

1700 DRAYTON

1700 Drayton St.
Savannah, GA 31401



Presented to:
Savannah Historic Preservation Commission (HPC)
Streetcar Historic District

Previous Case File Number: 21-001940-COA

June 24, 2026

GMSHAY
architecture + urban design

June 24, 2026

MEMORANDUM

To: Historic Preservation Commission and MPC Staff

From: Patrick Shay, Petitioner 

Re: Minor Amendments to Existing COA 21 – 001940 for 1700 Drayton Street Housing

The Petitioner on behalf of the property Owners / Developers / Contractors seek to make minor amendments to the previously approved design in order to accommodate the ruling of the City Zoning Administrator, and qualify for the Low Income Housing Tax Credits which make the development possible. Attached please find the following:

1. Drawings which depict the currently approved conditions as "BEFORE" and the proposed changes clouded in red depicting the proposed changes as "AFTER".
2. Letter from City of Savannah Building Inspections verifying that the building permit is active, therefore the existing Certificate of Appropriateness is still in force.
3. Letter from City Zoning Administrator confirming the zoning approval, which was conditioned by the removal of the (previously approved) residential on the ground floor of the south building within the development.
4. Letter from Pinyan Construction regarding the inability to provide adequate skilled labor to execute the previously approved siding details.

The overall project has recently qualified for a Low Income Housing Tax Credit through a rigorous competitive process. This, along with the underlying covenant in the sale of the property from the City of Savannah, means that when completed the apartments will be rented at a cost affordable to a maximum of 80% of Savannah area Average Medium Income (AMI) and an overall average affordability of 60% AMI. Since this is a property covenant it lives in the land and extends to the proposed development. This will provide much-needed workforce housing for the neighborhood and the City residents.

The proposed changes were triggered by a ruling from from the City Zoning Administrator that the property on the southern side of the property could not have ground floor residential dwellings. As a consequence the non-residential functions that had been planned for the northwest corner of the development in the northern building had to be shifted to the south, and the dwelling units shifted to the north.

These shifts also shifted the entrance across the proposed and approved courtyard in the northern building. We have chosen to “mirror” the building facades to retain the former expression and preserve the previously approved visual compatibility. One other consequence of this zoning requirement is that the Owner / Developer has chosen to include a small future retail tenant space on the south west corner of 34th Street, which will further activate this busy side street.

The second minor change is that the building contractor has requested horizontal lap siding with corner trim instead of the siding previously approved (both are Hardie fiber-cement) due to a severe lack of skilled labor that is capable of installing the previously approved siding correctly. The Petitioner notes that this “look” is more consistent with the pattern of wood sided buildings in the neighborhood.

If these changes are approved, it is hoped that construction can begin by late Summer, and that this much-needed reservoir of genuinely affordable housing will be open by the end of 2027.

This is a win-win and we hope the Board will approve these minor changes.

Maksim Wynn

Subject:

RE: 1700 Drayton inspection permit #23-01942-SITE

From: Michael Rose <mrose01@Savannahga.Gov>

Sent: Wednesday, April 15, 2026 8:43 AM

To: Daniel Pinyan III <Daniel@pinyan.net>

Cc: Spencer Quesada <SQuesada@pinyan.net>; Nestor Diaz <NDiaz@Savannahga.Gov>; Laura Womack <LWomack@Savannahga.Gov>

Subject: 1700 Drayton inspection permit #23-01942-SITE

Good morning,

Thanks for the attention to 1700 Drayton. I stopped yesterday and did an inspection on the silt fencing, and all looks good. This has extended the permit expiration to 04/15/2027 as well. If you need anything further, please let me know.

Thanks!

23-01942-SITE (104 EAST 34TH ST SAVANNAH, GA 31401)

Summary	Permit Type Site Development	Project 1700 Drayton Street Apartments (PR-000034-2...)	Application Date 03/03/2023
Details	Work Class Full Site-Private	District Thomas Square	Issue Date 12/06/2023
Location	Status Issued	Assigned To Timothy Welter	Expiration Date 04/15/2027
Additional Info			Last Inspection Date 04/15/2026
Workflow			Final Date
Linked Records	Description THE PROJECT INCLUDES THE CONSTRUCTION OF TWO NEW MULTI FAMILY APARTMENT BUILDINGS. THE SOUTH LOT BUILDING (104 E 34TH STREET) INCLUDES 17 RESIDENTIAL UNITS, AND THE NORTH LOT BUILDING (1700 DRAYTON STREET) CONTAINS 25 RESIDENTIAL UNITS, LOBBY, COMMUNITY ROOM, FITNESS CENTER, AND BUSINESS CENTER THERE IS A TOTAL OF 42 RESIDENTIAL UNITS		
Holds			
Contacts (5)			
Fees (4)			
Bonds			
Activities			
Files (4)			

Michael Rose, CBO (he/him)
Development Liaison Manager
City of Savannah
912-651-6530 xt 1964
Mrose01@savannahga.gov



May 14, 2025

Mario Procida, Daniel Pinyan
456 E 173rd Street
Bronx, NY 10457
mprocida@procidacompanies.com

RE: 104 E 34th Street & 1700 Drayton Street (the Property)
PIN: 20053 38007 & 20053 38013

To Whom It May Concern:

Per your request, I hereby certify that I am a Zoning Plans Examiner in the Planning and Urban Design Department for the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** As of May 14, 2025, the parcel at 1705 Abercom Street is zoned TN-2 (Traditional Neighborhood-2). The parcel at 1700 Drayton Street is zoned TC-1 (Traditional Commercial-1).

Permissible Uses: Per [Sec. 5.12.1](#), "The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District."

Per [Sec. 5.13.1](#), "The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods."

The uses allowed in the TN-2 and TC-1 zoning districts are identified in [Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. Apartment is a permitted use in the TN-2 and TC-1 districts.

2. **Development Standards:** The general development standards that govern the parcels in the current zoning can be found in [Sec. 5.12.5 Development Standards for Permitted Uses](#), [Sec. 5.13.5 Development Standards for Permitted Uses](#), and [Article 9.0 General Site Standards](#). The applicant has provided a floor plan for the ground floor of a mixed-use building proposed at 104 E 34th Street as part of site permit 23-01942-SITE and building permit 23-08804-BC. The floor plan shows spaces labelled "Retail", "Fitness Center", and "Community Room". This combination of uses complies with the intent of the phrase "ground floor non-residential use" as used in the definition of Upper-Story Residential in [Sec.13.2](#). Residential units in the upper floors of the same building are considered to be Upper-Story Residential and may be reviewed using the associated development standards shown in [Sec. 5.12.5](#).
3. **Overlay Districts:** The Property lies within the boundaries of [Short-term Vacation Rental Overlay District \(STVRD\)](#) and the [Streetcar Historic Overlay District](#). The Streetcar Historic Overlay District also applies the [Victorian and Streetcar Parking District](#) standards.
4. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not personally aware of any variances, zoning map amendments, special use permits, etc. pertaining to the Property.

5. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.

6. **Code Violations:** I am not personally aware of any existing violations related to the zoning ordinance on the Property.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current zoning district for any specified period or that the list of uses permitted in the zoning district will remain in effect for any specific period.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Anagnost".

John Anagnost
Zoning Plans Examiner

Pat Shay

From: Matt Dowling <MDowling@pinyan.net>
Sent: Tuesday, June 16, 2026 11:47 AM
To: Pat Shay
Cc: Latoya Waters
Subject: 1700 Drayton – Siding Corner Detail

Good morning Pat,

I wanted to reach out regarding the exterior siding proposed at 1700 Drayton. We'd like to propose changing the corner detail from the specified Artisan V-Groove mitered corners to a more traditional approach with fiber cement smooth lap siding with corner trim boards.

The driving concern is installation quality and execution. We have bid this project competitively to multiple established commercial siding subcontractors. They have all advised against mitered corners on this project, and their reasoning is consistent. On a multi-story wood-framed building, cumulative framing tolerances that are well within acceptable standards still vary enough floor to floor that mitered fiber cement corners become very unforgiving. Even minor variation in the framing plane can result in visible gaps or misaligned joints at the corners. This isn't a framing quality issue — it's simply the nature of the construction type working against that particular detail.

Compounding this is the current labor environment. The pool of installers with the skill set required to execute mitered corners correctly has tightened considerably, which introduces real risk of delays and rework, potentially delaying the project's completion and resulting in unsightly corners.

Corner trim boards address both issues. They provide a clean, durable, defined termination for each siding run that accommodates normal framing variation without sacrificing the finished appearance and seems to be common in this area.

Thank you for your consideration on this. When I have several professional installers bring up the same concern, I have learned it is worth a second look. I am happy to provide any additional information or documentation that would be helpful.

Thanks,
Matt

Matt Dowling
Executive Vice President



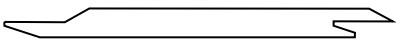
712 Mall Blvd
Savannah, Georgia 31406

Cell: 912-658-9377
Office: 912-238-0003

BEFORE



ARTISAN®
V-GROOVE SIDING



- Deep v-shaped channels
- Great for vertical, horizontal and soffit applications

WIDTH 8.25 in (7.0 in Exposure)	THICKNESS 5/8 in	TEXTURE Smooth	FINISH Primed	PROFILE WIDTH x DEPTH 0.5 in x 0.263 in
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AFTER



Lap Siding



Trim

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank
Smooth

Pinyan/Procida Development Group

Gunn Meyerhoff Shay Architects
1719A Abercorn Street
Savannah, GA 31401
Contact: Patrick Shay
www.savannaharchitects.com

Coastal Civil Engineering
3001 1/2 River Drive
Thunderbolt, GA 31404
912.232.9402
coastalcivil.com

Saussy Engineering
400E Johnny Mercer Boulevard
Savannah, GA 31410
912.898.8255

Method Engineering Group
2 E Bryan St #1500C,
Savannah, GA 31401
912.963.1611
methodeg.com

Mandel Design, LLC
Savannah, GA 31401
Contact: Tanya Mandel
912.660.9874
mandeldesignla.com

SHEET LIST		SHEET LIST	
Sheet No.	Sheet Name	Sheet No.	Sheet Name
General		A202	ELEVATIONS
G000	COVER SHEET	A203	ELEVATIONS
G001	CONTEXT IMAGES	A204	COURTYARD ELEVATIONS
G002	CONTEXT INFORMATION	A301	BUILDING SECTIONS
G003	CONTEXT IMAGES	A310	WALL SECTIONS
G004	3D VIEWS	A311	WALL SECTIONS
G005	3D VIEWS	A312	WALL SECTIONS
G006	3D VIEWS	A313	WALL SECTIONS
GDP1	GENERAL DVLPMNT. PLAN	A314	WALL SECTIONS
Architectural		A320	SECTION DETAIL
A050	ARCH. SITE PLAN	A328	AWNING & SCREEN DETAILS
A101	LEVEL 1 FLOOR PLAN	A620	WINDOW AND STOREFRONT SCHEDULE
A102	LEVEL 2 FLOOR PLAN	A901	RENDERED ELEVATIONS
A103	LEVEL 3 FLOOR PLAN		
A110	ROOF PLAN		
A201	ELEVATIONS		



THE FOLLOWING UNITED NATIONS SUSTAINABLE DEVELOPMENT GOAL TARGETS WILL BE FOSTERED BY THE PROPOSED IMPROVEMENTS. FOR ADDITIONAL INFORMATION ABOUT THESE GOALS PLEASE CONTACT GMSHAY ARCHITECTS.

