TEMPO HOTEL BY HILTON HISTORIC SAVANNAH, GA

220 E. BRYAN STREET, SAVANNAH, GA, 31401

NF V SAVANNAH BRYAN, LLC



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LANDSCAPE ARCHITECTURE

COMPANY NAME HERE

ADDRESS LINE 1

ADDRESS LINE 2

ADDRESS LINE 3

CONTACT: POINT OF CONTACT

PHONE: (NNN)-NNN-NNNN xNNN

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FOOD SERVICE CONSULTANT

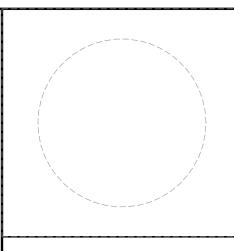
FDS DESIGN STUDIO 2156 WISCONSIN AVENUE, NW WASHINGTON, DC 20007 .

CONTACT: STEPHANE COLOMBINA PHONE: (202) 362-1070

LIGHTING DESIGNER

GABLER-YOUNGSTON, INC. 760 UNITED AVENUE, SE ATLANTA, GA 30312

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PROJECT #: 12202

NILES BOLTON ASSOCIATES



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T 404 365 7600

Atlanta, GA 30305

Suite 600

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Description Date
HDBR - PART I 05/12/22
HDBR - PART I - CONT. 07/14/22

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PROJECT Square TRUE
NORTH NORTH

DOCUMENT ISSUANCES:

VICINITY MAP (NOT TO SCALE):

05-12-2022 | HDBR PART 1 07-14-2022 | HDBR PART 1 CONT.

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NEW CONSTRUCTION PART I HEIGHT AND MASS FOR: 220 EAST BRYAN STREET, SAVANNAH, GA, 31401

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

HDBR 0.0

04-28-2022

VARIOUS CONSULTANTS DESIGNATED WITH AN ASTERISK "*" (BUT NOT LIMITED TO) ARE UNDER SEPARATE CONTRACTS WITH THE OWNER.

GENERAL INFORMATION:

ADDRESS: 220 E BRYAN ST, SAVANNAH, GEORGIA, 31401

PIN: 20004 17004

ZONING: D-CBD — DOWNTOWN CENTRAL BUSINESS DISTRICT

FLOOD: X

WRITTEN PROJECT DESCRIPTION:

REQUEST FOR COA FOR THE NEW CONSTRUCTION OF A SEVEN STORY BUILDING AT 220 EAST BRYAN.

THE DEMOLITION OF THE NON-HISTORIC EXISTING BUILDING AT 220 EAST BRYAN HAS BEEN ISSUED A COA (21-006258-COA) WHICH IS CONTINGENT ON APPROVAL OF PART I AND PART II FOR NEW CONSTRUCTION AND THAT THE EXISTING BUILDING BE DOCUMENTED PER THE MPC'S DOCUMENTATION

SPECIAL EXCEPTIONS, VARIANCES AND CONSIDERATIONS REQUESTED:

- REQUEST TO VARY THE REQUIRED SPACING OF BAYS TO BE >15' IN WIDTH AS THE PROPOSED SPACING IS VISUALLY COMPATIBLE WITH ADJACENT HISTORIC PRECIDENT.
- ADDITIONAL STORY REQUEST ABOVE THE HEIGHT MAP ALLOWANCE BY MEETING THE REQUIREMENTS OF SECTION V (c) iii; MULTIPLE GROUND FLOOR USES AND 100% MODULAR MASONRY

PRE APPLICATION CONFERENCE:

MAY 2ND, 2022 - LEAH MICHALAK

GENERAL DEVELOPMENT PLAN MEETING DATE:

MAY 12, 2022

LOT COVERAGE PERCENTAGE:

TOTAL LOT: 13,866 S.F. TOTAL BUILDING: 13,262 S.F. **TOTAL LOT COVERAGE: 95.6%**

RESPONSE TO STAFF COMMENTS AND CONTINUANCE:

THE FOLLOWING ITEMS HAVE BEEN REVISED TO ADDRESS THE STAFF COMMENTS AND BOARD RULING FOR A CONTINUANCE:

1) Reduce the height of the building, including: remove the bonus story, reduce the first floor to a maximum of 14'-6", reduce the height of the 7th floor above the string course, and reduce the height of the access structure above the bonus story.

The overall height of the building has been reduced from 6'-0". The end bays of the Bryan street facade has been lowered a (2) full stories, by setting back the 6th and 7th floor 8' from the face of the building. The expression of the first floor has been lowered from 18' to 16'. The roof top access structure has been lowered 6'. The natrual stone has been extended to the second floor to create a datum line relating the the adjacent buildings.

2) Step the mass of the building back from the 3-story contributing structure to the east and add fenestration to this facade where it steps back.

The mid building setback on floors 1-6 has been increased in width and the fenestration increased. Windows are proposed to the north and south of the setback. The 6th and 7th floor has also been stepped back from the east and west facade to relate to the adjacent buildings.

3) Set the building back from the east and west property lines a minimum of 5'

The mid building setback on both the east and west facades has been increased in width. The 6th and 7th floor has been set back from both the east and west facades.

4) Revise the parapeted flat roof shape to a shape that is compatible with visually related contributing building roof shapes.

The roof has been modified with increased varying roof heights and volumetric forms. A gable roof is proposed on the main building volume to relate to the contributing building roof shapes.

5) Redesign the rooflines to meet the roofline variation massing standard.

The 6th and 7th floors have been stepped back from the Bryan Street facade creating terraces at the east and west bays of the building. This provides 5 story fronting facades on the east and west bay.

6) Add architectural interest to the west and east facade

The setbacks have been made wider and increased glazing incorporated. Windows have been added to the east and west of the setback. Natural stone has been incorporated on 2 stories of the south bay of the east facade. The 6th and 7th floor has been set back from both the east and west facades. The roof form has been changed to match the context of the adjacent buildings.

7) Remove the drop-off lane

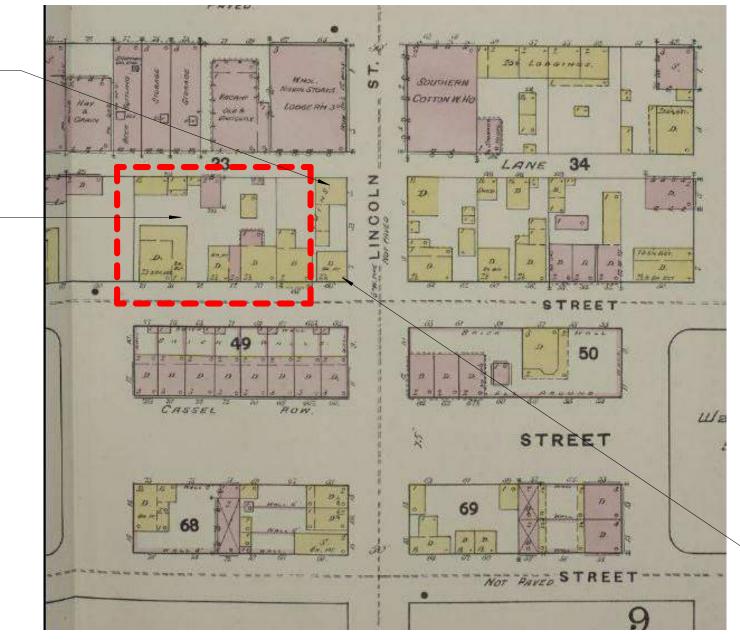
The curb cut into the sidewalk has been removed. The drop off will be accommodated within the street by either bumping out curb islands or stripping the

8) Revise the door and window insets to be a minimum of 4"

Windows have been revised so they are inset a minimum of 4"

