

# Alteration of Existing Summerfield Suites Hotel: Gazebo and Link 4245 Drinkwater Boulevard Scottsdale, Arizona

## ABBREVIATIONS

& AT A.B. ACOUS. ACT. ADJ. A.F.F. AGGR. ALUM. ANOD. APPROX. ARCH. A.T. AUX.	AND @ ANCHOR BOLT ACOUSTICAL TILE ADJUSTABLE ABOVE FINISHED FLOOR AGGREGATE ALUMINUM ANODIZED APPROXIMATE ARCHITECT ACOUSTICAL TILE AUXILIARY	FIN. FLR. FLUOR. F.O.C. F.O.F. F.P. F.O.S. F.R.P. FULL SIZE FT. FTG. FURR. FUTURE	FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FIRE PROTECTION FACE OF STUDS FIBERGLASS REINF. PANELS FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE	PTR. PT. P.T.D. P.T.R.  Q.T.  R. RAD. R.D. R.D.S. REF. REFR. REINF. REL. RELOCATE REQ'D. RESIL. RM. R.O.	PRINTER PAINT PAPER TOWEL DISPENSER PAPER TOWEL RECEPTACLE  QUARRY TILE  RIGHT RADIUS ROOF DRAIN ROOF DRAIN DOWNSPOUT REFERENCE REFRIGERATOR REINFORCE RELOCATE REQUIRED RESILIENT ROOM ROUGH OPENING
BD BLDG BLKG. B.L.P. BN. BOH. BOT. BSMT.  C. CAB. CANT. CEM. CER. CL CLG. CLKG. C.O. C.O. COL. C.O.L. C.O.M. CONC. CONC.BLK. CONST. CONT. CONTR. CORP. CORR. CP. C.P.M. CPT. C.T. CR. CRT. CTN. CTR. CV.	BOARD BUILDING BLOCKING BORROW LIGHT PANEL BULLNOSE BACK OF HOUSE BOTTOM BASEMENT  CASTERS CABINET CANTILEVER CEMENT CERAMIC CENTERLINE CEILING CAULKING CLOSET CASED OPENING COLUMN CUSTOMER'S OWN LEATHER CUSTOMER'S OWN MATERIAL CONCRETE CONCRETE BLOCK CONSTRUCTION CONTINUOUS CONTRACTOR CORPORATION CORRIDOR CARPET CONSTRUCTION PROJECT MANAGER CARPET TILE CERAMIC TILE CHAIR RAIL COMPUTER TERMINAL CARTON CENTER COVE	GA. G.B. G.C. GEN. G.I. GL. G.W.B. GYPSUM GY.P.L. GRD.  H. H.B. H.C. HCAP. H.M. HDWR. H.M.F. HORIZ.  I.D. INC. INSUL. INT.  JAN. J.S. JT. KIT.  L. LAB. LAM. LAV. LKR. LL. LT.	GAUGE GRAB BAR GENERAL CONTRACTOR GENERAL GALVANIZED IRON GLASS GYPSUM WALL BOARD GYPSUM GYPSUM LATH GROUND  HEIGHT HOSE BIB HOLLOW CORE HANDICAPPED HOLLOW METAL HARDWARE HOLLOW METAL FRAME HORIZONTAL  INSIDE DIAMETER INCORPORATED INSULATION INTERIOR  JANITOR JANITOR SINK JOINT KITCHEN  LEFT OR LENGTH LABORATORY LAMINATE LAVATORY LOCKER LANDLORD LIGHT	PTR. PT. P.T.D. P.T.R.  Q.T.  R. RAD. R.D. R.D.S. REF. REFR. REINF. REL. RELOCATE REQ'D. RESIL. RM. R.O.  S. S.C. S.C. SCHED. SEC. SECT. S.H. SHN. SHT. SHT.MTL. SHR. S.N.D. S.N.R. SIM. SPEC. SQ. SQFT. S.S. S.S.K. STA. STD. STOR. STRUC. SUSP. S.V. S.W. SYM.	