



1 SITE VICINITY  
1" = 200'-0"

## ACC ADOPTED CODES

EFFECTIVE JANUARY 1, 2023

BUILDING: 2018 IBC WITH GA AMENDMENTS  
RESIDENTIAL: 2018 IRC WITH GA AMENDMENTS  
FIRE CODE: 2018 IFC (NO AMENDMENTS)  
ENERGY: 2015 IECC WITH GA AMENDMENTS  
POOLS: 2018 ISPSC WITH GA AMENDMENTS  
PLUMBING: 2018 IPC WITH GA AMENDMENTS  
HVAC: 2018 IMC WITH GA AMENDMENTS  
ELECTRICAL: 2020 NEC

## Sheet List

Sheet Number	Sheet Name	Current Revision
A000	COVER	
A001	SITE PLAN - EXISTING	
A002	SITE PLAN - PROPOSED	
A101	FLOORPLAN	
A102	FOUNDATION & ROOF PLAN	
A201	BLDG ELEVATIONS - EXISTING	
A202	BLDG ELEVATIONS - PROPOSED	
A501	PRODUCT SPECS	

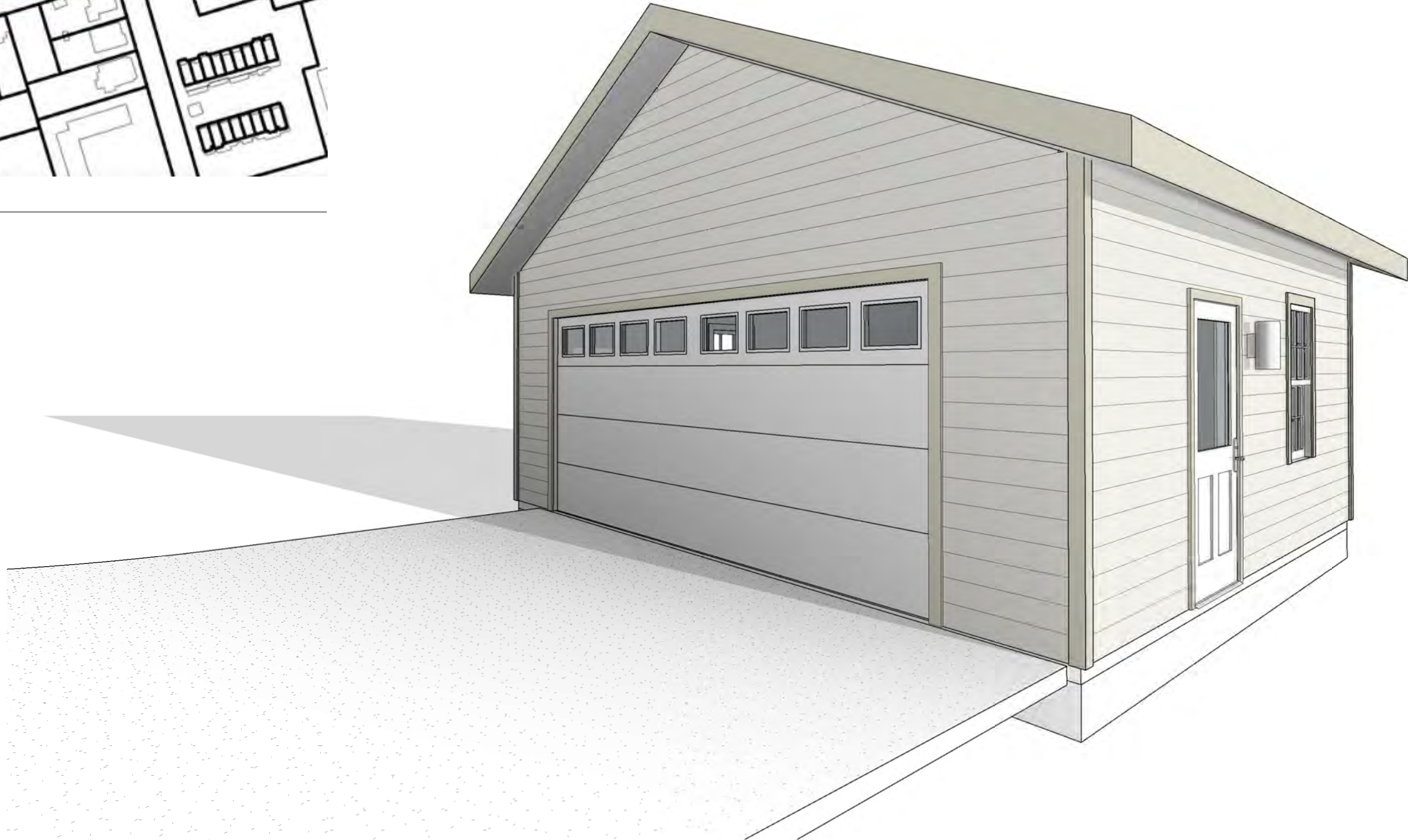
# MAD

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## H.P.C. DRAWINGS

Project Address:

Anne & Robert Moser  
317 Franklin St.  
Athens, GA 30606

## COVER

# A000

04/02/2025

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FRANKLIN STREET

MEIGS STREET

EXISTING GARAGE TO BE DEMOLISHED

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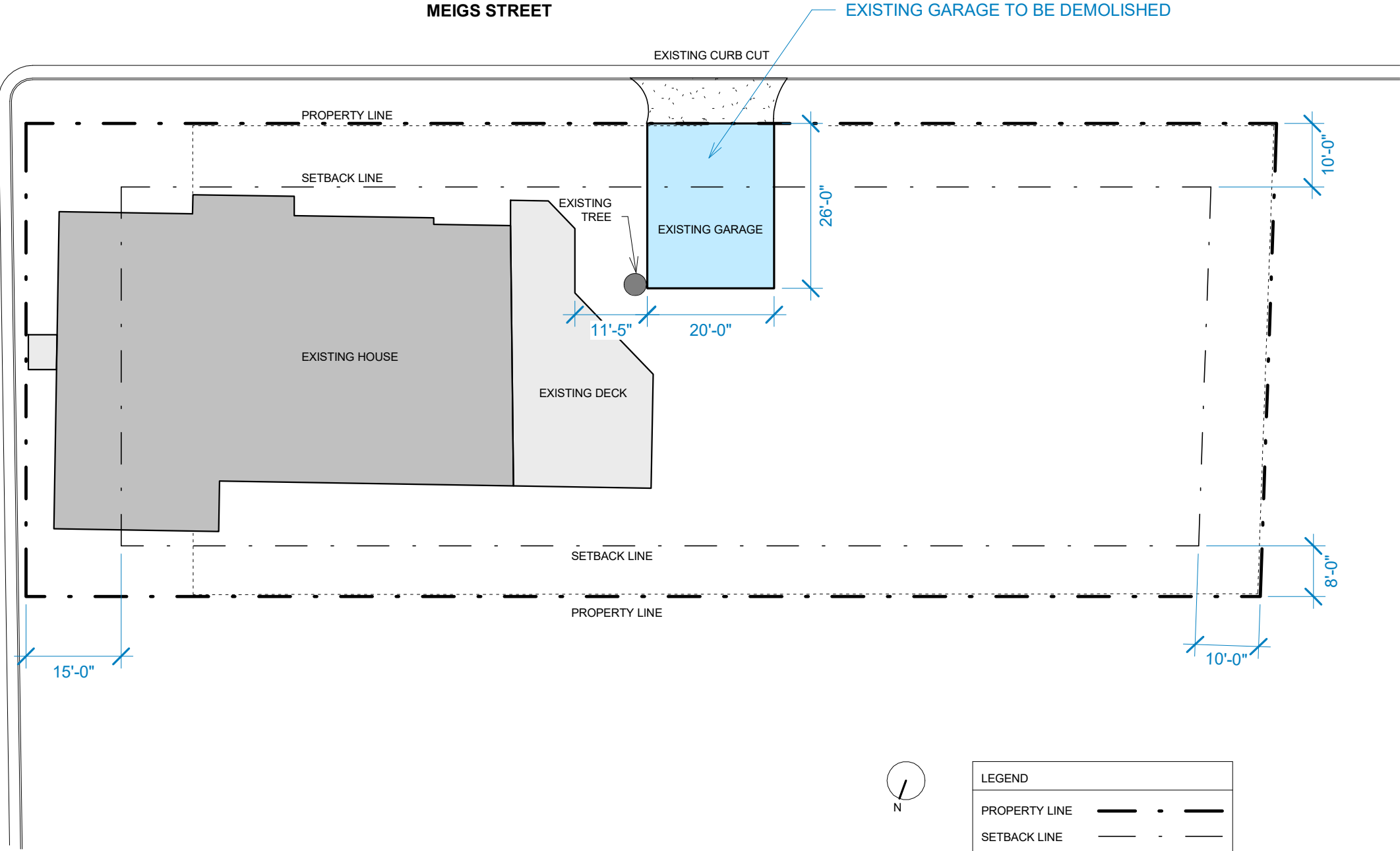
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SITE PLAN -  
EXISTING

A001

04/02/2025



LEGEND	
PROPERTY LINE	— · —
SETBACK LINE	— - —
FENCE	- - - - -

1 SITE PLAN - EXISTING  
1" = 20'-0"

PROPERTY/ZONING INFO

ADDRESS: 317 Franklin St.  
ZONING: RS-8  
LOT SIZE: 0.34 ACRES (14,811 SF)  
YEAR BUILT: 1920  
HEATED AREA: 2,384 SF (Existing, per Qpublic)

