

FUTURE WATERFRONT DEVELOPMENT

RAILROAD

FOCAL ELEMENT

EXISTING BUILDINGS

PLAZA

RE-ALIGNED G STREET

EXISTING BUILDINGS

CONFERENCE CENTER

COURT-YARD

CIVIC OFFICE

LOADING AREA

NEWCASTLE STREET

IMPROVED BAY STREET

PARKING DECK

INFILL RETAIL/MIXED-USE

FUTURE MIXED-USE

EXISTING PENNY'S BUILDING

EXISTING BUILDINGS

F STREET

EXISTING BUILDINGS

BLOCK DEVELOPMENT CONCEPT PLAN

BUILD OUT PHASE

BLUEPRINT BRUNSWICK | OGLETHORPE BLOCK

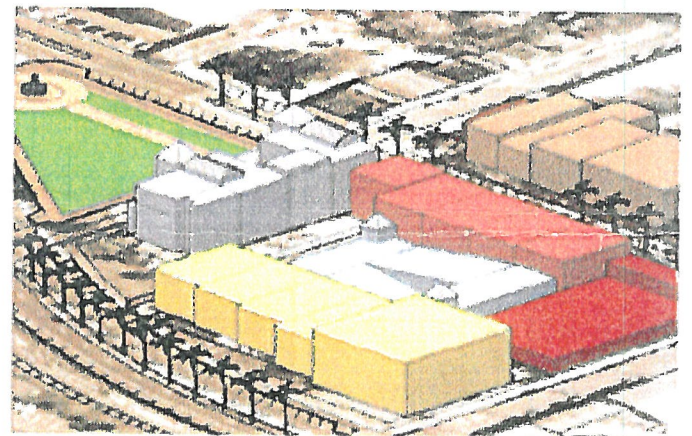
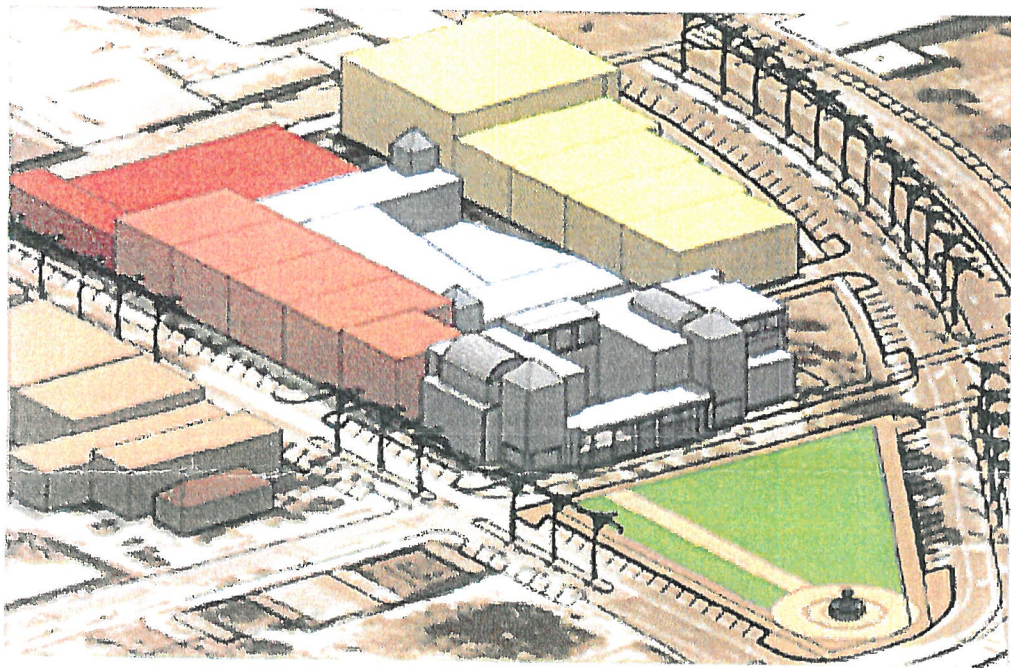
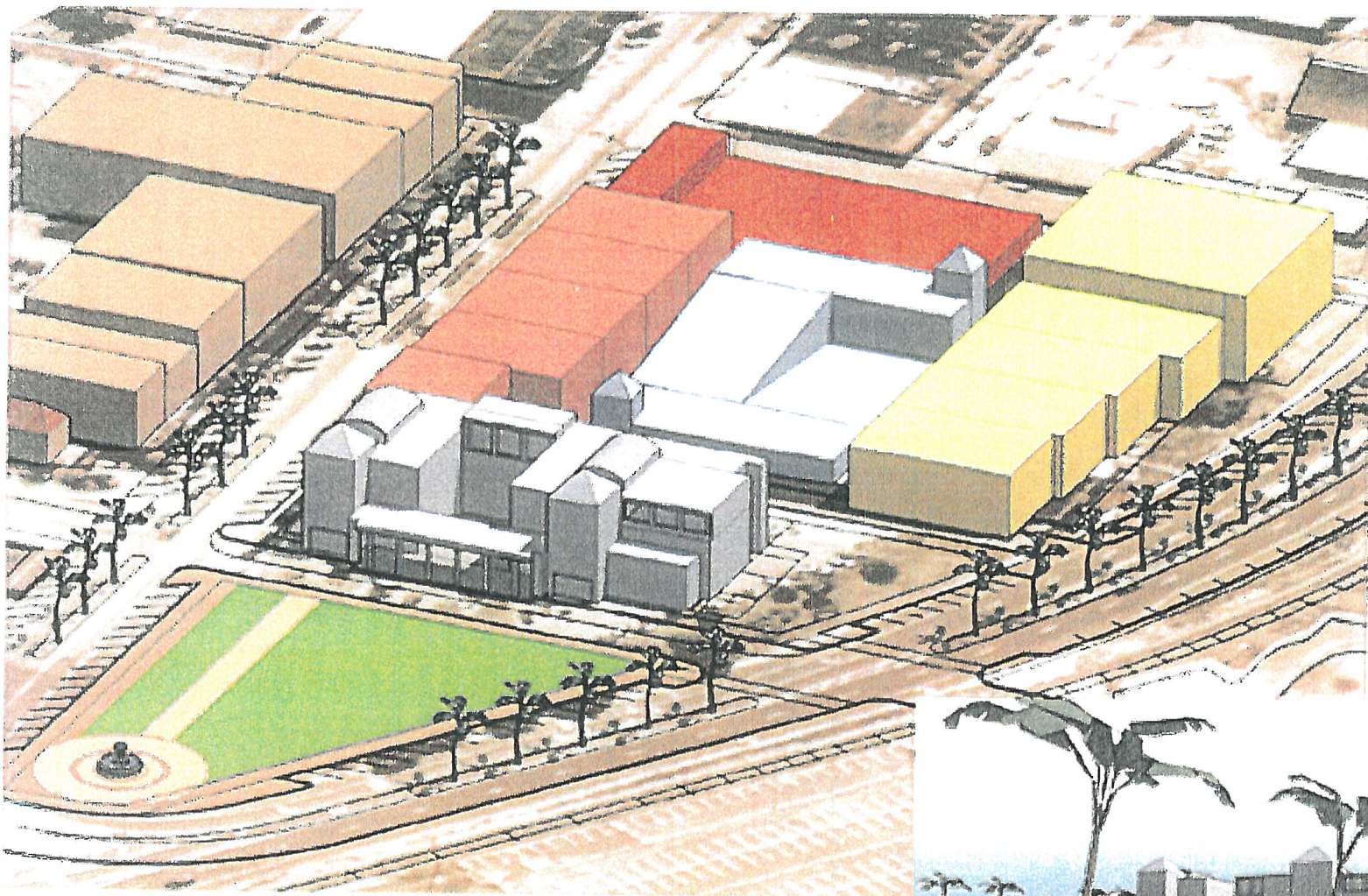


