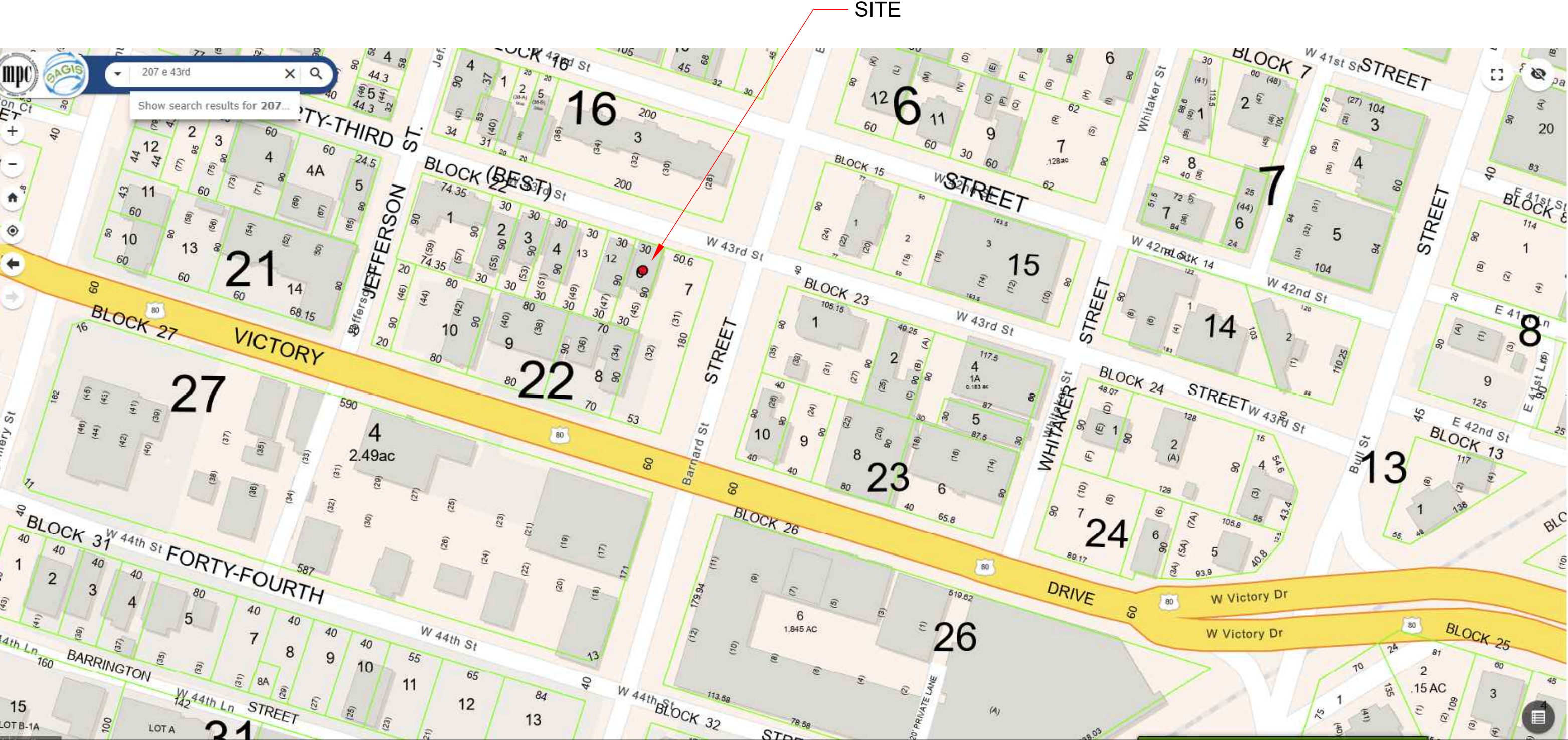


APPLICATION for
CERTIFICATE OF APPROPRIATENESS
Savannah's Streetcar Historic District

DRAWING INDEX		
SHEET NO.	LATEST ISSUE DATE	TITLE
A-0.0	22 JULY 2026	COVER SHEET: INDEX, GENERAL NOTES, SITE PLANS & PHOTOS
SURVEY	14 FEBRUARY 2025	BY GUNNIN SURVEY
A-0.1	22 JULY 2026	SITE PLANS: EXISTING AND PROPOSED
A-0.2	22 JULY 2026	SATELLITE IMAGE, MASS MODEL: SITE VICINITY
A-0.3	22 JULY 2026	SITE SECTION, MASS MODEL: SITE VICINITY
A-0.4		FOUNDATION PLAN AND NOTES
A-0.5		FRAMING PLANS AND NOTES
A-0.6	22 JULY 2026	STRUCTURAL DETAILS, PARTITION TYPES, WALL SECTION
A-1.0	22 JULY 2026	FLOOR AND ROOF PLANS, DOOR AND WINDOW SCHEDULE
A-1.1		LIGHTING AND ELECTRICAL PLANS
A-2.0	22 JULY 2026	EXTERIOR ELEVATIONS
A-3.0	22 JULY 2026	BUILDING SECTIONS
A-4.0	22 JULY 2026	INTERIOR RENDERINGS
A-4.1	22 JULY 2026	MASS MODEL: PROPOSED ADU

PROJECT DESCRIPTION:	
PIN: 2-0074-22-006	
ZONING: TC-1 / TRADITIONAL COMMERCIAL, STREETCAR HISTORIC DISTRICT	
PRINCIPAL BUILDING IS CONTRIBUTING STRUCTURE #1555, BUILT IN 1900	
FLOOD ZONE: 'X'	
SEEKING CERTIFICATE OF APPROPRIATENESS FOR NEW ACCESSORY STRUCTURE IN REAR YARD AND NEW WOOD FENCING ALONG LANE. VARIANCE APPLIED FOR 8/1/2025: SEEKING VARIANCE FOR REAR YARD SETBACK/BUILDING HEIGHT CLOSER THAN 15' FROM REAR PROPERTY LINE, AND NEW STAIR FROM PRINCIPAL STRUCTURE TO REAR YARD.	
PROJECT DESCRIPTION:	
- GROUND LEVEL STORAGE, 2ND LEVEL GUEST SUITE WITH LOFT - MECHANICAL EQUIPMENT TO BE SCREENED BELOW EXTERIOR STAIR ON EAST SIDE OF CARRIAGE HOUSE - NEW STAIR FROM PRINCIPAL STRUCTURE TO REAR YARD	
PROPOSED MATERIALS:	
- CEMENT FIBER SIDING - METAL ROOFING WITH ~1" STANDING SEAM (0.91"H) - VELUX FIXED CURB MOUNTED SKYLIGHTS - ALUMINUM-CLAD WOOD WINDOWS AND DOORS - STAINED WOOD FENCING - NEW STAIR AND HANDRAIL TO BE PAINTED WOOD	



BUILDING CODE DATA (CITY OF SAVANNAH, GEORGIA):	
Mandatory Codes, City of Savannah: International Residential Code, 2018 Edition, with Georgia Amendments (2020) International Fire Code, 2018 Edition (No Georgia Amendments) International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) National Electrical Code, 2017 Edition (No Georgia Amendments) International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020) Life Safety Code (NFPA 101), 2018 ADA Standards for Accessible Design, 2010	
DESIGNS SHALL BE BASED UPON THE FOLLOWING CRITERIA: - 3-SECOND WIND GUST: 135 MPH - WIND EXPOSURE 'B' - SEISMIC DESIGN CATEGORY: 'C'	
REQUIREMENTS FOR NEW WINDOWS, DOORS AND SKYLIGHTS: - NEGATIVE DESIGN PRESSURE: DP 40 OR HIGHER - SOLAR HEAT GAIN COEFFICIENT 0.30 OR LOWER - U-FACTOR: 0.50 OR LOWER	
ROOFING: METAL ROOFING MATERIALS SHALL BE NATURALLY CORROSION RESISTANT OR PROVIDED WITH CORROSION RESISTANCE IN ACCORDANCE WITH TABLE LISTED IN SSTD 10-99, CHAPTER 5. FOR PANEL SYSTEMS, 2 ROWS OF FASTENERS SHALL BE USED ALONG THE EAVES, HIPs AND RIDGES. THE FIRST ROW SHOULD BE WITHIN 2- TO 3- INCHES OF THE EDGE AND THE NEXT ROW 3- TO 4-INCHES FROM THE FIRST. OTHER FASTENING TO BE PER IRC AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL SCREWS AND OTHER FASTENERS TO BE CORROSION RESISTANT.	

GENERAL NOTES:	
1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFIED BUILDING CODES, BY COMPANIES AND/OR INDIVIDUALS PROPERLY LICENSED TO PERFORM SUCH WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS/HER SUB-CONTRACTORS TO BUILD A STRUCTURALLY SOUND WATERPROOF STRUCTURE, FREE FROM MATERIAL DEFECTS, THAT CONFORMS TO LOCAL BUILDING CODES AND AREA RESTRICTIONS.	
2. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) HAVE READ AND UNDERSTAND ALL DRAWINGS, SPECIFICATIONS, AND AND APPLICABLE CODES UNDER WHICH THE BUILDING IS TO BE CONSTRUCTED. THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM THE FAILURE TO FOLLOW THE CONSTRUCTION DOCUMENTS OR THE DESIGN INTENT THEY CONVEY.	
3. THE CONTRACTOR SHALL FAMILIARIZE HIM(HER)SELF WITH THE EXISTING CONIDITIONS AND NOTIFY THE OWNER AND ARCHITECT IN WRITING IF ANY DISCREPANCIES OR INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS ARE DISCOVERED, PRIOR TO SUBMITTING A BID AND BEGINNING CONSTRUCTION.	
4. IN CASE OF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL BE ASSUMED UNTIL A RULING IS MADE BY THE ARCHITECT OR ENGINEER.	
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ALL WORK TO BE IN COMPLIANCE WITH CURRENTLY ADOPTED MECHANICAL, ELECTRICAL AND PLUMBING CODES.	
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS TO INSURE THE SAFETY, INTEGRITY, AND COMPLETION OF THIS PROJECT. THE ARCHITECT SHALL BE PROVIDED A FULL COPY OF THE PERMITTED DRAWINGS WITH COMMENTS BY THE LOCAL BUILDING AUTHORITIES UPON COMPLETION OF THEIR REVIEW. THE ARCHITECT/ENGINEER, AS REQUIRED, WILL PROVIDE ANY ADDITIONAL DETAILS, CLARIFICATIONS AND COMMENTS IN DIRECT RESPONSE TO THOSE ON THE ISSUED PERMIT DRAWINGS.	
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS AND TESTS.	
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, STRUCTURAL STEEL SUPPORT, HANGERS, AND OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, MILLWORK, CABINETRY, STONE, HANDRAILS, FURNISHINGS, DECORATIVE LIGHTING AND ALL OTHER ITEMS REQUIRING SAME.	
9. ALL WORK AND/OR MATERIALS, ASSEMBLIES, PRODUCTS AND FINISHES SHALL BE PERFORMED/INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.	
10. ALL FINISHES, INCLUDING PAINT, ARE TO BE PURCHASED FROM SPECIFIED MANUFACTURER. ALL SUBSTITUTION REQUESTS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING.	
11. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. IN ORDER TO IDENTIFY CONFLICTS WITH EXISTING CONSTRUCTION AND DIMENSIONAL ERROR, DIMENSIONAL LAYOUT SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DIMENSIONS REQUIRING CORRECTION. DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.	
12. CONTRACTOR SHALL REMOVE FROM SITE AND DISCARD ALL CONSTRUCTION DEBRIS AT APPROVED DISPOSAL SITE.	
13. CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF CONSTRUCTION. PROVIDE TEMPORARY BARRICADES TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION WORK.	

SITE PHOTOS	
 looking west on 43rd st	

 view from victory drive, looking north	 empty lot east of property
 view from empty lot east of property	

SQUARE FOOTAGE CALCULATIONS:	
ground level 445 SF	second level 445 SF
lot 165 SF	
 site: existing	 site: proposed
lot size: 2,700 SF / 0.062 acres	
allowable lot coverage: 100%	
footprint of existing 2-story structure under roof: 1,115 sf	
40% of existing: 446 sf	
proposed ADU: 445 sf	



array
design

SHAUNA
KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026
Title: COVER SHEET: SITE PLAN & PROJECT INFORMATION
Drawing No. A-0.0

NOT RELEASED FOR CONSTRUCTION

TOTAL AREA=
0.062 ACRE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING A CARLSON BRx7 MULTI-FREQUENCY RECEIVERS, THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.1'

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 28,797.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A CARLSON Crx2 ROBOTIC TOTAL STATION AND A CARLSON BRx7 BASE AND ROVER GPS

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-EAST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 01/28/2025

CONTOUR INTERVAL IS 1' (FIELD RUN).

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. CHATHAM COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13051C0161G DATED 8/16/2018.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE ADDRESS IS LISTED AS: 207 WEST 43RD STREET, SAVANNAH, GEORGIA 31401

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 2--0074--22--006

CURRENT OWNER AT TIME OF SURVEY: LINDSAY NIX (DB 373 O, PG 665)

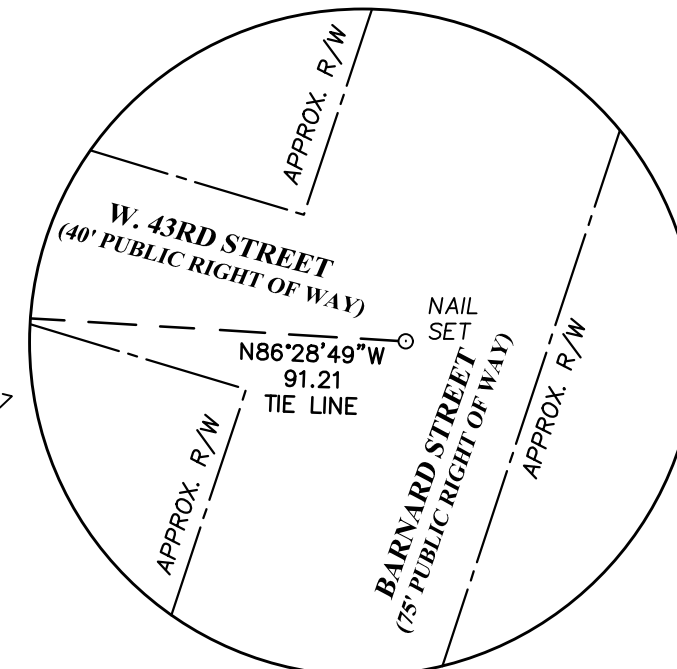
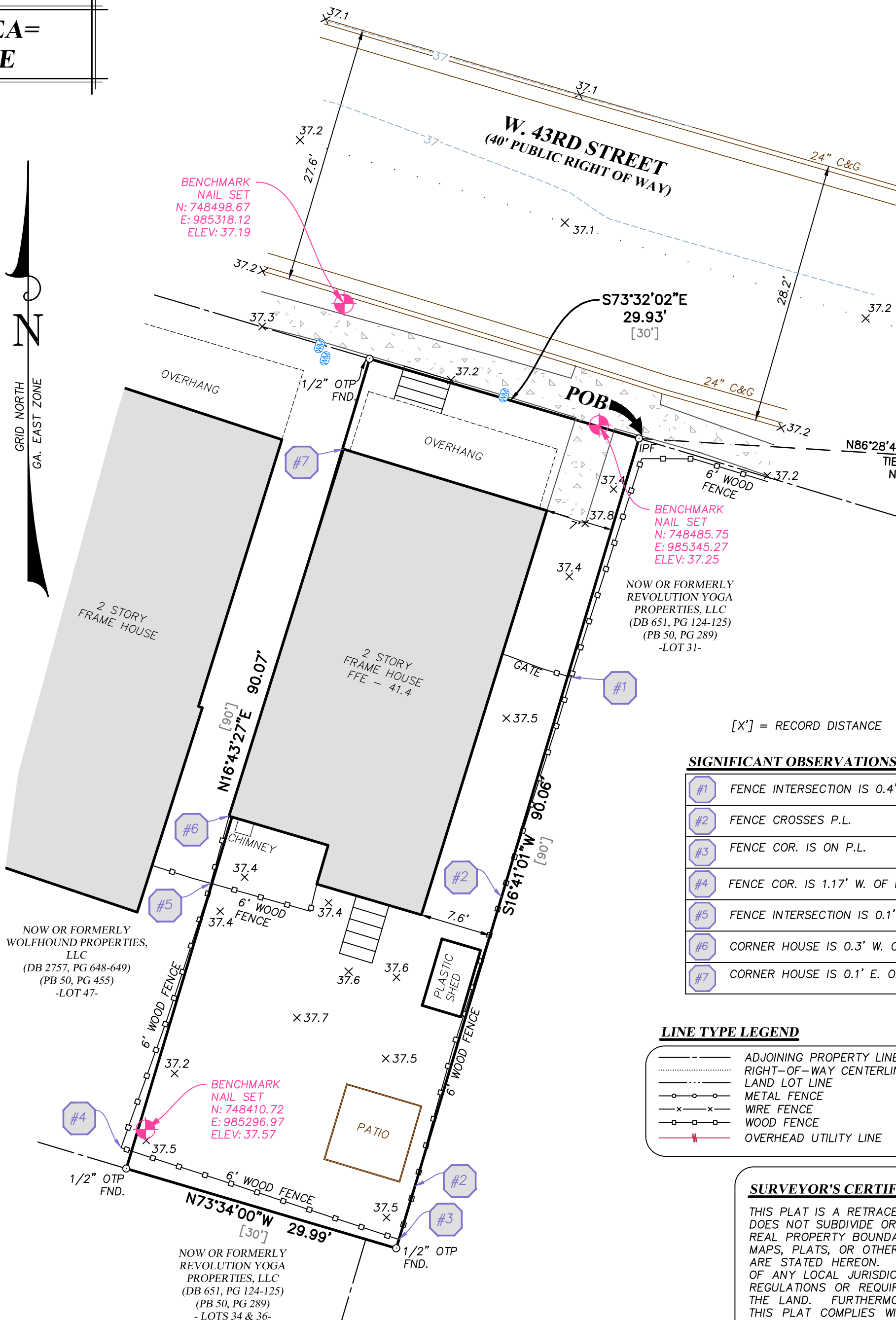
DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

GRID NORTH
GA. EAST ZONE



POC DETAIL
(NOT TO SCALE)

SYMBOL LEGEND

IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
42	ADJOINING LOT NUMBER
26	LOT NUMBER
172	LAND LOT NUMBER
ACU	AIR CONDITIONING UNIT
BM	BENCHMARK
EM	ELECTRIC METER
GV	GAS VALVE
GM	GAS METER
HD	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE

ABBREVIATIONS

BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE

SIGNIFICANT OBSERVATIONS

#1	FENCE INTERSECTION IS 0.4' E. OF P.L.
#2	FENCE CROSSES P.L.
#3	FENCE COR. IS ON P.L.
#4	FENCE COR. IS 1.17' W. OF P.L.
#5	FENCE INTERSECTION IS 0.1' W. OF P.L.
#6	CORNER HOUSE IS 0.3' W. OF P.L.
#7	CORNER HOUSE IS 0.1' E. OF P.L.

