

OWNER/DEVELOPER:
Pinyan/Procida Development Group

ARCHITECT:

Gunn Meyerhoff Shay Architects
1719A Abercorn Street
Savannah, GA 31401
Contact: Patrick Shay
www.savannaharchitects.com

CIVIL ENGINEER:

Coastal Civil Engineering
3001 1/2 River Drive
Thunderbolt, GA 31404
912.232.9402
coastalcivil.com

STRUCTURAL ENGINEER:

Saussy Engineering
400E Johnny Mercer Boulevard
Savannah, GA 31410
912.898.8255

MEP/ FP ENGINEERS:

Method Engineering Group
2 E Bryan St #1500C,
Savannah, GA 31401
912.963.1611
methodeg.com

LANDSCAPE ARCHITECT:

Mandel Design, LLC
Savannah, GA 31401
Contact: Tanya Mandel
912.660.9874
mandeldesignla.com

SHEET LIST		SHEET LIST	
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THE FOLLOWING UNITED NATIONS SUSTAINABLE DEVELOPMENT GOAL TARGETS WILL BE FOSTERED BY THE PROPOSED IMPROVEMENTS. FOR ADDITIONAL INFORMATION ABOUT THESE GOALS PLEASE CONTACT GMSHAY ARCHITECTS.

3.6 BY 2020, HALVE THE NUMBER OF GLOBAL DEATHS AND INJURIES FROM ROAD TRAFFIC ACCIDENTS.

3.9 BY 2030, SUBSTANTIALLY REDUCE THE NUMBER OF DEATHS AND ILLNESSES FROM HAZARDOUS CHEMICALS AND AIR, WATER AND SOIL POLLUTION AND CONTAMINATION.

6.3 BY 2030, IMPROVE WATER QUALITY BY REDUCING POLLUTION, ELIMINATING DUMPING AND MINIMIZING RELEASE OF HAZARDOUS CHEMICALS AND MATERIALS, HALVING THE PROPORTION OF UNTREATED WASTEWATER AND SUBSTANTIALLY INCREASING RECYCLING AND SAFE REUSE GLOBALLY.

6.4 BY 2030, SUBSTANTIALLY INCREASE WATER-USE EFFICIENCY ACROSS ALL SECTORS AND ENSURE SUSTAINABLE WITHDRAWALS AND SUPPLY OF FRESHWATER TO ADDRESS WATER SCARCITY AND SUBSTANTIALLY REDUCE THE NUMBER OF PEOPLE SUFFERING FROM WATER SCARCITY.

7.2 BY 2030, INCREASE SUBSTANTIALLY THE SHARE OF RENEWABLE ENERGY IN THE GLOBAL ENERGY MIX.

7.3 BY 2030, DOUBLE THE GLOBAL RATE OF IMPROVEMENT IN ENERGY EFFICIENCY.

8.3 PROMOTE DEVELOPMENT-ORIENTED POLICIES THAT SUPPORT PRODUCTIVE ACTIVITIES, DECENT JOB CREATION, ENTREPRENEURSHIP, CREATIVITY AND INNOVATION, AND ENCOURAGE THE FORMALIZATION AND GROWTH OF MICRO-, SMALL- AND MEDIUM-SIZED ENTERPRISES, INCLUDING THROUGH ACCESS TO FINANCIAL SERVICES.

8.4 IMPROVE PROGRESSIVELY, THROUGH 2030, GLOBAL RESOURCE EFFICIENCY IN CONSUMPTION AND PRODUCTION AND ENDEAVOUR TO DECOUPLE ECONOMIC GROWTH FROM ENVIRONMENTAL DEGRADATION, IN ACCORDANCE WITH THE 10-YEAR FRAMEWORK OF PROGRAMMES ON SUSTAINABLE CONSUMPTION AND PRODUCTION, WITH DEVELOPED COUNTRIES TAKING THE LEAD.

8.4 BY 2030, UPGRADE INFRASTRUCTURE AND RETROFIT INDUSTRIES TO MAKE THEM SUSTAINABLE, WITH INCREASED RESOURCE-USE EFFICIENCY AND GREATER ADOPTION OF CLEAN AND ENVIRONMENTALLY SOUND TECHNOLOGIES AND INDUSTRIAL PROCESSES, WITH ALL COUNTRIES TAKING ACTION IN ACCORDANCE WITH THEIR RESPECTIVE CAPABILITIES.

11.3 BY 2030, ENHANCE INCLUSIVE URBANIZATION AND CAPACITY FOR PARTICIPATORY, INTEGRATED AND SUSTAINABLE HUMAN SETTLEMENT PLANNING AND MANAGEMENT IN ALL COUNTRIES.

11.4 STRENGTHEN EFFORTS TO PROTECT AND SAFEGUARD THE WORLD'S CULTURAL AND NATURAL HERITAGE.

12.5 BY 2030, SUBSTANTIALLY REDUCE WASTE GENERATION THROUGH PREVENTION, REDUCTION, RECYCLING AND REUSE.

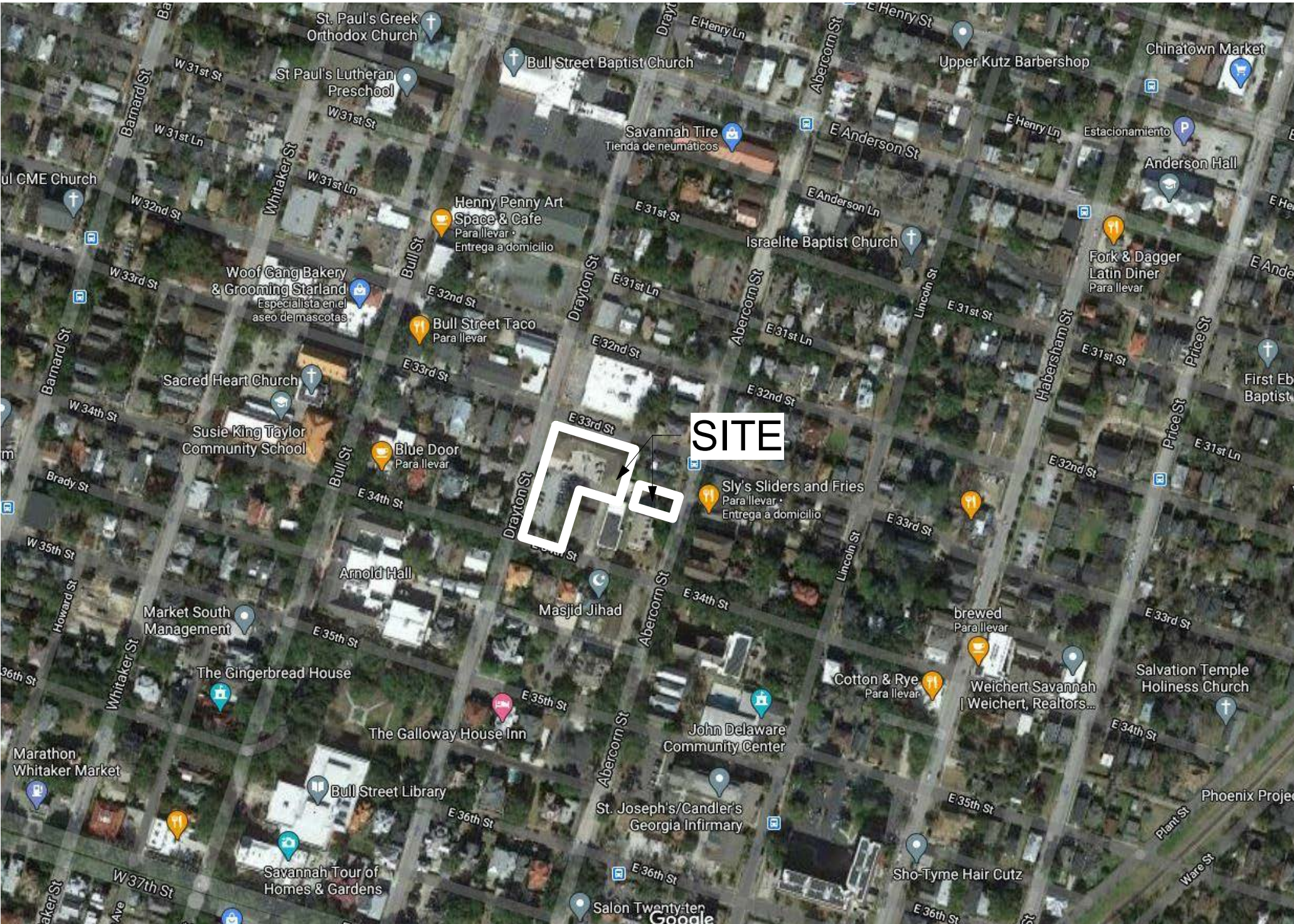
13.1 STRENGTHEN RESILIENCE AND ADAPTIVE CAPACITY TO CLIMATE-RELATED HAZARDS AND NATURAL DISASTERS IN ALL COUNTRIES.



CORNER OF 33RD STREET AND DRAYTON

1700 DRAYTON STREET

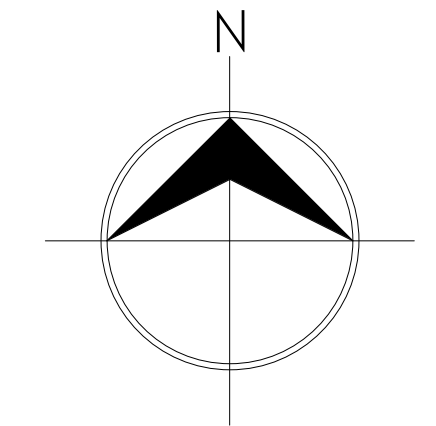
APARTMENTS



**1700
Drayton
Street**

Savannah, GA 31401

HPC Part II



REVISIONS		
Date	#	Description

NOT FOR CONSTRUCTION

**COVER
SHEET**

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

STREETCAR HISTORIC DISTRICT - MID-CENTURY MODERN AND CONTEMPORARY CONTEXT

The area around 1700 Drayton Street has many fine examples of visually compatible contemporary architecture, including contributing historic buildings.



ARNOLD HALL - SCAD - CONTRIBUTING BUILDING



MAIN LIBRARY - THOMAS SQUARE - CONTRIBUTING BUILDING

7.11.10 Streetcar Historic District Design Standards

New Construction, Additions and Alterations

"The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources."



THE PINYAN COMPANY



ST. PAUL'S EVANGELICAL LUTHERAN



STARLAND CONDOMINIUMS



WISEMAN BLACKBURN ATTORNEYS



1601 ABERCORN ST.



BEYOND EXCEPTIONAL DENTISTRY



SEIMITSU - 1515 BULL ST.



VAN TOSH REALTY - 1514 BULL ST.

1700 Drayton Street

Savannah, GA 31401

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CONTEXT IMAGES

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STREETCAR HISTORIC DISTRICT - LARGE SCALE CONTRIBUTING HISTORIC BUILDINGS



SISTERS COURT APARTMENTS



COURT APARTMENTS



SISTERS COURT APARTMENTS



COURT APARTMENTS

Special Exception for Increased Footprint

There are numerous examples of contributing historic buildings in the vicinity of 1700 Drayton, including two large scale apartment buildings. All of the listed examples are located in TC-1 zoned properties. By employing the deep entry courtyard, like the nearby Court Apartments, the scale and mass of our proposed apartment building on the north lot is visually compatible with the contributing buildings in the same or adjacent block faces.

Contributing Large Footprint Buildings Nearby 1700 Drayton Street

Building	Footprint Area	Zoning
Arnold Hall (SCAD)	37,000SF	TC-1
Main Public Library	30,000SF	TC-1
Suzy King Taylor School	20,800SF	TC-1
Sister's Court Apartments	13,300SF	TC-1
Wesley Community Center	14,200SF	TC-1
Georgia Infirmary (SCAD Health)	13,200SF	TC-1
St. Paul's Episcopal Church	12,300SF	TC-1
Proposed Apartment Building	12,250SF	TC-1
Court Apartments	7,200SF	TC-1

TC-1 Standard **5,500SF**

1700 Drayton Street

Savannah, GA 31401

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STREETCAR HISTORIC DISTRICT - URBAN CONTEXT



SLY'S SLIDERS - ACROSS ABERCORN ST.



OFFICE BUILDING - SAME BLOCK FACING 33RD LANE.
APROX. HEIGHT: 42' - 6"



COURT APARTMENTS - ACROSS ABERCORN ST.
APROX. HEIGHT: 48'



LAW OFFICE - FACING 34TH ST.
APROX. HEIGHT: 33' - 6"



RESIDENTIAL - ACROSS DRAYTON ST.



LAW OFFICE - ADJACENT ON ABERCORN ST.



WESLEY COMM. CENTER - ACROSS DRAYTON ST.



NON-CONTRIBUTING BUILDING - ACROSS 33RD. LANE



NON-CONTRIBUTING BUILDING - ACROSS 33RD ST.

1700
Drayton
Street

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CONTEXT
IMAGES

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G003



COURTYARD AT 33RD STREET

1700
Drayton
Street

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3D VIEWS

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G004



33RD STREET LOOKING WEST



CORNER OF 33RD AND DRAYTON STREET LOOKING SOUTH

**1700
Drayton
Street**

Savannah, GA 31401

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3D VIEWS

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33RD LANE LOOKING EAST (PUBLIC R.O.W.)



DRAYTON STREET LOOKING NORTH

**1700
Drayton
Street**

Savannah, GA 31401

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3D VIEWS

Job No. 2103
Date 03/02/22
Reviewed by GMSHAY

THIS PLAN HAS BEEN SUBMITTED TO
DEVELOPMENT SERVICES FOR COMMENTS

NOTES:

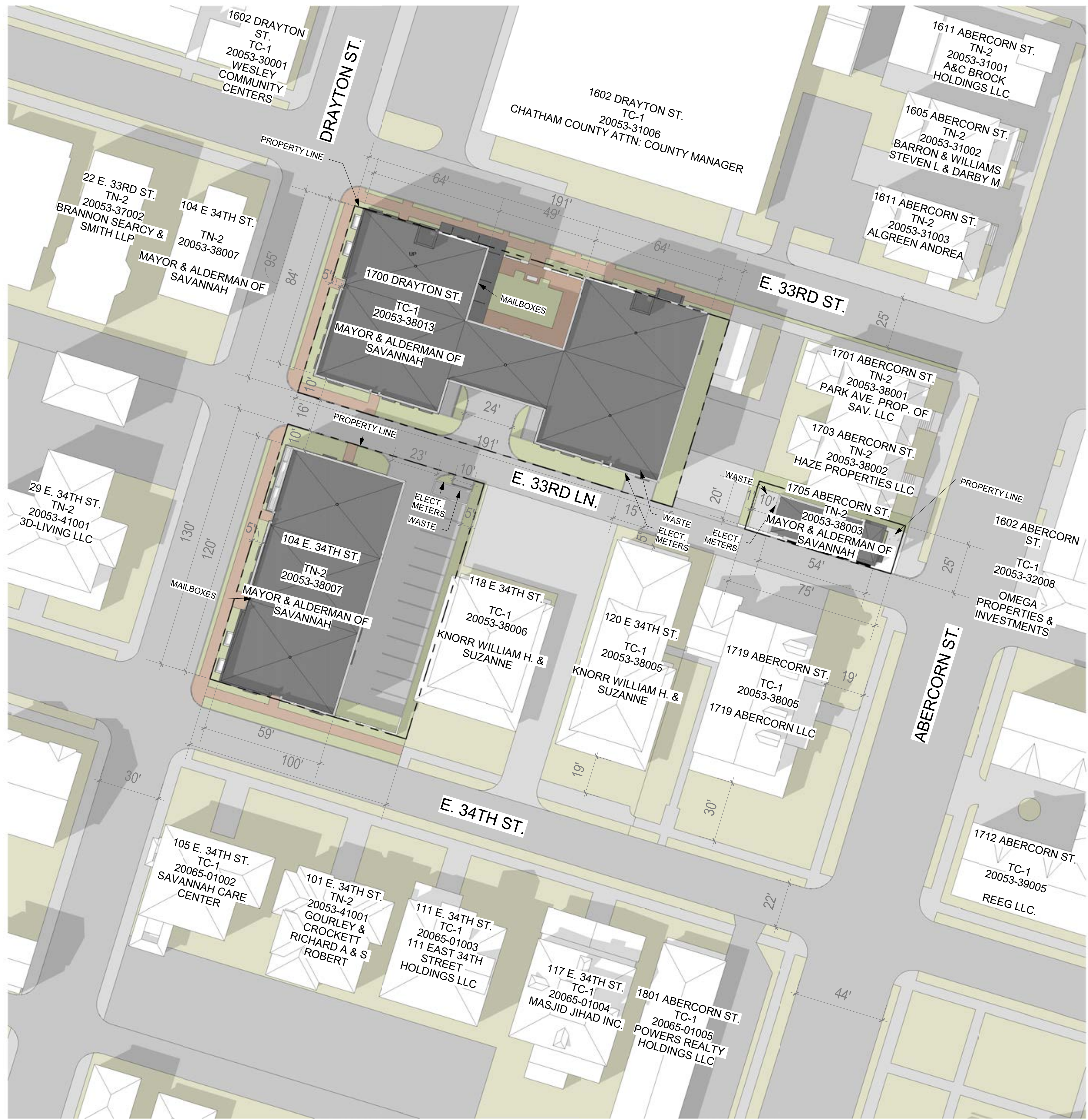
- ALL WATER AND SEWER BY CITY OF SAVANNAH.
- RESIDENTIAL PARKING REQUIRED:
1 PER DWELLING UNIT.
- COMMERCIAL PARKING REQUIRED:
EXEMPT.



