

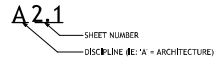
HATCH LEGEND

	ALUMINUM		CONTINUOUS LUMBER
	STEEL		PLYWOOD
	BATT INSULATION		GRANULAR MATERIAL
	RIGID INSULATION		EARTH
	CMU		CONCRETE
	BRICK		CAU GROUTED SOLID
	EPS		CYPRESS BOARD

SYMBOLS

	STRUCTURAL GRID LINES		DETAIL CUT
	SECTION CUT		INTERIOR ELEVATION

SHEET NUMBER LEGEND



ABBREVIATIONS

B/LG	BLOCKING	PT.	PRESSURE TREATED
BOT.	BOTTOM	PWD	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQD.	REQUIRED
CLFT.	CURB FEET	SCHD.	SCHEDULE
DIA.	DIAMETER	S.F.	SQUARE FEET
DWG.	DRAWINGS	S.S.	STAINLESS STEEL
(E)	EXISTING	STD.	STANDARD
EA.	EACH	STL.	STEEL
EN.	END MAIL	SQ.	SQUARE
EQ.	EQUAL	T&B	TOP & BOTTOM
EXT.	EXTERIOR	T&B	TO BE DETERMINED
FDTH.	FOUNDATION	TYP.	TYPICAL
FT.	FEET OR FOOT	U.N.O.	UNLESS NOTED OTHERWISE
CPWB.	CYPRESS WALLBOARD	VERT.	VERTICAL
NL.	INCH	VF.	VERIFY IN FIELD
INT.	INTERIOR	W/O.	WOOD
LG.	LONG	W/.	WITH
MAX.	MAXIMUM		
MIN.	MINIMUM		
MTL.	METAL		
DN.	NEW		
N.I.C.	NOT IN CONTRACT		
O.	OVER		
O.C.	ON CENTER		

GENERAL NOTES

- 1.01 ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:
2022 CALIFORNIA BUILDING CODE (2021 IBC)
2022 CALIFORNIA FIRE CODE (2021 IFC)
2022 CALIFORNIA MECHANICAL CODE (2021 IMC)
2022 CALIFORNIA PLUMBING CODE (2021 UPC)
2022 CALIFORNIA ELECTRICAL CODE (NFPA 70, 2020)
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11) AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- 1.02 THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.
- 1.03 THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.
- 1.04 THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
- 1.05 PROJECT DIMENSIONING STANDARDS:
1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF THE EXISTING FINISH OR FINISH WALLS;
2. FACE OF EXTERIOR PLYWOOD FOR NEW EXTERIOR WALLS;
3. FACE OF STUD FOR NEW INTERIOR WALLS AND;
4. CENTER OF COLUMN OR OPENING, FACE OF CABINET, OR GRIDLINES.

PROJECT DIRECTORY

OWNER / CLIENT: BEST WESTERN | DAN ASPRONMONTÉ
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PH: 831-919-9722
EMAIL: dan@aspronmonte.com, kent@aspronmonte.com

ARCHITECT: NIELSEN STUDIOS
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P.O. BOX 5407
SANITA CRUZ, CA 95063
CONTACT: CHRISTIAN NIELSEN
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EMAIL: cn@niesenarchitects.com

SHEET INDEX

- G0.1 COVER SHEET
- A1.2 ENLARGED EXISTING PARKING PLAN
- A1.3 FIRST FLOOR PLAN (FOR REFERENCE ONLY)
- A1.4 SECOND FLOOR PLAN (FOR REFERENCE ONLY)
- A1.5 THIRD FLOOR PLAN (FOR REFERENCE ONLY)
- A1.6 ENLARGED GUEST ROOM PLAN
- A1.7 EXISTING DEMO FIRST FLOOR PLAN (FOR REFERENCE ONLY)
- A1.8 PROPOSED FIRST FLOOR PLAN (FOR REFERENCE ONLY)

BEST WESTERN CAPITOLA

1435 41st AVE.

CAPITOLA, CA 95010

PROJECT DATA

APN:	034-151-21
ZONING DISTRICT:	C-C
CONSTRUCTION TYPE:	V-A 1 HR SPRINKLERED
OCCUPANCY:	R-1 / A-2
NEW PROJECT AREA (FIRST FLOOR):	725 SQ FT
NON-PERMITTED WORK TO BE PERMITTED:	1,011 SQ FT
TOTAL PROJECT AREA FOR REVIEW:	1,736 SQ FT

PROJECT DESCRIPTION

CONVERSION OF MANAGER APARTMENT ON FIRST FLOOR TO NEW GUEST ROOMS.
DOCUMENTATION OF NON-PERMITTED WORK TO BE PERMITTED: CONVERSION / UPDATES TO SELECT (2) ROOM SUITES TO SINGLE GUEST ROOMS THROUGHOUT THE BUILDING FROM PREVIOUSLY APPROVED PERMIT DRAWINGS. "THESE DRAWINGS APPROVED PERMIT SHEETS PROVIDED AS REFERENCE."

SCOPE OF WORK:

1ST FLOOR:
CONVERT MANAGERS APARTMENT INTO TWO GUESTROOMS (ROOMS 101 AND 102). ONE GUEST ROOM WILL BE ACCESSIBLE COMPLIANT (ROOM 101) WITH FULL BATHROOM AND DOOR TO CORRIDOR. SECOND ROOM (102) IS STANDARD GUEST ROOM.

FIRST FLOOR IN SERVICE ROOM COUNT - 17
FIRST FLOOR PROPOSED ROOM COUNT - 19
NET - 2 NEW ROOM

2ND FLOOR:
CONVERT (2) EXISTING TWO-ROOM SUITES TO CREATE 4 SEPARATE GUEST ROOMS.

- (2) ROOMS (226 & 205) HAVE RECEIVED NEW ENTRY DOORS OFF OF CORRIDOR TO ENTER DIRECTLY INTO ROOM.
- (2) ROOMS (228 & 203) HAVE BEEN UPGRADED FROM HALF BATH TO RECEIVE FULL BATHROOMS WITH TUB IN TOILET ROOM AND VANITY DIRECTLY OUTSIDE OF TOILET ROOM.

SECOND FLOOR IN SERVICE ROOM COUNT - 20
SECOND FLOOR PROPOSED ROOM COUNT - 22
NET - 2 NEW ROOMS

3RD FLOOR:
CONVERT (1) EXISTING TWO-ROOM SUITES TO CREATE 2 SEPARATE GUEST ROOMS.

- (1) ROOM (305) HAS RECEIVED NEW WALL SEPARATING IT FROM THE ROOM 303.
- (1) ROOM (303) HAS BEEN UPGRADED FROM HALF BATH TO RECEIVE FULL BATHROOMS WITH TUB IN TOILET ROOM AND VANITY DIRECTLY OUTSIDE OF TOILET ROOM.

