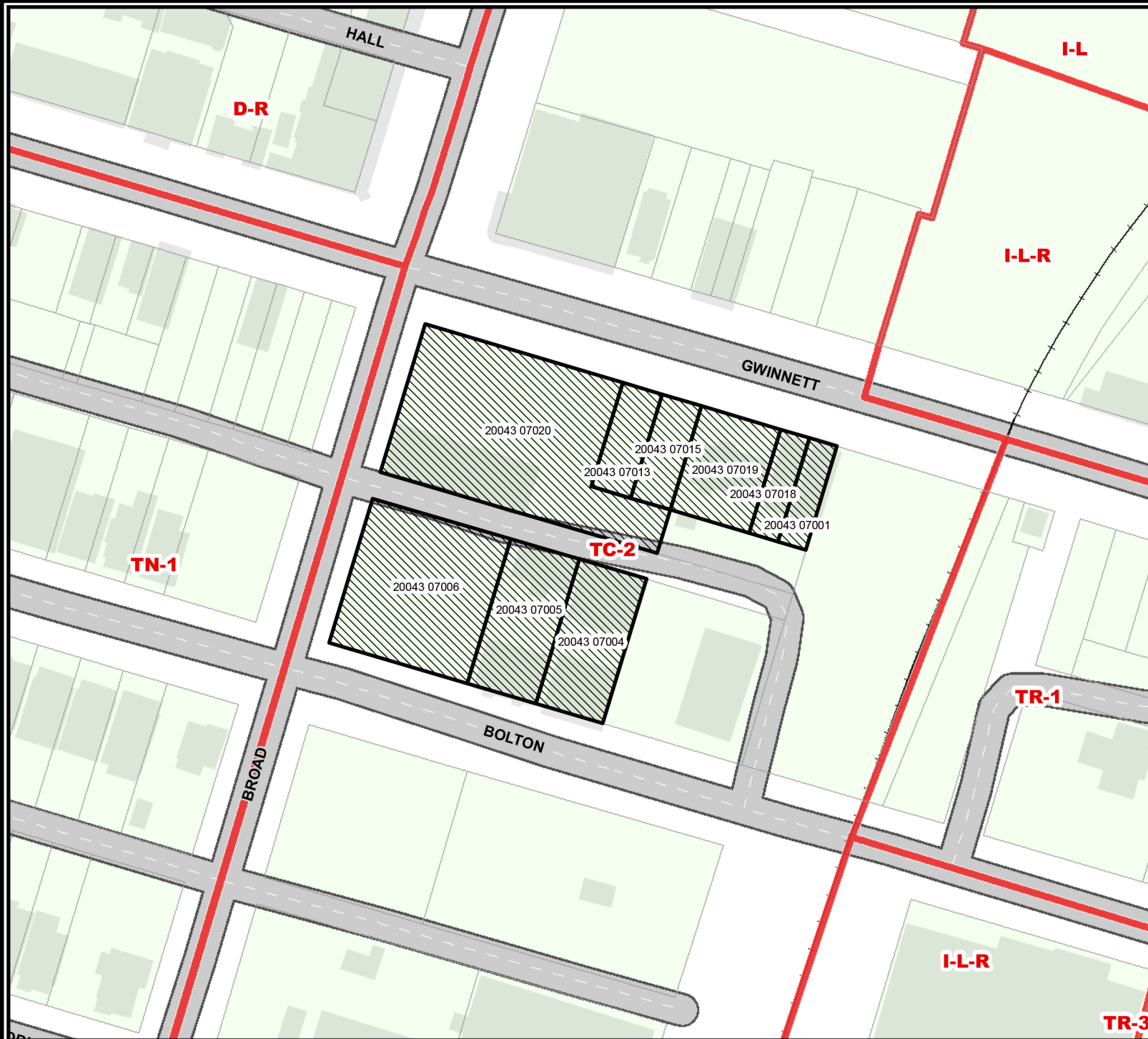


# ZONING MAP

File: 23-001408-ZA  
Address: (Various)  
Savannah, Ga  
Aldermanic District: 2 - Leggett  
Commission District: 2 - Rivers  
Neighborhood: See Map  
Property ID: See Map (Various)

