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GRAND TOTAL: 78					

ELECT, LIGHTING & FIRE ALARM DEMO GENERAL NOTES

- WHERE CEILINGS ARE BEING REMOVED, REMOVE ALL NORMAL AND EMERGENCY LIGHT FIXTURES, FIRE ALARM DEVICES, AND EXIT SIGNS. ALL ASSOCIATED CONDUIT AND POWER/CONTROL WIRING SHALL ALSO BE DEMOLISHED.
- WHERE WALLS ARE BEING DEMOLISHED, REMOVE FIRE ALARM AND ELECTRICAL DEVICES. DEVICES AND ASSOCIATED BACKBOXES, CONDUIT, AND WIRE SHALL BE COMPLETELY REMOVED AS OUTLINED BELOW: A) ALL EXISTING CIRCUITS SHALL BE TRACED PRIOR TO DEMOLITION SO THEY CAN BE REUSED FROM THE ELECTRICAL DISTRIBUTION SYSTEM. PROVIDE CIRCUIT TRACING INFORMATION TO ENGINEER FOR USE WITH DEVELOPMENT OF CONTRACT DOCUMENTS. B) CIRCUITS THAT ARE ENTIRELY DEMOLISHED SHALL BE DEMOLISHED ALL THE WAY BACK TO THE MAIN JUNCTION BOX. C) CIRCUITS THAT ARE PARTIALLY DEMOLISHED SHALL BE DEMOLISHED ALL THE WAY BACK TO THE COMMON JUNCTION BOX WHERE THE PORTION OF THE CIRCUIT THAT IS TO REMAIN CAN BE EXTENDED FOR FUTURE REFEED. D) WHERE CONDUIT AND POWER/CONTROL WIRING IS INSTALLED IN A WALL THAT IS BEING DEMOLISHED THAT IS ASSOCIATED WITH A DEVICE TO MAINTAIN, DEREGATE, ACCELERATE AND EXTENSION OF CIRCUIT.
- WHERE WALLS ARE BEING DEMOLISHED THAT CONTAIN ELECTRICAL PANELS WITHIN OR ON THEM, DEMOLISH ELECTRICAL PANEL AND BRANCH CIRCUIT TO ABOVE CEILING OR ABOVE PANEL. PROVIDE JUNCTION BOX OR PULL BOX AT LOCATION ABOVE PANEL WHERE CIRCUITS ARE DEMOLISHED TO. CIRCUITS WILL BE INTERCEPTED AND EXTENDED AT THIS LOCATION TO NEW PANEL. LOCATION, PANEL, LOCATIONS WILL BE DETERMINED DURING DESIGN. CERTAIN PANELS MAY HAVE THE ENTIRE BRANCH CIRCUITING INSTALLATION DEMOLISHED (I.E. KITCHEN PANELS).
- EXISTING LIGHTING CONTROLS DEVICES SHALL BE DEMOLISHED FOR LIGHT FIXTURE ZONES/CIRCUITS BEING DEMOLISHED. DEMOLISH DEVICES AND ASSOCIATED CONTROL WIRING AS REQUIRED. WHERE PATHWAYS ARE INSTALLED WITHIN WALLS TO REMAIN, PATHWAYS CAN BE REUSED IF IN EMT CONDUIT AND CONDUIT IS IN A REUSABLE CONDITION.
- ELECTRICAL INFRASTRUCTURE IS CALLED OUT TO BE DEMOLISHED OUTSIDE THE LIMITS OF THIS RENOVATION SCOPE TO SERVE EXISTING AND NEW ELECTRICAL LOADS. SURVEY PATHWAYS FOR REFUSE AND PROVIDE INSULATION TESTING FOR ALL FEEDERS BETWEEN EQUIPMENT BEING DEMOLISHED. REFER TO ME SHERATON DUE DILIGENCE REPORT FOR EQUIPMENT IN QUESTION.
- FIRE ALARM PANEL LOCATED IN JANITORS CLOSET SHALL BE MAINTAINED. POWER SHALL BE MAINTAINED TO THIS PANEL TO ENSURE FUNCTION OF FIRE ALARM SYSTEM IN SPACES NOT INCLUDED IN THIS RENOVATION SCOPE SERVED FROM THIS PANEL. EXISTING FIRE ALARM CIRCUITS SHALL BE DEMOLISHED BACK TO THE NEXT UPSTREAM DEVICES FOR ALL DEVICES THAT ARE DEMOLISHED ALONG WITH WALLS AND CEILINGS. NEW CIRCUITS AND EXTENSIONS WILL BE UTILIZED TO FEED THE FIRE ALARM NAC/SLC CIRCUITS TO DEVICES THROUGHOUT THE NEW AND EXISTING SPACES.
- EXISTING CIRCUITS TO MECHANICAL EQUIPMENT SHALL BE LEFT OPERATIONS DURING THE DEMOLITION AND CONSTRUCTION PHASE OF THIS PROJECT. PROTECT FEEDER CONDUITS AS REQUIRED FOR MAINTAINED OPERATION OF THIS EQUIPMENT.
- DEMOLISH ALL ELECTRICAL INFRASTRUCTURE ASSOCIATED WITH MECHANICAL OR PLUMBING EQUIPMENT THAT IS CALLED OUT FOR DEMOLITION. EQUIPMENT NOT COLLAGED OUT FOR DEMOLITION SHALL MAINTAIN ELECTRICAL INFRASTRUCTURE.
- WHERE ELECTRICAL INFRASTRUCTURE REPLACEMENTS OCCUR SERVING MECHANICAL EQUIPMENT INTENDED TO REMAIN IN PLACE, PROVIDE NOTICE TO OWNER FOR PLANNED DOWNTIME WHILE ELECTRICAL WORK IS BEING PERFORMED TO REFEED THE EQUIPMENT IN QUESTION.
- WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.
- ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT ARE NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

