



February 11, 2026

Metropolitan Planning Commission
Attn: Ms. Jodie Brown
110 East State Street
Savannah, Georgia 31401

The Ritz-Carlton Hotel and Residences – Savannah, GA

Dear Ms. Brown,

This petition is requesting approval for the addition of an Electrical Vault for the non contributing building on **14 EAST BRYAN STREET** as part of the whole project of the two adjacent buildings within the downtown Savannah Historic District. The historic building (originally known as the Savannah Bank and Trust) is located on **2 EAST BRYAN STREET** and is generally unaffected by the changes requested.

The overall proposed Adaptive Reuse of the two structures is intended to connect and function as a single destination for the Ritz-Carlton Hotel. 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 an addition required by Georgia Power to the non-contributing building at only the rear alley elevation. The small 545 sqft addition addresses modification required for the Adaptive Reuse of proposed new hotel use. The Modifications and Additions are as follows:

14 EAST BRYAN STREET

The structure is a 10-STORY stone clad façade of post-modern style, constructed in 1975 and designed by Thomas E. Stanley & Assoc. from Hilton head Island, S.C.

Certificate of Appropriate requests include the following:

☐ Addition of a new Georgia Power Electrical Vault along the alley to create a transformer enclosure with new overhead doors where previous exterior generator and staging were located. This addition is necessary due to no other space being available to locate the transformers. The previous smaller transformer is currently located under the sidewalk along Bryan Street. This existing transformer will not



satisfy the electrical requirements for the Rehabilitation Project. Many meetings were held with Georgia Power to finalize this new vault condition.

☐ Addition of equipment and enclosure upon the roof overhang of the second floor along the alley. The raised platform encroachment is a part of a separate permit.

Variances Requested:

None.

See Attachments:

1. HDBR Application for COA
2. HDBR Checklist
3. Drawing Submission

Sincerely,

Jennifer McConney-Gayoso, AIA

Studio Mc+G Architecture, Inc



EXTERIOR ARCHITECTURAL FINISHES LEGEND + SPECIFICATIONS

MT-10

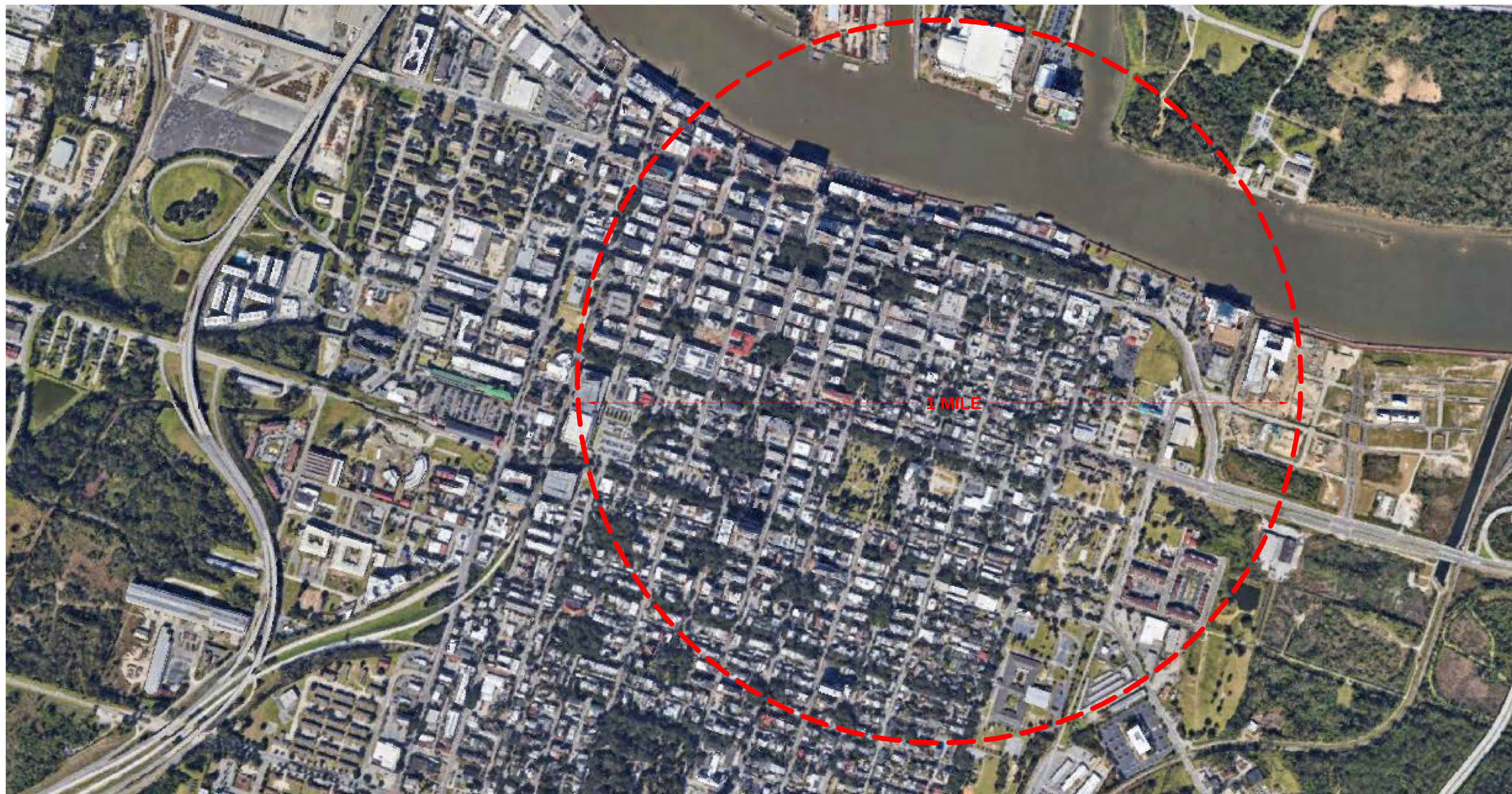
Item: Master Wall, MFG “Aggre-Flex”,

Finish: #420 White, Perfect Finish

D-2

Item: Aluminum Impact Resistant Overhead Door

Finish: Gray Powder Coating



INDEX OF DRAWINGS

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D1.08	ELEVATIONS - DEMO
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A1.02	LEVEL 1 - PROPOSED PLAN
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A3.13	MECHANICAL PLATFORM
A6.39	TRANSFORMER
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STUDIO **Mc+G**
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PROJECT NUMBER
2202

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PROJECT NAME

**THE RITZ
CARLTON
HOTEL**

PROJECT ADDRESS

2 E. Bryan St. # 1150
Savannah, GA 31401

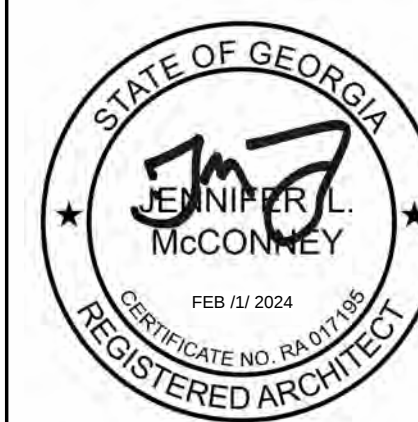
DRAWING

INDEX OF DRAWINGS & LOCATION PLAN

PHASE

SCHEMATIC DESIGN

SEAL



REVISIONS

[illegible]

SCALE:

DRAWN: MWR

CHECK: JMcG

DATE	09/14/23
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SHEET NUMBER

A0.01



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EXISTING SECTION

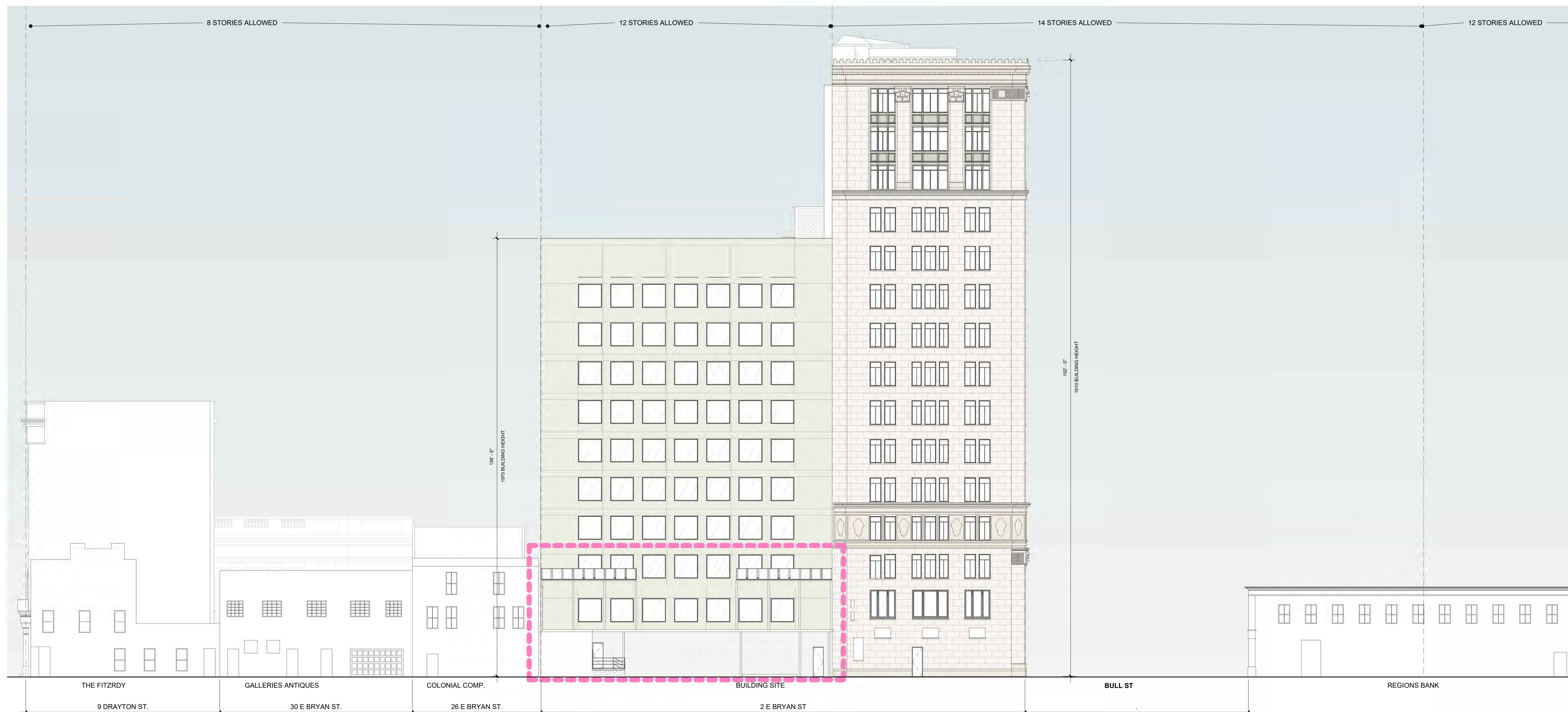
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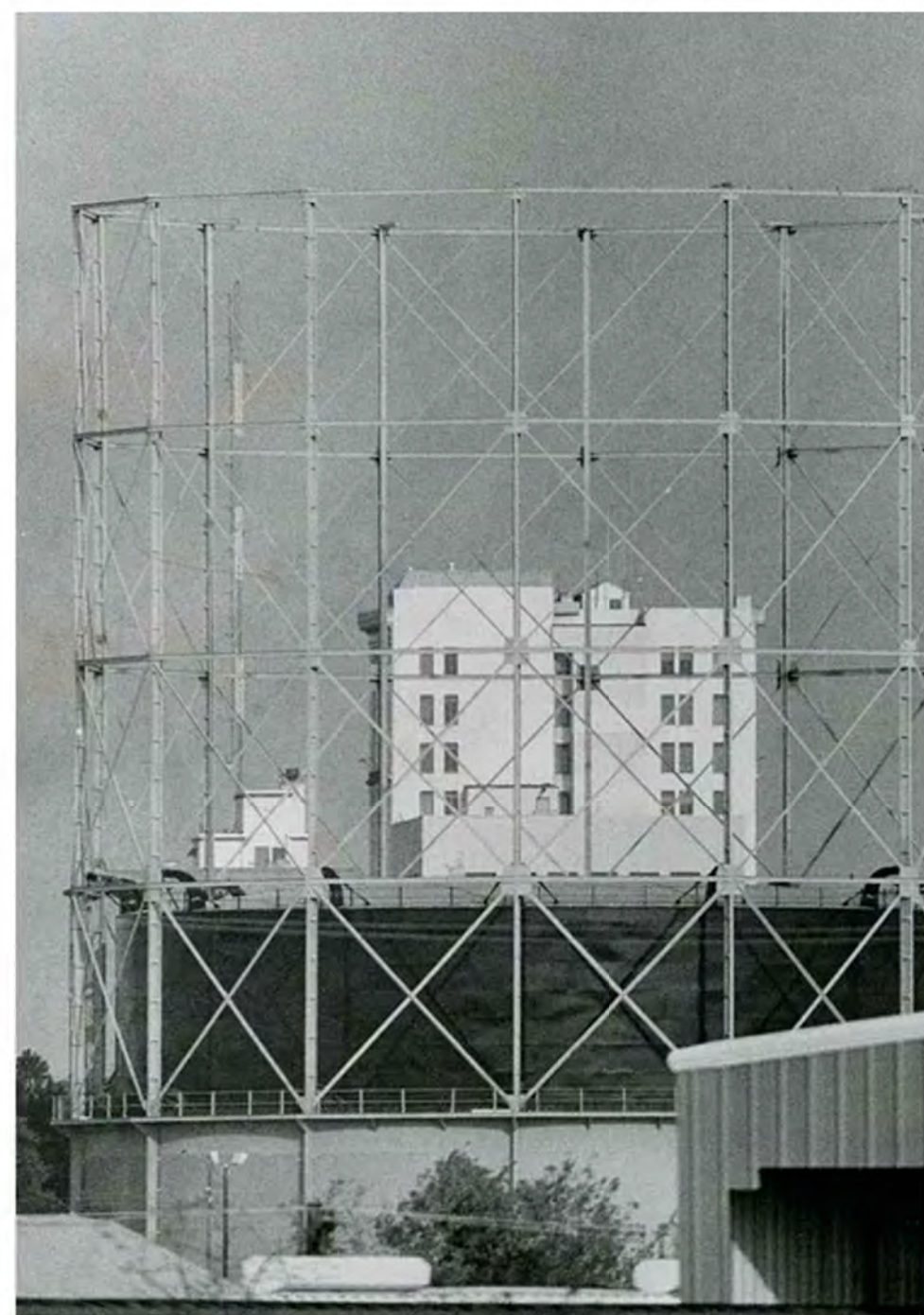
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A0.06



3 BAY LN - SECTION
1/16" = 1'-0"



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DRAWING

1970 BUILDING
PHOTOS

PHASE

SCHEMATIC DESIGN

SEAL



REVISIONS

[illegible]

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CHECK: JMcG

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SHEET NUMBER

A0.10

— BANK VAULT
(EXISTING)

BASEMENT PLAN

ORIGINAL BANK VAULT
(NOT EXISTING)

— DOUBLE HEIGHT

FIRST FLOOR PLAN

STAIRS

— OPEN SPACE

MEZZANINE PLAN

WINDOWS
(NOT ORIGINAL)

— ORIGINAL OFFICE LAYOUT
(NOT EXISTING)

TYP. FLOOR PLAN

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Savannah, GA 31401

DRAWING

1970 BUILDING PLANS & INTERIORS

PHASE

SCHEMATIC DESIGN

SEAL



REVISIONS

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SCALE: 1" = 40'-0"

RAWN:	MWR
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PROJECT NAME
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HOTEL**

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2 E. Bryan St. # 1150
Savannah, GA 31401

DRAWING

LEVEL I - DEMO

PLAN

PHASE
I/30/2026

SEAL



REVISIONS

[illegible]

