



Sheet	Sheet Issue	Current	Current	ID-2.0	FIRST FLOOR FINISH PLAN	01/10/20	1	02.14.2020
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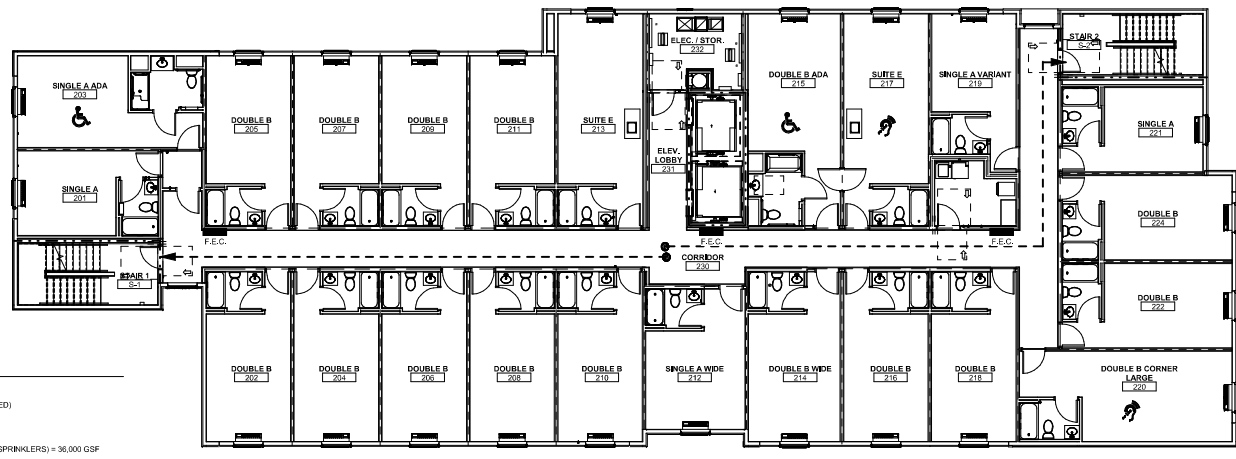
8. ENCLOSE FOR OPTIONAL LIGHTS
9. PROVIDE HOSE BIBS AT TRASH ENCLOSURE
10. PROVIDE POLE LIGHTS IN PARKING LOT - CENTER POLES ON PARKING STRIPES
11. CURBS, RAMP, PARKING SPACES AND ALL MUST COMPLY WITH 2010 ADA STANDARD AND LOCAL ACCESSIBILITY CODES
12. LOW PLANTING AT PARKING LOT ENTRY FOR MAXIMUM TRAFFIC VISIBILITY AND SAFETY
13. MONUMENT SIGN - SUGGESTED LOCATION LOCATE AND ORIENT SIGN TOWARD ENTRANCE AND MAIN ARTERIAL
14. PROVIDE STOP SIGN AND STOP LINE AT DRAINAGE ACCESS
15. FLAGPOLE FOUNDATION TO BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER OR FLAGPOLE MANUFACTURER.

SITE DATA:

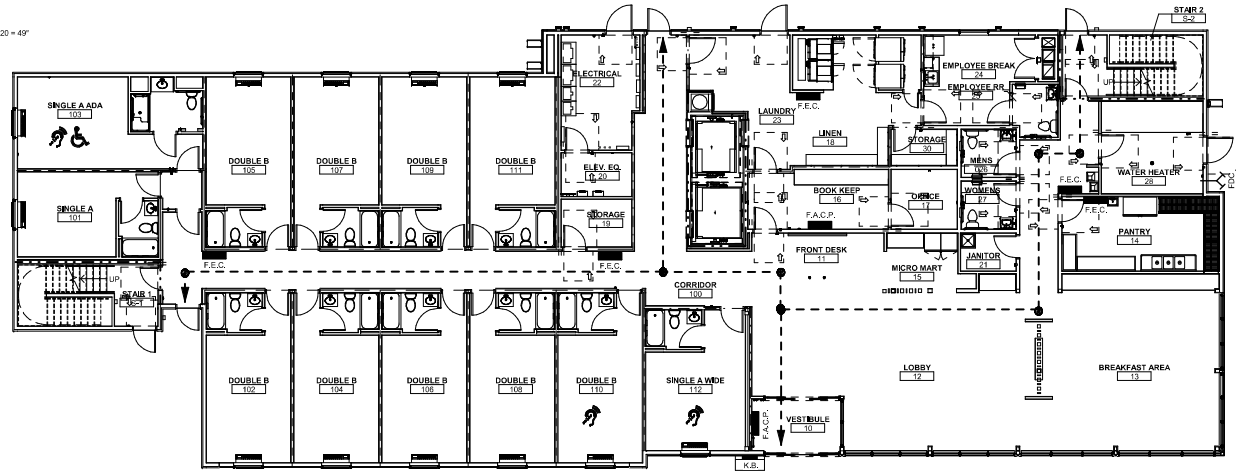
SITE AREA:	61,072 S.F. (1.42 ACRES)
BUILDING FOOTPRINT:	8,725 SF
GUESTROOMS:	81 UNITS
PARKING SPACES:	86
ACCESSIBLE SPACES: (INCLUDED IN TOTAL)	4

SITE LEGEND:

-  SHADE TREE
-  ACCENT TREE
-  SHRUB



E1 SECOND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



A1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY LEGEND

- ▲ DIRECTION OF EGRESS TRAVEL
- F.E.C. FIRE EXTINGUISHER CABINET
- F.A.C.P. FIRE ALARM CONTROL PANEL
- FD CONNECTION FIRE DEPARTMENT CONNECTION
- K.B. KNEX BOX
- 12 HOUR RATED FIRE PARTITION
- - - 1 HOUR RATED FIRE PARTITION
- · - · 1 HOUR RATED FIRE BARRIER
- · - · 2 HOUR RATED FIRE BARRIER

OCCUPANT LOAD LEGEND

- GUEST ROOMS
- ▨ CORRIDOR
- ▩ BACK OF HOUSE
- ▤ LOBBY / BREAKFAST

GUEST ROOM MATRIX

Keys	Guest Room Type	Floor
0	DOUBLE B	1
1	SINGLE A ADA	1
1	SINGLE A WIDE	1
1	DOUBLE B	2
1	DOUBLE B ADA	2
1	DOUBLE B CORNER LARGE	2
1	DOUBLE B WIDE	2
2	SINGLE A	2
1	SINGLE A ADA	2
1	SINGLE A VARIANT	2
1	SINGLE A WIDE	2
2	SUITE E	2
13	DOUBLE B	3
1	DOUBLE B CORNER LARGE	3
1	DOUBLE B CORNER WIDE	3
1	DOUBLE B WIDE	3
2	SINGLE A	3
1	SINGLE A VARIANT	3
1	SINGLE A WIDE	3
2	SUITE E ADA	3
13	DOUBLE B	4
1	DOUBLE B CORNER LARGE	4
1	DOUBLE B CORNER WIDE	4
1	DOUBLE B WIDE	4
2	SINGLE A	4
1	SINGLE A VARIANT	4
1	SINGLE A WIDE	4
2	SUITE E	4
11	SUITE E ADA	4

CODE INFORMATION
 PROJECT: MICROTTEL PROTOTYPE
 VERSION: R1 KEY (UPGRADES)
 ADA GUEST ROOMS REQ'D (1) W/ ROLL IN SHOWER)
 5 COMMUNICATION ENABLED GUEST ROOMS REQ'D

APPLICABLE CODES:
 APPLICABLE BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE AOR TO VERIFY AND ADJUST CODE BASED ON PROJECT LOCATION.
 APPLICABLE PLUMBING CODE: 2012 INTERNATIONAL PLUMBING CODE
 APPLICABLE MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE
 APPLICABLE ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE
 APPLICABLE FIRE CODE: 2012 INTERNATIONAL FIRE CODE (INCL. REF. NFPA)
 APPLICABLE ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2009 ANSICC A117.1

