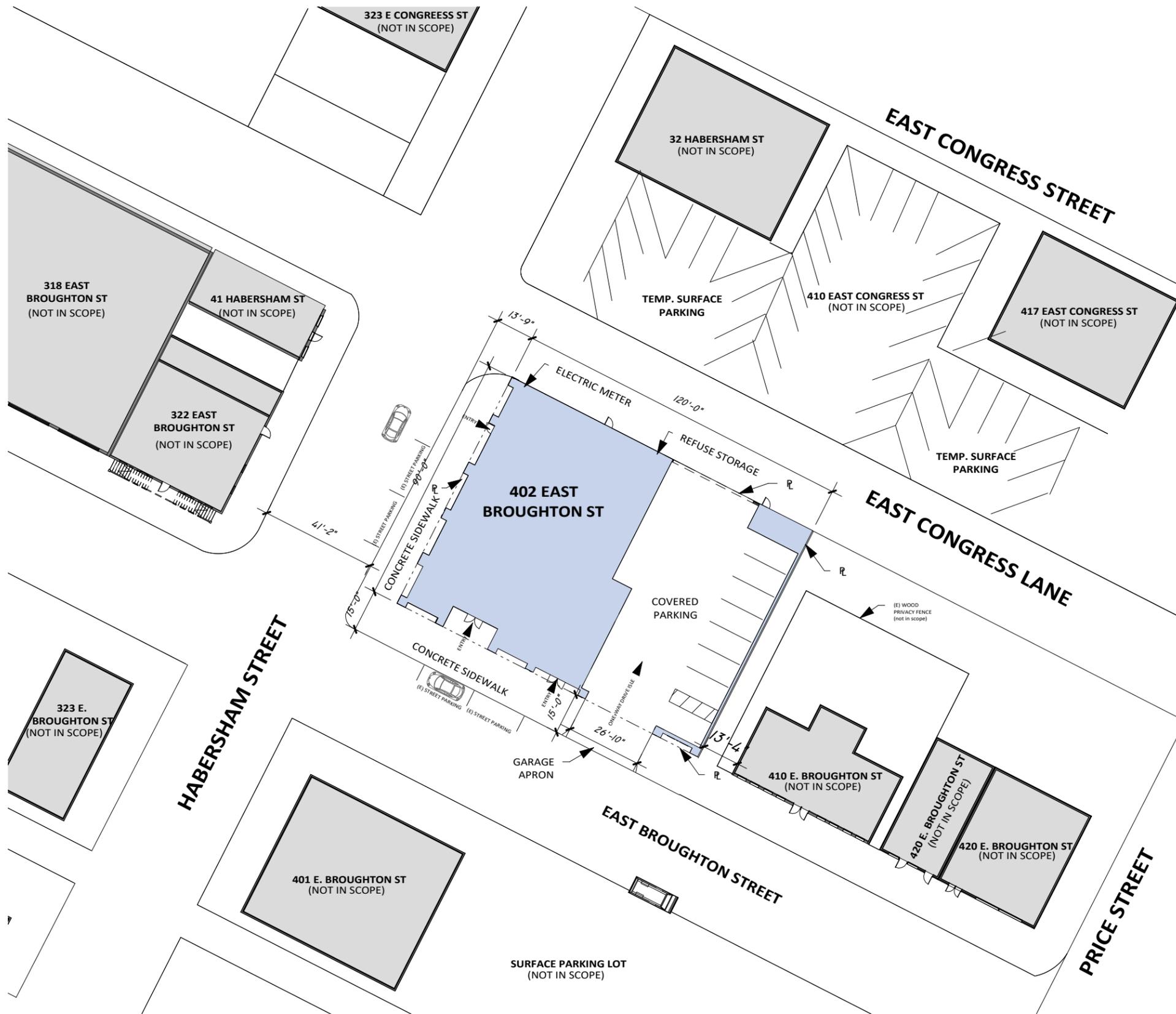




CORNER OF HABERSHAM AND BROUGHTON STREET - LOOKING NORTHEAST

402 East Broughton Project Description

The project at 402 West Broughton consists of a new Neo-Classical office structure anchoring the northeast corner of East Broughton and Habersham Streets. The proposed building will replace the former Southern Motors downtown location which has remained relatively vacant for several years. The 6,050 square foot ground floor will be comprised of a local bank, a lobby for the upstairs office space and a covered parking area with a drive through. The “base” two stories of the structure will be clad in stone/cast stone with recessed storefronts and metal canopies over the entrances. The 10,434 square foot second floor incorporates the same recesses and offsets as the first floor with a floor height that reads slightly less than the ground floor. The 9,983 square foot third floor will be clad in brick, set back from the lower façade 3 feet to help with scale and proportion and will have a smaller cornice than below. The partial upper story houses a small multi-purpose space and roof terrace with two access stairs, the elevator rounding out the enclosed square footage.



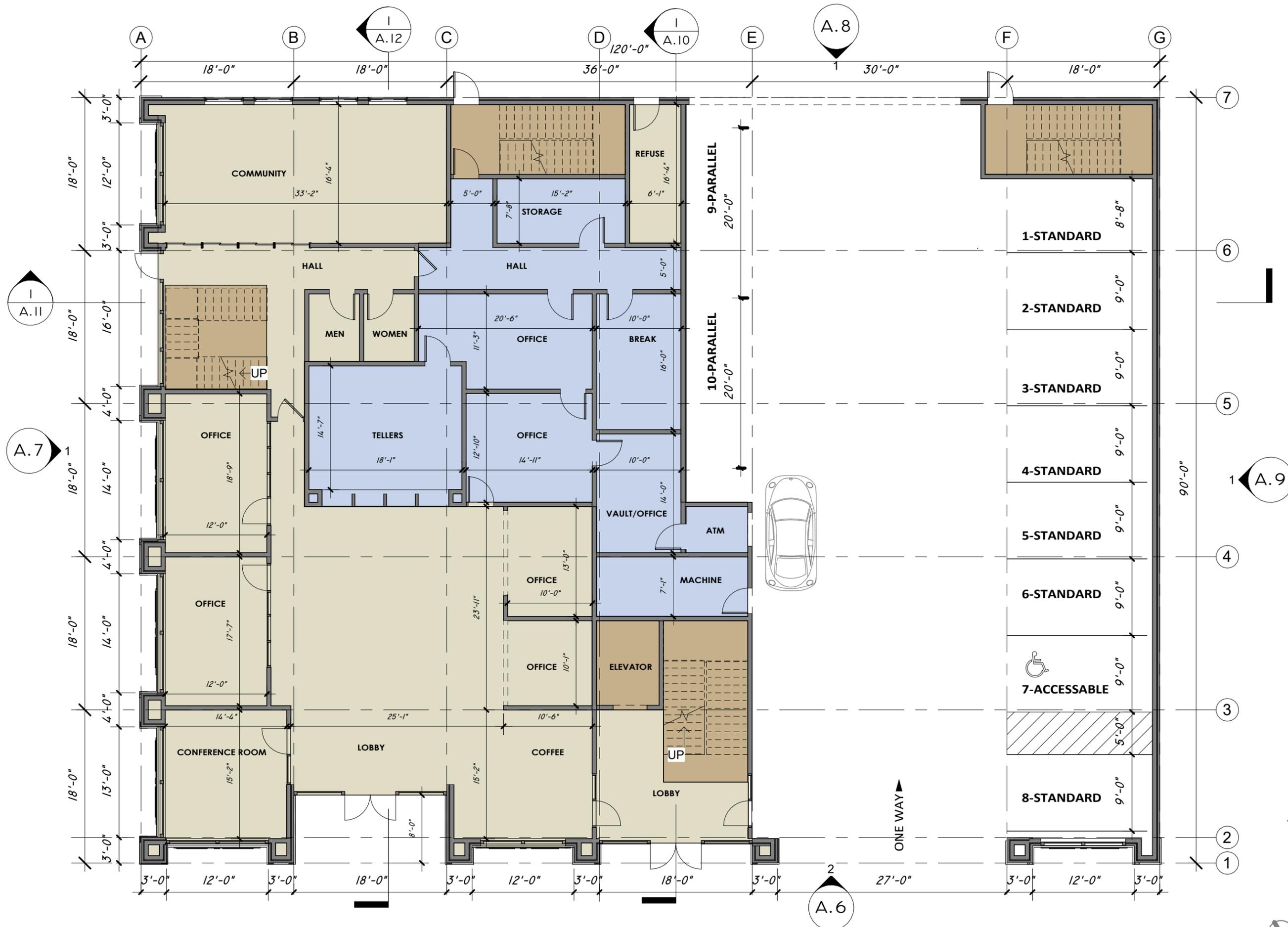
corner of Habersham and Broughton looking northeast

