Fire Resistance Rating (hrs.)
1	Unnamed Corridor	-	-

Required Occupancy Separations

PLUMBING

Required Plumbing Fixtures

Story	Occupancy Group	Space Description	Water Closets	Lavatories	Bathrooms/Showers	Drinking Fountains	Other
1	A-2	Nightclub or bar	Male: 1.52 Female: 1.52	Male: 0.81 Female: 0.81	-	0.24	1 service sink
	A-3	Conference rooms, auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	Male: 0.51 Female: 0.58	Male: 0.32 Female: 0.32	-	0.26	1 service sink
	B	Business, office, bank, tutoring center, or light industrial facility	Male: 1.48 Female: 1.48	Male: 0.93 Female: 0.93	-	0.74	-
	S-1	Storage structure or warehouse	Male: 0.12 Female: 0.12	Male: 0.12 Female: 0.12	-	0.03	1 service sink

For unret. fixture counts, see Section 424.2 of the Plumbing Code.

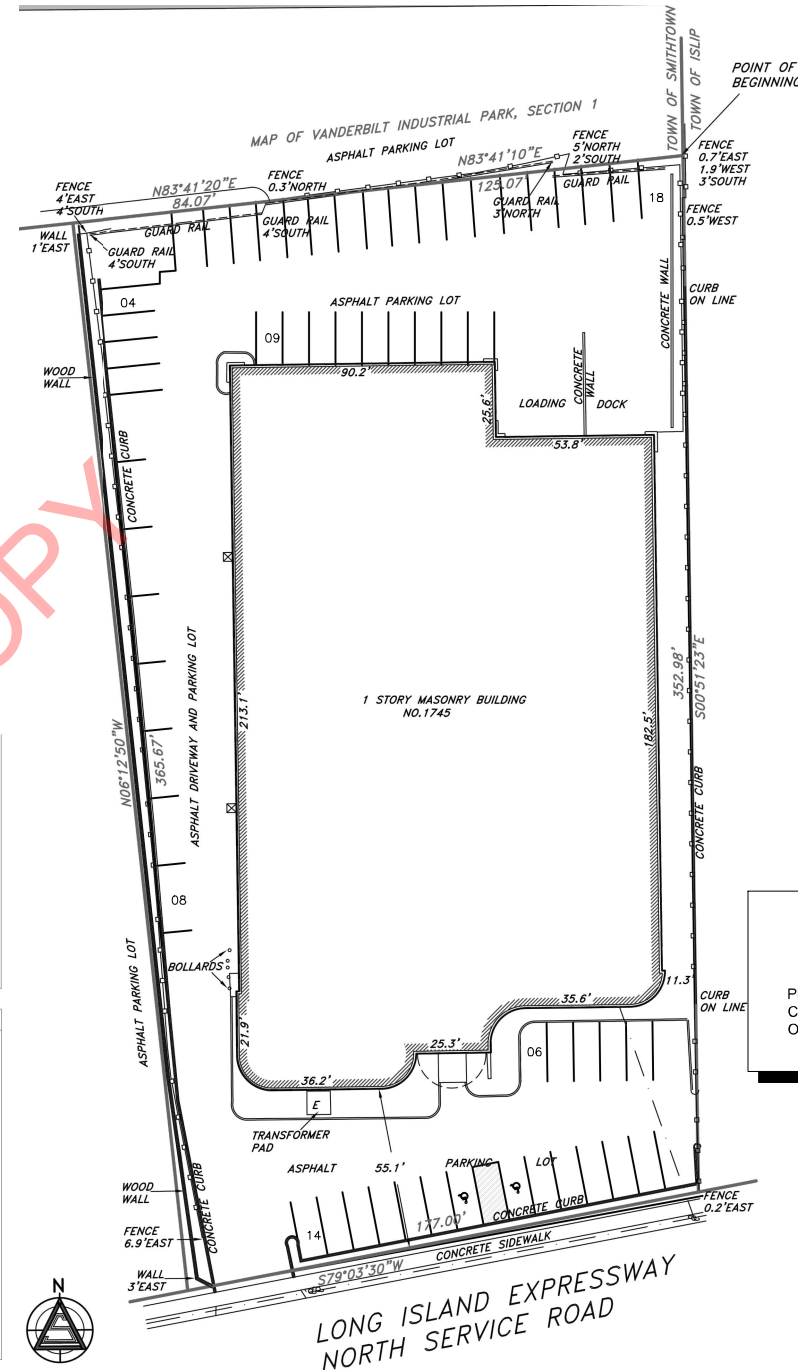
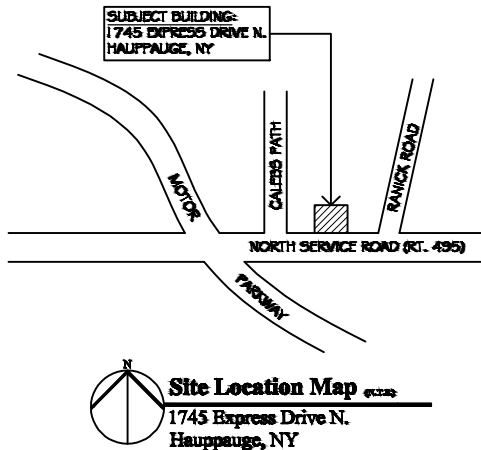
Fixtures By Floor

