



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, PLUMBING, LANDSCAPE, AND CIVIL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' 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 TO THE ARCHITECT IN WRITING. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, GENERAL NOTES, AND 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 A COMPLETE, HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISHED STRUCTURE, SUITABLE FOR HUMAN 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 FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE PROPOSED NEW CONSTRUCTION. 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.
- THROUGH WALL 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 REPLACED WITH NEW, DRY GYPSUM BOARD.
- ANY PORTION OF BATT INSULATION 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 & PROCESSES 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 SYSTEMS, EQUIPMENT, AND/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

@
A.D.
A/C
ACT
ADA
ADJ

AFF
AL / ALUM
ALT
ANOD.
APPROX
ARCH.
AVG

B.O.
BD.
BLDG.
BOT
BRG

C.I.P.
CJ
CL
CLG
CLR
CMU
COL.
CONC.
CONT.
CT
CW

B.O.
BD.
BLDG.
BOT
BRG

C.I.P.
CJ
CL
CLG
CLR
CMU
COL.
CONC.
CONT.
CT
CW

DB
DBL.
DET.
DIM.
DN
DWG

(E)
E.J.
EA
EL
ELEC.
ELEV.
EQ.
EQUIP.
EXT.

F.D.
F.E.C.
F.O.
FBO
FG
FIN.
FLOR.
FT
FTG

GALV
GB
GC
GL
GWB
GYP

HDW
HGT
HM
HORIZ.
HVAC
HW

IN
INSUL

INSULATED/INSULATION

ABBREVIATIONS

INT
JT
LF

MAX.
MECH.
MFR
MIN
MISC.
MTL

(N)
N/A
N/R
NIC / N.I.C.
NTS

O.C.
OFCI
OFOI
OPP.

P.T.
PAR
PL
PLAM
PLYWD
PSF
PSI
PT
PTD
PVMT

R / RAD
REF
REINF.
REQ.
REV

S.A.M.
SCHED.
SECT
SF
SIM.
SPEC
SS
STD
STL
STRUCT

T.I.
T.O.
T.O.C.
T.O.S.
T.O.W.
TEL
TS
TYP

U.N.O.
UL
UNF.

V.I.F.
VERT

W/
W/O
WC
WD
WP
WSCT

WAINSCOT

SYMBOLS

NEW WALL

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

STEP IN FLOOR; ADJUST SUBFLOOR AND CONCRETE SLAB TO ACCOMMODATE STEP.

WINDOW TAG, SEE WINDOW SCHEDULE.

DOOR TAG, SEE DOOR SCHEDULE.

