



Lot 1A-3

HPC New Construction, Small (Part I and II)

Submission date: March 25th, 2026

Meeting date: April 22nd, 2026

Applicant: Civis Savannah, Inc - Juan Uzcategui

Project Fact Sheet

Developer	CIVIS Savannah
Project Manager	Community Housing Service Agency, Inc
Planned Capital	• CIVIS Foundation • CHSA Fund
Contractor	Price Custom Builders
Total Development Cost	\$248,792
Sources	\$173,792 - CIVIS \$75,000 - CHSA
Use	Single-family

Development Context

Civis is leading affordable housing development in Savannah's Cuyler-Brownsville neighborhood, with a plan to build 50 homes, including 19 from our 2022 agreement with the City of Savannah. To date, we have completed 14 homes and plan to develop 10 more in 2026.

In addition to housing, Civis is investing in cultural facilities that strengthen neighborhood identity. The Kiah House & Public Gallery reflects this commitment, blending historic restoration with new construction and community-centered programming.

Project Summary

Civis proposes to build a new construction single-family house with 1,080 sqft that will include 3 bedrooms, 2 bathrooms, the house will include a storage shed, private driveway and fencing

After completion the property will be sold to a first-time homebuyer with the City of Savannah Dream Maker program.

Community Impact

Civis's work in Cuyler-Brownsville goes beyond construction. In 2022, we partnered with the City of Savannah to provide \$1 million in low-interest homeowner improvement loans, while Galvan committed \$5 million to build and renovate 34 properties—supporting long-term affordability and neighborhood stability.



Photos

Site



Adjacent buildings

W 34th St (PIN: 20066 49049)



1630 Ogeechee Rd (PIN: 20066 49050)

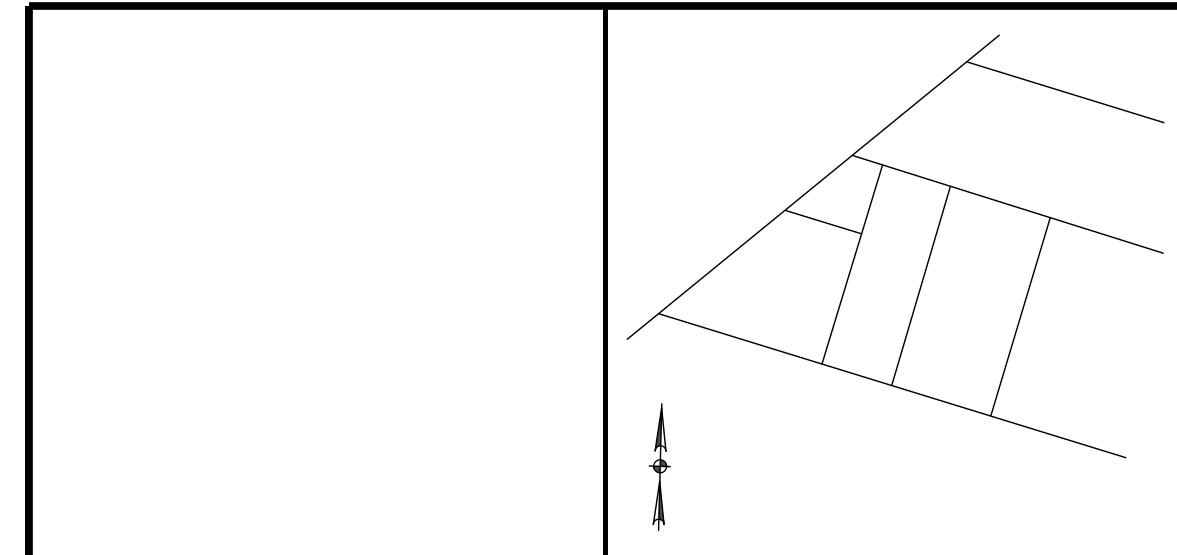


1622 Ogeechee Rd (PIN: 20066 49048)



1638 Ogeechee Rd (PIN: 20066 49026)





THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

VICINITY MAP NOT TO SCALE

- LEGEND**
- CMF CONCRETE MONUMENT FOUND
 - PKF PK NAIL FOUND
 - IRF IRON ROD FOUND
 - IRS 5/8" IRON ROD SET
 - CLEANOUT
 - ELECTRIC METER
 - FIRE HYDRANT
 - GAS METER
 - HVAC EQUIPMENT
 - LIGHT POLE
 - POWER POLE
 - SANITARY SEWER MANHOLE
 - SIGN
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER LINE
 - OVER HEAD UTILITY LINE
 - CONTOUR

SURVEYOR'S NOTES

- ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C01536, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- THIS PROPERTY IS SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
- THE BUILDING SETBACKS SHOWN WERE TAKEN FROM CITY OF SAVANNAH DEVELOPMENT STANDARDS FOUND AT: [HTTPS://ONLINE.ENCODEPLUS.COM/REGS/SAVANNAH-GA/AUTOTABS.ASPX](https://online.encodeplus.com/REGS/SAVANNAH-GA/AUTOTABS.ASPX). THE SETBACKS REFLECT THOSE REQUIRED FOR A SINGLE FAMILY DETACHED HOME. ZONING REQUIREMENTS CHANGE DEPENDING ON SEVERAL VARIABLES. THE SETBACKS SHOWN ARE FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON WITHOUT CONFIRMING WITH THE CITY OF SAVANNAH AND THE METROPOLITAN PLANNING COMMISSION.
- THE BUILDING SETBACK LINES, EASEMENTS, AND/OR BUFFERS, IF SHOWN HEREON, HAVE BEEN TAKEN FROM PLATS OF RECORD. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACK LINES, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 20066 49048, 20066 49049, & 20066 49050.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SUBDIVISION CONTAINS A TOTAL AREA OF 0.972 ACRES.
- CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK WAS USED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ONLY. THE CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK HAS ADJUSTED REAL TIME KINEMATIC RELATIVE POSITIONAL ACCURACY OF HORIZONTAL 0.033+1PPM AND VERTICAL 0.049+1PPM.

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

DIRECTOR DATE

APPROVED BY CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER DATE

APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, ACTING CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

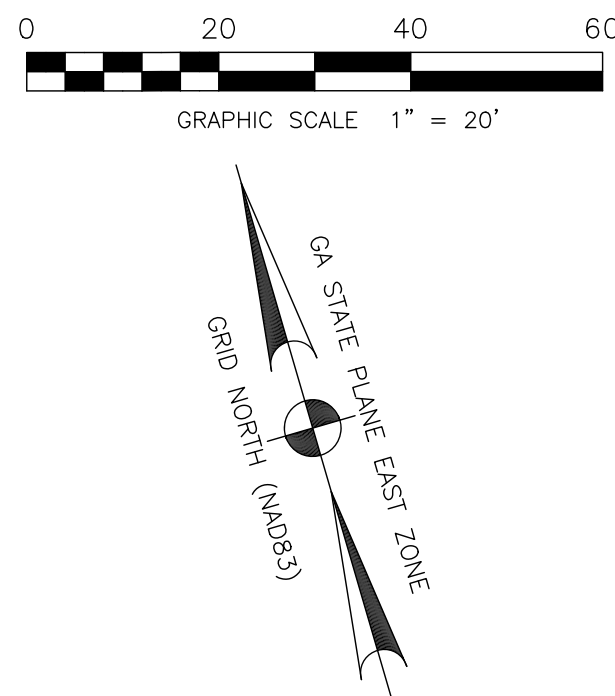
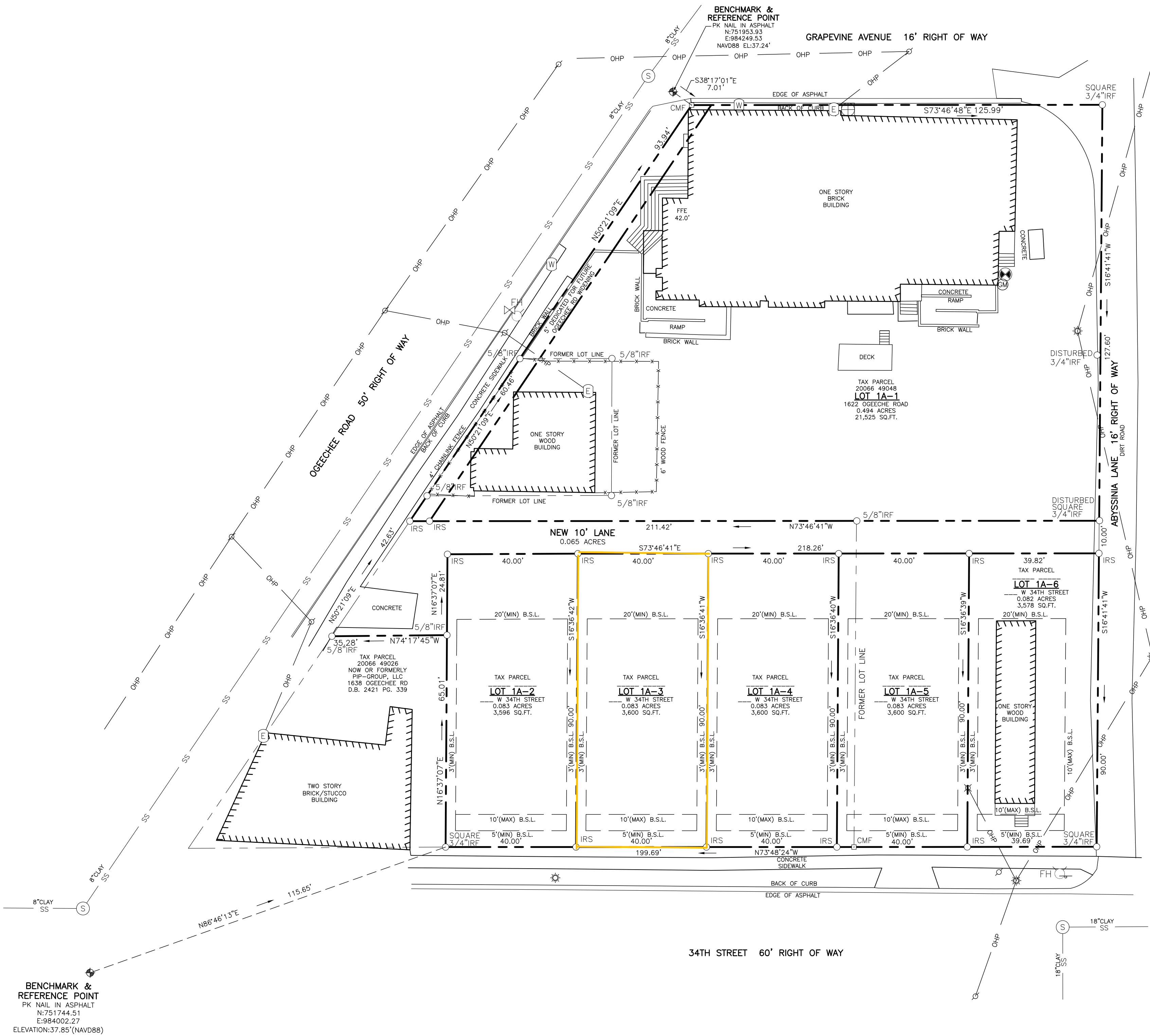
ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED

JUAN UZCATEGUI, FOR SAVANNAH HISTORIC INITIATIVES, INC DATE

BRENDA ALLEN, PASTOR OF ABYSSINIA BAPTIST CHURCH, INC DATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

JAMES CRAIG BREWER GA RLS# 3022 DATE



REFERENCES

- P.B. 26P PG. 75
- P.B. 26P PG. 76
- P.B. 27S PG. 72
- D.B. 319K PG. 354

EQUIPMENT USED:
GEOMAX ZOOM95 2" TOTAL STATION
CARLSON BRX7 GPS RECEIVER
ON THE EGPS NETWORK
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/125,122
FIELD CLOSURE = 1/32,870

