

# NEW CONSTRUCTION, RENOVATION AND ADDITIONS TO 401-409 EAST BAY STREET, SAVANNAH, GEORGIA, 31401

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<ul style="list-style-type: none"> <li>• SHEET ISSUED</li> <li>▶ SHEET REVISED</li> <li>X SHEET REMOVED</li> <li>■ SHEET PROVIDED BY:</li> </ul>					
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### PLAN REVIEW DATA

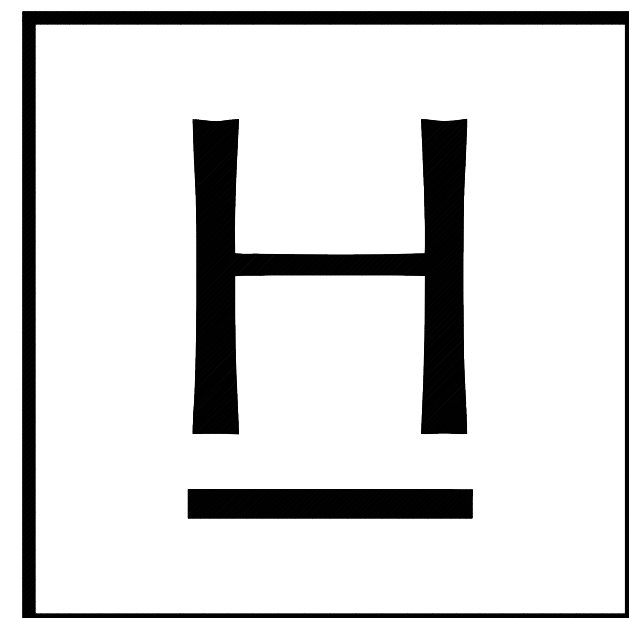
- ADDRESS: 401-409 E BAY ST, SAVANNAH, GEORGIA, 31401
- PIN: 20004 19006, 20004 19010
- ZONING: D-C DOWNTOWN COMMERCIAL
- FLOOD: X
- OVERLAY DISTRICTS: SAVANNAH DOWNTOWN HISTORIC DISTRICT, HOTEL OVERLAY DISTRICT - LARGE HOTELS (75+ ROOMS) OR SMALL HOTELS (16-74 ROOMS) ALLOWED

### VICINITY MAP



### PROJECT CONTACTS

<p><b>OWNER</b></p> <p>GARAGECAP 8324 ODELL ST. N RICHLAND HILLS, TX 76182-3623</p>	<p><b>ARCHITECT OF RECORD</b></p> <p>MATT MITCHELL DESIGN 1750 PROVIDENCE FARMS LN, ALPHARETTA, GA 30009 CONTACT: MATT MITCHELL EMAIL: mattmitchell@mattmitchelldesign.com PH: 678-245-9578</p>
<p><b>DEVELOPER</b></p> <p>DSM REAL ESTATE PARTNERS 10719 ALPHARETTA HWY, STE 458 ROSWELL, GA 30077</p>	<p><b>DESIGN ARCHITECT</b></p> <p>HANSEN ARCHITECTS, P.C. 24 DRAYTON STREET, 9th FLOOR SAVANNAH, GA 31401 CONTACT: PATRICK PHELPS, AIA, LEED A.P. E-MAIL: pphelps@hansensavannah.com PH: 912-234-8056</p>



**ARCHITECTURE  
HISTORIC PRESERVATION  
INTERIOR DESIGN**

**HANSEN ARCHITECTS, P.C.**  
24 Drayton Street, 9<sup>th</sup> Floor  
Savannah, Georgia 31401  
P 912.234.8056  
www.hansensavannah.com

SHEET NO.	<b>T1.001</b>
PROJECT NUMBER:	202410
DATE:	08.15.2024

### GENERAL INFORMATION :

ADDRESS: 401-409 E BAY ST, SAVANNAH, GEORGIA, 31401

PIN: 20004 19006 AND 20004 19010

ZONING: D-C DOWNTOWN COMMERCIAL

FLOOD: X

OVERLAY DISTRICTS: SAVANNAH DOWNTOWN HISTORIC DISTRICT, HOTEL OVERLAY DISTRICT - LARGE HOTELS (75+ ROOMS) OR SMALL HOTELS (16-74 ROOMS) ALLOWED

### WRITTEN PROJECT DESCRIPTION:

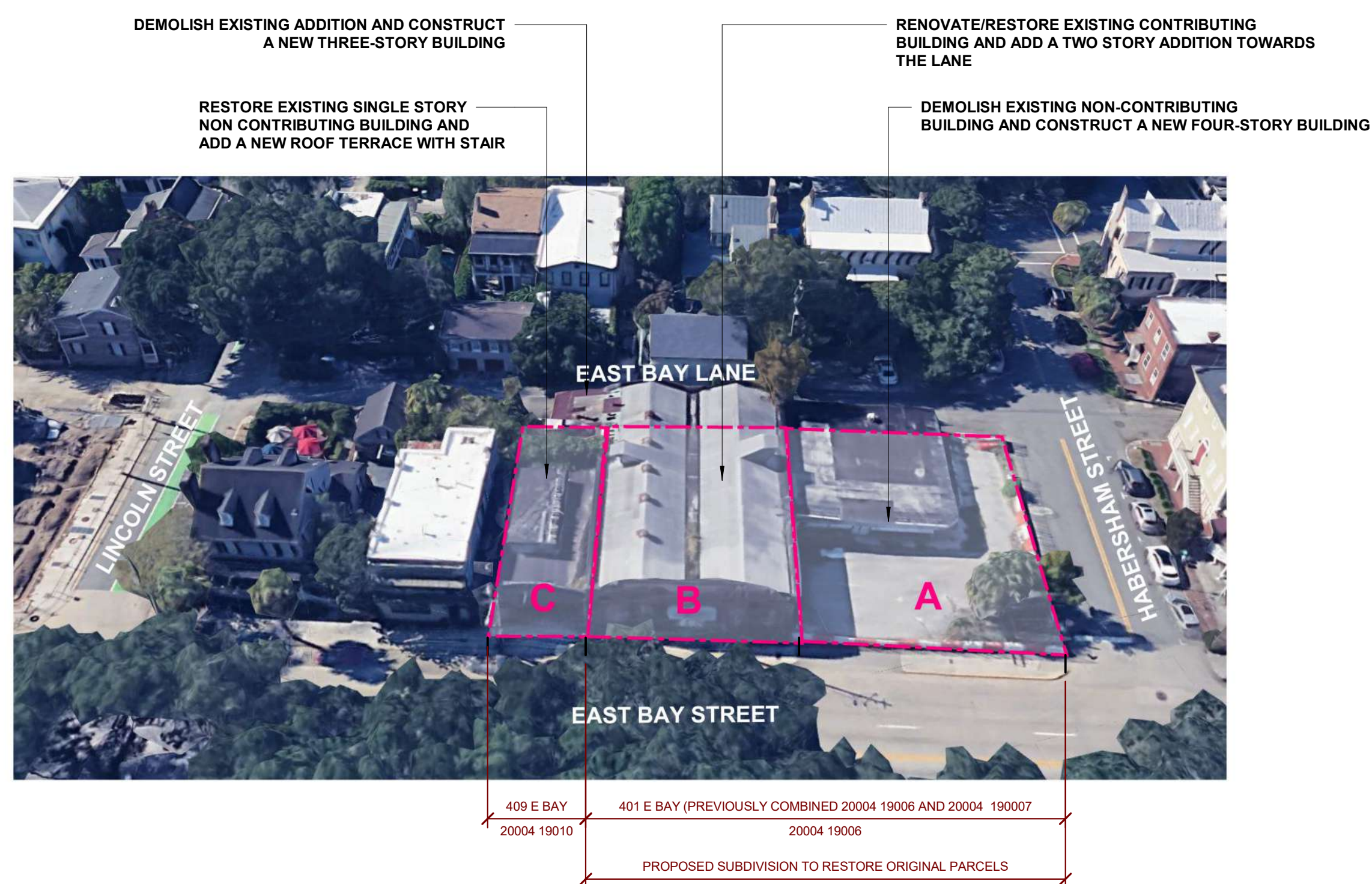
THIS PROJECT CONSIST OF THE REDEVELOPMENT OF 401 AND 409 EAST BAY STREET. 401 BAY STREET IS OCCUPIED WITH TWO EXISTING BUILDINGS ON A SINGLE PARCELS. THE SINGLE STORY BUILDING TO THE WEST (REFERENCED AS BUILDING 'A') WAS CONSTRUCTED BETWEEN 1954 AND 1973. IT IS LISTED AS A NON-CONTRIBUTING TO THE HISTORIC LANDMARK DISTRICT. IT IS PROPOSED THAT THIS BUILDING BE DEMOLISHED IN ITS ENTIRETY AND A NEW FOUR-STORY BUILDING BE CONSTRUCTED IN ITS PLACE.

THE SECOND BUILDING (BUILDING 'B') WAS CONSTRUCTED BETWEEN 1888 AND 1898 AND IS LISTED AS A CONTRIBUTING BUILDING. IT IS A SINGLE-STORY COMMERCIAL WAREHOUSE BUILDING CONSTRUCTED OF BRICK MASONRY AND HEAVY TIMBER FRAMING. IT IS PROPOSED THAT A NEW TWO-STORY ADDITION BE ADDED TO THE REAR OF THE BUILDING.

409 BAY STREET IS A SEPARATE PARCEL OCCUPIED WITH AN EXISTING ONE-STORY COMMERCIAL WAREHOUSE. IT IS CONSTRUCTED OF BRICK MASONRY, STEEL TRUSSES, AND WOOD ROOF DECKING. THE BUILDING WAS CONSTRUCTED PRIOR TO 1937. A CONCRETE BLOCK AND WOOD FRAME ADDITION HAS BEEN ADDED OFF BAY LANE. IT IS PROPOSED THAT THE ADDITION BE REMOVED, THE ORIGINAL BUILDING AND CLERESTORY BE RESTORED, AND A NEW ROOF TERRACE WITH STAIR ACCESS BE ADDED TO THE FRONT OF THE BUILDING. A NEW THREE-STORY BUILDING IS PROPOSED IN THE LOCATION OF THE REMOVED ADDITION.

AS PART OF THE DEVELOPEMENT THE PETITIONER IS REQUESTING TO SUBDIVIDE LOT 2004 19006 BACK INTO (2) PARCELS, RESTORING THE PREVIOUSLY COMBINED PARCELS, 20004 19006 AND 20004 19007.

A DEVELOPMENTAL HISTORY OF 401-409 EAST BAY STREET, COMPLETED BY ETHOS PRESERVATION CONSULTANTS, HAS BEEN INCLUDED IN THE APPLICATION FOR REFERENCE.



### LARGE SCALE DEVELOPMENT STANDARDS:

- THE DEVELOPMENT DOES NOT QUALIFY AS A LARGE SCALE DEVELOPMENT.
- THE GROUND FLOOR FOOTPRINTS ARE LESS THAN 9,000 S.F. ON A SINGLE PARCEL
- THE BUILDINGS ARE LESS THAN 5 STORIES IN A D-C DISTRICT
- THE BUILDING IS WITHIN THE NATIONAL HISTORIC LANDMARK DISTRICT, ITS FOOTPRINT DOES NOT EXCEED 13,500 S.F.

