

OFFICE CONVERSION

11 WEST PARK AVENUE
SAVANNAH, GEORGIA 31401

CODE REVIEW DATA

ZONING DISTRICT
TN-1 TRADITIONAL NEIGHBORHOOD
GROSS PROJECT AREA
3445 SF TOTAL AREA 1975F TOTAL BUSINESS AREA
BUILDING TYPE
V B
OCCUPANCY CLASSIFICATION (NFPA 101)
MIXED USE
OCCUPANCY CLASSIFICATION IBC 2014
MIXED USE NON-SEPARATED
FIRE DISTRICT PROVISIONS
NA

TOTAL BUSINESS AREA IS UNDER THE 3000SF MINIMUM FOR PARKING. TOTAL AREA IS: 1975F. THREE EXISTING PARKING SPACES ARE PROVIDED COVERING THE TWO RESIDENTIAL UNITS ONE SPACE EACH REQUIREMENT. .	
APPLICABLE CODES	
2018	NFPA 101 LIFE SAFETY CODE
2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL GAS CODE
2018	INTERNATIONAL FIRE CODE
2010	ADA CODE

CONSTRUCTION REQUIREMENTS (IBC 2018 - CH. 6)

SPRINKLERED ☐ YES ☒ NO ☐ N/A

BUILDING DESIGN WIND LOAD (EXISTING TO REMAIN)

FIRE SEPARATION (NFPA 101)

FIRE RATING (IBC 2018 - TABLE 601)

	RESISTANCE HOURS	UL#	SEPARATION HOURS	UL#
UNIT SEPARATION WALLS	N/A	---	N/A	---
BEARING WALLS (EXTERIOR)	N/A	---	N/A	---
BEARING WALLS (INTERIOR)	N/A	---	N/A	---
CORRIDOR WALLS	N/A	---	N/A	---
STRUCTURAL BEAMS	N/A	---	N/A	---
STRUCTURAL COLUMNS	N/A	---	N/A	---
FLOOR/CEILING ASSEMBLY	N/A	---	N/A	---
ROOF ASSEMBLY	N/A	---	N/A	---

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF CONVERTING A EXISTING HOME OFFICE INTO DEDICATED BUSINESS USE WITH THE TWO EXISTING STUDIO APARTMENTS TO REMAIN. NO EXTERIOR WORK TO BE COMPLETED.

