

1020 W 39th Street Savannah GA 31415

Renovation and repair items to be completed include, replace all aluminum windows with Victorbilt Historic Series, replace front exterior door with 100% wood 6 panel door, replace makeshift banister with quality and to code banister, repair current concrete front steps, add lattice around skirt of property, repair exterior chimney for aesthetics and curb appeal and repair/replace 20% of exterior wood siding to right and rear of property where damage from dry rot, water damage and or termite damage. Wood siding will come from Guerry Lumber and will be exact match as current wood boards.



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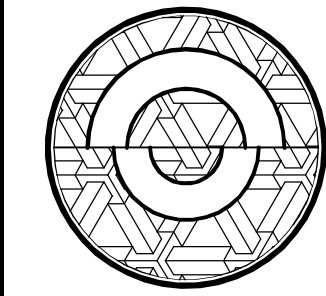


1020 W 39th Street Savannah GA 31415



1020 W 39th Street Savannah GA 31415





ERICA FERRELL RESIDENCE

1020 WEST 39TH STREET
SAVANNAH, GA

PROPOSED ALTERATIONS

1020 WEST 39TH STREET

SAVANNAH, GA

INDEX OF DRAWINGS:

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 EXISTING/PROPOSED FLOOR PLAN
- A-2 EXISTING ELEVATIONS
- A-3 PROPOSED ELEVATIONS
- S-1 STRUCTURAL DETAILS

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2020 NEC 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

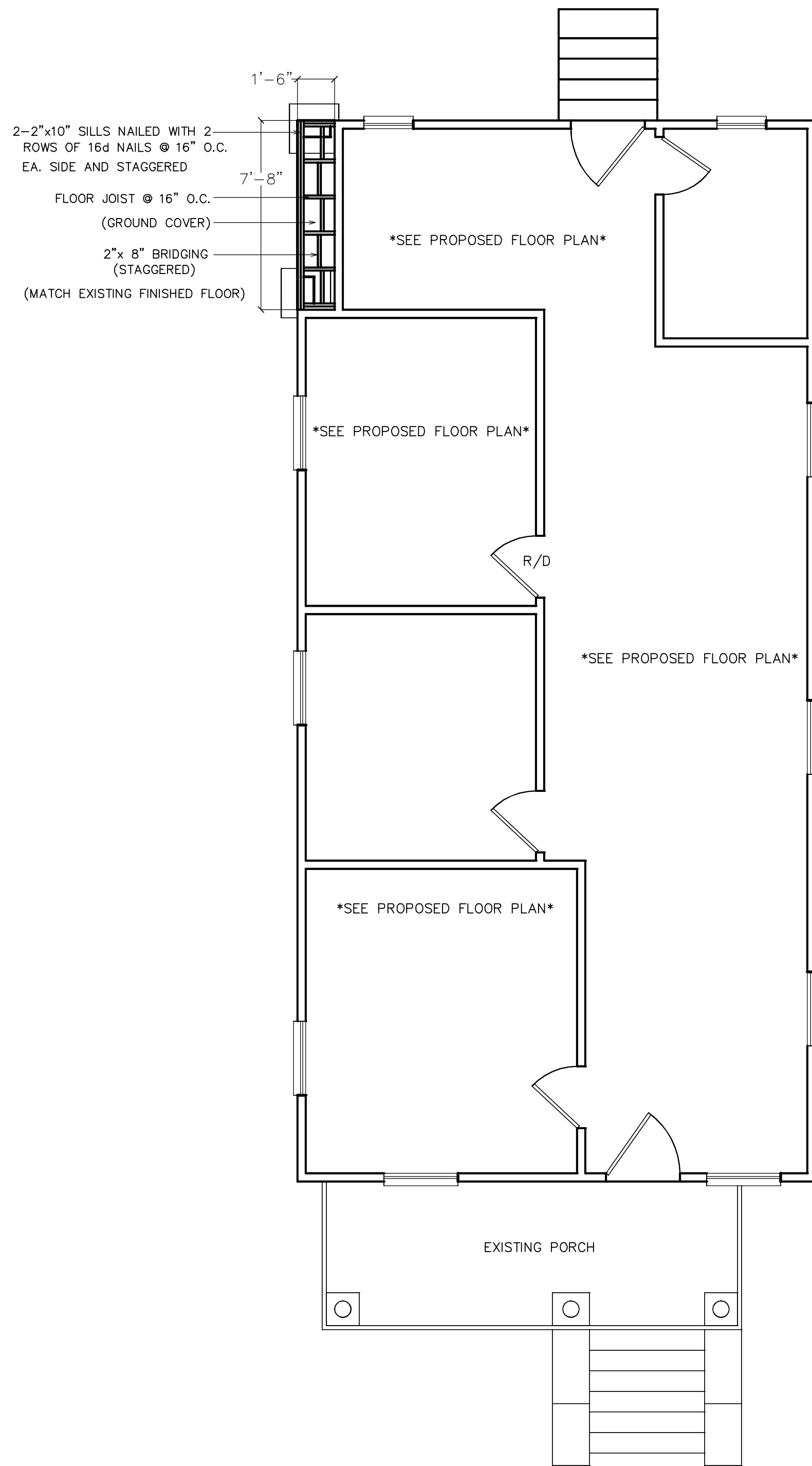
- 1.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES ADOPTED BY THE AGENCY OF JURISDICTION.
- 2.) CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE JOB.
- 3.) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED 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 IMPLEMENTATION.

SQUARE FOOTAGE	
MAIN FLOOR	903 SQ. FT.
TOTAL HEATED	903 SQ. FT.

NEW CONSTRUCTION		
Revisions		
scale:	AS NOTED	date: MAY 2026
dwn: SP	chk: SP	comm. no.

dwg. title
COVER SHEET
dwg. no.

