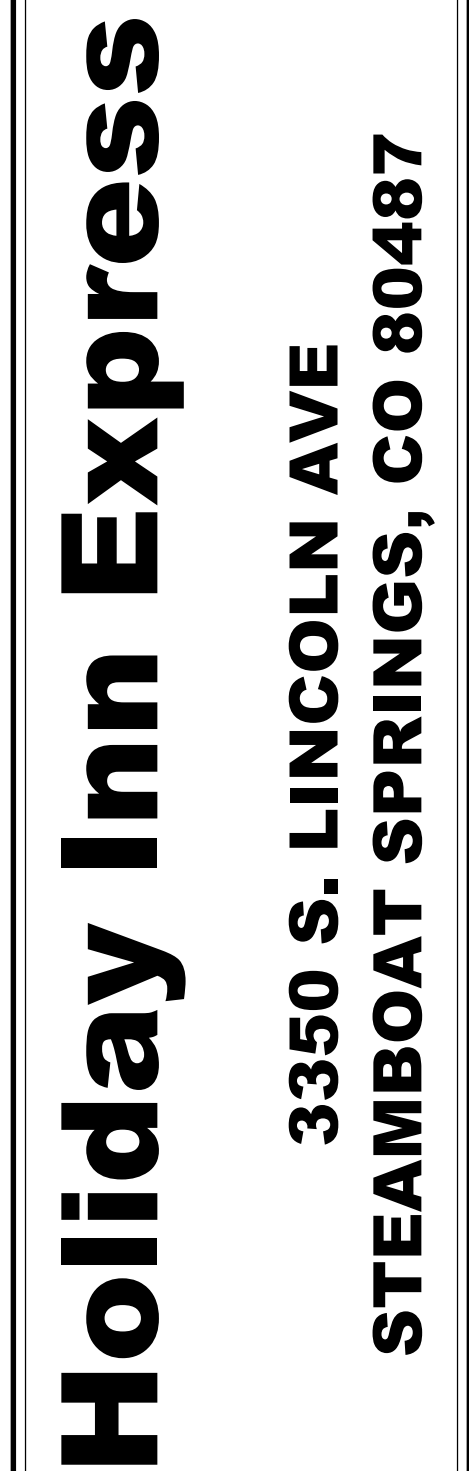



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NICHOLAS ALAN
WILLIAMS
400227
8/18/23



ARCHITECT:

ARCHITECT:

ARCHITECT:
DESIGN 2 FUNCTION, LLC
ATTN: NICK PIRKL (Project Manager)
P.O. BOX 93368
ALBUQUERQUE, NM 87199
505-823-6481
NICK@DESIGN2FUNCTIONLLC.COM

CIVIL ENGINEERING:

FOUR POINTS SURVEYING and ENGINEERING
ATTN: WALTER MAGILL, PE & PLS
P.O. BOX 775966
STEAMBOAT SPRINGS, CO 80477
970-819-1161
WALTERM@FOURPOINTSSE.COM

STRUCTURAL ENGINEERING:

ABQ ENGINEERING, INC.
ATTN: CRAIG HAGELGANTZ P.E.
8102 MENAUL BLVD. NE, SUITE D
ALBUQUERQUE, NM 87110
505-255-7802
CHAGELGANTZ@ABQENG.COM

MECHANICAL/ELECTRICAL ENGINEERING-

MEP GREEN DESIGN & BUILD
ATTN: PETER NGUYEN (Project Director)
915 GEMINI ST.
HOUSTON, TX 77058
281-786-1195
PETERNGUYEN@MEPGREENDESIGNS.COM

	EARTH	- - - -	HIDDEN, TO BE REMOVED		KEYED NOTE
	GRAVEL	— — —	CENTERLINE		INTERIOR ELEVATIONS
	SAND, GROUT, PLASTER, GYP. BD.	- - - -	PROPERTY LINE		PARTITION TYPE
	CONCRETE		BREAKLINE		SPECIAL
	STEEL/ALUMINUM	— — —	ELEVATION		REVISION NUMBER
	BATT INSULATION	— — —	EXISTING CONTOUR		ROOM NUMBER
	RIGID INSULATION	— — —	NEW CONTOUR		DETAIL REFERENCE
	FINISH WOOD		WINDOW TYPE		SECTION MARKER
	PLYWOOD		DOOR NUMBER		
	ROUGH WOOD		COLUMN NUMBER, LETTER		
	BLOCKING OR SHIM				

TOTAL NUMBER OF UNITS = 90 (GUEST ROOMS) 11 (STAFF UNITS)
LOCATION = LATITUDE: 40.45°N LONGITUDE: 108.9°W
IECC CLIMATE ZONE = 7
INSULATION REQUIREMENTS = R7 ROOF CURTAIN, COLORADO
R6 ATTIC INSULATION, R21 CAVITY INSULATION @ EXTERIOR WALLS, 1/4
R6.5ERS @ EIFS LOCATIONS, 172 CLASSIFIED SP R 2 R 5 FOLYISO AT
STONE VENERE AND MASONRY FOUNDATIONS, R-20 @ STEM WALLS,
OPAQUE DECKS @U-31. PROVIDE GLASS OR VINYL RATED PER GLAZING
ON INSIDE FACE OF ALL EXTERIOR WALLS. PAINT WITH A PEARL FINISH OF 0.1
TO 1.0 IS ACCEPTABLE.
GLAZING REQUIREMENTS = U-10.25 SHGC 0.40 @ FIXED WINDOWS, U-10.25 SHGC 0.36 @ OPERABLE
WINDOWS, U-10.65 SHGC 0.26 @ ENTRANCE DOORS
ALL GLAZING SHALL UTILIZE THERMALLY BROKEN FRAMES.

GLAZING REQUIREMENTS =

GUEST ROOM LL =	WINDOWS: U=0.63 / SHGC=0.36 @ ENTRANCE DOORS.
GUEST CORRIDOR LL =	ALL GLAZING SHALL UTILIZE THERMALLY BROKEN FRAMES.
PUBLIC AREAS/STAIRS =	40 % MINIMUM
GROUND SNOW LOAD =	100 # MINIMUM
FROST LINE =	100 # MINIMUM
OCCUPANCY CATEGORY =	108.26 PSF
WIND SPEED =	48'
EXPOSURE CATEGORY =	B
ROOF HEIGHT =	(V Wt) = 115 MPH
SEISMIC DESIGN CATEGORY =	EXPOSURE C
SOL. BEARING CAPACITY =	55 EXPOSURE C
	8' max. ROOF CATCH PER IBC
	C-200 PER ROUIT COUNTY CODE AMENDMENT
	PER NORTHWEST COLORADO CONSULTANTS, INC. REPORT DATED 3/18/22

NOTE: SEE SHEET A0.1A FOR A DETAILED CODE REVIEW.

TYPE OF CONSTRUCTION: V-A
FIRE SPRINKLER STATUS: SPRINKLERED THROUGHOUT, NFPA 13 SYSTEM
OCCUPANCIES: B, A-2, A-3, R-1, R-2
SEPARATED/NON-SEPARATED: NON-SEPARATED 1ST FLOOR OCCUPANCIES (B, A-2, A-3, R-1, R-2) SEPARATED FROM 2ND-4TH FLOORS (R-1) VIA 1-HOUR OCCUPANCY SEPARATION

FLOOR AREAS (GROSS):

4TH FLOOR = 15,776 S.F.
3RD FLOOR = 15,776 S.F.
2ND FLOOR = 15,776 S.F.
1ST FLOOR = 16,199 S.F.
TOTAL = 63,527 S.F.

OCCUPANT LOAD CALCULATIONS:

4TH FLOOR = 15,420 S.F. @ 200 OLF = 78 OCCUPANTS (2 EXITS REQUIRED)
3RD FLOOR = 15,420 S.F. @ 200 OLF = 78 OCCUPANTS (2 EXITS REQUIRED)
2ND FLOOR = 15,420 S.F. @ 200 OLF = 78 OCCUPANTS (2 EXITS REQUIRED)
1ST FLOOR = 16,199 S.F. @ 200 OLF = 81 OCCUPANTS (3 EXITS REQUIRED)
TOTAL = 31,859 S.F. = 598 OCCUPANTS

2018 International Codes: Building, Fire, Mechanical, Plumbing, Fuel Gas & Energy Conservation
2023 National Electrical Code 9/14/23
2009 ICC A117.1 & 2010 ADAAG
2013 ASME A17.1 Safety Code for Elevators & Escalators

- A. PRE-FABRICATED METAL PLATED FLOOR AND/OR ROOF TRUSSES
- B. TEMPORARY SHORING SYSTEMS
- C. STAIR HANDRAILS
- D. POOL/SPA
- E. FIRE ALARM SYSTEM
- F. FIRE SPRINKLER SYSTEM
- G. ELEVATOR GUIDE RAILS AND SUPPORT BRACKETS

ITEM	YES/NO	REASON (If "NO")
1705-2 Steel Construction	YES	
1705-3 Concrete Construction	YES	
1705-4 Masonry Construction	YES	
1705-5 Wood Construction	YES	
1705-6 Soils	YES	
1705-7 Driven Deep Foundations	NO	None used on this project
1705-8 Cast-in-place Deep Foundations	NO	None used on this project
1705-9 Helical Pile Foundations	NO	None used on this project
1705-10 Structural Integrity of Deep Foundations	NO	None used on this project
1705-11 Fabricated Metals	YES	
1705-12 Special Inspection for Wind Resistance	YES	
1705-13 Special Inspections for Seismic Resistance	YES	
1705-14 Testing for Seismic Resistance	NO	Seismic category is below threshold
1705-15 Sprayed-Fire-Resistant Materials	NO	None used on this project
1705-16 Mastic and Intumescent Fire-Resistant Coatings	YES	
1705-17 Electrical Insulation and Finish Systems (EIFS)	NO	System will meet exception #1
1705-18 Fire-Resistant Penetrations and Joints	NO	Risk Category is a Not "Highrise"
1705-19 Testing for Smoke Control	NO	None used on this project
A.1 WALL SECTIONS AND DETAILS		
A.2 WALL SECTIONS AND DETAILS		
A.3 WALL SECTIONS AND DETAILS		
A.1 DOOR SCHEDULE, ELEVATIONS AND DETAILS		
A.2 WINDOWS/ELEVATIONS AND DETAILS		
A.3 GUEST ROOM ELEVATIONS		
A.4 GUEST ROOM ELEVATIONS		
A.5 STAFF ROOM ELEVATIONS		
A.6 GUEST BATHROOM AND GUEST ADA BATHROOM ELEVATIONS		
A.7 STAFF BATHROOM ELEVATIONS		
A.8 TYPICAL ACCESSORY ADJACENT HEIGHTS		
A.9 GREAT ROOM, LOBBY, MEETING ROOM AND MARKET ELEVATIONS		
A.10 BREAKFAST, PANTRY, DRY STORAGE, ELEVATOR ELEVATIONS		
A.11 POOL, FITNESS, GUEST LAUNDRY, TOILET ELEVATIONS		
GUEST ROOM MILLWORK DETAILS		
GREAT ROOM HOOP FEATURE MILLWORK DETAILS		
MARBLE & BUSINESS CENTER MILLWORK DETAILS		
CHECK-IN LIFESTYLE LOUNGE & MISC MILLWORK DETAILS		

COVER SHEET/ARCHITECTURAL SITE DRAWINGS: (SDP & CIVIL DRAWINGS SEPARATE PACKAGE)

1. CS COVERSHEET
2. AS1.0 ARCHITECTURAL SITE PLAN
3. AS1.1 SITE SHADOW PLAN
4. AS1.2 SITE LIGHTING PLAN
5. AS1.3 EXTERIOR LIGHT FIXTURE CUT SHEETS
6. AS1.4 PORTE COCHERE, STORAGE BUILDING PLANS, ELEVATIONS & DETAILS

STRUCTURAL:

- | | | |
|-----|------|------------------------------------|
| 7. | S0.1 | STRUCTURAL GENERAL NOTES |
| 8. | S0.2 | STRUCTURAL GENERAL NOTES |
| 9. | S0.3 | STRUCTURAL SCHEDULES |
| 10. | S0.4 | STRUCTURAL SCHEDULES |
| 11. | S1.1 | FIRST FLOOR FOUNDATION PLAN |
| 12. | S1.2 | SECOND FLOOR FRAMING PLAN |
| 13. | S1.3 | THIRD & FOURTH FLOOR FRAMING PLANS |
| 14. | S1.4 | ROOF FRAMING PLAN |
| 15. | S1.5 | ROOF PLAN |
| 16. | S2.1 | FOUNDATION DETAILS |
| 17. | S2.2 | SECTIONS AND DETAILS |
| 18. | S3.3 | SECTIONS AND DETAILS |
| 19. | S3.4 | SECTIONS AND DETAILS |
| 20. | S4.1 | BUILDING SECTIONS |
| 21. | S4.2 | PORTE COCHERE |
| 22. | S5.1 | STRUCTURAL DETAILS |
| 23. | S5.2 | STRUCTURAL DETAILS |
| 24. | S5.3 | STRUCTURAL DETAILS |

ARCHITECTURAL:

- 25 AD-1.0 ADD DETAILS
26 AD-2.0 ADD DETAILS
27 AD-3.0 ADD DETAILS
28 AD-4.0 ADD DETAILS
29 AD-5.0 CHECK ECC ENVELOPE RESULTS
30 AD-6.0 PERFORMANCE SPECIFICATIONS & ABBREVIATIONS
31 AD-7.0 COVER OVERVIEW AND 1ST FLOOR
32 AD-8.0 FIRST FLOOR 2ND FLOOR
33 AD-10.0 COVER REVIEW 3RD FLOOR
34 AD-11.0 COVER REVIEW 4TH FLOOR
35 AD-12.0 RATED ASSEMBLIES
36 AD-13. FIRE AND SOUND DETAILS
37 AD-14. AIRMOISTURE BARRIER DETAILS
38 AD-15. NETWORK, TELE AND CATHY DIAGRAM
39 AD-16. FIRST FLOOR ACCESSIBILITY PLAN
40 AD-2.2 FIRST FLOOR ACCESSIBILITY PLAN
41 AD-3.3 FIRST FLOOR ACCESSIBILITY PLAN
42 AD-4.4 FIRST FLOOR ACCESSIBILITY PLAN
43 AD-1.1 FIRST FLOOR PLAN
44 AD-2. SECOND FLOOR PLAN
45 AD-3. THIRD FLOOR PLAN
46 AD-4. FOURTH FLOOR PLAN
47 AD-5. ROOF PLAN
48 AD-6. FIRST FLOOR REFLECTED CEILING PLAN
49 AD-7. SECOND FLOOR REFLECTED CEILING PLAN
50 AD-8. THIRD FLOOR REFLECTED CEILING PLAN
51 AD-9. FOURTH FLOOR REFLECTED CEILING PLAN
52 AD-1. SOUTH AND EAST EXTERIOR ELEVATIONS
53 AD-2. NORTH AND WEST EXTERIOR ELEVATIONS
54 AD-3. NORTH AND WEST EXTERIOR ELEVATIONS
55 AD-3. ENLARGED SOUTH ROOM REFLECTED CEILING PLAN

MECHANICAL :

- | | | |
|-----|------|---------------------------------------|
| 81. | M1.0 | MECHANICAL SPECIFICATIONS & SYMBOLS |
| 82. | M1.1 | MECHANICAL TECHNICAL SCHEDULES |
| 83. | M2.0 | MECHANICAL FIRST FLOOR PLAN |
| 84. | M2.1 | MECHANICAL SECOND FLOOR PLAN |
| 85. | M2.2 | MECHANICAL THIRD FLOOR PLAN |
| 86. | M2.3 | MECHANICAL FOURTH FLOOR PLAN |
| 87. | M3.0 | MECHANICAL INSTALLATION DETAILS |
| 88. | M3.1 | MECHANICAL GAS PIPING AND WIRING SCH. |
| 89. | M4.0 | MECHANICAL TYPICAL GUESTROOM PLAN |
| 90. | M4.1 | MECHANICAL TYPICAL GUESTROOM PLAN |
| 91. | M5.0 | MECHANICAL COMCHECK REPORT |
| 92. | M6.0 | MECHANICAL HEATING / COOLING LOAD |
| 93. | M6.1 | MECHANICAL HEATING / COOLING LOAD |

PLUMBING :

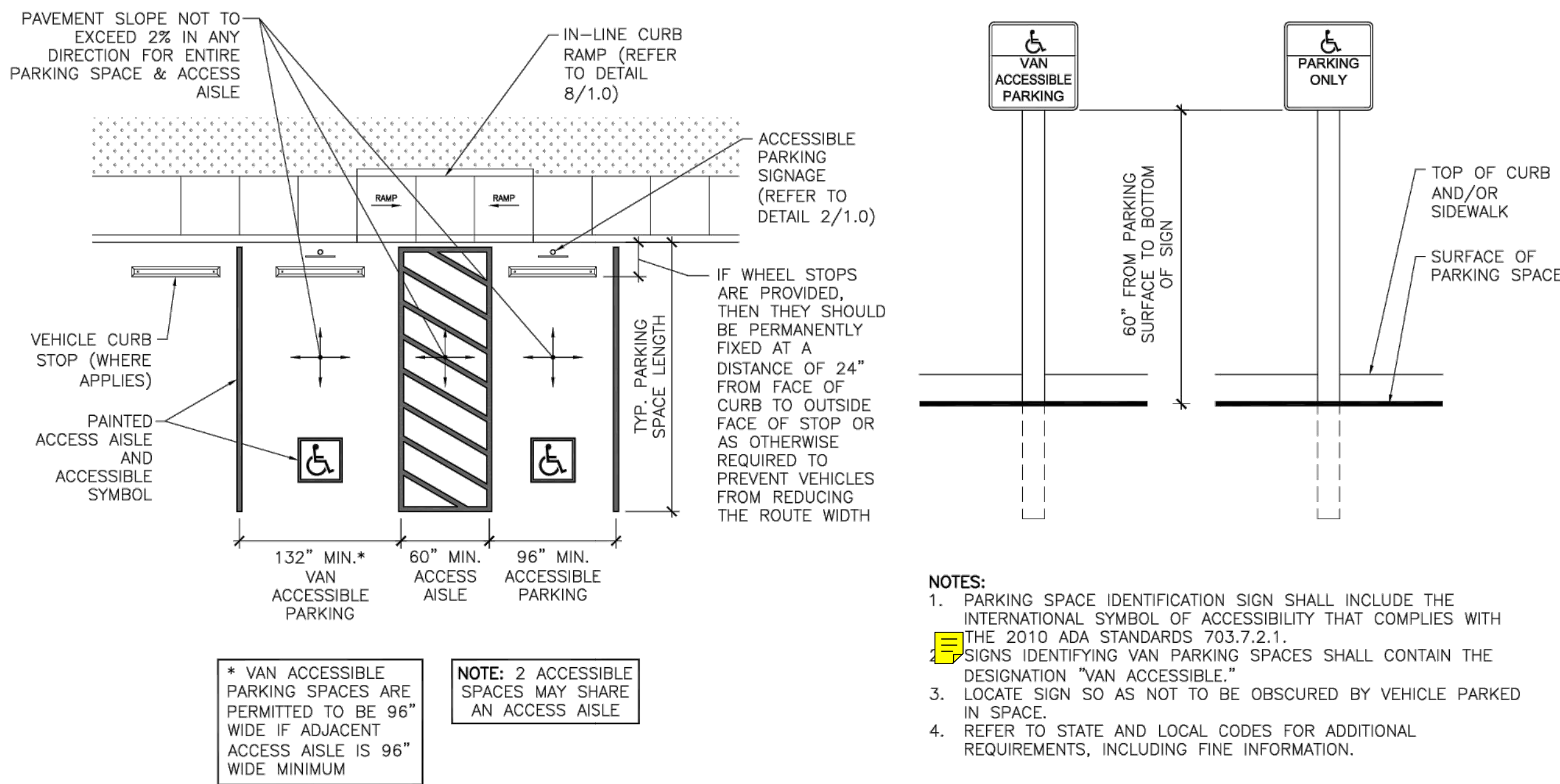
94. P1.0 PLUMBING NOTES & LEGEND
95. P1.1 PLUMBING SCHEDULE & DIAGRAM
96. P2.0 SANITARY SEWER FIRST FLOOR PLAN
97. P2.1 SANITARY SEWER SECOND FLOOR PLAN
98. P2.2 SANITARY SEWER THIRD FLOOR PLAN
99. P2.3 SANITARY SEWER FOURTH FLOOR PLAN
100. P2.4 STORM DRAINAGE ROOF PLAN
101. P2.5 STORM DRAINAGE FIRST FLOOR PLAN
102. P3.0 DOMESTIC WATER SECOND FLOOR PLAN
103. P3.1 DOMESTIC WATER SECOND FLOOR PLAN
104. P3.2 DOMESTIC WATER THIRD FLOOR PLAN
105. P3.3 DOMESTIC WATER FOURTH FLOOR PLAN
106. P4.0 PLUMBING RISERS
107. P5.0 PLUMBING DETAILS
108. P5.1 PLUMBING DETAILS
109. P6.0 PLUMBING DETAILS
110. P6.0 PLUMBING SITE PLAN
111. P6.1 PLUMBING MECHANICAL GUESTROOM PLAN
112. P6.2 DOMESTIC WATER TYPICAL GUESTROOM PLAN
113. P6.3 SANITARY SEWER TYPICAL GUESTROOM PLAN
114. P6.4 PLUMBING MECHANICAL GUESTROOM PLAN
115. P7.0 ENLARGED MECHANICAL & FIRE ROOM

ELECTRICAL :

- | | | |
|-----|------|---|
| 116 | E1.0 | ELECTRICAL ONE LINE DIAGRAM & LOAD ANALYSIS |
| 117 | E1.1 | ELECTRICAL SHORT CIRCUIT & VOLTAGE DROP |
| 118 | E1.2 | ELECTRICAL NOTES & LEGEND OF SYMBOLS |
| 119 | E2.0 | LIGHTING FIRST FLOOR PLAN |
| 120 | E2.1 | LIGHTING SECOND FLOOR PLAN |
| 121 | E2.2 | LIGHTING THIRD FLOOR PLAN |
| 122 | E2.3 | LIGHTING FOURTH FLOOR PLAN |
| 123 | E3.0 | POWER FIRST FLOOR PLAN |
| 124 | E3.1 | POWER SECOND FLOOR PLAN |
| 125 | E3.2 | POWER THIRD FLOOR PLAN |
| 126 | E3.3 | POWER FOURTH FLOOR PLAN |
| 127 | E3.4 | POWER ROOF PLAN |
| 128 | E4.0 | ELECTRICAL TYPICAL GUESTROOM PLAN |
| 129 | E4.1 | ELECTRICAL TYPICAL STAFFROOM PLAN |
| 130 | E5.0 | ELECTRICAL SITE PLAN |
| 131 | E6.0 | ELECTRICAL PANELS SCHEDULES |
| 132 | E6.1 | ELECTRICAL PANELS SCHEDULES |
| 133 | E6.2 | ELECTRICAL PANELS SCHEDULES |
| 134 | E7.0 | ELECTRICAL SPECIFICATIONS |
| 135 | E8.0 | ELECTRICAL COMMECK REPORT |

FIRE ALARM:

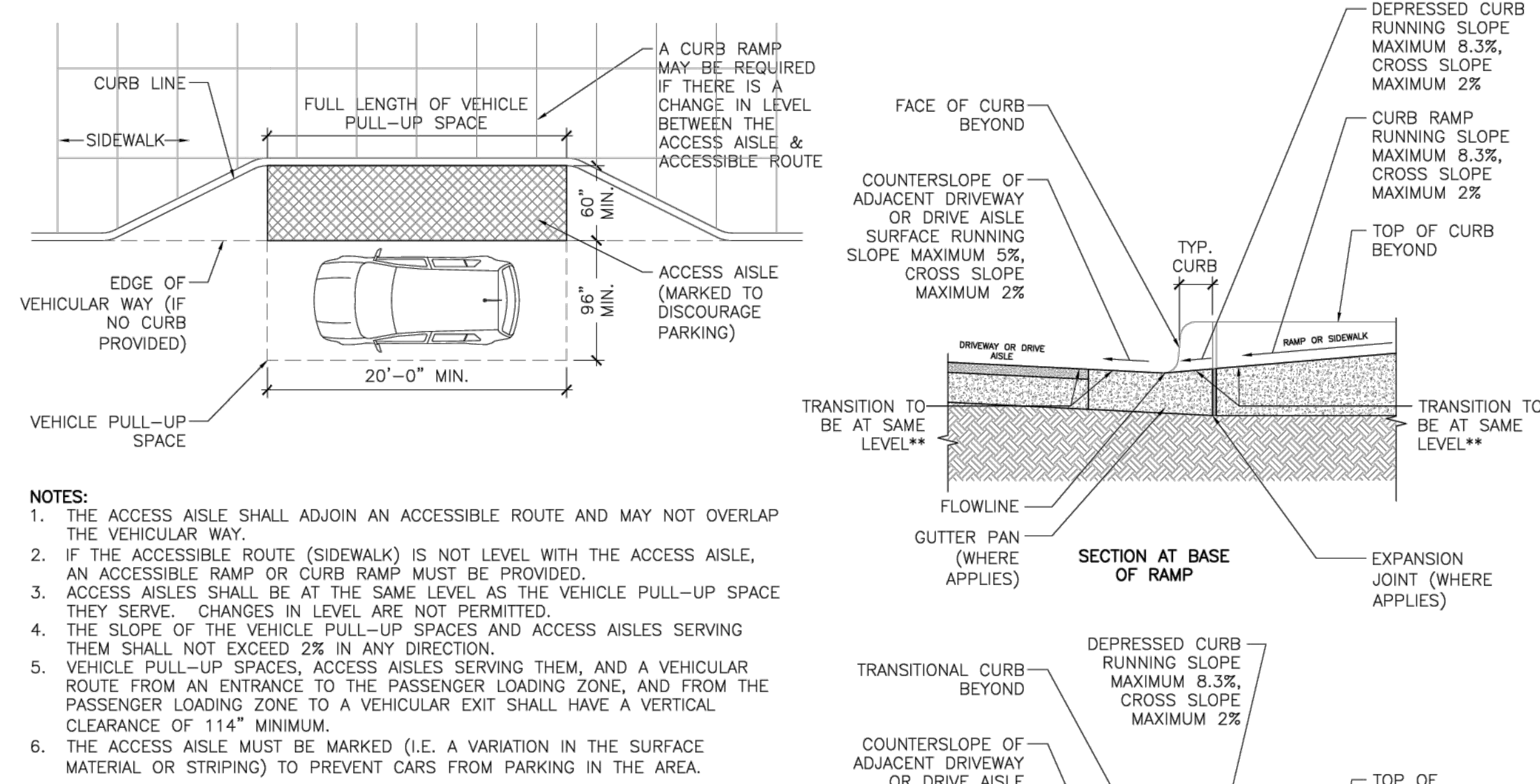
136. FA1.0 FIRE ALARM ONE LINE DIAGRAM
137. FA2.0 FIRE ALARM FIRST FLOOR PLAN
138. FA2.1 FIRE ALARM SECOND FLOOR PLAN
139. FA2.2 FIRE ALARM THIRD FLOOR PLAN
140. FA2.3 FIRE ALARM FOURTH FLOOR PLAN
141. FA3.0 FIRE ALARM TYPICAL GUESTROOM PLAN
142. FA3.1 FIRE ALARM TYPICAL STAFFROOM PLAN



TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

NOTE: FOR EVERY 6 OR FRACTION OF SIX ACCESSIBLE PARKING SPACES PROVIDED, ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.

- NOTES:
- DIMENSIONS OF PARKING SPACES AND ACCESS AISLES ARE MEASURED FROM THE CENTERLINE OF MARKING (STRIPES).
 - PARKING SPACES FOR VANS, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL HAVE A VERTICAL CLEARANCE OF 98\"/>



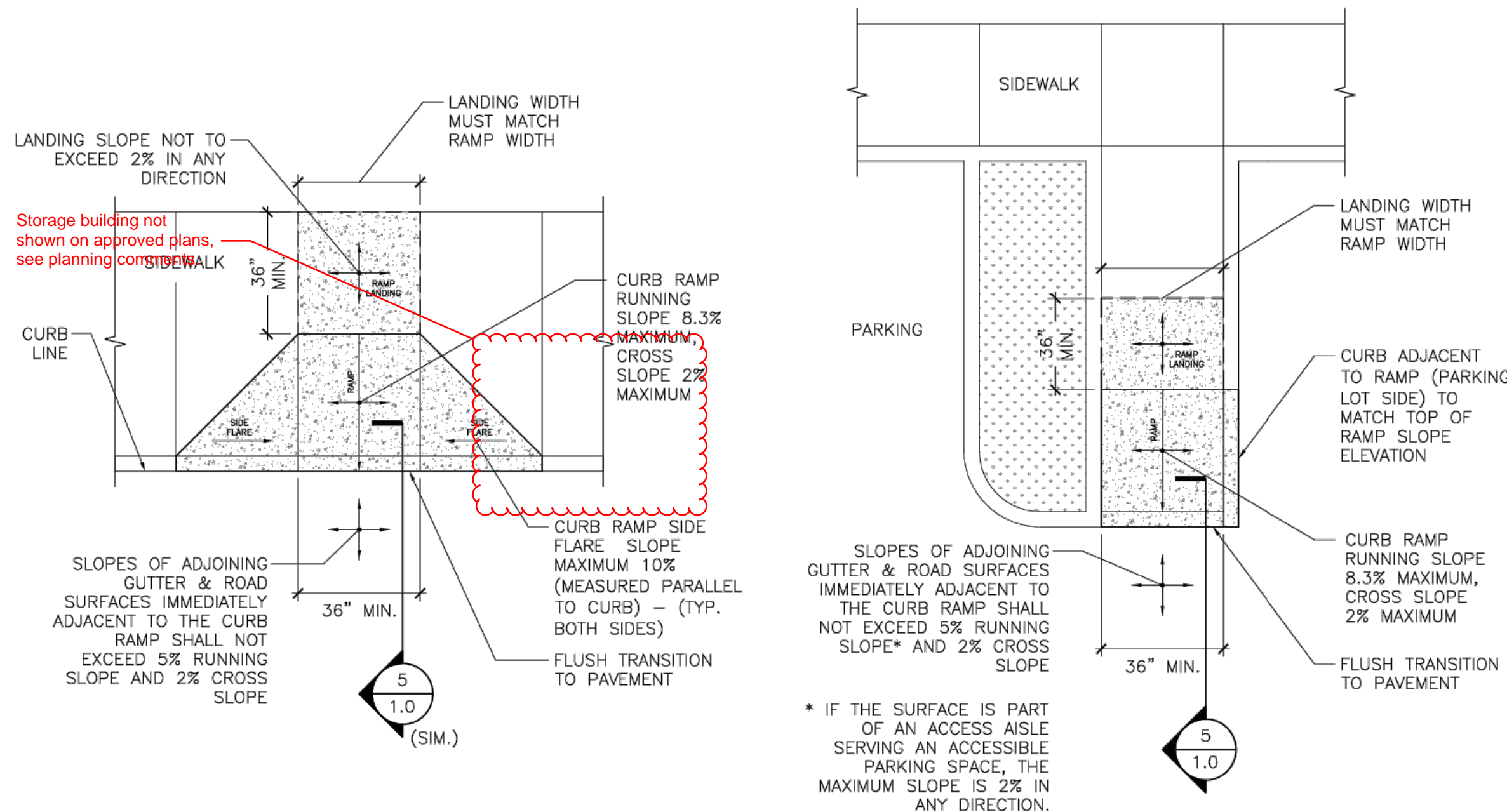
- NOTES:
- THE ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND MAY NOT OVERLAP THE VEHICULAR WAY.
 - IF THE ACCESSIBLE ROUTE (SIDEWALK) IS NOT LEVEL WITH THE ACCESS AISLE, AN ACCESSIBLE RAMP OR CURB RAMP MUST BE PROVIDED.
 - ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
 - THE SLOPE OF THE VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL HAVE A VERTICAL CLEARANCE OF 114\"/>

1 ACCESSIBLE PARKING & VAN ACCESSIBLE PARKING DETAIL
1.0 SCALE: 1/8\"/>

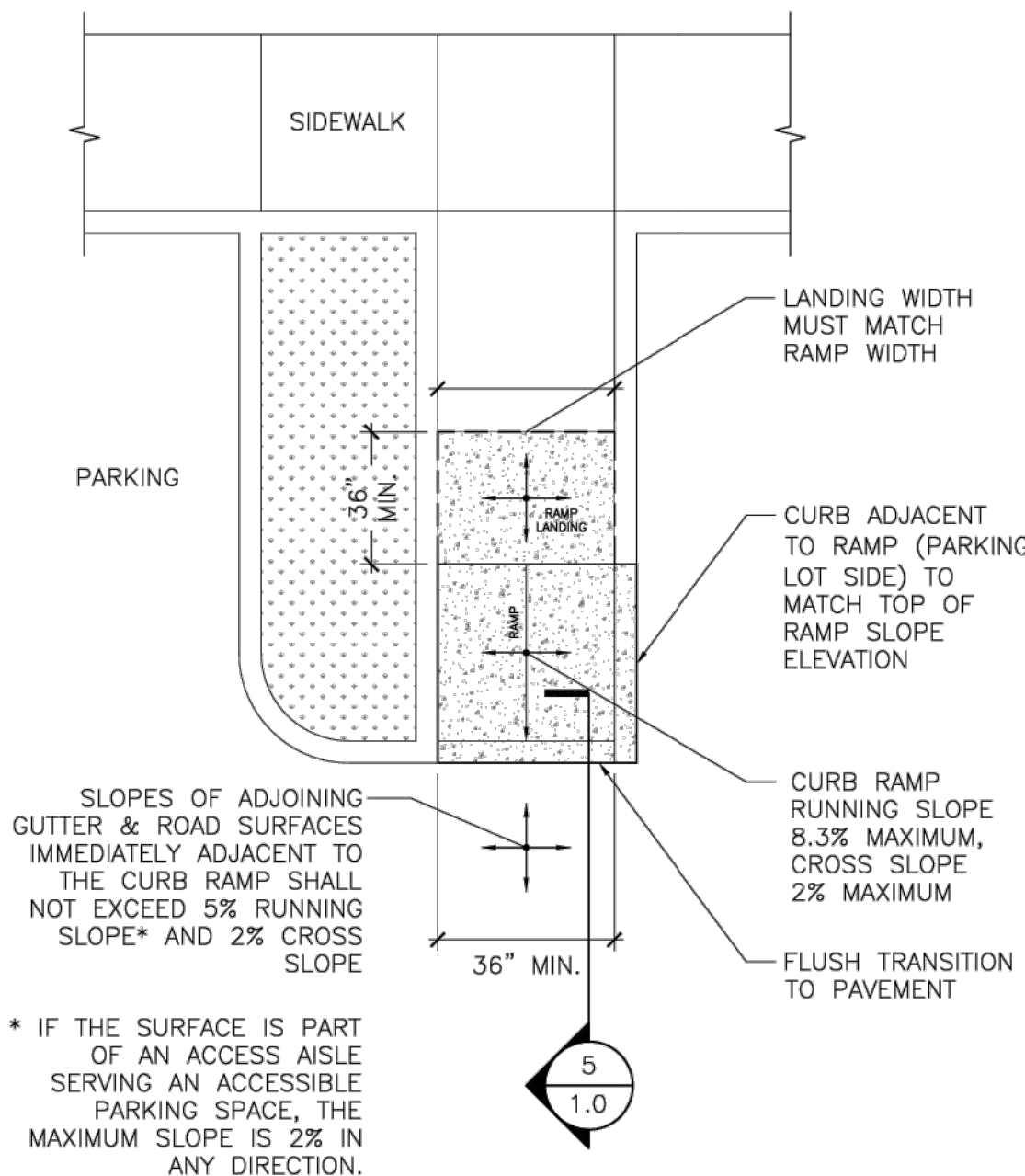
2 ACCESSIBLE PARKING SIGNAGE DETAIL
1.0 NOT TO SCALE

3 ACCESSIBLE PARKING COUNT TABLE & PARKING NOTES
1.0 NO SCALE

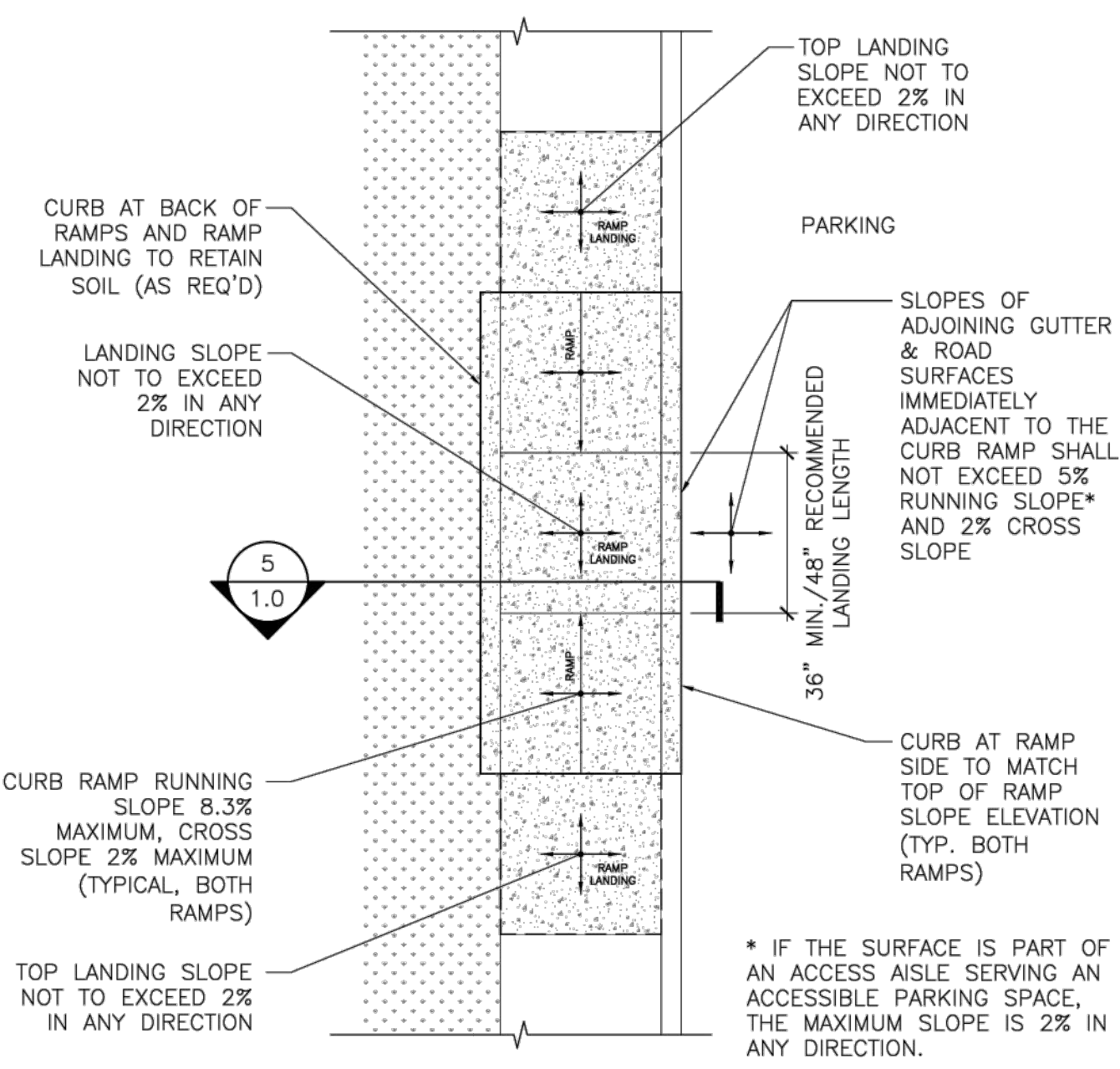
4 ACCESSIBLE PASSENGER DROP-OFF DETAIL
1.0 SCALE: 1/8\"/>



6 PERPENDICULAR CURB RAMP DETAIL
1.0 SCALE: 1/4\"/>



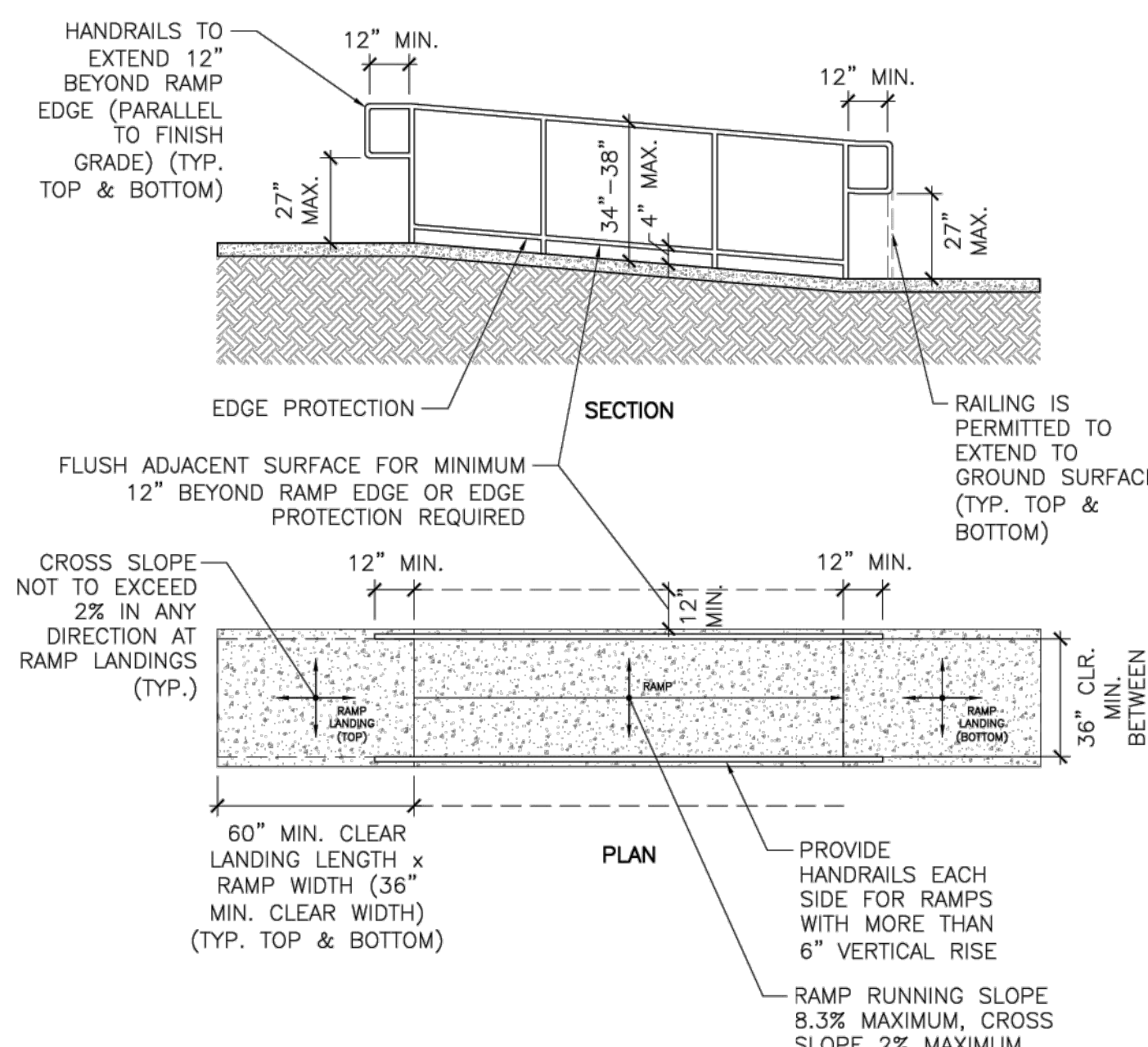
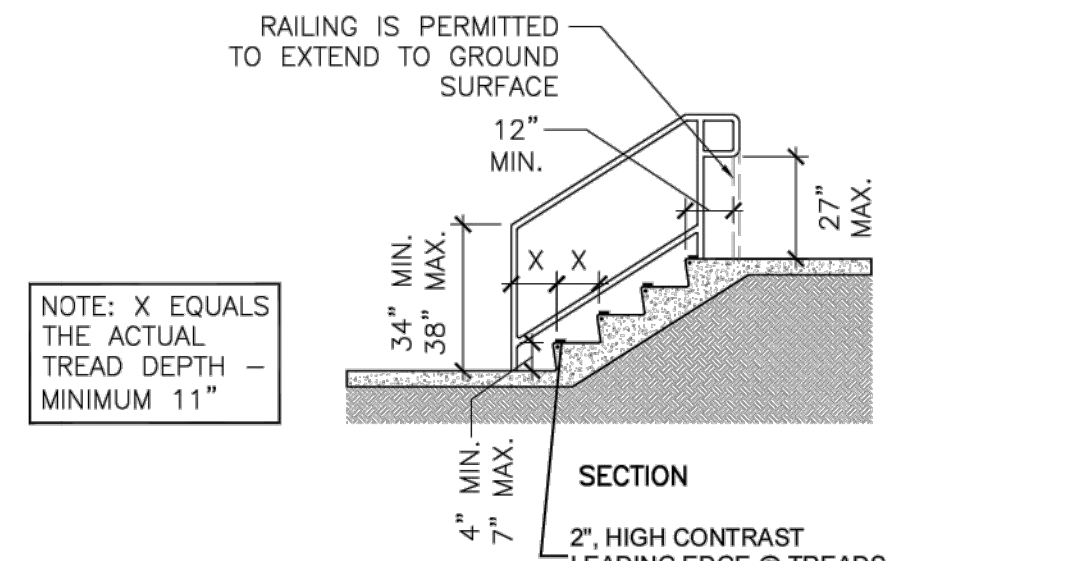
7 PERPENDICULAR CURB RAMP AT PARKING ISLAND DETAIL
1.0 SCALE: 1/4\"/>



8 IN-LINE CURB RAMP DETAIL
1.0 SCALE: 1/4\"/>

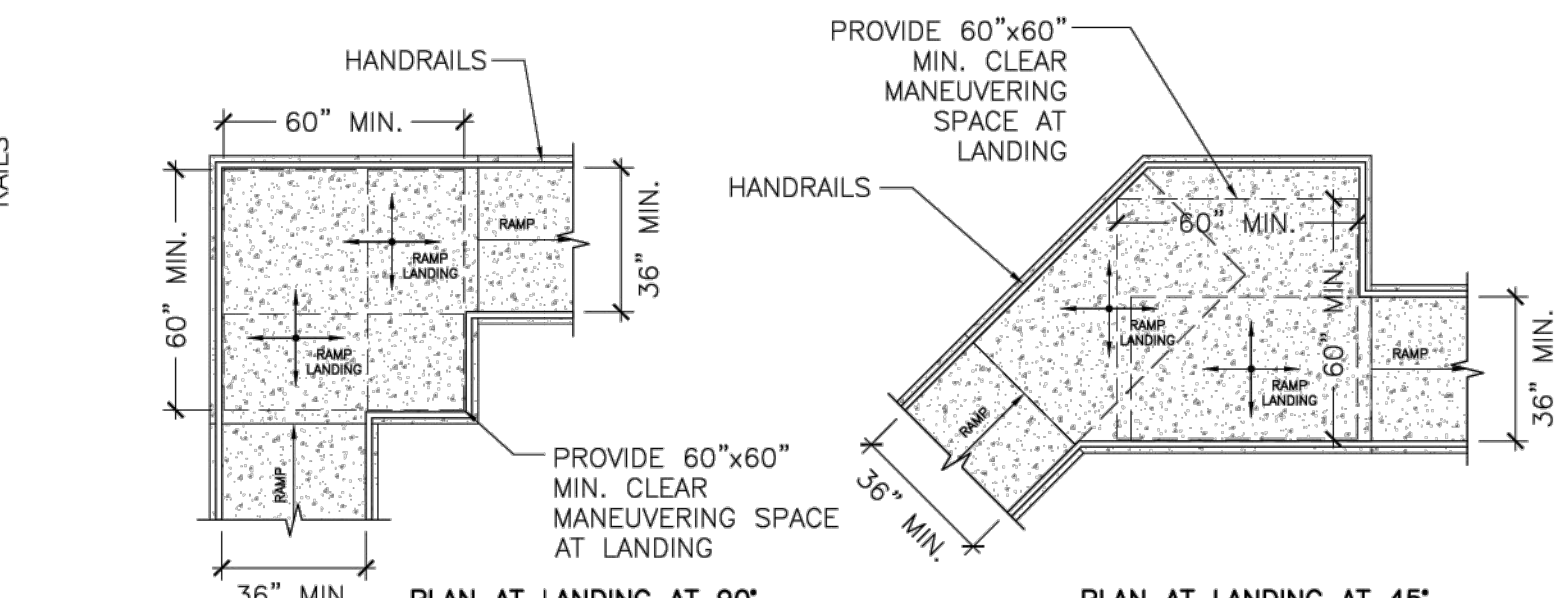
- NOTES:
- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISERS. RISER HEIGHTS AND TREAD DEPTHS. RISERS SHALL BE MINIMUM 11 INCHES HIGH MINIMUM AND 12 INCHES HIGH MAXIMUM. TREADS SHALL BE MINIMUM 11 INCHES DEEP MEASURED FROM RISER TO RISER.
 - OPEN RISERS SHALL NOT BE PERMITTED.
 - RADIUS OF CURVATURE OF THE LANDING EDGE OF THE TREAD SHALL BE 1/2\"/>

5 BOTTOM OF CURB RAMP DETAIL
1.0 NOT TO SCALE

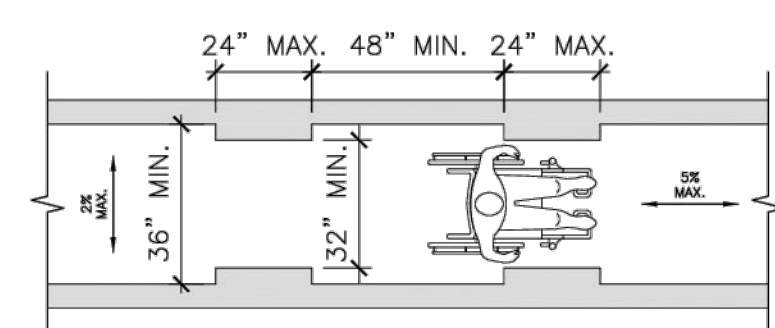


10 RAMP & RAMP HANDRAIL DETAIL
1.0 SCALE: 1/4\"/>

- RAMP NOTES:
- THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
 - RAMPS SHALL HAVE A LANDING AT TOP AND BOTTOM OF EACH RUN.
 - RAMPS THAT RISE MORE THAN 30\"/>
- RAMP HANDRAIL NOTES:
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP AND CONTINUOUS ON RUNS OF RAMPS.
 - INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG RAMPS SHALL BE CONTINUOUS BETWEEN RUNS.
 - TOP OF HANDRAIL TO BE AT 34\"/>



11 ACCESSIBLE ROUTE CLEAR WIDTH AND SLOPE DETAIL
1.0 SCALE: 1/4\"/>

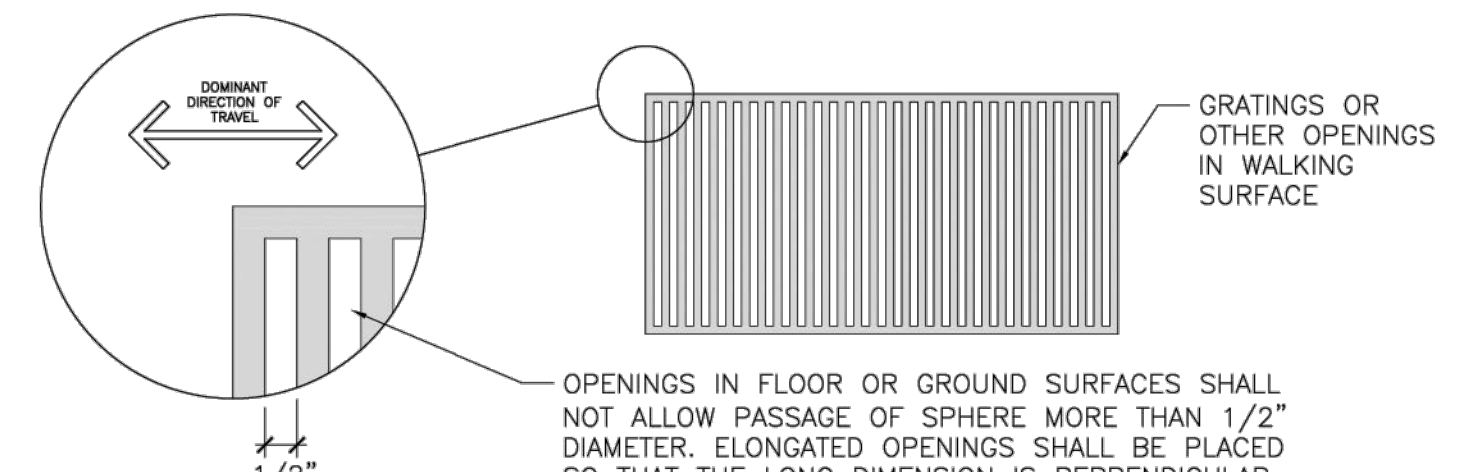


12 ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL
1.0 SCALE: 1/4\"/>

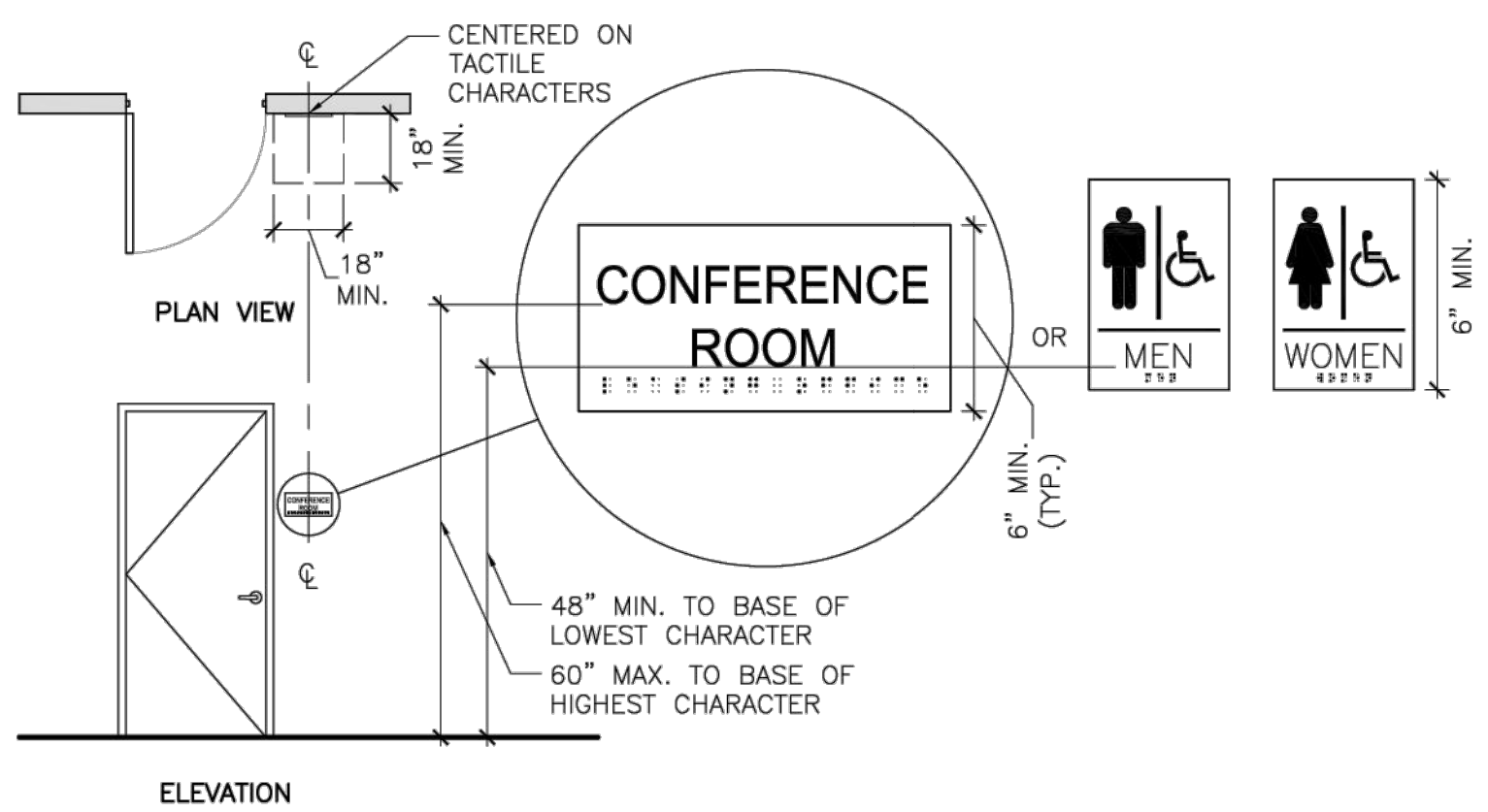
- NOTES:
- THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36\"/>

- NOTES:
- CHANGES IN LEVEL OF 1/4\"/>

13 VERTICAL LEVEL CHANGE ON ACCESSIBLE ROUTE DETAIL
1.0 NOT TO SCALE

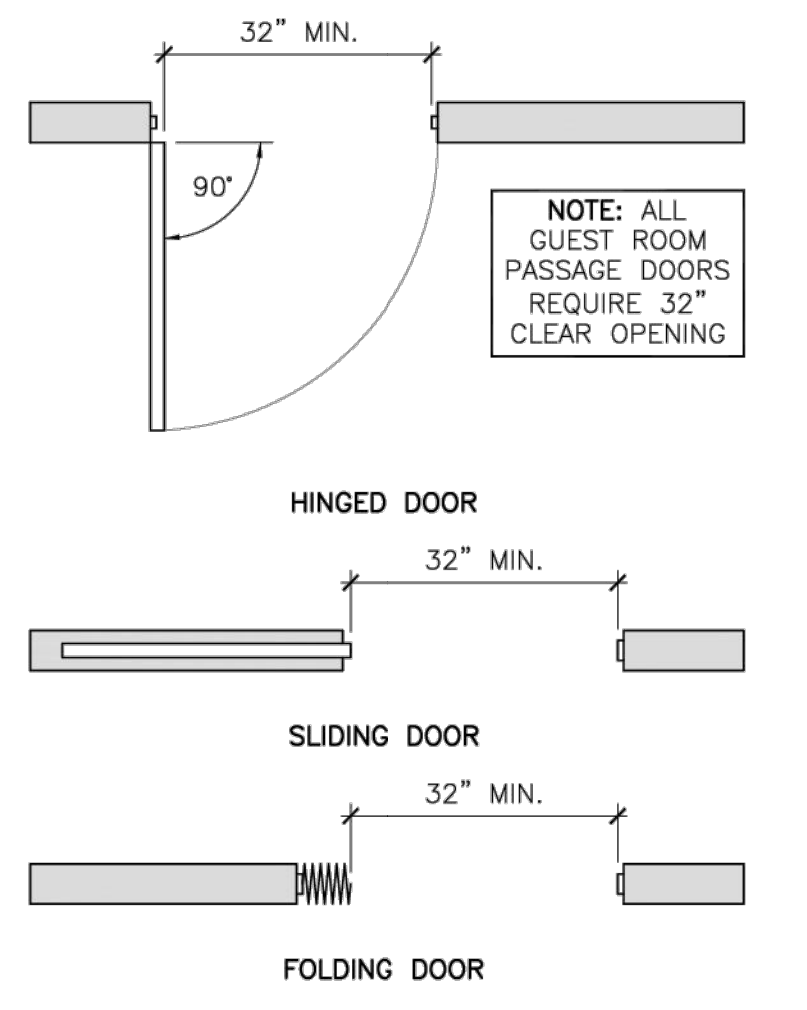


14 GAP OR OPENING ON ACCESSIBLE ROUTE DETAIL
1.0 NOT TO SCALE



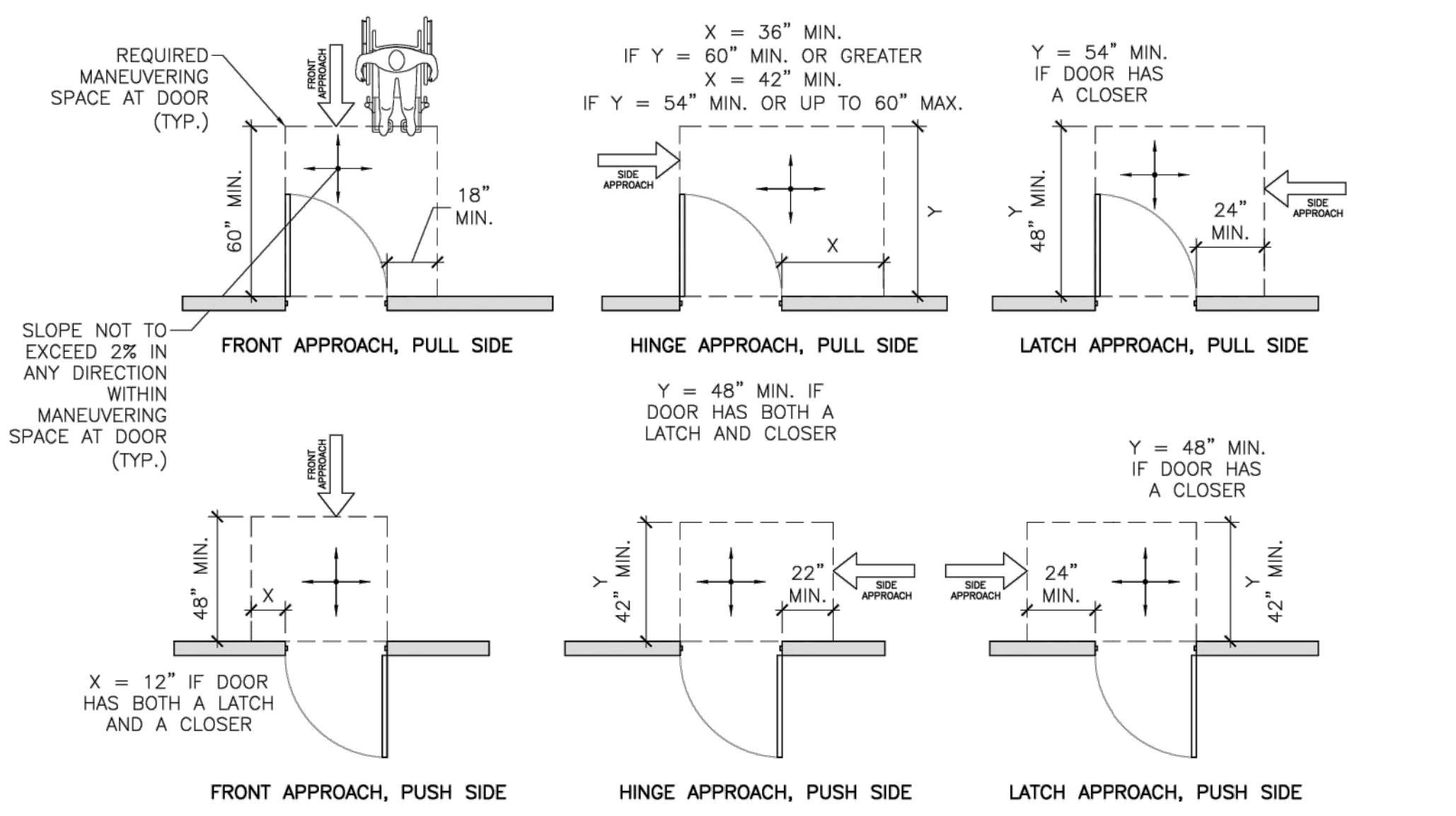
- NOTES:**
- CHARACTERS SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASELINE OF THE CHARACTERS.
 - WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS. SIGNS SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18\"/>
 - DOOR-MOUNTED SIGNS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
 - REFER TO SECTION 703 OF THE 2010 ADA STANDARDS FOR REQUIREMENTS OF TACTILE CHARACTERS, VISUAL CHARACTERS, AND PICTOGRAMS.

1 ACCESSIBLE ROOM IDENTIFICATION SIGNAGE DETAIL
2.0 1/4" = 1'-0"



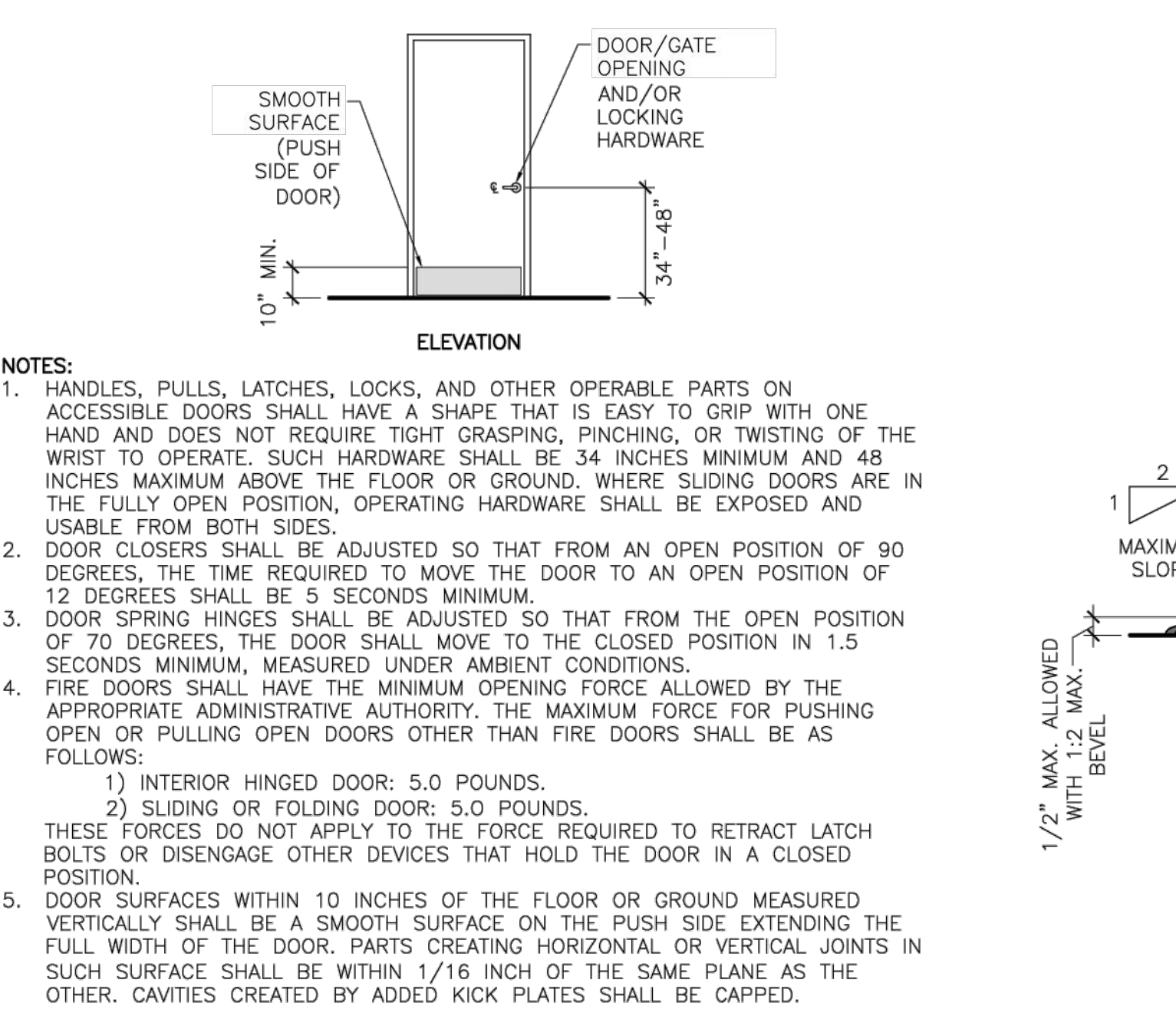
- NOTES:**
- OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM.
 - THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 60" ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4".

2 CLEAR OPENING AT ACCESSIBLE DOORS/GATES DETAIL
2.0 1/2" = 1'-0"

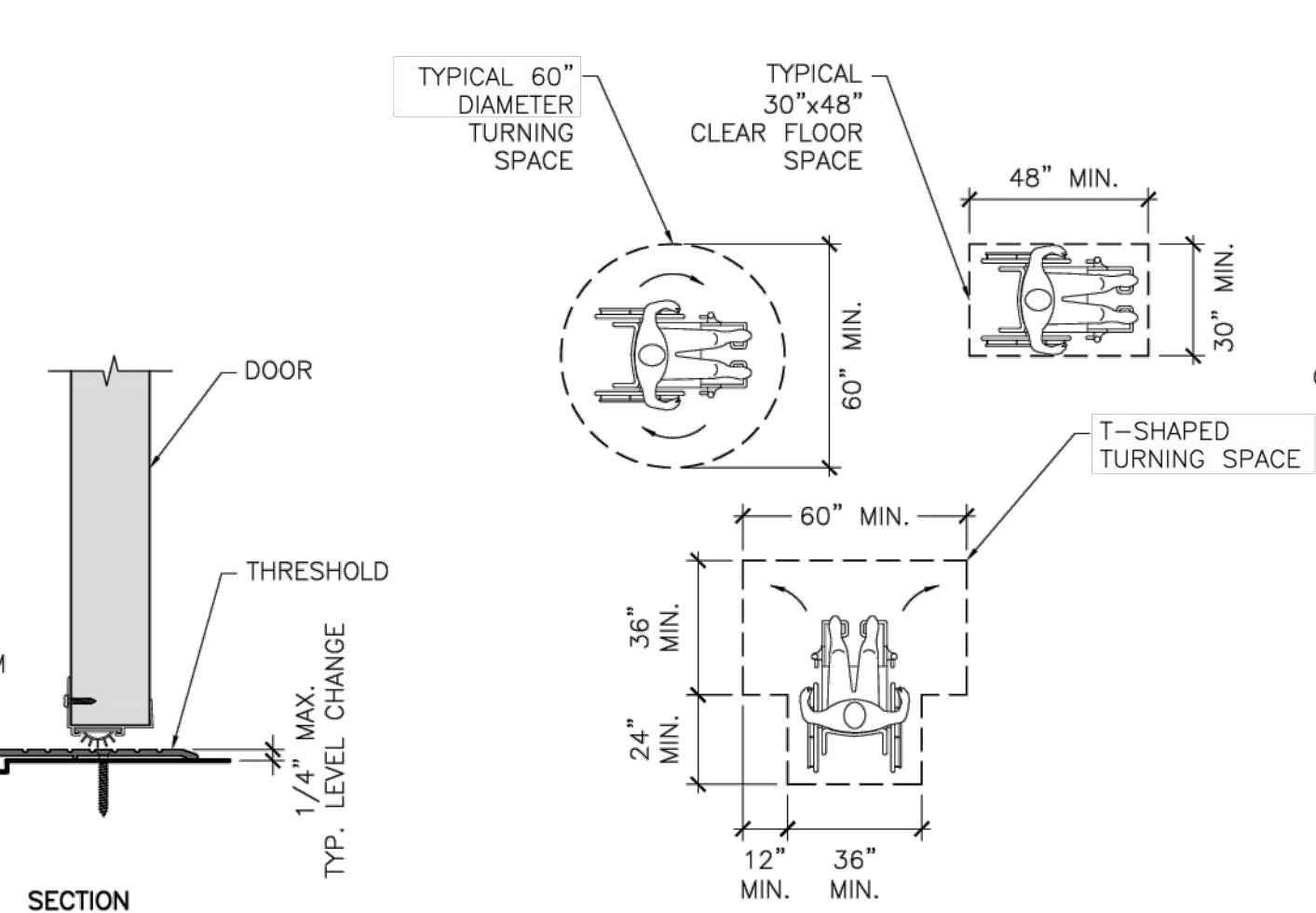


- NOTES:**
- MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. REFER TO DETAIL 4/2.0.
 - THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.

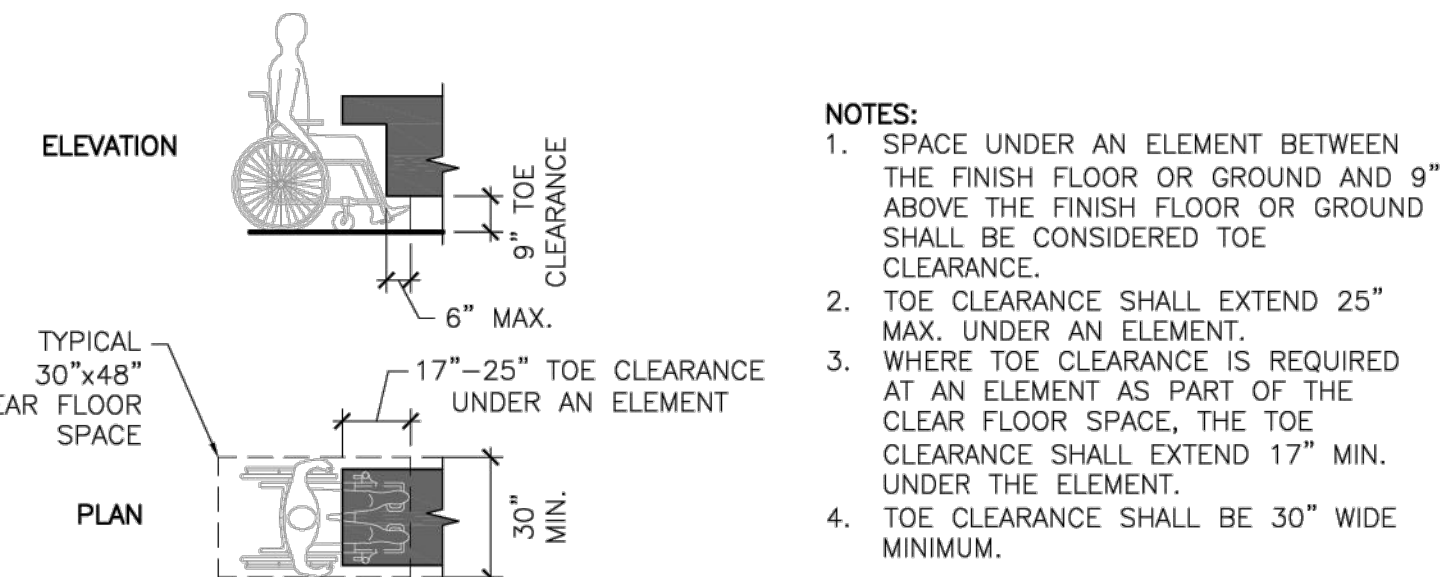
3 REQUIRED DOOR MANEUVERING CLEARANCES AT ACCESSIBLE DOORS/GATES
2.0 1/4" = 1'-0"



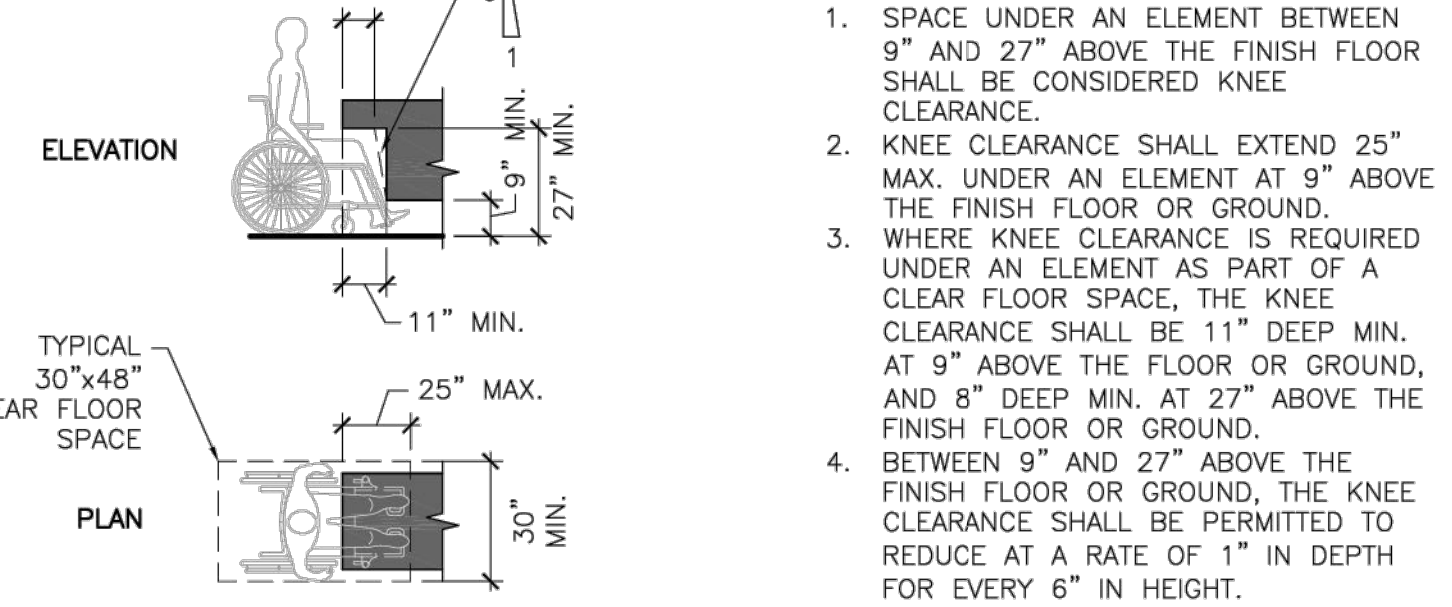
6 ACCESSIBLE DOOR & GATE HARDWARE DETAIL
2.0 1/4" = 1'-0"



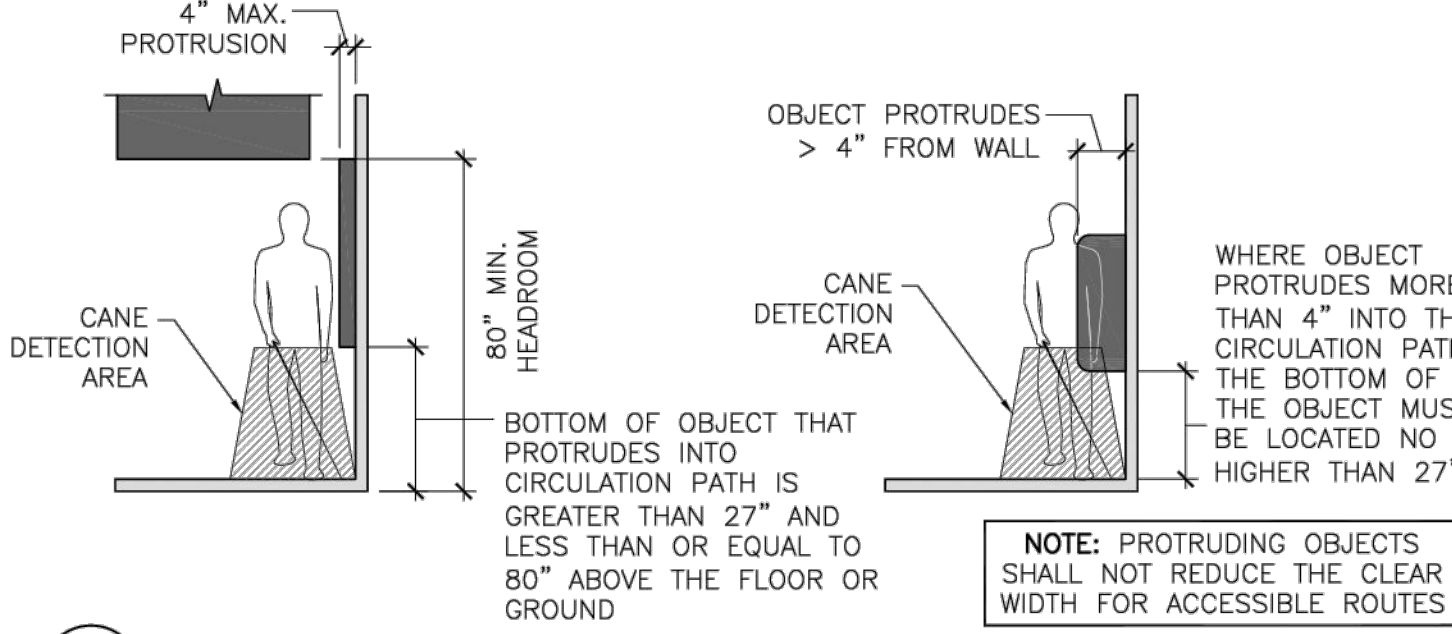
7 ACCESSIBLE DOOR THRESHOLD DETAIL
2.0 NOT TO SCALE



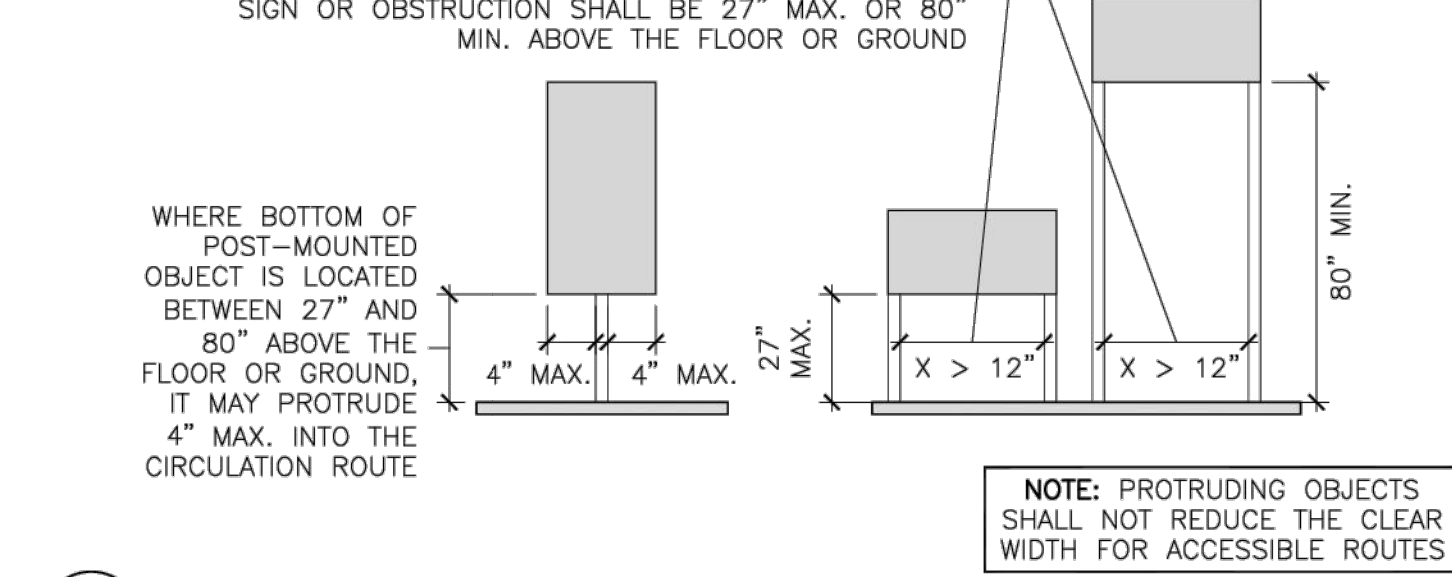
9 TOE CLEARANCE DETAIL
2.0 1/4" = 1'-0"



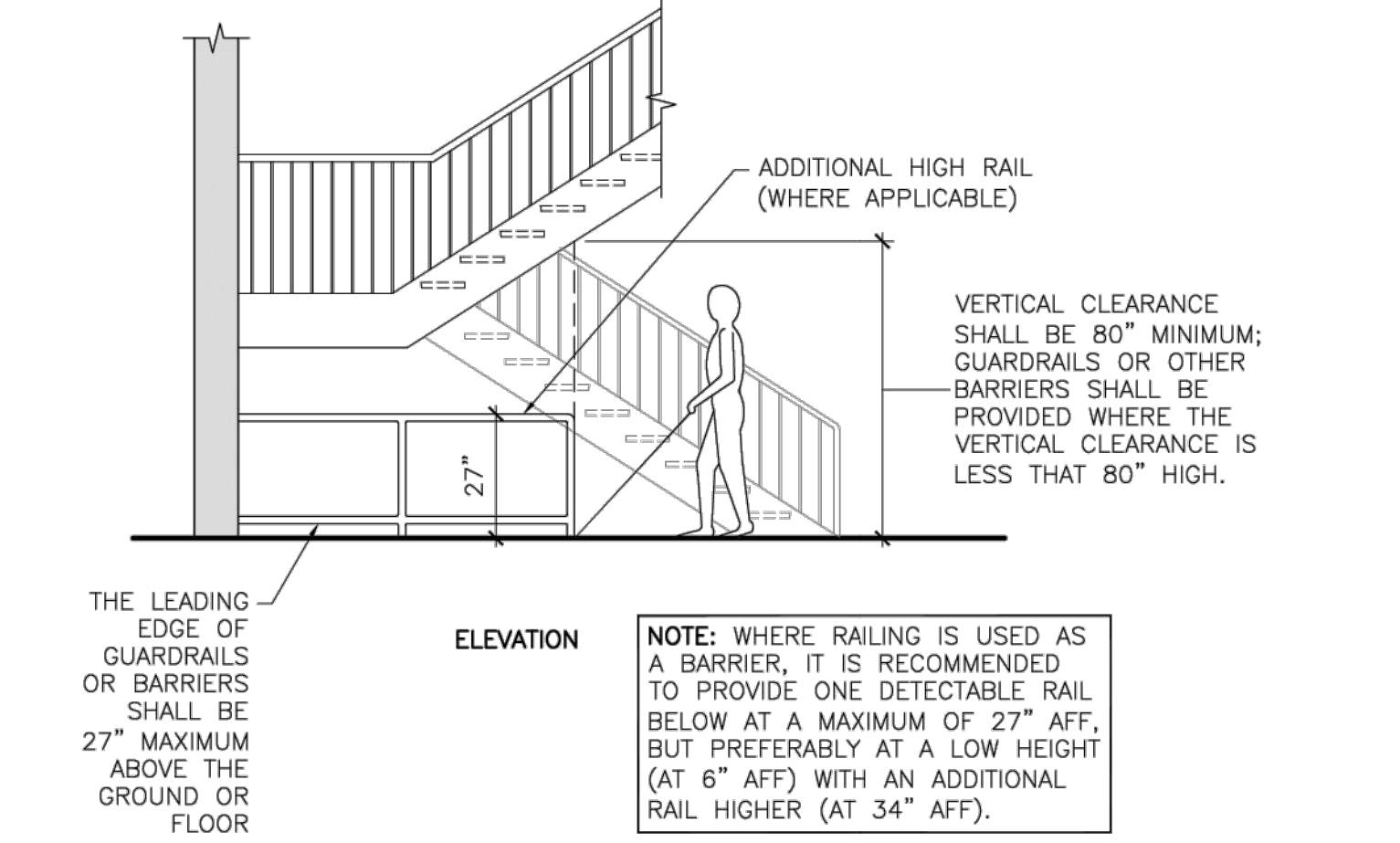
10 KNEE CLEARANCE DETAIL
2.0 1/4" = 1'-0"



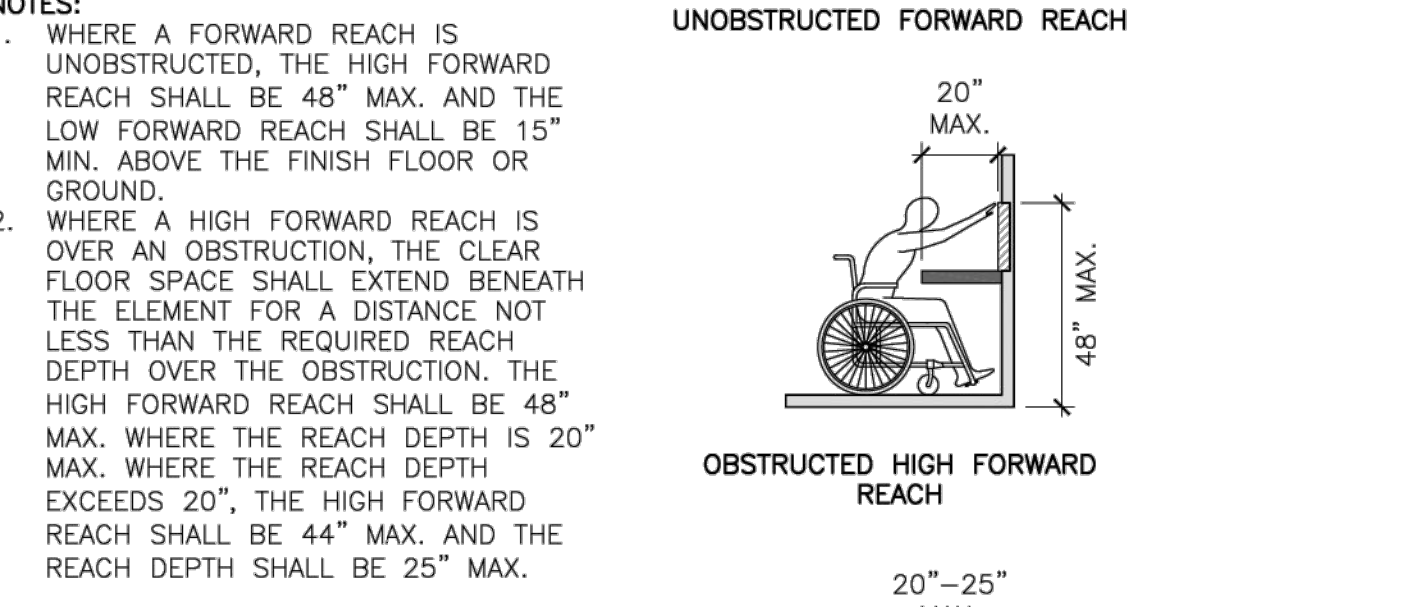
11 PROTRUDING OBJECTS DETAIL
2.0 1/4" = 1'-0"



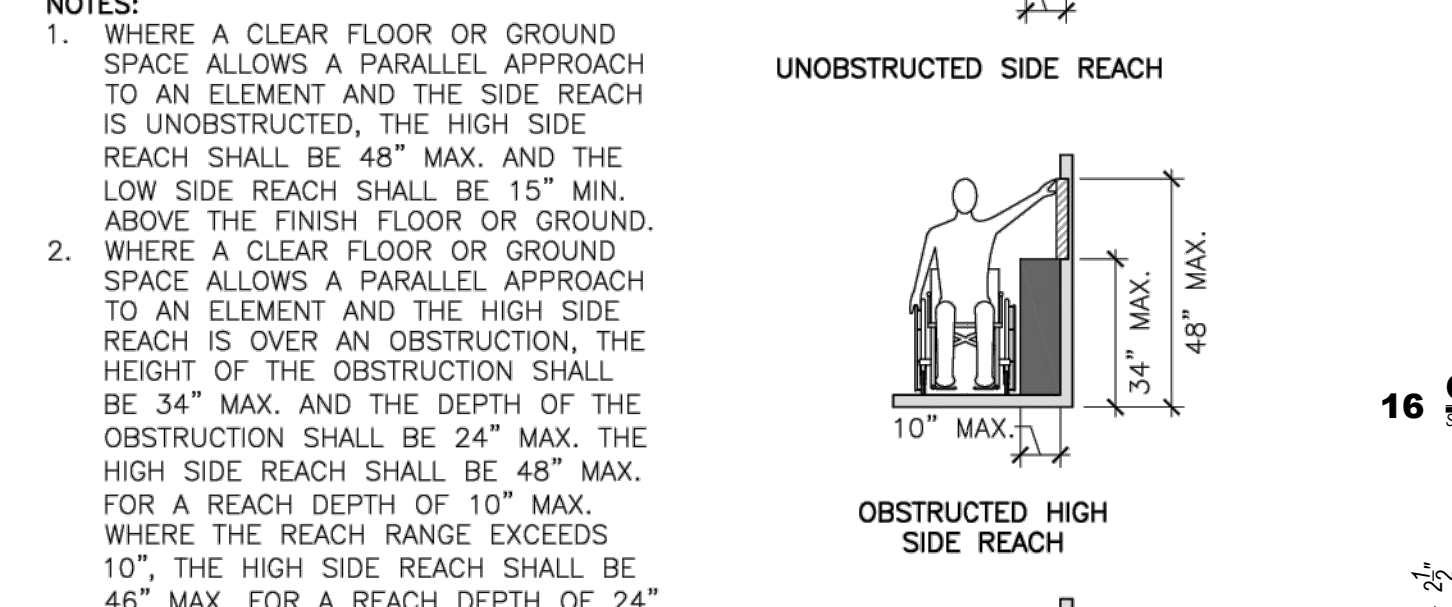
12 POST-MOUNTED PROTRUDING OBJECTS DETAIL
2.0 1/4" = 1'-0"



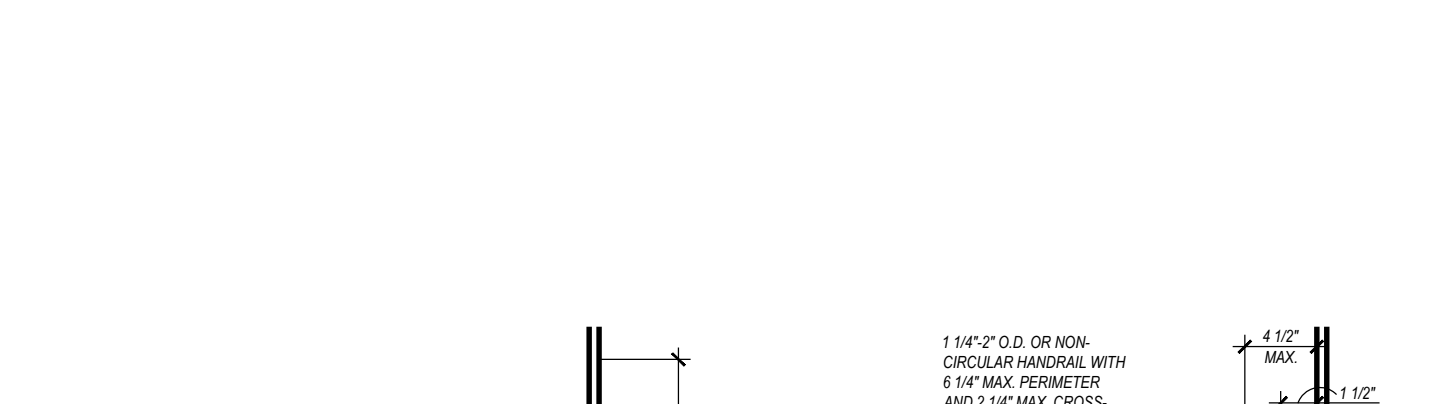
13 VERTICAL CLEARANCE DETAIL
2.0 1/4" = 1'-0"



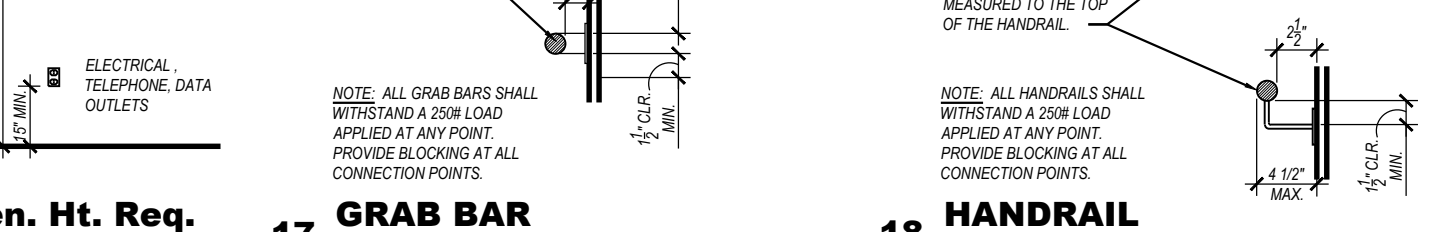
14 FORWARD REACH DETAIL
2.0 1/4" = 1'-0"



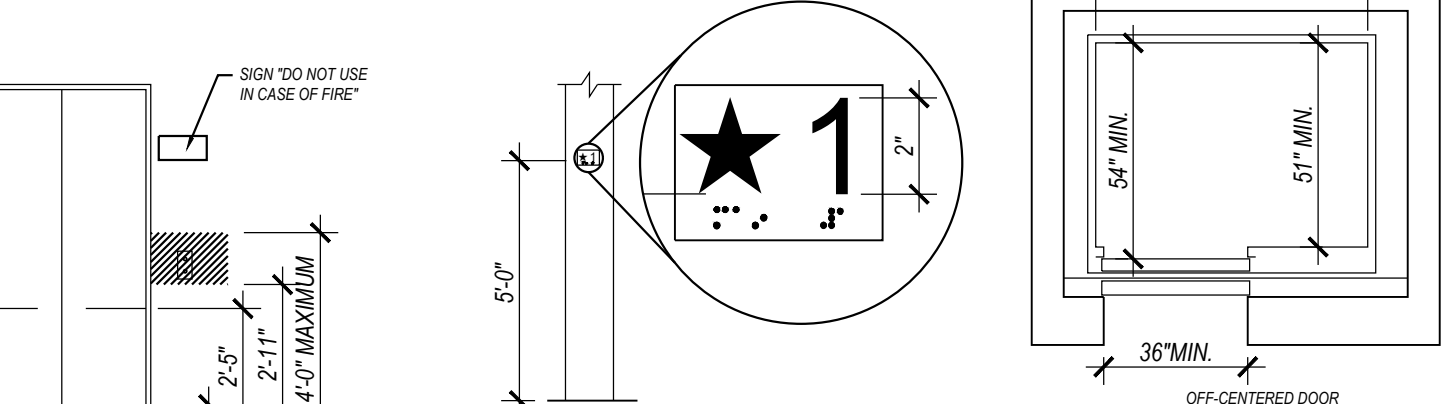
15 SIDE REACH DETAIL
2.0 1/4" = 1'-0"



16 Gen. Ht. Req.
SCALE: 1/4" = 1'-0"



17 GRAB BAR
SCALE: 1/4" = 1'-0"



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



19 Elev. Devices & Sensors
SCALE: 1/4" = 1'-0"

3400 S. LINCOLN AVE



TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
1 TO 25	1	0	1
26 TO 50	2	0	2
51 TO 75	3	1	4
76 TO 100	4	1	5
101 TO 150	5	2	7
151 TO 200	6	2	8
201 TO 300	7	3	10
301 TO 400	8	4	12
401 TO 500	9	4	13
501 TO 1000	2% OF TOTAL	1% OF TOTAL	3% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	10, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	30, PLUS 2 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

GENERAL NOTES:

- GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF GUEST ROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOMS, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDED TO OTHER GUESTS. WHERE THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED IS NOT SUFFICIENT TO ALLOW FOR COMPLETE DISPERSION, GUEST ROOMS SHALL BE DISPERSIONED IN THE FOLLOWING PRIORITY: GUEST ROOM TYPE, NUMBER OF BEDS, AND AMENITIES. AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES.

GUEST ROOMS WITH MOBILITY FEATURES NOTES:

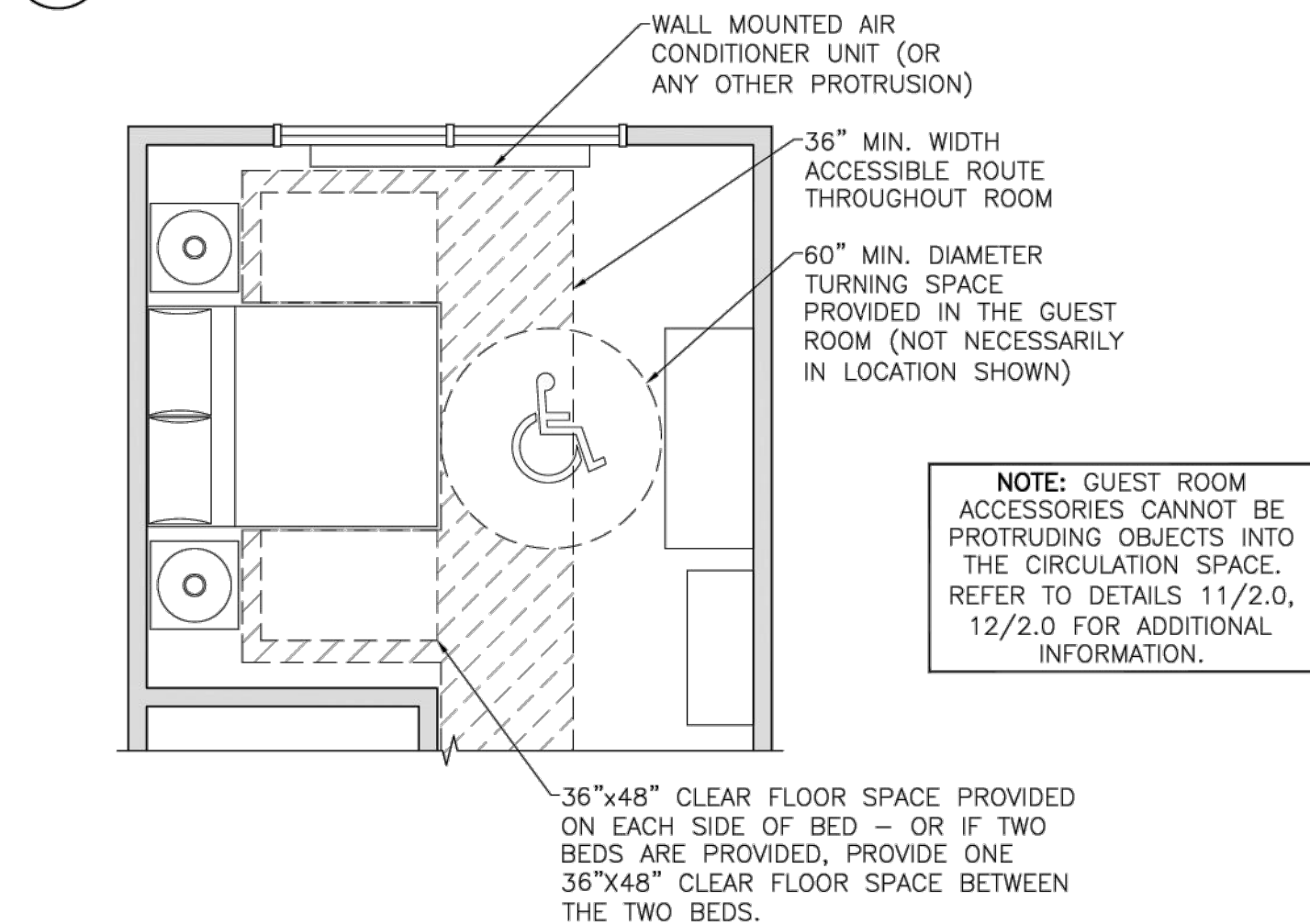
- LIVING AND DINING AREAS SHALL BE ACCESSIBLE.
- EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES, THAT SERVE THE GUEST ROOM SHALL BE ACCESSIBLE (AND ON AN ACCESSIBLE ROUTE).
- AT LEAST ONE SLEEPING AREA SHALL PROVIDE A CLEAR FLOOR SPACE ON BOTH SIDES OF THE BED (REFER TO DETAIL 4/4.0). THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SIDE OF THE BED. WHERE A SINGLE CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH IS PROVIDED BETWEEN TWO BEDS, A CLEAR FLOOR SPACE SHALL NOT BE REQUIRED ON BOTH SIDES OF A BED.
- AT LEAST ONE BATHROOM THAT IS PROVIDED AS A PART OF A GUEST ROOM SHALL BE ACCESSIBLE. NO FEWER THAN ONE WATER CLOSET, ONE LAVATORY, AND ONE BATHTUB SHALL BE ACCESSIBLE. REFER TO DETAIL SHEET 3.0 FOR ADDITIONAL INFORMATION.
- IF VANITY COUNTER TOP SPACE IS PROVIDED IN NON-ACCESSIBLE GUEST TOILET OR BATHING ROOMS, COMPARABLE VANITY COUNTER TOP SPACE, IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY, SHALL ALSO BE PROVIDED IN ACCESSIBLE GUEST TOILET OR BATHING ROOMS.
- KITCHENS AND KITCHENETTES SHALL BE ACCESSIBLE (REFER TO DETAIL 3/4.0).
- A 60" DIAMETER TURNING SPACE (OR "1" TURN) SHALL BE PROVIDED IN THE GUEST ROOM (REFER TO DETAIL 4/4.0).

