

General Notes:

- The contractor shall field verify all conditions and dimensions prior to any work and shall be responsible for all work and materials, including those furnished by subcontractors.
- All construction shall comply with the latest editions of the International Building Code and local code and ordinances.
- DO NOT SCALE THE DRAWINGS. Dimensions shall govern all dimensions on all floor plans. Dimensions are to centerline of wall unless noted otherwise.
- The contractor shall report to the Architect any error, inconsistency or omission he may discover. The contractor is responsible for correcting any error after the start of construction, which has not been brought to the attention of the Architect. The means of correcting any error shall first be approved by the Architect.
- The Architect shall review shop drawings and samples for substantial conformance with design concept of the project. The Architect's review of a separate item shall not indicate review of an assembly in which the items function.
- It shall be the responsibility of the contractor to locate all existing utilities, where shown hereon or not and to protect them from damage. The contractor shall bear all expenses of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of work.
- Existing elevations and locations to be joined shall be verified by the contractor before construction. Should they differ from those shown on the drawings, the contractor shall notify the Architect so that modification can be made before proceeding with the work.
- The contractor shall provide all temporary water, power and toilet facilities, as required.
- Approved plans shall be kept in a plan box and shall not be used by workmen. Construction sets shall reflect the same information. The contractor shall also maintain in good condition one complete set of drawings with all revisions, addenda and change orders on the premises at all times. These are to be under the care of the job superintendent.
- The contractor shall be responsible for the complete security of the site, while in progress until job is complete.
- All debris shall be removed from the premises and all areas shall be left in a clean condition at all times.
- Contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times.
- Any combustible interior trim shall be Class A, B, or C material with a flame spread rating of 200 or less.
- All exit doors located in the means of egress shall swing in the direction of the exit travel if no latching or locking device is to be installed, only approved panic hardware shall be installed. All other doors in the facility shall be equipped with approved level or pushoperated devices.
- Duct systems shall not be interconnected with any other building ventilation or exhaust system.
- The Contractor shall permanently identify all fire rated walls required to have protected openings, corridor partitions, smokestop partitions, horizontal exit partitions and exit enclosures either by installing signs or stenciling in concealed spaces the following: FIRE RATED SMOKE BARRIER - PROTECT ALL OPENINGS. Identification shall be spaced more than ten (10) feet on center with a minimum letter size of one (1) inch in height.
- Fire Alarm Contractor shall obtain a fire alarm system permit prior to installation. Any fire alarm plans included in this set of plans are for reference only. Not for Permit.
- Fire Sprinkler Contractor shall obtain a fire sprinkler system permit prior to installation. Any fire sprinkler plans included in this set of plans are for reference only. Not for Permit.
- Elevators and Escalators shall be designed following the requirements of ANSI/ASME A17.1, Life Safety Code 2009 Edition, Chapter 7-4 for elevators and escalators.
- Penetrations, into or through, of either vertical or horizontal fire rated barriers shall be protected by a system listed by a recognized testing agency by using a detail and listing number per NFPA 101 Life Safety Code 2009 Edition Chapter 6-2.3.2.4.

Project Data and Building Codes:

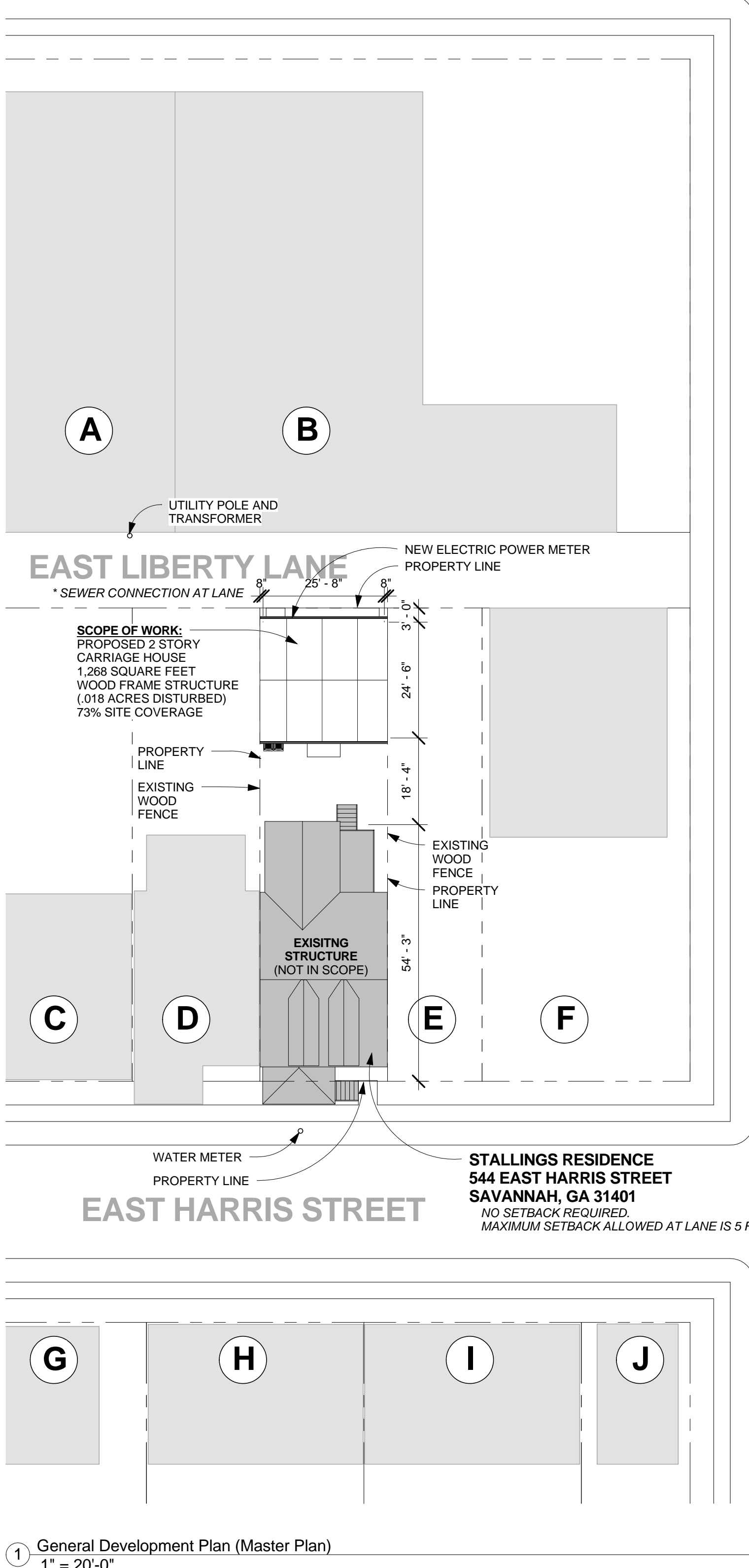
Scope of Work: Carriage House - New Construction
 Building Owner: Walter Roy Stallings and Catherine M. Bobynec-Stallings
 108 Baker Avenue
 Wharton, NJ 07785
 Architect: Fortitude Design
 421 East Bolton St.
 Savannah, Ga 31401
 Property Address: 544 East Harris Street
 Savannah, GA 31401
 Seismic Design Category: Site Class D
 Building Zone Jurisdiction: City of Savannah / Chatham County Georgia
 Zoning District: Beach Institute Historic District
 Setback Requirements: Not to exceed 5 feet off of rear property line
 Parking Requirements: N/A Existing
 Gross Floor Area: 1,268 sf
 (634 sf per level)

Applicable Codes (Primary)
 2006 International Building Code w/ Georgia Amendments and as amended by the City of Savannah for Historical District
 2009 Life Safety Code, NFPA 101 with Georgia Amendments
 Occupancy Classification: Residential
 Construction Type: Type V B, Noncombustible
 Footprint of existing residential structure = 1,341 sf
 Footprint of proposed structure = 634 sf
 Combined density of proposed impact = 1,975 sf
 Size of lot = 2,700 sf (.06 ac)
 Percentage of proposed density = 73% (75% Max allowed)
 Height of structure = 24.5' (2 story)
 Max. allowed = 35 feet (2 1/2 story)

Sheet Index:

KSN Second Floor	
Sheet Number	Sheet Name
A0	Site and Code Information
A1	Plans
A2	Elevations, Sections, and Details