PRINTER PAINT PAPER TOWEL DISPENSER PAPER TOWEL RECEPTACLE  QUARRY TILE  RIGHT RADIUS ROOF DRAIN ROOF DRAIN DOWNSPOUT REFERENCE REFRIGERATOR REINFORCE RELOCATE REQUIRED RESILIENT ROOM ROUGH OPENING  SOUTH SOLID CORE SCHEDULE SECRETARY SECTION SEAT HEIGHT SHOWN SHEET SHEET METAL SHOWER SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SIMILAR SPECIFICATION SQUARE SQUARE FEET STAINLESS STEEL SERVICE SINK STATION STANDARD STORAGE STRUCTURAL SUSPENDED SHEET VINYL SEAT WIDTH SYMMETRICAL
DBL DEPT. D.F. DIA. DIM DN D.O. D.M. D.P.M. DWG. DWR. D.W.	DEPTH DOUBLE DEPARTMENT DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOOR OPENING DESIGN MANAGER DEVELOPMENT PROJECT MANAGER DRAWINGS DRAWER DRYWALL	MAS. MAX. M.C. M.D.P. MECH. MIN. MIR. MISC. M.O. MTD. MTL. MFR. MUL. M.E.P. OR MEP  N. N.I.C. NO. OR # NOM. N.T.S. NT.	MASONRY MAXIMUM MECHANICAL CONTRACTOR MAIN DISTRIBUTION PANEL MECHANICAL MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED METAL MANUFACTURER MULLION MECHANICAL, ELECTRICAL AND PLUMBING  NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE NON-TACKABLE	T. T.B. TEL. TER. T.G.C. T.O.F. T.P.D. T.V. TYP. TACK.  UPH. U.N.O. UR.  V. VAR. V.T.R. VERT. VCT. VWC.	THERMOSTAT TOWEL BAR TELEPHONE TERMINAL TENANT'S GENERAL CONTRACTOR TOP OF FOOTING TOILET PAPER DISPENSER TELEVISION TYPICAL TACKABLE  UPHOLSTER/UPHOLSTERY UNLESS NOTED OTHERWISE JURNAL  VINYL VARIABLE VENT THRU ROOF VERTICAL VINYL COMPOSITION TILE VINYL WALL COVERING
E. EA. E.F. E.C. E.J. ELEV. ELEC. EMER. ENCL. E.P. EQ. EQUIP. E.W.C. E.W.H. EXP. EXT. EXIST.	EAST EACH EXHAUST FAN ELECTRICAL CONTRACTOR EXPANSION JOINT ELEVATION ELECTRICAL EMERGENCY ENCLOSURE ELECTRICAL PANEL EQUAL EQUIPMENT ELECTRICAL WATER COOLER ELECTRICAL WATER HEATER EXPANSION EXTERIOR EXISTING	O.C. O.D. OPNG.  P. PART. PC PF PLAS. PNL. P.P. P.R.C. PL. P.LAM. PLYWD. PR.	ON CENTER OUTSIDE DIAMETER OPENING  PLASTIC PARTITION PERSONAL COMPUTER PAPER FLOW PLASTER PANEL POWER POLE PRE-CASE PLATE PLASTIC LAMINATE PLYWOOD PAIR	W. W/ WC. W.MTD. WD. W.H. WDV. W/O WP WSCOT. WS WT. W	WEST WITH WATER CLOSET WALL MOUNTED WOOD WATER HEATER WINDOW WITHOUT WATER PROOF WAINSCOT WORKSURFACE WEIGHT WIDTH

