

19-21 EAST RIVER STREET

HDBR REVIEW SET 10/20/11



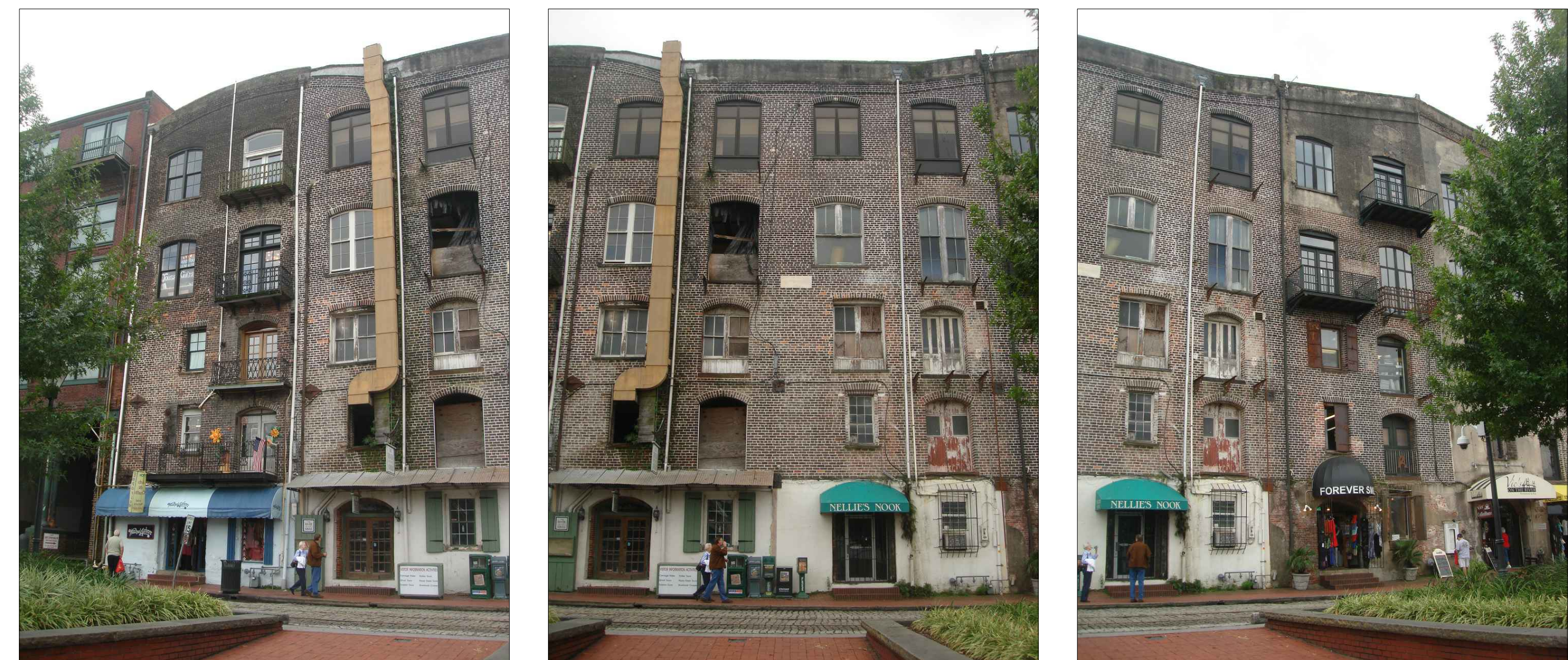
PROJECT NARRATIVE

THE PROJECT IS LOCATED AT 19 & 21 EAST RIVER STREET. 19 EAST RIVER STREET IS THE FORMER LOCATION OF THE RIVER GRILL, WHICH SUFFERED AN INTERNAL FIRE SOMETIME AROUND 2004, DAMAGING SOME OF THE EXTERIOR OPENINGS. CURRENTLY, THERE ARE SEVERAL OPENINGS ON THE UPPER LEVELS OF THE FAÇADE WHICH ARE OPEN TO THE ELEMENTS. THERE ALSO CURRENTLY EXISTS AN UNSIGHTLY EXHAUST DUCT WHICH SERVED TO EXHAUST THE KITCHEN HOOD OF THE FORMER RESTAURANT.

THE PROJECT INCLUDES IN-KIND REPAIR OF THE FAÇADE, INCLUDING REPAINTING THE STREET LEVEL OF THE FAÇADE TO MATCH EXISTING. THE PROJECT INCLUDES IN-KIND REPAIR OF SOME OF THE EXISTING WINDOWS AND DOORS ON THE UPPER FLOORS, REPLACEMENT OF THE WINDOWS AND DOORS ON THE STREET LEVEL, AND REPLACEMENT OF SOME OF THE WINDOWS AND DOORS ON THE UPPER LEVELS (AS NOTED ON THE DRAWINGS). THE PROJECT INCLUDES REMOVAL OF THE EXISTING EXHAUST DUCT CURRENTLY MOUNTED TO THE FAÇADE. THE PROJECT ALSO INCLUDES REMOVAL OF THE EXISTING METAL SHED ROOF AND CANVAS AWNING AT THE STREET LEVEL ENTRANCES, AND REPLACEMENT WITH NEW CANVAS AWNINGS. THE PROJECT INCLUDES THE ADDITION OF TWO BALCONIES AT EXISTING DOOR LOCATIONS ON THE SECOND FLOOR LEVEL. SIGNAGE MODIFICATIONS WILL BE SUBMITTED SEPARATELY.