GRID LINE TAG

SECTION MARKER - BUILDING

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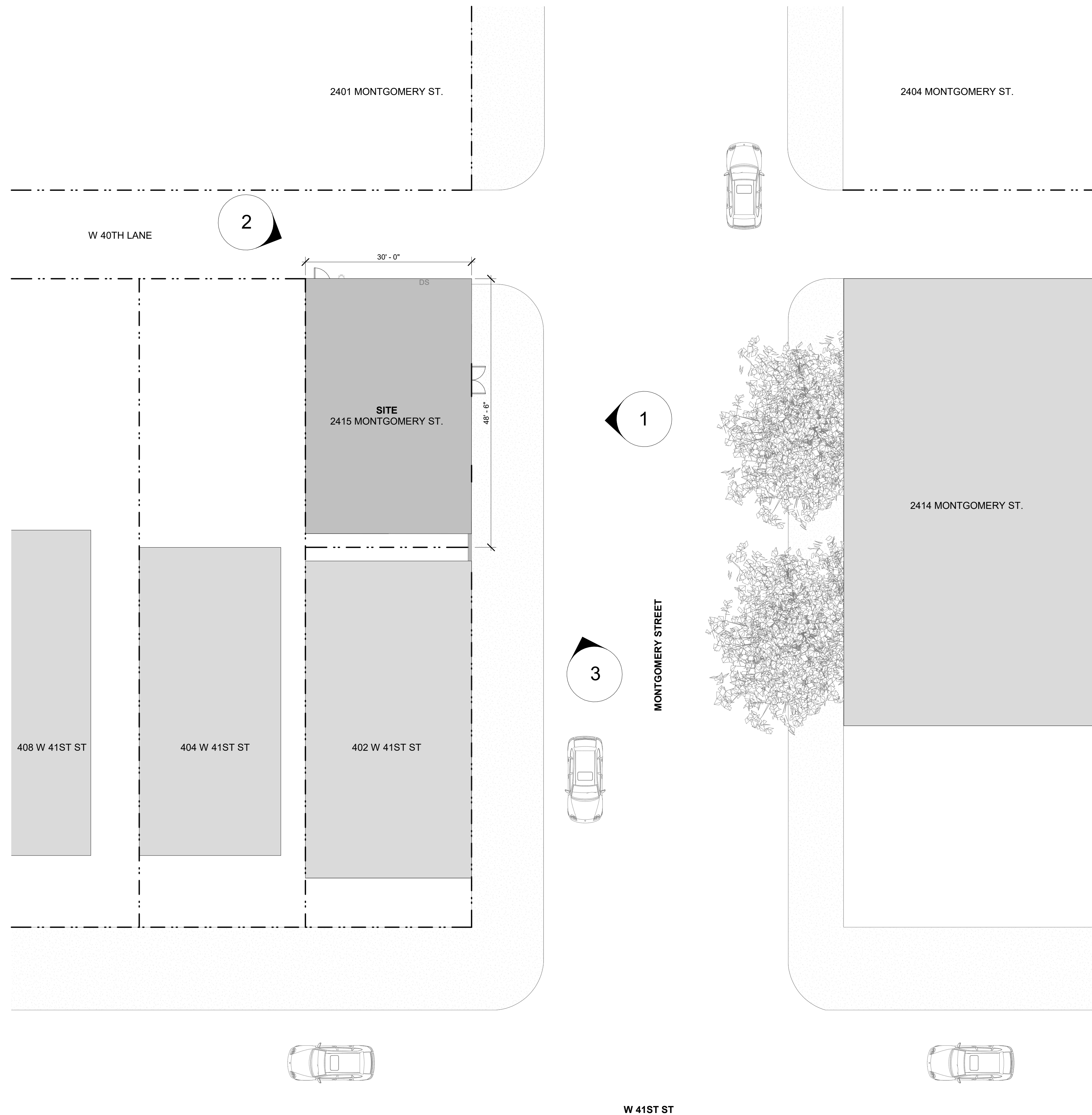
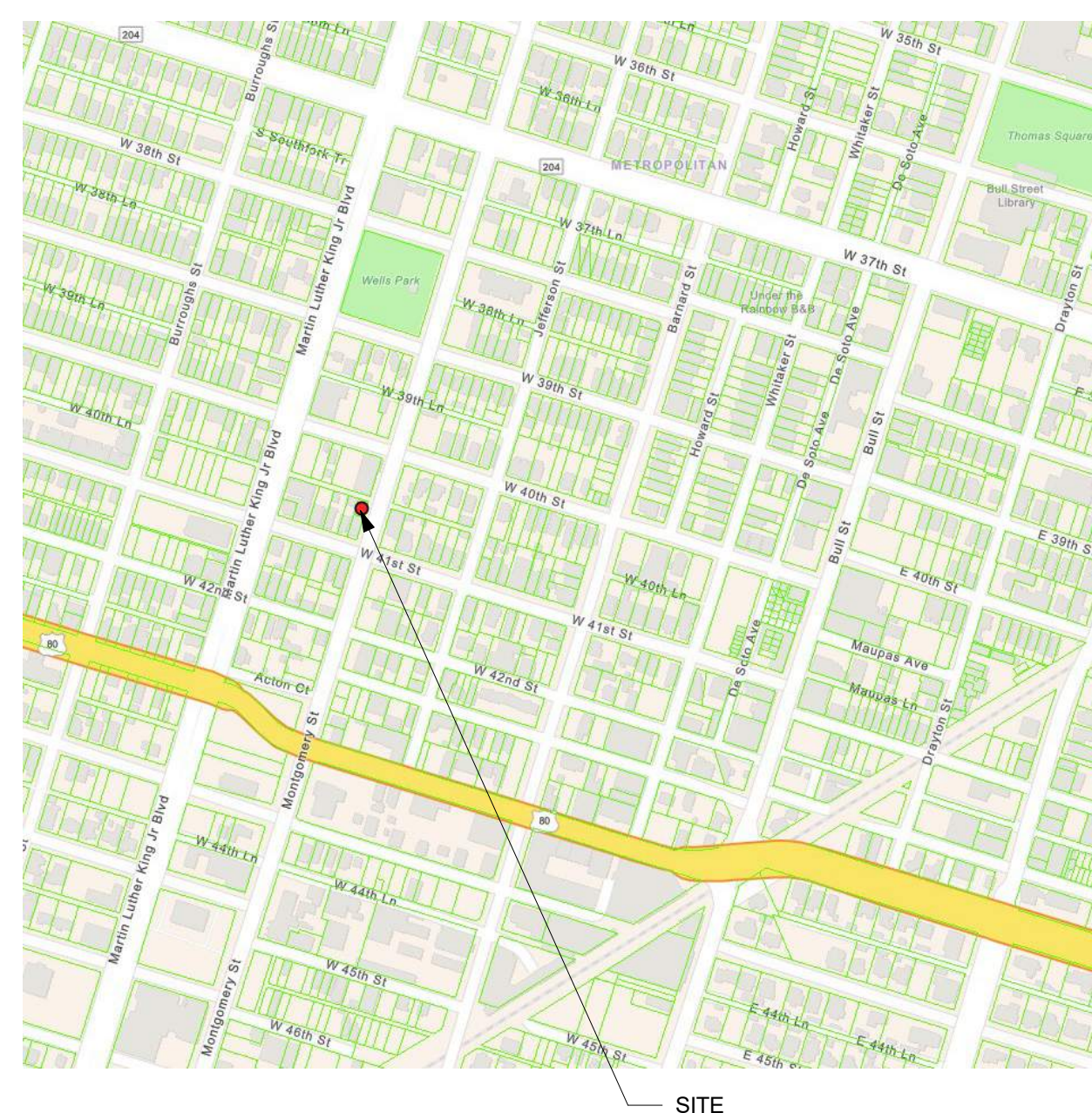
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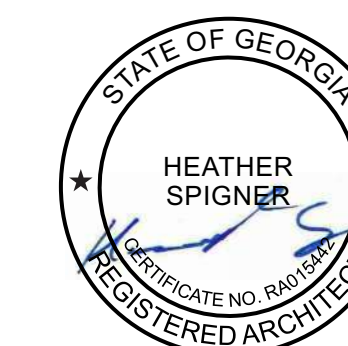
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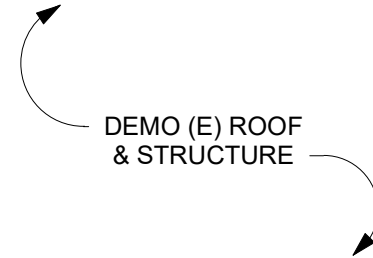
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SHEET TITLE

SITE PLAN

SHEET NUMBER

G1.01



1/4" = 1'-0"	2
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1/4" = 1'-0"	1
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AD2.01



