

PHILLIPS
architects + engineers

770.394.1616

CONSULTANT

SEAL

ISSUE & REVISION RECORD

DATE DESCRIPTION

PROJECT

HOME 2
SUITES BY HILTON

HARMONY VILLAGE
LOT 11A
FT. COLLINS, COLORADO

CLIENT

EAST AVENUE DEVELOPMENT, LLC
1001 CYPRESS CREEK ROAD
SUITE 203
CEDAR PARK, TEXAS 78613

PHILLIPS JOB NUMBER 1533407

ISSUE DATE 04/12/16

DRAWN BY / CHECKED BY JG / JU

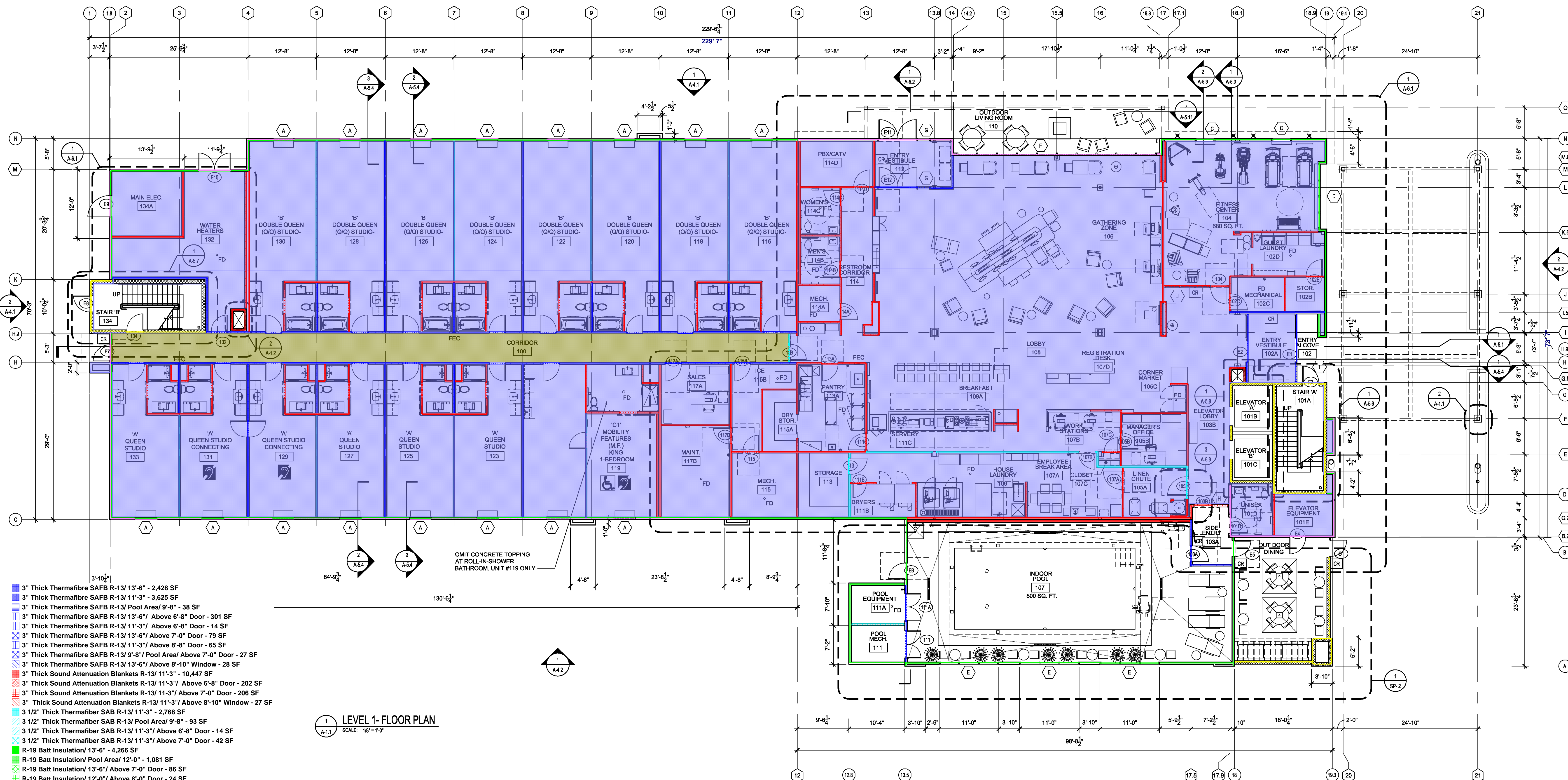
DRAWING TITLE

FLOOR PLAN
LEVEL 1

SHEET NUMBER

A-1.1

THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328



LEVEL 1- FLOOR PLAN
SCALE: 1/8" = 1'-0"

STEEL COLUMN ENCLOSED PLAN DETAIL
SCALE: 1" = 1'-0"

Takeoff By: Sen
Checked By: Ash

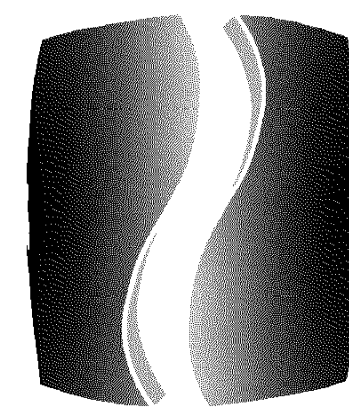
9 May, 2016

SYMBOLS LEGEND:	
	INTERNATIONAL SYMBOL OF ACCESSIBILITY. DENOTES GUESTROOMS WITH MOBILITY FEATURES. ALL GUEST ROOMS WITH MOBILITY FEATURES TO BE EQUIPPED WITH COMMUNICATION FEATURES ALSO. (M.F.)
	INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED. DENOTES GUESTROOMS WITH COMMUNICATION FEATURES (C.F.)
	DEPRESSED SLAB OR OMIT CONCRETE TOPPING MIXTURE

SYMBOLS LEGEND:	
	CARD READER LOCATIONS. CARD READERS FOR THE STORE FRONT DOORS WILL BE LOCATED ON THE DOOR SILE. 30"x48" CLR. SPACE PROVIDED FOR ADA ACCESS
	WALL TYPE - SEE SHEET A-0.7
	DOOR NUMBER
	WINDOW NUMBER
	2 HOUR FIRE RATED WALL ASSEMBLY
	BRICK VENEER ASSEMBLY
	FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINETS. VERIFY LOCATIONS WITH LOCAL FIRE MARSHAL. SEE DET. 6/A-5.7

