



October 5th, 2022

1400, 1408, 1410 Martin Luther King, Jr., Boulevard
Multiple COA Amendments and Addition
Victorian District

Project Narrative

*PA = previously approved

The properties at 1400, 1408, 1410 Martin Luther King, Jr., Boulevard are proposed to become multiple tenant commercial units with shared exterior spaces. The site features multiple non-contributing, existing buildings that are to be renovated and the buildings at 1410 MLK Blvd. will be reconstructed in their original footprints after being deemed structurally compromised. The accessory metal building on the site that was previously not included in the project scope is now proposed to be renovated into a refuse structure and storage. A painted CMU bathroom building is proposed between the existing pre-engineered metal buildings. A post-supported, pre-engineered metal canopy is proposed to connect these structures. This project includes minor exterior modifications to previously approved Certificates of Appropriateness for multiple non-contributing structures: 20-001460-COA, 20-001453-COA, and 20-001457-COA. All items that have been changed are clouded in the drawings. All tenant signage and fencing to be submitted for approval at a later date.

Existing Metal Outbuilding, Bathroom and Canopy Addition

The site features multiple tenants who will be sharing overlapping courtyard space. In order to meet the need of patrons enjoying the exterior spaces, a public bathroom will be constructed between the main existing metal building and the existing metal outbuilding. The structure will be constructed of CMU with IPE wood siding. A standing seam metal roof canopy with wood structure will connect the bathroom building to the existing metal building both visually and functionally. The existing metal outbuilding will have several doors added to it for the space to be utilized for refuse and general storage. Visibility to the bathroom building will be largely obstructed by the existing metal building and the proposed canopy structure. The building's roof will hide mechanical equipment servicing the adjacent buildings and will be screened with staff approval once equipment has been selected.

Existing Pre-Engineered Metal Building (20-001457-COA)

The existing metal building located at 408 West 31st Street is a non-contributing structure previously used as an auto repair garage. The future tenant will be converting the large space into a taproom that opens to two shared exterior courtyards between adjacent tenants. The metal building will have a portion of its roof, front and rear facades removed in order to create a shared courtyard enclosed within the existing metal framing. The deconstructed metal building will act as a reminder of the previous use of the site while many similar businesses that have long served the community are erased from the MLK Boulevard corridor.

The main entrance to the metal building will be constructed of storefront and utilize the existing garage door opening on W.31st Street. The deconstructed metal building courtyard space will be enclosed by an

8' tall metal mesh plant wall. The new design proposes removing all existing walls bordering the interior courtyard entirely as approved on the rear elevation and replacing the walls with the metal mesh plant wall. The front façade will also feature a service entrance and service window will be concealed with IPE wood siding clad doors and an operable IPE-sided overhead shutter to conceal the service opening. The service openings on the façade are to blend in with the IPE wood siding proposed for a portion of the façade. A metal canopy will extend to cover the main entrance and the IPE wood-sided service openings.

The rear of the metal building will feature a new, glazed overhead door in place of the existing door. To accommodate the egress requirements, a double door with glazing will be added to the rear façade and the existing, hollow metal door opening will be infilled or remain unused.

Reconstructed CMU Buildings (20-001460-COA)

The buildings at 1410 MLK Blvd are to be reconstructed in their existing footprints after the original structures were rendered structurally compromised. The existing buildings were both garage buildings with multiple garage doors along MLK Blvd. and 31st Street. The proposed design for the reconstructed buildings is intended to celebrate the previous use of the property. The north structure will be utilized mainly as a kitchen space and feature storefront openings that mimic the scale and proportion of the garage doors that once were located on the façade. Tile will decorate the façade to reflect the previous industrial use and reflect the use of the kitchen space it encloses. The south structure will be housing a new restaurant concept. This mass is constructed to be slightly taller than the north structure to emphasize its place on the street corner. Horizontal stucco reveals line the façade to create rhythm between the storefront openings. A metal awning utilizing the existing steel beam will be reconstructed in place to line the façade bordering W. 31st Street. Two garage doors and an additional entrance will be on W. 31st Street – like their existing configuration.

Existing Brick Building (20-001453-COA)

The existing building will maintain its current salon tenant while adapting to accommodate a restaurant/café concept. The façade will be repaired, and the windows will be repaired or replaced in kind. All door entrance openings will be retrofitted with new storefront doors. New standing seam metal awnings will be constructed over all tenant entrances.

