

Brunswick Historic Preservation Board
Application for Certificate of Appropriateness

NOTE: Incomplete applications may incur approval delays. Applications involving demolition or relocation plans shall be accompanied by post-demolition or relocation plans for the site.

Applicant Information:

Name: Brad Piazza Daytime Phone: _____
Address: 11 Blackbanks Drive Evening Phone: _____
City: St Simons Island, GA Zip: 31522 Cell Phone: (201) 595-9185

Project Information:

Property Address: 1311 Newcastle Street (empty site of old Bijou Theatre)
Proposed Start Date: To be determined Proposed Completion Date: _____

Applications for Certificate of Appropriateness, along with **all required support materials**, must be submitted to the City Building Inspector's office, 4th floor, 777 Gloucester Street, or the HP Board Secretary, 1229 Newcastle Street fifteen (15) calendar days prior to the first Monday of each month. The Brunswick Historic Preservation Board meets to consider all applications submitted by the deadline on the first Monday of each month, 6:00 PM, 2nd floor, Old City Hall, 1229 Newcastle Street. A sub-committee of the BHPB meets on the Monday two weeks prior to the scheduled first Monday meeting to evaluate all applications. This meeting is held at Old City Hall, 1229 Newcastle Street at 6:00 PM. **All applicants are encouraged to attend both of these regularly scheduled meetings to respond to questions by the BHPB regarding the application. Not attending could result in a delay of certificate approval.**

Please check the following: New Build: Yes No Applied for Building Permit: Yes No

Repair Only: Yes No Changes to exterior: Yes No Restoration: Yes No

Brief Description of Work: New construction of a 4 story mixed-use commercial/residential building.
Project scope includes 2 retail spaces at ground floor, 15 residential units on upper floors,
and a roof amenity deck/bar.

Name of Contractor: _____ Phone: _____
Signature of Property Owner _____ Date _____ Signature of Contractor/Representative [Signature] Date 10/14/2022

Support Material: Received by/ date: _____ Workshop date: _____

- _____ Site plan showing lot lines, street names, setbacks, building location, etc. Show all trees and state types of trees over 10" in diameter that are proposed for removal.
- _____ Prepared plans showing the scope of work and specifications of design and improvements. The information that is most crucial is anything that affects the exterior appearance.
- _____ Before photographs of the building or site and include photos of adjacent and /or nearby property to establish context.
- _____ Elevation drawings of the proposed work, including notes and details pertaining to specific materials.
- _____ Material samples if appropriate.

Conditions of Approval: _____

_____ Initials

Approval is valid for a period of 18 months from authorization date, project construction must begin within 6 months of that date.

Approved: _____ Denied: _____ Authorization By: _____ Date: _____

The signature below indicates the undersigned will comply with the conditions and/or changes to the application as noted and will abide by all City codes and ordinances. The Brunswick Historic Preservation Board and the City Building Official must be notified of any alterations or modifications after initial approval.

[Signature] _____ Date 10/14/2022
Property owner(s) or representative's signature Date

1311 Newcastle Street

Port City Park

Existing Photos



A MIXED-USE DEVELOPMENT FOR PORT CITY PARTNERS

1311 NEWCASTLE ST, BRUNSWICK, GA 31520



PROJECT DATA			
PROJECT DESCRIPTION	NEW CONSTRUCTION OF MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING		
PROPERTY ADDRESS	1311 NEWCASTLE ST, BRUNSWICK, GA 31520		
PROPERTY ID.#	01-07678		
ZONING DISTRICT	GC CORE - GENERAL COMMERCIAL CORE DISTRICT		
FEMA ZONE + FREEBOARD	ZONE AE (EL 9'-1)	FINISH FLOOR ELEVATION 10 (NAVD 88)	
NOTES	COMBINING A PORTION OF PARCEL 'A' (APPROXIMATELY 521 SF) & PARCEL 'B' 3,690 SF - 3,690 SF		
SQUARE FOOTAGE DATA	CONDITIONED	NON-CONDITIONED	TOTAL
	14,539 SF	2,224 SF	16,763 SF
SITE AREA:	AC. WILL NEED TO BE RECALCULATED AFTER SUBDIVISION		
SITE COVERAGE DATA	BLDG. FOOTPRINT AREA	PERVIOUS SURFACE	IMPERVIOUS SURFACE
	3,690 SF		
APPLICABLE CODES	2018 INTERNATIONAL BUILDING CODE - I.B.C. incl. GA STATE AMENDMENTS 2018 INTERNATIONAL RESIDENTIAL CODE - I.R.C. incl. GA STATE AMENDMENTS 2018 INTERNATIONAL FIRE CODE - I.F.C. incl. GA STATE AMENDMENTS 2018 INTERNATIONAL PLUMBING CODE - I.P.C. incl. GA STATE AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE - I.M.C. incl. GA STATE AMENDMENTS 2018 INTERNATIONAL FUEL GAS CODE - I.F.G.C. incl. GA STATE AMENDMENTS	2020 NATIONAL ELECTRICAL CODE - N.E.C. 2015 INT. ENERGY CONSERVATION CODE - I.E.C.C. incl. GA STATE AMENDMENTS 2018 INT. SWIMMING POOL & SPA CODE incl. GA STATE AMENDMENTS 2018 NFPA 101 LIFE SAFETY CODE - L.S.C. incl. GA FIRE MARSHALL AMENDMENTS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2015 GA ACCESSIBILITY CODE 2014 ICC 600 STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS	

WIREGRASS STUDIO, INC. ARCHITECTS
1208 NEWCASTLE, SUITE 202
BRUNSWICK, GA 31520
912 264 4788

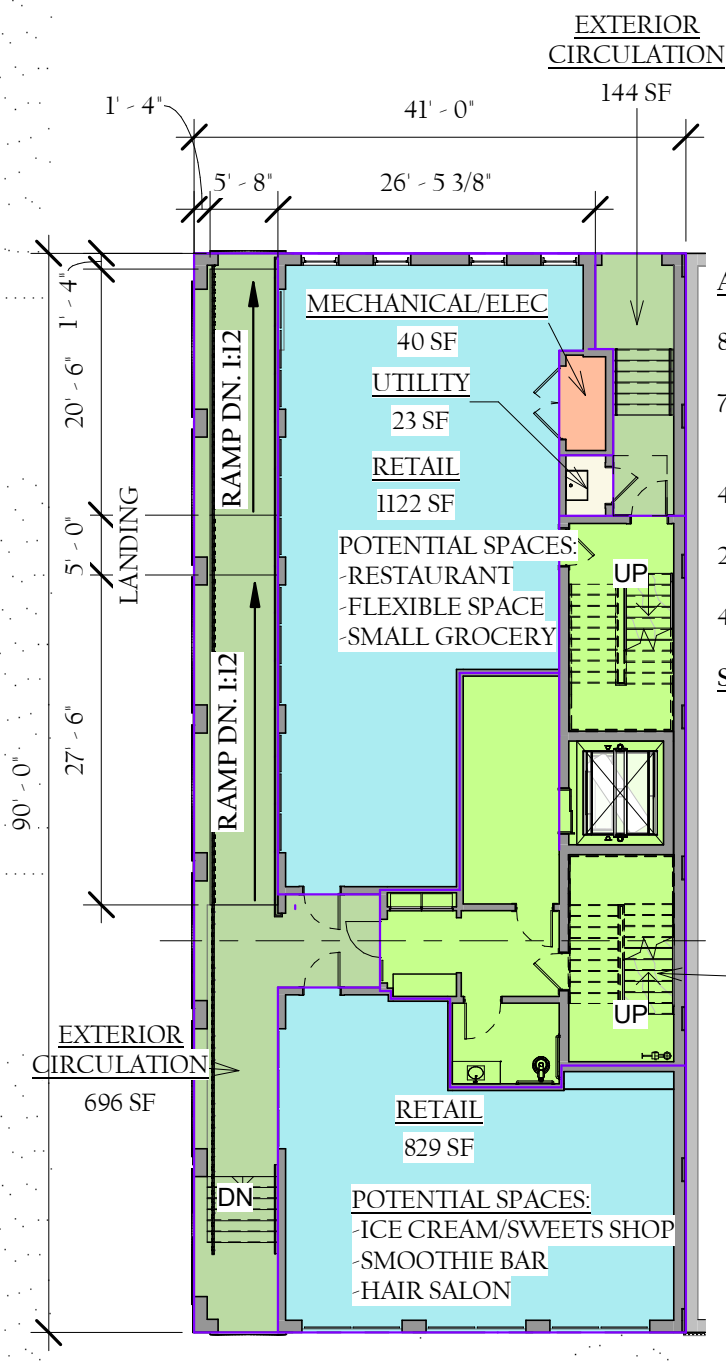
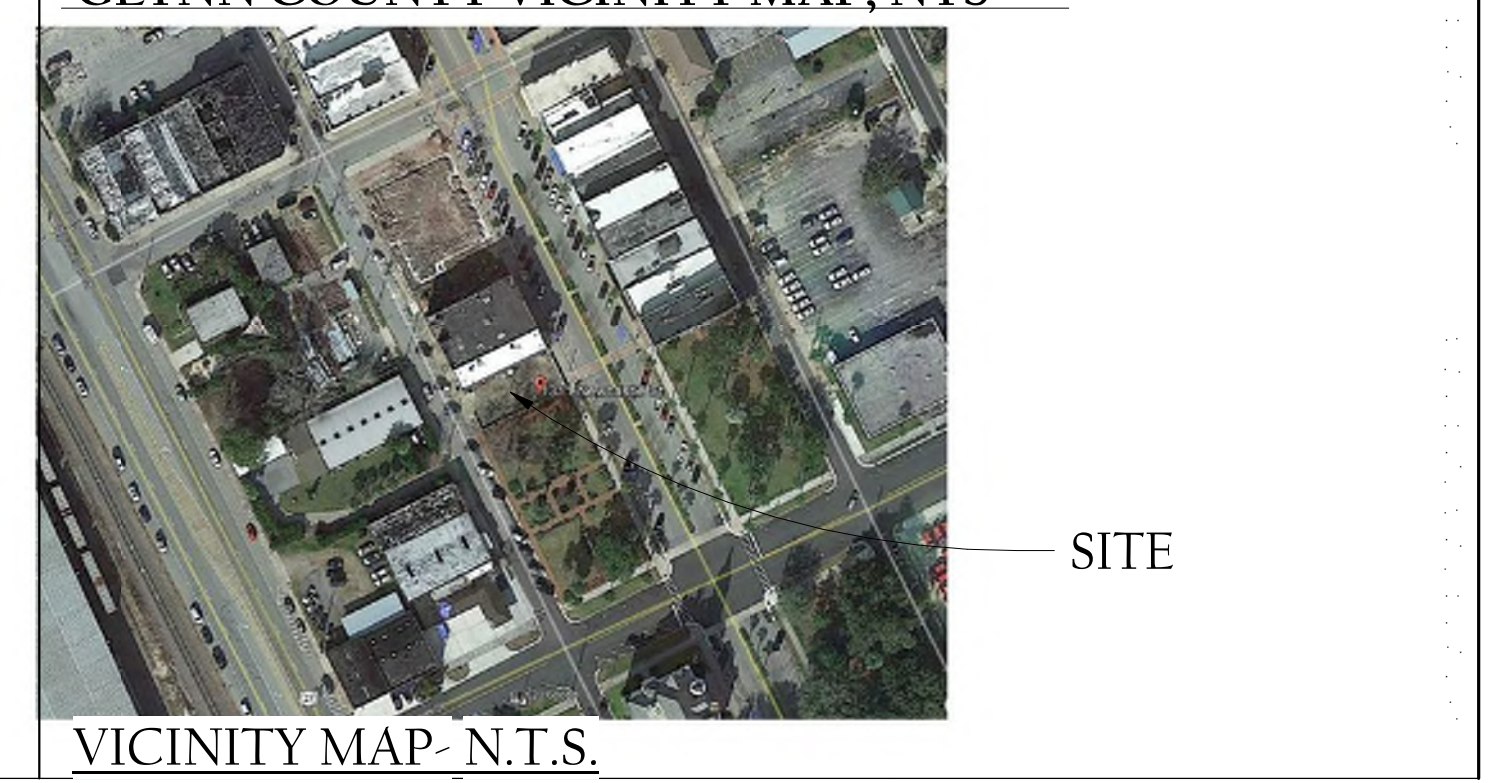
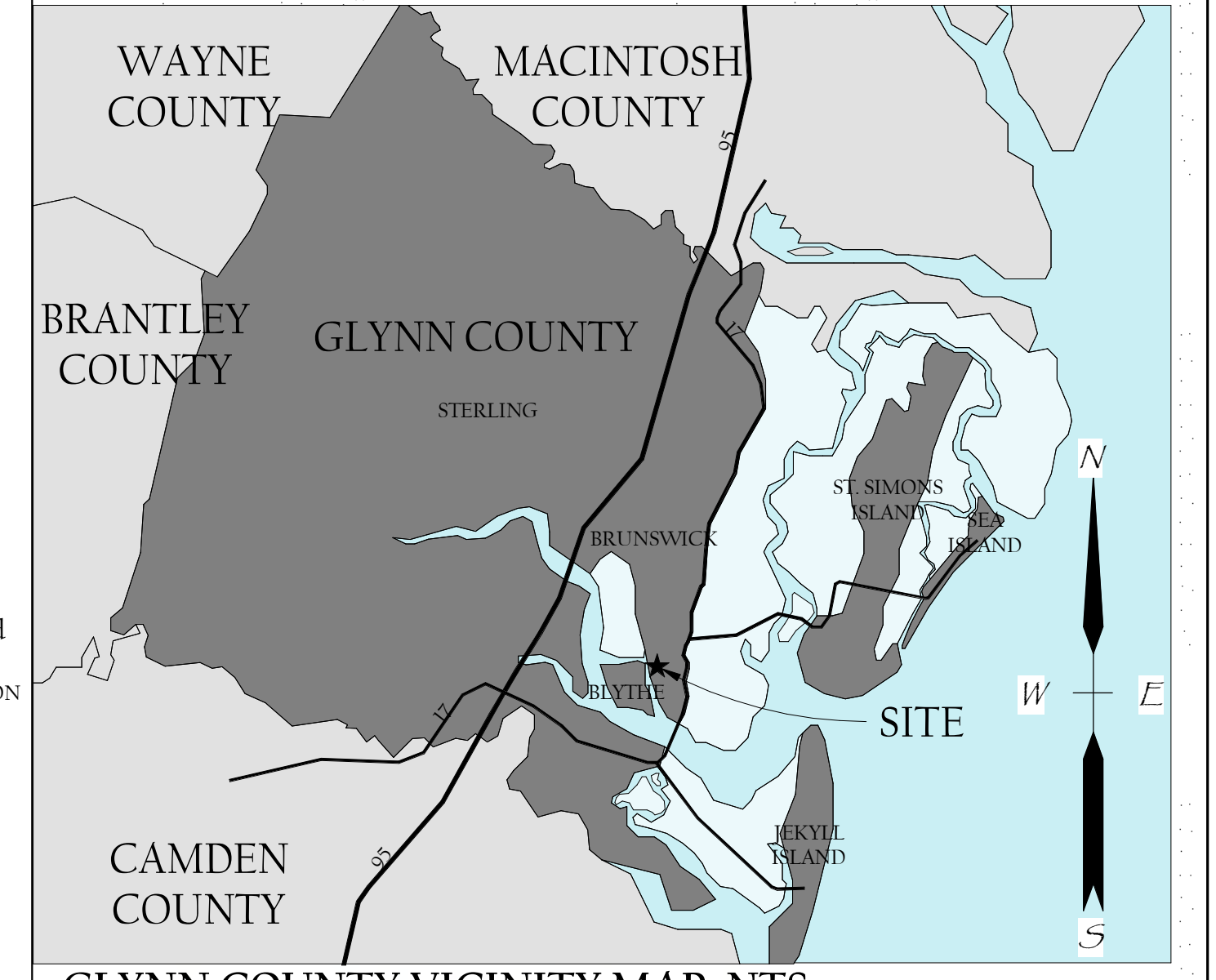
This document is the property of Wiregrass Studio, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project & site specifically identified herein & is not to be used on any other project without written permission from the architect.

