

# 37TH AND HABERSHAM

Savannah, Georgia

## THOMAS SQUARE HISTORIC DISTRICT REVIEW SET - MAY 28, 2019

### PROJECT TEAM:

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### PROJECT DESCRIPTION:

THIS SUBMITTAL SEEKS THE APPROVAL FOR THE NEW CONSTRUCTION OF THREE 3-STORY RESIDENTIAL BUILDINGS AT THE CORNER OF 37<sup>TH</sup> AND HABERSHAM STREETS IN THE THOMAS SQUARE NEIGHBORHOOD. THE SITE IS EMPTY EXCEPT FOR A NON-CONTRIBUTING BUILDING WHICH WILL BE DEMOLISHED. BEFORE DEMOLITION THE EXISTING BUILDING WILL BE DOCUMENTED PER MPC STANDARDS.

TWO OF THE NEW BUILDINGS (A & B) WILL BE IDENTICAL TO ONE ANOTHER AND WILL HAVE APPROXIMATELY 4,000SF FLOOR PLATES. EACH ONE WILL CONTAIN 6 DWELLING UNITS. THE THIRD BUILDING (C) WILL BE SLIGHTLY SMALLER THAN THE OTHER TWO AND WILL CONTAIN 2 DWELLING UNITS ON THE UPPER FLOORS WITH ONE COMMERCIAL SPACE ALONG THE GROUND FLOOR. ALL THREE BUILDINGS WILL BE 3-STORIES AND APPROXIMATELY 41' TO THEIR PARAPETS.

#### FORM:

BUILDINGS A & B WILL HAVE ENTRIES ALONG HABERSHAM STREET AS WELL AS PLANT STREET. THESE ENTRIES WILL BE RECESSED FROM THE MAIN BODY OF THE BUILDING TO CREATE SOME DEPTH. BUILDING C, WHICH SITS ON THE CORNER, WILL HAVE A CORNER ENTRY STREET, ONE ALONG HABERSHAM STREET, AND ANOTHER ALONG PLANT STREET. BUILDING C IS PUSHED BACK FROM THE CORNER TO ALLOW FOR THE ANGLE OF THE CORNER PROPERTY LINES. ALL BUILDINGS WILL HAVE BRICK PILASTERS THAT FRAME THE FENESTRATION AND DIVIDE THE BUILDING FACADES INTO DISTINCT BAYS. THESE BAYS, ALONG WITH RECESSED STUCCO PANELS, ACTIVATE THE FACADES AND CREATE RHYTHM ALONG THE STREET. ALL OF THE BUILDINGS ROOFS WILL BE FLAT AND CONCEALED BY A PARAPET. THE PILASTERS WILL BE DEEPER ALONG THE GROUND FLOOR TO DIFFERENTIATE THE 'BASE' OF THE BUILDING.

#### MATERIALS:

THE MAIN MATERIAL OF THE EXTERIOR IS A PAINTED BRICK WHICH WILL BE CAPPED WITH A CAST STONE COPING. HORIZONTAL STUCCO BANDING WILL HELP TO DIFFERENTIATE THE SEPARATE FLOORS OF THE BUILDINGS. FENESTRATION WILL BE ALUMINUM CLAD WINDOWS AND DOORS. THE WINDOWS WILL BE CASEMENT AND AWNING TYPES. THE BUILDINGS WILL HAVE WOOD AND METAL CANOPIES OVER THEIR PRIMARY ENTRIES.

#### DETRITUS:

HVAC EQUIPMENT WILL BE ROOF MOUNTED AND PLACED STRATEGICALLY TO SHIELD IT FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY. WHERE VISIBLE IT WILL BE SCREENED. IT WILL ALSO BE PARTIALLY OBSCURED BY THE PARAPET. REFUSE AND OTHER EXTERIOR EQUIPMENT WILL BE SCREENED AT THE REAR OF THE PROPERTY. THE ELECTRICAL METERS WILL BE ON THE NE CORNER FOR EACH BUILDING.

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### COVER SHEET

PROJECT NO. 1906.00

DATE 05.28.19

DRAWING NO.

# G000



VIEW ALONG HABERSHAM ST.



VIEW ALONG PLANT ST.



VIEW ALONG EAST 37TH ST.



EXISTING STRUCTURE



NEIGHBORS ALONG LANE



1916-1918 HABERSHAM ST.



SCAD'S WALLIN HALL (SIDE FACADE ALONG HABERSHAM ST.)



2017 HABERSHAM ST.



NEIGHBORS ALONG EAST 37TH ST.



NEIGHBORS ALONG LANE AND PLANT ST.



2002-2012 HABERSHAM ST.



2019 HABERSHAM ST.



WILLIAMS COURT APTS. (REAR FACADE ALONG HABERSHAM ST.)



NEIGHBOR ALONG EAST 37TH ST.



NTS  
EXISTING CONDITIONS

ward  
architecture  
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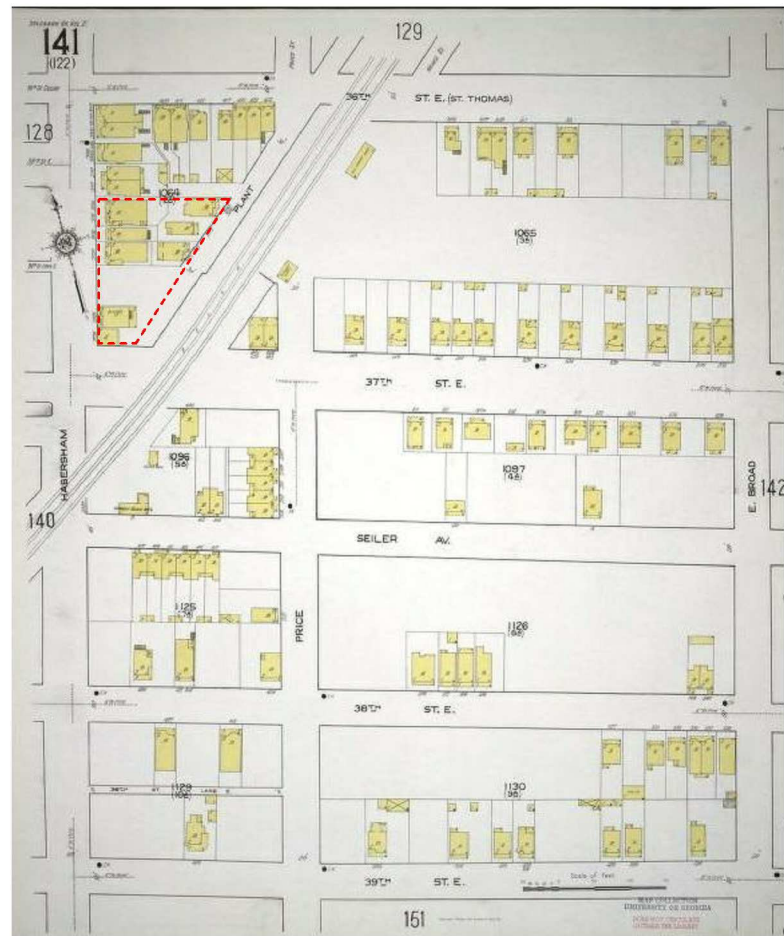
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**CONTEXT AND  
EXISTING  
CONDITIONS**

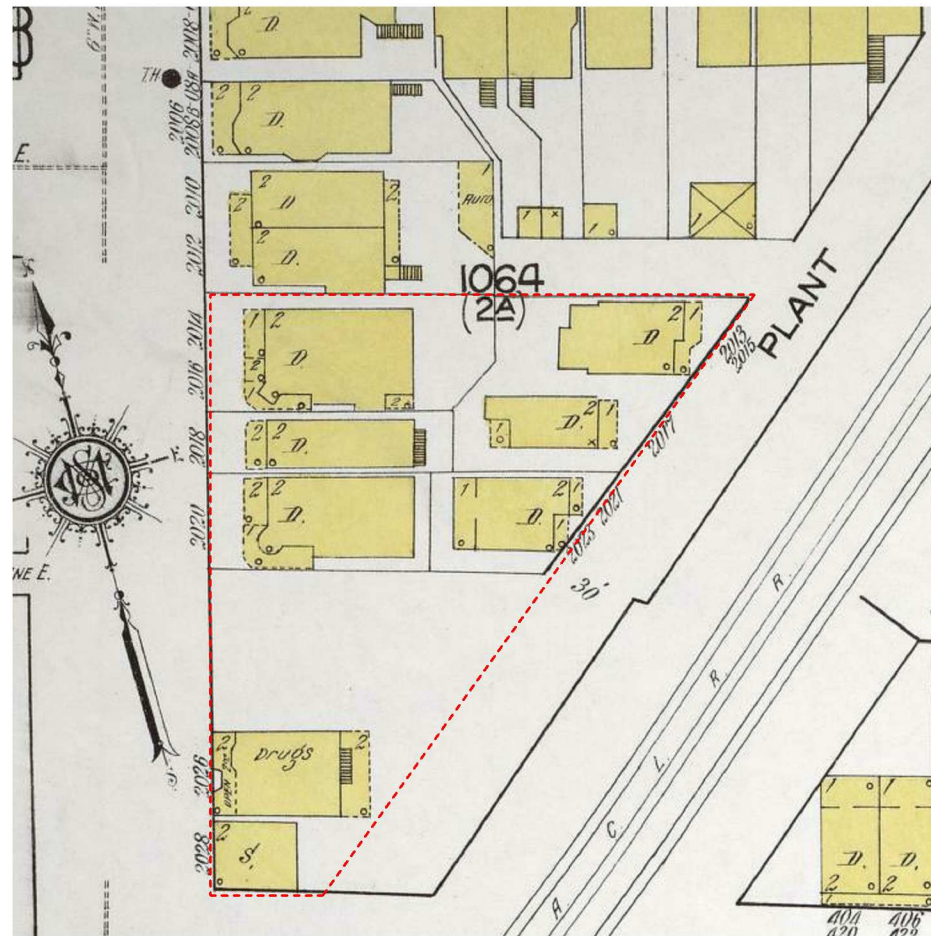
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**G001**

6/4/2019 1:25:17 AM



1916 SANBORN MAP



1916 SANBORN MAP (DETAIL)



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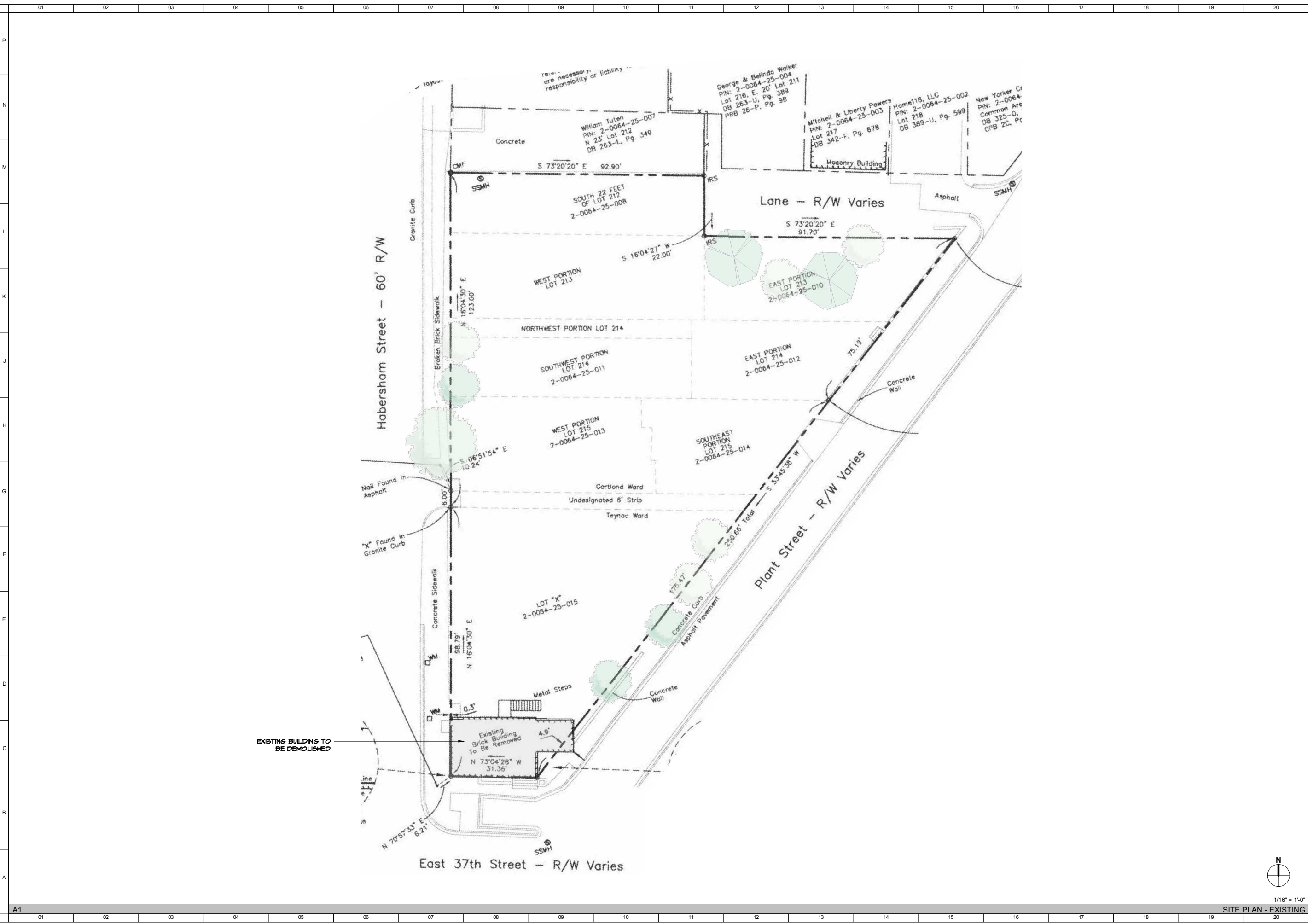
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**SITE HISTORY**