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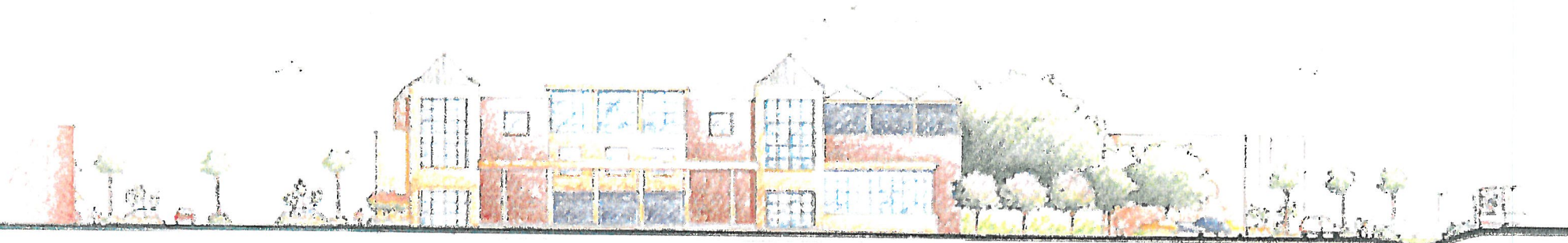


October 2006

VIEWS



ELEVATIONS



G STREET ELEVATION



NEWCASTLE STREET ELEVATION



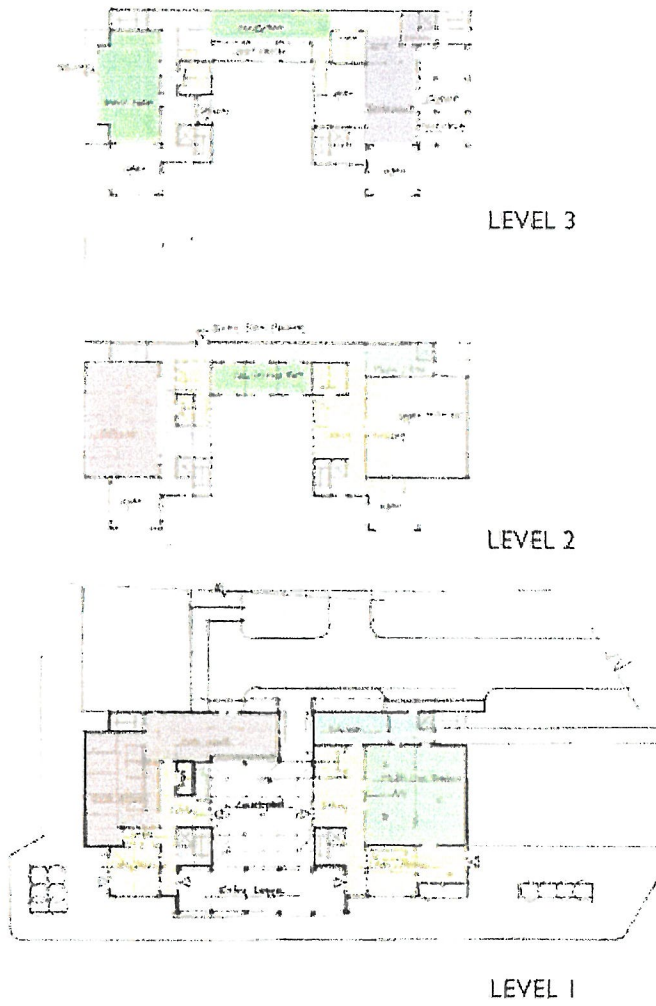
BUILD OUT PHASE
BLUEPRINT BRUNSWICK | OGLETHORPE BLOCK



H. Randa Roark, AIA
PBSJ
October 2004



OGLETHORPE BLOCK

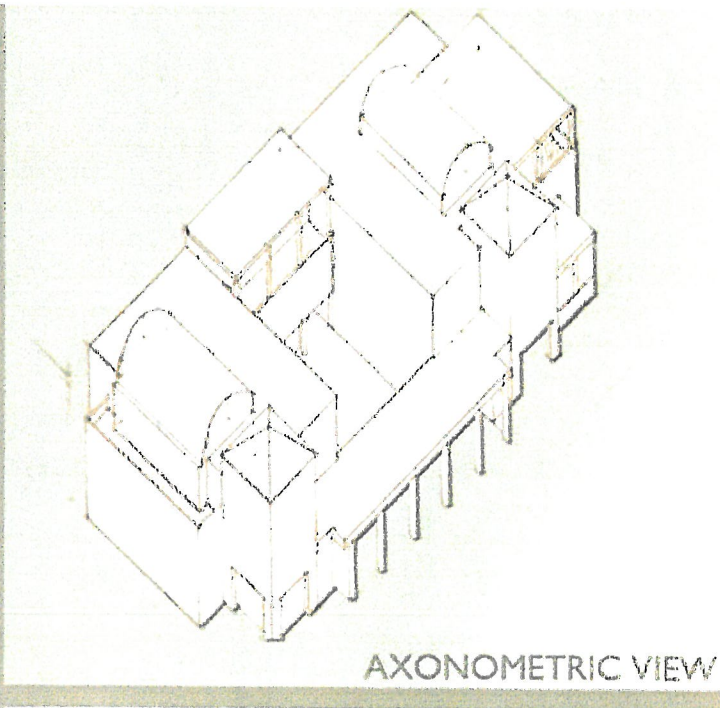


- LEGEND**
- MEETING AREAS
 - OFFICE WORK AREAS/CONFERENCE
 - PUBLIC LOBBY/ENTRY/SUPPORT
 - SERVICE KITCHEN, ETC.
 - CIRCULATION, SERVICE, ETC.

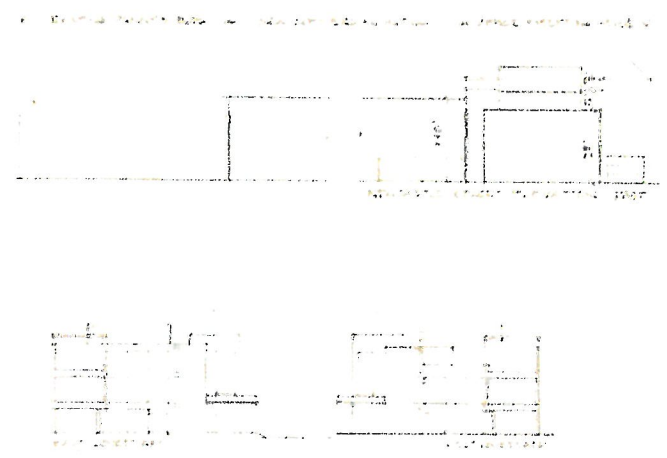
FLOOR PLANS

DEVELOPMENT SUMMARY