TECHNOLOGY DEMO GENERAL NOTES

- EXISTING CABLING SERVING AREAS OUTSIDE OF THE AREA OF DEMO MAY TRAVERSE THROUGH/ABOVE AREAS OF DEMO. CABLING NOT DIRECTLY ASSOCIATED WITH DEVICES WITHIN THE DEMO AREA, SHALL BE PROTECTED AND TRACED TO DETERMINE ORIGIN AND USE. ANY CABLING DAMAGED OR REMOVED THAT SERVICES DEVICES OUTSIDE OF THE DEMO AREA (ABOVE/BELOW/BEYOND) SHALL BE REPLACED IN FULL AT NO COST TO THE OWNER.
- WHERE CEILINGS ARE BEING REMOVED, REMOVE CEILING MOUNTED ACCESS POINTS, SECURITY CAMERAS, MOTION SENSORS, SPEAKERS AND TVS. ALL ASSOCIATED CONDUIT AND WIRING SHALL ALSO BE DEMOLISHED.
- WHERE WALLS ARE BEING DEMOLISHED, REMOVE TELECOMMUNICATIONS AND TV AND SECURITY DEVICES, DEVICES AND ASSOCIATED BACKBOXES, CONDUIT, AND WIRE SHALL BE COMPLETELY REMOVED AS OUTLINED HEREIN.
- WHERE CONDUIT AND TELECOM/SECURITY/TV WIRING IS INSTALLED IN A WALL THAT IS TO REMAIN, REMOVE ALL CABLING. WHERE PATHWAYS ARE INSTALLED WITHIN WALLS TO REMAIN, REMOVE ALL CABLING. WHERE PATHWAYS ARE INSTALLED WITHIN WALLS TO REMAIN, PATHWAYS CAN BE REUSED IF IN EMT CONDUIT AND CONDUIT IS IN A REUSABLE CONDITION.