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DATE 05.28.19  
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**G002**

NTS  
SITE HISTORY



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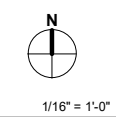
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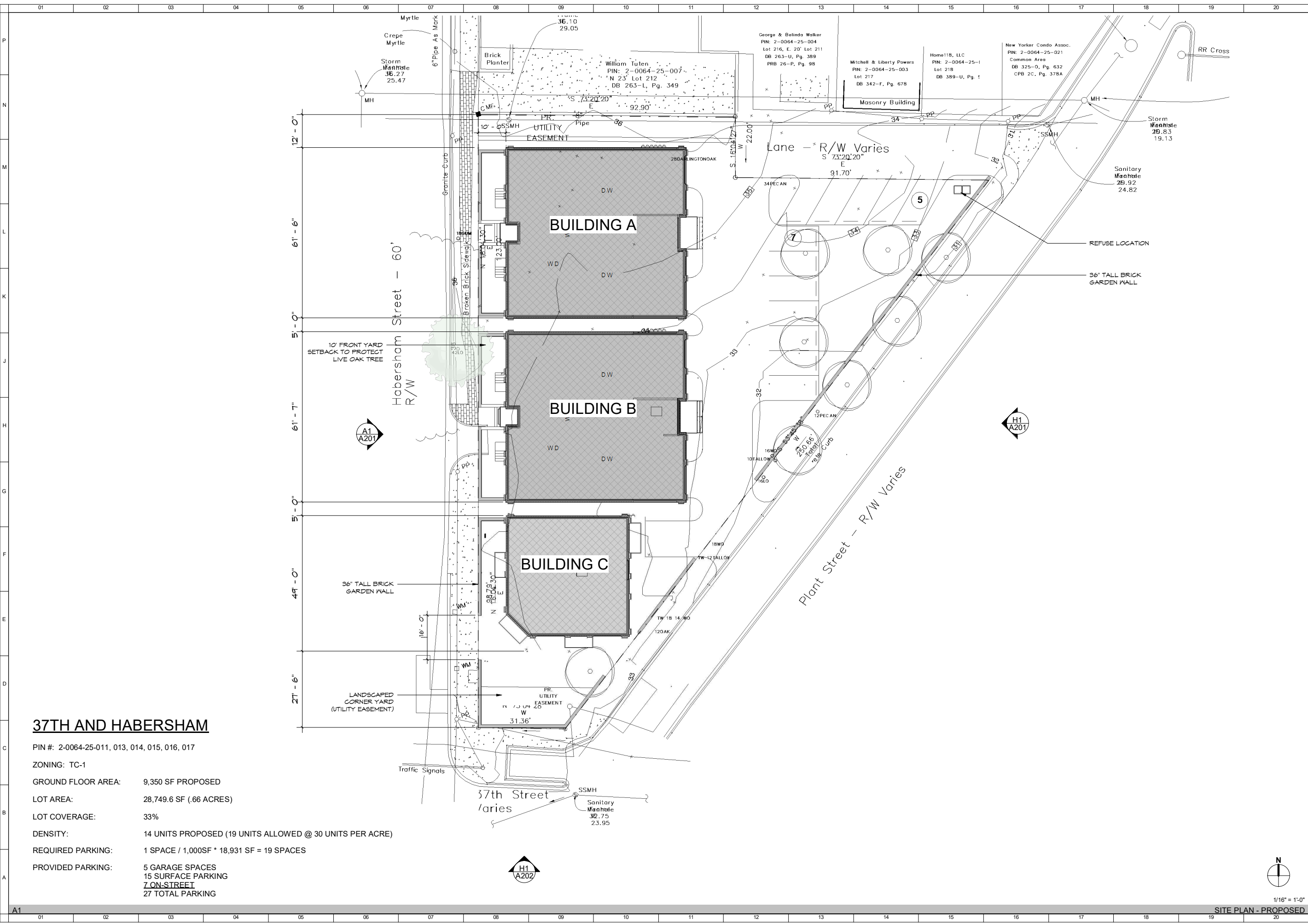
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**EXISTING SITE PLAN**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**G100**





### 37TH AND HABERSHAM

PIN #: 2-0064-25-011, 013, 014, 015, 016, 017  
 ZONING: TC-1  
 GROUND FLOOR AREA: 9,350 SF PROPOSED  
 LOT AREA: 28,749.6 SF (.66 ACRES)  
 LOT COVERAGE: 33%  
 DENSITY: 14 UNITS PROPOSED (19 UNITS ALLOWED @ 30 UNITS PER ACRE)  
 REQUIRED PARKING: 1 SPACE / 1,000SF \* 18,931 SF = 19 SPACES  
 PROVIDED PARKING: 5 GARAGE SPACES  
 15 SURFACE PARKING  
 7 ON-STREET  
 27 TOTAL PARKING



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### PROPOSED SITE PLAN

PROJECT NO. 1906.00  
 DATE 05.28.19  
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# G101



1/16" = 1'-0"

SITE PLAN - PROPOSED

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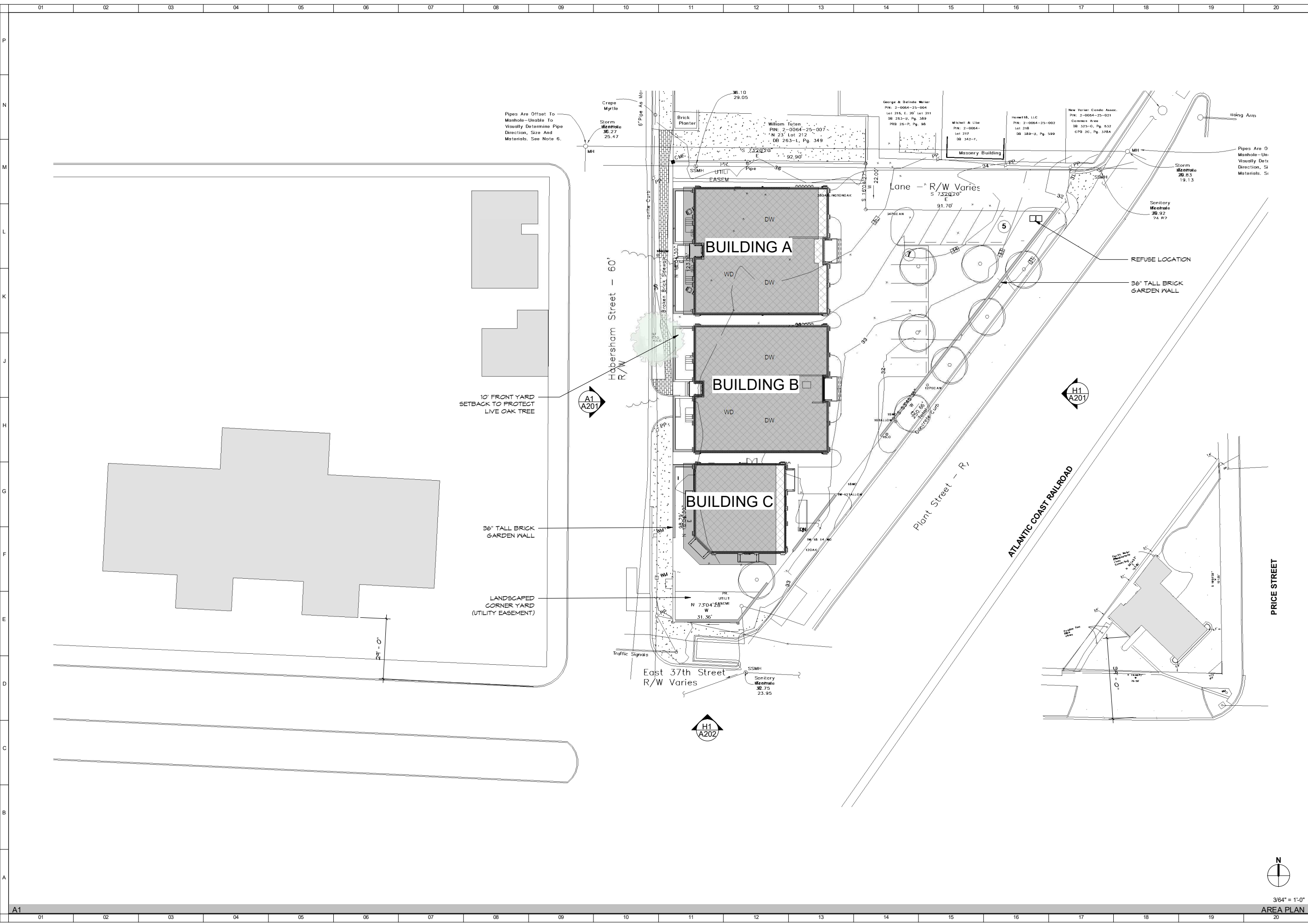
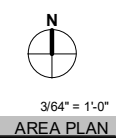
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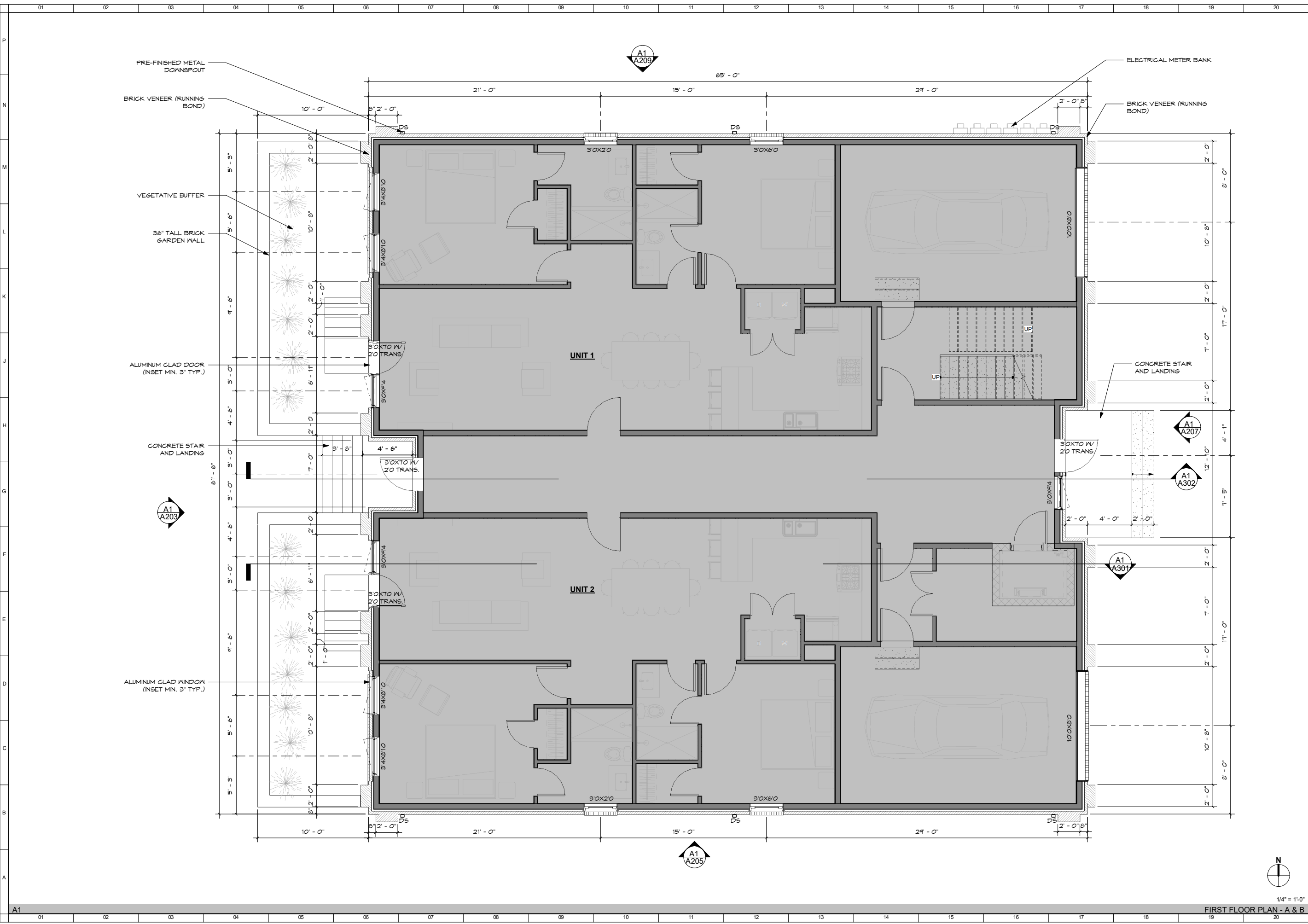
**AREA PLAN**

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DATE 05.28.19  
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**G102**



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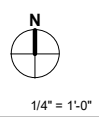
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**FIRST FLOOR PLAN - BUILDINGS A & B**

