



117 W 42nd st

Savannah, GA

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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

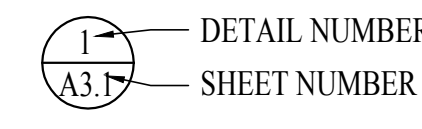
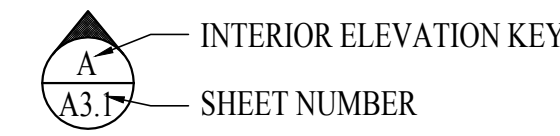
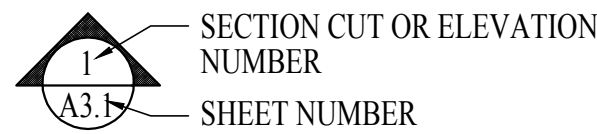
Lot Area: 2984 Sq.Ft.

Building:

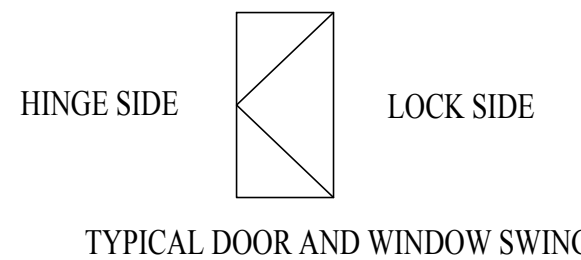
Footprints: 1,220 Main Building
563 Sq.Ft. OB

Total Building Footprint: 1,792 sqft

Symbols and Abbreviations



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



117 W 42nd St

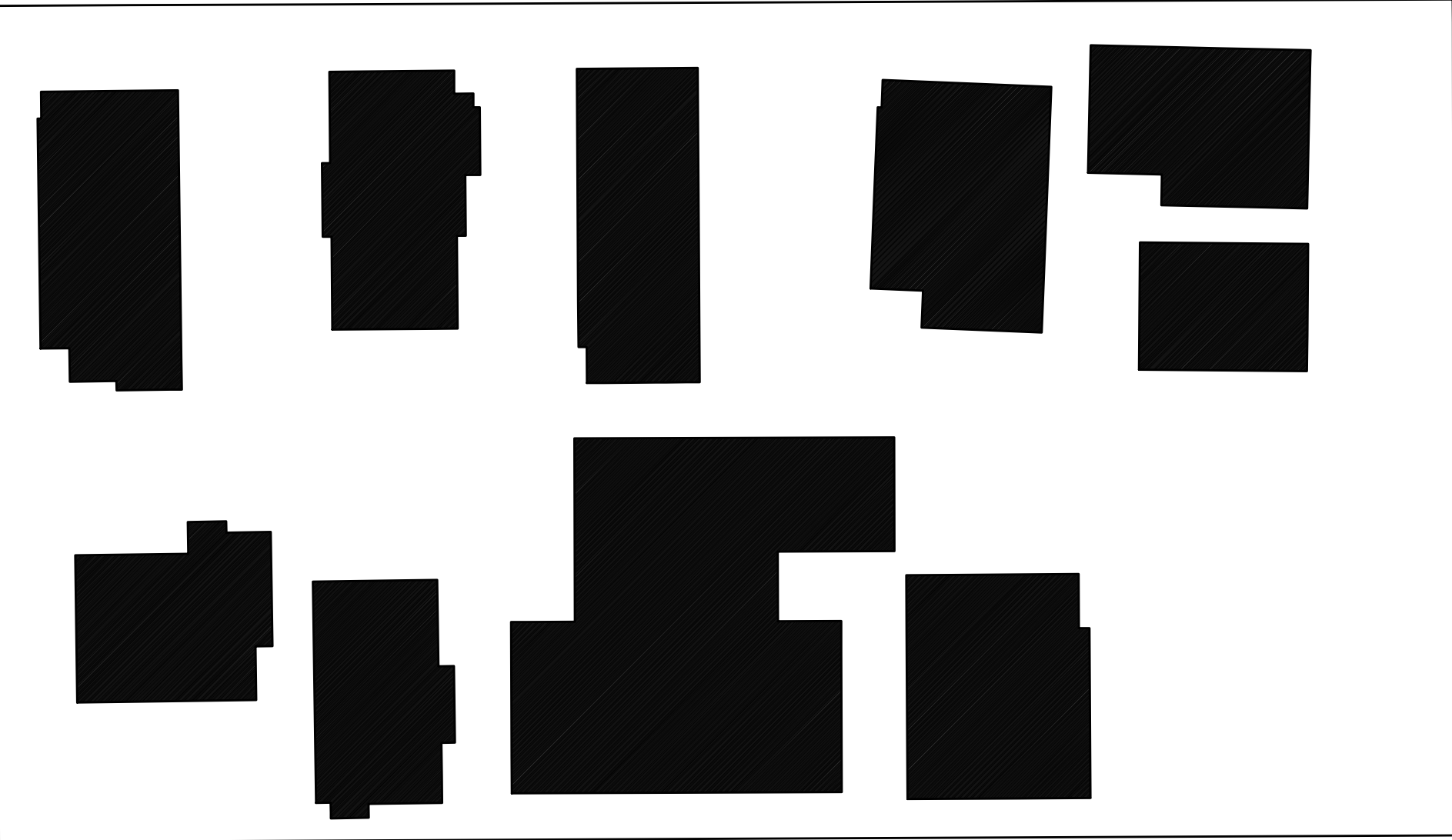
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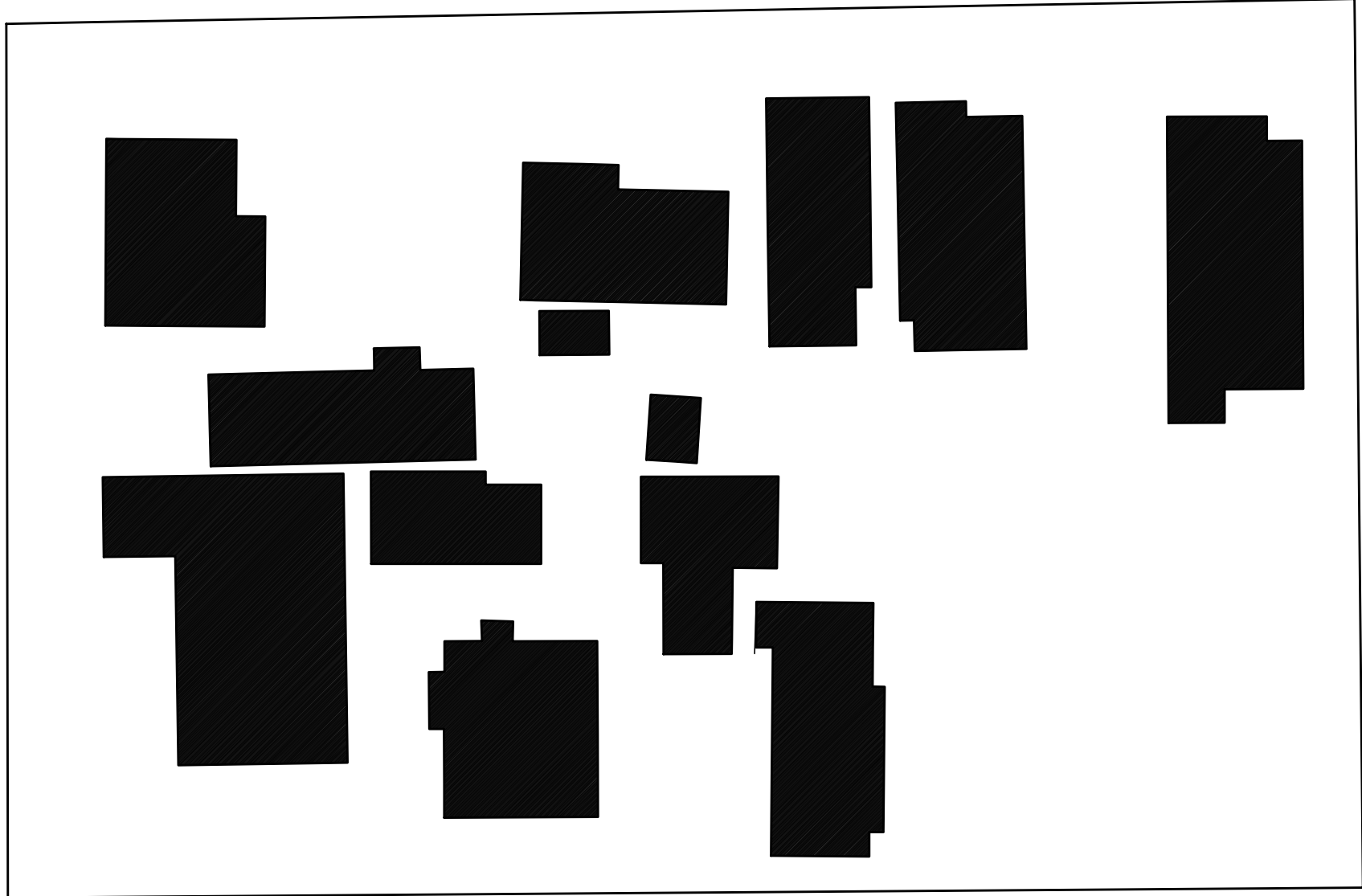
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04-5-23	REVIEW SET
06-7-23	HPC SUBMISSION
06-10-26	REVISION
09-03-26	HPC SUBMISSION