THIRD FLOOR IN SERVICE ROOM COUNT - 17
THIRD FLOOR PROPOSED ROOM COUNT - 18
NET - 1 NEW ROOM

TOTAL EXISTING ROOMS IN SERVICE - 54
TOTAL PROPOSED ROOMS - 59

VICINITY MAP



PROJECT INFORMATION

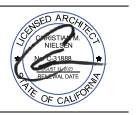
BUILDING DATA			
Project Name	Best Western Capitola		
Building Address	1435 41st Ave, Capitola, CA 95010		
Assessor's Parcel ID	3405101		
Zoning District	C-C	PROPOSED	CRC SECTION
ESSENTIAL BUILDING DATA	Building Construction Type	CS 1100	CRC Section 102
	Occupancy Group or Subject	R-1 (Hotel, 2nd (Hotel))	CRC Section 204
Area of Subject Space	1,011 SQ FT (Maximum)		
Number of Stories of Subject Space	1		
Clear Height of Subject Space	9' 0" - 11' 4"		
Type of Sanitary System	EXISTING NFPA-10	DISC Section 901.4.1.1	
ROOM INFORMATION			
EXISTING APPROVED ROOMS	ADDITIONAL ROOMS AFTER CONVERSION OF 20 ROOM SUITES AND MANAGER APARTMENT	PROPOSED TOTAL	
54	5	59	

GREEN BUILDING NOTES

- 2.01 CONTRACTOR SHALL RETAIN ALL WASTE HAULING RECEIPTS FOR INSPECTOR. RECEIPTS MUST INDICATE SEPARATED, RECYCLABLE MATERIALS. ALL CREDITED WASTE HAULING RECEIPTS MUST INDICATE THE MATERIAL RECYCLED, AND CANNOT INDICATE "PUBLIC REFUSE" or "UNPROCESSED CLO"
- 2.02 INVENTORY, DECLARE, AND OBTAIN DOCUMENTATION OF PROPER HAZARDOUS WASTE DISPOSAL FOR ANY UNIVERSAL WASTE MATERIALS WITH THE SCOPE OF WORK AREA. RETAIN DOCUMENTATION FOR INSPECTOR.
- 2.03 PROHIBITED UNIVERSAL WASTE MATERIAL AS DEFINED IN CAL GREEN SECTION 202 INCLUDING BATTERIES, ELECTRONIC DEVICES, MERCURY-CONTAINING EQUIPMENT, LAMP, CATHODE RAY TUBES, CATHODE RAY TUBE GLASS, AND AEROSOL CANS.
- 2.04 ALL PAINT, COATINGS, SEALANTS, CAULKINGS, ADHESIVES, COMPOSITE WOOD PRODUCTS, AND ANY OTHER MATERIALS COVERED IN CAL GREEN REQUIREMENTS MUST COMFORM TO CAL GREEN MANDATORY MEASURES. CONTRACTOR TO PROVIDE DOCUMENTATION AS REQUIRED BY INSPECTOR.
- 2.05 PRIOR TO PERMIT ISSUANCE CONTRACTOR TO COMPLETE AND SUBMIT THE RELEVANT CONSTRUCTION WASTE MANAGEMENT PLAN WHERE APPLICABLE.
- 2.06 FOR HOMES BUILT PRIOR TO 1994, CA CIVIL CODE SECTION 1101.4 REQUIRES ALL NON-COMPLIANT PLUMBING FIXTURES TO BE UPGRADED TO MEET CURRENT GREEN BUILDING CODE SECTION 4.300 WATER EFFICIENCIES, WHEN ANY APPLICABLE BUILDING PERMIT IS OBTAINED. THEREFORE, EXISTING NON-COMPLIANT FIXTURES THROUGHOUT THE HOME, EVEN WHERE OTHER WORK IS PROPOSED MUST HAVE WATER EFFICIENT FIXTURES INSTALLED TO FINAL THE PERMIT. NON-COMPLIANT FIXTURES WOULD BE DEFINED AS TOILETS - 1.6 GAL/FLUSH, SHOWER HEADS - 2.5 GAL/MIN, AND ANY FAUCETS - 2.2 GAL/MIN.

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER DRAWINGS: THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN-BUILD SUB-CONTRACT. THE SPRINKLER SUB-CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND MUST BE LICENSED TO PERFORM THIS WORK. SPRINKLER SYSTEM SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 AND CHAPTERS 29 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPRONMONTÉ
ADDRESS: 1435 41st AVE., CAPITOLA, CA 95010
APN: 3405101

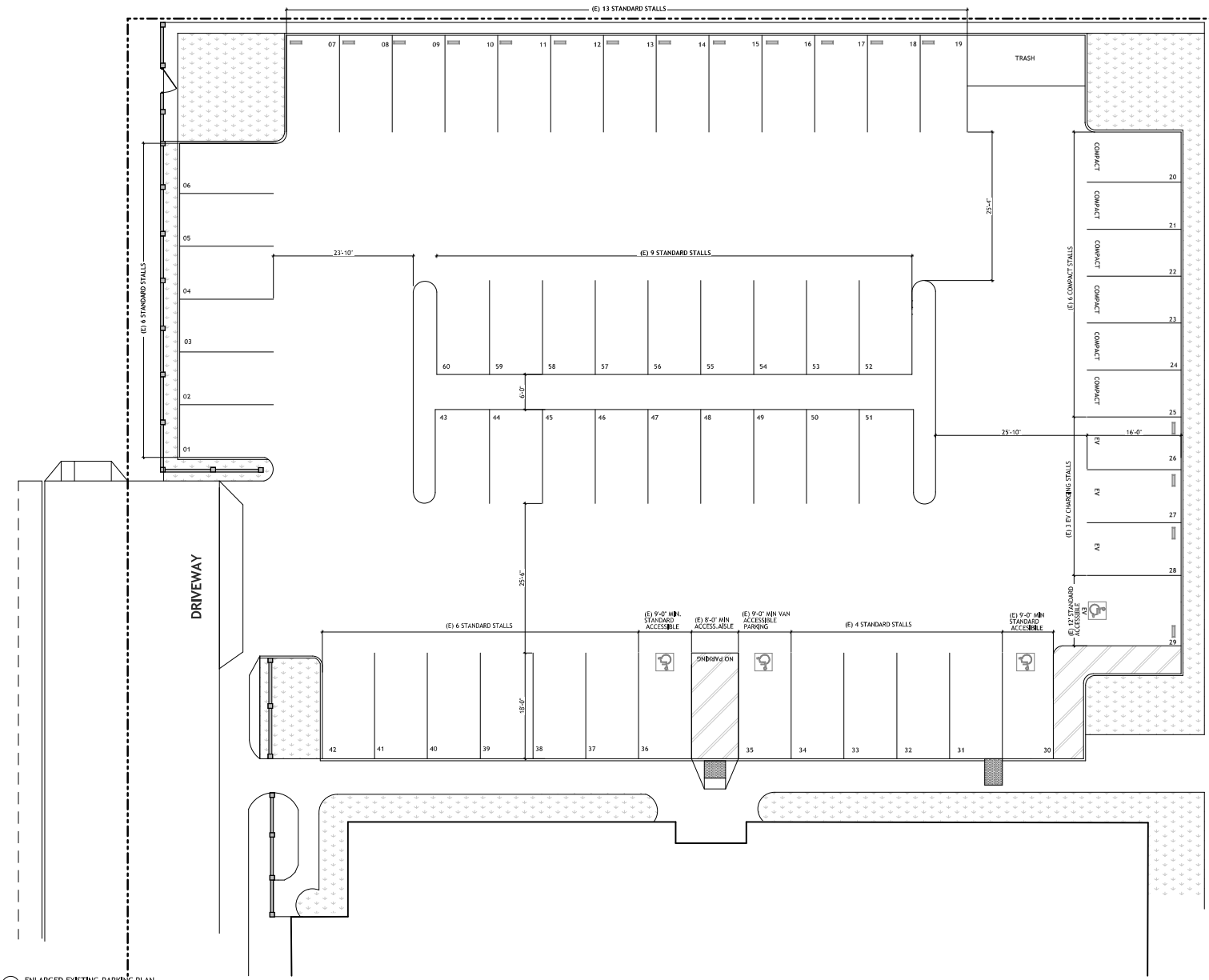
IF THE ABOVE DIMENSION DOES NOT MEASURE THE PROJECT EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED TO AFFECTING ALL LABELED SCALES.

