

A | D COLLABORATIVE
320 E 52ND STREET | SAVANNAH, GEORGIA 31405
T. 912.231.5240 | www.adcollaborate.com

OWNER

WINTERS CAPITAL
PROPERTIES

LEE WINTERS
SAVANNAH, GA
T. 417.597.9921



2415 MONTGOMERY ST.

GENERAL NOTES

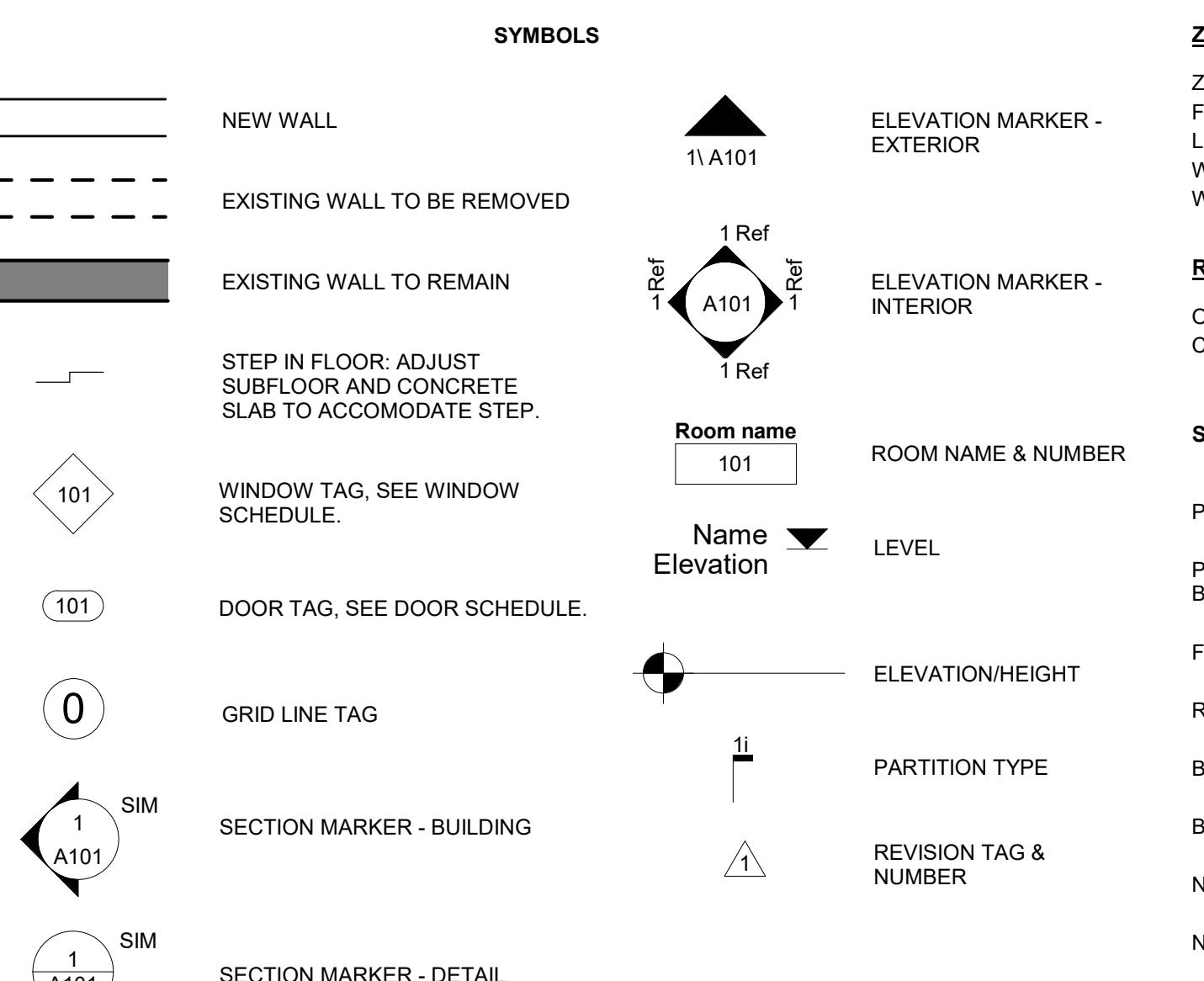
- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AS SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- THE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING. IF THERE IS A CONFLICT, SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER DRAWINGS CAUSING AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
- IN THE EVENT OF A CONFLICT OR DISCREPANCY BETWEEN PLANS, DETAILS, SCHEDULES, OR SPECIFICATIONS, THE INTENT OF THESE DOCUMENTS IS THE MOST EXPENSIVE INTERPRETATION SHALL APPLY.
- DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK, AND REPORT ANY DISCREPANCIES ON DRAWINGS. CONTRACTOR SHALL NOT ARCHAEOLOGICALLY DISCREPANCIES OCCUR BETWEEN DRAWINGS AND NEARLY NOTED, AND IN SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WITH ANY QUESTIONS REGARDING SAME OR EXACT MEANING CLARIFICATION.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, GRID LINES, FACE OF CONCRETE BLOCK WALLS, AND FACE OF STUD UNLESS NOTED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINE IN STUD WALLS, OR TO FACE OF MASONRY WHERE APPLICABLE, UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT FOR CLARIFICATION SHOULD A DISCREPANCY ARISE.
- THE GENERAL CONTRACTOR IS TO FURNISH ALL METHODS, MATERIALS, EQUIPMENT, AND MANPOWER TO PROVIDE A COMPLETE PROJECT. THIS INCLUDES ALL ITEMS AND WORK NECESSARY TO PROVIDE CONCRETE, HARDCOAT, WEATHERPROOF, SAFE AND SECURE FINISHES, STRENGTH, AND DURABILITY FOR THE DURAN OCCUPANCY.
- ALL CONTRACTORS SHALL POSSESS THOROUGH KNOWLEDGE OF CONSTRUCTION AND KNOWLEDGE OF ALL GOVERNING AND APPLICABLE CODES. PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- THE CONTRACTOR IS TO ENSURE THAT ALL CONSTRUCTION MATERIALS, METHODS, AND PRACTICES ARE IN KEEPING WITH THE REQUIREMENTS OF THE APPLICABLE CODES, AND THE PROJECT IS CONSTRUCTED TO MEET THE REQUIREMENTS OF SUCH CODES. THE DOCUMENTS ARE TO SHOW DESIGN INTENT ONLY.
- CONTRACTORS AND SUBCONTRACTORS SHALL BE DULY LICENSED TO PERFORM WORK IN THE LOCATION OF THIS PROJECT INCLUDING THE GOVERNING JURISDICTION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE VISITED THE SITE PRIOR TO THE START OF CONSTRUCTION TO REVIEW ALL EXISTING CONDITIONS AND TO BECOME FAMILAR WITH ALL OF THE REQUIREMENTS OF THE GOVERNING JURISDICTION. THIS IS NOT LIMITED TO WHAT IS SHOWN ON THE CONSTRUCTION DOCUMENTS, BUT INCLUDES THE EFFECT OF ALL CODES AND INDUSTRY ACCEPTED CONSTRUCTION STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL REQUIREMENTS AND RULES SET FORTH BY THE LOCAL AHJ AND MUNICIPALITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL REQUIRED NOTIFICATIONS AND INSPECTIONS REQUIRED BY THE LOCAL AHJ AND THE ARB (IF APPLICABLE).
- CONTRACTOR IS RESPONSIBLE FOR CALLING FOR ALL REQUIRED INSPECTIONS AND ENSURING COMPLIANCE WITH THE PARTICULAR REQUIREMENTS OF EACH INSPECTION.
- ANY REQUIRED SUBMITTALS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW PRIOR TO COMMENCING WORK ON THAT PARTICULAR FACET OF WORK.
- CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS FOR REFERENCE ON THE SITE AT ALL TIMES.
- THE DOWNTURN FLASHING SHALL BE INSTALLED AT ALL HORIZONTAL IMPEDIMENTS TO THE DOWNWARD FLOW OF WATER, WHETHER OR NOT THESE ARE SHOWN ON DETAILS THESE LOCATIONS INCLUDE, BUT MAY NOT BE LIMITED TO: SHELF ANGLES (AT FLOOR LINES AND ANYWHERE ELSE THEY OCCUR); FLOOR SILL LINES; BASE OF BUILDING; LINTELS; BELOW WINDOW SILLS; DOOR SILLS/THRESHOLDS; AND WINDOW HEADS. ALL WINDOW AND/OR DOOR OPENINGS SHALL HAVE FLASHING INSTALLED WITH END DAMS. ALL LINTELS SHALL BE INSTALLED WITH FLASHING WITH END DAMS. FLASHING SHAPES, SIZES, AND TYPES MAY VARY DEPENDING UPON CONDITION AND LOCATION EMPLOYED. FIELD-MEASURE LOCATIONS TO BE FLASHED PRIOR TO FABRICATION OF FLASHING. IF THERE IS A QUESTION REGARDING FLASHING LOCATIONS OR DESIGN, NOTIFY THE ARCHITECT FOR RESOLUTION.
- ANY PORTION OF GYPSUM BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, SUCH PORTION IS TO BE REMOVED IMMEDIATELY AND REPAVED WITH NEW DRY GYPSUM BOARD.
- ANY PORTION OF GYPSUM BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, SUCH PORTION IS TO BE REMOVED IMMEDIATELY AND REPLACED WITH NEW, DRY INSULATION.
- ALL WINDOWS AND DOORS SHALL BE PROPERLY FLASHED TO PREVENT THE INTRUSION OF WATER. IN ADDITION, ALL UNITS SHALL MEET THE CODE PRESCRIBED DESIGN PRESSURE RATINGS AND IRC CODES.
- PROVIDE CONTINUOUS ICE & WATER SHIELD BETWEEN STUD & CONCRETE OR DECK AT TOP (AND BOTTOM) OF WALL WHERE UNCONDITIONED SPACES EXIST ABOVE (OR BELOW).
- SEE PLAN AND WALL TYPES FOR CHANGES IN INTERIOR WALL COMPOSITION AND/OR WIDTH.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS MUST CERTIFY THAT ALL MATERIALS, EQUIPMENT & PROCESSSES THAT ARE USED OR INSTALLED ON THE PROJECT ARE FREE OF ASBESTOS CONTAINING MATERIALS (ACM) AND POLYCHLORINATED BIPHENYLS (PCBs).
- CONTRACTOR SHALL VERIFY ALL OPENINGS IN THE FIELD PRIOR TO THE FABRICATION OF DOORS AND FRAMES.
- ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.
- OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS THROUGH THE ENVELOPE SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED TO LIMIT AIR AND WATER INFILTRATION.
- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL SPECIFYING THE LABELER, AND STATES THE SAFETY GLAZING HAS BEEN UTILIZED IN SUCH INSTALLATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
- ALL STAINLESS EQUIPMENT OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS AND INSTALLATION PROVISIONS.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL SHALL BE PRESSURE TREATED.
- WHERE ALUMINUM ALLOY PARTS ARE IN CONTACT WITH DISSIMILAR METALS, OTHER THAN STAINLESS, ALUMINIZED, GALVANIZED STEEL, OR ABSORBENT BUILDING MATERIAL, THE CONTACTING SURFACES SHALL BE PAINTED OR OTHERWISE SEPARATED.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