EAST LIBERTY STREET

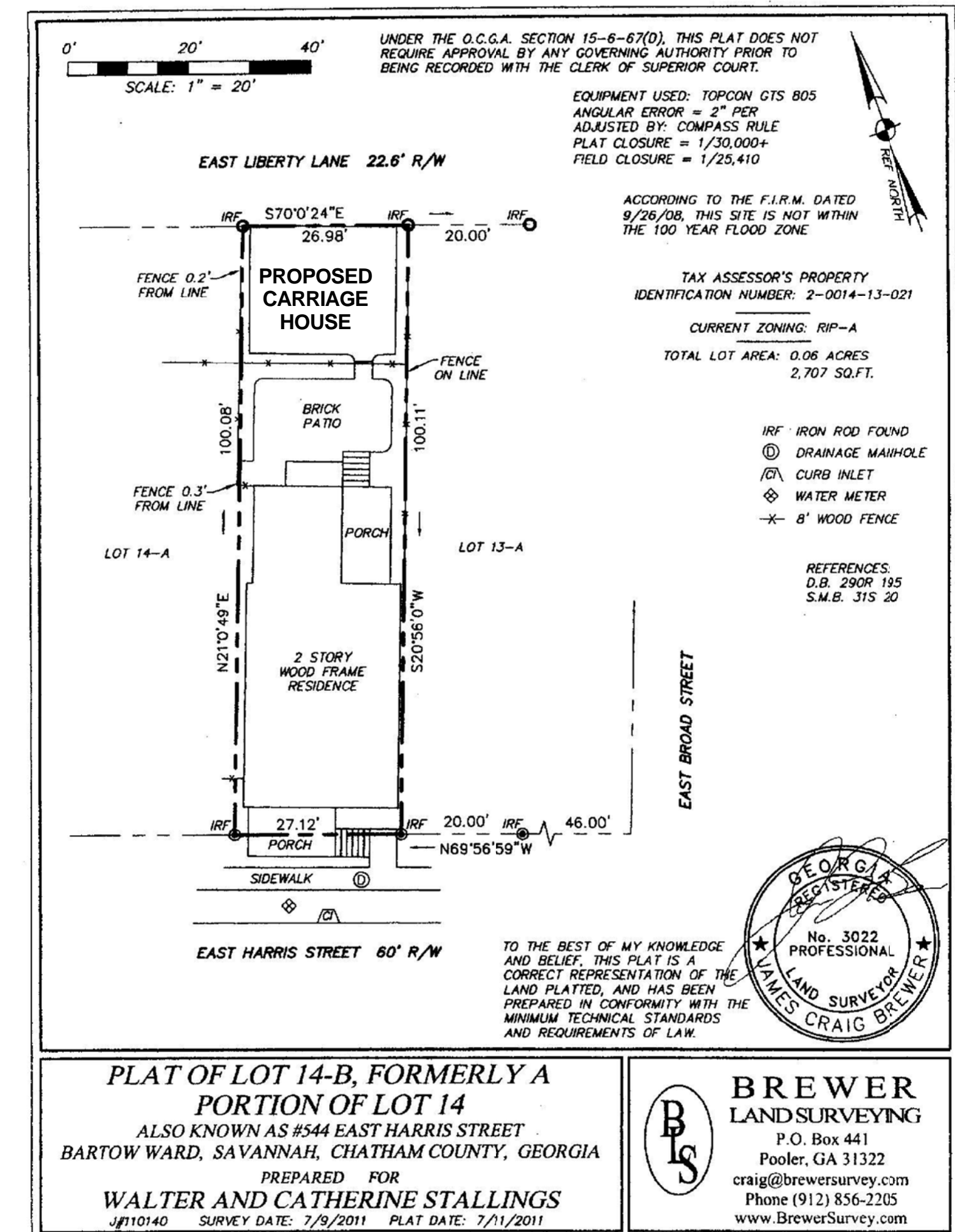
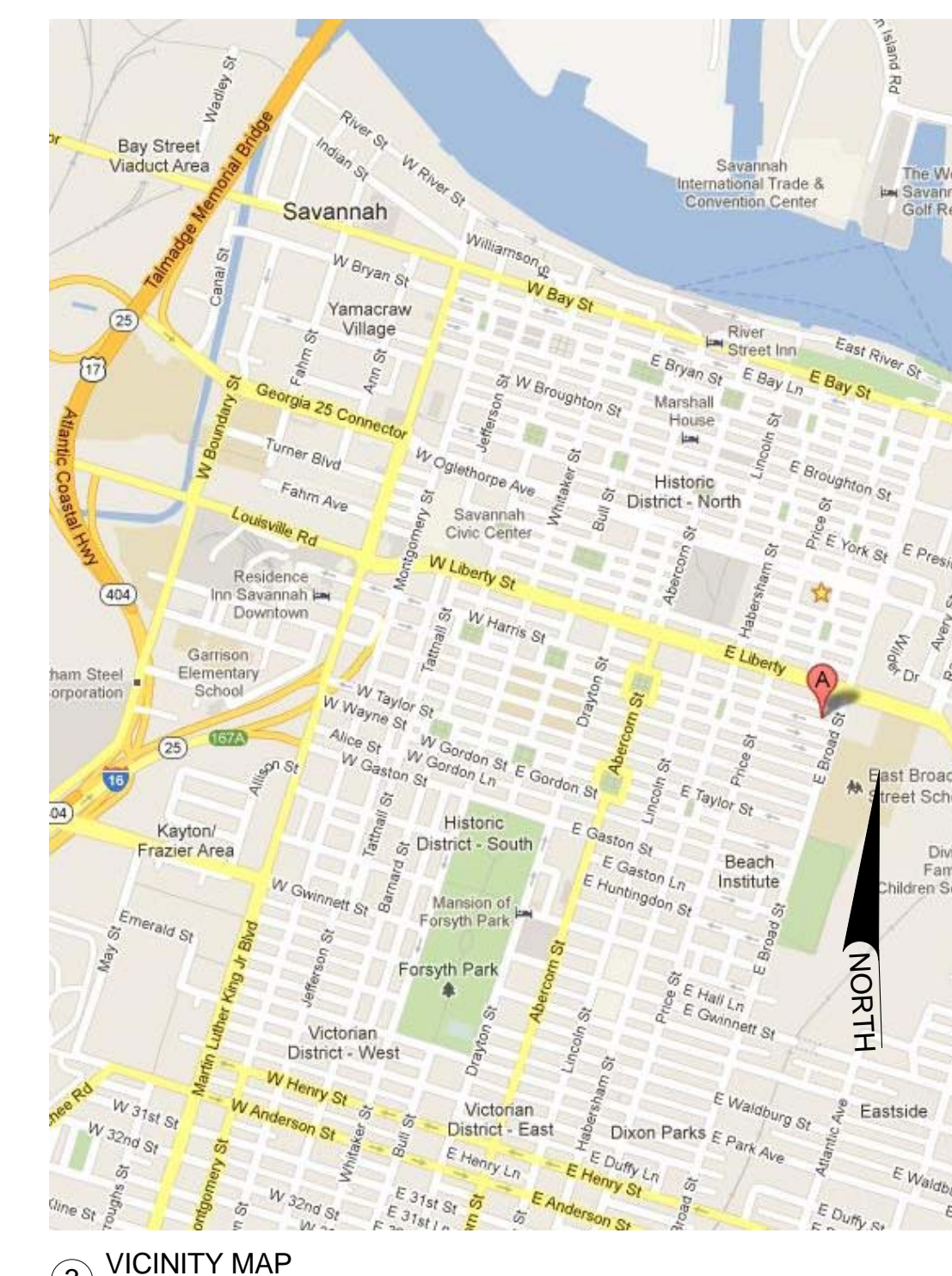


1 General Development Plan (Master Plan)
 1" = 20'-0"



ADJACENT PROPERTY OWNER INFORMATION

- A** COMMERCIAL (RIP) LIBERTY 535 LLC
600 BOHANNON RD
FAIRBURN GA 30213
- B** COMMERCIAL (RIP) HODGES JOHN D & CAROLYN E
57 SHIPWATCH ROAD
SAVANNAH GA 31410
- C** RESIDENTIAL CRONK DENNIS E & EUGENE J ET AL
540 E HARRIS ST
SAVANNAH GA 31401-4622
- D** RESIDENTIAL KAMFIROOZIE MAJID & JENNIFER P
PO BOX 675361
RANCHO SANTE FE CA 92067
- E** RESIDENTIAL CRONK JOHN T & EUGENE J
540 EAST HARRIS STREET
SAVANNAH GA 31401
- F** COMMERCIAL (RIP) ELIZABETH DEVELOPMENT INC
PO BOX 2023
SAVANNAH GA 31402-2023
- G** RESIDENTIAL VON BRUENING LOUIS E & DONNA M
123 WOODLINE DR
SAVANNAH GA 31410
- H** RESIDENTIAL HALL MITCHELL S
551 E HARRIS STREET
SAVANNAH GA 31401
- I** RESIDENTIAL CRONK NEIL T ET AL
540 E HARRIS ST
SAVANNAH GA 31401
- J** RESIDENTIAL WOODS GREGORY CIO JOAN SUMNER
515 E TAYLOR ST
SAVANNAH GA 31401



Plat of Lot 14-B, Formerly A Portion of Lot 14
 1" = 20'-0"

NOT VALID UNLESS ISSUED FOR:
 Permit Review

REVISION 1:
 INITIAL M.P.C. COMMENTS (6/22/12)
 REMOVED SIDEWALL WINDOWS,
 REPLACED INTERIOR WINDOWS,
 AND ADDED WALL OPENING RATIO

WARNING: Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Architect-reproduced printed, bound and numbered specifications, Architect-reproduced printed, bound and numbered blue- or black-line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than the Architect, whether in hard copy or in electronic format, shall not be considered part of the contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractors, vendors and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings, and construction of the facility are identical to the contract documents.

