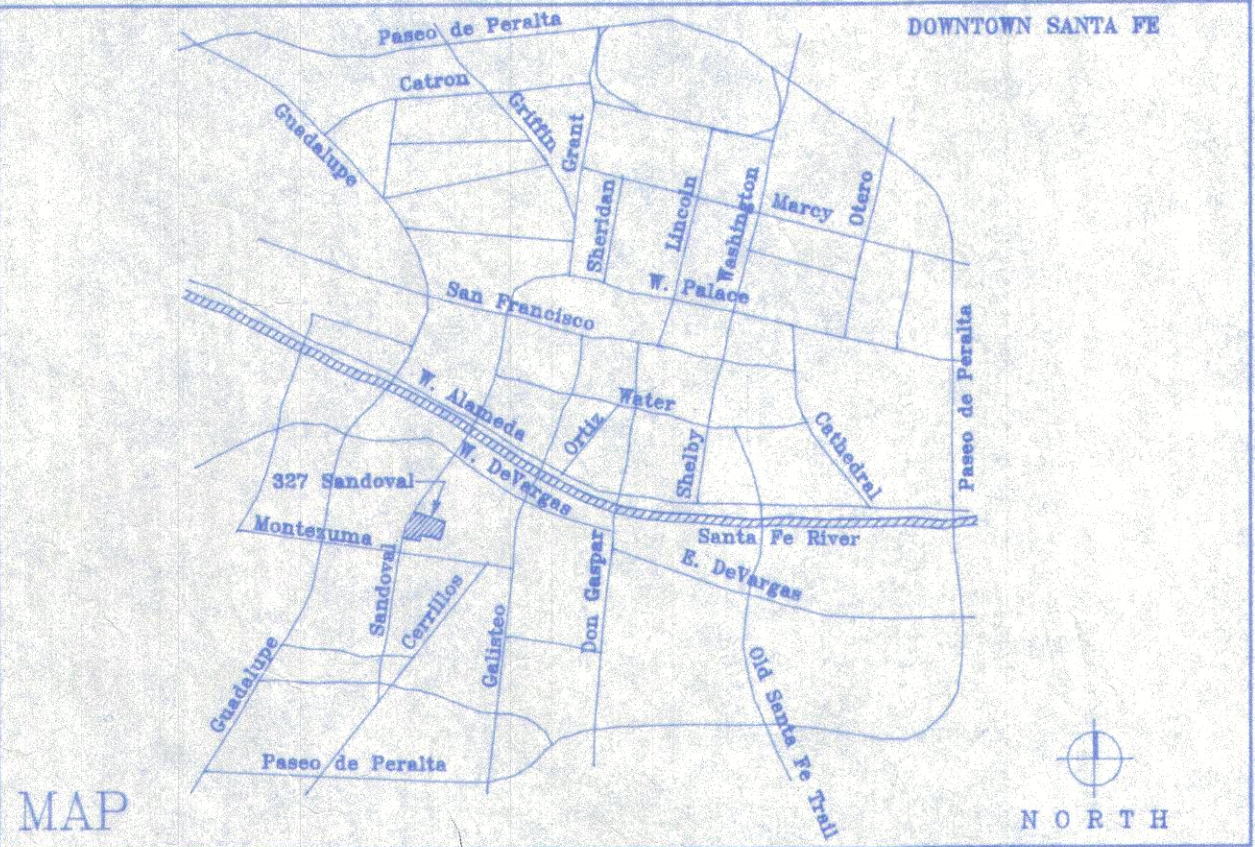


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TERRITORIAL PLAZA RENOVATION

For
County of Santa Fe
Santa Fe, New Mexico

VICINITY MAP



CODE ANALYSIS

Owner, County of Santa Fe and located in the City of Santa Fe, Sandoval/Montezuma Sub District of the Business Capitol District. The State of New Mexico Construction Industries Division will review for building permit. Since this is an existing building with minor alterations, Sec. 104(b) applies.

1. No change in occupancy from B-2
2. Building gross square footage:

1st floor	7,623.75
2nd floor	7,623.75
3rd floor	4,823.25
Total	20,070.75 sq. ft.

3. Building net square footage
(AIA single occupant net assignable area):

1st floor	5,473.75/100 =	54.73	- 55
2nd floor	4,815.75/100 =	48.15	- 49
3rd floor	3,480.25/100 =	34.80	- 35
Total	13,769.75 sq. ft.		

