

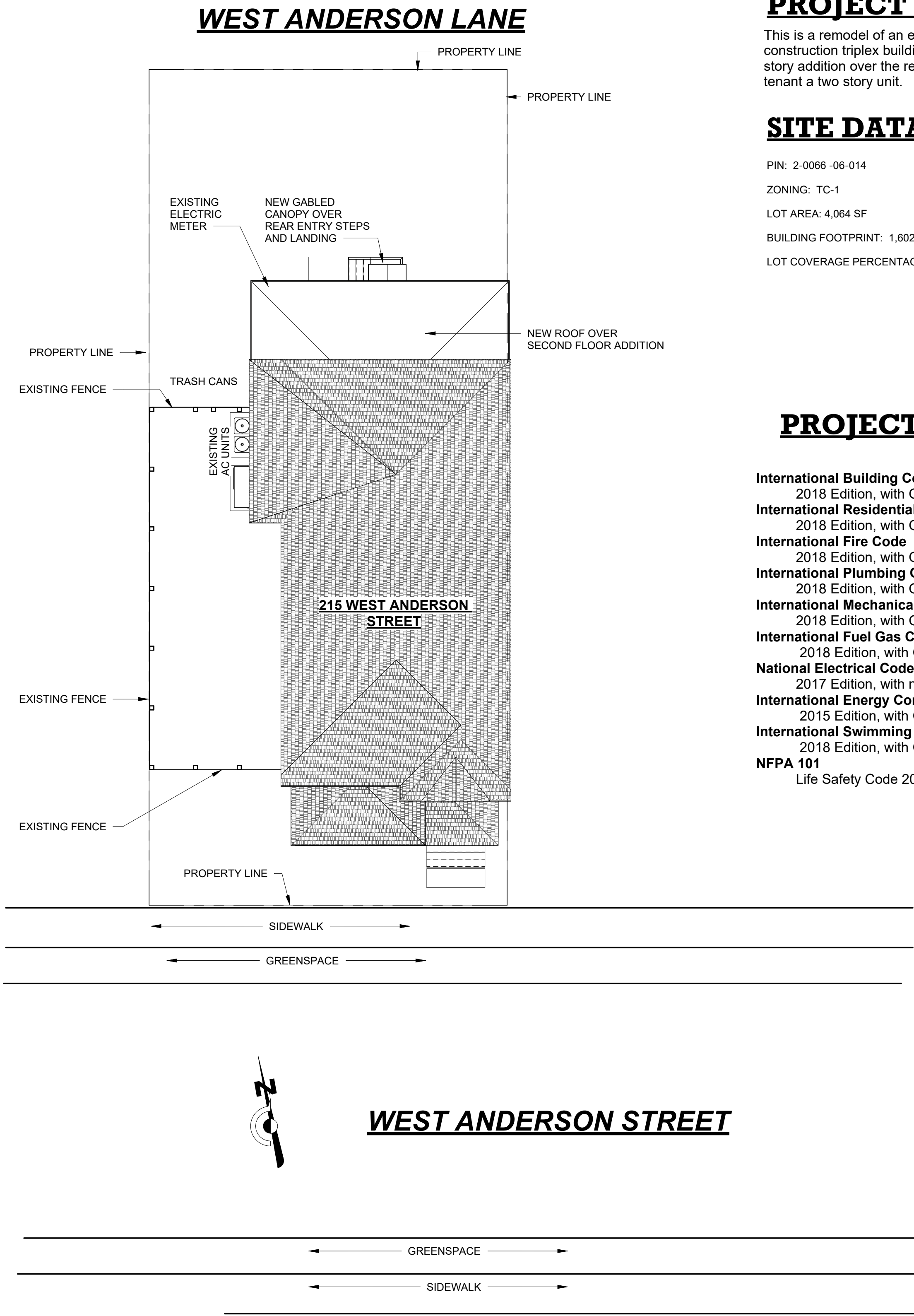
Residential Remodel

215 West Anderson Street, Savannah, GA 31401



www.coresav.com copyright 2025
These drawings are the property of Core Design and Architecture, Inc. Any use, re-use, reproduction, or any transaction not expressly defined in the Owner Architect Agreement, without the written consent of the Architect is prohibited.

Architect
Core Design and Architecture, Inc.
Tim Kinsey, RA, NCARB
408 Clayton Street
Savannah, Georgia 31410
(912) 344-8290
tim@coresav.com



PROJECT DESCRIPTION:

This is a remodel of an existing multi-family residence (Type V-B) construction triplex building, with masonry foundations. A second story addition over the rear tenant, effectively making the rear tenant a two story unit.

SITE DATA:

PIN: 2-0066 -06-014
ZONING: TC-1
LOT AREA: 4,064 SF
BUILDING FOOTPRINT: 1,602 SF
LOT COVERAGE PERCENTAGE: 39.5%

BUILDING DATA:

BUILDING AREA:
FIRST FLOOR
1,602 SF
SECOND FLOOR
1,598 SF
TOTAL BUILDING AREA: 3,200 SF
BUILDING TYPE: V-B
BUILDING HEIGHT: 34'-0"
BUILDING USE: RESIDENTIAL

PROJECT CODES:

- International Building Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Residential Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Fire Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Plumbing Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Mechanical Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- International Fuel Gas Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- National Electrical Code**
2017 Edition, with no Georgia Amendments (Effective January 1, 2018).
- International Energy Conservation Code**
2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)
- International Swimming Pool and Spa Code**
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- NFPA 101**
Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

Sheet List	
Sheet Number	Sheet Name
A0	Cover Sheet
A0.1	Building Chronology
A1	Floor Plans
A2	Elevations
A3	Building Section

CORE Design & Architecture, Inc.

Residential Remodel
215 West Anderson Street, Savannah, GA 31401

ADDENDUM SCHEDULE		
No.	Description	Date

Project Number	1325
Date	12/26/25
Drawn By	TK

Cover Sheet

A0	1" = 10'-0"
Scale	1" = 10'-0"

① Site
1" = 10'-0"



FRONT (FROM STREET)



REAR (FROM LANE)



EAST (REAR CORNER)



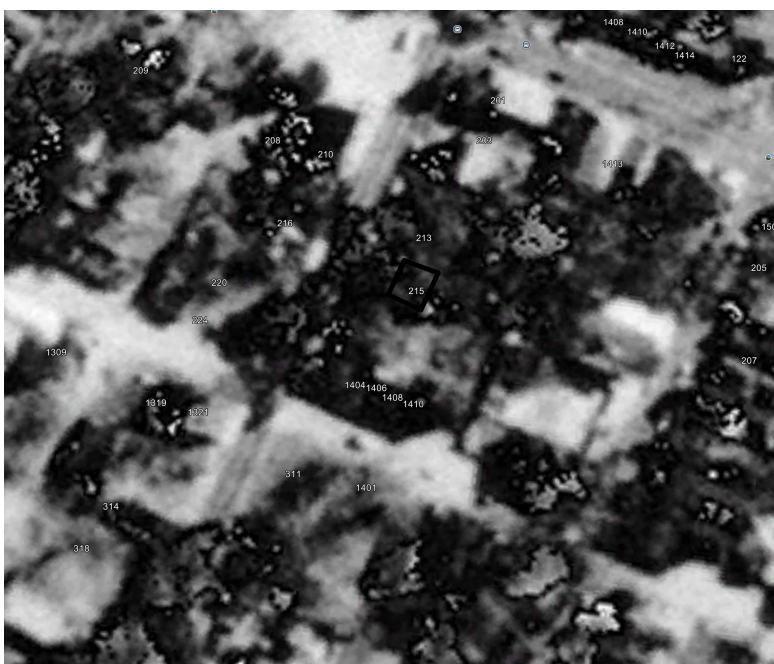
WEST (REAR CORNER)



2023



2003



1994

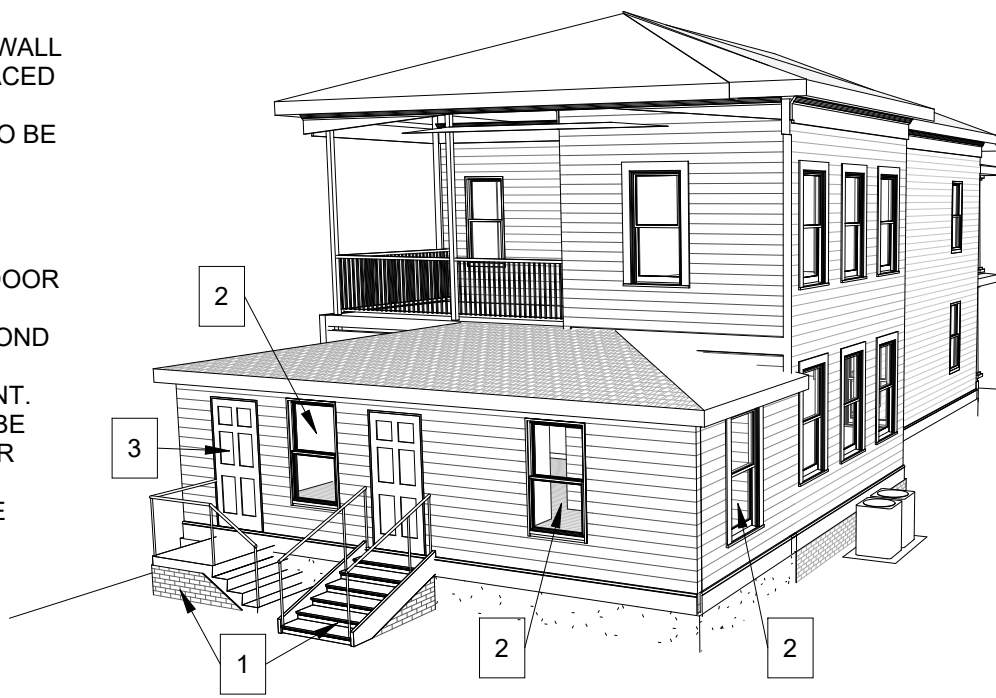
PRECEDENT EXAMPLE:
201 W. PARK AVENUE.



