

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 89 , 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	Export Date
21005 - Club/Escapes Room	New York State	2020	3/26/2022

BUILDING DATA

Story	Space Name	Occupancy Group	Function of Space	Designed 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	Designed Area
A-2	2,200 ft. ²
A-3	2,436 ft. ²
S-1	12,390 ft. ²
B	14,053 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
A-2	21.0 ft.
A-3	21.0 ft.
S-1	21.0 ft.
B	21.0 ft.

Average Roof Surface Height Above Grade Plane	
21.0 ft.	Highest Allowable Elevation Above Grade Plane
	75 ft.

Building Height in Stories

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

EGRESS

Occupant Loads	
Story	Space Name
1	Party Room
	Lounge Area
	Storage
	Office Area
	Haunt/Escapes Room

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).

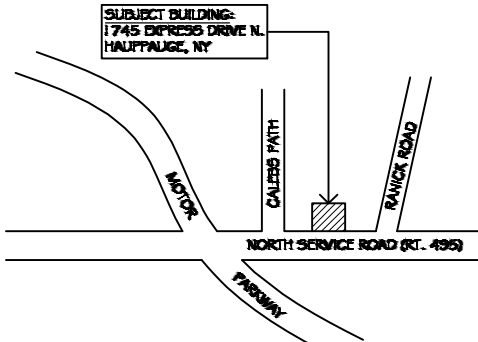
Story	Space Name	Occupancy Group	Function of Space	Cum. Occupant Load of Space	Max Single Exit Cumulative Load of Space	Min. Number of Exits per Space	Max. Common Path of Egress Allowed for Single Exit
1	Party Room	A-2	Unconcentrated assembly (tables and chairs)	122	49	2	75
	Lounge Area	A-3	Unconcentrated 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	Total Occupancy Load by Story	Minimum Number of Exits or Exit Accesses	Max Common Path of Egress Allowed for 1 Exit	Max Exit Travel Distance Allowed for 1 Exit
1	349	2	-	-

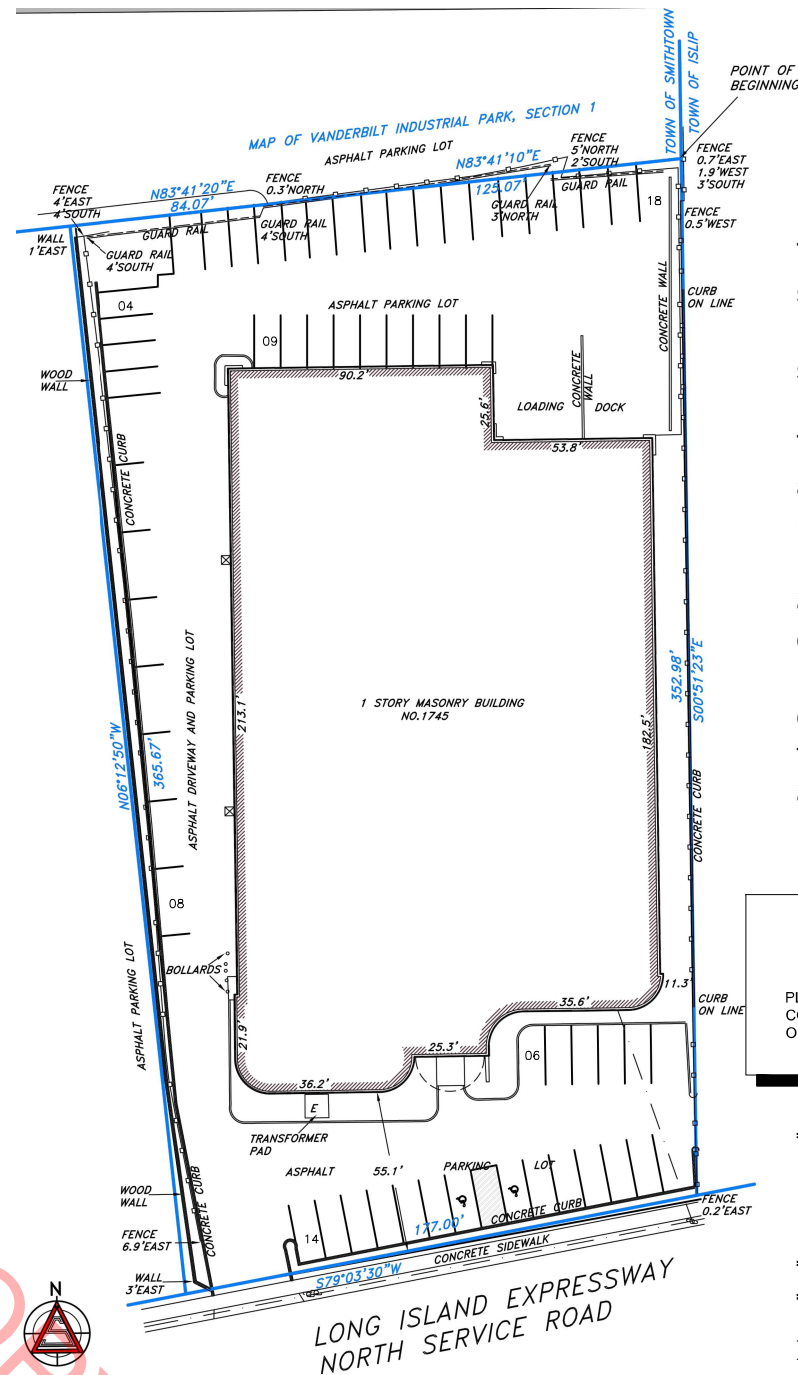
Max. Exit Access Travel Distance
Maximum exit access travel distance serving each space should be at a maximum the values below for each occupancy group.

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 13R automatic sprinkler systems are permitted.



Site Location Map
1745 Express Drive N.
Hauppauge, NY



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

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

REVISIONS:		
#	DATE	DESCRIPTION

PROPOSED ADDITION TO:

1745 EXPRESSWAY DRIVE NORTH
1745 EXPRESSWAY DRIVE NORTH

TITLE SHEET

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

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