Current Property Zoning  
is Primarily  
TC-2  
Proposed Property Zoning\*:  
SPD

\*Unless Noted Otherwise



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 100 feet

D



Date: 3/22/2023

CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

# ARCHITECTURAL SITE PLAN NOTES

## GENERAL PROJECT INFORMATION

**NAME OF PROJECT:** T.B.D. (MIXED-USE DEVELOPMENT)  
**OWNER/AGENT:** T.B.D.  
**PROJECT DESCRIPTION:** 3-4 STORY MIXED USE DEVELOPMENT (COMMERCIAL FIRST FLOOR AND RESIDENTIAL UPPER FLOORS) W/ INTEGRATED PARKING STRUCTURE.  
**AUTHORITY HAVING JURISDICTION:** CITY OF SAVANNAH, GA  
**PROPERTY ADDRESS:** 810 E. BROAD STREET, 613 E. GWINNETT STREET, 615 E. GWINNETT STREET, 619 E. GWINNETT STREET, 621 E. GWINNETT STREET, 623 E. GWINNETT STREET, (UNIDENTIFIED ADDRESS AT E. BROAD STREET AND E. BOLTON STREET), 610 E. BOLTON STREET, AND 614 E. BOLTON STREET  
**PROPERTY PIN #:** 20043 07020, 20043 07013, 20043 07015, 20043 07019, 20043 07018, 20043 07001, 20043 07006, 20043 07005, 20043 07004  
**ZONING:** TC-2 (TRADITIONAL COMMERCIAL 2) - NO OVERLAY DISTRICT  
**PROPOSED USE:** MIXED USE (COMMERCIAL SUITES ON FIRST FLOOR AND APARTMENTS ON UPPER FLOORS)  
**CONSTRUCTION TYPE:** T.B.D.  
**BUILDING AREA:** T.B.D. (REFER TO SITE PLAN FOR BUILDING FOOTPRINTS)  
**BUILDING HEIGHT:** 45'-0"  
**STORIES:** 3-4 STORIES (REFER TO SITE PLAN FOR EXTENTS)

