

PROJECT CONSTRUCTION NOTES

- STRUCTURAL AND FIRE RESISTIVE INTEGRITY IS TO BE MAINTAINED AT ALL PENETRATIONS INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING, IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES.
- DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICE AND CERTIFIED FIRE RATING CRITERIA AS REQ. FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AUTHORITIES.
- FIRE EXTINGUISHERS TO BE LOCATED PER CODE AND AS DIRECTED BY LOCAL JURISDICTION AND AUTHORITIES.
- REFER TO UNIT PLAN PLUMBING DRAWINGS FOR LOCATION OF PLUMBING WALLS. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
- WATER SERVICE SHALL NOT BE PLACED IN CONCEALED SPACES OUTSIDE OF THE CONDITIONED BUILDING ENVELOPE (PATIO FLOOR OR ATTICS).
- SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND REQUIREMENTS.
- PROVIDE BLOCKING SUPPORT AND REINFORCEMENT TO ACCOMMODATE ALL WALL AND CEILING MOUNTED EQUIPMENT, FIXTURES & ACCESSORIES, INCLUDING ELEC. FEATURES & TOILET FIXTURES & GRAB BARS.
- ALL GYPSUM BOARD EXTERIOR CORNERS SHALL HAVE CONTINUOUS METAL CORNER BEADS FLOOR TO SOFFIT. ALL EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL L BEADS CONTINUOUS FROM FLOOR TO CEILING.
- ALL PENETRATIONS IN GYPSUM DRYWALL CONSTRUCTION SHALL BE SEALED TO PREVENT SOUND LEAKAGE.
- ALL FIRE RATED SHAFTS & FIRE BARRIERS ARE TO EXTEND TO THE UNDERSIDE OF FLOOR/ ROOF DECK OR CONCRETE SLAB ABOVE, U.N.O.
- FLOOR TOLERANCE, IN LAYING OUT AND DETAILING THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVELNESS RESULTING FROM CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
- SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH TRADE AFFECTED BEFORE WORK. PATCH AND SEAL ALL PENETRATIONS IN FLOOR TO COMPLY WITH APPLICABLE BUILDING AND/ OR FIRE CODES.
- PROVIDE ACCESS PANELS ABOVE SUSP. CEILING TILE WHERE POSSIBLE.
- COORDINATE LOCATION, CONSTRUCTION, AND DETAIL OF LOAD BEARING WALLS AND SHAFT DIMENSIONS/ LOCATION BEFORE START OF WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE NECESSARY.
- GENERAL CONTRACTOR SHALL DRY-IN & CONDITION BUILDING PRIOR TO INSTALLING FINISHES.
- MASONRY DIMENSIONS ARE NOMINAL SIZES.
- DURING CONSTRUCTION, GENERAL CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS AT EACH STAIRWAY ON ALL FLOORS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- GENERAL CONTRACTOR TO PROVIDE AT LEAST ONE TEMPORARY LIGHTED STAIRWELL UNLESS ONE OR MORE OF THE PERMANENT STAIRWELLS ARE ERRECTED AS THE CONSTRUCTION PROGRESSES.
- THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH THE COMPLETION OF THE PROJECT. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
- THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PRE-FIRE PLAN IN COOPERATION WITH THE FIRE CHIEF.
- BUILDINGS FOUR OR MORE STORES IN HEIGHT SHALL BE PROVIDED WITH AT LEAST ONE STANDPIPE WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST FIRE DEPARTMENT ACCESS. STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION AND SECURED DECKING OR FLOORING.