OWNER

WINTERS CAPITAL
PROPERTIES

LEE WINTERS
SAVANNAH, GA
T. 417.597.9921

PROJECT
2415 MONTGOMERY ST

2415 MONTGOMERY ST.; SAVANNAH, GA 31401

ADC PROJECT # 2405

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SHEET TITLE

ELEVATIONS - DEMOLITION

SHEET NUMBER

AD3.01

DEMOLITION NOTES

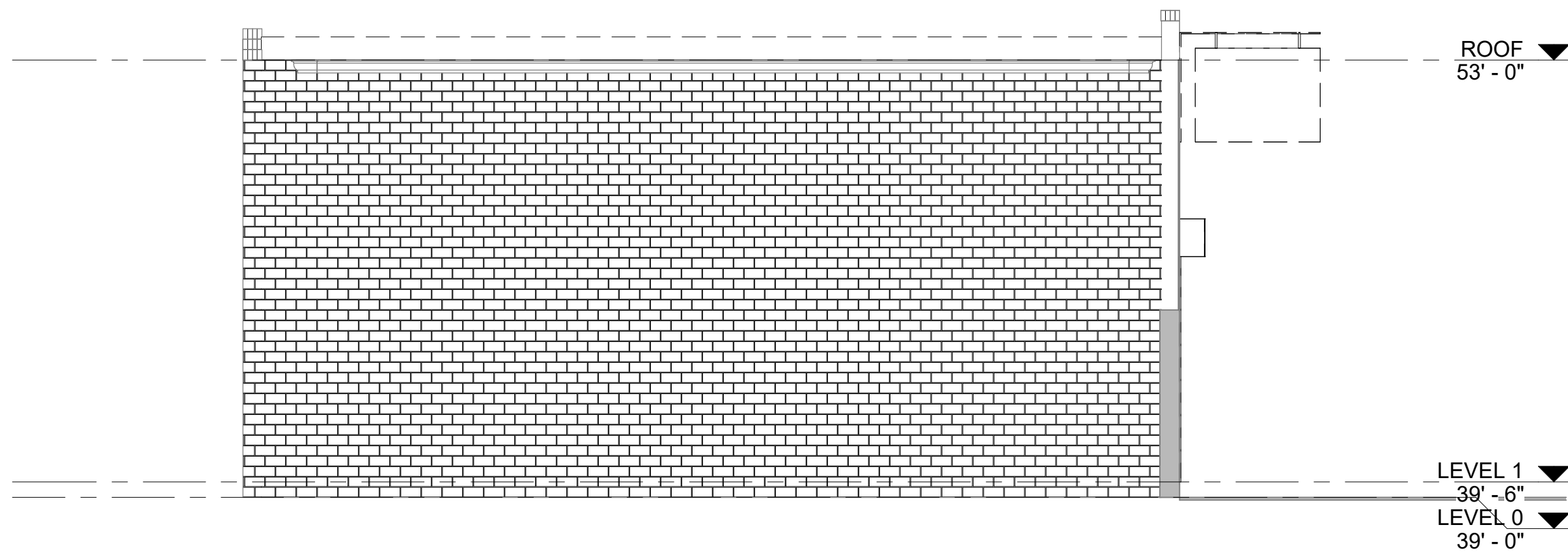
1. THESE DEMOLITION DRAWINGS AND NOTES ARE BASED ON THE OWNER'S RECORD DRAWINGS,
THERE HAS BEEN NO EXTENSIVE FIELD INVESTIGATION. CONTRACTOR SHALL VERIFY CONDITIONS
IN FIELD AND ADVISE OWNER OF DISCREPANCIES PRIOR TO BEGINNING WORK. IMMEDIATELY CEASE
ALL OPERATIONS IF HAZARDOUS MATERIALS ARE ENCOUNTERED AND NOTIFY OWNER.
2. CONTRACTOR SHALL MAINTAIN ALL CONDITIONS AND LIMITS OF THE CONTRACT. THE CONTRACT
LIMITS AND NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT
DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
3. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE
STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS
REQUIRED. THE CONTRACTOR SHALL MAINTAIN THE SUPPORT OF ADJACENT
STRUCTURE DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL
PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT
COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REFER TO STRUCTURAL
DRAWINGS FOR ADDITIONAL INFORMATION.
4. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION
SYSTEMS SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED
AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO AUTHORITIES
HAVING JURISDICTION AND TO THE OWNER. COMPLY WITH GOVERNING REGULATIONS
PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. CLEAN ADJACENT
AREAS OF DUST. DUST PROTECTION SHALL BE INSTALLED PRIOR TO START OF DEMOLITION. BEGIN
RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
5. PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS
REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/ DUST PROTECTION WITH OWNER
PRIOR TO START OF WORK.
6. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY
DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT
WORK IN FINISH, STRUCTURAL QUALITIES, COURSEING OF MASONRY, AND OTHER
CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS,
ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY
7. ITEMS TO BE SAVED OR RATED PRIOR TO START OF DEMOLITION.
8. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
9. SAFE OFF EXISTING UTILITIES AFFECTED BY DEMOLITION.
10.