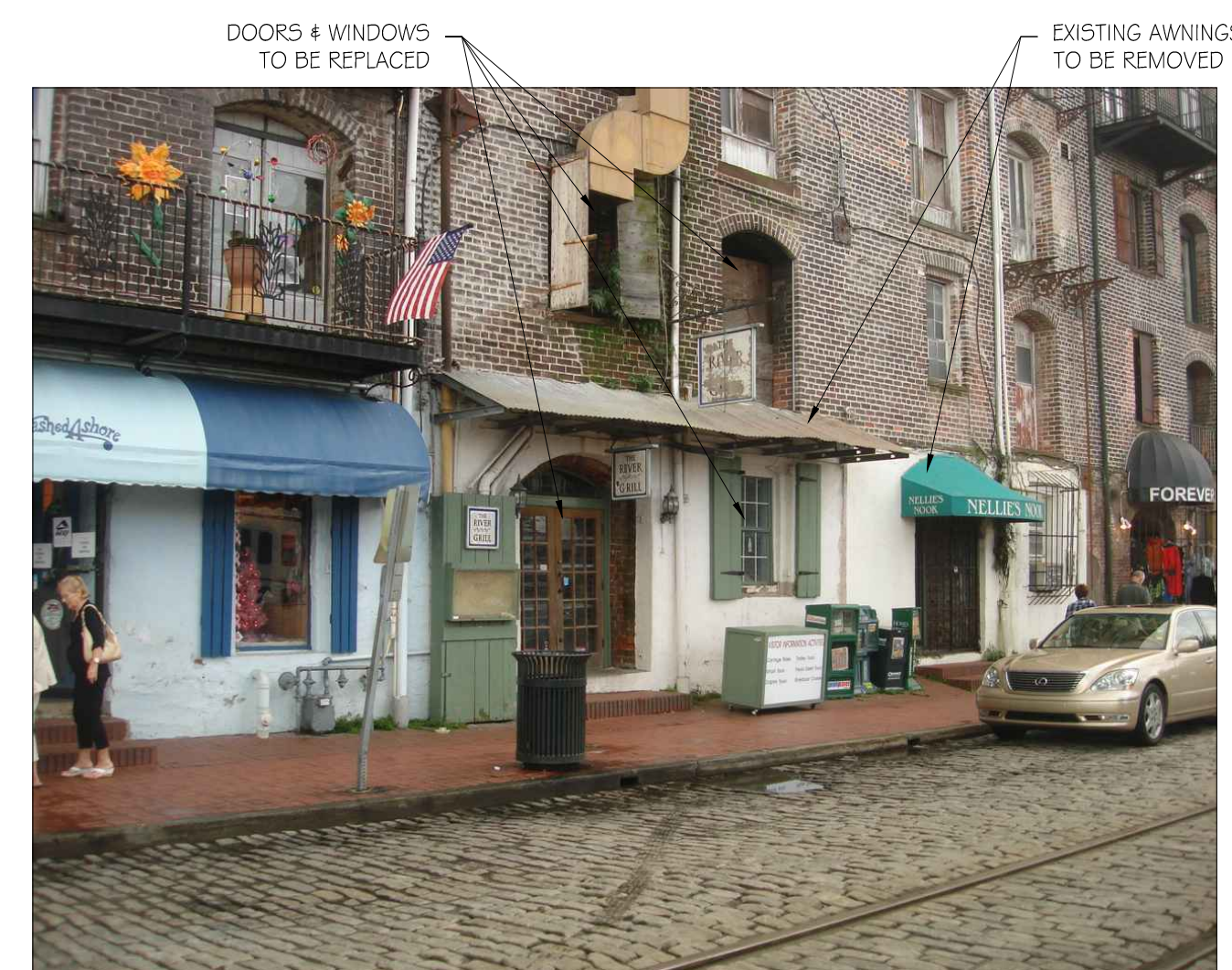
THE STREET LEVEL OF THE FAÇADE CURRENTLY INCLUDES TWO SETS OF DOUBLE DOORS WITHIN ARCHED BRICK OPENINGS. THE EXISTING ENTRANCES CURRENTLY REQUIRE ASCENDING EXTERIOR STEPS IN ORDER TO REACH THE DOORS. WE PROPOSE TO LOWER THE DOORS IN ORDER TO MAKE THE ENTRANCE HANDICAP ACCESSIBLE FROM THE STREET LEVEL, AS IS THE CURRENT EXISTING CONDITION AT MANY OF THE ADJACENT STREET LEVEL ENTRANCES. THIS MODIFICATION WILL INCLUDE PROVIDING AN INTERIOR RAMP TO MAINTAIN ACCESSIBILITY FOR THE PROJECT. THE EXISTING DOORS WILL BE REPLACED WITH SINGLE-LITE WOOD FRENCH DOORS WITH A SINGLE-LITE TRANSOM ABOVE. THE EXISTING ARCHED OPENING AND HEAD HEIGHT WILL BE MAINTAINED.

THE STREET LEVEL OF THE FAÇADE CURRENTLY INCLUDES TWO SINGLE WINDOWS. WE PROPOSE LOWERING THE SILLS OF THE WINDOWS TO MATCH THE SILL HEIGHT OF THE EXISTING ADJACENT WINDOW. THE EXISTING HEAD HEIGHTS, WHICH CURRENTLY MATCH THE HEAD HEIGHT OF THE ADJACENT WINDOW, WILL BE MAINTAINED.