AREA SCHEDULE	
Name	Area
APT - 1 BEDROOM	
APT - 1 BEDROOM	740 SF
APT - 1 BEDROOM	720 SF
APT - 1 BEDROOM	740 SF
APT - 1 BEDROOM	720 SF
APT - 1 BEDROOM	712 SF
APT - 1 BEDROOM	708 SF
APT - 1 BEDROOM	4339 SF
APT - STUDIO	
APT - STUDIO	438 SF
APT - STUDIO	468 SF
APT - STUDIO	460 SF
APT - STUDIO	522 SF
APT - STUDIO	423 SF
APT - STUDIO	539 SF
APT - STUDIO	468 SF
APT - STUDIO	539 SF
APT - STUDIO	438 SF
APT - STUDIO	4295 SF
CIRCULATION	
CIRCULATION	785 SF
CIRCULATION	837 SF
CIRCULATION	785 SF
CIRCULATION	440 SF
CIRCULATION	772 SF
CIRCULATION	3619 SF
EXTERIOR CIRCULATION	
EXTERIOR CIRCULATION	696 SF
EXTERIOR CIRCULATION	144 SF
EXTERIOR CIRCULATION	841 SF
MECHANICAL/ELEC	
MECHANICAL/ELEC	40 SF
MECHANICAL/ELEC	40 SF
NEW A/C	
NEW A/C	60 SF
NEW A/C	60 SF
NEW NON A/C	
NEW NON A/C	1171 SF
NEW NON A/C	322 SF
NEW NON A/C	93 SF
NEW NON A/C	29 SF
NEW NON A/C	1615 SF
PLANTERS	
PLANTERS	1526 SF
PLANTERS	1526 SF
RETAIL	
RETAIL	829 SF
RETAIL	1122 SF
RETAIL	1950 SF
UTILITY	
UTILITY	23 SF
UTILITY	23 SF
Grand total	18308 SF

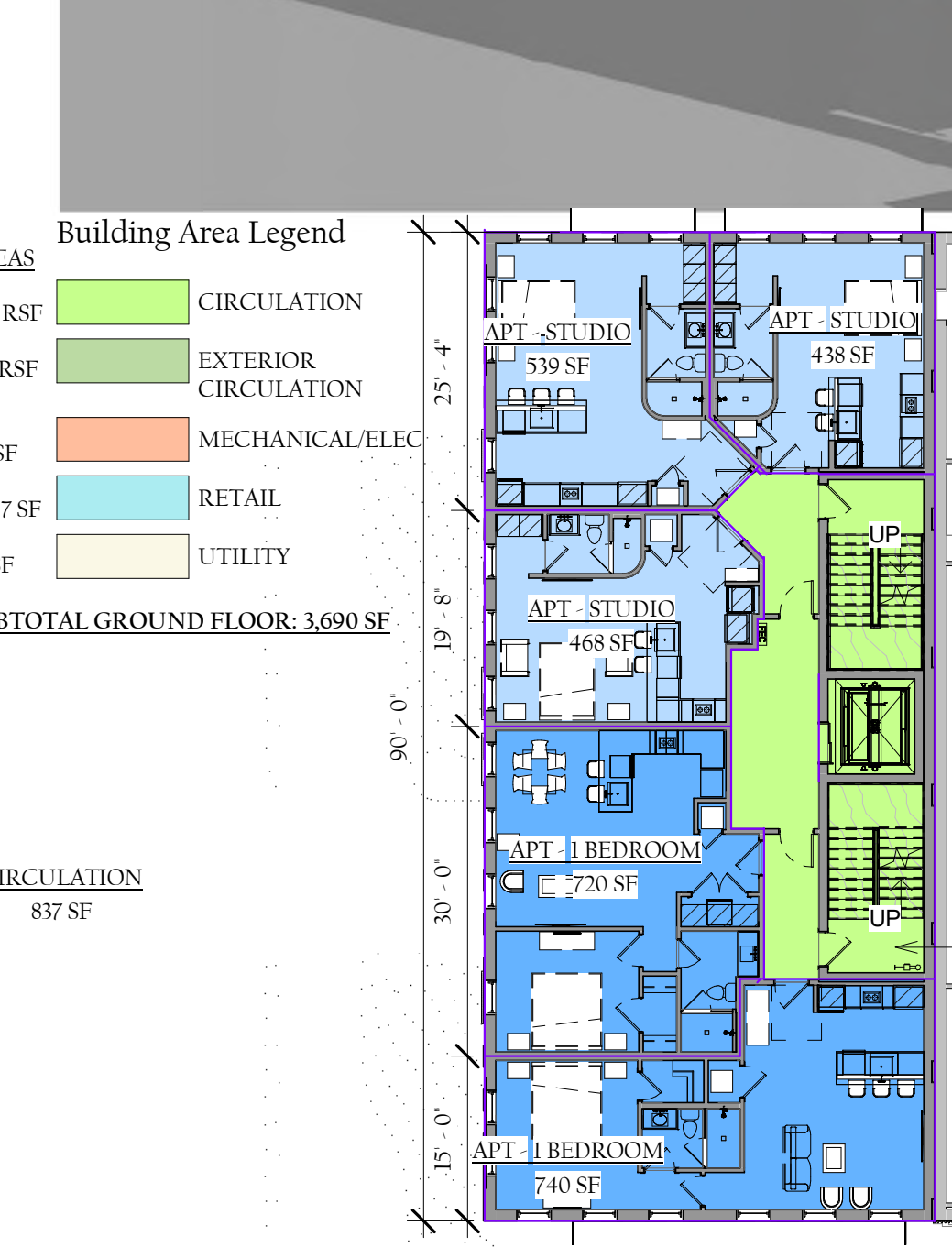
AREA SCHEDULE A/C	
Name	Area
GROUND FLOOR LEVEL	
RETAIL	829 SF
CIRCULATION	837 SF
UTILITY	23 SF
RETAIL	1122 SF
MECHANICAL/ELEC	40 SF
MECHANICAL/ELEC	2849 SF
SECOND FLOOR LEVEL	
CIRCULATION	785 SF
APT - STUDIO	438 SF
APT - 1 BEDROOM	740 SF
APT - 1 BEDROOM	720 SF
APT - STUDIO	539 SF
APT - STUDIO	468 SF
APT - STUDIO	3690 SF
THIRD FLOOR LEVEL	
APT - 1 BEDROOM	740 SF
APT - 1 BEDROOM	720 SF
APT - STUDIO	468 SF
CIRCULATION	785 SF
APT - STUDIO	539 SF
APT - STUDIO	438 SF
APT - STUDIO	3690 SF
FOURTH FLOOR LEVEL	
APT - 1 BEDROOM	712 SF
APT - 1 BEDROOM	708 SF
APT - STUDIO	460 SF
APT - STUDIO	522 SF
APT - STUDIO	423 SF
CIRCULATION	772 SF
CIRCULATION	3597 SF
TOP OF PARAPET	
CIRCULATION	440 SF
NEW A/C	60 SF
NEW A/C	501 SF
Grand total	14327 SF

