



September 14, 2023

Metropolitan Planning Commission
Attn: Leah Michalak
110 East State Street
Savannah, Georgia 31401

Re: The Ritz-Carlton Hotel and Residences - Savannah, GA

Dear Leah:

This petition is requesting approval for the rehabilitation and alterations for the two adjacent buildings within the Downtown Savannah Historic District, one historic/Contributing building located on **2 EAST BRYAN STREET** and one, non-contributing building on **14 EAST BRYAN STREET**.

This proposed Adaptive Reuse of the two structures are intended to connect and function as a single destination for the Ritz-Carlton as both a hotel and residences. Currently, the ground floors on both buildings have been privatized. The proposed project will open up the ground levels to the public and activate both Bull and Bryan Streets.

This petition proposes to preserve and restore the exterior of the existing historic structure and proposes alterations to the non-contributing building. The alteration addresses modification required for the Adaptive Reuse of proposed new hotel use and residential use as well as updates the buildings to current code-compliance.

The Modifications and Additions to both structures are as follows:

2 EAST BRYAN STREET Originally known as the Savannah Bank & Trust, was built in 1915 and designed by Mowbray & Uffinger Architects from New York City. Its footprint is 5,455 S.F. and scope includes the following:

- Existing Front door to be replaced with new to match original
- New Awnings along Bull and Bryan Street inspired by Historic photo
- Exterior signage and building plaques (by separate approval)
- Existing stone façade to be restored and repaired as needed
- Existing windows to remain, frames to be painted black
- Modify the ground floor to include a hotel reception area, lobby and bar
- Hotel guestrooms located on levels 3-15

- New openings in east façade to allow for connection to 14 East Bryan. (Connections currently exist on the lower levels)
- New Mechanical Equipment at the rooftop to replace equipment that previously was in place.

14 EAST BRYAN STREET

Structure is a 10-STORY stone clad façade of post-modern style, constructed and designed by Thomas E. Stanley & Assoc. from Hilton head Island, S.C.

Instead of seeking an approval to demolish the non-contributing structure, this application proposes an addition of an 11th and 12th floor for Residences, within a 12-story height map location, along with a limited bonus floor (level 13) to allow for a small kitchen to service the proposed pool deck.

Scope of work includes the following:

- Add a Food and Beverage location to the spanning the length of the façade of ground floor to allow for activation along Bryan street and Johnson Square.
- Restaurant “outdoor” seating within the building footprint, but covered with terrace above facing Bryan St.
- Exterior Balcony with metal rail at level two
- Addition of a service elevator and separate Residential Elevators
- Hotel levels 2-5, residential levels 5-12
- Convert existing roof (11th floor) in a residential floor. 11th floor is partially built out with a large mechanical room.
- Add residential floor (12th floor)
- Add a partial bonus floor with service spaces and Rooftop pool (13th floor)
- New metal cladding on 12th floor addition
- New mechanical equipment to be screened
- New balcony doors on the north south facades on the residential portion of the building along with limited new doorways on the east side. New balconies are proposed along the south side facing the park and small “Juliet” balconies are proposed on the east and north sides.
- New rooftop planters
- New Sconces and lighting fixtures on the façade and balconies
- Storefront on floors 1 and 2 and Windows above to be replaced with new insulated glazing with black frames

Variations Requested:

None.

See Attachments:

1. HDBR Application for COA
2. HDBR Checklist
3. Drawing Submission
4. Material Narrative and Specifications

Sincerely,



Jennifer McConney-Gayoso, AIA
Studio Mc+G Architecture, Inc



EXTERIOR ARCHITECTURAL FINISHES LEGEND + SPECIFICATIONS

MT-01

Item: Exterior Marble Stone

Finish: White Marble Stone to match historic building

MT-02

Item: Metal Canopy

Finish: BRONZE ANODIZED ALUMINUM, RAL 9011

MT-03

Item: Exterior Marble Stone

Finish: White Marble Stone to match historic building

MT-04

Item: Eglass Metal & Glass Railing

Finish: Bronze/ Clear Glass

Reference: <https://www.eglassrailing.com/glass-railing-systems/>

MT-05

Item: Stone Cornice

Finish: White Marble Stone to match historic building

MT-06

Item: Alucobond Metal Cladding

Finish: BRONZE ANODIZED ALUMINUM, RAL 9011

Reference: <https://www.alucobondusa.com/products.html>

MT-07

Item: Stone Cladding

Finish: White Marble Stone to match historic building

MT-08

Item: Metal Canopy

Finish: BRONZE ANODIZED ALUMINUM, RAL 9011

Reference: <https://www.alucobondusa.com/products.html>

MT-09

Item: Exterior Marble Stone

Finish: White Marble Stone to match historic building

MT-10

Item: Master Wall, White Finish

Reference: <https://masterwall.com/superior-finishes/>

AW-01

Item: Awning Fabric

Spec: Sunbrella SKU 4982-000 Beaufort Classic

Reference: <https://www.sunbrella.com/sunbrella-mayfield-beaufort-classic-4982-0000>