GUEST ROOMS WITH COMMUNICATIONS FEATURES NOTES:

- FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISUAL ALARMS.
- VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

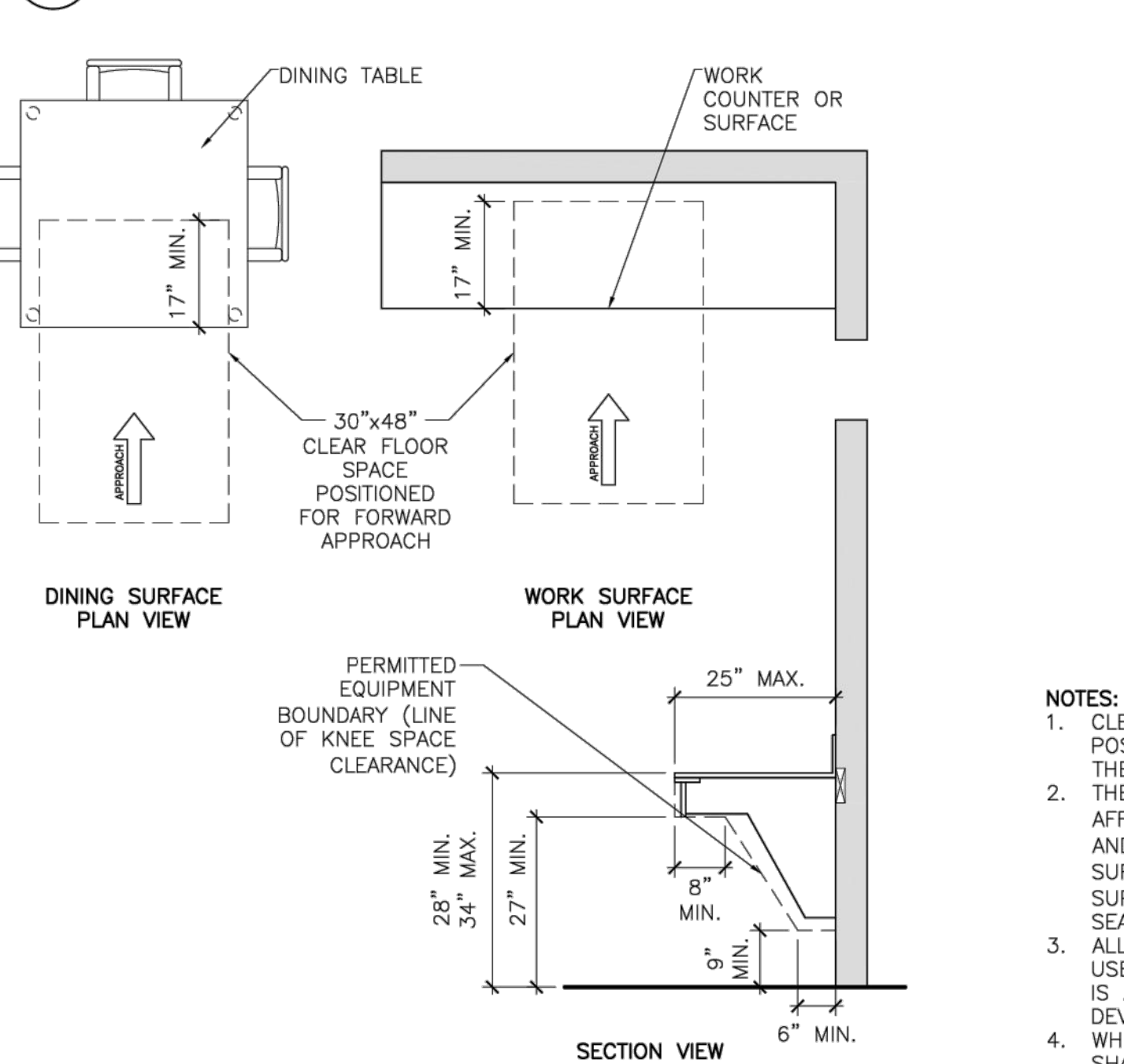
1 GUEST ROOMS WITH MOBILITY FEATURES TABLE

4.0 NO SCALE



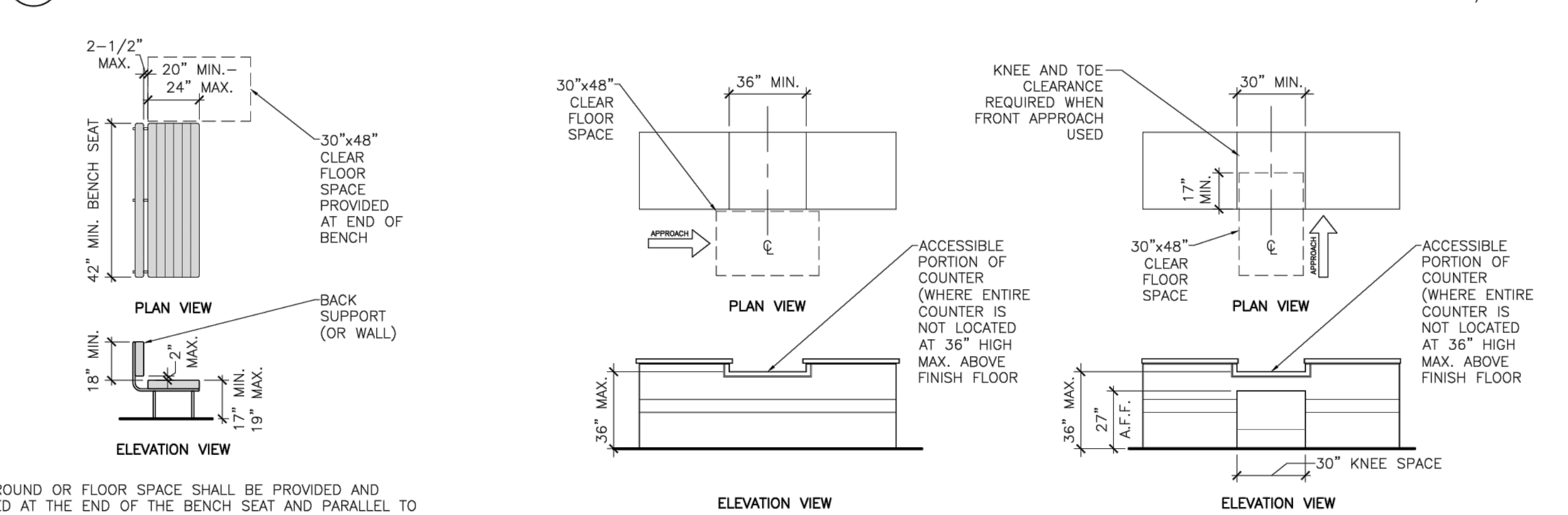
2 GUEST ROOMS WITH COMMUNICATIONS FEATURES TABLE

4.0 NO SCALE



3 GUEST ROOM WITH MOBILITY FEATURES KITCHEN DETAILS

4.0 1/4" = 1'-0"

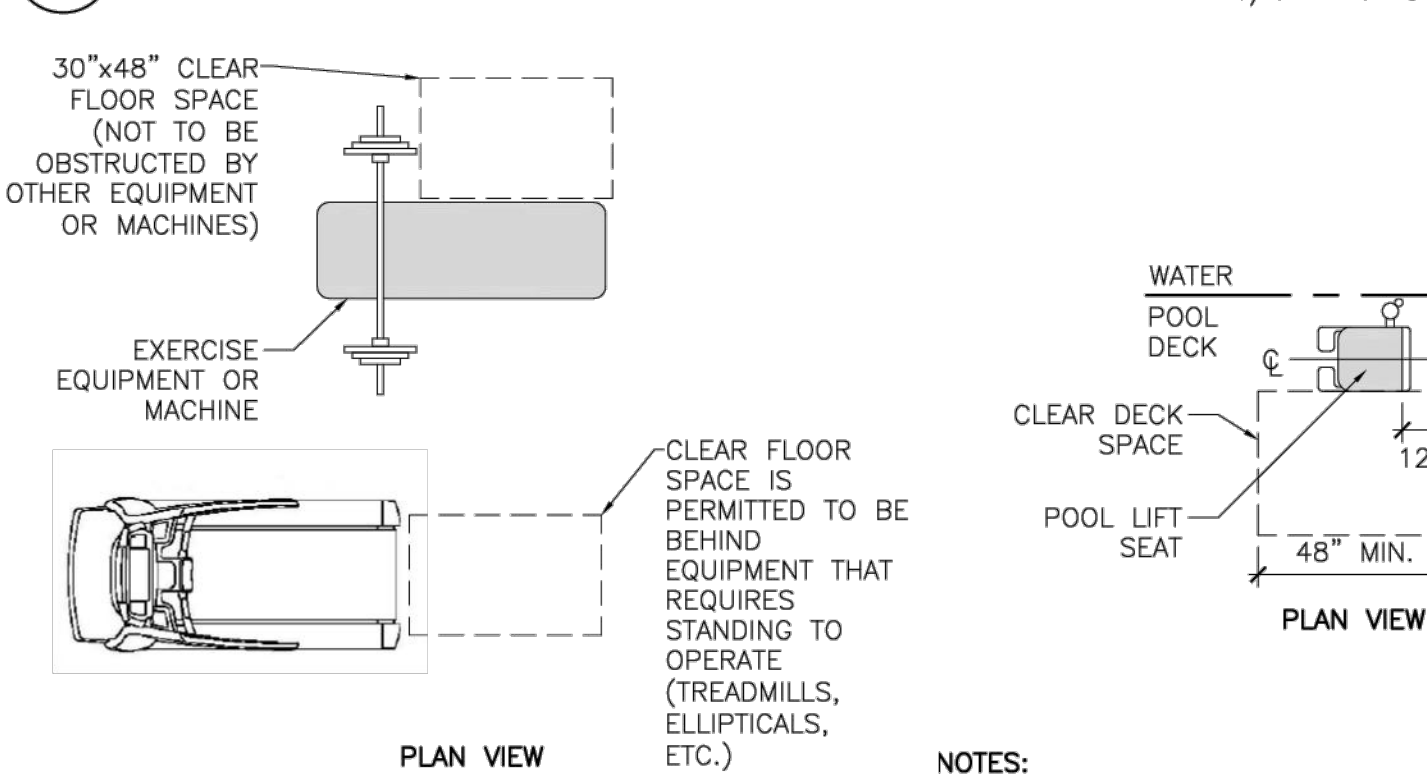


NOTES:

- CLEAR GROUND OR FLOOR SPACE SHALL BE PROVIDED AND POSITIONED AT THE END OF THE BENCH SEAT AND PARALLEL TO THE SHORT AXIS OF THE BENCH.
- THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL BE 42" LONG MINIMUM AND SHALL EXTEND FROM A POINT 2" MAX. ABOVE THE SEAT SURFACE TO A POINT 18" MIN. ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 2-1/2" MAX. FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY.
- ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
- WHERE INSTALLED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.

4 GUEST ROOM WITH MOBILITY FEATURES DETAIL

4.0 1/4" = 1'-0"



NOTES:

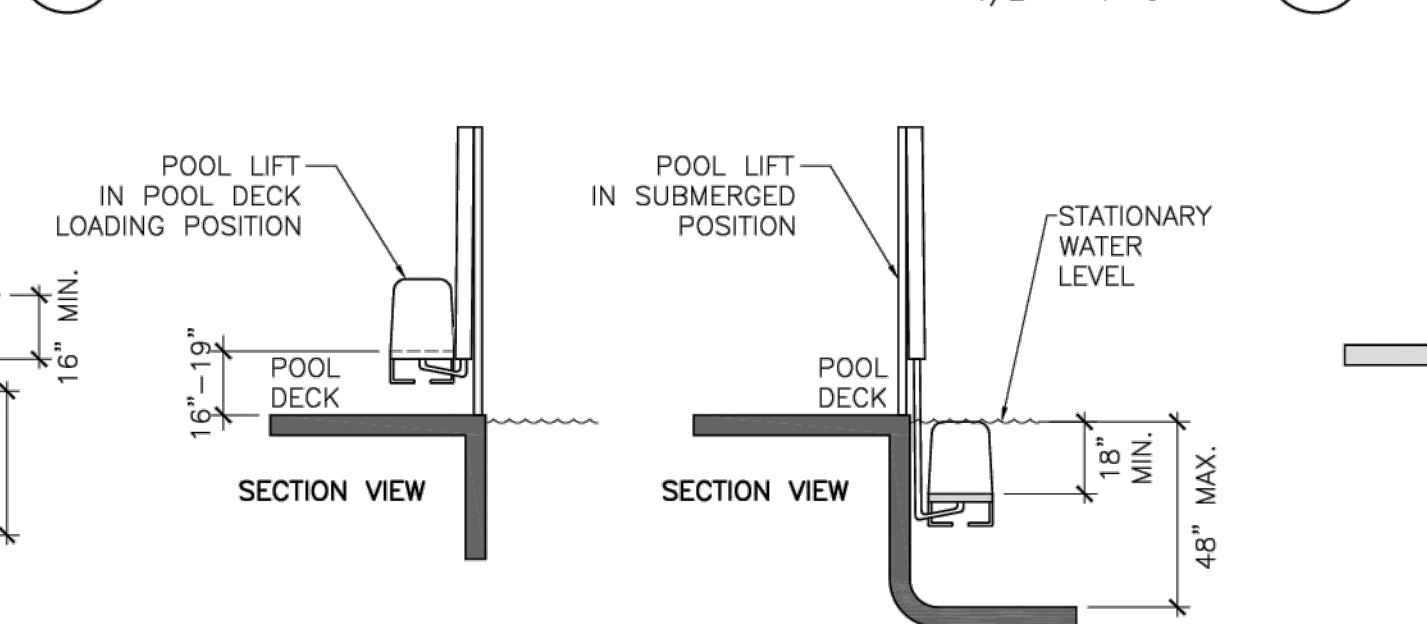
- AT LEAST ONE TYPE OF EACH EXERCISE MACHINE AND EQUIPMENT SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR TRANSFER FOR USE BY AN INDIVIDUAL SEATED IN A WHEELCHAIR.
- CLEAR FLOOR SPACES REQUIRED AT EXERCISE MACHINES AND EQUIPMENT SHALL BE PERMITTED TO OVERLAP.
- ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE.

NOTES:

- POOL LIFTS SHALL BE LOCATED WHERE THE WATER LEVEL DOES NOT EXCEED 48".
- IN THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16" MIN. FROM THE EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 (2%).
- THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 16" MIN. TO 19" MAX. MEASURED FROM THE DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED (LOAD) POSITION.
- THE SEAT SHALL BE 16" WIDE MIN.
- FOOTRESTS SHALL BE PROVIDED AND SHALL MOVE WITH THE SEAT. IF PROVIDED, THE ARMREST POSITIONED OPPOSITE THE WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE RAISED (LOAD) POSITION.
- FOOTRESTS SHALL NOT BE REQUIRED ON POOL LIFTS PROVIDED IN SPAS.
- THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS AND OPERATING MECHANISMS SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN USE AND SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
- THE LIFTS SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18" MIN. BELOW THE STATIONARY WATER LEVEL.
- SINGLE PERSON POOL LIFTS SHALL HAVE A WEIGHT CAPACITY OF 300 POUNDS MIN. AND BE CAPABLE OF SUSTAINING A STATIC LOAD OF AT LEAST ONE AND A HALF TIMES THE RATED LOAD.

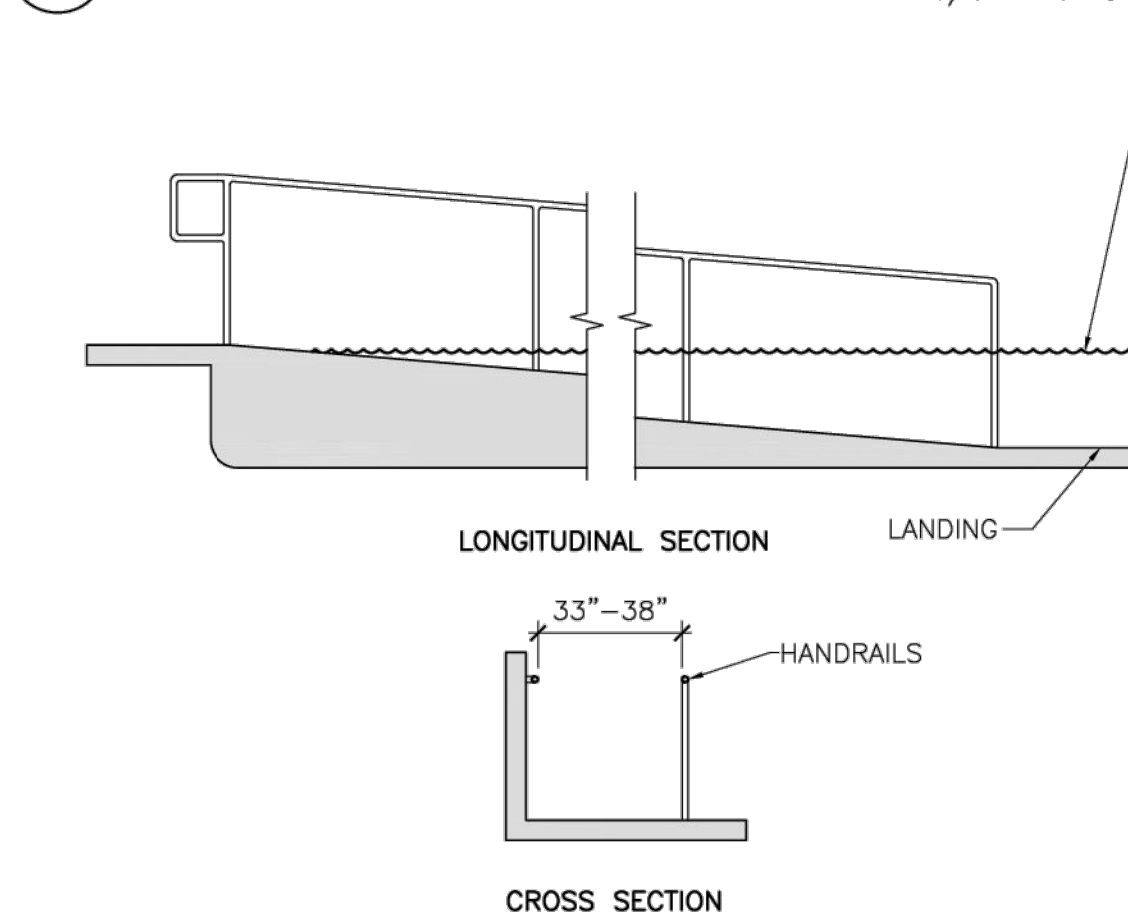
5 ACCESSIBLE DINING & WORK SURFACES DETAIL

4.0 1/2" = 1'-0"



6 ACCESSIBLE BENCH DETAIL

4.0 1/4" = 1'-0"



NOTES:

- SLOPED ENTRIES INTO POOL SHALL COMPLY WITH RAMP REQUIREMENTS (REFER TO DETAILS 9/1.0, 10/1.0) WITH MODIFICATIONS AS LISTED BELOW.
- WHERE SLOPED ENTRIES ARE PROVIDED, THE SURFACES SHALL NOT BE REQUIRED TO BE SLIP RESISTANT.
- SLOPED ENTRIES SHALL EXTEND TO A DEPTH OF 24" MIN. AND 30" MAX. BELOW THE STATIONARY WATER LEVEL. WHERE LANDINGS ARE REQUIRED, AT LEAST ONE LANDING SHALL BE LOCATED 24" MIN. AND 30" MAX. BELOW THE STATIONARY WATER LEVEL.
- AT LEAST TWO HANDRAILS SHALL BE PROVIDED ON THE SLOPED ENTRY. THE CLEAR WIDTH BETWEEN THE HANDRAILS SHALL BE 33" MIN. AND 38" MAX.
- HANDRAIL EXTENSIONS SHALL NOT BE REQUIRED AT THE BOTTOM LANDING WHEN SERVING A SLOPED ENTRY.

8 ACCESS AT EXERCISE EQUIPMENT

4.0 DETAIL 1/4" = 1'-0"



9 POOL LIFT DETAIL

4.0 1/4" = 1'-0"

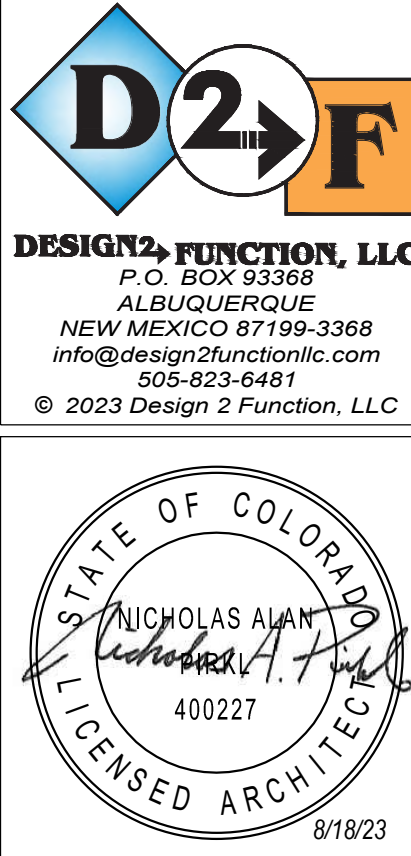


10 SLOPED ENTRY AT POOL DETAIL

4.0 1/4" = 1'-0"



REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024



Envelope Compliance Certificate

Project Information

Project Code: 2018 IECC

Project Title: Holiday Inn Express - Steamboat Springs

Location: Steamboat Springs, Colorado

Climate Zone: 7

Project Type: New Construction

Vertical Glazing / Wall Area: 26%

Construction Site: 3400 S. Lincoln Ave
Steamboat Springs, Colorado 80487

Owner/Agent: Bob Amin
Graystone LLC
87 East 120th Avenue
Thornton, Colorado 80233
bobamin@live.com

Designer/Contractor: Nicholas Pirkel
Design 2 Function, LLC
PO Box 93368
Albuquerque, New Mexico 87199
505-823-6481
nick@design2functionllc.com

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Building Area	Floor Area
1-Hotel: Nonresidential	63527

Envelope Assemblies	Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{req}
	Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Hotel]	16199	60.0	0.0	0.017	0.021
	Floor: Unheated Slab-On-Grade, Vertical 4 R., [Bldg. Use 1 - Hotel] (c)	649	---	20.0	0.434	0.520
	NORTH					
	Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Hotel]	5971	21.0	6.5	0.042	0.051
	Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Pending ID, SHGC 0.36, [Bldg. Use 1 - Hotel] (b)	25	---	---	0.630	0.770
	Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID Pending ID, SHGC 0.40, [Bldg. Use 1 - Hotel] (b)	1124	---	---	0.290	0.290
	EAST					
	Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Hotel]	7755	21.0	6.5	0.042	0.051
	Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Pending ID, SHGC 0.40, [Bldg. Use 1 - Hotel] (b)	146	---	---	0.630	0.770
	Door: Insulated Metal: Swinging, [Bldg. Use 1 - Hotel]	27	---	---	0.130	0.370
	Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID Pending ID, SHGC 0.40, [Bldg. Use 1 - Hotel] (b)	1787	---	---	0.290	0.290
	SOUTH					
	Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Hotel]	5971	21.0	6.5	0.042	0.051
	Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Pending ID, SHGC 0.36, [Bldg. Use 1 - Hotel] (b)	25	---	---	0.630	0.770
	Project Title: Holiday Inn Express - Steamboat Springs				Report date: 08/09/23	
	Data filename:				Page 1 of 9	

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 65.0% were addressed directly in the COMcheck software. Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [P01]	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C406 [P09]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Section # & Req. ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [F04]	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 [F05]	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C105 [F03]	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.4 [F07]	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or >= 10 inches of soil.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Section # & Req. ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [F12]	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.1.3 [F13]	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.3 [F10]	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.3.4 [F08]	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.2.1 [F019]	The building envelope contains a continuous air barrier that is sealed in an approved manner and material permeability <= 0.004 dmf/m2. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.2.4 [F18]	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.7 [F17]	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Section # & Req. ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.5.3 [ME3]	Stair and elevator shaft vents have motorized dampers that automatically close. Reference section C403.7.7 for operational details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.7.7 [ME38]	Outdoor air and exhaust systems have motorized dampers that automatically close when not in use and meet maximum leakage rates. Check gravity dampers where allowed. Reference section language for operational details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL26]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.7.1 [EL27]	Electric motors meet the minimum efficiency requirements of Tables C405.7.1.1 through C405.7.1.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.8.2.1 [EL28]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.9 [EL29]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Section # & Req. ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3]	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <= 3 in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.2.1 [IN20]	Insulation installed on a suspended ceiling having ceiling tiles is not being specified for nonceiling assemblies. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C303.1 [IN10]	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2 [IN7]	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C105 [IN6]	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.3 [IN8]	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN10]	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C105 [IN2]	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.1 [IN1]	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.6 [F17]	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.5.8 [F126]	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.1.1 [F07]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: Holiday Inn Express - Steamboat Springs

Data filename:

Report date: 08/09/23

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Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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• Due to weather or pending techniques, only precast dimensions shall be used. Contractors shall verify all layout, dimensions and other related information prior to laying or construction.
• RFI's/clarifications: "As for Contractor" unless stated otherwise.

DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKEL
DRAWN BY:
NAP
SHEET TITLE:
COMCHECK IECC
COMPLIANCE
REPORT

A0-5.0
SHEET: 29 OF 140

1ST FLOOR AREAS

AREA	S.F.	OCCUPANTS
MAIN VESTIBULE	208	0
LOBBY, MARKET (15 S.F. PER OCC)	970	65
CHECK-IN, MARKET STORAGE, CART STORAGE (100 S.F. PER OCC)	324	4
WORK AREA, GM, SALES, AM OFFICES (100 S.F. PER OCC)	592	6
CHUTE DISCHARGE ROOM (100 S.F. PER OCC)	70	1
ELEVATOR LOBBY (7 S.F. PER OCC)	132	19
STAFF TOILET	46	0
STAFF ROOMS #105,107,109 (200 S.F. PER OCC)	1112	6
STORAGE, ELECTRICAL (300 S.F. PER OCC)	327	2
STAFF ROOMS #108,106,104,101 (200 S.F. PER OCC)	2460	15
LINEN STORAGE, LINEN (300 S.F. PER OCC)	205	1
COMMERCIAL LAUNDRY, DRYERS (100 S.F. PER OCC)	747	8
BREAK AREA (15 S.F. PER OCC)	143	10
DRY STORAGE (200 S.F. PER OCC)	268	2
PANTRY (200 S.F. PER OCC)	366	2
BREAKFAST SERVING (15 S.F. PER OCC)	413	28
GREAT ROOM (15 S.F. PER OCC)	821	55
MEETING (15 S.F. PER OCC)	424	28
GUEST LAUNDRY (100 S.F. PER OCC)	197	2
HIGH WOMEN TOILETS	152	0
STAFF ROOMS #110, 111 (200 S.F. PER OCC)	786	4
MECHANICAL / FIRE (300 S.F. PER OCC)	234	1
ENGINEER (100 S.F. PER OCC)	124	2
POOL EQUIPMENT, CHEMICAL STORAGE (300 S.F. PER OCC)	186	1
SPA AREA DECK (15 S.F. PER OCC)	498	33
SPA AREA WATER (50 S.F. PER OCC)	216	4
FITNESS (50 S.F. PER OCC)	769	15
BAG STORAGE (300 S.F. PER OCC)	96	1
STAIRS, CORRIDORS, ELEVATORS, WALLS	3688	0
TOTAL	15689	314

WALL FIRE RATING LEGEND

[X] WALL TYPE, SEE SHEET A0.2
 NOTE: PROVIDE WALL MARKING AS PER 910.2.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA, CHAPTER 7, AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.
 --- INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 508.4.2. (COMMERCIAL LAUNDRY)
 --- 1 HOUR RATED FIRE PARTITION: RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS.
 --- 2 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3 STORY MECHANICAL SHAFTS).
 --- 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4 STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

GUEST ROOM TYPE MATRIX

FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING/ ADA #216	KING/ ADA #221, #321	KING/ SUITE ADA #303	KING/ SUITE ADA #421	FLOOR TOTAL
1ST									18/24
2ND	3	15	3	7	1	1			30
3RD	3	16	2	7			1	1	30
4TH	3	16	3	7					30
TOTAL	9	47	8	21	1	2	1	1	90

WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS = 5 ROOMS (4 TRANSFER SHOWERS + 1 ROLL-IN SHOWER REQUIRED).
 HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS = 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 224.1.5. KING/KING ROOMS (#200, 230, 300, 330, 400), 1 KING SUITE (#320) AND 2 KING/KING SUITES (#306, 406) ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.

DESIGN DATA:

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
 NEW 4 STORY HOTEL, NON-SEPARATED MIXED USES 1ST FLOOR, A-2, A-3, B, R-1, R-2, S-2 OCCUPANCIES. 2ND-4TH FLOORS R-1 OCCUPANCY ONLY. 1-HOUR OCCUPANCY SEPARATION AT 2ND FLOOR LEVEL.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
 4TH FLOOR = 15,776 S.F.
 3RD FLOOR = 15,776 S.F.
 2ND FLOOR = 15,776 S.F.
 1ST FLOOR = 15,776 S.F.
 TOTAL = 63,504 S.F.

PORTE COCHERE = 2,826 S.F. (NON-COMBUSTIBLE CONSTRUCTION)
 MINIMUM EXTERIOR WALL DISTANCE TO A PROPERTY LINE IS 10'-6" ON NORTH SIDE.

GROUND FLOOR NON-SEPARATED OCCUPANCIES BASED ON 508.3. (MOST RESTRICTIVE OCCUPANCY FOR CONSTRUCTION TYPE AND FIRE PROTECTION SYSTEMS IS (A2 & A3). ALLOWABLE AREA AND MAXIMUM BUILDING HEIGHT CALCULATED USING (A2 & A3). SEE CALCULATIONS BELOW.

TABLE 509.2, 504.4 TYPE "V-A" CONSTRUCTION (A-2, A-3, B, R-1, R-2 & S-2)
 TOTAL ALLOWABLE AREA FOR A-2, A-3, B, R-1, R-2 & S-2 OCCUPANCIES = 34,500 S.F. / 3 STORIES (A2 & A3)
 70' MAXIMUM HEIGHT PER TABLE 504.3.

TABLE 509.2, 504.4 TYPE "V-A" CONSTRUCTION (R-1)
 TOTAL ALLOWABLE AREA/STORIES FOR R-1 OCCUPANCY PER FLOOR = 36,000 S.F. / 4 STORIES
 70' MAXIMUM HEIGHT PER TABLE 504.3.

CHAPTER 6: TYPES OF CONSTRUCTION
 HOTEL STRUCTURE, TYPE "V-A" SPRINKLED (NFPA 13), 70' MAXIMUM HEIGHT AND 4 STORY (V-A FOR R-1).

TYPE "V-A" REQUIREMENTS: 1 HOUR RATED INTERIOR AND EXTERIOR BEARING WALLS. 1 HOUR RATED FLOOR AND ROOF CONSTRUCTION PER TABLE 601. SPECIFIC RATING REQUIREMENTS ARE LISTED BELOW UNDER "CHAPTER 7" AND AS NOTED ABOVE FOR THE HORIZONTAL OCCUPANCY SEPARATION.
 ALL EXTERIOR WALLS SHALL BE 1-HOUR RATED BASED ON IBC TABLE 601. EXPOSURE TO FIRE ON INTERIOR FACE ONLY PER 705.5 WHEN FSD IS GREATER THAN 10" (ALL WALLS).

CHAPTER 7: FIRE-RESISTANCE-RATED CONSTRUCTION
 ANY INTERIOR RATED WALL THAT MEETS MULTIPLE DEFINITIONS SHALL BE CONSTRUCTED USING THE MOST STRINGENT REQUIREMENTS. (EXAMPLE: A CORRIDOR WALL WOULD NORMALLY BE CONSTRUCTED AS A 1/2 HOUR "FIRE PARTITION" BUT WOULD BE 2-HOUR "FIRE BARRIER" AT THE STAIRWELL ENCLOSURE.)

EXTERIOR WALLS
 = 1 HOUR BASED ON TYPE OF CONSTRUCTION (IBC 601, 705.1)
 WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM INSIDE ONLY PER IBC 705.2
 = 1 HOUR (IBC TABLE 601)
 = 1 HOUR (IBC TABLE 601, 704.2) INDIVIDUAL ENCASUREMENT REQUIRED
 = 1 HOUR (IBC TABLE 601, 704.3) INDIVIDUAL ENCASUREMENT REQUIRED
 = 1 HOUR "FIRE BARRIER" (IBC TABLE 601, 707.2.1), COMMERCIAL LAUNDRY ROOM SMOKE RESISTANT CONSTRUCTION PER 509.4.1.
 = 1 HOUR RATED, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
 = 12 HR "FIRE PARTITION" (IBC 708.1, 1002.1) @ R OCCUPANCY ONLY.
 = 1 HOUR @ GUEST ROOMS.
 = MINIMUM STC-50 (1206.2), 1 HOUR "FIRE PARTITION" (IBC 420.2, 708.1)
 = 2 HOUR "FIRE BARRIER" (IBC 707.3.1, 713.4) ELEVATOR LOBBY IS NOT REQUIRED ON THE 1ST FLOOR PER IBC 3006.2.1 SPRINKLED BUILDING. LOBBIES/FIRE PARTITIONS ARE REQUIRED AT 2ND-4TH FLOORS FOR CORRIDOR CONTINUITY AS PER IBC 1006.8.
 = 2 HOUR "FIRE BARRIER" (IBC 707.3.2, 1003.1) PROVIDE WITH 90 MINUTE RATED DOOR ASSEMBLY (IBC TABLE 716.10).
 = 2 HOUR "FIRE BARRIER" (IBC 707.3.1, 713.4, 713.13) PROVIDE WITH 90 MINUTE RATED AUTOMATIC CLOSING AND LATCHING DOOR ASSEMBLY (IBC TABLE 716.10).
 = 1 HOUR "FIRE BARRIER" (IBC 713.13.3) PROVIDE WITH 45 MINUTE RATED DOOR ASSEMBLY (IBC TABLE 716.10) "OTHER FIRE BARRIERS".
 = 2 HOUR "FIRE BARRIER" (IBC 713.13.4) PROVIDE WITH 90 MINUTE RATED DOOR ASSEMBLY (IBC TABLE 716.10) "OTHER FIRE BARRIERS".
 = 1 HOUR RATED (IBC 420.3, 711.2.4.3) MINIMUM STC-50 & IC-50 (1206.2 AND 1206.3).
 = 1 HOUR RATED (IBC TABLE 601)
 = HEAVY TIMBER (IBC 705.2.3), 40' MINIMUM SEPARATION FROM PROPERTY LINE.
STAIRWELLS
 = 1 HOUR (IBC TABLE 601)
LAUNDRY CHUTE
 = 2 HOUR "FIRE BARRIER" (IBC 707.3.1, 713.4, 713.13) PROVIDE WITH 90 MINUTE RATED AUTOMATIC CLOSING AND LATCHING DOOR ASSEMBLY (IBC TABLE 716.10).
LAUNDRY CHUTE ACCESS ROOM
 = 1 HOUR "FIRE BARRIER" (IBC 713.13.3) PROVIDE WITH 45 MINUTE RATED DOOR ASSEMBLY (IBC TABLE 716.10) "OTHER FIRE BARRIERS".
LAUNDRY CHUTE DISCHARGE ROOM
 = 2 HOUR "FIRE BARRIER" (IBC 713.13.4) PROVIDE WITH 90 MINUTE RATED DOOR ASSEMBLY (IBC TABLE 716.10) "OTHER FIRE BARRIERS".
FLOORS @ GUEST ROOMS
 = 1 HOUR RATED (IBC 420.3, 711.2.4.3) MINIMUM STC-50 & IC-50 (1206.2 AND 1206.3).
ROOF CONSTRUCTION
 = 1 HOUR RATED (IBC TABLE 601)
NORTH ROOF PROJECTIONS
 = HEAVY TIMBER (IBC 705.2.3), 40' MINIMUM SEPARATION FROM PROPERTY LINE.

DOORS IN FIRE PARTITIONS SHALL BE 20 MINUTE RATED IN 1/2 AND 1 HOUR CORRIDORS AND 45 MINUTE RATED IN ALL OTHER 1 HOUR FIRE PARTITIONS (IBC TABLE 716.10).
 DOORS IN 1 HOUR FIRE BARRIERS SHALL BE 45 OR 60 MINUTE RATED, BASED ON LOCATION, AND DOORS IN 2 HOUR FIRE BARRIERS SHALL BE 90 MINUTE RATED (IBC TABLE 716.10).

CHAPTER 9: FIRE PROTECTION SYSTEMS
 SEE SITE PLAN FOR FIRE HYDRANT REQUIREMENTS AND LOCATIONS. CONTRACTOR SHALL PROVIDE THE REQUIRED MANEUVERING CLEARANCES AROUND ALL FIRE HYDRANTS, FDC, AND STANDPIPE CONNECTIONS AS DIRECTED BY THE FIRE AUTHORITY.

BUILDING SHALL BE SPRINKLED AS REQUIRED BY IBC 420.4, 903.2.8, AS PER 903.3.1.1 AND NFPA 13. ENTIRE BUILDING SHALL COMPLY WITH NFPA 13. PROVIDE SPRINKLER HEADS IN LAUNDRY CHUTE AS REQUIRED. HEADS SHALL NOT BE PROVIDED IN THE ELEVATOR SHAFT (CABLE TRACTION DEVICE W/ STEEL CABLES OR FIRE RATED BELTS) UNLESS SPECIFICALLY REQUIRED BY THE FIRE AUTHORITY. PROVIDE FDC WITH LOCKING KNOTS IN LOCATION NOTED AND PROVIDE SIGNAGE AS REQUIRED BY THE FIRE AUTHORITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PREPARED BY A STATE REGISTERED FIRE SUPPRESSION SYSTEM CONTRACTOR TO THE FIRE AUTHORITY FOR APPROVAL.

BUILDING SHALL HAVE A CLASS I STANDPIPE SYSTEM (MANUAL WET) AT A MINIMUM PER NFPA 14 5.4.1.1.1 & 5.4.1.4 PER IBC 905.3.1 (GREATER THAN 30' TO HIGHEST FLOOR LEVEL), WITH VALVES AND CONNECTIONS LOCATED AT STAIRWELL LANDINGS AND AT THE TOP FLOOR IN THE STAIRWELL WITH ROOF ACCESS PER IBC 905.4. PROVIDE SIGNAGE AS REQUIRED BY THE FIRE AUTHORITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PREPARED BY A STATE REGISTERED FIRE SUPPRESSION SYSTEM CONTRACTOR TO THE FIRE AUTHORITY FOR APPROVAL.

BUILDING SHALL HAVE A FIRE ALARM SYSTEM PER IBC 420.5, 907.2.8 AND NFPA 72. PROVIDE FULL STATIONS AS SHOWN ON THE DRAWINGS. VERIFY LOCATIONS WITH FIRE AUTHORITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PREPARED BY A NICE111 MINIMUM CERTIFIED FIRE ALARM CONTRACTOR TO THE FIRE AUTHORITY FOR APPROVAL. SYSTEM SHALL MEET THE 520 Hz LOW FREQUENCY REQUIREMENTS OF NFPA 72.

PROVIDE VISUAL AND TWO-WAY VOICE COMMUNICATION AT 2ND-4TH FLOOR ELEVATOR LOBBIES PER IFC 1009.8. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE FIRE AUTHORITY FOR APPROVAL.

CONTRACTOR SHALL CONFORM WITH THE FIRE AUTHORITY THAT THE BUILDING COMPLIES WITH IFC 510 "EMERGENCY RESPONDER RADIO COVERAGE" (MINIMUM SIGNAL STRENGTH OF -100dbm IN 90% OF ALL AREAS OF THE BUILDING) PRIOR TO FINAL INSPECTION. IF THE SIGNAL STRENGTH DOES NOT MEET THE REQUIRED CRITERIA, CONTRACTOR SHALL PROVIDE AN AMPLIFICATION SYSTEM APPROVED BY THE FIRE AUTHORITY.

PROVIDE FIRE DEPARTMENT KEY BOXES (KNOX BOX) AT FIRE RISER DOOR AND MAIN ENTRY DOORS. FINAL LOCATIONS(S) SHALL BE AS DIRECTED BY THE FIRE AUTHORITY.
 ALL FIRE EXTINGUISHERS TO BE COSMIC 10E (4A-BBC RATED) MINIMUM AND SHALL BE IN 1-HOUR RATED LARGEN FLAME SHIELD, SEMA RECESSED 12" CABINETS INSTALLED PER MANUFACTURERS REQUIREMENTS. 6,000 S.F. MAXIMUM COVERAGE FOR ORDINARY HAZARD (4A "1500), 75' MAX TRAVEL DISTANCE (IBC TABLE 906.3.1)).
 PROVIDE CARBON MONOXIDE DETECTION PER IBC 915.1.4 EXCEPTION #2 AND AS SHOWN ON THE DRAWINGS. SYSTEM SHALL BE TIED INTO THE FIRE ALARM CONTROL PANEL. VERIFY FINAL DESIGN WITH THE FIRE AUTHORITY.

CHAPTER 10: MEANS OF EGRESS
 IN COMPLIANCE WITH IBC TABLE 1006.2.1, 75' COMMON PATH OF EGRESS TRAVEL DISTANCE AND IBC TABLE 1017.2, 250' MAX TRAVEL DISTANCE TO EXITS.

ACTUAL AREAS:
 4TH FLOOR = 15,420 S.F. @ 200 OLF
 3RD FLOOR = 15,420 S.F. @ 200 OLF
 2ND FLOOR = 15,420 S.F. @ 200 OLF
 1ST FLOOR = 15,420 S.F.
 TOTAL = 61,680 S.F.
 = 78 OCCUPANTS (2 EXITS REQUIRED)
 = 78 OCCUPANTS (2 EXITS REQUIRED)
 = 78 OCCUPANTS (2 EXITS REQUIRED)
 = 214 OCCUPANTS (2 EXITS REQUIRED)
 = 540 OCCUPANTS

PROVIDE OCCUPANT LOAD SIGNS PER 1004.9 IN LOBBY, GREAT ROOM, BREAKFAST, MEETING ROOM, & POOL SIGNS AND LOCATIONS SHALL BE APPROVED BY THE FIRE AUTHORITY.
 AREA OF REFUGE NOT REQUIRED PER IBC 1009.3.3 EXCEPTION #2.
 THE (2) ENCLOSED INTERIOR STAIRWELLS ARE PROVIDED AS THE ACCESSIBLE MEANS OF EGRESS PER 1009.1. STAIRWAY WIDTH 48" (44" MINIMUM PER 1011.2). MINIMUM REQUIRED WIDTH PER 1005.3.1 (78" 0.3 + 23.4").
 ALL EGRESS DOORS SHALL BE SIZED BASED ON 0.7 PER OCCUPANT PER 1005.3.2.
 PROVIDE FLOOR LEVEL EXIT SIGNS ON R-1 OCCUPANCY LEVELS @ 11" A.F.F. PER IBC 1013.2.
 PROVIDE STAIRWAY IDENTIFICATION SIGNS INSIDE THE STAIRWELLS AT EACH FLOOR LANDING PER IBC 1023.9. AT EAVES AND AT RIDGE VENTS.

CHAPTER 12: INTERIOR ENVIRONMENT
 ATTIC SPACE SHALL BE VENTILATED AT 1,300 S.F. 15,776 / 300 = 53 S.F. PROVIDE AT LEAST 27 S.F. OF FREE AREA AT EAVES AND AT RIDGE VENTS.

CHAPTER 14: EXTERIOR WALLS
 WATER RESISTIVE BARRIER REQUIRED PER 1404.2, PROVIDE VIA LIQUID APPLIED FLASHING PER MANUFACTURERS REQUIREMENTS.

CLASS I (POLYETHYLENE W/ PERM RATING 0.1 OR LESS) OR CLASS II (KRAFT-FACED BATTS OR PAINT W/ PERM RATING 0.1 TO 1.0) VAPOR RETARDER IS REQUIRED PER 1404.3.

EIFS SYSTEM SHALL BE AS PER 1407.4.1 "EIFS WITH DRAINAGE" AND AS PER NFPA 285.

CHAPTER 15: ROOF ASSEMBLIES AND ROOFTOP STRUCTURES
 TYPE V-A CONSTRUCTION - CLASS "B" ROOFING SYSTEM MINIMUM PER TABLE 1505.1.

CHAPTER 16: STRUCTURAL
 SEISMIC DESIGN CATEGORY (IBC 1613.2.5(1) + (2)) = C
 (S_{DS} = 0.333(C), S_{0.1} = 0.133(C)) ROUTT COUNTY AMENDMENT VALUES

CHAPTER 17: SPECIAL INSPECTIONS
 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INSPECTION REQUIREMENTS.

ITEM	YES/NO	REASON (IF "NO")
1705.2-Steel Construction	YES	
1705.3-Concrete Construction	YES	
1705.4-Masonry Construction	YES	
1705.5-Wood Construction	YES	
1705.6-Sole	YES	
1705.7-Driven Deep Foundations	NO	None used on this project
1705.8-Cast-in-place Deep Foundations	NO	None used on this project
1705.9-Helical Pile Foundations	NO	None used on this project
1705.10-Structural Integrity of Deep Foundations	YES	None used on this project
1705.11-Fabricated Items	YES	
1705.12-Special Inspection for Wind Resistance	YES	
1705.13-Special Inspections for Seismic Resistance	YES	
1705.14-Testing for Seismic Resistance	NO	Seismic category is below threshold
1705.15-Sprayed Fire-Resistant Materials	NO	None used on this project
1705.16-Mastic and Inlaminated Fire-Resistant Coatings	YES	
1705.17-Exterior Insulation and Finish Systems (EIFS)	YES	System will meet exception #1
1705.18-Fire-Resistant Penetrations and Joints	NO	Risk Category is "Not 'Highrise'"
1705.19-Testing for Smoke Control	NO	None used on this project

CHAPTER 29: PLUMBING SYSTEMS
 1 TOILET ROOM (TUB/SHOWER, WATER CLOSET AND SINK) PER GUEST ROOM

(1) MEN AND (1) WOMEN TOILET ROOM PROVIDED FOR MEETING ROOM.
 MEN WCS = 1 PER 125 OCCUPANTS (14 ACTUAL) + 1 REQUIRED = 1 WC + 1 URINAL PROVIDED
 WOMEN WCS = 1 PER 65 OCCUPANTS (14 ACTUAL) + 1 REQUIRED = 1 PROVIDED
 LAVS (EACH) = 1 PER 200 OCCUPANTS (14 ACTUAL EACH) + 1 REQUIRED PROVIDED IN EACH.
 DRINKING FOUNTAINS = 1 PER 500 (51 ACTUAL) = 1 REQUIRED = 2 PROVIDED (1 HIGH/1 LOW).

1 UNISEX TOILET/BATHING ROOM PROVIDED FOR STAFF AND 1 FOR GM.

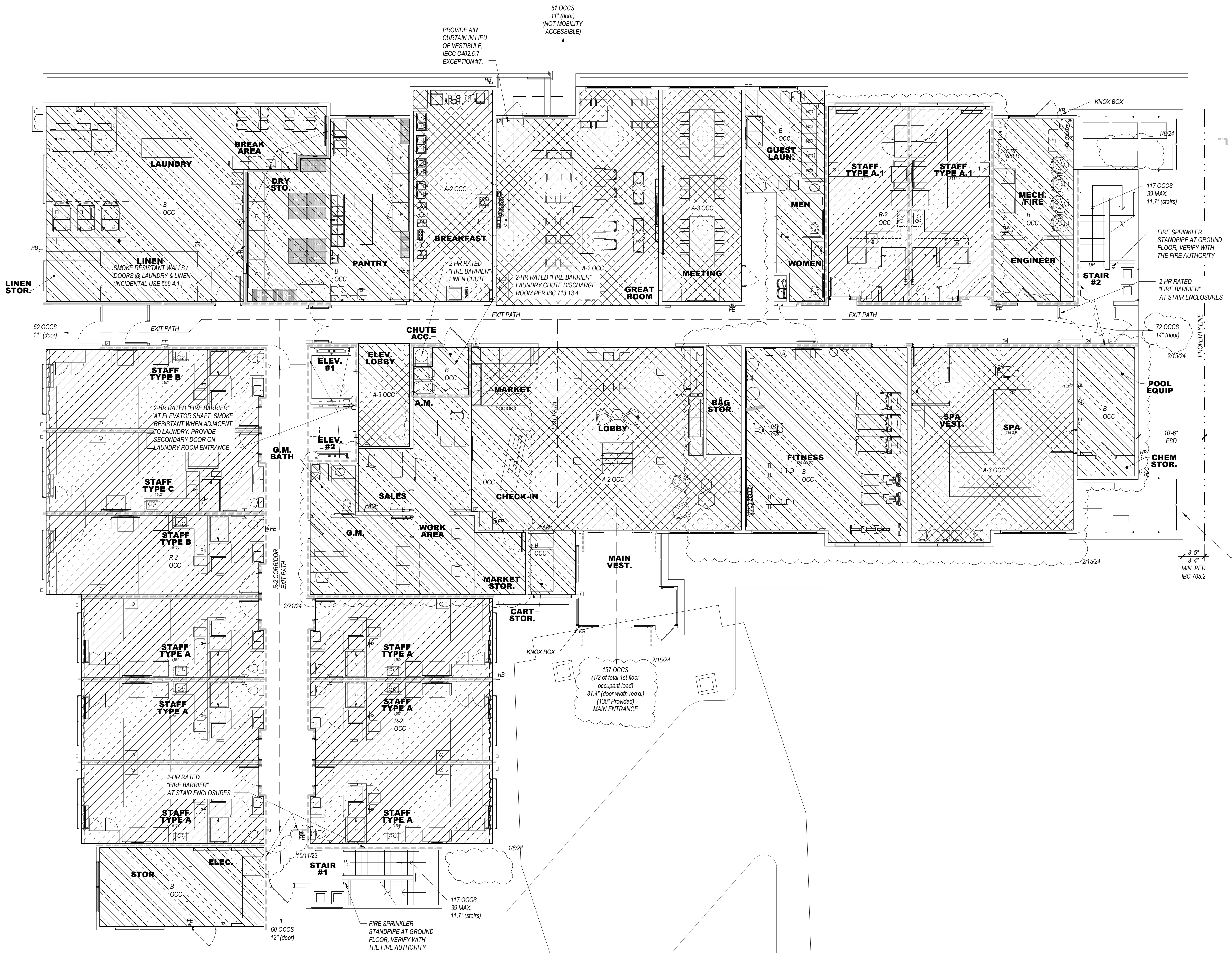
1 MOP SINK PROVIDED = COMMERCIAL LAUNDRY

APPLICABLE CODES:

2019 International Building Code, Building, Fire, Mechanical, Plumbing, Fuel Gas & Energy Conservation
 2023 National Electrical Code 19/14/23
 2009 ICC A117.1 & 2010 ADAAG
 2013 ASME A17.1 Safety Code for Elevators & Escalators

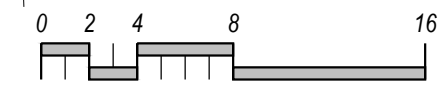
DESIGN PARAMETERS:

TOTAL NUMBER OF UNITS = 90 (GUEST ROOMS @ 11 STAFF UNITS)
 LOCATION = LATITUDE 40.45°N LONGITUDE 106.81°W
 INSULATION REQUIREMENTS = 7 ROUTT COUNTY, COLORADO
 R-60 ATTIC INSULATION, R-21 CAVITY INSULATION @ EXTERIOR WALLS, 1 1/2" R-4.5 EPS AT ERS LOCATIONS, 1 1/2" EMERGENCY SHIELD PRO 2 R1.5 POLYISO AT STONE VENEER AND METAL CLADDING LOCATIONS, R-20 @ STEM WALLS, OPAQUE DOORS U=0.31, PROVIDE CLASS I OR II VAPOR RETARDER ON INSIDE FACE OF ALL EXTERIOR WALLS. PAINT WITH A PERM RATING OF 0.1 TO 1.0 IS ACCEPTABLE.
 GLAZING REQUIREMENTS = U=0.29 / SHGC=0.40 @ FIXED WINDOWS, U=0.36 / SHGC 0.36 @ OPERABLE WINDOWS, U=0.63 / SHGC=0.36 @ ENTRANCE DOORS.
 ALL GLAZING SHALL UTILIZE THERMALLY BROKEN FRAMES.
 GUEST ROOM LL = 40 # MINIMUM
 GUEST CORRIDOR LL = 100 # MINIMUM
 PUBLIC AREAS/STAIRS = 100 # MINIMUM
 GROUND SNOW LOAD = 108.26 PSF
 PROST LINE = 48"
 OCCUPANCY CATEGORY = B
 WIND SPEED = (V_W) = 115 MPH
 EXPOSURE CATEGORY = C
 ROOF HEIGHT = 85' MAXIMUM PER IBC
 SEISMIC DESIGN CATEGORY = C per ROUTT COUNTY CODE AMENDMENT
 SOIL BEARING CAPACITY = PER NORTHWEST COLORADO CONSULTANTS, INC. REPORT DATED 3/19/22



1ST FLOOR PLAN

SCALE: 1/8"=1'-0"



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8/19/23

Holiday Inn Express

3350 S. LINCOLN AVE
 STEAMBOAT SPRINGS, CO 80487

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 Due to weather or printing techniques, any printed drawings shall be used. Contractors shall verify all dimensions and other related information prior to bidding or construction.
 (R/C) indicates "Not for Construction" unless noted otherwise.

DRAWING / ISSUE DATES:
 8/19/23 Permit Set

REVISION DATES:
 8/14/23 Permit Revision (NEC code)
 10/11/23 Staff/GM Tables, Permit Revisions
 1/9/24 H/O-Owner Revisions
 2/15/24 Pool Removal, Guest Room Addition
 2/21/24 Office, Network Revisions
 3/21/24 Staff Room Changes
 5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
 NICK PIRAL

DRAWN BY:
 NAP

SHEET TITLE:
 CODE REVIEW
 OVERALL AND
 1ST FLOOR

A0.1A

SHEET: 31 OF 142

ASI #2 5/28/24

WALL FIRE RATING LEGEND

—[X]— WALL TYPE, SEE SHEET A0.2

NOTE: PROVIDE WALL MARKING AS PER 910.2 ABOVE ACCESSIBLE CEILING FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 7" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.

— 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS".

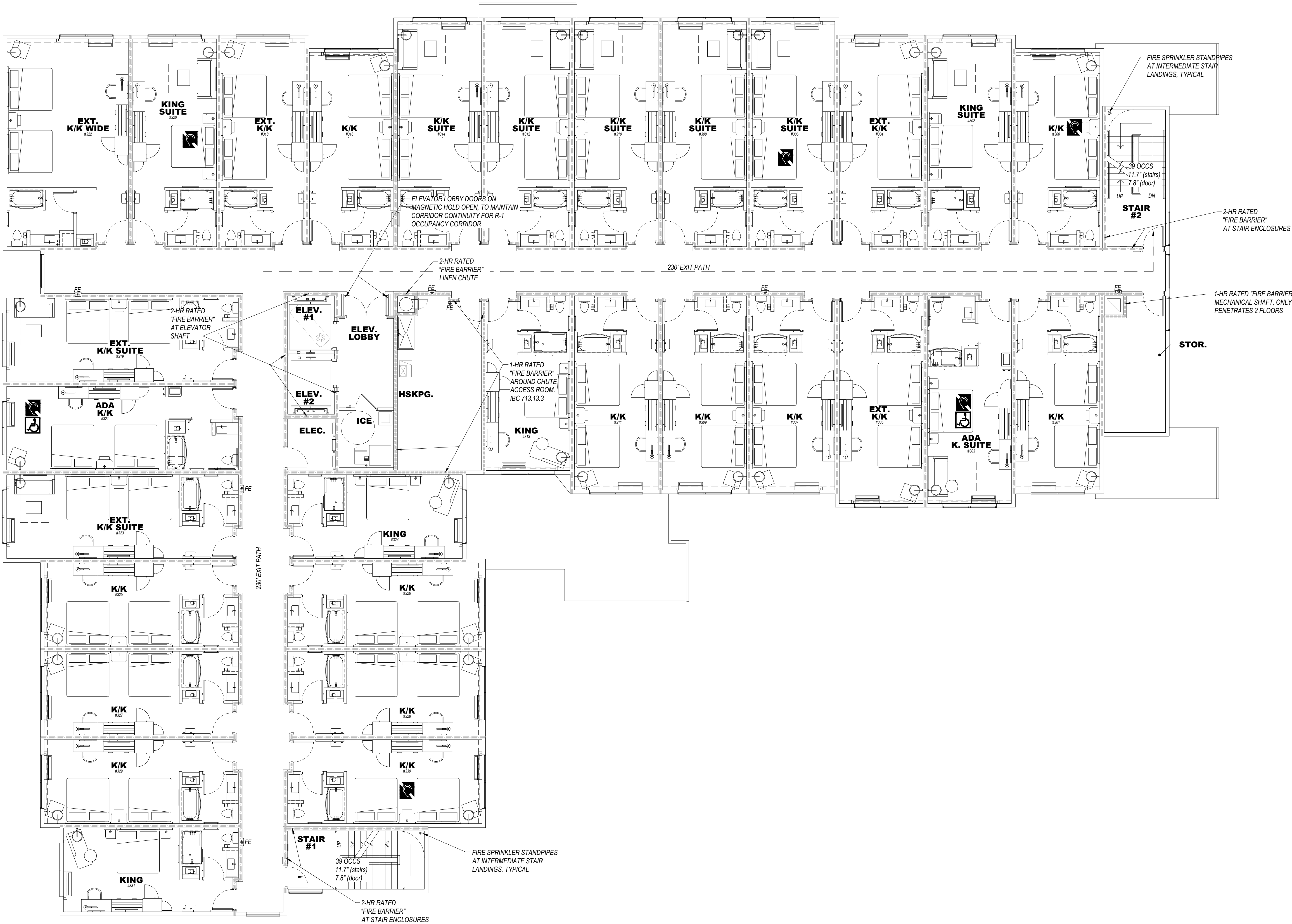
— 1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

— 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

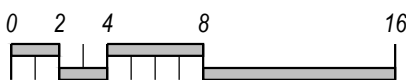
GUEST ROOM TYPE MATRIX									
FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ACC. ROLL-IN #216	KING SUITE ADA #221, #321	KING SUITE ADA #303	KING/ KING SUITE ADA #421	FLOOR TOTAL
1ST									0
2ND	3	15	3	7	1	1			30
3RD	3	16	2	7		1	1		30
4TH	3	16	3	7				1	30
TOTAL	9	47	8	21	1	2	1	1	90

WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS
= 5 ROOMS (4 TRANSFER TUBS + 1 ROLL-IN SHOWER REQUIRED).

HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS
= 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 241.5. 5 KING/KING ROOMS (#200, 230, 300, 330, 400), 1 KING SUITE (#320) AND 2 KING/KING SUITES (#306, 406) ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.



3RD FLOOR PLAN
SCALE: 1/8"=1'-0"
R-1 OCCUPANCY ENTIRE FLOOR



D2F

DESIGN 2 FUNCTION, LLC

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STATE OF COLORADO

NICHOLAS ALAM

400227

LICENSED ARCHITECT

8/19/23

Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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DESIGN 2 FUNCTION "As-Built for Construction" means make changes.

DRAWING/ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
CODE REVIEW
3RD FLOOR

A0.1C
SHEET: 33 OF 140

WALL FIRE RATING LEGEND

WALL TYPE, SEE SHEET A0.2

NOTE: PROVIDE WALL MARKING AS PER IBC 509.4.2 ABOVE ACCESSIBLE COLUMNS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 7" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.

INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2 (COMMERCIAL LAUNDRY)

1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS"

1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)

2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)

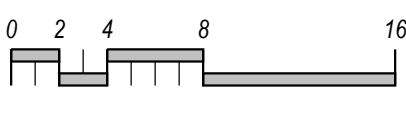
GUEST ROOM TYPE MATRIX									
FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ACC. ROLL-IN #216	KING SUITE ADA #221, #321	KING SUITE ADA #303	KING/ SUITE ADA #421	FLOOR TOTAL
1ST									0
2ND	3	15	3	7	1	1			30
3RD	3	16	2	7		1	1		30
4TH	3	16	3	7				1	30
TOTAL	9	47	8	21	1	2	1	1	90

WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS
= 5 ROOMS (4 TRANSFER TUBS + 1 ROLL-IN SHOWER REQUIRED)

HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS
= 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 241.5, 5 KING/KING ROOMS (#200, 230, 300, 330, 400), 1 KING SUITE (#320) AND 2 KING/KING SUITES (#306, 406) ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.



4TH FLOOR PLAN
SCALE: 1/8"=1'-0"
R-1 OCCUPANCY ENTIRE FLOOR



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DMFC reserves "Not for Construction" status under all circumstances.

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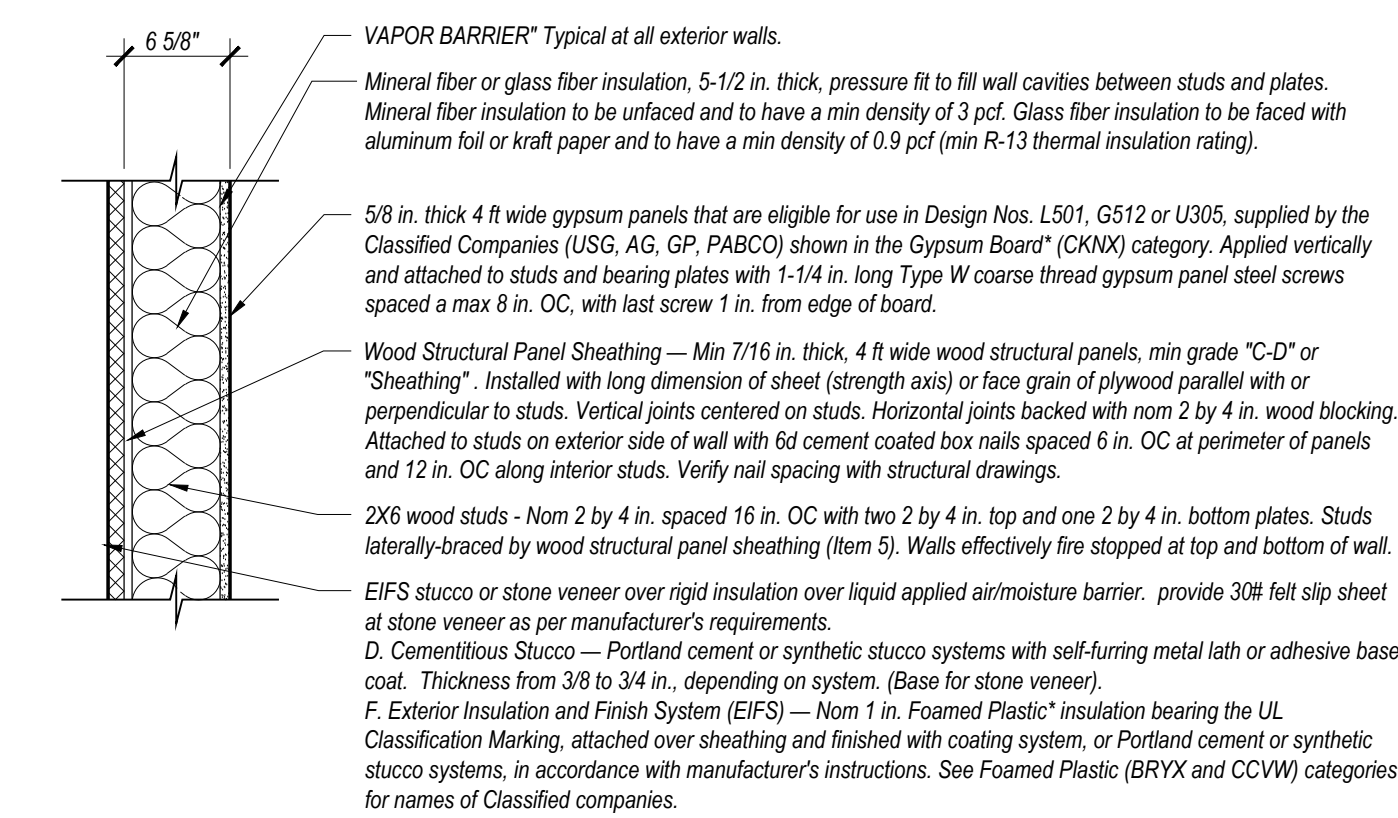
REVISION DATES:

PROJECT MANAGER:
NICK PIROLI

DRAWN BY:
NAP

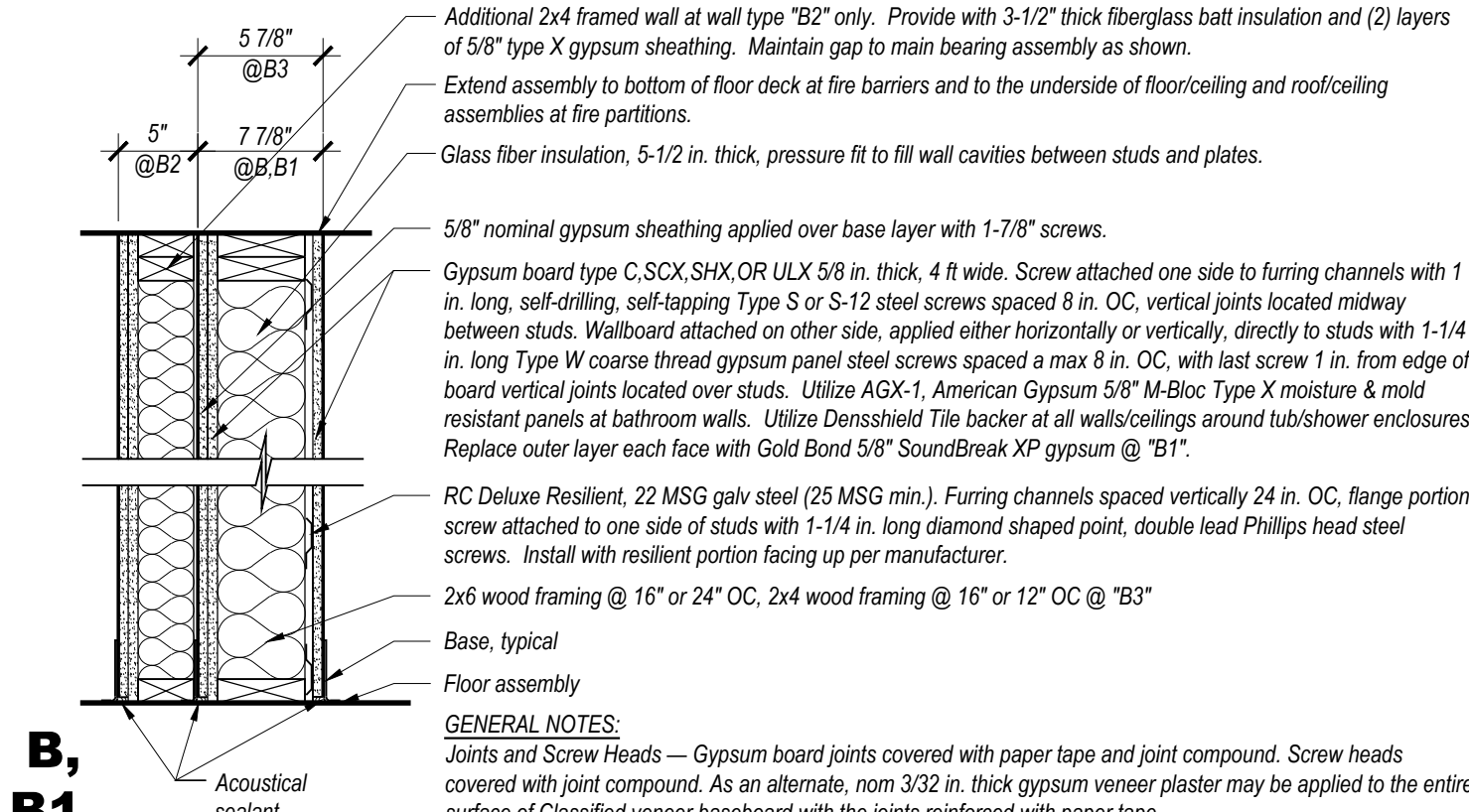
SHEET TITLE:
CODE REVIEW
4TH FLOOR

A0.1D
SHEET: 34 OF 140



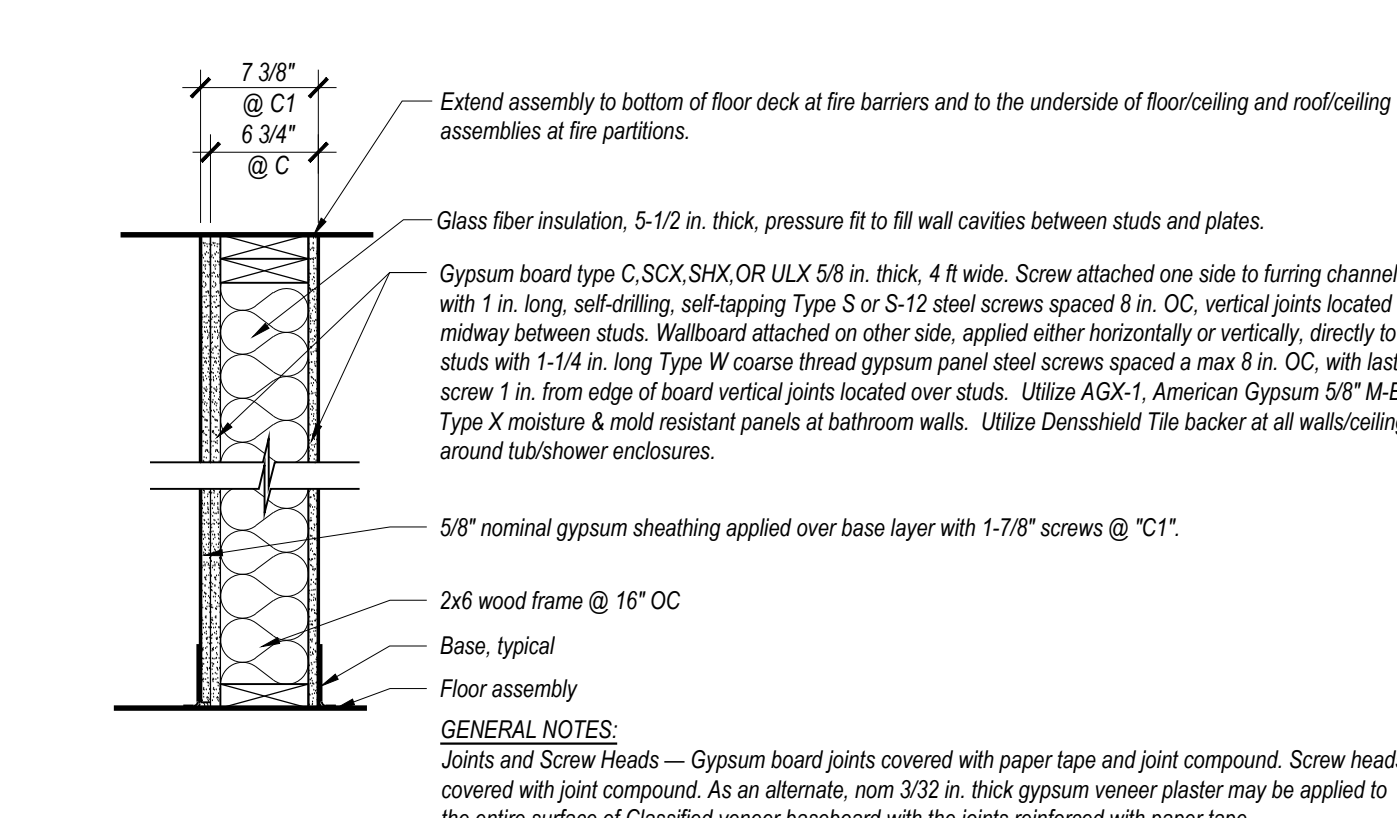
A WALL TYPE - EXTERIOR

1-HR RATED: U/L DESIGN U305
2-HR RATED: U/L DESIGN U305
EXPOSURE TO FIRE INTERIOR
FACE ONLY PER IBC 705.5



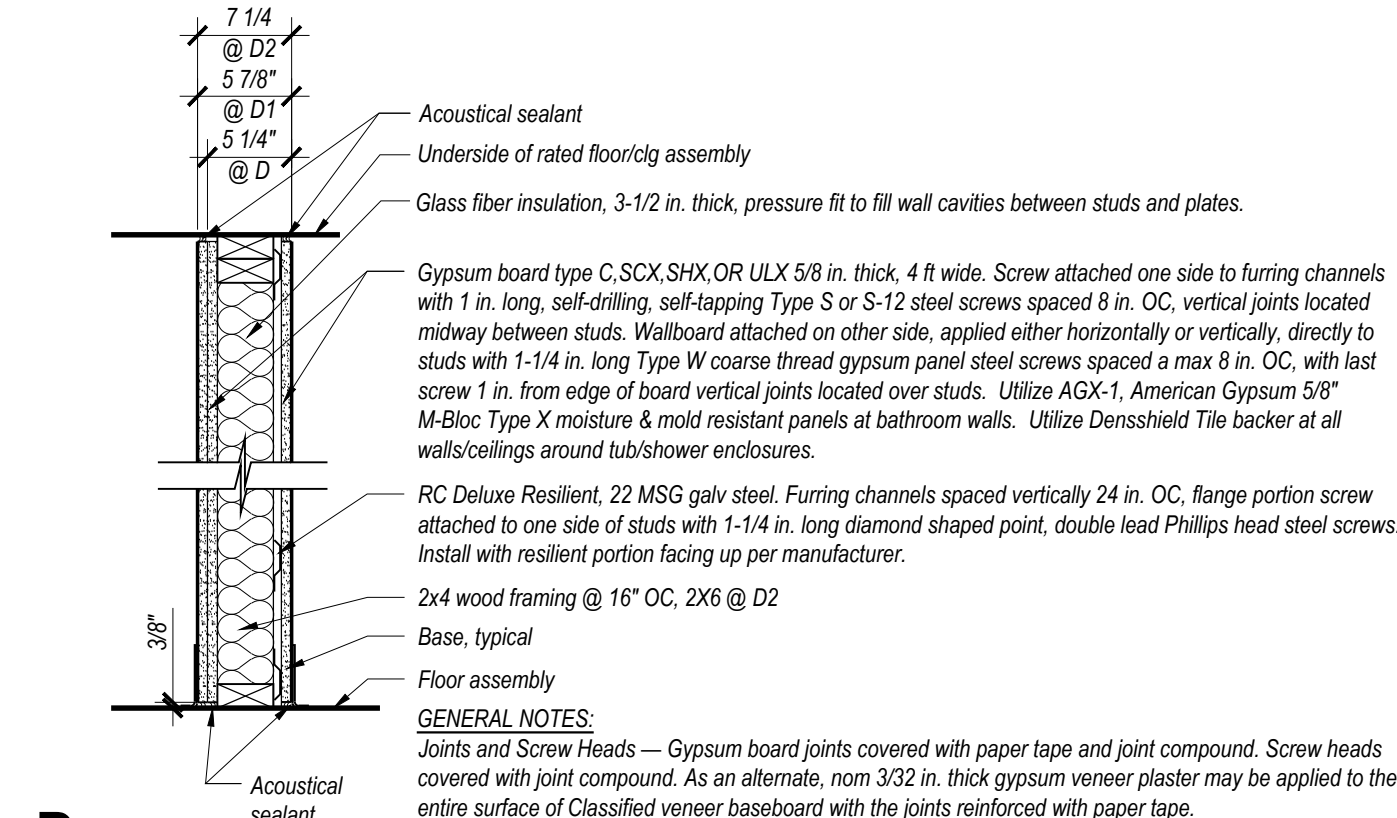
B1, B2, B3 WALL TYPE - INT. BEARING

1-HR RATED: U/L DESIGN U305
STC RATING: STC 55



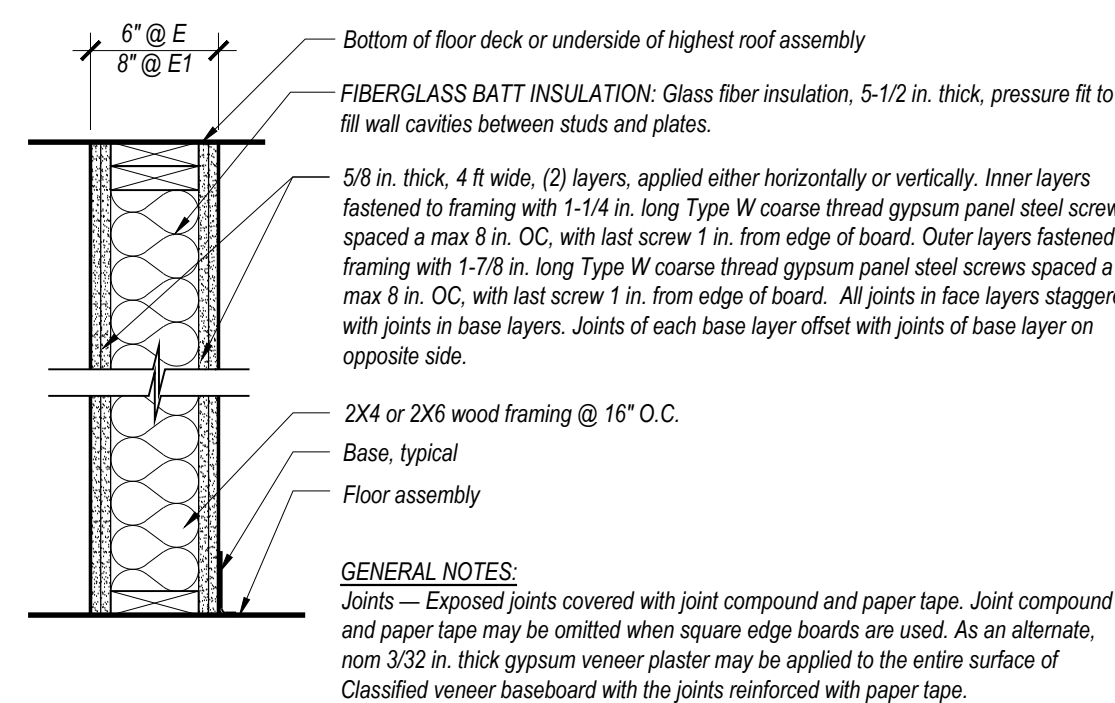
C WALL TYPE - INT. BEARING

1-HR RATED: U/L DESIGN U305
STC RATING: STC 55 @ C1



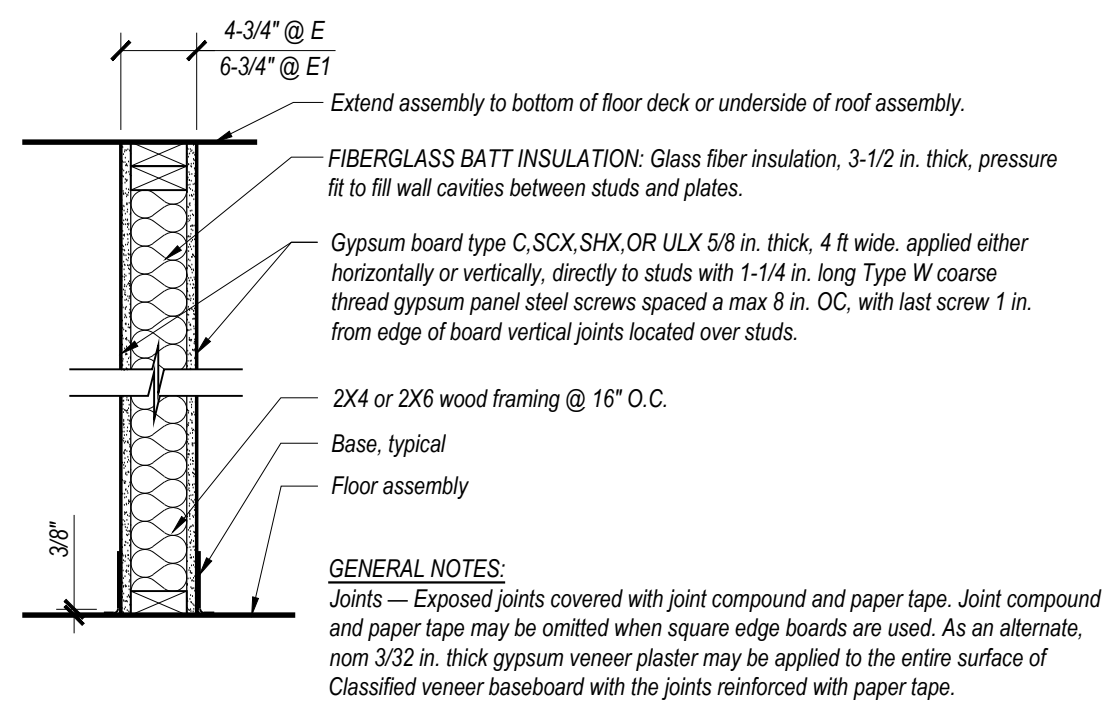
D1, D2 WALL TYPE - INT. NON-BRG.

1-HR RATED (WHEN INDICATED ON PLANS): U/L DESIGN U305
STC RATING: STC 55



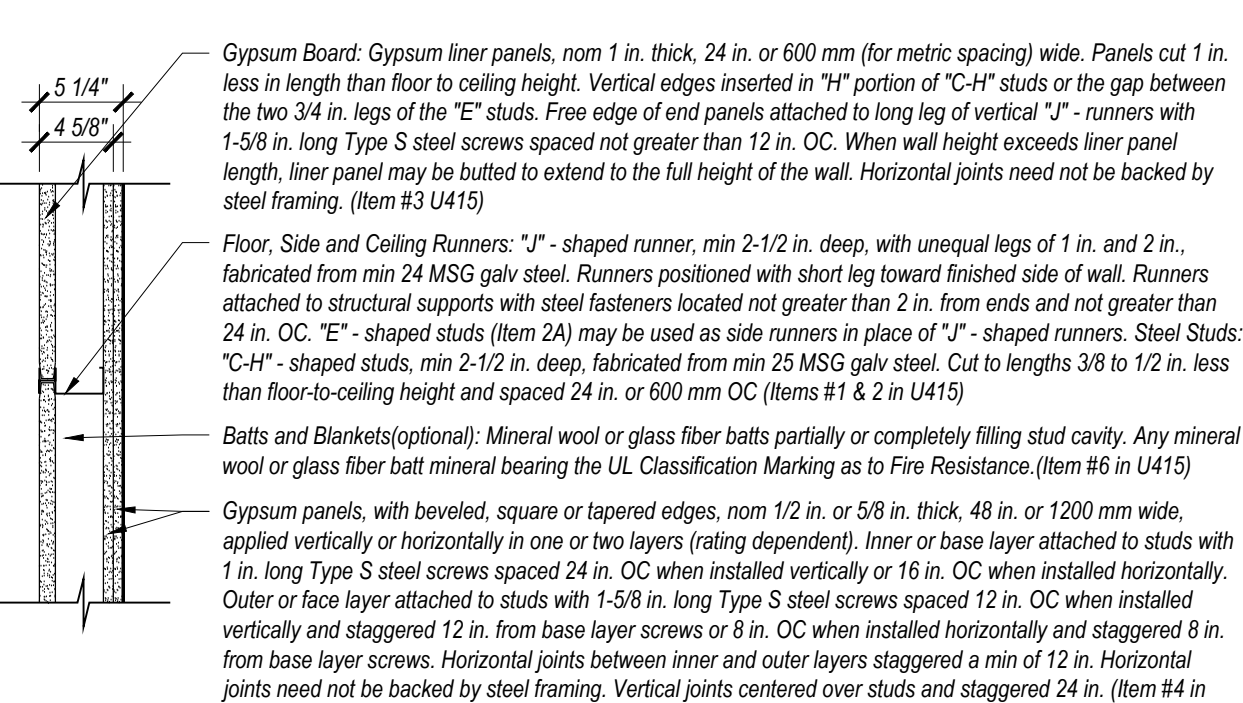
E WALL TYPE - INT.

2-HR RATED: U/L DESIGN U301
STC RATING: STC 54



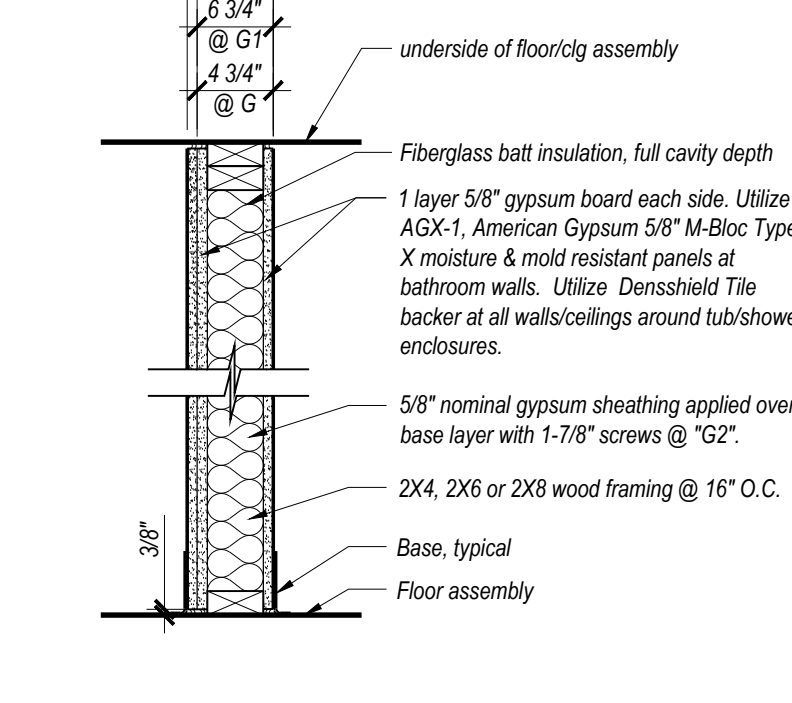
E2, E3 WALL TYPE - INT. NON-BRG.

1-HR RATED: U/L DESIGN U305
STC RATING: STC 55



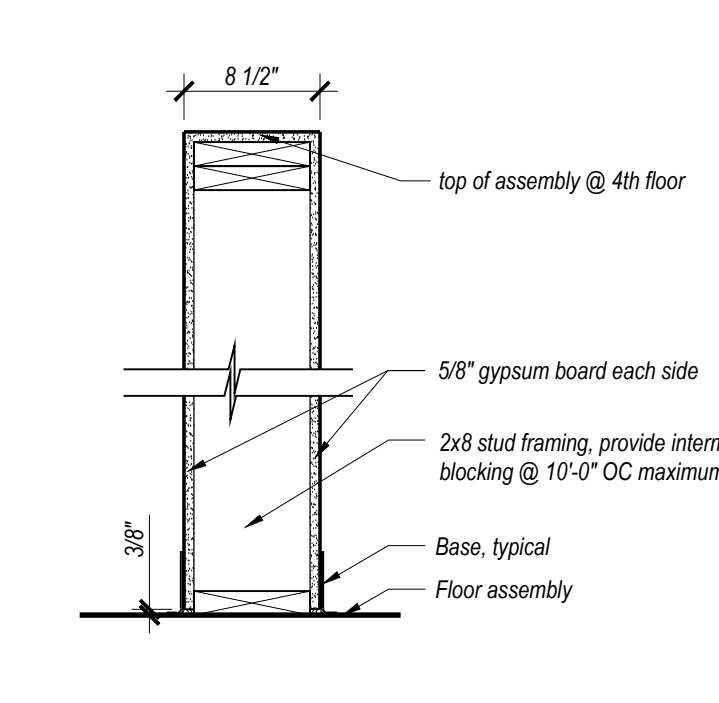
F WALL TYPE - INT. N/B

1-HR RATED (SYSTEM A) OR 2-HR RATED (SYSTEM B): U/L DESIGN U415
STC RATING: N/A



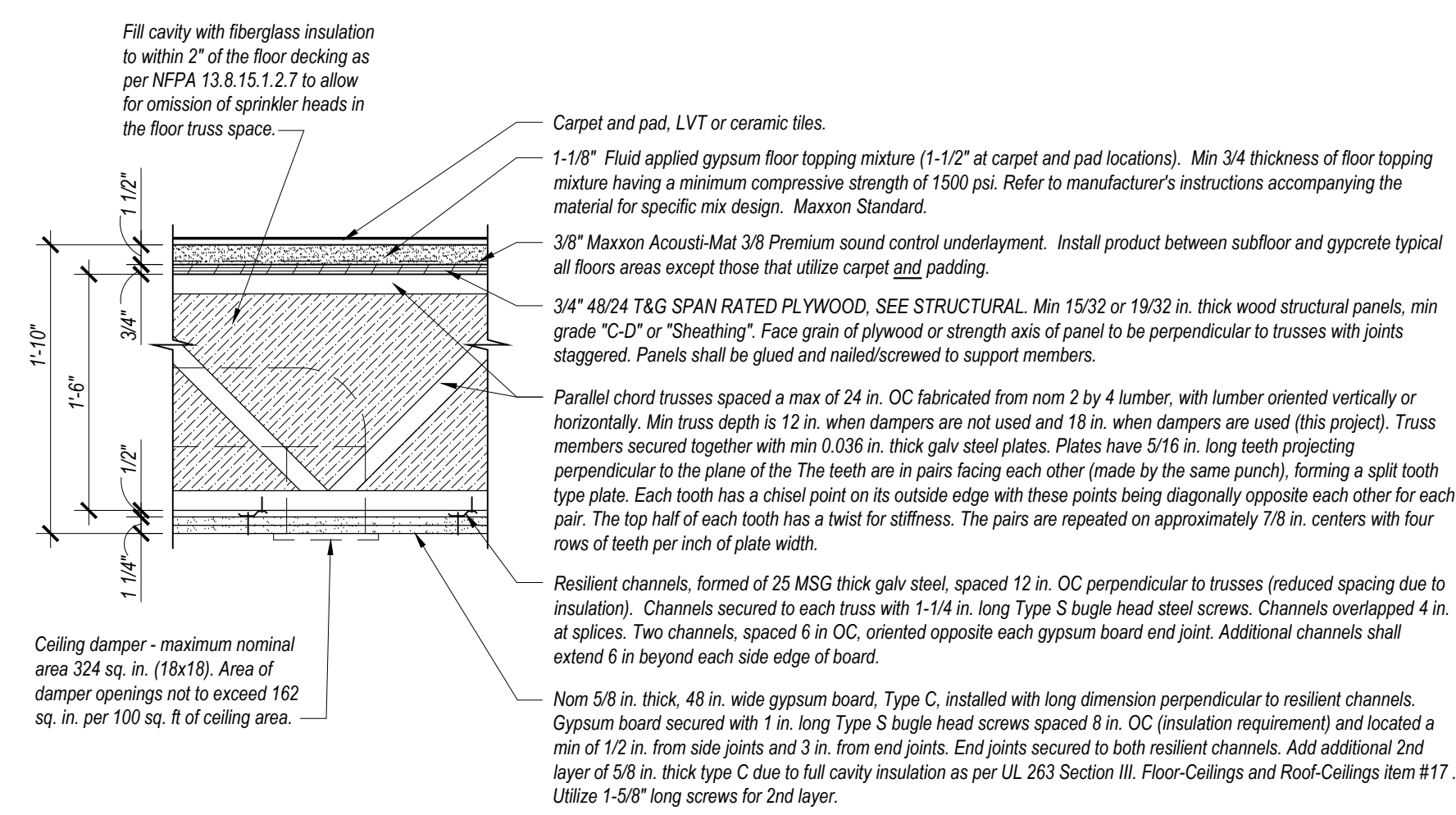
G1, G2 WALL TYPE - INT.

NOT RATED



H WALL TYPE - INT.

NOT RATED



1 TYPICAL FLOOR/CEILING

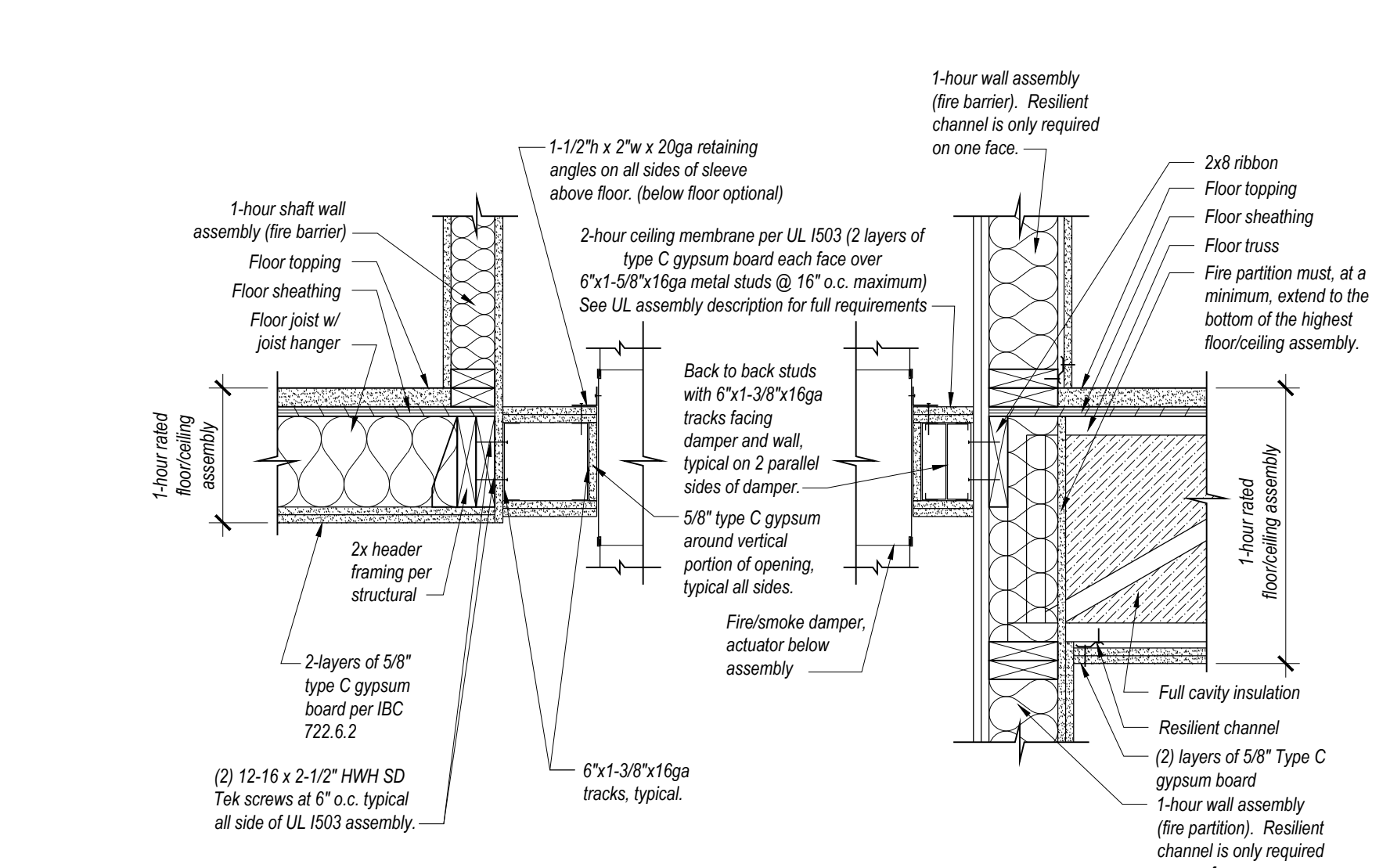
1-HR RATED: U/L DESIGN L546
STC RATING: 55
IC RATING: 51

2, 2X JOIST FLOOR/CEILING - CORRIDOR TYP.

1-HR RATED: No Requirement
STC RATING: No Requirement
IC RATING: No Requirement

3 TYPICAL ROOF/CEILING

1-HR RATED: G.A. RC-2603, U/L P533
APPLICATION: ALL ROOF/CEILING



4 1-HOUR SHAFT - BOTTOM @ MECH. SHAFT

2-HR RATED: U/L DESIGN 503
SECTION AT STORAGE NEAR SHAFR #2

Protective & Marine Coatings

FIRETEX FX5090
WATERBASED INTUMESCENT COATING

BS59W5090 WHITE

Revised: October 1, 2021

PRODUCT DESCRIPTION

FIRETEX FX5090 is a waterbased thin-film intumescent fire protection coating for use on interior and exterior steel substrates. The product is designed to meet the highest performance, aesthetic, and environmental demands of today's commercial construction industry with ratings up to two hours. Its smooth finish and fresh white aesthetics to design using exposed steel for a decorative and aesthetic final appearance.

- Provides up to 2 hours fire protection
- Single component
- Aesthetic finish
- Impact resistant
- Outstanding application characteristics
- Does not contain TCEP
- UL Classified for exterior use*

RECOMMENDED THICKNESS:

Required total DFT for a specific fire rating is dependent on steel type and size. Consult the following table for recommended thicknesses for steel.

Steel Mills (inches)**	Brush	Roll
60.0 (1000)	18.8 (400)	18.8 (400)
28.0 (700)	12.0 (300)	12.0 (300)
16.0 (400)	8.0 (200)	8.0 (200)

Recommended Spreading Rate per Coat:

Area Sq. Ft.	Brush	Roll
100 (27.1)	104 (27.1)	92 (2.3)

Drying Schedule:

Temperature	Time	Notes
@ 41°F/5°C	12 hours	90 minutes
@ 66°F/15°C	6 hours	4 hours
@ 73°F/23°C	3 hours	2 hours

*To recoat: 16 hours

**Drying time is temperature, humidity, and film thickness dependent.

Note: No more than 2 coats by brush or spray should be applied within any 24 hour period.

Shaft Life: 6 months, unpainted

Reducer/Clean Up: Water

Flash point: >200°F/93°C

Protective & Marine Coatings

FIRETEX FX5090
WATERBASED INTUMESCENT COATING

BS59W5090 WHITE

Revised: October 1, 2021

PRODUCT INFORMATION

RECOMMENDED USES

Must be primed with approved primer. Material can not be applied over new joints or directly to galvanized steel.

- Interior General Spaces (IGS) with (beacon)
- Exterior environments with 6 mils (150 microns) of a topcoat of Protective & Marine Waterbased Intumescent Coating (see Approved Primers)
- Any steel coat to not required
- Suitable for use in USGA Inspected facilities
- Common locations:
 - Warehouses
 - Airports
 - Recreational/Escort Primer
 - Stadiums
 - Educational buildings
 - Public buildings
 - School gymnasiums
 - Convention centers

APPROVALS

- UL 263 listed
- UL Classified - UL CDXA and UL CDXD
- F 1620 has been investigated to the requirements of ANSI/UL 263 and CANULC-S101 for Interior Coated Steel, Exterior General Purpose and Exterior use in Design Nos. D594, N442, Y635 and Y638.
- LEED v4 and v4.1

PERFORMANCE CHARACTERISTICS

Test Name	Test Method	Results
Adhesion	ASTM D690	100 cycles 245 hrs max 1000 cycles 270 hrs max
Adhesion	ASTM D690-09	318 psi
Diameter Hardness	ASTM D2240-D5	Shore D - 81
Impact Resistance	ASTM D2744-03	44 ft. lbs.
Surface Burning	Class A Flame Spread - 0 Smoke Developed - 75	

APPLICATION INSTRUCTIONS

The following is a guide. Changes in pressures and to sizes may be needed for proper spray characteristics. Always pump spray equipment before use with listed reducer. Any reduction must be compliant with VOC regulations and compatible with the existing environmental and application conditions.

