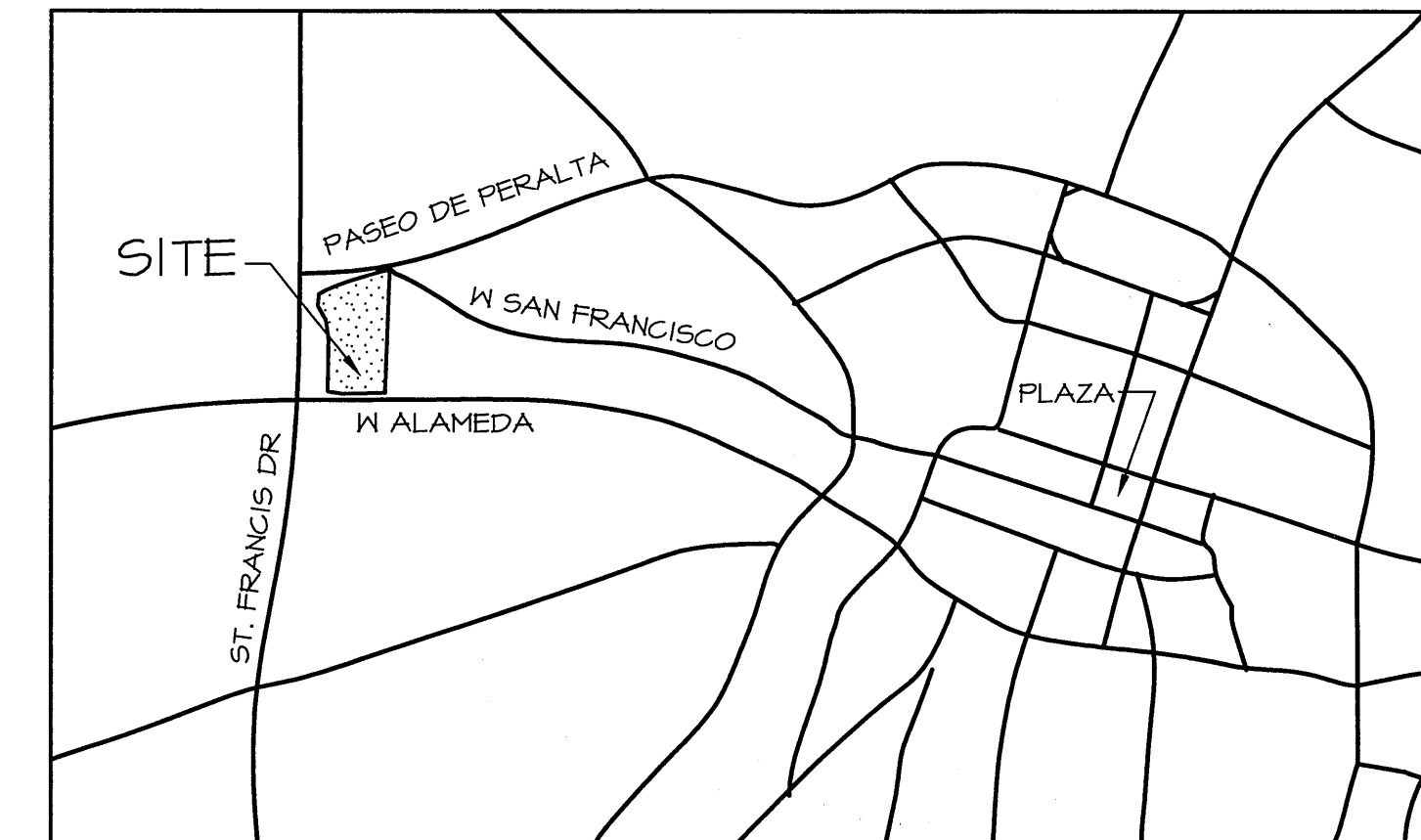


SANTA FE CIVIC HOUSING AUTHORITY

VILLA ALEGRE - TRACT 1-PHASE 1

821 WEST ALAMEDA STREET

SANTA FE, NEW MEXICO, 87501



APPLICABLE CODES:

- 2006 NEW MEXICO BUILDING CODE
- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL RESIDENTIAL CODE (ICC/ANSI A117.1-2003)
- 2006 NEW MEXICO PLUMBING AND MECHANICAL CODE
- 2006 UNIFORM MECHANICAL CODE (UPMCO)
- 2006 UNIFORM PLUMBING CODE (UPMCO)
- 2005 NEW MEXICO ELECTRICAL CODE
- 2005 NATIONAL ELECTRICAL CODE

