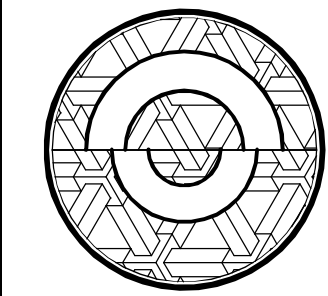


PROPOSED ALTERATIONS 809 WEST 42ND STREET SAVANNAH, GA.				BLACKSHEAR RESIDENCE 809 WEST 42ND STREET SAVANNAH, GA.
INDEX OF DRAWINGS:				
ARCHITECTURAL A-0 COVER SHEET A-1 FLOOR PLAN A-2 ELEVATIONS	GENERAL ELECTRICAL NOTES 1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF N.E.C. AND 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 2024 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 IMPLIMENTATION. SQUARE FOOTAGE CARPORT420 SQ. FT. TOTAL FOOTAGE420 SQ. FT.	NEW CONSTRUCTION Revisions scale:AS NOTED date:APR 2026 dwg:SP chk:SP comm. no. dwg. title COVER SHEET dwg. no. A-0



BLACKSHEAR RESIDENCE	809 WEST 42ND STREET SAVANNAH, GA.
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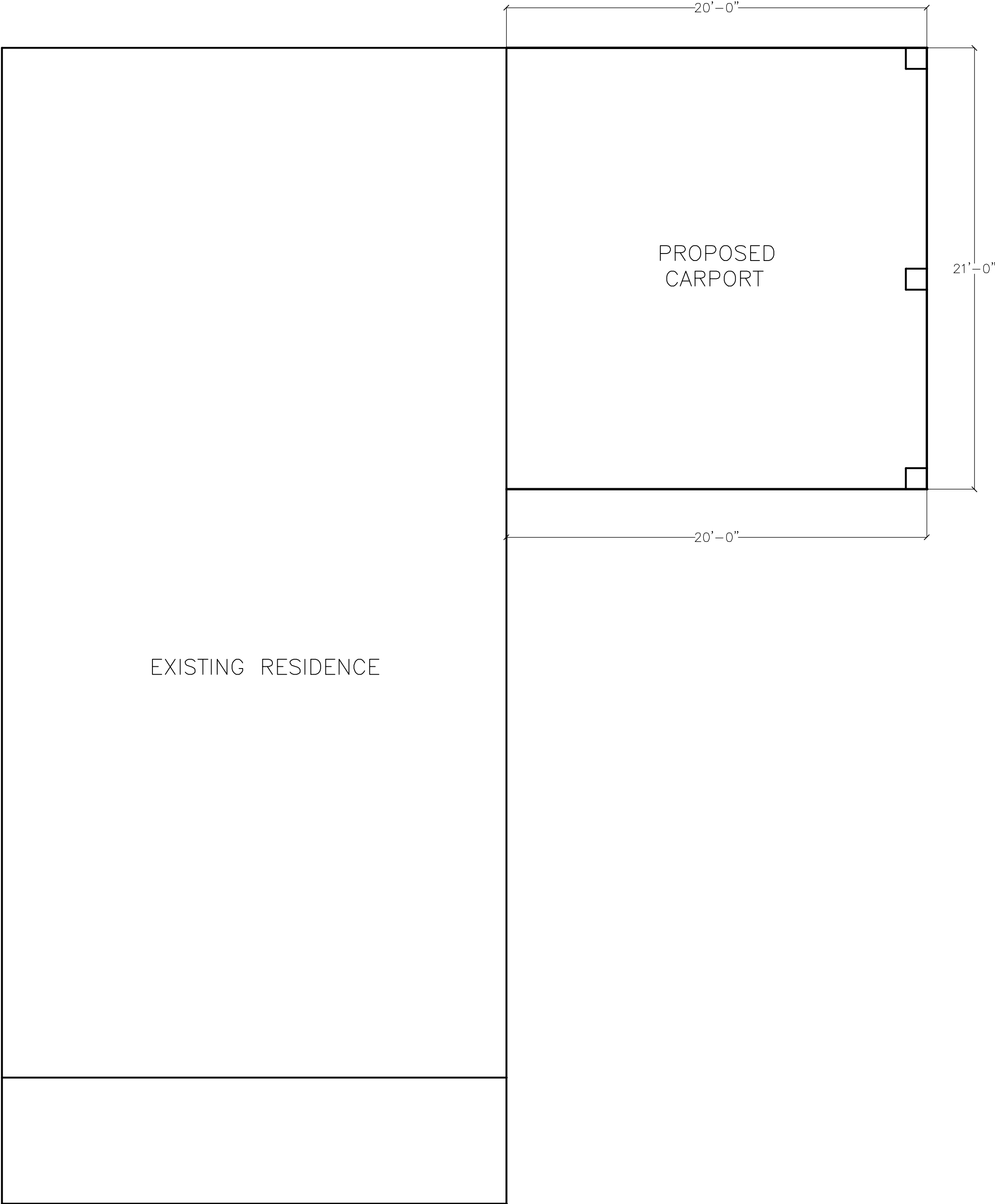
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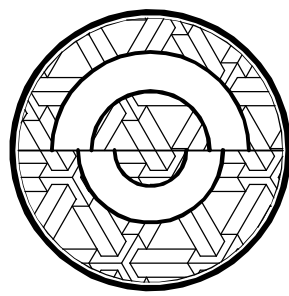
NEW CONSTRUCTION