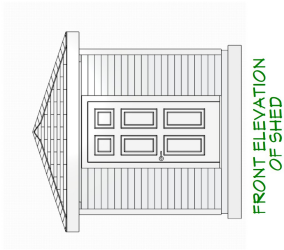
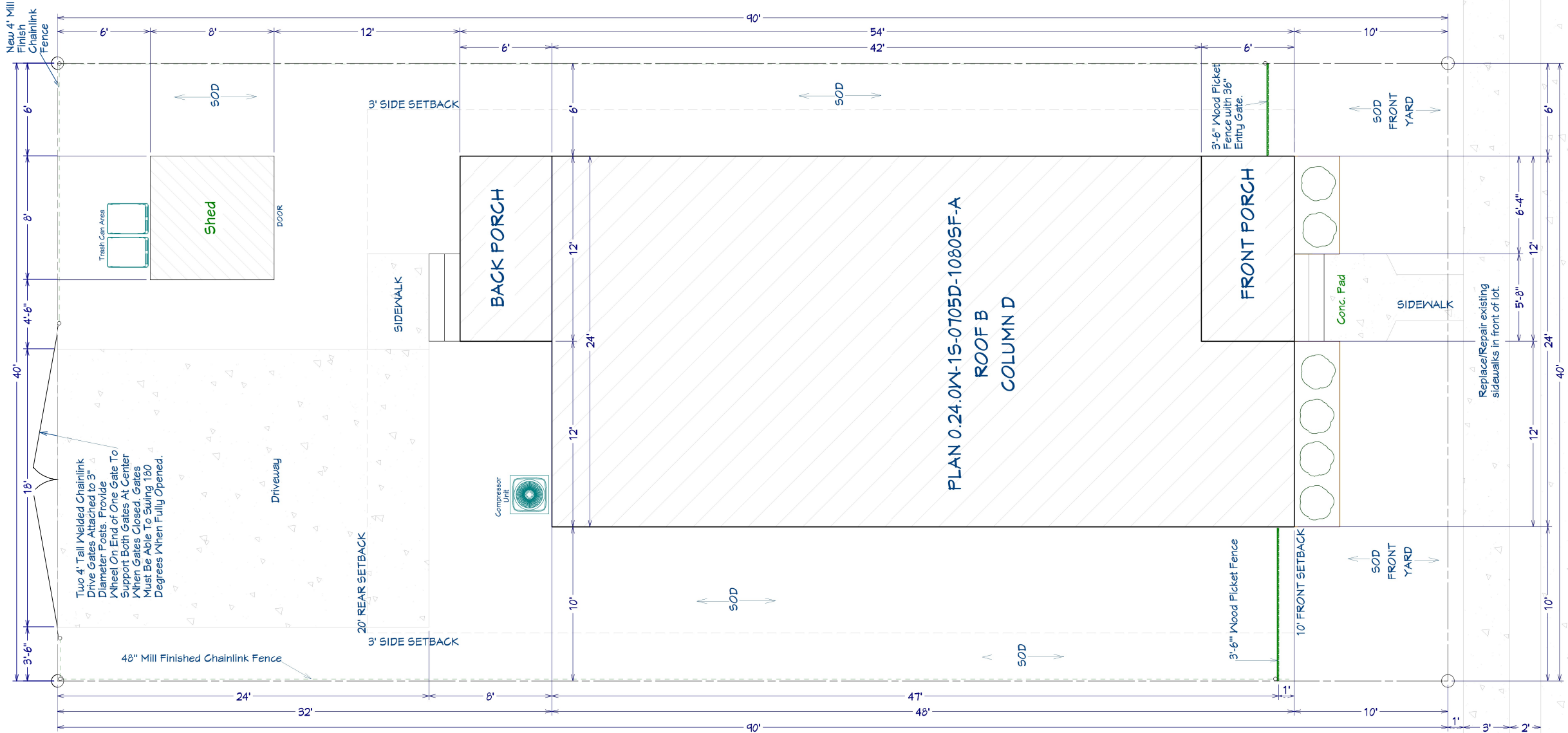
25-00????-SUBP

BREWER
LANDSURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

A MAJOR SUBDIVISION SURVEY OF
LOT 1A, LAW WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
SAVANNAH HISTORIC INITIATIVE INC

PROJECT #:	250029
FIELD DATE:	2/24/2025
PLAT DATE:	10/8/2025
LAST REVISED:	N/A
DRAWN BY:	JET
SCALE:	1"=20'
SHEET: 1 OF 1	



SHED NOTES:

- Construct 8'x8' storage shed on reinforced concrete slab.
- Framing 16" on center.
- 1" roof overhang; 4/12 roof pitch.
- Sliding, trim, & shingles to match house.
- 3' Insulated metal door with entry and deadbolt lockset.
- 1 exterior light.
- 1 interior light.
- 2 switches inside door.

DRIVEWAY NOTES:

- 6" Thick, 5000 PSI, Fiber reinforced concrete.
- 12" Minimum, 24" Maximum width.
- 3' Minimum from property line or at grade utilities.
- 5' Minimum from the projection of any above ground utility (Telephone pole, etc.).
- Water & sewer lines must be located outside of driveway.

SIDEWALK NOTES:

- 4' ADA path with no more than 2% cross-slope is required where the sidewalk crosses the driveway.
- Adjacent sidewalk and curb must also meet ADA requirements with no more than 12:1 slope on either side.

LANDSCAPE NOTES:

- Sod to be Centipede.
- Shrubs to be Same Color Azalea.
- Mulch to be Cypress.
- 3' Deep Sinub Bed 6 2-Gal Shrubs, Mulch, Landscape Fabric. (TYP)

MAILBOX NOTES:

- Wall mounted mailbox.

LOT	
SF Lot Area:	3,600
SF House:	1080
SF Porch:	144
Shed:	64
Lot Area Coverage:	36%

W 34TH STREET

DRAWINGS PROVIDED BY:
JENISE IRIZARRY

DATE:
10/29/2025

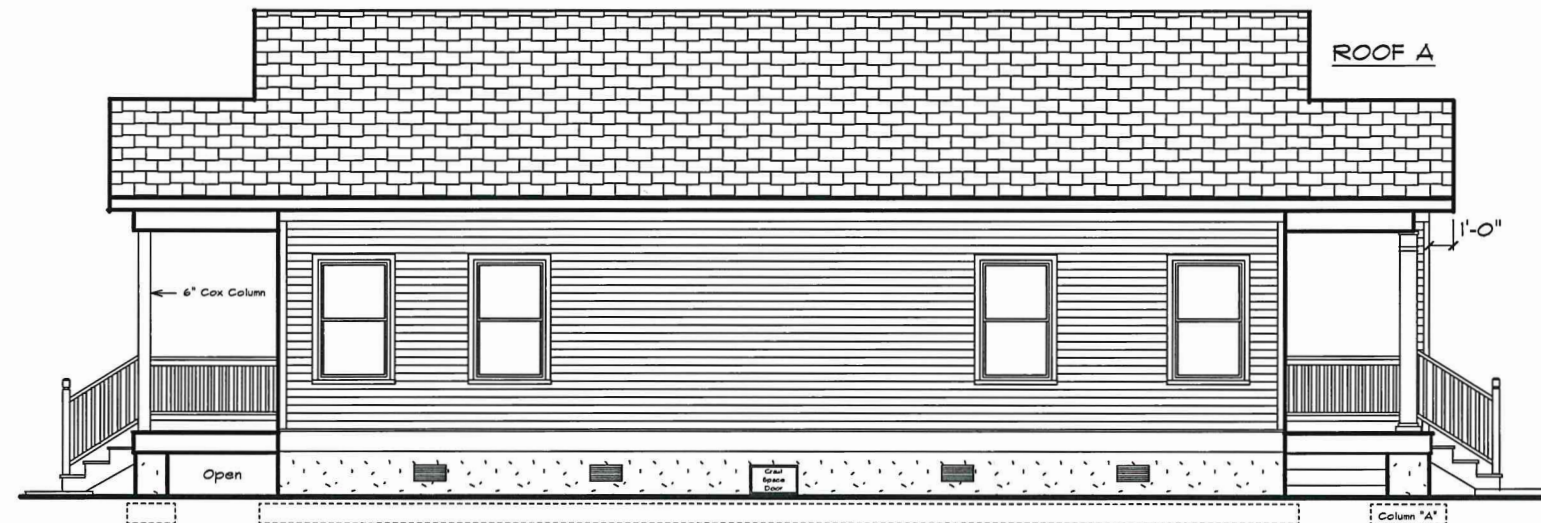
SCALE:
1/8"=1'

SHEET:
7

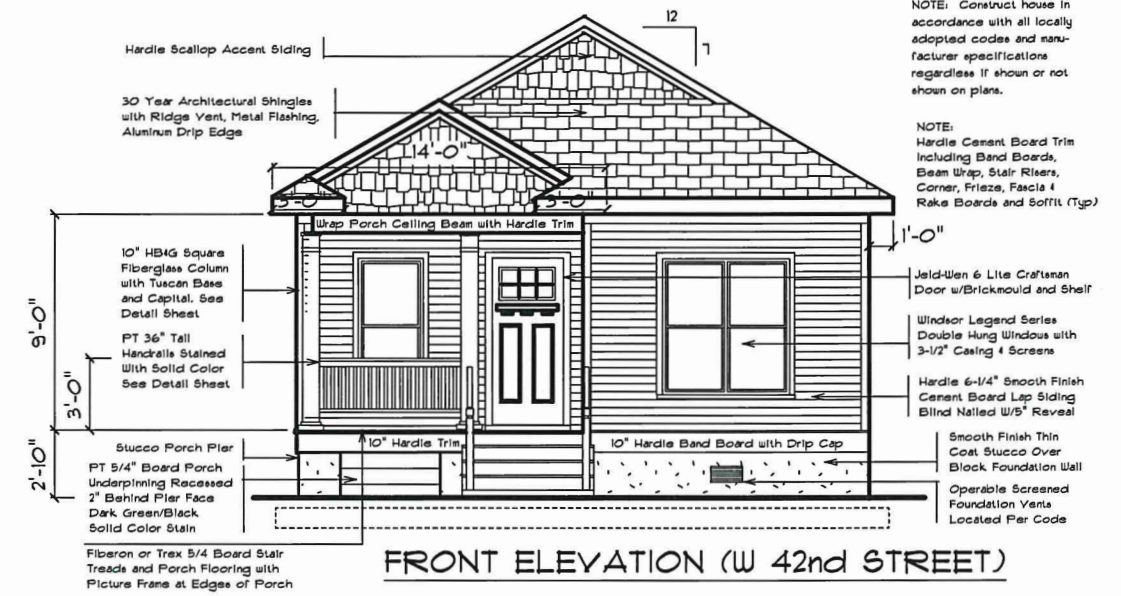
PROJECT DESCRIPTION:
W 34TH STREET
SAVANNAH, GA. 31415

SHEET TITLE:
SITE PLAN

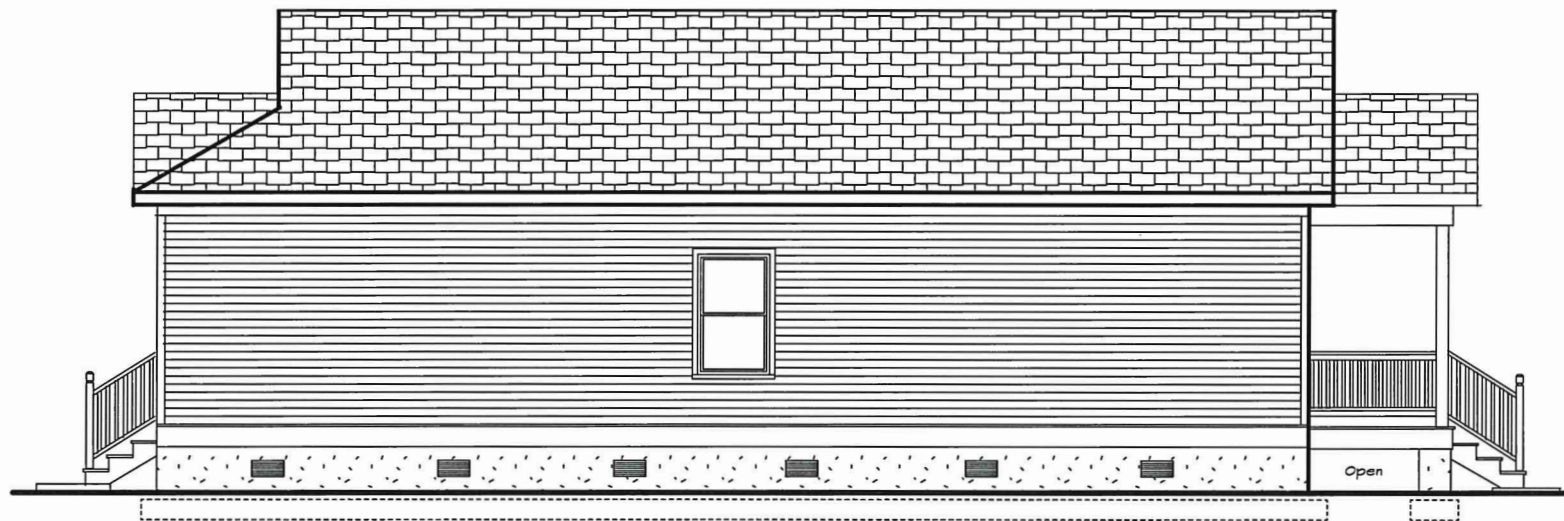
NO.	DESCRIPTION	BY	DATE



LEFT SIDE ELEVATION (BURROUGHS STREET)