A-0

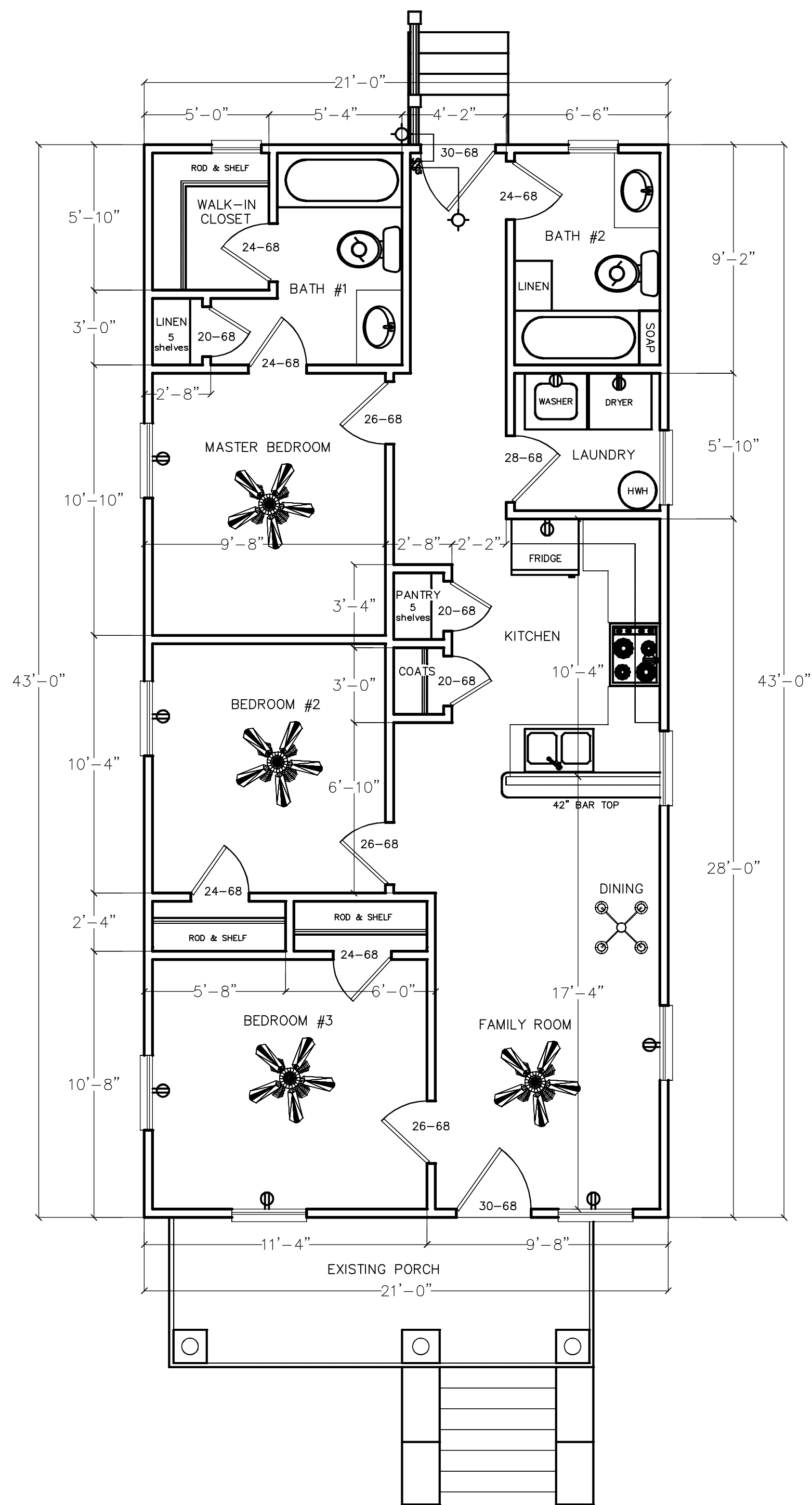


EXISTING FLOOR/FLOOR FRAMING PLAN
SCALE=1/4"=1'-0"

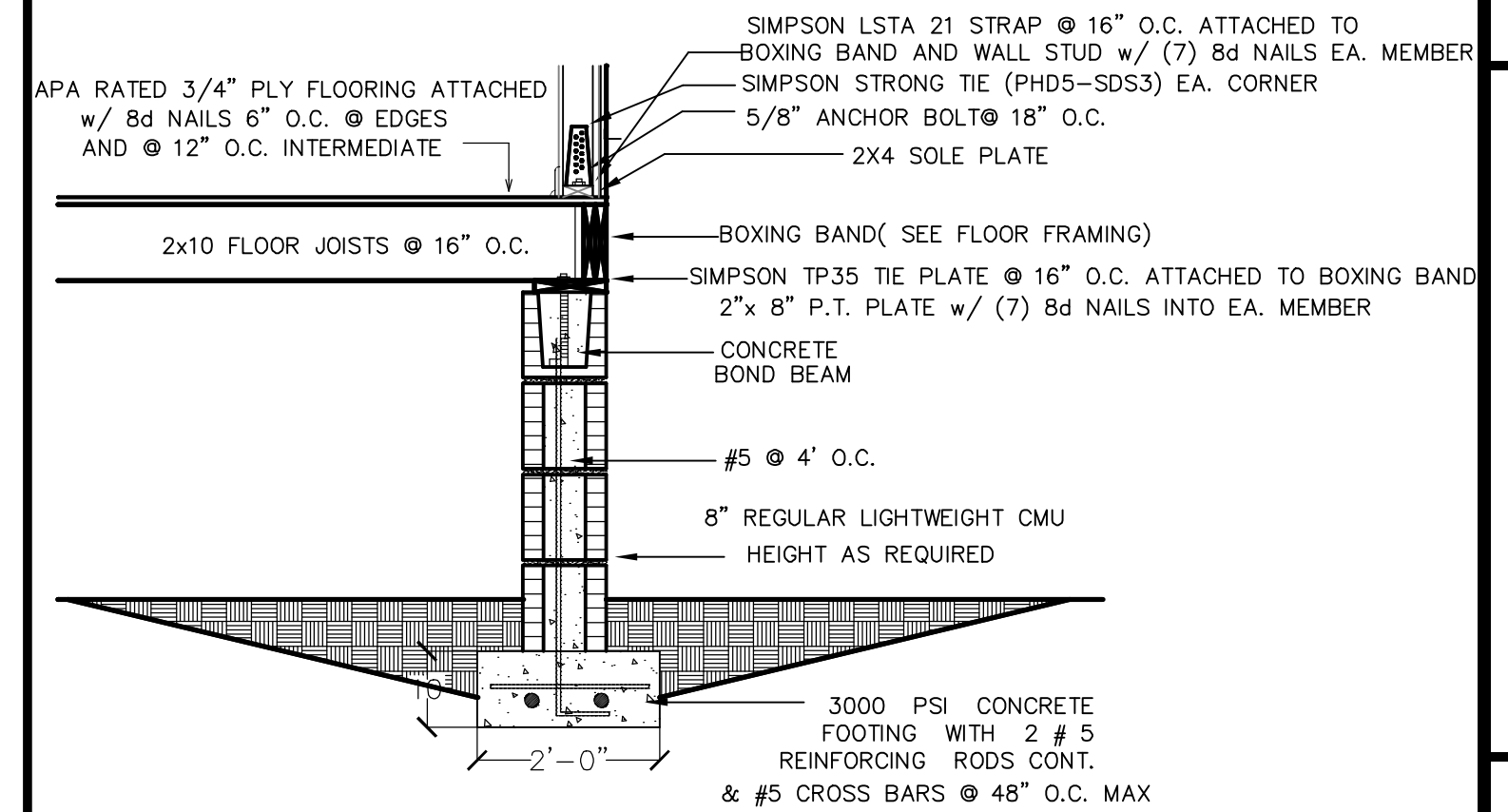
- NOTES: 1) BOTTOM OF FOOTINGS TO BE A MINIMUM OF 12" BELOW GRADE OR FROST LINE, WHICHEVER IS GREATER.
2) PIERS ARE TO BE CAPPED WITH METAL FLASHING TO OVERHANG SIDES.
3) CONCRETE BLOCKS MUST BE CENTERED ON THE FOOTING PADS
4) STRIKE ALL MORTAR JOINTS

DEMO LEGEND	
	EXISTING WALLS TO BE REMOVED
	EXISTING FIXTURES AND APPLIANCES
R/D	EXISTING DOOR TO BE REMOVED
R/W	EXISTING WINDOW TO BE REMOVED

