

NOT FOR CONSTRUCTION
SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/19/2023	ISSUED FOR PERMIT COMMENTS

GENERAL DEVELOPMENT PLAN
CLUB HABERSHAM
32ND ST. & HABERSHAM ST.
LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 19-485.001
DRAWN BY: 08/19/2023
CHECKED BY: DLF
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN
SHEET:
CP1.0

SITE DATA

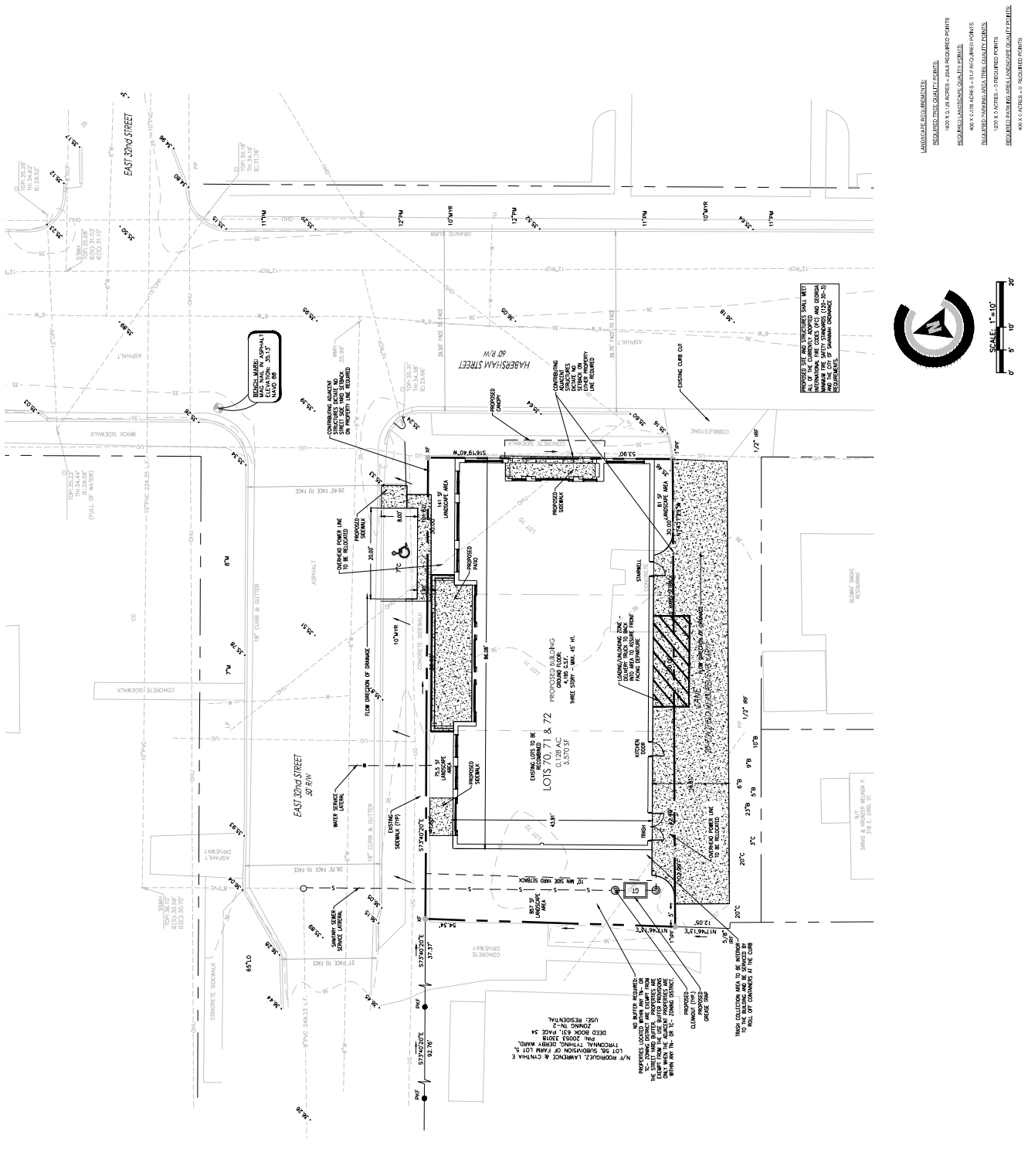
TOTAL SITE AREA: 0.128 ACRES
TOTAL DISTURBED AREA: 0.128 ACRES
ZONING: T-3 STREETCAR HISTORIC DISTRICT
FLOOD ZONE: X
PH: 2003.3001, 2003.3007, 2003.3009, 2003.3013, & 2003.3014
PROJECT ADDRESS: 317, 319 & 321 E. 32nd ST., SAVANNAH, GEORGIA 31401
EXISTING LAND USE: VACANT
SOIL TYPE: U3, URBAN LAND
PROPOSED LAND USE: RESTAURANT, PRIVATE CLUB, SPD UNITS FOR LODGE MEMBERS, MEETINGS SPACE
OWNER NAME: GORSON DEVELOPMENT GROUP, INC. AND NON-PROFIT ORGANIZATION: PAYEE & FINANCIAL SERVICE
OWNER ADDRESS: 145 SENECA DRIVE, SAVANNAH, GEORGIA 31405
OWNER TELEPHONE: 912.986.2831
CONTACT NAME: ROSS PATRICKSON
CONTACT ADDRESS: 400 CATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405
CONTACT TELEPHONE: 912.200.0341

SITE INFORMATION:
PROPERTY AREA: 5,270 SF
BUILDING AREA: 4,196 GSF (79.3%)
PARKING & ROWWAY AREA: 403 SF (7.7%)
SIDEWALK AREA: 438 SF (8.3%)
GREENSPACE AREA: 1,943 SF (36.8%)
DEVELOPMENT REQUIREMENTS:
FRONT YARD SETBACK: MAX. 5'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 10'
MAX. BUILDING HEIGHT: 3 STORIES UP TO 49 FT. J.
BUILDING COVERAGE: N/A
BUILDING FOOTPRINT: MAX. 5,200 SF
DENSITY REQUIREMENTS: N/A

BUFFER REQUIREMENTS: PROPERTIES LOCATED WITHIN ANY YARD BUFFER PROPERTIES ARE EXEMPT FROM THE BUFFER REQUIREMENTS. BUFFER REQUIREMENTS APPLY TO PROPERTIES WITHIN ANY T-3, T-3C, OR ZONING DISTRICT. THIS EXEMPTION DOES NOT APPLY TO THE OFF-STREET PARKING LOT BUFFER.