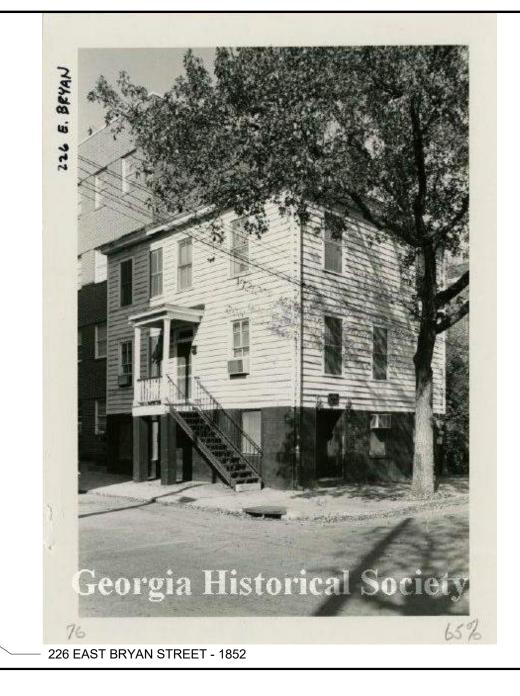
9 LINCOLN STREET. 1853

2 AND 3 STORY WOOD FRAME DWELLINGS AND ACCESSORY BUILDINGS



E BAY ----

MALLUL.TB .3



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NILES BOLTON ASSOCIATES



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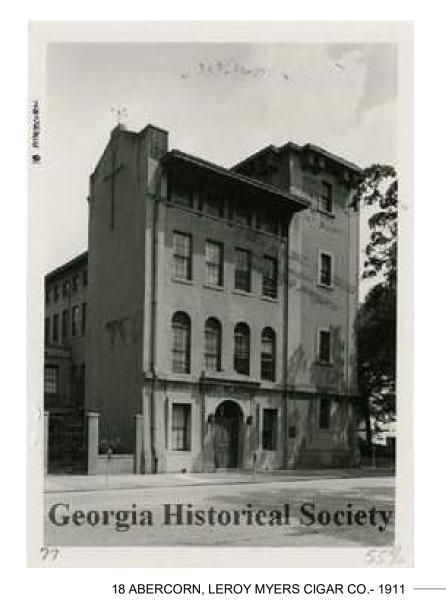
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2 SANBORN MAP AND HISTORIC STRUCTURES -1898 0.001 N.T.S.

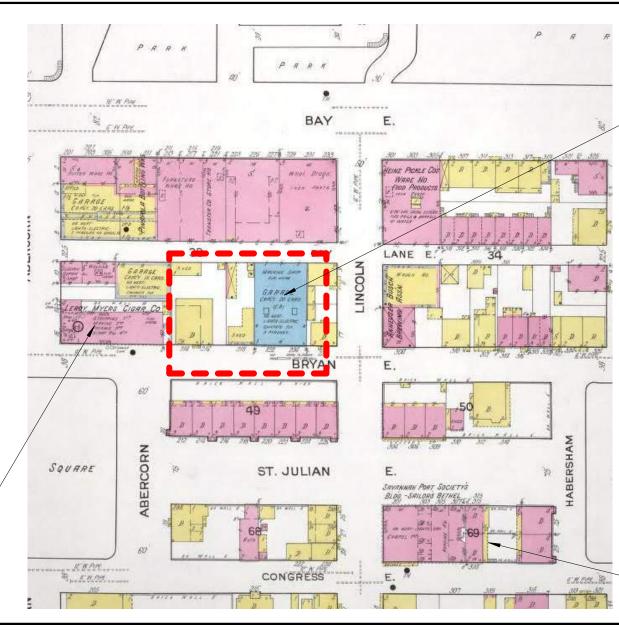
1 SANBORN MAP AND HISTORIC STRUCTURES-1888

0.001 N.T.S.



2 AND 3 STORY WOOD FRAME DWELLINGS

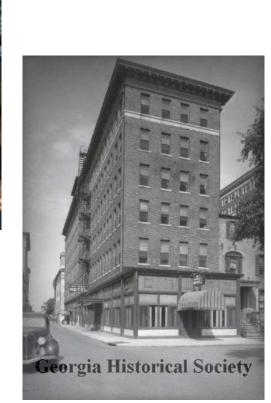
AND ACCESSORY BUILDINGS



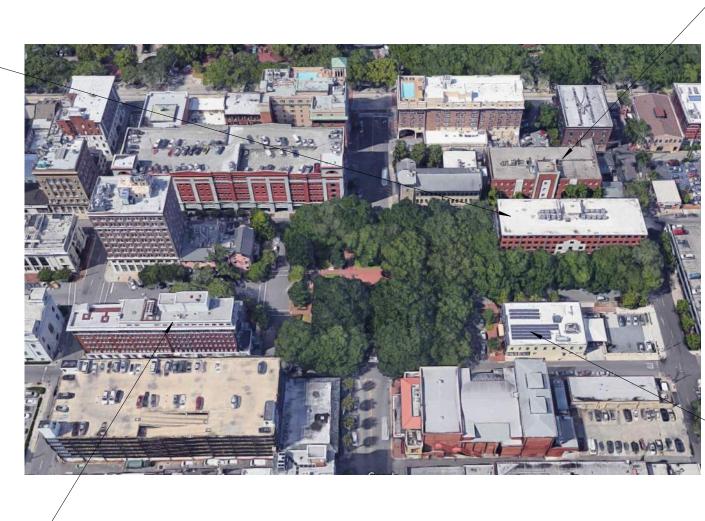
GARAGE AND MACHINE SHOP SAILOR'S BETHAL HOUSE - CIRCA 1889

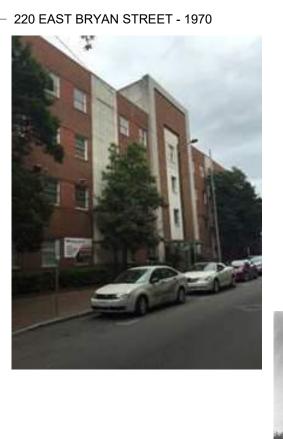
3 SANBORN MAP AND HISTORIC STRUCTURES -1916 0.001 N.T.S.





28 ABERCORN, PLANTER'S INN - 1919





28 ABERCORN STREET - 1919

HDBR 0.1

PROJECT

INFORMATION

SHEET TITLE:

SHEET NUMBER:

4 SANBORN MAP AND HISTORIC STRUCTURES -1916







CHECKED BY: PLP **NILES BOLTON ASSOCIATES**

DRAWN BY: PG



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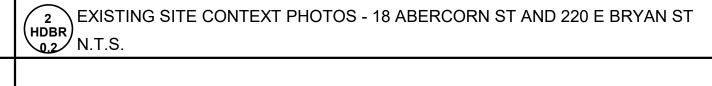
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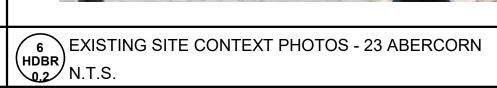
EXISTING SITE CONTEXT PHOTOS - 200 E. ST. JULIAN N.T.S.







EXISTING SITE CONTEXT PHOTOS - 220 E BRYAN ST AND 226 E BRYAN ST N.T.S.

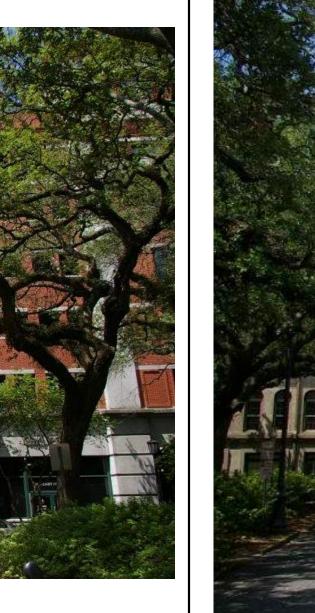




EXISTING SITE CONTEXT PHOTOS - 226 E BRYAN ST AND 9 LINCOLN ST N.T.S.









SHEET TITLE: SITE CONTEXT

PHOTOS SHEET NUMBER:

HDBR 0.2

EXISTING SITE CONTEXT PHOTOS - 29 ABERCORN STREET

N.T.S.

EXISTING SITE CONTEXT PHOTOS - 18 ABERCORN ST N.T.S.

