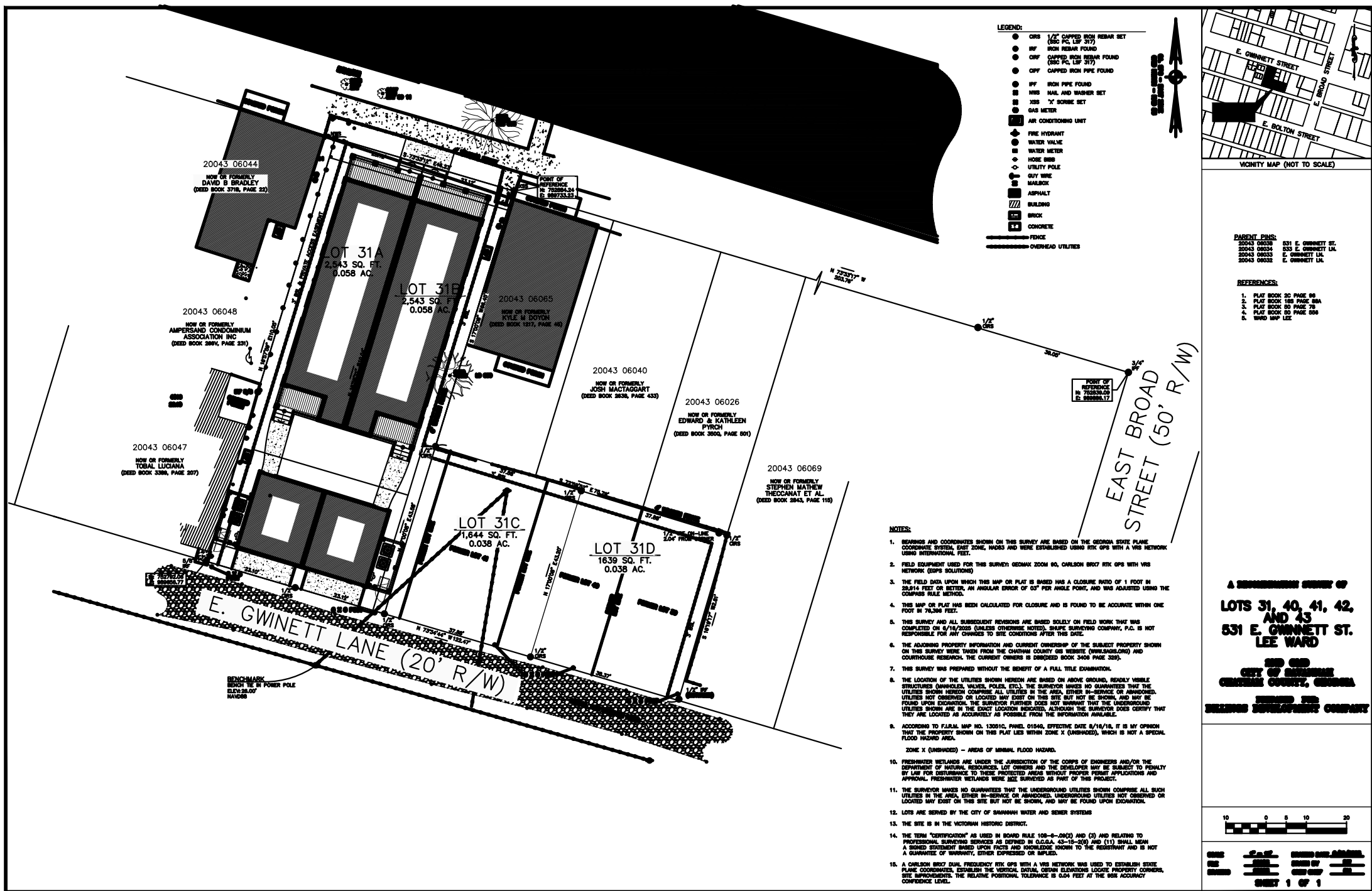
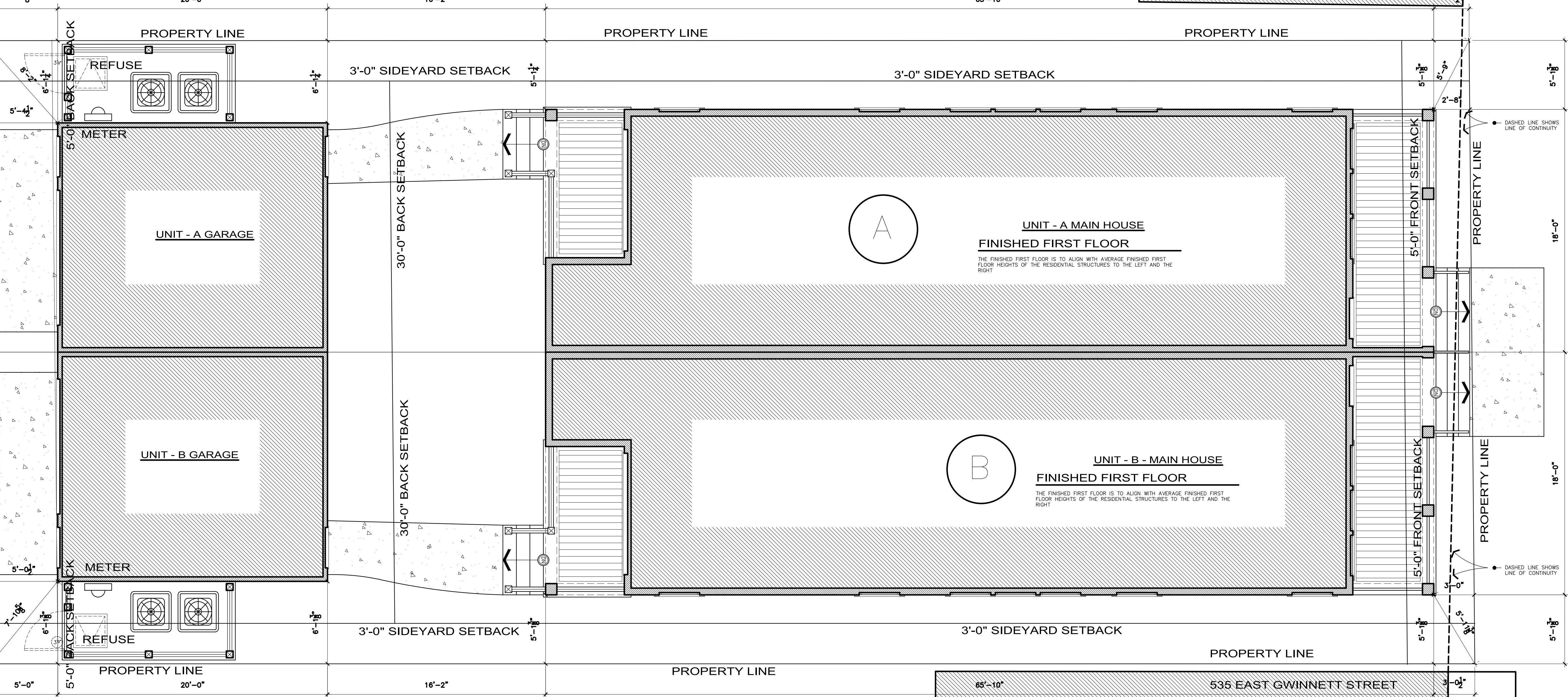




