

MIXED USE BUILDING

FOR PROJECT LOCATED AT
312 E 38TH ST, SAVANNAH, GA, 31401

MAY 27TH, 2026 - HPC SUBMISSION



Project Description:

Located on the corner of Habersham and E 38th St.
Construction of a 3 story building with commercial tenant
spaces and apartment units.

HPC: New Construction, Large

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312 E. 38TH ST
AT
312 E. 38TH ST, SAVANNAH, GA. 31401
COVER SHEET

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2022

JOB NUMBER
2524

CONTRACT DATE

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE
5/27/2026

CURRENT DRAWING STATUS
HPC

G-001

312 E. 38TH ST, SAVANNAH, GA. 31401

SITE PLAN - PHASE I & II

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A-002



CORNER OF E 38TH ST AND HABERSHAM ST - NORTH VIEW



HABERSHAM ST - SOUTH VIEW



HABERSHAM ST - SOUTH VIEW



HABERSHAM ST - NORTH VIEW



E 38TH ST - EAST VIEW



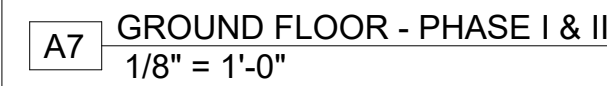
E 38TH ST - NORTH VIEW

FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY, U.N.O.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD AND CENTERLINES OF COLUMNS, UNO.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL U.N.O.
6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE, PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS NEEDED.
9. SEE PARTITION LEGEND FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.
12. ALL UNIT SEPARATION WALLS TO HAVE GYPSUM AND ACOUSTIC BATT TO DECK.

- ## PARTITION NOTES
1. ALL PIPE AND CONDUIT PENETRATIONS THRU 1 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESISTIVE RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.I. APPROVED EQUAL.
 2. TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
 3. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
 - G 4. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. PROVIDE THE ARCHITECT WITH NOTICE AND APPROVES THE JOG. RATED WALL INTEGRITY SHALL BE MAINTAINED.
 5. WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM WALLBOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL. WHEN CEILING PLenum IS USED AS A RETURN AIR PLenum.
 - F 6. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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 8. REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VULNER - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.I. LISTED ASSEMBLIES.
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 - E 10. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY

B		8" CMU, 2 HR RATED
		METAL STUD, UNRATED
		METAL STUD, 1 HR RATED
		STOREFRONT/CURTAIN WALL
NOTES: SEE SHEET A-002 FOR CONSTRUCTION OF PARTITION TYPES. ALL DIMENSIONS TO FACE OF STUD OR MASONRY U.N.O.		
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A-110

FLOOR PLAN NOTES

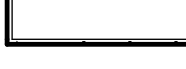
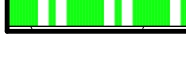
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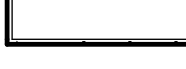
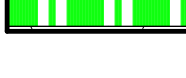
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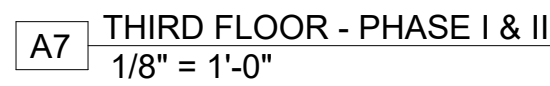
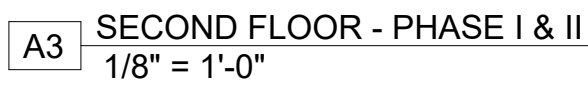
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AT
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JOB NUMBER
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EVIDENCE		
NO.	DESCRIPTION	DATE

A-111

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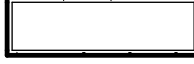
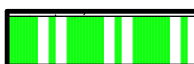
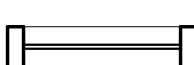
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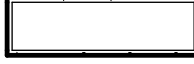
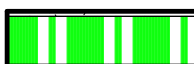
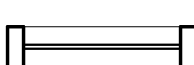
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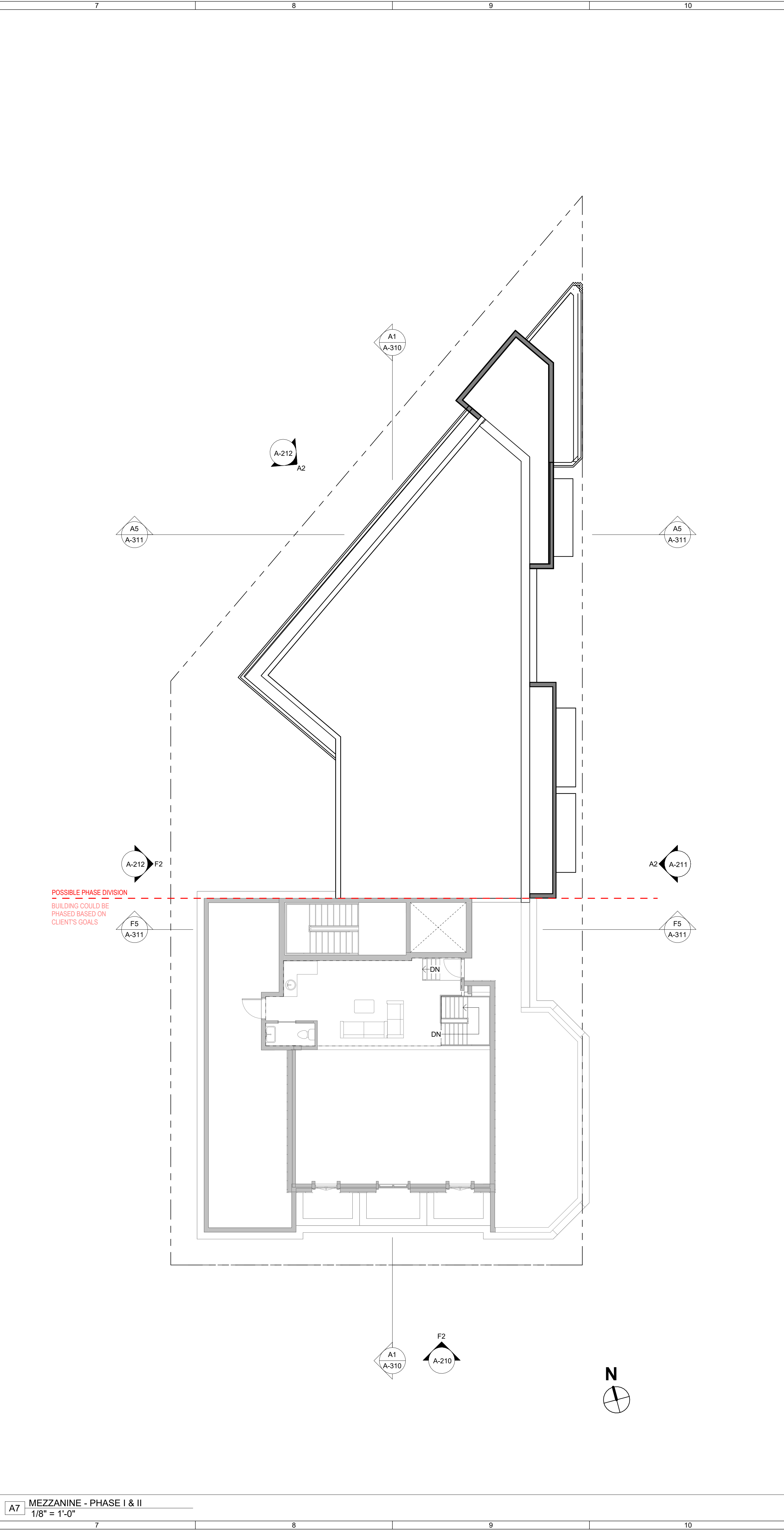
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		METAL STUD, UNRATED
		METAL STUD, 1 HR RATED
		STOREFRONT/CURTAIN WALL