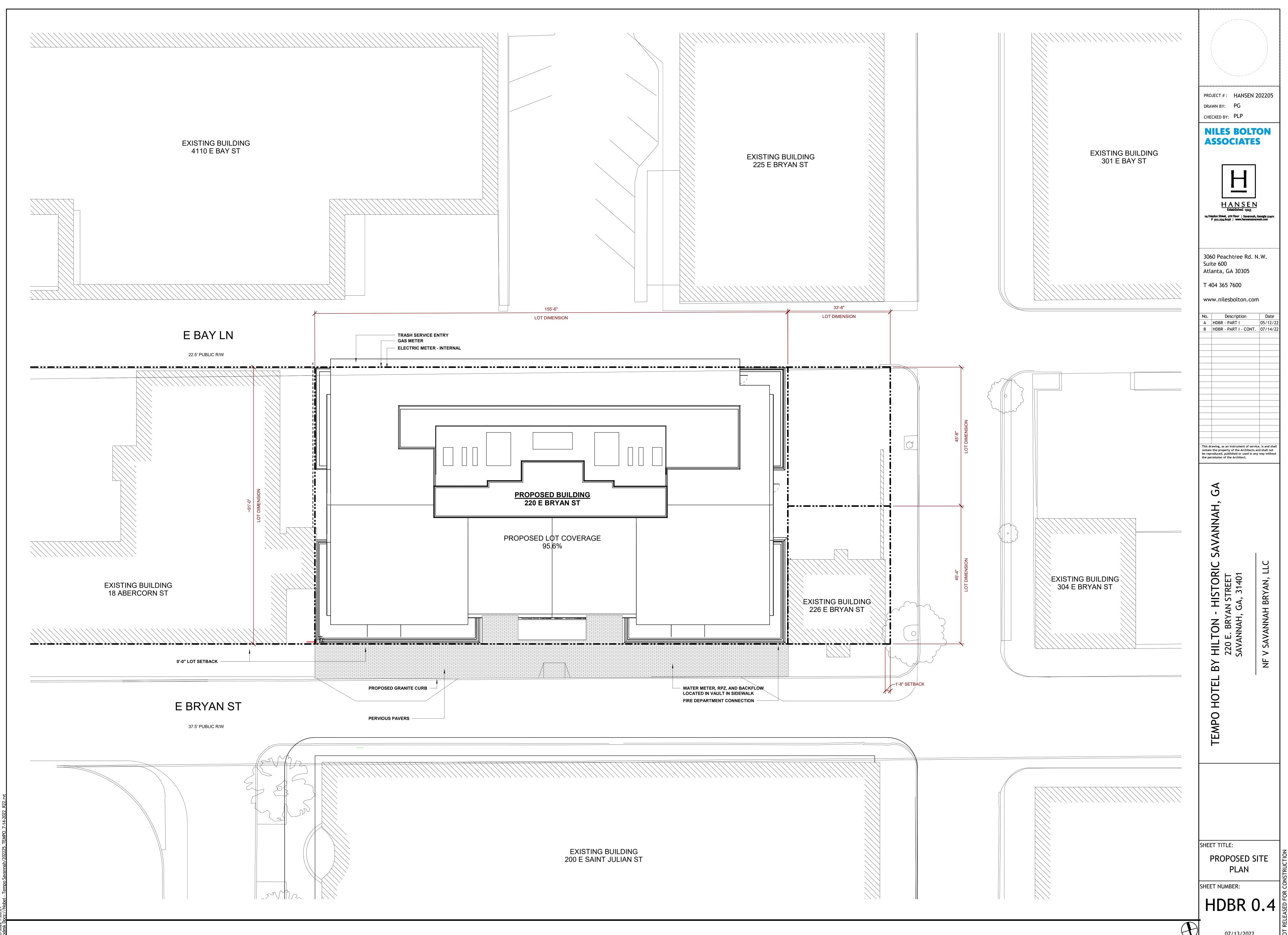
EXISTING SITE CONTEXT PHOTOS - 226 E BRYAN ST 0.2 N.T.S.

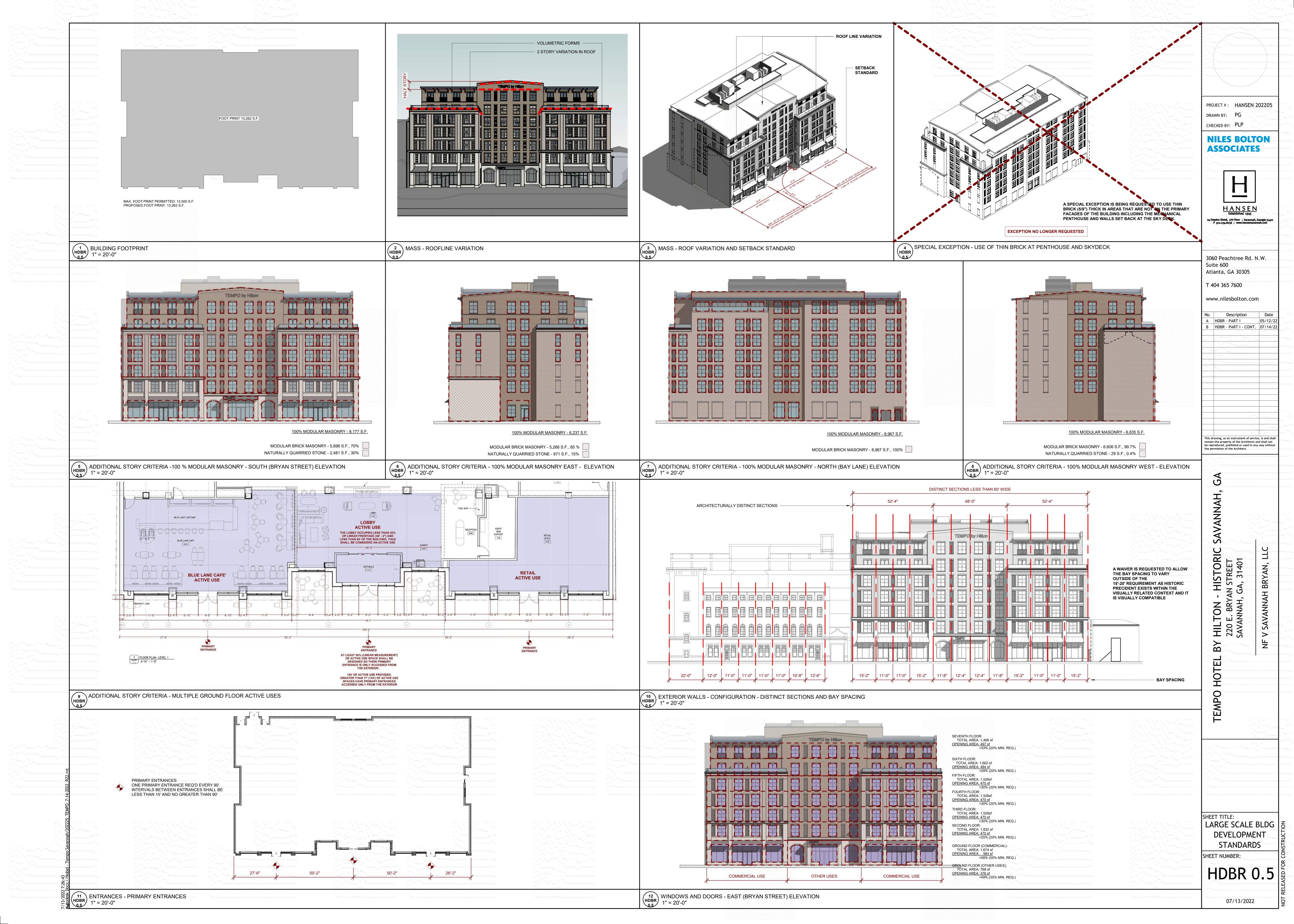
9 EXISTING SITE CONTEXT PHOTOS - 32 ABERCORN STREET N.T.S.

