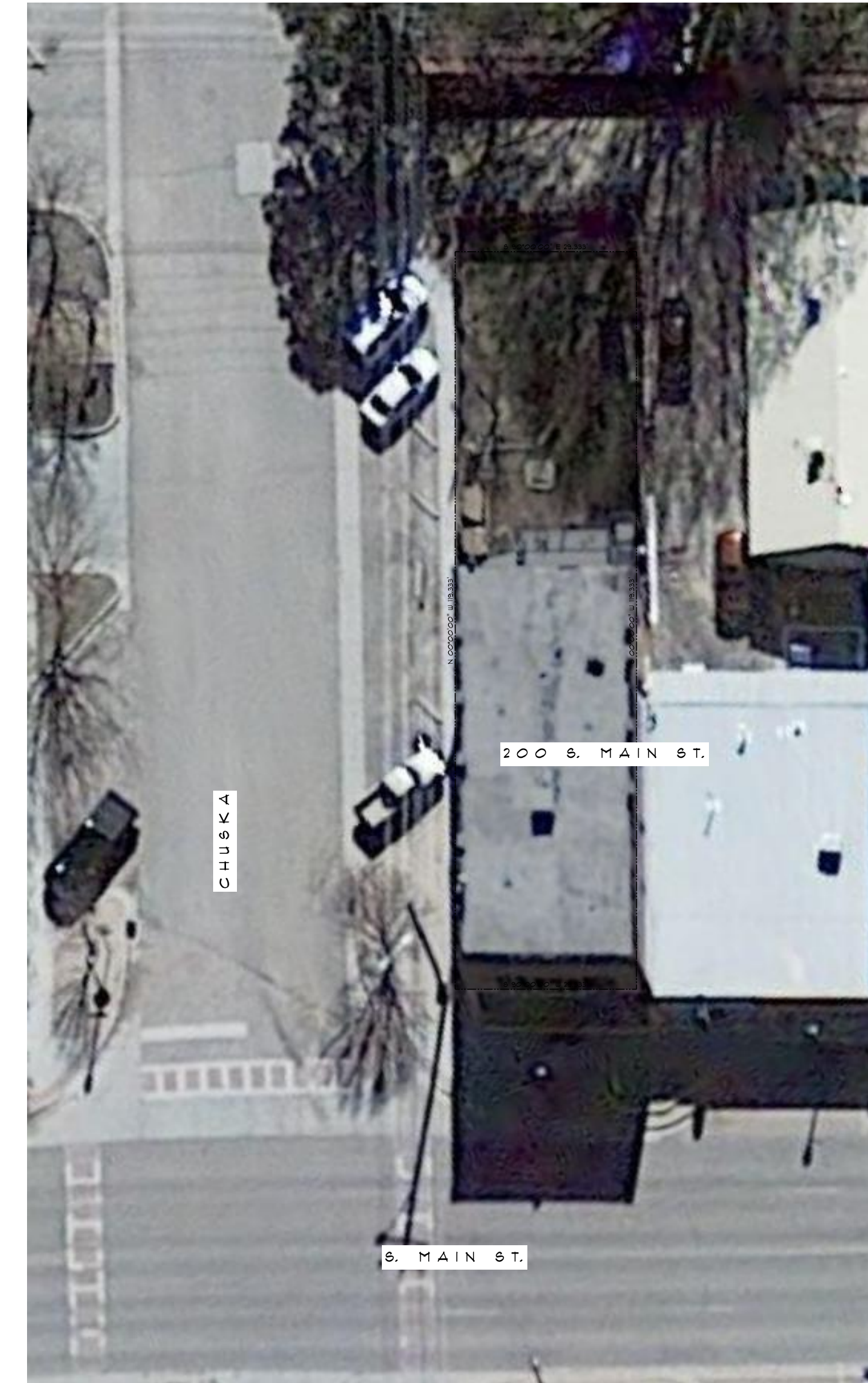


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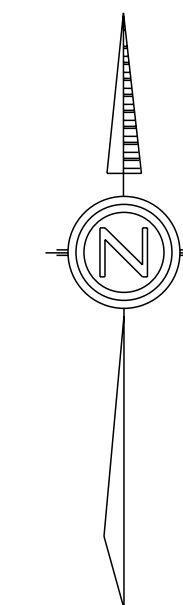
A Petite Hotel and Event Center

505-402-4967
200 S Main Ave
Aztec, NM 87410

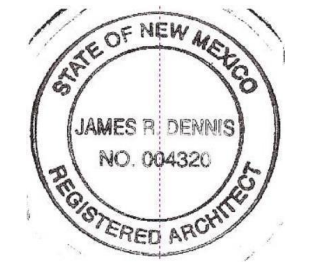


Existing Site Plan
SCALE: 1" = 20'-0"

| 2015 IEBC CODE ANALYSIS | | | |
|-------------------------------|---------------------------|--|---|
| 2015 IEBC ALTERATIONS LEVEL 3 | EXISTING | PROPOSED | COMMENTS |
| USE AND OCCUPANCY | R3 Apartments, B Business | R1 Boarding House Transient, A2 Food Service | table 1004.1 Assembly Unconcentrated (Tables and Chairs 15sf net) , 100 max NS. |
| TYPE OF CONSTRUCTION | IIIA | IIIA | 602.3, Table 601. Masonry Exterior Bearing Walls, 2hr Ceiling |
| OCCUPANTS | | 87 (1,311sf/15 = 87) | A2 Ground Floor, Table 1004.1.2, 15 Net 1,311/15 = 87 |
| EXITS | 2 | 3 | 1005.3.2, .2" per occupant required, 96" provided = 1.1" per occupant provided. |
| LOCATION ON PROPERTY | Historic on Main Street | Historic on Main Street | |
| PARKING | | 4 HDCP, 1 Van Accessible | IBC Table 1006.1 , parking provided by City of Aztec. |
| AREA GROSS | 2,131sf/Floor | 2,131sf/Floor | Ground Floor Net Useable, 1,311 SF |
| SIGNAGE | none | On Building | |



ARCHITECT



James R. Dennis

2/9/2023

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220915 200 S. Main
Main St. and Chueka
Aztec
New Mexico