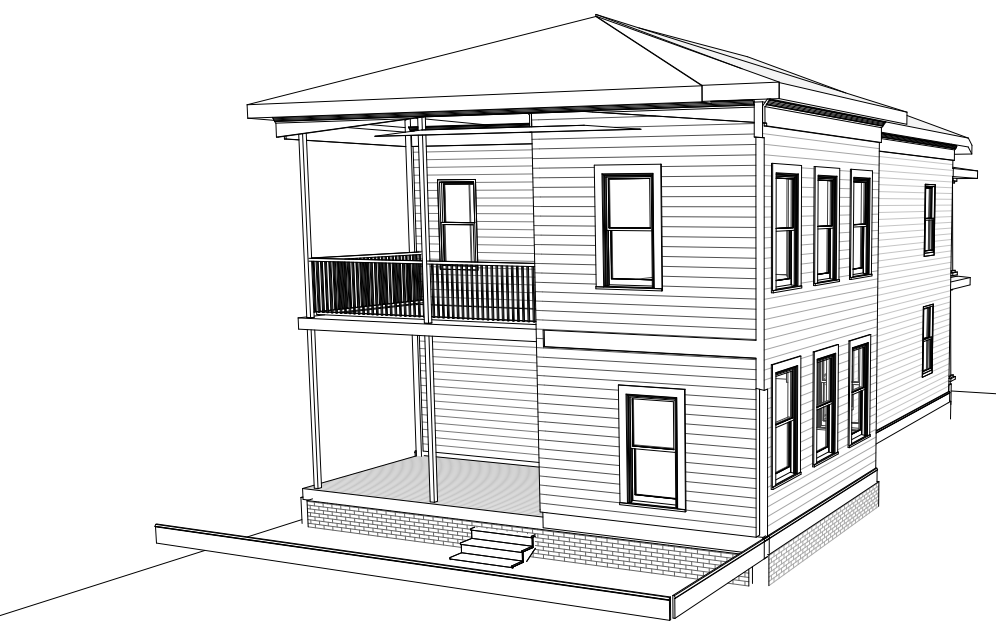
PROPOSING A NEW ROOF OVER
THE SECOND FLOOR ADDITION.
SIMILAR TO THE FLAT ROOF
OVER THE REAR SECTION OF
THE SECOND FLOOR ROOF AT
201 W. PARK AVENUE.



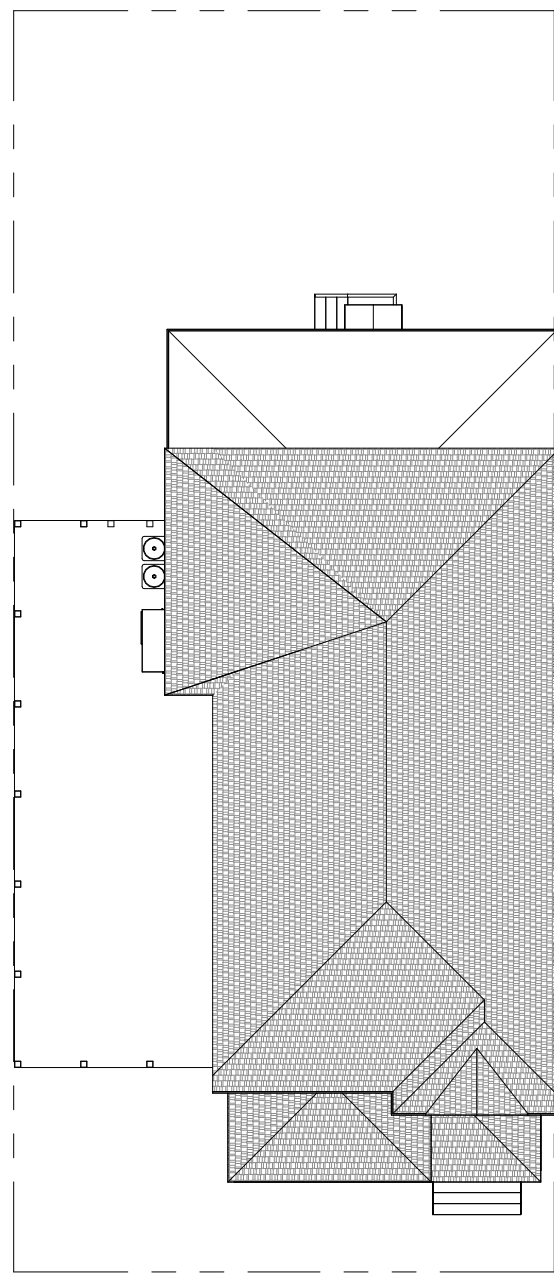
12 Proposed Rear



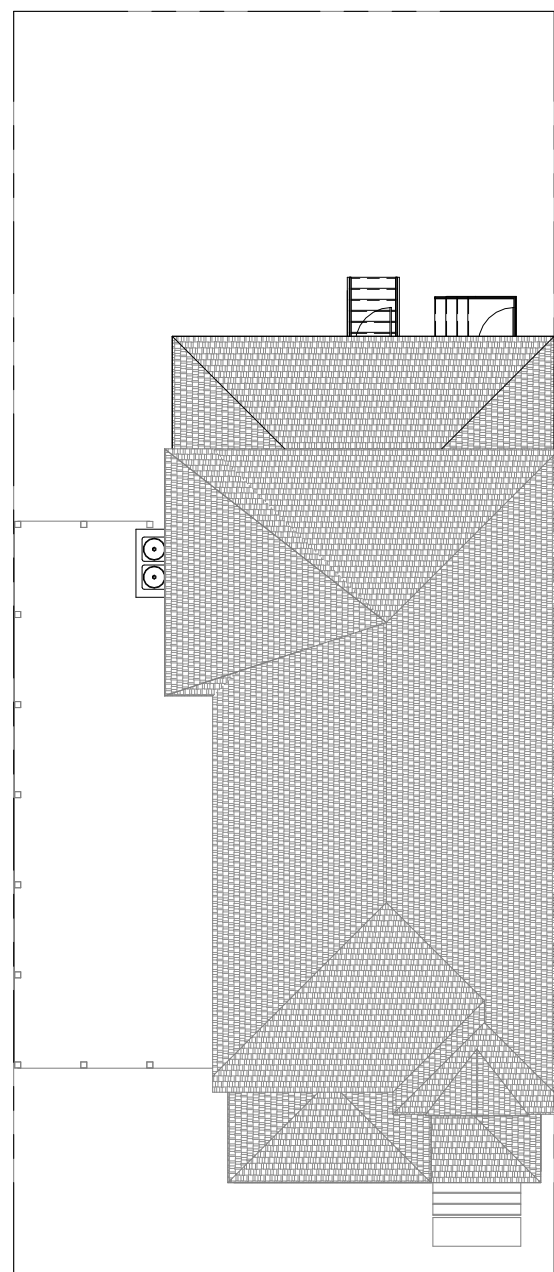
11 Existing Rear



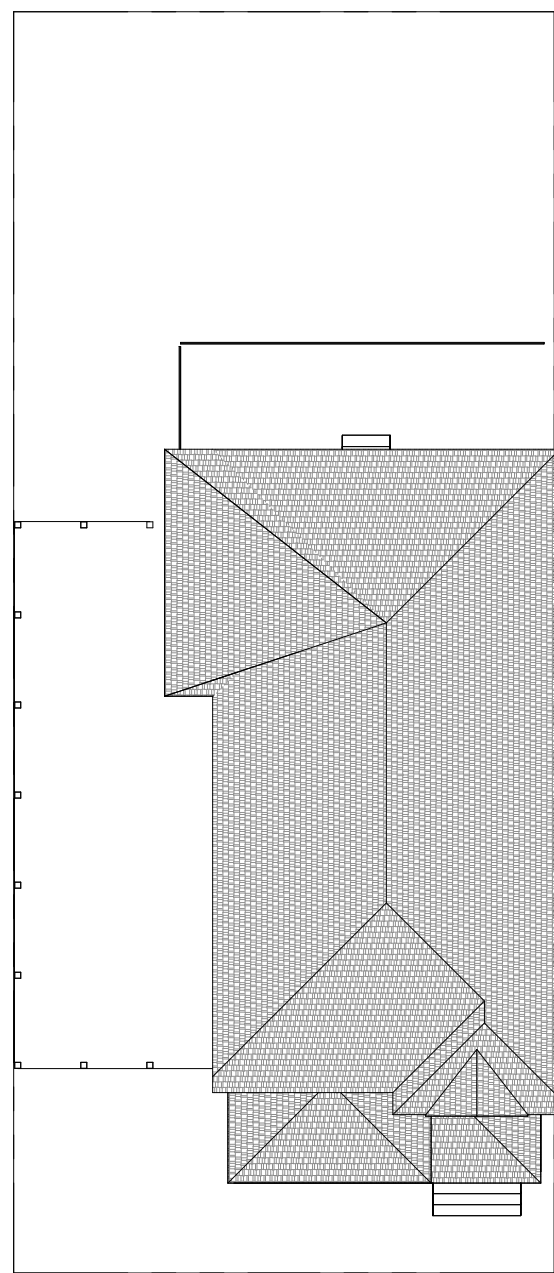
10 Original Rear



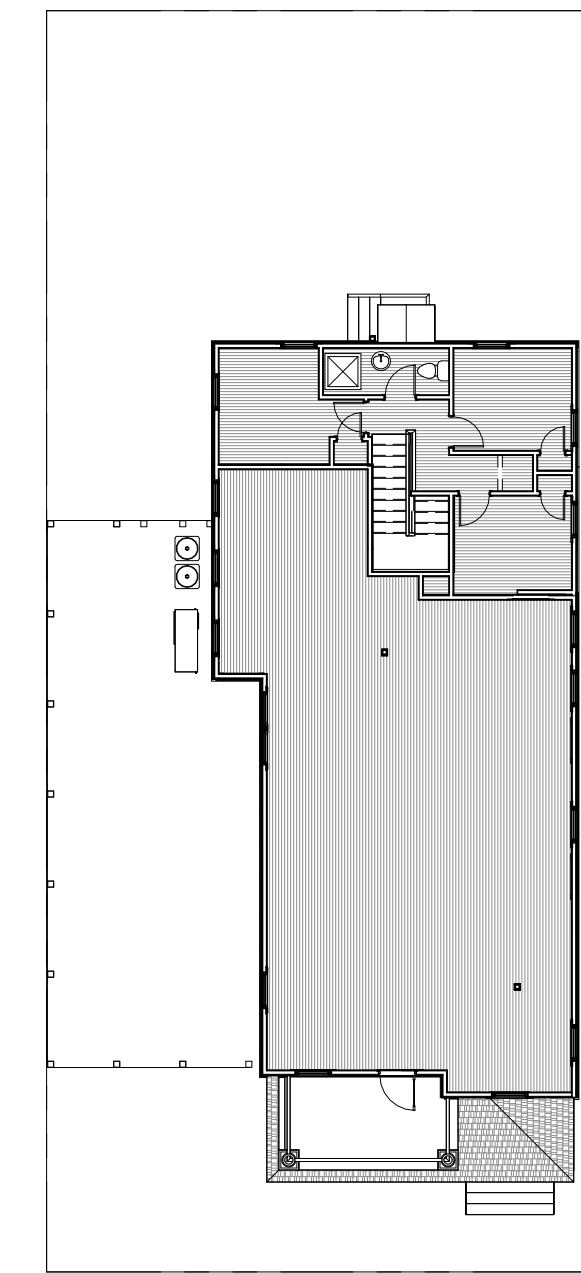
9 Roof - Proposed
1/16" = 1'-0"



