

FRANKLIN SQUARE RETAIL/ PARKING

11 JEFFERSON STREET SAVANNAH, GA 31401

HDBR PART I

06/16/2022



BUILDING 1 - WEST LOT, VIEW FROM FRANKLIN SQUARE



BUILDING 2 - WEST LOT, VIEW FROM JEFFERSON STREET



PANTHEON ADC
ARCHITECTURE - DESIGN - CONSTRUCTION
216 EAST BAY ST.
SAVANNAH, GEORGIA 31401
PHONE 912.376.5600
WWW.PANTHEONADC.COM

FRANKLIN SQUARE RETAIL/ PARKING

AT
11 JEFFERSON STREET SAVANNAH, GA 31401

COVER SHEET

By: [Signature] Date: [Date]
I hereby certify that the design and construction documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Georgia.

JOB NUMBER

2204

CONTRACT DATE

N/A

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE

06/16/2022

CURRENT DRAWING STATUS

HDBR PART I

HDBR-0



ARCHITECT

PANTHEON ADC
216 EAST BAY STREET
SAVANNAH, GEORGIA 31401

CONTACT:
MR. CLIFTON R. COOPER, AIA
TEL: 912-376-5600
EMAIL: CLIF@PANTHEONADC.COM

OWNER INFORMATION

STATURE INVESTMENTS
110 PIPEMAKERS CIRCLE, SUITE 110
POOLER, GEORGIA 31322

CONTACT:
MR. YASHI DESAI
TEL: (912) 988-1320

SHEET INDEX

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June 16, 2022

GENERAL INFORMATION
Project Name: Franklin Square Retail / Parking
PIN: 2001 602005
Address: 11 Jefferson Street
Savannah, Georgia 31401

PETITION FOR APPROVAL FOR PART HEIGHT AND MASS

This petition is seeking approval for part one height and mass for a new mixed-use retail and parking project in (2) buildings located at 11 Jefferson Street, Savannah, GA 31401.

Context:
D-CBD
Height/Mass:
5-Story
Proposed Design Height:
5-Story (with Bonus story)
Building 1 Footprint:
Approx. 8,500 SF
Building 2 Footprint:
Approx. 13,500 SF



The proposed structures front West Bryan Street and Franklin Square to the south, Jefferson Street to the east, Montgomery Street to the west, and West Bay Lane to the north. The west structure (Building 1) is a corner entrance of the intersection of Bryan and Montgomery Street. Historic precedent for a corner entry can be seen in the 1916 Section Mass and deemed appropriate to use in conjunction with the existing landmarks for large scale development. The photo from the Georgia Historical Society shows the historical context.



According to the height ordinance Large Scale Development "Any development whose combined ground floor footprint is equal to or greater than 7,000 sq ft (in a single parcel) ... or, in a lot = 15) stories or greater in all other zoning districts within the Savannah Business Historic District."

zoning limits construction to 4 stories in this location, with the ability to have an additional story through negotiation of large scale development criteria. There are no setback requirements for the proposed structure. Variations in the wall planes are required by the Ordinance. The current design is for a 5-story building with 4 levels below grade, comprised of two independent volumes fronting on one building. The first floor consists of retail space intended for future retail and restaurant tenant spaces, and ranges from the historic building parking on the upper 4 levels and the 4 lower levels as well. Three stairs and three elevators will be located in parking on the upper 4 levels.

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be incorporated to provide code compliant egress from all floors of the building. Vertical chases will be incorporated into the design ventilation to the lower levels, and future cook-line/hood ventilation and make-up air serving the first floor has been determined that the building will utilize precast and cast-in-place concrete for the structure with accent piers or steel piling being considered for below-grade construction.

BUILDING 1
Through-masonry bonding, the height of the first-floor expression is 17'-4". The expression of the 2nd floor is 13'-8", and the floors above are expressed at 10'-0".

BUILDING 2
Through-masonry bonding, the height of the first-floor expression is 15'-11". The height of the 2nd floor expression is 12'-10 1/2", and the floors above are expressed at 10'-0".

The exterior expressions are created through wall fenestration and bonding. The bonding also separates Building 1 and Building 2 horizontally into distinct sections: base, middle, and top. The parking structure will utilize parking on the roof of the 4th floor, thus making it a 5-story building per the ordinance, however, the permitted masonry will be a 4-story structure.

FOOTPRINT
Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries (see Fig. 7.8-3). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than maximum permitted may be constructed for shared uses.

To meet the requirements of the large-scale development's footprint standard, the lot will be subdivided into two separate properties, neither of which will exceed 7,000 SF. The buildings to be constructed adjacent to each other and have a shared use. This course of action has been discussed with the MPC staff and has support from Zoning as well as the Historic Preservation Department.

MASS
BUILDING 1 - To distinguish the two separate buildings outwardly, building 1 will meet larger scale development massing standards by utilizing the setback standard (7.8.10.1.c) and rooftop variation (7.8.10.1(3)).

BUILDING 2 - Building 2 will meet large scale development massing standards by utilizing the recess standard (7.8.10.1(2)) and rooftop variation (7.8.10.1(3)).



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The Setback standard states:
Incorporate setbacks within the facade. Setbacks between street fronting walls shall be at least 4 feet wide and shall (3) feet deep and extend upwards in the walls perpendicular to the street (Fig. 7.8-5). Setbacks shall extend to the ground plane immediately above the ground floor.

RECESS STANDARD
The Recess standard states:
Incorporate recesses within the wall faces. Building frontages shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground plane immediately above the ground floor.

ROOFTOP VARIATION
Rooftop variation states:
Frontage may be continuous, provided that the rooftop shall be varied through the use of materials, forms and roof shapes and varying heights. The rooftop shall provide a minimum one-half story height variation with the street fronting facade (Fig. 7.8-8).

HEIGHT
The large scale development height standards for proposed building are not applicable due to the individual size of Building 1 and our adjacency to the D-CBD zones. Therefore, our rooftop variations will be dictated by the zoning standard and not by the additional height standards for large scale development.

For Building 2, the West Bryan Street frontage exceeds 120 Linear Feet and has a 1/2 story variation in height.

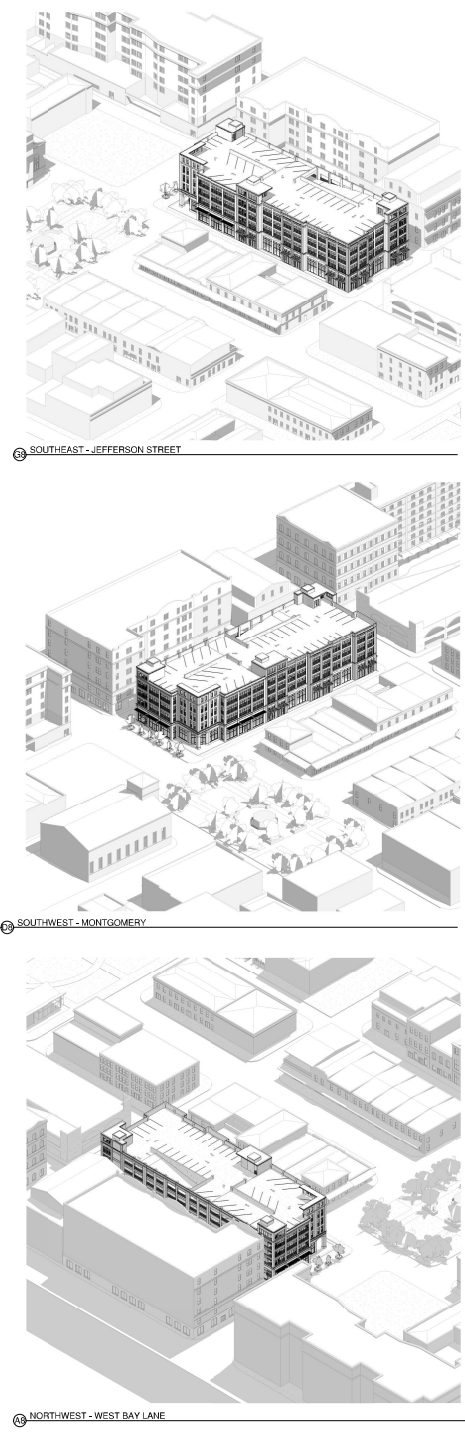
BONUS STORY
Additional story requirements states: [see: 7.8.10.1.v.2.c.ii]
One or more of the criteria below must be met to qualify for an additional story:

- Multiple ground floor active uses (as defined) permitted in the base zoning district upon the length of the facade on all street fronting elevation (not including lanes) and maintain individual primary exterior entrances. At least 50% (linear measurement) of active use space shall be designed as the their primary entrance is an access from the exterior. Additionally, exterior building walls incorporate 100% modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades

Building 1 and Building 2 are planned to accommodate multiple tenants each, however their uses are not known at this time. Their facades will span off street fronting facades and have primary entrances along West Bryan Street, Montgomery Street, and Jefferson Street.

Both buildings will be clad in modular masonry materials, 30% of which will be natural quarried stone. These selections will be made during our Part II submission.

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③ SOUTHEAST - JEFFERSON STREET

③ SOUTHWEST - MONTGOMERY

③ NORTHWEST - WEST BAY LANE

The ordinance reads:
Exterior building walls shall use window groupings (including screen walls, columns, and/or pilasters) to create multiple bays not less than 1.5 feet nor more than 20 feet in width. The bayed may vary this spacing requirement if historic precedent exists within the visually related context and it is visually compatible.