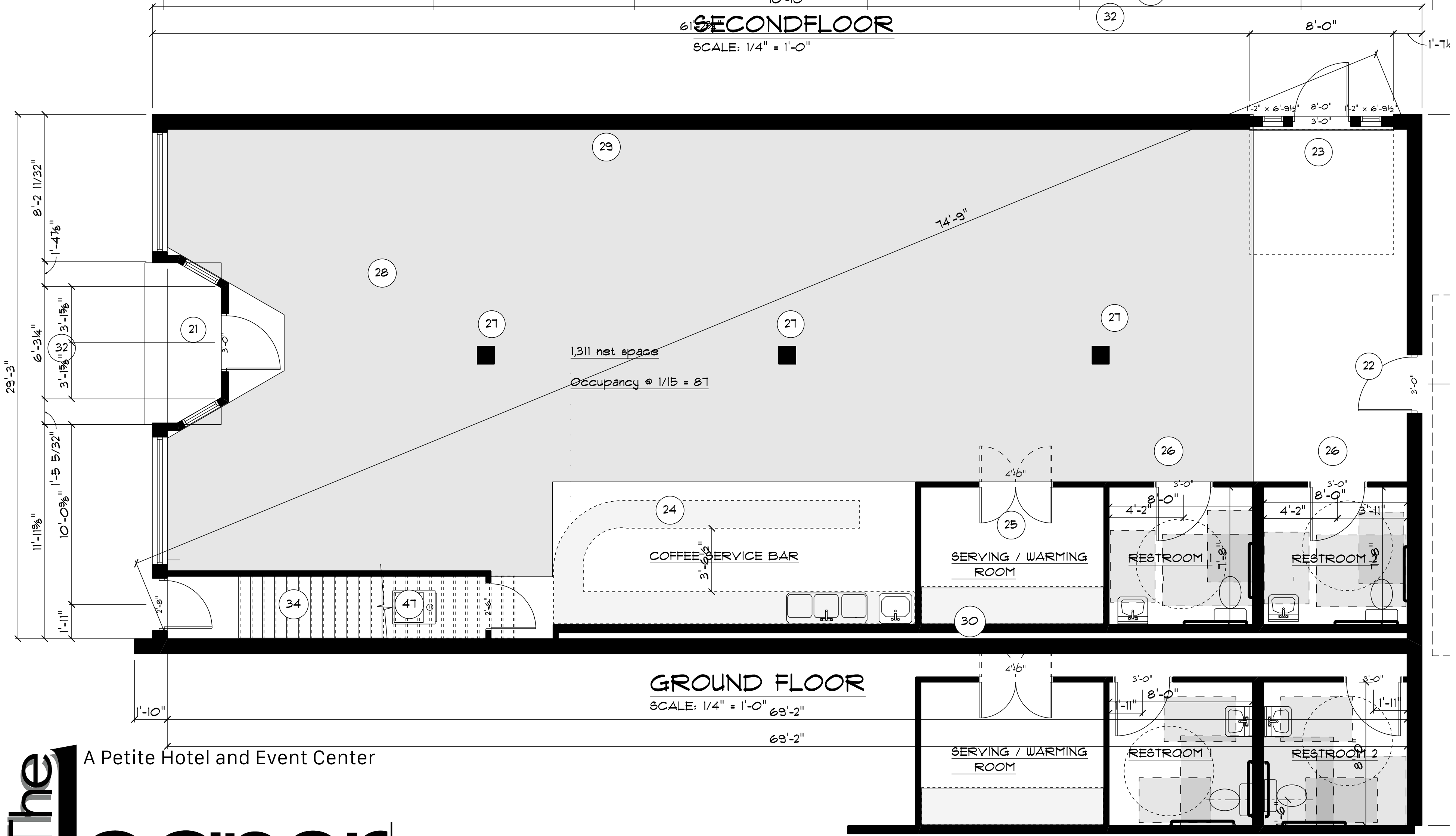
| DATE | REVISION /ISSUE |
|----------|-----------------|
| 2/9/2023 | Permits |
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| | |

PROJECT NO.
SCALE: as shown
SHEET:
C1 Site



| ID | NOTE |
|----|---|
| 1 | Existing Plaster |
| 2 | Front Wythe |
| 3 | Rear Wythe |
| 4 | 2"x4" cribbing supports |
| 5 | Top and Bottom Plates |
| 6 | Existing Soil |
| 7 | Existing undisturbed soil |
| 8 | Existing Stone Rubble Foundation |
| 9 | New Concrete Foundation, 16" x 24" (approx.) w/ 2- #4 top and bottom. 3,000 psi. |
| 10 | Existing Brick Bearing Wall |
| 11 | Treated Sill Plate |
| 12 | 2x12 Blocking |
| 13 | New 3/4" Subfloor |
| 14 | New 2x6 @ 16" o.c. framed wall. |
| 15 | Existing Second Floor Assembly |
| 16 | Existing Roof Assembly |
| 17 | Brick wall Repair Underpin existing brick w/ concrete. |
| 18 | New footing and stemwall for replacement floor joists. |
| 19 | 24"x24"x8" Conc. Footing |
| 20 | 3"x12" Wood Beam 10' Max Span |
| 21 | EXISTING ENTRY TO REMAIN AS IS. ALLOWED BY IEBC AS HISTORICAL ENTRANCE. SLOPE FROM PUBLIC SIDEWALK TO IN EXCESS OF 2%. |
| 22 | EXISTING ENTRY TO REMAIN AS IS. ALLOWED BY IEBC AS HISTORICAL ENTRANCE. NOT AN ACCESSIBLE EXIT DUE TO EXISTING EXTERNAL CONDITIONS. OK PER IEBC TO KEEP EXISTING INSWINGING DOOR. |
| 23 | NEW COMPLIANT ACCESSIBLE EXIT. ACCESSIBLE TO PUBLIC WAY. |
| 24 | NEW BEVERAGE SERVICE AREA. NEW COUNTER AND SINKS TO ENVIRONMENTAL HEALTH STANDARDS. |