DRAWING LEGEND		
SHEET	TITLE	REVISION DATE
T100	TITLE SHEET	
C100	ORIGINAL SURVEY	
AS100	ARCHITECTURAL SITE PLAN	
LS100	LIFE SAFETY PLAN	
AD100	DEMOLITION FLOOR PLAN	
R101	EXISTING CONDITIONS	
AI01	GROUND AND SECOND FLOOR PLANS	
AI02	THIRD AND FOURTH FLOOR PLANS	
AI03	ROOF PLAN	
A200	EXTERIOR ELEVATIONS	
A300	BUILDING SECTIONS	
A601	DOOR AND WINDOW SCHEDULES	
A602	UNIT DOOR SCHEDULE, DOOR HARDWARE LEGEND/NOTES & DETAILS	
A900	PERSPECTIVES	
P101	PLUMBING PLANS AND SCHEDULES	
P102	PLUMBING PLANS AND SCHEDULES	
P103	PLUMBING PLANS AND SCHEDULES	

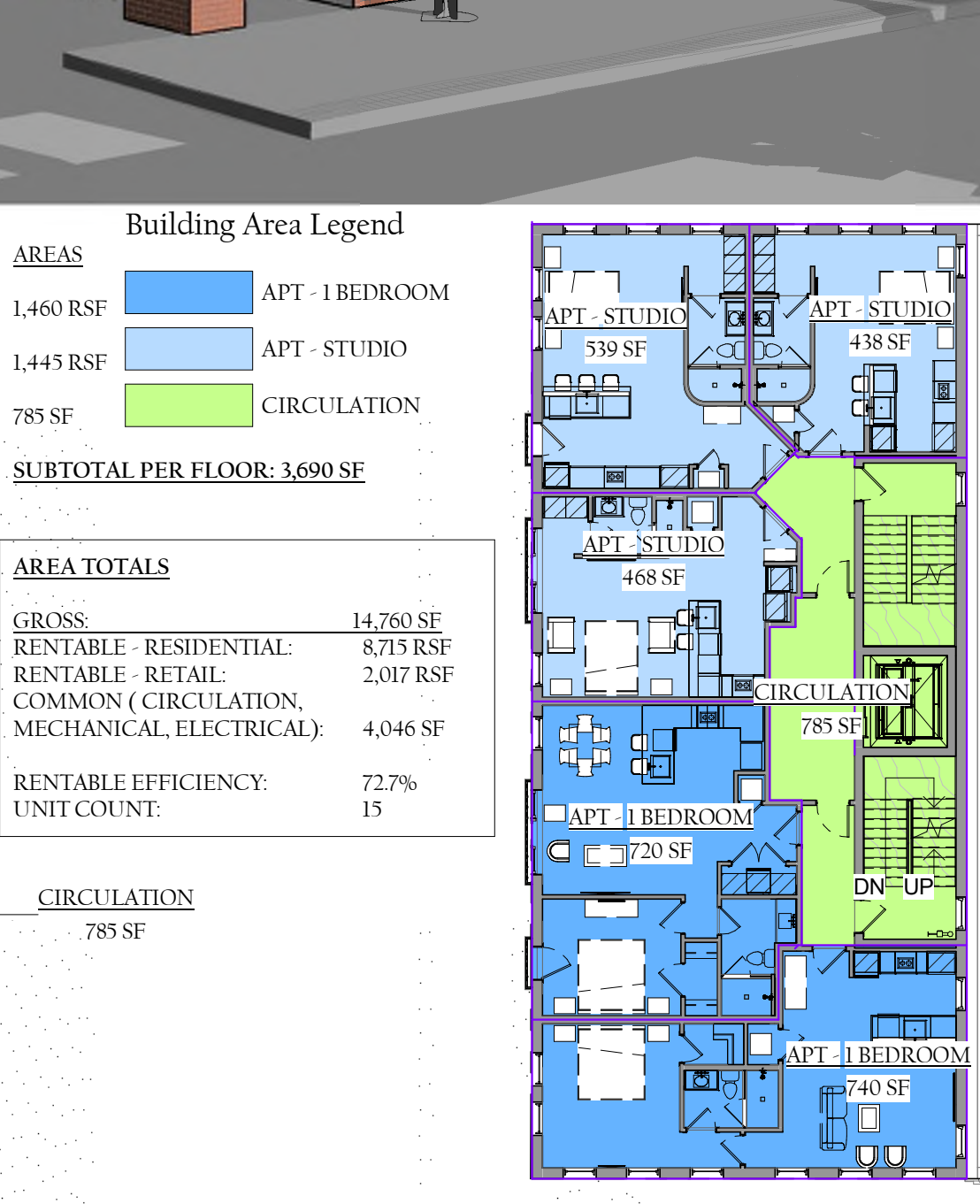
- ### GENERAL CONSTRUCTION NOTES
- ALL EXTERIOR WALLS ARE 2x6 STUD CONSTRUCTION AND ALL INTERIOR PARTITIONS ARE 2x4 STUD CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO FACE OF CMU AND FACE OF STUD UNLESS NOTED OTHERWISE.
 - ALL ASPECTS OF CONSTRUCTION MUST BE IN COMPLIANCE WITH CURRENT LOCAL BUILDING CODES, INCLUDING ALL APPLICABLE ADOPTED CODES BY ICC, DOJ, NFPA, FEMA, DNR, ETC.
 - CONTRACTOR SHALL IMMEDIATELY REPORT TO ARCHITECT ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND/OR SITE CONDITIONS.
 - CONTRACTOR SHALL PROVIDE SUBMITTALS FOR REVIEW AND APPROVAL OF ALL MAJOR ASPECTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CASEWORK, ROOFING, DOORS, WINDOWS, FINISHES, FIREPLACES, ACCESSORIES, APPLIANCES, COUNTERTOPS, PLUMBING FIXTURES, HVAC EQUIPMENT, AND LIGHTING FIXTURES.
 - PROVIDE HURRICANE STRAPS/TIE DOWNS FOR ALL FOUNDATION/FLOORWALL/ROOF CONNECTIONS TO MEET OR EXCEED CODE, SIMPSON OR EQUAL, TYPICAL.



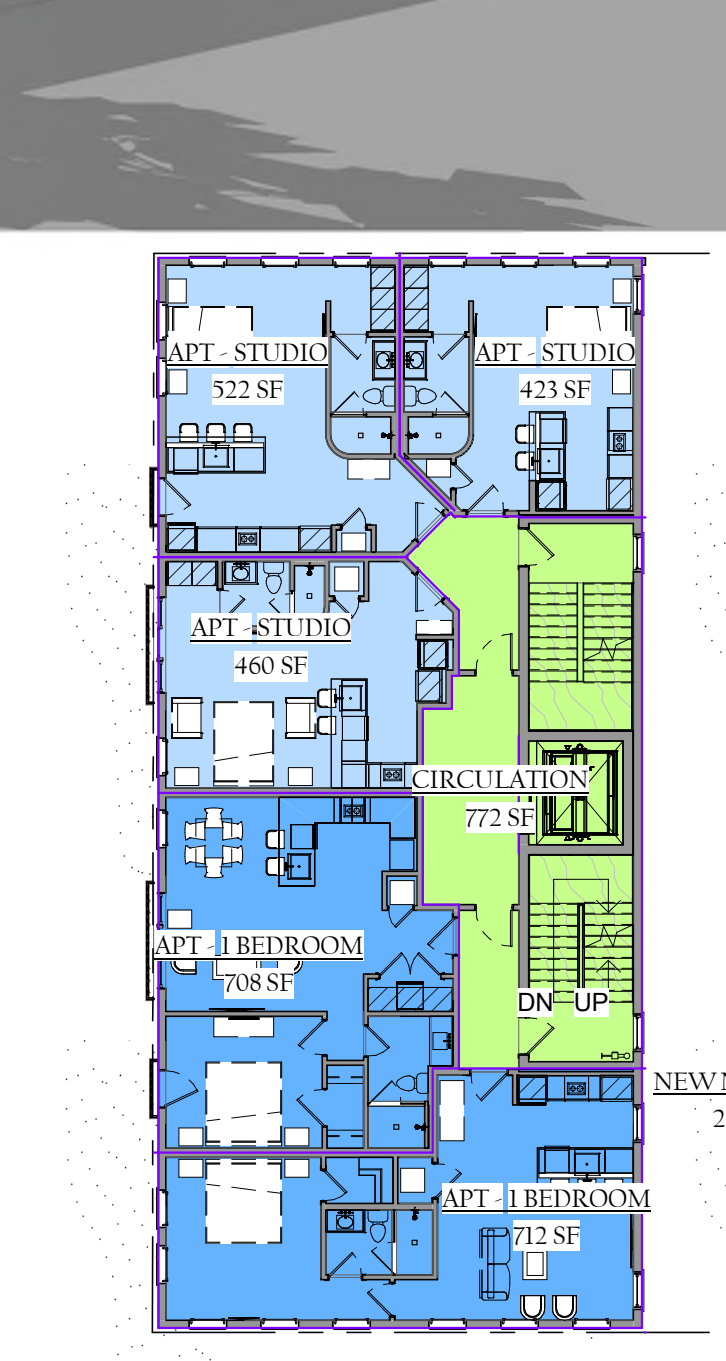
1 AREA PLAN - GROUND FLOOR
SCALE: 1/16" = 1'-0"



