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GEYER MORRIS COMPANY | BRYSON READ BUILDING
PRICE STREET VIEW SOUTH



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GEYER MORRIS COMPANY | BRYSON READ BUILDING
HABERSHAM STREET VIEW NORTH



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HABERSHAM STREET VIEW SOUTH



THE BRYSON-READ BUILDING
COMMERCIAL LEVEL
JULY 14, 2017



COMMERCIAL SQUARE FOOTAGE

RETAIL	4,856 SF
MARKET	30,000 SF
COURTYARD	7,283 SF
42% LOT COVERAGE	

UNITS

2ND LEVEL	33
3RD LEVEL	33
4TH LEVEL	33
5TH LEVEL	33
6TH LEVEL	7
TOTAL	139

PARKING

1ST LEVEL	130
2ND LEVEL	130
3RD LEVEL	128
TOTAL	388

THE BRYSON-READ BUILDING
SCHEMATIC 2ND - 3TH LEVEL
JULY 20, 2017



PROJECT DATA OVERALL

RETAIL BUILDINGS	
MAJOR TENANT A	33,700 SF
SHOPS	8,500 SF
TOTAL RETAIL AREA	39,225 SF
RESIDENTIAL BUILDINGS	
TOTAL RESIDENTIAL UNITS	140 UNITS
PARKING	
MAJOR A PARKING REGD (3,971,000 SF)	134 SPACES
SHOPS PARKING REGD (4,631,000 SF)	34 SPACES
POLICE DEPARTMENT PARKING REGD	30 SPACES
TOTAL PARKING REQUIRED	298 SPACES
TOTAL PARKING PROVIDED	340 SPACES
RESIDENTIAL PARKING PROVIDED	122 SPACES

LEVEL B1, B2, & B3 PLAN
SCALE: 1" = 33'

LEVEL 1 PLAN
SCALE: 1" = 30'

TYP. RESIDENTIAL LEVEL
SCALE: 1" = 9'

CLIENT
GEYER MORRIS COMPANY

PROJECT
OGLETHORPE AVENUE

LOCATION
SAVANNAH, GA

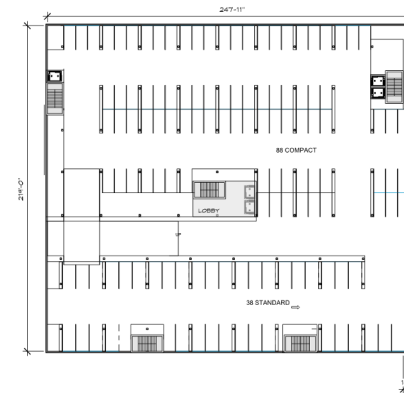
JOB NUMBER
1746706

DATE
2017.07.19

BY
DWH/RF

DRAWING
SP01

PHILLIPS
PHYSICIAN GROUP



COMMERCIAL SQUARE FOOTAGE

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TOTAL	139

PARKING

1ST LEVEL	130
2ND LEVEL	130
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TOTAL	388

THE BRYSON-READ BUILDING
SCHEMATIC - PARKING LEVEL 3
JULY 20, 2017



RETAIL DATA

PROGRAM REQUIREMENTS

PHASE A 10850 SF
 BUDGET 7,500 SF
 TOTAL BUDGET AREA 12,350 SF

RETAIL REQUIREMENTS

RETAIL FLOORING 41 SPACES
 REPAIR FLOORING 10 SPACES
 POLISHED CONCRETE FLOORING 10 SPACES
 SERIAL PARKING 100 SPACES
 SERIAL PARKING PROVIDER 100 SPACES

RESIDENTIAL (LEVEL 2)
SCALE: 1"=50'

RETAIL (LEVEL 1)
SCALE: 1"=50'

CLIENT: **GEYER MORRIS COMPANY**
100 GREENVILLE AVE, STE 100, DALLAS, TX 75201-2148-000

PROJECT: **OGLETHORPE AVE SAVANNAH, GA**

JOB NUMBER: 1740706

DATE: 08/04/17

BY: WHH/GB

DRAWING: SP-3 - RETAIL AND RESIDENTIAL LEVELS - SHEET 1

PHILLIPS CONSULTING GROUP
100 GREENVILLE AVE, STE 100, DALLAS, TX 75201-2148-000

PARKING (LEVEL B1)
SCALE: 1"=50'

PARKING (LEVEL B2)
SCALE: 1"=50'

PARKING (LEVEL B3)
SCALE: 1"=50'