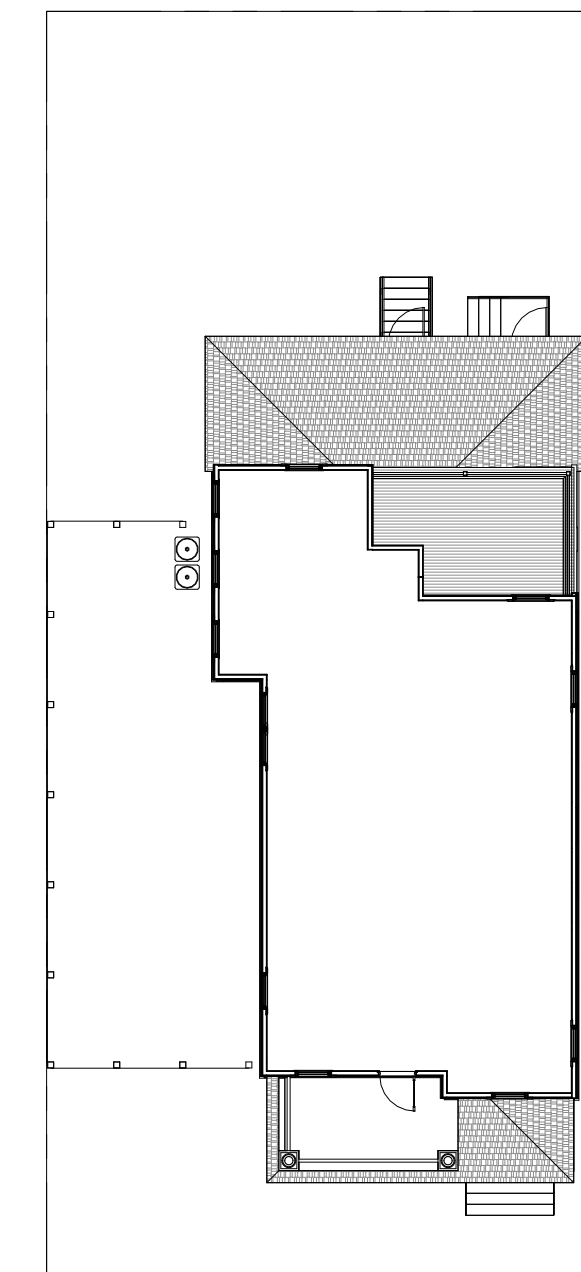
6 Roof - Existing Addition
1/16" = 1'-0"



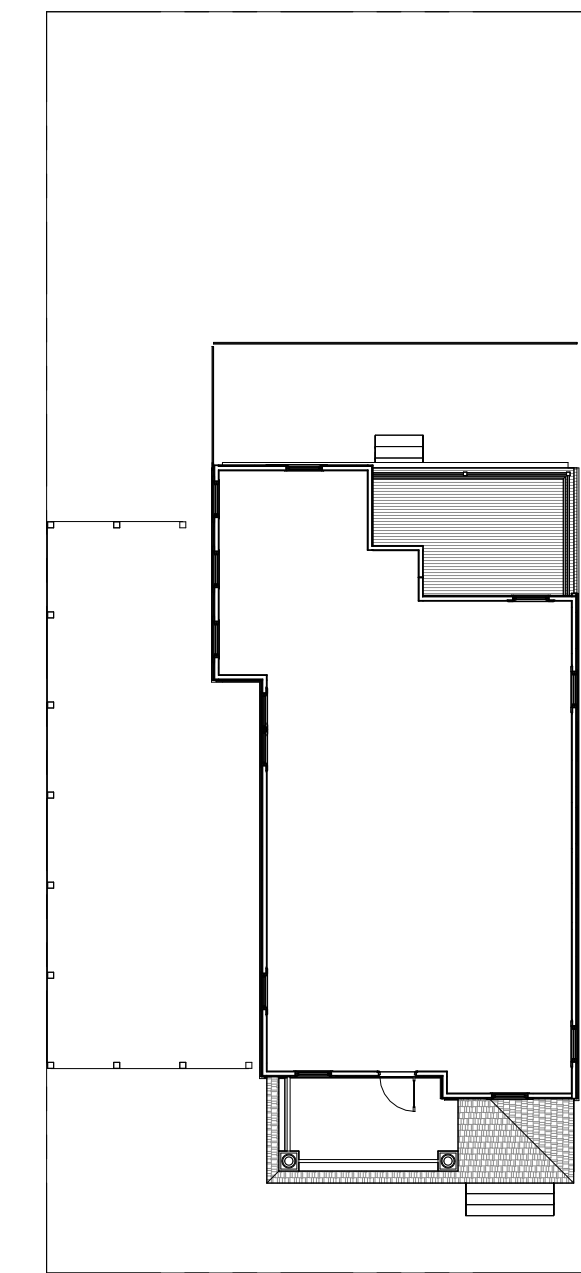
5 Roof - Original
1/16" = 1'-0"



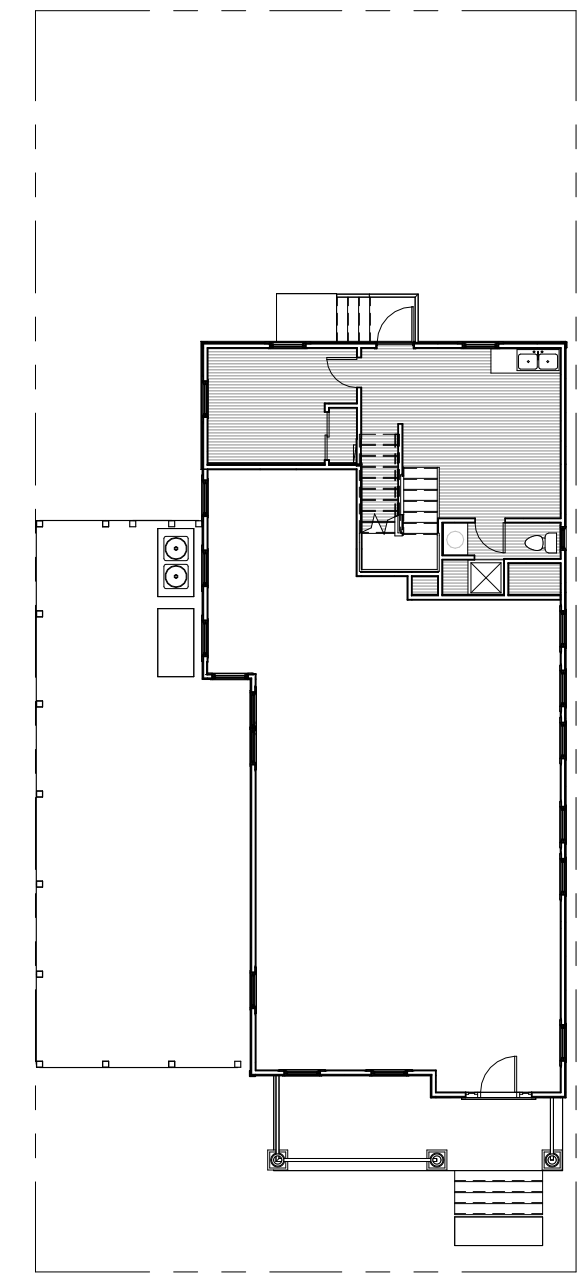
8 Second Floor - Proposed
1/16" = 1'-0"



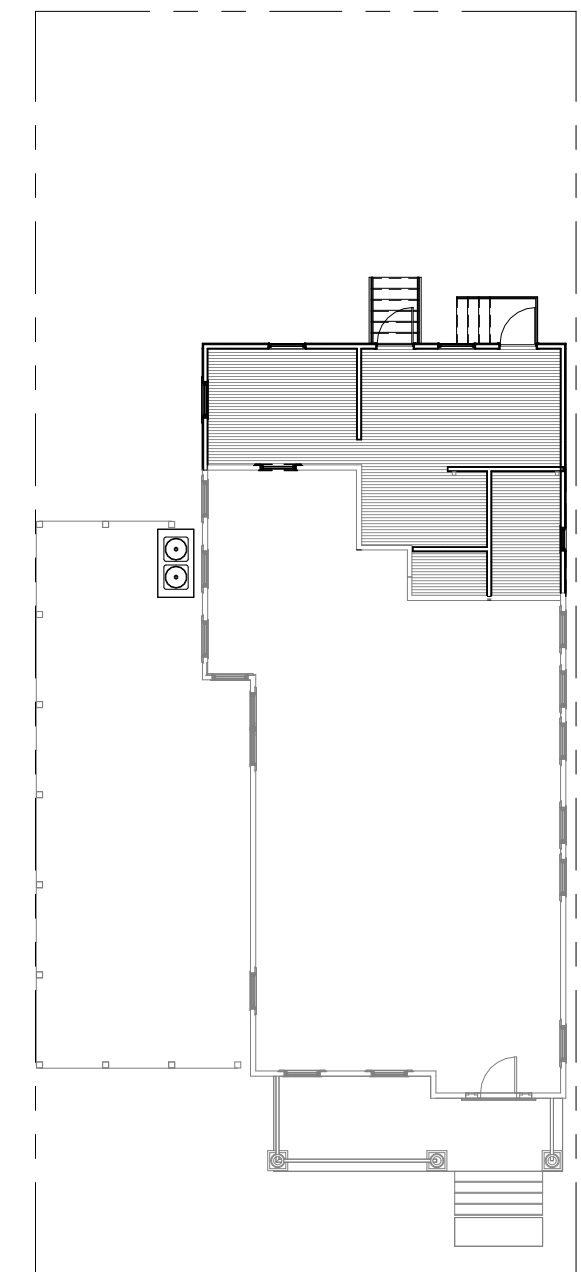
4 Second Floor - Existing Addition
1/16" = 1'-0"



