**PROJECT INFORMATION**

- **STANDARD SPECIFICATIONS**
- **PLAN SPECIFICATIONS**

**GENERAL SITE NOTES**

1. **PARKING REQUIRED**
   - **NO REQUIREMENT IN DOWNTOWN ZONE**

2. **PARKING PROVIDED**
   - **24 SPACES AND 18 LIFTS (ONSITE)**

3. **REQUIREMENT**
   - **2% IN ALL DIRECTIONS.**

4. **SURFACES OF CURB RAMPS SHALL BE DETECTABLE WARNING SURFACES FOR THE FULL WIDTH AND DEPTH OF RAMP.**

5. **ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE IDENTIFIED WITH A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.**

6. **ACCESSIBLE PARKING SPACES AND ISLES AND ACCESSIBLE PATHS IS 2% IN ALL DIRECTIONS.**

7. **CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:15 AND SHALL BE A MINIMUM OF 3'-0" WIDE.**

8. **MAXIMUM CROSS SLOPES PERMITTED ON CURB RAMPS IS 2% (1:50). SIDE FLARES ARE REQUIRED TO BE SLOPED 1:12 MAXIMUM (1:15 MAXIMUM WHERE TOP LANDINGS ARE LESS THAN 48"W).**

9. **SURFACES OF CURB RAMPS SHALL BE DETECTABLE WARNING SURFACES FOR THE FULL WIDTH AND DEPTH OF RAMP.**

10. **RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP.**

11. **REQUIREMENTS.**

12. **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.**

13. **ALL EXTERIOR SIGNAGE SHALL COMPLY WITH ALL CURRENT LOCAL AND STATE REQUIREMENTS, THE GEOTECHNICAL REPORT.**

14. **PROVIDE FIRE HYDRANTS AND SPRINKLER SYSTEM CONNECTIONS AS REQUIRED BY THE FIRE MARSHALL CAN APPROVE UP TO 75% REDUCTION IN FIRE PLOW PER IFC B105.2. 50% REDUCTION WOULD EQUATE TO 1,625 GPM @ 2 HOUR DURATION. 1 HYDRANT REQUIRED PER 2009 IFC TABLE B105.1 AROUND THE BUILDING BASED ON THIS REDUCED FLOW OF 1,625 GPM PER 2009 IFC TABLE C105.1 AROUND THE BUILDING BASED ON THIS REDUCED FLOW OF 1,625 GPM BASED ON THIS REDUCED FLOW OF 1,625 GPM BASED ON THIS REDUCED FLOW OF 1,625 GPM. 2 EXISTING HYDRANTS ARE PROVIDED. PROVIDE SIGNAGE FOR FIRE DEPARTMENT CONNECTION AND SPRINKLER STANDPIPE CONNECTION. VERIFY REQUIREMENTS WITH THE FIRE MARSHALL.**

15. **ALL WORK IN THE PUBLIC R.O.W. SHALL BE AS PER THE CITY, INCLUDING, BUT NOT LIMITED TO UTILITY PLAN FOR MORE INFORMATION.**

16. **PROVIDE FIRE DEPARTMENT KNOX BOX NEAR ENTRANCE TO BUILDING. FINAL LOCATION SHALL BE APPROVED BY THE FIRE MARSHALL. CONTRACTOR TO MAINTAIN A 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS.**

17. **ALL PAVEMENT STRIPING SHALL BE WHITE TYPICAL (WHITE WITH BLUE ACCESSIBLE STALLS).**

18. **E KIOWA ST**

**HYATT PLACE**

19. **VAN**

20. **24 SPACES + 18 LIFTS**

**C0.1 SHEET**
1. LINEN CHUTE VENT LOCATION, PROVIDE WITH FACTORY RAIN CAP.
2. ROOF SERVICE WALKWAY COMPATIBLE WITH ROOFING SYSTEM.
3. 48"X48" BILCO ROOF ACCESS HATCH WITH SAFETY RAIL SYSTEM.
4. ELEVATOR SHAFT ROOF.
5. TYPICAL INSULATED ROOF DRAIN DOWN TO GRADE. SEE MECHANICAL AND CIVIL DRAWINGS FOR MORE INFORMATION.
6. ROOF OVERFLOW DRAIN, DOWN TO GRADE. SEE MECHANICAL AND CIVIL DRAWINGS FOR MORE INFORMATION.
7. COMBINATION ENERGY RECOVERY VENTILATOR/MAKE-UP AIR UNIT, SEE MECHANICAL DRAWINGS FOR REQUIREMENTS.
8. ENTRY CANOPY AT MAIN ENTRY.
9. CONDENSING UNITS FOR VRF SYSTEM AND POOL DEHUMIDIFIER UNIT, SEE MECHANICAL DRAWINGS FOR REQUIREMENTS.