NOTES:	
1.	G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
2.	FOR GUEST ROOM LAYOUTS AND DIMENSIONS, REFER TO LARGE SCALE UNIT PLANS.
3.	REFER TO WALL TYPE DETAILS FOR WALL TYPE DESCRIPTIONS. SHEET A-0.7
4.	G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
5.	ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
6.	PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
7.	VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
8.	FIRE RATED FULLY OR SIMI-RECESSED FIRE EXTINGUISHER CABINETS (F.E.C.) FIRE RATED CABINET REQUIRED AT ALL FIRE RATED WALL LOCATIONS. REF TO DETAIL 6/A-5.7. MAX TRAVEL DISTANCE TO BE 75' TO FIRE EXTINGUISHER. F.E.C. TO BE LOCATED ON NEUTRAL COLORED CORRIDOR WALL, NOT ACCENT COLOR WALL.
9.	N.C. - NOT IN CONTRACT
10.	O.S.C.I. - OWNER SUPPLIED, CONTRACTOR - INSTALLED
11.	FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
12.	FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
13.	FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
14.	SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH SPECIFICATIONS SECTION FOR SEALANT AT CERAMIC TILE.
15.	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 D) BETWEEN FLOOR TO WALL TILE & BATH/SHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL HSSEE SPECIFICATIONS SECTION FOR SEALANT AT CERAMIC TILE.
16.	DETECTION, ALARM AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
17.	ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
18.	ENSURE THAT THE FIRE ALARM CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK CLERK. VERIFY LOCATION WITH LOCAL FIRE MARSHAL/DEPARTMENT.
19.	ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY CHUTE AND ATTIC AREAS.
20.	PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
21.	ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOORING ASSEMBLY WHEREVER APPLIES. ACoustical SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
22.	GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 350 LBS EXERTED AT ANY POINT IN ANY DIRECTION.
23.	PROVIDE FIRE EXTINGUISHERS IN FRONT OFFICE AREA, LAUNDRY ROOM, AND MAINTENANCE ROOM, MECHANICAL, FOOD PREP & STORAGE SPACE. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 906. BC. AND LOCAL FIRE MARSHAL.
24.	FIRE EXTINGUISHERS SHALL BE ULC RATED. 3A 40BC, MOUNTED WITH STATE TAGS.
25.	ALL STRUCTURAL MEMBERS (STEEL COLUMNS & BEAMS) TO BE WRAPPED AND INDIVIDUALLY PROTECTED REFER TO SHEET A-0.1.
26.	PROVIDE 2x4x8 SPRAY FIREPROOFING ON BEAMS, SHAFT WALL RELIEF ANGLES AND COLUMNS THIS AREA ONLY.
27.	ANY PORTION OF A WALL, SOURCE OR OTHER OBJECT THAT PROTRUDES INTO THE CIRCULATION PATH ABOVE 27" A.F.F. AND BELOW 80" A.F.F. IS LIMITED TO A 4" MAXIMUM PROJECTION.

GUEST UNIT MATRIX: HOME 2 - FT. COLLINS, COLORADO												
	AREA (SQ FT)	SINGLE QUEEN STUDIO				DOUBLE QUEEN (Q/Q) STUDIO			1-BEDROOM KING		TOTAL	
		"A" SHOWER QUEEN STUDIO	"A1" MOBILITY FEATURES QUEEN STUDIO TUB KING	"A2" TUB QUEEN STUDIO	"A3" MOBILITY FEATURES QUEEN STUDIO ROLL-IN-SHWR KING	"B" TUB Q/Q STUDIO	"B1" MOBILITY FEATURES TUB Q/Q STUDIO	"B2" TUB Q/Q STUDIO	"C" 1-BDRM KING	"C1" MOBILITY & COMM. FEATURES ROLL-IN-SHWR 1-BDRM KING		
LEVEL 1	17,340 SF	6	-	-	-	8	-	-	-	1	15	
LEVEL 2	15,770 SF	14	-	1	1	11	1	2	1	-	31	
LEVEL 3	15,770 SF	14	1	1	-	11	1	2	1	-	31	
LEVEL 4	15,770 SF	14	1	1	-	11	1	2	1	-	31	
SUB/TOTALS	64,650 SF	48	2	3	1	41	3	6	3	1	108	
TOTAL		54				50			4			
PERCENTAGES		50%				46%			4%		100%	



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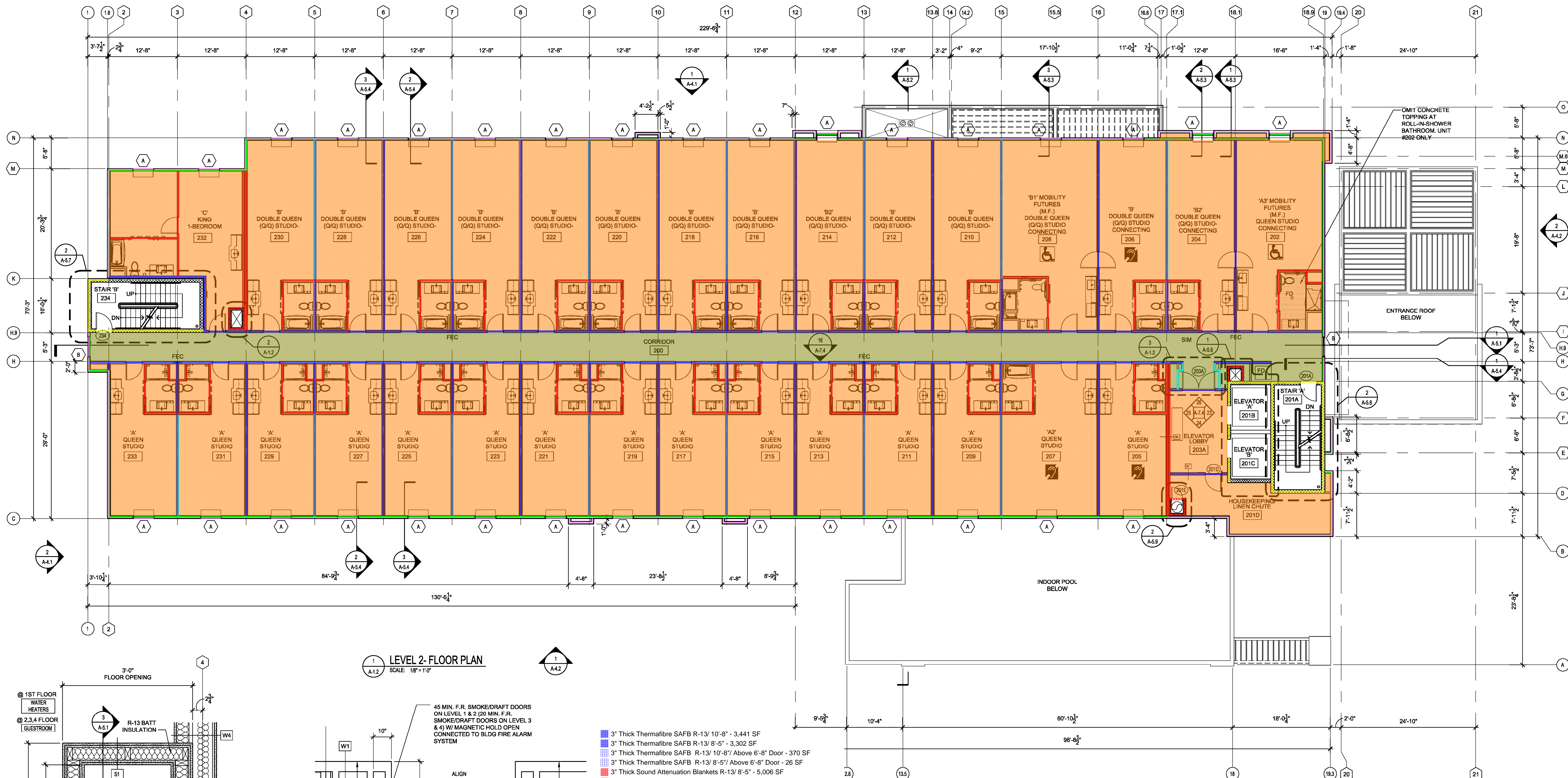
DRAWN BY/CHECKED BY JG / JU