### SPECIAL EXCEPTIONS, VARIANCES AND CONSIDERATIONS REQUESTED:

- NONE REQUESTED

### PRE APPLICATION CONFERENCE:

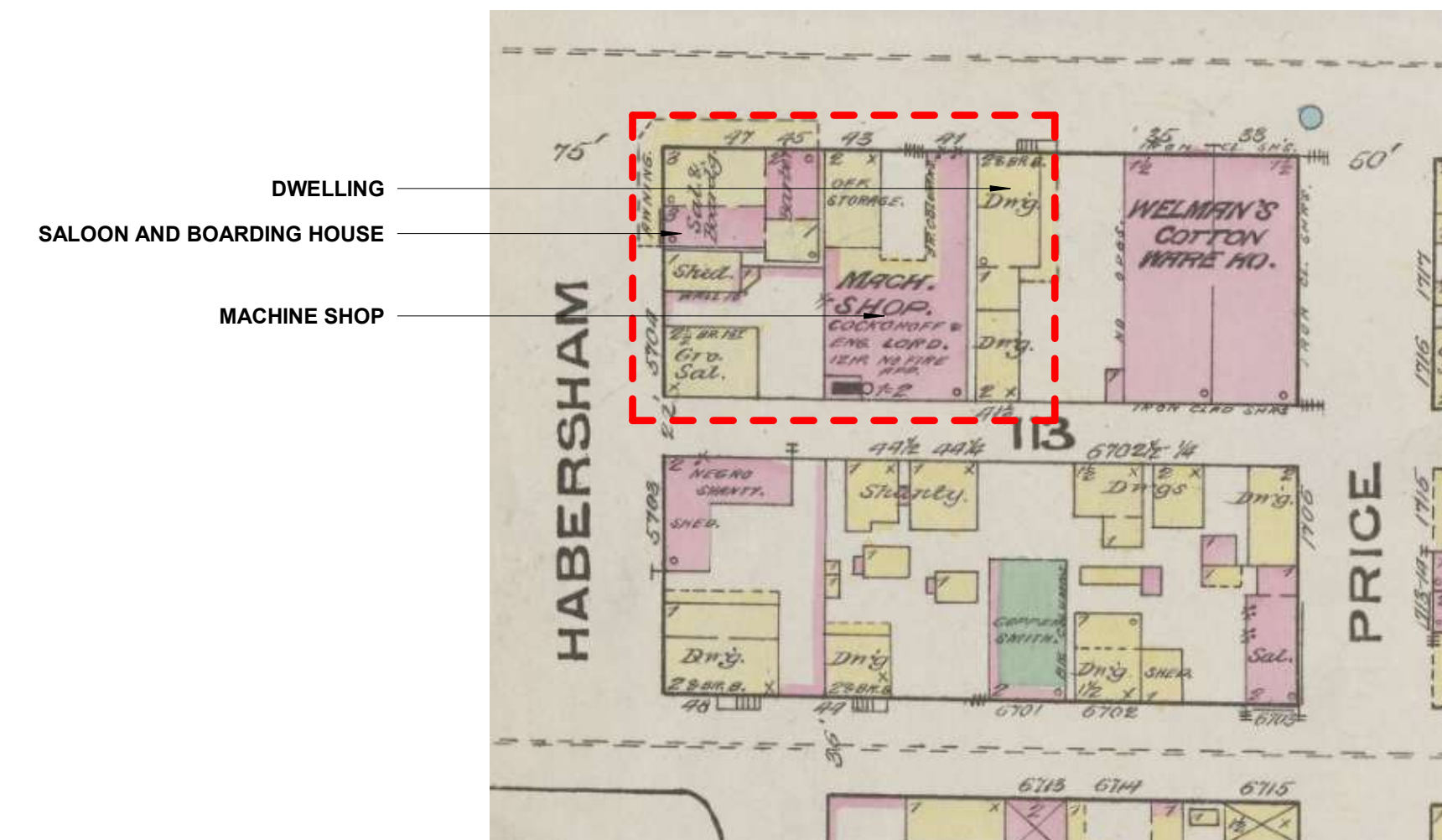
- JULY 18, 2024. JONATHAN MELLON, CAITLIN CHAMBERLAIN

### GENERAL DEVELOPMENT PLAN MEETING DATE:

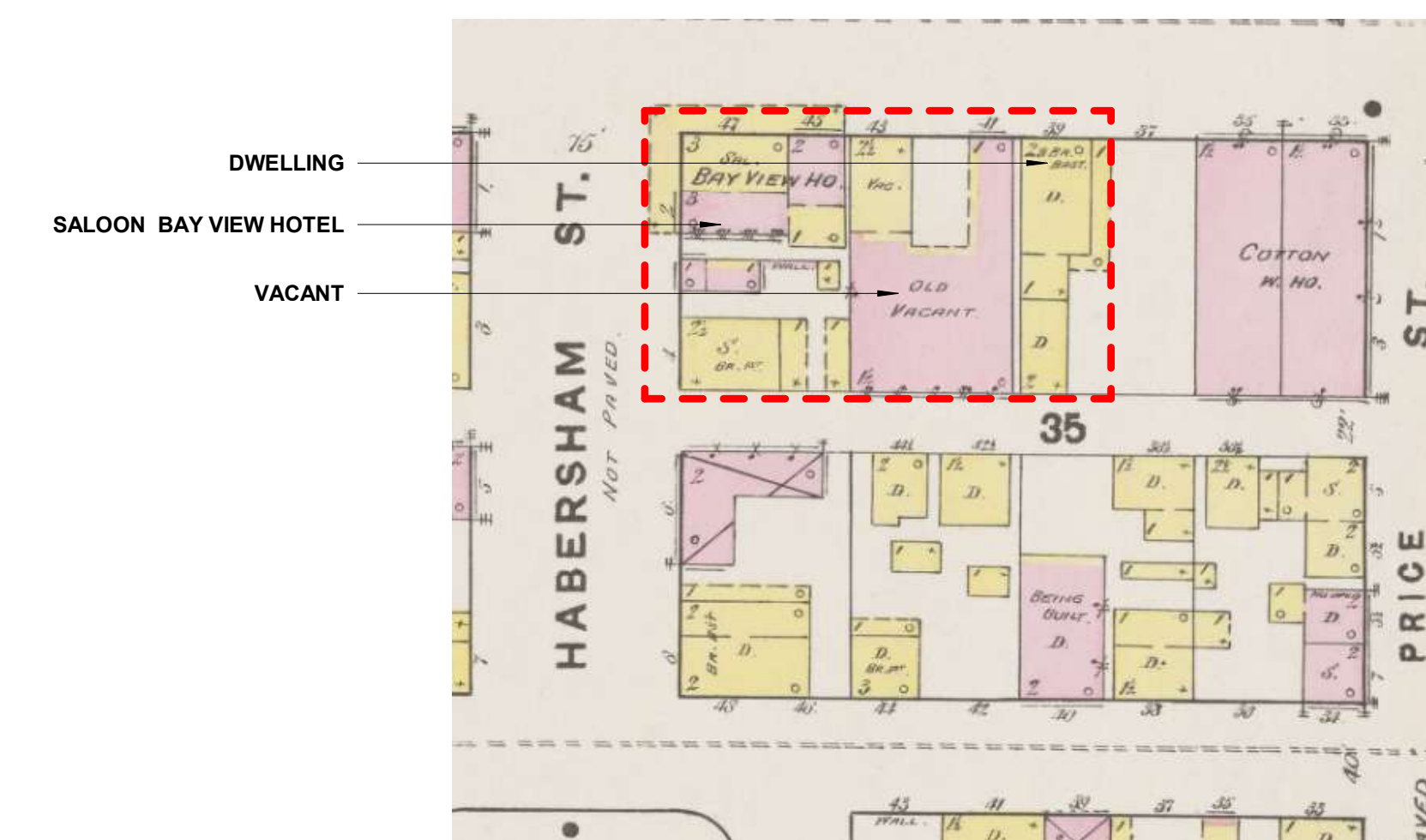
- AUGUST 8, 2024

### LOT COVERAGE PERCENTAGE:

PARCEL 'A'	PARCEL 'B'	PARCEL 'C'
<ul style="list-style-type: none"> <li>TOTAL LOT: 5,452 S.F.</li> <li>EXISTING: 2,468 S.F.</li> <li>PROPOSED: 5,004 S.F.</li> <li>TOTAL LOT COVERAGE: 91%</li> </ul>	<ul style="list-style-type: none"> <li>TOTAL LOT: 5,437 S.F.</li> <li>EXISTING: 5,553 S.F.</li> <li>PROPOSED: 5,563 S.F.</li> <li>TOTAL LOT COVERAGE : 102%</li> </ul>	<ul style="list-style-type: none"> <li>TOTAL LOT: 2,970 S.F.</li> <li>EXISTING: 2,382 S.F.</li> <li>PROPOSED: 2,927 S.F.</li> <li>TOTAL LOT COVERAGE : 98%</li> </ul>



1884



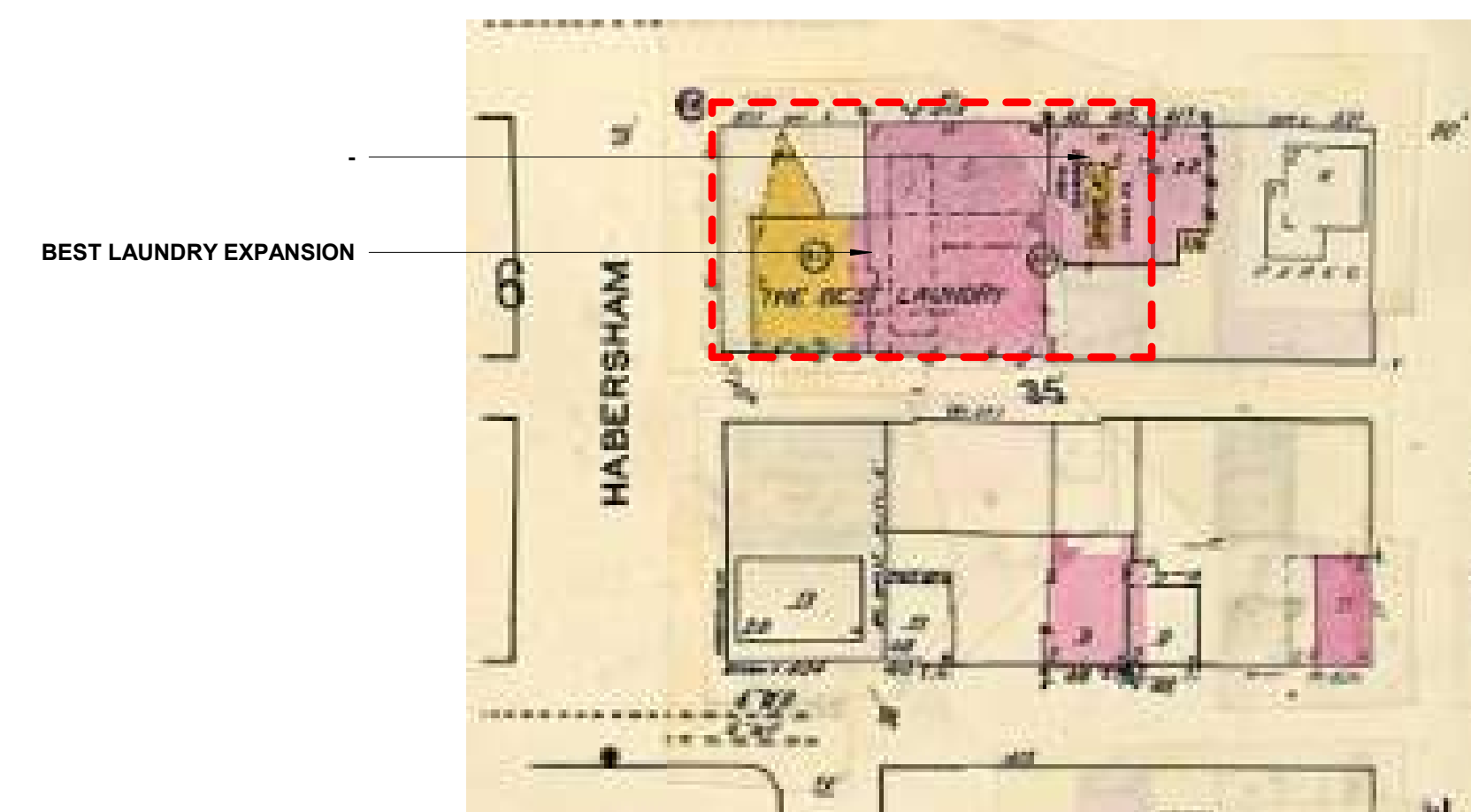
1888



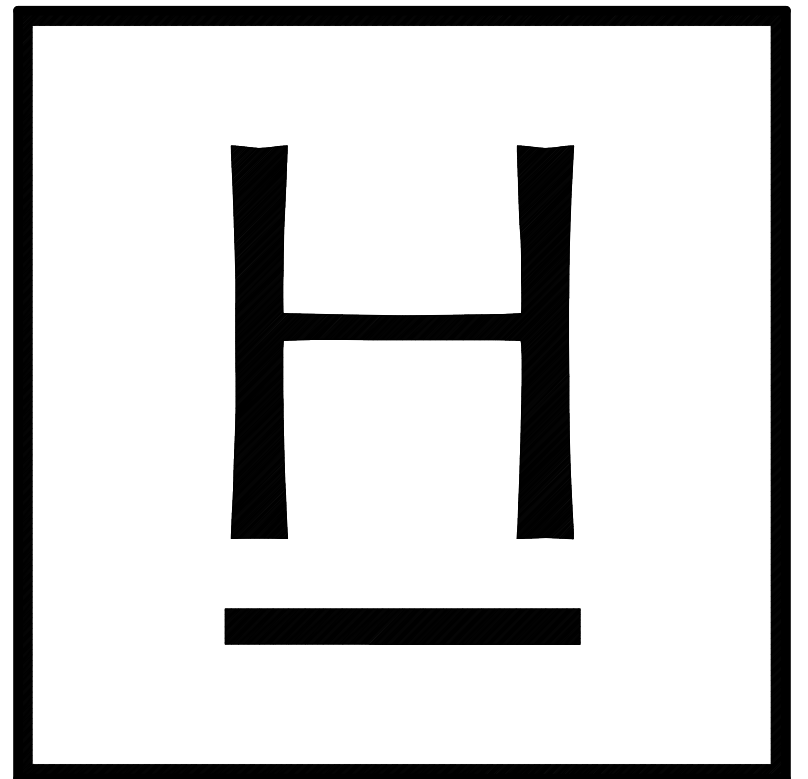
1898



1916



1955



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SHEET TITLE

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PROJECT NUMBER: 202410	SHEET NO.
DATE: 08.15.2024	<b>HDBR 0.1</b>
REVIEWED BY: PLP	
SCALE: As indicated	