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DATE	07/17/24

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D1.01

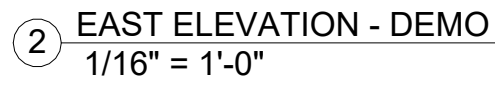
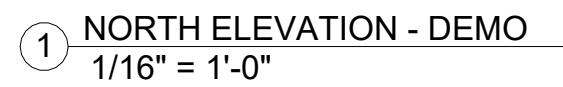
GENERAL SELECTIVE DEMOLITION NOTES:

1. THE SELECTIVE DEMOLITION WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, EXTENSIONS, CONNECTIONS, CUTTING, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK.
2. AND TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. THE CONSTRUCTION SHALL ALSO INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED.
3. ANY WORK NOT SHOWN ON THE DRAWING OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
4. WHERE THE WORK OR DAMAGE IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE OPENINGS SHALL BE PROTECTED OR
5. TEMPORARILY CLOSED UP WITH ADJOINING SURFACE.
6. MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS. INCLUDE SUCH ITEMS AS:
 - A. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
 - B. VIBRATION OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT AND WIRING.
7. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METAL AND DETERIORATED CONCRETE.
8. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED.
9. ASSIGNMENT OF WORK OF MOVING, REMOVAL, CUTTING AND PATCHING, TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER TO CAUSE LEAST DAMAGE TO EACH TYPE OF WORK, AND PROVIDE MEANS OF RETURNING TO APPEARANCE OF NEW WORK.

1. THE FOLLOWING TEMPORARY LIFE SAFETY SYSTEMS WILL BE MAINTAINED FUNCTIONAL THROUGHOUT CONSTRUCTION ACTIVITIES; MANUAL WET STANDPIPE SYSTEM IN THE STAIRWELLS CONNECTED WITH HOSES AT EACH LEVEL AND FDC ON STREET LEVEL
2. A 2 1/2" FIRE WATCH WILL BE PROVIDED
3. ALL EXIT STAIRWAYS WILL REMAIN UNOBSTRUCTED AND AVAILABLE DURING THE CONSTRUCTION ACTIVITIES.
4. STAIR RE-ENTRY REQUIREMENTS OF NFPA 101 WILL BE ADHERED TO DURING DEMOLITION ACTIVITIES APPROPRIATE SIGNAGE WILL BE PROVIDED AS REQUIRED:
 - a. THERE SHALL BE NOT LESS THAN TWO LEVELS WHERE IT IS POSSIBLE TO LEAVE THE STAIR ENCLOSURE TO ACCESS ANOTHER EXIT.
 - b. THERE SHALL BE NOT MORE THAN FOUR STORIES INTERVENING BETWEEN STORIES WHERE IT IS POSSIBLE TO LEAVE THE STAIR ENCLOSURE TO ACCESS ANOTHER EXIT.
 - c. DOOR ASSEMBLIES ALLOWING RE-ENTRY SHALL BE IDENTIFIED AS SUCH ON THE STAIR SIDE OF THE DOOR LEAF.
 - d. DOOR ASSEMBLIES NOT ALLOWING RE-ENTRY SHALL BE PROVIDED WITH A SIGN ON THE SIDE INDICATING THE LOCATION OF THE NEAREST DOOR OPENING IN EACH DIRECTION OF TRAVEL.

	PORTION TO BE REMOVED
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING COLUMNS TO REMAIN. GC SHALL PROTECT FROM DAMAGE DURING CONSTRUCTION
	EXISTING TO BE REMOVED

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PROJECT NAME

**THE RITZ
CARLTON
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2 E. Bryan St. # 1150
Savannah, GA 31401

DRAWING

ELEVATIONS - DEMO

PHASE

1/30/2026

SEAL



REVISIONS

SCALE: As indicated

DRAWN: RAP

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DATE	07/17/24

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SHEET NUMBER

D1.08



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2 E. Bryan St. # 1150
Savannah, GA 31401

DRAWING

BASEMENT -
PROPOSED PLAN

PHASE

1/30/2026

SEAL



REVISIONS

REV#	DATE	DESCRIPTION
1	11/17/2025	UPDATES

[illegible]

