

ADU

220 WEST DUFFY STREET
SAVANNAH, GA.



INDEX OF DRAWINGS:

ARCHITECTURAL

A-0 COVER SHEET

A-1 FOUNDATION/FLOOR PLAN

A-2 ELEVATIONS

S-1 STRUCTURAL DETAILS

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF N.E.C. AND ALL LOCAL CODES AND ORDINANCES.
2. ALL MATERIALS SHALL BE NEW AND DOMESTIC AND BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
3. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR. THE COMPLETED SYSTEM I IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE OWNER/DESIGNER MUST BE A CONDITION OF THE SUBCONTRACT.
4. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
5. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
6. THIS PLAN IS TO BE REFERED TO FOR DETERMINATION OF LOCATION OF OUTLETS AND OTHER RELATED COMMUNICATIONS ELEMENTS AND SUPERSEDES ALL OTHERS.
7. OUTLETS ARE TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. HEIGHT IS DETERMINED FROM TOP OF FINISHED FLOOR TO CENTERLINE OF COVERPLATE MOUNTED VERTICALLY.
8. ELECTRICAL SERVICE, PANEL SIZE AND CIRCUITING ARE TO BE DESIGNATED BY ELECTRICIAN.
9. PROVIDE GROUND FAULT CIRCUIT INTERRUPT (GFI) PROTECTION AT EACH OUTLET OCCURRING WITHIN TEN FEET OF A WATER SOURCE.
10. EXACT ROUTING AND SIZE OF CONDUITS AND CONDUCTORS SHALL DEPEND ON LOCAL CONDITIONS AND CODE REQUIREMENTS.
11. PLANS ARE BASED ON INFORMATION SUPPLIED BY OWNER AT THE TIME OF DESIGN.
12. CONTRACTOR TO VERIFY SYSTEM REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY OWNER'S FIXTURE AND LAMP REQUIREMENTS.

GENERAL MECHANICAL NOTES

1. THIS DRAWING IS SCHEMATIC IN NATURE EXACT ROUTING, SIZE, AND LOCATION OF DUCTS REGISTERS, AND EQUIPMENT SHALL DEPEND ON LOCAL CONDITIONS AND CODE REQUIREMENTS.
2. FIRST 10' SUPPLY DUCT LINED W/1" DUCT LINER.
3. RETURN DUCT PLENUM LINED W/1" DUCT LINER.
4. SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO A MINIMUM OF R-5.
5. ALL WORK SHALL BE PERFORMED BY SKILLED MECHANICS, UNDER COMPETENT SUPERVISION EMPLOYING LATEST AND BEST PRACTICES OF THE TRADE. WORK SHALL BE INSTALLED IN ACCORDANCE W/RECOMMENDATIONS OF ASHRAE GUIDE, AND EQUIPMENT MANUFACTURER.
6. HVAC INSTALLER SHALL BALANCE AIR TO SPECIFIED QUANTITY AND REPORT CFM DELIVERY AT EA. SUPPLY AND RETURN REGISTER TO OWNER PRIOR TO RECEIVING FINAL PAYMENT.
7. ALL JOINTS AND SEAMS MUST HAVE FIBERGLASS TAPE AND MASTIC, AND SEALED TO SMACNA SEAL CLASS C PER SMC 603.
8. ALL JOINTS ON ROUND METAL DUCT TO HAVE FOUR SCREWS, 90 DEGREES APART.
9. SUPPLY AIR BRANCH DUCTS SHALL HAVE EXTRACTORS AND VOLUME DAMPERS TO ALLOW FOR BALANCING.
10. ALL THERMOSTATS TO HAVE LOCKING COVERS.
11. CONTRACTOR TO SUPPLY FILTERS FOR ALL HVAC EQUIPMENT.
12. FINAL LOCATIONS OF ALL EQUIPMENT SHALL BE DETERMINED BY HVAC CONTRACTOR.
13. FINISH ON ALL EXTERIOR GRILLES, LOUVERS, AND MECHANICAL EQUIPMENT SHALL BE APPROVED BY OWNER.
14. GRILLES SHALL BE PROVIDED WITH FRAMES SUITABLE FOR CEILING TYPE SHOW ON ARCHITECTURAL DRAWINGS. COORDINATE ACTUAL LOCATION WITH LIGHTING LAYOUT.
15. CONDENSATE DRAINS SHALL BE PER SECTION 304.8 OF THE LATEST EDITION OF THE STANDARD MECHANICAL CODE.
16. DUCTWORK TO BE CONSTRUCTED AND INSTALLED PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE. 1985 SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS AND PER SECTION 605 OF THE LATEST EDITION OF THE STANDARD MECHANICAL CODE.
17. CONTRACTOR SHALL PROVIDE OWNER OPERATION AND MAINTAINENCE MANUALS FOR THE ENTIRE HVAC SYSTEM PER ASHRAE 90.1(MODEL ENERGY CODE) SECTION 403.2.10.1 PRIOR TO RECEIPT OF FINAL PAYMENT.

GENERAL CONSTRUCTION NOTES

- 1.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES ADOPTED BY THE AGENCY OF JURISDICTION.
- 2.) CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE JOB.
- 3.) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PROPERTY LINES, SETBACKS, UTILITIES, HORIZONTAL & VERTICAL DIMENSIONS, MATERIALS, ETC. AND REPORT ANY CONFLICT(S) TO THE ARCHITECT.

IN ADDITION TO THESE PLANS THIS RESIDENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CODE CYCLE OF 2018 IRC WITH STATE OF GEORGIA ADMENDMENTS.
WHERE DISCREPANCIES APPEAR, CODE SHALL DICTATE. WHERE SCALE AND DIMENSIONS DIFFER, DIMENSION SHALL DICTATE. WHEN DISCREPANCIES APPEAR THEY SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE IMPLEMENTATION.