Material Selections

Standing Seam Metal Roof and Panels

Manufacturer: McElroy Standing Seam

Color: Charcoal

Siding

Manufacturer: 6" Wood Lap Siding

Wood: IPE

Windows at Bathroom Addition

Manufacturer: Marvin Aluminum Clad Windows

Standing Seam Awning

Manufacturer: Coastal Canvas

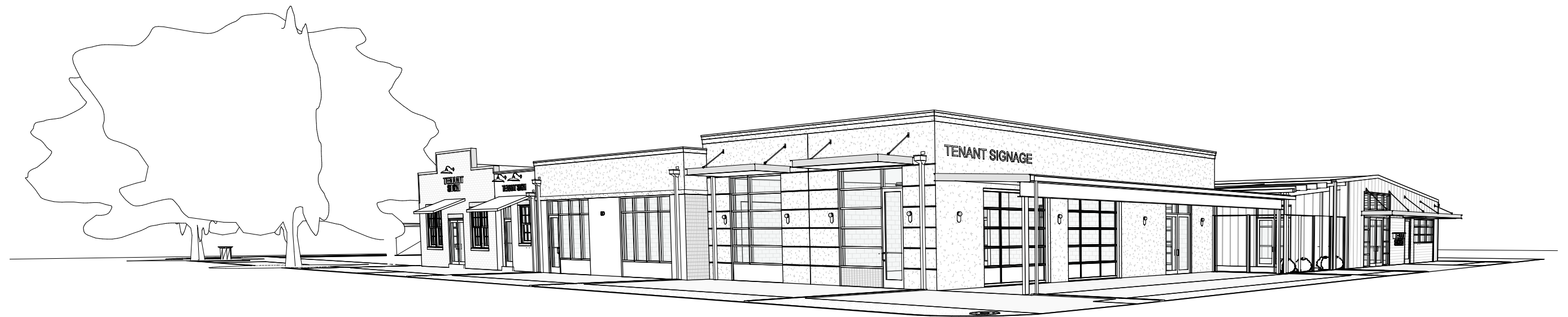
Style: custom

Polycarbonate Roofing
Manufacturer: 3Form
Style: Koda XT

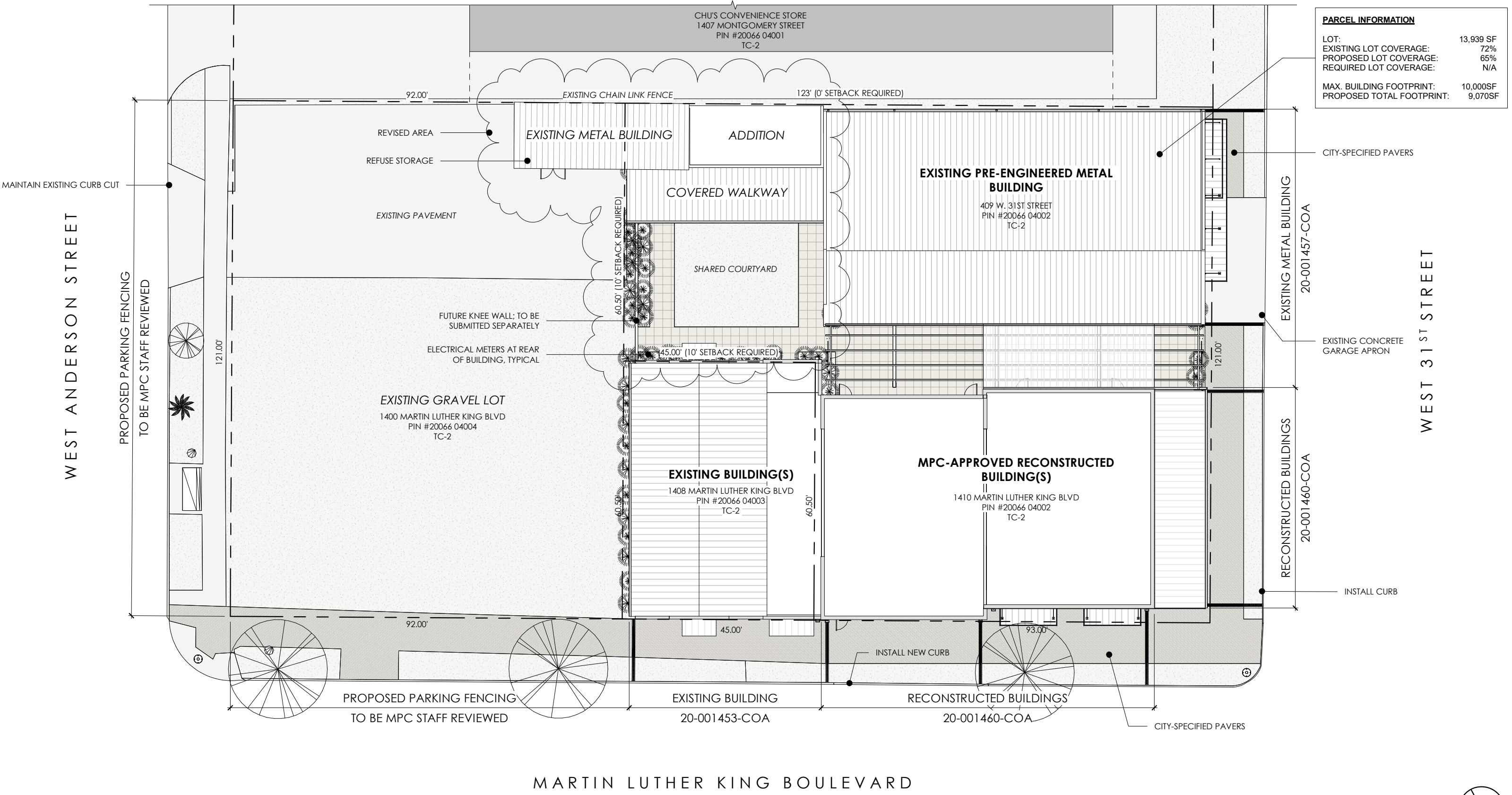
1400 MLK SHELL IMPROVEMENTS

1400, 1408, 1410 MARTIN LUTHER KING, JR., BOULEVARD | SAVANNAH, GA

PIN #20066 04002, 20066 04003, 20066 04004



HPC AMENDMENT
OCTOBER 5TH, 2022



PARCEL INFORMATION	
LOT:	13,939 SF
EXISTING LOT COVERAGE:	72%
PROPOSED LOT COVERAGE:	65%
REQUIRED LOT COVERAGE:	N/A
MAX. BUILDING FOOTPRINT:	10,000SF
PROPOSED TOTAL FOOTPRINT:	9,070SF

SCALE: 3/64" = 1'-0"



VIEW AT THE SOUTHWEST CORNER OF MLK BLVD. AND W. 31ST STREET
(PRE-DEMOLITION)



VIEW OF THE WEST ELEVATION AT MLK BLVD.
(PRE-DEMOLITION)

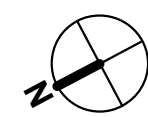


VIEW OF THE NORTH ELEVATION AT ANDERSON STREET



VIEW OF THE SOUTH ELEVATION AT W. 31ST STREET
(PRE-DEMOLITION)

SCALE: 12" = 1'-0"