LEGEND

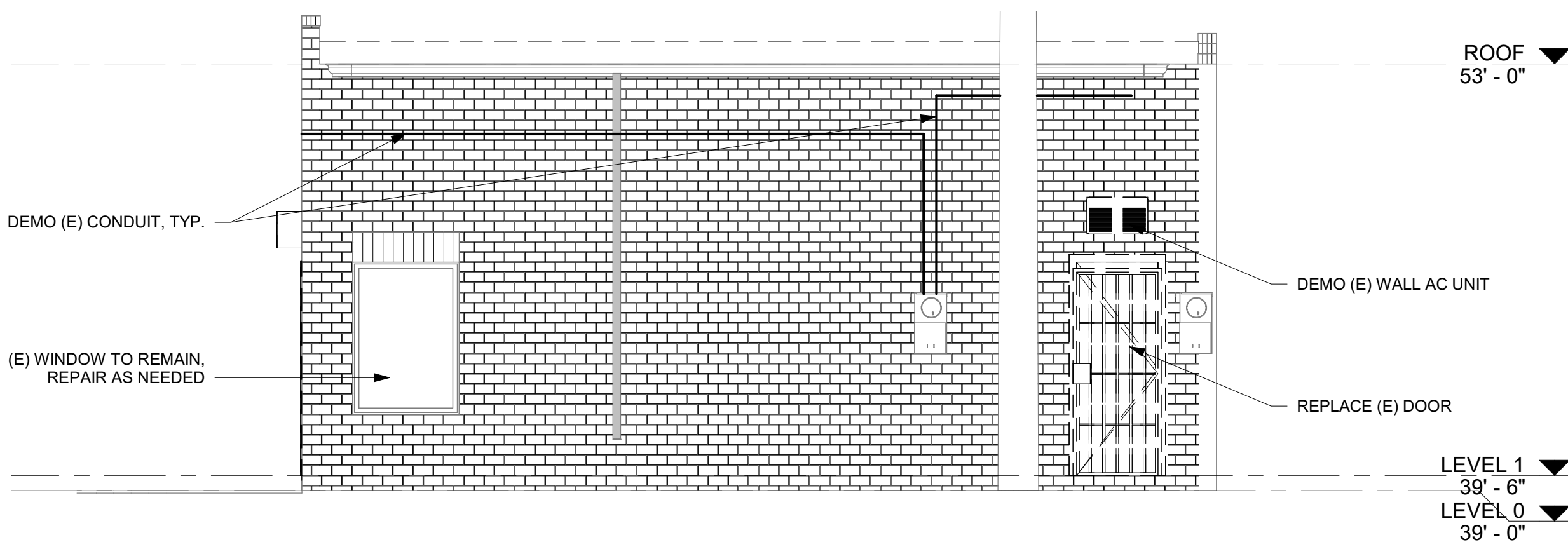
EXISTING TO REMAIN

EXISTING TO BE REMOVED

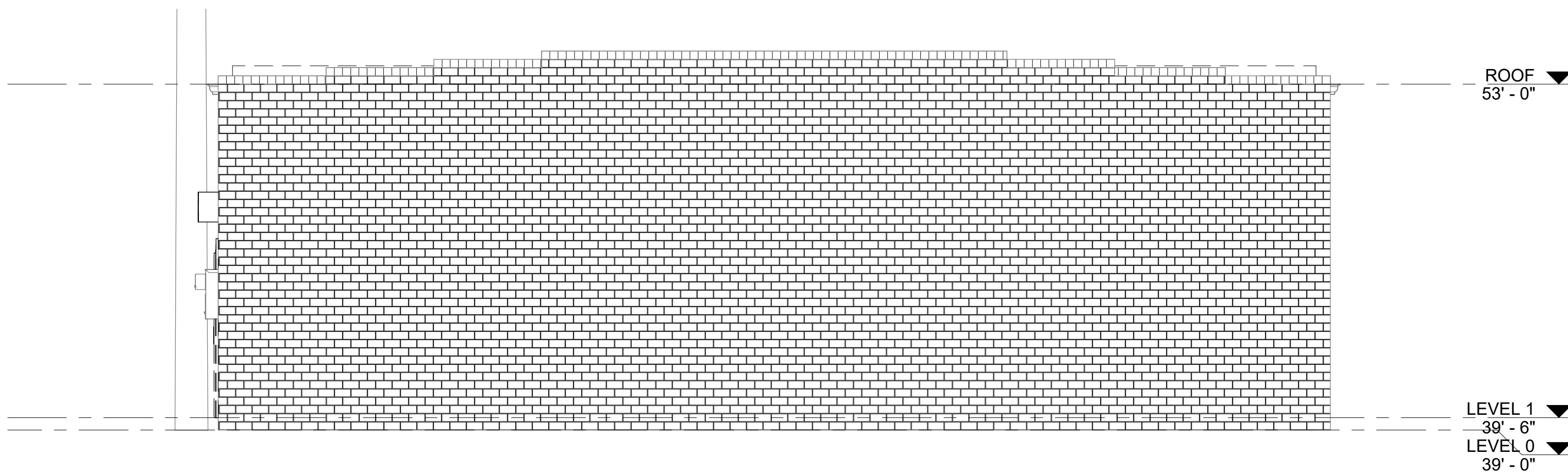
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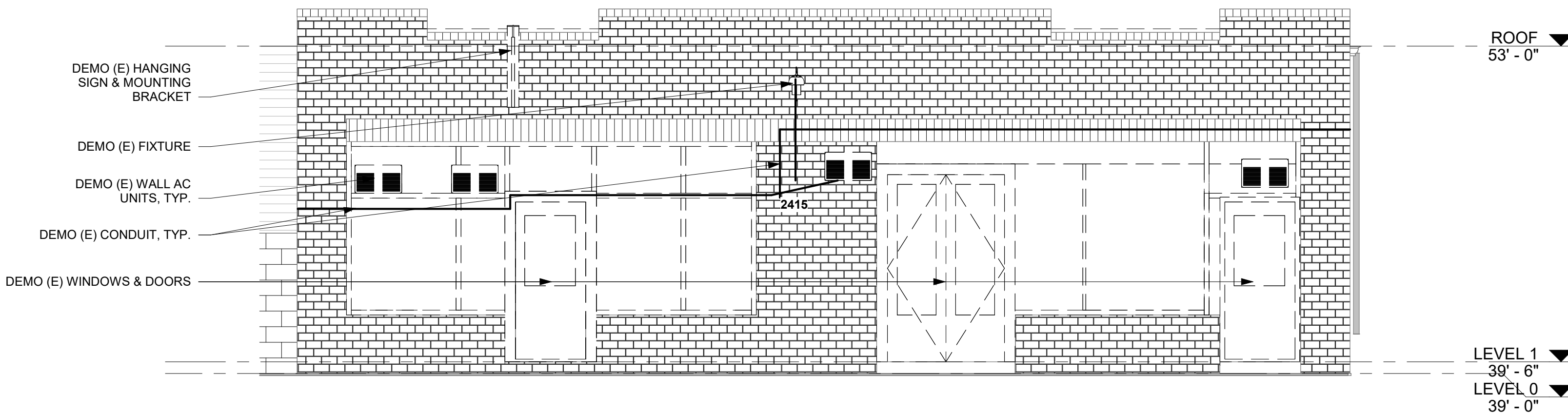
SOUTH ELEVATION - DEMOLITION 1/4" = 1'-0" 4