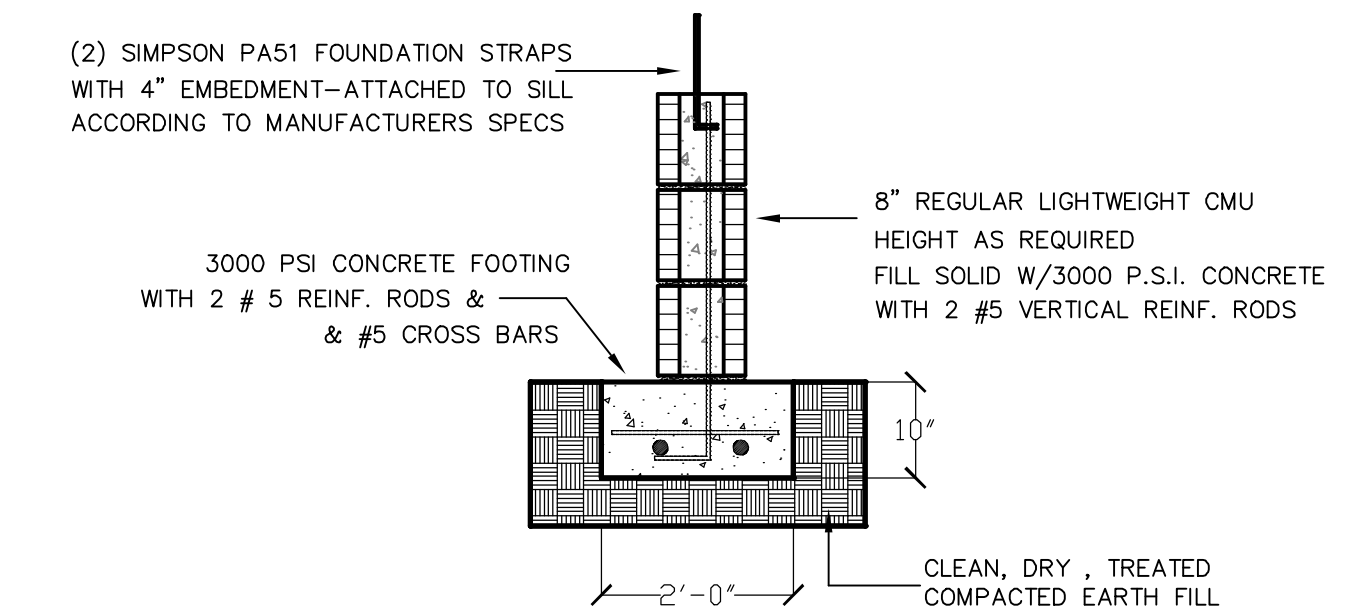
- NOTES: 1) FLOOR JOISTS, BOTH MEMBERS OF SILLS, BOXING BAND, AND BRIDGING TO BE P.T. MATERIAL
2) PERIMETER SILLS TO BE ELIMINATED WHEN USING SOLID FOUNDATION
3) DOUBLE FLOOR JOISTS @ LOCATIONS DESIGNATED (DFJ)
4) SOLID BLOCKING TO BE INSTALLED BETWEEN JOISTS UNDER STUDS SUPPORTING CEILING BEAM



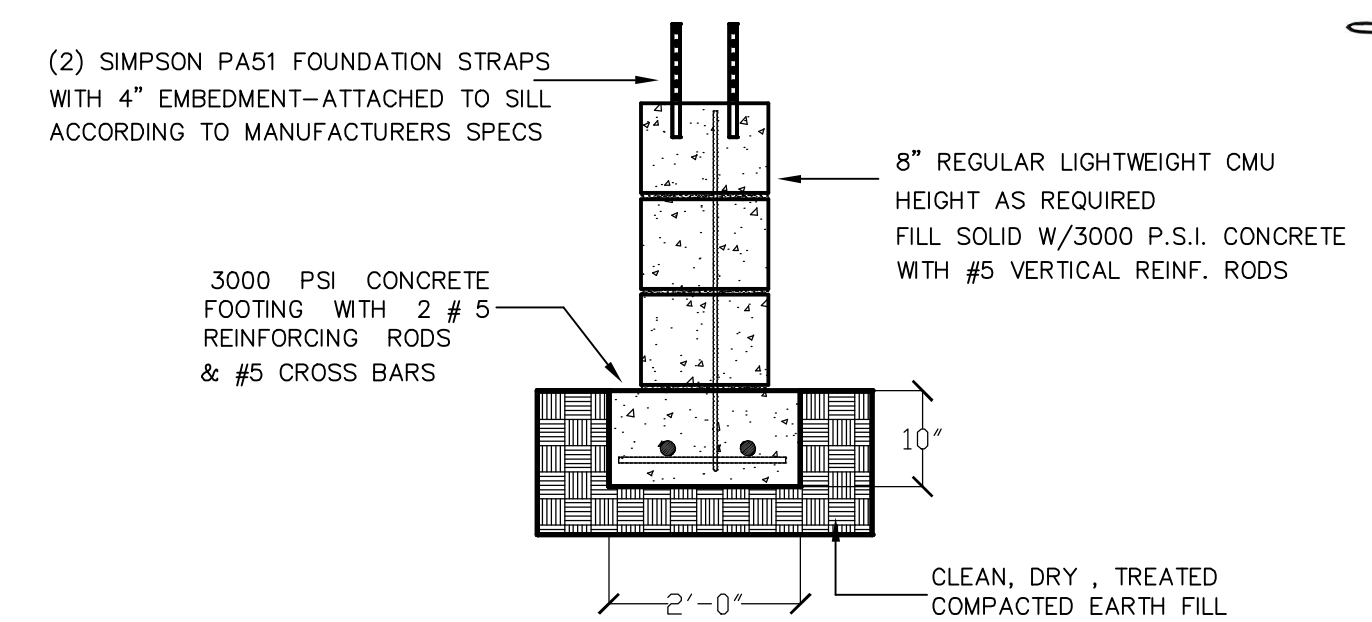
PROPOSED FLOOR PLAN
SCALE=1/4"=1'-0"



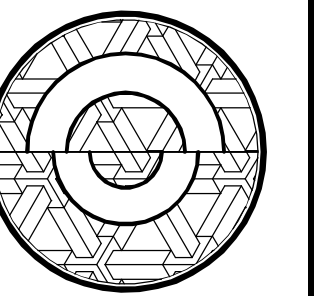
SECTION @ FOUNDATION PIERS
SCALE=1/2"=1'-0" A-1



TYPICAL PIER DETAIL
SCALE=1/2"=1'-0"



TYPICAL PIER DETAIL
SCALE=1/2"=1'-0"



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1020 WEST 39TH STREET
SAVANNAH, GA



NEW CONSTRUCTION

Revisions

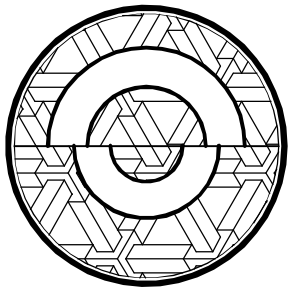
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dwg. title

FLOOR PLAN

dwg. no.