SQUARE FOOTAGE	
GARAGE	648 SQ. FT.
SECOND FLOOR	648 SQ. FT.
TOTAL HEATED	648 SQ. FT.
TOTAL FOOTAGE	1296 SQ. FT.

NEW CONSTRUCTION

Revisions
AUG 2 2025

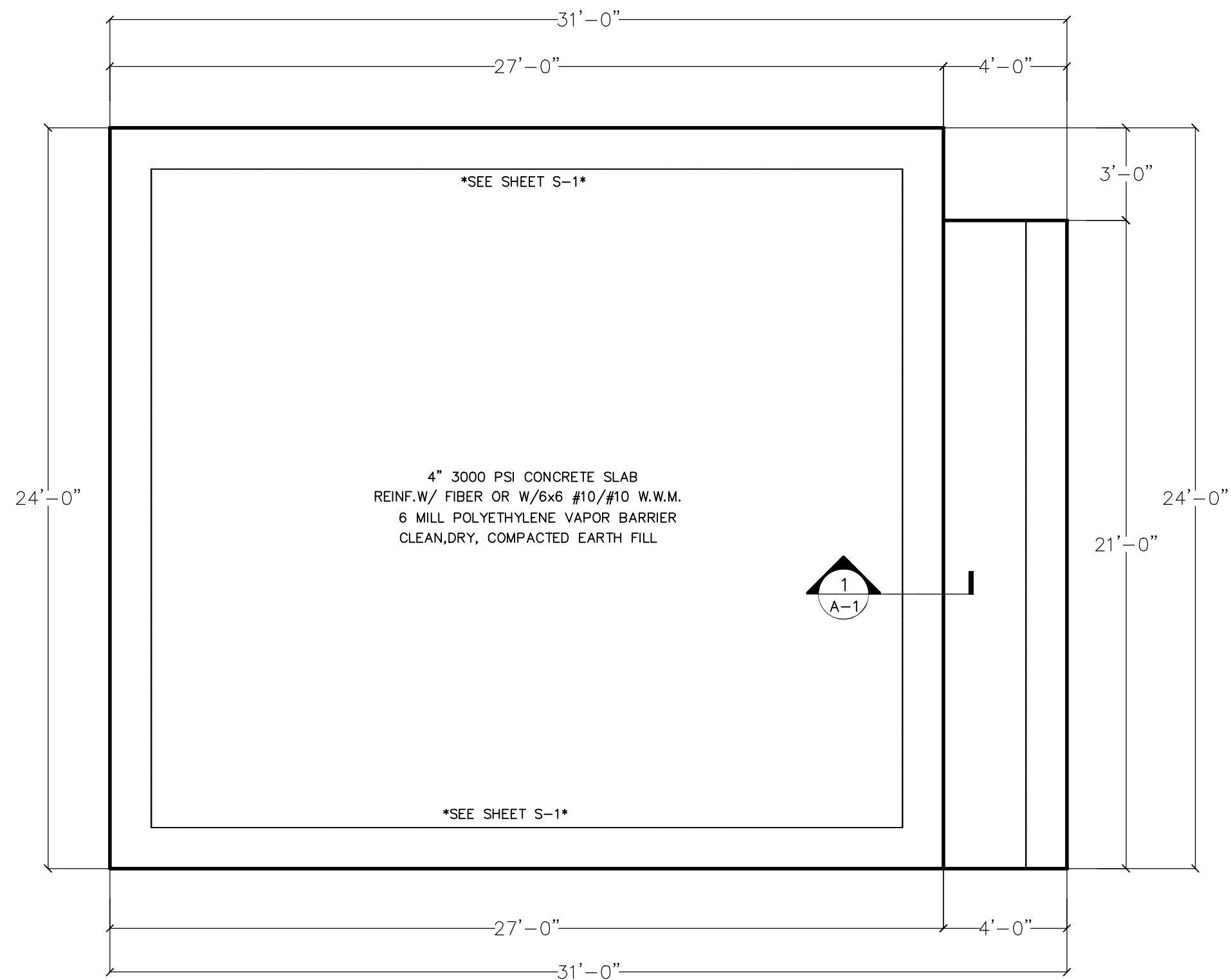
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dwg. title