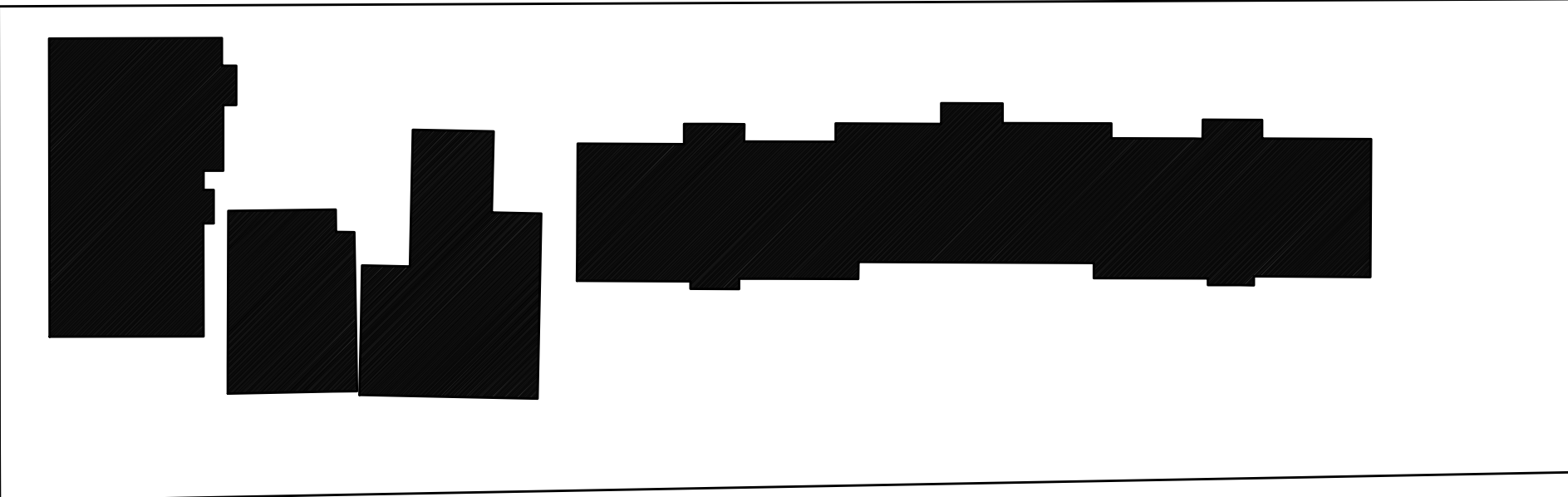
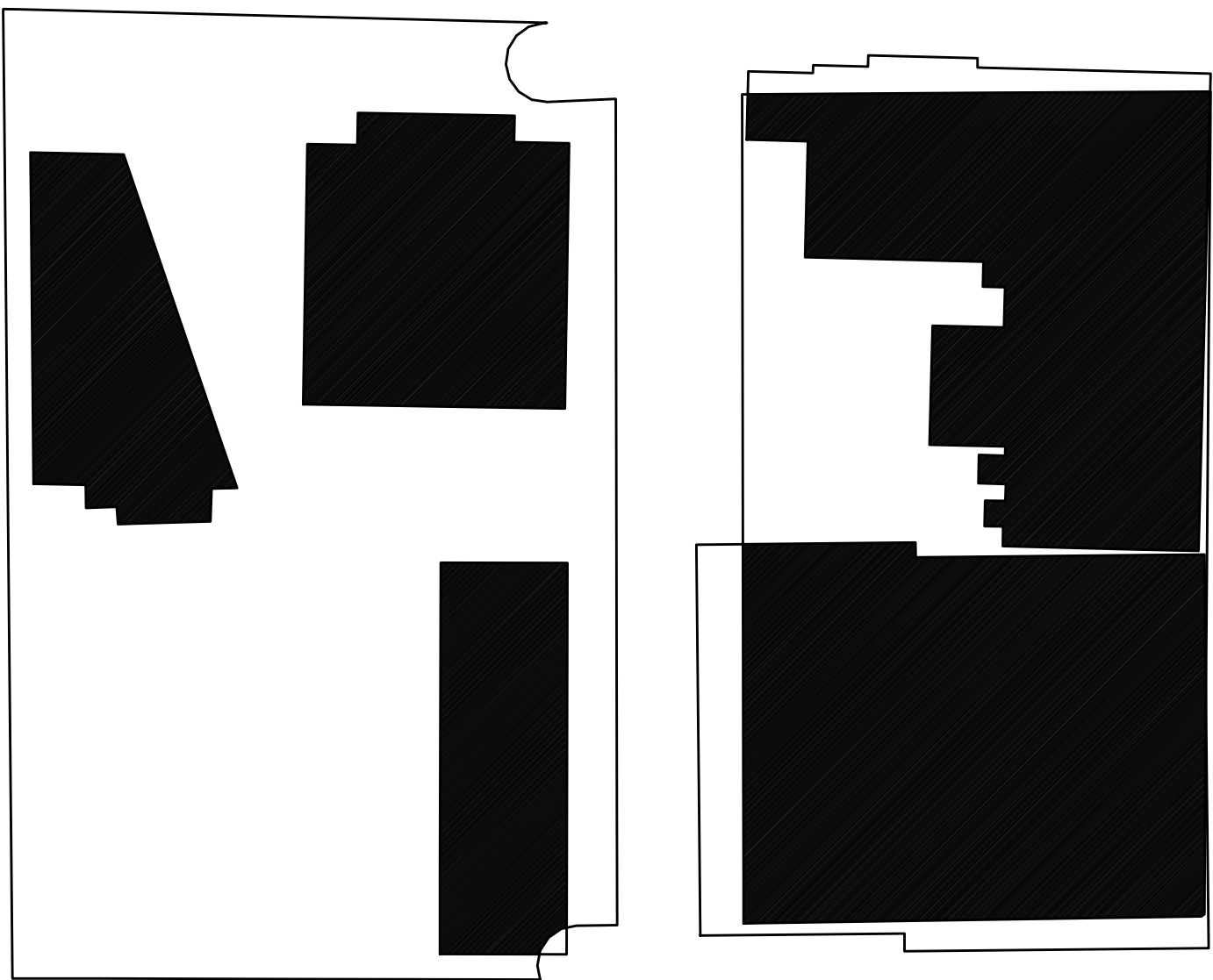
T1.0