NOTES:

SEE SHEET A-002 FOR COSNSTRUCTION OF PARTITION TYPES.

ALL DIMENSIONS TO FACE OF STUD OR MASONRY U.N.O.

1



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FLOOR PLAN - PHASE I & II

312 E. 38TH ST
AT
312 E. 38TH ST, SAVANNAH, GA. 31401

FLOOR PLAN - PHASE I & II

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FLOOR PLAN - PHASE I & II

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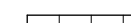
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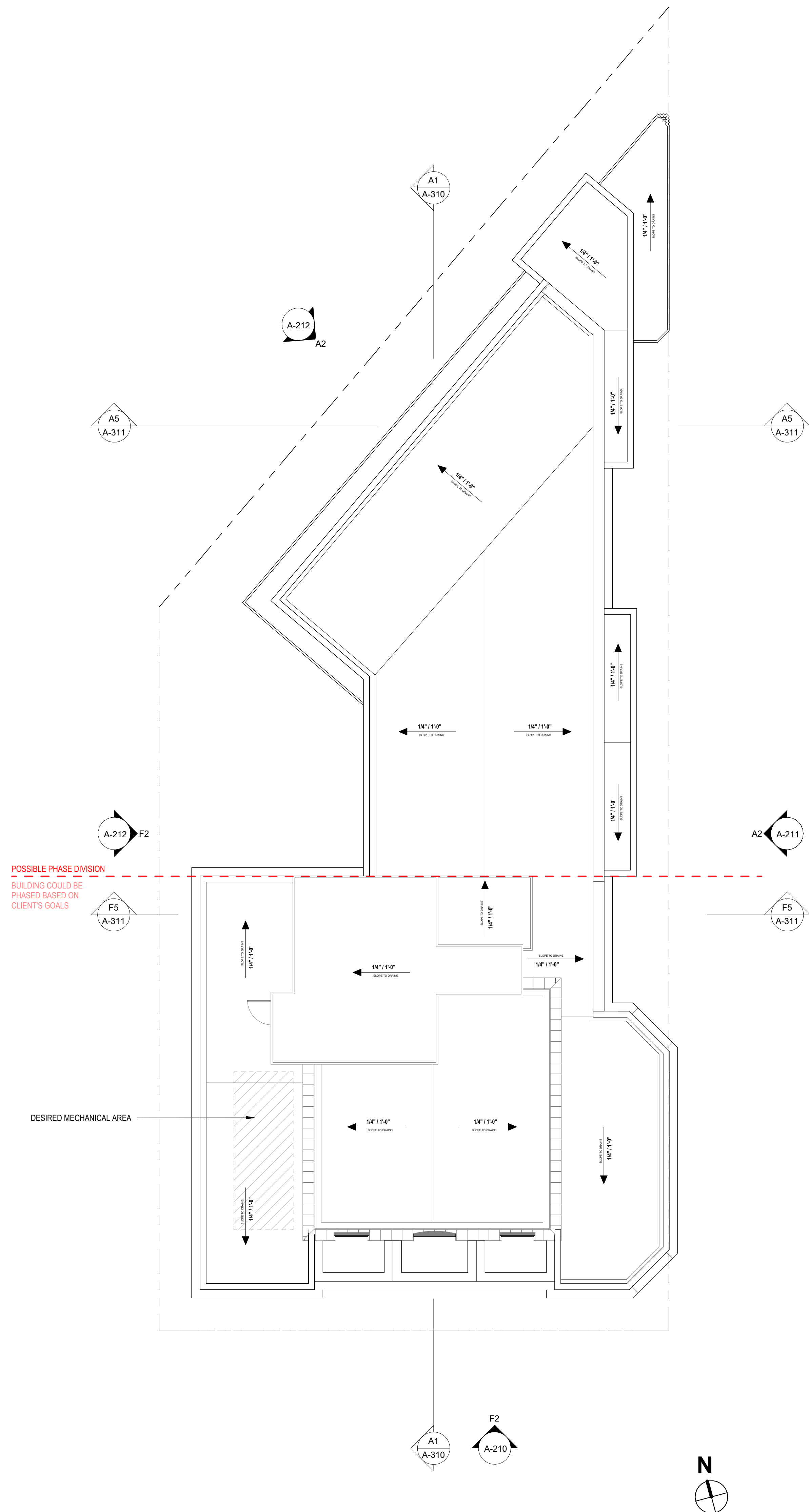
A-112

ROOF PLAN NOTES

1. ROOF SURFACE SHOWN IS TPO OR PVC MEMBRANE, U.N.O.
2. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE SHEET A-002 FOR TYPICAL ROOF SUBSYSTEMS.
5. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
6. SLOPE ALL LOW SLOPED ROOFS TO ROOF DRAINS AND/OR GUTTERS WITH MINIMUM SLOPE OF 1/4" PER FOOT.
7. PROVIDE CRICKETS AT ALL CURBS AND EQUIPMENT RAILS SET PERPENDICULAR TO ROOF SLOPE WHICH ARE GREATER THAN 24" WIDE.
8. SLOPE ALL COPINGS BACK TO ROOF U.N.O.
9. COPING CORNERS TO BE PREFABRICATED PIECES WITH EQUAL RETURNS A MINIMUM OF 18" IN LENGTH. TOP HORIZONTAL JOINTS TO BE STANDING SEAM. VERTICAL JOINTS TO BE FLAT JOINTS.
10. WOOD BLOCKING SHOWN IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
11. EXTEND ALL PENETRATIONS, CURBS, AND COMPARTMENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. FLOE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
12. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITION) STANDARDS FOR ROOF DETAIL CONDITIONS.