A-1



ERICA FERRELL RESIDENCE

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SAVANNAH, GA

NEW CONSTRUCTION

Revisions

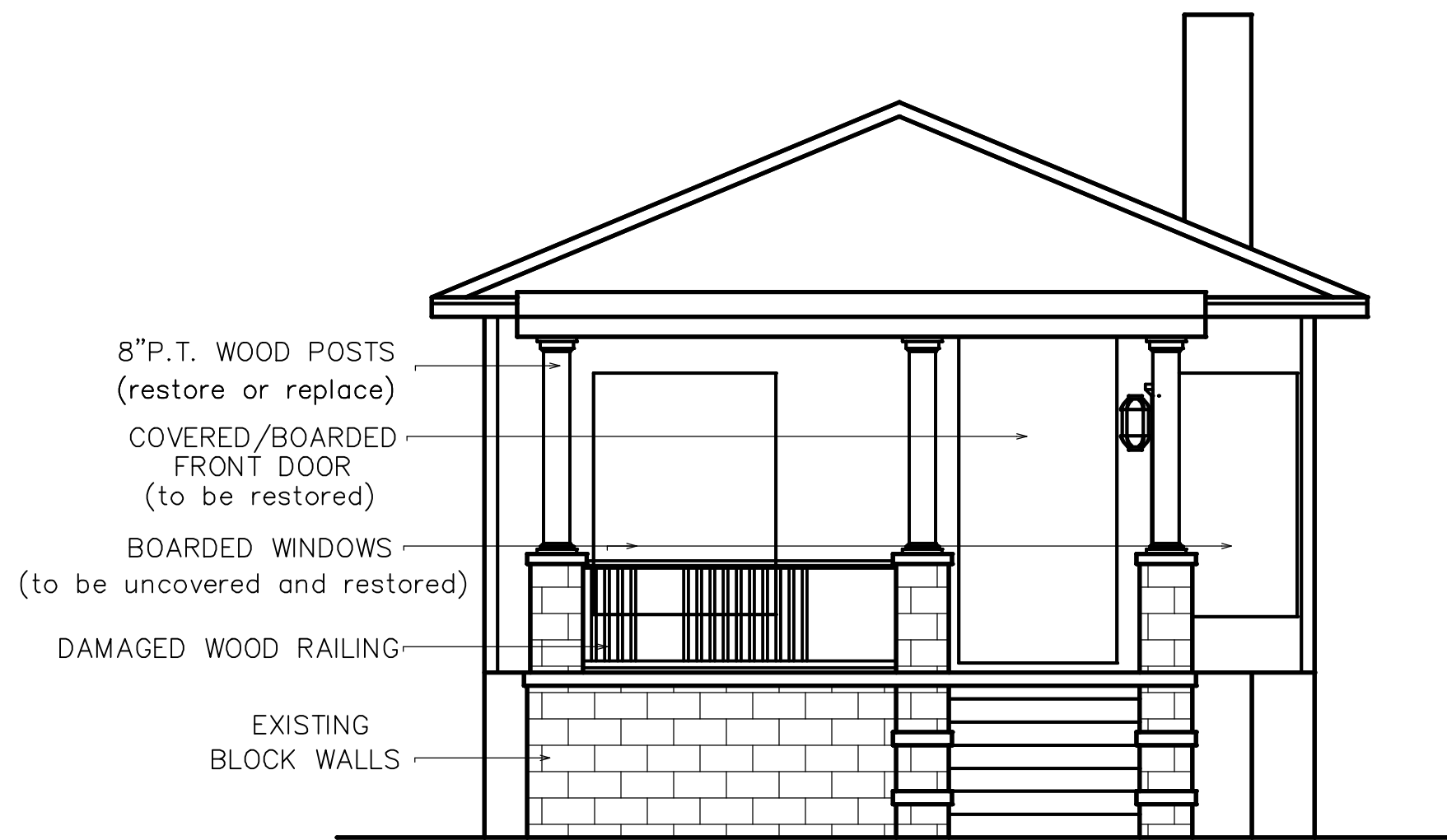
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dwn:	SP	chk:	SP
		comm. no.	

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EXISTING
ELEVATIONS

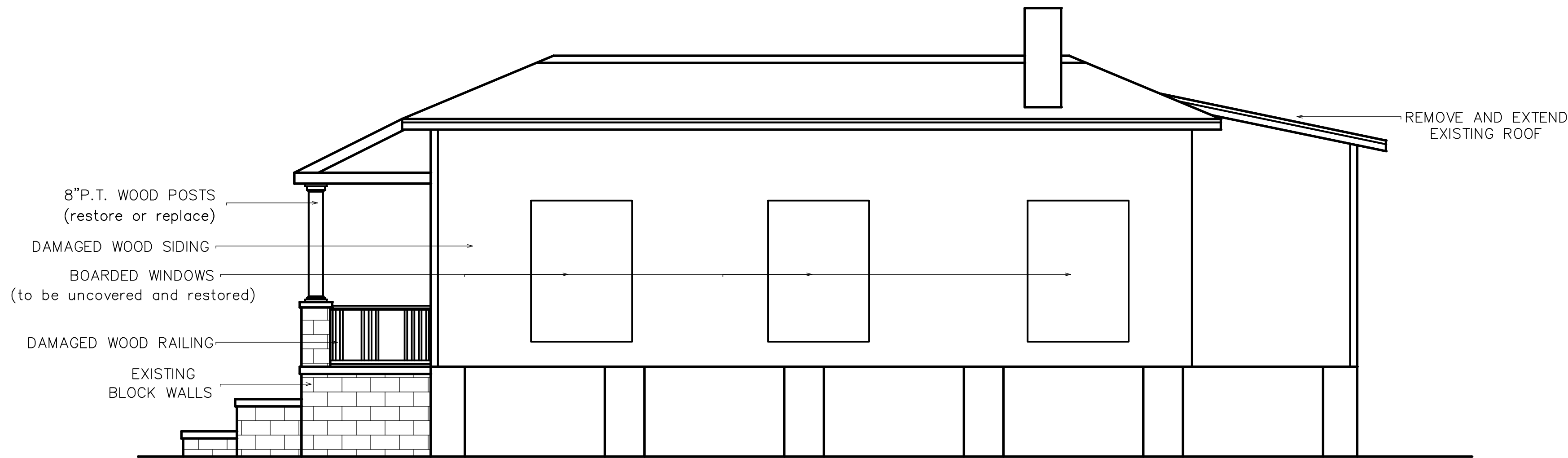
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A-2