FLOOR PLAN
LEVEL 2

SHEET NUMBER

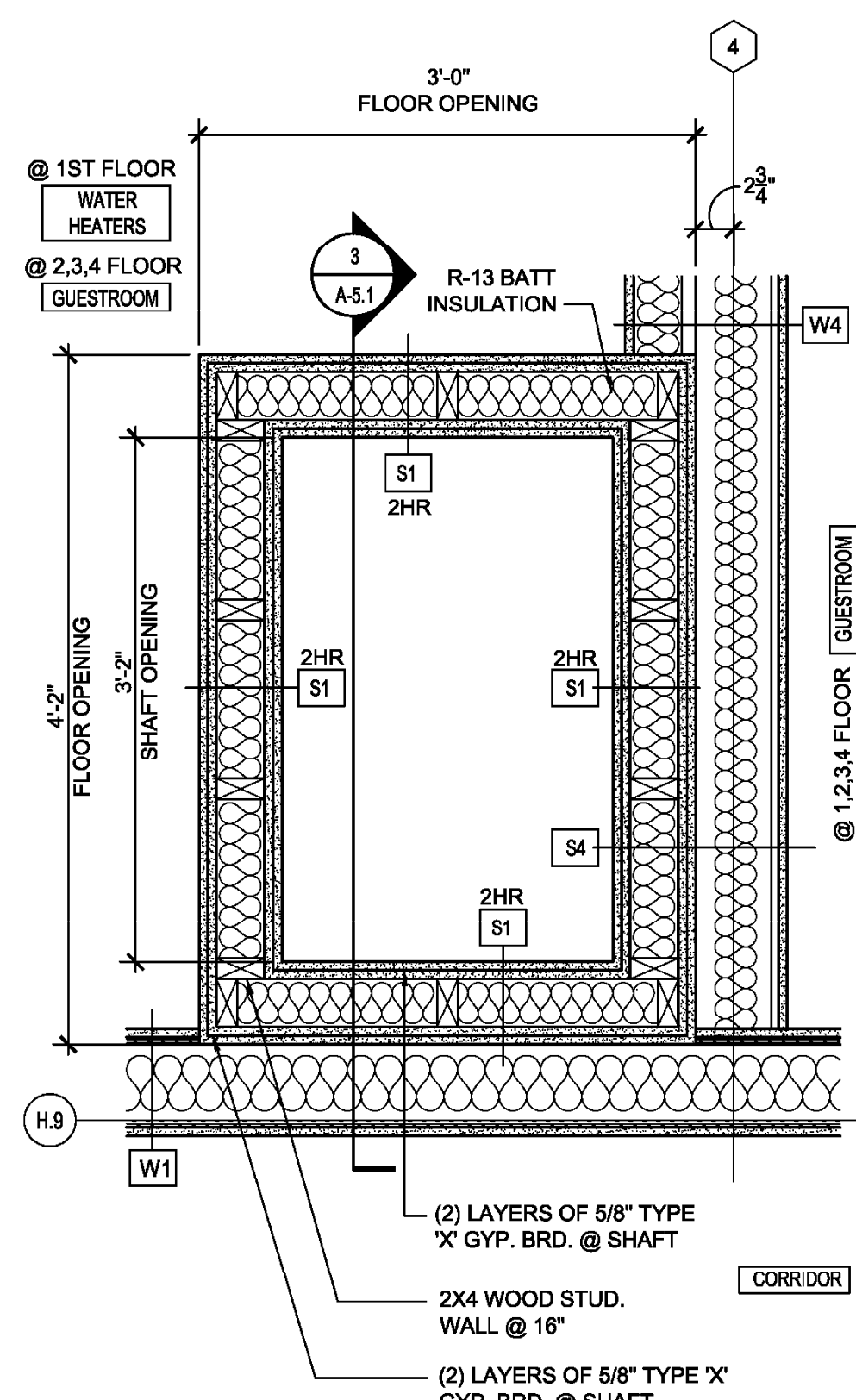
A-1.2

THE PALM SADES
5801 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328



LEVEL 2 - FLOOR PLAN

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



2 HR F.R. MECH SHAFT PLAN

SCALE: 1/4" = 1'-0"

TYP. ELEVATOR LOBBY DOOR PLAN

SCALE: 1/2" = 1'-0" (LEVEL 2 TO LEVEL 4)