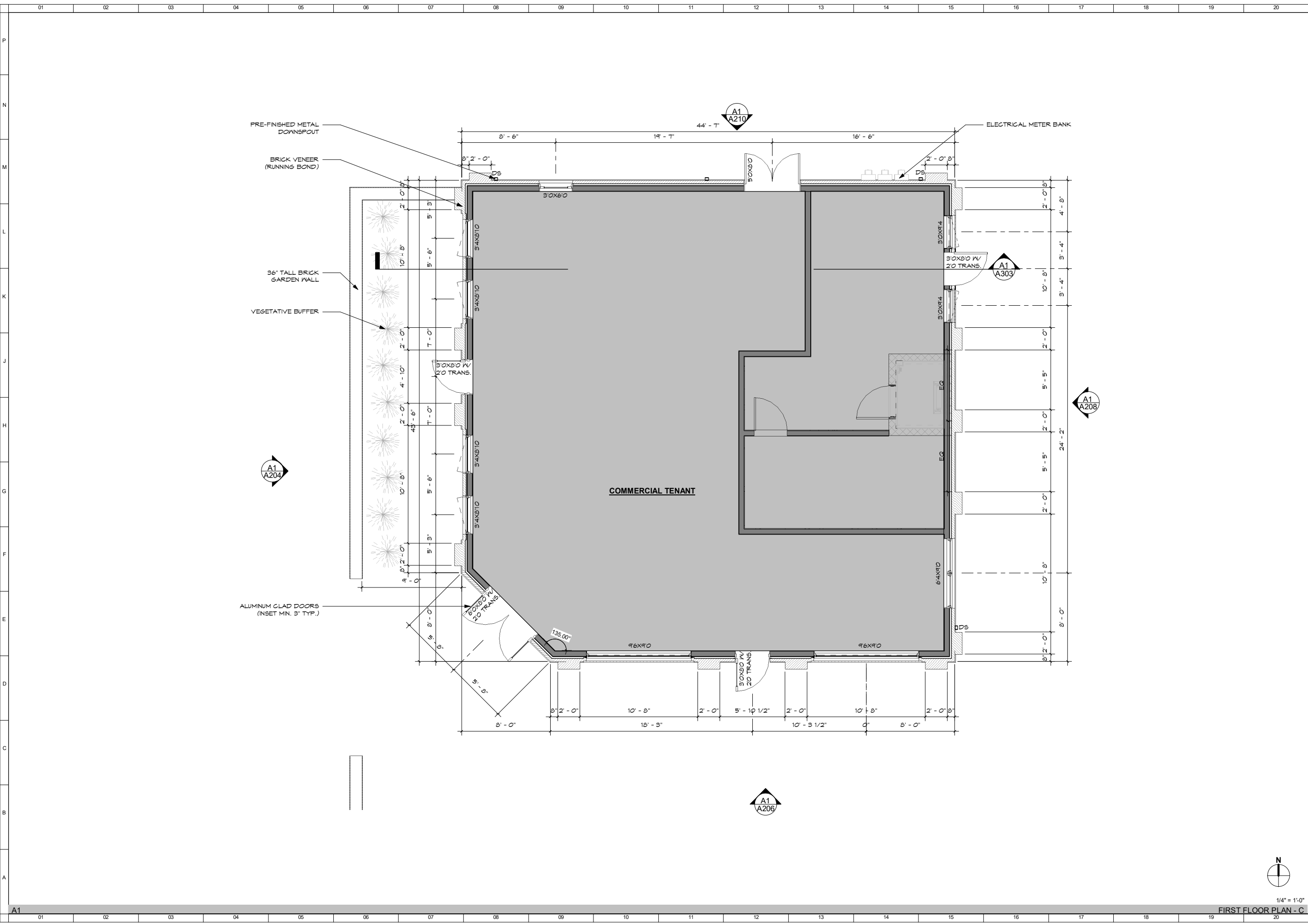
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**A101**



FIRST FLOOR PLAN - A & B

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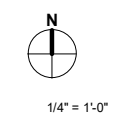
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**FIRST FLOOR PLAN -  
BUILDING C**

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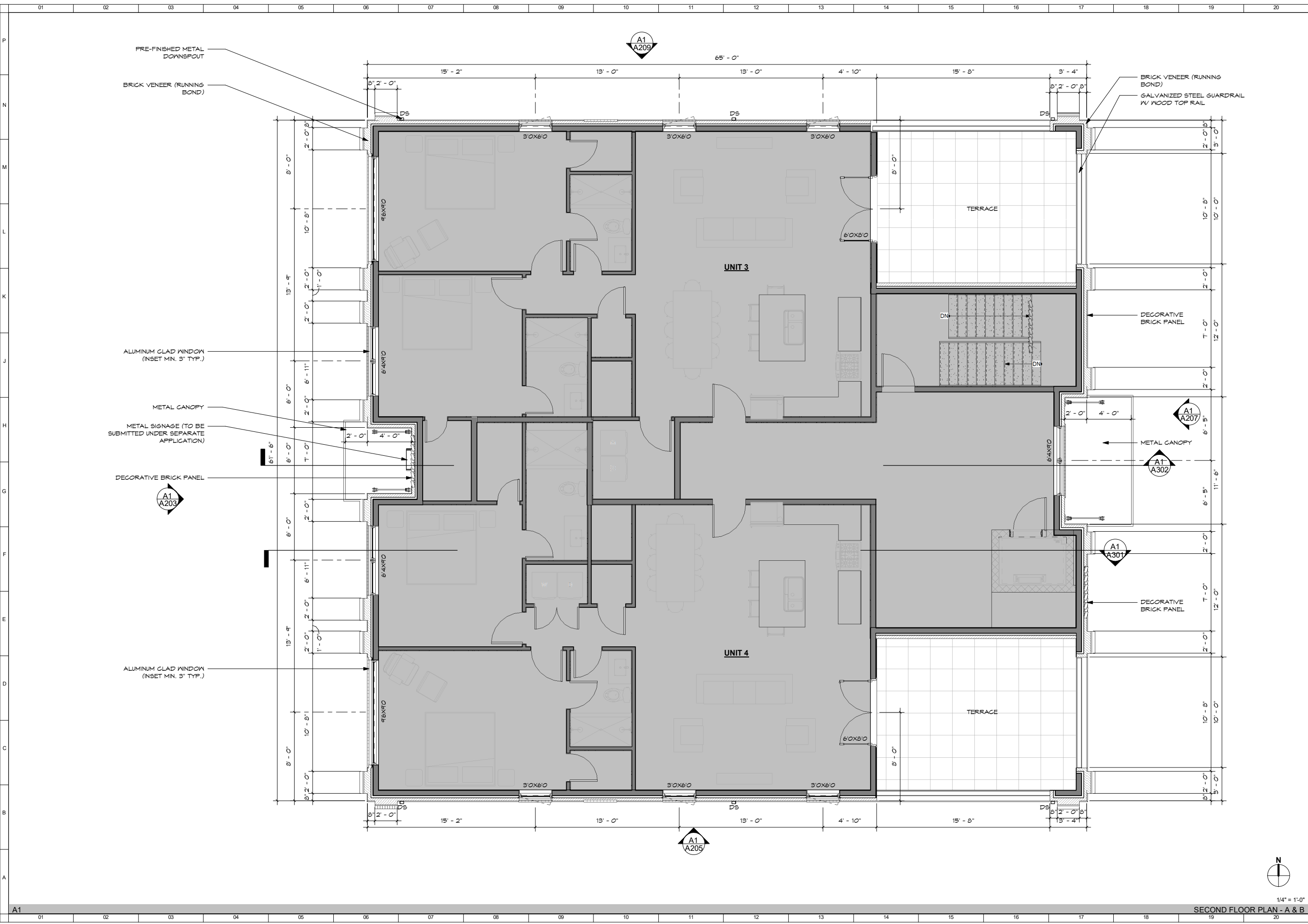
**A102**



FIRST FLOOR PLAN - C

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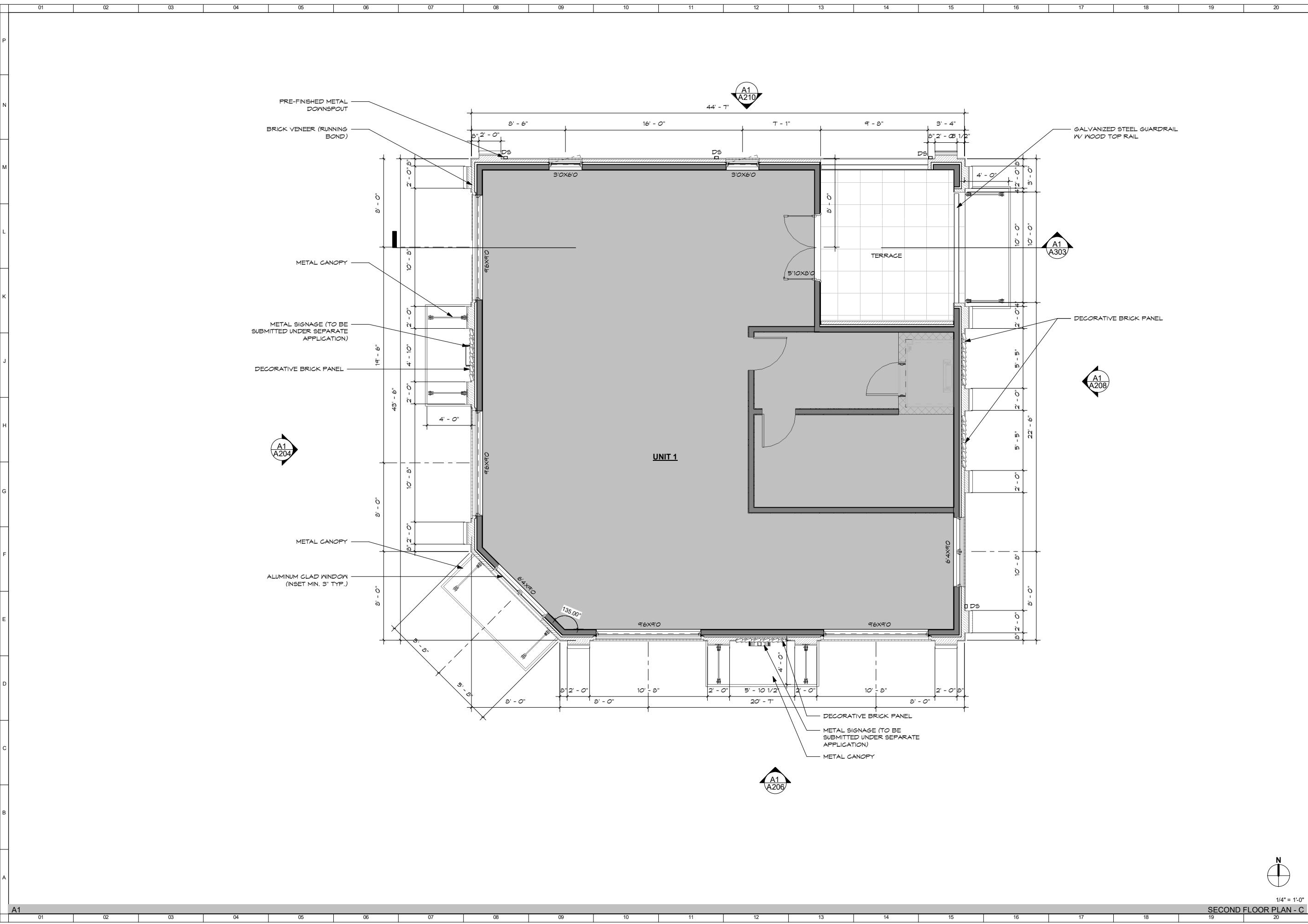
**SECOND FLOOR  
PLAN - BUILDINGS A  
& B**

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**A103**



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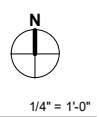
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**SECOND FLOOR PLAN - BUILDING C**

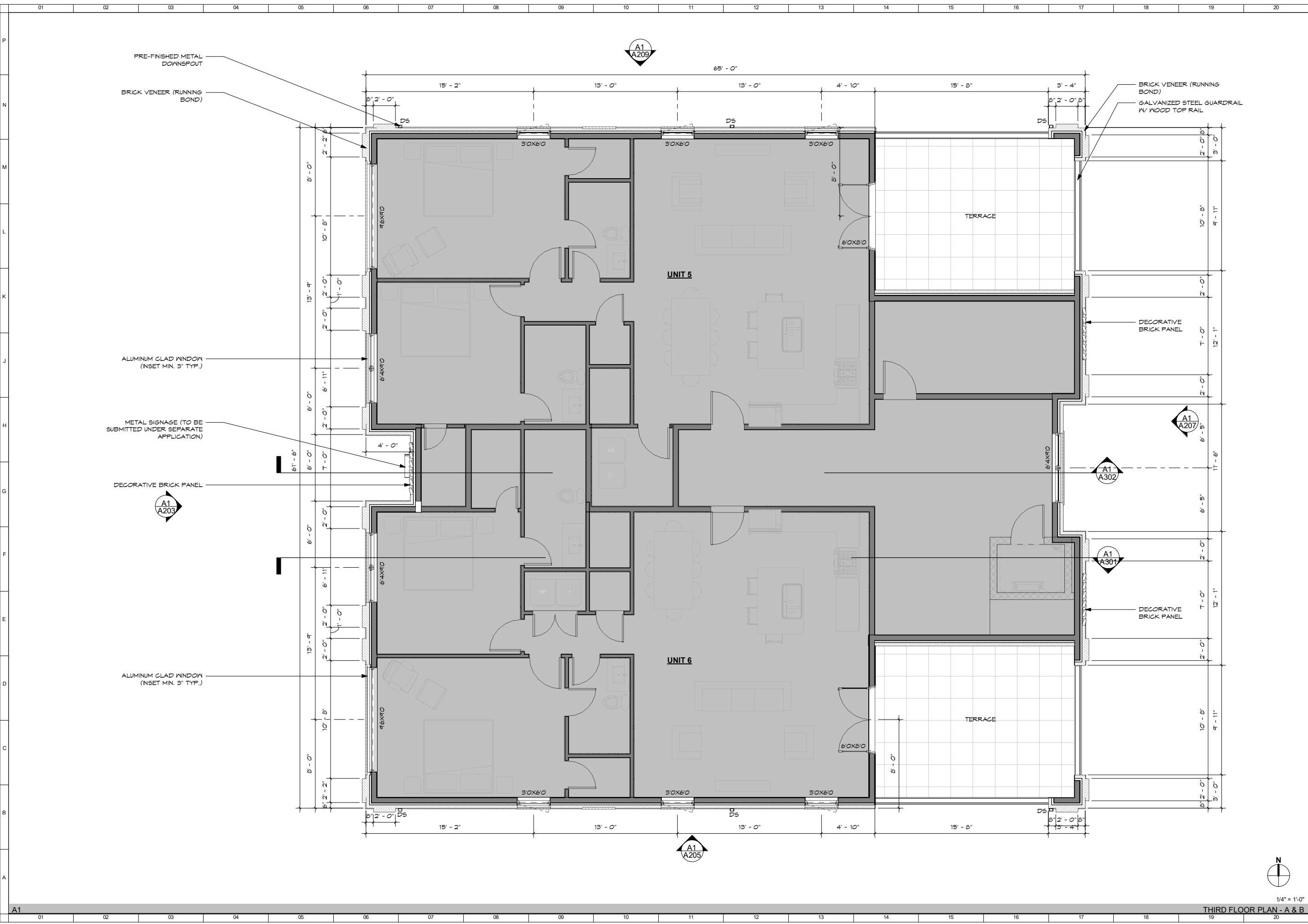
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**A104**



