COMFORT INN & SUITES

70 ROOM HOTEL
PARACHUTE, COLORADO

BY CHOICE HOTELS

OWNER: JAY KOSHIYA

FIRE PROTECTION FEATURES:

WALLS	FIRE RATING	TESTING LAB NO.
– Exterior walls	– 1 hr	WS6–15
FIRE BARRIER		
– Stair Walls	– 1 hr	U301
FIRE PARTITION		
– Corridor	– 1 hr	U311
– Guestroom Separation	– 1 hr	U311
– Office Area	– 1 hr	U333
FIRE PARTITION		
– Guestroom Shear Walls	– 1 hr	U311
FLOOR/CEILING ASSEMBLY	– 1 hr	UL L570 (GA FILE FC 5011)
ROOF /CEILING ASSEMBLY	– 1 hr	UL P533

BUILDING DESCRIPTION:

THE BUILDING IS A 3 STORY, WOOD FRAMED, 1 HOUR RATED STRUCTURE, SPRINKLERED PER NFPA13R. THE FOUNDATION TO BE GRADE BEAM AND STRUCTURAL SLAB ON GRADE MONOLITHIC POUR. EXTERIOR SKIN OF PROTOTYPE IS A STUCCO AND STONE. THE BUILDING IS DESIGNED TO BE CONSTRUCTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. USES FOR THE HOTEL INCLUDE GUESTROOMS, PUBLIC SPACES AND BACK OF HOUSE AREA (REGISTRATION DESK, WORK AREA, OFFICE, LAUNDRY, ELECTRICAL AND MECHANICAL). STAIR ENCLOSURES ARE ONE HOUR RATED. FIRE PROTECTION SYSTEMS (DETECTORS, ALARMS, SPRINKLERS) ARE DESIGN / BUILD.

SPRINKLER SYSTEM:

THIS PROJECT SHALL BE EQUIPPED THROUGHOUT WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM NFPA13R DESIGNED AND INSTALLED TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES, PLANS AND SPECIFICATIONS OF SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTIONAL REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE ATTIC SPACES OF THE BUILDINGS WILL NOT BE SPRINKLERED BUT WILL HAVE DRAFTSTOPPING FOR EACH ROOM PLUS ONE SIDE OF THE CORRIDOR WALL PER CODE. THIS SYSTEM SHALL BE A FULLY AUTOMATIC MONITORED SYSTEM.

GUESTROOM MIX:

70 GUESTROOMS (INTERIOR POOL)

S.F. PER UNIT	ROOM TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
337	SINGLE KING	–	3	3	6
399	SINGLE KING ADA	–	1	1	2
377	DOUBLE QUEEN	6	11	11	28
399	DOUBLE QUEEN ADA	2	–	–	2
399	KING SUITE	6	13	13	2
	TOTAL	14	28	28	70

NOTES:

1. EVERY HANDICAPPED ACCESSIBLE ROOM IS HEARING IMPAIRED
2. 4 TOTAL HANDICAPPED ACCESSIBLE ROOMS PROVIDED
3. 7 ADDITIONAL HEARING IMPAIRED ROOMS PROVIDED

S.F. CALCULATIONS:

FIRST FLOOR S.F.:	14,117 S.F.
SECOND FLOOR S.F. :	12,693 S.F.
THIRD FLOOR S.F. :	12,693 S.F.
TOTAL S.F. :	39,503 S.F.

DESIGN TEAM:

ARCHITECT:
BIEBERLY ARCHITECTS
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CIVIL ENGINEER:
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MECHANICAL AND ELECTRICAL ENGINEER:
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iconengineers.net

SOILS AND GEOTECHNICAL ENGINEER:
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970.524.0720
303.289.1989
970.524.0721 FAX
Toddr@groundeng.com

CODE INFORMATION:

2003 International Building Code with local ammendments
2003 Mechanical Code with local ammendments
2006 Uniform Plumbing Code with local ammendments
2005 National Electric Code with local ammendments
2000 International Energy Conservation Code with 2001 supplement ammendments
2006 International Fire Code with local ammendements