## ZONING INFORMATION (REF. CITY OF SAVANNAH ZONING ORDINANCE)

**ZONING:** TC-2 (TRADITIONAL COMMERCIAL 2) - NO OVERLAY DISTRICT  
**PROPOSED/PERMITTED USES:** (SEC. 9.13.3) MIXED USE (COMMERCIAL SUITES ON FIRST FLOOR AND APARTMENTS ON UPPER FLOORS)  
**DEVELOPMENT STANDARDS:** (SEC. 9.13.5)  
**LOT DIMENSIONS (APARTMENTS)**  
 LOT AREA PER UNIT: 635SF  
 LOT AREA: APPROX. 54,600SF (125 UNITS ALLOWED)  
 UNITS PROVIDED: APPROX. 104  
 LOT WIDTH: 30'-0"  
**BUILDING REQUIREMENTS (TC-2)**  
 BUILDING COVERAGE (MAX): N/A  
 BUILDING FRONTAGE (MIN): 70%  
 BUILDING FOOTPRINT (MAX): 10,000SF  
**BUILDING SETBACKS (NO CONTRIBUTING STRUCTURES)**  
 FRONT YARD (MAX): 5'-0"  
 SIDE YARD - INTERIOR (MIN): 10'-0"  
 SIDE YARD - CORNER (MAX): 5'-0"  
 REAR YARD (MIN): 10'-0"  
**BUILDING STORIES / HEIGHT**  
 STORIES (MAX): 3 STORIES  
 HEIGHT (MAX): 45'-0"  
**OFF-STREET PARKING AND LOADING:** (TABLE 9.3.4, SEC. 9.3-1, SEC. 9.3-9)  
 (COMMERCIAL) BASED ON ASSUMED TENANT USAGE  
 RETAIL: 1 PER 200SF / 1% OF VEHICLE PARKING (6640SF) / 27 1/2 SPACES  
 RESTAURANT: 1 PER 100SF / 5% OF VEHICLE PARKING (2240SF) / 23 1/2 SPACES  
**VEHICLE PARKING REDUCTIONS (VEHICLE / BICYCLE)**  
 SPACE REQUIREMENTS PER TABLE 9.3-1: 154 / 15 SPACES  
 BICYCLE CREDIT: 5% MAX REDUCTION (1 SPACE REDUCTION PER EVERY 3 BICYCLE SPACES ABOVE MIN REQUIREMENT)  
 MOTORCYCLE AND MOPED CREDIT: 15% MAX REDUCTION (1 SPACE REDUCTION PER EVERY 2 MOTORCYCLE/MOPED SPACES ABOVE MIN REQUIREMENT)  
**OFF-STREET LOADING REQUIREMENTS**  
 (RESTAURANT) < 20,000SF = 1 SPACE  
**MIN OFF-STREET SPACES REQUIRED**  
 122 (VEHICLE)  
 48 (MOTORCYCLE/MOPED)  
 39 (BICYCLE)  
 1 (LOADING SPACE)  
**SCREENING OF SERVICE AREAS:** (SEC. 9.3.3)  
 ALL MECHANICAL EQUIPMENT NOT SCREENED BY AN INTERVENING BUILDING AND INSTALLED AFTER THE EFFECTIVE DATE OF THIS ORDINANCE, SHALL BE POSITIONED, SCREENED, OR BOTH SO THAT THE MECHANICAL EQUIPMENT IS NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY, COMMON AREAS, ADJACENT PROPERTY OR PROPERTY LINE ON THE FAR SIDE OF AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.  
 SCREENING ENCLOSURES SHALL BE THE SAME AS OR COMPATIBLE WITH THE PRINCIPAL BUILDING, IN TERMS OF COLOR, TEXTURE, QUALITY, AND MATERIAL, AND MAY INCLUDE METAL SCREENING OR LOUVERS PAINTED TO BLEND IN WITH THE PRINCIPAL BUILDING.  
 THE SCREENING SHALL FORM A CONTINUOUS ENCLOSURE AROUND THE MECHANICAL EQUIPMENT AT LEAST ONE (1) FOOT TALLER THAN THE TALLEST EQUIPMENT ENCLOSED, WALL OR GROUND MOUNTED EQUIPMENT SCREENING MAY USE PLANTINGS TO MEET THE SCREENING REQUIREMENTS.



**J. ELDER STUDIO**

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 30 W. Broughton Street, Suite 201  
 Savannah, Georgia 31401  
 P 646.619.7494

MIXED-USE DEVELOPMENT  
 AT  
 810 East Broad Street  
 Savannah, GA 31401  
 PRELIMINARY ARCHITECTURAL SITE PLAN