- 3" Thick Thermalfibre SAFB R-13/ 10'-8" - 3,441 SF
- 3" Thick Thermalfibre SAFB R-13/ 8'-5" - 3,302 SF
- 3" Thick Thermalfibre SAFB R-13/ 10'-8" Above 6'-8" Door - 370 SF
- 3" Thick Thermalfibre SAFB R-13/ 8'-5" Above 6'-8" Door - 26 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" - 5,006 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" Above 2'-0" Door - 13 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" Above 6'-8" Door - 166 SF
- 3 1/2" Thick Thermalfibre SAB R-13/ 8'-5" - 95 SF
- 3 1/2" Thick Thermalfibre SAB R-13/ 8'-5" - 2,705 SF
- R-19 Batt Insulation/ 10'-8" - 4,149 SF
- R-19 Batt Insulation/ 10'-8" Above 7'-0" Window - 420 SF
- R-19 Batt Insulation/ 10'-8" Above 6'-0" Window - 16 SF
- R-3.8 Continuous Insulation/ 10'-8" - 4,871 SF
- R-3.8 Continuous Insulation/ 10'-8" Above 7'-0" Window - 430 SF
- R-3.8 Continuous Insulation/ 10'-8" Above 6'-0" Window - 16 SF
- Fill Insulation/ 10'-8" - 1,130 SF
- Fill Insulation/ 10'-8" Above 7'-0" Door - 24 SF
- Mineral Wool Batt Insulation @ Draftstopping/2'3" - 700 SF
- 3-1/2" Thermalfibre Sound Attenuation Fire Blanket or Fibrex SAFB - 1,309 SF
- 3-1/2" Mineral Wool Insulation - 13,424 SF

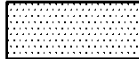
SYMBOLS LEGEND:



INTERNATIONAL SYMBOL OF ACCESSIBILITY.
DENOTES GUESTROOMS WITH MOBILITY
FEATURES. ALL GUEST ROOMS WITH MOBILITY
FEATURES TO BE EQUIPPED WITH
COMMUNICATION FEATURES (M.F.).



INTERNATIONAL SYMBOL OF ACCESS FOR
HEARING IMPAIRED - DENOTES GUESTROOMS
WITH COMMUNICATION FEATURES (C.F.).

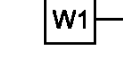


DEPRESSED SLAB OR OMIT CONCRETE
TOPPING MIXTURE

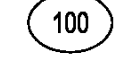
SYMBOLS LEGEND:



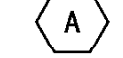
CARD READER LOCATIONS: CARD READERS FOR
THE STORE FRONT DOORS WILL BE LOCATED ON
THE DOOR SILE. 30"x48" CLR. SPACE PROVIDED
FOR ADA ACCESS



WALL TYPE - SEE SHEET A-0.7



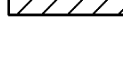
DOOR NUMBER



WINDOW NUMBER



2 HOUR FIRE RATED WALL ASSEMBLY



BRICK VENEER ASSEMBLY



FIRE RATED FULLY RECESSED FIRE
EXTINGUISHER CABINET. VERIFY LOCATIONS
W/ LOCAL FIRE MARSHAL. SEE DET. 6/A.5.7

NOTES:

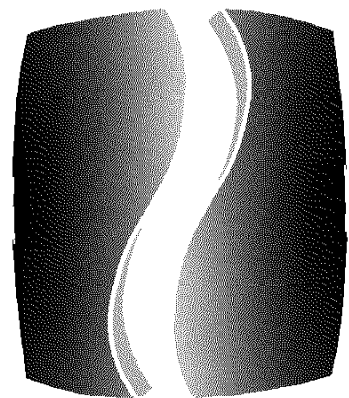
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- REFER TO WALL TYPE DETAILS FOR WALL TYPE DESCRIPTIONS. SHEET A-0.7
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- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR. CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT WVC OR WVC AND KNOCK DOWN FINISH MATERIAL.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
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- N.I.C. - NOT IN CONTRACT
- O.S.C.I. - OWNER SUPPLIED. CONTRACTOR INSTALLED
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- FOR LOCATION OF ELEC. OUTLET AND HEIGHT REFER TO ELEC. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- 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 D) BETWEEN FLOOR TO WALL TIE & BATHTUB/SHOWER ENCLOSURE E) BETWEEN WALL TIE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL. H) SEE SPECIFICATIONS SECTION FOR SEALANT AT DRAINAGE T.I.E.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOLLS.
- ENSURE THAT THE FIRE ALARM CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK CLERK. VERIFY LOCATION W/ LOCAL FIRE MARSHAL/DEPARTMENT.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY CHUTE AND ATTIC AREAS.
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- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
- GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 350 LBS. EXERTED AT ANY POINT IN ANY DIRECTION.
- PROVIDE FIRE EXTINGUISHERS IN FRONT OFFICE AREA, LAUNDRY ROOM, AND MAINTENANCE ROOM, MECHANICAL, FOOD PREP & STORAGE SPACE.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 900.1B5. AND LOCAL FIRE MARSHAL.
- FIRE EXTINGUISHERS SHALL BE UL C RATED, 3A ABC, MOUNTED WITH STATE TAGS.
- ALL STRUCTURAL MEMBERS (STEEL COLUMNS & BEAMS) TO BE WRAPPED AND INDIVIDUALLY PROTECTED REFER TO SHEET A-0.1.
- PROVIDE 2HR SPRAY FIREPROOFING ON BEAMS, SHAFT WALL RELIEF ANGLES AND COLUMNS THIS AREA ONLY.
- ANY PORTION OF A WALL, SCORCE OR OTHER OBJECT THAT PROTRUDES INTO THE CIRCULATION PATH ABOVE 27" A.F.F. AND BELOW 80" A.F.F. IS LIMITED TO 4" MAXIMUM PROJECTION.

Takeoff By: Tushar

Checked By: Ash

9 May, 2016

GUEST UNIT MATRIX: HOME 2 - FT. COLLINS, COLORADO											
LEVEL	AREA (SQ FT)	SINGLE QUEEN STUDIO				DOUBLE QUEEN (Q/Q) STUDIO				1-BEDROOM	
		'A' SHOWER QUEEN STUDIO	'A1' MOBILITY FEATURES QUEEN STUDIO	'A2' TUB QUEEN STUDIO	'A3' MOBILITY FEATURES QUEEN STUDIO ROLL-IN SHWR	'B' TUB Q/Q STUDIO	'B1' MOBILITY FEATURES TUB Q/Q STUDIO	'B2' TUB Q/Q STUDIO	'C' 1-BDRM KING	'C1' MOBILITY & COMM. FEATURES ROLL-IN SHWR 1-BDRM KING	TOTAL
LEVEL 1	17,340 SF	6	-	-	-	8	-	-	-	1	15
LEVEL 2	15,770 SF	14	-	1	1	11	1	2	1	-	31
LEVEL 3	15,770 SF	14	1	1	-	11	1	2	1	-	31
LEVEL 4	15,770 SF	14	1	1	-	11	1	2	1	-	31
SUBTOTALS		48	2	3	1	41	3	6	3	1	108
TOTAL	64,650 SF	54				50				4	108
PERCENTAGES		50%				46%				4%	100%