Carriage House

Stallings Residence
 544 East Harris Street
 Savannah, Georgia 31410

DRAWN BY: TEK
 CHECKED BY: TEK
 APPROVED BY: CBS

Site and Code Information

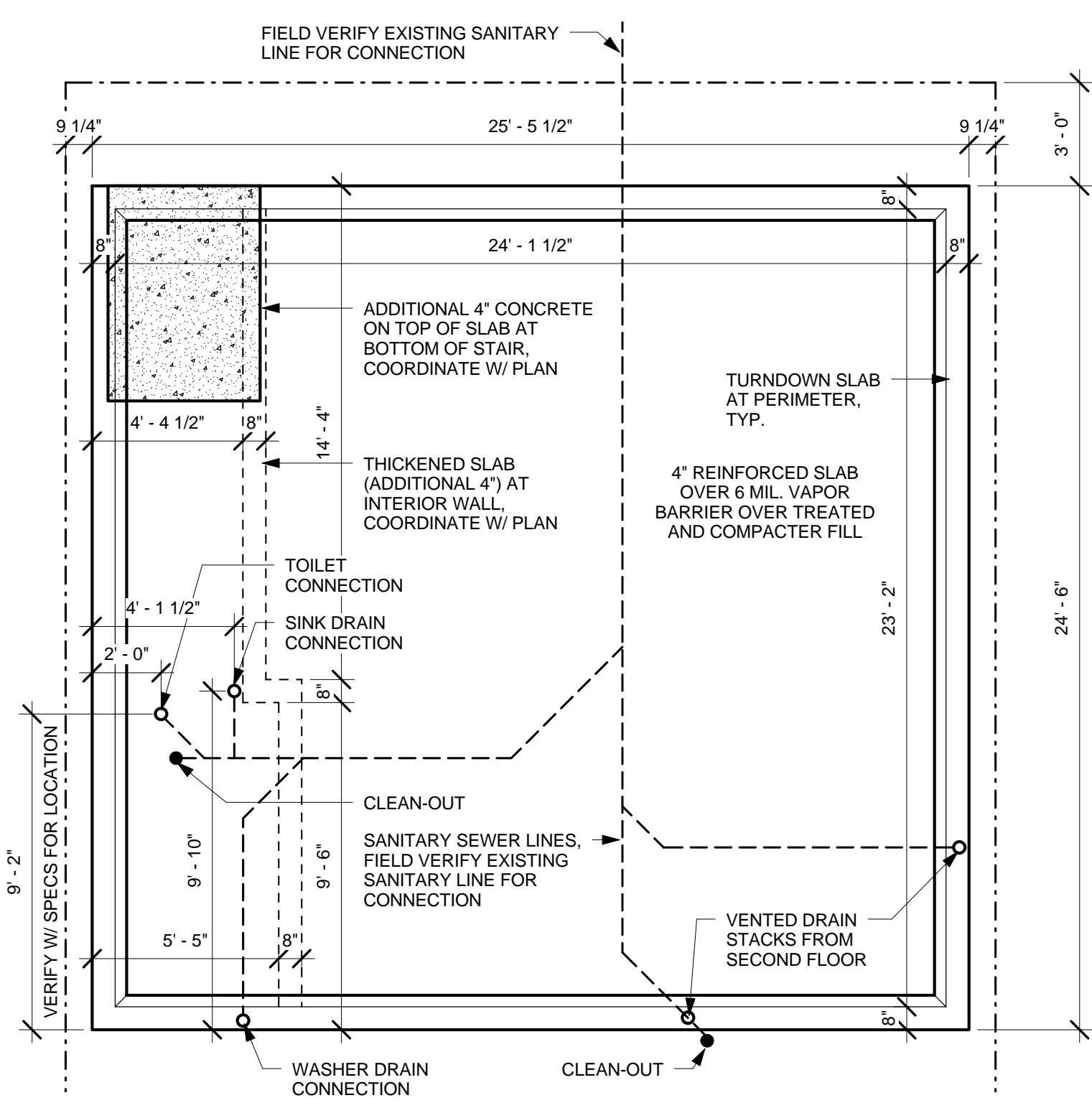
A0

New Carriage House for The Stallings Residence

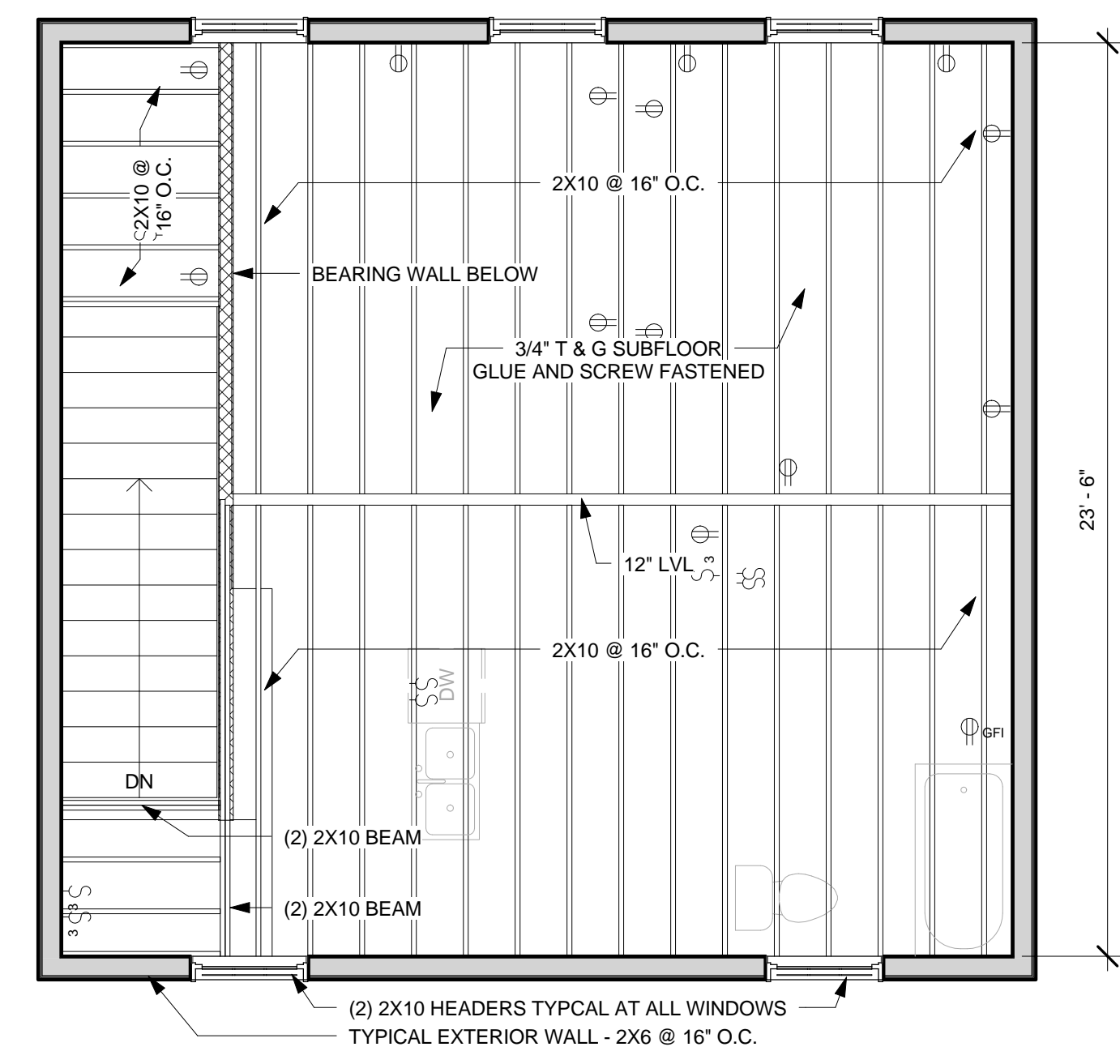
544 East Harris Street, Savannah, Georgia 31401