ABBREVIATIONS

@	AT	INT	INTERIOR
A.D.	AREA DRAIN	JT	JOINT
A/C	AIR CONDITIONING		
ACT	ACOUSTICAL CEILING TILE		
ADA	AMERICANS W/ DISABILITIES ACT	LF	LINEAR FEET
ADJ	ADJACENT, ADJUSTABLE, ADJOINING	MAX.	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
AL / ALUM	ALUMINUM	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ANOD.	ANODIZED	MISC.	MISCELLANEOUS
APPROX	APPROXIMATE	MTL.	METAL
ARCH.	ARCHITECTURAL		
AVG	AVERAGE	(N)	NEW
B.O.	BOTTOM OF BOARD	N/A	NOT APPLICABLE
BD.	BOARD	N/R	NON-RATED
BITUM.	BITUMINOUS	NIC / N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
BRG	BEARING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
C.I.P.	CAST IN PLACE	OFOI	OWNER FURNISHED OWNER INSTALLED
CJ	CONTROL JOINT	INSTALLED	
CL	CENTERLINE	OPP.	OPPOSITE
CLG	CEILING	P.T.	PRESSURE TREATED
CLR	CLEAR	PAR	PARALLEL
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
COL.	COLUMN	PLAM	PLASTIC LAMINATE
CONC.	CONCRETE	PLYWD	PLYWOOD
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CT	CERAMIC TILE	PSI	POUNDS PER SQUARE INCH
CW	COLD WATER	PT	PAINT
DB	DECIBEL	PTD	PAINTED
DBL.	DOUBLE	PVMT	PAVEMENT
DET.	DETAIL	R / RAD	RADIUS
DIM.	DIMENSION	REF	REFERENCE
DN	DOWN	REINF.	REINFORCED
DWG	DRAWING	REQ.	REQUIRED
		REV.	REVISION
(E)	EXISTING		
E.J.	EXPANSION JOINT	S.A.M.	SELF-ADHERED MEMBRANE
EA	EACH	SCHED.	SCHEDULE
EL	ELEVATION	SECT.	SECTION
ELEC.	ELECTRIC	SF	SQUARE FEET
ELEV.	ELEVATOR	SIM.	SIMILAR
EQ.	EQUAL	SPEC	SPECIFICATION
EQUIP.	EQUIPMENT	SS	STAINLESS STEEL
EXT.	EXTERIOR	STD	STANDARD
F.D.	FLOOR DRAIN	STL	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURAL
F.O.	FACE OF		
FBO	FURNISHED BY OWNER	T.I.	TENANT IMPROVEMENT
FG	FINISH GRADE	T.O.	TOP OF
FIN.	FINISH	T.O.C.	TOP OF CONCRETE
FL	FLOOR	T.O.S.	TOP OF STEEL
FLUOR.	FLUORESCENT	T.O.W.	TOP OF WALL
FT	FOOT, FEET	TEL	TELEPHONE
FTG	FOOTING	TS	TUBE STEEL
		TYP	TYPICAL
GALV	GALVANIZED		
GB	GRAB BAR	U.N.O.	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	UL	UNDERWRITERS LABORATORY
GL	GLASS	UNF.	UNFINISH
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM	V.I.F.	VERIFY IN FIELD
		VERT	VERTICAL
HDW	HARDWARE	W/	WITH
HGT	HEIGHT	W/O	WITHOUT
HM	HOLLOW METAL	WC	WATER CLOSET
HORIZ.	HORIZONTAL	WD	WOOD
HVAC	HEATING/VENTILATION/AIR COND	WP	WATERPROOFING
HW	HOT WATER	WSCT	WAINSCOT
IN	INCHES		
INSUL.	INSULATED/INSULATION		