NOTES:
1. ALL PROPERTIES LOCATED IN ZONING DISTRICT T-3, T-3C, T-3D, T-3E, T-3F, T-3G, T-3H, T-3I, T-3J, T-3K, T-3L, T-3M, T-3N, T-3O, T-3P, T-3Q, T-3R, T-3S, T-3T, T-3U, T-3V, T-3W, T-3X, T-3Y, T-3Z, T-3AA, T-3AB, T-3AC, T-3AD, T-3AE, T-3AF, T-3AG, T-3AH, T-3AI, T-3AJ, T-3AK, T-3AL, T-3AM, T-3AN, T-3AO, T-3AP, T-3AQ, T-3AR, T-3AS, T-3AT, T-3AU, T-3AV, T-3AW, T-3AX, T-3AY, T-3AZ, T-3BA, T-3BB, T-3BC, T-3BD, T-3BE, T-3BF, T-3BG, T-3BH, T-3BI, T-3BJ, T-3BK, T-3BL, T-3BM, T-3BN, T-3BO, T-3BP, T-3BQ, T-3BR, T-3BS, T-3BT, T-3BU, T-3BV, T-3BW, T-3BX, T-3BY, T-3BZ, T-3CA, T-3CB, T-3CC, T-3CD, T-3CE, T-3CF, T-3CG, T-3CH, T-3CI, T-3CJ, T-3CK, T-3CL, T-3CM, T-3CN, T-3CO, T-3CP, T-3CQ, T-3CR, T-3CS, T-3CT, T-3CU, T-3CV, T-3CW, T-3CX, T-3CY, T-3CZ, T-3DA, T-3DB, T-3DC, T-3DD, T-3DE, T-3DF, T-3DG, T-3DH, T-3DI, T-3DJ, T-3DK, T-3DL, T-3DM, T-3DN, T-3DO, T-3DP, T-3DQ, T-3DR, T-3DS, T-3DT, T-3DU, T-3DV, T-3DW, T-3DX, T-3DY, T-3DZ, T-3EA, T-3EB, T-3EC, T-3ED, T-3EE, T-3EF, T-3EG, T-3EH, T-3EI, T-3EJ, T-3EK, T-3EL, T-3EM, T-3EN, T-3EO, T-3EP, T-3EQ, T-3ER, T-3ES, T-3ET, T-3EU, T-3EV, T-3EW, T-3EX, T-3EY, T-3EZ, T-3FA, T-3FB, T-3FC, T-3FD, T-3FE, T-3FF, T-3FG, T-3FH, T-3FI, T-3FJ, T-3FK, T-3FL, T-3FM, T-3FN, T-3FO, T-3FP, T-3FQ, T-3FR, T-3FS, T-3FT, T-3FU, T-3FV, T-3FW, T-3FX, T-3FY, T-3FZ, T-3GA, T-3GB, T-3GC, T-3GD, T-3GE, T-3GF, T-3GG, T-3GH, T-3GI, T-3GJ, T-3GK, T-3GL, T-3GM, T-3GN, T-3GO, T-3GP, T-3GQ, T-3GR, T-3GS, T-3GT, T-3GU, T-3GV, T-3GW, T-3GX, T-3GY, T-3GZ, T-3HA, T-3HB, T-3HC, T-3HD, T-3HE, T-3HF, T-3HG, T-3HH, T-3HI, T-3HJ, T-3HK, T-3HL, T-3HM, T-3HN, T-3HO, T-3HP, T-3HQ, T-3HR, T-3HS, T-3HT, T-3HU, T-3HV, T-3HW, T-3HX, T-3HY, T-3HZ, T-3IA, T-3IB, T-3IC, T-3ID, T-3IE, T-3IF, T-3IG, T-3IH, T-3II, T-3IJ, T-3IK, T-3IL, T-3IM, T-3IN, T-3IO, T-3IP, T-3IQ, T-3IR, T-3IS, T-3IT, T-3IU, T-3IV, T-3IW, T-3IX, T-3IY, T-3IZ, T-3JA, T-3JB, T-3JC, T-3JD, T-3JE, T-3JF, T-3JG, T-3JH, T-3JI, T-3JJ, T-3JK, T-3JL, T-3JM, T-3JN, T-3JO, T-3JP, T-3JQ, T-3JR, T-3JS, T-3JT, T-3JU, T-3JV, T-3JW, T-3JX, T-3JY, T-3JZ, T-3KA, T-3KB, T-3KC, T-3KD, T-3KE, T-3KF, T-3KG, T-3KH, T-3KI, T-3KJ, T-3KL, T-3KM, T-3KN, T-3KO, T-3KP, T-3KQ, T-3KR, T-3KS, T-3KT, T-3KU, T-3KV, T-3KW, T-3KX, T-3KY, T-3KZ, T-3LA, T-3LB, T-3LC, T-3LD, T-3LE, T-3LF, T-3LG, T-3LH, T-3LI, T-3LJ, T-3LK, T-3LL, T-3LM, T-3LN, T-3LO, T-3LP, T-3LQ, T-3LR, T-3LS, T-3LT, T-3LU, T-3LV, T-3LW, T-3LX, T-3LY, T-3LZ, T-3MA, T-3MB, T-3MC, T-3MD, T-3ME, T-3MF, T-3MG, T-3MH, T-3MI, T-3MJ, T-3MK, T-3ML, T-3MN, T-3MO, T-3MP, T-3MQ, T-3MR, T-3MS, T-3MT, T-3MU, T-3MV, T-3MW, T-3MX, T-3MY, T-3MZ, T-3NA, T-3NB, T-3NC, T-3ND, T-3NE, T-3NF, T-3NG, T-3NH, T-3NI, T-3NJ, T-3NK, T-3NL, T-3NM, T-3NN, T-3NO, T-3NP, T-3NQ, T-3NR, T-3NS, T-3NT, T-3NU, T-3NV, T-3NW, T-3NX, T-3NY, T-3NZ, T-3OA, T-3OB, T-3OC, T-3OD, T-3OE, T-3OF, T-3OG, T-3OH, T-3OI, T-3OJ, T-3OK, T-3OL, T-3OM, T-3ON, T-3OO, T-3OP, T-3OQ, T-3OR, T-3OS, T-3OT, T-3OU, T-3OV, T-3OW, T-3OX, T-3OY, T-3OZ, T-3PA, T-3PB, T-3PC, T-3PD, T-3PE, T-3PF, T-3PG, T-3PH, T-3PI, T-3PJ, T-3PK, T-3PL, T-3PM, T-3PN, T-3PO, T-3PP, T-3PQ, T-3PR, T-3PS, T-3PT, T-3PU, T-3PV, T-3PW, T-3PX, T-3PY, T-3PZ, T-3QA, T-3QB, T-3QC, T-3QD, T-3QE, T-3QF, T-3QG, T-3QH, T-3QI, T-3QJ, T-3QK, T-3QL, T-3QM, T-3QN, T-3QO, T-3QP, T-3QQ, T-3QR, T-3QS, T-3QT, T-3QU, T-3QV, T-3QW, T-3QX, T-3QY, T-3QZ, T-3RA, T-3RB, T-3RC, T-3RD, T-3RE, T-3RF, T-3RG, T-3RH, T-3RI, T-3RJ, T-3RK, T-3RL, T-3RM, T-3RN, T-3RO, T-3RP, T-3RQ, T-3RR, T-3RS, T-3RT, T-3RU, T-3RV, T-3RW, T-3RX, T-3RY, T-3RZ, T-3SA, T-3SB, T-3SC, T-3SD, T-3SE, T-3SF, T-3SG, T-3SH, T-3SI, T-3SJ, T-3SK, T-3SL, T-3SM, T-3SN, T-3SO, T-3SP, T-3SQ, T-3SR, T-3SS, T-3ST, T-3SU, T-3SV, T-3SW, T-3SX, T-3SY, T-3SZ, T-3TA, T-3TB, T-3TC, T-3TD, T-3TE, T-3TF, T-3TG, T-3TH, T-3TI, T-3TJ, T-3TK, T-3TL, T-3TM, T-3TN, T-3TO, T-3TP, T-3TQ, T-3TR, T-3TS, T-3TT, T-3TU, T-3TV, T-3TW, T-3TX, T-3TY, T-3TZ, T-3UA, T-3UB, T-3UC, T-3UD, T-3UE, T-3UF, T-3UG, T-3UH, T-3UI, T-3UJ, T-3UK, T-3UL, T-3UM, T-3UN, T-3UO, T-3UP, T-3UQ, T-3UR, T-3US, T-3UT, T-3UU, T-3UV, T-3UW, T-3UX, T-3UY, T-3UZ, T-3VA, T-3VB, T-3VC, T-3VD, T-3VE, T-3VF, T-3VG, T-3VH, T-3VI, T-3VJ, T-3VK, T-3VL, T-3VM, T-3VN, T-3VO, T-3VP, T-3VQ, T-3VR, T-3VS, T-3VT, T-3VU, T-3VV, T-3VW, T-3VX, T-3VY, T-3VZ, T-3WA, T-3WB, T-3WC, T-3WD, T-3WE, T-3WF, T-3WG, T-3WH, T-3WI, T-3WJ, T-3WK, T-3WL, T-3WM, T-3WN, T-3WO, T-3WP, T-3WQ, T-3WR, T-3WS, T-3WT, T-3WU, T-3WV, T-3WW, T-3WX, T-3WY, T-3WZ, T-3XA, T-3XB, T-3XC, T-3XD, T-3XE, T-3XF, T-3XG, T-3XH, T-3XI, T-3XJ, T-3XK, T-3XL, T-3XM, T-3XN, T-3XO, T-3XP, T-3XQ, T-3XR, T-3XS, T-3XT, T-3XU, T-3XV, T-3XW, T-3XX, T-3XY, T-3XZ, T-3YA, T-3YB, T-3YC, T-3YD, T-3YE, T-3YF, T-3YG, T-3YH, T-3YI, T-3YJ, T-3YK, T-3YL, T-3YM, T-3YN, T-3YO, T-3YP, T-3YQ, T-3YR, T-3YS, T-3YT, T-3YU, T-3YV, T-3YW, T-3YX, T-3YY, T-3YZ, T-3ZA, T-3ZB, T-3ZC, T-3ZD, T-3ZE, T-3ZF, T-3ZG, T-3ZH, T-3ZI, T-3ZJ, T-3ZK, T-3ZL, T-3ZM, T-3ZN, T-3ZO, T-3ZP, T-3ZQ, T-3ZR, T-3ZS, T-3ZT, T-3ZU, T-3ZV, T-3ZW, T-3ZX, T-3ZY, T-3ZZ