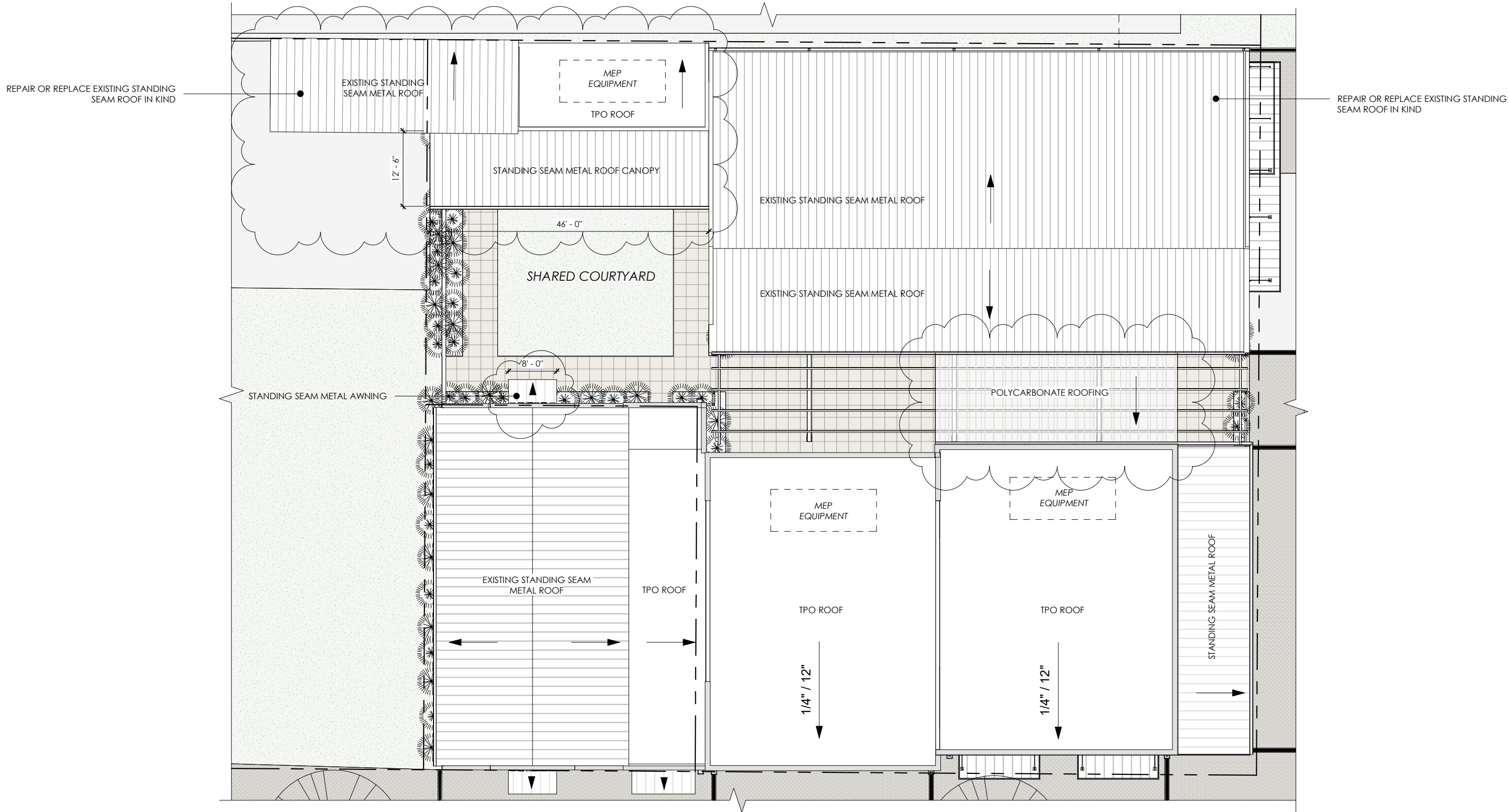
FLOOR PLAN

1400 MLK SHELL IMPROVEMENTS

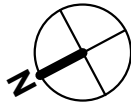
1400, 1408, 1410 MARTIN LUTHER KING, JR., BOULEVARD | SAVANNAH, GA

OCTOBER 5TH, 2022

A3



SCALE: 1/16" = 1'-0"

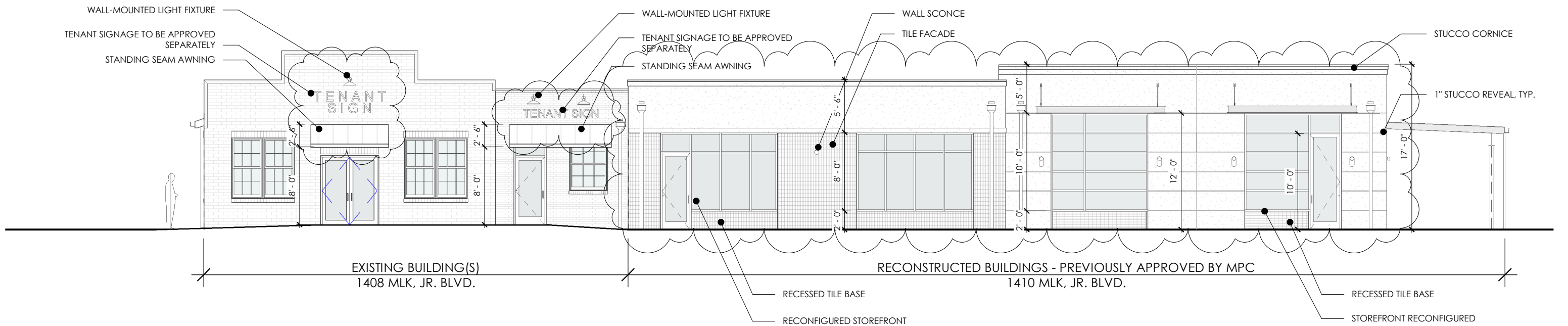


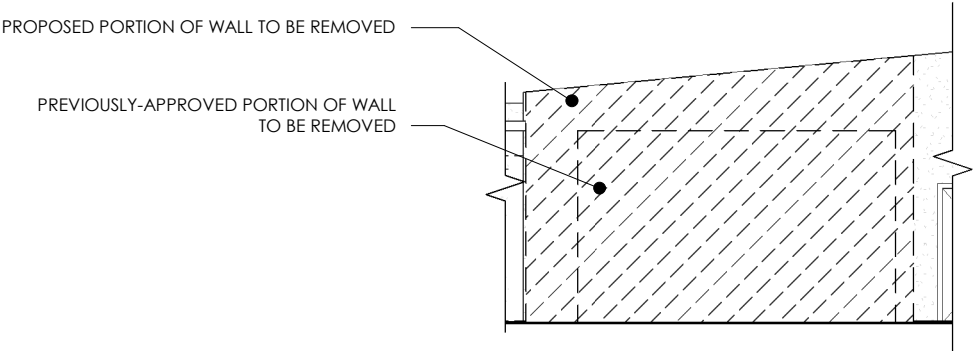
ROOF PLAN

1400 MLK SHELL IMPROVEMENTS

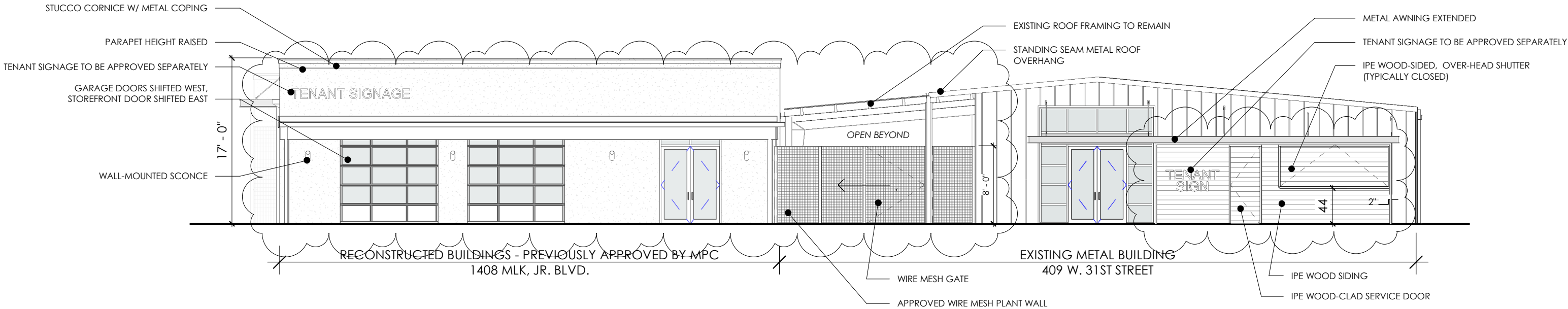
1400, 1408, 1410 MARTIN LUTHER KING, JR., BOULEVARD | SAVANNAH, GA