ABBREVIATIONS

SYMBOLS



PROJECT INFORMATION

PROJECT NAME & ADDRESS
2415 MONTGOMERY STREET ALTERATIONS
2415 MONTGOMERY STREET
SAVANNAH, GA 31401

PROJECT DESCRIPTION

THE SCOPE OF THIS SUBMISSION CONSISTS OF ALTERATIONS TO THE EXTERIOR FAÇADES AND INTERIOR RENOVATION OF AN EXISTING ONE-STORY MASONRY BUILDING LOCATED AT 2415 MONTGOMERY STREET IN SAVANNAH, GA. THE BUILDING IS LOCATED WITHIN DALE WARD AND IS A NON-CONTRIBUTING STRUCTURE WITHIN THE STREETCAR HISTORIC DISTRICT.

THE PROPOSED ALTERATIONS INCLUDE DESIGN CHANGES TO THE EXTERIOR FAÇADES INCLUDING NEW WINDOWS, DOORS, LIGHTING, AND PAINT. INTERIOR CHANGES INCLUDE RENOVATING THE EXISTING BUILDING FOR BUSINESS USE.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2021 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101
2010 ADA CODE

*INCLUDING GEORGIA AMENDMENTS AS ADOPTED BY THE GEORGIA BUILDING CODES COUNCIL.
*INCLUDING ALL FIRE CODES AND MODIFICATIONS ADOPTED BY THE STATE OF GEORGIA BUILDING CODES COUNCIL.

LEGAL DESCRIPTION

JURISDICTION: SAVANNAH, GA | CHATHAM COUNTY, GA
PARCEL ID NUMBER (PIN): 20073 28008A
ALTERNATE ID (AIN): N/A
LOT: NORTHEAST PT OF LOT 46 DALE WD
DEED PAGE / BOOK: N/A

ZONING INFORMATION

ZONING: TN-2
FLOODZONE: X
LOCAL HISTORIC DISTRICT: YES
WIND SPEED: 135 MPH
WIND EXPOSURE CATEGORY: B

REQUIREMENTS BASED ON CONSTRUCTION TYPE

OCCUPANCY CLASSIFICATION: B - BUSINESS
CONSTRUCTION TYPE: TYPE IIIB

STRUCTURAL ELEMENT FIRE RESISTANT REQUIREMENTS (IBC TABLE 601)

BUILDING ELEMENT: PRIMARY STRUCTURAL FRAME WHERE SUPPORTING ROOF ONLY
FIRE RESISTANCE: 0 HOURS

BUILDING ELEMENT: PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS & PRIMARY BEAMS
FIRE RESISTANCE: 0 HOURS

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS
FIRE RESISTANCE: 0 HOURS

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS
FIRE RESISTANCE: 0 HOURS

BEARING WALLS & PARTITIONS (EXTERIOR)
FIRE RESISTANCE: 2 HOURS

BEARING WALLS & PARTITIONS (INTERIOR)
FIRE RESISTANCE: 0 HOURS

NON-BEARING WALLS & PARTITIONS (EXTERIOR)
FIRE RESISTANCE: 0 HOURS

NON-BEARING WALLS & PARTITIONS (INTERIOR)
FIRE RESISTANCE: 0 HOURS

FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER PROTECTION
FIRE ALARM SYSTEM
PORTABLE FIRE EXTINGUISHERS, PER IFC 906.1 AND NFPA 101
NOT REQUIRED | NOT PROVIDED
NOT REQUIRED | NOT PROVIDED
REQUIRED | PROVIDED

BUILDING AREA & HEIGHT (IBC 503)

ALLOWABLE / REQUIRED: .03 ACRES
LOT AREA: SETBACK RESTRICTIONS
FRONT: AVG OF BLOCK FACE
REAR: 20 FT
SIDE: 3 FT / AVE OF BLOCK FACE
EXISTING TO REMAIN
EXISTING TO REMAIN
EXISTING TO REMAIN

BUILDING HEIGHT | STORIES (IBC 504)
BUILDING AREA (IBC 506)
B - BUSINESS: 19,000 SF
LOT COVERAGE: 60%
SEE AREA CALC
EXISTING TO REMAIN

AREA CALCULATION

LOT AREA: .03 AC = 1,440 SF
ALLOWABLE LOT COVERAGE (UNDER ROOF): 60%
ALLOWABLE LOT COVERAGE (NOT UNDER ROOF): N/A
MAX FLOOR AREA: 1,350 SF

[1] EXISTING BUILDING AREA (HEATED): 1,350 SF
LEVEL 1
1,350 SF
1,350 SF
[2] EXISTING BUILDING AREA (UNHEATED): 0 SF
N/A
[3] NEW BUILDING AREA (HEATED): 0 SF
LEVEL 1
0 SF
0 SF
[4] NEW BUILDING AREA (UNHEATED): 0 SF
N/A
0 SF