BUILDING 1
The bay spacing of Building 1 meets the minimum requirements along Montgomery Street and West Bryan Street through the use of vertical pilasters. The bay spacing is varied depending on the facade, but ranges from 12' to 18' 0". Both street fronting facades have architecturally distinct sections that are no more than 50'-0" wide, and have rhythmic bays that are taller than they are wide.

BUILDING 2
The bay spacing of Building 2 meets the minimum requirements of the ordinance along West Bryan Street and Jefferson Street. The bays are spaced consistently at 12'-0" on either along both street fronting facades for Building 2. Both street fronting facades have architecturally distinct sections that are no more than 60'-0" wide, and have rhythmic bays that are taller than they are wide.

ENTRANCES
The ordinance reads:
A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, including lanes. Intervals between entrances shall not be less than 1.5 feet nor exceed 90 feet.

The intent spaces (one each in Building 1 and Building 2) have primary entrances spaced not more than 60'-0" apart.

WINDOWS AND DOORS
The ordinance reads:
For 7.8.10.1(2), "...windows shall be double or triple hung, awning, casement, or plantation."

Rooflines and code restrictions make glazed openings for parking structures above the ground floor somewhat space inefficient. To meet code requirements and to maintain the ordinance, each opening will be broken down into smaller proportions that are taller than they are wide to maintain the intent of the ordinance. All openings for Building 1 and Building 2 will utilize this treatment as can be seen on the elevations.

7.8.10.1(3) Facades fronting streets shall incorporate windows/pilasters over the following minimum percentage of surface area:

- BUILDING 1**
- 1. Ground level commercial use: 55%
 - a. East (Montgomery Street)

- 1. Surface area walls: 39% if
 - i. Surface area windows: 80% of 803 sf / 1397 sf = 57%
- 2. South (West Bryan Street)
 - i. Surface area walls: 43% of 578 sf / 1430 sf = 54%

- 2. Upper level uses: 20%
 - a. East (Montgomery Street)
 - i. 2nd Floor
 - 1. 426 sf / 1200 sf = 35.5%
 - ii. 3rd Floor
 - 1. 450 sf / 900 sf = 50%
 - b. South (West Bryan Street)
 - i. 2nd Floor
 - 1. 427 sf / 1200 sf = 35.6%
 - ii. 3rd Floor
 - 1. 450 sf / 900 sf = 50%
 - iii. 4th Floor
 - 1. 450 sf / 900 sf = 50%

- BUILDING 2**
- 1. Ground level commercial use: 55%
 - a. East (Montgomery Street) = n/a
 - b. South (West Bryan Street)
 - i. Surface area walls: 28.6% of 1580 sf / 2867 sf = 55%
 - c. West (Jefferson Street)
 - i. Surface area walls: 17.2% of 935 sf / 1721 sf = 46%

- 2. Upper level uses: 20%
 - a. East (Montgomery Street) = n/a
 - b. South (West Bryan Street)
 - i. 2nd Floor
 - 1. 829 sf / 1600 sf = 51%
 - ii. 3rd Floor
 - 1. 830 / 1500 sf = 55%
 - iii. 4th Floor
 - 1. 803 / 1500 sf = 53%
 - c. West (Jefferson Street)
 - i. 2nd Floor
 - 1. 495 sf / 1071 sf = 46%
 - ii. 3rd Floor

PARKING AND PAVING
The structured parking within the first story of a building is setback a minimum of 30'-0" from Jefferson Street, Montgomery Street, and Jefferson Street.

Thank you for your consideration and review.

Sincerely,
James Gallucci
James Gallucci, AIA

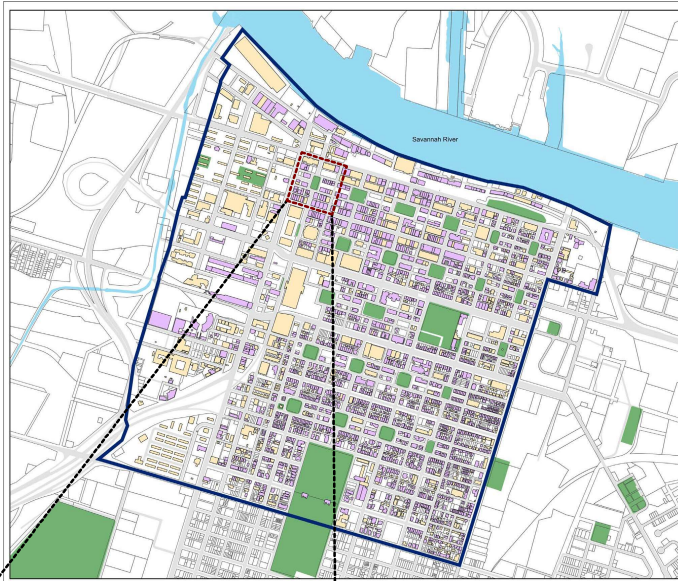
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FRANKLIN SQUARE RETAIL / PARKING
AT
11 JEFFERSON STREET SAVANNAH, GA 31401
PROJECT INFORMATION

JOB NUMBER: 2204
CONTRACT DATE: N/A
ISSUE DATE: 06/16/2022
CURRENT DRAWING STATUS: HDBR PART I
HDBR-1

NO.	DESCRIPTION	DATE



HISTORIC BUILDING MAP
Savannah Historic District

Legend

- Historic District
- Historic Structure
- Non-Historic Structure
- River
- Parks

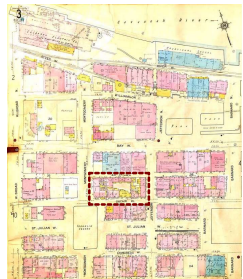
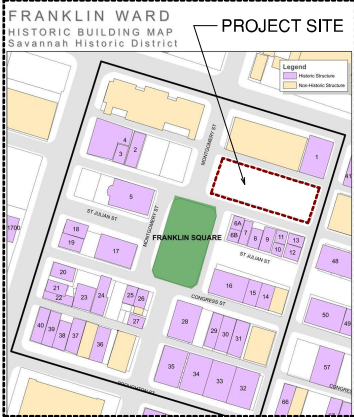
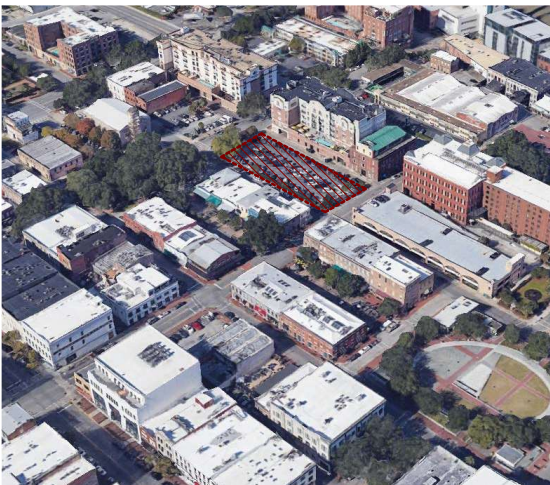
Adopted by the Mayor and Alderman of the City of Savannah in the Regular Meeting ADOPTED:

February 15, 1973	November 21, 1986
April 20, 2000	September 7, 2000
July 12, 2001	September 9, 2002
December 8, 2007	December 3, 2009
December 30, 2010	November 17, 2011
July 7, 2016	

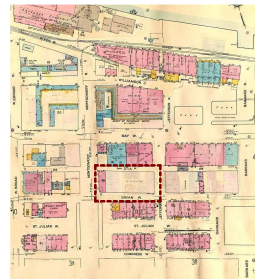
ATTEST: _____ CLERK OF COURTS

DATE: _____

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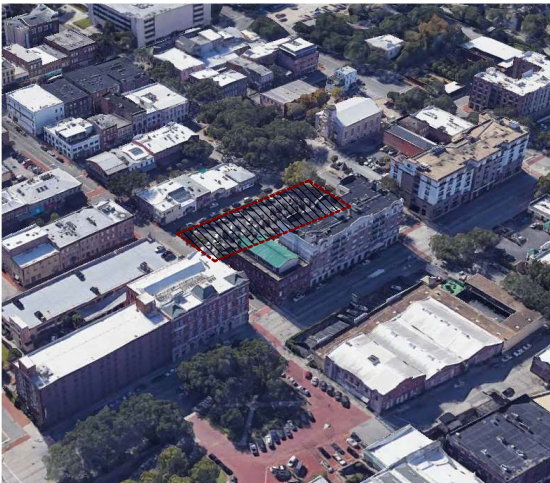


SANBORN 1916
VARIETY OF SHOPS DETACHED 2-4 STORES "ALL ON PROJECT SITE"



SANBORN 1955
FRANK'S SQUARE PROJECTED FOR HIGH-OCUPANCY STREET TO CORNER TO WALK-UP TO LEVEL SIDEWALK AND PARKING TO PRIMARY SIDE ON PROJECT SITE
NOTE: FRANKLIN SQUARE REDEVELOPMENT - 2007

THIS SITE HAS A VERY UNIQUE POSITION BETWEEN A 6-STORY HEIGHT MAP COLLECTION OF MODERN BUILDINGS ON BAY STREET AND 2-STORY HISTORIC BUILDINGS OF CITY MARKET. THE PROPOSED DESIGN WILL NEGOTIATE THIS VERTICAL VARIETY OF MASS WHILE ADDRESSING AN APPROPRIATE PEDESTRIAN SCALE RETAIL SHOPS IN SIMILAR FEEL OF CITY MARKET AND BROUGHTON STREET AS WELL AS KEEPING THE SAME "NEEDED USE AS IT IS TODAY" - PARKING. THE PROPOSED BUILDINGS HAVE A 4-STORY EXPRESSION TO RESPECT THE DIFFERENCE OF SCALE IN THIS AREA.