3.6 BY 2030, HALVE THE NUMBER OF FATAL DEATHS AND INJURIES FROM ROAD TRAFFIC ACCIDENTS.

3.7 BY 2030, SUBSTANTIALLY REDUCE THE NUMBER OF DEATHS AND ILLNESSES FROM HAZARDOUS CHEMICALS AND AIR, WATER, AND SOIL POLLUTION AND CONTAMINATION.

3.8 IMPROVE WATER QUALITY BY REDUCING POLLUTION, ELIMINATING DUMPING AND MINIMIZING RELEASE OF HAZARDOUS CHEMICALS AND MATERIALS, HALVING THE PROPORTION OF UNTREATED WASTEWATER AND SUBSTANTIALLY INCREASING RECYCLING AND SAFE REUSE. GLOBALLY, 6.4 BY 2030, SUBSTANTIALLY INCREASE WATER-USE EFFICIENCY ACROSS ALL SECTORS AND ENSURE SUSTAINABLE WITHDRAWALS AND SUPPLY OF FRESHWATER. PROMOTE RURAL AND URBAN POPULATIONS' ACCESS TO SAFE AND AFFORDABLE WATER, INCLUDING WATER SAVING.

6.2 BY 2030, INCREASE SUBSTANTIALLY THE SHARE OF RENEWABLE ENERGY IN THE GLOBAL ENERGY MIX.

7.3 BY 2030, DOUBLE THE GLOBAL RATE OF IMPROVEMENT IN ENERGY EFFICIENCY.

8.4 PROMOTE DEVELOPMENT-ORIENTED POLICY AND PROTECTIVE ACTIVITIES, DECENT JOB CREATION, ENTREPRENEURSHIP, CREATIVITY AND INNOVATION, AND ENCOURAGE THE FORMALIZATION AND GROWTH OF MICRO-, SMALL- AND MEDIUM-SIZED ENTERPRISES, INCLUDING THROUGH ACCESS TO FINANCIAL SERVICES.

12.2 BY 2030, DOUBLE GLOBAL RESOURCE EFFICIENCY IN CONSUMPTION AND PRODUCTION AND ENDEAVOUR TO DECOUPLE ECONOMIC GROWTH FROM ENVIRONMENTAL DEGRADATION, IN ACCORDANCE WITH THE 10-YEAR FRAMEWORK OF PROGRAMMES ON SUSTAINABLE CONSUMPTION AND PRODUCTION, WITH DEVELOPED COUNTRIES TAKING THE LEAD.

13.2 PROMOTE SUSTAINABLE AND RESILIENT ECONOMIC GROWTH, EMPLOYMENT, AND INCLUSIVE GROWTH, WITH INCREASED RESOURCE-USE EFFICIENCY AND GREATER ADOPTION OF CLEAN AND ENVIRONMENTALLY SOUND TECHNOLOGIES AND INDUSTRIAL PROCESSES, WITH ALL COUNTRIES TAKING ACTION IN ACCORDANCE WITH THEIR RESPECTIVE CAPABILITIES.

17.6 PROMOTE INCLUSIVE, SUSTAINABLE ECONOMIC GROWTH AND CAPACITY FOR PARTICIPATORY, INTEGRATED AND SUSTAINABLE HUMAN SETTLEMENT PLANNING AND MANAGEMENT IN ALL COUNTRIES.

14.1 STRENGTHEN EFFORTS TO PROTECT AND SECURE THE WORLD'S CULTURAL AND NATURAL HERITAGE.

15.1 PROMOTE SUSTAINABLE DEVELOPMENT THROUGH PREVENTION, REDUCTION, RECYCLING AND REUSE.

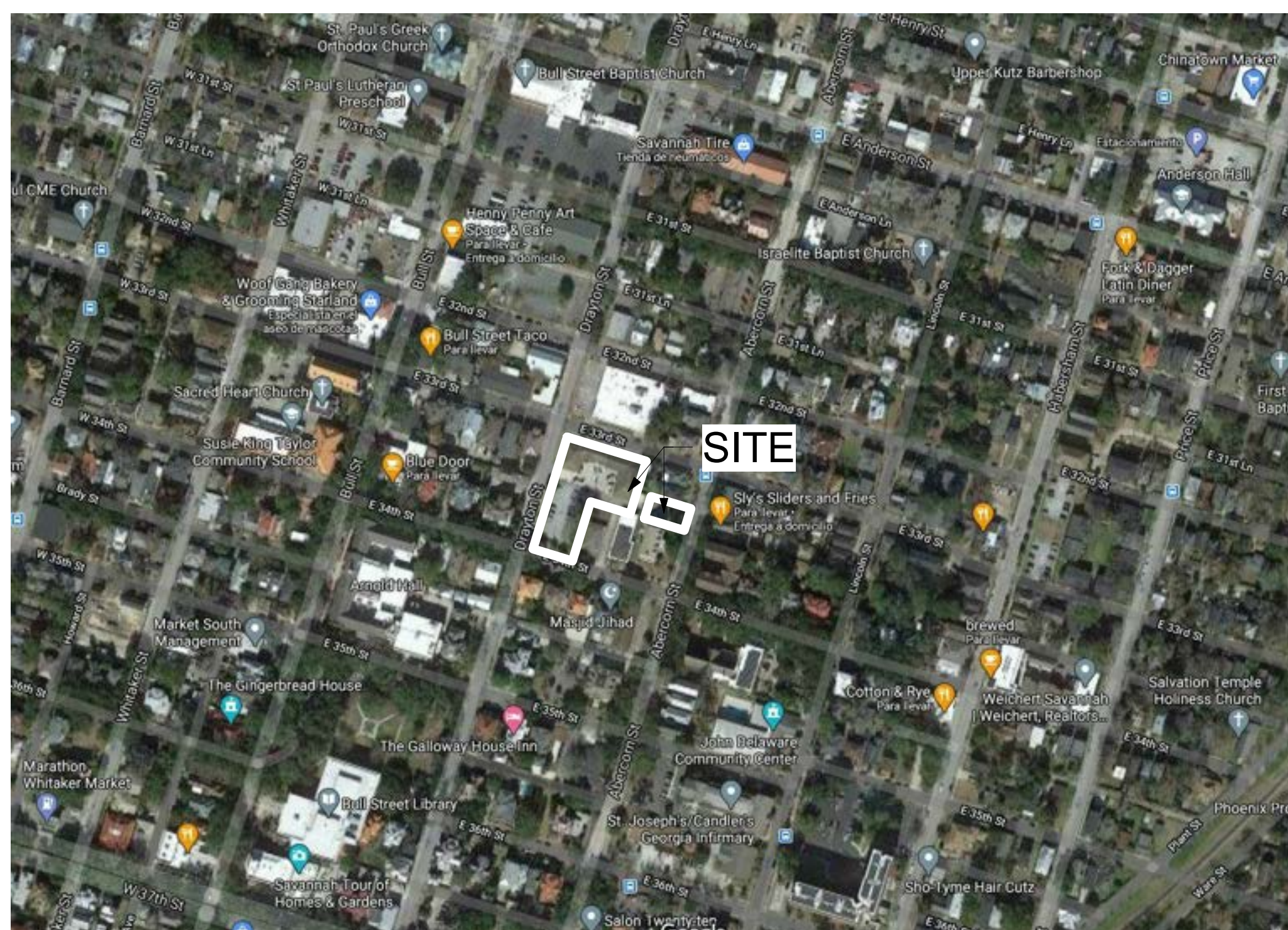
13.1 STRENGTHEN RESILIENCE AND ADAPTIVE CAPACITY TO CLIMATE-RELATED HAZARDS AND NATURAL DISASTERS IN ALL COUNTRIES.