TOTAL PROPOSED (1+2+3+4): 1,350 + 0 = 1,350 SF

TOTAL PROPOSED FOOT PRINT: 1,

A | D

PLAN APPROVED
11/01/2024

COLLABORATIVE

A | D COLLABORATIVE
320 E 52ND STREET | SAVANNAH, GEORGIA 31405
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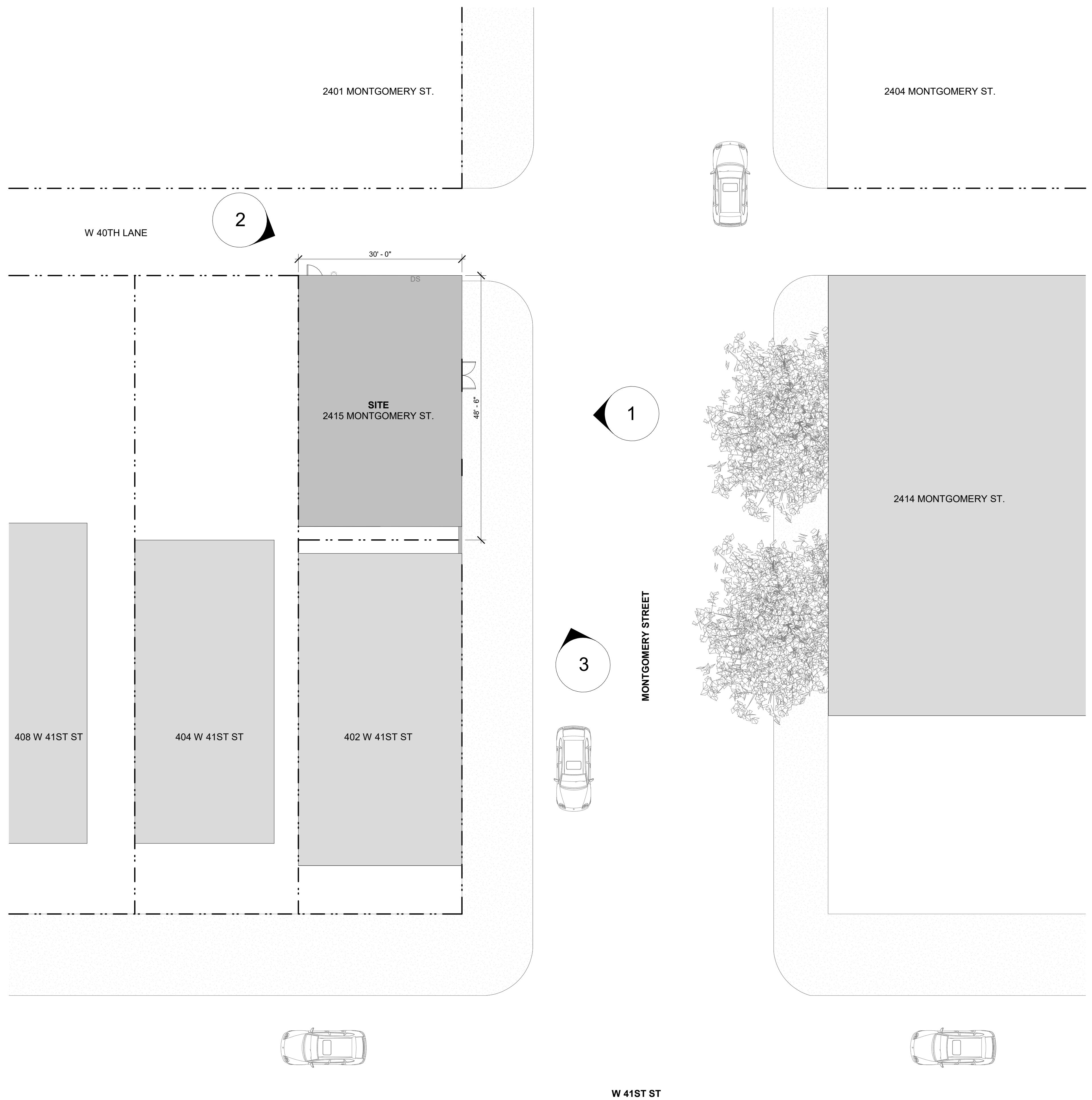
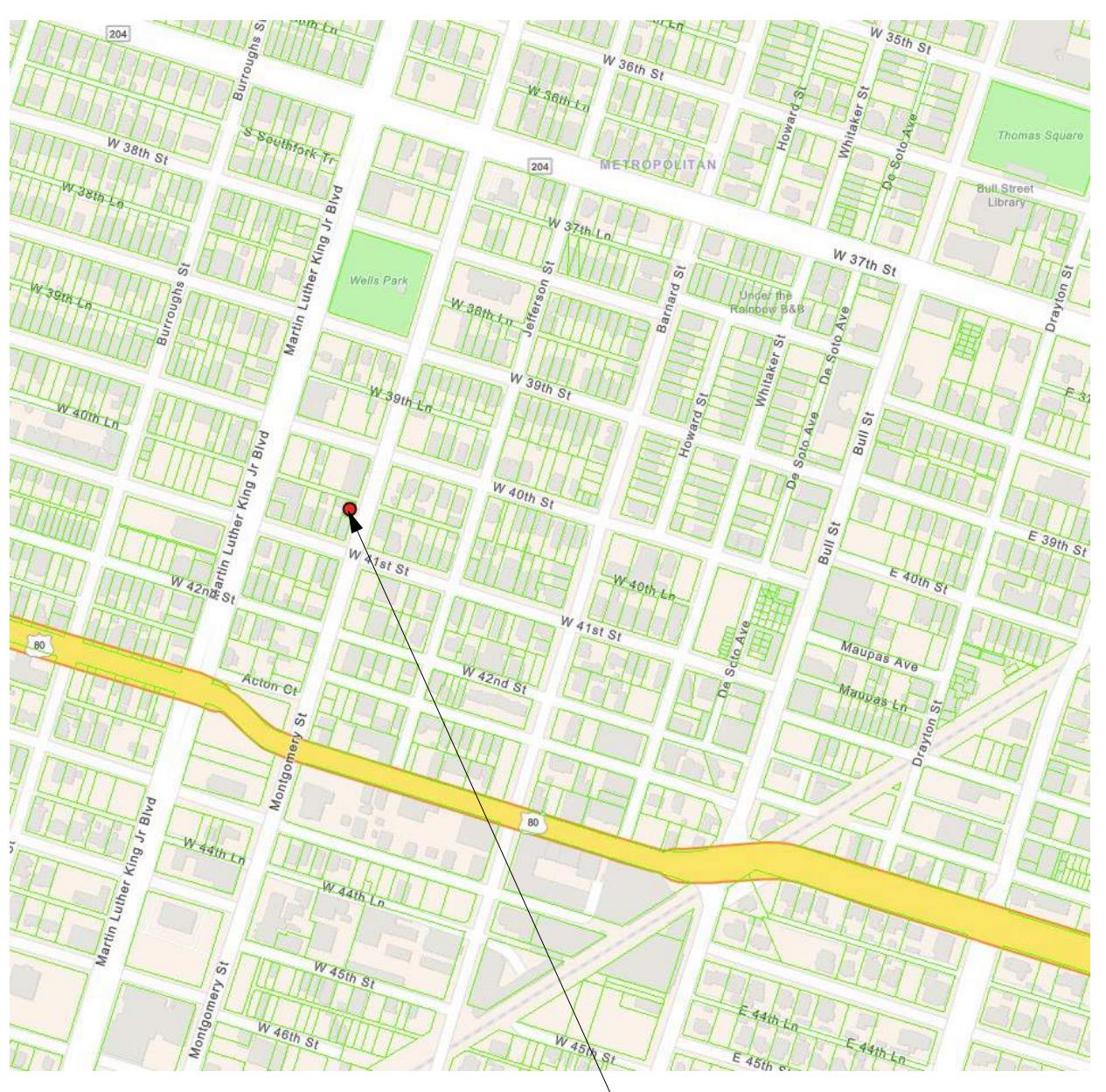
1. MONTGOMERY STREET