ROOF PLAN PATTERN KEY

	MIN. 80 MIL TPO MEMBRANE
	STANDING SEAM METAL PANEL
	BREAK METAL WRAP/COPING
	LOCATION OF CHASES BELOW



A6 ROOF PLAN - PHASE I & II
1/8" = 1'-0"

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ROOF PLAN - PHASE I & II

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FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY, U.N.O.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD AND CENTERLINES OF COLUMNS, U.N.O.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL U.N.O.
6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE; PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGHOUT. MAINTAIN PARTITION FIRE RATING BEHIND RECEIVED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS NEEDED.
9. SEE PARTITION LEGEND FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF INTERIOR MASONRY CROWN JOINTS.
12. ALL UNIT SEPARATION WALLS TO HAVE GYPSUM AND ACOUSTIC BATT TO DECK.

- ## FLOOR PLAN NOTES
1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY, U.N.O.
 2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
 3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
 4. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD AND CENTERLINES OF COLUMNS, U.N.O.
 5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL U.N.O.
 6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE; PIPING, DUCTWORK AND OTHER PENETRATIONS, ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
 7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGHOUT. MAINTAIN PARTITION FIRE RATING BEHIND RECEIVED FIRE EXTINGUISHER CABINETS.
 8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS NEEDED.
 9. SEE PARTITION LEGEND FOR REQUIRED FIRE SEPARATION WALLS.
 10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
 11. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF INTERIOR MASONRY CROWN JOINTS.
 12. ALL UNIT SEPARATION WALLS TO HAVE GYPSUM AND ACOUSTIC BATT TO DECK.

H	PARTITION NOTES
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- | PARTITION NOTES | |
|-----------------|---|
| 1. | ALL PIPE AND CONDUIT PENETRATIONS THRU I RATED OR MORE PARTITION SHALL BE STOPPED, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL |
| 2. | THE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE FIRE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS. |
| 3. | CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS. |
| G | 4. SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING LINE TO CLEAR OBSTACLES. PROVIDED THE ARCHITECT IS FIRST NOTIFIED AND APPROVES THE JOG. RATED WALL INTEGRITY SHALL BE MAINTAINED. |
| 5. | WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM BOARD AND SOUND ATTACHED TO STRUCTURE, BLANKETS EXTEND LIST ABOVE THE FINISH CEILING, CAP OF PARTITION FINISHES WITH A RUNNER CHANNEL, CAP OF CHANNEL WHEN CEILING PLINIS IS USED AS A RETURN AIR PLENUM. |
| F | 6. DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. |
| 7. | SEE LIFE SAFETY PLANS AND PARTITION LEGEND FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS. |
| 8. | REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES. |
| 9. | REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THRU FIRE RATED PARTITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS. |
| E | 10. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY |

PARTITION LEGEND

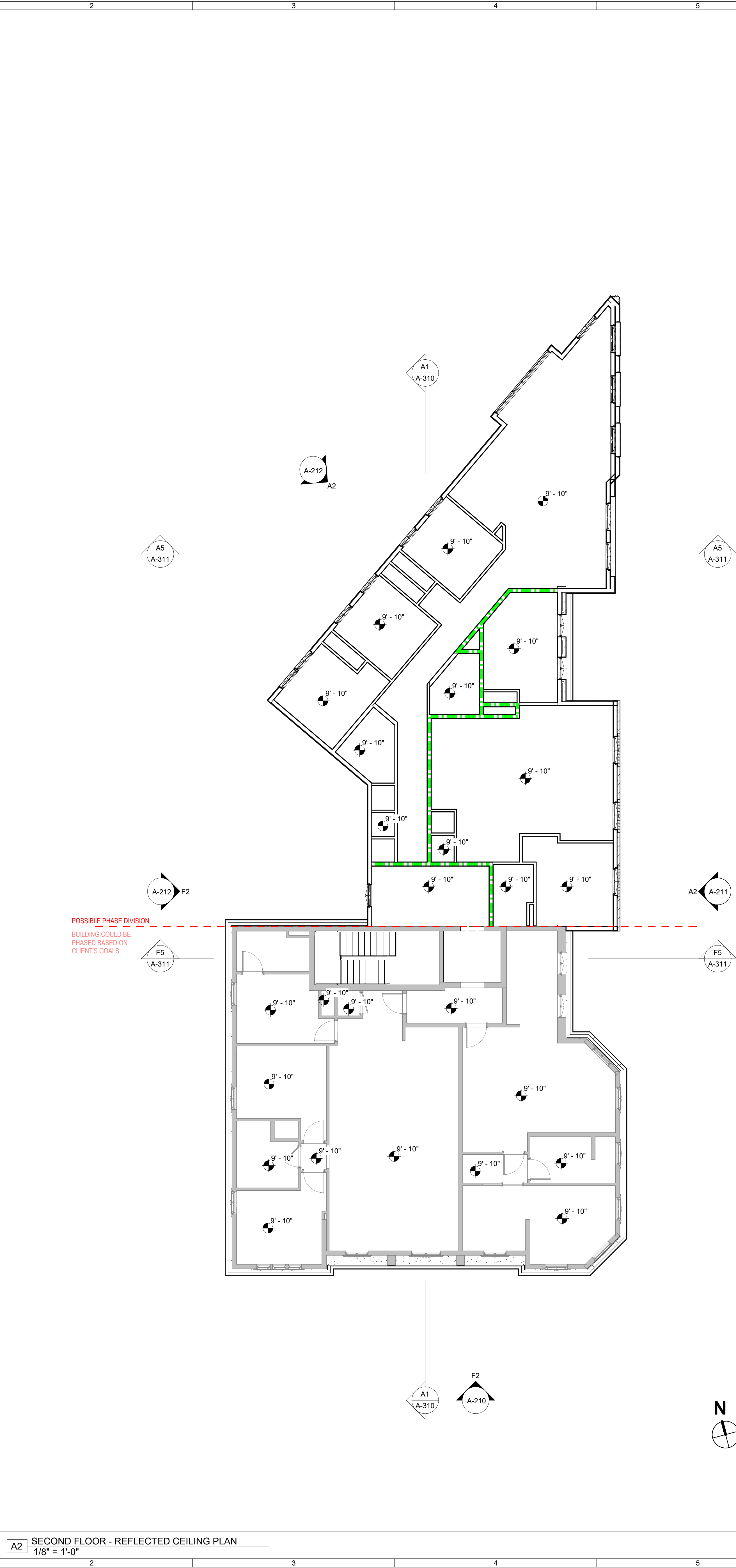
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		METAL STUD, UNRATED
		METAL STUD, 1 HR RATED
		STOREFRONT/CURTAIN WALL