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PROJECT

HOME
SUITES BY HILTON

HARMONY VILLAGE
LOT 11A
FT. COLLINS, COLORADO

CLIENT

EAST AVENUE DEVELOPMENT, LLC
1001 CYPRESS CREEK ROAD
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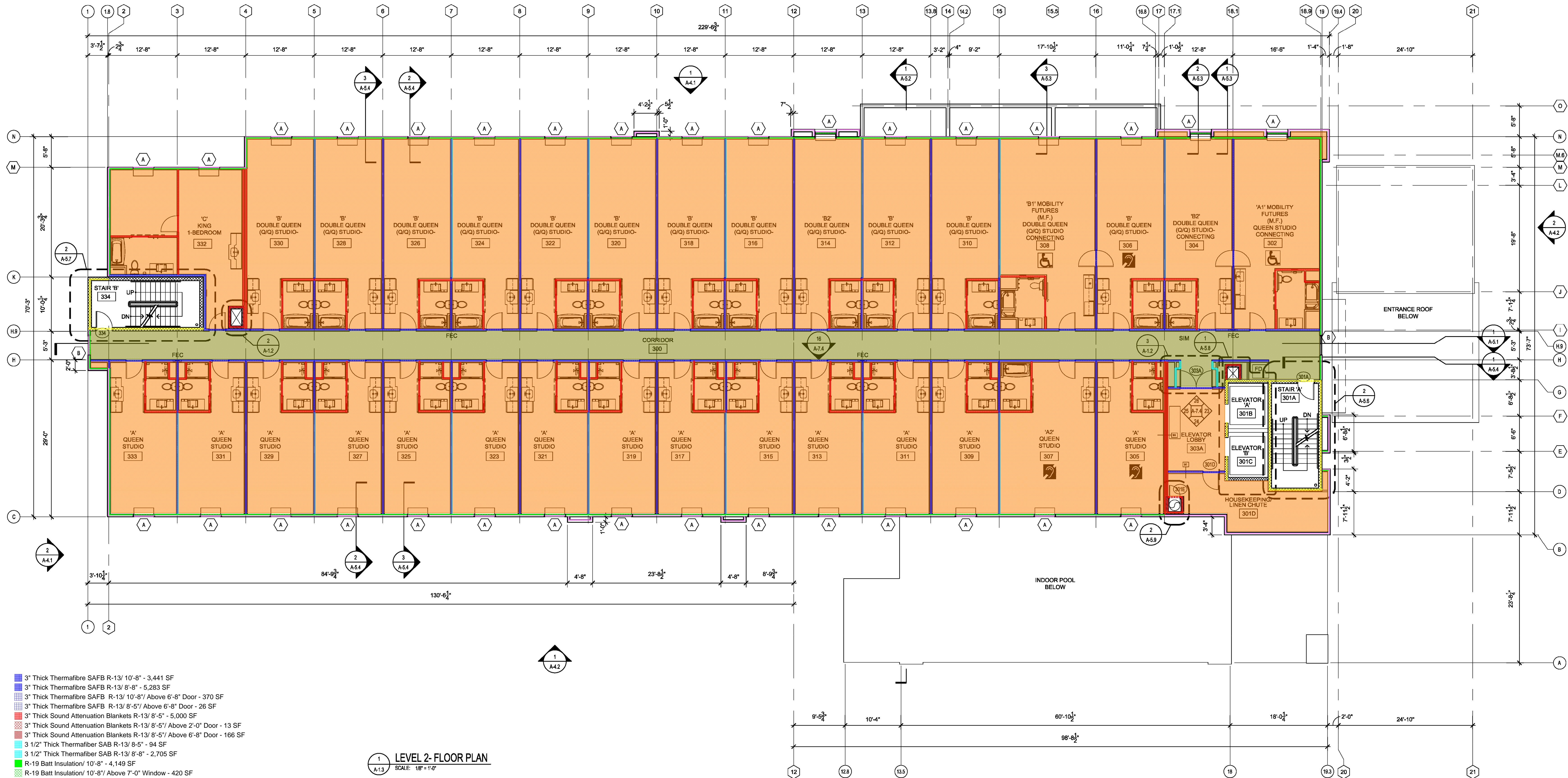
DRAWN BY/CHECKED BY JG / JU

FLOOR PLAN
LEVEL 3

SHEET NUMBER

A-1.3

THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328



- 3" Thick Thermalfibre SAFB R-13/ 10'-8" - 3,441 SF
- 3" Thick Thermalfibre SAFB R-13/ 8'-8" - 5,283 SF
- 3" Thick Thermalfibre SAFB R-13/ 10'-8" Above 6'-8" Door - 370 SF
- 3" Thick Thermalfibre SAFB R-13/ 8'-5" Above 6'-8" Door - 26 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" - 5,000 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" Above 2'-0" Door - 13 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" Above 6'-8" Door - 166 SF
- 3 1/2" Thick Thermalfibre SAB R-13/ 8'-8" - 2,705 SF
- 3 1/2" Thick Thermalfibre SAB R-13/ 8'-8" - 4,149 SF
- R-19 Batt Insulation/ 10'-8" - 4,149 SF
- R-19 Batt Insulation/ 10'-8" Above 7'-0" Window - 420 SF
- R-19 Batt Insulation/ 10'-8" Above 6'-0" Window - 16 SF
- R-3.8 Continuous Insulation/ 10'-8" - 4,896 SF
- R-3.8 Continuous Insulation/ 10'-8" Above 7'-0" Window - 430 SF
- R-3.8 Continuous Insulation/ 10'-8" Above 6'-0" Window - 16 SF
- Fill Insulation/ 10'-8" - 1,128 SF
- Fill Insulation/ 10'-8" Above 7'-0" Door - 24 SF
- Mineral Wool Batt Insulation @ Draftstopping/2'3" - 700 SF
- 3-1/2" Thermalfibre Sound Attenuation Fire Blanket or Fiberex SAFB - 1,309 SF
- 3-1/2" Mineral Wool Insulation - 13,424 SF