LANDSCAPE BUFFER REQUIREMENTS:
REQUIRED QUALITY GREENS:
1400 SQ. FT. MIN. - 2048 REQUIRED POINTS
REQUIRED QUALITY TREES:
400 X 1.5" DBH - 154 REQUIRED POINTS
120 X 3" DBH - 154 REQUIRED POINTS
400 X 1.5" DBH - 154 REQUIRED POINTS
120 X 3" DBH - 154 REQUIRED POINTS
400 X 1.5" DBH - 154 REQUIRED POINTS



Scale: _____

Revisions:

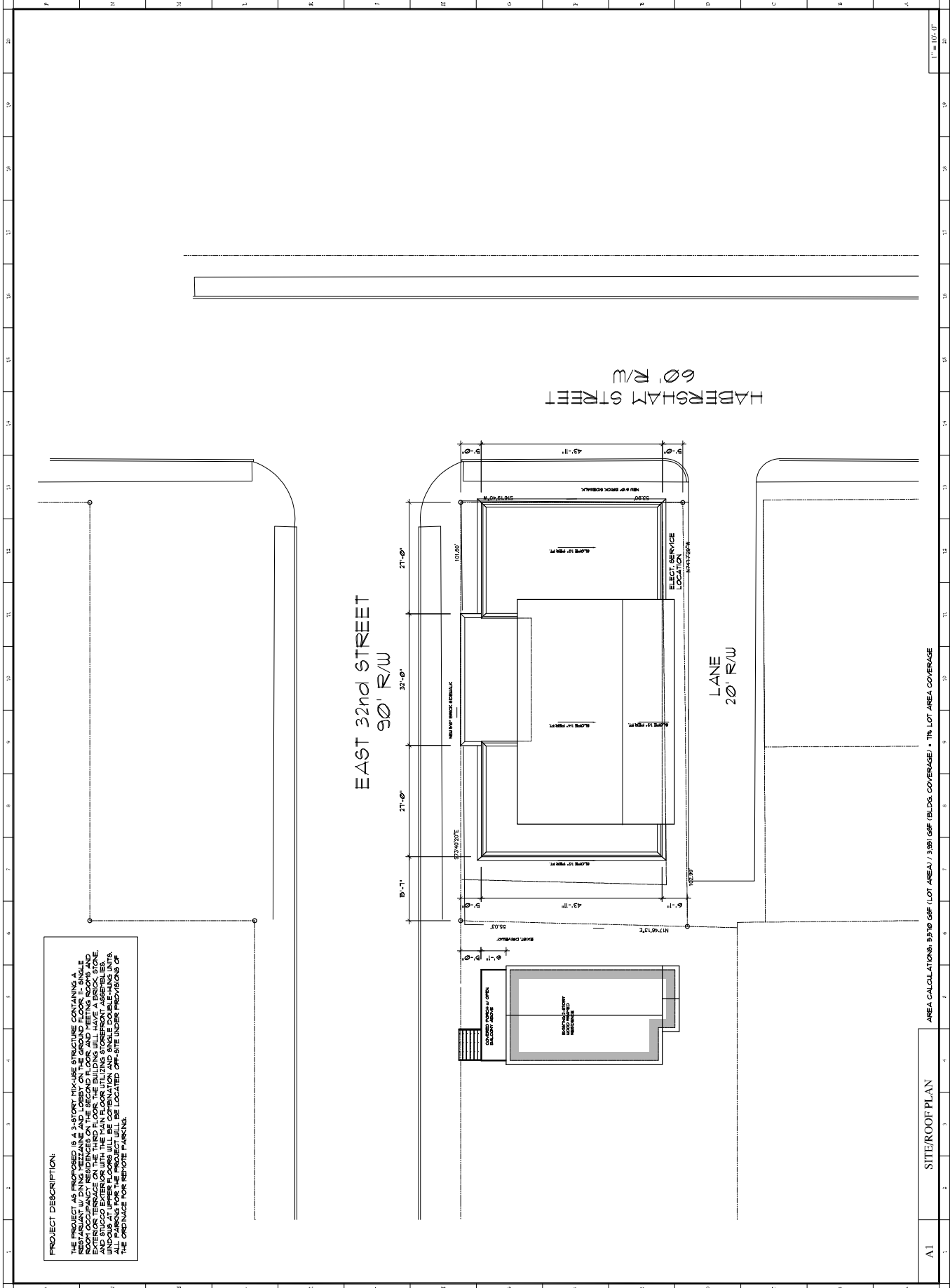
CLUB HABERSHAM
 100 HABERSHAM STREET
 SAVANNAH, GEORGIA
 P.L.N. NO. _____
 SITE/ROOF PLAN

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 DRAWN BY: WJC
 DATE: 6/24/22
 JOB NO.: 1906