PROJECT GENERAL NOTES

- THE "WORK" SHALL CONSIST OF ALL DRAWINGS, GRAPHIC REPRESENTATIONS OF THE WORK AND THE PROJECT MANUAL AS THE "WORK".
- CONTRACTOR TO VERIFY BUILDING CONSTRUCTION TO CONFORM TO ALL PREVAILING CODES & ORDINANCES (NATIONAL, STATE & LOCAL). ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING, DO NOT RELIEVE THE CONTRACTOR(S) FROM EXECUTING WORK IN THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR COMPLYING WITH ALL ACCESSIBILITY REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS NOT SCALED FROM DRAWINGS. THE ARCHITECT WILL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION, AND SHALL PAY ALL APPLICABLE FEES.
- SPECIFICATION PACKAGE TO BE INCLUDED ALONG WITH THE CONSTRUCTION DOCUMENTS AS PART OF THE CONTRACT DOCUMENTS AND NOT TO BE ISSUED SEPARATELY.
- THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 AND APPLICABLE NATIONAL, STATE AND LOCAL CODES. FIRE PROTECTION SYSTEM TO BE DESIGNED BY THE FIRE PROTECTION CONTRACTOR. PROTECTION CONTRACTOR SHALL SUBMIT COMPLETE FIRE PROTECTION DRAWINGS AND CALCULATIONS TO STATE AND LOCAL JURISDICTIONS FOR REVIEW AND PERMIT BEFORE START OF WORK. ALSO, GO TO SUBMIT FIRE PROTECTION SHOP DRAWINGS TO ARCHITECT FOR REVIEW BEFORE START OF WORK. ALL SPRINKLER PIPING SUBJECT TO FREEZING SHALL BE DRY-TYPE SYSTEMS WHERE PERMITTED, AND HEAT-TRACE TAPED WHERE PROTECTION REQUIRED.
 - 8A. THE FIRE SPRINKLER SYSTEM SHALL BE ZONED HORIZONTALLY BY FLOOR IN ACCORDANCE WITH NFPA 13.
 - 8B. THE GENERAL CONTRACTOR IS TO SUBMIT THE FIRE PROTECTION SHOP DRAWINGS AND CALCULATIONS TO ARCHITECT/ENGINEER FOR REVIEW BEFORE THE FIRE PROTECTION SYSTEM INSTALLATION.
- INSTALL SEALANT JOINT AT ALL LOCATIONS WHERE DISSIMILAR MATERIALS MEET.
 - 9A. SEALANT AT ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL AND PANELS AND ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS AND BETWEEN ALL DISSIMILAR MATERIALS.
- SEALANT SHALL BE INSTALLED BETWEEN ALL DISSIMILAR SURFACES IN GUEST BATHROOMS, PUBLIC RESTROOMS & EMPLOYEE, ETC., INCLUDING:
 - A. BETWEEN FLOOR OR WALL TILE & BATHROOM TOWER ENCLOSURE
 - B. BETWEEN WALL TILE & CEILING
 - C. SEALANT COLOR TO MATCH GROUT COLOR
 - D. INSTALL CLEAN CAULK BETWEEN VANITY & WALL
- CABINET SUPPLIER TO FIELD MEASURE AREA OF CABINETS AFTER FLOOR FRAMING, TO ASSURE AN EXACT FIT. THE CABINET SHALL MATCH THE WALL MATERIALS. (NOTIFY ARCHITECT OF ANY DISCREPANCIES)
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING ALL CURRENT FRANCHISE STANDARDS AND CODES. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FRANCHISE STANDARDS TO ARCHITECT FOR CLARIFICATIONS. NO ADDITIONAL PERMITS SHALL BE APPLICABLE TO FALL THROUGH TO OBTAIN CLARIFICATION PRIOR TO SIGNING CONSTRUCTION CONTRACT.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONTRACTOR OR OWNER DRIVEN CHANGES TO CONSTRUCTION DRAWINGS. ALL REVISIONS, VALUE ENGINEERING REQUESTS & CLARIFICATIONS TO BE APPROVED BY ARCHITECT PRIOR TO START OF CONSTRUCTION.
- REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
- CONSTRUCTION ADMINISTRATION PHASE:
 - 16. THE REGISTERED ARCHITECT WHO SEALED THE TECHNICAL SUBMISSIONS SUBMITTED TO THE BUILDING OFFICIAL AT THE TIME THE BUILDING PERMIT IS ISSUED HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES. HE OR SHE SHALL SO NOTE ON SUCH TECHNICAL SUBMISSIONS IN SUCH MANNER AS DEFINED BY BOARD RULES. IF THE ARCHITECT'S RESPONSIBILITY FOR CONSTRUCTION CONTRACT ADMINISTRATION IS TERMINATED FOLLOWING THE ISSUANCE OF A BUILDING PERMIT, THE BUILDING OFFICIAL SHALL BE NOTIFIED BY THE ARCHITECT IN WRITING ACCORDINGLY.
- (NOT USED)
- ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY AND ACCEPTANCE FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS. (U.N.O.)
- STORE MATERIALS IN A SECURE, DRY ENVIRONMENT OR AS DESIGNATED BY OWNER.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF ANY EQUIPMENT. PDF FILES OF SHOP DWGS. REVIEWED WITH COMMENTS IN RED INK, SIGNED AND STAMPED BY G.C. ON SHOP DWGS. (NOT SEPARATE COVER LETTER) SHALL BE SUBMITTED. SUBMITTALS NOT REVIEWED, SIGNED AND STAMPED BY G.C. WILL BE REJECTED AND NOT REVIEWED.
- THE FOLLOWING IS A MIN. LIST OF DEFERRED SUBMITTALS TO BE PROVIDED BY GC'S SPECIALTY CONTRACTOR TO AHJ FOR REVIEW AND SEPARATE PERMIT (AS REQUIRED) AFTER REVIEW BY ARCHITECTS/ENGINEERS OF RECORD. CONFIRM WITH AHJ ADDITIONAL SUBMITTALS TO BE PROVIDED. SPECIALTY CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, DOCUMENTS, AND ALL APPROVALS.
 - A) FIRE SPRINKLER SYSTEM
 - B) FIRE ALARM SYSTEM, INCLUDING DETECTION, ALARM, AND COMMUNICATION SYSTEM
 - C) SWIMMING POOL & ASSOCIATED EQUIPMENT PERMIT DWGS. TO BE SUBMITTED BY POOL CONTRACTOR
 - D) FLOOR & ROOF TRUSS
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY CHUTE AND ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- ENSURE THAT THE FIRE ALARM CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK ATTENDANT.
- FIRE EXTINGUISHERS:
 - A. SEMI OR FULLY RECESSED FIRE EXTINGUISHER CABINETS (FEC) SHALL BE PROVIDED FOR EXTINGUISHERS LOCATED IN PUBLIC AREAS.
 - B. FIRE RATED CABINETS SHALL BE PROVIDED FOR FIRE RATED PENETRATION
 - C. FIRE EXTINGUISHERS IN BACK-OF-HOUSE AREAS SHALL BE INSTALLED ON HANGERS OR BRACKETS.
 - D. FIRE EXTINGUISHER SHALL BE PROVIDED WITHIN 75' MAX. TRAVEL DISTANCE FROM ANY POINT WITHIN THE BUILDING AND AS REQUIRED BY AHJ.
- DRAFTSTOPPING & FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN COMPLIANCE WITH 2015 IBC, S.I. 716.3 AND AHJ REQUIREMENTS.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.