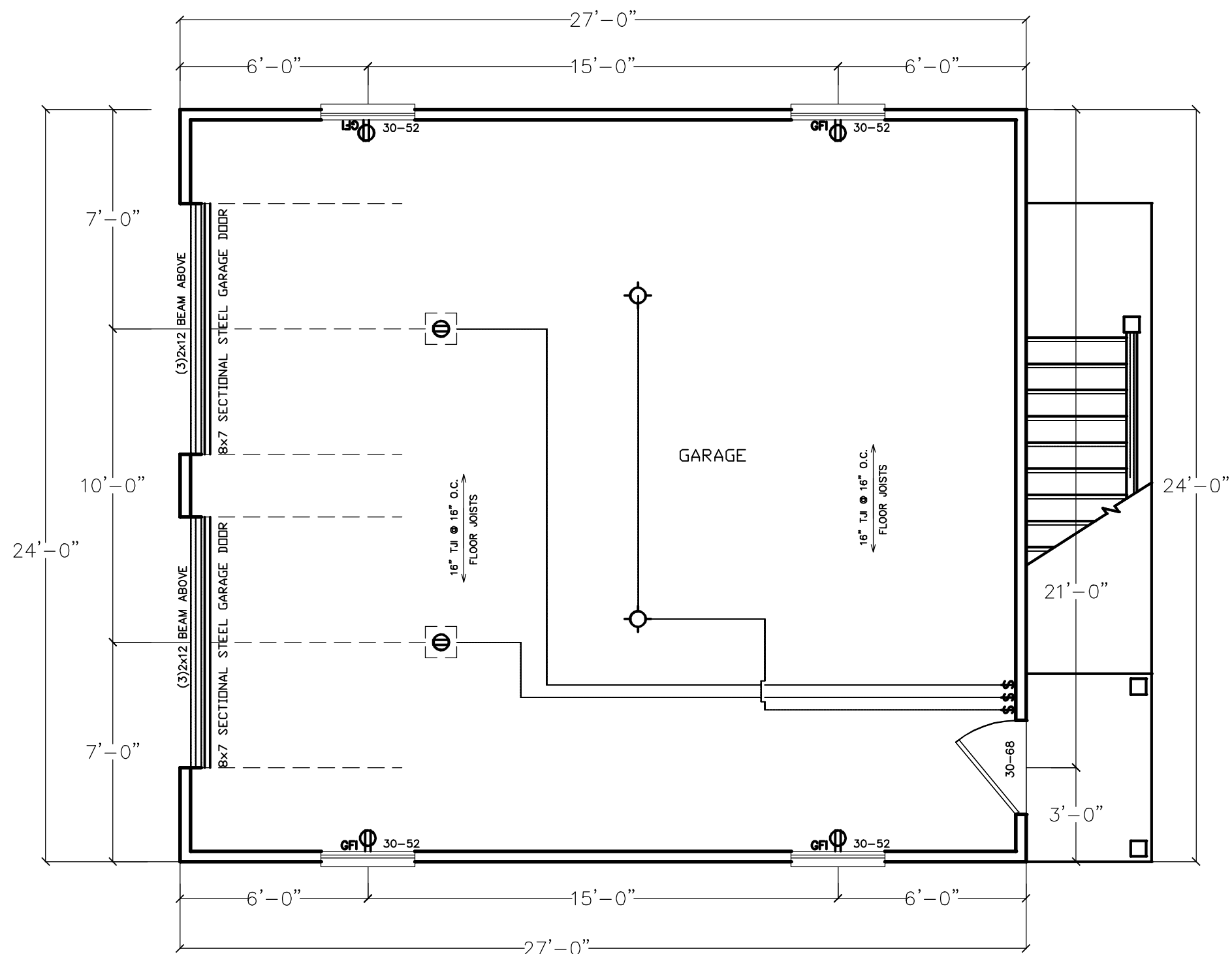
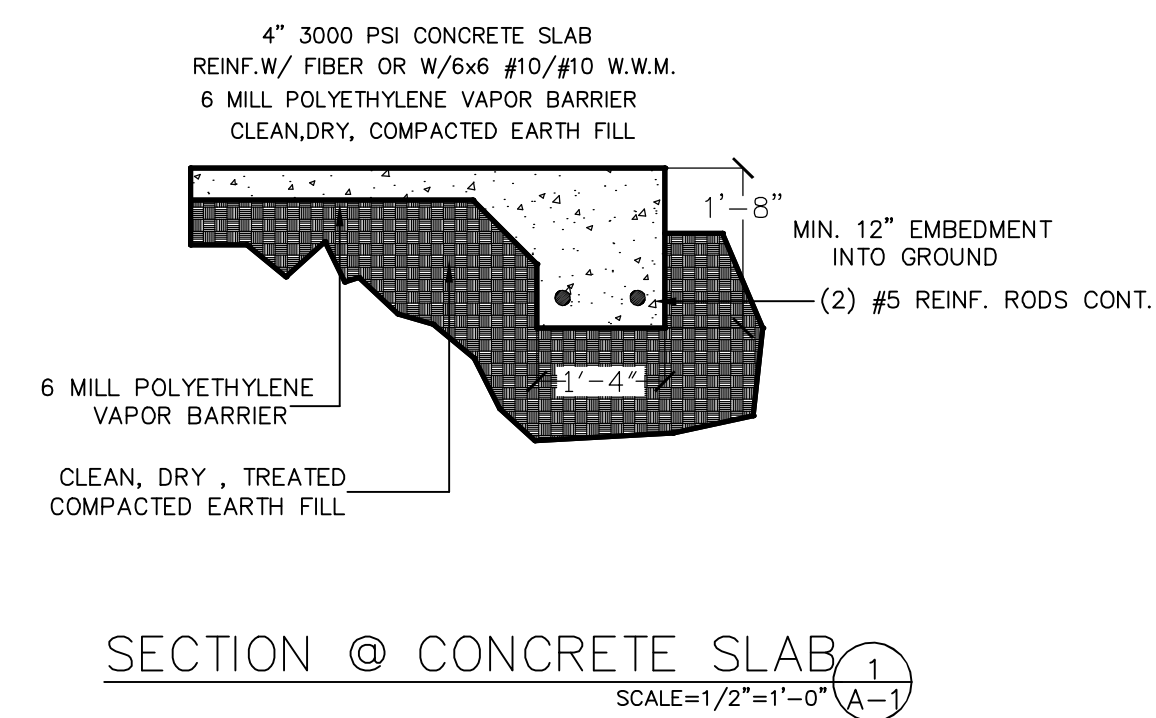
COVER SHEET