1 EXISTING SITE CONTEXT PHOTO - E BAY ST. - 1  
HDRB 0.2



2 EXISTING SITE CONTEXT PHOTO - E BAY ST. - 2  
HDRB 0.2



3 EXISTING SITE CONTEXT PHOTO - E BAY ST. - 3  
HDRB 0.2



4 EXISTING SITE CONTEXT PHOTO - HABERSHAM ST.  
HDRB 0.2



5 EXISTING SITE CONTEXT PHOTO - HABERSHAM ST. & E BAY LANE  
HDRB 0.2



6 EXISTING SITE CONTEXT PHOTO - E BAY LANE - 1  
HDRB 0.2



7 EXISTING SITE CONTEXT PHOTO - E BAY LANE - 2  
HDRB 0.2



8 EXISTING SITE CONTEXT PHOTO - E BAY LANE - 3  
HDRB 0.2



9 EXISTING SITE CONTEXT PHOTO - E BAY LANE - 4  
HDRB 0.2



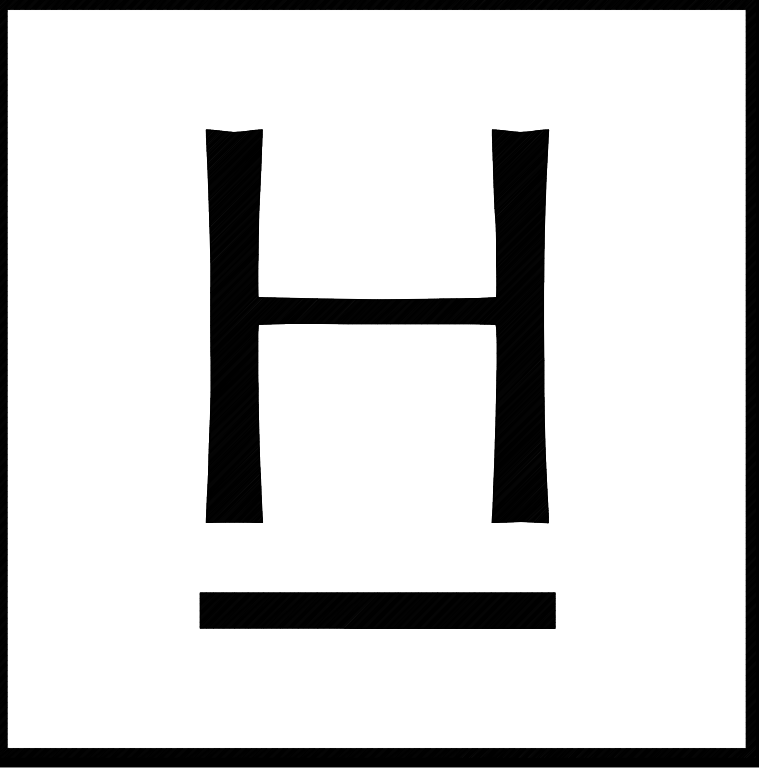
10 EXISTING SITE CONTEXT PHOTO - E BAY LANE - 5  
HDRB 0.2



11 EXISTING SITE CONTEXT PHOTO - PRICE ST. & E BAY ST.  
HDRB 0.2



12 EXISTING SITE CONTEXT PHOTO - E BAY ST. & HABERSHAM ST.  
HDRB 0.2



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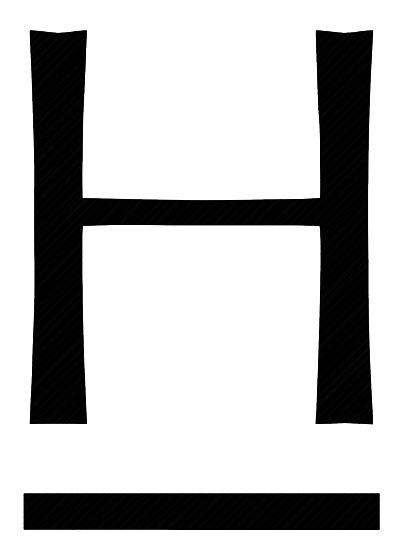
NEW CONSTRUCTION,  
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SHEET TITLE  
**SITE CONTEXT PHOTOS**

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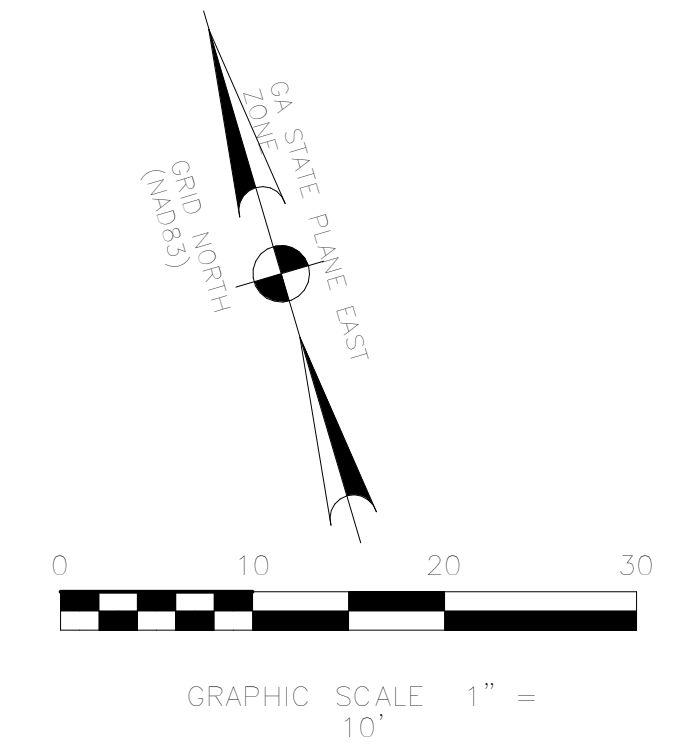
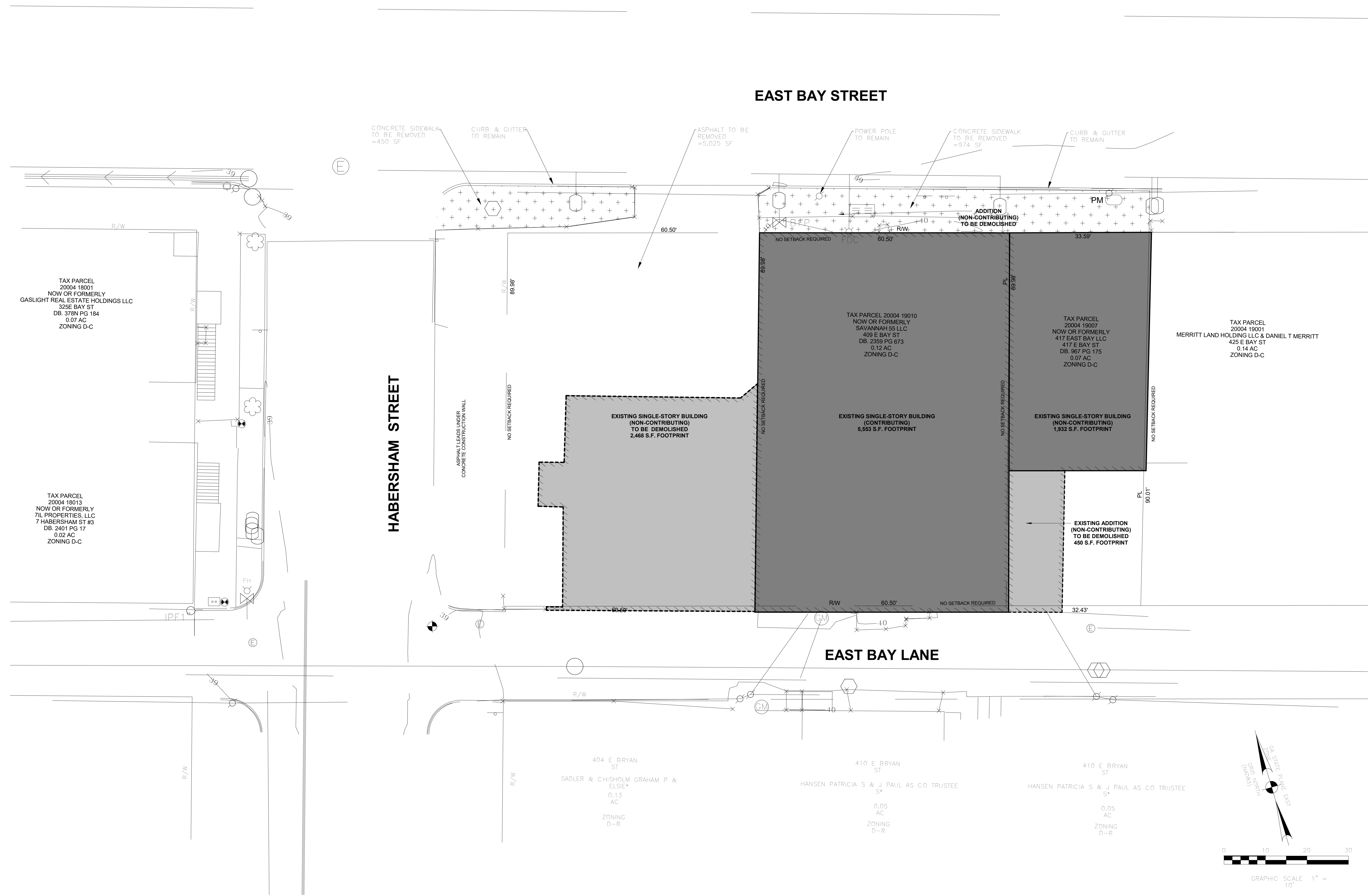
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DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE:  
SHEET NO.  
**HDBR 0.2**



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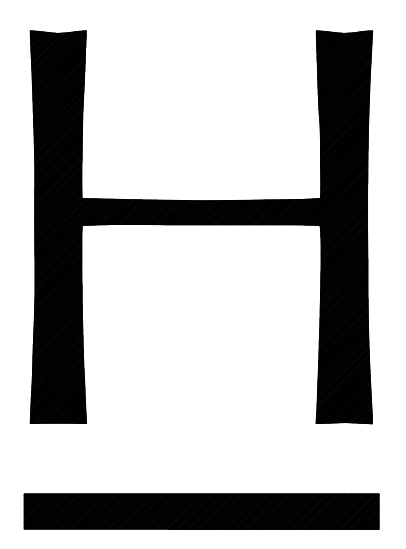
SHEET TITLE

**EXISTING SITE PLAN**

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DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE: 1" = 10'-0"

SHEET NO.  
**HDBR 0.3**



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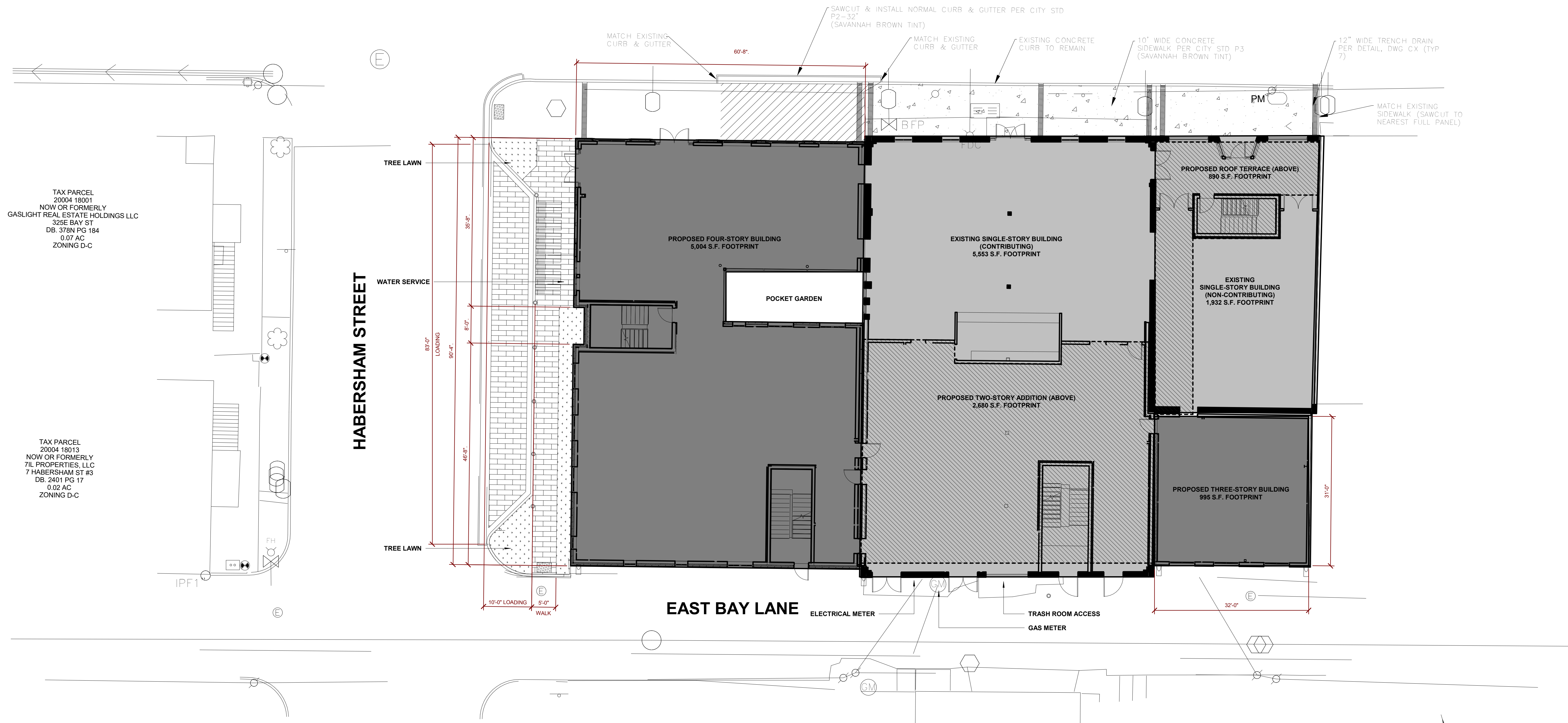
NEW CONSTRUCTION,  
RENOVATION AND ADDITIONS TO  
401-409 EAST BAY STREET,  
SAVANNAH, GEORGIA, 31401