OCTOBER 5TH, 2022





EXISTING ELEVATION

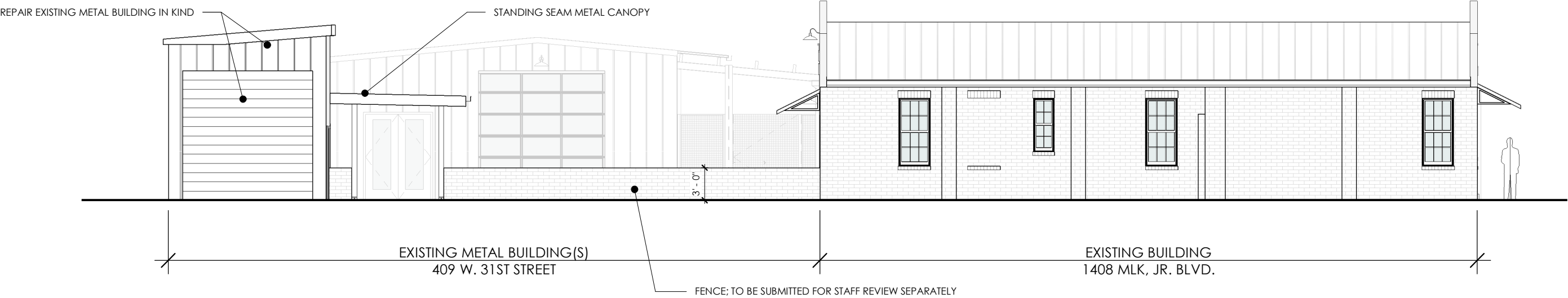


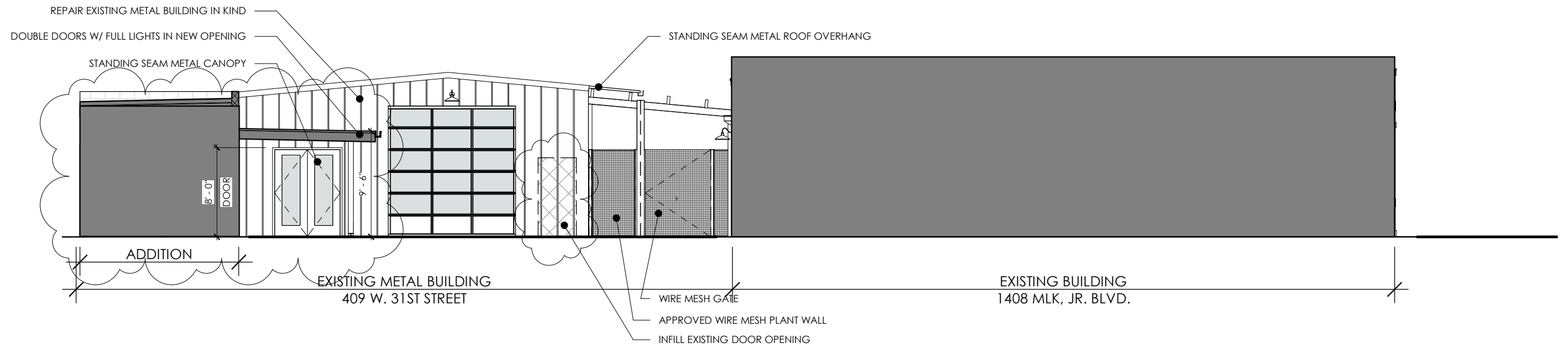
SCALE: 1" = 10'-0"

PROPOSED W. 31ST STREET ELEVATION

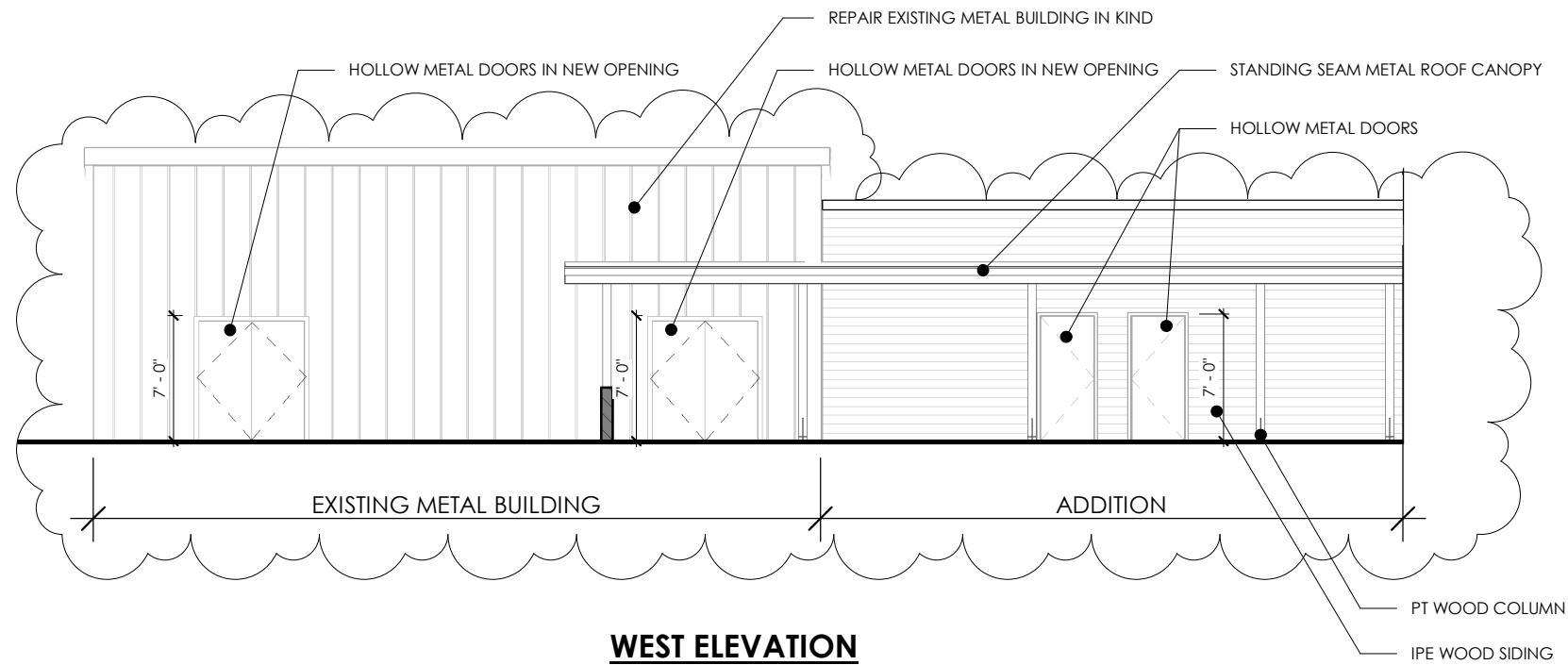
1400 MLK SHELL IMPROVEMENTS
1400, 1408, 1410 MARTIN LUTHER KING, JR., BOULEVARD | SAVANNAH, GA

