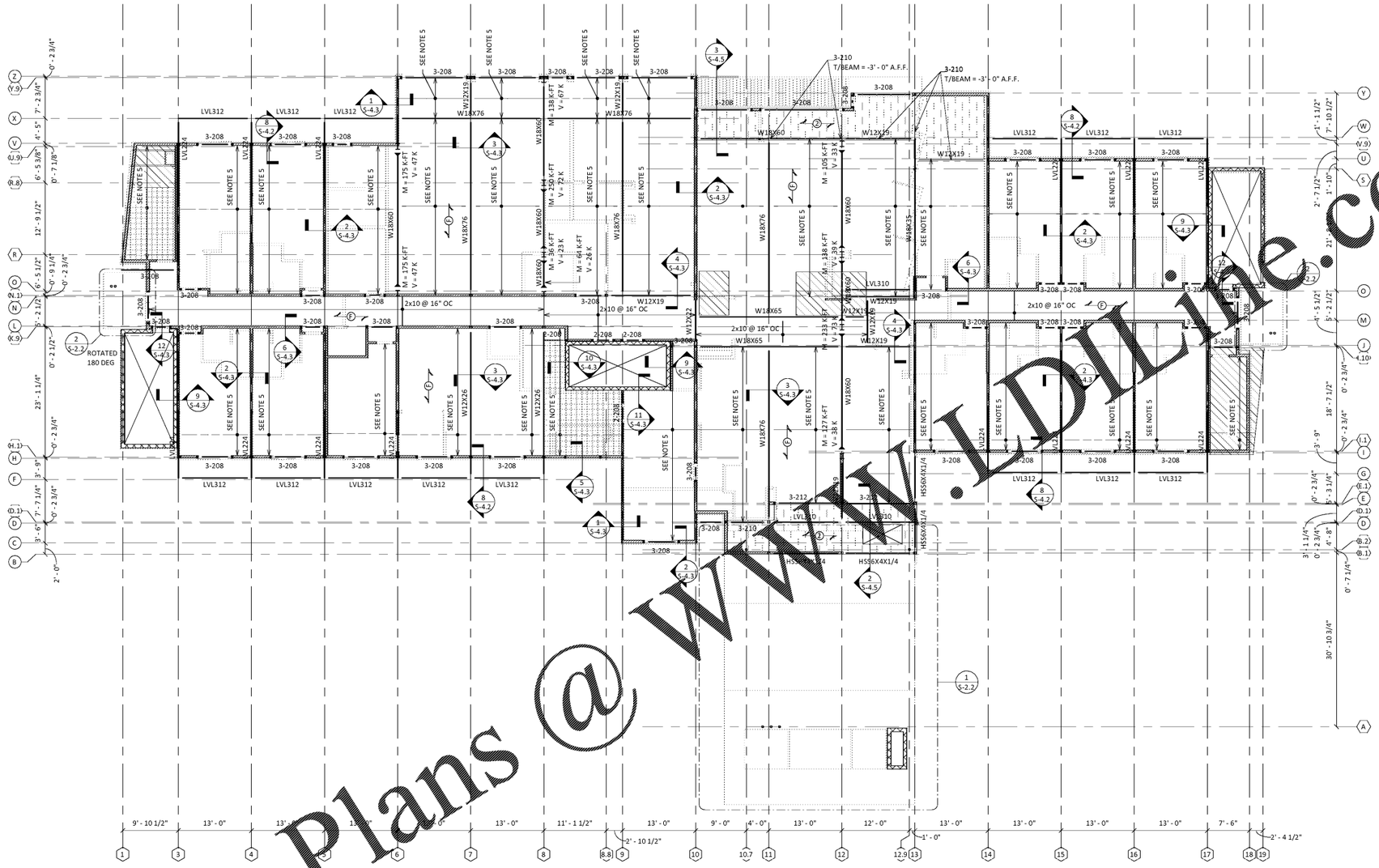

1 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

TYPICAL FRAMING NOTES:

