

Sandersville Cottages

Project Overview: 14 Cottages:

Presented by: Mike Ware, Owner
Deep South Construction



Project Overview



The **DS cottages**, located at the intersection of Warthen St and North Ave, aims to provide a modern living space in a vibrant community. With **14 thoughtfully designed cottages**, Deep South Construction focuses on quality and accessibility for future residents.



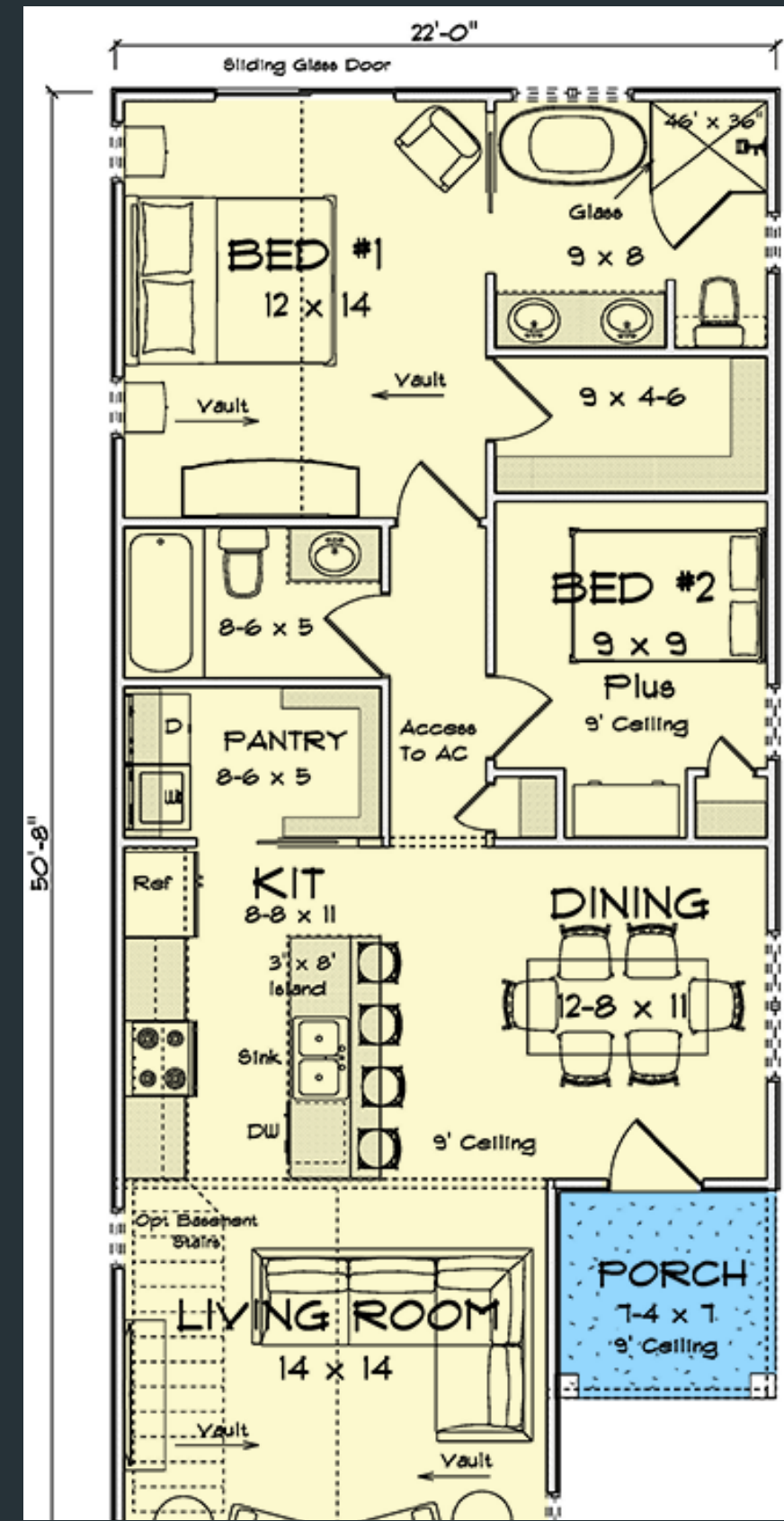
Cottage Plans

Plan 525

Total 1,011 SQ FT

DEEP SOUTH