Brushing

Use a 1/2" (12.7 mm) brush. HX25 - X25 (depending on nozzle size)

Nozzle Size

Operating Pressure: 2800-3000 psi (197-211 kg/cm²)

Airless Spray

Use a 1/2" (12.7 mm) nozzle. HX25 - X25 (depending on nozzle size)

Operating Pressure

2800-3000 psi (197-211 kg/cm²)

Brushing

Use a 1/2" (12.7 mm) brush. HX25 - X25 (depending on nozzle size)

Nozzle Size

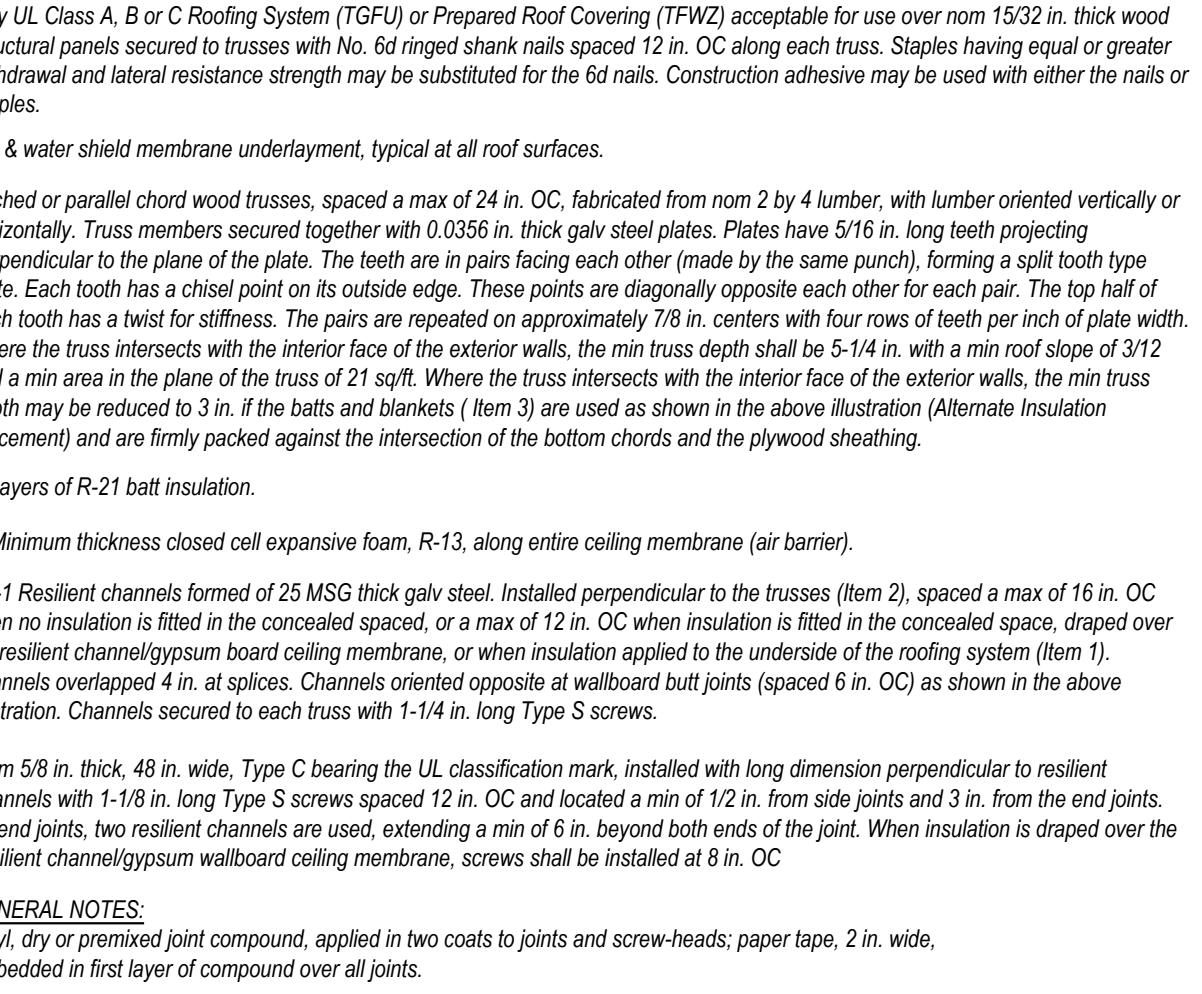
Operating Pressure: 2800-3000 psi (197-211 kg/cm²)

Airless Spray

Use a 1/2" (12.7 mm) nozzle. HX25 - X25 (depending on nozzle size)

Operating Pressure

2800-3000 psi (197-211 kg/cm²)



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01/12/2024

NICHOLAS ALAN
400227
LICENSED ARCHITECT
8/19/23

Holiday Inn Express

3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

REVISION DATES:
10/1/23 Staff/CM Toilets, Permit Revisions

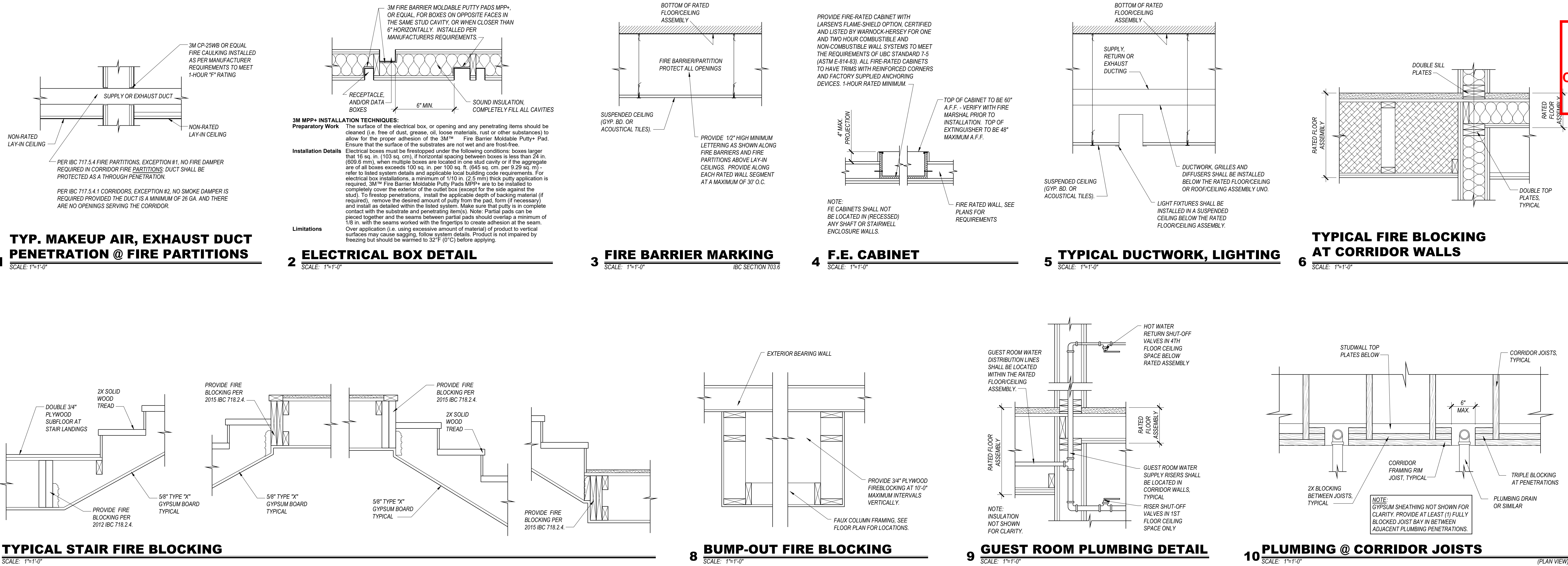
PROJECT MANAGER:
NICK PIRAL

DRAWN BY:
NAP

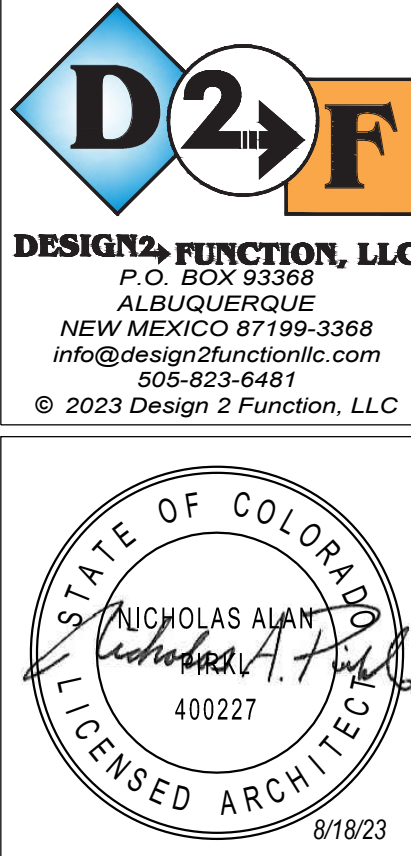
SHEET TITLE:
RATED ASSEMBLIES

A0.2

SHEET: 35 OF 140



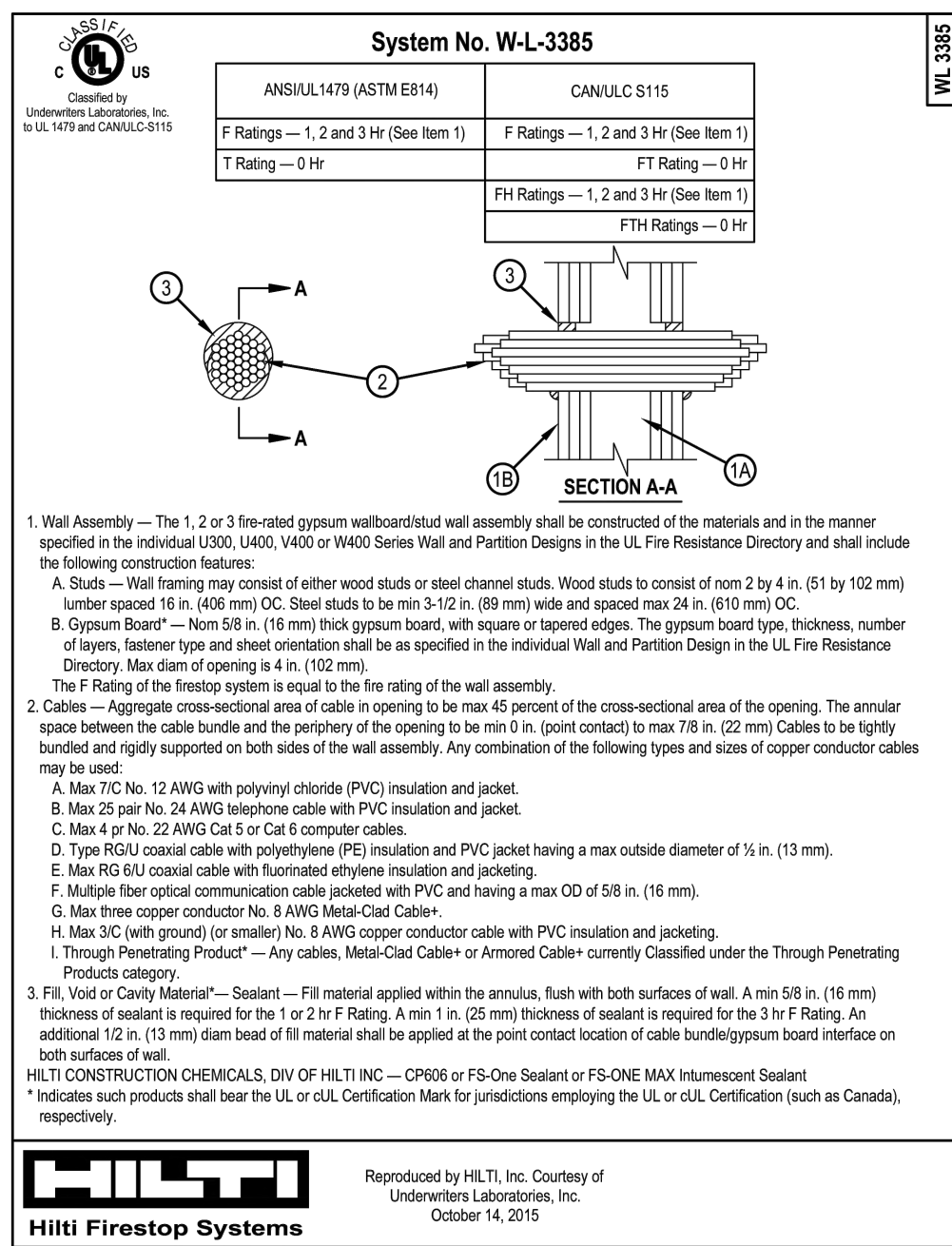
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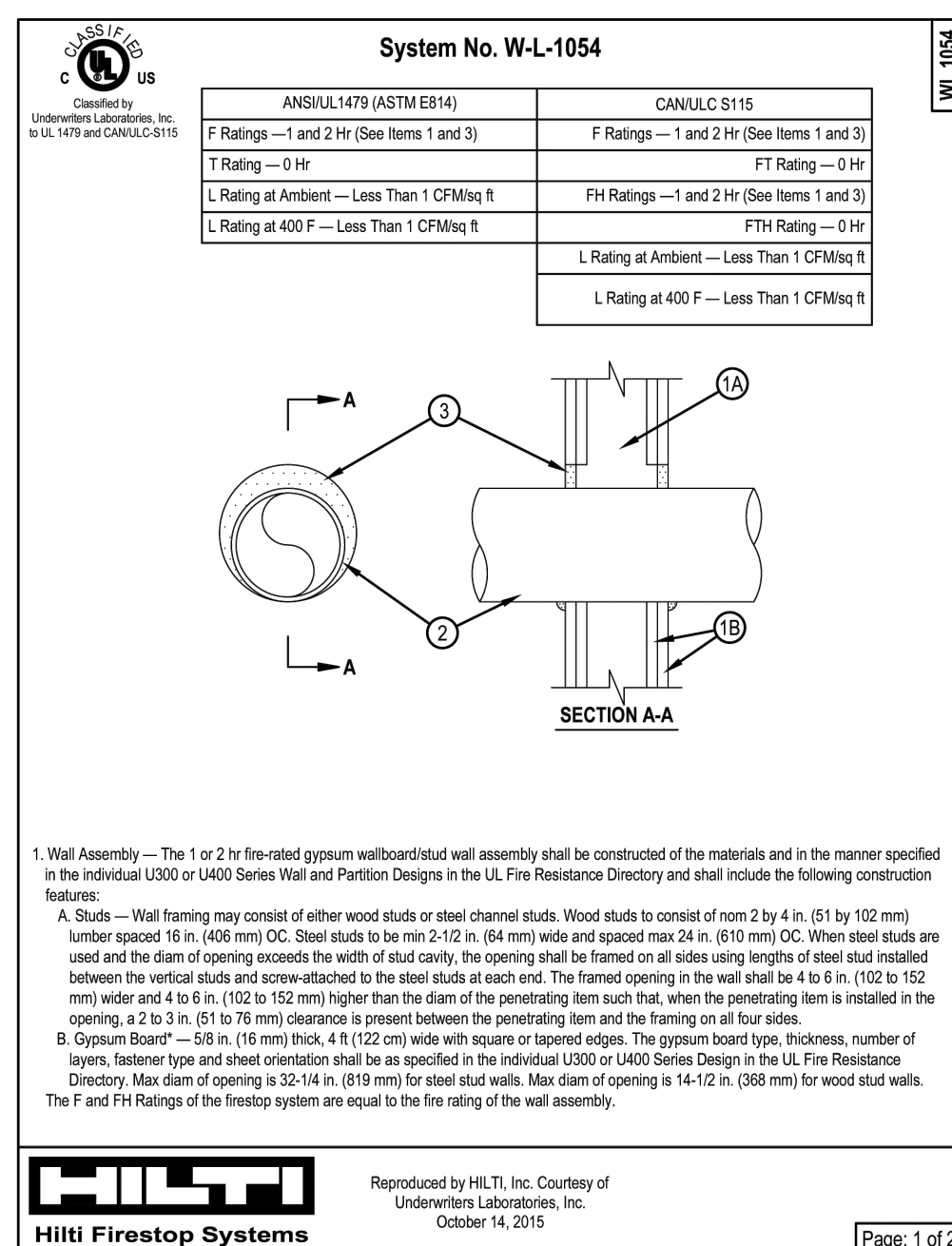
11 TYP. CABLE THRU PENETRATION FIRESTOP

SCALE: NONE



12 TYP. SINGLE THROUGH PENETRATION FIRESTOP

SCALE: NONE

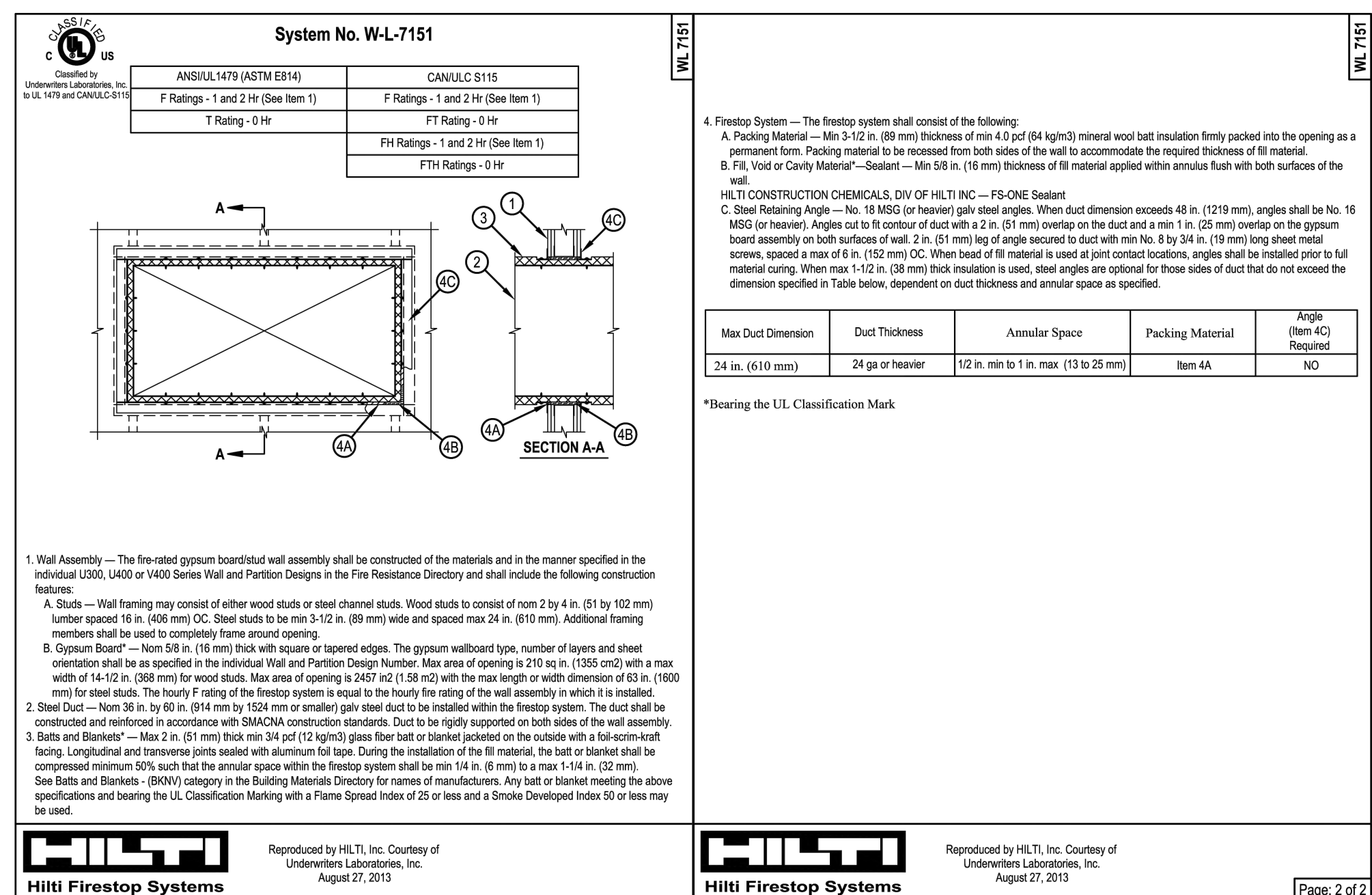


Page: 1 of 2

Page: 2 of 2

13 DUCT PENETRATION AT FIRE PARTITIONS/BARRIERS W/O FD OR FSD

SCALE: NONE



10/11/23

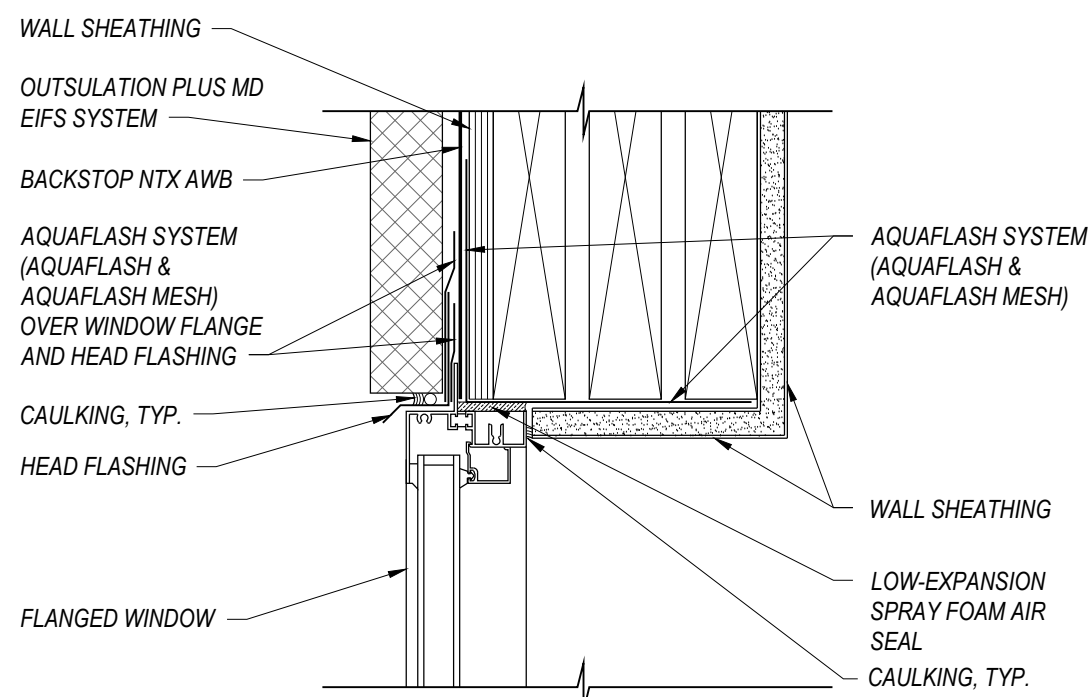
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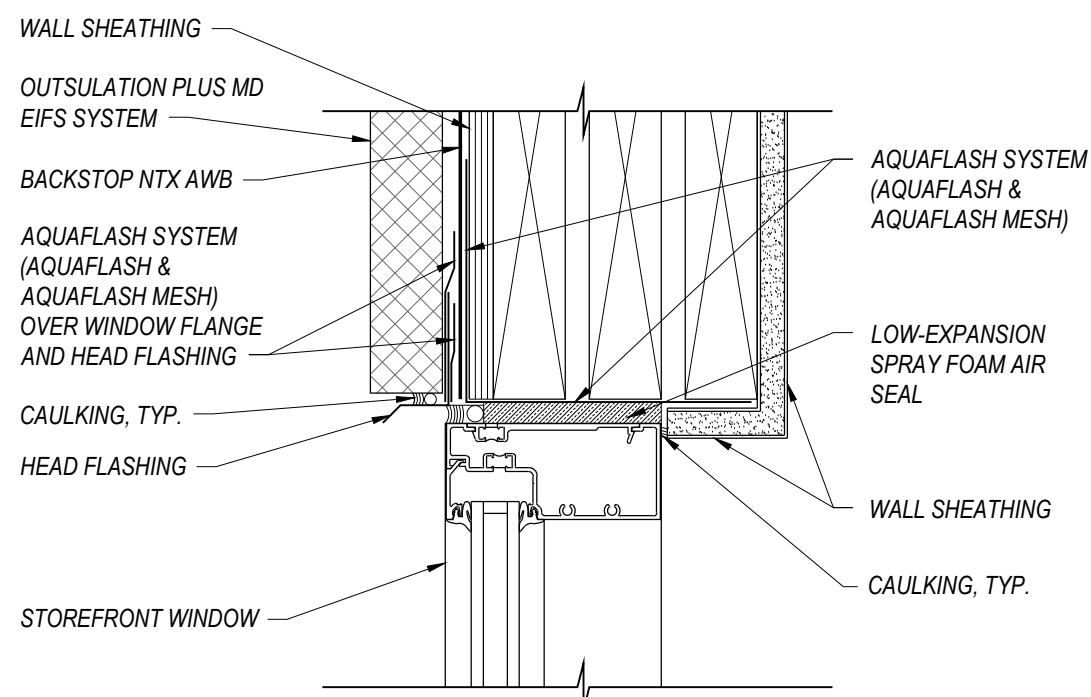
PROJECT MANAGER:
NICK PIRAL
DRAWN BY:
NAP
SHEET TITLE:
FIRE & SOUND
DETAILS

A0.3
SHEET: 36 OF 140

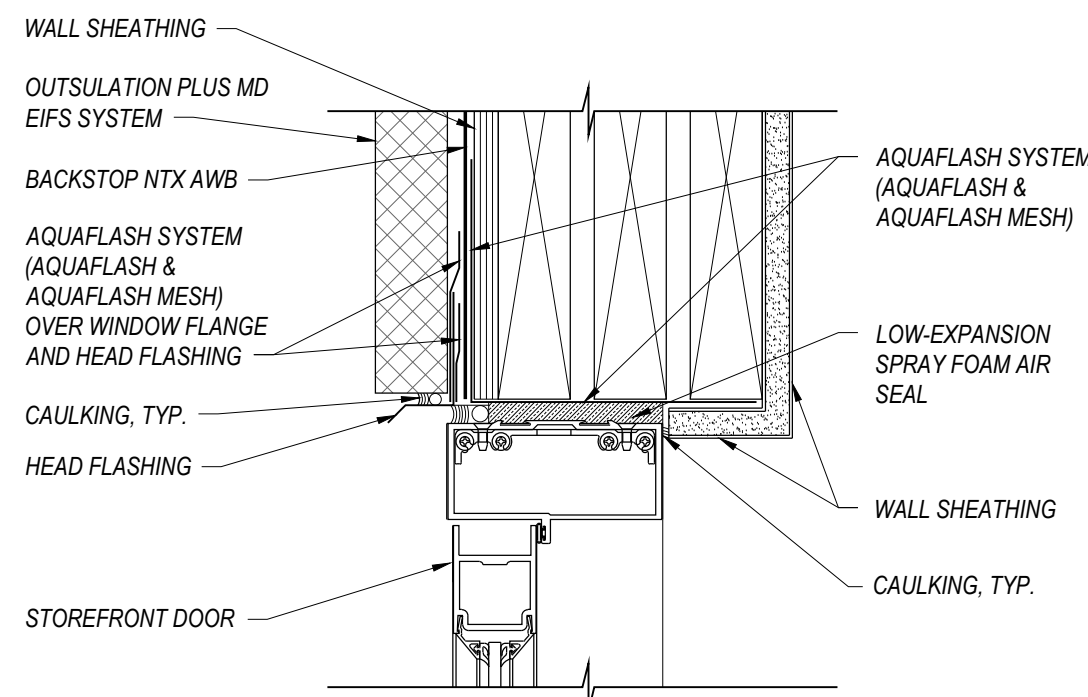
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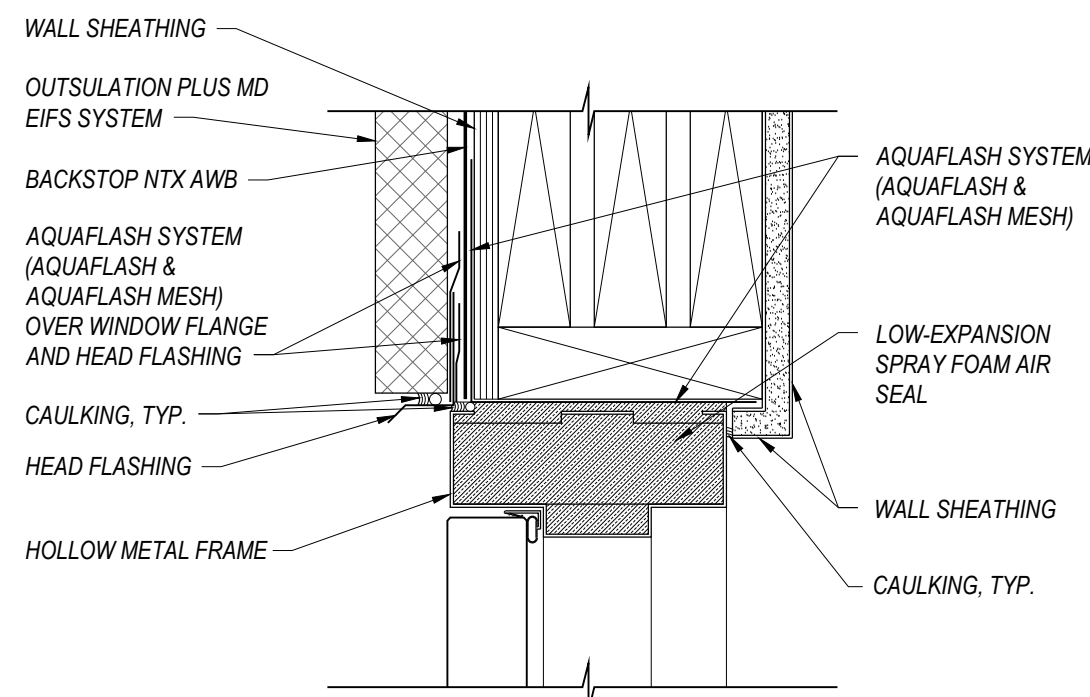
1 AWB - FLANGED WINDOW HEAD
SCALE: 1"=1'-0"



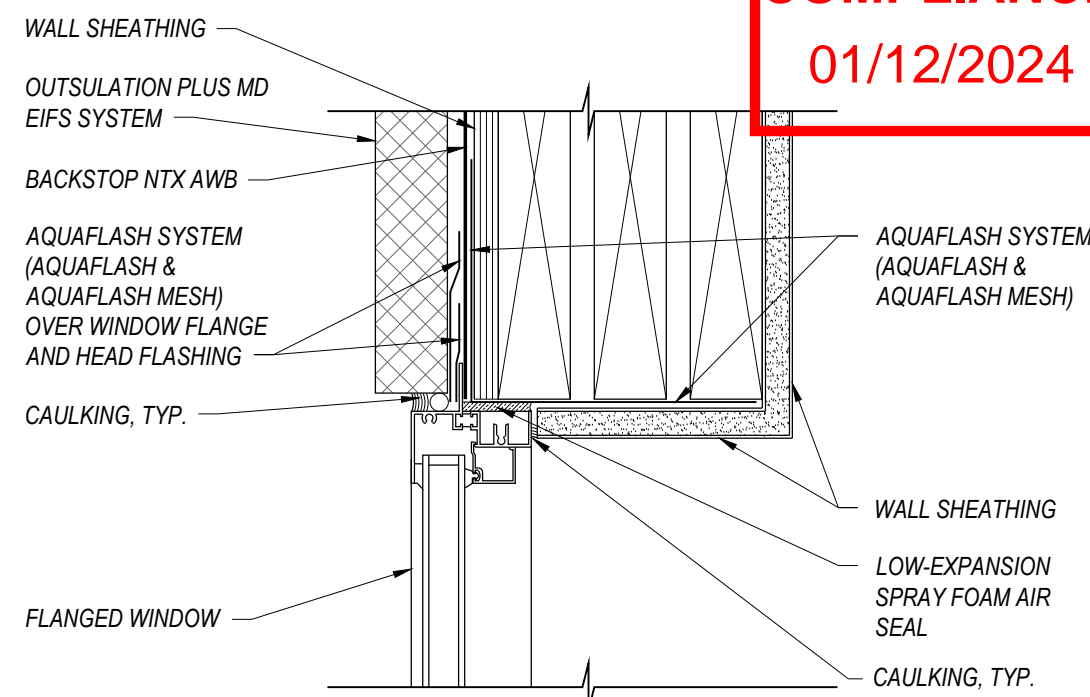
2 AWB - STOREFRONT WINDOW HEAD
SCALE: 1"=1'-0"



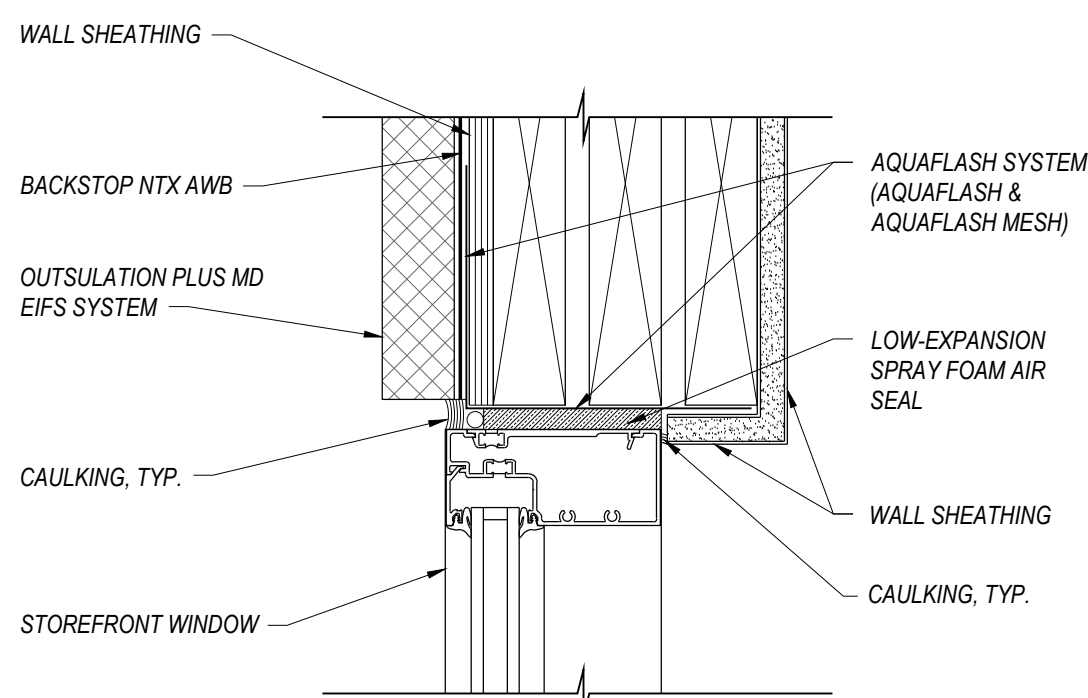
3 AWB - STOREFRONT DOOR HEAD
SCALE: 1"=1'-0"



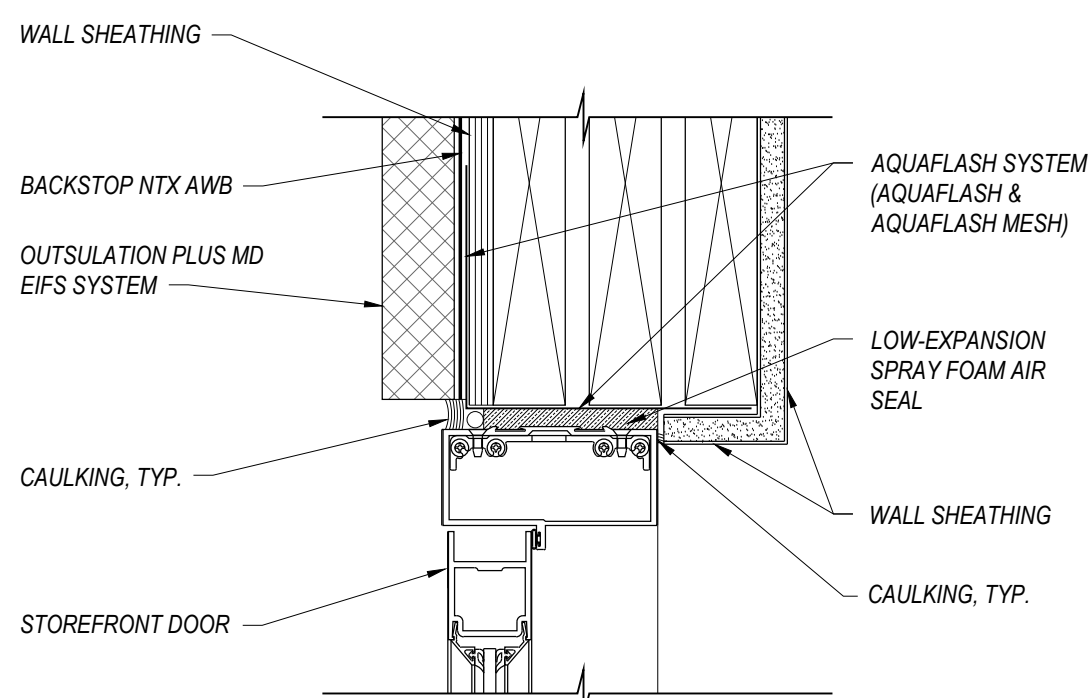
4 AWB - HM DOOR HEAD
SCALE: 1"=1'-0"



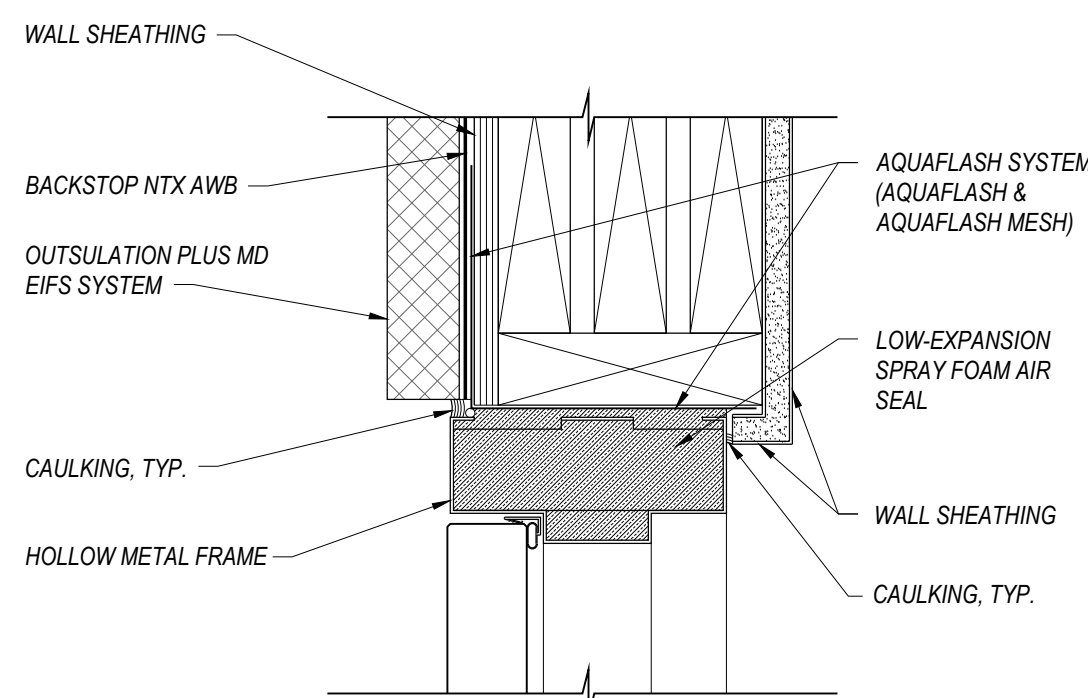
5 AWB - FLANGED WINDOW JAMB
SCALE: 1"=1'-0"



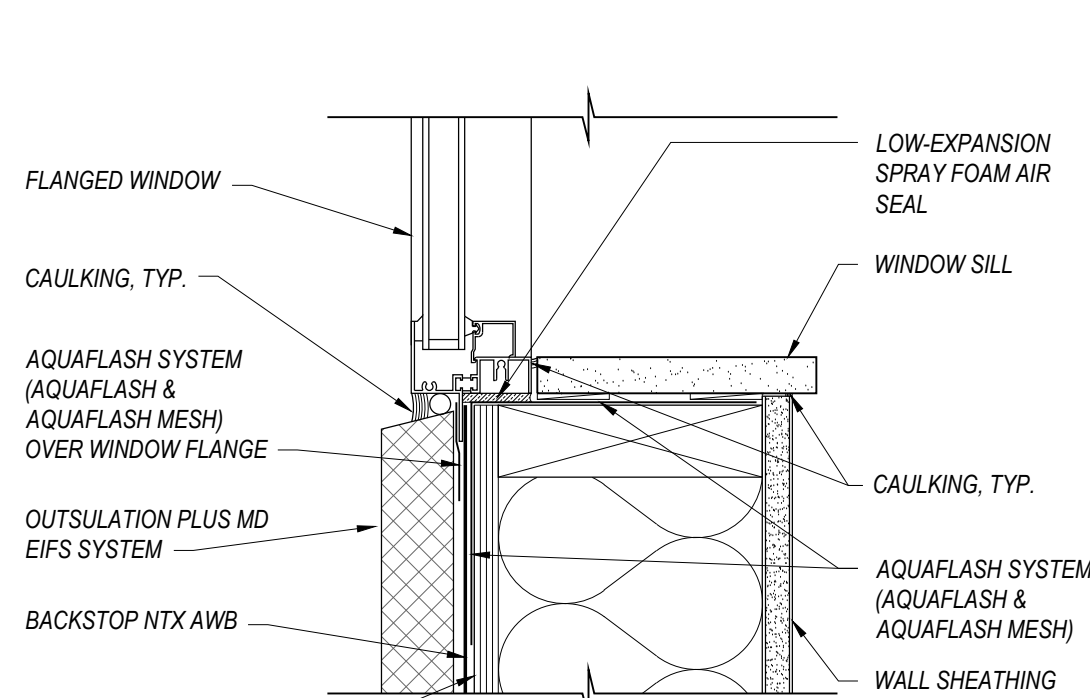
6 AWB - STOREFRONT WINDOW JAMB
SCALE: 1"=1'-0"
OPRD 12 SIMILAR



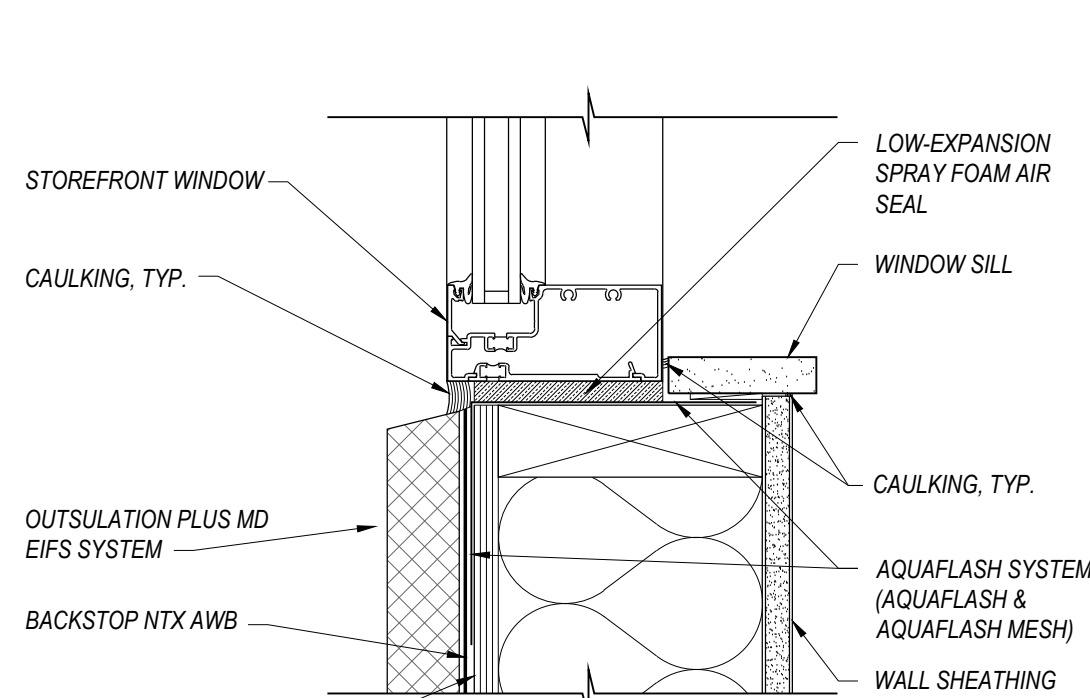
7 AWB - STOREFRONT DOOR JAMB
SCALE: 1"=1'-0"



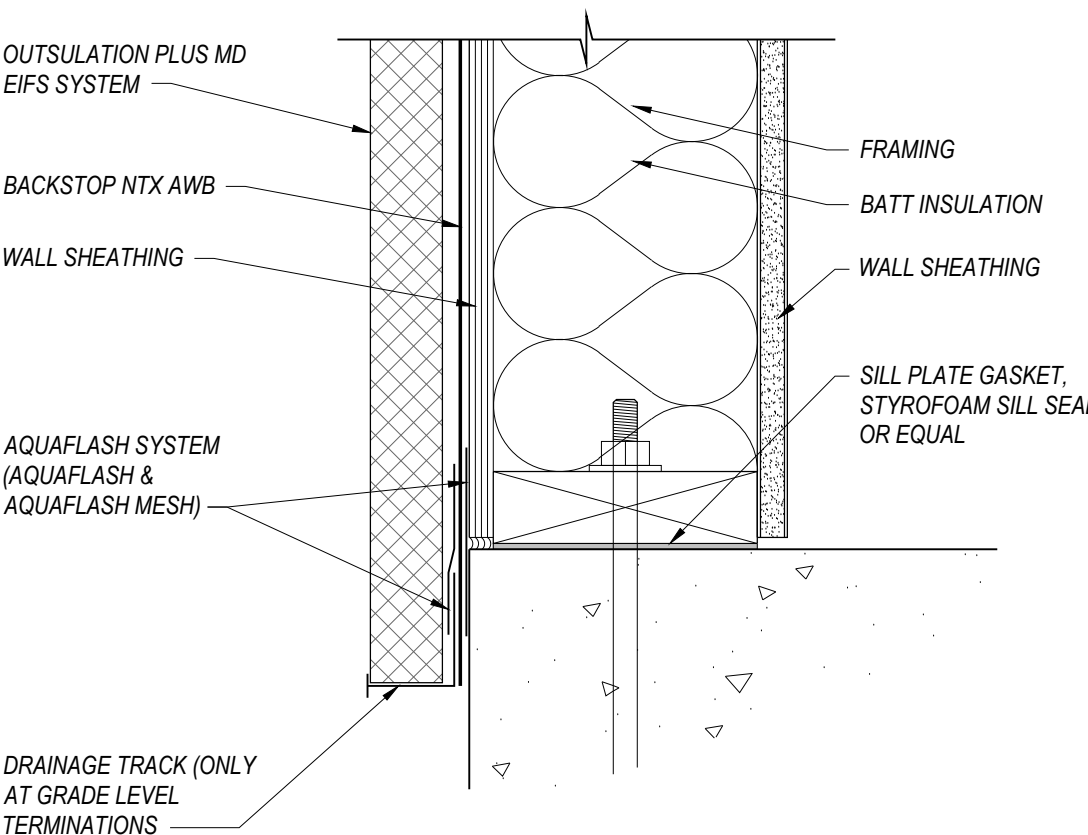
8 AWB - HM DOOR JAMB
SCALE: 1"=1'-0"



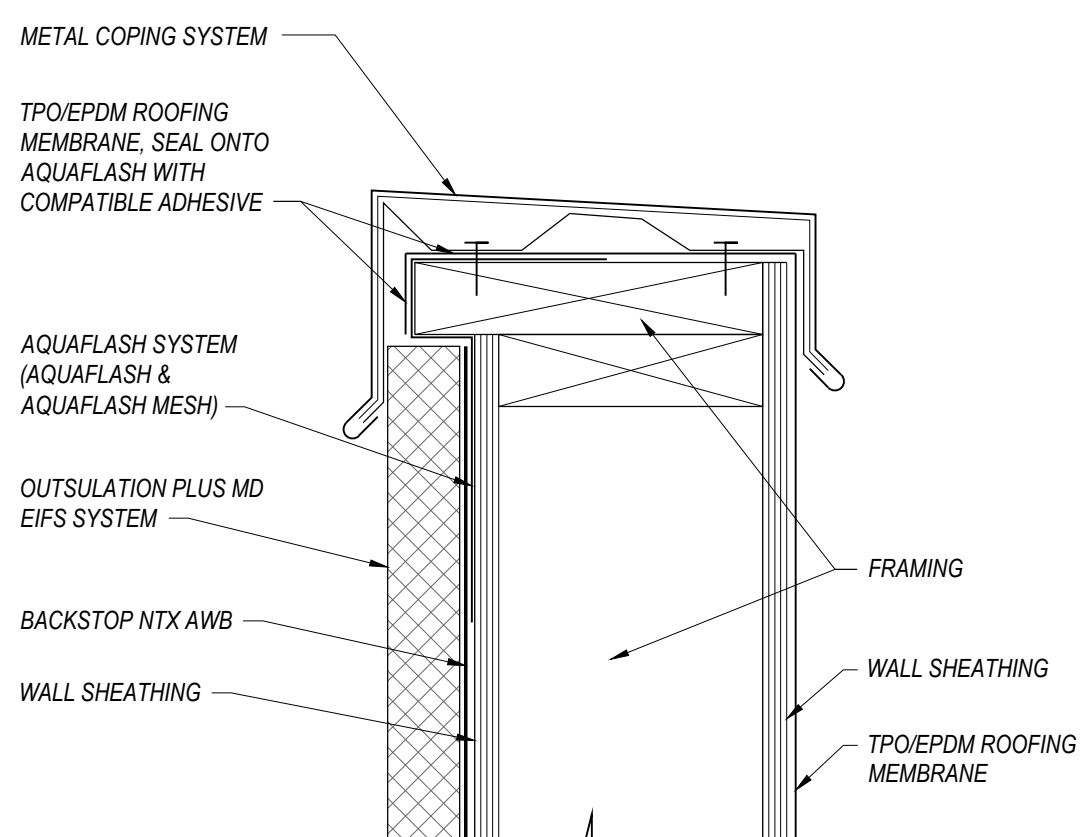
9 AWB - FLANGED WINDOW SILL
SCALE: 1"=1'-0"



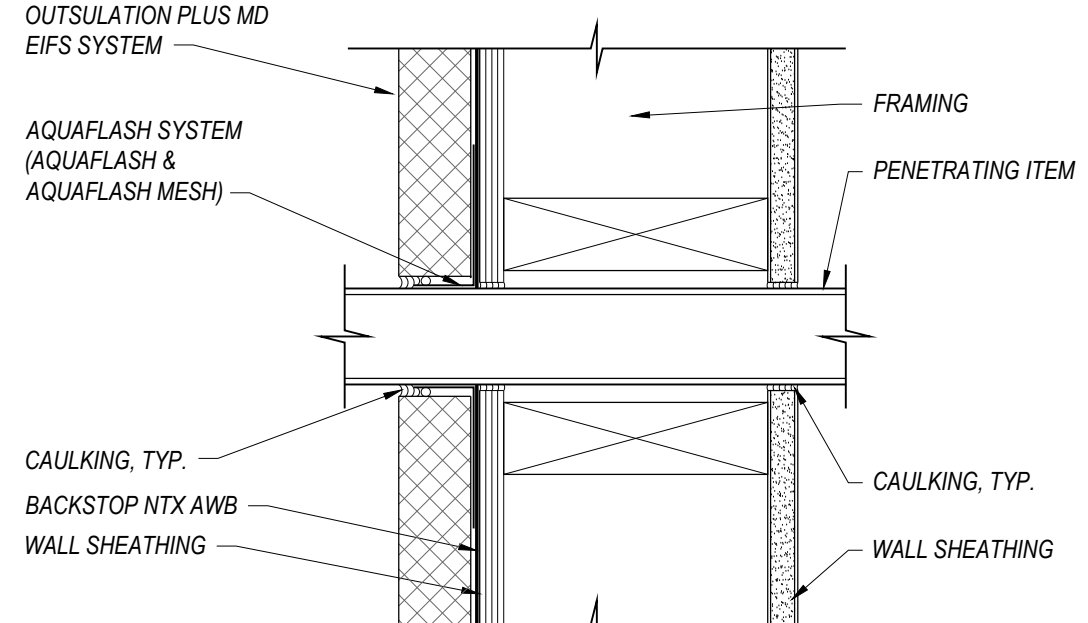
10 AWB - STOREFRONT WINDOW SILL
SCALE: 1"=1'-0"



11 AWB - FOUNDATION / WALL
SCALE: 1"=1'-0"
DRYVIT AWB 0.0.10 & OPRD 8



12 AWB - PARAPET TRANSITION
SCALE: 1"=1'-0"
DRYVIT AWB 0.0.23



13 AWB - TYPICAL PENETRATION
SCALE: 1"=1'-0"
DRYVIT AWB 0.0.22

NOTE:
DETAILS SHOWN ON THIS SHEET ARE BASED ON THE DRYVIT BACKSTOP NTX AIR/WATER RESISTIVE BARRIER DETAILS (DS&W) AND SHALL INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE INSTALLATION (BACKSTOP AWB, AQUAFASH SYSTEM, MESH, GRID TAPE, ETC). INSTALLATION OF AWB SHALL BE AS PER THE APPROVED MANUFACTURER'S TYPICAL INSTALLATION DETAILS. PROVIDE CAULKING AND BACKER ROD AS SHOWN BETWEEN ALL DISSIMILAR MATERIALS.

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D2F's resolution: "We fix Construction" unless noted otherwise.

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8/19/23 Permit Set

REVISION DATES:

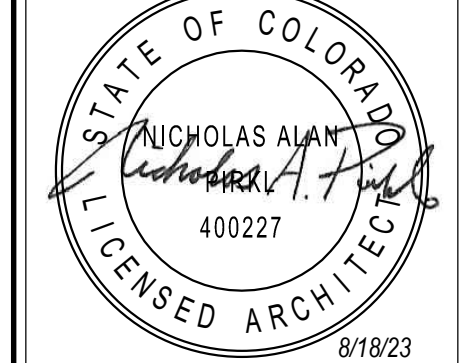
PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP

SHEET TITLE:
AIR/MOISTURE
BARRIER
TYPICAL DETAILS

A0.4
SHEET: 37 OF 140

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8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRAL
DRAWN BY:
WAP
SHEET TITLE:
NETWORK, TELE &
CATV DIAGRAM

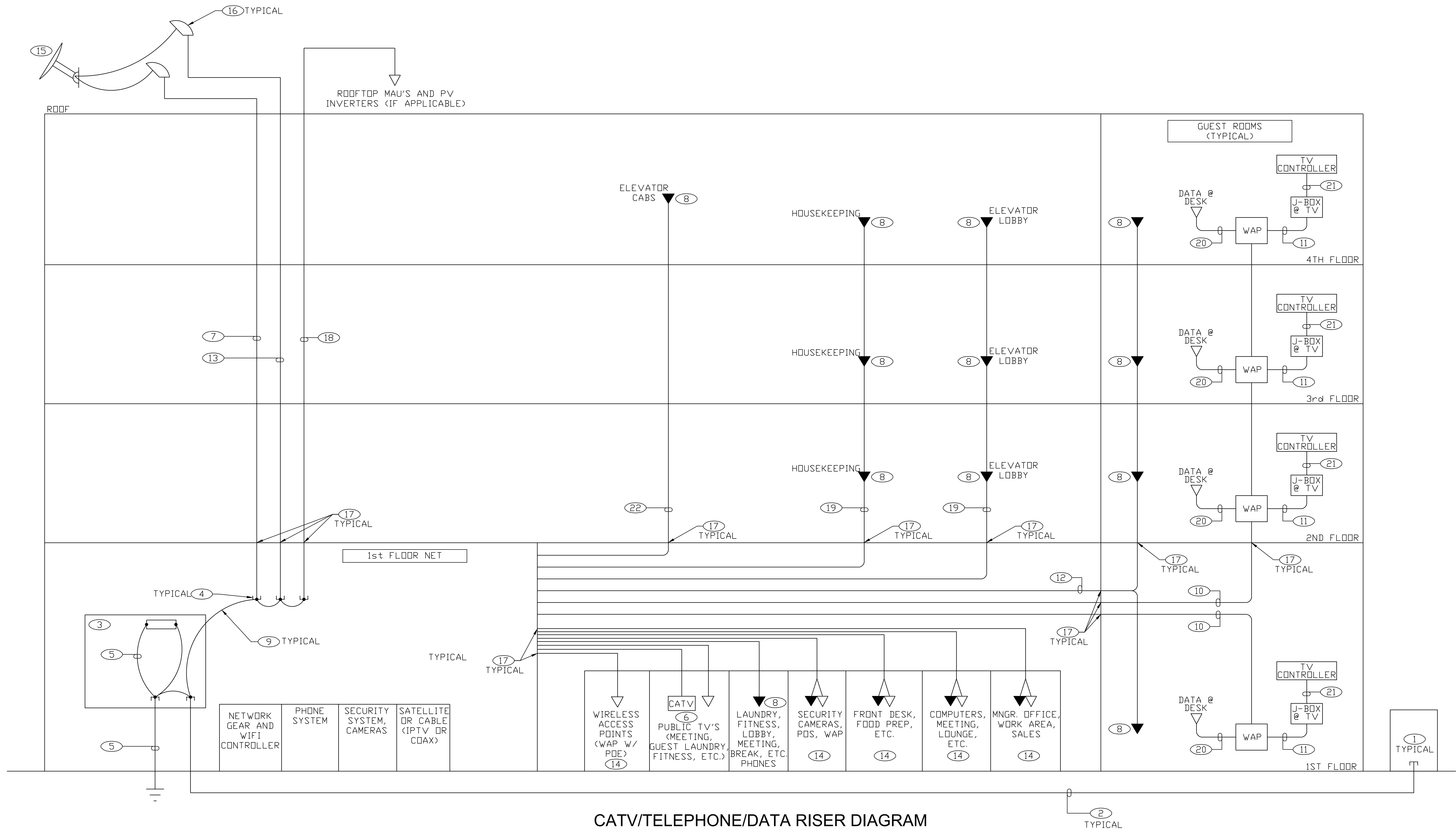
A0.5
SHEET: 38 OF 140

PHONE / DATA GENERAL NOTES

- PROVIDE THE MOST DIRECT AND UNOBSTRUCTED PATH FROM EACH GUEST ROOM TO THE NET ROOM.
- CABLING SHALL BE RUN FREE-AIR UNLESS NOTED OTHERWISE. MAXIMUM LENGTH OF CAT-6 CABLES SHALL BE 100 METERS.
- USE LONG SWEEP ELBOWS WHEN USING CONDUIT.
- COORDINATE PHONE / DATA / TV EQUIPMENT WITH OWNER, FRANCHISE AND VENDOR(S).
- SUBMIT FIELD DRAWINGS TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- DO NOT INSTALL CONDUIT WITH MORE THAN TWO (2)-90 DEGREE BENDS PER RUN. PROVIDE PULLBOXES WHEN NECESSARY.
- PROVIDE AND INSTALL TELE / DATA SYSTEMS ACCORDING TO THE FRANCHISE STANDARDS.
- PROVIDE AND INSTALL CATV / MATV SYSTEMS ACCORDING TO THE FRANCHISE STANDARDS.
- INFORMATION CONTAINED HEREIN IS FOR SCOPING PURPOSES ONLY. FINAL DESIGN AND LAYOUT OF CATV / TELE / DATA INFRASTRUCTURE SHALL BE FURNISHED BY A REGISTERED COMMUNICATIONS DISTRIBUTION DESIGNER (RCD). ADHERE TO FRANCHISE STANDARDS. INFRASTRUCTURE SHALL BE APPROVED BY FRANCHISE PRIOR TO INSTALLATION.

KEYED NOTES

- FIBER, CATV, TELEPHONE COMPANY PEDESTALS. VERIFY LOCATION WITH PROVIDER.
- (1)-3" CONDUIT MINIMUM (EACH) FOR FIBER, CATV AND TELEPHONE W/ PULL STRING, 36" MINIMUM BELOW FINISHED GRADE. PVC COATED LONG SWEEP ELBOWS, PVC FOR STRAIGHT SECTIONS. VERIFY REQUIREMENTS WITH EACH PROVIDER PRIOR TO INSTALLATION.
- PLYWOOD BACKBOARDS, 8' HIGH x 3/4" THICK, ON ALL WALLS IN NET ROOM, APPLY TWO COATS FIRE-RETARDANT PAINT PRIOR TO MOUNTING ANY EQUIPMENT OR DEVICES.
- GROUNDING BUSHING ON ALL METAL CONDUITS, BOND WITH (1)-#6 GROUND CONDUCTOR.
- (1)-1/2" CONDUIT WITH (1)-#4 BARE COPPER GROUND FROM SERVICE GROUND TO NETWORKING COPPER GROUND BAR (4"x20") ON 2000V INSULATORS.
- (1)-RG-6 QUAD SHIELDED CABLE, AND (1)-CAT-6 CABLE TO EACH PUBLIC AREA TELEVISION.
- (1)-1/2" CONDUIT WITH (1)-#8 GROUND CONDUCTOR.
- (1)-CAT-6 VOICE CABLE AND RJ-11 OR RJ-45 VOICE JACK (VERIFY WITH VENDOR). MOUNT IN 4-SQ BOX WITH SINGLE GANG PLASTER RING. VERIFY FINAL LOCATION WITH PLANS.
- (1)-#6 BARE COPPER GROUND CONDUCTOR TO ALL FERROUS METAL CONDUITS, TYPICAL.
- PLENUM RATED CAT-6 WAP / DATA CABLE, ONE FOR EACH ROOM, RUN FREE-AIR FROM NET TO GUEST ROOM DEMISING WALL. TRANSITION TO 1" DATA CONDUIT FROM CEILING CAVITY THROUGH WALL TO WAP. CONTINUE 1" CONDUIT UP AND DOWN TO EACH GUEST ROOM J-BOX IN STACK (MAXIMUM OF 4 GUESTROOMS ON EACH CONDUIT STACK). TERMINATE CONNECTIONS TO BACK OF WAP. EACH GUEST ROOM CAT-6 SHALL BE HOME RUN TO THE NET ROOM.
- PLENUM RATED CAT-6 IPTV CABLE INSIDE ENT CONDUIT FROM WAP TO J-BOX BEHIND TV AND TERMINATED TO AN ANGLED 1-PORT RJ45 KEYSTONE JACK. PROVIDE PANDUIT RJ45 LOCK-IN DEVICE AT ALL EXPOSED CONNECTIONS.
- PLENUM RATED CAT-6 PHONE CABLES, ONE FOR EACH ROOM, RUN FREE-AIR FROM NET ROOM TO GUEST ROOM DEMISING WALL. TRANSITION TO 1" PHONE CONDUIT FROM CEILING CAVITY THROUGH WALL TO J-BOX. CONTINUE 1" CONDUIT UP AND DOWN TO EACH GUEST ROOM J-BOX IN STACK (MAXIMUM OF 4 GUESTROOMS ON EACH CONDUIT STACK). EACH GUEST ROOM CAT-6 SHALL BE HOME RUN TO THE NET ROOM.
- (1)-2" CONDUIT FOR ROOF-MOUNTED SATELLITE DISH. PROVIDE A MINIMUM OF (8)-RG-11 COPPER SHIELDED CABLES FROM DISH DOWN TO NET ROOM, VERIFY WITH VENDOR.
- CAT-6 DATA AND/OR VOICE PLENUM RATED CABLES, FINAL LOCATION AND QUANTITY AS REQUIRED BY FRANCHISE, SEE BRAND / TECHNICAL STANDARDS.
- ROOF-MOUNTED SATELLITE DISHES BY SYSTEM INSTALLER. PROVIDE GROUNDING IN ACCORDANCE WITH N.E.C. 810-21(F).
- PROVIDE WEATHERHEAD ABOVE ROOF ADJACENT TO SATELLITE DISHES.
- FIRE RATED WALL AND FLOOR/CEILING PENETRATIONS AS REQUIRED, TYPICAL THROUGHOUT.
- CAT-6 TO ROOF MOUNTED MAU'S, PV INVERTERS OR SIMILAR EQUIPMENT. VERIFY REQUIREMENTS WITH MANUFACTURER.
- PHONE CABLES J-BOX WITH PLENUM RATED CAT-6 CABLES, ONE FOR EACH FLOOR. CONTINUE 1" CONDUIT UP AND DOWN TO EACH FLOOR J-BOX IN STACK. EACH CAT-6 PHONE CABLE SHALL BE HOME RUN TO THE NET ROOM. VERIFY LOCATIONS WITH PLANS.
- PLENUM RATED CAT-6 NETWORK CABLE INSIDE ENT CONDUIT FROM WAP TO J-BOX UNDER DESK. TERMINATED TO A 1-PORT RJ45 KEYSTONE JACK. VERIFY FINAL QUANTITY AND LOCATIONS WITH OWNER.
- CAT-6 PATCH CABLE FROM RJ45 TERMINATION BEHIND TV TO EDGE CONTROLLER. PROVIDE PANDUIT RJ45 LOCK-IN DEVICE AT ALL EXPOSED CONNECTIONS.
- CAT-6 DEDICATED TELEPHONE CABLE TO EACH ELEVATOR. COORDINATE WITH ELEVATOR SUPPLIER.

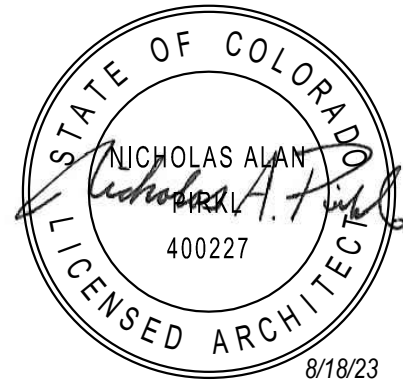


CATV/TELEPHONE/DATA RISER DIAGRAM

ACCESSIBLE SLEEPING UNIT KEY

HATCH INDICATES ACCESSIBLE SLEEPING UNIT PER SECTION 1002 OF ANSI A117.1-2009. SEE ROOM TYPE MATRIX FOR ACCESSIBLE ROOM DISPERSION.

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DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:
10/11/23 Staff/GM Toilets
5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIRKL

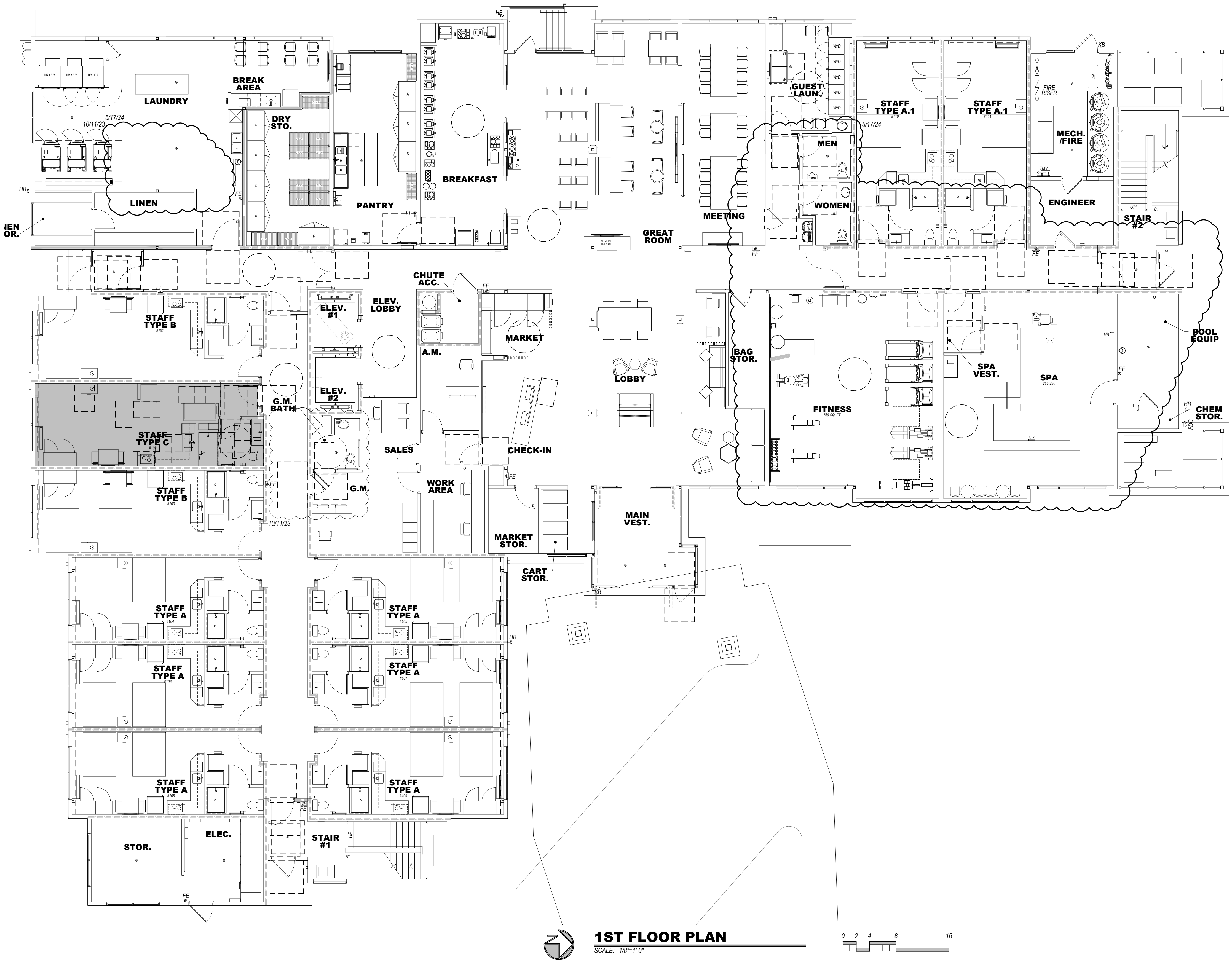
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SHEET TITLE:
ACCESSIBILITY
PLAN
1ST FLOOR

ADA-1

SHEET: 39 OF 142

ASI #2 5/28/24



ACCESSIBLE SLEEPING UNIT KEY

HATCH INDICATES ACCESSIBLE SLEEPING UNIT PER SECTION 1002 OF ANSI A117.1-2009. SEE ROOM TYPE MATRIX FOR ACCESSIBLE ROOM DISPERSION.

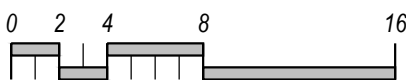
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2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



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AWC's disclaimer "Not for Construction" means major dimensions.

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REVISION DATES:

PROJECT MANAGER:
NICK PIROLI

DRAWN BY:
NAP

SHEET TITLE:
ACCESSIBILITY
PLAN
2ND FLOOR

ADA-2

SHEET: 40 OF 140

 HATCH INDICATES ACCESSIBLE SLEEPING UNIT PER SECTION 1002 OF ANSI A117.1-2009. SEE ROOM TYPE MATRIX FOR ACCESSIBLE ROOM DISPERSION.

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VISION DATES:

PROJECT MANAGER:
CK PIRKL

DRAWN BY:
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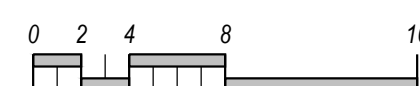
MEET TITLE:
ACCESSIBILITY
PLAN
1ST FLOOR

ADA-3

SHEET: 41 OF 140



3RD FLOOR PLAN



 HATCH INDICATES ACCESSIBLE SLEEPING UNIT PER SECTION 1002 OF ANSI A117.1-2009. SEE ROOM TYPE MATRIX FOR ACCESSIBLE ROOM DISPERSION.

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DRAWING ISSUE DATES:
8/23 Permit Set

VISION DATES:

PROJECT MANAGER:
JACK PIRKL

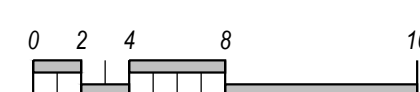
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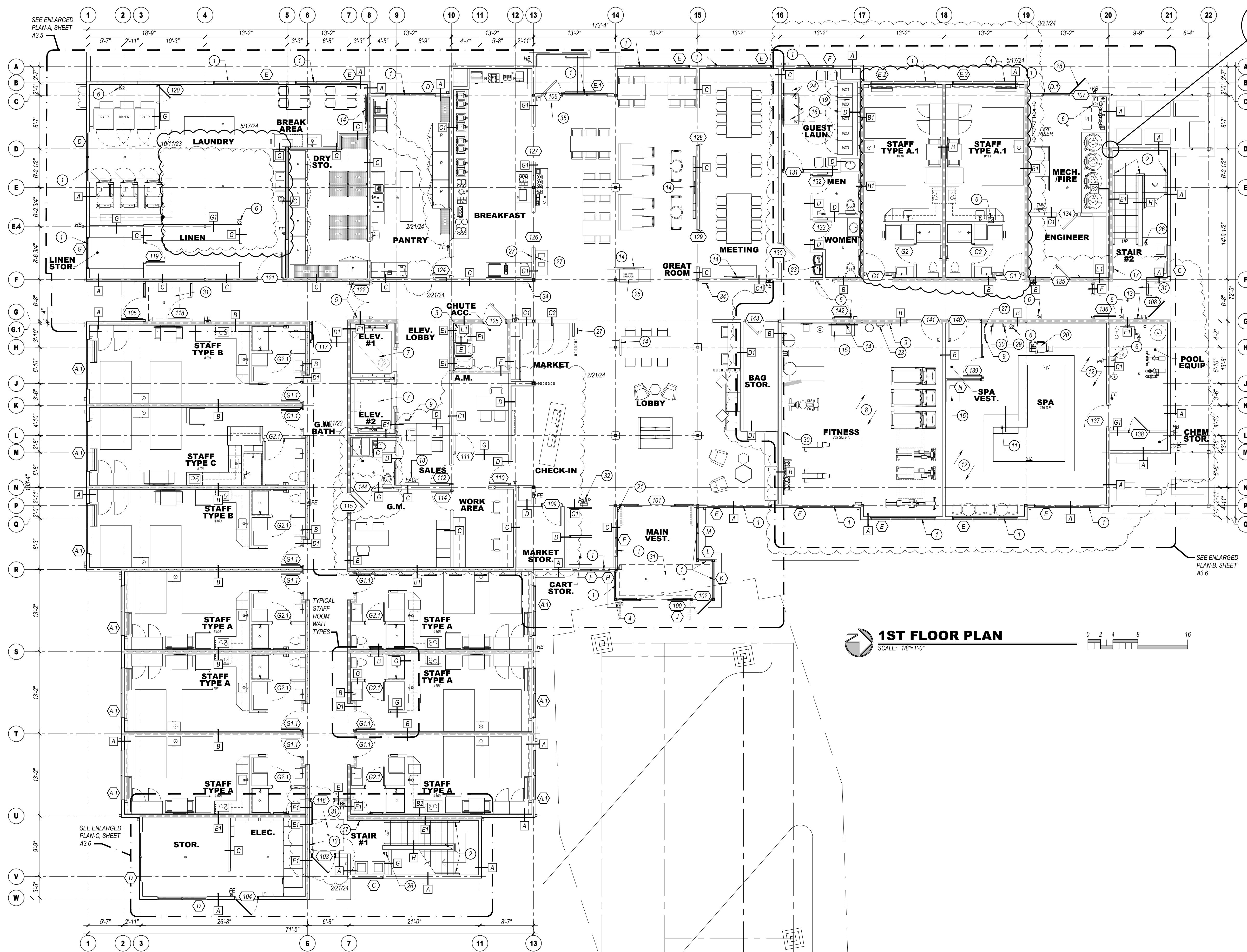
HEET TITLE:
ACCESSIBILITY
PLAN
TH FLOOR

ADA-4
SHEET: 42 OF 140



4TH FLOOR PLAN





- FLOOR PLAN KEYED NOTES:**
- KAWNEER VS 451 FRONT PLANE GLAZING SYSTEM. TYPICAL AT ALL EXTERIOR STOREFRONT AND WINDOW LOCATIONS. PROVIDE TEMPERED GLASS AS SHOWN ON ELEVATIONS.
 - 1 1/2" DIAMETER PAINTED HANDRAILS AND GUARDRAILS, WOOD INTERIOR, STEEL EXTERIOR.
 - MIDLAND CHUTES, 24" DIAMETER PAINTED LINEN CHUTE WITH 90 MINUTE RATED 24"x30" LINEN DISCHARGE DOOR AT GROUND LEVEL AND 90 MINUTE RATED 15'x15' LINEN CHUTE ACCESS DOORS @ 2ND - 4TH FLOORS. DOORS SHALL BE SELF CLOSING AND SELF LATCHING. PROVIDE SPRINKLER HEADS IN CHUTE AT EVERY LEVEL UNLESS OTHERWISE DIRECTED BY THE FIRE AUTHORITY.
 - PROVIDE KNOX BOX AS DIRECTED BY THE FIRE AUTHORITY.
 - MAGNETIC DOOR HOLDERS WIRED TO THE FIRE ALARM SYSTEM.
 - PROVIDE A CARBON MONOXIDE DETECTOR AT LOCATIONS SHOWN, MINIMUM.
 - ELEVATORS TO HAVE 42" WIDE DOORS AND SHALL BE SCHINDLER MRL TRACTION TYPE WITH 150 FPM RATED SPEED. ELEVATOR #1 SHALL BE 3000 FRONT OPENING SIZED FOR AMBLANCE STRETCHER ACCESS AND IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES "STAR OF LIFE" PER IBC 3002.4. ELEVATOR #2 SHALL BE 3000 FRONT OPENING. VERIFY ALL REQUIREMENTS WITH SUPPLIER PRIOR TO CONSTRUCTION. PROVIDE HANDRAIL ON REAR WALL AT 32" A.F.F. MINIMUM. PROVIDE SIGN "DO NOT USE IN CASE OF FIRE" PROVIDE 2-WAY COMMUNICATION AS PER THE IFC ON 2ND - 4TH FLOORS ADJACENT TO ELEVATOR DOORS. SYSTEM AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
 - PROVIDE PICTORIAL SIGN "IN FIRE EMERGENCY, DO NOT USE ELEVATOR, USE EXIT STAIRS" COMPLYING WITH IBC 3002.3. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
 - FINAL FITNESS ROOM LAYOUT AND FINISHES SHALL COMPLY WITH BRAND FITNESS STANDARDS. PROPOSED LOCATION OF WALL MOUNTED HOUSE PHONE MOUNTED @ 48" A.F.F. TYPICAL.
 - NOT USED.
 - ACCESSIBLE SPA STAIRS WITH 1 1/2" DIAMETER S/S HANDRAILS.
 - WALL MOUNTED MOTIV TELEVISION, CONCEAL ALL POWER/CABLE CONNECTIONS.
 - TACTILE EXIT SIGN PER IBC 1011.3 @ EACH STAIRWELL DOOR AND BUILDING EXIT DOORS.
 - WALL MOUNTED MOTIV TELEVISION, CONCEAL ALL POWER/CABLE CONNECTIONS.
 - TOWEL AND HAMPER CABINET LOCATION.
 - FRONT LOADED WASHER AND DRYER, ADA ACCESSIBLE.
 - STAIRWELL SIGNS AT EACH FLOOR NEXT TO DOOR AS SHOWN. SEE DETAIL 1/A1 FOR INFORMATION. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
 - PROPOSED LOCATION OF FIRE ALARM CONTROL PANEL, VERIFY WITH FIRE AUTHORITY. SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
 - STACKABLE WASHER/DRYER UNITS, TYPICAL OF (5) UNITS.
 - PROVIDE HANDICAP ACCESSIBLE LIFT FOR POOL AND SPA. VERIFY INSTALLATION DETAILS WITH MANUFACTURER.
 - MAIN ENTRY CARD READER LOCATION WITH INTERCOM TO FRONT DESK.
 - EMPLOYEE LOCKERS (10), 2.5 CUBIC FOOT MINIMUM.
 - WATER COOLER LOCATION.
 - COLDING COUNTER OVER ADA WASHER DRYERS AND ADJACENT TO EQUIPMENT AS SHOWN.
 - ACCESSIBLE COUNTER SHALL BE 34" A.F.F. MAXIMUM.
 - GAS FIRE PLACE, DIRECT VENT SUPERIOR MODEL B0RT35PF WITH RUSTIC LINER, LCD THERMOSTATIC REMOTE, STANDARD DOWNER.
 - FIRE PROTECTION DRY STANDPIPE LOCATION WITH VALVES AT GROUND FLOOR AND EACH INTERMEDIATE LANDING. VERIFY WITH FIRE AUTHORITY.
 - PROVIDE OCCUPANT LOAD SIGNS IN POOL, LOBBY AND BREAKFAST AREA. DESIGN AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
 - PROVIDE DOOR SIGN (FIRE RISER MECHANICAL ROOM) ON DOOR. PROVIDE A FIRE FLOW STROBE ABOVE DOOR AS DIRECTED BY THE FIRE AUTHORITY.
 - SPA JET TIMER, 60" MAXIMUM SETTING.
 - SPA PUMP EMERGENCY SHUT-OFF BUTTON.
 - NECESSARY WALK-UP GRATE WITH PERIMETER FRAME AND FLOOR DRAINS. MATS INC. PERFECT CLEAN 1-5/8" GRATE WITH POLYPROPYLENE BRUSH OR EQUAL.
 - PROPOSED FIRE ALARM ANNUNCIATOR PANEL LOCATION.
 - (1)-2" CONDUIT TO FUTURE HOTEL NETWORK SERVER ROOM.
 - WALK-UP TOUCHLESS HAND SANITIZING DISPENSERS, 3-1/2" MAXIMUM WALL PROJECTION.
 - PROVIDE SIGN ADJACENT TO DOOR (#106) STATING "EXIT NOT ACCESSIBLE" OR SIMILAR VERBIAGE APPROVED BY THE AHI.

GENERAL NOTES:

- FINISHED FLOOR ELEVATION IS INDICATED AS 100'-0" FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION OF FINISHED FLOOR.
- ALL DIMENSIONS ARE TO CENTERLINE OF STUDS AND COLUMNS OR FACE OF FINISHED WALLS UNLESS NOTED OTHERWISE.
- T.G. INDICATES TEMPERED GLASS LOCATIONS.
- ALUMINUM WINDOWS TO BE THERMALLY BROKEN INSULATED WINDOWS.
- PROVIDE FIRE ALARM HORNS AND STROBES IN ALL WHEEL CHAIR & HEARING LOSS ACCESSIBLE ROOMS, INCLUDING TOILET ROOMS.
- SEE A34 SHEETS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.
- SEE A34 SHEETS FOR TYPICAL GUEST ROOM INTERIOR ELEVATIONS.
- SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.
- POOL DRAWING SHALL BE SUBMITTED TO FRANCHISE FOR APPROVAL. POOLS MUST UTILIZE ANTI-VORTEX DRAIN COVERS COMPLIANT WITH ASME A112.19.8-2007. DRAWINGS SHALL INCLUDE ALL DECK AND SUB-SURFACE DRAINAGE DETAILS (DRAINAGE MINIMUM IN POOL AND SPA), SAFETY EQUIPMENT, SIGNAGE, UNDERWATER LIGHTING, DEPTH MARKINGS, "NO DIVING" SYMBOLS, ADA LIFTS, FURNITURE, ETC. A LIQUID POOL COVER, HEATSAVR OR EQUAL, IS REQUIRED.
- CONTRACTOR IS REQUIRED TO FOLLOW ALL ITEMS NOTED IN THE LATEST BRAND STANDARDS MANUAL WHETHER NOTED IN THE CONSTRUCTION DRAWINGS OR NOT. THIS INCLUDES ALL TECHNICAL REQUIREMENTS.
- SEE SHEET A0-6.0 FOR MINIMUM PERFORMANCE SPECIFICATIONS AND REQUIREMENTS.

WALL FIRE RATING LEGEND

- [X] WALL TYPE, SEE SHEET A0.2
- NOTE: PROVIDE WALL MARKING AS PER 9A0.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 7" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.
- INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2, (COMMERCIAL LAUNDRY)
- 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS"
- 1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS)
- 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)

PROJECT DATA			
Chapter 3 - Use and Occupancy Classification	Type	Sq. Ft.	
	A-2	1,717	Breakfast area, Great Room, meeting room
	A-3	1,872	Lobby/Market, Elevator Lobby, Spa
	B	7,383	Offices, Laundry, Pantry, work room, Fitness, etc.
	R-2	1,058	Staff Rooms near fitness and corridors
	R-2	4,168	Staff Studio Rooms and corridors
1st floor total		16,199	
2nd - 4th floors	R-1	15,776	Each Floor
Chapter 5 - General Building Heights and Areas	Height	63' max	57'-5" Actual Height
	Stories	4	
	Area	63,527	Total Building Area
Chapter 6 - Types of Construction		V-A	Wood construction
Chapter 9 - Fire Protection Systems	Sec. 903	Building will be fully sprinklered per NFPA 13	
	Appendix B105.1(2)	Base fire flow = 4,500 GPM. Reduce to 25% per table B105.2 = 1,125 GPM @ 2hr duration required. 1 hydrant required per C102.1.	

GUEST ROOM TYPE MATRIX								
FLOOR	KING	KING/ SUITE	KING/ SUITE	KING ADA #216	KING/ ADA #221, #321	KING SUITE ADA #303	KING/ SUITE ADA #421	FLOOR TOTAL
1ST								1,824
2ND	3	15	3	7	1			30
3RD	3	16	2	7	1	1		30
4TH	3	16	3	7			1	30
TOTAL	9	47	8	21	1	2	1	90

- WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS
- 5 ROOMS (4 TRANSFER SHOWERS + 1 ROLL-IN SHOWER REQUIRED)
- HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS
- = 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 224.3. 5 KING/KING ROOMS (#201, 230, 330, 400), 1 KING SUITE (#320) AND 2 KING/KING SUITES (#306, 406) ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.

1 STAIRWELL SIGNS

SCALE: 1 1/2" = 1'-0"

LOCATED INSIDE STAIRWELLS

SEE FLOOR PLANS TO CONFIRM ROOF ACCESS AVAILABILITY.

BOTTOM OF RAISED CHARACTERS TO BE BETWEEN 48" AND 60". SIGN SHALL BE INSTALLED PER ADA GUIDELINES.

SEE FLOOR PLANS FOR TOTAL NUMBER OF FLOORS AND EXIT DISCHARGE LEVEL.

STAIRWAY IDENTIFICATION SIGN (VIEWABLE WHEN DOOR IS IN OPEN OR CLOSED POSITIONS)

LEVEL 1 ★

TACTILE FLOOR LEVEL EXIT LEVEL SIGNS (ADJACENT TO DOOR JAMB)

TACTILE CHARACTERS

BRAILLE

2 ADA TOILET SIGN

SCALE: 1 1/2" = 1'-0"

SEE FLOOR PLANS TO CONFIRM ROOF ACCESS AVAILABILITY.

BRAILLE

TACTILE CHARACTERS

3 ADA EXIT SIGN

SCALE: 1 1/2" = 1'-0"

BRAILLE

TACTILE CHARACTERS

D2>F

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STATE OF COLORADO

NICHOLAS ALAM

400227

8/19/23

LICENSED ARCHITECT

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DO NOT REMOVE "Not for Construction" unless noted otherwise.

REVISION DATES:

10/1/23 Staff/GM Toilets

10/24/24 H/O Owner Revisions

2/15/24 Pool Removal, Guest Room Addition

2/15/24 Office, Network Revisions

3/21/24 Staff Room Change

5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:

NICK PIRAL

DRAWN BY:

NAP

SHEET TITLE:

1ST FLOOR PLAN

A1.1

SHEET: 43 OF 142

ASI #2 5/28/24



- 1 KAWNEER V-45 FRONT PLATE GLAZING SYSTEM. TYPICAL AT ALL EXTERIOR STOREFRONT AND
- 2 WINDOW LOCATIONS. PROVIDE TEMPERED GLASS AS SHOWN ON ELEVATIONS.
- 3 PROVIDE DAMPERS TO ALL EXTERIOR GLAZING UNITS.
- 4 MIDLAND CHUTES 24" DIAMETER FACTORY FABRICATED LINEN CHUTE WITH 30 MINUTE RATED
- 5 2X19X19 LINEN DISCHARGE DOOR AT GROUND LEVEL AND 30 MINUTE RATED 15X19 LINEN CHUTE
- 6 ACCESS DOORS @ 2ND - 4TH FLOORS. DOORS SHALL BE SELF CLOSING AND SELF LATCHING
- 7 PROVIDE SELF CLOSING AND SELF LATCHING AT EVERY LEVEL UNLESS OTHERWISE DIRECTED BY THE
- 8 FIRE AUTHORITY.
- 9 PROVIDE KNOX BOX AS DIRECTED BY THE FIRE AUTHORITY.
- 10 MAGNETIC DOOR HOLDERS W/OUT TO THE FIRE ALARM SYSTEM.
- 11 PROVIDE A CARBON MONOXIDE DETECTOR AT LOCATIONS SHOWN, MINIMUM.
- 12 ELEVATORS TO HAVE 42" WIDE DOORS AND SHALL BE SCHINDLER ML TRACTION TYPE WITH 150
- 13 LB CAPACITY. PROVIDE ELEVATOR ACCESS TO ALL FLOORS. PROVIDE 36" X 36" X 1/2" ANGLE
- 14 STRETCHER ACCESS AND IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY
- 15 MEDICAL SERVICES "32" OF PER BC002.4 ELEVATOR #2 SHALL BE 300X100
- 16 INCHES WITH 45" RADIUS CORNERS. PROVIDE 36" X 36" X 1/2" ANGLE STRETCHER ACCESS
- 17 HANDRAIL ON REAR WALL AT 32" A.F.F. MINIMUM. PROVIDE SIGN "NOT IN CASE OF FIRE"
- 18 PROVIDE 2 WAY COMMUNICATION AS PER THE FC00.20 IN 40X20 X 40" FLOORS ADJACENT TO
- 19 ELEVATOR SHAFTS. SYSTEM SHALL BE PROVIDED BY THE FIRE AUTHORITY.
- 20 PROVIDE PICTORIAL SIGN "IN FIRE, DO NOT USE ELEVATOR, USE EXIT STAIRS"
- 21 COMPLYING WITH BC002.3. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
- 22 FINAL FLOOR PLAN LAYOUT SHALL BE APPROVED BY THE FIRE AUTHORITY. PROVIDE 48" X 48" X 1/2"
- 23 PROPOSED LOCATION OF WALL MOUNTED HOUSE PHONE MOUNTED @ 48" A.F.F. TYPICAL.
- 24 NOT USED.
- 25 ACCESSIBLE SPA STAIRS WITH 1 1/2" DIAMETER 5" HANDRAILS.
- 26 CLEAR DECK SPACE 30" TO TRENCH AND AREA OF HANDRAILS 14" PER FOOT MAXIMUM. TYPICAL
- 27 5" CLEAR AROUND SPA. FINAL DESIGN OF SPA AND DECK MUST MEET ALL STATE AND BRIT
- 28 DESIGN STANDARDS AND REQUIREMENTS.
- 29 PROVIDE 12" X 12" X 1/2" POLYCARBONATE STAIRWELL DOOR AND BUILDING EXIT DOORS.
- 30 WALL MOUNTED HDTV TELEVISION. CONCEAL ALL POWER/CABLE CONNECTIONS.
- 31 TOWEL AND HAMPER CABINET. PROVIDE 12" X 12" X 1/2" POLYCARBONATE.
- 32 FRONT LOBBY AND REAR LOBBY ACCESSIBLE.
- 33 STAIRWELL SIGNS AT EACH FLOOR NEXT TO DOORS AS SHOWN. SEE DETAIL 1/11/1 FOR
- 34 INFORMATION. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
- 35 PROPOSED LOCATION OF STAIRWELL SIGN SHALL VERIFY WITH FIRE AUTHORITY. SYSTEM
- 36 SHALL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
- 37 STACKABLE WASHERY DRYER UNITS, TYPICAL OF (5) UNITS.
- 38 PROVIDE HANDICAP ACCESSIBLE LIFT FOR LOBBY AND SPA. VERIFY INSTALLATION DETAILS WITH
- 39 MAIN ENTRY CARD READER LOCATION WITH INTERCOM TO FRONT DESK.
- 40 EMPLOYEE USE ONLY. 10" CUBIC FOOT MINIMUM.
- 41 WATER COOLER LOCATION.
- 42 FOLDING COUNTER OVER ADA WASHYER MIRRORS AND ADJACENT TO EQUIPMENT AS SHOWN.
- 43 ACCESSIBLE COUNTER 36" HIGH. 12" X 12" X 1/2" POLYCARBONATE.
- 44 GAS FIRE PLACE. DIRECT VENT SUPERIOR MODEL HD33PSS WITH RUSTIC LINEN LCD
- 45 THERMOSTATIC REMOTE. STANDARD BOLLARD.
- 46 FIRE PROTECTION RDT STAIRWELL LOCATION LOCATED IN WALLS AT GROUND FLOOR AND EACH
- 47 FLOOR. 12" X 12" X 1/2" POLYCARBONATE.
- 48 PROVIDE OCCUPANT LOAD SIGNS IN POOL, LOBBY AND BREAKFAST AREA. DESIGN AND
- 49 LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
- 50 PROVIDE DOOR SIGN READING "EXIT" IN POOL AND DOOR. PROVIDE A FIRE FIGHTER STROBE
- 51 ABOVE DOOR AS DIRECTED BY THE FIRE AUTHORITY.
- 52 SPA JETTER. BY MAXIMUM SETTING.
- 53 PERMITS SHALL BE OBTAINED FOR ALL WORK. PROVIDE 12" X 12" X 1/2" POLYCARBONATE
- 54 RECESSED WALL GATE WITH PERMETER FRAME AND FLOOR DRAINS. MATS IN CUP
- 55 CUP. 1 1/2" X 1 1/2" GATE WITH POLYPROPYLENE BRUSH OR EQUAL.
- 56 PROPOSED AULC 12" X 12" X 1/2" POLYCARBONATE PANELS.
- 57 (1")-3" CONTOUR TO FUTURE HOTEL NETWORKSERVER ROOM.
- 58 VASK UNITS TOUCHLESS HAND SANITIZING DISPENSERS 3 1/2" MAXIMUM WALL PROJECTION.
- 59 PROVIDE 12" X 12" X 1/2" POLYCARBONATE. (160) STATING "EXIT NOT ACCESSIBLE" OR SIMILAR
- 60 VERBAGE APPROVED BY THE A.H.U.

A FINISHED FLOOR ELEVATION IS INDICATED AS 10'00" FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION OF FINISHED FLOOR.

B ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS OF FACE FINISHED WALLS UNLESS OTHERWISE NOTED.

C U.N.O. (FACE) MEETING AT EXTERIOR FACE OF FINISHED WALLS.

D T.O. INDICATES TYPED GLASS LOCATIONS.

E PROVIDE 1/2" MINIMUM INSULATION TO ALL EXTERIOR WALLS AND INSULATED WINDOWS.

F PROVIDE 1/2" MINIMUM INSULATION TO ALL EXTERIOR WALLS AND INSULATED WINDOWS.

G PROVIDE 1/2" MINIMUM INSULATION TO ALL EXTERIOR WALLS AND INSULATED WINDOWS.

H SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.

I SEE ASH SHEDS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.

J SEE ASH SHEDS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.

K SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.

L POOL DRAWING SHALL BE SUBMITTED TO FRANCHISE FOR APPROVAL. POOLS MUST UTILIZE VACUUM CLEANING SYSTEMS TO MAINTAIN CLEAN SURFACES. POOL DRAWINGS SHALL INCLUDE ALL DECK AND SUB-SURFACE DETAIL DRAWINGS (S.D.R. DIMENSIONS IN POOL, SAND AND SQUEEZE EQUIPMENT, SIGNAGE, UNDERWATER LIGHTING, DEPTH MARKINGS, "NO DIVING" SYMBOLS, A.D.A. COMPLIANCE, ETC.). SEE ASH SHEDS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.

M CONTRACTOR IS REQUIRED TO FOLLOW ALL ITEMS NOTED IN THE LATEST BRAND STANDARDS MANUAL WHETHER NOTED IN THE CONSTRUCTION DRAWINGS OR NOT. THIS INCLUDES ALL PHYSICAL REQUIREMENTS.

N SEE SHEET A-6.0 FOR MINIMUM PERFORMANCE SPECIFICATIONS AND REQUIREMENTS.

—X— WALL TYPE, SEE SHEET A0 2


NOTE: PROVIDE WALL MARKING AS PER 3/0.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS/FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 7" AND FLOOR PLANS FOR MORE INFORMATION ON WALL 1.

INCIDENTAL USE SEPARATION WALL, "SMOKE RESISTANT" PER IBC 500 4.2, (COMMERCIAL LAUN, 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS",

1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS),

2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

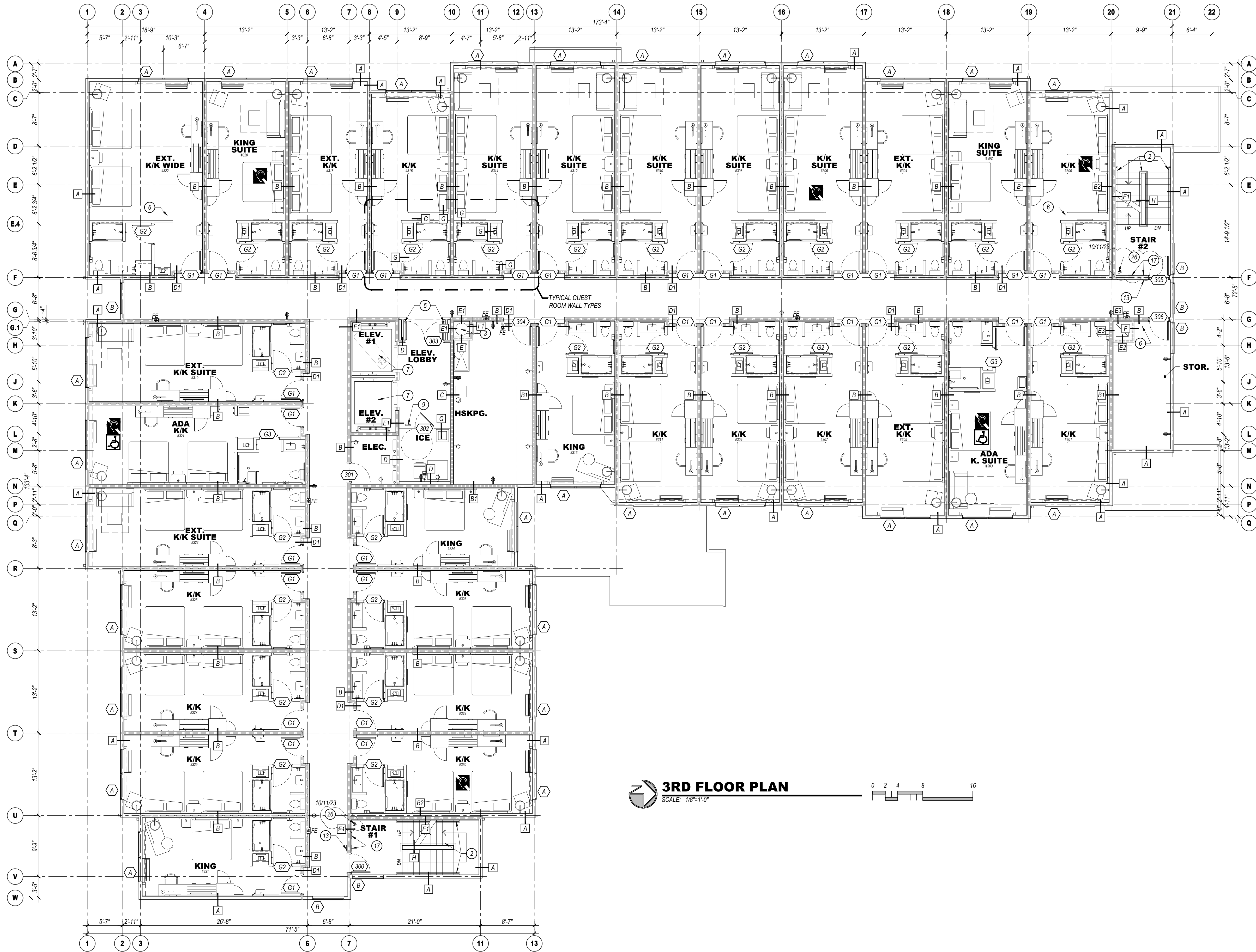
GUEST ROOM TYPE MATRIX									
FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ADA #216	KING/ KING ADA #221-#321	KING SUITE ADA #303	KING/ KING SUITE ADA ROLL-IN #421	FLOOR #100 1/8"
1ST						18/24			
2ND	3	15	3	7	1	1			3
3RD	3	16	2	7		1	1		3
4TH	3	16	3	7				1	3
TOTAL	9	47	8	21	1	2	1	1	9

 WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS

 WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS = 5 ROOMS (4 TRANSFER SHOWERS > 1 ROLL-IN SHOWER REQUIRED).

 HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS = 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 224.5. 5 KING/QUEEN ROOMS (200, 230, 300, 340, 401, 1 KING SUITE (320) AND 2 KING/QUEEN SUITES (306, 406) ALONE WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.

PROJECT DATA			
Chapter 3 - Use and Occupancy Classification	Type	Sq. Ft.	
	A-2	1,747	Breakfast area, Great Room, meeting room
	A-3	1,872	Lobby/Market, Elevator Lobby, Spa
	B	7,383	Offices, Laundry, Pantry, work room, Fitness, etc.
	R-2	1,058	Staff Rooms near fitness and corridors
	R-2	1,169	Staff Studio Rooms and corridors
1st floor total		16,199	
2nd - 4th floors	R-1	15,776	Each Floor
Chapter 5 - General Building Heights and Areas	Height	63' max	57'-5" Actual Height
	Stories	4	
	Area	63,527	Total Building Area
Chapter 6 - Types of Construction		V-A	Wood construction
Chapter 9 - Fire Protection Systems	Sec. 903	Building will be fully sprinklered per NFPA 13	
	Appendix B105 1(2)	Base fire flow = 4,500 GPM. Reduce to 25% per table B105.2 = 1125 GPM @ 2hr duration required. 1 hydrant required per C102.1.	
Information above based on the 2018 International Building Code			



FLOOR PLAN KEYED NOTES:

1. KAWNEER VG 451 FRONT PLANE GLAZING SYSTEM, TYPICAL AT ALL EXTERIOR STOREFRONT AND WINDOW LOCATIONS. PROVIDE TEMPERED GLASS AS SHOWN ON ELEVATIONS.
2. 1 1/2\"/>
3. MIDLAND CHUTES, 24\"/>
4. PROVIDE KNOK BOX AS DIRECTED BY THE FIRE AUTHORITY.
5. MAGNETIC DOOR HOLDERS WIRED TO THE FIRE ALARM SYSTEM.
6. PROVIDE A CARBON MONOXIDE DETECTOR AT LOCATIONS SHOWN, MINIMUM.
7. ELEVATORS TO HAVE 42\"/>
8. PROVIDE HANDICAP ACCESS TO TRENCH AND/OR AREA DRAINS 1/4\"/>
9. ACCESSIBLE SPA STAIRS WITH 1 1/2\"/>
10. NOT USED.
11. ACCESSIBLE SPA STAIRS WITH 1 1/2\"/>
12. CLEAR DECK SPACE SLOPE TO TRENCH AND/OR AREA DRAINS 1/4\"/>
13. 5/8\"/>
14. TACTILE EXIT SIGN PER IBC 1011.3 @ EACH STAIRWELL DOOR AND BUILDING EXIT DOORS.
15. WALL MOUNTED HDTV TELEVISION, CONCEAL ALL POWER/CABLE CONNECTIONS.
16. TOWEL AND HAMPER CABINET LOCATION.
17. FRONT LOADED WASHER AND DRYER, ADA ACCESSIBLE.
18. STAIRWELL SIGNS AT EACH FLOOR NEXT TO DOOR AS SHOWN, SEE DETAIL 1/4\"/>
19. INFORMATION, FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
20. PROPOSED LOCATION OF FIRE ALARM CONTROL PANEL, VERIFY WITH FIRE AUTHORITY. SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
21. STACKABLE WASHER/DRYER UNITS, TYPICAL OF (5) UNITS.
22. PROVIDE HANDICAP ACCESSIBLE LIFT FOR POOL AND SPA, VERIFY INSTALLATION DETAILS WITH MANUFACTURER.
23. MAIN ENTRY CARD READER LOCATION WITH INTERCOM TO FRONT DESK.
24. EMPLOYEE LOCKERS (10), 2.5 CUBIC FOOT MINIMUM.
25. WATER COOLER LOCATION.
26. FOLDING COUNTER OVER ADA WASHER DRYERS AND ADJACENT TO EQUIPMENT AS SHOWN, ACCESSIBLE COUNTER SHALL BE 34\"/>
27. GAS FIRE PLACE, DIRECT VENT SUPERIOR MODEL #DRT3SPF WITH RUSTIC LINER, LCD THERMOSTATIC REMOTE, STANDARD BLOWER.
28. FIRE PROTECTION DRY STANDPIPE LOCATION WITH VALVES AT GROUND FLOOR AND EACH INTERMEDIATE LANDING, VERIFY WITH FIRE AUTHORITY.
29. PROVIDE OCCUPANT LOAD SIGNS IN POOL, LOBBY AND BREAKFAST AREA, DESIGN AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
30. PROVIDE DOOR SIGN FIRE RISER MECHANICAL ROOM AND DOOR, PROVIDE A FIRE FLOW STROBE ABOVE DOOR AS DIRECTED BY THE FIRE AUTHORITY.
31. SPA JET TIMER, 60\"/>
32. SPA PUMP EMERGENCY SHUT-OFF BUTTON.
33. RECESSED WALK-OFF GRATE WITH PERIMETER FRAME AND FLOOR DRAINS, MATS INC. PERFECT CLEAN 1-5/8\"/>
34. CLEAN 1-5/8\"/>
35. PROPOSED FIRE ALARM ANNUNCIATOR PANEL LOCATION.
36. (1)-3\"/>
37. VASKS UNW/2 TOUCHLESS HAND SANITIZING DISPENSERS 3-1/2\"/>
38. PROVIDE SIGN ADJACENT TO DOOR (#108) STATING \"EXIT NOT ACCESSIBLE\" OR SIMILAR VERBIAGE APPROVED BY THE AHI.

GENERAL NOTES:

- A. FINISHED FLOOR ELEVATION IS INDICATED AS 100'-0\"/>
- B. DRAWINGS FOR ACTUAL ELEVATION OF FINISHED FLOOR.
- C. ALL DIMENSIONS ARE TO CENTERLINE OF STUDS AND COLUMNS OR FACE OF FINISHED WALLS U.N.O. (FACE OF SHEATHING AT EXTERIOR FACE OF EXTERIOR WALLS).
- D. T.G. INDICATES TEMPERED GLASS LOCATIONS.
- E. ALUMINUM WINDOWS TO BE THERMALLY BROKEN INSULATED WINDOWS.
- F. PROVIDE FIRE ALARM HORNS AND STROBES IN ALL WHEEL CHAIR & HEARING LOSS ACCESSIBLE ROOMS, INCLUDING TOILET ROOMS.
- G. SEE A1# SHEETS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.
- H. SEE A2# SHEETS FOR TYPICAL GUEST ROOM INTERIOR ELEVATIONS.
- I. SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.
- J. POOL DRAWING SHALL BE SUBMITTED TO FRANCHISE FOR APPROVAL. POOLS MUST UTILIZE ANTI-VORTEX DRAIN COVERS COMPLIANT WITH ASME A112.18.8-2007. DRAWINGS SHALL INCLUDE ALL DECK AND SUB-SURFACE DRAINAGE DETAILS (2 DRAINS MINIMUM IN POOL AND SPA), SAFETY EQUIPMENT, SIGNAGE, UNDERWATER LIGHTING, DEPTH MARKINGS, \"NO DIVING\" SYMBOLS, ADA LIFTS, FURNITURE, ETC. A LIQUID POOL COVER, HEAT SAVER OR EQUAL, IS REQUIRED.
- K. CONTRACTOR IS REQUIRED TO FOLLOW ALL ITEMS NOTED IN THE LATEST BRAND STANDARDS MANUAL, WHETHER NOTED IN THE CONSTRUCTION DRAWINGS OR NOT. THIS INCLUDES ALL TECHNICAL REQUIREMENTS.
- L. SEE SHEET A0-6.0 FOR MINIMUM PERFORMANCE SPECIFICATIONS AND REQUIREMENTS.

WALL FIRE RATING LEGEND

— [X] — WALL TYPE, SEE SHEET A0.2

NOTE: PROVIDE WALL MARKING AS PER 9A0.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA \"CHAPTER 1\" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.

- INCIDENTAL USE SEPARATION WALL \"SMOKE RESISTANT\" PER IBC 509.4.2, (COMMERCIAL LAUNDRY)
- 1 HOUR RATED FIRE PARTITION, RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS
- 1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS)
- 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)

GUEST ROOM TYPE MATRIX

FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ADA #216	KING/ KING ADA #221, #321	KING ADA #303	KING/ KING SUITE ADA ROLL-IN #421	FLOOR TOTAL
1ST					1/8/24				1/8/24
2ND	3	15	3	7	1	1			30
3RD	3	16	2	7		1	1		30
4TH	3	16	3	7				1	30
TOTAL	9	47	8	21	1	2	1	1	90



WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS = 5 ROOMS (4 TRANSFER SHOWERS + 1 ROLL-IN SHOWER REQUIRED).