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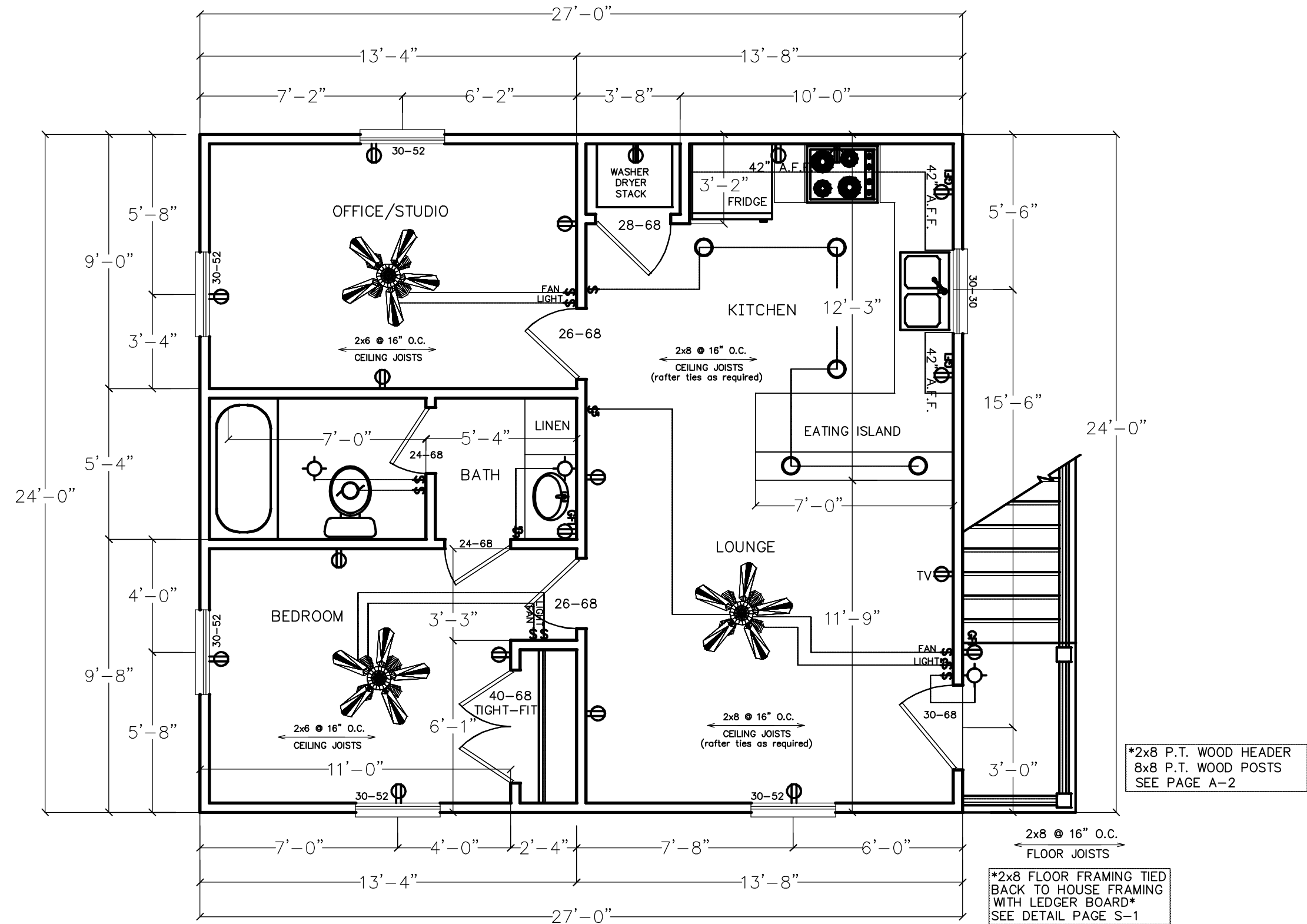
A-0



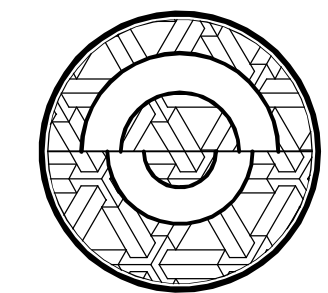
FOUNDATION PLAN
SCALE=1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE=1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE=1/4"=1'-0"



ADU
220 WEST DUFFY STREET
SAVANNAH, GA.

NEW CONSTRUCTION

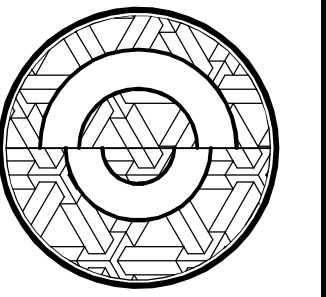
Revisions
AUG 2 2025

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FOUNDATION/
FLOOR PLAN

dwg. no.

A-1



ADU
220 WEST DUFFY STREET
SAVANNAH, GA.

