



62 INDIA STREET

MARCH 04, 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 (ANY MATERIAL - PROTECTED)		
TYPE OF CONSTRUCTION	49,901 SF		
NET USEABLE AREA	64,880 SF (INCLUDES DECKS & PARKING)		
PROPOSED BUILDING AREA	20,826 SF		
LOT AREA	4 STORIES / 45'-0" MAX. HEIGHT		
BUILDING HEIGHT (STORIES/ FEET)	12,000 SF PER FLOOR		
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	3 STORIES (50' MAX.)		
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			
EXIT ACCESS FIRE RATINGS			
FIRE WALLS/ BARRIERS	N/A		
OCCUPANCY 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 - TOTAL	64,880 SF	People	622
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



62 INDIA STREET

MARCH 04, 2016

NFPA 1, 101 & 220 2009: CODE DATA

USE GROUP CLASSIFICATION	MIXED USE (APARTMENT OVER STORAGE/ MERCANTILE)			
	1ST FLOOR = ENCLOSED PARKING GARAGE & MERCANTILE USE			
	2ND FLOOR - 4TH FLOOR = RESIDENTIAL UNITS			
TYPE OF CONSTRUCTION	V (1,1,1)			
NET USEABLE AREA	49,901	SF		
PROPOSED BUILDING AREA	64,880	SF	(INCLUDES DECKS & PARKING)	
LOT AREA	20,826	SF		
BUILDING HEIGHT (STORIES/ FEET)	4 STORIES / 45'-0" MAX. HEIGHT			
BUILDING AREA LIMITATION - SQ FT	NONE			
BUILDING HEIGHT LIMITATION - STORIES	NONE			
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			
EXIT ACCESS FIRE RATINGS				
FIRE WALLS/ BARRIERS	NONE			
OCCUPANCY SEPARATION	30 MIN. (30.3.7.2)			
PARTY WALLS	NONE			
STAIR ENCLOSURES	2 HOUR			
SHAFTS	2 HOUR			
EXIT ACCESS CORRIDORS	30 MIN. (30.3.6.1.2)			
TRASH ROOMS	1 HOUR (TABLE 30.3.2.1.1)			
FIRE PROTECTION OF STRUCTURE				
COLUMNS	1 HOUR			
BEAMS, GIRDERS, TRUSSES & ARCHES	1 HOUR			
LOAD BEARING WALLS - EXTERIOR	1 HOUR			
LOAD BEARING WALLS - INTERIOR	1 HOUR			
NON-LOAD BEARING WALLS - EXTERIOR	0 HOUR			
NON-LOAD BEARING WALLS - INTERIOR	0 HOUR			
FLOOR CONSTRUCTION	1 HOUR			
ROOF CONSTRUCTION	1 HOUR			
OCCUPANT LOAD - TOTAL				
1ST FLOOR	64,880	SF	People	622
MERCANTILE	6,648	SF	30 SF/ PERSON =	222
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	TOTAL 16,621	SF		
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