Story	Occupancy Group	Occupancy Load	Water Closets	Lavatories	Bathrooms and Showers	Drinking Fountains
1	A-2, A-3, B, S-1	349	Male: 4 Female: 5	Male: 3 Female: 3	-	2

Fixture Ratios

Space Description	Water Closets	Lavatories	Bathrooms and Showers	Drinking Fountains	Other
Nightclub or bar	Male: 1 per 40 Female: 1 per 40	Male: 1 per 75 Female: 1 per 75	-	1 per 500	1 service sink
Conference rooms, auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	Male: 1 per 125 Female: 1 per 65	Male: 1 per 200 Female: 1 per 200	-	1 per 500	1 service sink
Business, office, bank, tutoring center, or light industrial facility	Male: 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50 Female: 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	Male: 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80 Female: 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	-	1 per 100	-
Storage structure or warehouse	Male: 1 per 100 Female: 1 per 100	Male: 1 per 100 Female: 1 per 100	-	1 per 1000	1 service sink

***** TOTAL SPACES PROVIDED INCLUDES 75 SPACES PROVIDED BY NEIGHBORING PARCEL 1735 EXPRESSWAY DRIVE NORTH PURSUANT TO PARKING AGREEMENT*****



SITE PLAN

PARKING CALCULATIONS

USE	REQUIRED PARKING	AREA/OCCUPANT S	TOTAL
HAUNT/ESCAPE RM	TBD BY PLANNING BD.	60 OCCUPANTS	15
MULTI-PURPOSE	1 SPACE / 4 PERSONS	122 OCCUPANTS	31.0
WAITING AREA	1 SPACE / 4 PERSONS	128 OCCUPANTS	32
OFFICES	1 SPACE / 200 S.F.	1,974 S.F.	10.0
STORAGE	1 SPACE / 1,000 S.F.	12,390	13.0
TOTAL SPACES REQUIRED			101 CARS REQUIRED
TOTAL SPACES PROVIDED			134 CARS PROVIDED

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

DESIGN PROFESSIONAL STATEMENT

PLANS SUBMITTED ARE SUBSTANTIALLY IN COMPLIANCE WITH PERTINENT ASPECTS OF APPLICABLE BUILDING CODES.

RMM
DESIGN STUDIO
FOR ARCHITECTURAL AND ENGINEERING PROJECTS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

#	DATE	DESCRIPTION	BY

PROJECT: **PROPOSED ADDITION TO:**

1745 EXPRESSWAY DRIVE NORTH
1745 EXPRESSWAY DRIVE NORTH

DRAWING TITLE:

TITLE SHEET

SEAL & SIGNATURE	DATE
	1-14-22
PROJECT #	22002
DRAWING #	-
CHK BY:	XX
DRAWING #	T-100.00
DRAWING FILE LOCATION	I X OF 08