BY	REVISIONS	Date

Date: 9/11/2023
Scale: AS NOTED
Drawn: OS
Checked: CH
Job: 23-17

PLANNING
G0.1
Plotted On: 9/11/2023

COVER SHEET



1 ENLARGED EXISTING PARKING PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN KEYNOTES

SITE PLAN LEGEND

- (E) BUILDING AREA
- (E) LANDSCAPE AREA
- PROPERTY LINE

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO REMAIN U.N.C.HANGED.
2. REFER TO MEP DRAWINGS FOR UTILITY CONNECTIONS.
3. CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.

EXISTING PARKING SUMMARY

STANDARD	47
COMPACT	6
STANDARD ACCESSIBLE	2
VAN ACCESSIBLE	1
EV ACCESSIBLE	1
STANDARD EV CHARGING	3
TOTAL	60

PARKING REQUIREMENTS

TOTAL EXISTING	60
TOTAL REQUIRED	BY GUEST ROOM = 1 OFFICE = 60

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1727 14th Street, Emeryville, 94608 4247
www.niesenstudios.com



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN JUAN ASPRONTE
ADDRESS: 1439 4th AVE., CAPITOLA, CA 95010
JAN: 34-151-21

THE LICENSEE OF ARCHITECTURE CONTRACTED AS AN ARCHITECT TO PREPARE ARCHITECTURAL DRAWINGS FOR THE PROJECT. THE DRAWINGS WILL HAVE BEEN PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE ARCHITECT'S PROFESSIONAL RESPONSIBILITIES AND THE ARCHITECT'S CONTRACT WITH THE CLIENT.

IF THE ABOVE DIMENSION DOES NOT MEASURE THE PROJECT EXACTLY, THE DRAWING WILL HAVE BEEN FILED AS SHOWN OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	9/11/2023
Scale:	AS NOTED
Drawn:	CS
Checked:	CS
JOB:	23-17

PLANNING
A1.2
Plotted On: 9/11/2023

ENLARGED EXISTING PARKING PLAN



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | SAN ANTONIO
ADDRESS: 1439 4th Ave., Capitola, CA 95010
JAN: 3/4/15-21

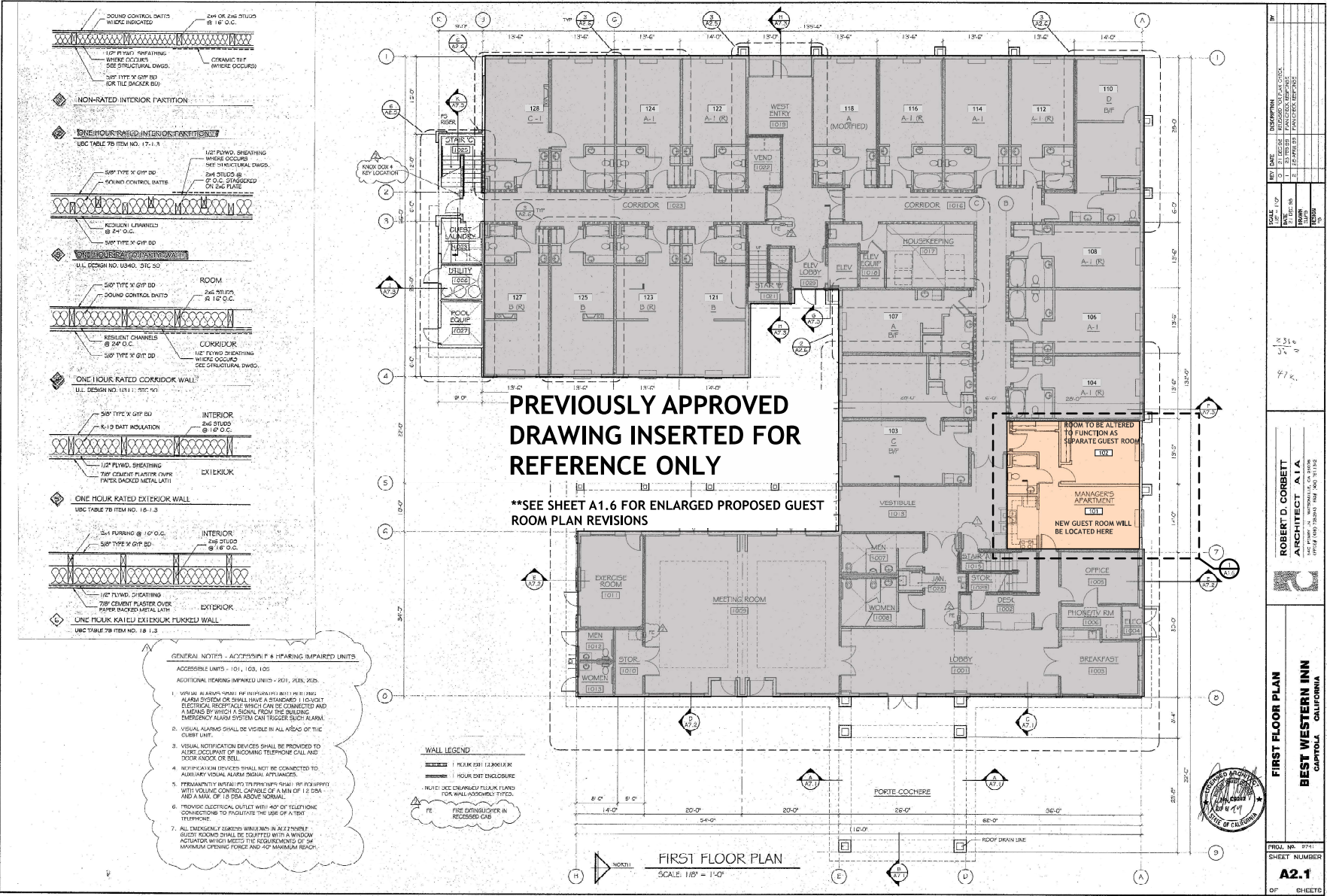
THE RESUME OF A BUILDING CONTRACTOR SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

BY	REVISIONS	Date
▲		

FIRST FLOOR PLAN
BEST WESTERN INN
CAPITOLA, CALIFORNIA

Date: 3/11/2013
Scale: AS NOTED
Drawn: GS
Checked: CH
Job: 22-17
PLANNING
A1.3
Printed On: 3/11/2013

FIRST FLOOR PLAN (FOR REFERENCE ONLY)



REV	DATE	DESCRIPTION
1	3/11/13	ISSUED FOR PERMITS
2	3/11/13	ISSUED FOR PERMITS
3	3/11/13	ISSUED FOR PERMITS

SCALE	1/2" = 1'-0"
DATE	3/11/13
BY	GS
CHKD	CH
APPD	RD

3/31/13
47k

ROBERT D. CORBETT
ARCHITECT A.I.A.
1400 PINE AVE., NORTHBAY, CA 94901
OFFICE: 415.339.1111 FAX: 415.339.1122



PROJECT NO. 22-17
SHEET NUMBER
A2.1
OF 8 SHEETS

- SOUND CONTROL UNITS** - WIDELY INDICATED
2"X 4" OR 2"X 2" STUDS @ 16" O.C.
1"X 1" FIBER APARTING INSULATED CORES
SEE STRUCTURAL DWGS.
CYRAMIC TILE (WHERE OCCURS)
5/8" TYPE X GYP BD OR 1/2" (THICKER BD)
- NON-RATED INTERIOR PARTITION**
- ONE HOUR RATED INTERIOR PARTITION**
UBC TABLE 7B ITEM NO. 17-1.3
1/2" FIBRO SHEATHING WHERE OCCURS
SEE STRUCTURAL DWGS.
5/8" TYPE X GYP BD OR 1/2" (THICKER BD)
- ONE HOUR RATED EXTERIOR WALL**
UBC TABLE 7B ITEM NO. 18-1.3
5/8" FIBRO SHEATHING WHERE OCCURS
SEE STRUCTURAL DWGS.
RESILIENT CHANNELS
5/8" TYPE X GYP BD
- ONE HOUR RATED EXTERIOR WALL**
UBC TABLE 7B ITEM NO. 18-1.3
5/8" FIBRO SHEATHING WHERE OCCURS
SEE STRUCTURAL DWGS.
RESILIENT CHANNELS
5/8" TYPE X GYP BD
- ONE HOUR RATED EXTERIOR WALL**
UBC TABLE 7B ITEM NO. 18-1.3
5/8" FIBRO SHEATHING WHERE OCCURS
SEE STRUCTURAL DWGS.
RESILIENT CHANNELS
5/8" TYPE X GYP BD