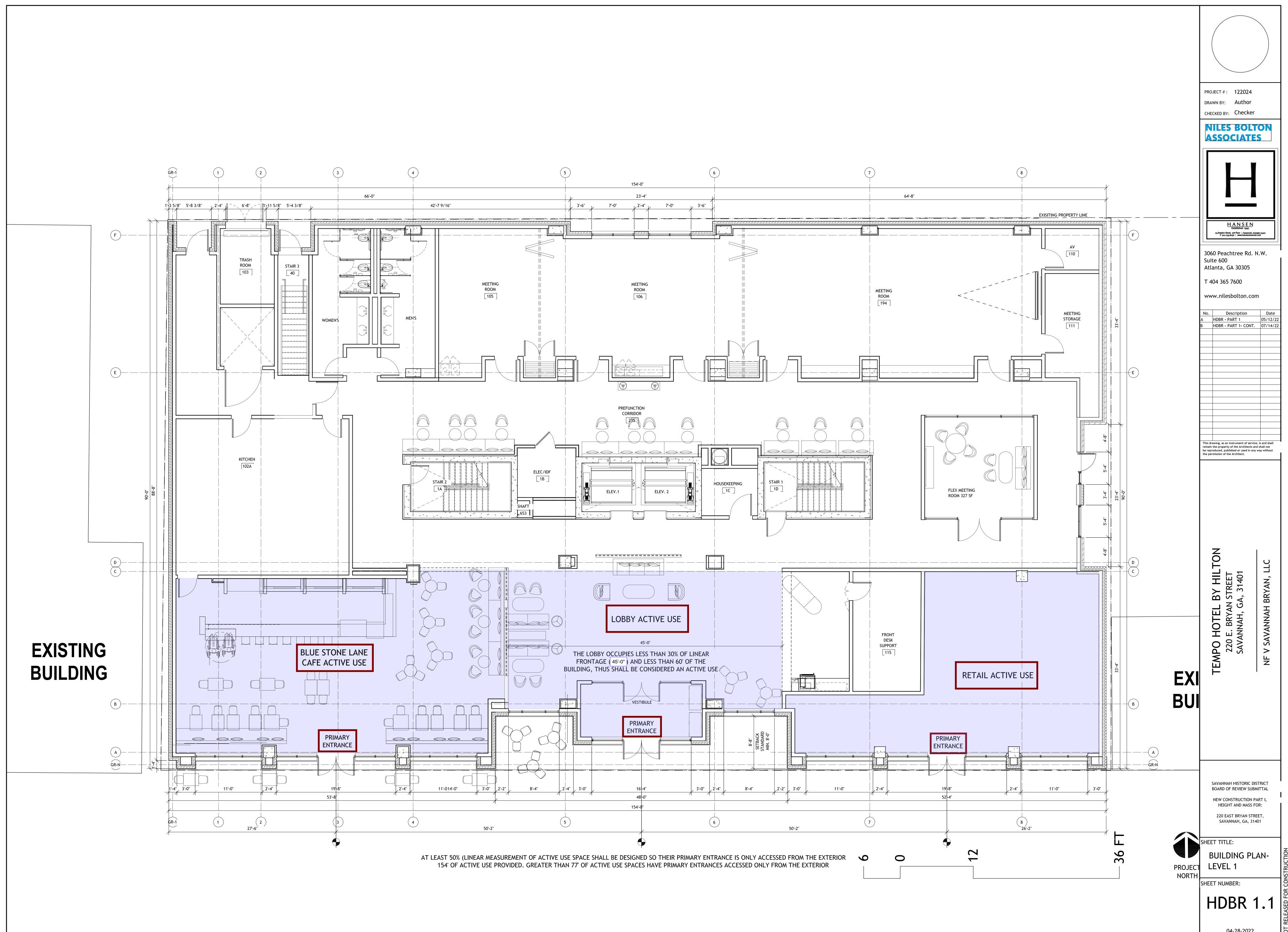
EXISTING SITE CONTEXT PHOTOS - 100 E BRYAN N.T.S.

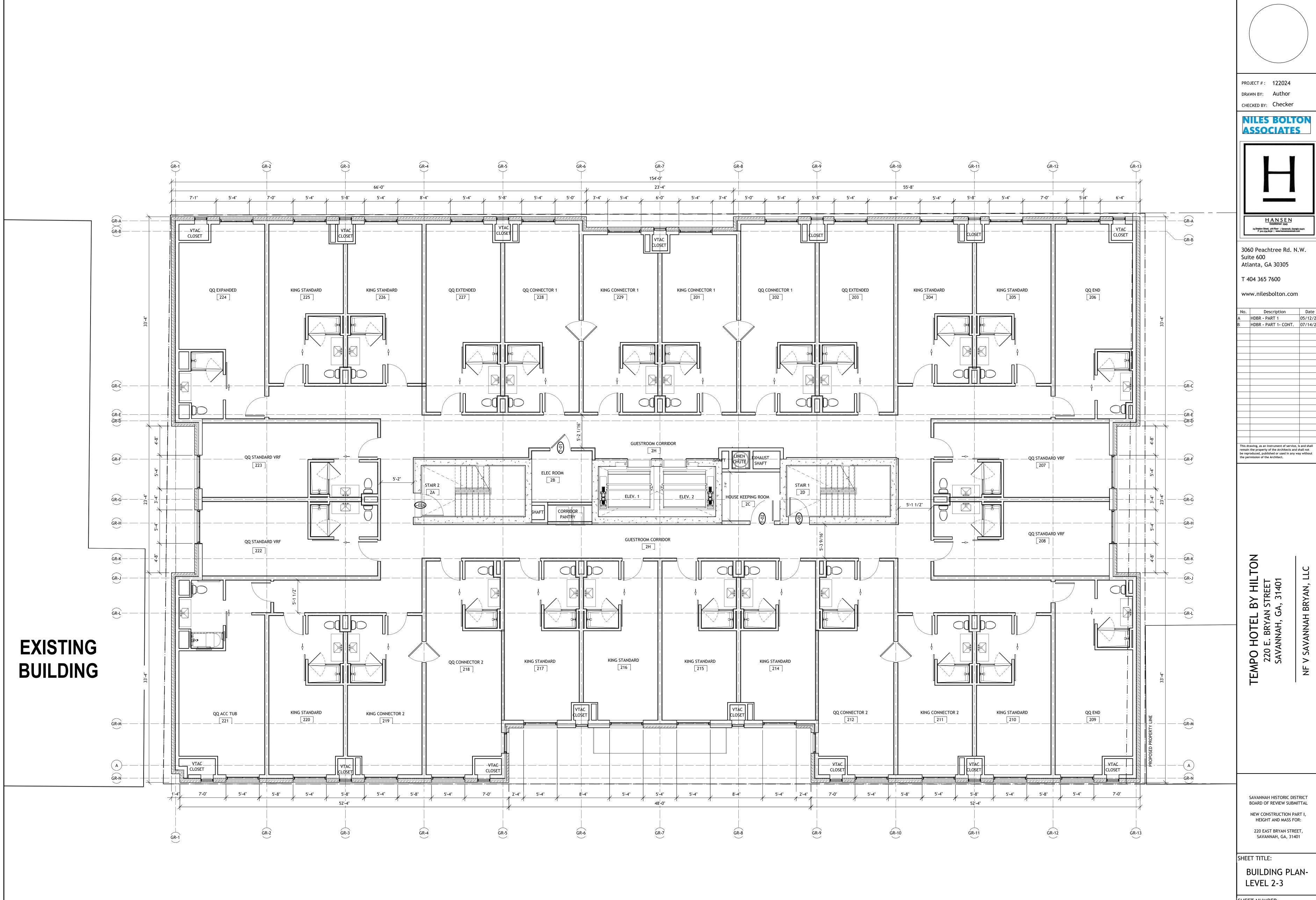
8 EXISTING SITE CONTEXT PHOTOS - 28 ABERCORN STREET 0.2 N.T.S.









