

ARCHITECTURAL SITE PLAN NOTES

GENERAL PROJECT INFORMATION

NAME OF PROJECT:	T.B.D. (MIXED-USE DEVELOPMENT)
OWNER/AGENT:	T.B.D.
PROJECT DESCRIPTION:	3-4 STORY MIXED USE DEVELOPMENT (COMMERCIAL FIRST FLOOR AND RESIDENTIAL UPPER FLOORS) W/ INTEGRATED PARKING STRUCTURE.
AUTHORITY HAVING JURISDICTION:	CITY OF SAVANNAH, GA
PROPERTY ADDRESS:	810 E. BROAD STREET, 613 E. GWINNETT STREET, 615 E. GWINNETT STREET, 619 E. GWINNETT STREET, 621 E. GWINNETT STREET, 623 E. GWINNETT STREET, (UNIDENTIFIED ADDRESS AT E. BROAD STREET AND E. BOLTON STREET), 610 E. BOLTON STREET, AND 614 E. BOLTON STREET
PROPERTY PIN #:	20043 07020, 20043 07013, 20043 07015, 20043 07019, 20043 07018, 20043 07001, 20043 07006, 20043 07005, 20043 07004
ZONING:	TC-2 (TRADITIONAL COMMERCIAL 2) - NO OVERLAY DISTRICT
PROPOSED USE:	MIXED USE (COMMERCIAL SUITES ON FIRST FLOOR AND APARTMENTS ON UPPER FLOORS)
CONSTRUCTION TYPE:	T.B.D.
BUILDING AREA:	T.B.D. (REFER TO SITE PLAN FOR BUILDING FOOTPRINTS)
BUILDING HEIGHT:	45'-0"
STORIES:	3-4 STORIES (REFER TO SITE PLAN FOR EXTENTS)

ZONING INFORMATION (REF. CITY OF SAVANNAH ZONING ORDINANCE)

ZONING:	TC-2 (TRADITIONAL COMMERCIAL 2) - NO OVERLAY DISTRICT
PROPOSED/PERMITTED USES: (SEC. 9.13.3)	MIXED USE (COMMERCIAL SUITES ON FIRST FLOOR AND APARTMENTS ON UPPER FLOORS)
DEVELOPMENT STANDARDS: (SEC. 9.13.9)	LOT DIMENSIONS (APARTMENTS) LOT AREA PER UNIT: 435SF LOT AREA: APPROX. 54,600SF (125 UNITS ALLOWED) UNITS PROVIDED: APPROX. 104 LOT WIDTH: 30'-0" BUILDING REQUIREMENTS (TC-2) BUILDING COVERAGE (MAX): N/A BUILDING FRONTAGE (MIN): 70% BUILDING FOOTPRINT (MAX): 10,000SF BUILDING SETBACKS (NO CONTRIBUTING STRUCTURES) FRONT YARD (MAX): 5'-0" SIDE YARD - INTERIOR (MIN): 10'-0" SIDE YARD - CORNER (MAX): 5'-0" REAR YARD (MIN): 10'-0" BUILDING STORIES / HEIGHT STORIES (MAX): 3 STORIES HEIGHT (MAX): 45'-0" OFF-STREET PARKING AND LOADING: (TABLE 9.3.4, SEC. 9.3-1, SEC. 9.3.9) (COMMERCIAL): BASED ON ASSUMED TENANT USAGE RETAIL: 1 PER 200SF / 1% OF VEHICLE PARKING (6640SF) / 27 / 2 SPACES RESTAURANT: 1 PER 100SF / 5% OF VEHICLE PARKING (2240SF) / 23 / 2 SPACES VEHICLE PARKING REDUCTIONS (VEHICLE / BICYCLE) SPACE REQUIREMENTS PER TABLE 9.3-1: 154 / 15 SPACES BICYCLE CREDIT: 5% MAX REDUCTION (1 SPACE REDUCTION PER EVERY 3 BICYCLE SPACES ABOVE MIN REQUIREMENT) MOTORCYCLE AND MOPED CREDIT: 15% MAX REDUCTION (1 SPACE REDUCTION PER EVERY 2 MOTORCYCLE/MOPED SPACES ABOVE MIN REQUIREMENT) OFF-STREET LOADING REQUIREMENTS (RESTAURANT) < 20,000SF = 1 SPACE MIN OFF-STREET SPACES REQUIRED 122 (VEHICLE) 48 (MOTORCYCLE/MOPED) 39 (BICYCLE) 1 (LOADING SPACE) MECHANICAL EQUIPMENT ALL MECHANICAL EQUIPMENT NOT SCREENED BY AN INTERVENING BUILDING AND INSTALLED AFTER THE EFFECTIVE DATE OF THIS ORDINANCE, SHALL BE POSITIONED, SCREENED, OR BOTH SO THAT THE MECHANICAL EQUIPMENT IS NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY, COMMON AREAS, ADJACENT PROPERTY OR PROPERTY LINE ON THE FAR SIDE OF AN ADJACENT PUBLIC STREET RIGHT-OF-WAY. SCREENING ENCLOSURES SHALL BE THE SAME AS OR COMPATIBLE WITH THE PRINCIPAL BUILDING, IN TERMS OF COLOR, TEXTURE, QUALITY, AND MATERIAL, AND MAY INCLUDE METAL SCREENING OR LOUVERS PAINTED TO BLEND IN WITH THE PRINCIPAL BUILDING. THE SCREENING SHALL FORM A CONTINUOUS ENCLOSURE AROUND THE MECHANICAL EQUIPMENT AT LEAST ONE (1) FOOT TALLER THAN THE TALLEST EQUIPMENT ENCLOSED. WALL OR GROUND MOUNTED EQUIPMENT SCREENING MAY USE PLANTINGS TO MEET THE SCREENING REQUIREMENTS.