CONTACT INFORMATION

PATRICK SHAY
ARCHITECT

1719A ABERCORN ST.
SAVANNAH, GA 31401
912-232-1151



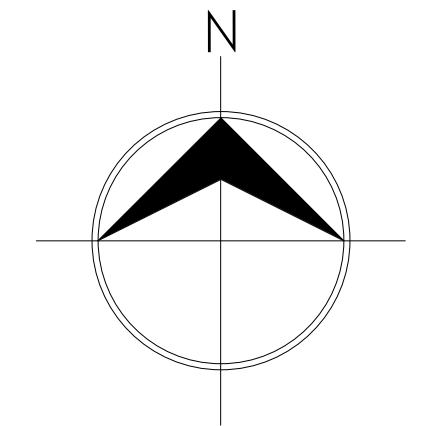
ZONING INFORMATION (03/19/2021)																				SETBACKS			
LOT #	PIN NUMBER	LOT LOCATION	ADDRESS	AREA (SQ FT)	AREA (ACRES)	CURRENT ZONING	PROPOSED LAND USE	MAX. BLDG. FOOTPRINT ALLOWED (SQ FT)	BLDG. FOOTPRINT PROPOSED (SQ FT)	LOT COVERAGE PROPOSED (%)	MAX. UNITS ALLOWED	# OF UNITS PROPOSED	COMMERC. AREA (SQ FT)	MAX. ALLOWED HEIGHT	PROPOSED HEIGHT	MIN. REQD. HEIGHT LEVEL 1	MIN. REQD. HEIGHT UPPER LEVELS	MIN. REQ. FOR GREEN SPACE (20%) SQ FT	PROVIDED GREEN SPACE (SQ FT)	FRONT	SIDE	REAR	
1	20053 38013	NORTH LOT	1700 DRAYTON ST.	18,183	0.417	TC-1 TRADITIONAL COMMERCIAL	RESIDENTIAL	5,500	12,426	68.34%	41	25	--	3 STORIES/ 45 FT MAX.	40' - 4"	13' - 0"	9' - 0"	3,637	5,213	AVG. OF BLOCK FACE = 0 FT	10	10	
2	20053 38007	SOUTH LOT	104 E. 34TH ST.	13,000	0.298	TN-2 TRADITIONAL NBHD.	RESIDENTIAL	60% = 7,800 SQ SF	7,112	54.71%	--	17	--	3 STORIES/ 45 FT MAX.	40' - 4"	13' - 0"	9' - 0"	2,600	2,407	AVG. OF BLOCK FACE = 5 FT	3 MIN.	5	
3	20053 38003	EAST LOT	1705 ABERCORN ST.	1,827	0.042	TN-2 TRADITIONAL NBHD.	COMMERCIAL	2,500	1,094	59.87%	--	--	1,582	3 STORIES/ 45 FT MAX.	31' - 8"	13' - 0"	9' - 0"	366	323	BLOCK FACE = 0 FT & 5FT	3 MIN.	5	
			TOTALS	33,010	0.757			15,800	20,632			42	1,582						6,603	7,943			

PROPOSED: 42 DWELING UNITS
42 ON-SITE PARKING SPACES

**1700
Drayton
Street**

Savannah, GA 31401

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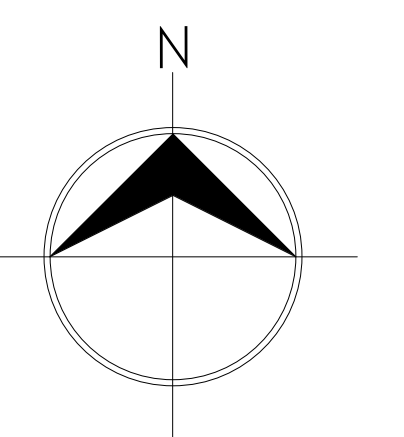
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**GENERAL
DVLPMNT.
PLAN**

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

GDP1

PEDESTRIAN
ENTRANCES →



REVISIONS		
Date	#	Description

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ARCH. SITE
PLAN

Job No.	2103
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STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING



PEDESTRIAN ENTRANCES

PROPOSED: 42 DWELING UNITS
42 ON-SITE PARKING SPACES

Unit Mix - TOTAL

1-Bed	27
2-Bed	12
3-Bed	3

Total Units 42

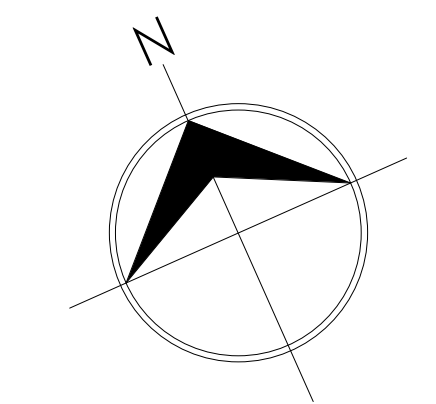
Parking Count -
TOTAL Off-Street

Total Parking 42

Public Spaces - Room Schedule - Level 1

Number	Name	Area
120	Mech./Elect.	286 SF
121	Waste	224 SF
122	Waste	115 SF
130	Lobby	263 SF
140	Business Office	233 SF
141	Fitness Center	475 SF
142	Community Room	921 SF
323	Mech./Elect.	211 SF

ZONING INFORMATION (03/19/2021)																			SETBACKS			
LOT #	PIN NUMBER	LOT LOCATION	ADDRESS	AREA (SQ FT)	AREA (ACRES)	CURRENT ZONING	PROPOSED LAND USE	MAX. BLDG. FOOTPRINT ALLOWED (SQ FT)	BLDG. FOOTPRINT PROPOSED (SQ FT)	LOT COVERAGE PROPOSED (%)	MAX. UNITS ALLOWED	# OF UNITS PROPOSED	COMMERC. AREA (SQ FT)	MAX. ALLOWED HEIGHT	PROPOSED HEIGHT	MIN. REQD. HEIGHT LEVEL 1	MIN. REQD. HEIGHT UPPER LEVELS	MIN. REQ. FOR GREEN SPACE (20% SQ FT)	PROVIDED GREEN SPACE (SQ FT)	FRONT	SIDE	REAR
1	20053 38013	NORTH LOT	1700 DRAYTON ST.	18,183	0.417	TC-1 TRADITIONAL COMMERCIAL	RESIDENTIAL	5,500	12,426	68.34%	41	25	--	3 STORIES/45 FT MAX.	40' - 4"	13' - 0"	9' - 0"	3,637	5,213	AVG. OF BLOCK FACE = 0 FT	10	10
2	20053 38007	SOUTH LOT	104 E. 34TH ST.	13,000	0.298	TH-2 TRADITIONAL NBHD.	RESIDENTIAL	60% = 7,800 SQ SF	7,112	54.71%	--	17	--	3 STORIES/45 FT MAX.	40' - 4"	13' - 0"	9' - 0"	2,600	2,407	AVG. OF BLOCK FACE = 5 FT	3 MIN.	5
3	20053 38003	EAST LOT	1705 ABERCORN ST.	1,827	0.042	TH-2 TRADITIONAL NBHD.	COMMERCIAL	2,500	1,094	59.87%	--	--	1,582	3 STORIES/45 FT MAX.	31' - 8"	13' - 0"	9' - 0"	366	323	BLOCK FACE = 0 FT & 5 FT	3 MIN.	5
TOTALS				33,010	0.757			15,800	20,632			42	1,582					6,603	7,943			

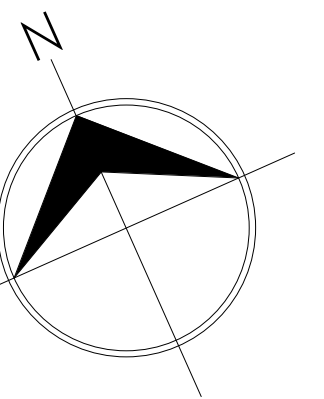


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LEVEL 1
FLOOR PLAN

STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING



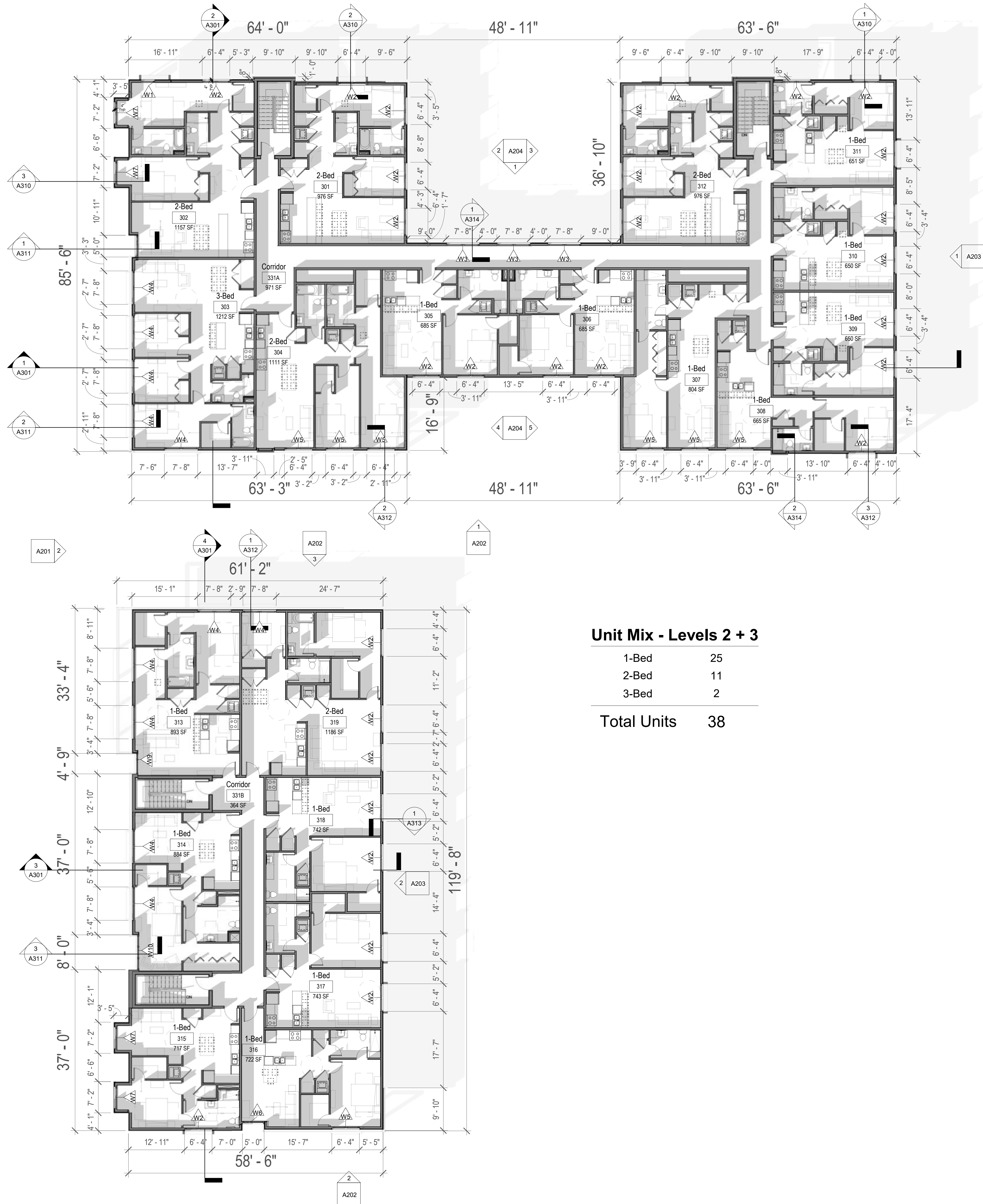
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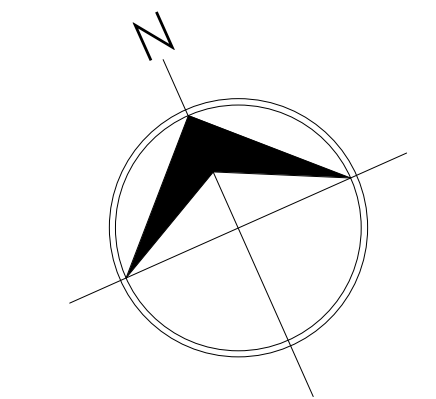
**LEVEL 2
FLOOR PLAN**

Job No.	2103
Date	03/02/22
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Unit Mix - Levels 2 + 3	
1-Bed	25
2-Bed	11
3-Bed	2
Total Units	38



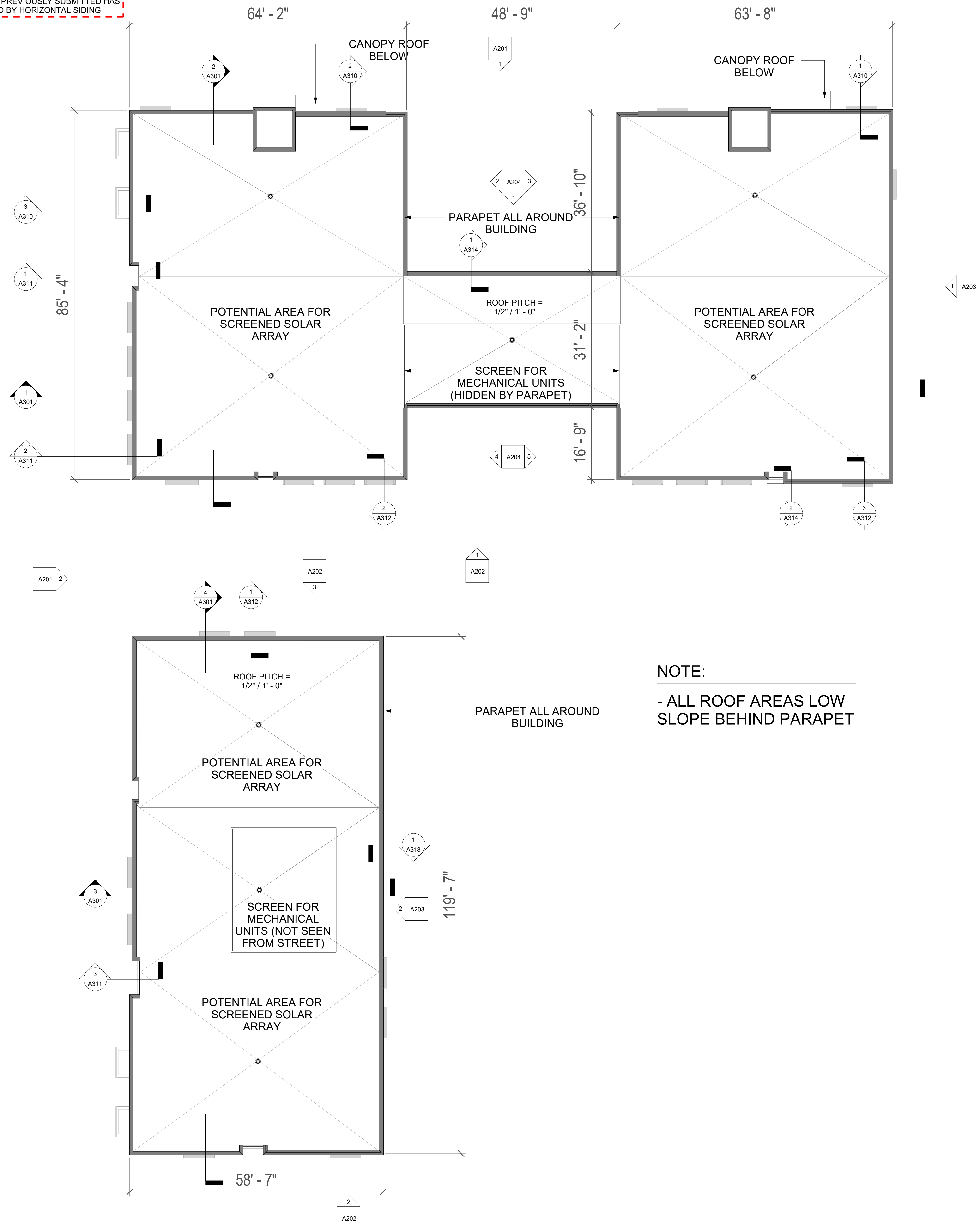
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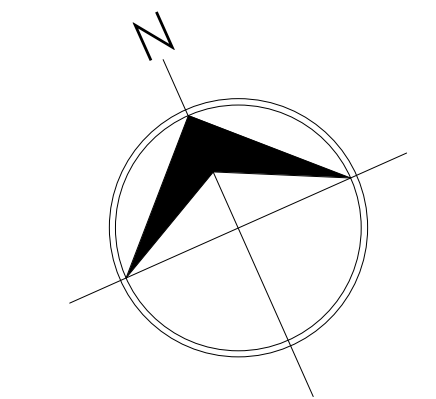
LEVEL 3 FLOOR PLAN

Job No.	2103
Date	03/02/22
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NOTE:
- ALL ROOF AREAS LOW SLOPE BEHIND PARAPET



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ROOF PLAN

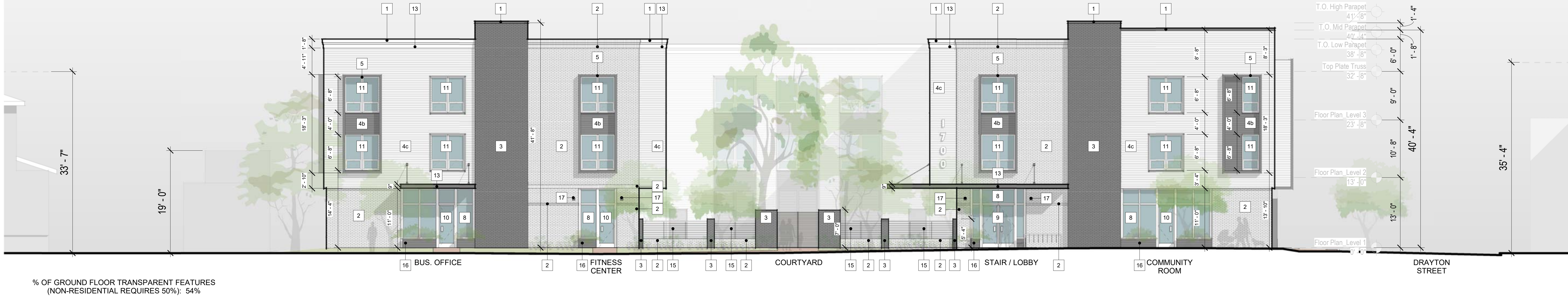
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NOTE:

ALL RESIDENTIAL FACADES VISIBLE FROM A STREET SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 30% OF THE GROUND FLOOR FAÇADE.

RETAIL USES SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 70% OF THE GROUND FLOOR FAÇADE.

ALL OTHER NONRESIDENTIAL FACADES SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 50% OF THE GROUND FLOOR FAÇADE.



1 North Elevation - North Building - Facing 33rd Street
A201 1/8" = 1'-0"



2 West Elevation - Facing Drayton Street
A201 1/8" = 1'-0"

MATERIAL LEGEND

1 METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4a HORIZONTAL V-GROOVE SIDING. COLOR: SW 7069 IRON ORE	8 STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	13 BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
2 BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT	4b HORIZONTAL V-GROOVE SIDING. COLOR: SW 6145 THATCH BROWN	9 STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	14 METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.
2a MORTAR. ARGOS. COLOR: SANDBEIGE	4c HORIZONTAL V-GROOVE SIDING. COLOR: SW 9116 SERENGETI GRASS	10 STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	15 CUSTOM METAL RAILINGS AND LOUVERS. COLOR: SW 7069 IRON ORE.
3 BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	5 WOOD SHADOW FRAMES. COLOR: SW 7069 IRON ORE	11 INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	16 WOOD. COLOR: STAINED AND SEALED CEDAR.
3a MORTAR. HOLCIM. COLOR: DARK GRAY	7 GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	12 INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17 EXTERIOR LIGHTING

