





TRACY, CALIFORNIA INNCODE: TRACY

PROPERTY OWNER:

CNI THL SMB, LLC

515 S. FLOWER STREET

OWNERS REPRESENTATIVE:

LOS ANGELES, CA 90071

MARK VAN TILBURG 972-998-6639

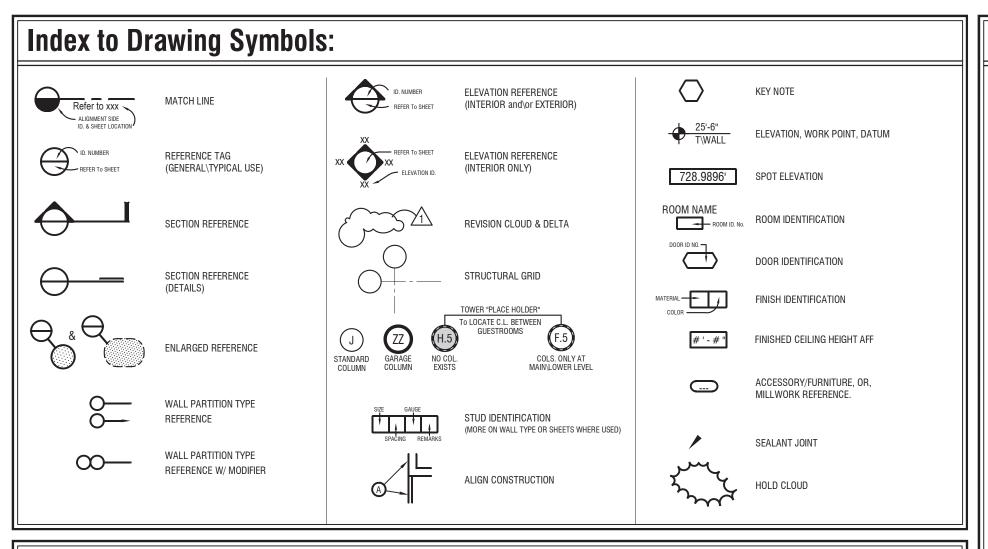
Colony Northstar + The John Hardy Group

FRCH a NELSON company

AIMBRIDGE Project No: FRCH Project No:

574118 035000.000

REVISION 06
REVISION 05
REVISION 04 - DEVELOPMENT REVIEW
REVISION 03 - PERMIT SET
REVISION 02
REVISION 01



Abbreviations & Definitions:

D, DN. DWN.

DETL. or DTL.

Diameter Drinking Fountain

Drawing(s).

Expansion Join

Electrical

Electrical Pane

DIA. or Ø

DR. or DRN.

DS. or D.S.

EJ or EJ. or E.J.

ELEC. or ELECT.

EMER. or EMERG

EL. or ELE.

DWG(S).

Where additional abbreviations, or word definitions, are defined by another discipline and a conflict	NFCFSSARY:	WORK NEEDED TO COMPLETE THE WORK. TO: "MAKE IT OPERATIONAL".
occurs, their definition shall take precedence over the flowing on their sheets only. Where an	REQUIRED:	WORK NEEDED TO BE IN COMPLIANCE WITH BUILDING CODE, GOVERNING COD
abbreviation is undefined - CALL the Architect, do not assume.		JURISDICTION HAVING AUTHORITY.
	PROVIDE:	RESPONSIBLE FOR PURCHASE, DELIVERY, RECEIVING, INSPECTION, STORAGE,
Abbreviations definitions within () are content specific, or optional, depending on the note. For		PREPARATION, AND INSTALLATION OF ITEM(S).
example:	FURNISH:	RESPONSIBLE FOR PUCHASE AND DELIVERY OF ITEM(S)
Content: Refer to Arch. would be read: "Refer to Architectural"	INSTALL:	RESPONSIBLE FOR RECEIVING, INSPECTION, STORAGE, PREPARATION AND INS
Contact Arch. would be read: "Contact Architect"		OF ITEM(S).
Ontional: Dwg — Drawing and Dwgs — Drawings		

example: Content: Refer to Arch. would be read: "Refer to Architectural" Contact Arch. would be read: "Contact Architect" Optional: Dwg.=Drawing and Dwgs.=Drawings					FURNISH: RESPONSIBLE FOR PUCHASE AND DELIVERY OF ITEM(S) INSTALL: RESPONSIBLE FOR RECEIVING, INSPECTION, STORAGE, PREPARATION AND INSTALLATION OF ITEM(S).				
	& or &	And	EWC or E.W.C	Electrical Water Cooler	MAS.	Masonry	STRUCT.	Structural	
	Lor Z	Angle	E.W.	Each Way	MAX.	Maximum	SUSP.	Suspended	
	@	At	EXIST.	Existing	MED.	Medium	SYM.	Symmetrical	
	SF or S.F. or `	Square Foot(age)	EXP.	Expansion	MDO or M.D.O.	Medium Density Overlay		,	
	#	Pound(s) or Number	EXT.	Exterior	MECH.	Mechanical	T\xxxx	Top of	
	+/- or +	Plus Minus			MFR. or MANUF.	Manufacture	T or T.	Tread	
	. –		F.A.	Fire Alarm	M.H.	Man Hole	TEL.	Telephone	
	A.B.	Anchor Bolt	F.B.	Face Brick	MIN.	Minimum	TEMP.	Temporary or Tempered	
	A.G. A/C	Air Conditioning	FD. or F.D.	Floor Drain	MISC.	Miscellaneous	T&B	Top and Bottom	
	ACOUST.	Acoustical	FDN.	Foundation	M.O.	Masonry Opening	T&G	Tongue and Groove	
	ADJ.	Adjacent	F.E.	Fire Extinguisher	MR. or M.R.	Moisture Resistant	THRU	Through	
	AFF or A.F.F.	Above Finish Floor	F.E.C.	Fire Extinguisher Cabinet	MTD.	Mounted	TS or T.S.	Tube Steel	
	AFG or A.F.G	Above Finish Grade	FIN.	Finish	MTG.	Mounting	TV or T.V.	Television	
	ALUMN. or ALUM.	Aluminum	FL. or FLR.	Floor	MTL.	Metal	TYP.	Typical	
	ANGL.	Angle	FLUOR.	Fluorescent	MULL.	Mullion			
	APPROX.	Approximate	FRM.	Frame			U.N.O.	Unless Noted Otherwise	
	ARCH.	Architect(ural)	F.R.	Fire Resistant	N or N.	North	UR. or URNL.	Urinal	
	ASPH.	Asphalt	F.R.C.	Fiber Reinforced Concrete	NA. or N.A.	Not Applicable			
	ATTN. or ATTEN.	Attention	F.R.T.	Fire Retardant Treated	NEC'Y	Necessary	VAR.	Varies \ Variable	
			F.R.P.	Fiber Reinforced Plastic	N.I.C.	Not in Contract	VCT or V.C.T.	Vinyl Composition Tile	
	B\xxxx	Bottom of	FT.	Foot(Feet)	No.	Number	VB or VB. or V.B.	Vinyl Base	
	BD.	Board	FTG.	Footing	NOM. NON COMB.	Nominal	VERT.	Vertical	
	BIT.	Bituminous	FUT. or FUTR.	Future	NUN CUMB. N.T.S.	Non Combustible	VIF. V.I.F.	Verify in Field	
	BLDG.	Building	FV. or F.V.	Field Verify	N.1.5.	Not To Scale			
	BLK.	Block				0 "	W or W.	West	
	BLKG.	Blocking	Ga.	Gauge	0.A.	Overall	W/	With	
	BM.	Beam	GALV.	Galvanized	0.C.	On Center	W/0	Without	
	BOT.	Bottom	G.B.	Gypsum Board	0.D.	Overflow Drain or Outside Dia.	W.C.	Water Closet	
	BRG.	Bearing	GEN.	General	0FF. 0.H.	Office Overhead or Opposite Hand	WC	Wall Covering	
	BRK.	Brick	GFRC	Glass Fiber Reinforced Concrete	OPNG.	Opening	WD.	Wood	
	BRKMTL.	Break Metal	GFRG	Glass Fiber Reinforced Gypsum	OPNG. OPP.	Opposite	W.F.	Wide Flange	
	B.U.R.	Built Up Roofing	GL. or GLAZ.	Glass/Glazing	0.T.O.	Out to Out	WIN. W.P.	Window	
			GRAN.	Granular	0.1.0.	out to out	W.M.	Waterproof Wire Mesh	
	C or CH.	Channel	G.S.M.	Galvanized Sheet Metal			WWF or W.W.F.	Welded Wire Fabric	
	CAB.	Cabinet	G.V.	Gas Valve	PART.	Particle, Partial or Partition	WWM or W.W.M.	Welded Wire Mesh	
	CB or C.B.	Cement Board	GYP. GYP. BD.	Gypsum Cypsum Boord	PL.	Plate	WSCT.	Wainscot	
	C\C or C.C CCTV or C.C.T.V.	Center to Center	GTP. BD.	Gypsum Board	P. LAM. or P.L.	Plastic Laminate	WT.	Weight	
	Cer.	Closed Circuit Television Ceramic	Н	High	PLAS.	Plaster	W.V.	Water Valve	
	CL or C.L. or &	Centerline	HC. or H.C.	Handicapped	PLBG. PLWD. PLYWD.	Plumbing Plywood			
	CLG. or CLNG.	Ceiling	H.B.	Hose Bib	PNL.	Panel			
	CMU or C.M.U.	Concrete Masonry Unit	HDWD.	Hardwood	PORC.	Porcelain			
	C.O.	Cased Opening	HDWR.	Hardware	PR.	Pair			
	COL.	Column	HGT. or HT.	Height	P.S.F.	Pounds per Square Foot			
	COMB.	Combination or Combine	HM. H.M. or H.M.F.	Hollow Metal	P.T.	Pressure Treated			
	COMP. or COMPT.	Compact(ed)	HORIZ.	Horizontal	POST TEN.	Post Tensioned			
	CONC.	Concrete	H.P.	High Point	PTN. or PARTN.	Partition			
	CONST.	Construction	HTG.	Heating					
	CONT.	Continuous	HR. or Hr.	Hour	R	Riser			
	CORR.	Corridor	HVAC or H.V.A.C.	Heating, Ventilation, & A\C	R.A.	Return Air			
	C.W.	Cold Water	H.W.	Hot Water	RAD.	Radius			
	CJ or C.J.	Control Joint			RD. or R.D.	Roof Drain			
	CLR.	Clear	I.D.	Inside Diameter	REC.	Recessed			
			IN.	Inch(es)	REC'V or REC'VD	Receive or Received			
	D DM DWAL	D	INICI	IUCITIOE	1		I .		

