



# Holiday Inn Express & Suites

INN CODE # 16TTI-PHXCT 1170 S. Arizona Ave.  
Chandler, Arizona, 85286



**OWNER**  
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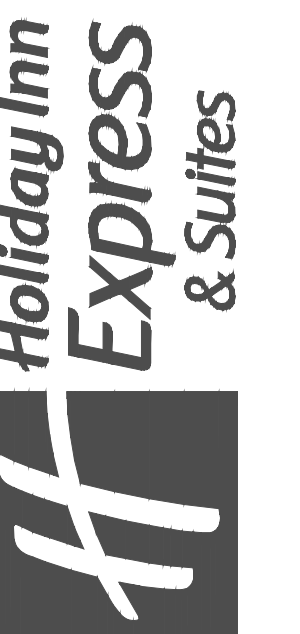
**JOB NUMBER**  
1401

**DATE**  
07-24-2015

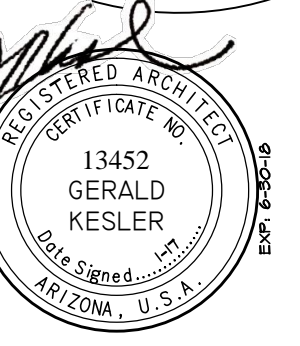
**REVISION**  
1st City Comments  
07-11-2015  
2nd City Comments Rev  
01-19-2016  
Elec Door Relo  
01-20-2017

**SHEET TITLE**  
COVER SHEET

**SHEET NUMBER**  
G001



INN CODE # 16TTI-PHXCT  
1170 S. Arizona Ave.  
Chandler, Arizona, 85286



**G K I**  
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**GENERAL NOTES**

- THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR, BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.
- USE DIMENSIONS SHOWN - DO NOT SCALE DRAWINGS OTHER THAN FULL SCALE DRAWINGS. IN CASES OF DISCREPANCY, ERROR OR OMISSION WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE ARCHITECT, WHO WILL MAKE THE FINAL DETERMINATION, SHALL BE CONSULTED BEFORE PROCEEDING WITH WORK. ANY WORK CONSTRUCTED BY THE CONTRACTOR WITHOUT FIRST CONSULTING THE ARCHITECT, SHALL BE SUBJECT TO REMOVAL, REPLACEMENT OR REVISION AT THE ARCHITECT'S DISCRETION WITHOUT ADDITIONAL COST TO THE OWNER.
- PRIOR TO STARTING CONSTRUCTION OR DEMOLITION, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS FOUND.
- EACH TRADE SHALL COORDINATE ITS WORK W/ THE WORK OF OTHER TRADES BEFORE STARTING CONSTRUCTION TO AVOID ANY CONFLICT & DELAY BETWEEN EACH TRADE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND CLEAR OF DEBRIS AND WASTE MATERIALS.
- FIRE LANES AND EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH LOCAL ORDINANCES & CODES.
- CONTRACTOR SHALL INSTALL EXIT SIGNS & EMERGENCY LIGHTING IN COMPLIANCE WITH LOCAL ORDINANCES & CODES.
- CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF 2A:10BC (U.N.O.). THERE WILL BE A MINIMUM OF ONE FIRE EXTINGUISHER FOR EACH 5,000 SQUARE FEET, OR ANY PORTION THEREOF, AND A MAXIMUM OF 75 FOOT TRAVEL DISTANCE TO ANY EXTINGUISHER. THE EXTINGUISHERS ARE TO BE AFFIXED TO A LOCATION WITH THE TOP OF EXTINGUISHER BETWEEN 3 AND NO HIGHER THAN 5 FEET ABOVE THE FINISH FLOOR. VERIFY LOCATIONS WITH LOCAL FIRE AUTHORITIES. PROVIDE SIGNAGE TO IDENTIFY LOCATIONS OF THE FIRE EXTINGUISHERS.
- PREMISES ADDRESS SHALL BE LEGIBLE FROM THE STREET OR DRIVE.
- PROVIDE CARBON MONOXIDE DETECTOR AT ALL GAS POWERED EQUIPMENT.