NORTH ELEVATION - DEMOLITION | 1/4" = 1'-0" | 3



WEST ELEVATION - DEMOLITION	1/4" = 1'-0"	2
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EAST ELEVATION - DEMOLITION	1/4" = 1'-0"	1
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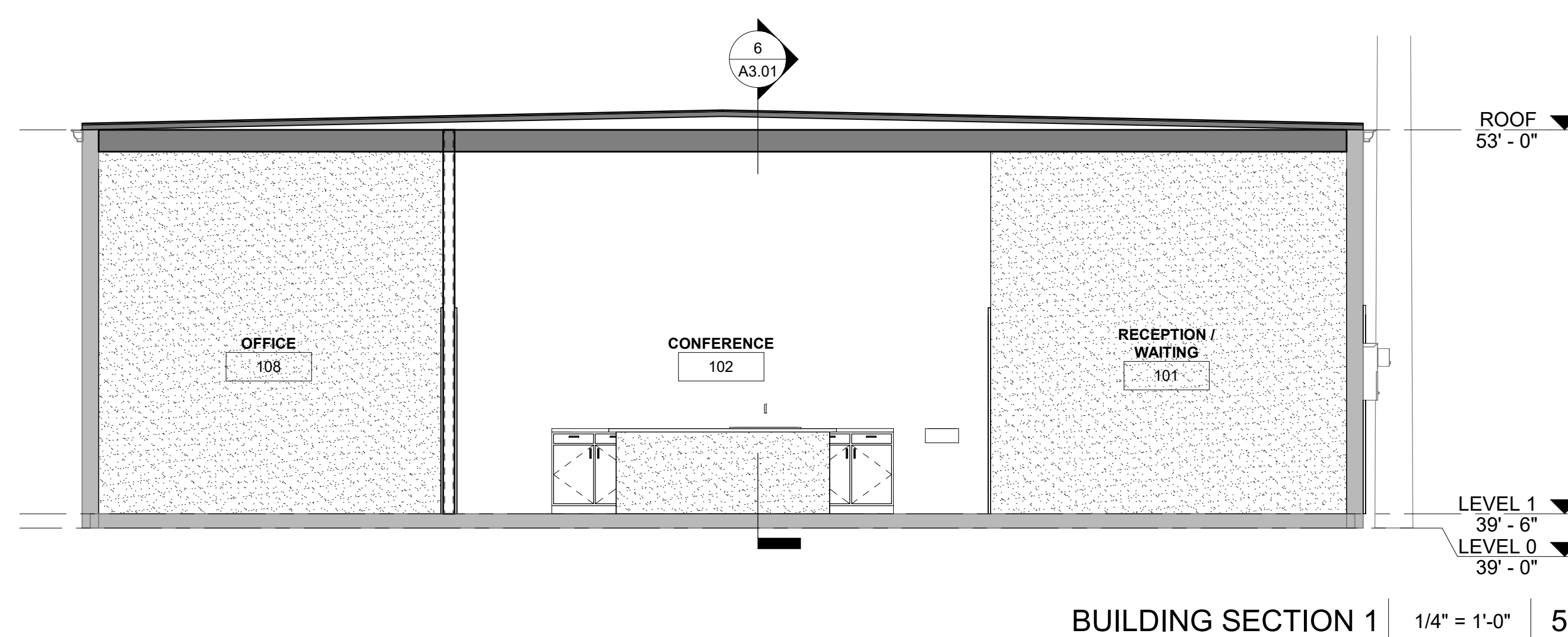
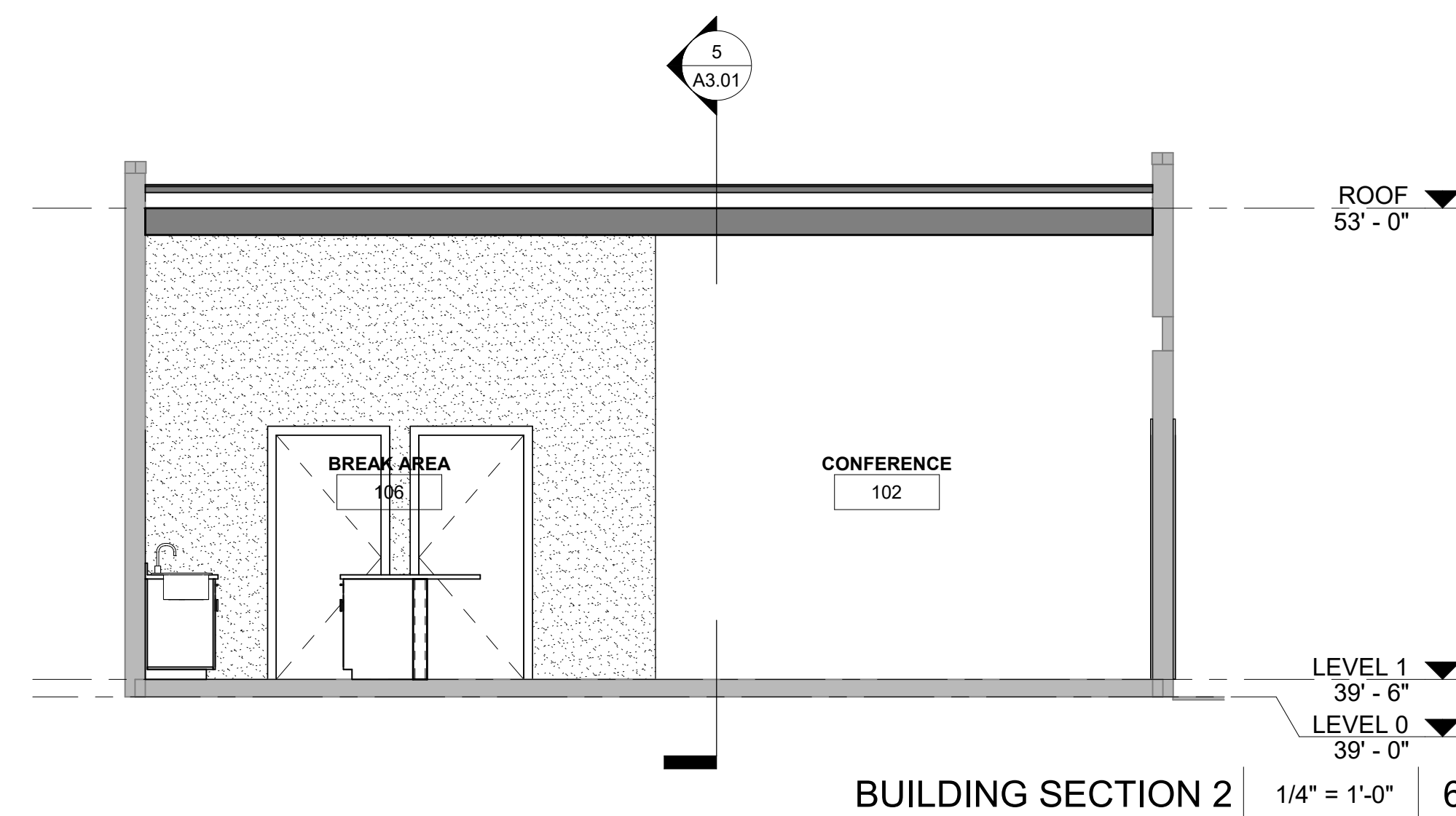
