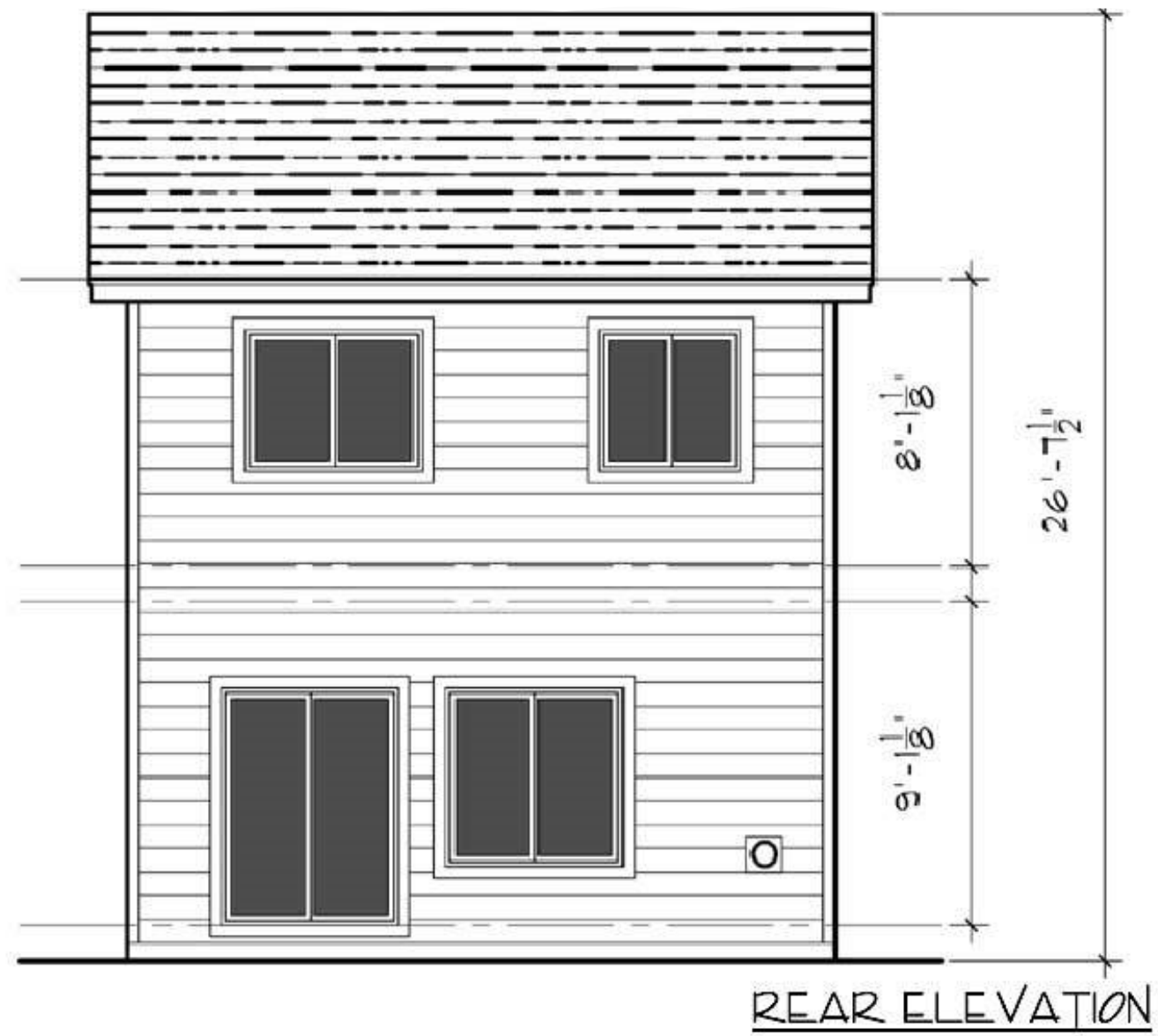
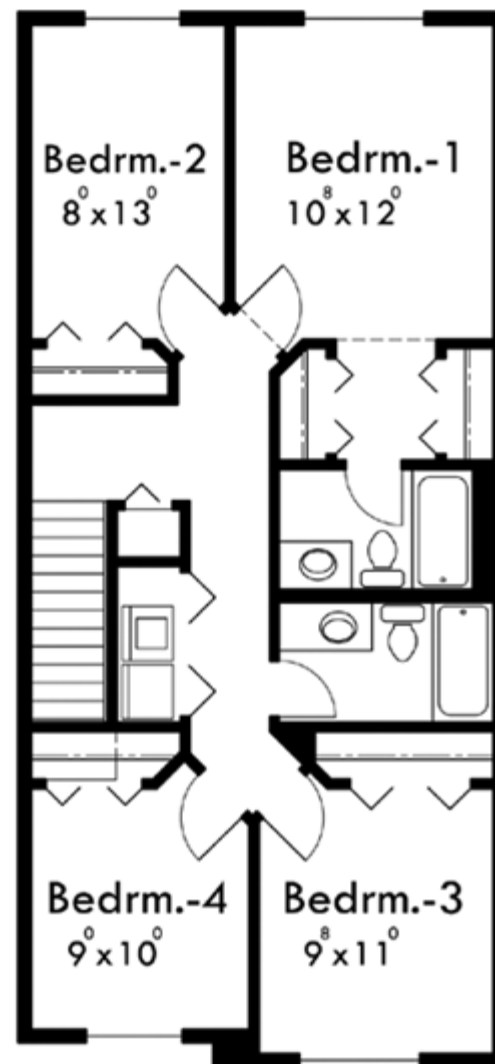