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ISSUED FOR:
Permit Review

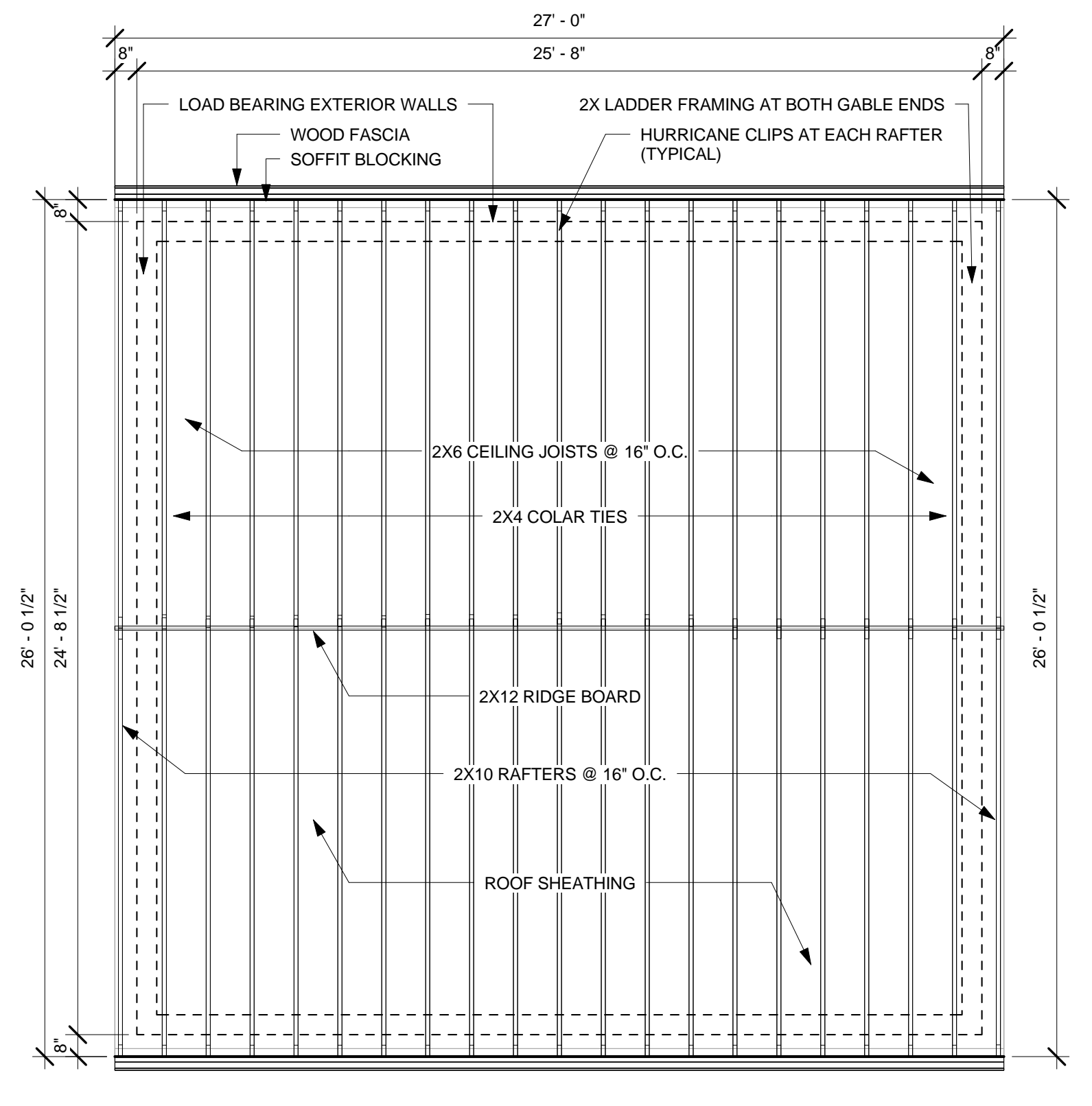
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4 Foundation
1/4" = 1'-0"

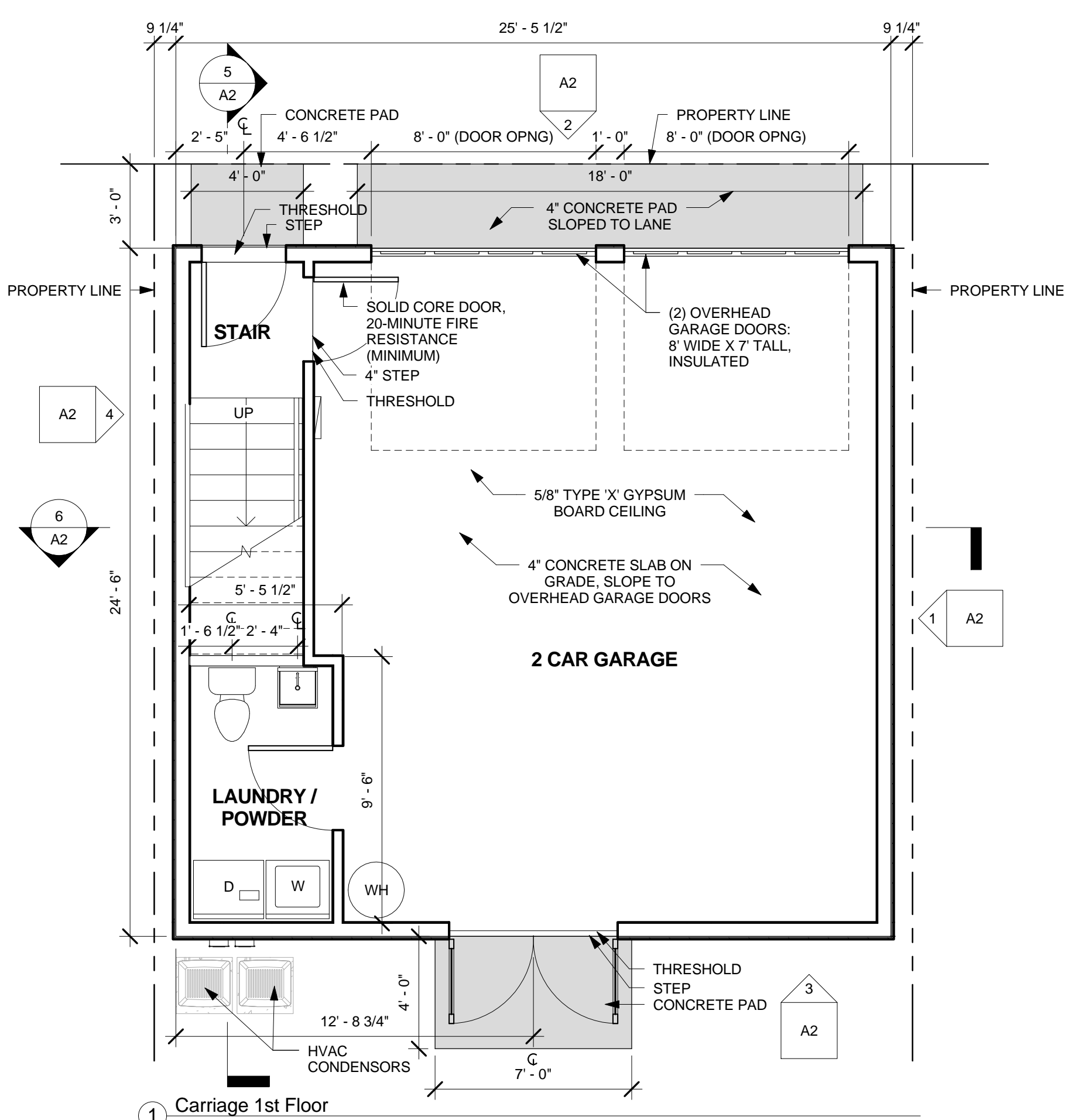


5 2nd Floor Framing
1/4" = 1'-0"