2 Bed
2 Baths
1 Story



Cottage Plans

Plan 112

Total 1,018 SQ FT

DEEP SOUTH

2 Bed
2 Baths
1 Story
1 Car Garage



Cottage Plans

Plan 112

DEEP SOUTH



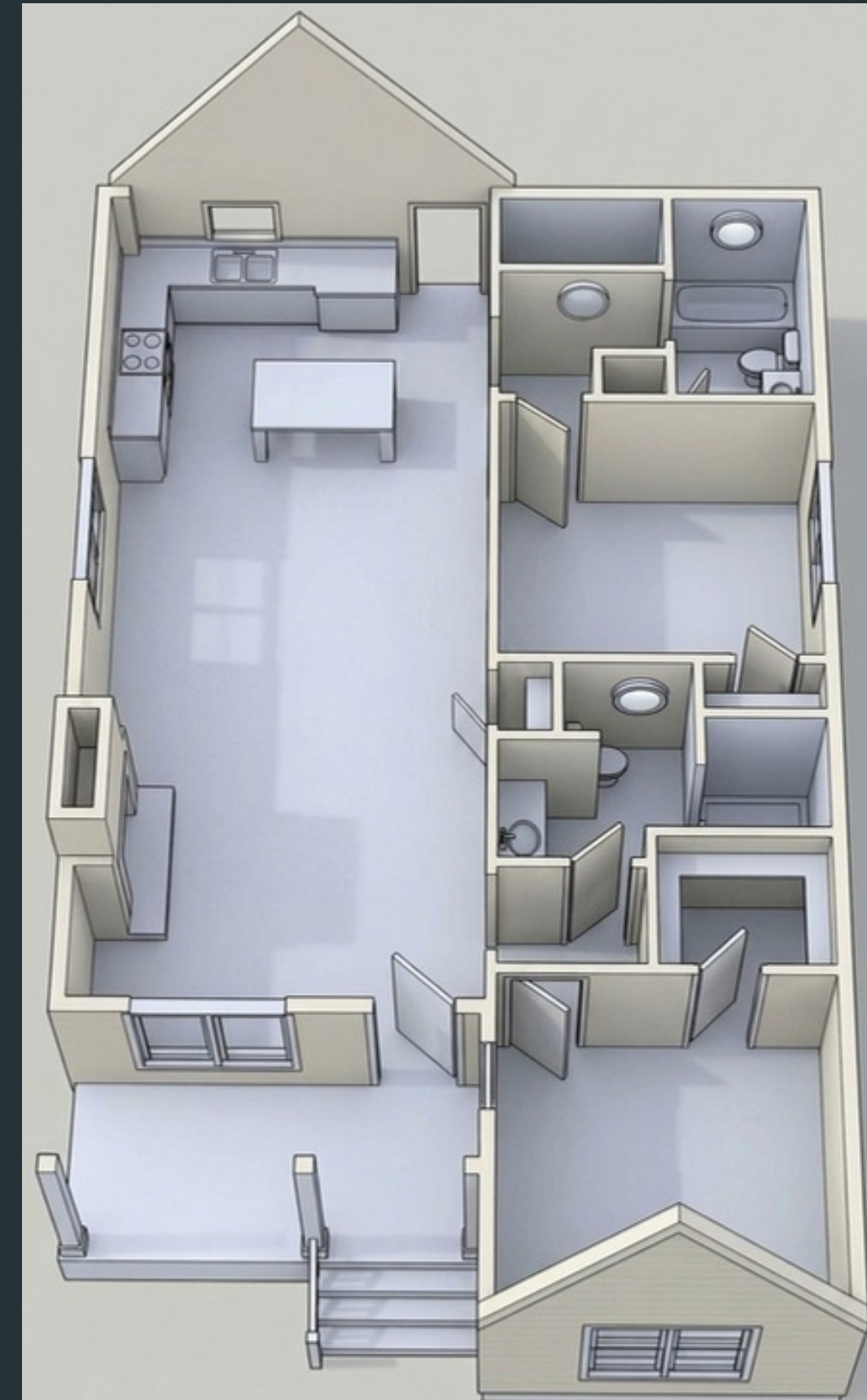
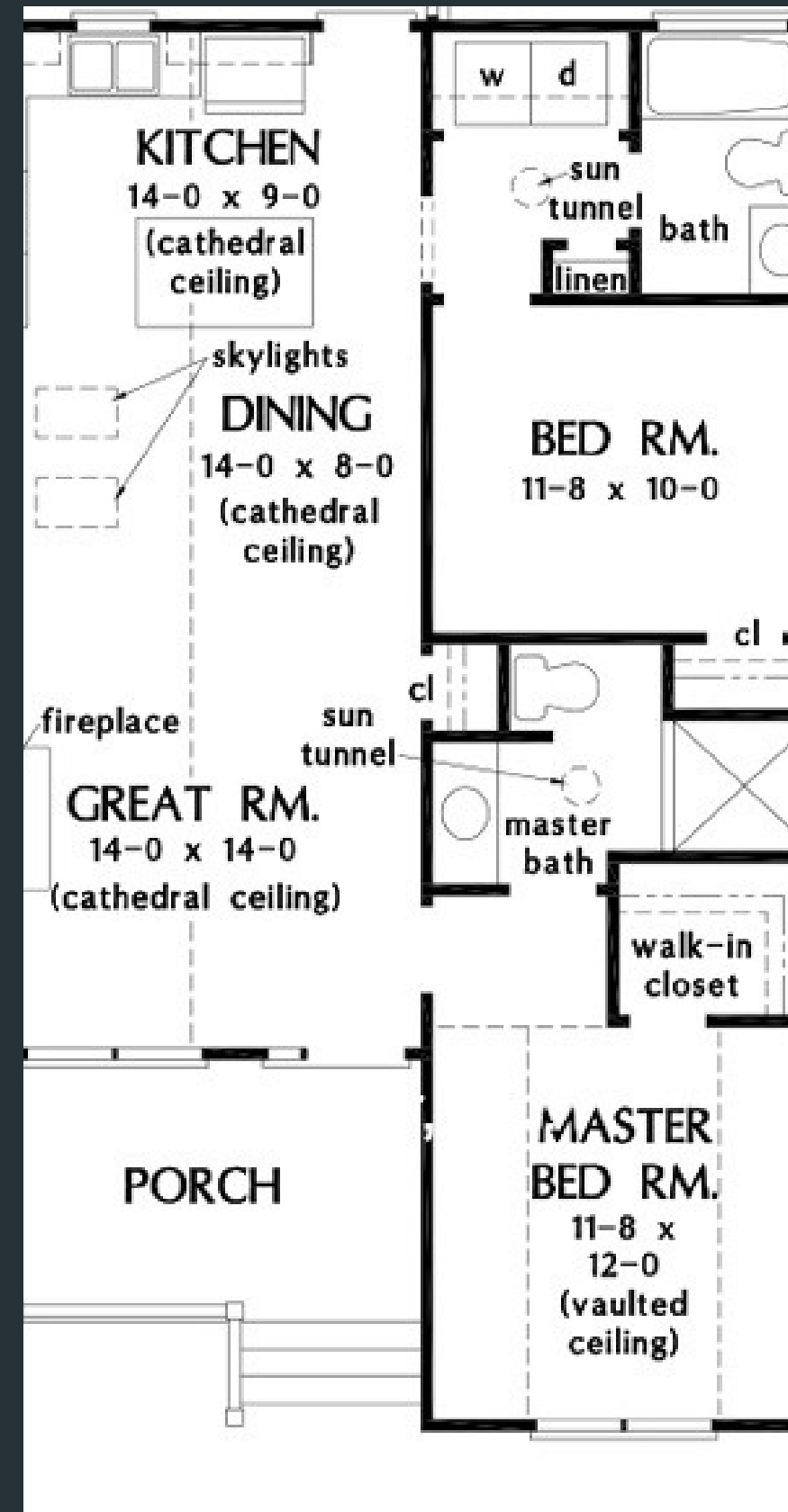
Cottage Plans