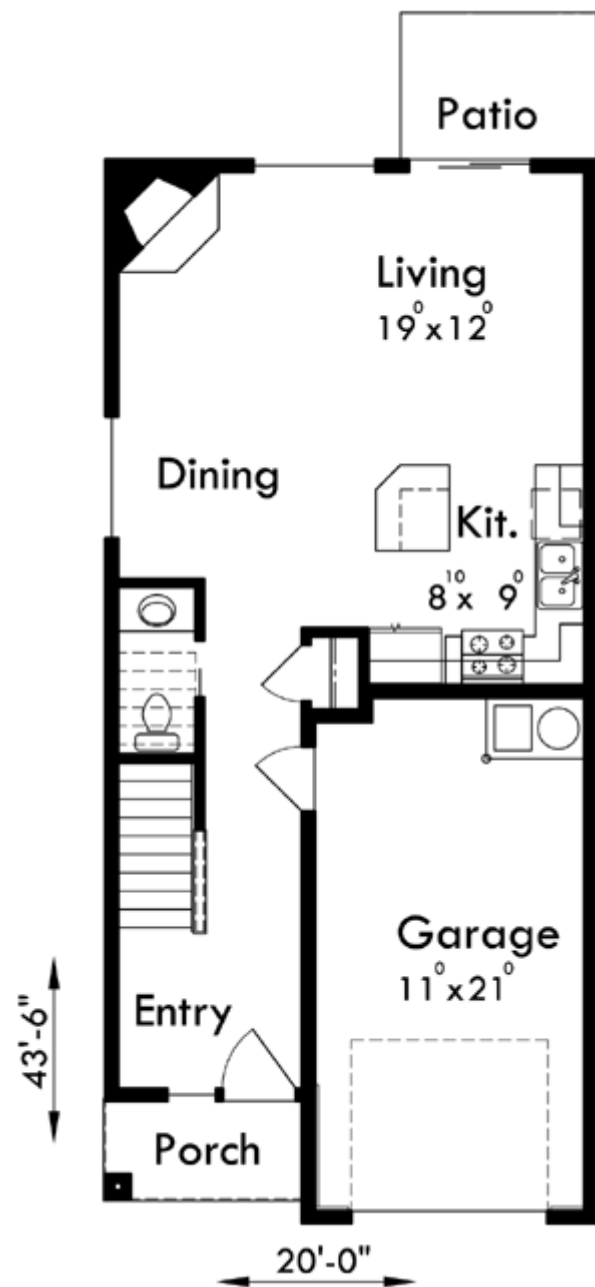