1/4" = 1'-0"  
 SECOND FLOOR PLAN - C

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**37TH AND HABERSHAM**

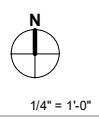
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**THIRD FLOOR PLAN - BUILDINGS A & B**

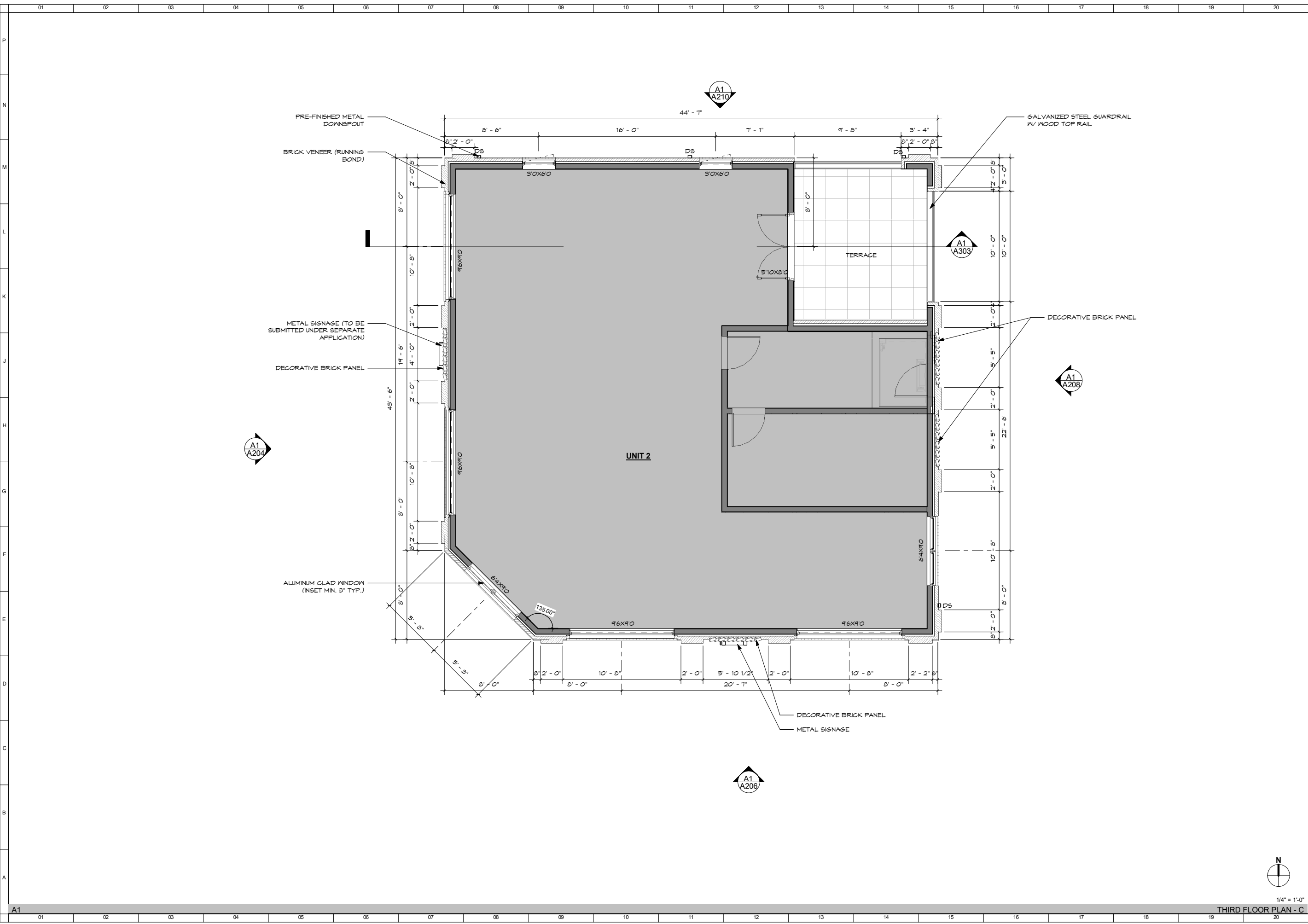
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**A105**



1/4" = 1'-0"  
THIRD FLOOR PLAN - A & B

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**THIRD FLOOR PLAN  
- BUILDING C**

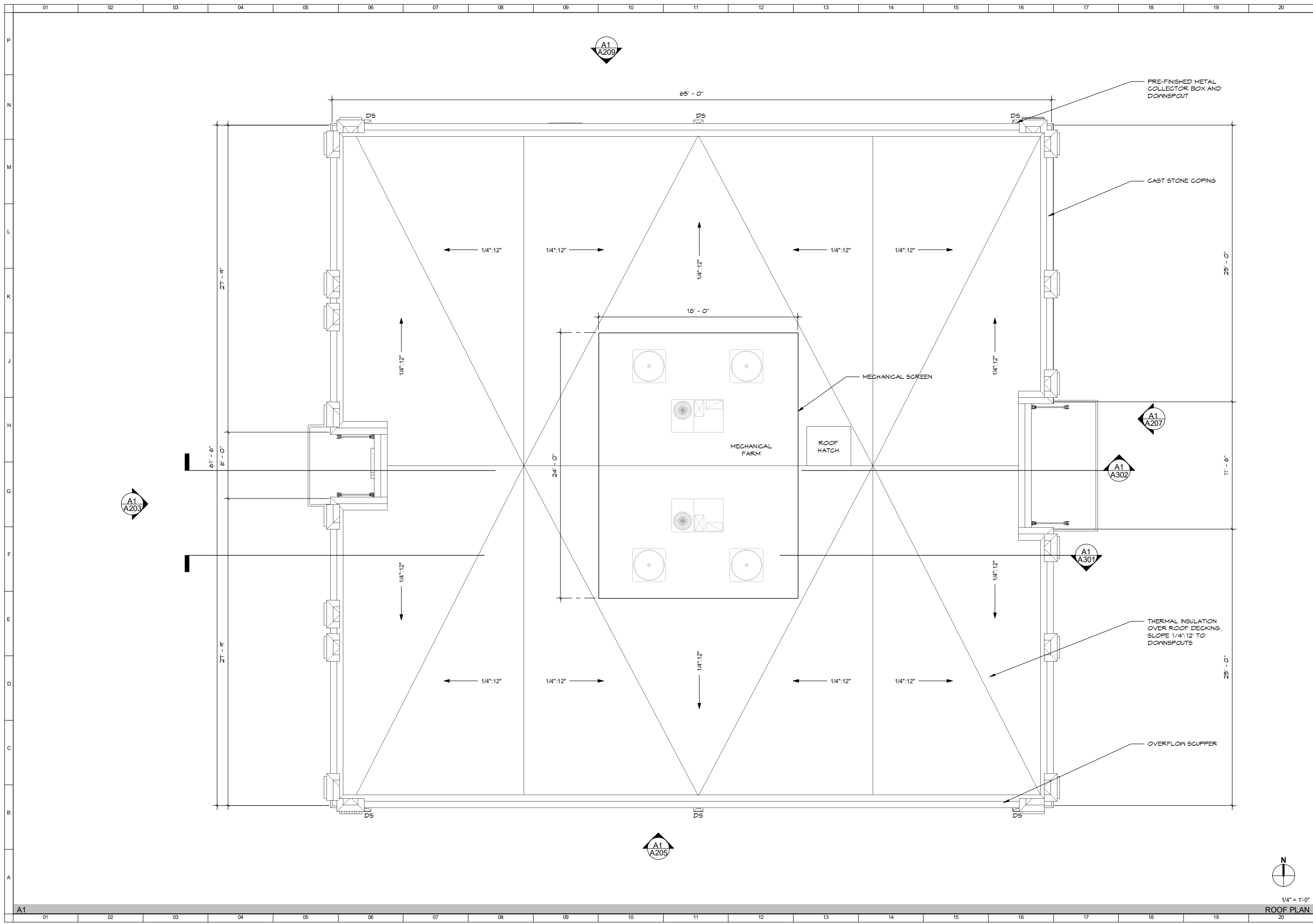
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**A106**



1/4" = 1'-0"  
THIRD FLOOR PLAN - C

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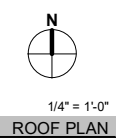
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**ROOF PLAN - BUILDINGS A & B**

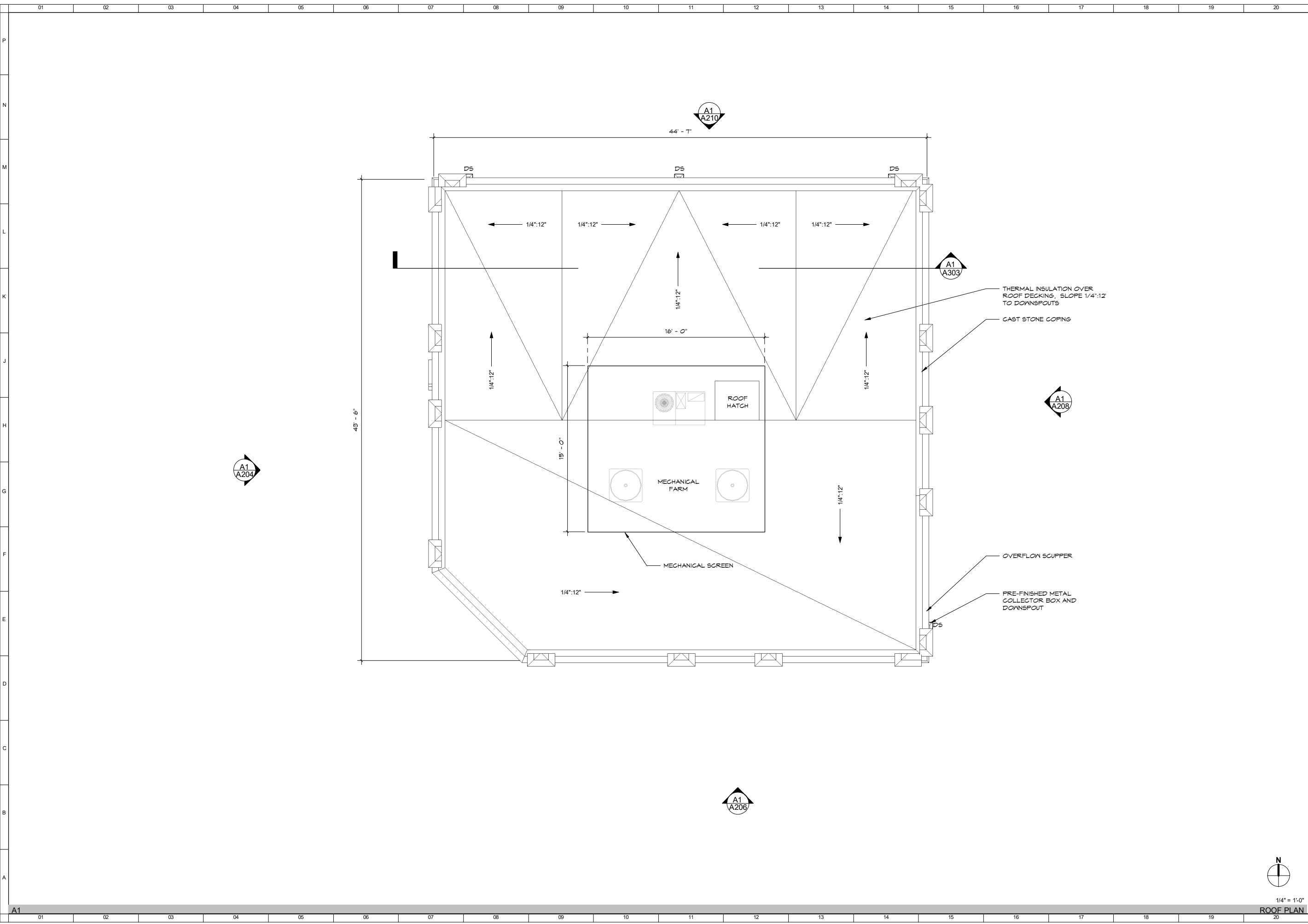
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**A107**



ROOF PLAN

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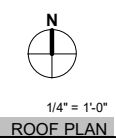
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**ROOF PLAN -  
 BUILDING C**

