LA QUINTA INN & SUITES

PROJECT DATA

PROJECT NAME: LA QUINTA INN & SUITES
LOCATION: PRICE, UTAH

OWNER: THE WRIGHT GROUP
ADDRESS: 740 GUNNISON AVE., STE 215
GRAND JUNCTION, CO 81501
PHONE #: 1-970-241-2793
FAX #: 1-970-241-2806

ARCHITECT: ASSOCIATED ARCHITECTS
ADDRESS: 4155 E. JEWELL, SUITE 814
DENVER, CO 80222
PHONE #: (303) 691-5353
FAX #: (303) 691-5018

STRUCTURAL: H.S. ENGINEERING
ADDRESS: 15779 W. ELLSWORTH DRIVE
GOLDEN, CO 80401
PHONE #: (303) 568-0881
FAX #: (303) 568-0881

MECHANICAL
ELECTRICAL: GIVEN & ASSOCIATES, INC.
ADDRESS 12345 W. ALEMEDA PARKWAY, STE 310
LAKEWOOD, CO 80228
PHONE #: (303) 716-1270
FAX #: (303) 716-1272

CIVIL: H & H ENGINEERING & SURVEYING, INC.
ADDRESS: 796 E. PACIFIC DRIVE
AMERICAN FORK, UT 84003
PHONE #: 801-756-2488
FAX #: 801-756-3499

COORDINATION:

REVIEW AND COORDINATE REQUIREMENTS OF THE DRAWINGS BEFORE BEGINNING INSTALLATION OF WORK. REPORT DISCREPANCIES DISCOVERED IN WRITING TO THE ARCHITECT. WORK INSTALLED AND FOUND IN CONFLICT WITH THE REQUIREMENTS INDICATED ON DRAWINGS SHALL BE CORRECTED BY THE CONTRUCTOR.

VERIFY THAT UTILITY REQUIREMENTS CHARACTERISTICS OF OPERATING EQUIPMENT ARE COMPATIBLE WITH BUILDING UTILITIES. COORDINATE WORK OF VARIOUS CONSTRUCTION TRADES HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO AND PLACING IN SERVICE OF SUCH EQUIPMENT.

COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK INDICATED ON DRAWINGS. VERIFY LOCATION AND REQUIRED OPENING SIZES FOR MECHANICAL EQUIPMENT. LOCATION AND SIZES OF EQUIPMENT FOR PADS AND BASES, AND REQUIREMENT AND LOCATION OF POWER AND WATER OR DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.

COMPLY WITH INSTALLATION REQIREMENTS OF MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.

ROOM DATA

	1st FLOOR	2nd FLOOR	3rd FLOOR	RM TOTAL
KING ROOM	-	2	3	5
KING ROOM W/ SHWR	2	2	2	6
DBL QUEEN RM	2	13	14	29
DBL QUEEN RM /SHWR	6	6	6	18
EXTENDED KING SUITE	1	4	4	9
TWO RM J SUITE	1	-	-	1
TWO RM KING SUITE	-	1	1	2
TWO RM DQ SUITE	-	1	1	2
HC KING SUITE W/ TUB	1	-	-	1
HC KING RM W/ TUB	-	2	1	3
HC DBL QUEEN W/SHWR	1	-	-	1
GUEST QUEEN RM	-	1	-	1
RM TOTAL	14 RM	32 RM	32 RM	78 RM

CODE INFORMATION

PROJECT DATA

FIRE RESISTANCE

	REQUIRED	PROPOSED
INTERIOR BEARING WALLS	1 HR	1 HR
INTERIOR NONBEARING WALLS	0	0
COLUMNS	1 HR	1 HR
BEAMS & GIRDERS	1 HR	1 HR
FLOOR / CEILING	1 HR	1 HR
ROOF / CEILING	1 HR, CLASS B	1 HR, CLASS B
EXTERIOR BEARING WALLS	1 HR	1 HR
EXTERIOR NONBEARING WALLS	0	1 HR
ELEVATOR MACHINE ROOMS	1 HR	1 HR
VERTICAL SHAFTS	1 HR	1 HR
CHUTES	1 HR	1 HR
DWELLING UNIT SEP. WALLS	1 HR	1 HR
EXIT ACCESS CORRIDORS	30 MINS	1 HR
CHUTE ACCESS ROOM	1 HR	1 HR
WATER HEATER ROOM >15PSI & 10HP	SMOKE PART.	SMOKE PART.
STORAGE ROOM > 100 SF	SMOKE PART.	SMOKE PART.
LAUNDRY > 100 SF	SMOKE PART.	SMOKE PART.
FURNACE ROOM > 400 000 BTU/HR	SMOKE PART.	SMOKE PART.