FRONT ELEVATION (W 42nd STREET)

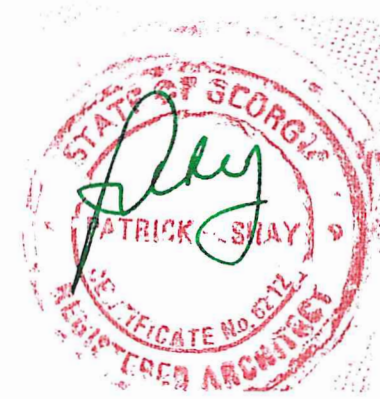


RIGHT SIDE ELEVATION (INTERIOR)



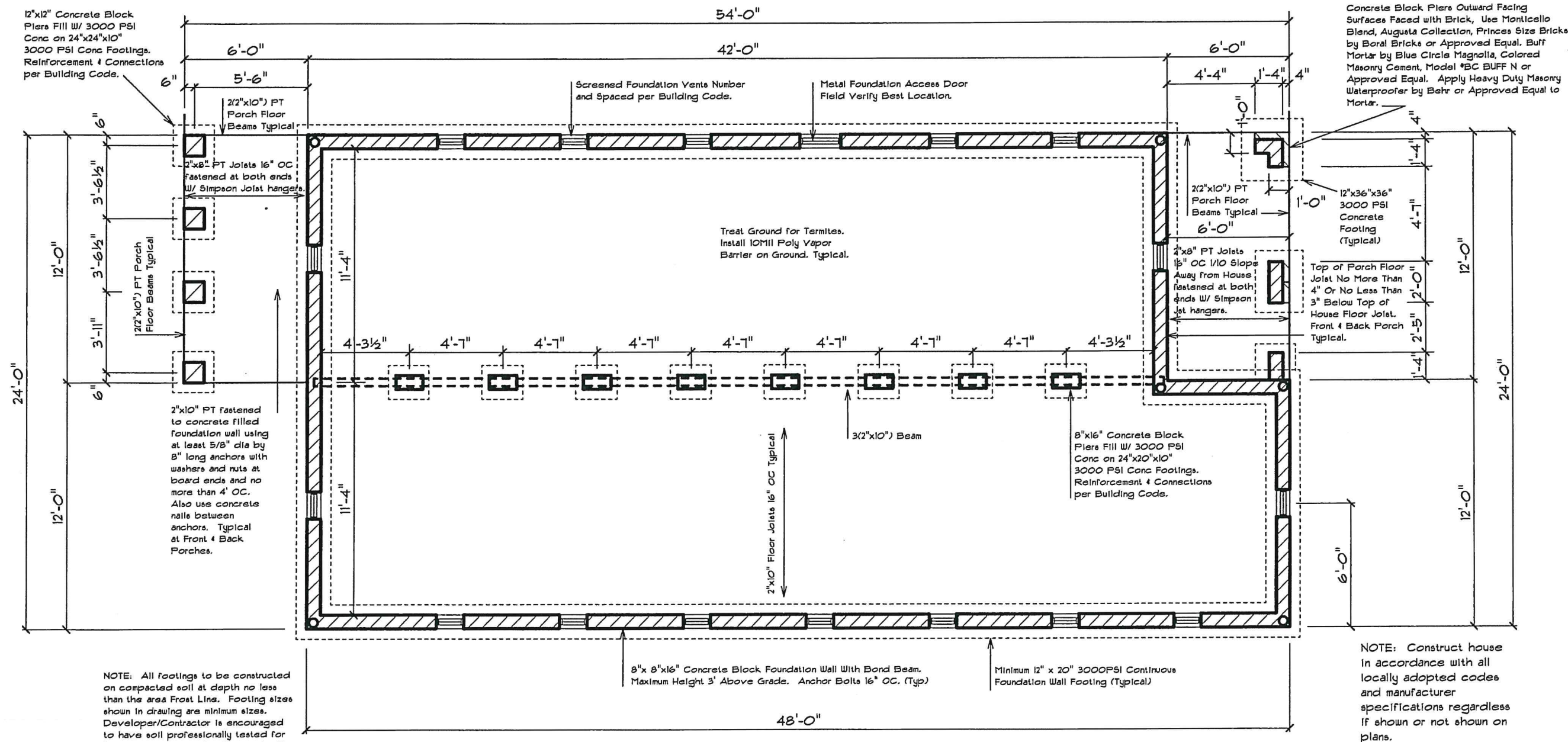
REAR ELEVATION

CIVIS REVISED PLAN & WINDOW/DOOR COMPOSITION
 PLAN 0.24.OW-13-0705D-10803F-A1
 603 WEST 42nd STREET



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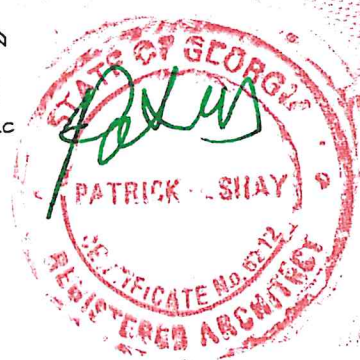
● = Install Simpson HDU4 Hold Downs
with 5/8" diameter treaded rod
embedded at least 12" in concrete
or CMU cell. May be wet set or
set using Simpson SET Appoxy or
approved equal. Required at all
exterior corners and on both sides
of openings 6' wide or wider, unless
using alternative building code
approved system such as QuickTie.

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FOUNDATION PLAN O.24.Ow-13-0705D-10803F-A
3/16" = 1'-0"



Mill Lane Cottages LLC
Martin Pletty
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FRAMING NOTES

9' STUDS THROUGHOUT

Framing Lumber:
Unless otherwise
required by Code or
noted, use #2
Southern Pine or
better for ceiling
joists, rafters, and
load bearing walls.

Exterior Wall Headers:
For all opening
headers use minimum
(2) 2"x10" with 15/32"
OSB glue nailed
between.

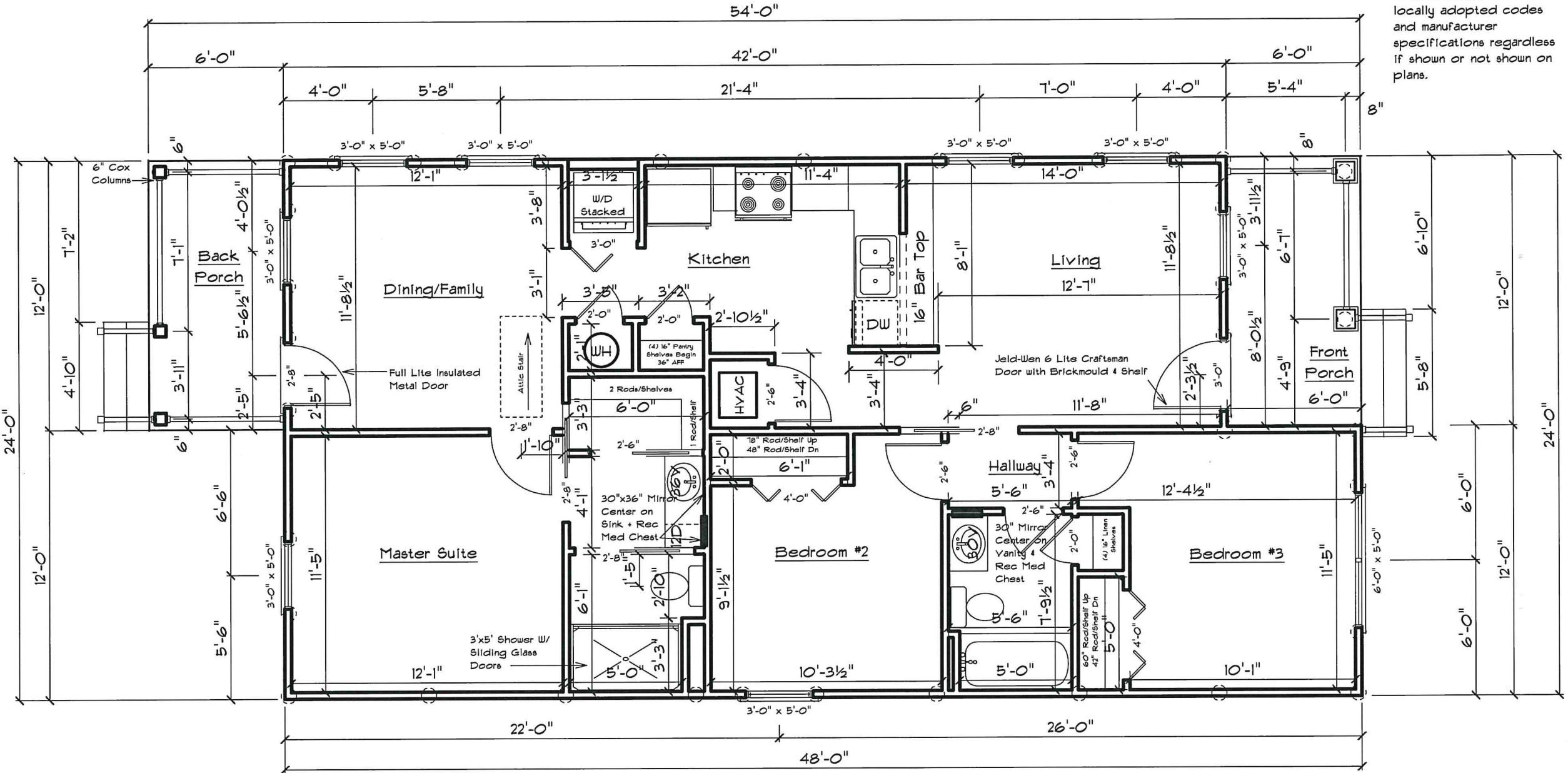
Exterior Wall Opening
Straps:
Use Simpson LSTA15
at header bearing to
jamb at all openings
that are 4' or more
wide.

Exterior Wall Small
Openings:
Use (1) Jack and
(2) king studs on
sides of openings
that are 3' or less
wide.

Exterior Wall Large
Openings:
Use (2) Jack and
(2) king studs on
sides of openings
that are more than
3' wide.

Interior Wall
Headers:
For all opening
headers use minimum
(2) 2"x6" with 15/32"
OSB glue nailed
between.

Interior Wall Openings:
Use at least (1) Jack
and (2) king studs on
sides of openings.



NOTE: Construct house
in accordance with all
locally adopted codes
and manufacturer
specifications regardless
if shown or not shown on
plans.

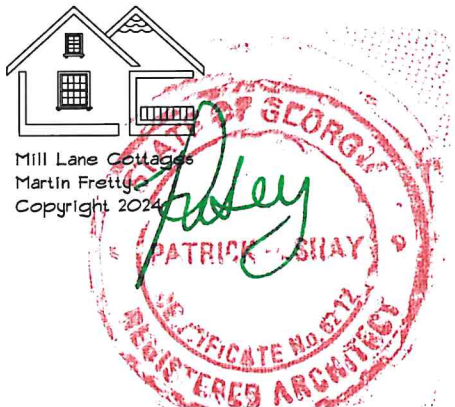
Note: Install QuickTie anchoring system in accordance with manufacturer specifications and instructions to meet local code requirements. Locate in all exterior wall corners, on both sides of openings, and no more than 6' OC around perimeter of exterior walls. Locate inside porch columns. Locate tops of QuickTies in exterior walls within 3" of studs to reduce deflection at double top plate when QuickTies are placed under tension. Thoroughly clean all dust and debris from holes drilled in concrete before installing QuickTie and QuickTie epoxy into holes. Obtain and submit sealed drawing from QuickTie and/or local engineer or architect.