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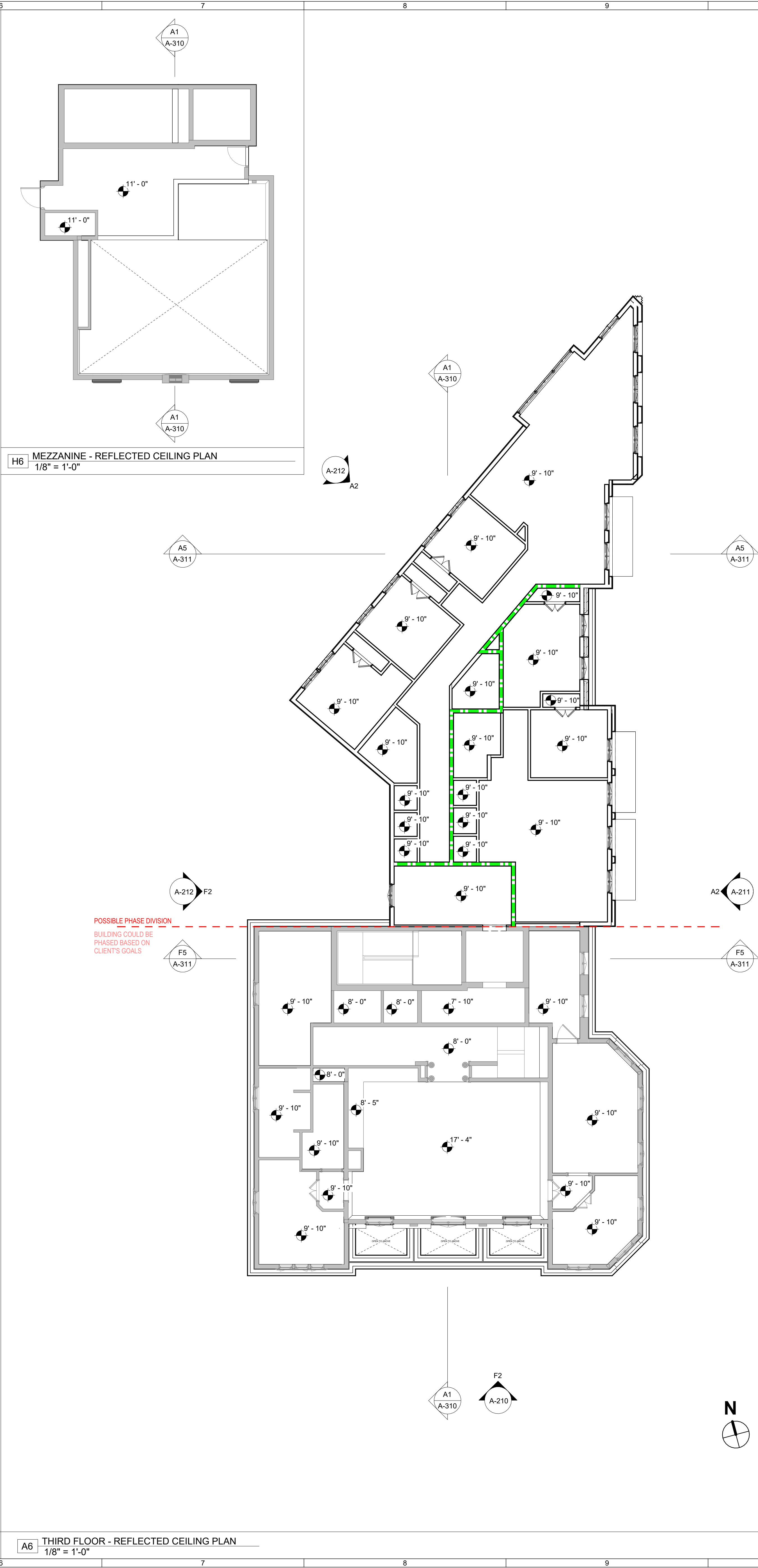
SEE SHEET A-002 FOR CONSTRUCTION OF
PARTITION TYPES.

ALL DIMENSIONS TO FACE OF STUD OR
MASONRY U.N.O.

A2 SECOND FLOOR - REFLECTED CEILING PLAN
1/8" = 1'-0"



A6 THIRD FLOOR - REFLECTED CEILING PLAN
1/8" = 1'-0"



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REFLECTED CEILING PLAN - PHASE I & II

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FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY, U.N.O.
2. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
3. EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST.
4. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD AND CENTERLINES OF COLUMNS, U.N.O.
5. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL U.N.O.
6. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE; PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
7. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGHOUT. MANTAIN PARTITION FIRE RATING BEHIND RECEIVED FIRE EXTINGUISHER CABINETS.
8. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS NEEDED.
9. SEE PARTITION LEGEND FOR REQUIRED FIRE SEPARATION WALLS.
10. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
11. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF INTERIOR MASONRY CROWN JOINTS.
12. ALL UNIT SEPARATION WALLS TO HAVE GYPSUM AND ACOUSTIC BATT TO DECK.

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|---|-----|--|
| J | 1. | EXTERIOR DIMENSIONS AT MASONRY VENEER ARE TO FACE OF MASONRY, U.N.O. |
| | 2. | EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD |
| | 3. | EXTERIOR DIMENSION AT PRECAST ARE TO FACE OF PRECAST. |
| | 4. | INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD AND CENTERLINES OF COLUMNS, U.N.O. |
| | 5. | LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL U.N.O. |
| | 6. | FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED THRU TO STRUCTURE. PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE. |
| I | 7. | WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHER RATED PARTITION SHALL CONTINUE THRUOUT. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS |
| | 8. | INSTALL BLOCKING IN PARTITIONS FOR CASEWORK. WITH MOUNTED EQUIPMENT, TRIM AND RELATED CONSTRUCTION AS NEEDED. |
| | 9. | SEE PARTITION LEGEND FOR REQUIRED FIRE SEPARATION WALLS. |
| | 10. | SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS. |
| | 11. | SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS. |
| | 12. | ALL UNIT SEPARATION WALLS TO HAVE GYPSUM AND ACOUSTIC BATT TO DECK. |