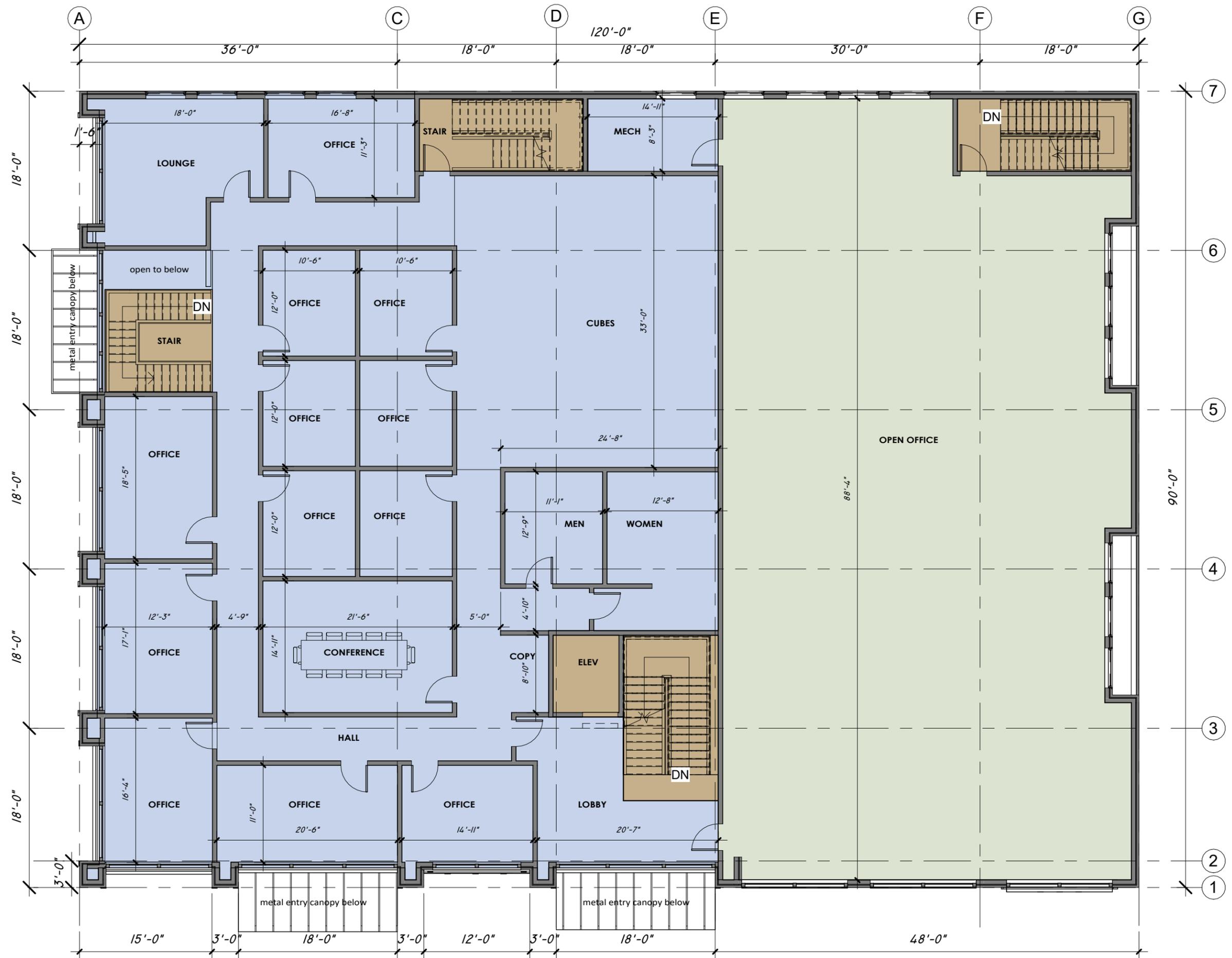
PROJECT INFORMATION

Owner:	QUEENSBOROUGH BANK
Name of Project:	QUEENSBOROUGH BANK
Address:	402 EAST BROUGHTON, SAVANNAH, GA 31401
Property PIN #:	20004 42012
Bill #:	2963646
Zoning	D-CBD
Neighborhood	04500.00 - D500 DNTN MLK TO E B
Code Jurisdiction	CHATHAM COUNTY, GA
Property Class:	C3 - Commercial Lots
Legal Description:	LOTS 35 & 36 WARREN WARD
Owner/Authorized Agent:	KEVIN ROSE
Phone:	912-308-4622 Email: Kevin@rosearch.com
Type of Work:	NEW CONSTRUCTION
Proposed Use:	OFFICE BUILDING
Lot Coverage:	ALLOWED = 100%. PROVIDED = 96%.
SITE SETBACKS:	REQUIRED/ PROVIDED = NONE

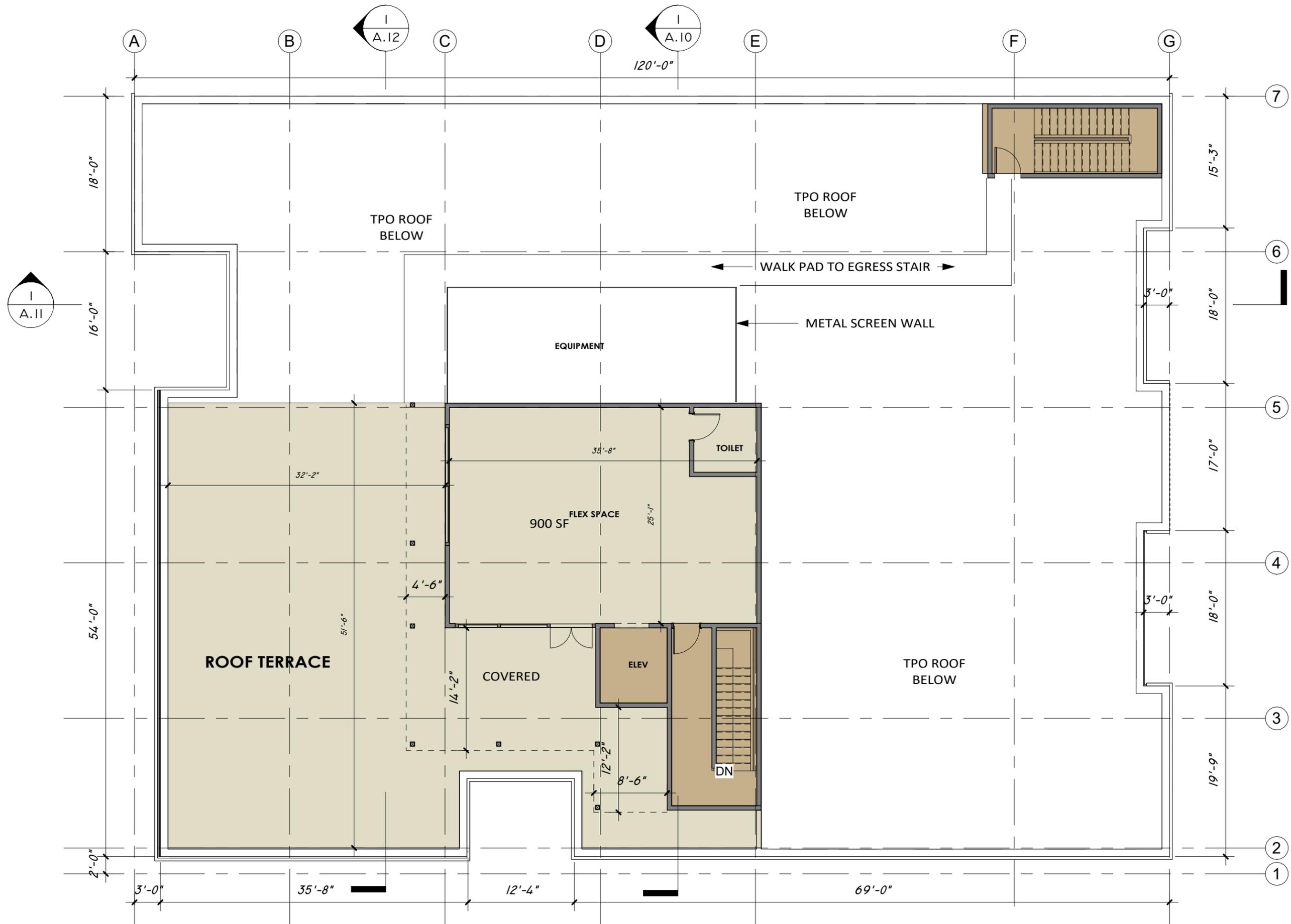
TOTAL BUILDING AREA: 33,045 SF
 LEVEL ONE - 6,050 SF
 LEVEL TWO - 10,434 SF
 LEVEL THREE - 9,983 SF
 LEVEL FOUR - 800 SF