EXISTING FRONT ELEVATION

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

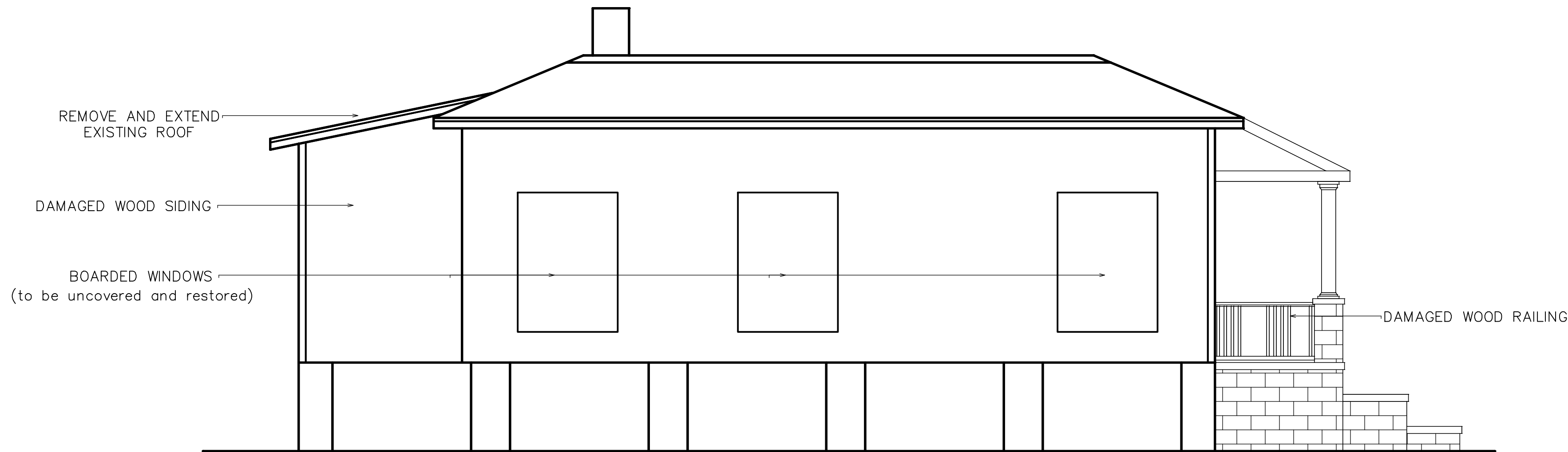


EXISTING RIGHT SIDE ELEVATION

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

*REMOVE AND REPLACE DAMAGED POSTS AND RAILING
*SUPPORT ROOF AS NEEDED DURING CONSTRUCTION
*REMOVE AND REPLACE DAMAGED SIDING AS REQUIRED

*ANY REPLACEMENT WINDOWS WILL BE NEW ONE-OVER-ONE WOOD WINDOWS.
*IF ORIGINAL WINDOWS REMAIN BENEATH BOARDED-UP LOCATIONS THEY WILL BE RETAINED AND RESTORED.
*THE BRICK FOUNDATION AND CHIMNEYS WILL BE REPAIRED WITH A BRICK THAT MATCHES THE EXISTING AND RE-POINTED WITH A LIME BASED MORTAR.
*WHERE THERE ARE PIERS WITH OPEN SPACE BETWEEN,THE SPACE SHOULD BE INFILLED WITH FRAMED DECORATIVE LATTICE AND RECESSED AT LEAST 3 INCHES BEHIND THE FACE OF THE FRONT EDGE.



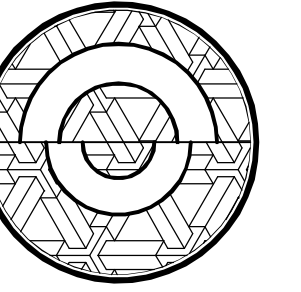
EXISTING LEFT SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



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PROPOSED
ELEVATIONS

dwg. no.

A-3



PROPOSED FRONT ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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

GENERAL STRUCTURAL NOTES
RESIDENTIAL DESIGN

1) ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:

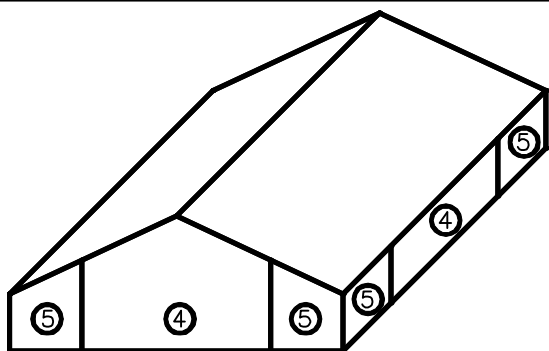
- (A) INTERNATIONAL RESIDENTIAL CODE 2024 IRC
(B) STANDARD FOR HIGH WIND RESIDENTIAL CONSTRUCTION 2020-ICC-600
(C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS 2024 IRC w/2026 SC. AMENDMENTS

2) DESIGN CRITERIA:

- ROOF LIVE LOAD ---- 20 PSF
FLOOR LIVE LOAD ---- 40 PSF
WIND LOAD PER 2018 IRC
(A) BASIC WIND SPEED (3-SECOND GUST) 140 MPH
(B) EXPOSURE C

3) WINDOWS, GLASS DOORS, & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY 2020 ICC-600. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION.

4) IF APPROVED DOORS, WINDOWS, OR SKYLIGHTS ARE NOT USED, THEN WOOD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A HOMEOWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL.