Job Number: 2204
Contract Date: N/A

REVISIONS		
NO.	DESCRIPTION	DATE

Issue Date: 06/16/2022
Current Drawing Status: HD BR PART I
HD BR-2



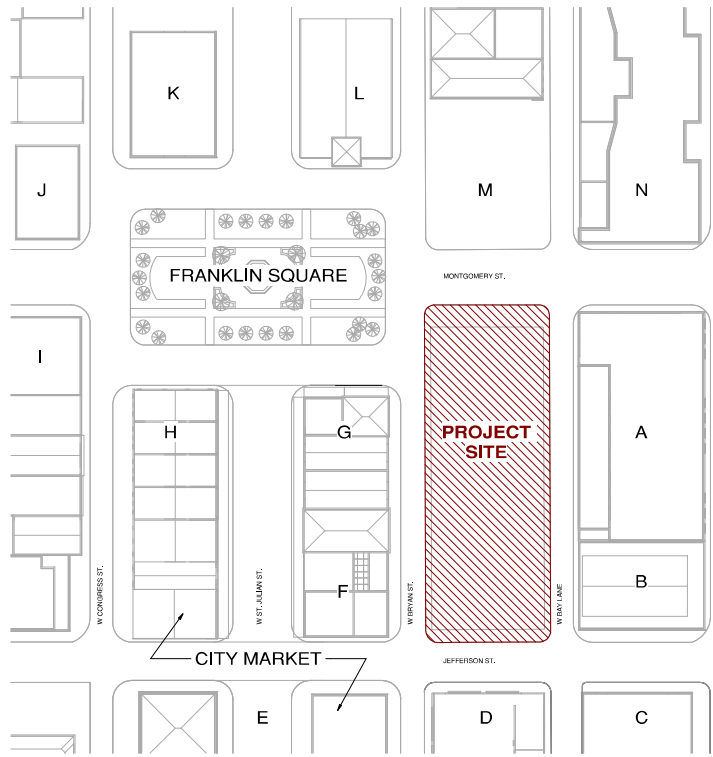
PHOTO, APPROX. 1865
THE FRANKLIN SQUARE WATER RESERVOIR, TORN DOWN APPROX. 1900 AND A PLAYGROUND WAS BUILT. FROM THE SQUARE WAS REDESIGNED IN 1905 FOR THE NEW US-17



PHOTO, APPROX. 1933
DESIGN FOR PARKING FROM A FORMER BUILDING ON NORTH CORNER OF BAY AND BROAD STREETS - SET BACK CORNER ENTRY



PHOTO, APPROX. 1945
DESIGN REPLICATION FROM A FORMER BUILDING ON JEFFERSON AND BROAD STREETS - SET BACK CORNER CURB

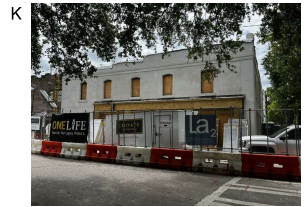


ELLIS SQUARE
(BEYOND)

© SITE KEY PLAN
1" = 40'-0"



○ EXISTING SURFACE LOT
N.T.S.



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JOB NUMBER
2204

CONTRACT DATE
N/A

REVISIONS

NO.	DESCRIPTION	DATE

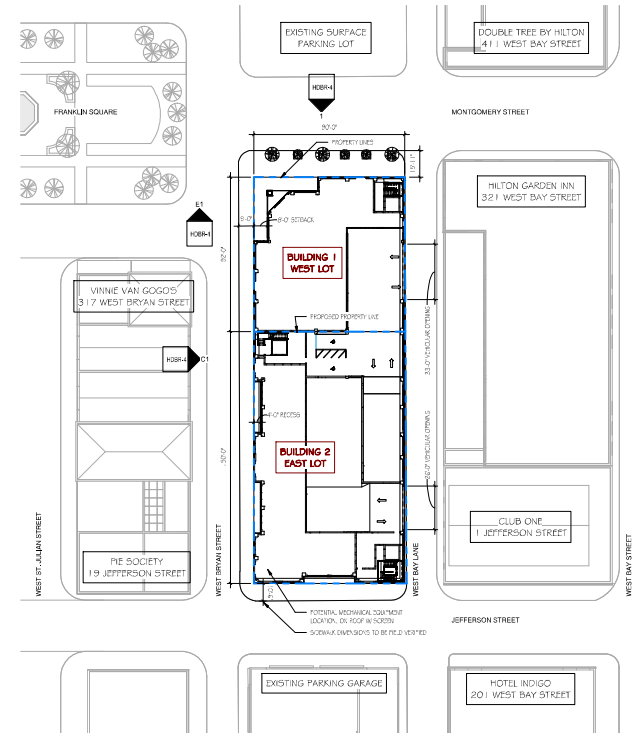
ISSUE DATE
06/16/2022

CURRENT DRAWING STATUS
HDBR PART I

HDBR-3



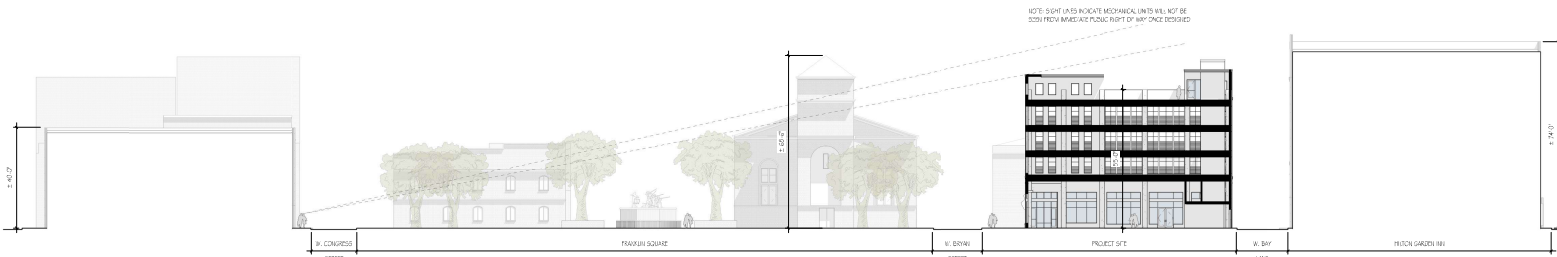
① SITE ELEVATION - SOUTH
1" = 20'-0"



② SITE
1" = 30'-0"

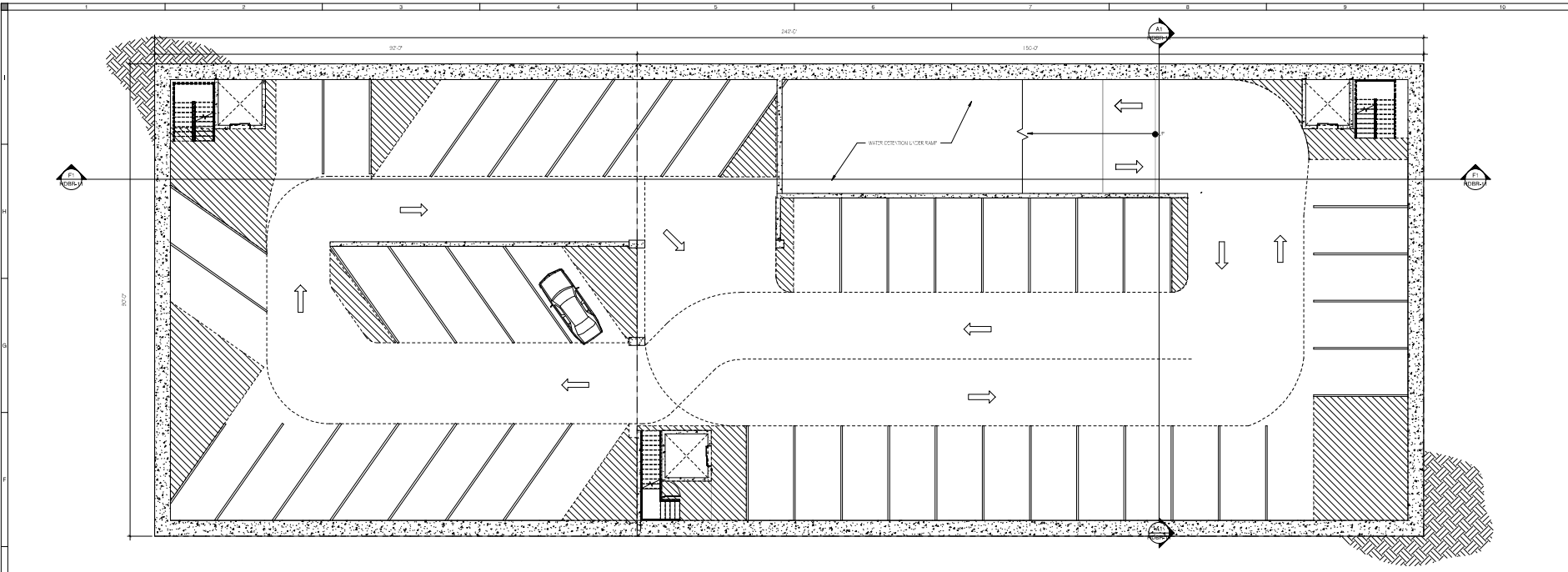


③ SITE SECTION - FRANKLIN SQUARE LOOKING EAST
1" = 20'-0"