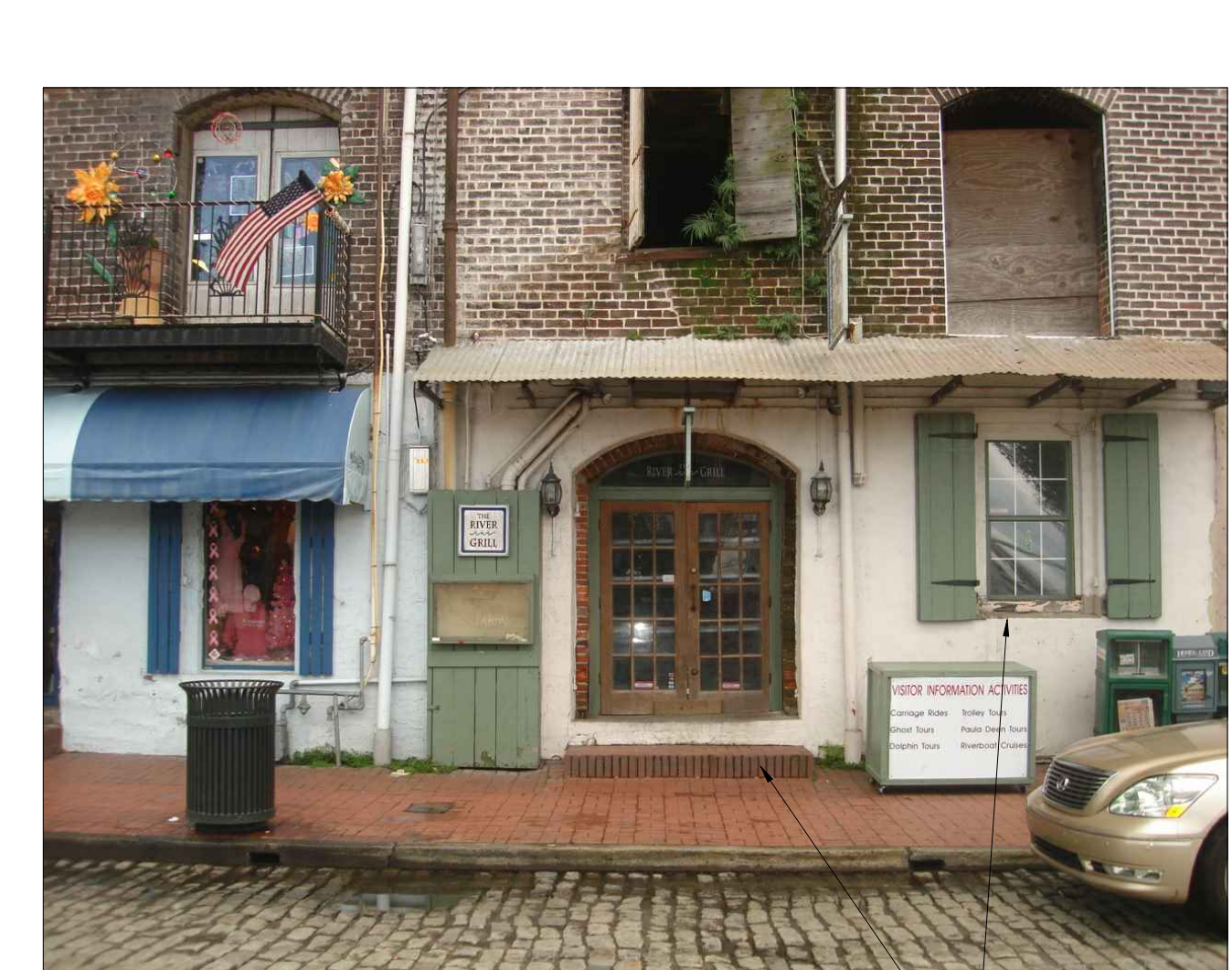


EXISTING ADJACENT FAÇADE TOWARD EAST EXISTING FAÇADE EXISTING ADJACENT FAÇADE TOWARD WEST

J10 EXISTING PHOTOS



EXISTING STREET LEVEL FAÇADE



EXISTING STREET LEVEL FAÇADE AND ADJACENT EAST PROPERTY SHOWING VARYING WINDOW SILL HEIGHTS

EXISTING SILL TO BE LOWERED TO MATCH EXISTING ADJACENT WINDOW
EXISTING STEP TO BE REMOVED



ADJACENT WEST PROPERTY SLOPED GRADE-LEVEL ENTRY AT EXISTING NEARBY ENTRANCE



ADJACENT WEST PROPERTY / STREET VIEW LOOKING EAST SLOPED GRADE-LEVEL ENTRY AT EXISTING NEARBY ENTRANCE

G1 VICINITY MAP

N.T.S.

DRAWING INDEX:

- A1 COVER SHEET & EXISTING PHOTOS
- A2 EXISTING EXTERIOR ELEVATION
- A3 PROPOSED EXTERIOR ELEVATION
- A4 DOOR & WINDOW ELEVATIONS AND FLOOR PLANS
- A5 BALCONY DETAILS

E1 DRAWING INDEX

N.T.S.

DISCIPLINE	CONTACT INFORMATION
OWNER:	TURNER FOOD AND SPIRITS BOB TURNER 112 OATLAND ISLAND ROAD SAVANNAH, GEORGIA 31410 (P) 912-898-9286 (E) JOHNROBERT.TURNER@YAHOO.COM
ARCHITECT:	DAWSON ARCHITECTS NEIL DAWSON, AIA 1020 BRYAN WOODS LOOP, SUITE 1 SAVANNAH, GEORGIA 31410 (P) 912-695-2111 (E) NDAWSON@DAWSONARCH.COM
ENGINEER:	SEBRING ENGINEERING, INC. ASHLEY SEBRING, PROJECT MANAGER 24 DRAYTON STREET, SUITE 400 SAVANNAH, GA 31401 (P) 912-234-6363

A1 PROJECT INFO

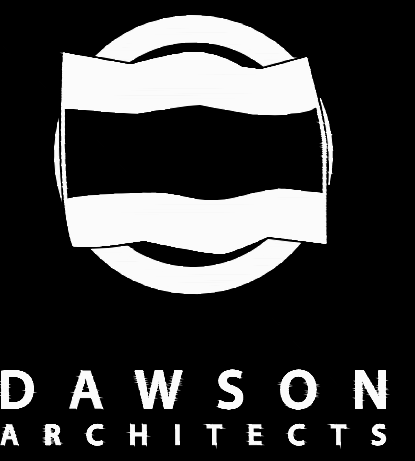
N.T.S.

A6 PROJECT NARRATIVE

N.T.S.

A10 EXISTING PHOTOS

N.T.S.



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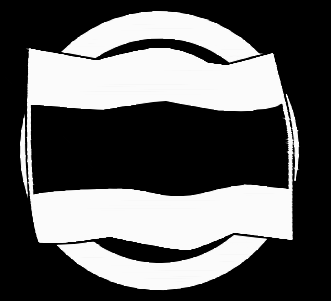
19-21 E. RIVER STREET

Turner Food and Spirts
19-21 East River Street
Savannah, Georgia 31401

COVER SHEET & EXISTING PHOTOS

PROJECT NO. 11039.00
DATE 10/20/11
DRAWN BY BKP
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A1



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Savannah, Georgia 31401

**EXISTING EXTERIOR
ELEVATION**

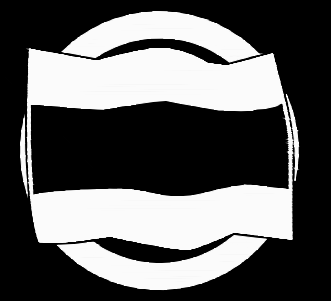
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A2



EXISTING ELEVATION

1/4" = 1'-0"



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19-21 East River Street
Savannah, Georgia 31401

**PROPOSED EXTERIOR
ELEVATION**

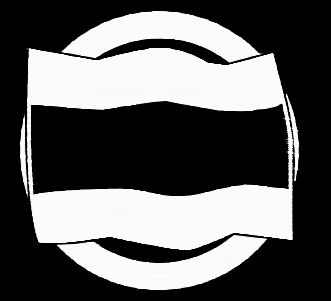
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A3



PROPOSED ELEVATION

1/4" = 1'-0"



