Project Description

529 East Waldburg Street - New Construction Small

The proposed development introduces a thoughtfully proportioned two-unit residential dwelling along East Waldburg Street, designed to reinforce the distinctive fabric of the Victorian Historic District. The primary structure draws direct inspiration from the prevailing historic rhythm, utilizing appropriate vertical proportions, balanced massing, and pedestrian-scaled fenestration patterns that complement adjacent contributing properties. The detached ADU is designed to blend in with the pattern of contributing carriage houses in the neighborhood, including directly across the alley. This development introduces missing-middle residential housing with a dignified, cohesive street presence of a Victorian-era residence.

Each dwelling unit is self-contained with independent access and an exterior architectural expression that preserves the historic fabric of East Waldburg Street. The detached ADU at the rear of the lot remains subordinate in scale, height, and massing to the principal building, adhering to the traditional carriage house typology common throughout Savannah's historic neighborhoods.

Vehicular access is directed exclusively to the rear lane, preserving an uninterrupted public right-of-way and reinforcing the pedestrian orientation of the front streetscape. The site plan incorporates 2 dedicated off-street parking spaces, fulfilling the parking requirement while keeping parking and garage access visually screened from East Waldburg Street.

The proposed development conforms in all respects to the dimensional, density, and development standards of theTN-1 zoning district. Ultimately, the development delivers context-appropriate residential infill that supports urban density consistent with historic precedent, preserves neighborhood architectural integrity, and reinforces the streetscape continuity of the Victorian Historic District.

Lot Configuration

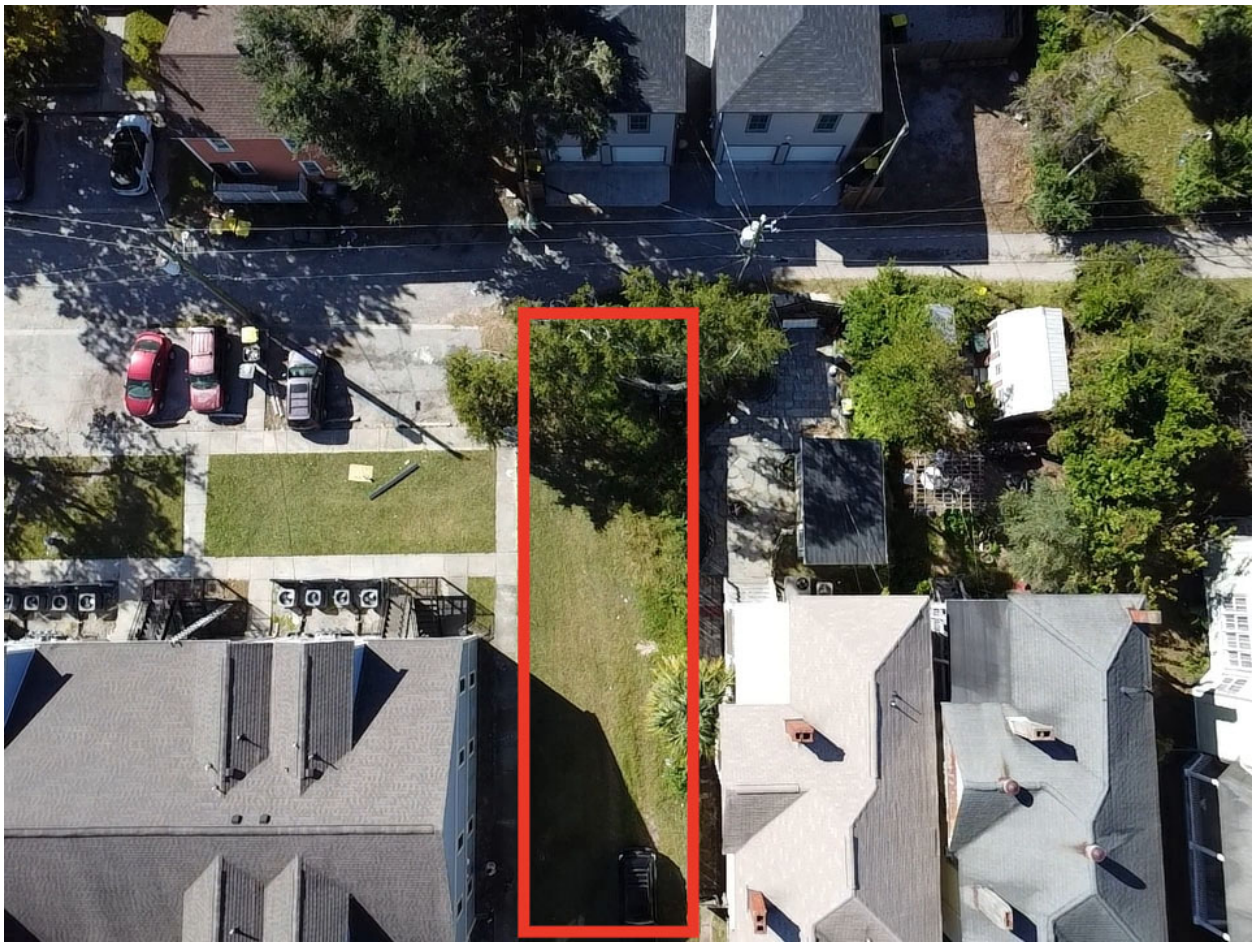
Lot Size: 3,450 sf
Building Footprint: 1,884 sf
Lot Coverage: 54.6%

Proposed Materials

Siding: 7.25” Hardie lap
Trim: 5/4 Hardie
Porch Ceiling: 6” pine
Windows: Anderson 200 vinyl clad three over one configuration
Door: Theramtru
Shingles: IKO Cambridge, color Harvard Slate



529 E Waldburg (subject property)



529 E Waldburg (subject property)



527 E Waldburg (east)



531 E Waldburg (west)



525 E Waldburg



536 E Waldburg



534 E Waldburg



532 E Waldburg



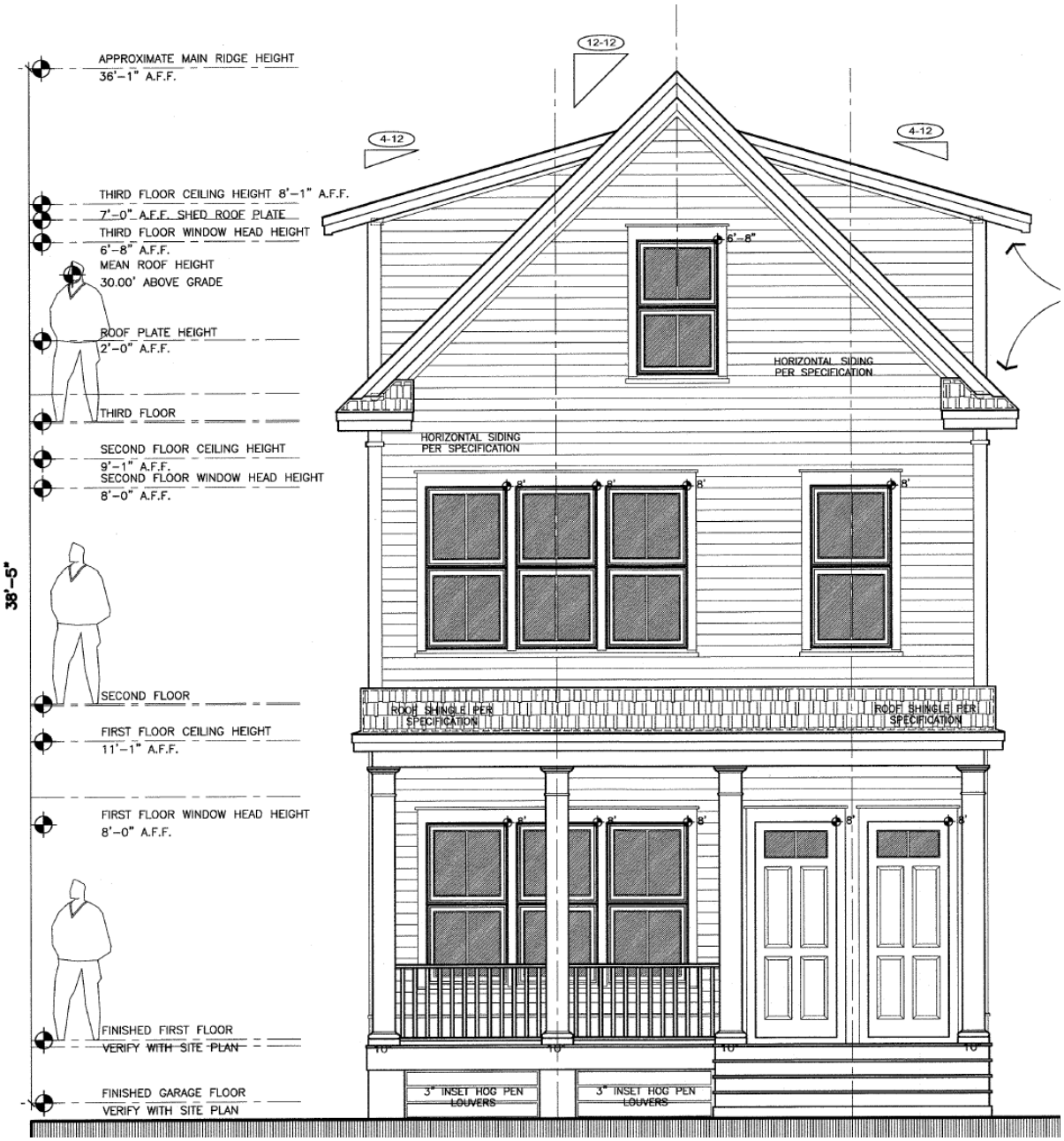
532 E Park (ADU across alley, directly behind subject)