○ = QuickTie QTG Green □ = QuickTie QTB Blue

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FLOOR PLAN 0.24.OW-13-0705D-10803F-A

3/16" = 1'-0"



ELECTRIC LEGEND	
Light Switch	\$
3-Way Switch	\$3
Dimmer Switch	\$DM
Motion Sensor Switch	\$MS
Duplex Receptacle	⊕
GFCI Duplex Receptacle	⊕GFI
GFCI Waterproof Exterior Duplex Receptacle	⊕GFI-WP
220 Receptacle	⊕
Telephone Outlet	▽
Cable Outlet	TV
Dish Washer	DW
Garbage Disposal	GD
Doorbell Chime	◇
Energy Recovery Ventilation	ERV
Smoke Detector	⊙
Co2 Detector	Co2
Ceiling Light	⊙
Bathroom Light-Vent-Fan	⊙
Recessed Insul Can Light	○
Vanity Light Fixture	⊙⊙⊙⊙⊙
Wall Mounted Fixture	⊙
Dust to Dawn Motion Floodlight	⊙
4 Blade 48" Kit 5 Blade 52" Other Dia Ceiling Fan And Light Kit Selected By Owner, Install Extension Pole If 9' Or Taller Or Vaulted Ceiling	⊕
Chandelier Selected by Owner And To Be Suspended By Decorative Chain To 5' Above Floor. #150 Fixture Allowance	⊕
Electric Service Panel	⊕

NOTE: Construct house in accordance with all locally adopted codes and manufacturer specifications regardless if shown or not shown on plans.

HVAC NOTES:

HVAC system to be appropriately designed and sized to attain maximum efficiency.

Owner/Developer to Select Type of HVAC System Used.

Air Source Heat Pumps must be at least SEER2 with Variable Speed Compressor and 10KW Backup Heat Strip.

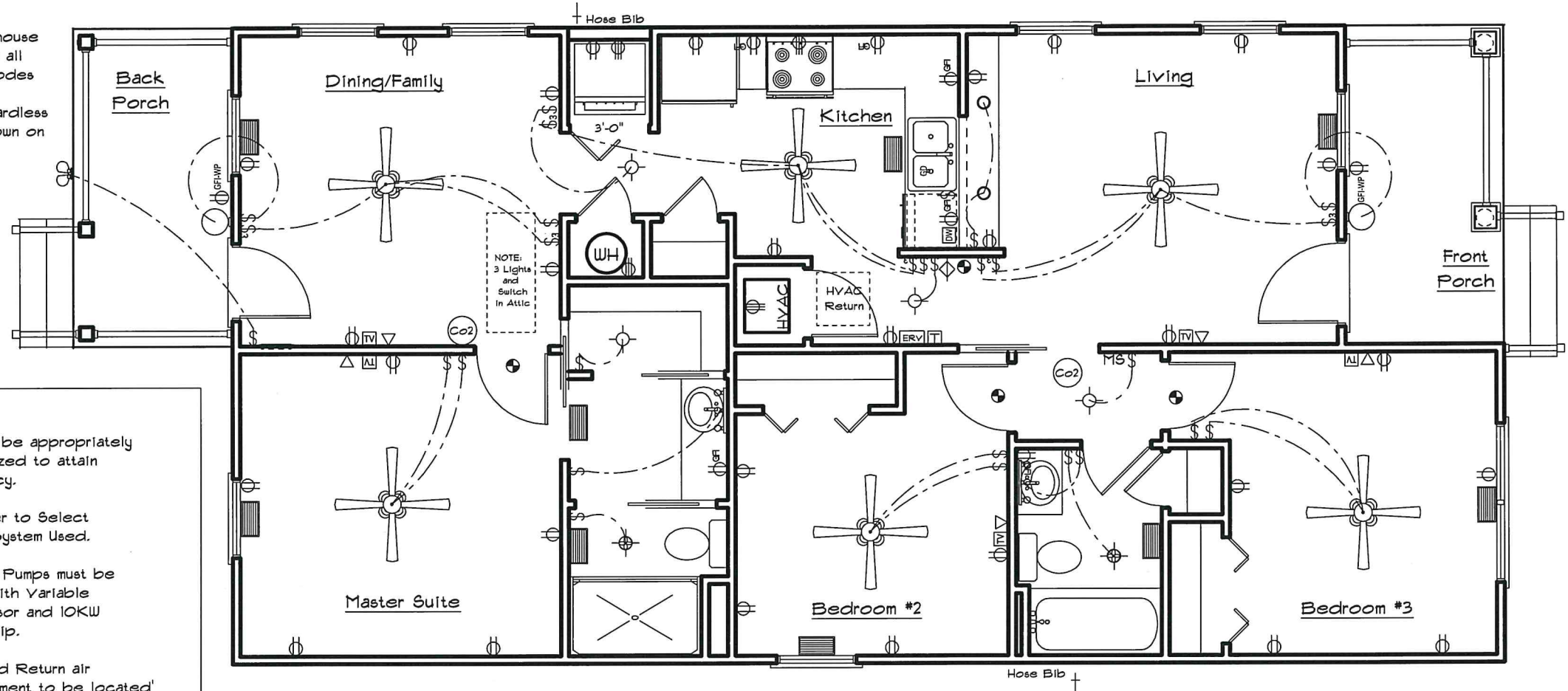
HVAC Supply and Return air ducts and equipment to be located in attic unless otherwise noted.

Duct Leakage less than 6% CFM25 per SF of floor area served.

Duct Leakage to outside less than 4% CFM25 per SF of floor area served.

Infiltration must be less than 5 ACH50.

Ventilation must be designed to meet ASHRAE 62.2 levels. Design to include appropriately sized and located Energy Recovery Ventilation (ERV) device(s) by Panasonic, Mitsubishi or approved equal.



MISC NOTES:

1. Provide Microwave / Vent Hood above Range.
2. Aquatic 6030CSA Age In Place Shower with L0517 Sliding Doors in Master Bathroom.
3. Provide Attic lights with switch located near top of pull down stairs.
6. If ERV & Switch Required, located switch in attic and label.

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MECHANICAL PLAN 0.24.OW-IS-0705D-10803F-A

3/16" = 1'-0"



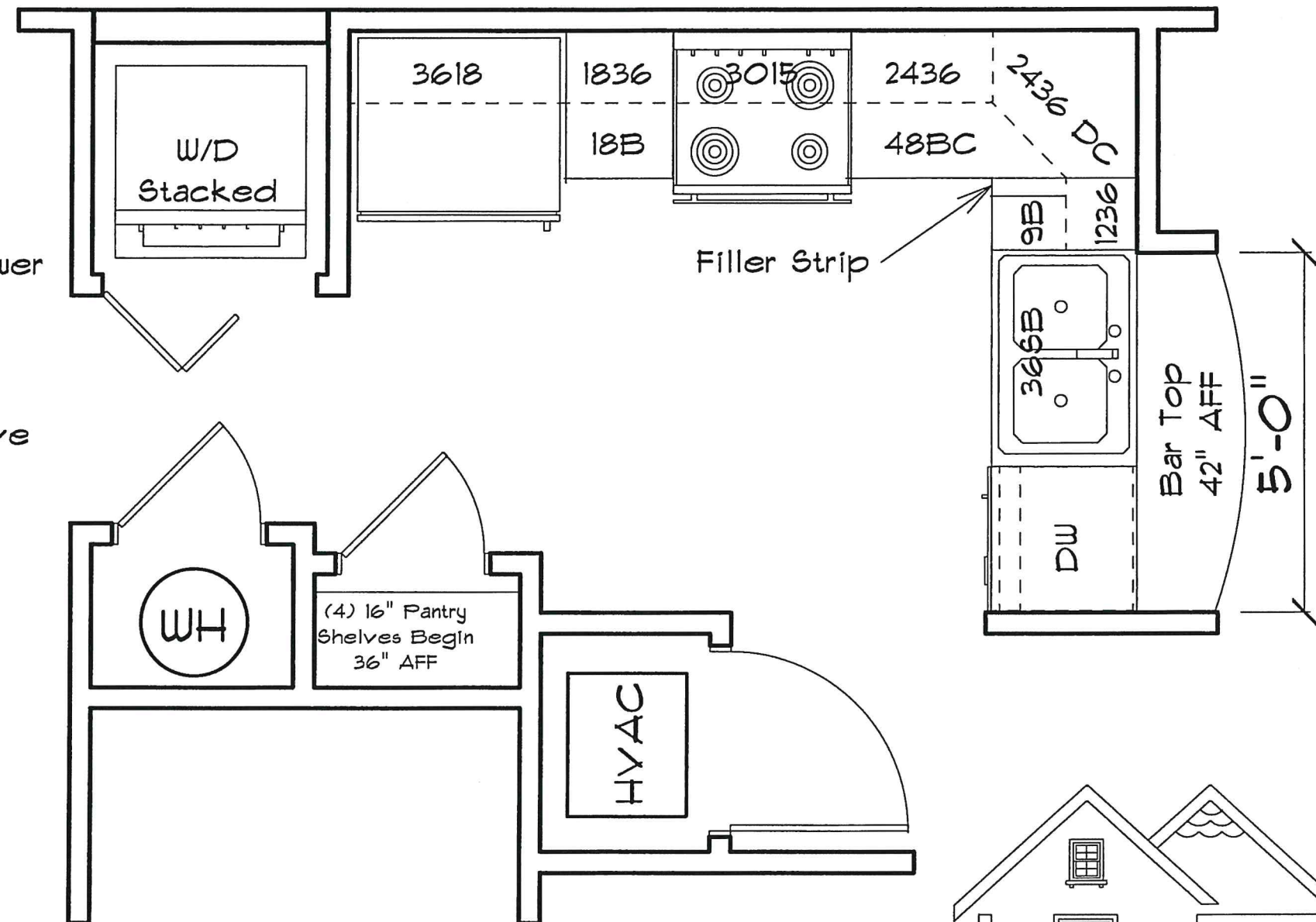
Base Cabinets

- 1 - 9" Base with 1 Drawer
- 1 - 18" Base with 1 Drawer
- 1 - 36" Sink Base
- 1 - 48" Blind Corner Base with 1 Drawer

Wall Cabinets

- 1 - 3015 Above Range and Microwave
- 1 - 3618 Above Refrigerator
- 1 - 1236
- 1 - 1836
- 1 - 2436
- 1 - 2436 Diagonal Corner

NOTE: Field verify cabinet sizes and dimensions before ordering.



KITCHEN CABINET PLAN 0.24.OW-1S-0705D-1080SF-A

1/2" = 1'-0"



Mill Lane Cottages
Martin Fretty
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NOTE: Uplift, Tie Down and Shear Connectors, Fasteners And Nailing Patterns In Accordance with Code And Manufacturer Requirements.

15/32 Plywood or OSB Sheathing With 8d Nails @ 6" OC. Go To 4" OC At 48" Perimeter Zones.
2"x6" Rafters 16" OC (Minimum) (See Elevations for Pitch)

30 Yr Architectural Shingles / 20lb felt
Open Cell Icynene Insulation Installed to manufacturer specs and code including Ignition barrier.
Simpson (1) HI or (2) H2.5A or QuickTie HA4 Clips At Each Rafter per Manufacturer Specifications.

Metal Drip Edge
2"x4" Sub-Fascia
1"x6" Hardi Fascia

NOTE: Install Code Approved Fire Rated Cornice and Roof Material if Cornice within 5' of Property Line.

1/4"x12" UnVented Hardisoffit Smooth Fin
5/4"x4" HardiTrim Frieze Bd Smooth Fin
Hardiplank Smooth 5-1/4" (4" Exposure) Lap Siding Factory Primed.

If used, 1/4" Dia QTG Green QuickTie install per manufacturer specifications and requirements. Install 1 per corner, 1 on both sides of openings, and no more than 6' OC and no more than 3" from stud at double top plate. See Floor Plan.

1/2" ZIP Wall Sheathing by Huber with chemically bonded house wrap installed per manufacturer specs and code. Provide 8d nails @ 4" OC @ edges and 12" OC in field. Stagger joints.

2"x8" PT Plate (Mud Sill) & Termite Shield 1/2" dia. anchor bolts minimum 16" OC and at corners per Code. See floor plan and manufacturer instructions if using QuickTies system.

8"x8"x16" CMU Foundation Wall With Stucco Finish. Wall Not To Exceed 3' Above Grade.

Install #5 @ 96" OC, at all Hold Down anchors, and at all (3) corner cells. Corner cells mean all cells within 16" of corner.