CLIENT: **GEYER MORRIS COMPANY**
100 GREENVILLE AVE, STE 100, DALLAS, TX 75201-2148-000

PROJECT: **OGLETHORPE AVE SAVANNAH, GA**

JOB NUMBER: 1740706

DATE: 08/04/17

BY: WHH/GB

DRAWING: SP-3 - PARKING LEVELS - SHEET 3

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100 GREENVILLE AVE, STE 100, DALLAS, TX 75201-2148-000



Mixed Use Project-Version A
Retail at 20 KSF
Oglethorpe Avenue
Savannah, GA

General Conditions	Comments	Quantity	Unit	Unit Price	Subtotal	Subtotal	Parking	Retail	Residential	Total
1 LS				\$ 211,154.41	\$	428,793.74	\$	198,176.34	\$	2,308,940.44
Soil Excavation		47,494	SF	\$ 55.00	\$ 2,617,180.00					2,617,180.00
Excavation and Backfill		14,577	CY	\$ 28.00	\$ 408,136.00					408,136.00
Utilities										
Sanitary	10k Excavation pipe and Structures	50	LF	\$ 120.00	\$ 6,000.00					6,000.00
Storm	10k Excavation pipe and Structures	50	LF	\$ 120.00	\$ 6,000.00					6,000.00
Permeable Dewatering System	1" Polyethylene	5	SPACES	\$ 250,000.00	\$ 1,250,000.00					1,250,000.00
Water	10k Excavation pipe and Structures	50	LF	\$ 250.00	\$ 12,500.00					12,500.00
Flow Protection	10k Excavation pipe and Structures	50	LF	\$ 250.00	\$ 12,500.00					12,500.00
Door Frame Primary	Door Frame Only	50	LF	\$ 250.00	\$ 12,500.00					12,500.00
Door Frame Secondary	Door Frame Only	50	LF	\$ 180.00	\$ 9,000.00					9,000.00
Handrails	Door Frame Only	10,000	SF	\$ 12.00	\$ 120,000.00					120,000.00
Landscape Retention	Door Frame Only	1,000	SF	\$ 600.00	\$ 600,000.00					600,000.00
Furniture		1	ALLOWANCE	\$ 10,000.00	\$ 10,000.00					10,000.00
Foundations										
Parking Deck		94,000	SF	\$ 4.35	\$ 409,150.00					409,150.00
Reinforced		39,000	SF	\$ 4.25	\$ 165,750.00					165,750.00
Residential		230,000	SF	\$ 4.25	\$ 976,250.00					976,250.00
Reinforced		17,000	SF	\$ 20.00	\$ 340,000.00					340,000.00
Retaining Walls		945	SF	\$ 29.00	\$ 27,405.00					27,405.00
Pipe										
Parking Deck		2	Per Floor	\$ 5,000.00	\$ 10,000.00					10,000.00
2 Per Floor				\$ 5,000.00	\$ 10,000.00					10,000.00
Slab On Grade		45,507	SF	\$ 5.25	\$ 238,823.25					238,823.25
Reinforced										
Blow Up Deck		40,000	SF	\$ 25.00	\$ 1,000,000.00					1,000,000.00
Reinforced		18,500	SF	\$ 40.00	\$ 740,000.00					740,000.00
Reinforced		11,500	SF	\$ 25.00	\$ 287,500.00					287,500.00
Reinforced		14,000	SF	\$ 40.00	\$ 560,000.00					560,000.00
Multifunction Concrete		200	SF	\$ 8.00	\$ 1,600.00					1,600.00
Path										
Door Frame		4	PICT	\$ 500.00	\$ 2,000.00					2,000.00
Reinforced		1	PICT	\$ 500.00	\$ 500.00					500.00
Residential		22	PICT	\$ 500.00	\$ 11,000.00					11,000.00
CMU		400	SF	\$ 15.00	\$ 6,000.00					6,000.00
Reinforced		7,500	SF	\$ 15.00	\$ 112,500.00					112,500.00
Structural Steel										
Stair										
Door Frame										
Reinforced		3	EA	\$ 15,000.00	\$ 45,000.00					45,000.00
Reinforced		27	EA	\$ 15,000.00	\$ 405,000.00					405,000.00
Railings										
Multifunction Metal										
Coverer metal		58	STOPS	\$ 905.00	\$ 52,490.00					52,490.00
Reinforced		11	STOPS	\$ 930.00	\$ 10,230.00					10,230.00
Public Restroom Fixtures		1	LS	\$ 750.00	\$ 750.00					750.00
Northward bearing										