OCTOBER 5TH, 2022

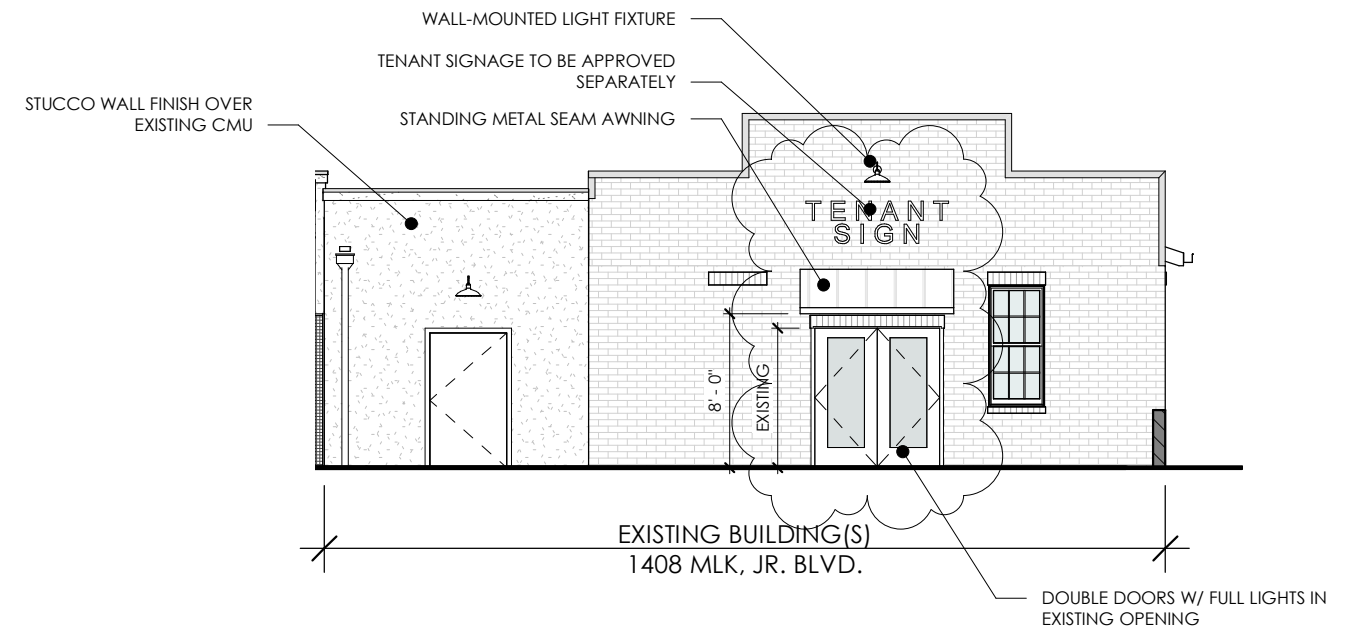




NORTH ELEVATION

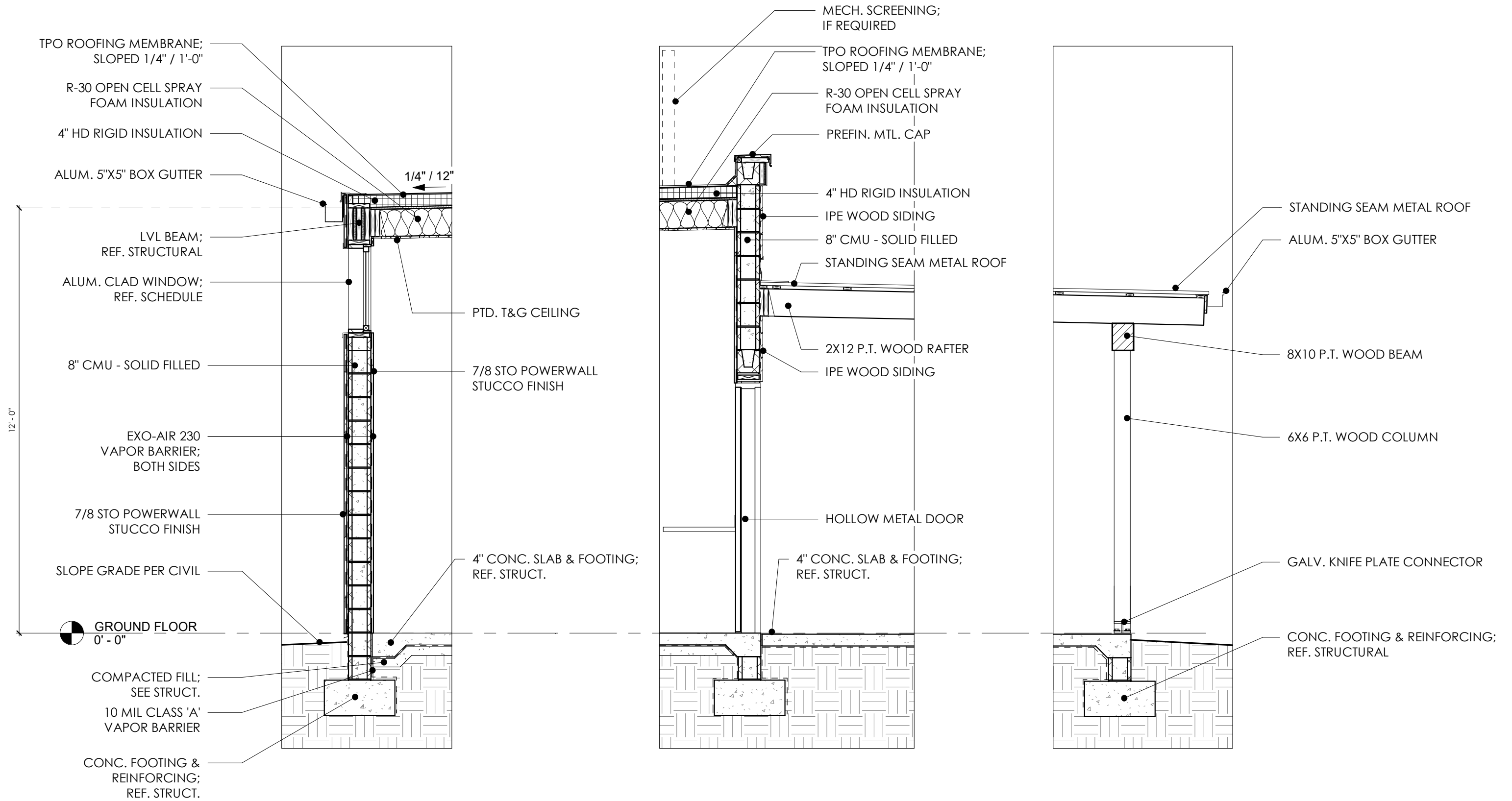


WEST ELEVATION



EAST ELEVATION

SCALE: 1" = 10'-0"



SCALE: 3/8" = 1'-0"

WALL SECTIONS

1400 MLK SHELL IMPROVEMENTS

1400, 1408, 1410 MARTIN LUTHER KING, JR., BOULEVARD | SAVANNAH, GA

OCTOBER 5TH, 2022

Color Selector



Quality . . .

Service . . .

Performance . . .



