



117 W 42nd st

Savannah, GA

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BUILDING SECTION

General Information

Project description:

The project proposes to construct and new small corner store type mixed use building, along with a carriage house. The Lot on 42nd Street is a remnant of a larger lot that existed prior to Barnard Street extending through 12th Street (now 42nd St.) sometime prior 1898. The submission package contains Sandborn maps of the area showing the transformation. The old Best street (now 43rd St.) has historically functioned as a minor street / lane and we have continued that with parking and garage access off 43rd St.

The Design of the main building takes it cues from research of the small corner store building in Savannah. A sheet showing similar historic precedent is also attached to out submission. The ground level is masonry with a stucco finish and the corner entry addresses Barnard St. and 42nd St. The upper floor is lap siding with a small balcony off the living space. The client will rent the upper floor while the ground level will initially be an art gallery space.

Lot 117 W 42ND ST

Lot Area: 3,318 Sq.Ft.

Building:

Footprints: 1,147 Main Building
489 Sq.Ft. OB

Total Building Footprint: 1,636 sqft

Symbols and Abbreviations

- 1

A3.1

SECTION CUT OR ELEVATION NUMBER

A

A3.1

SHEET NUMBER

1

A3.1

INTERIOR ELEVATION KEY

A

A3.1

SHEET NUMBER

1

A3.1

DETAIL NUMBER

A

A3.1

SHEET NUMBER

E

WINDOW TYPE

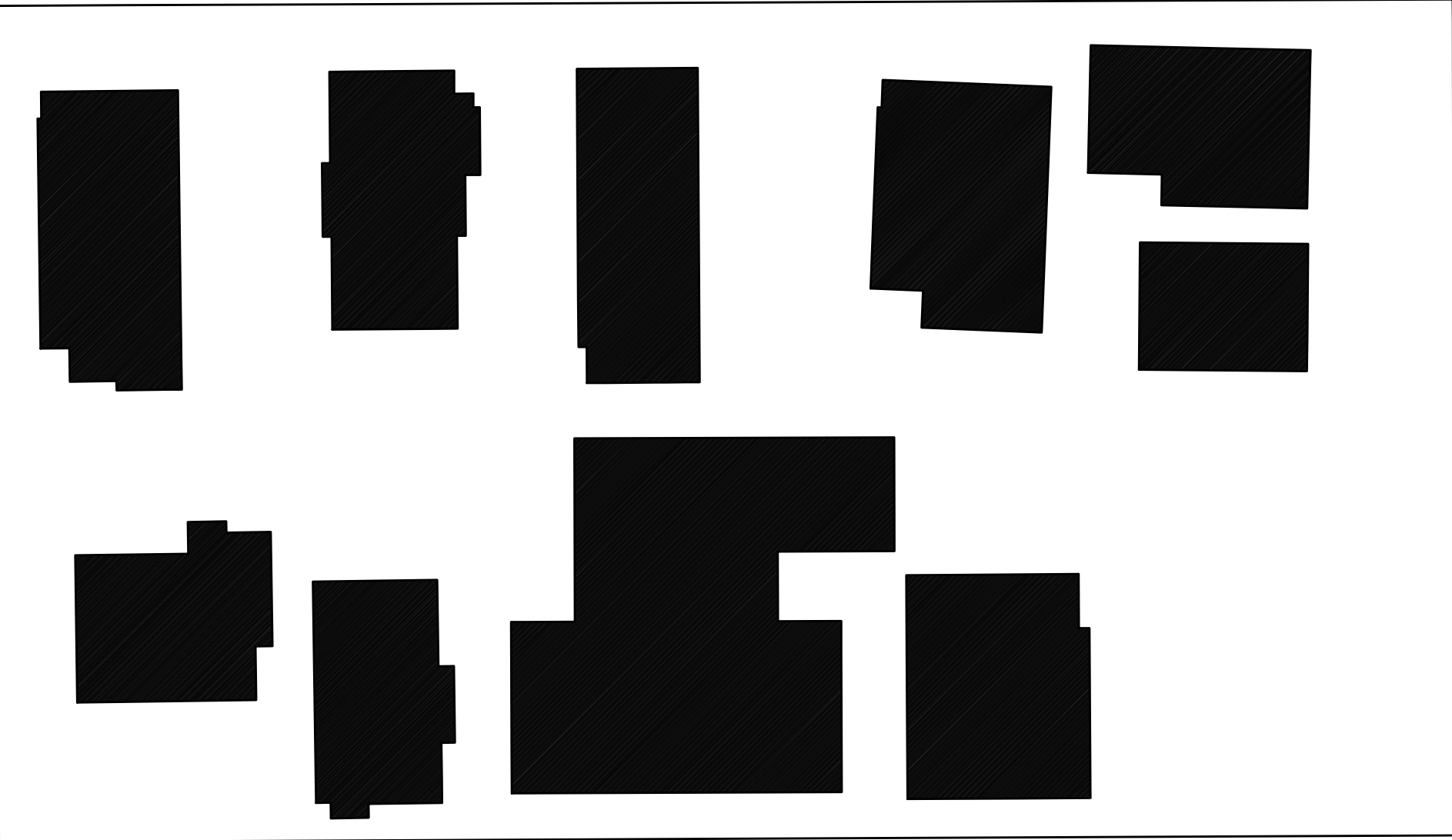
112

DOOR IDENTIFICATION

101

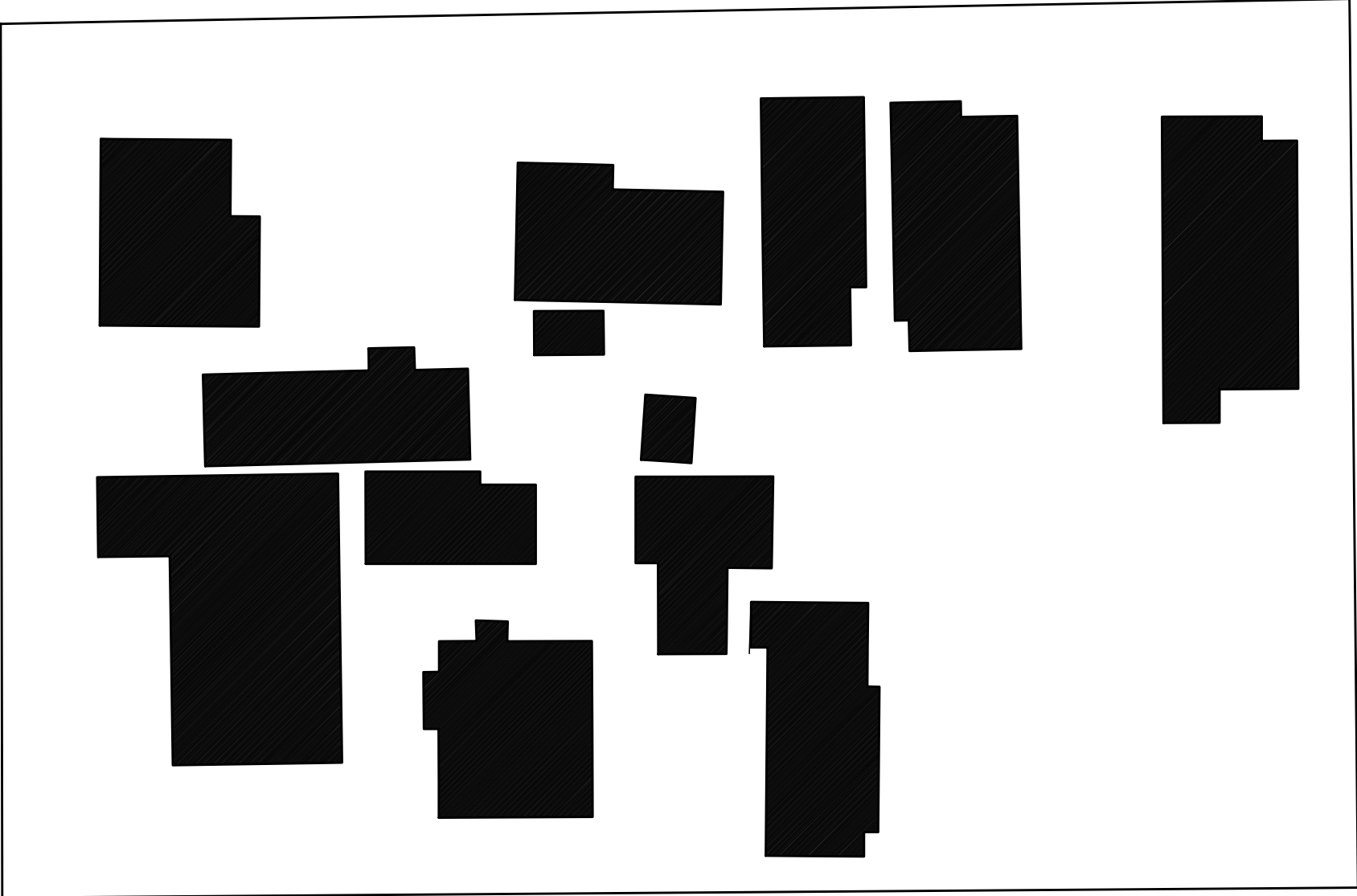
ROOM/SPACE IDENTIFICATION
- 16" W.O. TREE TO BE REMOVED
- HINGE SIDE

LOCK SIDE
TYPICAL DOOR AND WINDOW SWING
- | | | | | | |
|-------|------------------|--------|-----------------|-------|------------------------|
| ABV. | ABOVE | FL | FLOOR | FFL | FINISHED FLOOR |
| ASF | ABOVE SUBFLOOR | CONC | CONCRETE | SQ | SQUARE |
| DEG. | DEGREES | EXT | EXTERIOR | FT | FEET |
| GYP | GYPHUM | INT | INTERIOR | IN | INCHES |
| H/C | HANDICAP | SHT. | SHEET | HORIZ | HORIZONTAL |
| HB | HOSE BIBB | DBL. | DOUBLE | VERT | VERTICAL |
| MAX | MAXIMUM | CONST. | CONSTRUCTION | REM. | REMOVE |
| MIN | MINIMUM | R | RISER | DIA | DIAMETER |
| O.C. | ON CENTER | T | TREAD | CONT | CONTINUOUS |
| P.T. | PRESSURE TREATED | T&G | TONGUE & GROVE | CMU | CONCRETE MASONRY UNIT |
| PNT. | PAINTED | NORM. | NORMAL | PSI | POUNDS PER SQUARE INCH |
| REQ'D | REQUIRED | ADJ | ADJUSTABLE | PSF | POUNDS PER SQUARE FOOT |
| TYP | TYPICAL | OPT | OPTIONAL | FOS | FACE OF STUD |
| FIN | FINISHED | N.I.C. | NOT IN CONTRACT | FOB | FACE OF BLOCK |
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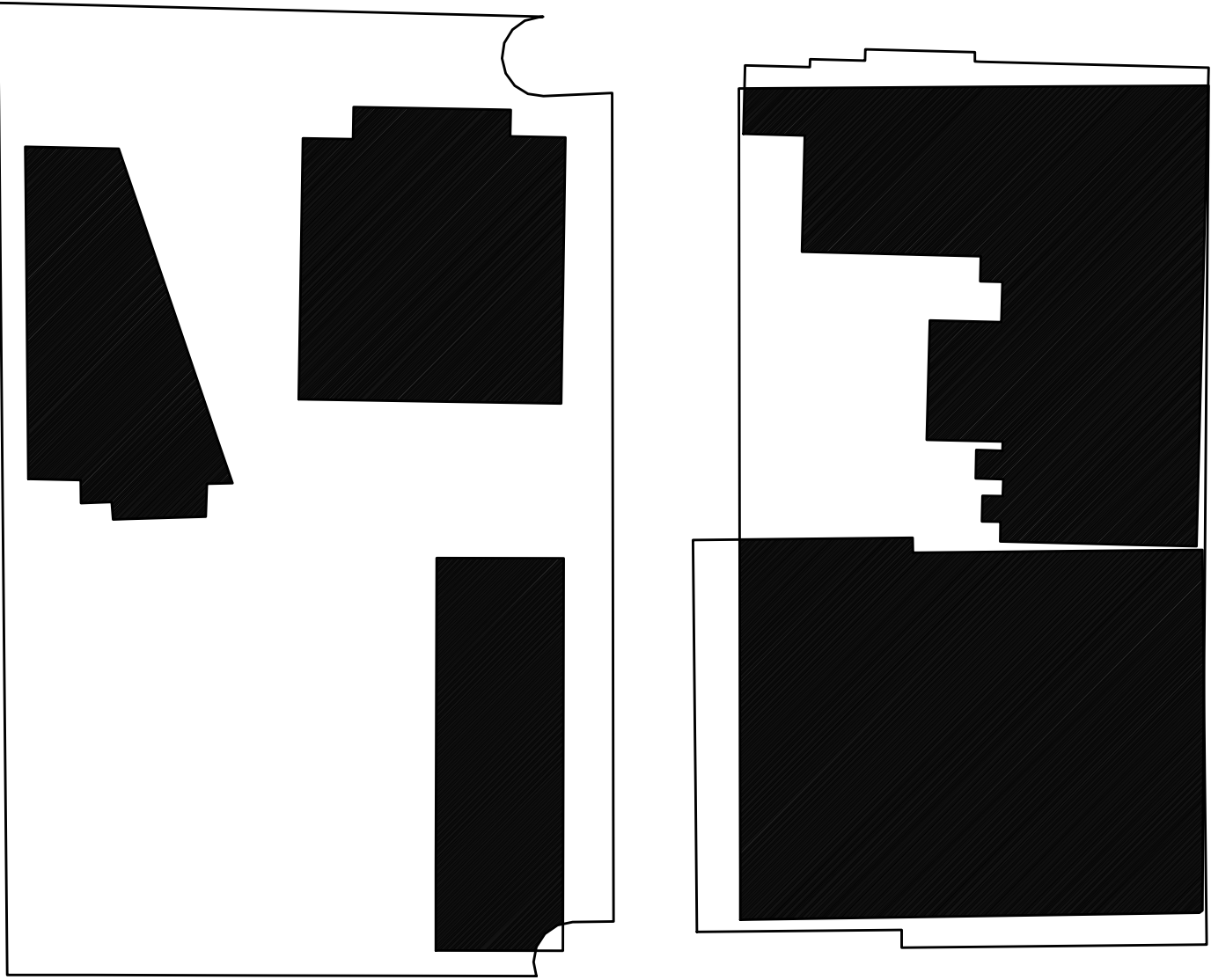
W 42nd Street