ATLANTA STREET BUILD







2X6 Rafters

Wall Below
(bearing)

2X6
Studs
Bearing

Wall Below
(bearing)

2X6 Rafters

ROOF FRAMING

NOTE:

THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO ALLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR. THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, A MINIMUM 1/8" SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER AND INTEGRATED FLASHING. THE 1/8" SPACE IS NOT REQUIRED WHERE THE EXTERIOR VENEER OR WATER RESISTIVE BARRIER COMPLIES WITH (ASTM E2273)

Plan license for ONE construction only at this site:
Atlanta St. Savannah, Ga. 31405
Copyright www.houseplans.pro

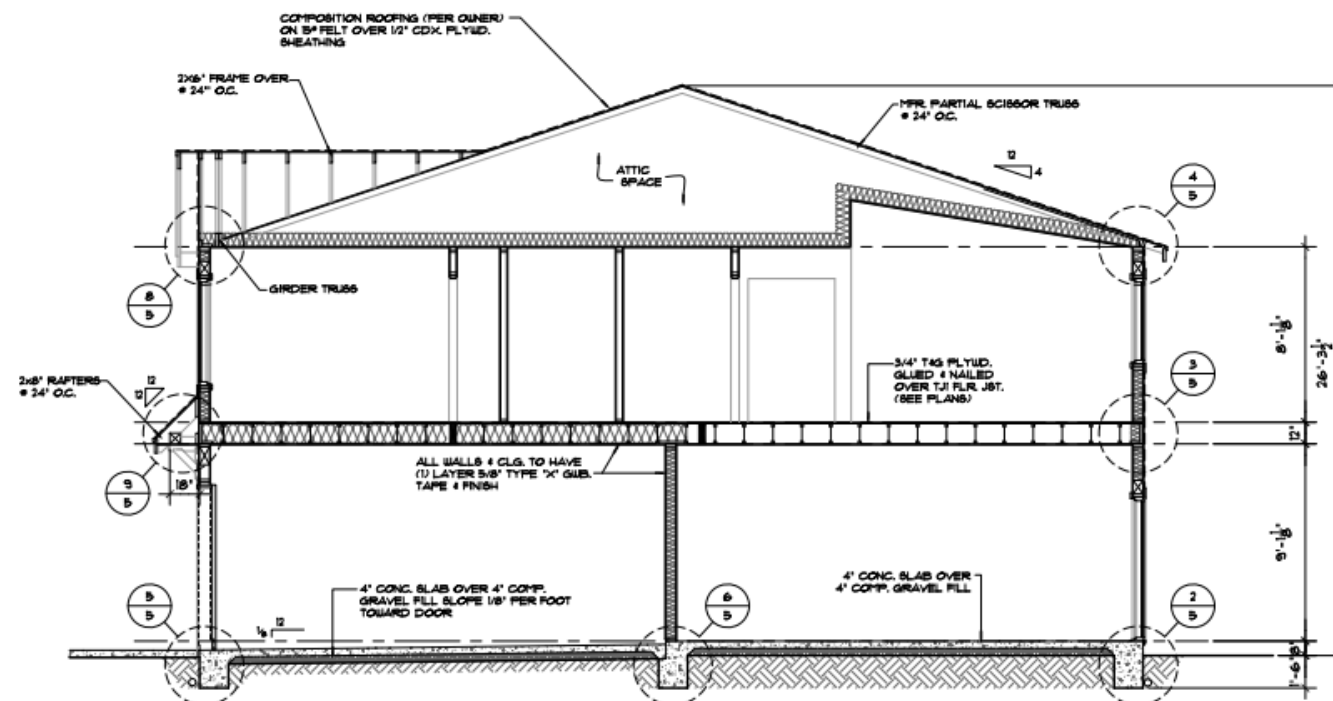
NOTES:
SEAL JOINTS AROUND WINDOWS & DOOR FRAMES
SEAL JOINTS BETWEEN WALLS AND FOUNDATIONS
SEAL AROUND EXTERIOR WALL PENETRATIONS

SIDING (PER OWNER) ON
1/2" FELT OVER 1/2" CDX PLYUD.
SHEATHING (UND.) ON 2x6" STUDS
16" O.C.

4" CONC. SLAB OVER
4" COMP. GRAVEL FILL

BUILDING SECTION "B"

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



BUILDING SECTION "A"

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

SPECIFICATIONS

- Vinyl Lap Siding
- 30 Year Architectural Shingle
- Luxury Vinyl Plank First Floor
- Carpet Stairs & Second Floor
- Vinyl windows
- White Wood Box Cabinets and Vanities
- Base Granit Countertops
- Drop-in tub and Shower Combo
- Wire Shelving
- 6 panel Hollow Core Doors
- Digital Thermostat

SPECIFICATIONS

- Basic Electric Appliances
- Tankless Water
- Stainless Hardware
- Basic Lighting Package
- Fan(s) Living Room and Master Bedroom
- Metal Garage Door w/ Automatic Door Opener
- 12' X 30' Driveway
- Cement porch & Patio
- 3' wide front sidewalk
- 4 pallets Sod
- Basic plants (7 shrubs in Mulch)

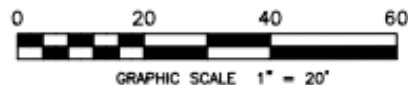
1,414 Heated S.F.	4 Beds	2.5 Baths	2 Stories	1 Cars
---	------------------------------	---------------------------------	---------------------------------	------------------------------

LEGEND

- AIF ANGLE IRON FOUND
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- SQUARE IRON ROD FOUND
- WOODEN CROSSTIE
- ⊙ POWER POLE