GENERAL NOTES:
A. LOW SLOPE ROOFING SHALL BE CLASS "B" ROOF ASSEMBLY 60 MIL TAN COLORED TPO MEMBRANE INSTALLED OVER 5" MINIMUM THICKNESS POLY-ISOCYANURATE AND SHALL BE AT 1/4:12 SLOPE, GAF OR EQUAL. PROVIDE CRICKETS AS SHOWN AND AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE. CRICKETS SHALL SLOPE 1/2:12 MINIMUM. ALL ROOFING MATERIALS SHALL BE U.L. LISTED AND APPROVED.
B. INSTALLATION OF ALL ROOFING MATERIALS AND COMPONENTS SHALL BE AS PER EACH INDIVIDUAL MANUFACTURER'S RECOMMENDATIONS.
C. PROVIDE PRE-FINISHED SHEET METAL PARAPET CAP AT ALL PARAPETS, HICKMAN 20 GA. PERMASNAP SYSTEM OR EQUAL.
D. COORDINATE SIZE AND LOCATION AND INSTALLATION REQUIREMENT OF SATELLITE DISH PROVIDED BY AV CONTRACTOR. ROOF TRUSSES IN AFFECTED AREA SHALL BE DESIGNED TO ACCOMMODATE ALL HORIZONTAL AND VERTICAL LOADS FROM DISH.

COLORADO SPRINGS, CO 80903
225 E. KIOWA ST.
HYATT PLACE
(PRELIMINARY DRAWINGS)
8/7/17 - Preliminary Drawings
NICK PIRKL
NAP
ROOF PLAN

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Due to variation in printing techniques, only printed dimension shall be used. Contractor(s) shall verify all layouts, dimensions and other related information prior to bidding or construction.
GENERAL NOTES:

A. SEE A5.# SERIES SHEETS FOR WINDOW AND DOOR TYPES. DOORS, WINDOWS AND LOUVERS TO
BE PREFINISHED. ALL WINDOWS TO BE BRONZE ALUMINUM WITH THERMALLY BROKEN FRAMES.

B. PROVIDE BLOCKING AND POWER FOR ALL EXTERIOR SIGNAGE. ALL SIGNAGE SHALL BE AS PER
HOTEL STANDARDS (SIZE, COLOR, ETC.). COORDINATE INSTALLATION OF EXTERIOR SIGNAGE
PRIOR TO CLOSING UP THE WALLS.

C. MOISTURE RESISTANT BARRIER (MRB) SHALL BE STO STOGUARD, OR EQUAL, TYPICAL
THROUGHOUT. INSTALL AS PER MANUFACTURER'S REQUIREMENTS BASED ON THE FINISHES TO
BE USED.

D. INSTALL STONE AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE A 30# FELT SLIP
BARRIER BETWEEN STONE BASE COAT AND AIR/MOISTURE BARRIER.
8'-6" MAXIMUM CLEARANCE

02-SECOND FLOOR
16' - 0"

03-THIRD FLOOR
29' - 8"

04-FOURTH FLOOR
40' - 4"

05-FIFTH FLOOR
51' - 0"

06-SIXTH FLOOR
61' - 8"

07-SEVENTH FLOOR
72' - 4"

ROOF TRUSS BRG.
84' - 4"

01-FIRST FLOOR
0' - 0"

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

PRE-FINISHED
DECORATIVE
LOUVERS
8" FIBER-CEMENT
LAP SIDING TRIM
PIECE, TYPICAL AS
SHOWN AND AT ALL
OUTSIDE CORNERS.

PROVIDE METAL
COPING AT ALL
PARAPETS, COLOR
TO MATCH SIDING
TRIM COLOR, TYP.

6"X2 1/2" FULL HEIGHT
CURTAIN WALL. LOUVERS
SHALL MATCH COLOR OF
SPANDREL GLASS PANELS.

8" FIBER-CEMENT
LAP SIDING, TYPICAL.

EXTENT OF
ADJACENT
BUILDING

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STONE VENEER, TYPICAL

PRE-CAST
CONCRETE SILL, TYP.

