

PHILLIPS

KEYPLAN

CONSULTANT



PROFICIENT ENGINEERING

6901 Peachtree Industrial Blvd Building 700
Peachtree Corners, Georgia 30092
404.330.9798
PROJECT # 119286

SEAL



ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
1	08.10.2019	30% DESIGN REVIEW SET
2	08.16.2019	90% REVIEW SET
3	08.23.2019	PERMIT SET

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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 TW / JD

DRAWING TITLE

FLOOR PLAN LEVEL 1

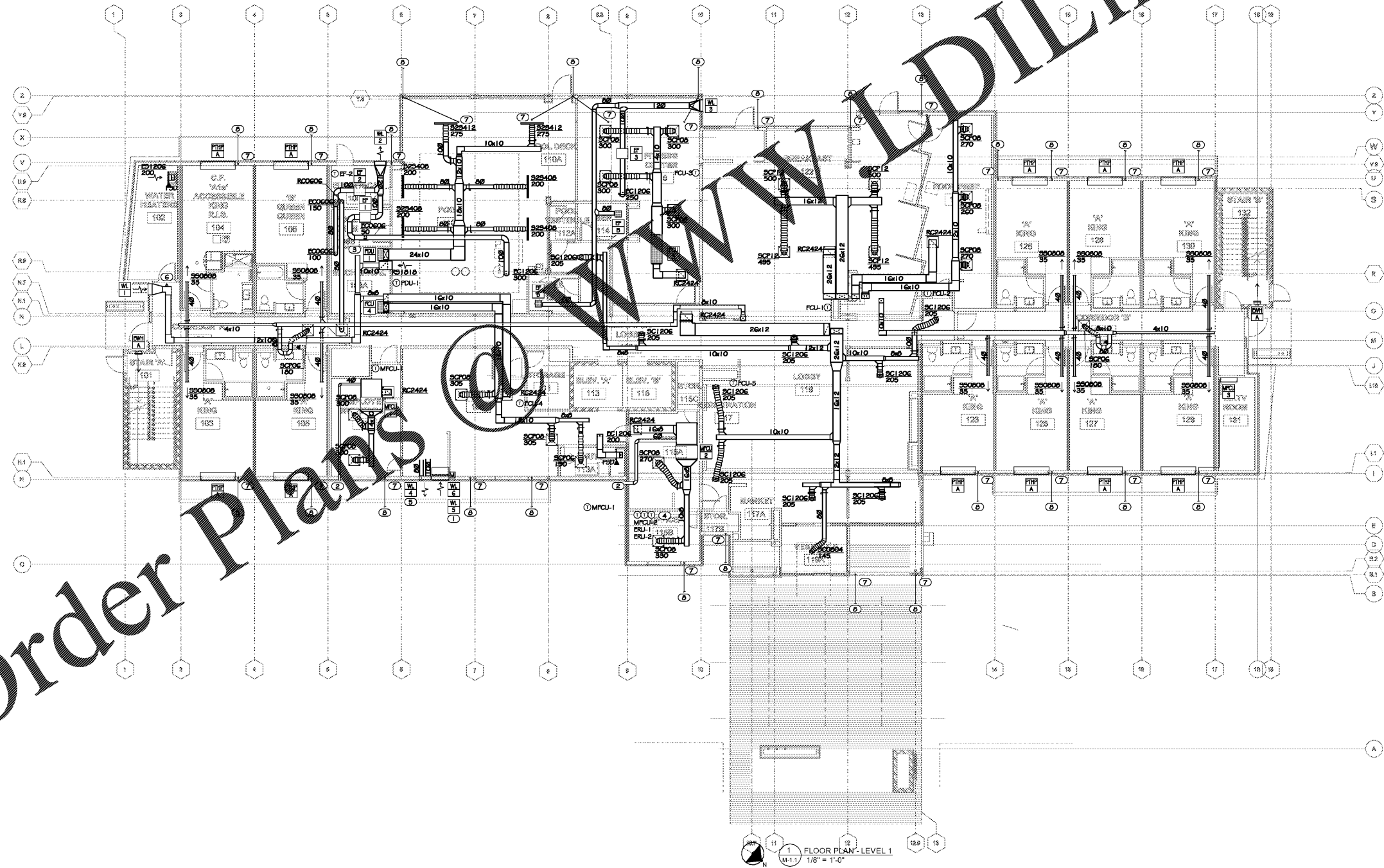
SHEET NUMBER

M-1.1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-384-1616

- GENERAL NOTES**
- EACH SUPPLY DIFFUSER/REGISTER RUNOUT SHALL BE PROVIDED WITH A VOLUME DAMPER. REFER TO THE DIFFUSER TAKE-OFF DETAIL FOR ADDITIONAL INFORMATION.
 - DRAWINGS ARE DIAGRAMMATIC ONLY; FINAL ROUTING OF DUCTWORK AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC. SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.
 - THERMOSTATS AND TEMPERATURE SENSORS INSTALLED IN PUBLIC SPACES SHALL BE PROVIDED WITH A CLEAR LOCK BOX.
 - BALANCE OUTSIDE AIR BRANCH DUCTS TO RETURN AIR CONNECTION OF EACH FAN COIL UNIT PER OUTSIDE AIR CFM NOTED ON SPLIT DIRECT EXPANSION (SDX) EQUIPMENT SCHEDULE.

- KEYNOTES**
- PROVIDE TWO COMBUSTION AIR LOUVERS. REFER TO LOUVER SCHEDULE FOR SIZES & REQUIRED ACCESSORIES. INSTALL W-2 HIGH, APPROXIMATELY 1" BELOW CEILING. INSTALL W-3 LOW, APPROXIMATELY 1" AFF. EACH WALL LOUVER SHALL BE PROVIDED WITH A 1/2" / 1" MOTOR OPERATED DAMPER (MOD). MOD SHALL BE INTERLOCKED WITH LAUNDRY DRYERS.
 - OUTSIDE AIR DUCTWORK ROUTED FROM WALL CAP. LOCATE WALL CAP MINIMUM OF 1' FROM ANY EXHAUST OPENING. WALL CAP COLOR AND FINISH SHALL BE SELECTED BY ARCHITECT.
 - TRAP AND ROUTE 1" CONDENSATE DRAIN LINE TO FLOOR DRAIN OR MOP SINK IN MECHANICAL ROOM. (TYP. 2)
 - AVERAGING TEMPERATURE SENSOR FOR ERU. LOCATE THERMOSTAT FOR EACH UNIT IN MANAGERS OFFICE.
 - INSTALL DRYER EXHAUST DUCT PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - 1" DOOR UNDERCUT.
 - CONDENSATE DRAIN LINE DOWN FROM ABOVE. REFER TO CONDENSATE PIPER DETAIL SHEET M-0.02 FOR FURTHER INFORMATION.
 - TIE CONDENSATE RISERS TOGETHER TO A 1" CONDENSATE DRAIN LINE AND TERMINATE 6" FROM BUILDING INTO STORM. COORDINATE LOCATIONS WITH CIVIL.



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