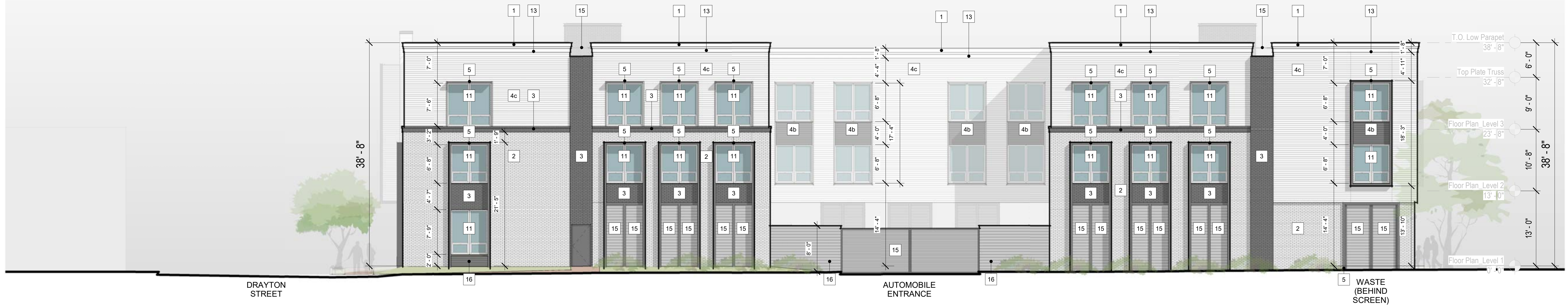
REVISIONS

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ELEVATIONS

STUCCO FINISH PREVIOUSLY SUBMITTED HAS
BEEN REPLACED BY HORIZONTAL SIDING

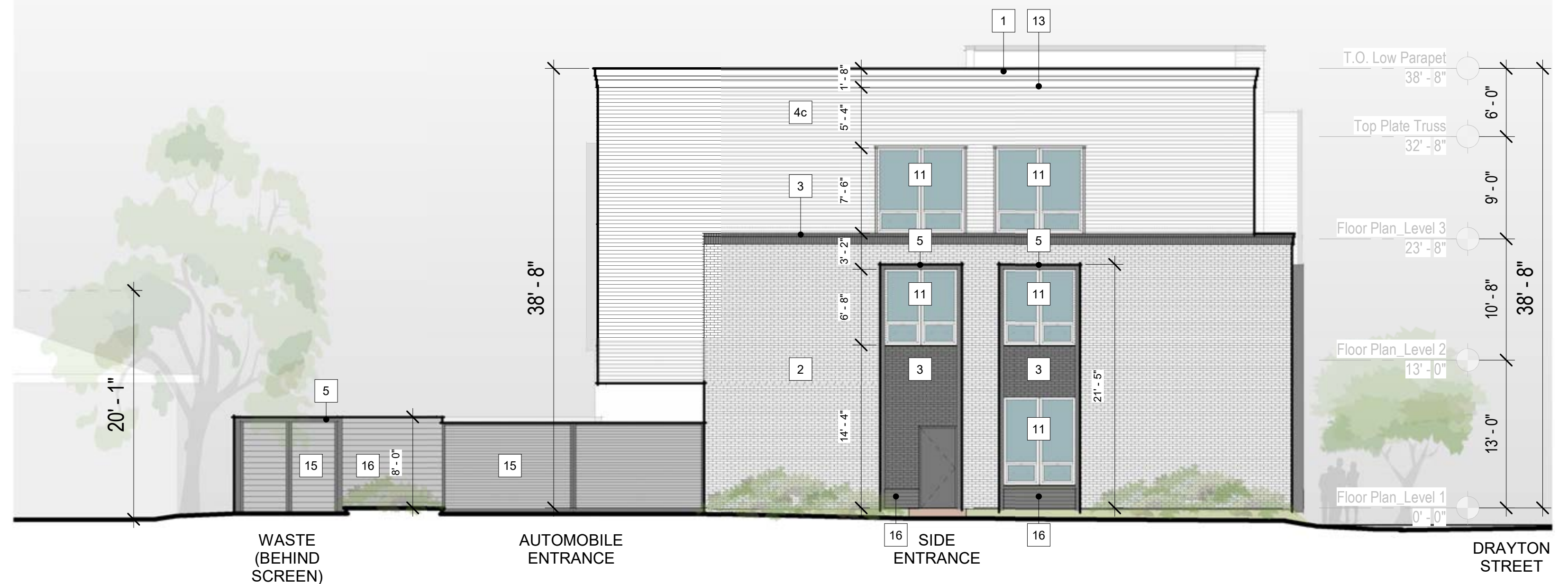


1
A202 South Elevation - North Building - Facing 33rd Lane (Public)
1/8" = 1'-0"



% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 30%

2
A202 South Elevation - South Building - Facing 34th Street
1/8" = 1'-0"



3
A202 North Elevation - South Building - Facing 33rd Lane (Public)
1/8" = 1'-0"

MATERIAL LEGEND

1 METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4a HORIZONTAL V-GROOVE SIDING. COLOR: SW 7069 IRON ORE	8 STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	13 BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
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3 BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	5 WOOD SHADOW FRAMES. COLOR: SW 7069 IRON ORE	11 INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	16 WOOD. COLOR: STAINED AND SEALED CEDAR.
3a MORTAR. HOLCIM. COLOR: DARK GRAY	7 GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	12 INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17 EXTERIOR LIGHTING

1700 Drayton Street

Savannah, GA 31401

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ELEVATIONS

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STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING



1 East Elevation - North Building
A203 1/8" = 1'-0"



2 East Elevation - South Building
A203 1/8" = 1'-0"

MATERIAL LEGEND

1 METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4a HORIZONTAL V-GROOVE SIDING. COLOR: SW 7069 IRON ORE	8 STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	13 BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
2 BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT	4b HORIZONTAL V-GROOVE SIDING. COLOR: SW 6145 THATCH BROWN	9 STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	14 METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.
2a MORTAR. ARGOS. COLOR: SANDBEIGE	4c HORIZONTAL V-GROOVE SIDING. COLOR: SW 9116 SERENGETI GRASS	10 STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	15 CUSTOM METAL RAILINGS AND LOUVERS. COLOR: SW 7069 IRON ORE.
3 BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	5 WOOD SHADOW FRAMES. COLOR: SW 7069 IRON ORE	11 INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	16 WOOD. COLOR: STAINED AND SEALED CEDAR.
3a MORTAR. HOLCIM. COLOR: DARK GRAY	7 GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	12 INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17 EXTERIOR LIGHTING

1700
Drayton
Street

Savannah, GA 31401

HPC Part II

REVISIONS		
Date	#	Description

NOT FOR CONSTRUCTION

ELEVATIONS

Job No. 2103
Date 03/02/22
Reviewed by GMSHAY

STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING



% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 42%



% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 36%

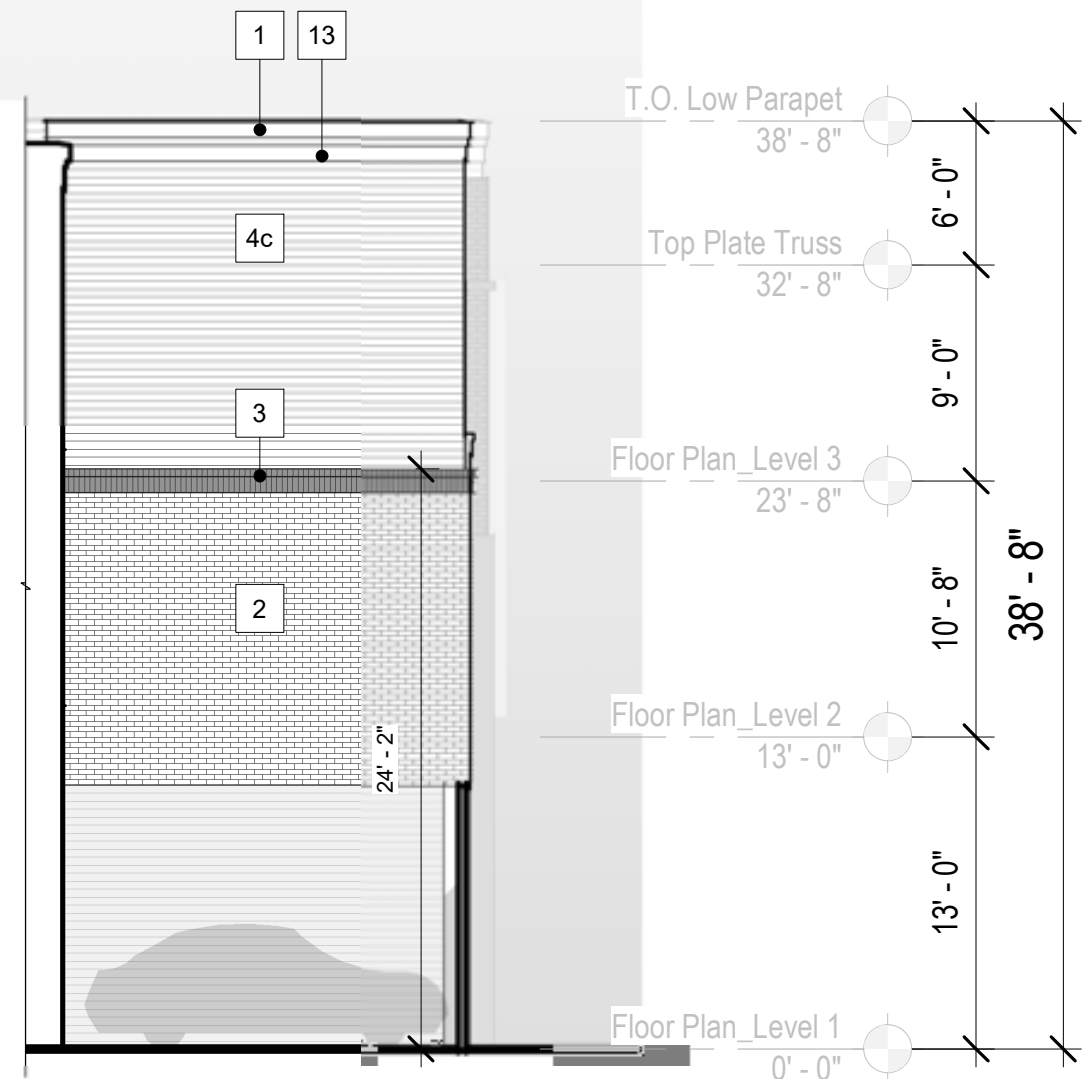
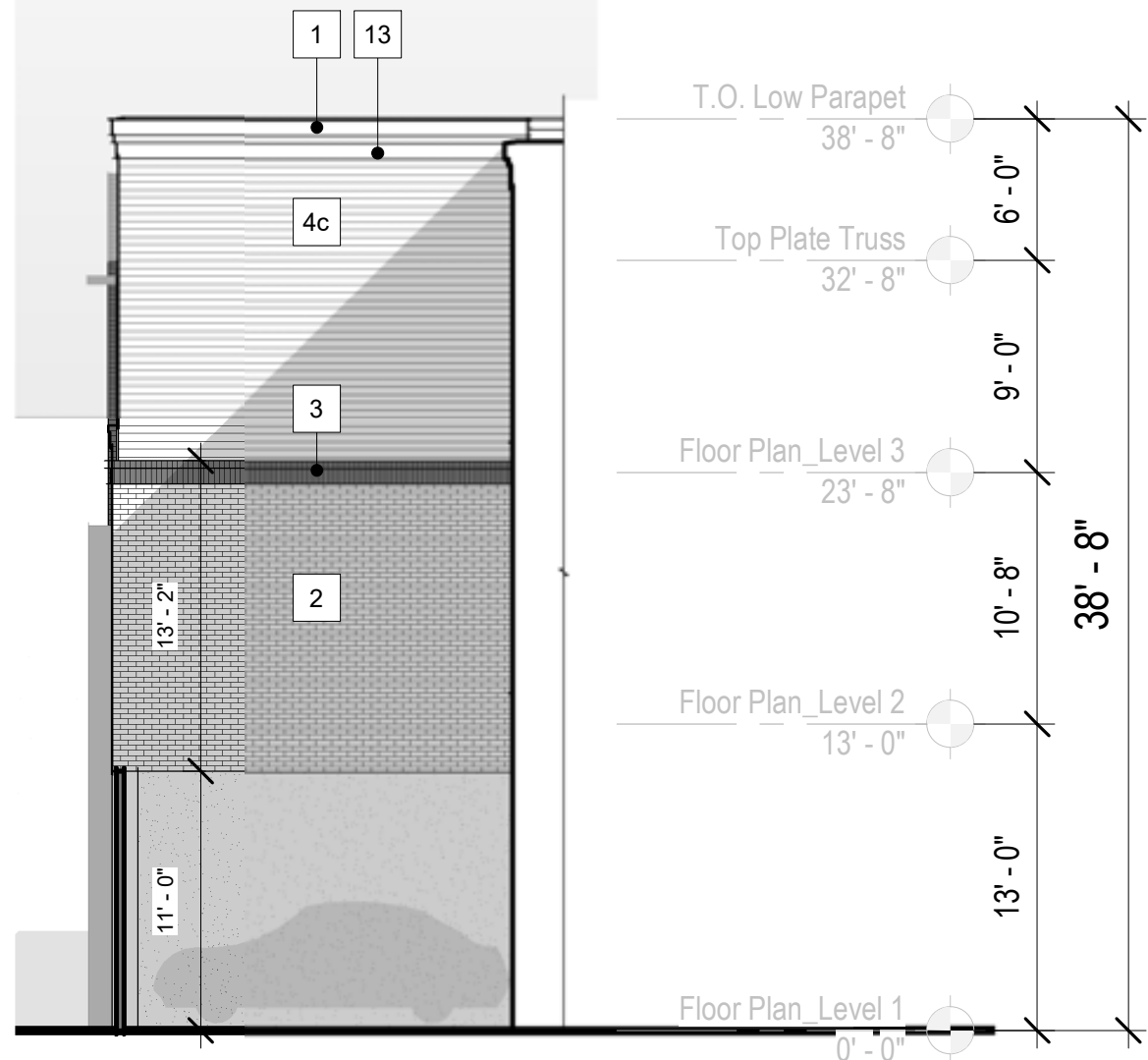


% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 36%

1 North Elevation - Courtyard
A204 1/8" = 1'-0"

2 East Elevation - Courtyard
A204 1/8" = 1'-0"

3 West Elevation - Courtyard
A204 1/8" = 1'-0"



4 East Elevation - Parking Lot
A204 1/8" = 1'-0"

5 West Elevation - Parking Lot
A204 1/8" = 1'-0"

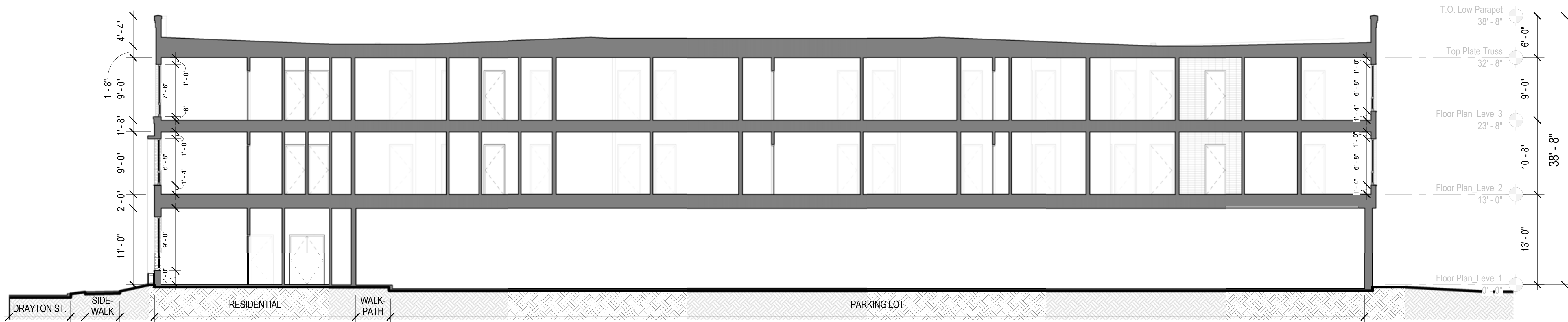
MATERIAL LEGEND

1 METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4a HORIZONTAL V-GROOVE SIDING. COLOR: SW 7069 IRON ORE	8 STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	13 BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
2 BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT	4b HORIZONTAL V-GROOVE SIDING. COLOR: SW 6145 THATCH BROWN	9 STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	14 METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.
2a MORTAR. ARGOS. COLOR: SANDBEIGE	4c HORIZONTAL V-GROOVE SIDING. COLOR: SW 9116 SERENGETI GRASS	10 STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	15 CUSTOM METAL RAILINGS AND LOUVERS. COLOR: SW 7069 IRON ORE.
3 BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	5 WOOD SHADOW FRAMES. COLOR: SW 7069 IRON ORE	11 INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	16 WOOD. COLOR: STAINED AND SEALED CEDAR.
3a MORTAR. HOLCIM. COLOR: DARK GRAY	7 GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	12 INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17 EXTERIOR LIGHTING

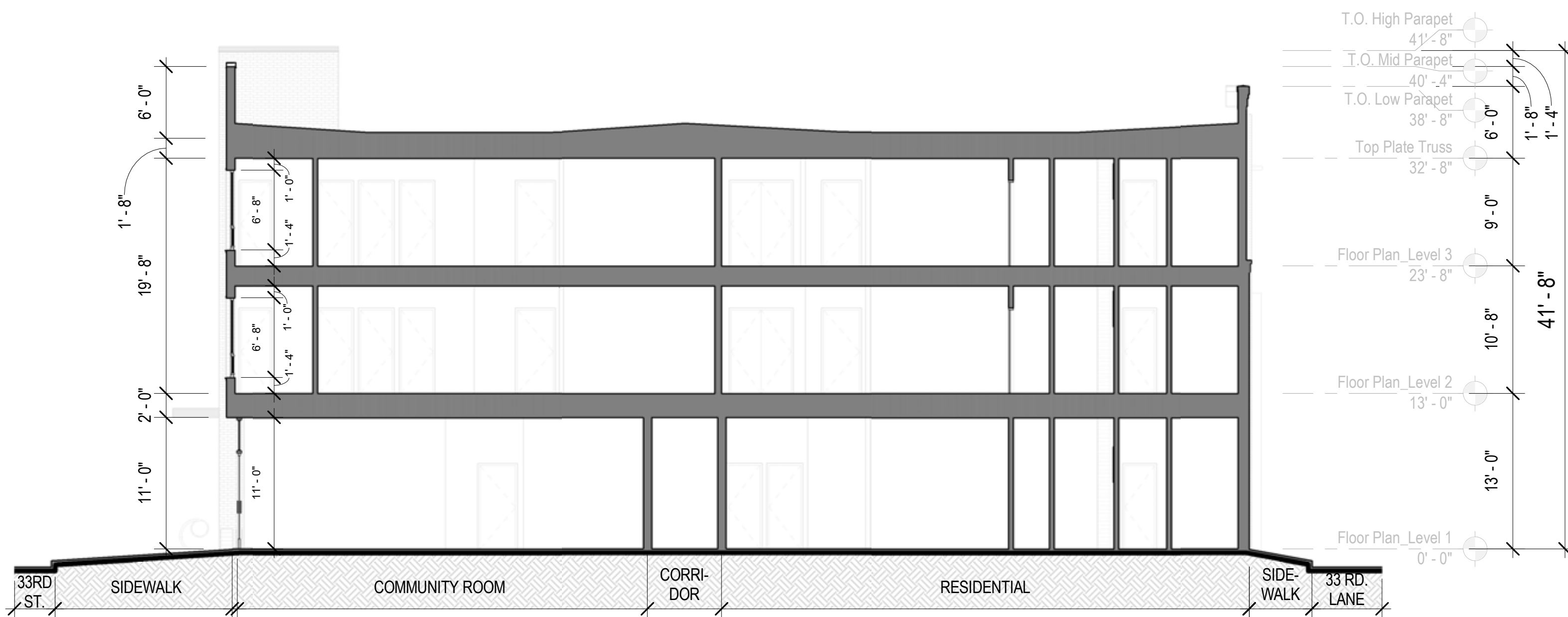
REVISIONS		
Date	#	Description

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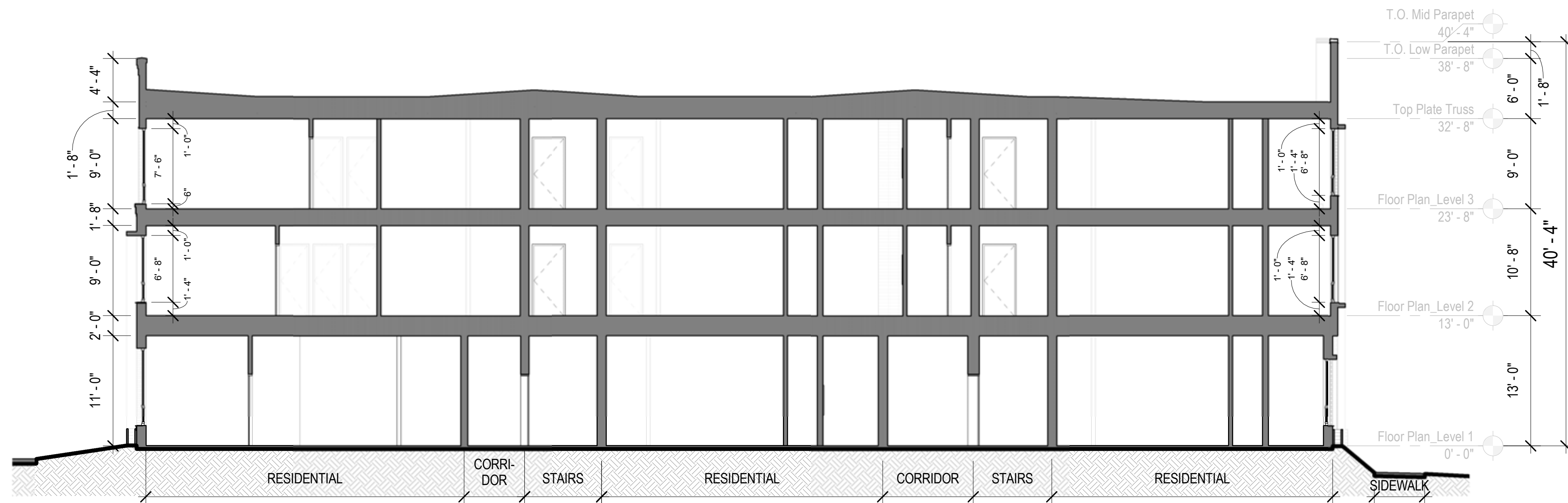
COURTYARD ELEVATIONS