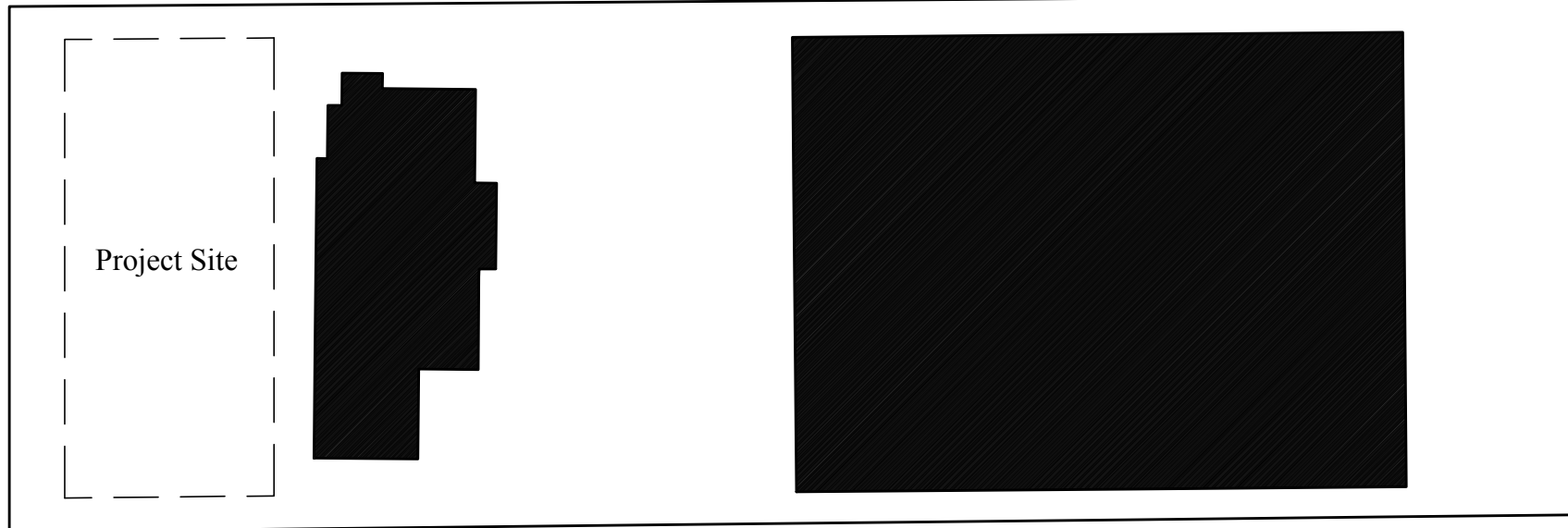
Barnard Street



Whitaker Street



Barnard Street



Whitaker Street

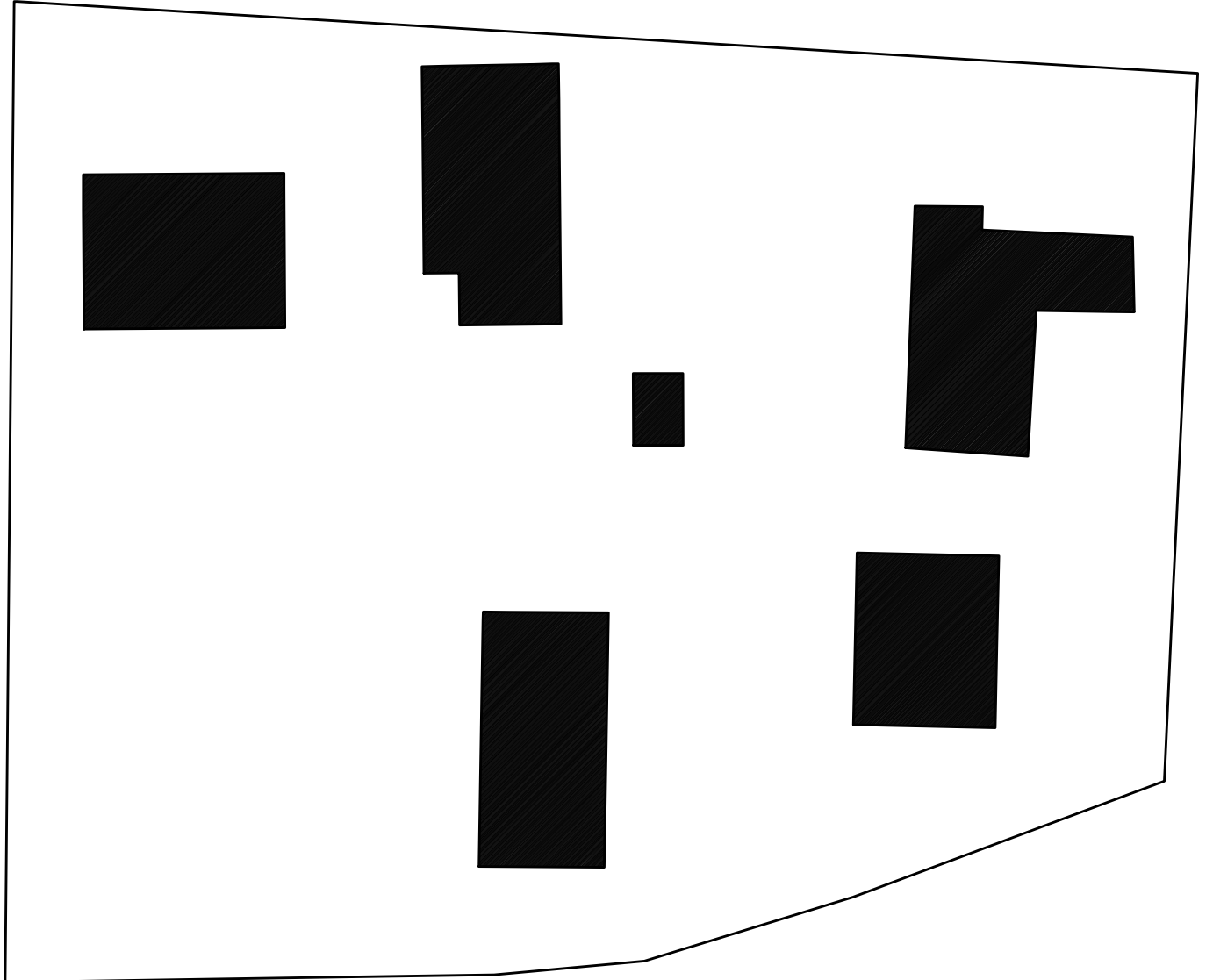
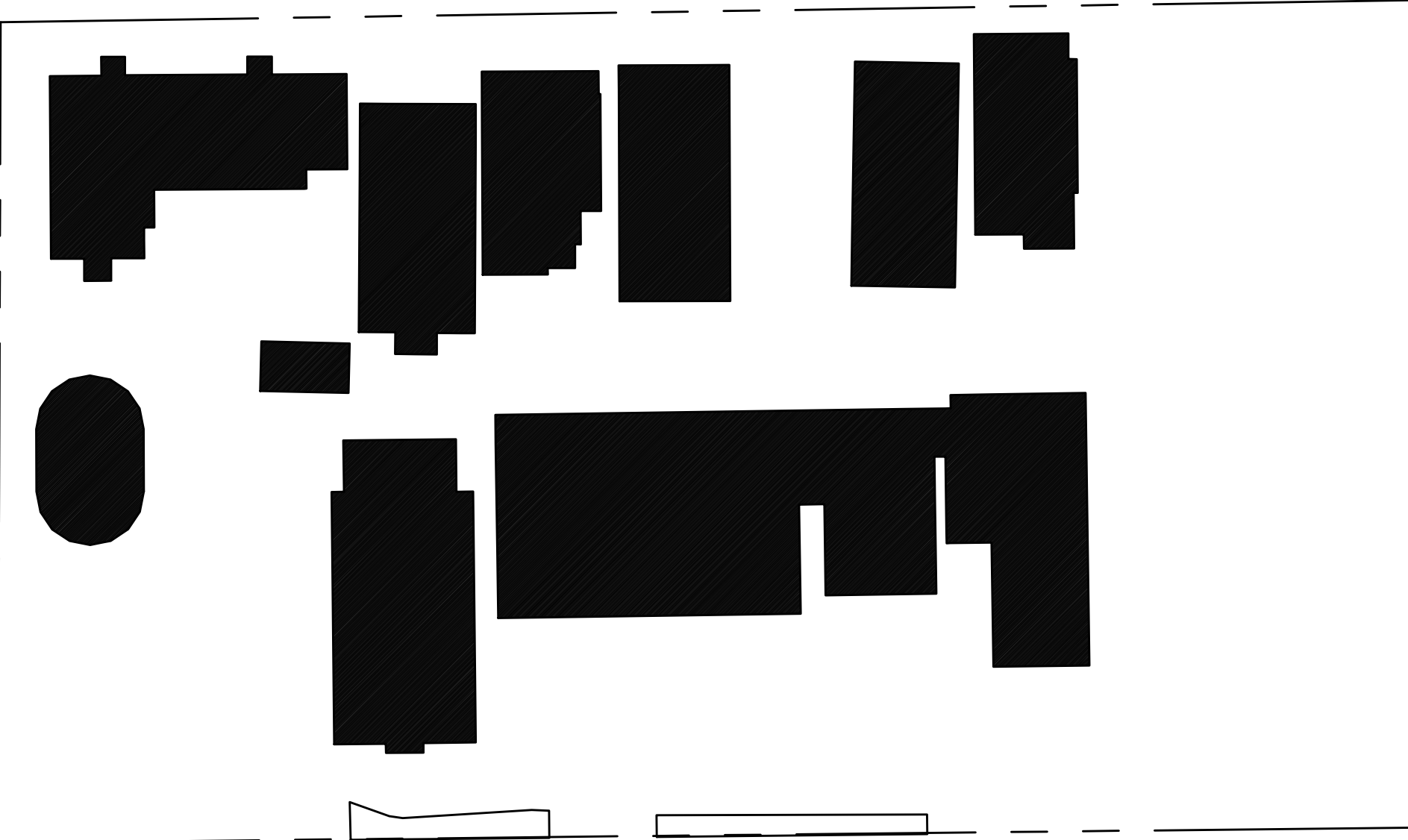
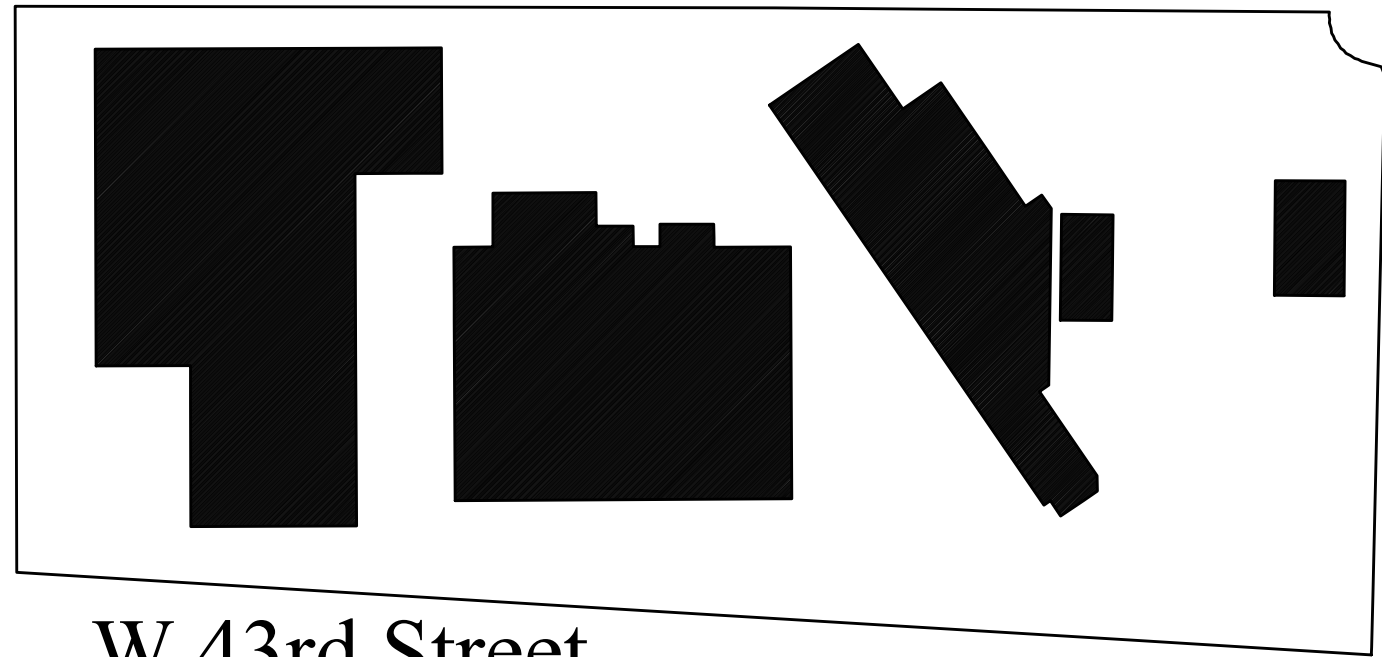
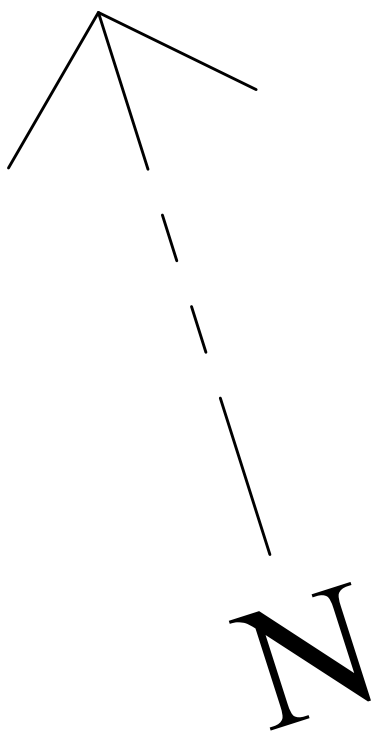


Figure Ground



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A1.0



2
A1.1 Sanborn Map - 1898



1
A1.1 Sanborn Map - 1916

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A1.1



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



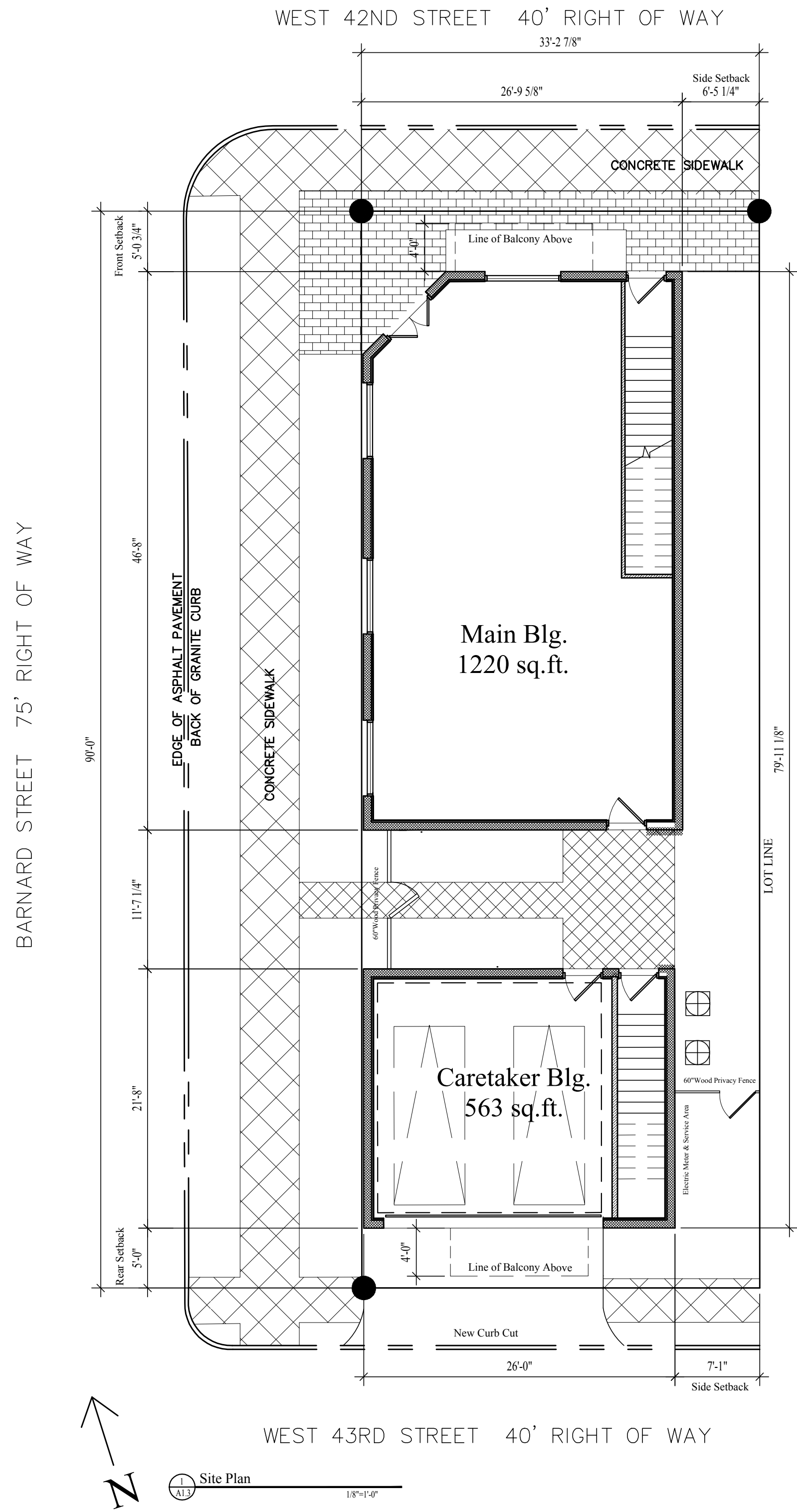
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	TN-2 Standards	117 W. 42nd St.
Lot Area	No Min. for Nonresidential	2984 sqft
Lot Width	No Min.	33'- 2 ⁷ / ₈ "
Front Yard (corner lot)	Block Average	5'-0 ³ / ₄ "
Side Yard (corner lot)	5' max.	1-3"
Interior Yard (corner lot)	5' min.	6'-5"
Rear Yard	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.	60.0%
Nonresidential Building Footprint Max (sqft)	2,500 [1]	1792 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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A1.3

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Photographs of Existing Site