**EAST BAY STREET**

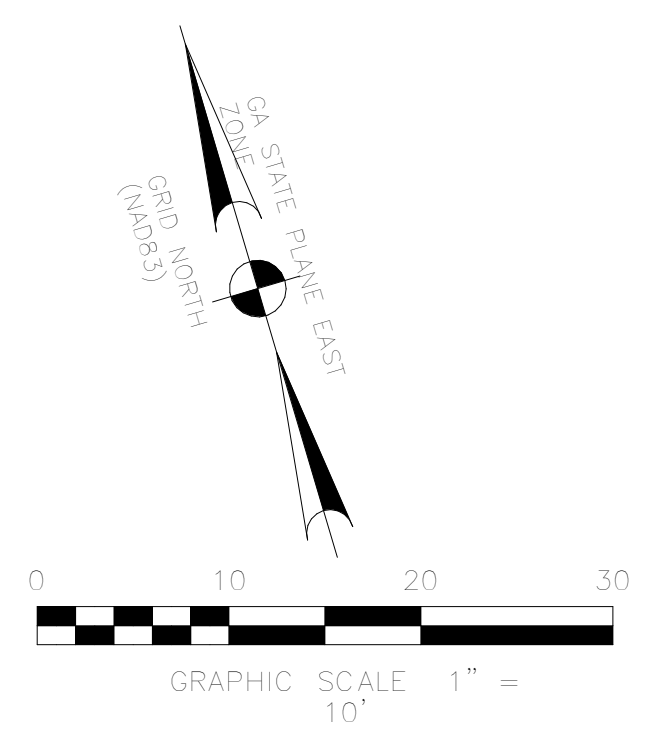
**HABERSHAM STREET**

**EAST BAY LANE**



TAX PARCEL  
20004 18001  
NOW OR FORMERLY  
GASLIGHT REAL ESTATE HOLDINGS LLC  
325E BAY ST  
DB. 378N PG 184  
0.07 AC  
ZONING D-C

TAX PARCEL  
20004 18013  
NOW OR FORMERLY  
7L PROPERTIES, LLC  
7 HABERSHAM ST #3  
DB. 2401 PG 17  
0.02 AC  
ZONING D-C



SHEET TITLE

**PROPOSED SITE PLAN**

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PROJECT NUMBER: 202410  
DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE: 1" = 10'-0"

SHEET NO.  
**HDBR 0.4**



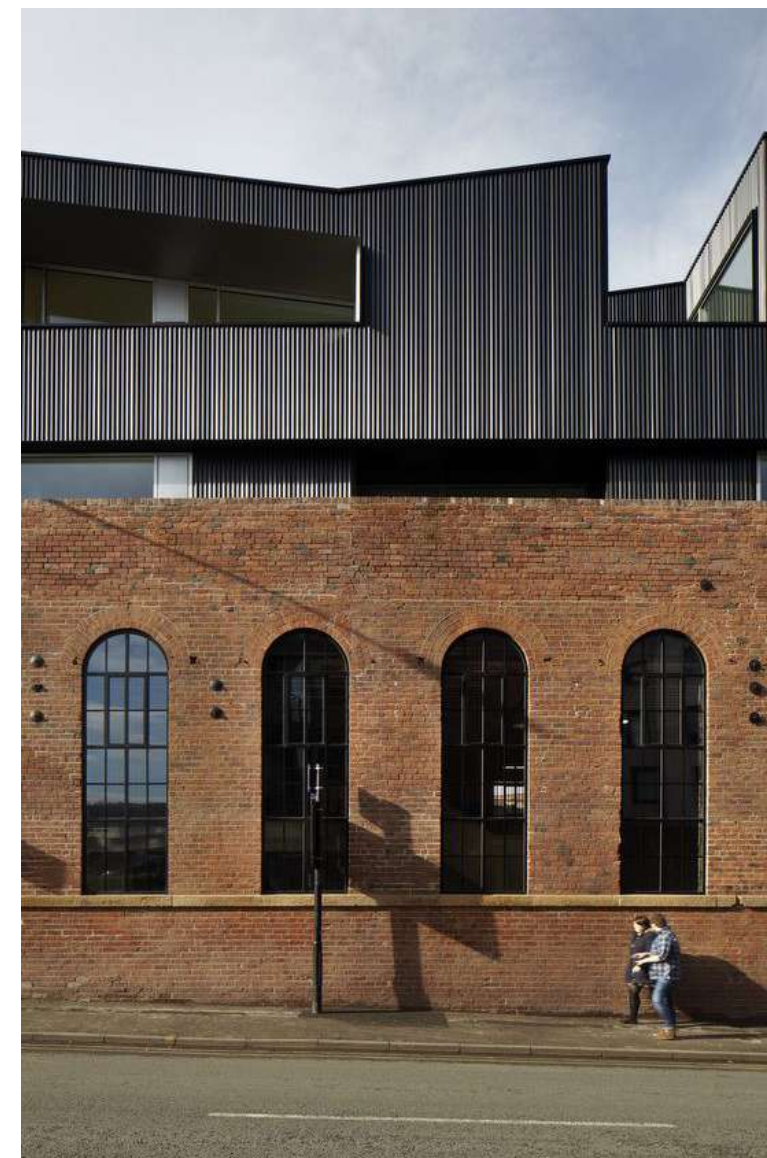










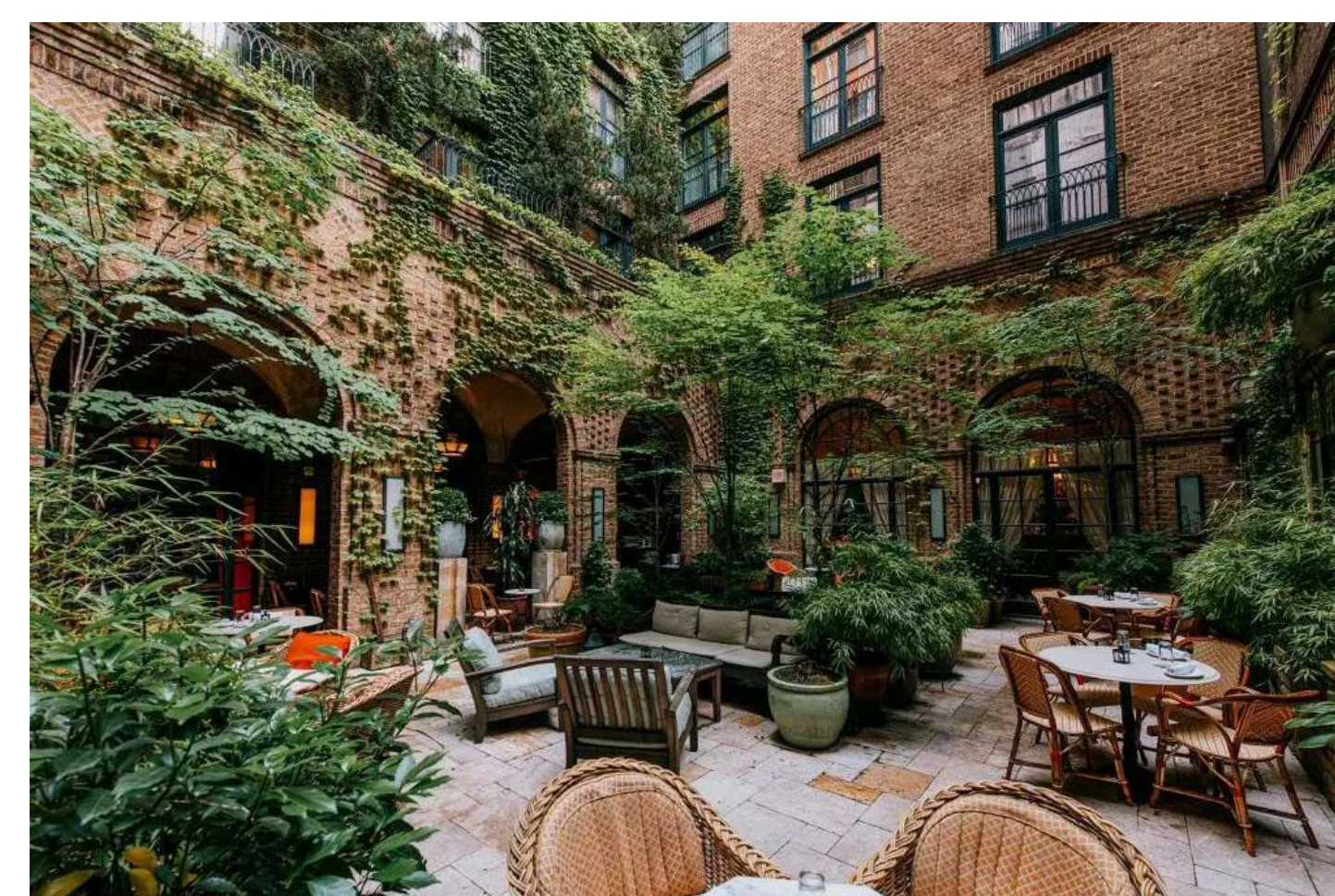
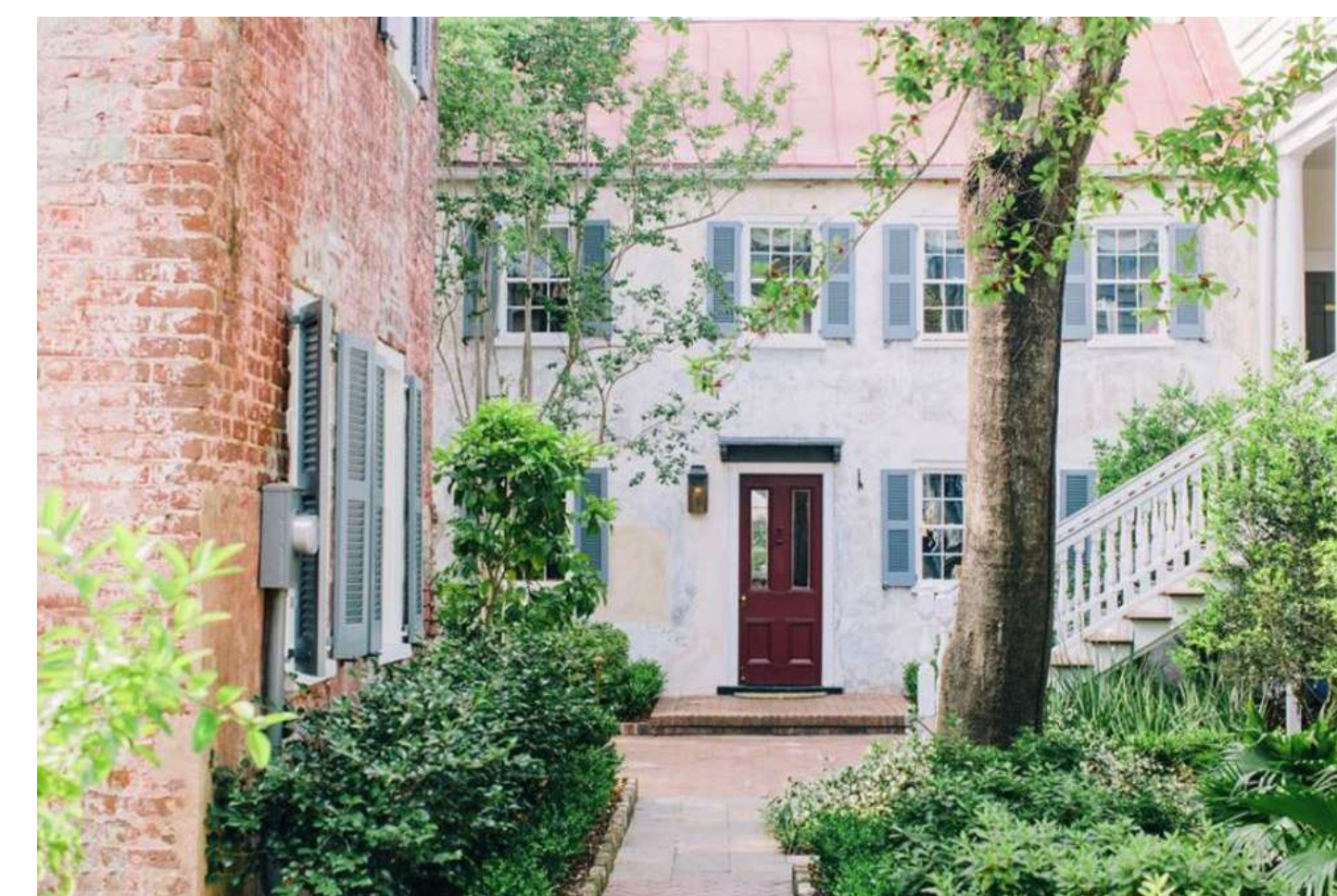