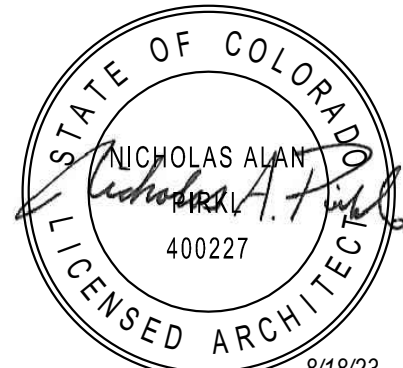
HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS = 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 24.5. 5 KINGING ROOMS #200, 230, 300, 400, 1 KING SUITE #300 AND 2 KINGING SUITES #306, 406) ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.

PROJECT DATA		Type	Sq. Ft.	
Chapter 3 - Use and Occupancy Classification	A-2	1,717	Breakfast area, Great Room, meeting room	
	A-3	1,872	Lobby, Main, Elevator Lobby, Spa	
	B	7,383	Offices, Laundry, Pantry, work room, Fitness, etc.	5/17/24
	R-2	1,058	Staff Rooms near fitness and corridors	
	R-2	4,169	Staff Studio Rooms and corridors	
1st floor total		16,199		
2nd - 4th floors		15,776	Each Floor	
Chapter 5 - General Building Heights and Areas	Height	63' max	57'-5\"/>	
	Stories	4		
	Area	63,527	Total Building Area	
Chapter 6 - Types of Construction		V-A	Wood construction	
Chapter 9 - Fire Protection Systems	Sec. 903		Building will be fully sprinklered per NFPA 13	
	Appendix B105.1(2)		Base fire flow = 4,500 GPM. Reduce to 25% per table B105.2 = 1,125 GPM @ 2hr duration required. 1 hydrant required per C102.1.	

Information above based on the 2018 International Building Code



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8/19/23

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3350 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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Due to weather or printing techniques, any printed dimensions shall be used. Contractors shall verify all layout, dimensions and other related information prior to bidding or construction.

9/16/23 revision: \"Add for Construction\" across major differences

DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:
1/8/24 H/Owner Revisions
2/15/24 Pool Removal, Guest Room Addition
5/17/24 Staff Room & Laundry changes

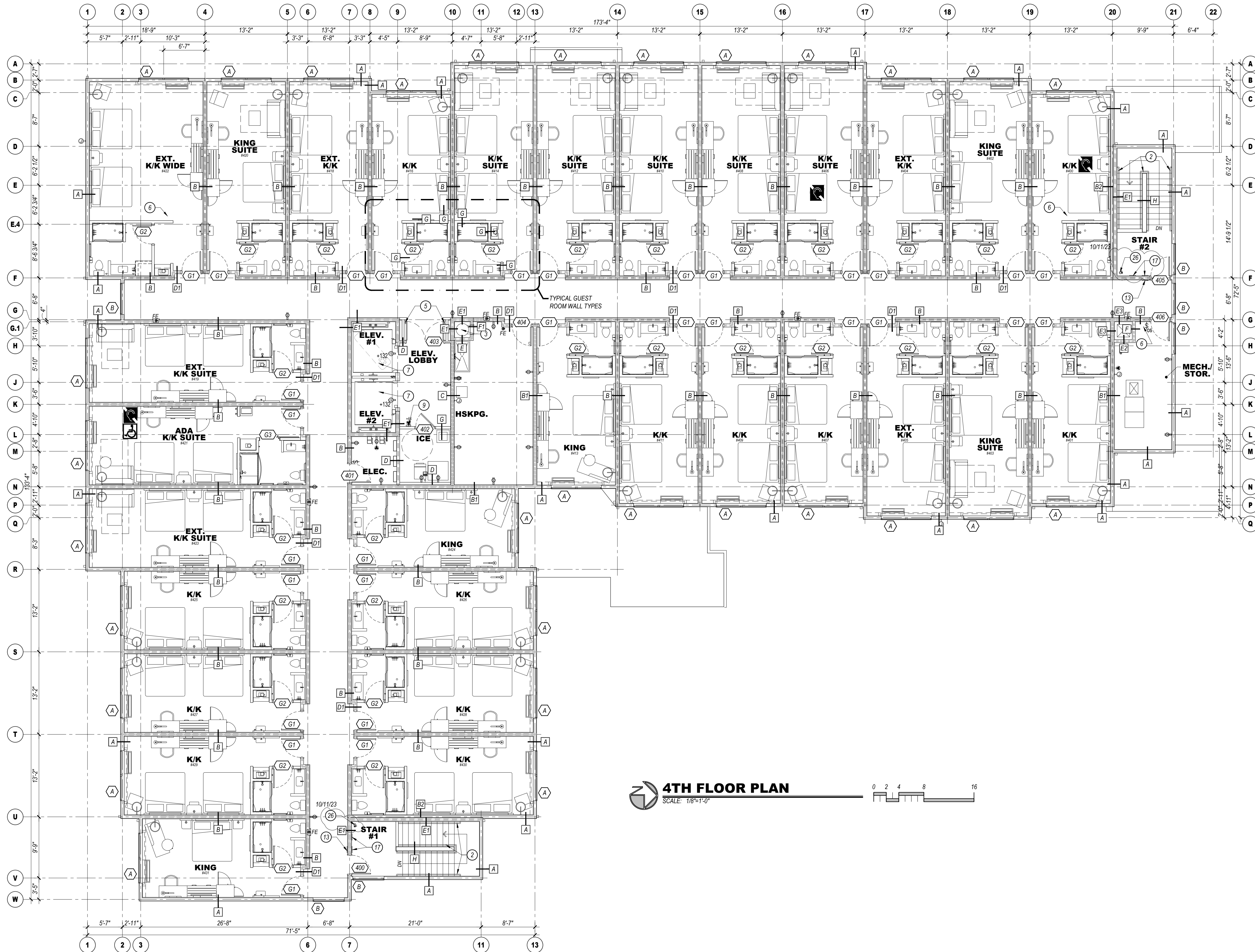
PROJECT MANAGER:
NICK PIRAL
DRAWN BY:
NAP

SHEET TITLE:
3RD FLOOR
PLAN

A1.3

SHEET: 45 OF 142

ASI #2 5/28/24



FLOOR PLAN KEYED NOTES:

- KAWNEER VG 451 FRONT PLANE GLAZING SYSTEM, TYPICAL AT ALL EXTERIOR STOREFRONT AND WINDOW LOCATIONS. PROVIDE TEMPERED GLASS AS SHOWN ON ELEVATIONS.
- 1 1/2" DIAMETER PAINTED HANDRAILS, WOOD INTERIOR, STEEL EXTERIOR.
- MIDLAND CHUTES, 24" DIAMETER FACTORY FABRICATED LINEN CHUTE WITH 90 MINUTE RATED 24X30" LINEN DISCHARGE DOOR AT GROUND LEVEL AND 90 MINUTE RATED 15X15" LINEN CHUTE ACCESS DOORS @ 2ND - 4TH FLOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. PROVIDE SPRINKLER HEADS IN CHUTE AT EVERY LEVEL UNLESS OTHERWISE DIRECTED BY THE FIRE AUTHORITY.
- PROVIDE KNX BOX AS DIRECTED BY THE FIRE AUTHORITY.
- MAGNETIC DOOR HOLDERS WIRED TO THE FIRE ALARM SYSTEM.
- PROVIDE A CARBON MONOXIDE DETECTOR AT LOCATIONS SHOWN, MINIMUM.
- ELEVATORS TO HAVE 42" WIDE DOORS AND SHALL BE SCHINDLER MRL TRACTION TYPE WITH 150 FPM RATED SLIP PER IBC 1011.3 @ EACH STAIRWELL DOOR AND BUILDING EXIT DOORS. PROVIDE HANDRAIL ON REAR WALL AT 32" A.F.F. MINIMUM. PROVIDE SIGN "DO NOT USE IN CASE OF FIRE". PROVIDE 2-WAY COMMUNICATION AS PER THE IFC ON 2ND - 4TH FLOORS ADJACENT TO ELEVATOR DOORS. SYSTEM AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY. PROVIDE PICTORIAL SIGN "IN FIRE EMERGENCY, DO NOT USE ELEVATOR, USE EXIT STAIRS" COMPLYING WITH IBC 3002.3. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY. FINAL FITNESS ROOM LAYOUT AND FINISHES SHALL COMPLY WITH BRAND FITNESS STANDARDS. PROPOSED LOCATION OF WALL MOUNTED HOUSE PHONE MOUNTED @ 64" A.F.F. TYPICAL. NOT USED.
- ACCESSIBLE SPA STAIRS WITH 1 1/2" DIAMETER S/S HANDRAILS.
- CLEAR DECK SPACE SLOPE TO TRENCH AND/OR AREA DRAINS 1/4" PER FOOT MAXIMUM. TYPICAL 5'-0" CLEAR AROUND SPA. FINAL DESIGN OF SPA AND DECK MUST MEET ALL STATE AND BRAND DESIGN STANDARDS AND REQUIREMENTS.
- TACTILE EXIT SIGN PER IBC 1011.3 @ EACH STAIRWELL DOOR AND BUILDING EXIT DOORS.
- WALL MOUNTED HDTV TELEVISION, CONCEAL ALL POWER/CABLE CONNECTIONS.
- TOWEL AND HAMPER CABINET LOCATION.
- FRONT LOADED WASHER AND DRYER, ADA ACCESSIBLE.
- STAIRWELL SIGNS AT EACH FLOOR NEXT TO DOOR AS SHOWN. SEE DETAIL 1/4x1 FOR INFORMATION. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
- PROPOSED LOCATION OF FIRE ALARM CONTROL PANEL. VERIFY WITH FIRE AUTHORITY. SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
- STACKABLE WASHER/DRYER UNITS, TYPICAL OF (5) UNITS.
- PROVIDE HANDICAPPED ACCESSIBLE LIFT FOR POOL AND SPA. VERIFY INSTALLATION DETAILS WITH MANUFACTURER.
- MAIN ENTRY CARD READER LOCATION WITH INTERCOM TO FRONT DESK.
- EMPLOYEE LOCKERS (10), 2.5 CUBIC FOOT MINIMUM.
- WATER COOLER LOCATION.
- FOLDING COUNTER OVER ADA WASHER DRYERS AND ADJACENT TO EQUIPMENT AS SHOWN. ACCESSIBLE COUNTER SHALL BE 34" A.F.F. MAXIMUM.
- GAS FIRE PLACE, DIRECT VENT SUPERIOR MODEL #DRT3SPF WITH RUSTIC LINER, LCD THERMOSTATIC REMOTE, STANDARD BLOWER.
- FIRE PROTECTION DRY STANDPIPE LOCATION WITH VALVES AT GROUND FLOOR AND EACH INTERMEDIATE LANDING. VERIFY WITH FIRE AUTHORITY.
- PROVIDE OCCUPANT LOAD SIGNS IN POOL, LOBBY AND BREAKFAST AREA. DESIGN AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
- PROVIDE DOOR SASH FIRE RISER MECHANICAL ROOM ON DOOR. PROVIDE A FIRE FLOW STROBE ABOVE DOOR AS DIRECTED BY THE FIRE AUTHORITY.
- SPA JET TIMER, 60" MAXIMUM SETTING.
- SPA PUMP EMERGENCY SHUT-OFF BUTTON.
- RECESSED WALK-OFF GRATE WITH PERIMETER FRAME AND FLOOR DRAINS. MATS INC. PERFECT CLEAN 1-5/8" GRATE WITH POLYPROPYLENE BRUSH OR EQUAL.
- PROPOSED FIRE ALARM ANNUNCIATOR PANEL LOCATION.
- (1)-3" CONDUIT TO FUTURE HOTEL NETWORK/SERVER ROOM.
- VASK UVW02 TOUCHLESS HAND SANITIZING DISPENSERS 3-1/2" MAXIMUM WALL PROJECTION.
- PROVIDE SIGN ADJACENT TO DOOR (#108) STATING "EXIT NOT ACCESSIBLE" OR SIMILAR VERBIAGE APPROVED BY THE AHI.

GENERAL NOTES:

- FINISHED FLOOR ELEVATION IS INDICATED AS 100'-0" FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION OF FINISHED FLOOR.
- ALL DIMENSIONS ARE TO CENTERLINE OF STUDS AND COLUMNS OR FACE OF FINISHED WALLS U.N.O. (FACE OF SHEATHING AT EXTERIOR FACE OF EXTERIOR WALLS).
- T.G. INDICATES TEMPERED GLASS LOCATIONS.
- ALUMINUM WINDOWS TO BE THERMALLY BROKEN INSULATED WINDOWS.
- PROVIDE FIRE ALARM HORNS AND STROBES IN ALL WHEEL CHAIR & HEARING LOSS ACCESSIBLE ROOMS, INCLUDING TOILET ROOMS.
- SEE A2 # SHEETS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.
- SEE A2 # SHEETS FOR TYPICAL GUEST ROOM INTERIOR ELEVATIONS.
- SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.
- POOL DRAWING SHALL BE SUBMITTED TO FRANCHISE FOR APPROVAL. POOLS MUST UTILIZE ANTI-VORTEX DRAIN COVERS COMPLIANT WITH ASME A112.19.8-2007. DRAWINGS SHALL INCLUDE ALL DECK AND SUB-SURFACE DRAINAGE DETAILS (2 DRAINS MINIMUM IN POOL AND SPA), SAFETY EQUIPMENT, SIGNAGE, UNDERWATER LIGHTING, DEPTH MARKINGS, "NO DIVING" SYMBOLS, ADA LIFTS, FURNITURE, ETC. A LIQUID POOL COVER, HEAT SAVER OR EQUAL, IS REQUIRED.
- CONTRACTOR IS REQUIRED TO FOLLOW ALL ITEMS NOTED IN THE LATEST BRAND STANDARDS MANUAL WHETHER NOTED IN THE CONSTRUCTION DRAWINGS OR NOT. THIS INCLUDES ALL TECHNICAL REQUIREMENTS.
- SEE SHEET A0.6.0 FOR MINIMUM PERFORMANCE SPECIFICATIONS AND REQUIREMENTS.

WALL FIRE RATING LEGEND

— [X] — WALL TYPE, SEE SHEET A0.2

NOTE: PROVIDE WALL MARKING AS PER 9A0.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 1" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.

— — — INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2 (COMMERCIAL LAUNDRY)
— — — 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS"
— — — 1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS)
— — — 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)

GUEST ROOM TYPE MATRIX

FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ADA #216	KING/ KING ADA #221, #321	KING ADA #303	KING/ KING SUITE ADA ROLL-IN #421	FLOOR TOTAL
1ST					1/8/24			1/8/24	
2ND	3	15	3	7	1	1			30
3RD	3	16	2	7		1	1		30
4TH	3	16	3	7				1	30
TOTAL	9	47	8	21	1	2	1	1	90

WHEEL CHAIR ACCESSIBLE (WHEEL CHAIR ACCESSIBLE) FEATURES 76 TO 100 TOTAL GUEST ROOMS = 5 ROOMS (4 TRANSFER SHOWERS + 1 ROLL-IN SHOWER REQUIRED).

HEARING LOSS ACCESSIBLE (HEARING LOSS ACCESSIBLE) FEATURES 76 TO 100 TOTAL GUEST ROOMS = 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 24.5. 5 KINGING ROOMS #200, 230, 300, 400, 1 KING SUITE #300 AND 2 KINGING SUITES #306, 406 ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.

PROJECT DATA		Type	Sq. Ft.	
Chapter 3 - Use and Occupancy Classification	A-2	1,717	Breakfast area, Great Room, meeting room	
	A-3	1,872	Lobby, Main, Elevator Lobby, Spa	
	B	7,383	Offices, Laundry, Pantry, work room, Fitness, etc.	5/17/24
	R-2	1,058	Staff Rooms near fitness and corridors	
	R-2	4,169	Staff Studio Rooms and corridors	
1st floor total		16,199		
2nd - 4th floors		15,776	Each Floor	
Chapter 5 - General Building Heights and Areas	R-1	63' max	57'-5" Actual Height	
		4	Stories	
		63,527	Total Building Area	
Chapter 6 - Types of Construction	V-A		Wood construction	
Chapter 9 - Fire Protection Systems	Sec. 903		Building will be fully sprinklered per NFPA 13	
	Appendix B105.1(2)		Base fire flow = 4,500 GPM. Reduce to 25% per table B105.2 = 1125 GPM @ 2hr duration required. 1 hydrant required per C102.1.	
			Information above based on the 2018 International Building Code	



Holiday Inn Express
3350 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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Due to weather or printing techniques, any printed dimensions shall be used. Contractors shall verify all layout, dimensions and other related information prior to bidding or construction.

8/19/23 Permit Set

REVISION DATES:
1/8/24 H/Owner Revisions
2/15/24 Pool Removal, Guest Room Addition
5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIRAL
DRAWN BY:
NAP
SHEET TITLE:
4TH FLOOR
PLAN

A1.4

SHEET: 46 OF 142

ASI #2 5/28/24



1. LINEN CHUTE VENT LOCATION, PROVIDE WITH FACTORY RAIN CAP. CHUTE MUST EXTEND 36" MINIMUM ABOVE ROOF SURFACE.

2. ROOF TRUSSES OVER ELEVATOR SHAFTS SHALL BE DESIGNED TO ACCOMMODATE THE WEIGHT OF THE SHAFT.

3. ROOF SAFETY ANCHOR, GUARDIAN RAIL RING OR SIMILAR.

4. ROOFING ASSEMBLY AT EQUIPMENT SCREENS TO CONSIST OF ASPHALT SHINGLES OVER ICE AND WATER SHIELD OVER STRUCTURAL SHEATHING OVER 2X6 TAG DECKING. ROOF JOISTS TO BE 4X8S @ 32" O.C. MAXIMUM. BEAMS SHALL BE 6X10S SUPPORTED BY STEEL POSTS.

REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024

[illegible]

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DRAWING ISSUE DATES:
8/18/23 Permit Set

REVISION DATES

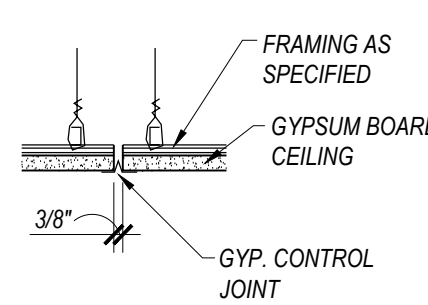
PROJECT MANAGER
NICK PIRKL

DRAWN BY
NAP

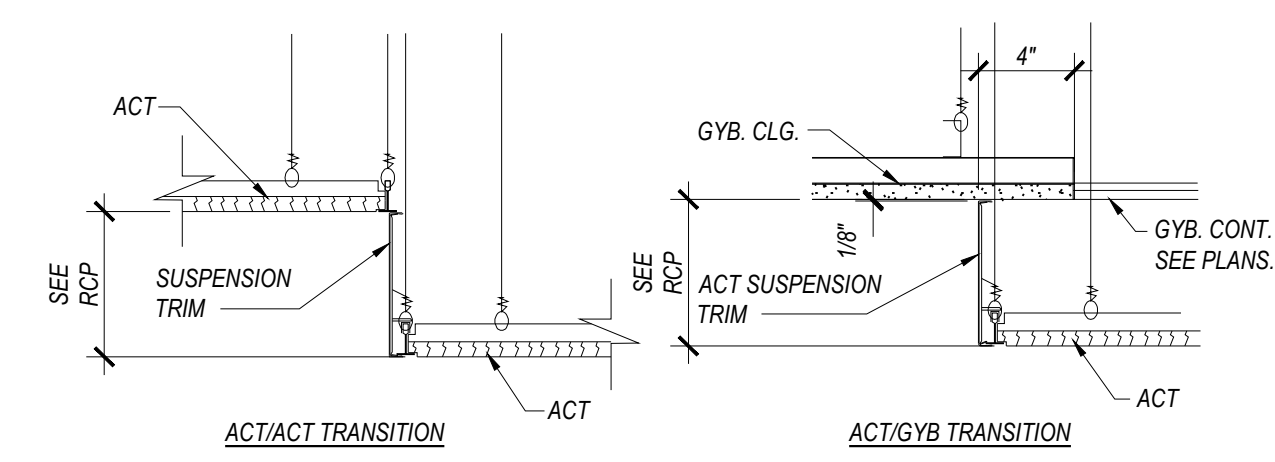
SHEET TITLE
ROOF
PLAN

A1.5

SHEET: 47 OF 140



6 CLG. GYP. CTRL. JT.
SCALE: 1 1/2"=1'-0"



9 CLG. TRANSITION ACT/ACT METAL TRIMS
SCALE: 1 1/2"=1'-0"

CEILING TYPE "A" GYPSUM BOARD; 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYPSUM BOARD IN ALL OTHER AREAS (LEVEL 5 FINISH)

CEILING TYPE "B" 2 x 2 SUSPENDED A.C.T. NARROW SPINE, TEGGED EDGE TILES

CEILING TYPE "C" 2 x 4 SUSPENDED A.C.T. 1516" GRID, VINYL COVERED TILES

CEILING TYPE "D" SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM

A B C D

CEILING TYPE / ELEVATION ABOVE FINISH FLOOR

- o RECESSED ROUND LED DOWNLIGHT
- o RECESSED ROUND LED WALL WASH
- * WET LOCATION SQUARE FLAASH RECESSED LED DOWNLIGHT

10'

+ -+ RECESSED WALL SCIENCE - REFER TO FF&E PACKAGE - 72" TO CENTERLINE

2X2 LAY-IN LED FIXTURE

2X4 LAY-IN LED FIXTURE

4" SURFACE MOUNTED LED FIXTURE

WALL MOUNTED LED STRIP LIGHT - 4FT

--- TAPE LED COVE LIGHTING SYSTEM

LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL

--- TRACK LIGHTING WITH ADJUSTABLE HEADS

--- TRACK MOUNTED DECORATIVE PENDANT FIXTURE - REFER TO FF&E

--- DECORATIVE LOBBY PENDANT LIGHT FIXTURE - REFER TO FF&E

INTERIOR SIGN ACCENT LIGHTING

- O - ELEVATOR SHAFT LIGHTING

o 6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)

- O - EXTERIOR WALL PAK (UL WET LABEL)

--- INTERIOR PORTE COCHERE LIGHTING

--- EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)

EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)

EXIT SIGN: FLOOR LEVEL (DIRECTIONAL CHEVRONS WHEN SHOWN)

EMERGENCY LIGHT (WALL MOUNTED)

EMERGENCY LIGHT (CEILING MOUNTED)

SPK SPEAKER

SPEAKER VOLUME CONTROL C.A.T.

o FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT

MECHANICAL EXHAUST GRILLE

2X2 MECHANICAL RETURN GRILLE

2X2 MECHANICAL SUPPLY GRILLE

MECHANICAL SUPPLY GRILLE

MECHANICAL RETURN GRILLE

MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)

10" LINEAR SLOT DIFFUSER



1. DISTRIBUTED AUDIO PROPOSED SPEAKER LOCATION, TYPICAL. LOCATE, AT A MINIMUM, IN THE PORTE COCHERE AND CHECK-IN. VERIFY FINAL LAYOUT WITH OWNER. ROUTE SPEAKER WIRES TO VOLUME CONTROL LOCATION (SUSAN).
2. EXTEND SLOTTED TO WITHIN 1" OF DRYERS, VERIFY WITH MANUFACTURER.
3. 10"x12" SUSPENDED ARMSTRONG "SERPENTINA" VENTILATION GRILLE, 12" x 12" COMBO WITH 30" ARC. WOOD LOOK ARCHITECTURAL FILM, PROVIDE UPWARD FACING TAPE LIGHTING, IN CHANNELS, ALONG TOP OF WAIVE, 4" INSERT FROM EDGE OF ASSEMBLY.

[illegible]

CENTER FIXTURE IN SPACE
 - CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE

ALIGN FIXTURES
 - ALIGN FIXTURES ALONG CENTERLINE SHOWN

CENTER OVER
 - CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

CEILING TYPE 'A'	GYPSUM BOARD: 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYPSUM BOARD IN ALL OTHER AREAS (LEVEL 5 FINISH)
CEILING TYPE 'B'	2 x 4 SUSPENDED A.C.T. NARROW SPLINE, TEGULAR EGGE TILES
CEILING TYPE 'C'	2 x 4 SUSPENDED A.C.T. 15/16" GRID, VINYL COVERED TILES
CEILING TYPE 'D'	SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM
	CEILING TYPE 'E' ELEVATION ABOVE FINISH FLOOR.
	RECESSED ROUND LED DOWNLIGHT
	RECESSED ROUND LED WALL WASH
	WET LOCATION SQUARE FLANGED RECESSED LED DOWNLIGHT
	DECORATIVE WALL SCONCE -- REFER TO FF&E PACKAGE
	2X2 LAY-IN LED FIXTURE
	2X4 LAY-IN LED FIXTURE
	4 SURFACE MOUNTED LED FIXTURE
	WALL MOUNTED LED STRIP LIGHTING - 4FT
	TAPE LED COVE LIGHTING SYSTEM
	LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL
	TRACK LIGHTING WITH ADJUSTABLE HEADS
	TRACK MOUNTED DECORATIVE PENDANT FIXTURE -- REFER TO FF&E
	DECORATIVE LOBBY PENDANT LIGHT FIXTURE -- REFER TO FF&E
	INTERIOR SIGN ACCENT LIGHTING
	ELEVATOR SHAFT LIGHTING
	6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)
	EXTERIOR WALL PAK (UL WET LABEL)
	EXTERIOR PORTE COCHERE LIGHTING
	EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)
	EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)
	EXIT SIGN: FLOOR LEVEL, DIRECTIONAL CHEVRONS WHEN SHOWN)
	EMERGENCY LIGHT (WALL MOUNTED)
	EMERGENCY LIGHT (CEILING MOUNTED)
	SPEAKER
	SPEAKER VOLUME CONTROL LOGIC.
	FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT
	MECHANICAL EXHAUST GRILLE
	2X2 MECHANICAL RETURN GRILLE
	2X2 MECHANICAL SUPPLY GRILLE
	MECHANICAL SUPPLY GRILLE
	MECHANICAL RETURN GRILLE
	MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)
	LINEAR SLOT DIFFUSER

STATE OF COLORADO
NICHOLAS ALAN FINK
400227
LICENSED ARCHITECT
8/18/23

Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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DRAWING ISSUE DATES:
8/18/23 Permit Set

REVISION DATES:

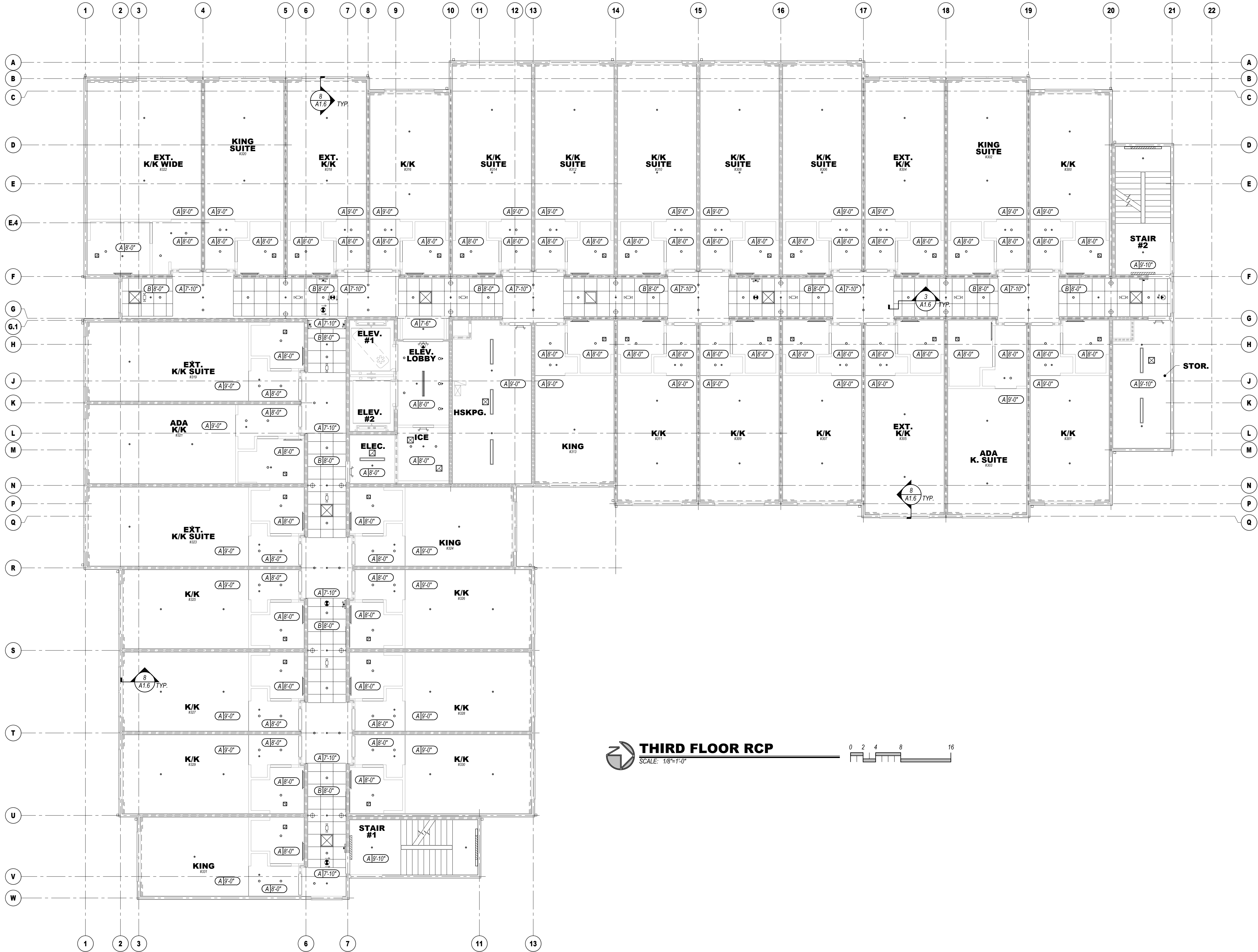
PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
MAP

SHEET TITLE:
**SECOND FLOOR
REFLECTED CEILING
PLAN**

A1.7

SHEET: 49 OF 140



KEYED NOTES:

1. DISTRIBUTED AUDIO PROPOSED SPEAKER LOCATION, TYPICAL. LOCATE AT A MINIMUM IN THE PORTE COCHERE AND CHECK-IN. VERIFY FINAL LAYOUT WITH OWNER. ROUTE SPEAKER WIRES TO VOLUME CONTROL LOCATION (UL WET LABEL).

2. EXTEND SOFFIT TO WITHIN 1" OF DRYERS. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.

3. 10X12" SUSPENDED ARMSTRONG "SERPENTINA" WAVE, 4" INCH DEPTH, 1/2" WAVE COMBO WITH 30" ARC. WOOD LOOK ARCHITECTURAL FILM. PROVIDE FORWARD FACING TAPE LIGHTING, IN CHANNELS, ALONG TOP OF WAVE, 4" INCH FROM EDGE OF ASSEMBLY.

REVIEWED

CODE COMPLIANCE

01/12/2024

- GENERAL NOTES:
- A. PROVIDE EMERGENCY LIGHTING & SMOKE DETECTION IN ALL PUBLIC AREAS. ALL AREAS WHERE STAFF WILL PERFORM A DUTY AND AS REQUIRED BY LOCAL CODE AND LIFE SAFETY STANDARDS. SUPPLIER SHALL PREPARE A LIGHTING LAYOUT TO VERIFY 170% AVERAGE AND 1.1 FT. MINIMUM ALONG ALL EXIT PATHS.

B. LIGHT FIXTURES, OR GROUPS OF FIXTURES, SHALL BE EQUALLY SPACED AND CENTERED AS DEPICTED UNLESS DIMENSIONED OTHERWISE.

C. SUSPENSION SYSTEM SHALL FOLLOW MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION AND THE APPLICABLE SEISMIC ZONE.

E. ALL SPRINKLER HEADS IN PUBLIC AREAS (COMMON AREAS, CORRIDORS, ETC.), GUEST ROOMS, AND BACK OF HOUSE SHALL BE FULLY CONCEALED PENDENT STYLE.

F. CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, AND OTHER RECESSED OR SURFACE MOUNTED ITEMS IN CEILING TILES WHENEVER POSSIBLE.

G. ALL GYP. BD. CEILINGS & SOFFITS SHALL HAVE LEVEL 5 FINISH & SHALL BE PAINTED, UNQ. EPOXY PAINT IN ALL POOL/SPA ROOMS.

H. CENTER CEILING GRID IN ROOM UNLESS NOTED OTHERWISE.

I. PROVIDE SPEAKERS, WIRING AND SOUND SYSTEM AS PER BRAND REQUIREMENTS AT THE PORTE COCHERE AND CHECK-IN AREAS MINIMUM. VERIFY WITH OWNER FOR ADDITIONAL LOCATIONS PRIOR TO ORDERING EQUIPMENT.

J. AUDIO HEADEND WILL BE LOCATED IN WORK AREA. ROUTE ALL SPEAKER WIRES, 18AWG MINIMUM FROM SPEAKERS TO VOLUME CONTROL. SPEAKERS TO BE 7.5 WATT MINIMUM, EXTERIOR RATED AS NECESSARY. MOUNT ALL VOLUME CONTROLS @ 48" A.F.F. MAXIMUM.

K. PROVIDE FLUSH DRYWALL FINISH TYPE NON-RATED ACCESS PANEL, ACUDOR BAUCO PLUS II 18x18" TYPICAL, CONFIRM SIZE WITH USE. TEXTURE AND PAINT TO MATCH ADJACENT CEILING. PROVIDE RATED ACCESS PANELS AT RATED CEILING MEMBRANE PENETRATIONS AND RATED WALL PENETRATIONS.

L. CONTRACTOR SHALL PROVIDE FULL INTERIOR (ALL ROOMS) AND EXTERIOR PHOTOMETRIC STUDIES FOR APPROVAL, BASED ON THE FINAL APPROVED LIGHT FIXTURE SELECTIONS PRIOR TO ORDERING ANY FIXTURES. VERIFY MAXIMUM LIGHTING TEMPERATURES WITH FRANCHISE STANDARDS AND APPROVED SITE DEVELOPMENT PACKAGE (I.E. 3000K INSIDE, 3000K OUTSIDE).

CEILING LAYOUT LEGEND:

CENTER FIXTURE IN SPACE

CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE

ALIGN FIXTURES

ALIGN FIXTURES ALONG CENTERLINE SHOWN

CENTER OVER

CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

REFLECTED CEILING PLAN LEGEND

CEILING TYPE 'A'

GYP. BOARD, 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYP. BOARD IN ALL OTHER AREAS (LEVEL 5 FINISH)

CEILING TYPE 'B'

2 x 2 SUSPENDED A.C.T. NARROW SPLINE, TEGULAR EDGE TILES

CEILING TYPE 'C'

2 x 4 SUSPENDED A.C.T. 15/16" GRID, VINYL COVERED TILES

CEILING TYPE 'D'

SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM

A18'-0"

CEILING TYPE / ELEVATION ABOVE FINISH FLOOR

RECESSED ROUND LED DOWNLIGHT

RECESSED ROUND LED WALL WASH

WET LOCATION SQUARE FLANGED RECESSED LED DOWNLIGHT

DECORATIVE WALL SCONCE -- REFER TO FF&E PACKAGE

2X2 LAY-IN LED FIXTURE

2X4 LAY-IN LED FIXTURE

4" SURFACE MOUNTED LED FIXTURE

WALL MOUNTED LED STRIP LIGHT - 4FT

TAPE LED COVE LIGHTING SYSTEM

LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL

TRACK LIGHTING WITH ADJUSTABLE HEADS

TRACK MOUNTED DECORATIVE PENDANT FIXTURE -- REFER TO FF&E

DECORATIVE LOBBY PENDANT LIGHT FIXTURE -- REFER TO FF&E

INTERIOR SIGN ACCENT LIGHTING

ELEVATOR SHAFT LIGHTING

6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)

EXTERIOR WALL PAK (UL WET LABEL)

EXTERIOR PORTE COCHERE LIGHTING

EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)

EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)

EXIT SIGN: FLOOR LEVEL (DIRECTIONAL CHEVRONS WHEN SHOWN)

EMERGENCY LIGHT (WALL MOUNTED)

EMERGENCY LIGHT (CEILING MOUNTED)

SPEAKER

SPEAKER VOLUME CONTROL LOCATION

FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT

MECHANICAL EXHAUST GRILLE

2X2 MECHANICAL RETURN GRILLE

2X2 MECHANICAL SUPPLY GRILLE

MECHANICAL SUPPLY GRILLE

MECHANICAL RETURN GRILLE

MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)

LINEAR SLOT DIFFUSER

D2>F

DESIGN 2 FUNCTION, LLC

P.O. BOX 93368

ALBUQUERQUE

NEW MEXICO 87199-3368

info@design2functionllc.com

505-823-6481

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STATE OF COLORADO

NICHOLAS ALAM

400227

LICENSED ARCHITECT

8/19/23

Holiday Inn Express

3400 S. LINCOLN AVE

STEAMBOAT SPRINGS, CO 80487

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80% reduction "Not for Construction" means make dimension

DRAWING / ISSUE DATES:

8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:

NICK PIRKL

DRAWN BY:

NAP

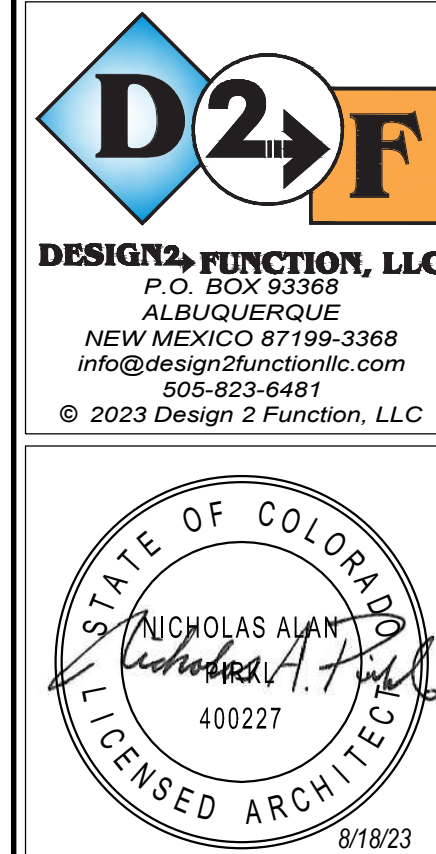
SHEET TITLE:

THIRD FLOOR REFLECTED CEILING PLAN

A1.8

SHEET: 50 OF 140

REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024



Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487



GENERAL NOTES:

- See door and window schedules for door and window types. Doors, windows and louvers to be prefinished.
- All windows to be bronze aluminum with thermally broken frames.
- Provide blocking and power for all exterior signage. All signage shall be as per hotel standards (size, color, etc.). Signage shall be aluminum channels, internally lit (I.E.D.), with colored acrylic faces. Final sign package shall be submitted under separate sign permit for approval. Coordinate installation of exterior signage prior to closing up the walls.
- Stucco system to be EIFS typical. Provide "Y" joints as shown. Install as per manufacturers' requirements and details. Colors shall match paint colors noted.
- Moisture resistant barrier (MRB) shall be liquid applied, typical throughout. Install as per manufacturers' requirements based on the finishes to be used. Utilize sheathing tape, flashing membrane, drain edge tape, and other accessories as necessary for a complete single source system.
- Install stone as per manufacturers' recommendations. Provide a 50# felt slip barrier between stone base coat and MRB if required by MRB manufacturer.
- Metal gutters and downspouts shall be pre-finished and shall match fascia color, typical. Pitch outlets away from building foundation.
- Building lighting is primarily via wall mounted surface L.E.D. lights.

TRANSPARENCY CALCULATIONS

NOTE: STORY HEIGHT MEASUREMENTS TAKEN FROM FINISH FLOOR TO BOTTOM OF FLOOR/CEILING OR ROOF CEILING ASSEMBLY ABOVE.

GROUND FLOOR FRONT FACADE (US 40) = 40% REQUIRED
TOTAL SURFACE AREA = 173.9' X 12.17' (STORY HEIGHT) = 2,116 SQ. FT.
TOTAL TRANSPARENT AREA PROVIDED = 848 SQ. FT. (40.1%)

GROUND FLOOR OTHER FACADES = 30% REQUIRED
TOTAL SURFACE AREA = 481.6' X 12.17' (STORY HEIGHT) = 5,861.4 SQ. FT.
TOTAL TRANSPARENT AREA PROVIDED = 1,763 SQ. FT. (30.1%)

UPPER FLOOR FACADES (ALL SIDES, 2ND STORY CALCULATIONS) = 20% REQUIRED
TOTAL SURFACE AREA = 615.5' X 9' (STORY HEIGHT) = 5,539.5 SQ. FT.
TOTAL TRANSPARENT AREA PROVIDED = 1,554 SQ. FT. (28.1%)

COLOR LEGEND

- EIFS: Medium sand texture, Color match to Sherwin Williams: SW 7547 Sandbar
- STONE VENEER: Coronado Stone "Sierra Lodge - Cathedral Grey". Install over continuous insulation as per NCM ASTM C1780 installation guide, figure 4b or equal.
- METAL PANEL PROFILE #1: Centria CS-260, Vertical Orientation, Color match to Sherwin Williams: SW 7591 Red Barn
- METAL PANEL PROFILE #2: Centria CS-620, Horizontal Orientation, Color match to Sherwin Williams: SW 6363 Gingerly
- WINDOW TRIM: Color match to Sherwin Williams: SW 7591 Red Barn, typical. Match SW 2808 Rockwood Dark Brown at Metal Panel Profile #1 locations.
- ACCENT: Fascia, Soffits, trim, gutters and downspouts. Color match to Sherwin Williams: SW 2808 Rockwood Dark Brown
- ROOFING: Asphalt Shingle, GAF Timberline HDZ, Color "Mission Brown"

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8/19/23 Release "Not for Construction" unless noted otherwise.

DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

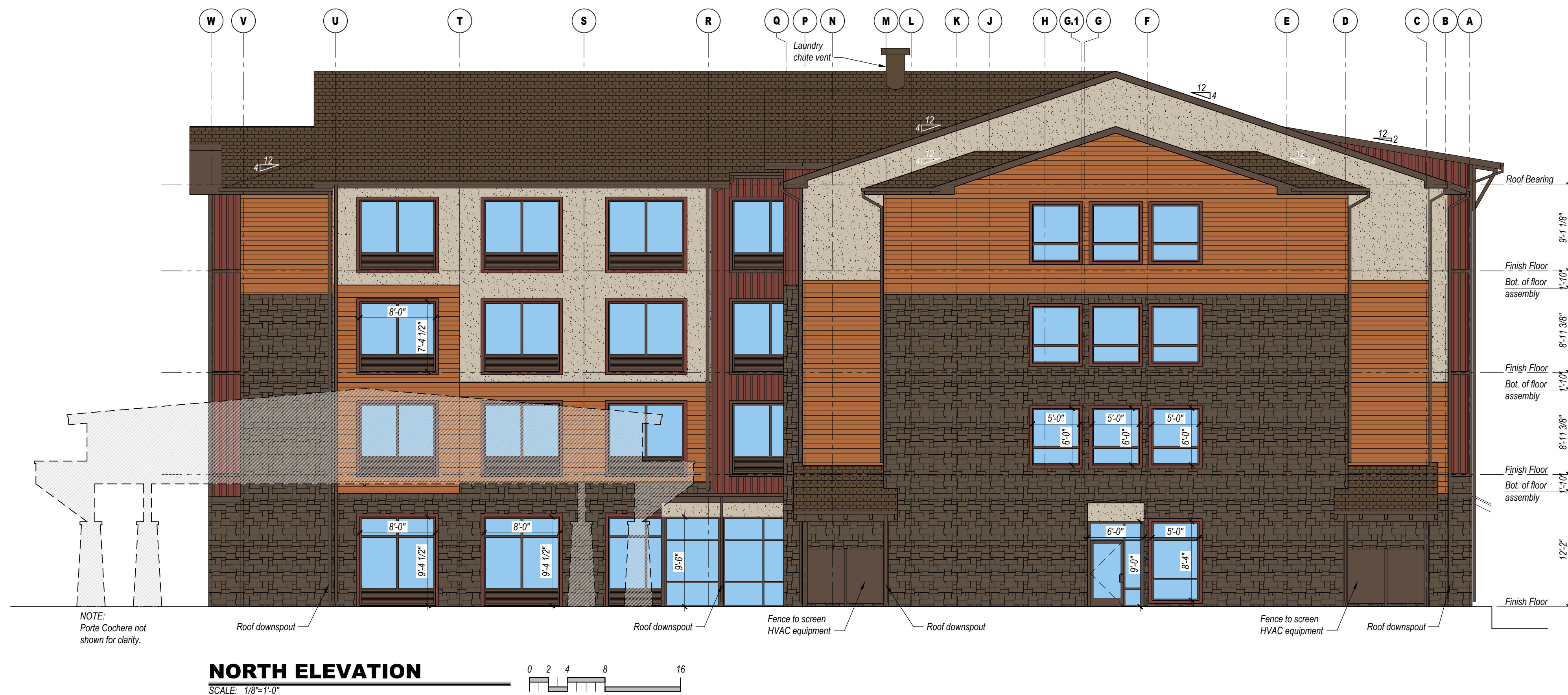
SHEET TITLE:
SOUTH AND EAST ELEVATIONS

A2.1
SHEET: 52 OF 140

REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024



Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487



GENERAL NOTES:

- See door and window schedules for door and window types. Doors, windows and louvers to be prefinished.
- All windows to be bronze aluminum with thermally broken frames.
- Provide blocking and power for all exterior signage. All signage shall be as per hotel standards (size, color, etc.). Signage shall be aluminum channels, internally lit (I.L.D.), with colored acrylic faces. Final sign package shall be submitted under separate sign permit for approval. Coordinate installation of exterior signage prior to closing up the walls.
- Stucco system to be EIFS typical. Provide "Y" joints as shown. Install as per manufacturers' requirements and details. Colors shall match paint colors noted.
- Moisture resistant barrier (MRB) shall be liquid applied, typical throughout. Install as per manufacturers' requirements based on the finishes to be used. Utilize sheathing tape, flashing membrane, drain edge tape, and other accessories as necessary for a complete single source system.
- Install stone as per manufacturers' recommendations. Provide a 3/8" flat slip barrier between stone base coat and MRB if required by MRB manufacturer.
- Metal gutters and downspouts shall be pre-finished and shall match fascia color, typical. Pitch outlets away from building foundation.
- Building lighting is primarily via wall mounted surface L.E.D. lights.

TRANSPARENCY CALCULATIONS

NOTE: STORY HEIGHT MEASUREMENTS TAKEN FROM FINISH FLOOR TO BOTTOM OF FLOOR/CEILING OR ROOF CEILING ASSEMBLY ABOVE.

GROUND FLOOR FRONT FACADE (US 40) = 40% REQUIRED
TOTAL SURFACE AREA = 173.9' X 12.17' (STORY HEIGHT) = 2,116 SQ. FT.
TOTAL TRANSPARENT AREA PROVIDED = 848 SQ. FT. (40.1%)

GROUND FLOOR OTHER FACADES = 30% REQUIRED
TOTAL SURFACE AREA = 481.6' X 12.17' (STORY HEIGHT) = 5,861.4 SQ. FT.
TOTAL TRANSPARENT AREA PROVIDED = 1,763 SQ. FT. (30.1%)

UPPER FLOOR FACADES (ALL SIDES, 2ND STORY CALCULATIONS) = 20% REQUIRED
TOTAL SURFACE AREA = 615.3' X 9' (STORY HEIGHT) = 5,538 SQ. FT.
TOTAL TRANSPARENT AREA PROVIDED = 1,554 SQ. FT. (28.1%)

COLOR LEGEND

- EIFS: Medium sand texture, Color match to Sherwin Williams: SW 7547 Sandbar
- STONE VENEER: Coronado Stone "Sierra Ledge - Cathedral Grey", Install over continuous insulation as per NCMA ASTM C1780 installation guide, figure 4b or equal.
- METAL PANEL PROFILE #1: Centris CS-260, Vertical Orientation, Color match to Sherwin Williams: SW 7591 Red Barn
- METAL PANEL PROFILE #2: Centris CS-620, Horizontal Orientation, Color match to Sherwin Williams: SW 6363 Gingery
- WINDOW TRIM: Color match to Sherwin Williams: SW 7591 Red Barn, typical. Match SW 2808 Rockwood Dark Brown at Metal Panel Profile #1 locations.
- ACCENT: Fascia, Soffits, Trim, gutters and downspouts. Color match to Sherwin Williams: SW 2808 Rockwood Dark Brown
- ROOFING: Asphalt Shingle, GAF Timberline HDZ, Color "Mission Brown"

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8/19/23 Permit Set

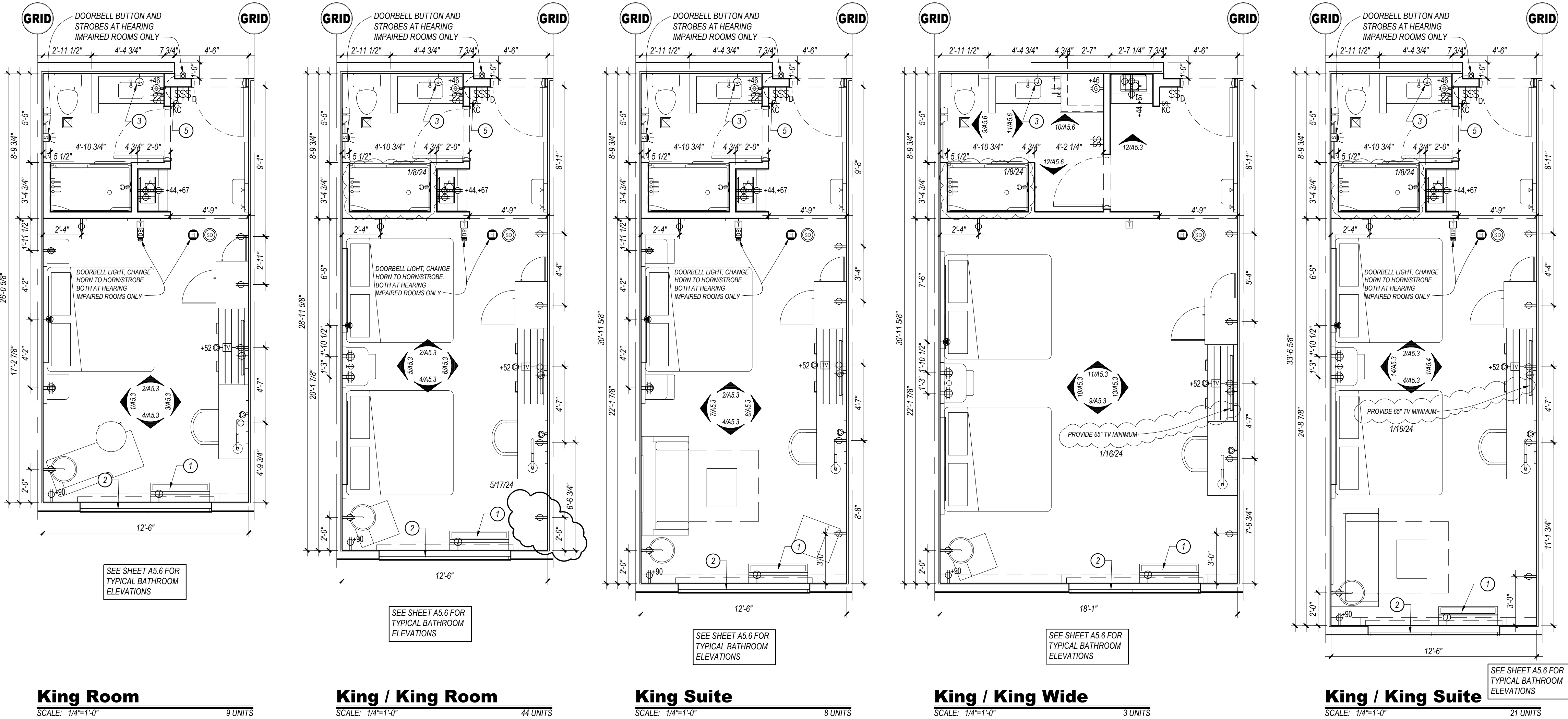
REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
NORTH AND WEST
ELEVATIONS

A2.2
SHEET: 53 OF 140



WALL FIRE RATING LEGEND

- 1 WALL TYPE: SEE SHEET A0.2
NOTE: PROVIDE WALL MARKING AS PER 904.2.3 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA CHAPTER 7 AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.
- INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2. (COMMERCIAL LAUNDRY)
1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS."
1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS).
2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

GUEST ROOM TYPE MATRIX									
FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ADA #216	KING/ KING ADA #221, #321	KING SUITE ADA #303	KING/ KING SUITE ADA ROLL-IN #421	FLOOR TOTAL
1ST						1/8/24			1/8/24
2ND	3	15	3	7	1	1			30
3RD	3	16	2	7		1	1		30
4TH	3	16	3	7				1	30
TOTAL	9	47	8	21	1	2	1	1	90

- WHEEL CHAIR ACCESSIBLE (MOBILITY FEATURES) 76 TO 100 TOTAL GUEST ROOMS
= 5 ROOMS (4 TRANSFER SHOWERS + 1 ROLL-IN SHOWER REQUIRED).
- HEARING LOSS ACCESSIBLE (COMMUNICATION FEATURES) 76 TO 100 TOTAL GUEST ROOMS
= 9 ROOMS REQUIRED (ONLY 1 ROOM THAT IS ALSO A WHEEL CHAIR ACCESSIBLE ROOM MAY COUNT TOWARDS THE TOTAL REQUIRED NUMBER PER 2010 ADAAG SECTION 224.1. 6 KING/KING ROOMS (#220, 230, 330, 330, 400), 1 KING SUITE (#320) AND 2 KING/KING SUITES (#306, 409) ALONG WITH ALL OF THE MOBILITY ROOMS ARE PROVIDED WITH COMMUNICATION FEATURES.

KEYED NOTES

- HARDWIRED HVAC UNIT
- EXTERIOR WINDOW AND ASSOCIATED TREATMENTS
- WALL MOUNTED LIGHTED MIRROR. PROVIDE JUNCTION BOX, COORDINATED WITH FIXTURE
- FLUSH LEVER MUST BE POSITIONED ON OPEN SIDE OF WATER CLOSET AS SHOWN IN ADA ROOMS
- DOORBELL SWITCH FOR COMMUNICATION FEATURE ROOMS ONLY - SIGNAGE AS REQUIRED
- DASHED BOXES AND CIRCLES REPRESENT ACCESSIBLE CLEAR FLOOR AREAS - REFER TO ACCESSIBLE PLANS SHEET FOR ADDITIONAL INFORMATION
- ACCESSIBLE DRAPERY CONTROL SWITCHES
- PROVIDE TRENCH DRAIN AT ENTRY TO ROLL-IN SHOWERS. SLOPE FLOORING TO DRAIN AT 1/4" SLOPE MAX.

GENERAL NOTES

- ALL NON-BEARING WALLS ARE 2X4 WITH 5/8" GYPSUM BOARD EACH FACE U.N.O. GYPSUM BOARD IN TOILET/BATH ROOMS TO BE MOISTURE RESISTANT. UTILIZE DENSESHIELD TILE BACKER AT ALL WALLS & CEILINGS OF TUB & SHOWER ENCLOSURES.
- GUEST ROOM FLOOR PLANS MAY BE MIRRORED.
- SEE OVERALL FLOOR PLANS FOR LOCATIONS OF PHYSICALLY ACCESSIBLE AND VISUALLY ACCESSIBLE ROOMS
- DIMENSIONS ARE TO FINISHED WALL SURFACES, CENTERLINE OF DOORS/WINDOWS OR TO GRID LINES U.N.O.
- SEE INTERIOR ELEVATION SHEETS AND INTERIOR DESIGN DRAWINGS FOR FURNITURE DESIGNATIONS AND ELEVATIONS. COORDINATE M.E.P. ROUGH-IN WITH APPROVED FF&E PACKAGE. THIS INCLUDES LIGHTED MIRRORS, PLUMBING AT VANITY AND KITCHEN CABINETS, RECEPTACLE HEIGHTS, ETC.
- GANG SWITCHES TOGETHER EXCEPT THE ADA DOORBELL DISABLE SWITCH SHALL BE IN ITS OWN SINGLE GANG BOX.
- HEIGHT OF ALL SWITCHES, OUTLETS, ETC. TO MEET A.D.A. REQUIREMENTS AND/OR LOCAL CODES. SWITCHES ON LAMPS MUST BE TOGGLE TYPE.
- ELECTRICAL OUTLETS AT DESKS ARE TO BE COORDINATED WITH FRANCHISE STANDARDS. DEPENDING ON FF&E PROVIDED, CERTAIN OUTLETS MAY NOT BE REQUIRED.
- AT WALLS BETWEEN ADJACENT ROOMS, ELECTRICAL OUTLET LOCATIONS, INCLUDING TV AND TELEPHONE OUTLETS, SHALL BE OFFSET 6" MIN. HORIZONTALLY FOR INSTALLATION. ELECTRICAL CORDS SHOULD BE HIDDEN FROM VIEW. BACK TO BACK OUTLETS ARE NOT ALLOWED.
- LIGHT SWITCH AND G.F.I. OUTLETS CAN BE MOUNTED IN A COMMON 4X4 BOX WITH COVER PLATE. COORDINATE CLEARANCE WITH MIRROR AS REQUIRED.
- CEILING MOUNTED LIGHT FIXTURE AND EXHAUST FAN AT ALL GUEST ROOM BATHS TO BE SWITCHED SEPARATELY (IF APPLICABLE).
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- ALL CONTROLS FOR USE BY GUESTS MUST BE MOUNTED BETWEEN 15" AND 48" AND MUST HAVE A 30"x48" MINIMUM CLEAR FLOOR SPACE FOR FORWARD OR PARALLEL APPROACH. CONTROLS MOUNTED OVER AN OBSTRUCTION THAT IS BETWEEN 15" AND 24" DEEP MAY BE NO HIGHER THAN 48" AFF IF PARALLEL APPROACH IS PROVIDED. WHERE OBSTRUCTIONS ARE BETWEEN 24" AND 25" WITH FORWARD APPROACH THE MAXIMUM HEIGHT IS 44" AFF. ACCESSIBLE CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
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- SHOWER HEAD OUTLETS SHALL BE A MINIMUM OF 7'-0" ABOVE FINISH TUB / SHOWER FLOOR.
- T-STAT MUD RINGS SHALL BE MOUNTED HORIZONTAL TO MATCH THE ORIENTATION OF THE THERMOSTAT.
- PACKAGED TERMINAL AIR CONDITIONERS (PTAC) SHALL BE SUPPLIED WITH HARDWIRED POWERED SUB-BASES.

CEILING LAYOUT LEGEND:

- CENTER FIXTURE IN SPACE
- CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE.
- ALIGN FIXTURES
- ALIGN FIXTURES ALONG CENTERLINE SHOW
- CENTER OVER
- CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

SYMBOL LEGEND

- NOTE: ALL POWER, DATA, FIRE ALARM, DOOR BELL INDICATORS, AND OTHER DEVICES SHALL BE WHITE FINISH U.N.O. OR AS REQUIRED BY THE A.D.A. DEVICE HEIGHTS SHOWN ON PLANS ARE TO CENTERLINE. NOT ALL SYMBOLS ARE USED.
- 1 FIRE ALARM HORN, WALL MOUNT
- 2 FIRE ALARM HORN, CEILING MOUNT
- 3 FIRE ALARM HORN & STROBE AT VISUAL & WHEEL CHAIR ACCESSIBLE ROOMS (OMIT FIRE ALARM HORNS), WALL MOUNT
- 4 FIRE ALARM HORN & STROBE AT VISUAL & WHEEL CHAIR ACCESSIBLE ROOMS (OMIT FIRE ALARM HORNS), CEILING MOUNT
- 5 FIRE ALARM STROBE AT VISUAL ACCESSIBLE ROOMS ONLY
- 6 SMOKE DETECTOR, WALL MOUNTED
- 7 SMOKE DETECTOR, CEILING MOUNTED
- 8 RECEPTACLE, 15" A.F.F. TO BOTTOM, U.N.O.
- 9 USB/DUPLEX RECEPTACLE, TAMPER RESISTANT, LEVITON T5632
- 10 GFCI RECEPTACLE, 42" A.F.F. TO CENTERLINE, U.N.O. LEVITON 59N12-W NIGHTLIGHT IN BATHROOMS (ONLY 1 PER BATH)
- 11 DOUBLE DUPLEX RECEPTACLE, 15" A.F.F. TO BOTTOM, U.N.O.
- 12 WALL SWITCH, 48" A.F.F. TO TOP, U.N.O. "KC" INDICATES KEY CAPTURE. "3" INDICATES 3-WAY.
- 13 CABLE TV JACK, 15" A.F.F. TO BOTTOM, U.N.O.
- 14 DATA JACK, 15" A.F.F. TO BOTTOM, U.N.O.
- 15 TELEPHONE JACK, 15" A.F.F. TO BOTTOM, U.N.O.
- 16 AUDIO/VISUAL DOOR BELL AT VISUAL ACCESSIBLE ROOMS ONLY
- 17 DOOR BELL BUTTON, PROVIDE OVERRIDE SWITCH IN ROOM, 48" A.F.F. TO TOP
- 18 REMOTE T-STAT LOCATION, 48" A.F.F. TO TOP, U.N.O.
- 19 HATCHED AREA (WHEN USED) INDICATES SPACE WHERE OUTLETS SHOULD OCCUR. AVOID LOCATING OUTLETS IN SAME PARTITION CAVITY.
- 20 WIFI ACCESS POINT, VERIFY FINAL LOCATION.
- 21 RECESSED FLOOR MOUNTED DUPLEX POWER AND DATA
- 22 CARBON MONOXIDE DETECTOR WIRE TO THE FIRE ALARM CONTROL PANEL, VERIFY REQUIREMENTS WITH THE FIRE AUTHORITY.
- 23 PENDENT STYLE SPRINKLER HEAD, FULLY CONCEALED U.N.O.



Holiday Inn Express
3350 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

REVISION DATES:
1/8/24 HCO Owner Revisions
2/15/24 POC Removal, Guest Room Addition
5/11/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIRAL

DRAWN BY:
NAP

SHEET TITLE:
ENLARGED GUEST ROOM PLANS

A3.1
SHEET: 54 OF 142

ASI #2 5/28/24

KEYED NOTES

1. RECEPTACLE FOR LED TAPE LIGHTS TO BE LOCATE BEHIND REMOVABLE PORTION OF WINDOW VALANCE. TAPE LIGHTS TO BE INSTALLED ON TOP OF VALANCE, WALL-TO-WALL AND ON BOTTOM OF VALANCE **ON EACH SIDE OF THE WINDOW/SHOWER ENCLOSURE.**

REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024

GENERAL NOTES:

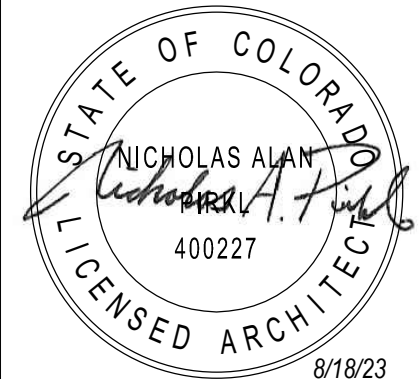
- A. PROVIDE EMERGENCY LIGHTING & SMOKE DETECTION IN ALL PUBLIC AREAS. ALL AREAS WHERE STAFF WILL PERFORM A DUTY AND AS REQUIRED BY LOCAL CODE AND LIFE SAFETY STANDARDS. SUPPLIER SHALL PREPARE A LIGHTING LAYOUT TO VERIFY IFC AVERAGE AND 0.1 FC MINIMUM ALONG ALL EXIT PATHS.
- B. LIGHT FIXTURES, OR GROUPS OF FIXTURES, SHALL BE EQUALLY SPACED AND CENTERED AS DEPICTED UNLESS DIMENSIONED OTHERWISE.
- C. SUSPENSION SYSTEM SHALL FOLLOW MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION AND THE APPLICABLE SEISMIC ZONE.
- E. ALL SPRINKLER HEADS IN PUBLIC AREAS (COMMON AREAS, CORRIDORS, ETC.), GUEST ROOMS, AND BOH (BACK OF HOUSE) SHALL BE FULLY CONCEALED PENDENT STYLE.
- F. CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, AND OTHER RECESSED OR SURFACE MOUNTED ITEMS IN CEILING TILES WHENEVER POSSIBLE.
- G. ALL GYP. BD. CEILINGS & SOFFITS SHALL HAVE LEVEL 5 FINISH & SHALL BE PAINTED, U.N.O. EPOXY PAINT IN ALL POOL/SPA ROOMS.
- H. CENTER CEILING GRID IN ROOM UNLESS NOTED OTHERWISE.
- I. PROVIDE SPEAKERS, WIRING AND SOUND SYSTEM AS PER BRAND REQUIREMENTS AT THE PORTE COCHERE AND CHECK-IN AREAS MINIMUM. VERIFY WITH OWNER FOR ADDITIONAL LOCATIONS PRIOR TO ORDERING EQUIPMENT.
- J. AUDIO HEADEND WILL BE LOCATED IN WORK AREA. ROUTE ALL SPEAKER WIRES, 18AWG MINIMUM, FROM SPEAKERS TO VOLUME CONTROL. SPEAKERS TO BE 1.5 WATT MINIMUM, EXTERIOR RATED AS NECESSARY. MOUNT ALL VOLUME CONTROLS @ 48" A.F.F. MAXIMUM.
- K. PROVIDE FLUSH DRYWALL FINISH TYPE NON-RATED ACCESS PANEL, ACUDOR BAUCO PLUS II 10x16 TYPICAL, CONFIRM SIZE WITH USE. TEXTURE AND PAINT TO MATCH ADJACENT CEILING. PROVIDE RATED ACCESS PANELS AT RATED CEILING MEMBRANE PENETRATIONS AND RATED WALL PENETRATIONS.
- L. CONTRACTOR SHALL PROVIDE FULL INTERIOR (ALL ROOMS) AND EXTERIOR PHOTOMETRIC STUDIES FOR APPROVAL BASED ON THE FINAL APPROVED LIGHT FIXTURE SELECTIONS PRIOR TO ORDERING ANY FIXTURES. VERIFY MAXIMUM LIGHTING TEMPERATURES WITH FRANCHISE STANDARDS AND APPROVED SITE DEVELOPMENT PACKAGE (I.E. 3000K INSIDE, 3000K OUTSIDE).

CEILING LAYOUT LEGEND:

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- ALIGN FIXTURES
- ALIGN FIXTURES ALONG CENTERLINE SHOWN
- CENTER OVER
- CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

REFLECTED CEILING PLAN LEGEND

- CEILING TYPE 'A' GYPSUM BOARD, 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYPSUM BOARD IN ALL OTHER AREAS (LEVEL 5 FINISH).
- CEILING TYPE 'B' 2 x 2 SUSPENDED A.C.T. NARROW SPUNE, TEGULAR EDGE TILES.
- CEILING TYPE 'C' 2 x 4 SUSPENDED A.C.T. 15x16" GRID, VINYL COVERED TILES.
- CEILING TYPE 'D' SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM.
- CEILING TYPE / ELEVATION ABOVE FINISH FLOOR.
- * RECESSED ROUND LED DOWNLIGHT
- RECESSED ROUND LED WALL WASH
- * WET LOCATION SQUARE FLANGED RECESSED LED DOWNLIGHT
- DECORATIVE WALL SCONCE -- REFER TO FF&E PACKAGE
- 2X2 LAY-IN LED FIXTURE
- 2X4 LAY-IN LED FIXTURE
- 4" SURFACE MOUNTED LED FIXTURE
- WALL MOUNTED LED STRIP LIGHT - 4FT
- TAPE LED COVE LIGHTING SYSTEM
- LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL
- TRACK LIGHTING WITH ADJUSTABLE HEADS
- TRACK MOUNTED DECORATIVE PENDANT FIXTURE -- REFER TO FF&E
- DECORATIVE LOBBY PENDANT LIGHT FIXTURE -- REFER TO FF&E
- INTERIOR SIGN ACCENT LIGHTING
- ELEVATOR SHAFT LIGHTING
- 6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)
- EXTERIOR WALL PAK (UL WET LABEL)
- EXTERIOR PORTE COCHERE LIGHTING
- EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)
- EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)
- EXIT SIGN: FLOOR LEVEL (DIRECTIONAL CHEVRONS WHEN SHOWN)
- EMERGENCY LIGHT (WALL MOUNTED)
- EMERGENCY LIGHT (CEILING MOUNTED)
- SPEAKER
- SPEAKER VOLUME CONTROL LOCATION.
- * FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT
- MECHANICAL EXHAUST GRILLE
- 2X2 MECHANICAL RETURN GRILLE
- 2X2 MECHANICAL SUPPLY GRILLE
- MECHANICAL SUPPLY GRILLE
- MECHANICAL RETURN GRILLE
- MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)
- LINEAR SLOT DIFFUSER



Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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FF&E includes "Call for Construction" unless noted otherwise.

DRAWING / ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

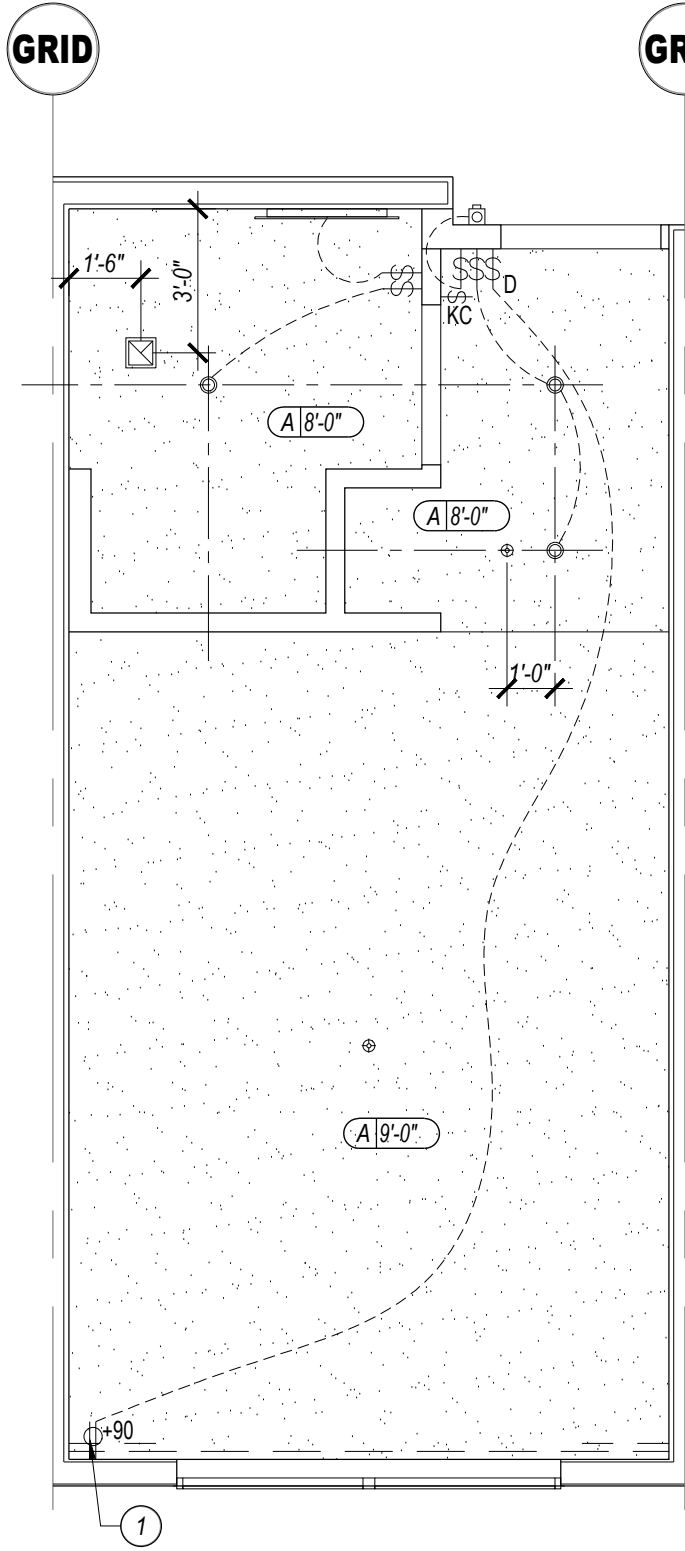
PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
ENLARGED GUEST
ROOM REFLECTED
CEILING PLANS

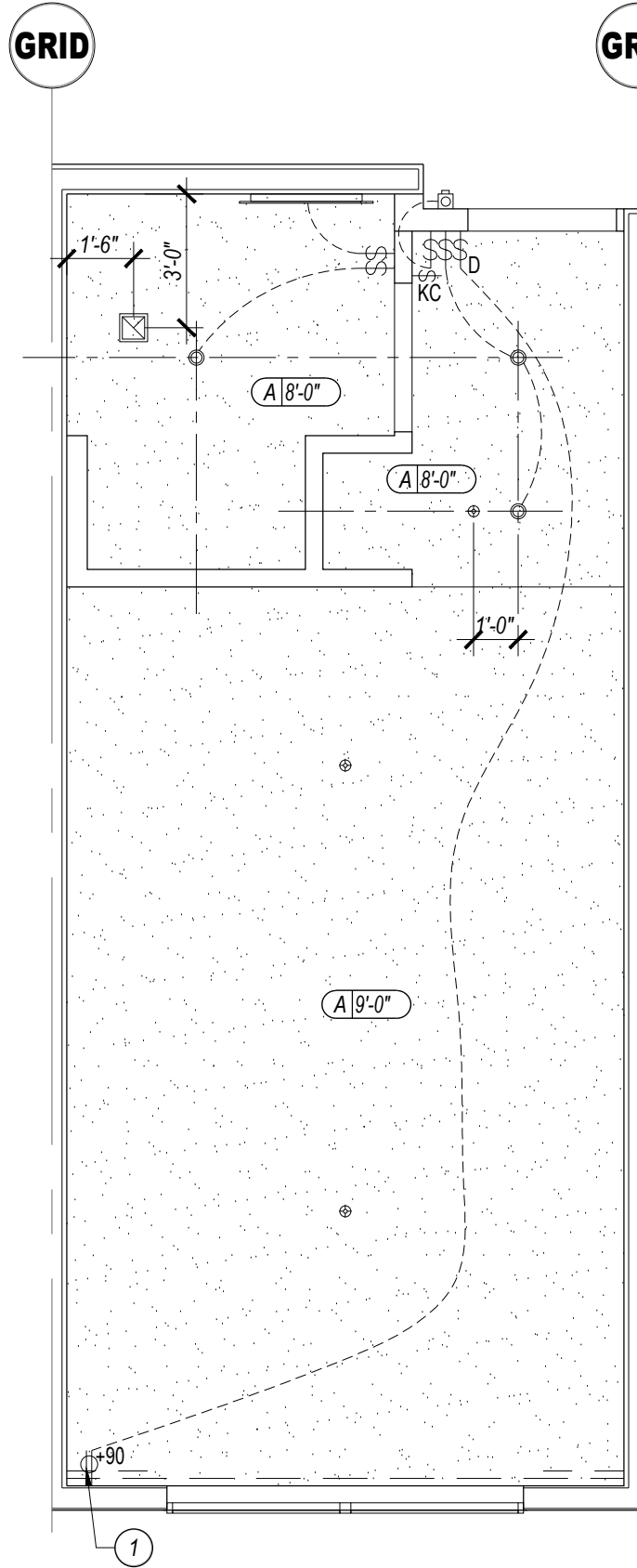
A3.2

SHEET: 55 OF 140



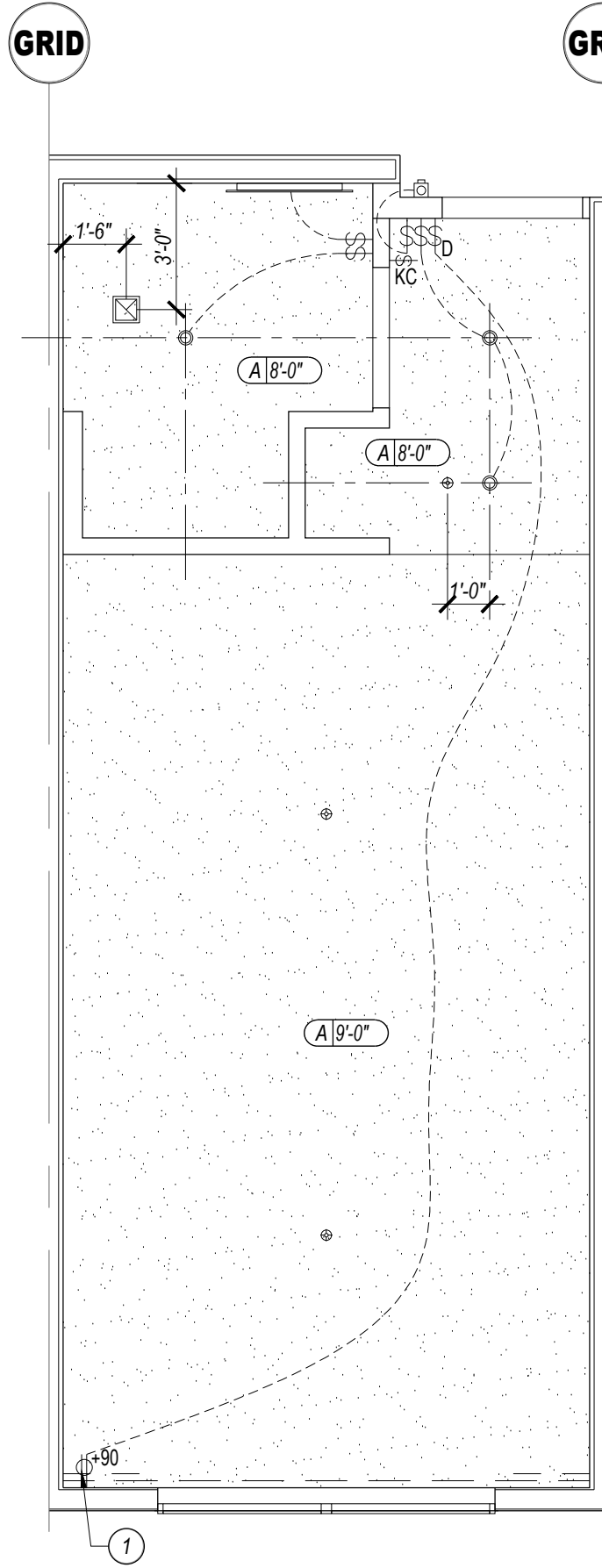
King Room

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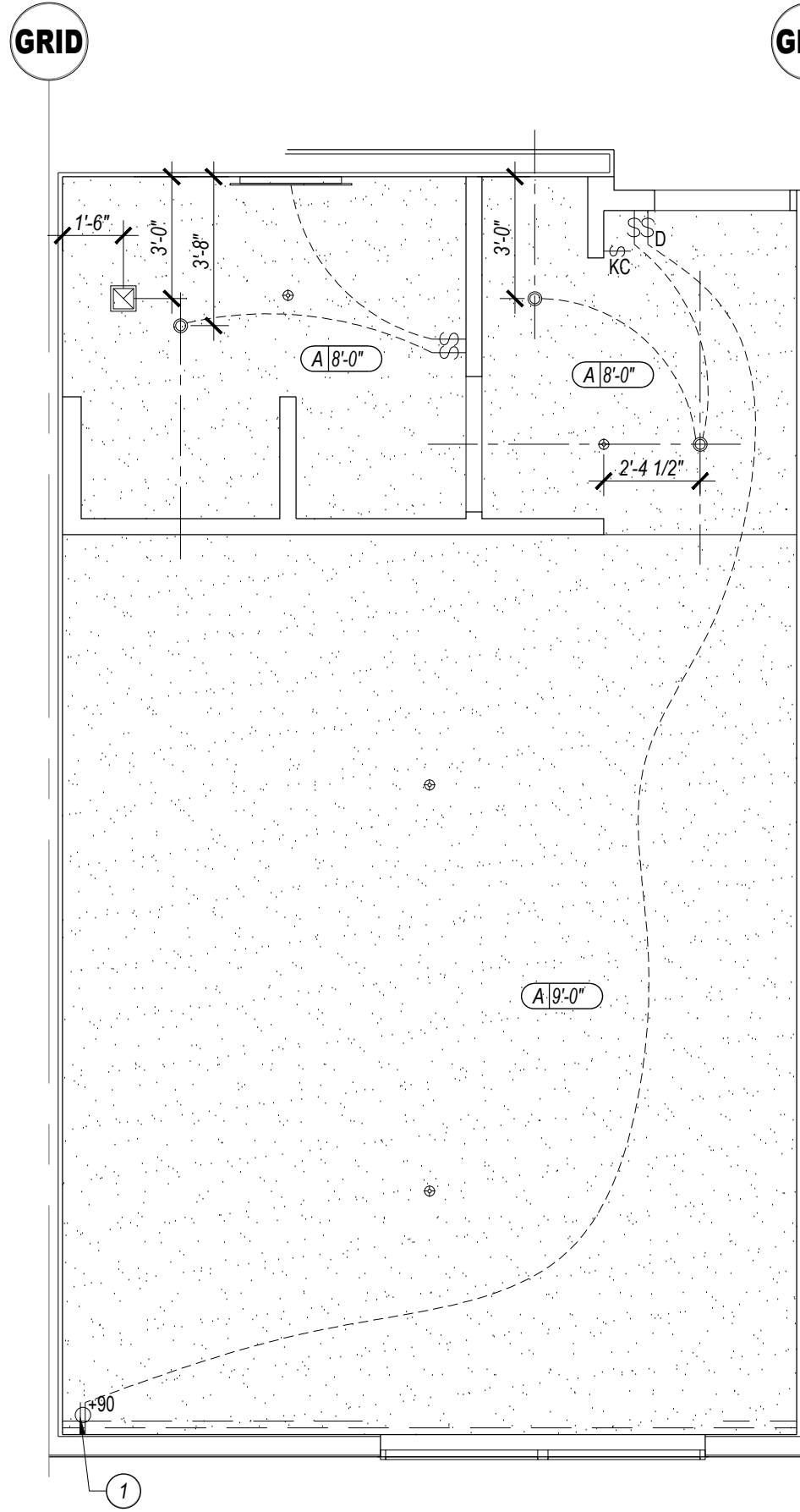
King / King Room

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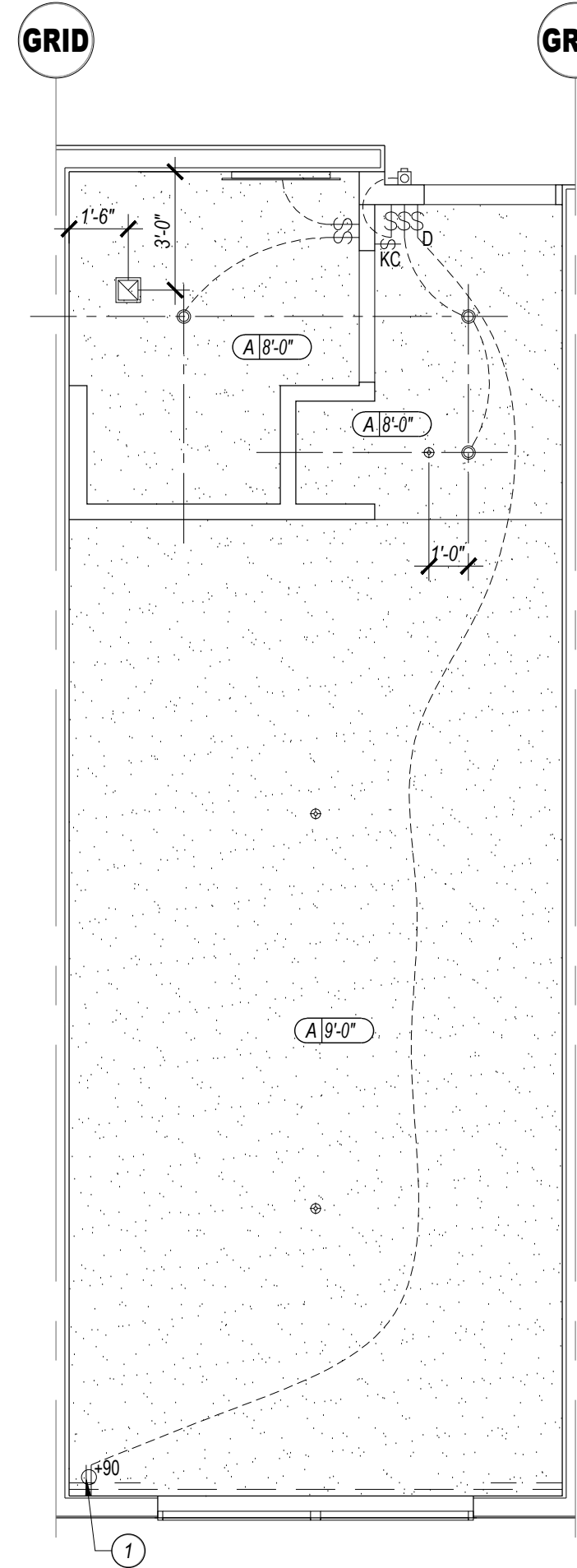
King Suite

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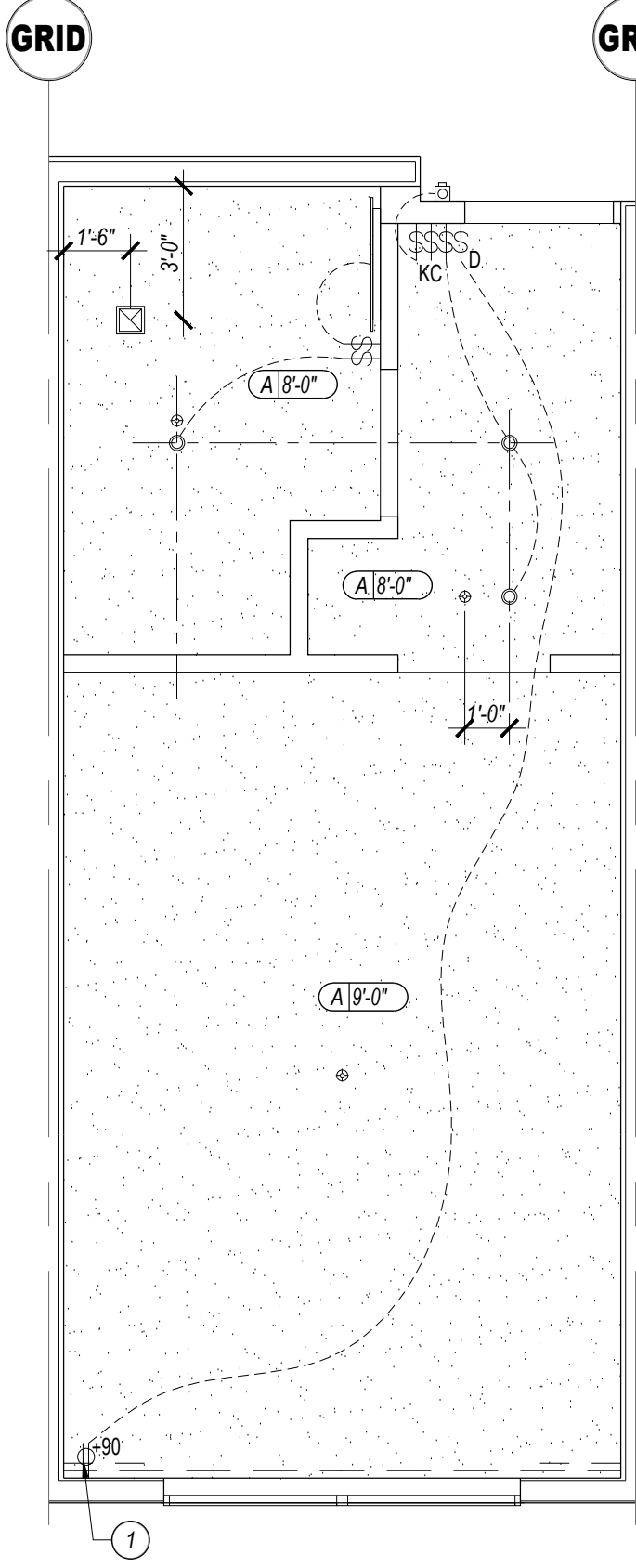
King / King Wide

SCALE: 1/4"=1'-0" 3 UNITS



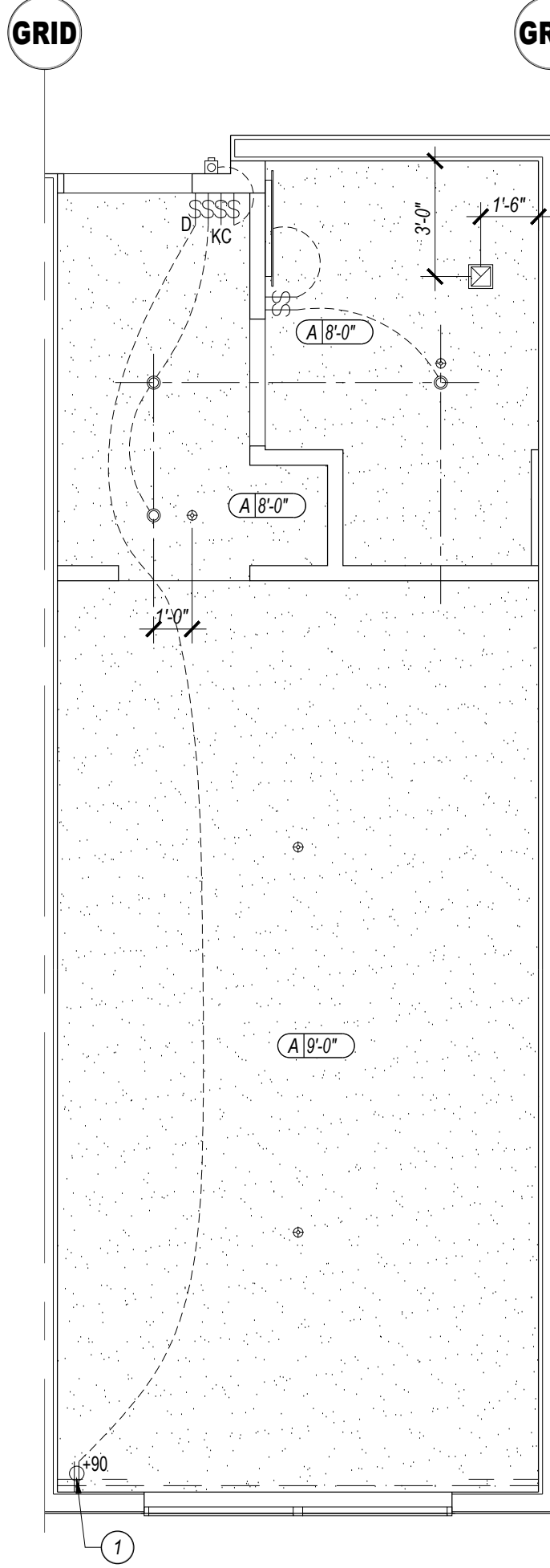
King / King Suite

SCALE: 1/4"=1'-0" 21 UNITS



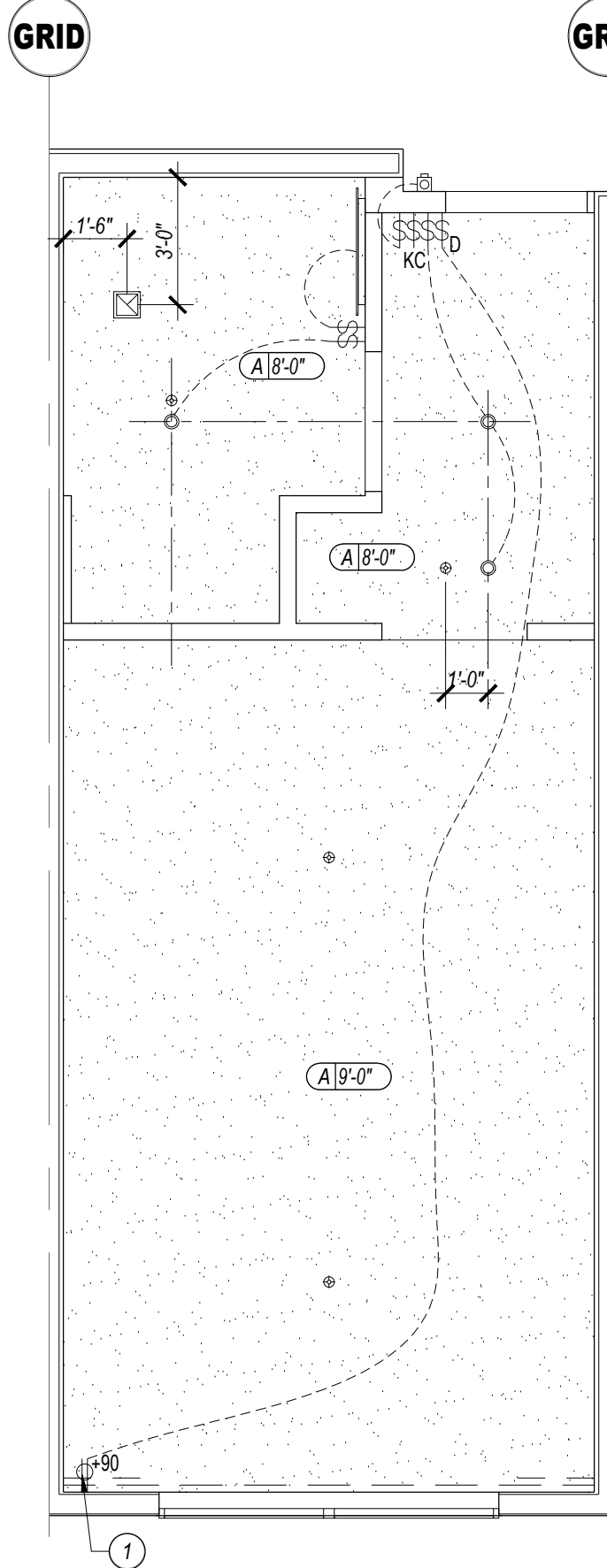
King Room ADA (#216)

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



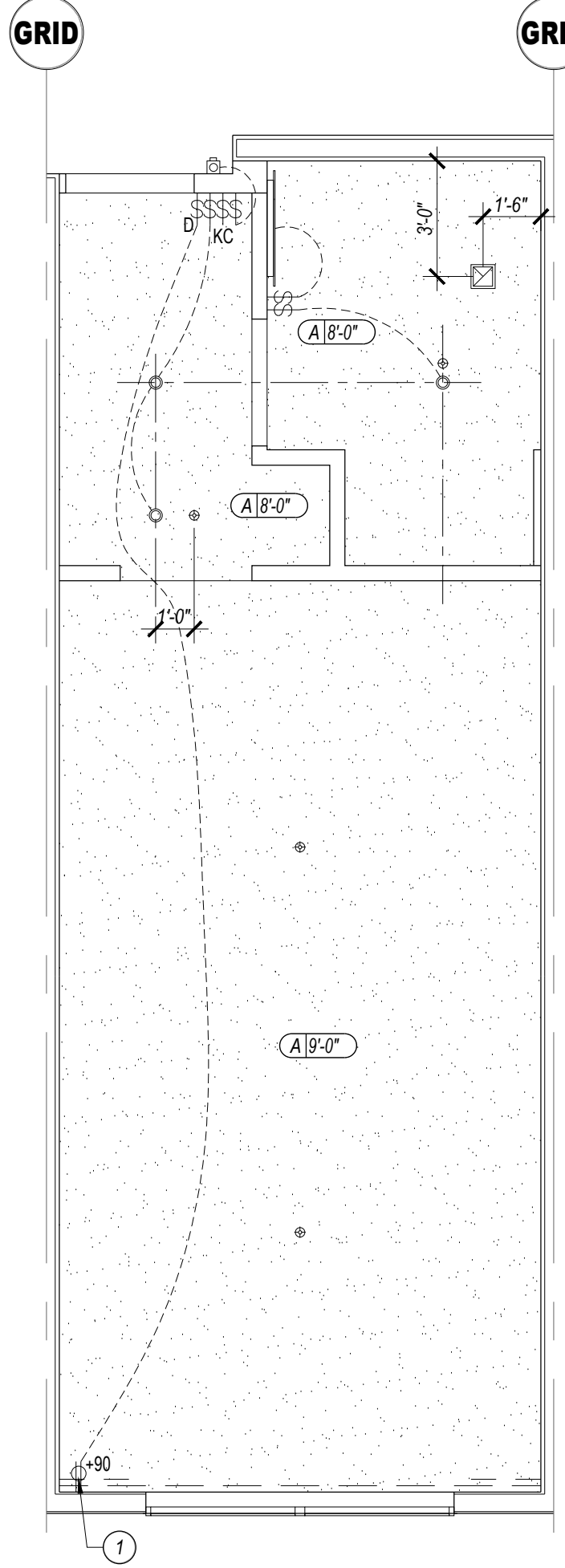
K/K Room ADA (#221,321)

SCALE: 1/4"=1'-0" 2 UNITS



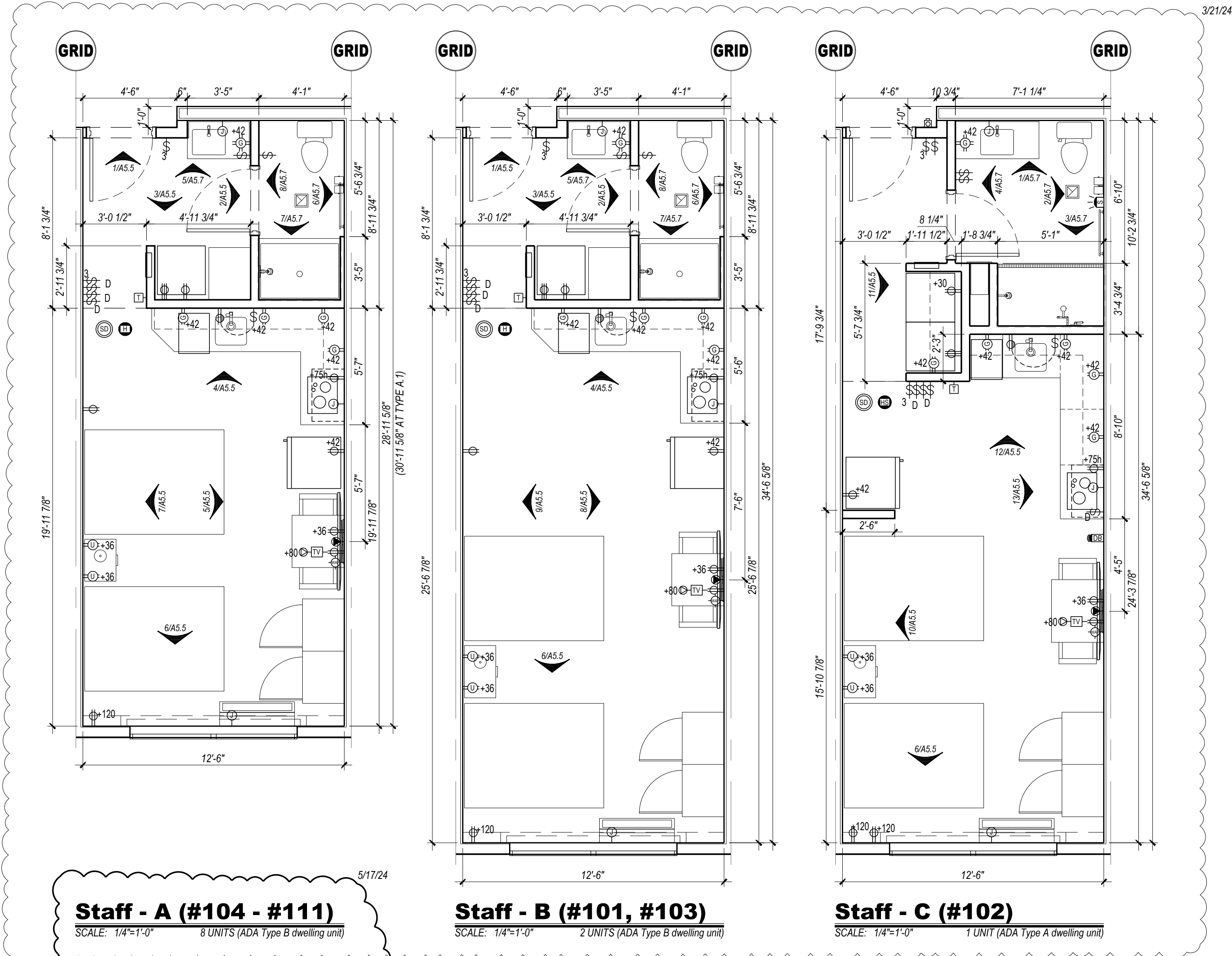
King Suite ADA (#303)

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



K/K Suite ADA (#421)

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



KEYED NOTES

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- CENTER OVER
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 - FIRE ALARM STROBE AT VISUAL ACCESSIBLE ROOMS ONLY
 - SMOKE DETECTOR, WALL MOUNTED
 - SMOKE DETECTOR, CEILING MOUNTED
 - RECEPTACLE, 15" A.F.F. TO BOTTOM, U.N.O.
 - USB/DUPLEX RECEPTACLE, TAMPER RESISTANT, LEVITON T5632
 - GFI RECEPTACLE, 42" A.F.F. TO CENTERLINE, U.N.O. LEVITON GPNL2-W NIGHTLIGHT IN BATHROOMS (ONLY 1 PER BATH)
 - DOUBLE DUPLEX RECEPTACLE, 15" A.F.F. TO BOTTOM, U.N.O.
 - WALL SWITCH, 48" A.F.F. TO TOP, U.N.O. "KC" INDICATES KEY CAPTURE. "3" INDICATES 3-WAY.
 - CABLE TV JACK, 15" A.F.F. TO BOTTOM, U.N.O.
 - DATA JACK, 15" A.F.F. TO BOTTOM, U.N.O.
 - TELEPHONE JACK, 15" A.F.F. TO BOTTOM, U.N.O.
 - AUDIO/VISUAL DOOR BELL AT VISUAL ACCESSIBLE ROOMS ONLY
 - REMOTE T-STAT LOCATION, 48" A.F.F. TO TOP, U.N.O.
 - HATCHED AREA (WHEN USED) INDICATES SPACE WHERE OUTLETS SHOULD OCCUR. AVOID LOCATING OUTLETS IN SAME PARTITION CAVITY.
 - WIFI ACCESS POINT, VERIFY FINAL LOCATION.
 - RECESSED FLOOR MOUNTED DUPLEX POWER AND DATA
 - CARBON MONOXIDE DETECTOR WIRE TO THE FIRE ALARM CONTROL PANEL, VERIFY REQUIREMENTS WITH THE FIRE AUTHORITY.
 - PENDENT STYLE SPRINKLER HEAD, FULLY CONCEALED U.N.O.



Holiday Inn Express
3350 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:
1/25/24 Staff Room Layout
3/21/24 Staff Room Changes
5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIKAL

DRAWN BY:
NAP

SHEET TITLE:
ENLARGED STAFF
ROOM PLANS

A3.3

SHEET: 56 OF 142

ASI #2 5/28/24

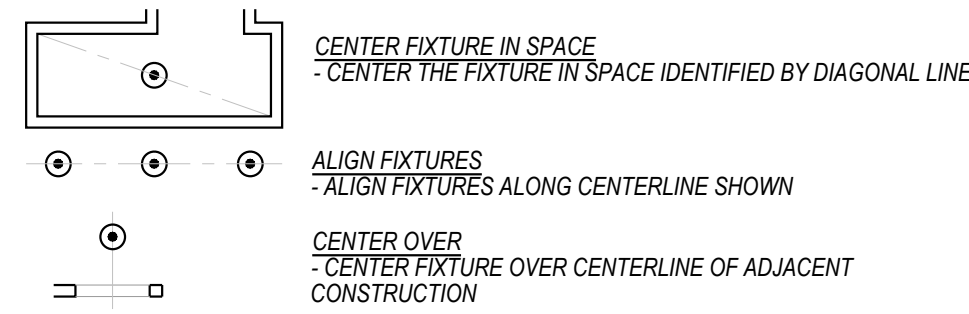
KEYED NOTES

1. RECEPTACLE FOR LED TAPE LIGHTS TO BE LOCATE BEHIND REMOVABLE PORTION OF WINDOW VALANCE. TAPE LIGHTS TO BE INSTALLED ON TOP OF VALANCE, WALL-TO-WALL AND ON BOTTOM OF VALANCE ON EACH SIDE OF THE WINDOW SHADE ENCLOSURE.