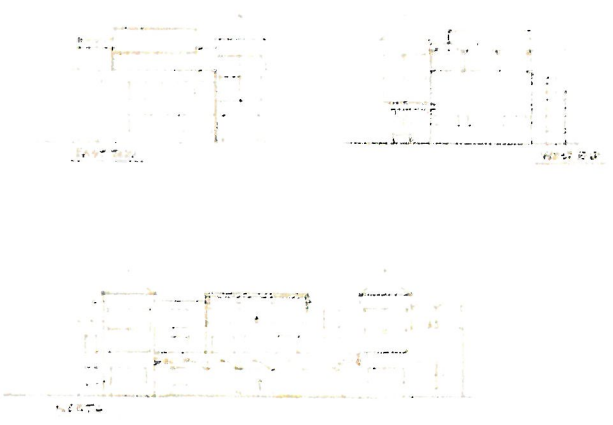
CIVIC ZONE	Phase One	Build-Out
Civic Office Building	13,000 S.F.	13,000 S.F.
Meeting House	12,000 S.F.	13,100 S.F.
Restaurant (Optional)	1,000 S.F.	2,000 S.F.
MULTI-USE PRIVATE DEVELOPMENT		
A. Ground level retail	17,500 S.F.	49,700 S.F.
B. Upper 2 floors; residential, office, live work	35,000 S.F.	99,400 S.F.
TOTAL - 3 floors, private development	52,500 S.F.	149,100 S.F.
PARKING		
A. On street parking spaces	24 (N'castle)	40 (N'castle) 60 (Bay Street)
B. Interior block parking spaces	110 (Surface)	120 (Deck)
TOTAL - Block parking capacity	126 Spaces	220 Spaces