ABBREVIATIONS:

ADJ.	ADJACENT	P.T.	PRESSURE TREATED (WOOD)
AHJ	AUTHORITY HAVING JURISDICTION	PT	PART
A.F.F.	ABOVE FINISHED FLOOR	REF.	REFERENCE (REFER TO)
B/T	BETWEEN	S.O.G.	SLAB ON GRADE
CLR.	CLEAR	STL	STEEL
CONC.	CONCRETE	STRUCT.	STRUCTURAL
DIA.	DIAMETER	TONA	TILE COUNCIL OF NORTH AMERICA
FB	FIRE BARRIER ASSEMBLY	T.O.P.	TOP OF PARAPET
FD	FLOOR DRAIN	U.N.O.	UNLESS NOTED OTHERWISE
F.F.E.	FINISHED FLOOR ELEVATION	WD	WOOD
FEC	FIRE EXTINGUISHER CABINET	FF&E	FURNITURE, FIXTURE & EQUIPMENT
F.O.S.	FACE OF STUD	EIFS	EXTERIOR INSULATION FINISHING SYSTEM
F.O.F.	FACE OF FINISH	EFS	EXTERIOR FINISHING SYSTEM
F.R.	FIRE RESISTANCE RATED	FRT	FIRE RETARDANT TREATED
GYP. BD.	GYPSUM BOARD	WRB	WATER - RESISTIVE BARRIER
HADG	HILTON ACCESSIBILITY DESIGN GUIDE		
ID	INTERIOR DESIGN		
MEP	MECHANICAL, ELECTRICAL & PLUMBING		
N.I.C.	NOT IN CONTRACT		
OFOI	OWNER FURNISHED & OWNER INSTALLED		
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED		