PARKING REQUIRED - 0 SPACES
PARKING PROVIDED - 10 VEHICLE SPACES

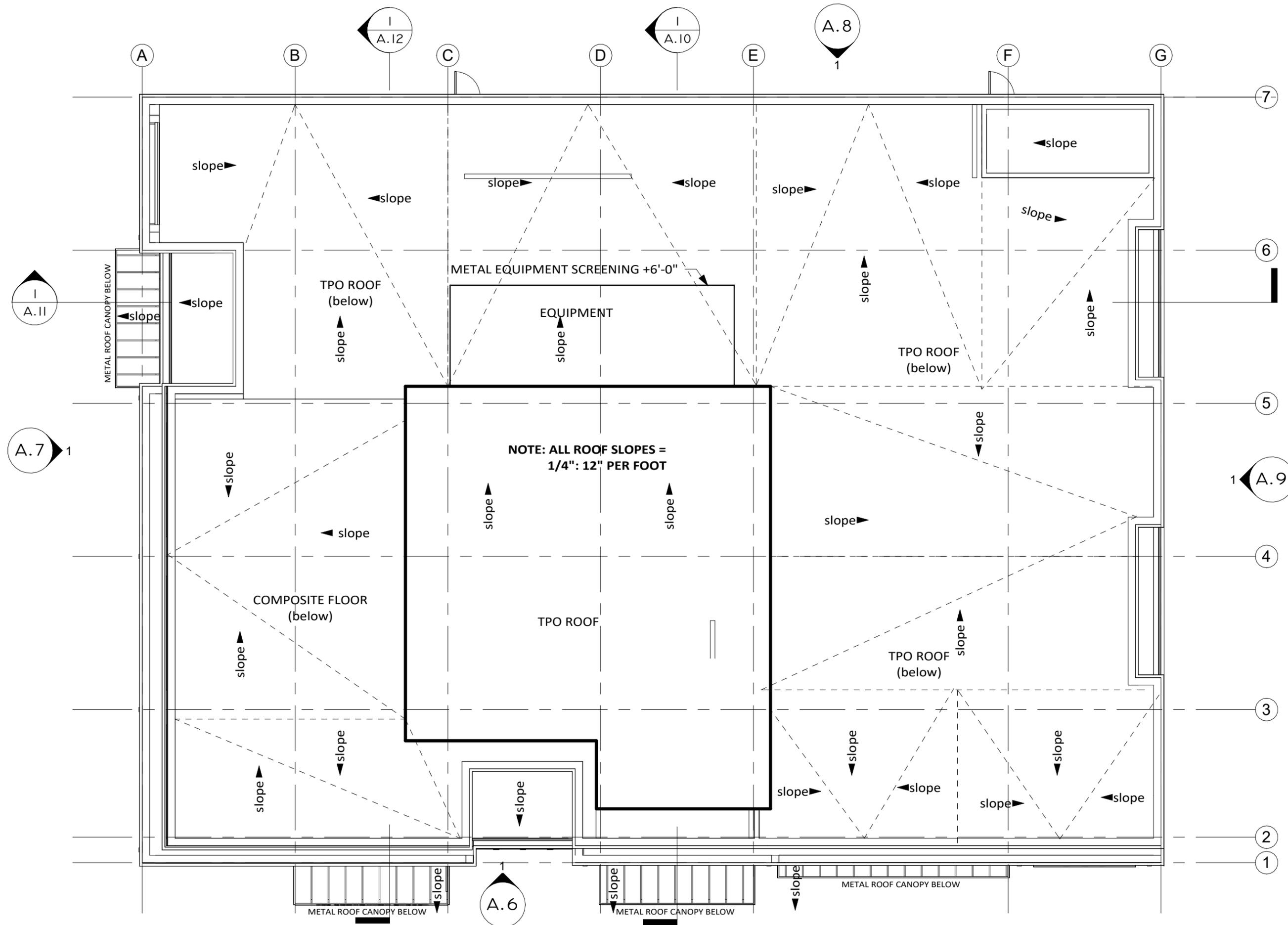


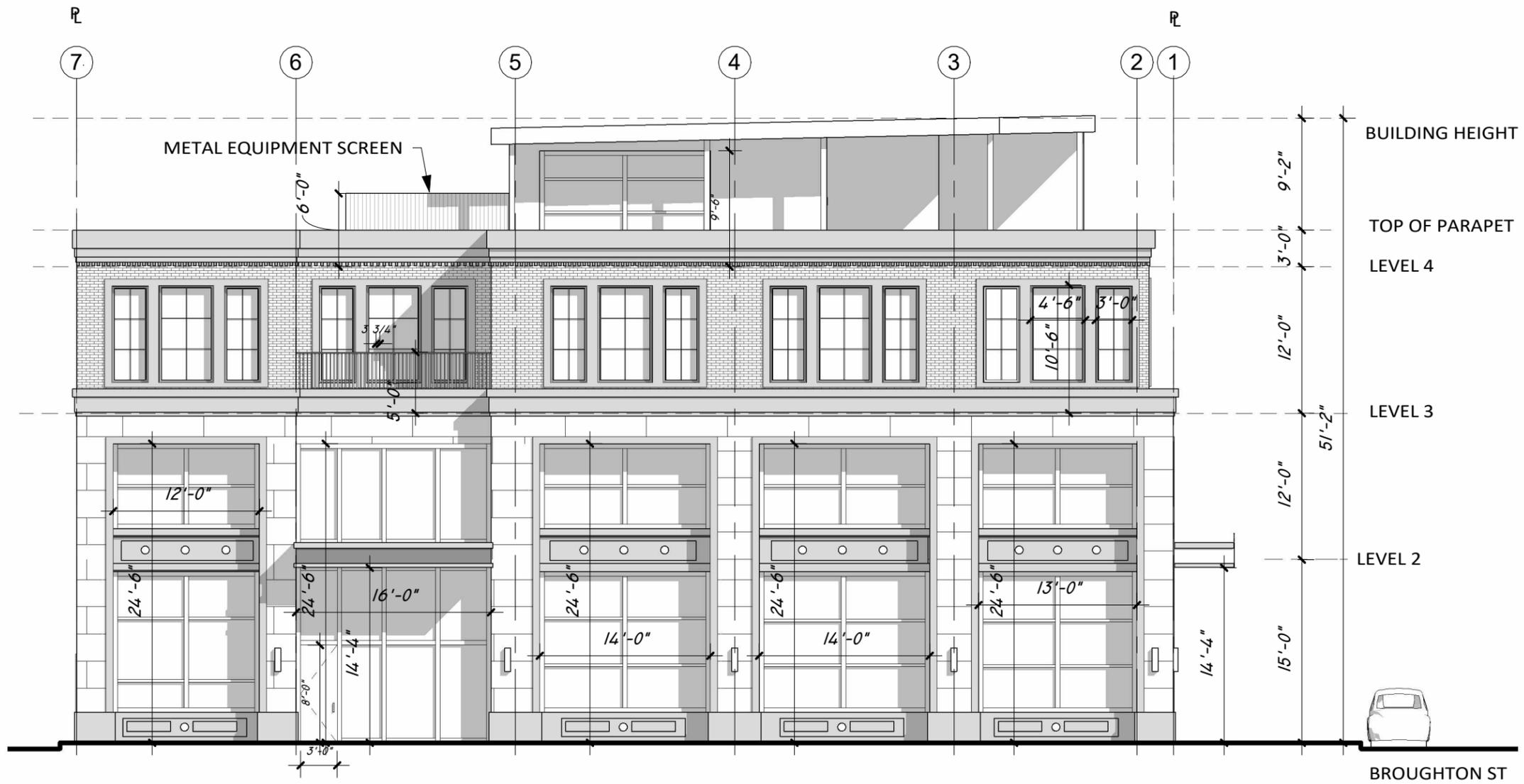




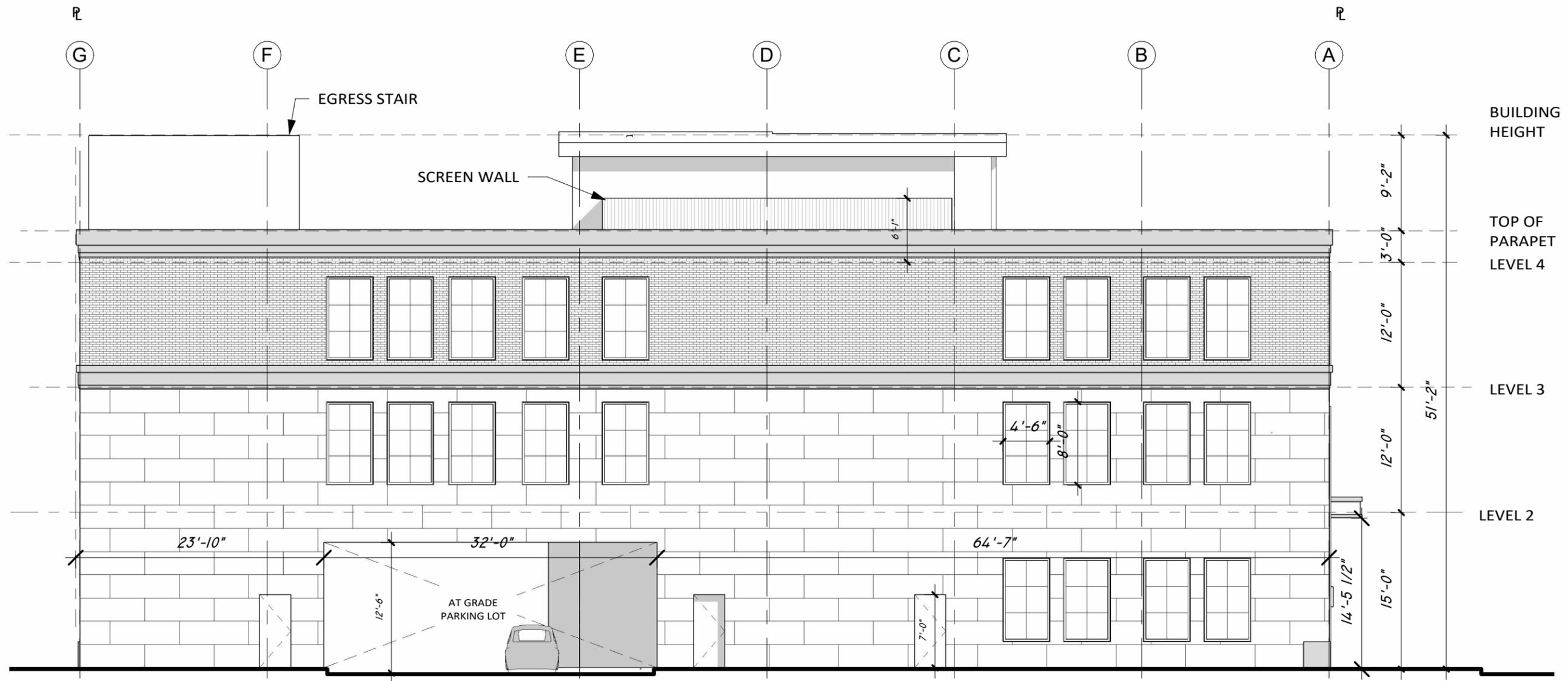


