

For March 22, 2023

Ms. Leah Michalak
Savannah Historic Preservation Commission
PO Box 8246
Savannah, GA 31412

Re: New Construction - Small, (Parts 1 and 2)

Dear Leah:

We are excited to bring to the Historic Preservation Commission a new, small commercial project for 1705 Abercorn, Savannah, Ga. The lot is one of the smaller lots within the Streetcar Historic District, located at the corner of 33rd Lane and Abercorn. The parcel is currently a parking lot. The area is mixed use under the TN-2 (Traditional Neighborhood-2) district category. All of the Streetcar District is peppered with one and two-story buildings; north-south streets are typical - with vibrant pockets of small commercial shops, restaurants and businesses that enhance quality of urban life.

The project proposes a new, one-story restaurant building. Single story commercial projects within the district are common and come in various roof styles and materials. Historical maps for this area also reflect a history of one and two-story buildings. The design of the new building will blend into the same historical patterning. Simple, traditional detailing, complimentary to the variety of adjacent contributing structures.

We believe the project meets the intent of the Visual Compatibility Criteria required for height, mass, proportions, rooflines, scale, rhythm, and visual expression of the building. The building scale and use are consistent with current and historical patterns within the current boundaries of the Streetcar District.

Cont.



MONICA D. MASTRIANNI, AIA, LEED AP
GA-7585

JOHN L. DEERING

ROBERT J. POTICNY, AIA
GA-7441

29 EAST 35TH STREET SAVANNAH GA 31401 P: 912.447.5685 F: 912.447.8381 WWW.GREENLINEARCH.COM

Outlined below are relative sections taken from the Streetcar Historic District Design Standards which pertain to this submittal. The relative sections have been re-written in their entirety with responses below each section or article that addresses each portion of this proposed project to which it pertains. As follows:

7.11.10 Streetcar Historic District Design Standards

a. New Construction, Additions and Alterations

i. Setbacks

The front, rear, and side yard setbacks for the principal building shall be determined by the base zoning district.

Response:

The zoning requires the following Development Standards blocks with contributing structures:

Required: Front Yard setback: 5ft. min.	Provided: 5ft.
Side Yard (interior): 3ft. min.	3ft.
Side Yard (corner): Avg. of Block face	Meets similar conditions
Rear Yard: 20ft.	Variance request

The setback request is from the rear, and requesting ~16ft, or ~4ft into the requested setback requirement. We have reduced the commercial space to a minimum, and aligned the face of the new structure with existing. The distance to the rear property line is ~16ft. We believe this setback to be consistent with the varied setbacks of surrounding structures.

ii. Height and Mass

The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

Response:

The height and mass are subdivided both horizontally and vertically to convey human scale and visual interest.

The maximum height, building coverage and building footprint shall be determined by the base zoning district.

Response:

The height is below the maximum height allowed of 3 stories; The building lot coverage meets the required 60 % (max); and the building frontage meets the 70% (min.) required street frontage for the lot. Due to small lot size, the footprint also falls well below the maximum size footprint of 2500 sf.

Floor to Floor Heights

In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

Response:

The height of the first floor is visually expressed a minimum of 13 ft.

Foundation

The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

Response:

The foundation meets traditional patterns for commercial buildings.

New construction, alterations to non-contributing resources and additions

Exterior Walls

New construction, alterations to non-contributing resources and additions

Permitted materials: Brick, stone, wood, true stucco, and wood or fiber cement siding.

Response:

The materials for the exterior walls are brick and wood.

Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

Windows

New construction, alterations to non-contributing resources, and additions

i. Materials

Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

i. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

ii. Solid vinyl windows are prohibited.

ii. Configuration

i. Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

ii. Windows shall be single-hung, double-hung, triple-hung, awning, or casement, except for accent windows which may also be fixed or hopper.

iii. Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntin's shall not be permitted.

Response:

The windows sashes are located above the paneled door/storefront configuration below and made of wood, fixed casement, clear insulated glass with SDL and muntin no wider than 7/8". Windows are visually taller than wide.

Cont.

- iv. *Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.*

Response:

The windows sashes are inset a minimum of 3”.

- iii. *Retail uses shall incorporate transparent features (windows and doors) on at least 70% of the ground floor façade.*

Response:

The windows sashes are inset a minimum of 3”.

Shutters

- a. *Exterior shutters shall consist of a durable wood species.*
- b. *Shutters shall be sized to fit the window, and operable (hinged and able to be closed over the window).*
- c. *The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.*

Response:

The exterior shutters/louvers are made of wood, are operable, and stile and rails align with location of rails visually below.

Storefronts

New construction, alterations to non-contributing resources and additions:

Materials

- i. *Storefronts shall be constructed of wood, cast iron, Carrera glass, glass block, tile, aluminum steel or copper as part of a glazed storefront system.*
- ii. *Storefront bases shall consist of wood, bronze, glazed brick or tile.*
- iii. *Exterior burglar bars, fixed or roll-down security devices, or similar security devices shall not be permitted.*
- ii. *Configuration*

Storefront glazing shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

- iii. *Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.*

Response:

The exterior storefront fenestration and base is made of wood. Storefront fenestration is set back a minimum of 4” from the façade. Glass is proposed to be transparent.

Cont.

Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

New construction, alterations to non-contributing resources and additions

Materials

- iv. *Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).*
- v. *Doors shall not have a decorative diamond or half-moon inset.*
- d. *Configuration*
 - i. *Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).*
 - ii. *Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.*
 - iii. *Angled entrances shall only be permitted at intersections of streets or lanes.*
 - iv. *There shall be a primary entrance along the primary street at intervals no greater than 60 feet.*

Response:

The doors are made of wood and paneled in a traditional pattern. The primary entrance is located on the street it fronts, and is consistent with the direction of adjacent buildings.

Roof

New construction, alterations to non-contributing resources and additions

Materials

- v. *Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, clay or concrete tile, or architectural asphalt or similar shingles.*
- vi. *Metal roofs shall have a metal drip edge covering all edges.*

Response:

The roofing is proposed to be standing metal seam, less than 1" high max. high seam. Metal roof will have a metal drip edge covering all edges.

Configuration

- vii. *Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.*
- viii. *Eaves shall extend no less than 12 inches beyond the supporting walls.*

Response:

The gable roof is pitched at 4:12 and follows the outline of the front and back parapet. The visual expression of the eaves are at 12" beyond the supporting walls.

iv. **Mechanical Equipment and Refuse**

1. Roof mounted equipment and HVAC units shall be screened from view from the street.
2. Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

Response:

The mechanical equipment, refuse storage is located to the rear of the building and screened from the public right-of-way.

v. **Lighting**

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:

1. Materials: Light fixtures shall be constructed of metal and/or glass.
2. Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.
3. Source Type: White light source only.

Response:

No light fixtures proposed at this time.

Parking and Paving

- vi. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.
- vii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in a side yard behind the face of the front façade of the dwelling.

Response:

A private walk will be provided from the city sidewalk to the entrance. Parking is not required for this size establishment per the ordinance. However, both sidewalk and rear area for drop off temporary parking to be constructed of a city site approved brick permeable paving.

Cont.

Variance Requested

3.21.10 Criteria for Approval

The responsible review authority shall make a finding that the variance request does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be approved.

*a. **General Consistency***

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.

- The request is consistent within the intent of the Ordinance, and is not injurious to the neighborhood or otherwise detrimental to public health, safety or welfare

*b. **Special Conditions***

- i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.*
- ii. The special conditions and/or circumstances do not result from the actions of the applicant.*
- iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.*

- Lot is of smaller than average size, and setback reduction is consistent with surrounding lots current and historically.
- Condition do not result from the action of the client.
- Condition is not purely financial in nature.

*c. **Literal Interpretation***

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

*d. **Minimum Variance***

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings or structures.

- Request is minimum variance to make possible the reasonable use of land, buildings or structures.

*e. **Special Privilege Not Granted***

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

- The variance would not confer special privilege that is denied to other lands, buildings or structures.

We believe the new construction follows the provisions of the Ordinance. This application is accompanied by all required information specified on the application form. We trust that you and members of the Historic Preservation Commission will find our presentation acceptable, and we look forward to receiving your favorable comments. Please call if you have any questions or if additional information is required.

Thank you very much,

Keith Howington

Cc: Owner, AJF

Attached: Application and checklist

One Set of Drawings

Finishes

Kolbe-Kolbe Windows and Doors (or equal) , Heritage Series

Finishes:

Brick – Taylor Brick, modular- Pearl Gray

Mortar – Holcim – Antique Buff

Roofing- Standing Seam Metal Roof; Dark Bronze; Seam 1” high maximum

Paint color – Sherwin Williams, Escape Gray, SW6185

Doors and Windows- Kolbe Kolbe -Heritage Series



Taylor Clay

Pearl Gray

For over 65 years, Taylor Clay Products has been in the business of making Quality Face Brick. Taylor Clay Products prides itself in its versatility of color and shapes and, while our brick is known for its beautiful colors, its durability is also a highlight. The structural strength and soundness in our brick means that choosing Taylor Brick is the best decision you can make for all of your architectural building needs.