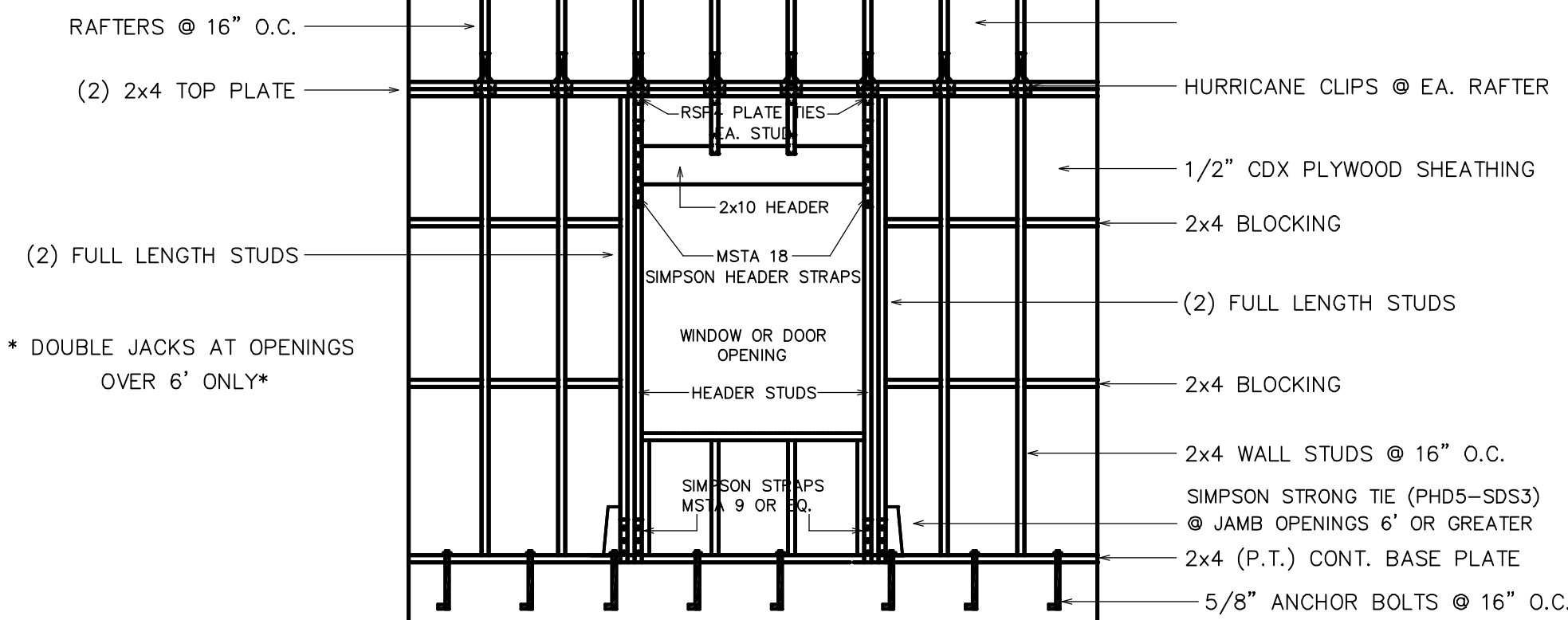
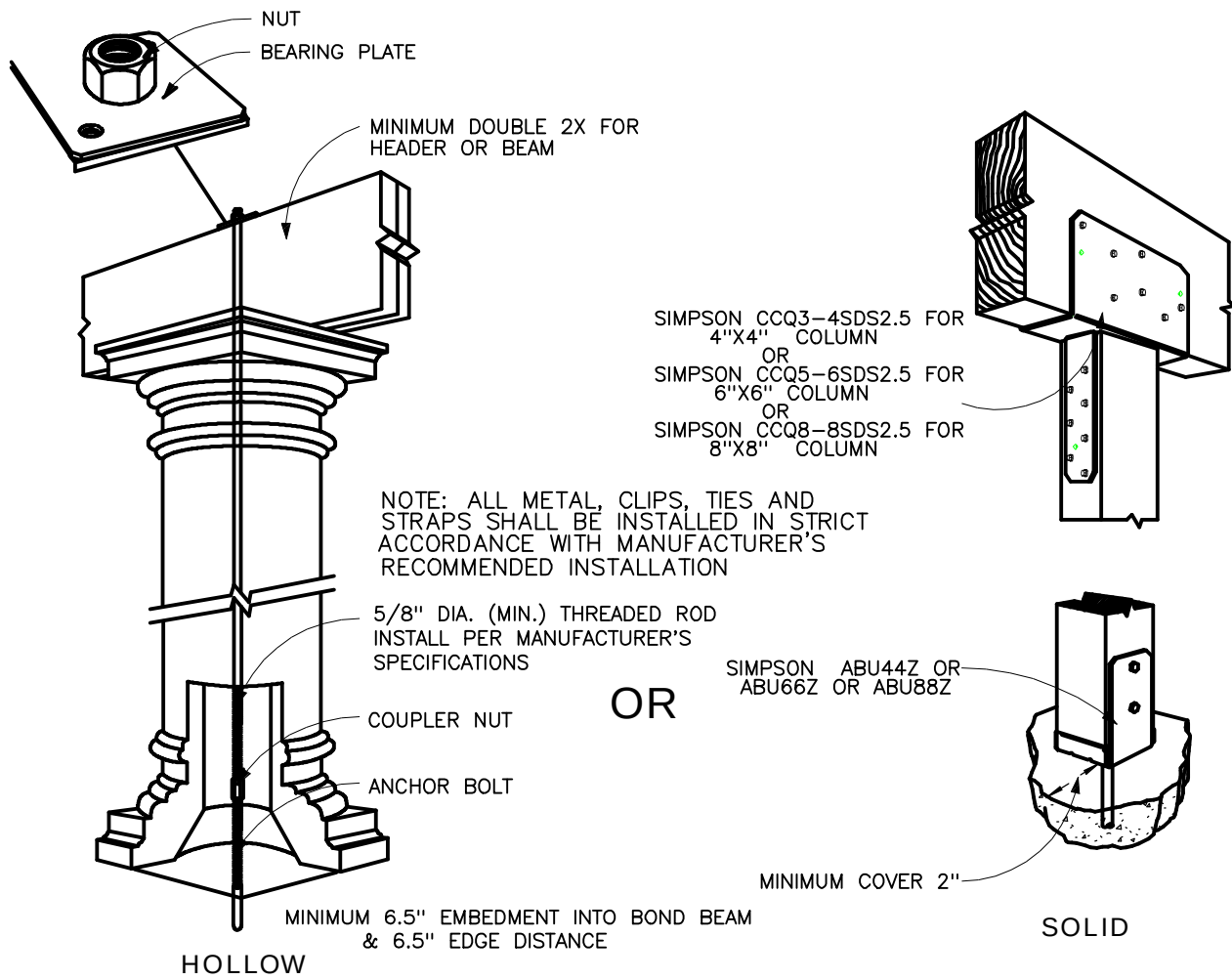
ZONE LOCATIONS

MEAN ROOF HEIGHT	EXPOSURE B INCLUDING INLAND PROPERTY ONLY		EXPOSURE C INCLUDING ISLANDS AND WATER/MARSH FRONT PROPERTY	
	ZONE (4)	ZONE (5)	ZONE (4)	ZONE (5)
15'	DP 35	DP 45	DP 40	DP 50
20'	DP 35	DP 45	DP 45	DP 55
25'	DP 35	DP 45	DP 45	DP 55
30'	DP 35	DP 45	DP 50	DP 60
35'	DP 35	DP 45	DP 50	DP 60
40'	DP 40	DP 45	DP 50	DP 65
45'	DP 40	DP 50	DP 55	DP 65
50'	DP 40	DP 50	DP 55	DP 65

NOTES:

- DESIGN PRESSURE (DP) VALUES ARE LISTED IN POUNDS/SQUARE FOOT (PSF)
- h= MEAN ROOF HEIGHT AND IS MEASURED FROM GRADE TO HALFWAY UP THE ROOF
- o= LENGTH OF ZONE (5) LOCATED AT THE CORNERS OF THE BUILDING A DISTANCE OF THE FOLLOWING CRITERIA:
 - THE SMALLER OF THE FOLLOWING:
 - 10% OF THE LEAST HORIZONTAL DIMENSION
 - OR; 4h
 - BUT NOT LESS THAN THE LARGER OF EITHER OF THE FOLLOWING:
 - 4% OF THE LEAST HORIZONTAL DIMENSION
 - OR; 3 FEET