REF. or RE:

SCHED. or SCHEDL.

SM. or S.M.

SS or S.S.

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Information

Insulation

Janitor's Closet

Knockout

Laminate

Lavatory

Pound(s)

Light Weight

Long Leg Horizontal

Long Leg Vertical

Light Gauge Metal Framing

Invert

JT. or JNT.

LB. or LBS.

L.L.H. or LLH

L.L.V. or LLV

Refer or Referenced

Regular or Register

Rough Opening

Stone Base

Schedule

Surface Mounted

Specification

Stainless Steel

Storage

General Architectural Notes for Project:

PROJECT MANAGER.

- REFER TO THE SEPARATE "FF&E SPECIFICATION MANUAL AND MATERIALS REFERENCE MANUAL (BINDERS)" FOR DETAILED MANUFACTURER, MODEL, STYLE, FINISH, INSTALLATION, AND FABRICATION INFORMATION AS WELL AS THE RESPONSIBILITY SCHEDULE FOR ALL FF&E & MATERIALS FOR THIS PROJECT. REFERENCES TO "OWNER", "OWNER'S REPRESENTATIVE", "HILTON WORLDWIDE", "PROPERTY", OR ANY COMBINATION THEREOF, WITHIN THESE CONSTRUCTION DRAWINGS SHALL REFER TO THE OWNER'S CONSTRUCTION
- THE TERM "CONTRACTOR" AND "SUB-CONTRACTOR" ARE USED INTERCHANGEABLE WITHIN THIS SET AND ARE NOT INTENDED TO INDICATE A SPECIFIC CONTRACTUAL ARRANGEMENT BUT REFER TO A TRADE IN GENERAL OR SPECIFIC TERMS THAT WOULD BE RESPONSIBLE FOR A PARTICULAR PORTION OF THE PROJECT. THE TERM "GENERAL CONTRACTOR" & "G.C." ARE ALSO USED INTERCHANGEABLY WITHIN THIS SET.
- THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES UNLESS IDENTIFIED AS "RECORD DRAWINGS", AS ACTUAL CONDITIONS MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR SPECIFIC LAYOUT DIRECTION ARE THE ONLY ACCEPTABLE MEANS OF LOCATION.
- ALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD AND/OR INDICATED MATERIAL, CENTERLINE OF COLUMNS, FACE OF CONCRETE, EDGE OF SLAB OR EDGE OF OPENING (U.N.O.)
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO EXECUTE THE DESIGN INTENT INDICATED FOR ALL WORK INDICATED, OR INFERRED, WITHIN THESE CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY NOTED "BY OTHERS" AND/OR "N.I.C." IN ADDITION, THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, AND SCHEDULING ALL CONSTRUCTION RELATED WORK, IDENTIFIED OR OTHERWISE, WITHIN THESE DOCUMENTS. COORDINATION SHALL INCLUDE WORK SPECIFICALLY IDENTIFIED AS: "BY OTHERS" AND/OR "N.I.C".
- WITHIN THESE CONTRACT DOCUMENTS SPECIFIC RESPONSIBILITIES ARE INDICATED FOR SOME WORK. WHERE SPECIFIC RESPONSIBILITIES ARE NOT INDICATED, THE GENERAL CONTRACTOR SHALL REFER TO THE OWNER'S SCOPE DOCUMENT(S) FOR ADDITIONAL INFORMATION AND GENERATE THEIR OWN SCOPE DOCUMENT To ISSUE TO THEIR SUB-CONTRACTORS. EACH SUB-CONTRACTOR SHALL REFER TO THE GENERAL CONTRACTOR'S
- CONTRACTORS SHALL ADHERE TO ALL DESIGN CRITERIA INCLUDED WITHIN THE CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY MODIFIED BY AN ADDENDUM, BULLETIN, OR FIELD SKETCH AS ISSUED BY THE ARCHITECT OR ENGINEER(S).
- UNFORTUNATELY DISCREPANCIES AND INCONSISTENCIES WITHIN CONSTRUCTION DOCUMENTATION ARE A FACT OF LIFE. EACH CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR, WHO SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER WHEN DISCREPANCIES ARE FOUND WITHIN THE CONSTRUCTION DOCUMENTS OR WHEN DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS ARE IDENTIFIED. FOR BIDDING\PRICING PURPOSES, CONTRACTORS SHALL USE THE MORE RESTRICTIVE OR MORE EXPENSIVE OPTION WHEN INCONSISTENCIES ARE FOUND UNLESS CLARIFIED WITH A PRE-BID RFI. WORK SHALL NOT PROCEED IN THESE AREAS UNTIL SAID DISCREPANCIES ARE RESOLVED.
- IN THE EVENT THE GENERAL CONTRACTOR DOES NOT INFORM THE PROJECT MANAGER OF A DISCREPANCY WITHIN THE DOCUMENTATION, THEY WILL BE RESPONSIBLE TO COMPLY WITH THE MORE RESTRICTIVE/MORE EXPENSIVE OPTION. DISCREPANCIES WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS SHALL NOT BE A REASON FOR EXTRA COST, OR A DELAY IN THE COMPLETION OF THE PROJECT. WORK SHALL BE PERFORMED PER THE INTENT OF THE CONTRACT DOCUMENTS AT NO EXTRA COST TO THE OWNER. MODIFICATIONS TO DETAILS AFFECTED BY EXISTING CONDITIONS ARE SUBJECT TO REVIEW BY THE ARCHITECT AND/OR ENGINEER.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING DIMENSIONS, CONDITIONS, CONSTRUCTION, MATERIALS, DETAILS, ETC. BY OBSERVATION, INVESTIGATION AND THROUGH MEASUREMENTS TAKEN AT THE JOB SITE. THEY SHALL TAKE ANY AND ALL MEASUREMENTS NECESSARY TO VERIFY THE EXISTING CONDITIONS AGAINST DRAWINGS SO AS To PERFORM THEIR WORK PROPERLY PRIOR TO THE PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF MATERIALS, OR ACTUAL CONSTRUCTION OF THE PROJECT. THE CONTRACTOR ALONE IS RESPONSIBLE FOR THE PROPER FITTING, CONNECTION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THEIR WORK DURING FABRICATION, TRANSIT, STORAGE, INSTALLATION, AND UNTIL FINAL OWNER ACCEPTANCE. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN ALL WORK AS WELL AS REPAIR AND REFINISH ANY DAMAGE TO THE SATISFACTION OF THE ARCHITECT, INTERIOR DESIGNER AND THE OWNER AS PART OF THE BASE CONTRACT.
- . ALL CONSTRUCTION ELEMENTS SHALL BE INSTALLED PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. WHERE ADDITIONAL U.L. ASTM, TRADE GUILD, AND/OR TRADE ASSOCIATION INFORMATION IS REFERENCED IN THESE DOCUMENTS OR MANUFACTURER'S DOCUMENTATION, THOSE REQUIREMENTS SHALL ALSO BE FOLLOWED. THE CONTRACTOR INSTALLING SAID ELEMENTS, SHALL ENSURE THE SUBSTRATE BEING INSTALLED OVER COMPLIES WITH THE ANY REFERENCED REQUIREMENTS. WHERE THE SUBSTRATE IS NEW CONSTRUCTION PREVIOUSLY INSTALLED BY ANOTHER TRADE, THE PREVIOUS TRADE SHALL BE RESPONSIBLE FOR REMEDIATION OF THEIR WORK PRIOR TO THE NEXT TRADE PROCEEDING IF IT DOES NOT MEET THE REQUIRED STANDARDS.
- . THE CONTRACTOR SHALL REMEDY WITHOUT COST TO THE OWNER, ANY DEFECTS DUE TO THEIR FAULTY WORKMANSHIP OR INSTALLATION OVER IMPROPER SUBSTRATE WITHOUT PRIOR CORRECTION.
- 6. THE INTERIOR DESIGNER HAS ENDEAVORED TO ENSURE CODE COMPLIANCE BUT IT IS STILL THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR TO ENSURE THAT THEIR WORK IS INSTALLED AND MEETS THE REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND ANY JURISDICTION HAVING AUTHORITY. THE CONTRACTOR SHALL OBTAIN APPROVAL AND INSPECTIONS OF THE GOVERNING AUTHORITIES.
- IT IS THE INTENTION OF THE NOTES AND KEYNOTES LOCATED ON THE VARIOUS SHEET(S) WITHIN THIS DRAWING SET To IDENTIFY CONSTRUCTION ELEMENTS, NOT NECESSARILY DESCRIBE ENTIRE ASSEMBLIES OR PROCESSES. THE INSTALLATION OF SAID ELEMENT SHOULD INCLUDE ALL ASSOCIATED CONSTRUCTION NECESSARY TO ACHIEVE INSTALLATION AND OPERATION (USE) OF SAID ITEM. FOR EXAMPLE, THE INSTALLATION OF CERAMIC TILE SHALL INCLUDE (BUT BE NOT LIMITED To) THE SURFACE PREPARATION, MASTIC, GROUT, EDGE STRIPS, SEALING, CLEANING, ETC. IN ADDITION, IF THE PLUMBER INSTALLS A LAVATORY, IT MEANS HE/SHE SHALL PREPARE SURFACE(S), SET LAVATORY, SEAL AROUND BOWL, PROVIDE FAUCET, AND CONNECT TO PLUMBING AS NECESSARY TO ACHIEVE AN AESTHETICALLY PLEASING, ADAAG COMPLIANT (WHERE REQUIRED), OPERATIONAL LAVATORY UPON COMPLETION OF THE PROJECT.
- 8. PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES & OUTSIDE CORNERS OF GYPSUM WALLBOARD CONSTRUCTION. J-BEAD OR OTHER NON-DRYWALL COMPOUND EMBEDDED TRIM PIECES ARE PROHIBITED (U.N.O.)
- 2. ALL FRAMING LUMBER, WOOD NAILERS, BLOCKING, RAISED PLATFORM FRAMING, PLYWOOD, OTHER CONCEALED WOOD MATERIALS WHERE DETAILED, OR REQUIRED, FOR THE ATTACHMENT OF FINISHED MATERIALS SHALL BE TREATED WITH FIRE-RETARDANT (F.R.T.) CHEMICALS IN ACCORDANCE WITH ASTM E84-77. THE MATERIAL SHALL BEAR THE IDENTIFICATION OF AN AUTHORITATIVE TESTING OR INSPECTION AGENCY ACCEPTABLE TO THE GOVERNING AGENCY WITH THE PERFORMANCE RATING THEREOF. NO F.R.T. WOOD SHALL BE INSTALLED WITHIN A 3HR. (OR GREATER) RATED WALL OR BE EXPOSED AND ABOVE SPRINKLER COVERAGE.
- WOOD MOULDINGS, TRIM PANELS, AND THE LIKE SHALL BE INSTALLED DIRECTLY OVER A FIRE-RESISTIVE AND/OR NON-COMBUSTIBLE SUBSTRATE WITH MECHANICAL FASTENERS AND/OR ADHESIVE. FURRED OUT CONSTRUCTION, IF UTILIZED, SHALL BE FIRE-STOPPED WITH SOLID F.R.T. BLOCKING (OR OTHER NON-COMBUSTIBLE MATERIAL) SPACED A MAXIMUM OF 8'-0" ON CENTER IN ALL DIRECTIONS. OPTIONALLY, THE ENTIRE CAVITY BEHIND THE STAND-OFF OR FURRED CONSTRUCTION MAY BE FILLED WITH INORGANIC OR NON-COMBUSTIBLE MATERIAL
- WHERE NEWLY INSTALLED CONSTRUCTION ABUTS PREVIOUSLY INSTALLED OR EXISTING MATERIALS, THESE ADJACENT AREAS SHALL BE TOUCHED-UP AND FINISHED TO BLEND WITH THE NEWLY INSTALLED CONSTRUCTION. COORDINATE WITH THE ARCHITECT OR DESIGNER AS NECESSARY.
- 22. ALL WORK SHALL BE DONE TO MEET OR EXCEED THE STANDARDS OF THE CONSTRUCTION PRACTICES FOR EACH TRADE.
- 23. ALL WORK AND FINAL FINISHED PRODUCTS SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE PROJECT MANAGER, ARCHITECT, INTERIOR DESIGNER, AND ENGINEERS.