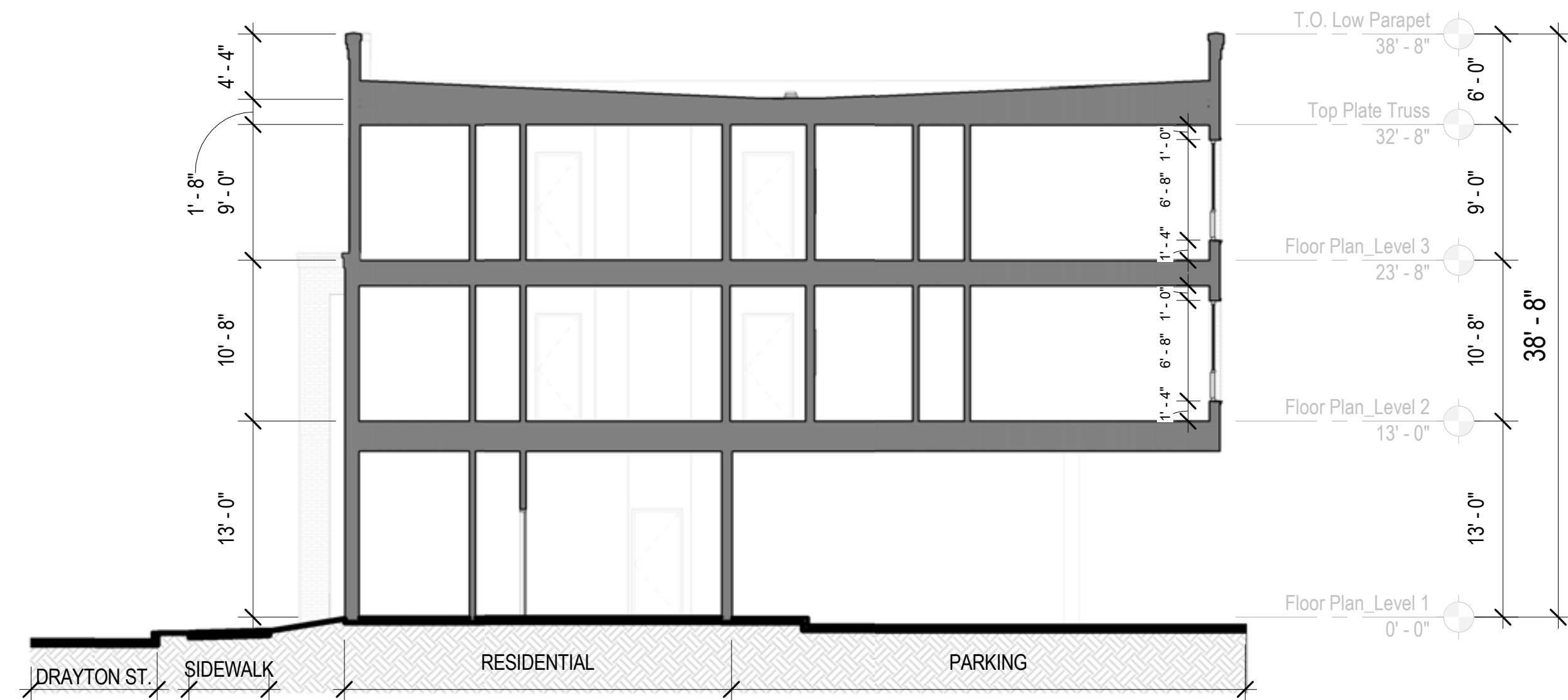
1 Building Section - North Lot - East-West
1/8" = 1'-0"



2 Building Section - North Lot - North-South
1/8" = 1'-0"



4 Building Section - South Lot - North-South
1/8" = 1'-0"



3 Building Section - South Lot - East-West
1/8" = 1'-0"

1

1700
Drayton
Street

Savannah, GA 31401

HPC Part II

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**BUILDING
SECTIONS**

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

A301

2/23/2022 1:55:19 PM

1700
Drayton
Street

Savannah, GA 31401

HPC Part II

REVISIONS

Date	#	Description

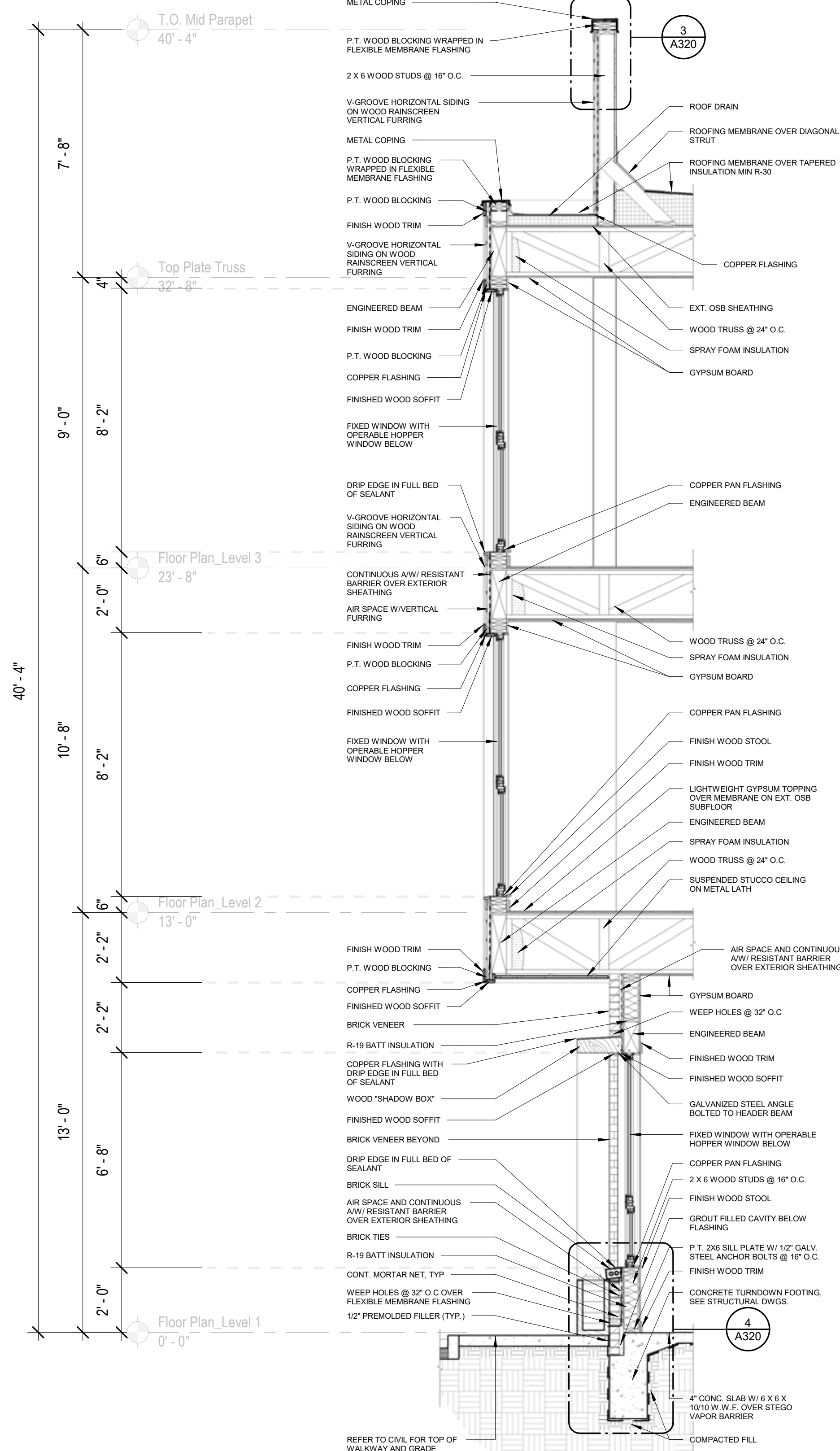
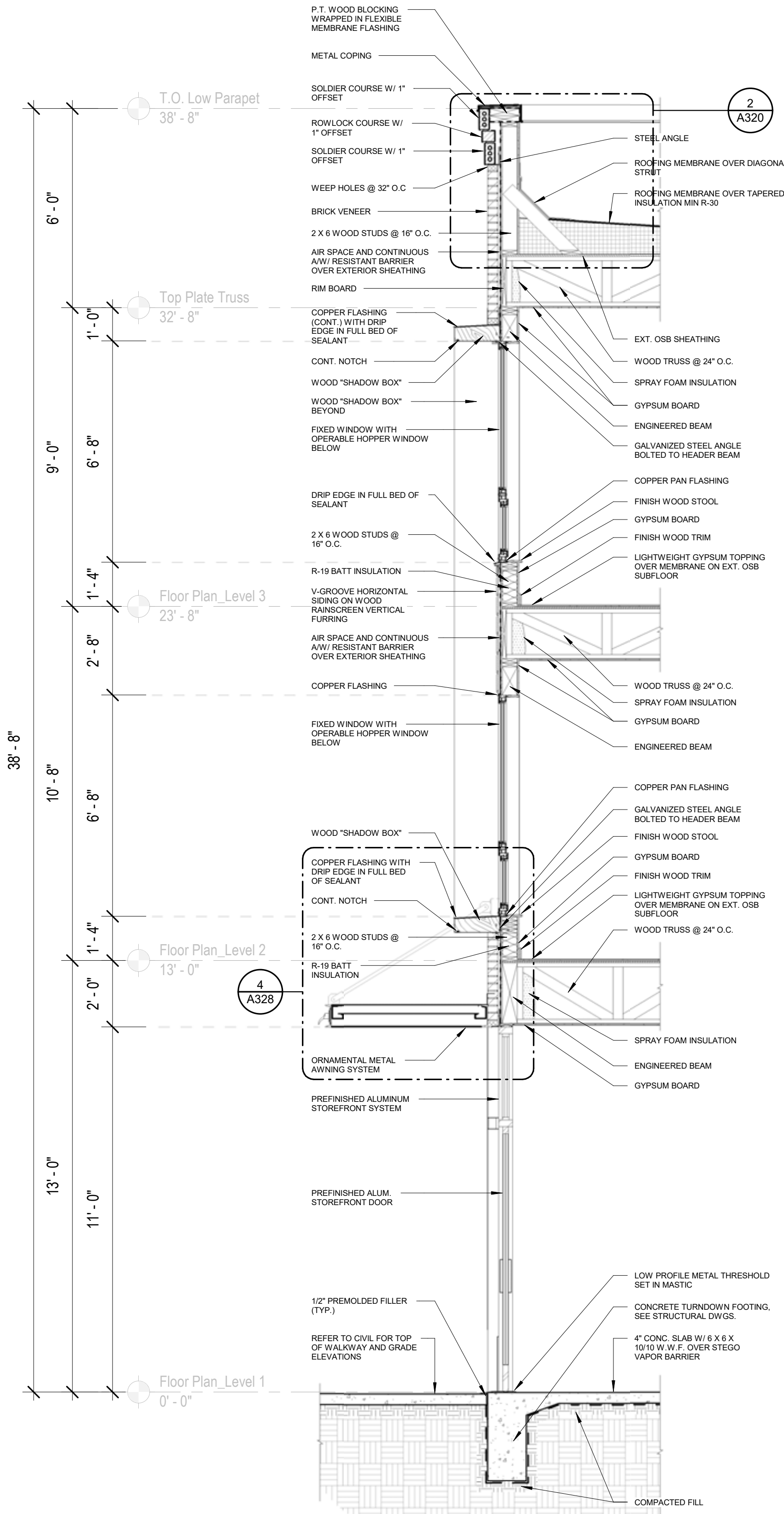
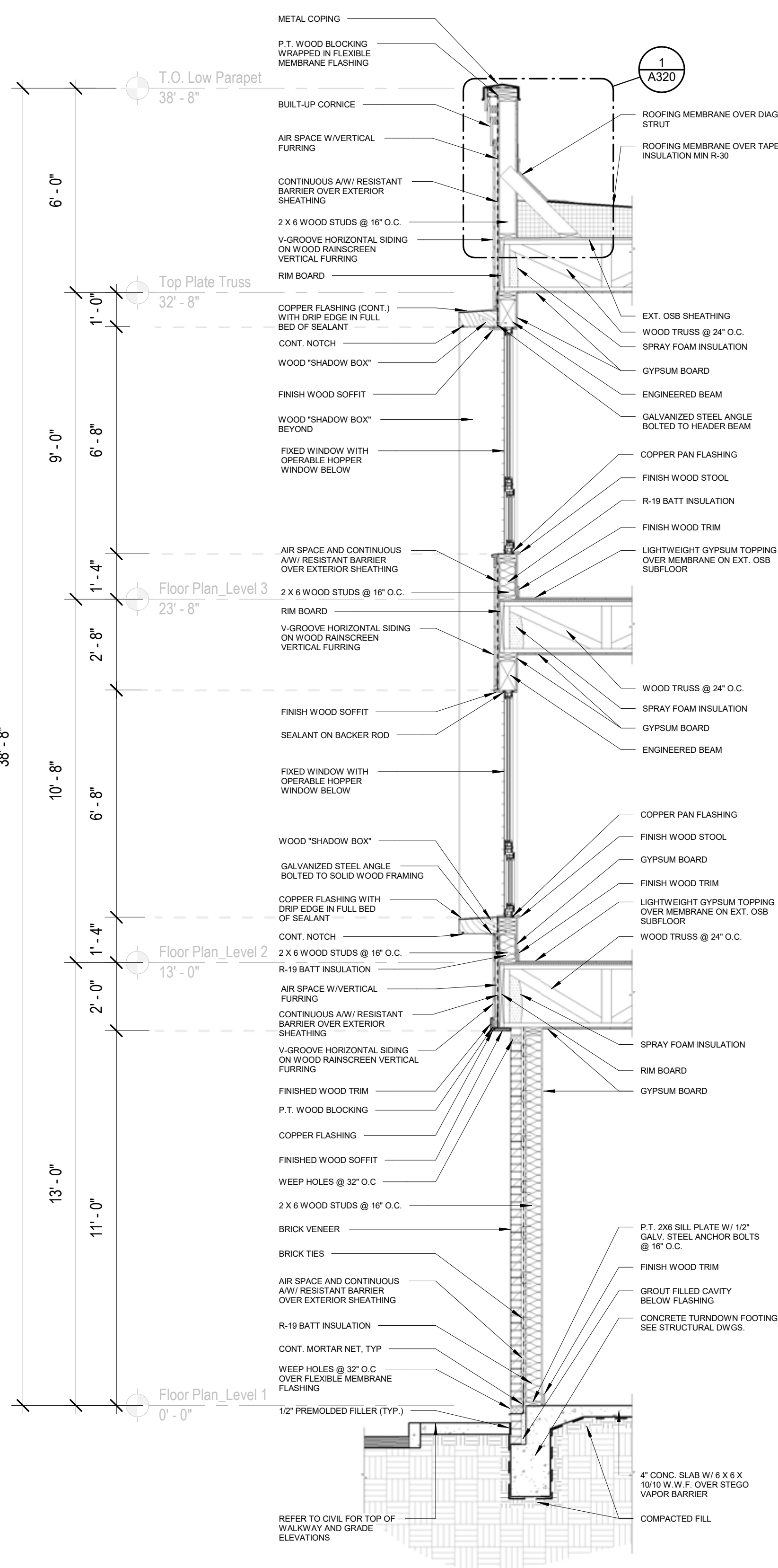
NOT FOR CONSTRUCTION