- LEGEND**
- SECURE
 - PUBLIC
 - V. CIRCULATION
 - LEASABLE

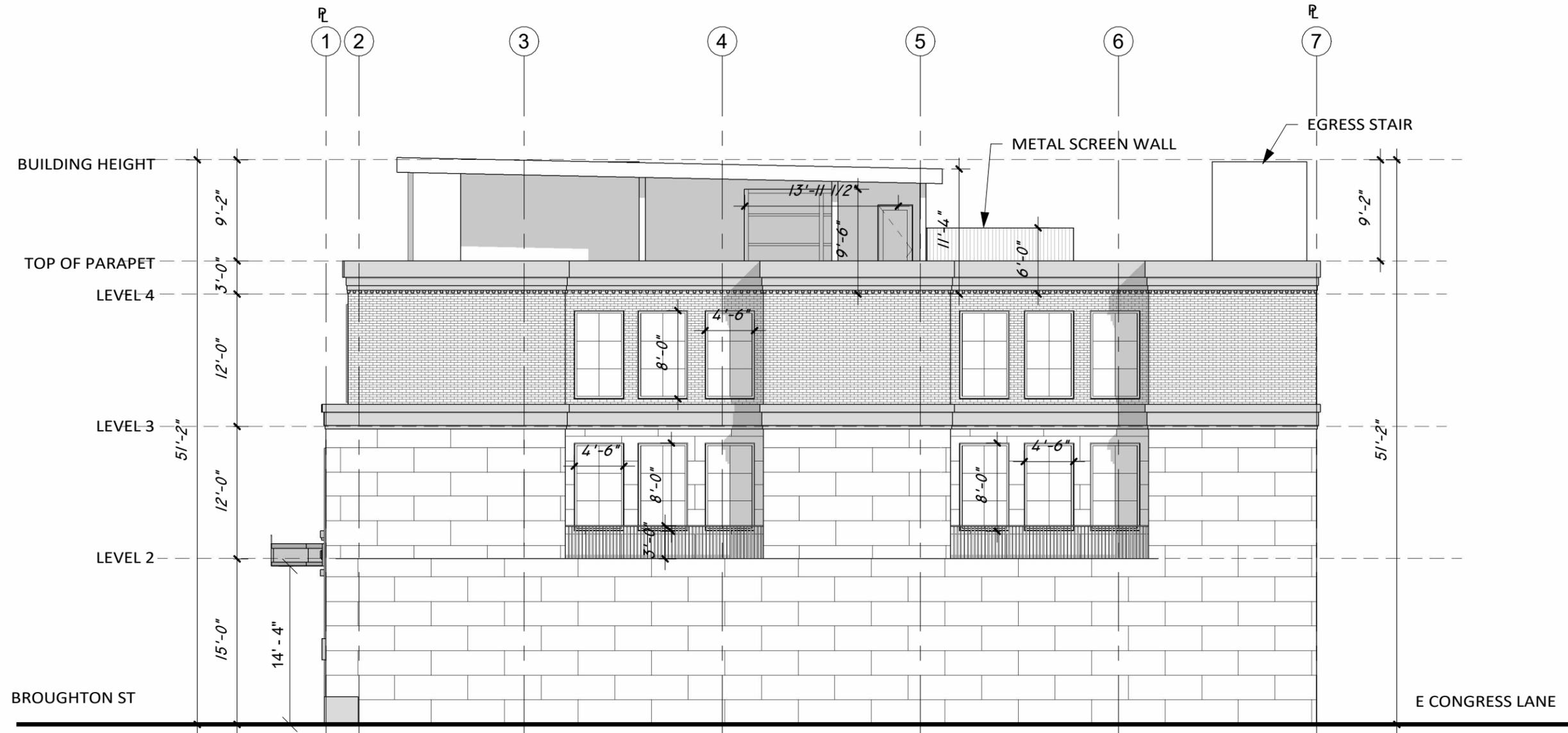




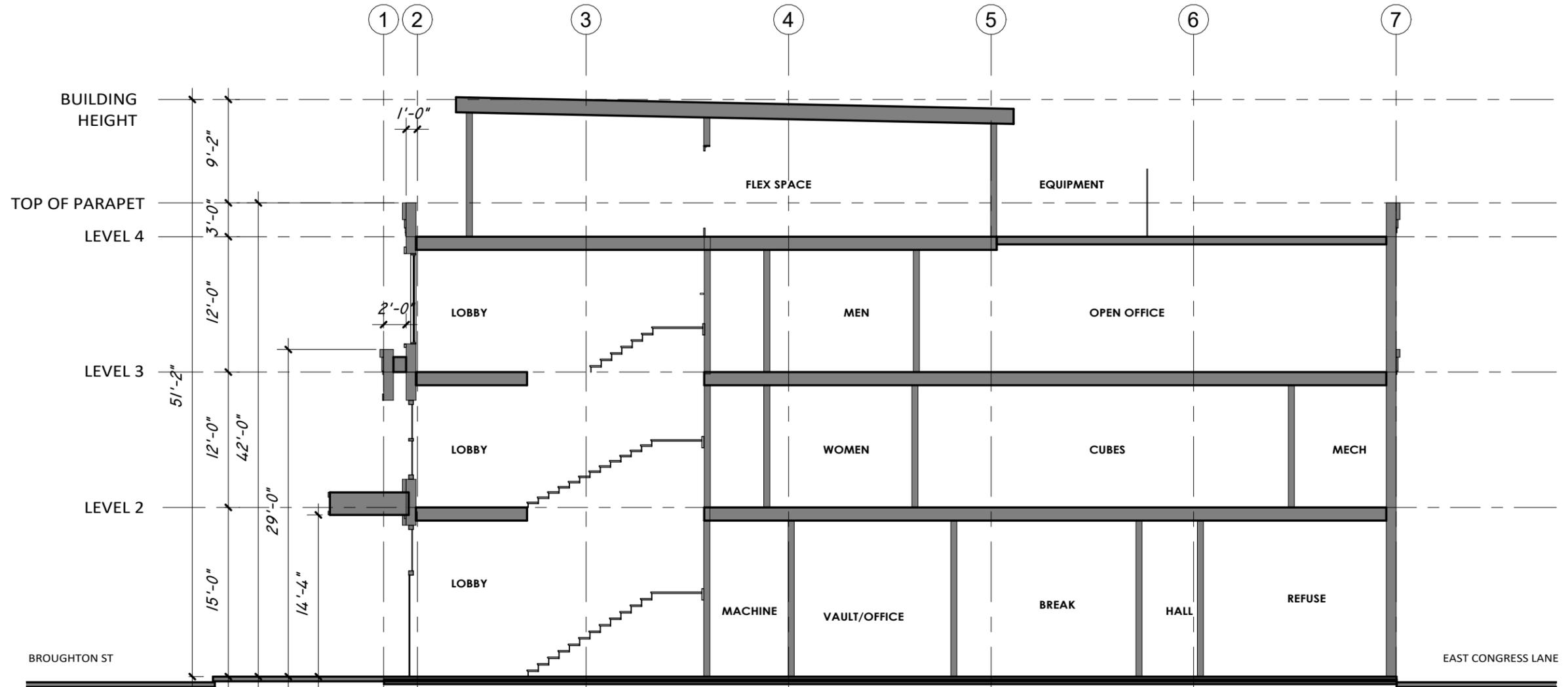
WEST ELEVATION