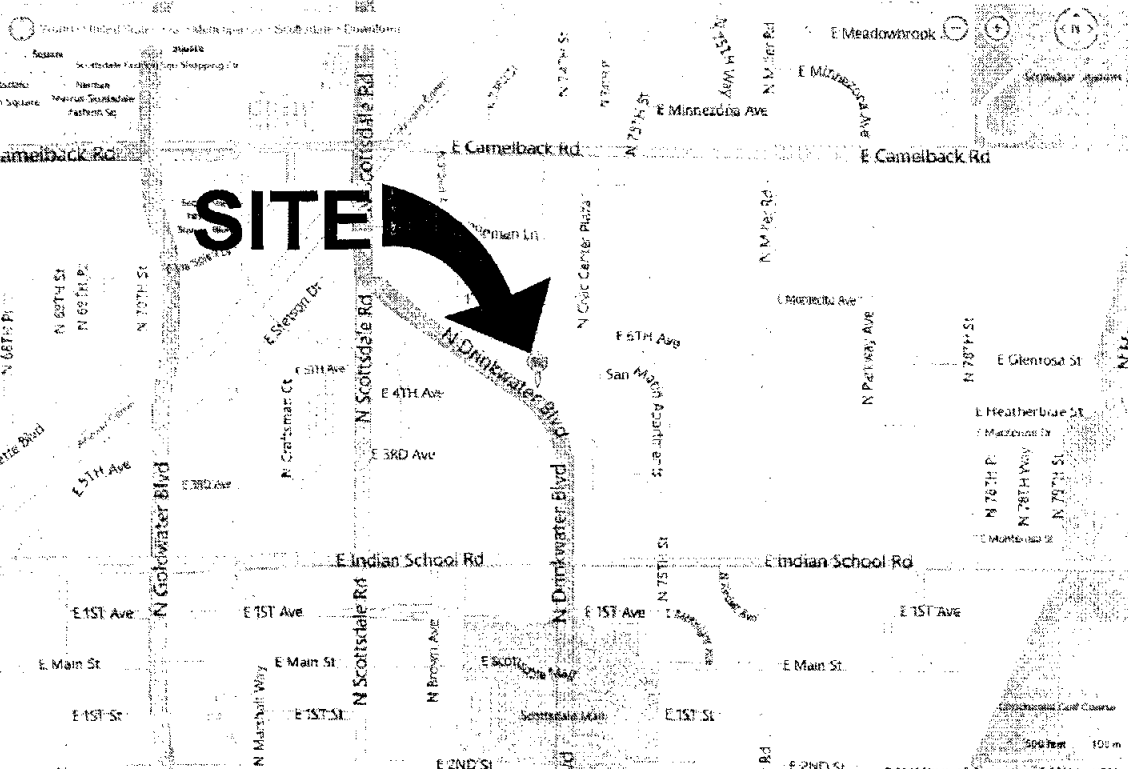
## GENERAL NOTES

- PERMITS: CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS.
- QUALITY: CONTRACTOR SHALL PERFORM ALL WORK AND INSTALL ALL COMPONENTS IN A PROFESSIONAL MANNER. ALL FINISH WORK TO BE TRUE LEVEL AND PLUMB. ALL JOINTS TO BE TIGHT AND CLEAN.
- CODE COMPLIANCE: WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES INCLUDING NFPA AND USE TESTED AND CERTIFIED ASSEMBLIES, AS REQUIRED BY CODE.
- HANDICAP ACCESSIBILITY: CONTRACTOR SHALL COMPLY WITH ACCESSIBILITY GUIDELINES 36 CFR PART 1191 OF THE FEDERAL REGISTER, ITS REVISIONS TO ANSI STANDARD A117.1, AND TITLE III OF THE AMERICAN'S WITH DISABILITY ACT (ADA), AND LOCAL ORDINANCES.
- WARRANTY: ALL CONSTRUCTION, MATERIALS, PRODUCTS AND WORK TO BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE TENANT.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NO MEASUREMENTS SHALL BE SCALED FROM THE DRAWINGS. CONTRACTOR SHALL OBTAIN CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION IF A DIMENSION(S) IS IN QUESTION.
- CONTRACTOR IS ADVISED THAT PORTIONS OF THIS DOCUMENT MAY BE BASED ON UNFIELD VERIFIED INFORMATION PROVIDED BY OTHERS IN ACCORDANCE WITH THE OWNERS' DIRECTIONS. CONTRACTOR TO ADVISE ARCHITECT OF ANY EXISTING CONDITION DIFFERENT FROM THAT NOTED WHICH MAY IMPACT CONSTRUCTION PRIOR TO EXECUTION.
- DIMENSIONS AND NOTES ON ENLARGED PLANS AND DETAILS ARE TO OVERRULE SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS NOTED OTHERWISE.
- TURN OVER TO OWNER OR SAVE FOR REUSE THE FOLLOWING ITEMS WHEN DISMANTLED:  
A) DOORS, FRAMES, & DOOR HARDWARE AS INDICATED.  
B) THERMOSTATS  
C) SUPPLY AND RETURN AIR GRILLES  
D) ADDITIONAL ITEMS INDICATED ON PLAN.  
E) EXISTING LIGHT FIXTURES INDICATED ON PLAN.
- CLEAN UP: REMOVE ALL DEBRIS, PACKING MATERIAL, DEMOLISHED MATERIAL, AND EXTRANEOUS TRASH GENERATED BY CONSTRUCTION FROM BUILDING & SITE UNLESS NOTED TO BE TURNED OVER TO LANDLORD. ALL DEMOLISHED MATERIAL NOT TO BE TURNED OVER TO LANDLORD SHALL BECOME THE PROPERTY OF GENERAL CONTRACTOR.
- BRAND STANDARDS: ALL MATERIAL, HARDWARE, FIXTURES, AND FINISHES TO BE HYATT PLACE BRAND STANDARD UNLESS NOTED OTHERWISE. BRAND STANDARD INFORMATION IS AVAILABLE THROUGH THE OWNER'S REPRESENTATIVES.