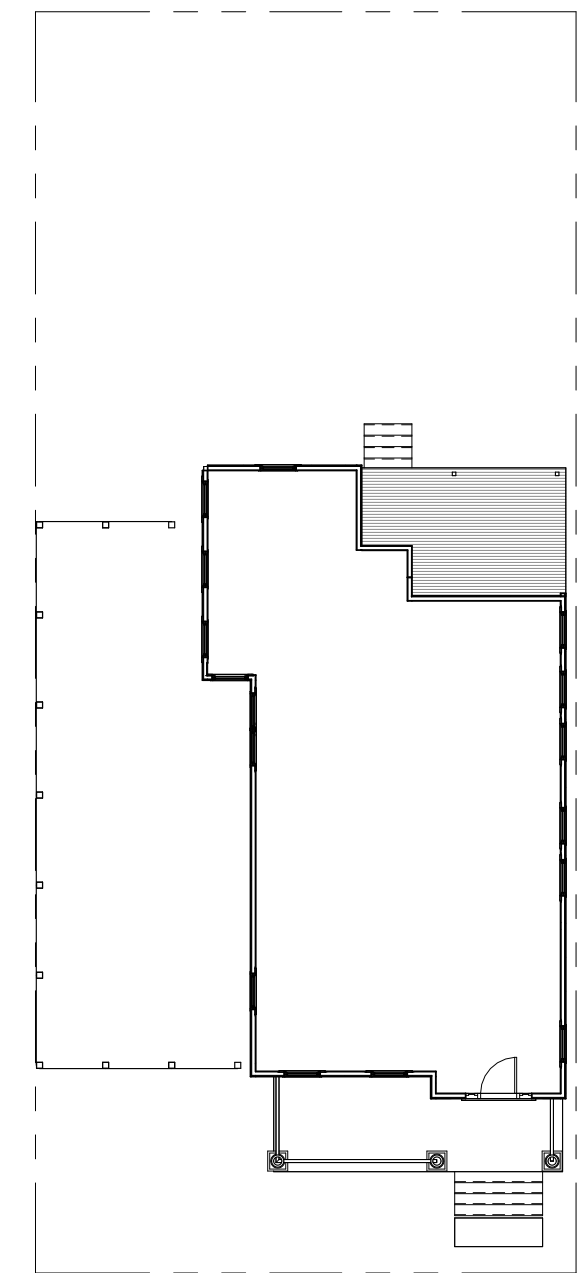
3 Second Floor - Original
1/16" = 1'-0"



7 First Floor - Proposed
1/16" = 1'-0"



2 First Floor - Existing Addition
1/16" = 1'-0"



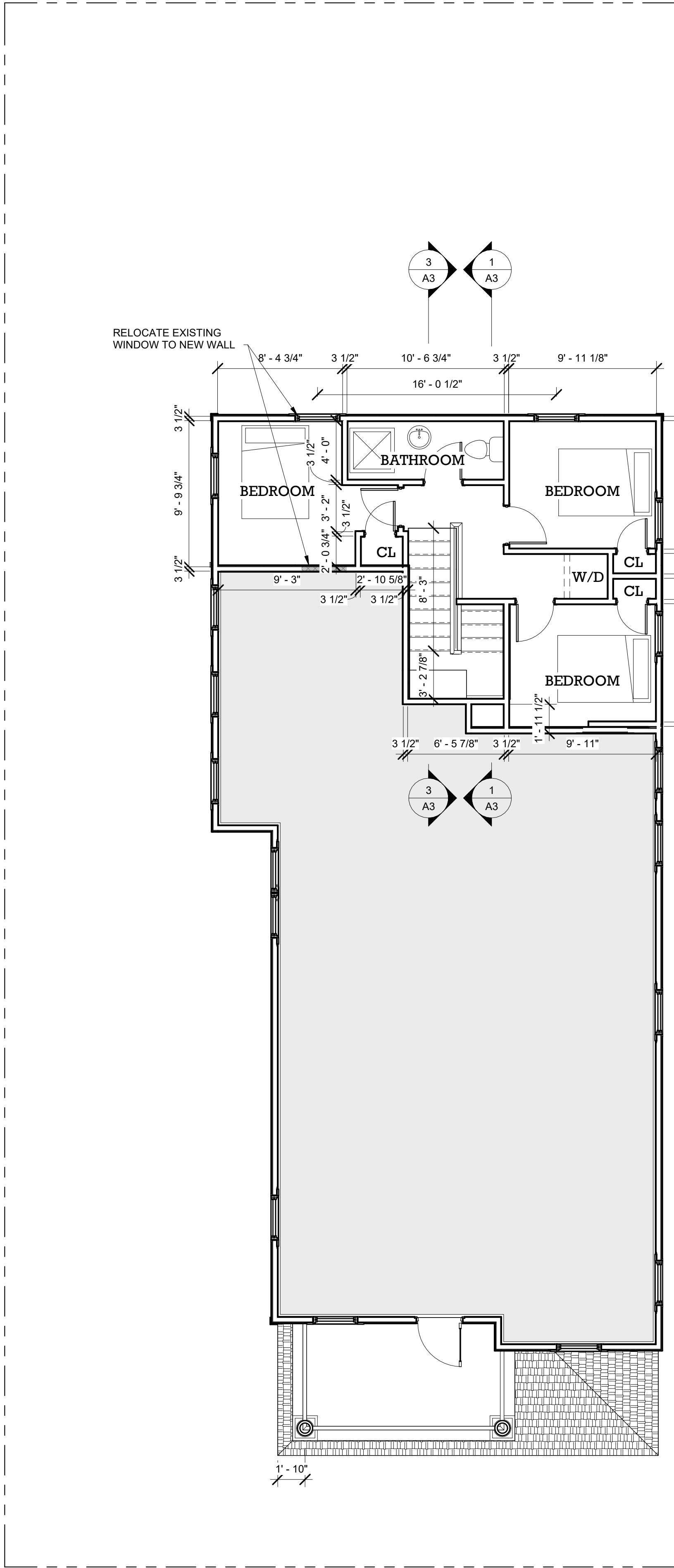
1 First Floor - Original
1/16" = 1'-0"