Barnard Street

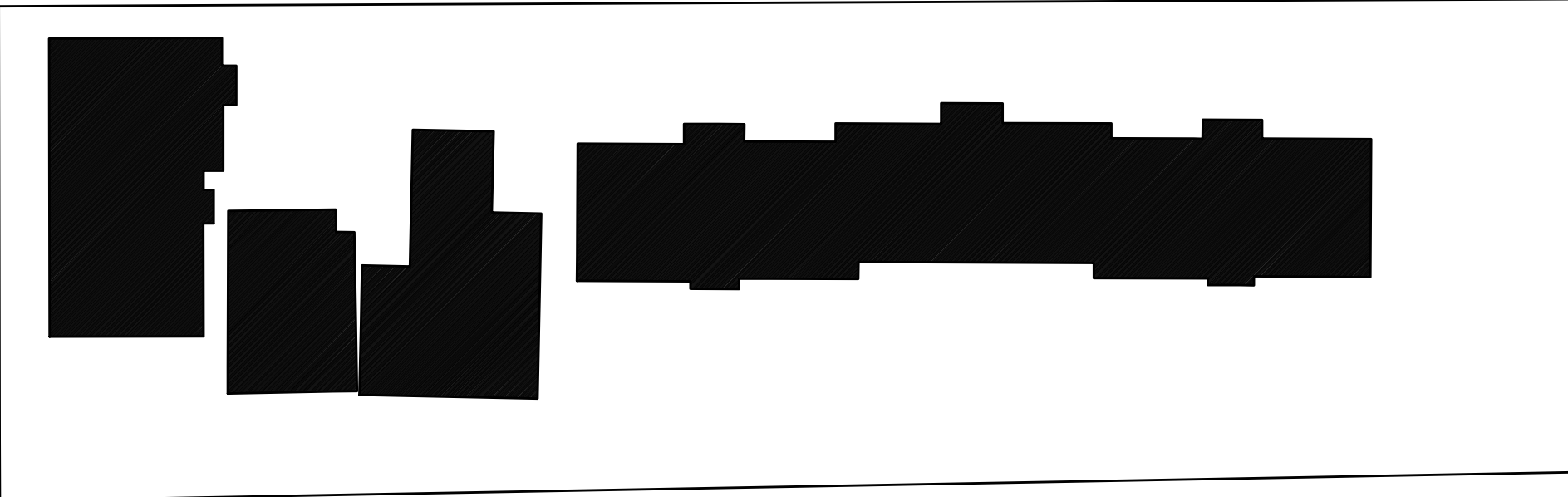


W 42nd Street

Whitaker Street

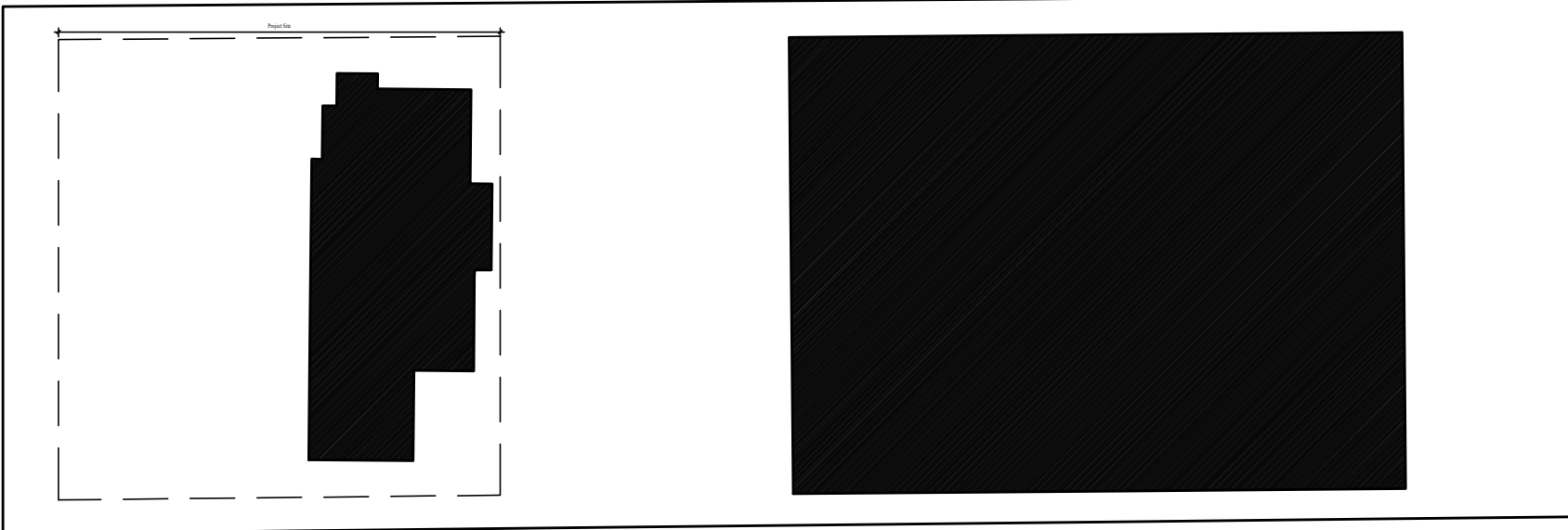


W 42nd Street



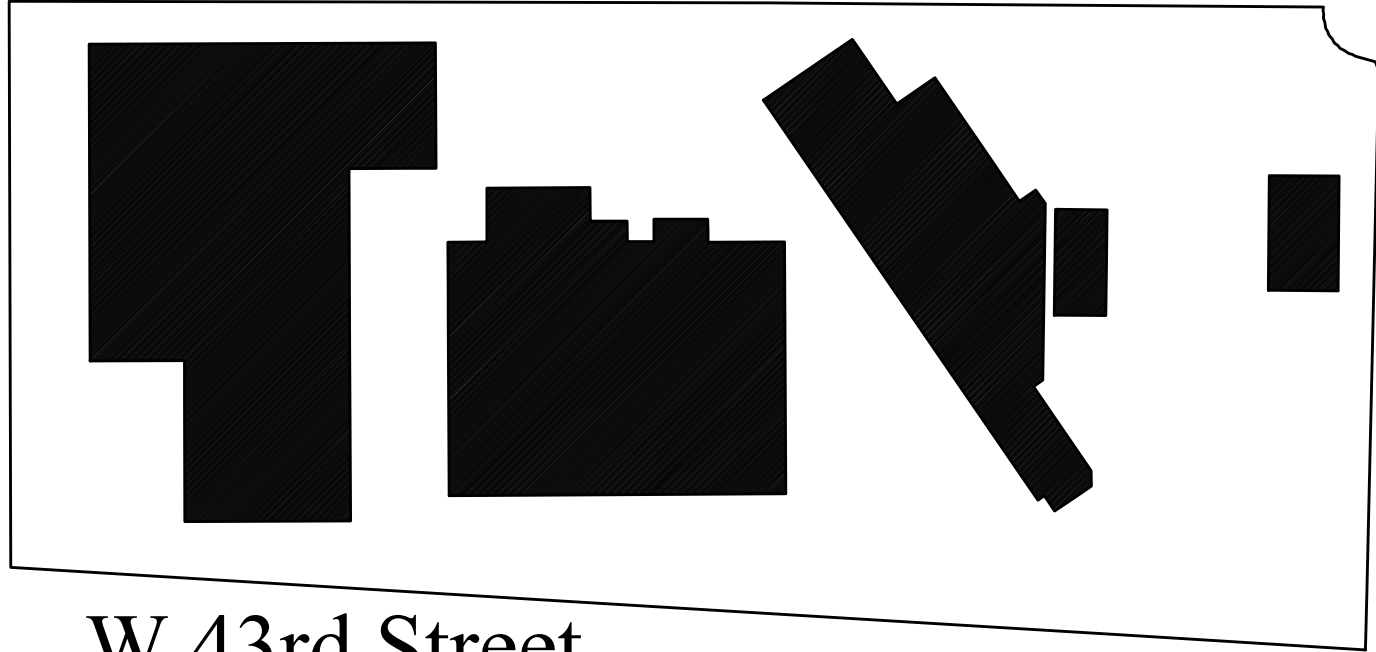
W 43rd Street

Barnard Street

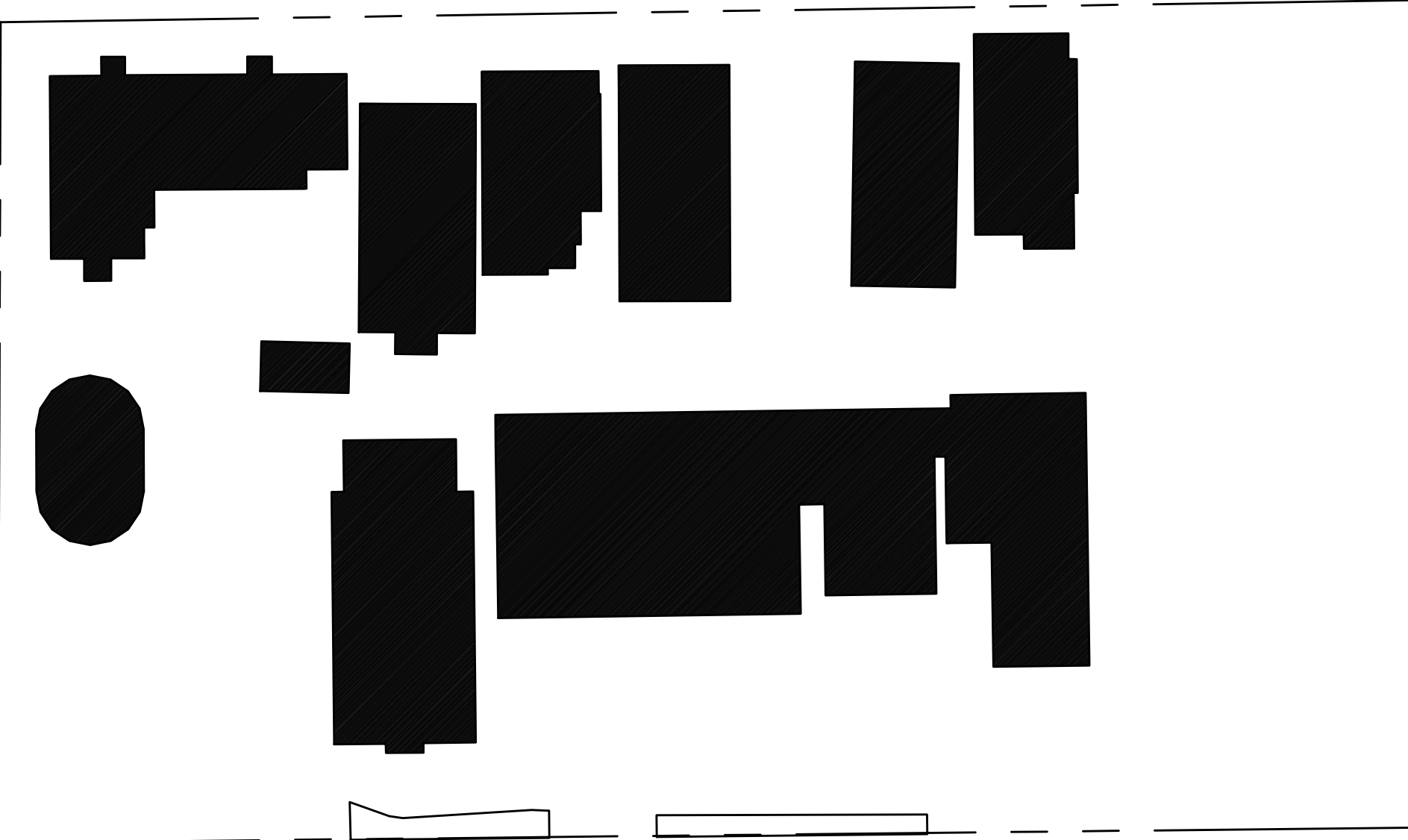


W 43rd Street

Whitaker Street



W 43rd Street



Barnard Street



Whitaker Street

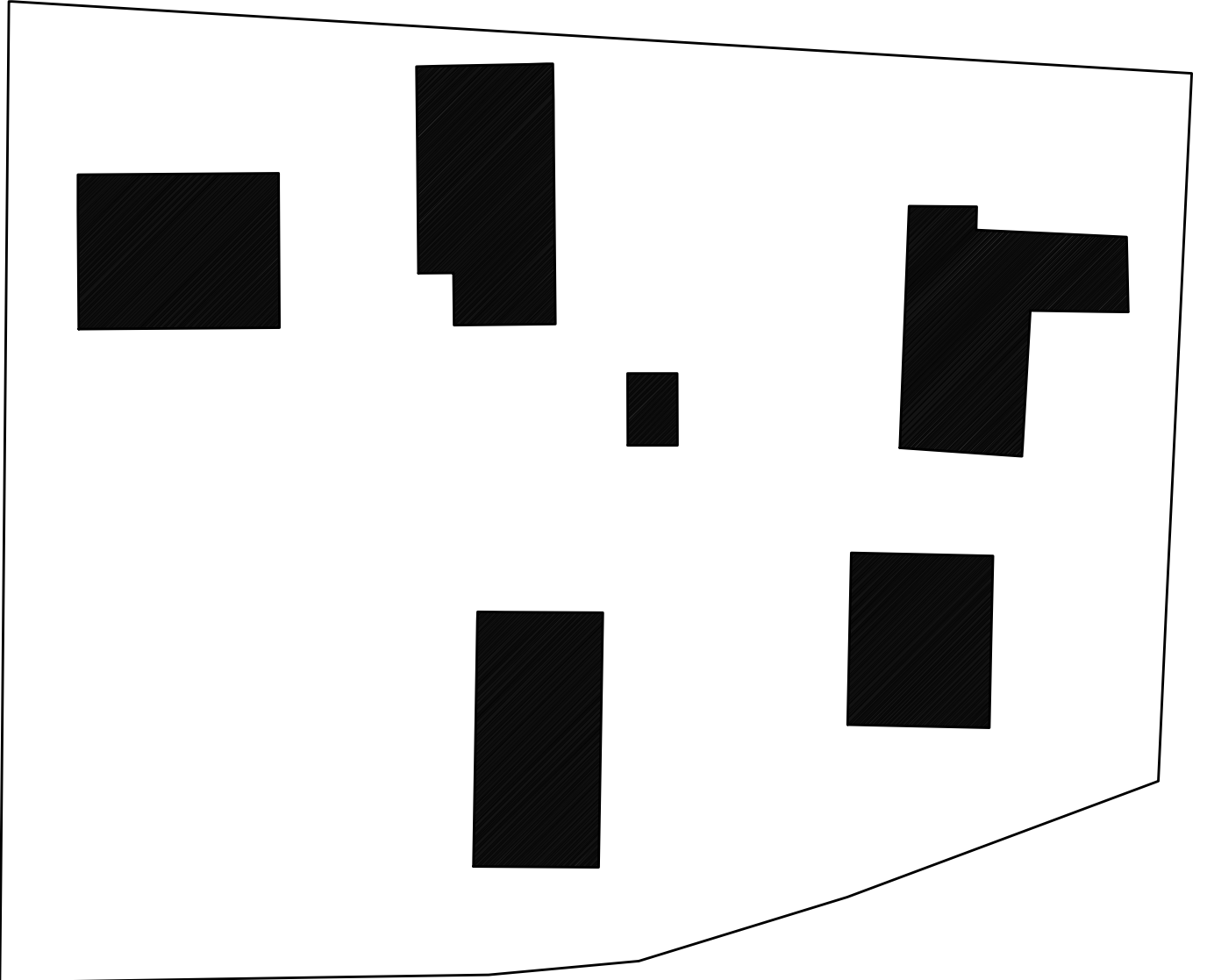
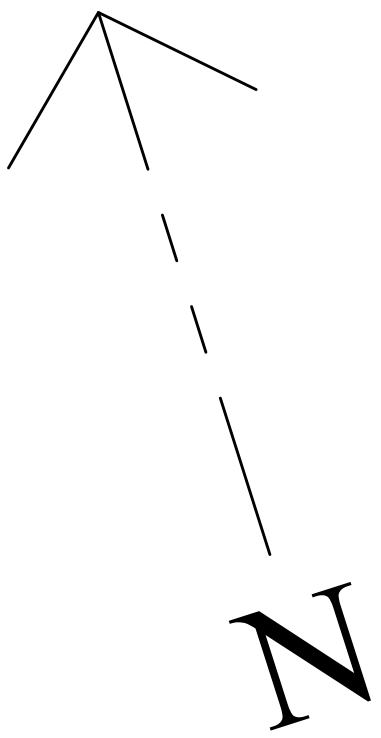


Figure Ground



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A1.0



Context Images from Project Site Looking North at W 42nd St



Context Images from Project Site Looking South at W 43rd St



Precedent Images of Corner Shops



Precedent Images of Corner Shops



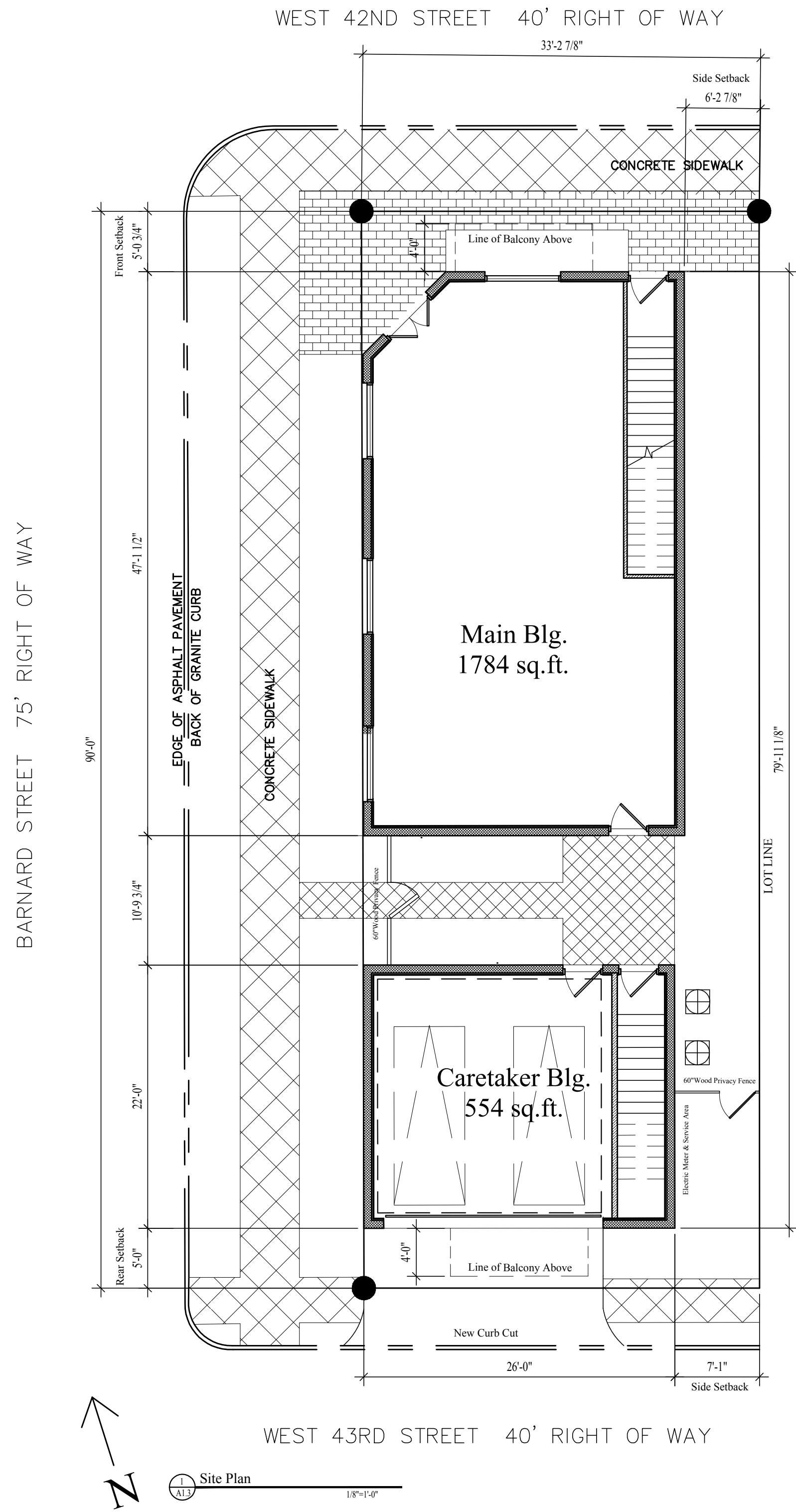
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TN-2 Standards			117 W. 42nd St.		
Lot Area	No Min. for Nonresidential	2984 sqft			