| ID | NOTE |
|----|--|
| 25 | SERVICE ROOM FOR CATERED FOODS. NOT FOR FOOD PREPARATION. |
| 26 | NEW ADA COMPLIANT RESTROOM. |
| 27 | EXISTING WOOD FLOOR TO REMAIN. RESURFACE AS REQUIRED. |
| 28 | EXISTING PLASTER TO REMAIN. REPAIR AND PAINT AS REQUIRED. |
| 29 | NEW STRUCTURAL STUDWALL 2X6 @ 16" o.c. 5/8" GWB ONE SIDE. |
| 30 | EXISTING STEEL STAIRWAY. TO REMAIN. NO CHANGES. |
| 31 | EXISTING CONCRETE SIDEWALK PUBLIC WAY. |
| 32 | EXISTING CONCRETE SIDEWALK NON ACCESSIBLE. TO REMAIN AS IS. NOT NECESSARY AS AN ACCESSIBLE EXIT IS ALL THAT IS REQUIRED. |
| 33 | EXISTING EXIT STAIRWAY TO REMAIN. ALLOWED BY IEBC. NO CHANGES. REPAIR AS NECESSARY. |
| 34 | CREATE NEW COMMON KITCHEN FOR GUESTS. |
| 35 | CREATE NEW BEDROOM FOR GUESTS. |
| 36 | CREATE NEW BATHROOM FOR GUESTS. NON ACCESSIBLE. ALLOWED PER IEBC. |
| 37 | EXISTING HALLWAY TO REMAIN AS IS. REPAIR FINISHES AS REQUIRED. ROOF BEARING WALL TO REMAIN. |
| 38 | EXISTING WINDOWS TO REMAIN. REPAIR AS NECESSARY TO MAKE OPERABLE. |
| 39 | EXISTING SPACE TO REMAIN AS COMMON SOCIAL AREA. REPAIR UPDATE FINISHES AS NECESSARY. |
| 40 | EXISTING STEEL DECK TO REMAIN AS IS. |
| 41 | EXISTING FLOORING TO REMAIN. REPAIR/REFINISH AS NECESSARY. |
| 42 | EXISTING SUB FLOORING TO REMAIN. REPAIR/REFINISH AS NECESSARY. PROVIDE NEW TOP FLOOR FOR EASY MAINTENANCE AS NECESSARY. |
| 43 | REPAIR EXTERIOR BRICK WALL AS NECESSARY. |
| 44 | PROVIDE 2 HR FIRE BARRIER Follow Detail This Page, ANSI/UL 263 |
| 45 | Provide Tempered Glass or Tempered Glass Interior Storm Window. |



| 2015 IEBC CODE ANALYSIS | | | |
|-------------------------------|---------------------------|--|--|
| 2015 IEBC ALTERATIONS LEVEL 3 | EXISTING | PROPOSED | COMMENTS |
| USE AND OCCUPANCY | R3 Apartments, B Business | R1 Boarding House Transient, A2 Food Service | Table 1004.1 Assembly Unconcentrated (Tables and Chairs 15sf net), 100 max NS. |
| TYPE OF CONSTRUCTION | IIIA | IIIA | 602.3, Table 601. Masonry Exterior Bearing Walls, 2hr Ceiling |
| OCCUPANTS | | 87 (1,311sf/15 = 87) | A2 Ground Floor, Table 1004.1.2, 15 Net 1,311/15 = 87 |
| EXITS | 2 | 3 | 1005.3.2, 2" per occupant required, 96" provided = 1.1" per occupant provided. |
| LOCATION ON PROPERTY | Historic on Main Street | Historic on Main Street | |
| PARKING | | 4 HDOP, 1 Van Accessible | IBC Table 1006.1, parking provided by City of Aztec. |
| AREA GROSS | 2,131sf/Floor | 2,131sf/Floor | Ground Floor Net Useable, 1,311 SF |
| SIGNAGE | none | On Building | |

APPLICABLE CODES
 2015 International Existing Building Code
 2009 International Code Council A117.1
 2017 National Electrical Code
 2012 New Mexico Electrical Safety Code
 2015 Uniform Plumbing Code
 2015 Uniform Mechanical Code/IAPMO
 NFPA 54 - 2009 National Fuel Gas Code

Theleanor A Petite Hotel and Event Center
 505-402-4967
 200 S Main Ave
 Aztec, NM 87410

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 2/9/2023

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220915 200 S. Main
 Main St. and Chueka
 Aztec
 New Mexico

| DATE | REVISION / ISSUE |
|----------|------------------|
| 2/9/2023 | Permits |

PROJECT NO.
 SCALE: as shown
 SHEET:
 A3 Floor Plan

APPLICABILITY IBC A 101.4.1 USE IBC
 IBC COMPLIANCE CHAPTER 3
 301.1.3 PERFORMANCE COMPLIANCE METHOD
 1401.1, 1401.2.1

UPPER FLOOR
 R 1 Boarding House, 10 or more guests, Level II
 Not owner occupied. Guests are transient.

GROUND FLOOR
 A2 Food Service Level II
 Separation 2 Hr
 Type of Construction Type IIIA, Exterior Bearing Non Combustible

Allowed Height 65' (65-26)/(2.5 x 1 + 3.12)
 Existing Height 26'

Allowable stories 3 (3-2) x 2.5 + 2.5 for all three
 Existing Stories 2

Allowable Area 14,000sf (14,000-2131)/1200 = 9.89 for all three
 Existing Area 2,131sf (Lower level Fire Area)

Compartmentalization

2 hour floor/ceiling fire resistance. 18 for all three 1401.6.3 e.

Tenant and dwelling unit separation Same as Compartmentalization 2 for all three

Corridor Walls 1 Hr Corridors 0 for all three

Vertical Openings None 0 for all three

HVAC Systems Category d 0 for all three

Automatic Fire Detection Category e smoke detectors installed throughout all floor areas. 9 for all three

Fire Alarm System Values Category c 0 for all three

Smoke Control Category a 0 for all three

Means of Egress capacity and number Category e 88 x 2 = 176" Req. 64" provided. 10 for all three

Dead Ends Category b. No Dead Ends 2 for all three

Maximum Exit Access Travel Distance 20 x (31- 21)/31 = 5.4 5.4

Elevator Control No Elevator, Fire Area on Ground Level 0 for all three

Means of Egress Emergency Lighting Category c Emergency Lighting with battery backup 4 for all three.