PROPERTY PIN

20044 31013

OWNER

SEACREST SEVEN LLC
1201 WHITAKER STREET
SAVANNAH GA 31401

PARKING REQUIREMENTS

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ABBREVIATIONS

ACPS	ACOUSTICAL PANEL	HD	HOSE BIBB	OC	ON CENTER
AB	CEILING SYSTEM	HR	HEADER	OPNS	OPENING
ABV	ANCHOR BOLT	HW	HARDWARE	OPP	OPPOSITE
ADJ	ADJUSTABLE	HWWD	HARDWOOD	OSP	ORIENTED STRAND BOARD
AFI	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL		
A/G	AIR CONDITIONING	HS	HANDRAIL		
ALU	AIR HANDLING UNIT	HT	HEIGHT		
ALT	ALUMINUM	IN	INCH	PERF	PERFORATED
APPL	APPLIANCE	INCL	INCLUDE	PL	PLATE
APPROX	APPROXIMATE	INSL	INSULATION	PL LAM	PARALLAM
ARCH	ARCHITECT	INT	INTERIOR	PL	PLASTIC LAMINATE
ASBD	AS SELECTED BY OWNER	JST	JOIST	PNTD	PANTEE
		JT	JOINT	PR	PARK
				PT	PRESSURE TREATED
				PVMT	PAVEMENT
				PLYWD	PLYWOOD
				PR	POWDER ROOM
BD	BOARD	LAM	LAMINATE	R	RISER
BDP	BIFOLD	LAV	LAVATORY	R & S	ROD AND SHELF
BDPUS	BUTYNOUS BUILDING	LL	LIVE LOAD	RAG	RETURN AIR GRILL
BDPUS	BEARING	LN	LINEN	REF	REFRIGERATOR
BDWN	BETWEEN			REIN	REINFORCEMENT
BVL	BEVELED			REQD	REQUIRED
		MAX	MAXIMUM	RS	ROUGH SAWN
CAB	CABINET	MECH	MECHANICAL	RV	RIDGE VENT
CANT	CANTILEVER	MED	MEDIUM		
C/C	CENTER TO CENTER	MEMBR	MEMBRANE		
CEN	CENTER	MRF	MANUFACTURER		
CL	CONTROL JOINT	MICRO	MICROLLAM		
CL	CENTERLINE	MIN	MINIMUM		
CLS	CELLING	MISC	MISCELLANEOUS		
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING	SCHED	SCHEDULE
CO	CASED OPENING	NEL	NEAR SEA LEVEL	SECT	SECTION
COL	COLUMN	NL	NOMINAL	SF	SQUARE FEET
CONC	CONCRETE	MUL	MULLION	SH	SHELF
CONT	CONTINUOUS			SM	SMALLER
CT	CERAMIC TILE	N/A	NOT APPLICABLE	SPEC	SPECIFICATION
CTR	CENTER	NT	NOT IN CONTRACT	SQ	SQUARE
CU	CONDENSER UNIT	NOM	NOMINAL	STD	STANDARD
		NTS	NOT TO SCALE	SS	STAINLESS STEEL
				STC	SOUND TRANS. GLASS
				STL	STEEL
DBL	DOUBLE	OC	ON CENTER	STOR	STORAGE
DBLNO	DOUBLE HUNG	OPNS	OPENING	STRUT	STRUCTURAL
DIA	DIAMETER	OPP	OPPOSITE	SUSP	SUSPENDED
DM	DIMENSION	OSP	ORIENTED STRAND BOARD	SYS	SYSTEM
DIST	DISTANCE				
DN	DOWN			TBD	TO BE DETERMINED
DR	DOOR			TBM	TOP OF BENCH MARK
DW	DISHWASHER	IN	INCH	TBS	TO BE SELECTED
DWS	DRAWING	INCL	INCLUDE	TDL	TRUE DIVIDED LIGHT
DWR	DRAWER	INSL	INSULATION	TR	TREAD
		INT	INTERIOR	T & G	TONGUE AND GROOVE
EA	EACH	JST	JOIST	TEL	TELEPHONE
ELEV	ELEVATION	JT	JOINT	TEMP	TEMPORARY
ELEC	ELECTRICAL			THK	THICKNESS
EMBED	EMBEDMENT			TJ	TRUSS JOIST, I JOIST
EQ	EQUAL	LAM	LAMINATE	TRTD	TREATED
EQUIP	EQUIPMENT	LAV	LAVATORY	TV	TELEVISION
ETR	EXISTING TO REMAIN	LL	LIVE LOAD	TYP	TYPICAL
EXT	EXTERIOR	LN	LINEN		
				UC	UNDER CONTRACT
				UNFIN	UNFINISHED
FAX	FACSIMILE				
FD	FLOOR DRAIN	MAX	MAXIMUM		
FF	FINISH FLOOR	MECH	MECHANICAL		
FTE	FINISH FLOOR ELEV.	MED	MEDIUM	VB	VAPOR BARRIER
FIN	FINISH	MEMBR	MEMBRANE	VERT	VERTICAL
FIN	FINISH	MRF	MANUFACTURER		
FLUOR	FLUORESCENT	MICRO	MICROLLAM		
FL	FLOOR	MIN	MINIMUM	W/D	WASHER/DRYER
FOP	FACE OF BLOCK	MISC	MISCELLANEOUS	WD	WOOD
FOS	FACE OF STUDS	MO	MASONRY OPENING	WH	WATER HEATER
FT	FEET	NEL	NEAR SEA LEVEL		
FTG	FOOTING	MUL	MULLION		
GA	GALVE	N/A	NOT APPLICABLE		
GL	GLASS	NT	NOT IN CONTRACT		
GYP	GYPSPUM	NOM	NOMINAL		
		NTS	NOT TO SCALE		

DISASTER PREPAREDNESS

FIRE PROTECTION SYSTEM

ALARM PROVIDED?

