

OGLETHORPE BOUTIQUE HOTEL & RESIDENCES

20-24 East Oglethorpe Ave | Savannah, GA 31401



La₂ LYNCH
associates
architects

SCHEMATIC DESIGN

09.12.2024



SCALE: 1" = 40'-0"



EXISTING PHOTOS OF 20-24 E OGLETHORPE AVENUE



25 E YORK STREET



208 BULL STREET



144 DRAYTON STREET



14-18 E OGLETHORPE AVENUE (NORTH)

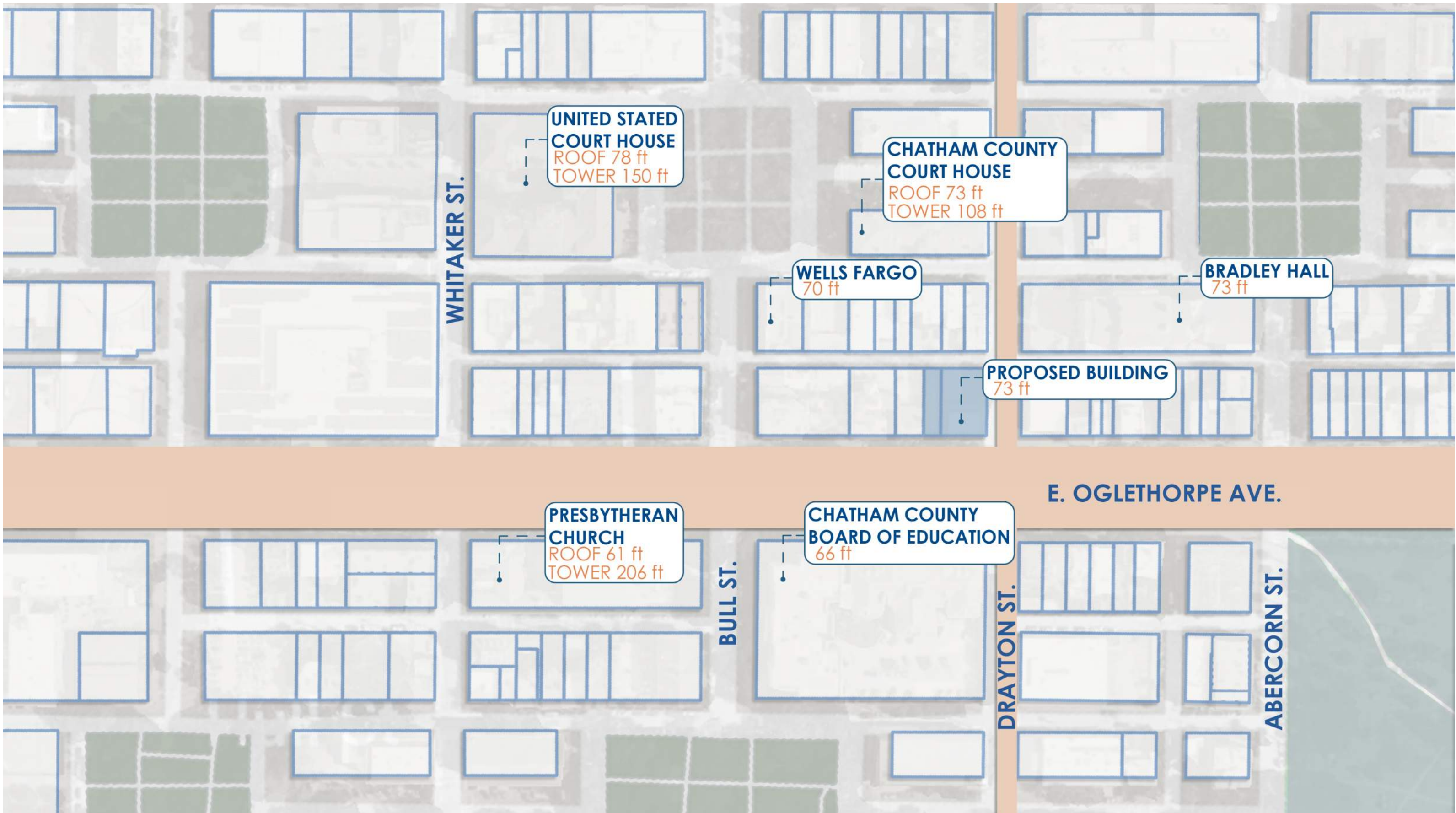


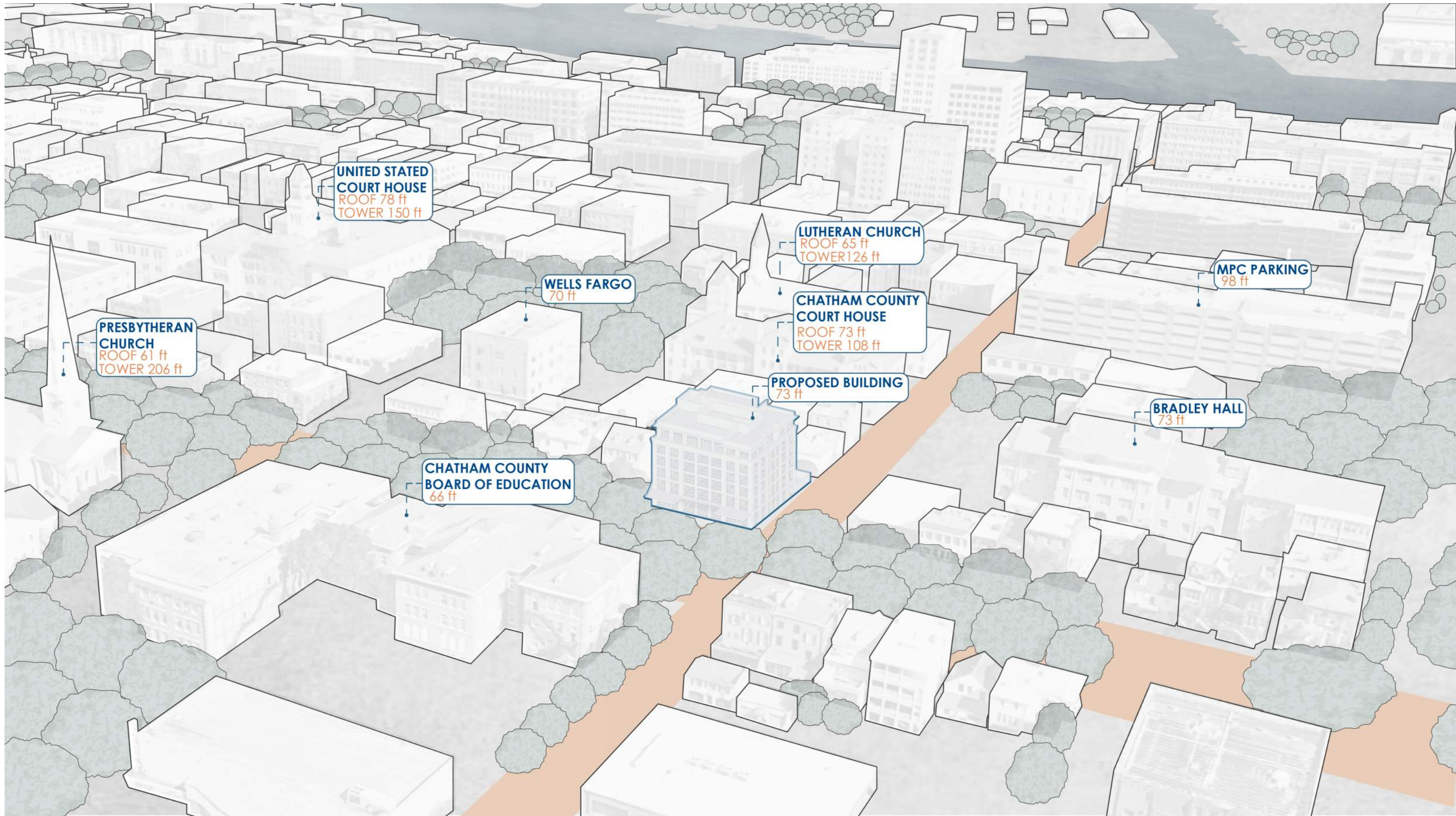
14-18 E OGLETHORPE AVENUE (SOUTH)