LEVEL 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

Takedown By: Tushar
Checked By: Ash
9 May, 2016

GUEST UNIT ACCESSIBILITY MATRIX - HOME 2 SUITES- FT. COLLINS, COLORADO			
TOTAL NUMBER OF GUEST UNITS: 108 UNITS			
GUEST UNITS WITH:	NUMBER OF GUEST UNITS REQUIRED	NUMBER OF GUEST UNITS PROVIDED	CODE REFERENCE
MOBILITY FEATURES (M.F.) ROOM #: 238, 302, 306, 402 & 408	5	5	TBL 224.2 (ADA 2010) TBL 1107.6.1.1 (IBC 2012)
MOBILITY FEATURES (M.F.) & ROLL-IN SHOWER (R-I-S) ROOM #: 119 (& C.F.) & 202	2	2	TBL 224.2 (ADA 2010) TBL 1107.6.1.1 (IBC 2012)
TOTAL	7	7	
COMMUNICATION FEATURES (C.F.) ROOM #: 119, 129, 131, 205, 206, 207, 305, 306, 307, 405, 406 & 407	12	12	TBL 224.4 (ADA 2010) TBL 1107.6.1.1 (IBC 2012)
CONNECTING ROOMS A-A: 128 & 131 MOBILITY FEATURES: A3-B 202 & 204, A1-B 302 & 304, 402 & 404 B1-B 206 & 208, 306 & 308	12 (10%)	12	HILTON HOME 2 BRAND STANDARDS S. 2510.1

SYMBOLS LEGEND:



INTERNATIONAL SYMBOL OF ACCESSIBILITY:
DENOTES GUESTROOMS W/ MOBILITY
FEATURES. ALL GUEST ROOMS W/ MOBILITY
FEATURES TO BE EQUIPPED WITH
COMMUNICATION FEATURES ALSO. (M.F.)

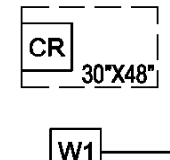


INTERNATIONAL SYMBOL OF ACCESS FOR
HEARING IMPAIRED: DENOTES GUESTROOMS
WITH COMMUNICATION FEATURES (C.F.)

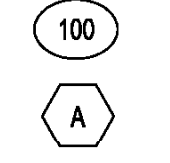


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TOPPING MIXTURE

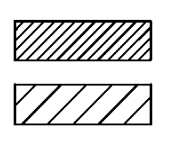
SYMBOLS LEGEND:



CARD READER LOCATIONS: CARD READERS FOR
THE STORE FRONT DOORS WILL BE LOCATED ON
THE DOOR SILE. 30"x48" C.L.R. SPACE PROVIDED
FOR ADA ACCESS



WALL TYPE - SEE SHEET A-0.7



DOOR NUMBER



WINDOW NUMBER



2-HOUR FIRE RATED WALL ASSEMBLY

BRICK VENEER ASSEMBLY

FIRE RATED FULLY RECESSED FIRE
EXTINGUISHER CABINET. VERIFY LOCATIONS
W/ LOCAL FIRE MARSHAL. SEE DET. 6A-5.7

NOTES:

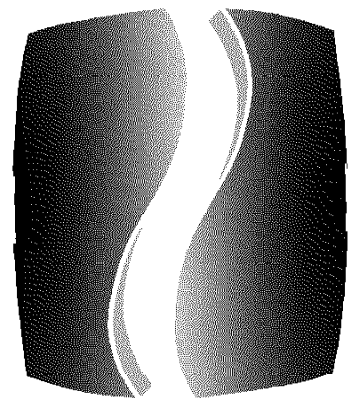
- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- FOR GUEST ROOM LAYOUTS AND DIMENSIONS, REFER TO LARGE SCALE UNIT PLANS.
- REFER TO WALL TYPE DETAILS FOR WALL TYPE DESCRIPTIONS. SHEET A-0.7
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED IN GUEST ROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VMC OR VMC AND KNOCK DOWN FINISH MATERIAL.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- FIRE RATED FULLY OR SIMI-RECESSED FIRE EXTINGUISHER CABINETS (F.E.C.) FIRE RATED CABINET REQUIRED AT ALL FIRE RATED WALL LOCATIONS, REF TO DETAIL TMS.10. MAX TRAVEL DISTANCE TO BE 75' TO FIRE EXTINGUISHER. F.E.C. TO BE LOCATED ON NEUTRAL COLORED CORRIDOR WALL, NOT ACCENT COLOR WALL.
- N.I.C. - NOT IN CONTRACT
- O.S.C.I. - OWNER SUPPLIED, CONTRACTOR INSTALLED

- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- 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 D) BETWEEN FLOOR TO WALL TILE & BATHROOM SHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUND COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL, H) SEE SPECIFICATIONS SECTION FOR SPACANT AT CHROMIC TILE.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- ENSURE THAT THE FIRE ALARM CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK CLERK. VERIFY LOCATION W/ LOCAL FIRE MARSHAL/DEPARTMENT.

- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY CHUTE AND ATTIC AREAS.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOORING ASSEMBLY WHEREVER APPLIES.
- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUEST ROOMS.
- GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 350 LBS. EXERTED AT ANY POINT IN ANY DIRECTION.
- PROVIDE FIRE EXTINGUISHERS IN FRONT OFFICE AREA, LAUNDRY ROOM, AND MAINTENANCE ROOM, MECHANICAL, FOOD PREP & STORAGE SPACE.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 206.18C.1 AND LOCAL FIRE MARSHAL.
- FIRE EXTINGUISHERS SHALL BE UL-C RATED, 3A 40BC, MOUNTED WITH STATE TAGS.
- ALL STRUCTURAL MEMBERS (STEEL COLUMNS & BEAMS) TO BE WRAPPED AND INDIVIDUALLY PROTECTED REFER TO SHEET A-0.1
- PROVIDE 2-HR SPRAY FIREPROOFING ON BEAMS, SHAFT WALL RELIEF ANGLES AND COLUMNS THIS AREA ONLY.
- ANY PORTION OF A WALL, SCORCE OR OTHER OBJECT THAT PROTRUDES INTO THE CIRCULATION PATH ABOVE 27" A.F.F. AND BELOW 80" A.F.F. IS LIMITED TO A 4" MAXIMUM PROJECTION.

GUEST UNIT MATRIX: HOME 2 - FT. COLLINS, COLORADO

	AREA (SQ FT)	SINGLE QUEEN STUDIO				DOUBLE QUEEN (Q/Q) STUDIO				1-BEDROOM KING		TOTAL
		"A" SHOWER QUEEN STUDIO	"A1" MOBILITY FEATURES QUEEN STUDIO	"A2" TUB QUEEN STUDIO	"A3" MOBILITY FEATURES QUEEN STUDIO ROLL-IN SHWR	"B" TUB Q/Q STUDIO	"B1" MOBILITY FEATURES TUB Q/Q STUDIO	"B2" TUB Q/Q STUDIO	"C" 1-BDRM KING	"C1" MOBILITY & COMM. FEATURES ROLL-IN SHWR 1-BDRM KING		
LEVEL 1	17,340 SF	6	-	-	-	8	-	-	-	1	15	
LEVEL 2	15,770 SF	14	-	1	1	11	1	2	1	-	31	
LEVEL 3	15,770 SF	14	1	1	-	11	1	2	1	-	31	
LEVEL 4	15,770 SF	14	1	1	-	11	1	2	1	-	31	
SUBTOTALS	64,650 SF	48	2	3	1	41	3	6	3	1	108	
TOTAL		54				50				4		
PERCENTAGES		50%				46%				4%		100%



PHILLIPS
architects + engineers

770.394.1616

CONSULTANT

SEAL

ISSUE & REVISION RECORD

DATE DESCRIPTION

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project without the written consent of Phillips Partnership, PC.