GENERAL NOTES - ACCESSIBLE & HEARING IMPAIRED UNITS
ACCESSIBLE UNITS - 101, 103, 105
ADDITIONAL HEARING IMPAIRED UNITS - 201, 203, 205
1. VISUAL ALARMS SHALL BE INSTALLED IN ALL UNITS. VISUAL ALARMS SHALL HAVE A STANDARD 110VOLT ELECTRICAL RECEPTACLE WHICH CAN BE CONNECTED AND A MESSAGE BY WHICH A SIGNAL FROM THE BUILDING EMERGENCY ALARM SYSTEM CAN TRIGGER SUCH ALARM.
2. VISUAL ALARMS SHALL BE VISIBLE IN ALL AREAS OF THE CLIENT UNIT.
3. VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT OCCUPANT OF INCOMING TELEPHONE CALL AND SMOKE ALARM OR SILE.
4. NOTIFICATION DEVICES SHALL BE CONNECTED TO ADJUSTABLE VISUAL ALARM SIGNAL APPROPRIATE.
5. PERMANENTLY INSTALLED TELEPHONES SHALL BE EQUIPPED WITH VOLUME CONTROL, CAPABLE OF A MIN OF 12 DBA AND A MAX OF 18 DBA ABOVE NORMAL.
6. PROVIDE ELECTRICAL OUTLET WITH 40" OF TELEPHONE CONNECTIONS TO FACILITATE THE USE OF A TEXT TELEPHONE.
7. ALL EMERGENCY SMOKE WARNERS IN ALL 2 HOUR GUEST ROOMS SHALL BE EQUIPPED WITH A WINDOW ACTUATOR WHICH MEETS THE REQUIREMENT OF 34" MAXIMUM OPENING FORCE AND 40" MAXIMUM REACH.

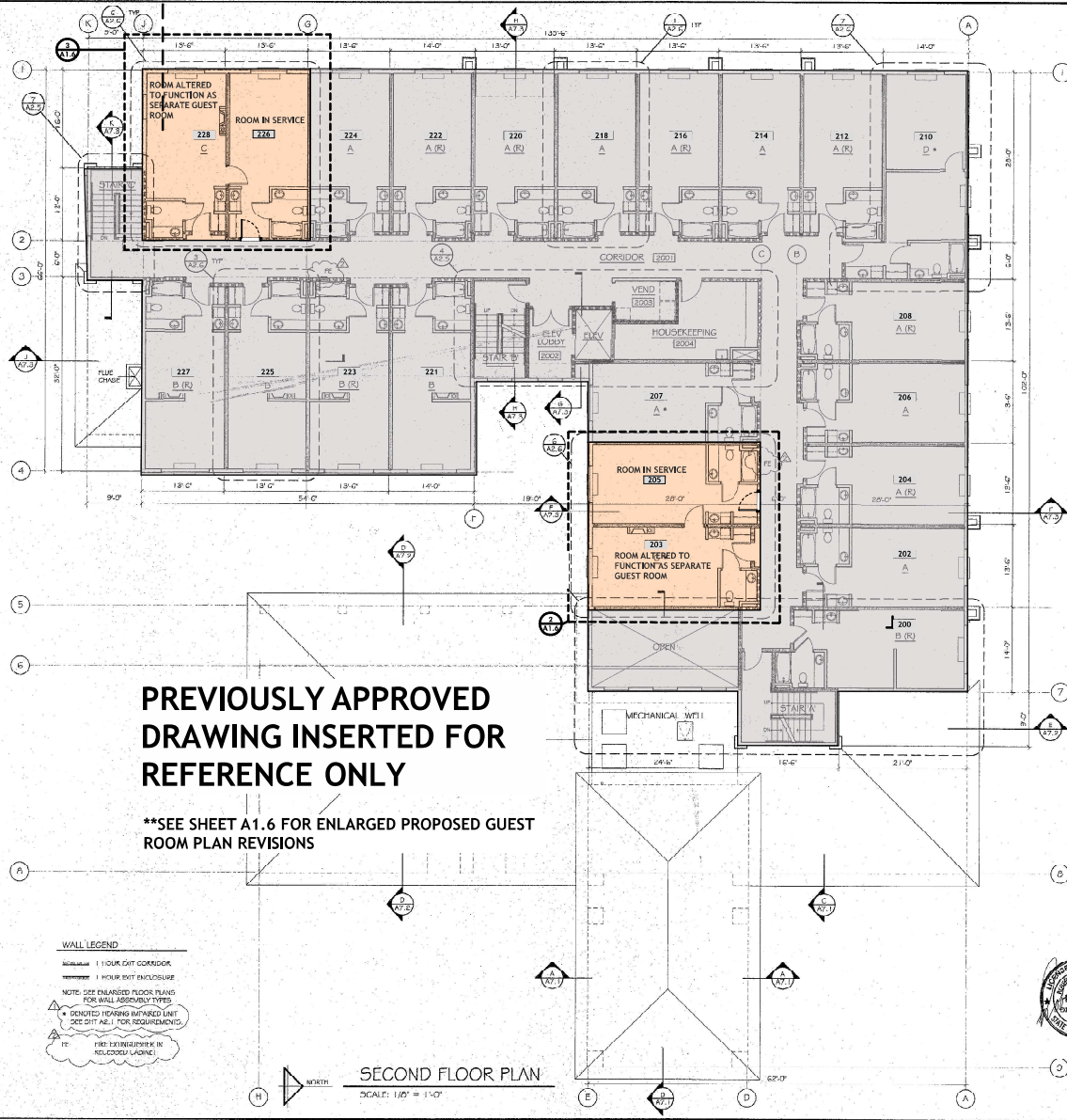
WALL LEGEND
1" FIBRO SHEATHING
1" HOUR RATED ENCLOSURE
NOTE: SEE ENLARGED FLOOR PLANS FOR WALL CONSTRUCTION TYPES.
FB FIRE STRIP/ANCHOR IN RECESSED CAB

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

FIRST FLOOR IN SERVICE ROOM COUNT - 17
FIRST FLOOR PROPOSED ROOM COUNT - 19
NET - 2 NEW ROOM

PLAN LEGEND

- (E) CONNECTED ROOM SUITES TO BE SEPARATED
- (E) ROOMS TO REMAIN



**PREVIOUSLY APPROVED
DRAWING INSERTED FOR
REFERENCE ONLY**

****SEE SHEET A1.6 FOR ENLARGED PROPOSED GUEST
ROOM PLAN REVISIONS**

WALL LEGEND

- 1 HOUR EXIT CORRIDOR
- 1 HOUR EXIT ENCLOSURE
- NOTE: SEE ENLARGED FLOOR PLANS FOR WALL ASSEMBLY TYPES
- ▲ DENOTES TYPING TO FIELD UNIT SEE CITY PLAN FOR DIMENSIONS
- FE FIRE EXTINGUISHER IN ROOM (SEE WORKING)