OCCUPANCY:
- Residential (R–1) and Business (B)
- Non–Separated Mixed Use (R–1 = Primary Occupancy)

TYPE OF CONSTRUCTION:
- Type #VB – fully sprinklered (EXCEPT ATTIC)
- Provide for Supervised Automatic Sprinkler System

BUILDING HEIGHT:
- Allowed (2 Stories and 40' Total in Height)
- Height Modification (Reference 504.2 = 20' and 1 Story)
- Adjusted Allowance (3 Stories & 60' Total in Height)
- Proposed (3 Stories and 60'–0" in Height)

BUILDING AREA:
- Allowed (7,000 Square Feet Per Floor or 21,000 SF Total)
- Area Modification (Reference 506.3 = 200% Increase)
- Adjusted Allowance (21,000 SF Per Floor or 63,000 SF Total)
- Proposed (15,506 Gross Square Feet per floor or 46,515 GSF Total)

FIRE RESISTANCE:
- Corridors (Fire–Resistance Rating of 1 hour)
- Stairs (Fire–resistance Rating of 1 hour)
- Guestroom Separation (Fire–Resistance Rating of 1 hour)

INCIDENTAL USE AREA:
- Laundry Area (+100 SF = 1 hour Separation)
- Storage Area (+100 SF = 1 hour Separation)
- Linen Collection Rooms (1 hour Separation)
- Elevator Equipment Room – 1 hour Separation

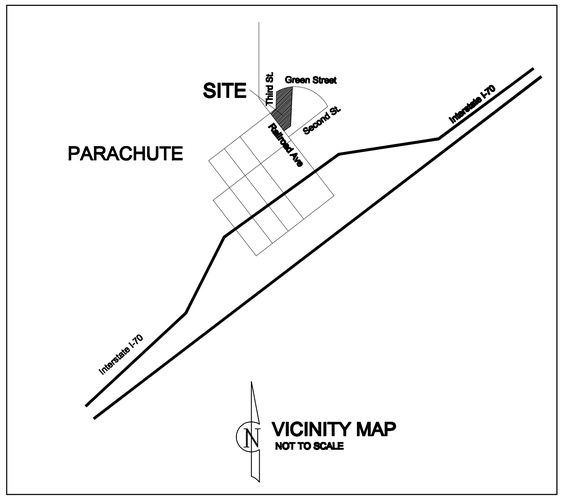
EGRESS COMPONENTS:
- Stairs at 0.2" per Load or min. of 44"
- Other at 0.15 per Load or min. of 32"

MAXIMUM AREA OF EXTERIOR WALL OPENING:
- 1 hour Exterior wall with 5 but 10 Horizontal Separation = 10%
- 7,795 SF of wall – 779 SF Allowed – 1,405 SF Required
- Exception "g" under TABLE 704.8 (Unlimited Opening Allowance)

MEANS OF EGRESS:

Component	Requirements	Provided
– # of Exits	– 2 per floor (minimum)	– 2 per floor
– Travel Distance	– 250' max. (w/ SPS)	– 150' max.
Corridors		
– Corridor Width	– 44" min	– 60"

VICINITY MAP



GENERAL NOTES

1. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB EXCEPT WHERE THEY MAY CONFLICT WITH DETAILS AND NOTES ON OTHER SHEETS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST APPROVED CITY OF PARACHUTE, CO. ADOPTED CODES, INCLUDING MECHANICAL, PLUMBING, AND ELECTRICAL, AND ALL CITY OF KANSAS CITY, MO REGULATIONS AND ORDINANCES.

3. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC.

4. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND ALL PIPE SLEEVES, OTHERWISE INCORPORATED IN STRUCTURAL WORK.

5. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.

7. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

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BID SET 1-5-10

date: 1-5-2010
project no. 200926
drawn by: DCB
checked by:
revisions:

drawing title: TITLE SHEET

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70 ROOM MOTEL
COMFORT INN & SUITES
Parachute, Colorado
OWNER: Jay Koshiya

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