PARTITION NOTES	
1.	ALL PIPE AND CONDUIT PENETRATIONS THRU 1 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH A RESPECTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL.
2.	TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
3.	CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS.
G	SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC. THE PARTITION (GYPSUM BOARD AND FRAMING) MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID THE PROBLEM. PROVIDED THE ARCHITECT IS FIRST NOTIFIED AND APPROVES THE JOG. RATED WALL INTEGRITY SHALL BE MAINTAINED.
5.	WHERE STUDS EXTEND TO STRUCTURE AND GYPSUM WALLBOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLENUM IS USED AS A RETURN AIR PLENUM.
6.	DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7.	SEE LIFE SAFETY PLANS AND PARTITION LEGEND FOR THE LOCATIONS OF SMOKE BARRIERS, SMOKE PARTITIONS AND FIRE-RATED PARTITIONS.
8.	REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES.
9.	REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS.
E	10. AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY.
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| G | 1. | ALL PIPE AND CONDUIT PENETRATIONS THRU 1 HR RATED OR MORE PARTITIONS, FLOORS, ROOF, ETC. SHALL BE SEALED WITH AN ACTIVELY RATED FIRE BARRIER PENETRATION SEALING SYSTEM BY 3M OR U.L. APPROVED EQUAL. |
| | 2. | TILE BACKER BOARD SHALL BE USED IN ALL LOCATIONS TO RECEIVE TILE FINISHES. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS. |
| | 3. | CONTRACTOR SHALL COORDINATE WITH MECHANICAL DUCTWORK PRIOR TO FABRICATION OF PARTITION WALLS. |
| | 4. | SHOULD CONDITIONS OCCUR WHERE A WALL IS UNABLE TO GO STRAIGHT UP TO STRUCTURE DUE TO PIPING, DUCTWORK, ETC., THE PARTITION (GYPSUM BOARD AND FRAMING MAY JOG HORIZONTALLY ABOVE THE CEILING TO AVOID COLLISIONS). IF PROVIDED THE ARCHITECT IS FIRST NOTIFIED AND THE JOG, RATED WALL INTEGRITY SHALL BE MAINTAINED. |
| | 5. | WHERE STUDS EXTEND TO THE STRUCTURE AND GYPSUM BOARD AND SOUND ATTENUATION BLANKETS EXTEND JUST ABOVE THE FINISH CEILING, CAP OFF PARTITION FINISHES WITH A RUNNER CHANNEL WHEN CEILING PLenum IS USED AS A RETURN AIR PLenum. |
| F | 6. | DIMENSIONAL CONFLICTS BETWEEN PARTITION TYPES AND THE ARCHITECTURAL FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. |
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| | 8. | REFER TO UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE VOLUMES - CURRENT EDITION FOR ANY SPECIFIC CONSTRUCTION REQUIREMENTS OF U.L. LISTED ASSEMBLIES. |
| E | 9. | REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR TYPICAL U.L. LISTED PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING U.L. LISTED APPROPRIATE PROJECT-SPECIFIC U.L. LISTED ASSEMBLIES FOR PENETRATIONS. |
| | 10. | AT ALL EXISTING AND CONSTRUCTED PARTITIONS THE CONTRACTOR IS TO MAINTAIN THE FIRE-RESISTIVE INTEGRITY |
| | 11. | ALL EXISTING AND CONSTRUCTED PARTITIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIRE-RESISTIVE INTEGRITY |

B		8" CMU, 2 HR RATED
		METAL STUD, UNRATED
		METAL STUD, 1 HR RATED
		STOREFRONT/CURTAIN WALL

NOTES:

SEE SHEET A-002 FOR COSNSTRUCTION OF PARTITION TYPES.

ALL DIMENSIONS TO FACE OF STUD OR MASONRY U.N.O.

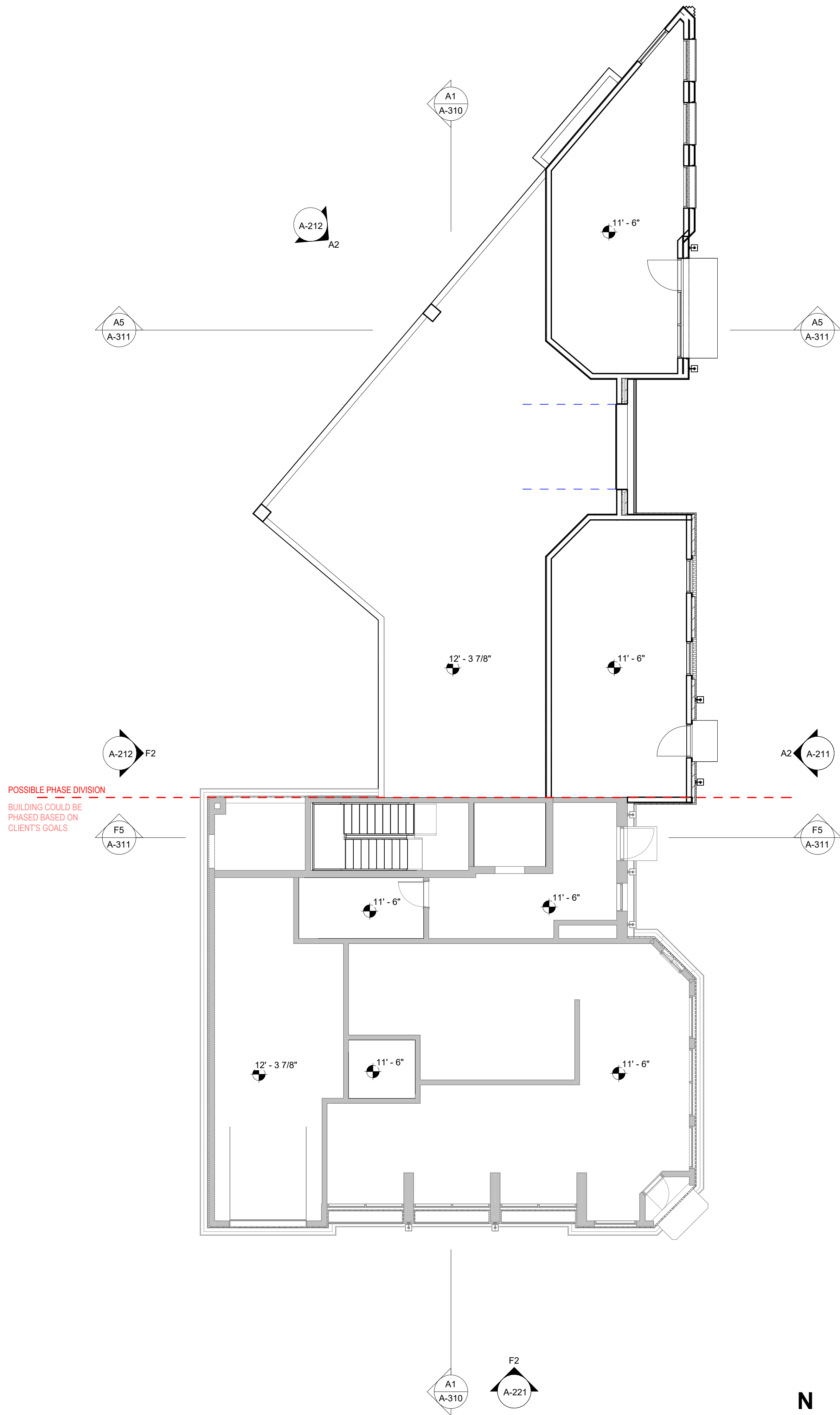
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|---|---|-------------------------|
| B |  | 8" CMU, 2 HR RATED |
| |  | METAL STUD, UNRATED |
| |  | METAL STUD, 1 HR RATED |
| |  | STOREFRONT/CURTAIN WALL |