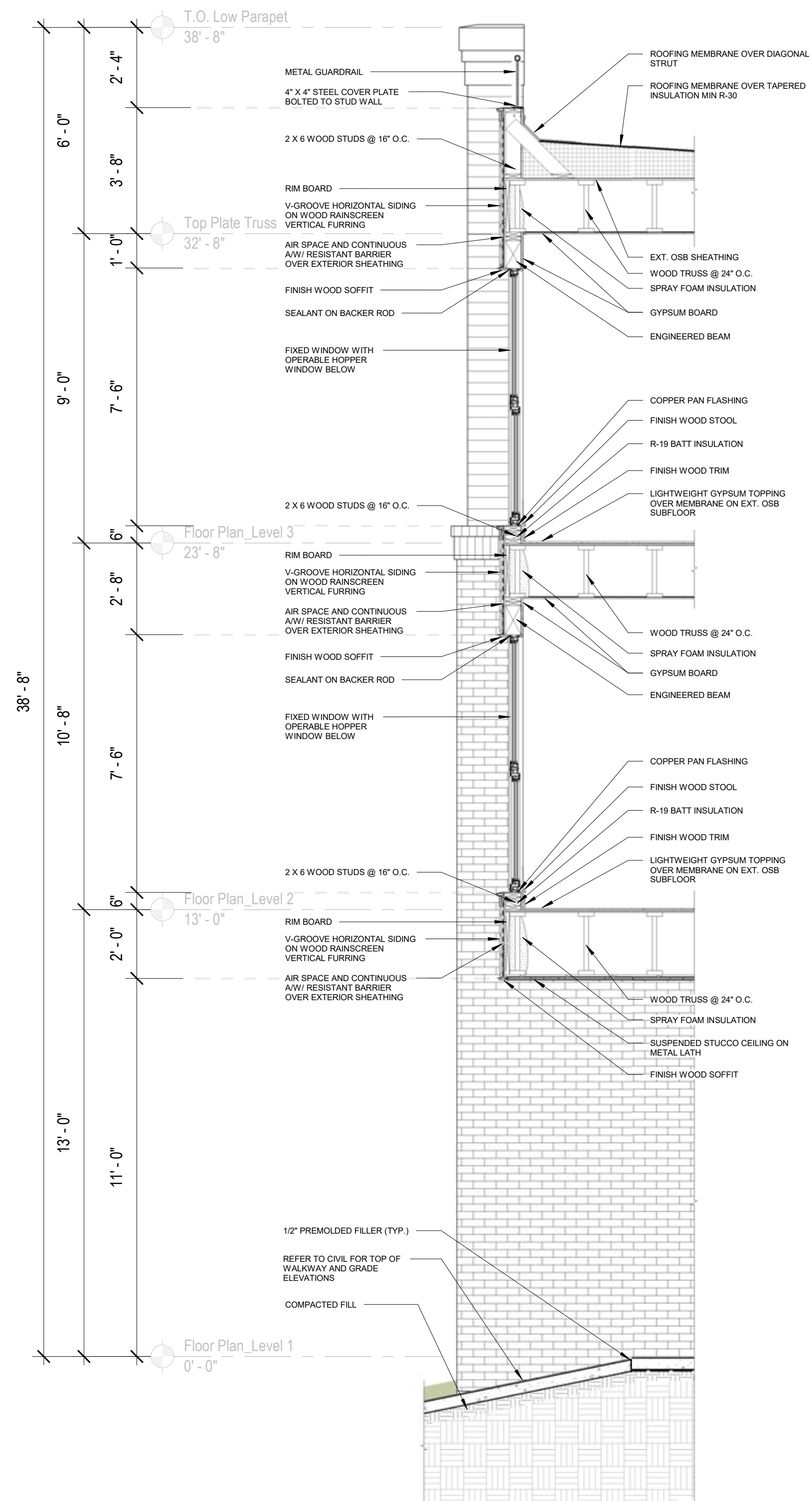
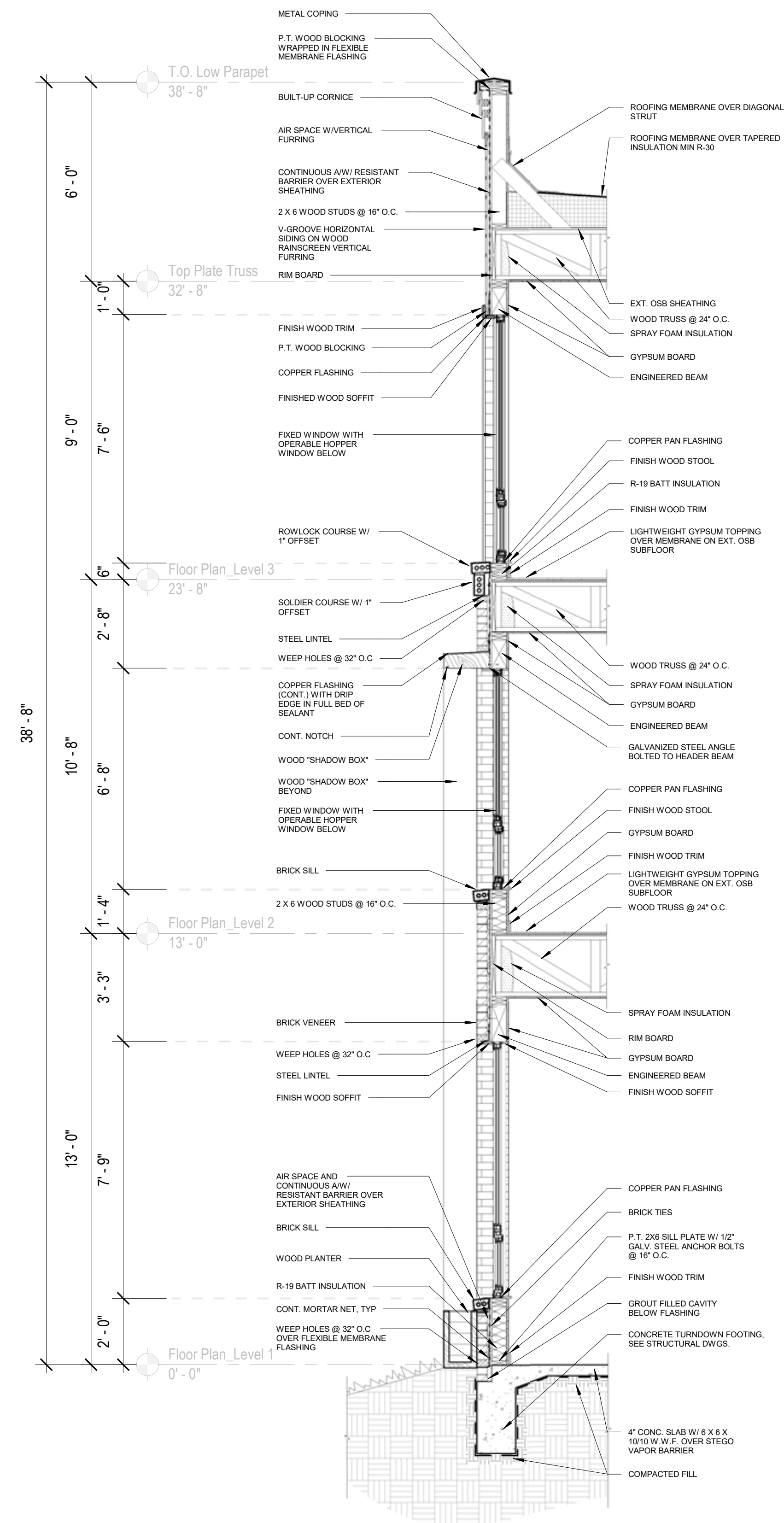
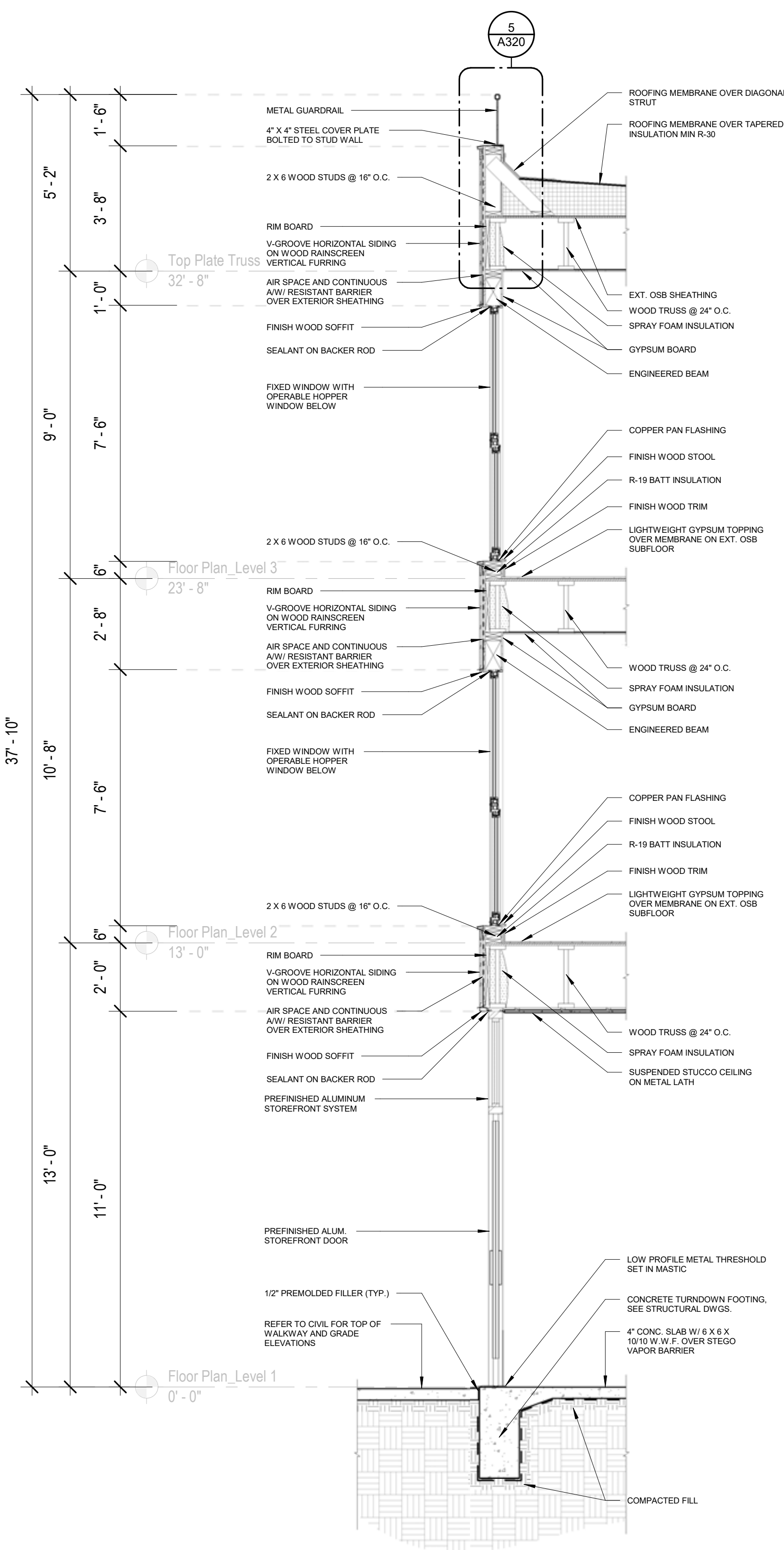
WALL
SECTIONS

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

A310

2/23/2022 1:55:24 PM

1
A310 Section Thru Windows - North - North Building
3/8" = 1'-0"2
A310 Section Thru Lobby Entrance - North - North Building
3/8" = 1'-0"3
A310 Section Thru Bump-Out - West - North Building
3/8" = 1'-0"



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Drayton
Street

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WALL
SECTIONS

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

A311

2/23/2022 1:55:28 PM

1
A311
Section Thru Hyphen - West - North Building
3/8" = 1'-0"

2
A311
Section Thru Windows - West - North Building
3/8" = 1'-0"

3
A311
Section Thru Hyphen - West - South Building
3/8" = 1'-0"

1700
Drayton
Street

Savannah, GA 31401

HPC Part II

REVISIONS		
Date	#	Description

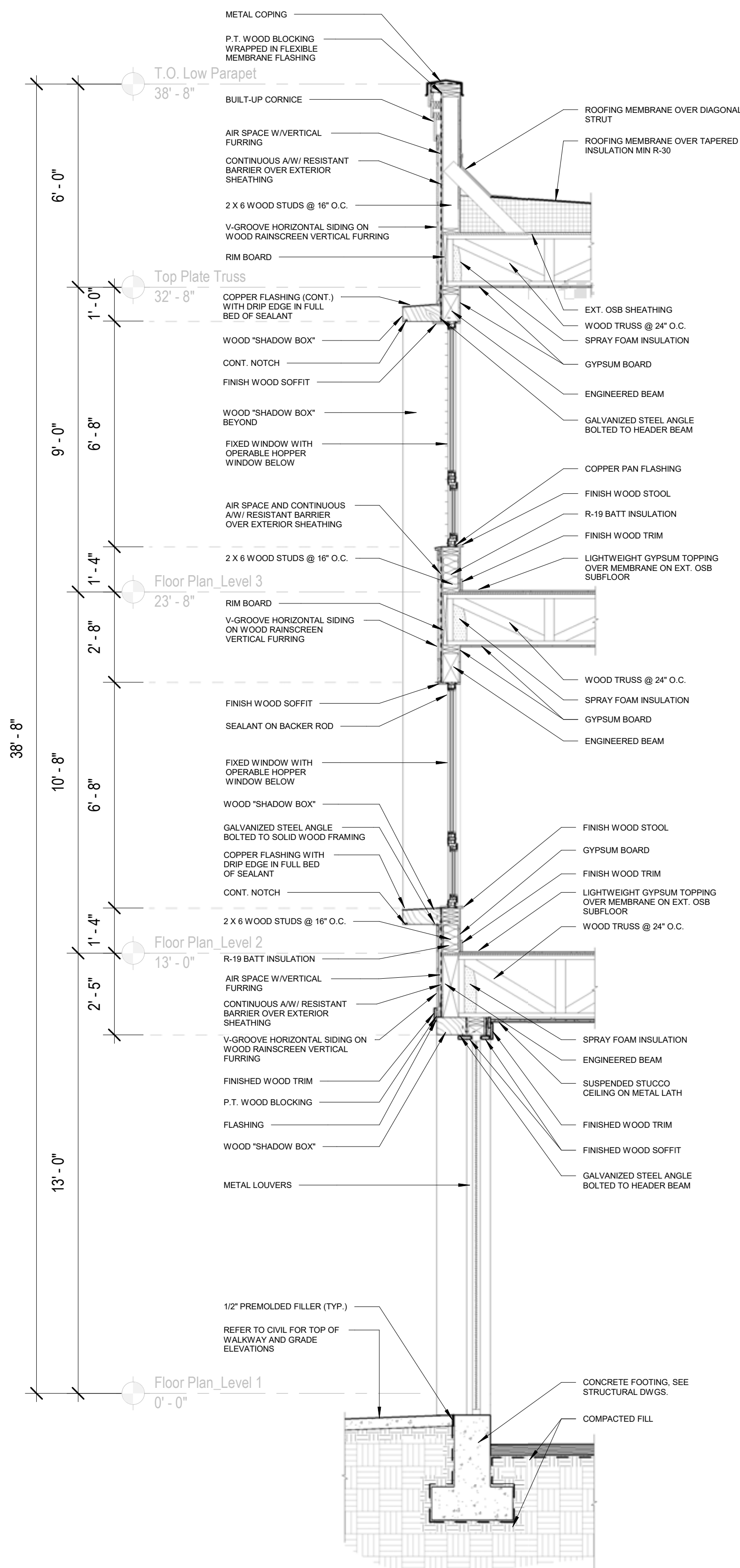
NOT FOR CONSTRUCTION

WALL
SECTIONS

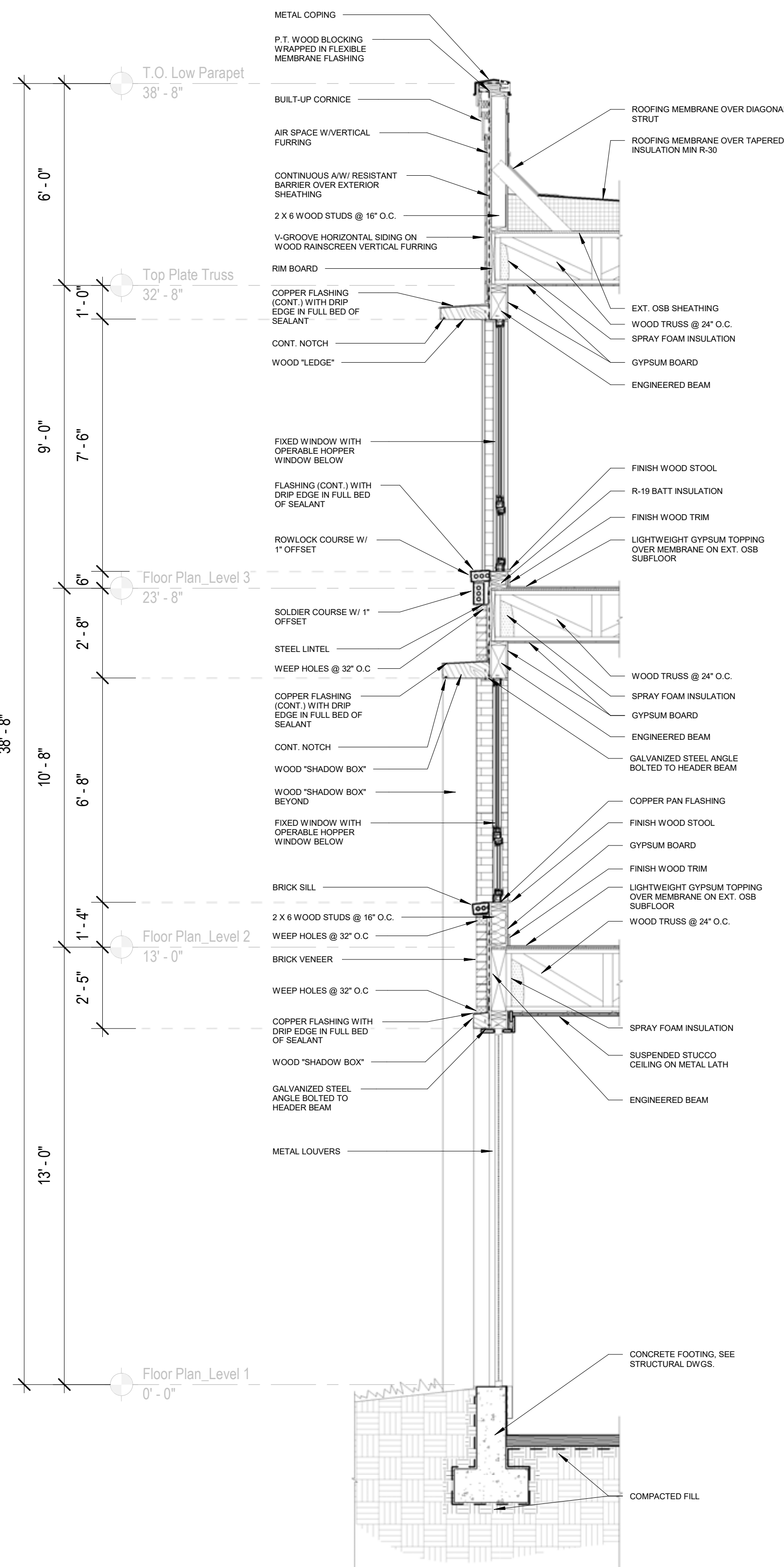
Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