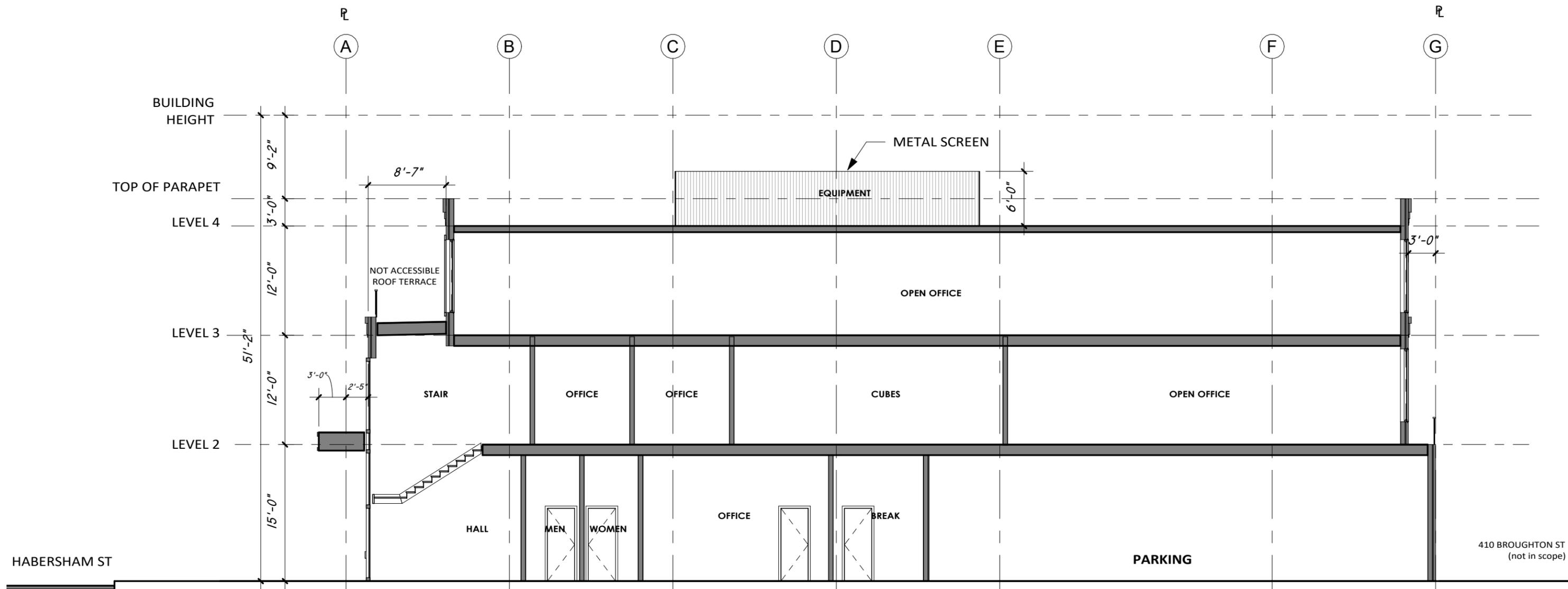
NORTH ELEVATION



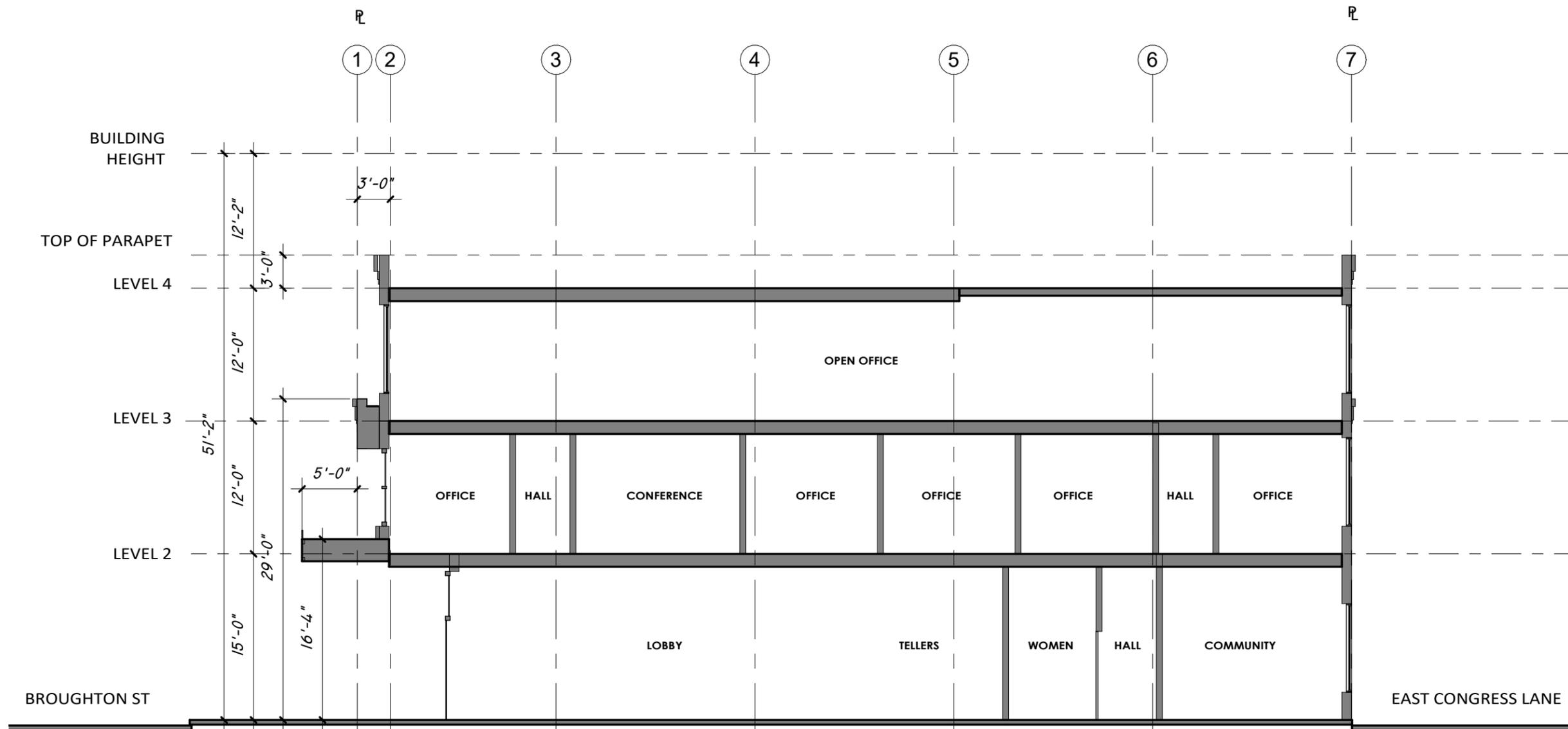
EAST ELEVATION



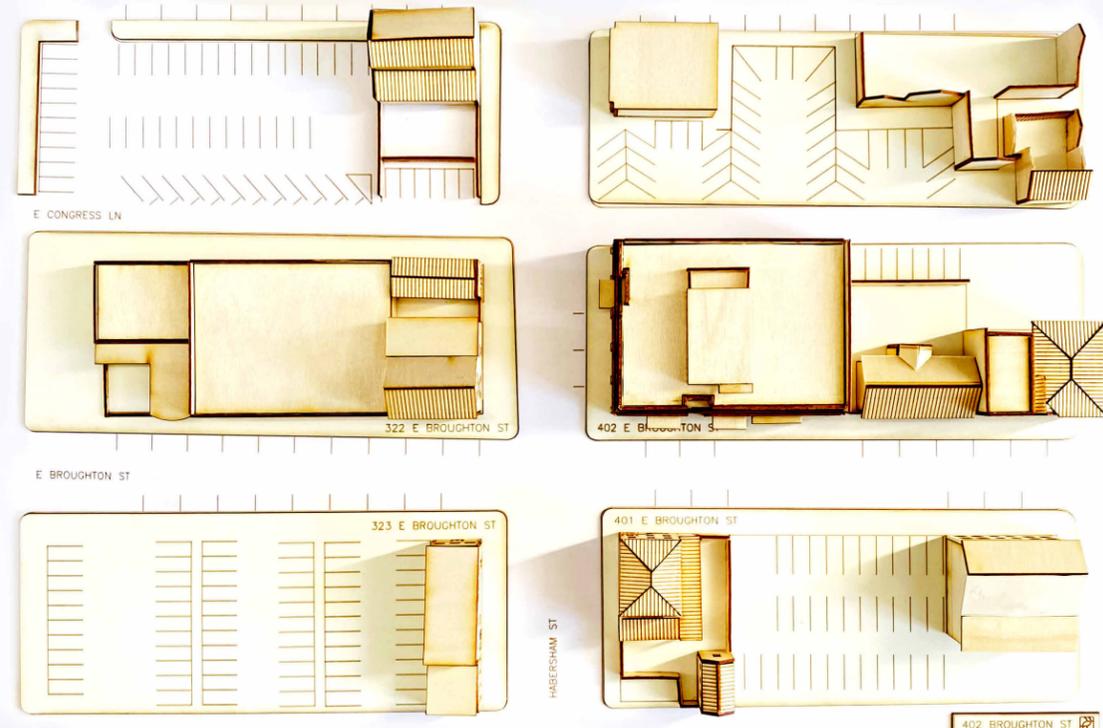
BUILDING SECTION 1



BUILDING SECTION 2



BUILDING SECTION 3



MASS MODEL - SCALE 1" = 30' 



PRICE AT BROUGHTON (looking west)



BROUGHTON AT HABERSHAM (looking east)



HABERSHAM AT BROUGHTON (looking north)