LINE TYPE LEGEND

---	ADJOINING PROPERTY LINE
----	RIGHT-OF-WAY CENTERLINE
----	LAND LOT LINE
---	METAL FENCE
---	WIRE FENCE
---	WOOD FENCE
---	OVERHEAD UTILITY LINE

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ZACHARY R. WEISEL GA RLS NO. 3473

2-14-25
DATE

REVISION

DATE

BOUNDARY AND TOPOGRAPHIC
SURVEY FOR:

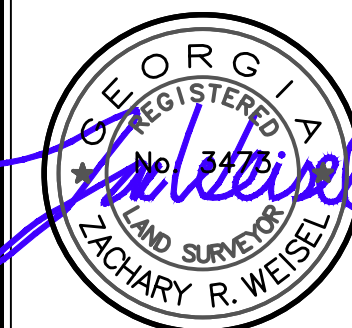
LINDSAY NIX

(BEING LOT NUMBER FORTY-FIVE, NORWOOD WARD)
CITY OF SAVANNAH
CHATHAM COUNTY, GEORGIA
FEBRUARY 14, 2025

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www.gunninlandsurveying.com
678.880.7502
141 Railroad Street, Suite 116
Canton, Georgia 30114

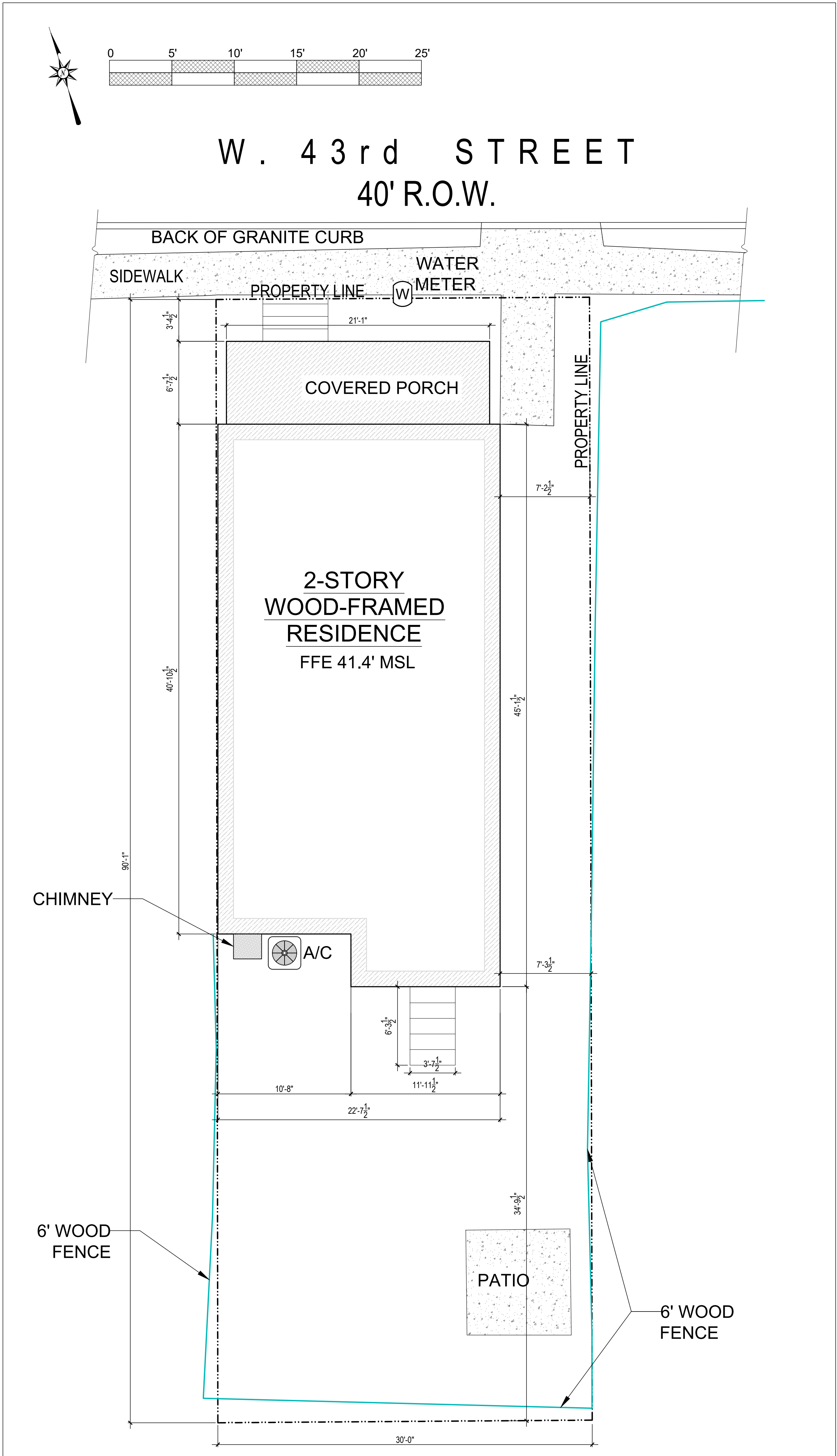
Georgia LSF 001033 - Gunnin Land Surveying, LLC



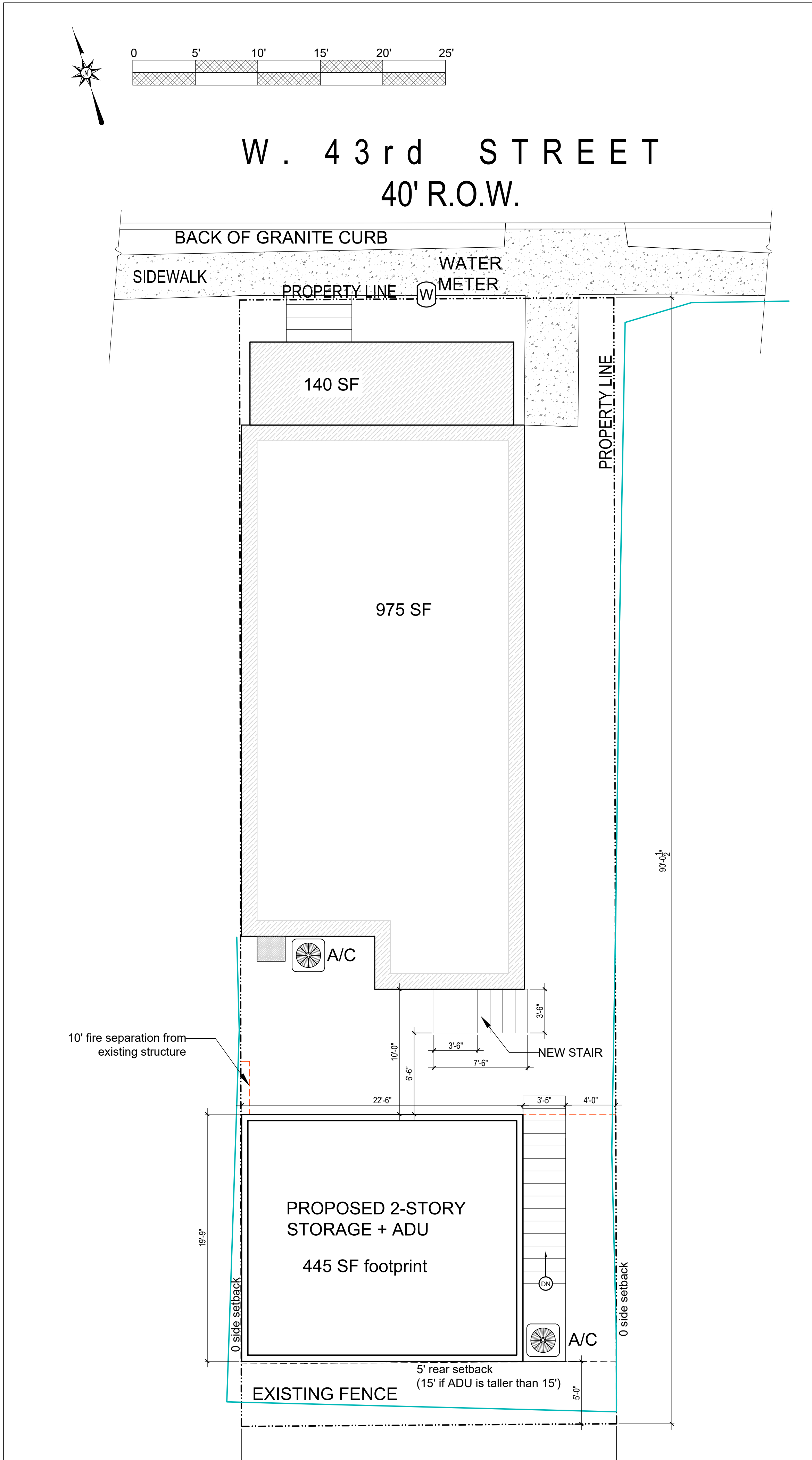
DRAWN BY: PRW
CHECKED BY: ZRW

PROJECT NO. 25006

SHEET 1 OF 1



1 SITE PLAN: EXISTING
A-0.1 SCALE: 3/16" = 1'-0"



2 SITE PLAN: PROPOSED
A-0.1 SCALE: 3/16" = 1'-0"

zoning: TC-1 / traditional commercial

site: 2700 SF
maximum lot coverage: 100%
existing under roof: 1,115 = 41.3%

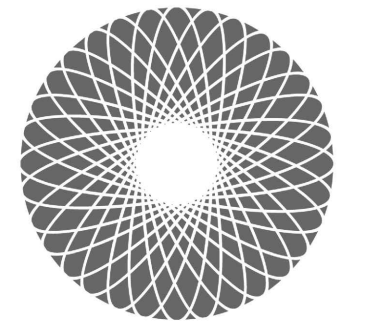
principal structure:
2-story contributing structure
footprint: 1,115 SF

40% of principal structure footprint = 446 SF

proposed accessory structure under roof: 445 SF



seal



array
design

SHAUNA
KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026

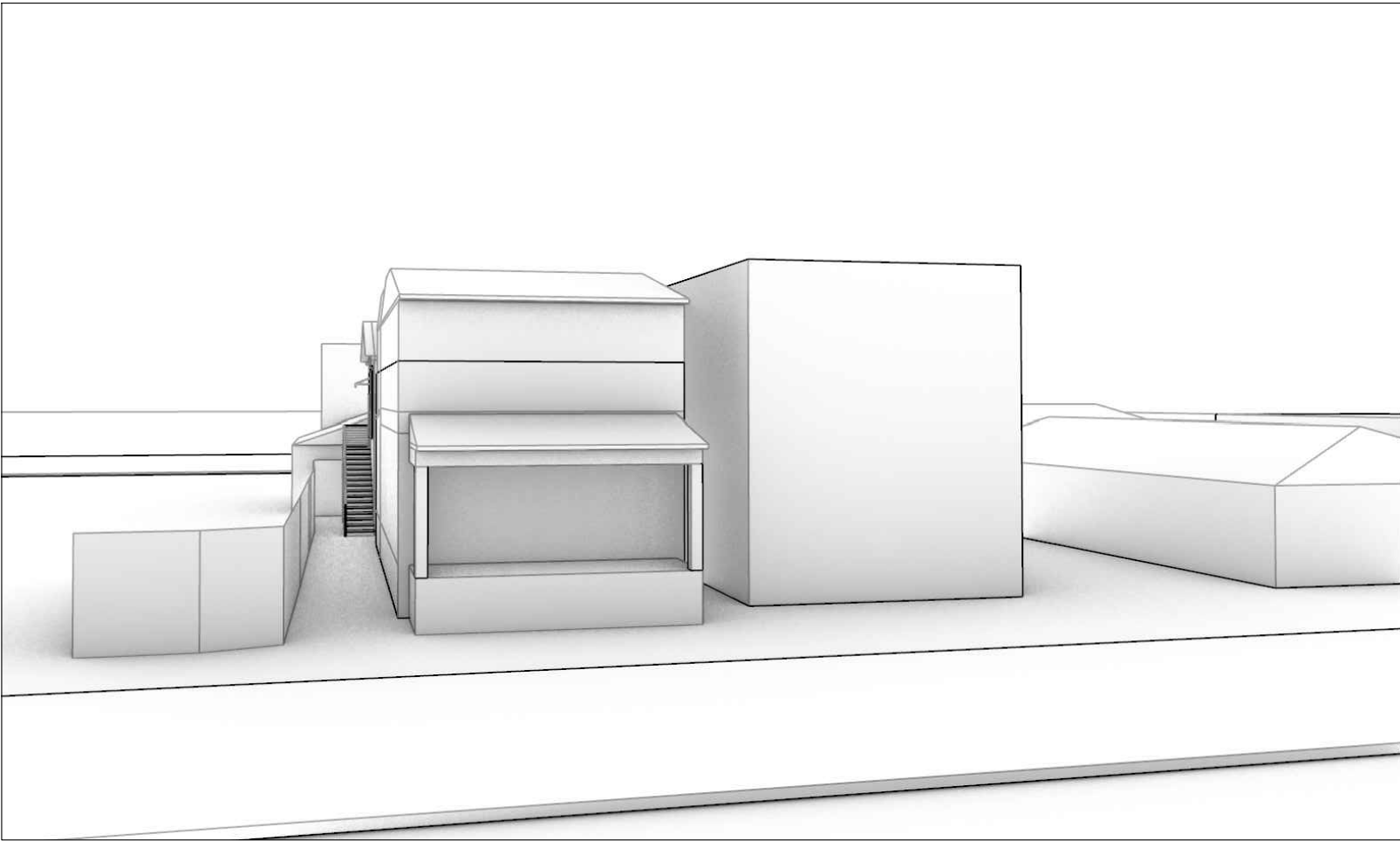
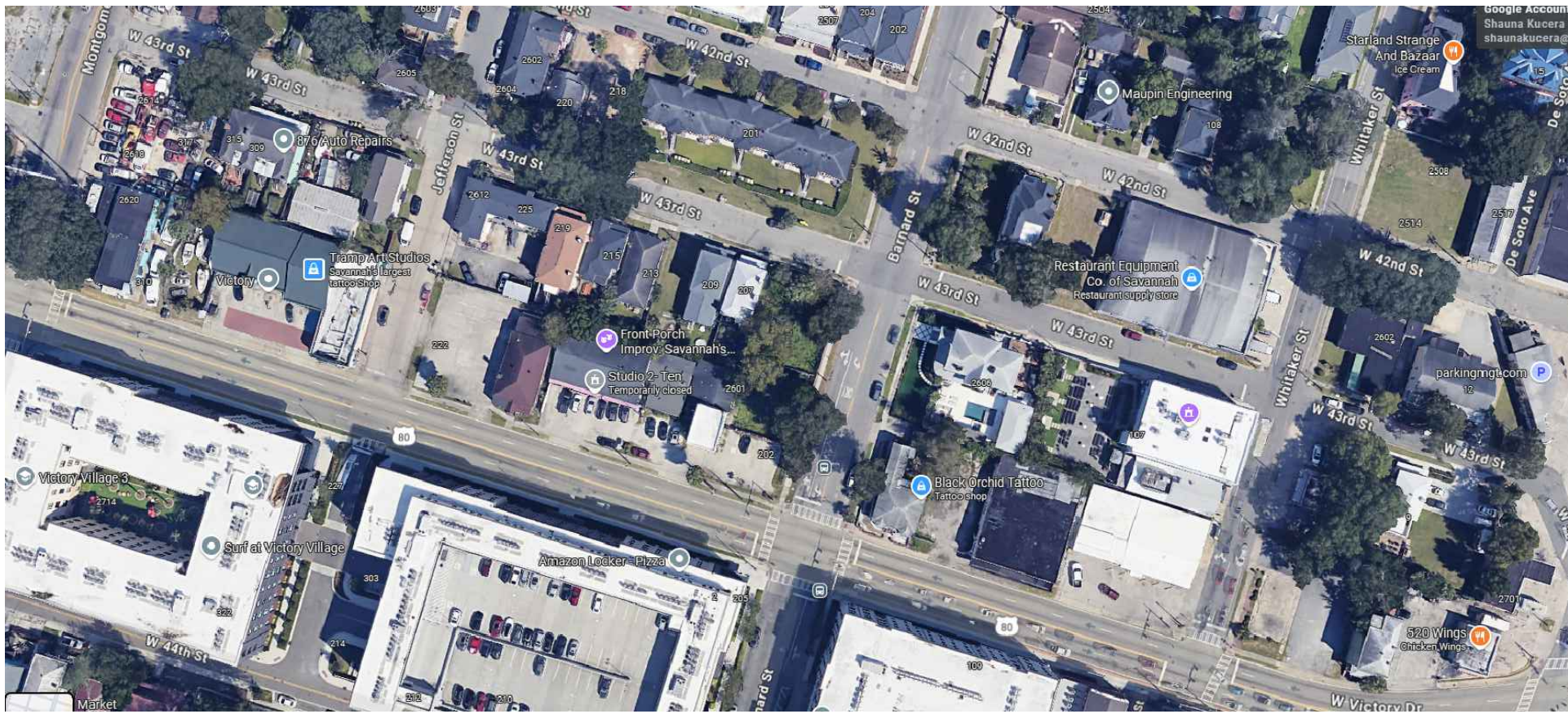
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SITE PLANS:
EXISTING AND
PROPOSED