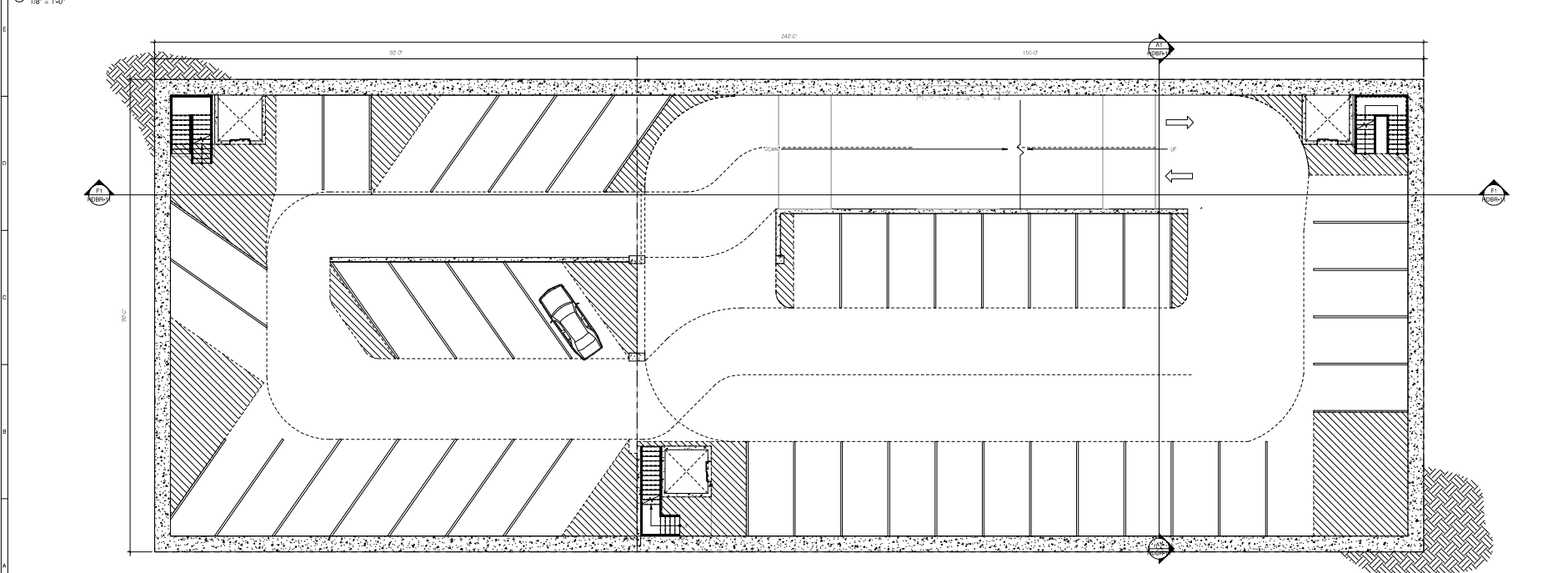


④ SITE ELEVATION - EAST
1" = 20'-0"

JOB NUMBER	2204													
CONTRACT DATE	N/A													
REVISIONS	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE												
ISSUE DATE	06/16/2022													
CURRENT DRAWING STATUS	HDBR PART I													
HDBR-4														



LEVEL -4 (BOTTOM LEVEL)
1/8" = 1'-0"



TYPICAL BELOW GRADE (-1 THROUGH -5)
1/8" = 1'-0"



CONCEPTUAL PARKING GARAGE
AT
OPTION 3 (ONE WAY PARKING AND TWO WAY PARKING W/ JUMP RAMP)
LEVEL -4 & TYP. SUBTERRAIN LEVEL

Architect: Pantheon ADC
 Project: [Redacted]
 Date: [Redacted]

JOB NUMBER
2204

CONTRACT DATE
N/A

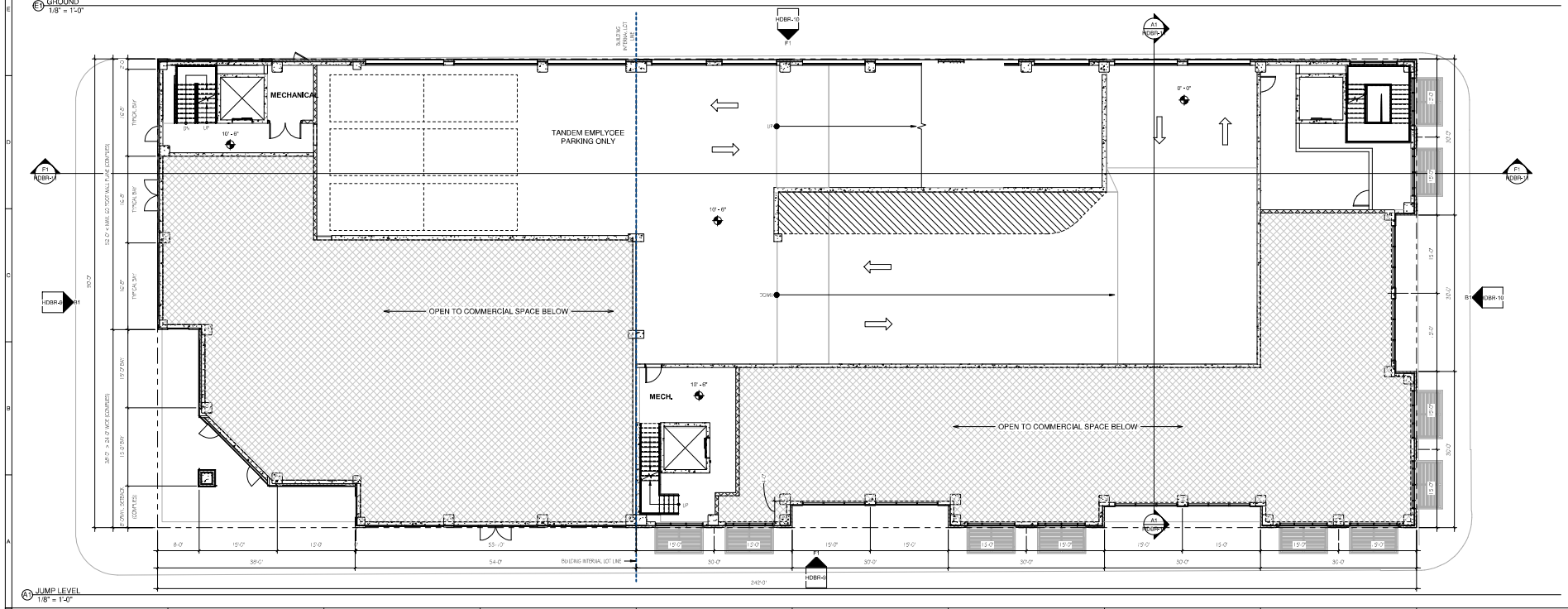
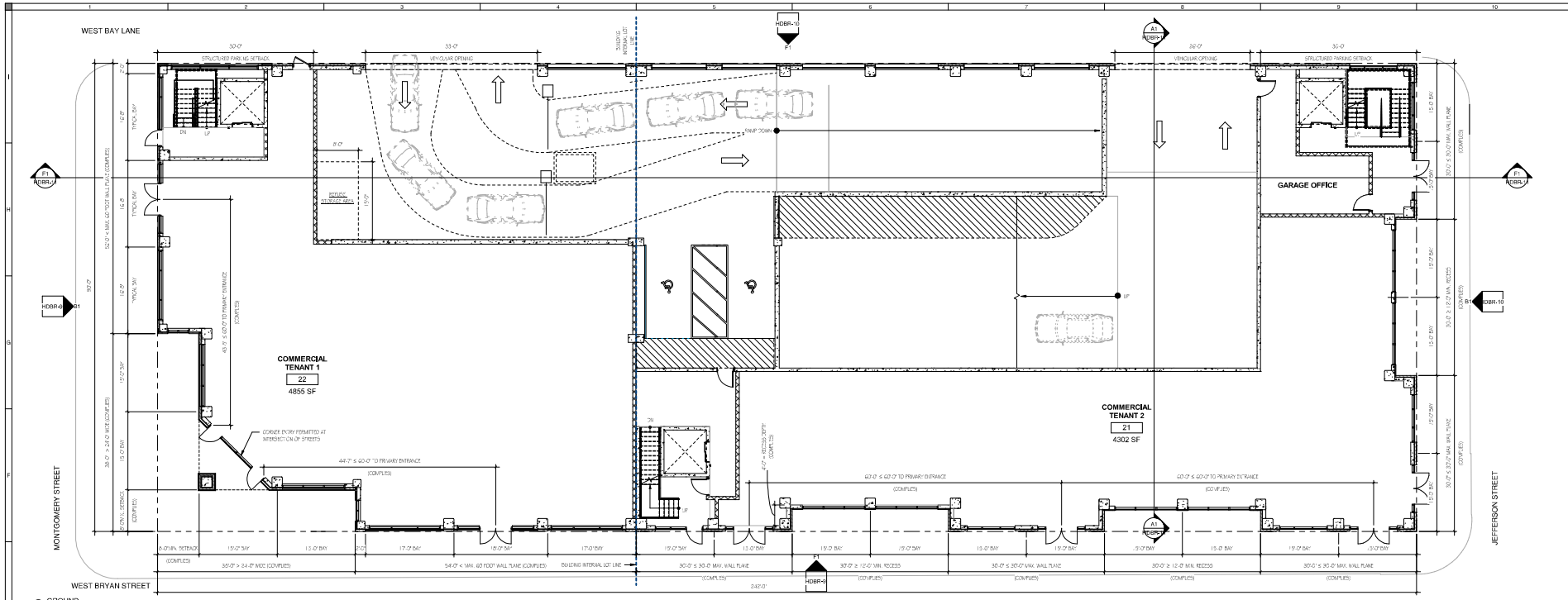
REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE
06/16/22