115 E YORK STREET

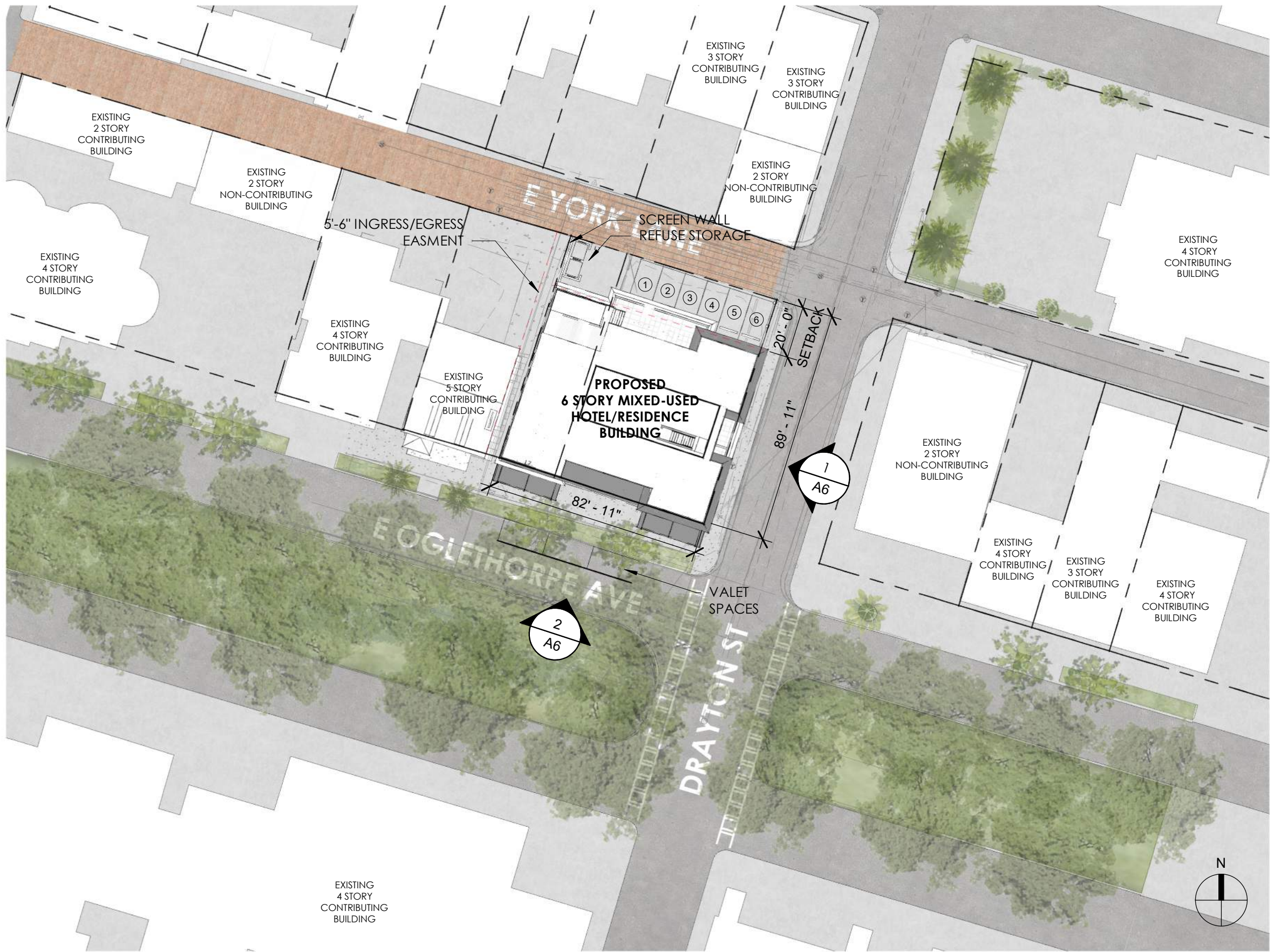
SCALE:





SITE ANALYSIS

OGLETHORPE BOUTIQUE HOTEL & RESIDENCES
20-24 East Oglethorpe Ave | Savannah, GA 31401



PROJECT INFORMATION

BUILDING INFORMATION

ZONING	DN-1
TOTAL LOT AREA	7,425 SF
LOT COVERAGE	74%
PERMITTED BUILDING AREA	5,569 SF
PROPOSED BUILDING AREA	5,530 SF

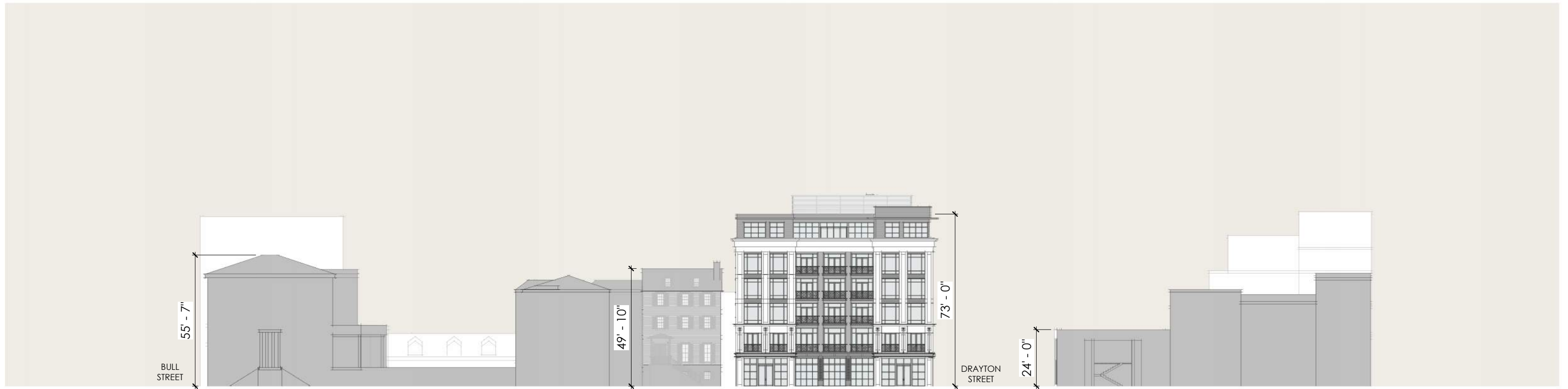
PARKING DATA

PARKING SPACES REQUIRED	0
PARKING SPACES PROVIDED	6 - ON SITE 3- VALET

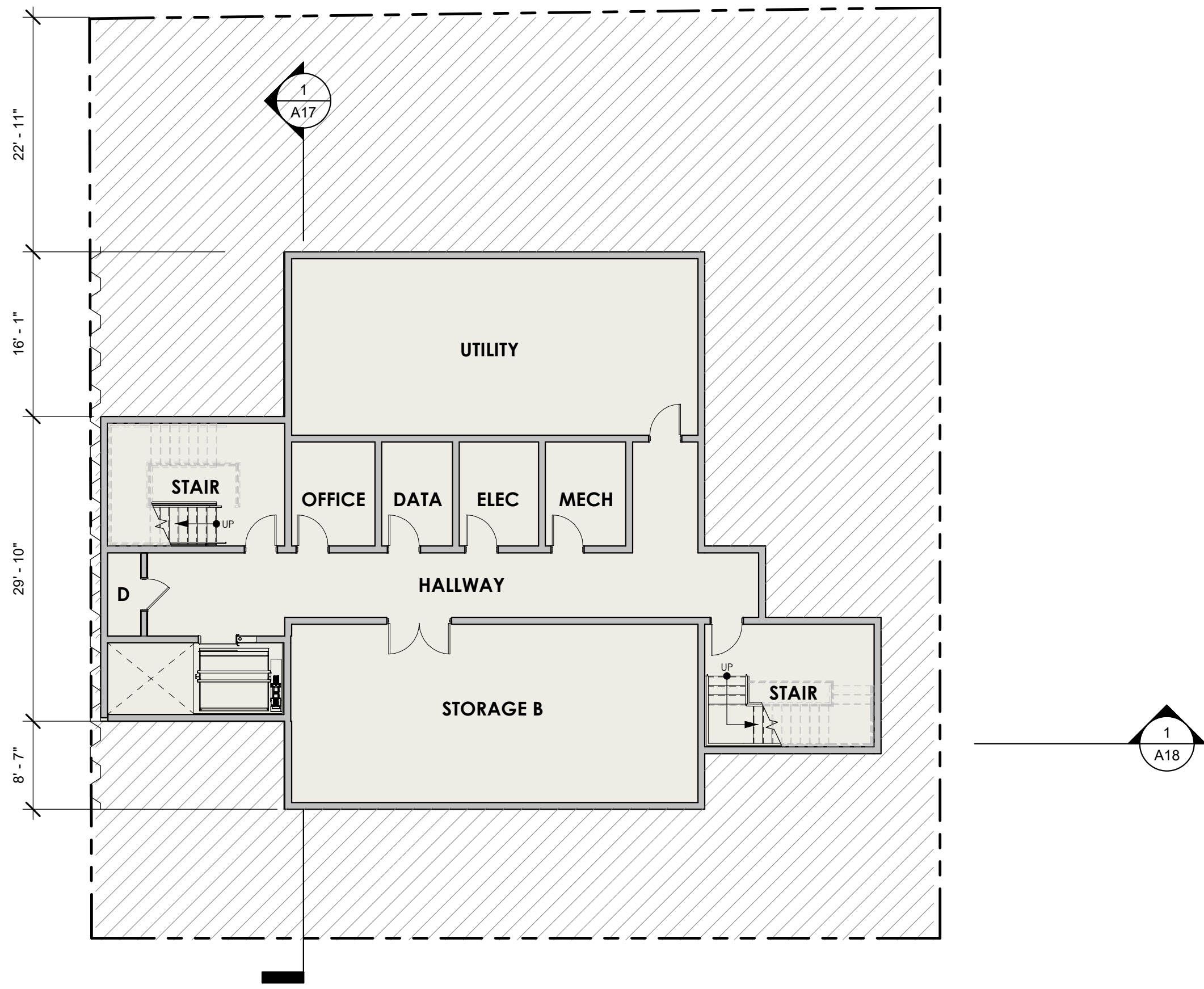
GROSS BUILDING AREA

BASEMENT FLOOR	3,200 SF
FIRST FLOOR	5,530 SF
SECOND FLOOR	5,491 SF
THIRD FLOOR	5,491 SF
FOURTH FLOOR	5,491 SF
FIFTH FLOOR	5,491 SF
SIXTH FLOOR	5,887 SF
TOTAL	36,581 SF