GENERAL NOTES:

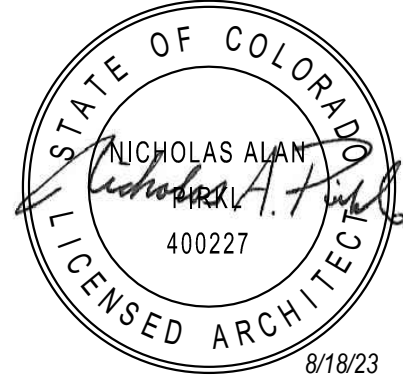
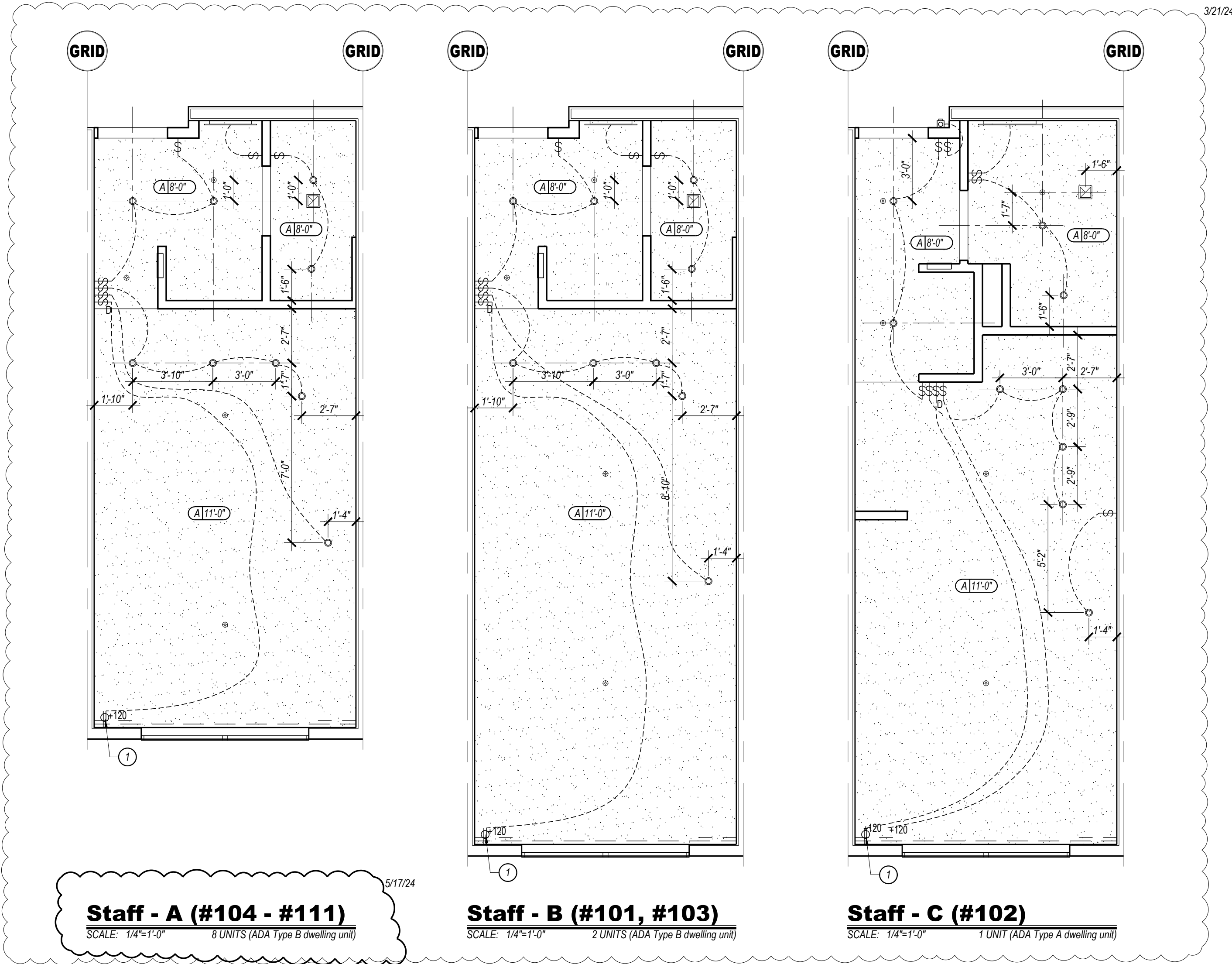
- A. PROVIDE EMERGENCY LIGHTING & SMOKE DETECTION IN ALL PUBLIC AREAS. ALL AREAS WHERE STAFF WILL PERFORM A DUTY AND AS REQUIRED BY LOCAL CODE AND LIFE SAFETY STANDARDS. SUPPLIER SHALL PREPARE A LIGHTING LAYOUT TO VERIFY 1FC AVERAGE AND 0.1 FC MINIMUM ALONG ALL EXIT PATHS.
- B. LIGHT FIXTURES, OR GROUPS OF FIXTURES, SHALL BE EQUALLY SPACED AND CENTERED AS DEPICTED UNLESS DIMENSIONED OTHERWISE.
- C. SUSPENSION SYSTEM SHALL FOLLOW MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION AND THE APPLICABLE SEISMIC ZONE.
- E. ALL SPRINKLER HEADS IN PUBLIC AREAS (COMMON AREAS, CORRIDORS, ETC.), GUEST ROOMS, AND BOH (BACK OF HOUSE) SHALL BE FULLY CONCEALED PENDENT STYLE.
- F. CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, AND OTHER RECESSED OR SURFACE MOUNTED ITEMS IN CEILING TILES WHENEVER POSSIBLE.
- G. ALL GYP. BD. CEILINGS & SOFFITS SHALL HAVE LEVEL 5 FINISH & SHALL BE PAINTED, U.N.O. EPOXY PAINT IN ALL POOL/SPA ROOMS.
- H. CENTER CEILING GRID IN ROOM UNLESS NOTED OTHERWISE.
- I. PROVIDE SPEAKERS, WIRING AND SOUND SYSTEM AS PER BRAND REQUIREMENTS AT THE PORTE COCHERE AND CHECK-IN AREAS MINIMUM. VERIFY WITH OWNER FOR ADDITIONAL LOCATIONS PRIOR TO ORDERING EQUIPMENT.
- J. AUDIO HEADEND WILL BE LOCATED IN WORK AREA. ROUTE ALL SPEAKER WIRES, 18AWG MINIMUM, FROM SPEAKERS TO VOLUME CONTROL. SPEAKERS TO BE 7.5 WATT MINIMUM, EXTERIOR RATED AS NECESSARY. MOUNT ALL VOLUME CONTROLS @ 48" A.F.F. MAXIMUM.
- K. PROVIDE FLUSH DRYWALL FINISH TYPE NON-RATED ACCESS PANEL, ACUDOR BAUCO PLUS II 18x18 TYPICAL, CONFIRM SIZE WITH USE, TEXTURE AND PAINT TO MATCH ADJACENT CEILING. PROVIDE RATED ACCESS PANELS AT RATED CEILING MEMBRANE PENETRATIONS AND RATED WALL PENETRATIONS.
- L. CONTRACTOR SHALL PROVIDE FULL INTERIOR (ALL ROOMS) AND EXTERIOR PHOTOMETRIC STUDIES FOR APPROVAL BASED ON THE FINAL APPROVED LIGHT FIXTURE SELECTIONS PRIOR TO ORDERING ANY FIXTURES. VERIFY MAXIMUM LIGHTING TEMPERATURES WITH FRANCHISE STANDARDS AND APPROVED SITE DEVELOPMENT PACKAGE (I.E. 3000K INSIDE, 3000K OUTSIDE).

CEILING LAYOUT LEGEND:



REFLECTED CEILING PLAN LEGEND

- CEILING TYPE 'A' GYPSUM BOARD, 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYPSUM BOARD IN ALL OTHER AREAS (LEVEL 5 FINISH).
- CEILING TYPE 'B' 2 x 2 SUSPENDED A.C.T. MARROW SPUNE, TEGULAR EDGE TILES.
- CEILING TYPE 'C' 2 x 4 SUSPENDED A.C.T. 15x16" GRID, VINYL COVERED TILES.
- CEILING TYPE 'D' SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM.
- CEILING TYPE / ELEVATION ABOVE FINISH FLOOR.
- RECESSED ROUND LED DOWNLIGHT
- RECESSED ROUND LED WALL WASH
- WET LOCATION SQUARE FLANGED RECESSED LED DOWNLIGHT
- DECORATIVE WALL SCONCE - REFER TO FF&E PACKAGE - 72" TO CENTERLINE
- 2X2 LAY-IN LED FIXTURE
- 2X4 LAY-IN LED FIXTURE
- 4" SURFACE MOUNTED LED FIXTURE
- WALL MOUNTED LED STRIP LIGHT - 4FT
- TAPE LED COVE LIGHTING SYSTEM
- LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL
- TRACK LIGHTING WITH ADJUSTABLE HEADS
- TRACK MOUNTED DECORATIVE PENDANT FIXTURE - REFER TO FF&E
- DECORATIVE LOBBY PENDANT LIGHT FIXTURE - REFER TO FF&E
- INTERIOR SIGN ACCENT LIGHTING
- ELEVATOR SHAFT LIGHTING
- 6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)
- EXTERIOR WALL PAK (UL WET LABEL)
- EXTERIOR PORTE COCHERE LIGHTING
- EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)
- EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)
- EXIT SIGN: FLOOR LEVEL (DIRECTIONAL CHEVRONS WHEN SHOWN)
- EMERGENCY LIGHT (WALL MOUNTED)
- EMERGENCY LIGHT (CEILING MOUNTED)
- SPEAKER
- SPEAKER VOLUME CONTROL LOCATION.
- FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT
- MECHANICAL EXHAUST GRILLE
- 2X2 MECHANICAL RETURN GRILLE
- 2X2 MECHANICAL SUPPLY GRILLE
- MECHANICAL SUPPLY GRILLE
- MECHANICAL RETURN GRILLE
- MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)
- LINEAR SLOT DIFFUSER



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Due to weather or printing techniques, only printed dimensions shall be used. Contractors shall verify all layout, dimensions and other related information prior to bidding or construction.

80% completion. Not for construction. Issues noted otherwise.

DRAWING/ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:
1/25/24 Staff Room Layout
3/21/24 Staff Room Changes
5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIROK

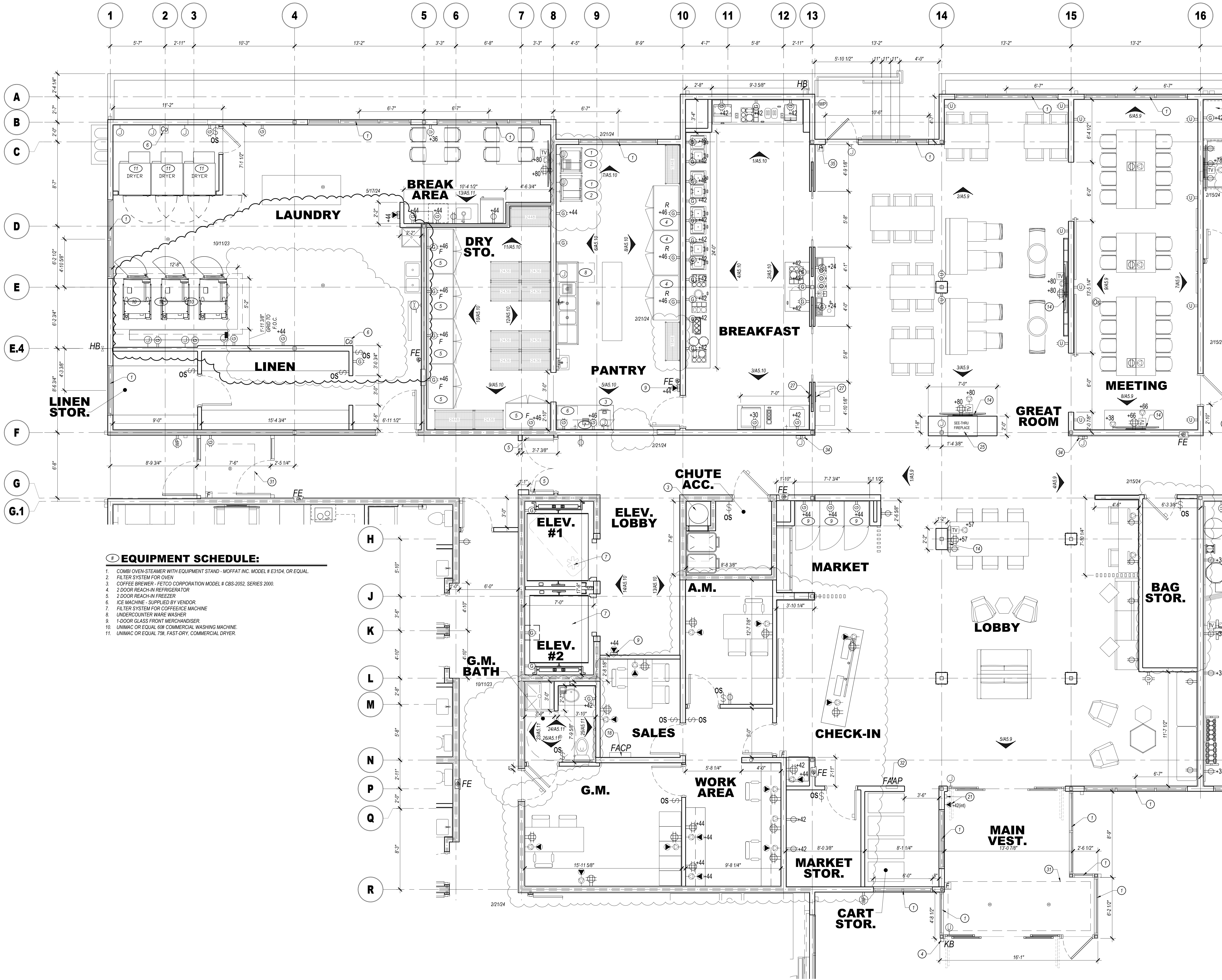
DRAWN BY:
NAP

SHEET TITLE:
ENLARGED STAFF
ROOM REFLECTED
CEILING PLANS

A3.4

SHEET: 57 OF 142

ASI #2 5/28/24



EQUIPMENT SCHEDULE:

1. COMBI OVEN-STEAMER WITH EQUIPMENT STAND - MOFFAT INC. MODEL # E31D4, OR EQUAL.
2. FILTER SYSTEM FOR OVEN
3. COFFEE BREWER - FETCO CORPORATION MODEL # CBS-2052, SERIES 2000.
4. 2 DOOR REACH-IN REFRIGERATOR
5. 2 DOOR REACH-IN FREEZER
6. ICE MACHINE - SUPPLIED BY VENDOR
7. FILTER SYSTEM FOR COFFEE/ICE MACHINE
8. UNDERCOUNTER WARE WASHER
9. 1 DOOR GLASS FRONT MERCHANDISER
10. UNIMAC OR EQUAL 60L COMMERCIAL WASHING MACHINE.
11. UNIMAC OR EQUAL 75L FAST-DRY, COMMERCIAL DRYER.

FLOOR PLAN KEYED NOTES:

1. KAWNEER VG 451 FRONT PLANE GLAZING SYSTEM. TYPICAL AT ALL EXTERIOR STOREFRONT AND WINDOW LOCATIONS. PROVIDE TEMPERED GLASS AS SHOWN ON ELEVATIONS.
2. 1 1/2" DIAMETER PAINTED HANDRAILS AND GUARDRAILS, WOOD INTERIOR, STEEL EXTERIOR.
3. MIDLAND CHUTES, 24" DIAMETER FACTORY FABRICATED LINEN CHUTE WITH 90 MINUTE RATED 24"x30" LINEN DISCHARGE DOOR AT GROUND LEVEL AND 90 MINUTE RATED 15"x15" LINEN CHUTE ACCESS DOORS @ 2ND - 4TH FLOORS. DOORS SHALL BE SELF CLOSING AND SELF LATCHING. PROVIDE SPRINKLER HEADS IN CHUTE AT EVERY LEVEL UNLESS OTHERWISE DIRECTED BY THE FIRE AUTHORITY.
4. PROVIDE KNOX BOX AS DIRECTED BY THE FIRE AUTHORITY.
5. MAGNETIC DOOR HOLDERS WIRE TO THE FIRE ALARM SYSTEM.
6. PROVIDE A CARBON MONOXIDE DETECTOR AT LOCATIONS SHOWN, MINIMUM.
7. ELEVATORS TO HAVE 42" WIDE DOORS AND SHALL BE SCHINDLER MRL TRACTION TYPE WITH 150 FPM RATED SPEED. ELEVATOR #1 SHALL BE 3000 FRONT OPENING SIZED FOR AMBULANCE STRETCHER ACCESS AND IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES "STAR OF LIFE" PER IBC 3002.4. ELEVATOR #2 SHALL BE 3000 FRONT OPENING. VERIFY ALL REQUIREMENTS WITH SUPPLIER PRIOR TO CONSTRUCTION. PROVIDE HANDRAIL ON REAR WALL AT 32" H.F.F. MINIMUM. PROVIDE SIGN "DO NOT USE IN CASE OF FIRE" PROVIDE 2-WAY COMMUNICATION AS PER THE IFC ON 2ND - 4TH FLOORS ADJACENT TO ELEVATOR DOORS. SYSTEM AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
8. PROVIDE PICTORIAL SIGN "IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS" COMPLYING WITH IBC 3002.3. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
9. FINAL FITNESS ROOM LAYOUT AND FINISHES SHALL COMPLY WITH BRAND FITNESS STANDARDS.
10. PROPOSED SIGNING OF WALL MOUNTED HOUSE PHONE MOUNTED @ 48" A.F.F. TYPICAL.
11. NOT USED.
12. ACCESSIBLE SPA STAIRS WITH 1 1/2" DIAMETER S/S HANDRAILS.
13. CLEAR DECK SPACE SLOPE TO TRENCH AND/OR AREA DRAINS 1/4" PER FOOT MAXIMUM. TYPICAL 5/8" CLEAR AROUND SPA. FINAL DESIGN OF SPA AND DECK MUST MEET ALL STATE AND BRAND DESIGN STANDARDS AND REQUIREMENTS.
14. TACTILE EXIT SIGN PER IBC 1011.3.1 @ EACH STAIRWELL, DOOR AND BUILDING EXIT DOORS.
15. WALL MOUNTED TV TELEVISION. CONCEAL ALL POWER/CABLE CONNECTIONS.
16. TOWEL AND HAMPER CABINET LOCATION.
17. FRONT LOADED WASHER AND DRYER, ADA ACCESSIBLE.
18. STAIRWELL SIGNS AT EACH FLOOR NEXT TO DOOR AS SHOWN. SEE DETAIL 1/41.1 FOR INFORMATION. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
19. PROPOSED LOCATION OF FIRE ALARM CONTROL PANEL. VERIFY WITH FIRE AUTHORITY. SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
20. STACKABLE WASHER/DRYER UNITS, TYPICAL OF (5) UNITS.
21. PROVIDE HANDICAP ACCESSIBLE LIFT FOR POOL AND SPA. VERIFY INSTALLATION DETAILS WITH MANUFACTURER.
22. MAIN ENTRY CARD READER LOCATION WITH INTERCOM TO FRONT DESK.
23. EMPLOYEE LOCKERS (10), 2.5 CUBIC FOOT MINIMUM.
24. WATER COOLER LOCATION.
25. FOLDING COUNTER OVER ADA WASHER DRYERS AND ADJACENT TO EQUIPMENT AS SHOWN. ACCESSIBLE COUNTER SHALL BE 34" A.F.F. MAXIMUM.
26. GAS FIRE PLACE, DIRECT VENT SUPERIOR MODEL B0RT35PF WITH RUSTIC LINER, LCD THERMOSTATIC REMOTE, STANDARD BLOWER.
27. FIRE PROTECTION DRY STANDPIPE LOCATION WITH VALVES AT GROUND FLOOR AND EACH INTERMEDIATE LANDING. VERIFY WITH FIRE AUTHORITY.
28. PROVIDE OCCUPANT LOAD SIGNS IN POOL, LOBBY AND BREAKFAST AREA. DESIGN AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
29. PROVIDE DOOR SIGN (FIRE RISER MECHANICAL ROOM) ON DOOR. PROVIDE A FIRE FLOW STROBE ABOVE DOOR AS DIRECTED BY THE FIRE AUTHORITY.
30. SPA JET TIMER, 60" MAXIMUM SETTING.
31. SPA PUMP EMERGENCY SHUT-OFF BUTTON.
32. RECESSIBLE WALK-OFF GRATE WITH PERIMETER FRAME AND FLOOR DRAINS. MATS INC. PERFECT CLEAN 1-5/8" GRATE WITH POLYPROPYLENE BRUSH OR EQUAL.
33. PROPOSED FIRE ALARM ANNUNCIATOR PANEL LOCATION.
34. (1)-3" CONDUIT TO FUTURE HOTEL NETWORK SERVER ROOM.
35. MASK UNIVIS TOUCHLESS HAND SANITIZING DISPENSERS, 5-1/2" MAXIMUM WALL PROJECTION. PROVIDE SIGN ADJACENT TO DOOR (#106) STATING "EXIT NOT ACCESSIBLE" OR SIMILAR VERBIAGE APPROVED BY THE A.H.U.

GENERAL NOTES:

- FINISHED FLOOR ELEVATION IS INDICATED AS 100'-0" FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION OF FINISHED FLOOR.
- ALL DIMENSIONS ARE TO CENTERLINE OF STUDS AND COLUMNS OR FACE OF FINISHED WALLS UNLESS NOTED OTHERWISE.
- T.G. INDICATES TEMPERED GLASS LOCATIONS.
- ALUMINUM WINDOWS TO BE THERMALLY BROKEN INSULATED WINDOWS.
- PROVIDE FIRE ALARM HORNS AND STROBES IN ALL WHEEL CHAIR & HEARING LOSS ACCESSIBLE ROOMS, INCLUDING TOILET ROOMS.
- SEE A3.4 SHEETS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.
- SEE A3.8 SHEETS FOR TYPICAL GUEST ROOM INTERIOR ELEVATIONS.
- SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.
- POOL DRAWING SHALL BE SUBMITTED TO FRANCHISE FOR APPROVAL. POOLS MUST UTILIZE ANTI-VORTEX DRAIN COVERS COMPLIANT WITH ASME A112.19.8-2007. DRAWINGS SHALL INCLUDE ALL DECK AND SUB-SURFACE DRAINAGE DETAILS (2 DRAINS MINIMUM IN POOL AND SPA). SAFETY EQUIPMENT, SIGNAGE, UNDERWATER LIGHTING, DEPTH MARKINGS, "NO DIVING" SYMBOLS, ADA LIFTS, FURNITURE, ETC. ALL LIQUID POOL COVER, HEATSINK OR EQUAL, IS REQUIRED.
- CONTRACTOR IS REQUIRED TO FOLLOW ALL ITEMS NOTED IN THE LATEST BRAND STANDARDS MANUAL WHETHER NOTED IN THE CONSTRUCTION DRAWINGS OR NOT. THIS INCLUDES ALL TECHNICAL REQUIREMENTS.
- SEE SHEET A0-6.0 FOR MINIMUM PERFORMANCE SPECIFICATIONS AND REQUIREMENTS.

ENLARGED AREA PLAN - A

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

WALL FIRE RATING LEGEND

WALL TYPE: SEE SHEET A0.2

NOTE: PROVIDE WALL MARKING AS PER 910.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 1" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.

- INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2 (COMMERCIAL LAUNDRY)
- 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS"
- 1 HOUR FIRE BARRIER LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS.
- 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

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STATE OF COLORADO
NICHOLAS ALAN PIRKEL
400227
8/19/23
LICENSED ARCHITECT

Holiday Inn Express

3350 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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REVISION DATES:
10/11/23 Staff Room Toilets
2/15/24 Pool Removal, Guest Room Addition
2/21/24 Office, Network Revisions
5/11/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIRKEL

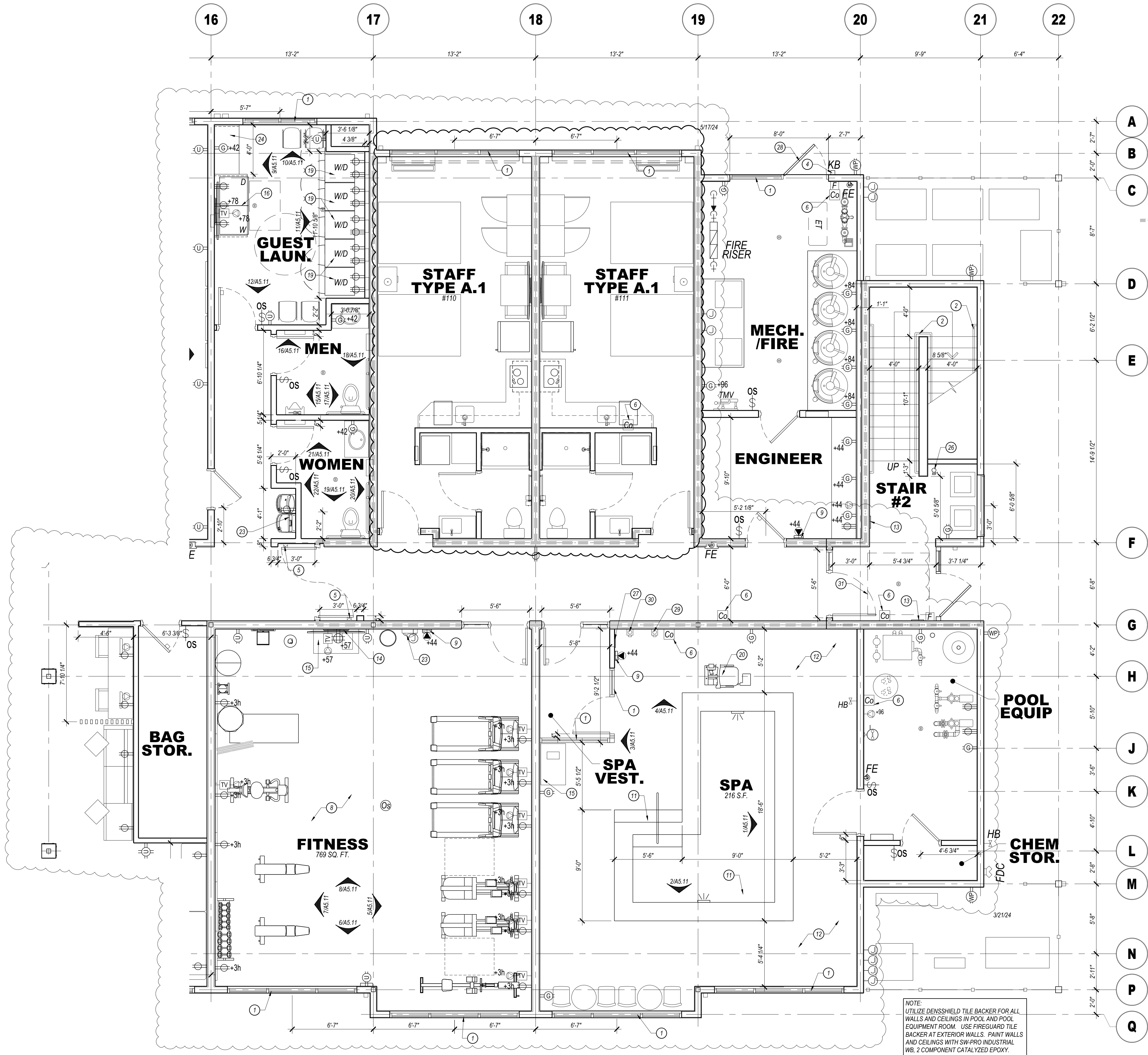
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ENLARGED
AREA PLAN - A

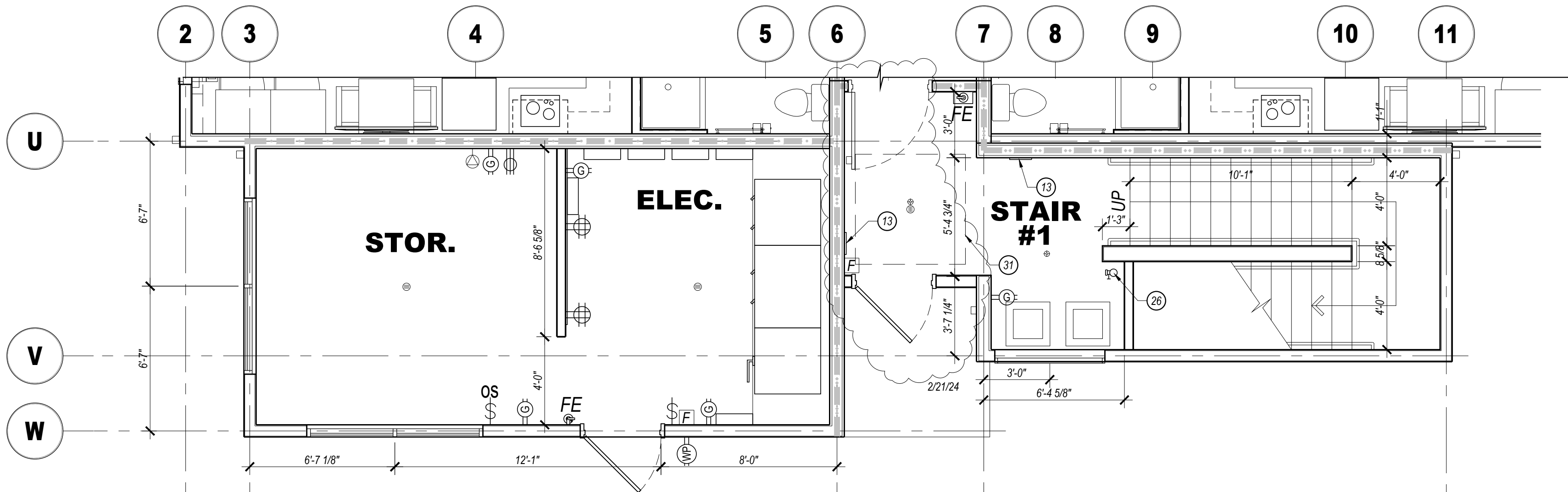
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SHEET: 58 OF 142

ASI #2 5/28/24



ENLARGED AREA PLAN - B
SCALE: 1/4" = 1'-0"



ENLARGED AREA PLAN - C
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYED NOTES:

1. KAWNEER VG 451 FRONT PLANE GLAZING SYSTEM. TYPICAL AT ALL EXTERIOR STOREFRONT AND WINDOW LOCATIONS. PROVIDE TEMPERED GLASS AS SHOWN ON ELEVATIONS.
2. 1 1/2" DIAMETER PAINTED HANDRAILS AND GUARDRAILS. WOOD INTERIOR, STEEL EXTERIOR.
3. MIDLAND CHUTES, 24" DIAMETER FACTORY FABRICATED LINEN CHUTE WITH 90 MINUTE RATED 24"x30" LINEN DISCHARGE DOOR AT GROUND LEVEL AND 90 MINUTE RATED 15"x15" LINEN CHUTE ACCESS DOORS @ 2ND - 4TH FLOORS. DOORS SHALL BE SELF CLOSING AND SELF LATCHING. PROVIDE SPRINKLER HEADS IN CHUTE AT EVERY LEVEL UNLESS OTHERWISE DIRECTED BY THE FIRE AUTHORITY.
4. PROVIDE KNOX BOX AS DIRECTED BY THE FIRE AUTHORITY.
5. MAGNETIC DOOR HOLDERS WIRED TO THE FIRE ALARM SYSTEM.
6. PROVIDE A CARBON MONOXIDE DETECTOR AT LOCATIONS SHOWN, MINIMUM.
7. ELEVATORS TO HAVE 42" WIDE DOORS AND SHALL BE SCHINDLER MRL TRACTION TYPE WITH 150 FPM RATED SPEED. ELEVATOR #1 SHALL BE 300W FRONT OPENING SIZED FOR AMBULANCE STRETCHER ACCESS AND IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES "STAR OF LIFE" PER IBC 3002.4. ELEVATOR #2 SHALL BE 300W FRONT OPENING. VERIFY ALL REQUIREMENTS WITH SUPPLIER PRIOR TO CONSTRUCTION. PROVIDE HANDRAIL ON REAR WALL AT 32" H.F.F. MINIMUM. PROVIDE SIGN "DO NOT USE IN CASE OF FIRE". PROVIDE 2-WAY COMMUNICATION AS PER THE IFC ON 2ND - 4TH FLOORS ADJACENT TO ELEVATOR DOORS. SYSTEM AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
8. PROVIDE PICTORIAL SIGN "IN FIRE EMERGENCY, DO NOT USE ELEVATOR, USE EXIT STAIRS" COMPLYING WITH IBC 3002.3. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
9. FINAL FITNESS ROOM LAYOUT AND FINISHES SHALL COMPLY WITH BRAND FITNESS STANDARDS.
10. PROPOSED LOCATION OF WALL MOUNTED HOUSE PHONE MOUNTED @ 48" A.F.F. TYPICAL.
11. NOT USED.
12. ACCESSIBLE SPA STAIRS WITH 1 1/2" DIAMETER S.S. HANDRAILS.
13. CLEAR DECK SPACE SLOPE TO TRENCH AND/OR AREA DRAINS 1/4" PER FOOT MAXIMUM. TYPICAL 5/8" CLEAR AROUND SPA. FINAL DESIGN OF SPA AND DECK MUST MEET ALL STATE AND BRAND DESIGN STANDARDS AND REQUIREMENTS.
14. TACTILE EXIT SIGN PER IBC 1011.3 @ EACH STAIRWELL DOOR AND BUILDING EXIT DOORS.
15. WALL MOUNTED 40TV TELEVISION. CONCEAL ALL POWER/CABLE CONNECTIONS.
16. TOWEL AND HAMPER CABINET LOCATION.
17. FRONT LOADED WASHER AND DRYER. ADA ACCESSIBLE.
18. STAIRWELL SIGNS AT EACH FLOOR NEXT TO DOOR AS SHOWN. SEE DETAIL 1/41.1 FOR INFORMATION. FINAL DESIGN SHALL BE APPROVED BY THE FIRE AUTHORITY.
19. PROPOSED LOCATION OF FIRE ALARM CONTROL PANEL. VERIFY WITH FIRE AUTHORITY. SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
20. STACKABLE WASHER/DRYER UNITS, TYPICAL OF (5) UNITS.
21. PROVIDE HANDICAP ACCESSIBLE LIFT FOR POOL AND SPA. VERIFY INSTALLATION DETAILS WITH MANUFACTURER.
22. MAIN ENTRY CARD READER LOCATION WITH INTERCOM TO FRONT DESK.
23. EMPLOYEE LOCKERS (10), 2.5 CUBIC FOOT MINIMUM.
24. WATER COOLER LOCATION.
25. FOLDING COUNTER OVER ADA WASHER DRYERS AND ADJACENT TO EQUIPMENT AS SHOWN. ACCESSIBLE COUNTER SHALL BE 34" A.F.F. MAXIMUM.
26. GAS FIRE PLACE, DIRECT VENT SUPERIOR MODEL W0RT3SPF WITH RUSTIC LINER, LCD THERMOSTATIC REMOTE, STANDARD BLOWER.
27. FIRE PROTECTION DRY STANDPIPE LOCATION WITH VALVES AT GROUND FLOOR AND EACH INTERMEDIATE LANDING. VERIFY WITH FIRE AUTHORITY.
28. PROVIDE OCCUPANT LOAD SIGNS IN POOL, LOBBY AND BREAKFAST AREA. DESIGN AND LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
29. PROVIDE DOOR SIGN (FIRE RISER/MECHANICAL ROOM) ON DOOR. PROVIDE A FIRE FLOW STROBE ABOVE DOOR AS DIRECTED BY THE FIRE AUTHORITY.
30. SPA JET TIMER, 60' MAXIMUM SETTING.
31. SPA PUMP EMERGENCY SHUT-OFF BUTTON.
32. NECESSARY WALK-OF GRATE WITH PERIMETER FRAME AND FLOOR DRAINS. MATS INC. PERFECT CLEAN 1-5/8" GRATE WITH POLYPROPYLENE BRUSH OR EQUAL.
33. PROPOSED FIRE ALARM ANNUNCIATOR PANEL LOCATION.
34. (1)-3" CONDUIT TO FUTURE HOTEL NETWORK SERVER ROOM.
35. MASK (UNIK) TOUCHLESS HAND SANITIZING DISPENSERS, 3-1/2" MAXIMUM WALL PROJECTION. PROVIDE SIGN ADJACENT TO DOOR (#106) STATING "EXIT NOT ACCESSIBLE" OR SIMILAR VERBIAGE APPROVED BY THE A.H.J.

GENERAL NOTES:

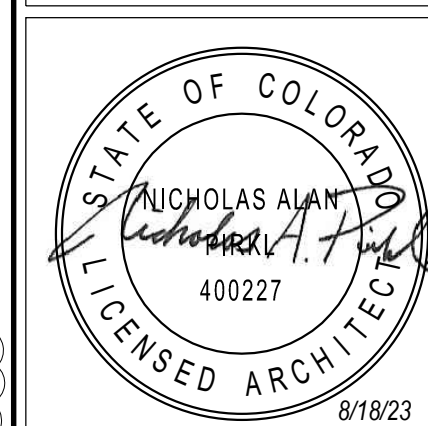
- A. FINISHED FLOOR ELEVATION IS INDICATED AS 100'-0" FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION OF FINISHED FLOOR.
- B. ALL DIMENSIONS ARE TO CENTERLINE OF STUDS AND COLUMNS OR FACE OF FINISHED WALLS UNLESS NOTED OTHERWISE.
- C. T.G. INDICATES TEMPERED GLASS LOCATIONS.
- D. ALUMINUM WINDOWS TO BE THERMALLY BROKEN INSULATED WINDOWS.
- E. PROVIDE FIRE ALARM HORNS AND STROBES IN ALL WHEEL CHAIR & HEARING LOSS ACCESSIBLE ROOMS, INCLUDING TOILET ROOMS.
- F. SEE A34 SHEETS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.
- G. SEE A34 SHEETS FOR TYPICAL GUEST ROOM INTERIOR ELEVATIONS.
- H. SEE APPROVED INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.
- I. POOL DRAWING SHALL BE SUBMITTED TO FRANCHISE FOR APPROVAL. POOLS MUST UTILIZE ANTI-VORTEX DRAIN COVERS COMPLIANT WITH ASME A112.19.8-2007. DRAWINGS SHALL INCLUDE ALL DECK AND SUB-SURFACE DRAINAGE DETAILS (DRAINS MINIMUM IN POOL AND SPA), SAFETY EQUIPMENT, SIGNAGE, UNDERWATER LIGHTING, DEPTH MARKINGS, "NO DIVING" SYMBOLS, ADA LIFTS, FURNITURE, ETC. A LIQUID POOL COVER, HEATSAVR OR EQUAL, IS REQUIRED.
- J. CONTRACTOR IS REQUIRED TO FOLLOW ALL ITEMS NOTED IN THE LATEST BRAND STANDARDS MANUAL WHETHER NOTED IN THE CONSTRUCTION DRAWINGS OR NOT. THIS INCLUDES ALL TECHNICAL REQUIREMENTS.
- K. SEE SHEET A3-6.0 FOR MINIMUM PERFORMANCE SPECIFICATIONS AND REQUIREMENTS.

WALL FIRE RATING LEGEND

- [X] — WALL TYPE: SEE SHEET A0.2
- NOTE: PROVIDE WALL MARKING AS PER 940.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 1" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.
- 1 HOUR RATED FIRE PARTITION (RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS)
 - 1 HOUR FIRE BARRIER (LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS)
 - 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)



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8/19/23 Revision: "See the Contractor" unless noted otherwise

DRAWING/ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:
1/15/24 PHS Revisions
2/15/24 Pool Removal, Guest Room Addition
2/21/24 Office, Network Revisions
3/21/24 Staff Room Changes
5/17/24 Staff Room & Laundry changes

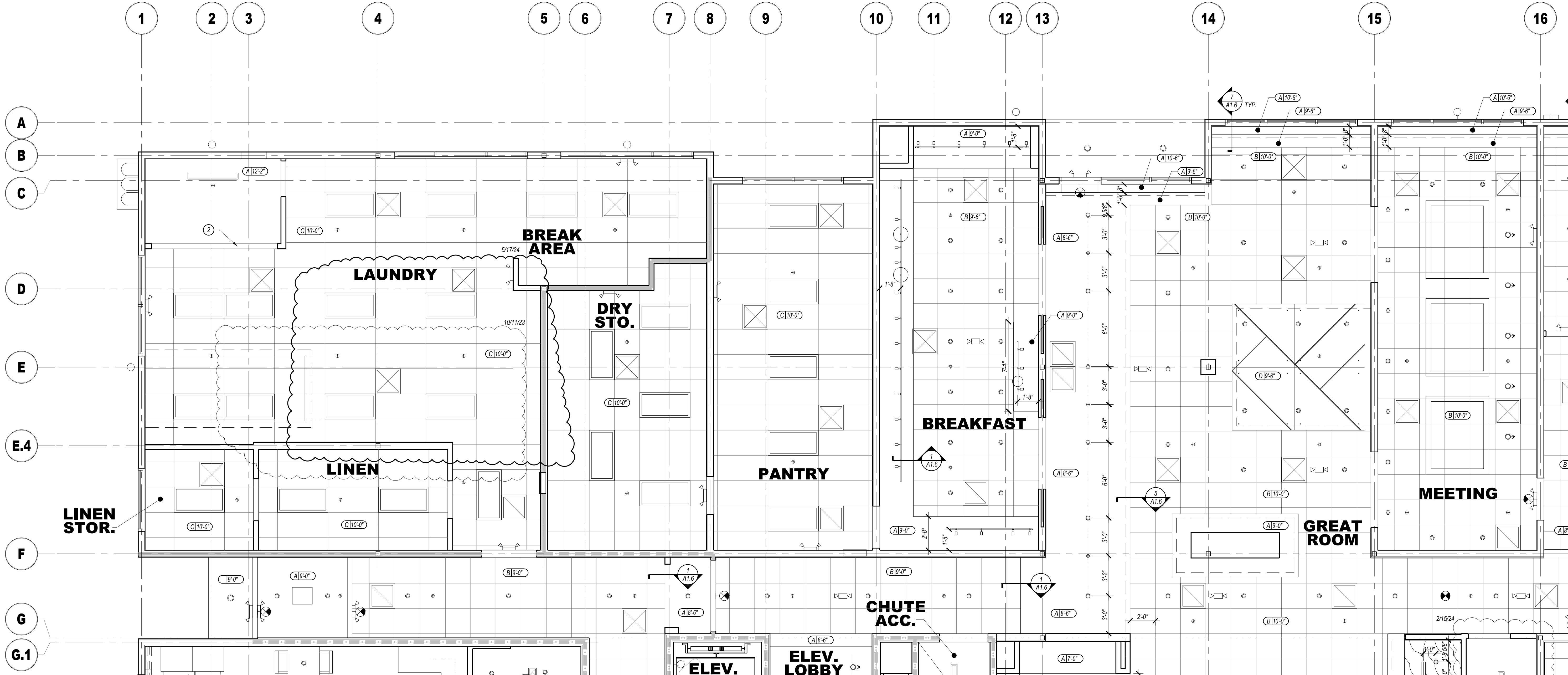
PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
ENLARGED
AREA PLANS B & C

A3.6
SHEET: 59 OF 142

ASI #2 5/28/24



REFLECTED CEILING PLAN LEGEND

- CEILING TYPE 'A' GYPSUM BOARD, 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYPSUM BOARD IN ALL OTHER AREAS (LEVEL 0 FINISH)
- CEILING TYPE 'B' 2 x 2 SUSPENDED A.C.T. NARROW SPLINE, REGULAR EDGE TILES
- CEILING TYPE 'C' 2 x 4 SUSPENDED A.C.T. 15/16" GRID, VINYL COVERED TILES
- CEILING TYPE 'D' SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM
- CEILING TYPE / ELEVATION ABOVE FINISH FLOOR
- RECESSED ROUND LED DOWNLIGHT
 - RECESSED ROUND LED WALL WASH
 - WET LOCATION SQUARE FLANGED RECESSED LED DOWNLIGHT
 - DECORATIVE WALL SCONCE - REFER TO FF&E PACKAGE, 72" TO CENTERLINE
 - 2X2 LAY-IN LED FIXTURE
 - 2X4 LAY-IN LED FIXTURE
 - 4" SURFACE MOUNTED LED FIXTURE
 - WALL MOUNTED LED STRIP LIGHT - 4FT
 - TAPE LED COVE LIGHTING SYSTEM
 - LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL
 - TRACK LIGHTING WITH ADJUSTABLE HEADS
 - TRACK MOUNTED DECORATIVE PENDANT FIXTURE - REFER TO FF&E
 - DECORATIVE LOBBY PENDANT LIGHT FIXTURE - REFER TO FF&E
 - INTERIOR SIGN ACCENT LIGHTING
 - ELEVATOR SHAFT LIGHTING
 - 6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)
 - EXTERIOR WALL PAK (UL WET LABEL)
 - EXTERIOR PORTE COCHERE LIGHTING
 - EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)
 - EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)
 - EXIT SIGN: FLOOR LEVEL (DIRECTIONAL CHEVRONS WHEN SHOWN)
 - EMERGENCY LIGHT (WALL MOUNTED)
 - EMERGENCY LIGHT (CEILING MOUNTED)
 - SPEAKER
 - SPEAKER VOLUME CONTROL LOCATION
 - FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT
 - MECHANICAL EXHAUST GRILLE
 - 2X2 MECHANICAL RETURN GRILLE
 - 2X2 MECHANICAL SUPPLY GRILLE
 - MECHANICAL SUPPLY GRILLE
 - MECHANICAL RETURN GRILLE
 - MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)
 - LINEAR SLOT DIFFUSER

KEYED NOTES:

- DISTRIBUTED AUDIO PROPOSED SPEAKER LOCATION, TYPICAL. LOCATE AT A MINIMUM IN THE PORTE COCHERE AND CHECK-IN. VERIFY FINAL LAYOUT WITH OWNER. ROUTE SPEAKER WIRES TO VOLUME CONTROL LOCATION SHOWN.
- EXTEND SOFFIT TO WITHIN 1" OF DRYERS, VERIFY WITH MANUFACTURER. NOT USED.

GENERAL NOTES:

- PROVIDE EMERGENCY LIGHTING & SMOKE DETECTION IN ALL PUBLIC AREAS. ALL AREAS WHERE STAFF WILL PERFORM A DUTY AND AS REQUIRED BY LOCAL CODE AND LIFE SAFETY STANDARDS. SUPPLIER SHALL PREPARE A LIGHTING LAYOUT TO VERIFY 1FC AVERAGE AND 1 FC MINIMUM ALONG ALL EXIT PATHS.
- LIGHT FIXTURES, OR GROUPS OF FIXTURES, SHALL BE EQUALLY SPACED AND CENTERED AS DEPICTED UNLESS DIMENSIONED OTHERWISE.
- SUSPENSION SYSTEM SHALL FOLLOW MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION AND THE APPLICABLE SEISMIC ZONE.
- ALL SPRINKLER HEADS IN PUBLIC AREAS (COMMON AREAS, CORRIDORS, ETC.), GUEST ROOMS, AND BOV (BACK OF HOUSE) SHALL BE FULLY CONCEALED PENDENT STYLE.
- CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, AND OTHER RECESSED OR SURFACE MOUNTED ITEMS IN CEILING TILES WHENEVER POSSIBLE.
- ALL GYP. BD. CEILINGS & SOFFITS SHALL HAVE LEVEL 5 FINISH & SHALL BE PAINTED, U.N.O. EPOXY PAINT IN ALL POOL/SPA ROOMS.
- CENTER CEILING GRID IN ROOM UNLESS NOTED OTHERWISE.
- PROVIDE SPEAKERS, WIRING AND SOUND SYSTEM AS PER BRAND REQUIREMENTS AT THE PORTE COCHERE AND CHECK-IN AREAS MINIMUM. VERIFY WITH OWNER FOR ADDITIONAL LOCATIONS PRIOR TO ORDERING EQUIPMENT.
- AUDIO HEADEND WILL BE LOCATED IN WORK AREA. ROUTE ALL SPEAKER WIRES. 18W/0 MINIMUM FROM SPEAKERS TO VOLUME CONTROL. SPEAKERS TO BE 7.5 WATT MINIMUM, EXTERIOR RATED AS NECESSARY. MOUNT ALL VOLUME CONTROLS @ 48" A.F.F. MAXIMUM.
- PROVIDE FLUSH DRYWALL FINISH TYPE NON-RATED ACCESS PANEL, ACUDOR BAUCO PLUS II 18x18 TYPICAL, CONFORM SIZE WITH USE. TEXTURE AND PAINT TO MATCH ADJACENT CEILING. PROVIDE RATED ACCESS PANELS AT RATED CEILING MEMBRANE PENETRATIONS AND RATED WALL PENETRATIONS.
- CONTRACTOR SHALL PROVIDE FULL INTERIOR (ALL ROOMS) AND EXTERIOR PHOTOMETRIC STUDIES FOR APPROVAL, BASED ON THE FINAL APPROVED LIGHT FIXTURE SELECTIONS PRIOR TO ORDERING ANY FIXTURES. VERIFY MAXIMUM LIGHTING TEMPERATURES WITH FRANCHISE STANDARDS AND APPROVED SITE DEVELOPMENT PACKAGE (I.E. 300K INSIDE, 3000K OUTSIDE).

CEILING LAYOUT LEGEND:

- CENTER FIXTURE IN SPACE
- CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE
- ALIGN FIXTURES
- ALIGN FIXTURES ALONG CENTERLINE SHOWN
- CENTER OVER
- CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

ENLARGED AREA RCP - A

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

WALL FIRE RATING LEGEND

- NOTE: PROVIDE WALL MARKING AS PER 910.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 7" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.
- INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2 (COMMERCIAL LAUNDRY)
 - 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS"
 - 1 HOUR FIRE BARRIER LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS
 - 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM)

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NICHOLAS ALAN
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9/19/23 revision: "See the Contractor" unless noted otherwise

DRAWING / ISSUE DATES:
9/19/23 Permit Set

REVISION DATES:
10/11/23 Staff/GM Toilets
10/24 I&O Owner Revisions
2/15/24 Pool Removal, Guest Room Addition
2/11/24 Office, Network Revisions
5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
NICK PIRKL

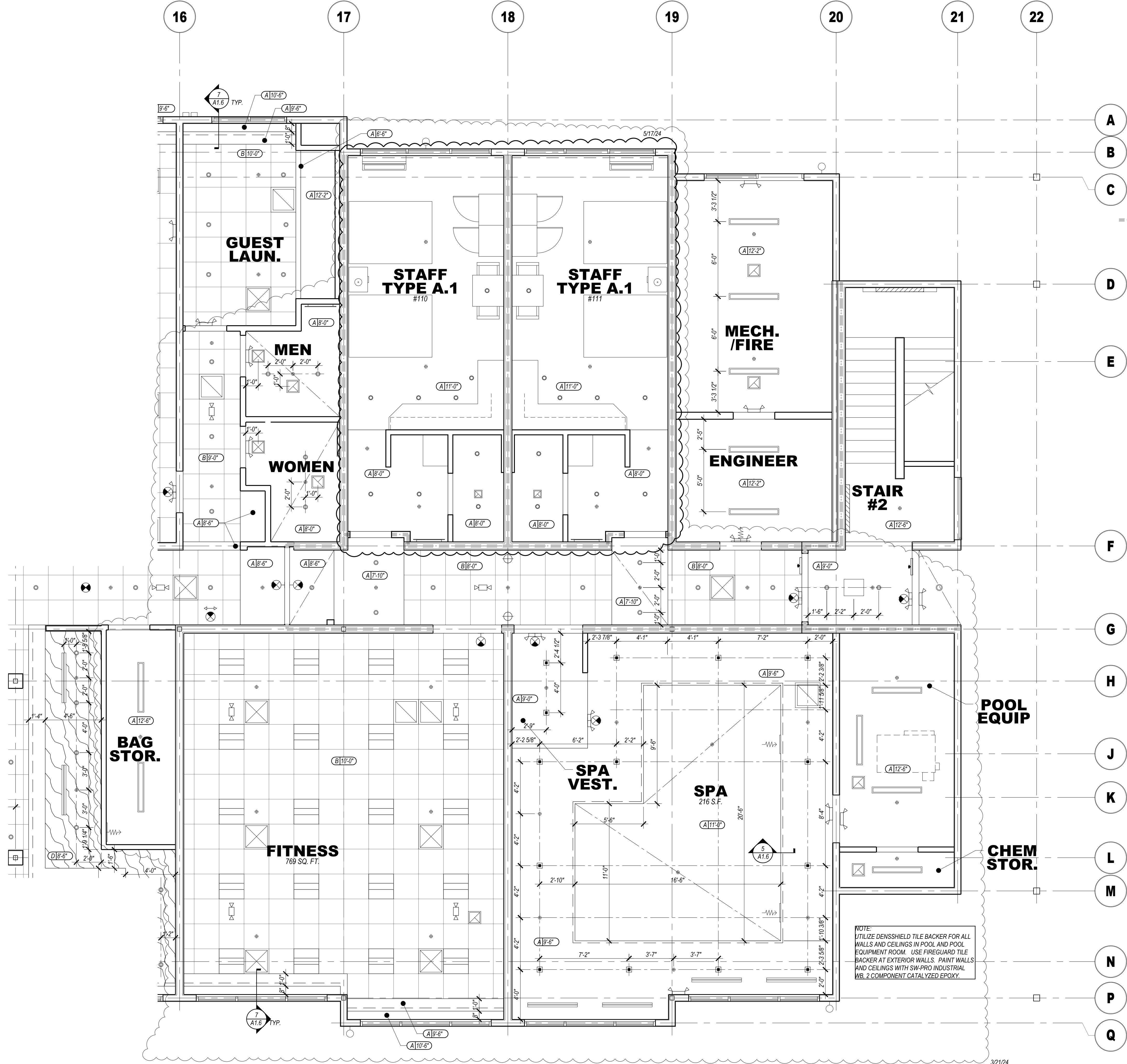
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SHEET TITLE:
ENLARGED AREA
RCP PLAN - A

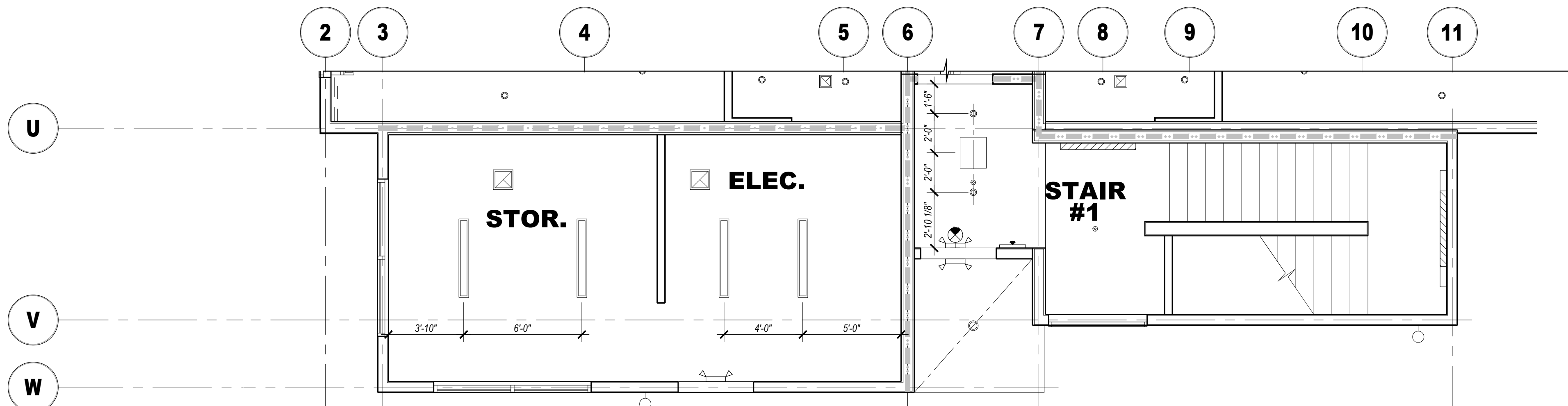
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SHEET: 60 OF 142

ASI #2 5/28/24



ENLARGED AREA RCP - B
SCALE: 1/4" = 1'-0"



ENLARGED AREA RCP - C
SCALE: 1/4" = 1'-0"

- KEYED NOTES:**
- DISTRIBUTED AUDIO PROPOSED SPEAKER LOCATION, TYPICAL. LOCATE AT A MINIMUM IN THE PORTE COCHERE AND CHECK IN. VERIFY FINAL LAYOUT WITH OWNER. ROUTE SPEAKER WIRES TO VOLUME CONTROL LOCATION SHOWN.
 - EXTEND SOFFIT TO WITHIN 1" OF DYERS, VERIFY WITH MANUFACTURER.
 - NOT USED.

- GENERAL NOTES:**
- PROVIDE EMERGENCY LIGHTING & SMOKE DETECTION IN ALL PUBLIC AREAS. ALL AREAS WHERE STAFF WILL PERFORM A DUTY AND AS REQUIRED BY LOCAL CODE AND LIFE SAFETY STANDARDS. SUPPLIER SHALL PREPARE A LIGHTING LAYOUT TO VERIFY 1FC AVERAGE AND 11 F5 MINIMUM ALONG ALL EXIT PATHS.
 - LIGHT FIXTURES, OR GROUPS OF FIXTURES, SHALL BE EQUALLY SPACED AND CENTERED AS DEPICTED UNLESS DIMENSIONED OTHERWISE.
 - SUSPENSION SYSTEM SHALL FOLLOW MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION AND THE APPLICABLE SEISMIC ZONE.
 - ALL SPRINKLER HEADS IN PUBLIC AREAS (COMMON AREAS, CORRIDORS, ETC.), GUEST ROOMS, AND BOY (GIRL) HOUSE SHALL BE FULLY CONCEALED PENDENT STYLE.
 - CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, AND OTHER RECESSED OR SURFACE MOUNTED ITEMS IN CEILING TILES WHENEVER POSSIBLE.
 - ALL GYP. BD. CEILINGS & SOFFITS SHALL HAVE LEVEL 5 FINISH & SHALL BE PAINTED. U.N.O. EPOXY PAINT IN ALL POOL/SPA ROOMS.
 - CENTER CEILING GRID IN ROOM UNLESS NOTED OTHERWISE.
 - PROVIDE SPEAKERS, WIRING AND SOUND SYSTEM AS PER BRAND REQUIREMENTS AT THE PORTE COCHERE AND CHECK IN AREAS MINIMUM. VERIFY WITH OWNER FOR ADDITIONAL LOCATIONS PRIOR TO ORDERING EQUIPMENT.
 - AUDIO HEADEND WILL BE LOCATED IN WORK AREA. ROUTE ALL SPEAKER WIRES. 18AWG MINIMUM FROM SPEAKERS TO VOLUME CONTROL. SPEAKERS TO BE 7.5 WATT MINIMUM. EXTERIOR RATED AS NECESSARY. MOUNT ALL VOLUME CONTROLS @ 48" A.F.F. MAXIMUM.
 - PROVIDE FLUSH DRYWALL FINISH TYPE NON-RATED ACCESS PANEL. ACUDOR BAUCO PLUS 118x16 TYPICAL. CONFIRM SIZE WITH USE. TEXTURE AND PAINT TO MATCH ADJACENT CEILING. PROVIDE RATED ACCESS PANELS AT RATED CEILING MEMBRANE PENETRATIONS AND RATED WALL PENETRATIONS.
 - CONTRACTOR SHALL PROVIDE FULL INTERIOR (ALL ROOMS) AND EXTERIOR PHOTOMETRIC STUDIES FOR APPROVAL, BASED ON THE FINAL APPROVED LIGHT FIXTURE SELECTIONS PRIOR TO ORDERING ANY FIXTURES. VERIFY MAXIMUM LIGHTING TEMPERATURES WITH FRANCHISE STANDARDS AND APPROVED SITE DEVELOPMENT PACKAGE (I.E. 3000K INSIDE, 3000K OUTSIDE).

- CEILING LAYOUT LEGEND:**
- CENTER FIXTURE IN SPACE
 - CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE
 - ALIGN FIXTURES
 - ALIGN FIXTURES ALONG CENTERLINE SHOWN
 - CENTER OVER
 - CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

- REFLECTED CEILING PLAN LEGEND**
- CEILING TYPE 'A': GYPSUM BOARD, 100% ACRYLIC CEILING SPRAY TEXTURE IN GUEST ROOMS AND SMOOTH PAINTED GYPSUM BOARD IN ALL OTHER AREAS (LEVEL 5 FINISH)
- CEILING TYPE 'B': 2 x 2 SUSPENDED A.C.T. NARROW SPLINE, TEGULAR EDGE TILES
- CEILING TYPE 'C': 2 x 4 SUSPENDED A.C.T. 15/16" GRID, VINYL COVERED TILES
- CEILING TYPE 'D': SUSPENDED PLASTIC LAMINATE PANEL CEILING SYSTEM
- CEILING TYPE 'E': ELEVATION ABOVE FINISH FLOOR
- RECESSED ROUND LED DOWNLIGHT
 - RECESSED ROUND LED WALL WASH
 - WET LOCATION SQUARE FLANGED RECESSED LED DOWNLIGHT
 - DECORATIVE WALL SCONCE -- REFER TO FF&E PACKAGE - 72" TO CENTERLINE
 - 2X2 LAY-IN LED FIXTURE
 - 2X4 LAY-IN LED FIXTURE
 - 4" SURFACE MOUNTED LED FIXTURE
 - WALL MOUNTED LED STRIP LIGHT - 4FT
 - TAPE LED COVE LIGHTING SYSTEM
 - LIGHTED VANITY MIRROR 30" OR 36" WIDE TYPICAL
 - TRACK LIGHTING WITH ADJUSTABLE HEADS
 - TRACK MOUNTED DECORATIVE PENDANT FIXTURE -- REFER TO FF&E
 - DECORATIVE LOBBY PENDANT LIGHT FIXTURE -- REFER TO FF&E
 - INTERIOR SIGN ACCENT LIGHTING
 - ELEVATOR SHAFT LIGHTING
 - 6" RECESSED ROUND LED DOWNLIGHT (UL WET LABEL)
 - EXTERIOR WALL PAK (UL WET LABEL)
 - EXTERIOR PORTE COCHERE LIGHTING
 - EXTERIOR PORTE COCHERE COLUMN ACCENT DOWNLIGHT (UL WET LABEL)
 - EXIT SIGN: CEILING, WALL MOUNTED (DIRECTIONAL CHEVRONS WHEN SHOWN)
 - EXIT SIGN: FLOOR LEVEL (DIRECTIONAL CHEVRONS WHEN SHOWN)
 - EMERGENCY LIGHT (WALL MOUNTED)
 - EMERGENCY LIGHT (CEILING MOUNTED)
 - SPEAKER
 - SPEAKER VOLUME CONTROL LOCATION
 - FULLY CONCEALED PENDENT SPRINKLER HEAD, TYPICAL THROUGHOUT
 - MECHANICAL EXHAUST GRILLE
 - 2X2 MECHANICAL RETURN GRILLE
 - 2X2 MECHANICAL SUPPLY GRILLE
 - MECHANICAL SUPPLY GRILLE
 - MECHANICAL RETURN GRILLE
 - MECHANICAL SIDEWALL GRILLE (MOUNT IN SOFFIT FACE)
 - LINEAR SLOT DIFFUSER

- WALL FIRE RATING LEGEND**
- [X] — WALL TYPE, SEE SHEET A0.2
- NOTE: PROVIDE WALL MARKING AS PER 9A0.2 ABOVE ACCESSIBLE CEILINGS FOR ALL FIRE PARTITIONS AND FIRE BARRIERS. SEE DESIGN DATA "CHAPTER 7" AND FLOOR PLANS FOR MORE INFORMATION ON WALL TYPES.
- INCIDENTAL USE SEPARATION WALL "SMOKE RESISTANT" PER IBC 509.4.2 (COMMERCIAL LAUNDRY)
 - 1 HOUR RATED FIRE PARTITION "RESIDENTIAL CORRIDORS, ELEVATOR LOBBY, GUEST ROOM SEPARATION WALLS"
 - 1 HOUR FIRE BARRIER LINEN CHUTE ACCESS ROOMS, 3-STORY MECHANICAL SHAFTS,
 - 2 HOUR FIRE BARRIER (STAIRWELLS, ELEVATOR SHAFT, 4-STORY MECHANICAL SHAFTS, LINEN CHUTE, LINEN CHUTE DISCHARGE ROOM).

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90% Construction. "As For Construction" means major differences.

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2/15/24 Pool Removal, Guest Room Addition
3/21/24 Staff Room Changes
5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
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DRAWN BY:
NAP

SHEET TITLE:
ENLARGED AREA
RCP PLANS B & C

A3.8

SHEET: 61 OF 142

ASI #2 5/28/24

- 2 CONCRETE SLAB AND FOUNDATION SYSTEM. SEE STRUCTURAL.
- 3 2x6 STUDS TYPICAL AT ALL EXTERIOR AND INTERIOR BEARING WALLS. SEE STRUCTURAL.
- 4 2x12 INSULATION TYPICAL AT ALL EXTERIOR WALLS. SEE STRUCTURAL.
- 5 EXTERIOR SHEATHING. SEE STRUCTURAL. PROVIDE FLUSH APPLIED AIRMOISTURE BARRIER OVER ENTIRE WALL. FLASH WINDOWS AND OTHER OPENINGS AS REQUIRED BY BARRIER MANUFACTURER. SEE FLASHING DETAIL FOR WINDOW FLASHING.
- 6 PRE-ENGINEERED WOOD FLOOR TRUSSES. MANUFACTURER SHALL PROVIDE DRAWINGS FOR APPROVAL BY THE ENGINEER OF RECORD. TRUSSES SHALL BE DESIGNED FOR ALL LOADS INDICATED ON THE STRUCTURAL DRAWINGS. SHOW LOADS, MECHANICAL LOADS, FLOOR JOIST SPACING AND PROVIDE SUFFICIENT JOIST ASSEMBLY TO BE SQUARE.
- 7 GYPSUM BOARD FLOOR TOPPING. SEE STRUCTURAL FOR REQUIREMENTS. FILL CAVITY WITH FIBERGLASS INSULATION TO COMPLY WITH NO SPRINKLER PROTECTION PER NFPA 13 SECTION 8.15.1.2.
- 8 1/2" POLY MEMBRANE ROOF OVER RIGID INSULATION, 1/4" PER FOOT DRAIN SLOPE. PROVIDE FLASHING AND COUNTER FLASHING AT WALL CONNECTION. FIRM DEPEND FLASHING. SEE FOR ROOF PLAN FOR REQUIREMENTS.
- 9 3/4" POLY MEMBRANE INTERIOR AND MAIN STAIRWELL LANDINGS. TYPICAL. PROVIDE DOUBLE 3/4" POLY WOOD BACKING AT LANDINGS. NO GYPSUM TOPPING IN STAIRWELLS. PROVIDE 3/4" THICK STOOD BATT INS IN ALL LANDINGS ASSEMBLIES AND AS SHOWN.
- 10 EPS SYSTEM FOR ELEVATION. PROVIDE 2" EPS SYSTEM TO BE SQUARE.
- 11 SUSPENDED CEILING (GYPSUM BOARD OR LAY IN TILE). INSTALL PER MANUFACTURER'S CEILING SUSPENSION SYSTEM REQUIREMENTS.
- 12 PRE-ENGINEERED WOOD ROOF TRUSSES. MANUFACTURER SHALL PROVIDE DRAWINGS FOR APPROVAL BY THE ENGINEER OF RECORD. TRUSSES SHALL BE DESIGNED FOR ALL LOADS INDICATED ON THE STRUCTURAL DRAWINGS. SHOW LOADS, MECHANICAL LOADS, FLOOR JOIST SPACING AND PROVIDE SUFFICIENT JOIST ASSEMBLY TO BE FIRM INCLUDING TRUSSES, ROOF SHEATHING, BLOCKING, ETC.
- 13 LOW GLAZING, THERMALLY BROKEN ALUMINUM FRAME. WINDOW SYSTEM. SEE SHEET 10A FOR GLAZING AND WINDOW DETAIL.
- 14 PAINTED HAND RAILS. HANDRAILS SHALL PROVIDE 2" CLEARANCE BETWEEN RAIL AND WALL. FIBERGLASS STOOD BATT INS FULL DEPTH OF STUD CAVITY AT ALL INTERIOR WALLS.
- 15 2x12 JOIST TYPICAL AT ALL INTERIOR WALLS. PROVIDE 2" CLEARANCE BETWEEN JOIST AND INTERIOR DRAINAGE SYSTEM. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 16 1/56" OR 2" METAL CEILING JOISTS (20 GA MIN) AT ALL GUEST ROOM STUDIES. UTILIZE TYPE 304 STAIN TITANIUM AND PROVIDE 1/2" POLY MEMBRANE AS MESSAGING. STAIN JOISTS IN SHORTEST DIRECTION AND JOIST 1/56" JOISTS WHEREVER POSSIBLE.
- 17 WOOD T JOIST AT ENTRY ROOF.
- 18 1/2" LEADING GLAZING. THE GLAZING SHALL HAVE A VISUAL CONTRAST FROM THE REMAINDER OF THE TREADS AT ENDS #117.1, SECTION 5.04.1.5 VISUAL CONTRAST: DARK-ON-LIGHT OR LIGHT-ON-DARK. TYPICAL AT ALL STAIRS.
- 19 R-20 RIGID INSULATION. INSULATION PER R-VALUE. MINIMUM COMBINED R-VALUE BETWEEN SFF AND BATT INSULATION TO BE R-6.0.
- 20 SFF ASPHALT INSULATION, CLOSED CELL, 1" POLY. MINIMUM THICKNESS AT ENTRY ROOF/CEILING ASSEMBLY. FOR AIR BARRIER.
- 21 1/2" SFF ASPHALT INSULATION, CLOSED CELL, 1" POLY. MINIMUM THICKNESS AT ENTRY ROOF/CEILING ASSEMBLY. FOR AIR BARRIER.
- 22 SFF ASPHALT INSULATION AS PER KEYED NOTE #19 TO FULL DEPTH REQUIRED FOR R-6.0.
- 23 EQUIVALENT RATING AT BUILDING EAVES AS SHOWN.
- 24 PRE-PAINTED GALVALUME METAL ROOFING.
- 25 ALL STRUCTURAL STEEL COLUMNS, BEAMS AND CONNECTIONS SHALL BE FIRE PROTECTED WITH INTUMESCENT COATINGS. SEE SHEET 40 FOR REQUIREMENTS.
- 26 NOT USED.
- 27 PRE-FINISHED METAL FACIA PLACING AT ENTRY ROOF AS SHOWN.



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REVISION DATES:
7/15/24 Draftstop Removal

DRAWN BY:
NAP

A4.2

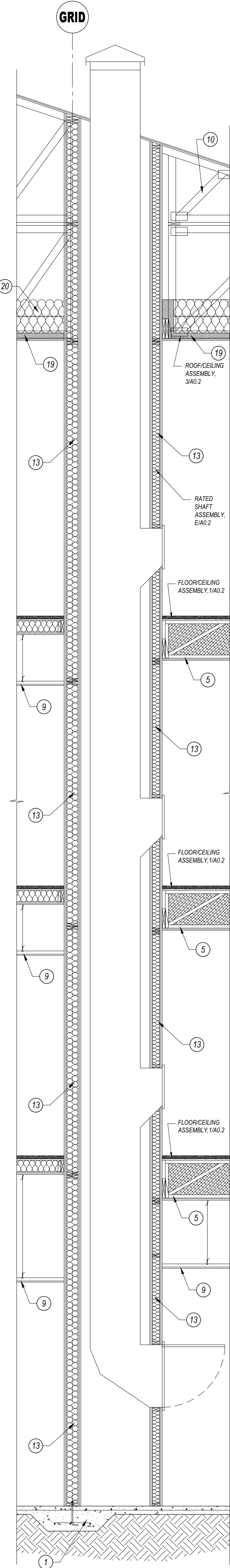
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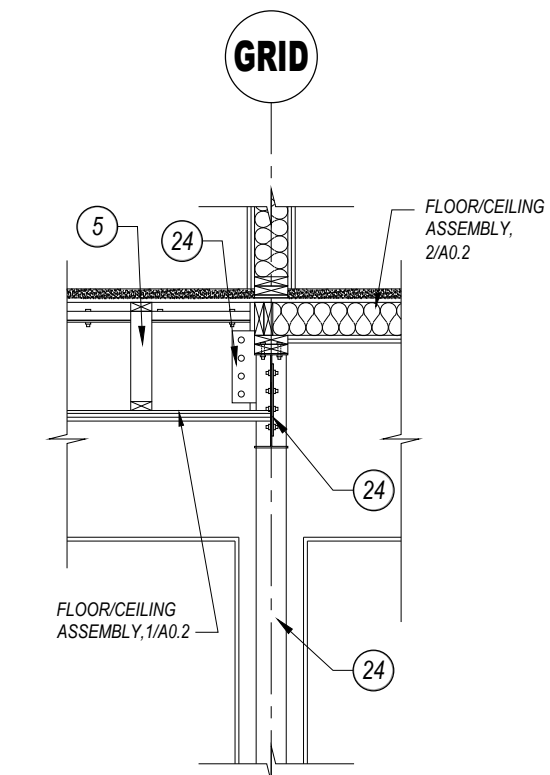
SECTION KEYED NOTES:

1. CONCRETE SLAB AND FOUNDATION SYSTEM. SEE STRUCTURAL.
2. 2x6 STUDS TYPICAL AT ALL EXTERIOR AND INTERIOR BEARING WALLS. SEE STRUCTURAL.
3. BATT INSULATION. SEE SHEET A0.1A FOR "R" VALUE.
4. EXTERIOR SHEATHING. SEE STRUCTURAL. PROVIDE FLUID APPLIED AIRMOISTURE BARRIER OVER ENTIRE WALL. FLASH WINDOWS AND OTHER OPENINGS AS REQUIRED BY BARRIER MANUFACTURER. SEE ELEVATIONS FOR MORE INFORMATION ON FINISHES.
5. PRE-ENGINEERED WOOD FLOOR TRUSSES. MANUFACTURER SHALL PROVIDE DRAWINGS FOR APPROVAL BY THE ENGINEER OF RECORD. TRUSSES SHALL BE DESIGNED FOR ALL LOADS INDICATED ON THE STRUCTURAL DRAWINGS. PROVIDE WOOD FLOOR SHEATHING AND GYPCRETE FLOOR TOPPING. SEE STRUCTURAL FOR REQUIREMENTS. FILL CAVITY WITH FIBERGLASS INSULATION TO COMPLY WITH NO SPRINKLER PROTECTION PER NFPA 13 SECTION 6.15.1.2.1.
6. TPO MEMBRANE ROOF OVER RIGID INSULATION. 1/4" PER FOOT MINIMUM SLOPE. PROVIDE FLASHING AND COUNTER FLASHING AT WALL CONNECTION. DRIP EDGE FLASHING, ETC. SEE ROOF PLAN FOR REQUIREMENTS.
7. 2X10 JOISTS AT INTERMEDIATE AND MAIN STAIRWELL LANDINGS. TYPICAL. PROVIDE DOUBLE 3/4" PL WOOD DECKING AT LANDINGS. NO GYPCRETE TOPPING IN STAIRWELLS. PROVIDE 3-1/2" THICK SOUND BATTIS IN ALL LANDING ASSEMBLIES AND AS SHOWN.
8. EIFS SYSTEM. SEE ELEVATIONS. ALL EXTERIOR CORNERS TO BE SQUARE.
9. SUSPENDED CEILING (GYPSUM BOARD OR LAY-IN TILE). INSTALL PER MANUFACTURER'S CEILING SUSPENSION SYSTEM REQUIREMENTS.
10. PRE-ENGINEERED WOOD ROOF TRUSSES. MANUFACTURER SHALL PROVIDE DRAWINGS FOR APPROVAL BY THE ENGINEER OF RECORD. TRUSSES SHALL BE DESIGNED FOR ALL LOADS INDICATED ON THE STRUCTURAL DRAWINGS. SNOW LOADS, MECHANICAL LOADS, PHOTOVOLTAIC PANELS, ETC. ALL WOOD IN ROOF ASSEMBLY SHALL BE FR7W INCLUDING TRUSSES, ROOF SHEATHING, BLOCKING, ETC.
11. LOW-E GLAZING. THERMALLY BROKEN ALUMINUM FRAME WINDOW SYSTEM. SEE SHEET A0.1A FOR GLAZING U AND SHGC REQUIREMENTS.
12. PAINTED HAND RAILS. HANDRAILS SHALL PROVIDE 2 1/2" CLEARANCE BETWEEN RAIL AND WALL.
13. FIBERGLASS SOUND BATTIS FULL DEPTH OF STUD CAVITY AT ALL INTERIOR WALLS.
14. PTAC UNIT ON MANUFACTURER SUPPLIED POWERED BASE. PIPE CONDENSATE DRAINS TO INTERNAL DRAINAGE SYSTEM. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
15. 1 5/8" OR 2 1/2" METAL CEILING JOISTS (20 GA MIN) AT ALL GUEST ROOM SOFFITS. UTILIZE 6 PSF SPAN TABLES AND PROVIDE MID-SPAN SUPPORT AS NECESSARY. SPAN JOISTS IN SHORTEST DIRECTION AND UTILIZE 1 5/8" JOISTS WHEREVER POSSIBLE.
16. WOOD T JOISTS AT ENTRY ROOF.
17. THE LEADING 2" OF THE TREAD SHALL HAVE A VISUAL CONTRAST FROM THE REMAINDER OF THE TREAD PER ANSI A117.1, SECTION 504.5.1 VISUAL CONTRAST. DARK-ON-LIGHT OR LIGHT-ON-DARK. TYPICAL AT ALL STAIRS.
18. R-20 RIGID STEMWALL INSULATION. TYPICAL.
19. SPF FOAM INSULATION. CLOSED CELL. 2 PCF. 2" NOMINAL THICKNESS AT ENTIRE ROOF/CEILING ASSEMBLY FOR AIR BARRIER.
20. ATTIC BATT INSULATION OVER SPF FOAM. MINIMUM COMBINED R-VALUE BETWEEN SPF AND BATT INSULATION TO BE R-60.
21. ASPHALT SHINGLES OVER ICE/WATER SHIELD OVER ROOF SHEATHING. SEE ROOF PLAN AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
22. SPF FOAM INSULATION AS PER KEYED NOTE #19 TO FULL DEPTH REQUIRED FOR R-60 EQUIVALENT RATING AT BUILDING EAVES AS SHOWN.
23. PRE-MANUFACTURED ATTIC RAFTER VENTS.
24. ALL STRUCTURAL STEEL COLUMN BEAMS AND CONNECTIONS SHALL BE FIRE PROTECTED VIA INTUMESCENT COATINGS. SEE SHEET A0.2 FOR REQUIREMENTS.
25. NOT USED.
26. PRE-FINISHED METAL FASCIA FLASHING AT ENTRY ROOF AS SHOWN.

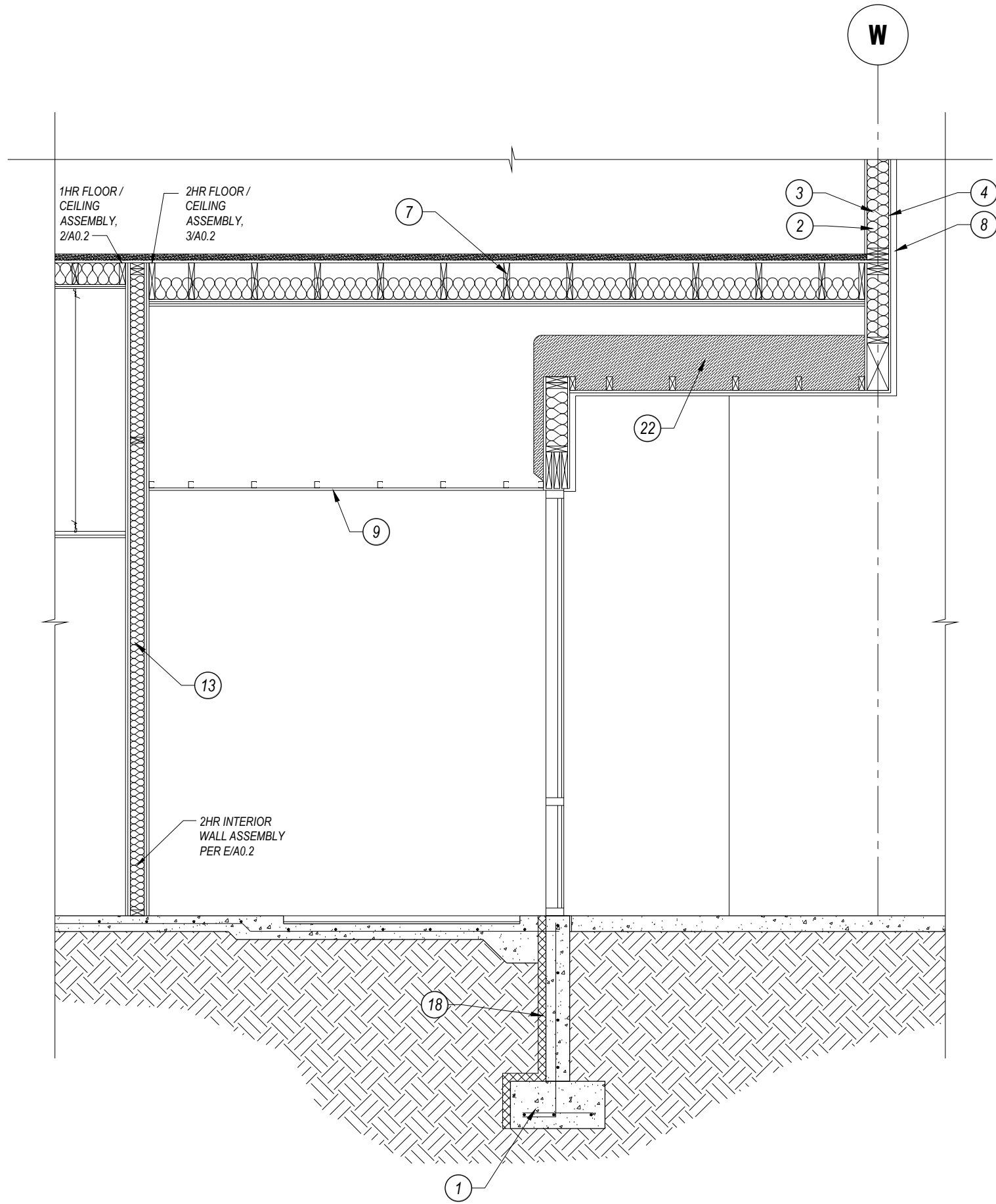
7/15/24



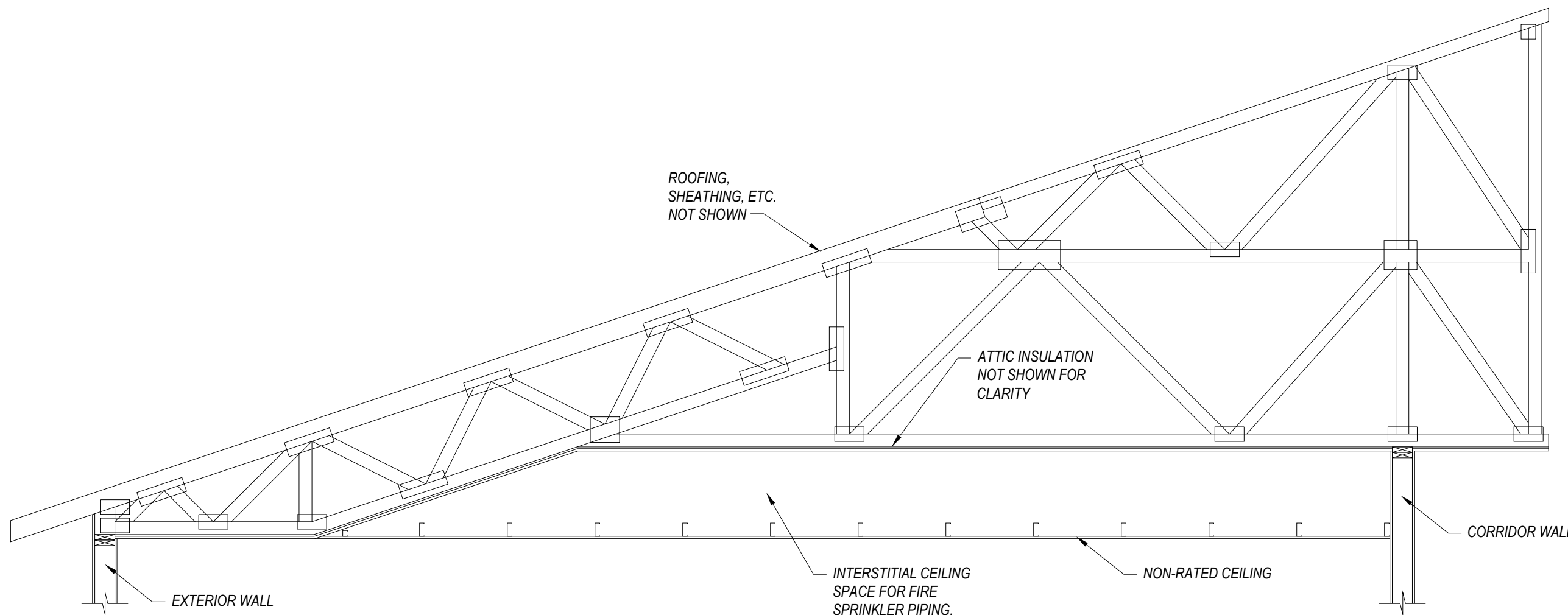
1 LAUNDRY CHUTE
SCALE: 3/8"=1'-0"



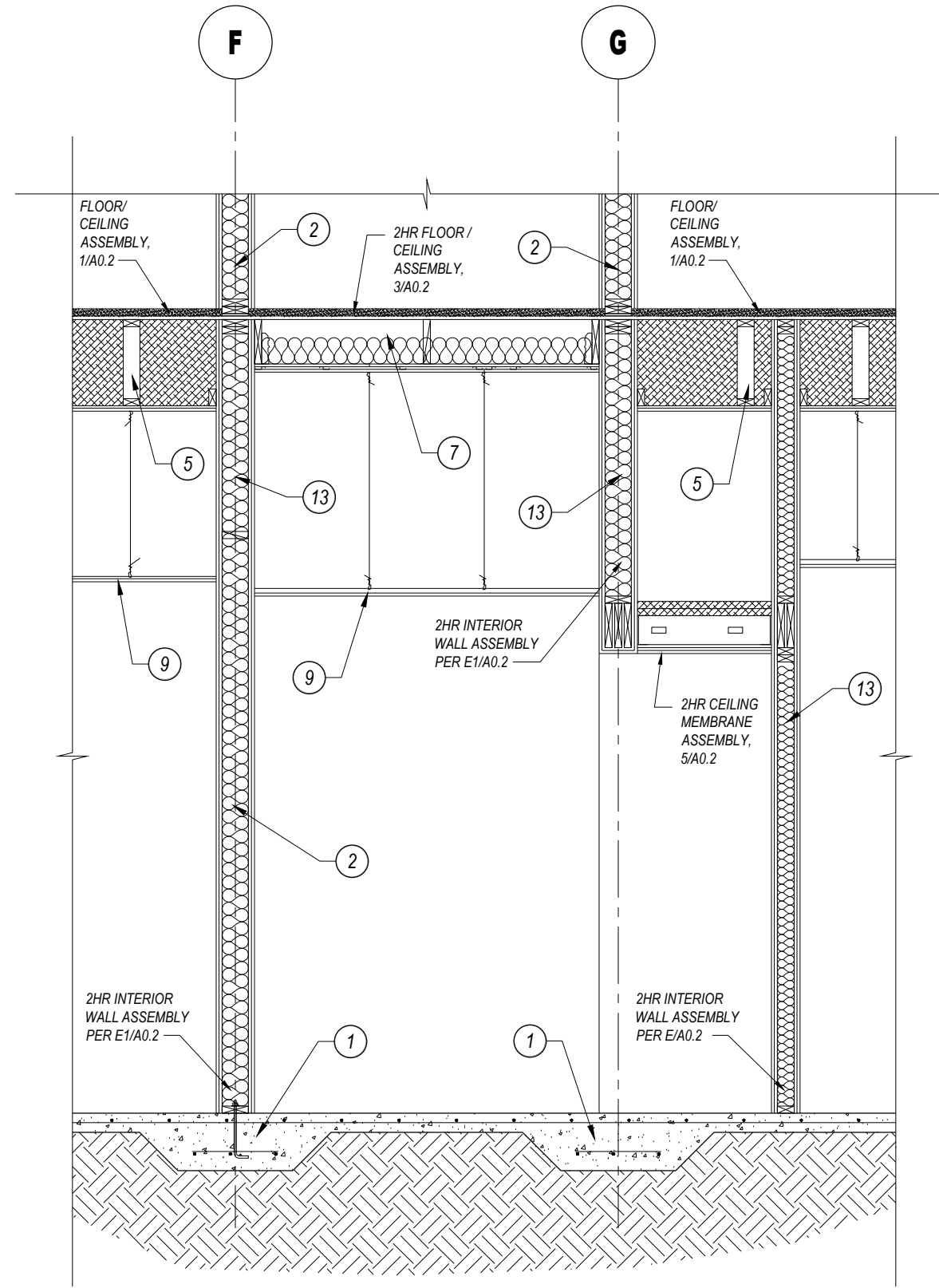
7 CORRIDOR BEAM DETAIL
SCALE: 3/8"=1'-0"



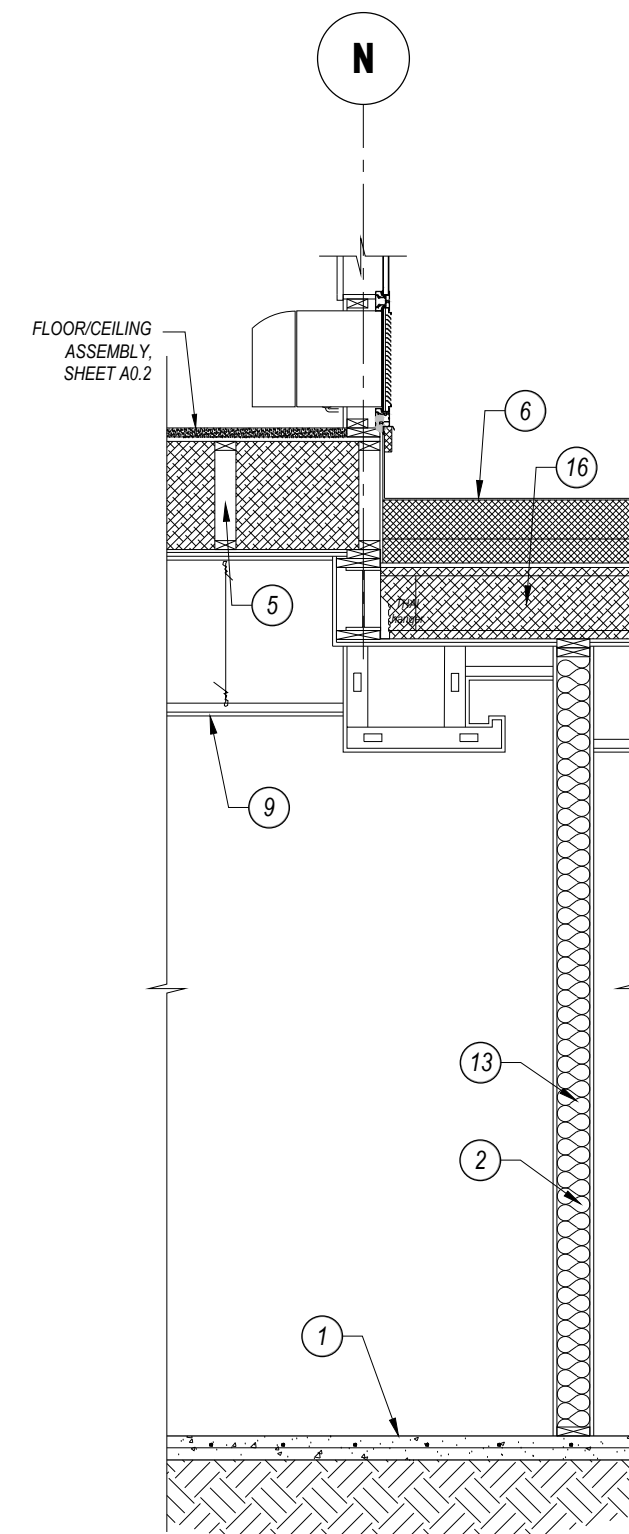
2 ENTRY @ STAIR #1
SCALE: 3/8"=1'-0"



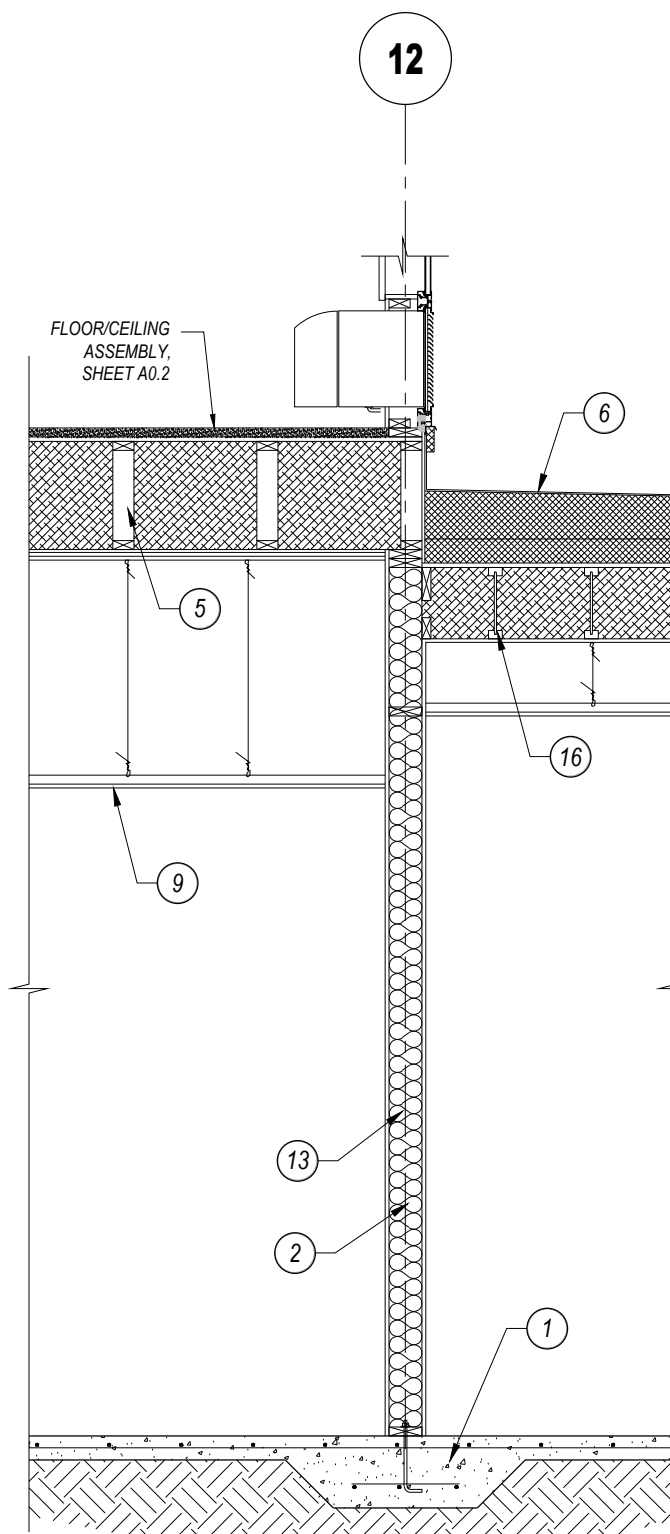
8 TYPICAL ROOF TRUSS SECTION
SCALE: 3/8"=1'-0"



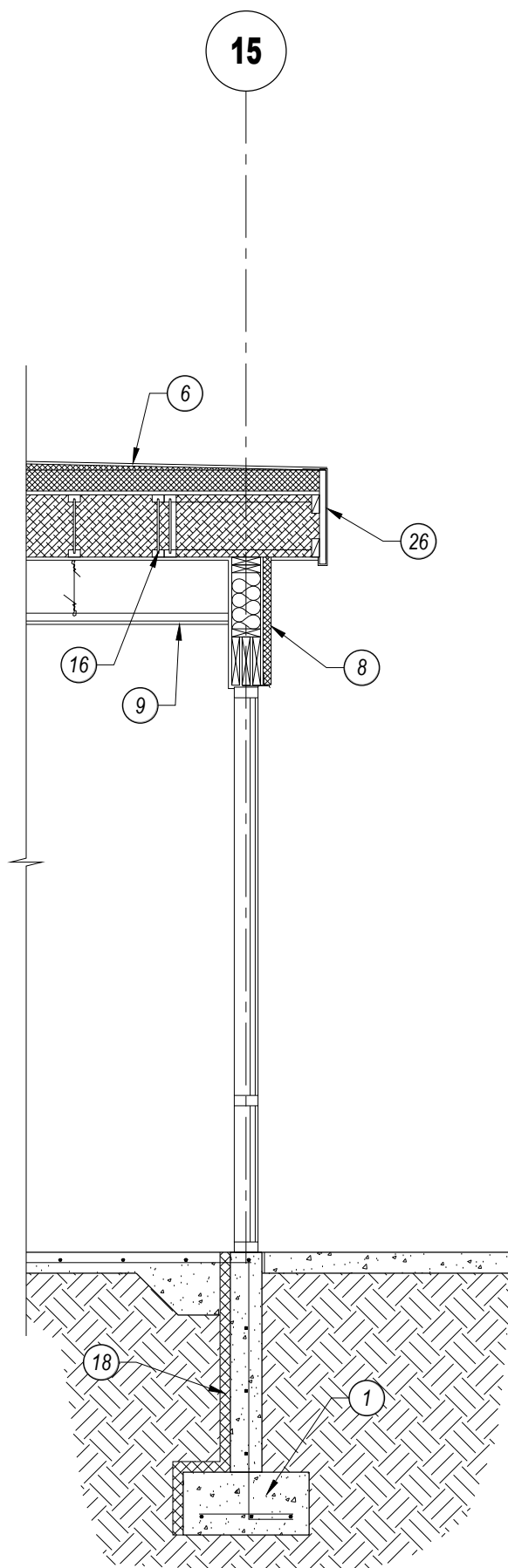
3 SECTION NEAR STAIR #2
SCALE: 3/8"=1'-0"