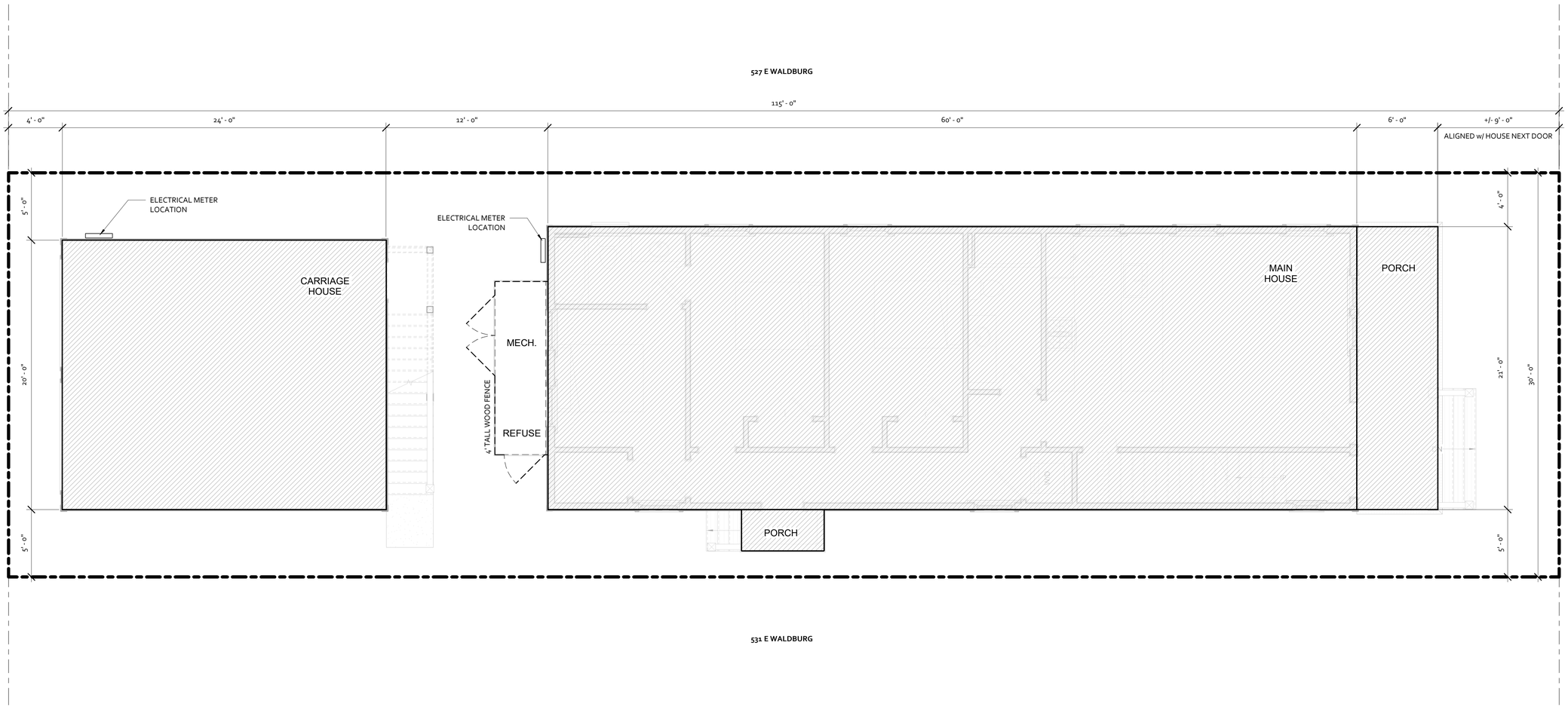
530 E Park (ADU across alley)



530 E Park


APPROXIMATE MAIN RIDGE HEIGHT
36'-1" A.F.F.
THIRD FLOOR CEILING HEIGHT 8'-1" A.F.F.
7'-0" A.F.F. SHED ROOF PLATE
THIRD FLOOR WINDOW HEAD HEIGHT
6'-8" A.F.F.
MEAN ROOF HEIGHT
30.00' ABOVE GRADE
ROOF PLATE HEIGHT
2'-0" A.F.F.
THIRD FLOOR
SECOND FLOOR CEILING HEIGHT
9'-1" A.F.F.
SECOND FLOOR WINDOW HEAD HEIGHT
8'-0" A.F.F.
38'-5"
SECOND FLOOR
FIRST FLOOR CEILING HEIGHT
11'-1" A.F.F.
FIRST FLOOR WINDOW HEAD HEIGHT
8'-0" A.F.F.
FINISHED FIRST FLOOR
VERIFY WITH SITE PLAN
FINISHED GARAGE FLOOR
VERIFY WITH SITE PLAN
12-12
4-12
4-12
6'-8"
HORIZONTAL SIDING
PER SPECIFICATION
HORIZONTAL SIDING
PER SPECIFICATION
ROOF SHINGLE PER
SPECIFICATION
ROOF SHINGLE PER
SPECIFICATION
3" INSET HOG PEN
LOUVERS
3" INSET HOG PEN
LOUVERS