Mixed Occupancies NA 2 hour separation between R2 Above 0 for all 3

Automatic Sprinklers Category a no sprinklers provided -6 for all three

Standpipes Category b. Not required, not provided 0 for all three

Incidental Uses None evaluated 0 for all three

Smoke Compartmentation 0 for all three

SECOND FLOOR
 TABLE 1401.7
 SUMMARY SHEET-BUILDING CODE

Existing occupancy R 2 Apartment Proposed occupancy R 1 Boarding House, Transient with 10 or more occupants.
 Year building was constructed 1920's Number of stories 2 Height in feet 12'
 Type of construction III A Area per floor 2,131sf
 Percentage of open perimeter increase 0 %
 Completely suppressed: Yes No Corridor wall rating 1 Hr.
 Type: Wood Lath and 2 part Cement Plaster.
 Compartmentation: Yes No Required door closers: Yes No
 Fire-resistance rating of vertical opening enclosures 1 HR.
 Type of HVAC system Individual Gas space heaters. No Ductwork. serving number of floors separate units for each floor.
 Automatic fire detection: Yes No Type and location New Mini Splits planned. Smoke and CO2 Each Room and Hallway, Interconnected.
 Fire alarm system: Yes No Type and Hallway, Interconnected.
 Smoke control: Yes No Type _____
 Adequate exit routes: Yes No Dead ends: Yes No
 Maximum exit access travel distance 47' Elevator controls: Yes No
 Means of egress emergency lighting: Yes No Mixed occupancies: Yes No
 Standpipes Yes No Patient ability for self-preservation NA
 Incidental use Yes No Patient concentration NA
 Smoke compartmentation less than 22,500 sq. feet (2092 m²) Yes No Attendant-to-patient ratio NA

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|------------------|----------------------|---------------------|
| 1401.6.1 Building Height | | | |
| 1401.6.2 Building Area | | | |
| 1401.6.3 Compartmentation | | | |
| 1401.6.4 Tenant and Dwelling Unit Separations | | | |
| 1401.6.5 Corridor Walls | | | |
| 1401.6.6 Vertical Openings | | | |
| 1401.6.7 HVAC Systems | | | |
| 1401.6.8 Automatic Fire Detection | | | |
| 1401.6.9 Fire Alarm System | | | |
| 1401.6.10 Smoke control | **** | | |
| 1401.6.11 Means of Egress | **** | | |
| 1401.6.12 Dead ends | **** | | |
| 1401.6.13 Maximum Exit Access Travel Distance | **** | | |
| 1401.6.14 Elevator Control | | | |
| 1401.6.15 Means of Egress Emergency Lighting | **** | | |
| 1401.6.16 Mixed Occupancies | | **** | |
| 1401.6.17 Automatic Sprinklers | | +2 = | |
| 1401.6.18 Standpipes | | | |
| 1401.6.19 Incidental Use | | | |
| 1401.6.20 Smoke compartmentation | **** | | |
| 1401.6.21.1 Patient ability for self-preservation | **** | | |
| 1401.6.21.2 Patient concentration | **** | | |
| 1401.6.21.3 Attendant-to-patient Ratio | **** | | |
| Building score-total value | | | |

2015 INTERNATIONAL EXISTING BUILDING CODE®

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SECOND FLOOR

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|------------------|----------------------|---------------------|
| 1401.6.1 Building Height | 2.5 | 2.5 | 2.5 |
| 1401.6.2 Building Area | 9.89 | 9.89 | 9.89 |
| 1401.6.3 Compartmentation | 18 | 18 | 18 |
| 1401.6.4 Tenant and Dwelling Unit Separation | 2 | 2 | 2 |
| 1401.6.5 Corridor Walls | 0 | 0 | 0 |
| 1401.6.6 Vertical Openings | 2 | 2 | 2 |
| 1401.6.7 HVAC System | 5 | 5 | 5 |
| 1401.6.8 Automatic Fire Detection | 6 | 6 | 6 |
| 1401.6.9 Fire Alarm System | -5 | -5 | -5 |
| 1401.6.10 Smoke Control | **** | 0 | 0 |
| 1401.6.11 Means of Egress | **** | 0 | 0 |
| 1401.6.12 Dead Ends | **** | 2 | 2 |
| 1401.6.13 Maximum Exit Access Travel Distance | **** | 5.4 | 5.4 |
| 1401.6.14 Elevator Control | 0 | 0 | 0 |
| 1401.6.15 Means of Egress Emergency Lighting | **** | 4 | 4 |
| 1401.6.16 Mixed Occupancies | 0 | **** | 0 |
| 1401.6.17 Automatic Sprinklers | -6 | -3 | -6 |
| 1401.6.18 Standpipes | 0 | 0 | 0 |
| 1401.6.19 Incidental Use | 0 | 0 | 0 |
| 1401.6.20 Smoke Compartmentation | 0 | 0 | 0 |
| 1401.6.15 Means of Egress Emergency Lighting | **** | 4 | 4 |
| 1401.6.21.1 Patient ability for self-preservation | **** | | |
| 1401.6.21.2 Patient concentration | **** | | |
| 1401.6.21.3 Attendant-to-patient Ratio | **** | | |
| Building score-total value | 34.39 | 50.79 | 49.79 |
| Building score required | 21 | 38 | 38 |
| +/- | +13.39 | +12.79 | +11.79 |
| **** No applicable value to be inserted | | | |

The Existing Building complies with Chapter 14, IBCF, Performance Compliance Method, (301.1.3) As show in the above evaluation table. All Three criteria, Fire Safety, Means of Egress, and General Safety, are positive, and by a substantial amount. The building is thus considered as safe, or safer than a new building built to current codes. Even though automatic sprinklers will not be installed

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

ARCHITECT



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2/9/2023

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 Main St. and Chueka
 Aztec
 New Mexico

| | |
|----------|-----------------|
| JD | DRAIN BY: |
| JD | REVIEWED BY: |
| 2/9/2023 | DATE REVIEWED: |
| 2/9/2023 | APPROVAL DATE: |
| DATE | REVISION /ISSUE |
| 2/9/2023 | Permits |

| |
|-----------------|
| PROJECT NO. |
| SCALE: as shown |
| SHEET: |
| A3.2 IBCB |



505-402-4967
 200 S Main Ave
 Aztec, NM 87410

APPLICABILITY IBC A 101.4.1 USE IBC
 IBC COMPLIANCE CHAPTER 3
 301.1.3 PERFORMANCE COMPLIANCE METHOD
 1401.1, 1401.2.1

UPPER FLOOR
 R1 Boarding House, 10 or more guests, Level II
 Not owner occupied. Guests are transient.