Photographs of Existing Site

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A1.4



1
A1.2 Barnard St. Elevation
1/8" = 1'-0"

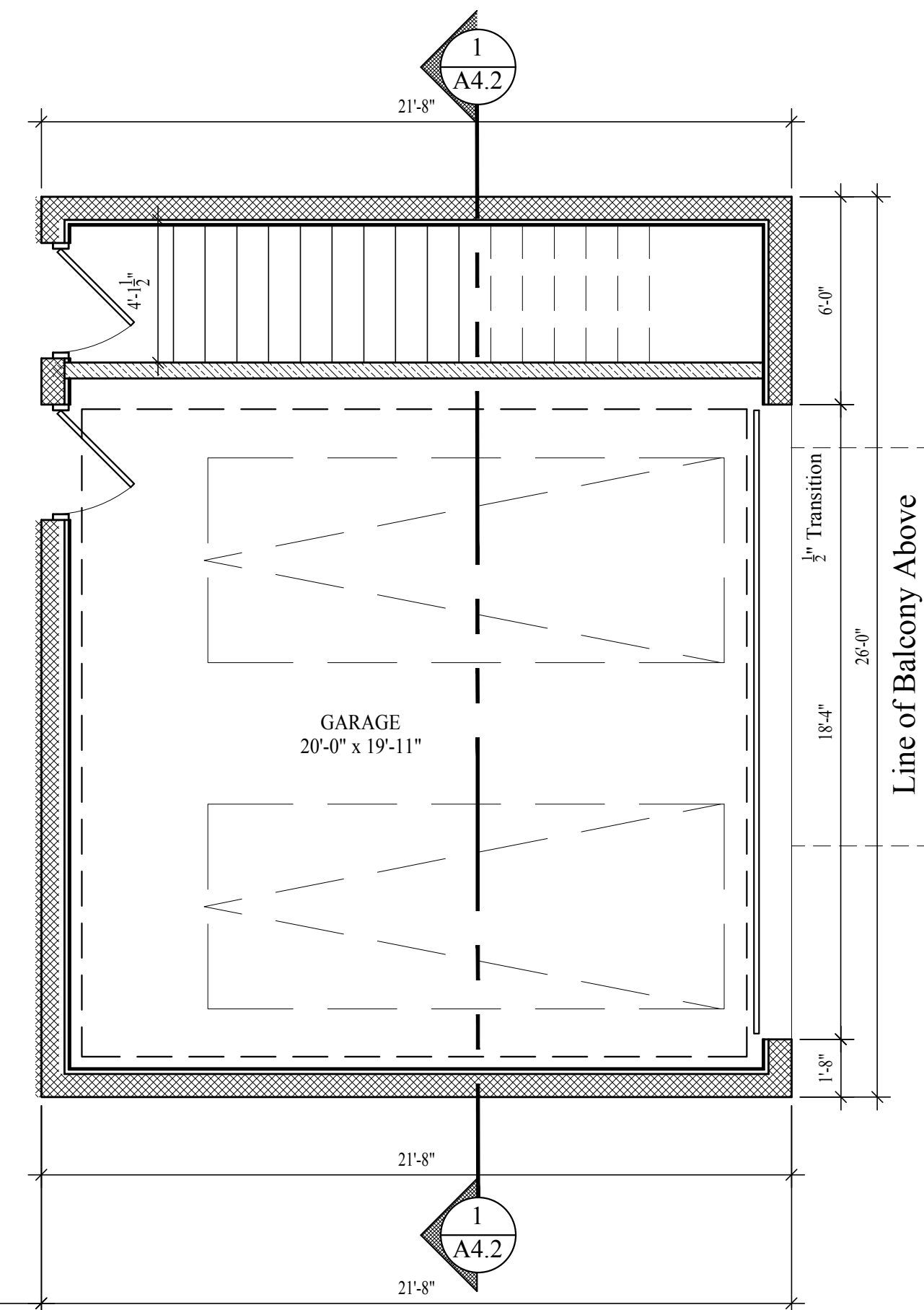
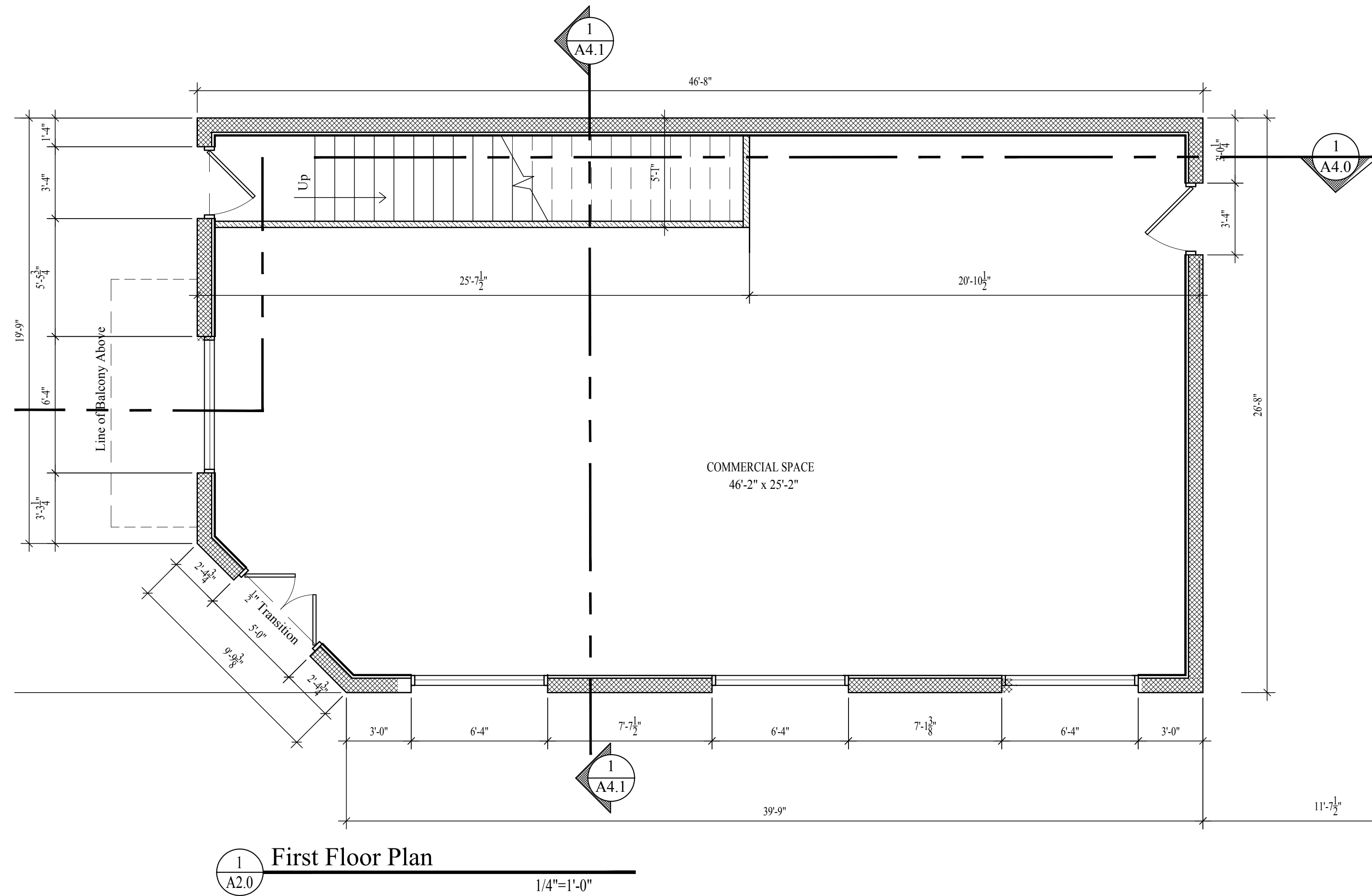
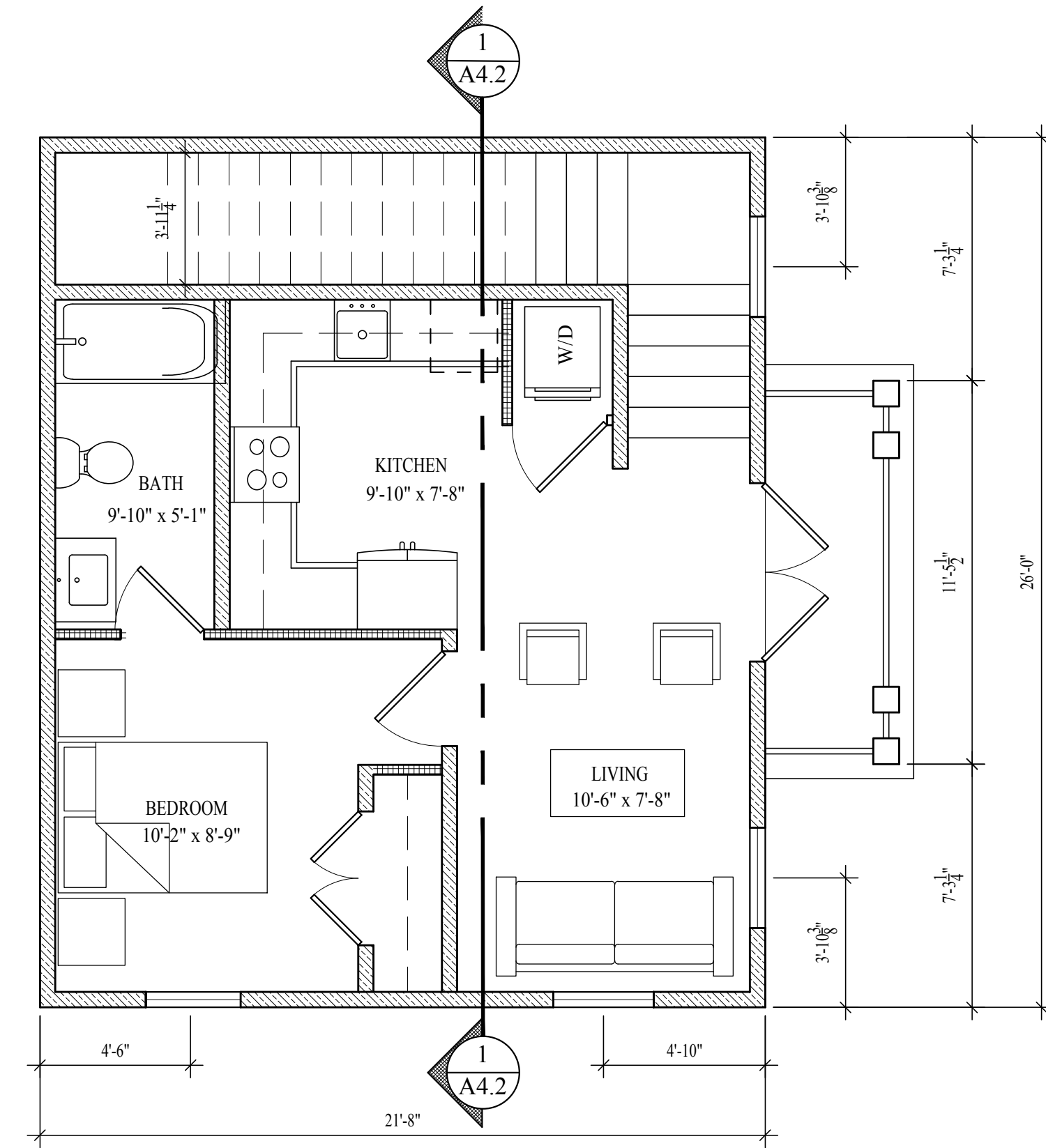
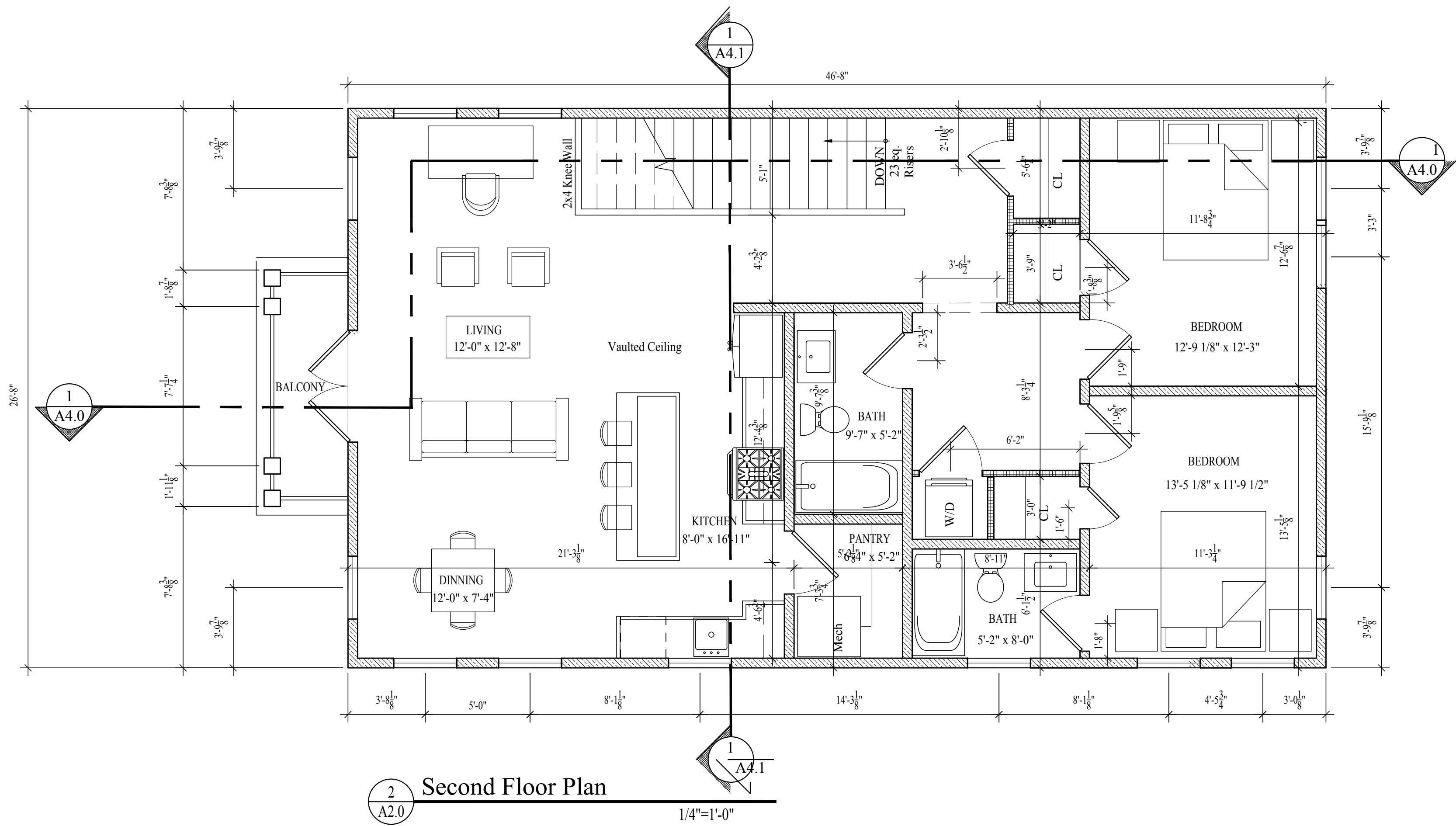


