

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 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

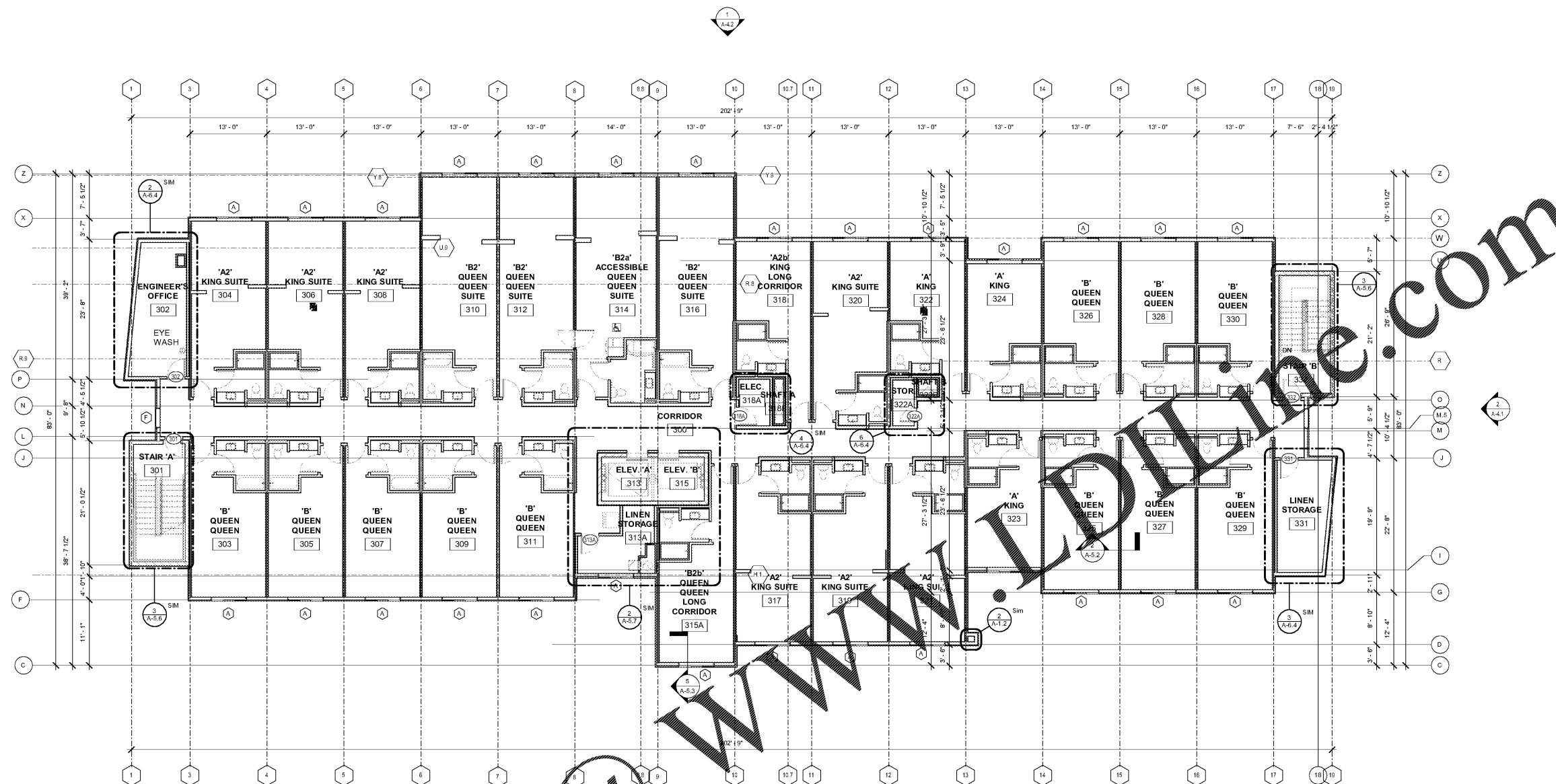
FLOOR PLAN LEVEL 3

SHEET NUMBER

A-1.3

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

PHILLIPSPART.COM 776-394-1616



1 FLOOR PLAN - LEVEL 3 1/8" = 1'-0"

**SYMBOLS LEGEND:**

	INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED-DENOTES GUESTROOMS WITH COMMUNICATION FEATURES (C.F.)		WALL TYPE SHEET A-0.6 FLOOR ASSEMBLY
	INTERNATIONAL SYMBOL OF ACCESSIBILITY-DENOTES GUESTROOMS WITH COMMUNICATION FEATURES ALSO (M.F.)		ROOM NUMBER
	MAGNETIC DOOR HOLD OPEN DEVICE TO BE RELEASED UPON FIRE ALARM ACTIVATION.		WINDOW TYPE
	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. SPACES PROVIDED FOR ADA ACCESS. ALL CARD READERS ARE BATTERY POWERED EXCEPT FOR THE FRONT ENTRY DOOR. THIS DOOR SHALL BE HARD WIRED. REF. ELEC. DWG. ONLY PUBLISHED CARD READER LOCATIONS ARE SHOWN ON FLOOR PLANS.		EYE WASH STATION - REF. PLUMBING DRAWINGS AND STANDARDS FOR CRITERIA AND LOCATION.
	FULLY ACCESSIBLE FIRE EXTINGUISHER CABINET (FEFCO) CABINET AND WALL PENETRATION ASSEMBLY REQ. AT RATED WALLS. REF. ALL POINTS OF BUILDING SHALL BE WITHIN 75' OF EXTINGUISHER. VERIFY LOCATIONS W/ AHJ.		RAISED OR DERESSED SLAB AT LEVEL 1. OMIT FLOOR TOPPING MIXTURE AT LEVEL 2.