REFERENCES

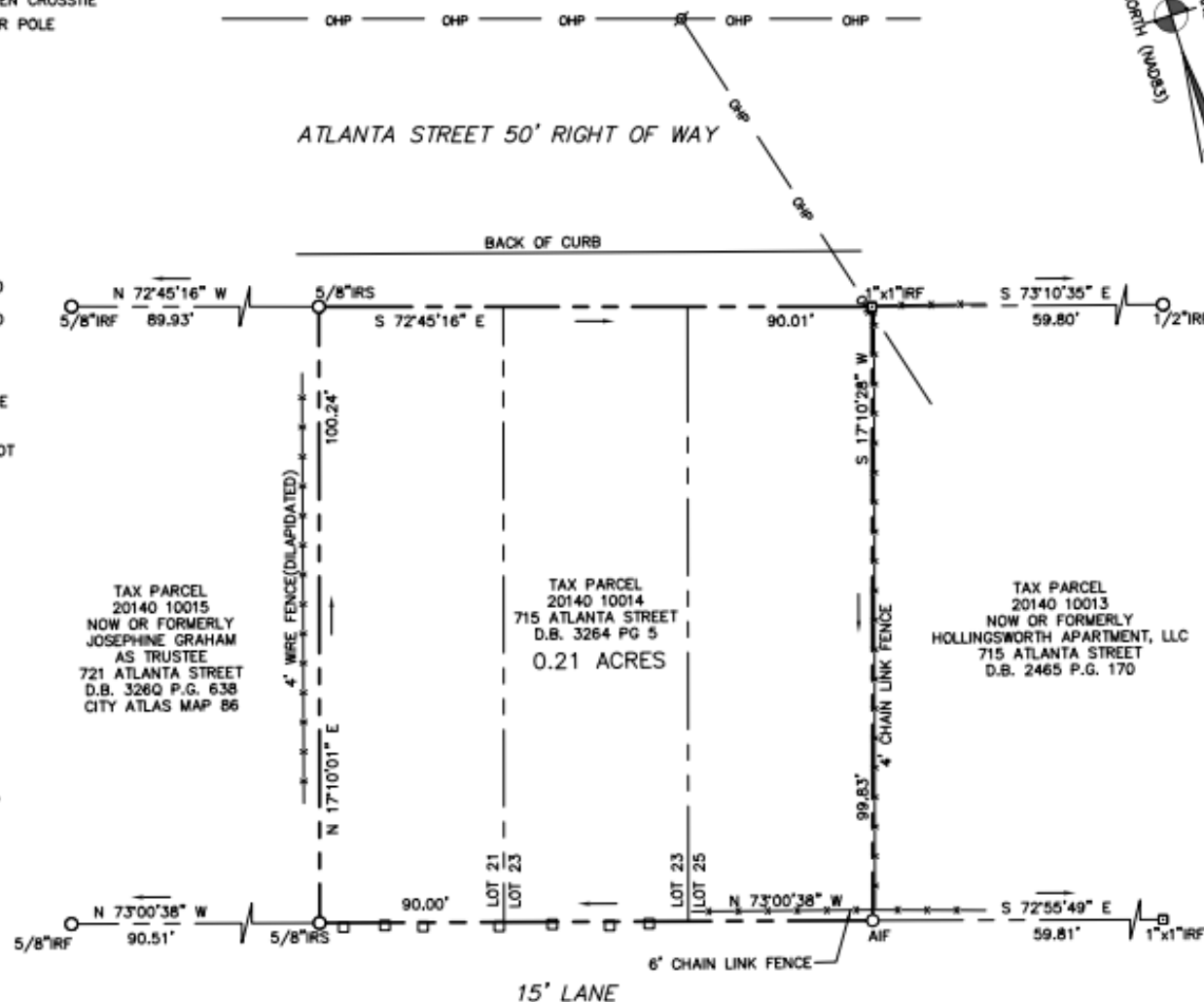
1. CITY ATLAS MAP 86
2. D.B. 3264 PG 5



THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0142Q, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. 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.
5. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, 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.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