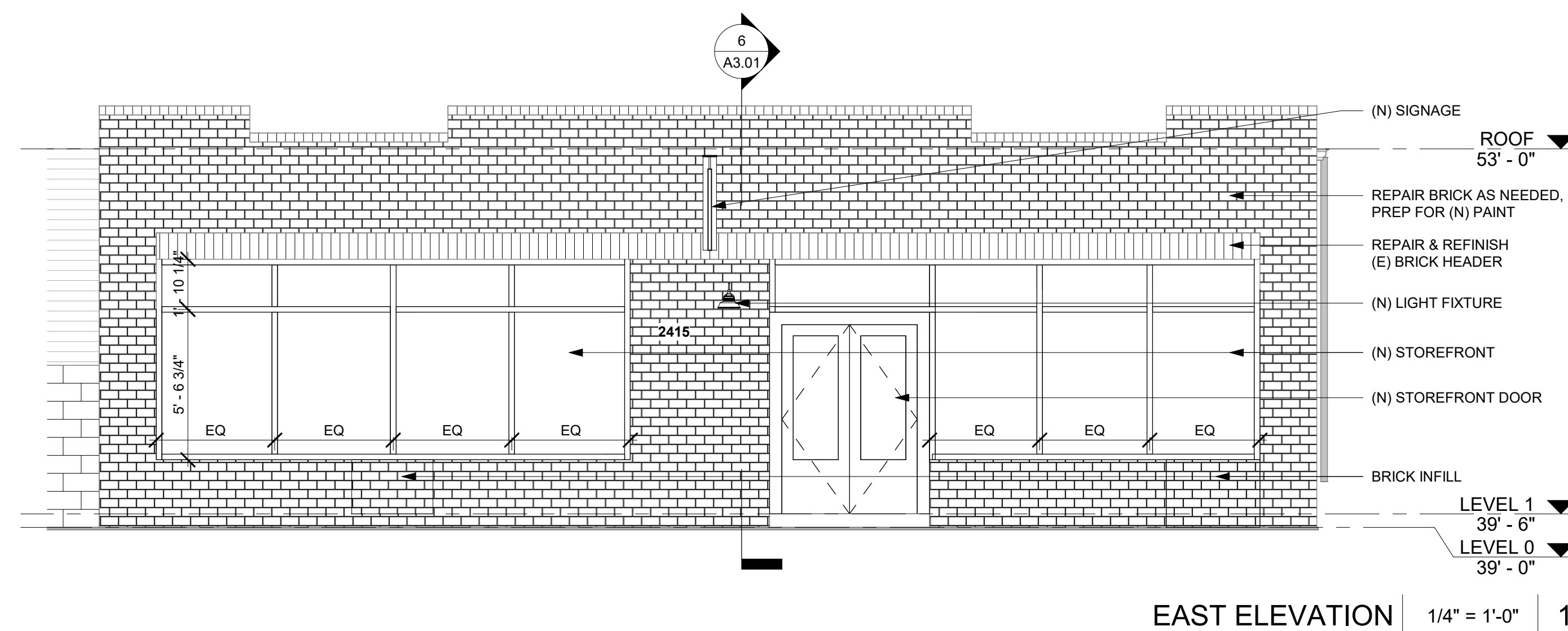
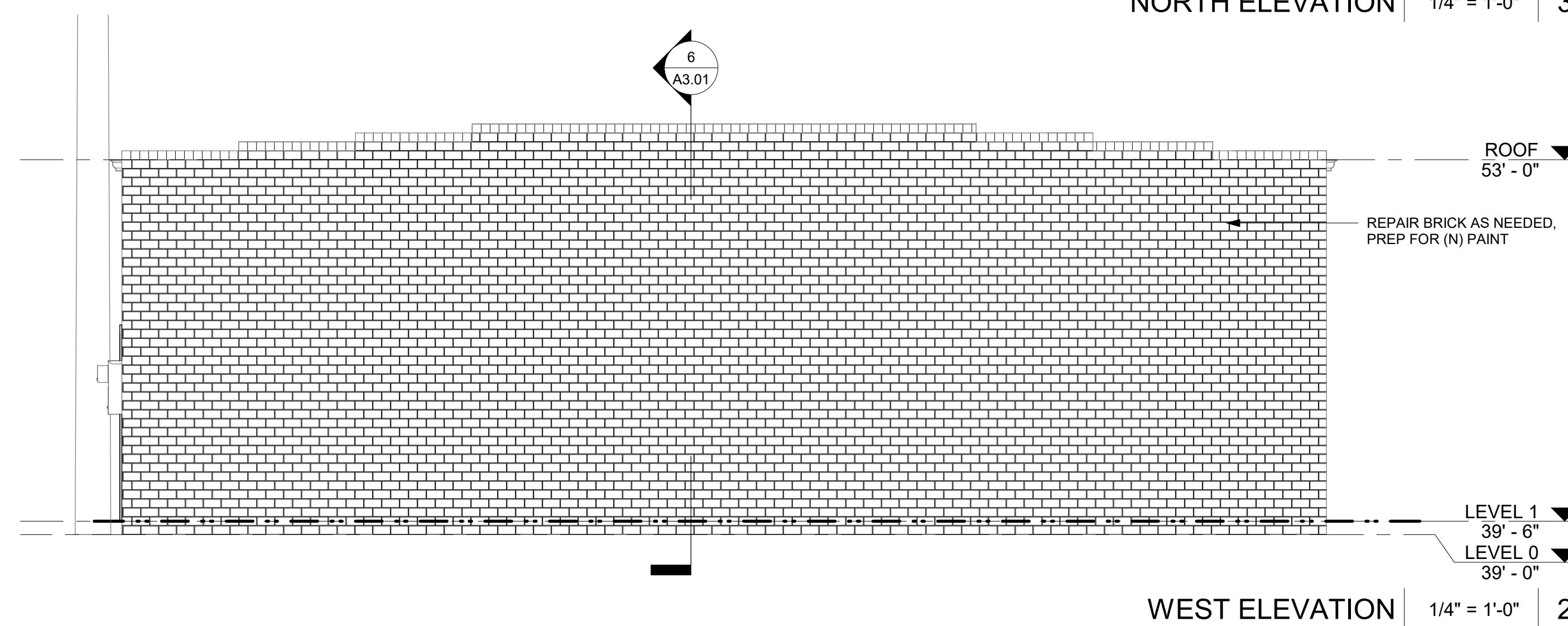
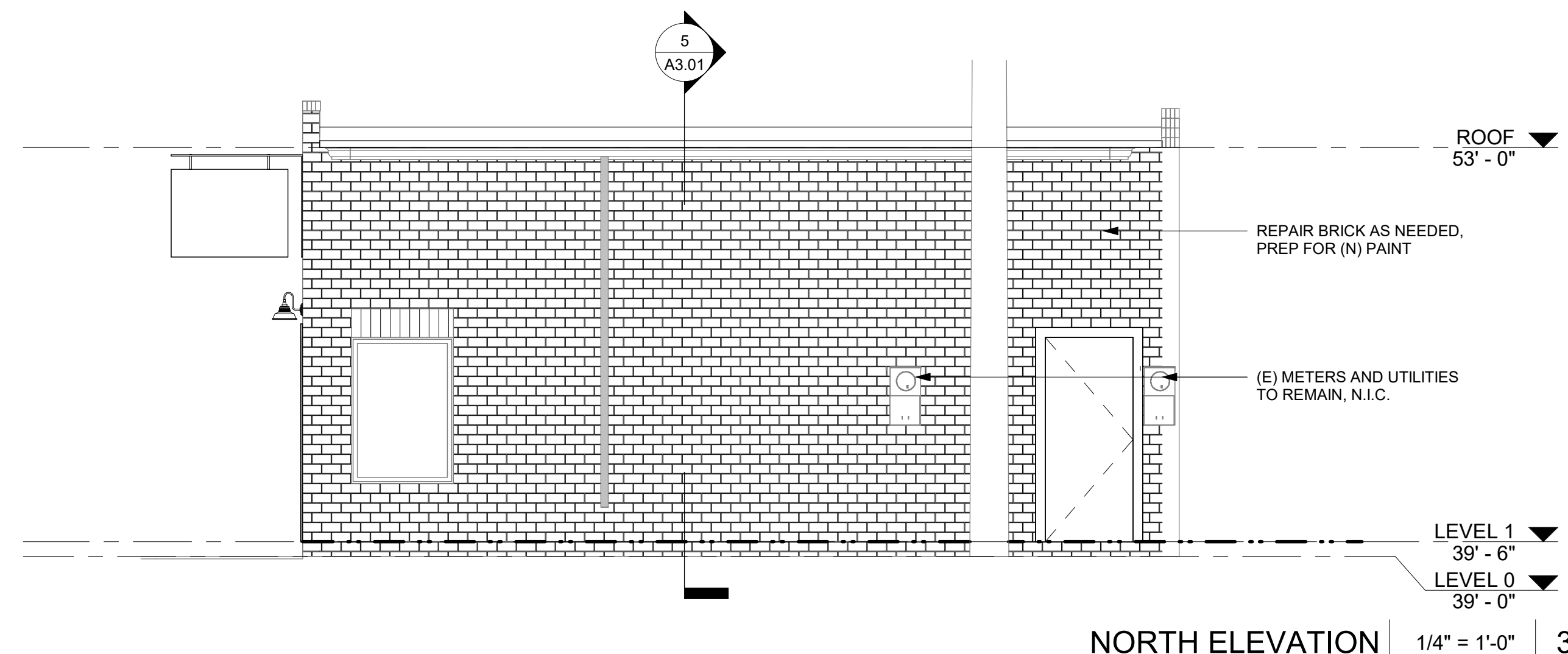
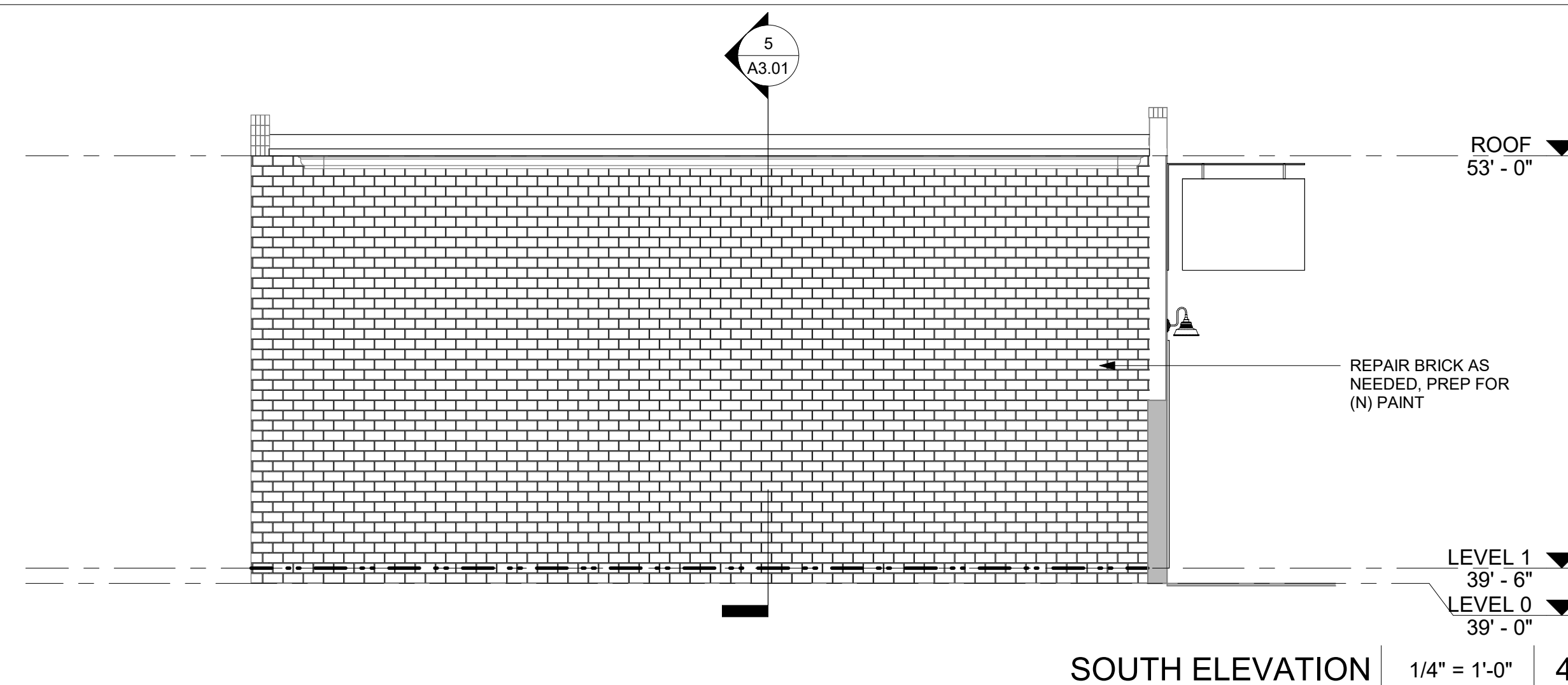