PROJECT

HOME 2
SUITES BY HILTON

HARMONY VILLAGE
LOT 11A
FT. COLLINS, COLORADO

CLIENT

EAST AVENUE DEVELOPMENT, LLC
1001 CYPRESS CREEK ROAD
SUITE 203
CEDAR PARK, TEXAS 78613

PHILLIPS JOB NUMBER 1533407

ISSUE DATE 04/12/16

DRAWN BY / CHECKED BY JG / JU

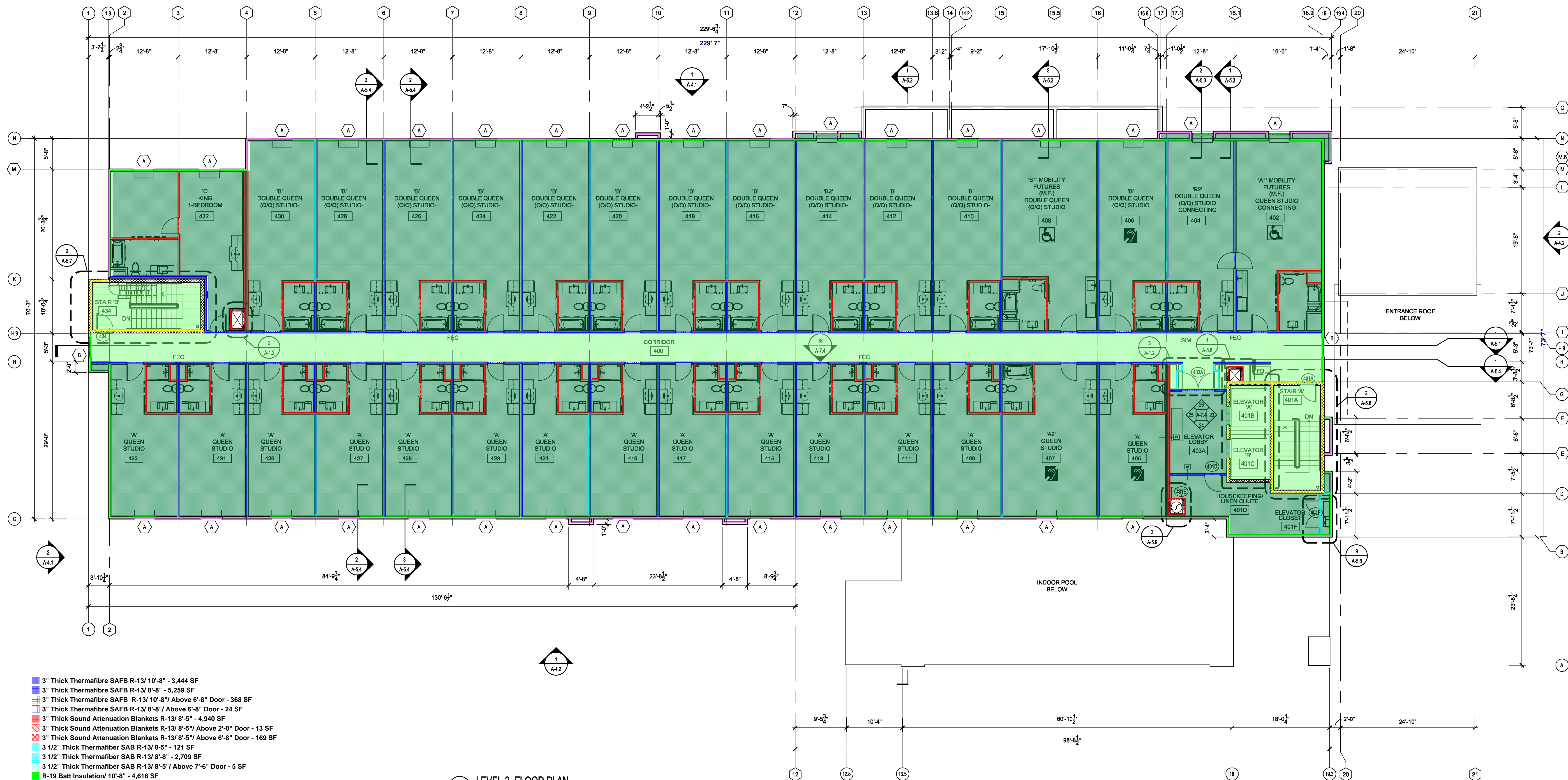
DRAWING TITLE

FLOOR PLAN
LEVEL 4

SHEET NUMBER

A-1.4

THE PAL SADES
5601 PEACHTREE DUNWOODY RD.
BUILDING A SUITE 450
ATLANTA, GEORGIA 30328



LEVEL 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

- 3" Thick Thermofiber SAFB R-13/ 10'-8" - 3,444 SF
- 3" Thick Thermofiber SAFB R-13/ 8'-8" - 5,259 SF
- 3" Thick Thermofiber SAFB R-13/ 10'-8" Above 6'-8" Door - 368 SF
- 3" Thick Thermofiber SAFB R-13/ 8'-8" Above 6'-8" Door - 24 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" - 4,940 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" Above 2'-0" Door - 13 SF
- 3" Thick Sound Attenuation Blankets R-13/ 8'-5" Above 6'-8" Door - 169 SF
- 3 1/2" Thick Thermofiber SAB R-13/ 8'-5" - 121 SF
- 3 1/2" Thick Thermofiber SAB R-13/ 8'-8" - 2,709 SF
- 3 1/2" Thick Thermofiber SAB R-13/ 8'-5" Above 7'-6" Door - 5 SF
- R-19 Batt Insulation/ 10'-8" - 4,618 SF
- R-19 Batt Insulation/ 10'-8" Above 7'-0" Window - 474 SF
- R-19 Batt Insulation/ 10'-8" Above 6'-0" Window - 34 SF
- R-3.8 Continuous Insulation/ 8'-8" - 3,972 SF
- R-3.8 Continuous Insulation/ 8'-8" Above 7'-0" Window - 216 SF
- R-3.8 Continuous Insulation/ 8'-8" Above 6'-0" Window - 12 SF
- Fill Insulation/ 8'-8" - 909 SF
- Fill Insulation/ 8'-8" Above 7'-0" Door - 11 SF
- Mineral Wool Batt Insulation @ Draftstopping/2'3" - 700 SF
- 3" Thermofiber SAFB Insulation - 1,737 SF
- Glass Fiber Insulation - 13,486 SF

SYMBOLS LEGEND:



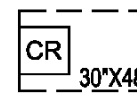
INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES TO BE EQUIPPED WITH COMMUNICATION FEATURES ALSO (M.F.)