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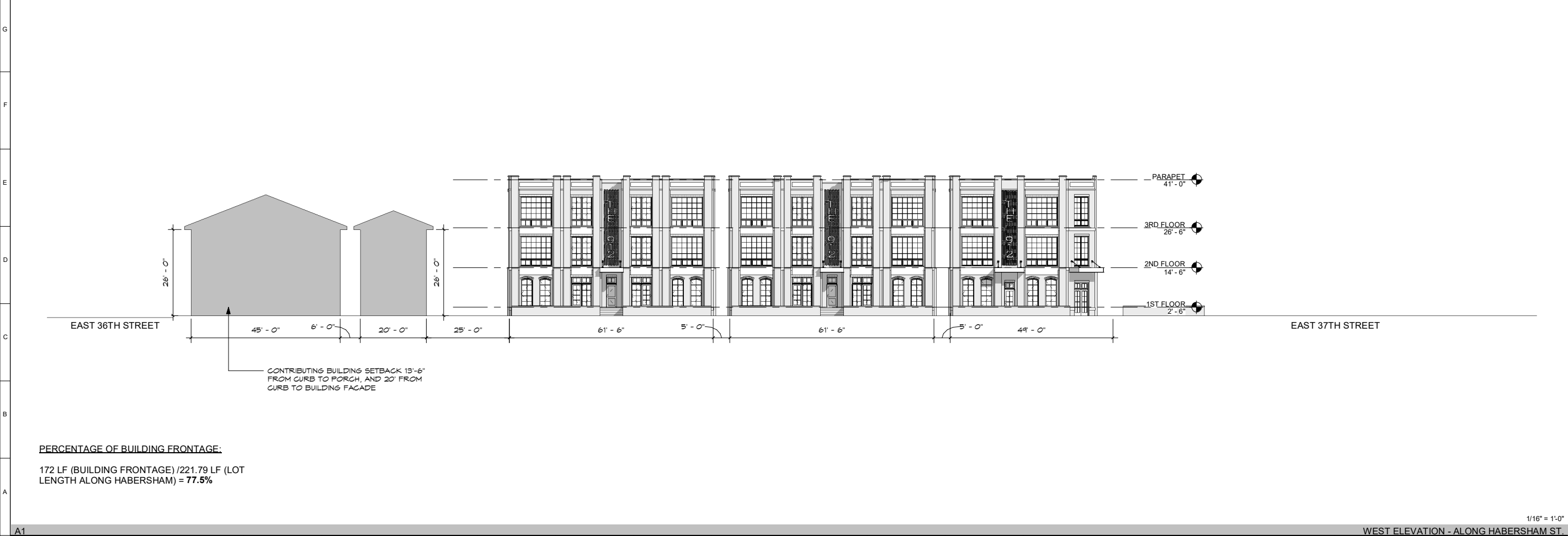
**A108**



6/4/2019 1:24:18 AM



1/16" = 1'-0"  
EAST ELEVATION - ALONG PLANT ST.



1/16" = 1'-0"  
WEST ELEVATION - ALONG HABERSHAM ST.

**PERCENTAGE OF BUILDING FRONTAGE:**  
172 LF (BUILDING FRONTAGE) / 221.79 LF (LOT LENGTH ALONG HABERSHAM) = 77.5%

CONTRIBUTING BUILDING SETBACK 13'-6" FROM CURB TO PORCH, AND 20' FROM CURB TO BUILDING FACADE



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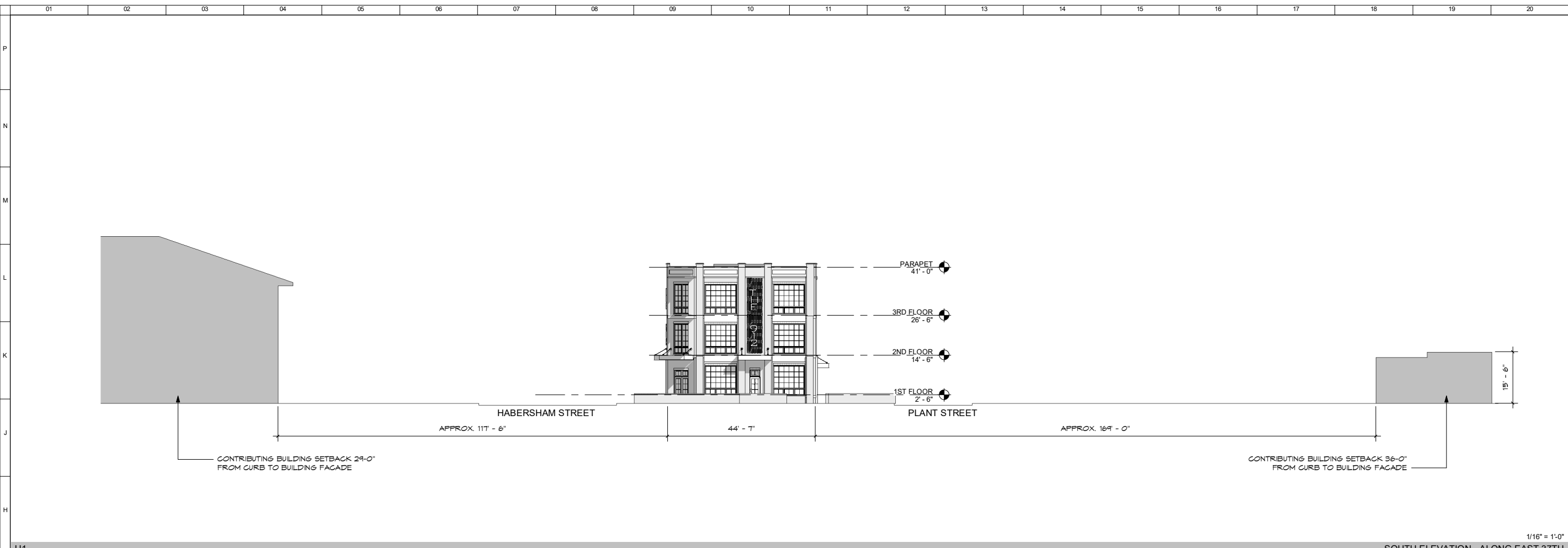
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**STREET ELEVATIONS**

PROJECT NO. 1906.00  
DATE 05.28.19  
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**A201**

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1/16" = 1'-0"

SOUTH ELEVATION - ALONG EAST 37TH

**STREET  
 ELEVATIONS**

PROJECT NO. 1906.00  
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**A202**





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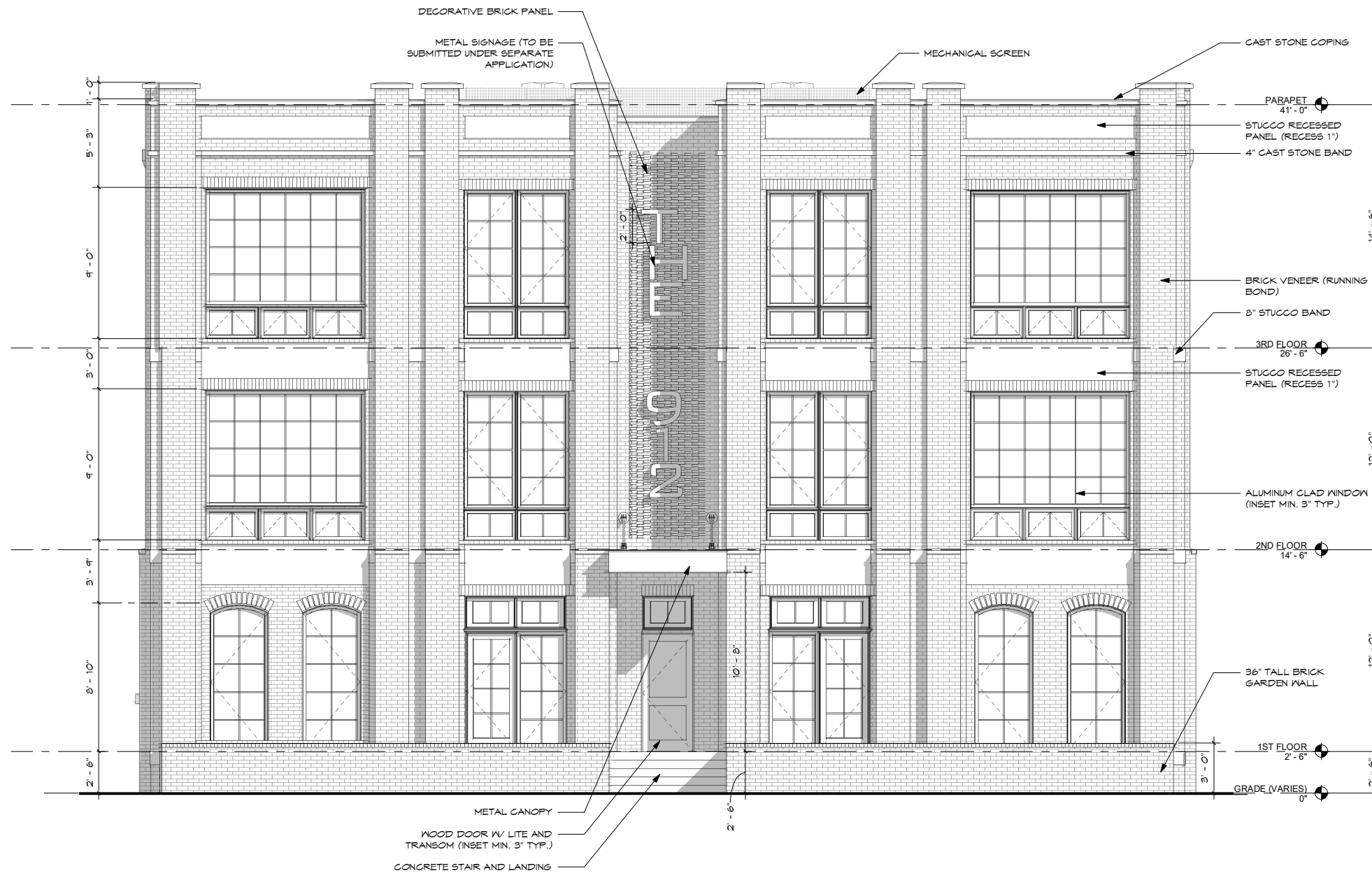
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**WEST ELEVATION -  
BUILDING A & B**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A203**



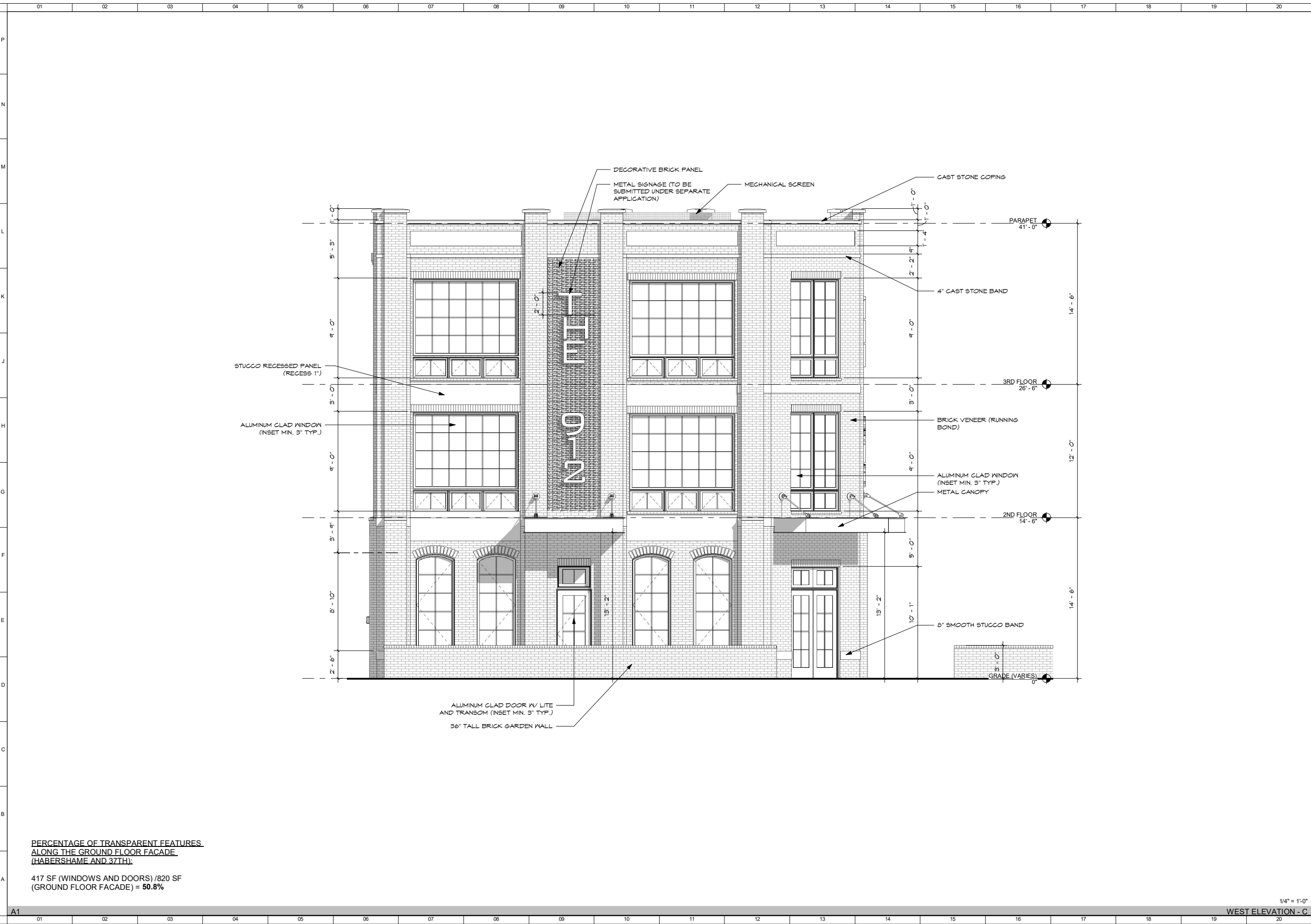
**PERCENTAGE OF TRANSPARENT FEATURES  
ALONG THE GROUND FLOOR FACADE:**

240 SF (WINDOWS AND DOORS) / 615 SF  
(GROUND FLOOR FACADE) = **39.0%**

1/4" = 1'-0"