3form® | XT

Exterior Solutions





1	
2	3

1 | CANOPY | **KODA XT HIGHRES** | FIRM: ROBERSON BUTZ ARCHITECTS

2, 3 | WIND SCREEN | **KODA XT HIGHRES** | FIRM: DART



Exterior Products

koda xt A high performance material with design capabilities and 40% recycled content. The optimal choice for exterior projects of any scale.

chroma xt Luminous color with a soft, saturated appearance and 40% recycled content. Ideal for horizontal spans and both edge and backlit applications.

varia ecoresin xt Boasts a 40% recycled content and great design flexibility. Ideal for less demanding vertical applications.

pressed glass xt A design driven laminated glass uniquely suited for exterior applications. Add color and design elements to this timeless material.

100 percent xt Made from 100% post-consumer recycled HDPE. Ideal for landscape architecture. The ultimate in sustainable exterior products.

Exterior Applications

3form translucent materials enable architects to realize bold new designs, transforming transit shelters into iconic elements of municipal landscape, or sound walls into artful community narratives. With 3form materials, functional exterior applications become unique opportunities to bring distinctive design outdoors.

- shelter
- wind screen
- sound barrier
- landscape
- parapet
- balustrade
- railing
- façade
- soffit
- awning
- canopy



koda XT®

High Performance
High Design
Low Environmental Impact

HIGH PERFORMANCE POLYMER

Koda XT has over 100 times the impact strength of glass and over 60 times the impact strength of acrylic. This strong material is surprisingly lightweight and is both easy and efficient to install.

HIGH DESIGN AESTHETIC

Though incredibly tough, Koda XT can also be molded and manipulated to meet extreme design requirements. Specify custom colors and textures, and complete material assemblies for unprecedented design freedom and ease of specification.

LOW ENVIRONMENTAL IMPACT

Koda XT is made with 40 percent pre-consumer recycled content. It is the only architectural polycarbonate material available to use toward LEED MR Credit 4 for recycled content. Translucent material also qualifies for IEQ Credit 8.1 and 8.2 (Daylight and Views).

When specified in our standard colors, it is fully recyclable. Customize Koda XT to incorporate photovoltaic cells for power generation. Translucency allows daylighting for reduced energy consumption.





Cost Efficiency

EASY TO SHIP AND EASY TO INSTALL

This extremely durable material is half the weight of glass, making it incredibly cost efficient to ship, manipulate and install. The light weight of each high strength panel requires less substantial structural support, further minimizing costs.

DESIGNED AND INSTALLED MORE EFFICIENTLY THAN GLASS / CAN BE CUT AND COLD FORMED ONSITE

This durable material is extremely ductile. It can be cut onsite from flat sheets and cold-formed into curves—neither of which are achievable with glass. Koda xt can efficiently create distinctive structures that feature dramatic expanses of curved glazing, and does not require complicated glass handling equipment.

DURABLE — MATERIAL STRENGTH REDUCES LIKELIHOOD OF REPLACEMENT

Koda xt is chemically resistant and can be specified with abrasion-hiding finishes. And with 60× the impact strength of acrylic and 100× the impact strength of glass, Koda xt is virtually unbreakable. These three characteristics translate into a longer lifespan in extreme exterior applications, minimizing maintenance and the costs and hassles of replacing materials.

LIGHTWEIGHT — REPLACEMENT IS LESS OF A COSTLY CONCERN

Koda xt is more lightweight and more versatile than glass. It can be replaced or re-installed by one person. And because Koda xt can be cut and drilled onsite without complicated and costly glass-handling equipment, refits and reinstall costs are minimal.



1			
	2	3	4

1, 2 | CANOPY | **KODA XT CRYSTAL CLEAR** | FIRM: CBT ARCHITECTS
3 | PARAPET | **KODA XT CUSTOM INTEGRATED COLOR** | FIRM: MOSER MAYER PHOENIX ASSOCIATES
4 | CANOPY | **KODA XT CUSTOM INTEGRATED COLOR** | FIRM: MOSER MAYER PHOENIX ASSOCIATES

Energy Efficiency

CLEAR KODA XT TRANSMITS 85% OF VISIBLE LIGHT /

COLORED KODA XT CONTROLS HEAT GAIN

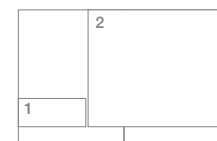
By allowing the transmittance of up to 85% of visible light, clear Koda xt is an excellent glazing material for a wide range of applications requiring translucency. Also available in colored tints, Koda xt controls heat gain, and provides a variety of privacy finishes for obscure glazing requirements.

COMPATIBLE WITH PHOTOVOLTAICS

3form provides the custom capability of offering Design Integrated Photovoltaics (DIPV) for sustainable energy solutions and self-sustaining electrical power.

(SEE THE SAN FRANCISCO BUS SHELTER CASE STUDY ON PAGE 22)

Koda XT in 5 customized colors withstands extreme environmental conditions in this El Paso, Texas Civic Center canopy.



1 | DESIGN INTEGRATED PHOTOVOLTAICS

2 | CANOPY | **CUSTOM KODA XT INTEGRATED COLOR** | FIRM: CARL DANIELS ARCHITECTS

Impact Protection and Life Safety

VIRTUALLY UNBREAKABLE: 60x THE IMPACT STRENGTH OF ACRYLIC, 100x THE IMPACT STRENGTH OF GLASS

Unsurpassed by any glazing product on the market, Koda XT is a hundred times stronger than glass and sixty times stronger than acrylic. This tough, long lasting material offers attractive protection in areas subject to high traffic, vandalism or burglary. It even withstands natural forces like severe wind, hail, and snow storms. In fact, Koda XT will meet stringent state mandates for hurricane resistant glazing materials.



GLASS WINDOW DAMAGE FROM HURRICANE



GLASS FAILS AN IMPACT TEST USING STEEL DART WITH ONE INCH DIAMETER TIP

When tested against other materials for impact resistance, Koda XT far surpasses industry standards — 100x the strength of glass.

Impact Resistance*

Measured in ft-lbs/in — the energy required to cause a fracture in a given material.

GLASS

$$\leq 0.15 \text{ ft-lb/in}$$

ACRYLIC

$$\leq 0.25 \text{ ft-lb/in}$$

KODA XT

$$14 \text{ ft-lb/in}$$

* BASED ON EQUIVALENT THICKNESSES USING THE IZOD METHOD



How to Specify koda XT

3 Options for Customization

OPTION 1: Standard koda XT Panels

KODA XT IS AVAILABLE IN 3 STANDARD COLORS.

Each 4x8 sheet is 1/2 inch thick with standard polished finishes.



Trans White



Crystal Clear

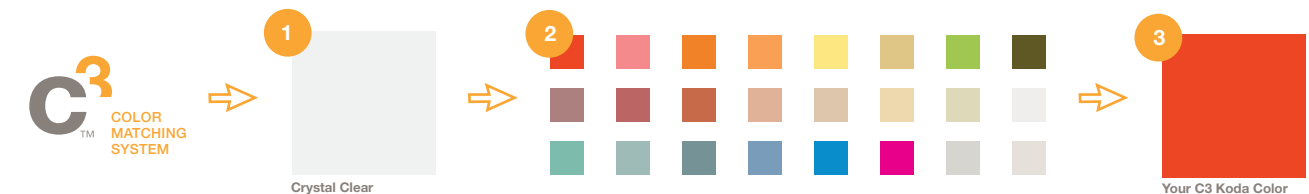


Glass Green

OPTION 2: C3 Color and Finish Customization

SPECIFY KODA XT BY COMBINING CRYSTAL CLEAR WITH ANY OF OUR C3 COLORS.