VERTICAL ADDITIONS TO HISTORIC COMMERCIAL WAREHOUSES

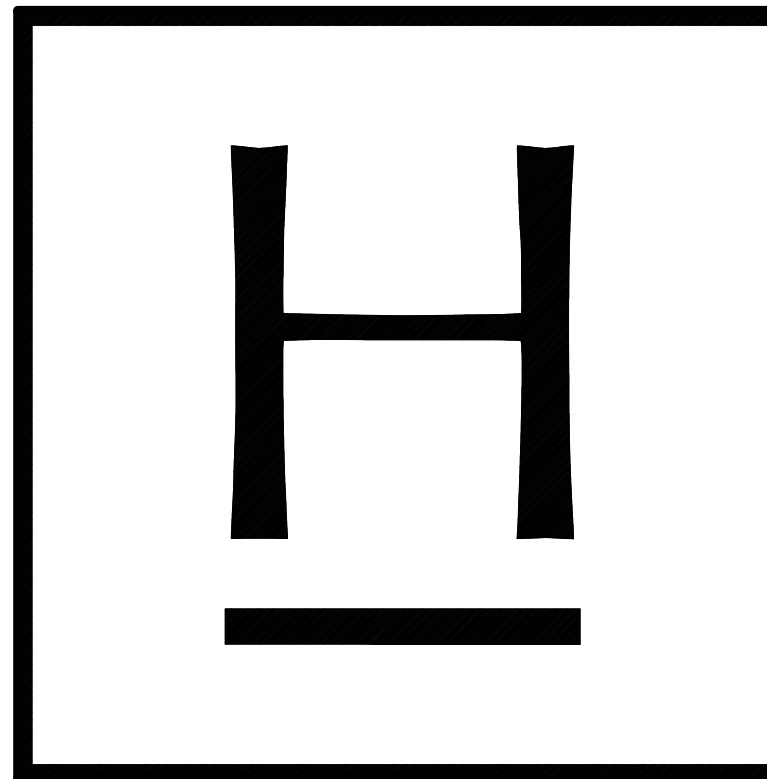
HISTORIC CONTEXT ON BAY STREET  
- BRICK MASONRY  
- ARCHWAYS  
- UTILITARIAN STRUCTURES  
- VARYING HEIGHTS AND ROOFLINES  
- BRICK, STUCCO, STONE, PAINTED FINISHES



DORMER AND MANSARD STUDIES



COURTYARDS AND POCKET GARDENS



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SAVANNAH, GEORGIA, 31401



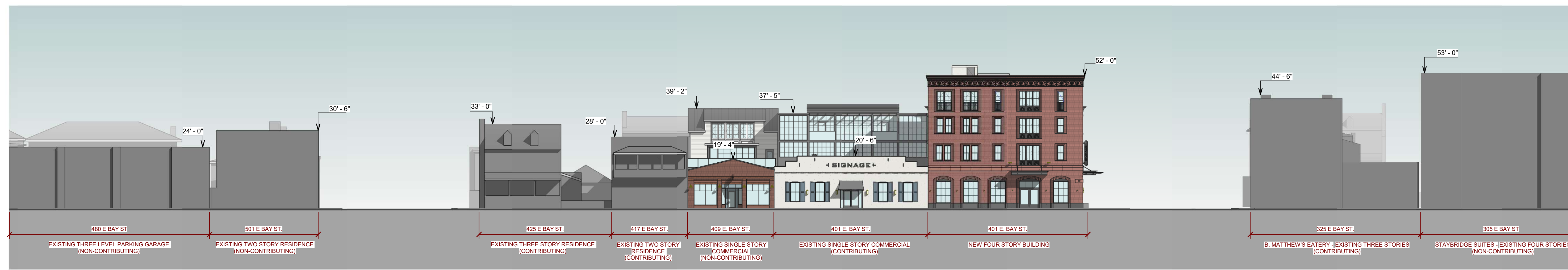
REVISIONS
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SHEET TITLE
<b>DESIGN IMAGERY</b>

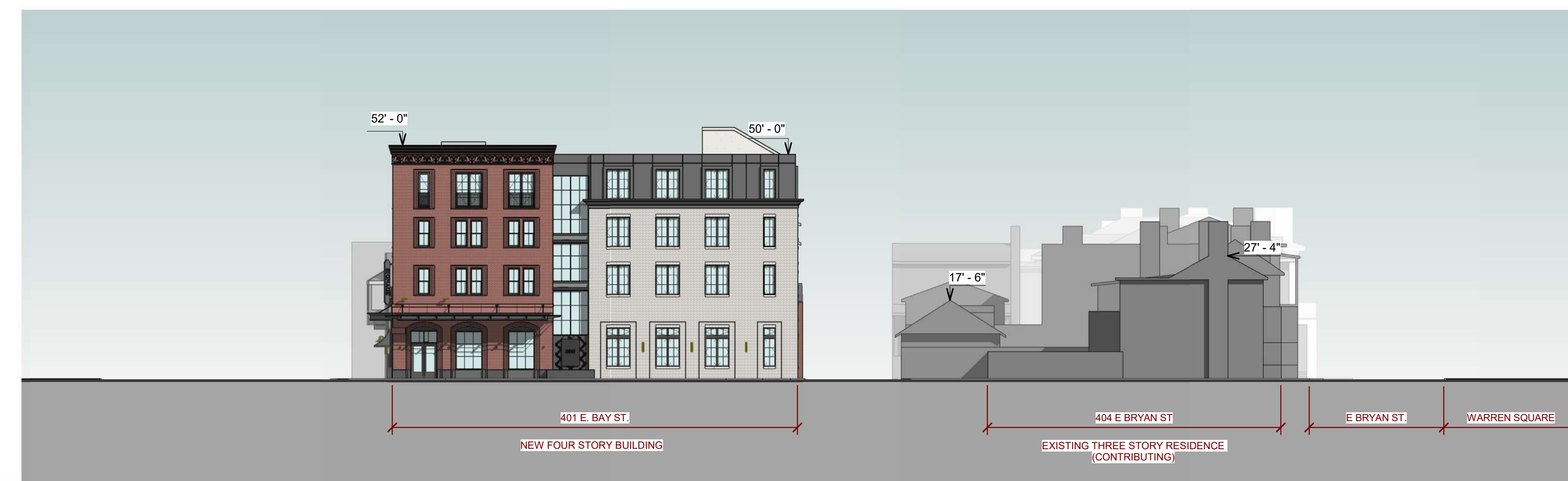
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PROJECT NUMBER: 202410	SHEET NO.
DATE: 08.15.2024	
REVIEWED BY: PLP	
SCALE:	

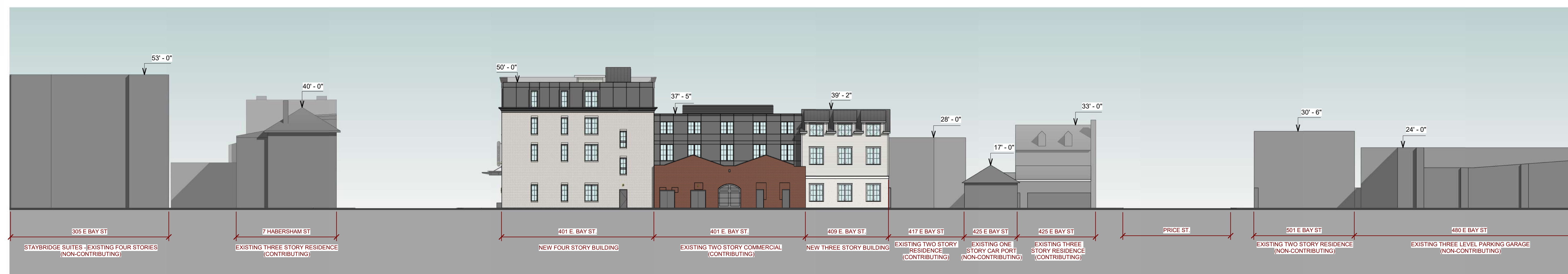
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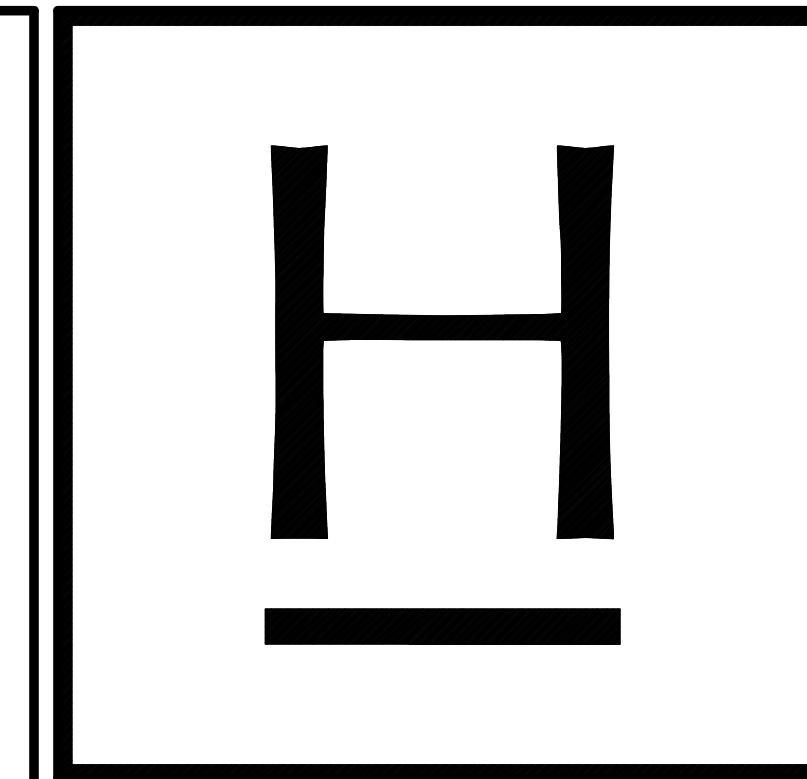
1 NORTH (E BAY STREET) CONTEXT ELEVATION  
HDBR 3.0 1" = 20'-0"



2 WEST (HABERSHAM STREET) CONTEXT ELEVATION  
HDBR 3.0 1" = 20'-0"



3 SOUTH (E BAY LANE STREET) CONTEXT ELEVATION  
HDBR 3.0 1" = 20'-0"



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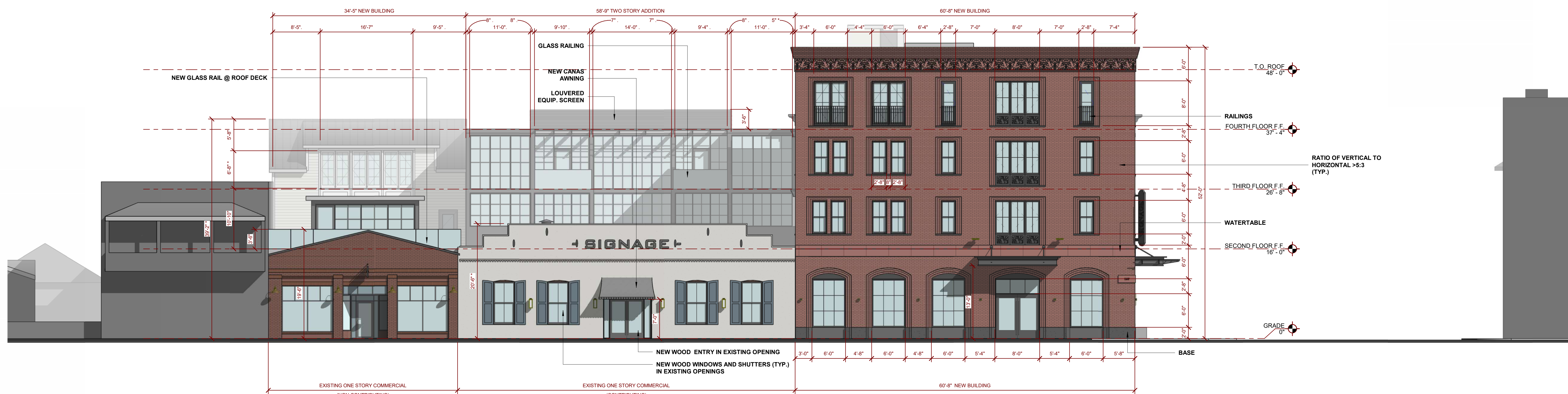
REVISIONS
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SHEET TITLE  
**SITE CONTEXT ELEVATIONS**

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PROJECT NUMBER: 202410	SHEET NO.
DATE: 08.15.2024	<b>HDBR 3.0</b>
REVIEWED BY: Author	
SCALE: 1" = 20'-0"	

Autodesk Docs/202410-401 E-BAY/202410-401 E-Bay.rvt



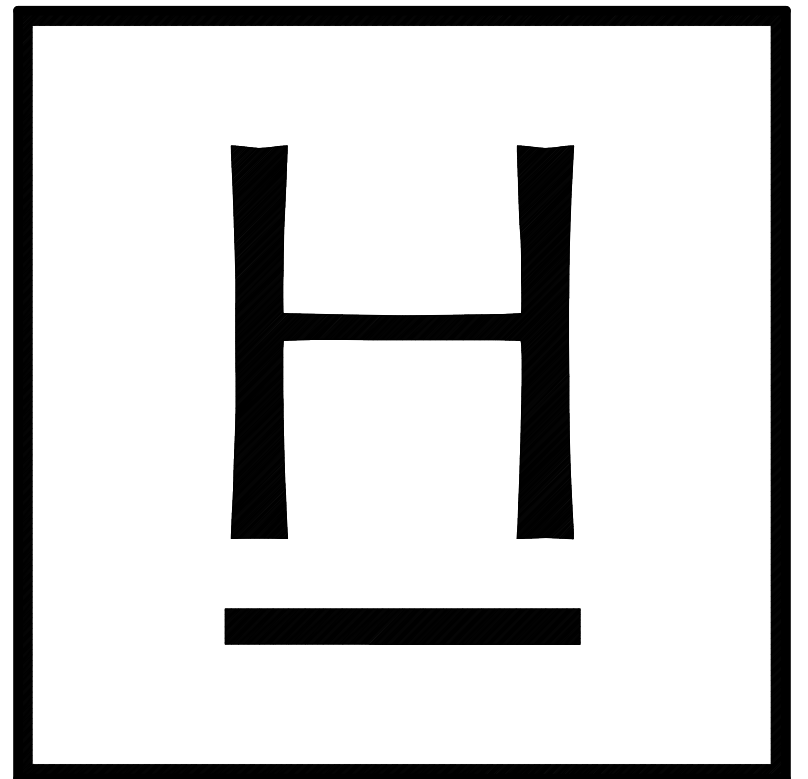
1 NORTH (BAY STREET) ELEVATION  
HDBR 3.1  
1/8" = 1'-0"