Plan 929

Total 984 SQ FT

DEEP SOUTH

2 Bed
2 Baths
1 Story



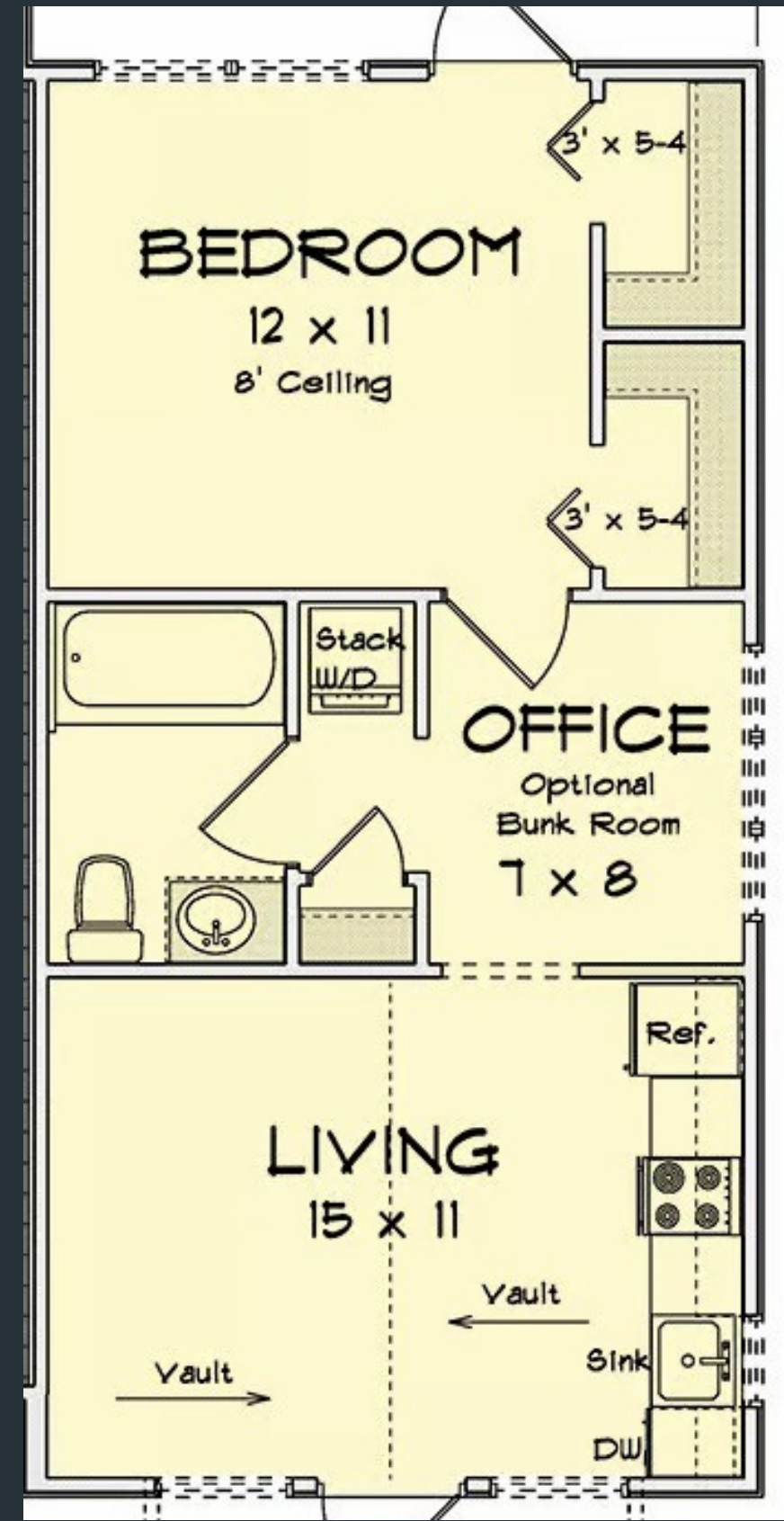
Cottage Plans

Plan 524

Total 992 SQ FT

DEEP SOUTH

1 Bed
1 Baths
1 Story



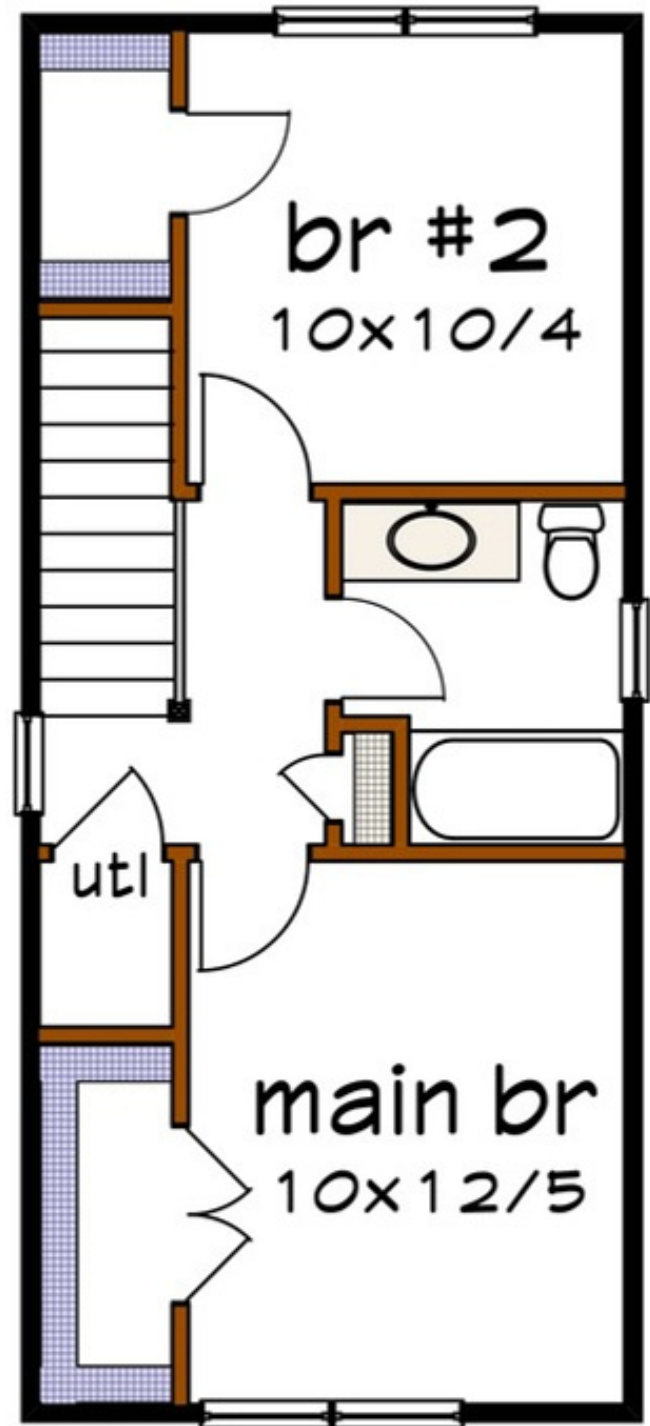