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

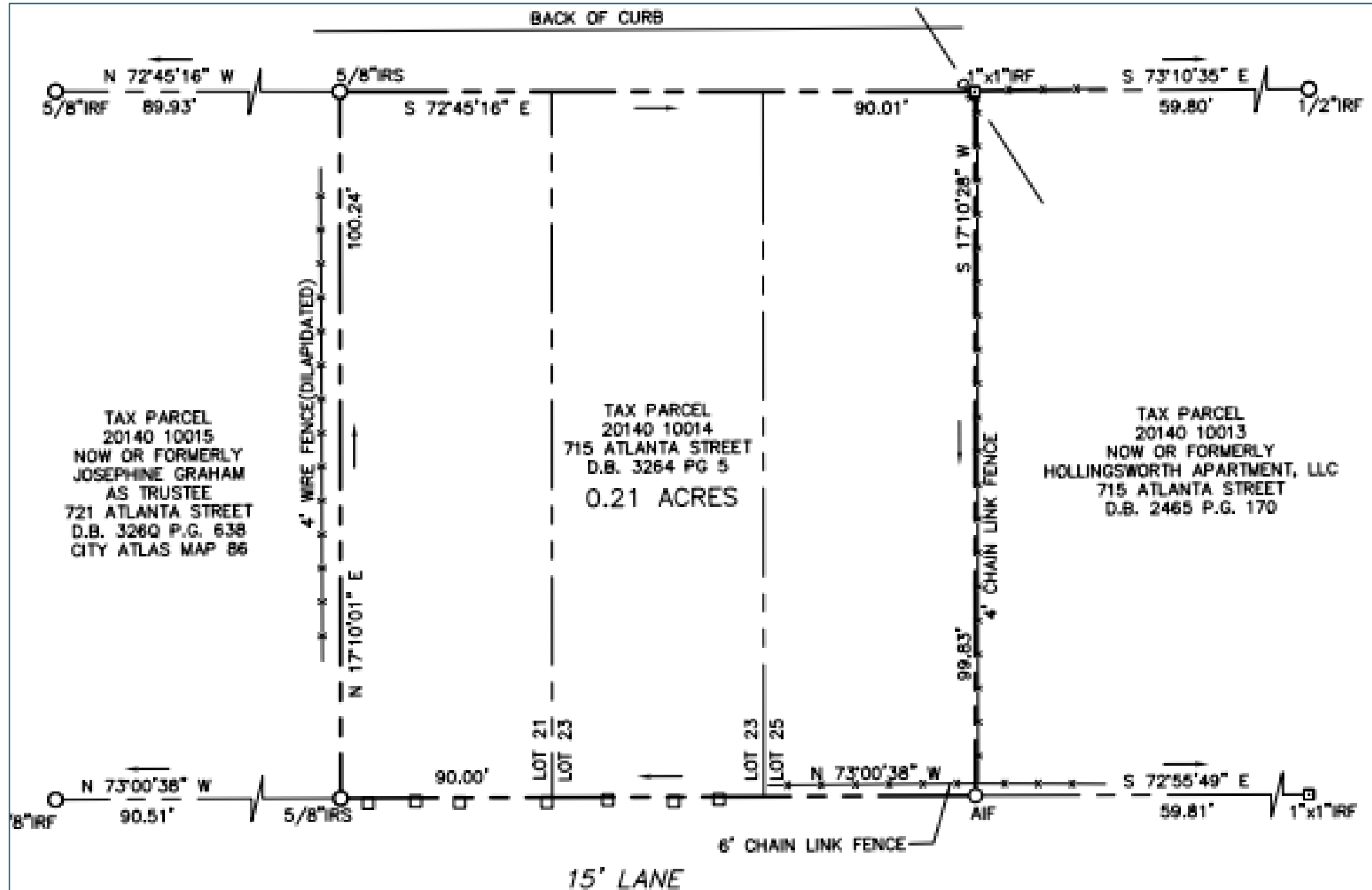


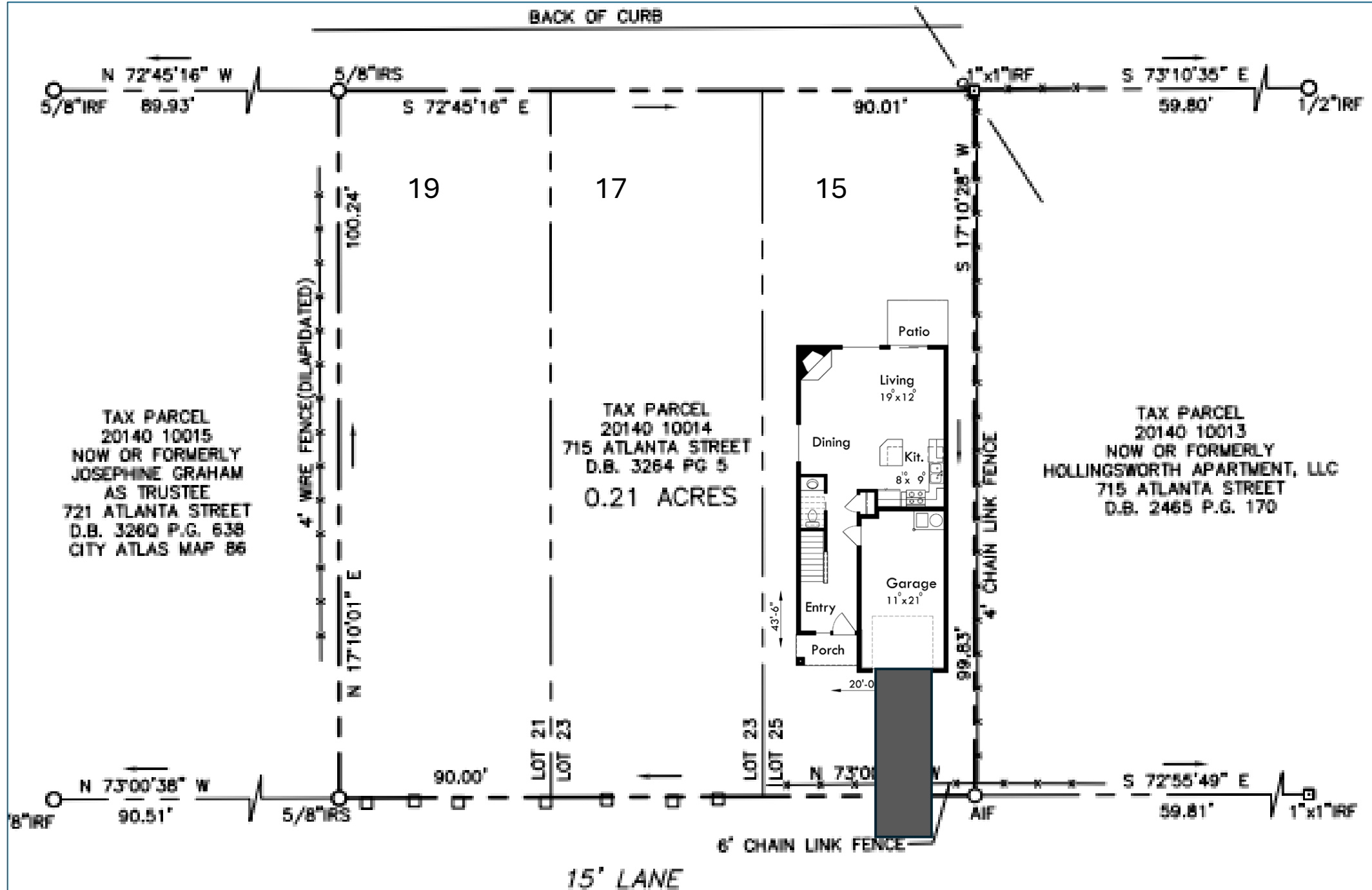
A BOUNDARY RETRACEMENT SURVEY OF
LOTS 21, 23, & 25, BLOCK Q, ANSON WARD
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