A312

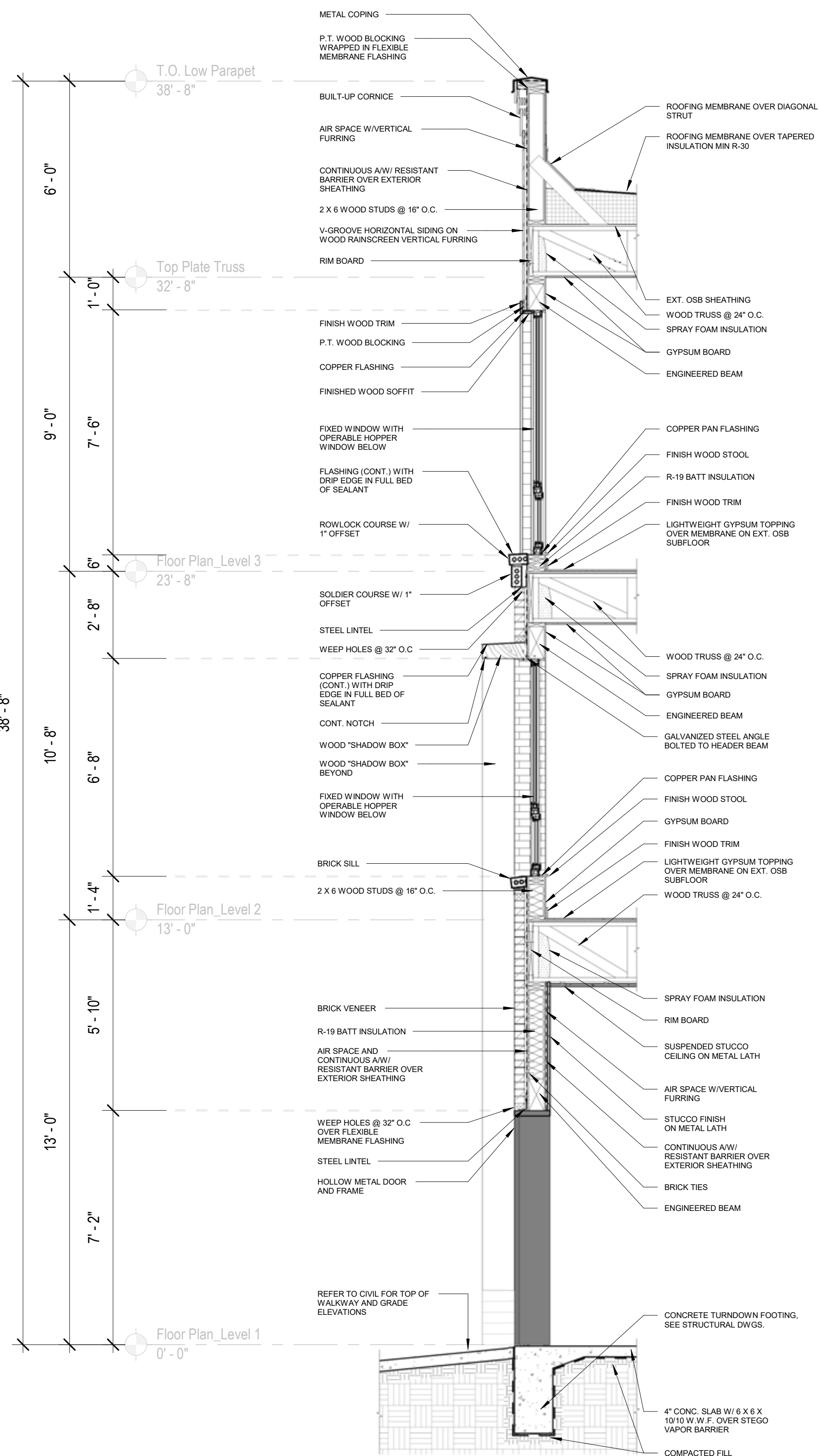
2/23/2022 1:55:33 PM



3 Section Thru Waste - South - North Building
3/8" = 1'-0"



2 Section Thru Parking - South - North Building
3/8" = 1'-0"



1 Section Thru North Entrance - North - South Building
3/8" = 1'-0"

1700
Drayton
Street

Savannah, GA 31401

HPC Part II

REVISIONS		
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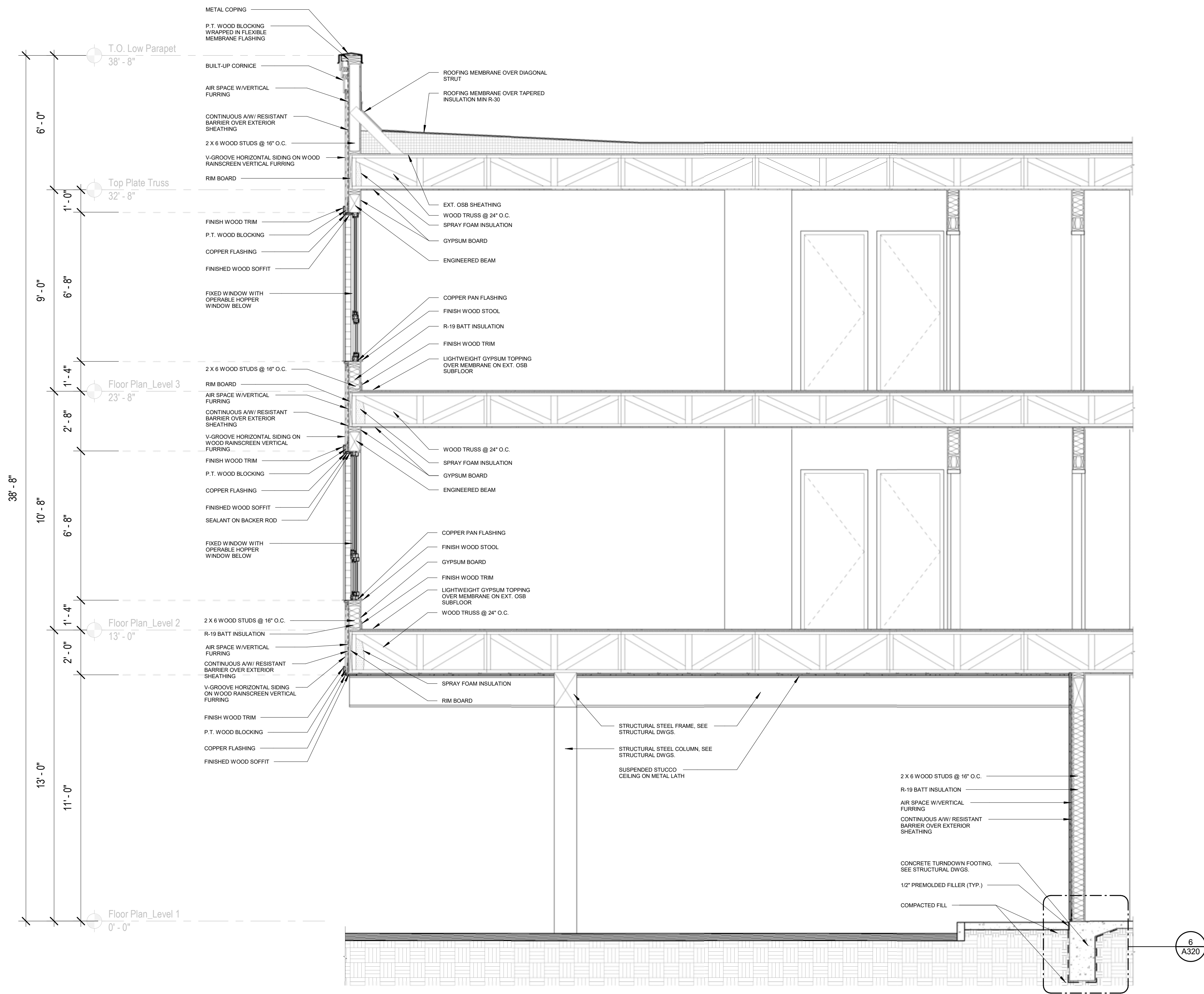
NOT FOR CONSTRUCTION

WALL
SECTIONS

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

A313

2/23/2022 1:55:36 PM



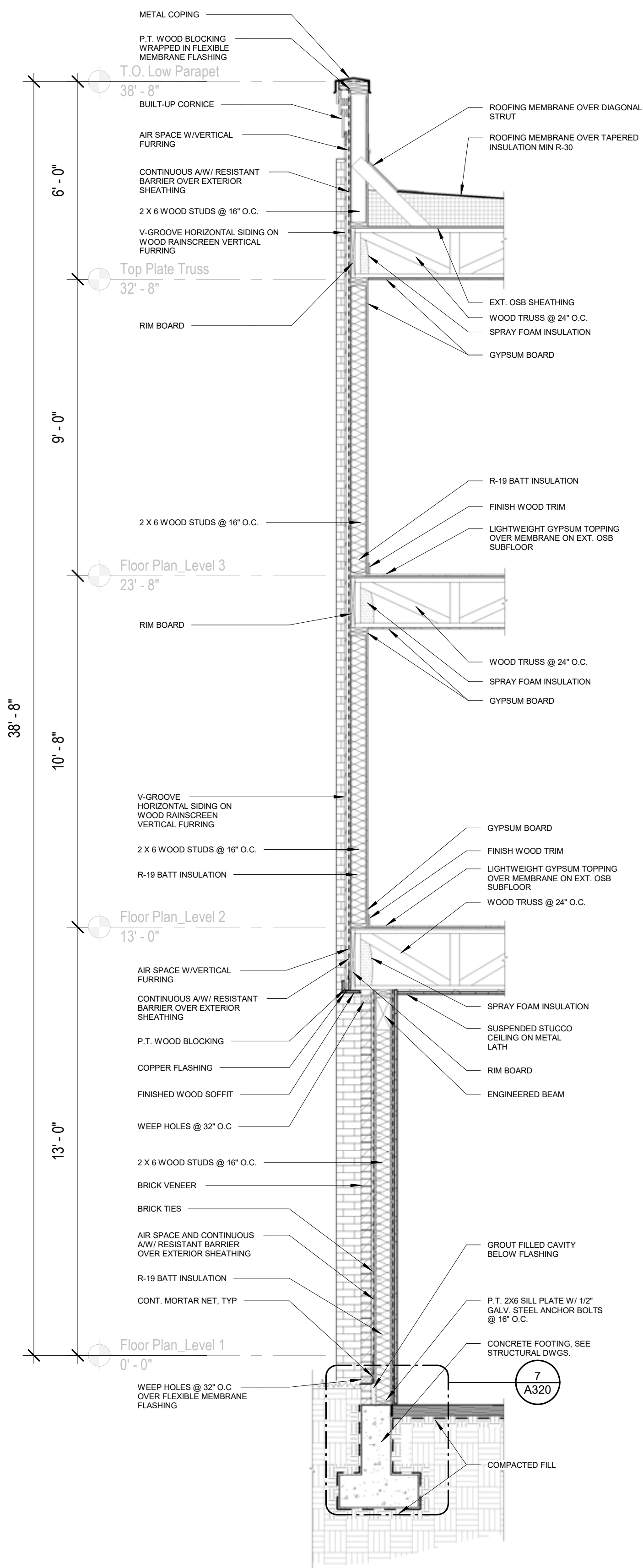
annah, GA 31401

[illegible]

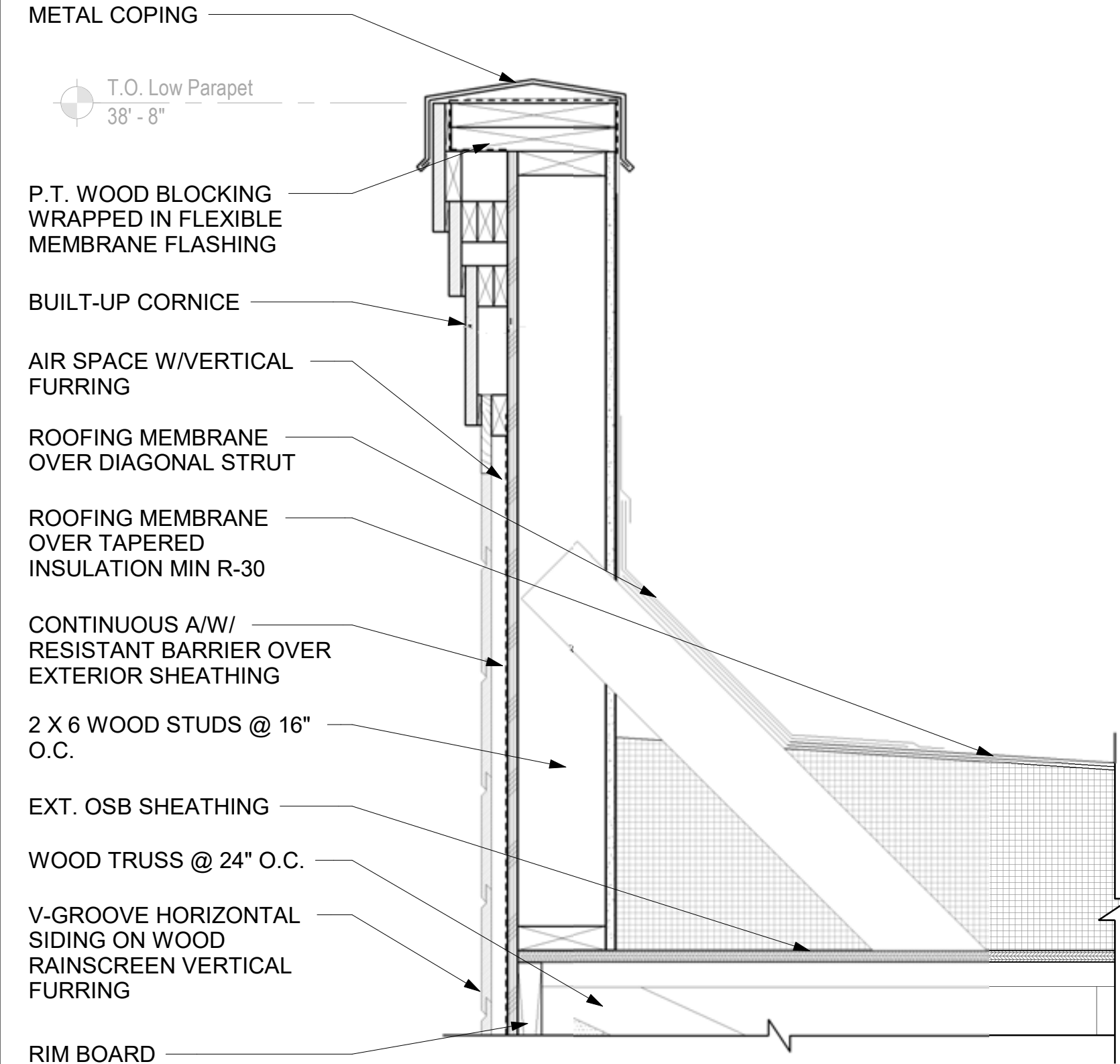
NOT FOR CONSTRUCTION

Case No.	2103
Date	03/02/22
Reviewed by	GMSHAY

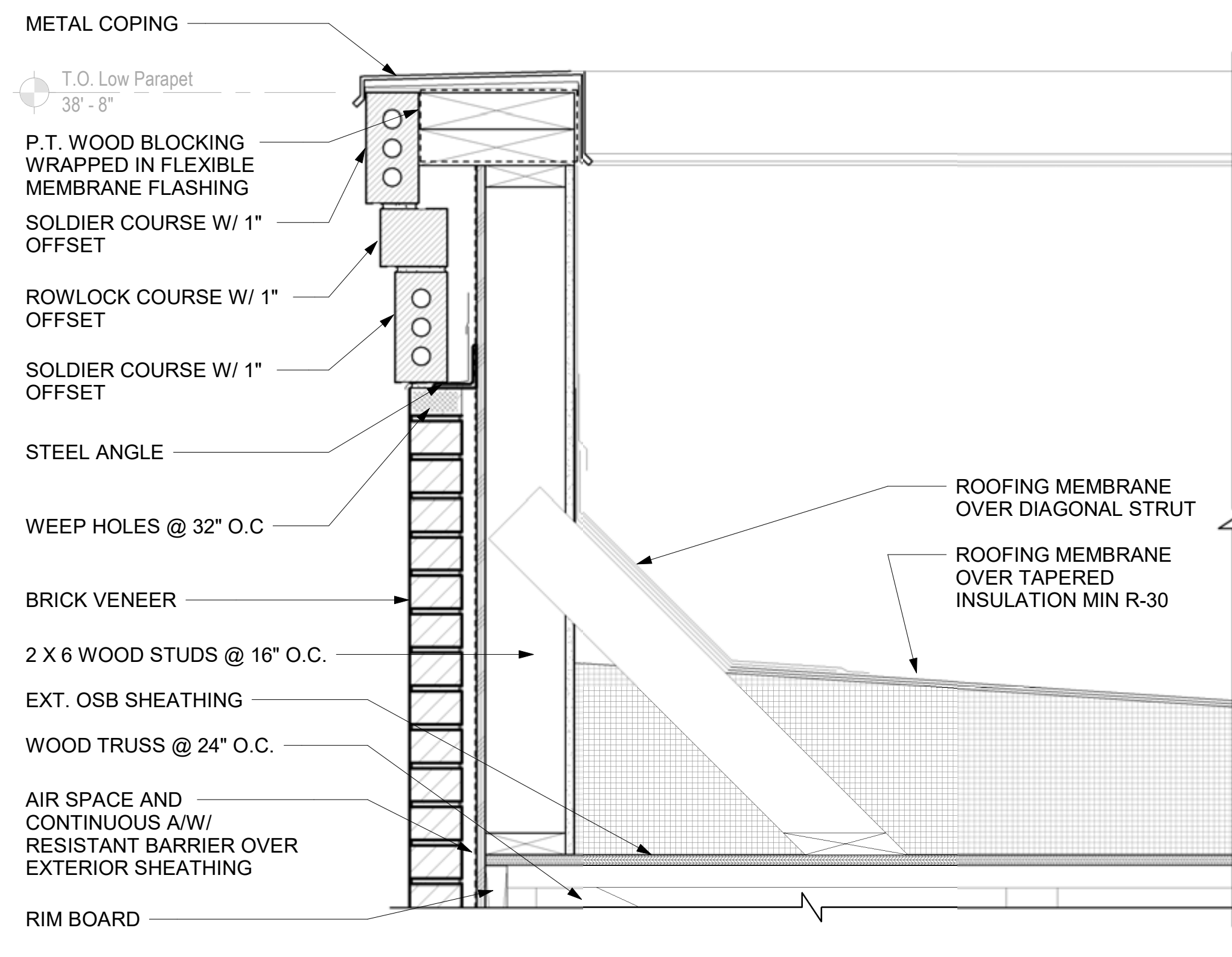
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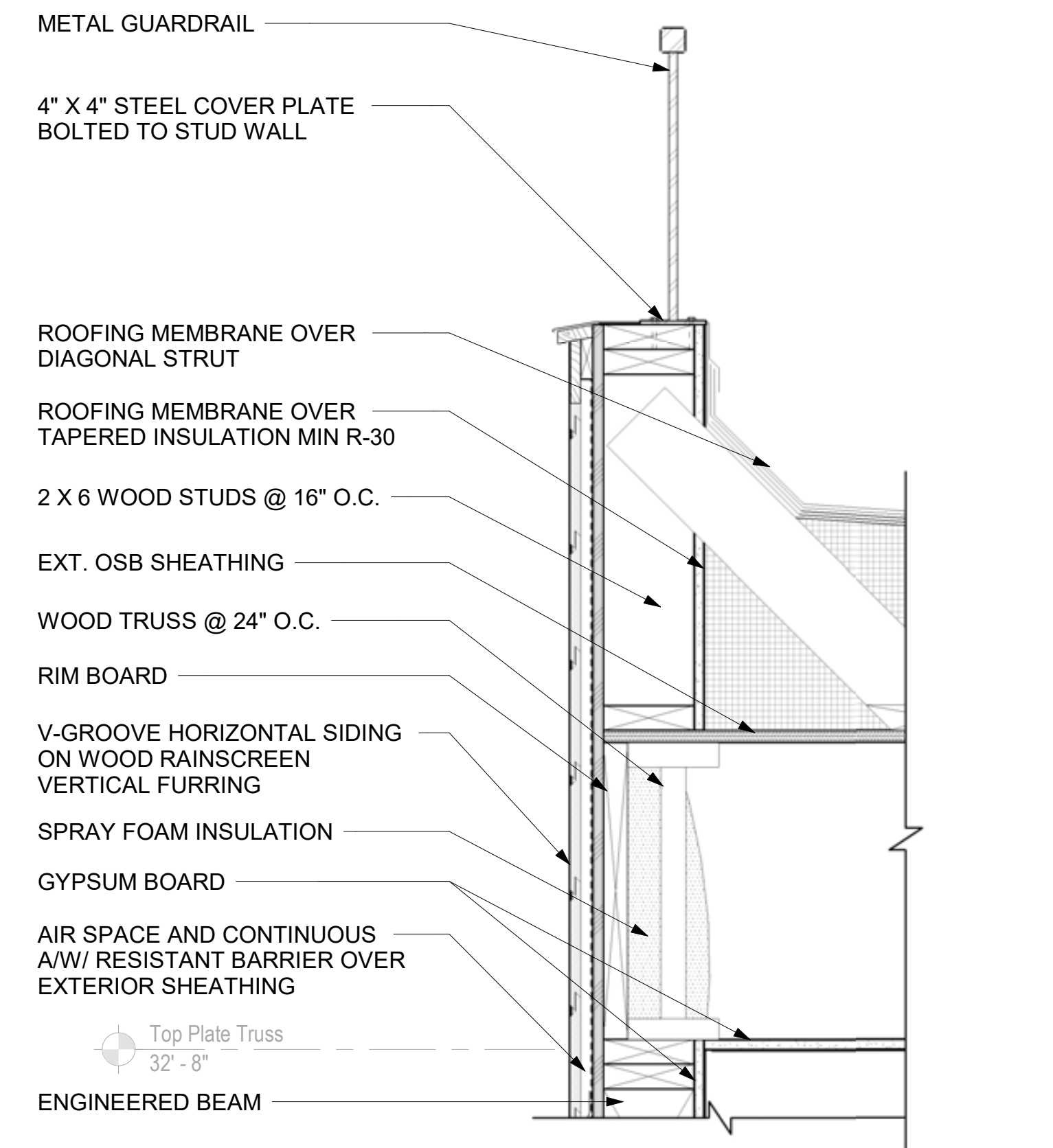
2	Section Thru Wall - South - North Building
A314	3/8" = 1'-0"