CURRENT DRAWING STATUS
HDBR PART I

HDBR-5



CONCEPTUAL PARKING GARAGE
AT
OPTION 3 (ONE WAY PARKING AND TWO WAY PARKING W/ JUMP RAMP)
GROUND & JUMP FLOORS

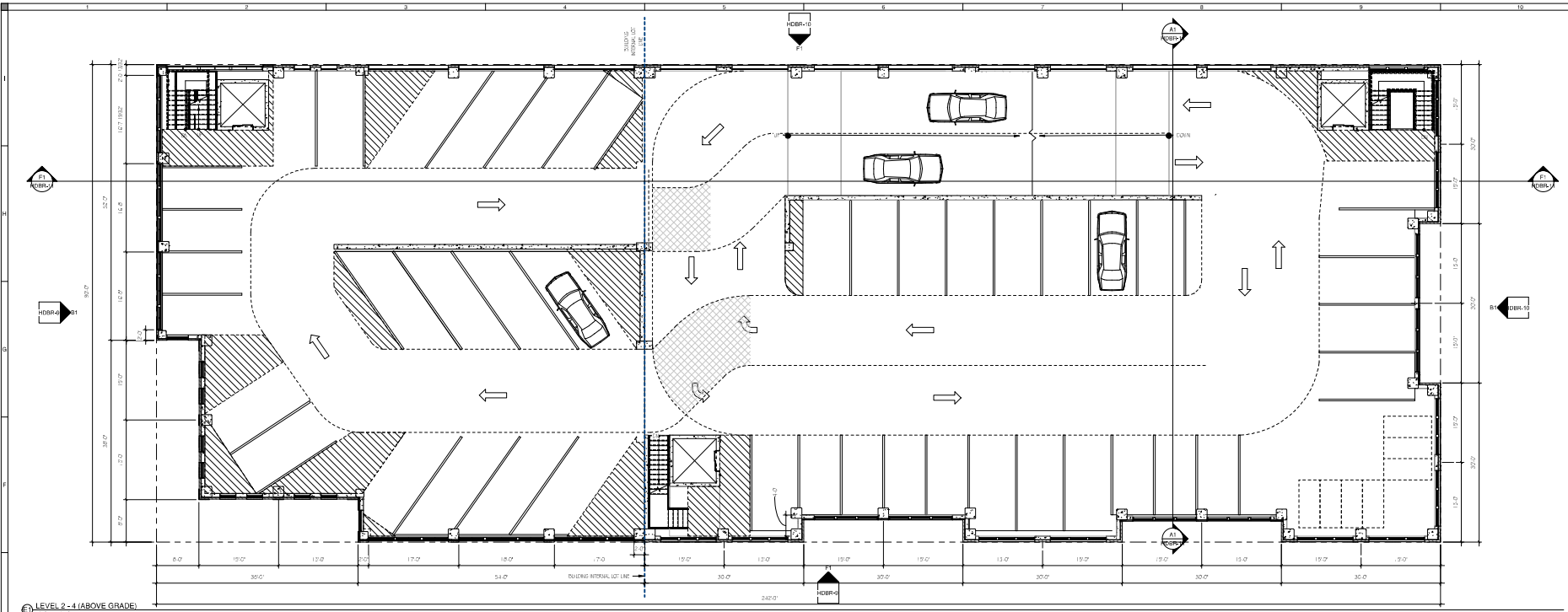
1. ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARCHITECTURAL PRACTICE CODE (IAPC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).
 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS		
NO.	DESCRIPTION	DATE

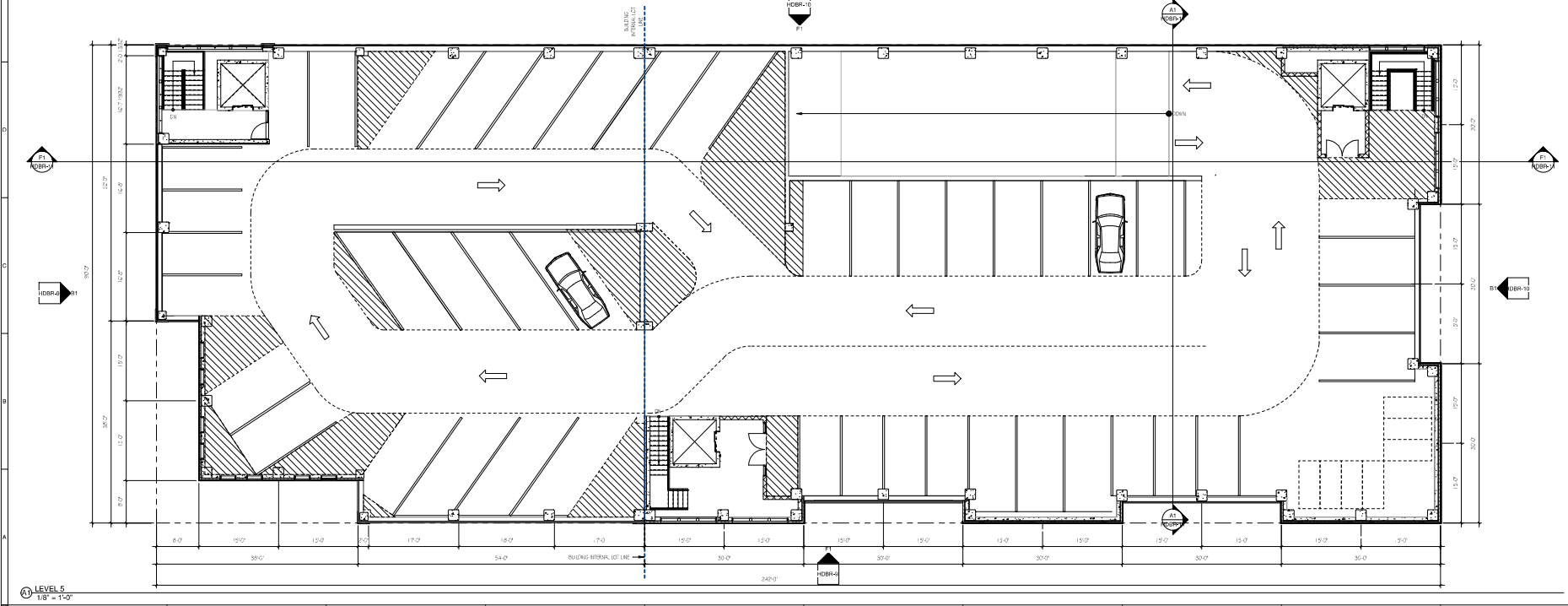
JOB NUMBER
2204
 CONTRACT DATE
N/A

ISSUE DATE
06/16/22
 CURRENT DRAWING STATUS
HDBR PART I

HDBR-6



LEVEL 2-4 (ABOVE GRADE)
1/8" = 1'-0"

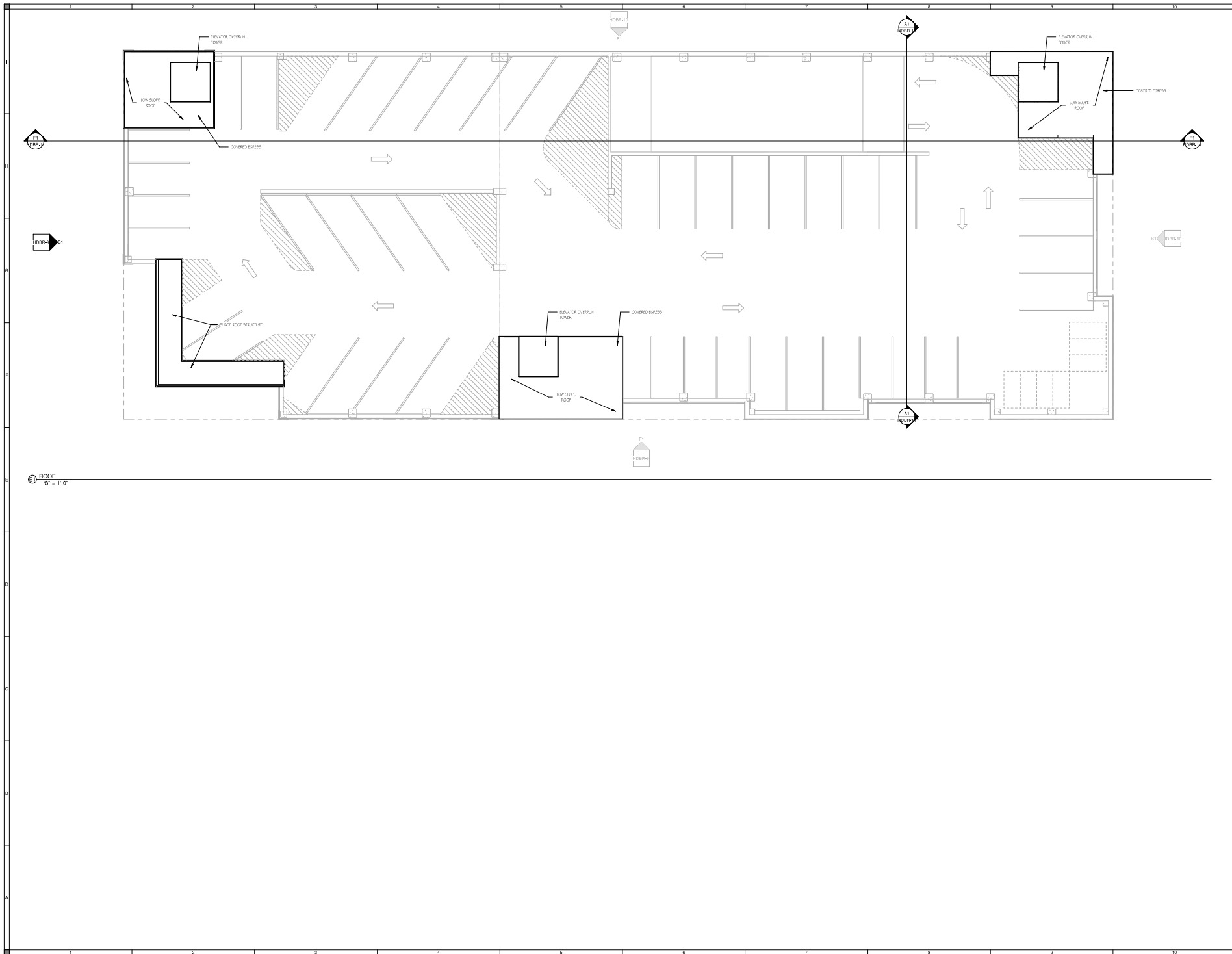


LEVEL 5
1/8" = 1'-0"



