

Proposed Use/Project

The proposer believes the existing one-story building used by the City of Savannah for decades is an important Historic structure that should be renovated to become a vibrant part of the neighborhood. The concept is to develop a less "car-centric" property than most other area commercial developments focusing on bicycles, mopeds and the walk-ability of the area.

Sanders Trowell, a prominent local architectural firm has been retained, in part, because of their renovation experience and their unique ability to create exceptional outdoor space to enhance the ambience. The design concept has created space that is ideal for the proposer's use, a small neighborhood café with approximately 80 seat and an adjoining professional office of 4300 sq.ft.

The concept is to provide people to activate this somewhat stagnant block. The increased activity will not only make the area more pedestrian friendly safer, it will provide a vibrant place for people to dine inside and to enjoy the magnificent open-air courtyard.

Financial Return and Economic Impact

This concept will be of great value to the City of Savannah as it generates upwards of over 75 full time, well paying jobs to the neighborhood. In addition, the [REDACTED] creating tax revenues of at least \$386,190.00 over the next 20 years and personal property taxes of at least \$38,000.00 over 20 years.

Schedule for Design, Construction, and Occupancy

The proposer will require the following time table in a purchase and sales agreement:

Due Diligence – 60 days

Entitlement Period – NONE

Projected Acquisition Date – 90 days from binding agreement date

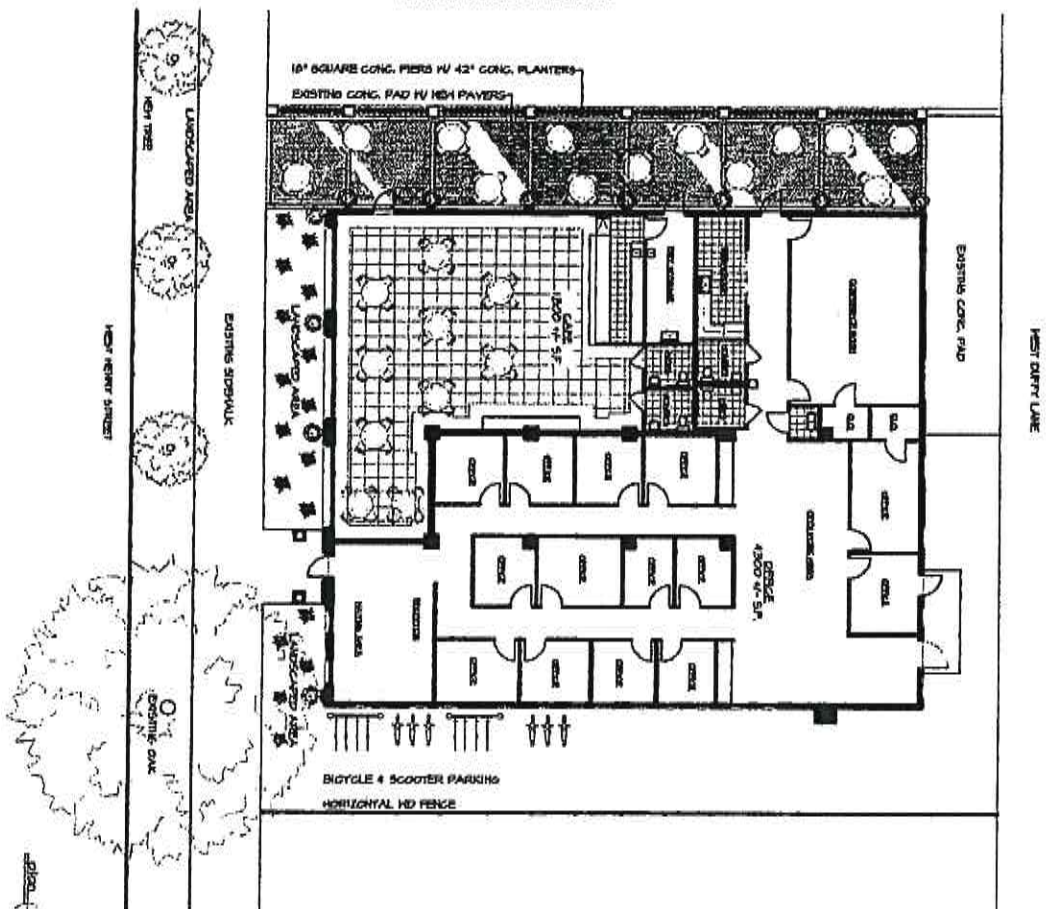
Projected Construction Commencement: 120 days after closing