**PROJECT DATA**

OWNER: AZ 202 DESERT VIKING-FAMILY OF COMPANIES  
 842 W CHANDLER BLVD  
 CHANDLER, AZ 85225  
 NIELS E. KREPKO, PRESIDENT  
 480-691-9240  
 nkrepko@desertvikingaz.com

PROJECT ADDRESS: 1170 S. ARIZONA AVE.  
 CHANDLER, ARIZONA, 85226

PROJECT DESCRIPTION: A NEW 4 STORY HOLIDAY INN EXPRESS & SUITES

PARCEL #: 305-21-0245

ZONING: P.A.D.

OCCUPANCY GROUP: R-1, A-2, A-3, B, S-2

CONSTRUCTION TYPE: VA (SPRINKLERED)

NET SITE AREA: = 107,466.85 S.F. OR 2.467 ACRES

BUILDING AREA:  
 GROUND FLOOR  
 BLDGS. = 15,025 S.F.  
 PORTE COCHERE = 1,685 S.F.  
 PATIO = 1,645 S.F.  
 TOTAL GROUND FLOOR AREA = 18,355 S.F.  
 SECOND FLOOR = 14,685 S.F.  
 THIRD FLOOR = 14,685 S.F.  
 FOURTH FLOOR = 14,685 S.F.  
 TOTAL GROSS BUILDING AREA = 62,356 S.F.

BLDG HEIGHT: = 4 STORIES 55'

**APPLICABLE CODES**

2012 IBC W/ CITY OF CHANDLER AMENDMENTS  
 2012 IBC W/ CITY OF CHANDLER AMENDMENTS  
 2012 IBC W/ CITY OF CHANDLER AMENDMENTS  
 2011 IBC W/ CITY OF CHANDLER AMENDMENTS  
 2012 IBC W/ CITY OF CHANDLER AMENDMENTS  
 2012 IBC W/ CITY OF CHANDLER AMENDMENTS

2009 NFPA 101 (ICC/ANSI A 111)  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

NFPA 13  
 PROVIDE AND INSTALL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTIONS 905.2.1.1 AND 905.2 AND NFPA 12. SUBMIT FIRE SPRINKLER AND FIRE ALARM SYSTEM DRAWINGS (AS A DEFERRED SUBMITTAL) FOR APPROVAL BY GOVERNING AUTHORITIES PRIOR TO SYSTEMS FABRICATION OR INSTALLATION.

EXIT DOORS TO BE SET INTO MOTION WHEN SUBJECTED TO A 30-POUND FORCE DOOR LATCH TO RELEASE AND DOOR TO SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO 15-POUND FORCE. EGRESS DOORS SHALL BE "EASILY" OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.

ALL CONTROLS, OPERATING MECHANISMS AND HARDWARE PER IBC CHAPTER 11 AND ARIZONA'S WITH DISABILITIES ACT WITH IMPLEMENTING RULES. ALL SUCH ITEMS INTENDED FOR USE BY OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION, AND ELECTRICAL OUTLETS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST IN ORDER TO OPERATE.