530 E Park



1 ARCHITECTURAL SITE PLAN
Ao.1 1/4" = 1'-0"

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529 E Waldburg Street

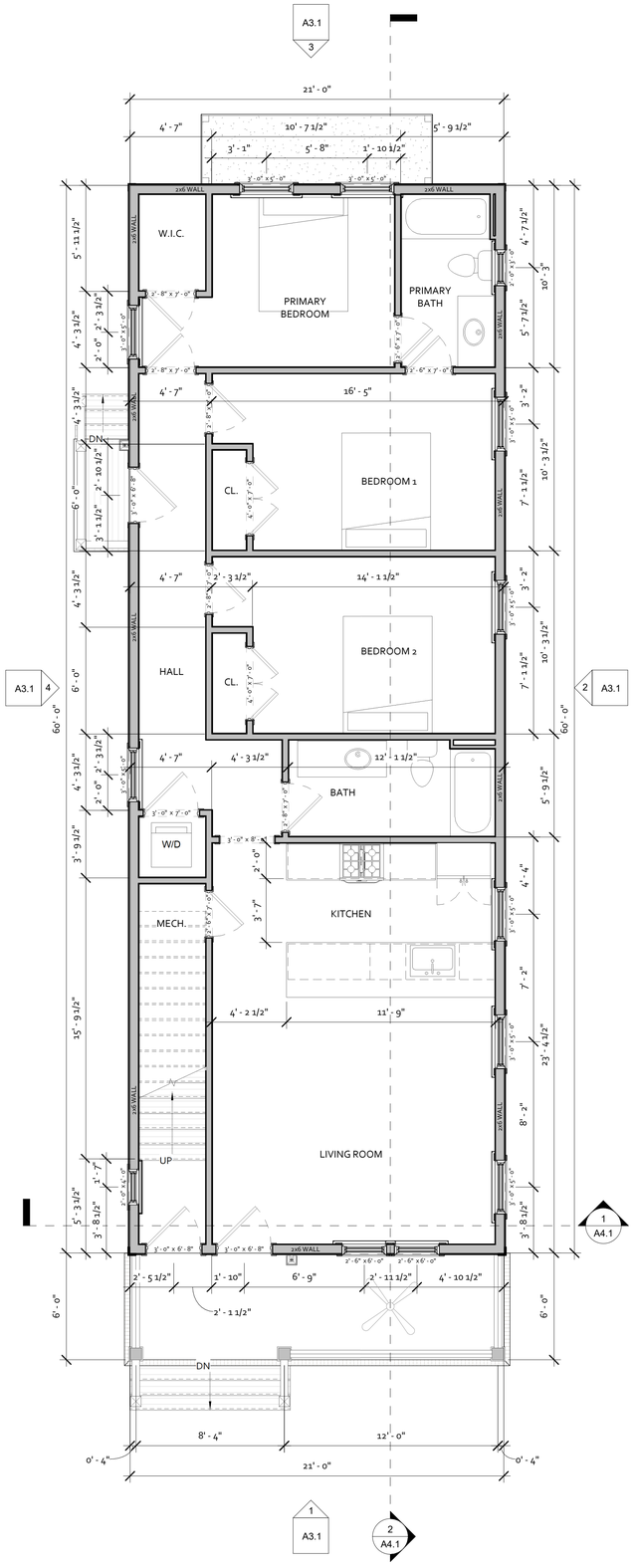
SAVANNAH, GA 31401

PROJECT NUMBER:	XXXX
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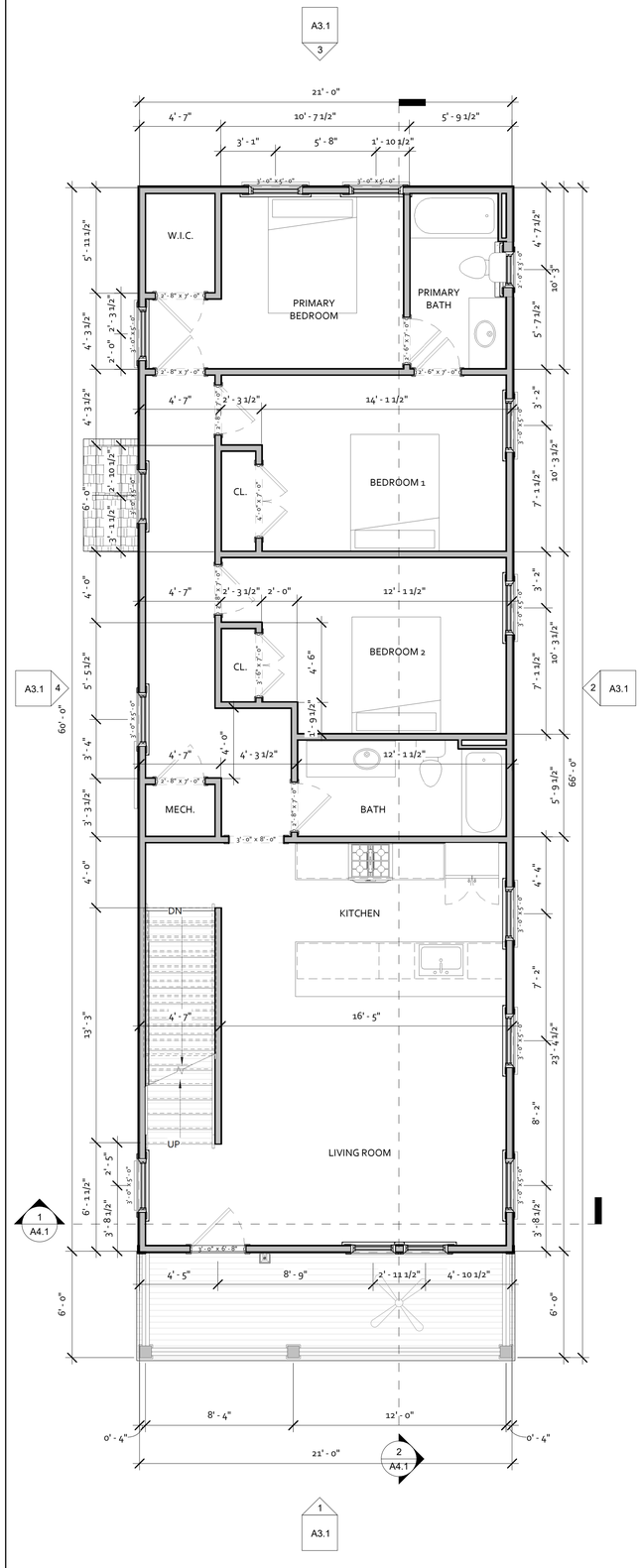
SHEET TITLE

ARCHITECTURAL SITE PLAN

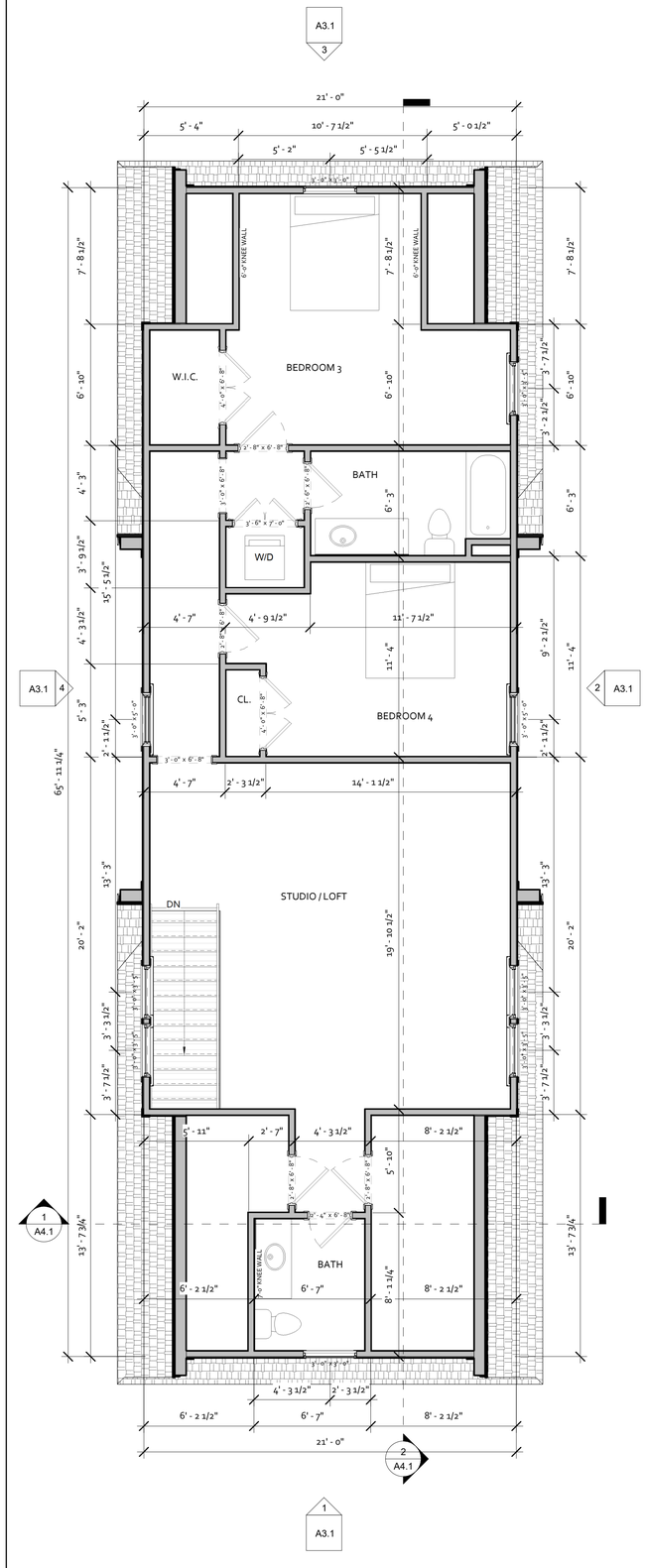
Ao.1



1	FIRST FLOOR PLAN
A1.1	1/4" = 1'-0"



2	SECOND FLOOR PLAN
A1.1	1/4" = 1'-0"



3	THIRD FLOOR
A1.1	1/4" = 1'-0"

MAIN HOUSE SQUARE FOOTAGE

FIRST FLOOR HEATED	1,260 sf.
SECOND FLOOR HEATED	1,260 sf.
THIRD FLOOR HEATED	1,102 sf.
TOTAL HEATED	**3,622 sf.**
FRONT PORCH	126 sf.
SIDE PORCH	18 sf.
SECOND FLOOR PORCH	126 sf.
TOTAL PORCH	**270 sf.**
TOTAL BUILDING FOOTPRINT	**1,404 sf.**
TOTAL UNDER ROOF	**3,892 sf.**

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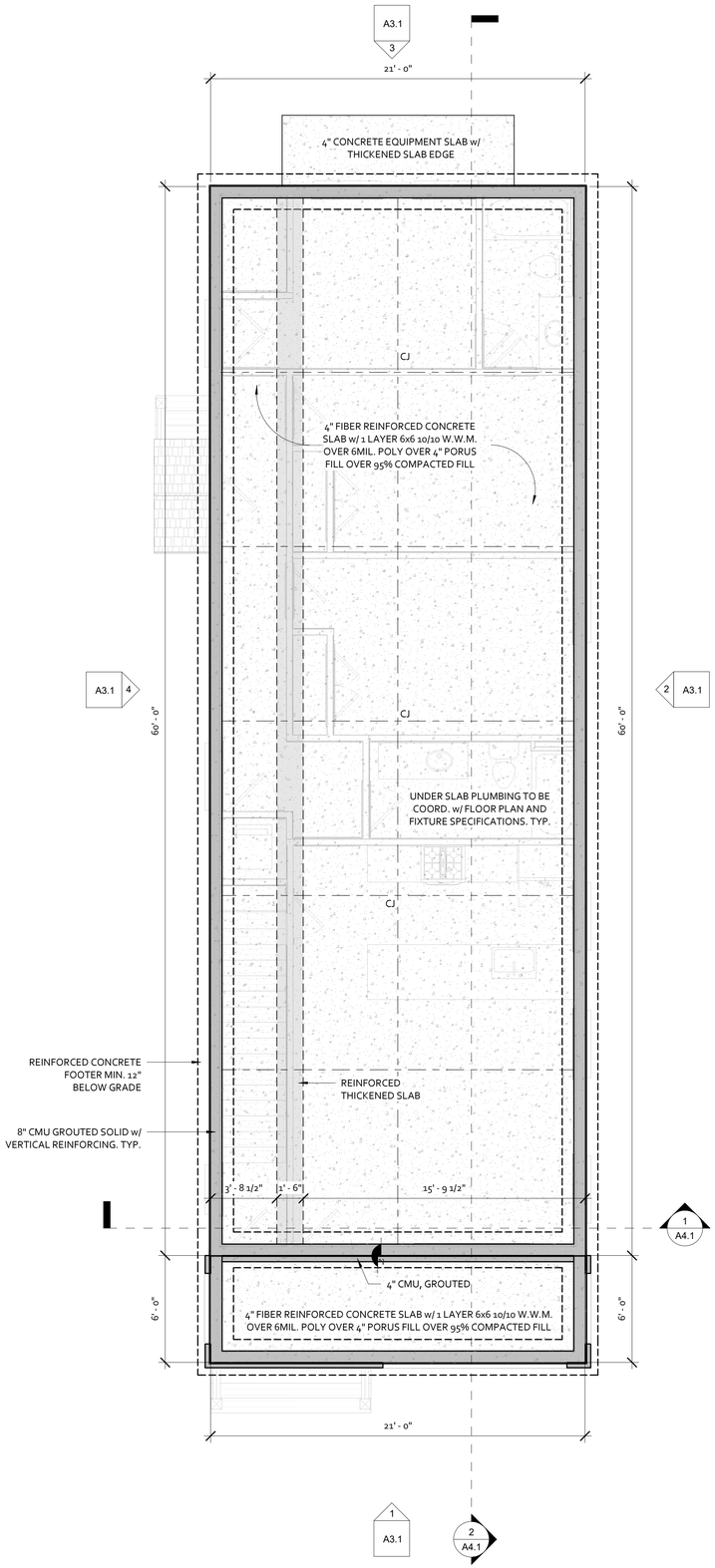
SHEET TITLE