**GUEST UNIT ACCESSIBILITY & CONNECTIVITY MATRIX - DAWSONVILLE, GA**

TO NUMBER OF GUEST UNITS		# OF UNITS REQUIRED	# OF UNITS PROVIDED	CODE REFERENCE
	MOBILITY FEATURES (M.F.) w/ BATH/TUB UNITS # A19-214 B19-208, 408 A29-416 B29-316	4	4	T.224.2 (ADA 2010)
	MOBILITY FEATURES (M.F.) w/ ROLL-IN SHOWER (R-IS) UNITS # A19-110 B19-110 C.F.F.	1	1	
	TOTAL	5	5	
	COMMUNICATION FEATURES (C.F.) UNITS # A-104-107 328 B-112-214, 429 A2-312	9	9	T.224.2 (ADA 2010)
<b>CONNECTING ROOMS</b>				
M.F. # A-104-105 B29-52 320-322 A19 M.F. # B-211-213 B-9 403-405 B19 M.F. # A-212-214	10	5 PARS		

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

FLOOR AREA (SF)	KING UNITS											QUEEN/QUEEN (LONG CORRIDOR)						TOTAL
	'A' KING	'A1a' ACCESSIBLE KING (R.I.S.)	'A1b' ACCESSIBLE KING (TUB)	'A2' KING SUITE	'A2a' ACCESSIBLE KING SUITE TUB	'A2b' KING LONG CORRIDOR	'B' QUEEN	'B1a' ACCESSIBLE QUEEN (TUB)	'B2' QUEEN SUITE	'B2a' ACCESSIBLE QUEEN SUITE	'B2b' ACCESSIBLE QUEEN SUITE	'B2c' QUEEN LONG CORRIDOR						
LEVEL 1	12,887 SF	9	1 (R.I.S.)	0	0	0	0	1	0	0	0	0	0	11				
LEVEL 2	13,114 SF	3	0	0	1	5	1	2	10	1	3	0	1	27				
LEVEL 3	13,114 SF	3	0	0	7	0	0	1	11	0	3	1	1	27				
LEVEL 4	13,114 SF	3	0	0	7	0	0	1	11	0	4	0	1	27				
SUBTOTAL		18	1	1	19	1	4	33	1	10	1	3		92				
TOTAL	52,029 SF			44					48					100%				
PERCENTAGES				48%					52%									

- 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-7 G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
  - SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
  - CONTRACTOR TO PROVIDE CALLING AT THE FOLLOWING AREAS: A) AT CABINET ENDS WHERE THEY MEET TOP ED. WALL BY 1" HOLLOW METAL FRAMES. BOTH SIDES C) ALL WOOD FLOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TIG & BATH/TUBSHOWER ENCLOSURE E) BEHIND WALL, FILE & CLOSING TO MATCH CROWN TO MATCH CROWN FINISH MATERIAL.
  - VERIFY COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
  - FIRE RATED FULLY OR SEMI-RECESSED FIRE EXTINGUISHER CABINETS (F.E.C.) FIRE RATED CABINET REQUIRED AT ALL FIRE RATED WALL LOCATIONS. REF. TO DETAIL TMS-10. MAX. TRAVEL DISTANCE TO BE 75' TO FIRE EXTINGUISHER. F.E.C. TO BE LOCATED ON NEUTRAL COLORED CORRIDOR WALL, NOT ACCENT COLOR WALL.
  - N.I.C. NOT IN CONTRACT.
  - G.S.C. - 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 TOP ED. WALL BY 1" HOLLOW METAL FRAMES. BOTH SIDES C) ALL WOOD FLOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TIG & BATH/TUBSHOWER ENCLOSURE E) BEHIND WALL, FILE & CLOSING TO MATCH CROWN TO MATCH CROWN FINISH MATERIAL.
  - DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 701, SECTION 28.3.4.
  - ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS 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 W/ LOCAL FIRE MARSHAL/DIVISION.
  - ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, WAREHOUSE, AND TRACK OF HOUSE AREAS, LAUNDRY ONLY AND ATIC AREAS.
  - PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALL PARTITIONS TO MAINTAIN SPECIFIED RATED FIRE RATED CONSTRUCTION.
  - ANY RECESSED LIGHT FIXTURES SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES. CONDITIONS IN GUESTROOMS.
  - GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 350 LBS EXERTED AT ANY POINT IN ANY DIRECTION.
  - PROVIDE FIRE EXTINGUISHERS IN FRONT OFFICE AREA, LAUNDRY ROOM, MAINTENANCE ROOM, MECHANICAL, FOOD PREP & STORAGE SPACE.
  - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 506, IBC. AND LOCAL FIRE MARSHAL.
  - FIRE EXTINGUISHERS SHALL BE UL C RATED, 3A ABC, MOUNTED WITH STATE TAGS.
  - ALL STRUCTURAL MEMBERS (STEEL COLUMNS & BEAMS) TO BE WRAPPED AND INDIVIDUALLY PROTECTED REFER TO SHEET A-0.1.
  - PROVIDE 2HR SPRAY FIRE PROTECTING ON BEAMS, SHAFT WALL RELIF ANGLES AND COLUMNS IN THIS AREA ONLY.
  - ANY PORTION OF A WALL SCENE OR OTHER OBJECT THAT PROVIDES INTO THE REGULATORY PATH ABOVE 27' A.F.F. AND BELOW 8' A.F.F. IS LIMITED TO 4" MAXIMUM PROJECTION.