CONCEPTUAL PARKING GARAGE
AT
OPTION 3 (ONE WAY PARKING AND TWO WAY PARKING W/ JUMP RAMP)
LEVEL 2 (TYP) & 5

<small> ALL DRAWINGS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA AND ASCE BOOKS OF PRACTICE AND STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS. </small>		
JOB NUMBER		
2204		
CONTRACT DATE		
N/A		
REVISIONS		
NO.	DESCRIPTION	DATE
ISSUE DATE		
06/16/22		
CURRENT DRAWING STATUS		
HDBR PART I		
HDBR-7		



CONCEPTUAL PARKING GARAGE
 AT
 OPTION 3 (ONE WAY PARKING AND TWO WAY PARKING W/ JUMP RAMP)
ROOF PLAN

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JOB NUMBER

2204

CONTRACT DATE

N/A

REVISIONS

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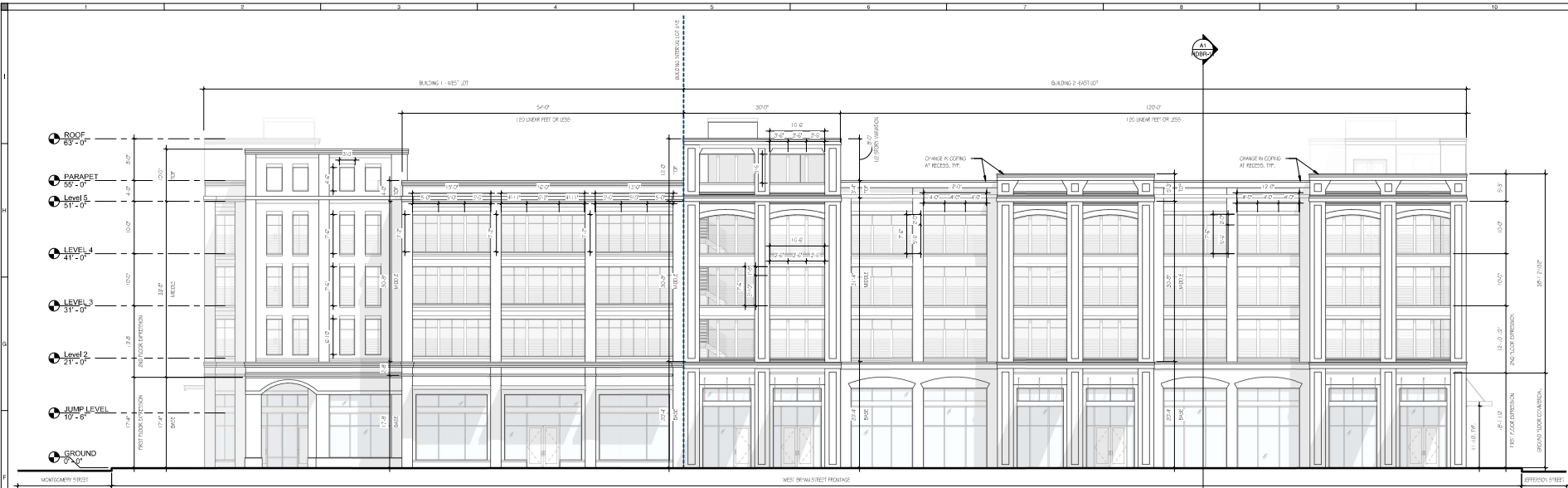
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06/16/22