SITE PLAN - SURVEY

SCALE: 1" = 30'-0"

L - 100 - 1



SITE PLAN - ENLARGED - LOCATION

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

L - 100 - 2

ZONING: 531 and 533 EAST GWINNETT STREET

T.N. - 1

BUILDING SET BACKS	
FRONT:	5 feet minimum 10 feet maximum
SIDE - LEFT:	3 feet minimum
SIDE - RIGHT:	3 feet minimum
BACK:	20 feet minimum
HEIGHT MAXIMUM:	36 feet
BUILDING FRONTAGE	70% minimum
A.D.U.	51 x 0.7= 35.7 feet
MAXIMUM ALLOWED BUILDING LOT COVERAGE	60%
2,543 square feet x 0.6 =	1,525.80 square feet

ZONING: TRADITIONAL NEIGHBORHOOD
FLOOD ZONE: X

PROJECT AREA - UNIT A:

MAIN HOUSE - FIRST FLOOR LIVING AREA:	1,012.83 Square feet
MAIN HOUSE - SECOND FLOOR LIVING AREA:	1,015.50 Square feet

FRONT COVERED PORCH AREA:	105.00 Square feet
BACK COVERED PORCH AREA:	61.38 Square feet
GARAGE AREA:	340.00 Square feet

TOTAL COOLED LIVING AREA:	2,028.33
(INCLUDES CARRIAGE HOUSE)	Square feet

TOTAL FRAMED AREA:	2,534.71
	Square feet

(FOR REFERENCE ONLY)
AREAS SUBJECT TO CHANGE WITHOUT NOTICE
ALL CALCULATIONS ARE THE EXTERIOR OF FRAMING

SITE AREA - UNIT A:

SITE AREA: (PER SURVEY)	0.058 ACRES
	2,543 square feet

MAIN HOUSE - BUILDING FOOT PRINT:	1,185 square feet
CARRIAGE HOUSE - BUILDING FOOT PRINT:	340 square feet
OVERALL - BUILDING FOOT PRINT:	1,525 square feet