GROUND FLOOR
 A2 Food Service, Level II
 Separation 2 Hr

Type of Construction Type IIIA, Exterior Bearing Non Combustible

Allowable Height 65' (65-26)/2.5 x 1 + 3.12
 Existing Height 26'

Allowable stories 3 (3-2) x 2.5 + 2.5 for all three
 Existing Stories 2

Allowable Area 14,000sf (14,000-2131)/1200 + 9.89 for all three
 Existing Area 2131sf (Lower level Fire Area)

Compartmentalization

2 hour floor/ceiling fire resistance. 18 for all three 1401.6.3 e.

Tenant and dwelling unit separation 2 for all three
 Same as Compartmentalization

Corridor Walls 0 for all three
 1 Hr Corridors

Vertical Openings None 0 for all three

HVAC Systems 0 for all three
 Category d

Automatic Fire Detection Category e smoke detectors installed throughout all floor areas. 9 for all three

Fire Alarm System Values Category c 0 for all three

Smoke Control Category a 0 for all three

Means of Egress capacity and number Category e 88 x 2 = 176" Req. 64" provided. 10 for all three

Dead Ends Category b. No Dead Ends 2 for all three

Maximum Exit Access Travel Distance 20 x (31- 27)/31 = 5.4 5.4

Elevator Control No Elevator, Fire Area on Ground Level 0 for all three

Means of Egress Emergency Lighting Category c Emergency Lighting with battery backup 4 for all three.

Mixed Occupancies NA 2 hour separation between R2 Above 0 for all 3

Automatic Sprinklers Category a no sprinklers provided -6 for all three

Standpipes Category b. Not required, not provided 0 for all three

Incidental Uses None evaluated 0 for all three

Smoke Compartmentation 0 for all three

GROUND FLOOR

PERFORMANCE COMPLIANCE METHODS

TABLE 1401.7
 SUMMARY SHEET-BUILDING CODE

| | |
|---|--|
| Existing occupancy <u>B, Business</u> | Proposed occupancy <u>A 2, Food Service, Non Cooking, Warming, Serving Catered Foods.</u> |
| Year building was constructed <u>1920's Historic Designation</u> | Number of stories <u>1</u> Height in feet <u>12</u> |
| Type of construction <u>III A</u> | Area per floor <u>2,131sf</u> |
| Percentage of open perimeter increase <u>0 %</u> | Corridor wall rating <u>1 Hr.</u> |
| Completely suppressed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Type: <u>Wood Frame</u> |
| Compartmentation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Required door closers: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Fire-resistance rating of vertical opening enclosures <u>1 Hour. Stairway to Second Floor.</u> | Type and location <u>?</u> |
| Type of HVAC system <u>Forced Air gas.</u> , serving number of floors <u>1</u> | Fire alarm system: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Automatic fire detection: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Type <u>Interconnected building detectors.</u> |
| Fire alarm system: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Type <u>Smoke detectors interconnected.</u> |
| Smoke control: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Dead ends: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Adequate exit routes: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Elevator controls: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Maximum exit access travel distance <u>31'</u> | Mixed occupancies: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Means of egress emergency lighting: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Patient ability for self-preservation <u>NA</u> |
| Standpipes Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Patient concentration <u>NA</u> |
| Incidental use Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Attendant-to-patient ratio <u>NA</u> |
| Smoke compartmentation less than 22,500 sq. feet (2092 m ²) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

A 2 OCCUPANCY, NON SPRINKLED
 ALLOWABLE HEIGHT 504.4 TYPE III A, 65'
 ALLOWABLE AREA 506.2 TYPE III A, 14,000sf.

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|------------------|----------------------|---------------------|
| 1401.6.1 Building Height | | | |
| 1401.6.2 Building Area | | | |
| 1401.6.3 Compartmentation | | | |
| 1401.6.4 Tenant and Dwelling Unit Separations | | | |
| 1401.6.5 Corridor Walls | | | |
| 1401.6.6 Vertical Openings | | | |
| 1401.6.7 HVAC Systems | | | |
| 1401.6.8 Automatic Fire Detection | | | |
| 1401.6.9 Fire Alarm System | | | |
| 1401.6.10 Smoke control | **** | | |
| 1401.6.11 Means of Egress | **** | | |
| 1401.6.12 Dead ends | **** | | |
| 1401.6.13 Maximum Exit Access Travel Distance | **** | | |
| 1401.6.14 Elevator Control | **** | | |
| 1401.6.15 Means of Egress Emergency Lighting | **** | | |
| 1401.6.16 Mixed Occupancies | | **** | |
| 1401.6.17 Automatic Sprinklers | | +2 = | |
| 1401.6.18 Standpipes | | | |
| 1401.6.19 Incidental Use | | | |
| 1401.6.20 Smoke compartmentation | **** | | |
| 1401.6.21.1 Patient ability for self-preservation | **** | | |
| 1401.6.21.2 Patient concentration | **** | | |
| 1401.6.21.3 Attendant-to-patient Ratio | **** | | |
| Building score—total value | | | |
| ***No applicable value to be inserted. | | | |

2015 INTERNATIONAL EXISTING BUILDING CODE®

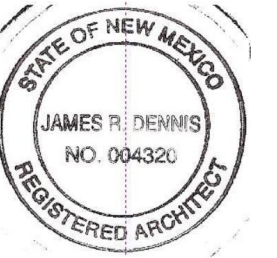
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GROUND FLOOR

| SAFETY PARAMETERS | FIRE SAFETY (FS) | MEANS OF EGRESS (ME) | GENERAL SAFETY (GS) |
|---|------------------|----------------------|---------------------|
| 1401.6.1 Building Height | 2.5 | 2.5 | 2.5 |
| 1401.6.2 Building Area | 9.89 | 9.89 | 9.89 |
| 1401.6.3 Compartmentation | 18 | 18 | 18 |
| 1401.6.4 Tenant and Dwelling Unit Separation | - | - | - |
| 1401.6.5 Corridor Walls | 0 | 0 | 0 |
| 1401.6.6 Vertical Openings | 0 | 0 | 0 |
| 1401.6.7 HVAC System | 0 | 0 | 0 |
| 1401.6.8 Automatic Fire Detection | 9 | 9 | 9 |
| 1401.6.9 Fire Alarm System | 0 | 0 | 0 |
| 1401.6.10 Smoke Control | **** | 0 | 0 |
| 1401.6.11 Means of Egress | **** | 10 | 10 |
| 1401.6.12 Dead Ends | **** | 2 | 2 |
| 1401.6.13 Maximum Exit Access Travel Distance | **** | 5.4 | 5.4 |
| 1401.6.14 Elevator Control | 0 | 0 | 0 |
| 1401.6.15 Means of Egress Emergency Lighting | **** | 4 | 4 |
| 1401.6.16 Mixed Occupancies | 0 | **** | 0 |
| 1401.6.17 Automatic Sprinklers | -4 | -4 | -4 |
| 1401.6.18 Standpipes | -4 | -4 | -4 |
| 1401.6.19 Incidental Use | 0 | 0 | 0 |
| 1401.6.20 Smoke Compartmentation | 0 | 0 | 0 |
| 1401.6.15 Means of Egress Emergency Lighting | **** | 0 | 0 |
| 1401.6.21.1 Patient ability for self-preservation | **** | | |
| 1401.6.21.2 Patient concentration | **** | | |
| 1401.6.21.3 Attendant-to-patient Ratio | **** | | |
| Building score-total value | 31 | 52 | 52 |
| ***No applicable value to be inserted. | | | |
| Building score required | 21 | 32 | 32 |
| +/- | +10 | +20 | +20 |
| **** No applicable value to be inserted | | | |