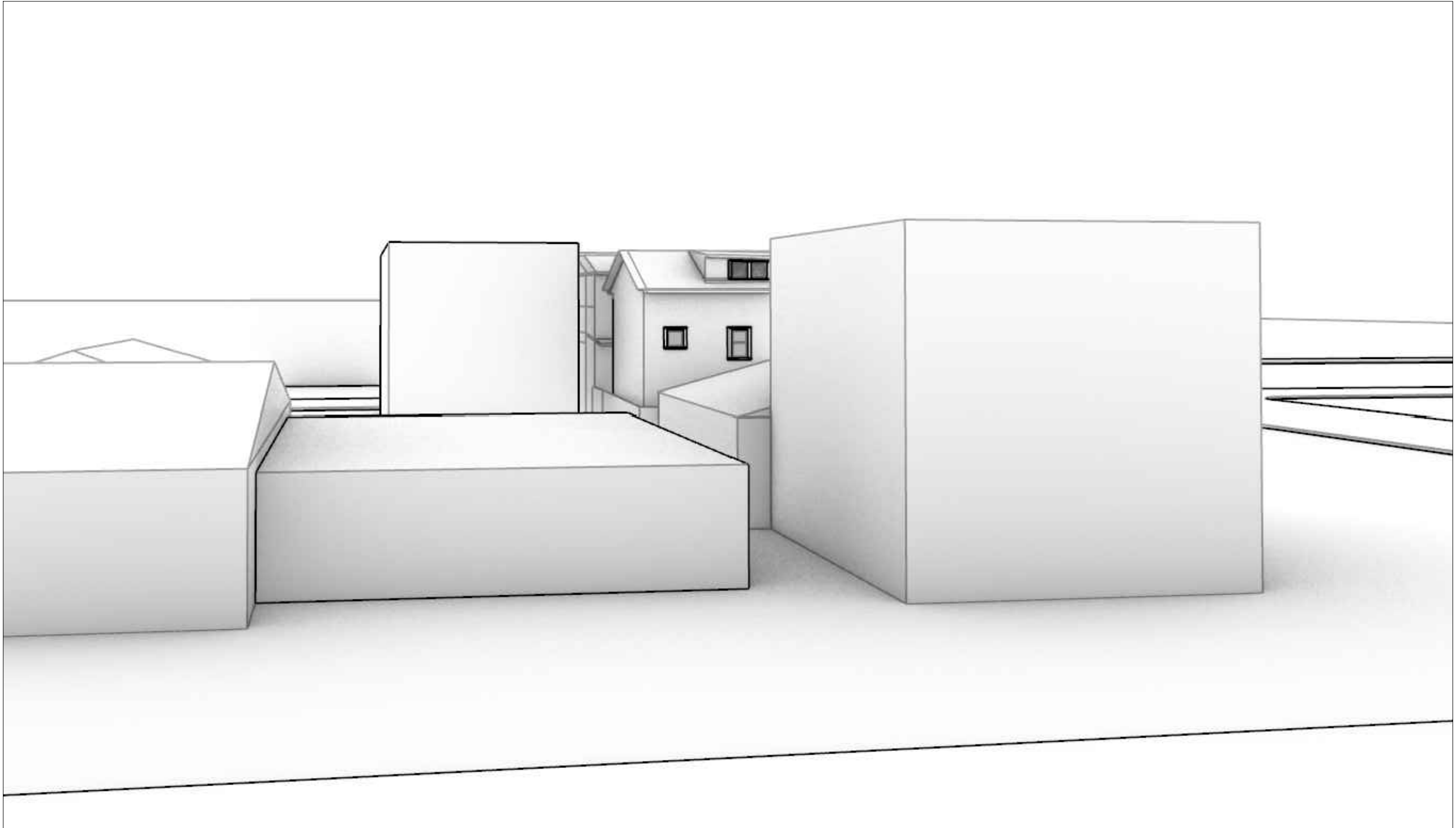
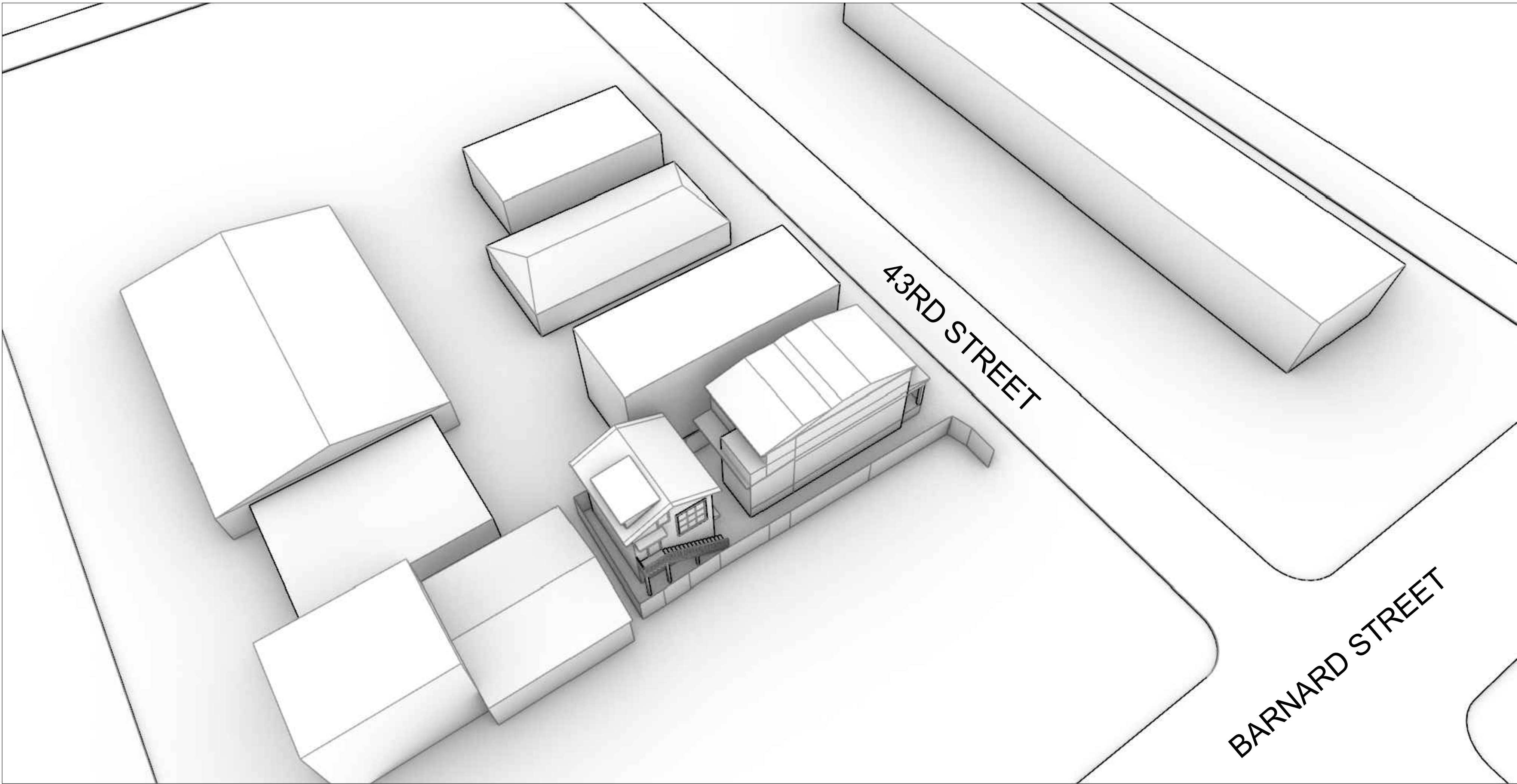
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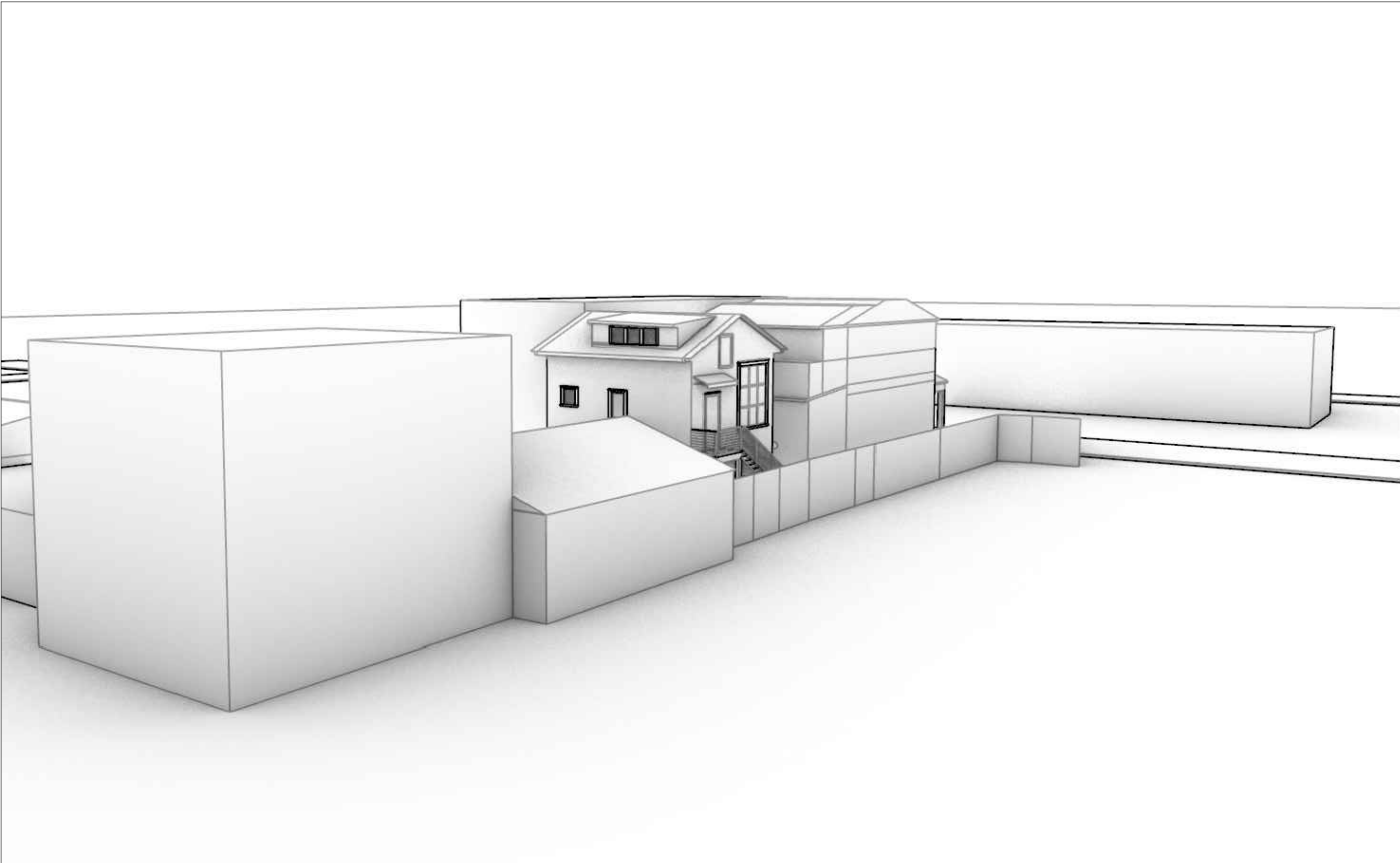
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VISIBILITY FROM 43RD STREET

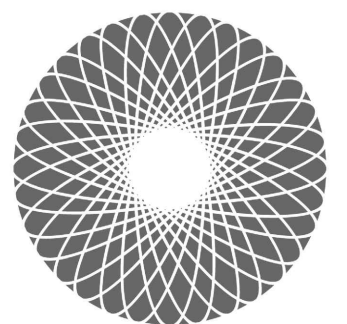


VISIBILITY FROM VICTORY DRIVE



VISIBILITY FROM BARNARD STREET





array
design

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912.228.9088

LINDSAY NIX RESIDENCE

207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

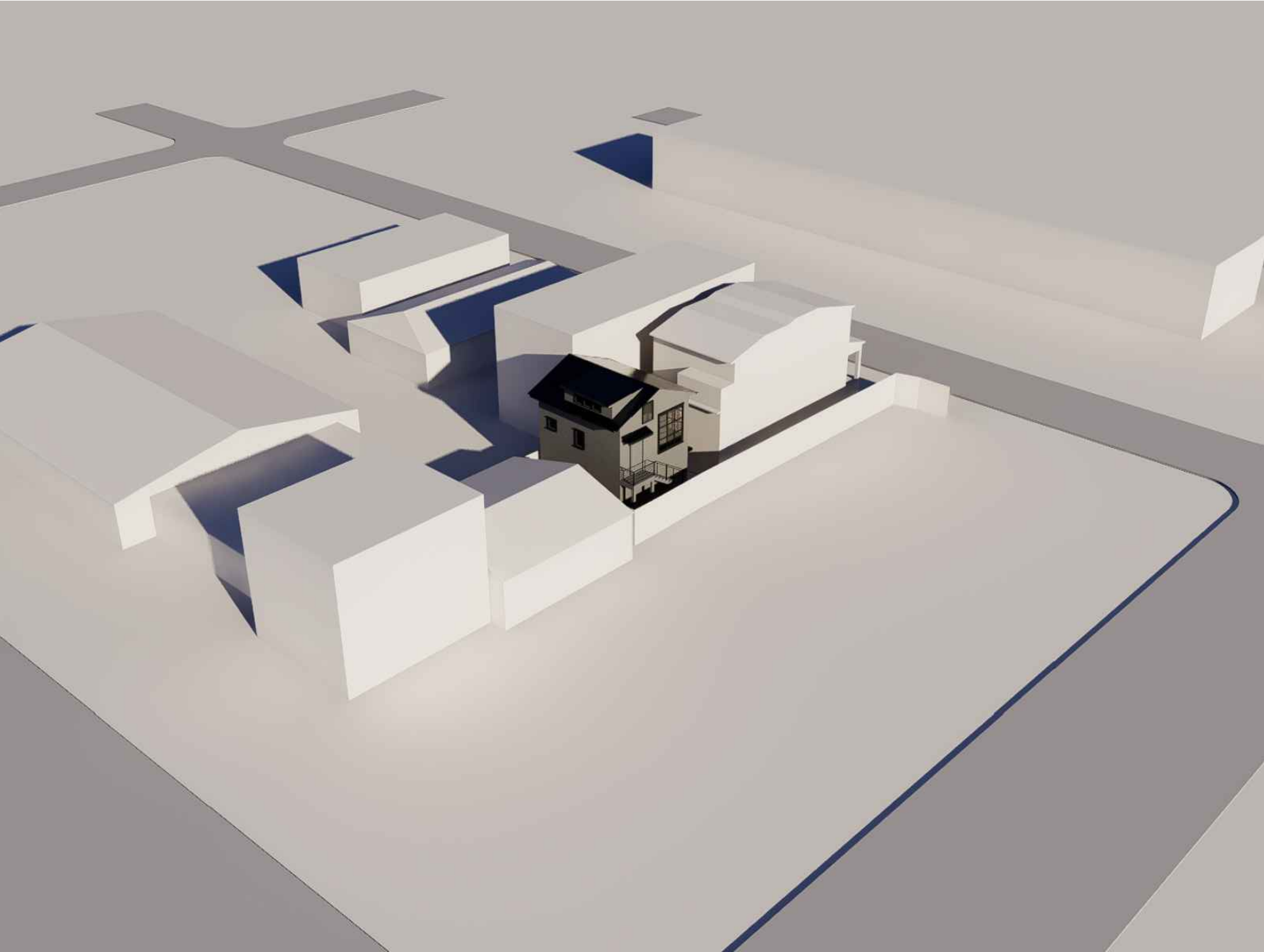
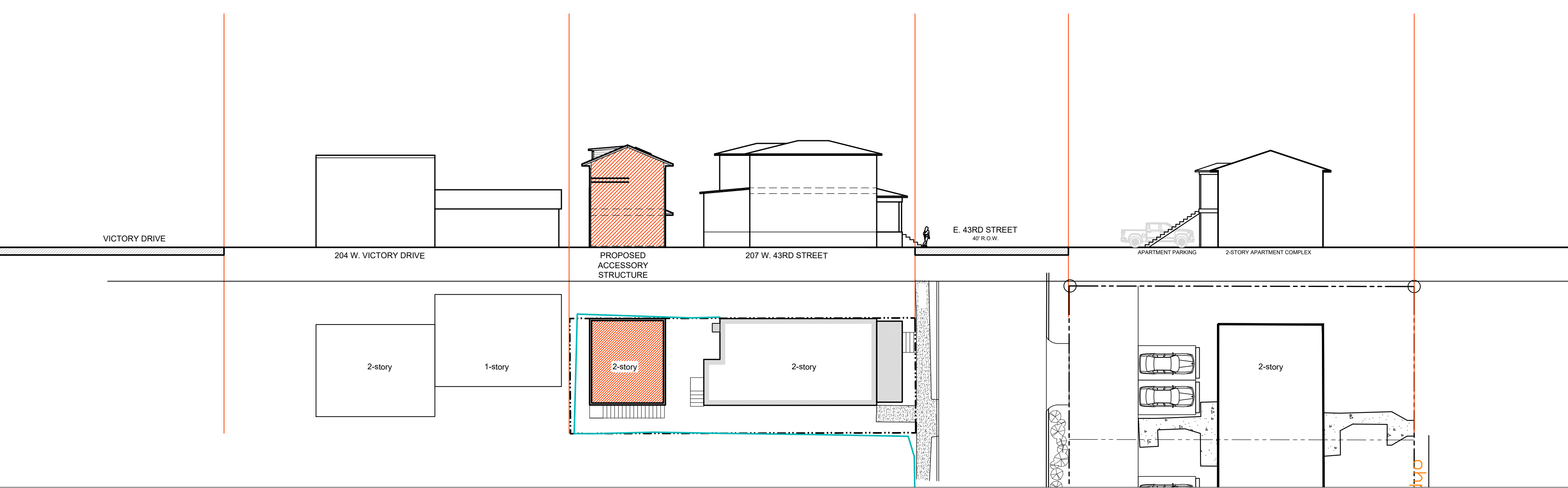
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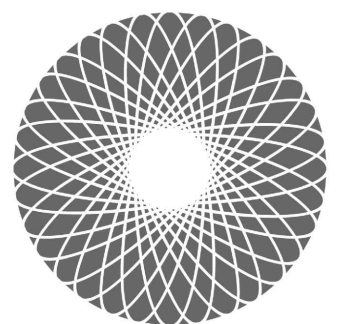
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SITE SECTION,
MASS MODEL:
SITE VICINITY

Drawing No.

A-0.2




array
design

SHAUNA
KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

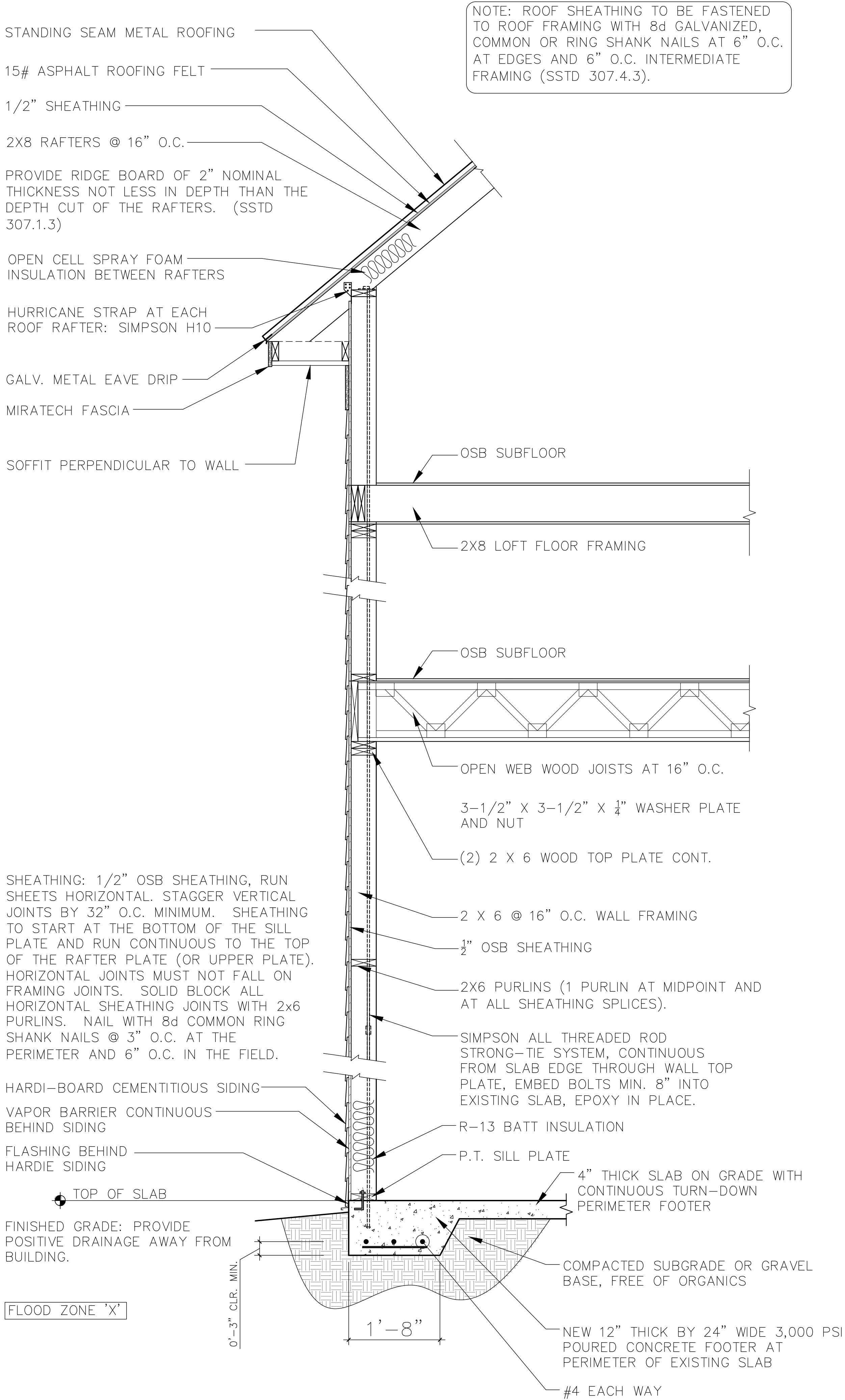
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026

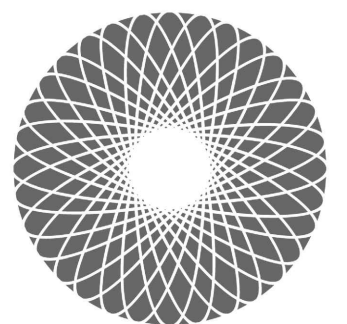
Title:
SITE SECTION,
MASS MODEL:
SITE VICINITY

Drawing No.
A-0.3





seal



array
design

SHAUNA
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Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE

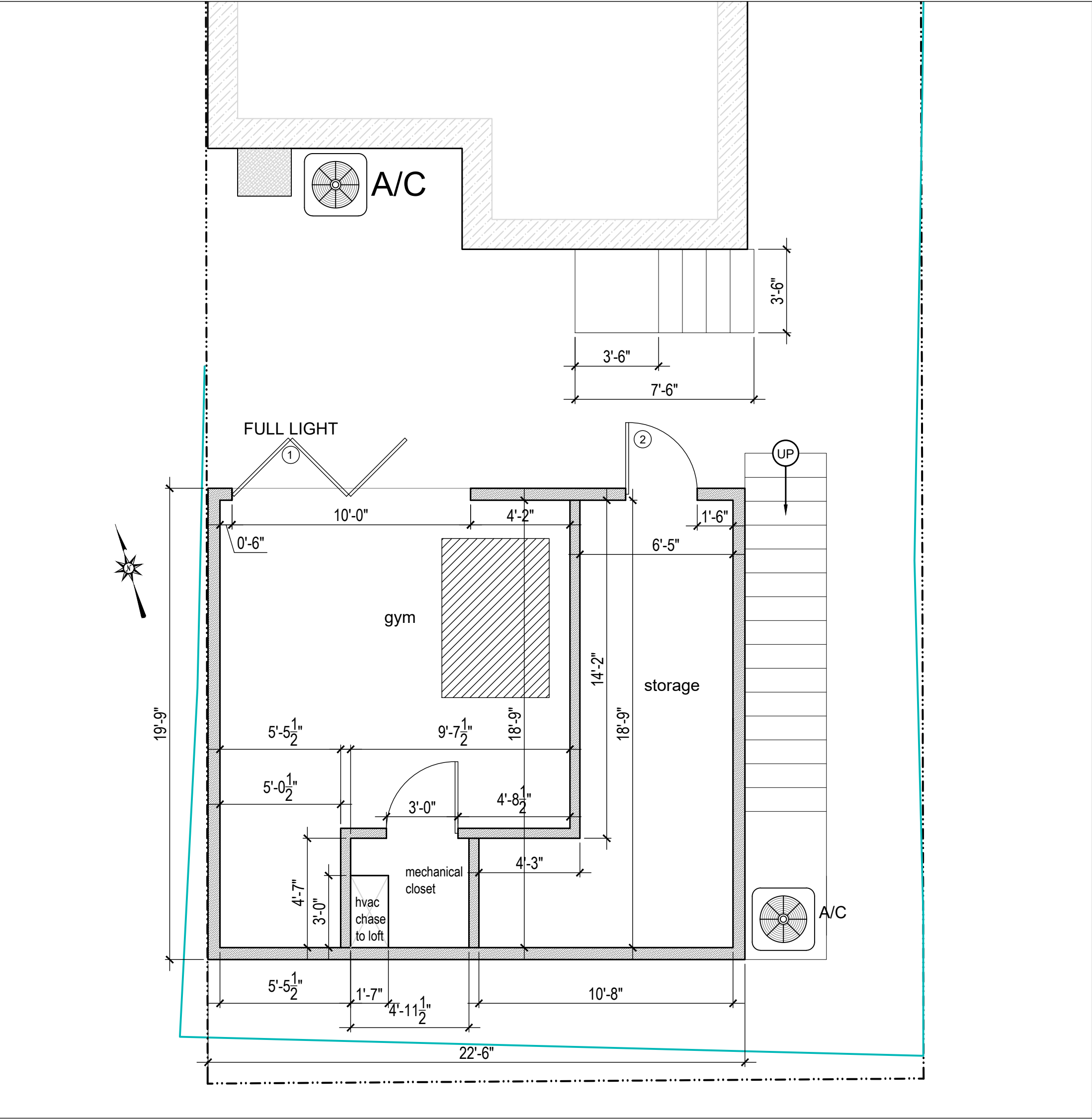
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SAVANNAH, GA 31401