MECHANICAL & PLUMBING DEMO GENERAL NOTES

- WHERE CEILINGS ARE REMOVED, REMOVE EXISTING SUPPLY DIFFUSERS, RETURN GRILLES, AND FLEXIBLE DUCTWORK BACK TO NEAREST SHEET METAL CONNECTION. SHEET METAL TO REMAIN FOR RE-USE.
- EXISTING HYDRONIC HEATING AND COOLING SHALL REMAIN OPERATIONAL DURING PROJECT DEMOLITION. WHERE HYDRONIC PIPING IS DISTURBED AS PART OF DEMOLITION, RECONNECT PIPING TEMPORARILY SO THAT SYSTEMS MAY REMAIN OPERATIONAL.
- EXISTING AIR HANDLING UNITS SERVING THE PROJECT AREA ARE LOCATED IN THE UPPER LEVEL FAN ROOM. AIR HANDLING UNITS SHALL REMAIN OPERATIONAL DURING PROJECT DEMOLITION. PROVIDE CONSTRUCTION FILTERS AT EACH RETURN AIR INLET.
- EXISTING MISCELLANEOUS HEATING SYSTEMS INCLUDING CABINET HEATERS, FIN TUBE, ETC. SHALL REMAIN OPERATIONAL DURING PROJECT DEMOLITION.
- THE BUILDING INCLUDES A PNEUMATIC CONTROL SYSTEM. WHERE EXISTING THERMOSTATS ARE LOCATED ON WALLS THAT ARE TO BE REMOVED, OUT PNEUMATIC TUBING ABOVE CEILING AND TEMPORARILY RE-INSTALL THERMOSTAT IN CEILING SPACE FOR REUSE.

PLUMBING DEMO GENERAL NOTES

- AS PART OF PLUMBING DEMOLITION SCOPE OF WORK, COMPLETELY REMOVE ALL TOILET ROOM PLUMBING FIXTURES AND ASSOCIATED CARRIERS IN MAIN WOMEN'S AND MEN'S TOILET ROOMS (LOCATED BETWEEN COLUMN LINES P-5 & R-5 AND 24' & 29') INCLUDING LAVATORIES, URINALS, AND WATER CLOSETS. CAP PIPING IN WET WALL FOR REUSE.
- EXISTING COMMERCIAL DISHWASHER (LOCATED BETWEEN 34 & 36 AND R-5 & P) SHALL BE REMOVED. CAP DOMESTIC WATER FOR FUTURE REUSE.
- EXISTING KITCHEN SINK AND PREP TABLE (LOCATED BETWEEN 37 & 37.5 AND R-5 & P) SHALL BE REMOVED. CAP DOMESTIC WATER FOR FUTURE REUSE.
- EXISTING LOBBY BAR (BETWEEN K & L AND 8 & 27) SHALL BE REMOVED. REMOVE ALL EQUIPMENT SINKS, INSTANTANEOUS WATER HEATERS, AND DOMESTIC HOT/COLD PIPING. CAP DOMESTIC WATER PIPING FOR REUSE.
- EXISTING FLOOR SINKS IN KITCHEN AND BAR AREAS SHALL BE EXISTING TO REMAIN.
- EXISTING DOMESTIC WATER AND STORM PIPING WITHIN THE BALLROOM AREA SHALL BE EXISTING TO REMAIN.
- EXISTING EXTERIOR HOSE BIBB AT SOUTH EXTERIOR WALL SHALL BE EXISTING TO REMAIN.

FIRE PROTECTION GENERAL NOTES

- AREAS WITH DEMOLITION SCOPE ARE PROVIDED WITH A WET FIRE PROTECTION SPRINKLER SYSTEM WITH SUSPENDED HEADS. WHERE CEILINGS ARE REMOVED, FIRE PROTECTION HEADS SHALL BE REPLACED WITH UPRIGHT HEADS IN ACCORDANCE WITH NFPA 13.