NOTE:

WORK THESE DRAWINGS WITH PROJECT MANUAL FOR SPECIFICATIONS AND GEOTECHNICAL INVESTIGATION REPORT (BOTH 8 1/2" X 11" FORMAT), ISSUED SEPARATELY

ZONING REGULATION COMPLIANCE

MINIMUM LOT AREA AND DENSITY:
RM-2 TWENTY-NINE (29) DWELLING UNITS PER ACRE

RM-2 Multiple Family: 2,000 sq.ft. per Dwelling Unit (DU) required

DENSITY
Land Area Required: 60 DU x [2,000 sq.ft. / DU] = 120,000 sq.ft.
Land Area Provided: 3.9587 Acres - 172,439 sq. ft.
Density: 15.15 Dwelling Units / Acre

HISTORIC DISTRICT: Westside/Guadalupe

LOT COVERAGE: 40% coverage permitted
Building Area = 49,440 sq. ft. / Tract Area = 172,439 sq. ft. = 28.7%

PARKING REQUIREMENTS:
Table 14-8.6-1 SFCC

Attached Unit 800-1,200 sq.ft. 18 x 1.5 space / unit = 37 spaces
Attached Unit < 800 sq.ft. 42 x 1.25 space / unit = 53 spaces
Community Building 1,770 sq.ft. 1 space / 250 sq.ft. = 7 spaces
Total Req'd = 87 spaces
97 spaces total, 4 Accessible

BUILDING SETBACKS:

Front: 7 ft. by zoning, 10 ft. required in Westside/Guadalupe District
Side: 5 ft.
Rear: 15 ft.
Between Buildings: 10 ft.

PERMITTED BLDG HGT:

24 ft. max. permitted in Westside/Guadalupe District

CODE ANALYSIS - 2006 IBC AND IRC:

RESIDENTIAL UNITS

UNIT SEPARATION per the 2006 International Residential Code (IRC)

Freestanding Duplex Units shall comply with Section R317.1 Two Family Dwellings

Townhouse Units shall comply with Section R317.2 Townhouses

Duplex Units sharing any length of a common wall shall comply with Section R317.2 Townhouses

COMMUNITY BUILDING

Gross Bldg Area = 1,726 sq.ft.

CONSTRUCTION TYPE	V-B (IBC CHAPTER 6)	OCCUPANT LOAD
BUILDING AREA	AREA / OCCUPANT	
Comm. Room	600 sq.ft. / 15 sq.ft.	40
Office	533 " / 100 sq.ft.	5
Classroom	240 " / 20 sq.ft.	12
Storage / Maint	150 " / 300 sq.ft.	0.5
	TOTAL	58
BUILDING HEIGHT	MAXIMUM 40 ft PERMITTED, 17 ft ACTUAL	
ALLOWABLE AREA	6,000 sq.ft.	
EXITING REQUIREMENTS	2 REQUIRED, 3 PROVIDED	
OCCUPANCY	GROUP A-3 (IBC CHAPTER 3)	
PLUMBING FIXTURES REQ'D (IBC CHAPTER 29)	FEMALE: LAVATORY 1 / 200 WATER CLOSET 1 / 65 LAVATORY 1 / 200 WATER CLOSET 1 / 125	
PLUMBING FIXTURES PROVIDED	FEMALE: 1 LAVATORY, 1 WATER CLOSET MALE: 1 LAVATORY, 1 WATER CLOSET 1 DRINKING FOUNTAIN 1 SERVICE SINK	
FIRE SPRINKLERS	NOT REQUIRED	
SEISMIC LOCATION	REFER TO SHEET S4.0, GENERAL NOTES, I (F)	

ABBREVIATIONS:

AFF ABOVE FINISHED FLOOR	CL. CLO. CLOSET	DN DOWN	F.O. FRAME OPENING	JC, JAN CL JANITOR'S CLOSET	OPG, OPNG OPENING	RM ROOM	UNF UNFINISHED
AP ACCESS PANEL	CLR CLEAR (ANCE)	D DRAIN	FLO FLOOR CLEANOUT	JT JOINT	OPP OPPOSITE	RC ROLLER CATCH	UON UNLESS OTHERWISE NOTED
AC ACOUSTICAL	CLS CLOSURE	D.D.B. DUTCH DOOR BOLT	FD FLOOR DRAIN	JF JOINT FILLER	OPH OPPOSITE HAND	S SADDLE/SILL	UR URINAL
ACT ACOUSTICAL TILE	C.L.G. CHAIN LINK GATE	DF DRINKING FOUNTAIN	FRZ FREEZER	K.P. KICK PLATE	OD OUTSIDE DIAMETER	SCH SCHEDULE	VB VAPOR BARRIER
ADM ADMINISTRATOR	COL COLUMN	DWG DRAWING	FPL FLOOR PLATE	L.B.L. LABEL	O.H.S. OVER-HEAD STOP	SCN SCREEN	V.I.F. VERIFY IN FIELD
ADL ADDITIONAL	COMM. COMMUNICATION	EA EACH	FND FOUNDATION	LAB LABORATORY	OA OVERALL	S.T.O. SPEAK-THRU OPENING	VERT VERTICAL
ADJ ADJUSTABLE	COMPT. COMPARTMENT	ELEC ELECTRIC (AL)	F.S.T. FEMALE STAFF TOILET	LAD LADDER	O.H.C. OVER-HEAD CLOSER	SEC SECTION	VCT VINYL COMPOSITION TILE
A/C AIR CONDITIONING	CONC CONCRETE	EWG ELECTRIC WATER COOLER	GAGE, GAUGE	LAV LAVATORY	PHL PANEL	S.F. SEAMLESS FLOORING	VEST VESTIBULE
ALUM ALUMINUM	CONN CONNECTION	EL ELEVATION	GV, GALV GALVANIZED	LW LIGHTWEIGHT	PB PANIC BAR	SHM SECURITY HOLLOW METAL	VF VINYL FABRIC
AD AREA DRAIN	CONST CONSTRUCTION	EP EPOXY PAINT	GEN GENERAL	LWC LIGHTWEIGHT CONCRETE	PTD PAINTED	SH SHELF, SHELVING	WC WATER CLOSET
ASPH ASPHALT	CONT CONTINUOUS OR CONTINUE	EMER EMERGENCY	G.C. GENERAL CONTRACTOR	LL LIVE LOAD	PP PUSH PLATE	SP SOUNDPROOF	WP WATERPROOFING
ASTL ASTRAGAL	CONTR CONTRACT (OR)	EPDM RUBBER BASED ROOFING	GL GLASS, GLAZING	L.G. LOCK GUARD	PAVT PAVEMENT	SR SENIOR	WP WIRE PULL
BS BARSTOCK	CLL CONTRACT LIMIT LINE	EQ EQUAL	GB GRAB BAR	LVR LOUVER	PERF PERFORATE (D)	SC SOLID CORE	WS WATERSTOP
BM BEAM	CJT CONTROL JOINT	EQUIP EQUIPMENT	GD GRADE, GRADING	L.S.S. LOCK STATUS SWITCH	PERI PERIMETER	SR SENIOR	WFS WALL/FLOOR STOP
BIT BITUMINOUS	CG CORNER GUARD	EXH EXHAUST	GV, GALV GALVANIZED	LPT, LP LOW POINT	PLAS PLASTER	SP SOUNDPROOF	WWF WELDED WIRE FABRIC
BLK BLOCK	CORR CORRIDOR	EXP EXPANSION	GT GROUT	M MALE	PL PLATE	SPEC SPECIFICATION	WS WEATHER STRIPPING
BLKG BLOCKING	CORRG CORRUGATED	EXISTG, EXISTING	HDW HARDWARE	MH MANHOLE	PLAST LAM PLASTIC LAMINATED	ST STAINLESS STEEL	W WIDTH, WIDE
B.O. BOTTOM OF	COORD COORDINATED	EXT EXTERIOR	HVAC HEATING/VENTILATION/AIR CONDITIONING	MAS MASONRY	PC PLATE GLASS	STL STEEL	WIN WINDOW
BR BRICK	CFL COUNTERFLASHING	EXT EXTERIOR	HT, H HEIGHT	MAX MAXIMUM	PLYWD, PWD PLYWOOD	STRUC STRUCTURAL	WC WIRE GLASS
BLDG BUILDING	CS COUNTERSINK	FB FACE BRICK	HP HIGH POINT	MO MASONRY OPENING	PSF POUNDS PER SQUIRE FOOT	STOR STORAGE	WD WOOD
B BUILDERS HARDWARE	CTSK COUNTERSINK SCREW	F FEMALE	HC HANDICAPPED	MEDH MECHANICAL	PROV PROVIDE	STD STANDARD	
BUR BUILT UP ROOFING	CRS COURSE (S)	FIN FINISH (ED)	HC HOLLOW CORE	MNB MEMBRANE	RAD RADIUS	TACK BOARD	
CA CARD ACCESS	DRP DAMPER	FFE FINISHED FLOOR ELEVATION	HM HOLLOW METAL	MTL, MET METAL	REF REFERENCE	TEL TELEPHONE	
CAB CABINET	DP DAMPPROOFING	FA FIRE ALARM	HB HOSE BIBB	MFD METAL FLOOR DECKING	RFL, REFL REFLECT (ED)	TV TELEVISION	
CCTV CLOSED CIRCUIT TELEVISION	D.B. DEAD BOLT	FE FIRE EXTINGUISHER	HWN HOT WATER HEATER	M.B.S. METAL BLDG. SYSTEM	REFR REFRIGERATOR	TEMP TEMPORARY	
CPT CARPET (ED)	DEM DEMOLISH, DEMOLITION	FEC FIRE EXTINGUISHER CABINET	HR HOUR	MTRF METAL FURRING	REQ'D REQUIRED	TH THICK (NESS)	
CSMT CASEMENT	DEP DEPRESSED	FHS FIRE HOSE STATION	LT. INMATE TOILET	MWK MILLWORK	REG REGISTER	TPD TOILET PAPER DISPENSER	
CI CAST IRON	DTL, DET DETAIL	FP FIREPROOF	INCL INCLUDE (D), (NG)	MIN MINIMUM	REIN REINFORCED	TS, T.O.S. TOP OF SLAB	
CB CATCH BASIN	DIAG DIAGONAL	FPSC FIREPROOF SELF CLOSING	IW INDIRECT WASTE	MIR MIRROR	RET RETURN	TST, T.O.S. TOP OF STEEL	
CK CAULK (ING) CAULK (ING)	DIA, DIAM DIAMETER	FRT FIRE-RETARDANT	ID INSIDE DIAMETER	MISC MISCELLANEOUS	RA RETURN AIR	TOB TOWEL BAR	
CLG CEILING	DIM DIMENSION	FLG FLASHING	INFO INFORMATION	M.S.T. MALE STAFF TOILET	REV REVISION (S), REVISED	TP TYPICAL	
CEM CEMENT	DIS DISPENSER	FLR, FL FLOOR (ING)	INSUL INSULATE (D), (ION)	NOM NOMINAL	RHT RIGHT HAND	UC UNDERCUT	
C.M.L. CENTER MULLION	DIV DIVISION	F.B.A. FLUSH-BOLT AUTOMATIC	INT INTERIOR	N NORTH	RVT RIVET	UL UNDERWRITERS LABORATORY	
CER CERAMIC	DR DOOR	F.B.M. FLUSH-BOLT MANUAL	INV INVERT	NTS NOT IN CONTRACT	RD ROOF DRAIN		
CT CERAMIC TILE	D.P.S. DOOR POSITION SWITCH	F.P. FLUSH PULL	IR INFRARED	OC ON CENTER (S)			
CTR COUNTER	DS DOWNSPOUT	F.P.T. FOOD PASS THRU					
CHBD CHALKBOARD							