CORNER OF 33RD STREET AND DRAYTON

1700 DRAYTON STREET

APARTMENTS

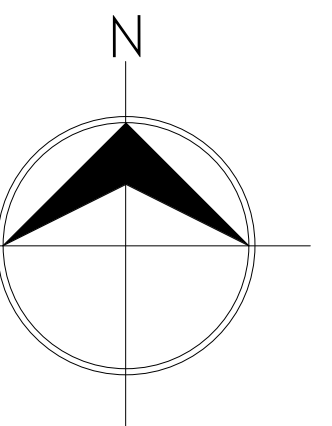


100 E Bay Street
Savannah, Georgia 31401
912.232.1151
www.savannaharchitects.com

700
rayton
street

annah, GA 31401

PC Part II



REVISIONS

[illegible]

NOT FOR CONSTRUCTION

OVERHEAT

No.	2103
Date	03/02/22
Reviewed by	GMSHAY

G000

OWNER/DEVELOPER:
Pinyan/Procida Development Group

ARCHITECT:
Gunn Meyerhoff Shay Architects
1719A Abercorn Street
Savannah, GA 31401
Contact: Patrick Shay
www.savannaharchitects.com

CIVIL ENGINEER:
Coastal Civil Engineering
3001 1/2 River Drive
Thunderbolt, GA 31404
912.232.9402
coastalcivil.com

STRUCTURAL ENGINEER:
Saussy Engineering
400E Johnny Mercer Boulevard
Savannah, GA 31410
912.898.8255

MEP/ FP ENGINEERS:
Method Engineering Group
2 E Bryan St #1500C,
Savannah, GA 31401
912.963.1611
methodeg.com

LANDSCAPE ARCHITECT:
Mandel Design, LLC
Savannah, GA 31401
Contact: Tanya Mandel
912.660.9874
mandeldesignla.com

AFTER



CORNER OF 33RD STREET AND DRAYTON

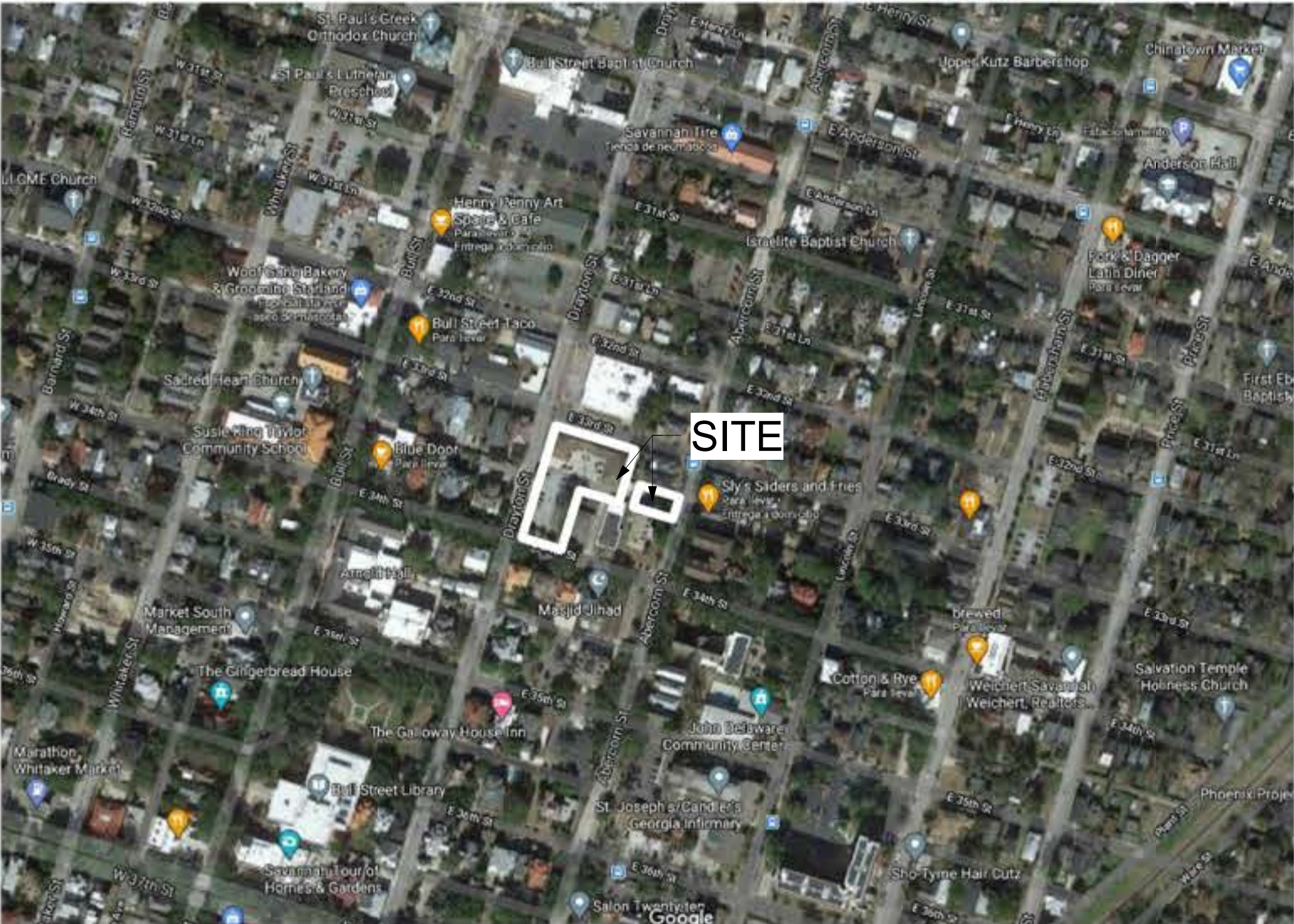
1700 DRAYTON STREET

APARTMENTS



THE FOLLOWING UNITED NATIONS SUSTAINABLE DEVELOPMENT GOAL TARGETS WILL BE FOSTERED BY THE PROPOSED IMPROVEMENTS. FOR ADDITIONAL INFORMATION ABOUT THESE GOALS PLEASE CONTACT GMSHAY ARCHITECTS.

3.6 BY 2020, HALVE THE NUMBER OF GLOBAL DEATHS AND INJURIES FROM ROAD TRAFFIC ACCIDENTS.
3.9 BY 2030, SUBSTANTIALLY REDUCE THE NUMBER OF DEATHS AND ILLNESSES FROM HAZARDOUS CHEMICALS AND AIR, WATER AND SOIL POLLUTION AND CONTAMINATION.
6.3 BY 2030, IMPROVE WATER QUALITY BY REDUCING POLLUTION, ELIMINATING DUMPING AND MINIMIZING RELEASE OF HAZARDOUS CHEMICALS AND MATERIALS, HALVING THE PROPORTION OF UNTREATED WASTEWATER AND SUBSTANTIALLY INCREASING RECYCLING AND SAFE REUSE GLOBALLY.
6.4 BY 2030, SUBSTANTIALLY INCREASE WATER-USE EFFICIENCY ACROSS ALL SECTORS AND ENSURE SUSTAINABLE WITHDRAWALS AND SUPPLY OF FRESHWATER TO ADDRESS WATER SCARCITY AND SUBSTANTIALLY REDUCE THE NUMBER OF PEOPLE SUFFERING FROM WATER SCARCITY.
7.2 BY 2030, INCREASE SUBSTANTIALLY THE SHARE OF RENEWABLE ENERGY IN THE GLOBAL ENERGY MIX.
7.3 BY 2030, DOUBLE THE GLOBAL RATE OF IMPROVEMENT IN ENERGY EFFICIENCY.
8.3 PROMOTE DEVELOPMENT-ORIENTED POLICIES THAT SUPPORT PRODUCTIVE ACTIVITIES, DECENT JOB CREATION, ENTREPRENEURSHIP, CREATIVITY AND INNOVATION, AND ENCOURAGE THE FORMALIZATION AND GROWTH OF MICRO-, SMALL- AND MEDIUM-SIZED ENTERPRISES, INCLUDING THROUGH ACCESS TO FINANCIAL SERVICES.
8.4 IMPROVE PROGRESSIVELY, THROUGH 2030, GLOBAL RESOURCE EFFICIENCY IN CONSUMPTION AND PRODUCTION AND ENDEAVOUR TO DECOUPLE ECONOMIC GROWTH FROM ENVIRONMENTAL DEGRADATION, IN ACCORDANCE WITH THE 10-YEAR FRAMEWORK OF PROGRAMMES ON SUSTAINABLE CONSUMPTION AND PRODUCTION, WITH DEVELOPED COUNTRIES TAKING THE LEAD.
8.4 BY 2030, UPGRADE INFRASTRUCTURE AND RETROFIT INDUSTRIES TO MAKE THEM SUSTAINABLE, WITH INCREASED RESOURCE-USE EFFICIENCY AND GREATER ADOPTION OF CLEAN AND ENVIRONMENTALLY SOUND TECHNOLOGIES AND INDUSTRIAL PROCESSES, WITH ALL COUNTRIES TAKING ACTION IN ACCORDANCE WITH THEIR RESPECTIVE CAPABILITIES.
11.3 BY 2030, ENHANCE INCLUSIVE AND SUSTAINABLE URBANIZATION AND CAPACITY FOR PARTICIPATORY, INTEGRATED AND SUSTAINABLE HUMAN SETTLEMENT PLANNING AND MANAGEMENT IN ALL COUNTRIES.
11.4 STRENGTHEN EFFORTS TO PROTECT AND SAFEGUARD THE WORLD'S CULTURAL AND NATURAL HERITAGE.
12.5 BY 2030, SUBSTANTIALLY REDUCE WASTE GENERATION THROUGH PREVENTION, REDUCTION, RECYCLING AND REUSE.
13.1 STRENGTHEN RESILIENCE AND ADAPTIVE CAPACITY TO CLIMATE-RELATED HAZARDS AND NATURAL DISASTERS IN ALL COUNTRIES.