POWER & COMMUNICATION GENERAL NOTES

- ALL SCREENED AREAS INDICATE EXISTING CONSTRUCTION TO REMAIN AND AREAS NOT IN CONTRACT, U.N.O.
- REFER TO 'G' SERIES DRAWINGS FOR SCHEDULES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND TYPICAL MOUNTING HEIGHTS APPLICABLE TO THIS PLAN.
- RE: ELECTRICAL DRAWINGS FOR MORE INFORMATION REGARDING POWER DEVICES, AND RE: TECHNOLOGY DRAWINGS FOR MORE INFORMATION REGARDING DATA AND AV DEVICES.
- REFER TO SHEET G0.800 FOR FIRESAFING DETAILS AT FLOOR CORES.
- ELECTRICAL AND TECHNOLOGY DRAWINGS GOVERN WHERE DEVICE MOUNTING HEIGHTS AND LOCATIONS DIFFER FROM ELECTRICAL AND TECHNOLOGY DRAWINGS.
- FURNITURE IS SHOWN FOR REFERENCE ONLY. VERIFY WITH TENANT'S FURNITURE VENDOR FOR SPECIFIC INFORMATION REGARDING FURNITURE AND ITS EXACT LOCATION.
- ALL NEW DATA/VOICE, ELECTRICAL, AND SWITCH FACE PLATES ARE TO BE WHITE, U.N.O. PROVIDE MATCHING COVER PLATES.
- COORDINATE WITH AV VENDOR FOR ALL POWER REQUIREMENTS FOR ALL COMPONENTS ASSOCIATED WITH THE AV SYSTEM. ALL AV EQUIPMENT IS PROVIDED AND INSTALLED BY TENANT'S AV VENDOR, U.N.O. COORDINATE BLOCKING REQUIREMENTS, MOUNTING LOCATION, AND CONDUIT SIZES WITH AV VENDOR PRIOR TO ROUGH-IN.
- X-RAY SLAB PRIOR TO CORING. REVIEW FINDINGS AND LOCATIONS WITH OWNER AND TENANT'S FURNITURE VENDOR.
- INDICATED DIMENSIONS ARE TO THE CENTERLINE OF OUTLET/SWITCH, OR CLUSTER OF OUTLETS/SWITCHES, U.N.O.
- INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.
- G.C. TO COORDINATE INSTALLATION OF TELECOMM, DATA, AND SECURITY SYSTEMS.
- PROVIDE ONE-PIECE TYPE GANG COVER PLATES WHERE SWITCHES CAN BE GROUPED TOGETHER.
- IDENTIFY DEDICATED OR ISOLATED GROUNDING OUTLETS WITH A RED DOT.
- VERIFY EQUIPMENT SPECIFICATIONS, POWER, AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- G.C. TO COORDINATE INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING SYSTEMS AND THEIR ASSOCIATED COMPONENTS WITH ARCHITECTURAL DETAILS, FINISHES, ETC. AND ALL OTHER TRADES.
- WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK, THE WORK SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR. CUTOUTS FOR SWITCHES AND DEVICES ARE TO BE PROVIDED BY MILLWORK CONTRACTOR AND COORDINATED BY G.C. WITH ARCHITECT.
- VERIFY WITH ARCHITECT THE LOCATION OF PANELS, T-STATS, SWITCHES, ALARMS, OR ANY DEVICES EXPOSED TO VIEW AND NOT SHOWN ON THE ARCHITECTURAL DRAWINGS. INSTALLER SHALL SUBMIT CATALOG CUT SHEET OF DEVICES TO ARCHITECT FOR AESTHETIC REVIEW.
- G.C. SHALL COORDINATE LOCATION OF WHIPS AND BOXES FOR ELECTRICAL SERVICE AT MILLWORK FOR TASK LIGHTING, EQUIPMENT, DEVICES, ETC WITH ALL OTHER TRADES, TYP. WHIPS MUST NOT BE EXPOSED TO VIEW OR HANG BELOW MILLWORK.

GENERAL NOTES

- G.C. TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- G.C. TO OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- G.C. TO REVIEW DOCUMENTS, VERIFY DIMENSIONS, VERIFY FIELD CONDITIONS, AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- G.C. TO SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- G.C. TO COORDINATE WORK WITH THE LANDLORD AND OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE TO BUILDING OCCUPANTS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTES "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. G.C. TO INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRAM SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- G.C. TO COORDINATE TELECOMMUNICATIONS, DATA, AND SECURITY SYSTEM INSTALLATIONS.
- G.C. TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- G.C. TO MAINTAIN WORK AREAS AS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- G.C. TO PROVIDE ALL ACCESS PANELS REQUIRED FOR ALL JUNCTION BOXES, VALVES, CLEANOUTS, PLUGS, FILTERS, EQUIPMENT, AND ALL OTHER ITEMS REQUIRING SERVICE OR MAINTENANCE.
- G.C. TO PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE. PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- G.C. SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT FOR CLARIFICATION.
- G.C. TO PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH OTHER CONTRACTORS FOR SIZE, TYPE, AND LOCATION OF REQUIRED BLOCKING. ALL IN-WALL AND IN-CEILING BLOCKING IS TO BE FIRE-RETARDANT-TREATED.
- THE G.C. AND EACH TRADE IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH EXISTING CONDITIONS AND ALL OTHER TRADES. NO FIELD WORK ORDERS WILL BE APPROVED FOR ANY CONDITIONS/CONFLICTS THAT COULD HAVE BEEN ANTICIPATED DURING BID FIELD INSPECTION OR THAT COULD HAVE BEEN COORDINATED WITH THE G.C. AND EACH TRADE AFTER AWARD OF CONTRACT.
- TENANT ARCHITECTURAL DIMENSIONS AND DESIGN INTENT TAKE PRECEDENCE OVER MECHANICAL, ELECTRICAL, OR PLUMBING DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH CONSTRUCTION.
- G.C. TO NOTIFY ARCHITECT IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.