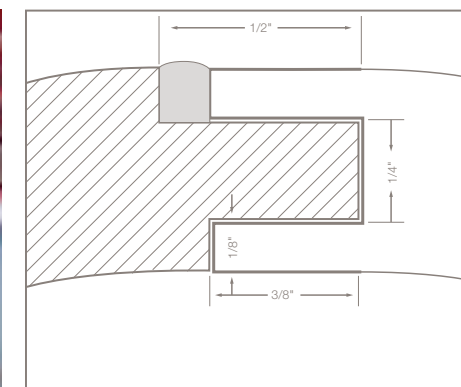
Combine up to 3 layers of color for up to 10,000 options. Choose Stucco, Sandstone, Patent, Patina or Topo finish.



OPTION 3: Complete Customization

KODA XT CAN BE MANUFACTURED TO MATCH ANY CUSTOM COLOR, GAUGE AND FINISH.

Customization is offered for projects meeting yield and scope qualifications. Check with your sales rep to qualify your project.





100 percent® XT

- 100% post-consumer recycled content
- Ideal for landscape architecture
- Chemically resistant




koda® XT

- Ideal for performance-driven exterior application
- 40% pre-consumer recycled content
- Extraordinary impact strength
- Easy to work with and install



chroma® XT

- Durable for horizontal applications
- Renewable Matte finish.
- Ideal for illumination
- 40% pre-consumer recycled content



pressed glass™ XT

- Optical clarity
- Rigidity in a thin gauge
- Made to order sizing
- Wide range of standard colors



varia ecoresin® XT

- Heat-formable and customizable
- 40 times the impact strength of glass
- 40% pre-consumer recycled content

XT Material Properties

++ | Exceeds Criteria
+ | Meets Criteria
- | Does not meet Criteria
Blank | Not Recomendend

	koda xt	chroma xt	varia ecoresin xt	100 percent xt	pressed glass xt
01 Flammability Resistance	+	-	+	+	++
02 Optical Clarity/Light Transmission	+	++	+		++
03 Impact Strength	++	-	+	+	-
04 Abrasion Resistance	-	+	-		++
05 High Service Temperature	++	+	-	-	++
06 UV Resistance	+	++	+	++	++
07 Chemical Resistance	+	-	+	++	++
08 Complex Fabrication	++	++	++	+	
09 Cold Bending	++	-	++	+	
10 Readily Recyclable	+	++	+	++	-
11 Formability	+	+	++		
12 Rigidity	-	+	-		++
13 Recycled Content	40%	40%	40%	100%	

Technical Support

For immediate consultation on material, hardware or fabrication options contact 3form technical support. This experienced team is on-call to assist in all technical questions at any point in the design or installation process.

877.649.2670
technical.support@3-form.com

3form® | Advanced Technology

Breaking Boundaries, Delivering Value

3form creates boundary-breaking solutions with innovative materials. Meet performance demands, cost constraints and aesthetic intent with 3form as your partner.

CONCEPT DEVELOPMENT COLLABORATION

- Material, geometry and system performance analyses to assist with concept approvals
- Design reviews to define project details to achieve design intent
- Preliminary cost analyses for early cost definition

ENGINEERING AND PROJECT MANAGEMENT

- Integrate emerging materials technologies and building science expertise to pioneer ground-breaking projects
- Demonstrate proof of concept with prototyping, design validation and performance testing
- Reduce project risks and build efficiencies to achieve highly innovative solutions with extensive industry know-how

ADVANCED MANUFACTURING AND DELIVERY

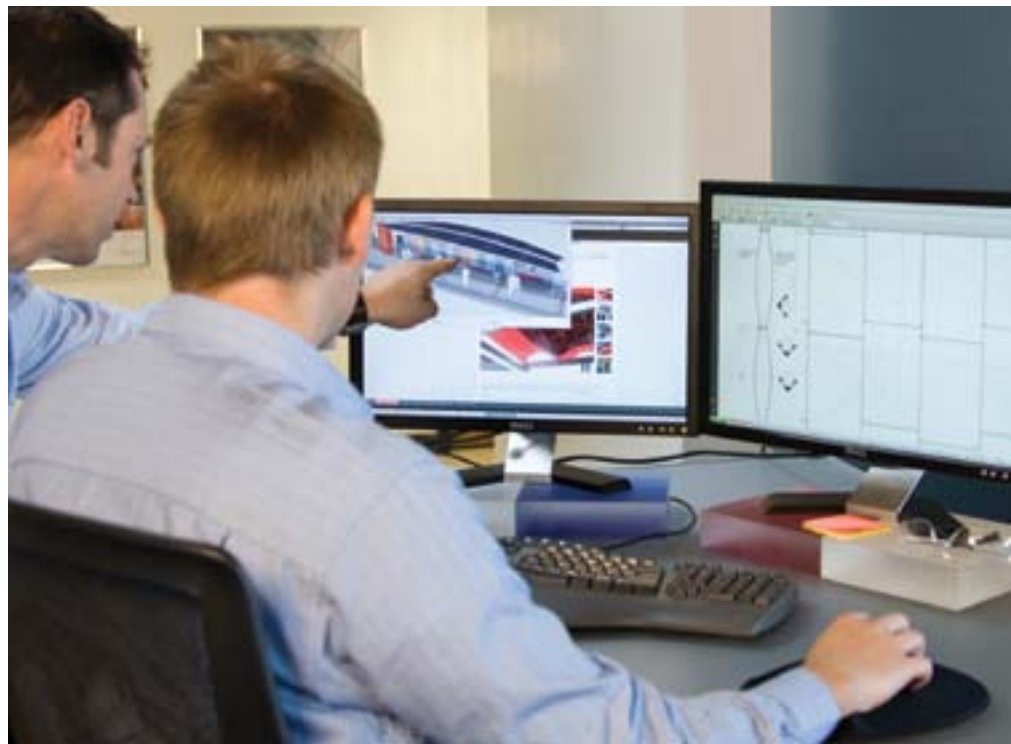
- Cross functional operations and supply chain management bring a wide range of skills and perspectives to provide effective project coordination and delivery
- Minimize construction waste with computerized fabrication
- Projects are delivered as pre-assembled, turn-key solutions leading to sustainable, cost-effective construction

3FORM ADVANCED TECHNOLOGY COMPETENCIES:

- Material Engineering
- Hardware Engineering
- Architecture
- Structural Analysis
- Solar Integration
- Acoustic Analysis
- Testing (mechanical, structural, aging, weathering, and fire)
- Industrial Design
- LEED and Sustainable Design
- CAD-BIM Technologies (Revit, AutoCAD, Solid Works, Rhino)
- 3D Modeling
- Specification Writing
- Lighting
- Project Management
- Logistics
- Installation Support

"There wasn't a product in the marketplace that met what we proposed. We needed people who were willing to go down an R&D path with us to develop it."