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

PROJ. NO. 2741	DATE 11/11/2023	SCALE 1/8" = 1'-0"	REVISIONS	DESCRIPTION	BY
SHEET NUMBER	DATE	SCALE	REVISIONS	DESCRIPTION	BY
A2.2					
OF SHEETS					

SECOND FLOOR PLAN
BEST WESTERN INN
CAPITOLIA, CALIFORNIA

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JAN: 344-1511

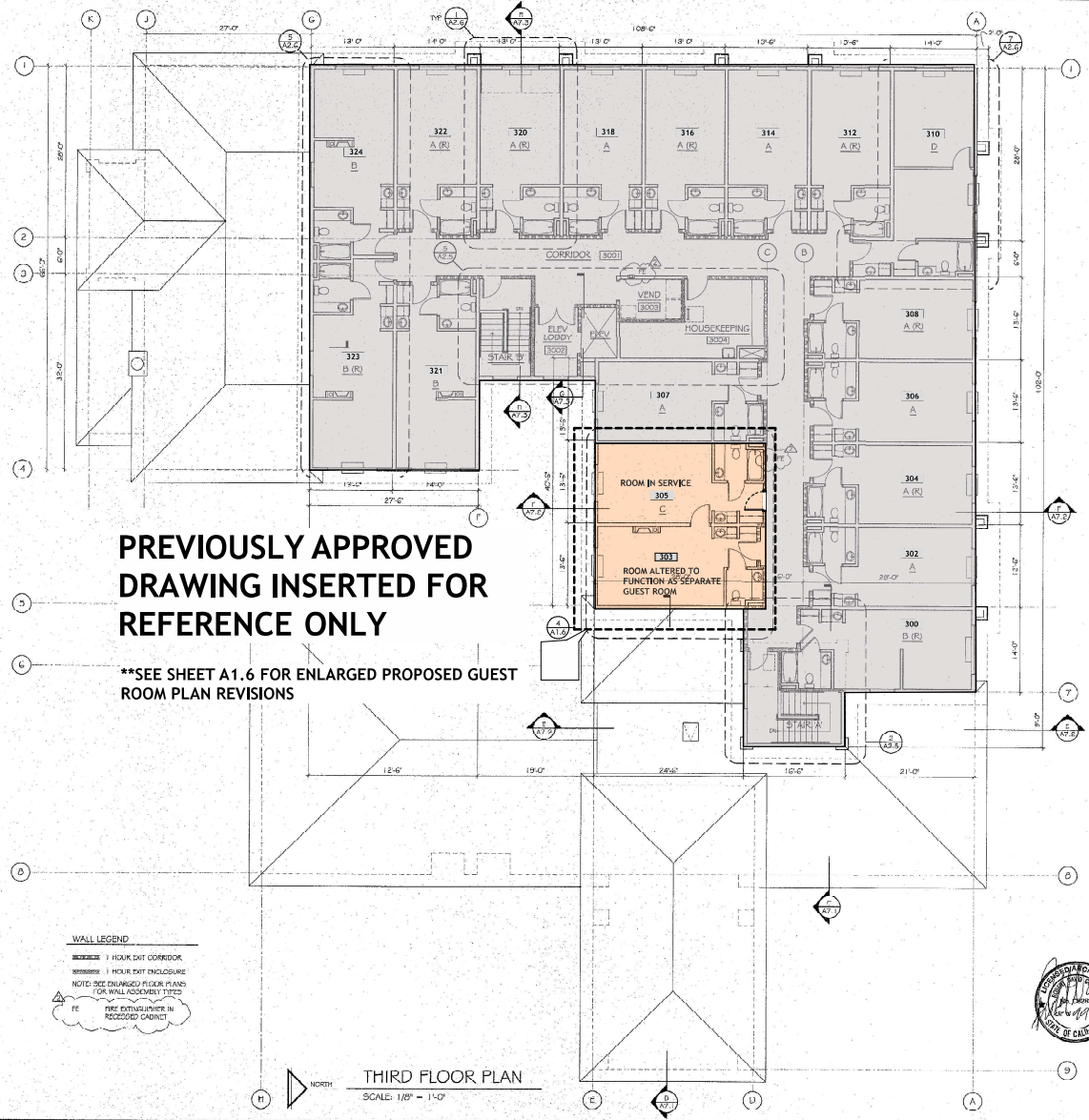
THE LICENSEE OF ARCHITECTURE...
IF THE ABOVE DESIGNER DOES NOT...
THE SEAL OF THE ARCHITECT...
AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
DATE: 11/11/2023	SCALE: AS NOTED	DRAWN: GS
CHECKED: CH	JOB: 22-17	PLANNING
A1.4	Printed On: 11/11/2023	SECOND FLOOR PLAN (FOR REFERENCE ONLY)

SECOND FLOOR IN SERVICE ROOM COUNT - 20
SECOND FLOOR PROPOSED ROOM COUNT - 22
NET - 2 NEW ROOMS

PLAN LEGEND

- (E) CONNECTED ROOM SUITES TO BE SEPARATED
- (E) ROOMS TO REMAIN



**PREVIOUSLY APPROVED
DRAWING INSERTED FOR
REFERENCE ONLY**

****SEE SHEET A1.6 FOR ENLARGED PROPOSED
ROOM PLAN REVISIONS**

WALL LEGEND
 - - - - - 1 HOUR DRY CORRIDOR
 - - - - - 1 HOUR DRY ENCLOSURE
 NOTE: SEE ENLARGED FLOOR PLANS
 FOR WALL ASSEMBLY TYPES
 FE FIRE RATING UNITS IN
 RECESSED CABINET

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



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www.rdcarchitect.com	
THIRD FLOOR PLAN BEST WESTERN INN CAPITOLA CALIFORNIA	
PROJ. NO.	9741
SHEET NUMBER	A2.3
OF	3 SHEETS

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JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPRONTE
ADDRESS: 1430 4th AVE., CAPITOLA, CA 95010
DATE: 3-4-15-21

THE LICENSEE OF ARCHITECTURE
 CONTRACTS AND AGREEMENTS
 THAT ARE SUBJECT TO THE
 ARCHITECTURE ACT AND THE
 ARCHITECTURE BOARD OF
 CALIFORNIA SHALL BE
 CONSIDERED TO HAVE BEEN
 REVIEWED FOR PURPOSES
 OF THE ARCHITECTURE ACT
 AND THE ARCHITECTURE BOARD
 OF CALIFORNIA.