PROJECT NAME: _____
 SHEET NO. _____
C1.0
 OF _____



AREA CALCULATIONS: 93.9 TO GRF (LOT AREA) / 3.991 GRF (BLDG COVERAGE) / 1% LOT AREA COVERAGE

AI SITE/ROOF PLAN

Scale: _____

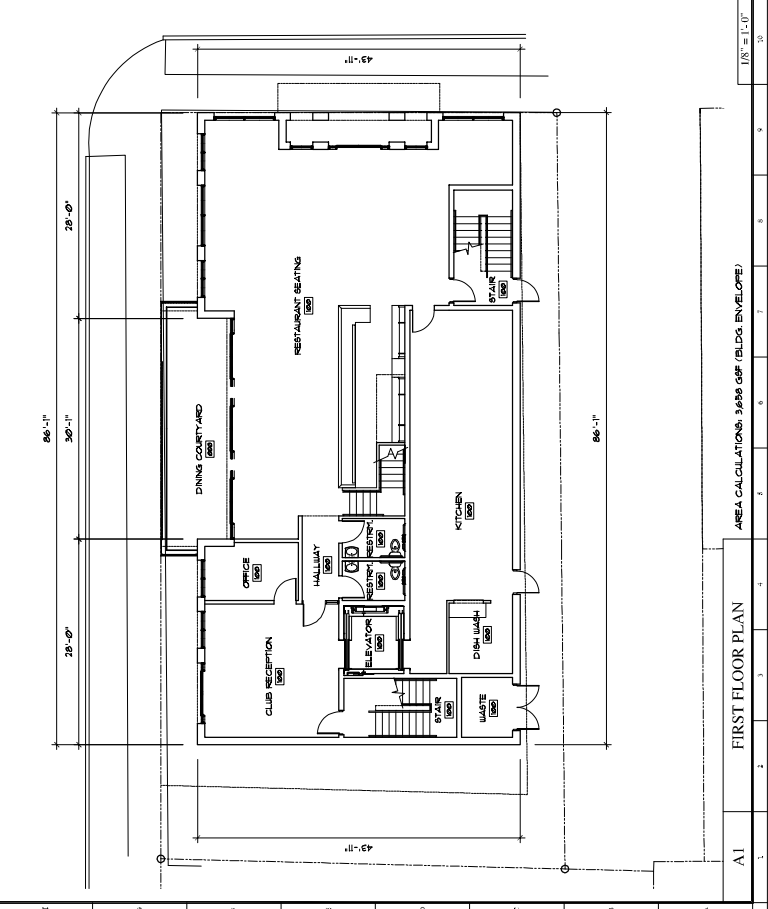
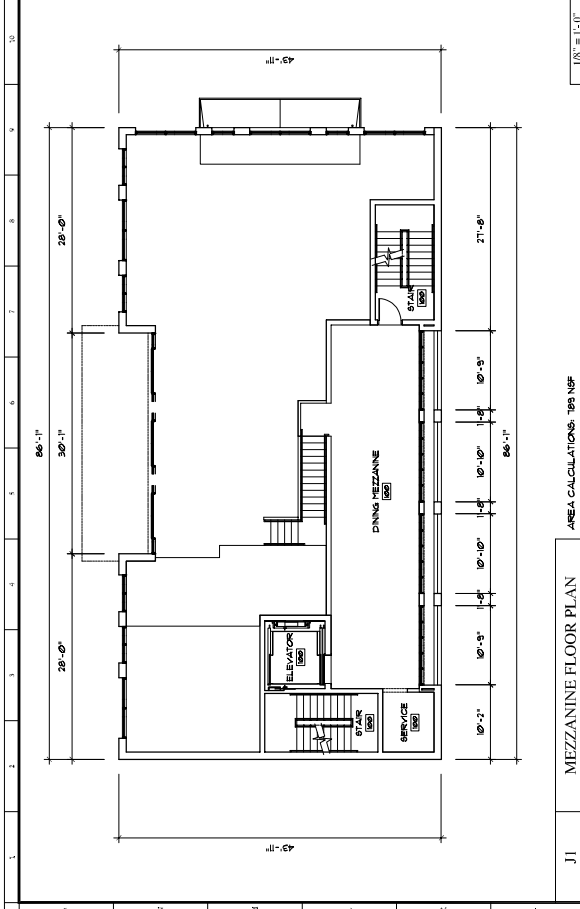
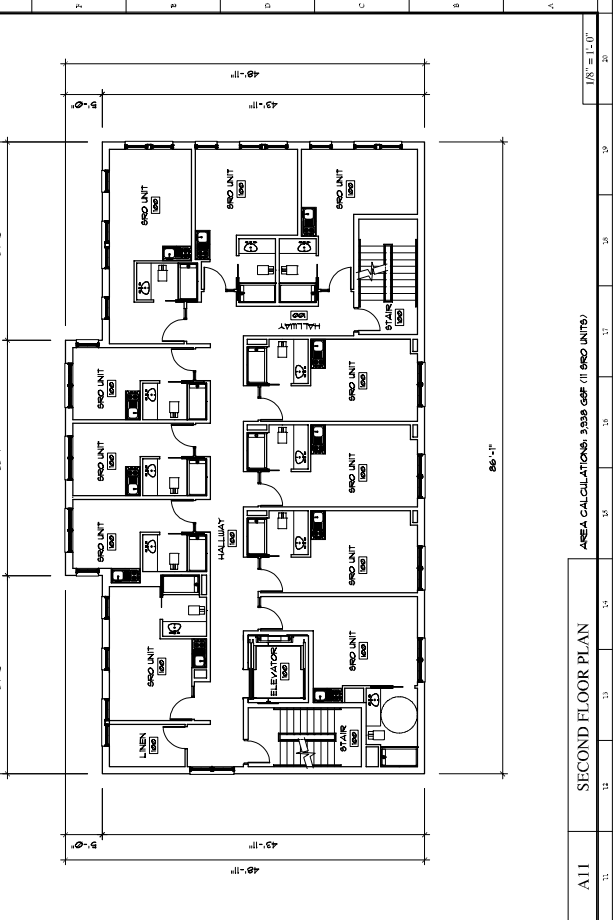
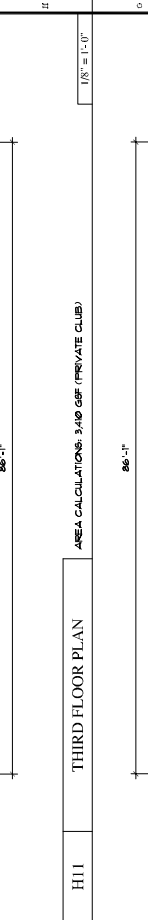
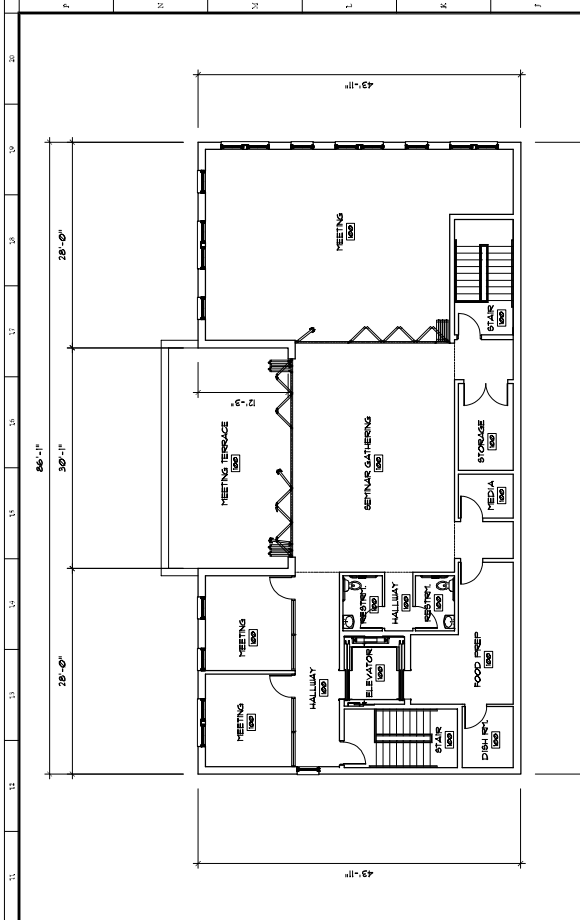
Revisions:

CLUB HABERSHAM
 110 HABERSHAM STREET
 ANNAPOLIS, MARYLAND
 CONCEPTUAL FLOOR PLANS

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 Drawn By: ANJ2
 Date: 06/22/12
 Job No.: 1902
 IBC REVIEW - PART 1
 SHEET NO.

A1.0
 OF



Scale: _____

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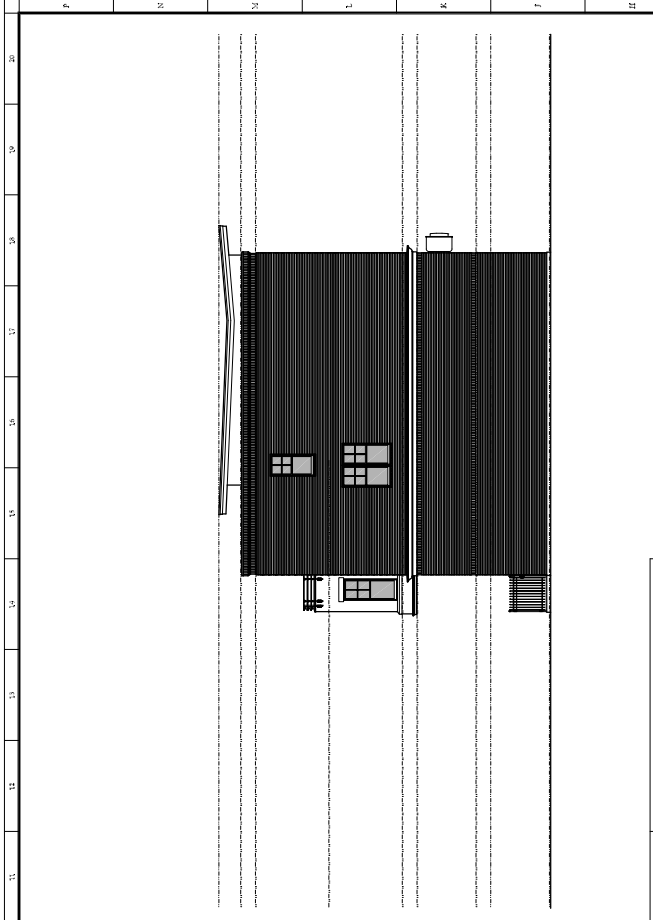
CLUB HABERSHAM
 317 EAST 21ST STREET
 SAVANNAH, GEORGIA
 ELEVATIONS

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 ARCHITECTURE

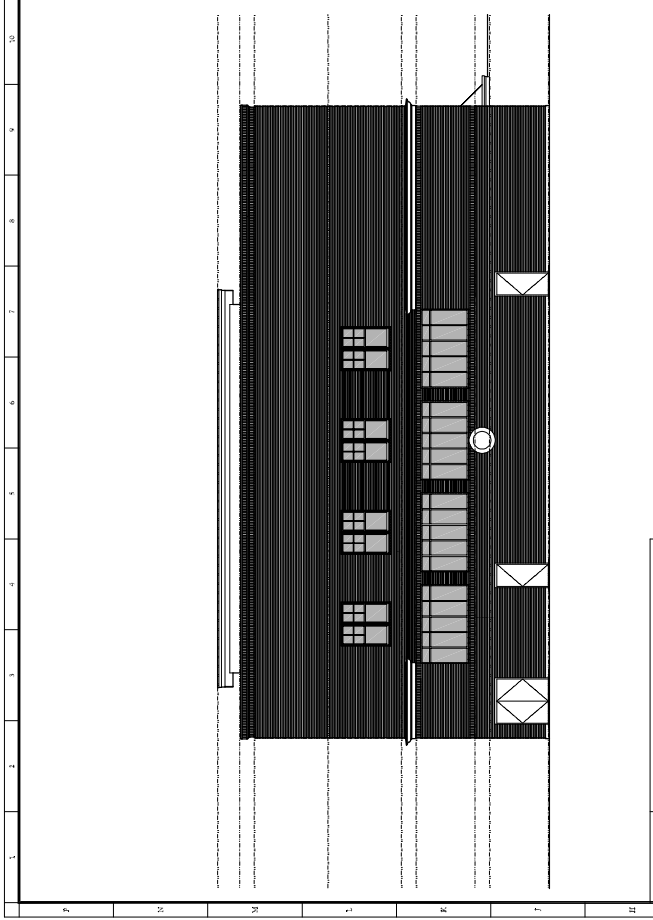
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CAD FILE: 012-22-15-00
 Checked By: WJC
 Drawn By: AKAJZ
 Date: 06/22/10
 Job No.: 1000