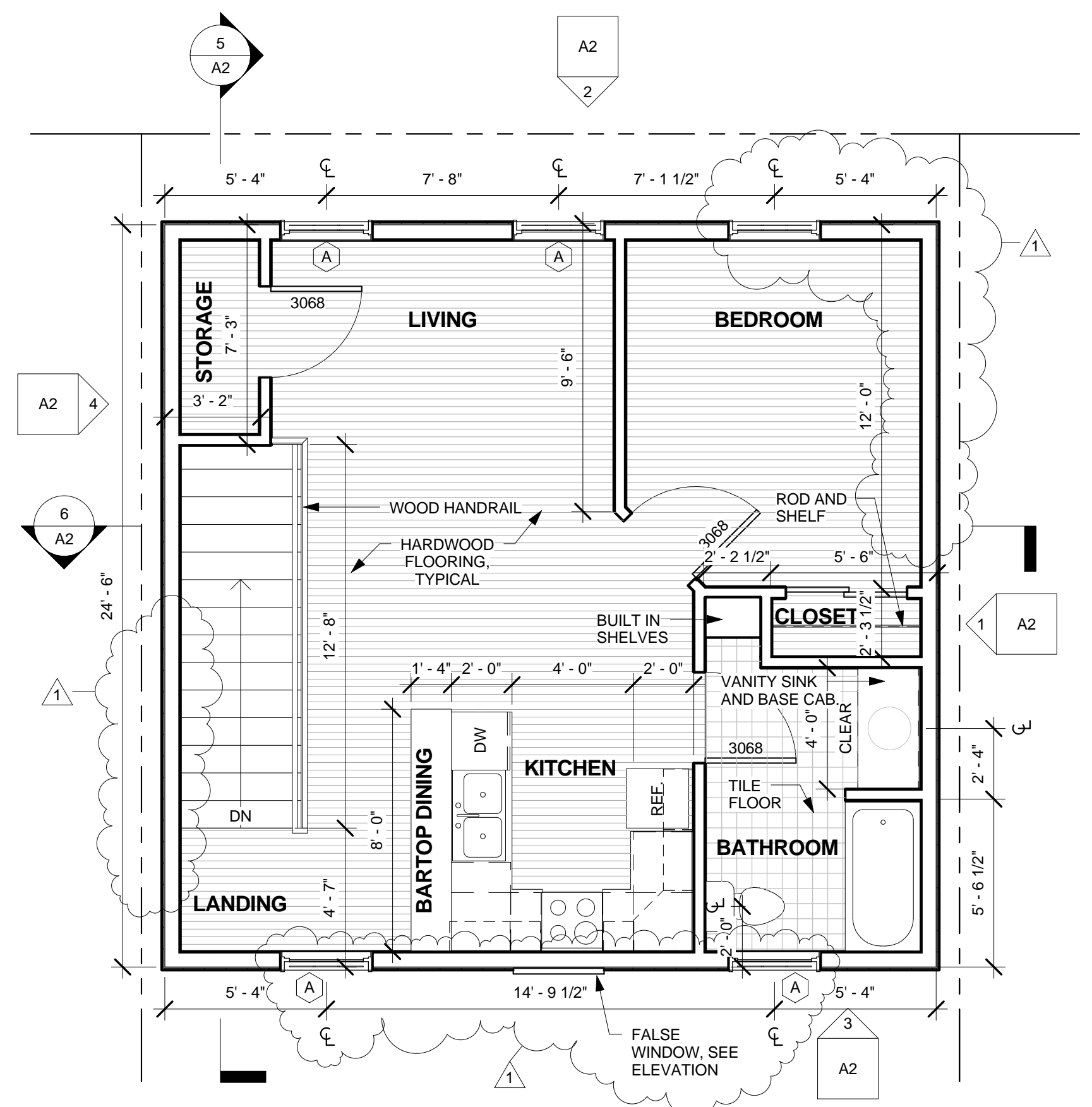


6 Roof Framing
1/4" = 1'-0"

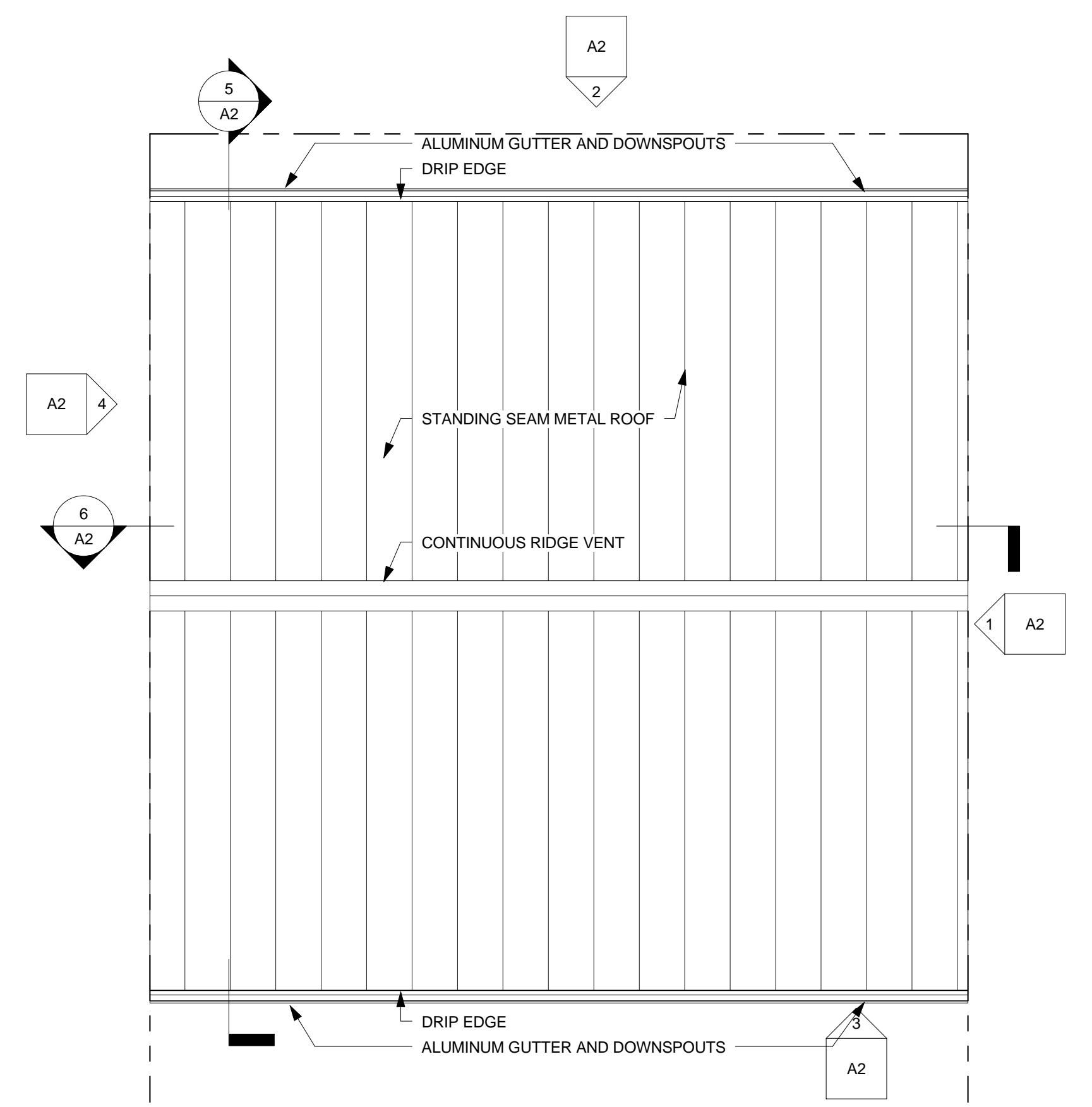
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Glazing		Head Height	Comments
	Width	Height						Thickness	Type		
A	3'-0"	5'-0"	Andersen Double Hung Window	Andersen Corporation	TW2032	Clad	White	Double Pane	Impact		Meets Wind-borne debris protection criteria



1 Carriage 1st Floor
1/4" = 1'-0"



2 Carriage 2nd Floor
1/4" = 1'-0"



3 Carriage Roof
1/4" = 1'-0"

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Carriage House

Stallings Residence
544 East Harris Street
Savannah, Georgia 31410

PROJECT DATE: 06/2012
PROJECT NUMBER: 00412

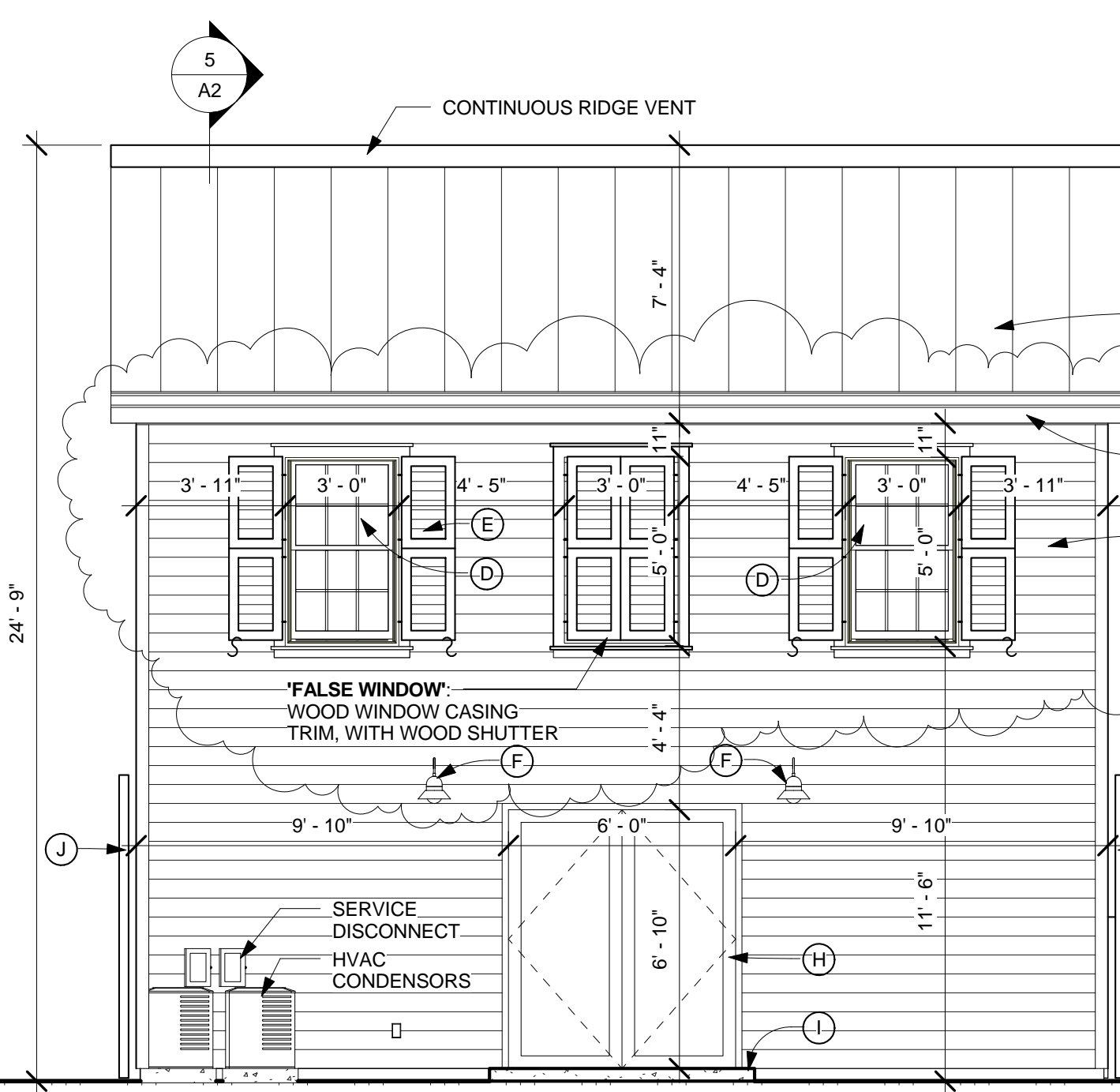
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APPROVED BY: CBS