318 E. BROUGHTON ST



322 E. BROUGHTON ST

322 E. BROUGHTON ST



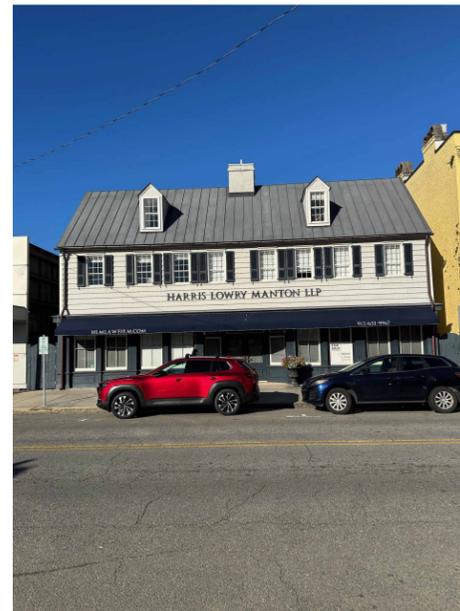
322 E. BROUGHTON ST at Habersham



319 E CONGRESS LN at Habersham



402 E. BROUGHTON ST



410 E. BROUGHTON ST



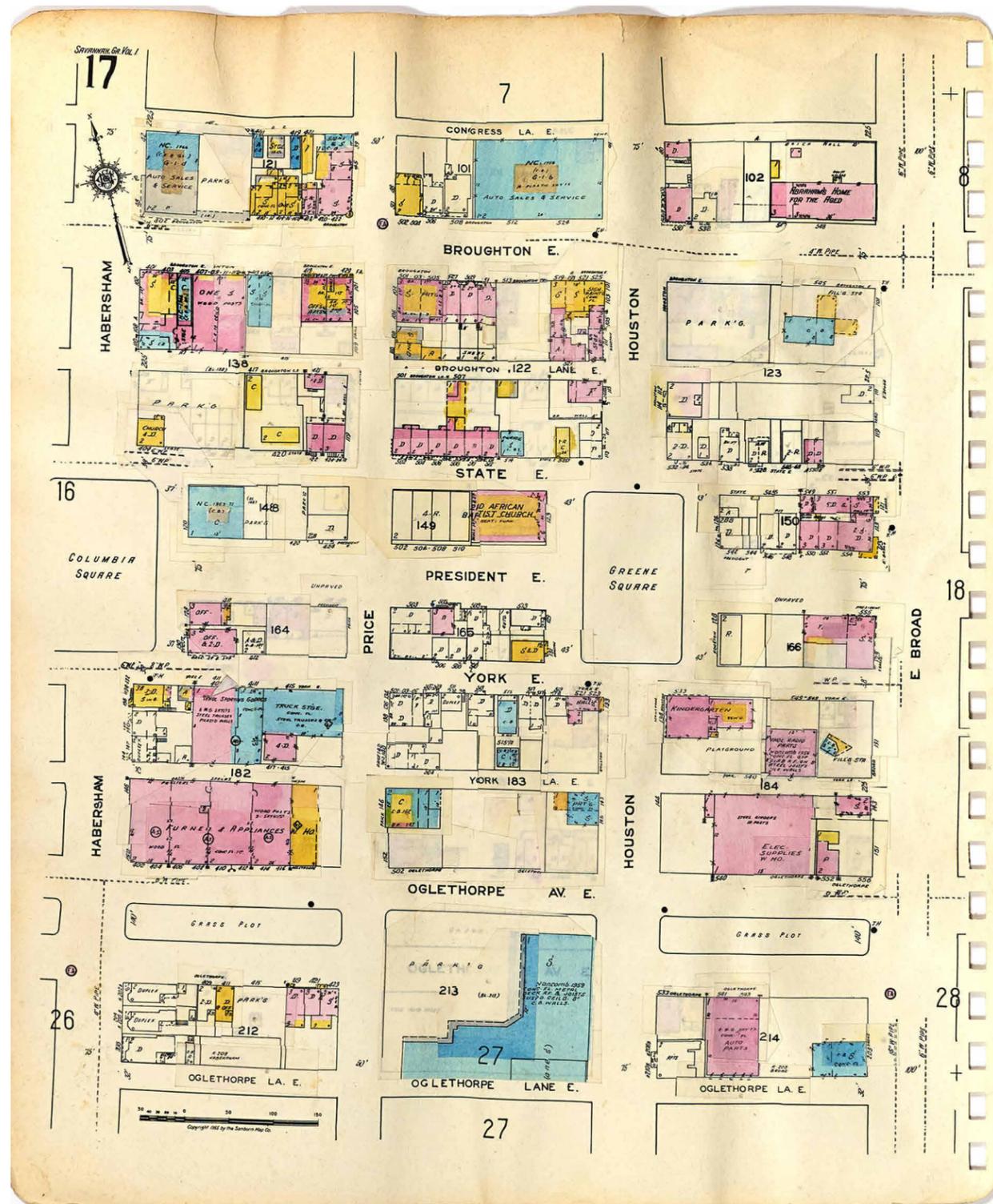
420 E. BROUGHTON ST



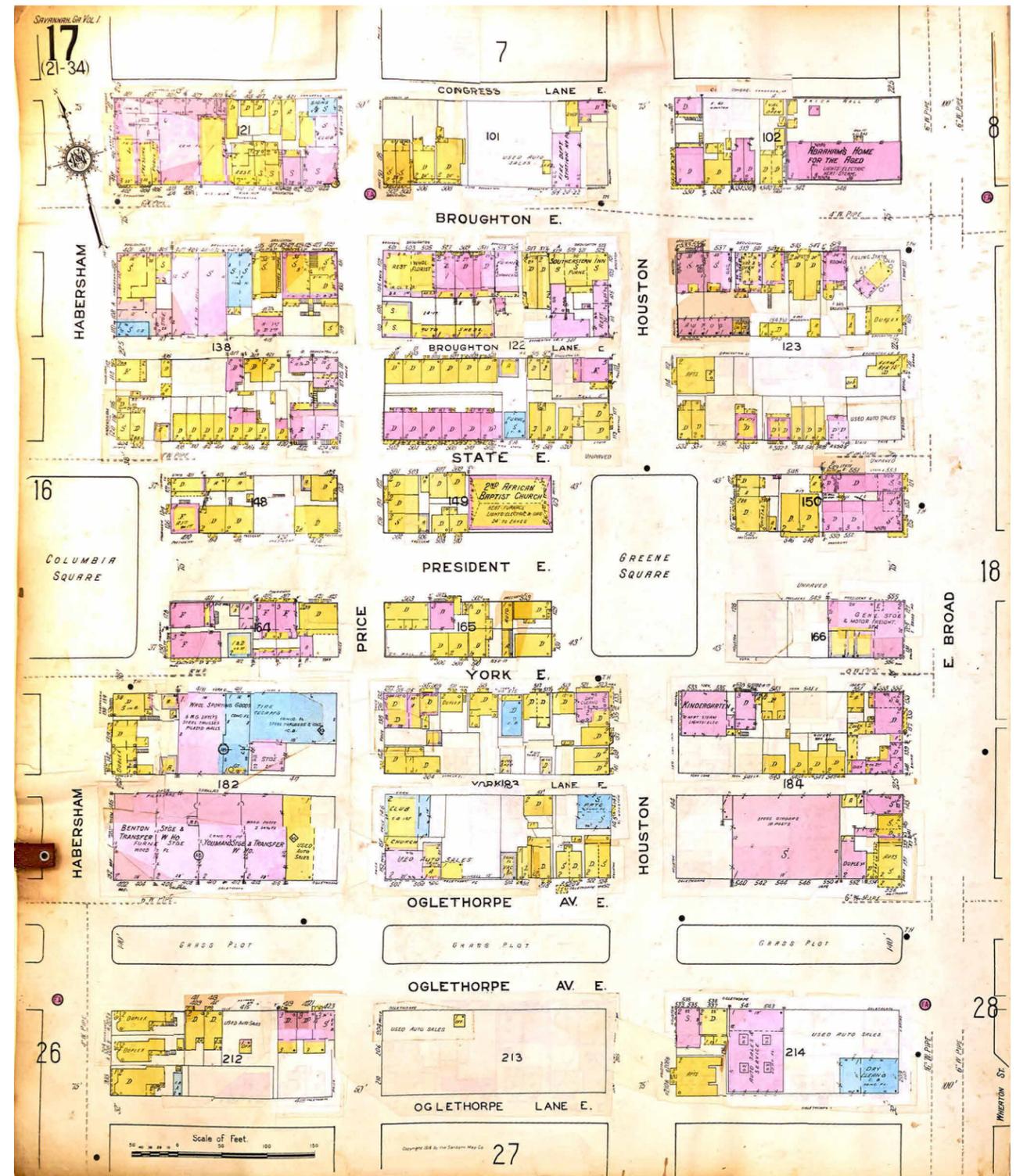
401 E. BROUGHTON ST



401 E. BROUGHTON ST - looking west



SANBORN MAP 1955



SANBORN MAP 2016

Sec. 7.8 Savannah Downtown Historic Overlay District

7.8.9 Visual Compatibility Criteria

To maintain the special character of the Savannah Downtown Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

Height

New construction shall be permitted to build to the number of stories as shown on the "Savannah Downtown Historic District Height Map," referred to herein as "Height Map," (Fig. 7.8-4; see Sec. 7.8.9.b. Height) and the overall height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

Proportion of front façade

The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.

Proportion of openings

The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

Rhythm of solids to voids in front facades

The relationship of solids to voids in the facades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which it is visually related.

Rhythm of structures on streets

The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.

Rhythm of entrance and/or porch projection

The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.

Relationship of materials, texture and color

The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominant materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.

Roof shapes

The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

Walls of continuity

Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.

Scale of a building

The mass of a building or structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing buildings and structures to which the structure is visually related.