FIRE PREVENTION NOTES

- THIS PROJECT DOES NOT INCLUDE STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS OR HAZARDOUS SUBSTANCES.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE FROM ALL PORTIONS OF THE BUILDING ON EACH FLOOR, WITHIN ELECTRICAL AND MECHANICAL ROOMS, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY GOVERNING AUTHORITIES. PROVIDE PORTABLE FIRE EXTINGUISHER COMPATIBLE WITH AUTOMATIC FIRE EXTINGUISHING SYSTEM AGENT AND IN ACCORDANCE WITH SECTION 904.12.5 OF THE IFC, AND WITHIN 30 FT OF COMMERCIAL KITCHEN EQUIPMENT.
- EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM FOLLOWING APPROVAL BY LANDLORD'S LIFE SAFETY ENGINEER. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/LIFE SAFETY SYSTEM FOLLOWING APPROVAL BY LANDLORD'S LIFE SAFETY ENGINEER. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

ACCESSIBILITY NOTES

- ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 1/2" IN HEIGHT. CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (HEIGHT/LENGTH). LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
- FLOOR AREAS ON EACH SIDE OF DOORS SHALL BE LEVEL AND CLEAR. THE DIMENSIONS OF THE LEVEL AREAS ARE DESIGNED TO MEET ANSI

PLUMBING COUNTS

PLUMBING FIXTURE REQUIREMENTS - LEVEL 01 STAFF SUPPORT & LOCKERS							
OCCUPANCY TOTALS		'A'	'B'	'B' - LOCKERS	'S'		
		107	35	70	5		

FIXTURE QUANTITIES		REQUIRED 'A'	REQUIRED 'B'	REQUIRED 'L'	REQUIRED 'S'	TOTAL REQ'D	PROVIDED
WATER CLOSETS	MEN	54/125 = .43	0 + (18/25) = .72	1 + (10/25) = 1.4	3/100 = .03	3 (2.58)	4.5*
	WOMEN	54/65 = .83	0 + (18/25) = .72	1 + (10/25) = 1.4	3/100 = .03	3 (2.98)	4.5*
LAVATORIES	MEN	54/200 = .27	0 + (18/40) = .45	0 + (35/40) = .9	3/100 = .03	2 (1.65)	3.5*
	WOMEN	54/200 = .27	0 + (18/40) = .45	0 + (35/40) = .9	3/100 = .03	2 (1.65)	3.5*
DRINKING FOUNTAINS		107/500 = .21	35/100 = .35	70/100 = .7	5/1000 = .005	2 (1.26)	2**

THIS SPACE WILL FUNCTION AS TWO MOSTLY SEPARATE SUITES, WITH A CHILDREN'S SKI SCHOOL ON ONE SIDE AND OFFICE SUPPORT SPACE AND LOCKERS ON THE OTHER.

FIXTURES WITHIN THE SKI SCHOOL SUITE WILL BE FITTED WITH CHILD SIZE WATER CLOSETS AND LAVATORIES, WITH THE EXCEPTION OF TWO SINGLE-USER ADA ACCESSIBLE RESTROOMS. THESE SINGLE-USER RESTROOMS WILL BE USED ONLY BY THE ADULT SUPERVISORS IN THE SPACE. THE KITCHEN HAS LESS THAN 15 OCC. SO ONE RESTROOM IS NEEDED. THIS RESTROOM IS INCLUDED IN THE TWO SINGLE-USER RESTROOMS FOR ADULT SUPERVISORS. ADULT SUPERVISORS WILL ALSO HAVE ACCESS TO THE RESTROOMS WITHIN THE BUSINESS USE AREA.