NOTES:

SEE SHEET A-002 FOR CONSTRUCTION OF
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A ALL DIMENSIONS TO FACE OF STUD OR
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FIRST FLOOR - REFLECTED CEILING PLAN
1/8" = 1'-0"

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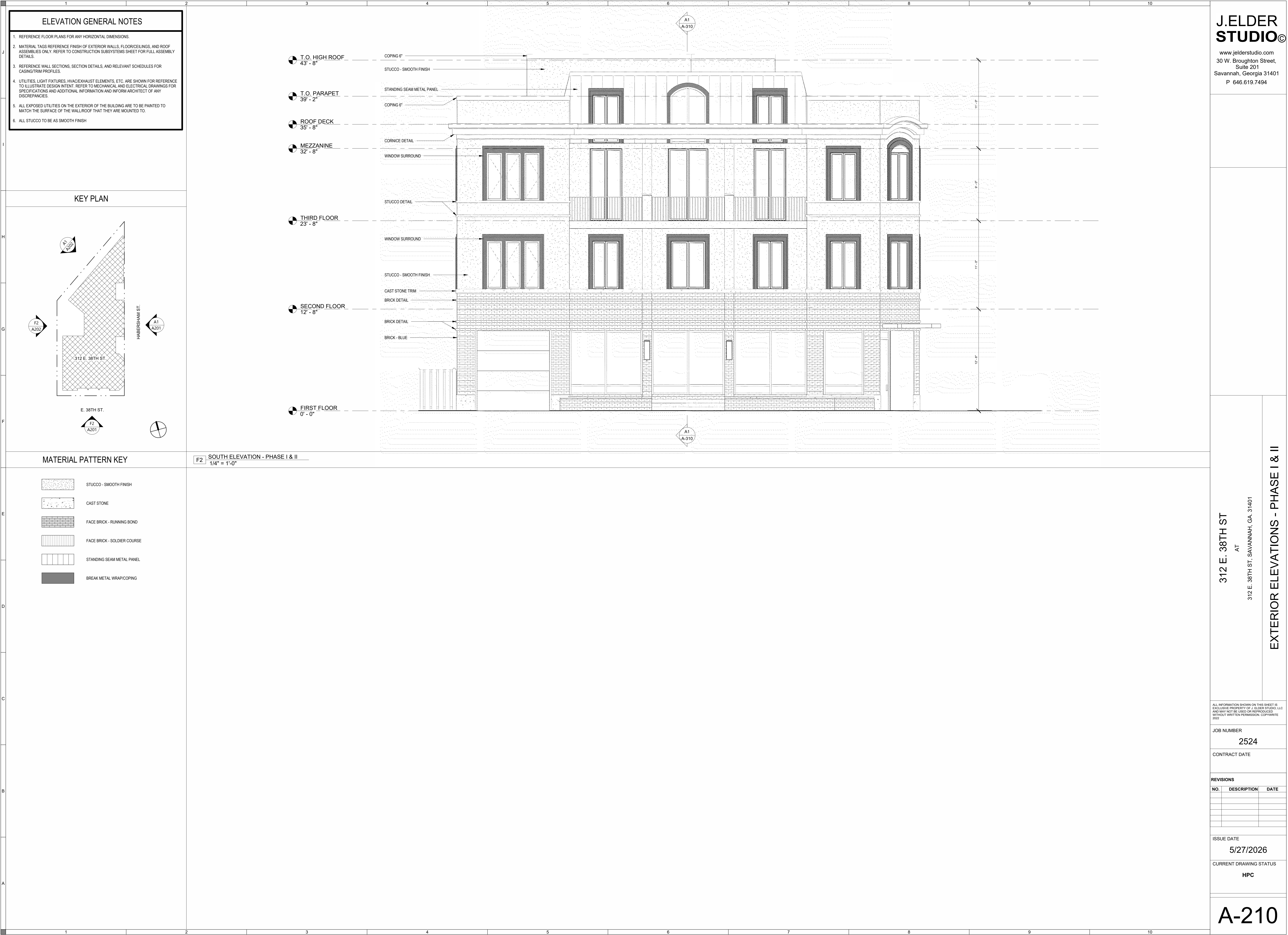
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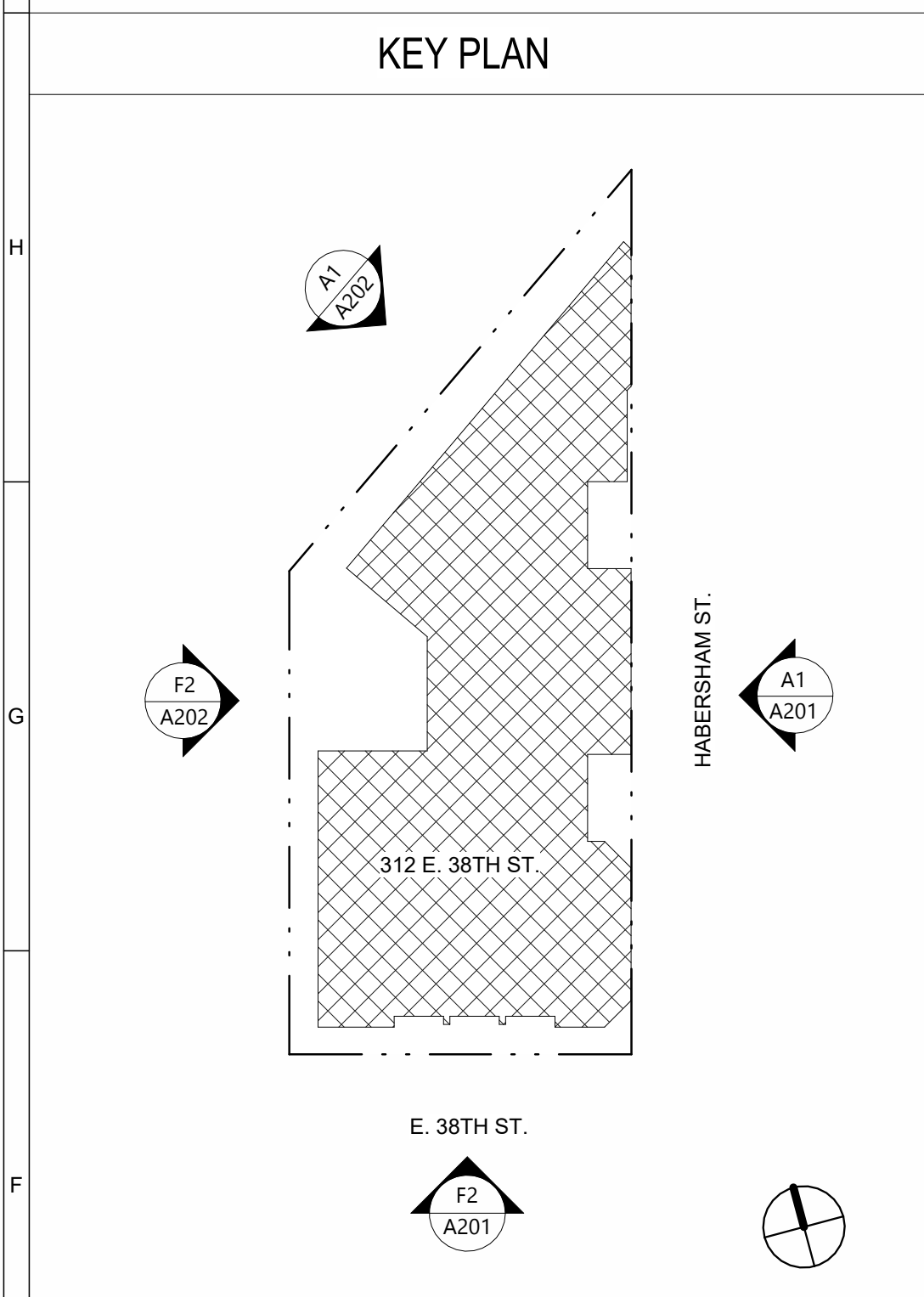
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ELEVATION GENERAL NOTES