SCALE: As indicated

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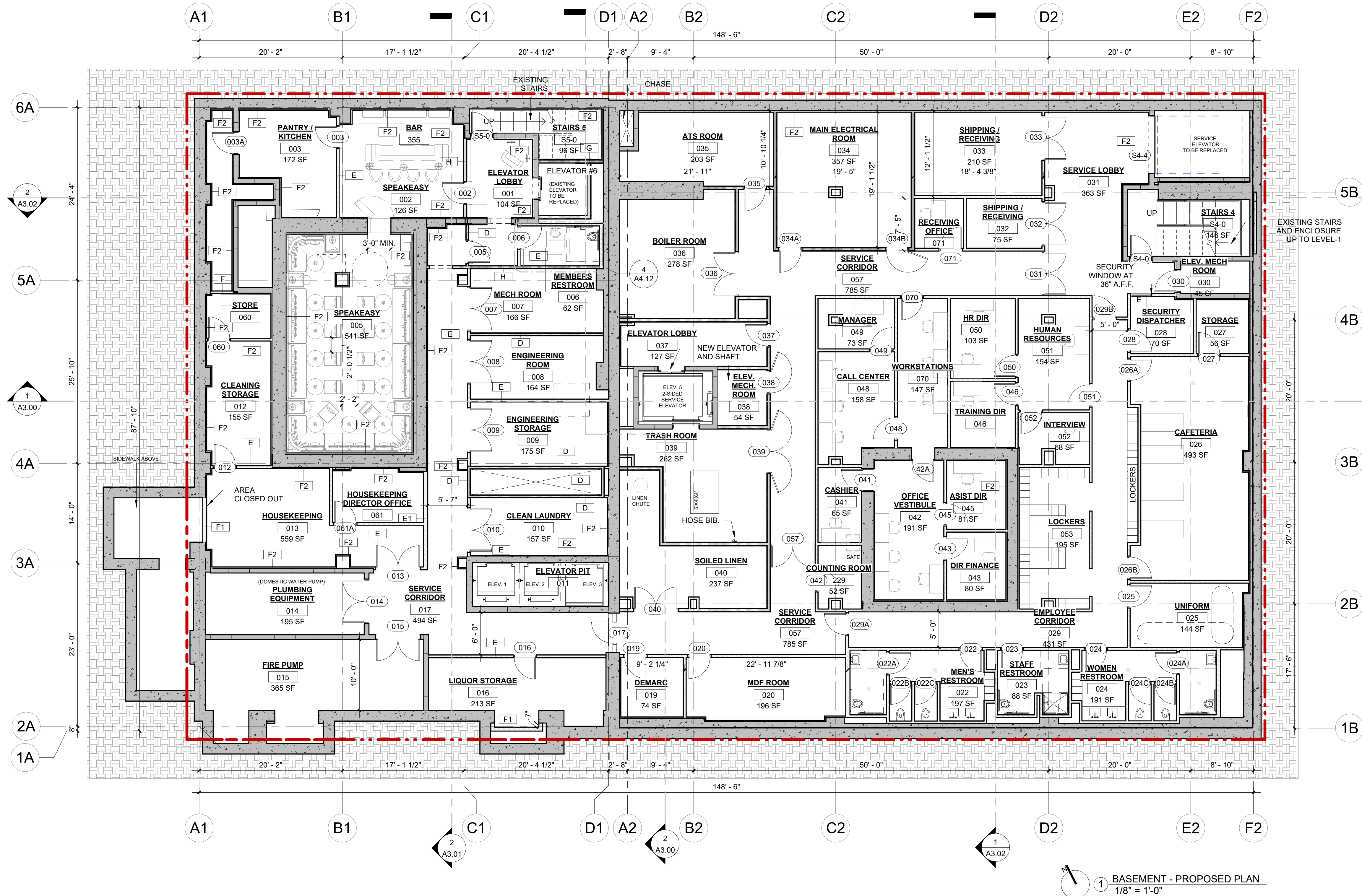
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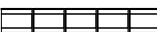
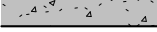
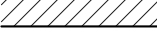
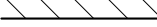
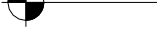
GENERAL NOTES:

1. ALL NOTES ARE TYPICAL UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND ENSURING THAT ALL WORK ALIGNS WITH THE PROVIDED PLANS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
3. MASONRY OPENINGS MUST BE VERIFIED PRIOR TO THE INSTALLATION OR ALTERATION OF EXTERIOR DOORS, WINDOWS, OR STOREFRONT SYSTEMS.
4. PROPER DRAINAGE MUST BE MAINTAINED TO AVOID ADVERSE IMPACTS ON ADJACENT PROPERTIES. SITE GRADING MUST CONSIDER BOTH FUNCTIONALITY AND AESTHETICS.
5. USE FLOOD-RESISTANT MATERIALS WHERE REQUIRED, BALANCING FUNCTIONALITY WITH AESTHETIC INTEGRITY.
6. ALL ESSENTIAL SERVICES AND EQUIPMENT SHOULD BE POSITIONED TO ENSURE THEIR PROTECTION FROM POTENTIAL FLOODING.
7. DRAWINGS AND SCHEMATICS OF EXTERIOR ELEMENTS ARE FOR REFERENCE. DETAILED SHOP DRAWINGS MUST BE PROVIDED WHERE NECESSARY.
8. ALL ALIGNMENTS, ESPECIALLY WITH MASONRY WORK, MUST RESPECT THE BUILDING'S FEATURES AND ARCHITECTURAL INTEGRITY.
9. SAFETY MEASURES, SUCH AS BALCONY RAILINGS, MUST COMPLY WITH CURRENT STANDARDS.