4 ENTRY SECTION
SCALE: 3/8"=1'-0" BETWEEN G11-N14



5 ENTRY SECTION
SCALE: 3/8"=1'-0" BETWEEN G11-N14

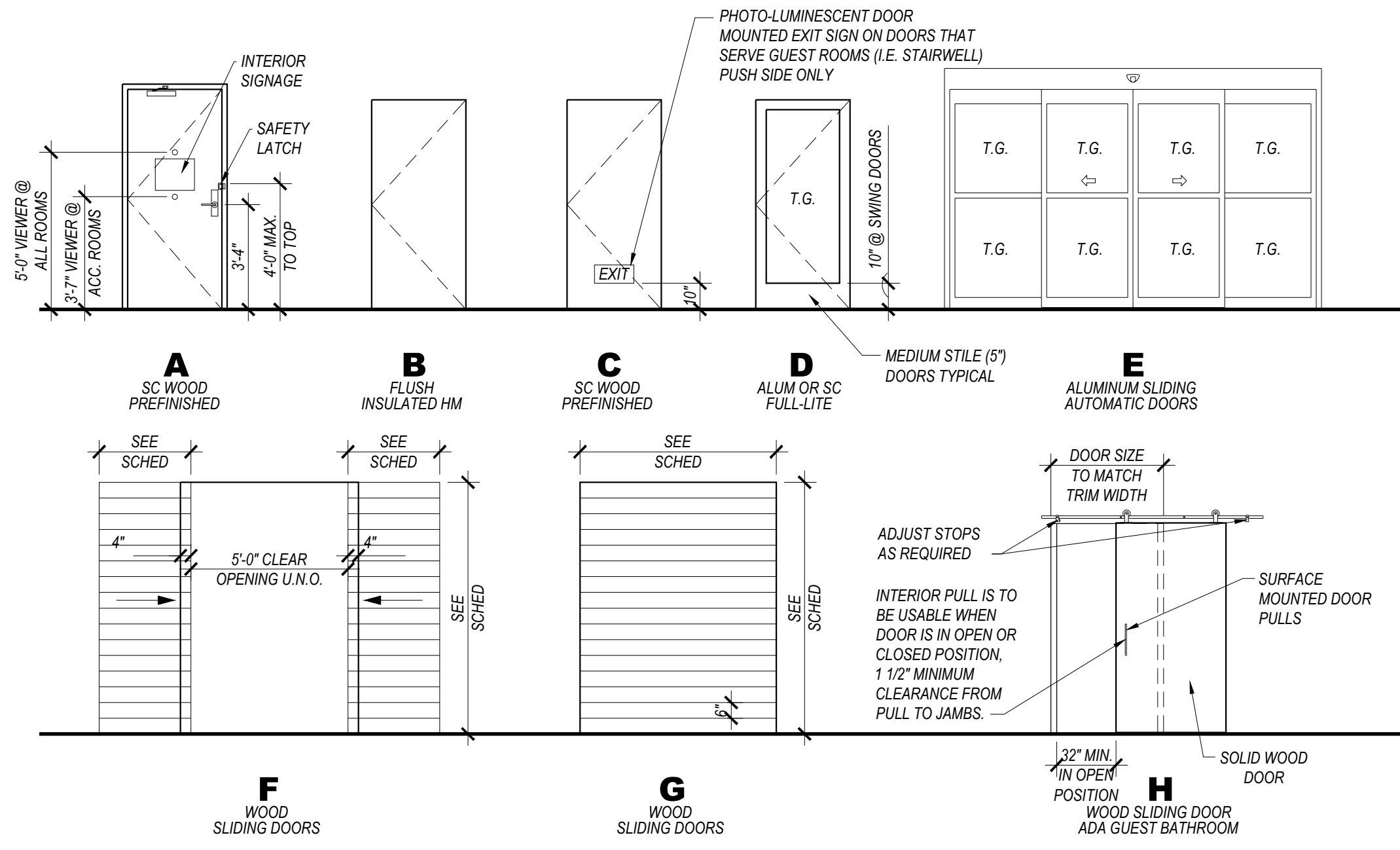


6 ENTRY SECTION
SCALE: 3/8"=1'-0" BETWEEN G11-N14

DOOR SCHEDULE									
NOTE: 1. ALL LOCKS AND CLOSERS SHALL COMPLY WITH ALL LOCAL, STATE, FEDERAL ACCESSIBILITY REQUIREMENTS. 2. PROVIDE HC ACCESSIBLE LEVERS ON ALL DOORS (EXCEPT PANIC HARDWARE SIDES). 3. VERIFY ALL HARDWARE WITH OWNER AND HOTEL, PLAN REVIEW PRIOR TO ORDERING. 4. PROVIDE WALL BUMPERS AT ALL DOORS UNLESS NOTED OTHERWISE. 5. ALL DOORS TO HAVE 3 HINGES MINIMUM. 6. DOOR FINISHES TO BE STAIN GRADE OAK, PAINTED, LAMINATED OR PREFINISHED. 7. CONTRACTOR SHALL PROVIDE A DOOR AND HARDWARE SCHEDULE AND SHOP DRAWINGS TO HOTEL FRANCHISE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.									
DOOR #	DOOR LOCATION	DOOR TYPE	DOOR MATL.	SIZE	FRAME	DOOR FINISH	FRAME FINISH	REMARKS	
100, 101	ENTRY	E	AL	12'x7'	AL	AL	AL	ASSA ABLOY SL500 OC-12 NARROW STILE BI-PART SLIDING DOOR SYSTEM (12' x 7'-6" OVERALL) W/ FULL EMERGENCY BREAKOUT (DOORS & SIDELITES), 1" INSULATED GLASS, REMOTE OVERRIDE	
102	ENTRY SWING DOOR	D	AL	3078	AL	AL	AL	CL PHPS, TG, TH	221/24
103	CORRIDOR ENTRY (EAST)	B	HM	3670	HM	PAINT	PAINT	CL CRPH, TH	
105, 108	CORRIDOR ENTRY (SOUTH, NORTH)	D	AL	3670	AL	AL	AL	CL CRPH, TG, TH	
104	STORAGE / ELECTRIC	B	HM	3670	HM	PAINT	PAINT	CL CRPH, TH	
106	GREAT ROOM EXTERIOR	D	AL	3070	AL	AL	AL	CL CRPH, TG, TH	
107	MECHANICAL / FIRE	D	AL	3670	AL	AL	AL	CL CRPH, TG, TH	
108	BAG STORAGE	C	SC	3070	HM	P.LAM.	PAINT	CL CR	
110	WORK AREA	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS	
111	A.M. OFFICE	D	SC	3078	HM	P.LAM.	PAINT	LS	221/24
112	SALES	D	SC	3070	HM	P.LAM.	PAINT	LS	
113	DELETED								
114	G.M. OFFICE	C	SC	3070	HM	P.LAM.	PAINT	LS	
115	G.M. OFFICE (HALL)	C	SC	3070	HM	P.LAM.	PAINT	CL CRLS, R	101/123
116	INTERIOR STAIRWELL #1 (EAST)	C	SC	3670	HM	P.LAM.	PAINT	CL CRPH, FF, SS	
117	STAFF CORRIDOR	C	SC	3070	HM	P.LAM.	PAINT	CL CRPH	
118	INTERIOR SOUTH VESTIBULE	D	AL	3670	AL	AL	AL	CL PB, TG	
119	LINEN STORAGE	C	SC	3070	HM	P.LAM.	PAINT	LS	
120	DRYER ACCESS	C	SC	2670	HM	P.LAM.	PAINT	LS	
121	LAUNDRY	C	SC	4070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
122	CORRIDOR FIRE DOORS	C	SC	2470 & 3070	HM	P.LAM.	PAINT	CL PHPS, R, SS, X	
123	DELETED								
124	PANTRY (BREAKFAST SERVING)	C	SC	3078	HM	P.LAM.	PAINT	CL CRPS	221/24
125	CHUTE ACCESS (DISCHARGE ROOM)	C	SC	3670	HM	P.LAM.	PAINT	CL CRPS, FF, SS	
126, 127	BREAKFAST	F	SC	5876	WD	WD	STAIN	POCKET DOOR HARDWARE BY SUPPLIER	
128, 129	MEETING	G	SC	6076	WD	WD	STAIN	BARN DOOR ASSEMBLY	
130	MEETING (SWING DOOR)	C	SC	3070	HM	P.LAM.	PAINT	CL PS	
131	GUEST LAUNDRY	D	SC	3070	HM	P.LAM.	PAINT	CL CRPS	215/24
132	MEN'S TOILET	C	SC	3070	HM	P.LAM.	PAINT	CL PL, RH	
133	WOMEN'S TOILET	C	SC	3070	HM	P.LAM.	PAINT	CL PL, RH	
134	Mech/Fire (INTERIOR)	C	SC	3070	HM	P.LAM.	PAINT	CL PS	
135	ENGINEER CORRIDOR	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
136	INTERIOR STAIRWELL #2 (NORTH)	C	SC	3070	HM	P.LAM.	PAINT	CL FF, FG (W), PHPS, SS	
137	POOL EQUIPMENT	C	SC	3670	HM	P.LAM.	PAINT	LS	
138	CHEMICAL STORAGE	C	SC	3070	HM	P.LAM.	PAINT	PS	
139	POOL VESTIBULE (POOL)	D	AL	3070	AL	AL	AL	CL PB	
140	SPA VESTIBULE (CORRIDOR)	D	SC	3070	HM	P.LAM.	PAINT	CL CRPS, FG, R, SS (20' SIDE LITE FG DUE TO 0.5 HR CORRIDOR RATING)	
141	FITNESS	D	SC	3070	HM	P.LAM.	PAINT	CL CRPS, FG, R, SS (20' SIDE LITE FG DUE TO 0.5 HR CORRIDOR RATING)	
142	DOUBLE EGRESS CORRIDOR FIRE DOORS	C	SC	PR-21070	HM	P.LAM.	PAINT	CL PHPS, R, SS, X	
143	STORAGE #2	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS	
144	G.M. BATV	C	SC	3070	HM	P.LAM.	PAINT	PL	101/123
145	DELETED								5/17/24
SECOND FLOOR									
200, 205	STAIR EXIT DOOR	C	SC	3078	HM	P.LAM.	PAINT	CL ES, FF, PHPS, SS	
201	ELECTRICAL	C	SC	3078	HM	P.LAM.	PAINT	CL CRPS, R, SS	
202	ICE / VENDING	D	AL	3070	AL	AL	AL	CL PS, TG	
203	DOUBLE EGRESS ELEVATOR LOBBY DOORS	C	SC	PR-3070	HM	P.LAM.	PAINT	CL PHPS, R, SS, X	221/24
204	HOUSEKEEPING (LINEN CHUTE ACCESS)	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, F, SS	
205	STORAGE	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
207	NETWORK	C	SC	3070	HM	P.LAM.	PAINT	CL CR	
THIRD FLOOR									
300, 305	STAIR EXIT DOOR	C	SC	3078	HM	P.LAM.	PAINT	CL ES, FF, PHPS, SS	
301	ELECTRICAL	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
302	ICE / VENDING	D	AL	3070	AL	AL	AL	CL PS, TG	
303	DOUBLE EGRESS ELEVATOR LOBBY DOORS	C	SC	PR-3070	HM	P.LAM.	PAINT	CL PHPS, R, SS, X	
304	HOUSEKEEPING (LINEN CHUTE ACCESS)	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, F, SS	
306	STORAGE	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
FOURTH FLOOR									
400, 405	STAIR EXIT DOOR	C	SC	3078	HM	P.LAM.	PAINT	CL ES, FF, PHPS, SS	
401	ELECTRICAL	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
402	ICE / VENDING	D	AL	3070	AL	AL	AL	CL PS, TG	
403	DOUBLE EGRESS ELEVATOR LOBBY DOORS	C	SC	PR-3070	HM	P.LAM.	PAINT	CL PHPS, R, SS, X	
404	HOUSEKEEPING (LINEN CHUTE ACCESS)	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, F, SS	
405	MECHANICAL	C	SC	3070	HM	P.LAM.	PAINT	CL CRPS, R, SS	
GUEST ROOM DOORS									
G1, G1.1	GUEST ROOM ENTRY	A	SC	3070	HM	P.LAM.	PAINT	ADB, CL, CRLS, DV, DS, DT, R, SL, VSS	221/24
G2, G2.1	GUEST ROOM TOILET	C	SC	3070	HM	P.LAM.	PAINT	PL	
G3	GUEST ROOM TOILET (ADA)	H	SC	3672	HM	P.LAM.	PAINT	BARN DOOR SLIDING RAIL HARDWARE, SURFACE PULLS	
G4	GUEST ROOM CONNECTING	C	SC	3070 (EA)	HM	P.LAM.	PAINT	DB, F, DS, DT, ODS, PS (SINGLE SIDED), SL, VSS	

ABBREVIATIONS:
 ADB - AUTOMATIC DOOR BOTTOM
 AL - ALUMINUM, PREFINISHED
 CL - CLOSER
 CR - CARD READER (KABA SAFLOCK QUANTUM SERIES RFID TECHNOLOGY); ELECTRIC STRIKE AT EXTERIOR LOCATIONS
 DB - DEAD BOLT
 DV - DOOR VIEWER WITH SAFEMARK SPEYEGUARD COVERS
 DS - DOOR SWEEP (PEMCO V234) DV OR EQUAL
 DT - DOOR THRESHOLD (PEMCO V232 OR EQUAL)
 ES - DOOR MOUNTED PHOTOLUMINESCENT EXIT SIGN, +10" A.F.F.
 F - 45 MINUTE FIRE RATING
 FF - 60 MINUTE FIRE RATING
 FG - 90 MINUTE FIRE RATING (STAIRWELL DOORS, LAUNDRY CHUTE TERMINATION ROOM)
 FB - FLUSH BOLTS ON INACTIVE LEAF
 FG - FIRE RATED GLAZING (TOP FIRE GLASS 20 @ 20 MINUTE ASSEMBLIES, OTHERWISE TOP FIRE LITE NT)
 HM - HOLLOW METAL (KNOCKDOWN OR RED-FRAME)
 IN - INSULATED
 KDH - KICK DOWN DOOR HOLDER
 KP - KICK PLATE

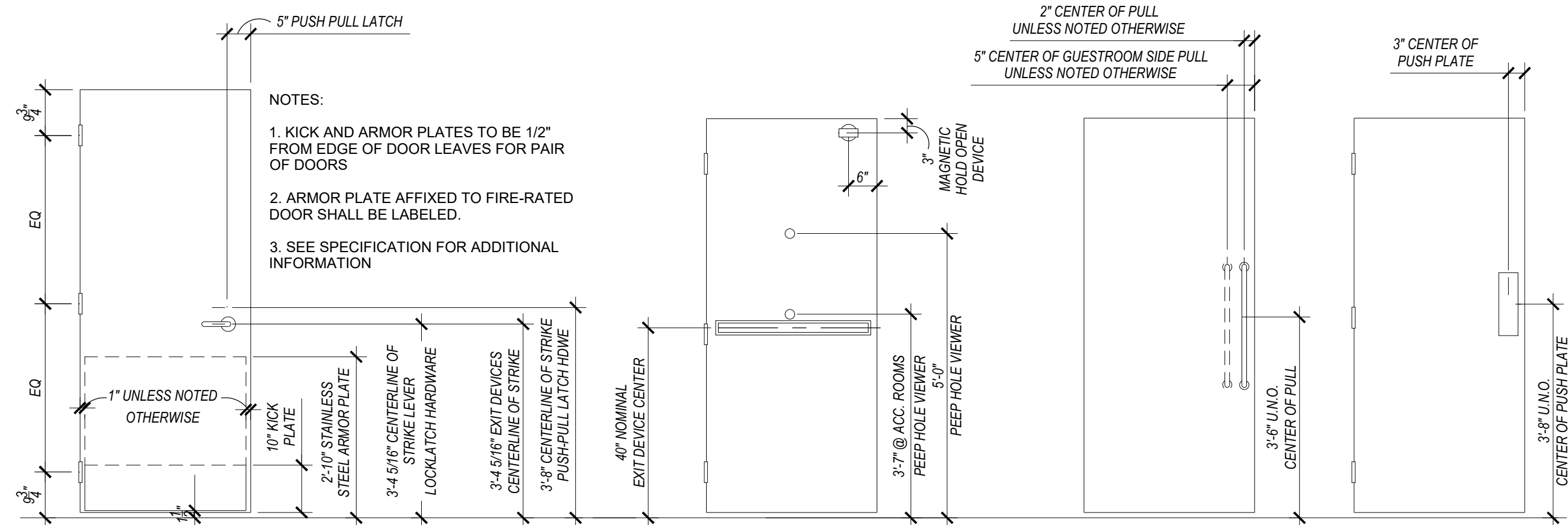
LS - LOCKSET
 LV - LOUVERED DOOR (SEE MECHANICAL FOR MINIMUM SIZE)
 ODS - OVERHEAD DOOR STOP
 PB - PUSH BAR (OR PLATE), PULL HANDLE, NO LATCH
 PKT - POCKET DOOR ASSEMBLY (JOHNSON DOOR KIT #2000 OR EQUAL)
 PH - PANIC HARDWARE (SURFACE VERTICAL RODS TOP & BOTTOM @ DOUBLE DOORS)
 PL - PRIVACY LOCK
 PS - PASSAGE SET
 R - 20 MINUTE FIRE RATING (TYPICAL AT ALL 1-HOUR RATED CORRIDORS)
 RH - ROBE HOOK
 SC - SOLID CORE WOOD (VENEER OR PLASTIC LAMINATE), 1-3/4" THICK U.N.O.
 SL - SECURITY LATCH (PEMCO PUL)
 SS - SMOKE AND FIRE SEAL (INCLUDES ASTRAGALS)
 TG - TEMPERED GLASS IN DOOR AND/OR SIDELITES
 TH - THRESHOLD & WEATHER PACKAGE
 VSS - VINYL SOUND STRIPPING & SMOKE SEAL (PEMCO S773 OR EQUAL)
 WD - WOOD
 X - LOW VOLTAGE DOOR HOLD OPEN DEVICE CONTROLLED BY FIRE ALARM SYSTEM



DOOR ELEVATIONS

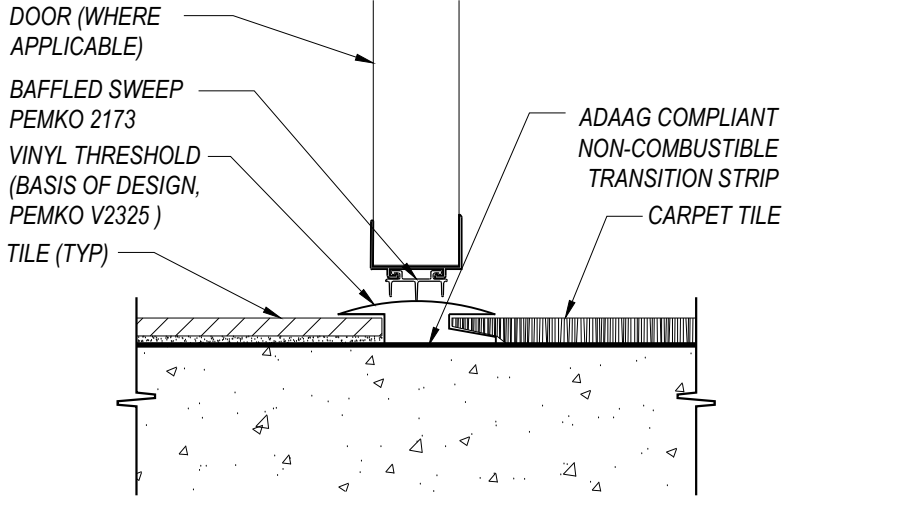
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NOTE: ELEVATIONS MAY BE MIRROR IMAGE (M.I.) VERIFY WITH FLOOR PLAN



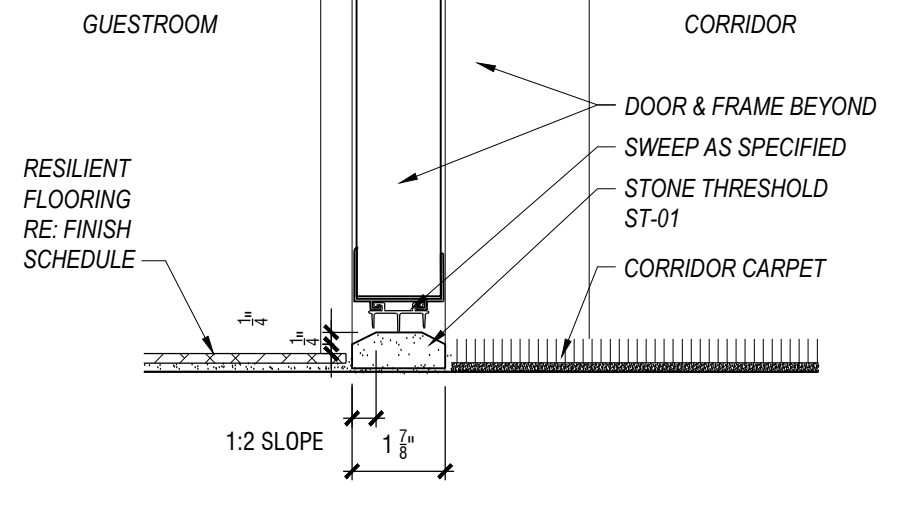
DOOR HARDWARE ELEVATIONS

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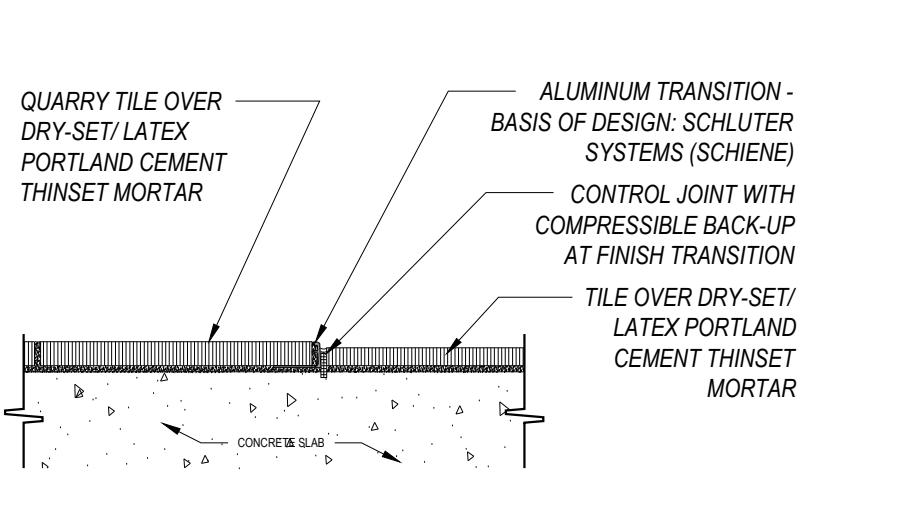
1 THRESHOLD AT GUEST ENTRY

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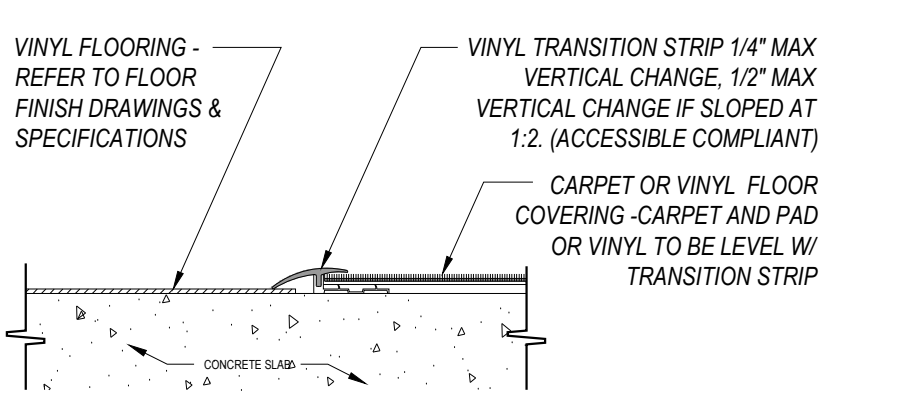
2 THRESHOLD AT GUEST ENTRY

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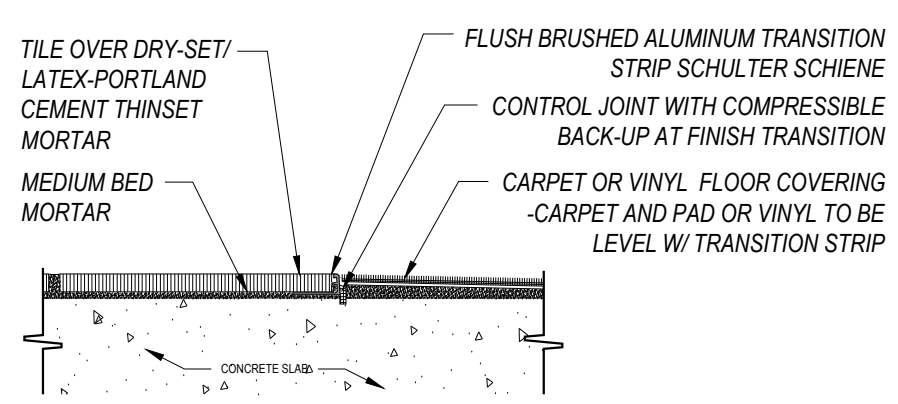
3 FLOOR TRANSITION DETAIL

SCALE: 3/4"=1'-0"



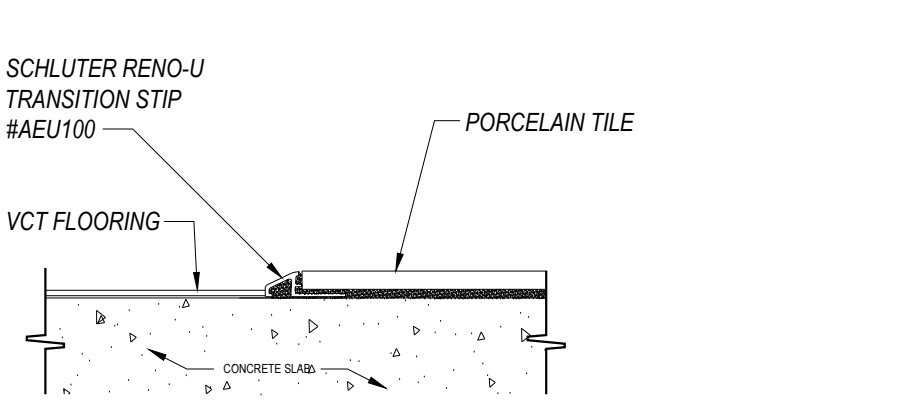
4 FLOOR TRANSITION DETAIL

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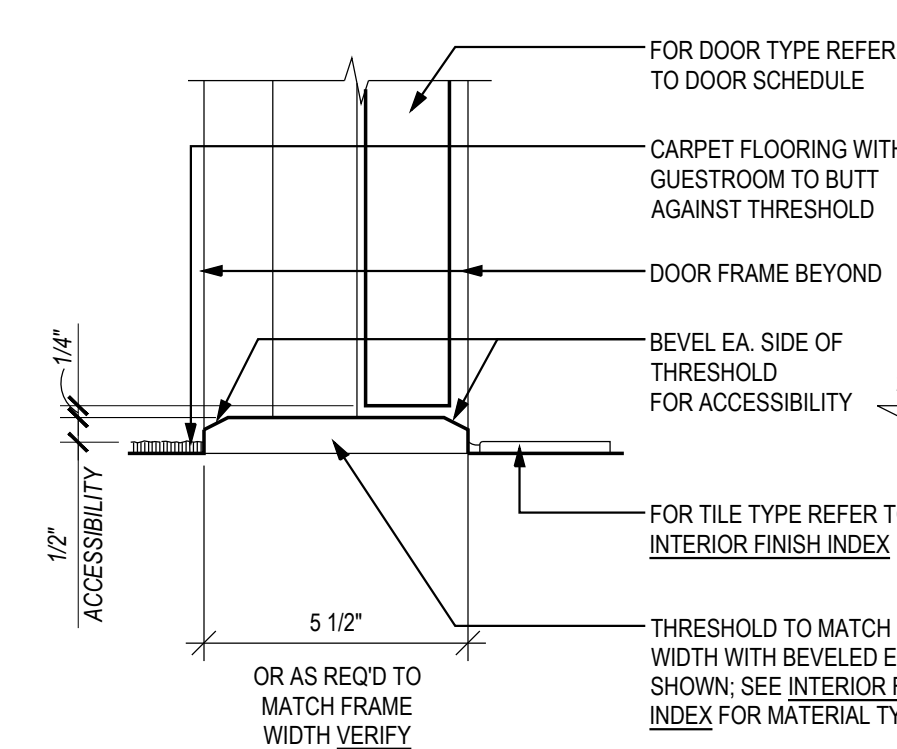
5 FLOOR TRANSITION DETAIL

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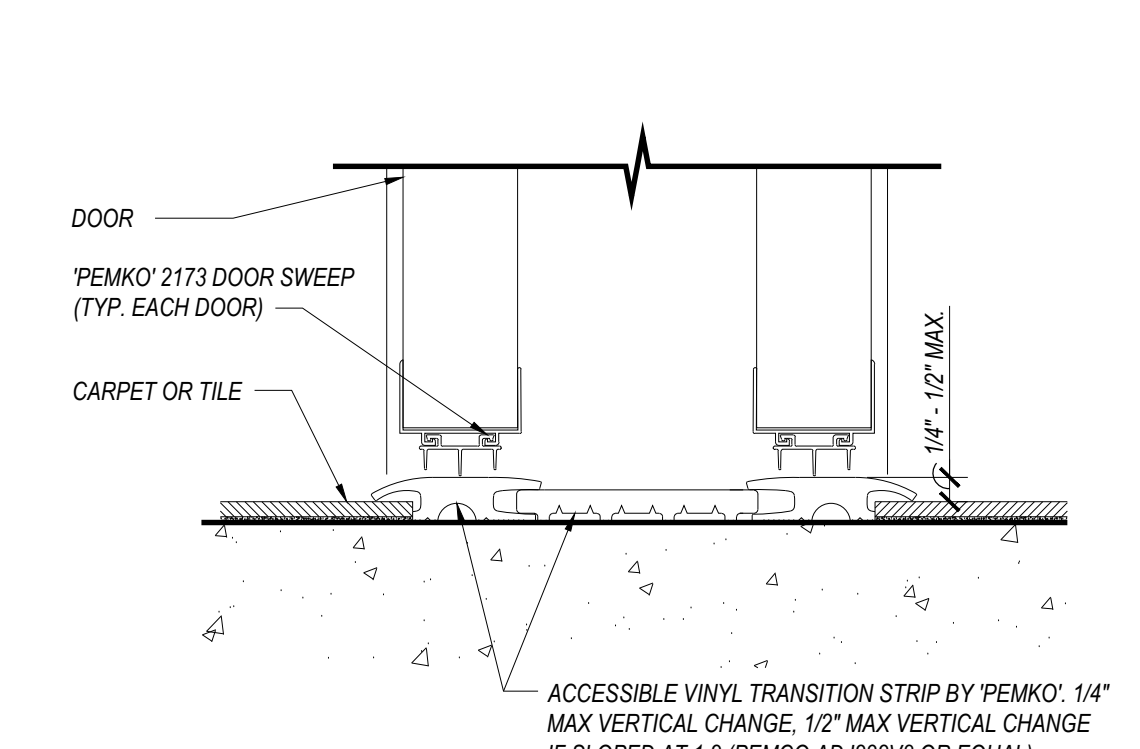
6 FLOOR TRANSITION DETAIL

SCALE: 3/4"=1'-0"



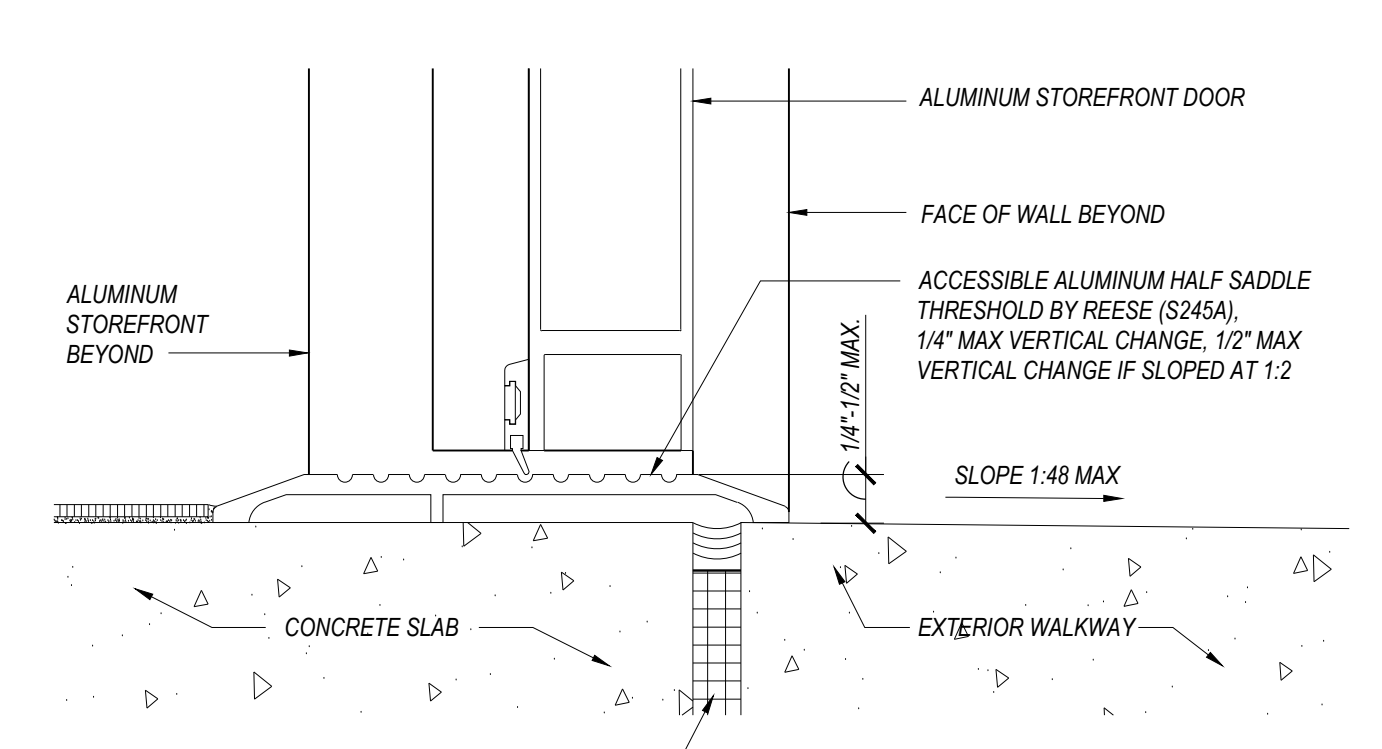
7 SOLID THRESHOLD

SCALE: 3/4"=1'-0"



8 THRESHOLD AT CONNECTING DOOR

SCALE: 3/4"=1'-0"



9 THRESHOLD AT EXTERIOR DOOR

SCALE: 3/4"=1'-0"

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 RFP's/RFIs: Refer to the Construction Notes under other drawings.

DRAWING ISSUE DATES:
 8/19/23 Permit Set

REVISION DATES:
 10/11/23 Staff/GM Toilets
 11/24/24 H/O Owner Revisions
 2/15/24 Pool Removal, Guest Room Addition
 2/11/24 Office, Network Revisions
 5/17/24 Staff Room & Laundry changes

PROJECT MANAGER:
 NICK PIRAL

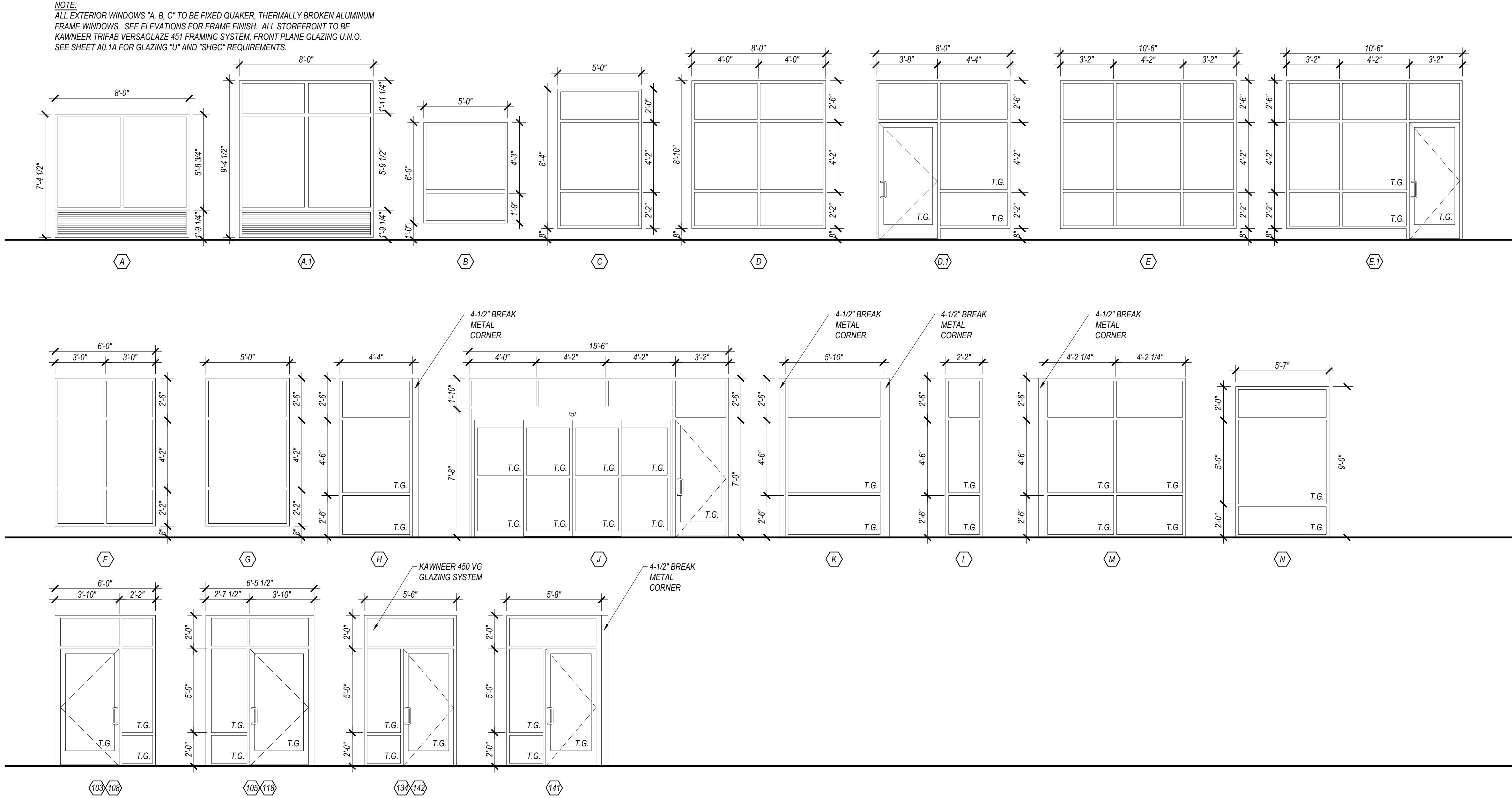
DRAWN BY:
 N/A

SHEET TITLE:
 DOOR SCHEDULE & DETAILS

A5.1

SHEET: 65 OF 142

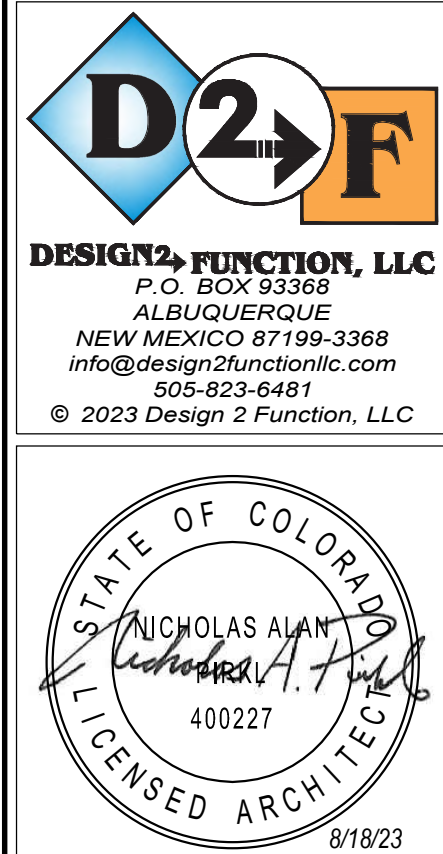
ASI #2 5/28/24



WINDOW AND DOOR ELEVATIONS

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

REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024



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80% solution "As for Construction" unless noted otherwise.

DRAWING ISSUE DATES:
8/18/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
WINDOW
ELEVATIONS

A5.2
SHEET: 66 OF 140



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DRAWING ISSUE DATES
8/18/23 Permit Set

REVISION DATE

PROJECT MANAGER
NICK PIRKL

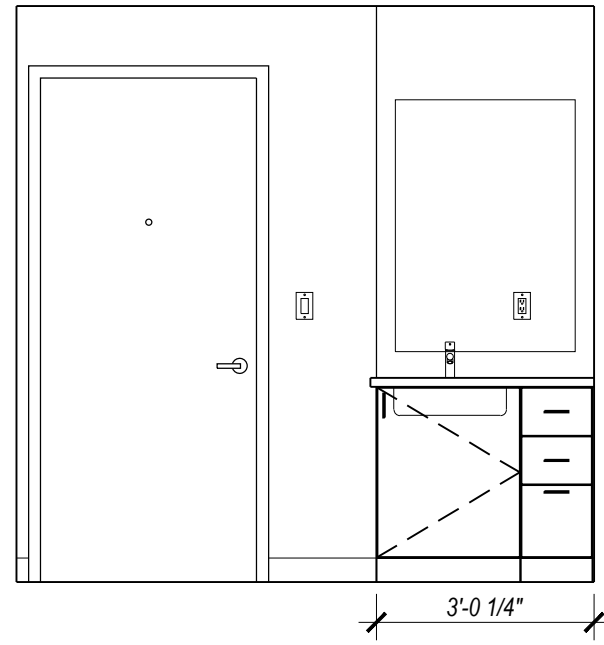
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MAD

SHEET TITLE:
GUEST ROOM
INTERIOR
ELEVATIONS

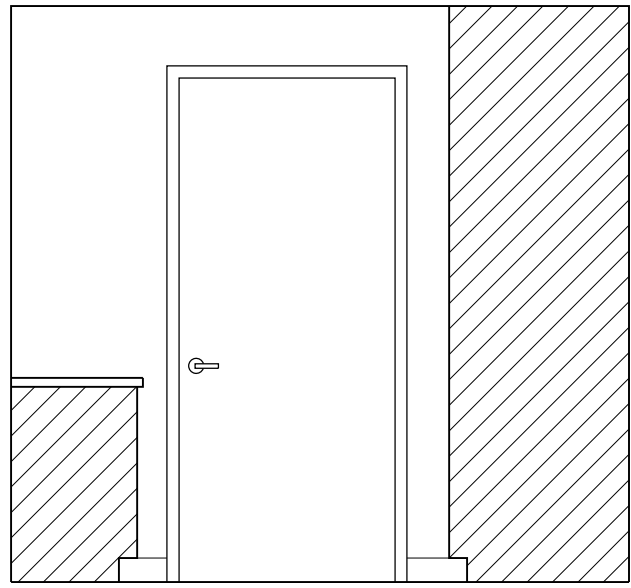
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SHEET: 67 OF 140

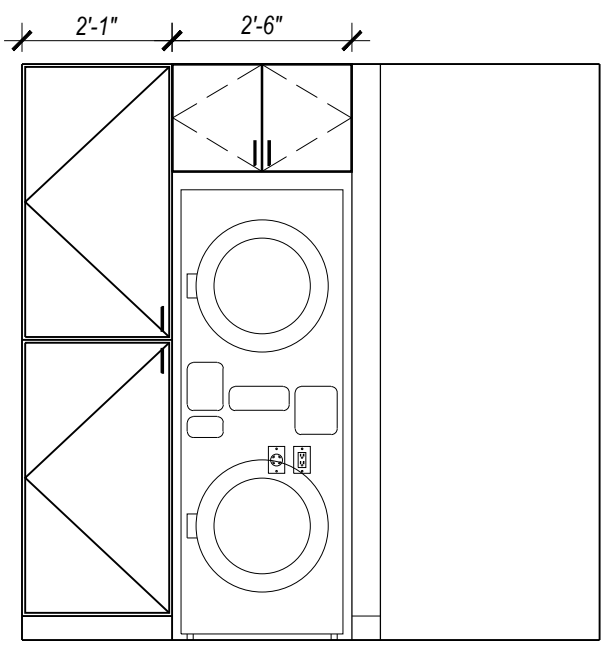




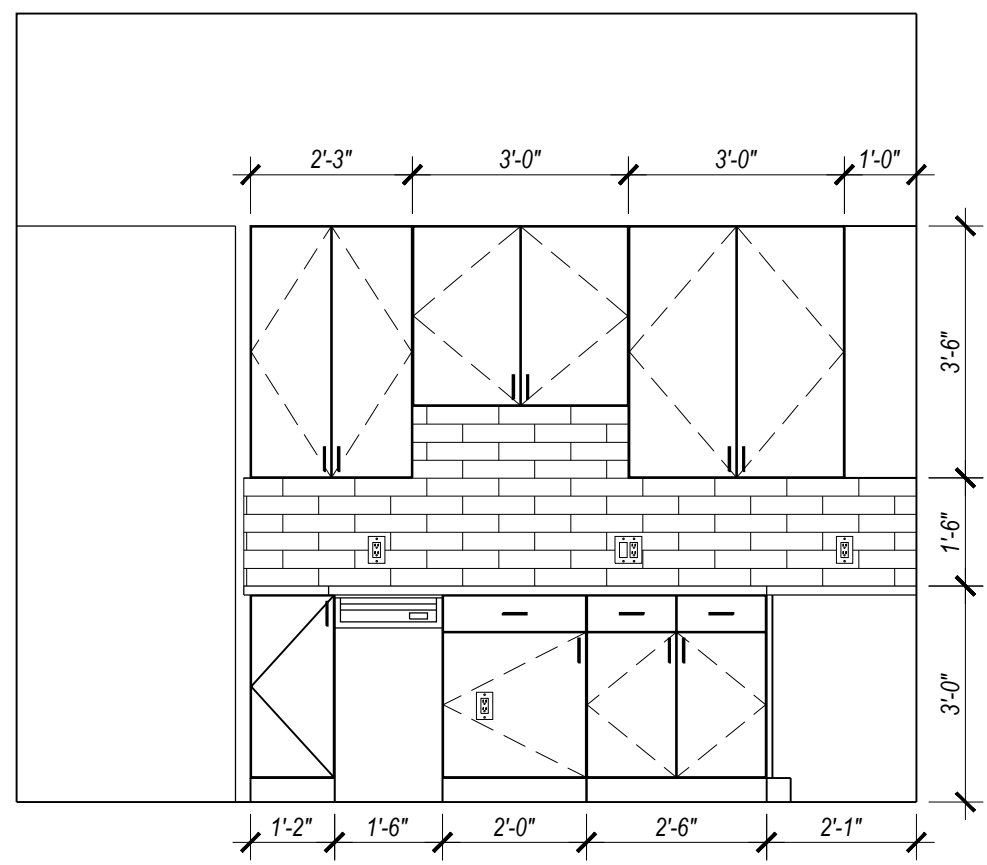
1 STAFF A&B ENTRY
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



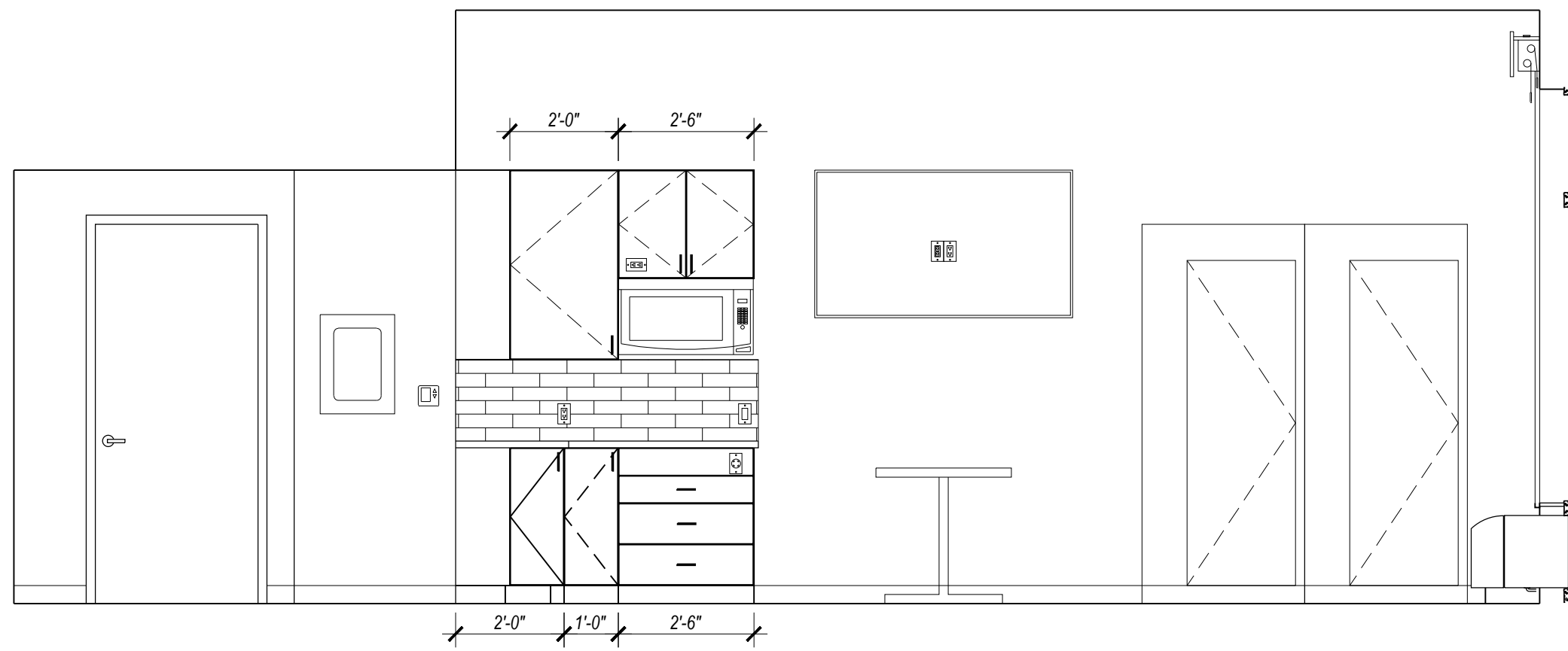
2 STAFF A&B ENTRY
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



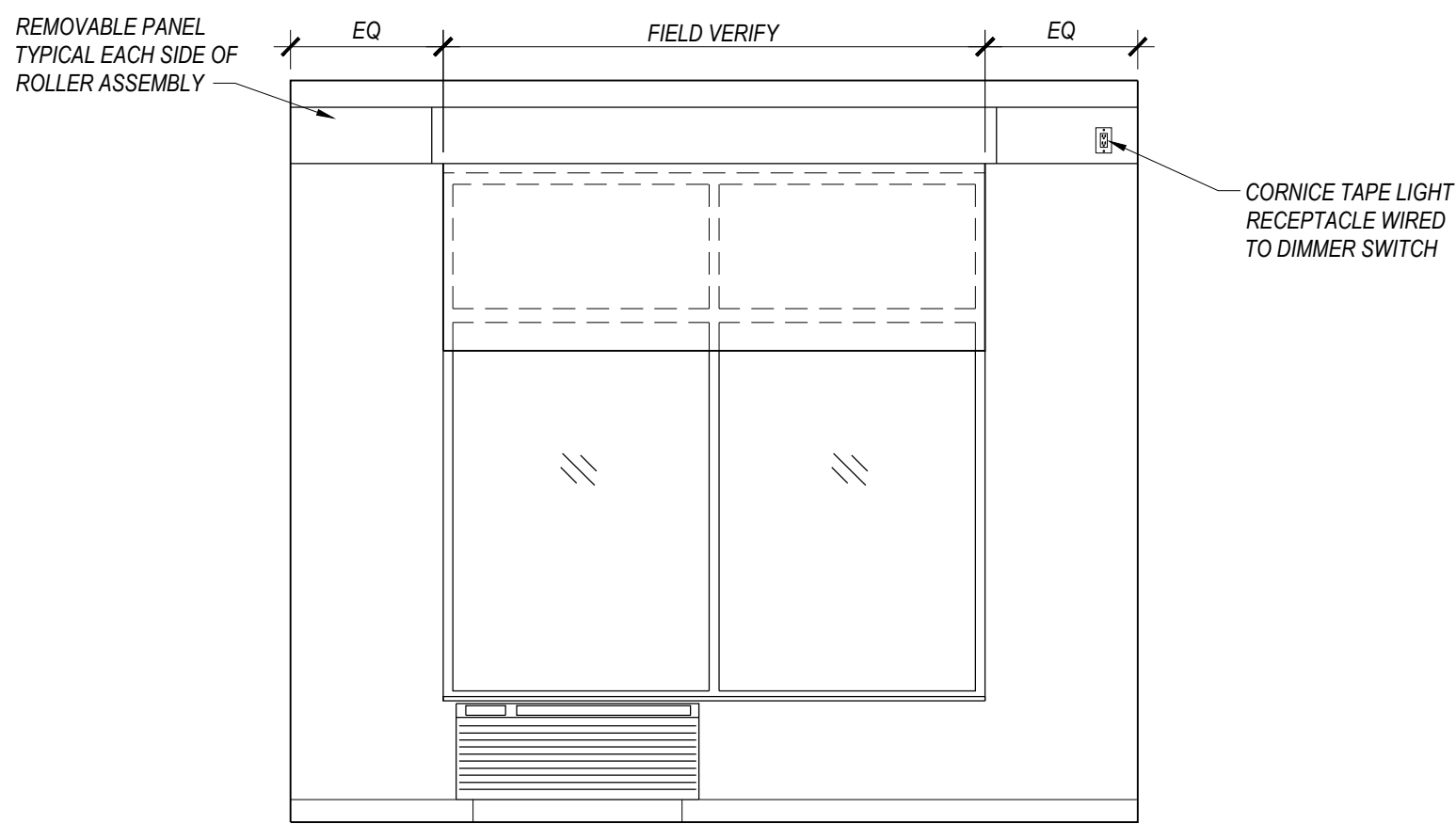
3 STAFF A&B ENTRY
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



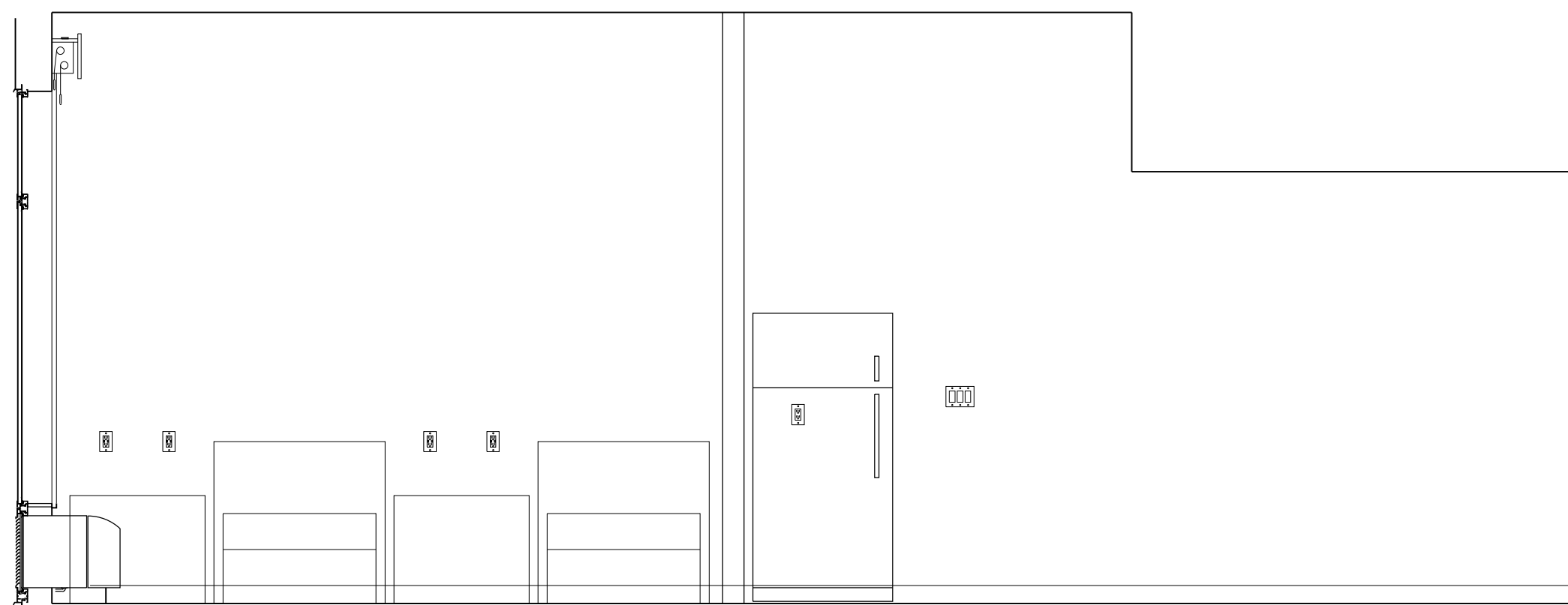
4 STAFF A&B KITCHEN
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



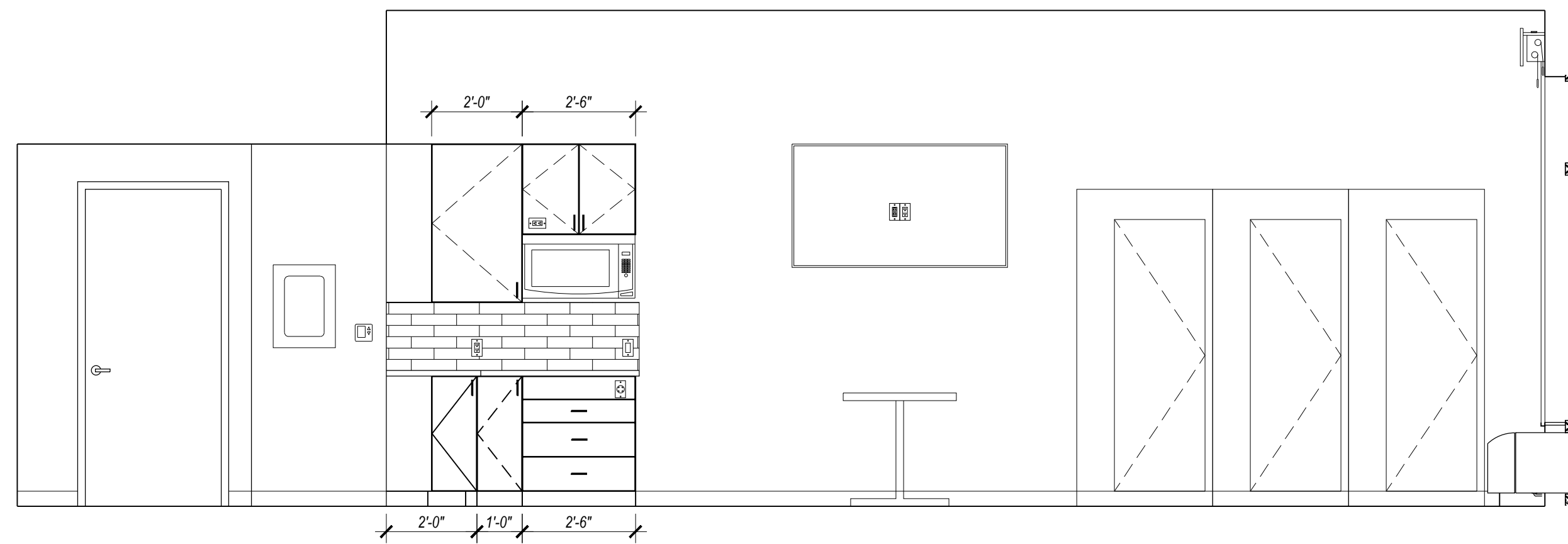
5 STAFF A - LIVING
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



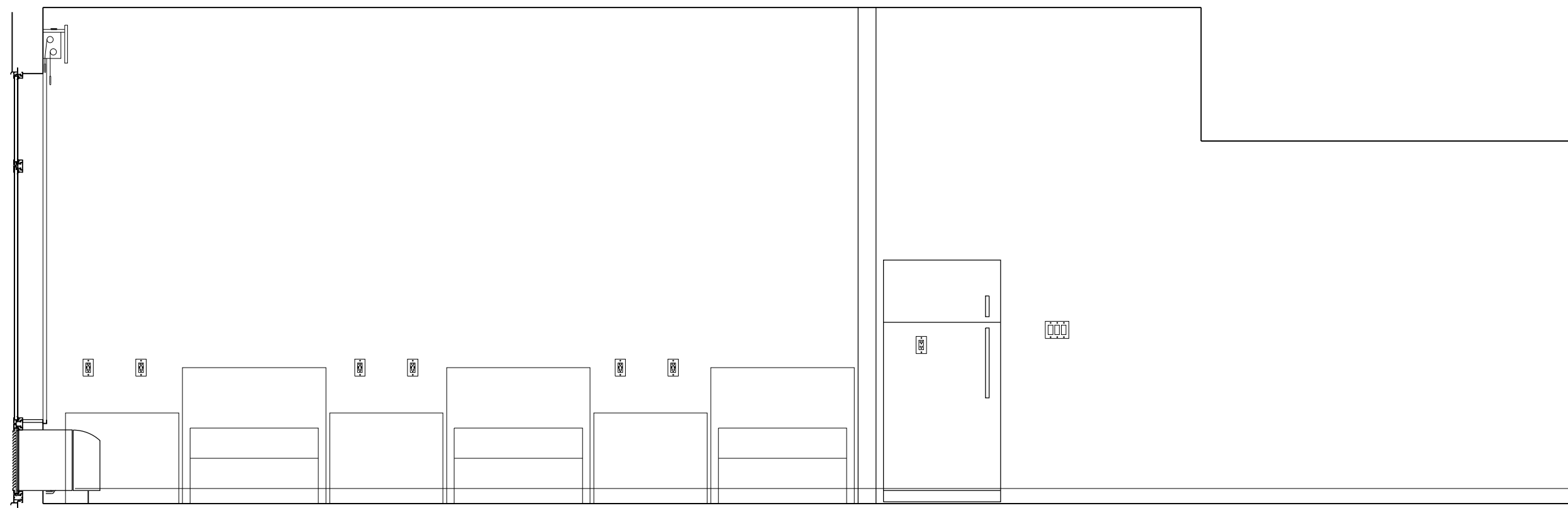
6 STAFF A&B WINDOW
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



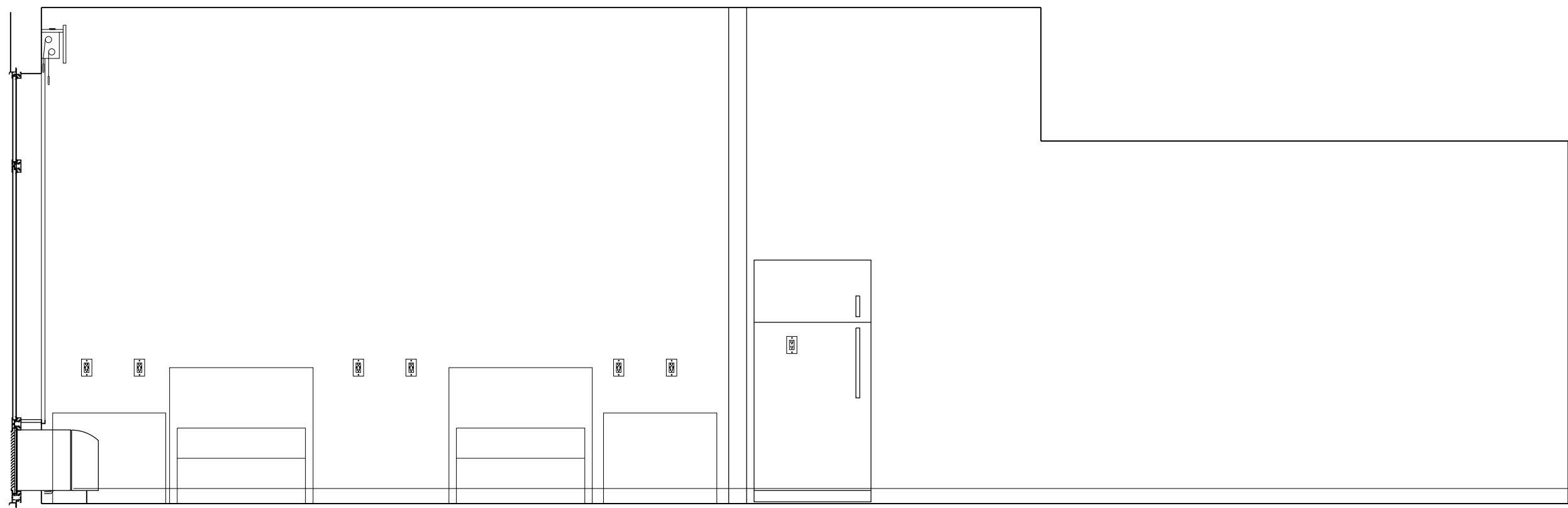
7 STAFF A - SLEEPING
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



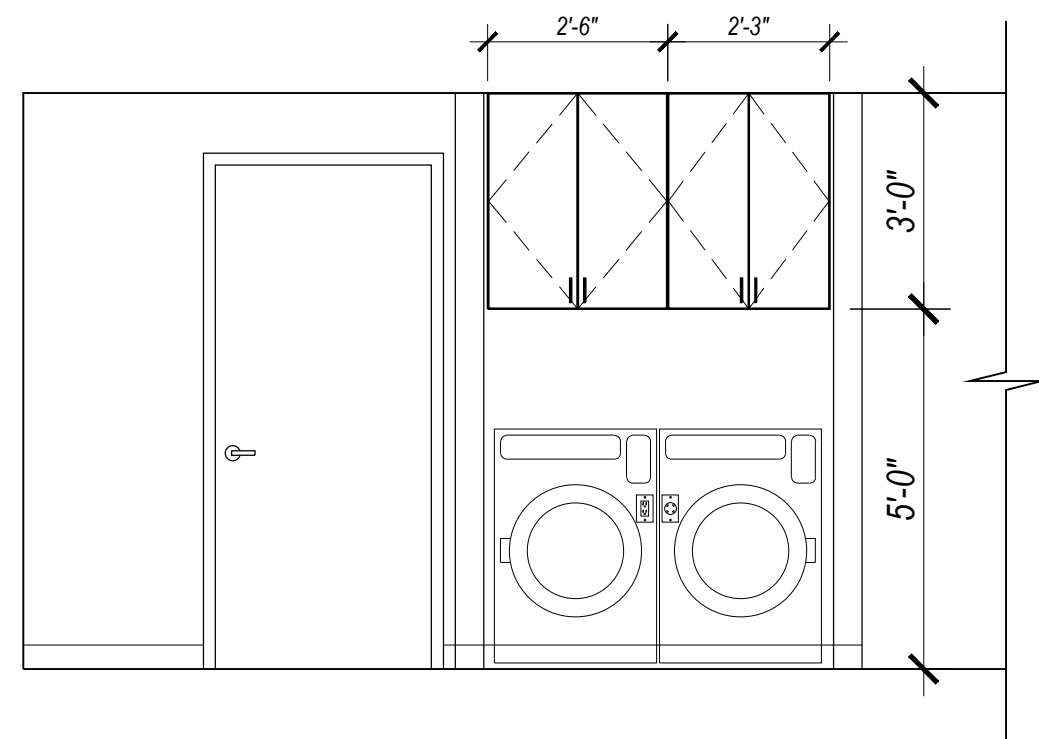
8 STAFF B - LIVING
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



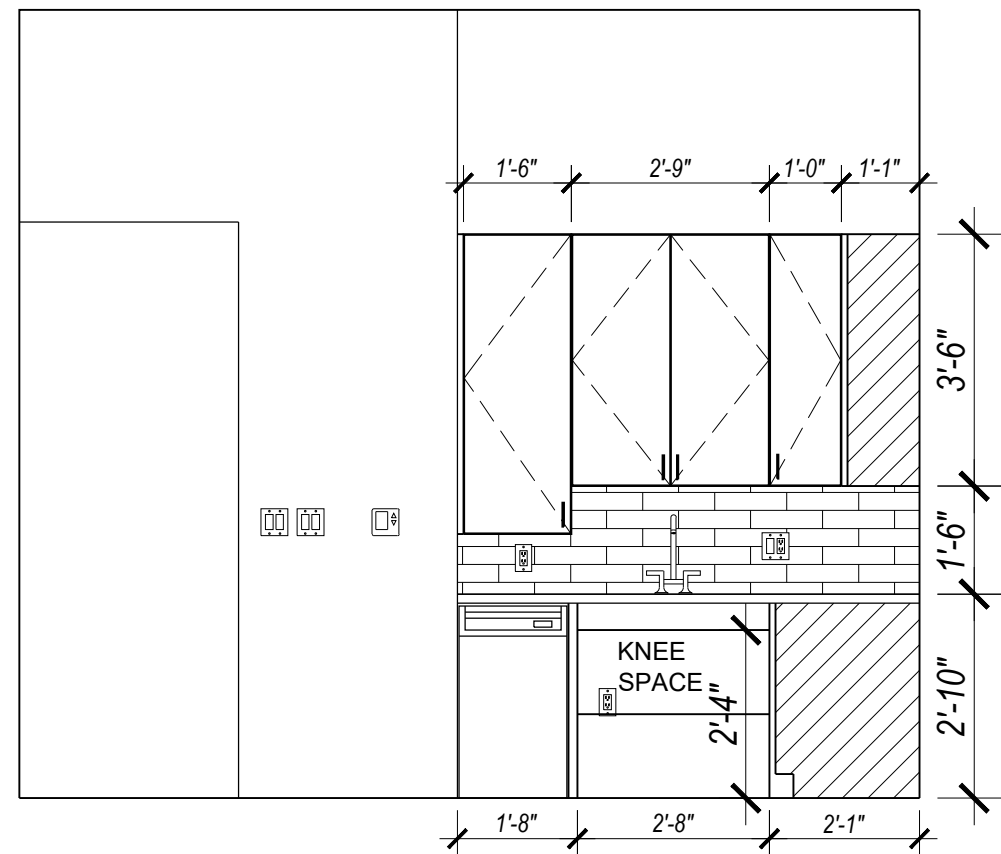
9 STAFF B - SLEEPING
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



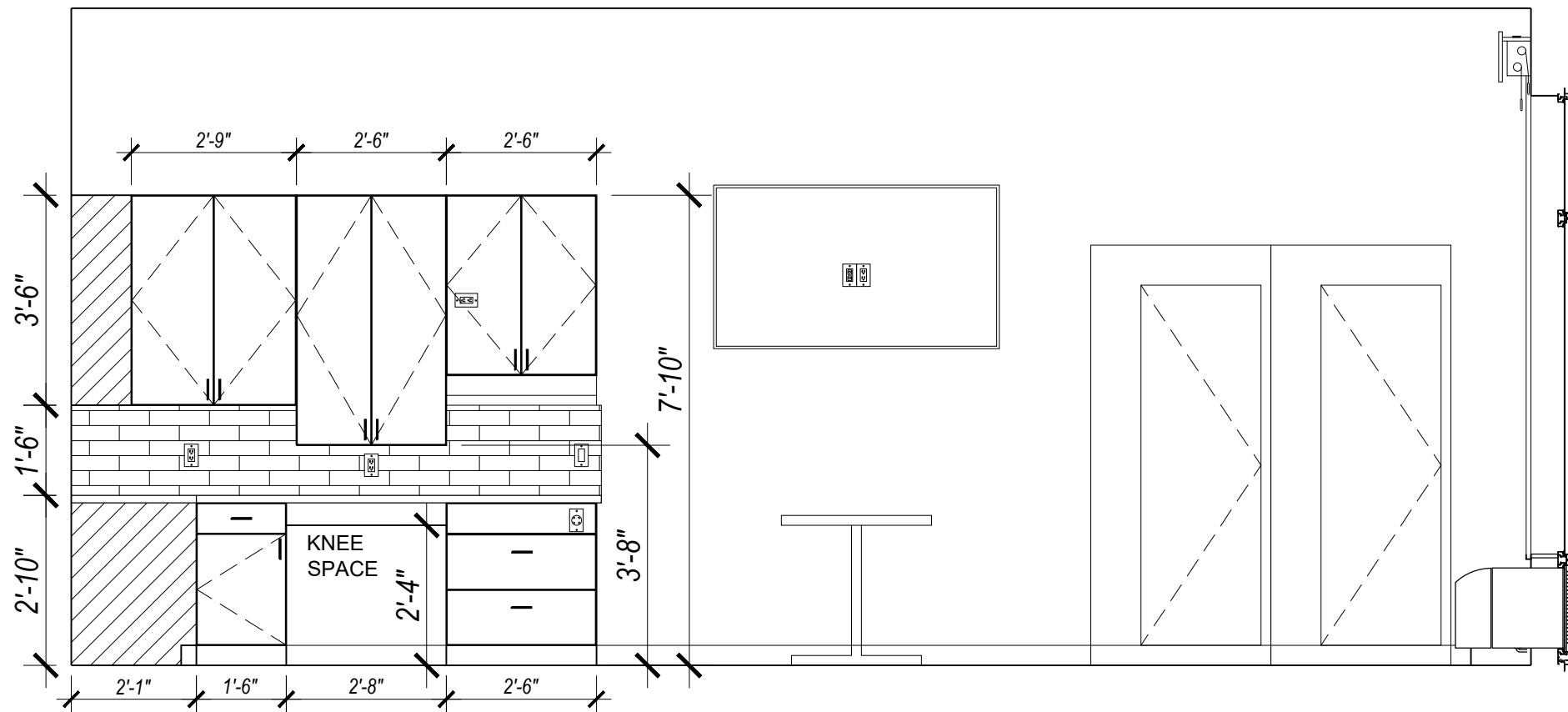
10 STAFF C - SLEEPING
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



11 STAFF C - ENTRY
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



12 STAFF C - KITCHEN
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED



13 STAFF C - LIVING
SCALE: 3/8"=1'-0" ELEVATION MAY BE MIRRORED

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DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP

SHEET TITLE:
STAFF
BEDROOM
ELEVATIONS

A5.5

SHEET: 69 OF 140



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NEW MEXICO 87199-3368
info@design2functionllc.com
505-623-6421
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STATE OF COLORADO
NICHOLAS ALAN
Nicholas A. Alan
400227
LICENSED ARCHITECTS
8/18/23



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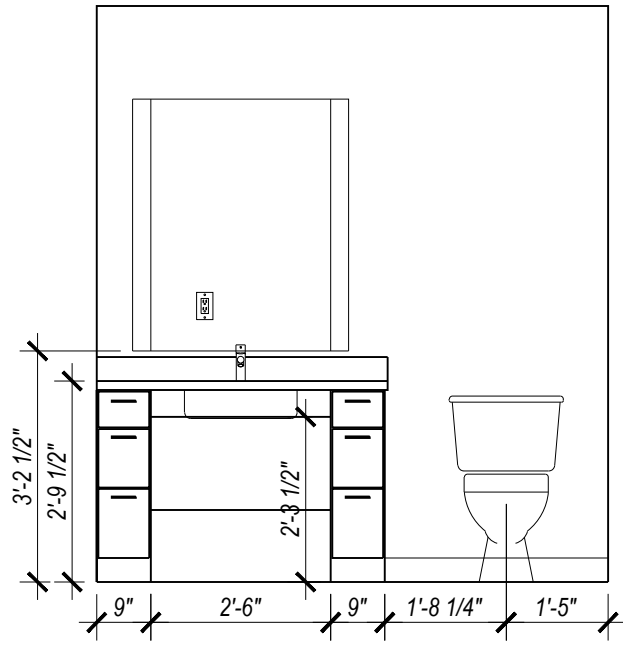
PROJECT MANAGER:
CK PIRKL

PAWN BY:
P

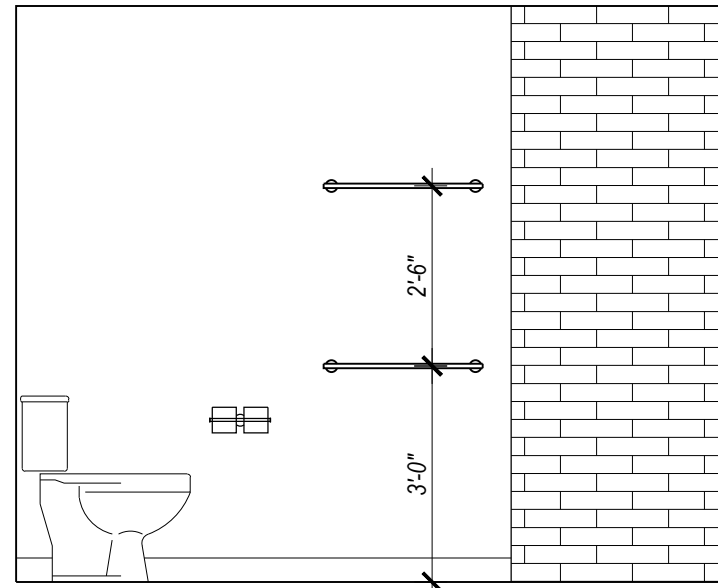
QUEST BATHROOM ELEVATIONS

A5.6

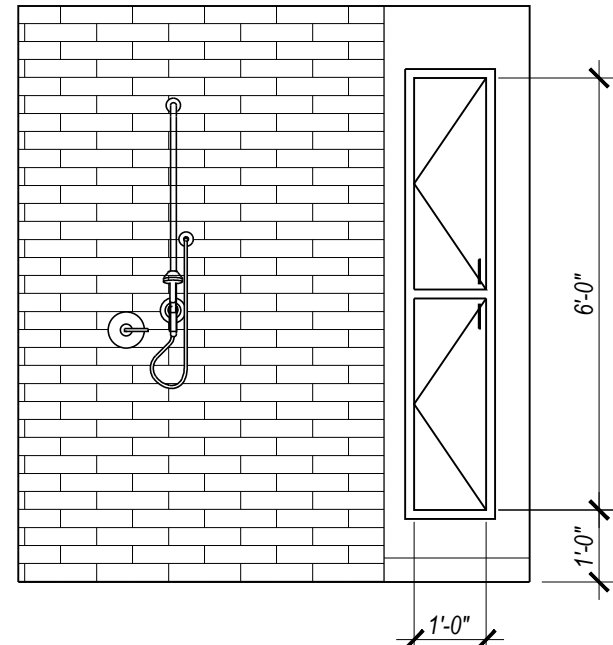
SHEET: 70 OF 140



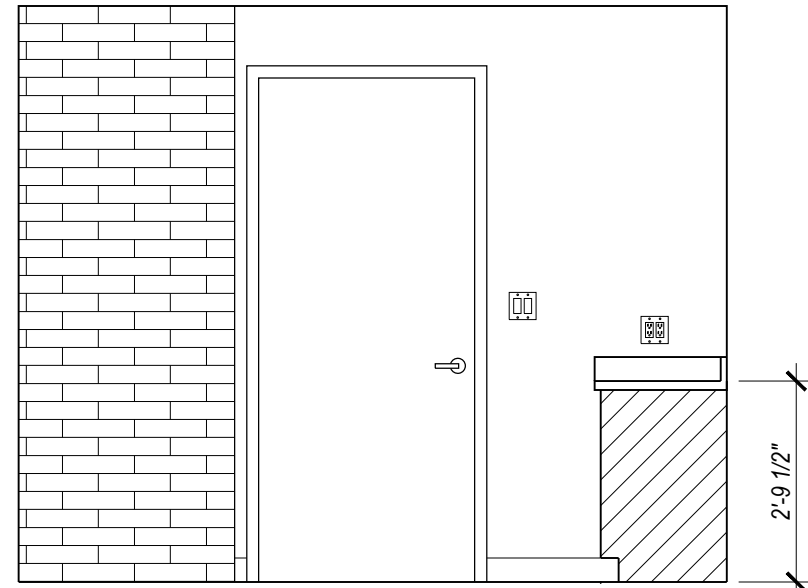
1 STAFF C BATH
SCALE: 3/8"=1'-0"



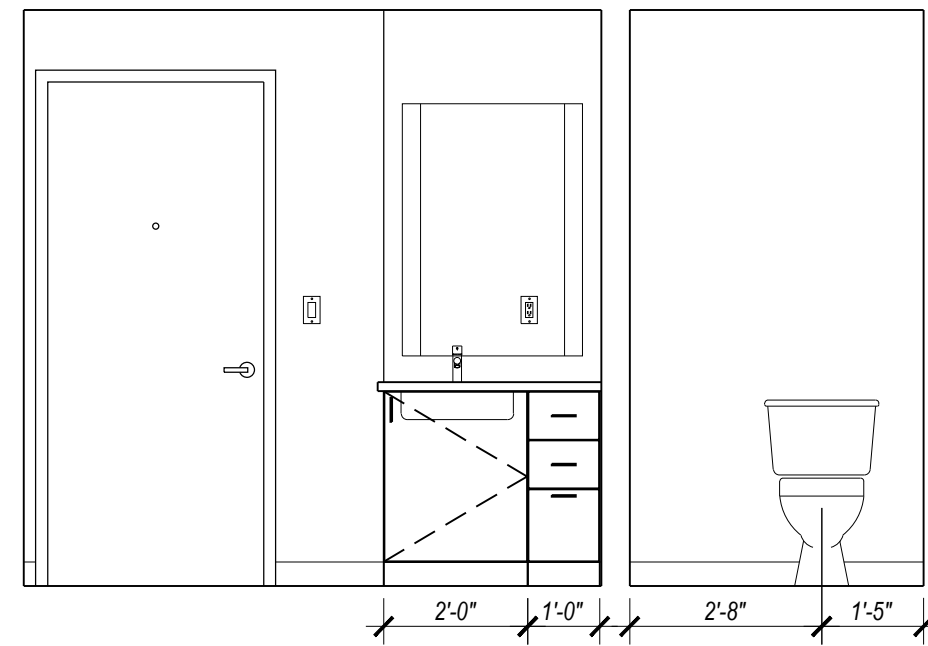
2 STAFF C BATH
SCALE: 3/8"=1'-0"



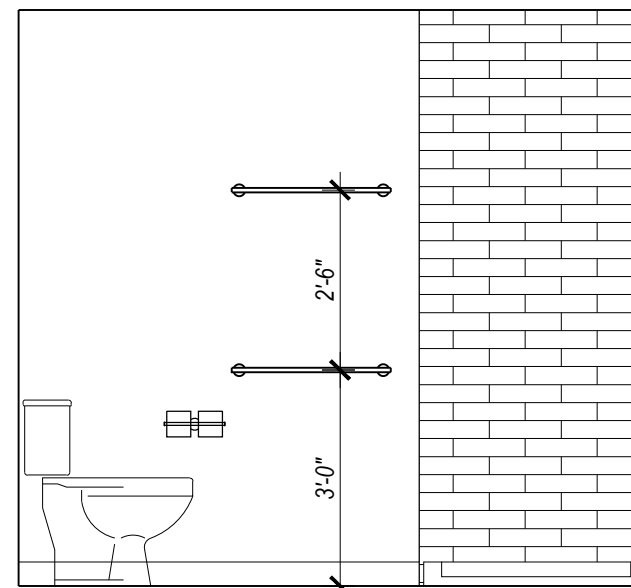
3 STAFF C BATH
SCALE: 3/8"=1'-0"



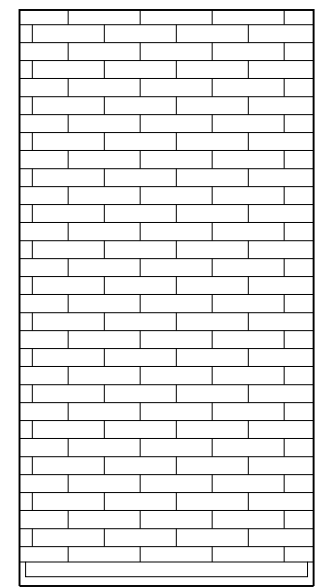
4 STAFF C BATH
SCALE: 3/8"=1'-0"



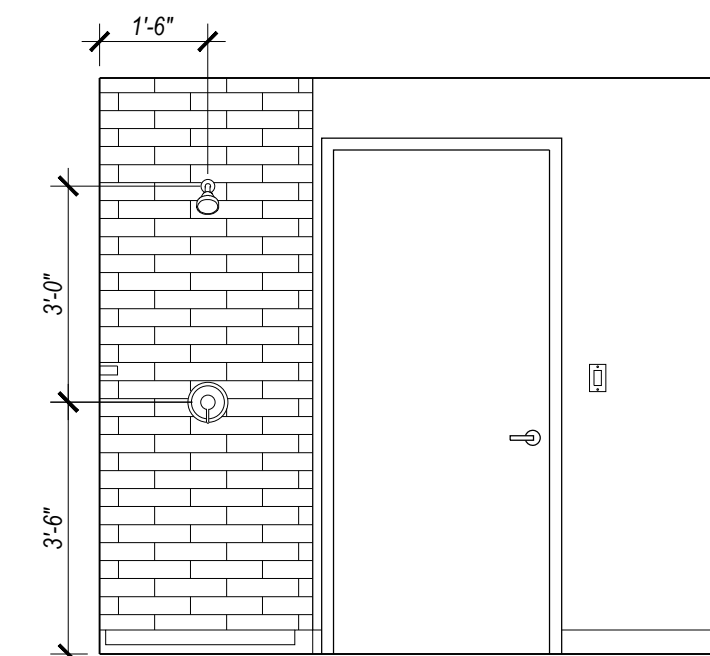
5 STAFF A&B BATH
SCALE: 3/8"=1'-0"



6 STAFF A&B BATH
SCALE: 3/8"=1'-0"

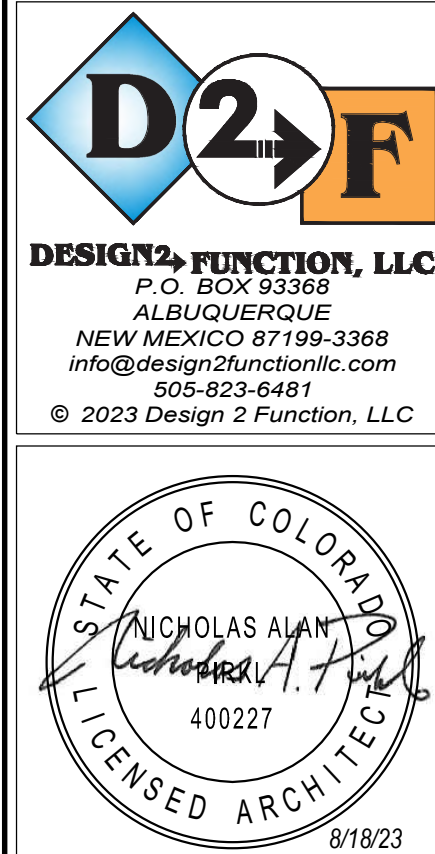


7 STAFF A&B BATH
SCALE: 3/8"=1'-0"



8 STAFF A&B BATH
SCALE: 3/8"=1'-0"

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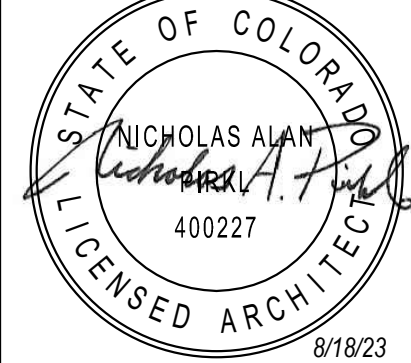
REVISION DATES:

PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP

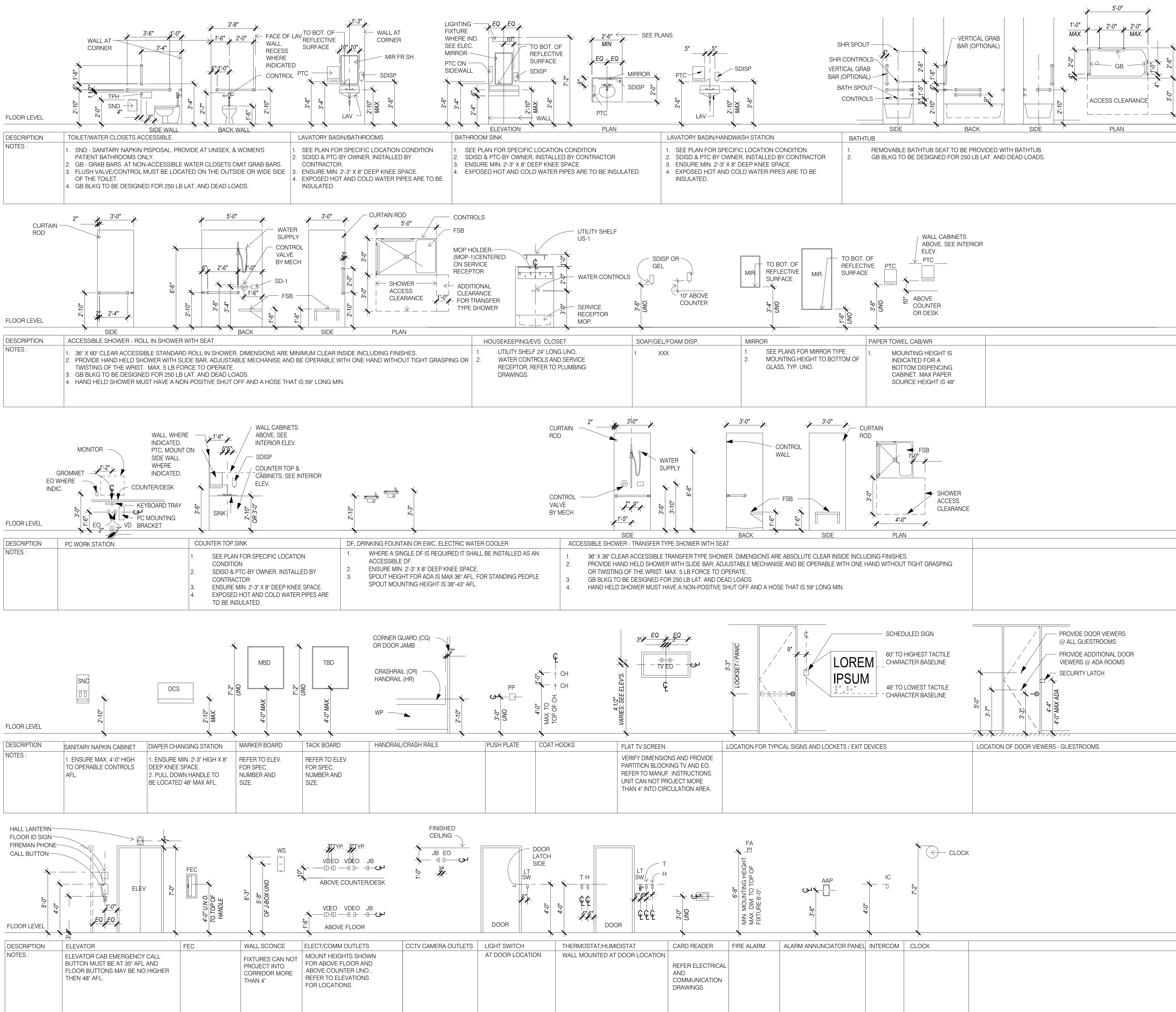
SHEET TITLE:
STAFF ROOM
BATH ELEVATIONS

A5.7
SHEET: 71 OF 140

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RFP's welcome. "We're for Construction" means more than a slogan.

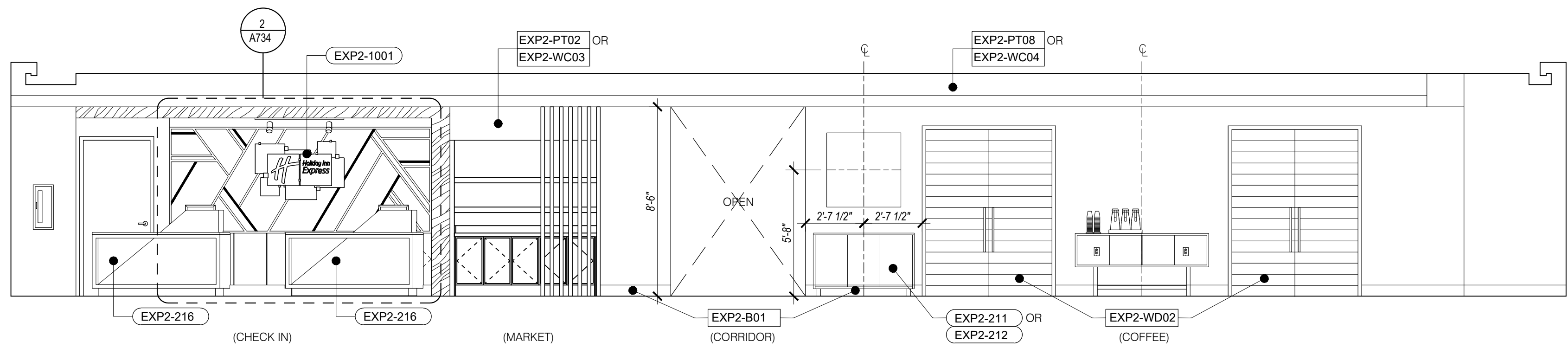
DRAWING ISSUE DATES:
01/12/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRAL
DRAWN BY:
NAP
SHEET TITLE:
TYPICAL
MOUNTING
HEIGHTS

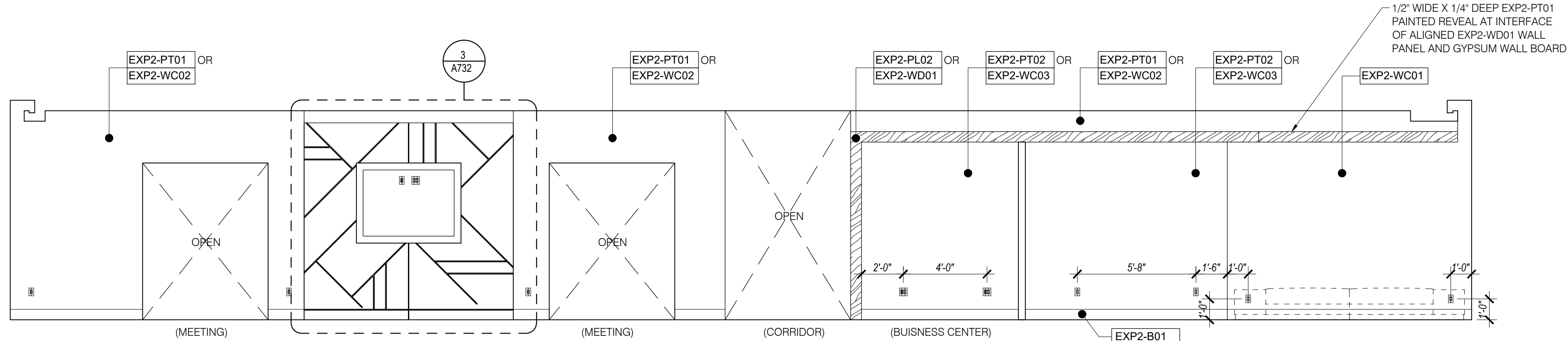
A5.8

SHEET: 72 OF 140



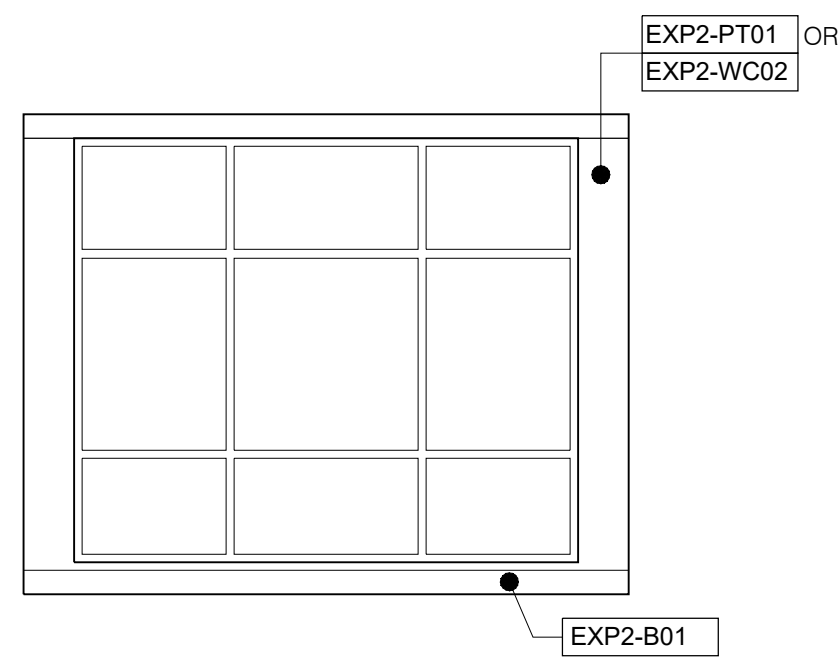
1 LOBBY / GREAT ROOM - SOUTH WALL

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



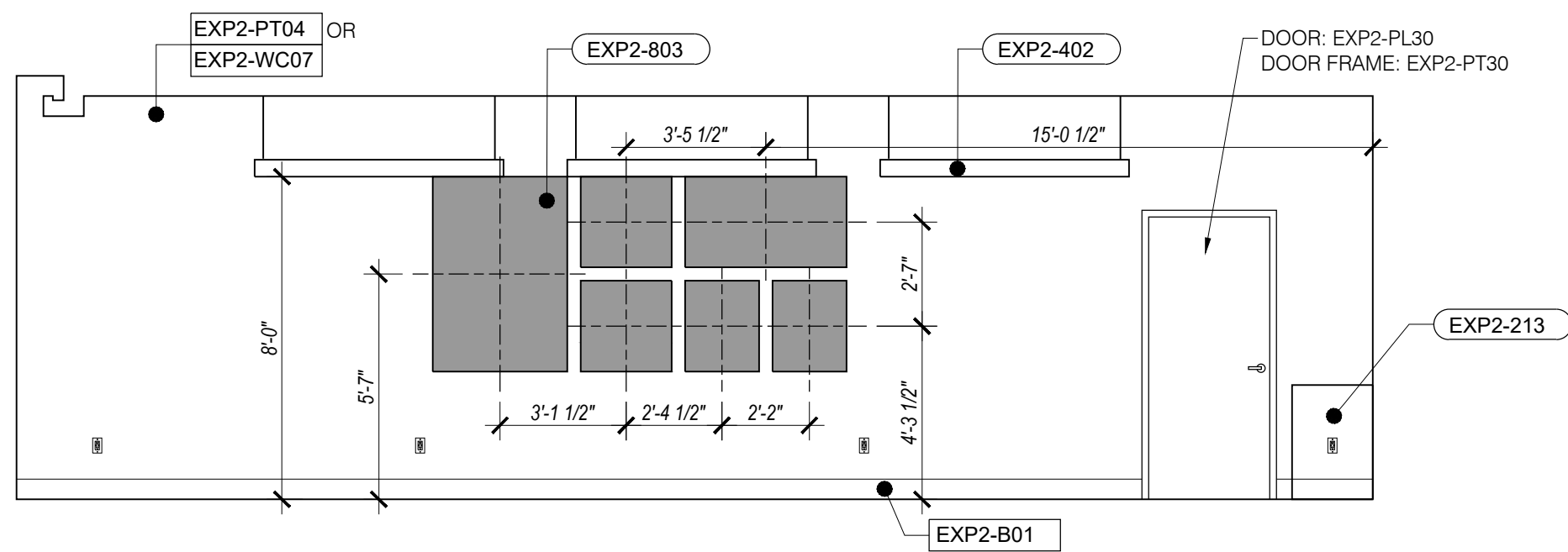
4 LOBBY / GREAT ROOM - NORTH WALL

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



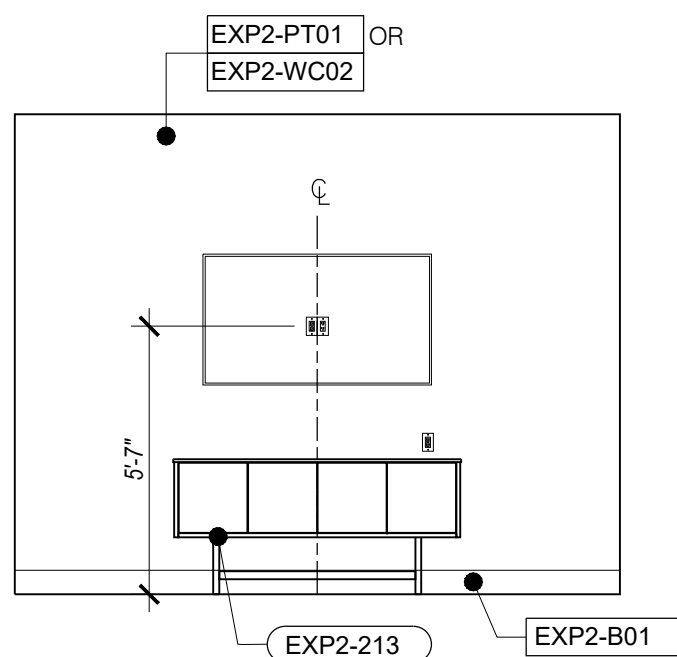
6 MEETING - WEST WALL

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



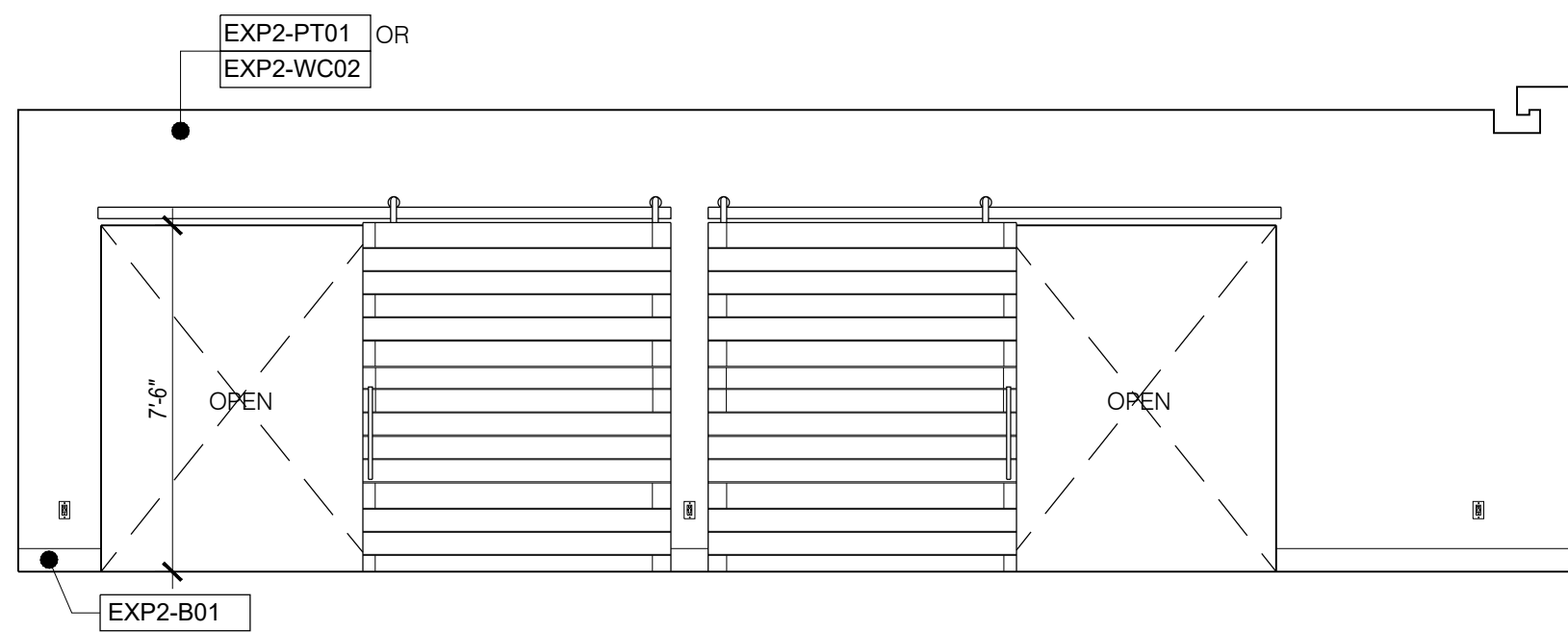
7 MEETING - NORTH WALL

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



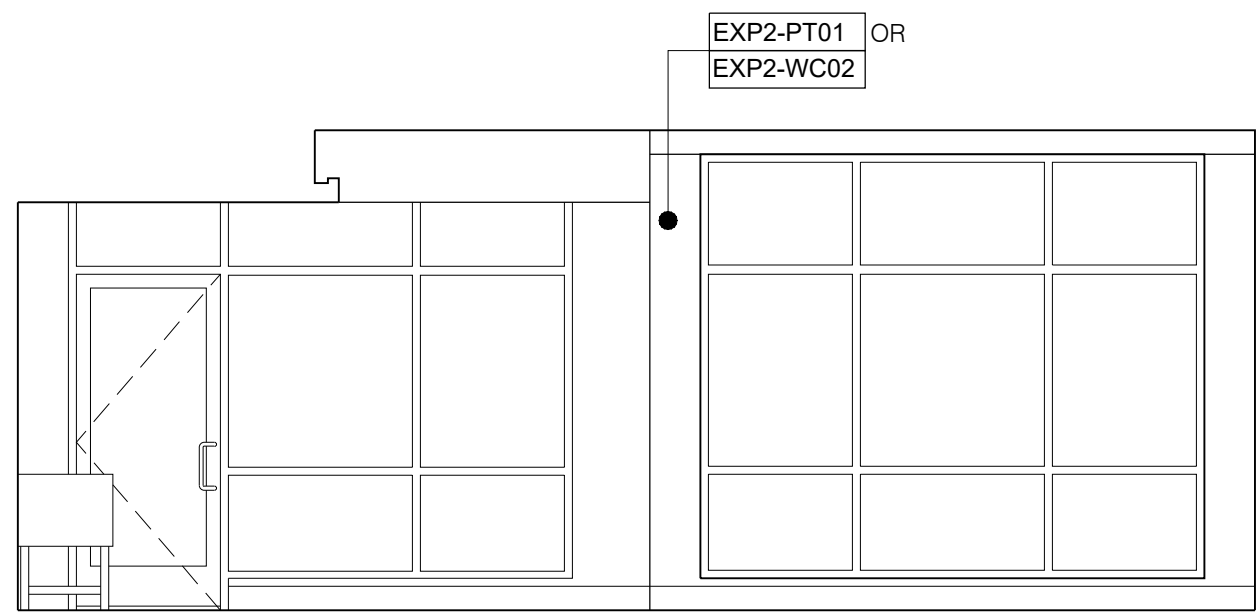
8 MEETING - EAST WALL

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



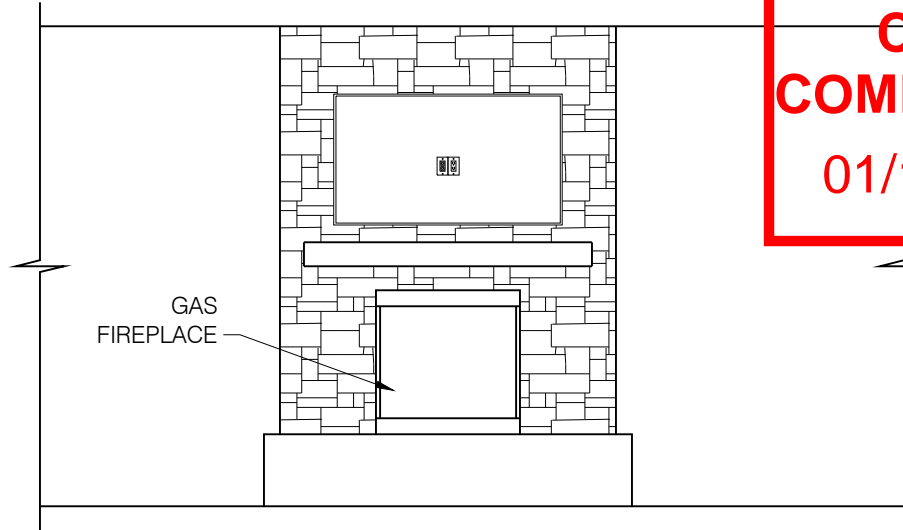
9 MEETING - SOUTH WALL

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



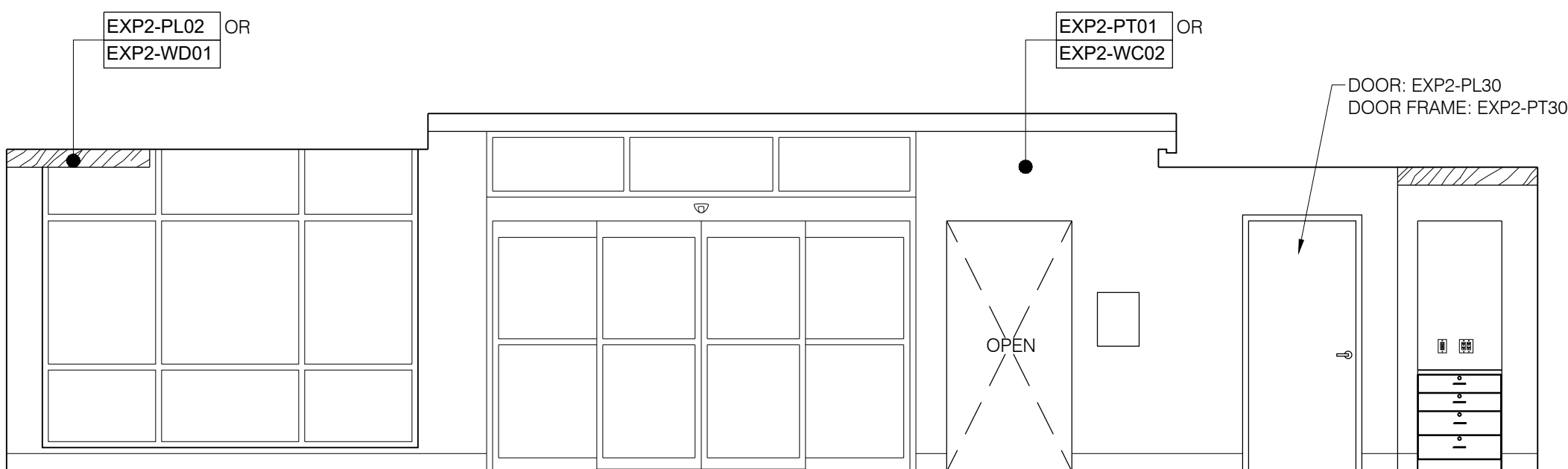
2 LOBBY / GREAT ROOM - WEST WALL

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



3 LOBBY / GREAT ROOM - FIREPLACE

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



5 LOBBY / GREAT ROOM - EAST WALL

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

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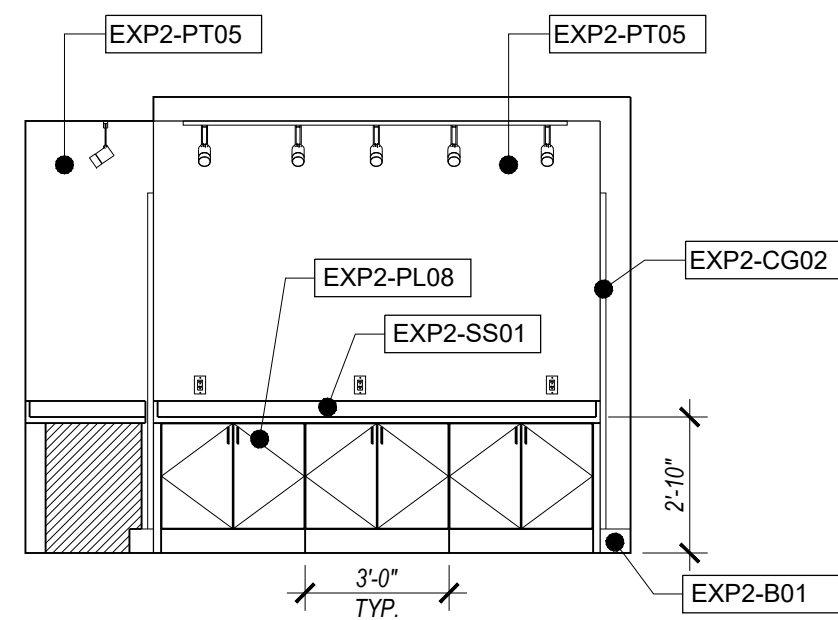
PROJECT MANAGER:
NICK PIRKL