**1700
Drayton
Street**

Savannah, GA 31401

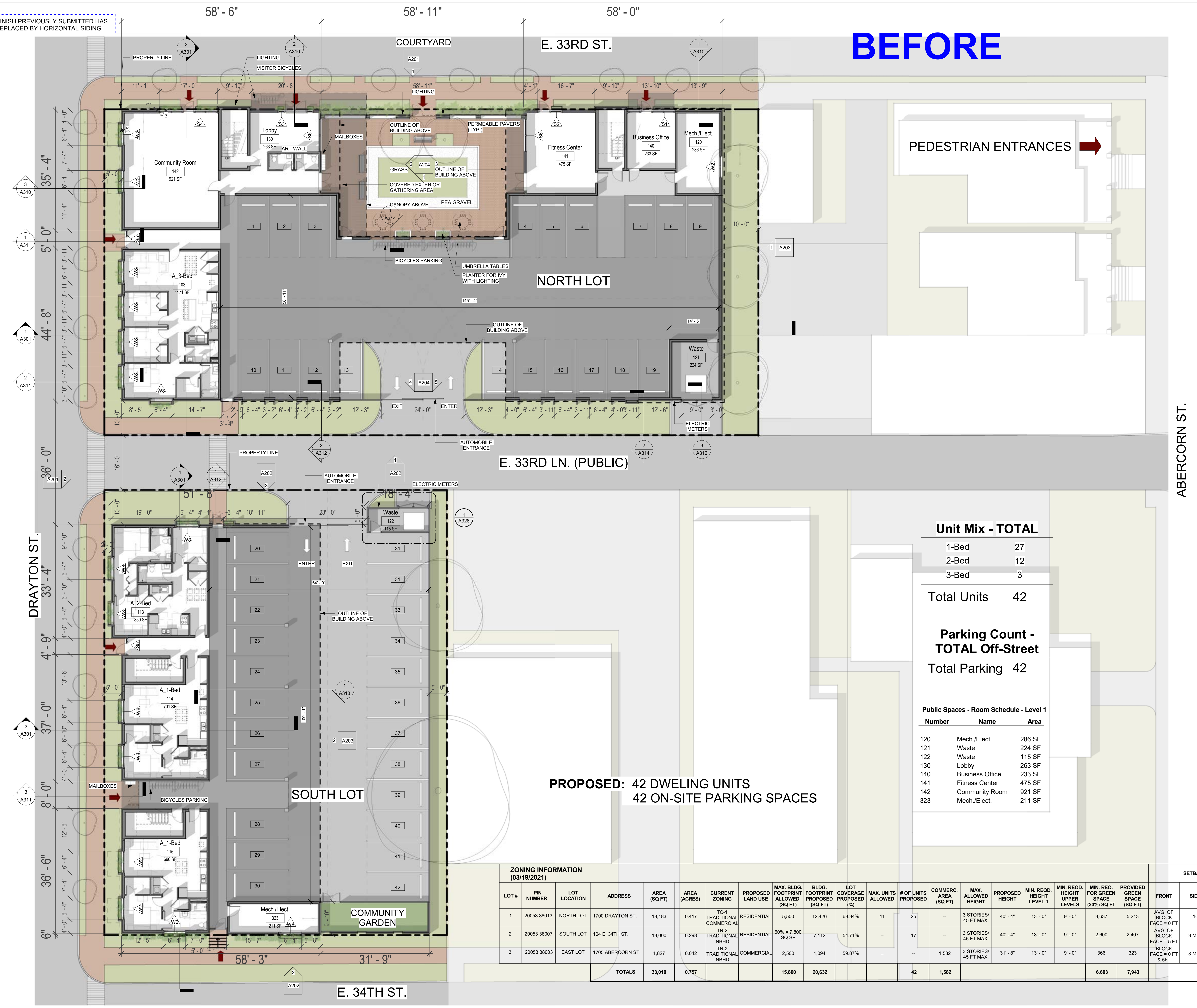
**BUILDING
PERMIT SET**

REVISIONS		
Date	#	Description
03/11/2026	1	2026 CD Updates

FOR CONSTRUCTION
COVER SHEET

Job No.	2103
Date	HPC RESUBMITTAL 06/23/2026
Reviewed by	GMSHAY

STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING



BEFORE

PEDESTRIAN ENTRANCES

PROPOSED: 42 DWELING UNITS
42 ON-SITE PARKING SPACES

Unit Mix - TOTAL

1-Bed	27
2-Bed	12
3-Bed	3

Total Units 42

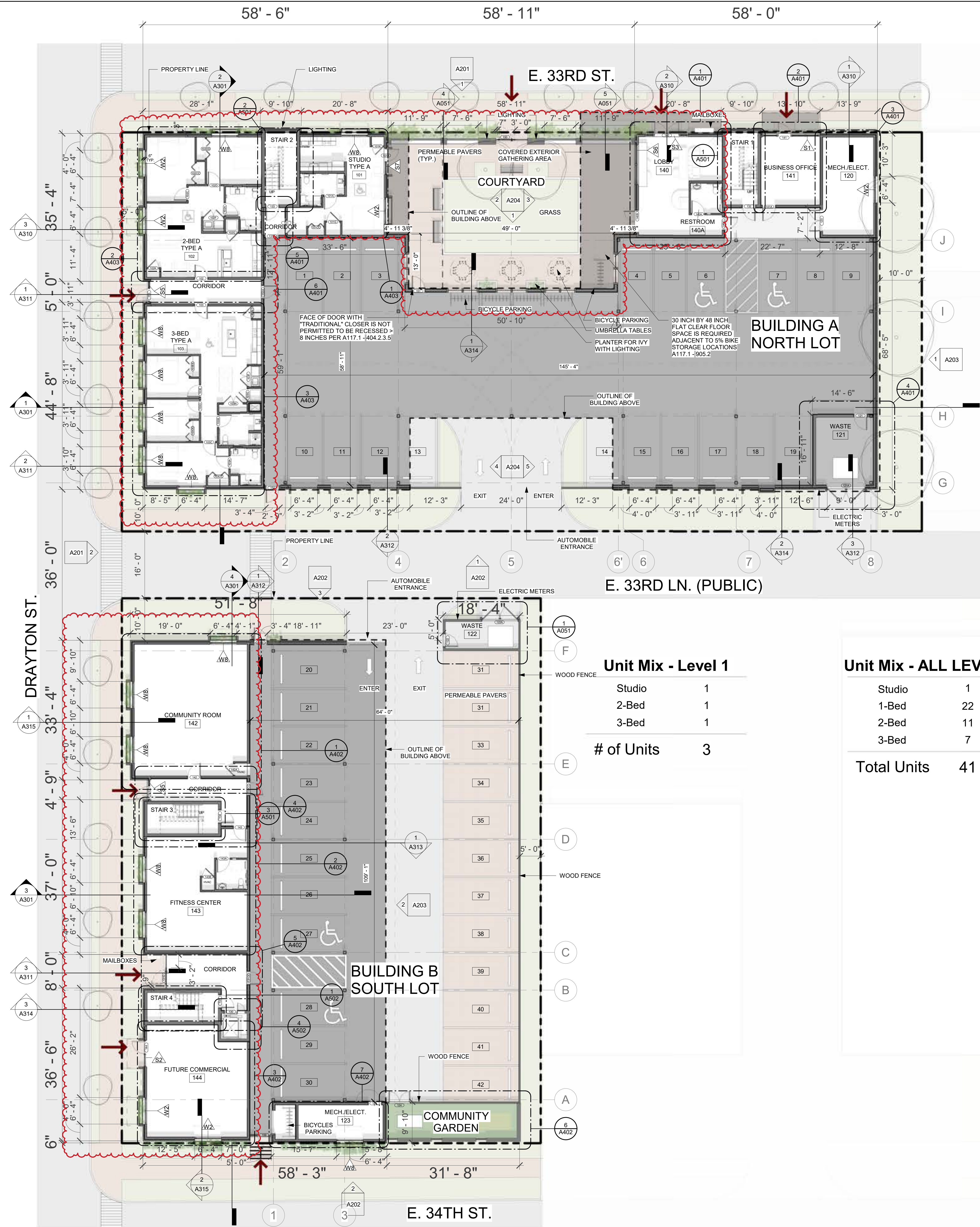
Parking Count - TOTAL Off-Street

Total Parking 42

Public Spaces - Room Schedule - Level 1

Number	Name	Area
120	Mech./Elect.	286 SF
121	Waste	224 SF
122	Waste	115 SF
130	Lobby	263 SF
140	Business Office	233 SF
141	Fitness Center	475 SF
142	Community Room	921 SF
323	Mech./Elect.	211 SF

ZONING INFORMATION (03/19/2021)																			SETBACKS			
LOT #	PIN NUMBER	LOT LOCATION	ADDRESS	AREA (SQ FT)	AREA (ACRES)	CURRENT ZONING	PROPOSED LAND USE	MAX. BLDG. FOOTPRINT ALLOWED (SQ FT)	BLDG. FOOTPRINT PROPOSED (SQ FT)	LOT COVERAGE PROPOSED (%)	MAX. UNITS ALLOWED	# OF UNITS PROPOSED	COMMERC. AREA (SQ FT)	MAX. ALLOWED HEIGHT	PROPOSED HEIGHT	MIN. REQD. HEIGHT LEVEL 1	MIN. REQD. HEIGHT UPPER LEVELS	MIN. REQ. FOR GREEN SPACE (20%) SQ FT	PROVIDED GREEN SPACE (SQ FT)	FRONT	SIDE	REAR
1	20053 38013	NORTH LOT	1700 DRAYTON ST.	18,183	0.417	TC-1 TRADITIONAL COMMERCIAL	RESIDENTIAL	5,500	12,426	68.34%	41	25	--	3 STORIES/ 45 FT MAX.	40' - 4"	13' - 0"	9' - 0"	3,637	5,213	AVG. OF BLOCK FACE = 0 FT	10	10
2	20053 38007	SOUTH LOT	104 E. 34TH ST.	13,000	0.298	TR-2 TRADITIONAL NBHD.	RESIDENTIAL	80% = 7,800 SQ SF	7,112	54.71%	--	17	--	3 STORIES/ 45 FT MAX.	40' - 4"	13' - 0"	9' - 0"	2,600	2,407	AVG. OF BLOCK FACE = 5 FT	3 MIN.	5
3	20053 38003	EAST LOT	1705 ABERCORN ST.	1,827	0.042	TR-2 TRADITIONAL NBHD.	COMMERCIAL	2,500	1,094	59.87%	--	--	1,582	3 STORIES/ 45 FT MAX.	31' - 8"	13' - 0"	9' - 0"	366	323	BLOCK FACE = 0 FT & 5 FT	3 MIN.	5
TOTALS				33,010	0.757			15,800	20,632			42	1,582					6,603	7,943			



AFTER

LEVEL 1 ROOM SCHEDULE		
NUMBER	NAME	AREA
BUILDING A		
101	TYPE A STUDIO	488 SF
102	TYPE A 2-BED	914 SF
103	TYPE A 3-BED	1164 SF
120	MECH/ELECT.	283 SF
121	WASTE	221 SF
131A	CORRIDOR	32 SF
131B	CORRIDOR	149 SF
132	STAIR 1	127 SF
133	STAIR 2	127 SF
140	LOBBY	405 SF
140A	RESTROOM	54 SF
141	BUSINESS OFFICE	230 SF
146	PARKING/ STORAGE A	6337 SF
BUILDING B		
122	WASTE	114 SF
123	MECH/ELECT.	165 SF
130	LULA	36 SF
131C	CORRIDOR	166 SF
131D	CORRIDOR	187 SF
134	STAIR 3	120 SF
135	STAIR 4	114 SF
142	COMMUNITY ROOM	850 SF
142A	RESTROOM	54 SF
143	FITNESS CENTER	600 SF
144	FUTURE COMMERCIAL	612 SF
145	PARKING/STORAGE B	6365 SF