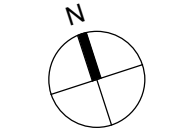
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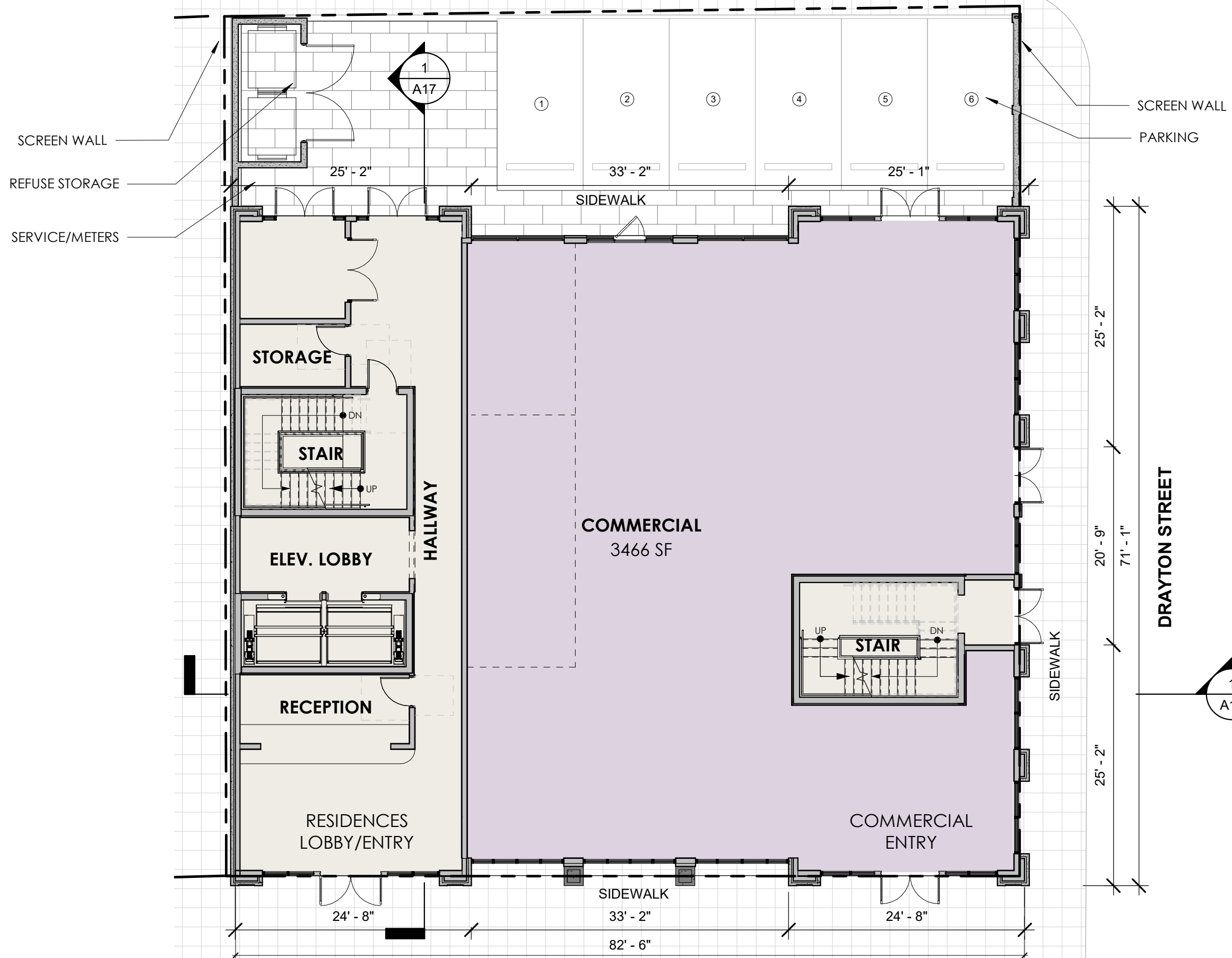


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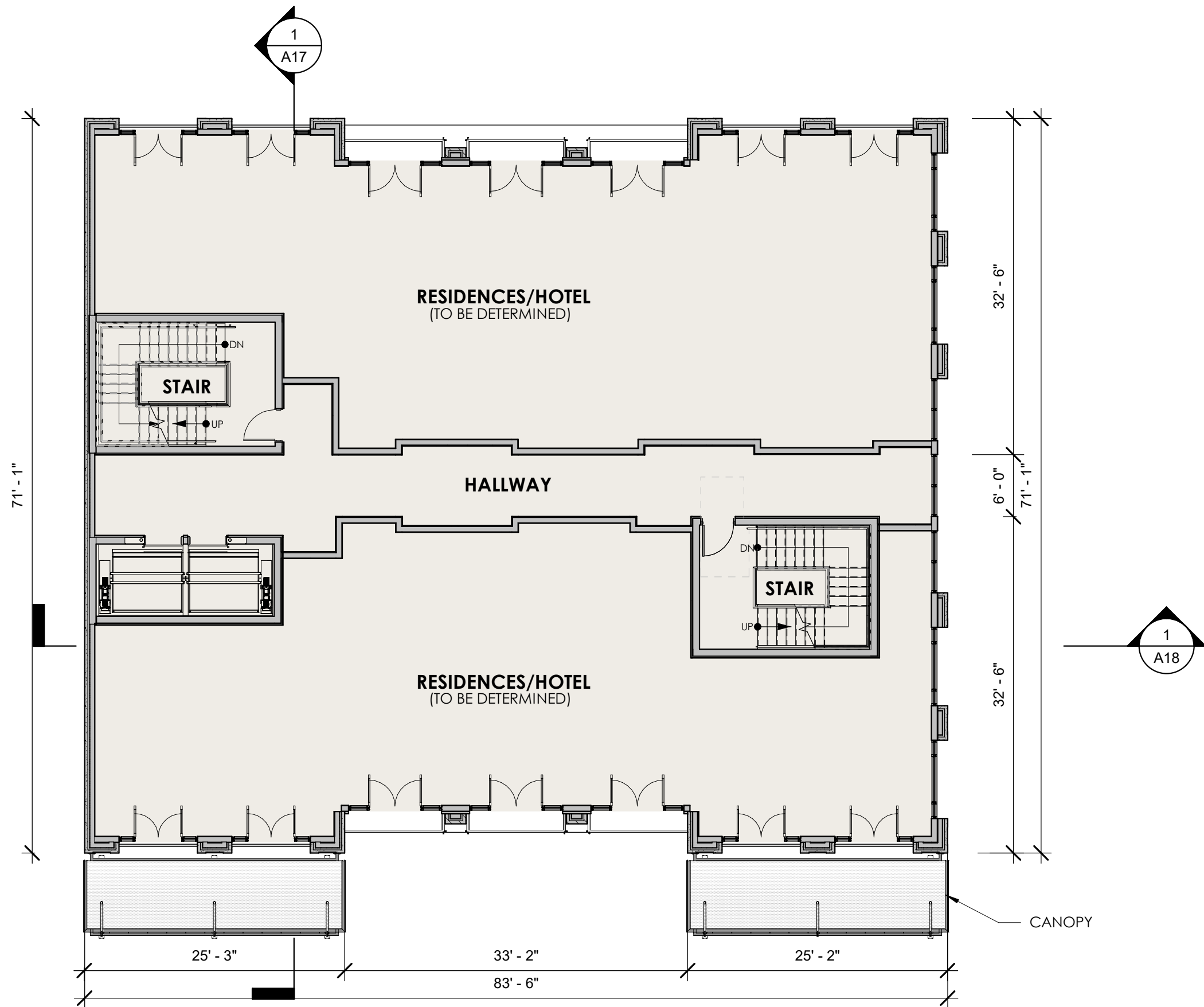


SCALE: 3/32" = 1'-0"