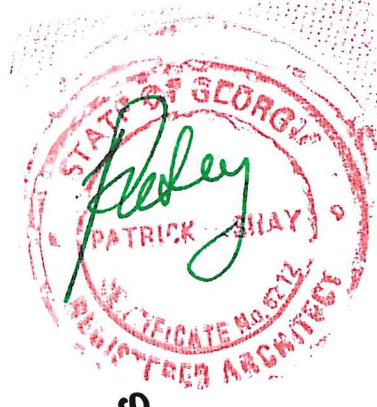
2 #5 Rebar With 25" Minimum Lap Tied Together At Lap And In Corners.

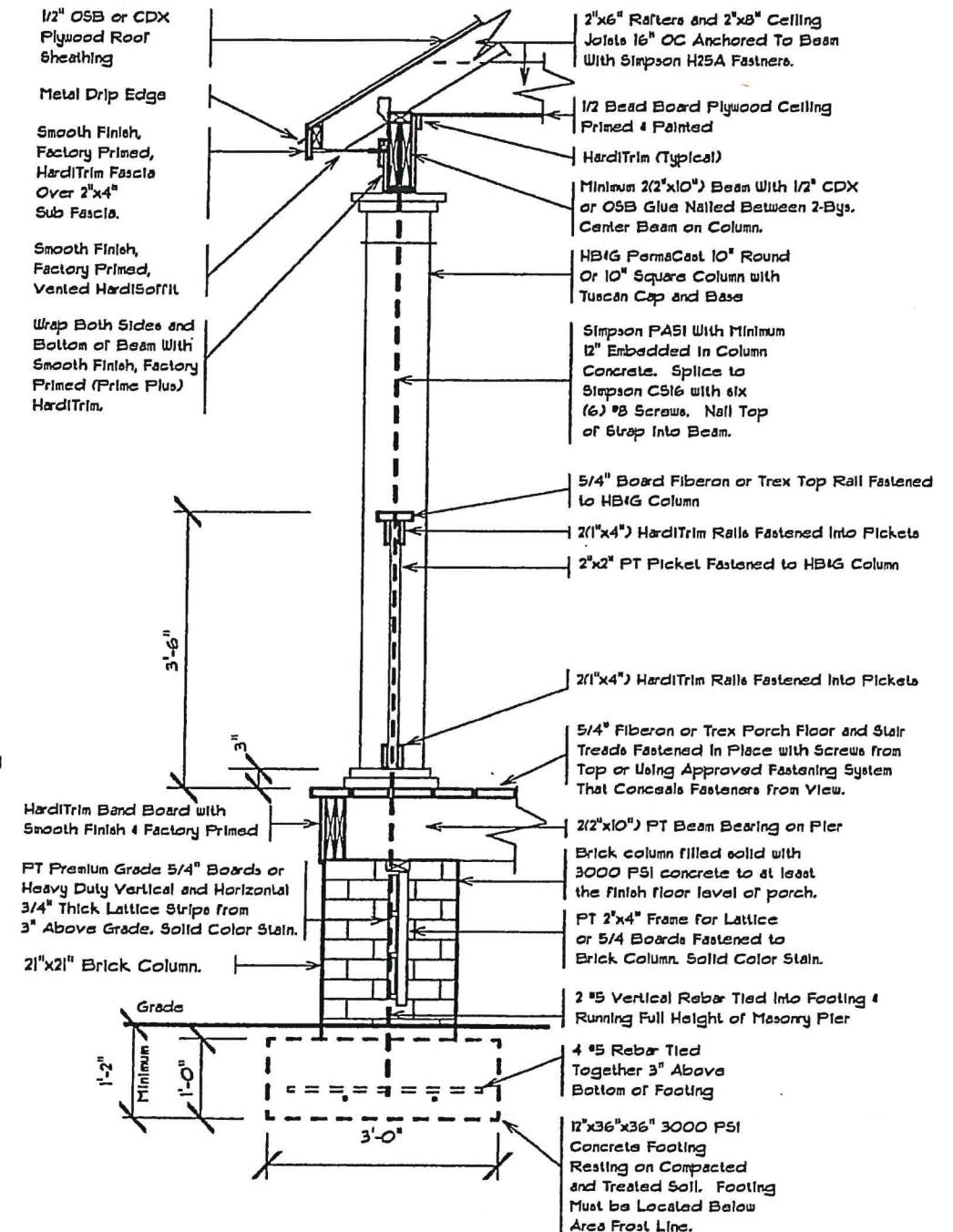
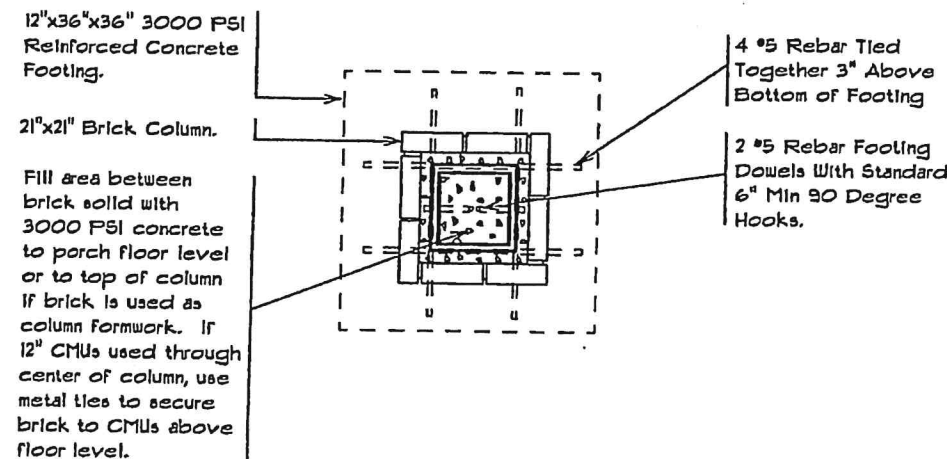
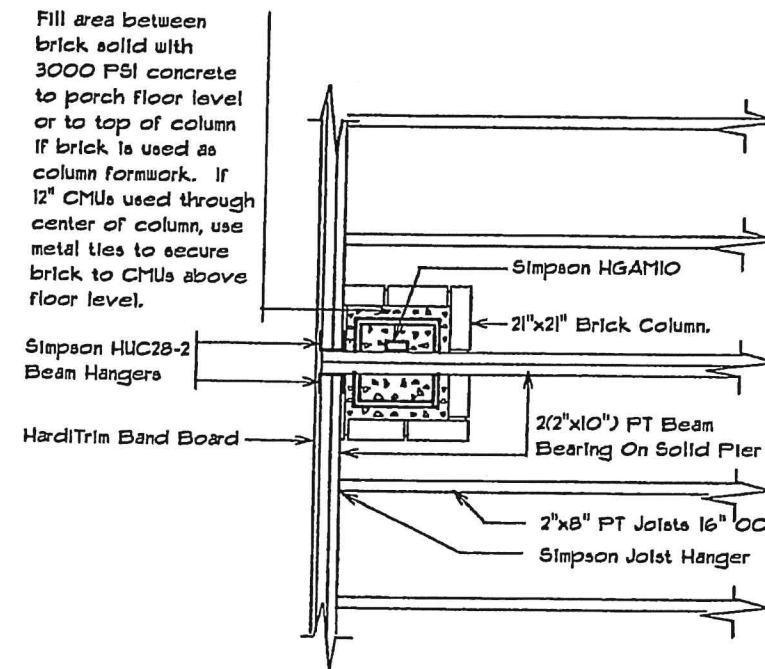
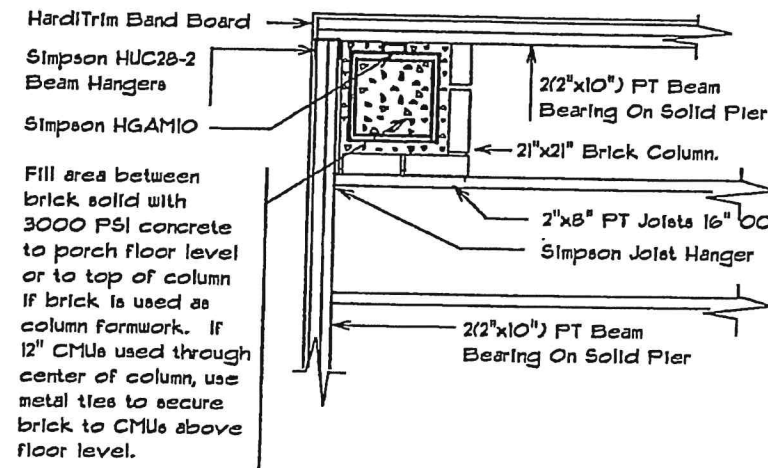
3000 PSI Concrete Footing Resting on Compacted and Treated Soil

NOTE: Use SPF #2 or better for rafters and walls. Use SYP #2 for beams and headers.

NOTE: Construct wall in accordance with all locally adopted codes and manufacturer specifications regardless if shown or not shown on plans. Recommend that wall details be reviewed by local structural engineer familiar with local construction codes, requirements, and conditions.

Typical Wall Section Crawl Space & Rafters 1" = 1'-0"