WEST ELEVATION - A & B

6/4/2019 1:24:31 AM



**PERCENTAGE OF TRANSPARENT FEATURES  
ALONG THE GROUND FLOOR FACADE  
(HABERSHAME AND 37TH):**

417 SF (WINDOWS AND DOORS) / 820 SF  
(GROUND FLOOR FACADE) = 50.8%



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**37TH AND  
HABERSHAM**

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**WEST ELEVATION -  
BUILDING C**

PROJECT NO. 1906.00

DATE 05.28.19

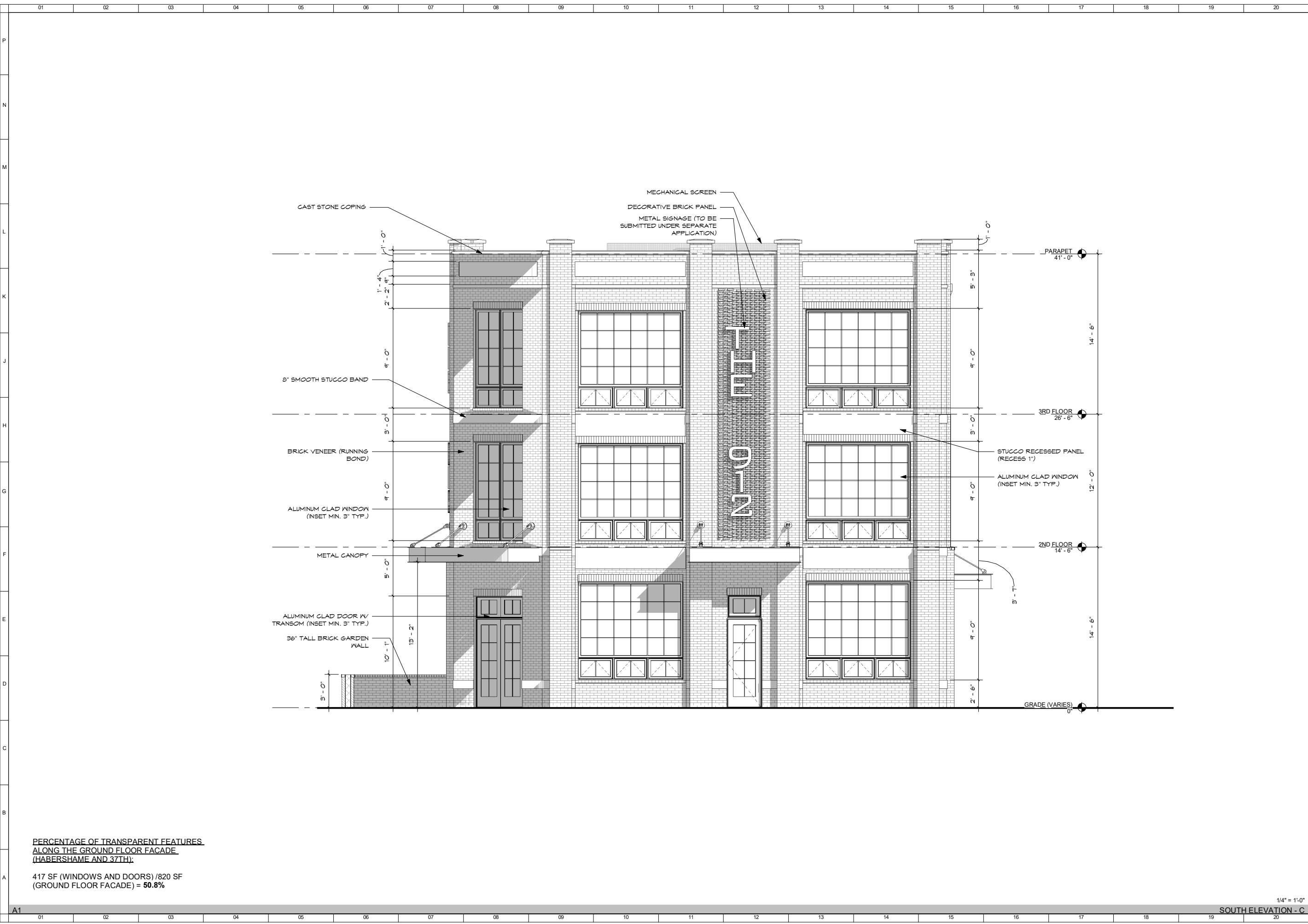
DRAWING NO.

**A204**

1/4" = 1'-0"  
WEST ELEVATION - C

6/4/2019 1:24:33 AM





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**SOUTH ELEVATION -  
 BUILDING C**

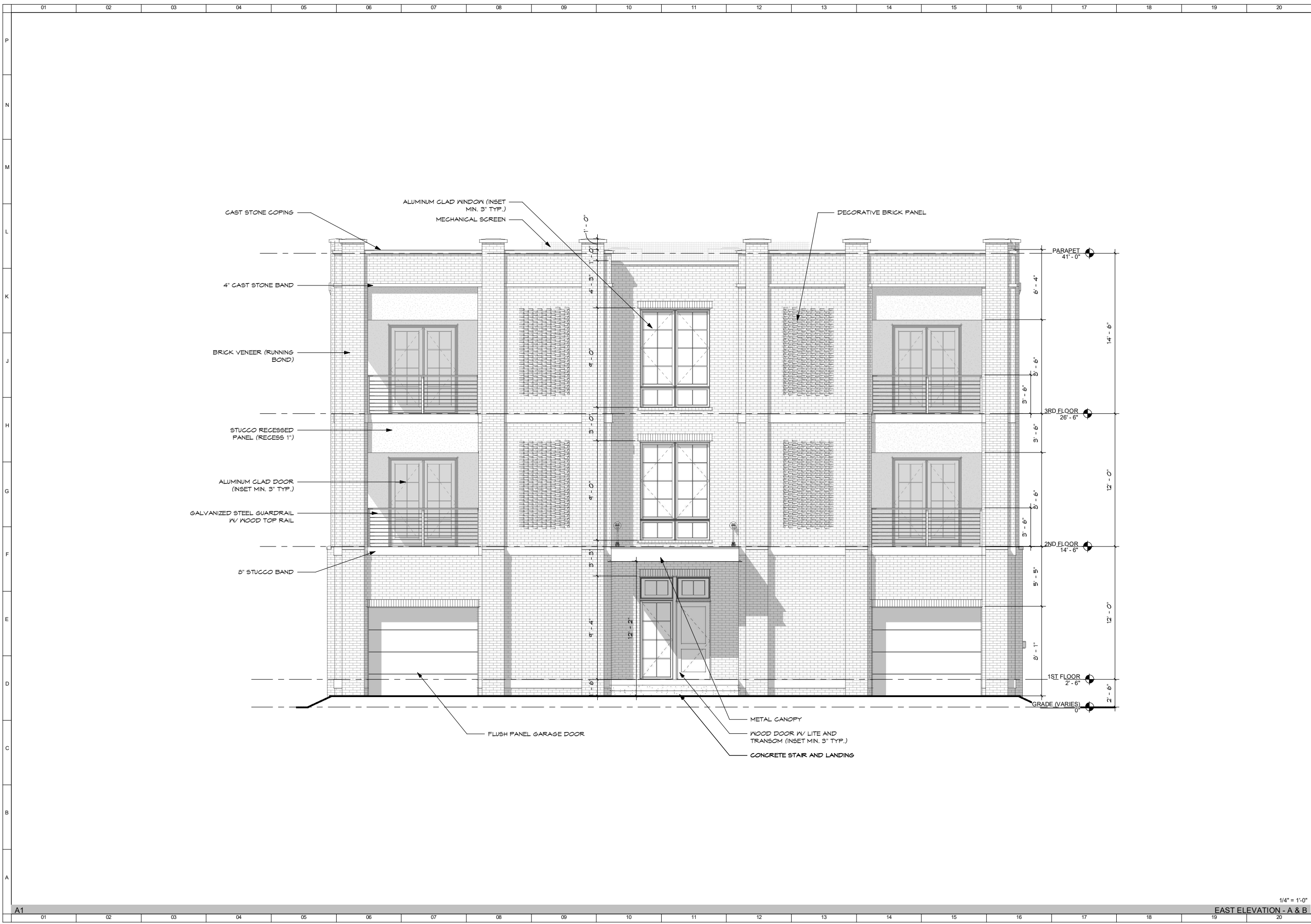
PROJECT NO. 1906.00  
 DATE 05.28.19  
 DRAWING NO.

**A206**

**PERCENTAGE OF TRANSPARENT FEATURES  
 ALONG THE GROUND FLOOR FACADE  
 (HABERSHAM AND 37TH):**  
 417 SF (WINDOWS AND DOORS) / 820 SF  
 (GROUND FLOOR FACADE) = 50.8%

1/4" = 1'-0"  
 SOUTH ELEVATION - C

6/4/2019 1:24:38 AM



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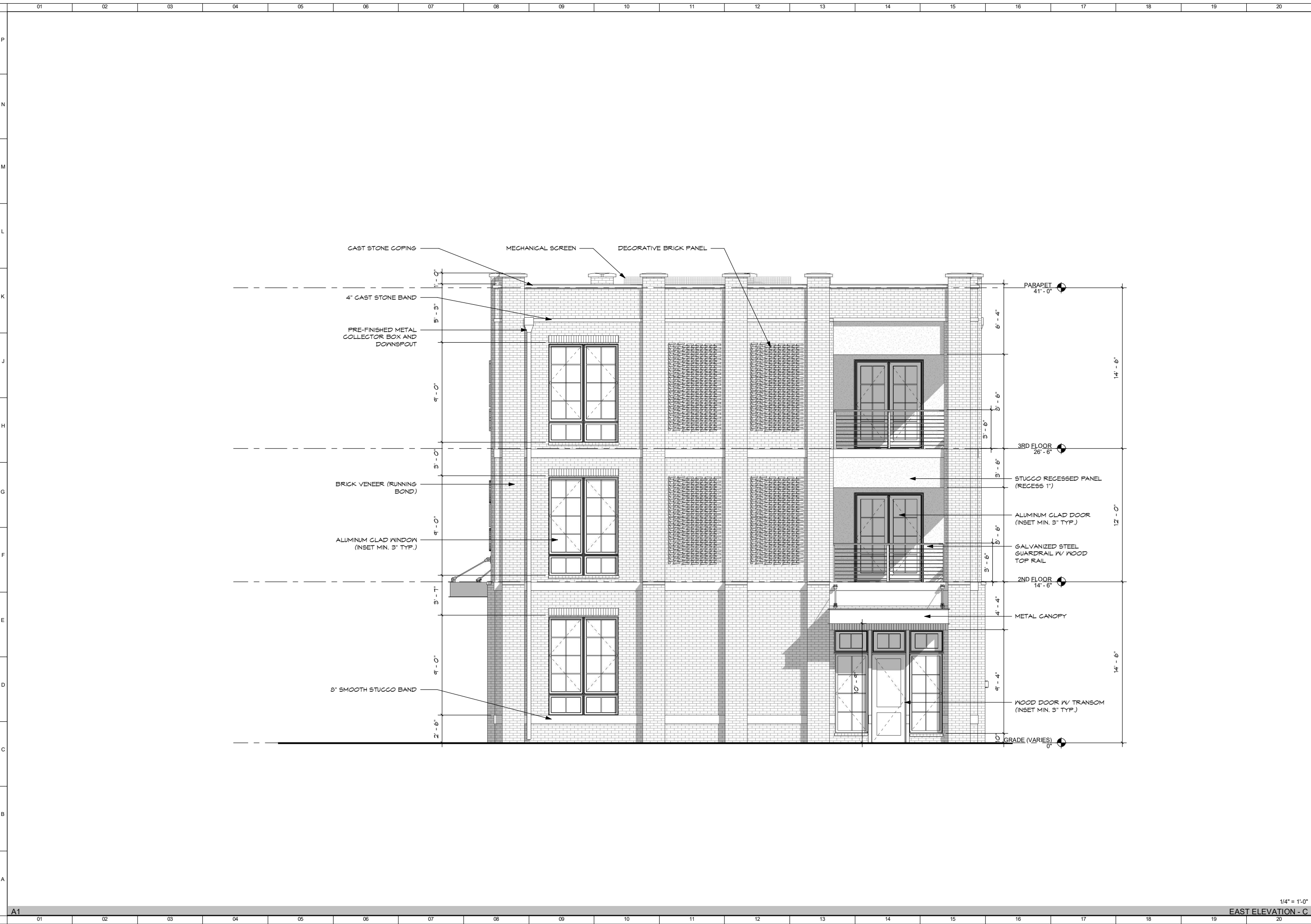
**EAST ELEVATION - BUILDINGS A & B**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A207**