1. REFERENCE FLOOR PLANS FOR ANY HORIZONTAL DIMENSIONS.
2. MATERIAL TAGS REFERENCE FINISH OF EXTERIOR WALLS, FLOOR/CEILINGS, AND ROOF ASSEMBLIES ONLY. REFER TO CONSTRUCTION SUBSYSTEMS SHEET FOR FULL ASSEMBLY DETAILS.
3. REFERENCE WALL SECTIONS, SECTION DETAILS, AND RELEVANT SCHEDULES FOR CASING/TRIM PROFILES.
4. UTILITIES, LIGHT FIXTURES, HVAC/EXHAUST ELEMENTS, ETC. ARE SHOWN FOR REFERENCE TO ILLUSTRATE DESIGN INTENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION AND INFORM ARCHITECT OF ANY DISCREPANCIES.
5. ALL EXPOSED UTILITIES ON THE EXTERIOR OF THE BUILDING ARE TO BE PAINTED TO MATCH THE SURFACE OF THE WALL/ROOF THAT THEY ARE MOUNTED TO.
6. ALL STUCCO TO BE AS SMOOTH FINISH



MATERIAL PATTERN KEY

	STUCCO - SMOOTH FINISH
	CAST STONE
	FACE BRICK - RUNNING BOND
	FACE BRICK - SOLDIER COURSE
	STANDING SEAM METAL PANEL
	BREAK METAL WRAP/COPING

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2022

JOB NUMBER
2524

CONTRACT DATE

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE
5/27/2026

CURRENT DRAWING STATUS
HPC

A-221

A



324 E 39TH STREET

HEIGHT: 38'
CONTRIBUTING

B



315 E 38TH STREET

HEIGHT: 37'
CONTRIBUTING

C



304 E 38TH STREET

HEIGHT: 34'

D



219 E 37TH STREET

HEIGHT: 41'
CONTRIBUTING

E



312 E 37TH STREET

HEIGHT: 55'
CONTRIBUTING

F



401 SEILER AVE

HEIGHT: 35'
CONTRIBUTING



F6 CONTEXT HEIGHT MAP
1 1/2" = 1'-0"