WINDOW AND DOOR
DESIGN PRESSURE (DP) RATINGS



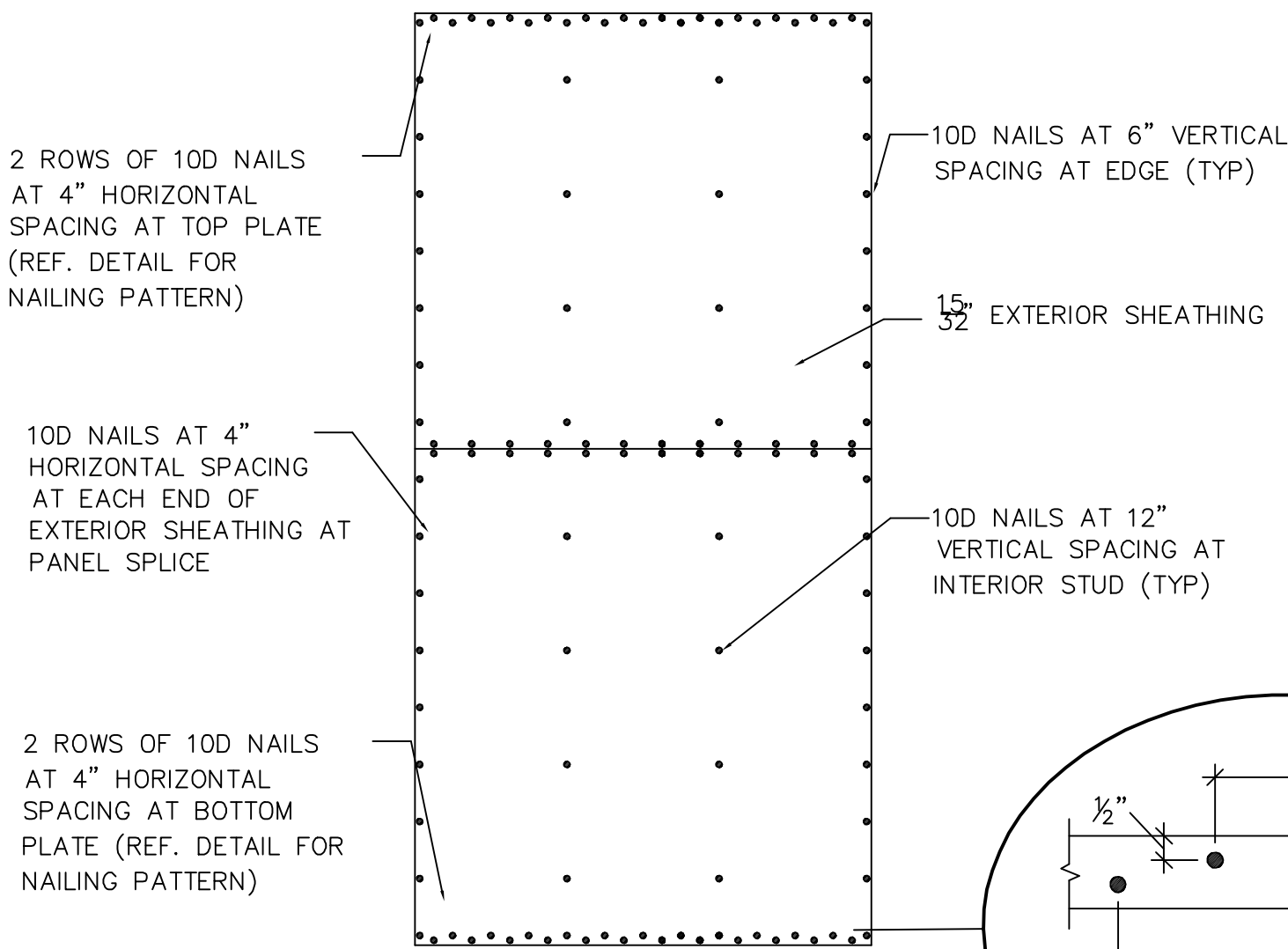
WALL ASSEMBLY DETAIL

SCALE=NTS

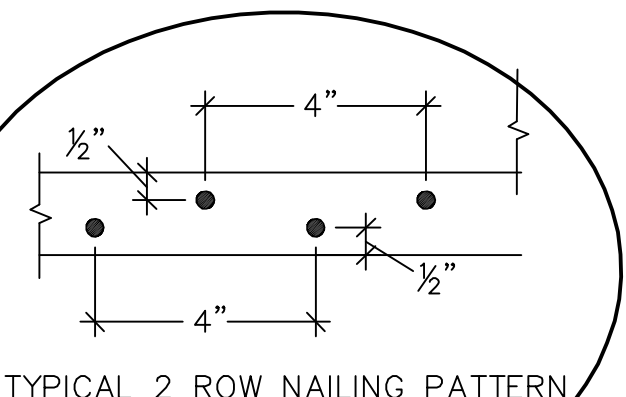
TYPICAL EXTERIOR SHEATHING PANEL (REF. DETAIL AT RIGHT FOR TYPICAL EXTERIOR SHEATHING NAILING PATTERN)

SECOND FLOOR JOIST FRAMING BEHIND (VERTICAL STUD WALLS BEHIND NOT SHOWN FOR CLARITY)