CORRUGATED METAL
PANEL FENCE AND GATES
AT REFUSE ENCLOSURE

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HYATT PLACE
(PRELIMINARY DRAWINGS)
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A2.2
PRELIMINARY DRAWINGS
8/7/17 - Preliminary Drawings
NICK PIRKL
NAP
WEST AND EAST
ELEVATIONS

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KEYED NOTES

1. HARDWIRED VERTICAL TERMINAL AIR CONDITIONER (VTAC) UNIT
2. BARN DOOR ON EXPOSED HARDWARE - REFER TO DOOR GRID
3. SHOWER HEAD, MINIMUM 6'-6" ABOVE FINISH TUB/SHOWER FLOOR
4. WALL MOUNTED VANITY LIGHT/MIRROR - PROVIDE JUNCTION BOX, BOX 93368 ALBUQUERQUE
5. STARTING POINT OF TILE - BEGIN WITH FULL TILE
6. FLUSH LEVER MUST BE POSITIONED ON OPEN SIDE OF WATER CLOSET IN ACCESSIBLE TOILET ROOMS.
7. PROVIDE DEDICATED ELECTRICAL CIRCUIT FOR EACH UNDERCOUNTER APPLIANCE.
8. ROOMS ONLY - SIGNAGE AS REQUIRED.
9. DASHED BOXES AND CIRCLES REPRESENT ACCESSIBLE CLEAR FLOOR AREAS - REFER TO ACCESSIBLE PLANS SHEET FOR ACCESSIBLE REQUIREMENTS.
10. DESK MUST PROVIDE MIN. 30" WIDE CLEAR FLOOR SPACE AND A DEEP MAY BE NO HIGHER THAN 46" A.F.F. IF PARALLEL APPROACH IS PROVIDED; WHERE OBSTRUCTIONS ARE BETWEEN 20" AND 25" WITH FORWARD APPROACH THE MAXIMUM HEIGHT IS 44" A.F.F.
11. PROVIDE INSULATED FLOOR DRAINS PER LOCAL CODE IN GUEST ROOM RESTROOMS WHERE ACCESSIBLE SHOWERS ARE TO BE INSTALLED.
12. ALL CONTROLS FOR USE BY HANDICAP GUESTS MUST BE MOUNTED IN ACCESSIBLE CLEARANCES SHALL MEET THE REQUIREMENTS OF THE 2003 ANSI AND THE 2010 ADAAG.
13. ELEVATION 1/4"=1'-0"
14. ELEVATION 1/4"=1'-0"
15. ELEVATION 1/4"=1'-0"
16. GENERAL NOTES
A. ALL GYPSUM BOARD IN TOILET ROOMS TO BE MOISTURE RESISTANT.
B. DIMENSIONS ARE TO FINISHED WALL SURFACES, U.N.O.
C. FLOOR PLANS MAY BE MIRRORED.
D. SEE A5.# SERIES SHEETS FOR INTERIOR ELEVATIONS.
E. HEIGHT OF ALL SWITCHES, OUTLETS, ETC., TO MEET A.D.A. BE TOGGLE TYPE.
F. ELECTRICAL OUTLETS AT DESKS ARE TO BE COORDINATED WITH FRANCHISE STANDARDS. DEPENDING ON FF&E PROVIDED, CERTAIN OUTLETS MAY NOT BE REQUIRED.
G. AT WALLS BETWEEN ADJACENT ROOMS, ELECTRICAL OUTLET LOCATIONS, INCLUDING TV AND TELEPHONE OUTLETS, SHALL BE ELECTRICAL CORDS SHOULD BE HIDDEN FROM VIEW. BACK TO BACK TOGGLE TYPE.
H. ROOMS WITH COMMUNICATION FEATURES (HEARING IMPAIRED) DEVICES FOR DOOR BELL AND TELEPHONE.
I. PROVIDE INSULATED FLOOR DRAINS PER LOCAL CODE IN GUEST ROOM RESTROOMS WHERE ACCESSIBLE SHOWERS ARE TO BE INSTALLED.
K. ALL CONTROLS FOR USE BY HANDICAP GUESTS MUST BE MOUNTED IN ACCESSIBLE CLEARANCES SHALL MEET THE REQUIREMENTS OF THE 2003 ANSI AND THE 2010 ADAAG.
L. WALL MOUNTED EQUIPMENT, FIXTURES, ETC. BETWEEN 27" AND 80" A.F.F. SHALL NOT PROTRUDE MORE THAN 4" FROM WALL PER 4X4 BOX WITH COVER PLATE.
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