BY	REVISIONS	Date
▲		

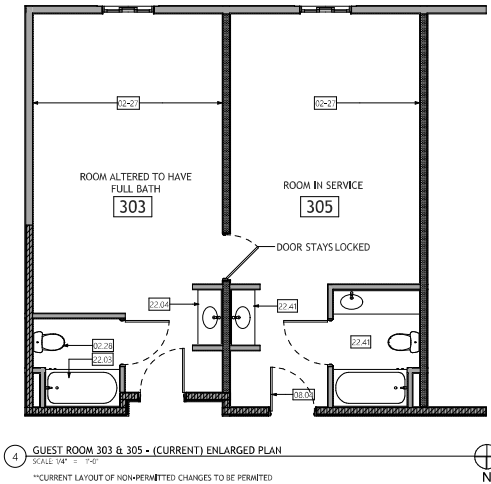
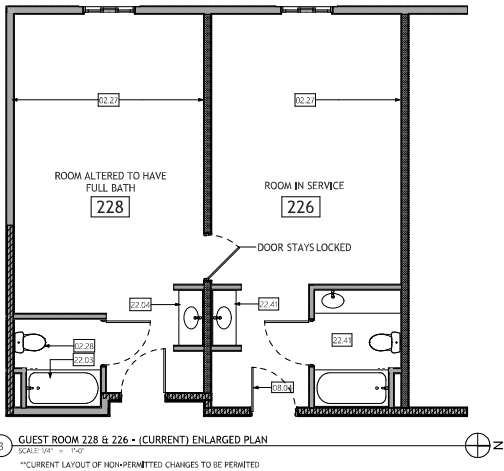
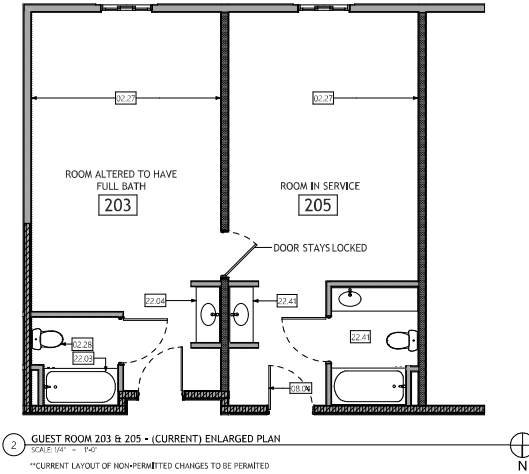
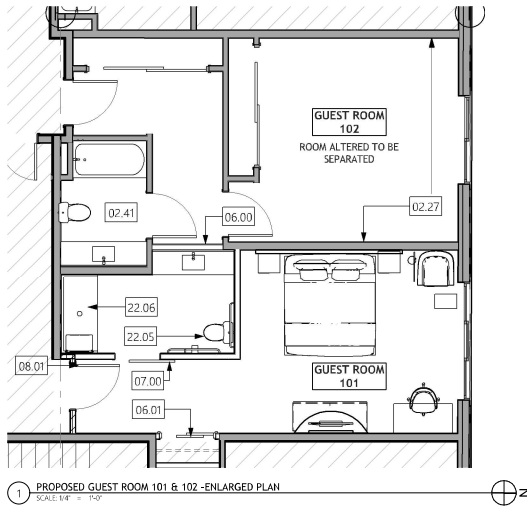
Date:	3/11/2023
Scale:	AS NOTED
Drawn:	CS
Checked:	CS
Job:	22-17

**PLANNING
A1.5**

Plotted On: 3/11/2023

THIRD FLOOR IN SERVICE ROOM COUNT - 17
 THIRD FLOOR PROPOSED ROOM COUNT - 18
 NET - 1 NEW ROOM

THIRD FLOOR PLAN (FOR REFERENCE ONLY)



ENLARGED RESTROOM PLAN KEYNOTES

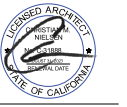
- 08.04 20M RATED DOOR
- 02.27 ALL PARTITIONS AND DOORS THROUGHOUT GUEST ROOM ARE EXISTING TO REMAIN
- 02.28 (E) TOILET TO REMAIN
- 02.41 (E) RESTROOM FIXTURES AND ACCESSORIES TO REMAIN
- 06.00 (N) PARTITION AT (E) OPENING
- 06.01 (N) SLIDING ACCESSIBLE COMPLIANT CLOSET DOORS
- 07.00 (N) SLIDING ACCESSIBLE COMPLIANT DOOR
- 08.01 (N) 20M RATED DOOR
- 22.03 NON-PERMITTED WORK TO BE PERMITTED. (E) ABOVE TUB AT PREVIOUS VANITY AREA
- 22.04 NON-PERMITTED WORK TO BE PERMITTED. (E) VANITY WITH CENTRAL SINK
- 22.05 (N) ACCESSIBLE COMPLIANT TOILET WITH GAIR BARS
- 22.06 (N) ACCESSIBLE COMPLIANT SHOWER STALL

EXISTING / DEMO FLOOR PLAN LEGEND



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JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPRONTE
ADDRESS: 1430 4th AVE., CAPITOLA, CA 95010
JAN: 34-45-21

THE RESIDENCE OF A RESIDENT CONTRACTOR SHALL BE CONSIDERED AS A CONTRACTOR'S OFFICE. THE ARCHITECTURE AND DESIGN CONSULTANT SHALL BE RESPONSIBLE FOR THE PROJECT. THE ARCHITECTURE AND DESIGN CONSULTANT SHALL BE RESPONSIBLE FOR THE PROJECT. THE ARCHITECTURE AND DESIGN CONSULTANT SHALL BE RESPONSIBLE FOR THE PROJECT.

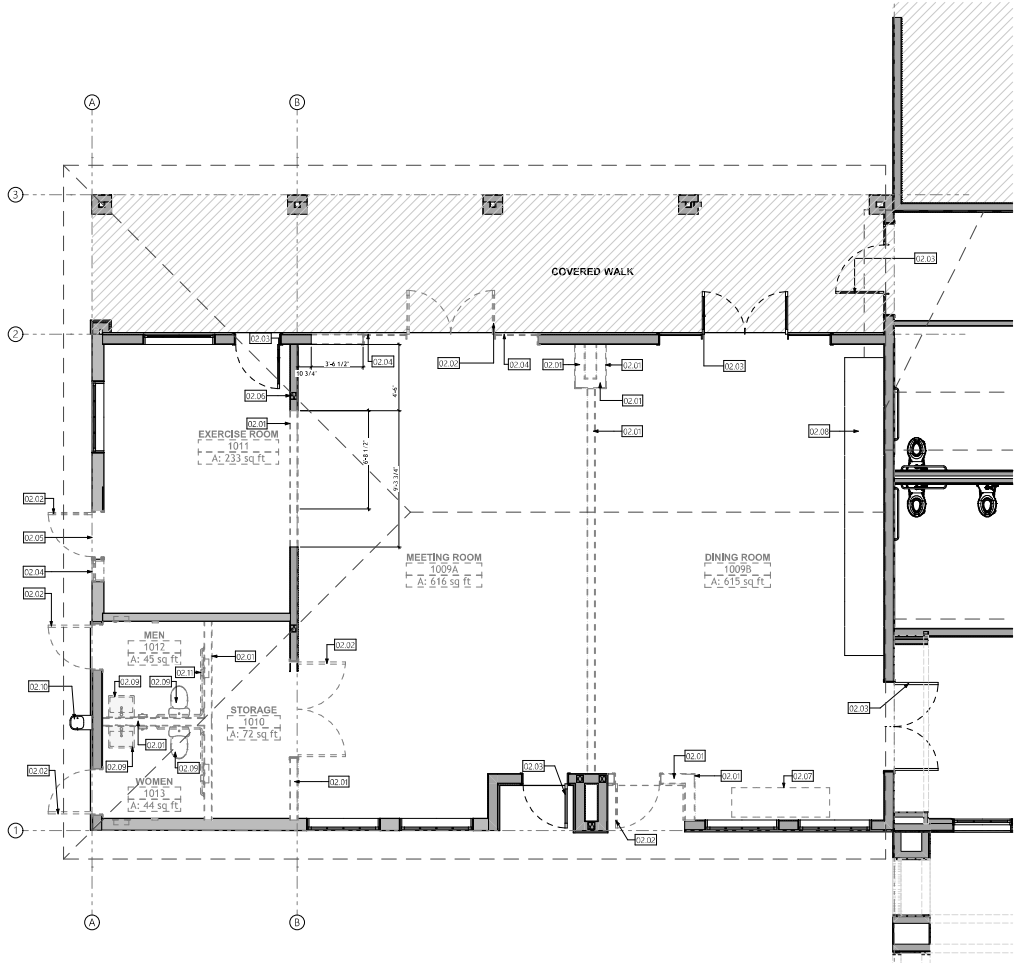
IF THE ABOVE DIMENSION DOES NOT MEASURE THE BUILT DIMENSION, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	Date
AS		