PROPOSED
2025

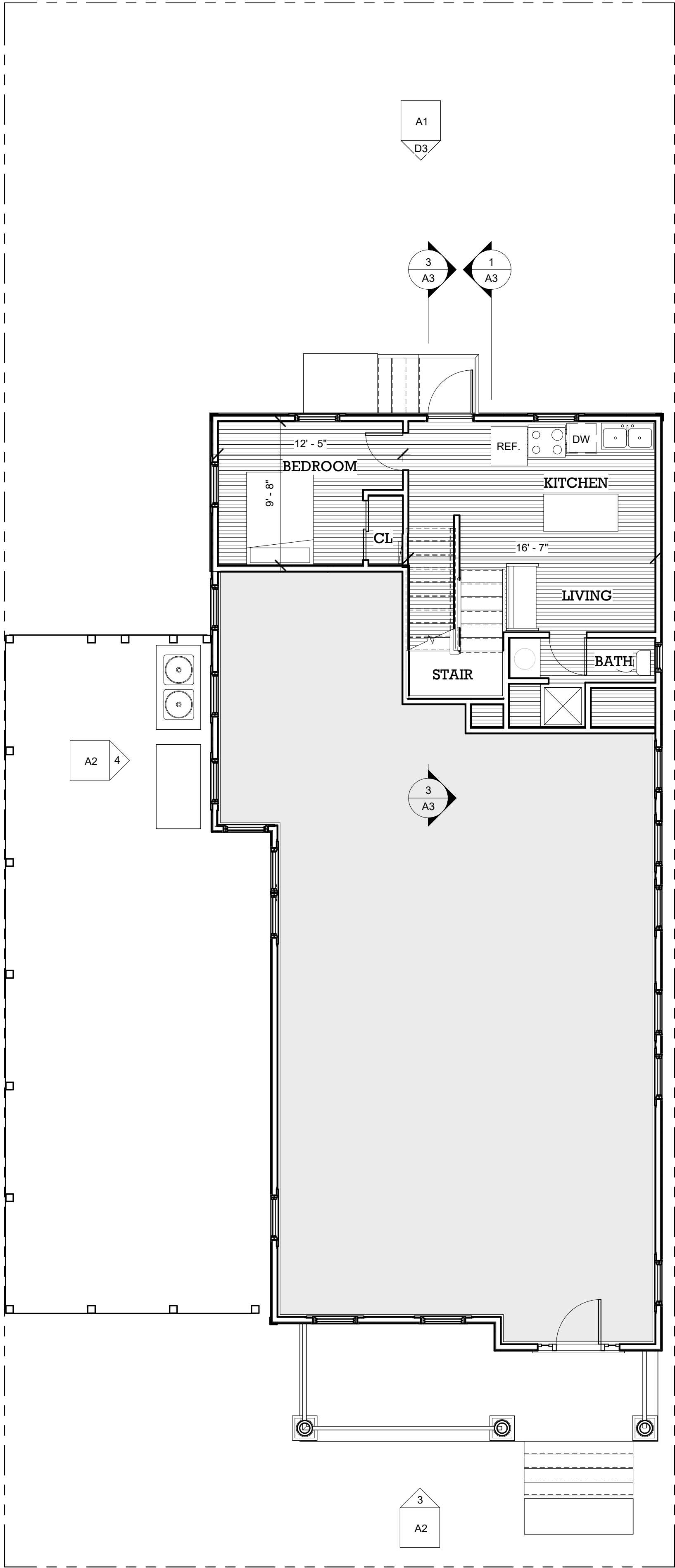
2003

1912

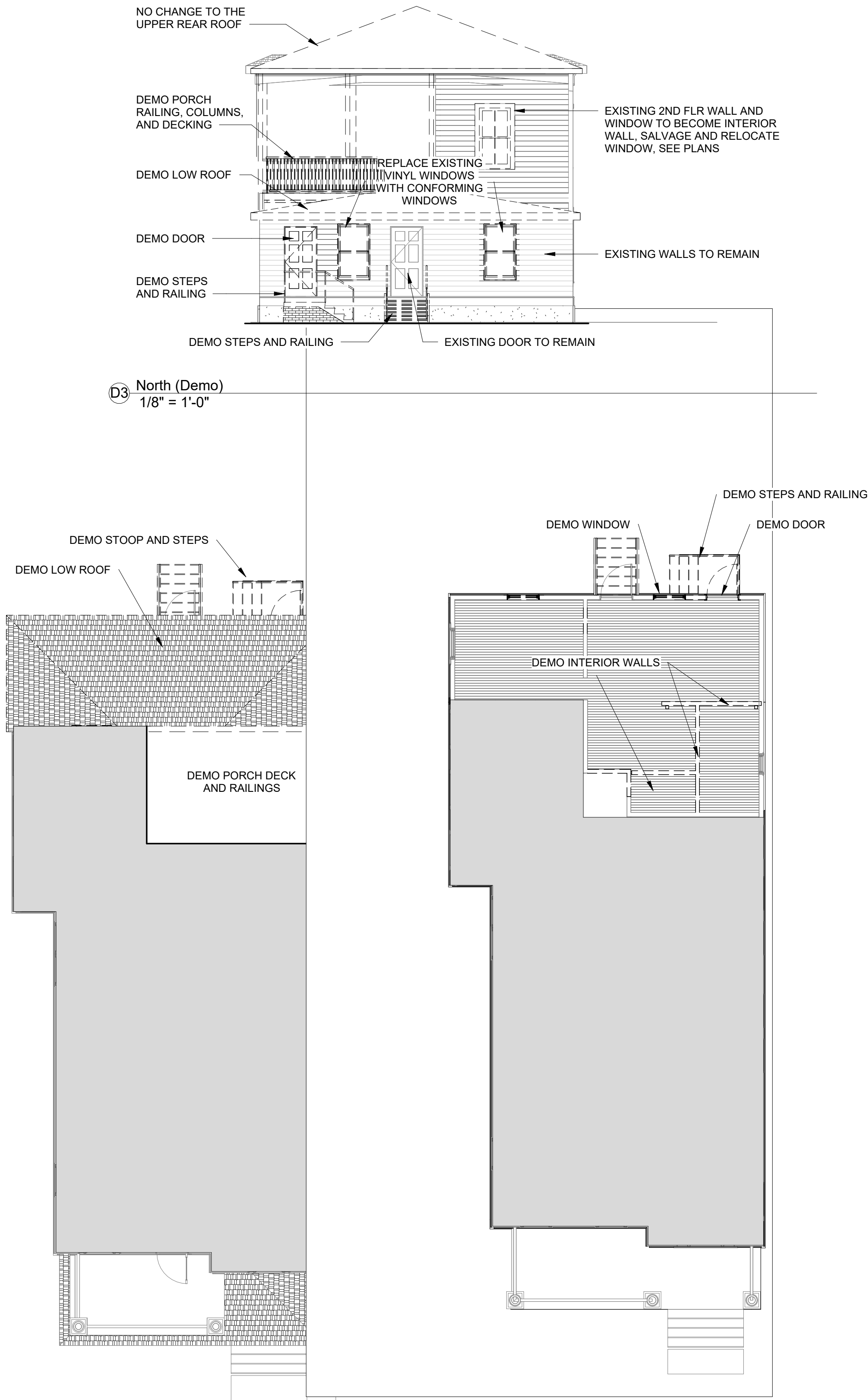
- THE DESIGN PROPOSES
1. THE REMOVAL OF THE EXISTING STEPS AND RAILINGS.
 2. THE EXISTING WINDOWS ON THIS WALL ARE VINYL AND SHOULD BE REPLACED WITH CONFORMING WINDOWS.
 3. THE REDUNDANT REAR DOOR IS TO BE REMOVED.
 4. NEW WALL ADDITION OVER THE EXISTING REAR WALL.
 5. A NEW GABLED CANOPY WITH BRACKETS TO COVER THE REAR DOOR LANDING.
 6. A NEW FLAT ROOF OVER THE SECOND FLOOR ADDITION, WITH SIMILAR DETAILING AS SEEN ON PRECEDENT. THIS CORNICE DETAIL WILL ONLY BE USED ON THE NEW SECOND FLOOR WALL ADDITIONS.
 7. VERTICAL TRIM TO DELINEATE THE ORIGINAL SIDING FROM THE NEW SIDING



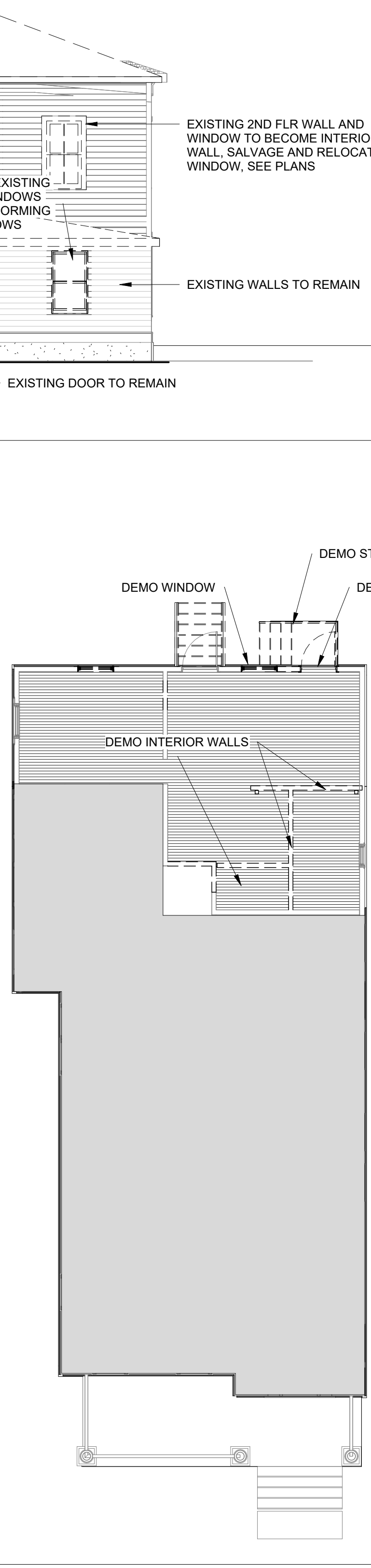
② Second Floor
3/16" = 1'-0"



① First Floor
3/16" = 1'-0"



② Second Floor Demolition Plan
1/8" = 1'-0"



① First Floor Demolition Plan
1/8" = 1'-0"



www.coresav.com copyright 2025
These drawings are the property of
Core Design and Architecture, Inc.
Any use, re-use, reproduction, or any
transaction not expressly defined in
the Owner Architect Agreement,
without the written consent of the
Architect is prohibited.

Architect
Core Design and Architecture, Inc.
Tim Kinsey, RA, NCARB
408 Clayton Street
Savannah, Georgia 31410
(912) 344-8290
tim@coresav.com

CORE Design & Architecture, Inc.

Residential Remodel

215 West Anderson Street, Savannah, GA 31401

ADDENDUM SCHEDULE		
No.	Description	Date

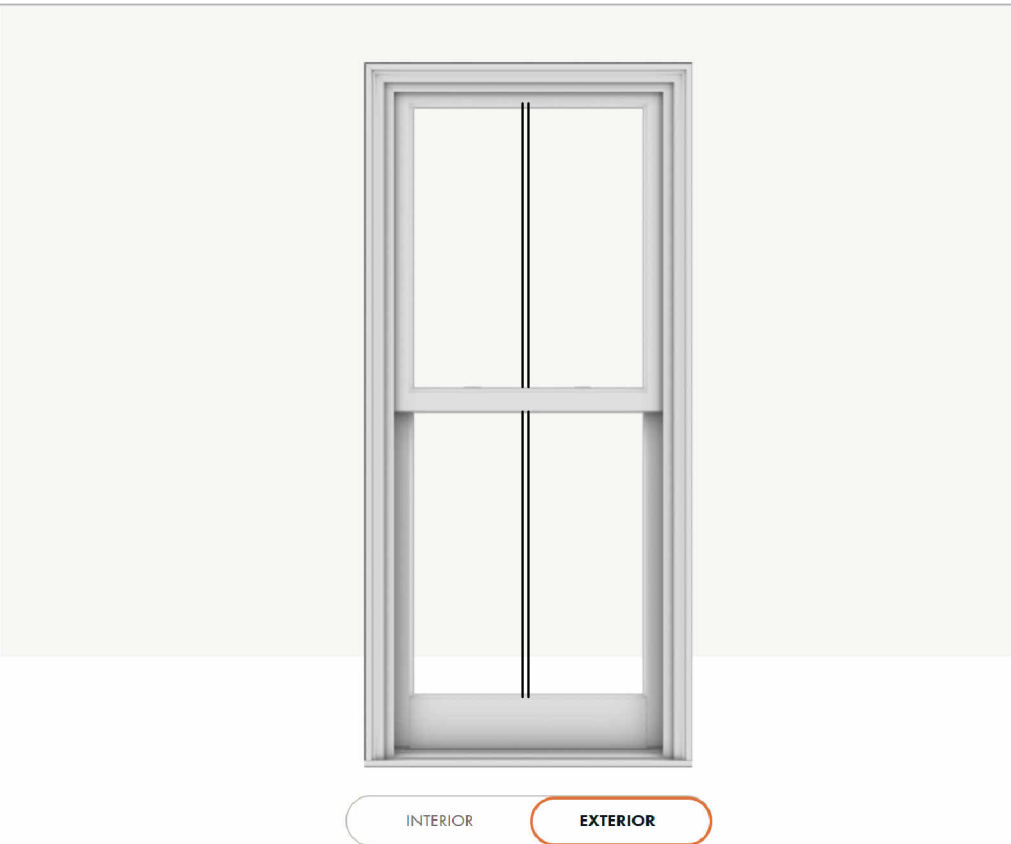
Project Number	1325
Date	12/26/25
Drawn By	TK

Floor Plans

A1	
Scale	As indicated

E-SERIES DOUBLE HUNG WINDOW

LEARN DESIGN IT TECH SPECS



NOTE: 7/8" CENTER VERTICAL MULLION.

