



# 62 INDIA STREET

July 01, 2016

## IBC 2009: CODE DATA

USE GROUP CLASSIFICATION	MIXED USE (R-2 OVER S-2/M)		
	1ST FLOOR = ENCLOSED PARKING GARAGE & MERCANTILE USE		
	2ND FLOOR - 4TH FLOOR = RESIDENTIAL UNITS		
	5A (WOOD - PROTECTED)		
TYPE OF CONSTRUCTION	49,901	SF	
NET USEABLE AREA	0	SF	(INCLUDES DECKS & PARKING)
PROPOSED BUILDING AREA	20,826	SF	
LOT AREA	4	STORIES / 45'-0" MAX. HEIGHT	
PROPOSED BUILDING HEIGHT (STORIES/ FEET)	12,000	SF PER FLOOR	
ALLOWABLE BUILDING AREA LIMITATION - SQ FT (TABLE 503)	3	STORIES (50' MAX.)	
ALLOWABLE BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	N/A		
INCREASE: STREET FRONTAGE (150% AREA) - SQ FT	24,000	SF INCREASE (36,000 SF TOTAL PER FLOOR)	
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	1	STORY (4 STORIES TOTAL)	
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	RESIDENTIAL 50' & MERCANTILE 100'	(ACTUAL = LESS THAN ALLOWABLE)	
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 50' & MERCANTILE 50'	(ACTUAL = LESS THAN ALLOWABLE)	
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 325' & MERCANTILE 250'	(ACTUAL = LESS THAN ALLOWABLE)	
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	NFPA 13		
FIRE SUPPRESSION SYSTEM	TWO		
NUMBER OF REQUIRED EXITS			
<b>EXIT ACCESS FIRE RATINGS</b>			
FIRE WALLS/ BARRIERS	2	HOUR AT PARKING GARAGE TO ADJACENT UNITS	
OCCUPANCY SEPARATION	2	HOUR (S-2/ R-2)	
TENANT SEPARATION	1	HOUR	
PARTY WALLS	1	HOUR	
STAIR ENCLOSURES	2	HOUR	
SHAFTS	2	HOUR	
EXIT ACCESS CORRIDORS	30	MIN. (TABLE 1018.1)	
<b>FIRE PROTECTION OF STRUCTURE</b>			
PRIMARY STRUCTURAL FRAME	1	HOUR	
SECONDARY STRUCTURAL FRAME	1	HOUR	
LOAD BEARING WALLS - EXTERIOR	1	HOUR	
LOAD BEARING WALLS - INTERIOR	1	HOUR	
NON-LOAD BEARING WALLS - EXTERIOR	1	HOUR (TABLE 602)	
NON-LOAD BEARING WALLS - INTERIOR	1	HOUR	
FLOOR CONSTRUCTION	1	HOUR	
ROOF CONSTRUCTION	1	HOUR	
<b>FIRE SEPARATION DISTANCE</b>			
10' TO LESS THAN 15' (10'-2" TO PROPERTY LINE)	45%	UNPROTECTED, SPRINKLERED (UP,S)	
5' MAX. DECK/ BALCONY DEPTH @ BUILDING PROJECTION	(SECTION 705.2)		
<b>OCCUPANT LOAD</b>			
1ST FLOOR			
MERCANTILE	6,648	SF	30 SF/ PERSON = 222
PARKING GARAGE (ENCLOSED)	9,973	SF	200 SF/ PERSON = 50
<b>TOTAL</b>	<b>16,621</b>	<b>SF</b>	
2ND FLOOR			
RESIDENTIAL	14,529	SF	200 SF/ PERSON = 73
UNIT DECKS	1,044	SF	200 SF/ PERSON = 5
COMMON DECKS	1,048	SF	15 SF/ PERSON = 70
<b>TOTAL</b>	<b>16,621</b>	<b>SF</b>	
3RD FLOOR			
RESIDENTIAL	14,454	SF	200 SF/ PERSON = 72
UNIT DECKS	1,005	SF	200 SF/ PERSON = 5
<b>TOTAL</b>	<b>15,459</b>	<b>SF</b>	
4TH FLOOR			
RESIDENTIAL	14,270	SF	200 SF/ PERSON = 71
UNIT DECKS	1,189	SF	200 SF/ PERSON = 6
<b>TOTAL</b>	<b>15,459</b>	<b>SF</b>	
ROOF			
COMMON DECKS	720	SF	15 SF/ PERSON = 48
<b>OCCUPANT LOAD - TOTAL</b>	<b>64,880</b>	<b>SF</b>	<b>People 622</b>