ADDITIONAL RELEVANT NOTES

- | | |
|--|---|
| 1. ALL RENOVATIONS SHALL RESPECT AND PRESERVE HISTORIC ELEMENTS AND DETAILS WHEREVER POSSIBLE. WHEN RESTORATION IS NECESSARY, MATERIALS AND METHODS CONSISTENT WITH THE ORIGINAL CONSTRUCTION SHALL BE USED. | 9. THE CONTRACTOR SHALL MAINTAIN AN OPEN LINE OF COMMUNICATION WITH THE ARCHITECT REGARDING ANY AMBIGUITIES OR QUESTIONS ABOUT THE PRESERVATION OF HISTORICAL ELEMENTS. |
| 2. ANY ADDITIONS OR ALTERATIONS MUST COMPLY WITH LOCAL HISTORIC PRESERVATION GUIDELINES AND REGULATIONS. | 10. DOCUMENTATION OF THE ORIGINAL CONDITIONS, INCLUDING PHOTOGRAPHS AND DRAWINGS, SHOULD BE PRESERVED AND MAINTAINED FOR FUTURE REFERENCE AND HISTORICAL RECORDS. |
| 3. ALL MATERIALS, ESPECIALLY THOSE VISIBLE FROM THE EXTERIOR, SHOULD BE CHOSEN FOR THEIR COMPATIBILITY WITH THE HISTORICAL CHARACTER OF THE BUILDING. | 11. STRUCTURAL COLUMNS, BEAMS & FLOOR LEVELS, DIMENSIONS TO BE VERIFIED IN FIELD. |
| 4. IN THE EVENT OF DISCOVERING UNEXPECTED HISTORICAL FEATURES OR MATERIALS DURING CONSTRUCTION, WORK IN THAT AREA SHALL HALT UNTIL CONSULTATION WITH THE ARCHITECT OR A HISTORICAL EXPERT. | <u>INTERIOR FINISHES & ALIGNMENTS NOTES:</u> |
| 5. MODERN SYSTEMS (ELECTRICAL, HVAC, PLUMBING, FIRE PROTECTION, ETC.) SHOULD BE INTEGRATED IN A MANNER THAT MINIMALLY IMPACTS THE HISTORICAL FABRIC OF THE BUILDING. | 1. REFER TO ALL INTERIOR ARCHITECTURE DRAWINGS AND FINAL DEVELOPMENT DRAWINGS FOR ALL FINISHES, DIMENSIONS, AND ALIGNMENTS. ADDRESS ANY REQUIRED DETAILS IN SHOP DRAWINGS. |
| 6. ALL SAFETY AND ACCESSIBILITY UPGRADES, SUCH AS ELEVATORS OR RAMPS, SHALL BE DESIGNED AND LOCATED TO MINIMIZE DISRUPTION TO HISTORICAL ELEMENTS. | 2. ENSURE WOOD BLOCKING/REINFORCEMENT IS PROVIDED IN COORDINATION WITH THE INTERIOR ARCHITECTURE DRAWINGS. |
| 7. STRUCTURAL INTERVENTIONS SHOULD BE CARRIED OUT WITH MINIMAL VISIBILITY AND IMPACT ON THE ORIGINAL DESIGN AND MATERIALS. | 3. ALL WALL-HUNG EQUIPMENT, SHELVING, CABINETS, MILLWORK, FIXTURES, AND ART LOCATIONS IN PARTITIONS MUST BE SECURED TO 25 GAUGE (MINIMUM) METAL STUDS AT 16" ON CENTER (MAXIMUM) AND 2X WOOD BLOCKING PER INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS 2024. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WOOD BLOCKING BETWEEN NO LESS THAN TWO (2) STUDS WHERE REQUIRED AT ALL PARTITIONS. |
| 8. AREAS OF SIGNIFICANT HISTORICAL VALUE WITHIN THE BUILDING SHOULD BE IDENTIFIED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. | 4. FINISH FLOOR NOTES: ALL FINISH WALKING SURFACES MUST BE SLIP-RESISTANT (TYPICAL FOR ALL LEVELS). |

LEGEND:

	8' CMU WALL		SYSTEM, REFER TO SCHEDULE ON DR# SHEET
	25 GA. 3 5/8" MTL. FRAMED INTERIOR PARTITION		EXISTING WINDOW NOT PART OF SCOPE OF WORK
	CONC. WALL		WALL TAG
	EXTERIOR WALL CLADDING SYSTEM		EQUIPMENT TAG
	INTERIOR WALL CLADDING SYSTEM		IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT, G.C. TO PROVIDE SIGNED AND SEALED
	FLOOR ELEVATION TAG T.O.S.		
	NEW WINDOW / STOREFRONT SYSTEM REFER TO ELEVATIONS ON SHEET		NEW SLAB



PROJECT NUMBER
2204

TMGOC VENTURES
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& BOCA RATON, FLORIDA

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MEP ENGINEER:
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TEL. +(410) 236-1200

PROJECT NAME

**THE RITZ
CARLTON
HOTEL**

2 E. Bryan St. #

DRAWING

PROPOSED PI

1/30/2026

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REV#	DATE	DESCR
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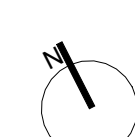
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ARCHITECTURE & PLANNING, INC. (c

SHEET NUMBER

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1 LEVEL 2 - PROPOSED PLAN
1/8" = 1'-0"

1. ALL NOTES ARE TYPICAL UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND ENSURING THAT ALL WORK ALIGNS WITH THE PROVIDED PLANS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
3. MASONRY OPENINGS MUST BE VERIFIED PRIOR TO THE INSTALLATION OR ALTERATION OF EXTERIOR DOORS, WINDOWS, OR STOREFRONT SYSTEMS.
4. PROPER DRAINAGE MUST BE MAINTAINED TO AVOID ADVERSE IMPACTS ON ADJACENT PROPERTIES. SITE GRADING MUST CONSIDER BOTH FUNCTIONALITY AND AESTHETICS.
5. USE FLOOD-RESISTANT MATERIALS WHERE REQUIRED, BALANCING FUNCTIONALITY WITH AESTHETIC INTEGRITY.
6. ALL ESSENTIAL SERVICES AND EQUIPMENT SHOULD BE POSITIONED TO ENSURE THEIR PROTECTION FROM POTENTIAL FLOODING.
7. DRAWINGS AND SCHEMATICS OF EXTERIOR ELEMENTS ARE FOR REFERENCE. DETAILED SHOP DRAWINGS MUST BE PROVIDED WHERE NECESSARY.
8. ALL ALIGNMENTS, ESPECIALLY WITH MASONRY WORK, MUST RESPECT THE BUILDING'S FEATURES AND ARCHITECTURAL INTEGRITY.
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3. ALL MATERIALS, ESPECIALLY THOSE VISIBLE FROM THE EXTERIOR, SHOULD BE CHOSEN FOR THEIR COMPATIBILITY WITH THE HISTORICAL CHARACTER OF THE BUILDING.
4. IN THE EVENT OF DISCOVERING UNEXPECTED HISTORICAL FEATURES OR MATERIALS DURING CONSTRUCTION, WORK IN THAT AREA SHALL HALT UNTIL CONSULTATION WITH THE ARCHITECT OR A HISTORICAL EXPERT.
5. MODERN SYSTEMS (ELECTRICAL, HVAC, PLUMBING, FIRE PROTECTION, ETC.) SHOULD BE INTEGRATED IN A MANNER THAT MINIMALLY IMPACTS THE HISTORICAL FABRIC OF THE BUILDING.
6. ALL SAFETY AND ACCESSIBILITY UPGRADES, SUCH AS ELEVATORS OR RAMPS, SHALL BE DESIGNED AND LOCATED TO MINIMIZE DISRUPTION TO HISTORICAL ELEMENTS.
7. STRUCTURAL INTERVENTIONS SHOULD BE CARRIED OUT WITH MINIMAL VISIBILITY AND IMPACT ON THE ORIGINAL DESIGN AND MATERIALS.
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1. REFER TO ALL INTERIOR ARCHITECTURE DRAWINGS AND FINAL DEVELOPMENT DRAWINGS FOR ALL FINISHES, DIMENSIONS, AND ALIGNMENTS. ADDRESS ANY REQUIRED DETAILS IN SHOP DRAWINGS.
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4. FINISH FLOOR NOTES: ALL FINISH WALKING SURFACES MUST BE SLIP-RESISTANT (TYPICAL FOR ALL LEVELS).