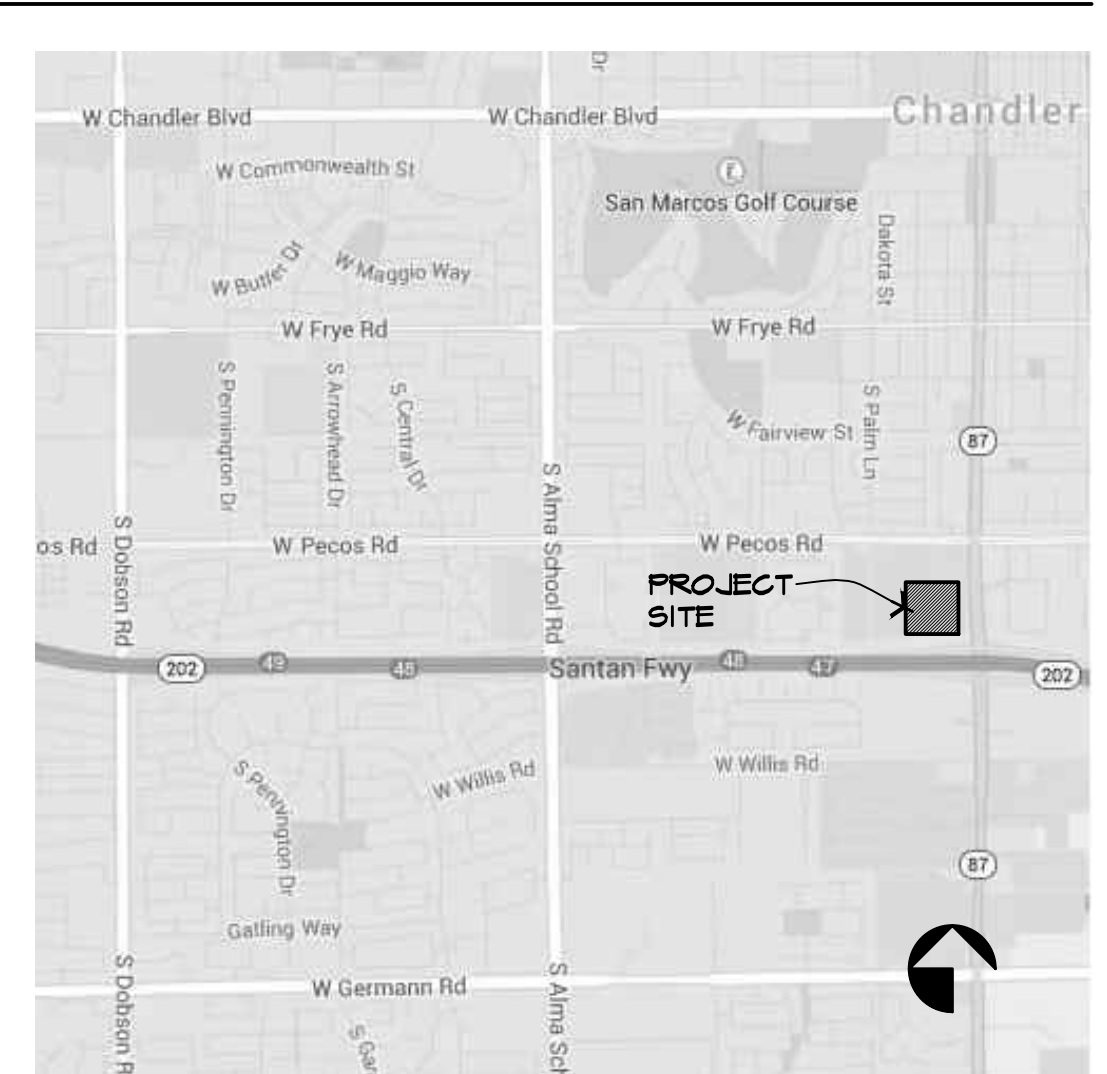
PROVIDE 2A:10BC FIRE EXTINGUISHERS WITH TRAVEL DISTANCE NOT TO EXCEED 75' IN ACCORDANCE WITH NFPA 10. AS DIRECTED BY FIRE MARSHALL. PROVIDE SIGNAGE TO IDENTIFY LOCATIONS OF FIRE EXTINGUISHERS.

USE OR STORAGE OF HAZARDOUS MATERIALS, LIQUIDS, GASES AND/OR CHEMICALS IS NOT A PART OF THIS PERMIT.

**BUILDING CODE ANALYSIS**

CODE REQUIREMENTS	REFERENCE	2012 IBC		PROVIDED
		ALLOWABLE & REQUIRED		
<b>OCCUPANCY CLASSIFICATIONS</b>				
OCCUPANCY CLASSIFICATIONS	SEC 508.4			MIXED - SEPARATED OCCUPANCIES
<b>OCCUPANCY GROUPS</b>				
PRIMARY USE GROUP	SEC 510.3			R-1 HOTELS (TRANSIENT)
SECONDARY USE GROUP	SEC 505.4 SEC 505.11 & 504.1			A-2 ASSEMBLY (BREAKFAST AREA & PANTRY) A-3 ASSEMBLY (LOBBY) B BUSINESS (ADMINISTRATIVE AREAS, OFFICES, MEETING & EXERCISE) S-2 LOW-HAZARD STRUCTURE (PORTE COCHERE & STORAGES)
INCIDENTAL USE ROOMS OR AREAS	TAB 504			- LAUNDRY ROOM OVER 100 S.F. - LINEN COLLECTION ROOM OVER 100 S.F.
<b>CONSTRUCTION CLASSIFICATIONS</b>				
CONSTRUCTION TYPE	TAB 601	TYPE VA, SPRINKLERED		CONSISTS OF HD FRAMING WALLS, HD FLOOR/CLG/ROOF ASSEMBLY. BUILDING WILL BE EQUIPPED WITH A SUPERVISED APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING NFPA 13, AND A FIRE ALARM SYSTEM MEETING NFPA 72.