*UNISEX RESTROOM WATER CLOSET AND LAVATORY COUNTS HAVE BEEN APPLIED AS .5 PER EACH SEX.
** 50% OF REQUIRED DRINKING FOUNTAINS CAN BE WATER DISPENSERS, WITH A MINIMUM OF 1 HIGH AND 1 LOW FOUNTAIN. FOOD SERVICE AREA WILL ALSO PROVIDE WATER FOR OCCUPANTS IN SKI SCHOOL AREA.

OCCUPANCY TOTALS

LIFE SAFETY - OCCUPANCY TABULATION - STAFF SUPPORT & LOCKERS			
OCCUPANCY TYPE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (IBC)	390 SF	300	4
ASSEMBLY UNCONCENTRATED - TABLES/CHAIRS (IBC)	1,584 SF	15	107
BUSINESS AREAS - CONCENTRATED (IBC)	628 SF	50	13
BUSINESS AREAS - GENERAL (IBC)	3,123 SF	150	22
LOCKER ROOMS (IBC)	3,473 SF	50	70
Grand total	9,197 SF		215

LIFE SAFETY - OCCUPANCY TABULATION - SKI SCHOOL AREA			
OCCUPANCY TYPE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (IBC)	751 SF	300	4
BUSINESS AREAS - GENERAL (IBC)	334 SF	150	3
DAYCARE (IBC)	975 SF	35	29
EDUCATIONAL - CLASSROOM (IBC)	6,111 SF	20	307
KITCHENS - COMMERCIAL (IBC)	1,899 SF	200	9
Grand total	9,869 SF		352

TRAVEL DISTANCE

TRAVEL DISTANCE	
TRAVEL PATH	TOTAL DISTANCE
COMMON PATH A	38' - 1' 1/4"
COMMON PATH B	40' - 6' 1/4"
COMMON PATH C	64' - 9' 1/4"
COMMON PATH E	27' - 7"
COMMON PATH F	32' - 4"
EXIT ROUTE A	83' - 8"
EXIT ROUTE B	218' - 8"
EXIT ROUTE C	129' - 2' 1/4"
EXIT ROUTE D	121' - 1' 1/2"
EXIT ROUTE E	108' - 7' 3/4"
EXIT ROUTE F	177' - 7' 1/4"