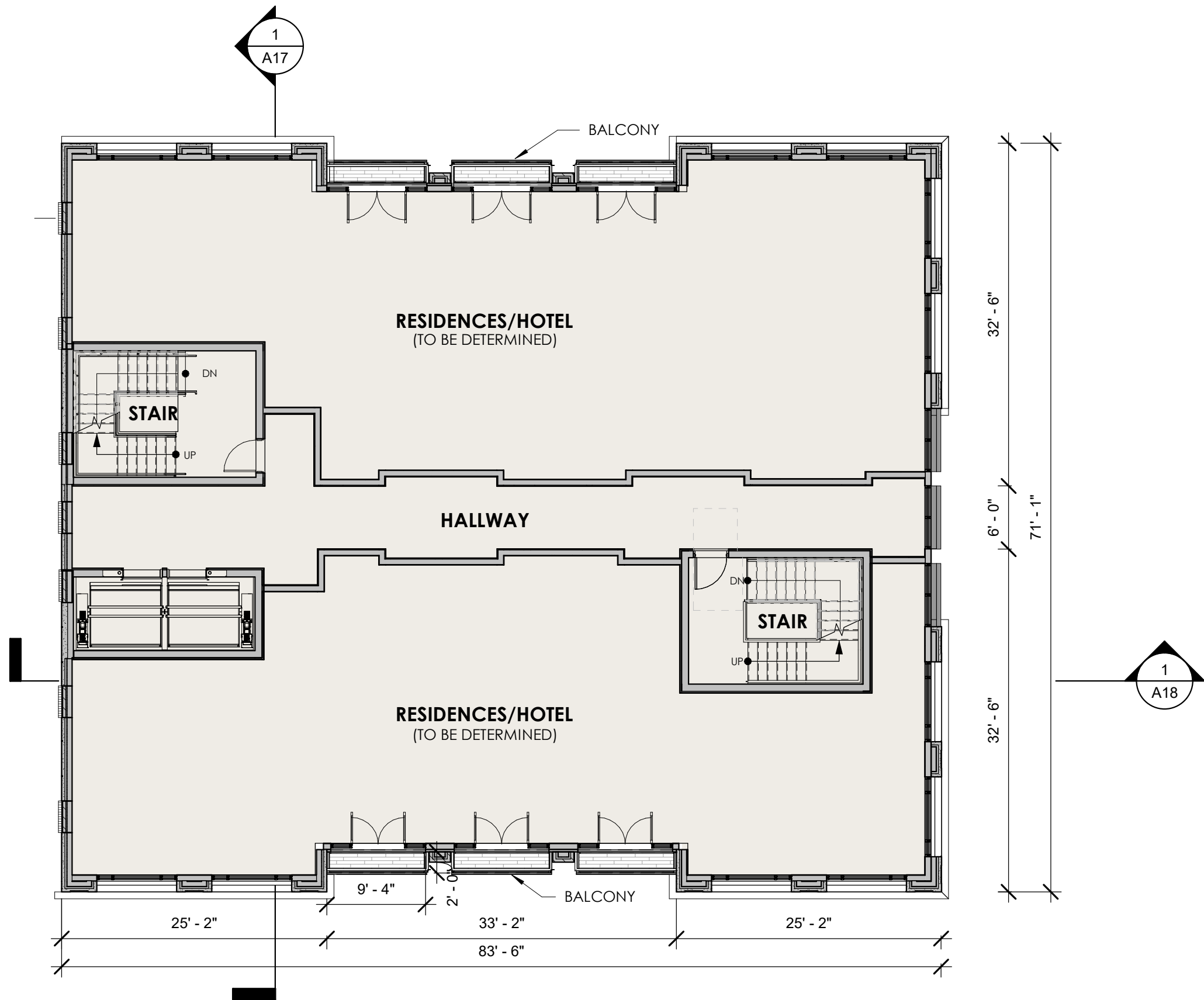




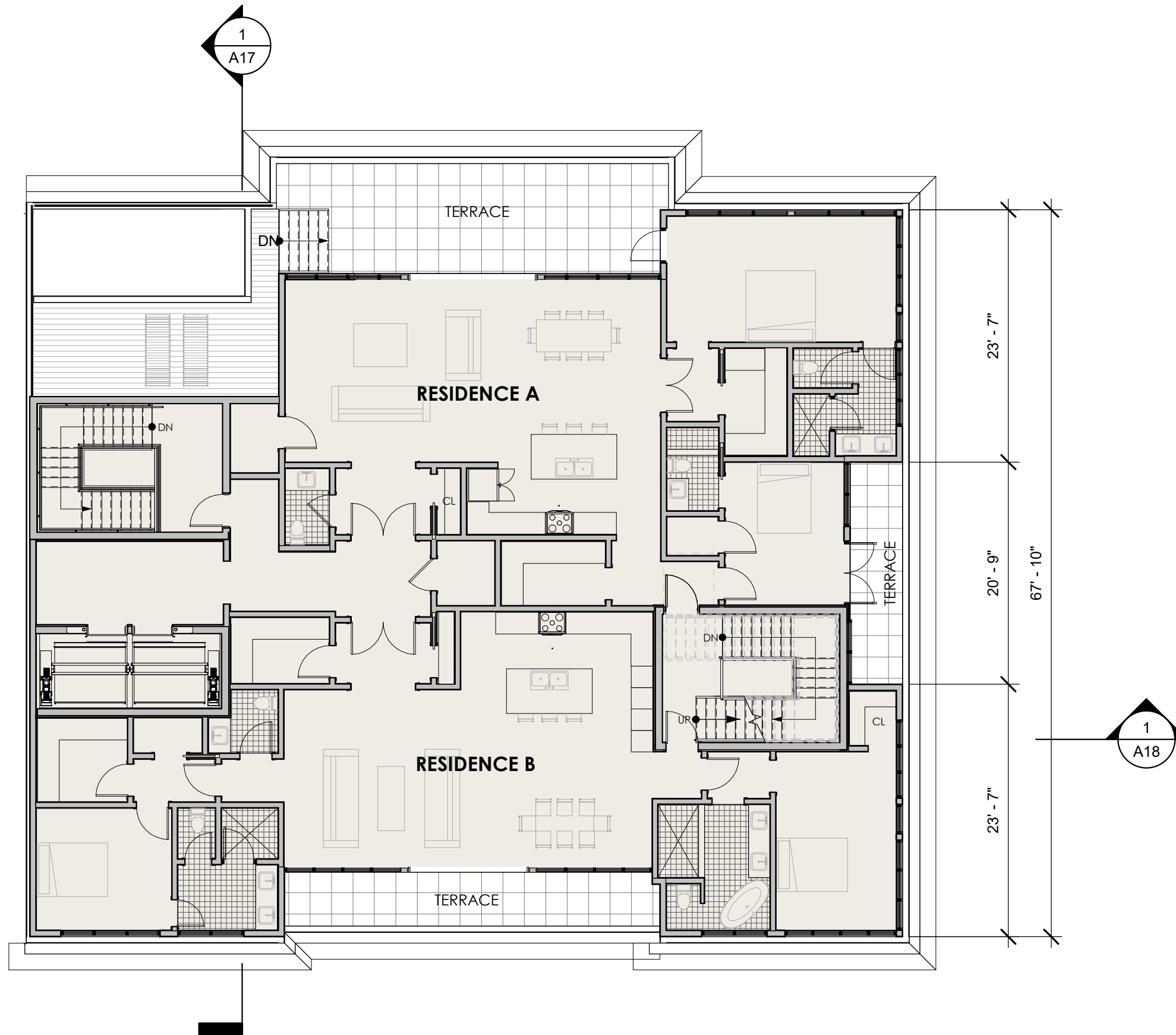
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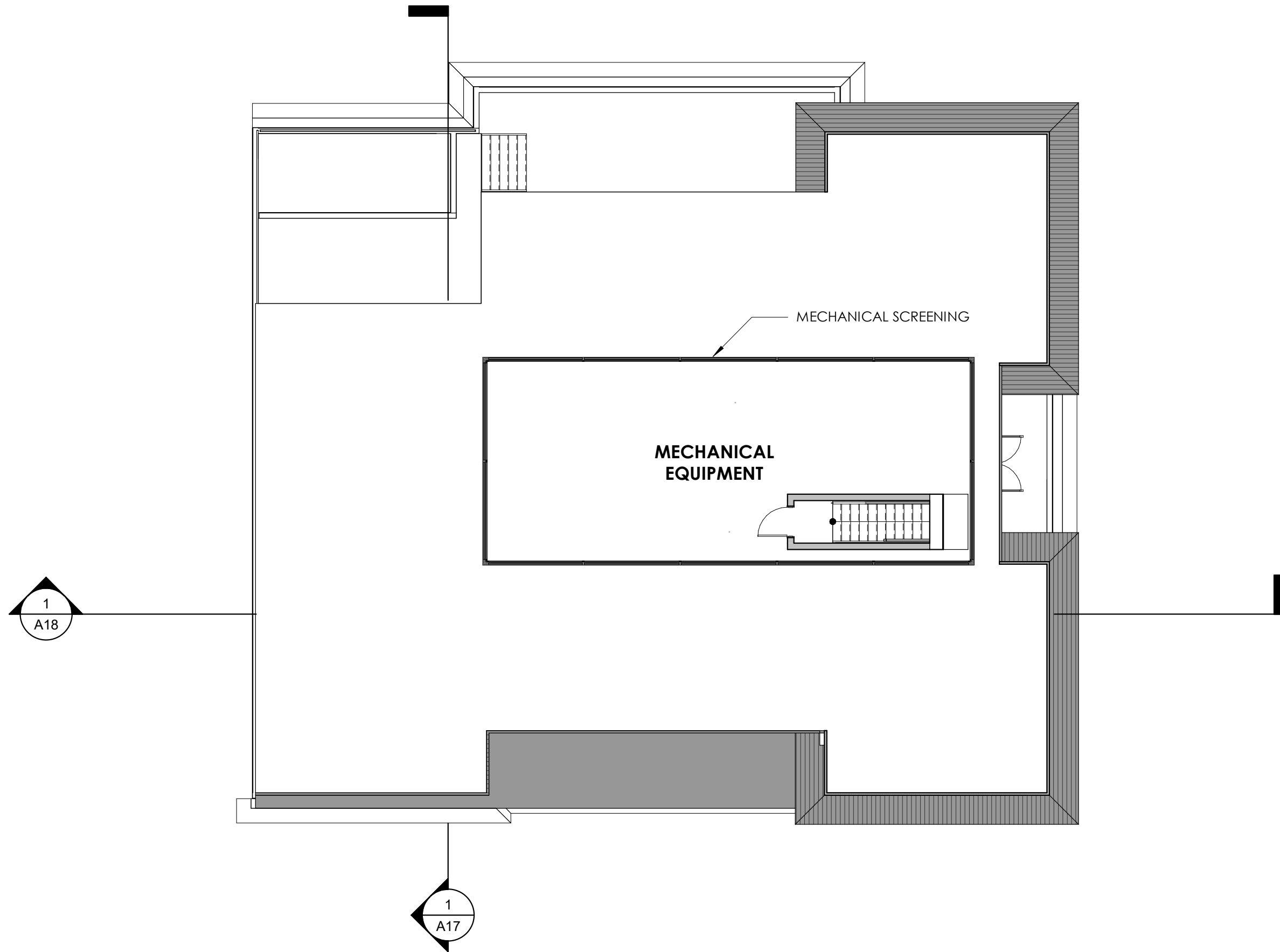
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