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PROJECT NUMBER

ISSUE DATE  
 7/17/2024

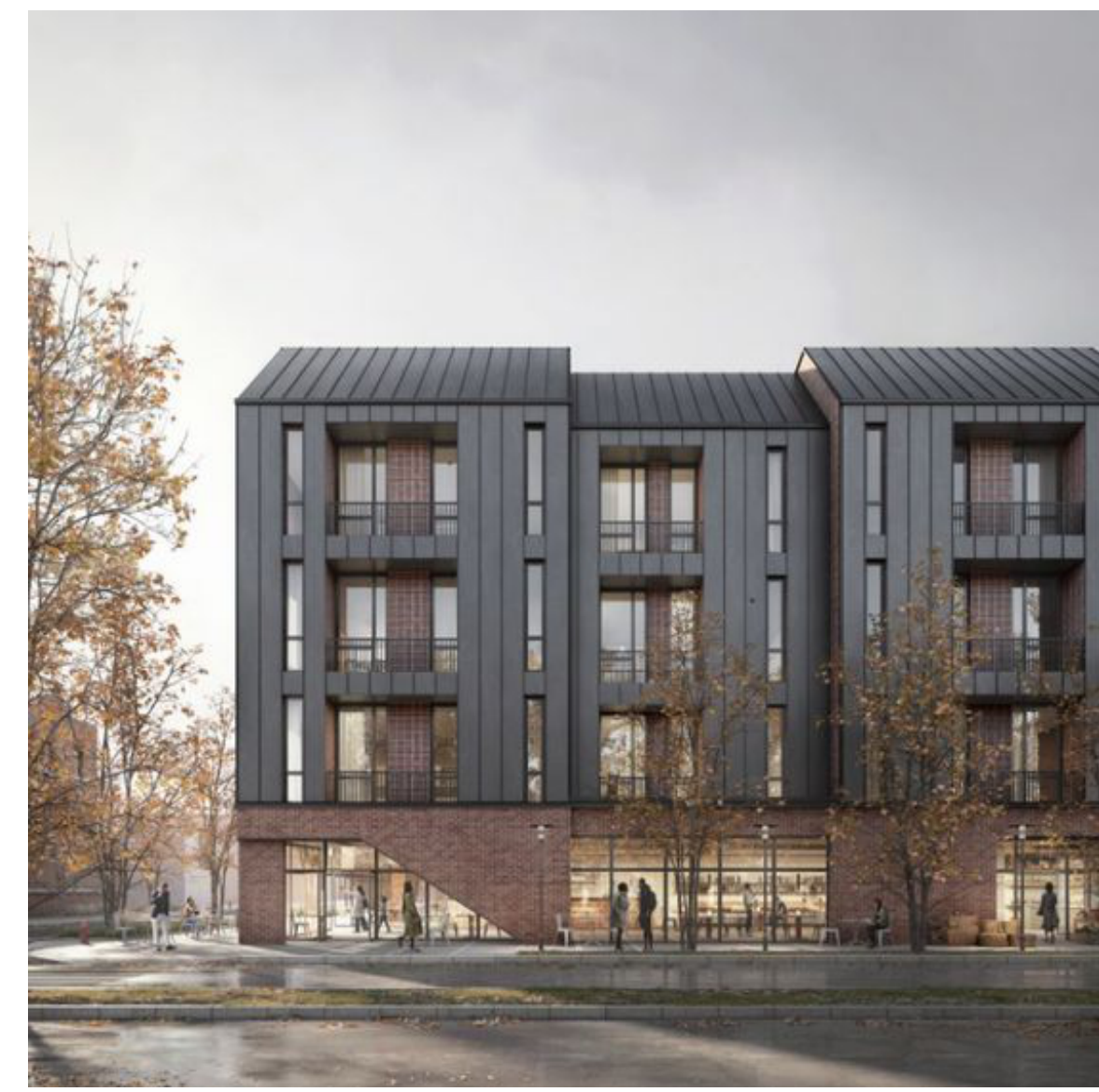
DUE DILIGENCE

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING NUMBER

01





**GENERAL ARCHITECTURAL REFERENCE IMAGES**

- 3-4 STORY GABLED (MORE RESIDENTIAL FEELING) FORMS
- MIXTURE OF MATERIALS TO REFLECT THE SURROUNDING ARCHITECTURAL CONTEXT AND BUILDING TRADITIONS
- PASSIVE ENVIRONMENTAL DESIGN



**PEDESTRIAN-FOCUSED ALLEY / RIGHT-OF-WAY IMPROVEMENTS REFERENCE IMAGES**

- COMMERCIAL SPACE SPILLOVER
- FULLY-LANDSCAPED AND WELL-LIT
- INTEGRATED BICYCLE AND MOPED PARKING



**PARKING GARAGE SCREENING REFERENCE IMAGES**

- NATURAL SCREENING ELEMENTS
- OPTION FOR PRINTED PERFORATED METAL SCREENING (ART OR LANDSCAPE/NATURAL PHOTO)



**COURTYARD REFERENCE IMAGES**

- FULLY LANDSCAPED
- PERVIOUS PAVERS AND INTEGRATE WATER RETENTION
- BUILT-IN SEATING AND AMENITY ELEMENTS

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Savannah, GA 31401  
**INSPIRATION / CASE STUDY IMAGES**

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REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING NUMBER  
**02**