Add To My Favorites

Excellent choice

We like your style

Clear my choices x

Sizing Interior Hardware Grilles Exterior Trim Glass Summary

All of your window details

Share My Design Print

Product ID# DHG2450
Unit Width 28"
Unit Height 60"
Interior Color Pine
Interior Stain Unfinished Pine
Glass Low-E4® Glass
Hardware Lock and Keeper, White
Optional Hardware None, White
Grille Pattern None
Exterior Frame Color Colony White
Exterior Sash Color White
Exterior Trim Profile None

HINKLEY
LIGHTING
Design • Manufacture • Install

life AGLOW™



1819BK
Manor House
cast aluminum in Black finish with clear
beveled glass panels

Width: 7"
Height: 12"
Weight: 3 lbs.
Material: Cast Aluminum
Glass: Clear Beveled Glass
Bulb: One 60w Medium Base
Voltage: 120v
TTO: 8"
Extension: 12"
Back Plate Height: 5.75"
Back Plate Width: 4.5"
Certification: c-UL-us Wet
UPC: 640665181913

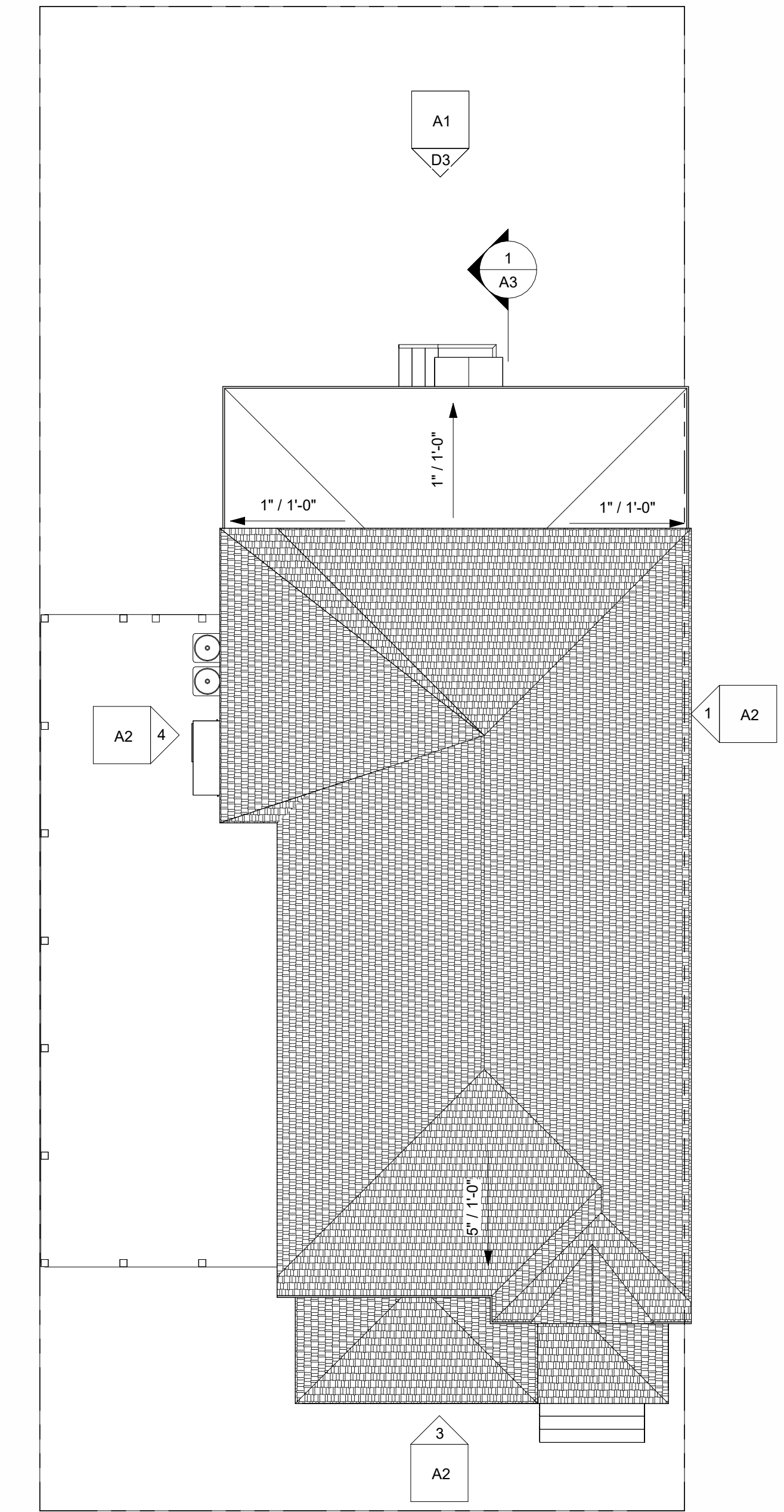


Notes

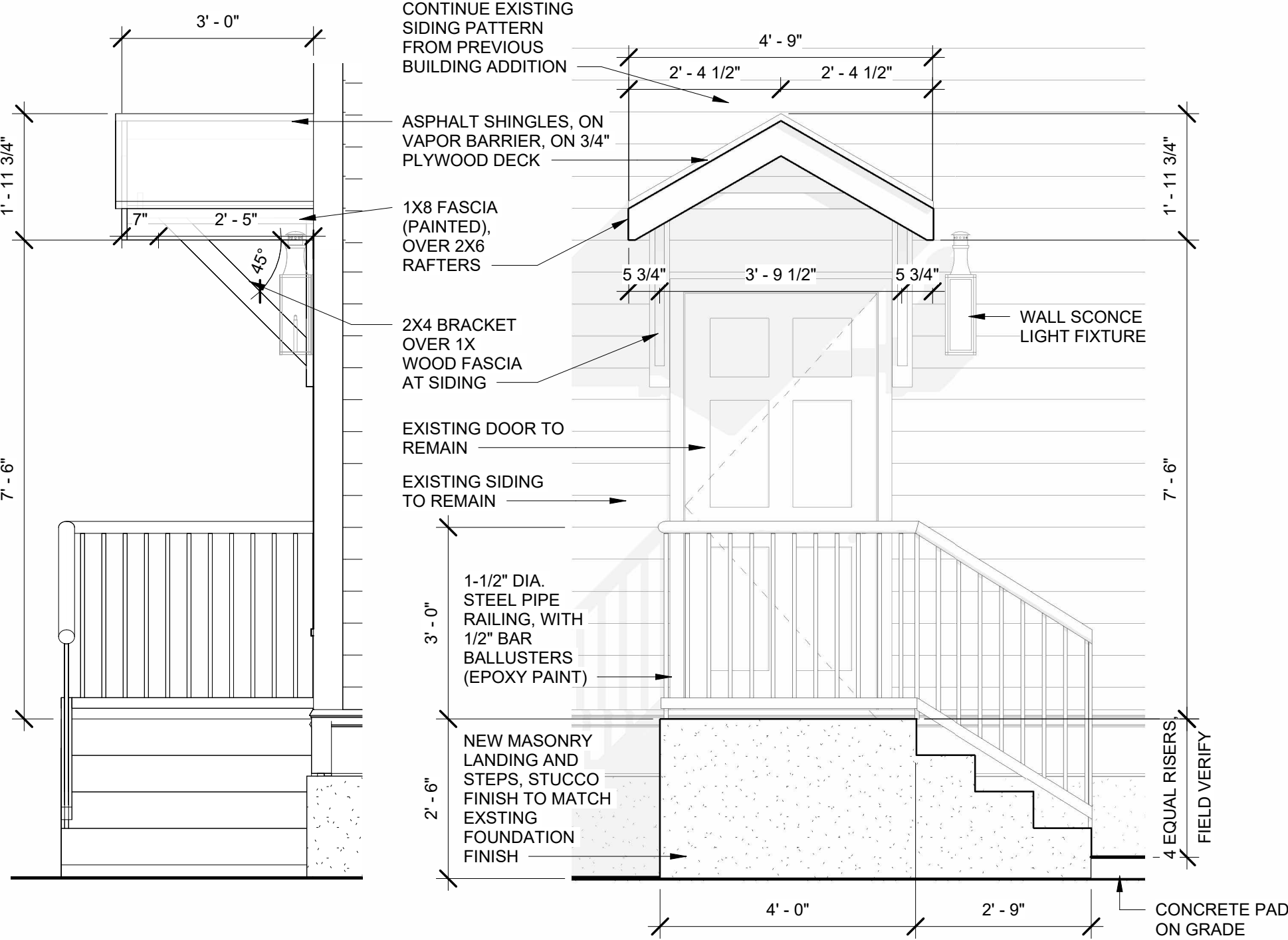
Hinkley Lighting, Inc. | 12800 Berea Road | Cleveland, OH 44111 | 216.871.3300 | 216.871.4327 fax
www.hinkleylighting.com | www.hinkleydesignandinstall.com | www.hinkleylandscapelandlighting.com
www.facebook.com/hinkleylighting | www.youtube.com/hinkleylighting