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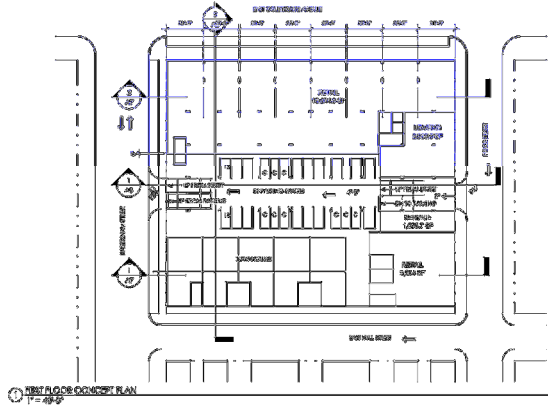
OGLETHORPE AVE
Savannah, GA

PHILLIPS CONSULTING GROUP

Cost Summary

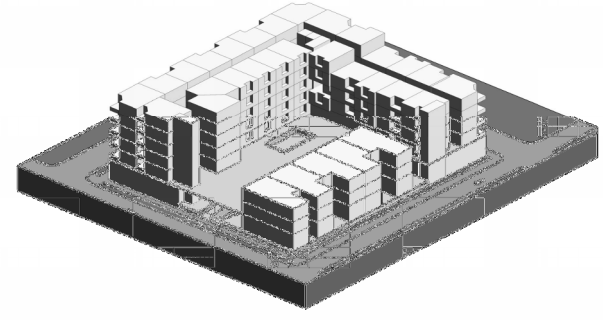
Item	Quantity	Unit Price	Subtotal
CPA's Improvements			
Bioscience	500	PICT	250,000.00
Network	1.00	Acres	271,700.00
2 Level CP Parking Garage and RAMP	500	CARS	1,300,000.00
2 Story Residence R/W: LEASING/LAUNDRY	171,000	SF	3,240,000.00
2 Story Residence	10,000	SF	2,000,000.00
3rd Floor Office	100,000	SF	2,000,000.00
Design & Construction	1,000	PICT	1,000,000.00
Design Contingency	1,000	PICT	1,000,000.00
Construction Contingency	1,000	PICT	1,000,000.00
Construction to 10/10/2018	1,000	PICT	1,000,000.00
Total Construction Cost	1,000	PICT	10,000,000.00
Residential Construction Cost per Unit	100	Units	100,000.00
Total Construction Construction	100	Units	100,000.00
Professional Fees			

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100 GREENVILLE AVE, STE 100, DALLAS, TX 75201-2148-000



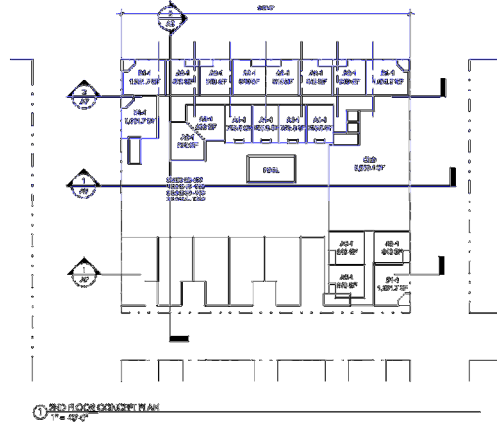
Bryson Reed Building
 1000 W. 10th Street
 Minneapolis, MN 55408
 612.338.1234
 www.housingstudio.com

A3



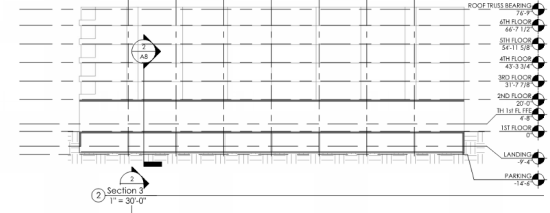
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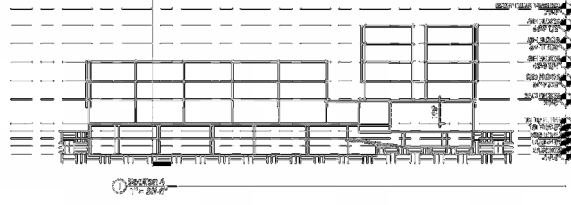
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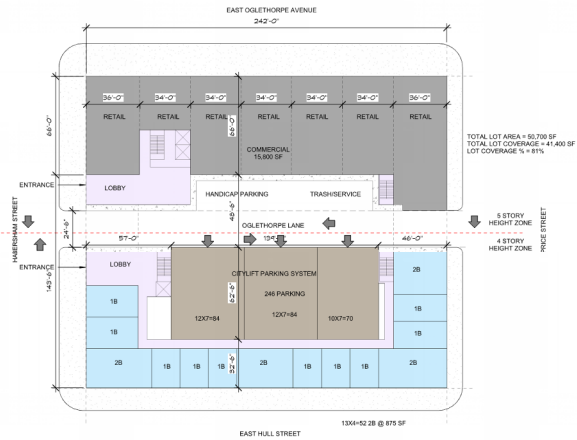