MAIN HOUSE FLOOR PLANS

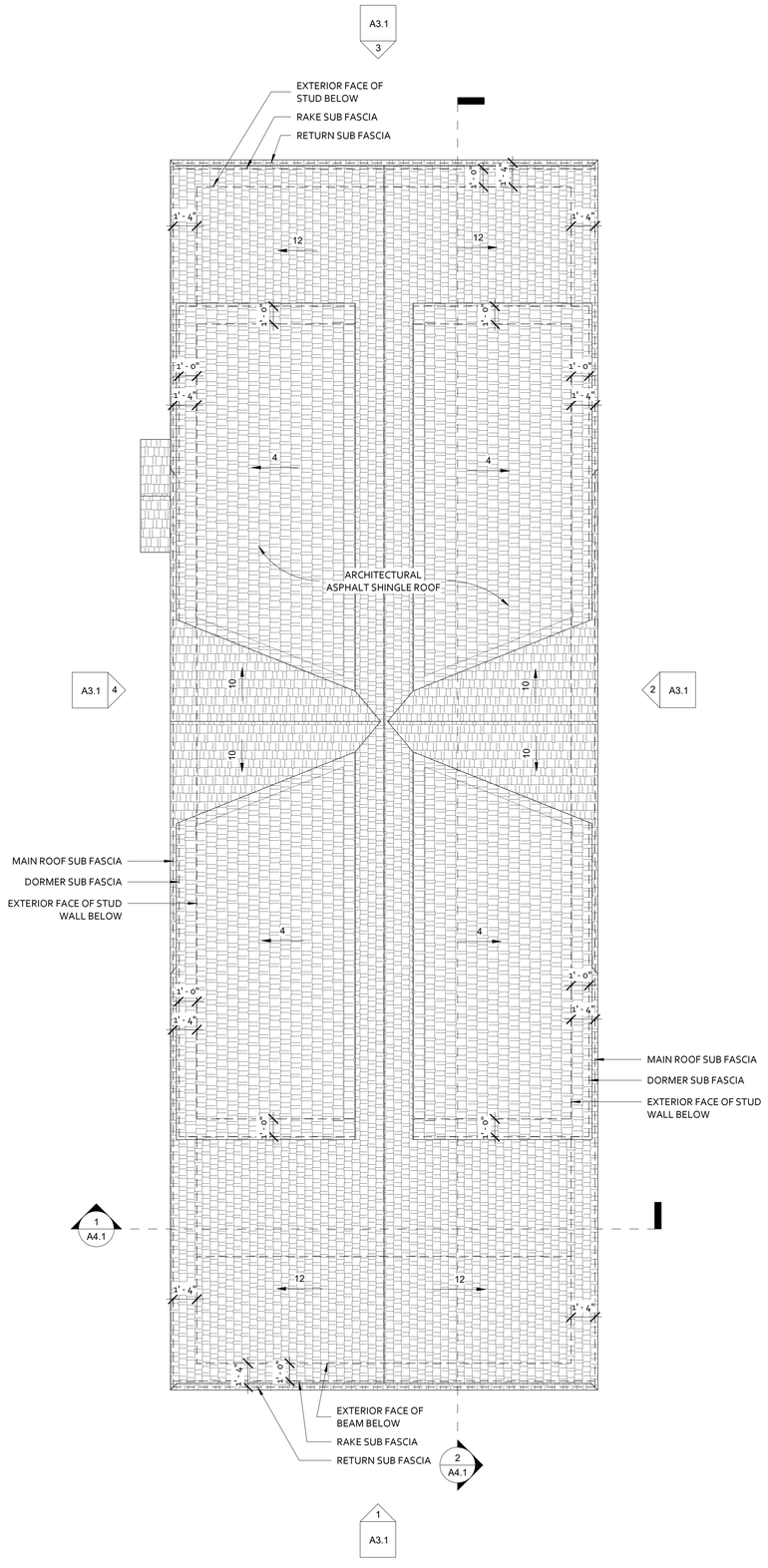
A1.1

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1 A1.2 ARCHITECTURAL FOUNDATION PLAN
1/4" = 1'-0"



2 A1.2 ROOF PLAN
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MAIN HOUSE SQUARE FOOTAGE

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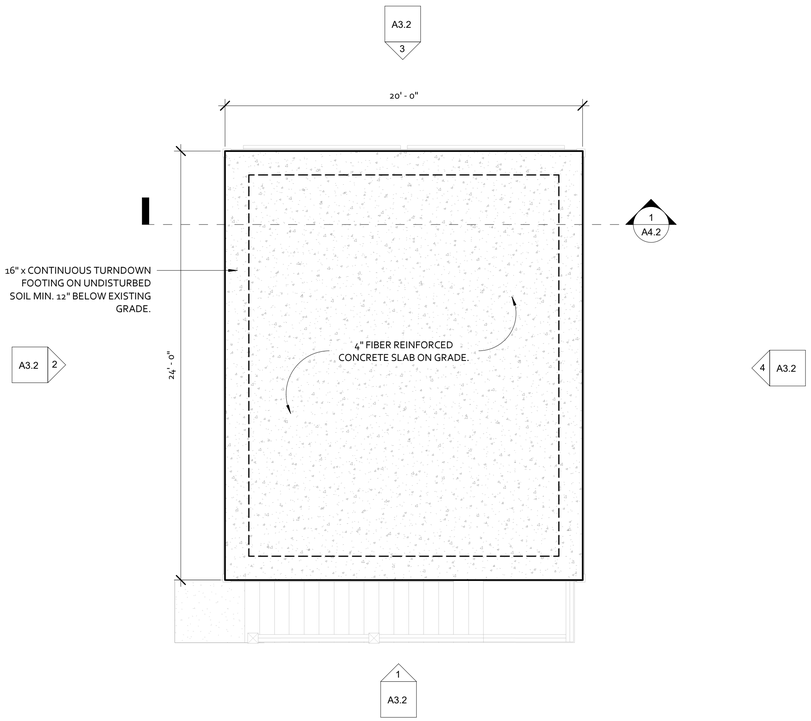
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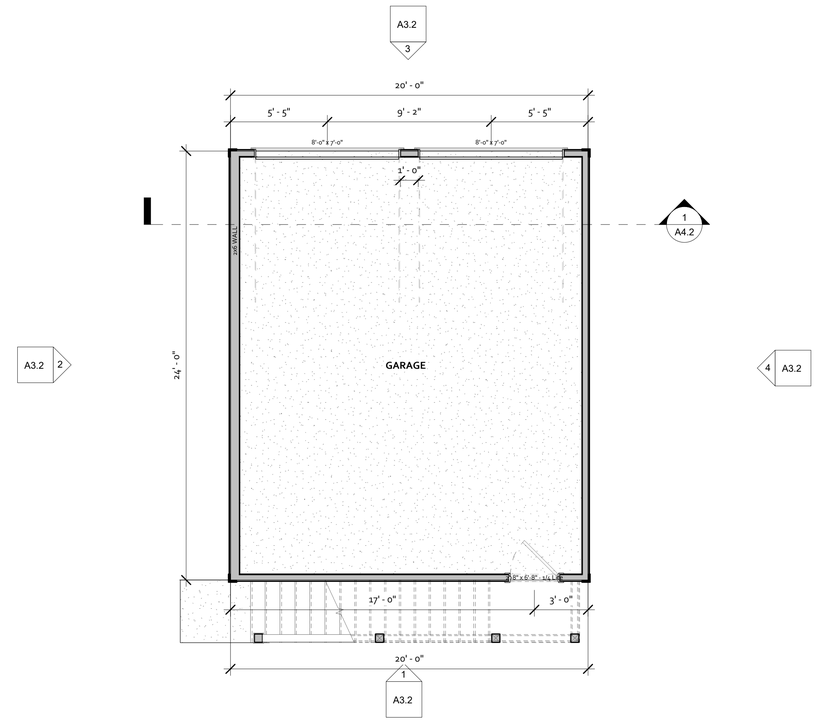
SHEET TITLE
MAIN HOUSE ARCHITECTURAL FOUNDATION PLAN & ROOF PLAN