Cottage Plans

Plan 79

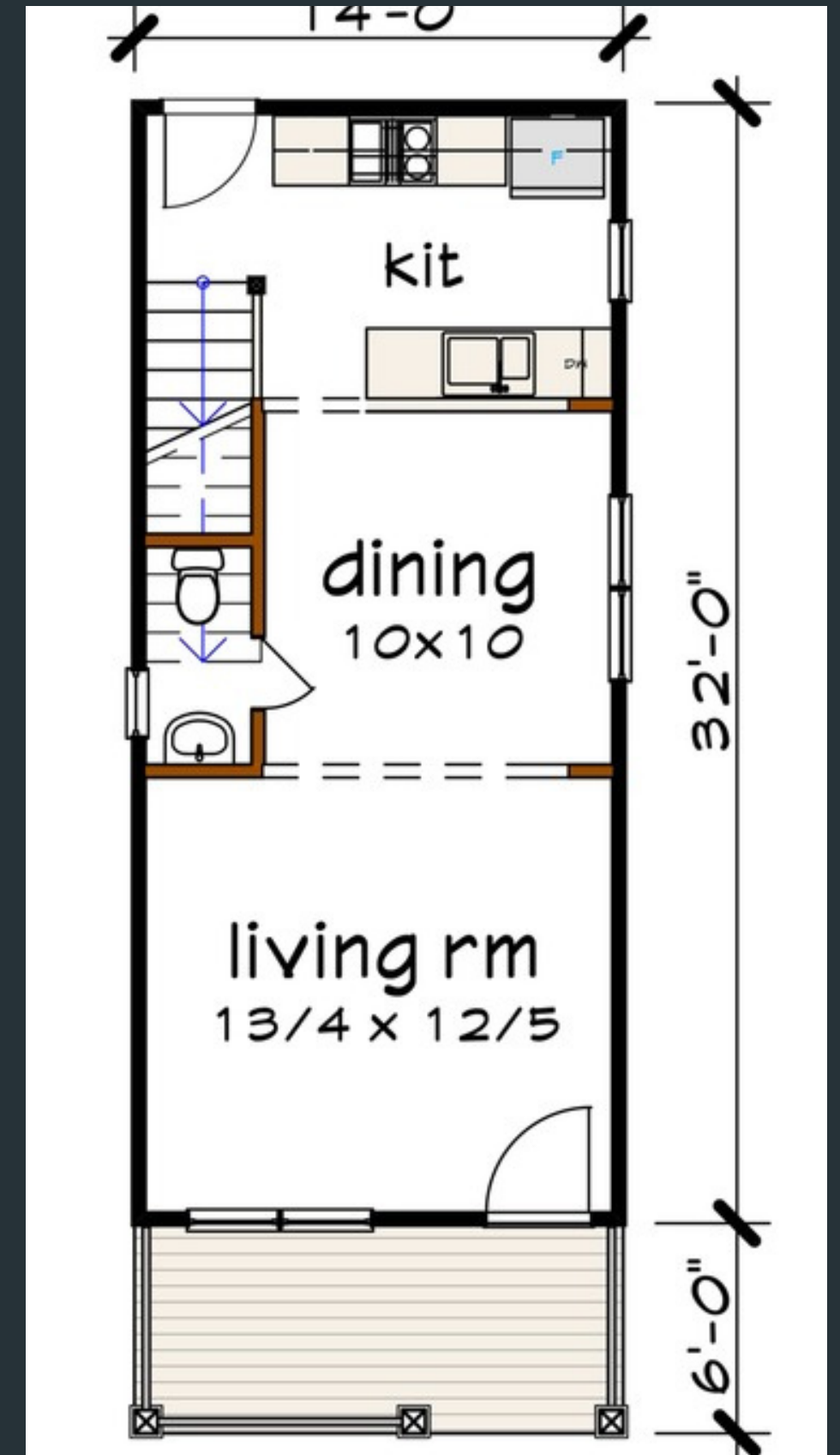
Total 868 SQ FT



2 Bed
1.5 Baths
2 Story



Floor 2 plan



Duplex



The **DS Duplex**, located at the intersection of Warthen St and North Ave, aims to provide a modern living space in a vibrant community. With 9 **thoughtfully designed Duplex 18 Homes**, Deep South Construction focuses on quality and accessibility for future residents.