Revisions:

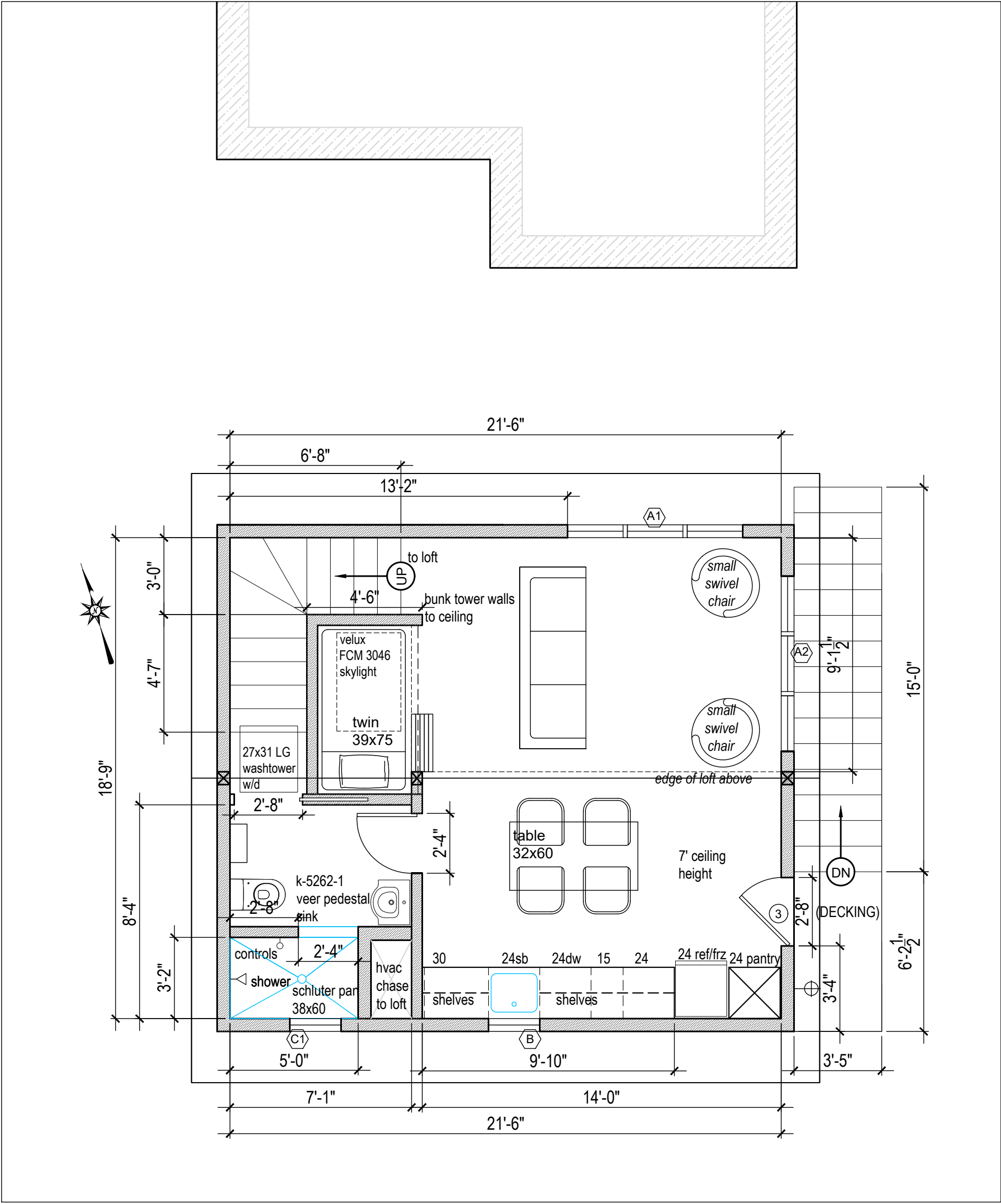
Date: 22 JULY 2026

Title:
WALL SECTION

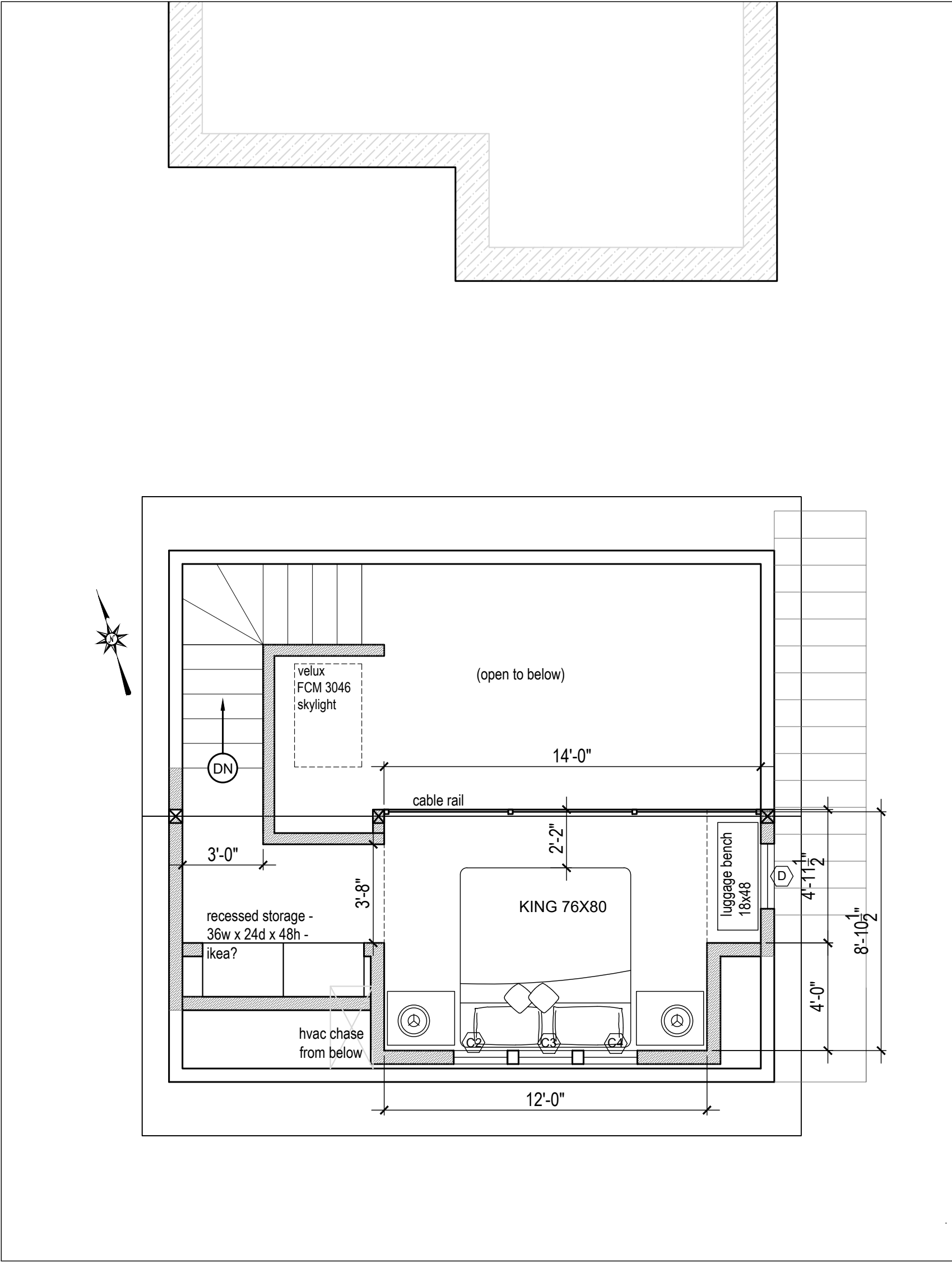
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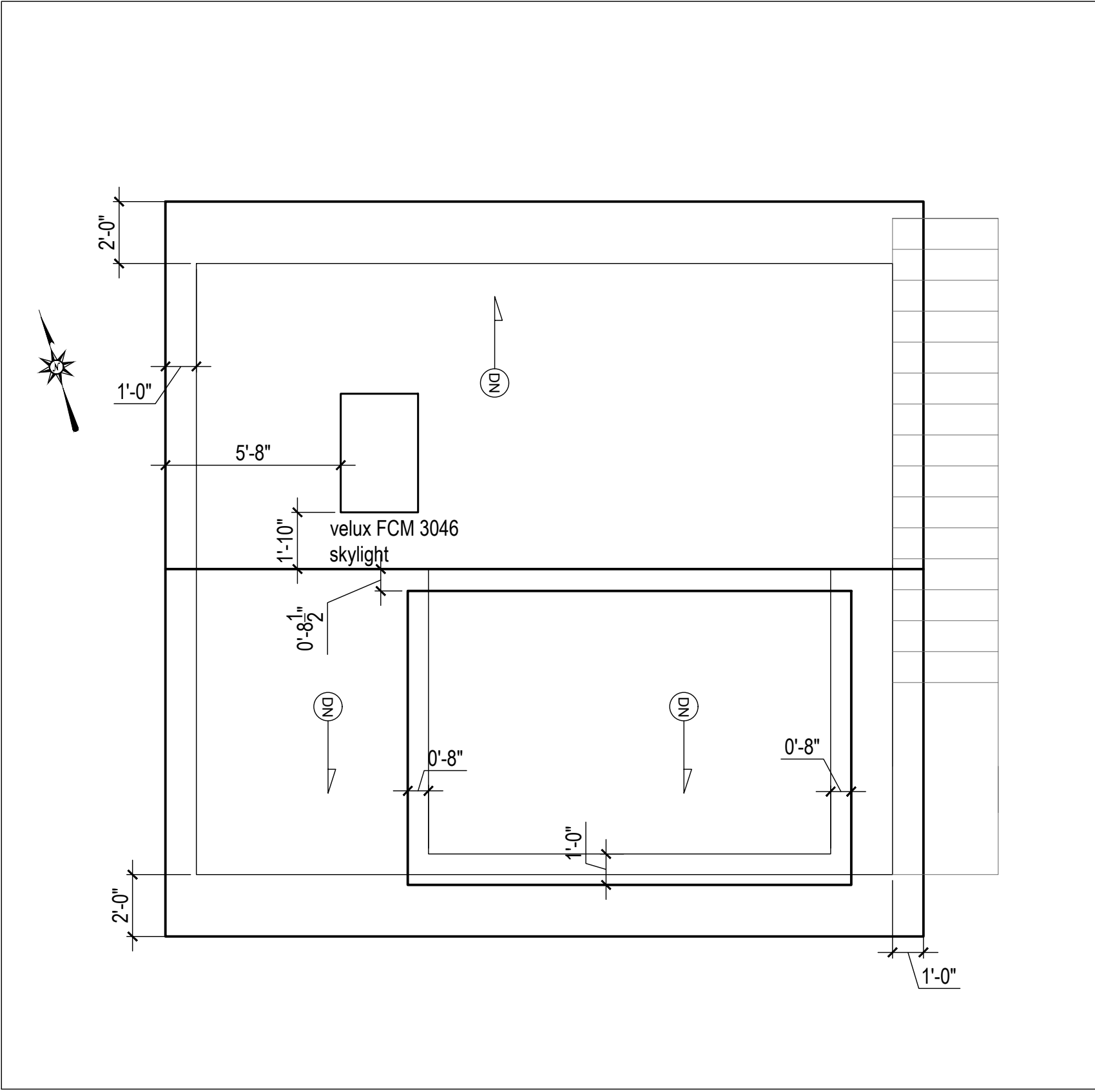
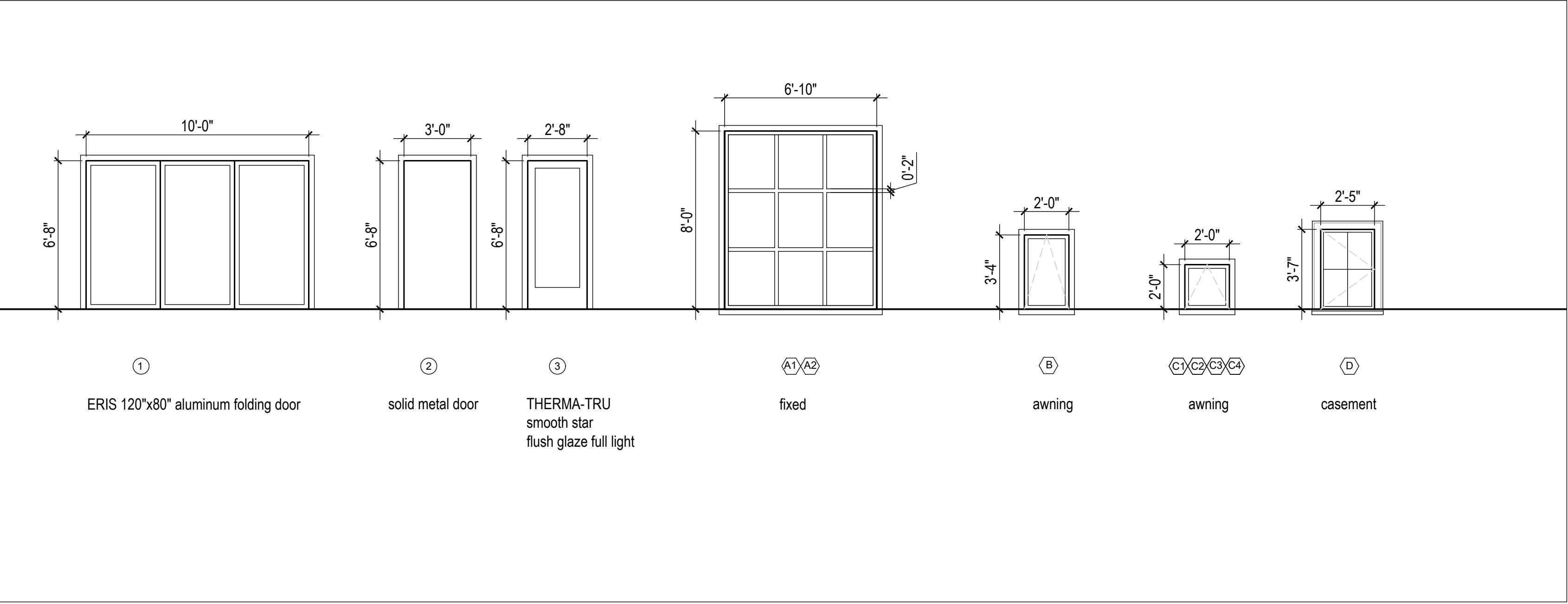
1 GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"



2 SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"



3 LOFT PLAN
SCALE: 1/4" = 1'-0"



4 ROOF PLAN
SCALE: 1/4" = 1'-0"



seal



SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

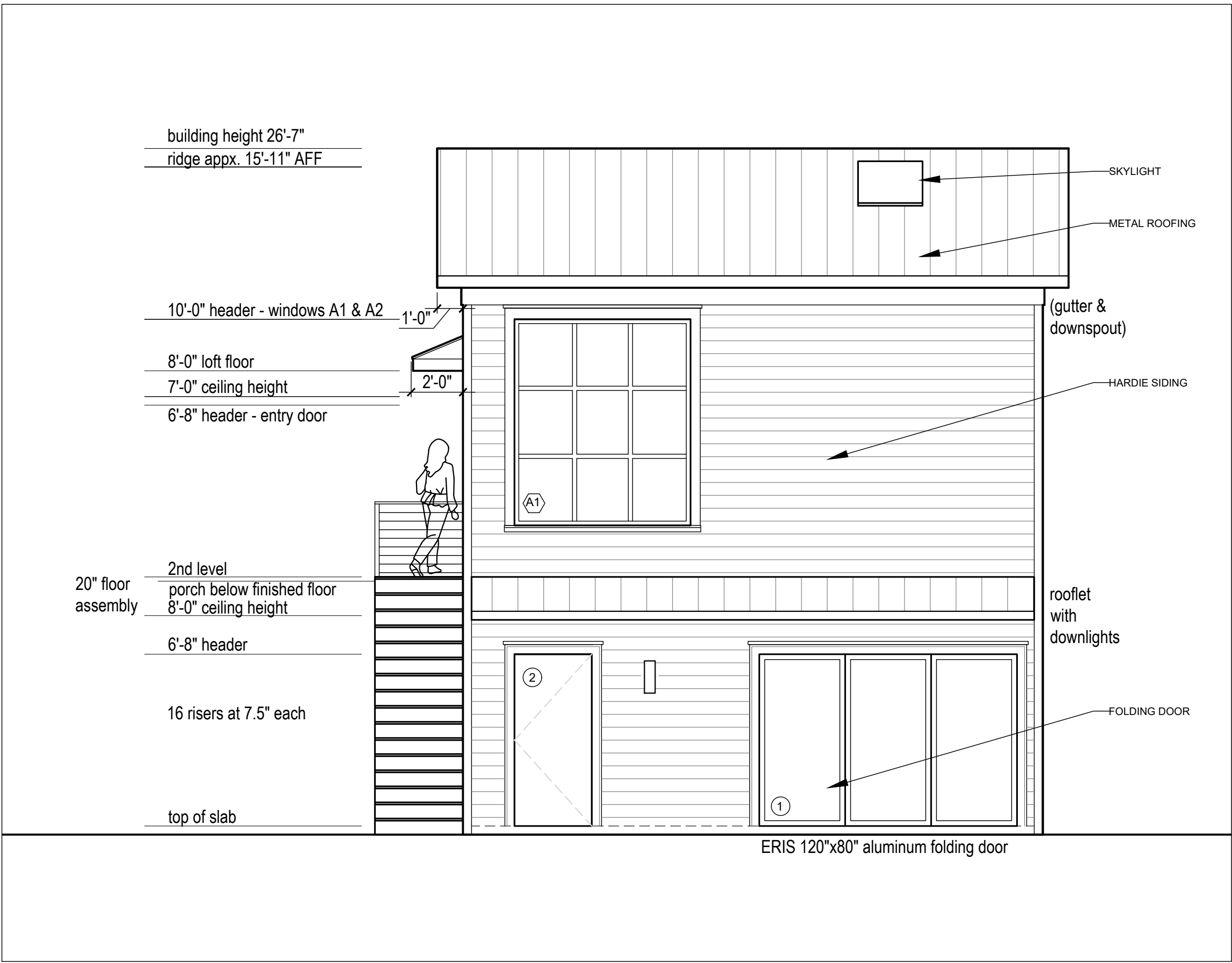
Date: 22 JULY 2026
Title:

PROPOSED ADU
FLOOR AND
ROOF PLANS

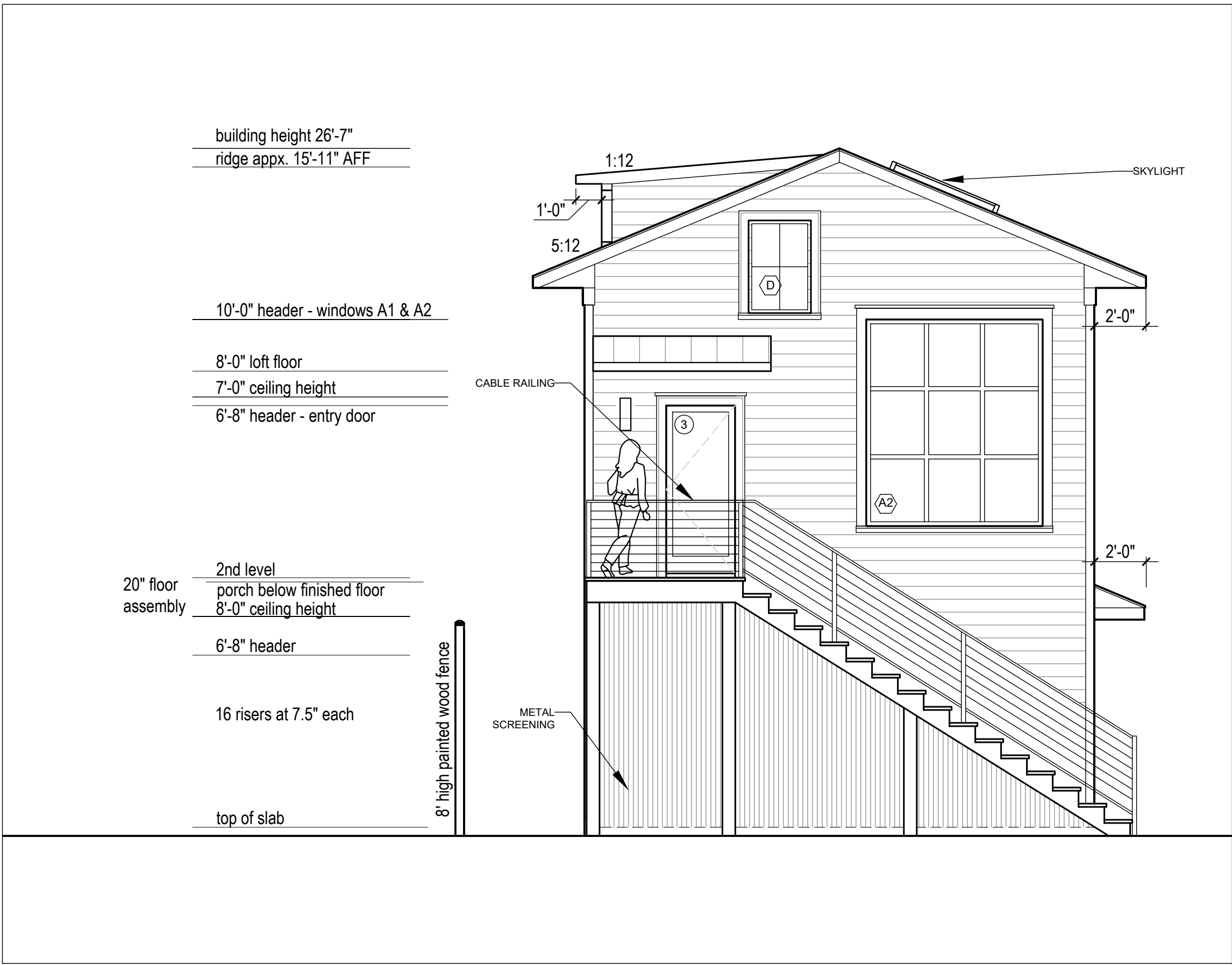
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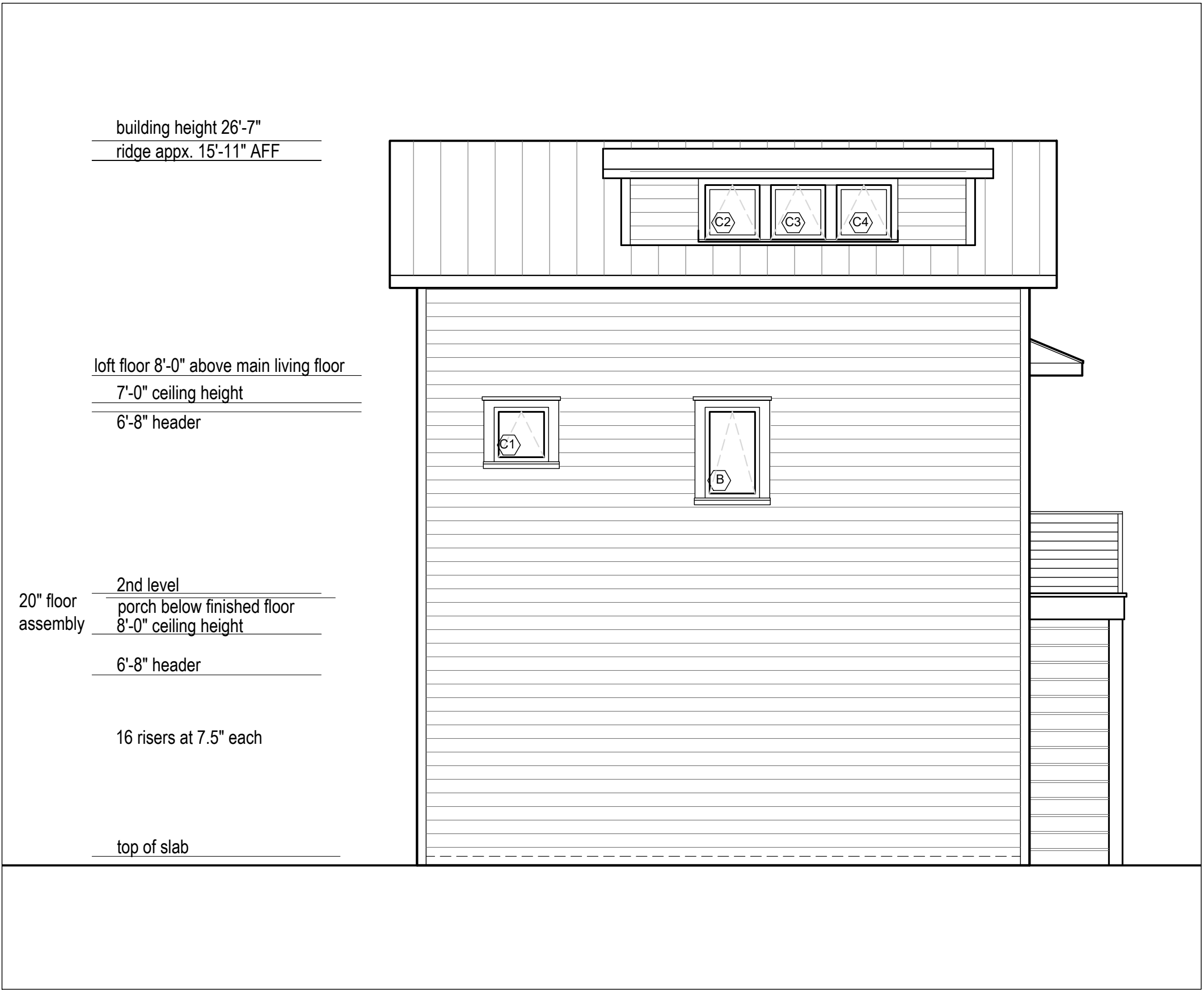
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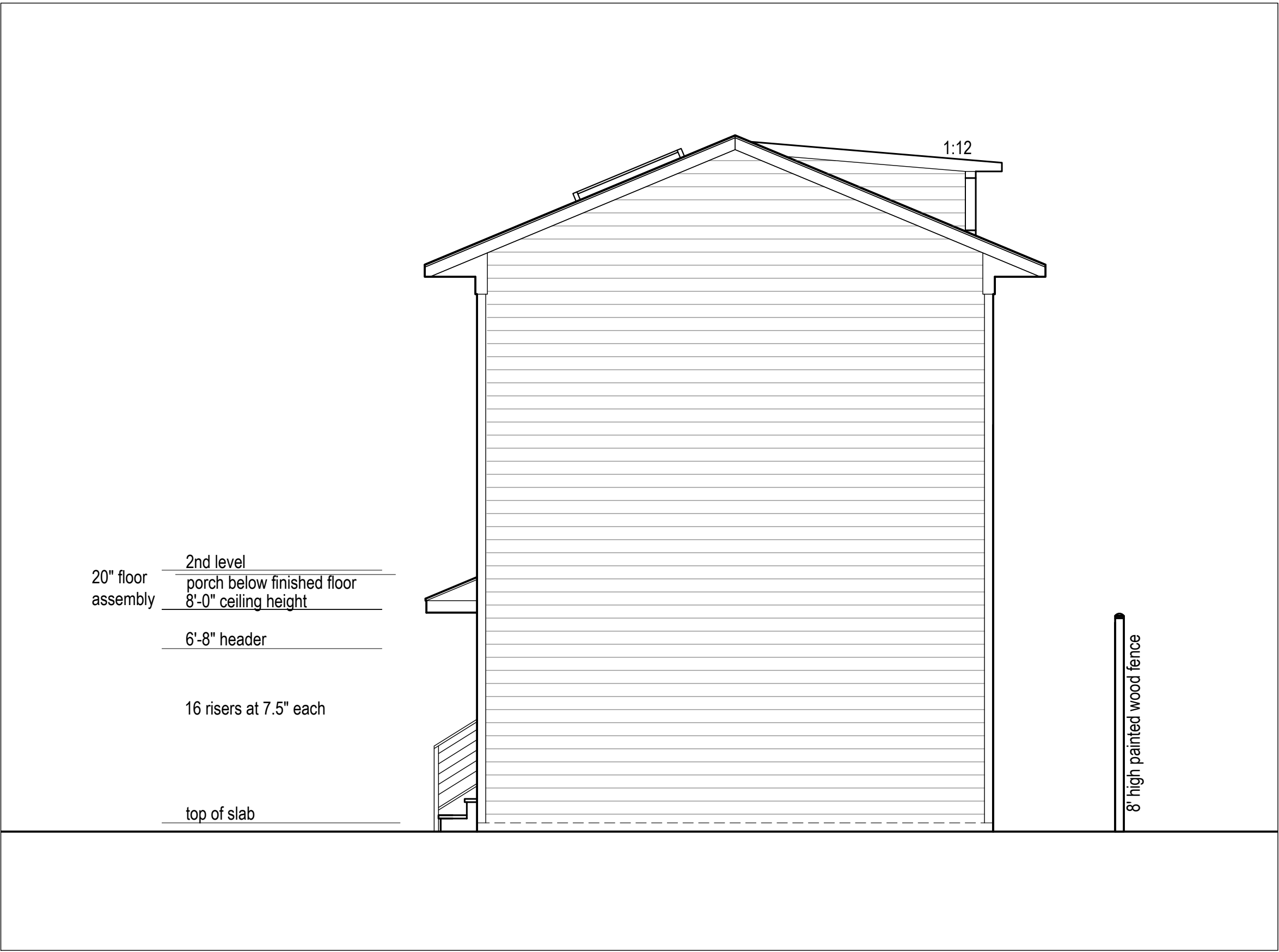
1 NORTH ELEVATION (FACING HOUSE)
SCALE: 1/4" = 1'-0"



2 EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



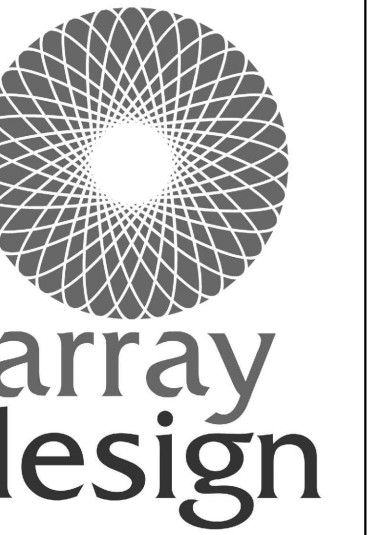
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



seal



SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026

Title:

EXTERIOR ELEVATIONS

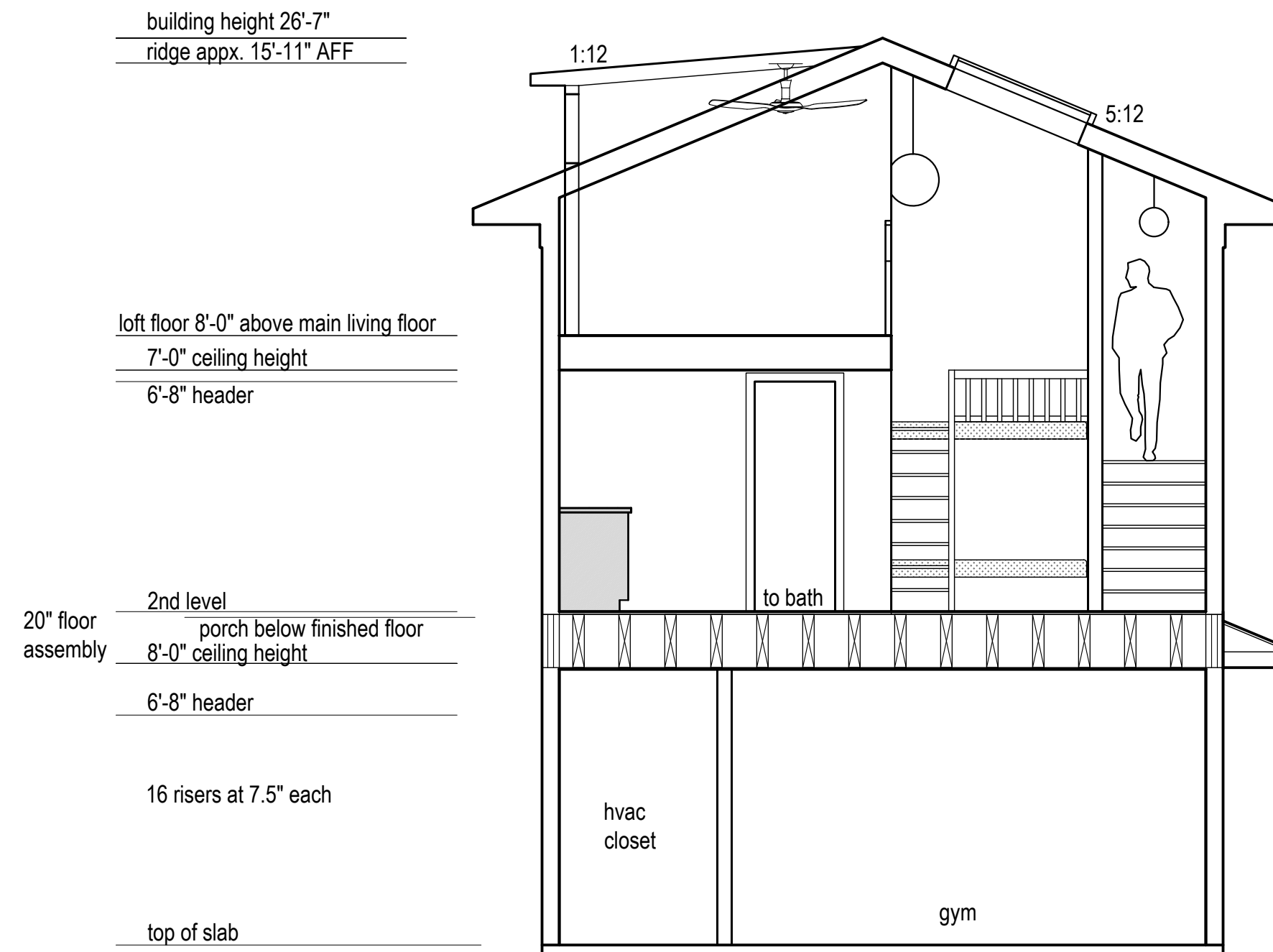
Drawing No.

A-2.0

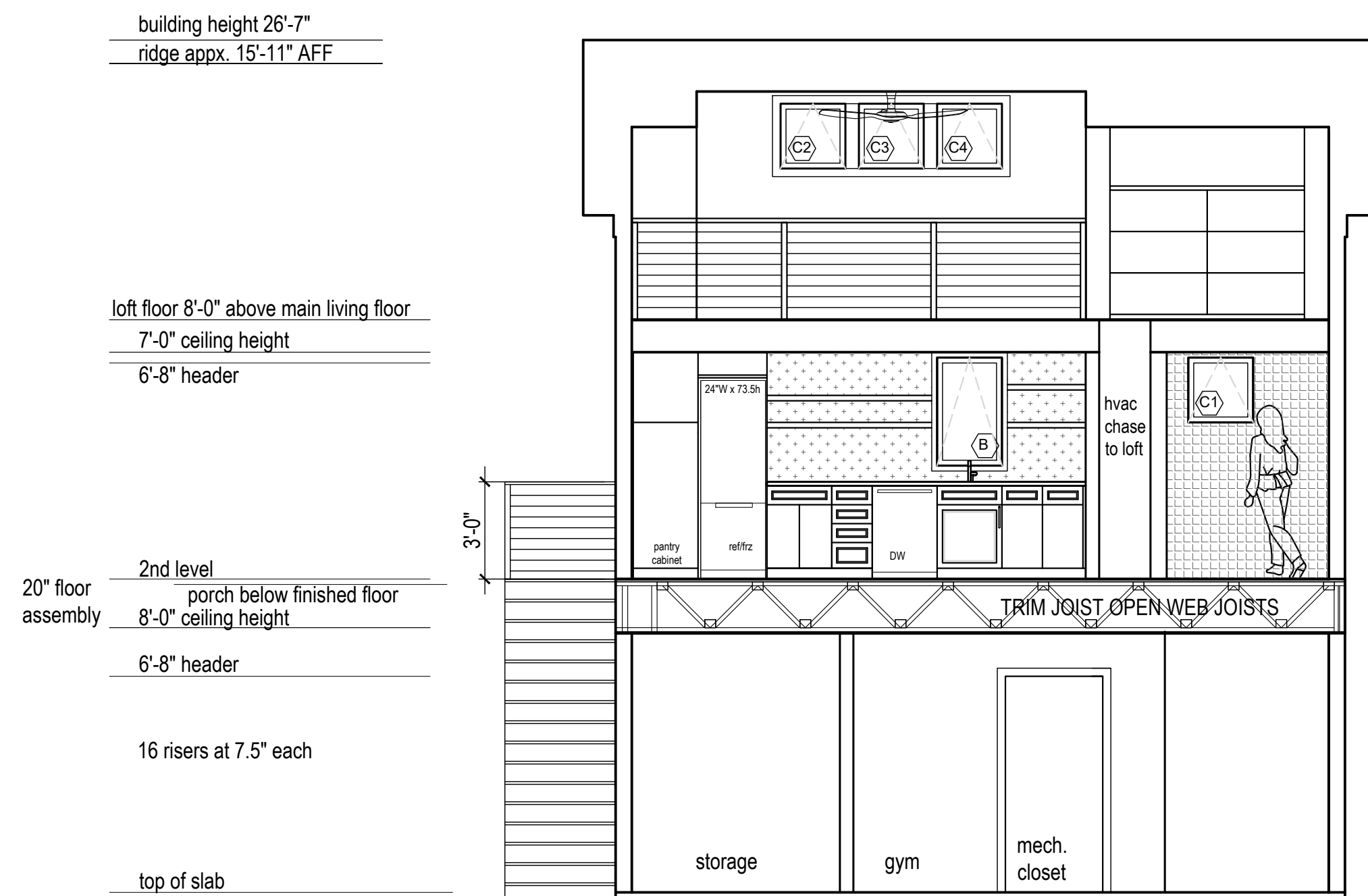
NOT RELEASED FOR CONSTRUCTION



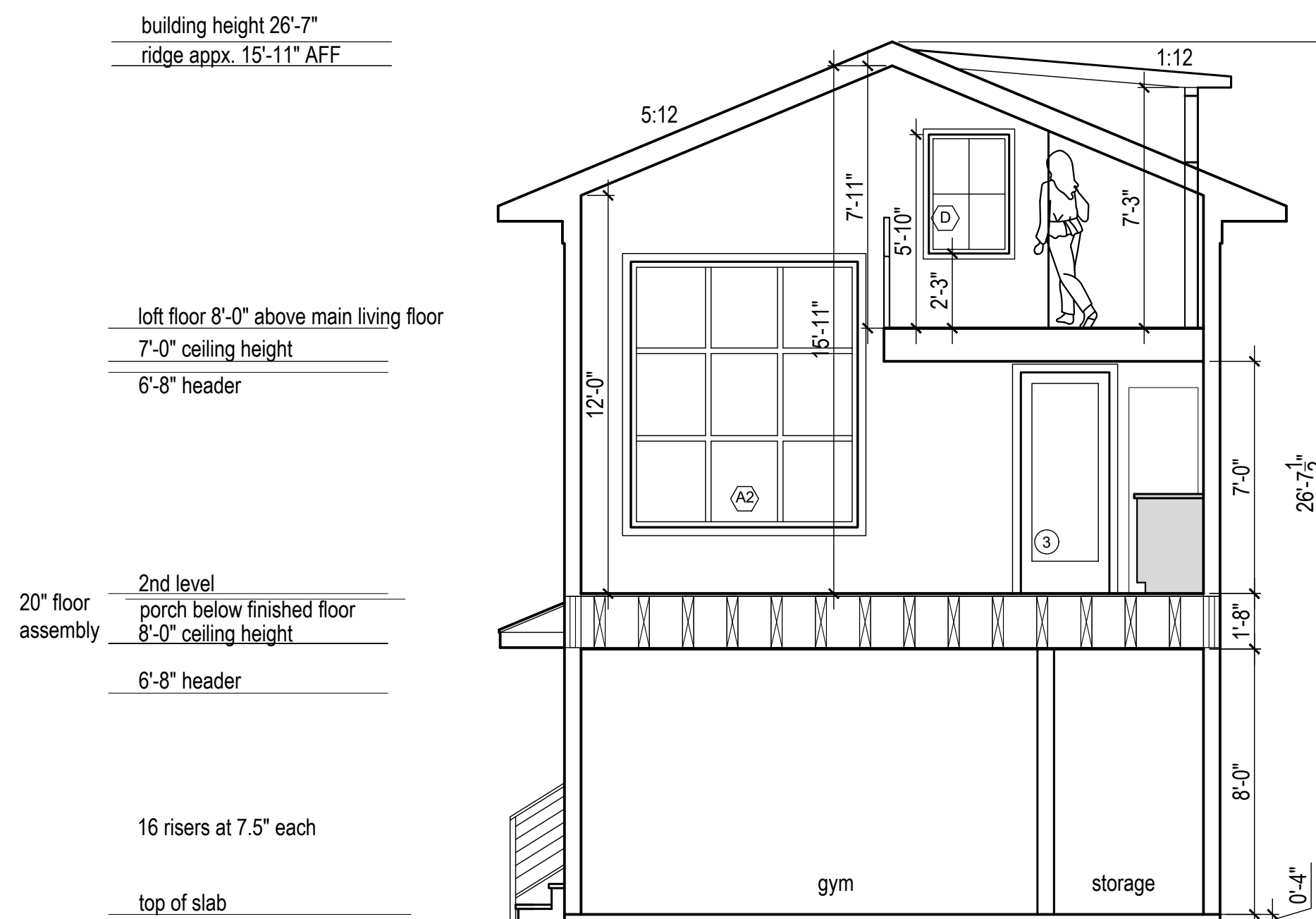
1 BUILDING SECTION LOOKING NORTH (FACING HOUSE)
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"