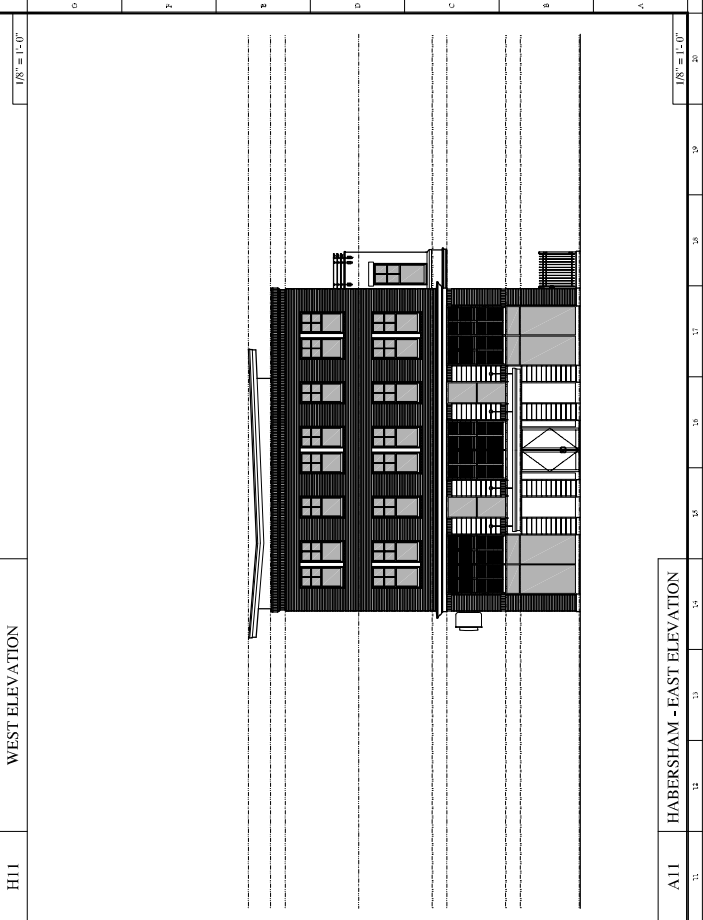
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 SHEET NO. **A2.0**
 OF



WEST ELEVATION



SOUTH ELEVATION



HABERSHAM - EAST ELEVATION



32nd STREET - NORTH ELEVATION

Scale: _____

Revisions:

CLUB HABERSHAM
 115 EAST PINE STREET
 SAVANNAH, GEORGIA
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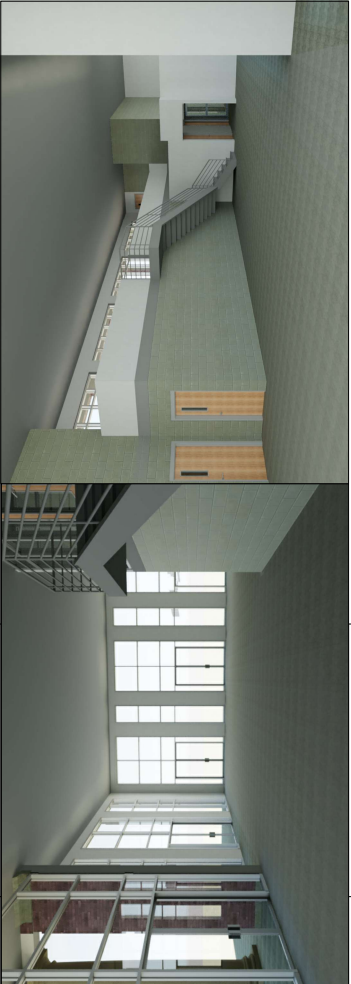
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 DRAWN BY: WJC
 DATE: 6/26/22
 JOB NO.: 1906

IRB REVIEW - PART I
 SHEET NO. **A2.1**
 OF

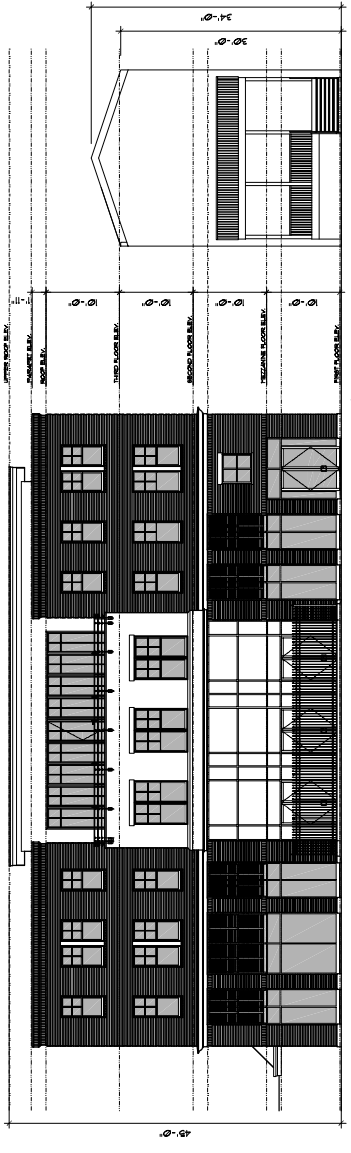


ADJACENT RESIDENCES - WEST SITE VIEW SOUTH ADJACENT RESIDENCES - NORTH SITE VIEW - WEST CORNER VIEW NORTH-EAST HABERSHAM SITE VIEW SOUTH CORNER VIEW EAST

K1 CONTEXT PHOTOS N.T.S.



F1 INTERIOR RENDERINGS N.T.S.



A1 32nd ST. - CONTEXT ELEVATION 1/8" = 1'-0"

Scale: _____

Revisions:

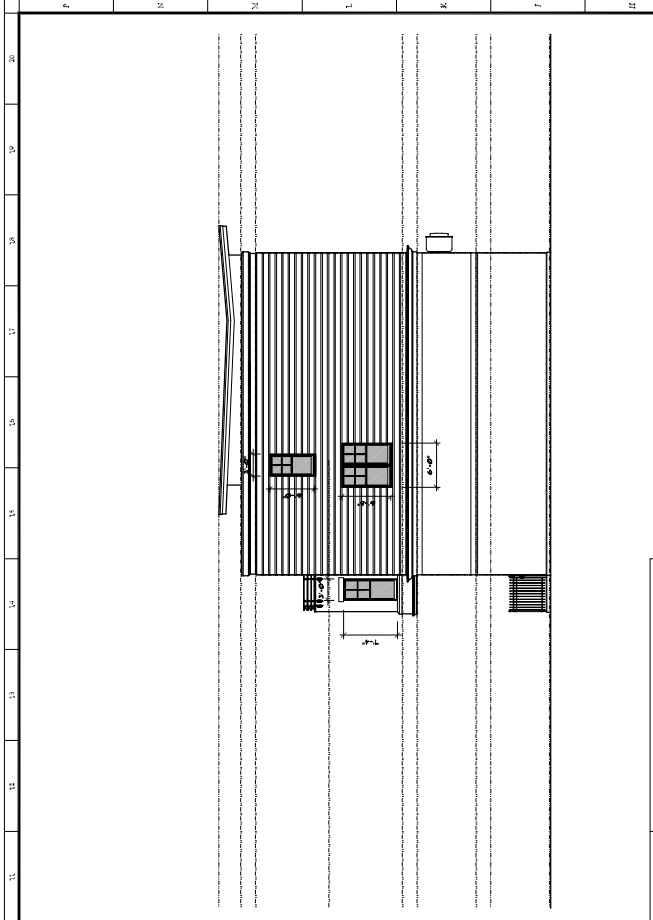
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31 WEST PINE STREET
SAVANNAH, GEORGIA
ELEVATION OPENINGS