A1.2

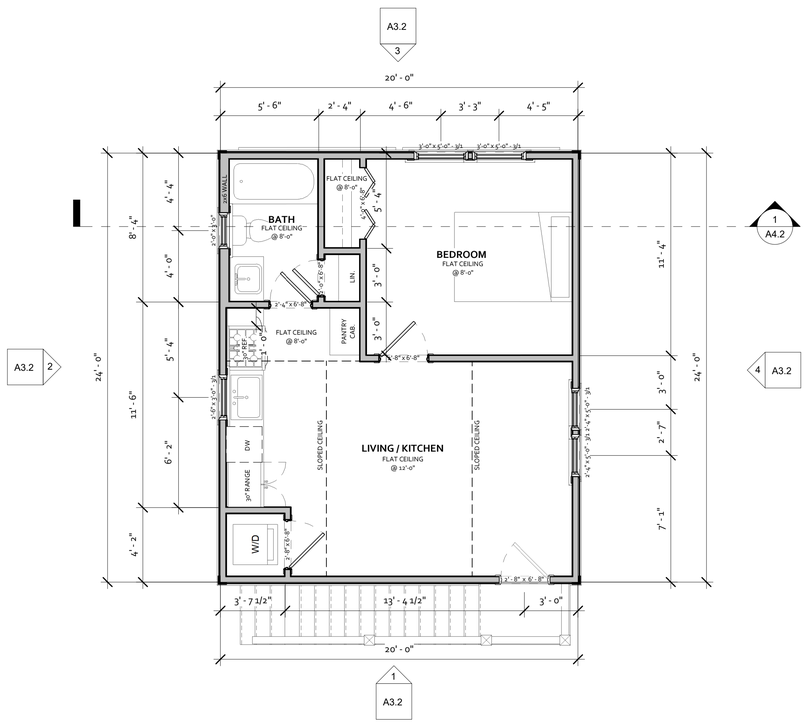
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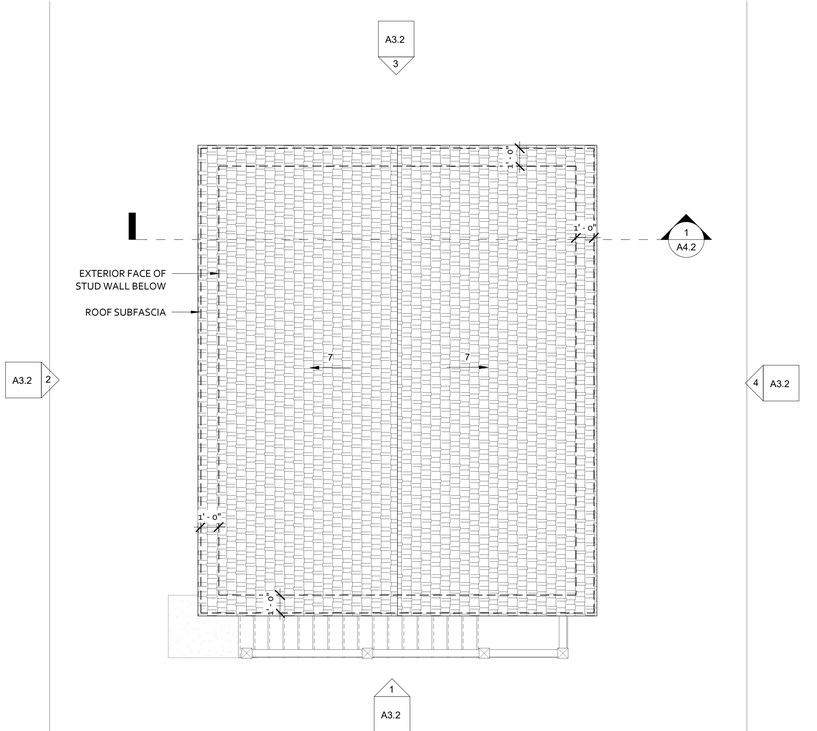
1 CARRIAGE HOUSE FOUNDATION PLAN
A1.3 1/4" = 1'-0"



2 CARRIAGE HOUSE FIRST FLOOR
A1.3 1/4" = 1'-0"



3 CARRIAGE HOUSE SECOND FLOOR
A1.3 1/4" = 1'-0"



4 CARRIAGE HOUSE ROOF PLAN
A1.3 1/4" = 1'-0"

CARRIAGE HOUSE SQUARE FOOTAGE

FIRST FLOOR	480 sf.
SECOND FLOOR	480 sf.
TOTAL	**960 sf.**

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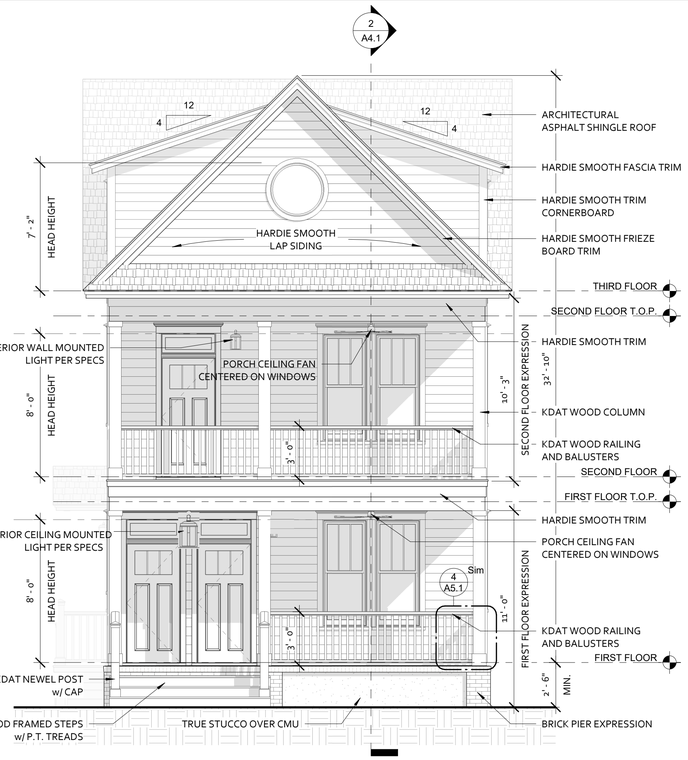
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SHEET TITLE