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SCALE: 3/32" = 1'-0"



EXTERIOR INSPIRATION



CANOPY INSPIRATION

SCALE: 3/32" = 1'-0"



NOTE: ALL WINDOWS WILL BE SET BACK A MINIMUM OF 3". ALL STOREFRONT WILL BE SET BACK A MINIMUM OF 4".



EXTERIOR INSPIRATION



BALCONY INSPIRATION
SCALE: 3/32" = 1'-0"



NOTE: ALL WINDOWS WILL BE SET BACK A MINIMUM OF 3". ALL STOREFRONT WILL BE SET BACK A MINIMUM OF 4".



EXTERIOR INSPIRATION



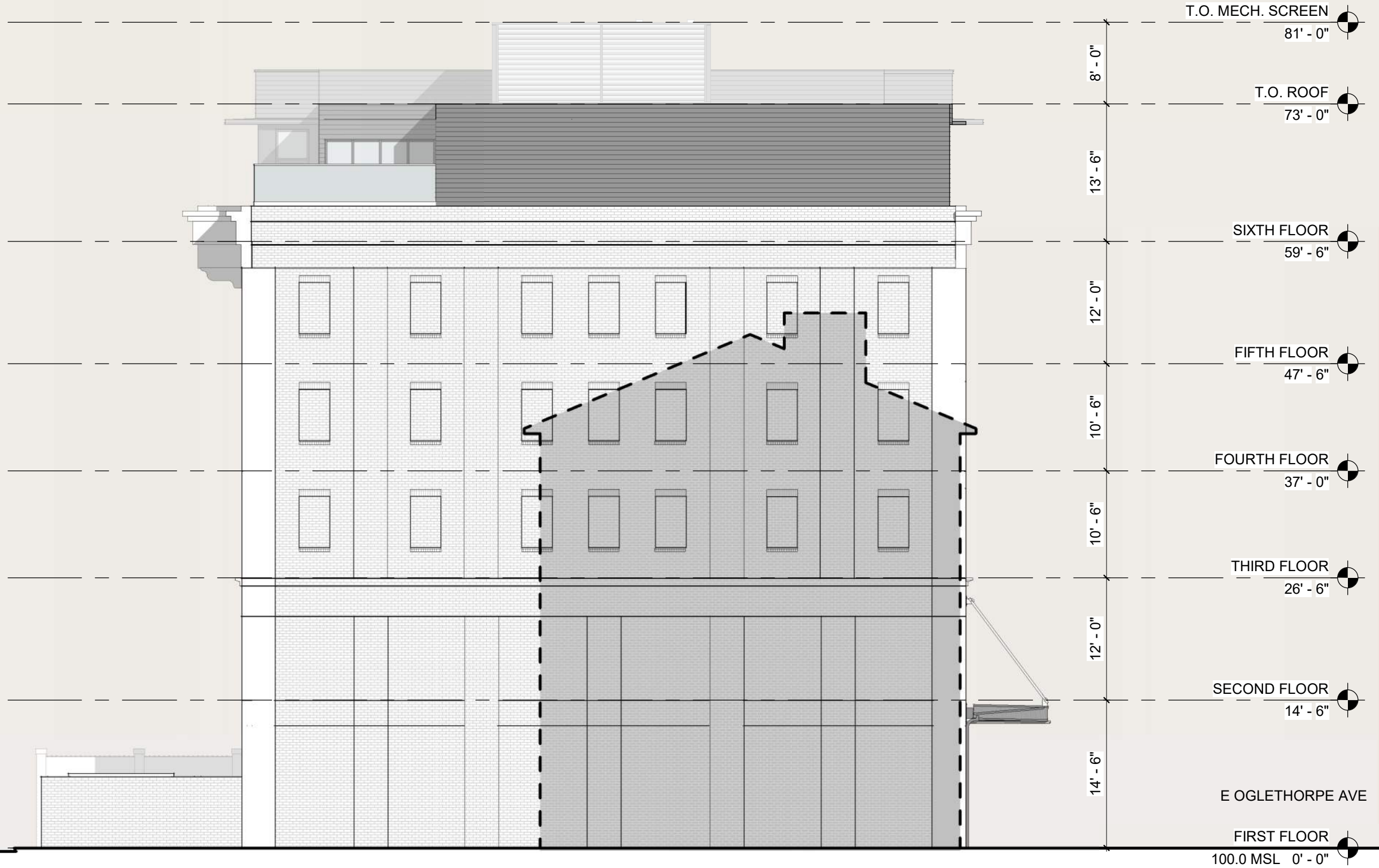
EXTERIOR INSPIRATION

SCALE: 3/32" = 1'-0"