Plans
A1

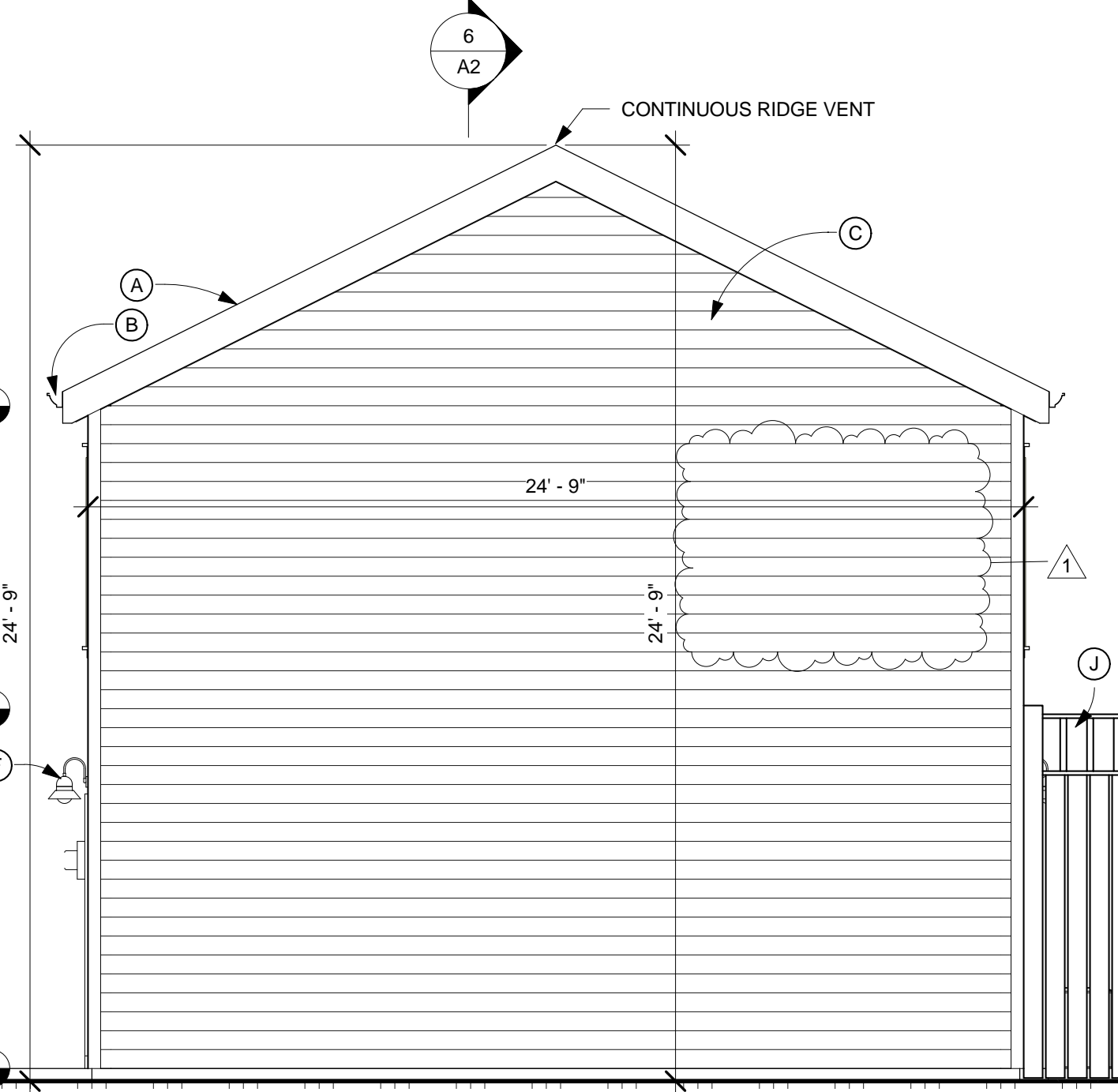
6/27/2012 11:08:39 AM Z:\2012\00412\544 East Harris\Pre-Bid\Drawing Files\00412 Carriage House.rvt
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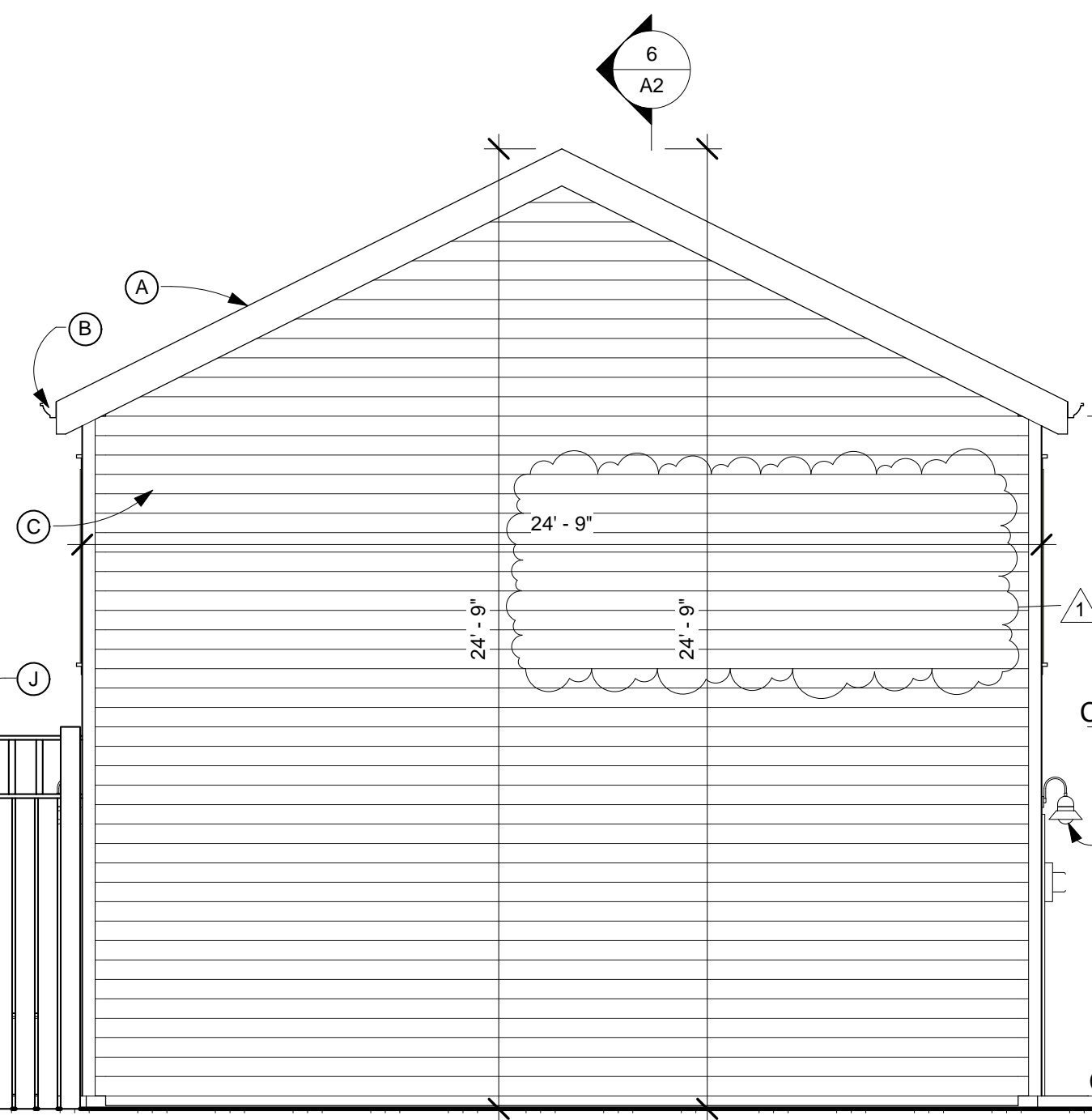
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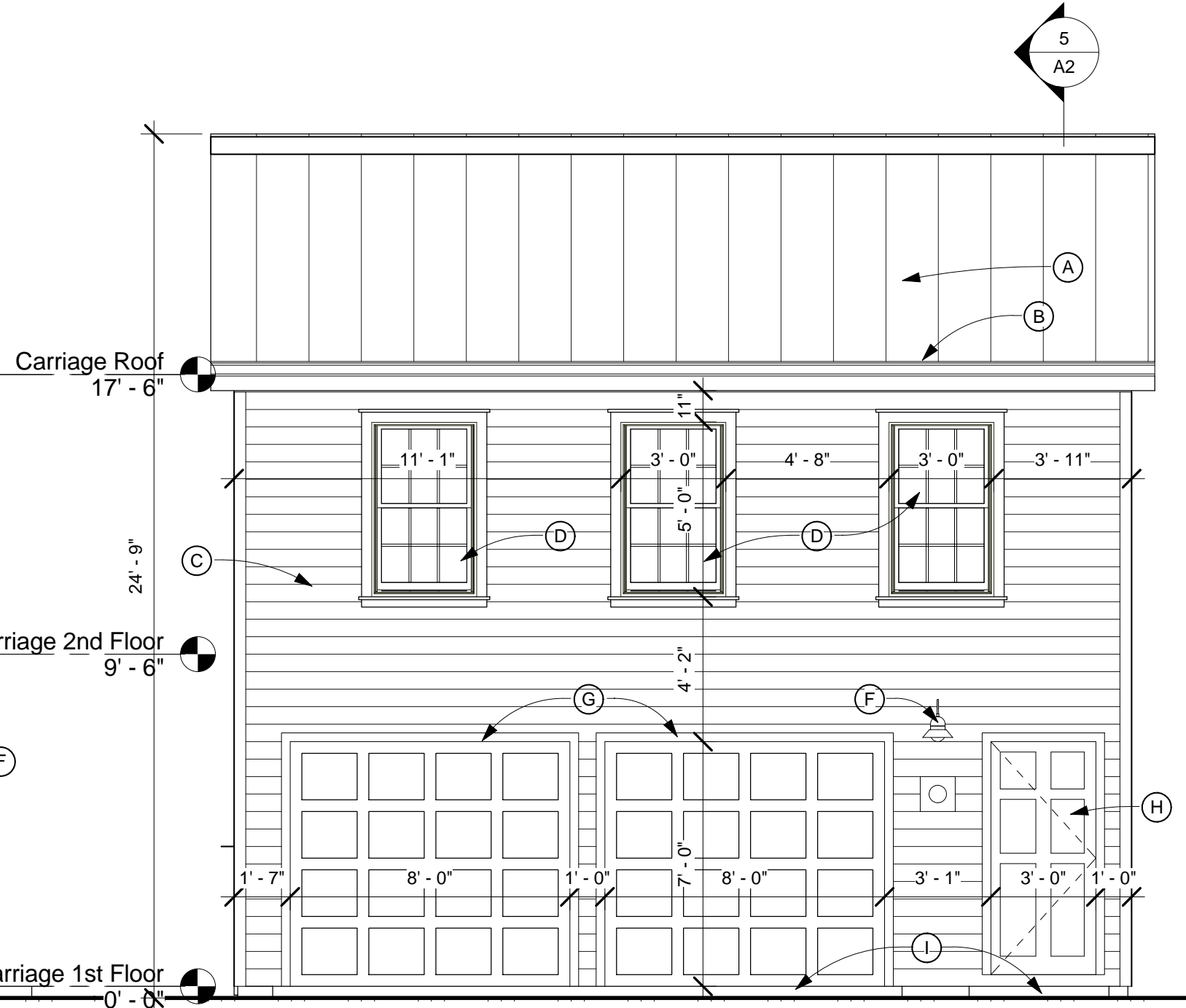
3 South
 1/4" = 1'-0"