**VICINITY MAP** NOT TO SCALE



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 FAX: 602-952-1100  
 EMAIL: gkesler@grk.com

REGISTERED ARCHITECT  
 13452 GERALD KESLER  
 CHANDLER, ARIZONA, U.S.A.

AREA MODIFICATIONS (CONSTRUCTION TYPE VA)		AUTOMATIC SPRINKLER SYSTEM INCREASE (AREA)			
OCC. GROUP	TOTAL OCCUPANCY GROUP GROSS AREA (S.F.) PER TAB.503 & SEC. 506.3, 508.4.2	ALLOWABLE (S.F.)	+ ADDITIONAL 200%	TOTAL ALLOWABLE AREA PER FLOOR (S.F.)	AREA RATIO PER OCC. GROUP
<b>GROUND FLOOR</b>					
A-2	2,933.61	11,500	2	11,500	34,500
A-3	3,071.04	11,500	2	11,500	34,500
B	1,602.02	18,000	2	18,000	54,000
R-1	7,492.08	12,000	2	12,000	36,000
S-2	1,633.00	21,000	2	21,000	63,000
INC	1,568.95	12,000	2	12,000	36,000
<b>TOTAL</b>	<b>18,301.30</b>				<b>0.481</b>
FLOOR AREA RATIO NOT EXCEED 1 -> OK					
<b>SECOND FLOOR</b>					
R-1	14,103.08	12,000	2	12,000	36,000
S-2	147.06	21,000	2	21,000	63,000
INC	434.86	12,000	2	12,000	36,000
<b>TOTAL</b>	<b>14,685.00</b>				<b>0.406</b>
FLOOR AREA RATIO NOT EXCEED 1 -> OK					
<b>THIRD FLOOR</b>					
R-1	14,103.08	12,000	2	12,000	36,000
S-2	147.06	21,000	2	21,000	63,000
INC	434.86	12,000	2	12,000	36,000
<b>TOTAL</b>	<b>14,685.00</b>				<b>0.406</b>
FLOOR AREA RATIO NOT EXCEED 1 -> OK					
<b>FOURTH FLOOR</b>					
R-1	14,103.08	12,000	2	12,000	36,000
S-2	147.06	21,000	2	21,000	63,000
INC	434.86	12,000	2	12,000	36,000
<b>TOTAL</b>	<b>14,685.00</b>				<b>0.406</b>
FLOOR AREA RATIO NOT EXCEED 1 -> OK					
<b>TOTAL BUILDING GROSS AREA PROVIDED</b>		<b>62,356.30</b>			
BUILDING > 3 STORY ABOVE GRADE PLANE: AGGREGATE SUM OF THE RATIOS NOT EXCEED 3 -> OK <b>1.700</b>					

AREA MODIFICATIONS (CONSTRUCTION TYPE VA)		AUTOMATIC SPRINKLER SYSTEM INCREASE (HEIGHT)			
OCC. GROUP	ALLOWABLE HEIGHT PER TAB.503 & SEC. 504.2, 506.5.2	ALLOWABLE (STORY)	+ ADDITIONAL 1 STORY & 20' INCREASE	TOTAL ALLOWABLE HEIGHT	# OF STORY PER OCC. GROUP PROVIDED
A-2	50'	2	1	70'	3
A-3	50'	2	1	70'	3
B	50'	3	1	70'	4
R-1	50'	3	1	70'	4
S-2	50'	4	1	70'	5
<b>TOTAL BUILDING HEIGHT PROVIDED</b>				<b>53'</b>	<b>4</b>

**FIRE SPRINKLER NOTES**

FIRE SPRINKLER APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE SPRINKLE SYSTEM, PLANS MUST BE SUBMITTED AND APPROVED BY THE BUILDING SAFETY DIVISION. THE SYSTEM MUST BE INSPECTED AND APPROVED BY BUILDING SAFETY INSPECTION PRIOR TO A CERTIFICATE OF OCCUPANCY.