2 AREA PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"



3 AREA PLAN - THIRD FLOOR
SCALE: 1/16" = 1'-0"



4 AREA PLAN - FOURTH FLOOR
SCALE: 1/16" = 1'-0"



5 AREA PLAN - ROOF
SCALE: 1/16" = 1'-0"

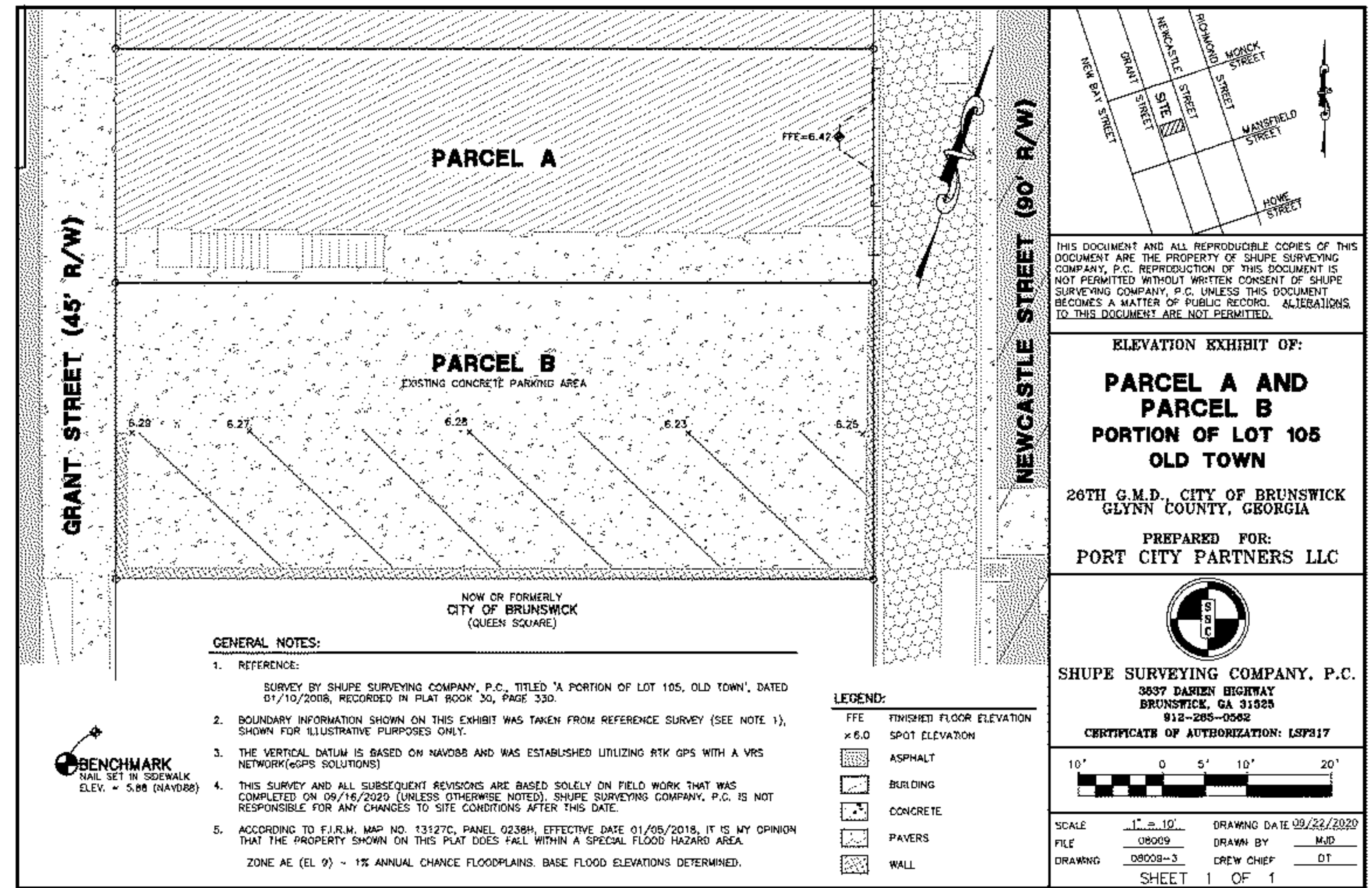
DATE	REVISIONS	NO.	DATE	DESCRIPTION

A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST, BRUNSWICK, GA 31520

DATE: 11/1/2022
PROJECT NO. 2019

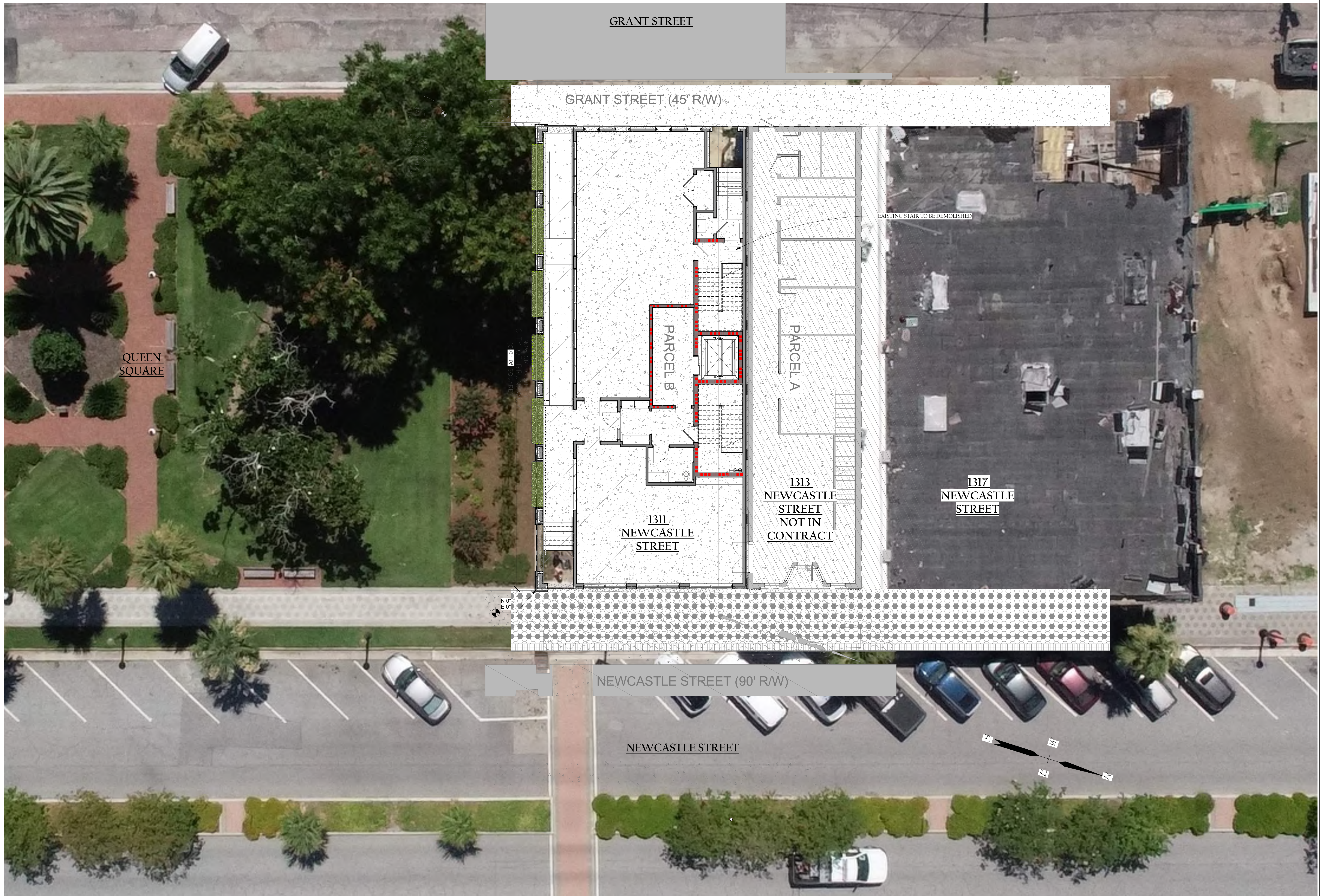
T100

TITLE SHEET



1 SURVEY
SCALE 1"=10'

CI00



DATE	NO.	REVISIONS

A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST, BRUNSWICK, GA 31520

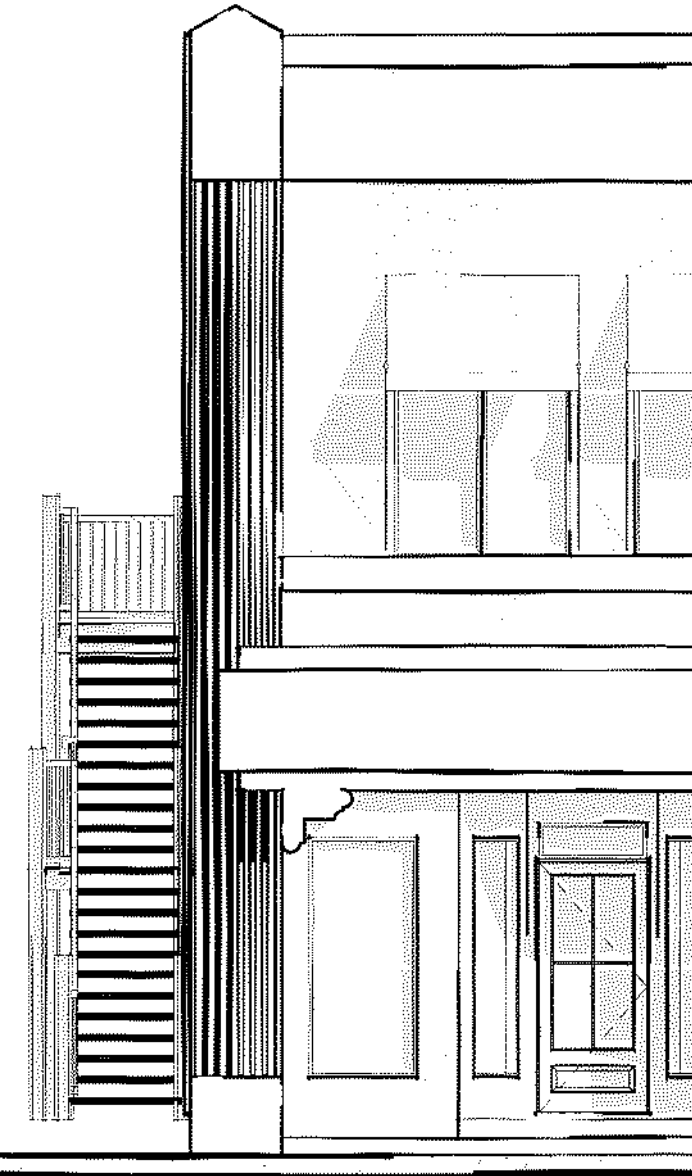
ARCHITECTURAL SITE PLAN

Date: 11/1/2022
Project No. 2019

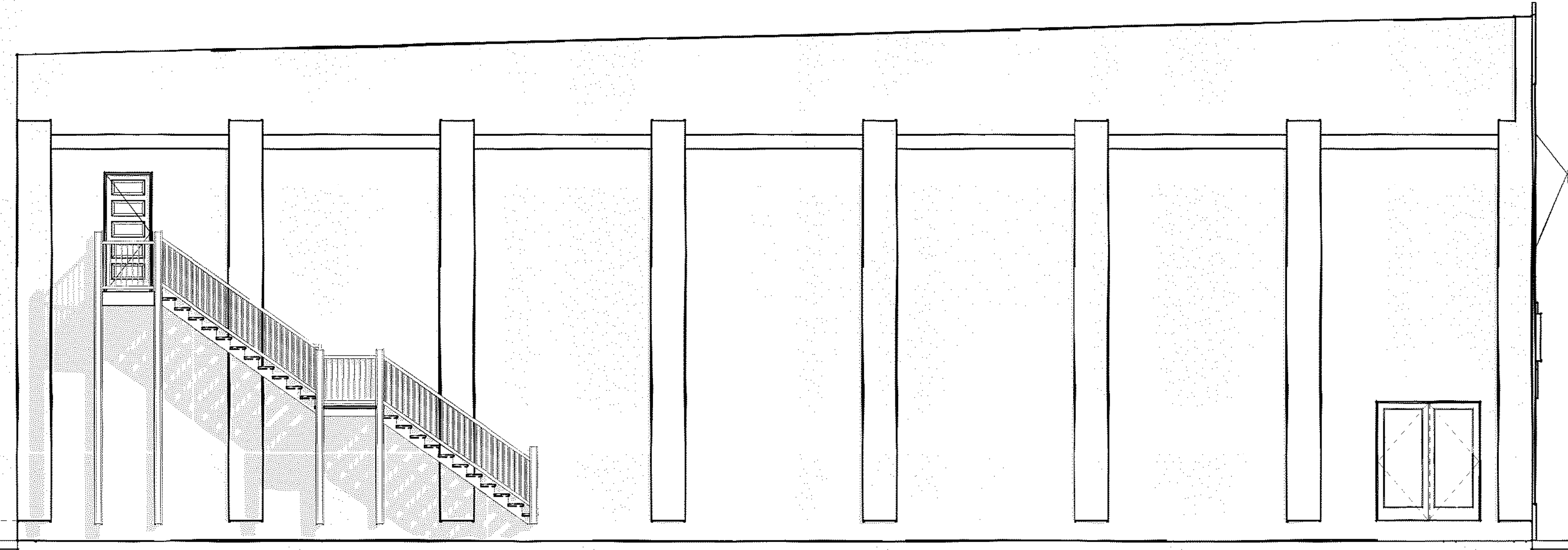
AS100

1 SITE PLAN
SCALE: 1/8" = 1'-0"

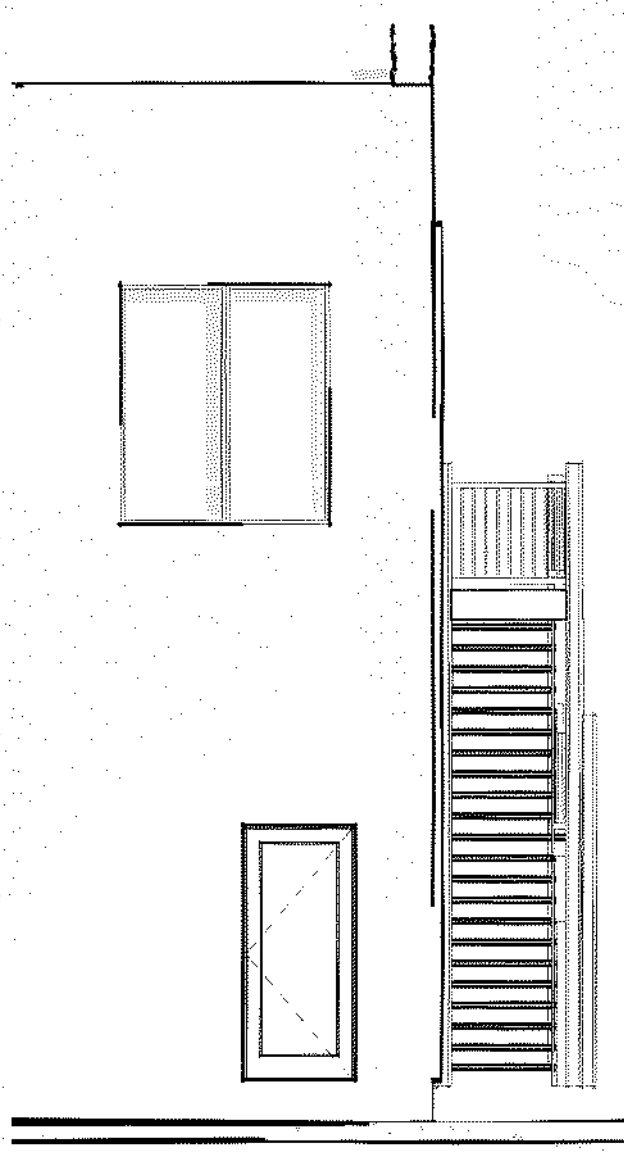