2. EAST YORK LANE / DRAYTON STREET



3. DRAYTON STREET



W 41ST ST

SITE PLAN | 1" = 10'-0" | 1

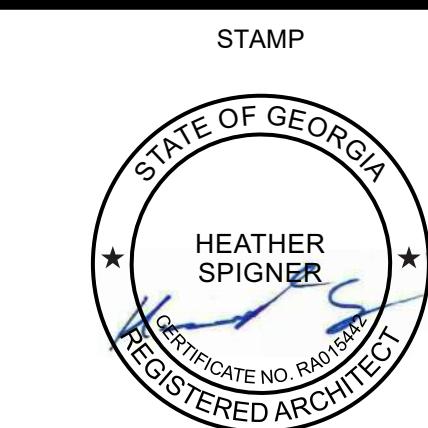
G1.01

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SHEET TITLE

SITE PLAN

SHEET NUMBER



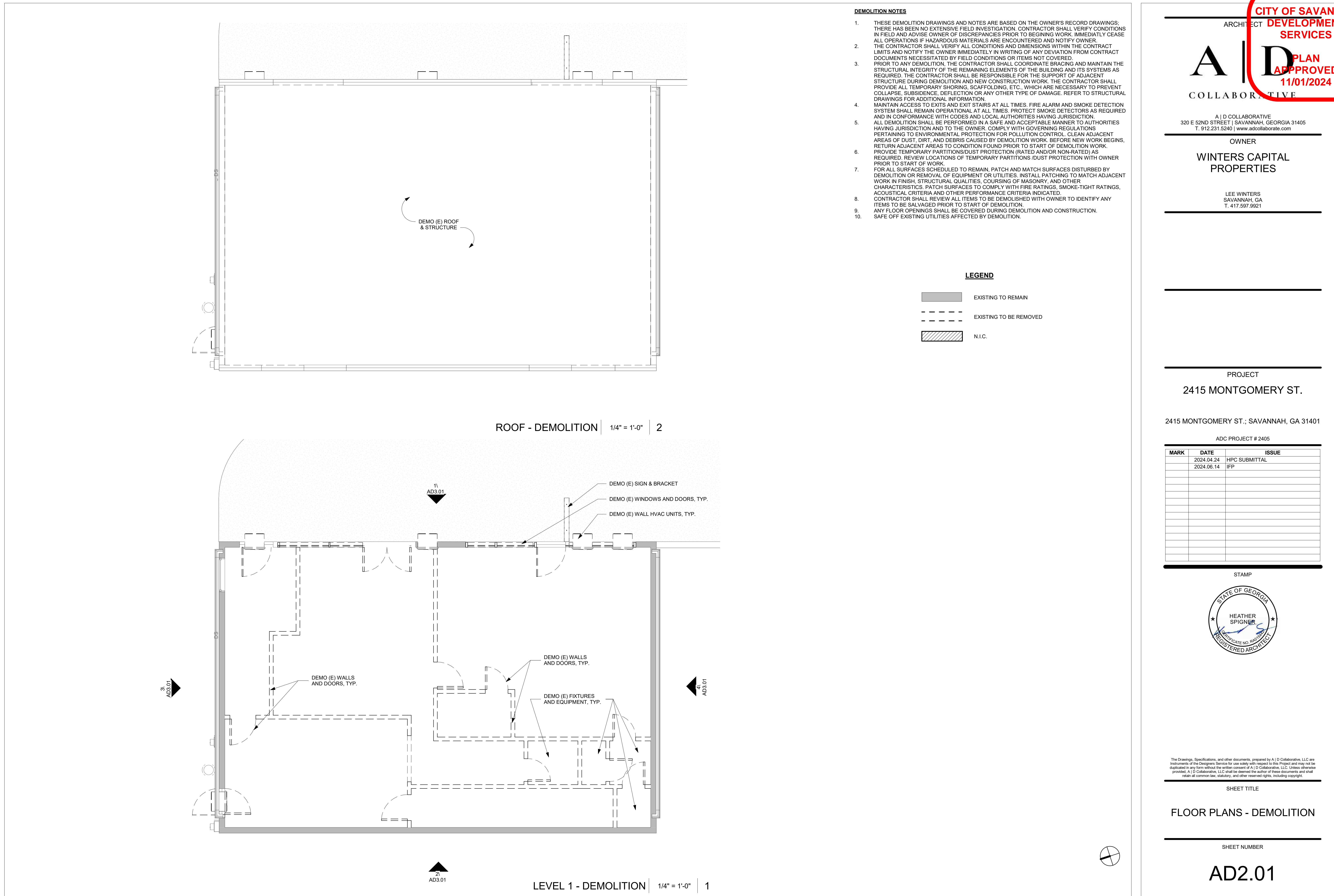
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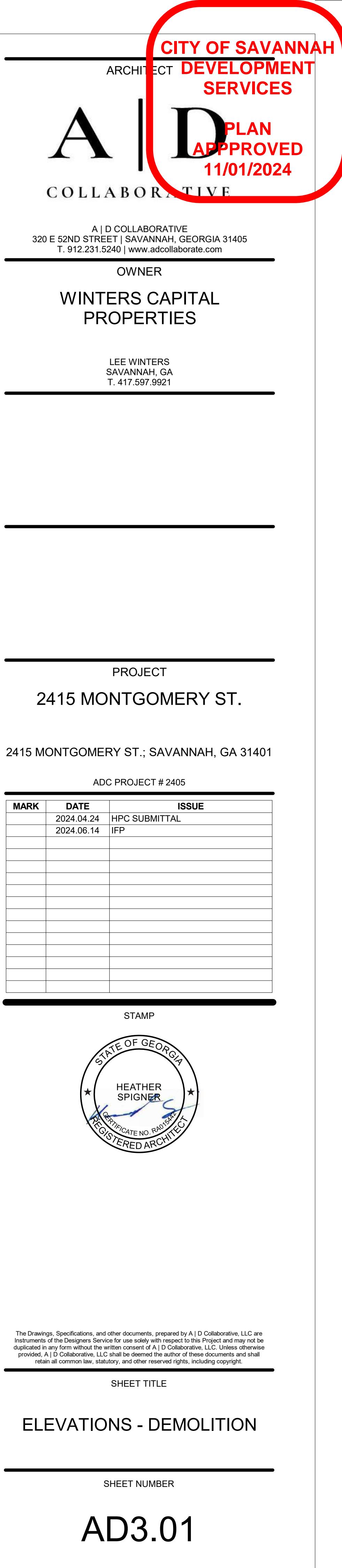
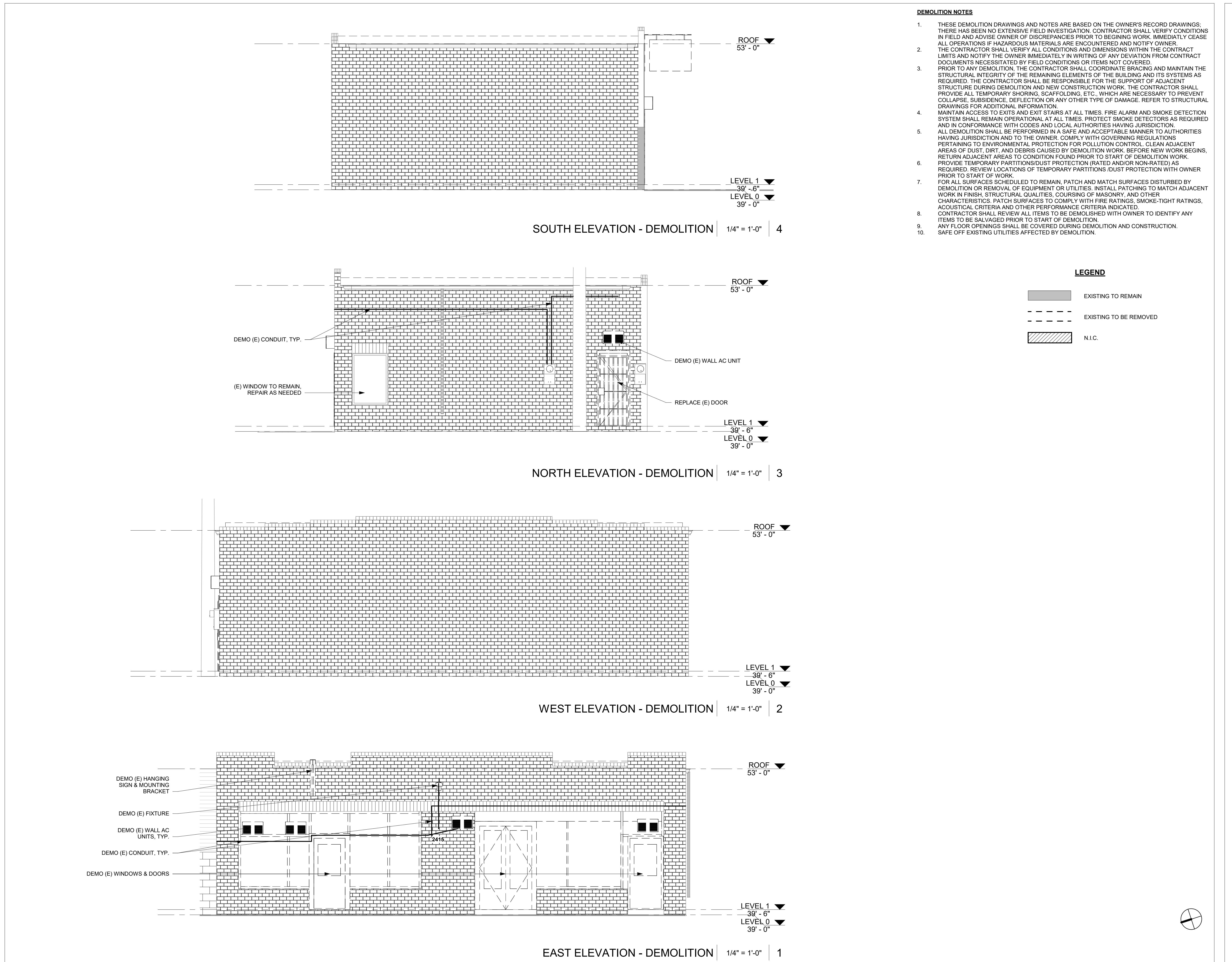
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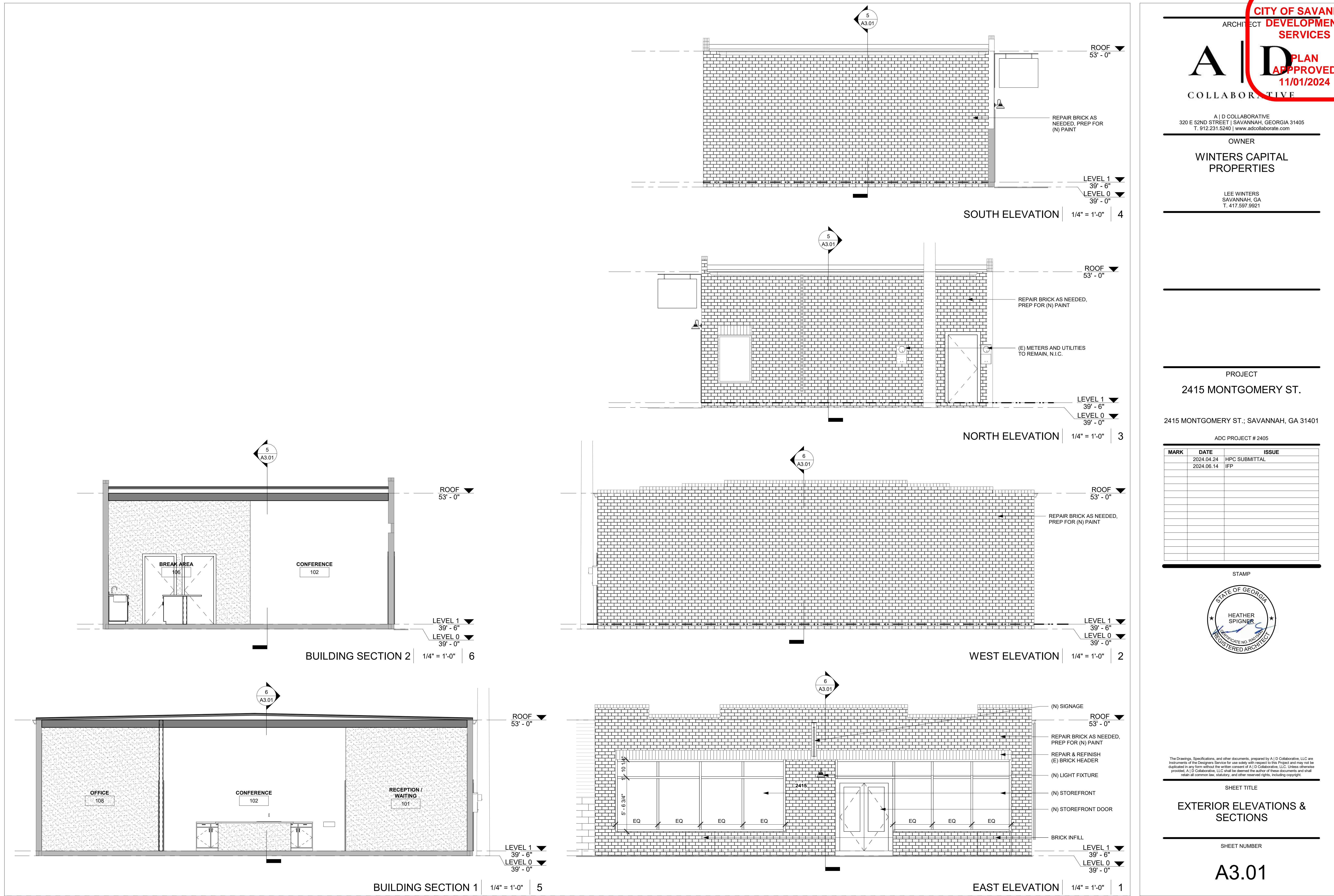
SITE PLAN