LIFE SAFETY GENERAL NOTES

- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY SEALED WITH SIGNS OR STENCILS. SUCH IDENTIFICATION SHALL:
 - A) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE.
 - B) BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
 - C) INCLUDE LETTERING NOT LESS THAN .5 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROJECT ALL OPENINGS" OR OTHER WORDING.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN OR EXIT DOOR OR CORNERWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF PERMANENT DESIGN AND BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
- CHAIR ARRANGEMENTS CONTAINING 200 OR MORE SEATERS (NOT SEATED) REQUIRE ALL OF THE CHAIRS TO BE BONDED TOGETHER IN GROUPS OF NOT LESS THAN NINE.
- ALL DECORATIVE MATERIALS SHALL BE OF NON-COMBUSTIBLE OR APPROVED FLAME RETARDANT TREATED MATERIALS. CONFORM TO SECTION 3.08.
- FIRE PROTECTION CONTRACTOR TO SUBMIT PLAN TO AHJ & OBTAIN PERMIT REQ. APPROVALS FOR THE DESIGN & INSTALLATION OF FIRE SPRINKLER SYSTEM.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DETECTORS, ETC.)
- PROVIDE A MINIMUM OF ONE (1) PORTABLE FIRE EXTINGUISHERS (PER NFPA 10). ONE EXTINGUISHER IS REQUIRED FOR EACH 100 SQUARE FEET OR PORTION THEREOF OF FLOOR SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET. A MINIMUM OF 3 PORTABLE FIRE EXTINGUISHERS ARE REQUIRED PER FLOOR BASED ON THE SQUARE FOOTAGE.
 - MAGNETIC DOOR HOLDER DEVICES SHALL BE INCLUDED AS PART OF THE FIRE ALARM PLAN SUBMITTAL AND SHALL RELEASE UPON ACTIVATION OF THE FIRE ALARM SYSTEM.
- VERIFY LOCK BOX LOCATION AND CRITERIA WITH AHJ.

SYMBOLS LEGEND

	NOTE TAG REFERENCING GENERAL NOTES PER EACH DRAWING
	ELEVATION MARK
	ENLARGED PLAN DETAIL MARK
	SECTION MARK "SM" - SIMILAR "OPP" - OPPOSITE HAND
	ROOM NUMBER
	DOOR NUMBER
	FLOOR/CEILING ROOF TYPE AND ELEVATION
	WALL TYPE
	WINDOW TYPE
	ELEVATION MARKER
	CENTERLINE OF COLUMN / STUD, U.O.N.
	FACE OF STUD/ CONCRETE/ MASONRY
	REQUIRED ACCESSIBLE CLEAR FLOOR SPACE

MATERIALS LEGEND

	CONCRETE
	CONCRETE MASONRY UNITS
	INSULATION (BATT, LOOSE, OR FRICTION)
	INSULATION (RIGID)
	LUMBER (ROUGH)
	LUMBER (FINISHED)
	PLYWOOD OR OSB SHEATHING
	GYPSUM BOARD



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

Fairfield
BY MARRIOTT
INN & SUITES

DAWSONVILLE, GEORGIA

PROTOTYPE VERSION 2016
REV 7 12-21-18

4 STORY, 92 UNITS
w/ INDOOR POOL

FAIRFIELD
DAWSON FOREST ROAD
DAWSONVILLE, GA
30534

CLIENT

RIMROCK COMPANIES
10000 RIVERSIDE AVE
SUITE 3201
JACKSONVILLE, FL 32204

PHILLIPS JOB NUMBER 1972101

ISSUE DATE 08/23/2019

DRAWN BY/CHECKED BY ZS / JU

DRAWING TITLE
GENERAL NOTES,
LEGEND &
ABBREVIATIONS

SHEET NUMBER

CS-2

Order Plans @