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ARCHITECTURE

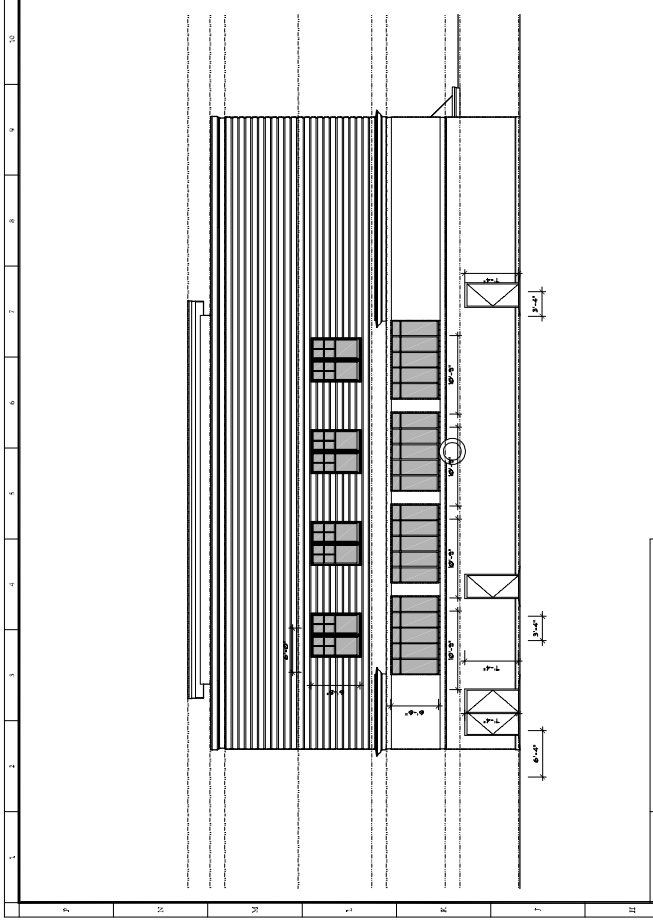
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CHECKED BY: WJC
DRAWN BY: WJC
DATE: 6/26/12
JOB NO. 1000

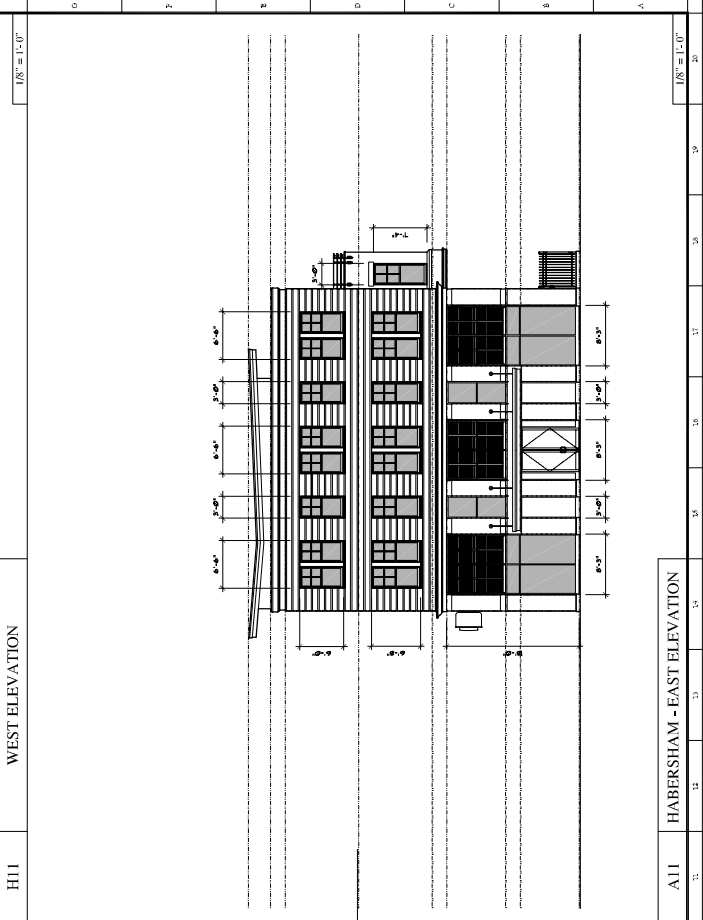
IRON HORSE SPIRIT
SHEET NO.
A2.2
OF



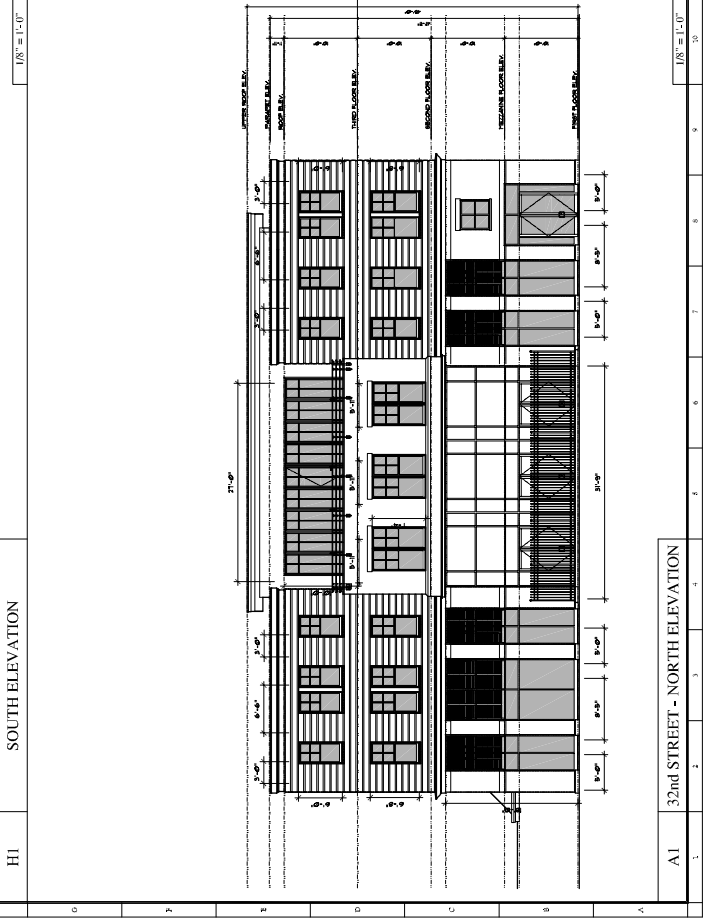
WEST ELEVATION



SOUTH ELEVATION



HABERSHAM - EAST ELEVATION



32nd STREET - NORTH ELEVATION

Scale: _____

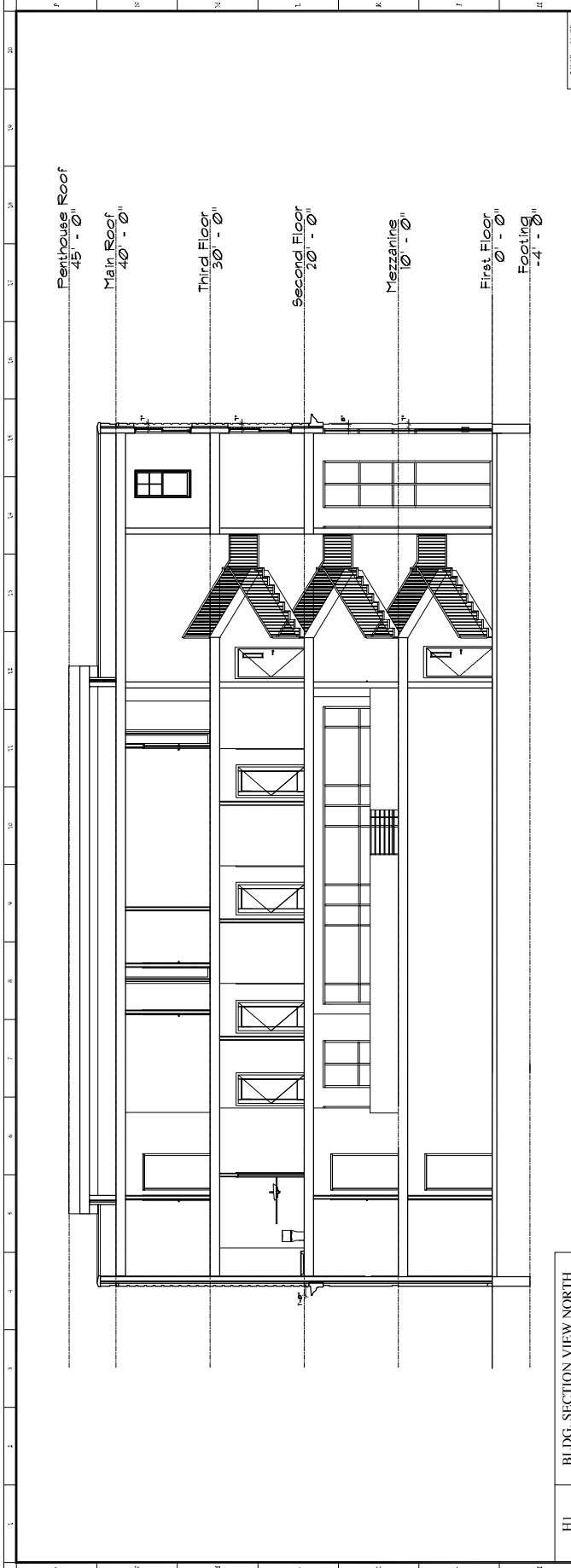
Revisions:

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 P.L.N. NO. _____

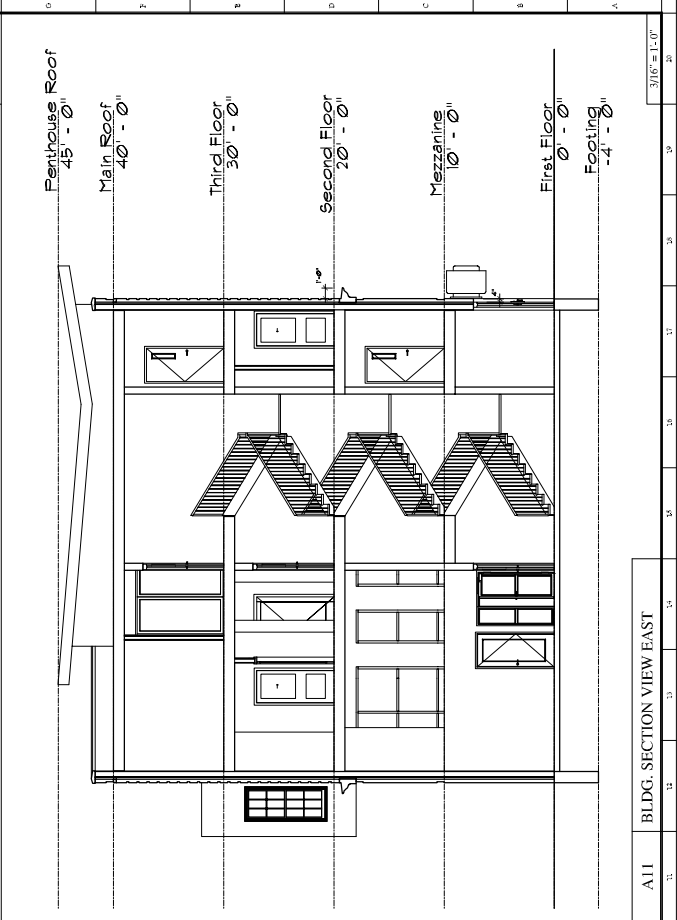
BLDG. SECTIONS

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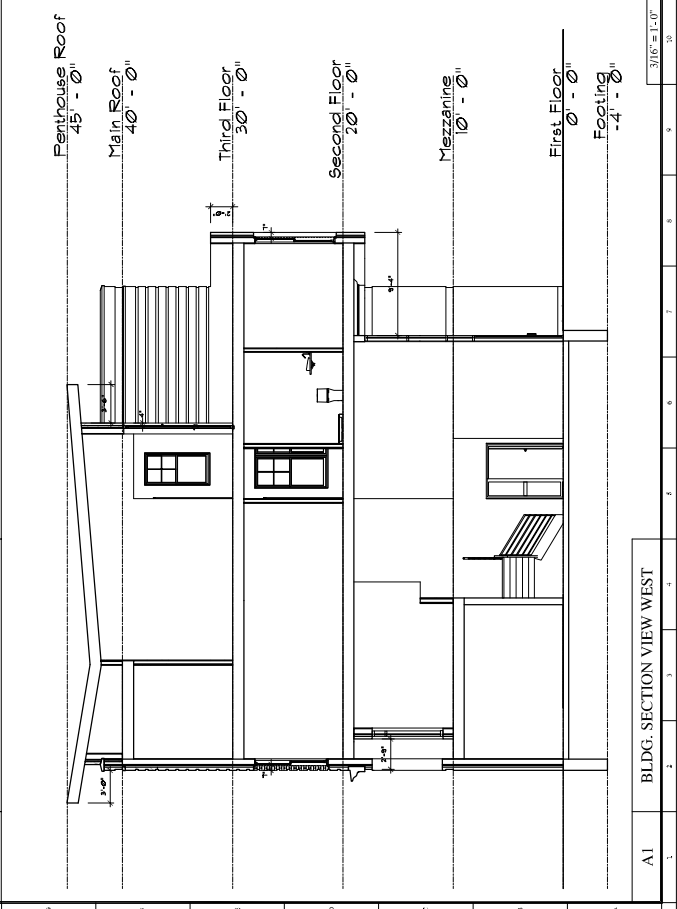
PROJECT: IRON HORSE SPRING
 SHEET NO. _____ OF _____



H1 BLDG. SECTION VIEW NORTH



A11 BLDG. SECTION VIEW EAST



A1 BLDG. SECTION VIEW WEST

A101

SHEET No.

Requested Views

Revit File:	
Checked By:	Checker
Drawn By:	Author
Date:	6/16/22
Job No.:	1910

6 Iron Horse Spur
Savannah, GA 31419
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to Listen to Solve to Voice

SHEDD Architecture

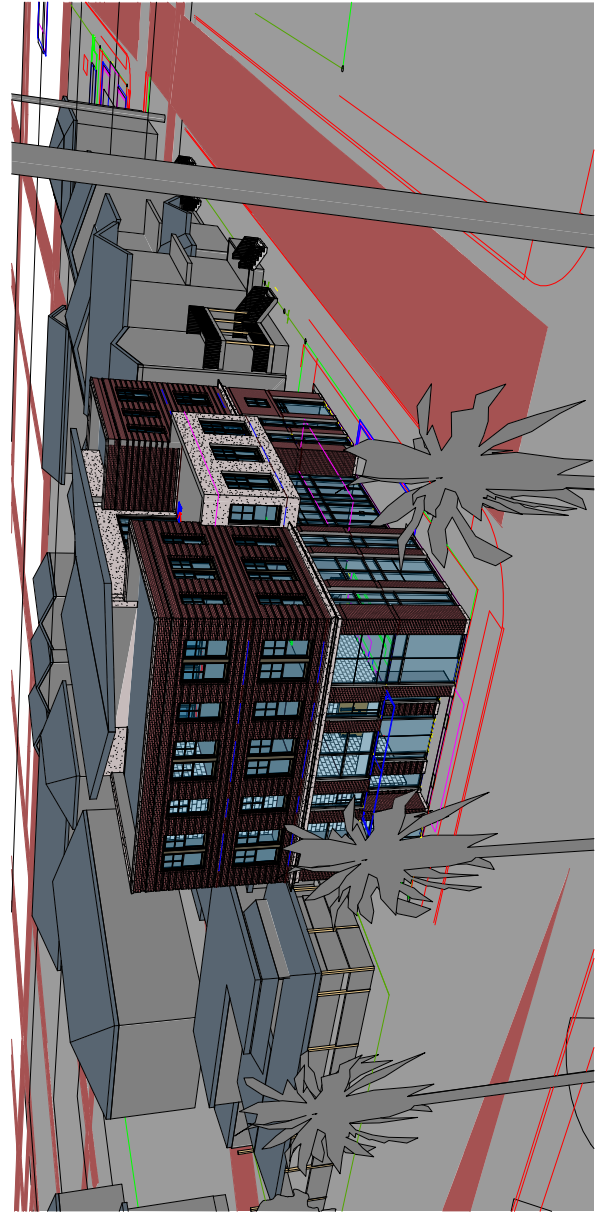


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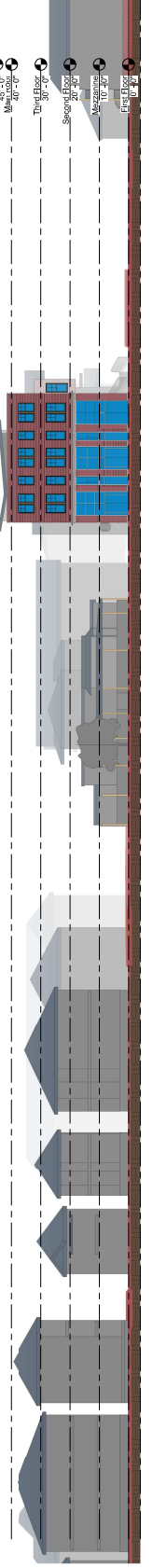
Club Habersham
1601 HABERSHAM STREET
SAVANNAH, GEORGIA

Requested Views

Scale: 1/16" = 1'-0"



① East Elevation
1/16" = 1'-0"



② North Elevation
1/16" = 1'-0"



Requester:	
Checked By:	
Date:	
Job No.:	

A300

SHEET No.