The Existing Building complies with Chapter 14, IEBF, Performance Compliance Method, (301.1.3) As show in the above evaluation table. All Three criteria, Fire Safety, Means of Egress, and General Safety, are positive, and by a substantial amount. The building is thus considered as safe, or safer than a new building built to current codes. Even though automatic sprinklers will not be installed

ARCHITECT



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2/9/2023

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 Main St. and Chueka
 Aztec
 New Mexico

JD DRAIN BY:
 JD REVIEWED BY:
 2/9/2023 DATE REVISION:
 2/9/2023 APPROVAL DATE:

| DATE | REVISION /ISSUE |
|----------|-----------------|
| 2/9/2023 | Permits |

PROJECT NO.
 SCALE: as shown
 SHEET:

a3.3 iebc



505-402-4967
 200 S Main Ave
 Aztec, NM 87410

Design Criteria and Allowable Variations

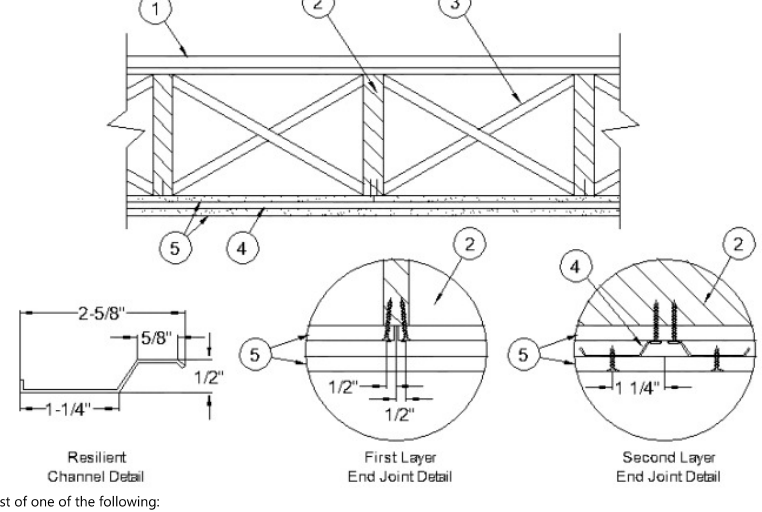
February 14, 2022

Design No. L511

Unrestrained Assembly Rating — 2 Hr.
Finish Rating — 75 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide B30X or B30Z2.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



Flooring System — The flooring system shall consist of one of the following:

Subflooring — Min 1 1/2 in. x 8 in. C-joist lumber finished steps to joists.

Joist Barrier — Non 020 in. thick commercial resin-steel building paper.

Finish Flooring — Min 1/2 in. x 3 in. x 5/8 in. end-matched, laid perpendicular to joists.

System No. 2

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Joist Barrier — (Optional) — Non 020 in. thick commercial resin-steel building paper.

Finish Flooring — Floor Topping Mixture — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSRK, CSD

USG MEXICO S A DE CV — Types LRK, HSRK, CSD

Floor Mat Materials — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELOCK® Brand Sound Reduction Board, LEVELOCK® Brand Floor Underlayment SBR-25

Alternate Floor Mat Materials (Optional) — From 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under Floor Topping Mixture.

BRASWORKS L L C — Type SC2

System No. 3

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Joist Barrier — (Optional) — Non 020 in. thick commercial resin-steel building paper.

Finish Flooring — Min 15/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 4

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Joist Barrier — (Optional) — Non 020 in. thick commercial resin-steel building paper.

https://iq.ulprospector.com/en/profile?e=14266

Steel Framing Members — Used to attach furring channels them to the wood joists (Item 2). Clips spaced at 48 in. O.C. and secured to alternating joists with No. 8 x 1-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 4. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 5.

FASTO-INC — Type Core Clip

Alternate Steel Framing Members — (Not Shown) — As an alternate to Item 4, furring channels and Steel Framing Members as described below.

Furring Channels — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in. deep, spaced 24 in O.C, perpendicular to joists. Channels secured to joists as described in Item 4.

Steel Framing Members — Used to attach furring channels them to the wood joists (Item 2). Clips spaced at 48 in. O.C. and secured to the bottom of the joists with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 5.

STUDDO BUILDING SYSTEMS — RESADADT Sound Isolation Clips — Type A237R

Alternate Steel Framing Members — (Not Shown) — As an alternate to Item 4, furring channels and Steel Framing Members as described below.

Furring Channels — Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in. deep, spaced 24 in O.C, perpendicular to joists. Channels secured to joists as described in Item 4.

Steel Framing Members — Used to attach furring channels them to the wood joists (Item 2). Clips spaced at 48 in. O.C. and secured to the bottom of the joists with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 5.

RESIPOP AMERICA — Type SemiClip

Alternate Steel Framing Members — (Not Shown) — As an alternate to Item 4, furring channels and Steel Framing Members as described below.

Furring Channels — Formed of No. 25 MSG galv steel, 2-3/32 in. wide by 7/8 in. deep, spaced 24 in. O.C, perpendicular to joists. Channels secured to joists as described in Item 4. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

Steel Framing Members — Used to attach furring channels them to joists. Clips spaced 48 in. O.C. and secured to alternating joists with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 4. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 5.

CLARKE/TECH BUILDING SYSTEMS — Type Clark/Denrich Sound Clip

Steel Framing Members — (Optional, Not Shown) — Used as an alternate method to attach resilient channels to structural members. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 16 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory involves the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and the accessory manufacturer's installation instructions.

