

CODE ANALYSIS				
Project Name: DEL REY OFFICES				
1.	International Building Code (IBC) 2009 Edition			
2.	International Building Code (IBC) 2009 Edition			
3.	Uniform Mechanical Code (UMC) 2009 Edition			
4.	Uniform Plumbing Code (UPC) 2009 Edition			
5.	International Electric Code (IEC) 2009 Edition			
6.	Occupancy Classification	B		1) - IBC Chapter 3
7.	Type of Construction	VB		2) IBC Chapter 6
8.	Fire Sprinklers	Yes	No XXX	IBC 903.903.3
9.	Fire Alarm	Yes	No XXX	IBC 907
10.	Height	Allowable 40'	Actual 25'-11"	IBC 503.504 and Table 503
11.	Stories	Allowable 2	Actual 1	IBC 503 and Table 503
12.	Area	Allowable 9,000	Actual 7,413	IBC 503 through 507 and Table 503
13.	No allowable area increases are included			
14.	Occupant Load			IBC 1004.1, 1004.9 and Table 1004.1.1
15.	Number of Exits	Required 1	SMALL OFFICE 7 Provided 1	IBC 1015 and Tables 1015.5.1, 1019.1, 1019.2
16.	Required Fire Resistance of Exterior Walls		NONE	IBC 704.711.4 and Table 601.602
17.	Protection of Openings Due to Location on Property and Maximum Area of Exterior Wall Openings		NONE	IBC 704.8 and Table 704.8
18.	Fire Resistance Rating Required for Building Elements (Specify areas receiving spray applied fire protection)		NONE	IBC 508, Chapter 7, 1020, 1022, 3006.4 and Tables 601.1017.1
19.	Spaces Requiring Fire-Resistance-Rated Separation (Specify spaces requiring separation and hourly rating)		NONE	IBC 508 and Table 508.3.3
20.	Roof Covering Material		Existing	IBC Table 1505.1
21.	Required Plumbing Fixtures	Required 2	Provided 2	IBC 2902 and Table 2902.1
22.	Water Closet	1 large 1 small	1 large 1 small	
23.	Shower & Tub	2 large 0	2 large 0	
24.	Drinking Fountain	0	1 large space	
25.	Service Sink	1 each space	1 each space	
26.	Special Inspection(s) Required (Provide table specific to project)		None	Chapter 17
27.	IEC C.C. compliance reports (Copy of actual report)		N/A	IBC 1301 2009 I.E.C.C.
28.	Non-separated or Separate Uses with Required Calculations		None	IBC 508.3.2 or IBC 508.3.3
29.	Handicap Parking	Required	Existing	City of Las Cruces 2001 Zoning Code

WALL LEGEND

	EXISTING STUD WALL 5/8" TYPE X INSULATION WITH 4 BATT'S R-11 OR E-FOAM, TAPE MEDIUM KNOCK DOWN AND PAINT.
	TRUSST SEPARATION WALL.
	7/8" STUD WALL WITH 2" STRUCTURE INSULATE WITH 4 BATT'S R-11 OR E-FOAM, TAPE MEDIUM KNOCK DOWN AND PAINT.
	NEW 2x4 STUD WALL, TO 0'-0" AFF. WITH 1" GYP. BD. TAPE MEDIUM KNOCK DOWN TEXTURE, PAINT BOTH SIDES OF WALL. SEE DET 511.2, W/ R-11 BATT INSULATION.

FLOOR PLAN NOTES

1. EXISTING DOORS AND WINDOWS TO REMAIN.
2. SAW CUT AS NECESSARY FOR BEAR CONNECTIONS THEN FILL IN CONCRETE TO MATCH EXISTING.
3. TENANT SEPARATION WALL TO STRUCTURE. SEE SECTION 1 SHEET 2.
4. PARTITION WALL 10'-0" AFF. SEE SECTION 2 SHEET 2.
5. NEW ADA RESTROOM CEILING TO BE 8' DETAIL A, PAINTED. SEE BATHROOM ELEVATIONS THIS SHEET AND PLUMBING SHEETS FOR DETAILS.
6. INSTALL BENCH 10' AFF.
7. LOCATION OF ELECTRIC PANEL. SEE ELECTRIC PLAN SHEET E1 AND E2 FOR DETAILS.
8. ALL INTERIOR SIGNS TO COMPLY WITH ADA.
9. CEILING LAYOUT SEE SHEET E1 THIS OFFICE ONLY.
10. ADA DRINKING FOUNTAIN. SEE DETAIL THIS SHEET.

GENERAL NOTES

1. VERIFY LOCATION OF ALL UTILITIES ON SITE.
2. BUILDING DESIGNED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE AND DOWNA AREA COUNTY REQUIREMENTS. ALL WORK TO MEET APPLICABLE STANDARDS.
3. PLANS ARE PROVIDED FOR THE PURPOSE OF NEGOTIATED CONSTRUCTION WITH A SELECTED GENERAL CONTRACTOR AND MAY BE MODIFIED BY THE CONTRACTOR AND MAY BE THE CONTRACTOR IS RESPONSIBLE FOR FINDING AND CORRECTING PROBLEMS.
4. VERIFY ALL DIMENSIONS OF EXISTING BUILDING ON SITE. ALL DIMENSIONS SHOWN ON PLANS NEW TO EXISTING HAVE TO BE VERIFIED. THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE LARGE DISCREPANCIES BETWEEN EXISTING AND DRAWINGS.
5. DIMENSIONS SHOWN ARE TO THE FACE OF STUDS NOT FINISH.

INDEX OF DRAWINGS	
FLOOR PLAN	1
SECTIONS AND DETAILS	2
MECHANICAL PLAN	M1
PLUMBING SEWER AND WATER PLAN	P1
PLUMBING GAS AND CONDENSATE PLAN	P2
ELECTRICAL LIGHTING PLAN	E1
ELECTRICAL POWER PLAN	E2

LEGAL DESCRIPTION
DEL REY PLAZA PARCEL CODE 02-26101 MAP CODE 4-008-15203-4215 3391 DEL REY BLVD, SUITE 9A LAS CRUCES, NEW MEXICO

Architectural floor plan of a bathroom. The plan shows two stalls, each labeled "TOILET", and a central toilet area. Dimensions are provided for the stalls (5'-0" x 6'-4"), the toilet area (5'-0" x 6'-4"), and the overall room dimensions (9'-0" x 9'-0"). The plan includes fixtures such as sinks, toilets, and a shower area.

SCALE: 1/4" = 1'-0"