MARK MUELLER ARCHITECTS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/11/17

62 INDIA STREET

July 01, 2016
Revised: March 29, 2017

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
TYPE OF CONSTRUCTION	5A (WOOD - PROTECTED)
NET USEABLE AREA	49,901 SF
PROPOSED BUILDING AREA	0 SF (INCLUDES DECKS & PARKING)
LOT AREA	20,826 SF
PROPOSED BUILDING HEIGHT (STORIES/ FEET)	4 STORIES / 45'-0" MAX. HEIGHT
ALLOWABLE BUILDING AREA LIMITATION - SQ FT (TABLE 503)	12,000 SF PER FLOOR
ALLOWABLE BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	3 STORIES (50' MAX.)
INCREASE: STREET FRONTAGE (150% AREA) - SQ FT	N/A
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	24,000 SF INCREASE (36,000 SF TOTAL PER FLOOR)
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	1 STORY (4 STORIES TOTAL)
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 50' & MERCANTILE 100' (ACTUAL = LESS THAN ALLOWABLE)
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 50' & MERCANTILE 50' (ACTUAL = LESS THAN ALLOWABLE)
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	RESIDENTIAL 325' & MERCANTILE 250' (ACTUAL = LESS THAN ALLOWABLE)
FIRE SUPPRESSION SYSTEM	NFPA 13
NUMBER OF REQUIRED EXITS	TWO

2009 IECC

BUILDING ENVELOPE

WALLS	R-21	CAVITY
FLOORS	R-35	CAVITY
ROOF	R-35	CONTINUOUS

2010 ADA & MHRA

ALL UNITS SHALL ARE 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**