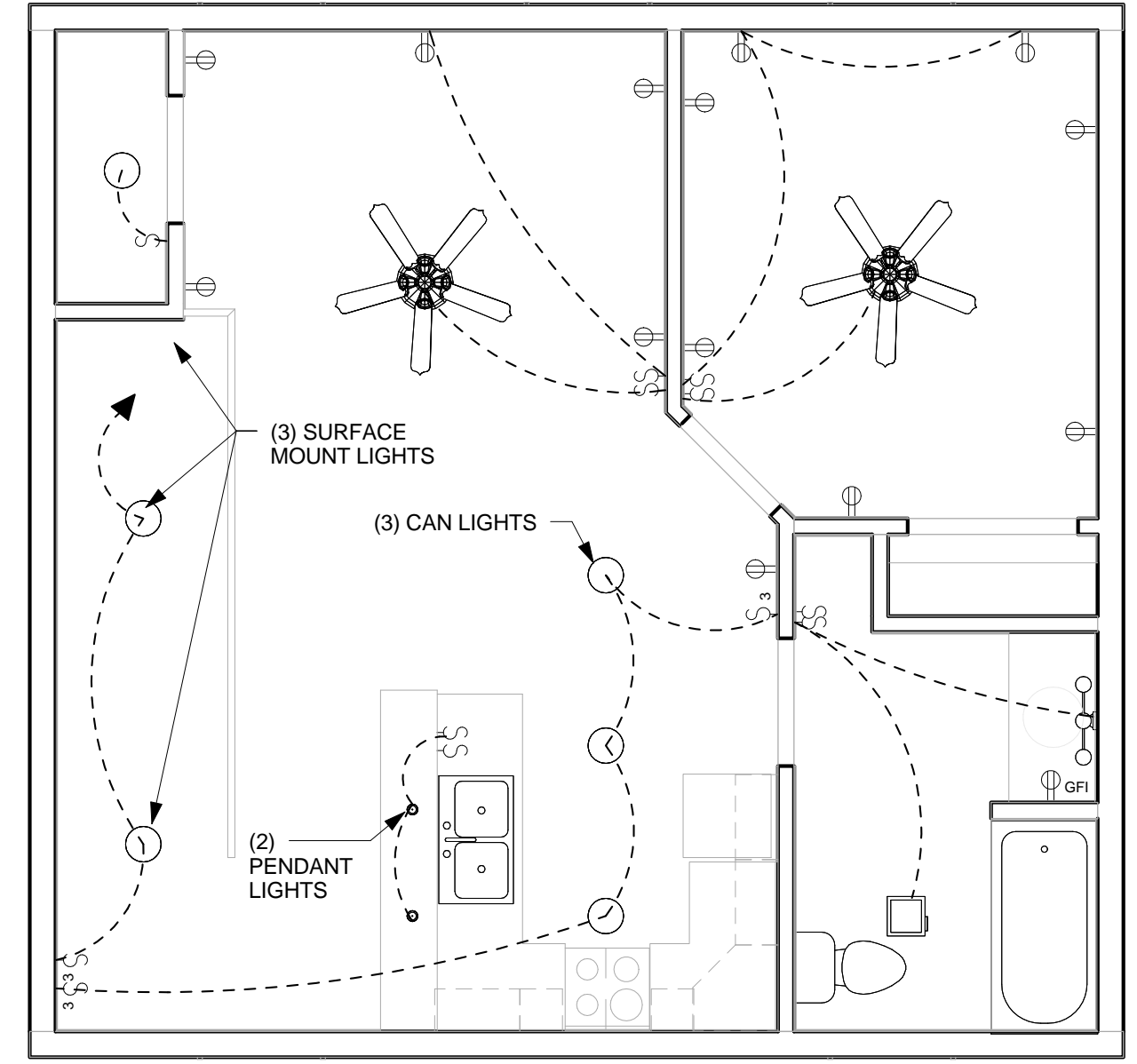
4 West
 1/4" = 1'-0"



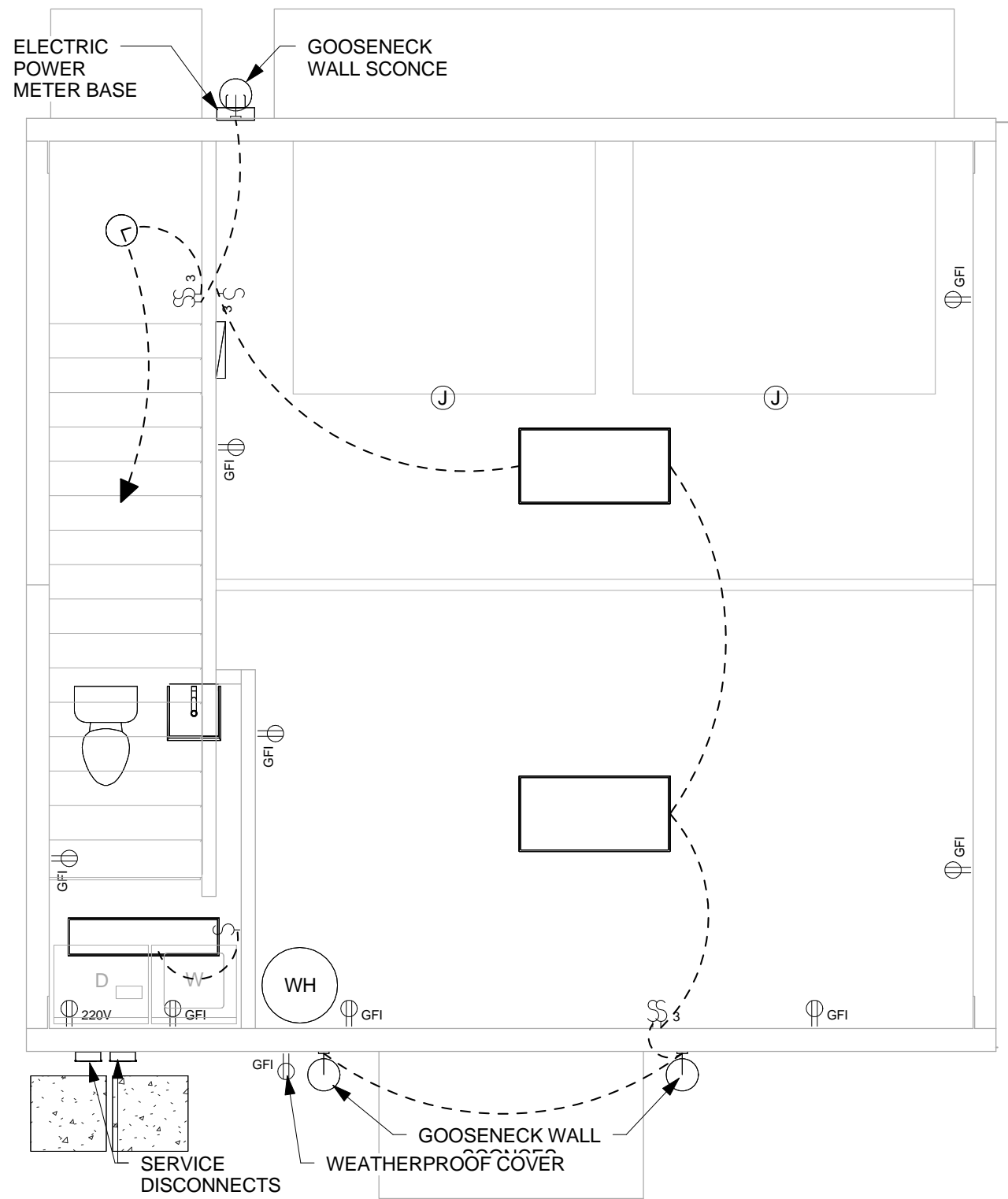
1 East
 1/4" = 1'-0"