2 WEST (HABERSHAM STREET) ELEVATION  
HDBR 3.1  
1/8" = 1'-0"



3 SOUTH (BAY LANE) ELEVATION  
HDBR 3.1  
1/8" = 1'-0"



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SAVANNAH, GEORGIA, 31401



**DSM**  
REAL ESTATE PARTNERS

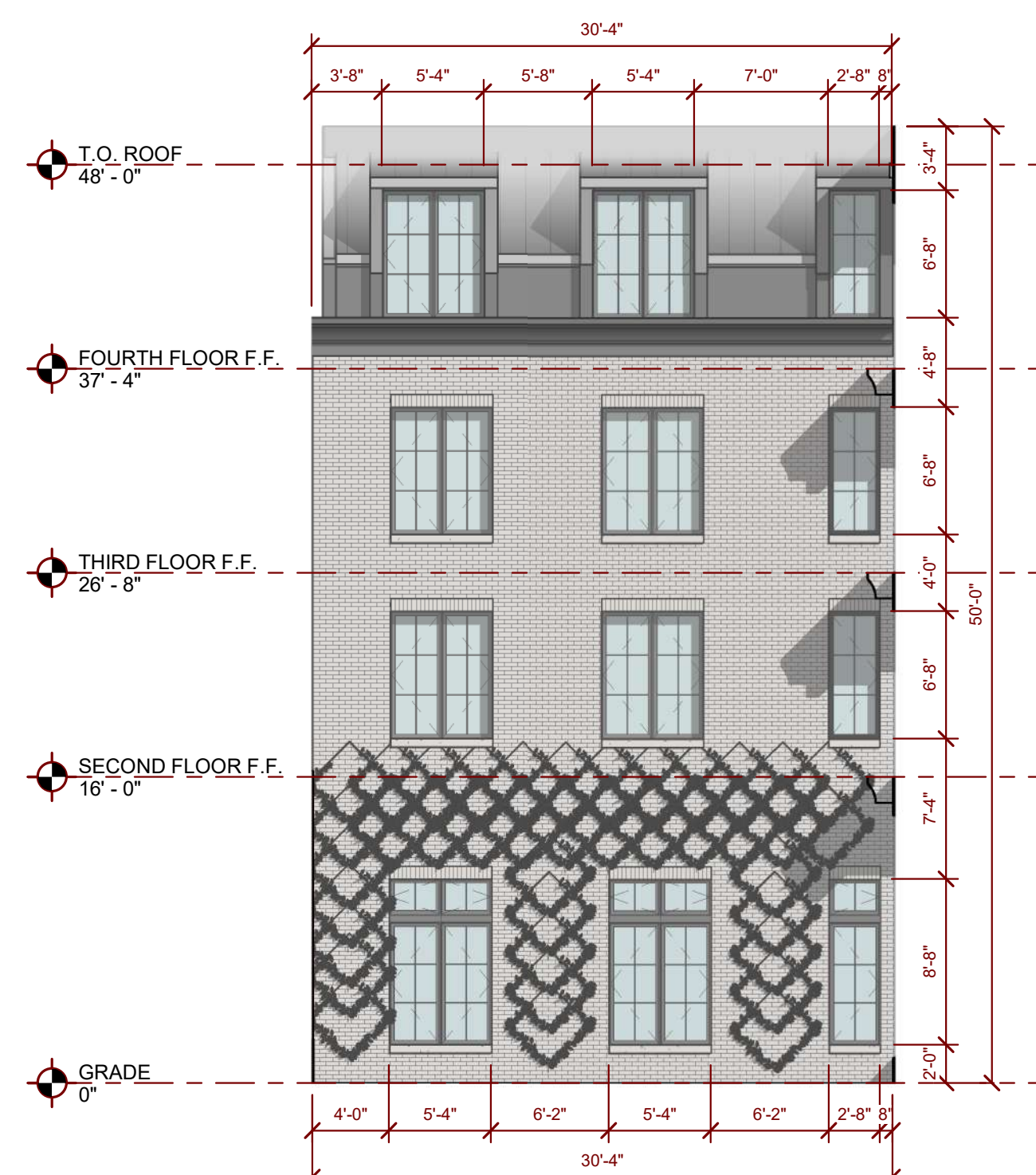
Matt  
Mitchell  
Design

SHEET TITLE  
**EXTERIOR ELEVATIONS**

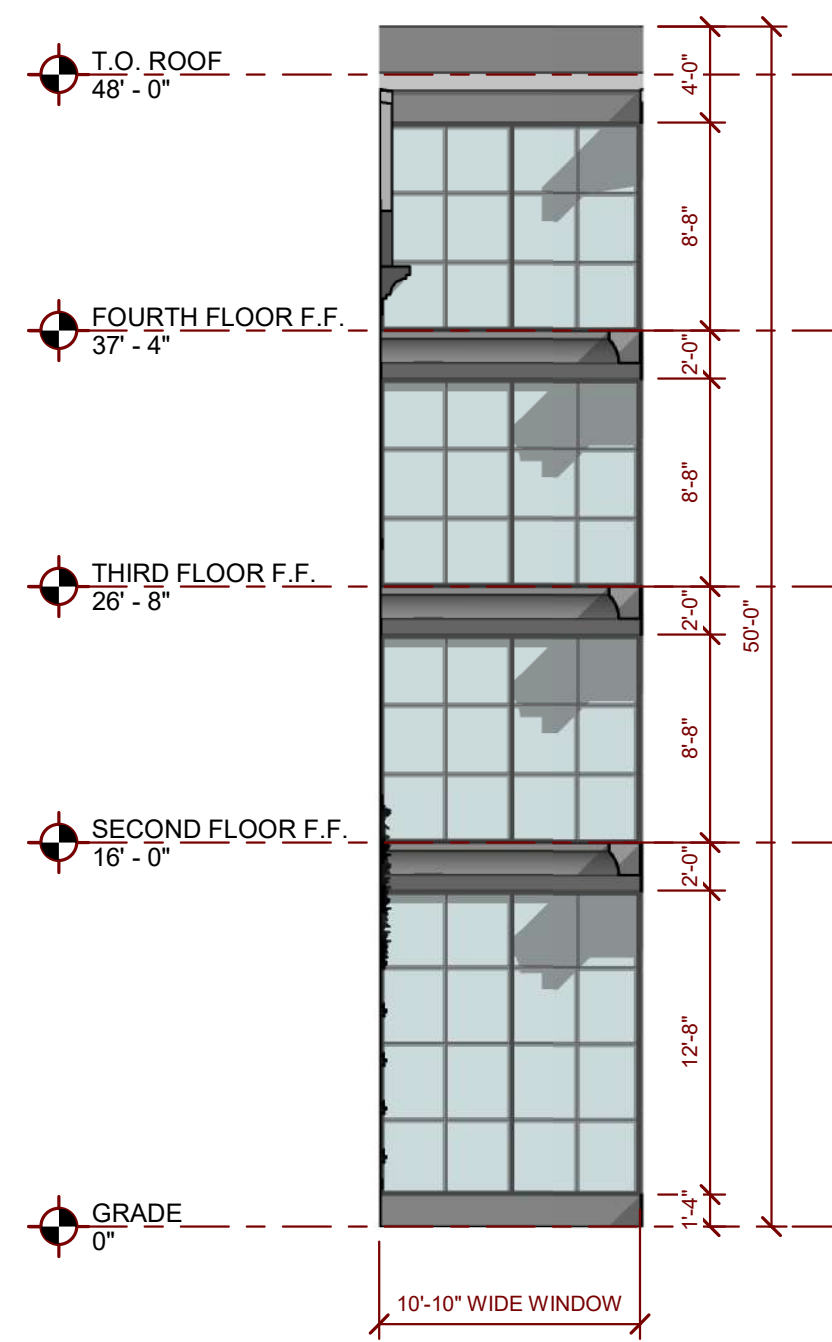
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PROJECT NUMBER: 202410  
DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE: 1/8" = 1'-0"  
SHEET NO.  
**HDBR 3.1**

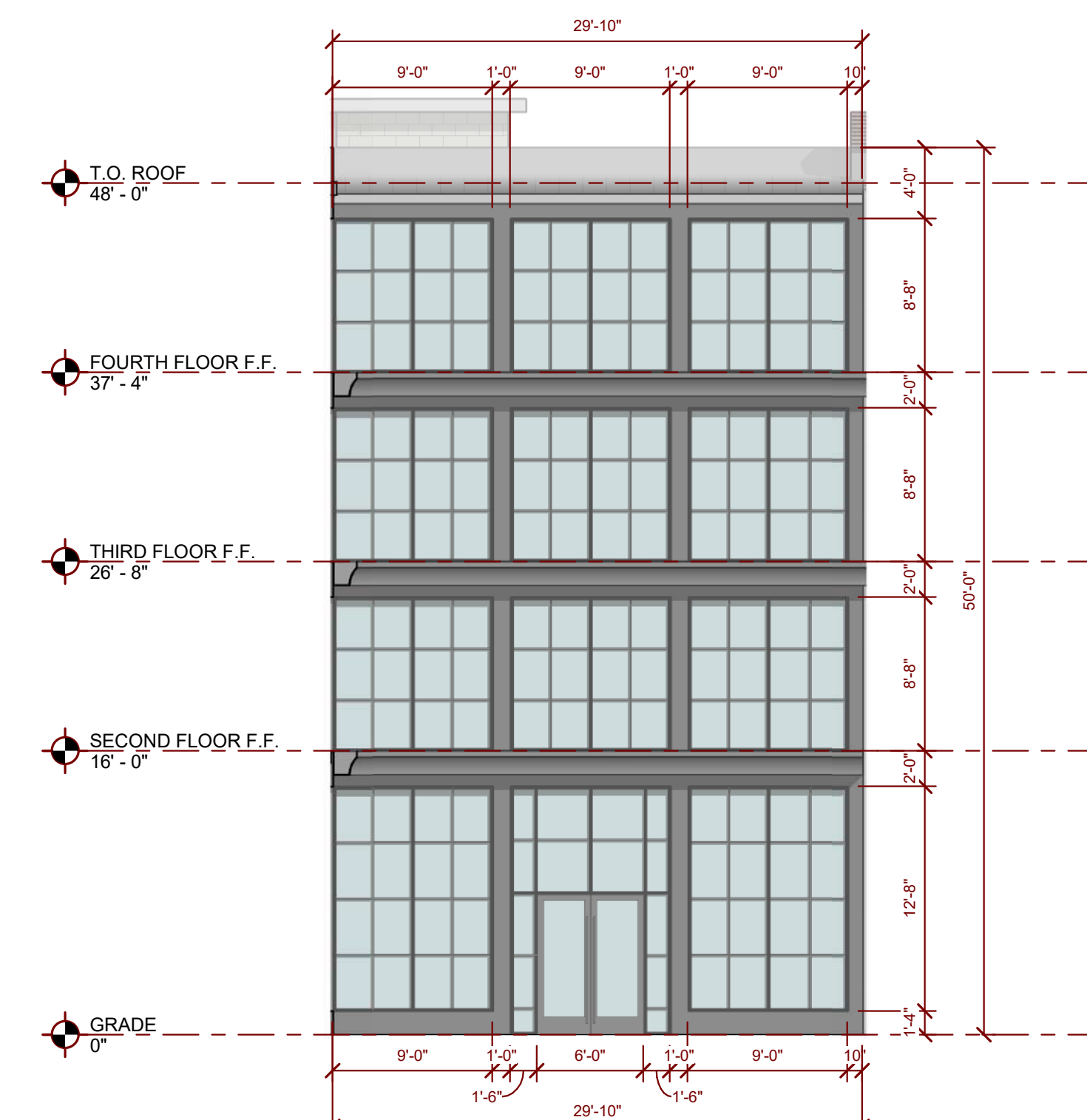
8/15/2024 11:13:19 AM



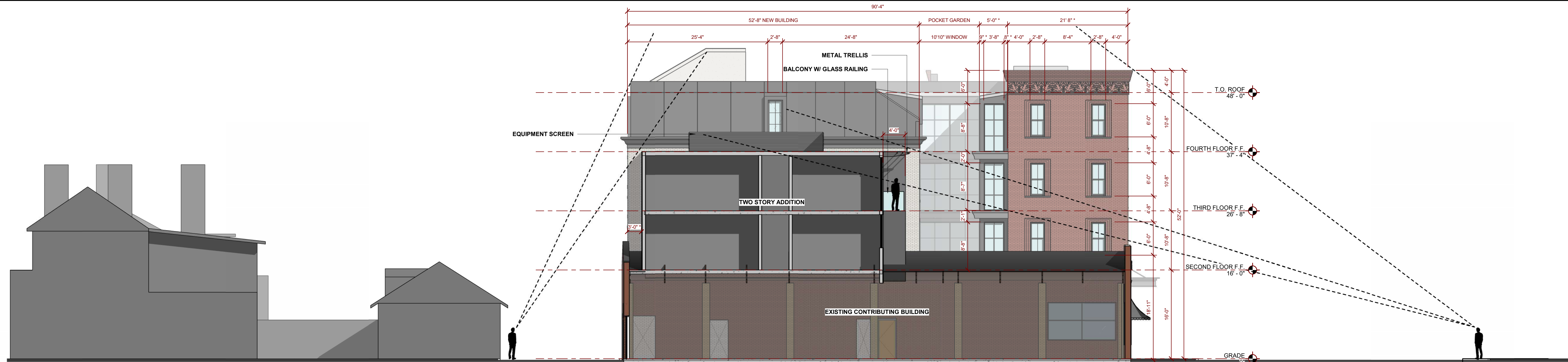
1 SOUTH COURTYARD ELEVATION  
HDBR 3.2  
1/8" = 1'-0"