Unit Mix - Level 1

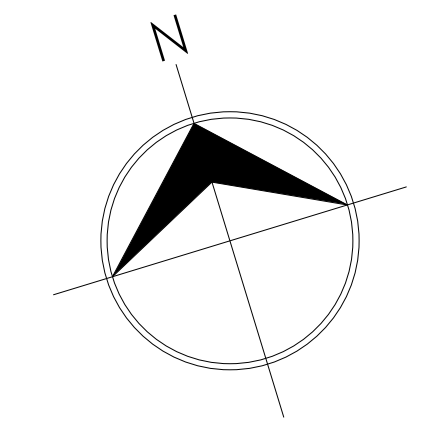
Studio	1
2-Bed	1
3-Bed	1

of Units 3

Unit Mix - ALL LEVELS

Studio	1
1-Bed	22
2-Bed	11
3-Bed	7

Total Units 41



STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING

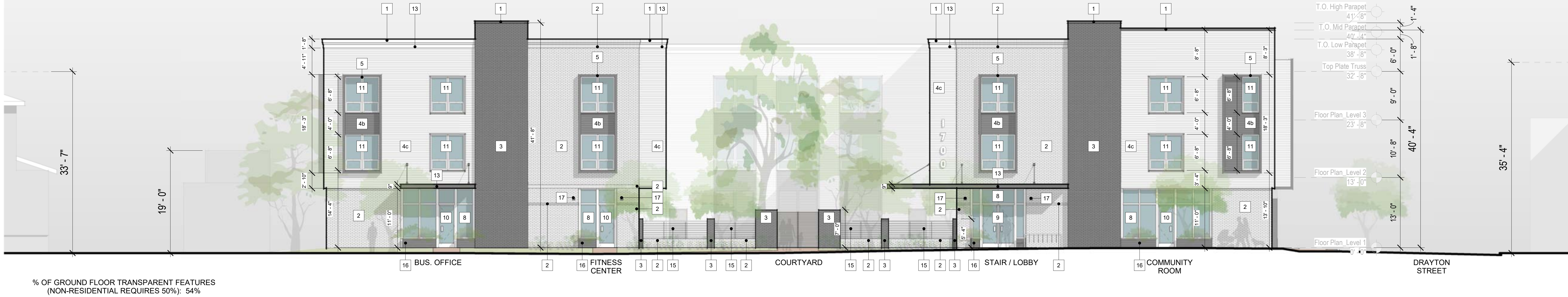
NOTE:

ALL RESIDENTIAL FACADES VISIBLE FROM A STREET SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 30% OF THE GROUND FLOOR FAÇADE.

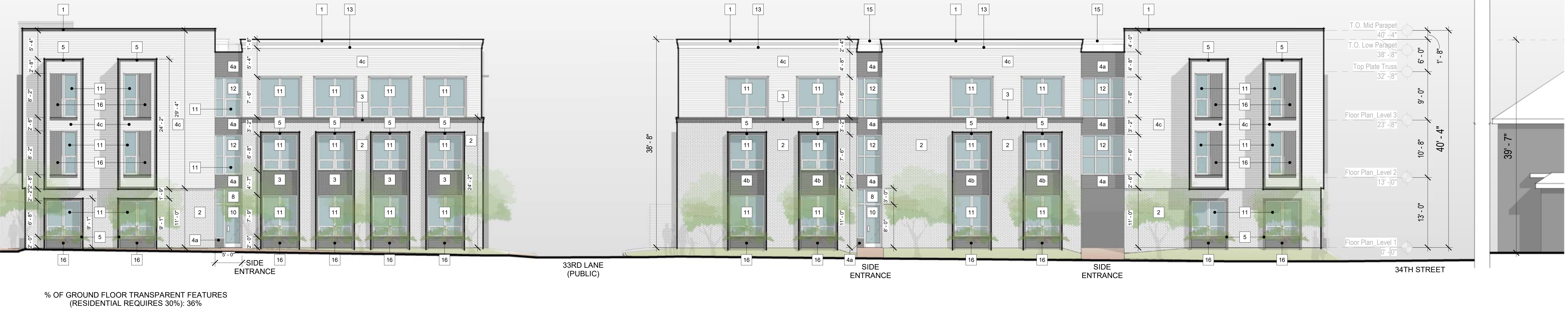
RETAIL USES SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 70% OF THE GROUND FLOOR FAÇADE.

ALL OTHER NONRESIDENTIAL FACADES SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 50% OF THE GROUND FLOOR FAÇADE.

BEFORE



1 North Elevation - North Building - Facing 33rd Street
A201 1/8" = 1'-0"



2 West Elevation - Facing Drayton Street
A201 1/8" = 1'-0"

MATERIAL LEGEND

1 METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4a HORIZONTAL V-GROOVE SIDING. COLOR: SW 7069 IRON ORE	8 STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	13 BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
2 BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT	4b HORIZONTAL V-GROOVE SIDING. COLOR: SW 6145 THATCH BROWN	9 STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	14 METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.
2a MORTAR. ARGOS. COLOR: SANDBEIGE	4c HORIZONTAL V-GROOVE SIDING. COLOR: SW 9116 SERENGETI GRASS	10 STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	15 CUSTOM METAL RAILINGS AND LOUVERS. COLOR: SW 7069 IRON ORE.
3 BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	5 WOOD SHADOW FRAMES. COLOR: SW 7069 IRON ORE	11 INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	16 WOOD. COLOR: STAINED AND SEALED CEDAR.
3a MORTAR. HOLCIM. COLOR: DARK GRAY	7 GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	12 INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17 EXTERIOR LIGHTING

1700
Drayton
Street

Savannah, GA 31401

HPC Part II

REVISIONS

Date	#	Description

NOT FOR CONSTRUCTION

ELEVATIONS

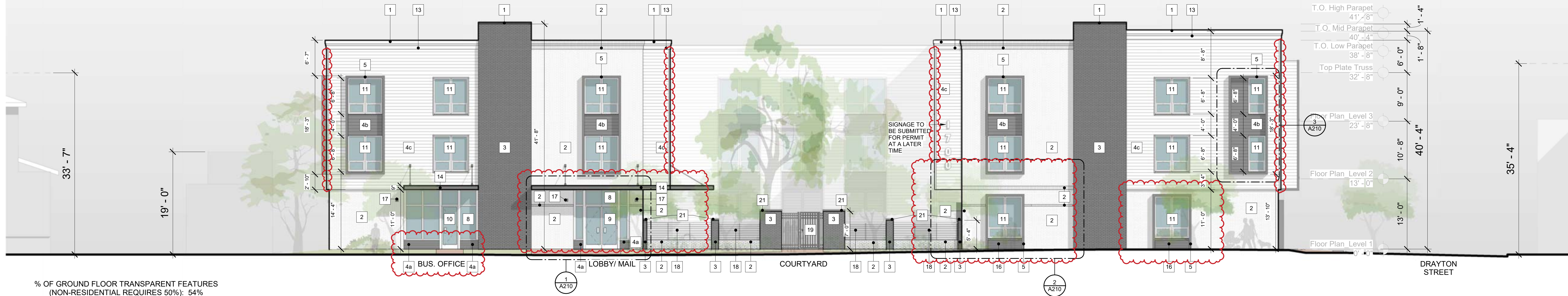
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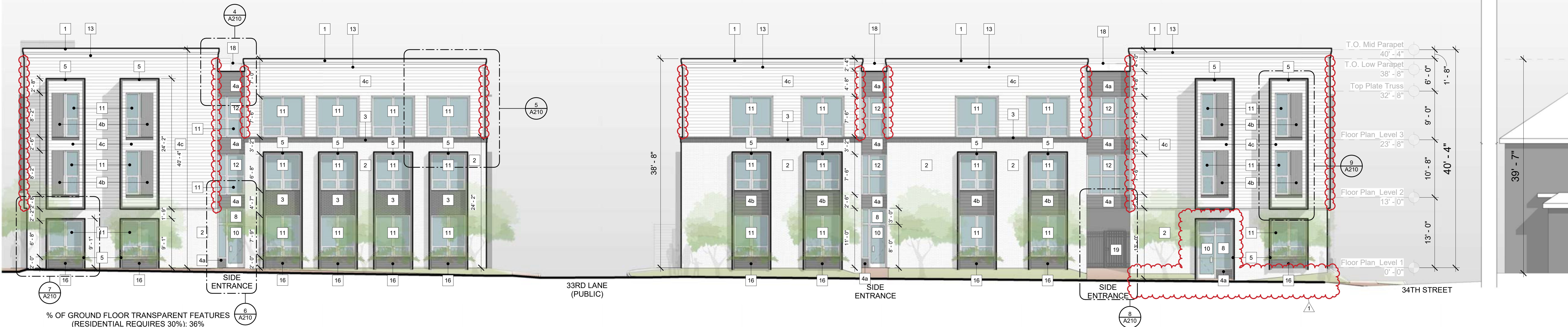
ALL RESIDENTIAL FAÇADES VISIBLE FROM A STREET SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 30% OF THE GROUND FLOOR FAÇADE.

RETAIL USES SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 70% OF THE GROUND FLOOR FAÇADE.

ALL OTHER NONRESIDENTIAL FAÇADES SHALL INCORPORATE TRANSPARENT FEATURES (WINDOWS AND DOORS) ON AT LEAST 50% OF THE GROUND FLOOR FAÇADE.