SHEET NUMBER

G1.01







ARCHITECT **DEVELOPMENT
SERVICES**

**A | D PLAN
APPROVED
11/01/2024**

LABORATORY

A | D COLLABORATIVE
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OWNER

WINTERS CAPITAL PROPERTIES

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The diagram illustrates a cross-section of a roof assembly with the following layers and components:

- HOT AIR WELD, 3/4" MIN. OVERLAP
- CLASS 'A' FULLY ADHERED SARNAFIL G-410 SINGLE-PLY ROOFING SYSTEM
- 1/2" DENSDÉCK ROOF BOARD
- 2 LAYERS (2.4" MIN. EA.) EXPANDED POLYISO INSULATION W/ STAGGERED JOINTS
- VAPOR BARRIER
- PLYWOOD ROOF SHEATHING
- TAPERED 2x JOISTS SCREWED TO ROOF JOISTS. SLOPE PER ROOF PLAN
- 2x JOISTS

NEW ROOF TO MEET AVG. R-30

SINGLE PLY ROOFING DETAIL ALT. 1 1/2" = 1'-0" 3

The diagram illustrates a cross-section of a roof assembly. At the top, a horizontal line represents the roof surface. Below it, a thick, textured layer is labeled 'CLASS 'A' FULLY ADHERED SARNAFIL G-410 SINGLE-PLY ROOFING SYSTEM'. A vertical line extends downwards from the roof surface, representing a wall or support structure. The diagram shows the following layers from top to bottom:

- HOT AIR WELD, 3/4" MIN. OVERLAP
- CLASS 'A' FULLY ADHERED SARNAFIL G-410 SINGLE-PLY ROOFING SYSTEM
- VAPOR BARRIER
- PLYWOOD ROOF SHEATHING
- TAPERED 2x JOISTS SCREWED TO ROOF JOISTS. SLOPE PER ROOF PLAN
- 2x JOISTS
- OPEN-CELL SPRAY FOAM INSULATION

Arrows point from the labels to their corresponding layers in the diagram.

NEW ROOF TO MEET AVG. R-30

PROJECT 415 MONTGOMERY ST.

415 MONTGOMERY ST.; SAVANNAH, GA 31401

ADC PROJECT # 2405

SINGLE PLY ROOFING DETAIL | 1 1/2" = 1'-0" | 2

This technical diagram illustrates the mounting of a sign bracket onto a brick cavity wall. The bracket is labeled 'MOUNTING BRACKET' and is shown being secured to the wall with four bolts. A callout box states: 'Engineered anchoring detail will be submitted under sign permit.' The bracket is connected to a horizontal support arm, which is labeled '(E) BRICK CAVITY WALL' and 'MOUNT/INSTALL PER MFR SPECIFICATIONS'. A blue arrow points from this text to the bracket. The support arm extends from the wall to a hanging sign, labeled 'HANGING SIGN, DIMENSIONS MAY VARY SLIGHTLY (12 SF MAX.)'. The sign is labeled 'IMAGE'. The distance from the wall to the sign is indicated as '5' - 0" MAX. SHALL NOT EXCEED 1/3 WIDTH OF SIDEWALK'. The sign is supported by a vertical post labeled 'PROJECTING SIGN SUPPORT, POWDER-COATED BLACK FINISH'. A dimension of '3' - 0"' is shown for the height of the sign. The base of the sign support is indicated as '4' - 0" from the ground. A note at the bottom of the diagram states: 'NOTE: CONFIRM FINAL MOUNTING LOCATION/HEIGHT IN THE FIELD WITH OWNER.'

This technical cross-section diagram illustrates the construction of a brick cavity wall roof flashing detail. The diagram shows a brick cavity wall with a cut-in reglet metal counterflashing. The counterflashing is secured with grommeted fasteners at 12" O.C. and features metal extender flashing. A thermoplastic flashing membrane is adhered to the wall. A termination bar is fastened with a screw at 12" O.C. and is hot air welded to the roofing membrane. The roofing membrane is applied over 2x10 joists, which are secured with metal joist anchors at 48" O.C., typ. A 3x8 (min.) ledger is secured with bolts as required, and a V.I.F. bond beam is present in the (E) wall or a (N) bond beam with horizontal reinforcement is provided. The diagram also shows a bond beam in the wall and horizontal reinforcement.

(E) BRICK CAVITY WALL

CUT-IN REGLET METAL COUNTERFLASHING

GROMMETED FASTENER @ 12" O.C.

METAL EXTENDER FLASHING

THERMOPLASTIC FLASHING MEMBRANE, ADHERED

TERMINATION BAR, FASTENED WITH SCREW AT 12" O.C.

HOT AIR WELD

ROOFING MEMBRANE

2x10 JOISTS

METAL JOIST ANCHORS @ 48" O.C., TYP.