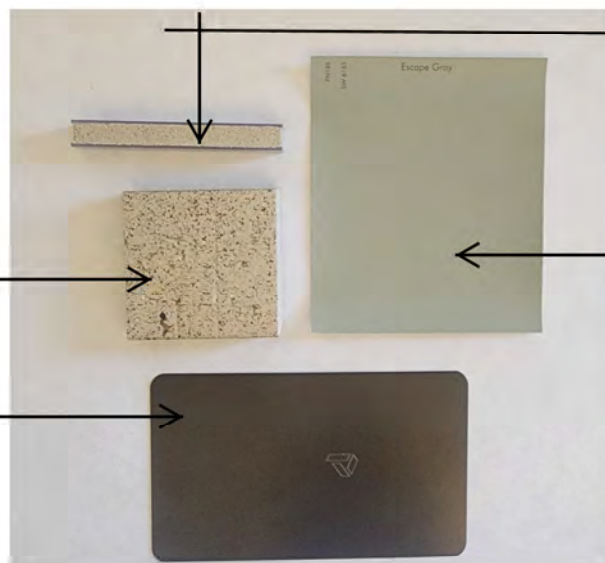
BRICK

MORTAR

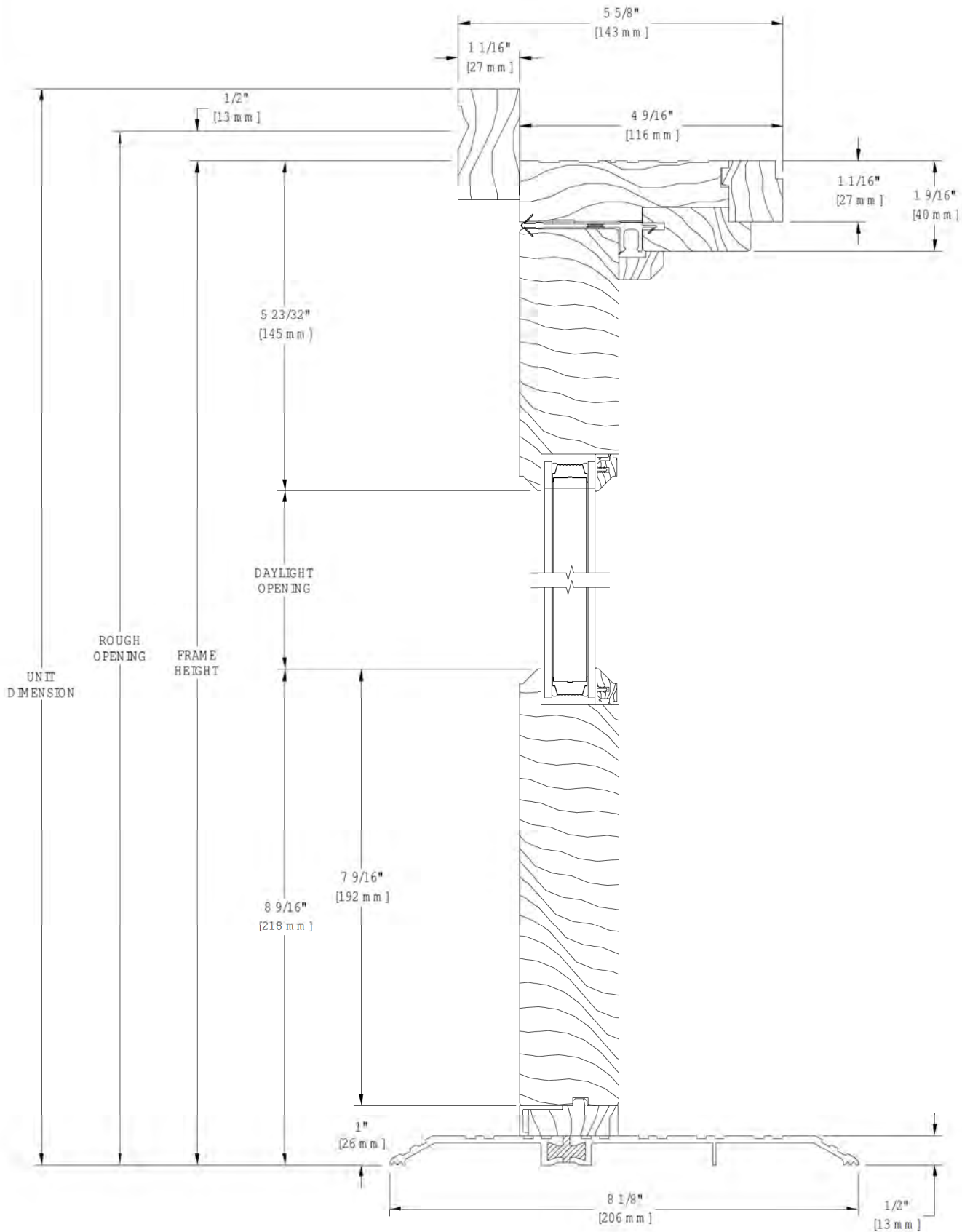
PAINT

ROOFING / METALS

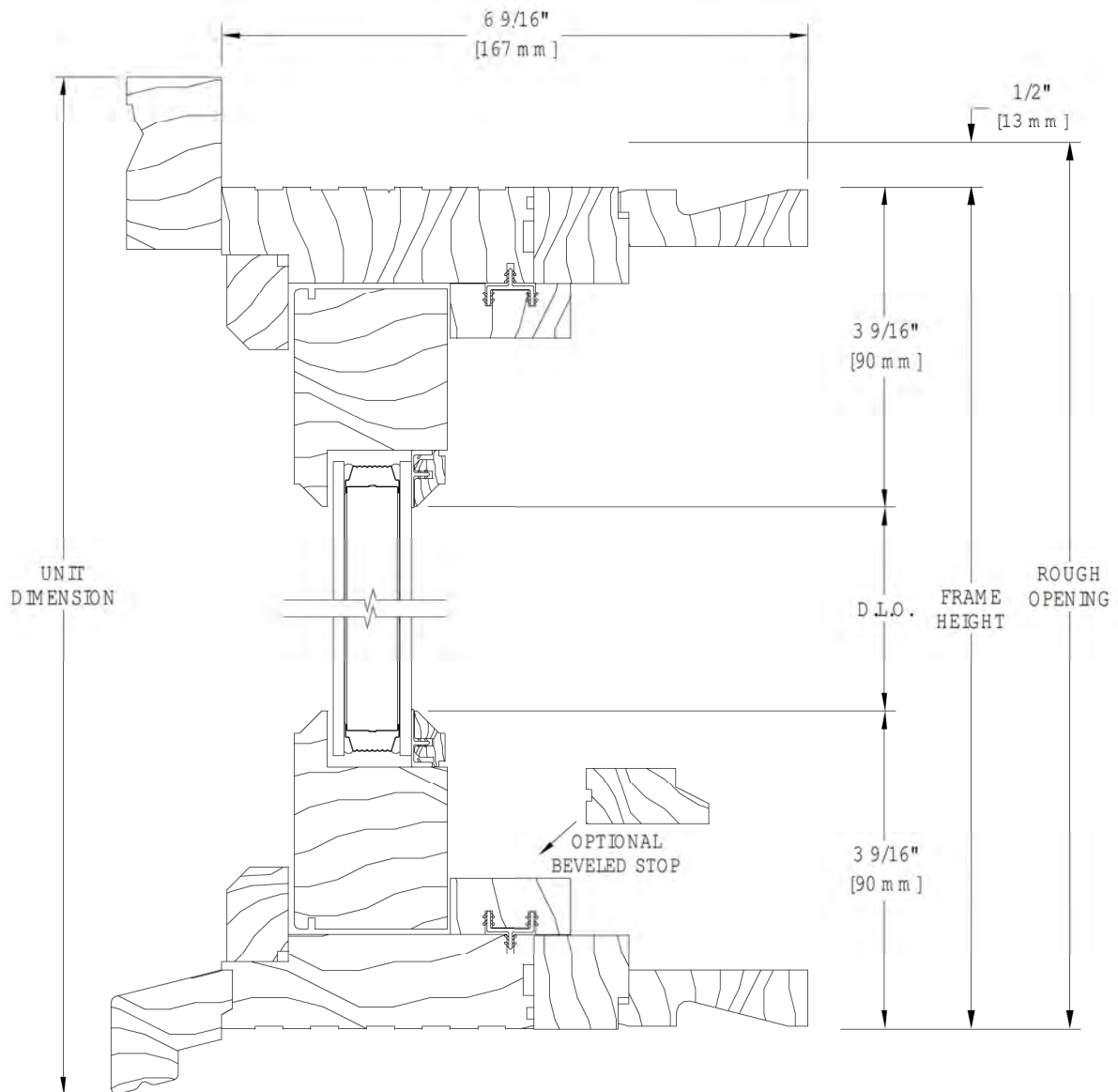
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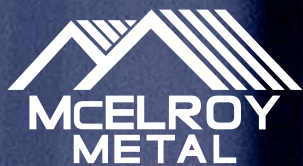


HERITAGE SERIES
 OUTSWING DOOR - 1-3/4" PANEL - 4-17/32" TOP, 7-9/16" BOTTOM RAILS - FIXED
 4-9/16" JAMB - THERMAL A.D.A. COMPLIANT SILL
 DOUBLE PANE GLASS
 VERTICAL CROSS SECTION



HERITAGE SERIES
 SWINGING DOOR TRANSOM - MATCH OUTSWING DOOR WITH 1-3/4" PANEL - 1-3/4" SASH - 2-7/16" RAILS
 6-9/16" JAMB
 DOUBLE PANE GLASS
 VERTICAL CROSS SECTION





MEDALLION SERIES

METAL ROOFING SYSTEMS



MEDALLION SERIES

Facebrick

For over 65 years, Taylor Clay Products has been in the business of making Quality Face Brick. Taylor Clay Products prides itself in its versatility of color and shapes and, while our brick is known for its beautiful colors, its durability is also a highlight. The structural strength and soundness in our brick means that choosing Taylor Brick is the best decision you can make for all of your architectural building needs.

FACE BRICK

MEASUREMENTS

Pieces Per Square Foot



MODULAR

3 5/8" x 2 1/4" x 7 5/8"

7



ENGINEER

3 5/8" x 2 3/4" x 7 5/8"

5.75



QUEEN

2 3/4" x 2 3/4" x 7 5/8"

5.75



CLOSURE

3 5/8" x 3 5/8" x 7 5/8"

4.5



NORMAN

3 5/8" x 2 1/4" x 11 5/8"

4.5



NORWEGIEN

3 5/8" x 2 3/4" x 11 5/8"

3.75



UTILITY

3 5/8" x 3 5/8" x 11 5/8"

3



THE MEDALLION SERIES...



Medallion-Lok

McElroy's Medallion-Lok is a structural standing seam system that combines architectural styling with structural performance. Medallion-Lok's attractive profile and load-handling capabilities make it equally well-suited for commercial, industrial or residential roofing applications.

MEDALLION-LOK SECTION PROPERTIES

SECTION PROPERTIES									
				TOP IN COMPRESSION			BOTTOM IN COMPRESSION		
Width	Ga	FY	Weight	Ix	Se	Ma	Ix	Se	Ma
12	24	50	1.42	.1079	.0740	2.2160	.0525	.0636	1.6620
12	22	50	1.85	.1511	.1052	3.1490	.0759	.0967	2.2920
16	24	50	1.3	.0860	.0561	1.6800	.0400	.0479	1.2480
16	22	50	1.69	.1200	.0803	2.4050	.0570	.0729	1.7220
18	24	50	1.27	.0770	.0501	1.4990	.0350	.0426	1.1100
18	22	50	1.64	.1090	.0718	2.1490	.0510	.0649	1.5310

NOTE:

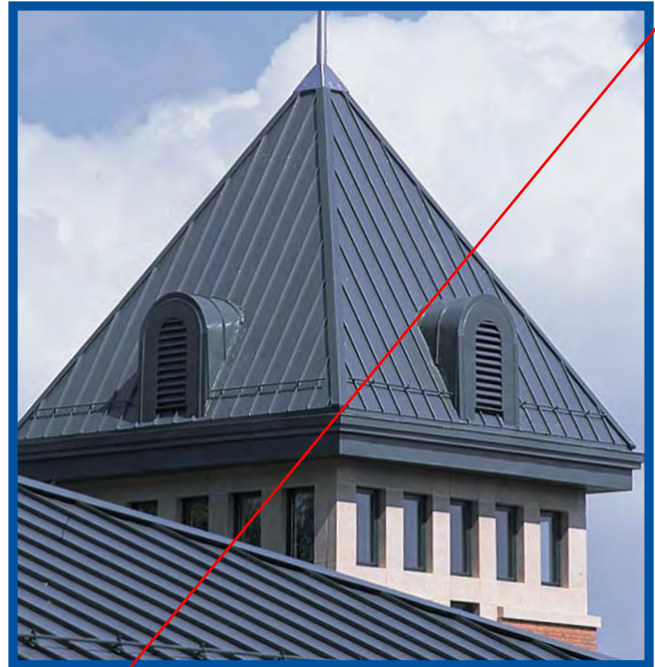
1. Section properties are calculated in accordance with 2004 AISI North American Specifications for the Design of Cold-Formed Steel Structural Members.
2. Ix is for deflection determination.
3. Se is for bending.
4. Ma is the allowable bending moment.
5. All values are for one foot of panel width.

MEDALLION-LOK LOAD TABLE

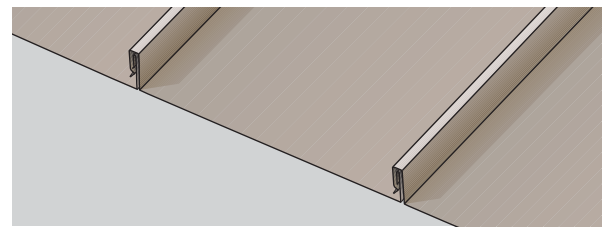
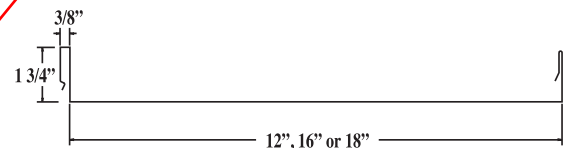
ALLOWABLE LOADS (PSF)*											
		LIVE LOAD					DEFLECTION (L/180)				
Width	Ga.	3'	3.5'	4'	4.5'	5'	3'	3.5'	4'	4.5'	5'
12	24	120	88	68	54	43	349	219	147	103	75
12	22	166	123	94	74	65	489	308	206	144	105
16	24	90	66	51	40	32	278	175	117	82	60
16	22	125	92	71	56	45	388	244	163	115	83
18	24	80	59	45	36	29	249	156	105	73	53
18	22	111	82	63	50	40	352	222	148	104	76

NOTE:

1. Allowable uniform loads are based upon equal span lengths.
2. Positive Wind is wind pressure and is NOT increased by 33 1/3%.
3. Live is the allowable live or snow load.
4. Deflection (L/180) is the allowable load that limits the panel's deflection to L/180 while under positive or live load.
5. The weight of the panel has NOT been deducted from the allowable loads.
6. Positive wind and Live load values are limited to combined shear and bending using Eq. C3.3.1-1 of the AISI Specification.
9. Positive Wind and Live Load values are limited by web crippling using a bearing length of 2".
10. Web crippling values are determined using a ratio of the uniform load actually supported by the top flanges of the section.



MEDALLION LOK



PANEL OPTIONS

- Panel Width: 12", 16" & 18"
- Seam Height: 1 3/4"
- Pan Configurations: Striated, Ribbed, Flat Pan
- Substrate: Galvalume
- Gauge: Standard 24 gauge Galvalume, Optional 22 gauge Galvalume, and .032 and .040 Aluminum

DETAILS

- Factory applied sealant in seam
- Coating: Kynar 500®
- 3:12 Minimum Slope
- Can be installed over open framing or solid deck

TESTING DATA

Class A - Fire Rating
 UL580 Class 90 - Uplift Test
 ASTM 1592 - Uplift Test
 ASTM E1680 - Air Infiltration
 ASTM E1646 - Water Infiltration
 UL 2218 - Class 4 Impact Resistance
 Florida State Approved
 Miami Dade Approval (NOA#08-0225.03)

BEAUTY & FUNCTIONALITY...

OR EQUAL



Medallion I and II

The striking profile of McElroy's Medallion I and II Architectural Roof Systems bring out the best in any building project. The distinctive appearance of the Medallion I and II Systems make them ideal for roofing, as well as a variety of mansard or fascia applications. Medallion I and II Systems are designed for quick installation over decking, utilizing metal clips.