	8" CMU WALL	(101)	NEW DOOR SYSTEM, REFER TO DOOR SCHEDULE ON DR# SHEET
	25 GA., 3 5/8" MTL. FRAMED INTERIOR PARTITION	(N/A)	EXISTING WINDOW NOT PART OF SCOPE OF WORK
	CONC. WALL	(1i)	WALL TAG
	EXTERIOR WALL CLADDING SYSTEM	(1t)	EQUIPMENT TAG
	INTERIOR WALL CLADDING SYSTEM	(#)	IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT. G.C. TO PROVIDE SIGNED AND SEALED
	FLOOR ELEVATION TAG T.O.S.		
	NEW WINDOW / STOREFRONT SYSTEM, REFER TO SCHEDULES ON SHEET		NEW SLAB



PROJECT NUMBER
2204

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TEL. +(410) 236-1200

**THE RITZ
CARLTON
HOTEL**

2 E. Bryan St. # 1
Savannah, GA 31401

PROPOSED ELEVATIONS

1/30/2026

REV#	DATE	DESCRIBE
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DRAWN:

DATE	07/14
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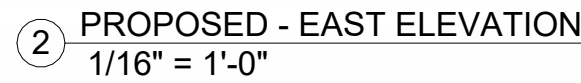
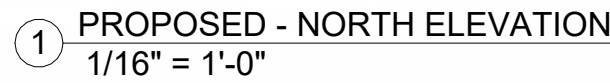
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BASED ON THE CONDITIONS OBSERVED DURING THE VISUAL ASSESSMENT, WJE RECOMMENDS THE FOLLOWING FACADE REPAIR AND MAINTENANCE BE CONSIDERED AS PART OF THE ADAPTIVE RE-USE DEVELOPMENT.

A. REPLACE AND/OR REPAIR AND REINSTALL CRACKED OR SPALLED TERRA COTTA UNITS AT CORNICE AS WARRANTED. THE EXTENT OF RECOMMENDED REMOVAL OR REPLACEMENT SHOULD BE DETERMINED BASED ON A CLOSE-UP INVESTIGATION TO EVALUATE THE CONDITION OF THE UNITS THROUGHOUT THE FACADE.

B. SEALANT REPLACEMENT AT WINDOW AND DOOR PERIMETERS AND PANEL-TO-PANEL JOINTS THROUGHOUT THE FACADE AT BOTH BUILDINGS.

C. RESET LOOSE MASONRY UNITS AT THE CHIMNEY AND REPOINT SOFT AND/OR MISSING JOINTS TO RESTORE THE MASONRY TO A SOUND, STABLE CONDITION.

D. RECOAT PREVIOUSLY COATED BRICK MASONRY, REPOINT CRACKED OR ERODED JOINTS AS PART OF THE RECOATING PROJECT. EVALUATION OF THE EXISTING COATING SHOULD BE PERFORMED TO DETERMINE APPROPRIATE COATING

E. CLEANING AND COATING OF EXPOSED STEEL ELEMENTS THROUGHOUT THE FACADE, INCLUDING THE LINTELS AT WINDOW OPENINGS, FOR AESTHETIC PURPOSES ONLY.

F. REMOVE ABANDONED AND/OR CORRODED STEEL FASTENERS OR EMBEDS FROM MASONRY THROUGHOUT EACH FACADE.

G. CLEANING OF THE FACADE, INCLUDING A COMBINATION OF GENERAL ATMOSPHERIC CLEANING, BIOLOGICAL SOILING CLEANING, AND FERROUS STAIN CLEANING. CLEANING TRIALS SHOULD BE PERFORMED TO DETERMINE THE MOST APPROPRIATE CLEANING METHOD.

A. RESTORATION OF EXISTING STEEL WINDOW ASSEMBLIES AT THE LOWER FLOORS OF THE 2 EAST BRYAN STREET BUILDING.

B. REPLACE CRACKED SINGLE PANE GLAZING.

A. REPLACE OR REPAIR AND RECOAT EXISTING STUCCO CLADDING AT PROJECTING STAIR TOWER AT THE EAST FACADE OF THE 2 EAST BRYAN STREET BUILDING.