CARRIAGE HOUSE PLANS

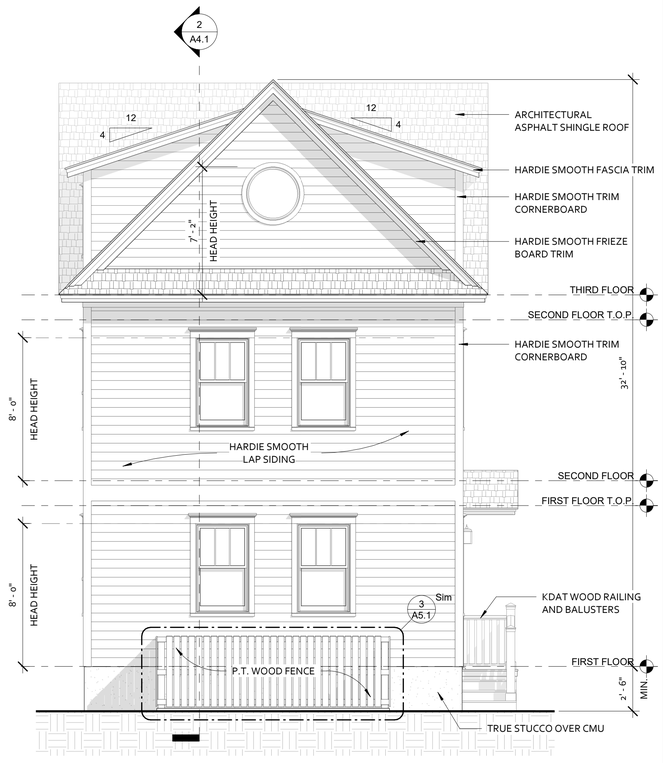
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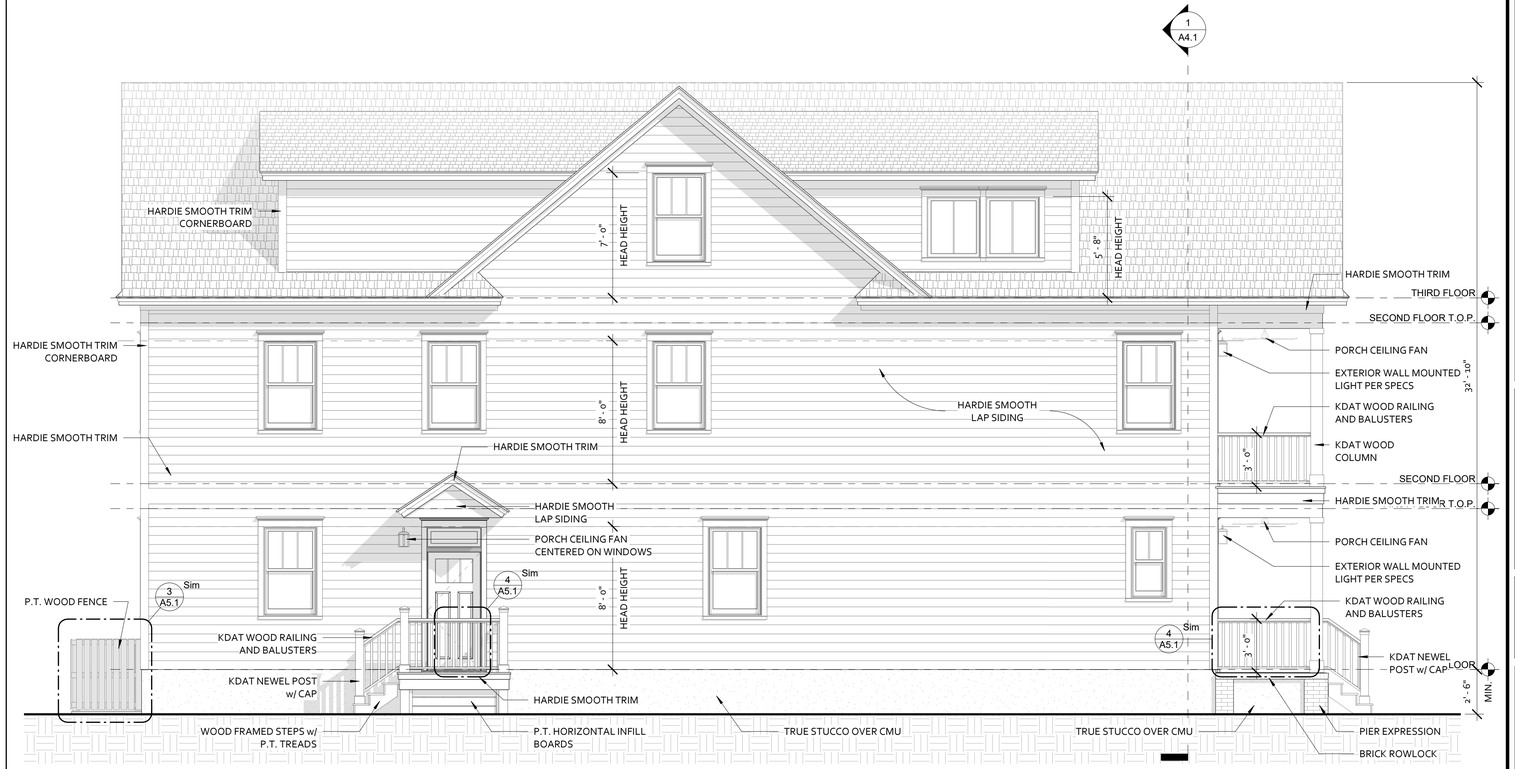
1 A3.1 FRONT ELEVATION
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2 A3.1 RIGHT ELEVATION
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3 A3.1 REAR ELEVATION
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4 A3.1 LEFT ELEVATION
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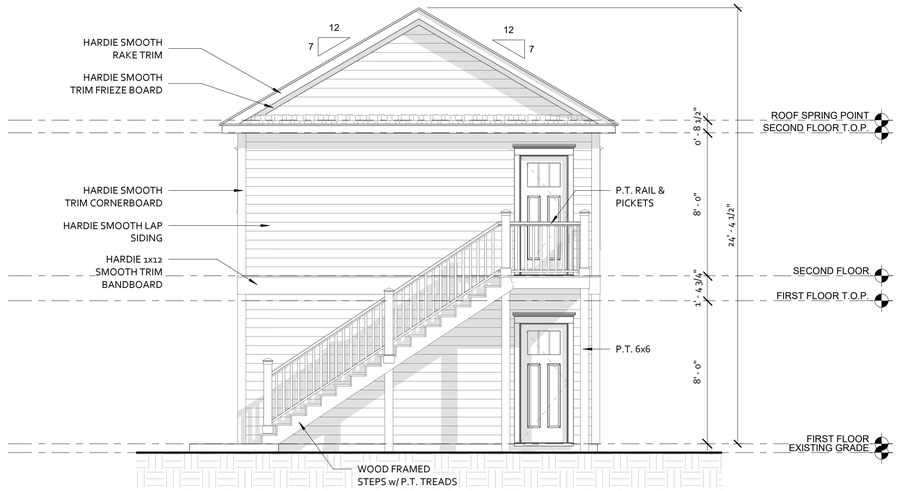
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PROJECT NUMBER:	XXXX
CONTACT:	ZPG
DATE:	10.21.2026

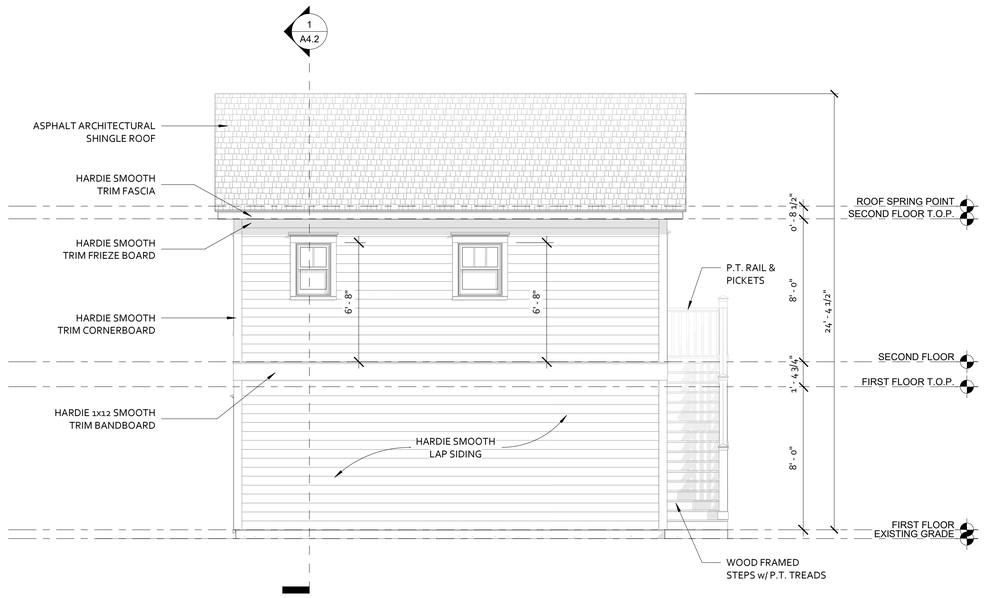
SHEET TITLE

MAIN HOUSE EXTERIOR ELEVATIONS

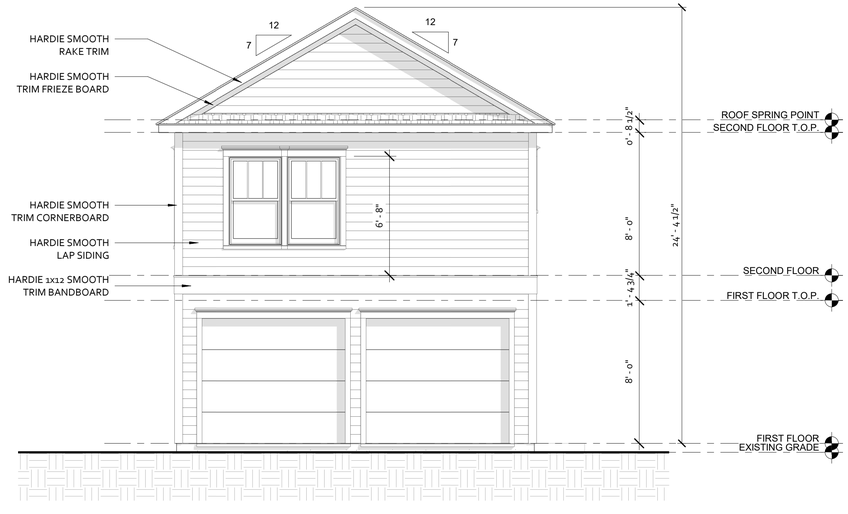
A3.1



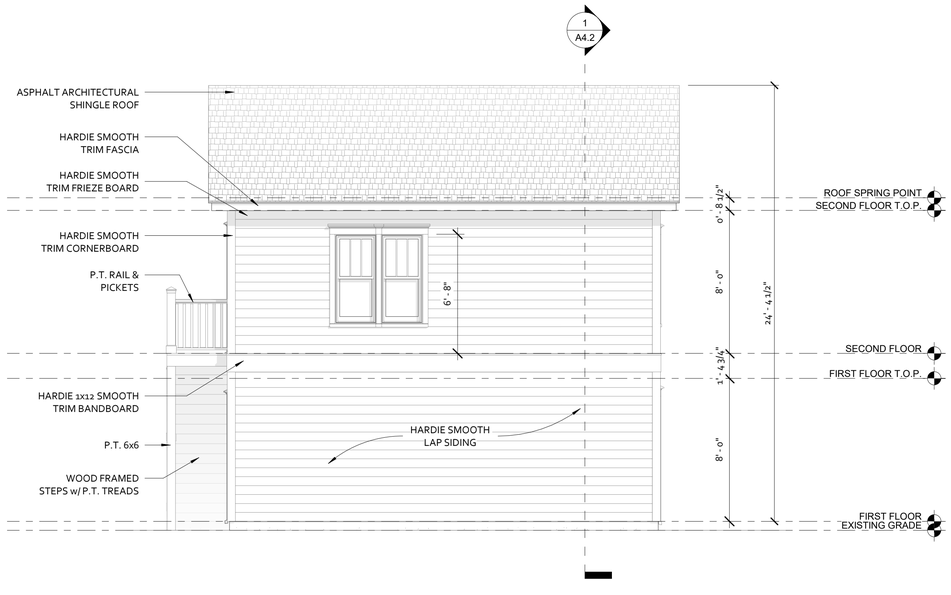
1 A3.2 CARRIAGE HOUSE FRONT ELEVATION
1/4" = 1'-0"