DETAILS

- Must be installed over solid decking
- Two styles available:
 - Medallion I: narrow batten cap
 - Medallion II: wide batten cap
- Coating: Kynar 500®
- 3:12 Minimum Slope

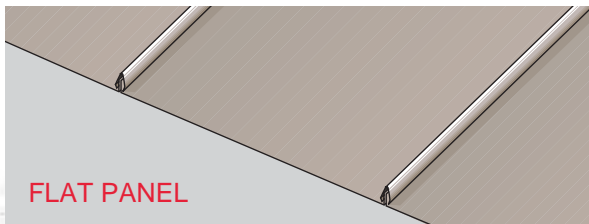
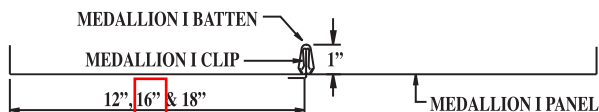
PANEL OPTIONS

- Panel Width:
 - 12", 16" & 18"
- Panel Configurations:
 - Striated, Ribbed or Flat Pan
- Substrate:
 - Galvalume
- Gauge:
 - Standard 24 gauge Galvalume

TESTING DATA

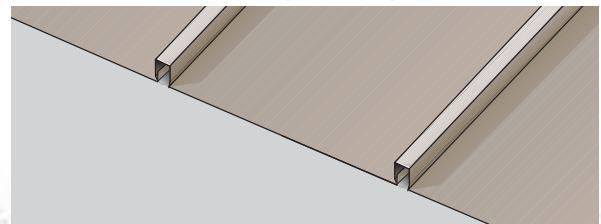
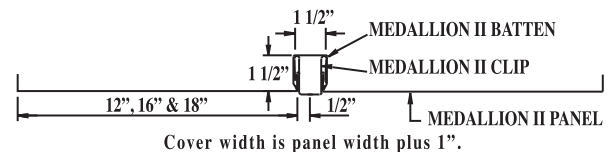
Class A - Fire Rating
UL580 Class 90 - Uplift Test
ASTM E1680 - Air Infiltration
ASTM E1646 - Water Infiltration
UL 2218 - Class 4 Impact Resistance
Florida State Approved

MEDALLION I



FLAT PANEL

MEDALLION II



* Oil canning is a natural occurrence in metal panels and is not a cause for panel rejection.

PERFORMANCE & STYLE

Curved Medallion I Roofing System

Curved metal roofing adds style and beauty to any project.

For years, standing seam roofing has been recognized as an excellent choice for long lasting and beautiful roofs. Today, the beauty of metal roofing is accentuated with curves as architects and designers recognize curved metal roofing as a way to enhance the aesthetic appeal of any commercial or residential project.



Curved Panels by McElroy Metal.

McElroy Metal's popular Medallion I standing seam system, featuring roofing panels and snap-on battens, is now available curved. The end result is a great looking metal roof that is easy to install.

MEDALLION I CURVING SPECIFICATIONS

- Panel width: 12", 16", and 18"
- Minimum radius: 30"
- Maximum panel length: 40'
- Substrates: 24 gauge Galvalume Steel
- Coating: Kynar 500®
- Curving Equipment Rental: Contact your McElroy representative for rental information.

MEDALLION I CURVED PANEL CONFIGURATIONS



STRIATED (STD.)



FLAT PAN (OPT.)



BEAD (PENCIL) RIB (OPT.)



CORPORATE OFFICE

1500 HAMILTON RD. • BOSSIER CITY, LOUISIANA 71111 • (800) 562-3576 • FAX (318) 747-8029 • www.mcelroymetal.com

MANUFACTURING DIVISIONS

ADELANTO, CA
HOUSTON, TX
MERKEL, TX

ASHBURN, GA
LEWISPORT, KY
PEACHTREE CITY, GA

BOSSIER CITY, LA
MARSHALL, MI
SUNNYVALE, TX

CLINTON, IL
MAUSTON, WI
WINCHESTER, VA

SERVICE CENTERS

5215 Leo St.
Alexandria, LA 71301

3215 Highway 59
Diamond, MO 64840

1440 Aldine Bender Road
Houston, TX 77032

514 Cave Road
Nashville, TN 37210

1365 Dean Forest Rd.
Savannah, GA 31405

1500 Hamilton Rd.
Bossier City, LA 71111

390 N. Valley Dell Dr.
Fenton, MO 63026

10504 E. 59th Street
Indianapolis, IN 46236

8304 Hwy. 70 E.
North Little Rock, AR 72117

325 McGhee Rd.
Winchester, VA 22603

7355 Oakley Industrial Blvd.
Union City, GA 30291

3052 Yarkin
Chesapeake, VA 23323

409 Lovejoy Road
Ft. Walton Beach, FL 32548

9435 U.S. Hwy. 60 W.
Lewisport, KY 42351

613 North Bierdeman Rd.
Pearl, MS 39208

30000 U.S. Hwy. 69
Winston, MO 64689

9476 Meadowbrook Rd.
Clinton, IL 61727

3014 Lincoln Court
Garland, TX 75041

5123 Terminal Dr.
McFarland, WI 53558

5300 83rd Street
Sacramento, CA 95826

1144 Silstar Rd.
West Columbia, SC 29170

NEW RESTAURANT
ABERCORN AND 33RD LANE

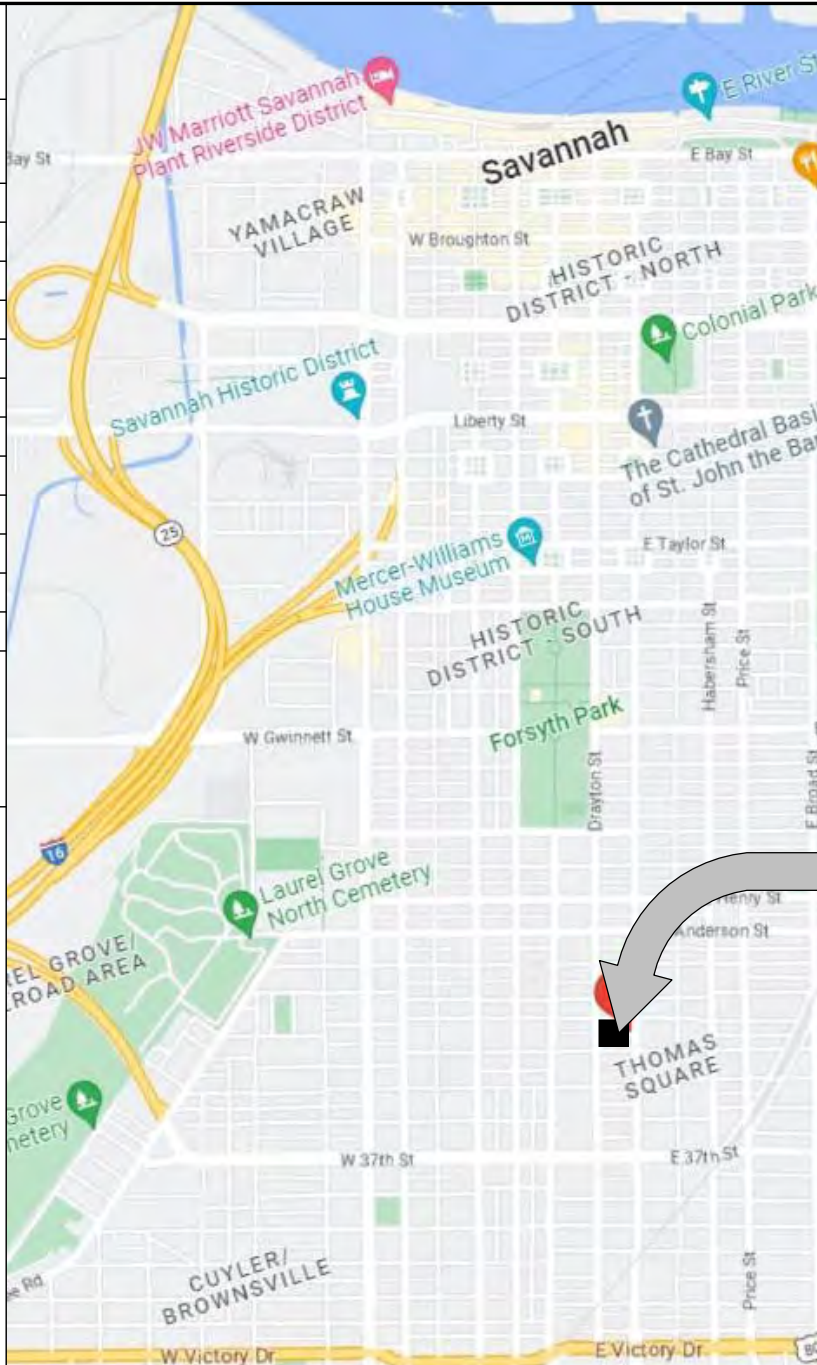
1705 ABERCORN STREET, SAVANNAH, GA 31401



SCHEDULE OF DRAWINGS ●REVISED ○ADDED TO SET

ARCHITECTURAL

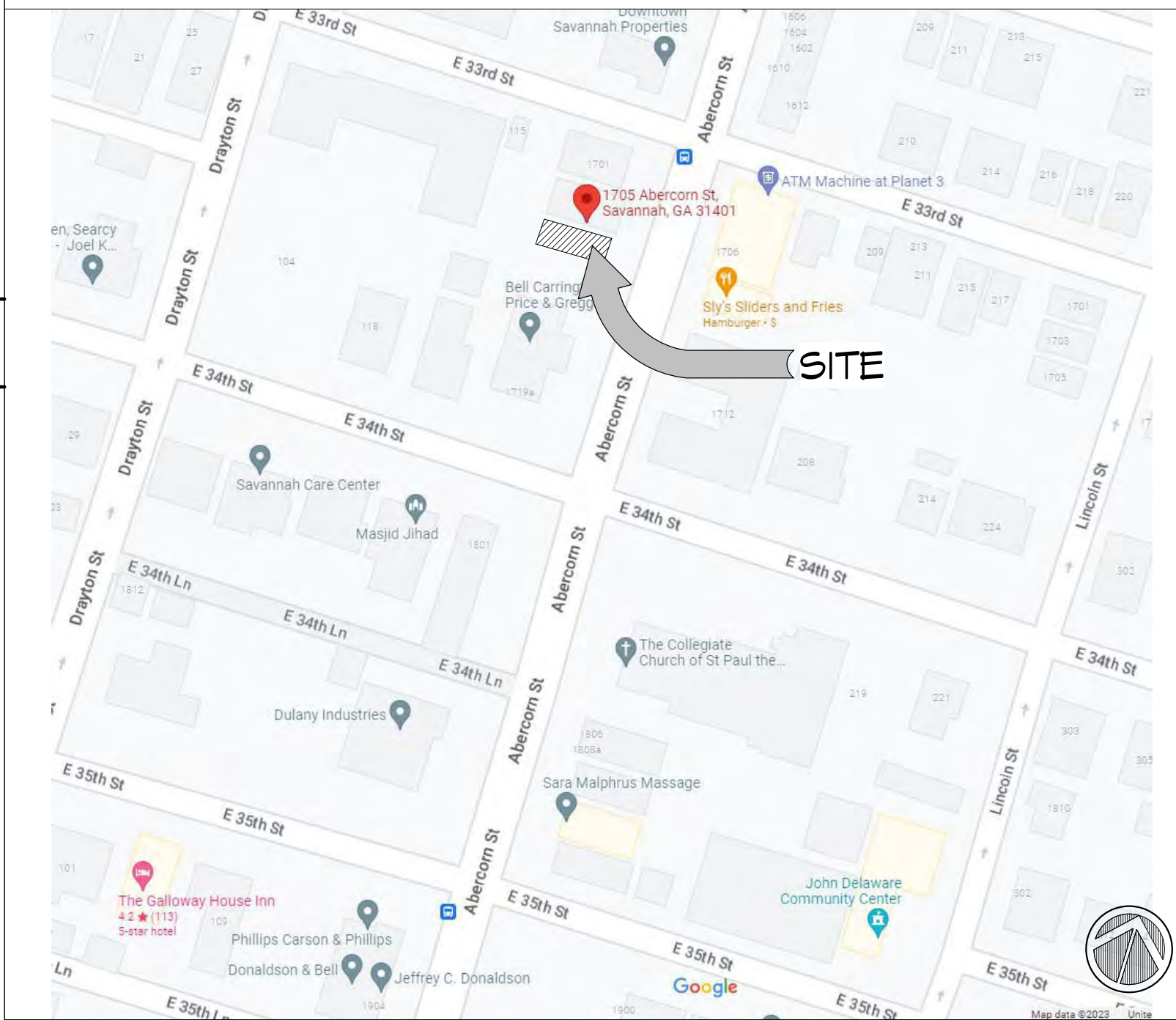
PH1.0	PHOTO KEY PLAN			
PH1.1	PHOTO KEY PLAN CONT.			
PH1.2	SANBORN AND SAGIS MAPS			
PH1.3	PHOTO SITE KEY PLAN			
AS1.0	ARCHITECTURAL SITE PLAN			
A1.0	FLOOR PLAN			
A3.0	EXTERIOR ELEVATIONS			
A3.1	EXTERIOR ELEVATIONS			
A4.0	BUILDING SECTIONS			
A5.1	DOOR, WINDOW, & LOUVER DETAILS			
A6.0	VIEW LOOKING NORTH-WEST			
A6.1	VIEW LOOKING SOUTH-WEST			



LOCATION OF
PROPOSED WORK:
1705 ABERCORN STREET



VICINITY MAP



AREA MAP



AERIAL VIEW



28 E 35TH ST
SAVANNAH, GA 31401
T 912.447.5665
F 912.447.8381
WWW.GREENLINEARCH.COM

NEW RESTAURANT
ABERCORN AND 33RD LANE
1705 ABERCORN STREET, SAVANNAH, GA 31401

REVISIONS

1. The drawing is the property of GREENLINE and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated hereon are valid on the original drawing only and are hereby changed in proportion to the difference in size between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