HINKLEY
LANDSCAPE
LIGHTING

FREDERICK RAHOND

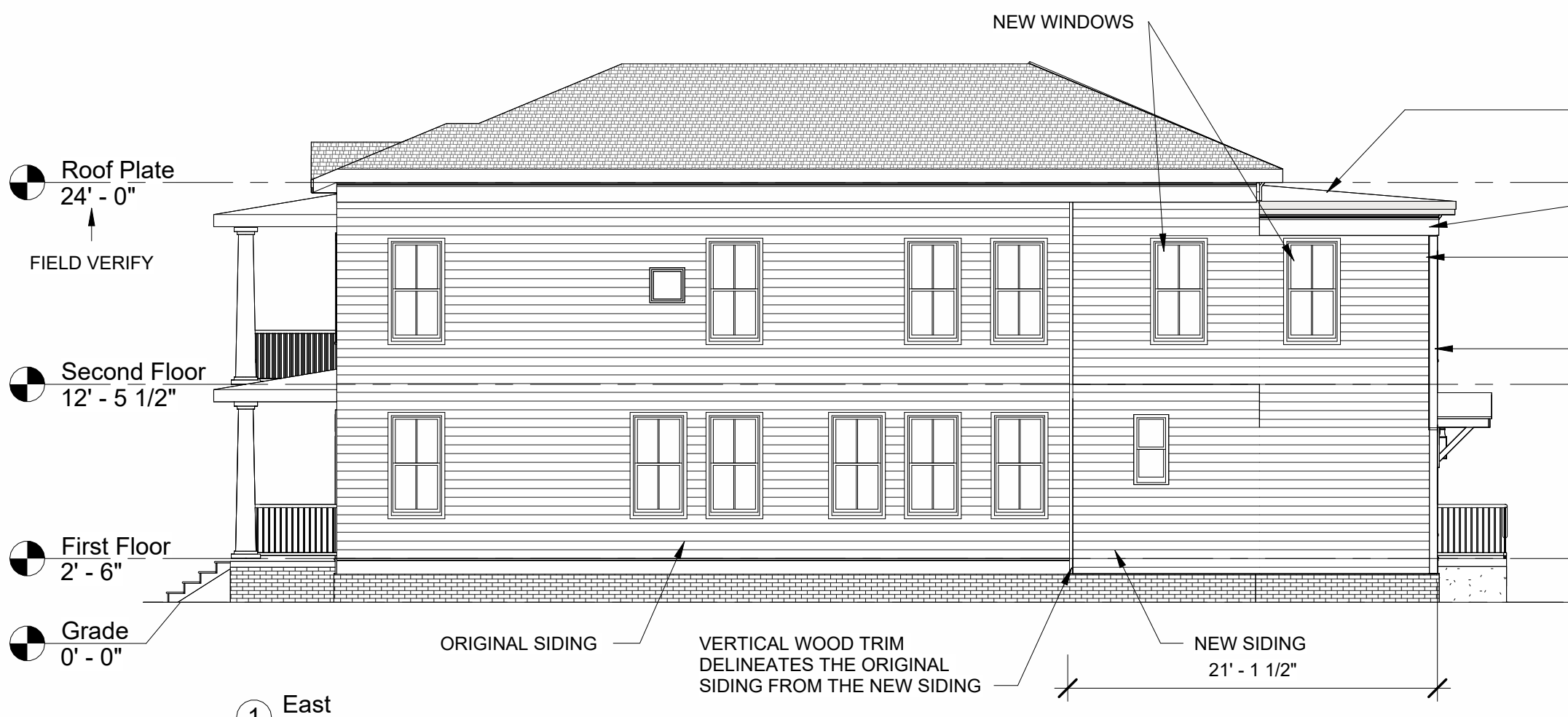


6 Roof Plate
1/8" = 1'-0"

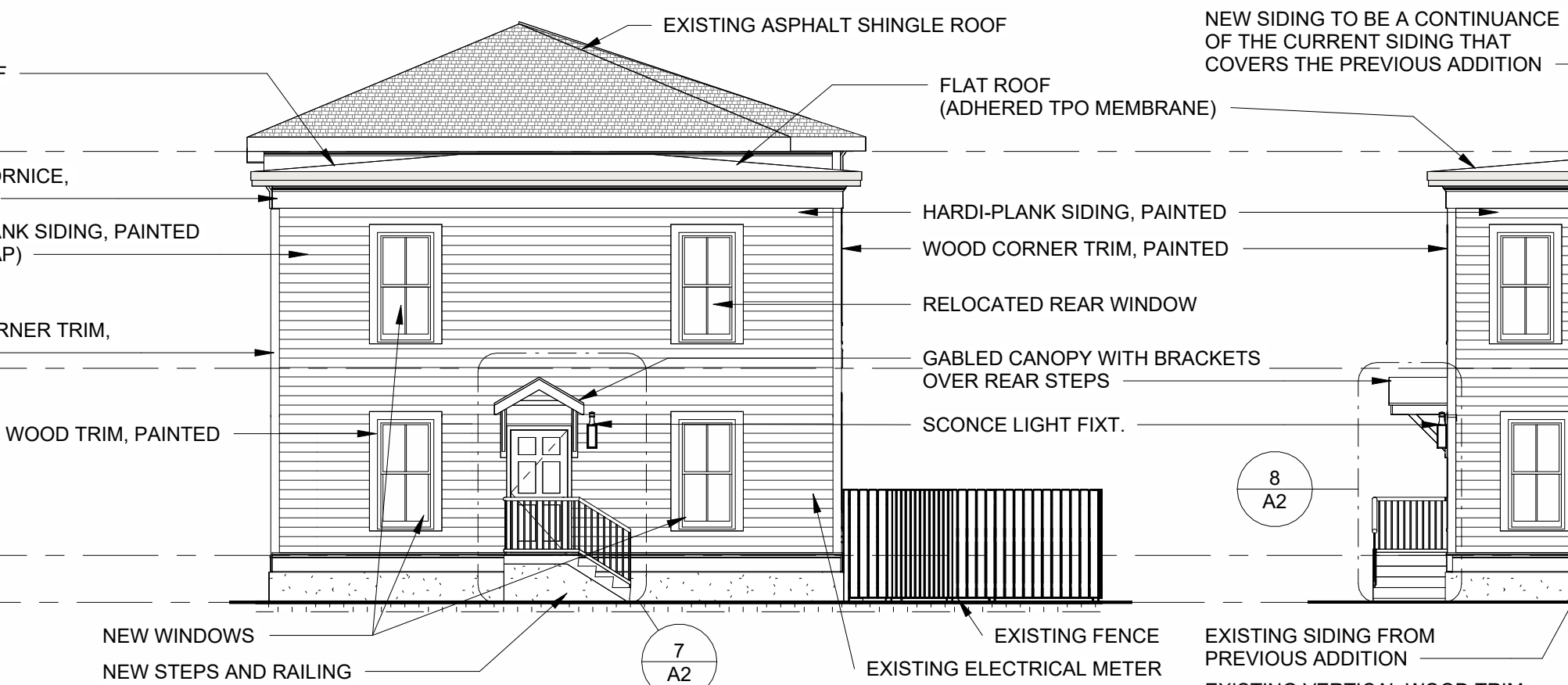


7 Rear Stoop Detail
1/2" = 1'-0"

8 West - Callout 1
1/2" = 1'-0"



1 East
1/8" = 1'-0"



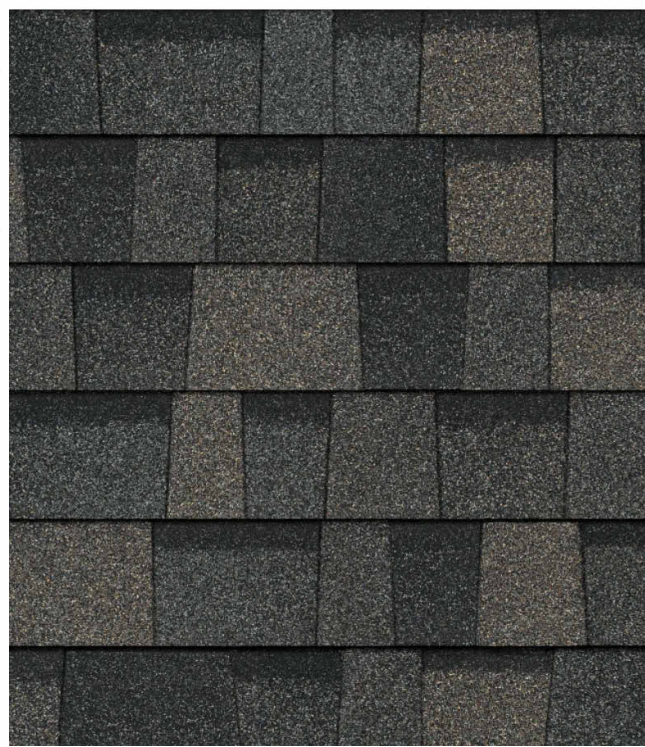
2 North
1/8" = 1'-0"



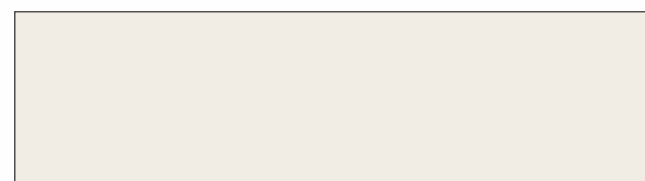
4 West
1/8" = 1'-0"



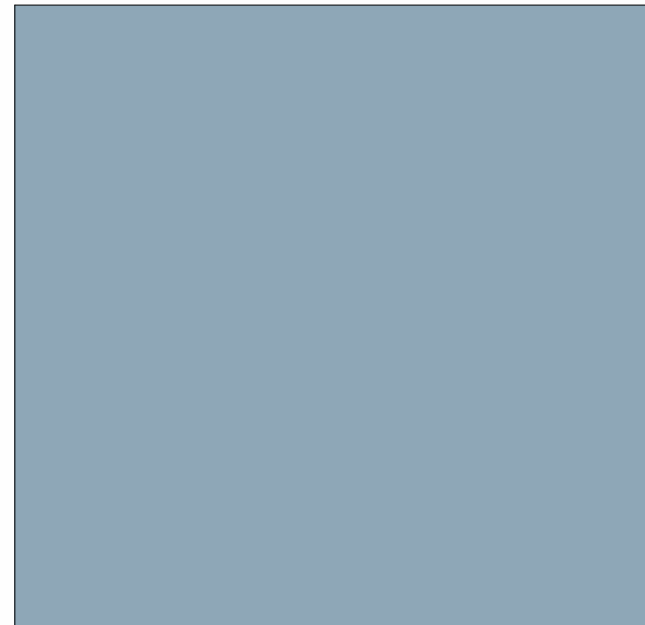
3 South
1/8" = 1'-0"



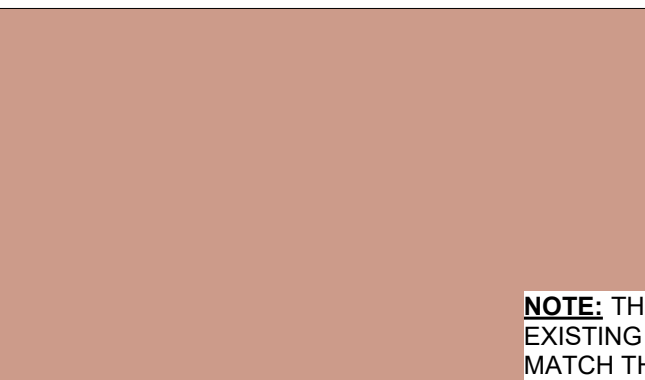
ROOFING:
Owens Corning® TruDefinition® DURATION®,
Peppercorn



PAINTED TRIM:
SHERMAN WILLIAMS (SW 0046) WHITE HYACINTH



PAINTED SIDING:
SHERMAN WILLIAMS (SW 0047) STUDIO BLUE GREEN



PAINTED BRICK:
SHERMAN WILLIAMS (SW 0045) ANTIQUARIAN BROWN

5 EXTERIOR MATERIALS
12" = 1'-0"



www.coresav.com copyright 2025

These drawings are the property of
Core Design and Architecture, Inc.
Any use, re-use, reproduction, or any
transaction not expressly defined in
the Owner Architect Agreement,
without the written consent of the
Architect is prohibited.

Architect
Core Design and Architecture, Inc.
Tim Kinsey, RA, NCARB
408 Clayton Street
Savannah, Georgia 31410
(912) 344-8290
tim@coresav.com

CORE Design & Architecture, Inc.