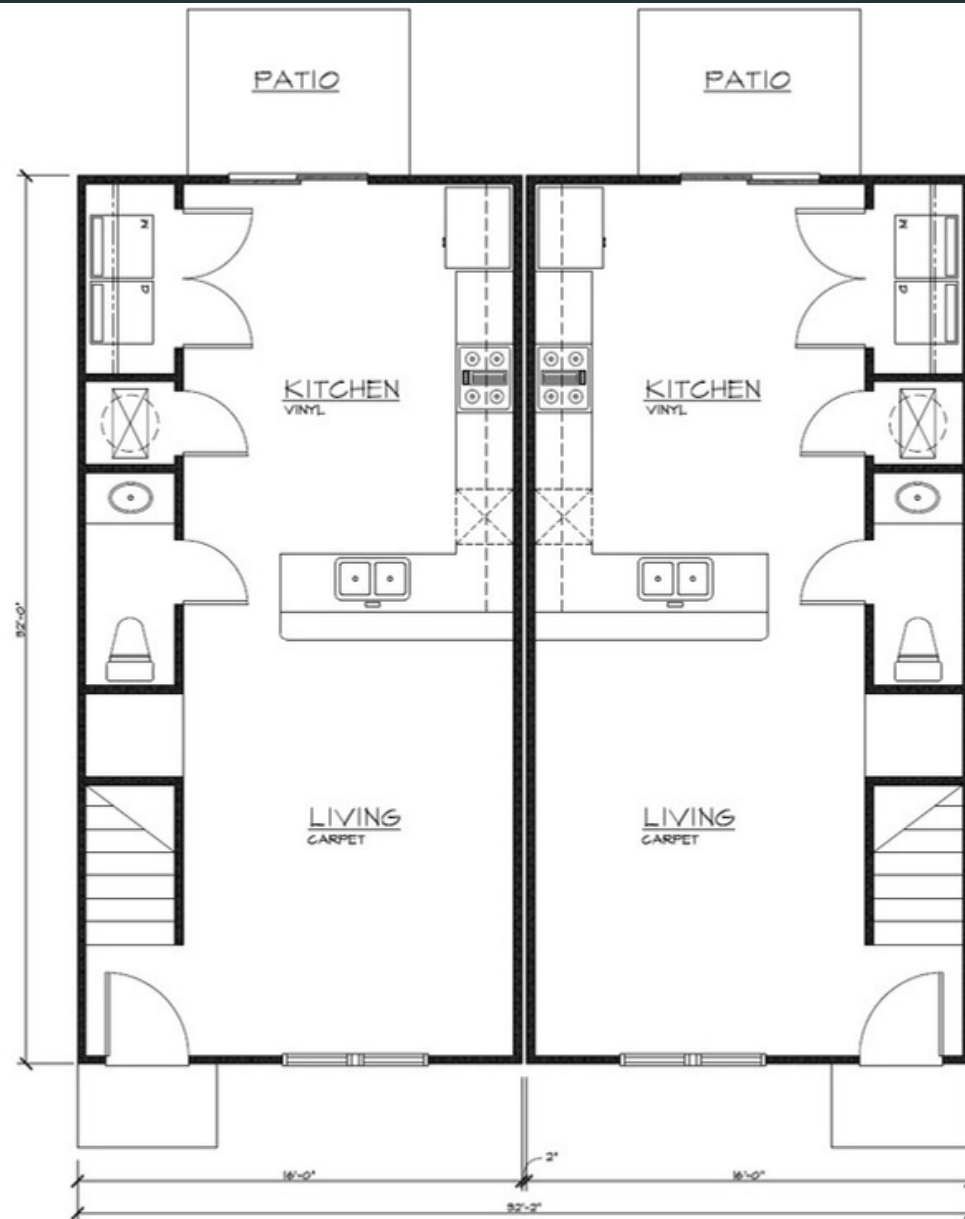


Cottage Plans

Duplex

Total 1065 SQ FT

2 Bed
1.5 Baths
2 Story



FIRST FLOOR BUILDING PLAN

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



SECOND FLOOR BUILDING PLAN

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

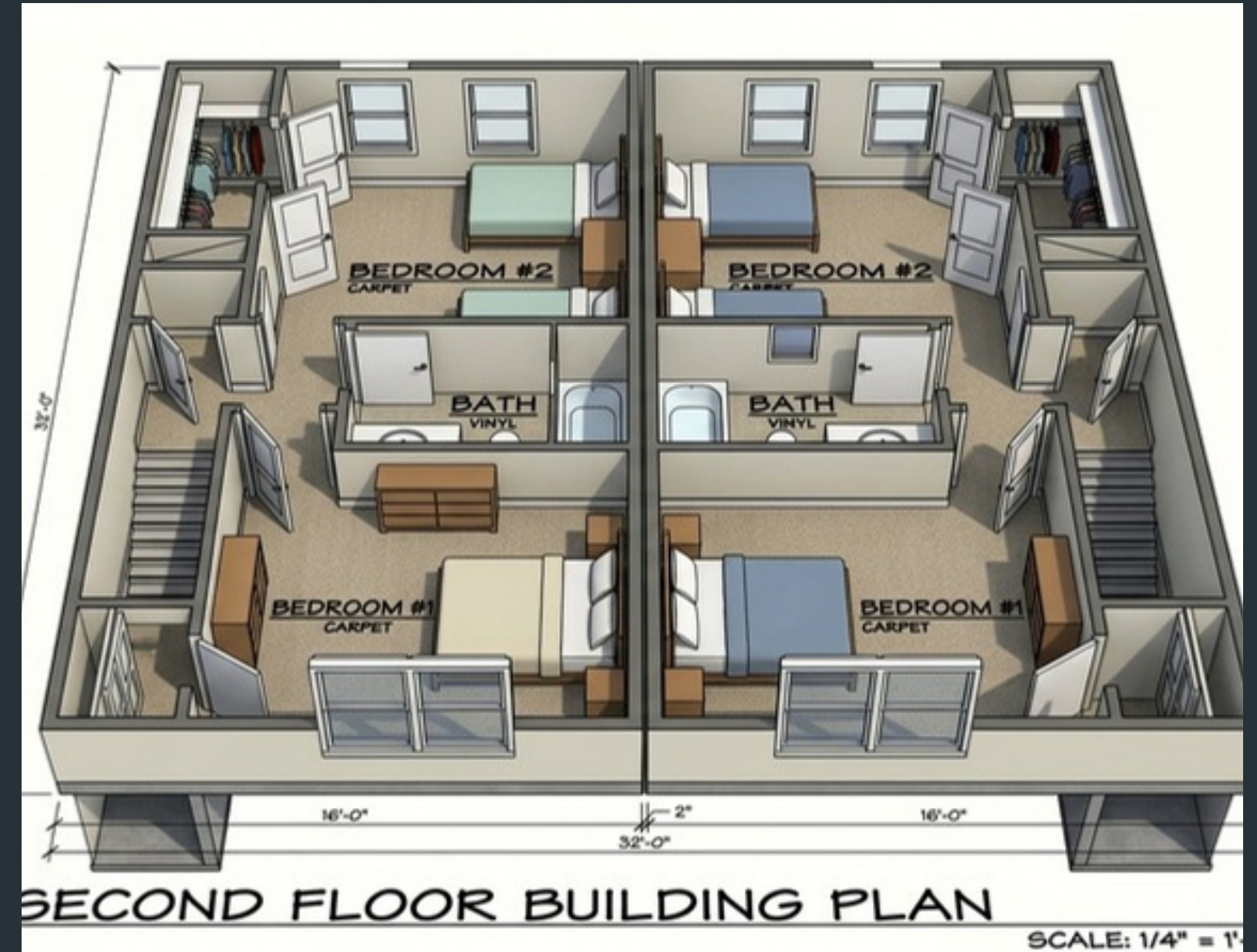


Cottage Plans

Plan 79



Bedroom



Kitchen

Amenities will include:

Concrete Slab foundation

Trust or stick built roof and walls

Standard insulation

Vinyl siding

Asphalt shingles

Parking pads and sidewalk to house from pad

Sod front yards

Small flower beds

Vinyl windows

6' wood fence as divider between houses

approximately 16' long



Continue...

Amenities will include:

Stoops on rear of house
Standard drywall finish
LVP and carpet finish
Fiber glass Tub shower combo
Standard cabinets
Formica or granite countertops
Standard electrical plumbing fixtures
House will be built to be ADA accessible from front door if needed in the future

Appliances
Oven/Stove
Dishwasher
Microwave

MODERN KITCHEN INSTALLATION & APPLIANCES



Project Timeline



Start

Construction **begins** September 1st

Completion

Final inspections and **project handover** occur.
Feb 28th 2026

Move in Ready
December 1st 2026





DEEP SOUTH
CONSTRUCTION SERVICES



Sandersville's Development.

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