NOT FOR CONSTRUCTION

ISSUED FOR HPC REVIEW
ONLY - FOR 3/22/23

JOB NO: 22.035
ISSUE DATE: 03.01.23
DRAWN: KO

PH1.0

PHOTO KEY

6 CURRENT SITE LOOKING SOUTH
PH1.0 N.T.S.



5 BACK OF SITE
PH1.0 N.T.A.



4 CURRENT SITE LOOKING EAST
PH1.0 N.T.A.



3 CURRENT SITE LOOKING NORTH-WEST
PH1.0 N.T.A.

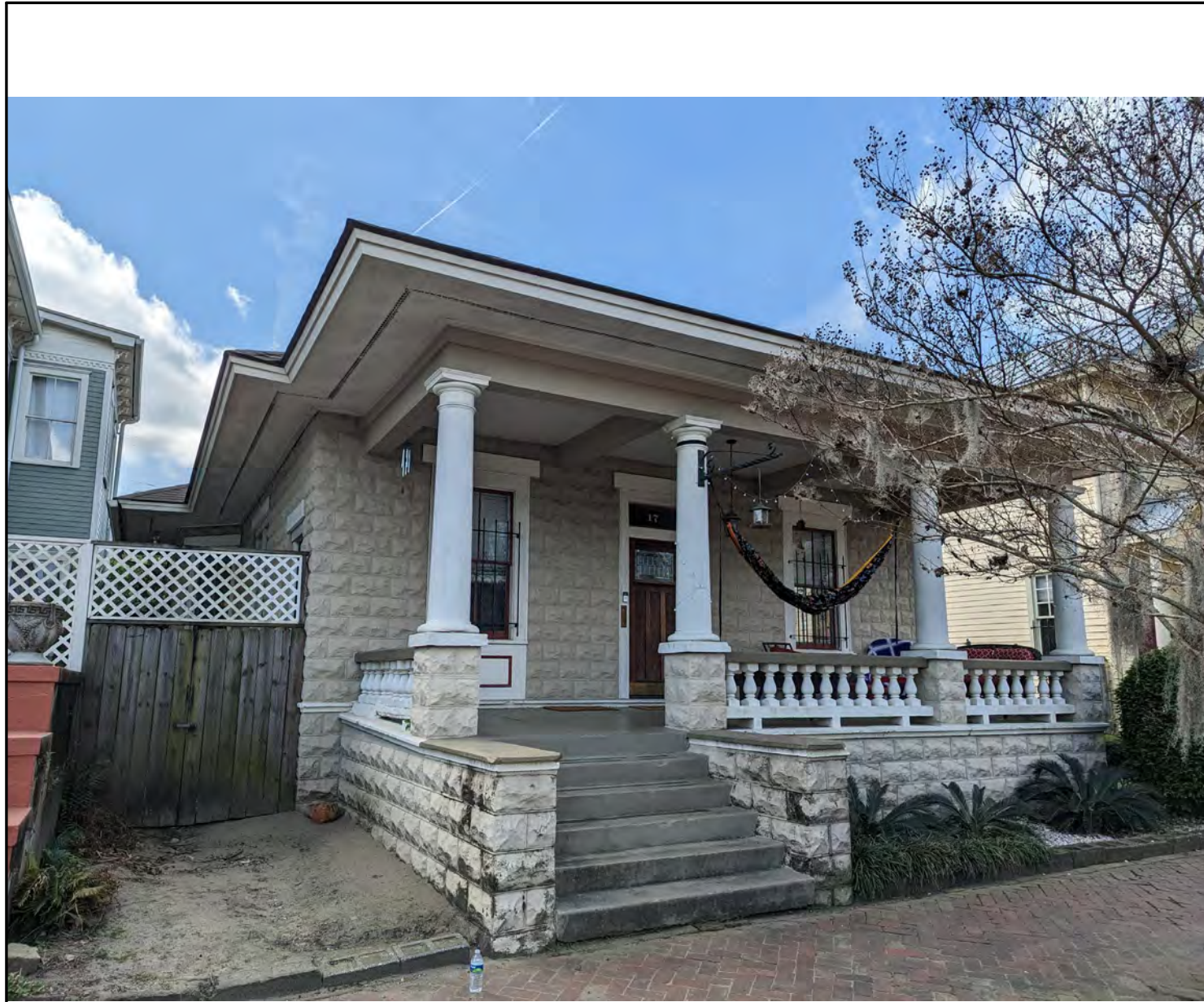













2 CURRENT SITE LOOKING WEST
PH1.0 N.T.A.



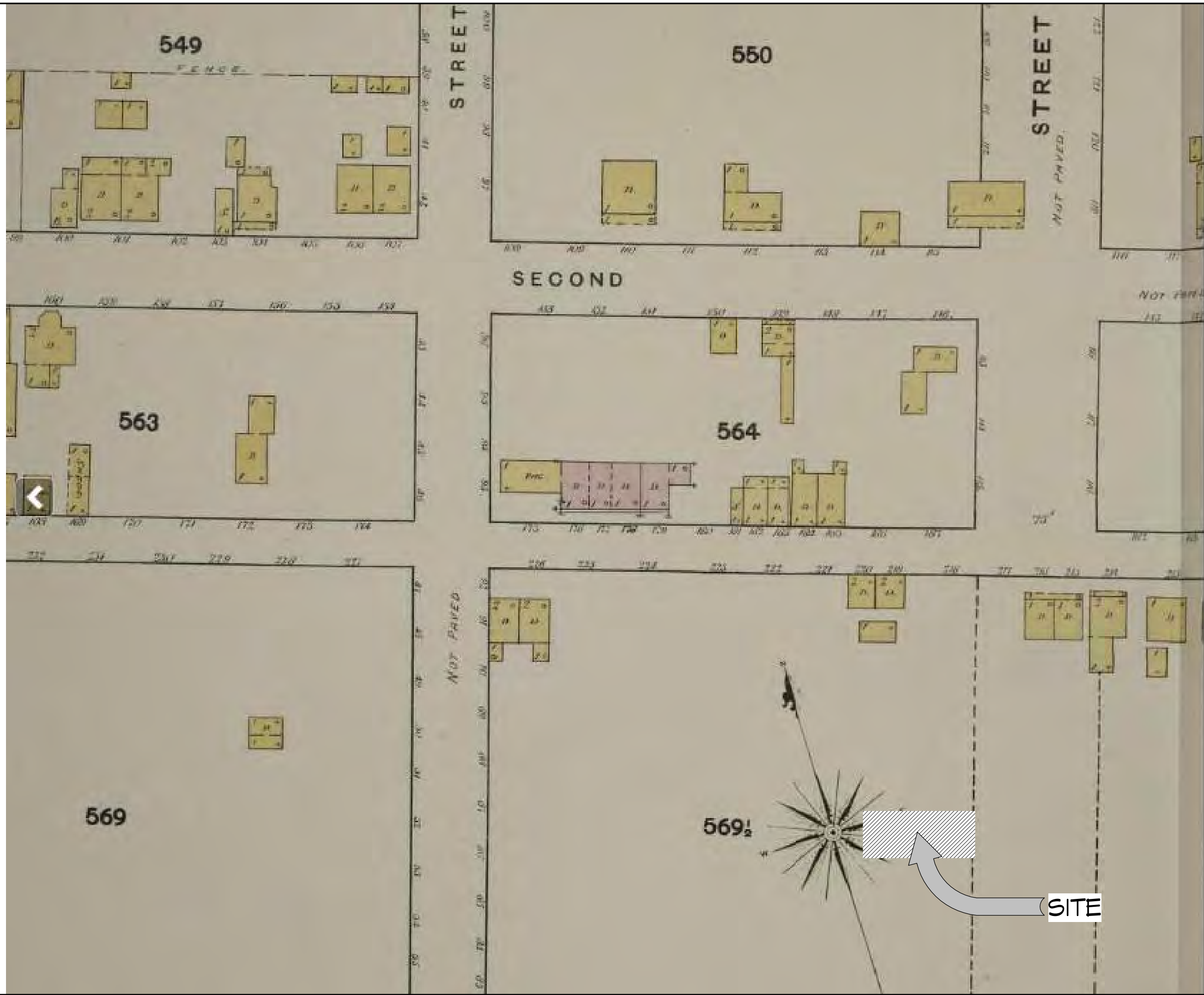
1 CURRENT SITE LOOKING SOUTH-WEST
PH1.0 N.T.S.



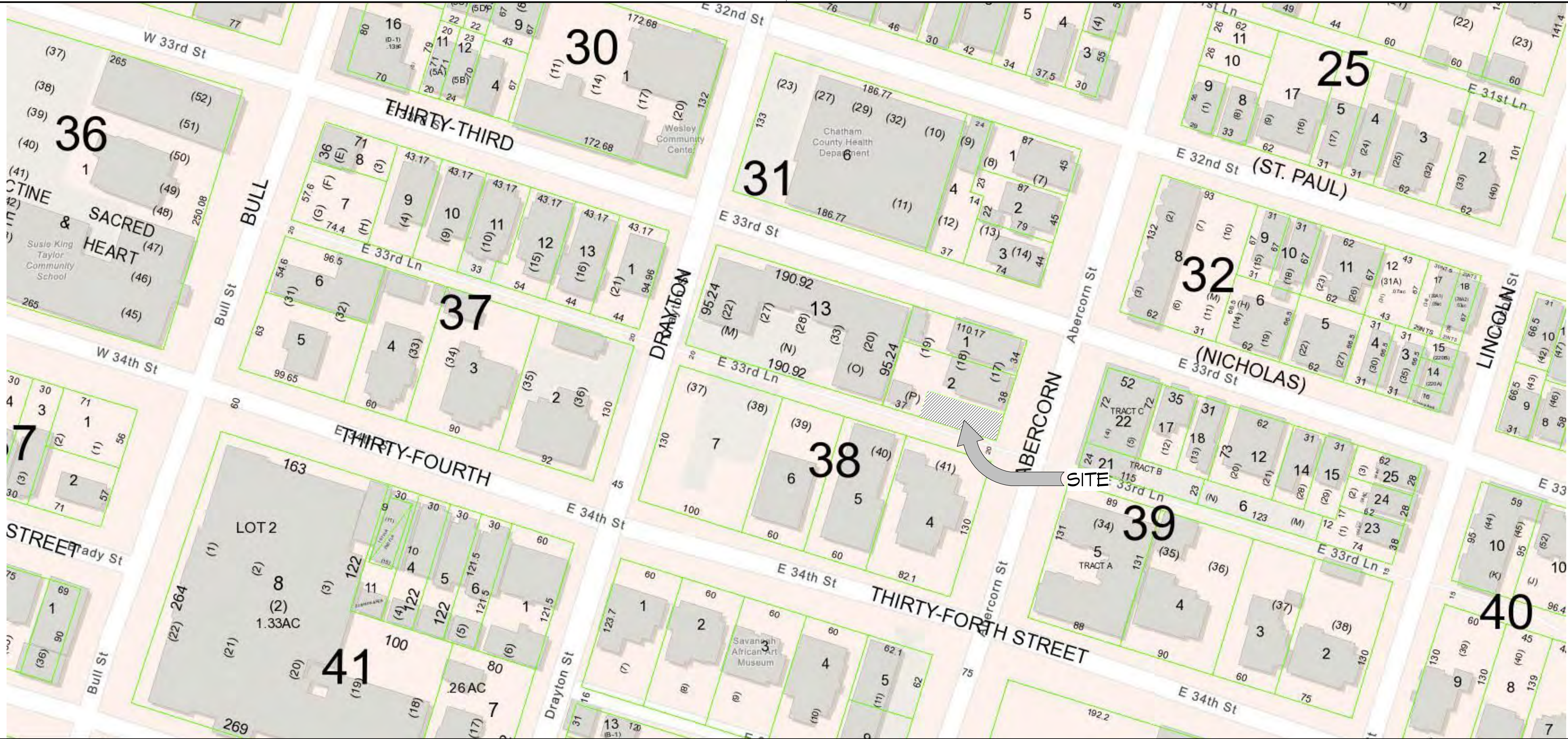
			
<div>12</div> <div>PH1.1</div> <div>17 E 33RD ST. - CONTRIBUTING N.T.S.</div>	<div>9</div> <div>PH1.1</div> <div>2011 BULL ST. - CONTRIBUTING N.T.S.</div>	<div>6</div> <div>PH1.1</div> <div>2403 BULL ST. - CONTRIBUTING N.T.S.</div>	<div>3</div> <div>PH1.1</div> <div>1608 BULL ST. - CONTRIBUTING N.T.S.</div>
			
<div>11</div> <div>PH1.1</div> <div>10 E 32ND ST. - CONTRIBUTING N.T.S.</div>	<div>8</div> <div>PH1.1</div> <div>209 E 33RD ST. - CONTRIBUTING N.T.S.</div>	<div>5</div> <div>PH1.1</div> <div>1714 BULL ST. - CONTRIBUTING N.T.S.</div>	<div>2</div> <div>PH1.1</div> <div>202 E 37TH ST. N.T.S.</div>
			
<div>10</div> <div>PH1.1</div> <div>219 E HENRY ST. (EDGE OF VICTORIAN) N.T.S.</div>	<div>7</div> <div>PH1.1</div> <div>1801 HABERSHAM ST. N.T.S.</div>	<div>4</div> <div>PH1.1</div> <div>1514 BULL ST. N.T.S.</div>	<div>1</div> <div>PH1.1</div> <div>1601 ABERCORN ST. N.T.S.</div>



2 1916 SANBORN MAP
PH1.2 N.T.S.