Lot Width	No Min.	33'- 2 ⁷ / ₈ "			
Front Yard (corner lot)	Block Average	5'-0 ³ / ₄ "			
Side Yard (corner lot)	5' max.	0			
Interior Yard (corner lot)	5'-10'	6'-2 ⁷ / ₈ "			
Rear Yard	5' Min.	5'-0"			
Height	3 storys, not to exceed 45 ft [1]	2 storys			
Building Separation	See Fire Code	1 Hr.			
Building Frontage	70% of Lot Width Min.	80.79%			
Building Coverage	60% Max.	59.8%			
Nonresidential Building Footprint Max (sqft)	2,500 [1]	1784 sq.ft.			

Use/Category	TN-2 Parking Standards	Provided	Reference
Residential	1 per unit required	2 Spaces	Table 9-3-5
Retail (Art Gallery)	No Min. for first 3,000sqft	0 Spaces	Table 9-3-5



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Photographs of Existing Site

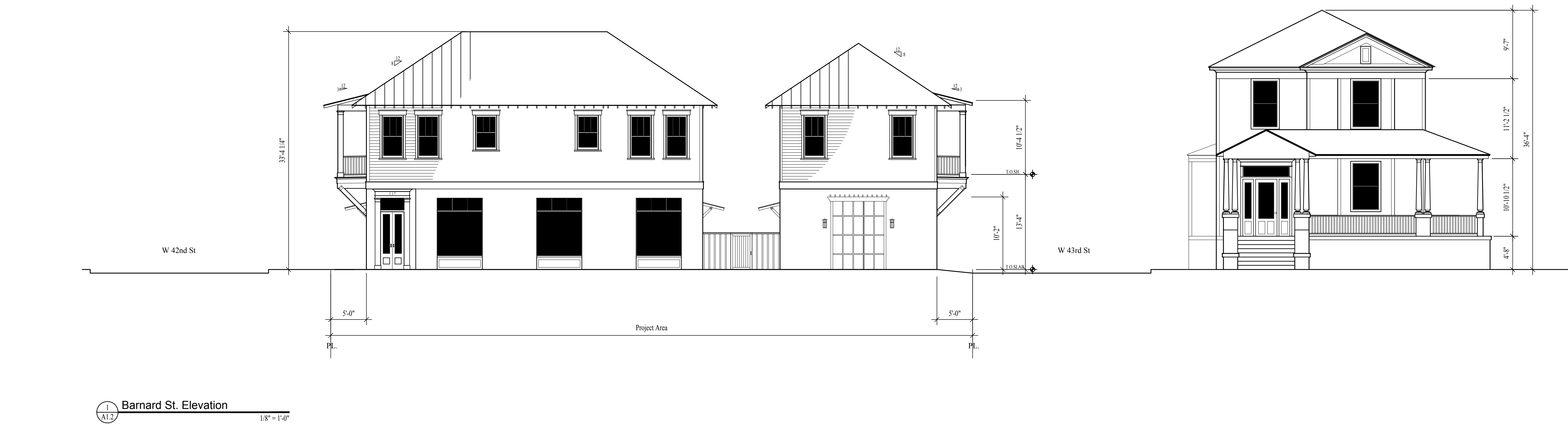


Photographs of Existing Site

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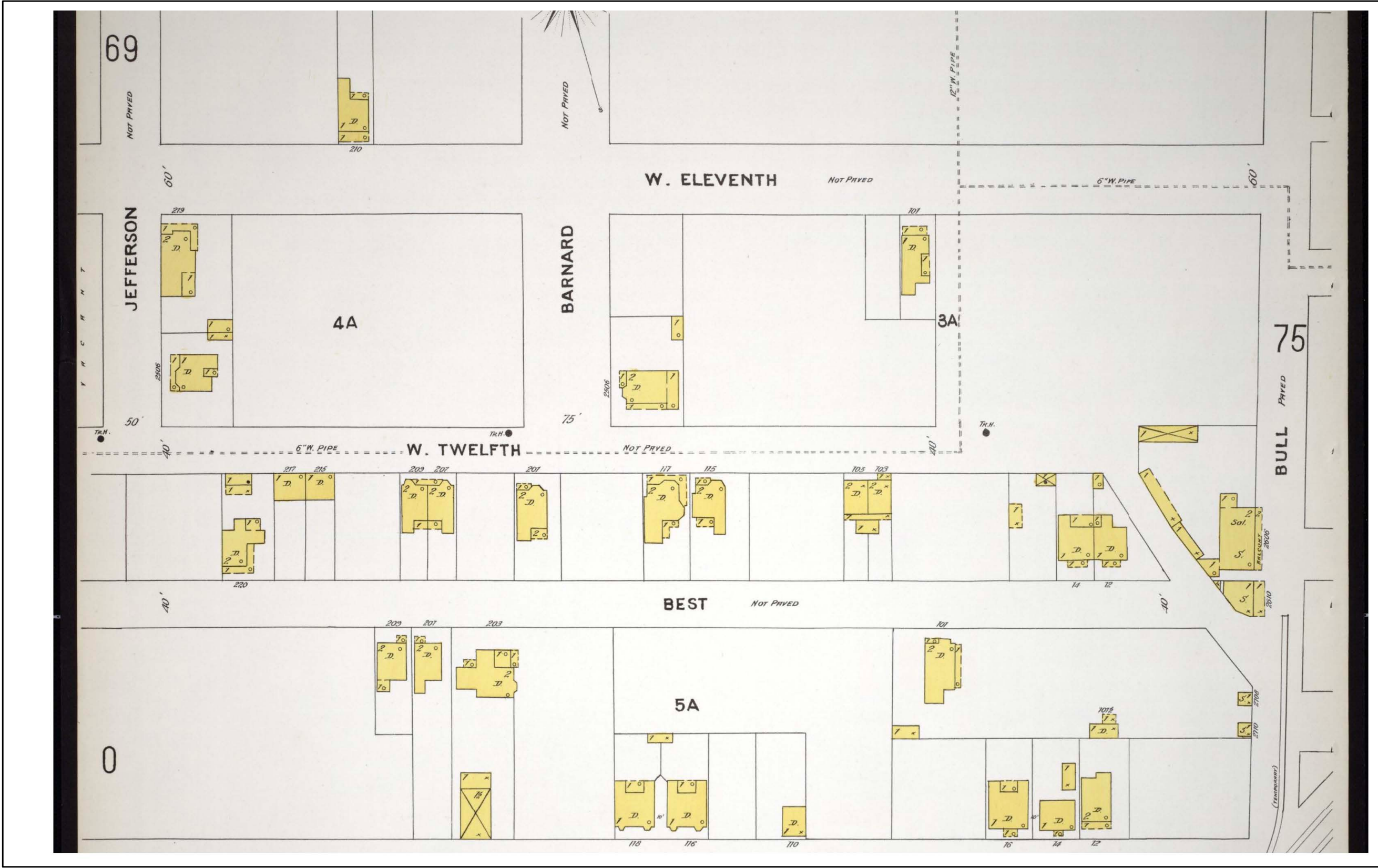