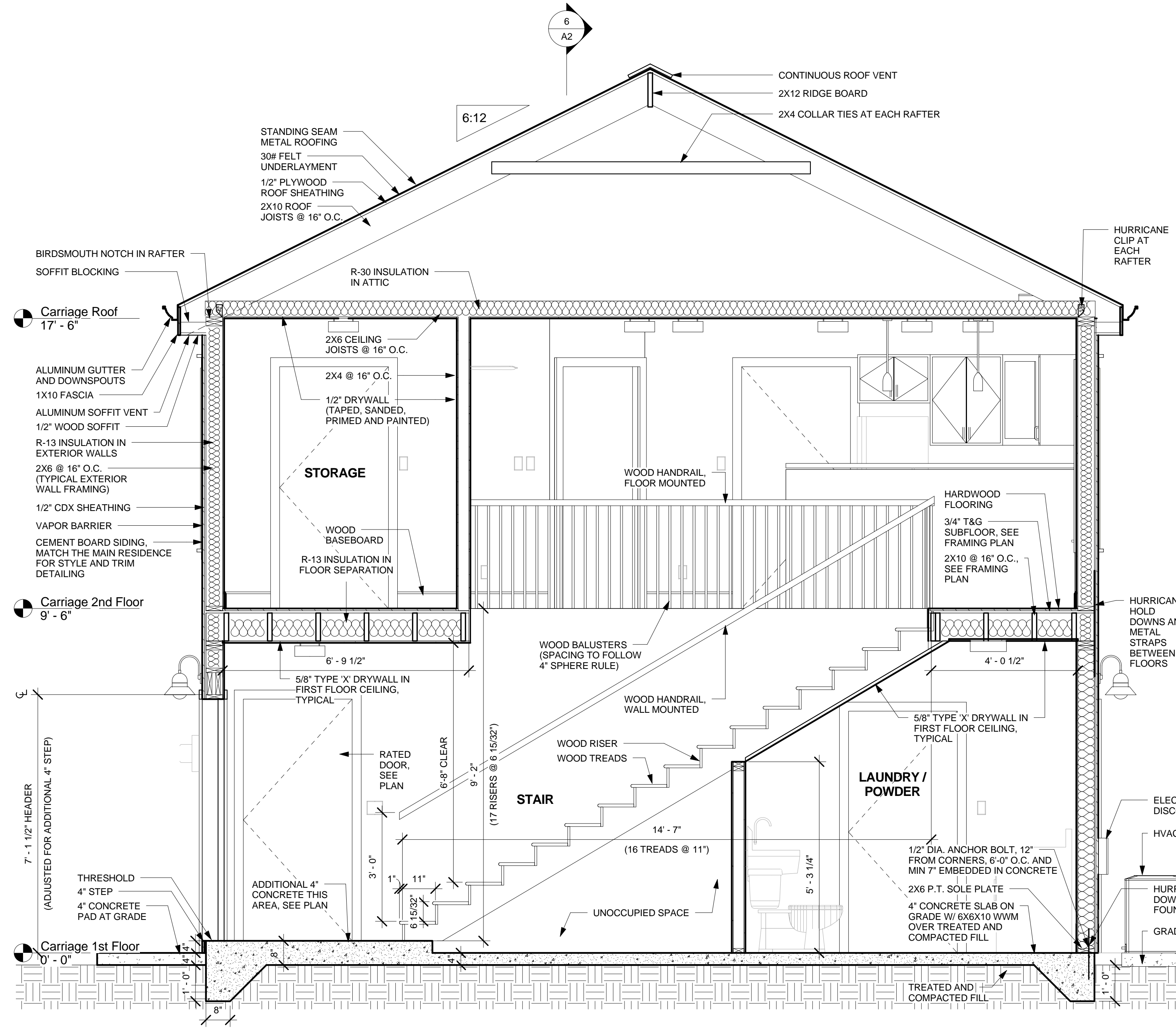
2 North
 1/4" = 1'-0"



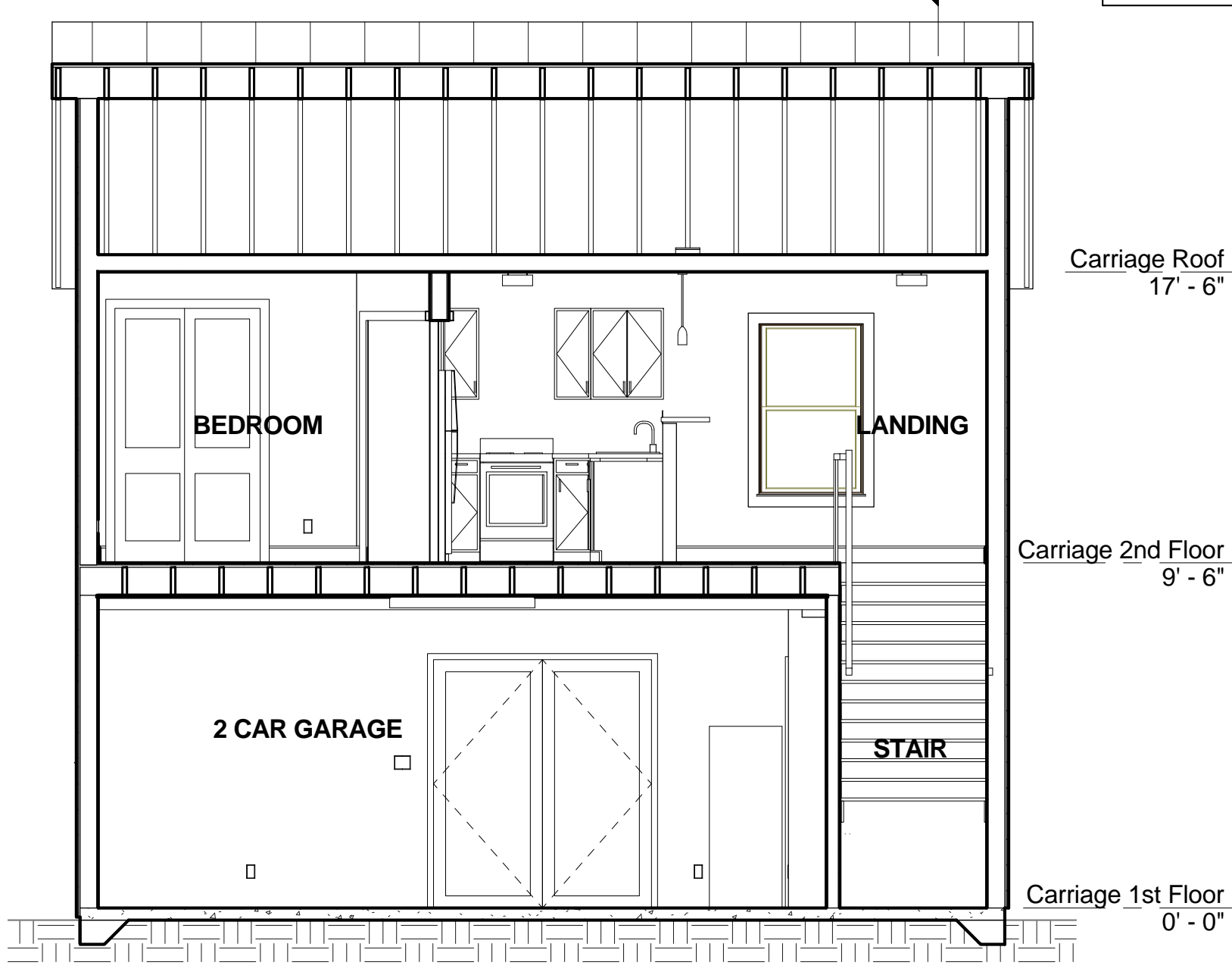
8 2nd Floor - Electrical Plan
 1/4" = 1'-0"



7 1st Floor - Electrical Plan
 1/4" = 1'-0"



5 DETAILED BUILDING SECTION
 1/2" = 1'-0"



6 BUILDING CROSS SECTION
 1/4" = 1'-0"

ELEVATION LEGEND

- (A) STANDING SEAM METAL ROOF COLOR TO MATCH EXISTING HOUSE
- (B) ALUMINUM GUTTER AND DOWNSPOUT
- (C) LAP SIDING VENEER (HARDI-PLANK) COLOR TO MATCH EXISTING HOUSE
- (D) DOUBLE-HUNG CLAD WINDOW, COLOR AND MULLION PATTERN TO MATCH EXISTING HOUSE
- (E) SPLIT OPERABLE WOOD SHUTTERS, WITH IRON HARDWARE (DOGS)
- (F) GOOSENECK WALL SCENCE
- (G) OVERHEAD GARAGE DOOR (8FT WIDE X 7FT TALL)
- (H) ENTRY DOOR
- (I) CONCRETE PAD ON GRADE
- (J) EXISTING WOOD FENCE

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Elevations,
 Sections, and
 Details
A2