FIRE RESISTANCE RATINGS

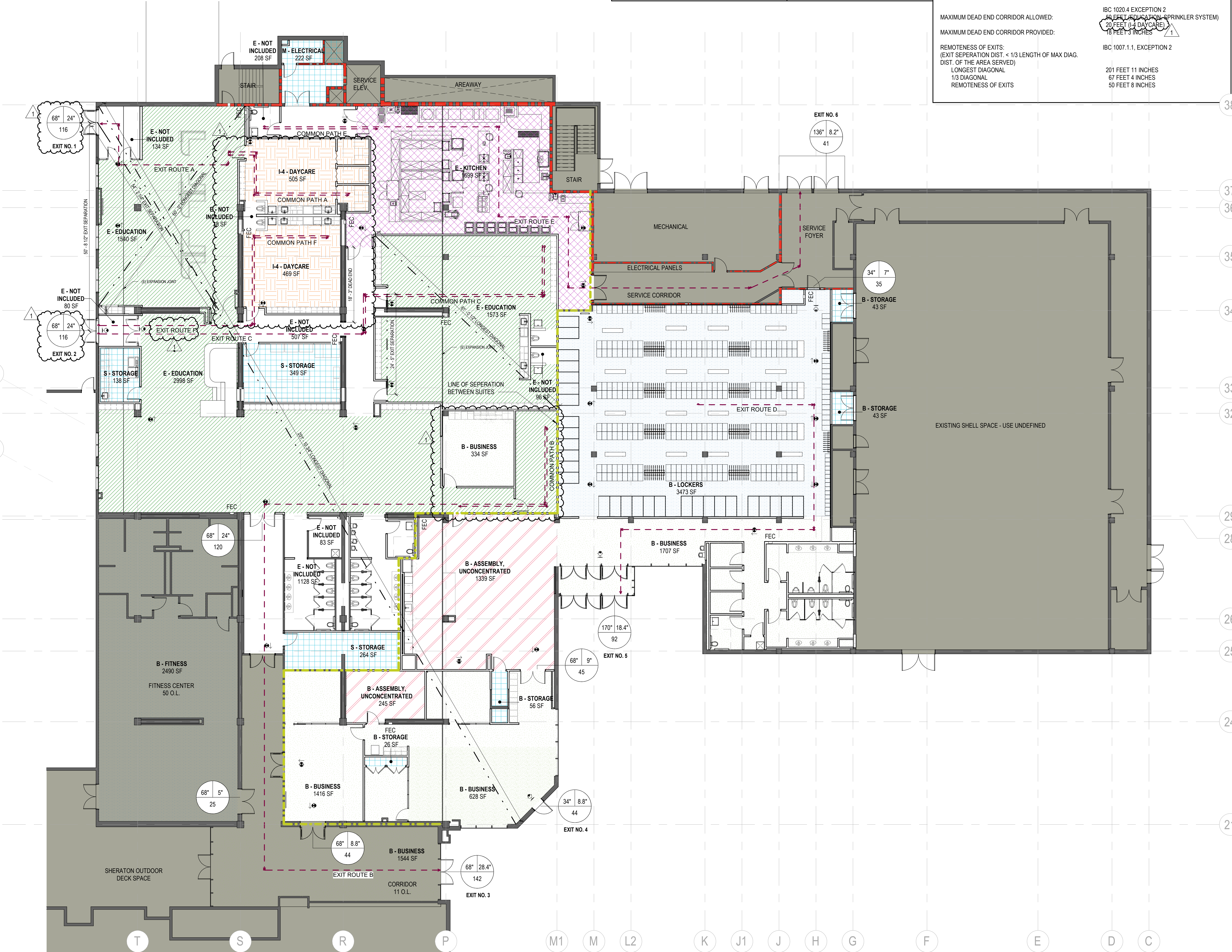
FIRE RATING REQUIREMENTS FOR BUILDING ELEMENTS, TABLE 601
EXISTING BUILDING CONSTRUCTION TYPE: 1B
PRIMARY STRUCTURAL FRAME: 2 HR RATING
BEARING WALLS:
EXTERIOR 2 HR RATING
INTERIOR 2 HR RATING
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 2 HR RATING
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 2 HR RATING

NOTE: EXISTING CONSTRUCTION, STRUCTURAL SYSTEM COMPLIANCE BASED ON STRUCTURAL SYSTEMS AS SHOWN ON AS BUILT DOCUMENTS AND REVIEW OF EQUIVALANCY RATINGS PER TABLE 721.1 (3)

PLUMBING FIXTURE REQUIREMENTS - LEVEL 01 SKI SCHOOL AREA							
OCCUPANCY TOTALS		'B'	'E'	'B' - KITCHEN	'I-4' - DAYCARE	'S'	
		3	307	9	29	4	

FIXTURE QUANTITIES		REQUIRED 'B'	REQUIRED 'E'	REQUIRED 'K'	REQUIRED 'I-4'	REQUIRED 'S'	TOTAL REQ'D	PROVIDED
WATER CLOSETS	MEN	0 + (2/25) = .08	154/50 = 3.08	5/50 = .1	15/15 = 1	4/100 = .04	5 (4.3)	8*
	WOMEN	0 + (2/25) = .08	154/50 = 3.08	5/50 = .1	15/15 = 1	4/100 = .04	5 (4.3)	8*
LAVATORIES	MEN	0 + (25/40) = .05	154/80 = 1.93	5/80 = .06	15/15 = 1	4/100 = .04	4 (3.08)	7*
	WOMEN	0 + (25/40) = .05	154/80 = 1.93	5/80 = .06	15/15 = 1	4/100 = .04	4 (3.08)	7*
DRINKING FOUNTAINS		3/100 = .04	307/100 = 3.07	9/100 = .09	15/100 = .15	4/1000 = .004	4 (3.354)	4**