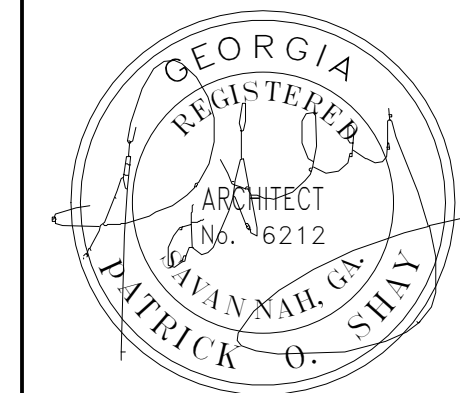
1 North Elevation - North Building - Facing 33rd Street
1/8" = 1'-0"



2 West Elevation - Facing Drayton Street
1/8" = 1'-0"

MATERIAL LEGEND

1	METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4b	HARDIE® PLANK LAP SIDING. SMOOTH. PRIMED FOR PAINT COLOR: SW 6145 THATCH BROWN	10	STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS, 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	16	PLANTER. COLOR: SW 7069 IRON ORE
2	BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT	4c	HARDIE® PLANK LAP SIDING. SMOOTH. PRIMED FOR PAINT COLOR: SW 9116 SERENGETI GRASS	11	INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17	EXTERIOR LIGHTING
2a	MORTAR. ARGOS. COLOR: SANDBEIGE	5	SHADOW FRAMES. COLOR: SW 7069 IRON ORE	12	INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	18	METAL RAILINGS. COLOR: SW 7069 IRON ORE.
3	BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	7	GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	13	BUILT-UP CORNICE. COLOR: SW 7064 PASSIVE	19	METAL GATE. COLOR: SW 7069 IRON ORE.
3a	MORTAR. HOLCIM. COLOR: DARK GRAY	8	STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	14	METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.	20	WOOD FENCE / GATE. COLOR: STAINED AND SEALED CEDAR.
4a	HARDIE® PLANK LAP SIDING. SMOOTH. PRIMED FOR PAINT COLOR: SW 7069 IRON ORE	9	STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS, 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	15	METAL LOUVERS. COLOR: SW 7069 IRON ORE.	21	CAST STONE COPING
						22	HARDIE® TRIM BOARDS. 3.5". SMOOTH. PRIMED FOR PAINT COLOR: WHITE



1700
Drayton
Street

Savannah, GA 31401

BUILDING
PERMIT SET

REVISIONS		
Date	#	Description
03/11/2026	1	2026 CD Updates

FOR CONSTRUCTION

ELEVATIONS

Job No. 2103
Date HPC RESUBMITTAL 06/23/2026
Reviewed by GMSHAY

A201

STUCCO FINISH PREVIOUSLY SUBMITTED HAS BEEN REPLACED BY HORIZONTAL SIDING



% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 42%



% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 36%

BEFORE

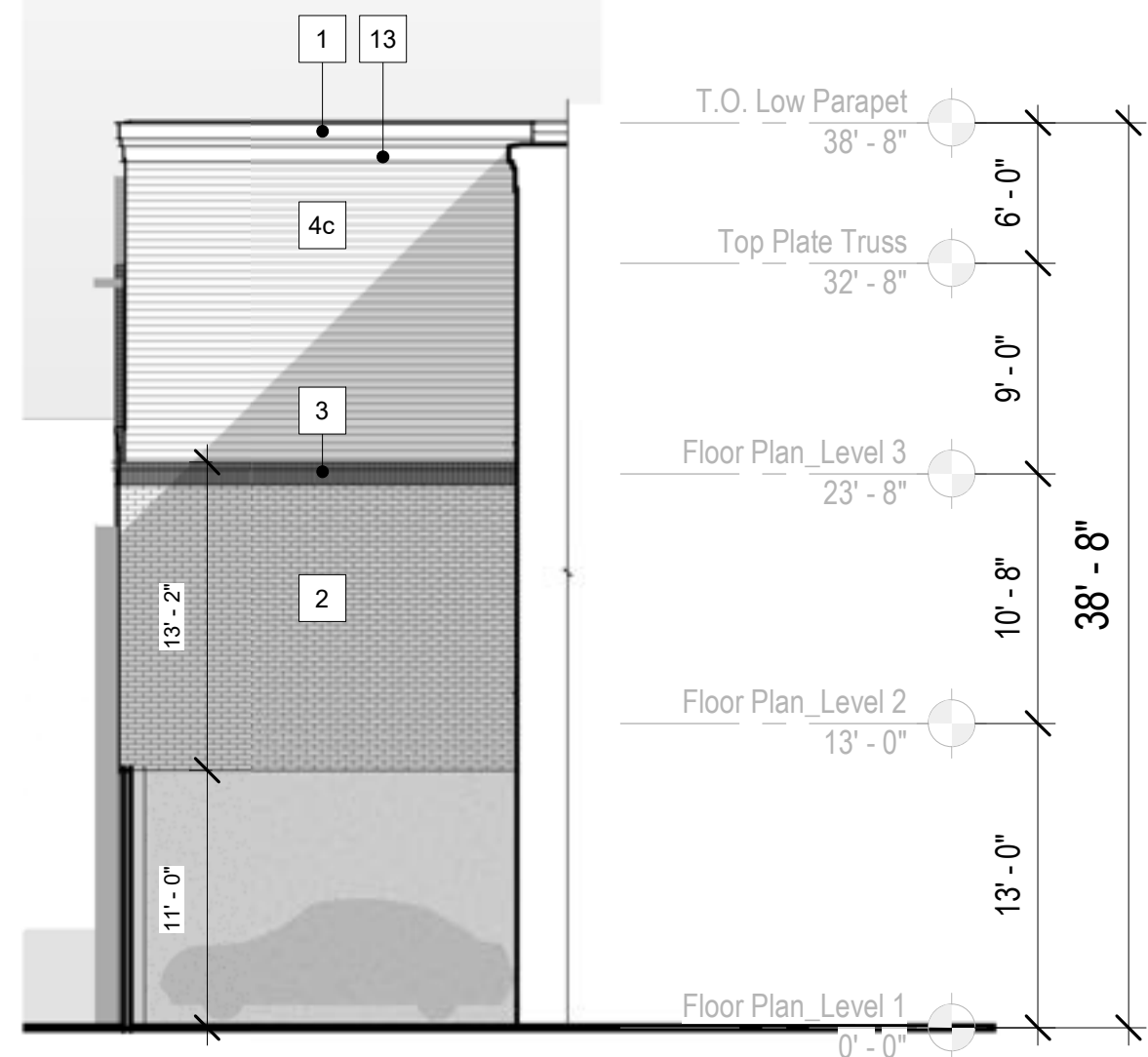


% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 36%

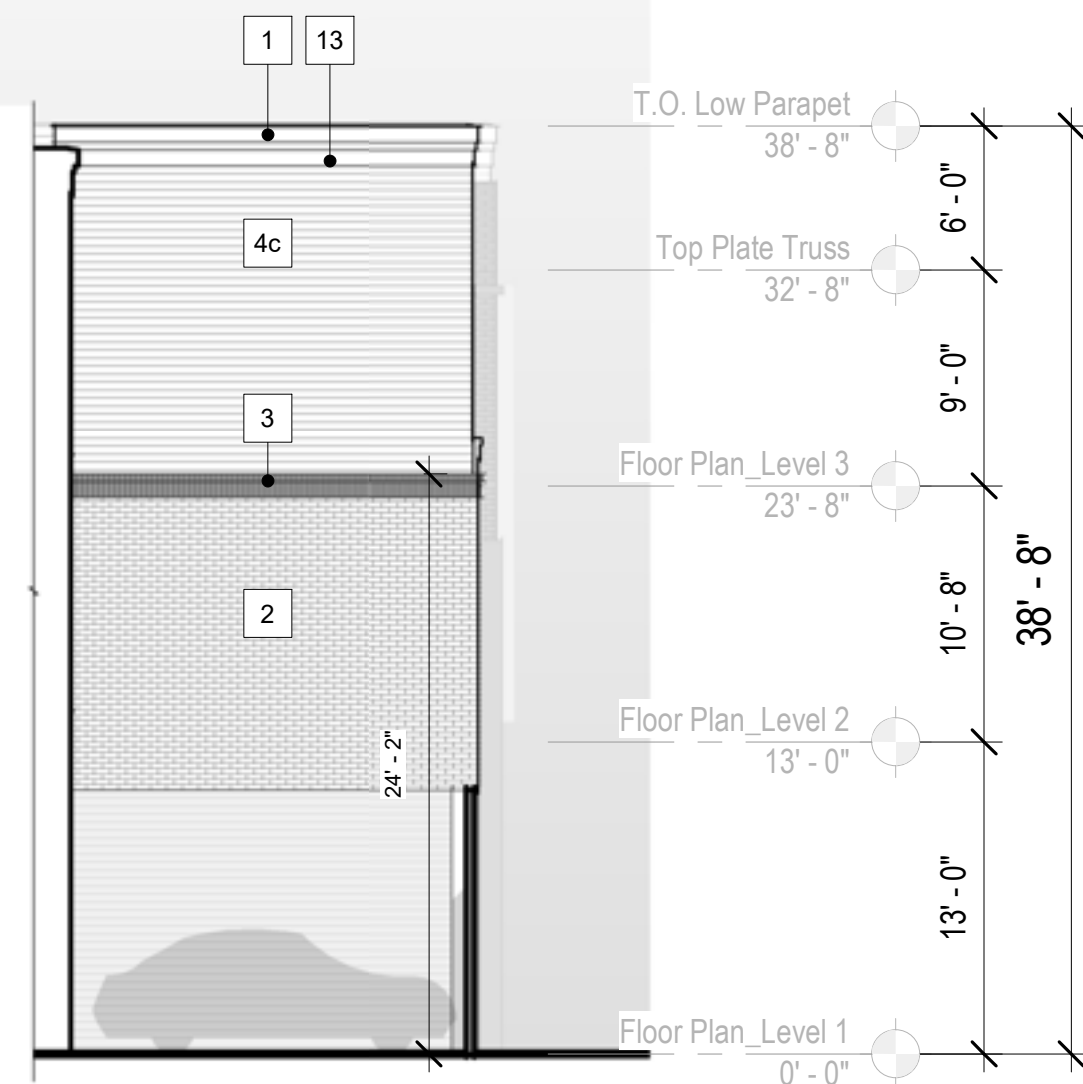
1
A204 North Elevation - Courtyard
1/8" = 1'-0"