LOT COVERAGE:	59%
---------------	-----

PROJECT AREA - UNIT B:

MAIN HOUSE - FIRST FLOOR LIVING AREA:	1,012.83 Square feet
MAIN HOUSE - SECOND FLOOR LIVING AREA:	1,015.50 Square feet

FRONT COVERED PORCH AREA:	105.00 Square feet
BACK COVERED PORCH AREA:	61.38 Square feet
GARAGE AREA:	340.00 Square feet

TOTAL COOLED LIVING AREA:	2,028.33
(INCLUDES CARRIAGE HOUSE)	Square feet

TOTAL FRAMED AREA:	2,534.71
	Square feet

(FOR REFERENCE ONLY)
AREAS SUBJECT TO CHANGE WITHOUT NOTICE
ALL CALCULATIONS ARE THE EXTERIOR OF FRAMING

SITE AREA - UNIT B:

SITE AREA: (PER SURVEY)	0.058 ACRES
	2,543 square feet

MAIN HOUSE - BUILDING FOOT PRINT:	1,185 square feet
CARRIAGE HOUSE - BUILDING FOOT PRINT:	340 square feet
OVERALL - BUILDING FOOT PRINT:	1,525 square feet

LOT COVERAGE:	59%
---------------	-----

ALL SQUARE AND LINEAR FOOTAGE'S ARE FOR PRICING PURPOSES ONLY AND ARE SUBJECT TO CHANGE. VERIFY ALL CALCULATIONS WITH SPECIFICATIONS PRIOR TO USE.

DRAWING NOTES

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 140 MPH
EXPOSURE CATEGORY "B"

I.R.C. - 2024

FLOOD ZONE PER SURVEY

X

EXTERIOR FINISHES

SIDING	PAINTEDHARDIE PLANK TYPE SIDING 5" EXPOSURE
STUCCO	IVORY WITH SMOOTH TROWEL FINISH
ROOF	ELK PRESTIQUE WEATHER WOOD
CORNER BOARDS	PAINTED - SEE WALL DETAIL
SOFFIT	PAINTED - SEE WALL DETAIL
FACIA	PAINTED - SEE WALL DETAIL
ENTRY DOOR	MAHOGANY - STAINED
EXTERIOR DOORS	PAINTED
GARAGE DOORS	PAINTED
WINDOWS	SIERRA PACIFIC
WINDOW AND DOOR TRIM	PAINTED - SEE WALL DETAIL
COLUMNS	PAINTED - SEE WALL DETAIL
BAND BOARD	PAINTED - SEE WALL DETAIL
FOUNDATION VENTS	BLACK
SERVICE YARDS	PAINTED - SEE WALL DETAIL

COLORS

BODY: SW 7622 HUMBERG GRAY
TRIM: SW 7038 ALABASTER

GENERAL PROJECT NOTES

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL AND DESIGN SCOPE OF SERVICES

VERIFY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH THE MATERIAL SELECTIONS SHEETS PRIOR TO ORDERING FABRICATION AND INSTALLATION.

DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND OWNER AND ARE LIMITED IN SCOPE THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR ALL DETAILS AND SPECIFICATIONS NOT CALLED OUT IN THIS DESIGN DRAWING SET ALONG WITH THE ADMINISTRATION AND OBSERVATION OF THE CONSTRUCTION CONTRACT

THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET THE REQUIREMENTS OF ANY GOVERNMENT AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT

GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF ALL CONDITIONS

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL "AS-BUILT" INFORMATION TO THE DESIGN TEAM IN CLEAR AND LEGIBLE FORMAT.

STRUCTURAL INFORMATION

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 140 MPH
EXPOSURE CATEGORY "B"

I.R.C. - 2024

FLOOD ZONE PER SURVEY

X

VERIFY ALL DRAWINGS WITH OFFICE MASTER SET PRIOR TO ANY CONSTRUCTION.

BILLINGS DEVELOPMENT COMPANY LLC.
SINGLE FAMILY RESIDENCE - NEW
531 and 533 EAST GWINNETT STREET
SAVANNAH - GEORGIA
CITY OF SAVANNAH
CHATHAM COUNTY

STRUCTURAL ENGINEER SEAL



SITE PLAN

24 x 36

REVIEW

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25 - 045
BILLINGS DEVELOPMENT COMPANY LLC. 06.23.2025
SINGLE FAMILY RESIDENCE - NEW
531 and 533 EAST GWINNETT STREET
SAVANNAH - GEORGIA
CITY OF SAVANNAH
CHATHAM COUNTY

REV

L - 100

02 - 17 SINGLE USE ONLY

0 1' 4' 8' 16'