3 1888 SANBORN MAP
PH1.2 N.T.S.



1 CURRENT SITE SAGIS MAP
PH1.2 N.T.S.



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SANBORN AND
SAGIS MAPS

REVISIONS

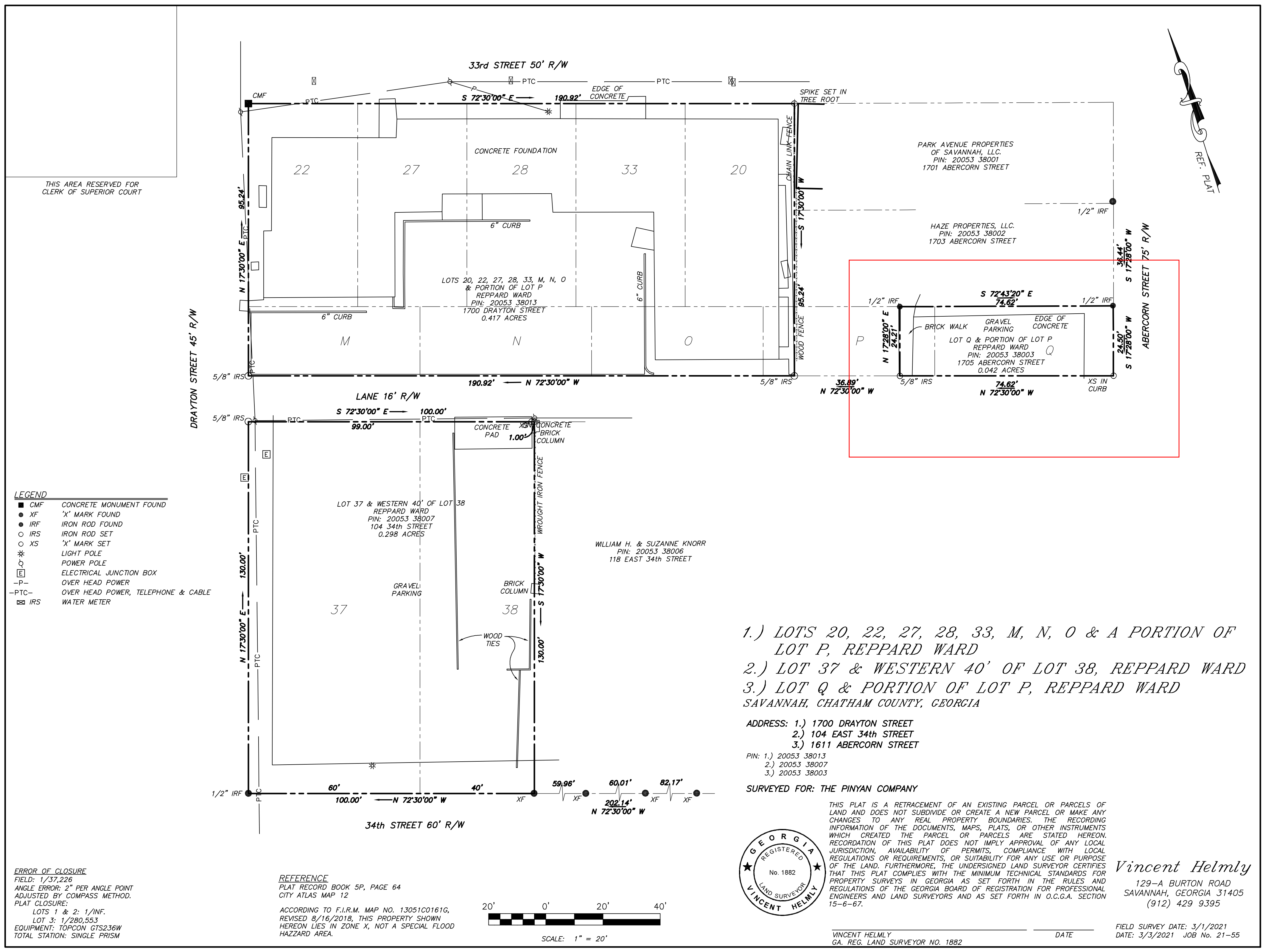
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PH1.2





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PHOTO SITE
KEY PLAN

REVISIONS

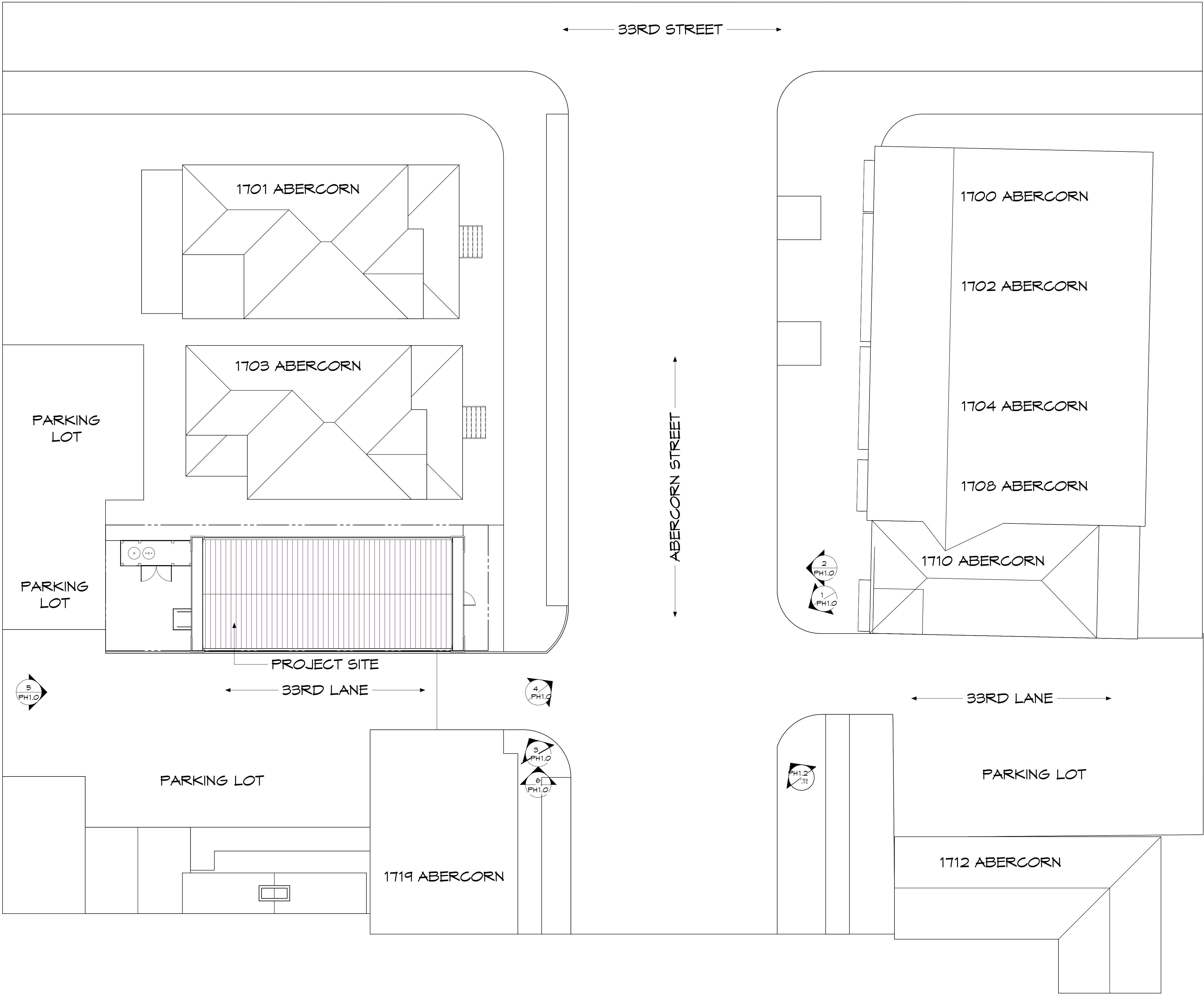
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PH1.3



1 PHOTO SITE KEY PLAN
1" = 10'-0"



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ARCHITECTURAL
SITE PLAN W/ ROOF

REVISIONS

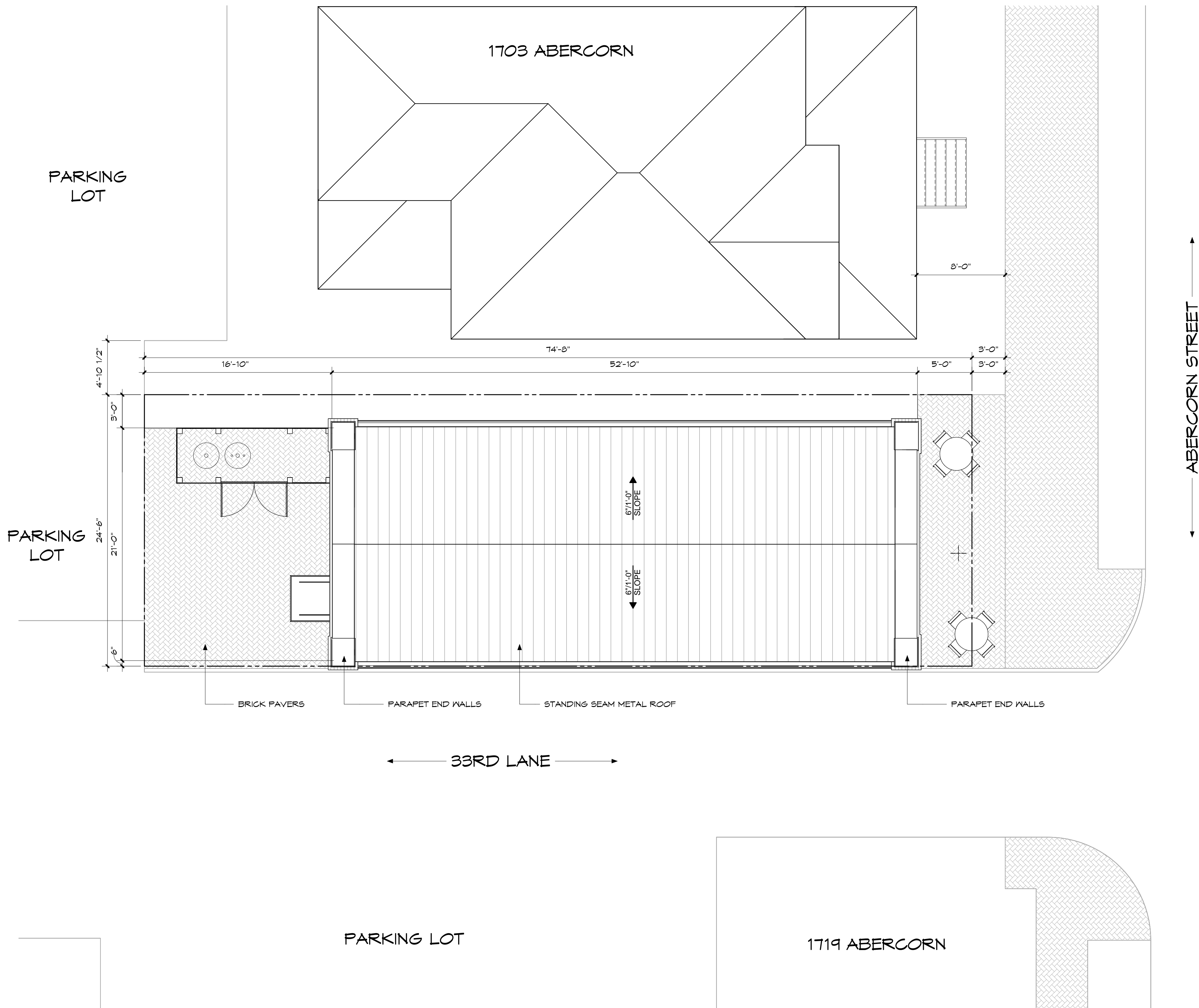
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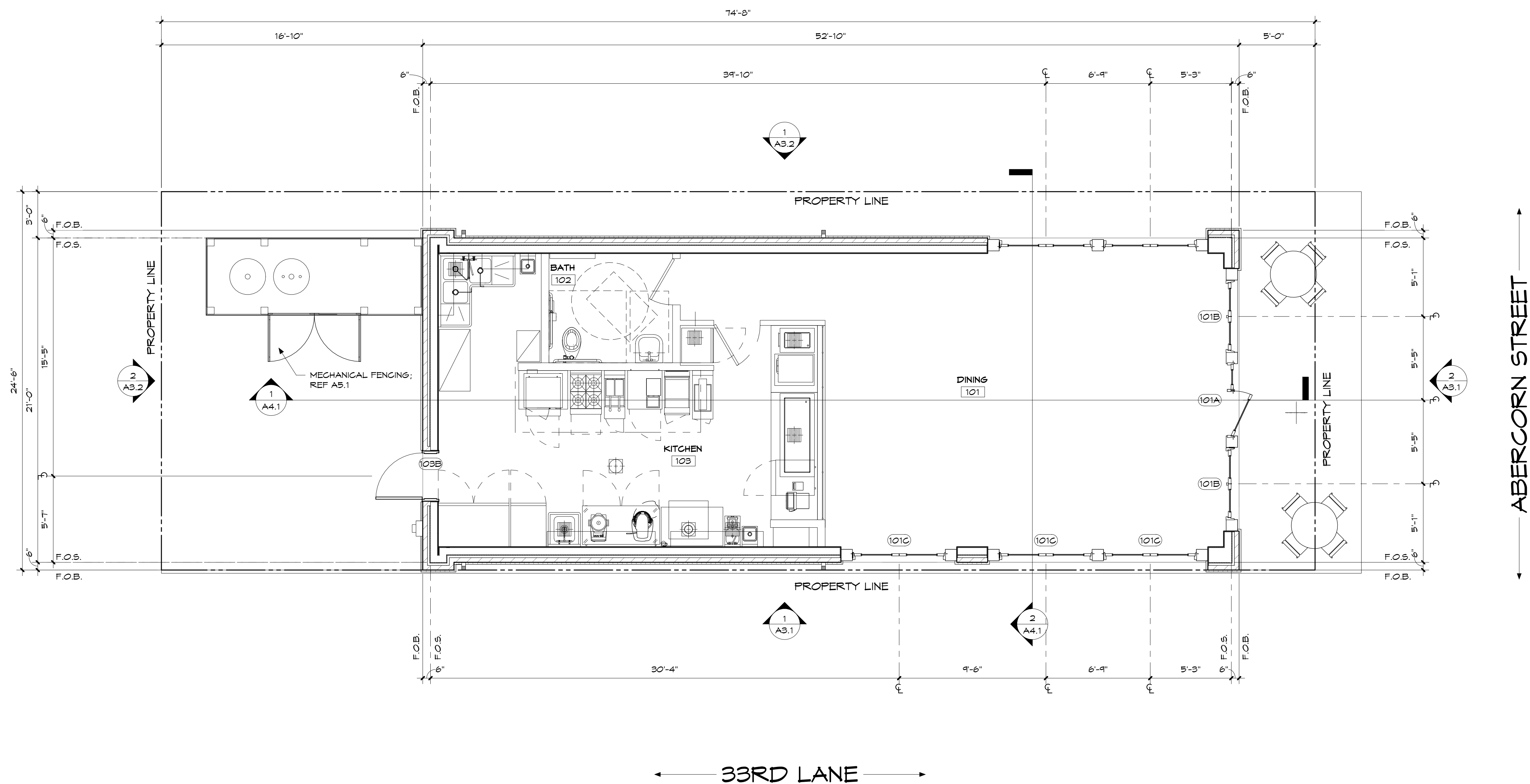
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AS1.1