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A1.5



2
A1.1 Sanborn Map - 1898



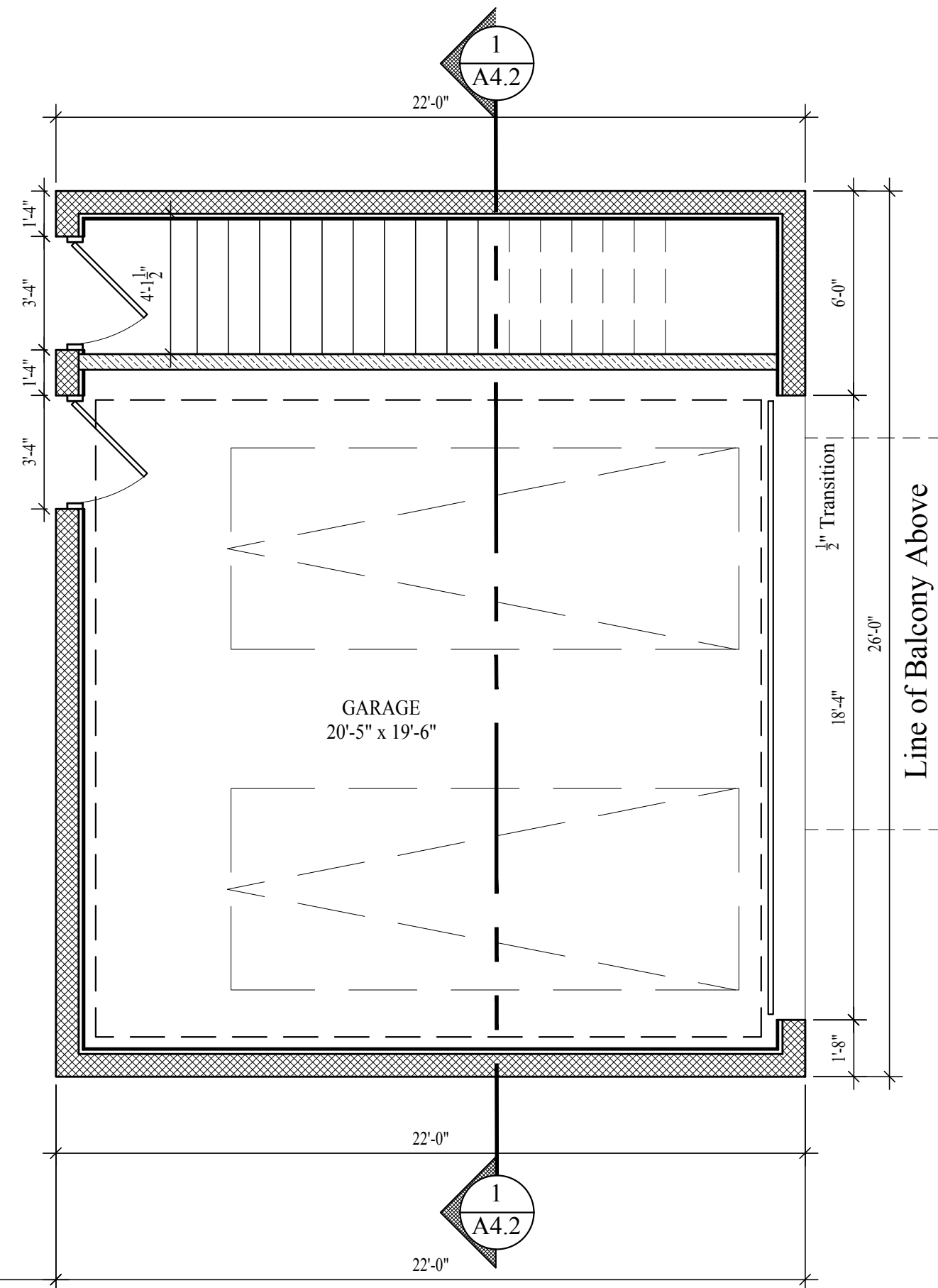
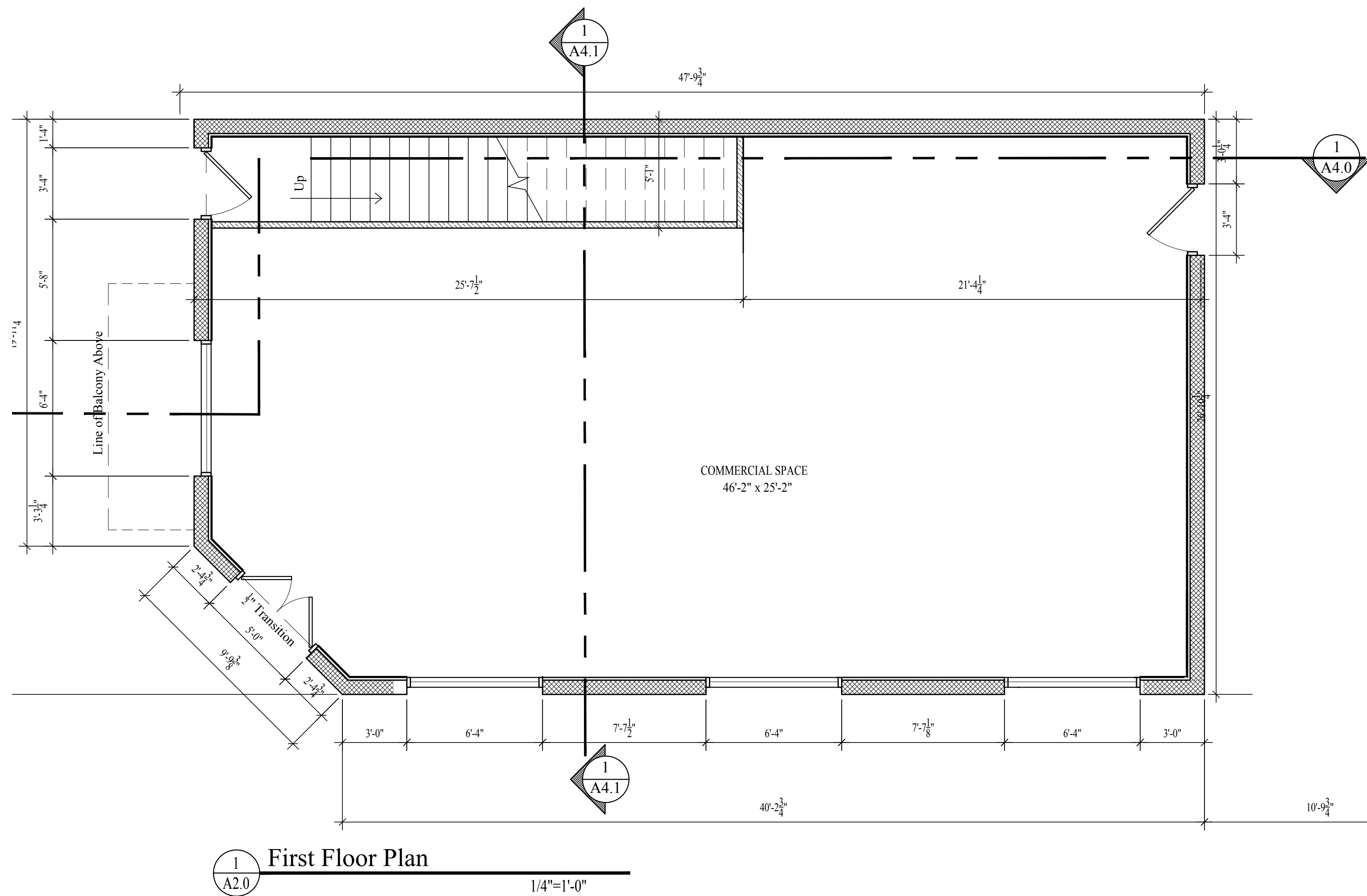
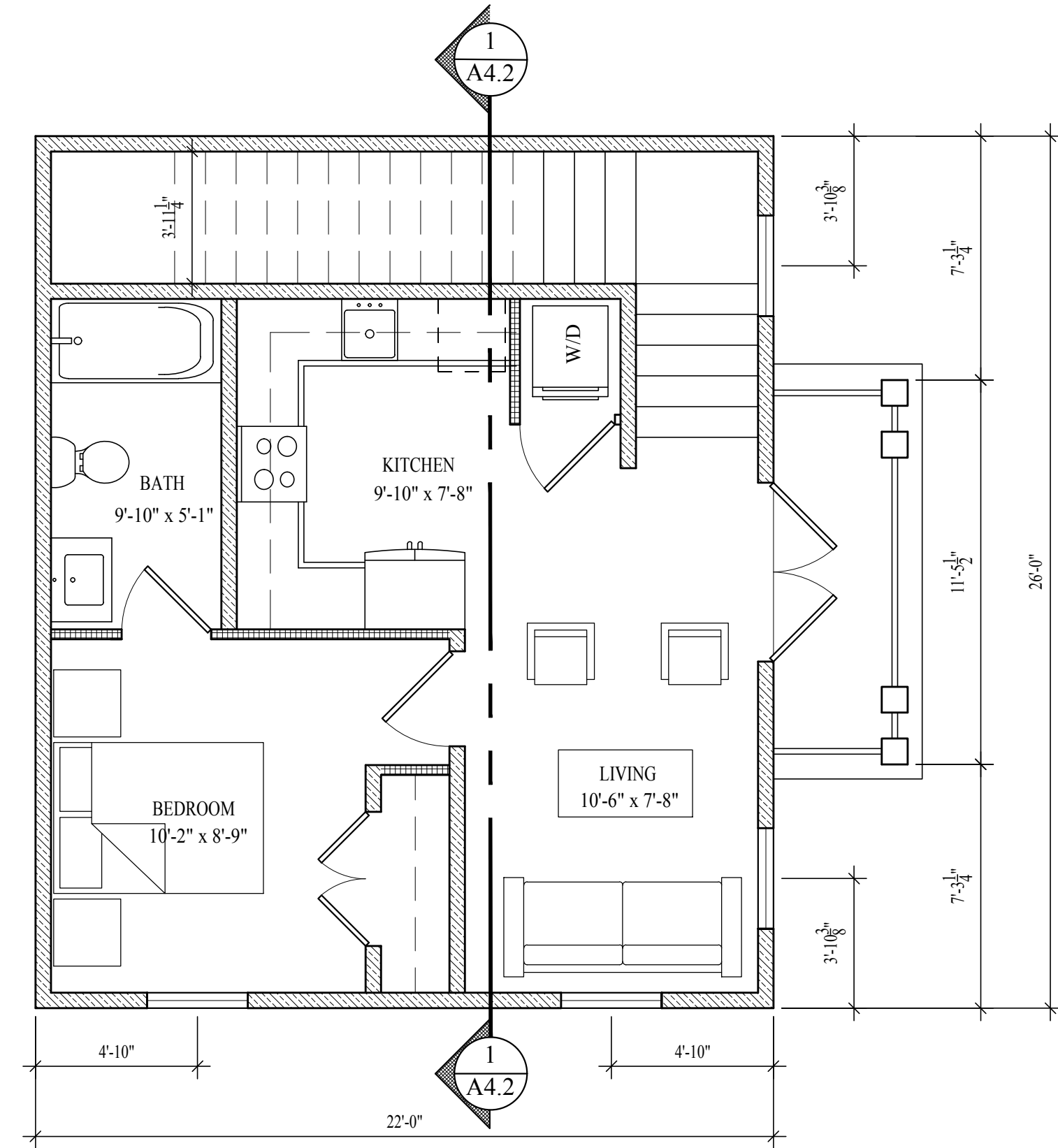
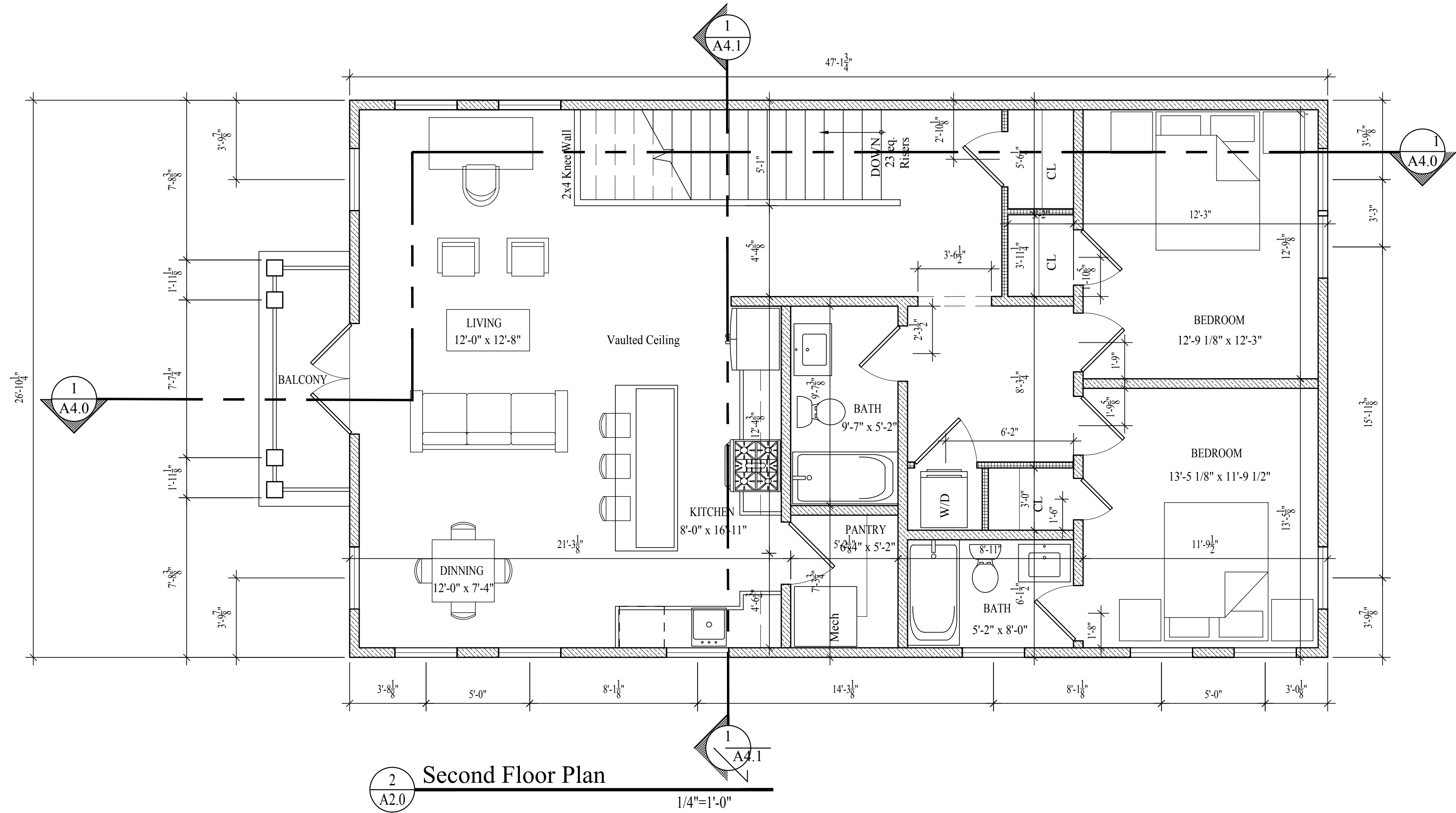
1
A1.1 Sanborn Map - 1916