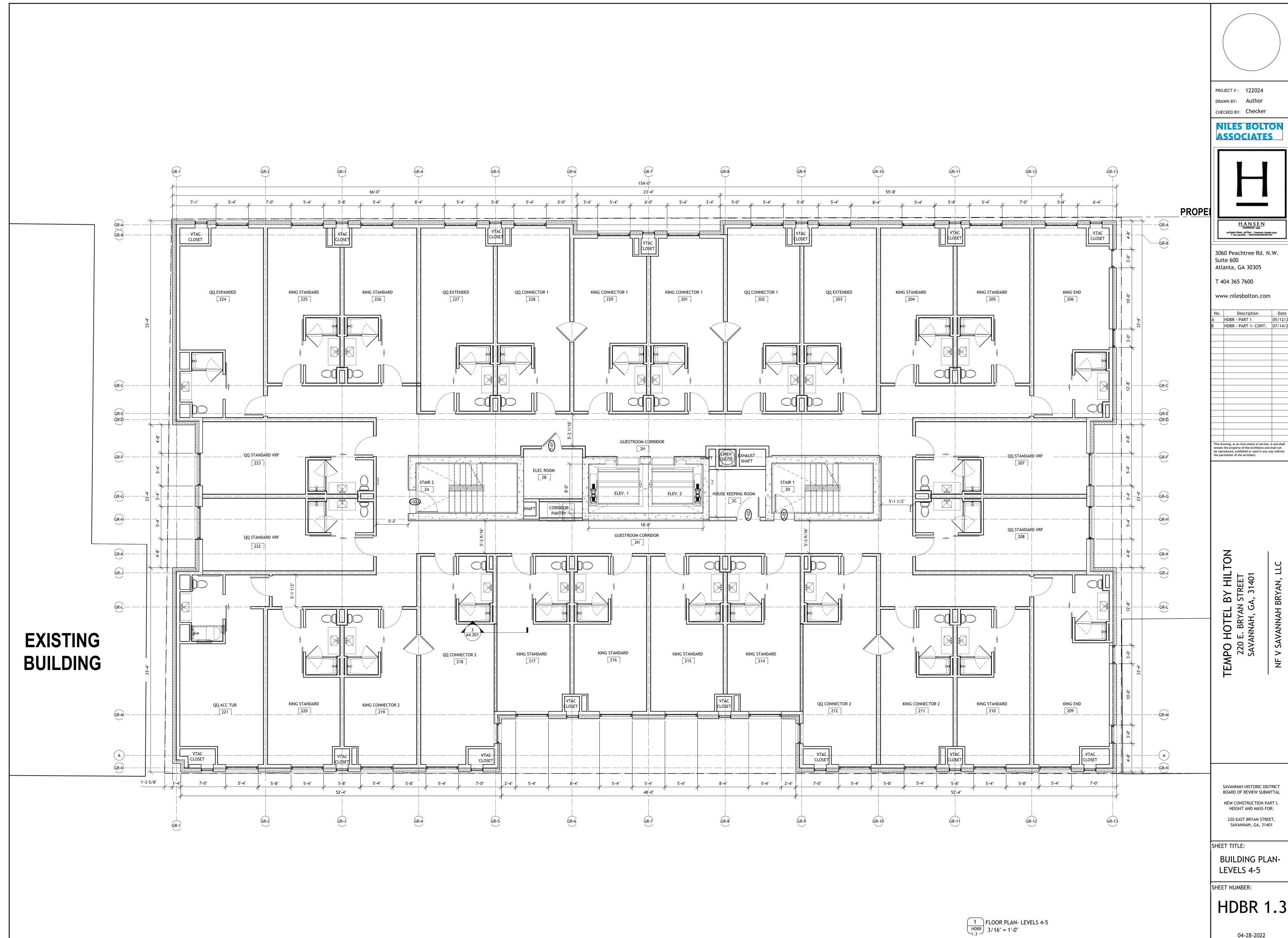


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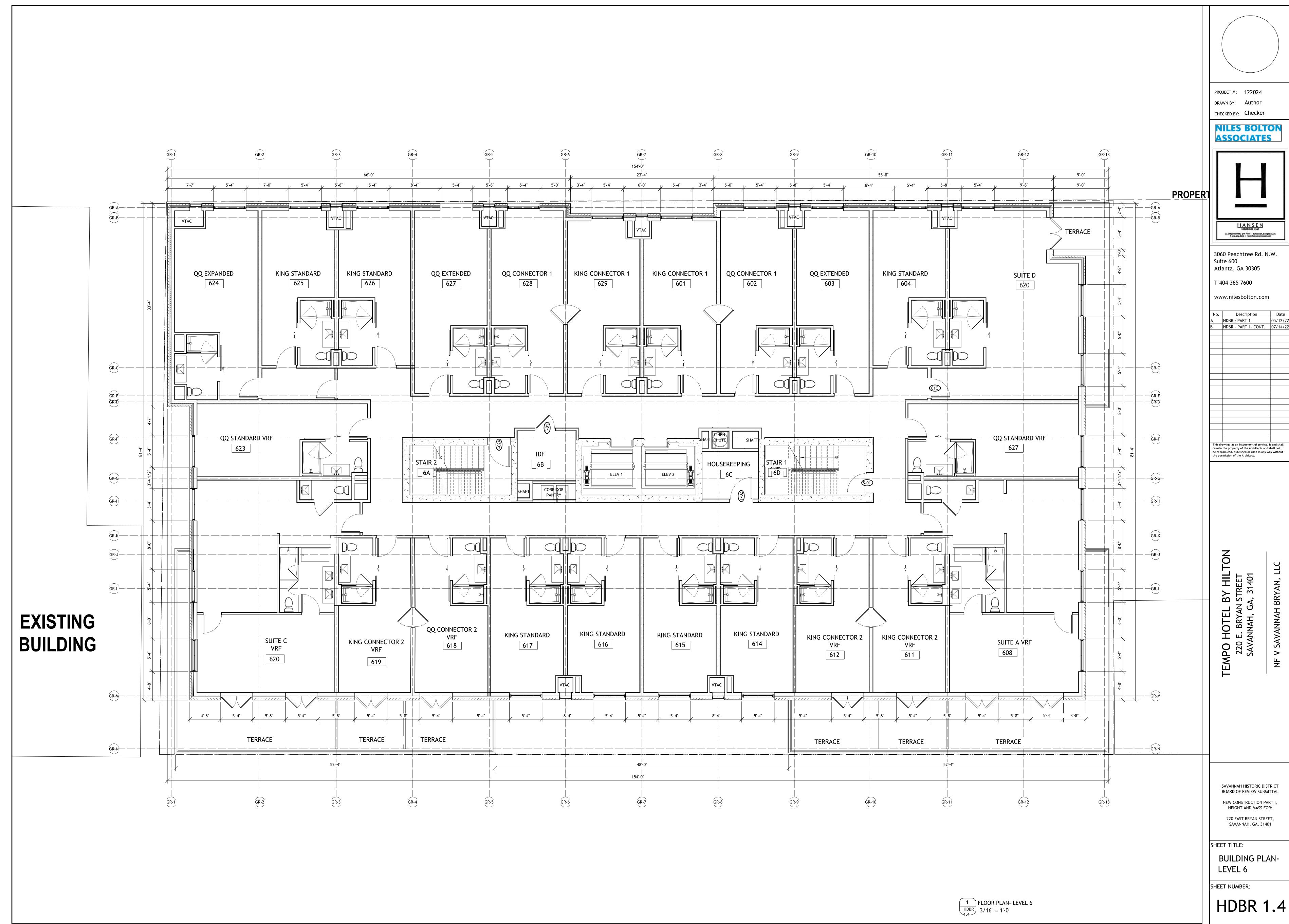
HDBR - PART 1- CONT. 07/14/22