PARKING CRITERIA

SEE CIVIL

CODE CRITERIA

OCCUPANCY GROUP CLASSIFICATION: R-1 HOTELS
TYPE OF CONSTRUCTION: TYPE V - A
NUMBER OF GUEST ROOMS: 78
SPRINKLERS: ENTIRE BUILDING
FIRE DISTRICT: PRICE CITY FIRE DEPARTMENT
ALLOWABLE HEIGHT: 35'-0" 2 1/2 STORIES
PROPOSED HEIGHT: 49'-7" 3 STORIES

AREA MODIFICATIONS

At= 12 000 sft
If= 34 %
Is= 200 %
F= 398 feet
P= 626 feet
W 30 feet
If= 100 (1-0.25) I = 75%

ALLOWABLE AREA PER FLOOR:

$Aa = At + \frac{At \times If}{100} + \frac{At \times Is}{100} = 40\,629$ sft

Amax = 3 x 40 629 = 121 888 sft

ALLOWABLE AREA PER FLOOR: 40 629 SQ.FT
MAXIMUM AREA OF THE BLDG: 121 888 SQ.FT

PROPOSED AREA:
14 011 S.F. - 1ST FLOOR
13 901 S.F. - 2ND FLOOR
13 901 S.F. - 3RD FLOOR
41 813 S.F. - TOTAL

NFPA 13R WITH SPRINKLERS IN CONCEALED SPACES IS PROPOSED. ATTIC SHALL BE SPRINKLED. IF SPRINKLERS ARE NOT USED IN THE ATTIC AREA, DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING
UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
SINCE CORRIDOR WALL PROVIDE A SLEEPING UNIT OR DWELLING UNIT SEARARATION, DRAFTSTOPPING
SHALL ONLY BE PROVIDED ABOVE ONE OF THE CORRIDOR WALLS.
INSTALLED IN AN APPROVED LOCATION IN ALL CORRIDORS SERVING GUESTROOMS.

AUTOMATIC FIRE ALARM: ALL CORRIDORS SERVING GUESTROOMS
MANUAL FIRE ALARM: INSTALLED IN APPROVED LOCATIONS
SMOKE DETECTORS: SLEEPING AREAS AND ROOMS BETWEEN SLEEPING AREA AND SLEEPING AREA DOOR

MEANS OF EGRESS

TRAVEL DISTANCE: MAX 250 FT. W/ SPRINKLER
DEAD END LIMIT: 20 FT.
NO. OF EXITS REQUIRED: 2
OCCUPANT LOAD FACTOR: 200 S.F. PER PERSON
OCCUPANT CONTENT:
78 - 1ST FLOOR
61 - 2ND FLOOR
61 - 3RD FLOOR
198 - TOTAL
MIN. CORRIDOR WIDTH : 44 INCHES
CLEAR EXIT WIDTH REQ'D: 32 INCHES
MIN STAIR WIDTH: 44 INCHES
MIN LANDING WIDTH: 44 INCHES
BALCONY WIDTH: N/A
STAIR HANDRAIL HEIGHT: NOT LESS THAN 34" NOR MORE THAN 38" ABOVE NOSING
GUARDRAIL HEIGHT: 42 INCHES
PANIC HARDWARE: ALL EXITS - SEE DOOR SCHEDULE / NOT REQ'D
STAIR TO ROOF: NOT REQUIRED
EXIT ILLUMINATION: NOT LESS THAN 5 F/C W/ EMERG POWER
EXIT SIGNS: 6" LETTERS