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19-21 E. RIVER STREET

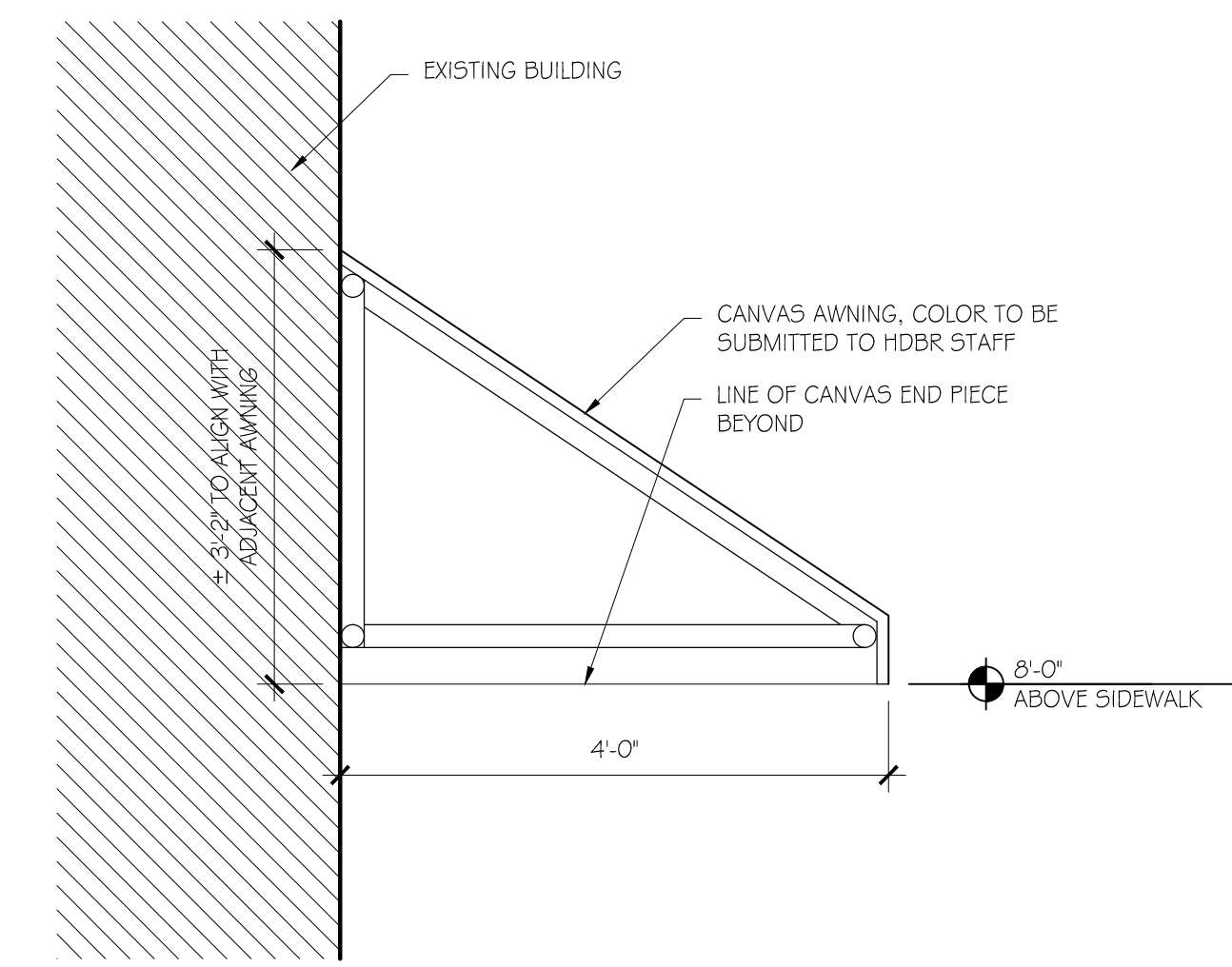
Turner Food and Spints
19-21 East River Street
Savannah, Georgia 31401

DOOR & WINDOW ELEVATIONS AND FLOOR PLANS

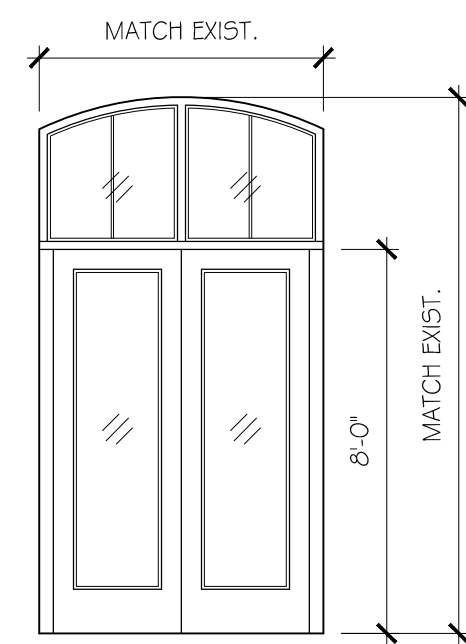
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A4

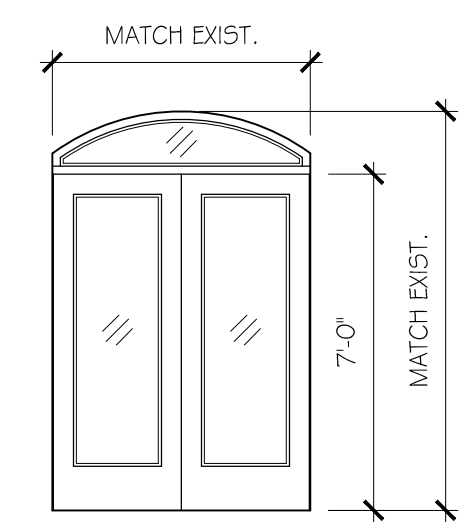
© 2011 NEIL DAWSON, ARCHITECT, P.C.



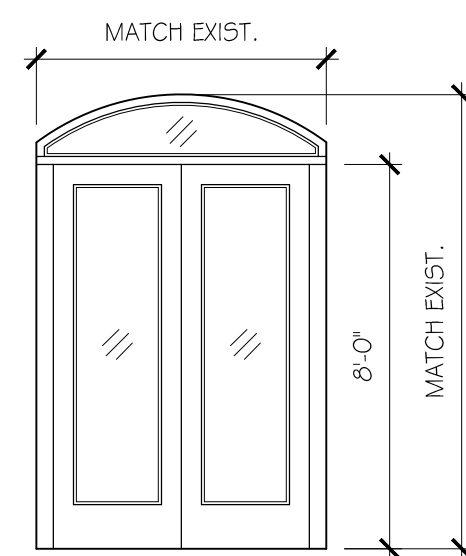
J1 AWNING SECTION DETAIL 3/4" = 1'-0"



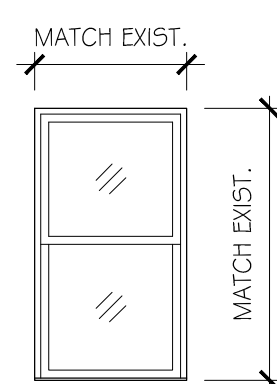
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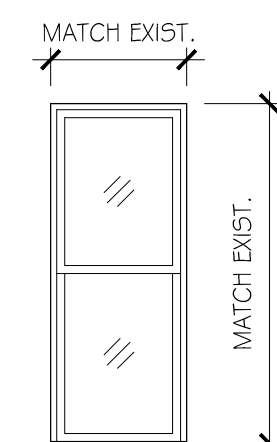
(B)



(A)