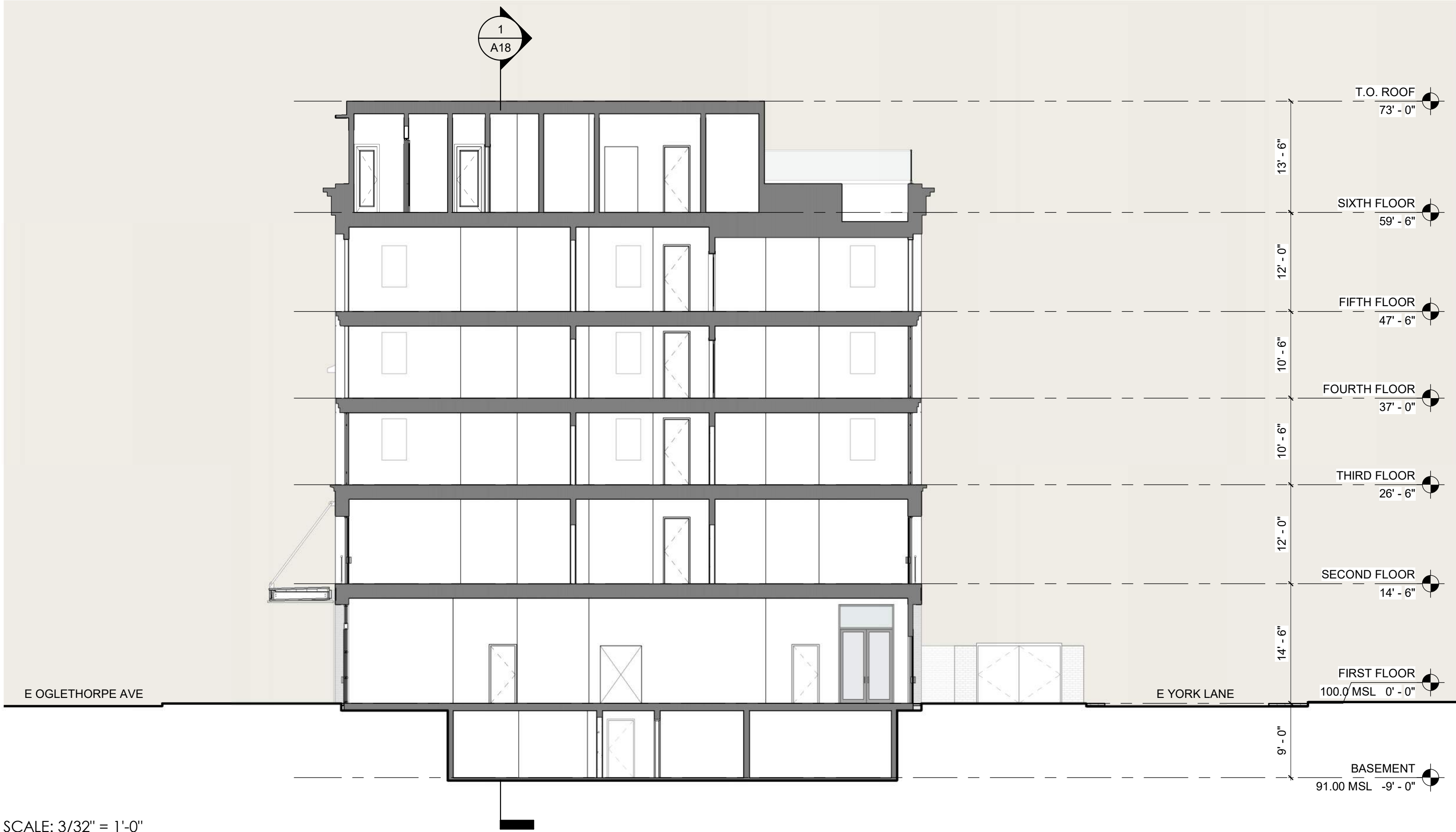


WINDOWS AND DOORS PERCENTAGES

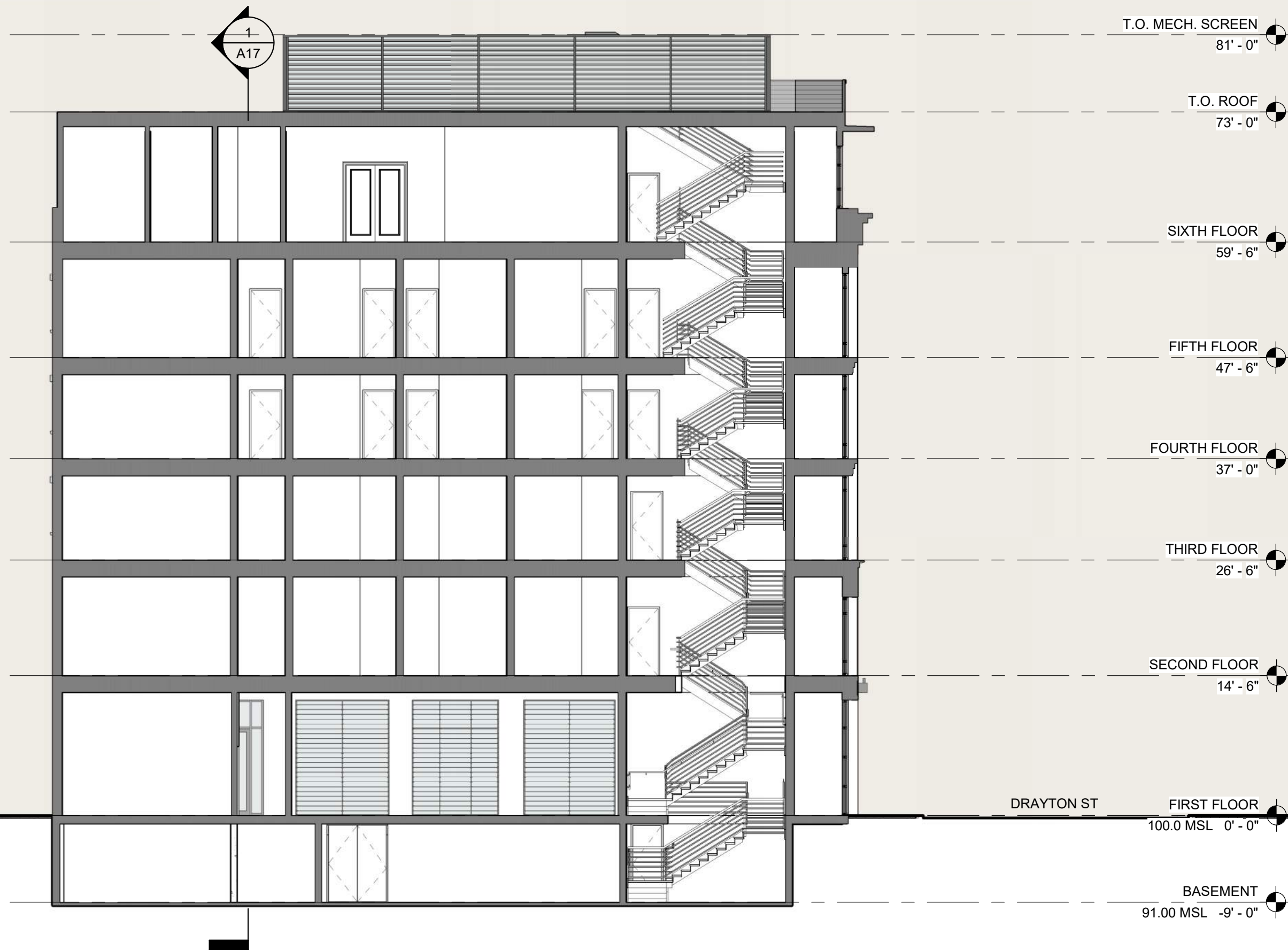
	SOUTH	EAST	NORTH
FIRST FLOOR	36%	65%	57%
SECOND FLOOR	51%	53%	52%
THIRD FLOOR	57%	57%	53%
FOURTH FLOOR	57%	57%	53%
FIFTH FLOOR	50%	50%	47%
SIXTH FLOOR	46%	56%	47%



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"







MODEL

OGLETHORPE BOUTIQUE HOTEL & RESIDENCES
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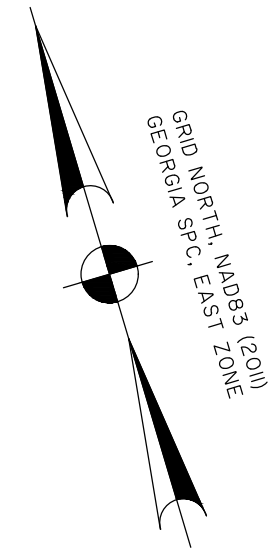


MODEL

OGLETHORPE BOUTIQUE HOTEL & RESIDENCES
20-24 East Oglethorpe Ave | Savannah, GA 31401

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THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT



LEGEND

- BENCHMARK
- ELECTRIC BOX
- FIRE HYDRANT
- GAS VALVE
- GUY WIRE
- UNDERGROUND UTILITY LINE MARKER
- LIGHT POLE
- BOLLARD
- POWER POLE
- STORM DRAINAGE MANHOLE
- SIGN
- SANITARY MANHOLE
- TRAFFIC SIGNAL POLE
- WATER VALVE
- MEANDER POINT (NO MONUMENT)
- IRON REBAR SET

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2, GEOMAX ZENITH 35 GNSS RECEIVER.
2. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
3. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
4. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
5. ACCORDING TO F.I.R.M. MAP NO. I305IC, PANEL 0154G, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONES X.
6. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
8. HORIZONTAL AND VERTICAL CONTROL SHOWN ON THIS SHEET SHOULD BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT THOMAS & HUTTON PRIOR TO PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
9. COORDINATES FOR THIS PROJECT ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(NSRS2011). DUE TO NORMAL VARIATIONS INHERENT TO ESTABLISHING COORDINATE POSITIONS, INDIVIDUAL GPS UNITS SHOULD BE LOCALIZED (OR CALIBRATED) TO THIS SITE.