Projected Construction Completion Date: 1 year

OCCUPANCY LOAD
 OFFICE - BUSINESS, 49 1/2 PERSONS
 CAFE - ASSEMBLY, 30 1/2 PERSONS

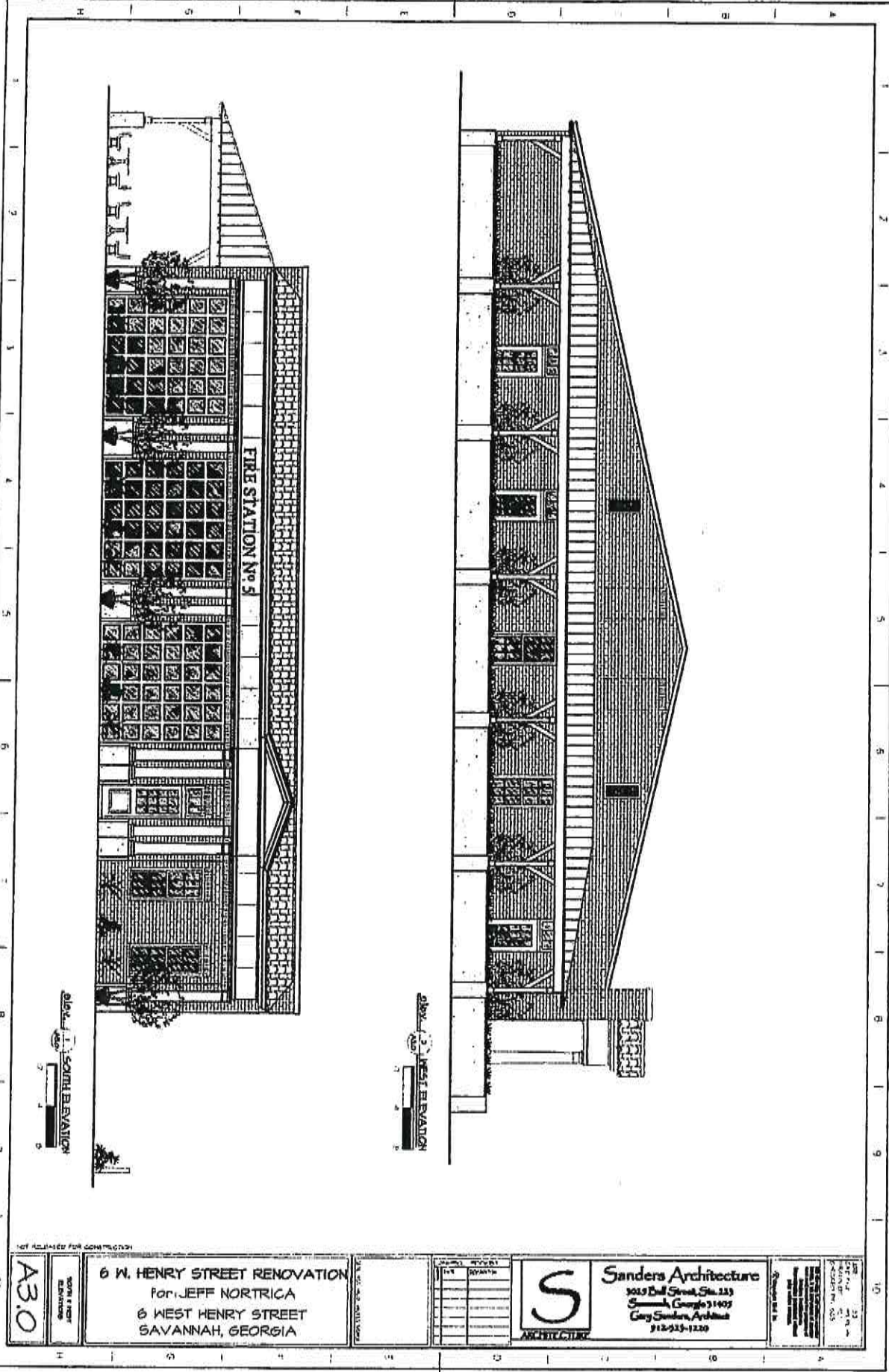
NEIGHBORING BUSINESS PARKING LOT

18" SQUARE CONC. PIERS W/ 42" CONC. PLANTERS
 EXISTING CONC. PAD W/ HIGH PAVERS



ARCHITECTURAL SITE PLAN

A.I.O.	6 W. HENRY STREET RENOVATION For JEFF NORTRICA 6 WEST HENRY STREET SAVANNAH, GEORGIA	DATE: 11/11/11 PROJECT NO: 111111		Sanders Architecture 3015 Duff Street, Ste. 213 Savannah, Georgia 31405 Cary Sanders, Architect 912-523-1220	SHEET NO: 1 TOTAL SHEETS: 1 DATE: 11/11/11



View 1.1 SOUTH ELEVATION

View 1.2 WEST ELEVATION

NOT READY FOR CONSTRUCTION

A3.0

6 W. HENRY STREET RENOVATION
 for JEFF NORTRICA
 6 WEST HENRY STREET
 SAVANNAH, GEORGIA

NO.	REVISION



Sanders Architecture
 3015 Bull Street, Ste. 223
 Savannah, Georgia 31405
 Gary Sanders, Architect
 912-233-1220

DATE	2011
PROJECT	6 W. HENRY STREET RENOVATION
CLIENT	JEFF NORTRICA
ARCHITECT	GARY SANDERS
SCALE	AS SHOWN