This document is the property of Wiregrass Studio, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project & site specifically identified herein & is not to be used on any other project without written permission from the architect.



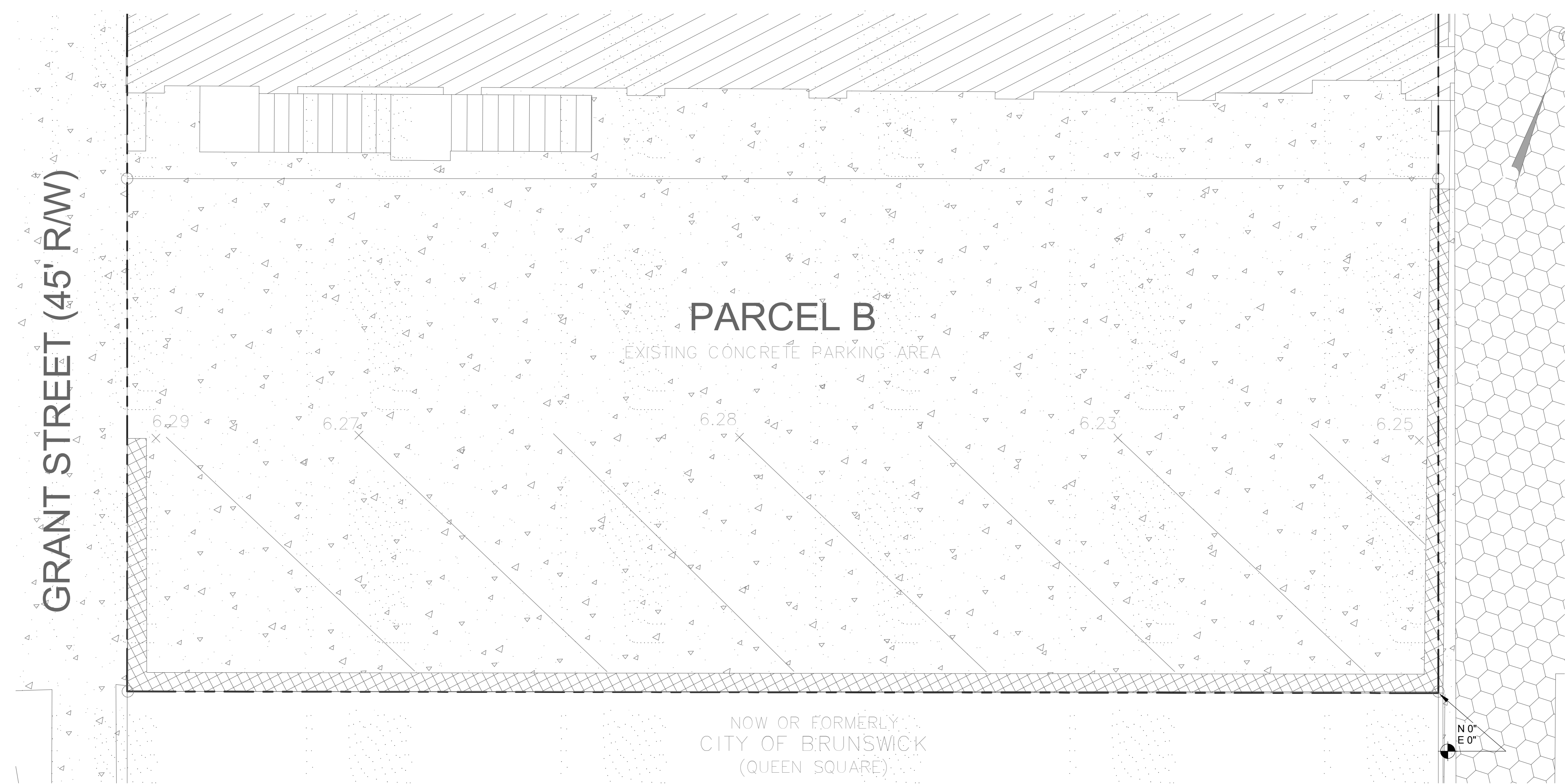
1 NEWCASTLE STREET EXISTING
SCALE: 3/16" = 1'-0"



2 QUEEN SQUARE EXISTING
SCALE: 3/16" = 1'-0"



3 GRANT STREET EXISTING
SCALE: 3/16" = 1'-0"



4 SITE PLAN EXISTING
SCALE: 3/16" = 1'-0"

NO.	DATE	REVISIONS

DATE	PHASE
<input type="checkbox"/>	SCHEMATIC
<input type="checkbox"/>	DESIGN
<input type="checkbox"/>	PRICING SET
<input type="checkbox"/>	PERMIT SET
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT

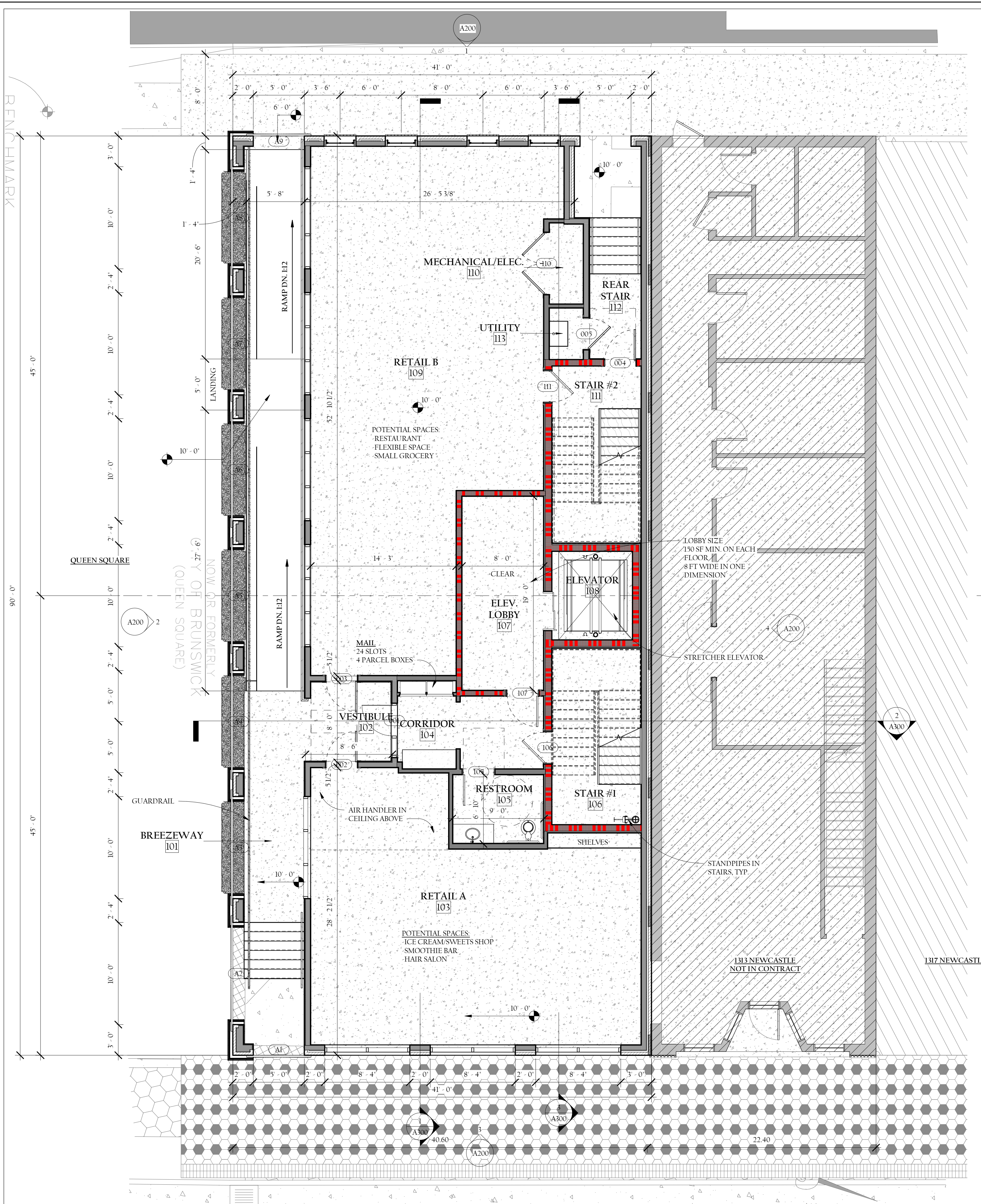
A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST, BRUNSWICK, GA 31520