USE CONTINUOUS SHEATHING OVER SECOND FLOOR FRAMING

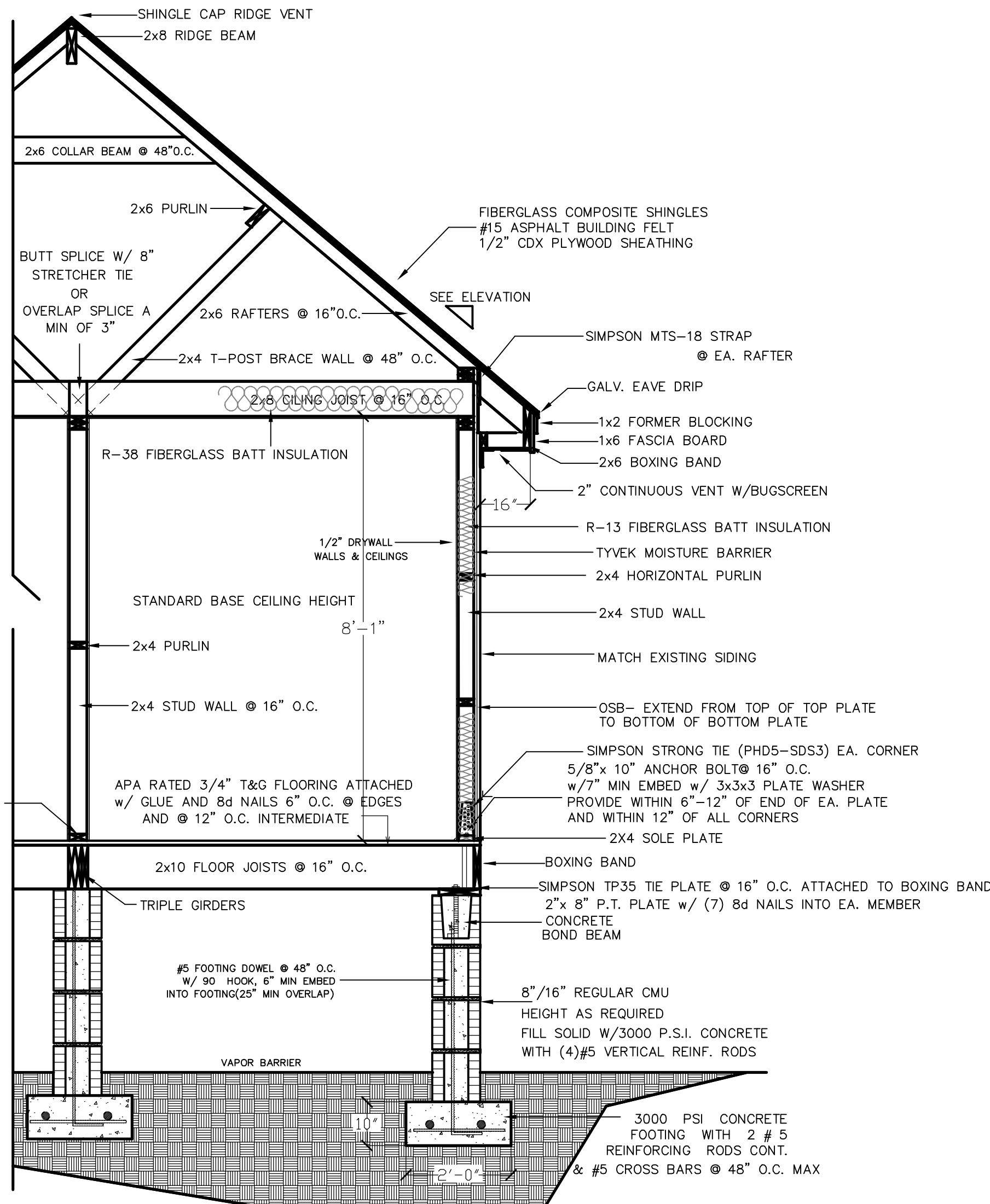


TYPICAL EXTERIOR SHEATHING NAILING PATTERN



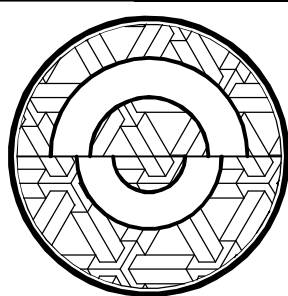
TYPICAL 2 ROW NAILING PATTERN

TYPICAL EXTERIOR SHEATHING INSTALLATION PATTERN



TYPICAL ONE-STORY WALL SECTION

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



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Revisions

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DETAILS

dwg. no.

S-1

VICTORBILT HISTORIC SERIES

PUTTY GLAZED WOOD WINDOWS
NOW WITH OPTIONAL HIDDEN
BALANCE SYSTEM



- *ALL PARTS DIP-TREATED FOR LONG LIFE & ROT RESISTANCE -WOODLIFE 111®*
- *MORTISE & TENON CONSTRUCTION*
- *TRUE DIVIDED LITES*
- *CHECK RAIL, NON-TILT DESIGN*
- *PUTTY GLAZED STOP*
- *BACKBED GLUE WITH GLAZING POINTS*
- *3/16" BARS BETWEEN GLASS, OR*
- *7/16" BARS BETWEEN GLASS*
- *SOLID PINE MATERIAL, STAIN GRADE*
- *PRE-GLAZE PRIMING OPTION*
- *HIDDEN BALANCE SYSTEM HAS NO VINYL BALANCE—ALL WOOD*
- *DOUBLE HUNG UP TO 3-6 X 7-2, INCLUDING CUSTOM SIZES AND LITE PATTERNS*
- *SASH LOCKS AVAILABLE*
- *ALSO IN PICTURE WINDOWS, TRANSOMS*
- *OPTIONAL BULL NOSE*
- *OPTIONAL WIDE CASINGS*

Window quality
since 1944

CONTACT OUR SALES TEAM TODAY:

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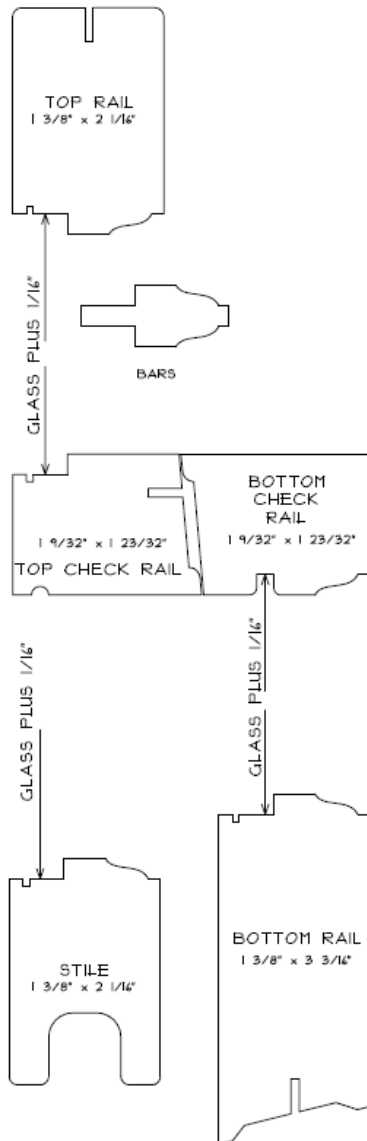
An FSC COC Certified Company



VICTORBILT HIDDEN BALANCE SYSTEM*



HAND MADE QUALITY AND CRAFTSMANSHIP IN STOCK AND READY FOR DELIVERY



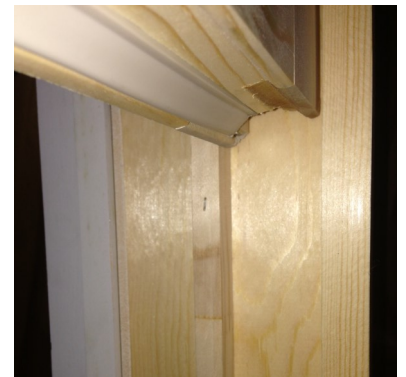
From our first days in the millwork business, VictorBilt has been providing these classic wood windows, and with the advancements in wood treating through Woodlife 111®, customers can be assured that they have a window built to last.

HIDDEN BALANCE SYSTEM DETAILS

- No Vinyl Balance, for All Wood Presentation
- Inverted Spring secured to sash with clip secured to jamb—all hidden during normal operation
- Double Hung Standard
- Wood Parting Stop
- Full Travel Sash
- Available as Sash Pack to fit existing frames



Side Jamb detail with Hidden Balance



For more information please call us,
speak with your salesperson, or visit

www.victorbilt.com

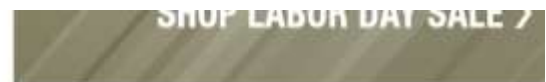
864-242-6571 ofc

864-242-0433 fax



1020 W 39th Street Savannah GA 31415
Exterior Front Door. All Wood 6 Panel





**4 ft. x 8 ft. Pressure Treated Pine Wood
Garden Lattice Panel**

★★★★★ (326) Questions & Answers (26)

\$29⁹⁸

Pay **\$4.98** after **\$25 OFF** your total qualifying purchase up
new card. ⓘ

[Apply for a Pro Xtra Credit Card](#)

- Resists rot, decay, termites and harsh weather conditi
- Low-maintenance durability and versatility
- Enhances outdoor privacy, shade and visual interest
- [View More Details](#)

Lattice for crawlspace

Chimney Cap



[Shop Shelter](#)

9 in. x 9 in. Mesh Chimney Cap in Galvanized Steel

★★★★★ (123) Questions & Answers (33)

\$40⁶⁷

Pay **\$15.67** after **\$25 OFF** your total qualifying purchase upon opening a new card. [Apply for a Pro Xtra Credit Card](#)

- Protects chimney against animals, rain, snow, leaves, and debris
- Black powder coat finish adds weather protection
- Delivered assembled and ready for installation
- [View More Details](#)

Length (in.) x Width (in.): **9 x 9**

9 x 9

13 x 13

16 x 16

18 x 18