NEW CONSTRUCTION

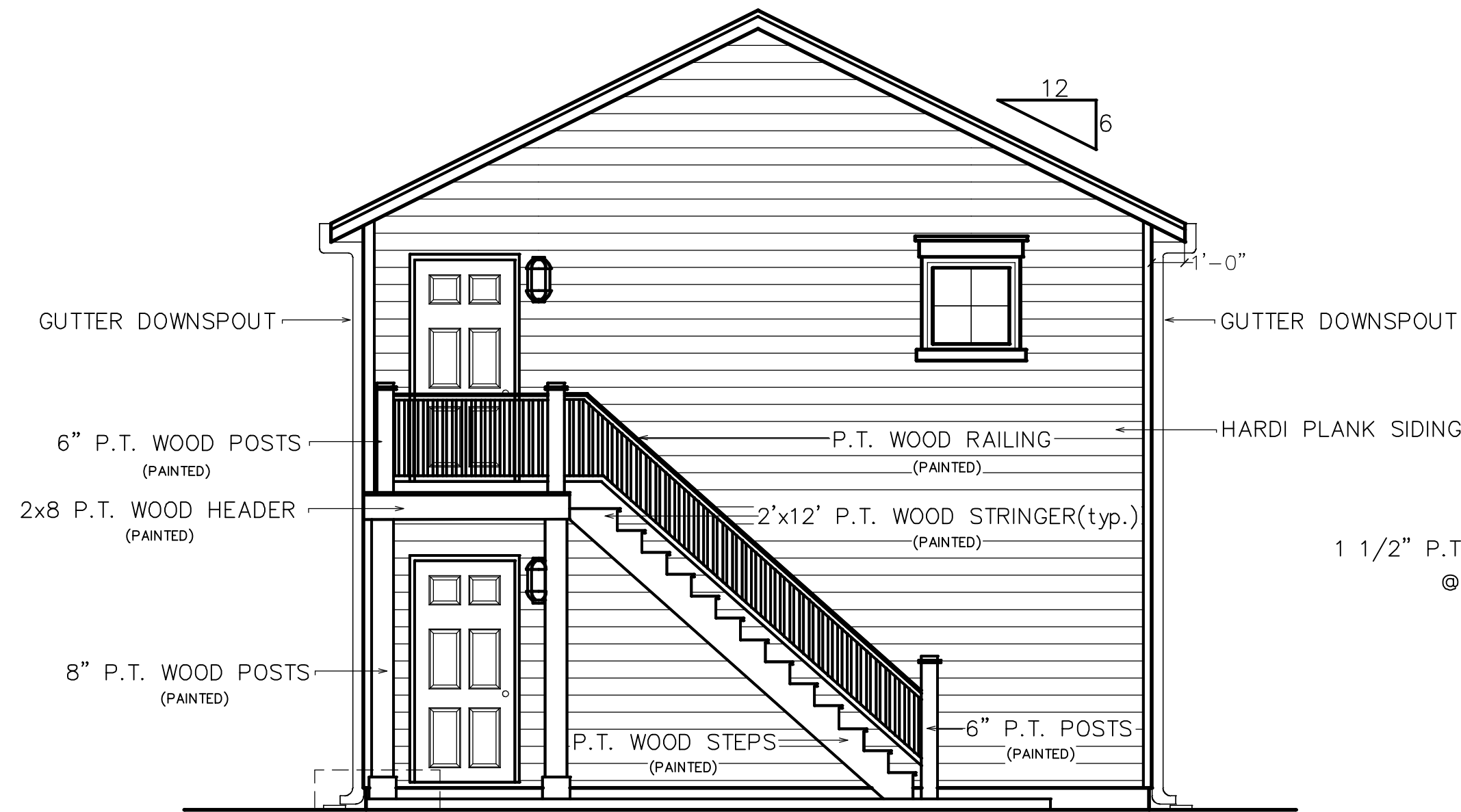
Revisions
AUG 2 2025

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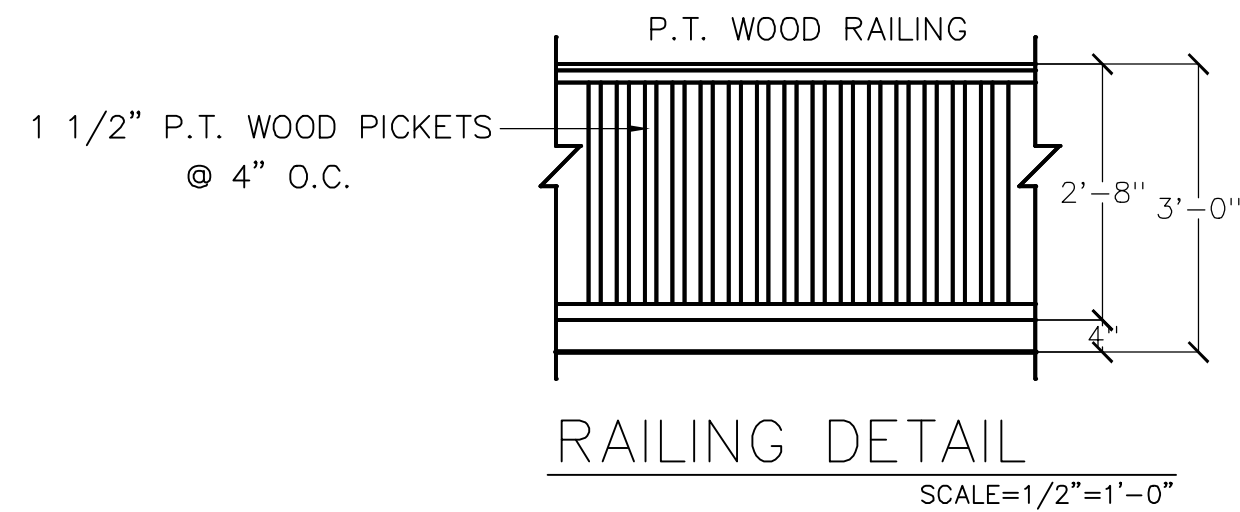
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ELEVATIONS

deg. no.