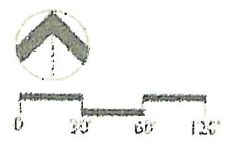
AXONOMETRIC VIEW



SECTIONS



ELEVATIONS



PHASE ONE PLANS, ELEVATIONS

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AIA, FAICP



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EXISTING PARK

EXISTING BUILDINGS

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BAY STREET

SURFACE PARKING (110 SPACES)

NEWCASTLE STREET

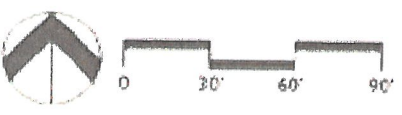
EXISTING PARKING

EXISTING PENNY'S BUILDING

F STREET

EXISTING BUILDINGS

BLOCK DEVELOPMENT CONCEPT PLAN



PHASE I
BLUEPRINT BRUNSWICK | OGLETHORPE BLOCK



H. Randal Roark, AIA
PBSJ
October 2014

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LAZA

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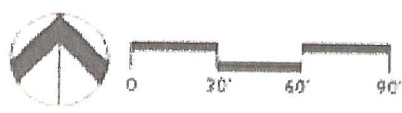
F STREET

EXISTING BUILDINGS

BLOCK DEVELOPMENT CONCEPT PLAN

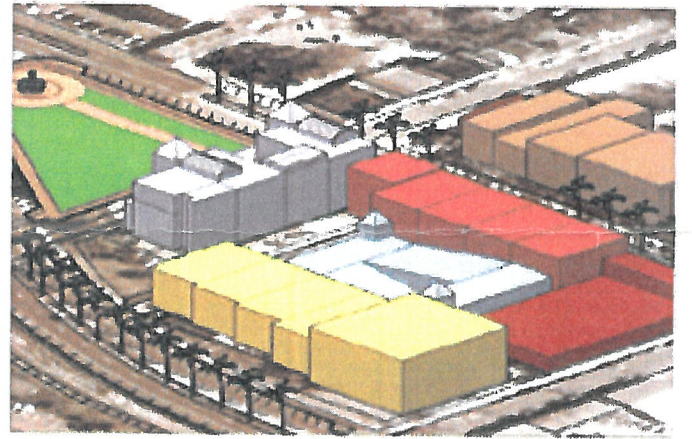
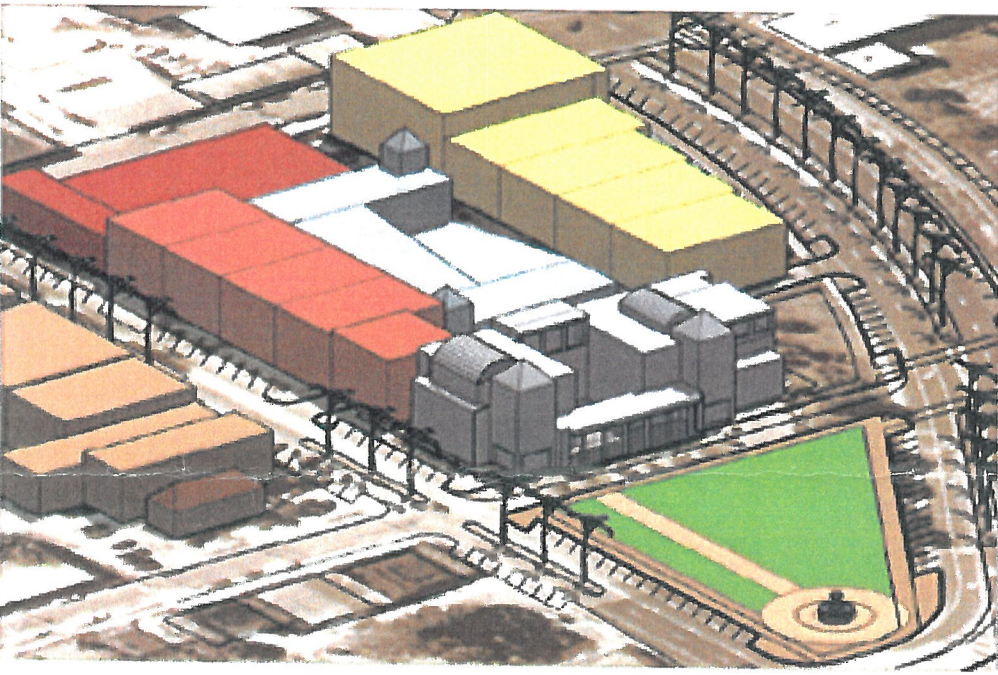
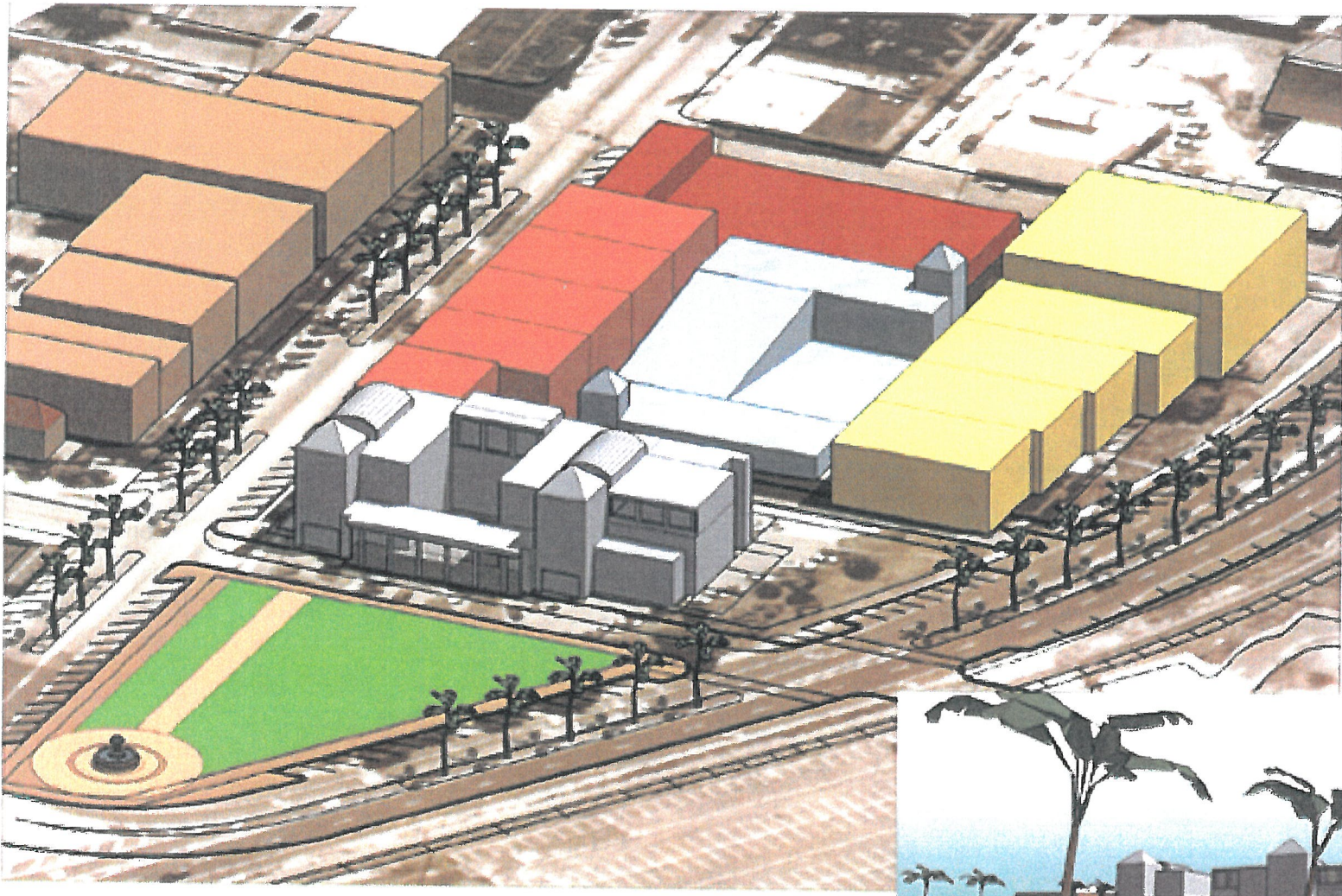
BUILD OUT PHASE