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A1.1

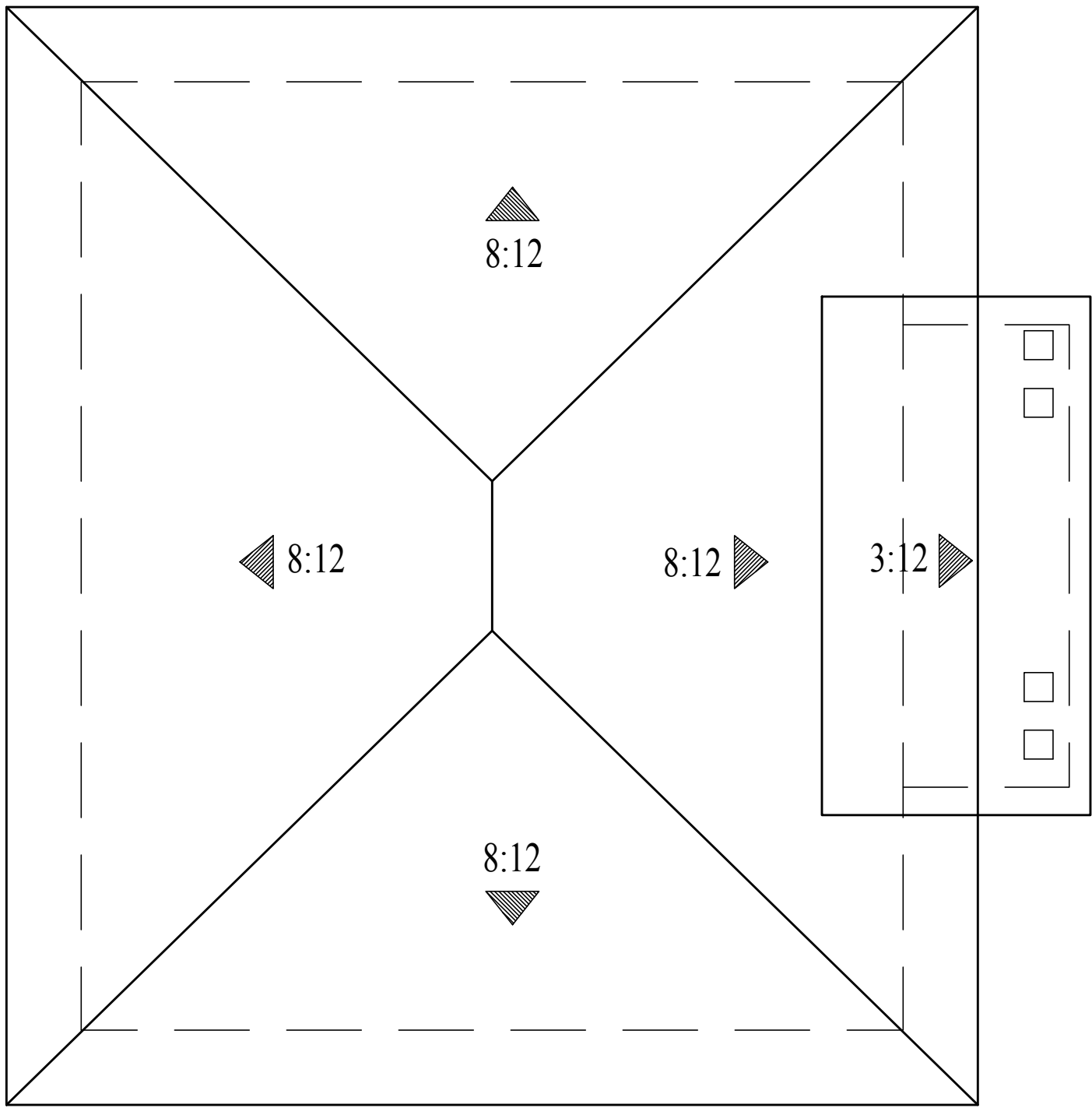
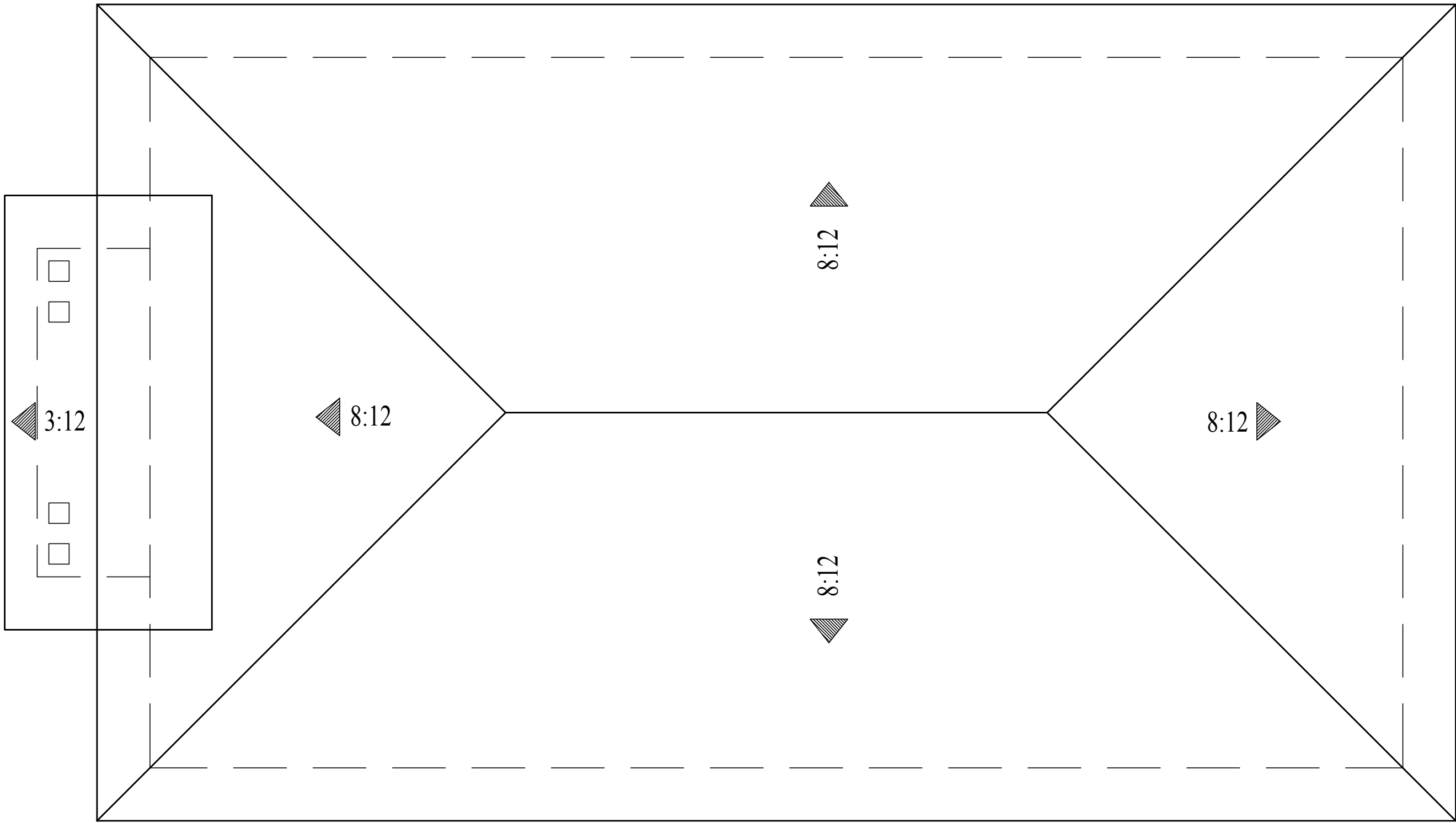


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A2.0



1
A2.0

Roof Plan

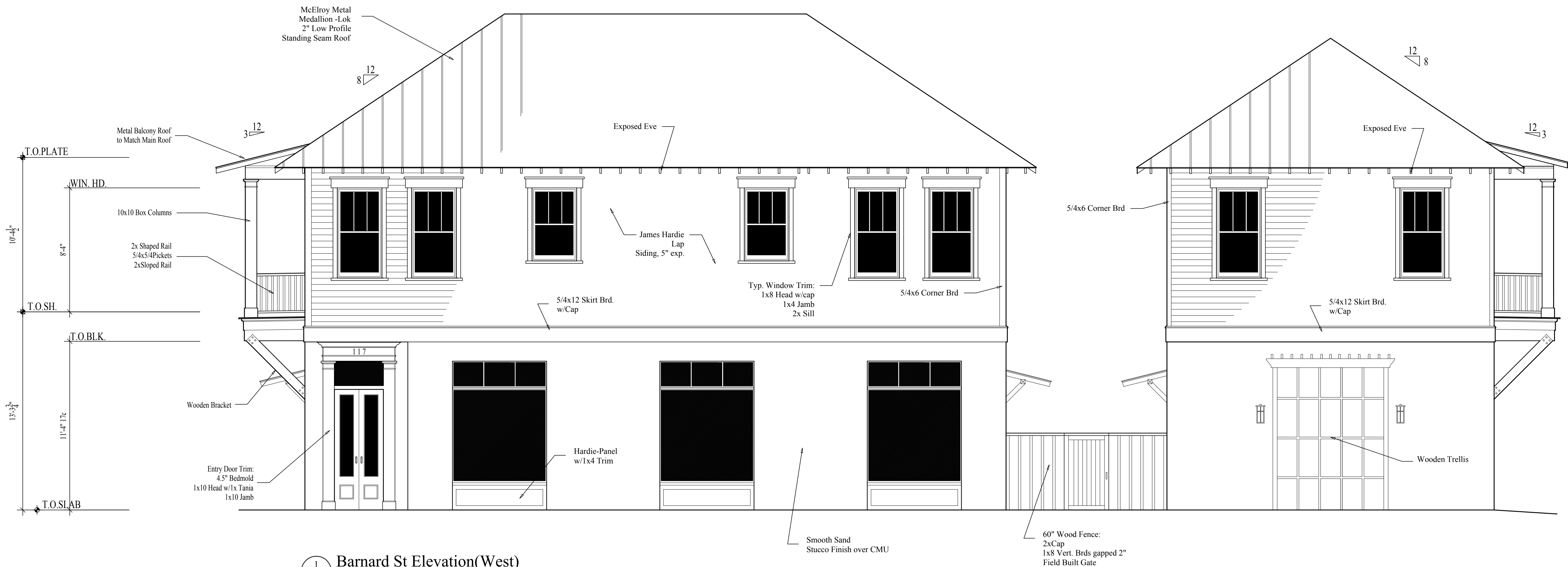
1/4"=1'-0"

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1
A3.0
Barnard St Elevation(West)
1/4" = 1'-0"