- SITE VISIT: ALL GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO VISIT SITE PRIOR TO COMPLETING BID TO VERIFY EXISTING CONDITION. GENERAL CONTRACTOR & SUBCONTRACTORS TO PROVIDE WRITTEN DOCUMENTATION OF ANY DISCREPANCY BETWEEN SITE CONDITIONS & DOCUMENTS. SUBMISSION OF BID IS CONFIRMATION THAT EXISTING CONDITIONS HAVE BEEN FULLY TAKEN INTO CONSIDERATION & ARE REFLECTED IN THE BID'S PROVIDED.
- CONTRACTOR TO PROVIDE 2X FIRE RESISTANT BLOCKING AS NECESSARY BEHIND ALL WALL MOUNTED INSTALLATIONS.
- CONTRACTOR TO PROVIDE OWNER'S CONSTRUCTION REPRESENTATIVE WITH COPIES OF DELIVERY AND CONSTRUCTION SCHEDULES. CONTRACTOR TO COORDINATE ALL SCHEDULES WITH OWNER'S CONSTRUCTION REPRESENTATIVE.
- IF EXTERIOR WINDOWS ARE BEING ENCLOSED CONTRACTOR IS TO CLEAN ALL WINDOWS, SHADES, CAVITY AREA FROM CONSTRUCTION DUST AND DEBRIS PRIOR TO ENCLOSING EXTERIOR WINDOWS.
- CUTTING & PATCHING: CONTRACTOR TO PATCH, REPAIR, & REFINISH WORK DAMAGED AS A RESULT OF DEMOLITION OR REMOVAL OF CONSTRUCTION TO MATCH ADJACENT FINISH. PATCH THRU WALL/THRU FLOOR PENETRATIONS TO MAINTAIN EXISTING BUILDING INTEGRITY.
- USE 3M NON-INTUMESCENT FIRE STOPPING AS FOLLOWS: FIRE-DAM 150 CAULK FOR WALL & FLOOR PENETRATION SEALS, TO MEET OR EXCEED ASTM E-814 (UL-1479) AND/OR ASTM E-119 (UL-2079); STRUCTURAL STEEL AND ELECTRICAL & CONTROL SYSTEM, TO MEET OR EXCEED ASTM E-119 (UL-263) AND HIGH INTENSITY FIRE TEST (UL-1995); FIRE BARRIER 2001 SILICONE RTV FOAM FOR CABLE BUNDLES AND TRAYS, TRAYS CONDUIT BUNDLES AND MULTIPLE PIPE RUNS, AND OTHER LARGE OPENINGS TO MEET OR EXCEED ASTM E-814 AND TO COMPLY WITH REQUIREMENTS OF THE NEC (NFPA-70), BOCAI, ICBO, SBCCI AND NFPA CODE #101.
- ALL NEW CONCRETE FLOORING SECTIONS TO BE DOWELED AND PINNED TO EXISTING CONCRETE SLAB.
- ALL ROOF WORK TO BE COMPLETED BY OWNER'S APPROVED ROOFING CONTRACTOR.
- CONTRACTOR IS ADVISED THAT ROOF STRUCTURE AT THIS LOCATION MAY HAVE LIMITED LOAD CAPACITY. PROVIDE ADDITIONAL FRAMING AS NECESSARY FOR ANY ROOF MOUNTED OR SUSPENDED EQUIPMENT.
- CONTRACTOR TO REQUEST FROM OWNER A COPY OF ALL THEIR RULES & REGULATIONS. THESE RULES & REGULATIONS TO BE FULLY COMPLIED WITH @ ALL TIMES DURING CONSTRUCTION BY THE GENERAL CONTRACTOR & SUB-CONTRACTORS. CONTRACTOR TO PROVIDE STATEMENT OF QUALIFICATIONS & INSURANCE CERTIFICATES AS NECESSARY TO THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO MAINTAIN CLEAR ACCESS TO ALL DRIVE & ENTRANCES WHILE ON SITE.
- CONTRACTOR TO STORE & INSTALL AS NECESSARY ANY OWNER-PROVIDED EQUIPMENT. REFER TO DOCUMENTS FOR FURTHER DETAIL.
- EXISTING CONDITIONS DOCUMENTS PROVIDED FOR REFERENCE ONLY. ANY WORK INDICATED HAS ALREADY BEEN COMPLETED.