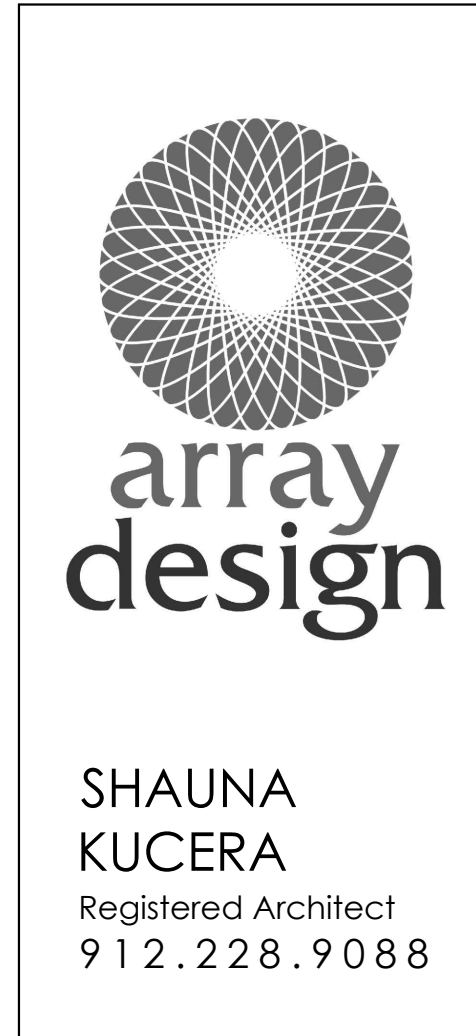
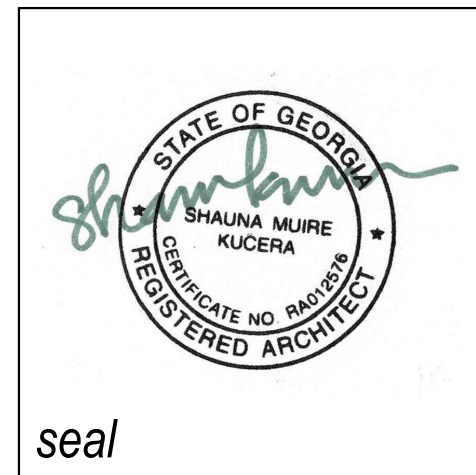
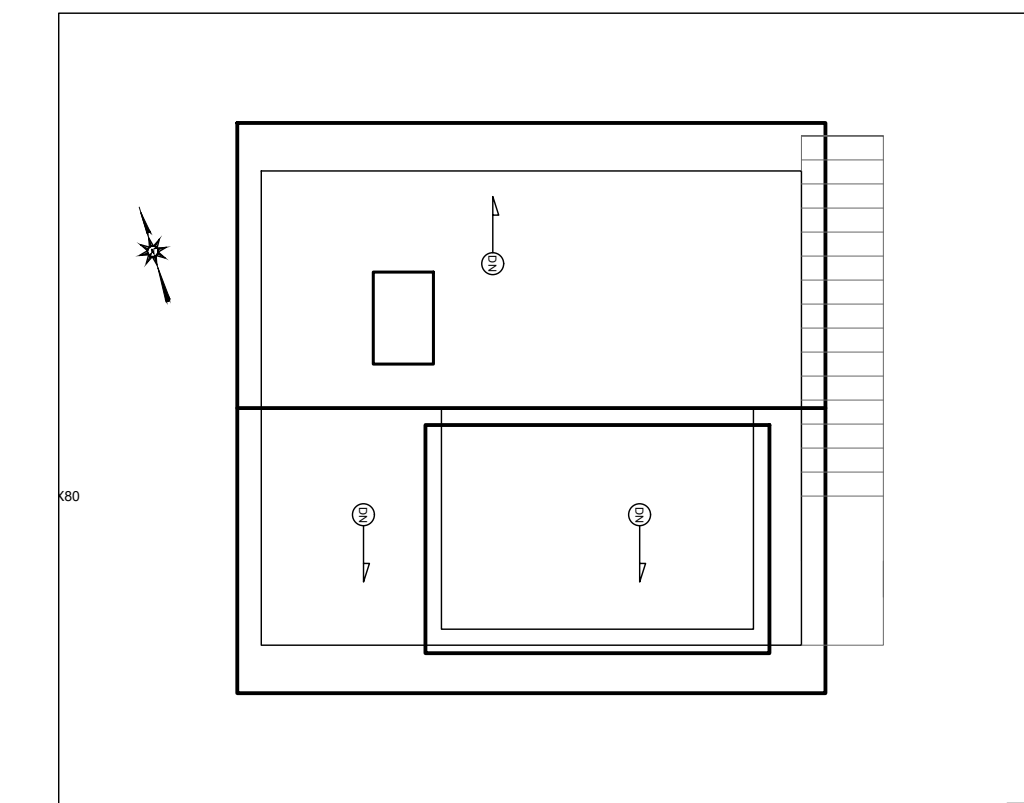
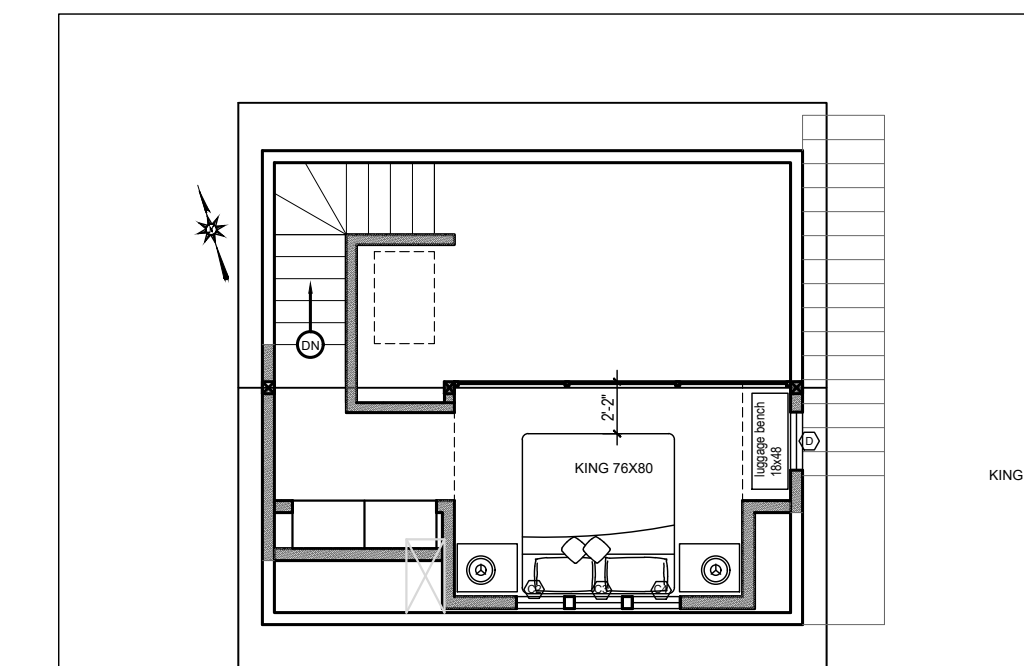
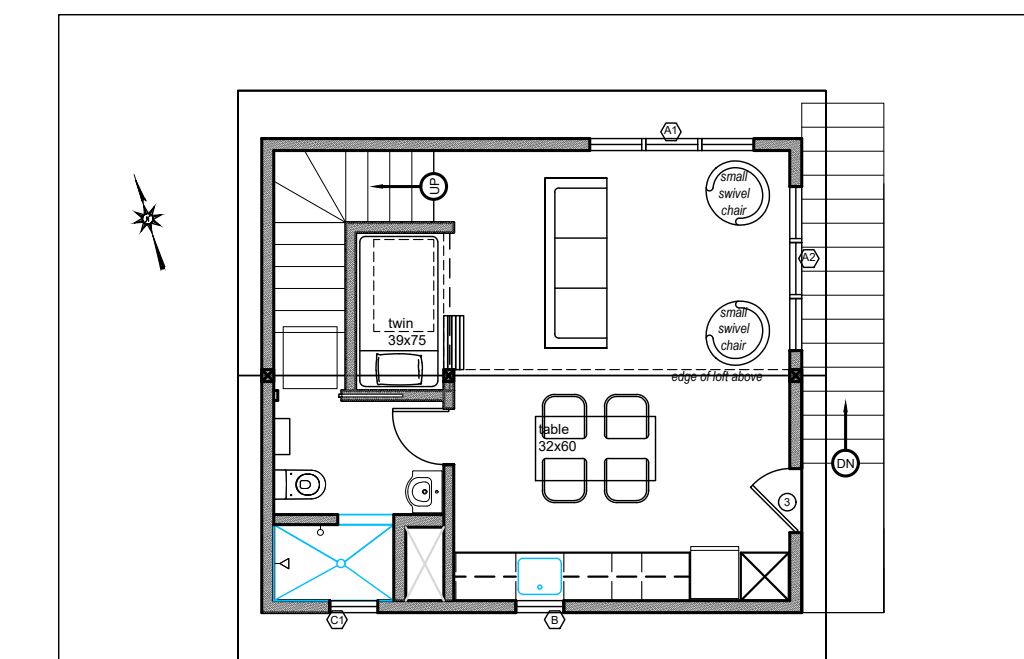
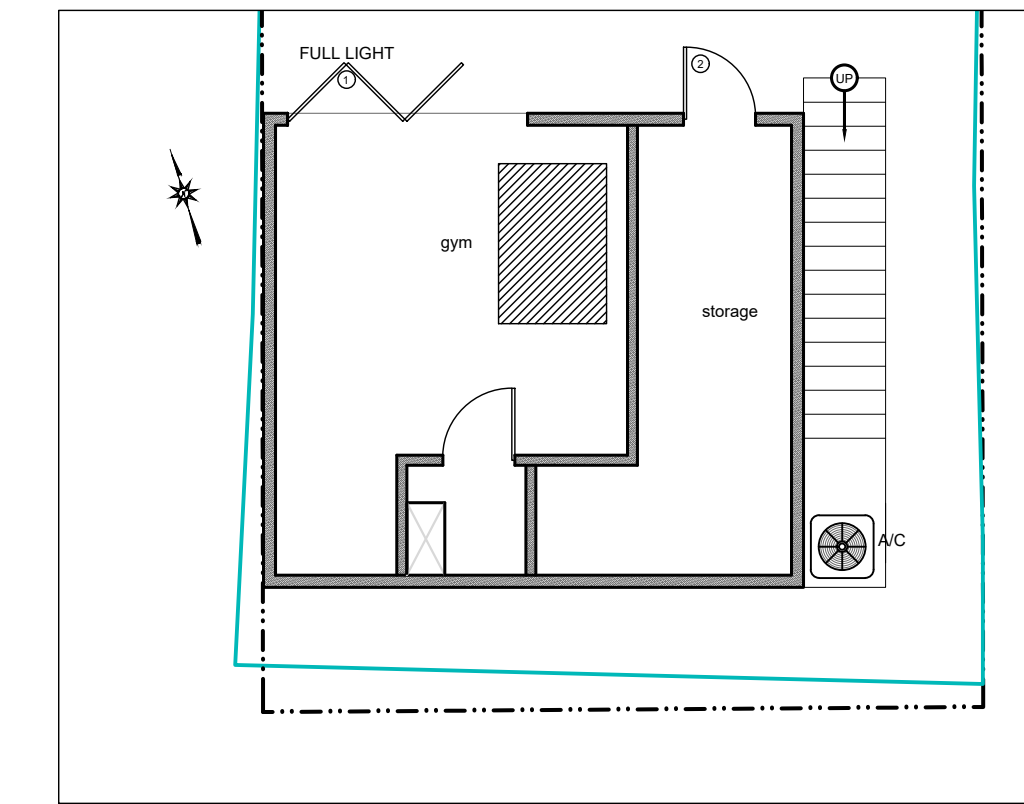


3 BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

KEY PLANS:

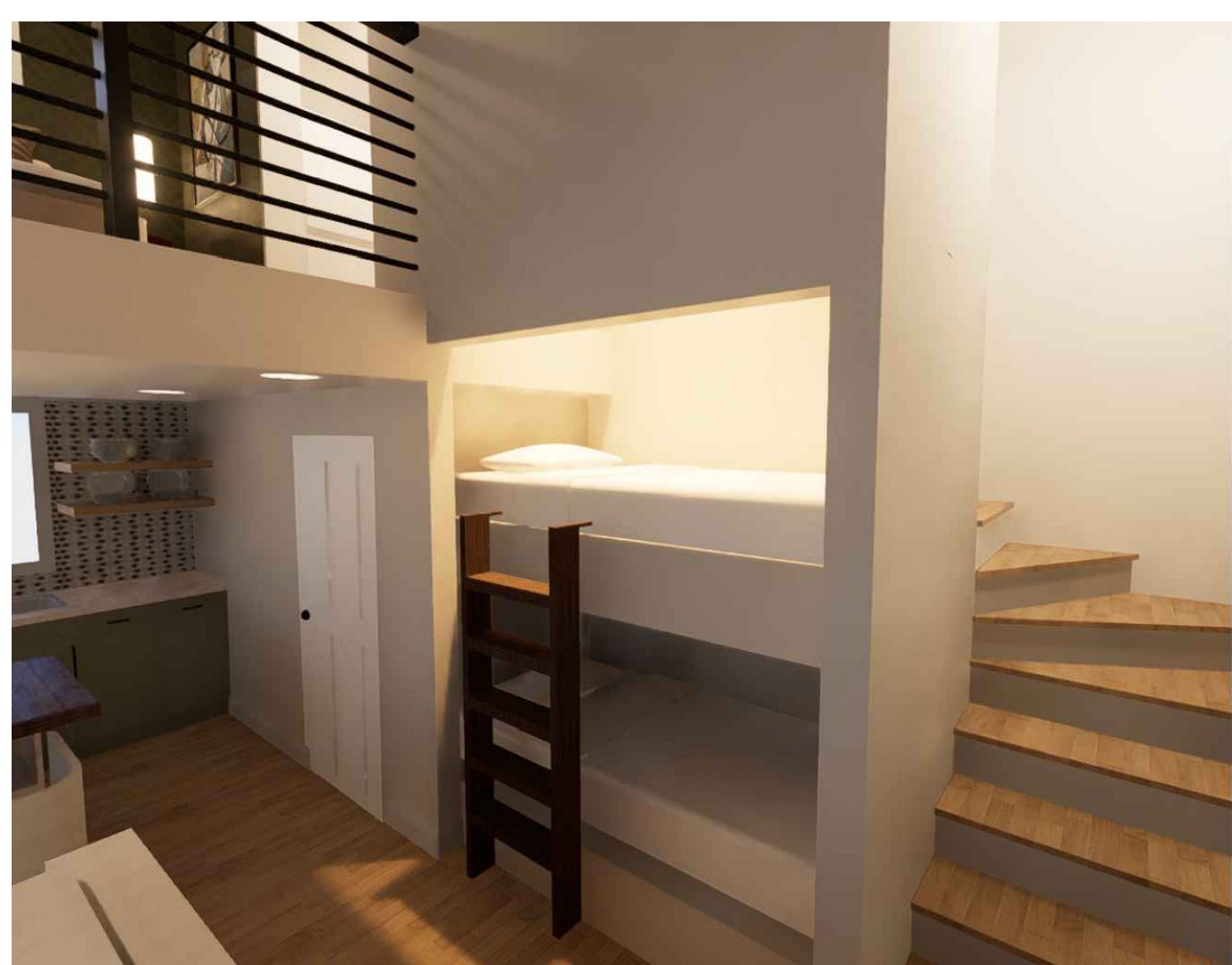
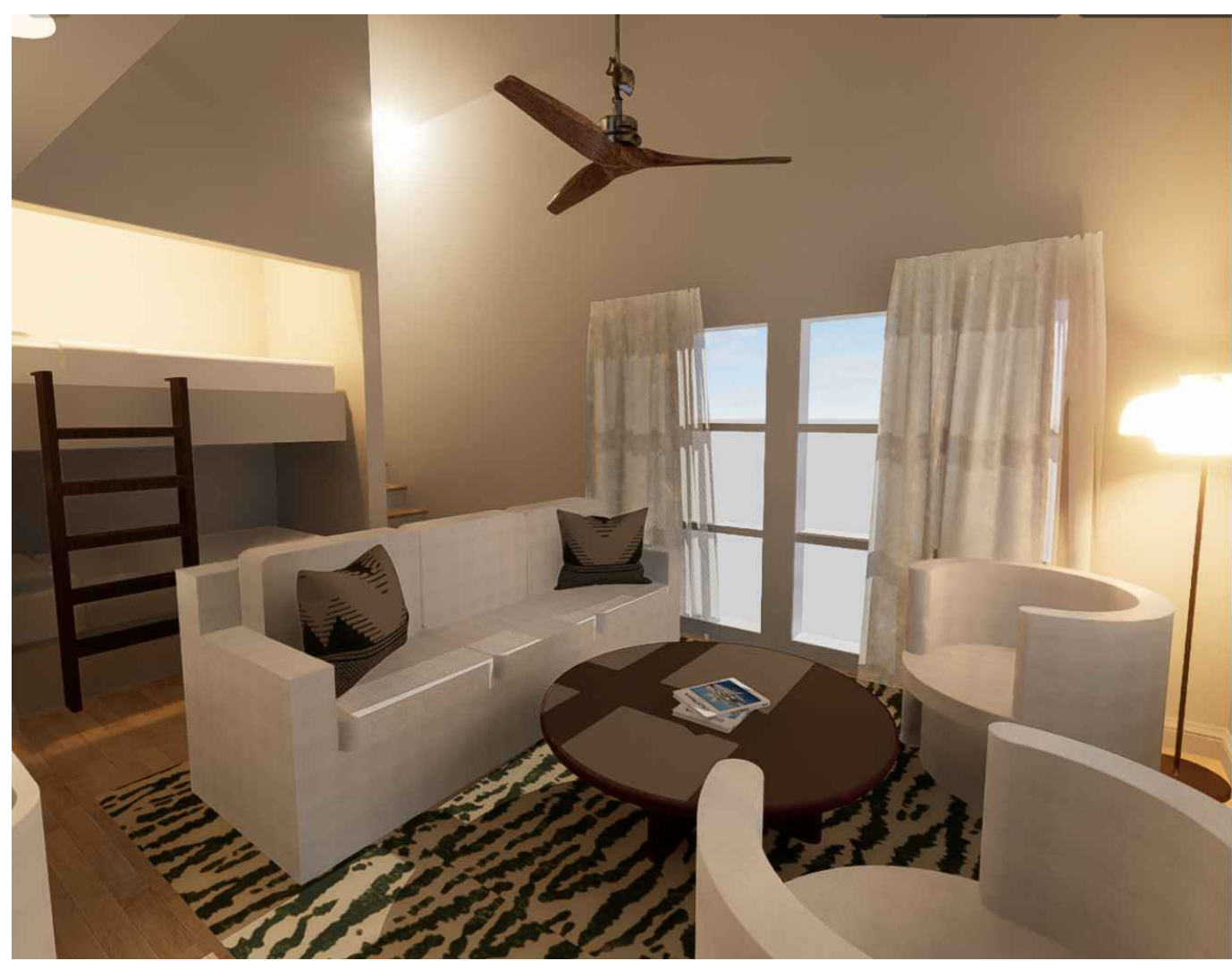
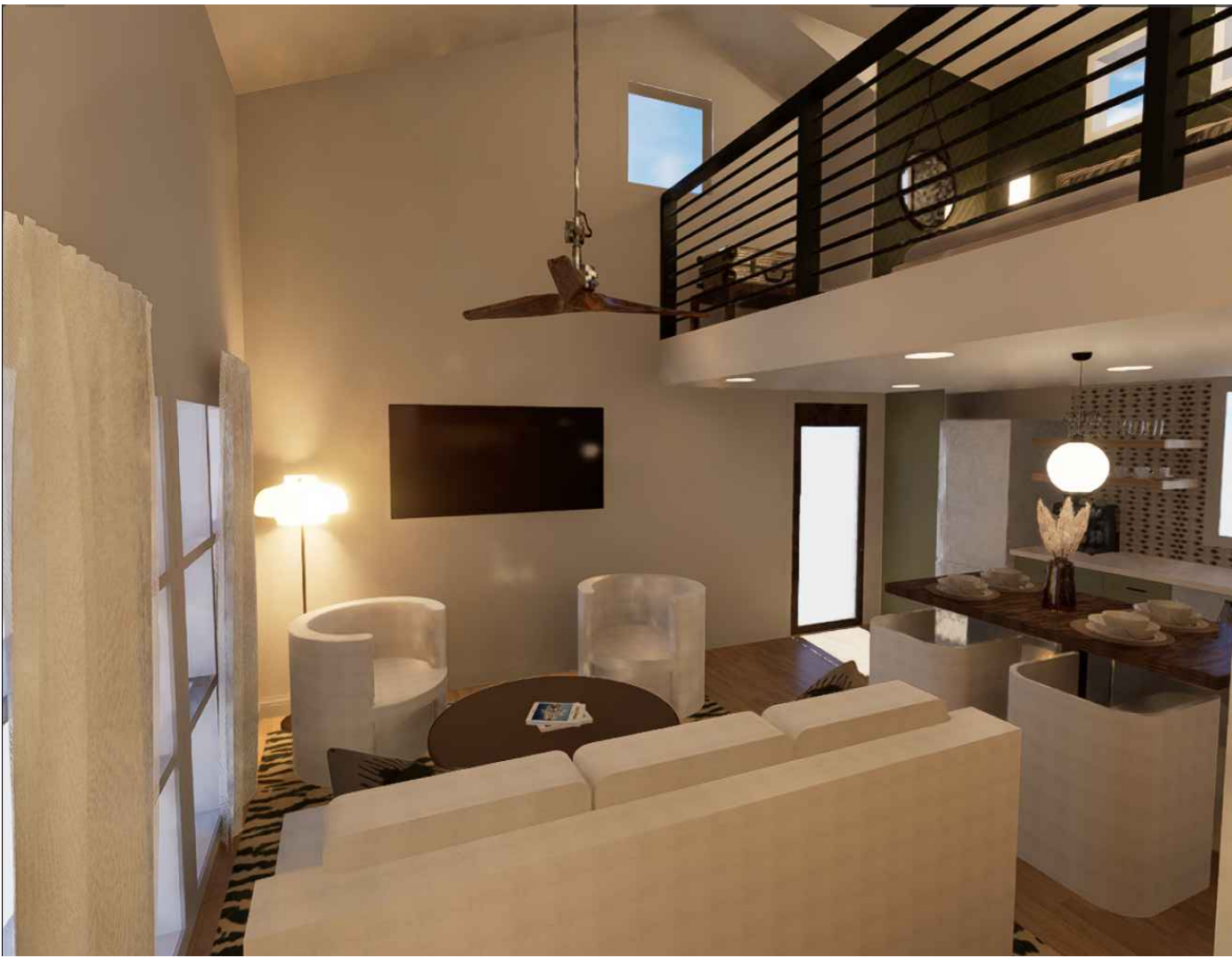


LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

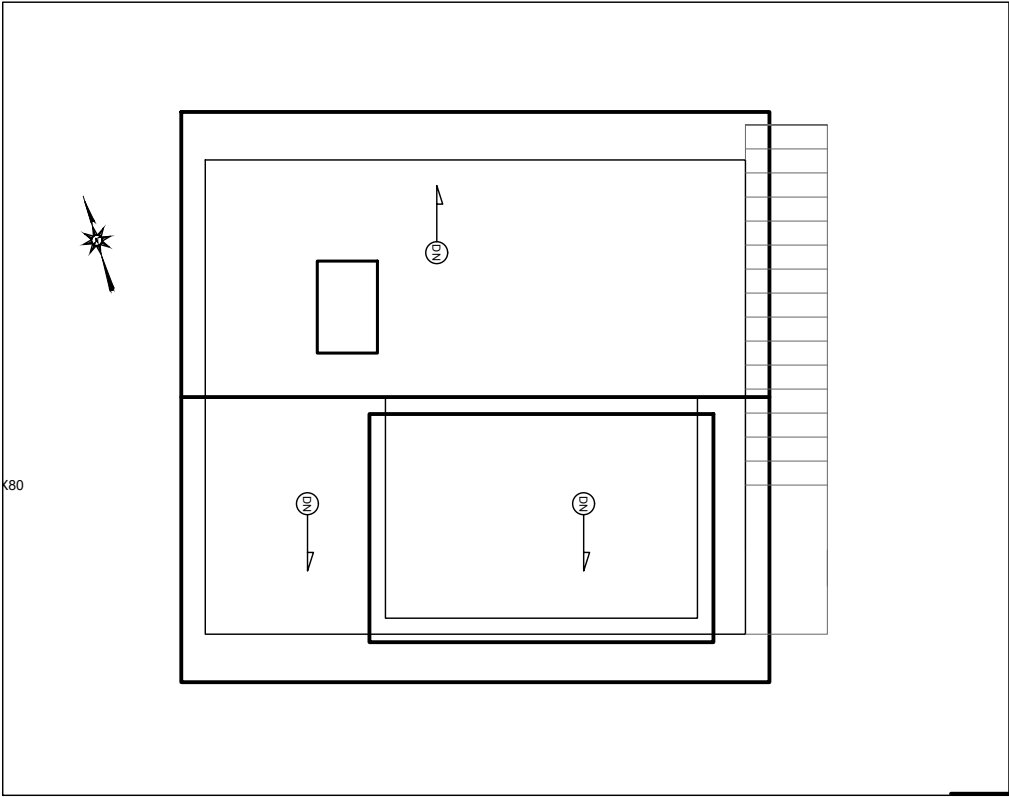
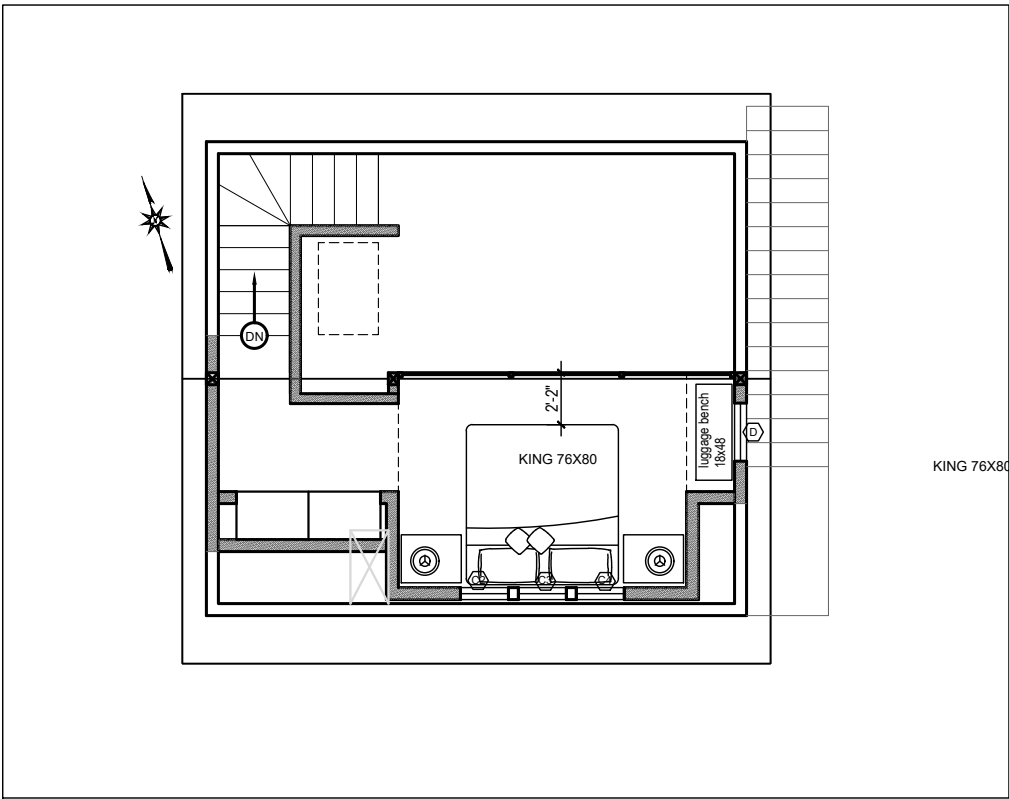
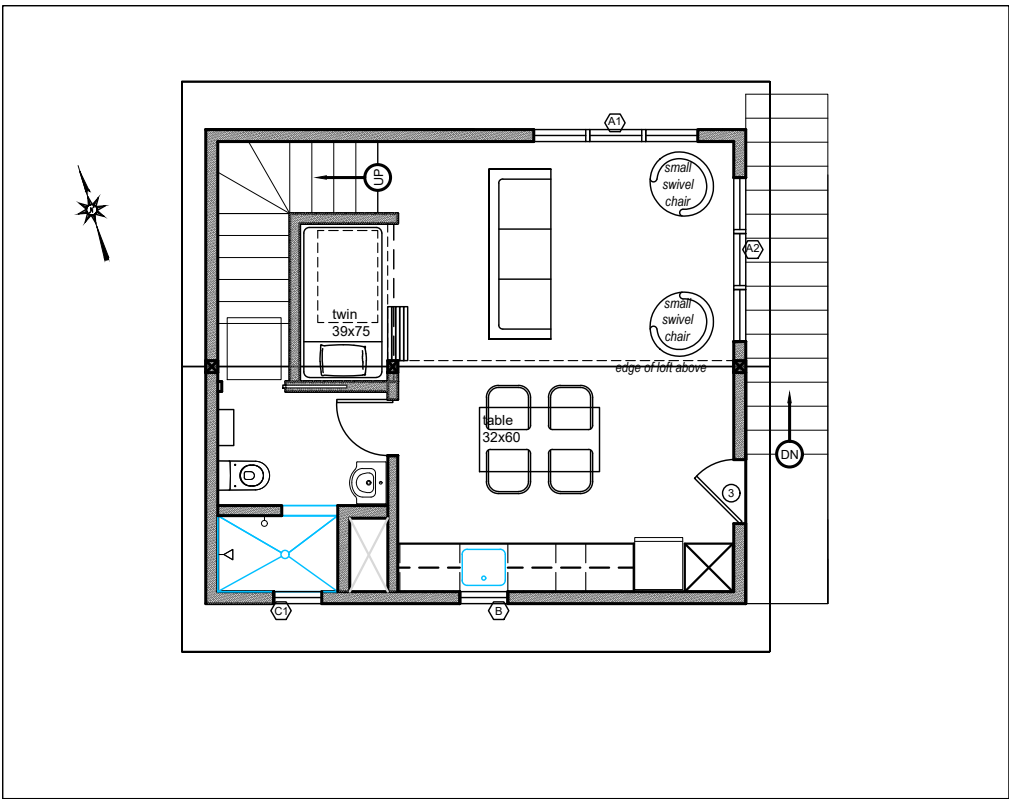
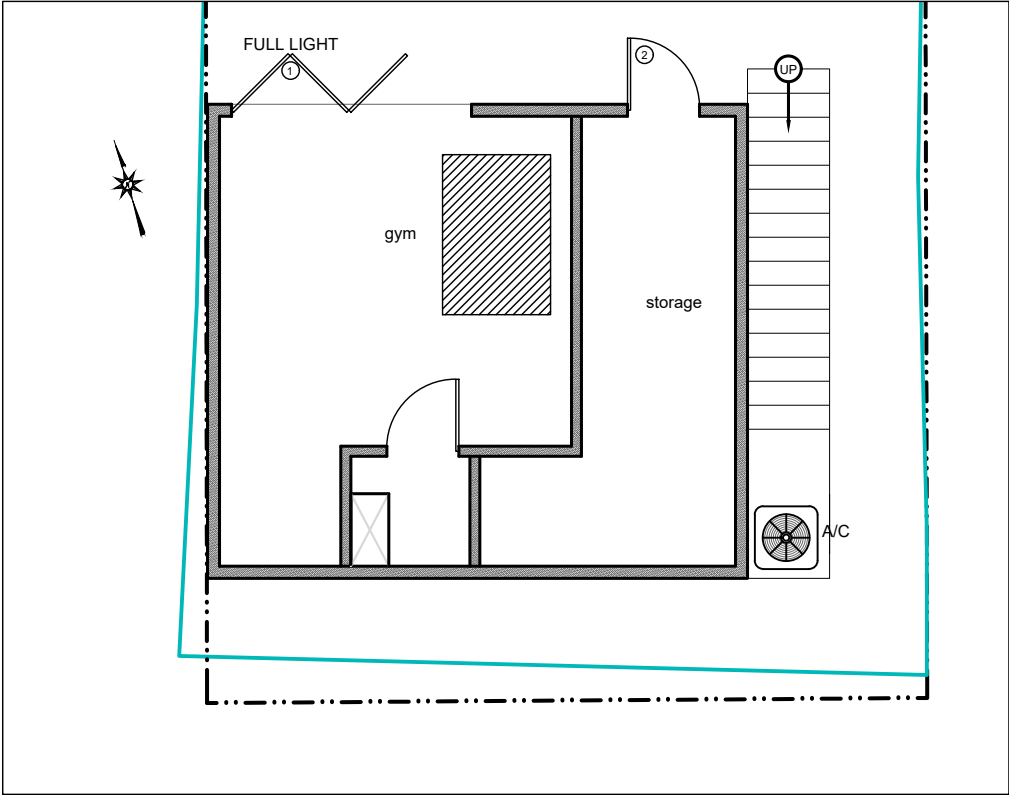
Revisions:

Date: 22 JULY 2026
Title: BUILDING SECTIONS
Drawing No. A-3.0

NOT RELEASED FOR CONSTRUCTION



KEY PLANS:



array design

SHAUNA KUCERA
Registered Architect
912.228.9088

LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

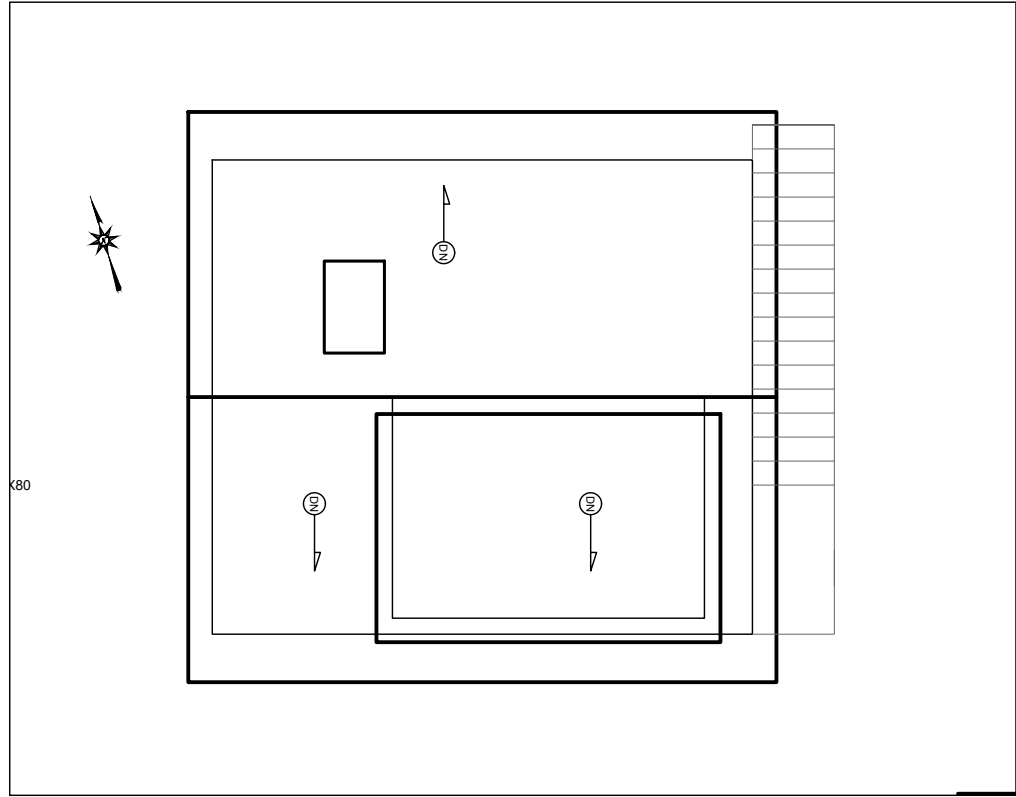
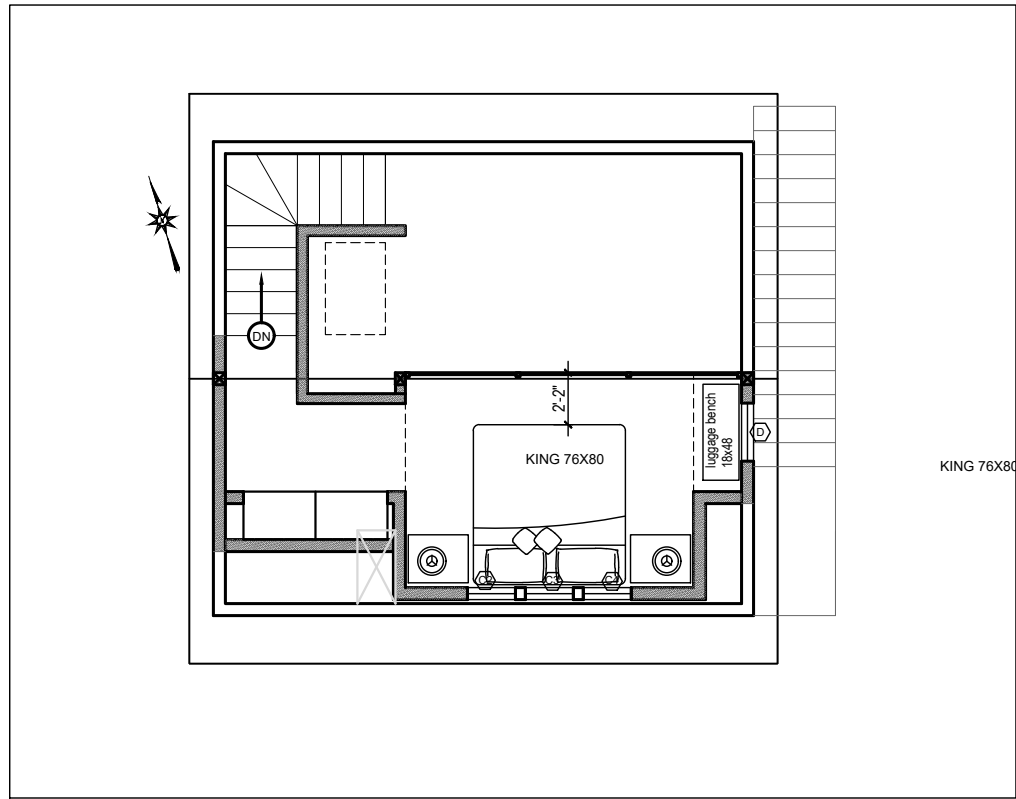
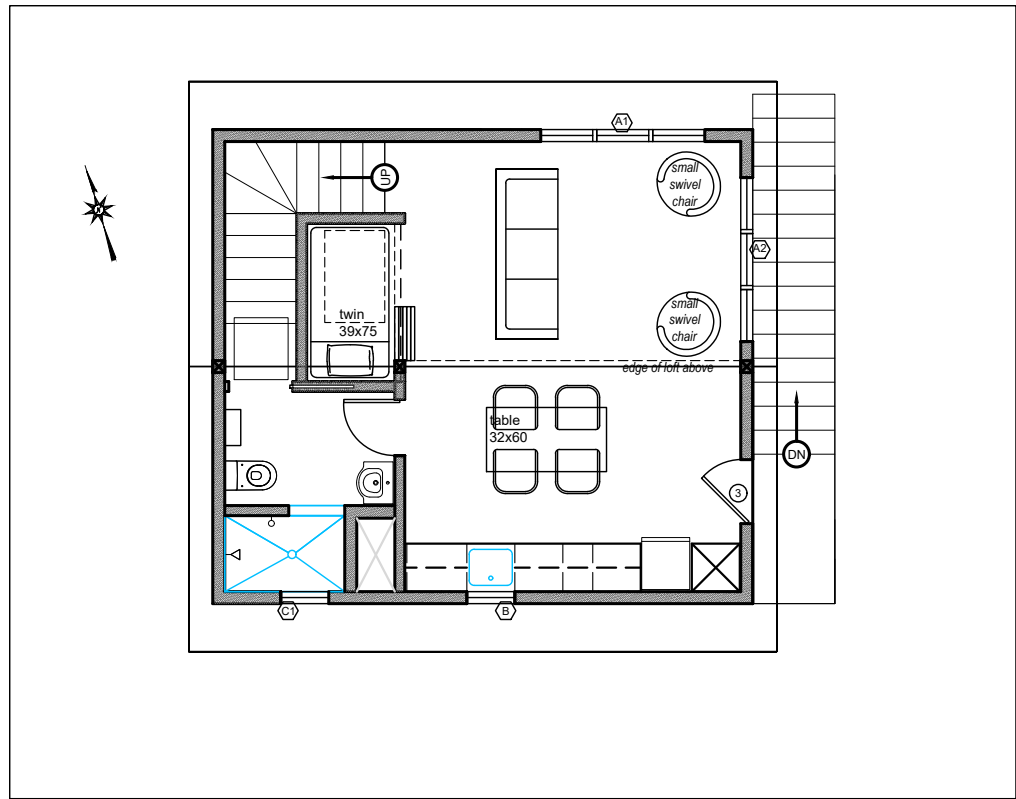
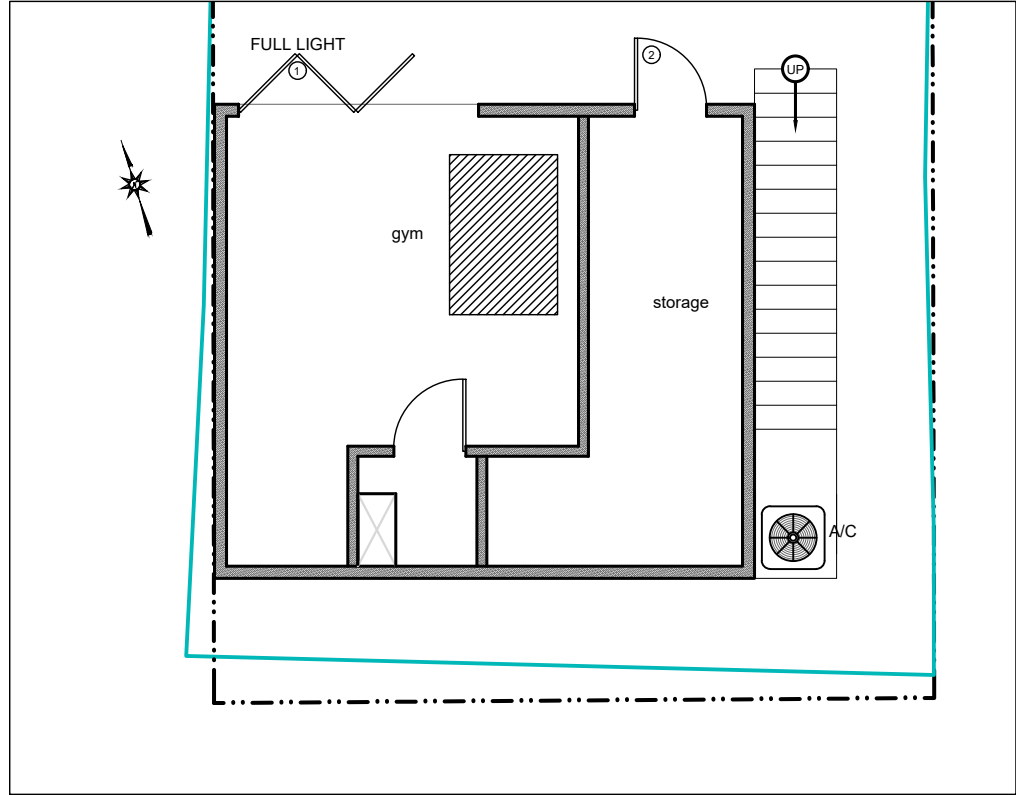
Date: 22 JULY 2026
Title: INTERIOR RENDERINGS
Drawing No. A-4.0



Movement Speed: 5



KEY PLANS:



LINDSAY NIX RESIDENCE
207 W. 43RD STREET
SAVANNAH, GA 31401

Revisions:

Date: 22 JULY 2026
Title:
MASS MODEL
Drawing No.
A-4.1

NOT RELEASED FOR CONSTRUCTION

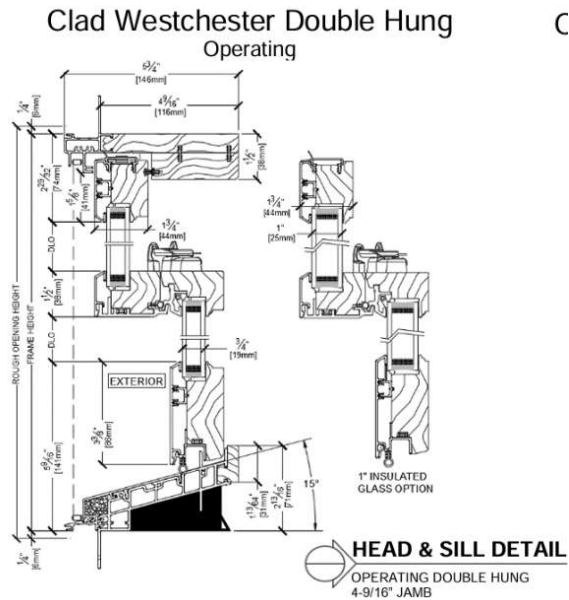
Lindsay Nix Residence / 207 West 43rd Street, Savannah, Georgia 31401

MATERIALS SPECIFICATIONS

- Windows
- Doors
- Decking
- Cable railing
- Metal roofing
- Metal wall panels
 - Siding
- Exterior lighting

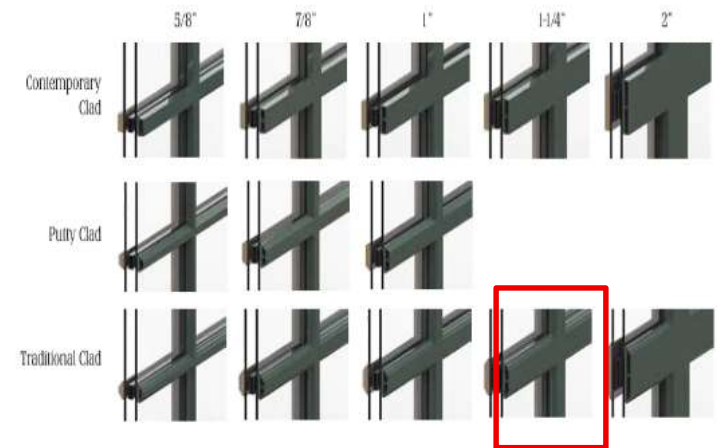
windows

Sierra Pacific Westchester Double Hung Windows – Black finish



SIMULATED DIVIDED LITE PROFILES

A classic look that's energy-efficient.



<https://www.sierrapacificwindows.com/>

doors

Therma Tru Doors - Full Light – Black finish

<https://www.thermatru.com/explore-products/door-collections/>

1 ENLITEN™ FLUSH-GLAZED GLASS

Intentional design for exceptional performance — sleek flush-glazed glass provides increased energy efficiency¹ and superior sound dampening.

2 BALL-BEARING HINGES

Our ball-bearing hinges have been slam-tested to sustain daily use by a family of four for **more than 150 years**.

3 WEATHERSTRIPPING

Provides two points of contact and a form-fitting barrier for extra protection against leaks.

4 PRESSURE-INJECTED FOAM CORE

Our fiberglass doors feature a pressure-injected foam core that offers **4X more insulation** than a wood door.²

5 SILL, SWEEP & CORNER PADS

When the door is closed, an enhanced seal provides elevated protection against water infiltration.

6 SILL PAN

Catches and drains water away from the home while offering an added layer of defense for the home's subfloor.

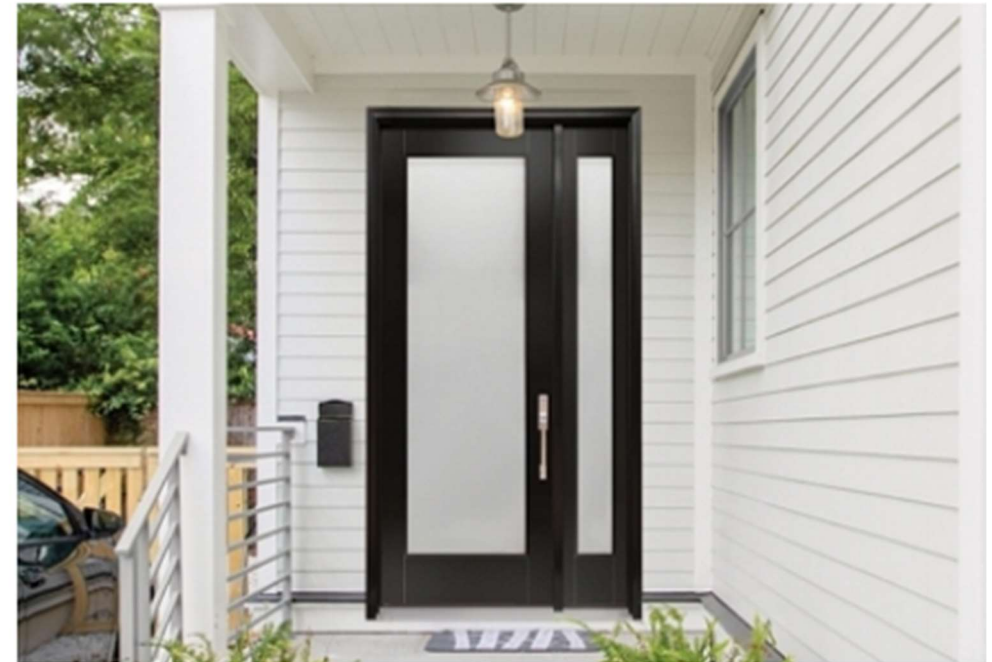


Entry & Patio Door System Product Details

Feature	Classic Craft	Fiber-Classic & Pulse Wood-Grained	Smooth-Star & Pulse Smooth	Profiles & Pulse Steel (6'8")	Traditions & Pulse Steel (8'0")
Skin Material	Fiberglass	Fiberglass	Fiberglass	24-Gauge Steel	6'8": 25-Gauge Steel / 8'0": 24-Gauge Steel
Skin Texture	Flr, Walnut, Mahogany, High-Detail Smooth	Mahogany, Oak Grain	High-Detail Smooth	Smooth	Smooth
Exterior Finish	Stain or Paint	Stain or Paint	Paint	Paint	Paint
Interior Finish	Stain or Paint	Stain or Paint	Paint	Paint	Paint
Panel — Top Rail	Composite	Composite	Composite	Wood	Wood
Panel — Bottom Rail	Composite	Composite	Composite	Composite	Composite
Lock Style	4" Full-Length Engineered Lumber	6'8": 1-1/4" Engineered Lumber / 8'0": 3-1/2" Full-Length Engineered Lumber	6'8": 1-1/4" Engineered Lumber / 8'0": 3-1/2" Full-Length Engineered Lumber	1-1/4" Wood	1-1/4" Wood
Lock Block	4" Full-Length Engineered Lumber	22-1/2" Wood	12-1/2" Wood	12-1/2" Wood	6'8": 12-1/2" Wood / 8'0": 22-1/2" Wood
Height Options	6'8", 7'0" & 8'0"	6'6", 6'8", 7'0" & 8'0"	6'6", 6'8", 7'0" & 8'0"	6'6", 6'8" & 7'0"	6'8" & 8'0"
Width Options	2'6", 2'8", 2'10", 3'0" & 3'6"	2'0", 2'4", 2'6", 2'8", 2'10" & 3'0"	2'0", 2'4", 2'6", 2'8", 2'10", 3'0" & 3'6"	2'0", 2'4", 2'6", 2'8", 2'10", 3'0" & 3'6"	2'0", 2'4", 2'6", 2'8", 2'10" & 3'0"
Panel Options	Single, Double or Triple	Single, Double or Triple	Single, Double or Triple	Single, Double or Triple	Single, Double or Triple
Sidelite Options	12" & 14"	10", 12" & 14"	10", 12" & 14"	10", 12" & 14"	10", 12" & 14"
Lite Frame Options	SMC Frame	Advanta Frame, Standard Frame	Advanta Frame, Standard Frame	Advanta Frame, Standard Frame	Advanta Frame, Standard Frame
Glass Options	Deco / Privacy & Textured / Low-E IG	Deco / Privacy & Textured / Low-E / Clear IG	Deco / Privacy & Textured / Low-E / Clear IG	Deco / Privacy & Textured / Low-E / Clear IG	Deco / Privacy & Textured / Low-E / Clear IG
Sill	Inswing: Composite Adjustable Outswing: Composite Outswing	Inswing: Value Composite Adjustable Outswing: Composite Outswing	Inswing: Value Composite Adjustable Outswing: Composite Outswing	Inswing: Value Composite Adjustable Outswing: Aluminum	Inswing: Value Composite Adjustable Outswing: Aluminum
Weatherstrip — Hinge	Medium-Reach	Medium-Reach	Medium-Reach	Medium-Reach	Medium-Reach
Weatherstrip — Lock	Medium-Reach	Long-Reach	Long-Reach	Long-Reach or Magnetic	Long-Reach or Magnetic
Weatherstrip — Head	Medium-Reach	Long-Reach	Long-Reach	Long-Reach or Magnetic	Long-Reach or Magnetic
Multi-Point Lock	Recommended	Recommended	Recommended	—	—
Security Strike Plate	Recommended	Recommended	Recommended	Recommended	Recommended
Hinges ¹	Classic Craft Ball-Bearing	Self-Aligning	Self-Aligning	Self-Aligning	Self-Aligning
Frame ¹	Composite Door Frame	Composite Door Frame	Composite Door Frame	Rot-Resistant	Primed Pine
Screens & Screen Accessories Available Colors: Bronze, White	2" Frame	2" Frame	2" Frame	2" Frame	2" Frame
Residential Limited Warranty	Transferable Lifetime	Lifetime	Lifetime	10 Years	Door: 5 Years / Glass: 10 Years / Pulse 8'0": 10 Years

For dimensional data, see your Thermo-Tru seller or visit thermatru.com for a copy of the Thermo-Tru Unit & Rough Opening Sizing Booklet.

276 ¹Standard product recommendations shown; additional options may be available.



Smooth-Star®

Durable, Sleek, Paintable

A wide range of door styles, panel designs, sizes and options in a smooth texture to meet your design style.

Eris Accordion Door – Black finish

What makes our 75 series aluminum bifold doors and windows truly special and desirable is their ability to seamlessly blend indoor and outdoor spaces, creating an elegant and open living environment. Designed to effortlessly stack and fold against the side walls, these bifold doors and windows provide an unobstructed view from corner to corner, opening your home to infinite vastness. Most importantly, bifold doors can replace walls that enlarge your patio and even kitchen view and give you the ultimate indoor-outdoor lifestyle. It allows fresh air and natural light into any space that of course fits the requirements. Bifold doors and windows consist of single or multiple glass panels that fold back and are easy to open and close. Eris's windows are made of thermal break aluminum with 2" frame width and 5mm tempered glass with safety film.



<https://erishomeproducts.com/bifold-door/>

decking



- 35-year limited residential warranty
- Monochromatic and Multi-tonal colors, curveable
- Moderately priced, strong performance

Color: Millstone



Trex Select®

Our most approachable line – curated colors and low maintenance that meets budget-friendly price.

<https://www.trex.com/products/decking/>

cable railing

Atlantis Cable Rail, Spectrum system

<https://www.atlantisrail.com/>

A SLEEK AND STYLISH SQUARE POST SYSTEM WITH MANY OPTIONS

The Spectrum Cable Railing System features a variety of ready to install square posts for surface or fascia mount applications. Top rail is provided by the customer in recommended minimum 2" x 4" hardwood. The HandiSwage™ cable infill offers a choice between using 1/8" or 5/32" cable. Universal posts are used for corners, ends and mids, allowing for a truly off-the-shelf guard rail solution. This modern and industrial system is offered in standard color options of black, metallic silver, white and dark brown. Special order color options are also available. [CLICK HERE](#) to view color chart. The Spectrum Cable Railing System is made for harsh environments and built to last. Ninety percent of Spectrum Systems are off the shelf with no lead time.



NEW SPECTRUM TOP RAIL SYSTEM

The Spectrum Top Rail System consists of Spectrum posts that can be fascia or surface mounted and an extruded aluminum 1-5/8" x 3-1/2" top rail. The top rail is available in standard lengths of 4', 6' and 8' and features a small assortment of adaptive rail fittings. The system is designed for use with Spectrum posts only. The simple design of the top rail system allows installers to handle a variety of rail transitions using a small set of components and common installation tools. The top rail and associated fittings are made of aluminum and powder-coated in the standard and special order [Spectrum colors](#). The Spectrum Top Rail System accommodates stair angles of 33 to 38 degrees using stock material. Special (SP) posts are required for angles under 33 degrees and over 38 degrees.

[VIEW SPECIFICATIONS](#)



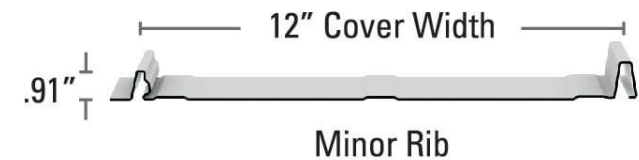
metal roofing:

mcelroy meridian panels, 12" wide pans. Color: Preweathered Galvalume Metallic

METALLIC COLORS



(seam detail)



<https://www.mcelroymetal.com/standing-seam-metal-roofing-systems/meridian#downloads>

metal screening below porch stairs

mcelroy mini-rib wall panels with 3" wide flat corners. Color: ash gray



<https://www.mcelroymetal.com/exposed-fastener-panels/mini-rib>

siding

<https://www.jameshardie.com>

Why Choose Hardie® Plank?

Hardie® siding does more than transform your home's look—it helps protect your home for decades to come.



Superior durability

Hardie® siding is noncombustible—it will not burn.** It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.

SW 9562
Fortitude



Specs: Smooth

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint 				
	12.000 IN	144.000 IN	0.312 IN	10.750 IN
	5.250 IN	144.000 IN	0.312 IN	4.000 IN
	6.250 IN	144.000 IN	0.312 IN	5.000 IN
	7.250 IN	144.000 IN	0.312 IN	6.000 IN
	8.250 IN	144.000 IN	0.312 IN	7.000 IN
	9.250 IN	144.000 IN	0.312 IN	8.000 IN

Exterior lighting: sconces



Manufacturer: All modern

Dylan 2 Light Cylinder Outdoor Wall Light

14.25" x 5" x 5", finish: black