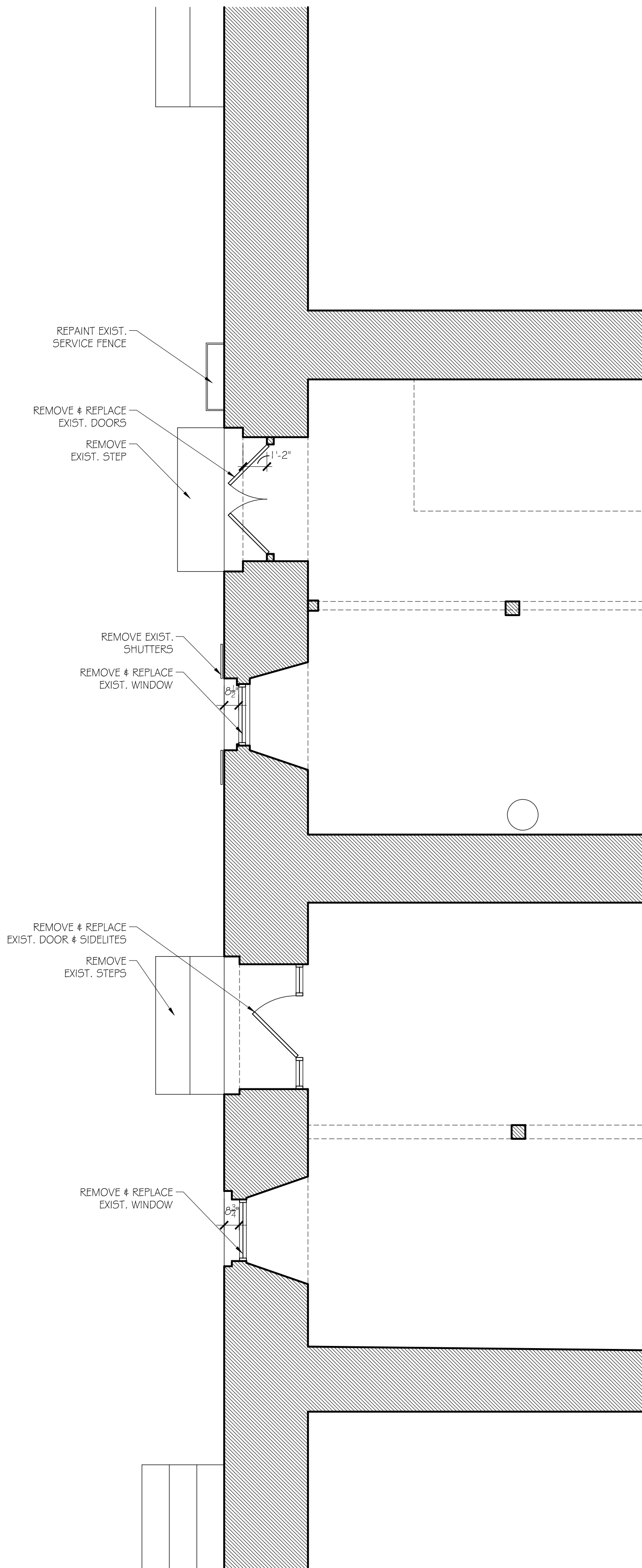
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(C)

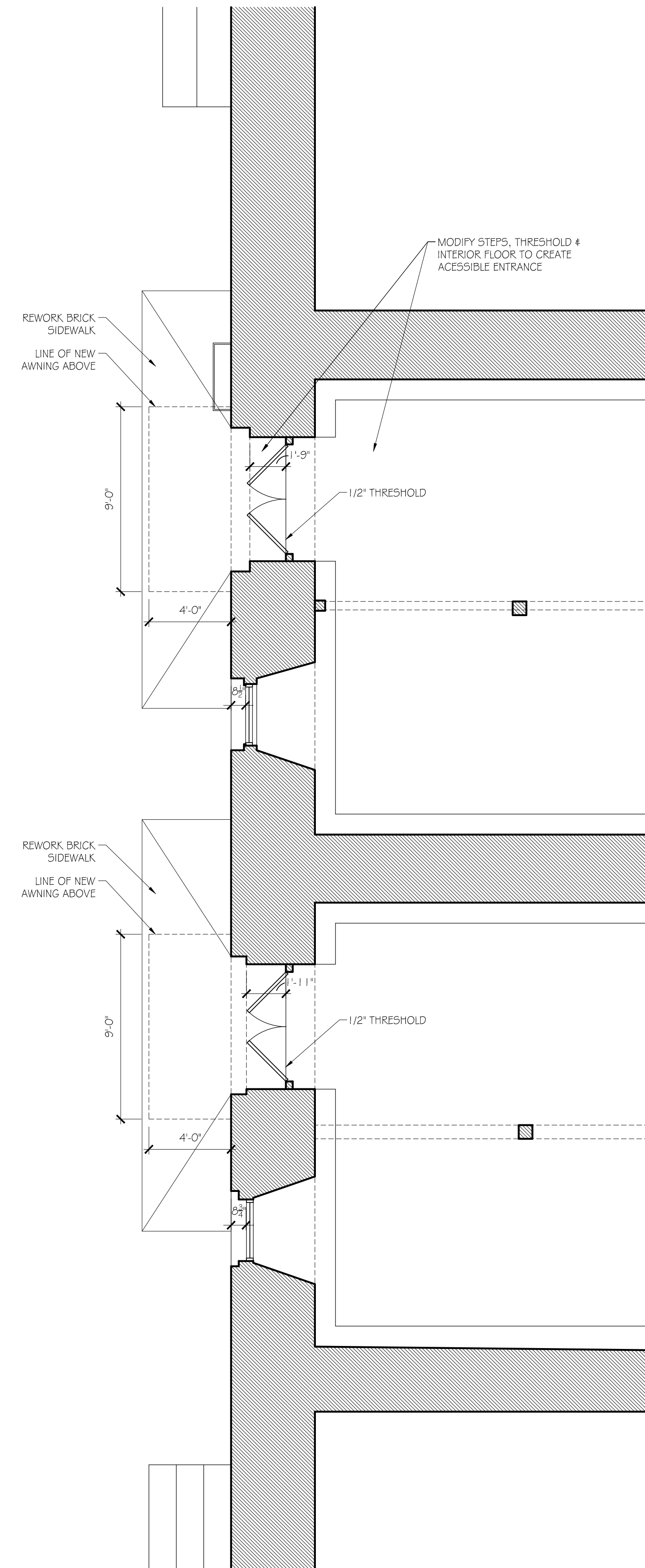
A1
A-2

RIVER STREET



A1
A-3

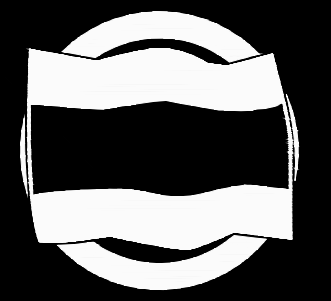
RIVER STREET



A1 DOOR & WINDOW ELEVATIONS 1/4" = 1'-0"