MATERIAL LEGEND

	STONE/GRAVEL
	CONCRETE
	BATT INSULATION
	RIGID INSULATION
	EARTH
	METAL
	EXPOSED WOOD
	GLASS (IN SECTION)
	STUCCO
	MASONRY

NOTATION LEGEND

	ELEVATION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	INTERIOR ELEVATIONS
	INDICATES PARTITION TYPES
	ROOM NAME AND NUMBER
	WINDOW NUMBER
	DOOR NUMBER
	DETAIL BUBBLE
	COLUMN GRID
	ELEVATION/LOCATION
	DETAIL SECTION

GENERAL CONTRACTOR

PAVILION CONSTRUCTION
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LANDSCAPE DESIGNER

SURROUNDINGS
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STRUCTURAL ENGINEER

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PH: (505) 331-4857

MECHANICAL ENGINEER

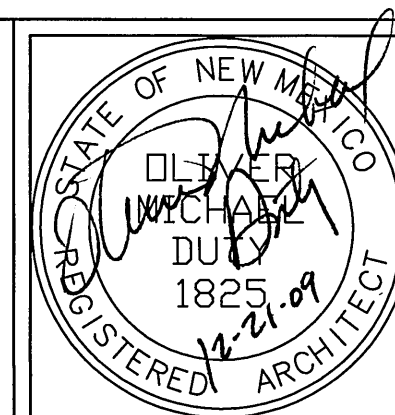
BEAUDIN GANZE CONSULTING ENGINEERS
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PH: (505) 323-9070

CONSTRUCTION DOCUMENTS

DATE: DECEMBER 18, 2009



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