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NAP

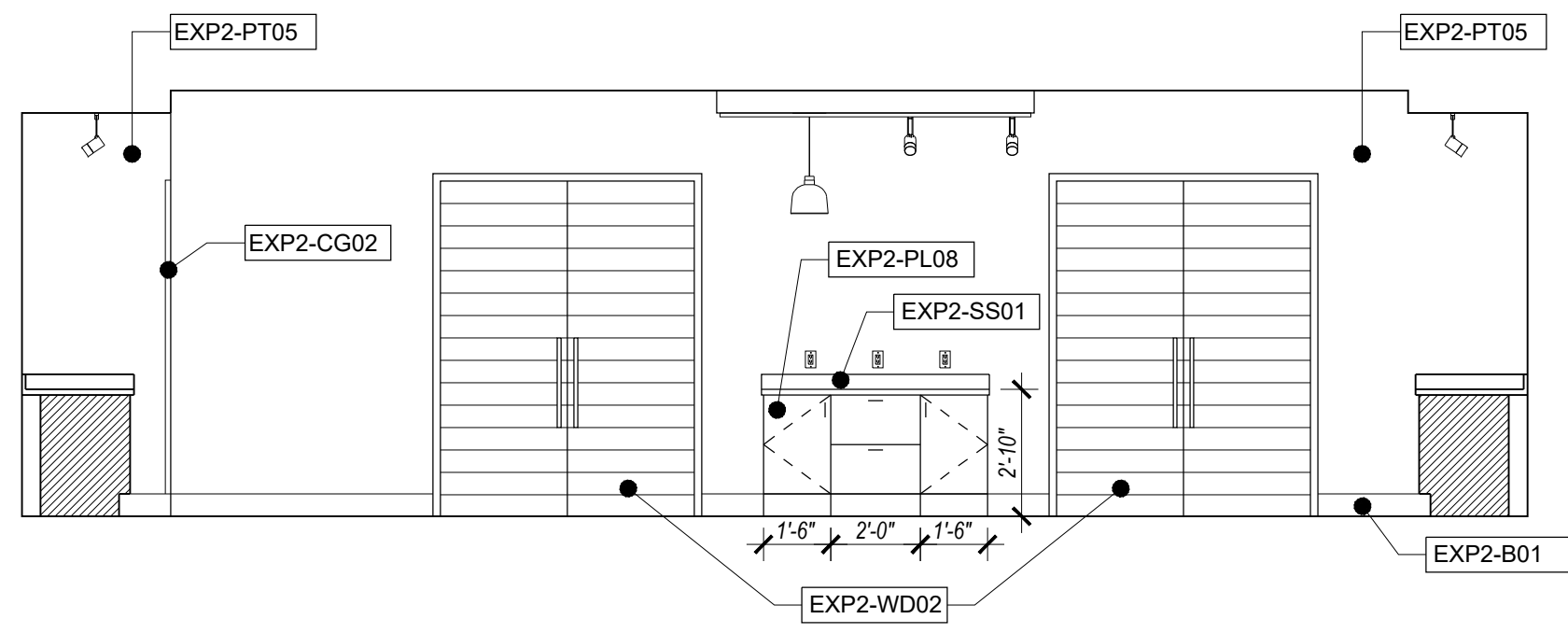
SHEET TITLE:
GREAT ROOM,
LOBBY, MEETING
ELEVATIONS

A5.9

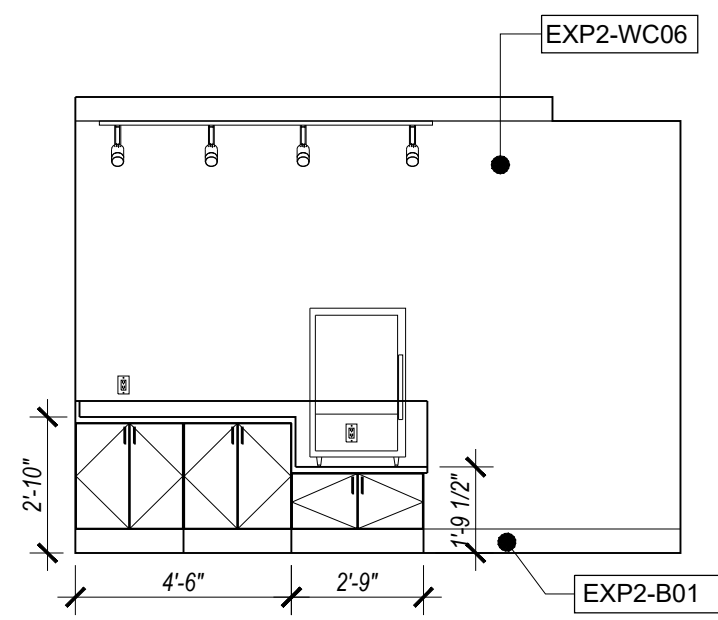
SHEET: 73 OF 140



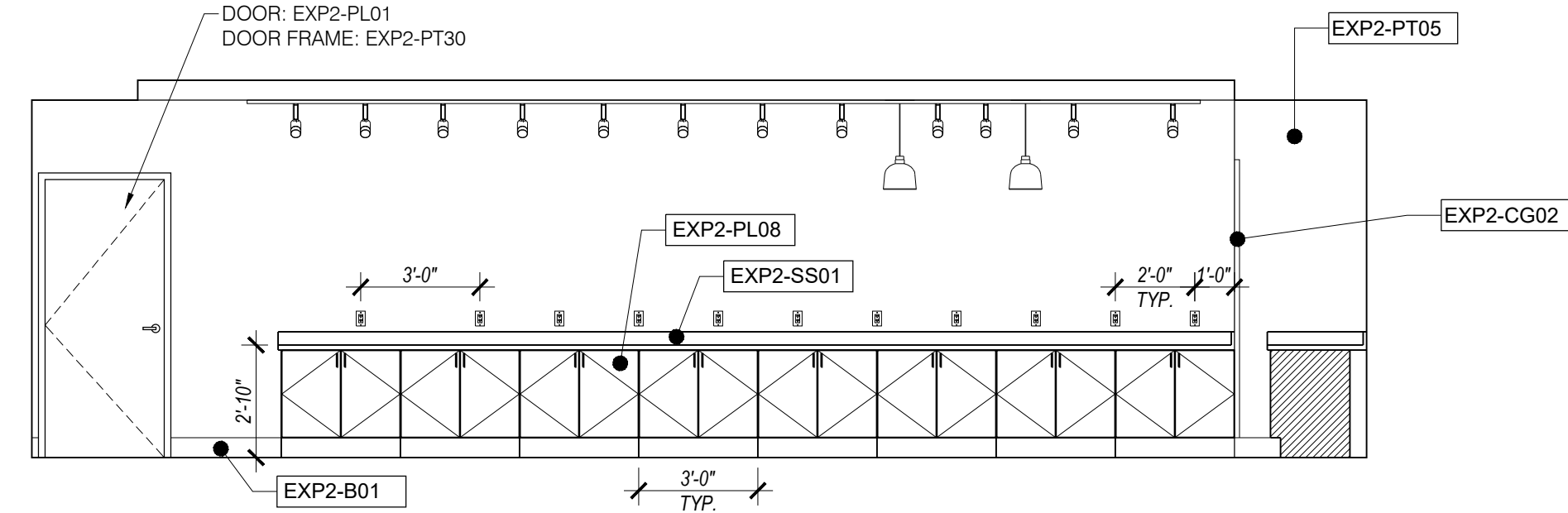
1 BREAKFAST - WEST WALL
SCALE: 1/4"=1'-0"



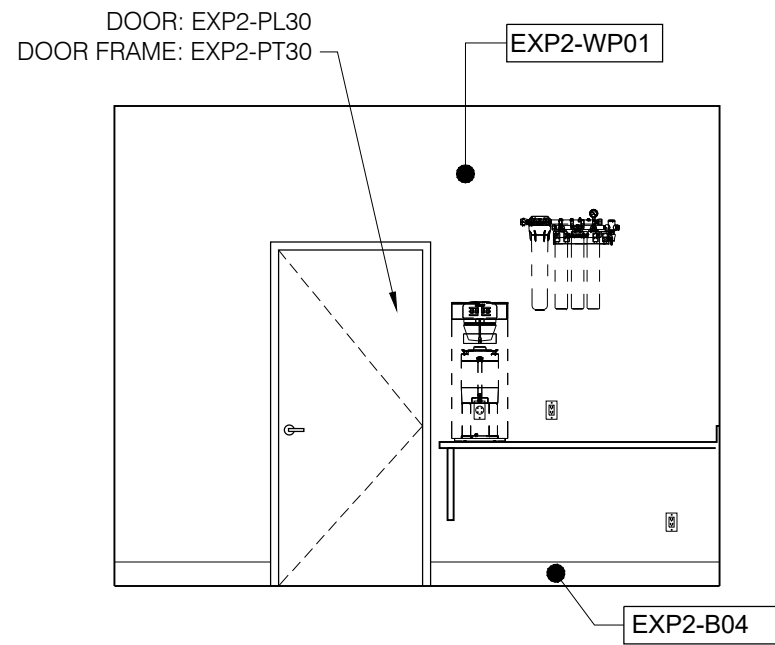
2 BREAKFAST - NORTH WALL
SCALE: 1/4"=1'-0"



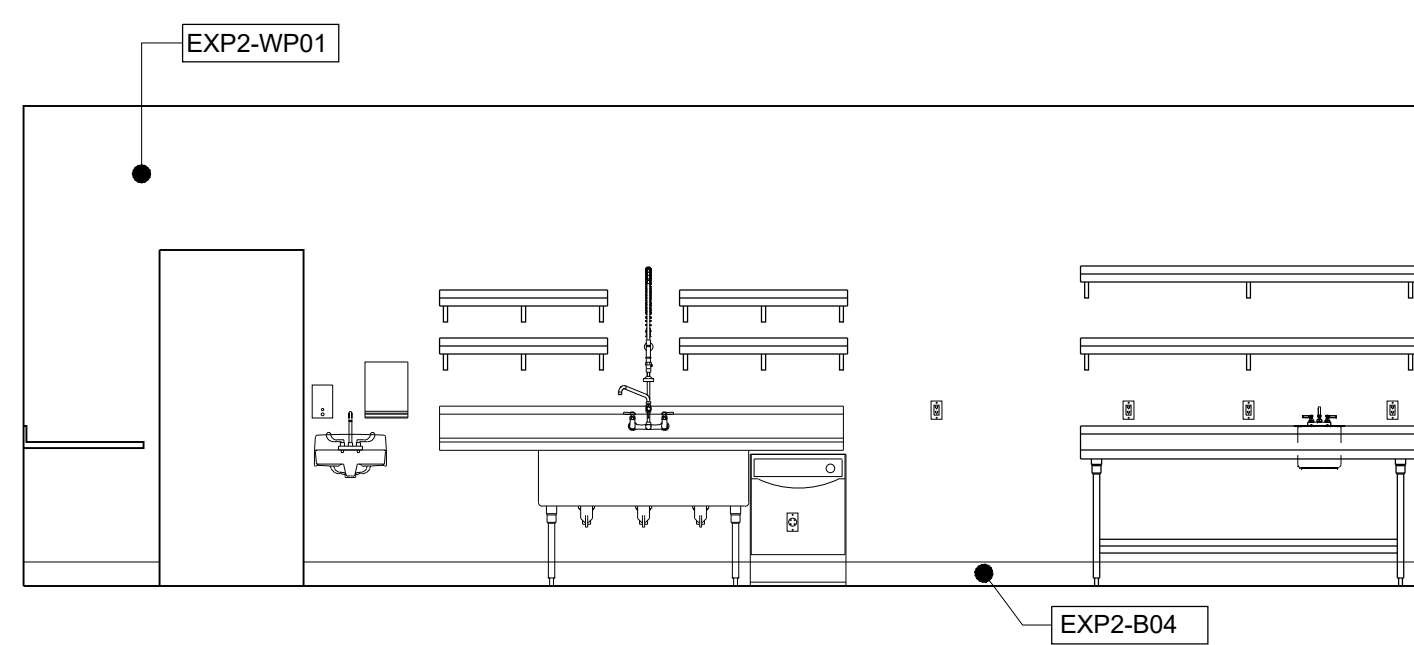
3 BREAKFAST - EAST WALL
SCALE: 1/4"=1'-0"



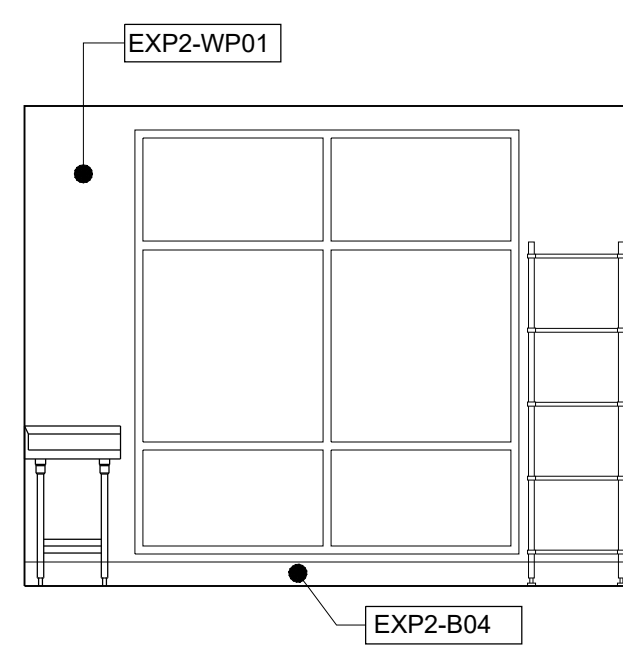
4 BREAKFAST - SOUTH WALL
SCALE: 1/4"=1'-0"



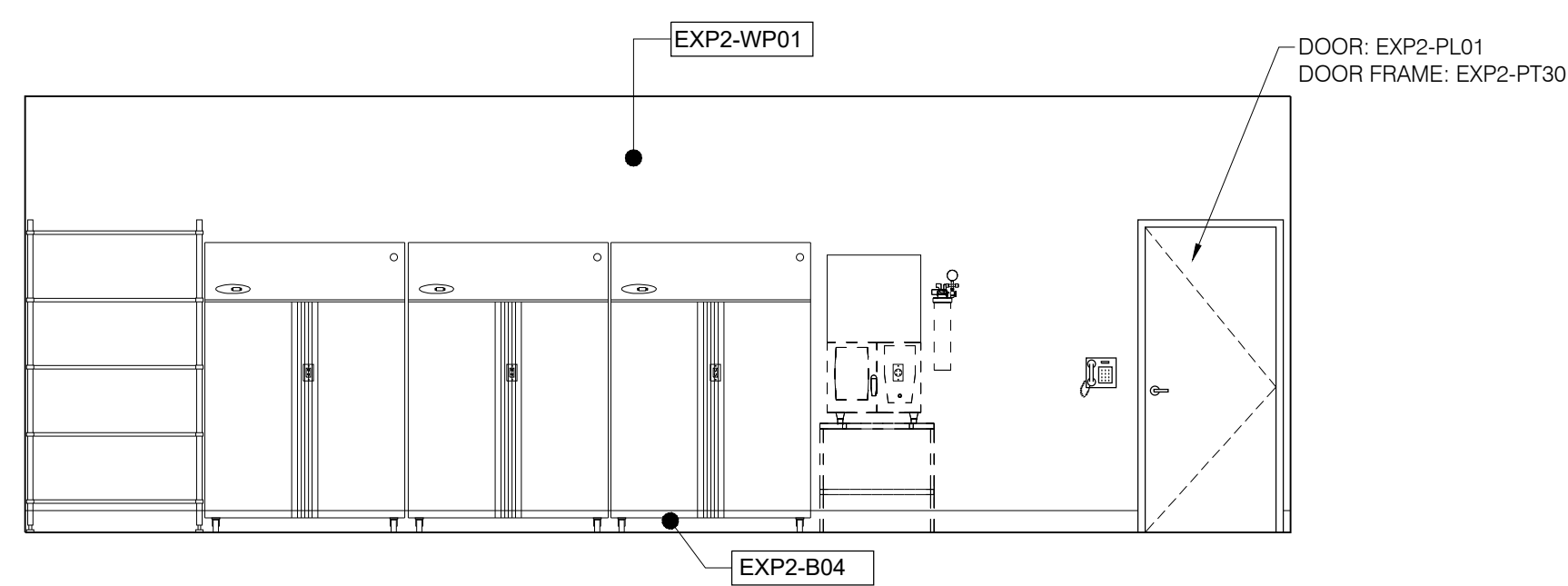
5 PANTRY - EAST WALL
SCALE: 1/4"=1'-0"



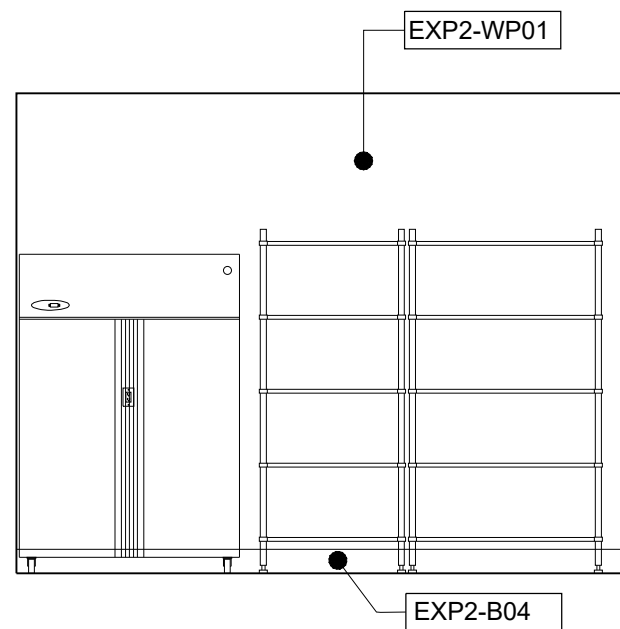
6 PANTRY - SOUTH WALL
SCALE: 1/4"=1'-0"



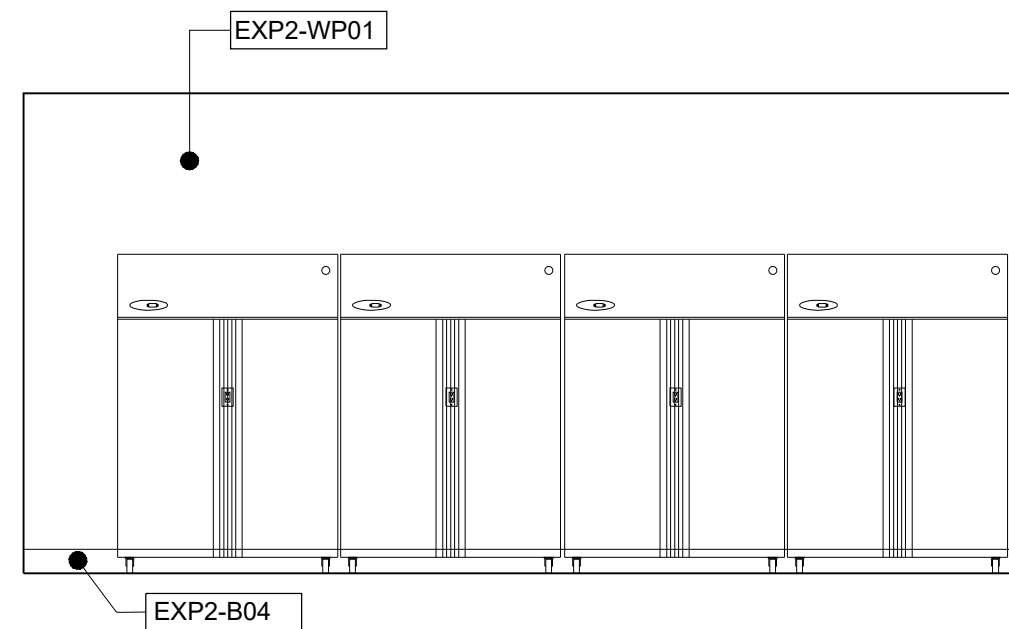
7 PANTRY - WEST WALL
SCALE: 1/4"=1'-0"



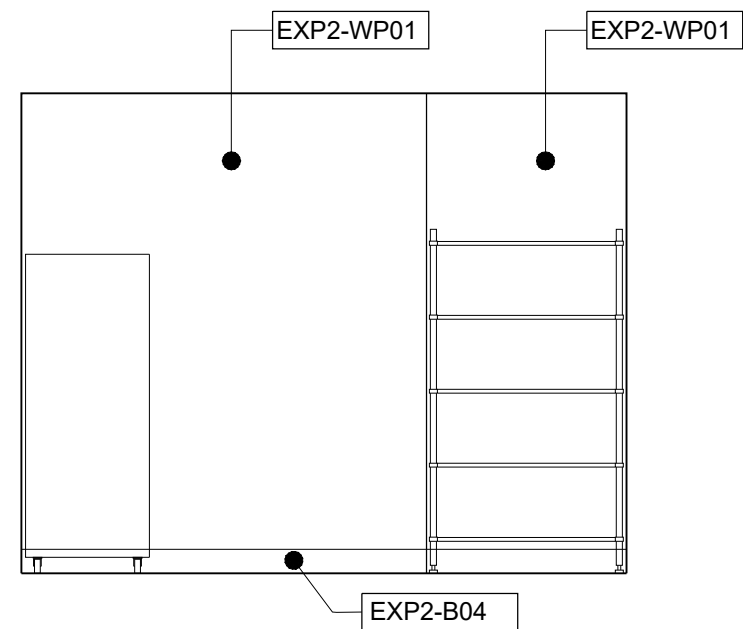
8 PANTRY - NORTH WALL
SCALE: 1/4"=1'-0"



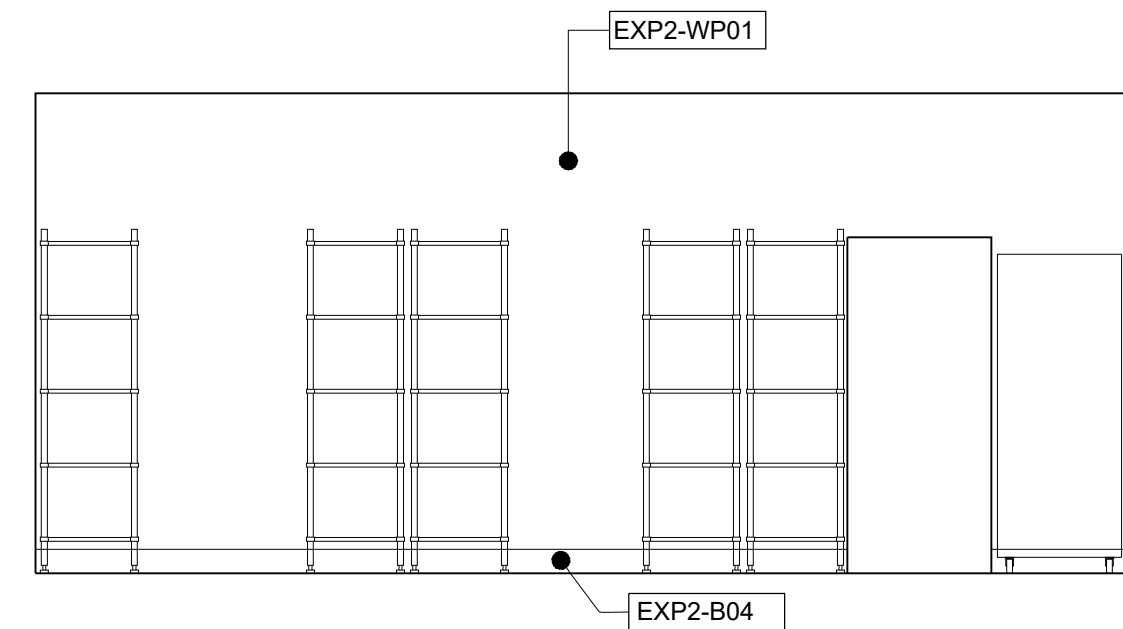
9 DRY STO. - EAST WALL
SCALE: 1/4"=1'-0"



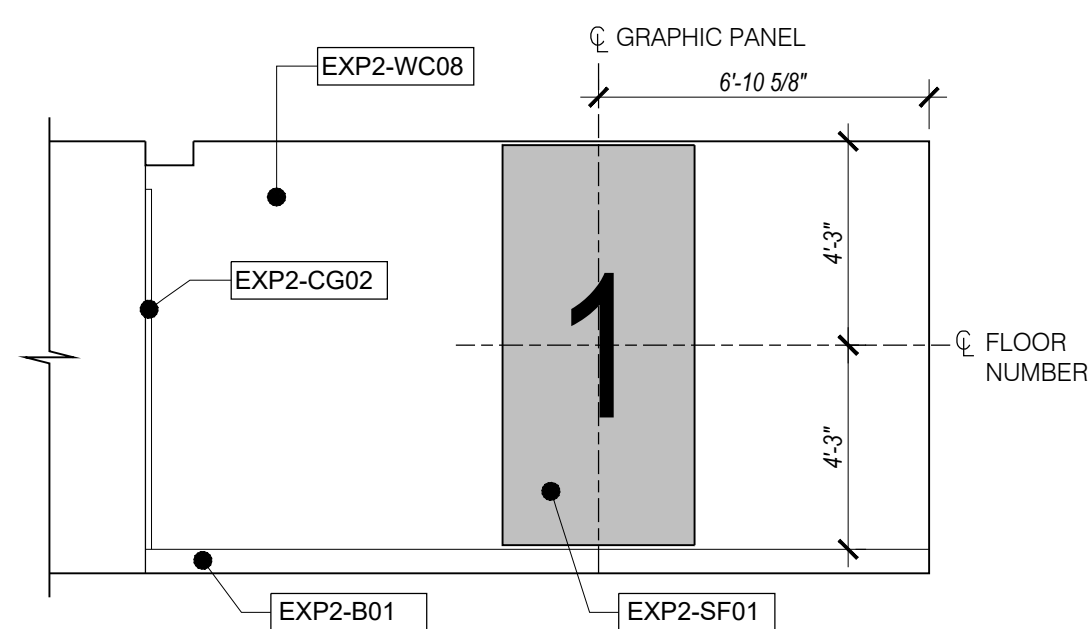
10 DRY STO. - SOUTH WALL
SCALE: 1/4"=1'-0"



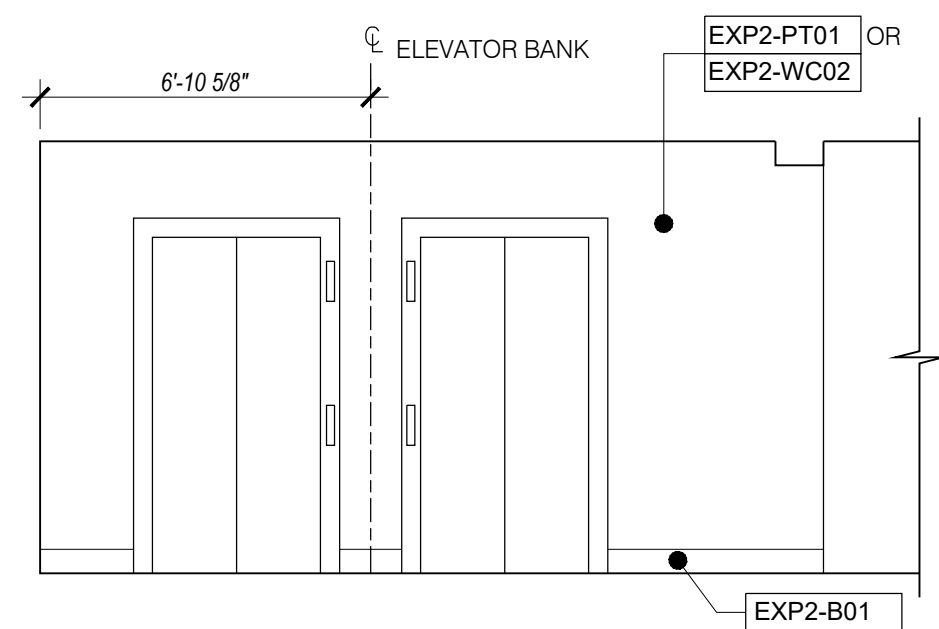
11 DRY STO. - WEST WALL
SCALE: 1/4"=1'-0"



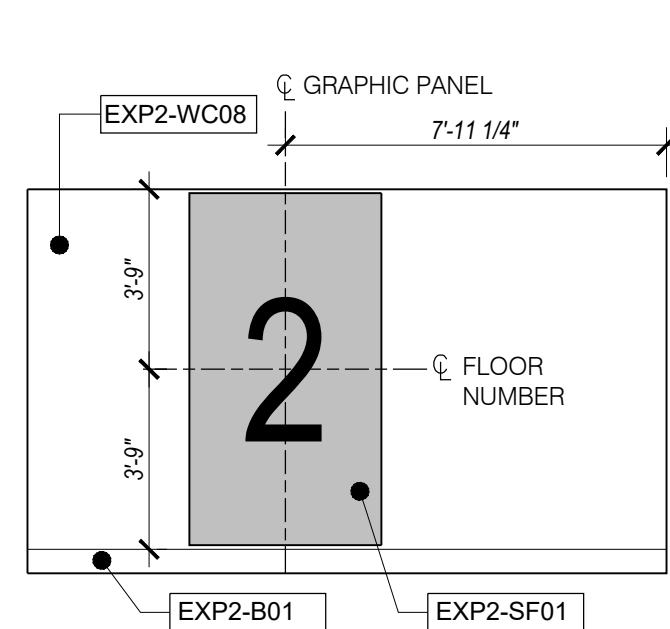
12 DRY STO. - NORTH WALL
SCALE: 1/4"=1'-0"



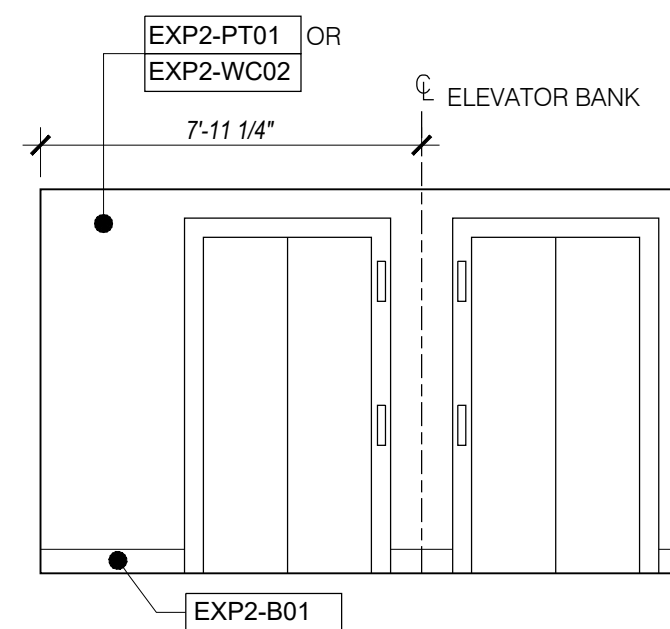
13 ELEVATOR LOBBY - 1ST FLOOR
SCALE: 1/4"=1'-0"



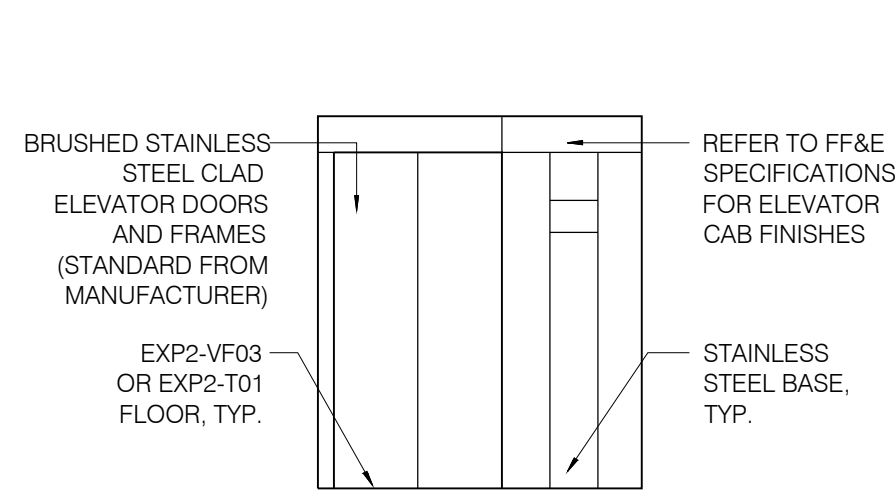
14 ELEVATOR LOBBY - 1ST FLOOR
SCALE: 1/4"=1'-0"



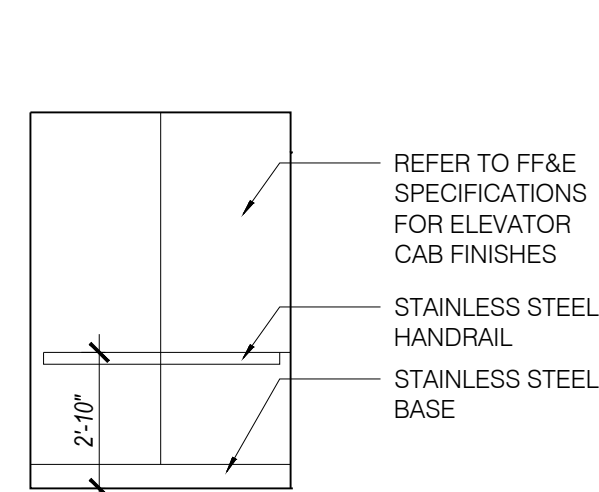
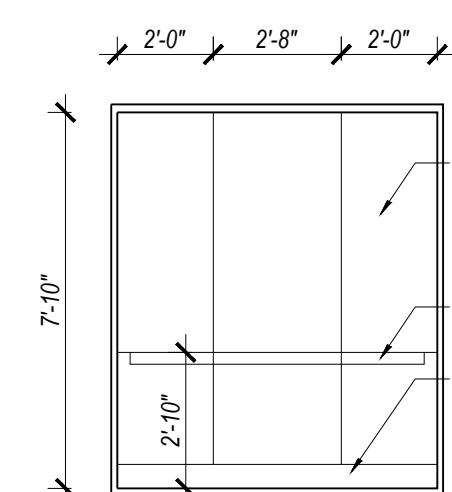
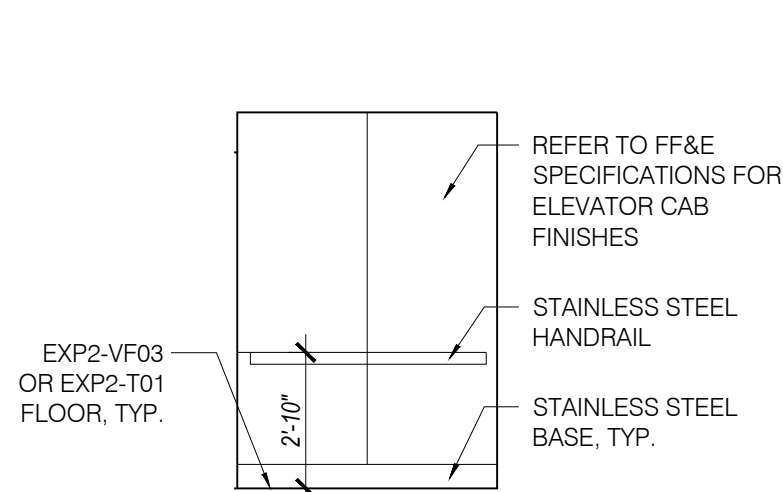
15 ELEVATOR LOBBY - 2ND FLOOR
SCALE: 1/4"=1'-0" 3RD & 4TH FLOORS SIMILAR



16 ELEVATOR LOBBY - 2ND FLOOR
SCALE: 1/4"=1'-0" 3RD & 4TH FLOORS SIMILAR



17 ELEVATOR FINISHES
SCALE: 1/4"=1'-0"



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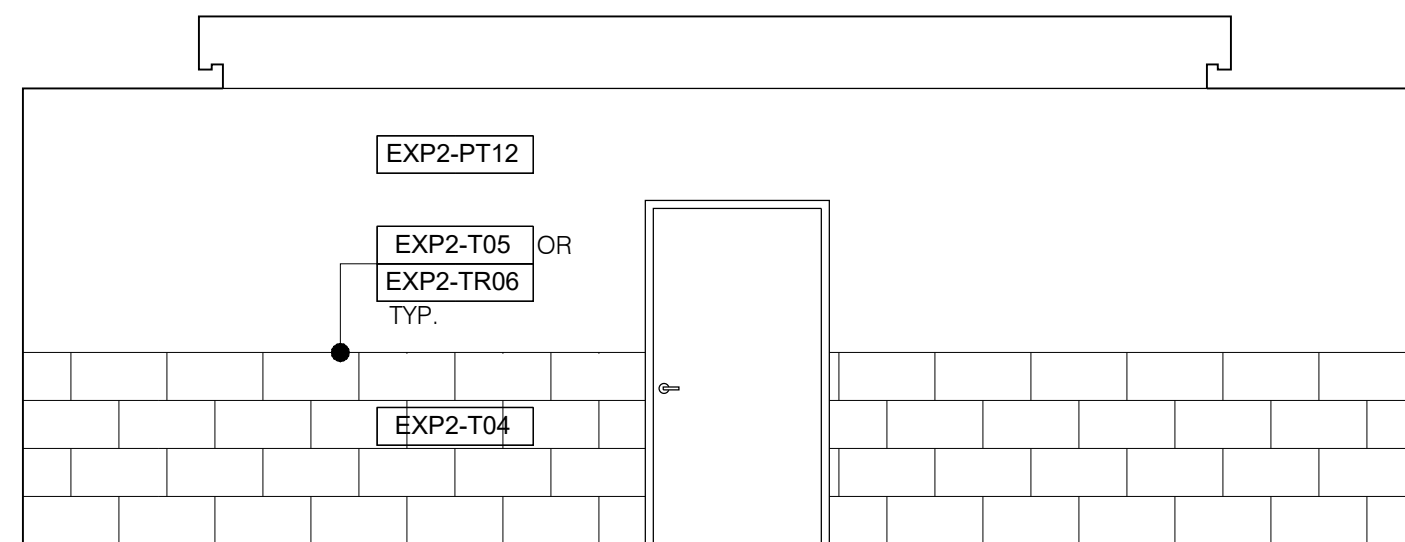
DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP

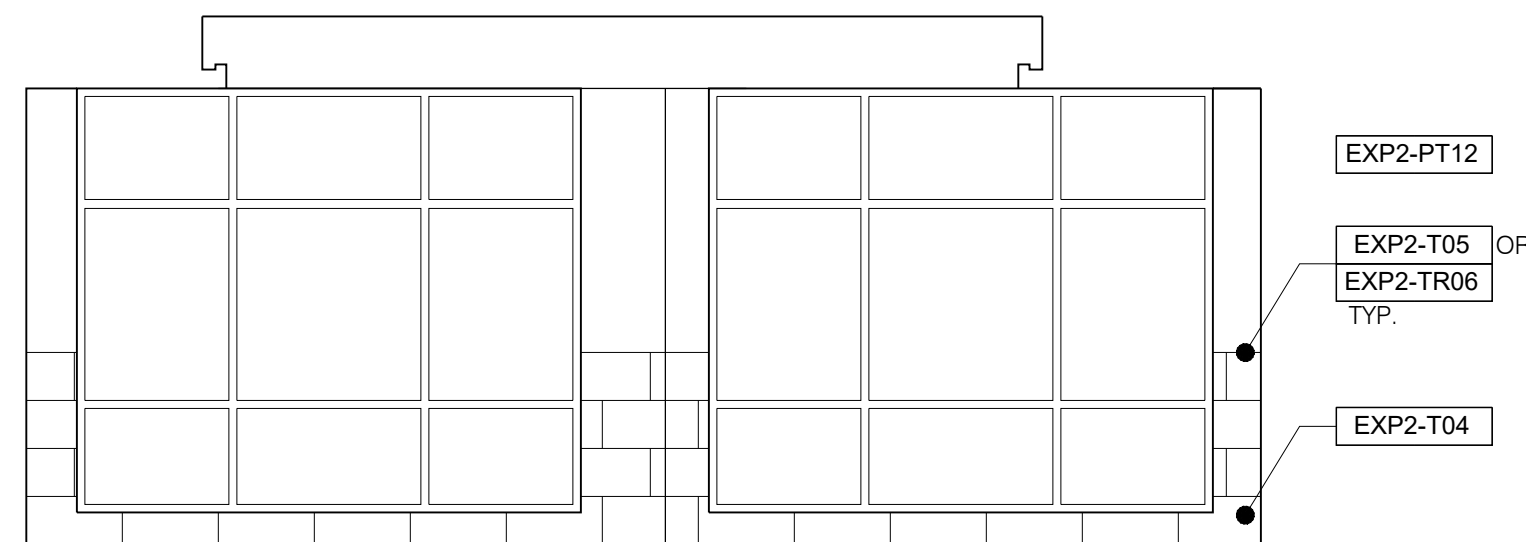
SHEET TITLE:
BREAKFAST,
PANTRY, STORAGE
ELEV. LOBBY

A5.10
SHEET: 74 OF 140



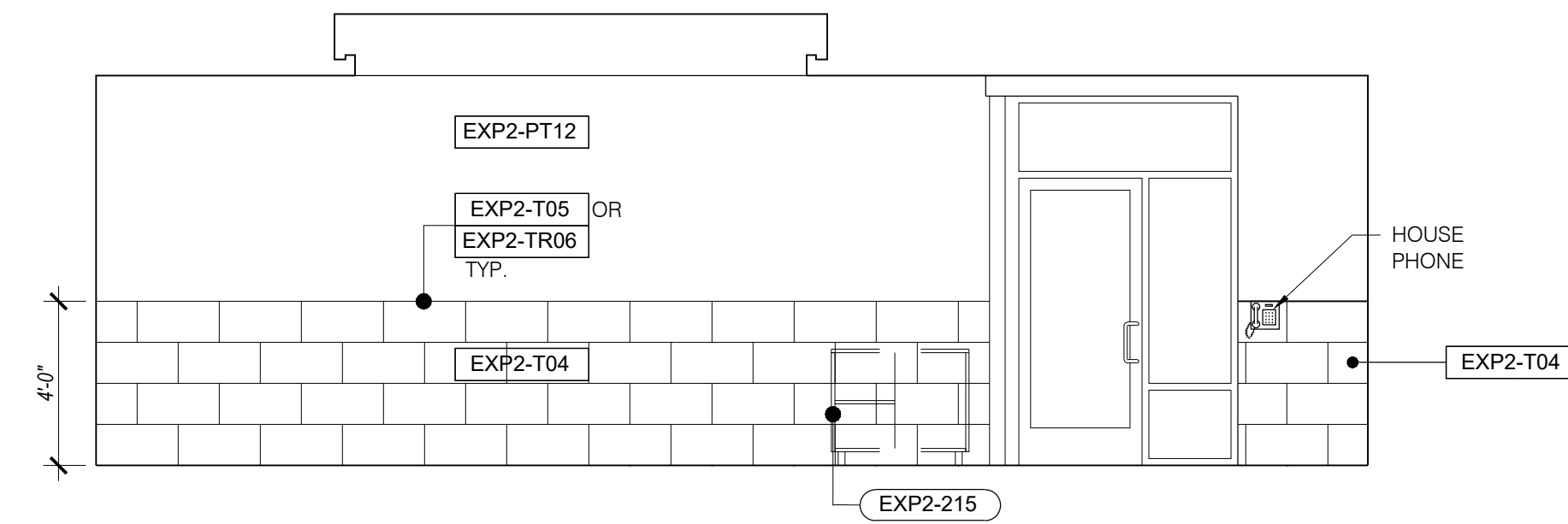
1 POOL ROOM - NORTH WALL

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



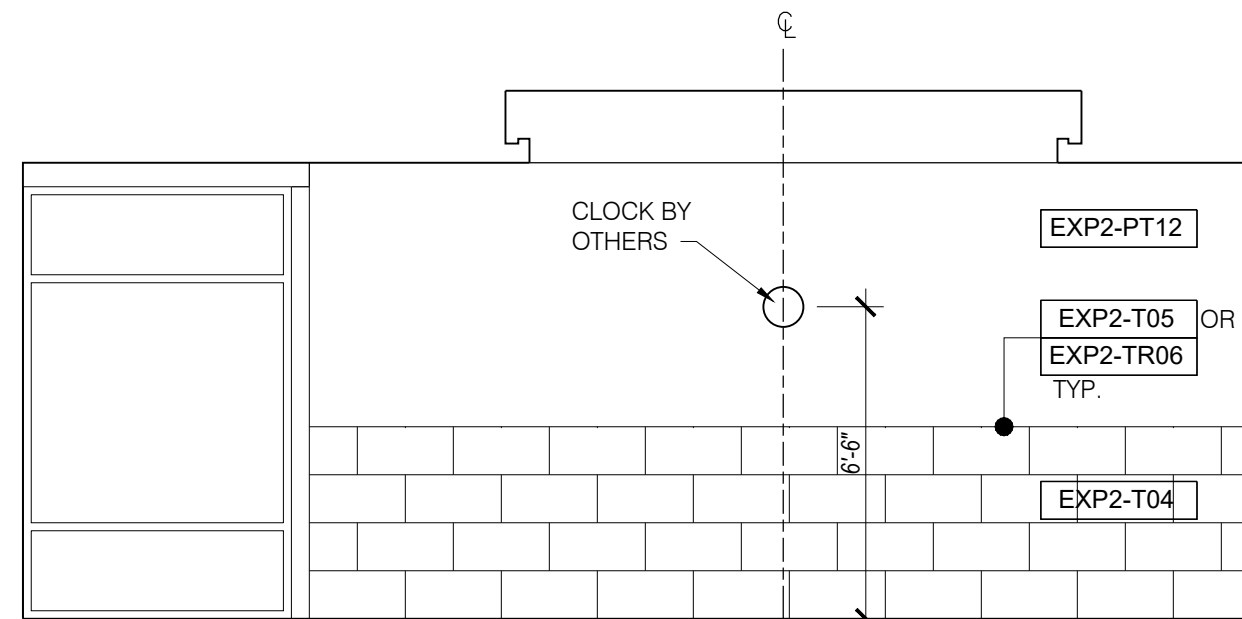
2 POOL ROOM - EAST WALL

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



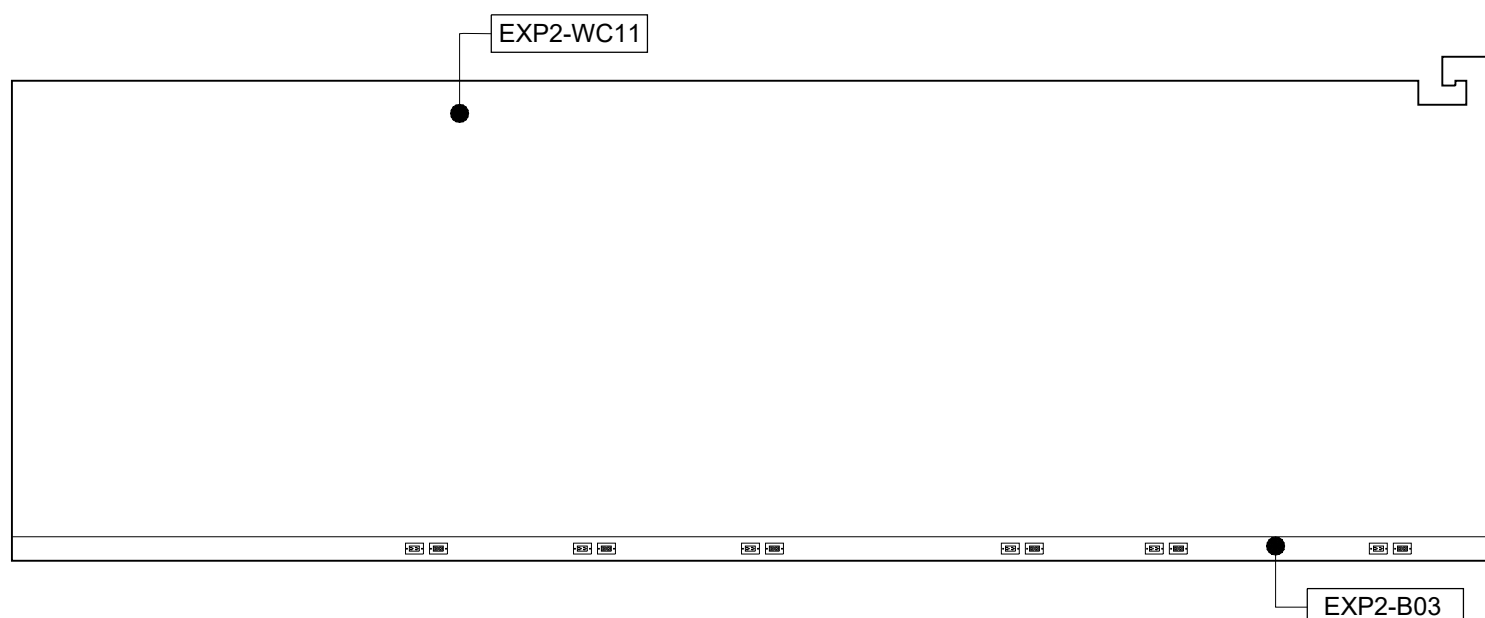
3 POOL ROOM - SOUTH WALL

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



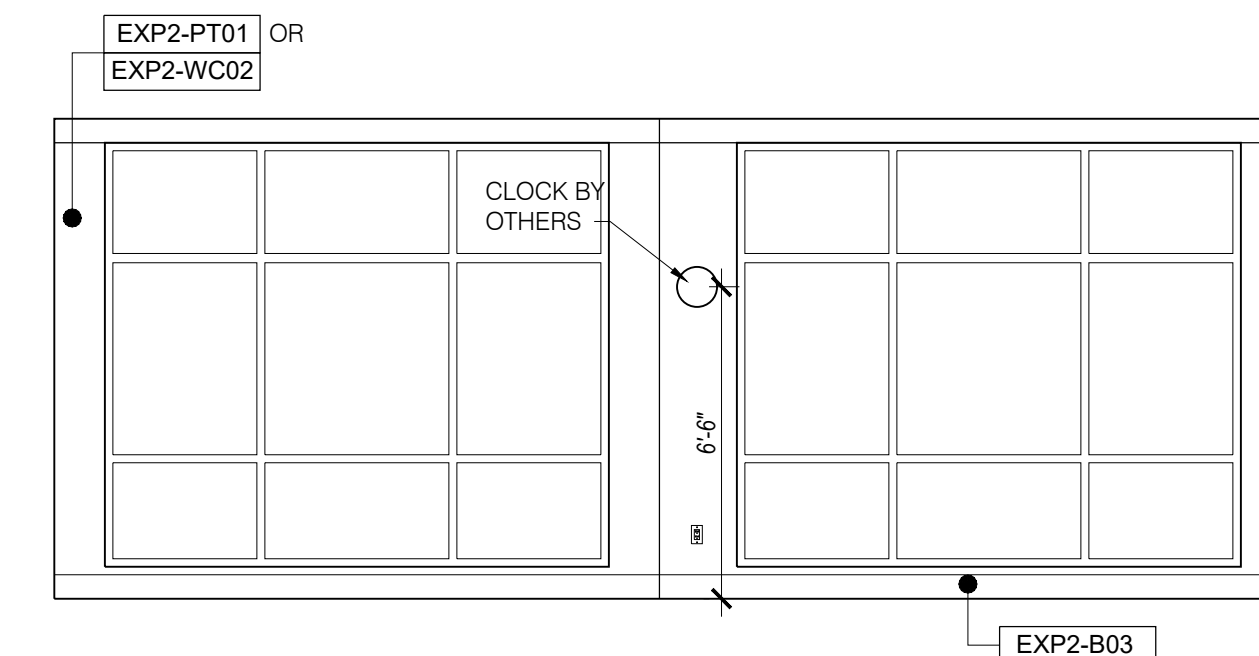
4 POOL ROOM - WEST WALL

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



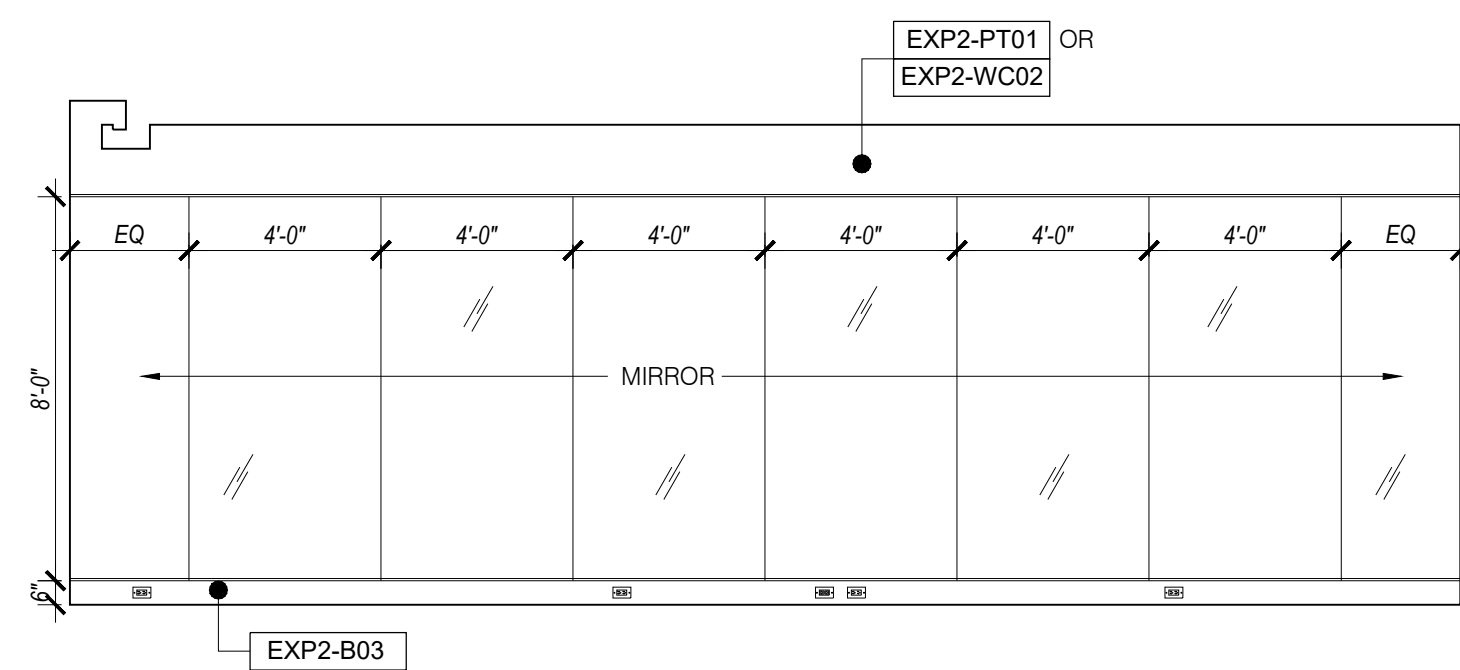
5 FITNESS - NORTH WALL

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



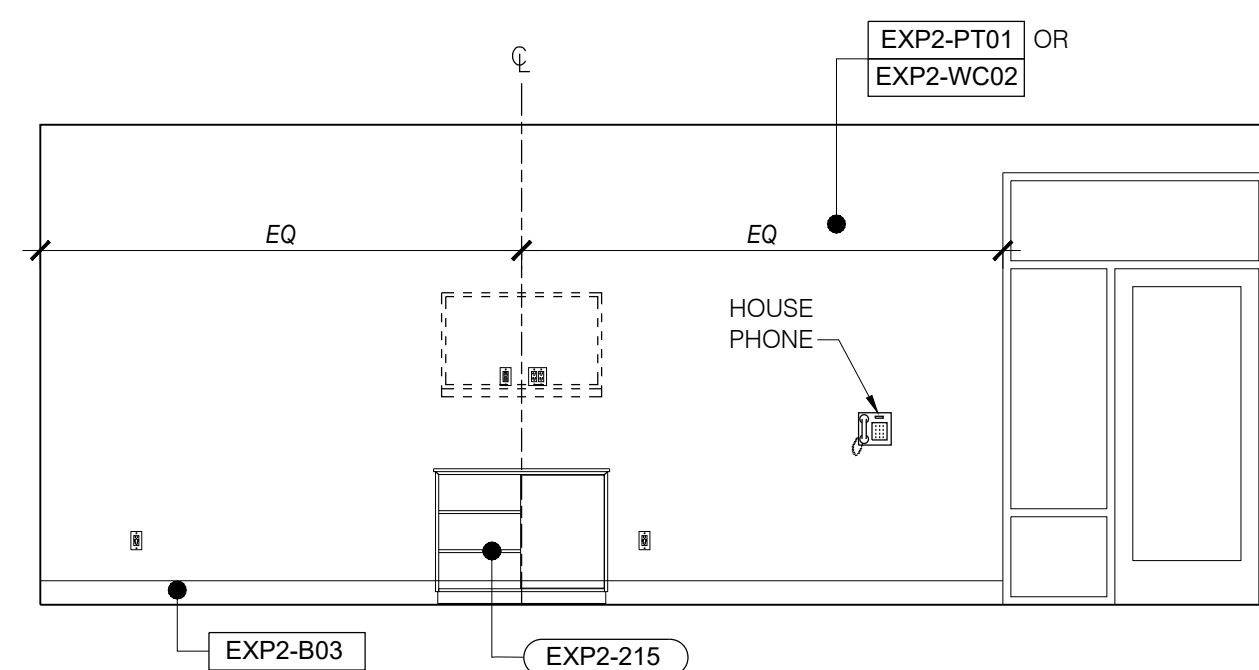
6 FITNESS - EAST WALL

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



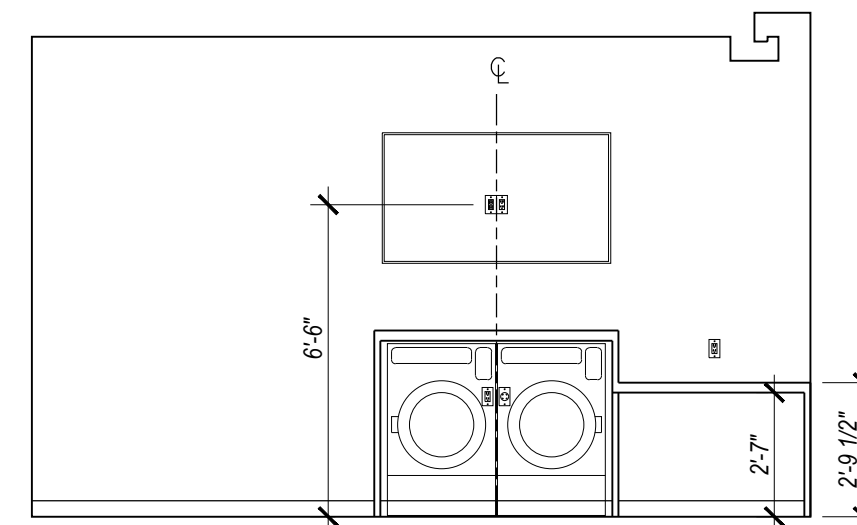
7 FITNESS - SOUTH WALL

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



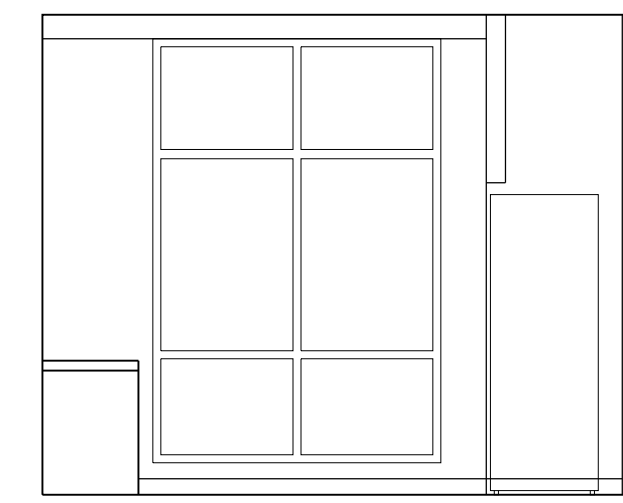
8 FITNESS - WEST WALL

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



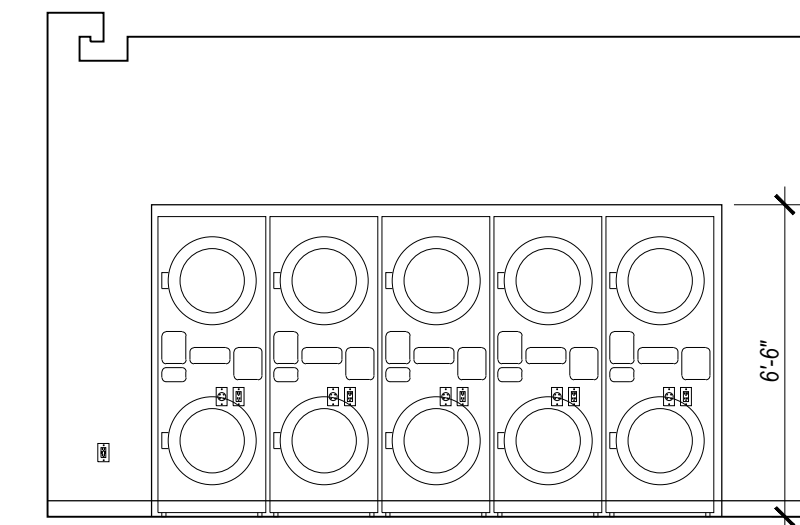
9 GUEST LAUNDRY - SOUTH

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



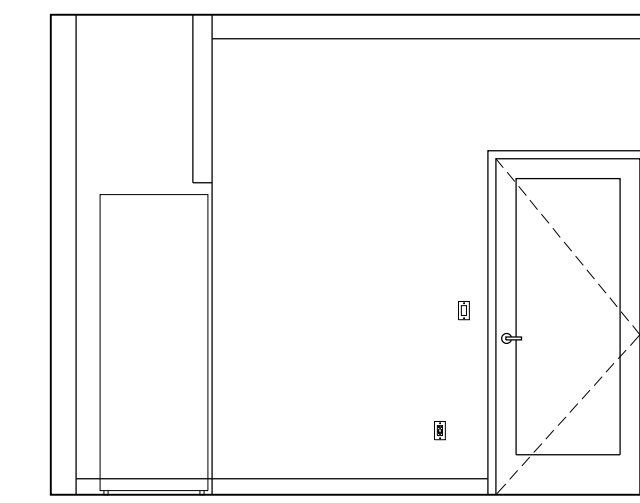
10 GUEST LAUNDRY - WEST

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



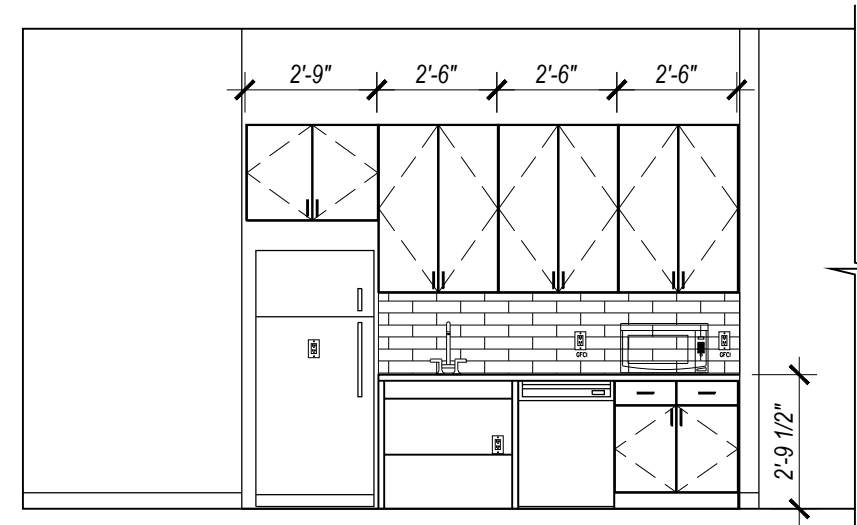
11 GUEST LAUNDRY - NORTH

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



12 GUEST LAUNDRY - EAST

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



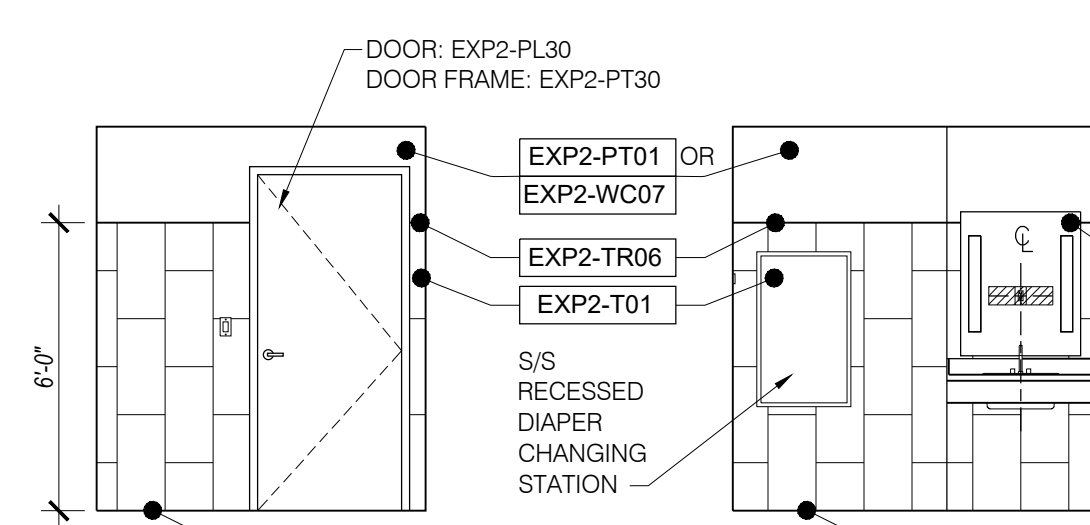
13 BREAK AREA

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



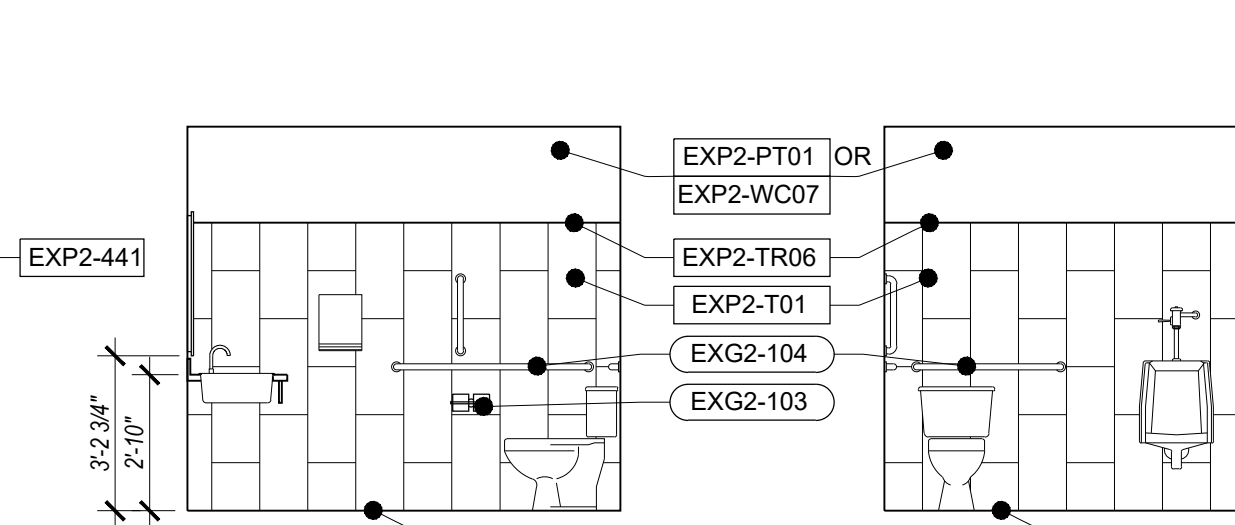
14 LAUNDRY OFFICE AREA

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



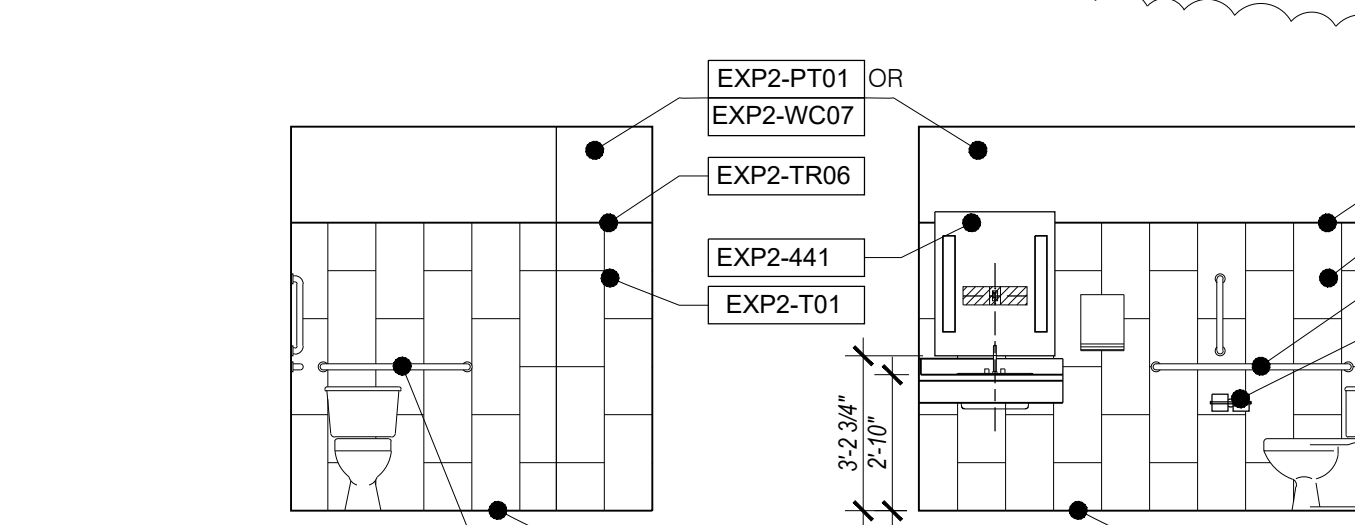
15 MEN'S

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



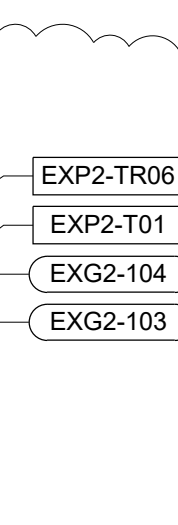
16 MEN'S

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



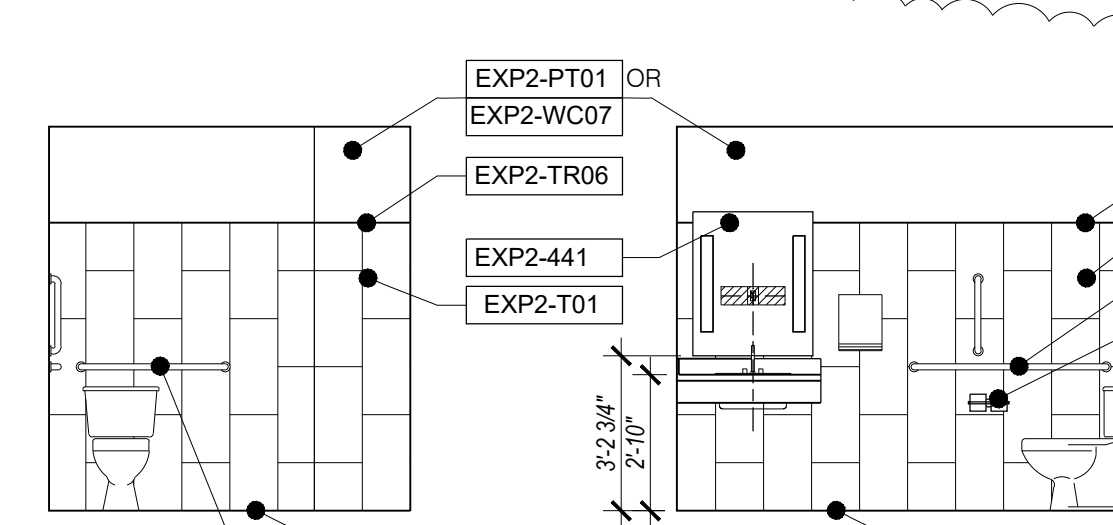
17 MEN'S

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



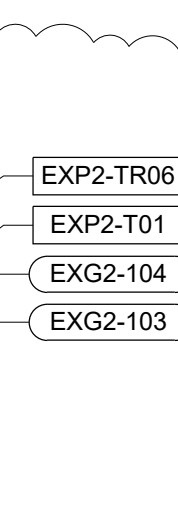
18 MEN'S

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



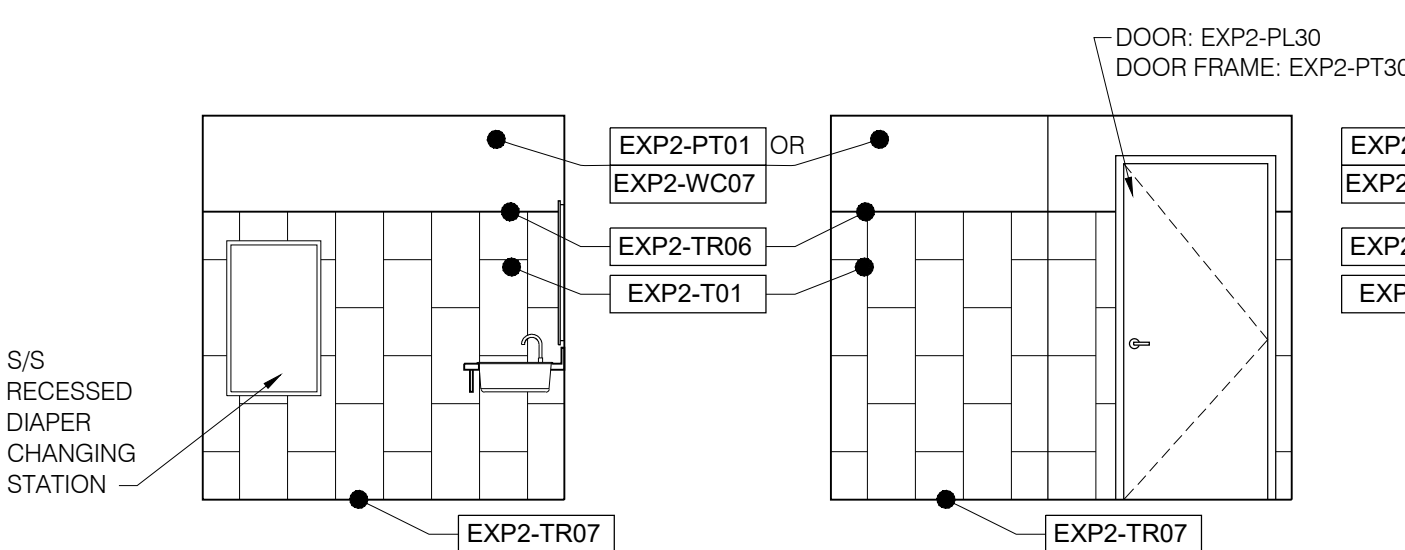
19 WOMEN'S

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



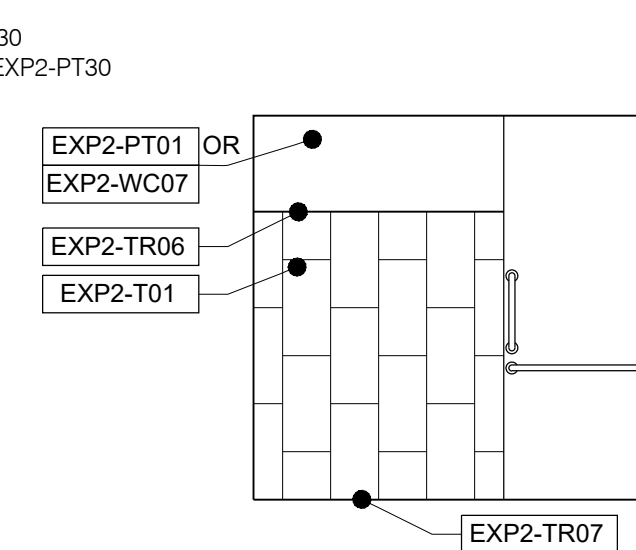
20 WOMEN'S

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



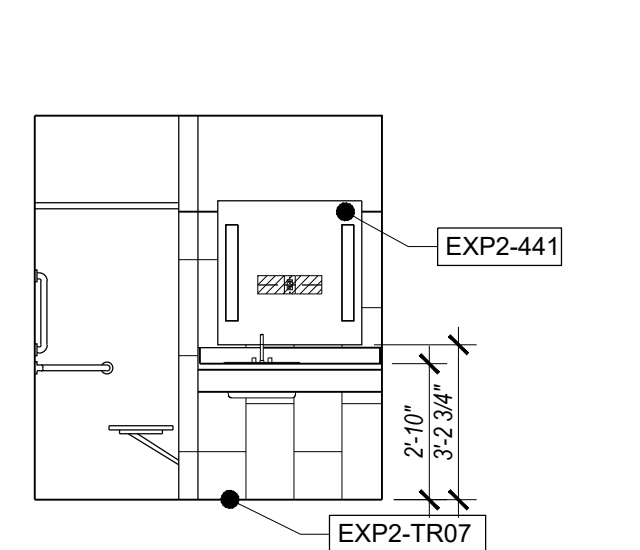
21 WOMEN'S

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



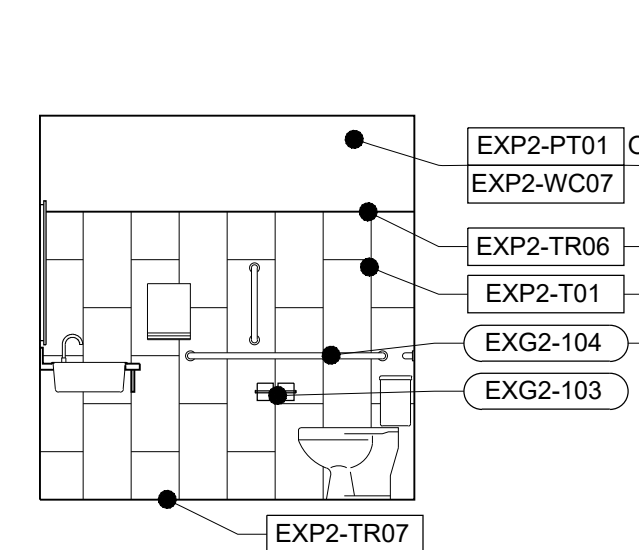
22 WOMEN'S

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



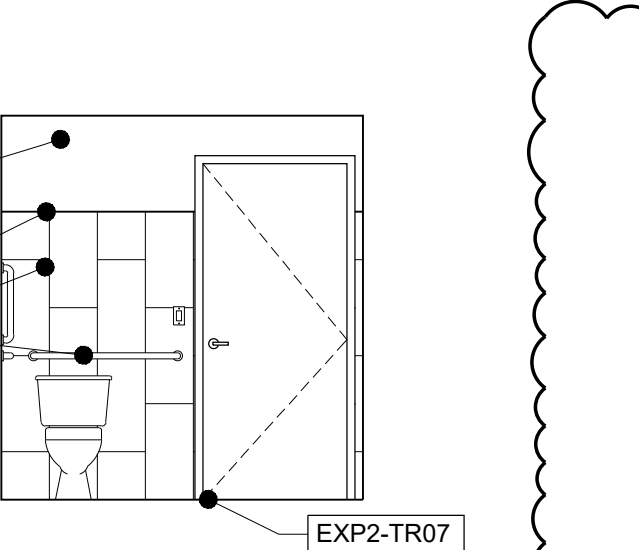
23 GM BATH

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



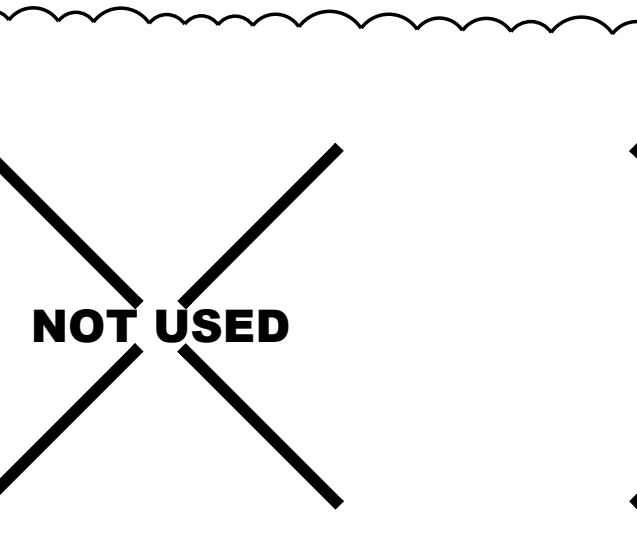
24 GM BATH

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



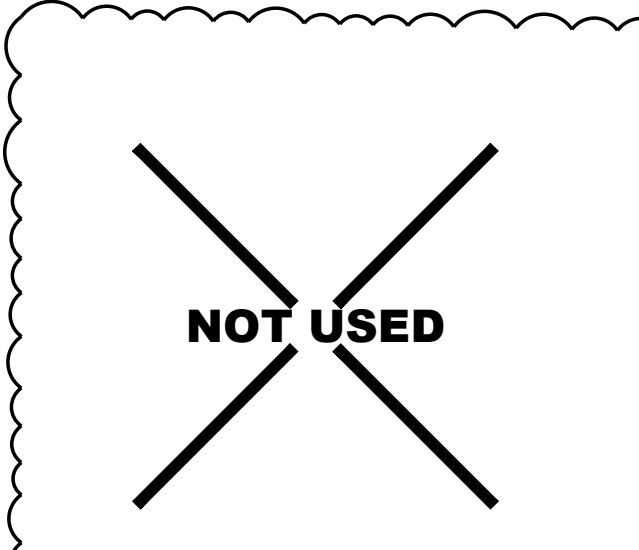
25 GM BATH

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



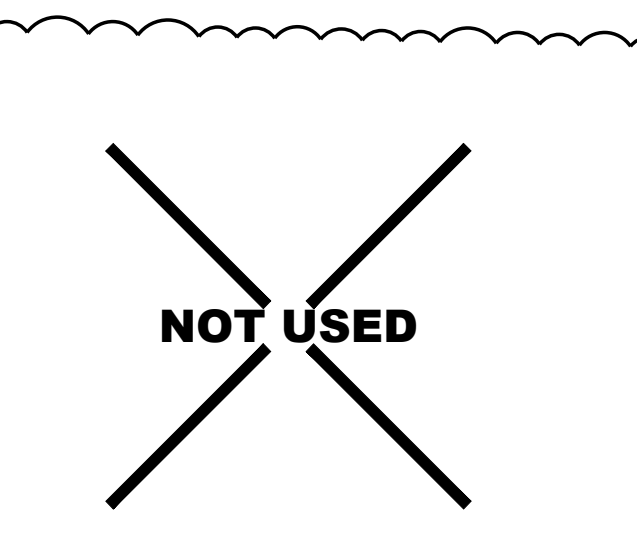
26 GM BATH

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



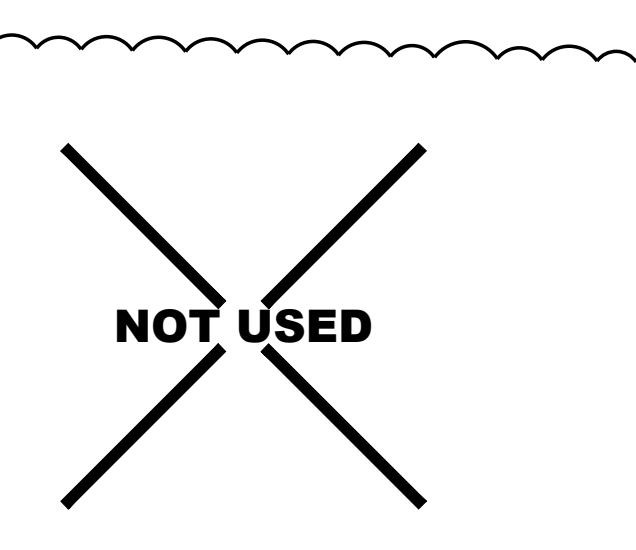
27 STAFF BATH

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



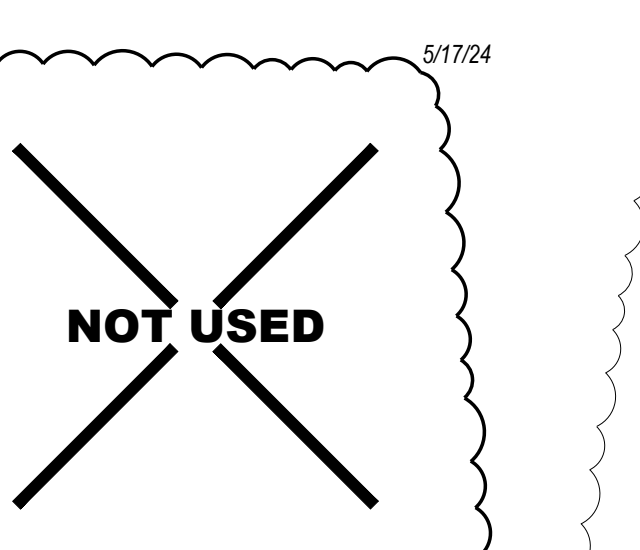
28 STAFF BATH

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



29 STAFF BATH

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



30 STAFF BATH

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

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8/18/23 Permit Set

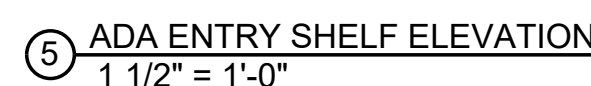
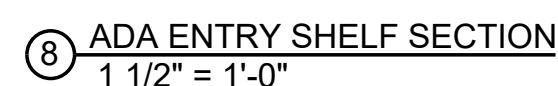
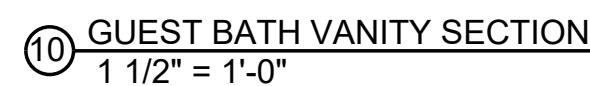
REVISION DATES

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
**GUEST ROOM
MILWORK
DETAILS**

A731
SHEET: 76 OF 140



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FOR
CODE
COMPLIANCE
01/12/2024



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STEAMBOAT SPRINGS, CO 80487

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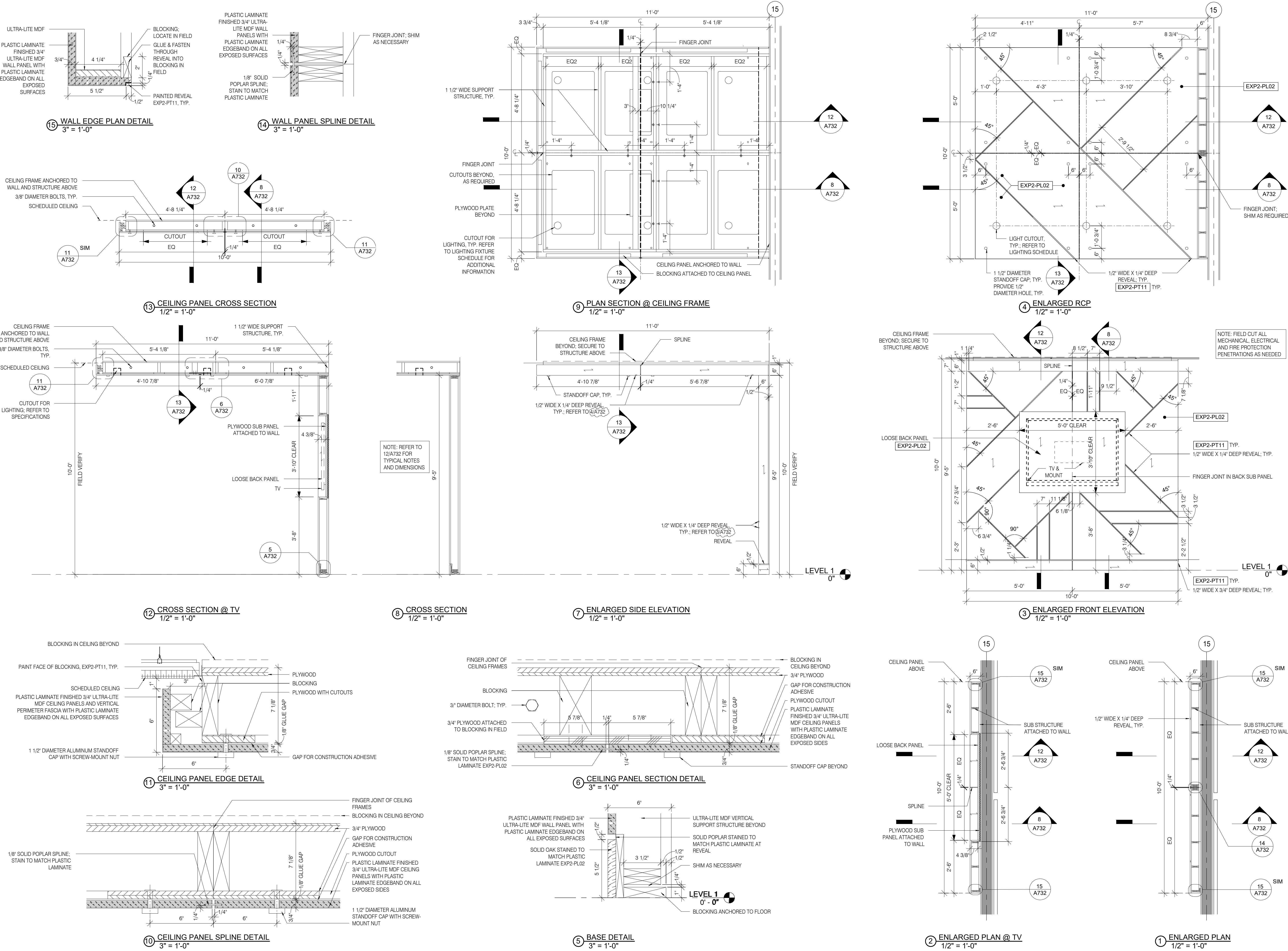
DRAWING ISSUE DATES:
9/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP
SHEET TITLE:
GREAT ROOM
HOOP FEATURE
MILLWORK DETAILS

A732

SHEET: 77 OF 140



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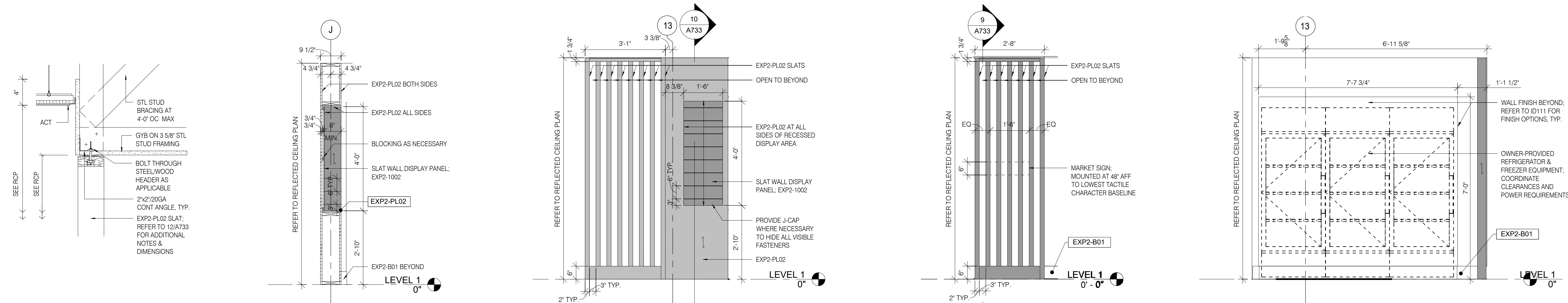
DRAWING / ISSUE DATES:
01/12/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP

SHEET TITLE:
**MARKET &
BUSINESS CENTER
MILLWORK DETAILS**

A733
SHEET: 78 OF 140



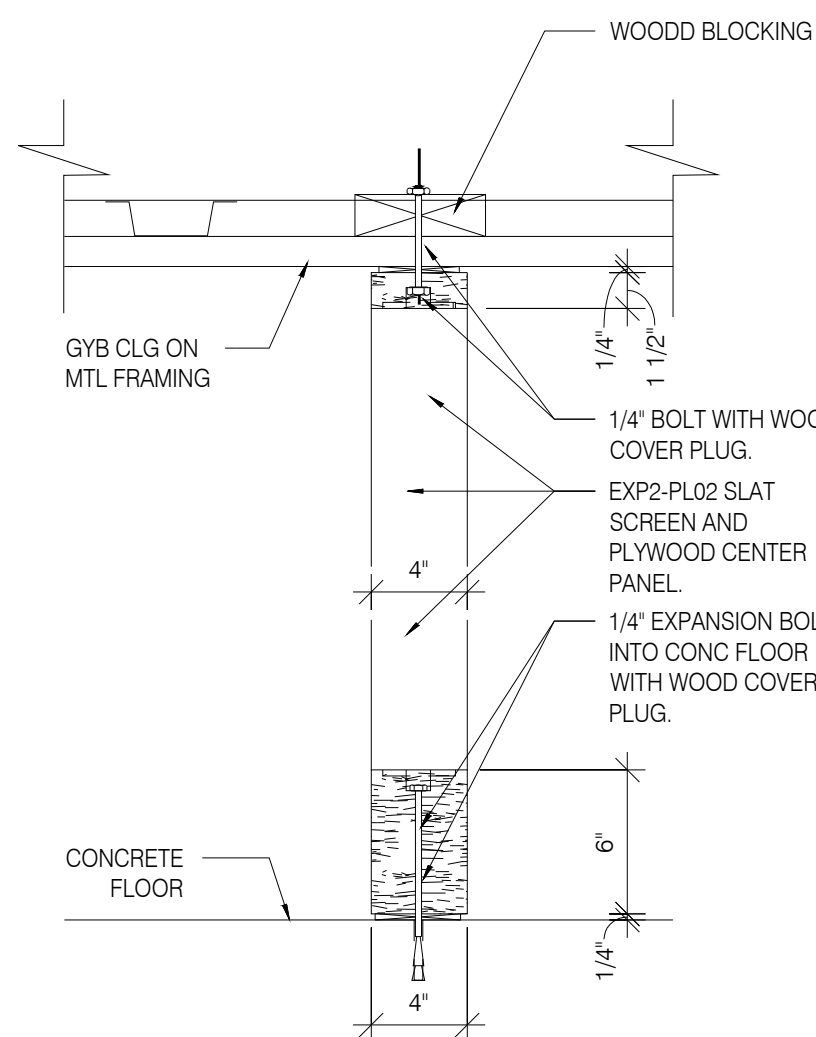
13 CEILING TRANSITION @ MARKET
1 1/2" = 1'-0"

10 SECTION @ RECESSED DISPLAY
1/2" = 1'-0"

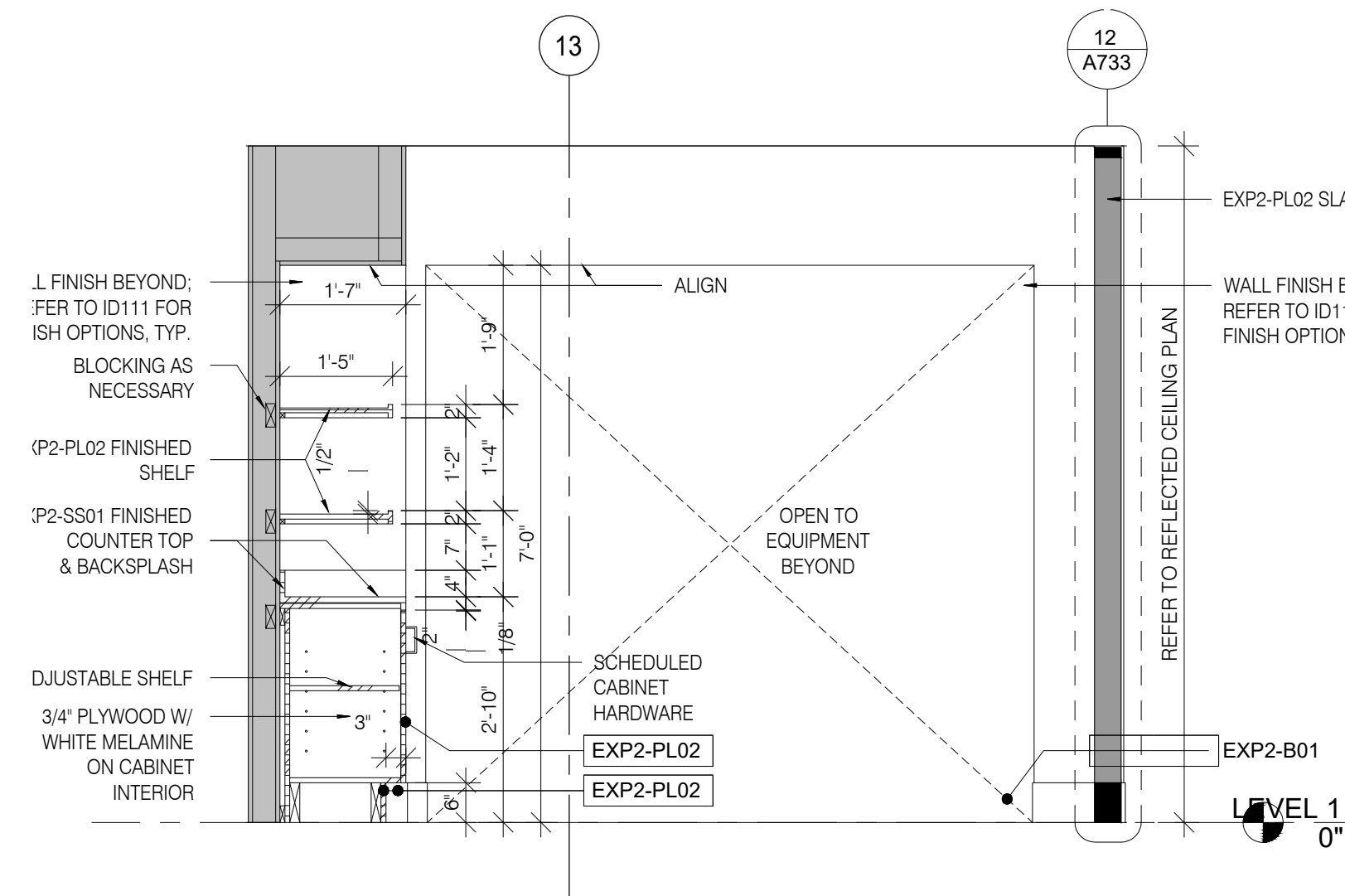
7 MARKET SLAT WALL ELEVATION 2
1/2" = 1'-0"

6 MARKET SLAT WALL ELEVATION 1
1/2" = 1'-0"

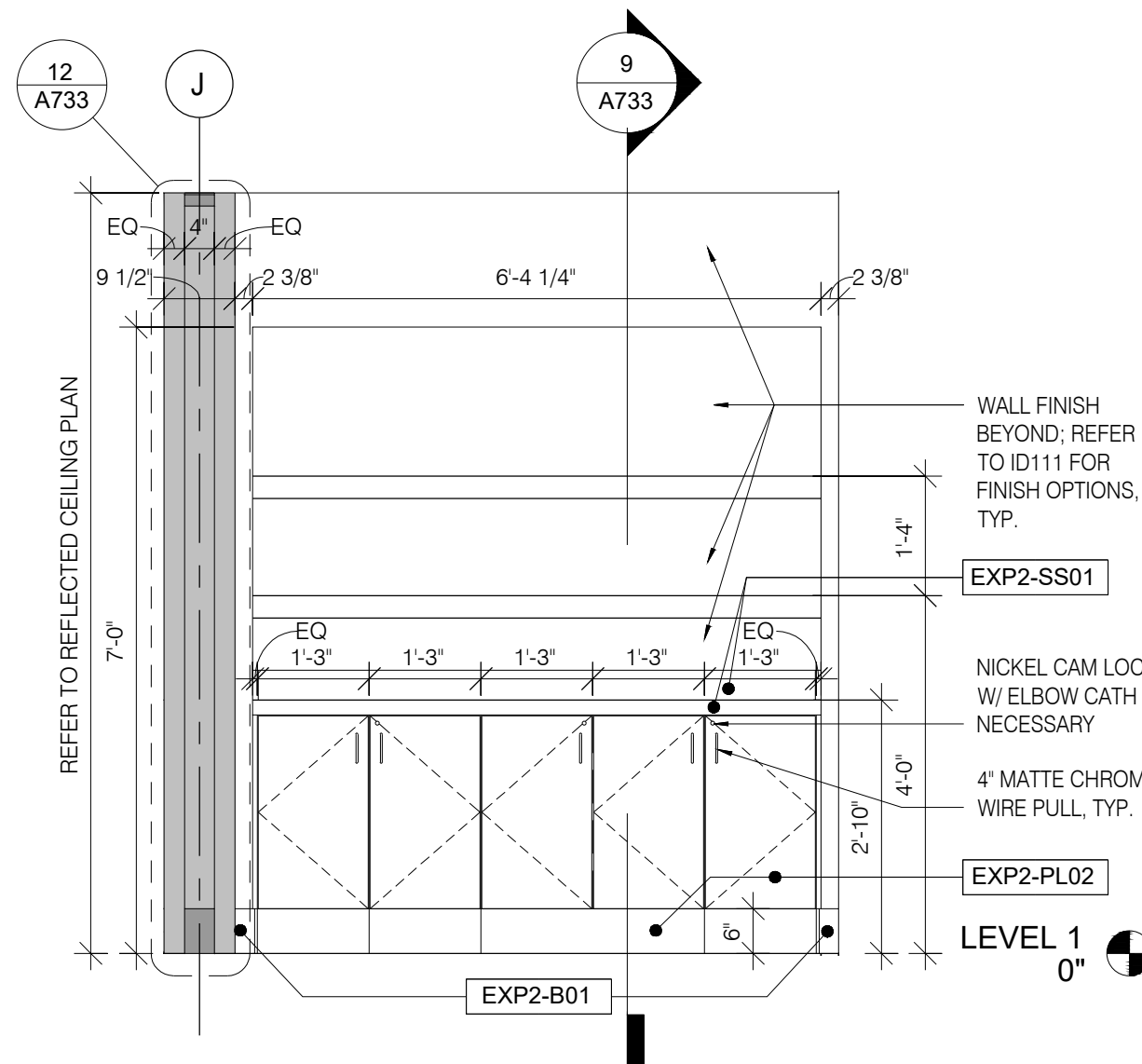
3 MARKET REFRIGERATOR ELEVATION
1/2" = 1'-0"