1
A1.2 Barnard St. Elevation
1/8" = 1'-0"

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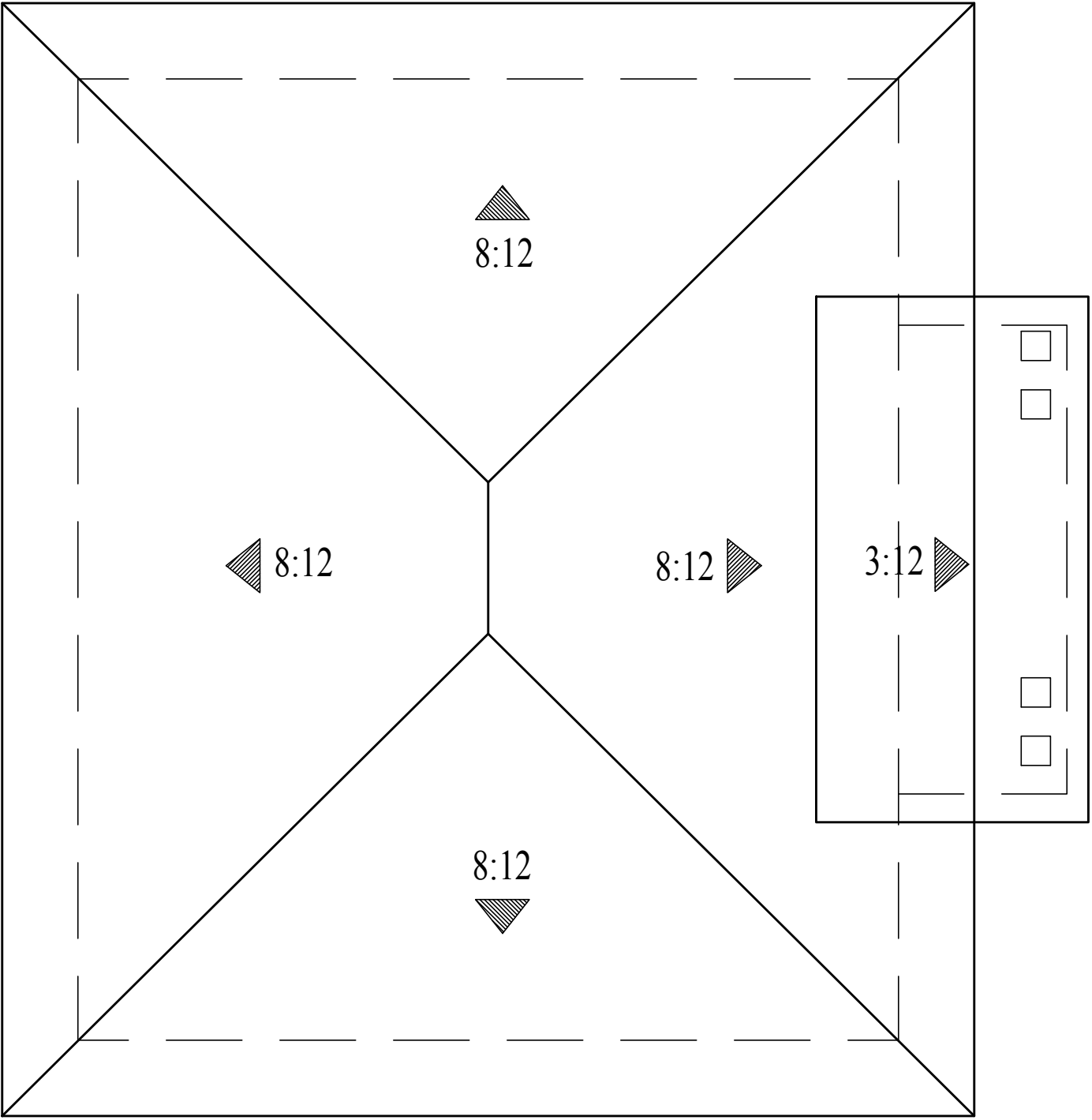
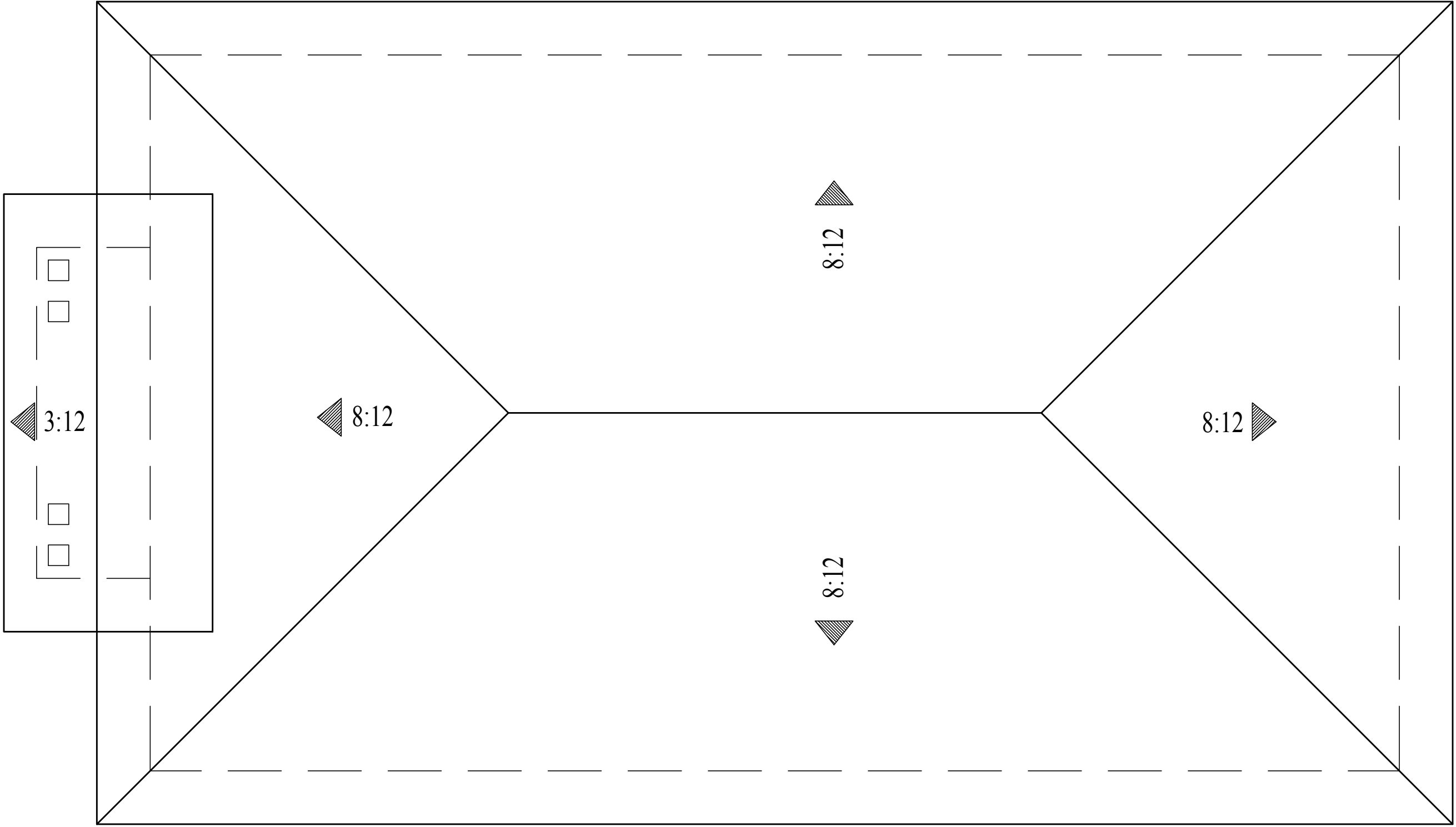


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A2.0



1
A2.0

Roof Plan

1/4"=1'-0"