EXISTING CONDITIONS

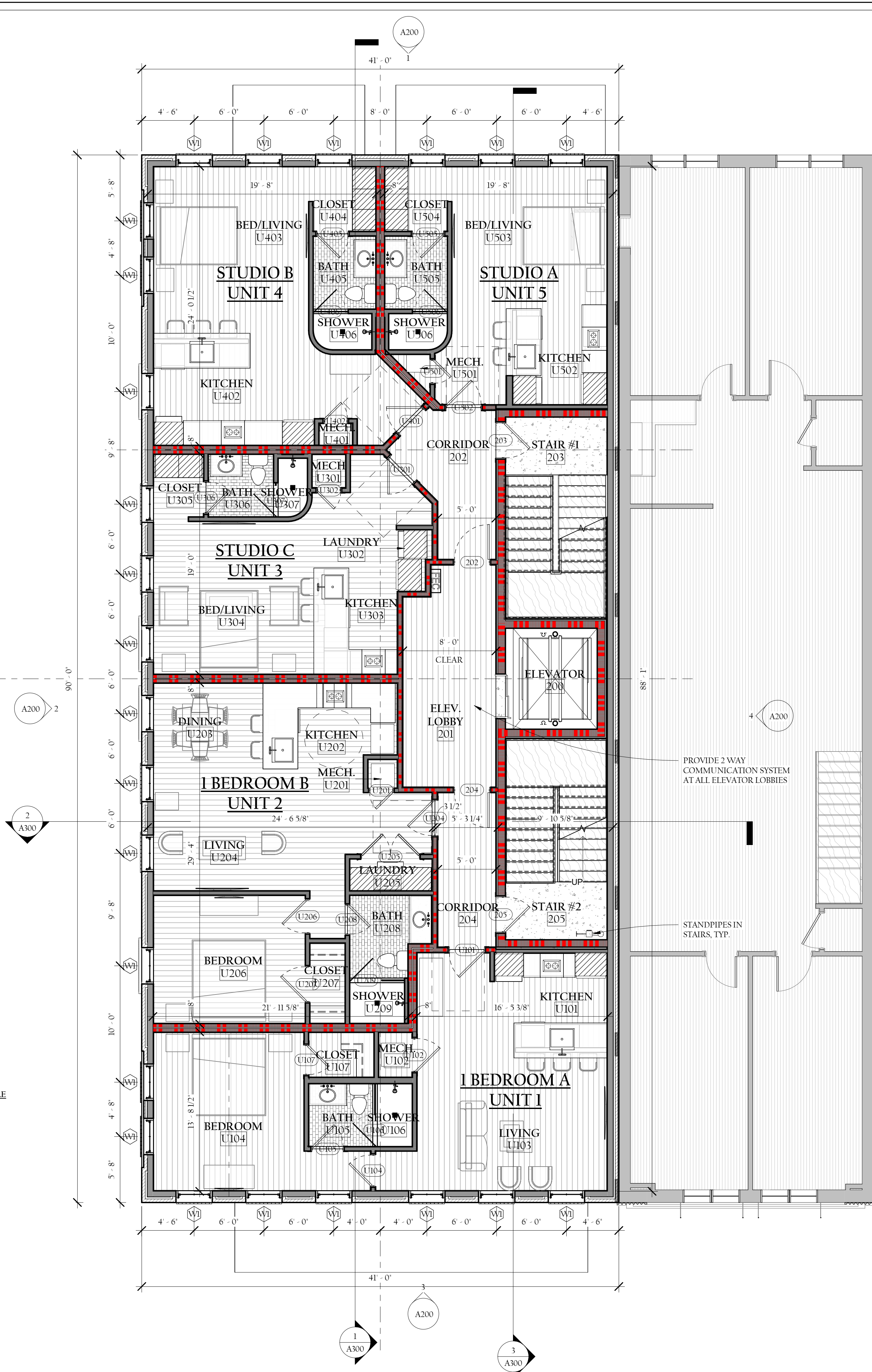
Date: 11/1/2022
Project No. 2019

R101

This document is the property of Wiregrass Studio, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project & site specifically identified herein & is not to be used on any other project without written permission from the architect.