ABBREVIATIONS	
F.O.B.	FACE OF BRICK
F.O.S.	FACE OF STUD
T.O.P.	TOP OF PLATE
T.O.B.	TOP OF BEAM
T.O.W.	TOP OF WALL
CL	CENTERLINE

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AREA CALCULATIONS	
BUILDING FOOTPRINT	1,090 SF
LOT SF	1,828 SF
60% LOT COVERAGE	1,097 SF



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REVISIONS

EXTERIOR
ELEVATIONS

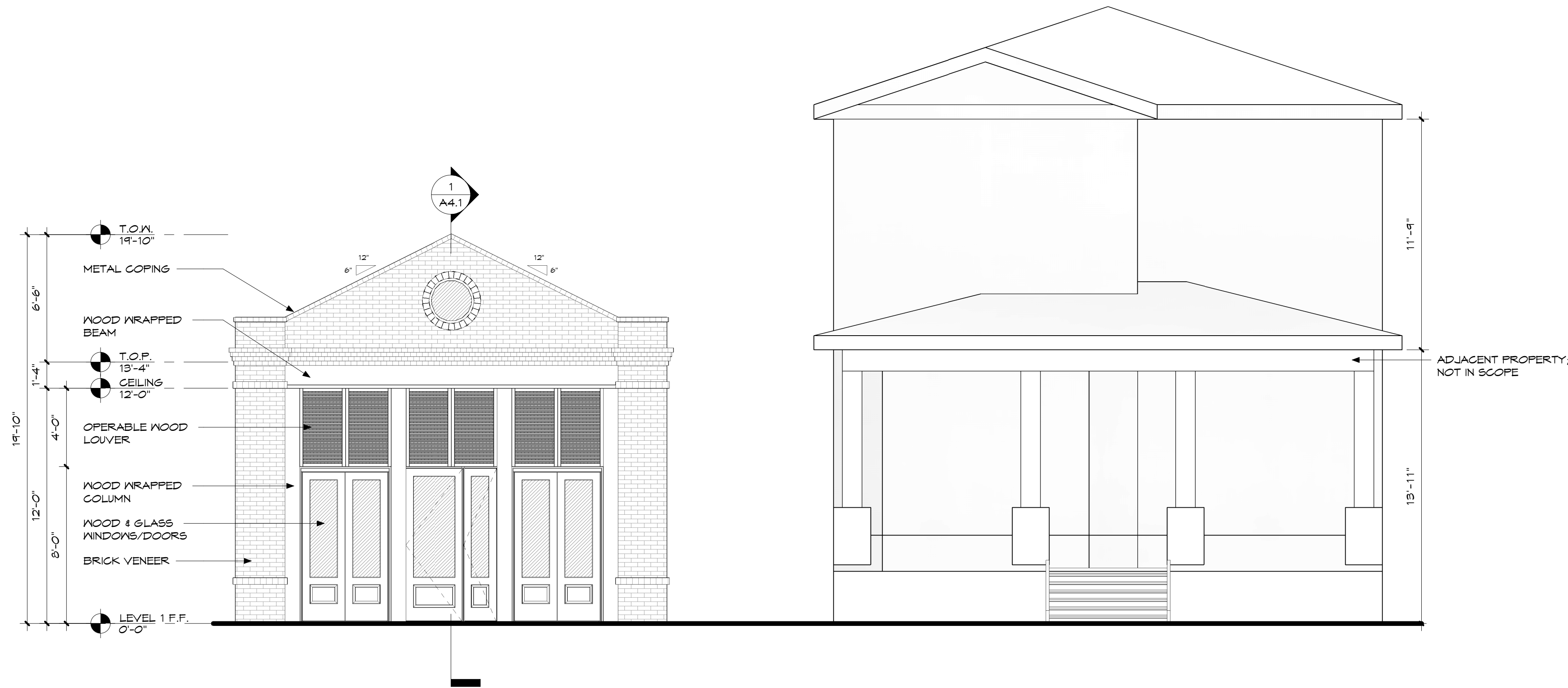
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A3.1



FACADE CALCULATIONS	
OVERALL FACADE SF	315 SF
FENESTRATION	70%

2 EAST ELEVATION
1/4" = 1'-0"



FACADE CALCULATIONS	
OVERALL FACADE SF	706 SF
FENESTRATION	50%

1 SOUTH ELEVATION
1/4" = 1'-0"



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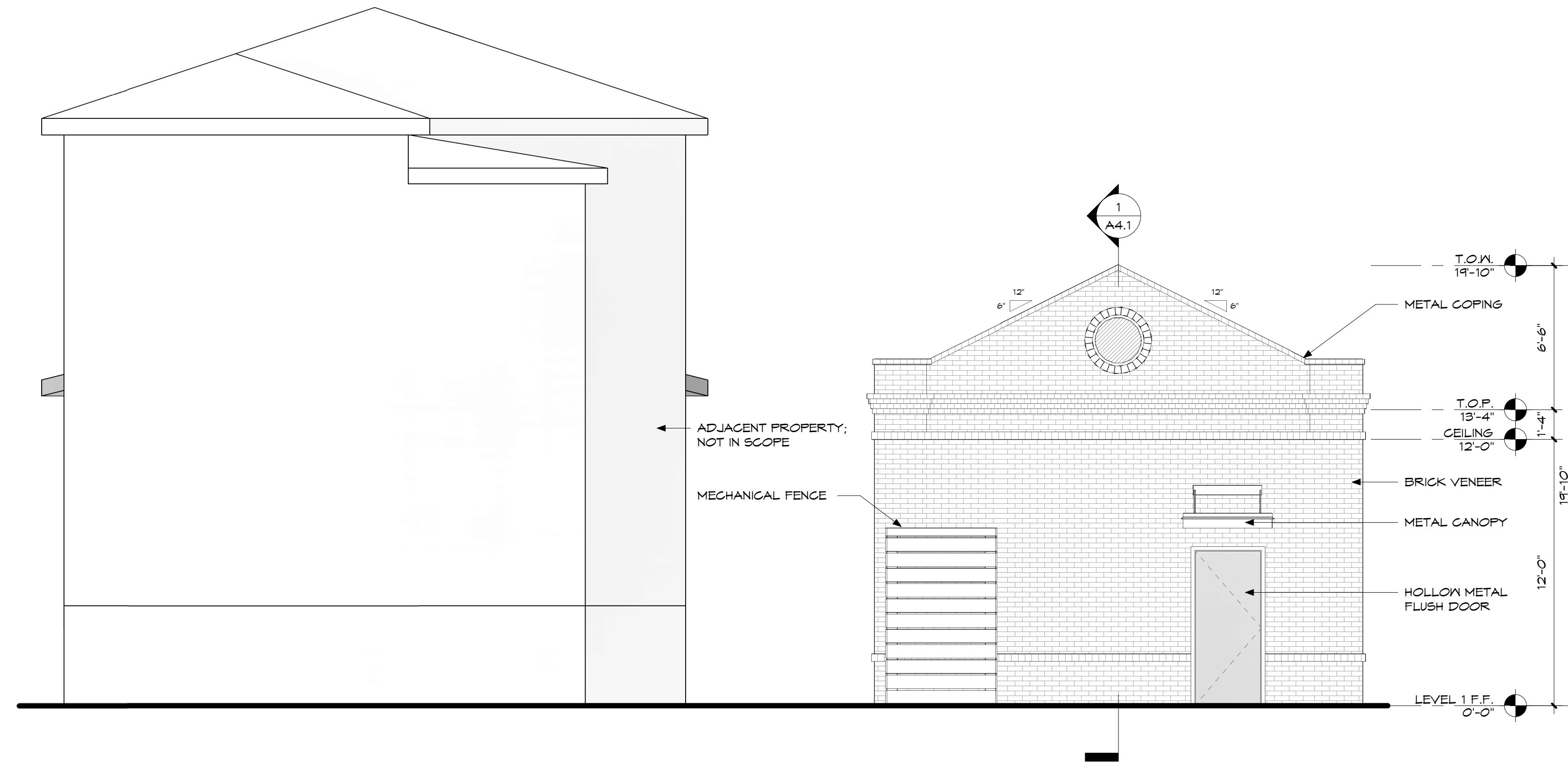
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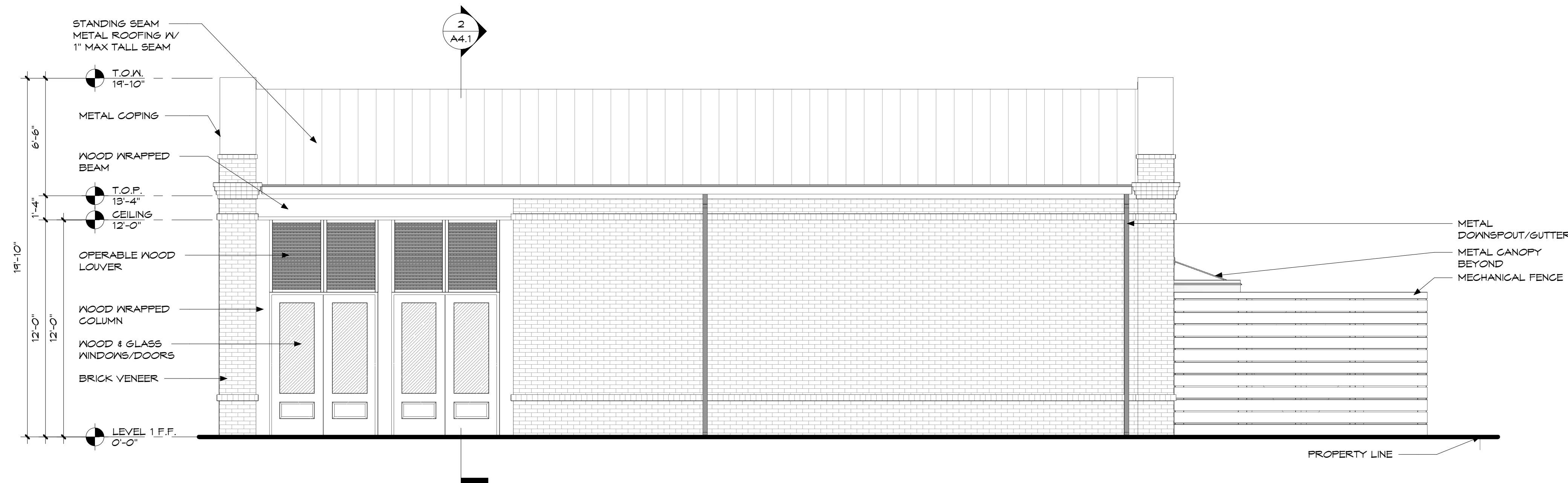
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A3.2