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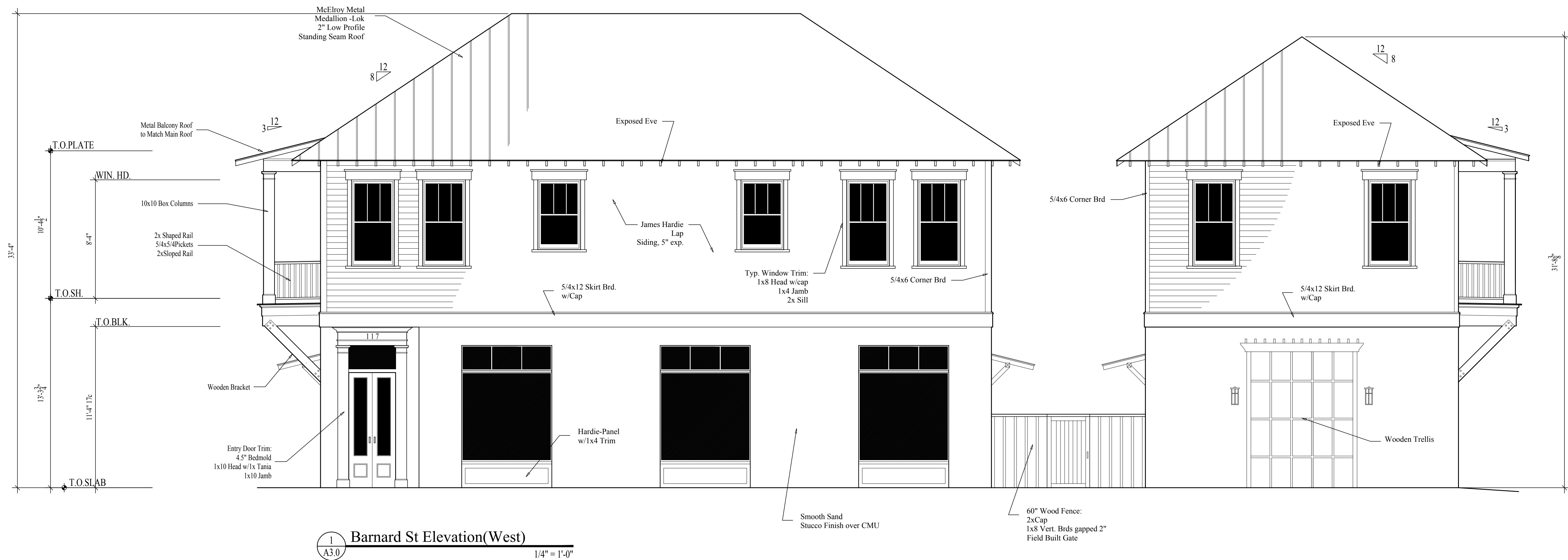
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A2.1

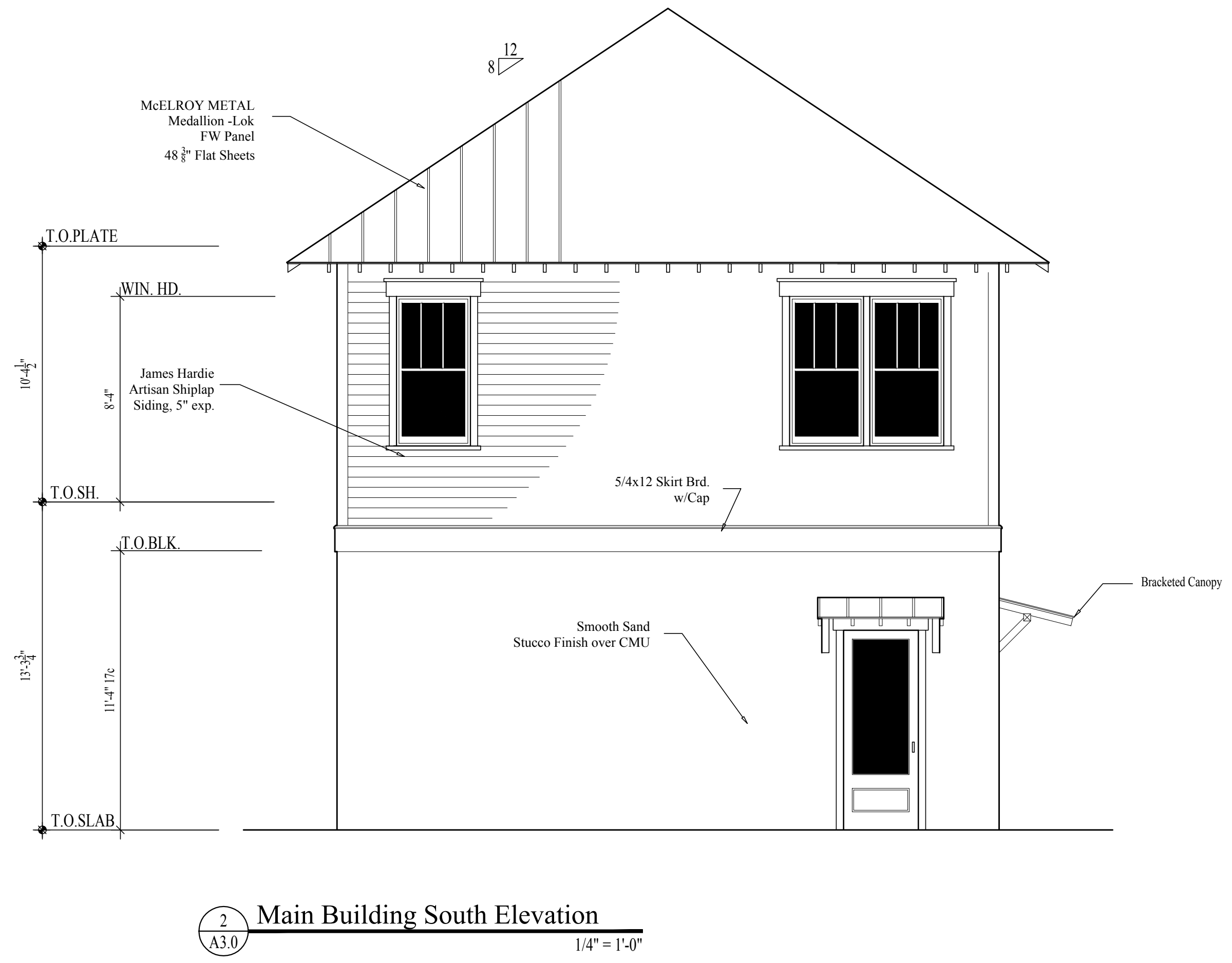
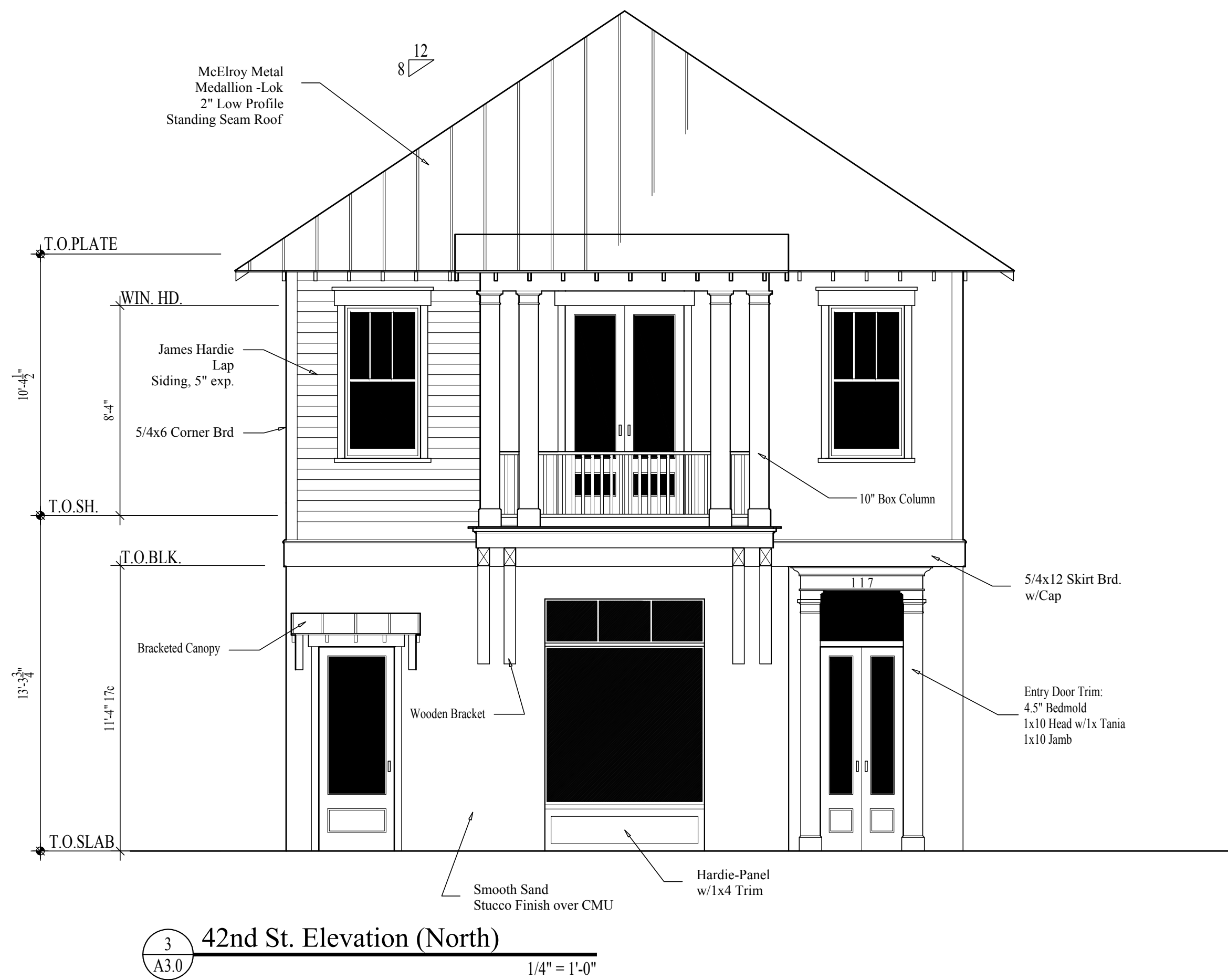


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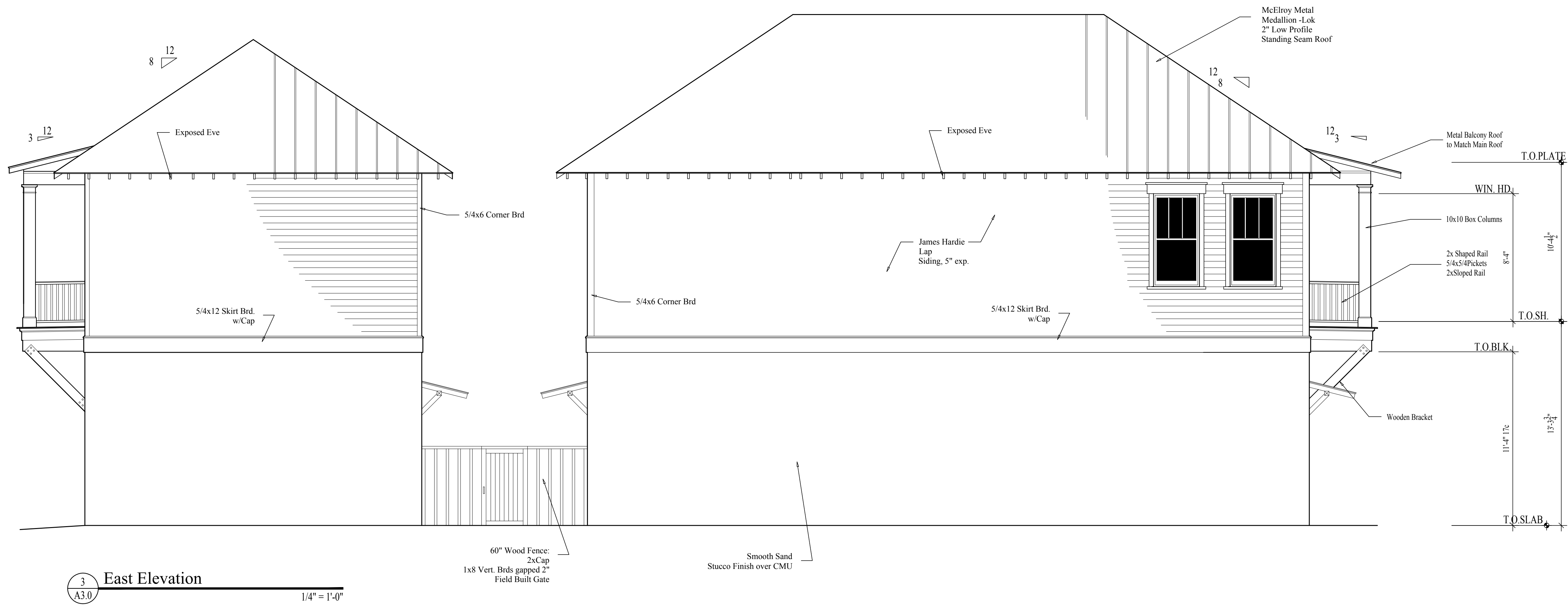
A3.0