W-7

Item: Commercial Storefront Systems

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

W-8

Item: *Commercial Storefront Systems*

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

D-1

Item: Commercial Storefront Systems

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

D-2

Item: 4 panel Sliding Door

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

ST-01

Item: Commercial Storefront Systems

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

ST-02

Item: Commercial Storefront Systems

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

ST-03

Item: Commercial Storefront Systems

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

ST-04

Item: Commercial Storefront Systems

Finish: Bronze Finish / Clear Glass

Reference: <https://www.ykkap.com/commercial/products/storefronts/>

LT-01

Item: Exterior Sconce

Designer: Ralph Lauren #RL 2086NM Allen Large Linear Sconce

Color: Natural Brass

Reference: https://iconlgtg.media/files/vc/TS_RL2086NB.pdf

PL-01

Item: PlanterCraft - Aluminum Rectangular Planter

Finish: Bronze Finish

Reference: <https://www.plantercraft.com/product/aluminum-rectangular-planter-42/>

PL-02

Item: Custom made Marble Planter

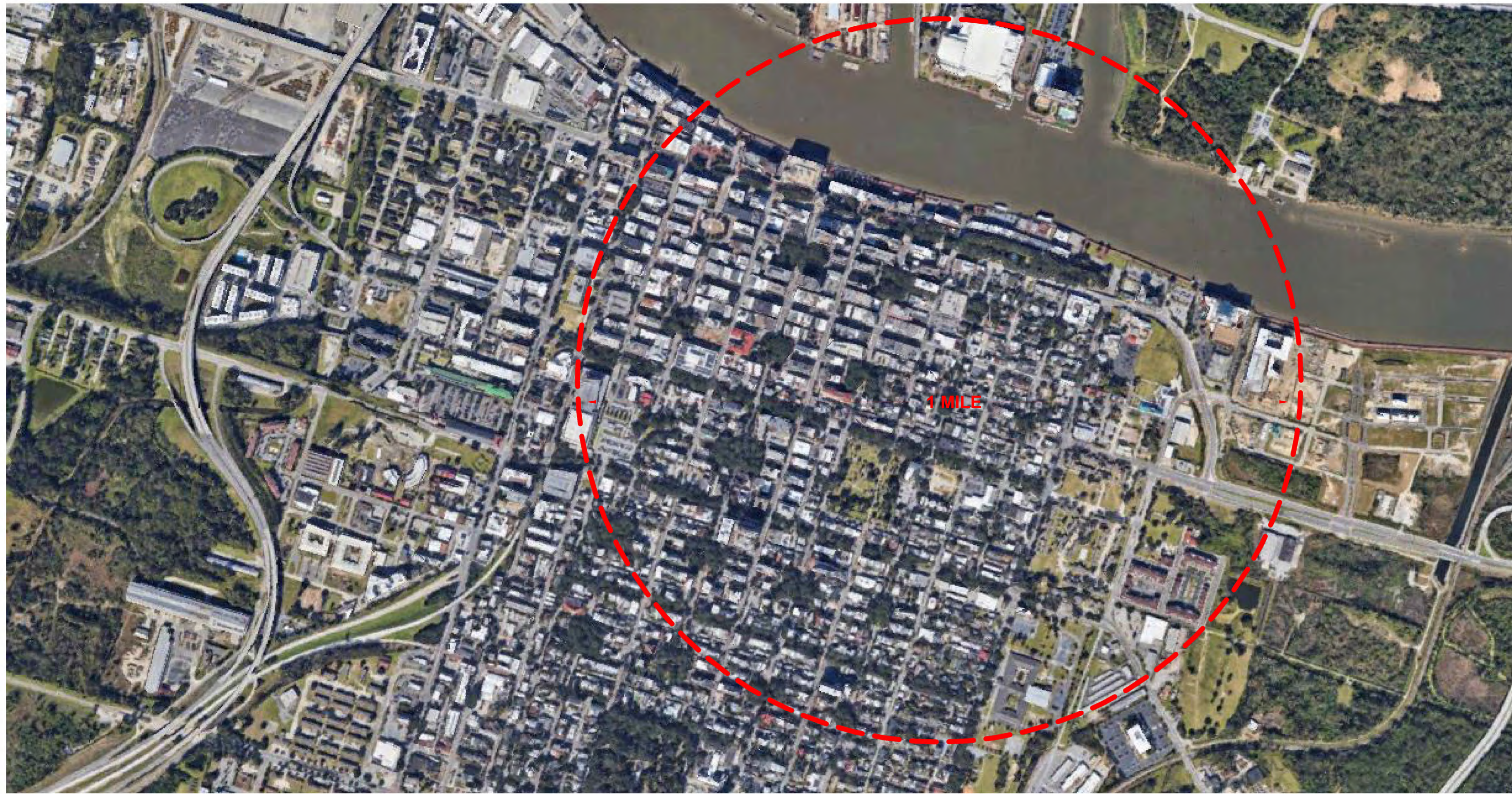
Finish: White Marble Stone to match historic building