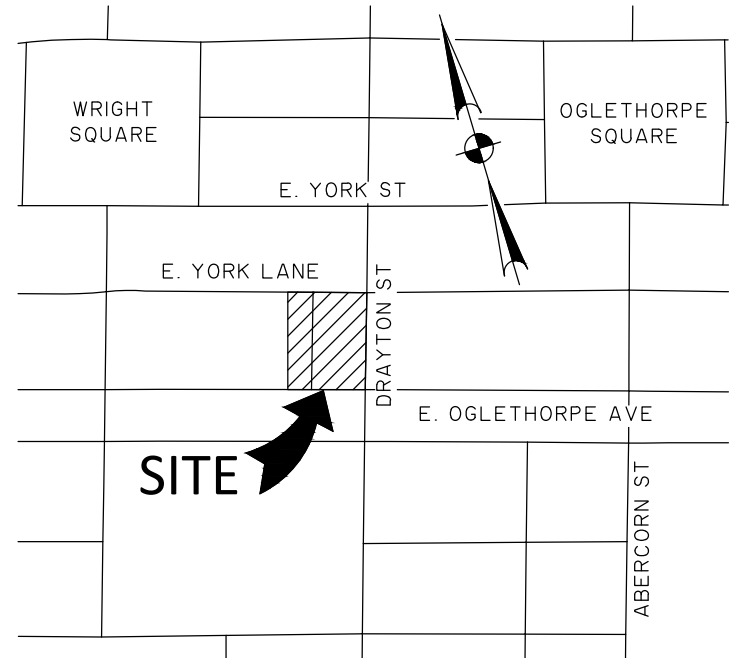
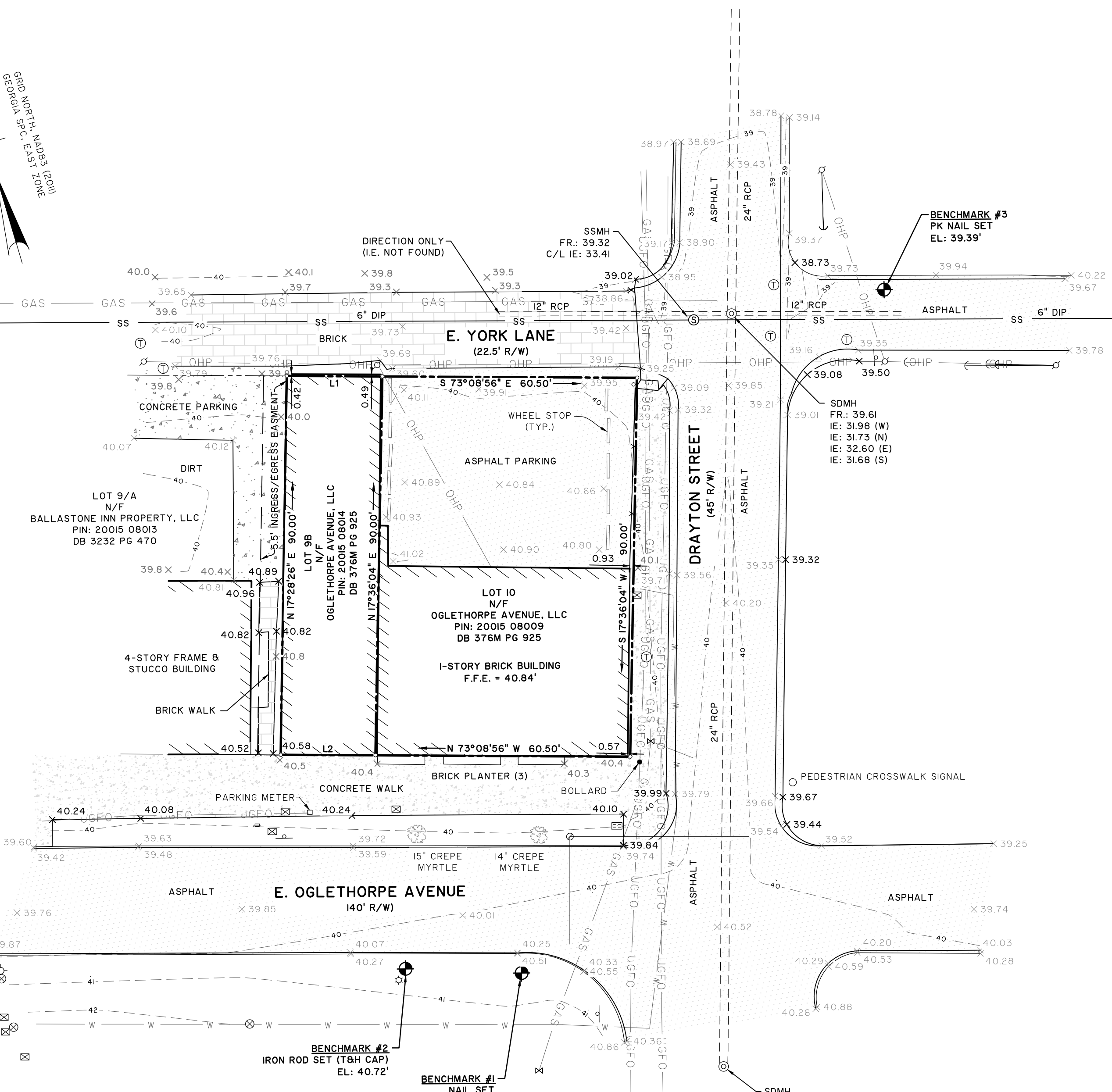
HATCH PATTERN LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK
- BRICK PAVERS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 73°08'56" E	22.70'
L2	N 73°08'56" W	22.50'

REFERENCES

1. SUBDIVISION OF LOT 9, SLOPER TYTHING, PERCIVAL WARD, PREPARED BY DAVID L. MEDDIN BY EXLEY SURVEYORS, INC., DATED OCTOBER 7, 1997 IN PLAT BOOK I7S, PAGE 54, CHATHAM COUNTY, GEORGIA RECORDS.



VICINITY MAP not to scale

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SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



ROBERT K. MORGAN, III
GEORGIA REGISTERED LAND SURVEYOR
RLS #3087 / LSF #145
morgan.r@thomasandhutton.com

BOUNDARY AND TOPOGRAPHIC SURVEY

**LOT 9B & LOT 10
SLOPER TYTHING,
PERCIVAL WARD,**

2nd G.M. DISTRICT, CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

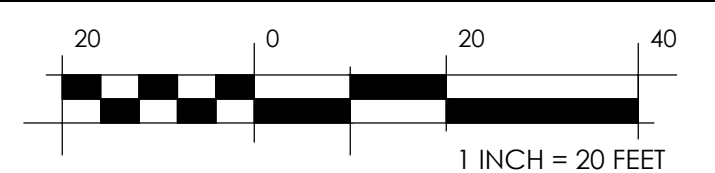
prepared for
OGLETHORPE AVENUE, LLC

No.	Revision	By	Date



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



plat drawn reviewed field crew
08/21/2024 APS RKM 08/15/2024 MB



LOCATION MAP
1" = 600'

ADDRESS:
24 E OGLETHORPE AVE., & 20 E OGLETHORPE AVE.
SAVANNAH, GA 31401 SAVANNAH, GA 31401

PARCEL NUMBERS: 20015 08009, 20015 08014

EXISTING PARCEL ACREAGE: 08009 - 0.13 AC
08014 - 0.05 AC
EXISTING ZONING - DN - DOWNTOWN NEIGHBORHOOD
ZONING DISTRICT - DN - DOWNTOWN NEIGHBORHOOD
PROPOSED LAND USE - MIXED USE

REQUIRED SETBACKS:

REQUIRED SETBACK LINE	REQUIRED	PROPOSED
BUILDING SETBACK LINE	N/A	N/A
REQUIRED OPEN SPACE	25%	26%

MAX BUILDING HEIGHT: MAX - 5 STORIES + 1 BONUS
PROPOSED - 5 STORIES + 1 BONUS

BUILDING AREA: MAX - 5,569 SF
PROPOSED - 5,530 SF

BUILDING AREA BREAKDOWN:

BASEMENT FLOOR:	3,200 SF
GROUND FLOOR:	5,530 SF
SECOND FLOOR:	5,491 SF
THIRD FLOOR:	5,491 SF
FOURTH FLOOR:	5,491 SF
FIFTH FLOOR:	5,491 SF
SIXTH FLOOR:	5,887 SF
TOTAL:	36,851 SF

PARKING REQUIREMENT BREAKDOWN:

TOTAL PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 5 STANDARD SPACES
3 VALET SPACES

FEMA FLOOD ZONE - ZONE X UNSHADED
FEMA PANEL: 13051C0154G (EFF. 08/16/2018)

WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAVANNAH.
STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH. UNDERGROUND STORAGE TANKS TO BE INSTALLED AS NECESSARY.

DUE TO THE COMPACT NATURE OF THE SITE, THERE IS NO SPACE TO PLANT TREES TO MEET CITY REQUIREMENTS. PAYMENT INTO CITY TREE FUND IS PROPOSED.