General Demolitions Notes:

- DEMOLITION SHALL NOT BE LIMITED SOLELY TO THOSE ITEMS SHOWN WITHIN THE DEMOLITION DRAWING(S).
- THE FULL SCOPE OF DEMOLITION REQUIRES A REVIEW OF THE ENTIRE DOCUMENT DRAWING SET, AS WELL AS A SITE VISIT TO REVIEW THE PROJECT SITE. CONTRACTOR SHALL REVIEW ANY EXISTING DOCUMENTATION OF THE PROJECT SPACE TO BETTER UNDERSTAND THE EXISTING CONDITIONS. OMISSIONS WHICH OCCUR DUE TO INCOMPLETE REVIEW WILL NOT BE ENTERTAINED.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DEBRIS SHALL BE REMOVED ON A REGULAR BASIS SO IT DOES NOT INTERFERE WITH THE DEMOLITION/CONSTRUCTION WORK OR THE NORMAL OPERATIONS OF THE FACILITY, BECOME A SAFETY HAZARD, OR EXCEED THE STRUCTURAL LOAD CAPABILITIES OF THE BUILDING. COORDINATE REMOVAL WITH APPLICABLE RESTRICTIONS ON ADJACENT RIGHTS OF WAY.
- CONTRACTOR SHALL LEAVE THE SPACE(S) BROOM CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
- IF DIRECTED, SALVAGE ANY ITEMS SPECIFICALLY IDENTIFIED BY THE OWNER/ ARCHITECT OR ENGINEER FOR REUSE. STORE ITEMS IN A PROTECTED LOCATION ON SITE, OR IF DIRECTED PROVIDE LOCAL OFF SITE STORAGE AND
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND, FEDERAL CODES, AS WELL AS GOVERNING AUTHORITIES HAVING JURISDICTION. ADHERE TO REGULATIONS PERTAINING TO THE SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT STRUCTURES. CONTRACTOR SHALL ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT DAMAGE OR INJURY RESULTING FROM DEMOLITION WORK. CONTRACTOR SHALL SEEK PROFESSIONAL ADVICE, WHEN NEEDED, IN THE DESIGN AND PLACEMENT OF SUCH SHORING AND BRACING

THE UNDERLYING ELEMENTS PRIOR TO PROCEEDING WITH DEMOLITION. WHENEVER THE REMOVAL OF BUILDING ELEMENTS MAY, OR WILL, CREATE AN UNSTABLE, OR UNSAFE, CONDITION, DO NOT PROCEED WITH

CONTRACTOR SHALL EXERCISE CAUTION WHEN REMOVING CONSTRUCTION WHERE THE EXISTING CONDITIONS ARE UNCLEAR. IN SUCH CASE(S), CONTRACTOR SHALL REMOVE THE NECESSARY CONSTRUCTION TO EXPOSE

- DEMOLITION UNTIL THE CONCERN IS REVIEWED BY THE OWNER AND ARCHITECT. AT ANY TIME DURING DEMOLITION, CONTRACTOR SHALL CEASE OPERATIONS IF THE SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED. PROVIDE BRACING/SHORING TO STABILIZE STRUCTURE AND IMMEDIATELY CONTACT THE OWNER AND ARCHITECT TO DETERMINE AN APPROPRIATE DIRECTION. DO NOT RESUME NORMAL OPERATIONS UNTIL SAFETY IS RESTORED. COORDINATE WITH AND PROVIDE 48 HOURS MIN. NOTICE TO PROJECT MANAGER AND BUILDING MANAGEMENT WHEN CUTTING. SHUTTING OFF OR REMOVING COMMUNICATION LINES. WET OR DRY UTILITIES OR OTHER
- BUILDING SERVICE ELEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MECH., ELEC., PLUMBING REMOVAL AND ABANDONMENT OF THE EXISTING CONSTRUCTION WITHIN THE PROJECT AREA. ELECTRICAL ELEMENTS SHALL BE REMOVED TO NEAREST ACTIVE JUNCTION BOX TO REMAIN. CONTRACTOR SHALL BE ALERT TO SITUATIONS WHERE FIELD CONDITIONS FOR EXISTING M.E.P. OR FIRE PROTECTION SERVICE WOULD RESULT IN A "SERVICE INTERRUPTION" WITH THE REMOVAL OF SAID SERVICE PER DOCUMENTATION. IF THERE IS NO PROVISION TO RETAIN OR REPLACE SERVICE, CONTACT OWNER AND ARCHITECT TO IDENTIFY A SOLUTION. DO NOT PROCEED WITH SERVICE INTERRUPTION UNTIL SUCH TIME. REFER TO PROJECT MANAGER'S RESTRICTIONS ON PERFORMANCE OF NOISY WORK.
- IT IS THE INTENT THAT ALL DEMOLITION WORK ADJACENT TO EXISTING SURFACES THAT SHALL REMAIN TO BE REFINISHED SO AS TO PROVIDE AN EVEN FINISH THAT MATCHES THE ADJACENT SURFACE. IN CASES WHERE REQUIRED DEMOLITION RESULTS IN AN AREA THAT IS NOT SPECIFICALLY IDENTIFIED AS FINISHED/CONCEALED/COVERED, CONTRACTOR SHALL PATCH AND REPAIR SUCH WORK SO THERE IS NO EVIDENCE OF THE DEMOLITION. WHERE DEMOLITION WORK COMPROMISES FIRE RATED CONSTRUCTION, MOISTURE/VAPOR BARRIERS, OR SIMILAR "CONTAINMENT" CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR CONSTRUCTION TO MAINTAIN THE ORIGINAL BARRIER INTEGRITY.
- MINIMIZE IMPACT OF DEMOLITION ON ALL ADJACENT SURFACES, FINISHES, AND ACTIVITIES. PROVIDE BARRIER PROTECTION (PLYWOOD) OVER ADJACENT SURFACES. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO
- IT IS THE INTENTION OF THE KEY NOTES LOCATED ON THE DEMOLITION SHEET(S) TO IDENTIFY CONSTRUCTION ELEMENTS, NOT DESCRIBE ENTIRE ASSEMBLIES. THE REMOVAL OF SAID ELEMENT SHOULD INCLUDE ALL ASSOCIATED CONSTRUCTION (i.e. CERAMIC TILE SHOULD INCLUDE (BUT NOT LIMITED TO) THE TILE. MASTIC GROUT, TERRAZZO STRIPS, ETC.) U.N.O.