2
A204 East Elevation - Courtyard
1/8" = 1'-0"

3
A204 West Elevation - Courtyard
1/8" = 1'-0"



4
A204 East Elevation - Parking Lot
1/8" = 1'-0"



5
A204 West Elevation - Parking Lot
1/8" = 1'-0"

MATERIAL LEGEND

1	METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR	4a	HORIZONTAL V-GROOVE SIDING. COLOR: SW 7069 IRON ORE	8	STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30	13	BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
2	BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT	4b	HORIZONTAL V-GROOVE SIDING. COLOR: SW 6145 THATCH BROWN	9	STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	14	METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.
2a	MORTAR. ARGOS. COLOR: SANDBEIGE	4c	HORIZONTAL V-GROOVE SIDING. COLOR: SW 9116 SERENGETI GRASS	10	STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS. 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30	15	CUSTOM METAL RAILINGS AND LOUVERS. COLOR: SW 7069 IRON ORE.
3	BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT	5	WOOD SHADOW FRAMES. COLOR: SW 7069 IRON ORE	11	INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	16	WOOD. COLOR: STAINED AND SEALED CEDAR.
3a	MORTAR. HOLCIM. COLOR: DARK GRAY	7	GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)	12	INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30	17	EXTERIOR LIGHTING