PACK INTERNATIONAL L L C — Type RC1 Fast

Gypsum Board — Two layers of non 5/8 in. thick 1/2 wide gypsum board. When resilient channels (Item 4) are used, first layer installed perpendicular to joists with end joints butted over bottom of joists. Gypsum board attached to joists with end cement coated corner nails spaced 1 in., 6 in. and 21 in. from each side edge in the field of the board. Butt joints shall occur under joists, fastened with nails spaced 1 in., 6 in., 15 in. and 21 in. from side edges of board, and 1/2 in. back from both edge. Second layer of gypsum board secured to resilient channels with 1 in. long Type 5 Sledge-head screws spaced 12 in. O.C. with additional screws placed 3 in. from each side edge. End joints of second layer offset from end joints of first layer, and secured to both resilient channels as shown in end joint detail. Screws butted 1/4 in. and 1/4 in. from side and end joints of board. When Steel Framing Members (Item 4A, 4B, 4C) are used, sheets installed with long dimensions parallel with joists. Base layer attached to the furring channels using 1 in. long Type 5 Sledge-head steel screws spaced 8 in. O.C. along butted end joints and 12 in. O.C. in the field of the board. Butted end joints shall be staggered min 2 in. within the assembly and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. in each end. The two furring channels shall be spaced approximately 3-1/2 in. O.C. and be attached to underside of the joist with one RSC1 or Genie-clip at each end of the channel. Butted base layer end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type 5 Sledge-head steel screws spaced 8 in. O.C. at butted joints and 12 in. O.C. in the field. Butted end joints to be offset a min of 6 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. When Steel Framing Members (Item 4C) are used, base layer of gypsum board installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type 5 Sledge-head steel screws spaced 8 in. O.C. in the field of the board. Gypsum board butted end joints shall be staggered maximum 2 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. in each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. O.C. But joint furring channels shall be attached with one RESADADT Sound Isolation Clip at each end of the channel. Base layer installed per Item 5. When Steel Framing Members (Item 4C) are used, base layer of gypsum board installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type 5 Sledge-head steel screws spaced 8 in. O.C. in the field of the board. Gypsum board butted end joints shall be staggered maximum 2 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 2 in. from the butt joint 6 in. from the continuous furring channels to support the butting end of the gypsum board. Each of these shorter sections of furring channel shall extend one joist beyond the width of the gypsum panel and be attached to the adjacent joist with one SemiClip at every joint involved with the butt joint.

AMERICAN GYPSUM CO — Type 5-C

CERTAINTELD GYPSUM INC — Type C

CGC INC — Types C, P, X2, IRC, AR

CERTAINTELD GYPSUM INC — Type GSPC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DARC, TS-C

NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G

PANCO BUILDING PRODUCTS L L C, DINA PANCO GYPSUM — Type C

PARCEL REY S A — Type IRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, P, X2, IRC, AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE CV — Types C, P, X2, IRC, AR

6. Finishing System — (Not Shown) — Vinyl or premeixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of the gypsum board.

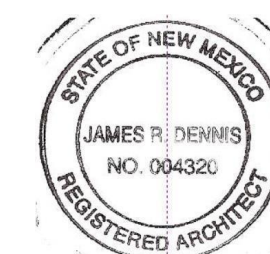
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2022-02-14