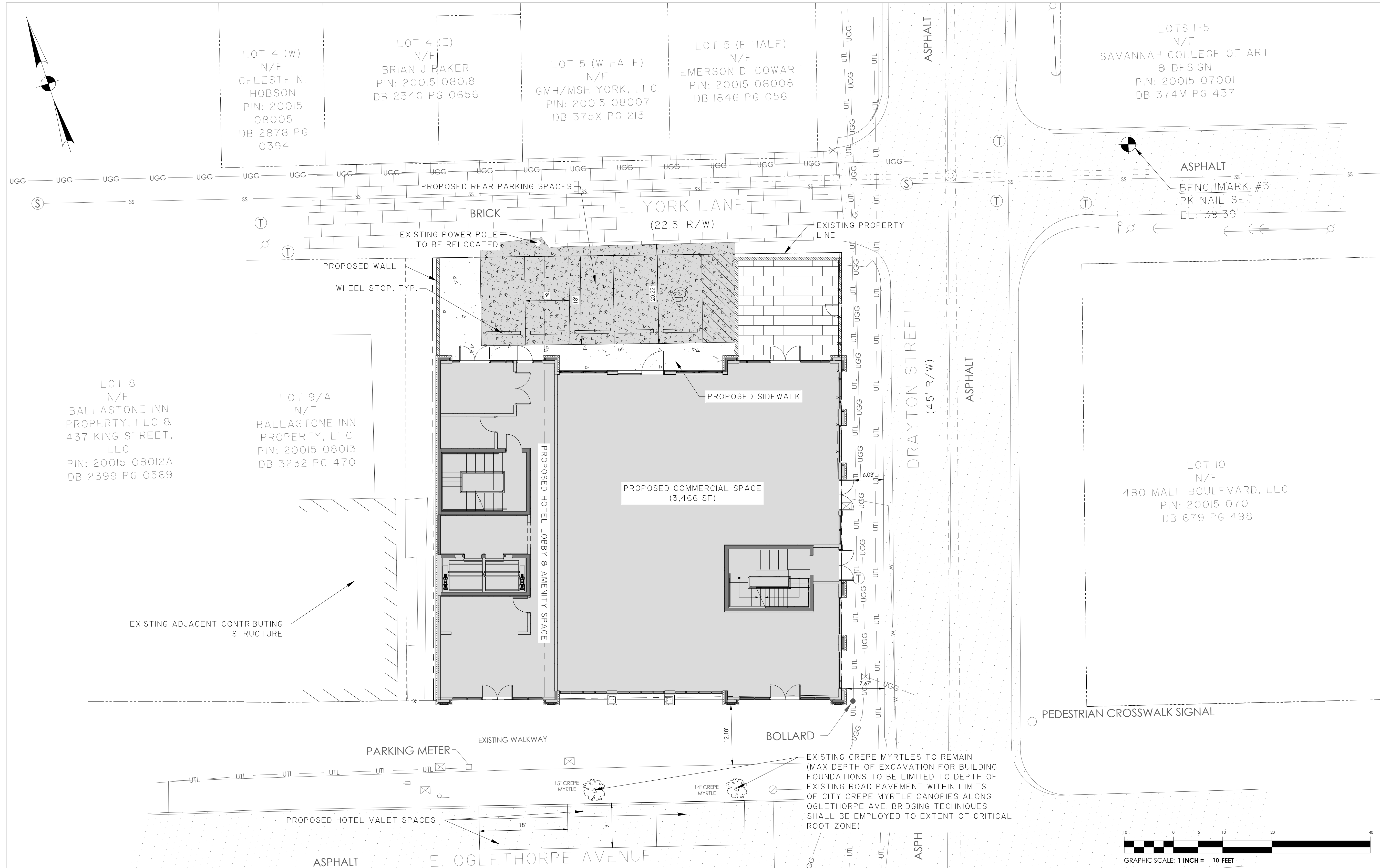
REFERENCE VERTICAL DATUM - NAVD88

PROJECT SIGNAGE SHALL COMPLY WITH CITY OF SAVANNAH CODE OF ORDINANCES.

SITE LIGHTING TO BE PROVIDED BY GEORGIA POWER.

PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PERMITTING.

CIVIL ENGINEER THOMAS & HUTTON JOHN GIORDANO 50 PARK OF COMMERCE WAY SAVANNAH, GA 31405 PHONE (912) 721-4098	ARCHITECT/APPLICANT LYNCH ASSOCIATES ARCHITECTS, PC ANDREW S. LYNCH 200 EAST 31ST STREET SAVANNAH, GA 31401 PHONE (912) 349-5116
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GENERAL DEVELOPMENT PLAN

OGLETHORPE BOUTIQUE HOTEL & RESIDENCES

SAVANNAH, GA
SEPTEMBER 9, 2024

PREPARED FOR:



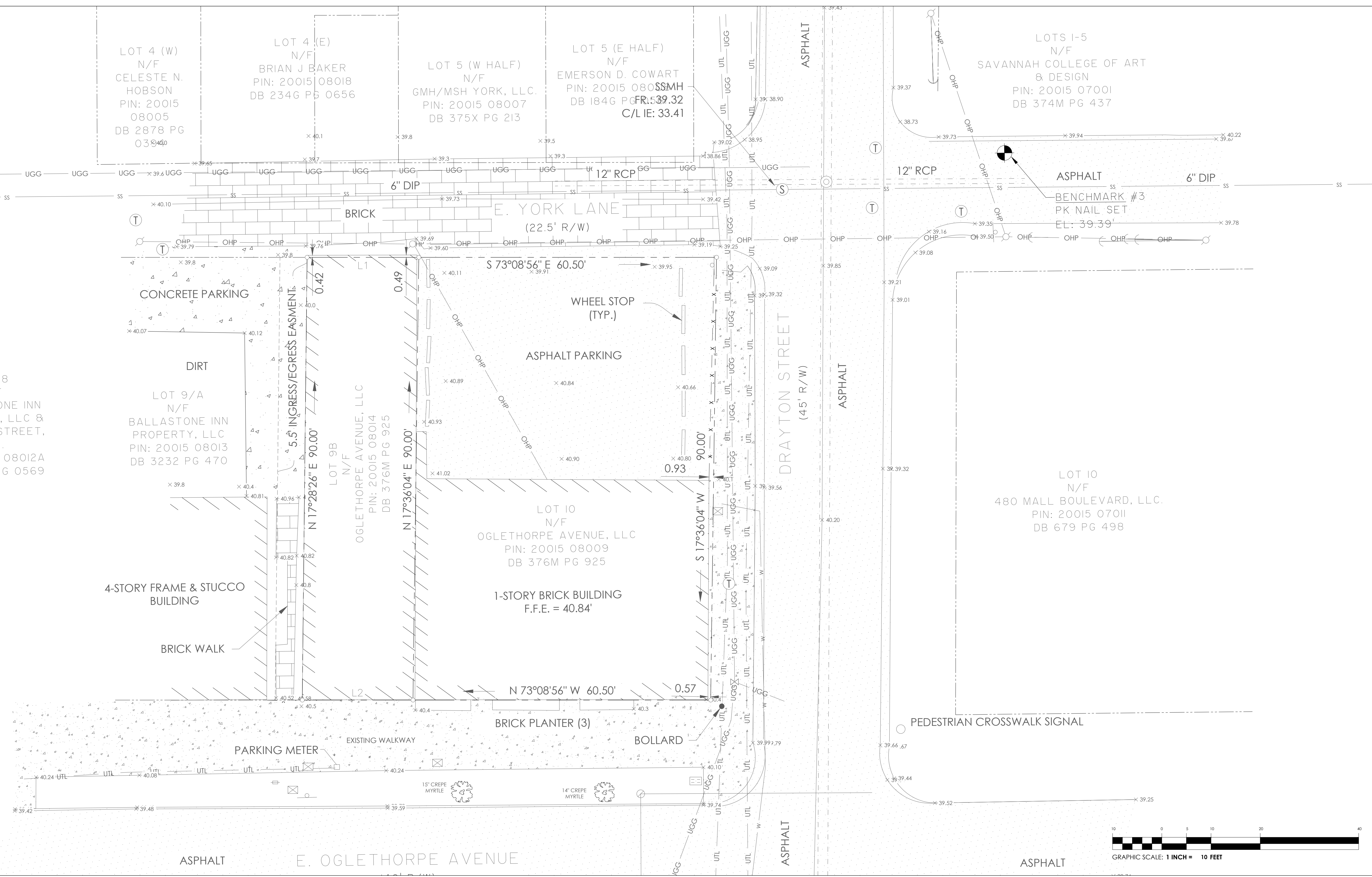
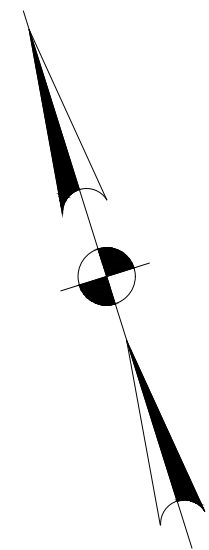
LYNCH
associates
architects



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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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PREPARED FOR:



EXISTING CONDITIONS EXHIBIT

OGLETHORPE BOUTIQUE HOTEL & RESIDENCES

SAVANNAH, GA
SEPTEMBER 9, 2024



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