

PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

DATE DESCRIPTION

PROJECT

Fairfield BY MARRIOTT INN & SUITES

DAWSONVILLE, GEORGIA

PROTOTYPE VERSION 2016 REV 7 12-21-16 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

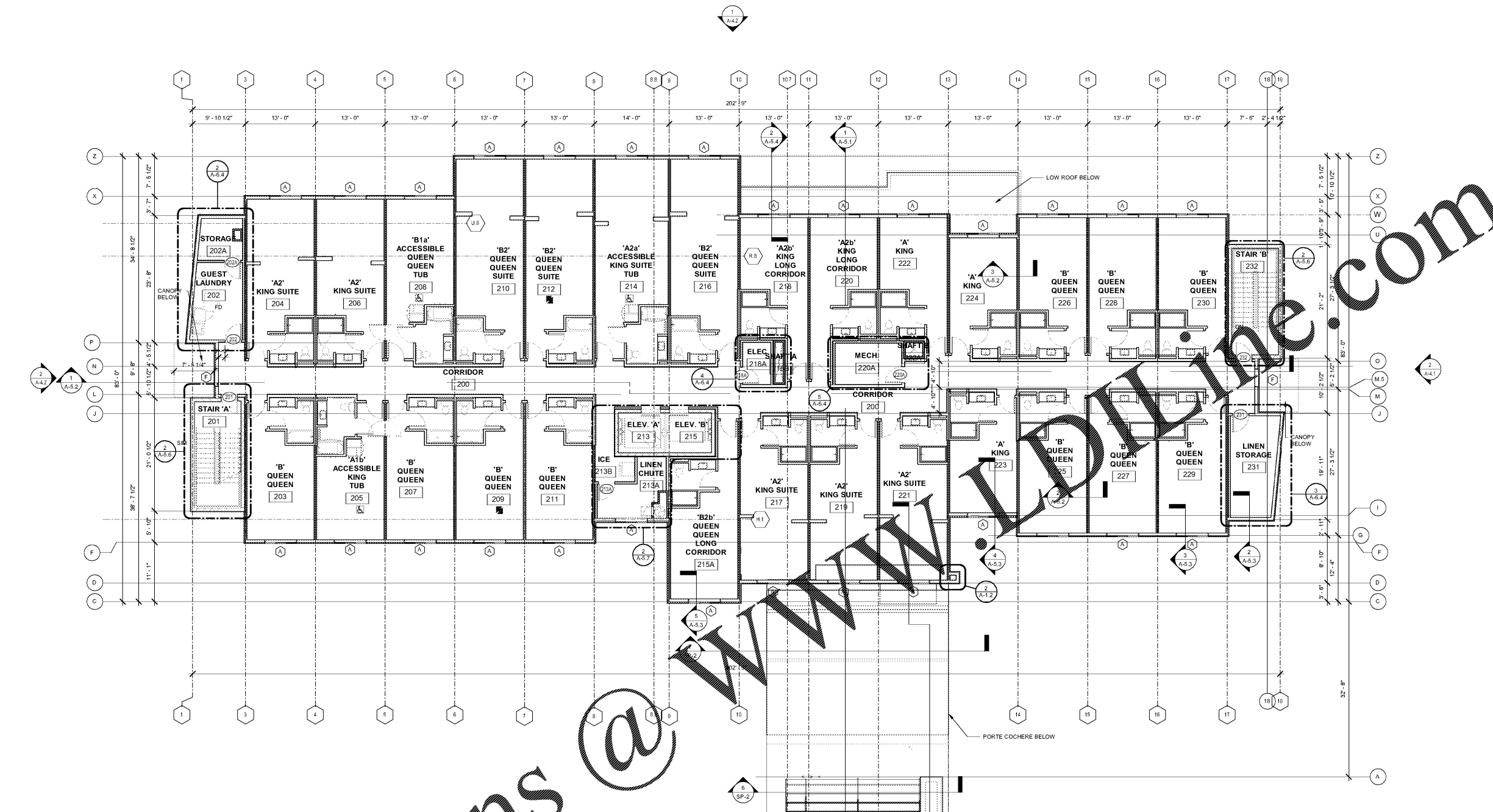
DRAWN BY/CHECKED BY ZS/JU

FLOOR PLAN LEVEL 2

SHEET NUMBER

A-1.2

5901 PEACHTREE DUNWOODY RD. BUILDING A, SUITE 450 ATLANTA, GEORGIA 30328 PHILLIPSPART.COM 770-394-1616



SYMBOLS LEGEND:

- INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED - DENOTES GUEST ROOMS WITH COMMUNICATION FEATURES (C.F.)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUEST ROOMS WITH MOBILITY FEATURES TO BE EQUIPPED WITH COMMUNICATION FEATURES ALSO (M.F.)
- MAGNETIC DOOR HOLD OPEN DEVICE TO BE RELEASED UPON FIRE ALARM ACTIVATION
- GUEST OPERABLE CARD READER AND INTERCOM LOCATIONS CARD READERS AT STOREFRONT DOORS SHALL BE LOCATED ON DOOR STYLE. TOP OF HIGHEST OPERABLE PART SHALL BE 48" MAX. AFF AND 30" X 48" CLR. SPACE PROVIDED FOR ACCESS ALL CARD READERS ARE BATTERY POWERED EXCEPT FOR THE FRONT ENTRY DOOR ONLY. HARDWIRED. REF. ELEC. DWG. ONLY. PHOTOGRAPHIC CARD READERS ARE SHOWN ON FLOOR PLAN.
- W# - WALL TYPE - SEE 1.6 FOR WALL ASSEMBLY
- ### - DOOR NUMBER
- # - WALL TYPE
- PL - PLUMBING STATION - REF. PLUMBING DRAWINGS AND DESIGN STANDARDS FOR CRITERIA AND LOCATIONS
- FR - FIRE RATED FLOOR PENETRATION ASSEMBLY REQ. AT RATED WALLS, REF. ALL POINTS OF BUILDING SHALL BE WITHIN 75' OF EXTINGUISHER. VERIFY LOCATIONS W/ A.H.J.
- RAISED OR DERESSED SLAB AT LEVEL 1. OMIT FLOOR TOPPING MIXTURE AT LEVEL 2.

GUEST UNIT ACCESSIBILITY & CONNECTIONS UNIT MATRIX - DAWSONVILLE, GA

GUEST UNITS WITH:	# OF UNITS REQUIRED	# OF UNITS PROVIDED	CODE REFERENCE
MOBILITY FEATURES (M.F.) w/ BATH/TUB UNITS # A19-214 B19-339-439 A29-415 B29-339	4	4	T.224.2 (ADA 2010)
MOBILITY FEATURES (M.F.) w/ ROLL-IN SHOWER (R-IS) UNITS # A1A-119 B1A-CF	1	1	
TOTAL	5	5	
COMMUNICATION FEATURES (C.F.) UNITS # A-104-105-107-309 B-112-215-409 92-312	9	9	T.224.2 (ADA 2010)
CONNECTING ROOMS A19 M.F. - B: 104-106 B29-32 320-322 A10 M.F. - B: 211-213 B-9: 403-405 B19 M.F. - A: 212-214	10	5 PAIRS	

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

FLOOR AREA (SF)	KING UNITS										G.I. UNITS (QUEEN/QUEEN)	TOTAL	
	A' KING	A1W ACCESSIBLE KING (R.I.S)	A2 KING SUITE	A2W ACCESSIBLE KING SUITE TUB	A2B KING LONG CORRIDOR	B' QUEEN	B1W ACCESSIBLE QUEEN (TUB)	B2 QUEEN SUITE	B2W ACCESSIBLE QUEEN SUITE	B2B QUEEN LONG CORRIDOR			
LEVEL 1	12,887 SF	3	1 (R.I.S)	0	0	0	0	1	0	0	0	0	11
LEVEL 2	13,114 SF	3	0	1	5	1	2	10	1	3	0	1	27
LEVEL 3	13,114 SF	3	0	0	7	0	1	11	0	3	1	1	27
LEVEL 4	13,114 SF	3	0	0	7	0	1	11	0	4	0	1	27
SUBTOTAL	52,229 SF	18	1	19	1	4	33	1	10	1	3	92	
TOTAL				44							48		92
PERCENTAGES				48%							52%		100%