GENERAL NOTES

1. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE WITH FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY ARCHITECT OF DISCREPANCIES FOUND.
4. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND INFORM ARCHITECT OF ANY DISCREPENCIES.
5. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER PRIOR TO PROCEEDING WITH WORK.
6. CONTRACTOR TO VERIFY DIMENSIONS OF PLUMBING FIXTURES (TUB OR SHOWER) VS PARTITION TYPES (WALL THICKNESSES VARY WITH SHEAR WALLS) BEFORE COMMENCING FRAMING.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH MANUFACTURER ON FIXTURES AND EQUIPMENT SUPPLIED PRIOR TO CONSTRUCTION.
8. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO INCLUDING DIMENSIONS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
9. FOR SIZE & SPACING OF STUDS - REFER TO STRUCTURAL DWGS. AND NOTES. EXCEPT "2X6 WALLS" - WHICH HAVE BEEN CALLED OUT ON ARCHITECTURAL DRAWIGS. PROVIDE SPACING PER STRUCT. DRAWINGS.
10. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE (NO). REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE COMMENCING WORK ON FOOTING AND FOUNDATION.
11. DIMENSIONS SHOWN ARE FOR NON-SHEARWALLS, ADJUST DIMENSIONS AS REQUIRED AT SHEARWALL CONDITIONS. FURROUT NON-SHEARWALLS AS REQUIRED TO BE FLUSH WITH SHEARWALLS.
12. FOR LIST OF ITEMS TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR, REFER TO SPECIFICATIONS.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BLOCKING REQUIRED FOR ANY WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELVING, SHOWER SEAT, EXTERIOR LIGHT FIXTURES ETC.
14. CONTRACTOR TO MOVE SINK AS CLOSE TO BACKSPLASH AS POSSIBLE (MAX. 1" FROM BACKSPLASH) IN GUESTROOM KITCHENS. ALSO ALIGN BACK OF STOVE FLUSH WITH BACK OF SINK.
15. WINDOWS WITHIN 24" OF DOOR TO BE SAFETY GLAZING IN HAZARDOUS LOCATIONS SHOULD BE TEMPERED FOR IMPACT RESISTANCE. ALL GLASS WITHIN 18" FROM FLOOR, WITHIN 24" ARC FROM DOORS EDGE, AND IF BOTTOM EDGE OF GLAZING LESS THAN 60" ABOVE THE WALKING SUFACE, SUCH GLASS SHOULD BE TEMPERED.
16. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS:
    A) AT CABINET ENDS, WHERE THEY MEET GYP.BD. WALL
    B) AT HOLLOW METAL FRAMES, BOTH SIDES
    C) ALL WOOD DOOR FRAMES, BOTH SIDES
17. ALL GYP. BD. IN CORRIDORS SHALL BE HUNG VERTICALLY.
18. VINYL CORNER GUARDS TO BE INSTALLED AT ALL EXTERNAL CORNERS INCLUDING PUBLIC AREAS, CORRIDORS, REGISTRATION, EMPLOYEE LOUNGE AND LAUNDRIES.
19. SIGN PERMIT TO BE OPTAINED SEPARATELY.

MINIMUM DESIGN LOADS:

FLOOR:
GUEST ROOMS: 40 PSF
PUBLIC ROOMS: 100 PSF
CORRIDORS: 100 PSF
ROOF: 30 PSF
WIND: 90 MPH @ EXPOSURE"B'

APPLICABLE CODES:

2006 INTERNATIONAL BUILDING CODE W/ NM AMENDMENTS
2006 INTERNATIONAL BUILDING MECHANICAL CODE
2006 INTERNATIONAL BUILDING PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
1998 ANSI STANDARDS FOR H.C.

ACCESSIBILITY REQUIREMENTS

	PROVIDED	REQUIRED
ACCESSIBLE GUEST ROOMS:	5	5
ACCESSIBLE TUB:	4 - W H.I	4
ROLL-IN SHOWER:	1 - W H.I	1
HEARING IMPAIRED:	* 4 - RMS	
PUBLIC TOILETS:	1ST FLR 2	0
DRINKING FOUNTAINS:	1ST FLR 1	0
ACCESSIBLE PARKING:	4	4

1 H.C. SPACE OUT OF 4 H.C SPACES SHALL BE VAN ACCESSIBLE.

* IN ADDITION TO ALL HANDICAP ROOMS BEING EQUIPED FOR HEARING IMPAIRED OCCUPANTS, THE FOLLOWING 3 ROOMS SHALL ALSO BE SO EQUIPED: (HI) 115, 217, 311 (IN BED, LIVING & BATH)