B. CLEAN AND COAT EXISTING FERROUS RAILINGS.

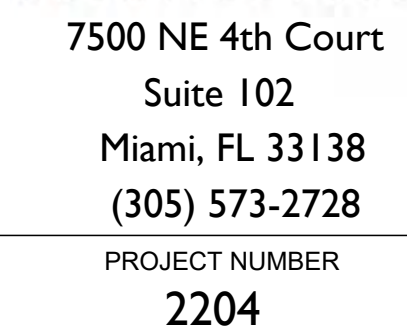
C. PERFORM MAINTENANCE REPAIRS TO ADDRESS BELOW-GRADE WATERPROOFING ASSEMBLIES AT RECESSED ENTRANCE.

BASED ON THE CONDITIONS OBSERVED DURING THE VISUAL ASSESSMENT AND THE ACTIVE WATER LEAKAGE OBSERVED AT LOCATIONS WITHIN THE INTERIOR SPACE BENEATH ROOF AREAS, WJE RECOMMENDS THE FOLLOWING ROOF REPAIRS BE CONSIDERED AS PART OF THE ADAPTIVE RE-USE DEVELOPMENT.

A. REPLACEMENT OF THE ROOFING SYSTEMS THROUGHOUT THE UPPER LEVELS OF THE BUILDING. WJE RECOMMENDS A ROOF CONSULTANT BE RETAINED TO DESIGN A NEW ROOF SYSTEM, INCLUDING DETAILING, SLOPE, AND INSULATION REQUIREMENTS. IF BUDGET IS A CONCERN, CONSIDERATION COULD BE GIVEN TO PERFORMING MAINTENANCE REPAIRS TO EXTEND THE SERVICE LIFE OF THE EXISTING ASSEMBLY.

B. IN ADDITION TO ADDRESSING THE CONDITION OF THE ROOFING SYSTEMS, WJE RECOMMENDS THAT CONSIDERATION BE GIVEN TO INSTALLING NEW ROOF ANCHORAGE SYSTEMS TO FACILITATE ACCESS TO THE FACADE FOR REPAIRS AND MAINTENANCE IN THE FUTURE.

NUMBER	NOTE
01	CRACKING AND DETERIORATION IN SELECTED AREA TO BE REPAIRED
03	EXISTING WINDOW FRAME TO BE REPAIRED
04	EXISTING MARBLE TILE TO REMAIN
05	EXISTING LIMESTONE CLADDING TO REMAIN
06	EXISTING MARBLE COLUMN TO BE REPAIR
07	EXISTING WINDOWS TO REMAIN, REPAIR AS NEEDED
08	NEW STAIRS & GUARDRAIL
09	NEW STRUCTURE
10	NEW ELEVATOR SHAFT
11	NEW DOOR, WINDOW AND/OR STOREFRONT SYSTEM
12	NEW WINDOW TO MATCH EXISTING
13	NEW MARBLE CLADDING
15	NEW GLASS & METAL RAILING
16	NEW AWNING TO MATCH HISTORIC
17	NEW METAL CLADDING ADDITION
18	NEW MECHANICAL EQUIPMENT TO BE SCREENED
20	NEW PLANTERS
21	EXISTING WINDOWS TO BE REPAIRED AND PAINTED
22	NEW SIGNAGE - NOT PART OF THIS PERMIT
23	NEW STONE CORNICE
24	NEW LIGHTING FIXTURE
27	EXISTING RAILING TO BE REPAIR
28	EXISTING EXTERIOR STUCCO TO BE REPAIR



PROJECT NAME

**THE RITZ - CARLTON
HOTEL & RESIDENCES**

DRAWING

MECHANICAL
PLATFORM

SEAL

SCALE:	As indicated
DRAWN:	RAF
CHECK:	JMcG
DATE	11/06/25

SHEET NUMBER

A3.13





PROJECT NUMBER
2204

PROJECT TEAM

OWNER:
TMGOC VENTURES
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& BOCA RATON, FLORIDA

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REVEAL DESIGN GROUP
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KITCHEN CONSULTANT:
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TEL: + (410) 236-1200

PROJECT NAME
**THE RITZ
CARLTON
HOTEL**

PROJECT ADDRESS
2 E. Bryan St. #
Savannah, GA 3

DRAWING

TRANSFORM

PHASE
I/30/2026

SEAL



REVISIONS

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DATE _____

DATE 06/

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ARCHITECTURE & PLANNING, INC. (c

SHEET NUMBER

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OWNER CONSTRUCTED TRANSFORMER ENCLOSURES

1. SEE GEORGIA POWER SPECIFICATION NWC-20 FOR FULL DETAILS AND REQUIREMENTS.
2. EQUIPMENT INSTALLED BY GEORGIA POWER .
3. LAYOUTS AND CLEARANCES AS PER GEORGIA POWER WRITTEN REQUIREMENTS
4. FIRE RATING OF CMU ENCLOSURE INCLUDING CONCRETE SLABS TO BE MIN. 3HRS. AND AS REQUIRED BY IBC 2018 722.3. AND OTHER APPLICABLE SECTIONS.
4. 8" CMU 3/8" FULLY GROUTED WALL TO MEET AIA/ASTM STANDARD E1 1900a (OR LATEST STANDARD TEST METHOD) FOR TEST FIRE OF BUILDING CONSTRUCTION AND MATERIALS



NEW SHEET