A7 EXISTING FLOOR PLAN 1/4" = 1'-0"

A14 PROPOSED FLOOR PLAN 1/4" = 1'-0"



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19-21 E. RIVER STREET

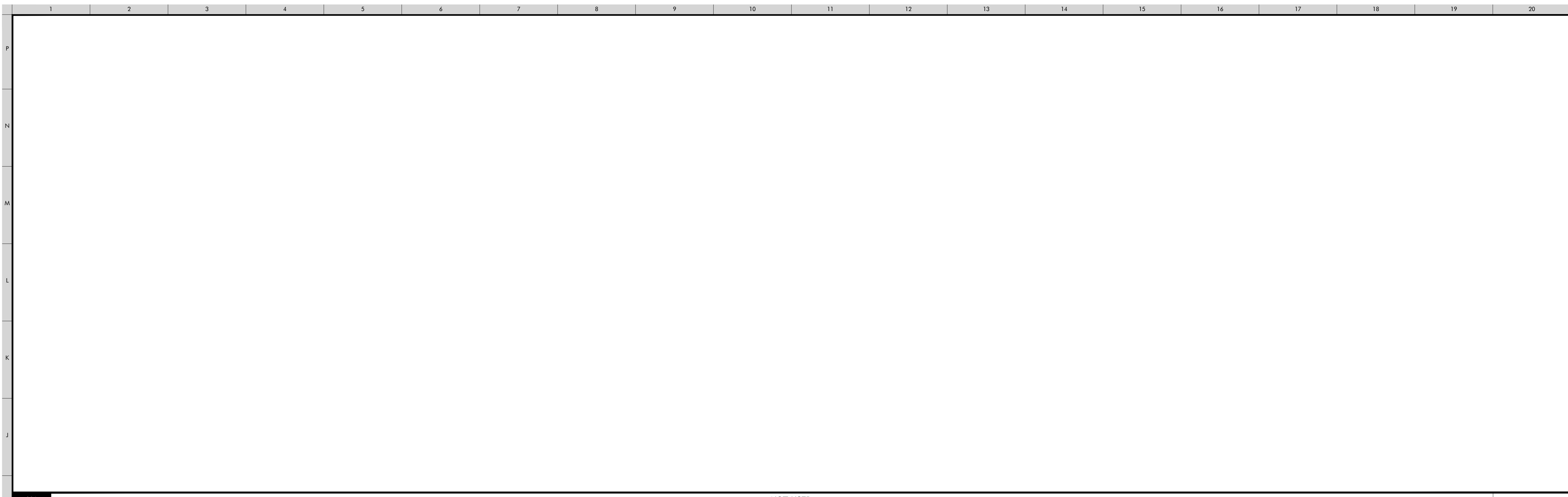
Turner Food and Spints
19-21 East River Street
Savannah, Georgia 31401