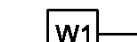
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATION FEATURES (C.F.)

DEPRESSED SLAB OR OMIT CONCRETE TOPPING MIXTURE

SYMBOLS LEGEND:



CARD READER LOCATIONS. CARD READERS FOR THE STORE FRONT DOORS WILL BE LOCATED ON THE DOOR SILE. 30"X48" C.L.R. SPACE PROVIDED FOR ADA ACCESS



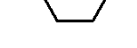
WALL TYPE - SEE SHEET A-0.7



DOOR NUMBER



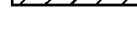
WINDOW NUMBER



2 HOUR FIRE RATED WALL ASSEMBLY



BRICK VENEER ASSEMBLY



FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET. VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL. SEE DET. 6A-5.7

NOTES:

- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- FOR GUEST ROOM LAYOUTS AND DIMENSIONS, REFER TO LARGE SCALE UNIT PLANS.
- REFER TO WALL TYPE DETAILS FOR WALL TYPE DESCRIPTIONS. SHEET A-0.7
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- PROVIDE 3/4"X24" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDORS (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- FIRE RATED FULLY OR SEMI-RECESSED FIRE EXTINGUISHER CABINETS (F.E.C.) FIRE RATED CABINET REQUIRED AT ALL FIRE RATED WALL LOCATIONS. REF TO DETAIL 7A-5.10. MAX TRAVEL DISTANCE TO BE 75' TO FIRE EXTINGUISHER. F.E.C. TO BE LOCATED ON NEUTRAL COLORED CORRIDOR WALL, NOT ACCENT COLOR WALL.
- N.C. - NOT IN CONTRACT
- O.S.C.I. - OWNER SUPPLIED, CONTRACTOR INSTALLED
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- FOR FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- 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) AT WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATH/SHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL, HYBRID SPECIFICATIONS SECTION FOR SEALANT AT CERAMIC TILE MOUNTED FIXTURES.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- ENSURE THAT THE FIRE ALARM CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK CLERK. VERIFY LOCATION W/ LOCAL FIRE MARSHAL/DEPARTMENT.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY CHUTE AND ATTIC AREAS.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
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- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
- GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 350 LBS. EXERTED AT ANY POINT IN ANY DIRECTION.
- PROVIDE FIRE EXTINGUISHERS IN FRONT OFFICE AREA, LAUNDRY ROOM, AND MAINTENANCE ROOM, MECHANICAL, FOOD PREP & STORAGE SPACE.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 906, IBC, AND LOCAL FIRE MARSHAL.
- FIRE EXTINGUISHERS SHALL BE ULC RATED, 3A 40BC, MOUNTED WITH STATE TAGS.
- ALL STRUCTURAL MEMBERS (STEEL COLUMNS & BEAMS) TO BE WRAPPED AND INDIVIDUALLY PROTECTED REFER TO SHEET A-0.1
- PROVIDE 2X6 BRUY FLEPPROOFING ON BEAMS, SHIRT WALL RELIEF ANGLES AND COLUMNS THIS AREA ONLY.
- ANY PORTION OF A WALL SOURCE OR OTHER OBJECT THAT PROTRUDES INTO THE CIRCULATION PATH ABOVE 27" A.F.F. AND BELOW 80" A.F.F. IS LIMITED TO A 4" MAXIMUM PROJECTION.

Takeoff By: Sen
Checked By: Ash
9 May, 2016

GUEST UNIT ACCESSIBILITY MATRIX - HOME 2 SUITES- FT. COLLINS, COLORADO			
TOTAL NUMBER OF GUEST UNITS: 108 UNITS			
GUEST UNITS WITH:	NUMBER OF GUEST UNITS REQUIRED	NUMBER OF GUEST UNITS PROVIDED	CODE REFERENCE
MOBILITY FEATURES (M.F.) ROOM #: 208, 302, 308, 402 & 408	5	5	TBL 224.2 (ADA 2010) TBL 1107.6.1.1 (BC 2012)
MOBILITY FEATURES (M.F.) & ROLL-IN SHOWER (R-I-S) ROOM #: 119 (& C.F.) & 202	2	2	TBL 224.2 (ADA 2010) TBL 1107.6.1.1 (BC 2012)
TOTAL	7	7	
COMMUNICATION FEATURES (C.F.) ROOM #: 119, 125, 131, 205, 207, 305, 308, 307, 405, 408 & 407	12	12	TBL 224.4 (ADA 2010) TBL 1107.6.1.1 (BC 2012)
CONNECTING ROOMS A-A: 129 & 191 MOBILITY FEATURES: A3-B 202 & 204, A1-B 302 & 304, 402 & 404 B1-B 206 & 208, 306 & 308	12 (10%)	12	HILTON HOME 2 BRAND STANDARDS S. 2510.1

GUEST UNIT MATRIX: HOME 2 - FT. COLLINS, COLORADO									
AREA (SQ. FT.)	SINGLE QUEEN STUDIO			DOUBLE QUEEN (Q/Q) STUDIO			1-BEDROOM		TOTAL
	"A" SHOWER QUEEN STUDIO	"A" MOBILITY FEATURES QUEEN STUDIO TUB	"A2" TUB QUEEN STUDIO	"A3" MOBILITY FEATURES QUEEN STUDIO ROLL-IN SHWR	"B" TUB Q/Q STUDIO	"B2" MOBILITY FEATURES TUB Q/Q STUDIO	"C" 140PRM KING	"C1" MOBILITY & COMM. FEATURES ROLL-IN SHWR 1-60PRM KING	
LEVEL 1	17,340 SF	6	-	-	8	-	-	1	15
LEVEL 2	15,770 SF	14	-	1	11	1	2	1	31
LEVEL 3	15,770 SF	14	1	1	11	1	2	1	31
LEVEL 4	15,770 SF	14	1	1	11	1	2	1	31
TOTALS	64,650 SF	48	2	3	41	3	6	3	108
SUBTOTAL			54		50		4		
PERCENTAGES			50%		46%		4%		100%