DRAWING INDEX

A-0 COVER SHEET W/ ROOM SUMMARY

C-0 SITE / GRADING PLAN (SEE CIVIL DRAWINGS)
FR-1 FIRE PROTECTION DETAILS & SYMBOL DEFINITION
A-1.1 FIRST FLOOR PLAN
A-1.2 SECOND & THIRD FLOOR PLAN
A-1.3 ROOF PLAN
A-2.1 ENLARGED ROOM PLANS
A-2.2 ENLARGED ROOM PLANS
A-2.3 ENLARGED COMMON AREA PLAN
A-2.4 REFLECTED CEILING PLAN
A-3.1 EXTERIOR ELEVATIONS
A-3.2 EXTERIOR ELEVATIONS
A-4.1 BUILDING SECTION & DETAILS
A-4.2 BUILDING SECTION & DETAILS
A-4.3 STAIR PLANS, SECTIONS & DETAILS
A-5.1 WALL SECTIONS & DETAILS
A-6.1 DOOR & WINDOW SCHEDULE
A-6.2 ROOM FINISH SCHEDULE
A-7.1 INTERIOR ELEVATIONS
A-7.2 INTERIOR ELEVATIONS
A-7.3 INTERIOR ELEVATIONS
A-7.4 REGISTRATION DESK
A-7.5 REGISTRATION DESK
A-8.1 DETAILS
A-8.2 DETAILS

S-0.1 GENERAL NOTES/DETAILS
S-1 FOUNDATION PLAN
S-2 SECOND FLOOR FRAMING PLAN
S-3 THIRD FLOOR FRAMING PLAN
S-5 ROOF FRAMING PLAN

M1.0 MECHANICAL SPECIFICATIONS
M1.1 MECHANICAL SCHEDULE
M2.1 1ST FLOOR MECHANICAL PLAN
M2.2 2ND FLOOR MECHANICAL PLAN
M2.3 3RD FLOOR MECHANICAL PLAN
M2.4 ENLARGED 1ST FLOOR PLAN
M3.0 MECHANICAL DETAILS
M4.0 MECHANICAL COMCHECK

P1.0 PLUMBING SPECS SCHEDULES
P2.0 UNDERGROUND PLUMBING PLAN
P2.1 1ST FLOOR PLUMBING PLAN
P2.2 2ND FLOOR PLUMBING PLAN
P2.3 3rd FLOOR PLUMBING PLAN
P3.0 PLUMBING ISOMETRICS
P3.1 PLUMBING ISOMETRICS
P3.2 PLUMBING ISOMETRICS
P3.3 UNIT PLUMBING LAYOUT
P3.4 UNIT PLUMBING LAYOUT
P3.5 GAS ISOMETRICS

E1.0 ONE-LINE DIAGRAMS
E1.1 SITE PLAN
E2.0 1ST FLOOR ELECTRICAL PLAN
E2.1 2ND & 3RD FLOOR ELECTRICAL PLAN
E2.2 3RD FLOOR ELECTRICAL PLAN
E2.3 ENLARGED 1st FLOOR COMMON AREA ELECTRICAL PLAN
E2.4 ENLARGED 1st FLOOR COMMON AREA ELECTRICAL PLAN
E3.0 UNIT ELECTRICAL PLAN
E3.1 ELECTRICAL ROOM PLAN/SCHEDULES
E4.0 LUMINAIRE SCHEDULE
E4.1 ELECTRICAL SCHEDULE
E4.2 ELECTRICAL SCHEDULE
E4.3 ELECTRICAL SCHEDULE
E4.4 ELECTRICAL SCHEDULE
E5.0 ELECTRICAL DIAGRAMS
E6.0 ELECTRICAL COM. CHECK

THE DRAWINGS AND SPECIFICATIONS:

CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE COMPLEMENTARY. ANYTHING SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, OR SHOWN ON CIVIL, STUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND NOT SHOWN ON ARCHITECTURAL DRAWINGS, SHALL BE INTERPRETED AS BEING SHOWN ON ALL FIVE.

ASSOCIATED ARCHITECTS
4155 E. JEWELL, SUITE 814
DENVER, COLORADO 80222
PHONE: (303) 691-5353
FAX: (303) 691-5018
Email: aa@associatedarchitects.net

A NEW 78 ROOM LA QUINTA FOR:
THE WRIGHT GROUP
North side of 100 North Street
PRICE, UTAH

REVISIONS

CHECKED BY:
DATE: 10-30-08
DRAWN: PZS
PROJECT NO.: 08016
TITLE: COVERSHEET
.DWG FILE: 8016cover
SHEET NO.: A0
OF