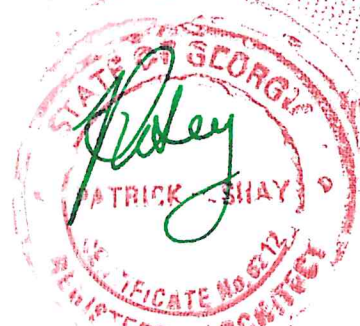


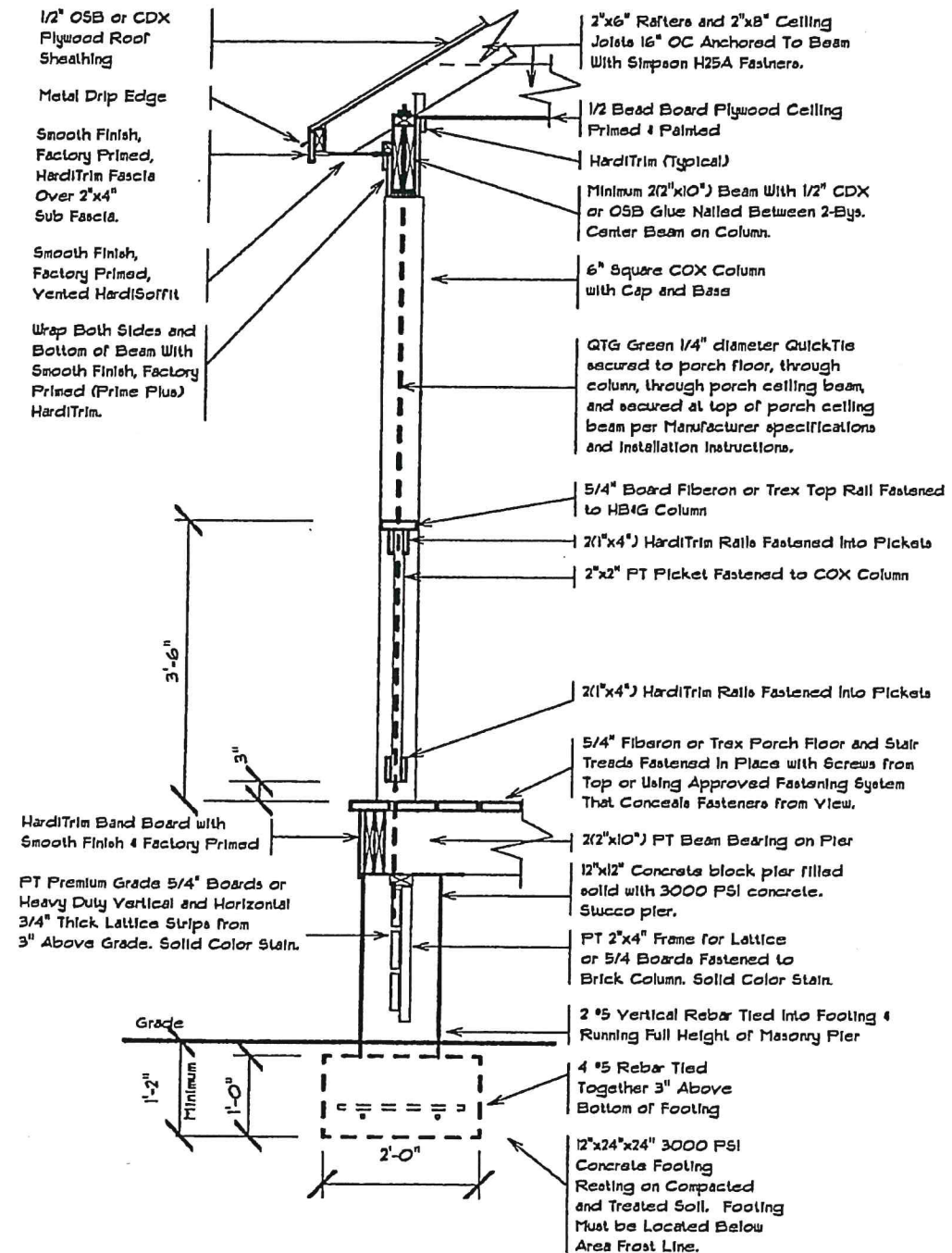
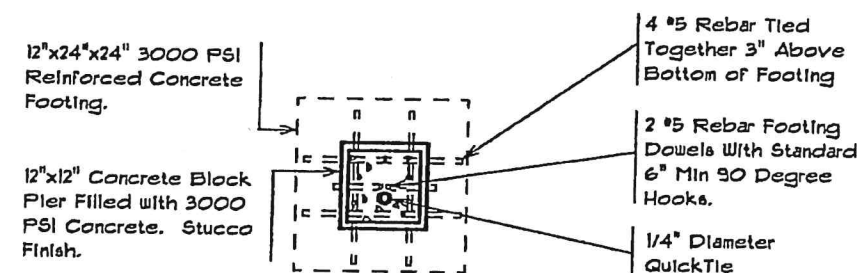
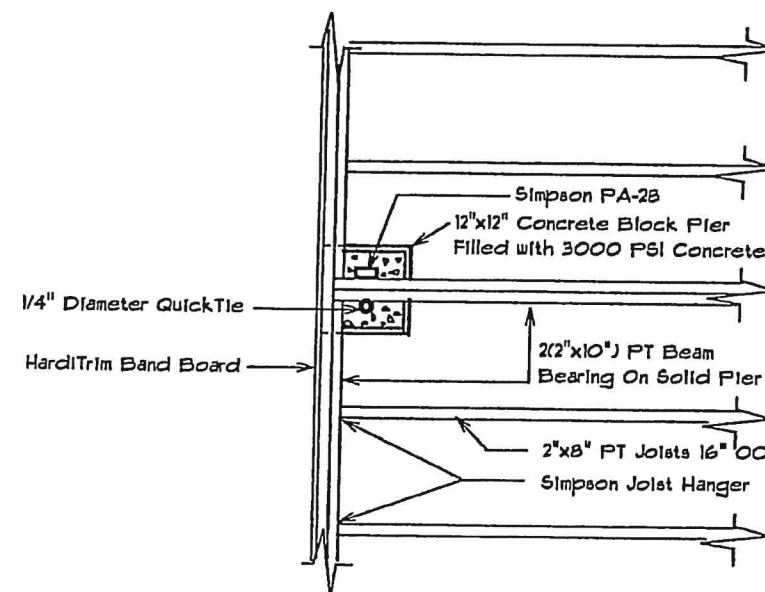
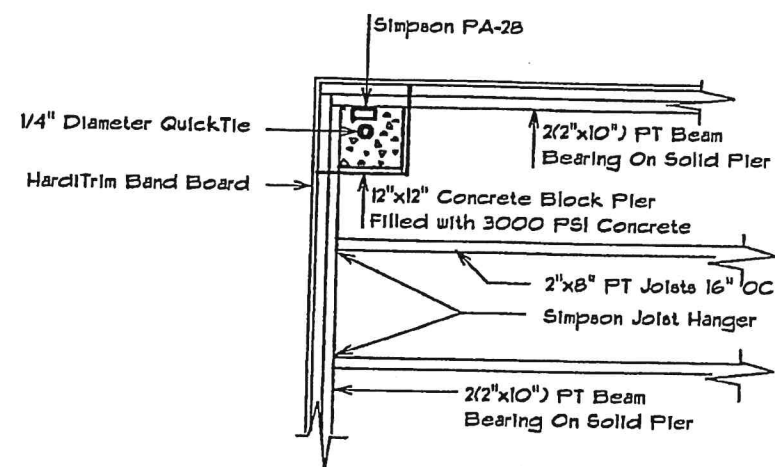


NOTE: All footings to be constructed on compacted soil at a depth no less than the area Frost Line. Footing sizes shown in drawing are minimum sizes. Developer/Contractor is encouraged to have soil professionally tested for bearing capacity and have a footing designed for local and site specific conditions.

NOTE: Construct column in accordance with all locally adopted codes and manufacturer specifications regardless if shown or not shown on plans. Recommend that column details be reviewed by local structural engineer familiar with local construction codes, requirements, and conditions.

Porch Column A
Brick Pier/HB&G Square Or Round Column
 1/2" = 1'-0"
 Revised 7-2-14

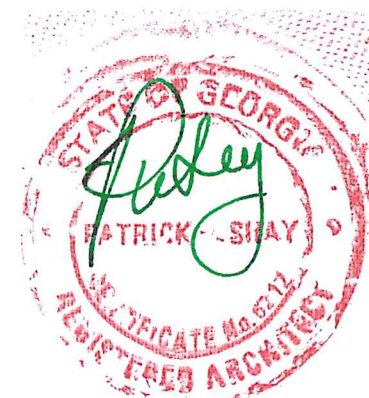


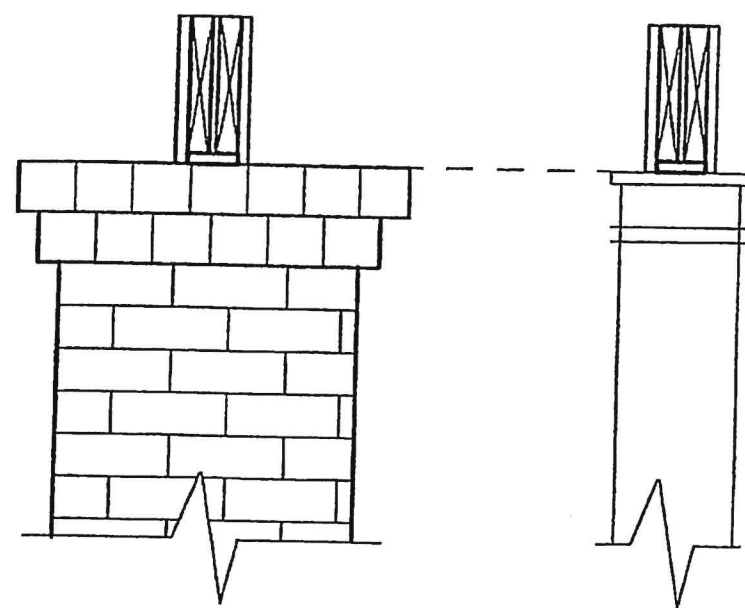


NOTE: All footings to be constructed on compacted soil at a depth no less than the area Frost Line. Footing sizes shown in drawing are minimum sizes. Developer/Contractor is encouraged to have soil professionally tested for bearing capacity and have a footing designed for local and site specific conditions.

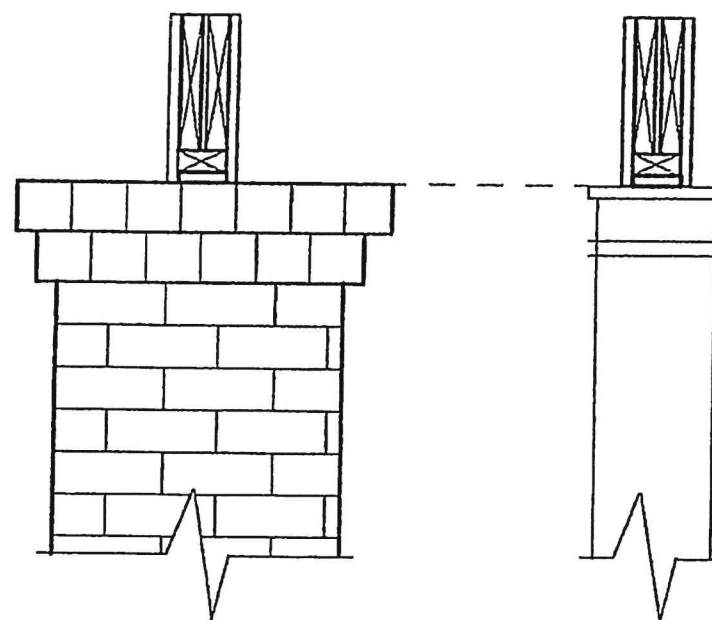
NOTE: Construct column in accordance with all locally adopted codes and manufacturer specifications regardless if shown or not shown on plans. Recommend that column details be reviewed by local structural engineer familiar with local construction codes, requirements, and conditions.

COX Column
Concrete Block Pier
 1/2" = 1'-0"
 Revised 12-19-14



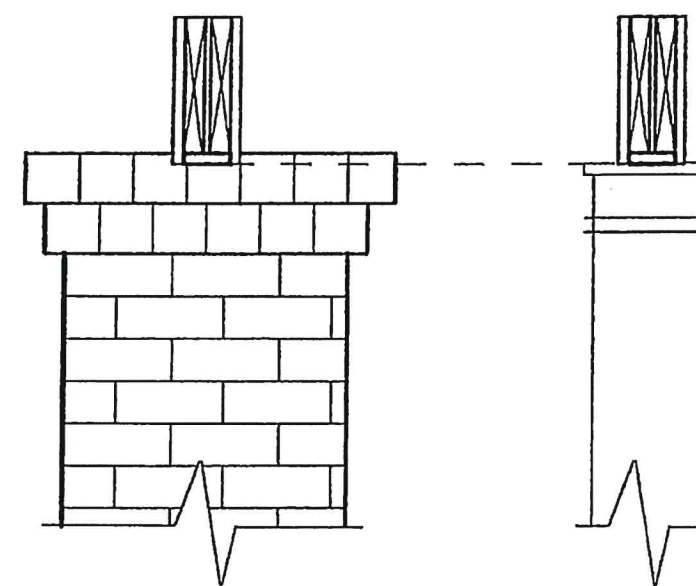


Beam wrap rests flush with top of brick and HB&G column. Top of brick column and top of HB&G column same height.



When top of brick column is lower than bottom of beam, build bottom of beam down to close gap.

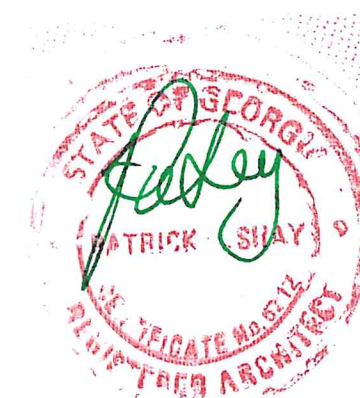
Beam wrap rests flush with top of brick and HB&G column. Top of brick column and top of HB&G column same height.

