



PHILLIPS

KEYPLAN

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SEAL

ISSUE & REVISION RECORD

Table with 2 columns: #, DATE, DESCRIPTION

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PROJECT

Fairfield BY MARRIOTT INN & SUITES

DAWSONVILLE, GEORGIA

PROTOTYPE VERSION 2016 REV 11-21-16

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 PROJECT CODE DATA

SHEET NUMBER

CS-3

5901 PEACHTREE DUNWOODY RD. BUILDING A, SUITE 450 ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 776-394-1616

CODE DATA & REQUIREMENTS

CODES
BUILDING DESIGN AND CONSTRUCTION TO COMPLY WITH ALL GOVERNING NATIONAL, STATE AND LOCAL JURISDICTIONS. CODES AND ORDINANCES INCLUDING THE FOLLOWING:
2012 International Building Code with Georgia Amendments
2012 International Residential Code with Georgia Amendments
2010 International Fire Code with Georgia Amendments
2012 International Plumbing Code with Georgia Amendments
2012 International Mechanical Code with Georgia Amendments
2012 International Fuel Gas Code with Georgia Amendments
2009 International Energy Conservation Code with Georgia Amendments
2014 National Electric Code (NEC), with Georgia Amendments
2010 Department of Justice ADA Requirements
City of Dawsonville Adopted Ordinance

CODE CLASSIFICATIONS

Table with columns: CONSTRUCTION TYPE, TYPE VA, CODE REFERENCE. Includes rows for SPRINKLER, FIRE ALARM & DETECTION SYSTEM, USE GROUP/OCCUPANCY CLASSIFICATION, ACCESSORY OCCUPANCIES, etc.

ALLOWABLE & ACTUAL BLDG. AREA HEIGHT FOR TYPE

Table with columns: ALLOWABLE, RESIDENTIAL R-1, ASSEMBLY A-2, A-3, CODE REFERENCE. Includes rows for SPRINKLER SYSTEM, BUILDING HEIGHT, FLOOR AREA, etc.

CONSTRUCTION TYPE VA:

Table with columns: BUILDING ELEMENT, REQ'D FIRE RATING, CODE REFERENCE. Includes rows for PRIMARY STRUCTURAL FRAME, EXTERIOR WALLS, INTERIOR WALLS, etc.

NOTES:
*WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING. WHERE THE COLUMN EXTENDS THROUGH THE CEILING, THE ENCASEMENT PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN. S. 704.2 (2012 IBC)
*PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING AND SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORES HIGH SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING. S. 704.3 (2012 IBC)

MISCELLANEOUS CODE REQUIREMENTS

ROOF ACCESS
BLDG. >4 STORIES ABV. GRADE PLANE ROOF - ALTERNATING TREAD DEVICE. MIN. 1 STAR TO ROOF OR IF UNOCCUPIED ROOF - ALTERNATING TREAD DEVICE. FROM TOP STORY TO ROOF. S 1009.13 & 1009.16 (2012 IBC)

FIRE RESISTANCE RATINGS REQUIRED

Table with columns: OCCUPANCY SEPARATION, ALL CONSTRUCTION TYPES, REQ'D FIRE RATING, CODE REFERENCE. Includes rows for BETWEEN OCCUPANCIES, ACCESSORY & MAIN, FURNACE ROOM, etc.

DOOR & GLAZING - REQ. OPENING PROTECTION

Table with columns: TYPE OF ASSEMBLY, REQ. DOOR ASSEMBLY RATING, REQ. FIRE WINDOW ASSEMBLY RATING, FIRE RESISTANCE RATED SAFETY GLAZING - MAX. AREA - (MAX. DIMENSIONS)

EGRESS WIDTHS & DISTANCES - CODE REQUIREMENTS

Table with columns: DOORS (MEANS OF EGRESS), ACCESSIBLE EXIT STAIR WIDTH, CORRIDOR WIDTH, TYP., CORRIDOR WIDTH, REQ. OCCUPANCY CAPACITY -50, ACCESS TO MEP SYS. & EQUIP., EXIT ACCESS TRAVEL DISTANCE, COMMON PATH OF TRAVEL, DEAD-END DISTANCE

ACCESSIBLE MEANS OF EGRESS

Table with columns: # OF ACCESSIBLE MEANS OF EGRESS, ACCESSIBLE MEANS OF EGRESS, ACCESS FLR. >4 STORIES ABOVE EXIT DISCHARGE LEVEL, AREA OF REFUGE, TWO-WAY COMMUNICATION SYSTEM

MIN. CEILING HEIGHTS

Table with columns: STARWAYS, STAIR LANDINGS, FURRED CEILING (IN MAX. 10' ROOM AREA), BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS & LAUNDRY ROOMS, MEANS OF EGRESS, OCCUPABLE SPACES, HABITABLE SPACES & CORRIDORS

TWO-WAY COMMUNICATION SYSTEM

A TWO-WAY COMMUNICATION SYSTEM(W/ DIRECTIONS OF USE) TO BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORES ABOVE THE STORY OF EXIT DISCHARGE. THE TWO WAY COMMUNICATION SYSTEM TO BE PROVIDED AS PART OF THE FIRE ALARM SYSTEM BY FIRE ALARM CONTRACTOR OR PROVIDED AS A SEPARATE SYSTEM BY GC OR GC SPECIALTY CONTRACTOR UPON APPROVAL BY AHJ.

BUILDING ENVELOPE THERMAL REQUIREMENTS - COMPONENT PERFORMANCE ALT. (REF. COMCHECK COMPLIANCE REPORT)

Table with columns: CLIMATE ZONE, VERTICAL FENESTRATION, MINIMUM R-VALUES, CODE REFERENCE. Includes rows for MAX. SHGC, STOREFRONT, ALUM. WINDOWS AT GUEST UNITS, STOREFRONT WINDOWS & DOORS, ALUM. WINDOWS AT GUEST UNITS, ROOFS, WALLS, ABOVE GRADE (WOOD FRAMING)

SYMBOLS LEGEND:

Legend for symbols including: INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED, INTERNATIONAL SYMBOL OF ACCESSIBILITY, MAGNETIC DOOR HOLD OPEN DEVICE, GUEST OPERABLE CARD READER AND INTERCOM LOCATIONS, CARD READERS AT STOREFRONT DOORS, etc.

GUEST UNIT ACCESSIBILITY & COMMUNITING MATRIX - DAWSONVILLE, GA

Table with columns: GUEST UNITS WITH, # OF UNITS REQUIRED, # OF UNITS PROVIDED, CODE REFERENCE. Includes rows for MIN. ACCESSIBLE (M.F.), MOBILITY FEATURES (M.F.), COMMUNICATION FEATURES (C.F.), CONNECTING ROOMS

GUEST UNIT MATRIX- FAIREFIELD INN & SUITES, DAWSONVILLE, GEORGIA

Matrix table with columns: FLOOR AREA (SF), KING UNITS (A-KING, A1# ACCESSIBLE KING (R1S), A2# ACCESSIBLE KING (TUB), A3# ACCESSIBLE KING SUITE, A2# ACCESSIBLE KING CORRIDOR, Q/UNITS QUEEN, Q1# ACCESSIBLE QUEEN (TUB), Q2# ACCESSIBLE QUEEN SUITE, Q2# ACCESSIBLE QUEEN LONG CORR DOOR, TOTAL

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