## PLAN SYMBOLS

SYMBOL	DEFINITION
	COLUMN LINE DESIGNATION
	SECTION MARKS SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
	ELEVATION MARKS ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
	DETAIL MARKS DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
	ROOM NAME/NUMBER ROOM NAME ROOM NUMBER
	EXISTING DOOR
	NEW DOOR
	EXISTING DOOR TO BE REMOVED
	EXISTING WALLS
	EXISTING WALL TO BE REMOVED
	NEW PARTITIONS
	NEW PARTITIONS WITH 11 SOUND BATT
	COOLER/FREEZER WALL
	1/2 HT PARTITION (HEIGHT VARIES)
	CHAIR RAIL (REF. PLAN FOR LOCATION)
	NEW STOREFRONT (REF. PLAN FOR LOCATION)
	TYPICAL DIMENSION (CLEAR INTERIOR DIMENSIONS SHOWN)
	SIGNAGE IDENTIFICATION SYMBOL
	EQUIPMENT IDENTIFICATION SYMBOL
	STEEL IDENTIFICATION SYMBOL
	WOOD IDENTIFICATION SYMBOL
	FURNITURE IDENTIFICATION SYMBOL
	DOOR NUMBER SYMBOL
	WINDOW NUMBER SYMBOL
	WALL PARTITION TYPE
	KEYNOTE SYMBOL

## VICINITY MAP



NOTED

## CODE INFORMATION:

**PROJECT SCOPE:**  
Enclosing of existing gazebo with new glazing system. Addition of new link from the gate house to gazebo. Replacing existing canvas awnings/canopies. No change to building number of stories.