A-2



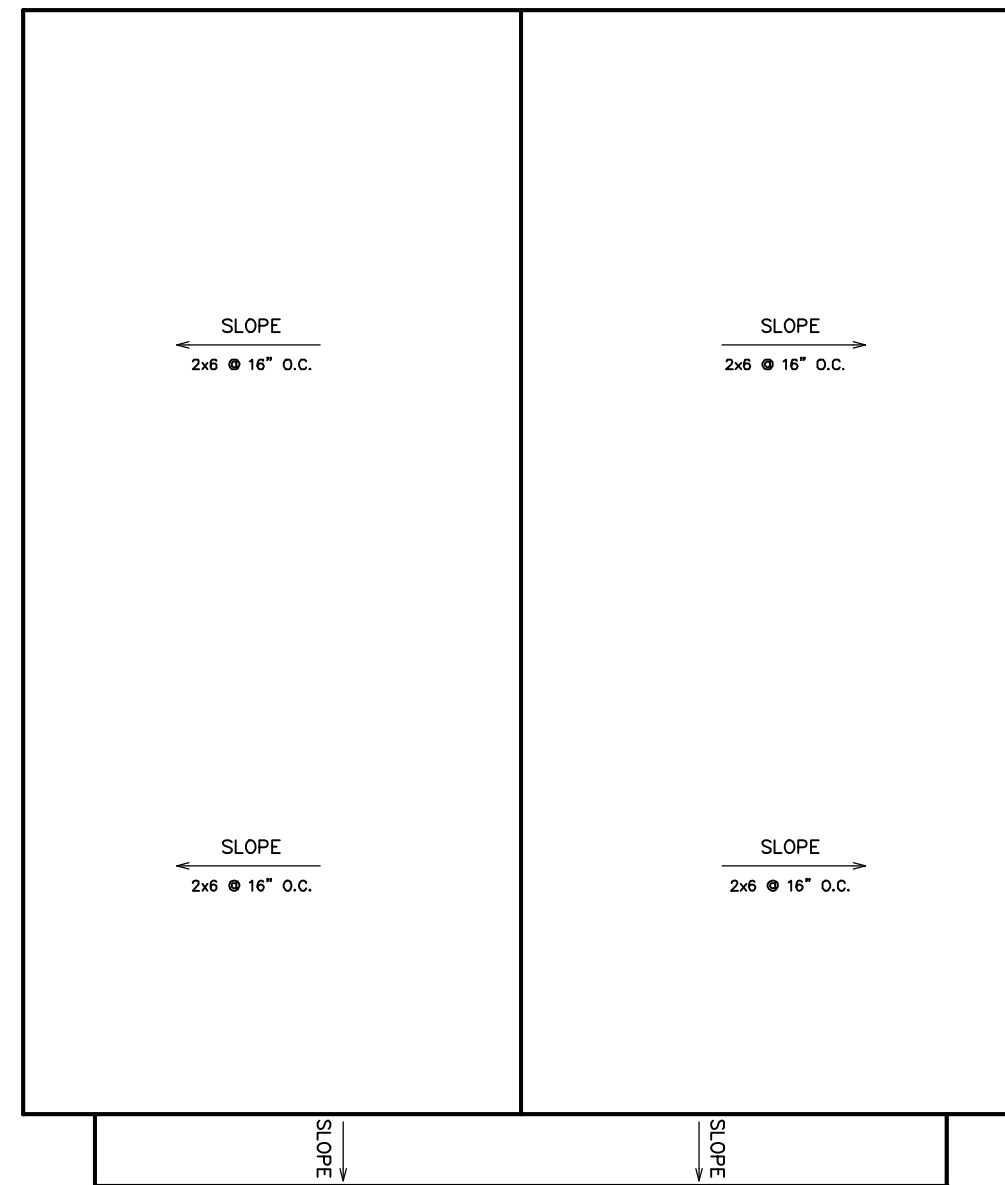
PROPOSED FRONT ELEVATION
SCALE=1/4"=1'-0"



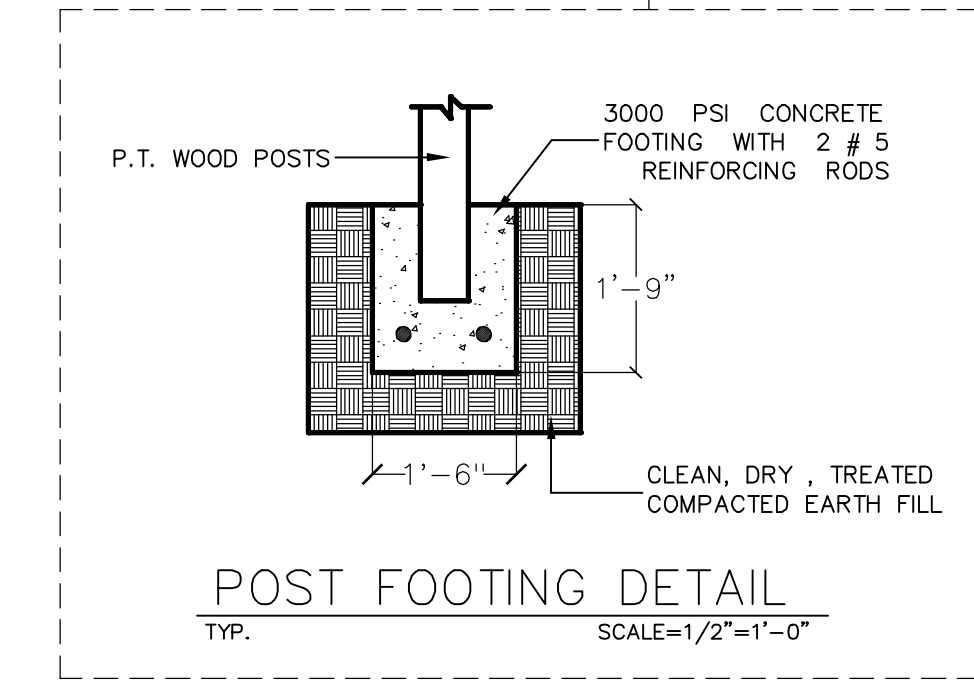
RAILING DETAIL
SCALE=1/2"=1'-0"



PROPOSED LEFT ELEVATION
SCALE=1/4"=1'-0"



ROOF PLAN
SCALE=3/16"=1'-0"



POST FOOTING DETAIL
TYP.
SCALE=1/2"=1'-0"