☐ YES ☐ NO ☒ N/A

SMOKE SEPARATION/DRAFTSTOPPING

ATTIC AREA REQUIRED PROVIDED 0 SF N/A

ATTIC VENTILATION REQUIRED (IBC 2018)

☐ YES ☐ NO ☒ N/A

☐ PASSIVE ☐ MECH. ☒ N/A

HIGH IMPACT ELAZING (IBC 2018 - CH. 16)

☐ YES ☐ NO ☒ N/A

SEISMIC CLASSIFICATION OF SITE C

GENERAL NOTES

1. ALL CONTRACTORS SHALL DO A COMPLETE BUILDING WALK THROUGH BEFORE BIDDING, WHICH IS ESSENTIAL TO GET A FULL UNDERSTANDING OF THE PROJECT SCOPE. CONTRACTORS ARE ENCOURAGED TO REPEATEDLY VISIT AND INSPECT THE SITE BEFORE BIDDING AS THE CONDITIONS ARE CHANGING DAILY. IT IS IMPOSSIBLE TO COVER ALL OF THE DETAIL REQUIRED FOR A FULL UNDERSTANDING OF THE PROJECT IN TWO DIMENSIONAL DRAWINGS. THE ARCHITECT WILL BE AVAILABLE FOR A GENERAL CONTRACTOR SCHEDULED WALK THROUGH AND ON-SITE MEETING.

2. DIMENSIONS SHOWN ON PLANS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE BUILDING IS NOT COMPLETELY SQUARE, SEVERAL WALLS ARE OUT OF PLUMB AND SOME SETTLING HAS OCCURRED. DIMENSIONS SHOWN ON THE PLANS AND ELEVATIONS ARE AS ACCURATE AS POSSIBLE. EXTRA WORK/VERIFICATION MAY BE REQUIRED TO MAKE SURE CONSTRUCTION ELEMENTS WORK TOGETHER. NOTIFY ARCHITECT OF ANY POTENTIAL ISSUES DUE TO THE NATURE OF THE EXISTING CONDITIONS.

BID REQUIREMENT

1. ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

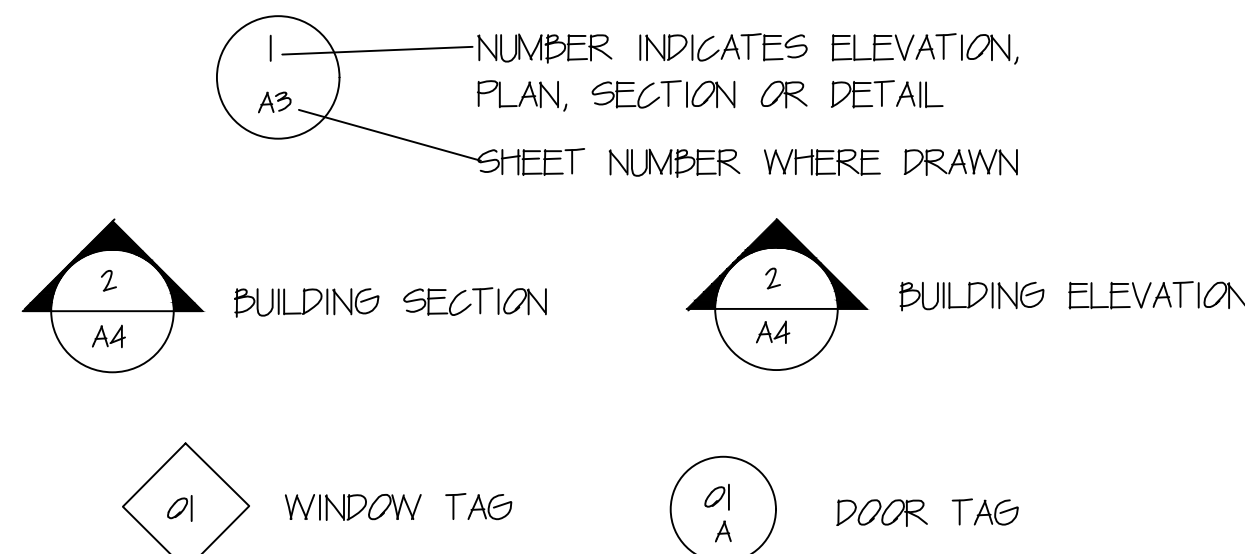
3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY THE OWNER OR FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

4. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, CURRENT ADDITION IS HEREBY MADE A PART OF THIS CONTRACT AND SHALL BE AS BINDING AS IF CONTAINED HEREIN IN FULL. A COPY OF THIS DOCUMENT IS AVAILABLE FOR INSPECTION AT THE ARCHITECT'S OFFICE.

5. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE WORK OF THE OWNER'S ADDITIONAL CONTRACTORS AS NECESSARY FOR THE UNINTERRUPTED FLOW OF WORK.

6. ALL THE DRAWINGS WITHIN THIS SET ARE COMPLIMENTARY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL THE SUBCONTRACTORS WITH A COMPLETE SET OF DOCUMENTS. DO NOT ISSUE INCOMPLETE SETS OF DRAWINGS.

SYMBOL KEY



DRAWING INDEX

COVER SHEET

ARCHITECTURAL

LS10 LIFE SAFETY PLAN

PLUMBING

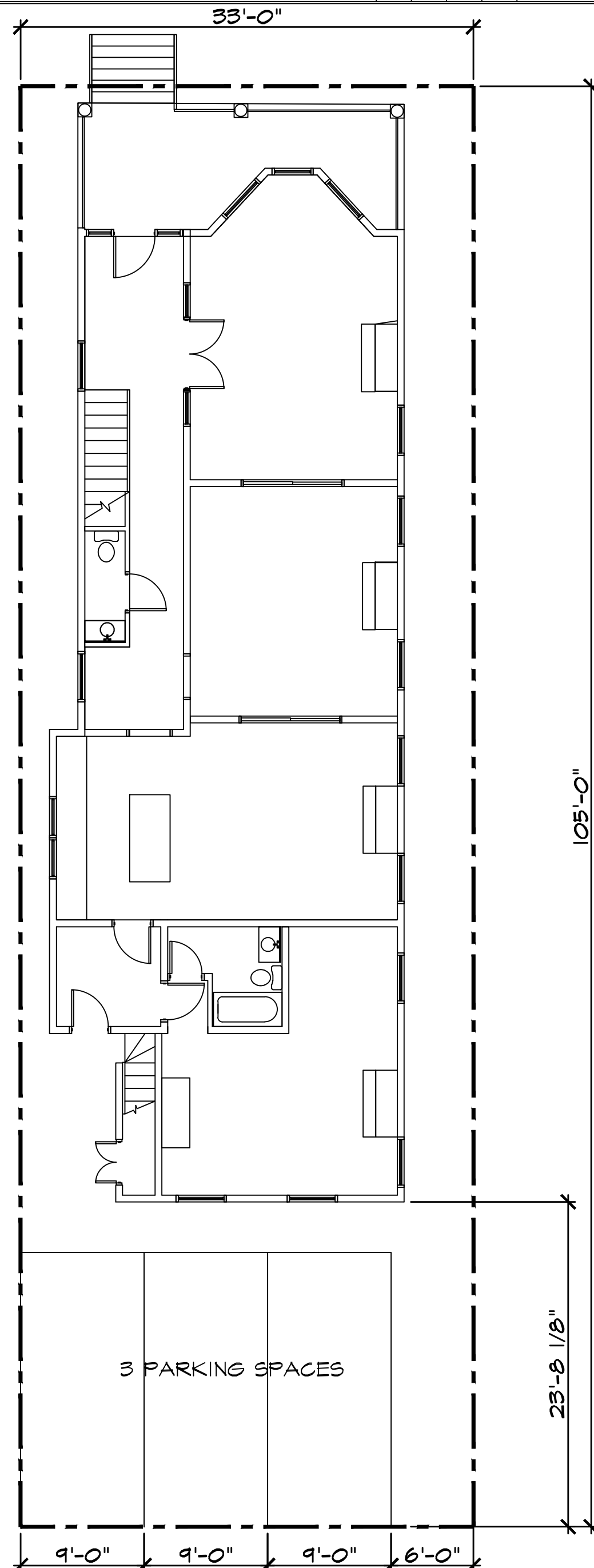
FIELD CONTROL ANY MINOR WORK

MECHANICAL

FIELD CONTROL ANY MINOR WORK

ELECTRICAL

FIELD CONTROL ANY MINOR WORK



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



311 MAUPAS AVENUE
Savannah, Georgia, 31401
(912) 308-4622



11 WEST PARK AVE OFFICE
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SAVANNAH, GA 31401

date: 2.10.2026
job number: 2534
drawn by: KR
checked by: KFR

SHEET:

CVR

FOR CONSTRUCTION