GROSS BUILDING SQUARE FOOTAGE

LEVEL	COMMERCIAL	RESIDENTIAL	AMENITY	SERVICES	PARKING	TOTAL
BELOW GRADE	-	-	-	-	13,932*	13,932
LEVEL 1	5,650	13,570	3,255	3,687	13,932	40,094
LEVEL 2	-	22,086	-	4,077	13,932	40,094
LEVEL 3	-	22,086	-	4,077	13,932	40,094
LEVEL 4	-	14,891	-	3,540	13,932	32,363
TOTAL (ABV GRD)	5,650	72,633	-	15,380	13,932	152,646
GRAND TOTAL	5,650	72,633	3,255	15,380	69,660	166,578
% OF TOTAL	3.39%	43.60%	1.95%	9.23%	41.82%	100%

* AREA NOT INCLUDED IN FAR CALCULATIONS

COMMERCIAL UNIT COUNT

UNIT	BLDG A1	BLDG A2	BLDG A3	BLDG B1	BLDG B2	TOTAL	% OF TOTAL
500-800 SF	2	-	-	-	2	2	50.0%
800 -1,200 SF	-	-	-	-	-	-	0.0%
>1,200 SF	2	-	-	-	2	2	50.0%
TOTAL	4	-	-	-	4	4	100%

RESIDENTIAL UNIT COUNT

UNIT	BLDG A1	BLDG A2	BLDG A3	BLDG B1	BLDG B2	TOTAL	% OF TOTAL
STUDIO	-	-	-	-	-	-	0.0%
1-BED	13	27	26	11	3	80	76.8%
2-BED	7	3	7	3	3	23	22.1%
3-BED	-	-	-	-	1	1	0.1%
TOTAL	20	30	33	14	7	104	100%

PARKING COUNT

PARKING	GARAGE	STREET	TOTAL
VEHICLE	130	4	134
BKE	-	-	-
MOPED	200	4	204

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PRELIMINARY ARCHITECTURAL SITE PLAN

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PROJECT NUMBER

ISSUE DATE

7/17/2024

DUE DILIGENCE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING NUMBER

1-A

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OFF-STREET PARKING AND LOADING: (TABLE 9.3.4, SEC. 9.3-1, SEC. 9.3-9)	OFF-STREET PARKING REQUIREMENTS (VEHICLE / BICYCLE) (APARTMENTS): 1 PER UNIT / 1 PER 10 UNITS 104 UNITS: 104 / 11 SPACES (COMMERCIAL): BASED ON ASSUMED TENANT USAGE RETAIL: 1 PER 200SF / 1% OF VEHICLE PARKING (6640SF) / 27 / 2 SPACES RESTAURANT: 1 PER 100SF / 5% OF VEHICLE PARKING (2240SF) / 23 / 2 SPACES VEHICLE PARKING REDUCTIONS (VEHICLE / BICYCLE) SPACE REQUIREMENTS PER TABLE 9.3-1: 154 / 15 SPACES BICYCLE CREDIT: 5% MAX REDUCTION (1 SPACE REDUCTION PER EVERY 3 BICYCLE SPACES ABOVE MIN REQUIREMENT) MOTORCYCLE AND MOPED CREDIT: 15% MAX REDUCTION (1 SPACE REDUCTION PER EVERY 2 MOTORCYCLE/MOPED SPACES ABOVE MIN REQUIREMENT) OFF-STREET LOADING REQUIREMENTS (RESTAURANT) < 20,000SF = 1 SPACE MIN OFF-STREET SPACES REQUIRED 122 (VEHICLE) 48 (MOTORCYCLE/MOPED) 39 (BICYCLE) 1 (LOADING SPACE)
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PRELIMINARY ARCHITECTURAL SITE PLAN Copy 1

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GENERAL ARCHITECTURAL REFERENCE IMAGES

- 3-4 STORY GABLED (MORE RESIDENTIAL FEELING) FORMS
- MIXTURE OF MATERIALS TO REFLECT THE SURROUNDING ARCHITECTURAL CONTEXT AND BUILDING TRADITIONS
- PASSIVE ENVIRONMENTAL DESIGN



PEDESTRIAN-FOCUSED ALLEY / RIGHT-OF-WAY IMPROVEMENTS REFERENCE IMAGES

- COMMERCIAL SPACE SPILLOVER
- FULLY-LANDSCAPED AND WELL-LIT
- INTEGRATED BICYCLE AND MOPED PARKING



PARKING GARAGE SCREENING REFERENCE IMAGES

- NATURAL SCREENING ELEMENTS
- OPTION FOR PRINTED PERFORATED METAL SCREENING (ART OR LANDSCAPE/NATURAL PHOTO)



COURTYARD REFERENCE IMAGES

- FULLY LANDSCAPED
- PERVIOUS PAVERS AND INTEGRATE WATER RETENTION
- BUILT-IN SEATING AND AMENITY ELEMENTS

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INSPIRATION / CASE STUDY IMAGES

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