1/4" = 1'-0"  
EAST ELEVATION - A & B

6/4/2019 1:31:11 AM



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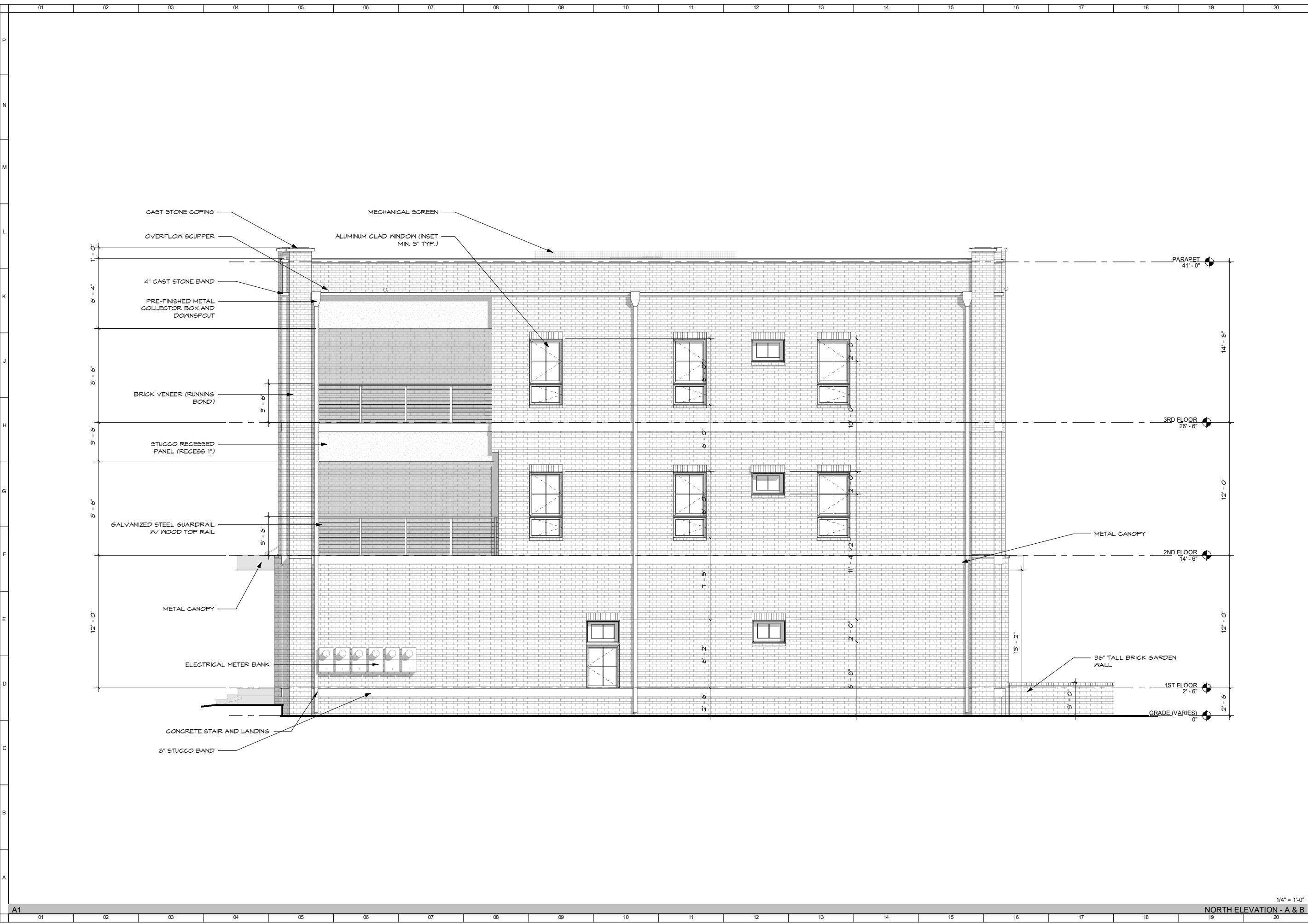
**EAST ELEVATION - BUILDING C**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A208**

1/4" = 1'-0"  
EAST ELEVATION - C

6/4/2019 1:24:42 AM



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**NORTH ELEVATION - BUILDINGS A & B**

PROJECT NO. 1906.00  
 DATE 05.28.19  
 DRAWING NO.

**A209**



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**NORTH ELEVATION - BUILDING C**

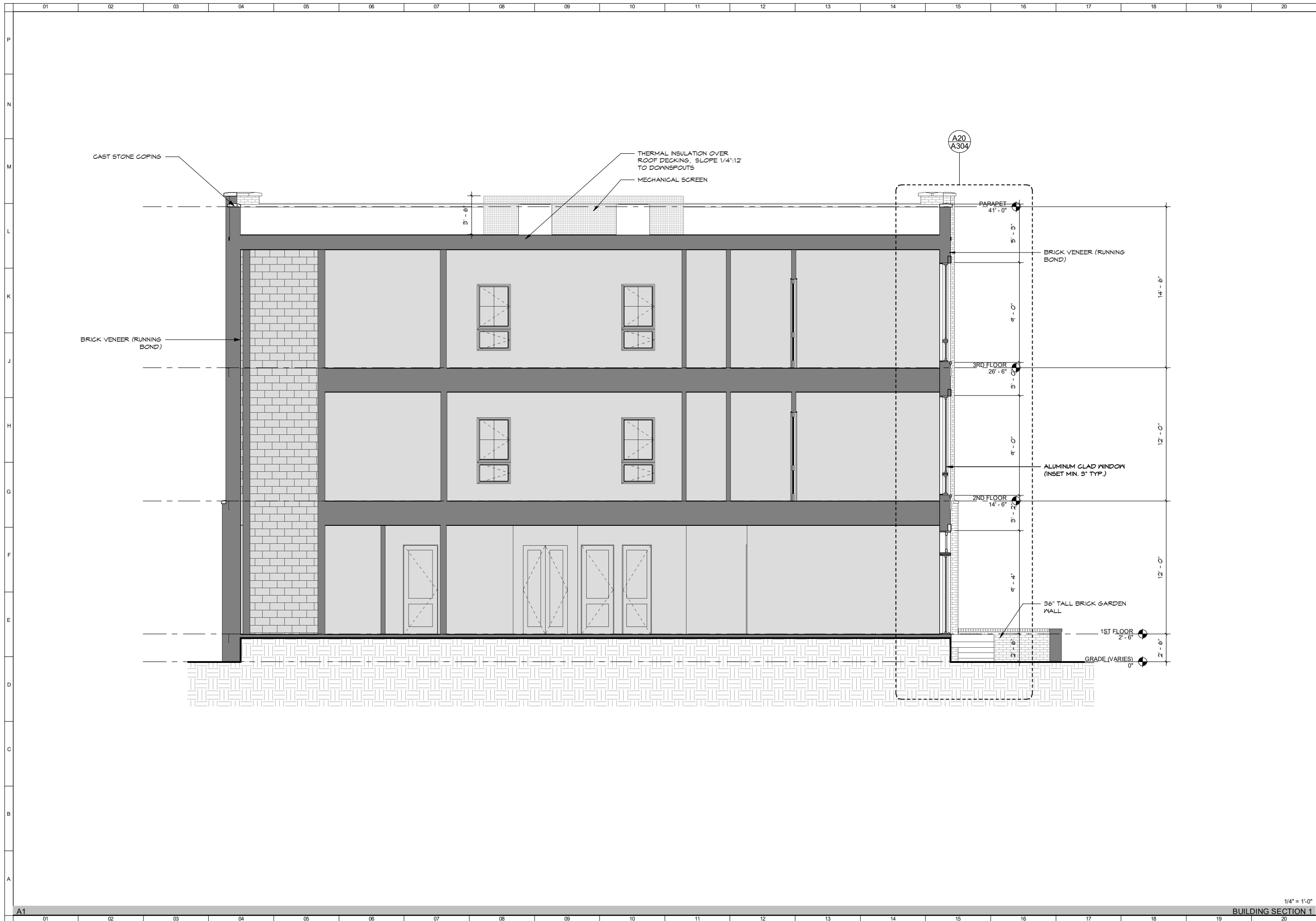
PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A210**

1/4" = 1'-0"  
NORTH ELEVATION - C

6/4/2019 1:24:48 AM





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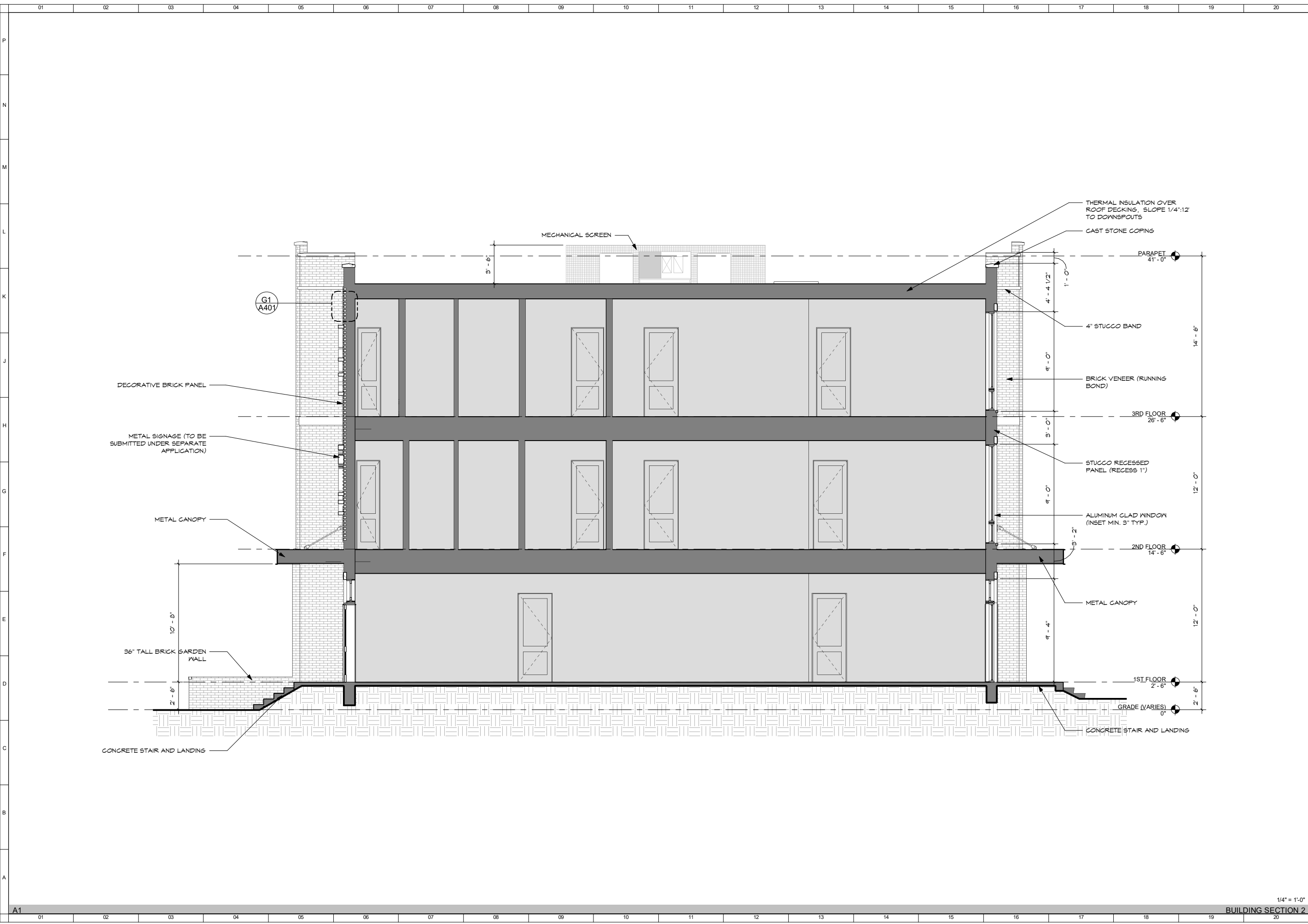
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**BUILDING SECTION**

PROJECT NO. 1906.00  
 DATE 05.28.19  
 DRAWING NO.

**A301**



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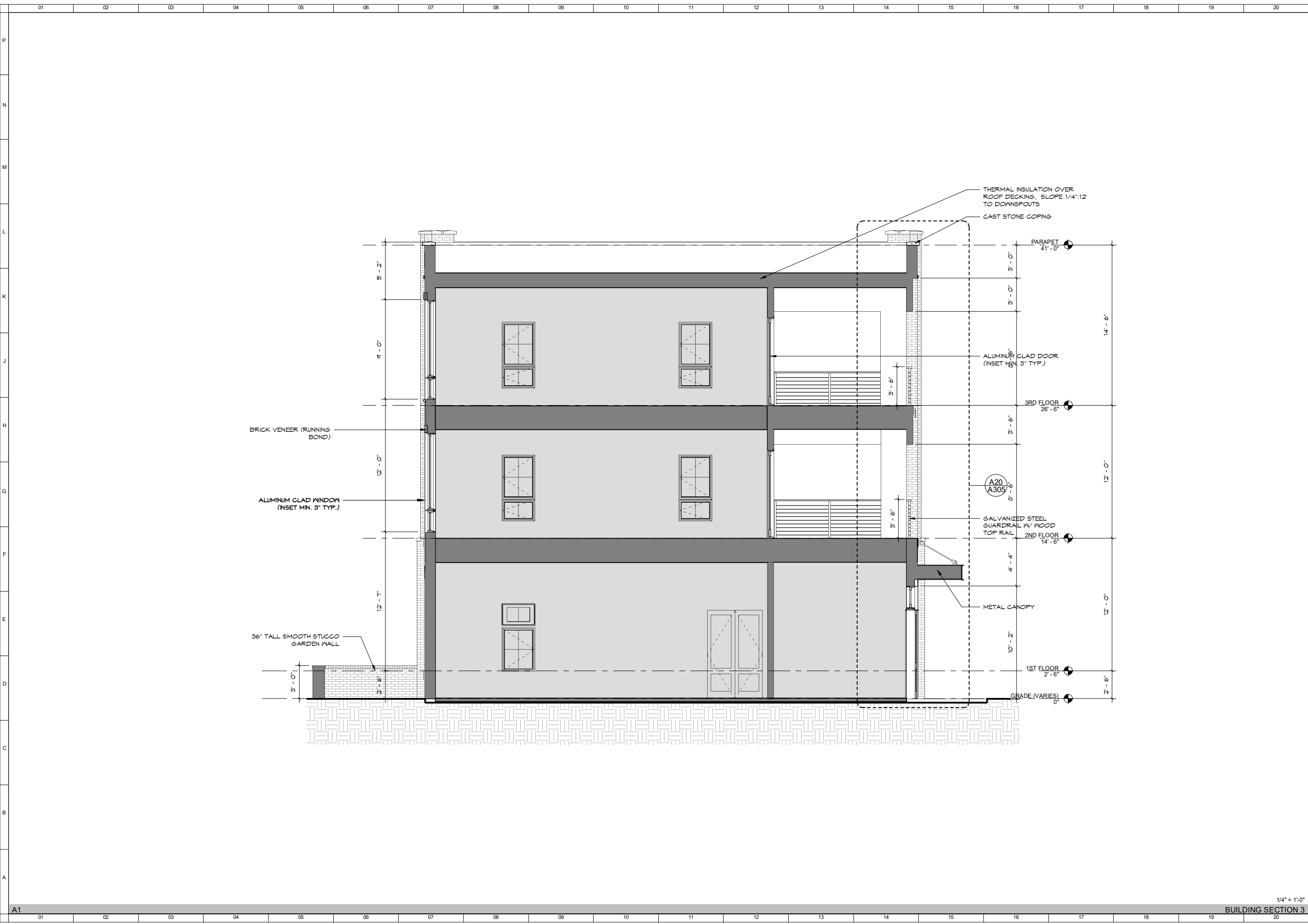
**BUILDING SECTION**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A302**