2 A3.2 CARRIAGE HOUSE RIGHT ELEVATION
1/4" = 1'-0"



3 A3.2 CARRIAGE HOUSE REAR ELEVATION
1/4" = 1'-0"



4 A3.2 CARRIAGE HOUSE LEFT ELEVATION
1/4" = 1'-0"

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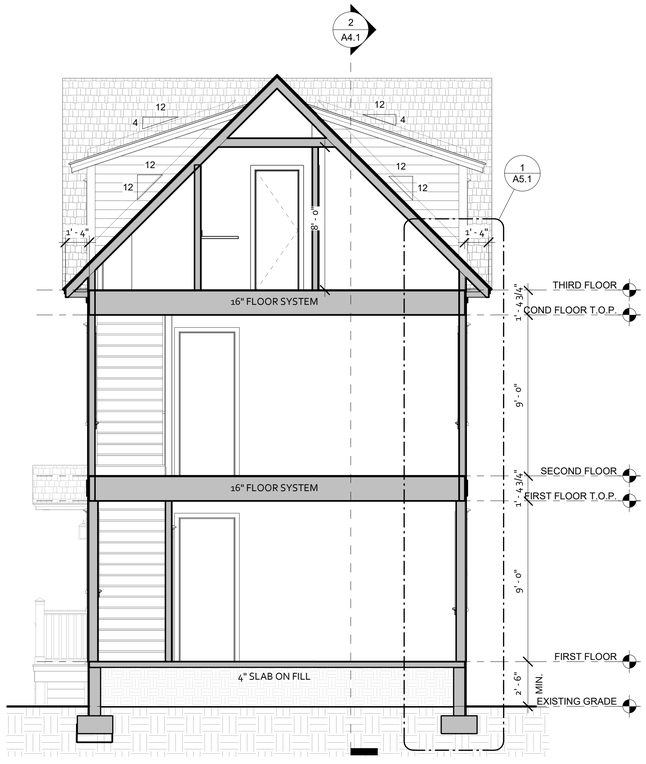
SAVANNAH, GA 31401

PROJECT NUMBER:	XXXX
CONTACT:	ZPG
DATE:	10.23.2026

SHEET TITLE

CARRIAGE HOUSE
EXTERIOR ELEVATIONS

A3.2



1 A4.1 BUILDING SECTION 1
1/4" = 1'-0"



2 A4.1 BUILDING SECTION 2
1/4" = 1'-0"

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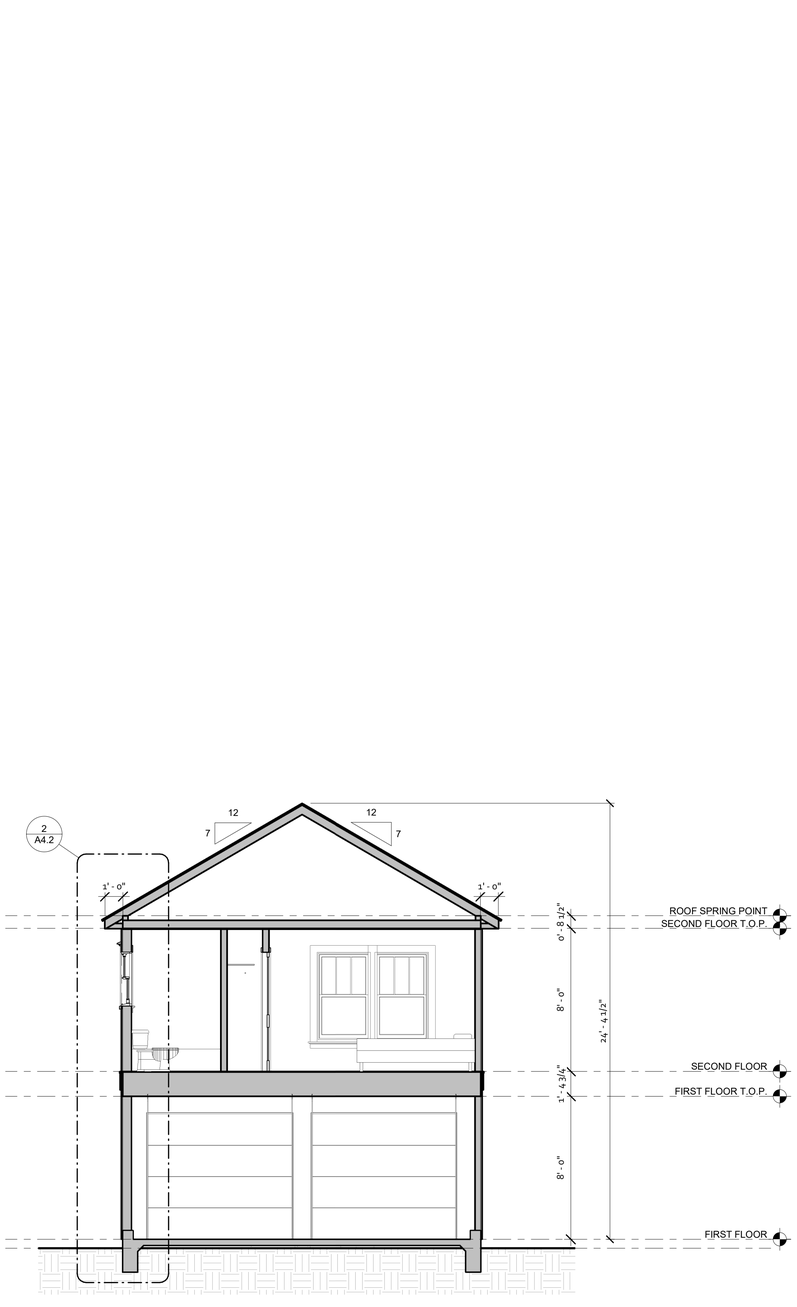
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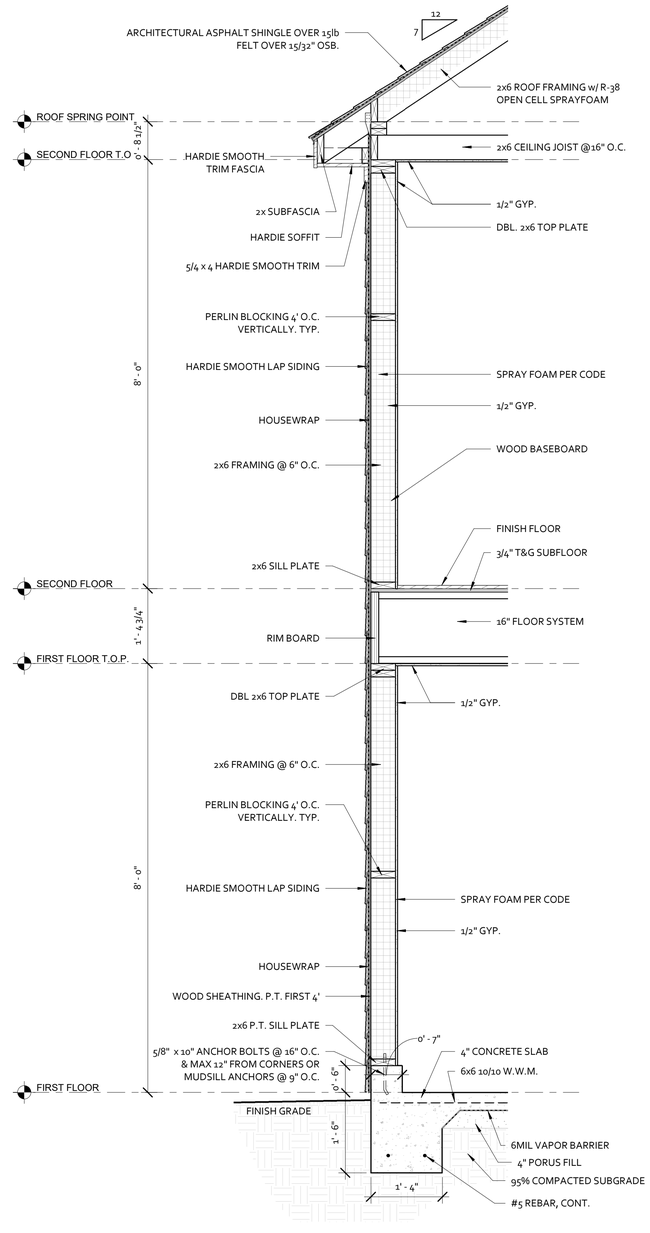
MAIN HOUSE BUILDING SECTIONS

A4.1

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1 A4.2 CARRIAGE HOUSE BUILDING SECTION
1/4" = 1'-0"