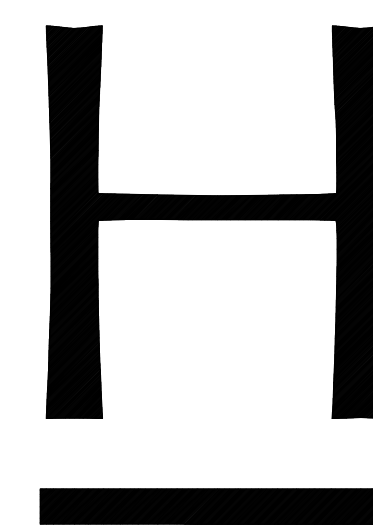
2 WEST COURTYARD ELEVATION  
HDBR 3.2  
1/8" = 1'-0"



3 NORTH COURTYARD ELEVATION  
HDBR 3.2  
1/8" = 1'-0"



4 EAST ELEVATION / SECTION  
HDBR 3.2  
1/8" = 1'-0"



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SAVANNAH, GEORGIA, 31401



SHEET TITLE

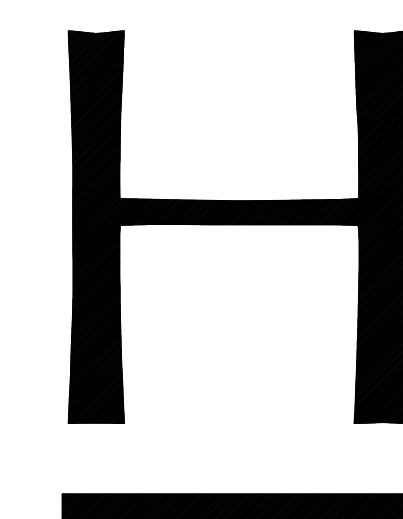
EXTERIOR ELEVATIONS

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PROJECT NUMBER: 202410  
DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE: 1/8" = 1'-0"

SHEET NO.  
**HDBR 3.2**

A:\models\Drawings\202410\_401 E Bay\202410\_401 E Bay.rvt



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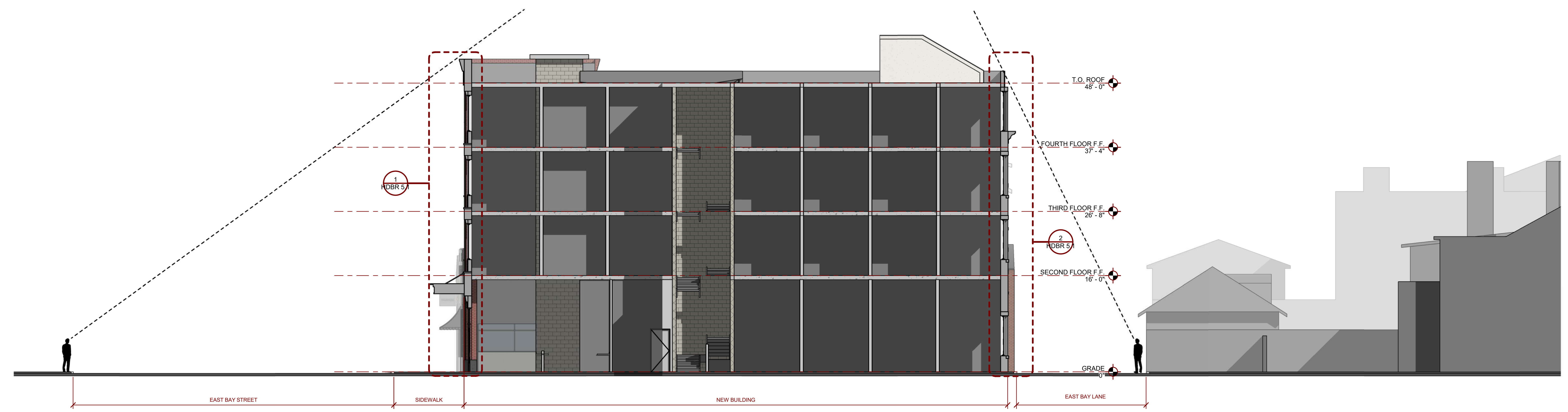
NEW CONSTRUCTION,  
RENOVATION AND ADDITIONS TO  
401-409 EAST BAY STREET,  
SAVANNAH, GEORGIA, 31401



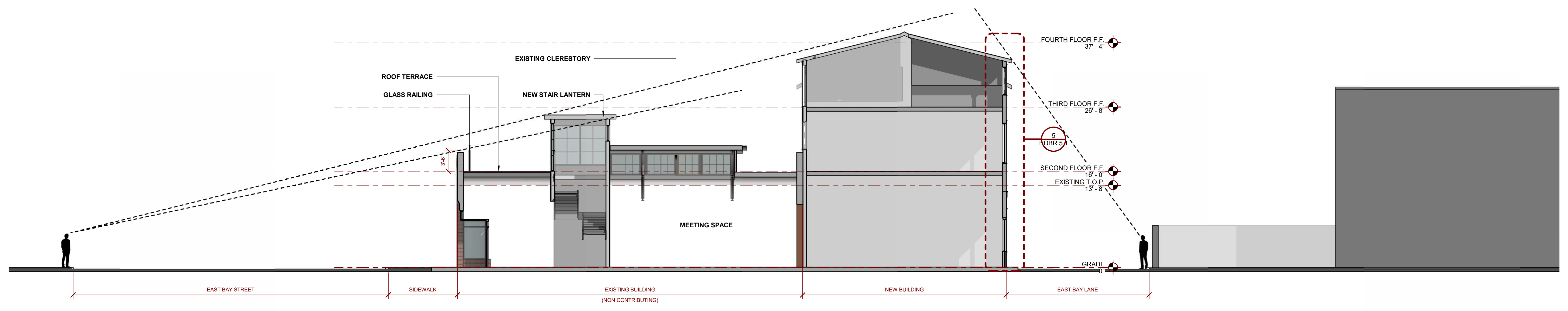
SHEET TITLE  
**BUILDING SECTIONS**

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PROJECT NUMBER: 202410  
DATE: 08.15.2024  
REVIEWED BY: Author  
SCALE: 1/8" = 1'-0"  
SHEET NO.  
**HDBR 4.1**