Date:	9/11/2023
Scale:	AS NOTED
Drawn:	CS
Checked:	CS
Job:	22-17

PLANNING
A1.6
Plotted On: 9/11/2023

ENLARGED GUEST ROOM PLAN



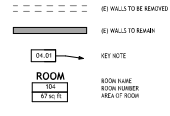
1 EXISTING & DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS SHEET FOR REFERENCE ONLY APPROVED
PERMIT#20230189

EXIST-DEMO FLOOR PLAN KEYNOTES

- 02.01 (E) WALL TO BE REMOVED
- 02.02 (E) DOOR TO BE REMOVED
- 02.03 (E) DOOR TO REMAIN
- 02.04 (E) RECEPT TO BE REMOVED
- 02.05 (E) HANGING AT EXERCISE ROOM DOOR TO BE REMOVED
- 02.06 (E) STRUCTURAL POST TO REMAIN. REFER TO STRUCTURAL PLANS.
- 02.07 (E) CEILING TO BE SALVAGED AND REFINISHED BY GARDENWORK SUBCONTRACTOR FOR NEWLY SCHEDULED NETWORK.
- 02.08 (E) NEW 2" SOL. CONC. CURBS W/GRANITE CURBSTEPS BY GARDENWORK SUBCONTRACTOR FOR REPLACEMENT OF EX. INTERIOR ELEVATOR. 2.4.4.
- 02.09 (E) PLUMBING FIXTURES TO BE REMOVED
- 02.10 (E) DRINKING FOUNTAIN TO BE REMAIN
- 02.11 ALL ACCESSORIES TO BE SALVAGED FOR REUSE IN (N) RESTROOM OR TO BE RETURNED TO THE OWNER. SEE PROPOSED PLAN.

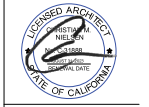
EXISTING / DEMO FLOOR PLAN LEGEND



GENERAL NOTES

1. EXISTING CONDITIONS TO REMAIN U.N.C.
2. ITEMS OPENING ASSIGNED TO THE OWNER/CLIENT. TYP.
3. REMOVE ALL FLOOR FINISHES IN CONTRACT AREA AND PREPARE SUBFLOOR AS REQUIRED FOR (N) FINISHES U.N.C.
4. EXISTING EXTERIOR DOORS AND FRAMES TO BE DEMOLISHED, AS NOTED ON PLANS. PREPARE OPERING FOR THE NEW DOOR FRAME AND FRAME FOR DOOR SCHEDULE.
5. ALL WALLS NOTED TO BE DEMOLISHED SHALL INCLUDE ALL ASSOCIATED INSTALLED ITEMS SUCH AS POWER, DATA/OUTLETS, MELLWORK AND SWITCHES U.N.C.
6. CONTRACTOR TO PATCH/AND REPAIR ANY AREA AFFECTED BY CONSTRUCTION TO BE IN "LIKE NEW" CONDITION.
7. IF REQUIRED, PROPERLY CUT & CAP DEMOLISHED WASTE LINES BELOW SLAB OR FLUSH W/ CLEAN-OUT. PROTECT AND REPAIR TO MAINTAIN SINKER LINES AND FREE FROM OBSTRUCTION DEMO.
8. ALL EXPOSED WIRING TO BE CAPPED OFF AND TERMINATED AT A FLEXION BOX.
9. ALL SALVAGE FEEDERS IS/ OR BRANCH CIRCUITS SHALL BE REMOVED AT LOAD END OF CIRCUIT BREAKERS. LEAVE (E) CIRCUIT BREAKERS INTACT.
10. REMOVE ALL UNNECESSARY BRANCH CIRCUITS & CONDUIT. SEAL ALL OPENING W/ UL APPROVED A.C. TYP. SEALS.
11. REMOVE ABANDONED ELECTRICAL, TELEPHONE/DATA CABBING, & DEVICES THROUGHOUT U.N.C.
12. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROJECT CONDITIONS OF THE EXISTING STRUCTURE TO REMAIN.
13. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
14. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY AND SAFETY OF EXISTING/REMOVING, SHORING, TEMPORARY SUPPORTS, ETC.
15. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR REUSE OR THE PROJECT. RECYCLE AND Haul ALL DEMO IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS.
16. RECYCLE AND/ OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NONHAZARDOUS CONSTRUCTION AND DEMO FROM WASTE PER CALIFORNIA REBUILDING CODE.
17. CAP OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.
18. REMOVE ALL (E) FINISHES, FURNITURE, EQUIPMENT, CONCRETE, PLUMBING AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
19. DOCUMENTATION DOES NOT AFFIRM, DECLARE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS. RECYCLE, REUSE AND/ OR REPAIR. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL, LOCAL ORDINANCES AND RULES RELATIVE TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROJECT, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. SAFE REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATION REQUIREMENTS.
20. CONTRACTOR TO ENSURE ALL (E) WALLS ARE PATCHED, REPAIRED AND/ OR REPLACED TO PROVIDE "LIKE NEW" LEVEL-UP APPEARANCE.
21. ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN U.N.C. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNANNOUNCED STRUCTURAL COMPONENT.
22. SEE GENERAL NOTES ON G.O.1 FOR ADDITIONAL INFORMATION.
23. BEFORE COMING (E) CONCRETE WALLS, SCAN (E) CONCRETE WALLS TO VERIFY LOCATION OF (E) REBAR & CORNER REB AND LOCATION OF PENETRATIONS WITH ARCHITECT, STRUCTURAL ENGINEER & MECHANICAL ENGINEER.
24. DURING CONSTRUCTION, SET OR JUMP MUST BE CAPPED UP AT THE END OF THE DAY IN ORDER TO PROTECT INSPECTOR ACCESS BY THE END OF THE DAY OR BY THE POINT OF A FIRE.
25. CONSTRUCTION DEBRIS SHALL NOT BE ACCUMULATED WITHIN THE BUILDING. CONSULTABLE DEBRIS, RUBBER AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH SHIFT WORK PER 2019 CFC SECTION 3.06.2.
26. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LEAKED DISPOSABLE CONTAINER PER 2019 CFC SECTION 3.06.2.4