1/4" = 1'-0"  
BUILDING SECTION 2

6/4/2019 1:24:50 AM



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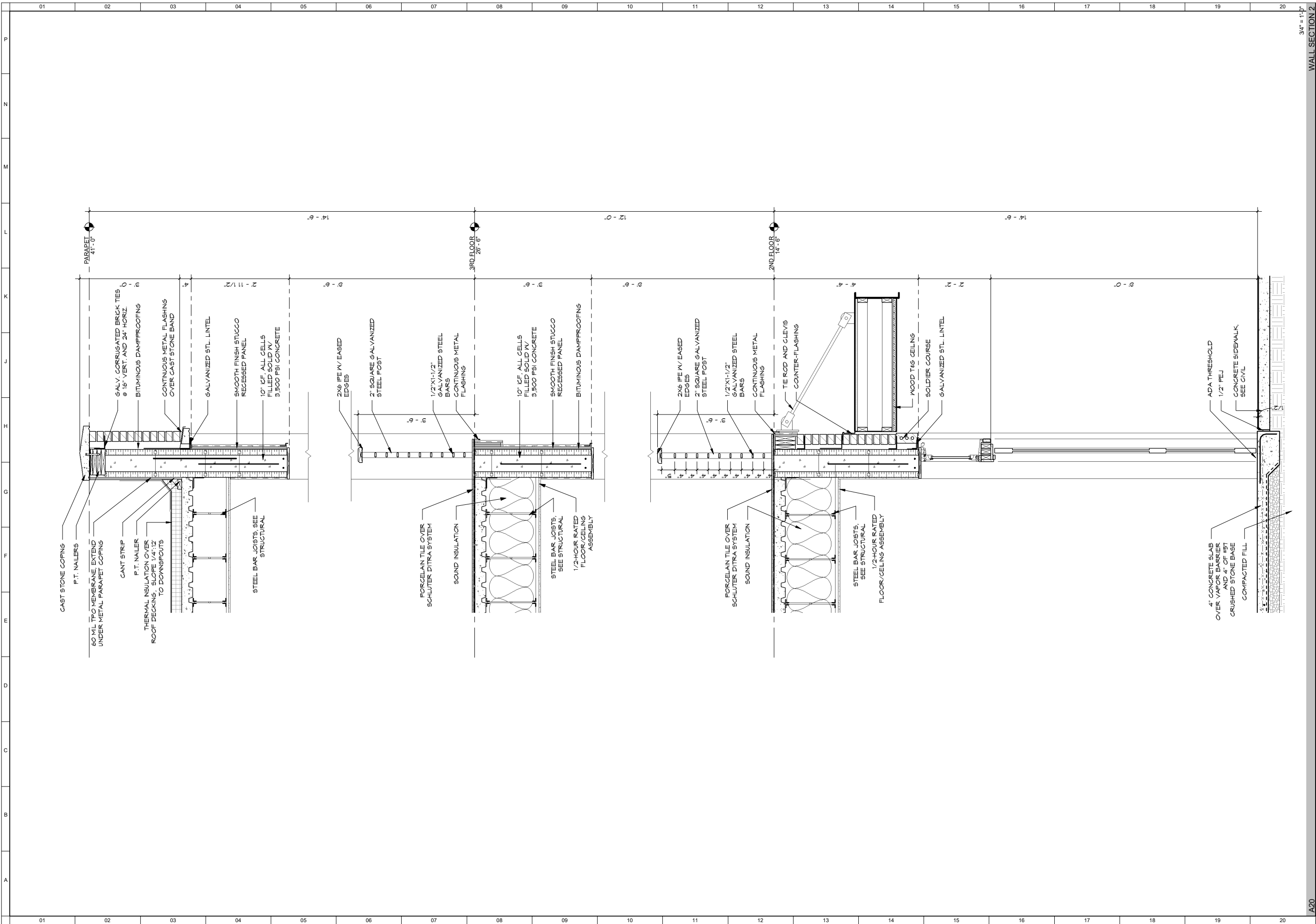
JOSHUA WARD, ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

**BUILDING SECTION**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A303**





3/4" = 1'-0" WALL SECTION 2



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**WALL SECTION**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A305**

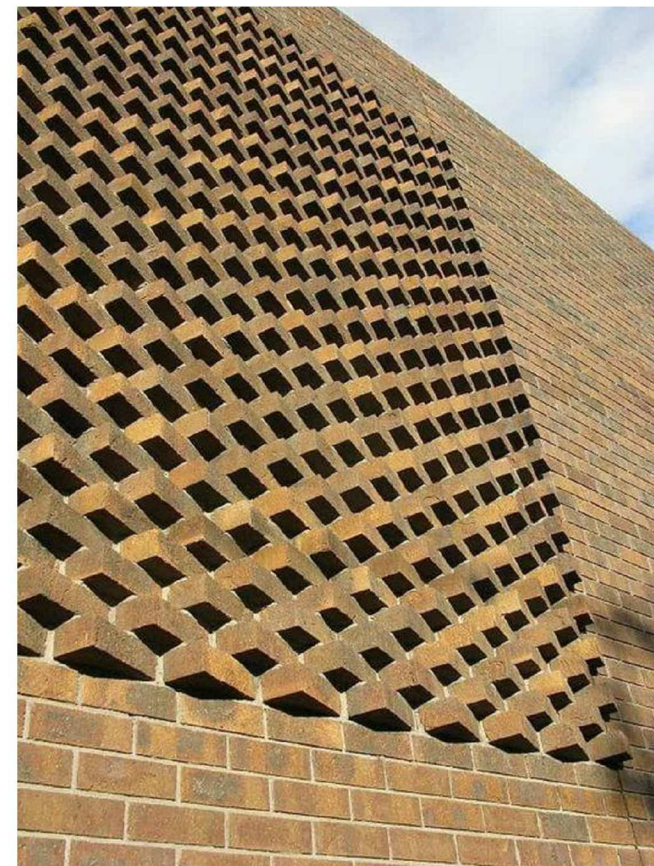
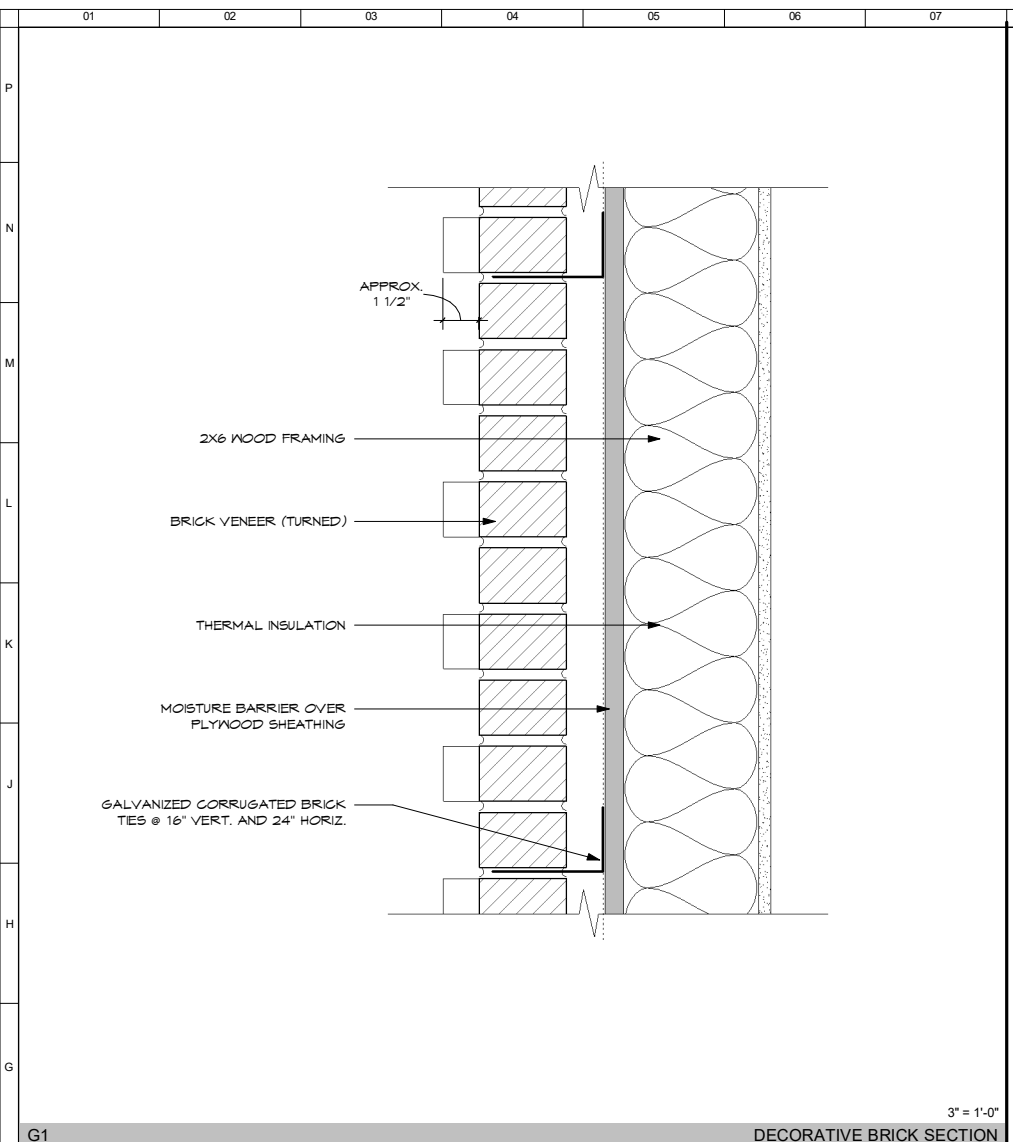
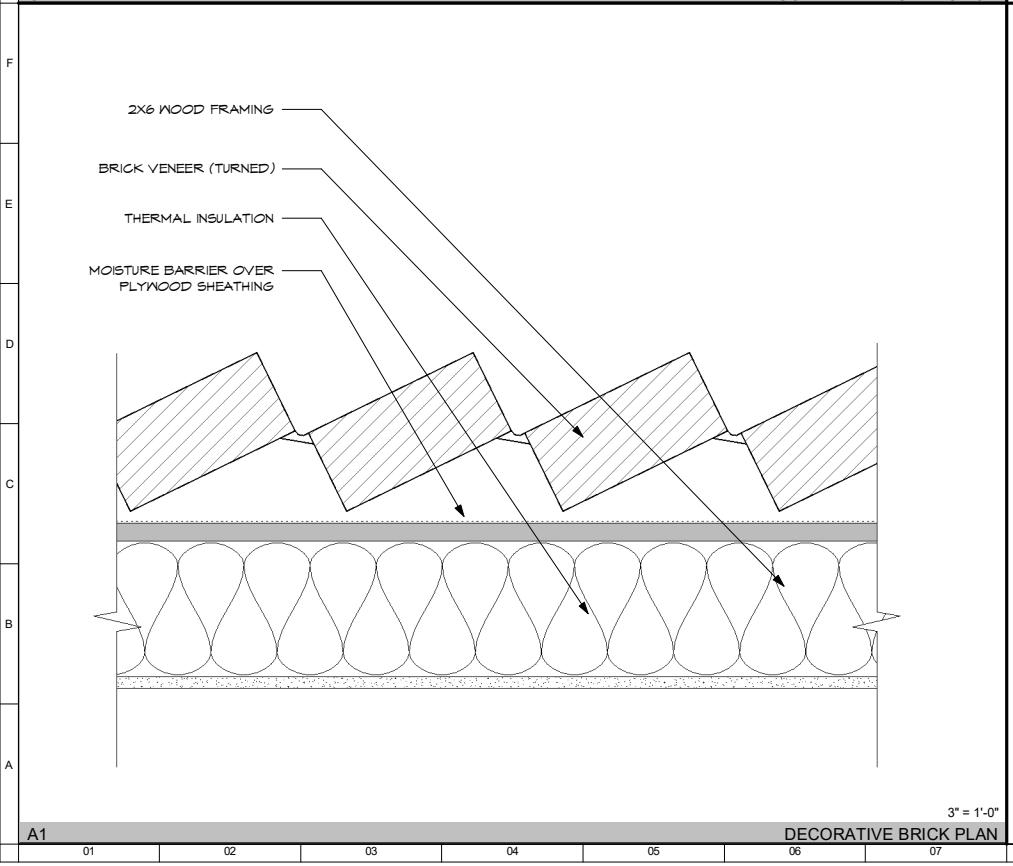


PHOTO OF DECORATIVE BRICK DETAIL



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**DETAILS**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A401**

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20

P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A



CORNER PERSPECTIVE



HABERSHAM PERSPECTIVE



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**BUILDING  
PERSPECTIVES**

PROJECT NO. 1906.00  
DATE 05.28.19  
DRAWING NO.

**A701**

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20

6/4/2019 1:25:01 AM