139 occupant
per Table 33A

4. Parking required 1/500 s.f. of net leasable area - 28 required
Existing 60 (4 h.c.)

5. Code Analysis based on 1988 UBC Edition

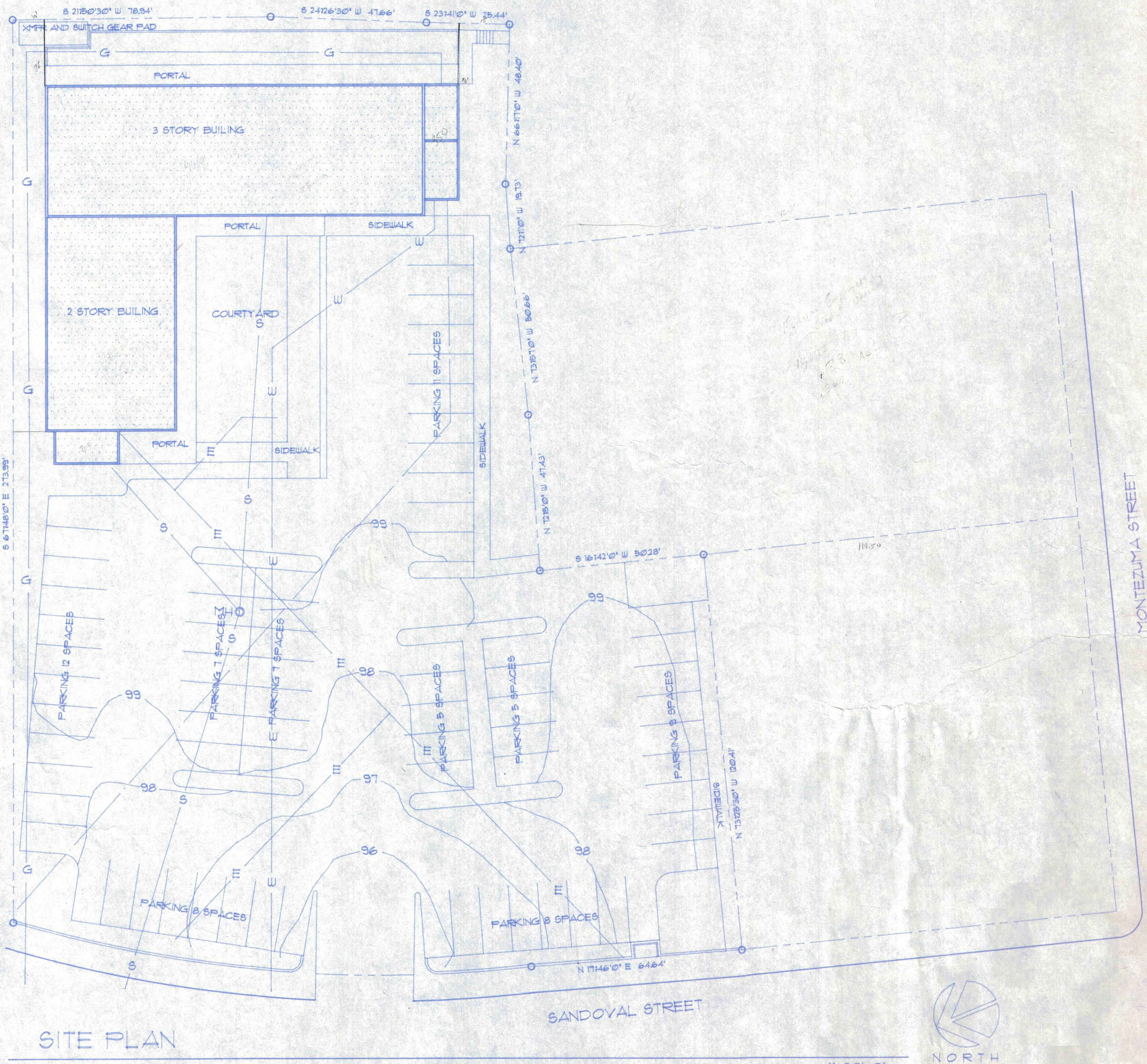
- A. Construction Type: Type II-N (Chapter 19)
B. Max. Height allowed: 2 stories (Table 5-D)
Existing: 3 Stories (allowed per Sec. 104(b))

3rd	35	
2nd	49	
1st	55	50% 25%
55 + 25 + 9 = 89		
occupant load		
89/50 (sec. 3303 (b)) =		
1.78 exits width required		

- C. Occupancy Types: (Ch. 7, Section 701 Division 2) B-2, (Table 33-A), occupant load 100 sq. ft./ occupant - Occupancy Group B-2 exterior walls need 1-hr. protection less than 20' from property line, no openings less than 5', protected less than 10'
D. Occupancy separation in hours: none required (Table 5-B)
E. Exits required: (Table 33-A) 2 Exits existing: 3 plus
F. Fire Sprinklers: non exist. Sprinklers are required @ 3-story portion. This portion of the building will be sprinkled and is separated with an area separation wall.
G. Basic allowable floor area: (Table 5-C) 12,000 sq. ft.-Section 505b allows twice the area permitted by Table 5-C
Area increases w/multi story 12,000 s.f. x 2 = 24,000 sq.ft.
H. Handicapped access: All handicapped access by elevator to all upper floors. 1st floor door @ grade or min. ramp (Table 33-A), access to toilets and other facility per section 511
I. Plumbing Fixtures based on 1988 UPC Edition Appendix D

Required:	Toilets	W - 6	M - 6
	Lavatories	W - 6	M - 6
	Urinals	1	Drinking Fountain - 3

Existing:	Toilets	W - 9	M - 5
	Lavatories	W - 9	M - 6
	Urinals	6	
plus 3 toilets and 3 lavatories for private offices			



McHugh • Lloyd • Tryk
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DRAWING

T1
A1
A2
A3
A4
A5
A6
M1
P1
E1

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Renovation
of
Territorial
Plaza

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