G



2311 HABERSHAM ST

HEIGHT: 37'
CONTRIBUTING

H



2411 HABERSHAM ST

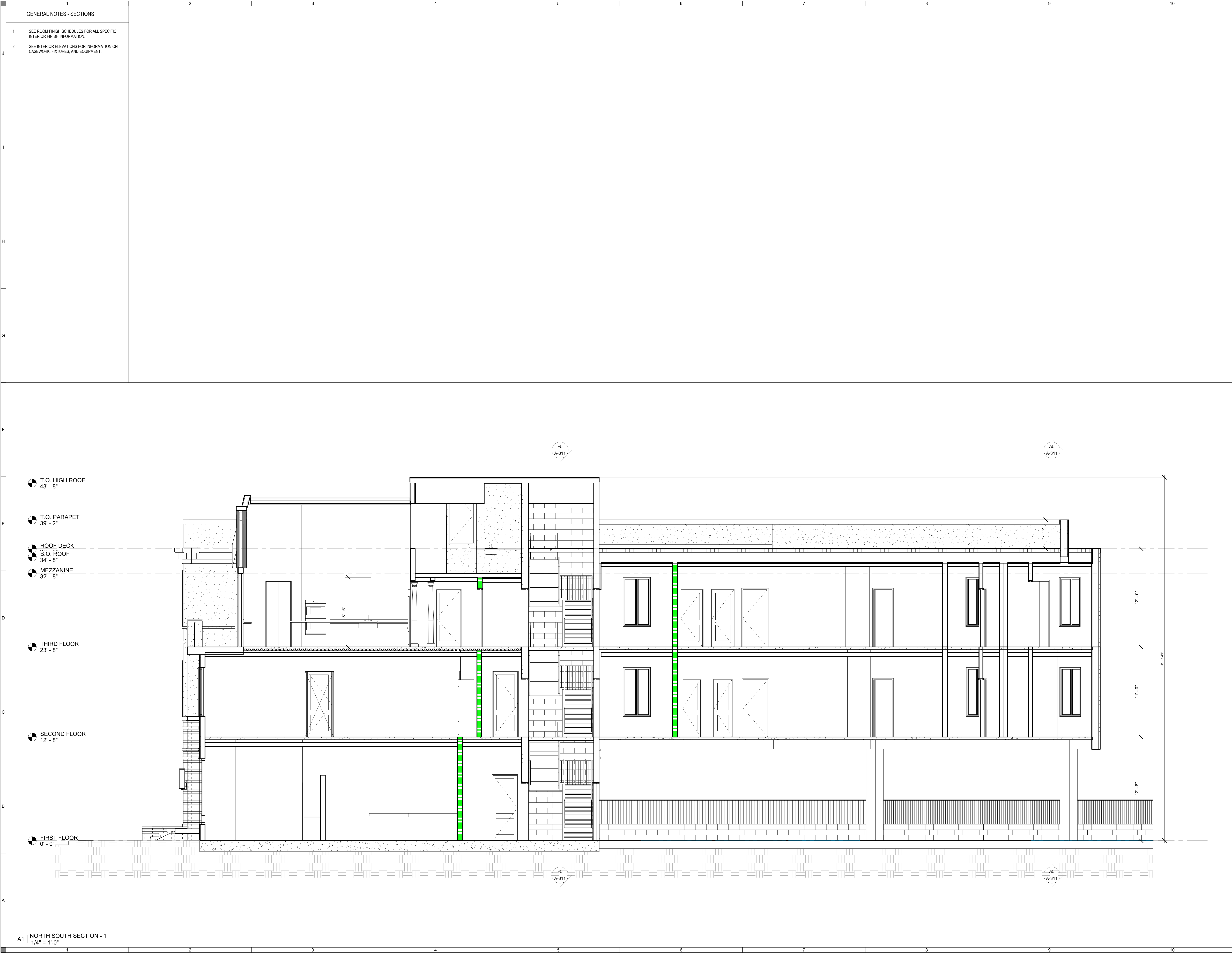
HEIGHT: 40'
CONTRIBUTING

I



302 E VICTORY DR

HEIGHT: 43' 10"
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312 E. 38TH ST

AT

312 E. 38TH ST, SAVANNAH, GA. 31401

BUILDING SECTIONS - PHASE I & II

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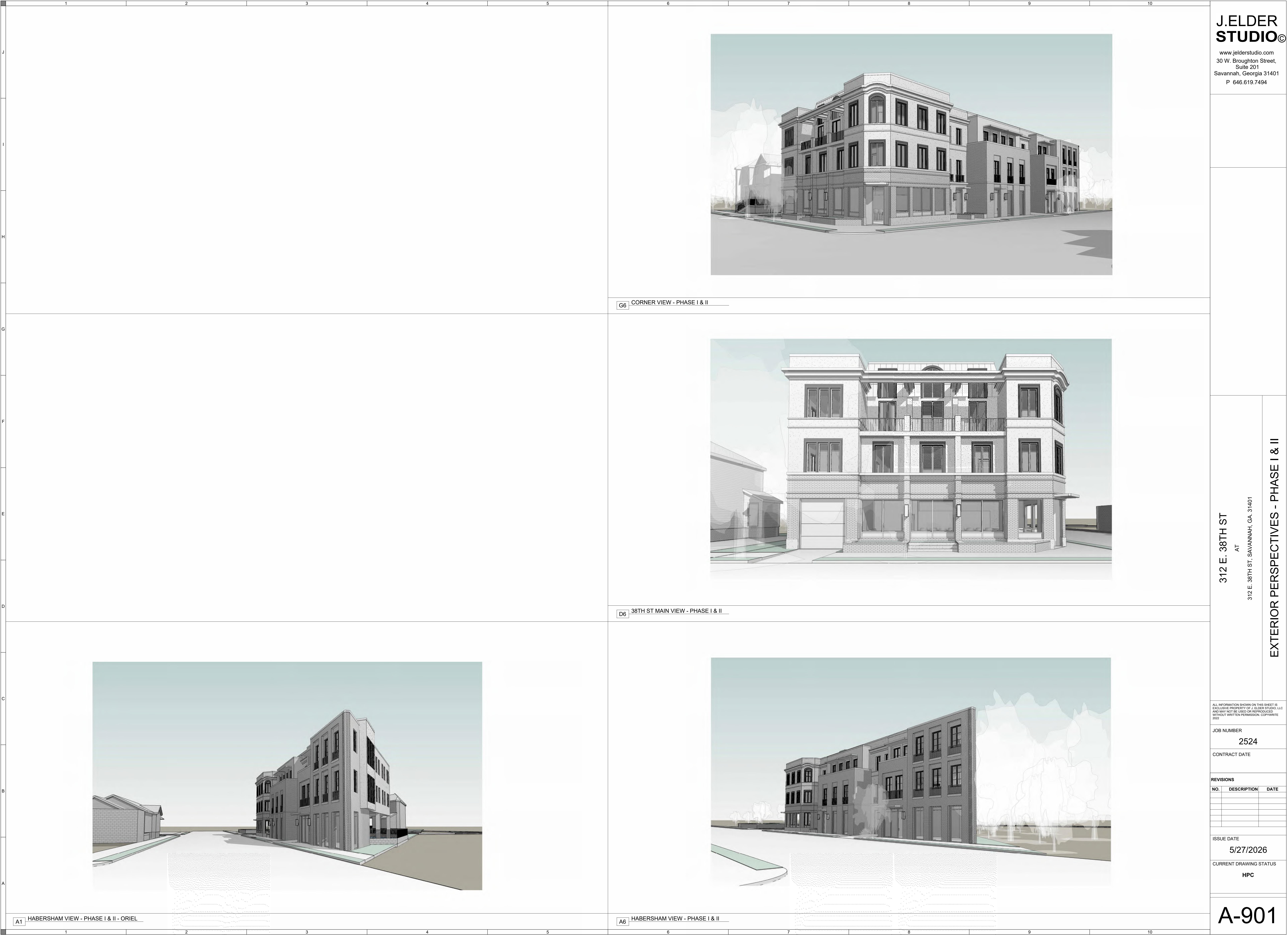
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G6 CORNER VIEW - PHASE I & II



D6 38TH ST MAIN VIEW - PHASE I & II



A1 HABERSHAM VIEW - PHASE I & II - ORIEL



A6 HABERSHAM VIEW - PHASE I & II

312 E. 38TH ST

AT

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EXTERIOR PERSPECTIVES - PHASE I & II

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CONCEPTUAL IMAGES - PHASE I & II

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