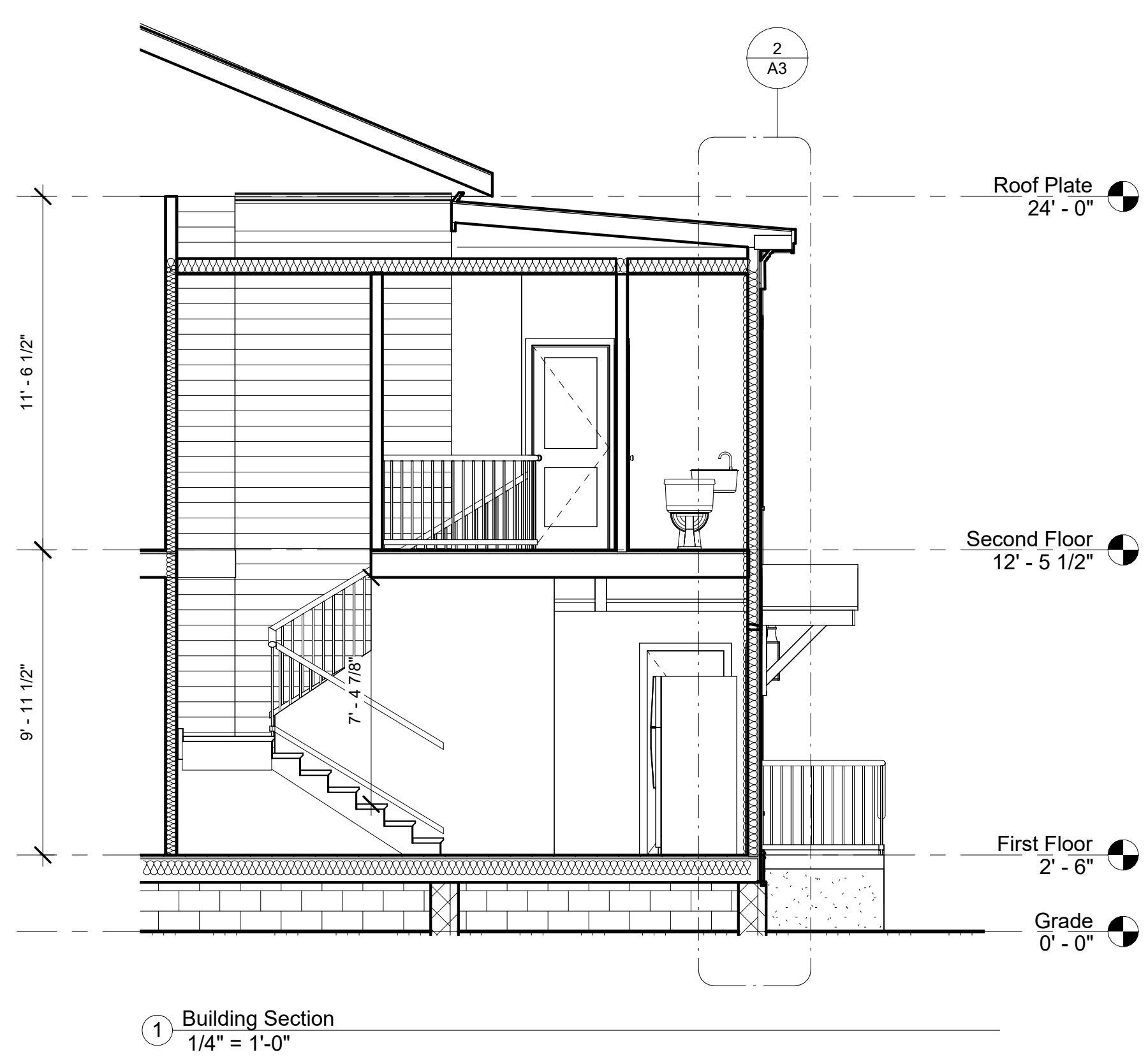
Residential Remodel

215 West Anderson Street, Savannah, GA 31401

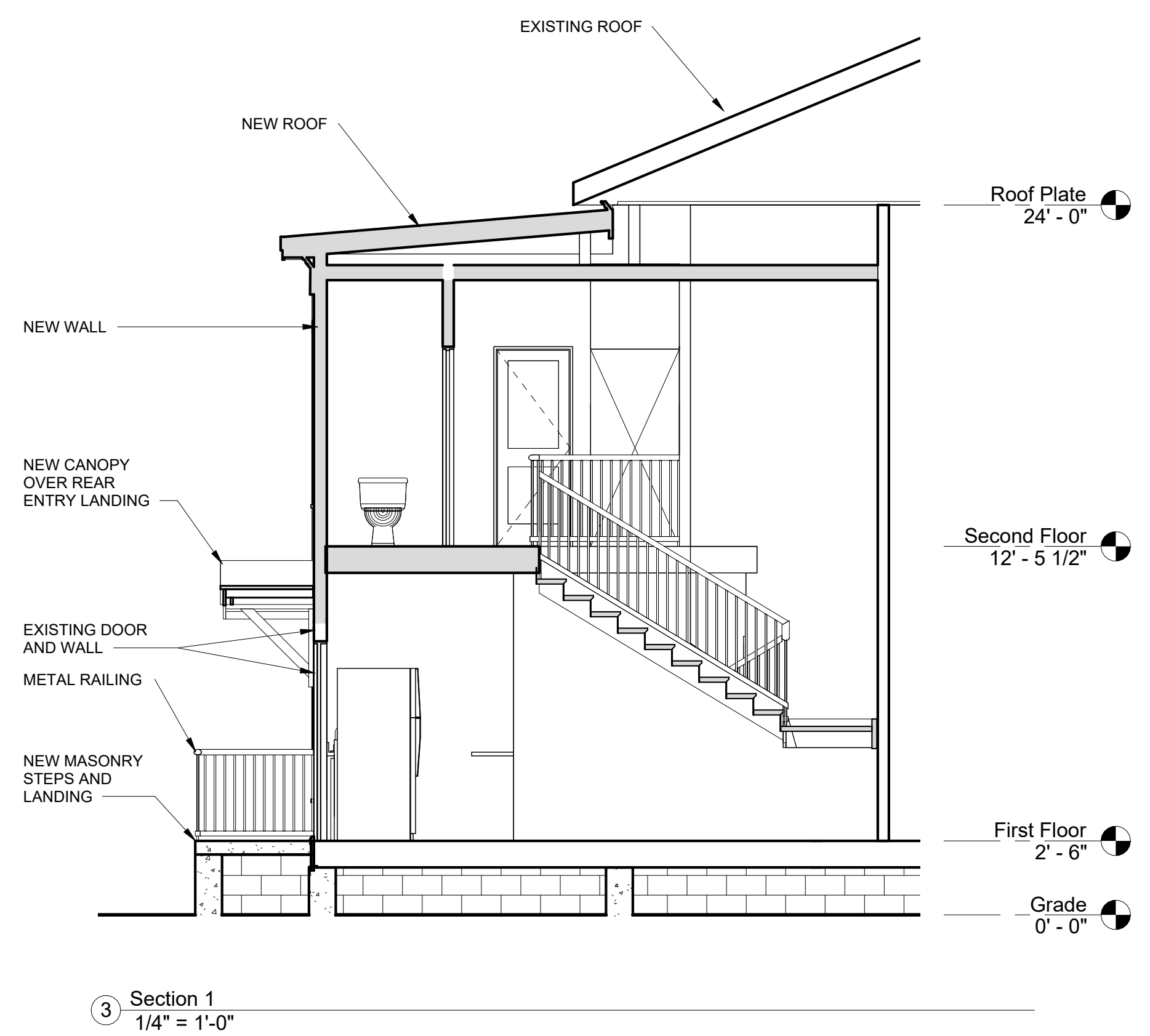
ADDENDUM SCHEDULE		
No.	Description	Date

Project Number	1325
Date	12/26/25
Drawn By	TK
Elevations	

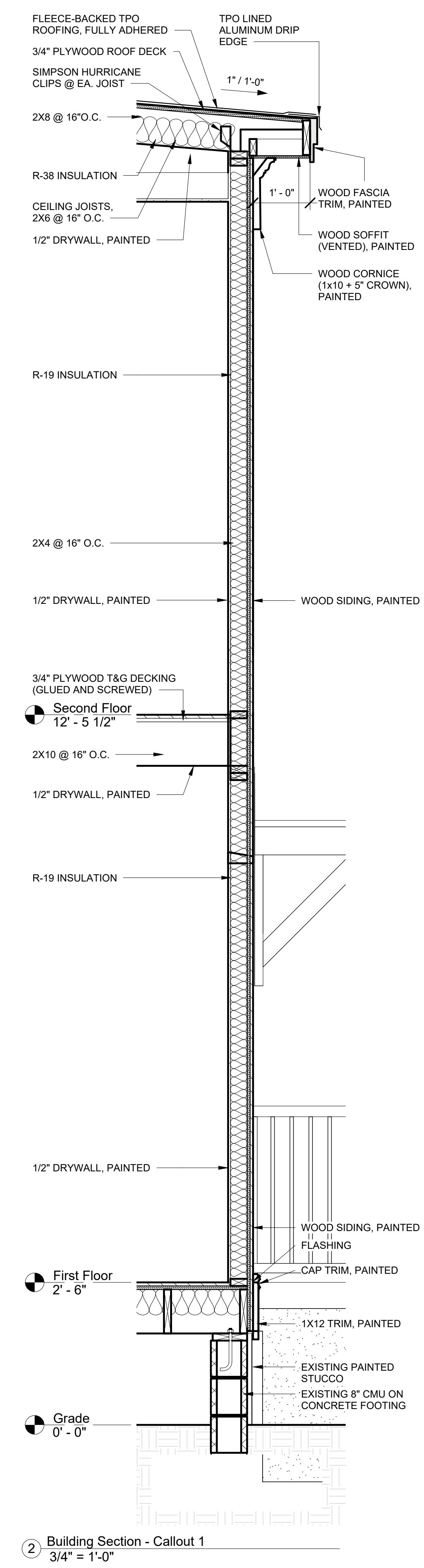
A2	
Scale	As indicated



1 Building Section
1/4" = 1'-0"



3 Section 1
1/4" = 1'-0"



2 Building Section - Callout 1
3/4" = 1'-0"



www.coresav.com copyright 2025
These drawings are the property of Core Design and Architecture, Inc. Any use, re-use, reproduction, or any transaction not expressly defined in the Owner Architect Agreement, without the written consent of the Architect is prohibited.

Architect
Core Design and Architecture, Inc.
Tim Kinsey, RA, NCARB
408 Clayton Street
Savannah, Georgia 31410
(912) 344-8290
tim@coresav.com

CORE Design & Architecture, Inc.

Residential Remodel
215 West Anderson Street, Savannah, GA 31401

ADDENDUM SCHEDULE		
No.	Description	Date

Project Number	1325
Date	12/26/25
Drawn By	TK

Building Section

A3
Scale As indicated