EXTERIOR
ELEVATIONS



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

FACADE CALCULATIONS	
OVERALL FACADE SF	106 SF
FENESTRATION	20%



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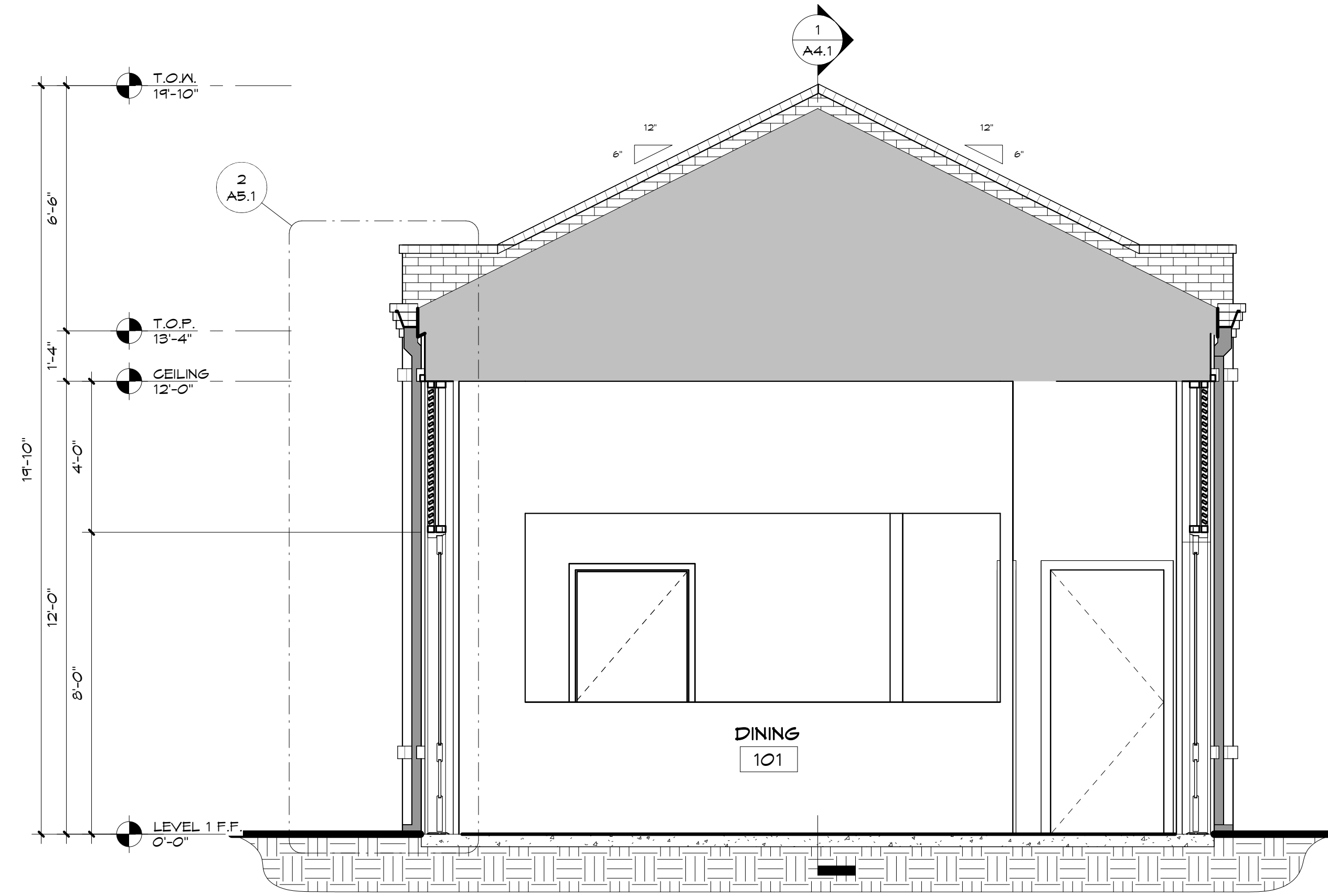
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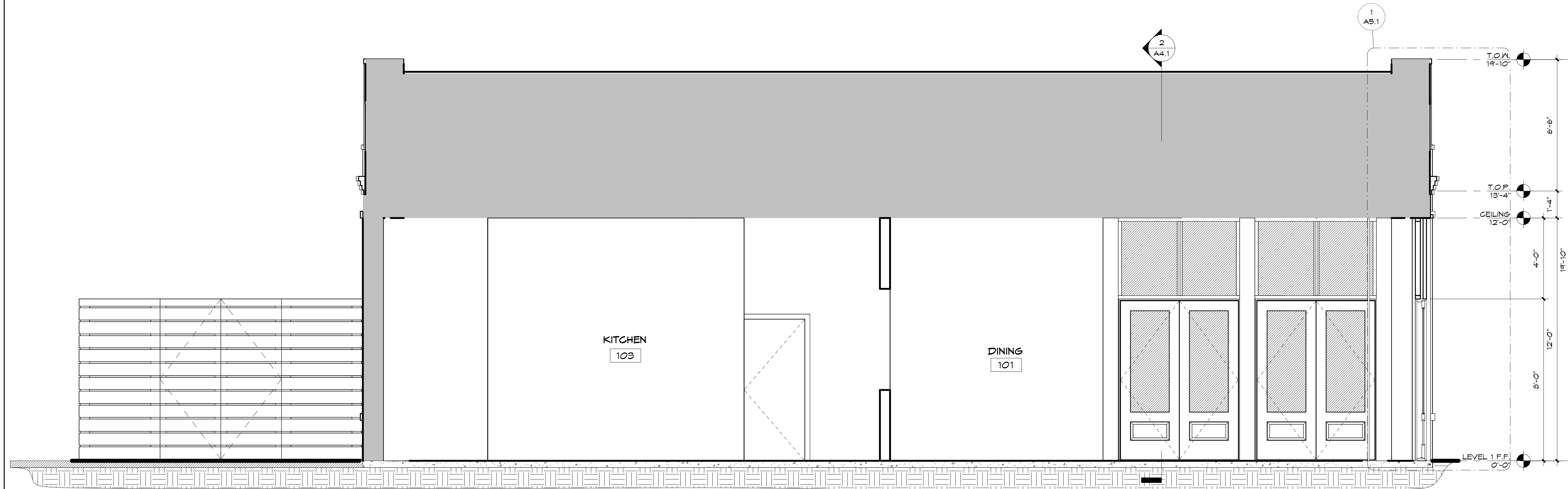
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BUILDING SECTIONS

A4.1



2 DINING SECTION
3/8" = 1'-0"



1 KITCHEN & DINING SECTION
3/8" = 1'-0"



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DOOR, WINDOW, &
LOUVER DETAILS