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FLOOR PLAN

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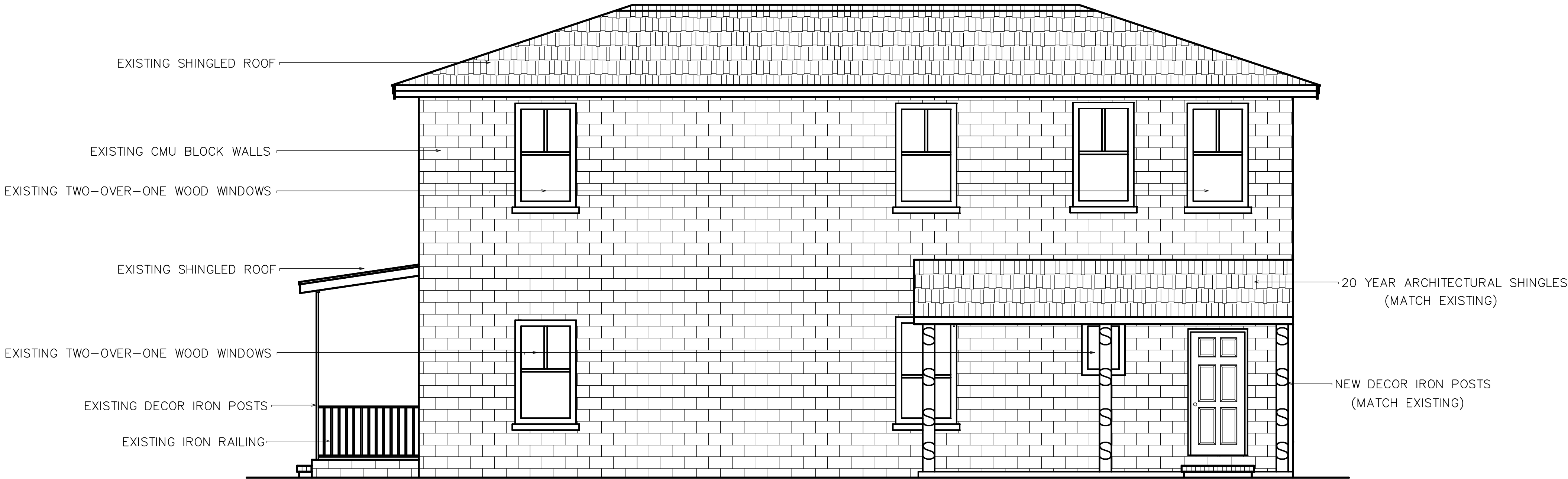
BLACKSHEAR RESIDENCE

809 WEST 42ND STREET
SAVANNAH, GA.



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

- *ALL WINDOWS TO BE REPLACED.
- *ALL REPLACEMENT WINDOWS WILL BE NEW TWO-OVER-ONE WOOD WINDOWS.
- *REFINISH EXISTING POSTS AND RAILING
- *REPAINT ALL EXISTING EXTERIOR BLOCK WALLS.



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

- *ALL WINDOWS TO BE REPLACED.
- *ALL REPLACEMENT WINDOWS WILL BE NEW TWO-OVER-ONE WOOD WINDOWS.
- *REFINISH EXISTING POSTS AND RAILING
- *REPAINT ALL EXISTING EXTERIOR BLOCK WALLS.

NEW CONSTRUCTION

Revisions

scale:	AS NOTED	date:	APR 2026
dwn:	SP	chk:	SP
		comm. no.	

dwg. title

ELEVATIONS

dwg. no.

A-2