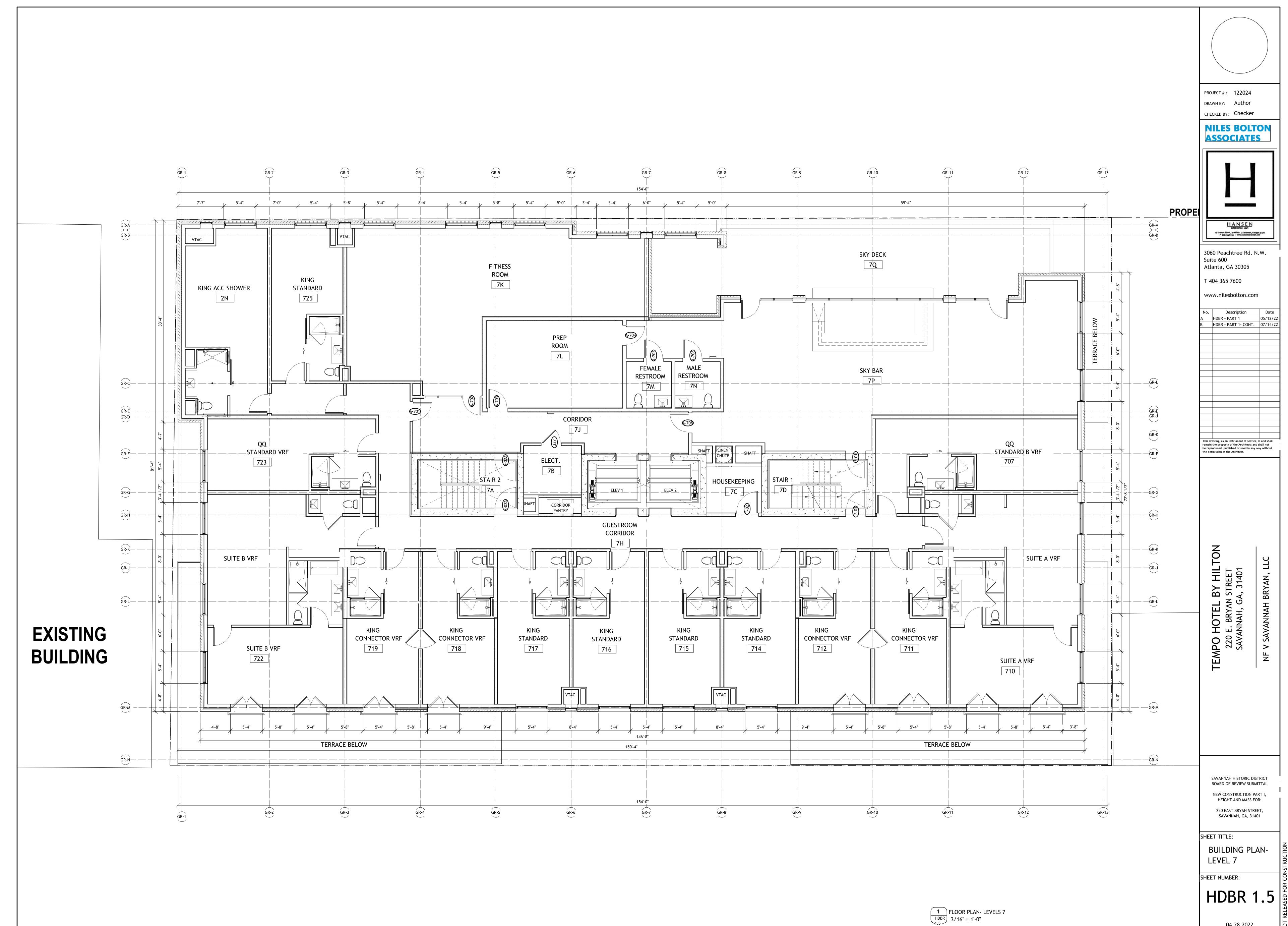
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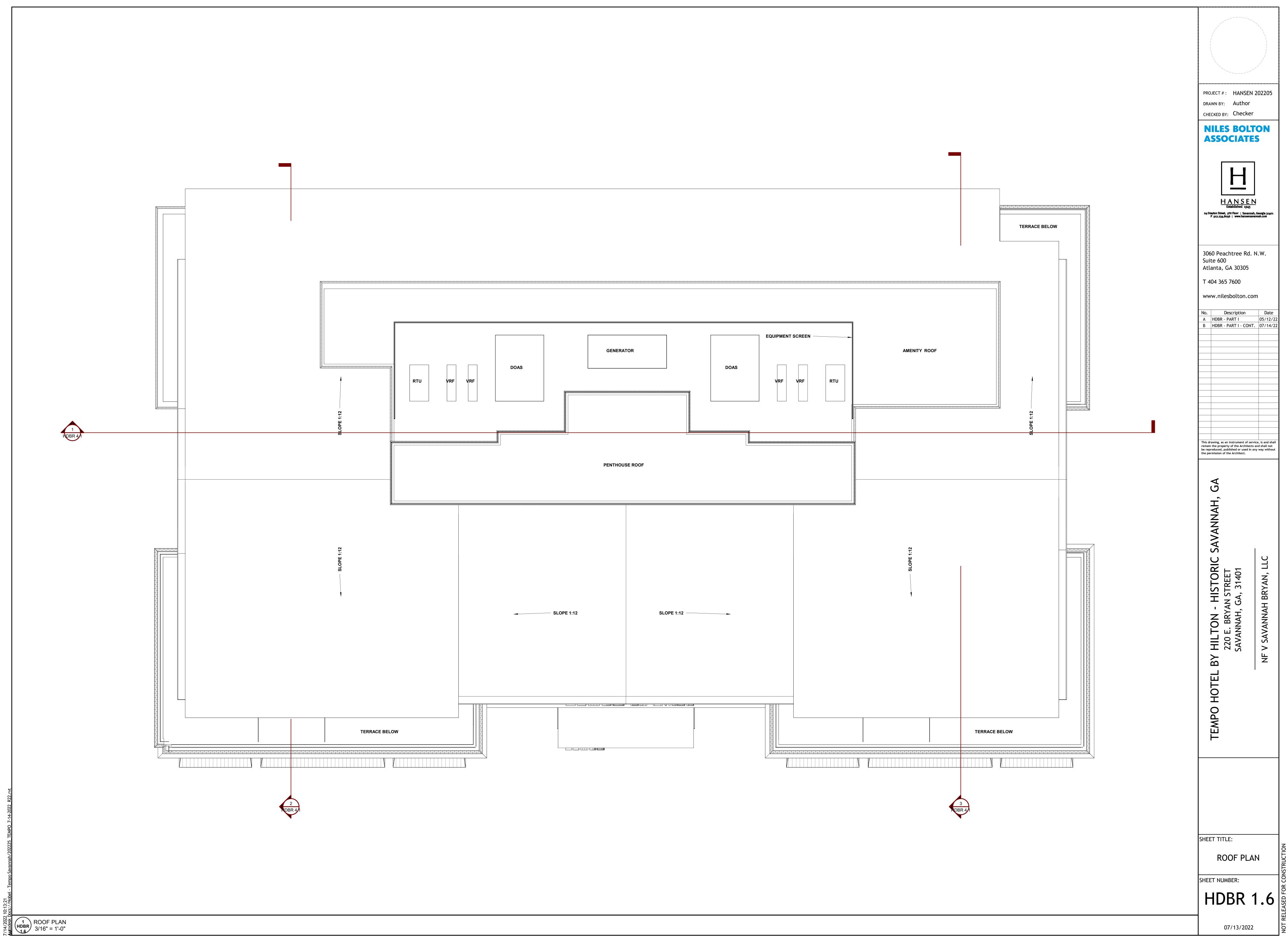
1 HDBR 1.2 FLOOR PLAN- LEVELS 2-3 3/16" = 1'-0"



HDBR - PART 1- CONT. 07/14/22



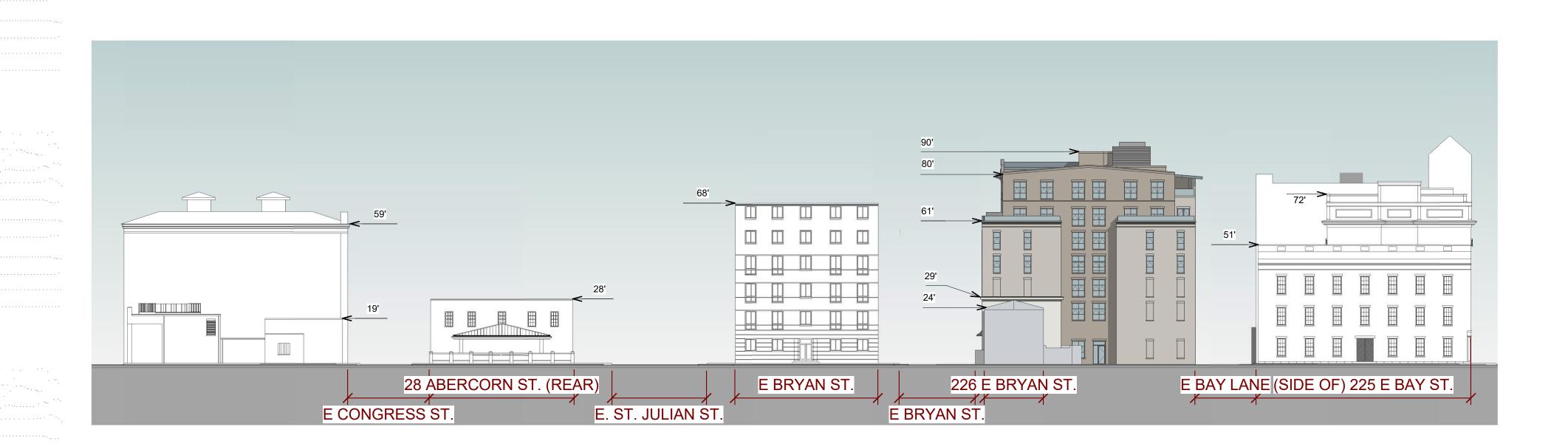




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3	HDBR - PART I - CONT.	07/14/22



SOUTH (BRYAN STREET) CONTEXT ELEVATION
1" = 30'-0"



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Z20 E. BRYAN SAVANNAH, C

SHEET TITLE:

OVERALL EXTERIOR ELEVATIONS

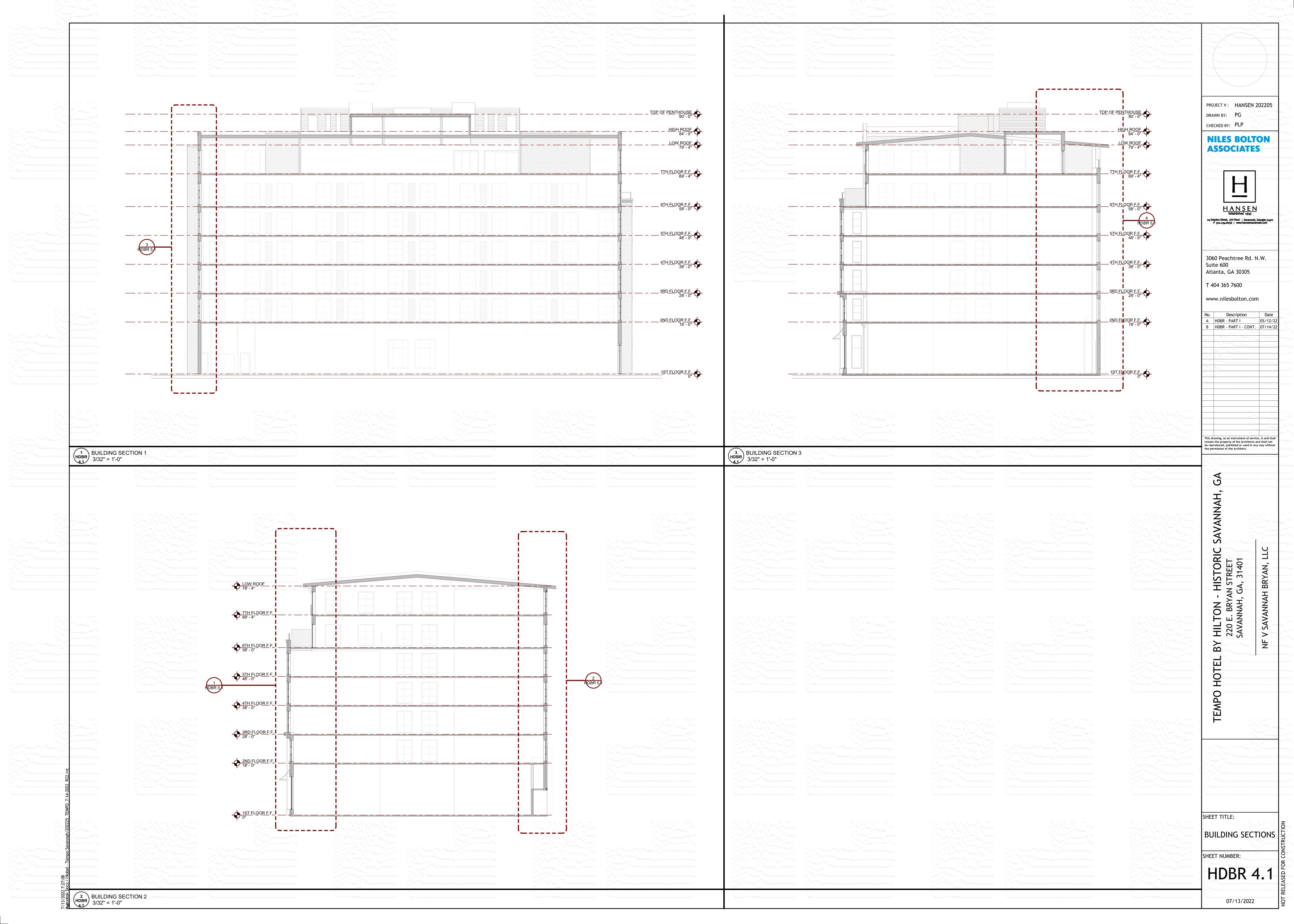
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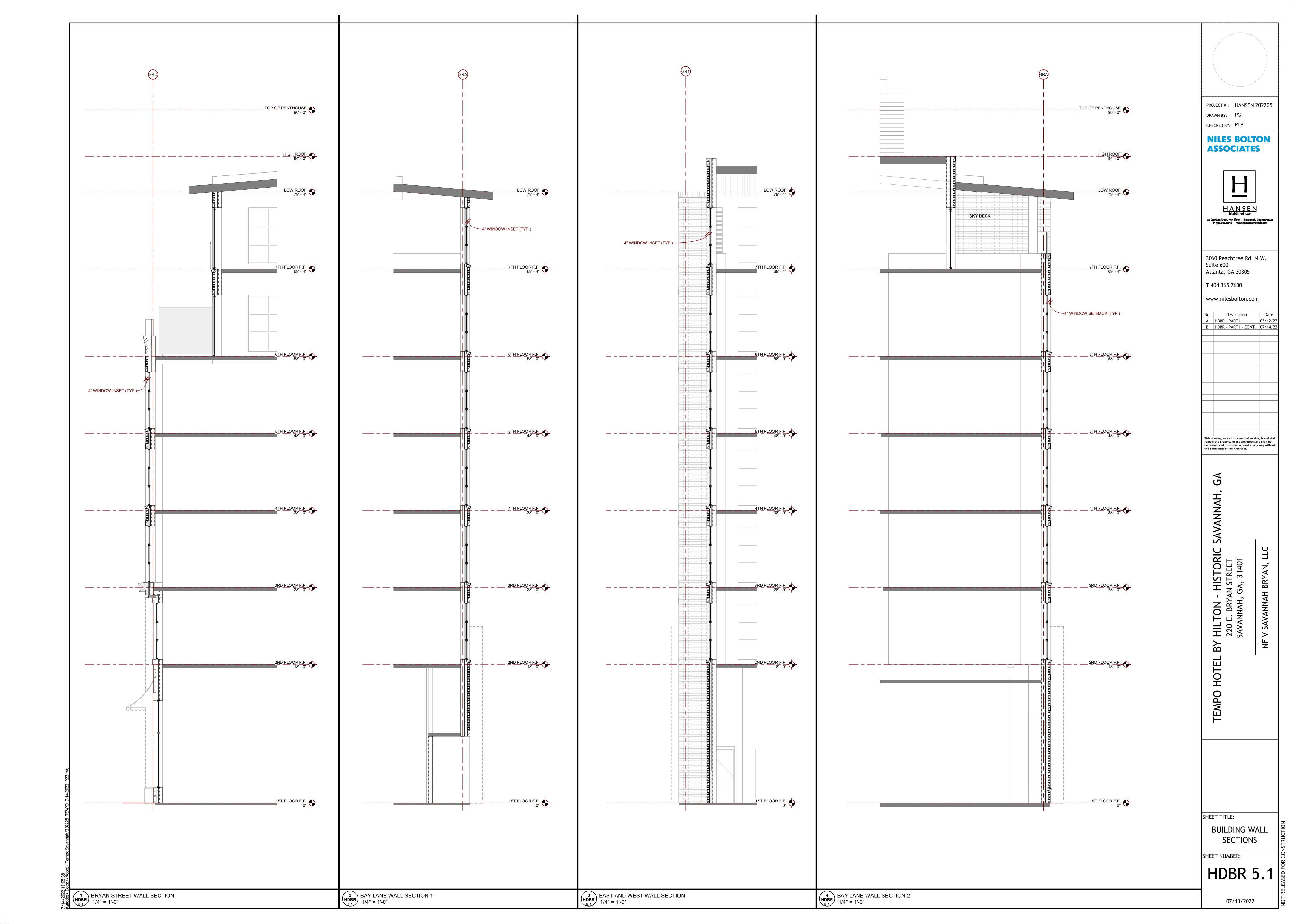
HDBR 3.0