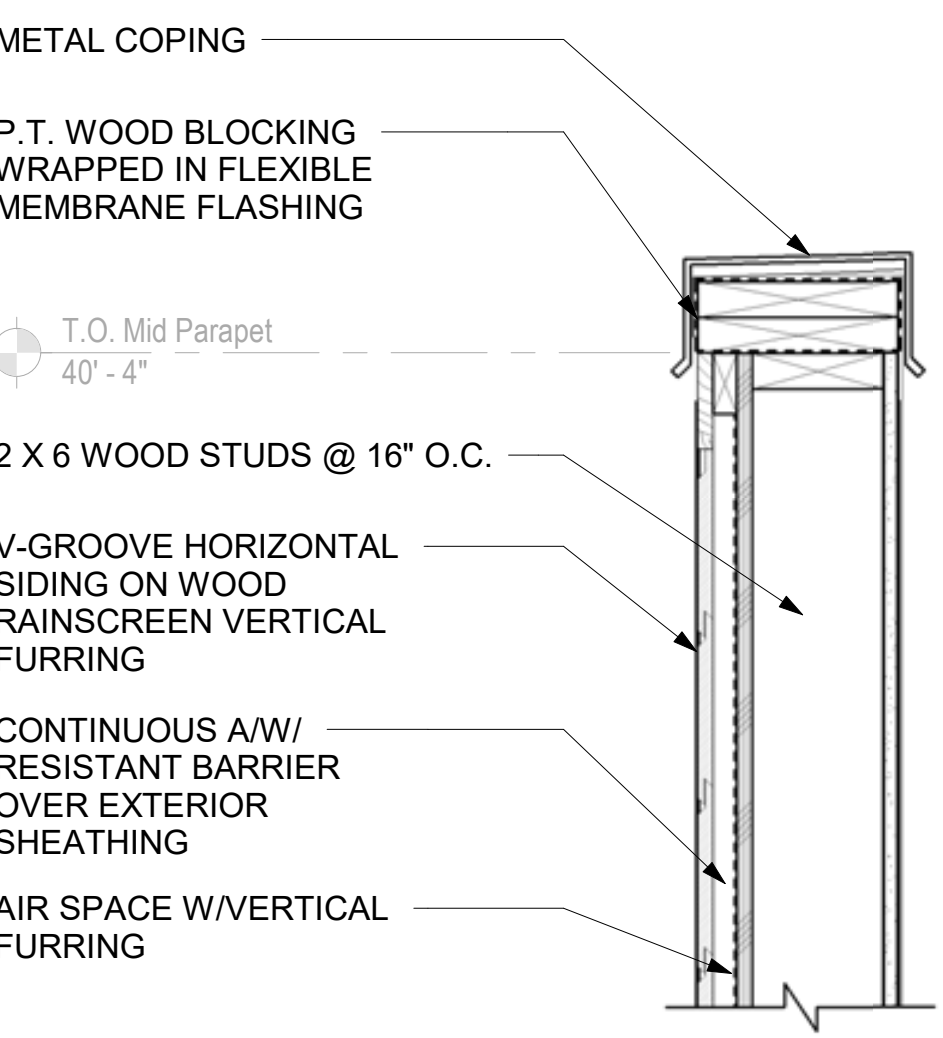
1 Section Thru Windows - North - North Building - Callout 1
A320 1 1/2" = 1'-0"



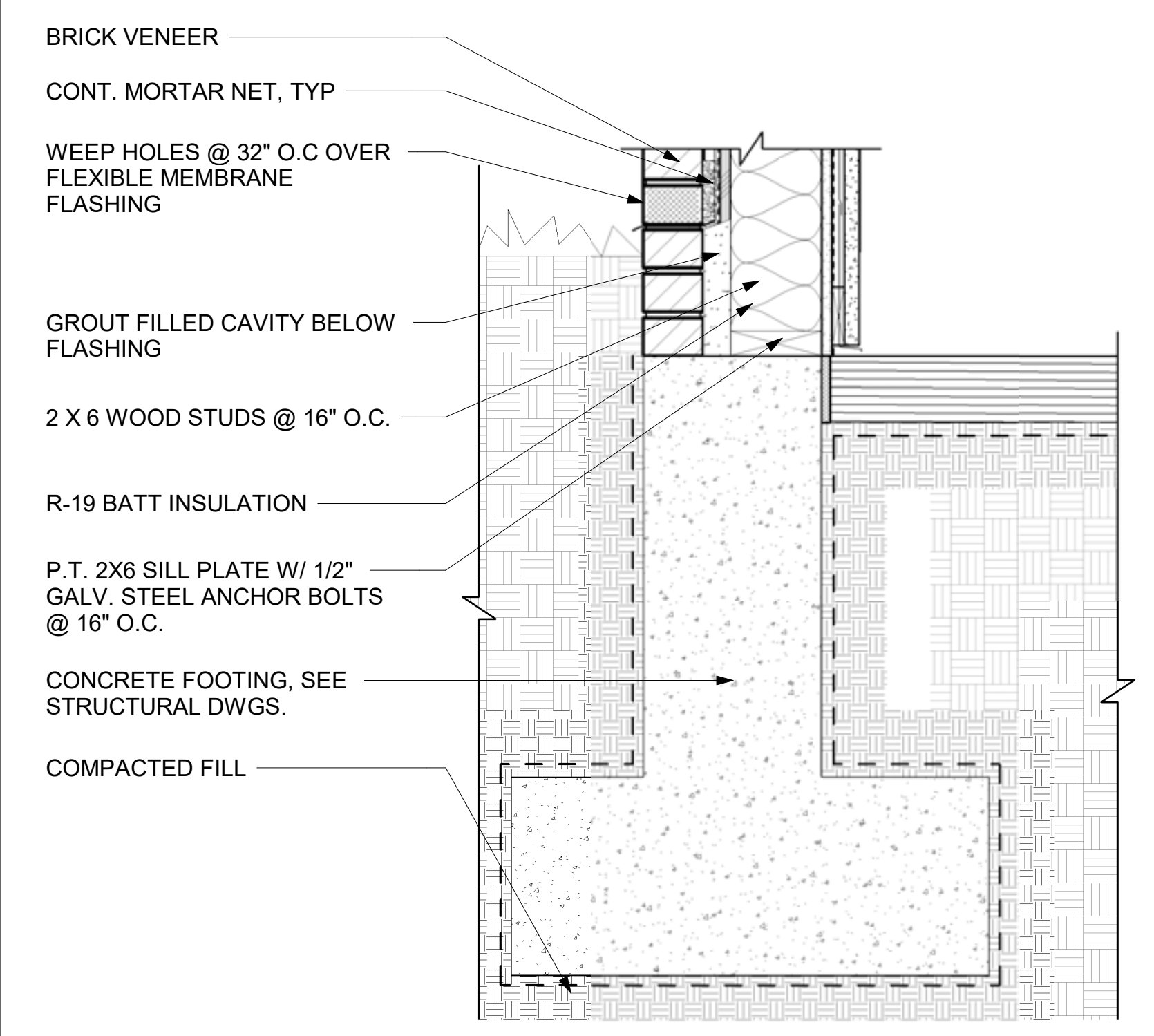
2 Section Thru Lobby Entrance - North - North Building - Callout 2
A320 1 1/2" = 1'-0"



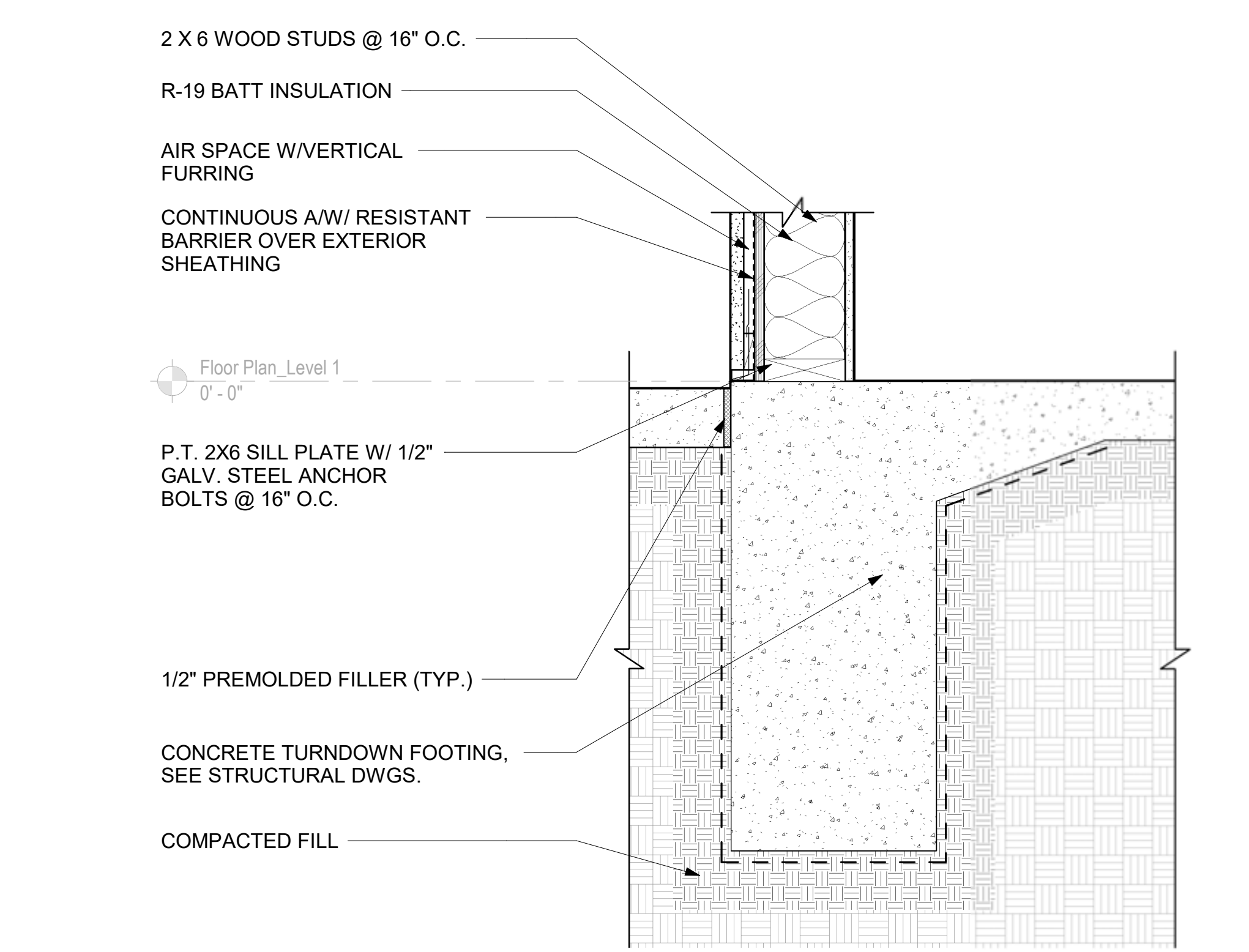
5 Section Thru Hyphen - West - North Building - Callout 1
A320 1 1/2" = 1'-0"



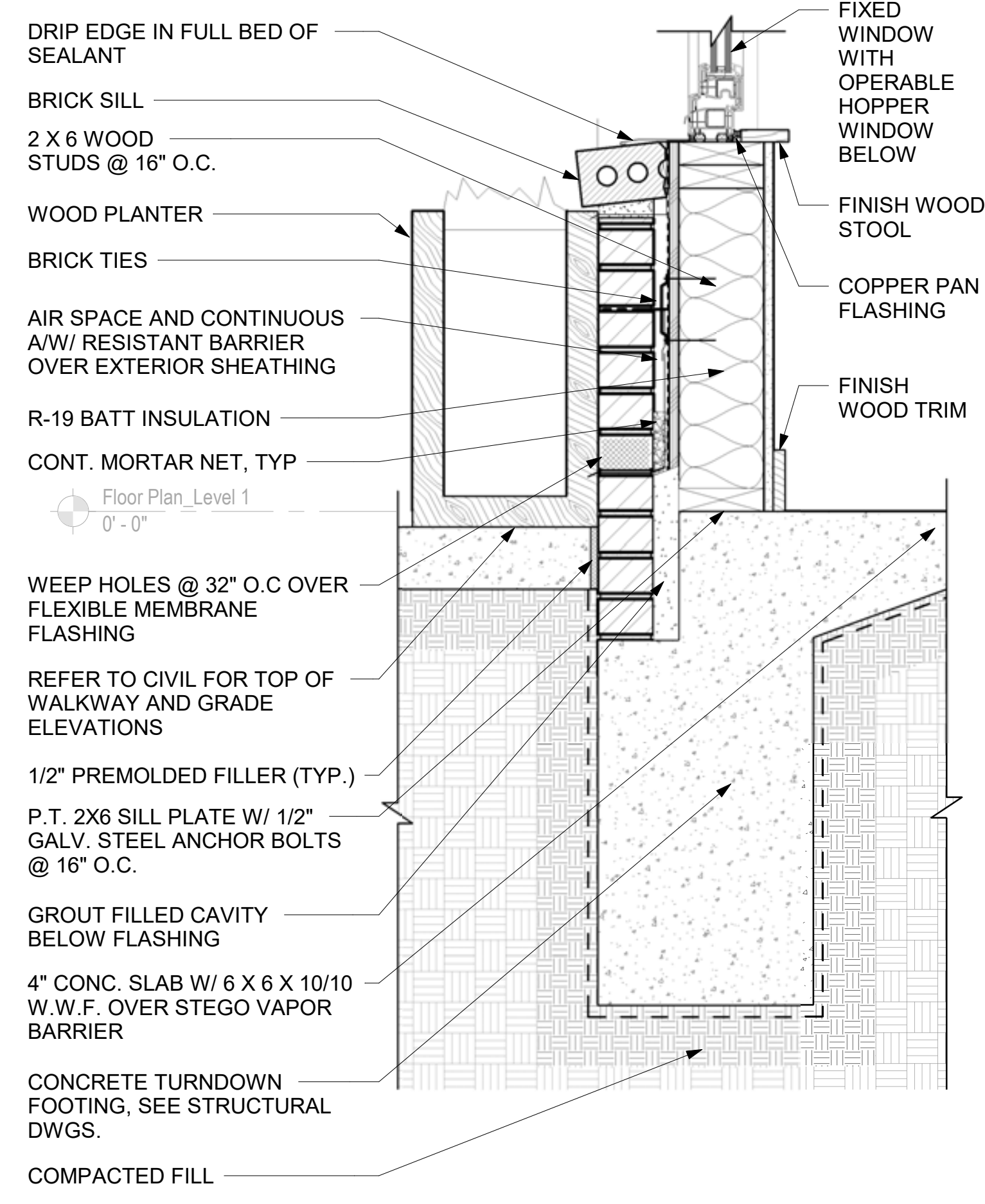
3 Section Thru Bump-Out - West - North Building - Callout 1
A320 1 1/2" = 1'-0"



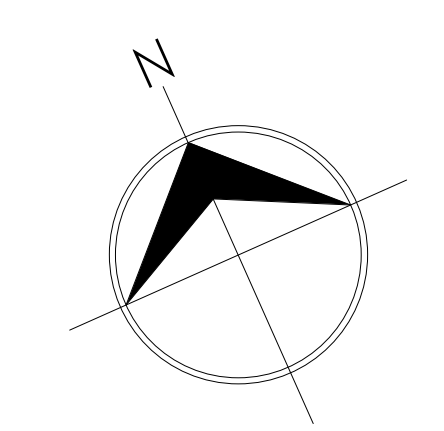
7 Section Thru Wall - South - North Building - Callout 1
A320 1 1/2" = 1'-0"