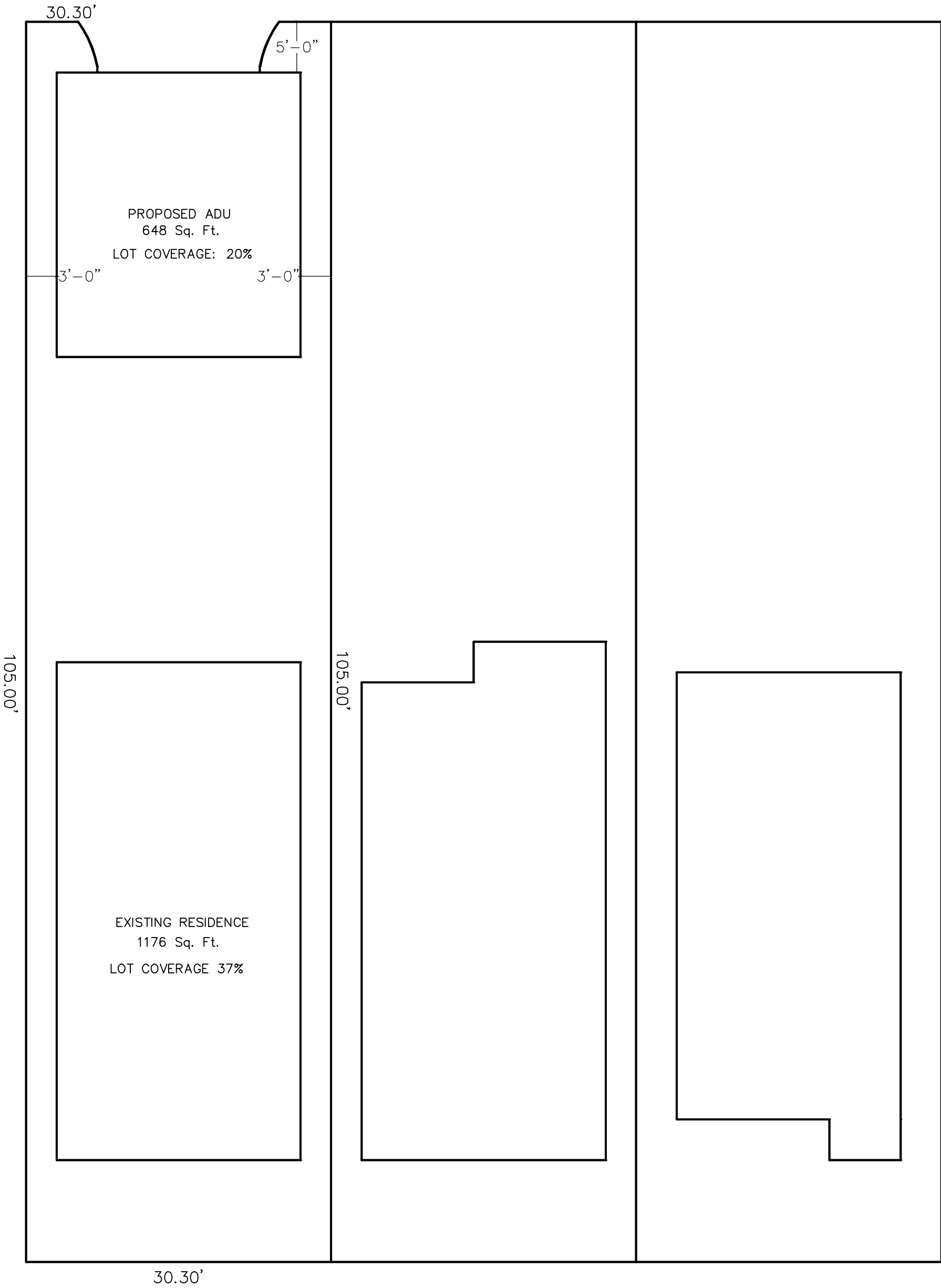


PROPOSED RIGHT ELEVATION
SCALE=1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE=1/4"=1'-0"

WEST 34TH LANE



220 WEST DUFFY STREET
PROPOSED SITE LAYOUT

218 WEST DUFFY STREET

214 WEST DUFFY STREET



HardiePanel® Vertical Siding

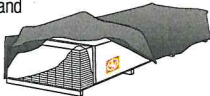
MULTIFAMILY / COMMERCIAL INSTALLATION REQUIREMENTS

EFFECTIVE DECEMBER 2020

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE).

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

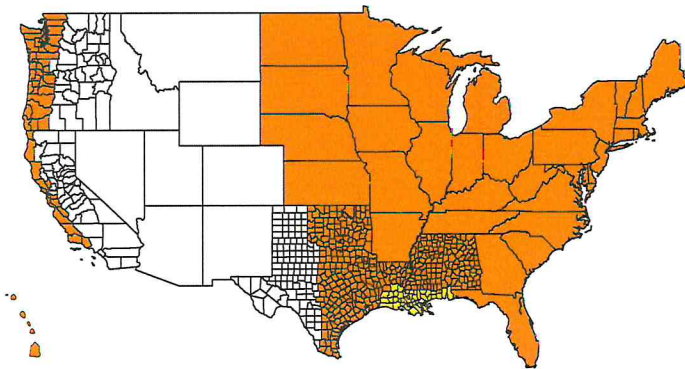
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- Refer to table 1 for multifamily/commercial drainage requirements for James Hardie® vertical siding.
- HardiePanel® vertical siding can be installed over furring strips (in accordance with local building code requirements). HardiePanel vertical siding can be installed over braced wood or steel studs, 20 gauge (0.836 mm) minimum to 16 gauge (1.367 mm) maximum, spaced a maximum of 610mm (24 in) o.c
- Consult ESR1844 for fastener schedule as well as additional technical information at www.jameshardiecommercial.com.
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. The manufacturer will assume no responsibility for water infiltration.
- Information on installing James Hardie products over non-naillable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- Do not install James Hardie products such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on vertical wall applications only.
- DO NOT use HardiePanel vertical siding in Fascia or Trim applications.
- The designer and/or architect shall take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardiecommercial.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.
- Minimum standard panel design size is 12" x 16". Note: Panels may be notched and cut to size to fit between windows, doors, corners, etc.

Table 1: HardiePanel® Vertical Siding Wall Drainage Requirements

All national, state, and local building codes must be followed, and where they are more stringent than James Hardie Installation requirements, state and local requirements will take precedence. Consult the "Exterior Wall Drainage Requirements" bulletin at www.jameshardiecommercial.com for additional guidance and a more detailed list of drainage required areas.