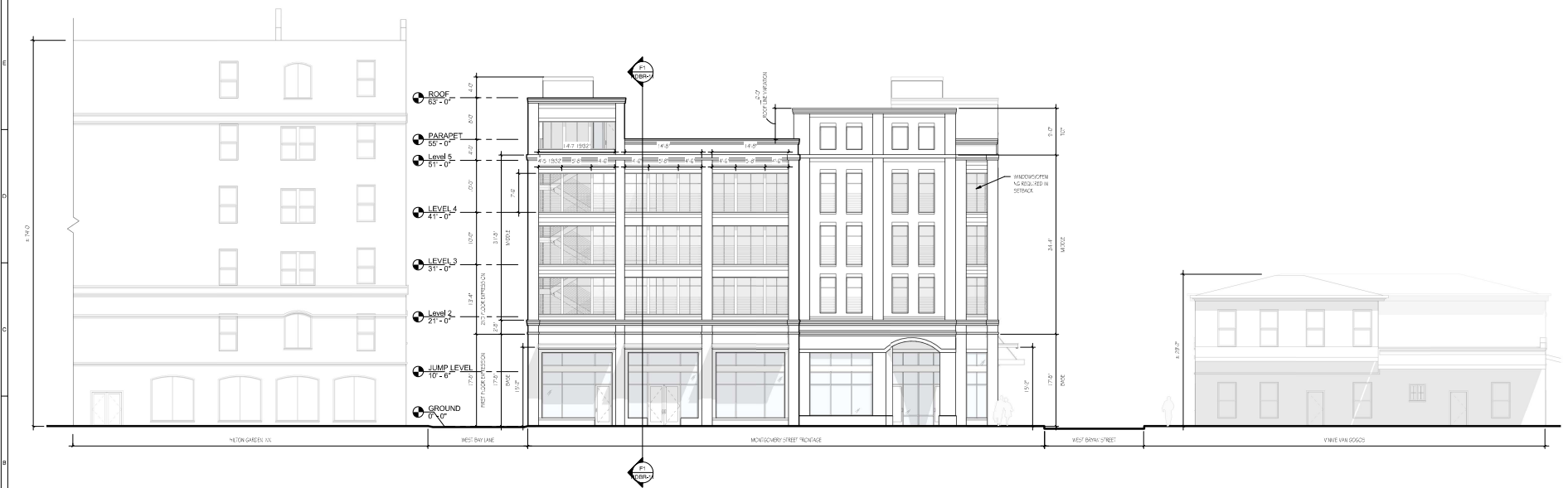
CURRENT DRAWING STATUS

HDBR PART 1

HDBR-8



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

DATE PLOTTED: 06/16/22 10:58 AM
 USER: JACOB
 PROJECT: CONCEPTUAL PARKING GARAGE
 DRAWING: CONCEPTUAL ELEVATIONS

JOB NUMBER
2204

CONTRACT DATE
N/A

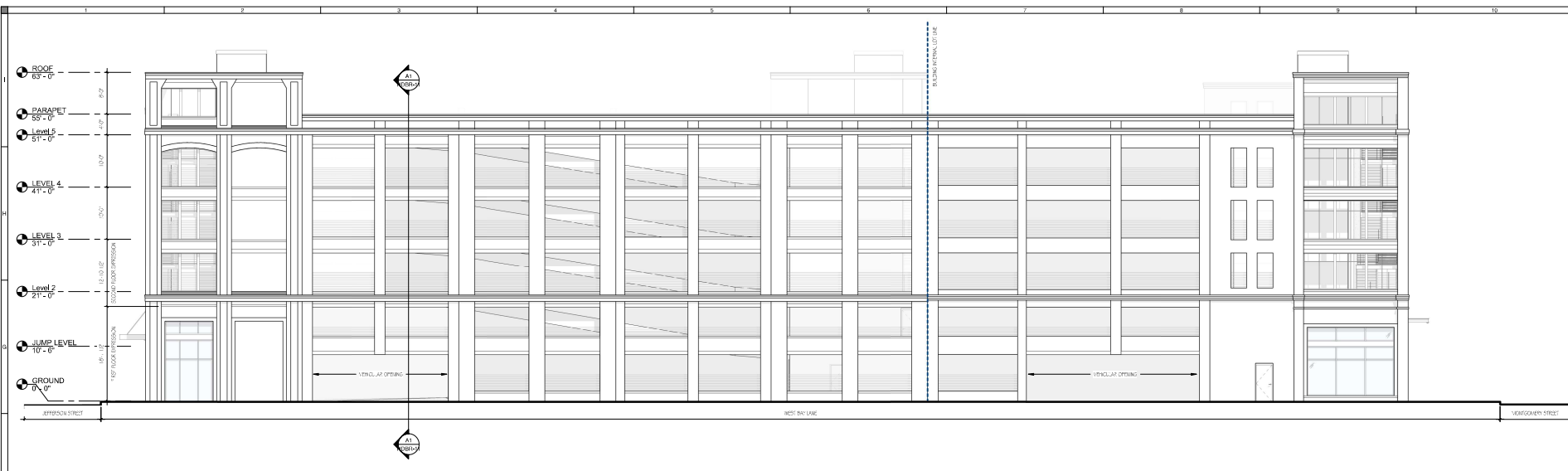
REVISIONS

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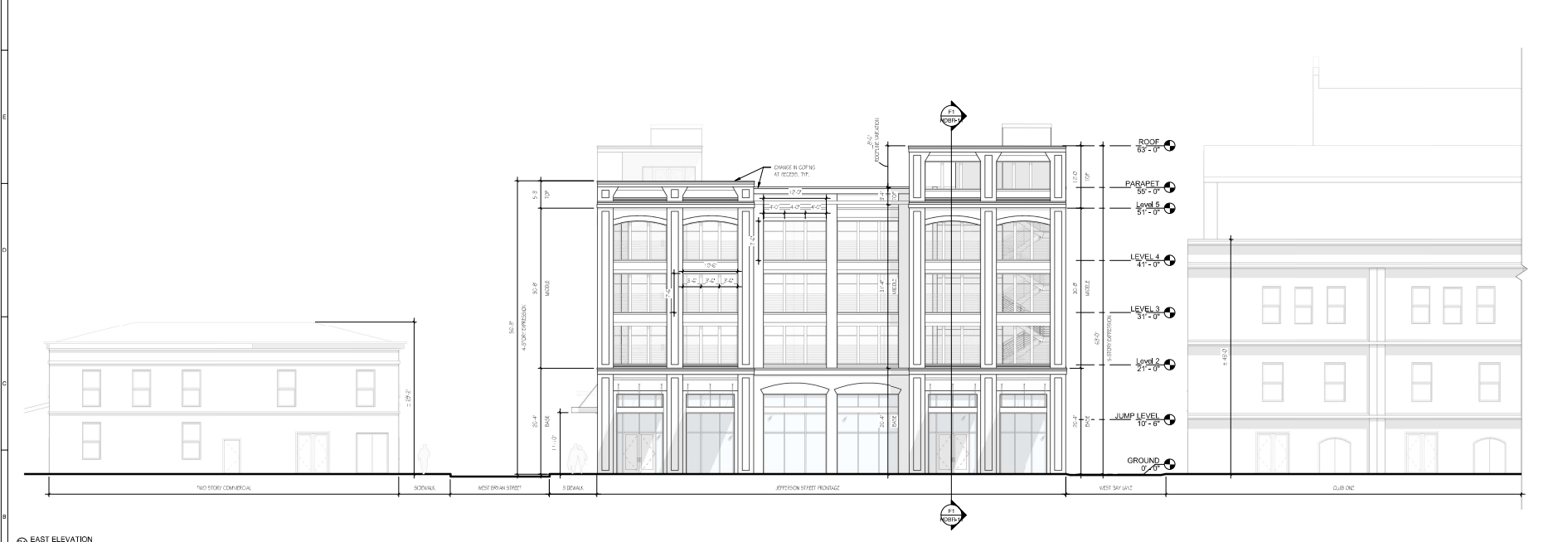
ISSUE DATE
06/16/22

CURRENT DRAWING STATUS
HDBR PART I

HDBR-9



31 NORTH ELEVATION
1/8" = 1'-0"



32 EAST ELEVATION
1/8" = 1'-0"

CONCEPTUAL PARKING GARAGE
 AT
 OPTION 3 (ONE WAY PARKING AND TWO WAY PARKING W/ JUMP RAMP)
 BUILDING ELEVATIONS

JOB NUMBER
2204

CONTRACT DATE
N/A

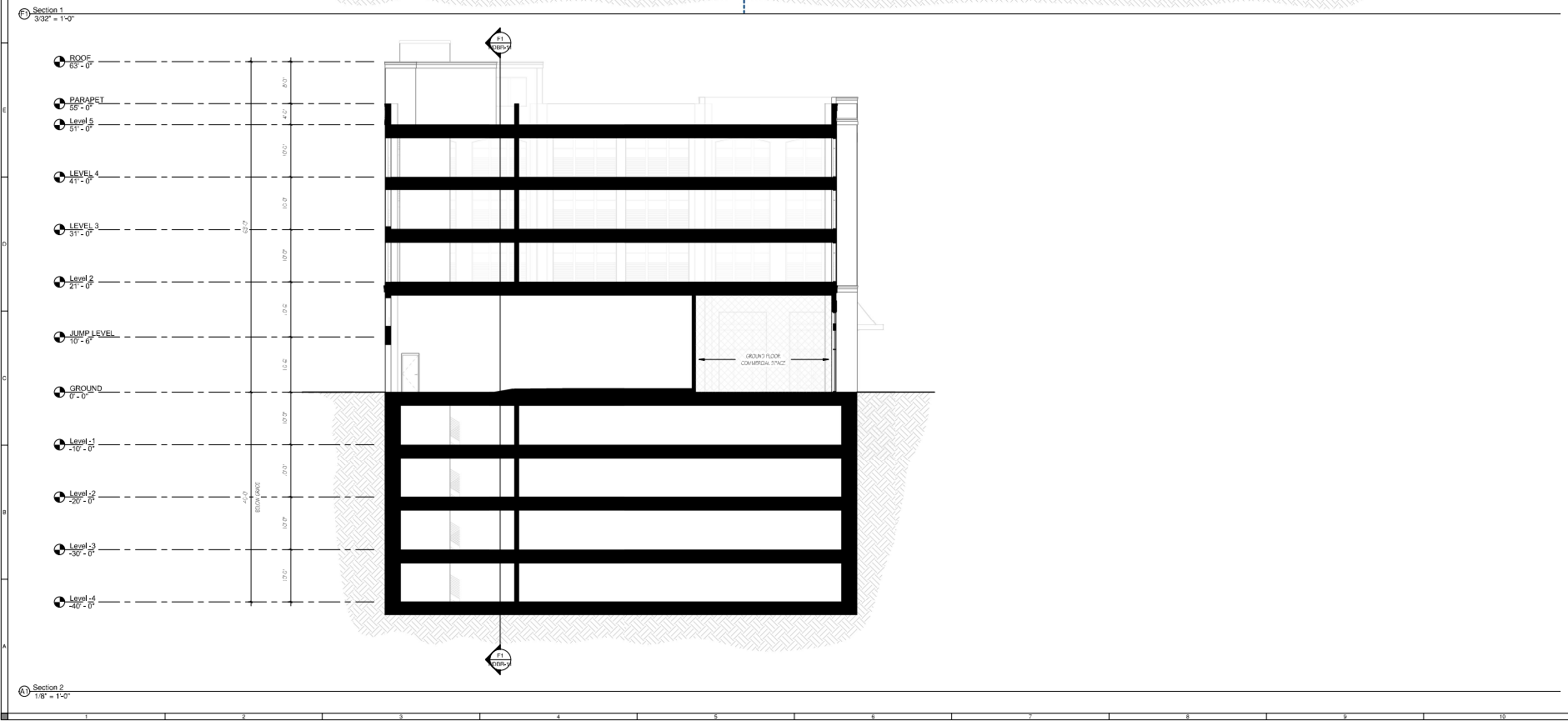
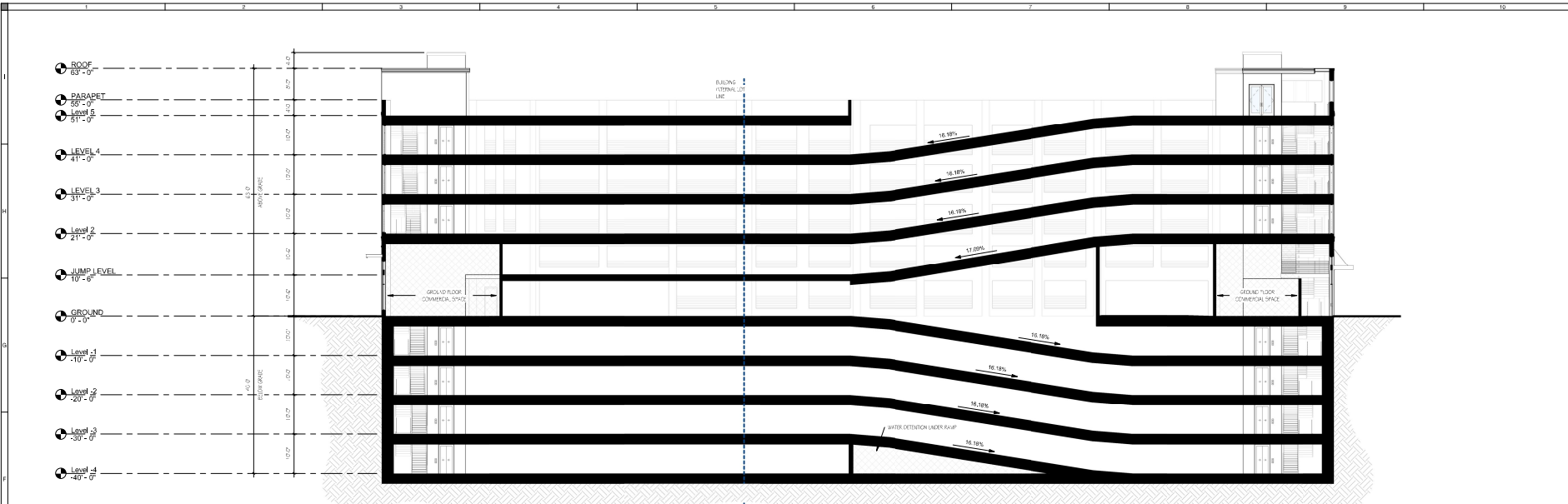
REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE
06/16/22

CURRENT DRAWING STATUS
HDBR PART I

HDBR-10



CONCEPTUAL PARKING GARAGE
 AT
 OPTION 3 (ONE WAY PARKING AND TWO WAY PARKING W/ JUMP RAMP)
 BUILDING SECTIONS

ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, ASHRAE, AND OTHER RELEVANT CODES AND STANDARDS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.