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Project Scope:

OCCUPANCY:

THIS PROJECT WILL CONSIST OF UPGRADES AND IMPROVEMENTS TO THE ACCESSIBLE PARKING AREAS, GUEST DROP OFF AREA AT THE MAIN ENTRANCE AND THE THE ACCESSIBLE PATHWAYS FROM THE MAIN ENTRANCE TO THE ACCESSIBLE PARKING AND THE PUBLIC RIGHT OF WAY. IT WILL ALSO INCLUDE A REDESIGN OF THE EXISTING PORTE COCHERE AND FACADE IN KEEPING WITH THE UPDATED HAMPTON INN PROTOTYPE STANDARDS

NO MODIFICATIONS TO THE BUILDING STRUCTURE, SITE OR EXITING WILL OCCUR. MODIFICATIONS TO

LIFE SAFETY SYSTEMS (ALARMS & SPRINKLERS) SHOULD NOT BE NECESSARY.

BUILDING CODE INFORMATION: BUILDING CODES: 2016 CALIFORNIA BUILDING CODE (CBC)

> 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2016 CALIFORNIA FIRE CODE

ACCESSORY OCCUPANCIES - A2 (BREAKFAST AREA)

A3 (MEETING ROOMS/SWIMMING

2016 CALIFORNIA PLUMBING CODE (CPC)

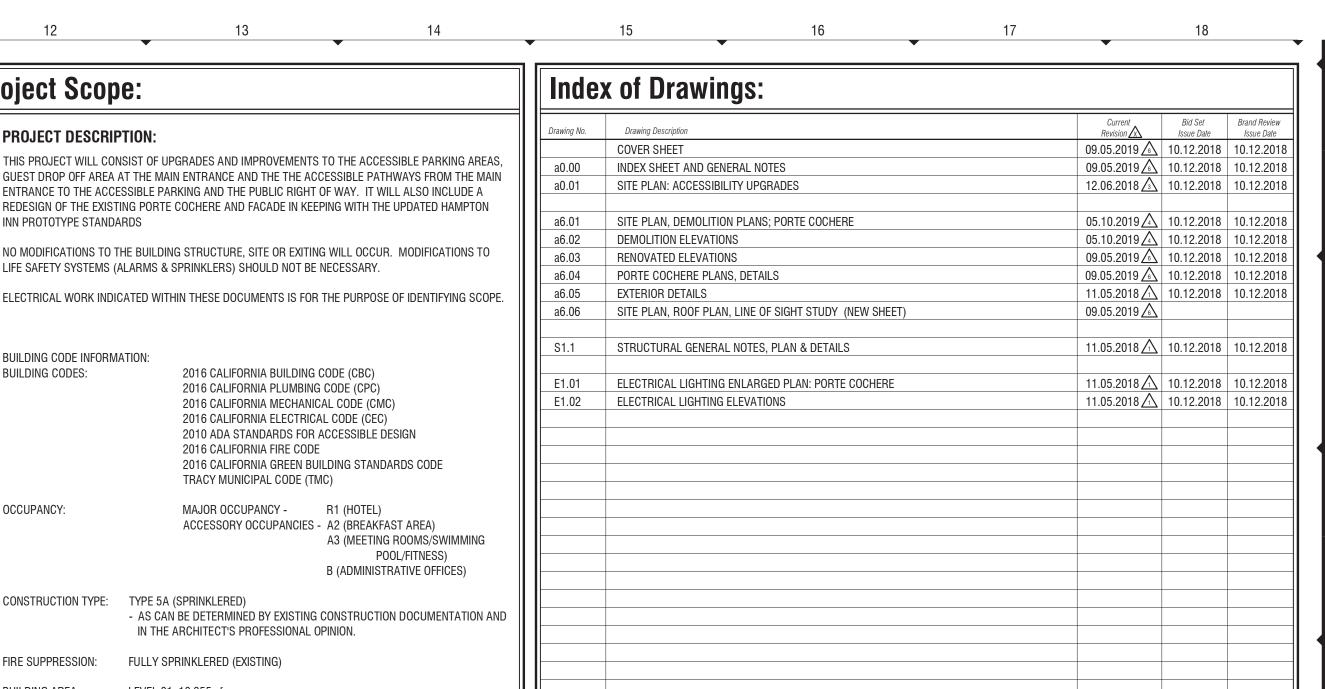
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TRACY MUNICIPAL CODE (TMC) MAJOR OCCUPANCY - R1 (HOTEL)

POOL/FITNESS) B (ADMINISTRATIVE OFFICES) CONSTRUCTION TYPE: TYPE 5A (SPRINKLERED)

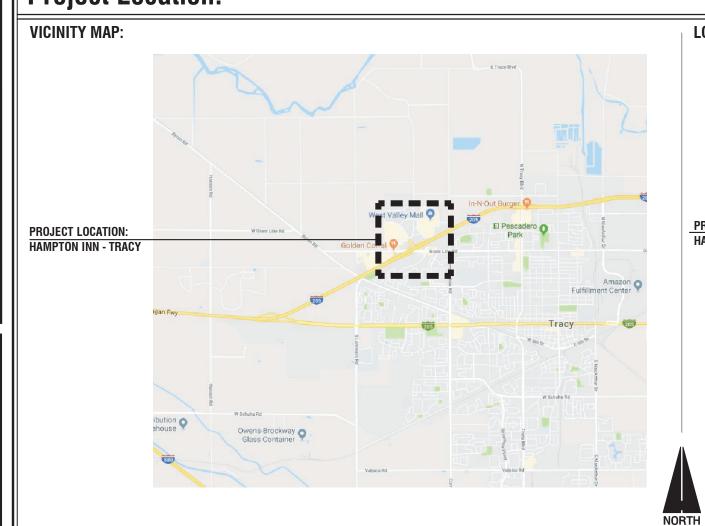
AS CAN BE DETERMINED BY EXISTING CONSTRUCTION DOCUMENTATION AND IN THE ARCHITECT'S PROFESSIONAL OPINION.

FIRE SUPPRESSION: FULLY SPRINKLERED (EXISTING) LEVEL 01: 10,355 sf BUILDING AREA: LEVELS 02-03: 9,959 sf TOTAL - 30,273 sf

BUILDING HEIGHT: 3 STORY - EXISTING UNCHANGED



Project Location:



LOCATION MAP:

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NOTE: SEE SEPARATE EXTERIOR SPECIFICATION PACKAGE

(ISSUED SEPARATELY) FOR ADDITIONAL INFORMATION

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Inn Code: TRACY

Project Manager 404,256,8800 6085 Barfield Road NE, Suite 200 Atlanta, GA 30328 Nathan Hall, Senior Project Manager

FRCH | Architecture f: 513.241.501 311 Elm Street, Suite 600 ncinnati, OH 45202-2706 Craig Jacobs

Interior Design 311 Elm Street. Suite 600 Cincinnati OH 45202-2706 Kyler Burroughs

ISSUED INFORMATION

12 October 2018 1 \ BRAND REVIEW COMMENTS 11.05.18 REVISION 2 UPDATES

PERMIT SET 4\ REVISION 4 UPDATES REVISION 5 UPDATES 6 REVISION 6 UPDATES

FRCH ARCHITECTURE, INC. P.C.

