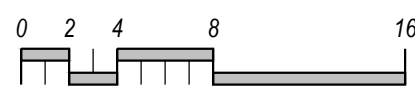


4TH FLOOR PLAN

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



PROJECT DATA			
Chapter 3 - Use and Occupancy Classification	Type	Sq. Ft.	
	A-2	1,717	Breakfast area, Great Room, meeting room
	A-3	2,693	Lobby, Market, Elevator Lobby, Pool
	B	7,620	Offices, Laundry, Pantry, work room, Fitness, etc.
	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" Actual Height
	Stories	4	
	Area	63,527	Total Building Area
Chapter 6 - Types of Construction			
Chapter 9 - Fire Protection Systems		V-A	Wood construction
		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:

- 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 AND GUARDRAILS, WOOD INTERIOR, STEEL EXTERIOR.
- VALIANT 24" DIAMETER FACTORY FABRICATED LINEN CHUTE WITH 90 MINUTE RATED 24"x30" LINEN DISCHARGE DOOR AT GROUND LEVEL AND 90 MINUTE RATED 18"x18" LINEN CHUTE ACCESS DOORS @ 2ND - 4TH FLOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. PROVIDE SPRINKLER HEADS IN CHUTE.
- 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 3500# 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" 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 SHALL COMPLY WITH BRAND FITNESS STANDARDS. ALL FINISHES SHALL COMPLY WITH STANDARDS.
- PROPOSED LOCATION OF WALL MOUNTED HOUSE PHONE MOUNTED @ 48" A.F.F. TYPICAL. PHONE SHALL RING @ FRONT DESK.
- POOL LADDER AND HANDRAILS.
- ACCESSIBLE POOL AND/OR 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 POOL AND SPA. FINAL DESIGN OF POOL AND DECK MUST MEET ALL STATE AND BRAND DESIGN STANDARDS AND REQUIREMENTS.
- TACTILE EXIT SIGN PER IBC 1011.3 @ EACH STAIRWELL DOOR AND EXIT DOOR.
- WALL MOUNTED HDTV TELEVISION. CONCEAL ALL POWER/CABLE CONNECTIONS.
- TOWEL AND HAMPER CABINET LOCATION.
- FRONT LOADED WASHER AND DRYER, ADA ACCESSIBLE.
- STAIRWELL SIGN MOUNTED @ 5'-0" A.F.F. AT EACH FLOOR NEXT TO DOOR AS SHOWN. SEE DETAIL 1/41.1 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 (3) 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.
- 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 #DRT35PF WITH RUSTIC LINER, LCD THERMOSTATIC REMOTE, STANDARD BLOWER.
- FIRE PROTECTION DRY STANDPIPE LOCATION WITH VALVES AT EACH LANDING, VERIFY WITH FIRE DEPARTMENT.
- 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.
- NOT USED.
- NOT USED.
- RECESSED WALK-OFF MAT WITH FLOOR DRAIN.
- NOT USED.
- (2)-4" CONDUITS TO FUTURE HOTEL NETWORK/SERVER ROOM.

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 A3# SHEETS FOR ENLARGED GUEST ROOM AND COMMON AREA PLANS.
- SEE A5# 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, HEATSAVER 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).

GUEST ROOM TYPE MATRIX									
FLOOR	KING	KING/ KING	KING SUITE	KING/ KING SUITE	KING ACC. ROLL-IN #216	KING/ KING ADA #221, #321	KING SUITE ADA #303	KING/ KING SUITE ADA #421	FLOOR TOTAL
1ST									0
2ND	3	14	4	7	1	1			30
3RD	3	15	3	7		1	1		30
4TH	3	15	4	7				1	30
TOTAL	9	44	11	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 224.5. 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.



Holiday Inn - Hotel A Site Development Package

3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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* Due to variation in printing techniques, only printed dimension shall be used. Contractors shall verify all layouts, dimensions and other related information prior to taking up construction.

DRAWING ISSUE DATES:
2/20/23 Site Development Package

DRAWING REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
4TH FLOOR
PLAN

A1.4A

SHEET: 26 OF 37