ISSUE (TABLE/SECTION/REFERENCE):
 BUILDING/PROJECT USE (IBC SECTION 310)
 CONSTRUCTION TYPE - 4 STORY (IBC TABLE 503 & 601)
 OCCUPANCY CLASSIFICATION (IBC SECTION 310.3):

REQUIREMENT:
 HOTEL
 TYPE I-4 (FULLY SPRINKLED)
 R-1 - RESIDENTIAL

BUILDING AREA:
 BASE ALLOWABLE AREA (IBC TABLE 503): 12,000 SF + (12,000/2 FOR SPRINKLERS) = 36,000 GSF
 R-1 OCCUPANCY ALLOWABLE: 8,725 GSF
 ACTUAL FLOOR AREA (GROSS): 35,356 GSF
 ACTUAL BUILDING AREA (GROSS):

BUILDING HEIGHT:
 BASE ALLOWABLE HEIGHT / STORIES ABOVE GRADE (IBC TABLE 503): 57 / 3 STORIES
 R-1 OCCUPANCY HEIGHT INCREASE - SPRINKLERS (IBC SECTION 504.2) +20'-0" / 1 STORY
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 79' / 4 STORIES
 R-1 OCCUPANCY ACTUAL NUMBER OF STORIES ABOVE GRADE: 4 STORIES
 ACTUAL HEIGHT IN FEET ABOVE GRADE: 43'-6"

OCCUPANT LOAD - GSF:
 R-1 OCCUPANCY (IBC TABLE 1004.1.2) FIRST FLOOR: 3,565 SF / 200 = 18 OCCUPANTS
 SECOND, THIRD, FOURTH FLOOR: 9,380 SF / 200 = 35 OCCUPANTS EA FLOOR
 TOTAL B OCCUPANTS (IBC TABLE 1004.1.2) FIRST FLOOR: 1,655 SF / 100 = 17 OCCUPANTS
 TOTAL A (IBC TABLE 1004.1.2) FIRST FLOOR LOBBY & BREAKFAST AREA: 1,513 SF / 15 = 101 OCCUPANTS
 TOTAL S-I OCCUPANTS (IBC TABLE 1004.1.2) ALL FLOORS: 1,145 SF / 300 = 4 OCCUPANTS
 TOTAL BUILDING OCCUPANTS (IBC TABLE 1004.1.2) 245 TOTAL BUILDING OCCUPANTS

EXIT WIDTH PROVIDED:
 STAIRS - STRINGER TO STRINGER: 60"
 OTHER COMPONENTS - STAIR DOORS: 32" CLEAR (30" DOOR EA STAIR)
 OTHER COMPONENTS - EXIT DOORS - 1ST FLOOR: 32" CLEAR (30" DOOR) X 2 DOORS
 54" CLEAR (ENTRY 8/PART) X 1 DOOR

EXIT TRAVEL DISTANCE - FULLY SPRINKLED (IBC TABLE 1016.2):
 R-1 OCCUPANCY: 200'
 B BUSINESS: 300'

EXIT WIDTH (IBC SECTION 1005):
 ALL OCCUPANCIES: 245 TOTAL OCCUPANTS x 20 = 49'

FIRE RESISTIVE REQUIREMENTS (TYPE V-A CONSTRUCTION) (TABLE/SECTION REFERENCE):
 EXTERIOR BEARING WALLS (IBC TABLE 601) 1 HOUR
 EXTERIOR NON-BEARING WALLS (IBC TABLE 602) 0 HOURS
 INTERIOR BEARING WALLS (IBC TABLE 601) 0 HOURS
 INTERIOR NON-BEARING WALLS (IBC TABLE 601) 0 HOURS
 STRUCTURAL FRAME (IBC TABLE 601) 1 HOUR
 STRUCTURAL FRAME FOR SHAFT SUPPORT (IBC TABLE 701.3.10) 2 HOURS
 FLOOR CONSTRUCTION (IBC TABLE 601) 1 HOUR
 ROOF (TABLE 601) 1 HOUR
 CORRIDORS (IBC TABLE 1018.1) 0 HOURS (WHEN SERVING 10 OCC. OR MORE)
 SHAFT WALLS (IBC TABLE 704) 2 HOURS (WHEN CONNECTION 4 STORIES OR MORE)
 INTERIOR EXIT STAIRWAYS (IBC SECTION 1022.2) 2 HOURS
 GUEST ROOM SEPARATION (IBC SECTION 708.3) 1 HOUR