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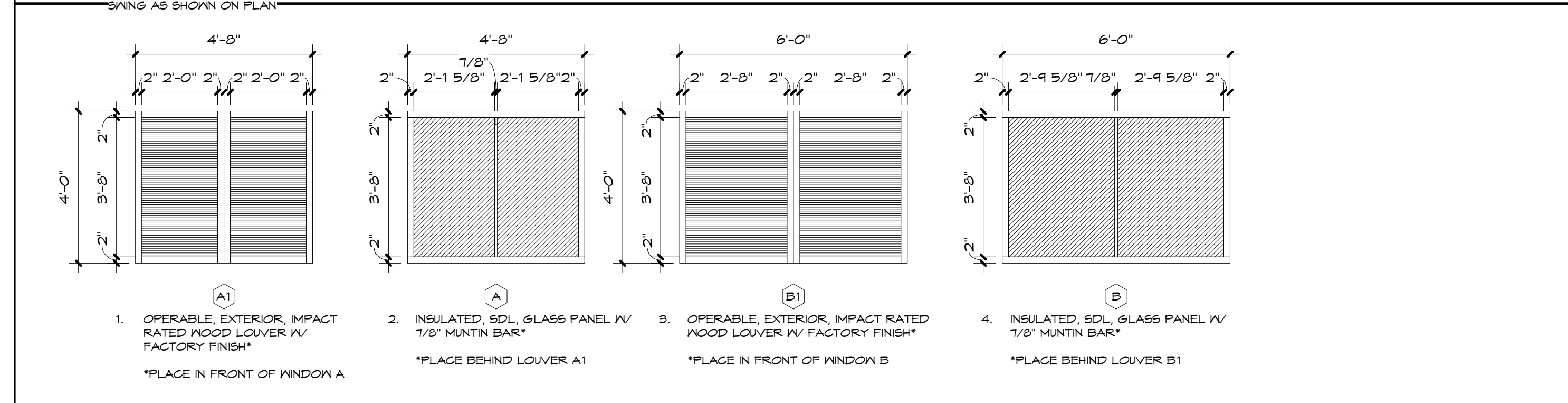
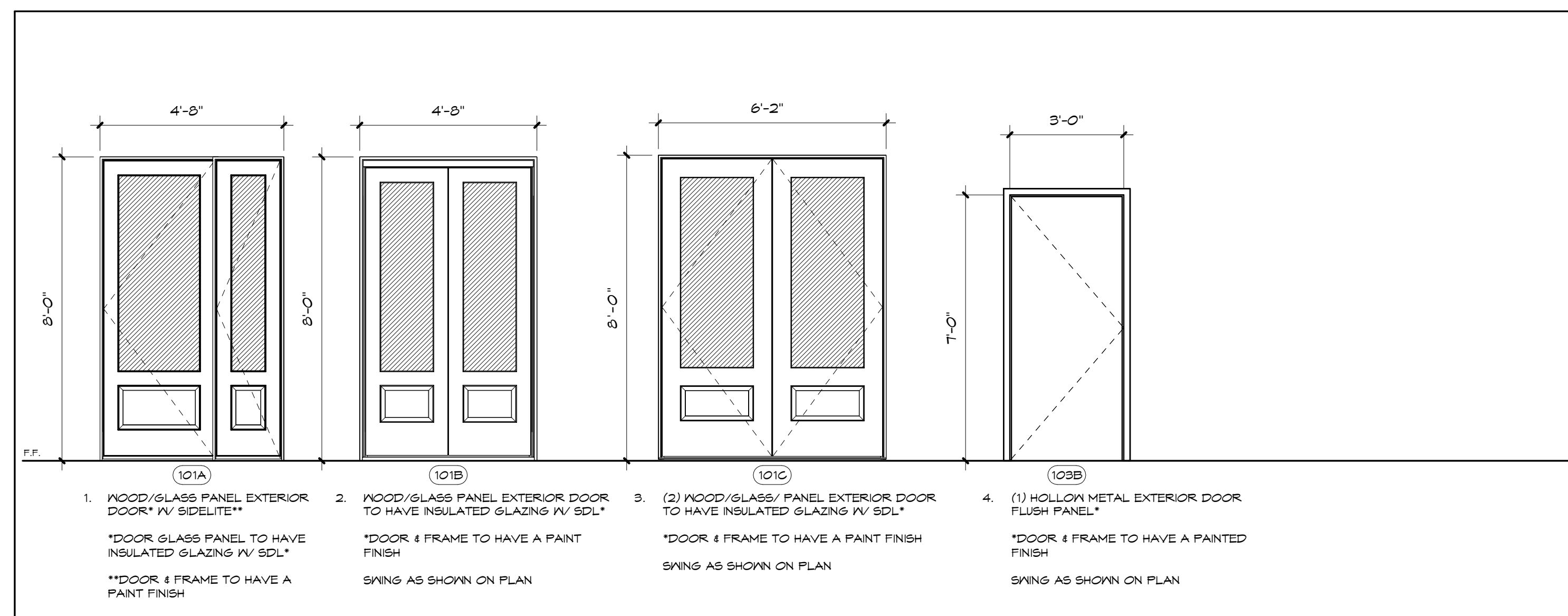
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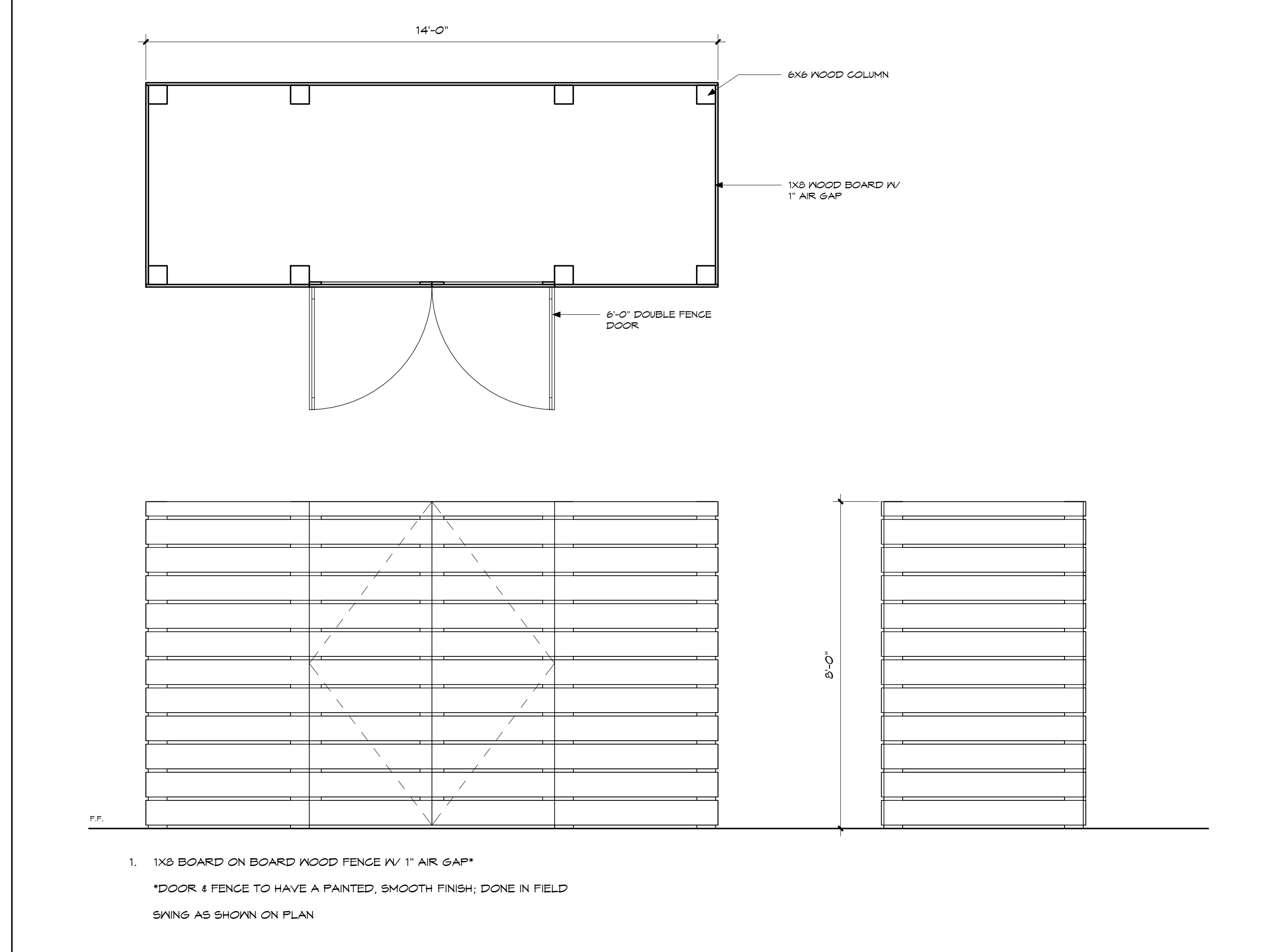
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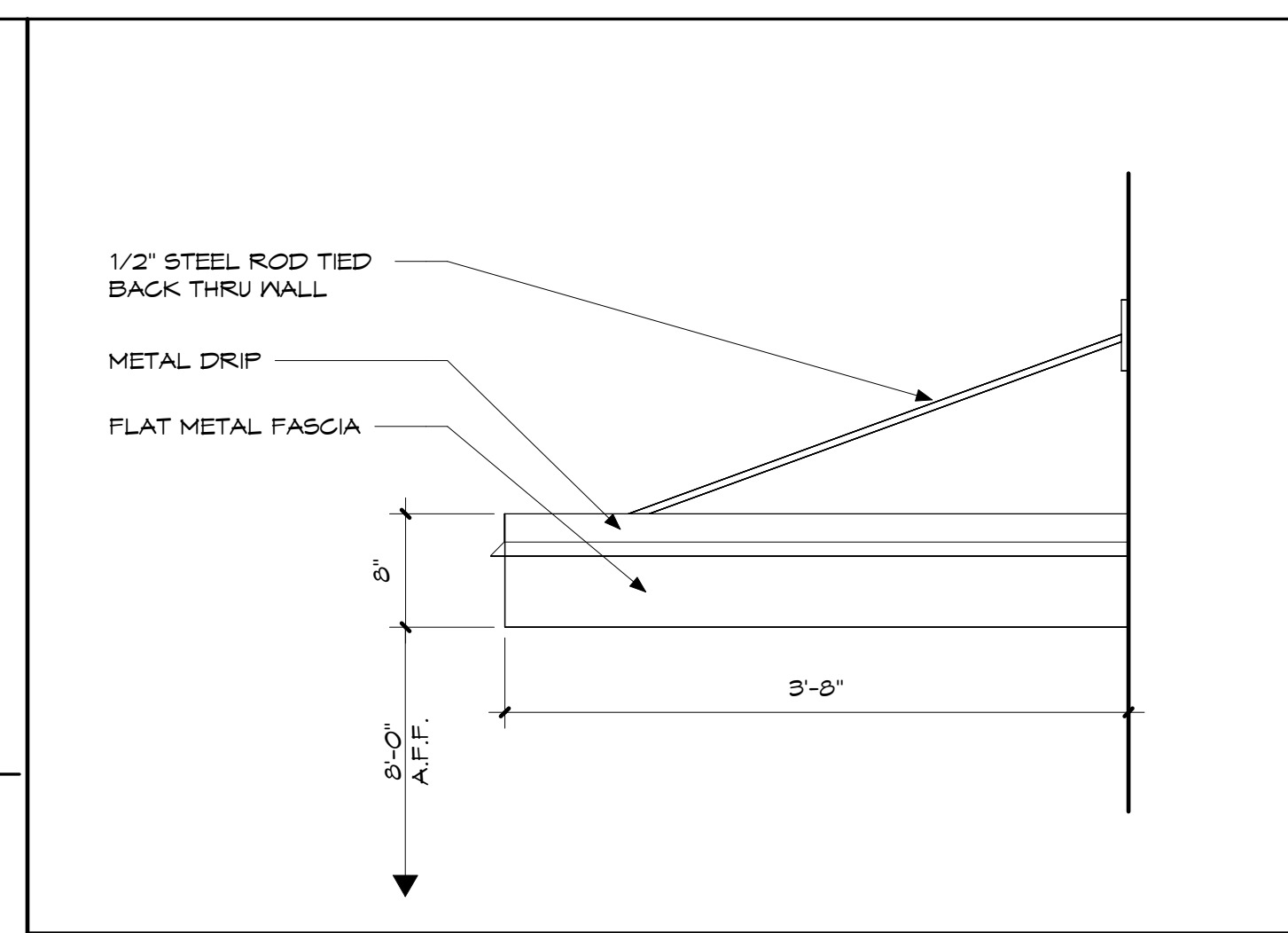
A5.1



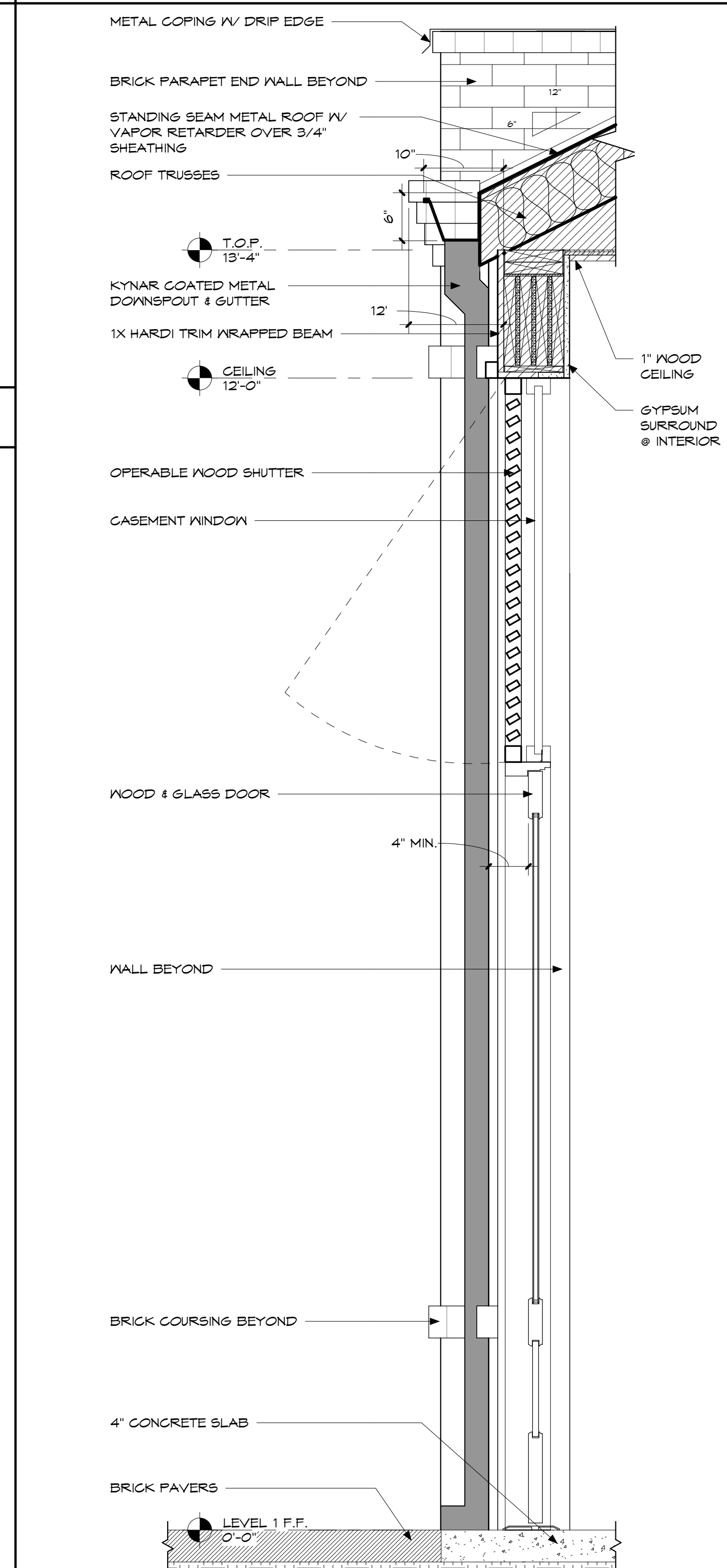
DOOR & WINDOW ELEVATIONS
3/8" = 1'-0"



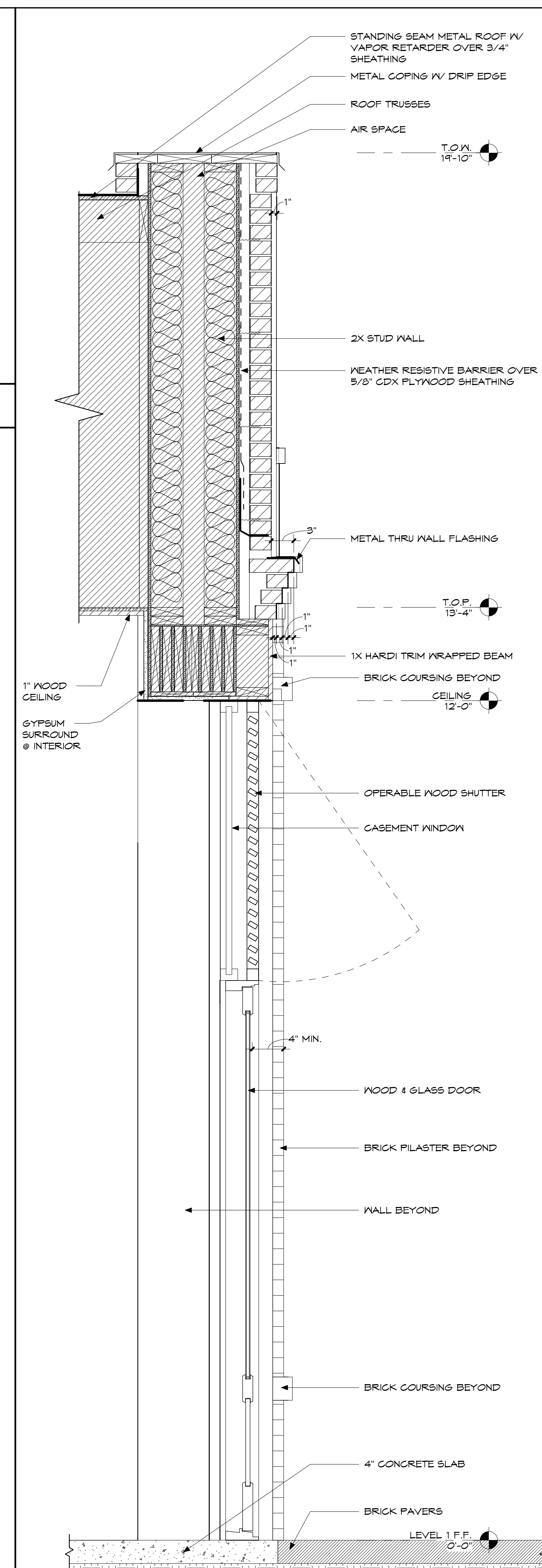
MECHANICAL FENCE DETAILS
1/2" = 1'-0"



METAL AWNING
1" = 1'-0"



2 WALL SECTION @ DOOR 101C
1/2" = 1'-0"



1 FRONT PARAPET WALL SECTION
1" = 1'-0"