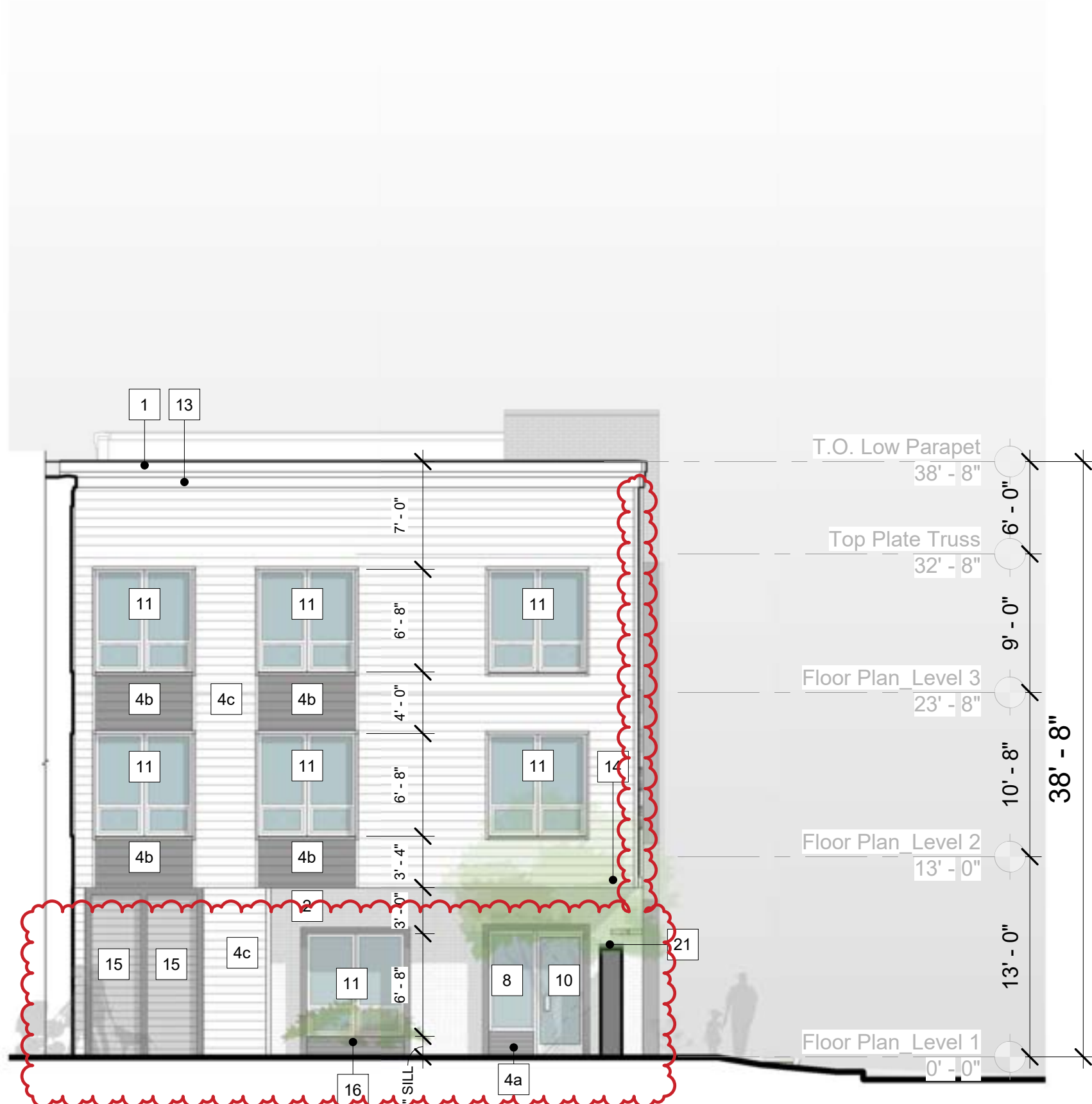
REVISIONS		
Date	#	Description

NOT FOR CONSTRUCTION

COURTYARD
ELEVATIONS

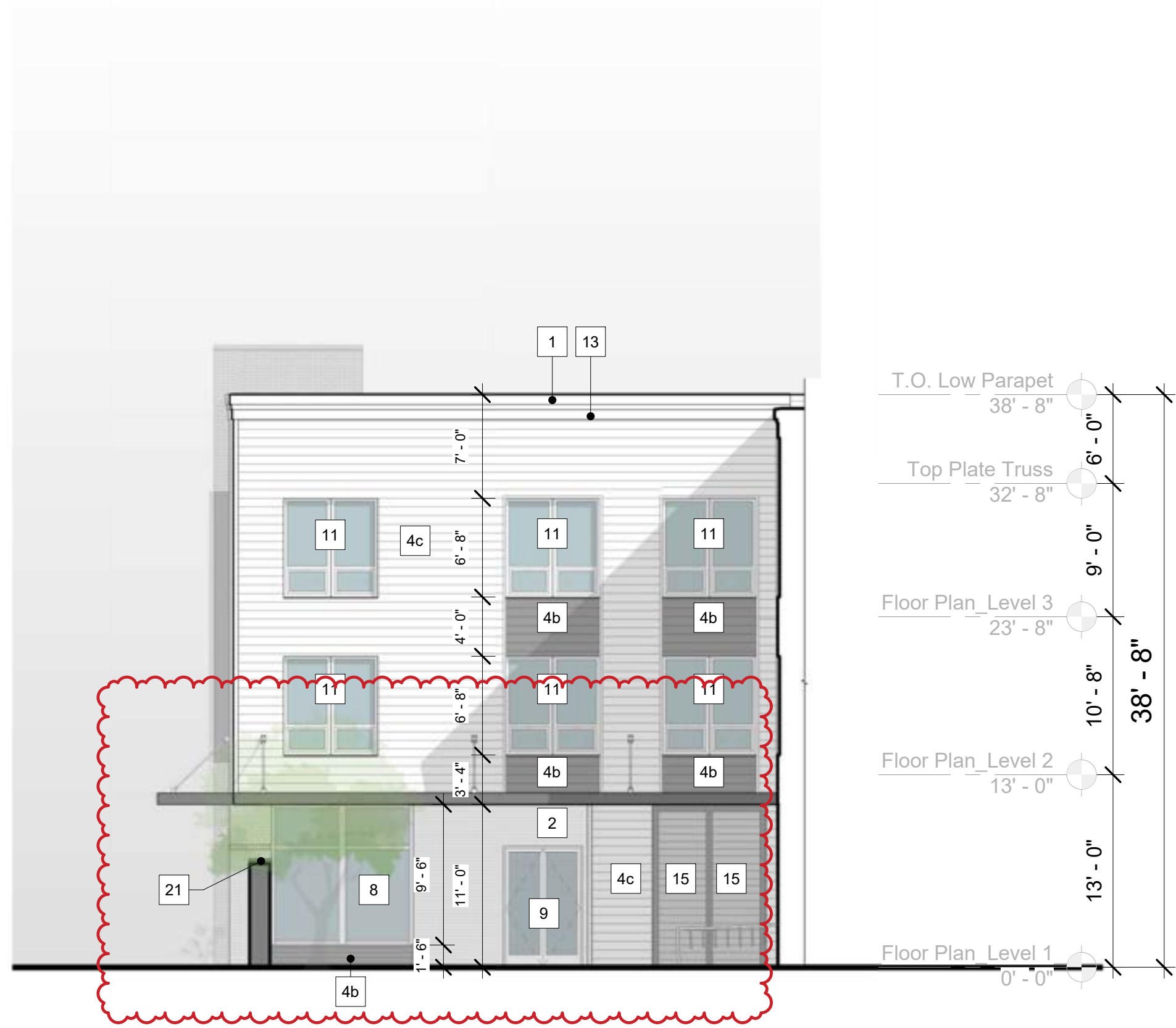


% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 42%



% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 36%

AFTER

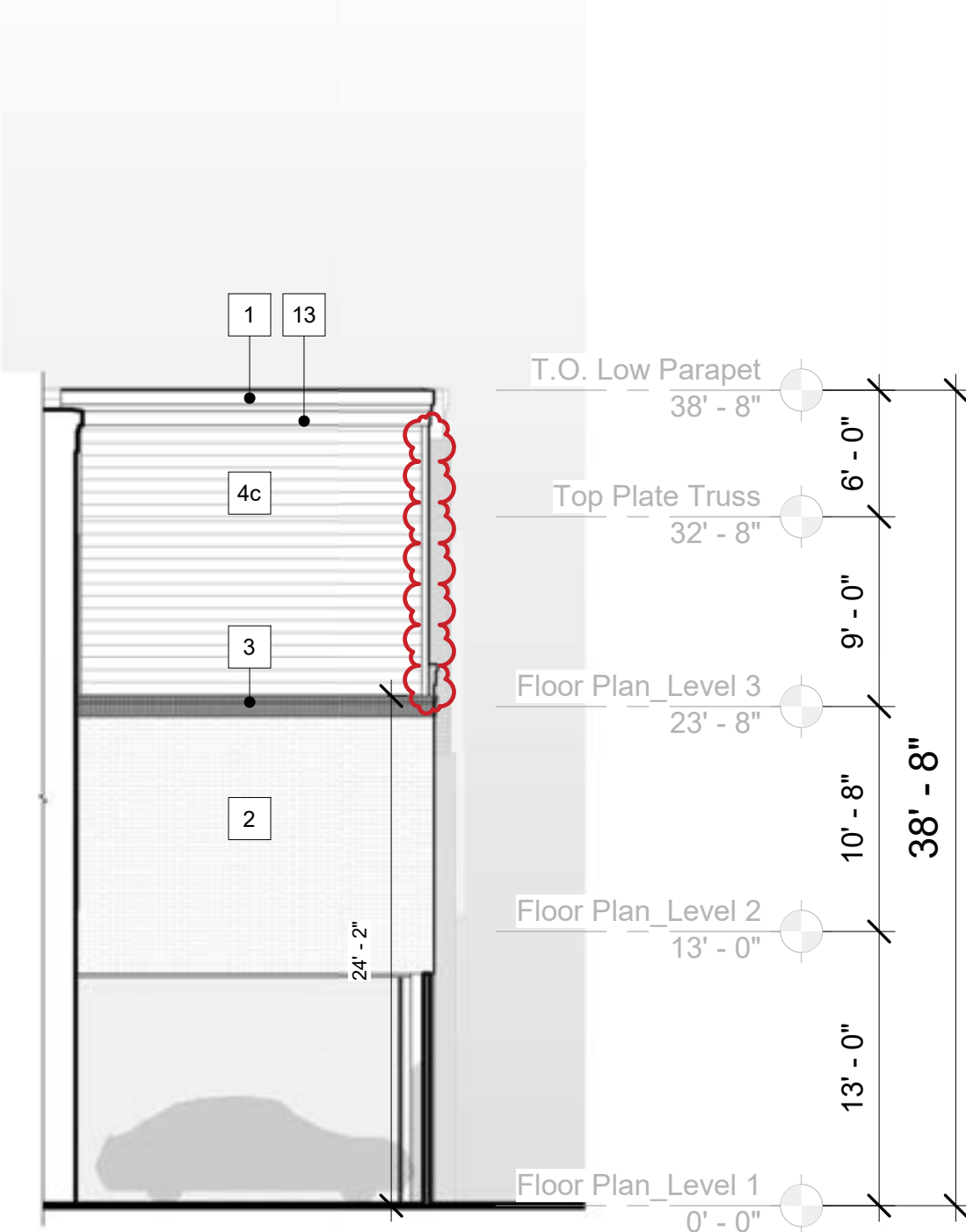
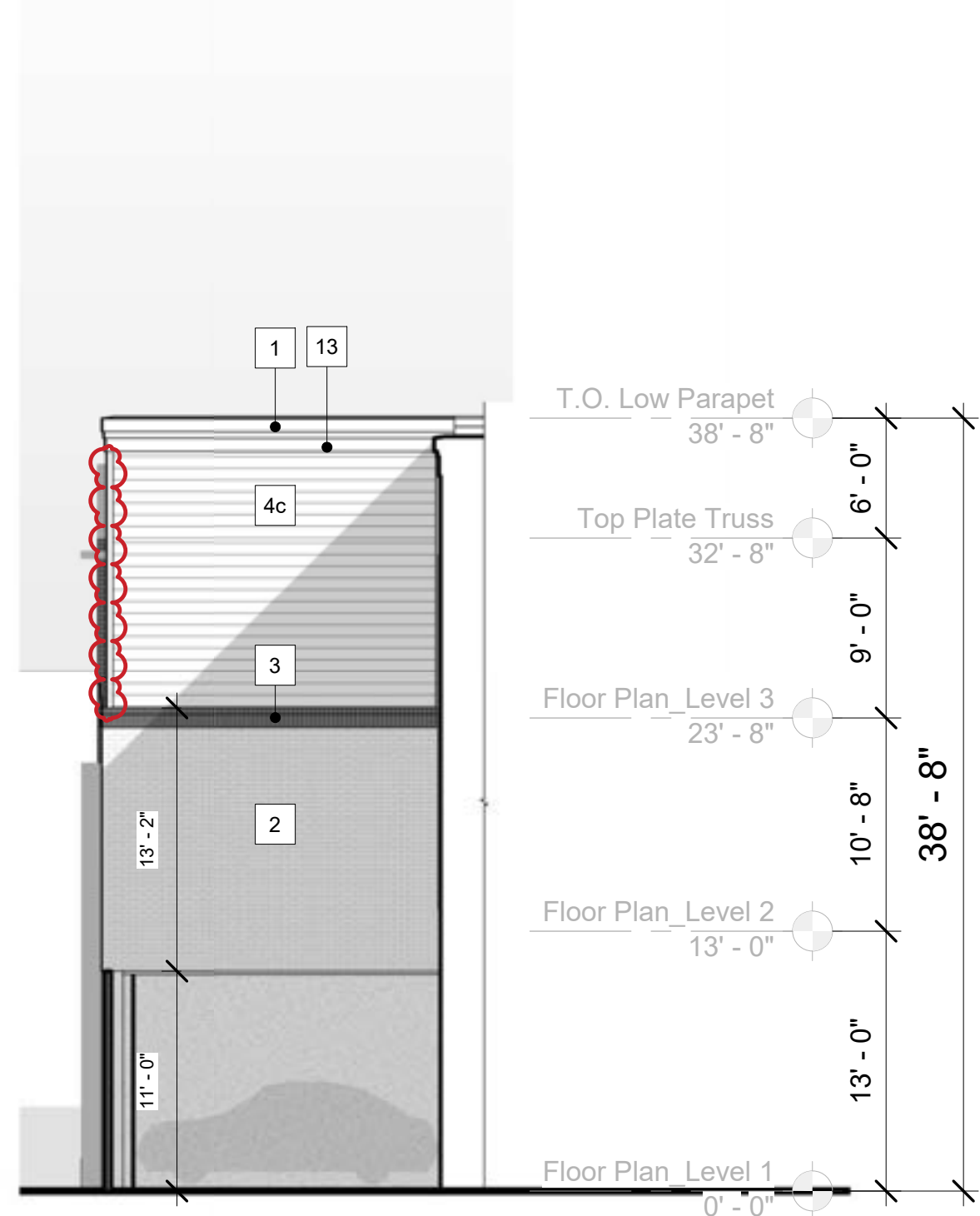


% OF GROUND FLOOR TRANSPARENT FEATURES
(RESIDENTIAL REQUIRES 30%): 36%

1 North Elevation - Courtyard
A204 1/8" = 1'-0"

2 East Elevation - Courtyard
A204 1/8" = 1'-0"

3 West Elevation - Courtyard
A204 1/8" = 1'-0"



4 East Elevation - Parking Lot
A204 1/8" = 1'-0"

5 West Elevation - Parking Lot
A204 1/8" = 1'-0"

MATERIAL LEGEND

1	METAL CONTINUOUS CLEAT COPING. PAC-CLAD PETERSEN. COLORS: TO MATCH BRICK OR SIDING COLOR
2	BRICK #1. TAYLOR CLAY PRODUCTS. COLOR: 318 BURGUNDY. TEXTURE: WIRECUT
2a	MORTAR. ARGOS. COLOR: SANDBEIGE
3	BRICK #2. TAYLOR CLAY PRODUCTS. COLOR: MANGANESE. TEXTURE: WIRECUT
3a	MORTAR. HOLCIM. COLOR: DARK GRAY
4a	HARDIE® PLANK LAP SIDING. SMOOTH. PRIMED FOR PAINT COLOR: SW 7069 IRON ORE

4b	HARDIE® PLANK LAP SIDING. SMOOTH. PRIMED FOR PAINT COLOR: SW 6145 THATCH BROWN
4c	HARDIE® PLANK LAP SIDING. SMOOTH. PRIMED FOR PAINT COLOR: SW 9116 SERENGETI GRASS
5	SHADOW FRAMES. COLOR: SW 7069 IRON ORE
7	GLAZING. AGC. ENERGY SELECT 40(2). COLOR: NEUTRAL (CLEAR)
8	STOREFRONT SYSTEM. EFCO. SERIES 403. COLOR: ULTRAPON 2 COAT GREY PNTKY2C30
9	STOREFRONT DOUBLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS, 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30

10	STOREFRONT SINGLE DOOR. EFCO. SERIES D502 WIDE STILE DOORS, 2" ALUMINUM SWING ENTRANCE DOORS. COLOR: EFCO ULTRAPON 2 COAT GREY PNTKY2C30
11	INTUS SUPERA OPERABLE HOPPER WINDOWS. FRAME COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30
12	INTUS SUPERA FIXED WINDOWS. COLOR: TO MATCH ULTRAPON 2 COAT GREY PNTKY2C30
13	BUILT-UP CORNICE . COLOR: SW 7064 PASSIVE
14	METAL AWNINGS. COASTAL CANVAS. COLOR: SW 7069 IRON ORE.
15	METAL LOUVERS. COLOR: SW 7069 IRON ORE.

16	PLANTER. COLOR: SW 7069 IRON ORE
17	EXTERIOR LIGHTING
18	METAL RAILINGS. COLOR: SW 7069 IRON ORE.
19	METAL GATE. COLOR: SW 7069 IRON ORE.
20	WOOD FENCE / GATE. COLOR: STAINED AND SEALED CEDAR.
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22	HARDIE® TRIM BOARDS. 3.5". SMOOTH. PRIMED FOR PAINT COLOR: WHITE
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REVISIONS		
Date	#	Description
03/11/2026	1	2026 CD Updates

FOR CONSTRUCTION

COURTYARD
ELEVATIONS

Job No.	2103
Date	HPC RESUBMITTAL 06/23/2026
Reviewed by	GMSHAY