PLUMBING FIXTURES REQUIRED CHART (IBC 2012 TABLE 2902.1):

OCCUPANT LOADS:	MALE	FEMALE
TOTAL B-1 OCCUPANT LOAD = 122 OCCUPANTS	-	-
ALL OTHER OCCUPANT LOADS = 118 OCCUPANTS	59	59
TOTAL WATER CLOSETS REQUIRED (1 PER GUESTROOM)	-	-
1 PER FEMALE = 1 PER FEMALE	59	59
TOTAL WATER CLOSETS REQUIRED	1	1
TOTAL WATER CLOSETS PROVIDED	1	1
LAVATORIES (IBC 2012 TABLE 2902.4):	-	-
A-1 OCCUPANT LAVATORIES REQUIRED (1 PER 200)	1	1
TOTAL LAVATORIES REQUIRED	1	1
TOTAL LAVATORIES PROVIDED	1	1
DRINKING FOUNTAINS (IBC 2012 TABLE 2902.1):	-	-
A-1 OCCUPANTS = 11 PER 500 TOTAL OCCUPANTS	1	1
TOTAL DRINKING FOUNTAINS REQUIRED	2	2
TOTAL DRINKING FOUNTAINS PROVIDED	1	1
SERVICE SINK	1	1

BY REMOVING THIS STATEMENT, THE ARCHITECT OF RECORD AND ALL OTHER PROFESSIONALS INVOLVED IN THIS PROJECT SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL APPLICABLE CODES, REGULATIONS AND STANDARDS HAVE BEEN MET AND THAT ALL REQUIRED PROTOYPE CONSTRUCTION DOCUMENTS TO BE SUBMITTED TO WINDHAM WORLDWIDE FOR APPROVAL.

MICROTTEL
BY WINDHAM

MICROTTEL INN AND SUITES
 ADDRESS, CITY, STATE
 "MODA" PROTOTYPE DESIGN DRAWINGS

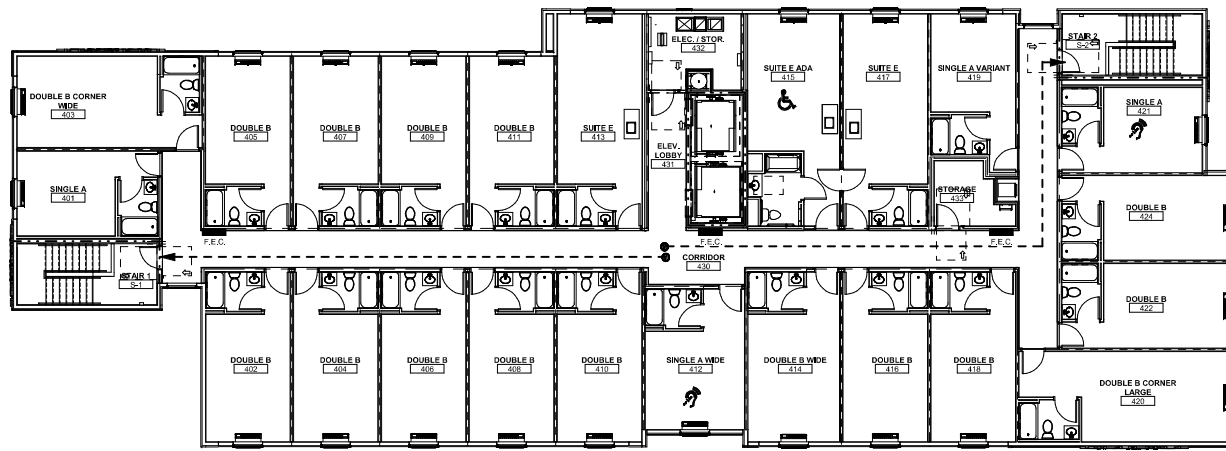
REVISION DATE:

PROFESSIONAL SEAL

A-0.1

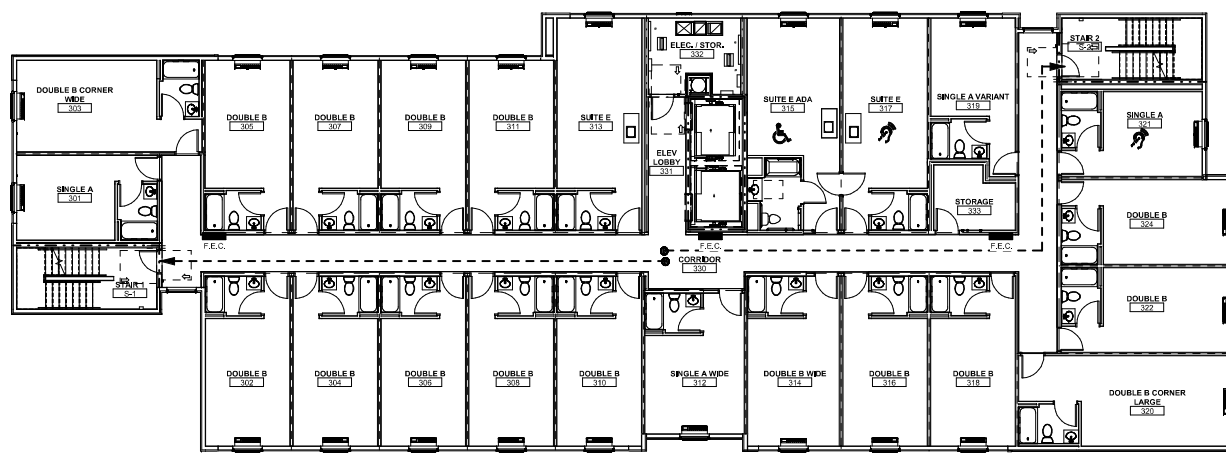
ISSUE DATE: 10 JAN 2020
 PROJECT NUMBER: VERSION 1.0

LIFE SAFETY FLOOR PLAN - FIRST AND SECOND FLOOR



E1 FOURTH FLOOR LIFE SAFETY
1/8" = 1'-0"

- LIFE SAFETY LEGEND**
- ▲ DIRECTION OF EGRESS TRAVEL
 - F.E.C. FIRE EXTINGUISHER CABINET
 - F.A.C.P. FIRE ALARM CONTROL PANEL
 - FD FIRE DEPARTMENT CONNECTION
 - K.B. KNOX BOX
 - 10 HOUR RATED FIRE PARTITION
 - - - 1 HOUR RATED FIRE PARTITION
 - - - 1 HOUR RATED FIRE BARRIER
 - - - 2 HOUR RATED FIRE BARRIER



A1 THIRD FLOOR LIFE SAFETY
1/8" = 1'-0"

- OCCUPANT LOAD LEGEND**
- GUEST ROOMS
 - ▨ CORRIDOR
 - ▤ BACK OF HOUSE
 - ▥ LOBBY / BREAKFAST

BY REVIEWING THIS STATEMENT, THE ARCHITECT OF RECORD AND ALL DESIGN PROFESSIONALS HEREBY CERTIFY THAT ALL CONSTRUCTION DOCUMENTS AND REVISED PROTOTYPE CONSTRUCTION DOCUMENTS TO MEET ALL SITE SPECIFIC CODES, REGULATIONS AND ORDINANCES HAVE BEEN REVIEWED AND SHALL BE SUBMITTED TO WINDHAM WORLDWIDE FOR APPROVAL.



MICROTTEL INN AND SUITES
ADDRESS, CITY, STATE
ZIP

REVISION DATES:

PROFESSIONAL SEAL
A-0.2
ISSUE DATE: 10 JAN 2020
PROJECT NUMBER: VERSION 1.0

LIFE SAFETY FLOOR PLAN -
THIRD AND FOURTH FLOOR