BEN GILMARTIN, DILLER SCOFIDIO + RENFRO



About 3form

BREAKTHROUGH PRODUCTS

From materials that break the mold, hardware solutions that simplify installations, to one-stop solutions that provide instant design possibilities, 3form has created a breadth and depth of offerings that make the connection from inspiration to installation seamless and uniquely yours.

COMMITTED PEOPLE

3form employees are a passionate, dedicated and knowledgeable group ready to assist you with simple design specification as well as the most complex custom design solutions. Our cross-functional team of trained architects, material engineers, and project experts, familiar with the unique properties of 3form materials, will realize and expand your innovative vision.

BETTER PLANET

Exceeding industry expectations, 3form has disintinctively aggressive goals for minimizing the impact of not only our products, but our processes. Our Path to Zero goals are a commitment to continually reducing our overall environmental footprint toward the ultimate goal of total sustainability.

Please visit 3-form.com/about for more information.

Photo Credits

FRONT COVER **Brett Drury**

PAGE 03 **Ryan Hughes**

PAGE 04 **Roberson Butz**

Architects

PAGE 05 **DART**

PAGE 07 **Brett Drury**

PAGE 09 **Nyght Falcon**

PAGE 10 **Brett Drury**

PAGE 15 **Gregory Benson**

PAGE 18 **Tim Hursley / Butler**

Center for Arkansas Studies



3-form.com | 800.726.0126

**STANDARD
COLORS**



REGAL WHITE



BONE WHITE



SURREY BEIGE



SANDSTONE



ALMOND



BUCKSKIN



ASH GRAY



SLATE GRAY



CHARCOAL



MATTE BLACK



MEDIUM BRONZE



DARK BRONZE



PATINA GREEN



EVERGREEN



MANSARD BROWN



COLONIAL RED



ROMAN BLUE



PATRICIAN BRONZE



TERRA COTTA



Architectural Colors

DEEP-TONE PREMIUM COLORS

ADDITIONAL COST WILL APPLY.



REGAL BLUE



BRITE RED



HARTFORD GREEN



BRANDYWINE

* Colors are representative of colors offered and are not intended for matching purposes. Before placing an order, please request an actual color sample from McElroy Metal.

COLOR	*INVENTORY				
	Sunnyvale, Texas	Clinton, Illinois	Peachtree City, Georgia	Adelanto, California	Houston, Texas
Almond	✓	✓	✓		✓
Ash Gray	✓	✓	✓	✓	✓
Bone White	✓	✓	✓	✓	✓
Brandywine	✓	✓	✓		✓
Brite Red	✓	✓	✓	✓	✓
Buckskin	✓	✓			✓
Champagne Metallic	✓				✓
Charcoal	✓	✓	✓	✓	✓
Colonial Red	✓	✓	✓	✓	✓
Copper Penny Metallic	✓	✓	✓	✓	✓
Dark Bronze	✓	✓	✓	✓	✓
Evergreen	✓	✓	✓	✓	✓
Hartford Green	✓	✓	✓	✓	✓
Leadcoat	✓				✓
Mansard Brown	✓	✓	✓	✓	✓
Matte Black	✓	✓	✓	✓	✓
Medium Bronze	✓	✓	✓	✓	✓
Patina Green	✓	✓	✓	✓	✓
Patrician Bronze	✓	✓	✓	✓	✓
Preweathered Galvalume	✓				✓
Regal Blue	✓	✓	✓	✓	✓
Regal White	✓	✓	✓	✓	✓
Roman Blue	✓	✓	✓	✓	✓
Sandstone	✓	✓	✓	✓	✓
Silver Metallic		✓	✓		
Slate Gray	✓	✓	✓	✓	✓
Surrey Beige	✓	✓	✓	✓	✓
Terra Cotta	✓	✓			✓
Texas Silver Metallic	✓				✓

* Inventory shown is 24 gauge Galvalume Master Coil. Other gauges and substrates are available and inventory varies by location. Please inquire for specific inventory availability and freight rates.

METALLIC COLORS

ADDITIONAL COST WILL APPLY.



PREWEATHERED GALVALUME



LEADCOAT



SILVER METALLIC



COPPER PENNY METALLIC



TEXAS SILVER METALLIC



CHAMPAGNE METALLIC



ALL COLORS ARE ENERGY STAR COMPLIANT

Do not mix metallic materials, as color may vary from batch to batch.

Paint Specifications

COLOR	REFLECTANCE	EMISSIONITY	SRI
ALMOND	0.60	0.84	70
ASH GRAY	0.39	0.84	41
BONE WHITE	0.71	0.85	86
BRANDYWINE	0.26	0.85	24
BRITE RED	0.42	0.84	45
BUCKSKIN	0.38	0.86	41
CHAMPAGNE METALLIC	0.38	0.80	38
CHARCOAL	0.32	0.85	32
COLONIAL RED	0.33	0.85	34
COPPER PENNY	0.49	0.85	55
DARK BRONZE	0.26	0.84	24
EVERGREEN	0.26	0.84	24
*GALVALUME PLUS	0.69	0.19	62
HARTFORD GREEN	0.25	0.85	23
LEADCOAT	0.37	0.82	38
MANSARD BROWN	0.30	0.85	30
MATTE BLACK	0.27	0.86	26
MEDIUM BRONZE	0.30	0.87	31
PATINA GREEN	0.46	0.85	51
PATRICIAN BRONZE	0.27	0.86	26
PREWEATHERED GALVALUME	0.30	0.79	27
REGAL BLUE	0.26	0.85	24
REGAL WHITE	0.68	0.86	82
ROMAN BLUE	0.26	0.85	24
SANDSTONE	0.54	0.86	63
SILVER METALLIC	0.57	0.78	64
SLATE GRAY	0.43	0.85	47
SURREY BEIGE	0.40	0.86	43
TERRA COTTA	0.35	0.85	36
TEXAS SILVER METALLIC	0.58	0.78	66

*Bare Acrylic Coated Galvalume

Notes:

- Solar Reflectance is a measure of the amount of solar energy that is immediately reflected from the surface.
- Solar Emissivity is the ability of a material to emit the residual heat back into the surrounding atmosphere.
- The Solar Reflectance Index (SRI) is a measure of the roof's ability to reject solar heat, considering reflectance, emissivity and convection across the surface.

General Notes:

- Inventory and color offering can change without notice. Please contact your McElroy representative to confirm availability.
- Other widths and gauges are available on some items.
- Galvalume® is McElroy's standard substrate. G90 is available upon request.
- McElroy Metal features Fluoropon® PVDF coatings on all products.
- Fluoropon is manufactured by Sherwin-Williams Corporation.



CORPORATE OFFICE

1500 HAMILTON RD. • BOSSIER CITY, LA 71111