PROJECT INFORMATION

Hampton Inn **Exterior Renovation**

Hampton Inn, Tracy CA 2400 Naglee Road Tracy, California 95304 AIMBRIDGE PROJECT NUMBER:

574118 FRCH PROJECT NUMBER:

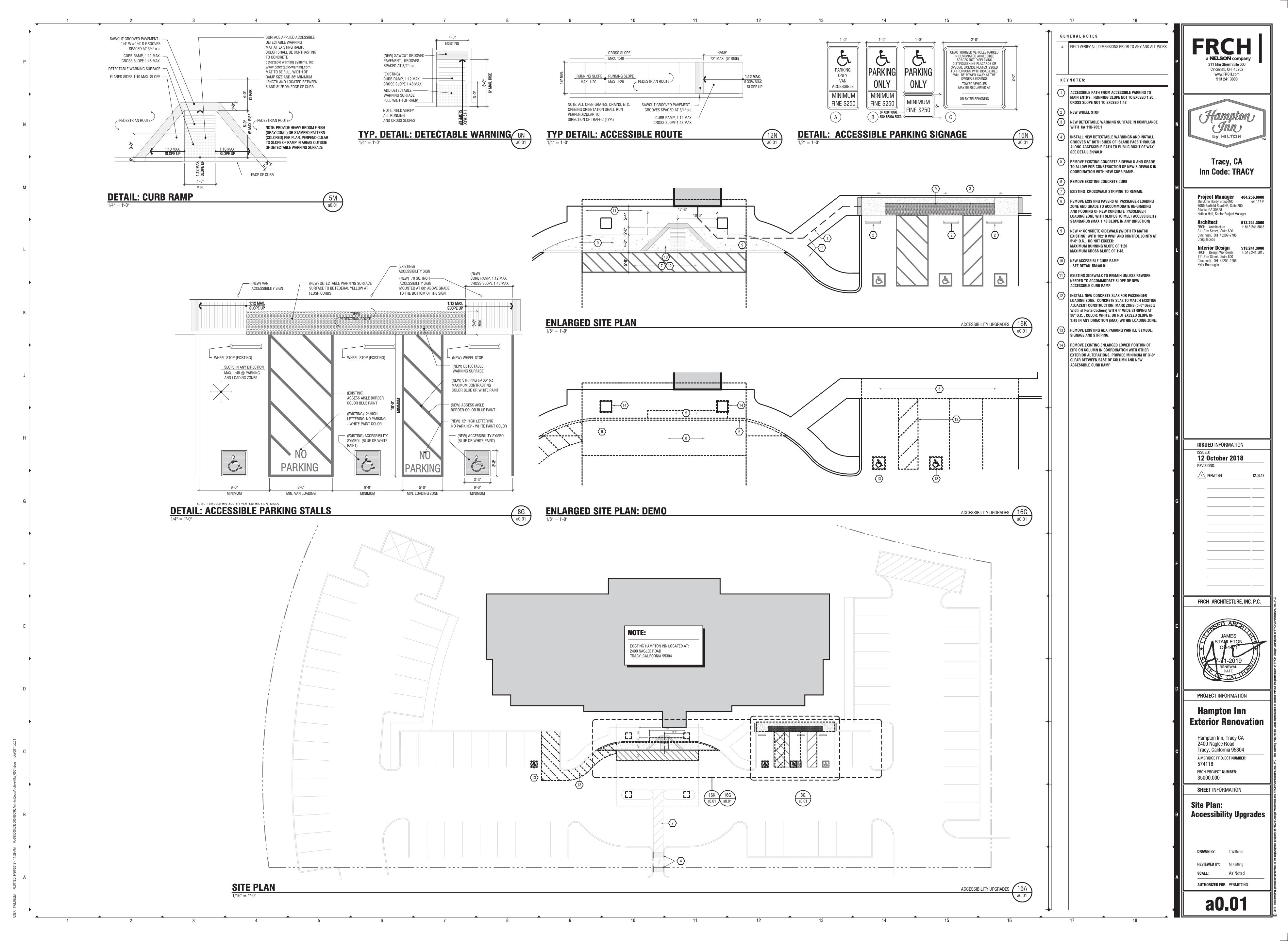
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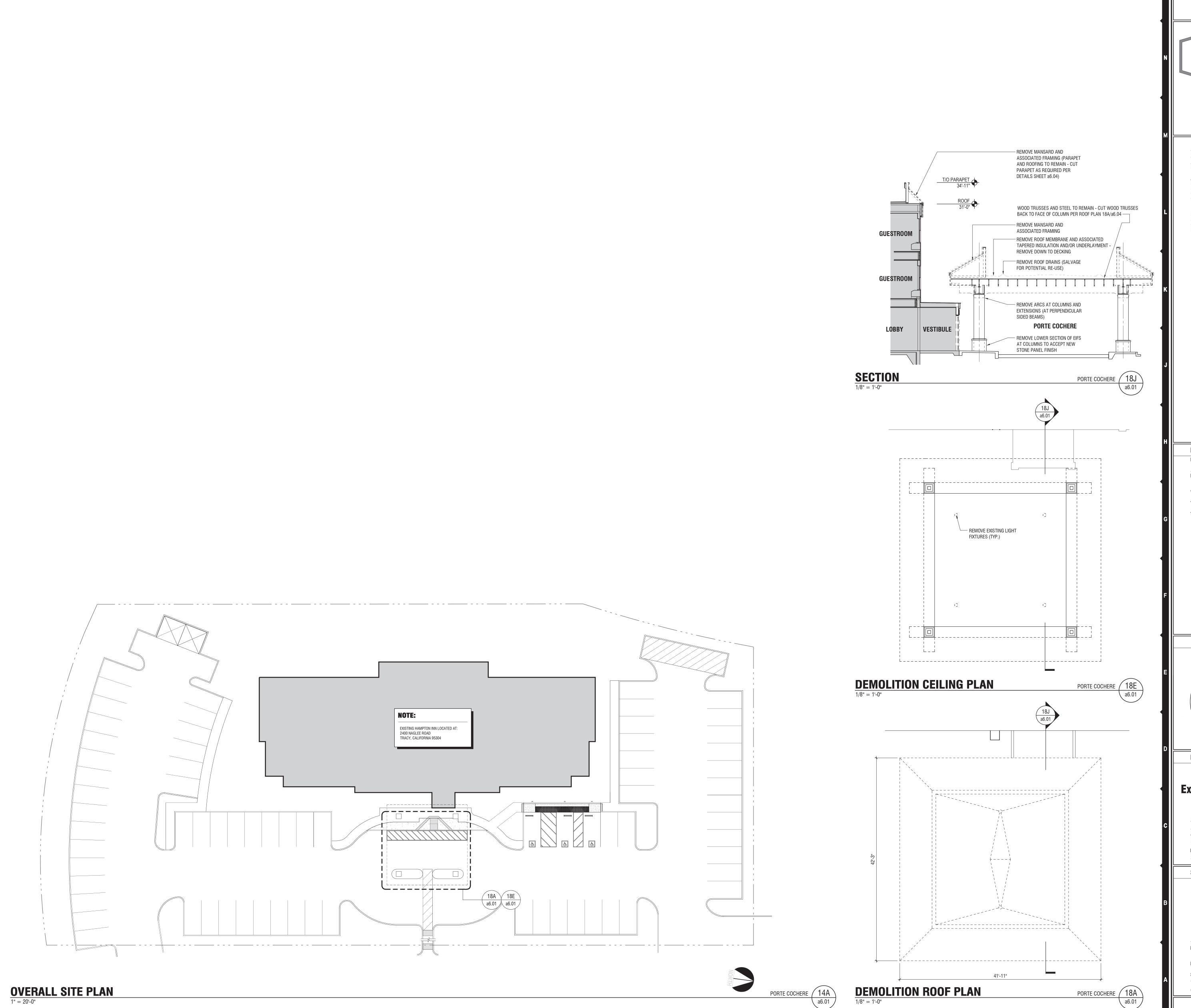
SHEET INFORMATION **Index Sheet and**

General Notes

DRAWN BY: A. Sojda

AUTHORIZED FOR: PERMITTING





GENERAL NOTES:

ALL EXISTING LANDSCAPING, INCLUDING TREES, SHALL REMAIN AS-IS

a NELSON company
311 Elm Street Suite 600
Cincinnati, OH 45202
www.FRCH.com
513 241 3000



Tracy, CA Inn Code: TRACY

Project Manager 404.256.8800
The John Hardy Group INC ext 114#
6085 Barfield Road NE, Suite 200
Atlanta, GA 30328
Nathan Hall, Senior Project Manager

Architect 513.241.3000
FRCH | Architecture 311 Elm Street, Suite 600
Cincinnati, OH 45202-2706

Craig Jacobs

Interior Design
FRCH | Design Worldwide
311 Elm Street, Suite 600
Cincinnati, OH 45202-2706
Kyler Burroughs

513.241.3000
f: 513.241.5015

ISSUED INFORMATION
ISSUED:

 12 October 2018

 REVISIONS:

 1 BRAND REVIEW COMMENTS
 11.05.18

 3 PERMIT SET
 12.06.18

 4 REVISION 4 UPDATES
 05.24.19

FRCH ARCHITECTURE, INC. P.C.



PROJECT INFORMATION

Hampton Inn Exterior Renovation

Hampton Inn, Tracy CA 2400 Naglee Road Tracy, California 95304 AIMBRIDGE PROJECT NUMBER: 574118

574118
FRCH PROJECT **NUMBER**:
35000.000

Site Plan,

Demolition Plans: Porte Cochere

REVIEWED BY: M.Keifling
SCALE: As Noted
AUTHORIZED FOR: PERMITTING

a6₋01



Cincinnati, OH 45202 www.FRCH.com 513 241 3000



Inn Code: TRACY

Project Manager 404.256.8800 6085 Barfield Road NE, Suite 200

Nathan Hall, Senior Project Manager FRCH | Architecture f: 513.241.5015 311 Elm Street, Suite 600 Cincinnati, OH 45202-2706

Craig Jacobs Interior Design FRCH | Design Worldwide 311 Elm Street, Suite 600 Cincinnati, OH 45202-2706 Kyler Burroughs

ISSUED INFORMATION

12 October 2018

1 \ BRAND REVIEW COMMENTS 11.05.18 2 \ REVISION 2 UPDATES 4\ REVISION 4 UPDATES 05.24.19

FRCH ARCHITECTURE, INC. P.C.