SC-1

Item: Envisor Vertical louver Panel – Horizontal Louvers,

Finish: BRONZE ANODIZED ALUMINUM, RAL 9011

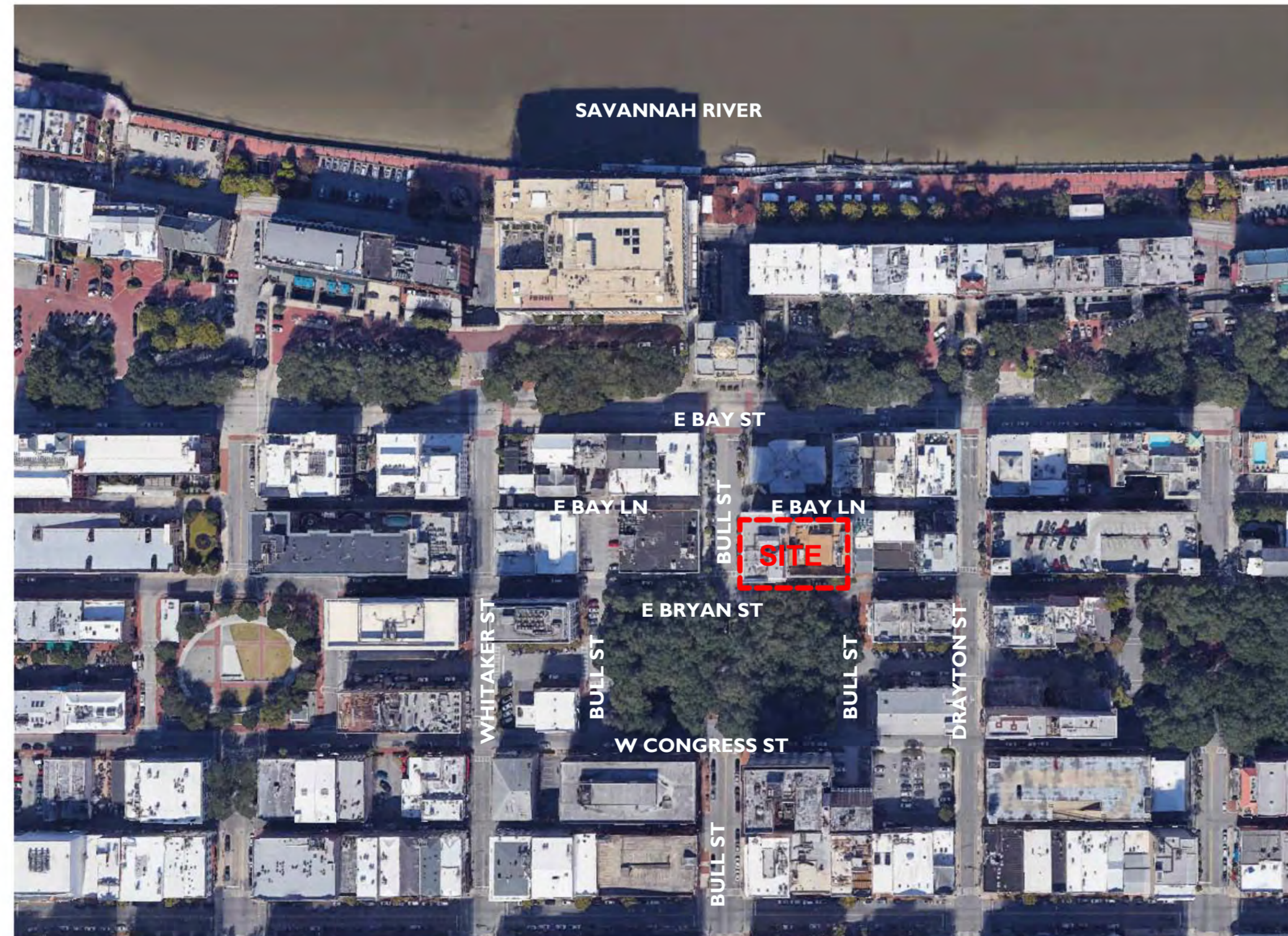
Reference: <https://cityscapesinc.com/products/visor>