MINIMUM REQUIREMENTS BY STATE/COUNTY

(A) WRB¹ Dry Climates

(B) DRAINAGE PLANE (E.G. DRAINABLE WRB) WITH 90% DRAINAGE EFFICIENCY² Moist and Marine Climates

(C) RAINSCREEN (MIN. 3/8 IN. AIR GAP)³ Severe Wind Driven Rain Climate

¹ Water-resistive Barrier and drainage requirements as defined by building code.

² Water-resistive Barrier as defined by local building code that is manufactured in a manner to enhance drainage; must meet minimum 90% drainage efficiency when tested in accordance with ASTM E2273 or other recognized national standards.

³ Water-resistive Barrier (WRB) as defined by building code and a minimum 3/8 in. (10mm) air space between the WRB and the panel siding (formed by minimum 3/8 in. furring).

SMOOTH | SELECT CEDARMILL® | SELECT SIERRA 8 | STUCCO



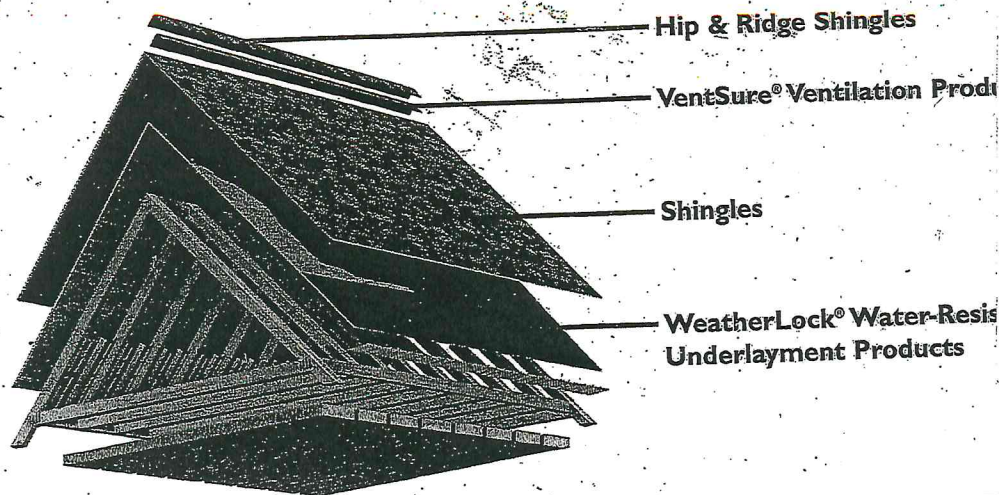
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COM1302 P1/4 12/20

B1

THE BENEFITS OF A HEALTHY ROOF

For optimum durability and beauty, a complete and healthy roofing system requires hip & ridge shingles, ventilation shingles and water-resistant underlayment products.



Hip & Ridge Shingles

Owens Corning hip & ridge shingles add extra protection and style to your roof's ridge line. The unique shingle construction also helps protect ridge vents from weathering. Hip & ridge shingles are designed to match our shingle colors to enhance the beauty of your roof.

Ventilation Products

Owens Corning ventilation products help keep air moving through the attic, from under eave vents all the way to the top of the roof, balancing outdoor and indoor temperatures. This helps prevent structural damage due to moisture condensation in winter and excessive heat in summer. It also helps prevent premature aging and deck warping.

Shingles

High-performance Owens Corning shingles are engineered to stay beautiful year after year. They feature a weathering-grade asphalt coating to ensure moisture resistance, and a strong Fiberglas® mat core to ensure structural durability.

WeatherLock Water-Resistant Underlayment Products

Provide protection under a roof's surface, helping to prevent leaks from ice dams and wind-driven rains. An essential element for roof protection and lasting performance.

Product Specifications	Oakridge PRO 50° AR™	Oakridge PRO 40° AR™	Oakridge PRO 30° AR™
Nominal Size:	13 1/4" x 39 1/4"	13 1/4" x 39 1/4"	13 1/4" x 38 1/4"
Exposure:	5 1/2"	5 1/2"	5 1/2"
Shingles per Square:	64	64	66
Bundles per Square:	4	4	3
Coverage per Square:	98.4 sq. ft.	98.4 sq. ft.	99.9 sq. ft.

Tested for Excellence

All Owens Corning shingles are tested to meet or exceed applicable standards measuring fire coverage and wind resistance.

Applicable Standards & Codes

ICBO ES ER 5443*	ASTM D 3018 Type I
ASTM D 3462	ASTM D 228
ASTM E 108, Class A	UL 790, Class A
ASTM D 3461	UL 997

*Applicable only in Service Areas 8S, 13 (see map inside).

**Applies for all areas that recognize Metro Dade County Building Code.

***Dade County Approved:
Applicable only in Service Area 3 (see map inside).

****Florida Building Code:
Applicable only in Service Areas 3, 5 (see map inside).



INNOVATIONS FOR LIVING™

OWENS CORNING WORLD HEADQUARTERS
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

www.owenscorning.com 1-800-GET-PINK

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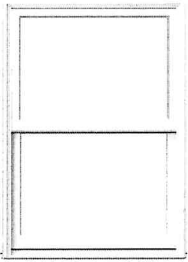
B 2 = ✓



(/en-us)

Siteline® Clad-Wood Window: Double-Hung Pocket

Model Overview

**PROJECT TYPE**

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors

10 Interior Colors

7 Interior Finish Options

SCREEN & TRIM OPTIONS

2 Exterior Trim Options

FRAME OPTIONS

Pocket Replacement Window

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 9 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

1 Wood Option

B3

👋 Hi there! I can help you start a quote or find something else.

11:05

4G 45%



doc013853202...



**13.5-in H Matte Black Hardwired Outdoor
Wall Light**