1 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

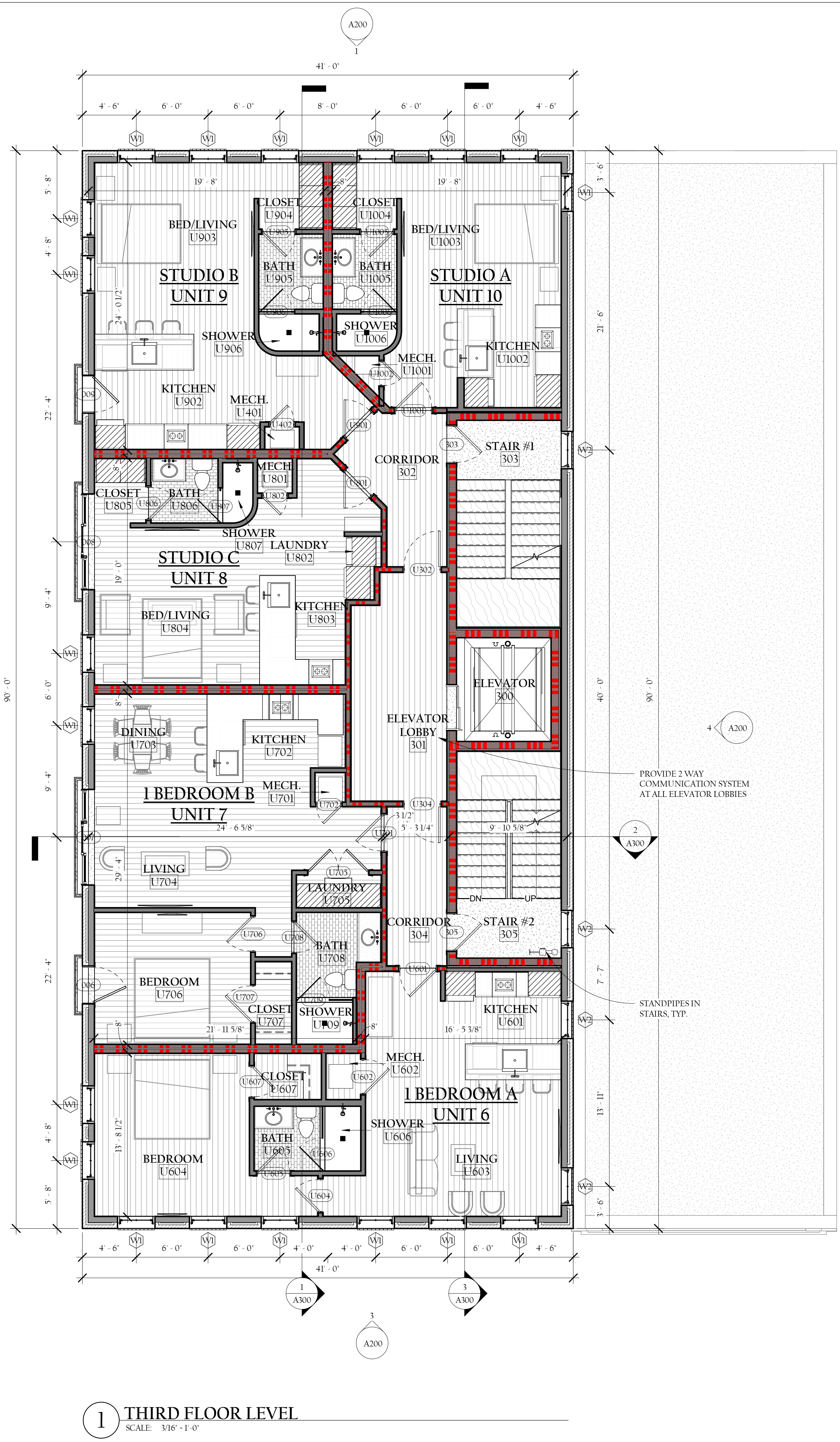
DATE	NO.	DATE	REVISIONS

A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST., BRUNSWICK, GA 31520
GROUND AND SECOND FLOOR PLANS

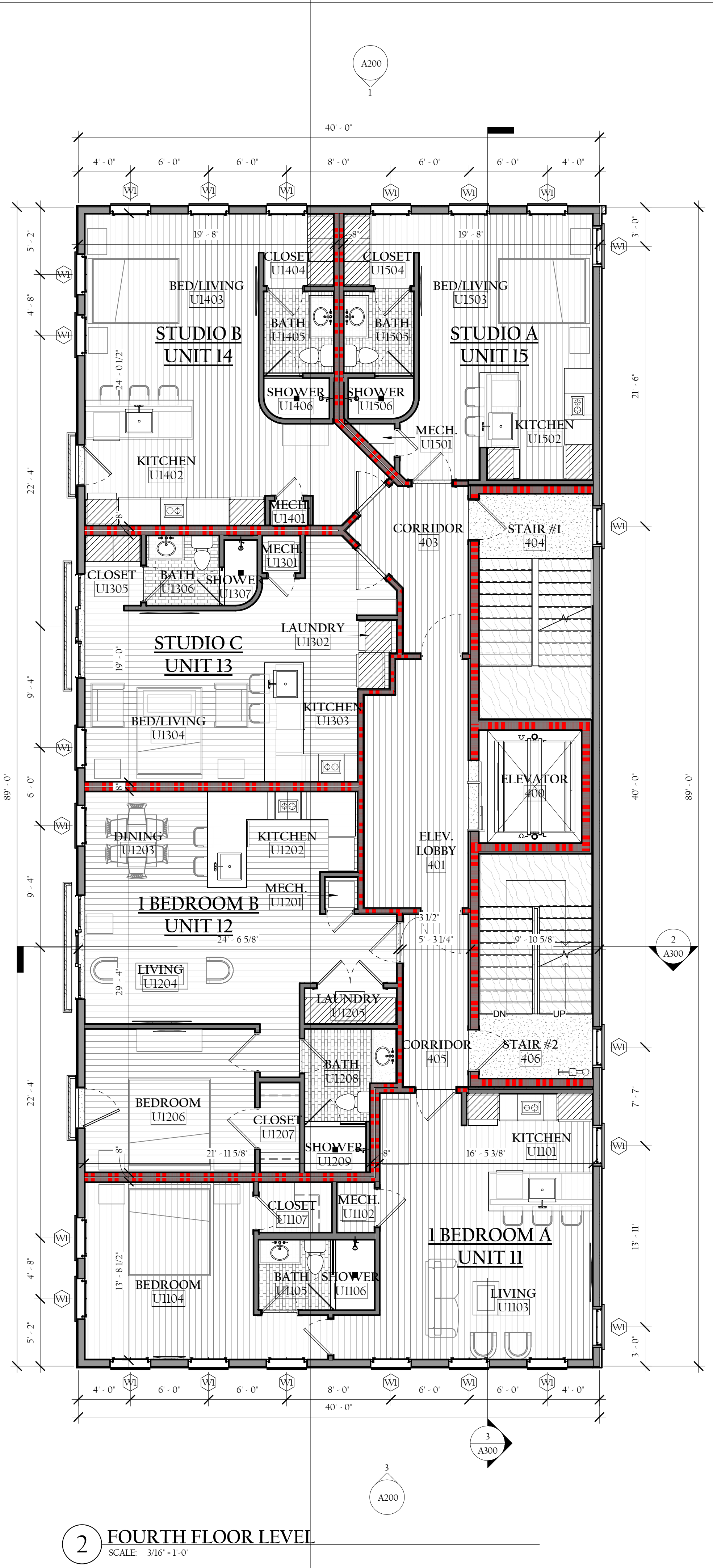
Date: 11/1/2022
Project No. 2019

A101

This document is the property of Wiregrass Studio, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project & site specifically identified herein & is not to be used on any other project without written permission from the architect.



1 THIRD FLOOR LEVEL
SCALE: 3/16" = 1'-0"



2 FOURTH FLOOR LEVEL
SCALE: 3/16" = 1'-0"

DATE	NO.	REVISIONS

A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST, BRUNSWICK, GA 31520
THIRD AND FOURTH FLOOR PLANS

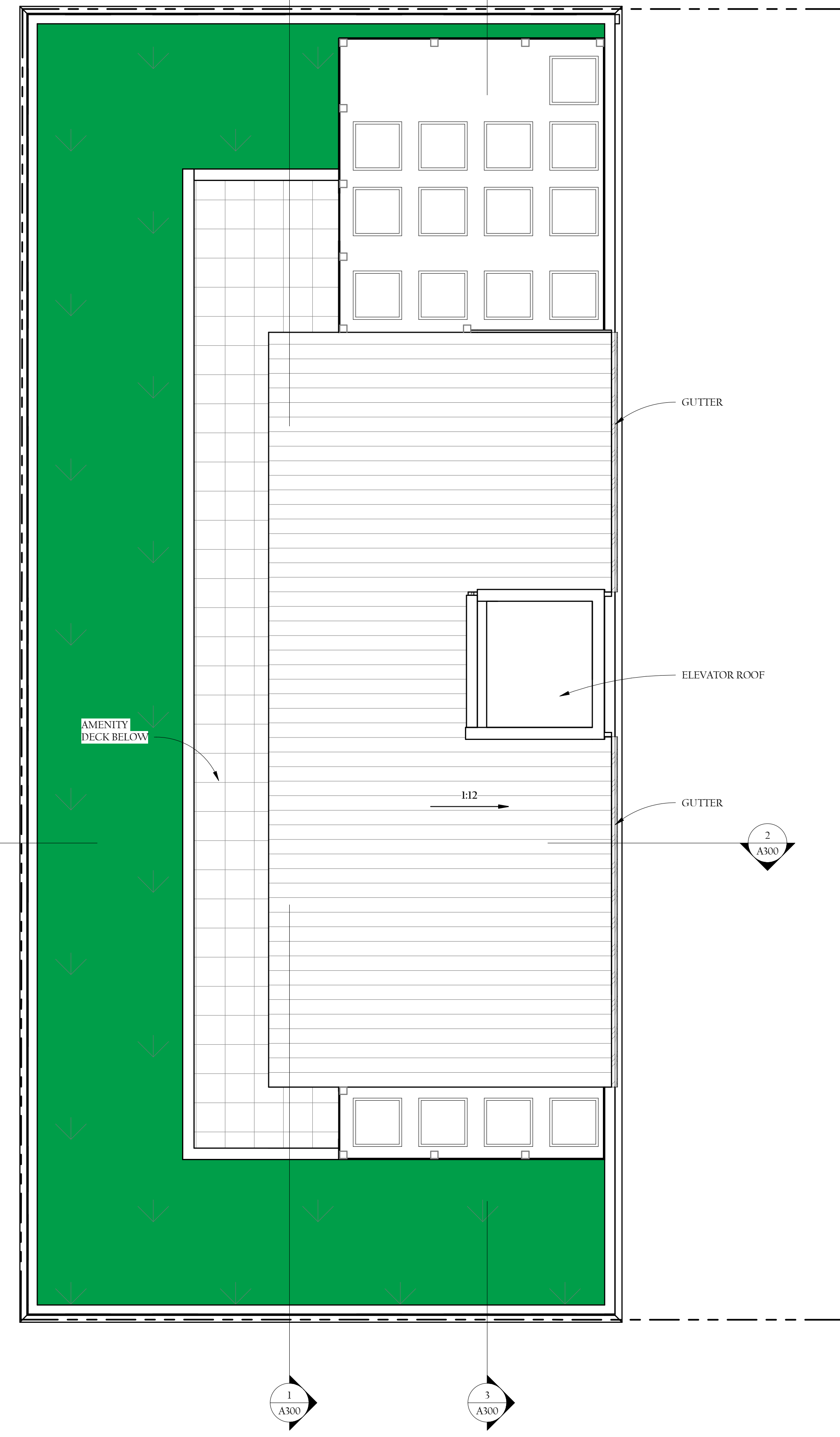
Date: 11/1/2022
Project No. 2019

A102

This document is the property of Wiregrass Studio, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project & site specifically identified herein & is not to be used on any other project without written permission from the architect.



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



2 ROOF UPPER PLAN
SCALE: 3/16" = 1'-0"

NO.	DATE	REVISIONS

PLOT PHASE	DATE
<input checked="" type="checkbox"/> SCHEMATIC	
<input type="checkbox"/> DESIGN	
<input type="checkbox"/> PRICING SET	
<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	

A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST, BRUNSWICK, GA 31520

Date: 11/1/2022
Project No. 2019

A103



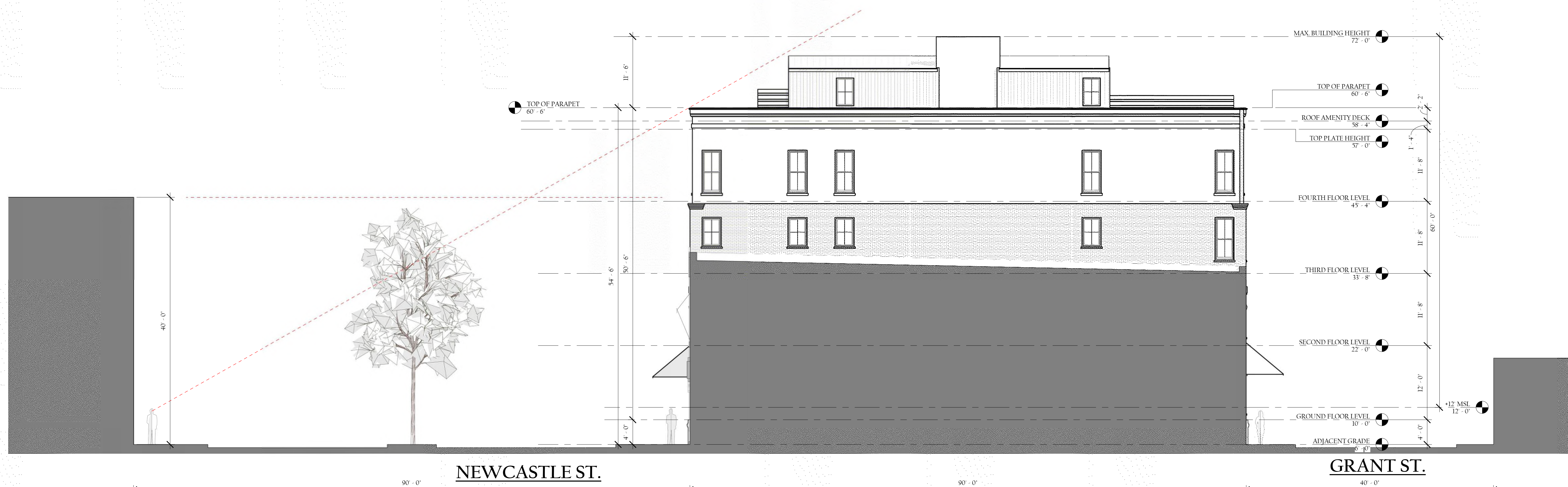
1 GRANT STREET ELEVATION
SCALE: 1/8"=1'-0"