Horizon View

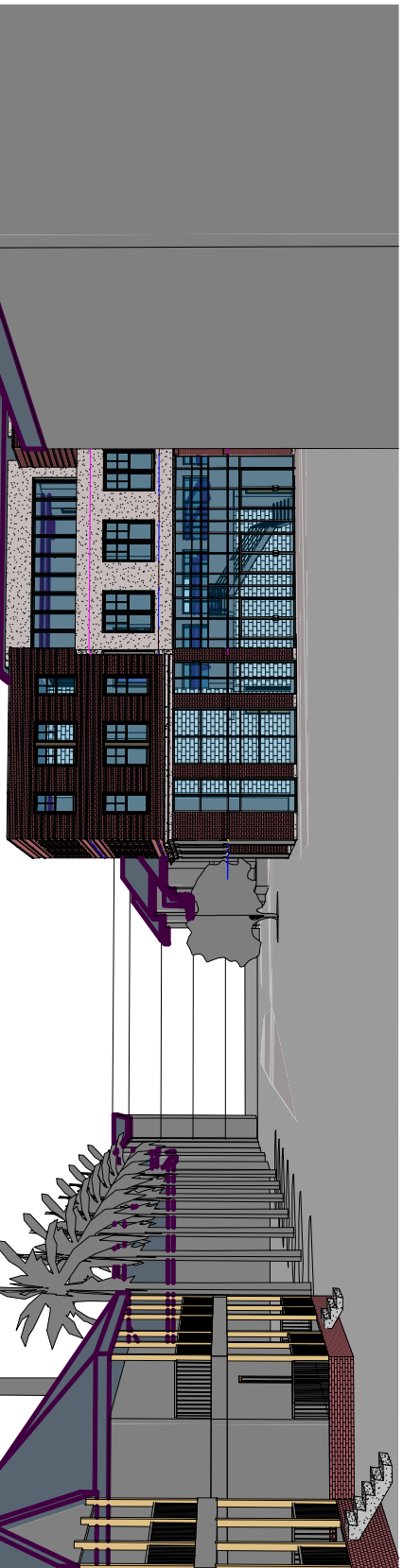
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Drawn By:	6/16/22
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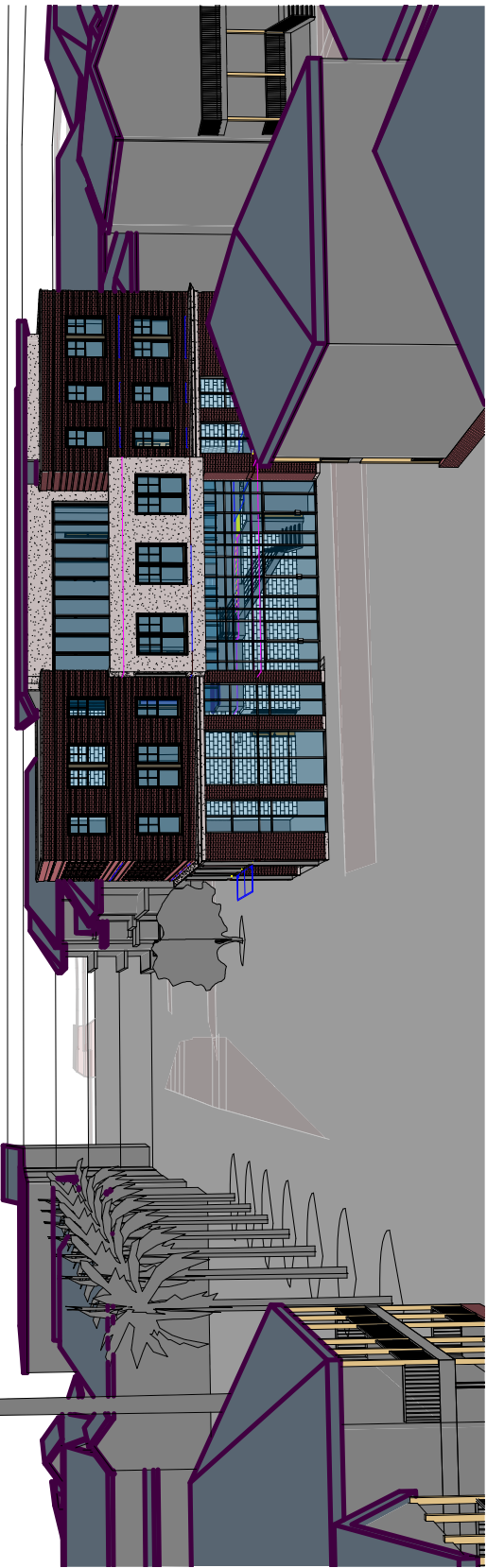


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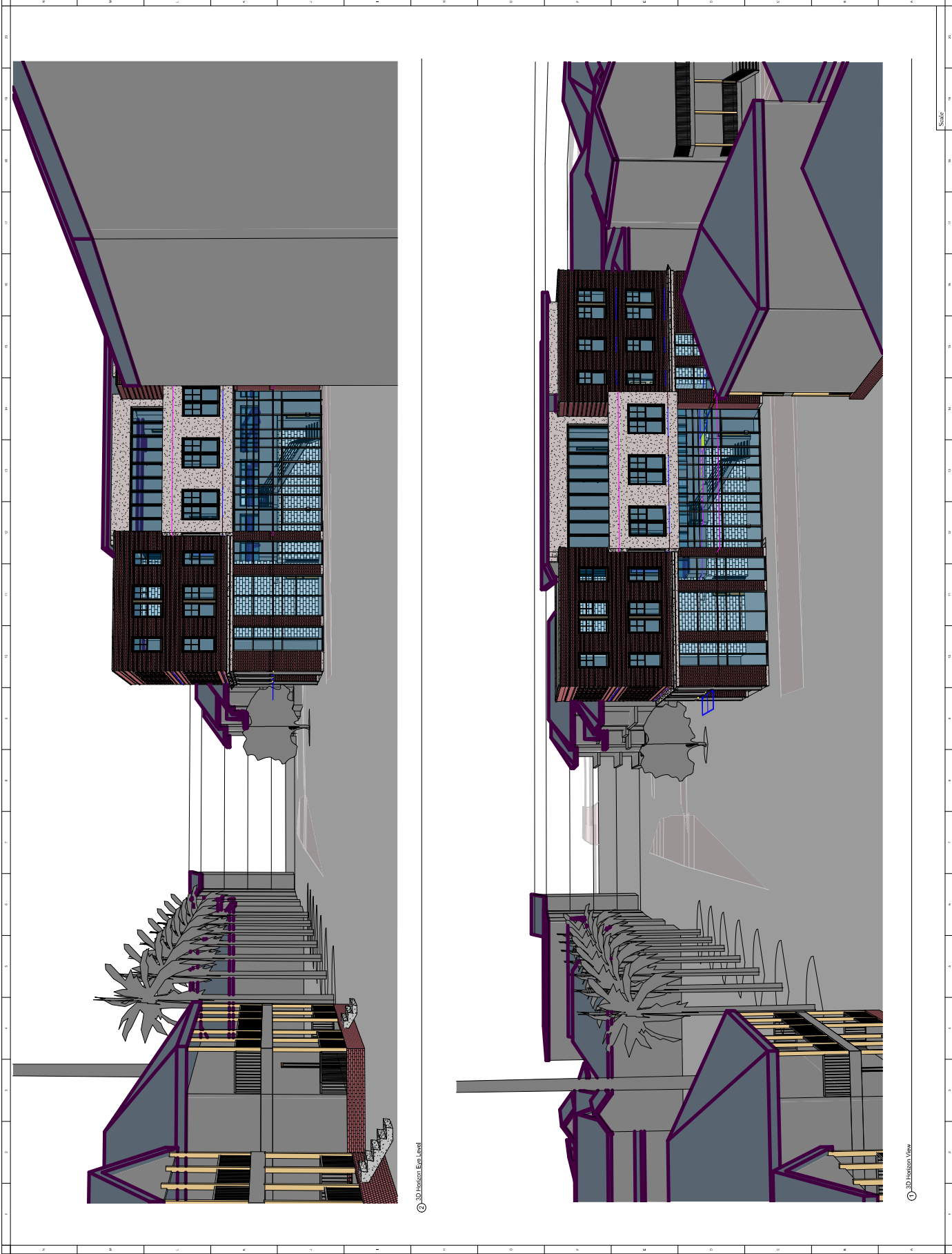
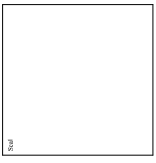
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Horizon View



3D Horizon View



3D Horizon View



A301

SHEET No.

Elevations

Revised By:	WSC
Checked By:	DPH
Date:	6/16/22
Job No.:	1910

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