LOCATION PLAN



NORTHWEST VIEW



SITE LOCATION



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
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A0.01	INDEX OF DRAWINGS & LOCATION PLAN
A0.02	PROJECT INFO & ZONING DATA
A0.03	STREET CONTEXT PHOTOS
A0.04	STREET CONTEXT PHOTOS
A0.05	BUILDING INDEX
A0.06	CONTEXT SECTIONS
A0.07	CONTEXT SECTIONS
A0.08	1910 BUILDING PHOTOS
A0.09	1910 BUILDING PLANS & INTERIORS
A0.10	1970 BUILDING PHOTOS
A0.11	1970 BUILDING PLANS & INTERIORS
A0.12	HISTORIC ARCHITECTURAL VOCABULARY
A0.13	RENDERED VIEWS
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A0.15	RENDERED VIEWS
A0.16	RENDERED VIEWS
A0.17	RENDERED VIEWS
A0.18	RENDERED VIEWS
A0.19	SITE PLAN
V0.00	SURVEY
A1.00	BASEMENT - PROPOSED PLAN
A1.01	LEVEL 1 - PROPOSED PLAN
A1.02	LEVEL 2 - PROPOSED PLAN
A1.03	LEVEL 3 - PROPOSED PLAN
A1.04	LEVEL 4 - PROPOSED PLAN
A1.05	LEVEL 5 - PROPOSED PLAN
A1.06	LEVEL 6-10 - PROPOSED PLAN
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A1.08	LEVEL 12 - PROPOSED PLAN
A1.09	LEVEL 13 - PROPOSED PLAN
A1.10	LEVEL 14 - PROPOSED PLAN
A1.11	LEVEL 15 & ROOF - PROPOSED PLAN
A1.12	ROOF PLAN - PROPOSED
A2.00	PROPOSED ELEVATIONS
A2.01	PROPOSED ELEVATIONS
A2.02	ENLARGED ELEVATIONS
A2.03	ENLARGED ELEVATIONS
A2.04	ENLARGED ELEVATIONS
A2.05	PROPOSED STREET ELEVATIONS
A2.06	PROPOSED STREET ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
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A4.00	WALL SECTIONS
A5.00	DOOR, WINDOWS & STOREFRONT
D1.00	BASEMENT - DEMO PLAN
D1.01	LEVEL 1 - DEMO PLAN
D1.02	LEVEL 2 - DEMO PLAN
D1.03	LEVEL 3-10 - DEMO PLAN
D1.04	LEVEL 11-14 - DEMO PLAN
D1.05	LEVEL 15 & ROOF - DEMO PLAN
D1.07	ELEVATIONS - DEMO
D1.08	ELEVATIONS - DEMO
D1.09	BUILDING SECTION - DEMO

REVISIONS

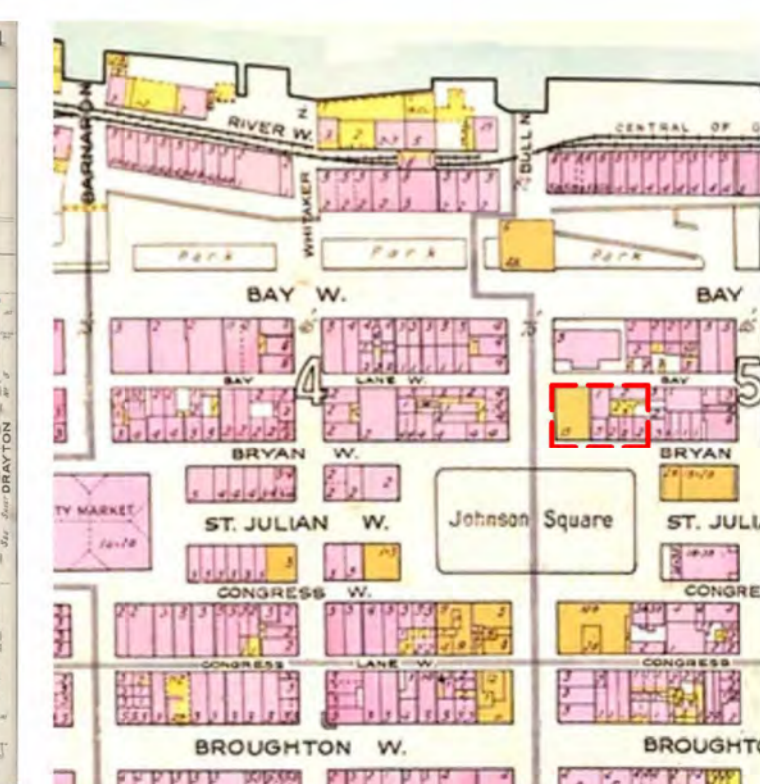
REV#	DATE	DESCRIPTION

SCALE:
DRAWN: MWR
CHECK: JMcG
DATE: 07/27/2023

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1887 SANBORN MAP



1916 SANBORN MAP