**EXISTING ZONING:**  
D / OR-2 PBD D, NO CHANGE

## APPLICABLE CODES & REGULATIONS:

BUILDING CODE:  
IBC 2006 (City of Scottsdale Code, Chapter 31)  
STRUCTURAL CODE:  
IBC 2006 (City of Scottsdale Code, Chapter 31)  
PLUMBING CODE:  
2006 INTERNATIONAL PLUMBING CODE  
ELECTRICAL CODE:  
2005 NATIONAL ELECTRICAL CODE  
(City of Scottsdale Code, Chapter 31)  
MECHANICAL CODE:  
2006 INTERNATIONAL MECHANICAL CODE  
(City of Scottsdale Code, Chapter 31)  
FIRE / LIFE SAFETY CODE:  
2006 INTERNATIONAL FIRE CODE  
(City of Scottsdale Code, Chapter 36)  
ACCESSIBILITY CODE:  
ADAAG

## BUILDING INFORMATION

ITEM	EXISTING	THIS ALTERATION
CONST. DATE	1997	N/A
# STORIES	2	2 (NO CHANGE)
OVERALL HEIGHT	24 FT.	24 FT. (NO CHANGE)
TOTAL AREA	14,888 SF	815 SF
OCCUPANCY CLASS	Mixed (R-1+A-3+B)	NO CHANGE
CONST. TYPE	V - 1 HR	V (NO CHANGE)
	WOOD FRAME	
SPRINKLER TYPE	NFPA 13	NFPA 13

## COMPONENT FIRE RESISTANCE:

COMPONENT	EXISTING	PROPOSED
STRUCT. FRAME	1 HR.	1 HR
EXT. BEARING WALL	1 HR	1 HR
EXT. NONBEARING WALL	1 HR	1 HR
INT. NONBEARING WALL	1 HR	1 HR
SHAFTS/CHUTES	1 HR	1 HR NO CHANGE
ELEVATORS/ STAIRS	1 HR	1 HR NO CHANGE
CORRIDOR ENCLOSURE	1 HR	1 HR
LAUNDRY/MECH/ELEC RM.	1 HR	1 HR NO CHANGE
PLUMBING WALL	1 HR	1 HR
ROOF CEILING	1 HR	1 HR
FLOOR CEILING	1 HR	NO CHANGE
DOORS AND FRAMES	VARIES	SEE DOOR SCHED.

## INDEX OF DRAWINGS

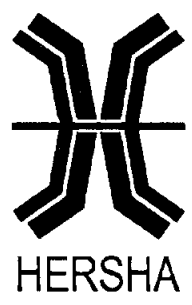
T1.1 COVER SHEET, INDEX OF DRAWINGS AND CODE INFORMATION  
T1.2 SITE PLAN  
T1.3 SCOPE OF WORK  
T1.4 COMMON ADA GUIDELINES  
D1.1 GATEHOUSE & GAZEBO DEMOLITION PLANS  
A1.1 GAZEBO & LINK PLANS  
A3.1 SECTIONS & SCHEDULES

## NOTES:

- ALL SIGNS REQUIRE SEPARATE PERMIT APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED, TO THE HEIGHT OF THE TALLEST UNIT, BY A PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT.

## Alteration of Existing Gazebo & Addition of New Link Summerfield Suites Hotel

### OWNER

**Hersha Group**  
44 Hersha Drive  
Harrisburg, PA 17102  
p: 717 412 5500  
f: 717 774 7383

### ARCHITECT

**NORR**  
ARCHITECTS PLANNERS

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### Civil ENGINEER

### STRUCTURAL ENGINEER

### MEP ENGINEER

### REVISIONS / SUBMITTALS

NO.	DATE	ISSUE
1	07-18-11	STAFF APPROVAL APPLICATION

### SHEET INFORMATION

### SHEET TITLE

COVER SHEET,  
INDEX OF DRAWINGS  
AND CODE INFO

### PROFESSIONAL STAMP

### SHEET NUMBER

T1.1

### PAGE NUMBER

OF