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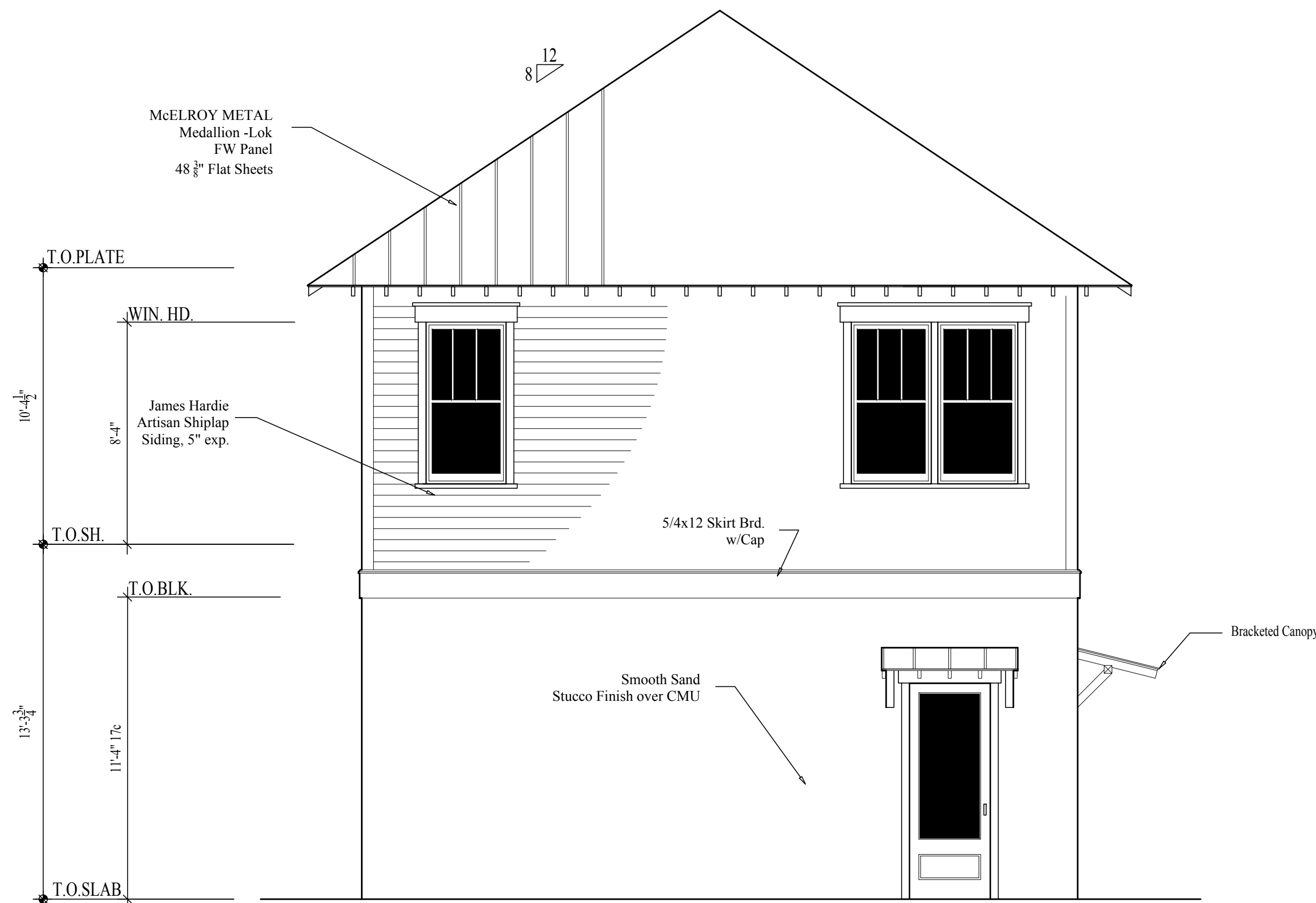


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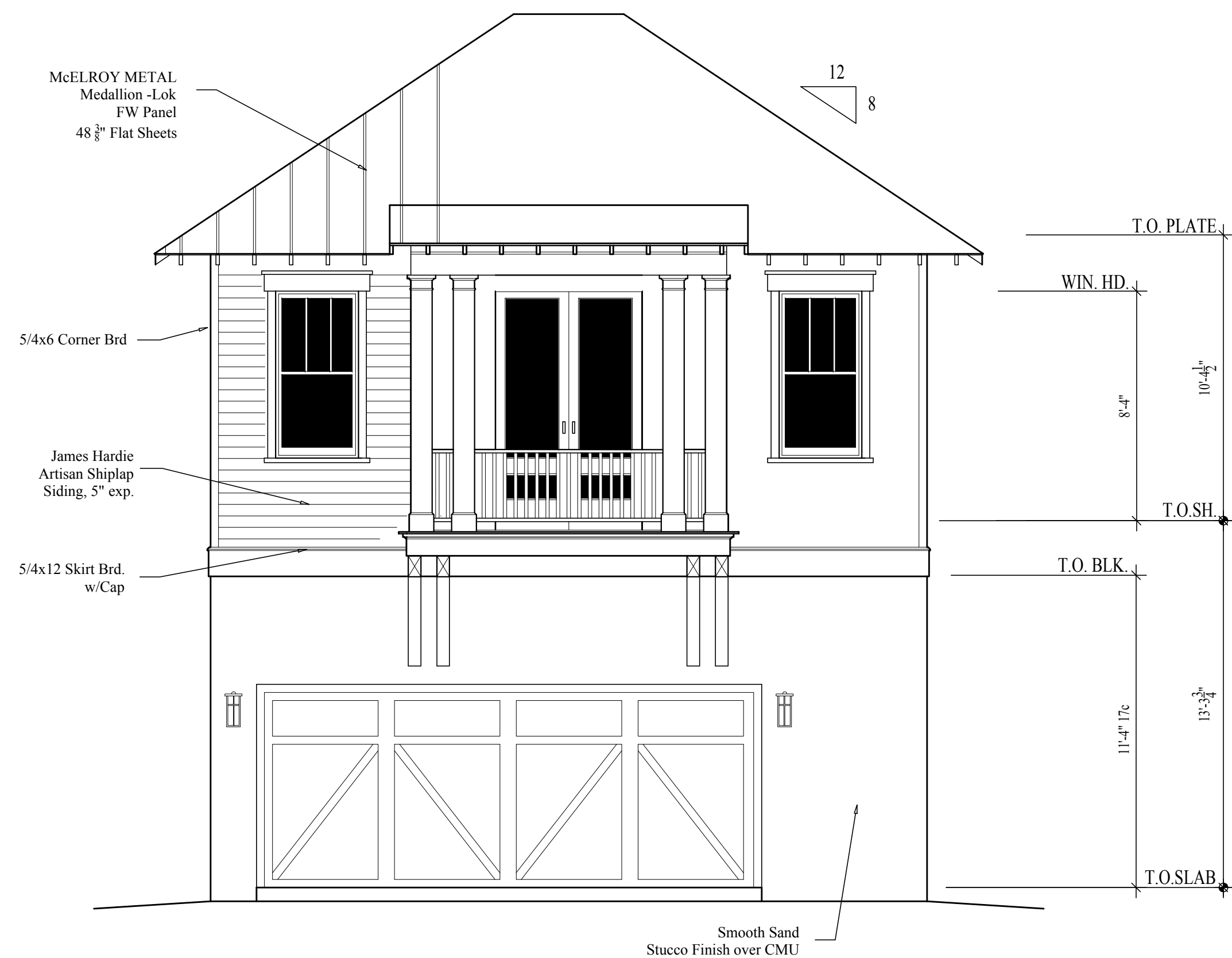
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A3.2



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



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

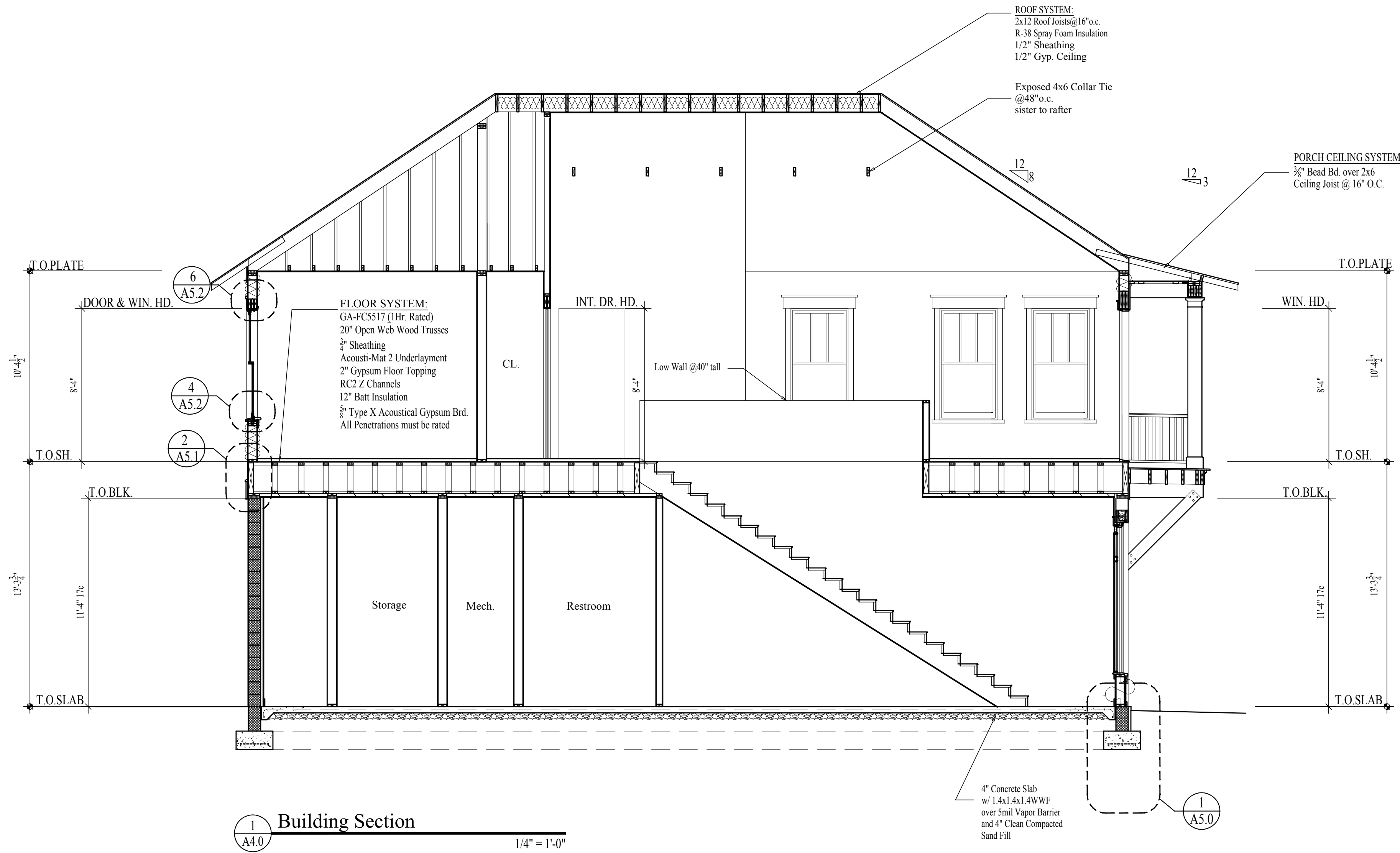
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A3.3