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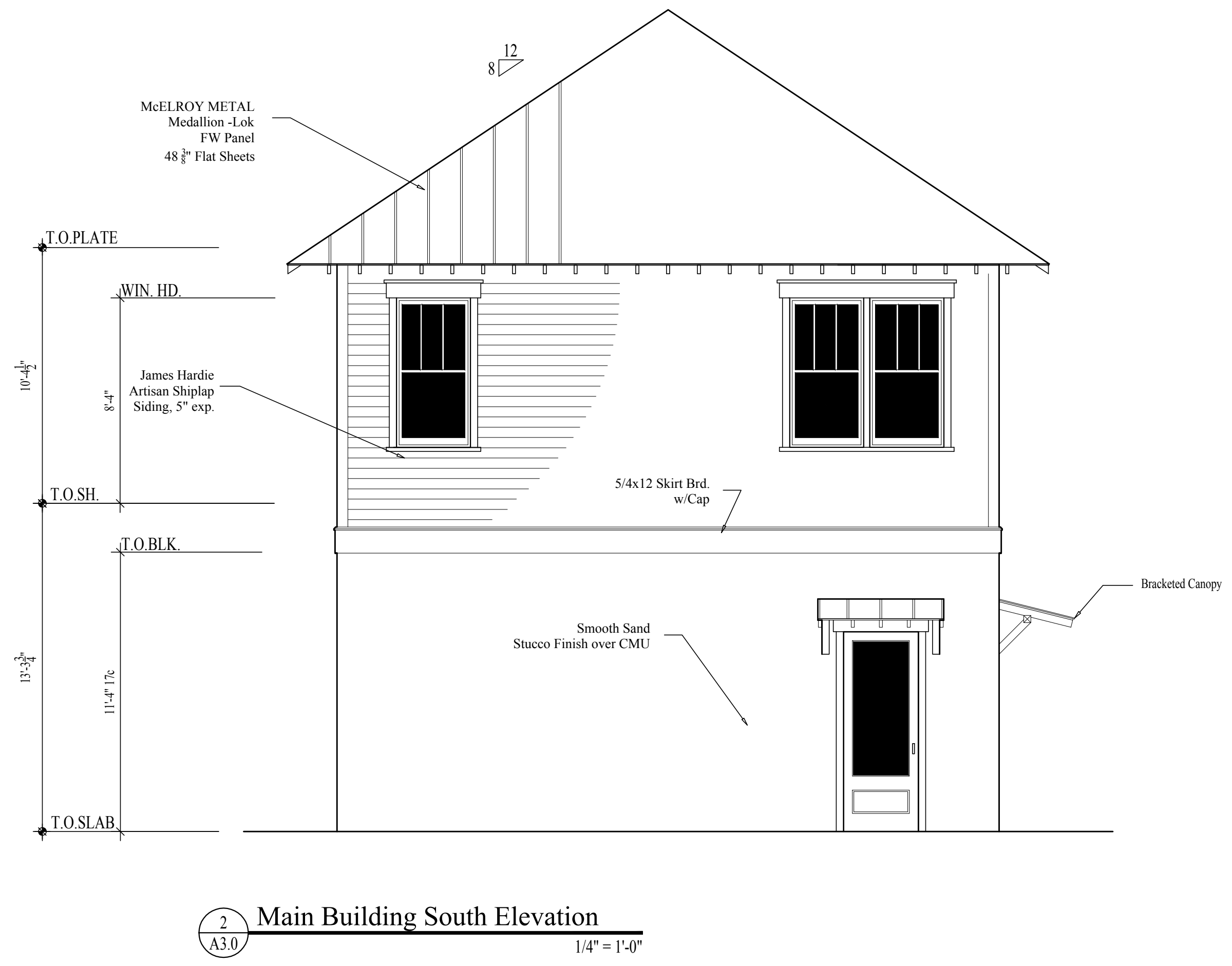
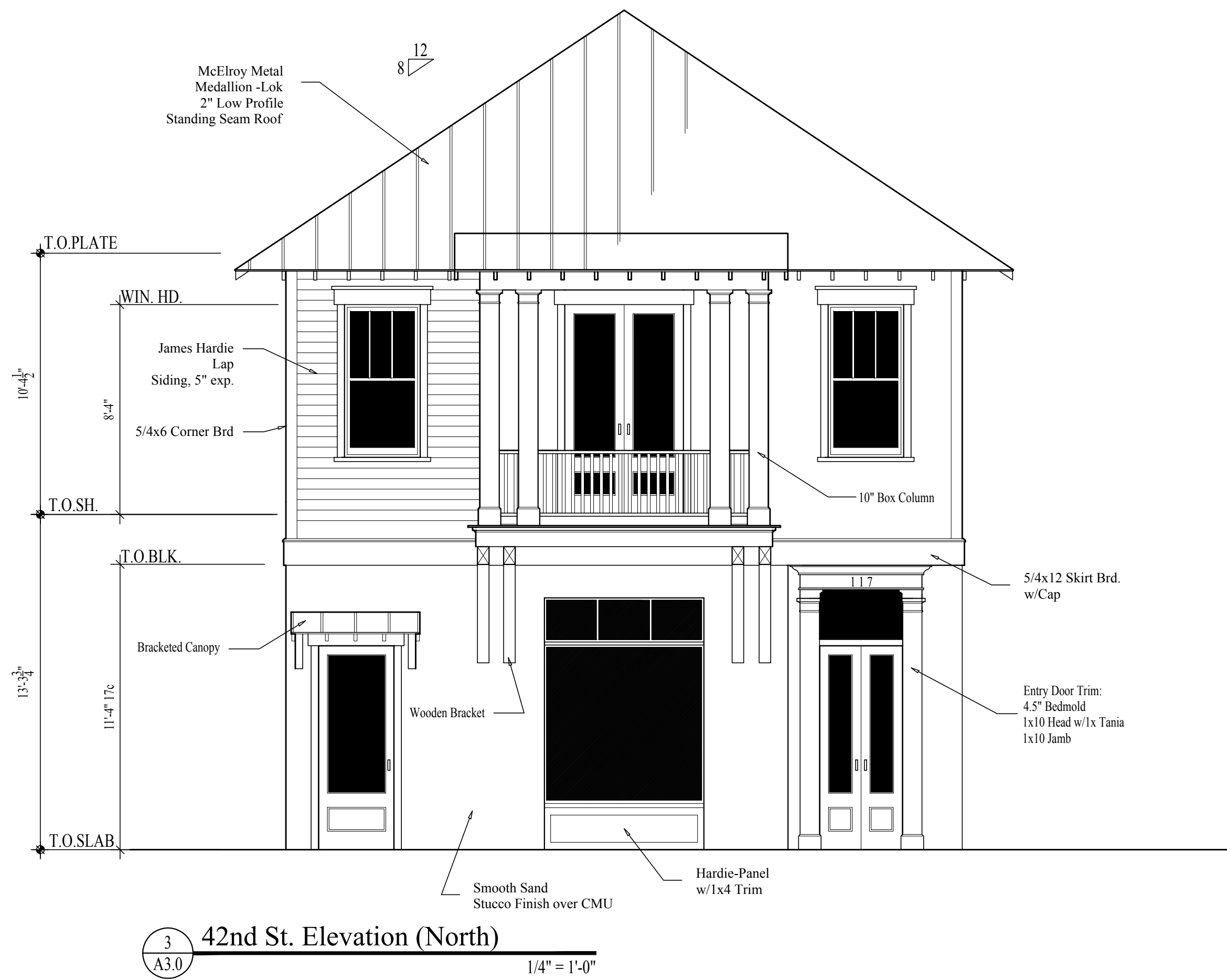
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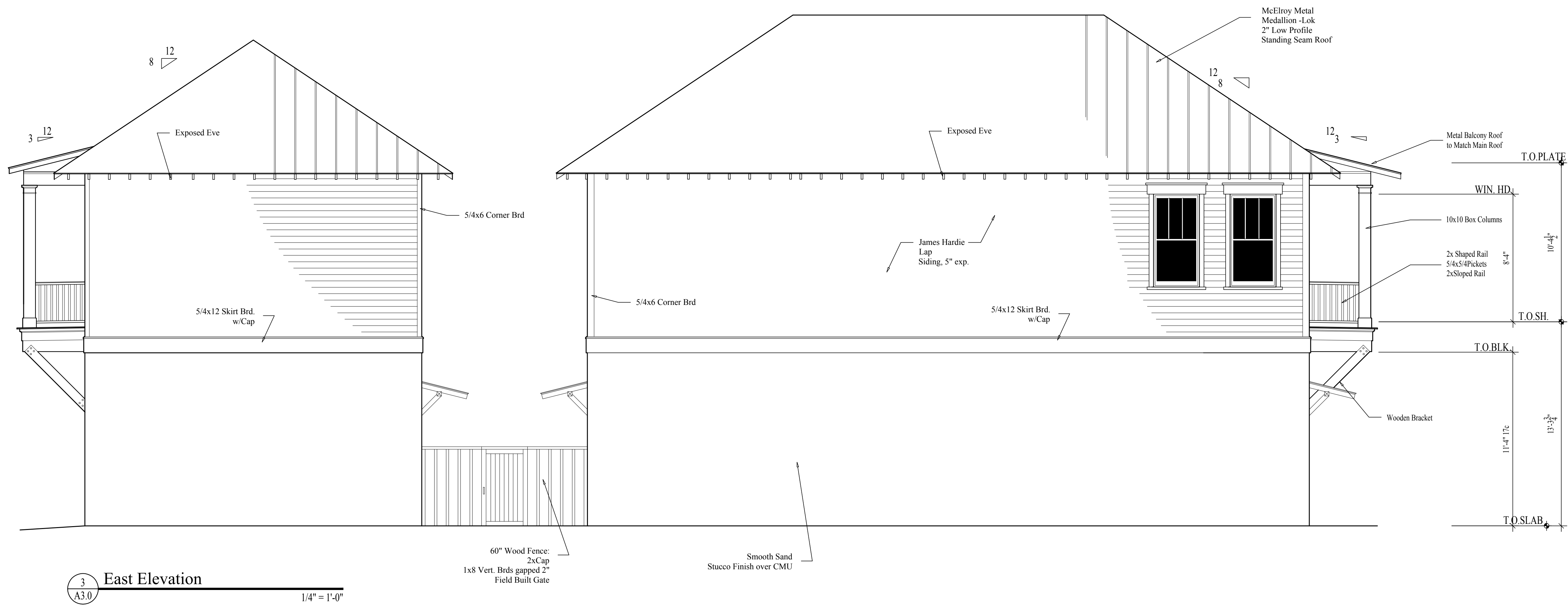


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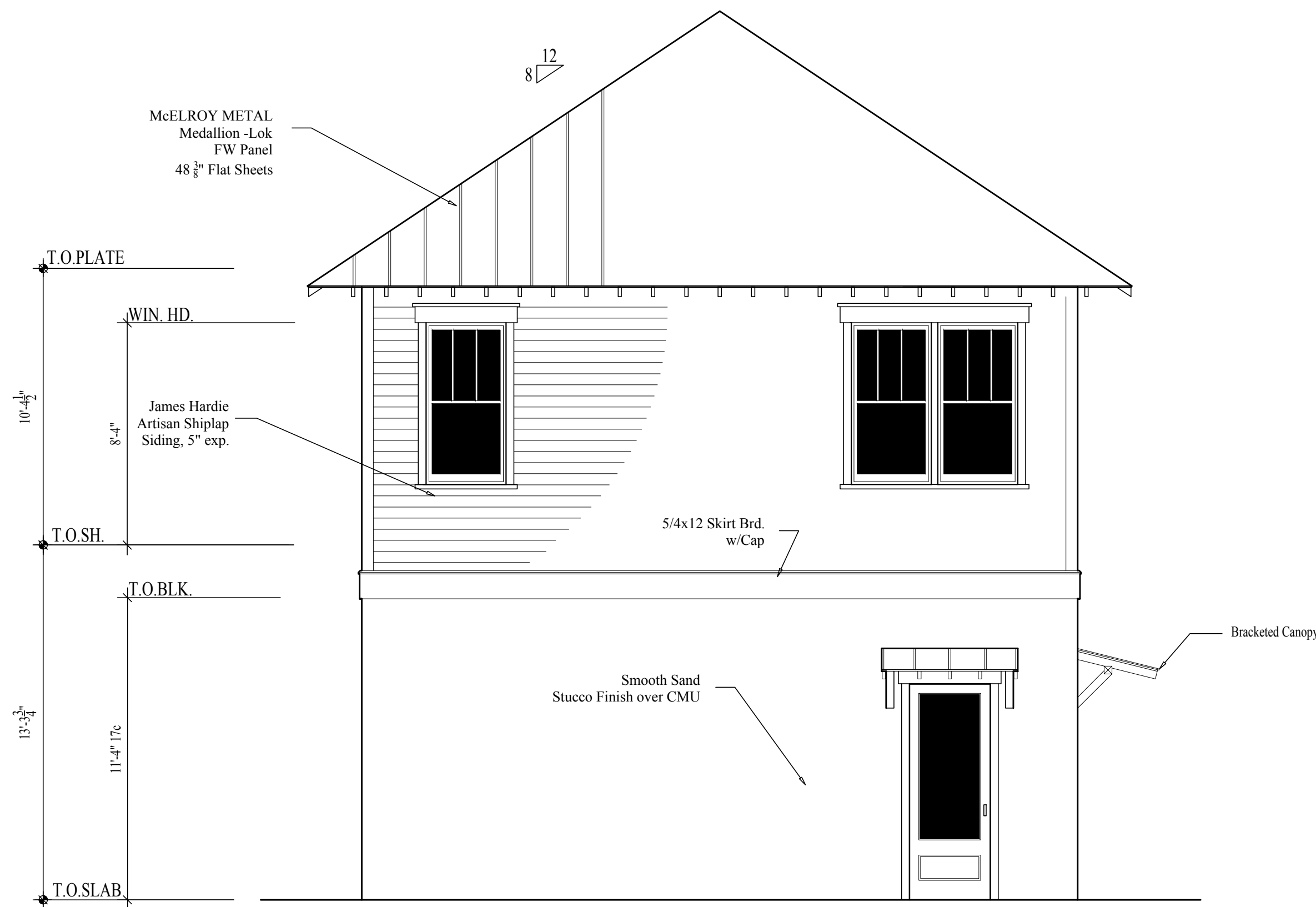