1. FINISH FLOOR ELEVATION LEVEL 2 = 14'-0" A.F.F.
2. UNLESS NOTED OTHERWISE, ALL WALLS SHOWN ARE LOAD BEARING/ SHEAR WALLS. SEE S-0.5 FOR WALL SCHEDULE.
3. ALL EXTERIOR SHEAR WALLS SHALL BE FRAMED PER TYPE 'D' ON THE SHEAR WALL SCHEDULE ON S-0.5.
4. ALL INTERIOR NON-SHEAR WALLS SHALL BE FRAMED PER TYPE 'F' ON THE SHEAR WALL SCHEDULE ON S-0.5.
5. FLOOR FRAMING TO BE 24" OPEN WEB TRUSSES @ 24" OC. TRUSS SPACING IS NOMINAL ONLY, MANUFACTURER TO PROVIDE TRUSS LAYOUT. DECKING TO BE GLUED AND NAILED TO TRUSSES.
6. ALL 2x & DOUBLE 2x HANGERS TO BE SIMPSON TYPE JB, UNO (SIMPSON TYPE LB AT WELD ON CONNECTIONS). ALL OPEN WEB FLOOR TRUSS CONNECTIONS TO BE BY MANUFACTURER.
7. BEAMS HAVE FULL BEARING ON STUDS AND POSTS CALLED OUT.
8. INDICATES 3/4" APA CDX PLYWOOD OR OSB SHEATHING WITH 3/4" NOMINAL NON-COMPOSITE GYPCRETE TOPPING. SEE GENERAL NOTES FOR ATTACHMENT INFORMATION.

   INDICATES 5/8" APA CDX PLYWOOD OR OSB ROOF SHEATHING 32/16 (EXPOSURE 1) SUPPORTED ON 2x10 WOOD JOISTS @ 16" OC. JOIST BEARING ELEVATION = 10' - 3" A.F.F.. SEE GENERAL NOTES FOR FASTENING REQUIREMENTS.
7. INDICATES MOMENT CONNECTION TO BE DESIGNED BY STEEL FABRICATOR FOR THE INDICATED FACTORED LOADS.
8. UNLESS NOTED OTHERWISE, TOP OF STEEL = 0' - 4 1/2" BELOW FINISH FLOOR.
9. PROVIDE DOUBLE FLOOR TRUSS (MIN) AT DISCONTINUOUS DEMISING WALLS. TRUSSES TO BE DESIGNED FOR ADDITIONAL 150 PLF DEAD LOAD EACH. AT DISCONTINUOUS SHEAR WALL TRUSSES TO BE DESIGNED FOR ADDITIONAL 350 PLF SHEAR WIND LOAD AND ADDITIONAL VERTICAL WIND LOADS WHERE INDICATED. VERTICAL LOADS TO BE LOCATED 12" FROM SHEAR WALL ABOVE.
10. FLOOR TRUSS MANUFACTURER SHALL COORDINATE ALL FLOOR PENETRATION LOCATIONS AND SIZES (INCLUDING FLOOR DRAINS) WITH ARCHTIETURAL, MECHANICAL, AND PLUMBING DRAWINGS. FLOOR TRUSS MANUFACTURER SHALL ALSO COORDINATE ALL MECHANICAL CHASES WITH MECHANICAL DRAWINGS.
11. GC TO COORDINATE ALL EXPOSED STRUCTURAL STEEL WITH ARCHITECUTURAL PLANS FOR FINISH REQUIREMENTS.
12. SEE TYPICAL FRAMING SECTIONS & DETAILS FOR ADDITIONAL INFORMATION.
13. ALL POSTS, BUILT-UP STUD COLUMNS, & STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING AT FLOOR CAVITY LOCATIONS AND CONTINUE TO FOUNDATION OR BEAM SUPPORT BELOW.

DEAD LOADS	
3/4" GYPCRETE TOPPING:	7.0 PSF
FLOOR DECK:	2.5 PSF
FRAMING:	4.0 PSF
PARTITIONS:	10.0 PSF
CEILING:	2.5 PSF
MEP:	3.0 PSF
MISC:	6.0 PSF
TOTAL:	35.0 PSF

LIVE LOADS: 40 PSF TYP, UNO BELOW

- 100 PSF @ LOBBY AREAS
- 125 PSF @ MECHANICAL ROOMS/ STORAGE AREAS
- 20 PSF @ LOW ROOF

ROOF
LEVEL 4
LEVEL 3
LEVEL 2
F.F.E.

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#	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 32201
JACKSONVILLE, FL 32204

PHILLIPS JOB NUMBER 1972101
ISSUE DATE 08/23/2019
DRAWN BY/CHECKED BY GH/WT/TDV
DRAWING TITLE
SECOND FLOOR FRAMING PLAN

SHEET NUMBER
S-1.2A

5901 PEACHTREE DUNWOODY RD.
BUILDING A. SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1618