BLUEPRINT BRUNSWICK | OGLETHORPE BLOCK



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VIEWS



ELEVATIONS



G STREET ELEVATION



NEWCASTLE STREET ELEVATION



BUILD OUT PHASE
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 October 2004

DEVELOPMENT PROGRAM: OGLETHORPE BLOCK - INITIAL PHASES

LEVEL	PROPOSED PROGRAM, BUILD OUT				PROGRAM PHASE 1
	1	2	3	TOTAL	
Office Building					
A. Common Spaces					
1) Lobby/reception areas	900	500	500	1,900	
2) Conference rooms (see shared spaces below)					
3) Board room			1,800	1,800	
4) Support, restrooms, stairs, storage, etc.	1,000	800	1,500	3,300	
Subtotal	1,900	1,300	3,800	7,000	7,000
B. Chamber Offices					
1) 4-5 Offices		1,000		1,000	1,000
C. CVB Offices					
1) 10-12 Offices	2,000	500		2,500	
2) Work Rooms, storage, processing, etc	1,500			1,500	
Subtotal	3,500	500		4,000	4,000
D. Authority Offices					
1) 4-5 offices		1,000			
Subtotal		1,000			
Total - All Elements	5,400	3,800	3,800	13,000	13,000
Meeting House Complex					
A. Conference Center					
1) Multi Use space (4 rooms)	3,500			3,500	2,500
2) Support Spaces					
- Catering Kitchen, storage, receiving, mech.,etc	1,500	700		2,200	2,000
- Front of house, restrooms, phones, etc	500	500		1,000	1,000
3) Lobby, pre-function, public circulation	2,000	500		2,500	2,200
4) Business support/computers, etc.		500		500	500
Subtotal	7,500	2,200		9,700	8,200
B. Shared Bridge Area					
1) Conference Rooms(3 @ 250each)		750		750	750
2) Reception area			1,150	1,150	1,150
3) Entry loggia, courtyard (outdoor area)	1,500			1,500	1,500
Subtotal		750	1,150	3,400	3,800
Subtotal - Elements A and B	9,000	2,950	1,150	13,100	12,000
Total - Elements A and B					
Restaurant (optional)					
1) Restaurant, waiting (seats 65)			1,500	1,500	1,200
2) Kitchen, etc			700	700	600
3) Restrooms, stairs, etc			800	800	700
4) Covered Roof Deck (shared with center, seats 100)			2,000	2,000	1,000
Subtotal					
Site Improvements					
A. Surface Parking					
1) 110 Spaces @ \$1200 each					
B. Loading Area (Lump Sum)					
C. G Street (Lump Sum)					
D. Streetscape Improvements at G Street (Lump Sum)					
E. Utility Extension (Lump Sum)					
F. Landscape at G Street and Bay Street (Lump Sum)					
Subtotal					
Total Site Improvements					
COMBINED TOTAL					
Capacity of multi-use space	Build Out		Phase 1	Covered outdoor spaces totalling 3,500 Sq. Ft.	
Banquet	300		200		
Standing reception	400		300		
Classroom style	150-200		100-150		