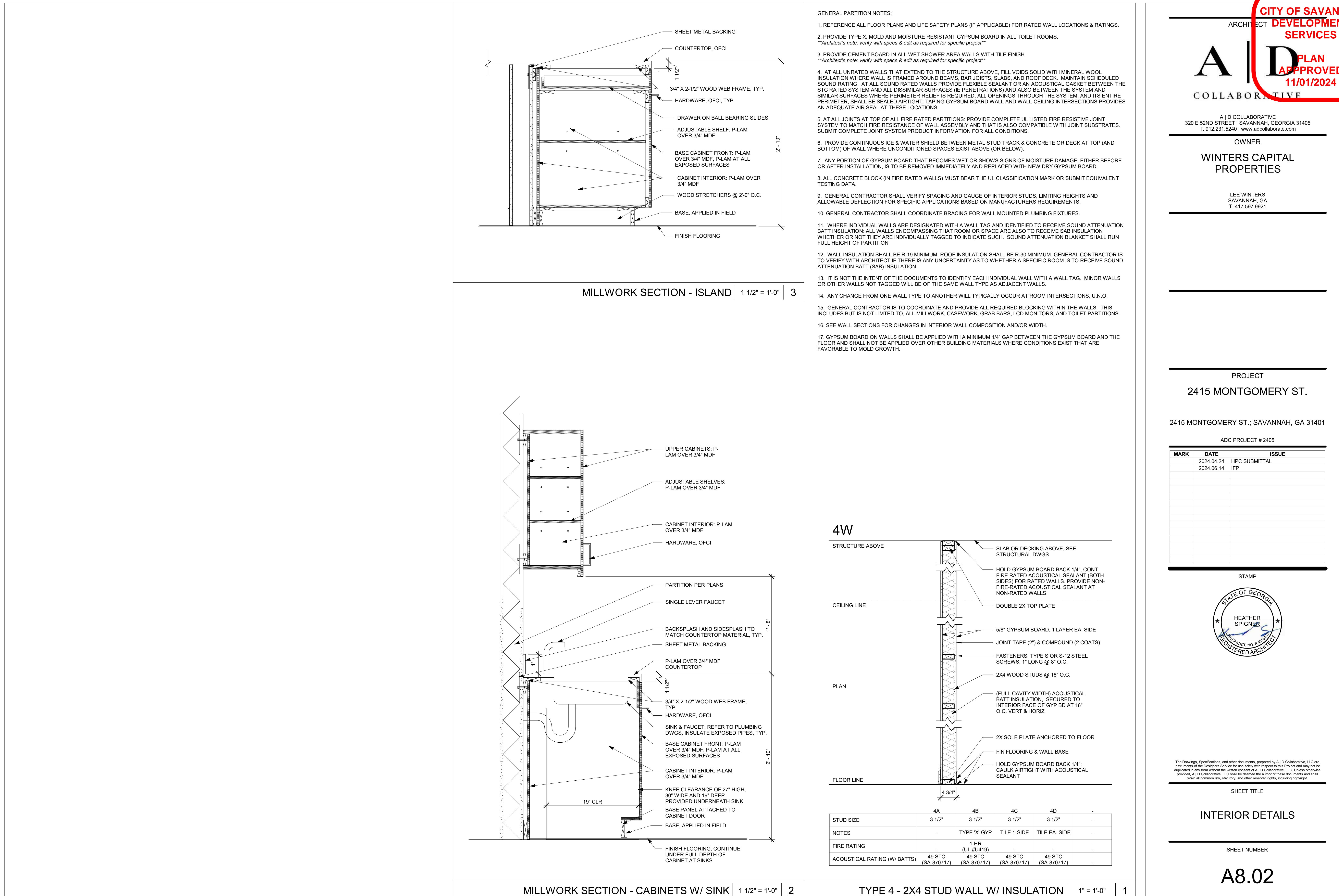
3x8 (MIN.) LEDGER SECURED W/ BOLTS AS REQUIRED. V.I.F. BOND BEAM IN (E) WALL OR PROVIDE (N) BOND BEAM W/ HORIZONTAL REINFORCEMENT

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SHEET TITLE

EXTERIOR DETAILS

SHEET NUMBER



Permit #: 24-07615-BC
Address: 2415 MONTGOMERY ST
Project Name: _____
Date: 7/15/2024

CITY OF SAVANNAH
DEVELOPMENT SERVICES
July 15, 2024
Flood Review
Approved: BPrice

CITY OF SAVANNAH
DEVELOPMENT SERVICES
September 26, 2024
Plumbing Review
Approved: BAlderman

CITY OF SAVANNAH
DEVELOPMENT SERVICES
July 19, 2024
Building Review
Approved: YSkelton

CITY OF SAVANNAH
DEVELOPMENT SERVICES
July 15, 2024
Electrical Review
Approved: MBignault

ALL EXTERIOR
SIGNAGE WILL
REQUIRE A
SEPARATE PERMIT

CITY OF SAVANNAH
PLANNING & URBAN DESIGN
July 17, 2024
Zoning Review
Approved: tbolton

CITY OF SAVANNAH
DEVELOPMENT
SERVICES

PLAN
APPROVED
11/01/2024

• **Plans reviewed for City of Savannah Construction & Life Safety Codes**
This examination of the submitted documents does not relieve the owner, designers and contractor, nor their representatives, from their individual or collective responsibility to comply with the applicable provisions of the State Minimum Standard Codes and all applicable local codes. This examination is not to construe as a check of every item in the plans and does not prevent the Building Official from hereafter requiring corrections of errors in plans or construction.
A complete set of reviewed plans and specifications shall be maintained on the construction site.

• **Smoke and CO Detector**
 Yes No
Smoke detectors are required in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms and on each story. Carbon monoxide detectors are required outside of sleeping areas in the immediate vicinity of bedrooms.

• **Special Inspection**
When special inspections in accordance with IBC Chapter 17 are required, refer to and coordinate with the **statement of special inspections** and **schedule of special inspections** as prepared by the Registered Design Professional. All required documents shall be submitted at the end of project completion or at the end of that phase of work before issuance of the Certificate of Occupancy. Submittal of inspection reports shall be organized per each section of the schedule. The Building Official may require interim reports before completion. Special inspectors engaged to perform the inspections shall be certified in accordance to State Amendment of the latest adopted IBC.

• **Sprinkler and Fire Alarm**
Refer to Fire Marshal's Office 912-644-5960 or 5961 for new or retrofit of fire sprinkler, fire alarm and/or fire suppression system.

• **Revision**
For any revisions of approved plans reviewed by the Building Official, pertaining to but not limited to reconfiguration of space, layout, structural and MEP, requires submittal of two sets of revised plans before proceeding, unless approved by the Building Official.

• **Separate Sign and Awning Permit**
All exterior signage and awning will require a separate permit.

Certificate of Appropriateness
Streetcar Historic District
File No. 24-002516-COA
Approval Date: 5/22/2024
Stamped By: Jonathan Mellon, 6/25/2024