117 W 42nd St

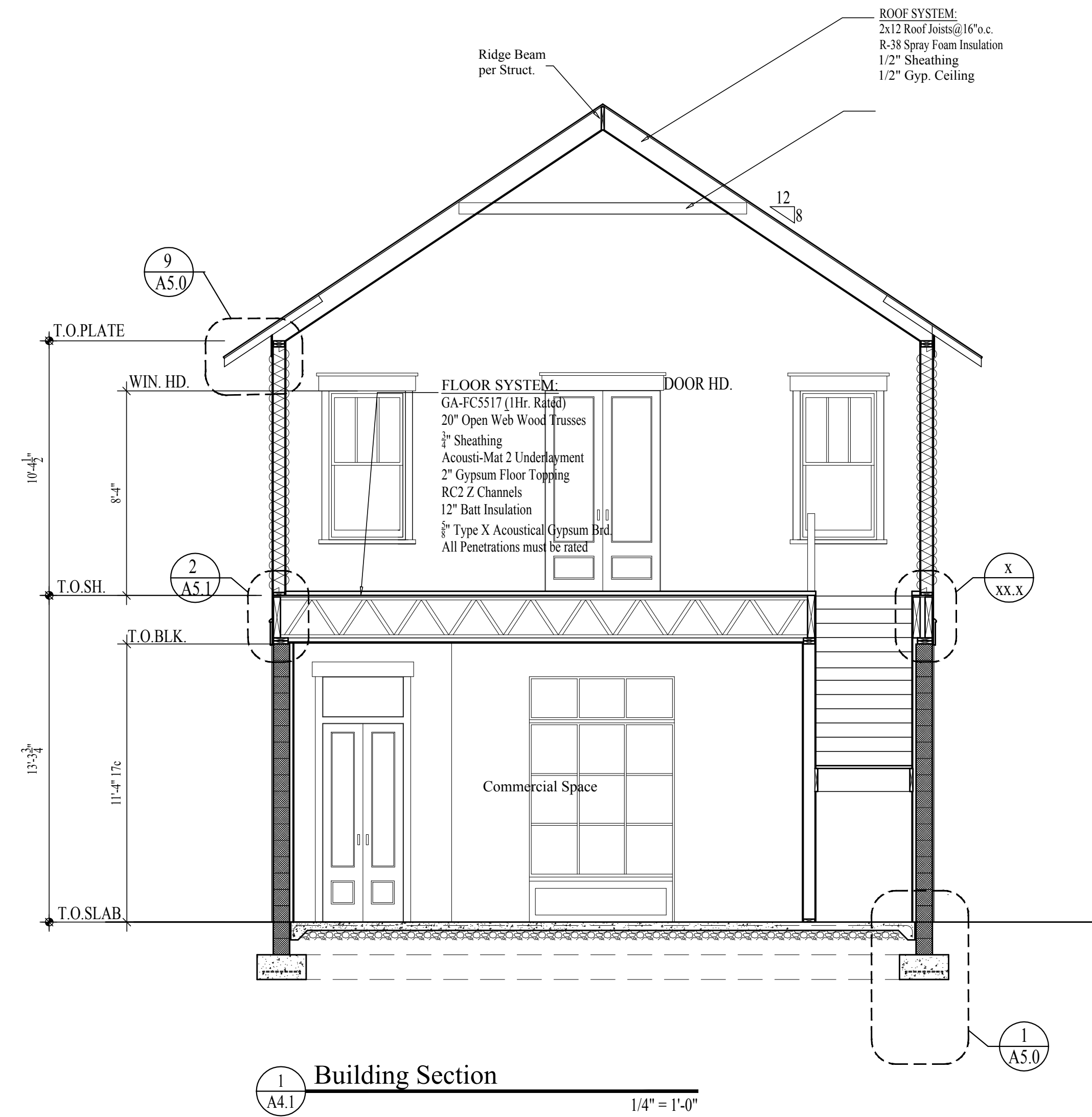
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A4.0



1 A4.1 Building Section 1/4" = 1'-0"

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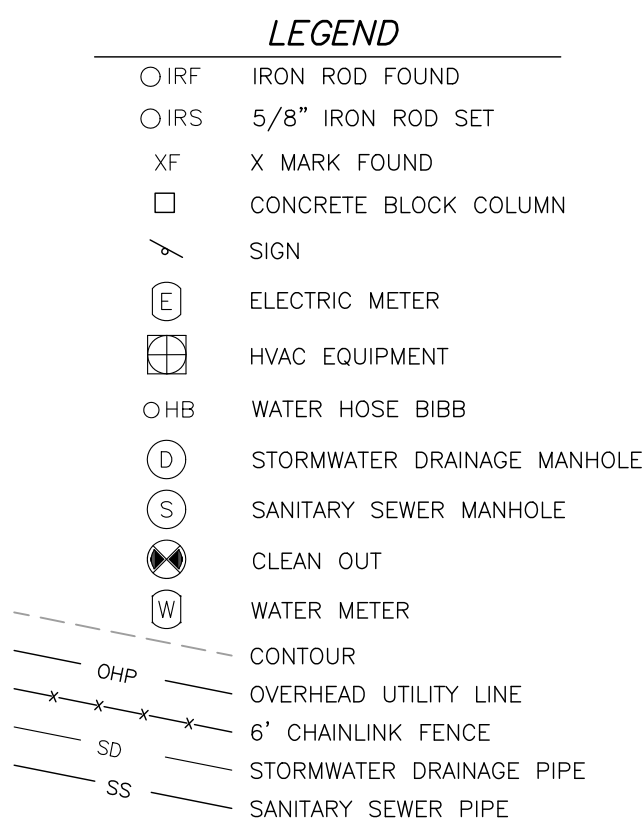
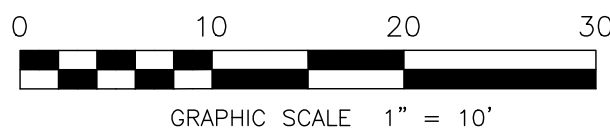
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1. D.B. 2800 PG 679
2. CITY ATLAS MAP 16
3. PLAT BY VICENT HELMLY
DATED 2/06/2023.

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 13051001616, THERE IS NO FLOOD INSURANCE RISK IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS THAT MAY BE RECORDED IN UNRECORDED.
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, ZONING.
6. THE SETBACKS SHOWN ARE FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON WITHOUT CONFIRMING WITH THE CITY OF SAVANNAH PLANNING DEPARTMENT.
7. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS FOR ANY PROPOSED IMPROVEMENTS TO THE PROPERTY. THE DESIGN OR 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.
8. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF FOUNDATION OF THE PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
9. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 20074 15004.
10. 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. NO GUARANTEE OR IMPLIED EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
11. THIS RECOMBINATION CONTAINS A TOTAL AREA OF 0.159 acres. THE TOTAL AREA OF THE RECOMBINATION WAS USED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ONLY. THE CARLSON BRX7 GPS RECEIVER ON THE EGPS NETWORK HAS ADJUSTED TO 0.03311PPM AND VERTICAL 0.04911PPM.

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

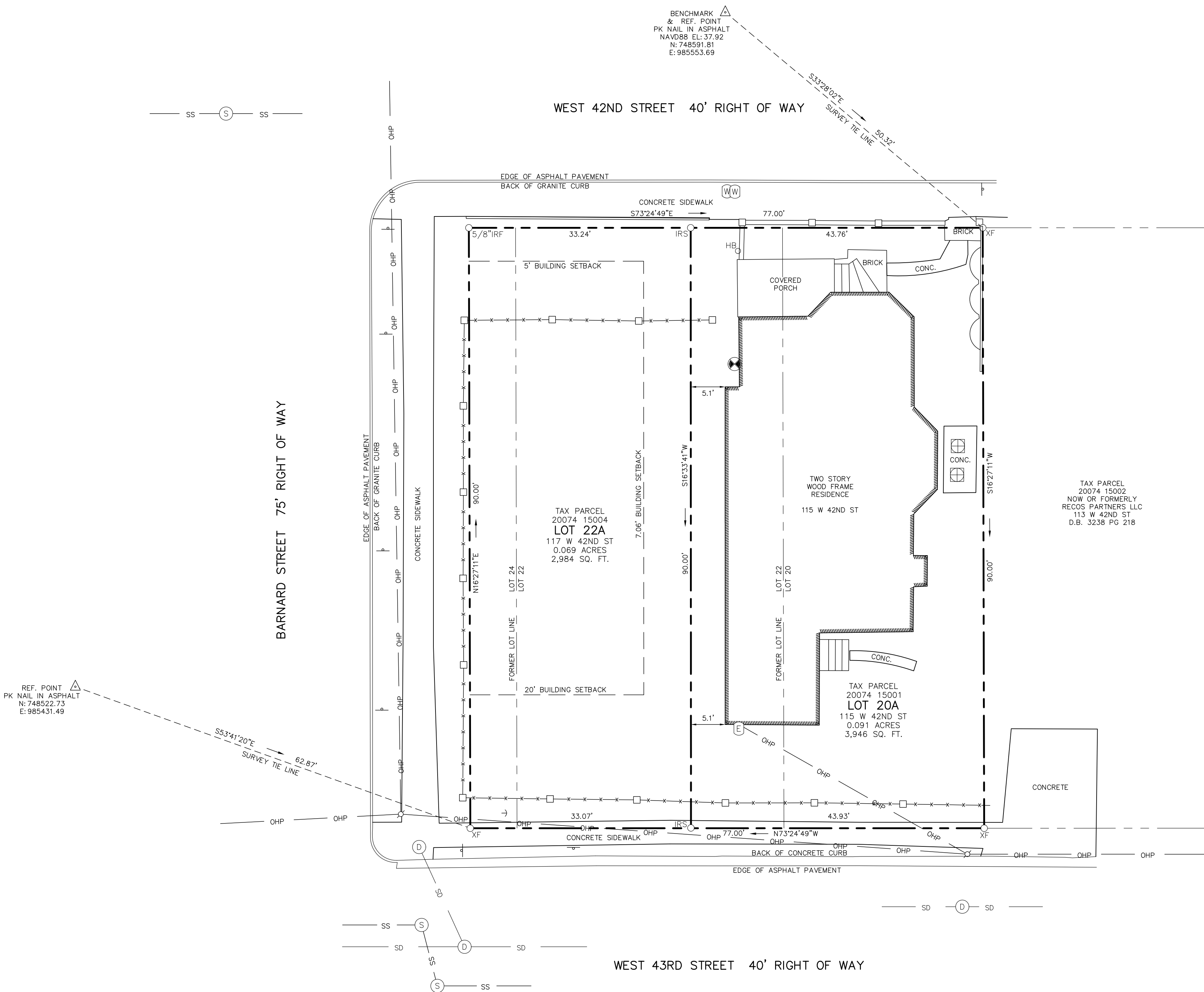
MELANIE WILSON, EXECUTIVE DIRECTOR

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

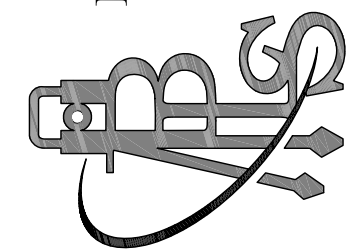
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. I, THE UNDERSIGNED LAND SURVEYOR, CERTIFY THAT THE INFORMATION 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 47-2-101 AND AS SET FORTH IN O.C.G.A. SECTION 47-2-102, 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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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	