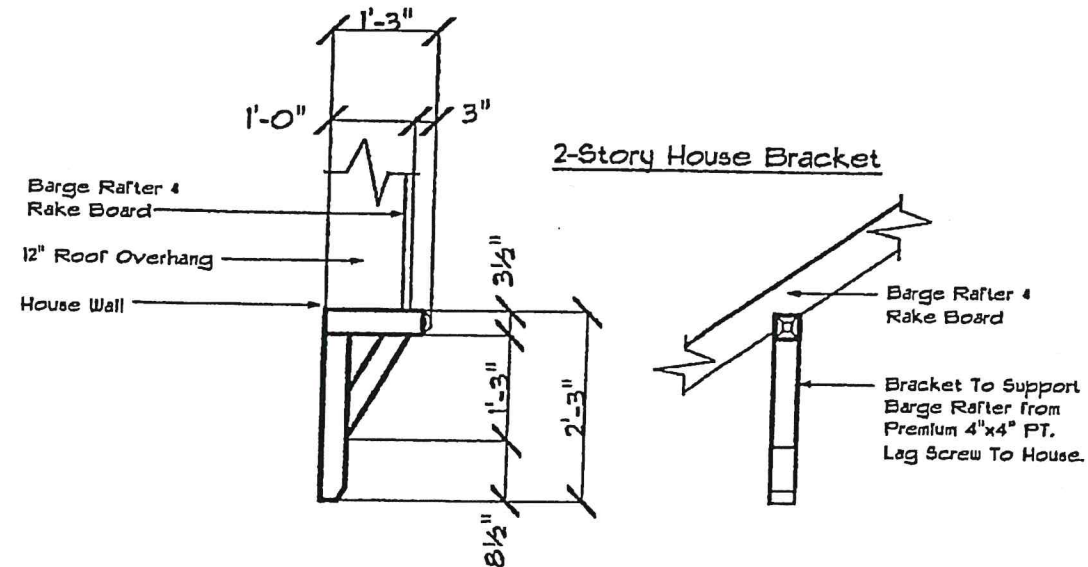
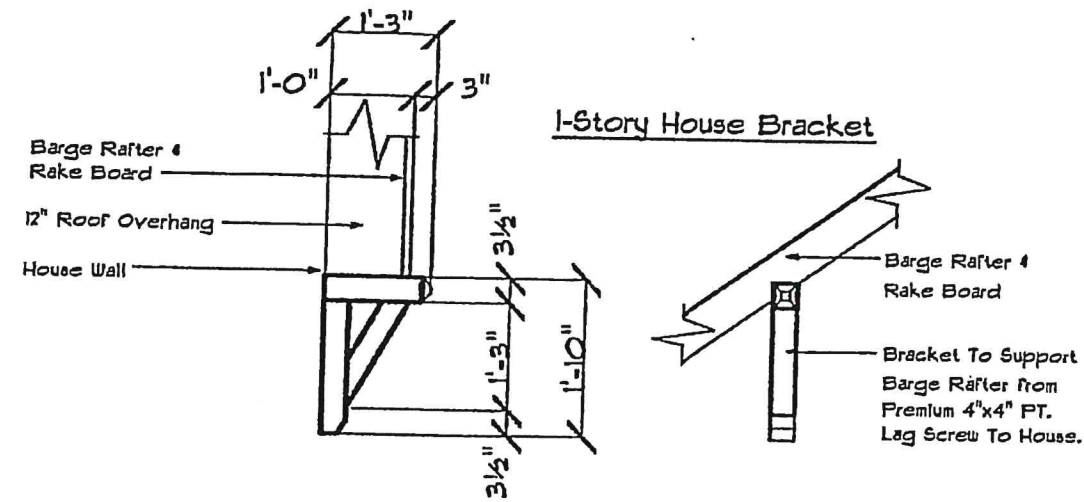


Only the thickness of the beam wrap may rest below the top of brick column.

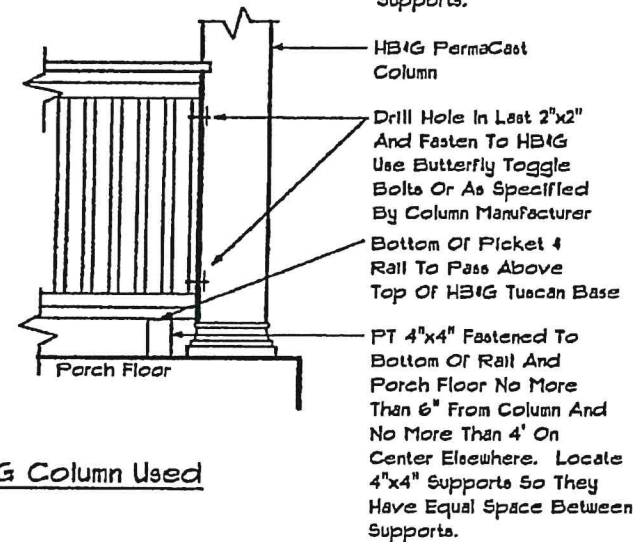
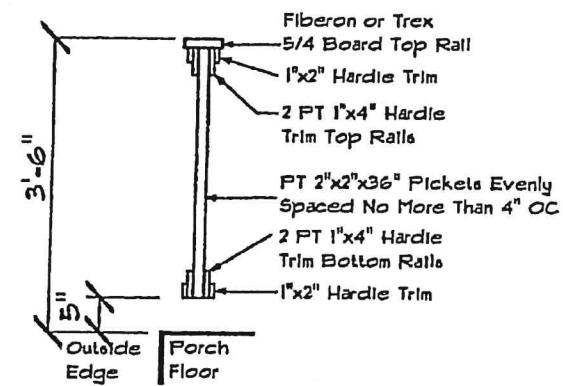
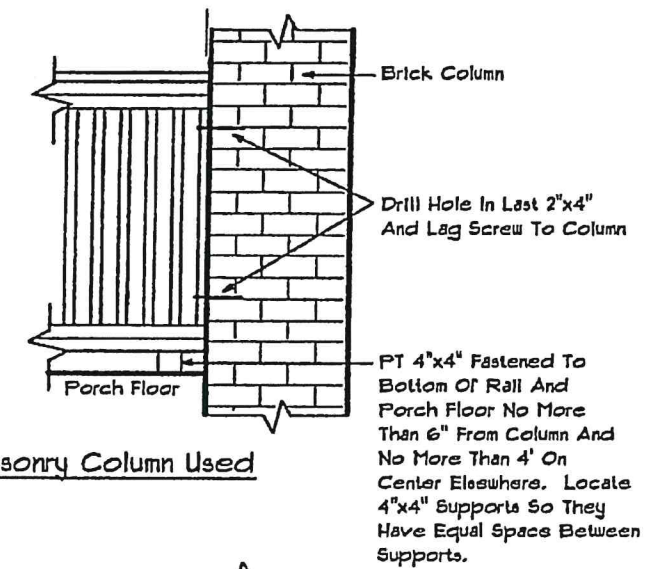
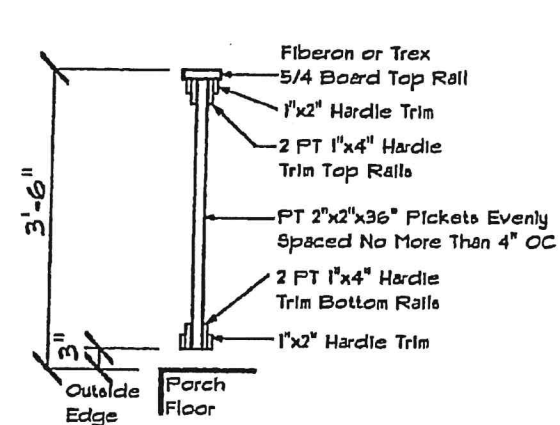
Beam wrap rests flush with top of HB&G column. Top of brick column taller than top of HB&G column by thickness of beam wrap.

Acceptable Front Porch Column and Beam Wrap Conditions

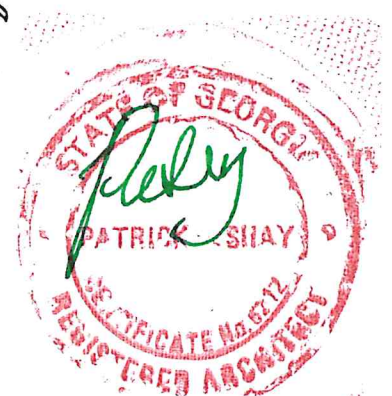




NOTE: Use Screws, not nails, to assemble bracket & handrail components. All PT lumber to be Premium Grade With Solid Color Stain Finish. All work to be done in accordance with locally adopted codes.



Details
1/2" = 1'-0"



PLAN KEY	EXTERIOR DOORS
E1	3' 6-Panel
E2	3' 6-Panel & Transom Lite
E3	3' 6-Panel One Side Lite
E4	3' 6-Panel One Side Lite & Transom Lite
E5	3' 6-Panel Two Side Lites
E6	3' 6-Panel Two Side Lites & Transom Lite
E7	3' Half Glass
E8	3' Half Glass & Transom Lite
E9	3' Half Glass One Side Lite
E10	3' Half Glass One Side Lite & Transom Lite
E11	3' Half Glass Two Side Lites
E12	3' Half Glass Two Side Lites & Transom Lite
E13	3' Full Glass French Door
E14	2'-8" Full Glass French Door
E15	5' French Patio One Door Fixed One Door Hinged Swinging In
E16	6' French Patio One Door Fixed One Door Hinged Swinging In
KEY	INTERIOR DOORS
H1	3'-0" 6-Panel Hinged
H2	2'-6" 6-Panel Hinged
H3	2'-4" 6-Panel Hinged
H4	2'-0" 6-Panel Hinged
H5	1'-6" 6-Panel Hinged
P1	3'-0" 6-Panel Pocket
P2	2'-6" 6-Panel Pocket
C1	2'-6" 6-Panel Bi-fold Closet Door
C2	3'-0" 6-Panel Bi-fold Closet Door
C3	4'-0" 6-Panel Bi-fold Closet Door
C4	5'-0" 6-Panel Bi-fold Closet Door
C5	6'-0" 6-Panel Bi-fold Closet Door
C7	2(2'-0") 6-Panel Double Hinged Closet Door
C8	2(2'-6") 6-Panel Double Hinged Closet Door
C9	2(3'-0") 6-Panel Double Hinged Closet Door
F1	3'-0" Full Glass Interior French Door with Lites
F2	2(2'-6") Full Glass Interior French Doors with Lites

- NOTES:
- All exterior doors to be pre-hung R-5 or better insulated fiberglass or metal by Therma-Tru Smooth-Star, PDF or Traditions or equal with factory installed weatherstripping. Minimum DP50, Low-e glass, U .26 and SHGC .16. Glass doors, side lites and transoms require code approved metal or approved equal storm panels or code approved impact resistant glass. If storm panels used, use threaded brass female fasteners embedded in structure with white plastic plugs to fill opening when not in use. Provide owner with instruction manual and drawing showing panel/opening locations. Impact resistant glass must have passed Large Missile 1996 and Small Missile 1886 tests with results provided to Building Official. Provide Kwikset or approved equal entry and deadbolt locksets keyed alike. Deadbolt locksets to be single cylinder unless in door with glass. Solid 6-Panel doors to have wide angle peep hole solid brass Defender Entry Security U-9891 or approved equal with 200% view. All door locks and hardware to be polished brass or antique brass.
 - All interior doors to be pre-hung masonite or approved equal. Hinged bedroom and bathroom doors to have privacy locksets. Hinged closet doors to have passage locksets. Locksets to be Kwikset or approved equal. All door locks and hardware to be polished brass or antique brass.

PLAN KEY	WINDOW SILVERLINE SINGLE HUNG 2901/2902	WINDOW AMERICAN CRAFTSMAN SINGLE HUNG 2300	WINDOW WINDSOR LEGEND DOUBLE HUNG	WINDOW MW JEFFERSON 400 DOUBLE HUNG
1	2/0 x 3/2	2/0 x 3/2	2416	2-0 x 3-2
2	2/4 x 3/2	2/4 x 3/2	2816	2-4 x 3-2
3	2/6 x 3/2	2/6 x 3/2	3016	2-6 x 3-2
4	3/0 x 3/2	3/0 x 3/2	3616	3-0 x 3-2
5	3/0 x 4/6	3/0 x 4/6	3624	3-0 x 4-6
6	3/0 x 5/2	3/0 x 5/2	3626	3-0 x 5-2
7	3/0 x 5/6	3/0 x 5/6	3628	3-0 x 5-6
8	2/6 x 3/2 Twin	2/6 x 3/2 Twin	3016 Twin	2-6 x 3-2 Twin
9	2/6 x 4/6 Twin	2/6 x 4/6 Twin	3024 Twin	2-6 x 4-6 Twin
10	2/6 x 5/2 Twin	2/6 x 5/2 Twin	3026 Twin	2-6 x 5-2 Twin
11	3/0 x 3/2 Twin	3/0 x 3/2 Twin	3616 Twin	3-0 x 3-2 Twin
12	3/0 x 4/6 Twin	3/0 x 4/6 Twin	3624 Twin	3-0 x 4-6 Twin
13	3/0 x 5/2 Twin	3/0 x 5/2 Twin	3626 Twin	3-0 x 5-2 Twin
14	3/0 x 5/6 Twin	3/0 x 5/6 Twin	3628 Twin	3-0 x 5-6 Twin

- NOTES:
- Window frames to be white.
 - Silverline 2901/2902, American Craftsman 2300 or approved equal vinyl single hung window with integrated 4" vinyl casing and jamb for non-historic neighborhoods.
 - Windsor Legend, MW Jefferson 400 or approved equal composite double hung window with 4" integrated CPVC or Vinyl casing, jamb and sill for historic neighborhoods.
 - 1-over-1 sash required in historic neighborhoods.
 - Minimum DP50 rating required.
 - Minimum Low-e glass required.
 - Minimum U .30 and SHGC .25 required
 - Verify with manufacturer and building official that windows are correctly sized to meet egress requirements where applicable.
 - Verify rough opening sizes prior to framing.
 - Operable windows to have white aluminum window screen frames and black fiberglass window screens.
 - Install code approved metal or approved equal storm panels or code approved impact resistant glass. If storm panels required or used, use Tapco, Inc. 900-HS Series Hurricane Screen; Roll-A-Way StormSafe Hurricane Screen with Security Mesh, or approved equal with white frame finish and black metal mesh screen. Operable windows in living areas to be hinged. Screens and impact resistant glass must have passed Large Missile 1996 and Small Missile 1886 tests with results provided to Building Official.