BALCONY DETAILS

PROJECT NO. 11039.00
DATE 10/20/11
DRAWN BY BKP
CHECKED BY ND

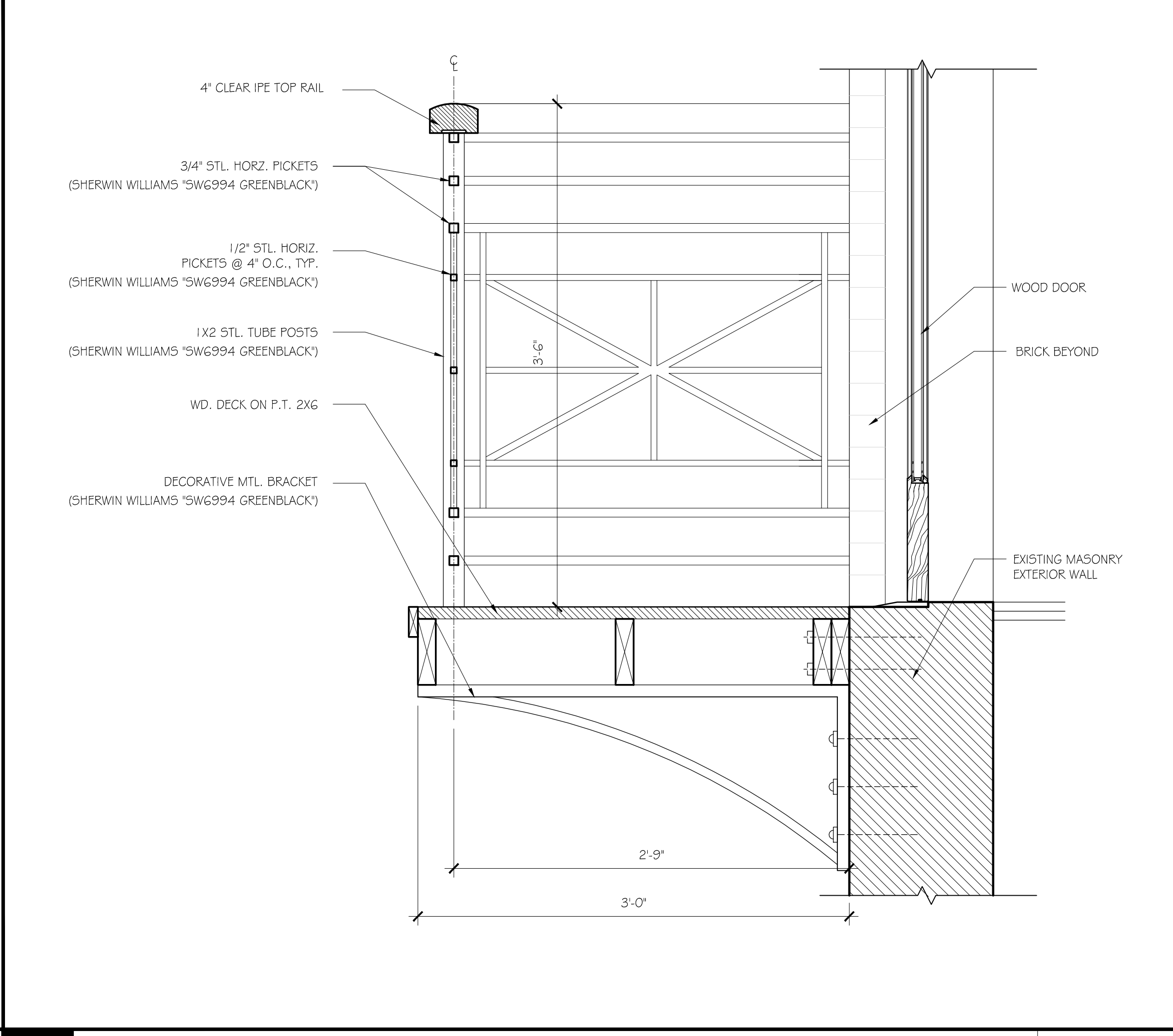
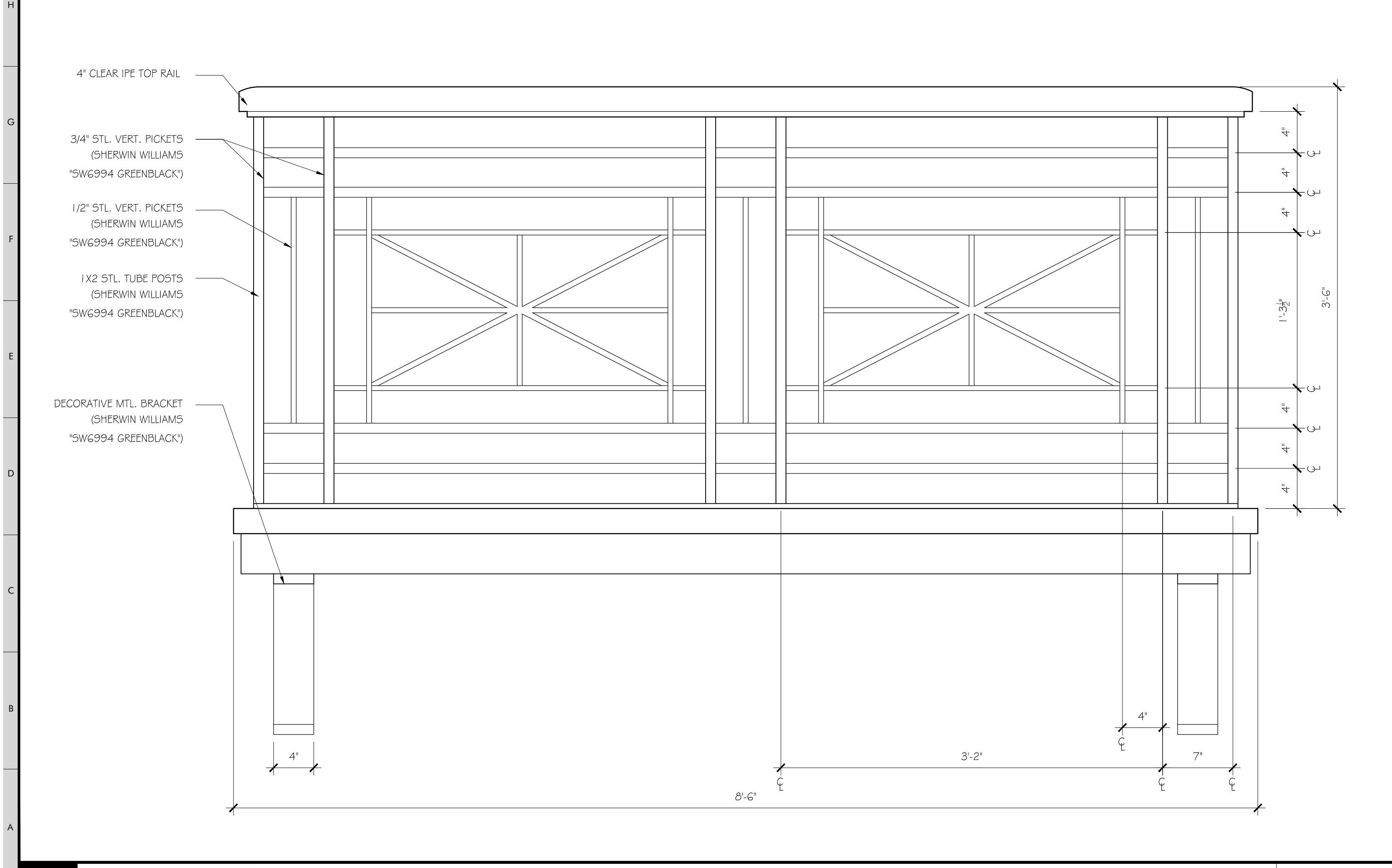
A5

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H1 NOT USED

N.T.S.



A1 BALCONY ELEVATION 1-1/2\"/>

A12 BALCONY SECTION 1-1/2\"/>

Choose Product Line

- All Series
- Ultra**
- Extruded Aluminum/Wood

Heritage
All Wood

- Classic**
- Roll-Formed Aluminum/Wood

- Latitude**
- All Vinyl

- Windquest**
- All Vinyl

Choose Product

Windows

- Casements
- Awnings
- Double Hungs
- Sliders
- Radius
- Geometric
- Tilt-Turns

Doors

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Heritage Series



The Heritage Series are traditional wood windows & doors with beautiful wood accessory options. Many product types, models & options make Heritage Series products ideal for both commercial & residential projects, whether new construction or renovation. Architectural craftsmanship, functionality, & energy efficiency are built into these premium quality windows and doors.

Interior

- Pine or Other Wood Species
- 10+ Finish Options

Exterior

- Primer or K-Kron II on Wood
- 30+ Exterior Colors
- 10-Yr Ext Finish Warranty*

Glass

- Double Pane Glass
- Triple Pane on Select Units
- LoE Coating + Argon Gas
- Options Available

Other Options

- Impact Performance
- FSC COC Certified Wood



[View Heritage Series product photos](#)

- PRODUCTS
- EXTERIOR
- INTERIOR
- GLASS
- DIVIDED LITES
- INSTALL, MAINTAIN & WARRANTY

Heritage Series Windows



Casements

Crank-out, push-out or inswing operation, opens at the side

- [Crank-Out](#)
- [Push-Out](#)
- [Inswing](#)
- [Picture](#)
- [Transom](#)
- [Bay](#)
- [Bow](#)



Awnings

Crank-out or push-out operation, opens at the bottom

- [Crank-Out](#)
- [Push-Out](#)



Double Hungs

Two sash, slide vertically to operate

- [Sterling](#)
- [Traditional](#)
- [Magnum](#)
- [Majesta](#)
- [Old World Classic](#)
- [Studio](#)
- [Transom](#)
- [Bay](#)
- [Traditional Replacement Sash Kit](#)



Sliders

Two or three sash, side-to-side sliding operation

- [Double](#)
- [Triple](#)

Magnum Replacement Sash Kit

Radius



Stand-alone full-circles, half-circles, quarter-circles, ellipticals & ovals (*NOTE: casements, double & single hungs are available with segment heads or half-circle tops; they are categorized with casements, double & single hungs*)

Radius

Geometric



Custom shapes such as triangles, trapezoids, octagons & pentagons

Geometric

Tilt-Turns



Inswing operation (opens at the side) OR tilt-in operation (opens at the top)