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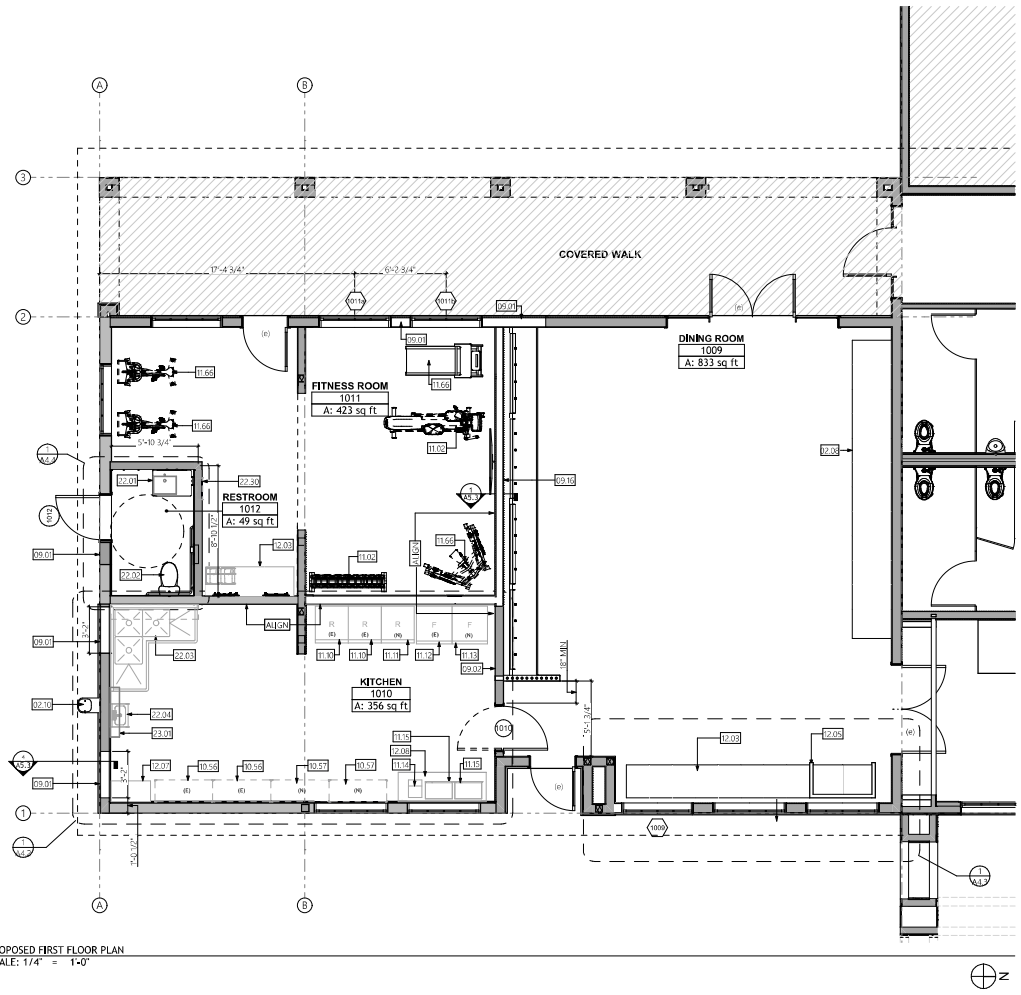


JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN / DANA SPRINGFIELD
ADDRESS: 1432 41st AVE., CAPITOLA, CA 95010
AP#: 34-131-21

THE EXISTENCE OF ALL UTILITIES SHOWN ON THESE PLANS IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED BY THE CONTRACTOR FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

BY	REVISIONS	26/0
PLAN CHECK	26/09-23	
Date:	6/10/2023	
Scale:	AS NOTED	
Drawn:	NB	
Checked:	CK	
Job:	2207	
IFP SET		
A1.8		
Project No.:	6-19-2023	

EXISTING-DEMO FIRST FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

02.08	(E) 30" X 30" CASE CABINET W/ QUARTZ COUNTER TOP TO REMAIN. DOORS TO BE REPLACED. RE-USE. REFER TO DETAIL 4-A.3.
02.10	(E) LAMINATING FOUNTAIN TO BE REMAIN
09.01	(R) EXTERIOR PARTITION. REFER TO DETAIL 4-A.3.
09.02	(R) INTERIOR PARTITION WALL. REFER TO DETAIL 4-A.3.
09.16	(R) WALL TO RECEIVE LEVEL 5 FINISH AT NEWLY SCHEDULED WALLPAPER
10.36	(E) WIRE SHELVES
10.37	(R) 4" X 4" IS WIRE SHELVES
11.02	(R) EQUIPMENT BY OWNER.
11.10	(E) COMMERCIAL REFRIGERATOR. REUSE EXISTING UNIT
11.11	(R) COMMERCIAL REFRIGERATOR
11.12	(E) COMMERCIAL FREEZER. REUSE EXISTING UNIT
11.13	(R) COMMERCIAL FREEZER
11.14	(E) COFFEE MAKER
11.15	(E) MICROWAVE OVEN
11.46	(E) ATHLETE EQUIPMENT TO REMAIN
12.03	(R) CASWORK
12.05	(R) TRASH CABINET
12.06	72" X 24" IS PREP TABLE W/ SINK ON LEFT SIDE, REAR IS SIDE BACKPLASH. HOT WATER, COLD WATER. REUSE EXISTING UNIT'S FIXTURES.
12.07	(E) 3" ALL STORAGE CABINET
12.08	(R) 27" X 24" IS WORK TABLE W/ BACKPLASH
22.01	NEW SINK & FIXTURES
22.02	NEW FOUNTAIN
22.03	3-COMPARTMENT SINK, HOT & COLD WATER. REUSE EXISTING UNIT & FIXTURES
22.04	HANDWASH SINK, HOT & COLD WATER. REUSE EXISTING UNIT & FIXTURES
22.30	PROVIDE 150V SINGLE PHASE POWER FOR ELWAY BOTTLE FILLER STATION/LEGSCOO
23.01	(R) WALL-MOUNT FAN COIL. RE: MCH

FLOOR PLAN LEGEND

- - - - - (E) WALLS TO BE REMOVED
 _____ (R) WALL
 [Hatched] AREA NOT IN CONTRACT
 [Circle with 'R'] ROOM TAG - SEE SCHEDULE ON SHEET A-1
 [Circle with 'R'] WINDOW TAG - SEE SCHEDULE ON SHEET A-1
 [Square with 'R'] KEY NOTE

ROOM	ROOM NAME
1009	DINING ROOM
1010	KITCHEN
1011	FITNESS ROOM
1012	RESTROOM

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.C.
- REFER TO ALL DRAWINGS FOR MORE INFORMATION
- REFER TO ALL REFER ELEVATIONS AND ACCESSORY SCHEDULE FOR INFORMATION ON ACCESSORIES.
- SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCHEDULES, WINDOW AND ACCESSORY INFORMATION. ARCHITECTURAL DRAWINGS ARE PRELIMINARY ON LOCATION OF SERVICES.
- LOCATE LAMINATE SIDE OF DOOR OPENINGS & PARTITIONING SET BACK/DEPTH OF PENETRATING PERPENDICULAR PARTITIONS.
- CONTRACTOR SHALL PROVIDE NON-COMBUSTIBLE BACKING FOR ALL WALL-MOUNTED EQUIPMENT AND MILLWORK.
- PROVIDE LEVEL OF FINISH AT NEW GYPSUM BOARD PARTITIONS, CEILINGS AND SOFFITS WITH ACCENT COLOR PAINT OR GRAYS TO PRECISE LEVEL FINISH U.N.C.
- ALL NEW PARTITIONS AND OPENINGS IN BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION FOR TIGHTEN. PATCH WATERSTOPPING OF HAND-FIN WATER-TIGHT BUILDING ENVELOPE.
- COORDINATE AND ADOPT ALL ACCESS PANELS WITH NEW CONSTRUCTION. WHERE ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS AS REQUIRED. VERIFY LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- PREP AND PAINT ALL FACES OF EXISTING DOORS AND FRAMES TO MATCH ADJACENT PARTITION WITH FINISHING TO MATCH EXISTING FINISH U.N.C.
- REFER TO SHEET A-1 FOR EQUIPMENT AND ACCESSORY SCHEDULE.
- NOTCH AND REPAIR WALLS AT ALL JOINTS OF PARTITIONS.
- ALL STRUCTURES PENETRATING THROUGH THE EXTERIOR WALLS TO HAVE QUICK FLASHING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- REFER TO INSULATION SCHEDULE SHEET A-1 FOR MORE INFORMATION.

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JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPRUNG
ADDRESS: 1432 41st AVE., CAPITOLA, CA 95012
APP: 34-151-21

THE BALANCE OF ALL BUILDING CONTRACTS SHALL GUARANTEE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

BY	REVISIONS	DATE
[Signature]	PLAN CHECK	06/09/23

Date:	6/9/2023
Scale:	AS NOTED
Drawn:	ND
Checked:	CM
Job:	22-27

IFP SET
A1.9
Printed On: 6/9/2023

PROPOSED FIRST FLOOR PLAN

THIS SHEET FOR REFERENCE ONLY APPROVED PERMIT#20230189