2 A4.2 CARRIAGE HOUSE WALL SECTION
3/4" = 1'-0"

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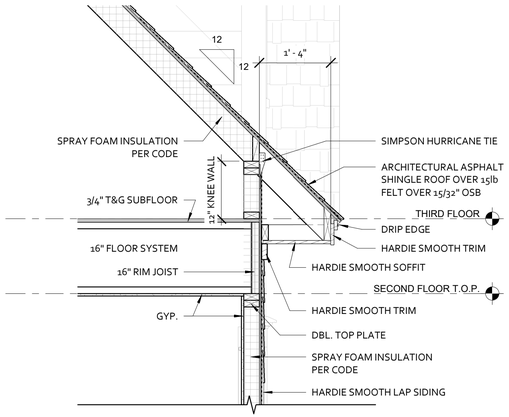
SAVANNAH, GA 31401

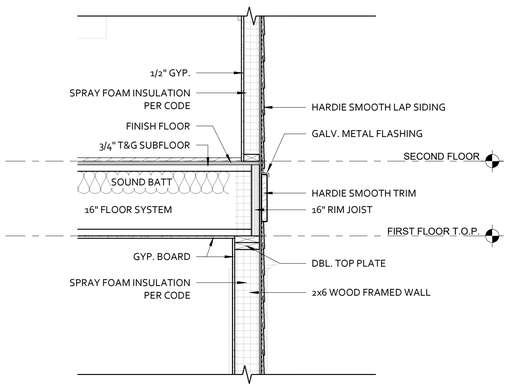
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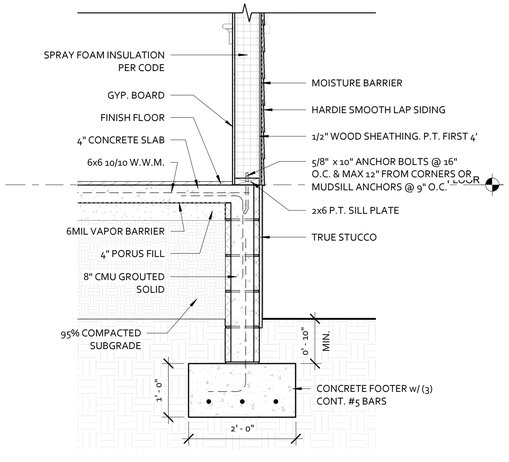
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CARRIAGE HOUSE BUILDING AND WALLSECTIONS

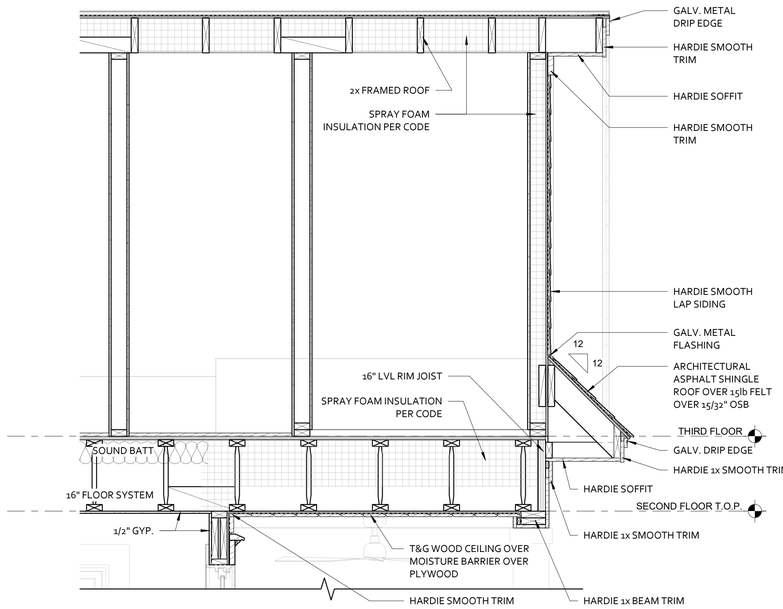
A4.2

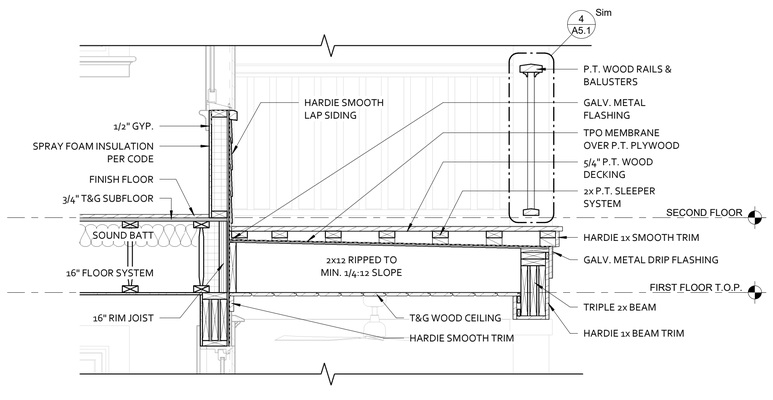


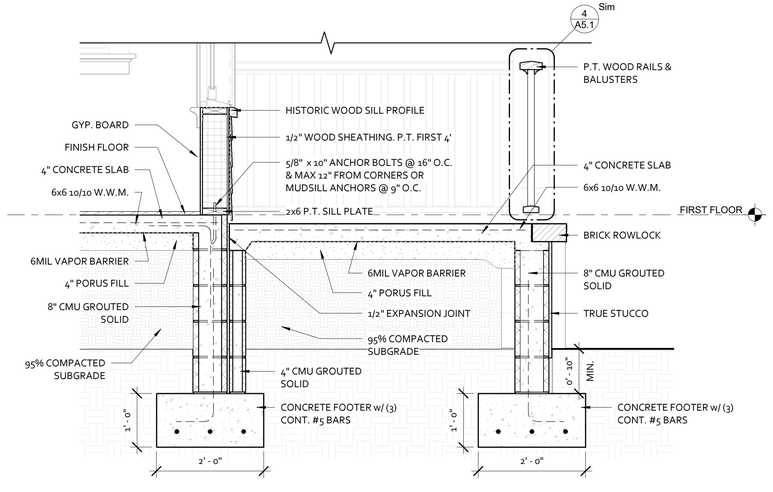




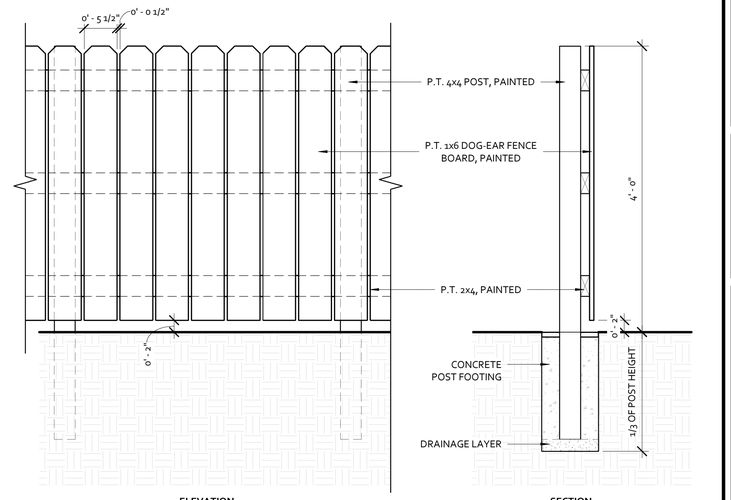
1 A5.1 WALL SECTION 1A
3/4" = 1'-0"



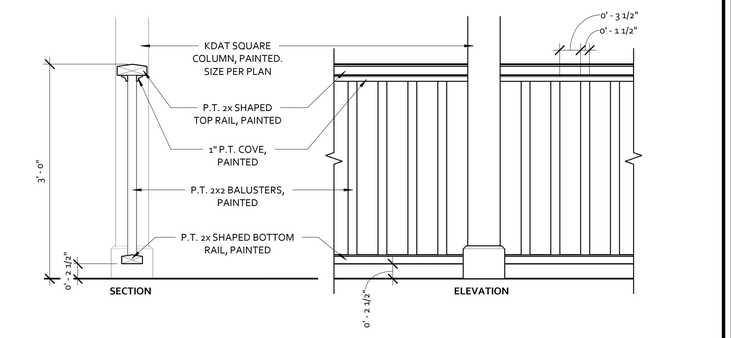




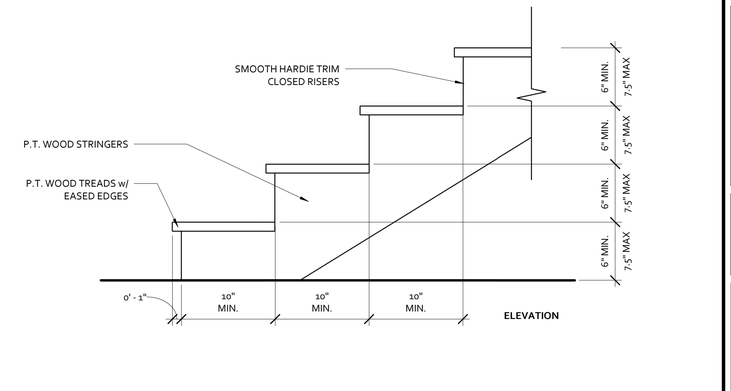
2 A5.1 WALL SECTION 2A
3/4" = 1'-0"



3 A5.1 PRIVACY FENCE DETAIL
1" = 1'-0"



4 A5.1 EXTERIOR RAILING DETAIL
1" = 1'-0"



5 A5.1 EXTERIOR STEPS DETAIL
1 1/2" = 1'-0"

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MAIN HOUSE WALL SECTIONS & DETAILS

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