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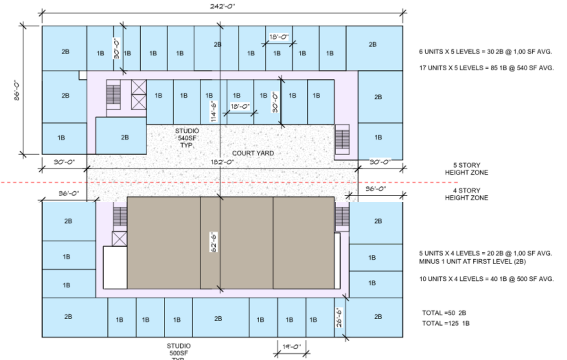
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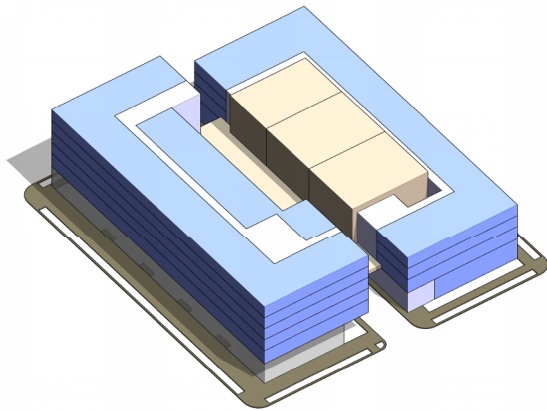
Section 2
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THE BRYSON-READ BUILDING
COMMERCIAL LEVEL
03/08/18



THE BRYSON-READ BUILDING
SCHEMATIC - UPPER LEVELS
03/08/18



THE BRYSON-READ BUILDING
MASSING
03/08/18



TOWER March 2018 **citylift**
2335 Broadway, Suite 100 Oakland, CA 94612 844.388.0424 cityliftparking.com

This fully automated lift is ideal for narrow spaces and can be built side-by-side for larger parking flow.

- Retrieval Time: 100-120 seconds
- Up to 20 levels
- Standard configuration is 2, 4, 6, 8, 10, and 12 cars per level.
- Units installed globally: 15,000
- Measurements in drawings are standard models. Towers are custom built to customer specifications.

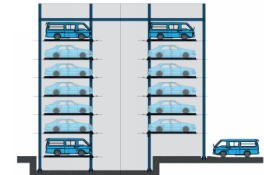
User experience:

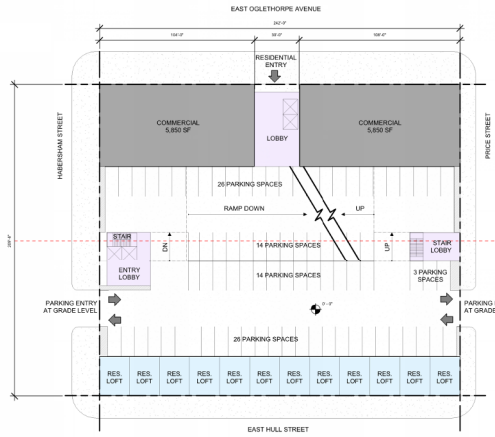
- Driver pulls into a bay and exits vehicle.
- Driver keeps keys and receives a retrieval ticket or uses issued fob.
- Bay door closes after motion detector senses bay is empty of people, animals, etc.
- Platform is lifted and car is stored.
- Driver returns to retrieve vehicle and hands attendant their ticket or swipes issued fob.
- Car is retrieved and rotated to face outwards.
- Once car is in bay and the lift is no longer in motion, bay door opens.
- Driver enters vehicle and drives out.