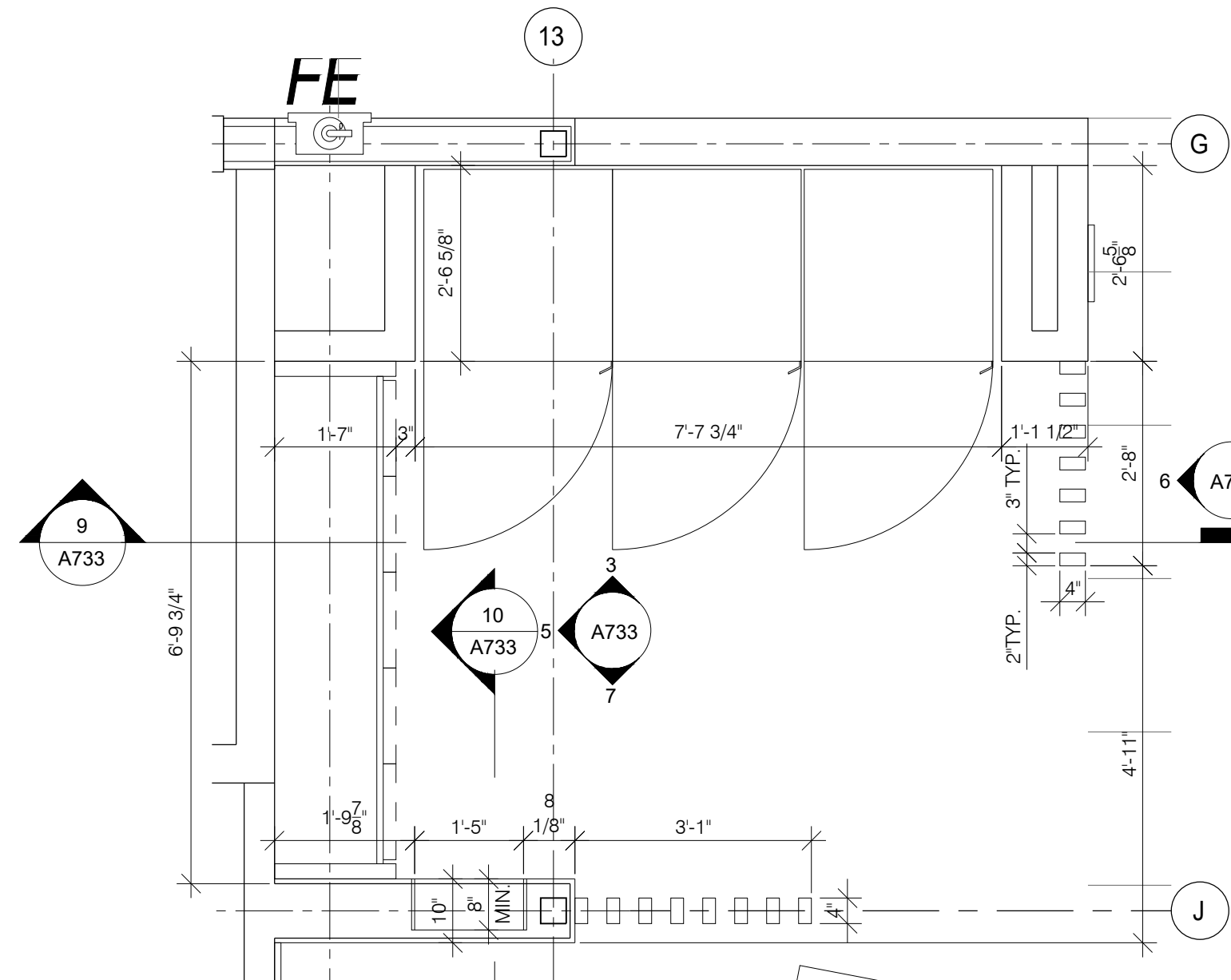
12 WOOD SLAT SCREEN SECTION
1 1/2" = 1'-0"



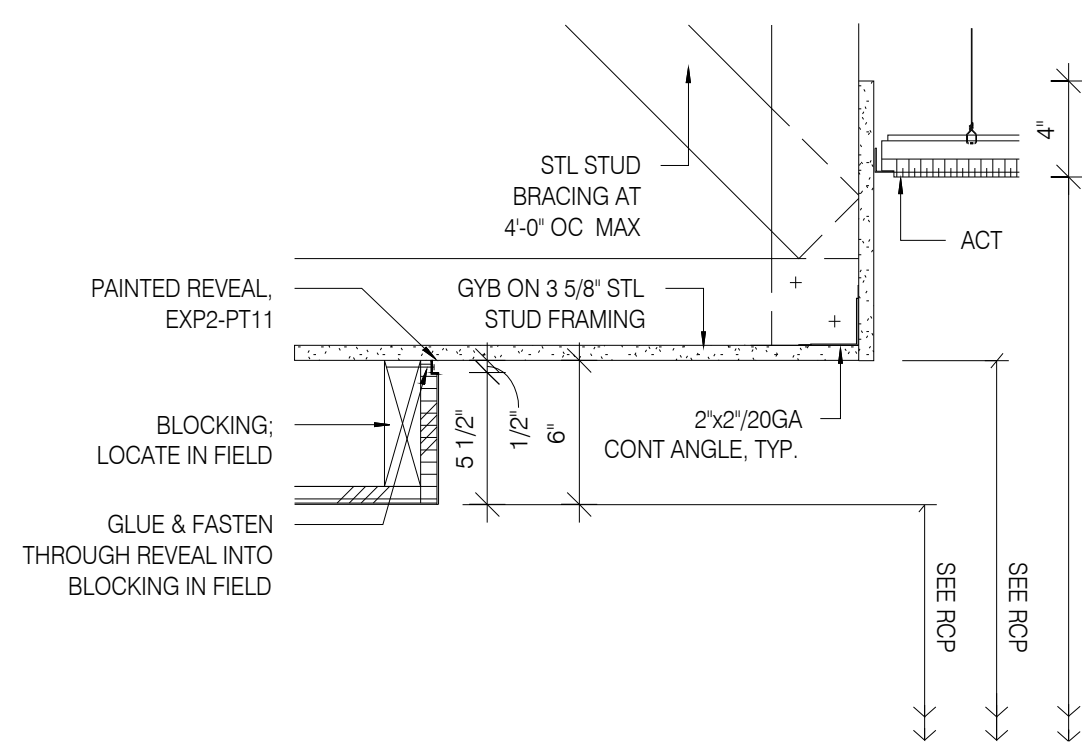
9 SECTION @ MARKET DISPLAY
1/2" = 1'-0"



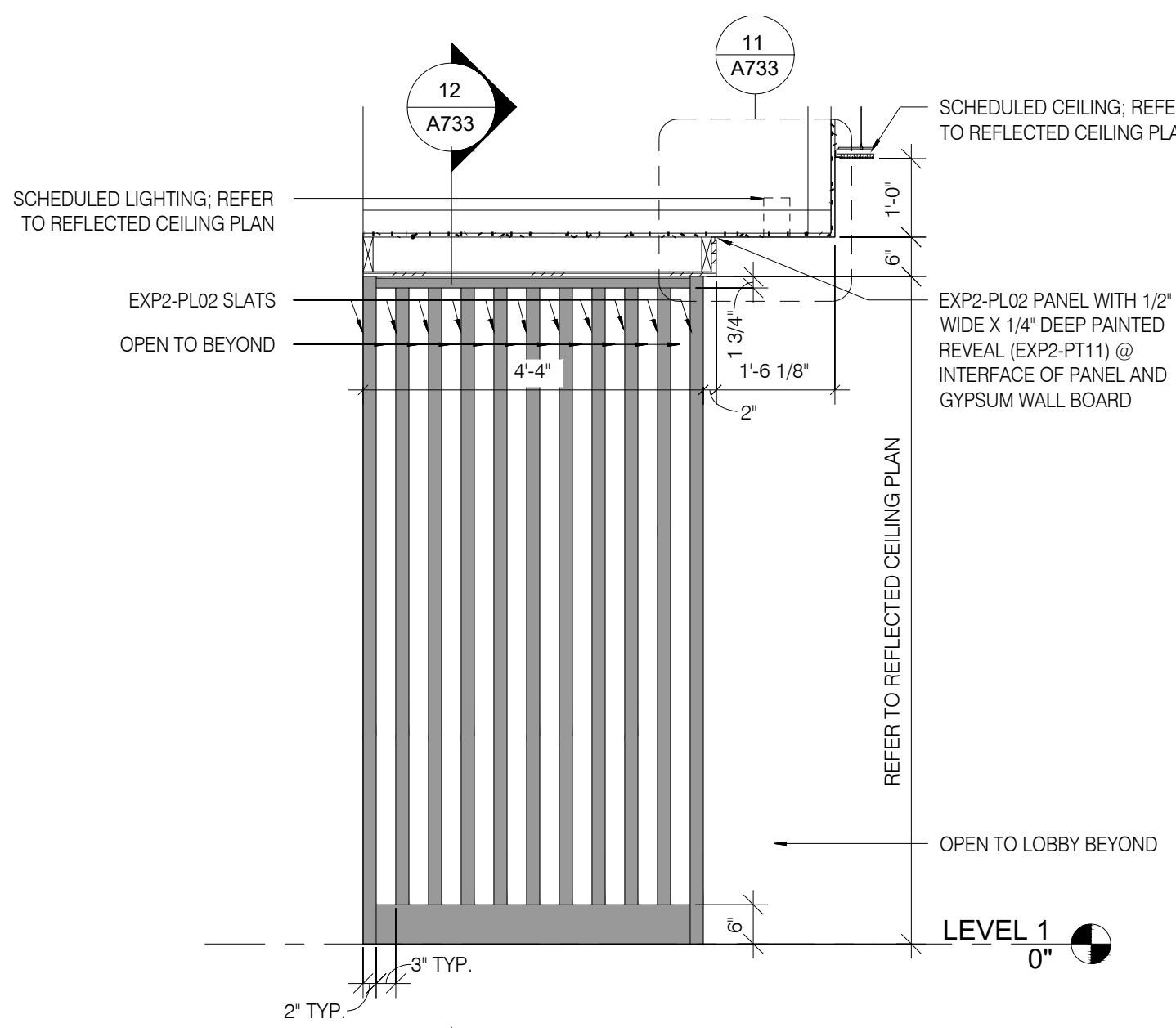
5 MARKET DISPLAY ELEVATION
1/2" = 1'-0"



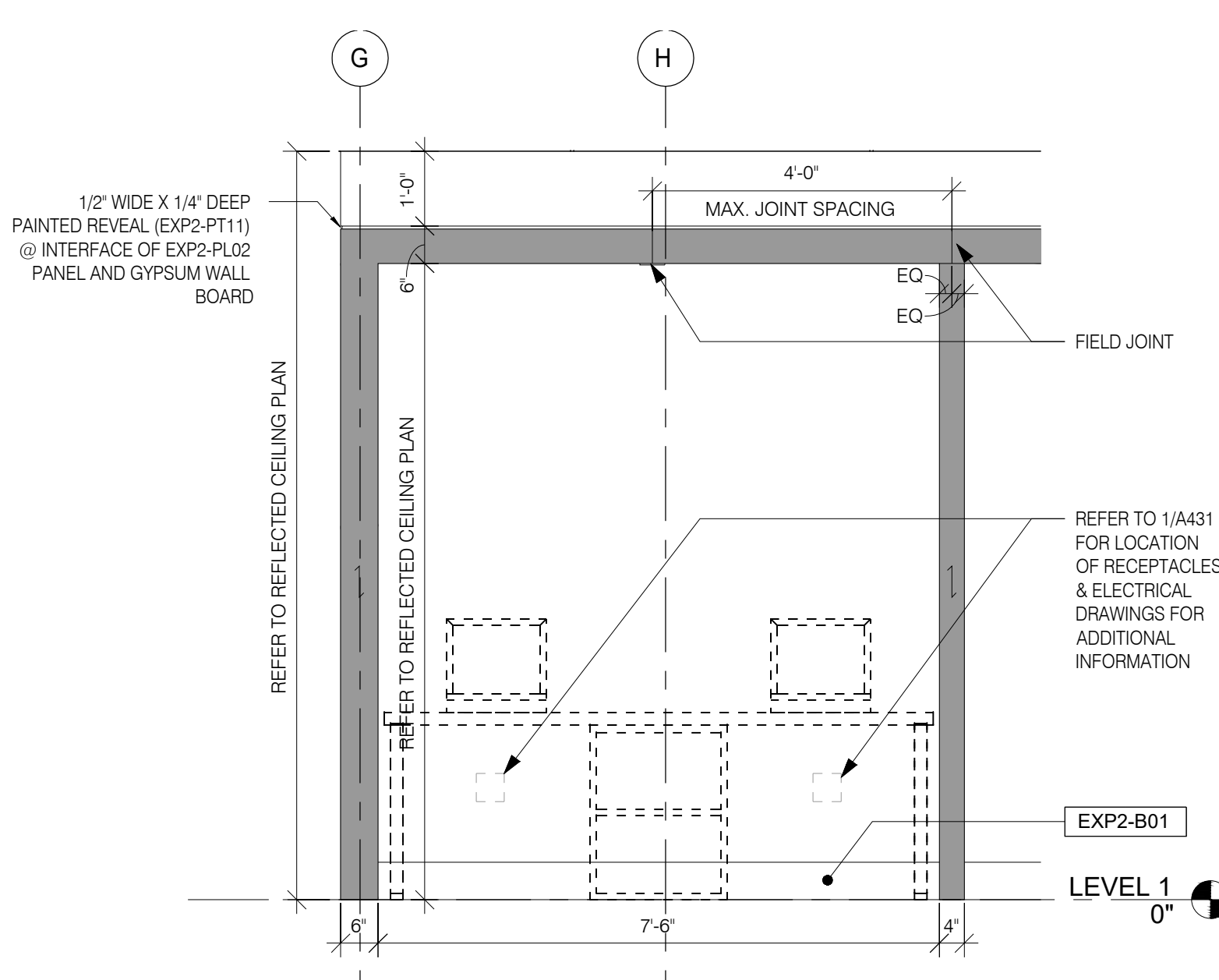
2 ENLARGED MARKET PLAN
1/2" = 1'-0"



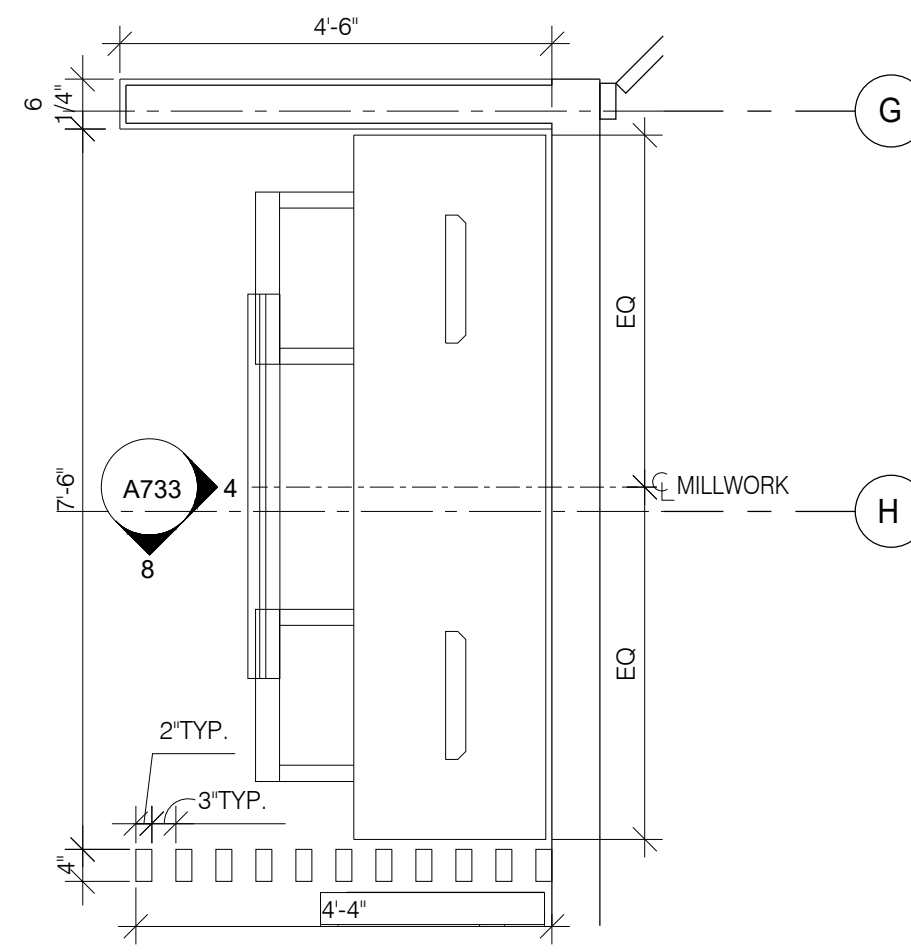
11 CEILING TRANSITION @ BUSINESS CTR
1 1/2" = 1'-0"



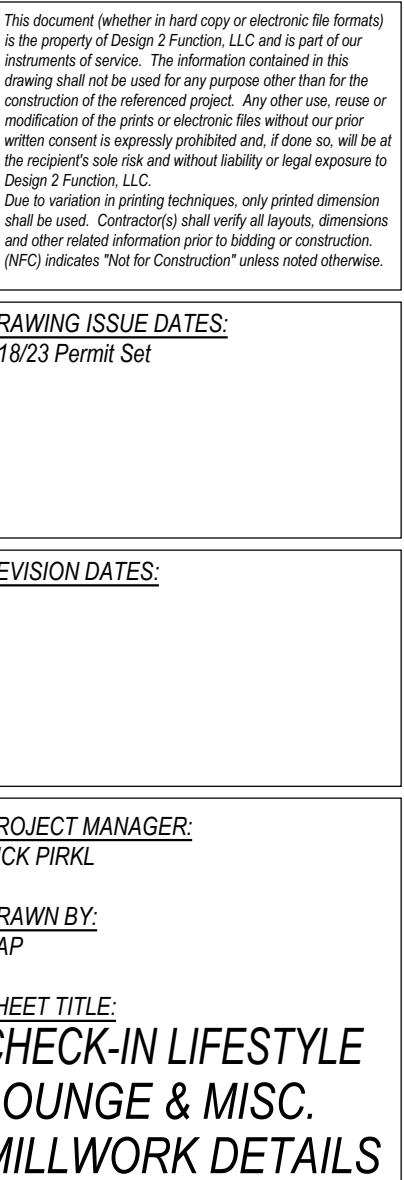
8 BUSINESS CENTER SLAT WALL
1/2" = 1'-0"



4 BUSINESS CENTER ELEVATION
1/2" = 1'-0"



1 ENLARGED BUSINESS CENTER PLAN
1/2" = 1'-0"



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8/19/23 Permit Set

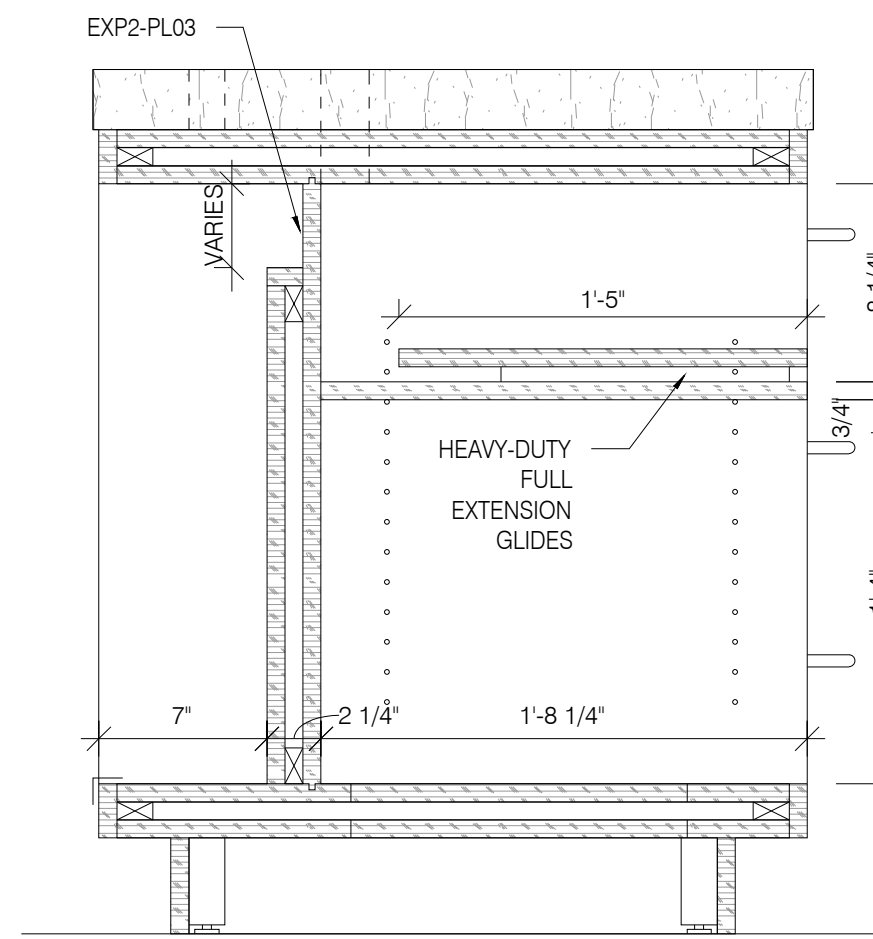
REVISION DATES:

PROJECT MANAGER:
NICK PIRKL
DRAWN BY:
NAP
SHEET TITLE:
RECEPTION DESK

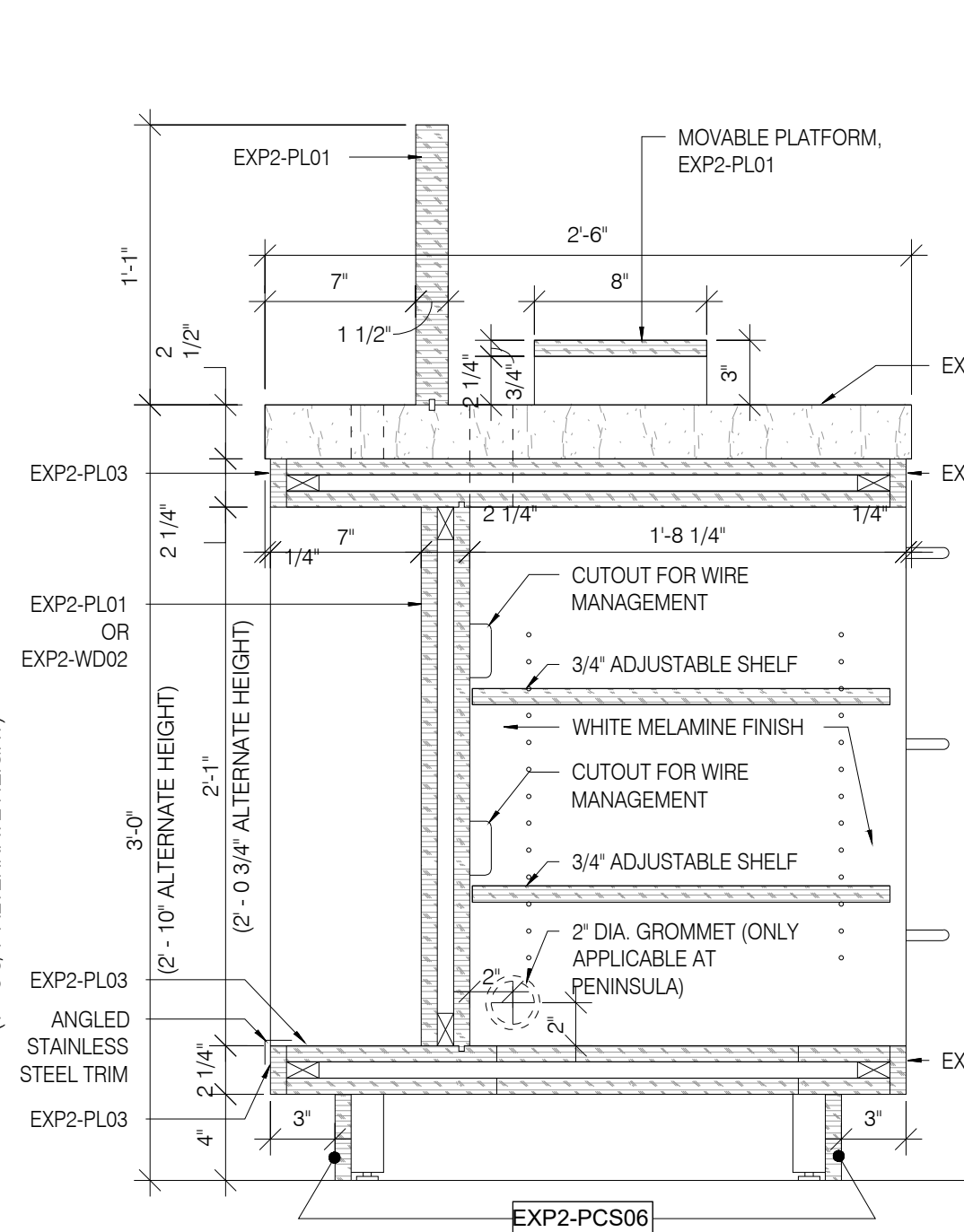
A735
SHEET: 80 OF 140

GENERAL NOTE:

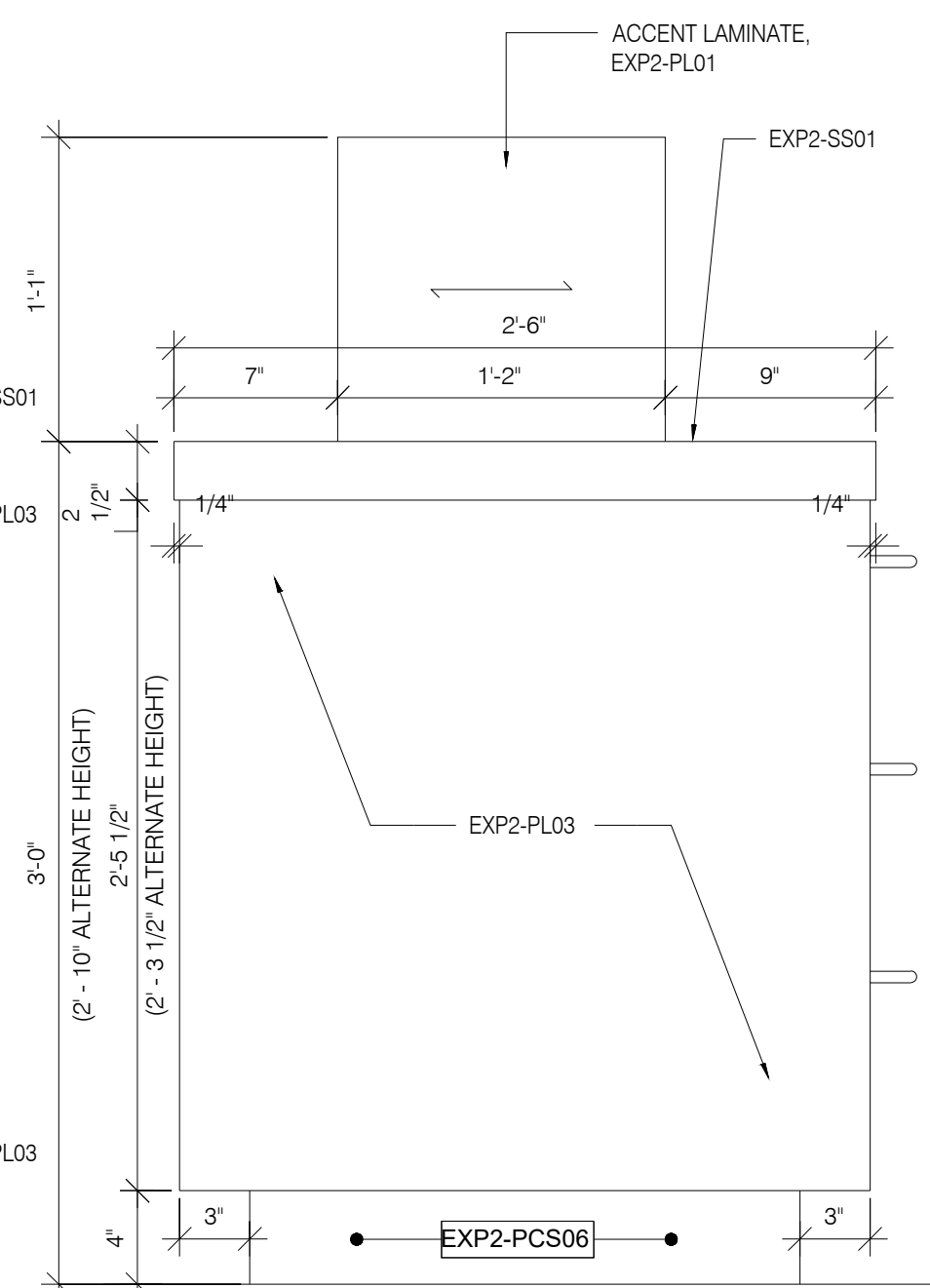
ALL DIMENSIONS SHOWN ARE BASED ON STANDARD EQUIPMENT SIZES. EACH PROPERTY IS RESPONSIBLE FOR COORDINATING ALL FINAL DIMENSIONS WITH THE ACTUAL EQUIPMENT USED AND SPECIFIC OPERATIONAL NEEDS OF THE SPECIFIC PROPERTY, WHILE STILL COMPLYING WITH ALL ADA REQUIREMENTS.



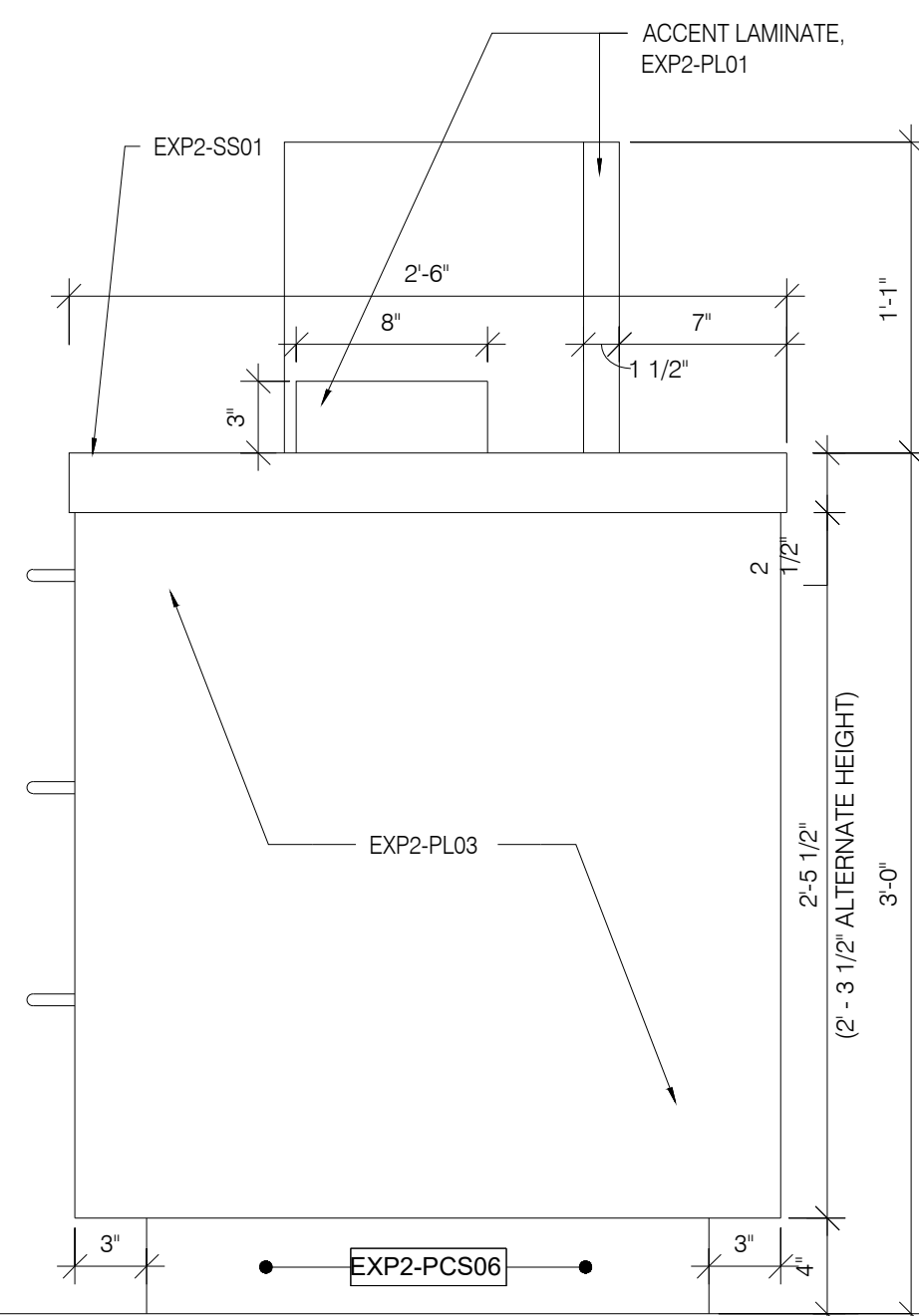
RECEPTION DESK (POD) - ROLL-OUT
SHELF SECTION
1 1/2" = 1'-0"



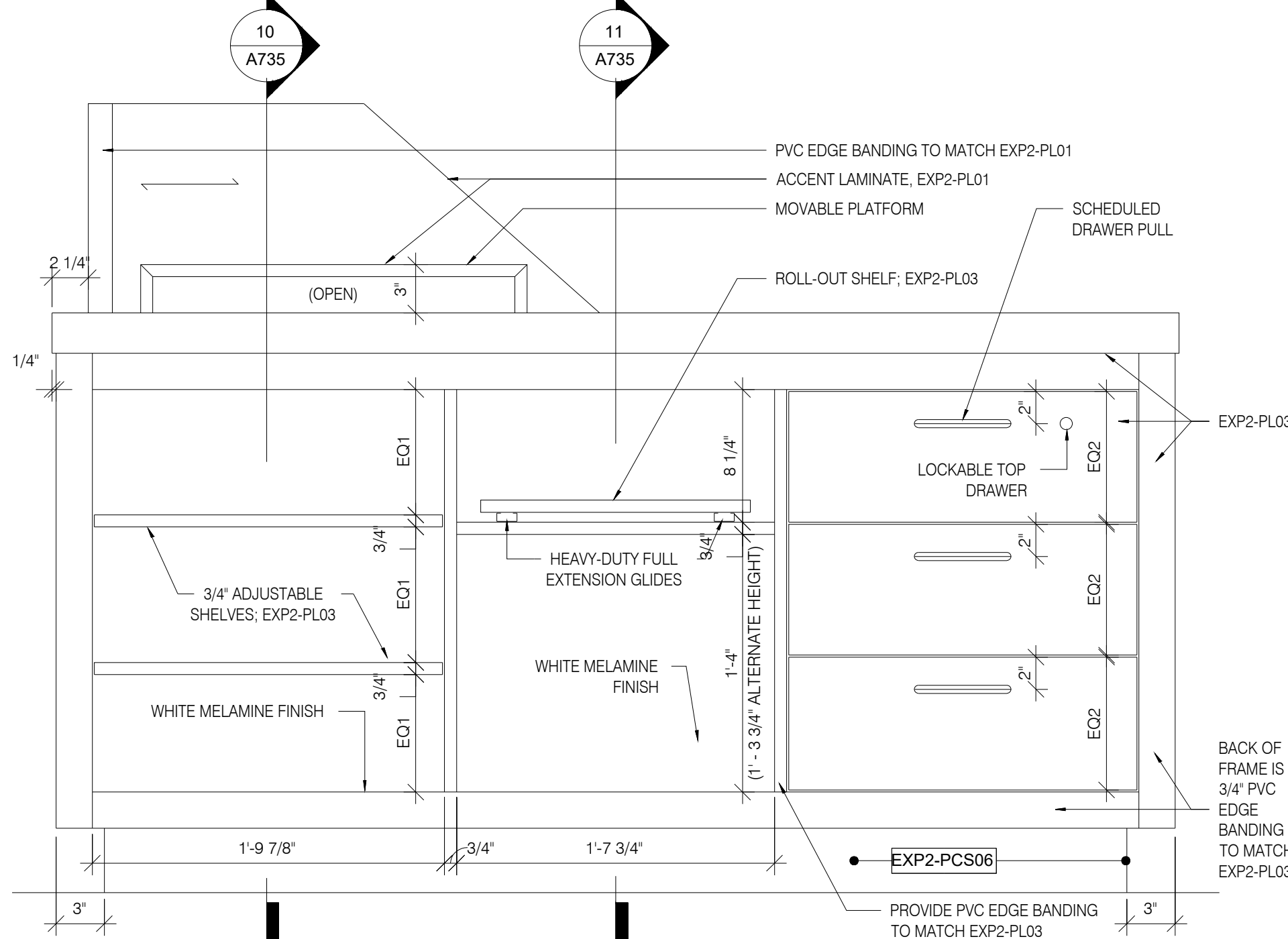
RECEPTION DESK (POD) - ADJUSTABLE
SHELVING SECTION
1 1/2" = 1'-0"



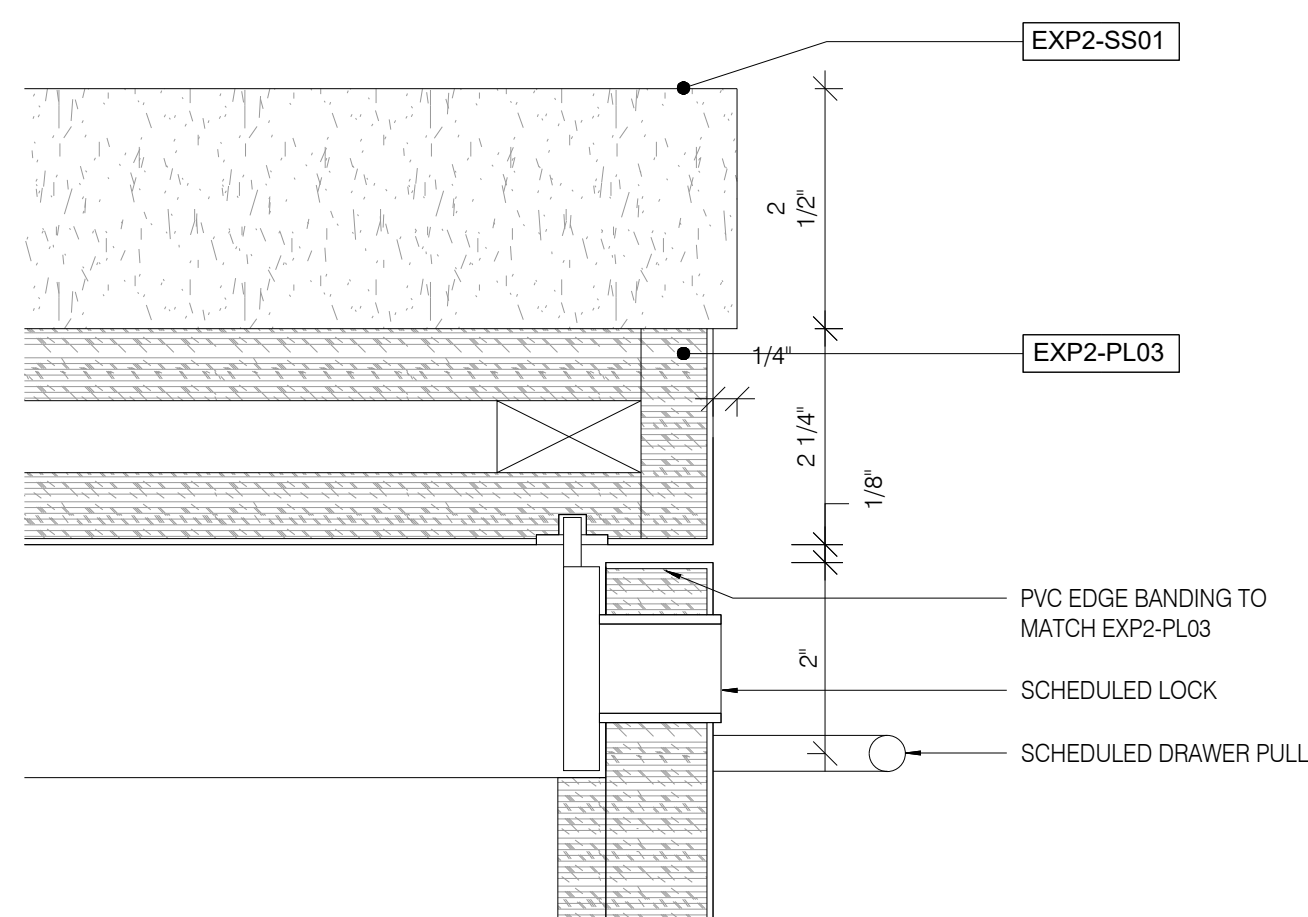
RECEPTION DESK (POD) - LEFT
ELEVATION
1 1/2" = 1'-0"



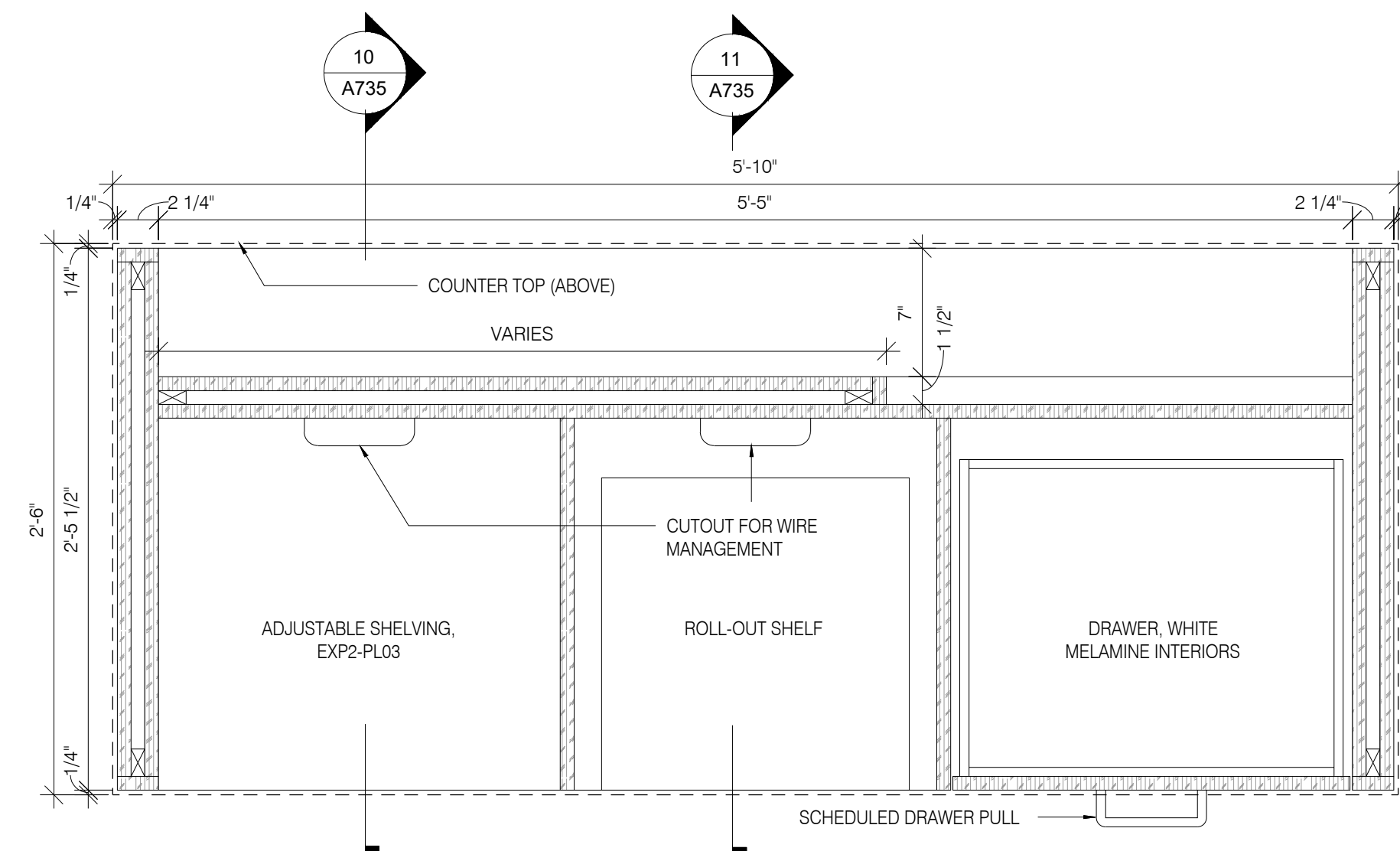
RECEPTION DESK (POD) - RIGHT
ELEVATION
1 1/2" = 1'-0"



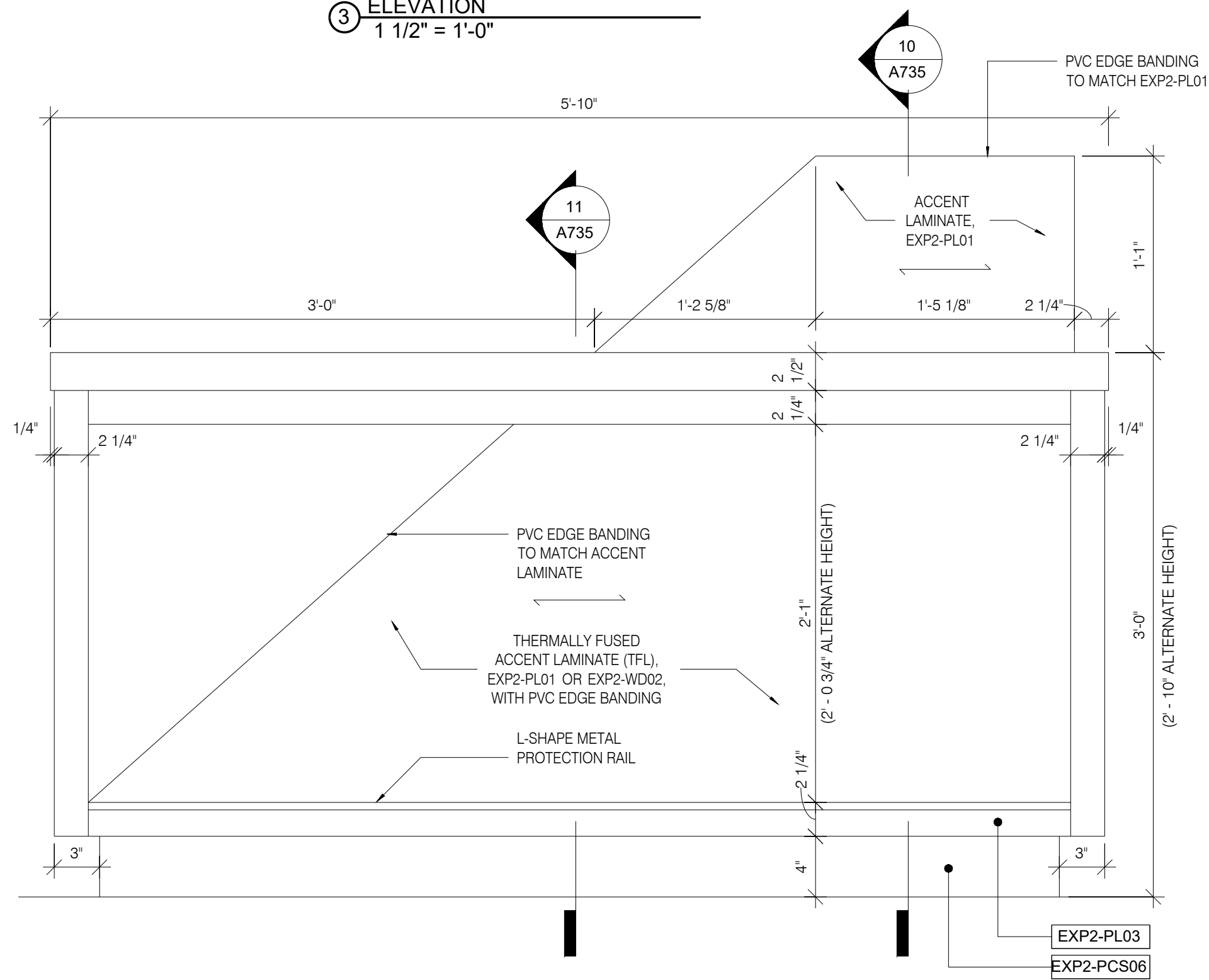
RECEPTION DESK (POD) - REAR
ELEVATION
1 1/2" = 1'-0"



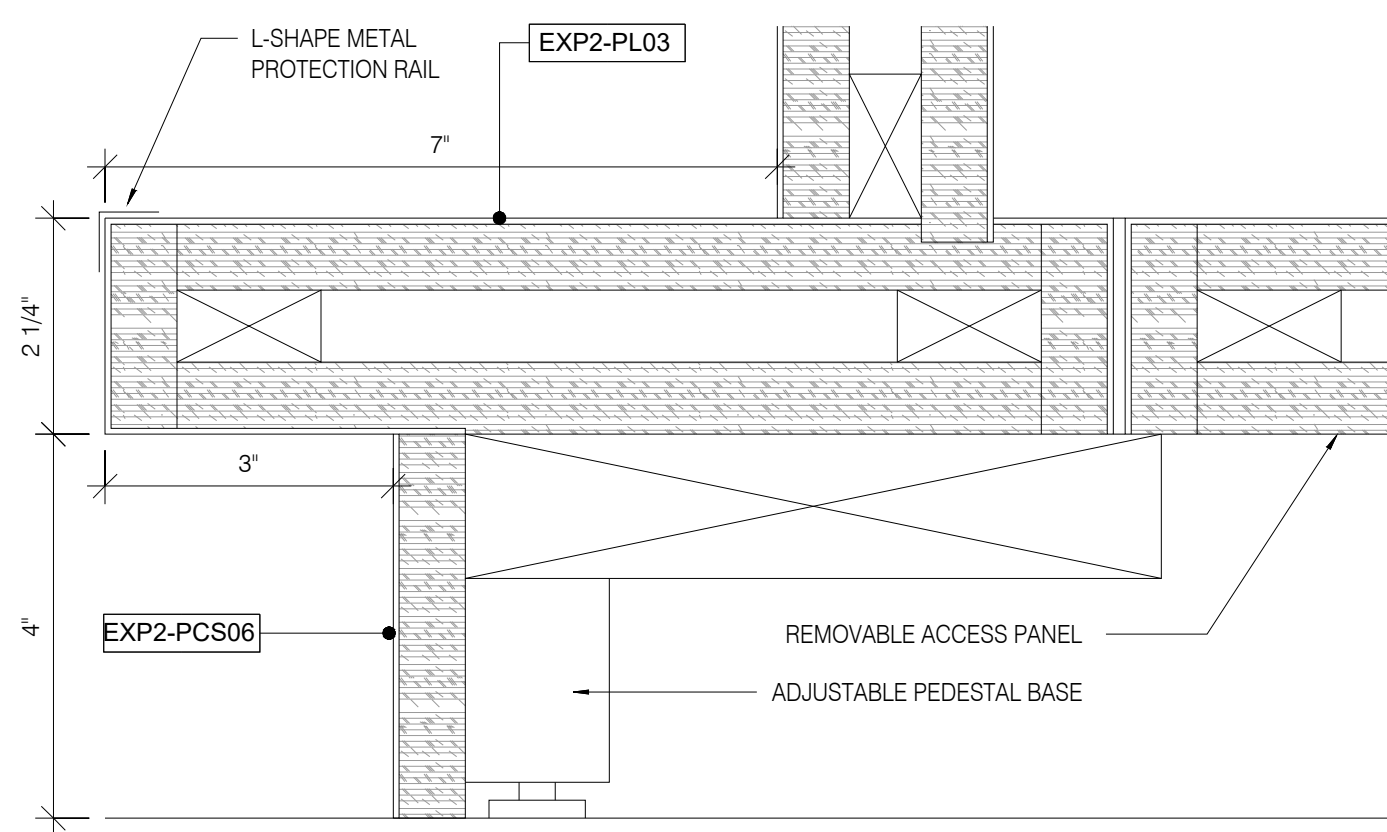
LOCKABLE DRAWER SECTION DETAIL
6" = 1'-0"



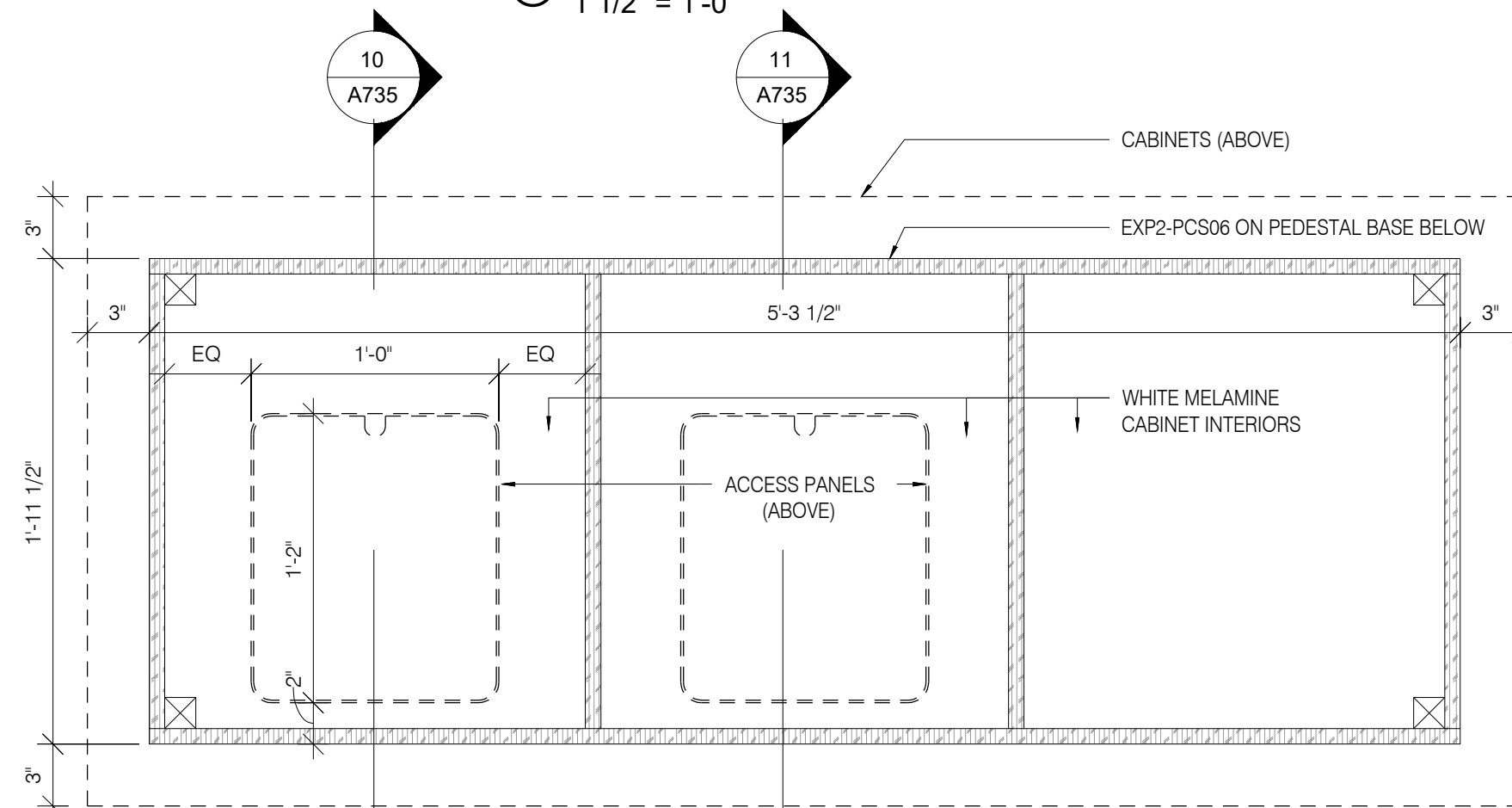
RECEPTION DESK (POD) - PLAN
SECTION @ SHELVING
1 1/2" = 1'-0"



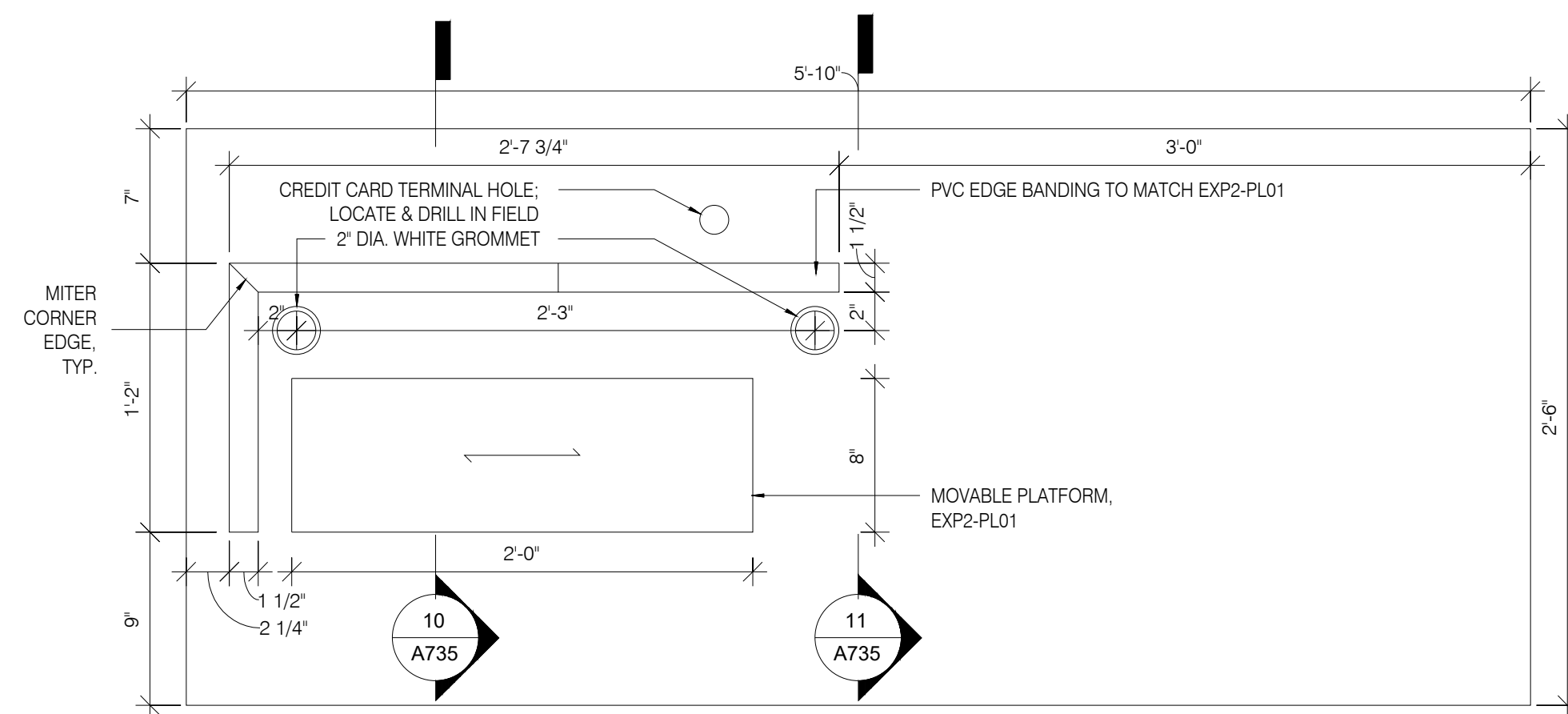
RECEPTION DESK (POD) - FRONT
ELEVATION
1 1/2" = 1'-0"



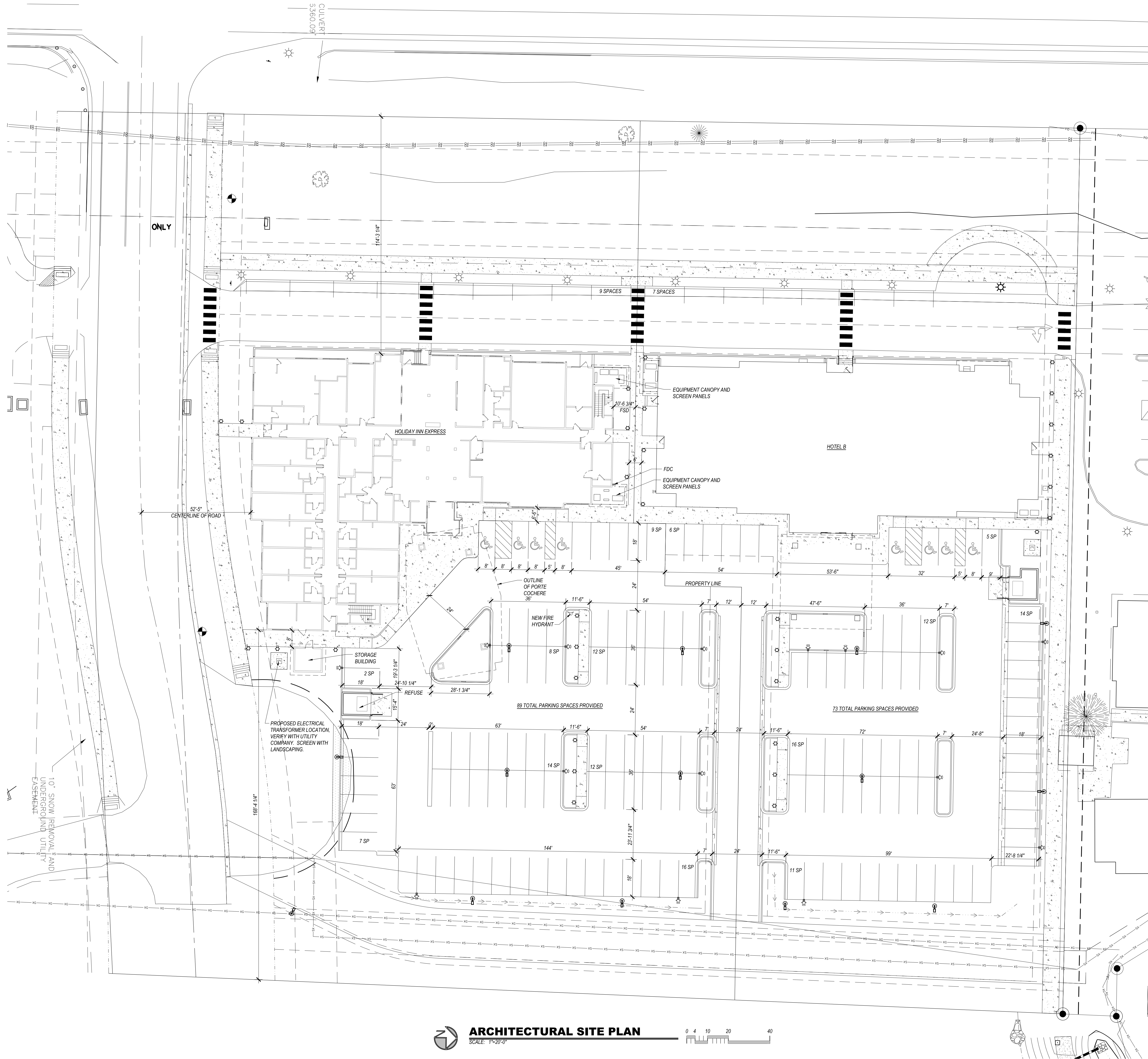
PEDESTAL BASE SECTION DETAIL
6" = 1'-0"



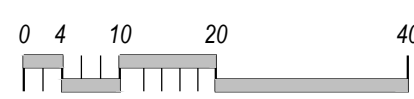
RECEPTION DESK (POD) - PLAN
SECTION @ PLATFORM
1 1/2" = 1'-0"



RECEPTION DESK (POD) - ENLARGED
PLAN
1 1/2" = 1'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"



GENERAL SITE NOTES

1. ALL NEW SIDEWALKS TO BE 5'-0" IN WIDTH (UNLESS NOTED OTHERWISE) WITH BROOM FINISH. RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48.
2. AN ACCESSIBLE ROUTE FROM PUBLIC TRANSPORTATION STOP TO THE MAIN ENTRANCE OF THE BUILDING SHALL BE PROVIDED. ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES SHALL BE PROVIDED IN ACCORDANCE WITH THE ADA. ENTRANCE SHALL BE PROVIDED WHERE FEASIBLE.
3. DETECTABLE WARNING ARE REQUIRED WHERE WALKS CROSS OR ADJACENT TO A CULVERT OR OTHER WAY ARE NOT SEPARATED BY A CURB OR OTHER ELEMENT.
4. ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
5. INACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH SIGNAGE SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
6. PARKING SHALL BE SLOPED AS PER THE GRADING PLAN. THE MAXIMUM SLOPE PERMITTED AT ACCESSIBLE PARKING SPACES AND ISLES AND ACCESSIBLE PARKING SPACES SHALL BE 1:50. SIDE FLARES ARE REQUIRED TO BE SLOPED 1:10 MAXIMUM (1:12 MAXIMUM WHERE TOP LANDINGS ARE LESS THAN 48").
7. CURB RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND SHALL BE 5'-4" MINIMUM WIDE. THE MAXIMUM CROSS SLOPE PERMITTED ON CURB RAMP IS 2% (1:50). SIDE FLARES ARE REQUIRED TO BE SLOPED 1:10 MAXIMUM (1:12 MAXIMUM WHERE TOP LANDINGS ARE LESS THAN 48").
8. LOCATE ALL METERS OUT OF DIRECT VIEW OF GUESTS WHERE POSSIBLE.
9. GENERAL PARKING AND PEDESTRIAN AREAS SHALL HAVE MINIMUM LIGHTING OF 0.5 FC. FIXTURE SUPPLIER SHALL PERFORM A PHOTOMETRIC CALCULATION ON THE ENTIRE SITE BASED ON THE PARTICULAR FIXTURE AND PROVIDE THE RESULTS TO THE ARCHITECT AND ELECTRICAL ENGINEER FOR APPROVAL. CONTRACTOR TO ADJUST THE FINAL LAYOUT UPON APPROVAL.
10. ALL EXTERIOR SIGNAGE SHALL COMPLY WITH ALL CURRENT LOCAL AND STATE REQUIREMENTS, ORDINANCES AND BRAND STANDARDS.
11. ALL SITE DEMOLITION, REMOVALS AND BACKFILLING SHALL BE PERFORMED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
12. PAVING TO BE AS PER THE GEOTECHNICAL REPORT.
13. PROVIDE FIRE HYDRANTS AND SPRINKLER SYSTEM CONNECTIONS AS REQUIRED BY THE FIRE AUTHORITY FOR 63,527 S.F. 4-STORY, TYPE VA CONSTRUCTION. FIRE FLOW REQUIRED AS PER IFC TABLES B105.1 AND B105.2 IS 1,125 GPM & 2 HOUR FLOW DURATION (20% OF 4,500). IFC TABLE C102.1 REQUIRES 1 HYDRANT. HYDRANT SHALL COMPLY WITH IFC 507.5.1.1.
14. PROVIDE SIGNAGE FOR FIRE DEPARTMENT CONNECTION AND SPRINKLER STANDPIPE CONNECTION. VERIFY REQUIREMENTS WITH THE FIRE AUTHORITY.
15. A LISTED HORNSTROBE INDICATING DEVICE SHALL BE LOCATED ABOVE THE FDC. FDC SHALL BE PROVIDED WITH SIGNAGE AS PER THE NFPA STANDARDS AND SHALL BE MOUNTED BETWEEN 15' AND 48" ABOVE THE FINISHED GRADE/SIDEWALK.
16. ALL WORK IN THE PUBLIC R.O.W. SHALL BE AS PER CITY REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO DRIVE PADS, UTILITY EXTENSIONS, CONCRETE CURBS, SIDEWALKS, ETC. SEE GRADING PLAN AND UTILITY PLAN FOR MORE INFORMATION.
17. DIMENSIONS TO THE MAIN BUILDING ARE TO THE EXTERIOR FACE OF SHEATHING.
18. PROVIDE FIRE DEPARTMENT KNOX BOX NEAR ENTRANCE TO BUILDING. FINAL LOCATION SHALL BE APPROVED BY THE FIRE AUTHORITY.
19. CONTRACTOR TO MAINTAIN A 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS.
20. ALL PAVEMENT TO BE ASPHALT UNLESS NOTED OTHERWISE. STRIPING SHALL BE WHITE TYPICAL (WHITE WITH BLUE @ ACCESSIBLE STALLS).

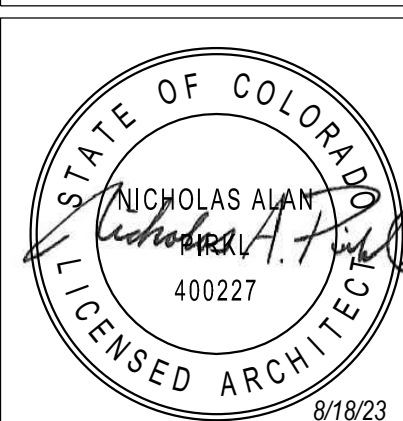
PROJECT INFORMATION

4TH FLOOR =	15,776 S.F.	30 GUEST ROOMS
3RD FLOOR =	15,776 S.F.	30 GUEST ROOMS
2ND FLOOR =	15,776 S.F.	30 GUEST ROOMS
1ST FLOOR =	16,199 S.F.	9 STAFF ROOMS
TOTAL =	63,527 S.F.	99 TOTAL ROOMS

PORTE COCHERE = 2,826 S.F. (NON-COMBUSTIBLE CONSTRUCTION)
63' MAXIMUM BUILDING HEIGHT PER THE "CC" ZONING REGULATIONS
70' MAXIMUM PER THE IBC



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NEW MEXICO 87199-3369
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505-823-6481
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8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

AS1.0

SHEET: OF 140

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SHADOW LEGEND:

DIAGONAL HATCH = 9:00 AM BOTH PLANS

SOLID HATCH = 12:00 PM BOTH PLANS

HORIZONTAL/VERTICAL HATCH = 3:00 PM BOTH PLANS

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3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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DRAWING ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
SITE SHADOW PLAN

AS1.1
SHEET: 03 OF 140

Holiday Inn Express
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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DRAWING/ISSUE DATES:
8/19/23 Permit Set

REVISION DATES:

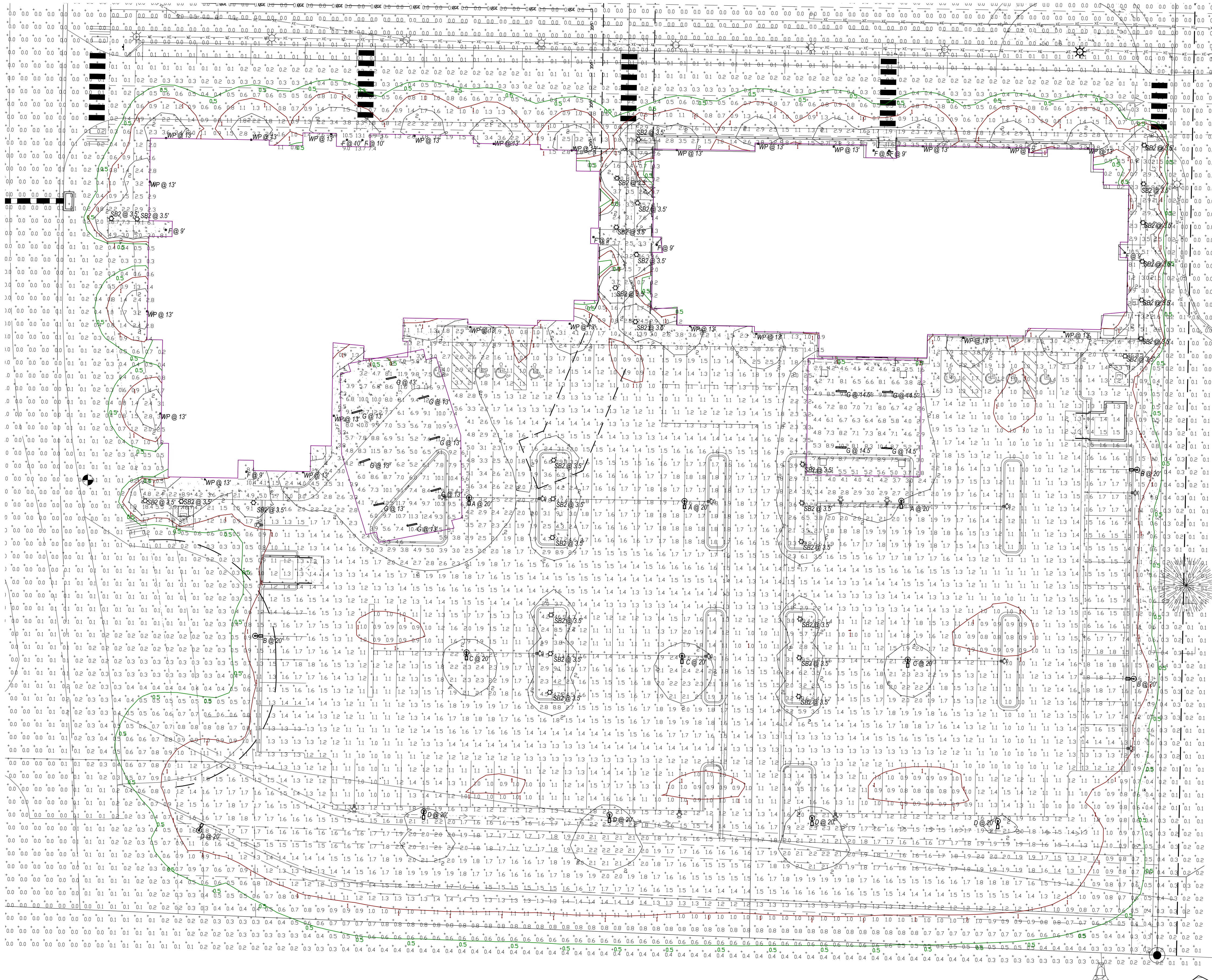
PROJECT MANAGER:
NICK PIRAL

DRAWN BY:
NAP

SHEET TITLE:
SITE LIGHTING
PLAN

AS1.2

SHEET: 04 OF 140



Catalog No.	LDN6-30710-LOW/LR-LD-MVOLT-GZ10
Model	HOLIDAY INN STEAMBOAT SPRINGS SITE LIGHTING
Size	F

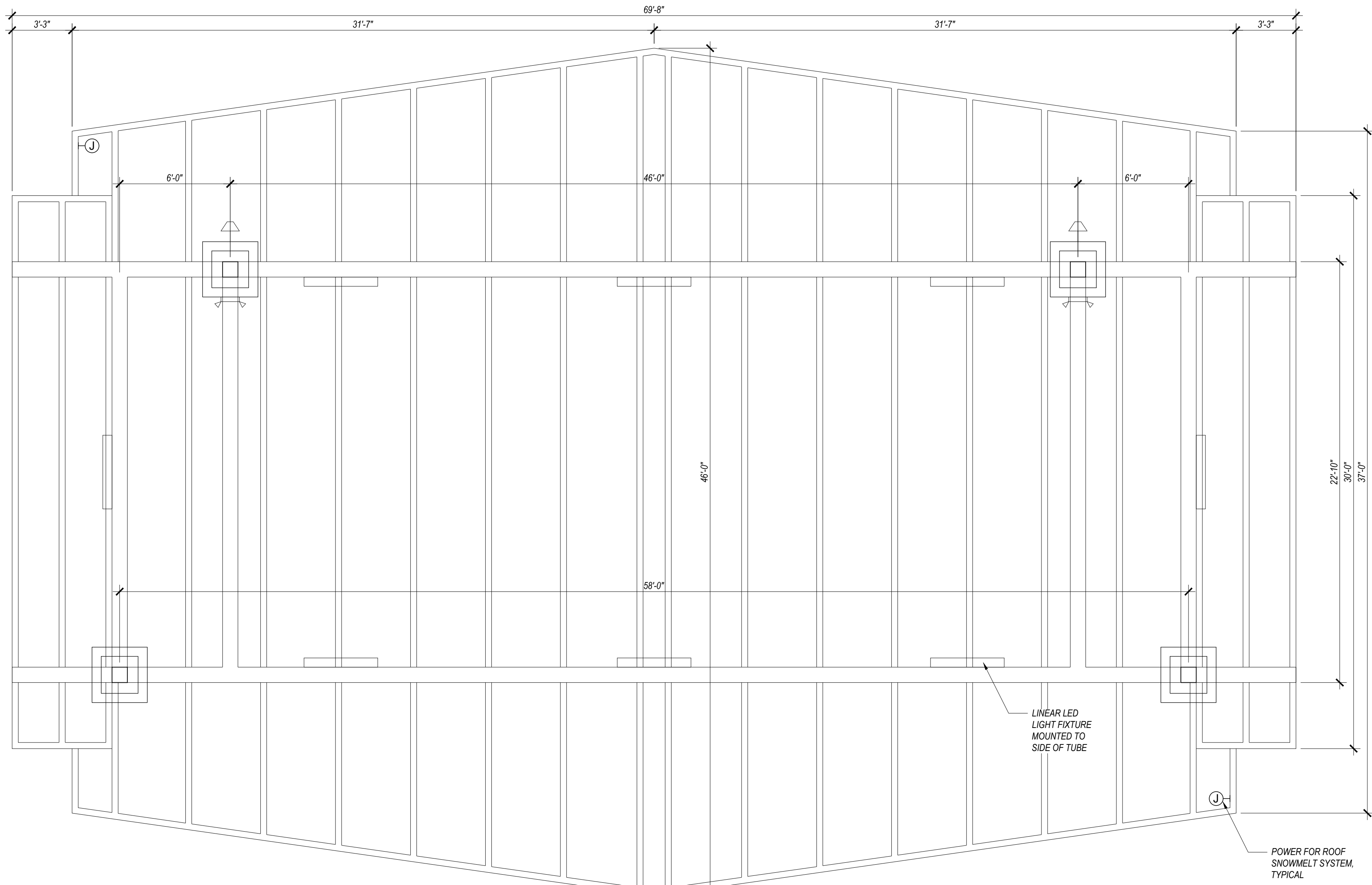
FEATURES & SPECIFICATIONS

INTERIOR USE: Reflective surface is available in black, white, reflective and anti-glare finishes.

EXTERIOR USE: Generated heat may cause heat distortion. Do not touch the surface with bare hands. Warm up time and curing cycles. Applications are restricted to exterior use only.

Vertically adjustable mounting bracket with universal ball head provides 3° vertical adjustment.

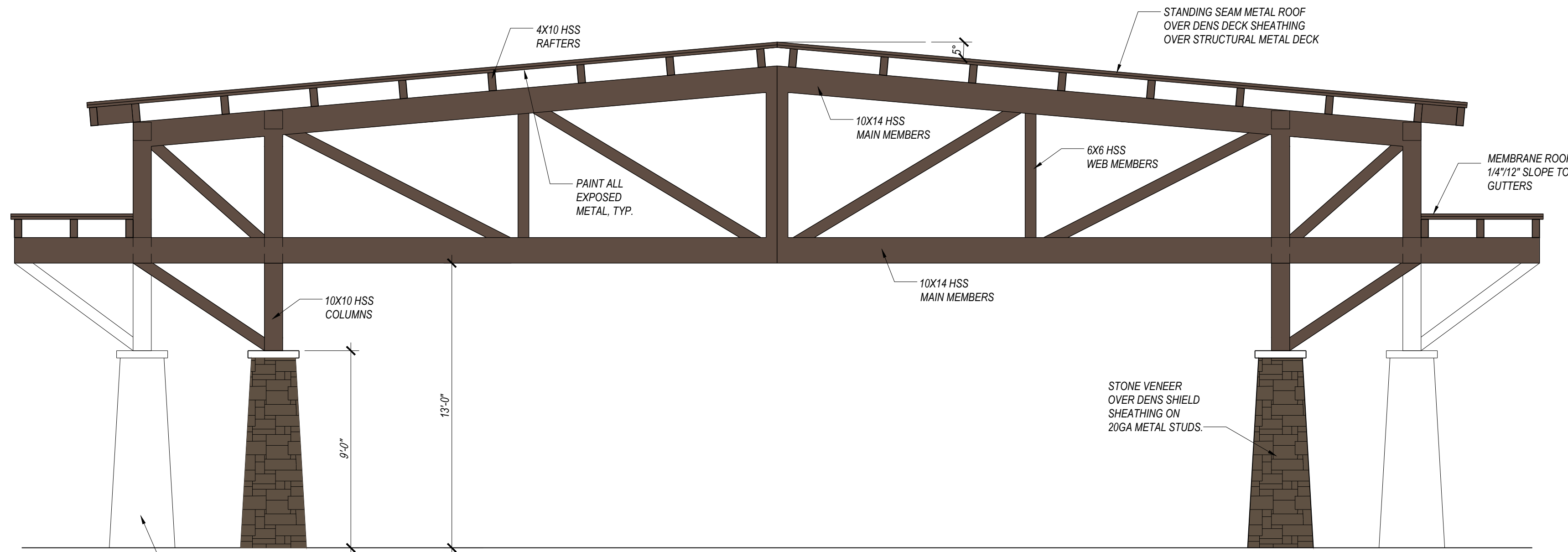
Two combinations 1/2" wall or 1/4" brackets for straight mounting (see note). Capacity 80, 140, 210, 280, 350, 420, 490, 560, 630, 700, 770, 840, 910, 980, 1050, 1120, 1190, 1260, 1330, 1400, 1470, 1540, 1610, 1680, 1750, 1820, 1890, 1960, 2030, 2100, 2170, 2240, 2310, 2380, 2450, 2520, 2590, 2660, 2730, 2800, 2870, 2940, 3010, 3080, 3150, 3220, 3290, 3360, 3430, 3500, 3570, 3640, 3710, 3780, 3850, 3920, 3990, 4060, 4130, 4200, 4270, 4340, 4410, 4480, 4550, 4620, 4690, 4760, 4830, 4900, 4970, 5040, 5110, 5180, 5250, 5320, 5390, 5460, 5530, 5600, 5670, 5740, 5810, 5880, 5950, 6020, 6090, 6160, 6230, 6300, 6370, 6440, 6510, 6580, 6650, 6720, 6790, 6860, 6930, 7000, 7070, 7140, 7210, 7280, 7350, 7420, 7490, 7560, 7630, 7700, 7770, 7840, 7910, 7980, 8050, 8120, 8190, 8260, 8330, 8400, 8470, 8540, 8610, 8680, 8750, 8820, 8890, 8960, 9030, 9100, 9170, 9240, 9310, 9380, 9450, 9520, 9590, 9660, 9730, 9800, 9870, 9940, 10010, 10080, 10150, 10220, 10290, 10360, 10430, 10500, 10570, 10640, 10710, 10780, 10850, 10920, 10990, 11060, 11130, 11200, 11270, 11340, 11410, 11480, 11550, 11620, 11690, 11760, 11830, 11900, 11970, 12040, 12110, 12180, 12250, 12320, 12390, 12460, 12530, 12600, 12670, 12740, 12810, 12880, 12950, 13020, 13090, 13160, 13230, 13300, 13370, 13440, 13510, 13580, 13650, 13720, 13790, 13860, 13930, 14000, 14070, 14140, 14210, 14280, 14350, 14420, 14490, 14560, 14630, 14700, 14770, 14840, 14910, 14980, 15050, 15120, 15190, 15260, 15330, 15400, 15470, 15540, 15610, 15680, 15750, 15820, 15890, 15960, 16030, 16100, 16170, 16240, 16310, 16380, 16450, 16520, 16590, 16660, 16730, 16800, 16870, 16940, 17010, 17080, 17150, 17220, 17290, 17360, 17430, 17500, 17570, 17640, 17710, 17780, 17850, 17920, 17990, 18060, 18130, 18200, 18270, 18340, 18410, 18480, 18550, 18620, 18690, 18760, 18830, 18900, 18970, 19040, 19110, 19180, 19250, 19320, 19390, 19460, 19530, 19600, 19670, 19740, 19810, 19880, 19950, 20020, 20090, 20160, 20230, 20300, 20370, 20440, 20510, 20580, 20650, 20720, 20790, 20860, 20930, 21000, 21070, 21140, 21210, 21280, 21350, 21420, 21490, 21560, 21630, 21700, 21770, 21840, 21910, 21980, 22050, 22120, 22190, 22260, 22330, 22400, 22470, 22540, 22610, 22680, 22750, 22820, 22890, 22960, 23030, 23100, 23170, 23240, 23310, 23380, 23450, 23520, 23590, 23660, 23730, 23800, 23870, 23940, 24010, 24080, 24150, 24220, 24290, 24360, 24430, 24500, 24570, 24640, 24710, 24780, 24850, 24920, 24990, 25060, 25130, 25200, 25270, 25340, 25410, 25480, 25550, 25620, 25690, 25760, 25830, 25900, 25970, 26040, 26110, 26180, 26250, 26320, 26390, 26460, 26530, 26600, 26670, 26740, 26810, 26880, 26950, 27020, 27090, 27160, 27230, 27300, 27370, 27440, 27510, 27580, 27650, 27720, 27790, 27860, 27930, 28000, 28070, 28140, 28210, 28280, 28350, 28420, 28490, 28560, 28630, 28700, 28770, 28840, 28910, 28980, 29050, 29120, 29190, 29260, 29330, 29400, 29470, 29540, 29610, 29680, 29750, 29820, 29890, 29960, 30030, 30100, 30170, 30240, 30310, 30380, 30450, 30520, 30590, 30660, 30730, 30800, 30870, 30940, 31010, 31080, 31150, 31220, 31290, 31360, 31430, 31500, 31570, 31640, 31710, 31780, 31850, 31920, 31990, 32060, 32130, 32200, 32270, 32340, 32410, 32480, 32550, 32620, 32690, 32760, 32830, 32900, 32970, 33040, 33110, 33180, 33250, 33320, 33390, 33460, 33530, 33600, 33670, 33740, 33810, 33880, 33950, 34020, 34090, 34160, 34230, 34300, 34370, 34440, 34510, 34580, 34650, 34720, 34790, 34860, 34930, 35000, 35070, 35140, 35210, 35280, 35350, 35420, 35490, 35560, 35630, 35700, 35770, 35840, 35910, 35980, 36050, 36120, 36190, 36260, 36330, 36400, 36470, 36540, 36610, 36680, 36750, 36820, 36890, 36960, 37030, 37100, 37170, 37240, 37310, 37380, 37450, 37520, 37590, 37660, 37730, 37800, 37870, 37940, 38010, 38080, 38150, 38220, 38290, 38360, 38430, 38500, 38570, 38640, 38710, 38780, 38850, 38920, 38990, 39060



PORTE COCHERE

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

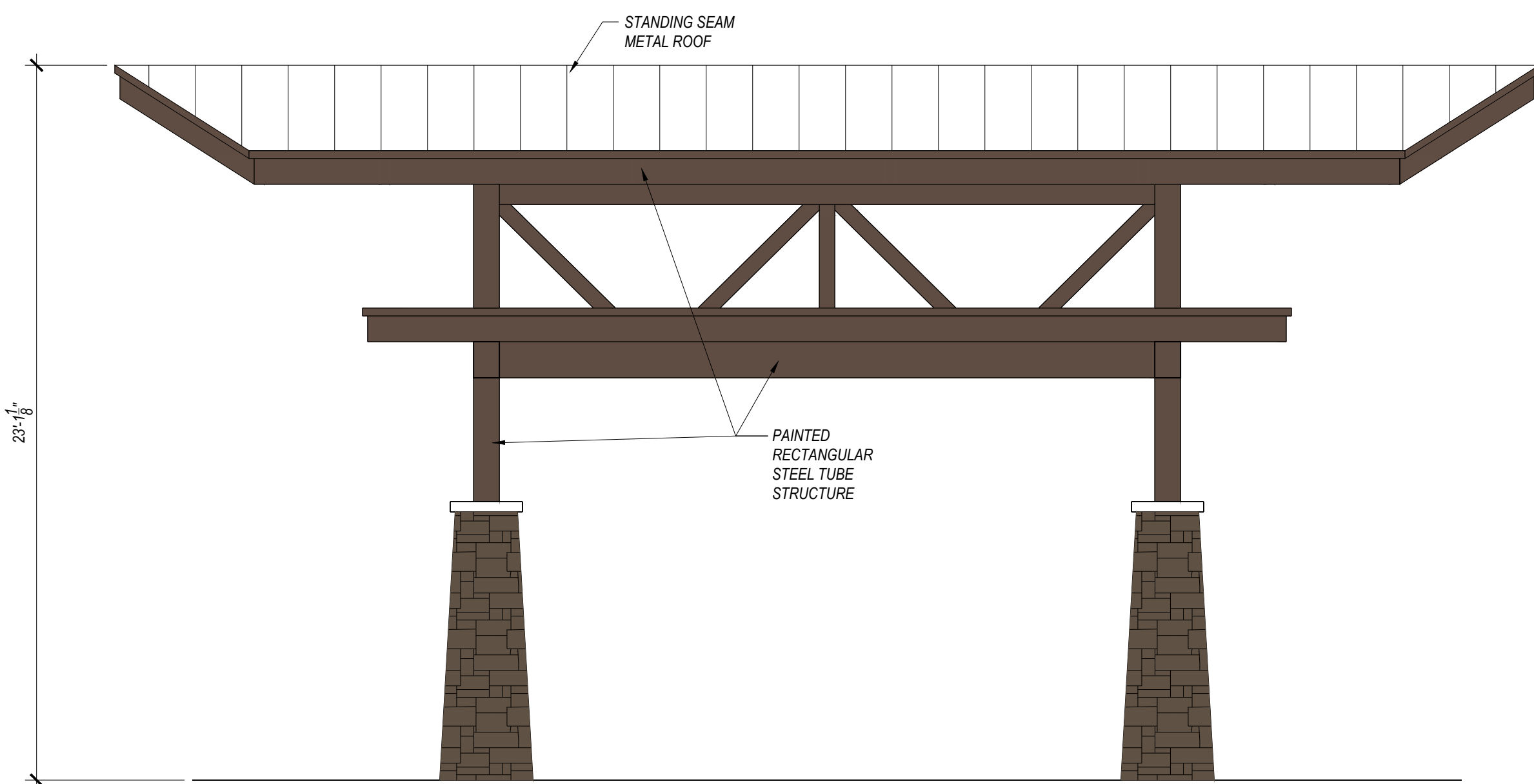
(ROOF PLAN VIEW)



PORTE COCHERE

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

(VIEW FROM NORTH LOOKING SOUTH)

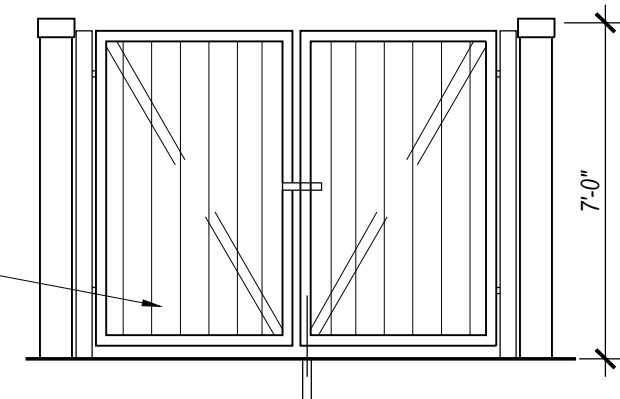


PORTE COCHERE

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

(VIEW FROM EAST LOOKING WEST)

SOLID PAINTED METAL GATES, COLOR TO MATCH BUILDING WITH LOCKABLE HASP. PROVIDE 1" DIAMETER X 2'-0" LONG DROP ANCHORS @ EACH LEG AND ALL NECESSARY ITEMS FOR A COMPLETE ASSEMBLY. PROVIDE SLEEVES IN APRON FOR GATE PINS (OPEN AND CLOSED POSITIONS). MOUNT GATES ON PAINTED 4"x4"x3/8" STEEL POSTS.



SPLIT FACE 8" CMU BLOCK WALL WITH 2-#4 BARS @ 24" O.C. BOND BEAMS. PROVIDE #4 BARS @ 24" O.C. VERTICAL AND AT EACH CORNER AND ENDS. TYPICAL. GROUT ALL REINFORCED CELLS. PROVIDE DURAWALL HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. EXTEND STUCCO FROM 6" BELOW FINISH GRADE OVER TOP OF WALL AND DOWN 4" TO STUCCO TERMINATION BAR. WRAP STUCCO AROUND OPENING AS SHOWN.

6" CONCRETE FILLED PIPE ENCASED IN 6" CONCRETE ALL AROUND. EMBEDDED 2'-6" TYPICAL. PAINT TO MATCH ENCLOSURE COLOR.

#4 BARS CONTINUOUS @ 12" O.C.

(2) #4 BARS CONTINUOUS @ BOTTOM OF FOOTING. PROVIDE #4 BARS TRANSVERSE @ 24" O.C.

6" THICK 4000 PSI MONOLITHIC CONCRETE SLAB WITH 3W AGGREGATE WITH 606 - 10/10 WWF. SEE CIVIL DRAWINGS FOR GRADES.

REFUSE ENCLOSURE

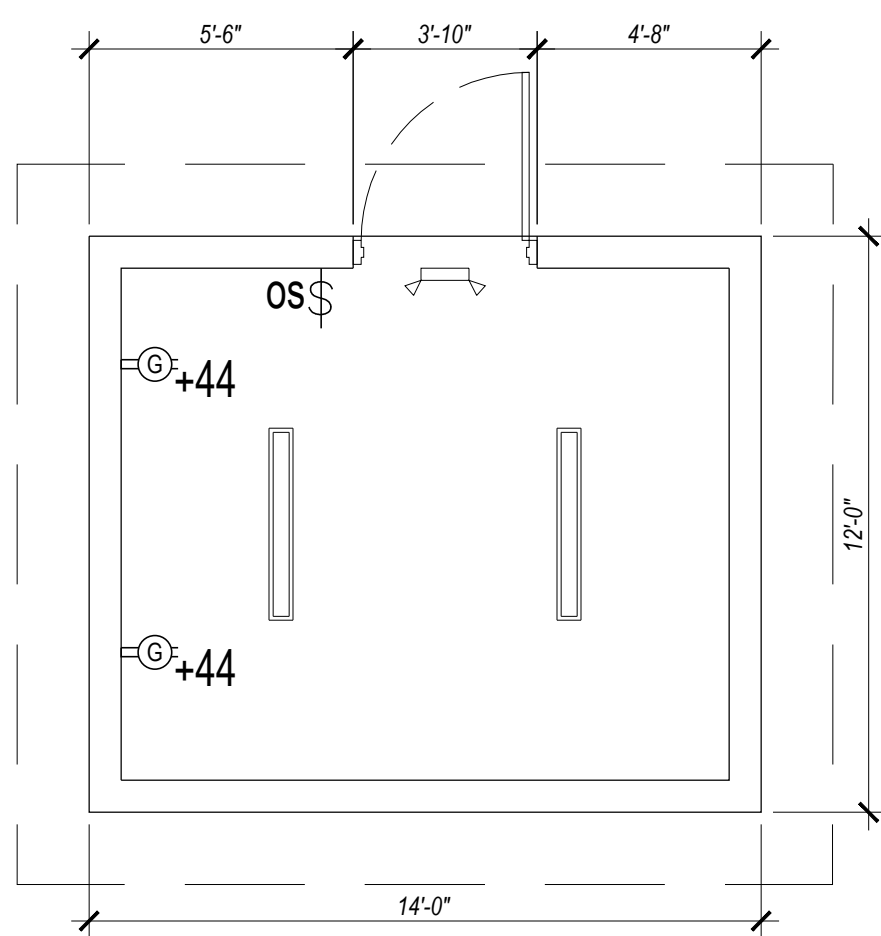
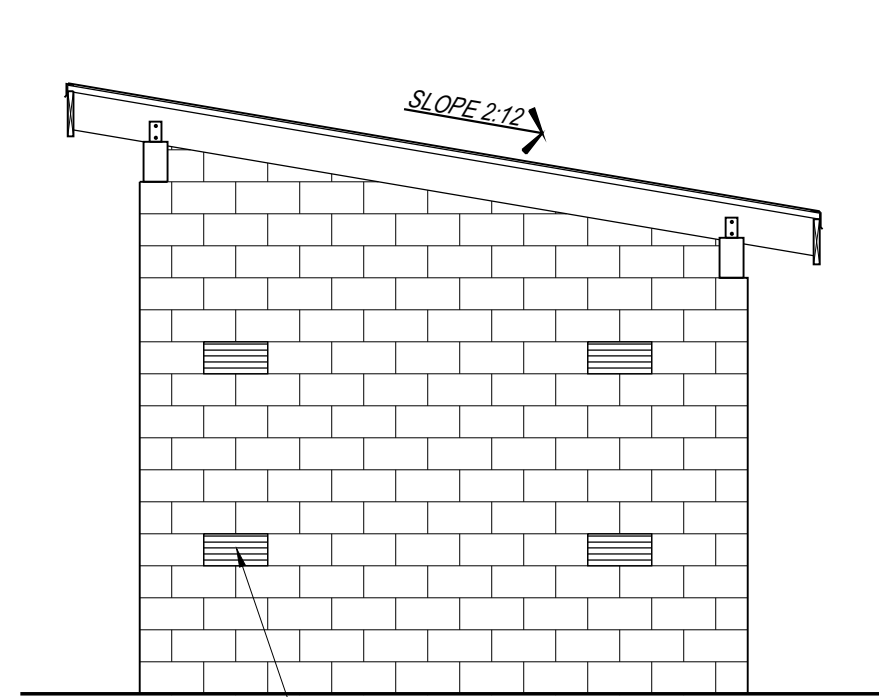
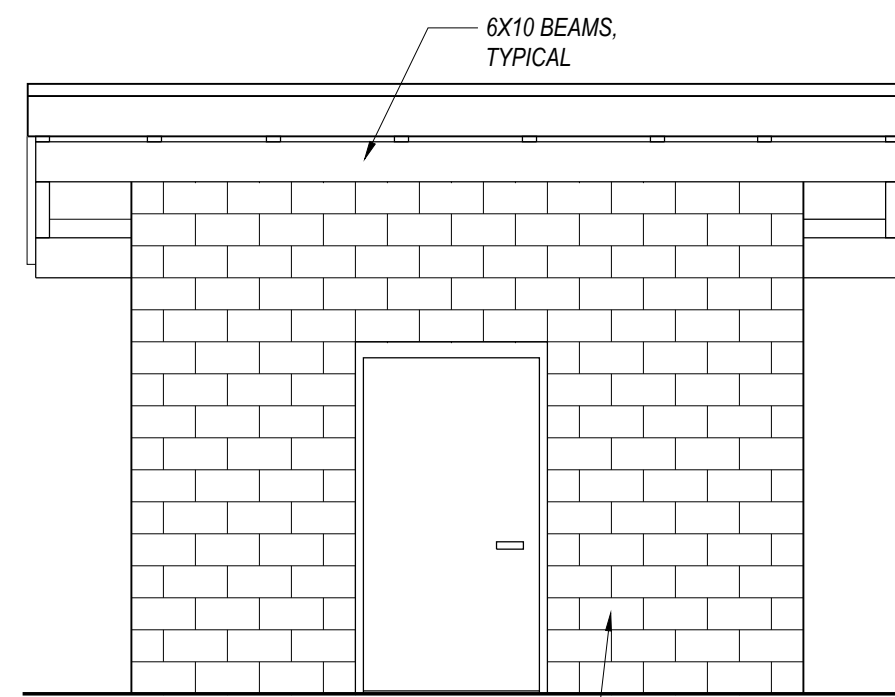
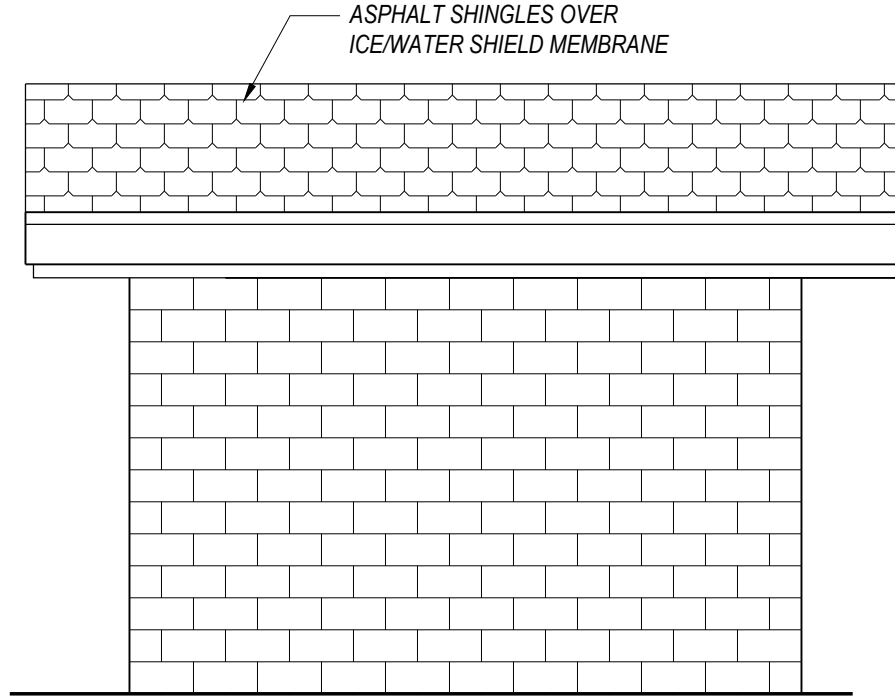
SCALE: 1/4"=1'-0"

PLAN, SECTION, AND ELEVATION

COLOR LEGEND

- EPS: Medium sand texture. Color match to Sherwin Williams: SW 7547 Sandbar
- STONE VENEER: Coronado Stone "Sierra Ledge - Cathedral Grey". Install over continuous insulation as per NCMA ASTM C1780 installation guide, figure 4b or equal.
- METAL PANEL PROFILE #1: Centria CS-260, Vertical Orientation. Color match to Sherwin Williams: SW 7591 Red Barn
- METAL PANEL PROFILE #2: Centria CS-620, Horizontal Orientation. Color match to Sherwin Williams: SW 6363 Gringery
- WINDOW TRIM: Color match to Sherwin Williams: SW 7591 Red Barn, typical. Match SW 2808 Rockwood Dark Brown at Metal Panel Profile #1 locations.
- ACCENT: Fascia, Soffits, trim, gutters and downspouts. Color match to Sherwin Williams: SW 2808 Rockwood Dark Brown
- ROOFING: Asphalt Shingle, GAF Timberline HDZ, Color "Mission Brown"

STORAGE BUILDING COLORS TO BE:
ROOFING: PER COLOR LEGEND
WALLS: MATCH EPS'S COLOR (SW 7547 SANDBAR)
BEAMS/RAFTERS/DECKING: SW 2808 ROCKWOOD DARK BROWN



STORAGE BUILDING

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

PLAN, SECTION, AND ELEVATIONS