1 BUILDING SECTION THRU NEW FOUR STORY BUILDING  
HDBR 4.1  
1/8" = 1'-0"

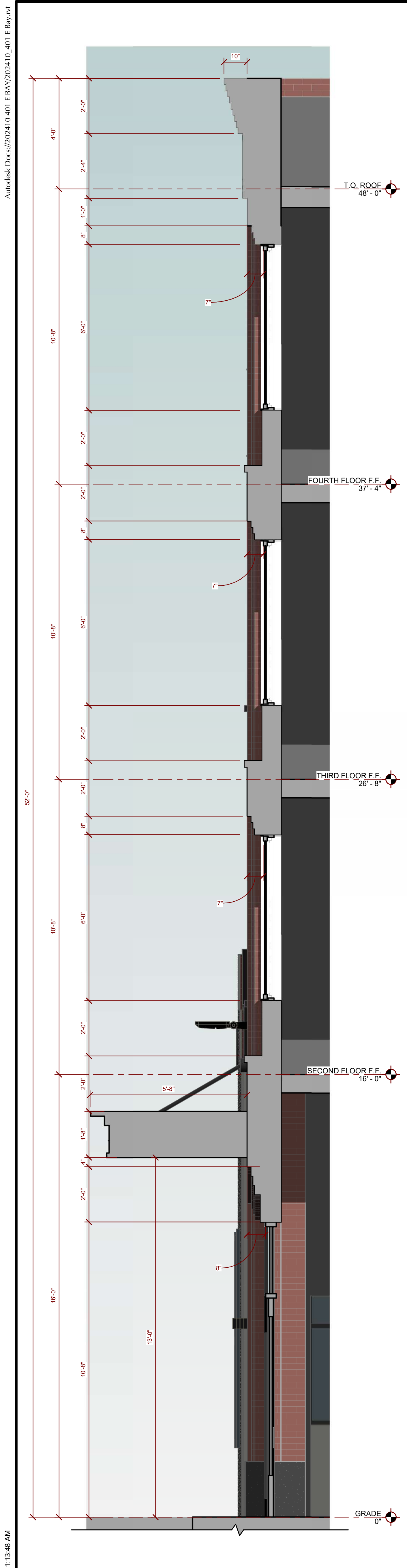


2 BUILDING SECTION THRU EXISTING BUILDING AND NEW THREE STORY BUILDING  
HDBR 4.1  
1/8" = 1'-0"

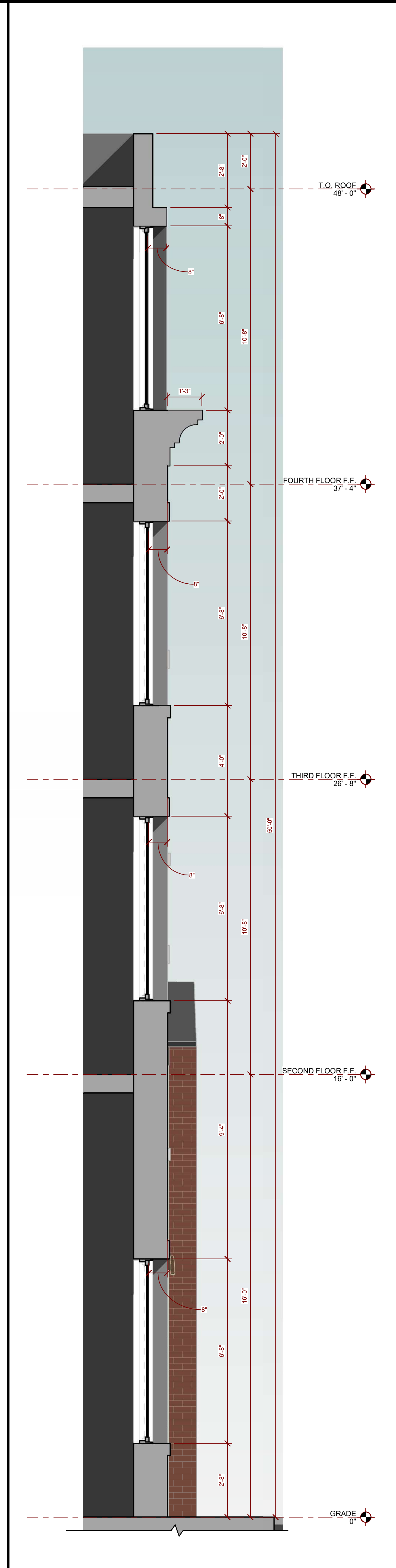


3 BUILDING SECTION  
HDBR 4.1  
1/8" = 1'-0"

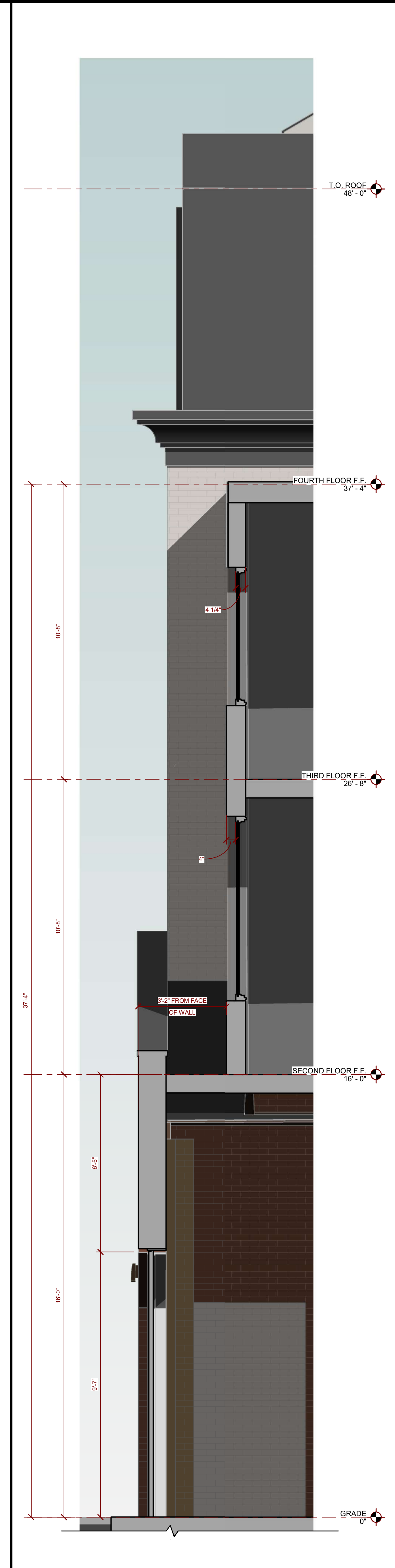
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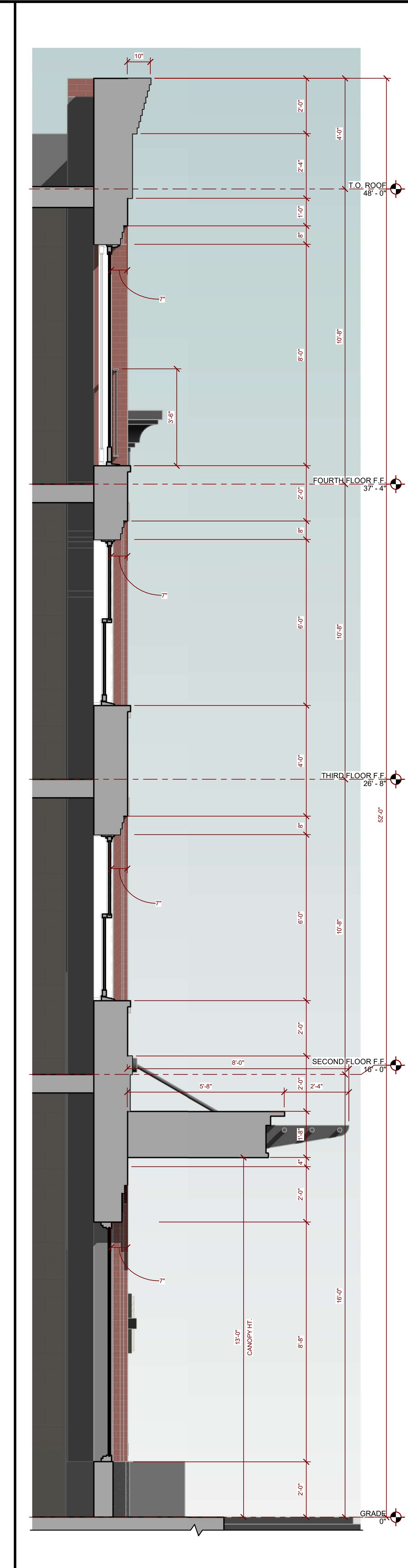
1 WALL SECTION - NEW FOUR STORY BUILDING AT BAY STREET  
HDBR 5.1 1/2" = 1'-0"



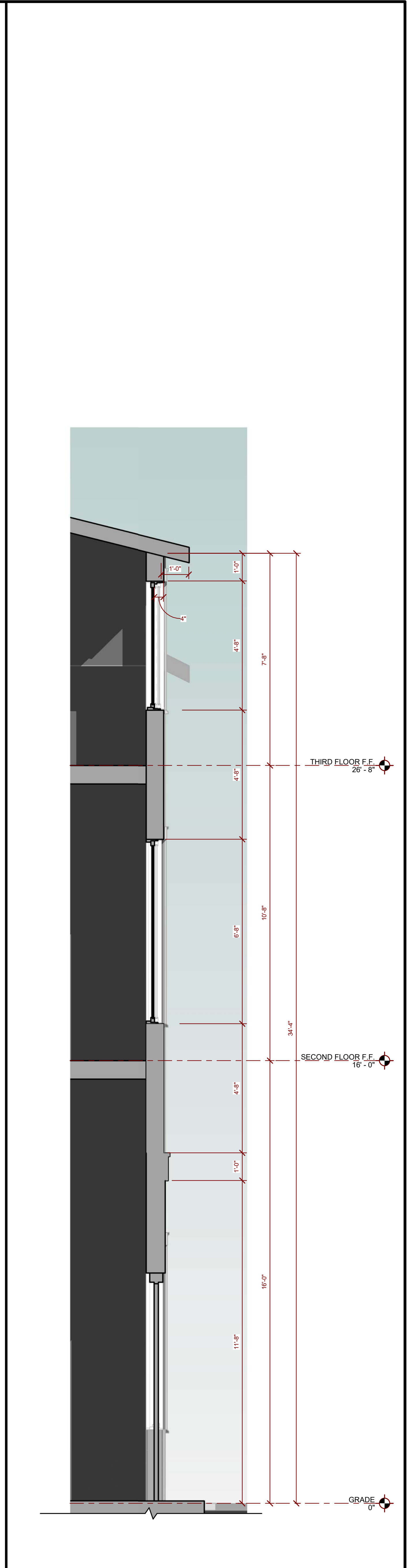
2 WALL SECTION NEW FOUR STORY BUILDING AT BAY LANE  
HDBR 5.1 1/2" = 1'-0"



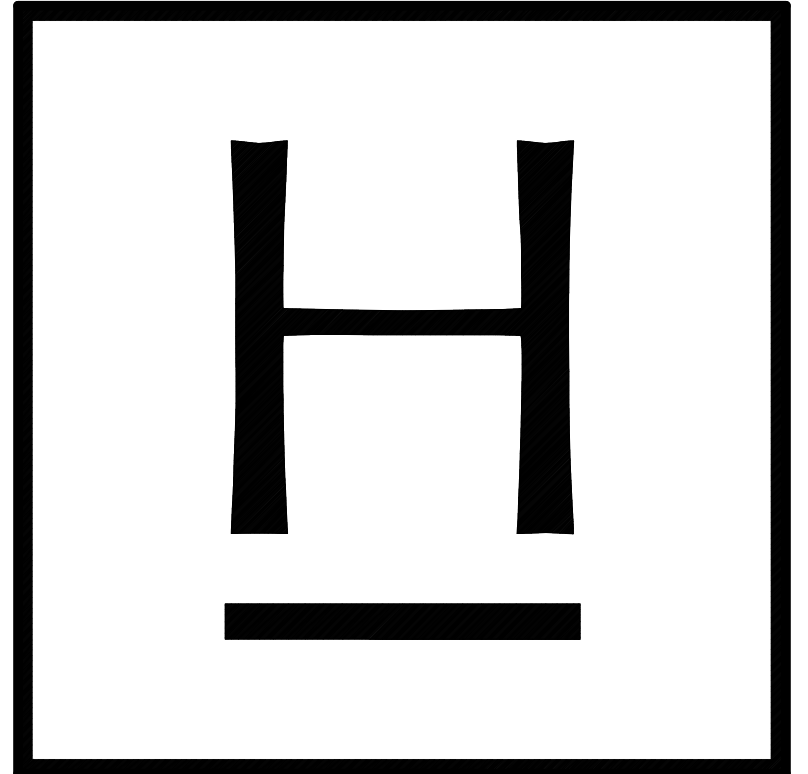
3 WALL SECTION 2 STORY ADDITION AT BAY LANE  
HDBR 5.1 1/2" = 1'-0"



4 WALL SECTION NEW BUILDING AT HABERSHAM STREET  
HDBR 5.1 1/2" = 1'-0"



5 WALL SECTION NEW THREE STORY BUILDING AT BAY LANE  
HDBR 5.1 1/2" = 1'-0"



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SHEET TITLE  
**WALL SECTIONS**

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PROJECT NUMBER: 202410  
DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE: 1/2" = 1'-0"  
SHEET NO.  
**HDBR 5.1**





1 EAST BAY STREET  
HDBR 6.1



2 EAST BAY AND HABERSHAM STREET  
HDBR 6.1



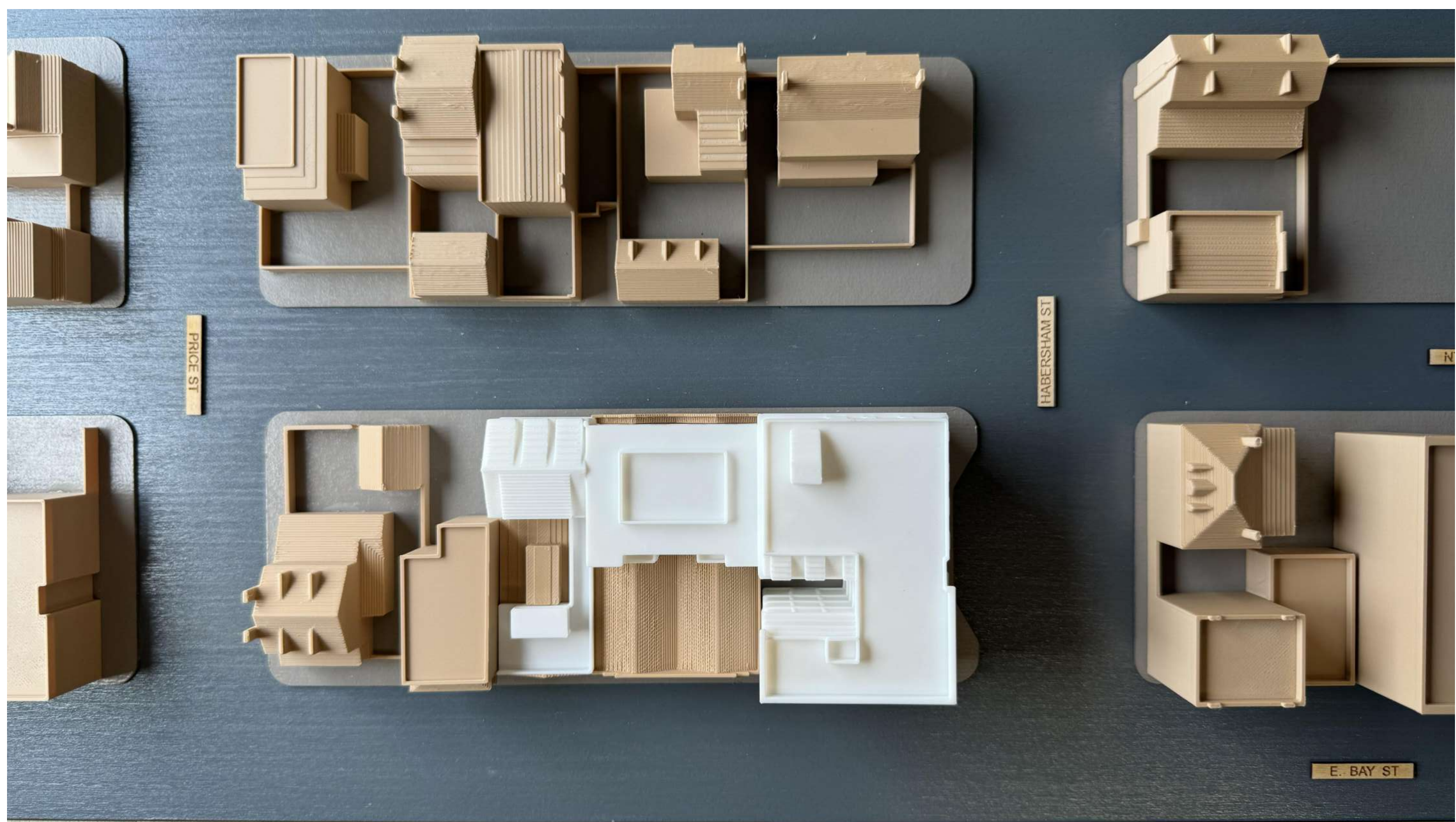
1 EAST BAY LANE AND HABERSHAM STREET  
HDBR 6.1



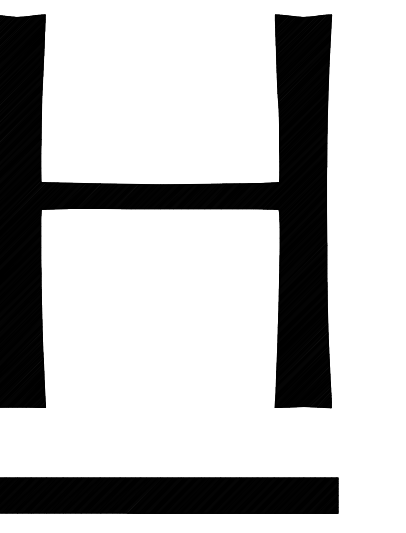
1 EAST BAY LANE  
HDBR 6.1



1 EAST BAY STREET VIEWING WEST  
HDBR 6.1



1 SITE  
HDBR 6.1



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SHEET TITLE  
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PROJECT NUMBER: 202410  
DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE:

SHEET NO.  
**HDBR 6.1**



1 PERSPECTIVE VIEW - BAY STREET  
HDBR 6.2



2 PERSPECTIVE VIEW - BAY AND HABERSHAM STREET  
HDBR 6.2



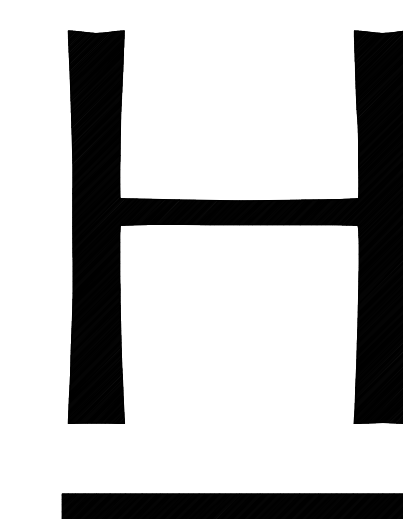
3 PERSPECTIVE VIEW - BAY STREET VIEWING WEST  
HDBR 6.2



4 PERSPECTIVE VIEW - HABERSHAM STREET AND BAY LANE  
HDBR 6.2



5 PERSPECTIVE VIEW - BIRD'S EYE  
HDBR 6.2



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REVISIONS

SHEET TITLE

RENDERINGS

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DATE: 08.15.2024  
REVIEWED BY: PLP  
SCALE:

SHEET NO.  
**HDBR 6.2**