



62 INDIA STREET

July 01, 2016

Revised: March 29, 2017

IBC 2009: CODE DATA

USE GROUP CLASSIFICATION

TYPE OF CONSTRUCTION
 NET USEABLE AREA
 PROPOSED BUILDING AREA
 LOT AREA
 PROPOSED BUILDING HEIGHT (STORIES/ FEET)
 ALLOWABLE BUILDING AREA LIMITATION - SQ FT (TABLE 503)
 ALLOWABLE BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)
 INCREASE: STREET FRONTAGE (150% AREA) - SQ FT
 INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT
 INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)
 TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)
 TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)
 TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)
 FIRE SUPPRESSION SYSTEM
 NUMBER OF REQUIRED EXITS

MIXED USE (R-2 OVER S-2/M)
 1ST FLOOR = ENCLOSED PARKING GARAGE & MERCANTILE USE
 2ND FLOOR - 4TH FLOOR = RESIDENTIAL UNITS
 5A (WOOD - PROTECTED)
 49,901 SF
 0 SF (INCLUDES DECKS & PARKING)
 20,826 SF
 4 STORIES / 45'-0" MAX. HEIGHT
 12,000 SF PER FLOOR
 3 STORIES (50' MAX.)
 N/A
 24,000 SF INCREASE (36,000 SF TOTAL PER FLOOR)
 1 STORY (4 STORIES TOTAL)
 RESIDENTIAL 50' & MERCANTILE 100' (ACTUAL = LESS THAN ALLOWABLE)
 RESIDENTIAL 50' & MERCANTILE 50' (ACTUAL = LESS THAN ALLOWABLE)
 RESIDENTIAL 325' & MERCANTILE 250' (ACTUAL = LESS THAN ALLOWABLE)
 NFPA 13
 TWO

2009 IECC

BUILDING ENVELOPE

WALLS
 FLOORS
 ROOF

R-21 CAVITY
 R-35 CAVITY
 R-35 CONTINUOUS

2010 ADA & MHRA

ALL UNITS SHALL BE DESIGNED AND SHALL BE CONSTRUCTED TO MEET THE FAIR HOUSING ACT AND MAINE HUMAN RIGHTS ACT FOR MULTI-FAMILY HOUSING. ALL UNITS SHALL BE CONSIDERED 'ADAPTABLE'.

ALL KITCHEN SINKS SHALL BE 36" BASE CABINETS AND CONSTRUCTED TO ALLOW MODIFICATION OF THE UNIT TO MEET FAIR HOUSING.
 ONE BATH ROOM PER UNIT SHALL MEET FAIR HOUSING. PROVIDE BLOCKING AT ALL TUBS AND SHOWERS FOR EASE OF FUTURE ADAPTABILITY FOR GRAB BARS, SHOWERS ETC.
 ALL DOORS ACCESSING ROOMS THAT CAN BE ENTERED BY A TENANT SHALL BE 32" CLEAR (32" POCKET DOORS MEET THIS REQUIREMENT).
 ALL LIVING UNITS SHALL HAVE A 36" CLEAR CIRCULATION PATH TO ALL ELEMENTS.
 ALL DECKS SHALL BE MADE ACCESSIBLE WITH MIN. 1/2" THRESHOLD.
 ELECTRICAL SWITCHES AND OUTLETS SHALL MEET THE FHA.
 ALL COMMON AREAS OF THE BUILDING AND UNIT ENTRIES SHALL MEET THE "AMERICANS WITH DISABILITY ACT".

EXIT ACCESS FIRE RATINGS

FIRE WALLS/ BARRIERS 2 HOUR AT PARKING GARAGE TO ADJACENT UNITS
 OCCUPANCY SEPARATION 2 HOUR (S-2/ R-2)
 TENANT SEPARATION 1 HOUR
 RESIDENTIAL UNIT SEPARATION 1 HOUR
 PARTY WALLS 1 HOUR
 STAIR ENCLOSURES 2 HOUR
 SHAFTS 2 HOUR
 EXIT ACCESS CORRIDORS 30 MIN. (TABLE 1018.1)

FIRE PROTECTION OF STRUCTURE

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

FIRE SEPARATION DISTANCE

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)

OCCUPANT LOAD

1ST FLOOR			
MERCANTILE	6,648 SF	30 SF/ PERSON =	222
PARKING GARAGE (ENCLOSED)	9,973 SF	200 SF/ PERSON =	50
TOTAL	16,621 SF		
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
TOTAL	16,621 SF		
3RD FLOOR			
RESIDENTIAL	14,454 SF	200 SF/ PERSON =	72
UNIT DECKS	1,005 SF	200 SF/ PERSON =	5
TOTAL	15,459 SF		
4TH FLOOR			
RESIDENTIAL	14,270 SF	200 SF/ PERSON =	71
UNIT DECKS	1,189 SF	200 SF/ PERSON =	6
TOTAL	15,459 SF		
ROOF			
COMMON DECKS	720 SF	15 SF/ PERSON =	48
OCCUPANT LOAD - TOTAL	64,880 SF	People	622