Heritage Series Doors

Sliding Patio Doors



Side-to-side sliding operation; single- or double-wide opening; includes matching transoms & stationary panels

Swinging Patio Doors



Inswing or outswing operation; single- or double-wide opening; includes matching transoms and stationary panels

Folding Doors



Outswing operation; including panels folded to one side, split and folded to either side, floating, and access door configurations

Entrance Doors



Inswing or outswing operation; single- or double-wide opening; includes matching transoms & sidelites; panel only or prehung in a frame

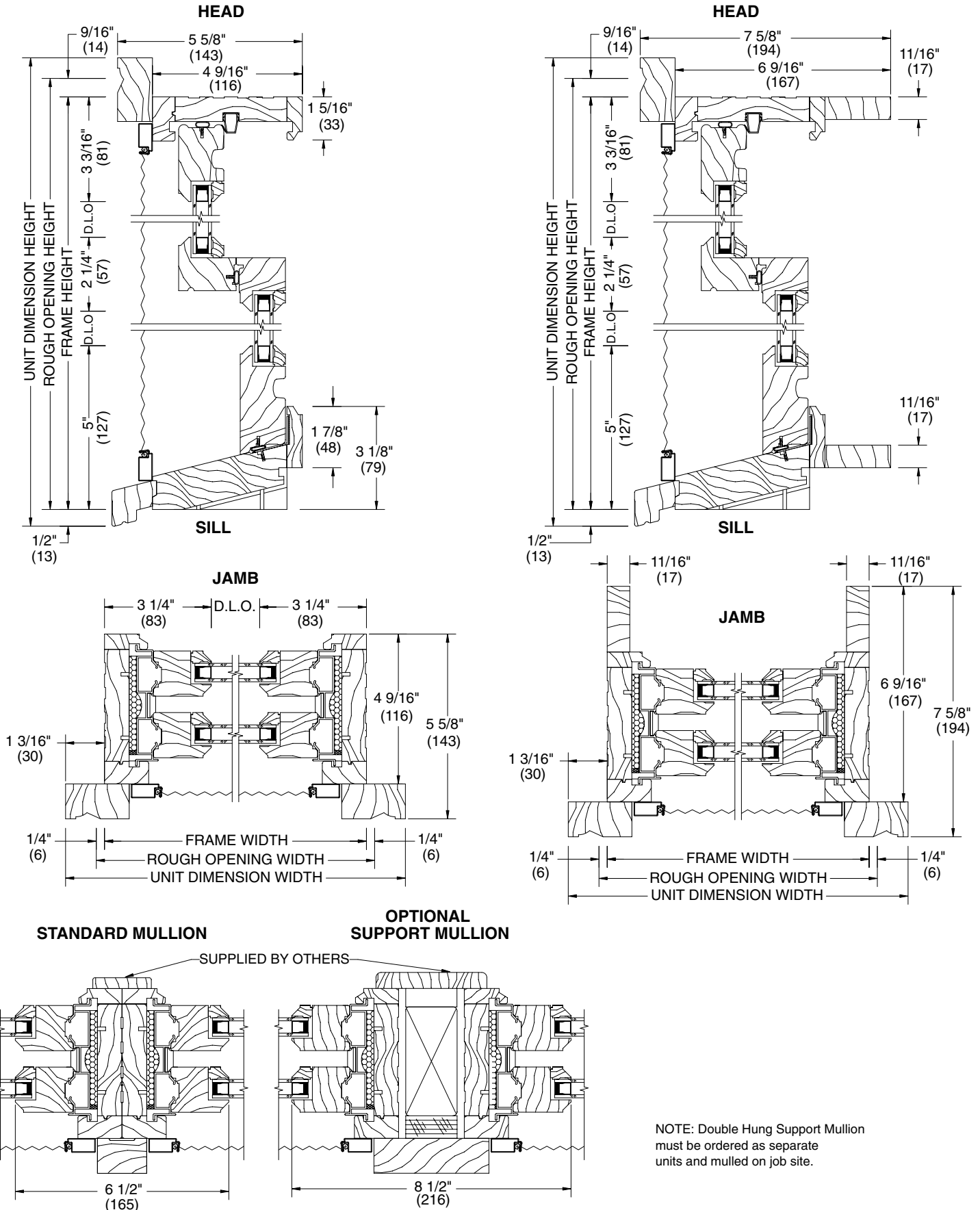
Heritage (Wood Panel)

Heritage (Craftsman Wood Panel)

Commercial Doors



Prehung in a frame with single- or double-wide opening, frame options, outswing operation, commercial hinges, handicap sill



NOTE: Double Hung Support Mullion must be ordered as separate units and mullied on job site.

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type keyword(s) here



type a US or Canadian zip code



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Choose Product Line

All Series

Choose Product

Windows

Doors

Sliding Patio Doors

Swinging Patio Doors

TerraSpan Lift & Slide Doors

Folding Doors

Entrance Doors

Commercial Doors

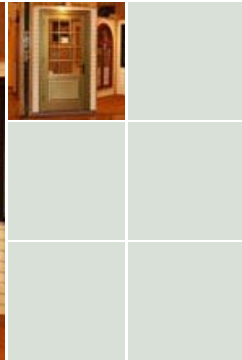
Ultra (Extruded Aluminum/Wood Panel)

Heritage (Wood Panel)

Interior Doors

Grand Entrances

Heritage Series Commerical Doors



Heritage Series Commerical Doors

Wood interior & exterior
Primer or K-Kron II ext finish
30+ exterior color options
10-year ltd ext finish warranty
FSC certified wood available



Outswing operation with a handicap thermal break sill
LVL locking stiles; stiles and a top rail are a nominal 4-5/8" wide (or optional 6" wide);
bottom rail is a nominal 12-5/8" wide
Double doors are sized for an optional center closure seal

[Photos of this product](#)

Commercial Doors... photos coming soon

- OPTIONS
- EXTERIOR
- INTERIOR
- SIZES, 2D & 3D DRAWINGS
CLR OPGS, CSI SPECS
- PERFORMANCE & ENERGY
DATA, GREEN
- INSTALL, MAINTAIN
& WARRANTIES

Configurations

- Configurations
- Glass
- Divided Lites
- Glazing Bead
- Hardware
- Sill

Commercial Door Configurations

Outswing doors
Add a transom and sidelites to complete the look of your grand entrance

2-wide 1-wide Transom

NOTE: The configurations and grille patterns shown above are just an overview of what's available. Talk to your Kolbe dealer for more information.

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"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life." John 3:16

Text Size: **A A**

Section Details | Sash Set Transoms for Wood Outswing Door Units

[Not to Scale]

■ WINDOWS & DOORS ■