PROJECT INFORMATION

Exterior Renovation

Hampton Inn, Tracy CA 2400 Naglee Road Tracy, California 95304 AIMBRIDGE PROJECT **NUMBER**:

574118 FRCH PROJECT NUMBER:

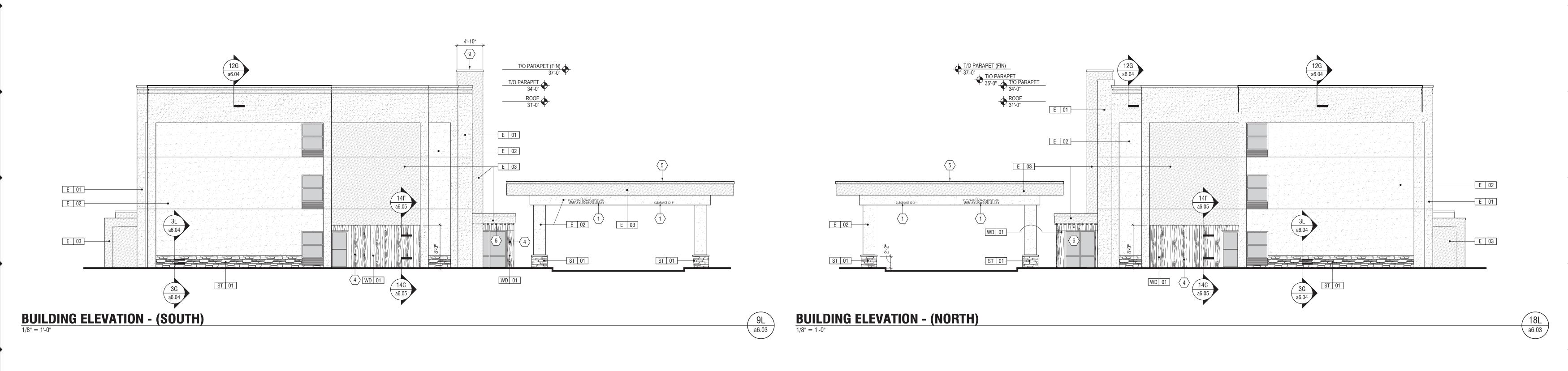
35000.000 **SHEET** INFORMATION

Demolition Elevations

DRAWN BY: **REVIEWED** BY:

As Noted

a6.02



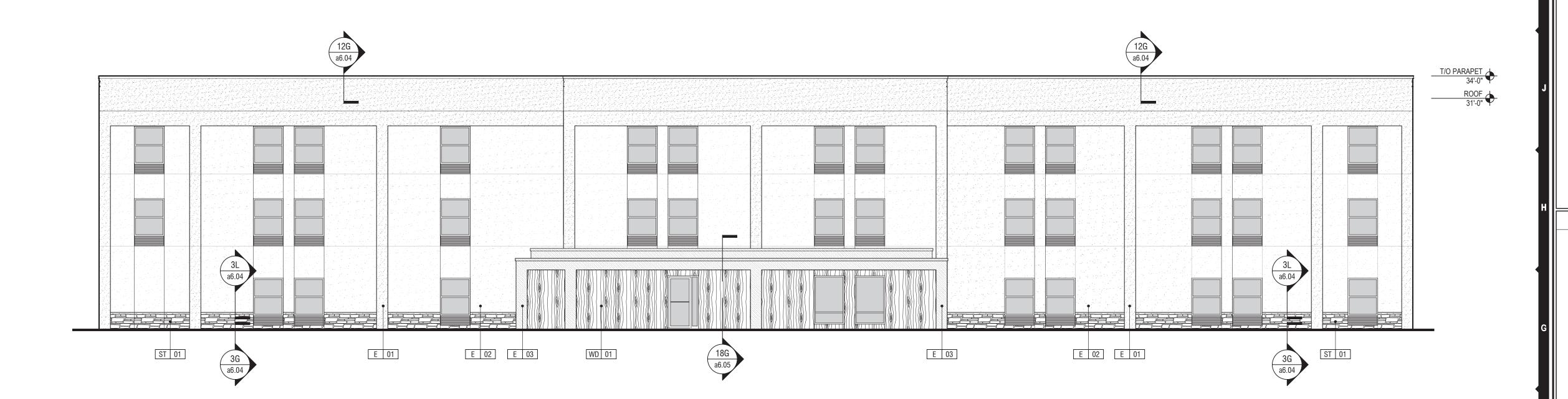
GENERAL NOTE:

EXISTING PARAPET WALLS ARE SCHEDULED TO BE REDUCED IN SIZE. NEW HEIGHT IS STILL ANTICIPATED TO SCREEN ALL EXISTING CONDENSING UNITS FROM VIEW AT THE PUBLIC RIGHT OF WAY. G.C. SHOULD VERIFY THIS AFTER EXISTING GABLE ROOF FRAMING HAS BEEN DEMO'D VIA SITE PHOTOS WITHIN THEIR REGULARLY SCHEDULED CONSTRUCTION REPORT.

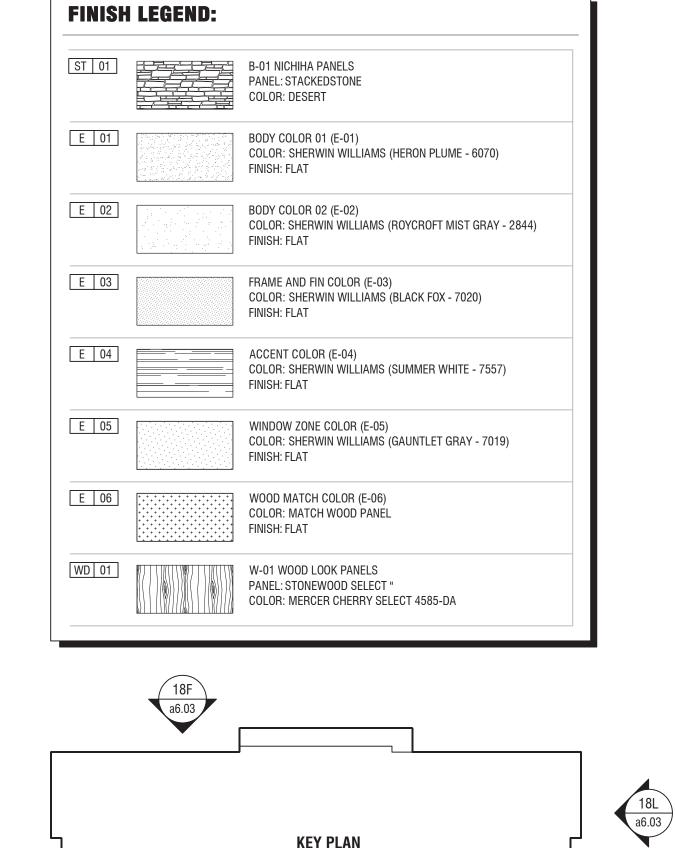
KEYNOTES:

- 1 NEW "WELCOME" AND "CLEARANCE" SIGNAGE BY SIGN COMPANY
- NEW INTERNALLY LIT 'HAMPTON INN' SIGNAGE BY SIGN COMPLANY PROVIDE SOLID BACKING AT SIGN LOCATIONS (MIN. 3/4" PLYWOOD)
- 3 NEW ENTRY DOOR AND VESTIBULE ENTRY DOOR
- NEW WOOD PANEL AT ENTRY END WITH EIFS SILL AND CONCEALED LED STRIP FIXTURE REMOVE EIFS AS NECESSARY FOR ATTACHMENT DIRECTLY TO EXISTING STRUCTURE
- 5 REFER TO 18A, 18E/a6.04 FOR EXTENT OF PORTE COCHERE RE-CONSTRUCTION
- 6 NEW LED STRIP FIXTURES WITHIN EIFS REVEAL
- 7 NEW EIFS "BORDER" BUILD-OUT PROVIDE REVEAL AT AREA INDICATED TO HAVE LED STRIP FIXTURE
- 8 NOT USED
- EXTEND 'FIN' BUILD-OUT UP, OVER AND BEYOND ROOF PLANE AS INDICATED BUILD UP ON CURB AND FLASH AT EXISTING ROOF MEMBRANE
- INSTALL NEW LED STRIP FIXTURE EQUIVALENT TO: ACCLAIM MODEL: FLEXPE WITH FLX444 TRACK AND FROSTED POLYCARBONATE LENS. RATED AT 3000K AND 5.5 W/FT. SEE 8A/a6.04 FOR ADDITIONAL COORDINATING INFORMATION