2 QUEEN SQUARE ELEVATION
SCALE: 1/8"=1'-0"



3 NEWCASTLE STREET ELEVATION
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"

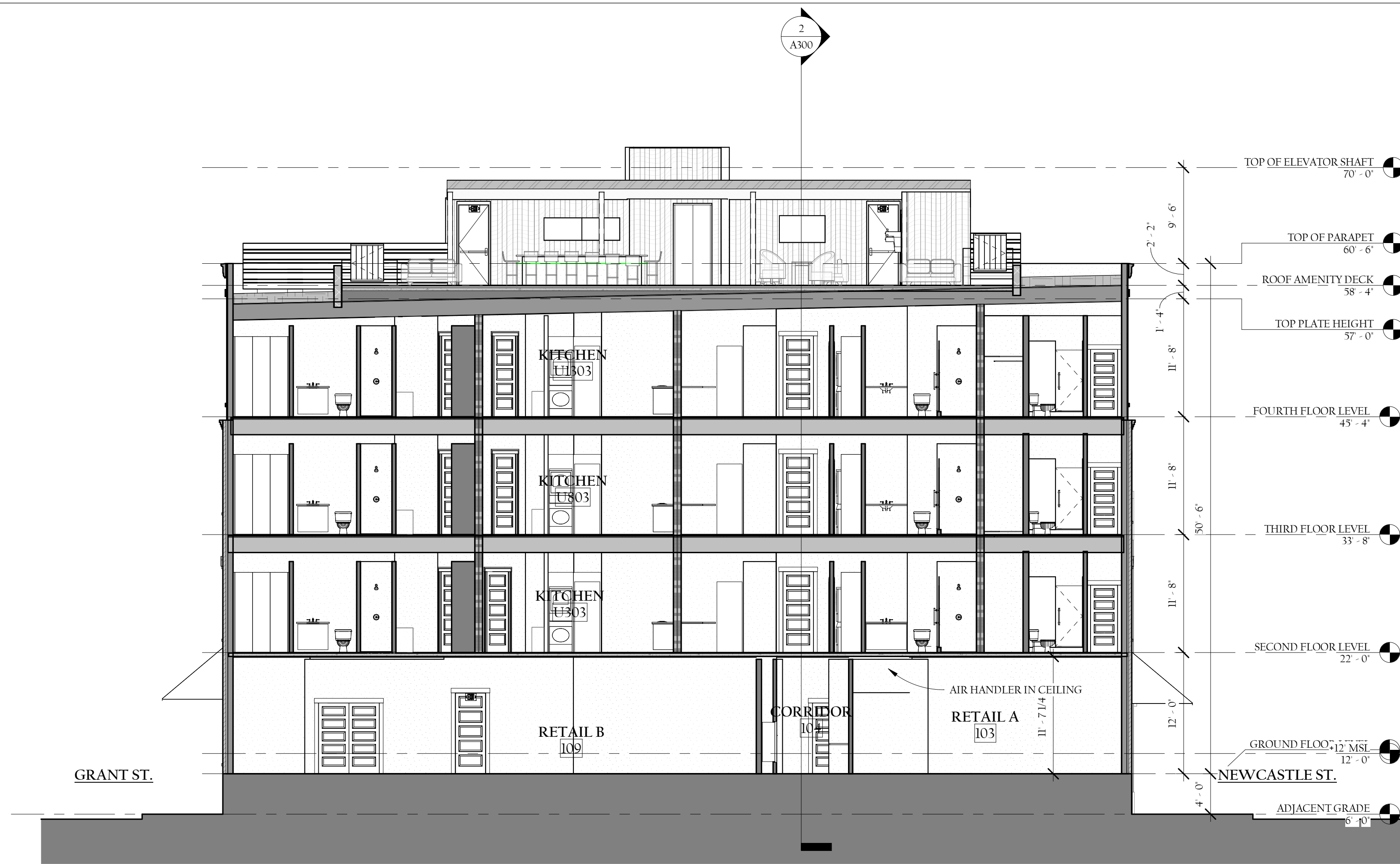
NO.	DATE	REVISIONS

PLOT PHASE	DATE
<input checked="" type="checkbox"/> SCHEMATIC	
<input type="checkbox"/> DESIGN	
<input type="checkbox"/> PRICING SET	
<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	

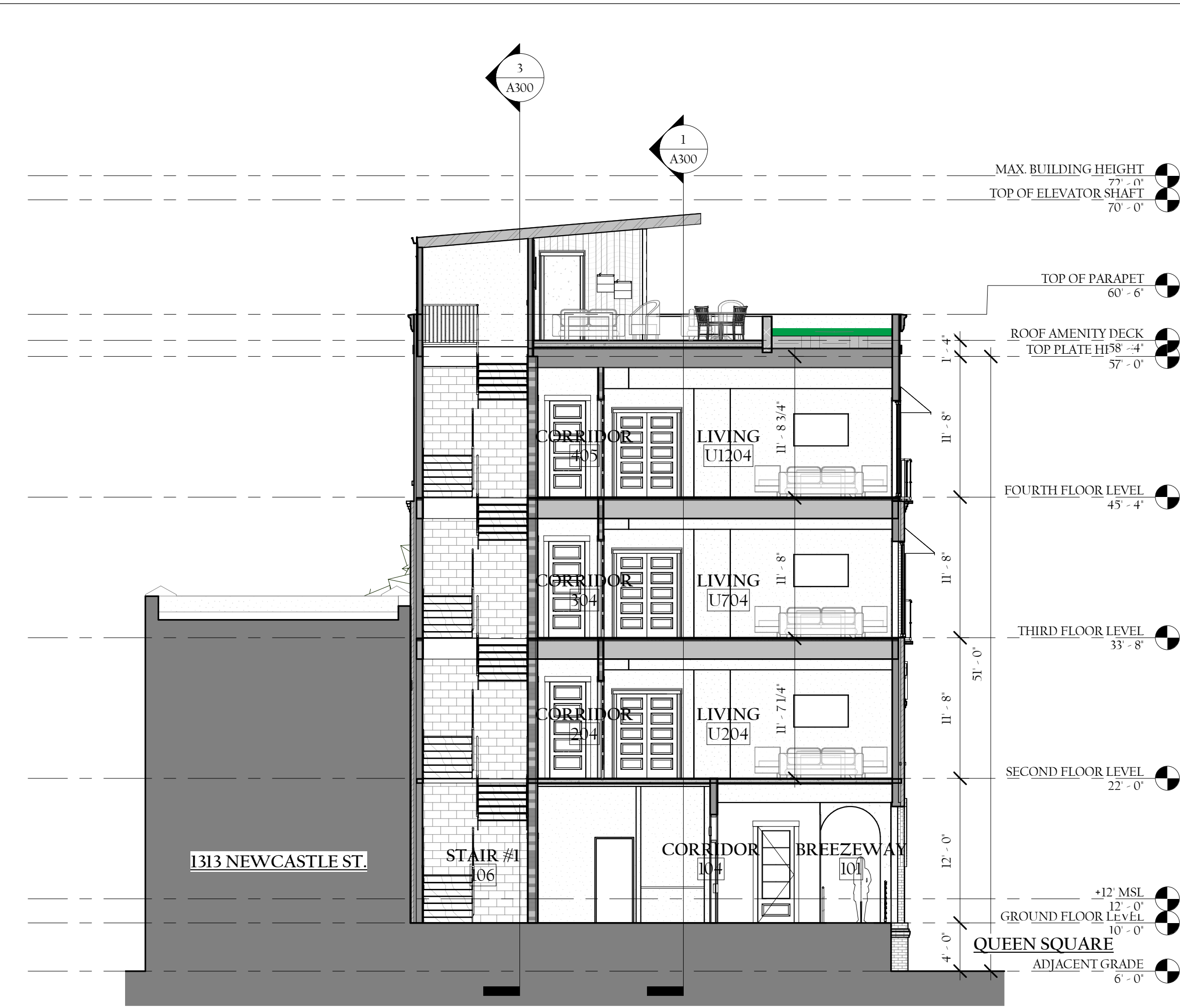
A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST, BRUNSWICK, GA 31520
EXTERIOR ELEVATIONS

Date: 11/1/2022
Project No. 2019

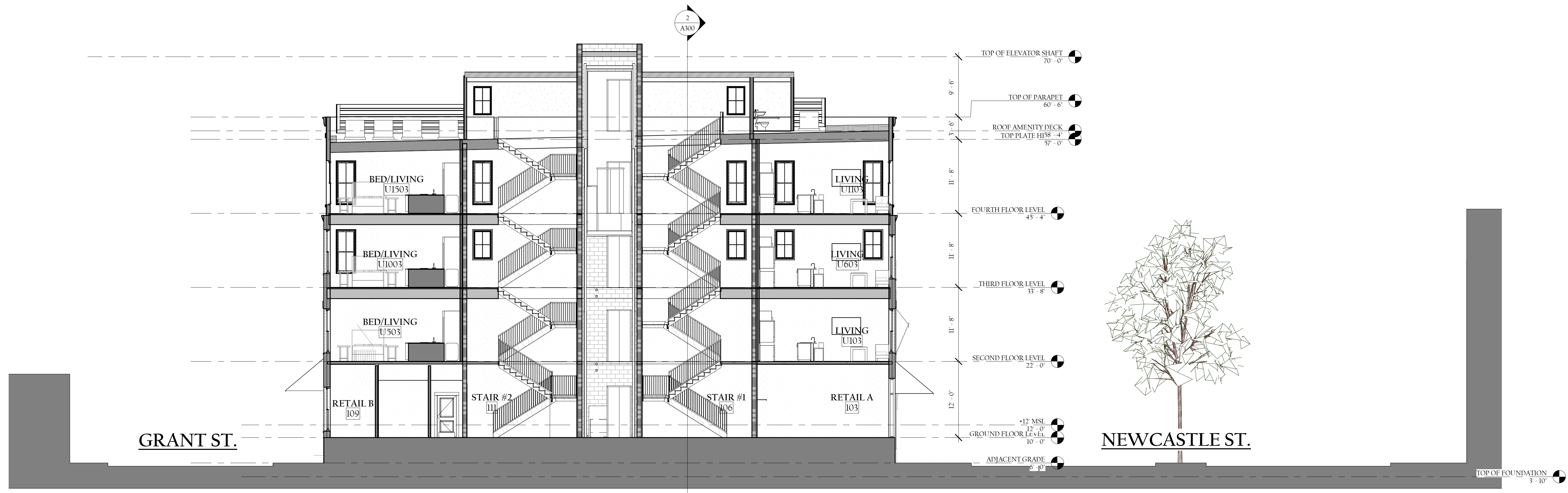
A200



1 SCHEMATIC LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



2 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



3 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS

PLOT PHASE	DATE	NO.
<input checked="" type="checkbox"/> SCHEMATIC		
<input type="checkbox"/> DESIGN		
<input type="checkbox"/> PRICING SET		
<input type="checkbox"/> PERMIT SET		
<input type="checkbox"/> CONSTRUCTION		
<input type="checkbox"/> AS-BUILT		

A MIXED-USE DEVELOPMENT FOR
PORT CITY PARTNERS
1311 NEWCASTLE ST., BRUNSWICK, GA 31520
BUILDING SECTIONS

Date: 11/1/2022
Project No. 2019

A300

WIREGRASS STUDIO, INC. ARCHITECTS

A Mixed-Use Development for Port City Partners

1311 NEWCASTLE ST., BRUNSWICK, GA 31520



Exterior Finishes

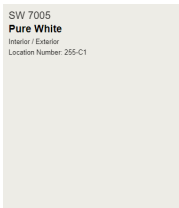
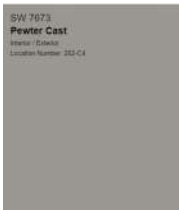
OCTOBER 14, 2022



Exterior Brick- TBD, old traditional look



Exterior Stucco - Top floor - Stucco, painted gray, color TBD (Sherwin Williams Pewter Cast).
Ground floor (inside arches) - stucco, painted white, color TBD (Sherwin Williams Pure White)



Windows - Anderson 'A' Series,
Double Hung, Painted White with brick mold



Doors - Anderson Multiglide series, 3 panel, painted white

Anderson 'A' Series, French Swing doors, painted white



Roof Material- Amenity deck: Porcelanosa raised access floor system,
color TBD (Harlem Acero), 24" x 24"



Storefront System - TBD

Awning - Fabric awning custom color blue to match Port City logo

Other Exterior Components -

Mechanical screenwall - Horizontal stained IPE or painted aluminum slats

Exterior porch railings to be powder coated aluminum pickets

Roof Planter Walls - Stucco

Landscaping - Potocarpus Hedge