Standard Tower Measurements

2 Cars Per Level 23' 7 1/16" width 21' 7 13/16" length	6 Cars Per Level, Two Options A: 24' 1 1/4" width 59' 11 1/16" length B: 24' 7 1/4" width 59' 11 1/16" length	10 Cars Per Level, Two Options A: 41' 1/8" width 59' 11 1/16" length B: 59' 11 1/16" width 41' 1/8" length
4 Cars Per Level, Two Options A: 17' 2 11/16" width 58' 4 13/16" length B: 19' 8 1/4" width 59' 11 1/16" length	8 Cars Per Level, Two Options A: 33' 7 9/16" width 59' 11 1/16" length B: 59' 11 1/16" width 33' 7 9/16" length	12 Cars Per Level, Two Options A: 48' 4 11/16" width 59' 11 1/16" length B: 59' 11 1/16" width 48' 4 11/16" length

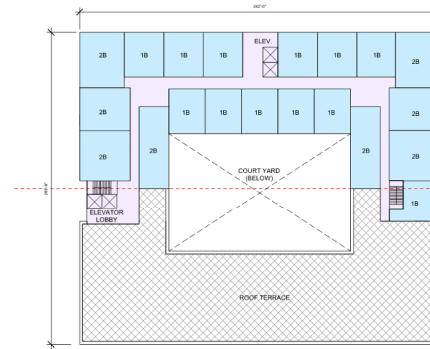




PROJECT INFORMATION

TOTAL LOT AREA = 50,700 SF
 TOTAL LOT COVERAGE = 41,400 SF
 LOT COVERAGE % = 81%
PARKING COUNT: 217 TOTAL PARKING SPACES
TOTAL RETAIL / COMMERCIAL: 11,700 SF
TOTAL UNIT COUNT: 172 UNITS
 12 - RESIDENTIAL LOFTS @ 750 SF.
 114 - 1 BEDROOM @ 800 SF
 46 - 2 BEDROOM @ 1,100 SF
EXTERIOR SPACES:
 COURTYARD TERRACE @ SECOND FLOOR: 960 SF.
 ROOFTOP TERRACE @ FIFTH FLOOR: 17,000 SF.

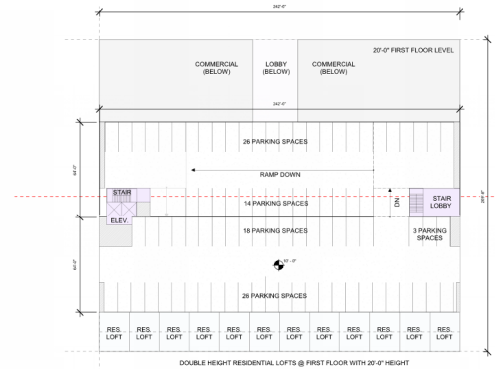
THE BRYSON-READ BUILDING
 COMMERCIAL / STREET LEVEL
 MARCH 29, 2018



PROJECT INFORMATION

TOTAL LOT AREA = 50,700 SF
 TOTAL LOT COVERAGE = 41,400 SF
 LOT COVERAGE % = 81%
PARKING COUNT: 217 TOTAL PARKING SPACES
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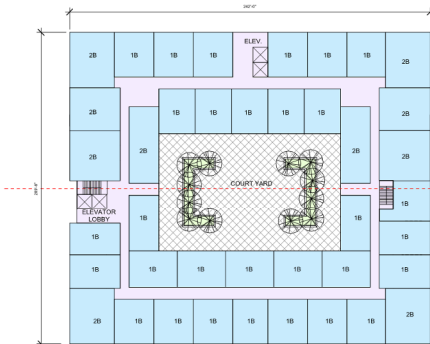
THE BRYSON-READ BUILDING
 SCHEMATIC - FLOORS 5-6
 03/29/18



PROJECT INFORMATION

TOTAL LOT AREA = 50,700 SF
 TOTAL LOT COVERAGE = 41,400 SF
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TOTAL UNIT COUNT: 172 UNITS
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 46 - 2 BEDROOM @ 1,100 SF
EXTERIOR SPACES:
 COURTYARD TERRACE @ SECOND FLOOR: 960 SF.
 ROOFTOP TERRACE @ FIFTH FLOOR: 17,000 SF.

THE BRYSON-READ BUILDING
 GARAGE INTERMEDIATE LEVEL
 MARCH 29, 2018



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TOTAL RETAIL / COMMERCIAL: 11,700 SF
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EXTERIOR SPACES:
 COURTYARD TERRACE @ SECOND FLOOR: 960 SF.
 ROOFTOP TERRACE @ FIFTH FLOOR: 17,000 SF.

THE BRYSON-READ BUILDING
 SCHEMATIC - FLOORS 2-4
 MARCH 29, 2018





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PRICE STREET VIEW SOUTH



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HABERSHAM STREET VIEW NORTH



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HABERSHAM STREET VIEW SOUTH