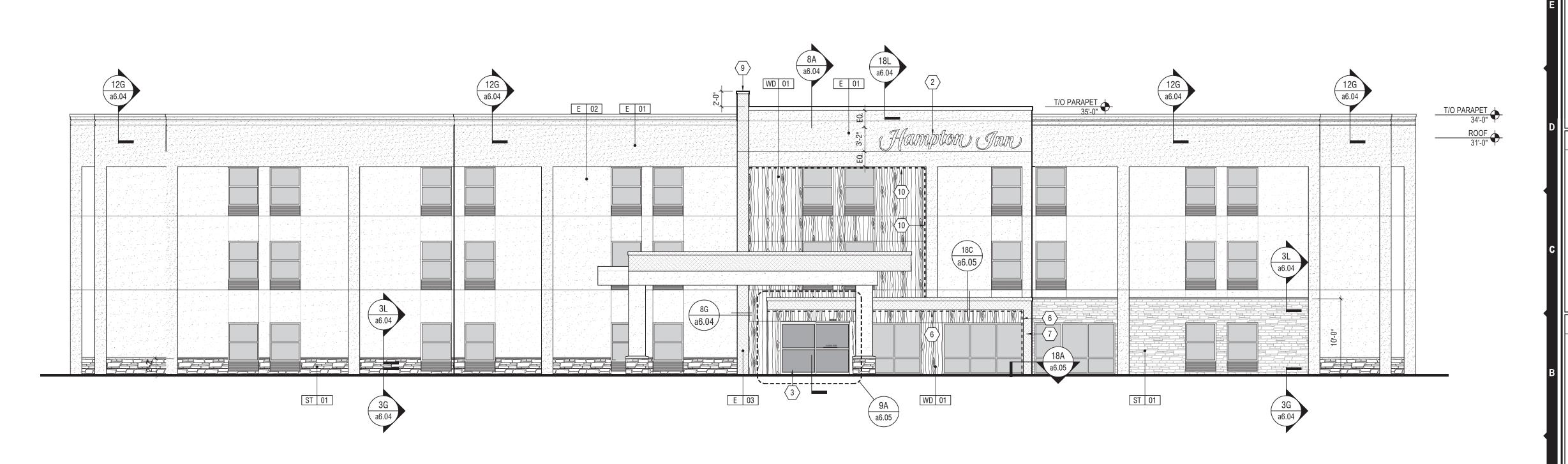
**ALL NEW FRAMING TO BE ANCHORED TO THE EXISTING WALL



BUILDING ELEVATION - (WEST)



KEY PLAN



BUILDING ELEVATION - (EAST)

311 Elm Street Suite 600 Cincinnati, OH 45202 www.FRCH.com 513 241 3000



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Project Manager 404.256.8800
The John Hardy Group INC ext 114#
6085 Barfield Road NE, Suite 200 Atlanta, GA 30328 Nathan Hall, Senior Project Manager

Architect FRCH | Architecture f: 513.241.5015 311 Elm Street, Suite 600 Cincinnati, OH 45202-2706 Craig Jacobs

Interior Design FRCH | Design Worldwide 311 Elm Street, Suite 600 Cincinnati, OH 45202-2706 Kyler Burroughs

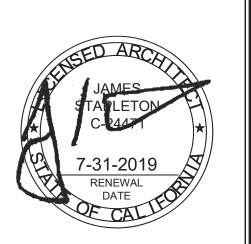
ISSUED INFORMATION

12 October 2018

1\ BRAND REVIEW COMMENTS 11.05.18 4\ REVISION 4 UPDATES 05.10.19 5\ REVISION 5 UPDATES 6\ REVISION 06 UPDATES 09/05/19

FRCH ARCHITECTURE, INC. P.C.

18F a6.03



PROJECT INFORMATION

Hampton Inn Exterior Renovation

> Hampton Inn, Tracy CA 2400 Naglee Road Tracy, California 95304 AIMBRIDGE PROJECT **NUMBER**: 574118

FRCH PROJECT NUMBER:

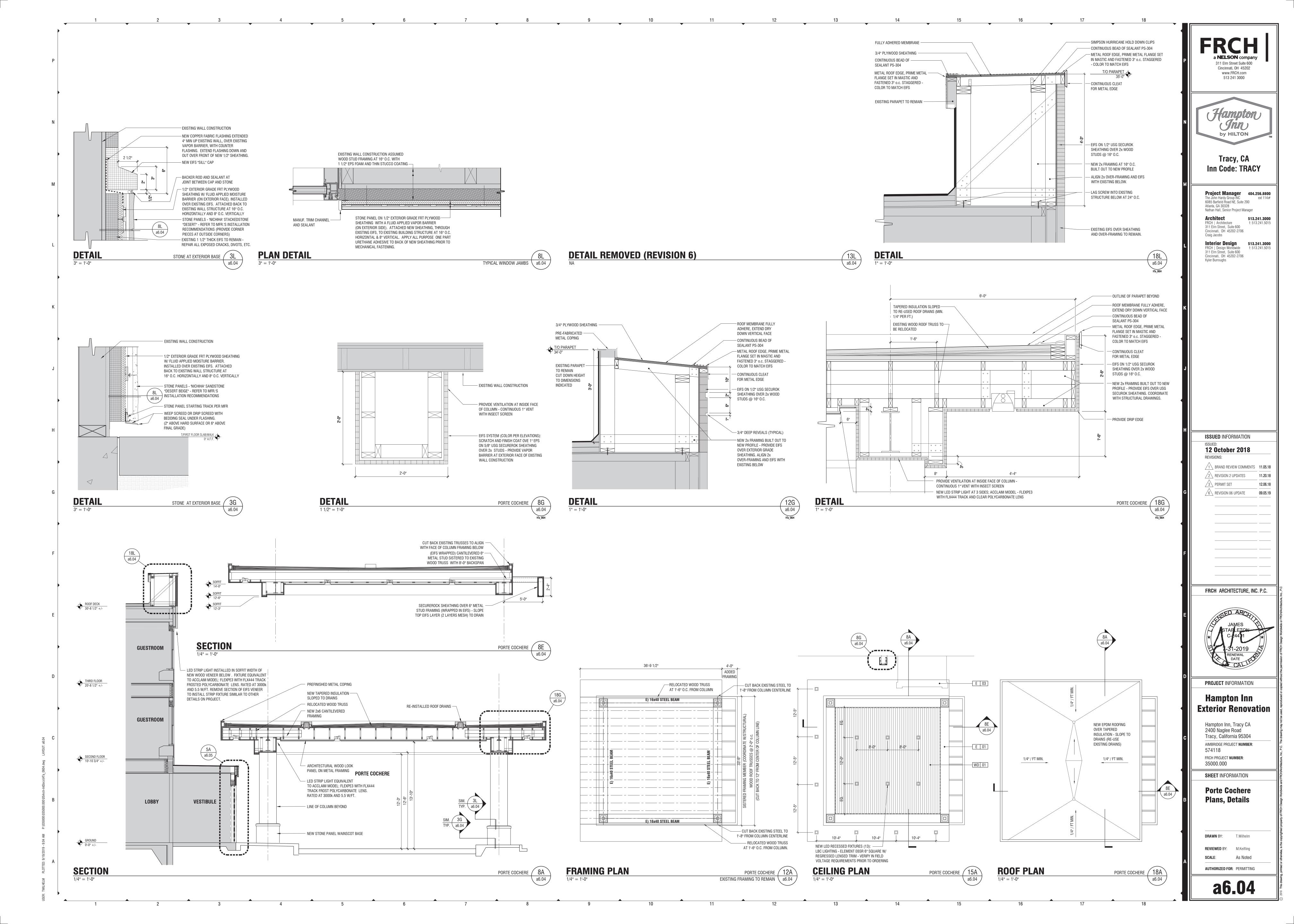
35000.000 **SHEET** INFORMATION

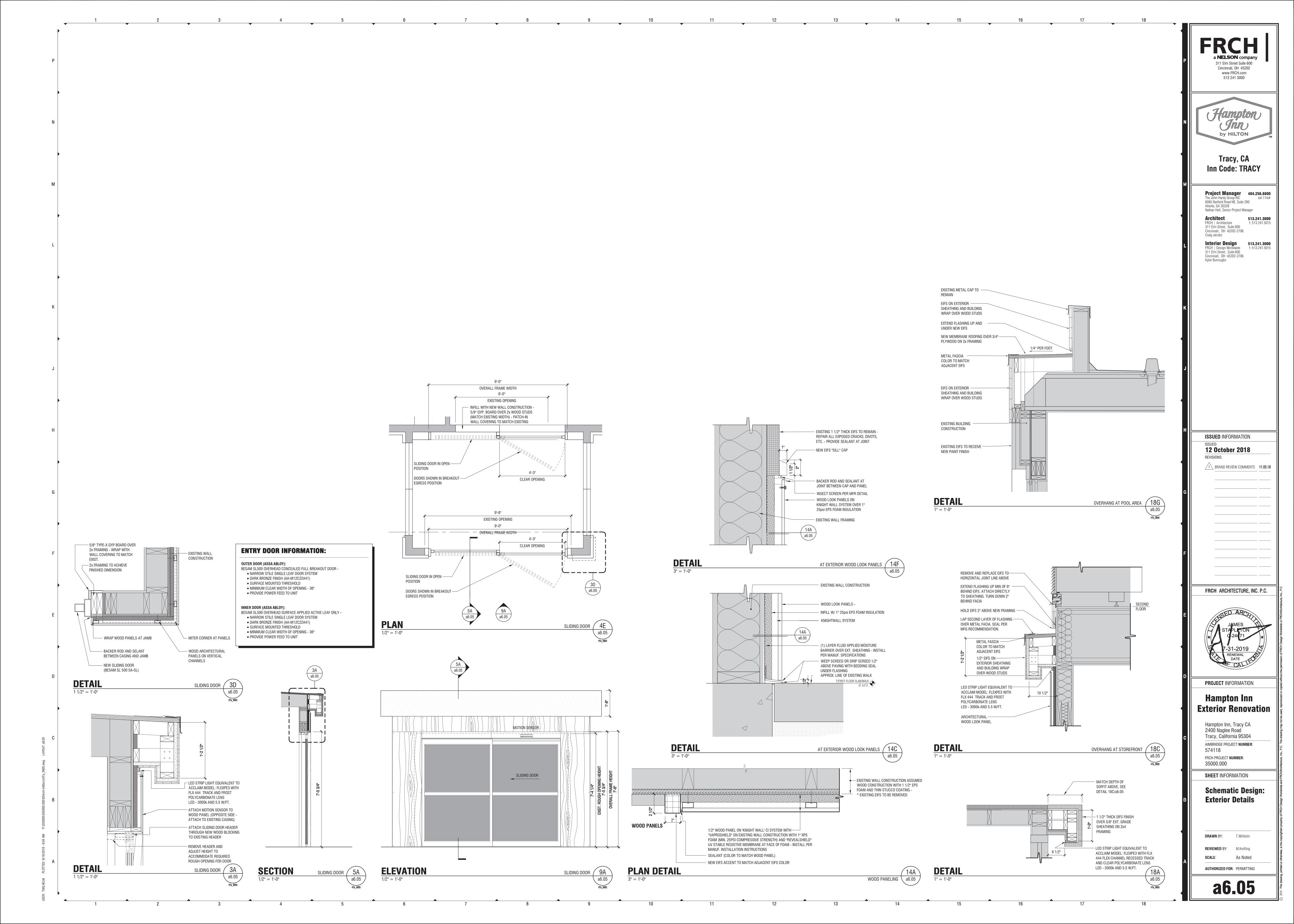
Renovated Elevations

DRAWN BY:

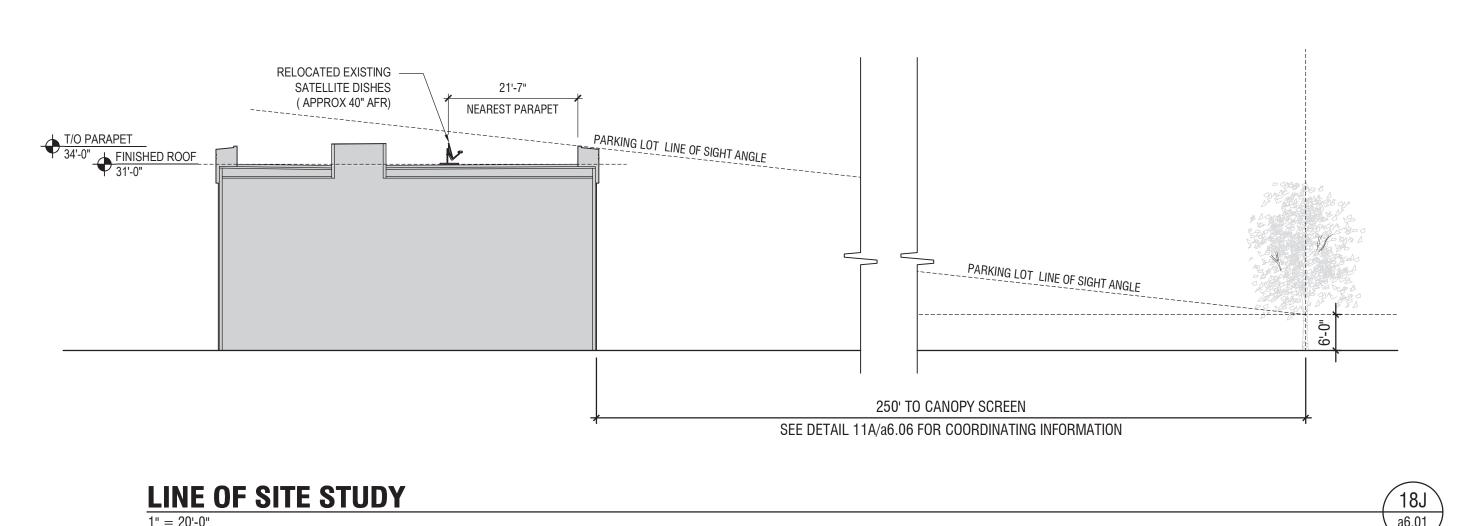
AUTHORIZED FOR: PERMITTING

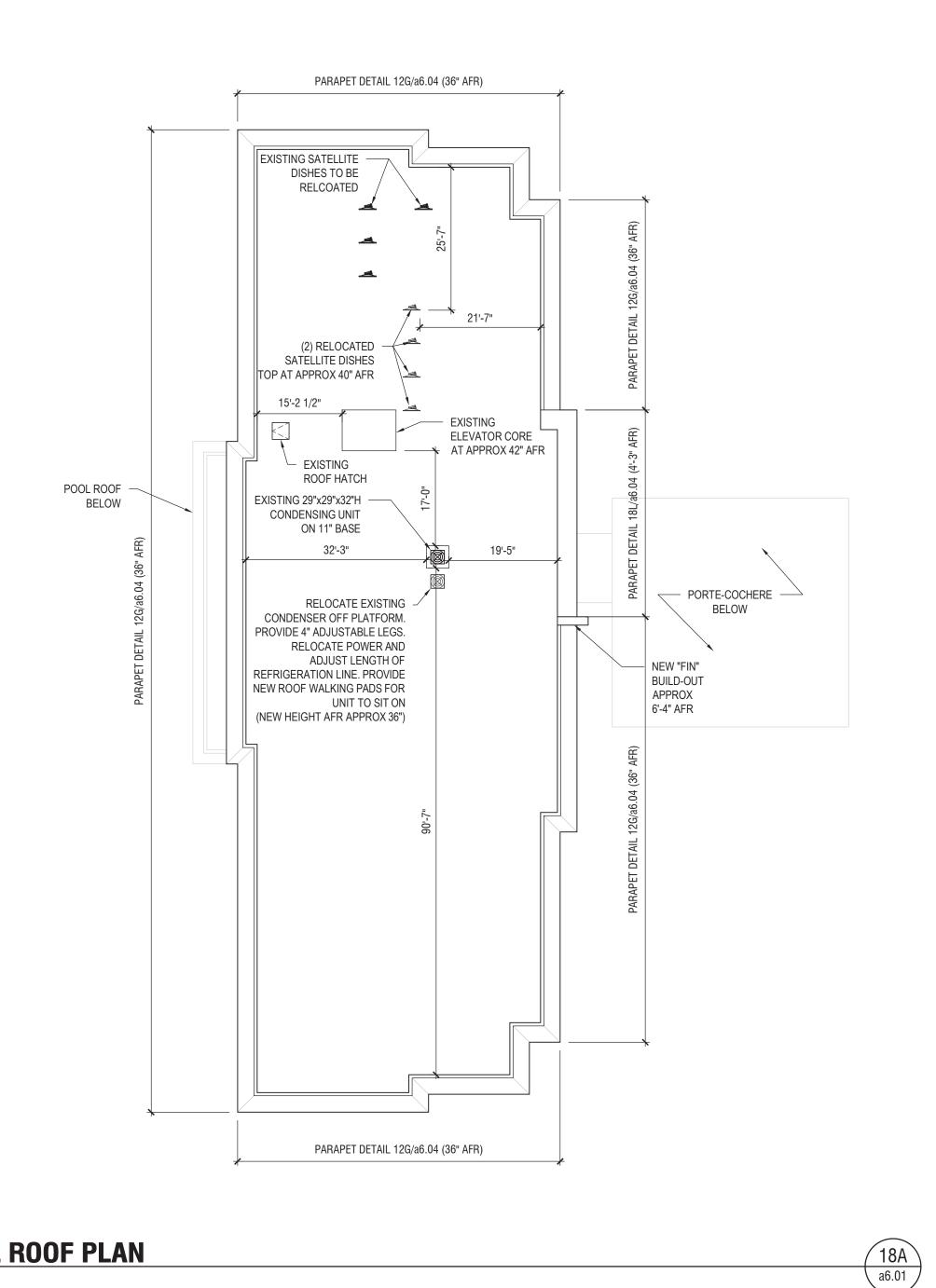
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Red Robin Gourmet Burgers and Brews mpton Inn Tracy APPROX 15'-0" ROADWAY APPROX 20'-0" ABOVE FINISHED FLOOR (PER GIS)





OVERALL ROOF PLAN

1" = 20'-0"

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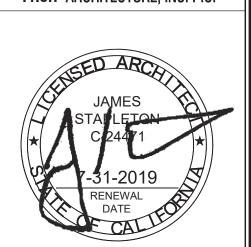
Interior Design
FRCH | Design Worldwide
311 Elm Street, Suite 600
Cincinnati, OH 45202-2706
Kyler Burroughs

ISSUED INFORMATION

30 August 2019

6 REVISION 06 UPDATES 09/06/19

FRCH ARCHITECTURE, INC. P.C.



PROJECT INFORMATION

Hampton Inn Exterior Renovation

Hampton Inn, Tracy CA 2400 Naglee Road Tracy, California 95304 AIMBRIDGE PROJECT NUMBER: 574118

FRCH PROJECT NUMBER: 35000.000 **SHEET** INFORMATION

Site Plan, Roof Plan, **Site Line Study**

DRAWN BY:

AUTHORIZED FOR: PERMITTING

OVERALL SITE PLAN

11A a6.01