- NOTES:**
- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
 - FOR GUEST ROOM LAYOUTS AND DIMENSIONS, REFER TO LARGE SCALE UNIT PLANS.
 - REFER TO WALL TYPE DETAILS FOR WALL TYPE DESCRIPTIONS. SHEET A-0.7
 - G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
 - ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
 - PROVIDE 3/4" x 1/2" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR. CORNER GUARDS TO BE USED INSIDE GUEST ROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT W.C. OR W.C. AND KNOCK DOWN FINISH MATERIAL.
 - VERIFY COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
 - FIRE RATED FULLY OR SIMILAR CEILING FIRE EXTINGUISHER CABINETS (F.E.C.) (FIRE RATED CABINET REQUIRED) AT ALL FIRE RATED WALL LOCATIONS. REFER TO DETAIL 704.10. MAX TRAVEL DISTANCE TO BE 75' TO FIRE EXTINGUISHER. F.E.C. TO BE LOCATED ON NEURAL COLORED CORRIDORS WILL NOT ACCEPT COLOR WALL.
 - N.I.C. - NOT IN CONTRACT
 - O.B.C.I. - OWNER SUPPLIED, CONTRACTOR INSTALLED
 - FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
 - FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
 - FOR LOCATION OF ELEC. OUTLET AND HEIGHT REFER TO ELEC. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
 - SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
 - CONTRACTOR TO PROVIDE CALLING AT THE FOLLOWING AREAS: A) AT CABINET ENDS WHERE THEY MEET GYP. BD. WALL BY AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE AREA (HYDROPHOBIC ENCLOSURE E) BETWEEN WALL, TILE & CEILING F) CALK G) BATHROOM BATHROOM ENCLOSURE G) COLOR G) INSTALL CLEAR CALK BETWEEN WALL & WALL. INSIDE SPECIFICATIONS SECTION FOR SEALANT AT CERAMIC TILE.
 - DETECTION, ALARM AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 29.3.4
 - ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNAGE ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
 - ENSURE THAT THE FIRE ALARM CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK CLERK. VERIFY LOCATION WITH LOCAL FIRE MARSHAL/DEPARTMENT.
 - ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY ROOMS AND ATTIC AREAS.
 - PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALL PARTITIONS TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY AND NEVER APPLIES HOOD/FAN REFRIG. SHALL BE INSTALLED AT ALL CEILING AND WALL CONDITIONS IN GUEST ROOMS.
 - ANY RECESSED LIGHT FIXTURE SHALL BE GATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY AND NEVER APPLIES EXCEEDED AT ANY POINT IN ANY SECTION.
 - GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 300 LBS. EXERCISED AT ANY POINT IN ANY SECTION.
 - PROVIDE FIRE EXTINGUISHERS IN FRONT OFFICE AREA, LAUNDRY ROOM, MAINTENANCE ROOM, MECHANICAL, FOOD PREP & STORAGE SPACE.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 905.5C AND LOCAL FIRE MARSHAL.
 - FIRE EXTINGUISHERS SHALL BE ULC RATED, 3A 4BC, MOUNTED WITH STATE TAGS.
 - ALL STRUCTURAL MEMBERS (STEEL COLUMNS & BEAMS) TO BE PROTECTED AND INDIVIDUALLY PROTECTED REFER TO SHEET A-0.1
 - PROVIDE 2X6 SPACER PROTECTING ON BEAMS, SHIRT WALL, RELIEF ANGLES AND COLUMNS THIS AREA ONLY.
 - ANY PORTION OF A WALL, BOARD, OR OTHER OBJECT THAT PROTRUSES INTO THE CIRCULATION PATH ABOVE 27" AFF AND BELOW 80" AFF IS LIMITED TO A 1/4" MAXIMUM PROJECTION.