**DEFERRED SUBMITTALS**

- WOOD TRUSSES
- ELEVATOR DRAWINGS
- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- SHIMMING POOL & POOL FENCE
- EXTERIOR SIGNAGE

**SPECIAL INSPECTIONS**

- STRUCTURAL STEEL
- STRUCTURAL WELDING
- CONCRETE (PERIODIC)
- BOLTS INSTALLED IN CONCRETE
- REINFORCING STEEL & PRE STRESSED STEEL (PERIODIC)
- STRUCTURAL MASONRY
- EXTERIOR INSULATION FINISH SYSTEM (EIFS)
- SOILS

**FIRE RESISTANCE** NOTES: SEE APPROVED FIRE-RATED ASSEMBLY, SHEET A501-4, U.N.O.

ELEMENT	REQUIRED	FIRE RESISTANCE RATING		PROVIDED	NOTES	
		DOOR				
		ELEMENT	DOOR			
PRIMARY STRUCTURAL FRAME	TAB 601	1 HOUR		1 HOUR	SEE FIRE-RATED ASSEMBLY (UL DESIGN #X526 & #N50), ALT (2)	
BEARING WALLS	TAB 601	EXTERIOR	1 HOUR	3/4 HOUR	SEE HALL TYPE J, K & M, SHEET A501	
		INTERIOR	1 HOUR	3/4 HOUR	SEE HALL TYPE A TO E & H, SHEET A501	
NON-BEARING WALL	TAB 602	EXTERIOR	0 HOUR	0 HOUR	SEE HALL TYPE J TO H, SHEET A501	
		INTERIOR	0 HOUR	0 HOUR	SEE HALL TYPE A TO H, SHEET A501	
FLOOR CONSTRUCTION & SECONDARY MEMBERS	TAB 601	1 HOUR		1 HOUR	SEE FIRE-RATED ASSEMBLY (ICC DESIGN #ESR 1155 & UL DESIGN #L514 W/ 3/4" THK. CONCRETE TOPPING - TTP)	
ROOF CONSTRUCTION & SECONDARY MEMBERS	TAB 601	1 HOUR		1 HOUR	SEE FIRE-RATED ASSEMBLY (ICC DESIGN #ESR 1155, UL DESIGN #L514 & GA FILE #RC 2602 & 2604)	
FIRE BARRIER	SEG 1004, T16 SEG 707, T16 SEG T16	STAIRS	2 HOUR	1 1/2 HOUR	SEE HALL TYPE D, SHEET A501	
		SHAFT ENCLOSURE	2 HOUR	1 1/2 HOUR	SEE HALL TYPE S, SHEET A501	
		OTHERS	1 HOUR	45 MIN	1 HOUR	SEE HALL TYPE A TO E & H, SHEET A501
FIRE PARTITION	SEC 708.1, TAB T16.5 SEC 708.1, TAB T16.5	GUEST ROOM SEPERATION	1 HOUR	45 MIN	SEE HALL TYPE A, SHEET A501	
		CORRIDOR	1 HOUR	20 MIN	1 HOUR	SEE HALL TYPE A TO D & H, SHEET A501
INCIDENTAL USE AREA	SEC 504.4	1 HR OVER 100 S.F. OR PROVIDE AUTOMATIC SPRINKLER SYSTEM	45 MIN OR NFPA 80	SPRINKLR	NFPA 80	PASSAGE OF SMOKE RESISTANCE CONSTRUCTION W/ AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED

**Holiday Inn Express & Suites**

1170 S. ARIZONA AVE.  
 CHANDLER, ARIZONA, 85226

INN CODE # 16111-PHACT

**JOB NUMBER**  
1401

**DATE**  
07-24-2015

**REVISION**  
1st City Comments  
09-11-2015

**SHEET TITLE**  
PROJECT DATA & BUILDING CODE ANALYSIS

**SHEET NUMBER**  
G003

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