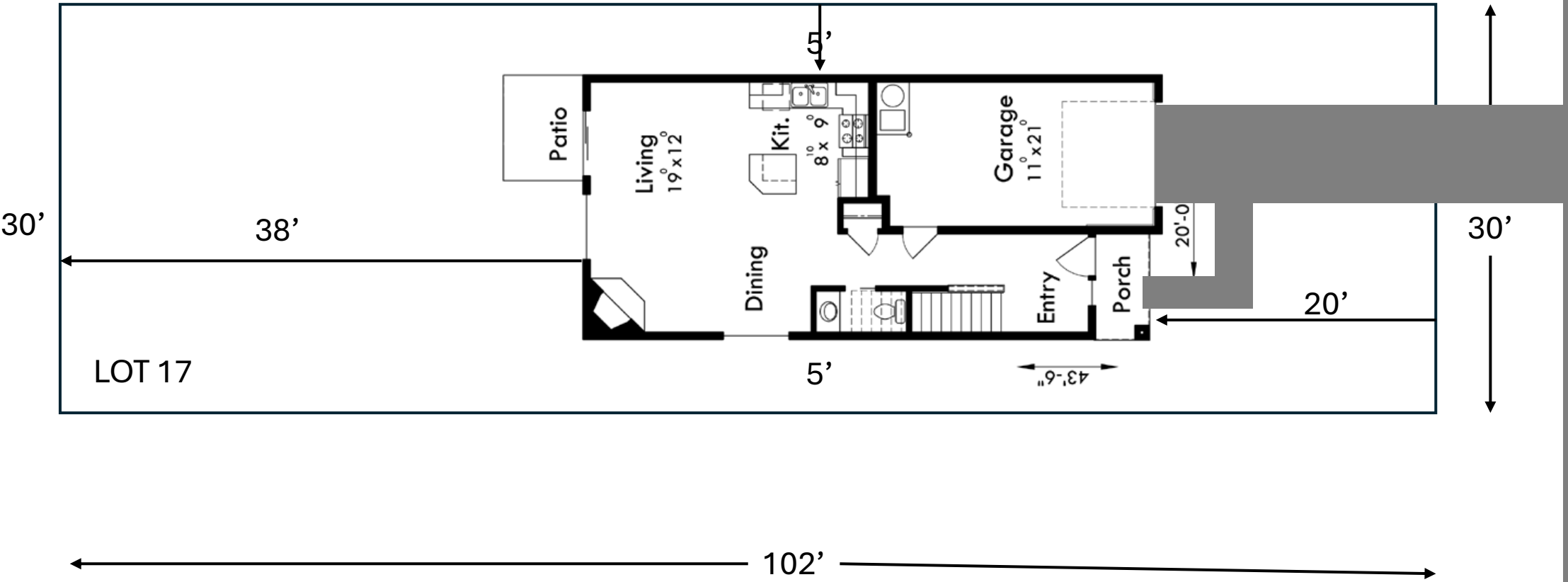
PREPARED FOR
LATRONYA HOLLINGSWORTH

PROJECT #:	230749
FIELD:	12/27/23
DRAWING:	1/16/24
LAST REVISED:	N/A
DRAWN BY:	JET

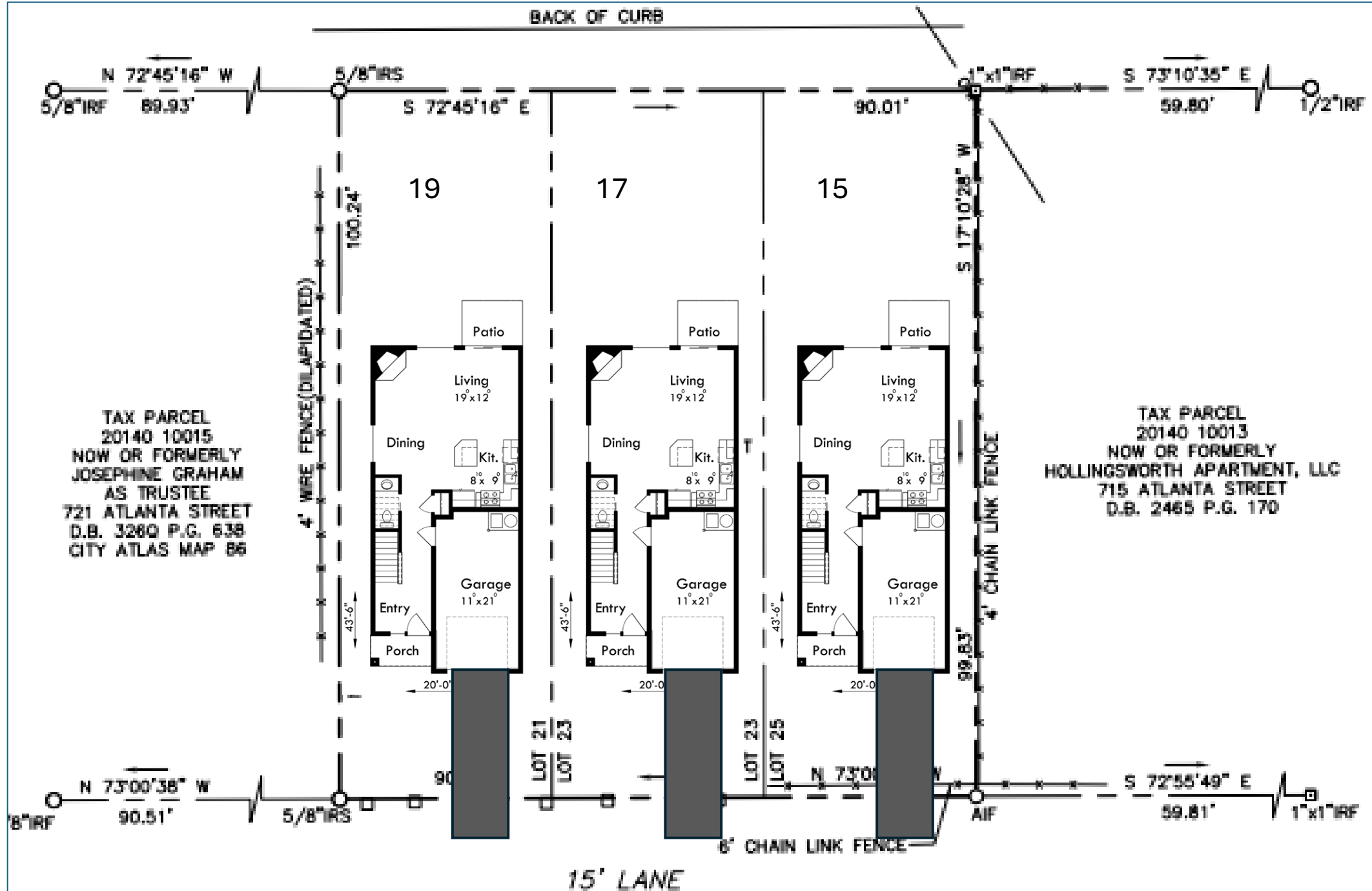
EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/46,599
FIELD CLOSURE = 1/30,770