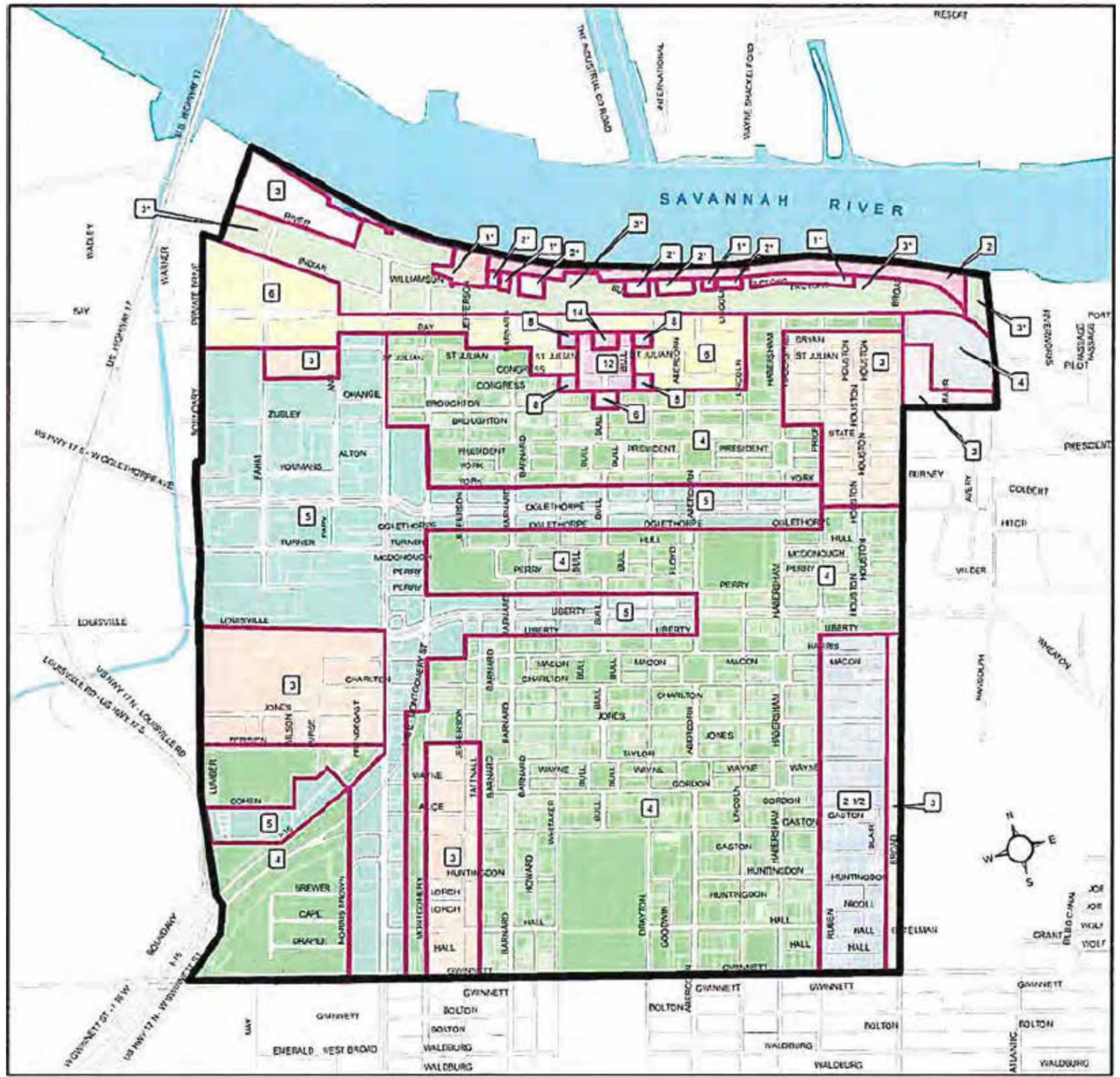
Signs

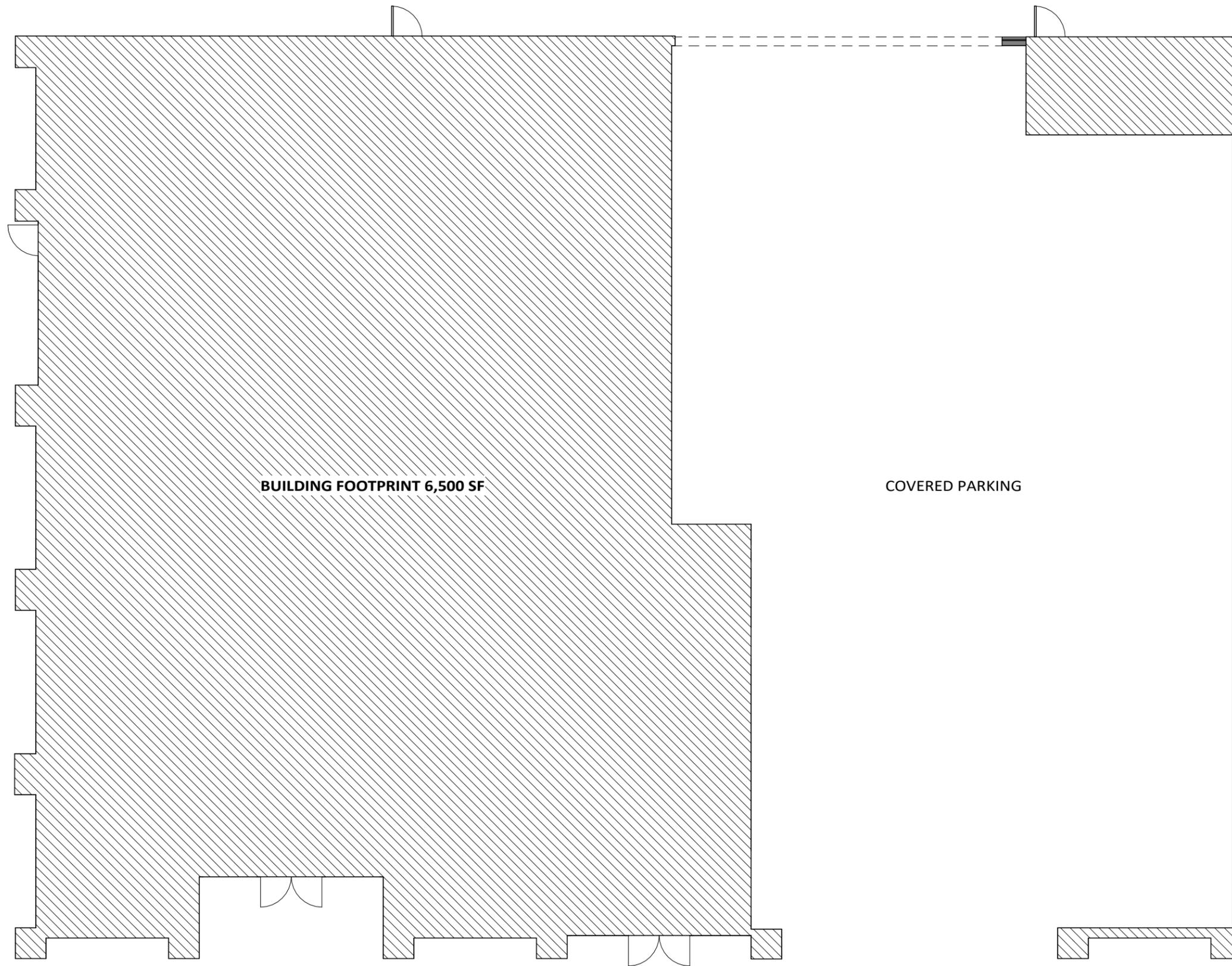
Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

Directional expression of front elevation

A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or non-directional character.

Commentary: Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to the building 's front façade. For example, a skyscraper would have a vertical character and a one-story ranch house would have a horizontal character.





BUILDING FOOTPRINT 6,500 SF

COVERED PARKING