PAINT	APPLICATION
Exterior Hardie Siding, Hardie Trim and Fiberglass/PVC Columns/Trim	2 Coats 20 Year Exterior Satin Enamel Acrylic Latex Paint with Mildew Inhibitor
Exterior Wood Surfaces, Railings and Posts	Alkyd Exterior Wood Primer Plus 2 Coats 20 Year Exterior Satin Enamel Acrylic Latex Paint with Mildew Inhibitor
Interior Wall and Ceiling Surfaces in Non-Wet Rooms	Prime Plus 2 Coats 15 Year Interior Eggshell Acrylic Low VOC Latex Paint
Interior Wall and Ceiling Surfaces in Kitchen, Bath, Utility Rooms/Closets	Prime Plus 2 Coats 15 Year Interior Satin Enamel Acrylic Low VOC Latex Paint with Mildew Inhibitor
Interior Baseboard, Casing, Trim, Stair Components, Shelves	Prime Plus 2 Coats 15 Year Interior High Gloss Enamel Acrylic Low VOC Latex Paint with Mildew Inhibitor in Wet-Rooms

INTERIOR SURFACE FINISH	APPLICATION
Carpet & Pad	Caladium, Allure, Second Nature, Earthgaurd Fiber Technology or approved equal. 100% PET fiber. ½" or 6 pound rebond pad.
Laminate Wood Flooring	Pergo Presto, Dupont Real Touch Classic, Armstrong Swift Lock, Classen Advantage One or approved equal floating wood laminate flooring with minimum 25 year warranty. Install manufacturer recommended underlayment, moldings and transition trim.
Engineered Wood Flooring	Bruce, Tarkett or approved equal ¾" to ½" thick engineered and pre-finished wood flooring with minimum 25 year warranty. Install manufacturer recommended underlayment, moldings and transition trim.
Solid Hardwood Flooring	Bruce, Tarkett or approved equal ¾" thick solid wood pre-finished flooring with minimum 25 year warranty. Install manufacturer recommended underlayment, moldings and transition trim.
Tile	Porcelain tile over ½" Wonderboard underlayment. Use 6"or 8" square tile where called for in Bathrooms. Use 12" square tiles in other locations. Seal grout with grout sealer.
Vinyl	Armstrong Cambray or Epiq sheet vinyl or approved equal.
Interior Stair Treads, Risers and Handrail Components	1" thick bull nose oak treads stained to match floor color of adjoining downstairs living area. Prime and paint risers and stair handrail components white. with 2 Coats 15 Year Interior High Gloss Enamel Acrylic Low VOC Latex Paint
Walls & Ceilings	½" gypsum board per manufacturer specifications and recommendations with three coat <u>smooth finish</u> . ½" WR gypsum board behind kitchen sink, dishwasher, clothes washer, and in bathrooms. Use Levelline and Durabond 90 bed mud, or approved equals, at all intersecting surface joints greater or less than 90 degrees.
Window Openings	Ogee finger jointed window sill, stool, apron, jamb and casing on all windows. Prime and paint. Gypsum board may be used as casing and jamb material with vinyl windows.
Door Openings	Ogee finger jointed jamb and casing on all doors and attic stairs/panels. Prime and paint.
Baseboard	3-1/2" Ogee finger jointed baseboard. ½" finger jointed base shoe at all floor surfaces other than carpet and pad. Caulk, prime and paint.

APPLICANCES	APPLICATION
Refrigerator with Ice maker	Minimum 416KW/H/YR 21 cu foot frostless with factory installed icemaker.
Electric Range	Self cleaning.
Range Hood	Self circulating.
Dish Washer	Minimum .72 EF rating.
Garbage Disposal	Continuous feed ½ HP

- APPLIANCE NOTES:
- All appliances to be Energy Star rated
 - All appliances to be by same manufacturer and line.
 - All appliances to be white, bisque or stainless steel color/finish.

Revised 10/10/2018

PLUMBING	APPLICATION
Sewer Lateral	Minimum 4" Diameter PVC
DWV	PVC Drain, Waste and Vent System
Water Entrance	Minimum ¾ Diameter PVC
Water Lines	Copper, PEX or code approved equal
Kitchen Sink	Stainless Steel 20 gauge 33"x22"x8" deep double bowl sink with matte finish
Kitchen Sink Faucet	Delta Classic 440-WF-A, Moen Hadley 87254, Kohler Forte R10412-N-CP chrome finish with single handle and spray or equal. 2 GPM.
Bathroom Sink Bowl	19" round white China Eljer model 051017400 or 20"x17" oval white Eljer model 0510112400 or equal
Pedestal Sink	Glacier Bay 20"-W 17"-D pedestal sink 333-025H with pedestal base 332-433H or 592-680
Bathroom Sink Faucet	Delta Classic 520-WF-A, Moen Alder CAL84502, American Standard Cadet 8115F chrome finish with single handle or equal with EPA WaterSense designation, 1.5 GPM.
Tub/Shower	One piece white molded fiberglass tub/shower by Lasco model T/S260330L (left hand) or T/S260330R (right hand) or equal. Provide manufacturer recommended support under unit.
Bathtub/Shower Faucet	Delta Classic 134900, Moen Alder L82694, American Standard Triumph 7031 chrome finish single handle or equal. Shower head 1.75 GPM WaterSense approved.
Toilet	EPA designated WaterSense white compact elongated two piece toilet with maximum 1.28 GPF toilet by American Standard, Kohler or approved equal. Wood elongated white toilet seat by Bemis 1450 or equal
Water Heater	Electric or gas 50 gallon water heater with minimum .95EF(energy factor) by Rheem, AO Smith or equal. Natural gas tankless water heaters may be installed as an acceptable alternative.
Washing Machine and Dryer Vent Boxes	To be recessed in wall—not surface mounted. To be vented to outside of house—not in attic or crawlspace. If not on outside wall, run approved rigid duct under slab and through foundation wall.
Ice Maker Boxes	To be recessed in wall—not surface mounted.

PLUMBING NOTES:

1. All products and installation to be in accordance with code and manufacturer requirements.
2. All products and fixtures to be Energy Star rated.

HVAC	APPLICATION
Heat Pump	Right-size Air Source Heat Pump using Manual J-8 software to meet Earthcraft Home requirements.14.5 SEER, 8.2 HSPF (19 SEER variable speed compressor Heat Pump in Savannah Gardens) Include back-up heat strips at no less than 5KW/2 ton unit; 8KW/2.5 ton unit; or 10KW/3 ton unit. Use dual system for two story houses.
Duct Design	Manual D duct design trunk & branch system with rigid or flexible duct with minimum R-8 insulation. Install per ACCA or DCA standards. Performance testing duct leakage required with minimum acceptable results <8% CFM25 per square foot of floor area..
Duct Zones	Two story (and 1.5 story) shall have 1 zone per floor

ERV	Energy Recovery Ventilator 40 CFM Continuous
Thermostat	Programmable thermostat
Diffusers	Diffusers and return air grill to be white. Caulk/Mud gap between boxes and drywall.

HVAC NOTES:

1. All products and installation to be in accordance with code and manufacturer requirements.
2. Design system to have 76 or better HERS Index.
3. All products and fixtures to be Energy Star rated where available.

ELECTRIC	APPLICATION
Wiring	Wire house to NEC requirements. All floor level receptacles to be 18" AFF. Dryer receptacle to be 36" AFF. Provide attic and crawlspace lights and switches. Provide attic and crawlspace receptacle. Secure all loose wiring to framing.
Service Entrance	Minimum 200 AMP service panel located inside house recessed in wall. Weatherhead, Mast, Meter and Outside Disconnect located at sides or rear of house—not on front wall of house.
Receptacle and Cover Plates	Light switch, receptacle, phone, TV, smoke detector, doorbell and chime receptacles and cover plates to be white. Caulk/Mud gap between boxes and drywall.
220 Receptacles	Range and dryer receptacles to be recessed in wall—not surface mounted. Dryer receptacle to be 36" AFF. Seal gap between floor and wall with baseshoe or ¼ round, caulk and paint at Range receptacle.
Bathroom Vent/Light	Nutone Premier model QTN80LE or equal Energy Star certified. 80 CFM Minimum, 1 Sones Maximum vented to outside of house.
Ceiling Fans	52" Energy Star rated with PIN based or CFL light kit. Provide extension poles where necessary to ensure that bottom of light is no more than 7'6" AFF.
Dining Room Chandeliers	Provide decorative chain that enables light to be lowered to within 5' AFF. Dimmer switch required.
Vanity Bar Lights	4 bulb vanity bar light with chrome finish to include globe shaped CFL or LED light bulbs.
Motion Sensor Switches	Leviton 180 degree motion activated light control with manual override at interior locations shown on plans.
Exterior Lights	Porch and flood lights to be switch operated with motion and light sensors.

ELECTRICAL NOTES:

1. All products and installation to be in accordance with code and manufacturer requirements.
2. All products and fixtures to be Energy Star rated where available.
3. See Electric Plan for location of fixtures.

BUILDING ENVELOPE	APPLICATION
Blower Door Test	Results 5 ACH50
Duct Blaster Test	Results <8% CFM25 per square foot of floor area overall and <4% SFM25 per square foot of floor area for duct leakage outside.
Windows	Minimum U.30 and SHGC .25
Exterior Door Glazing	Minimum U .26 and SHGC .16
Crawl Space Floors	Minimum R-30 batts RESNET Grade-II min
Exterior Walls	Min R-13 unfaced batts RESNET Grade II, insulate w/ air barrier behind tub/ showers. Use ladder-T framing at wall intersections.

Ceilings/Attics/Wall Cavities	Encapsulated attic with using Medium Density (R-4/in) Icynene with ignition inhibitor underside of roof deck R-19 or better. Knee-walls R-18 per code. Spray foam in cantilevered framing cavities; wall cavities containing hold downs or water lines.
Foam Insulation	Install in cracks around windows and doors.
Water Line Insulation	Install foam tube insulation around all water lines in unconditioned spaces and around condensate discharge piping.
Water Heater Insulation	R-7 blanket if WH in unconditioned space.
Ducts	Install to ACCA or DCA standards. Apply duct mastic to all seams, joints, and between flex duct and metal collars. Pull flex duct tight, minimize bends and constrictions.
Ground Vapor Barrier	10 mil poly with joints lapped and taped.
House Wrap	Install to keep drainage plane at openings.
Window & Exterior Door Wrap	Use PEEL & SEEL sill sealer at all window and exterior door openings.
Wall Bottom Plates	Anti wicking vapor barrier on bottoms of plates at concrete slab floors. Caulk interior edge of bottom plates.
Air Sealing	Spray foam and otherwise seal all penetrations in envelope.

SPECIALTIES	APPLICATION
Bathrooms	One 24" chrome towel bar Futura D2424PC or equal. One 18" chrome towel bar Futura D2418PC or equal. One chrome TP dispenser Futura D2408PC or equal. One chrome shower curtain rod screwed into wall. One Zenith MP109 16"-W 20"-H frameless beveled mirror cabinet or equal recessed medicine chest (surface mount if on exterior wall). Plate mirror mounted on wall in front of vanity unless otherwise noted on plans.
Half Bathrooms	One 18" chrome towel bar Futura D2418PC or equal. One chrome toilet paper dispenser Futura D2408PC or equal. One Zenith MP109 16"-W 20"-H frameless beveled mirror cabinet or equal recessed medicine chest (surface mount if on exterior wall). One 30" x 36" plate mirror mounted on wall in front of vanity unless otherwise noted on plans.
Closets	¾" Melamine EBIS white factor finished shelves or white PVC coated wire shelves—no wood shelves. Clothes closets to have shelf and rod at 84" AFF and at 42" AFF unless otherwise noted on plans.
Cabinets	Raised panel solid wood custom cabinets or composite cabinets by Kemper, American Woodmark or equal. Custom cabinets to be made from Birch appearance grade plywood. Maple or white finish with chrome knobs and handles. Kitchen cabinet countertops to be post formed rolled edge with integral back splash with matching end splashes and end caps.
Window Blinds	Aluminum mini-blinds white baked on enamel finish.