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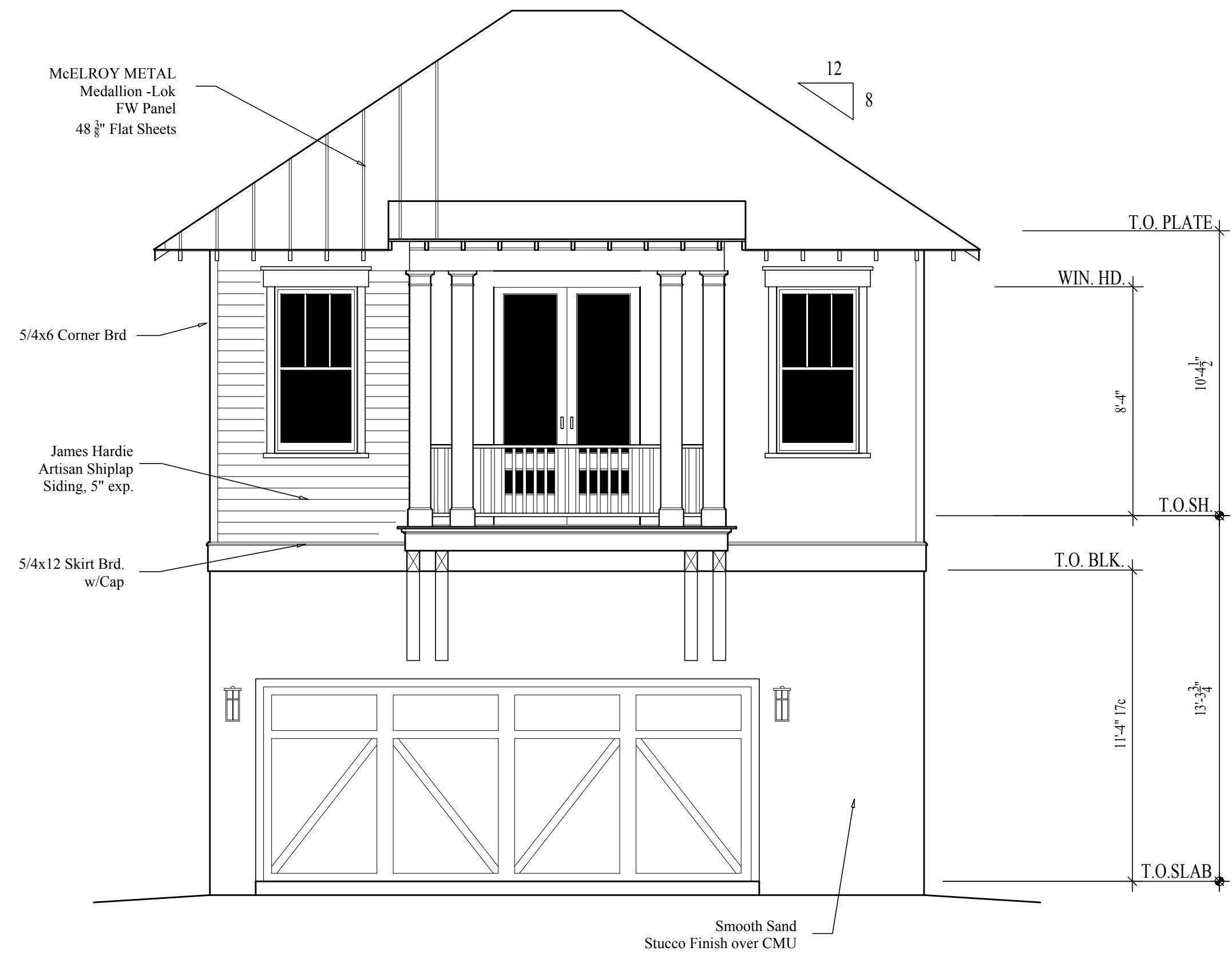
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A3.2



2
A3.0 Main Building South Elevation
1/4" = 1'-0"



2
A3.3 Front Garage Elevation
1/4" = 1'-0"

117 W 42nd St

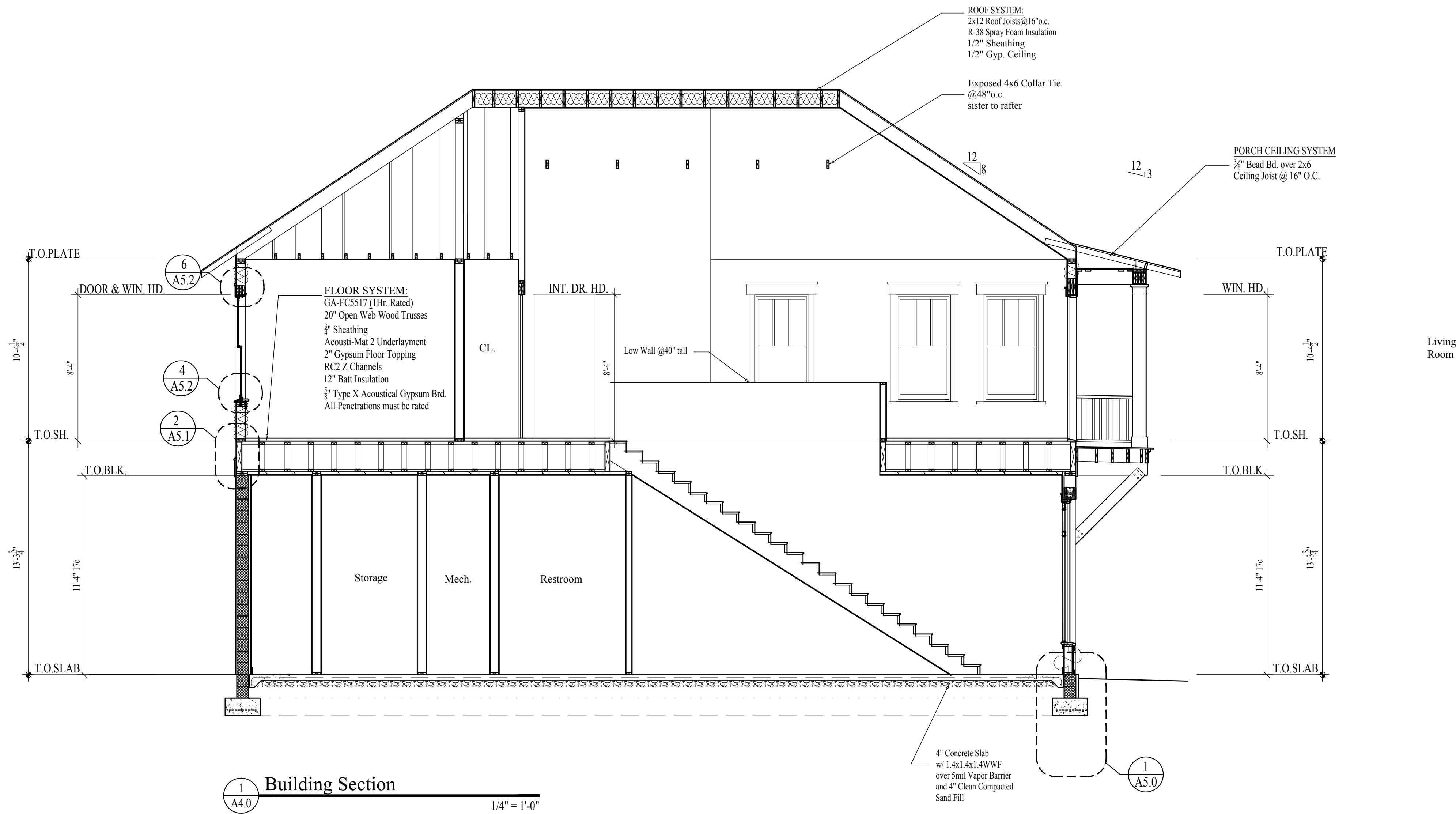
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A3.3



1
A4.0

Building Section

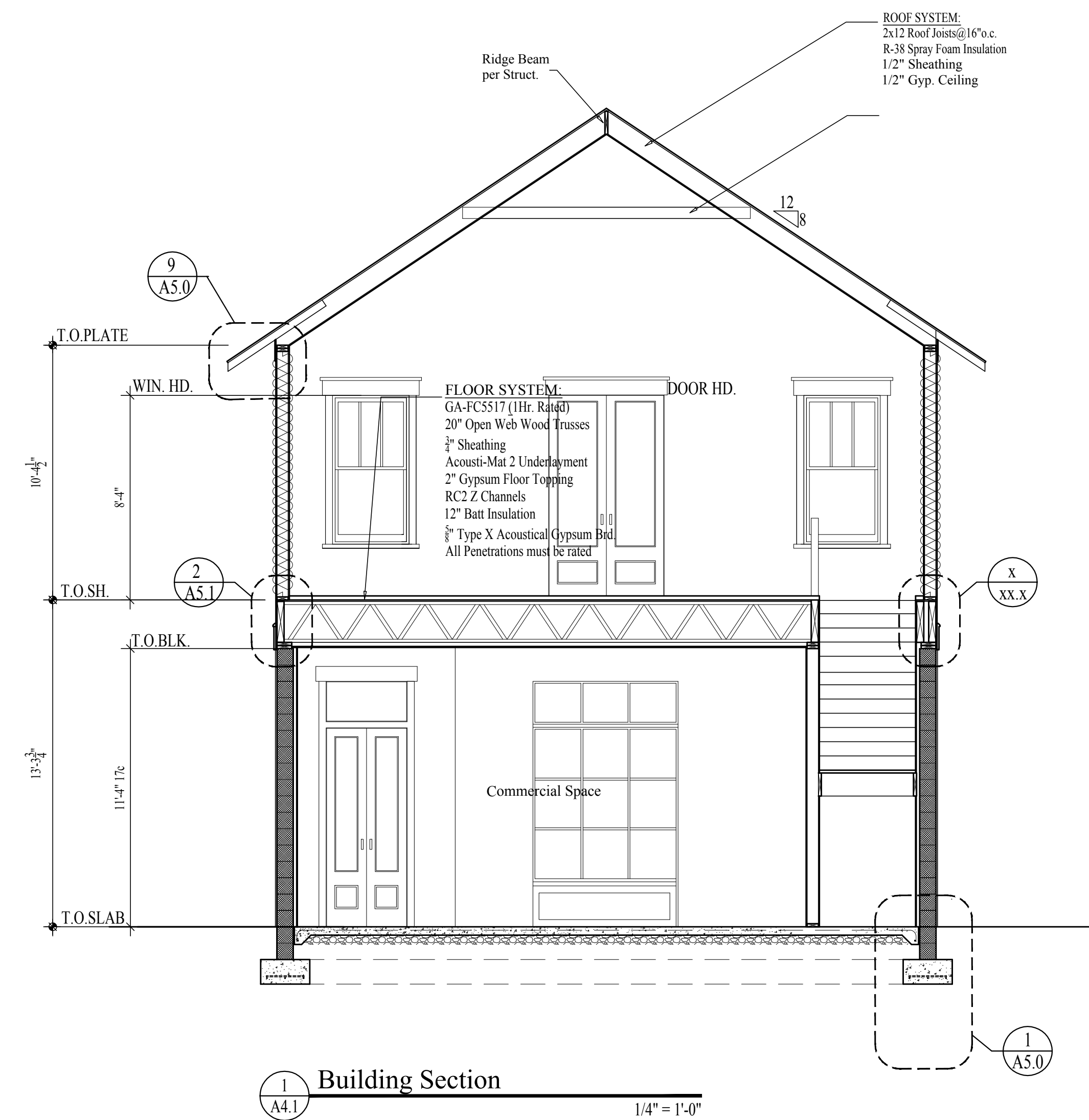
1/4" = 1'-0"

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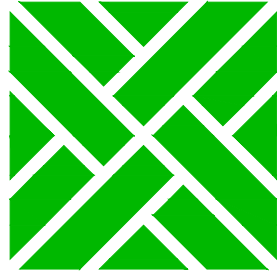
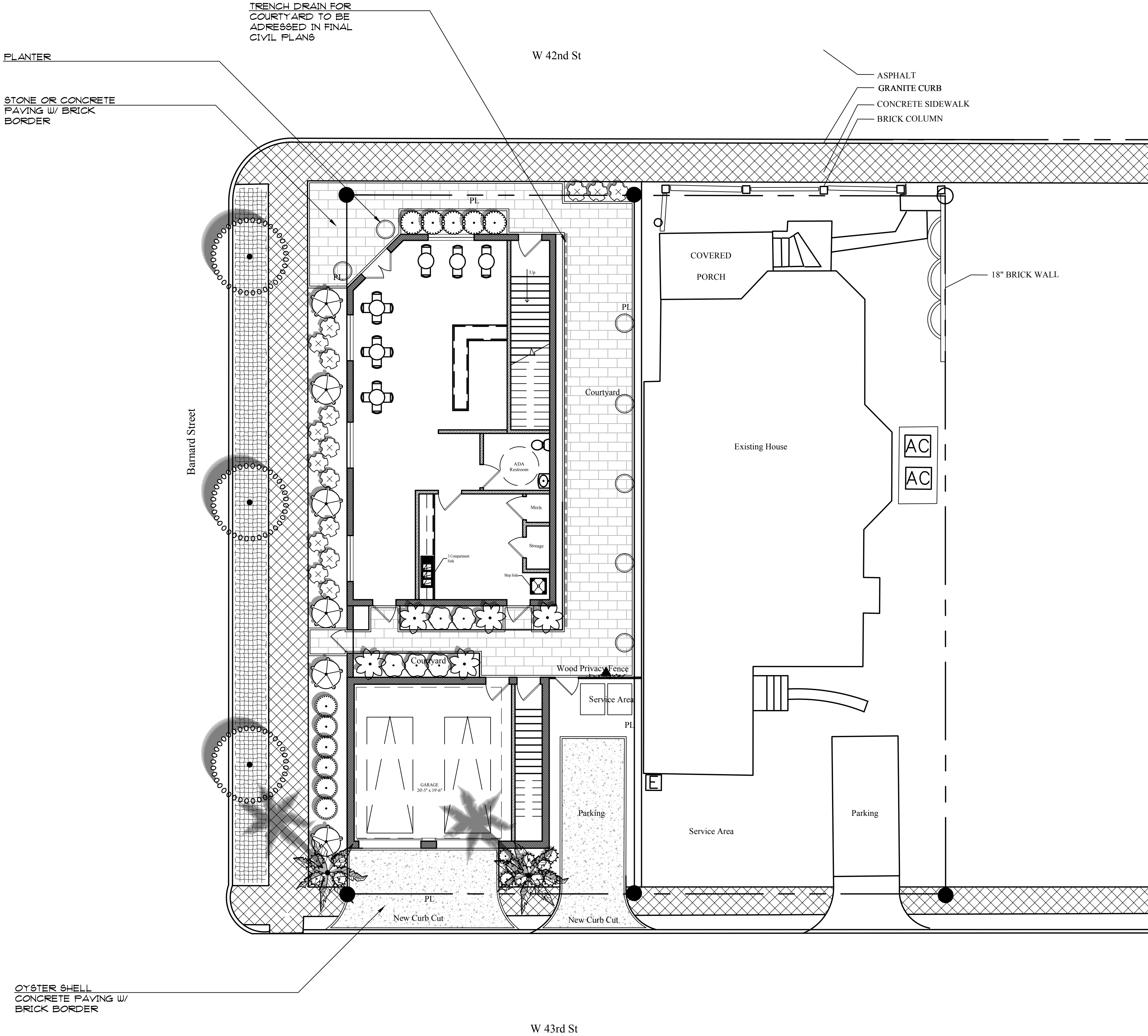
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PLANT SCHEDULE

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER / CALIPER	SIZE	DETAIL	REMARKS	
	3	Lagerstroemia x "Natchez"	Crape Myrtle	2"Cal	30 gal		SingleTrunk	
	2	Sabal palmetto	Cabbage Palmetto	N/A	Bare Root			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	DETAIL	REMARKS	
	6	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Camellia	15 gal	30-36"			
	13	Dietes vegeta	African Iris	1 gal	12-15"			
	16	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal	12-15"			
	5	Hydrangea arborescens "Annabelle"	Annabelle Smooth Hydrangea	3 gal	2-3'			
	5	Philodendron selloum "Xanadu"	Split Leaf Philodendron	7 gal				
	6	Podocarpus macrophyllus	Podocarpus	15 gal	42-48"			
	5	Podocarpus macrophyllus "Dwarf Pringles"	Dwarf Podocarpus	7 gal	24-30"			
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	DETAIL	REMARKS	
	1	Trachelospermum jasminoides "Confederate"	Confederate Jasmine	3 gal	2-3'			
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	DETAIL	REMARKS
	59	Trachelospermum asiaticum "Asiatic"	Asiatic Jasmine	1 gal	4-6"	30" o.c.		

PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, DELETERIOUS MATERIAL, pH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. REPORT TO BE PROVIDED TO OWNER'S REPRESENTATIVE. CONTRACTOR TO FURNISH SUITABILITY REPORT OF TOPSOIL FOR LAWN AND PLANT GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHOROUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL. IF ADDITIONAL TOPSOIL IS REQUIRED, CONTRACTOR TO PROVIDE STOCKPILED TOPSOIL OR IMPORTED OR MANUFACTURED TOPSOIL FREE OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND HAVING THE APPROPRIATE PERCENTAGES AS RECOMMENDED BY SUITABILITY REPORT.
2. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
4. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINE STRAW MULCH.
5. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING AND PROPOSED UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING AND PROPOSED UTILITIES.
7. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, SPRIG AND PLANTING BEDS. SEE IRRIGATION PLANS FOR INFORMATION.
8. MULCH ALL PLANTING BEDS WITH PINE STRAW TO A 4" DEPTH.
9. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
10. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
11. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED-IN-BURLAP OR CONTAINER. OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
12. AREAS SHOWN WITH SOD ARE APPROXIMATE. ADDITIONAL SOD MAY BE REQUIRED DURING INSTALLATION.
13. ALL TREE SHRUBS, & GROUNDCOVERS ARE TO BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING UPON ACCEPTANCE.
14. CONTRACTOR IS RESPONSIBLE FOR STAKING ANY PLANT MATERIALS IN HIGH WIND SITUATIONS OR ANY OTHER THAT WOULD REQUIRE STAKING. CONSULT L.A. FOR PROPER STAKING TECHNIQUES.



JACKSON & SMALL
ASSOCIATES
LANDSCAPE ARCHITECTURE

PO Box 1788
TYBEE ISLAND, GA 31328
912-704-1118
MICHAELSMALLASLA@GMAIL.COM

115 WEST 42ND STREET
SAVANNAH, GEORGIA
CHATHAM COUNTY

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Date: May 31, 2023

Project #:

REVISIONS:

No. Date

Drawn By: MSS

Checked By: MSS

Project #: 0

Drawing Title

Preliminary
Landscape Plan



Drawing Number

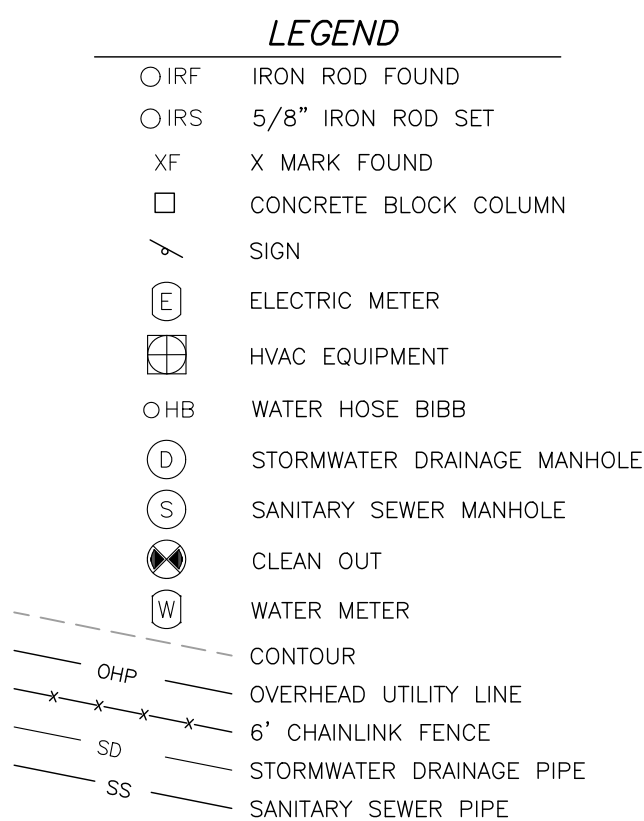
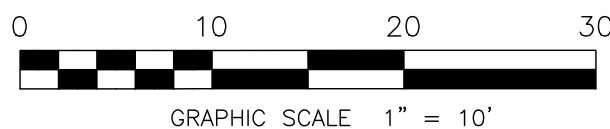
U.1



1. D.B. 2800 PG 679
2. CITY ATLAS MAP 16
3. PLAT BY VICENT HELMLY
DATED 2/06/2023.

EQUIPMENT USED:
 GEOMAX ZOOM95 2" TOTAL STATION
 CARLSON BRX7 GPS RECEIVER
 ON THE EGPS NETWORK
 ANGULAR ERROR = 2" PER
 ADJUSTED BY: COMPASS RULE
 PLAT CLOSURE = 1/334,000,000
 FIELD CLOSURE = 1/30,450

TN-2 Standards		New Lot
Lot Area	No Min. for Nonresidential	2,984 sqft
Lot Width	No Min.	33'
Front Yard (corner lot)	Block Average	5'
Side Yard (corner lot)	Block Average	0
Interior Yard (corner lot)	Block Average	7.06'
Rear Yard	20' Min.	20' Min.
Height	3 stories, not to exceed 45 ft [1]	2 Stories



1. COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO FLOOD INSURANCE RATE MAP PLAN 1305100616, QUAD 04106, THERE IS NO FLOOD INSURANCE IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
4. THIS PROPERTY IS SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
5. ALL BUILDING SETBACKS SHOWN WERE TAKEN FROM CITY OF SAVANNAH DEVELOPMENT STANDARDS FOUND AT [HTTPS://ONLINE.ENCODEPLUS.COM/REGS/SAVANNAH-GA/AUTOBATS.ASPX](https://online.encodeplus.com/regs/savannah-ga/autobats.aspx). PLEASE SEE DEVELOPMENT STANDARDS TABLE 409. ZONING INFORMATION IS BASED ON THE CITY OF SAVANNAH ZONING ORDINANCE. THE SETBACKS SHOWN ARE FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON WITHOUT CONFIRMING WITH THE CITY OF SAVANNAH PLANNING DEPARTMENT.
6. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS SHOWN ON THIS PROPERTY. THE USER OF THIS DRAWING, BY THE ACT OF CONSTRUCTION OF IMPROVEMENTS TO THE SITE, THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, CONSTRUCTION, STANDARDIZATION, OR WITHOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
7. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF FOUNDATION OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
8. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 20074 15004.
9. THIS CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND AVAILABLE DOCUMENTS. CONSTRUCTION OF THIS STATEMENT DOES NOT IMPLY WARRANTY OR GUARANTEE.
10. THIS RECOMBINATION CONTAINS A TOTAL AREA OF 0.159 acres.
11. THE RECOMBINATION WAS MADE BY THE CITY OF SAVANNAH USED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ONLY. THE CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK HAS ADJUSTED TO THE 2011 DATUM. THE HORIZONTAL ACCURACY OF HORIZONTAL 0.033+1PPM AND VERTICAL 0.049+1PPM.

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,

DIRECTOR _____ DATE _____

APPROVED BY CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER _____ DATE _____

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

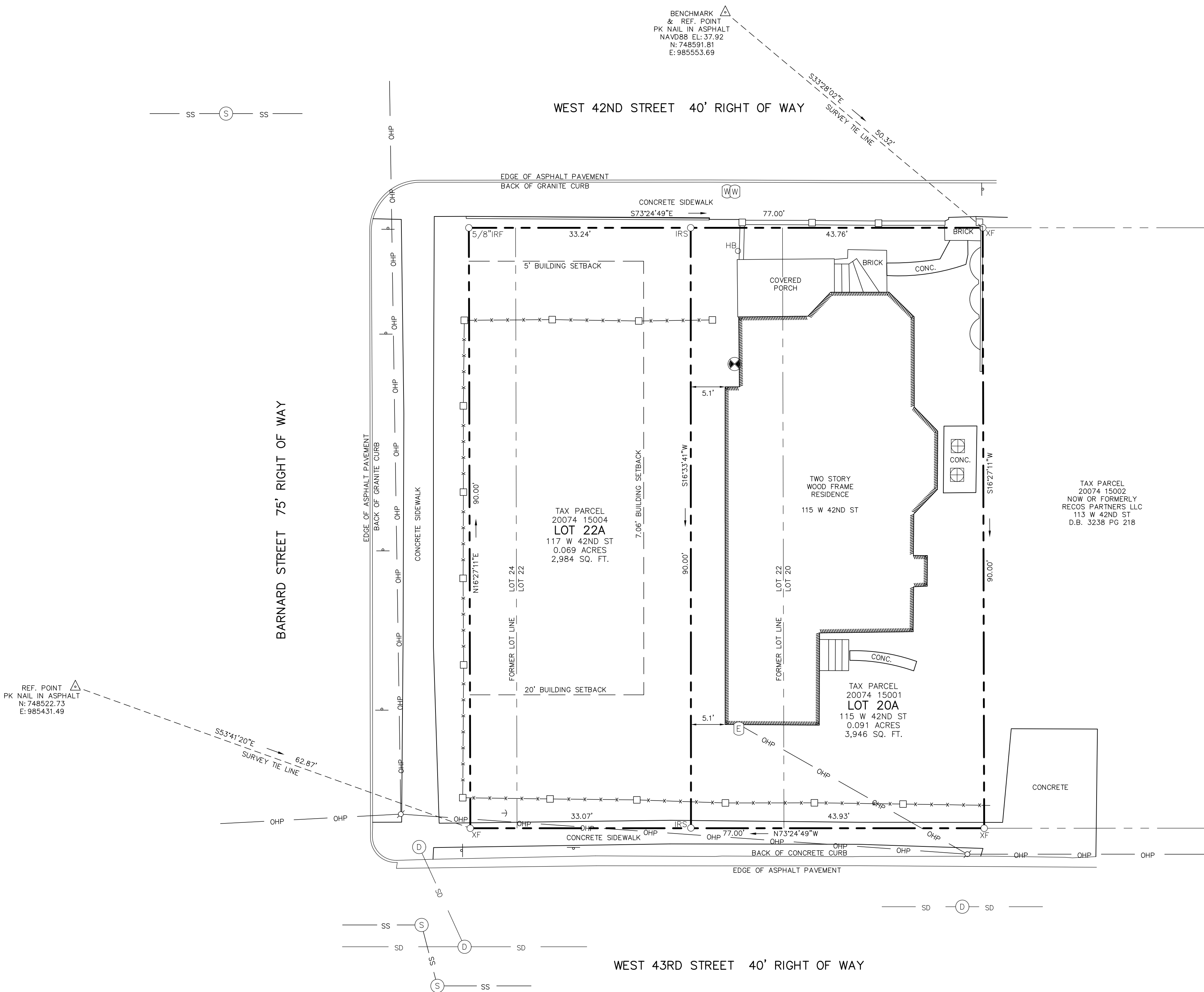
MELANIE WILSON, EXECUTIVE DIRECTOR

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC
USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES
INTENDED

MICHAEL NEDEAU FOR GRACIELU, LLC, OWNER

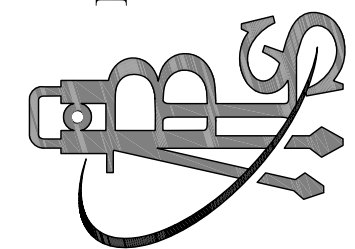
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. I, THE SURVEYOR, CERTIFY THAT THE PLAT COMPLIES WITH ALL APPLICABLE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN O.C.G.A. SECTION 47-1-10, AS SET FORTH IN O.C.G.A. SECTION 47-1-10, AND THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JAMES CRAIG BREWER	GA RLS# 3022	DATE
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CITY OF SAVANNAH SUBDIVISION NUMBER: 24-001698-SUBP

BREWER
LAND SURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095



LOTS 22A & 24A, FORMERLY LOTS 22, 24 & WEST 30' OF LOT 20, NORWOOD WARD
A RECOMBINATION SURVEY OF
SECOND G. M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
GRACIELU, LLC

PROJECT #:	240722
FIELD DATE:	1/06/2025
PLAT DATE:	1/24/2025
LAST REVISED:	11/4/2025
DRAWN BY:	JCB
SCALE:	1"=10'
SHEET: 1 OF 1	