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EXTERIOR ELEVATIONS & SECTIONS

A3.01





A cross-sectional diagram of a roof assembly. The diagram shows a series of horizontal layers. At the bottom are two horizontal lines representing joists. Above the joists is a layer of insulation with a wavy, cellular pattern. Above the insulation is a layer of sheathing. Above the sheathing is a thin, dark layer representing a vapor barrier. Above the vapor barrier is a layer of roofing material with a textured, granular surface. The top of the roofing material is indicated by a dashed line. Arrows point from text labels on the right to each of these layers.

- 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

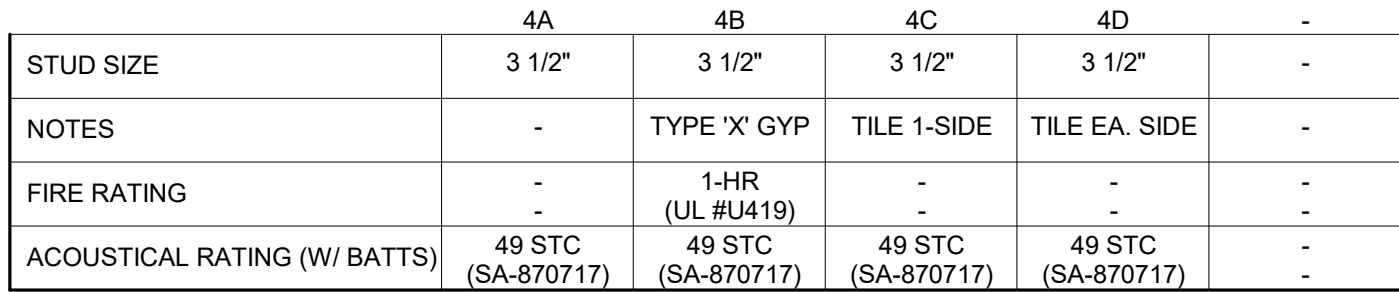
NEW ROOF TO MEET AVG. R-30



4



- 4W



- | | | |
|--------------------------------------|------------|----|
| TYPE 4 - 2X4 STUD WALL W/ INSULATION | 1" = 1'-0" | 1' |
|--------------------------------------|------------|----|

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
July 19, 2024
Building Review
Approved: YSkelton

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

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
July 15, 2024
Electrical Review
Approved: MBignault

CITY OF SAVANNAH
DEVELOPMENT
SERVICES

PLAN
APPROVED
11/01/2024

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

• 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.