OCCUPANCY TYPE DESIGNATION LEGEND	GRAPHIC SYMBOLS LEGEND	EGRESS REQUIREMENTS - PLAZA LEVEL (TENANT AREA IN SCOPE ONLY)
<div>(none)</div> <div>Assembly without fixed seats - Unconcentrated (tables and chairs)</div> <div>Business areas</div> <div>Business areas, concentrated</div> <div>Educational - Classroom area</div> <div>Institutional - Daycare</div> <div>Kitchens, commercial</div> <div>Locker rooms</div> <div>Accessory storage areas, mechanical equipment room</div>	<div>EGRESS ROUTE</div> <div>COMMON PATH OF TRAVEL</div> <div>LONGEST DIAGONAL</div> <div>SECURITY LOCATION</div> <div>SECURITY CARD READER</div> <div>ROOM OCCUPANT LOAD</div> <div>1-HR FIRE RATING</div> <div>2-HR FIRE RATING</div> <div>3-HR FIRE RATING</div> <div>SUITE DESIGNATION</div> <div>EGRESS EXIT SIGNAGE</div> <div>DOOR EGRESS WIDTH</div> <div>WIDTH PROVIDED</div> <div>WIDTH REQUIRED</div> <div>OCCUPANTS SERVED</div>	<div>TOTAL AREA IN SCOPE: APPROX. 21,793 SF</div> <div>TENANT OCCUPANT LOADS: EDUCATION (20 NSF/PERSON): 351 OCCUPANTS KITCHEN (200 NSF/PERSON): 9 OCCUPANTS LOCKERS (50 GSF/PERSON): 70 OCCUPANTS ASSEMBLY (15 NSF/PERSON): 107 OCCUPANTS STORAGE/MECH (300 GSF/PERSON): 8 OCCUPANTS BUSINESS (100 GSF/PERSON): 38 OCCUPANTS TOTAL: 583 OCCUPANTS</div> <div>TENANT EGRESS WIDTH REQUIREMENTS: OTHER EGRESS COMPONENTS: REQUIRED (0.2 IN/OCCUPANT): PROVIDED AT EXIT DOORS:</div> <div>MINIMUM WIDTH OF EGRESS CORRIDOR REQUIRED: MINIMUM WIDTH OF EGRESS CORRIDOR PROVIDED:</div> <div>MINIMUM NUMBER OF EXITS REQUIRED: NUMBER OF EXITS PROVIDED:</div> <div>MAXIMUM LENGTH OF EGRESS TRAVEL ALLOWED: MAXIMUM LENGTH OF EGRESS TRAVEL PROVIDED:</div> <div>MAXIMUM COMMON PATH OF TRAVEL ALLOWED: MAXIMUM COMMON PATH OF TRAVEL PROVIDED:</div> <div>MAXIMUM DEAD END CORRIDOR ALLOWED: MAXIMUM DEAD END CORRIDOR PROVIDED:</div> <div>REMOVEDNESS OF EXITS: (EXIT SEPARATION DIST. < 1/3 LENGTH OF MAX DIAG. DIST. OF THE AREA SERVED) LONGEST DIAGONAL 1/3 DIAGONAL REMOVEDNESS OF EXITS</div>



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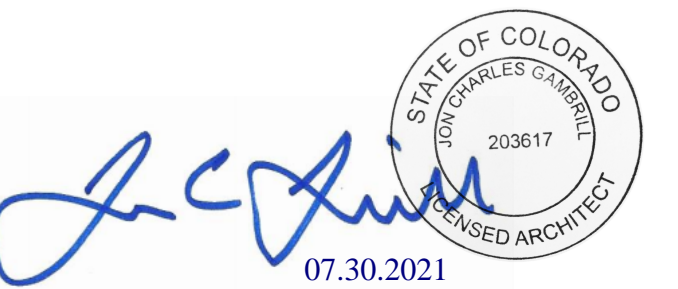
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Date	Description
2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION
2021.07.30	BULLETIN 1

Seal / Signature



Project Name
Steamboat Base Village
Redevelopment
Project Number
003.7835.000
Description
CODE ANALYSIS, EGRESS, AND
OCCUPANCY PLAN

Scale
As indicated