6 Section Thru Windows 2 - East - South Building - Callout 1
A320 1 1/2" = 1'-0"



4 Section Thru Bump-Out - West - North Building - Callout 2
A320 1 1/2" = 1'-0"

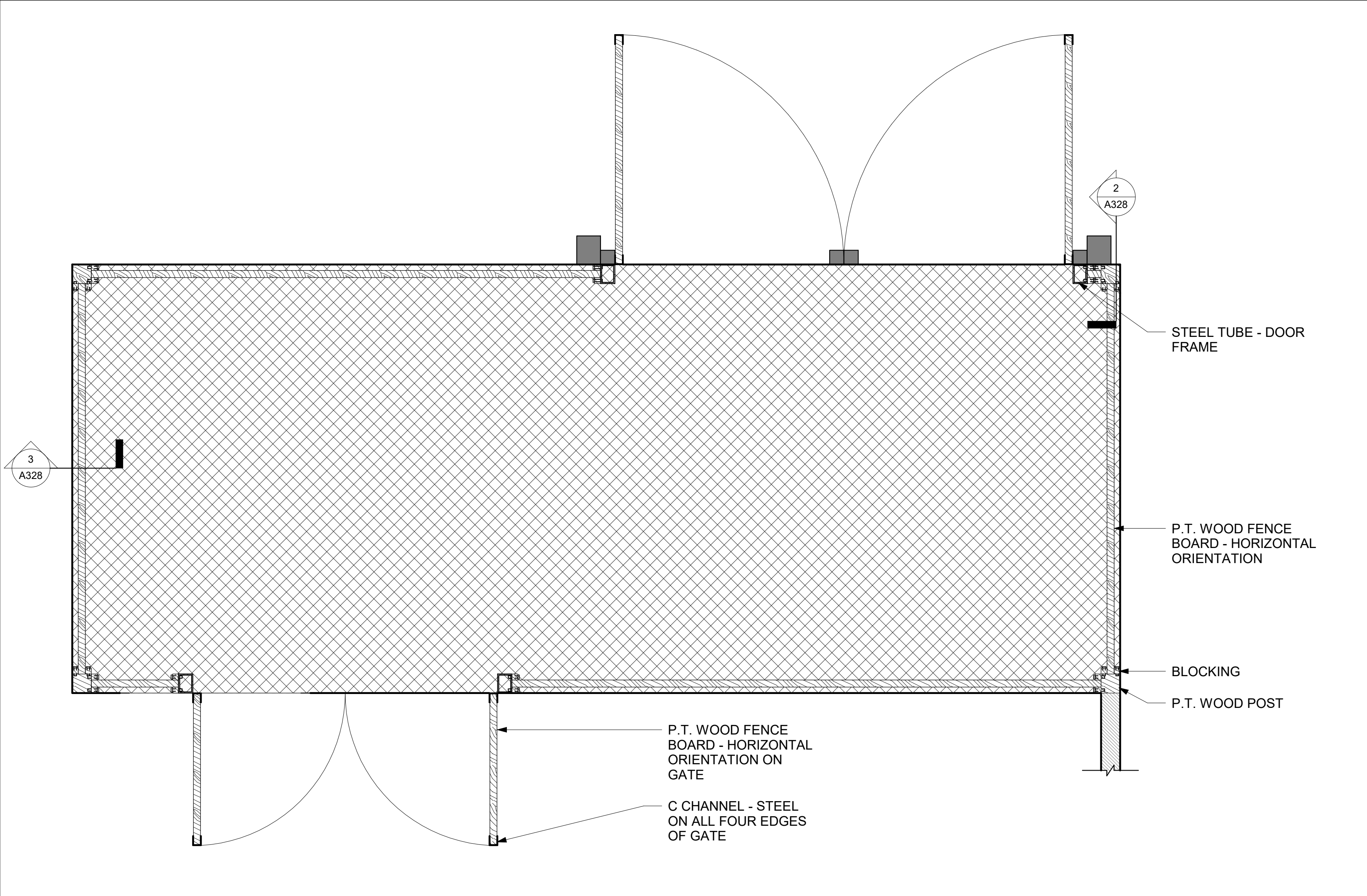


REVISIONS		
Date	#	Description

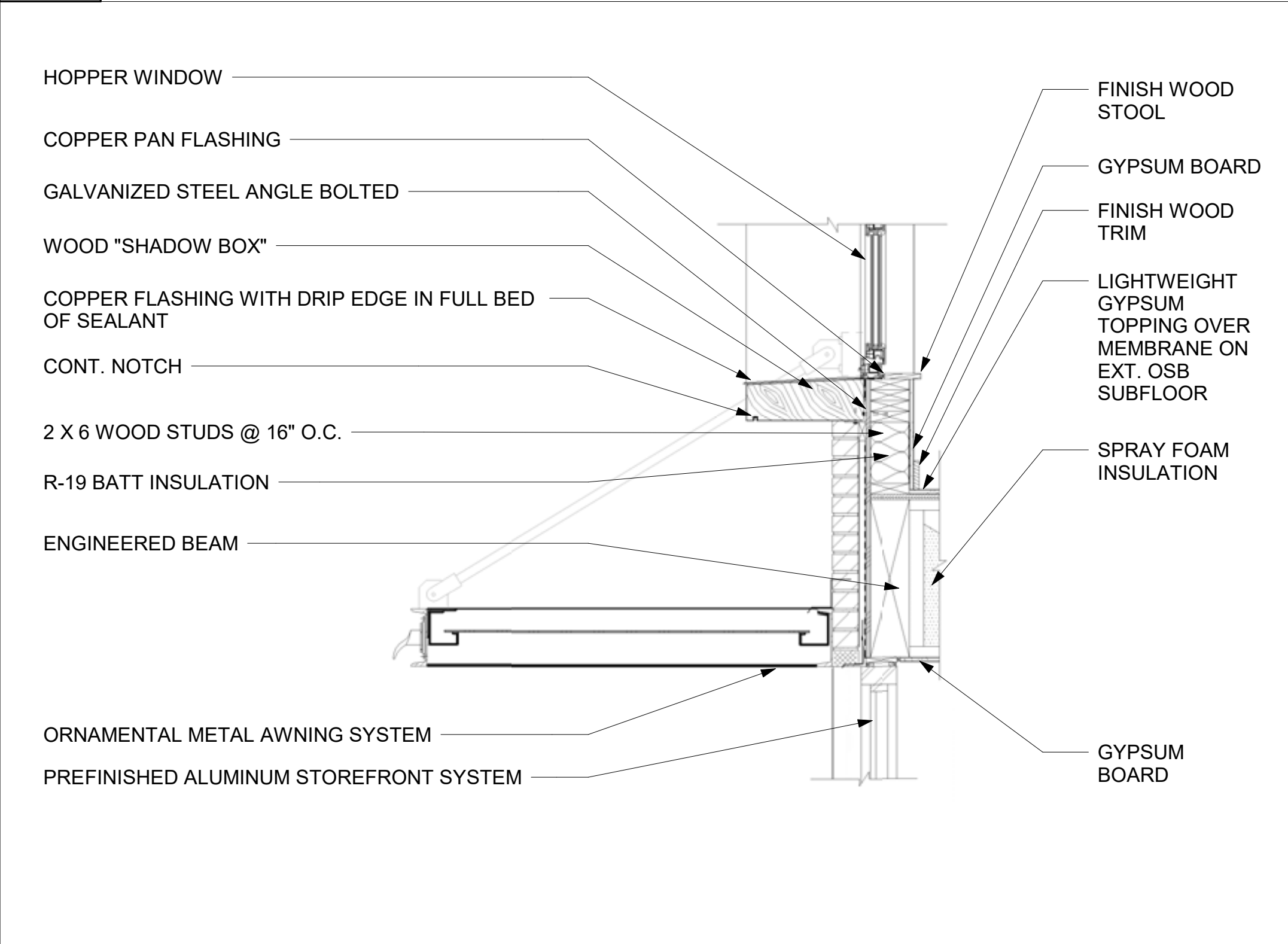
NOT FOR CONSTRUCTION

SECTION DETAIL

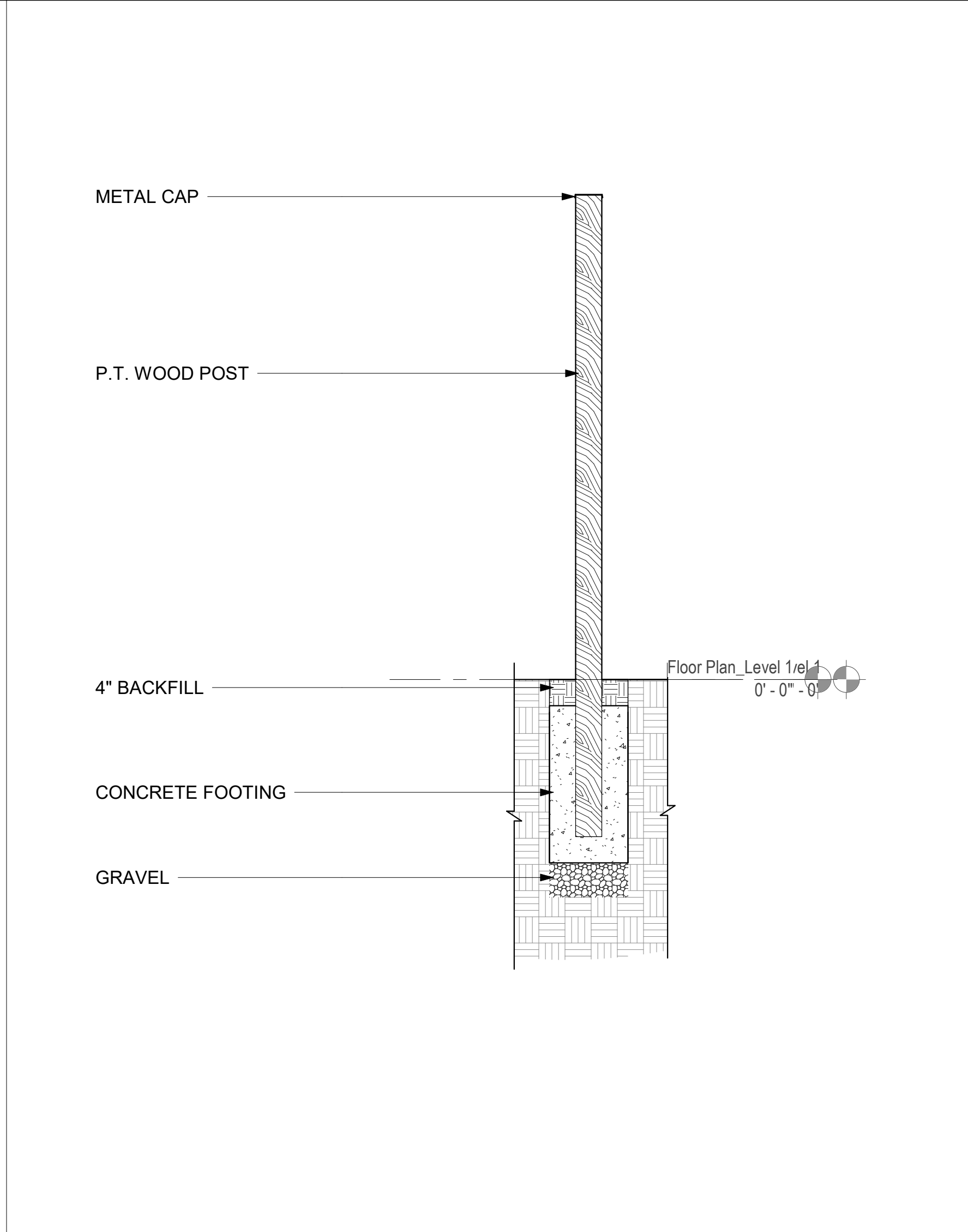
Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY



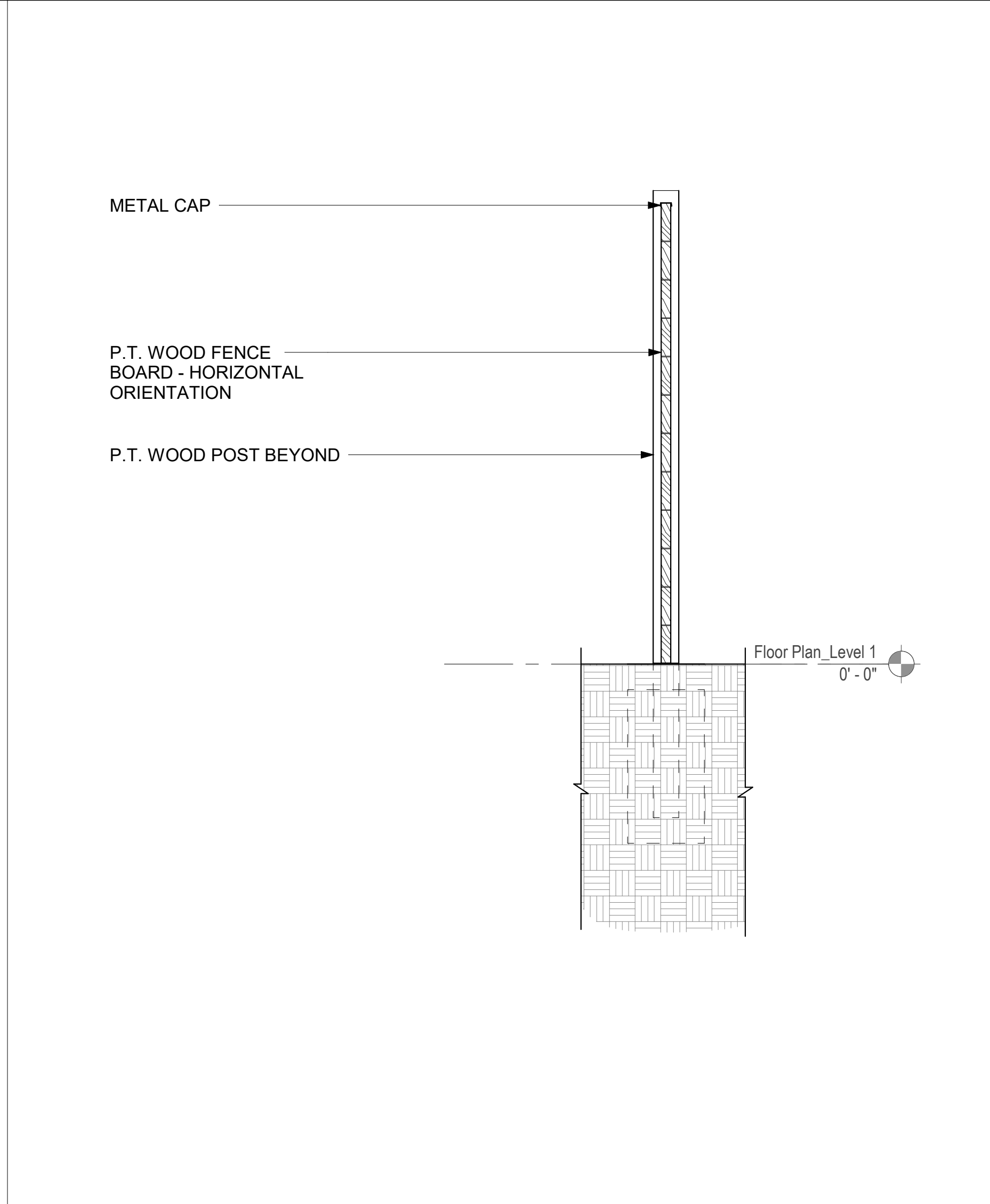
1 Wood Screen For Waste - Floor Plan Level 1
A328 3/4" = 1'-0"



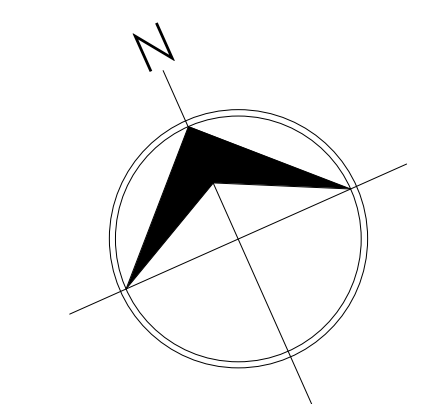
4 Section Thru Lobby Entrance - North - North Building - Callout 1
A328 3/4" = 1'-0"



2 Wood Screen For Waste - Section Detail 1
A328 3/4" = 1'-0"



3 Wood Screen For Waste - Section Detail 2
A328 3/4" = 1'-0"



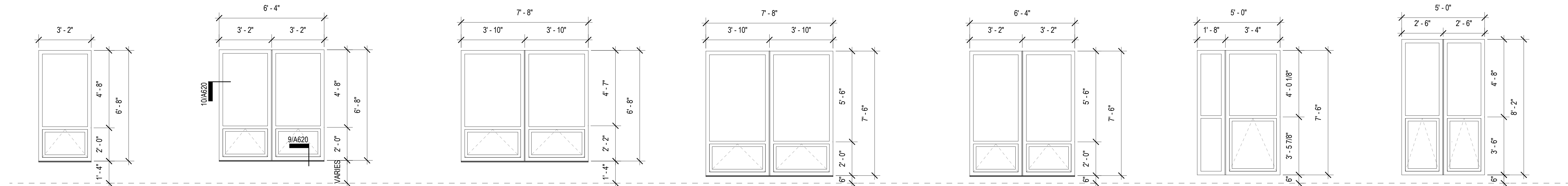
REVISIONS		
Date	#	Description

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AWNING & SCREEN DETAILS

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY

WINDOW SYSTEM



NOTE: SEE WALL SECTIONS FOR SILL HEIGHT

W1

W2

W3

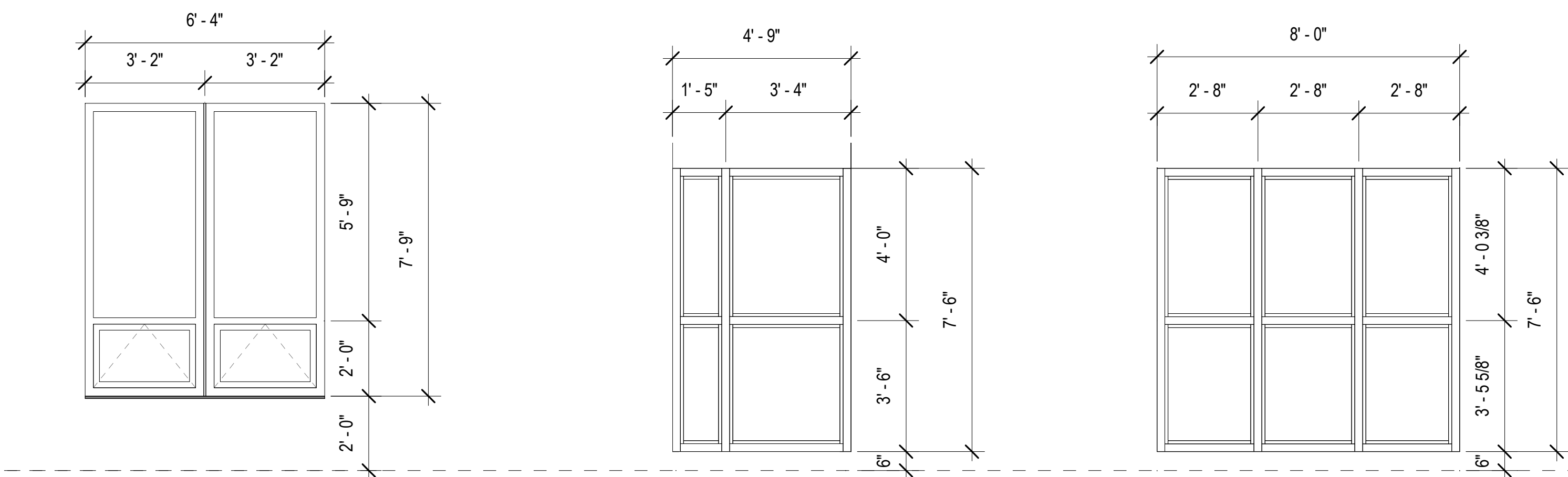
W4

W5

W6

W7

WINDOW SYSTEM

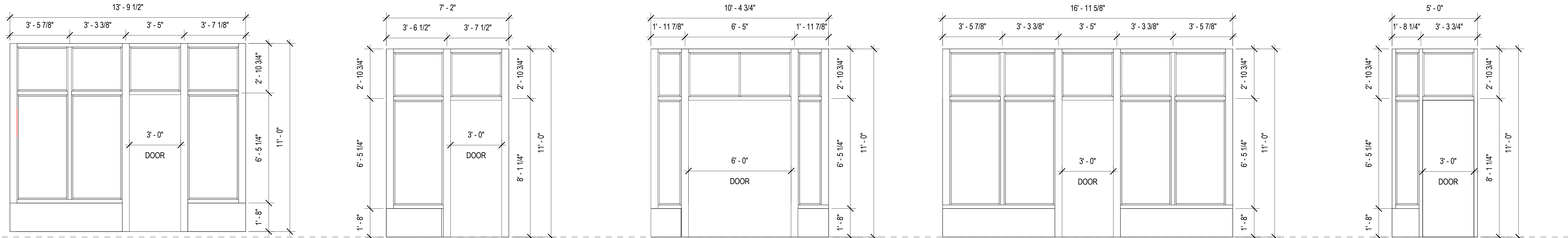


W8

W9

W10

ALUMINUM STOREFRONT (AL SF) SYSTEM



S1

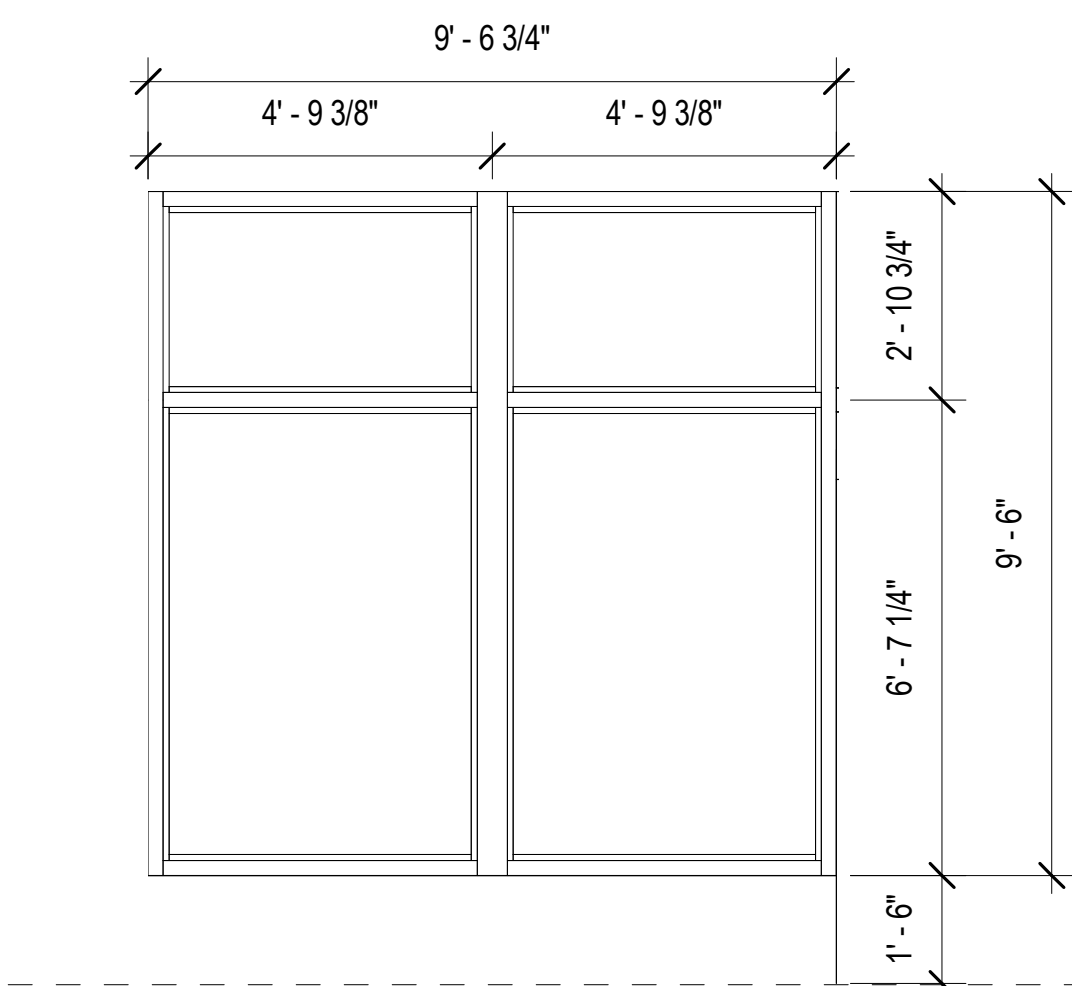
S2

S3

S4

S5

ALUMINUM STOREFRONT (AL SF) SYSTEM



S6

REVISIONS		
Date	#	Description

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WINDOW
AND
STOREFRONT
SCHEDULE

Job No.	2103
Date	03/02/22
Reviewed by	GMSHAY



North Rendered Elevation - Facing 33rd Street



West Rendered Elevation - Facing Drayton Street



South Rendered Elevation - Facing 34th Street

REVISIONS		
Date	#	Description

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RENDERED
ELEVATIONS