The Eleanor

A Petite Hotel and Event Center

505-402-4967
200 S Main Ave
Aztec, NM 87410



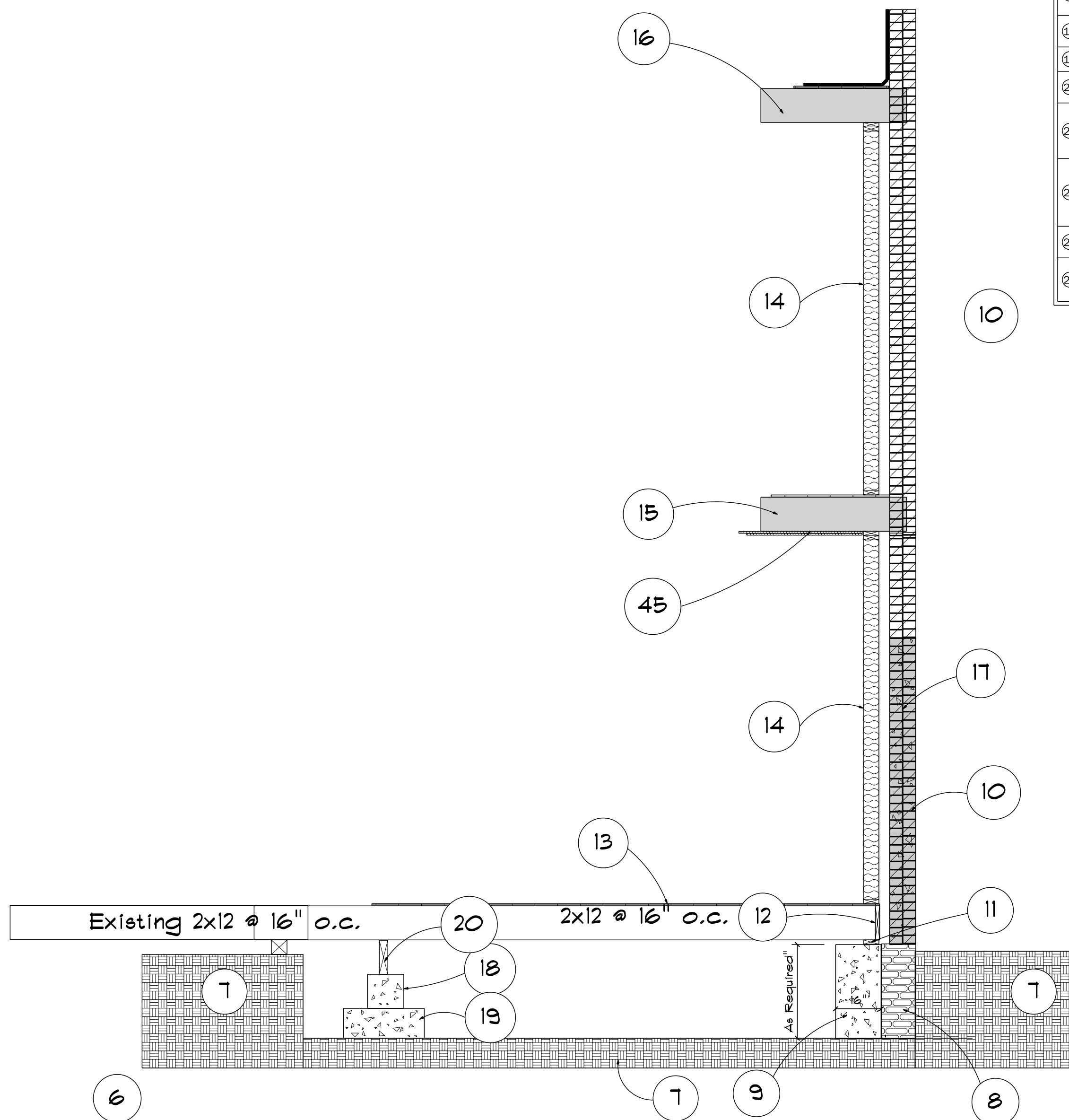
James R. Dennis

2/9/2023

JAMES R DENNIS ASSOCIATES
120 E. 28th St. Farmington, NM 87401
505-402-1278 jamesdennisassoc@gmail.com
Architecture - Planning - Engineering - Construction Management

| KEYNOTE SCHEDULE | |
|------------------|--|
| ID | NOTE |
| 1 | Existing Plaster |
| 2 | Front Wythe |
| 3 | Rear Wythe |
| 4 | 2"x4" cribbing supports |
| 5 | Top and Bottom Plates |
| 6 | Existing Soil |
| 7 | Existing undisturbed soil |
| 8 | Existing Stone Rubble Foundation. |
| 9 | New Concrete Foundation. 16" x 24" (approx.) w/ 2- #4 top and bottom. 3,000 psi. |
| 10 | Existing Brick Bearing Wall |
| 11 | Treated Sill Plate |
| 12 | 2x12 Blocking |
| 13 | New 3/4" Subfloor |
| 14 | New 2x6 @ 16" o.c. framed wall. |
| 15 | Existing Second Floor Assembly |
| 16 | Existing Roof Assembly |
| 17 | Brick wall Repair Underpin existing brick w/ concrete. |
| 18 | New footing and stemwall for replacement floor joists. |
| 19 | 24"x24"x8" Conc. Footing |
| 20 | 3"x12" Wood Beam 10' Max Span |
| 21 | EXISTING ENTRY TO REMAIN AS IS. ALLOWED BY IEBC AS HISTORICAL ENTRANCE. SLOPE FROM PUBLIC SIDEWALK TO IN EXCESS OF 2%. |
| 22 | EXISTING ENTRY TO REMAIN AS IS. ALLOWED BY IEBC AS HISTORICAL ENTRANCE. NOT AN ACCESSIBLE EXIT DUE TO EXISTING EXTERNAL CONDITIONS. OK PER IEBC TO KEEP EXISTING IN-SWINGING DOOR. |
| 23 | NEW COMPLIANT ACCESSIBLE EXIT. ACCESSIBLE TO PUBLIC WAY. |
| 24 | NEW BEVERAGE SERVICE AREA. NEW COUNTER AND SINKS TO ENVIRONMENTAL HEALTH STANDARDS. |

| KEYNOTE SCHEDULE | |
|------------------|---|
| ID | NOTE |
| 25 | SERVICE ROOM FOR CATERED FOODS. NOT FOR FOOD PREPARATION. |
| 26 | NEW ADA COMPLIANT RESTROOM. |
| 27 | EXISTING WOOD COLUMNS TO REMAIN. |
| 28 | EXISTING WOOD FLOOR TO REMAIN. RESURFACE AS REQUIRED. |
| 29 | EXISTING PLASTER TO REMAIN. REPAIR AND PAINT AS REQUIRED. |
| 30 | NEW STRUCTURAL STUDWALL. 2X6 @ 16" O.C. 5/8" GWB ONE SIDE. |
| 31 | EXISTING STEEL STAIRWAY. TO REMAIN. NO CHANGES. |
| 32 | EXISTING CONCRETE SIDEWALK PUBLIC WAY. |
| 33 | EXISTING CONCRETE SIDEWALK NON ACCESSIBLE. TO REMAIN AS IS. NOT NECESSARY AS AN ACCESSIBLE EXIT WAY. ONE ACCESSIBLE EXIT IS ALL THAT IS REQUIRED. |
| 34 | EXISTING EXIT STAIRWAY TO REMAIN. ALLOWED BY IEBC. NO CHANGES. REPAIR AS NECESSARY. |
| 35 | CREATE NEW COMMON KITCHEN FOR GUESTS. |
| 36 | CREATE NEW BEDROOM FOR GUESTS. |
| 37 | Brick wall BATHROOM FOR GUESTS. NON ACCESSIBLE. ALLOWED PER IEBC. |
| 38 | EXISTING HALLWAY TO REMAIN AS-IS. REPAIR FINISHES AS REQUIRED. ROOF BEARING WALL TO REMAIN. |
| 39 | EXISTING WINDOWS TO REMAIN. REPAIR AS NECESSARY TO MAKE OPERABLE. |
| 40 | EXISTING SPACE TO REMAIN AS COMMON SOCIAL AREA. REPAIR UPDATE FINISHES AS NECESSARY. |
| 41 | EXISTING STEEL DECK TO REMAIN AS-IS. |
| 42 | EXISTING FLOORING TO REMAIN. REPAIR/REFINISH AS NECESSARY. |
| 43 | EXISTING SUB FLOORING TO REMAIN. REPAIR/REFINISH AS NECESSARY. PROVIDE NEW TOP FLOOR FOR EASY MAINTENANCE AS NECESSARY. |
| 44 | REPAIR EXTERIOR BRICK WALL AS NECESSARY. |
| 45 | PROVIDE 2 HR FIRE BARRIER Follow Detail This Page. ANSI/UL 263 |
| 46 | Provide Tempered Glass or Tempered Glass Interior Storm Window. |



220915 200 S. Main
Main St. and Chuska
Aztec
New Mexico

JD DRAWN BY:

JD REVIEWED BY:

2/9/2023 DATE REVIEWED:

2/9/2023 APPROVAL DATE:

DATE REVISION /66UE

2/9/2023 Permit

PROJECT NO.

SCALE: as shown

SHEET:

A3.4 of Repairs