JOB NUMBER
2204

CONTRACT DATE
N/A

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE
06/16/22

CURRENT DRAWING STATUS
HDBR PART I

HDBR-11

BELOW GRADE (-1 THROUGH -4)

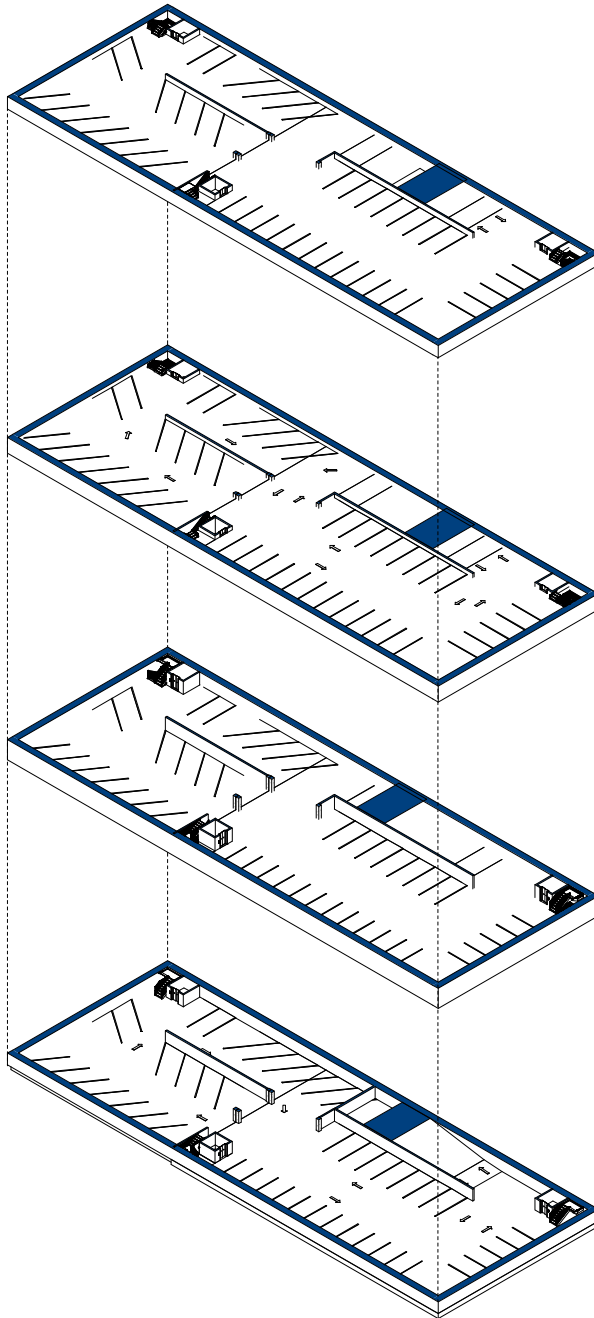
ABOVE GRADE (GROUND THROUGH 5)

LEVEL -1

LEVEL -2

LEVEL -3

LEVEL -4



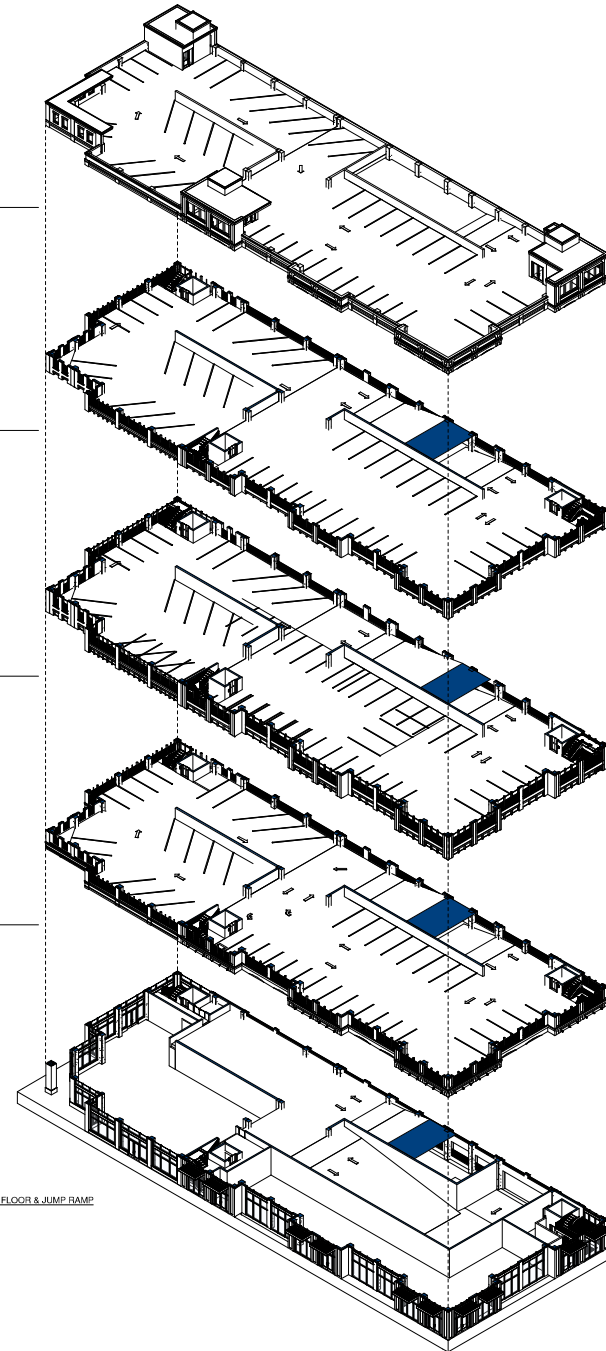
LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

GROUND FLOOR & JUMP RAMP



Job Number: 2204

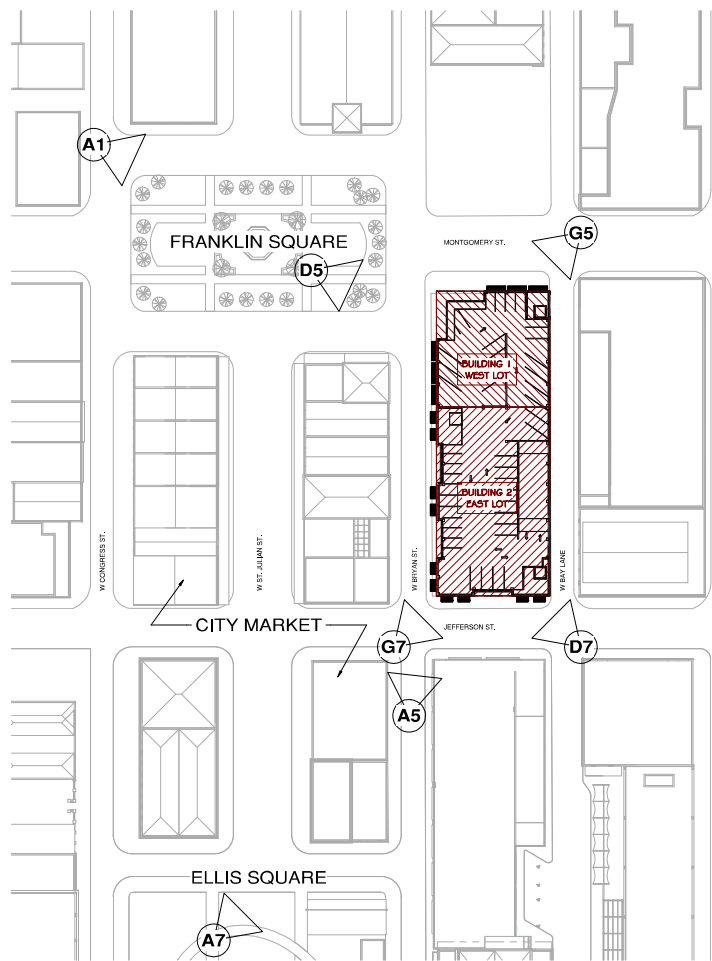
Contract Date: N/A

Revisions: N/A

NO.	DESCRIPTION	DATE

Issue Date: 06/16/22

Current Drawing Status: HDBR PART I



05 MONTGOMERY STREET, LOOKING SOUTH



06 WEST BRYAN/JEFFERSON STREET, LOOKING NORTH



08 FRANKLIN SQUARE, LOOKING NORTH



07 WEST BRYAN/JEFFERSON STREET, LOOKING SOUTH

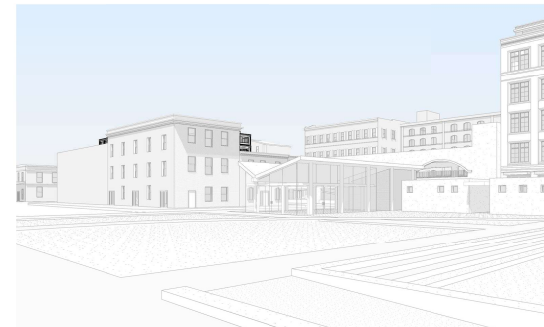
04 SITE KEY PLAN - DIGITAL MODEL VIEWS
1" = 40'-0"



09 MONTGOMERY/WEST CONGRESS



10 WEST BRYAN TO FRANKLIN SQ



11 VIEW FROM ELLIS SQUARE

City of Savannah
111 West Bay Street
Savannah, Georgia 31401
313.426.1111

JOB NUMBER
2204

CONTRACT DATE
N/A

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE
06/16/2022

CURRENT DRAWING STATUS
HDBR PART I

HDBR-13