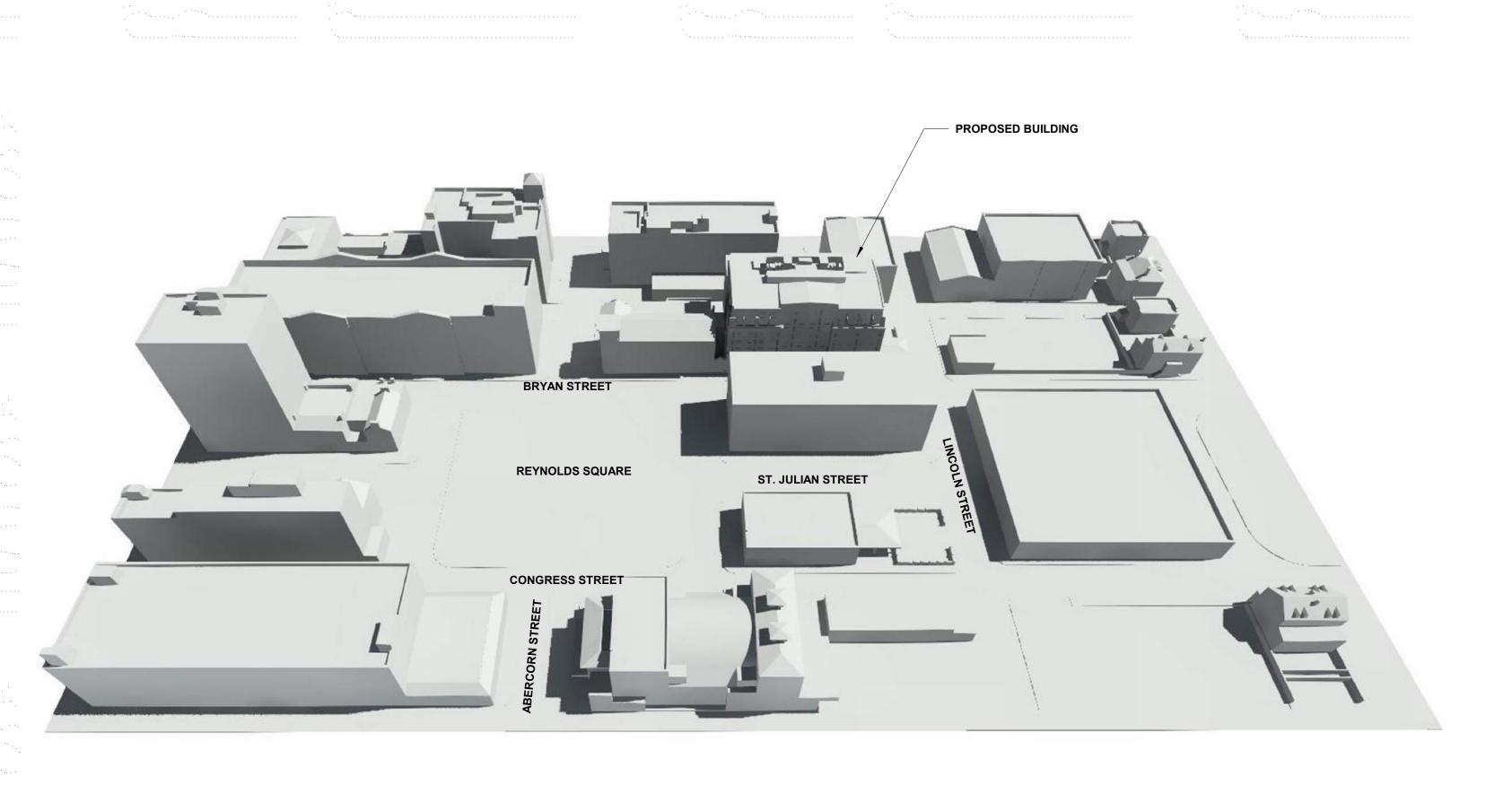
EAST (LINCOLN STREET) ELEVATION
1" = 30'-0"

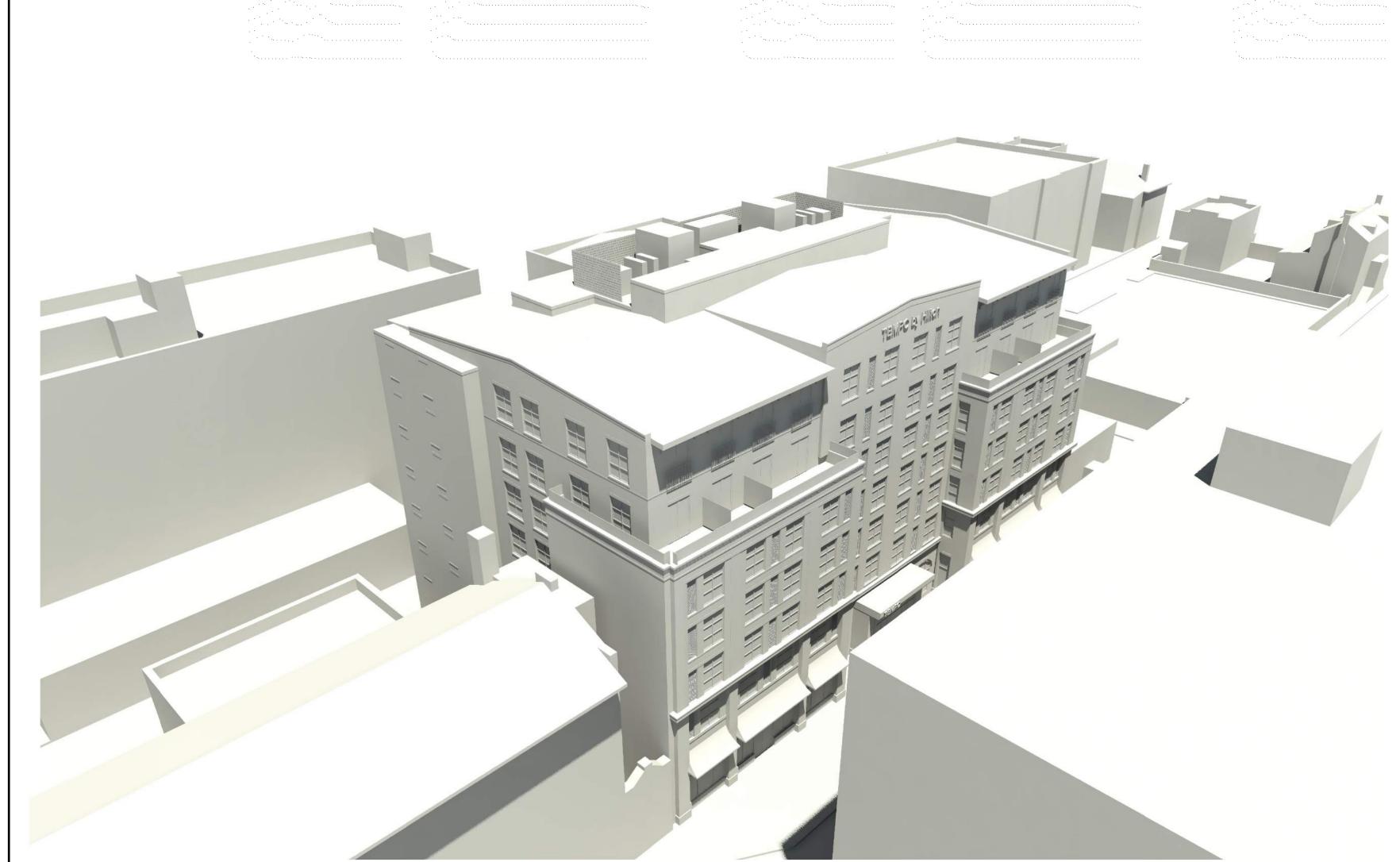












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SHEET TITLE: 3D MODEL

PERSPECTIVES SHEET NUMBER:

HDBR 6.2

07/13/2022

ARIAL PERSPECTIVE 12" = 1'-0"





VIEWING EAST DOWN BRYAN STREET
12" = 1'-0"

1 HDBR 12" = 1'-0"

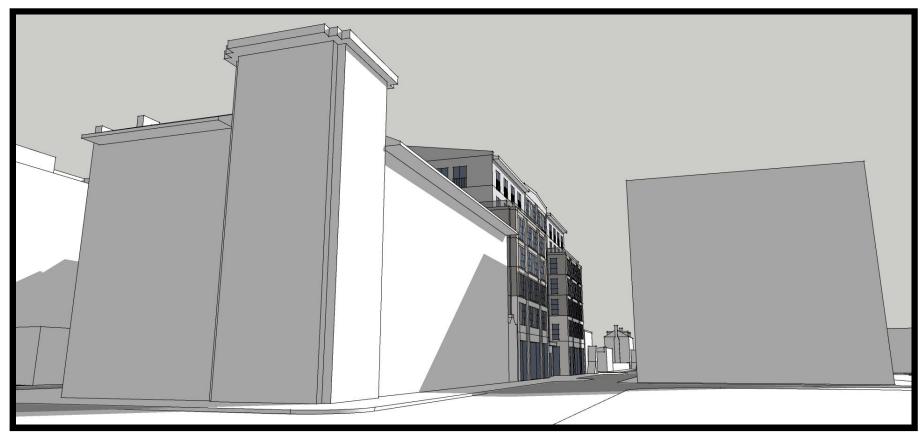
VIEWING WEST DOWN BRYAN STREET
12" = 1'-0"



PERSEPECTIVE - BRYAN AND LINCOLN



PERSEPECTIVE - BRYAN AND LINCOLN



PERSEPECTIVE - BRYAN AND ABERCORN



PERSEPECTIVE - ARIAL