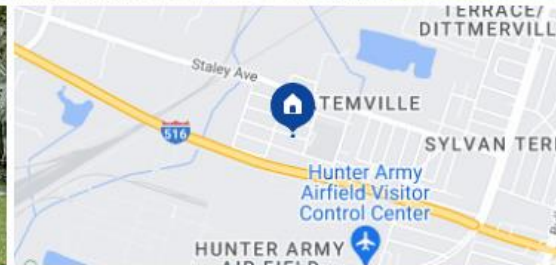




ATLANTA STREET



RECENT SALES



[Save](#) [Share](#) [More](#)

3 bd | 2 ba | 1,450 sqft

703 Atlanta St, Savannah, GA 31405

Closed

: \$264,900 | Sold on 07/07/23 | Zestimate®: **\$288,100**

Est. refi payment: \$1,629/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Home value


Zestimate
\$288,100



Zestimate range

\$268,000 - \$311,000



Last 30-day change

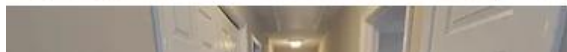
+ \$1,152 (+0.4%)



Zestimate per sqft

\$199

RECENT SALES



[Save](#) [Share](#) [More](#)

3 bd | 2 ba | 1,292 sqft

812 Dixon St, Savannah, GA 31405

Closed

: \$250,000 | Sold on 06/28/23 | Zestimate®: **\$272,600**

Est. refi payment: \$1,538/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Home value



Zestimate

\$272,600



Zestimate range

\$254,000 - \$294,000



Last 30-day change

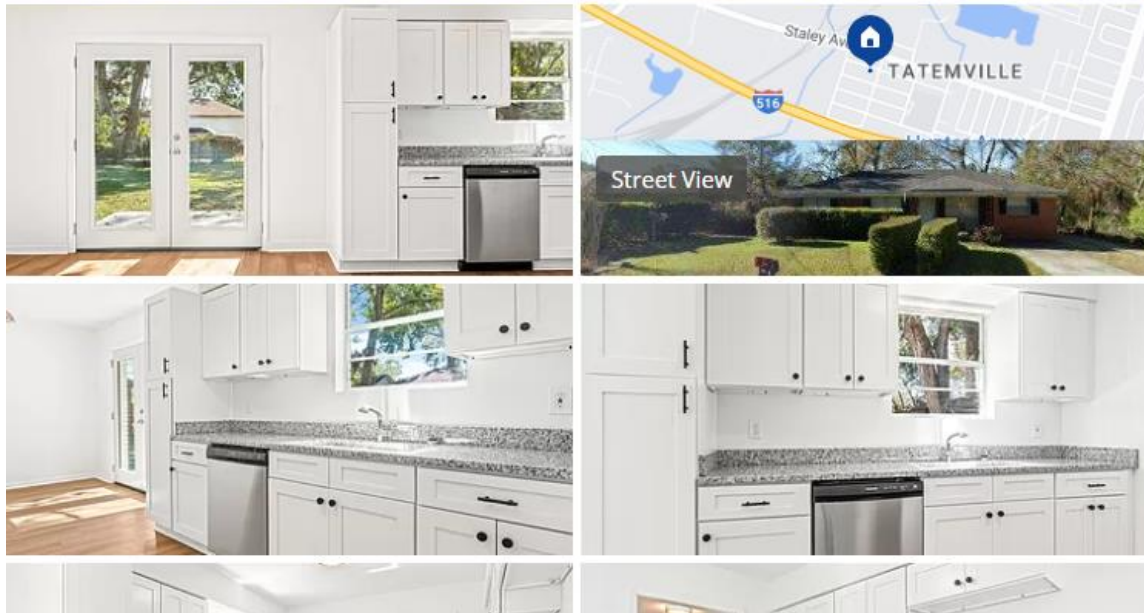
+ \$1,394 (+0.5%)



Zestimate per sqft

\$211

RECENT SALES



[Save](#) [Share](#) [More](#)

4 bd | 2 ba | 1,311 sqft

805 Tatem St, Savannah, GA 31405

● **Closed**

: **\$269,000** | Sold on 11/20/23 | Zestimate®: **\$282,800**

Est. refi payment: \$1,655/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Home value



Zestimate

\$282,800



Zestimate range

\$263,000 - \$303,000



Last 30-day change

+ \$2,142 (+0.8%)



Zestimate per sqft

\$216

Builder

Bryant Maude
Texas Atlantic Holdings, LLC
License Number: RBCO007690

Bryant.mau1@gmail.com

912-312-04171

Recent Builds in Savannah:

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[2142 New York Ave, Savannah, GA 31404 | Zillow](#)

[2144 New York Ave, Savannah, GA 31404 | Zillow](#)

[3105 Harris St, Savannah, GA 31404 | MLS #307586 | Zillow](#)