LOT COVERAGE: 45% MAX  
BUILDING HEIGHT: 30 FT

FRONT SETBACK: 15 FT (Plus 1ft for each ft over 20ft height)  
SIDE SETBACK: 6 FT (Plus 1ft for each ft over 20ft height)  
SIDE @ STREET: 10 FT (Plus 1ft for each ft over 20ft height)  
REAR SETBACK: 10 FT (Plus 1ft for each ft over 20ft height)  
BLDG SEPERATION: 12 FT (Between primary structures)

LOT COVERAGE

EXISTING HOUSE = 3,261 SF  
EXISTING SIDEWALK = 25 SF  
EXISTING DECK = 736 SF  
EXISTING GARAGE = 520 SF

**EXISTING TOTAL = 4,542 SF**  
**EXISTING COVERAGE = 31 %**

**GARAGE REMOVED = - 520 SF**  
**NEW GARAGE ADDED = + 440 SF**  
**NEW DRIVEWAY ADDED = + 200 SF**

**ADDED TOTAL = 120 SF**

**PROPOSED COVERAGE = 4,662 SF**  
**= 32%**

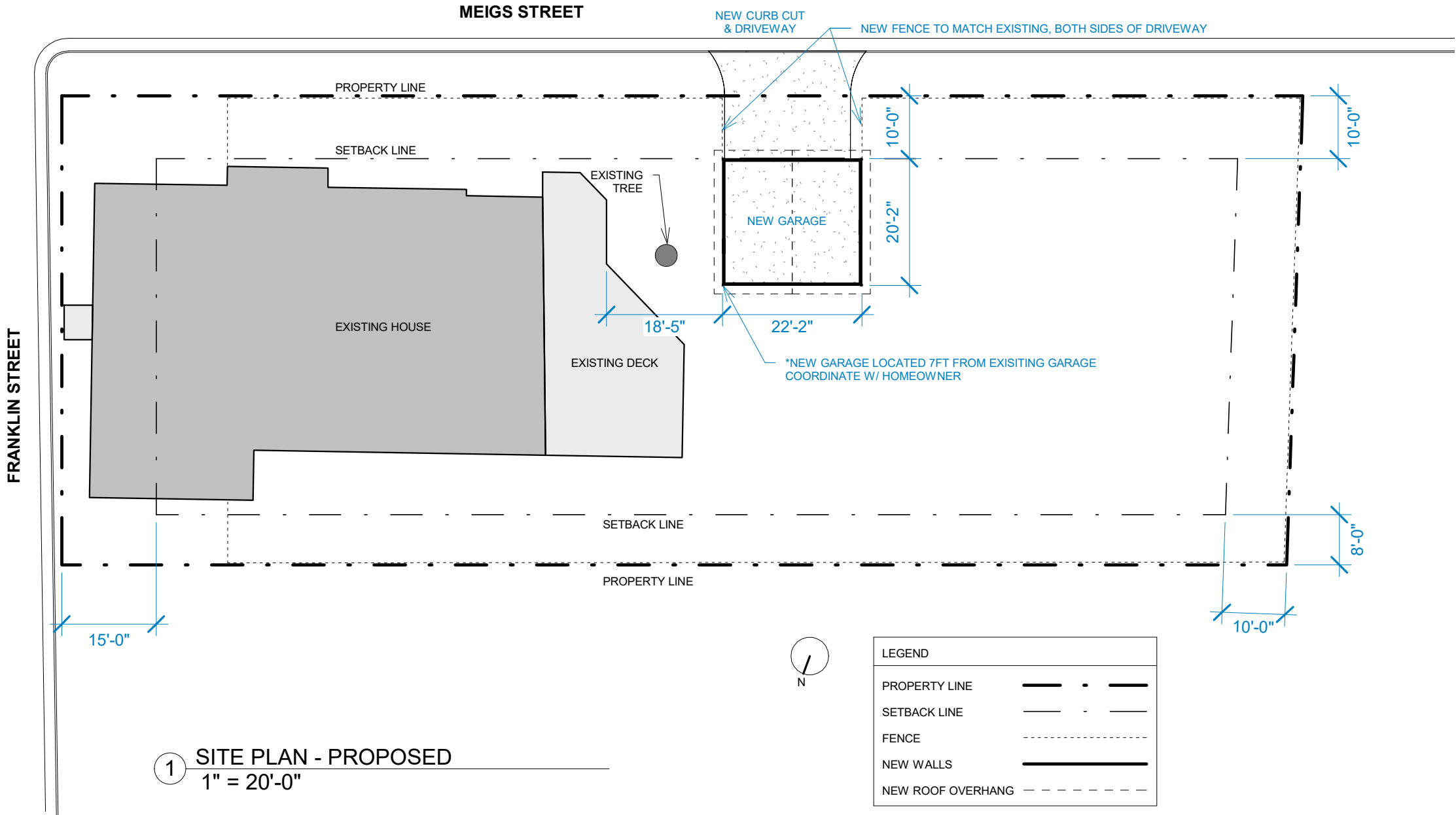
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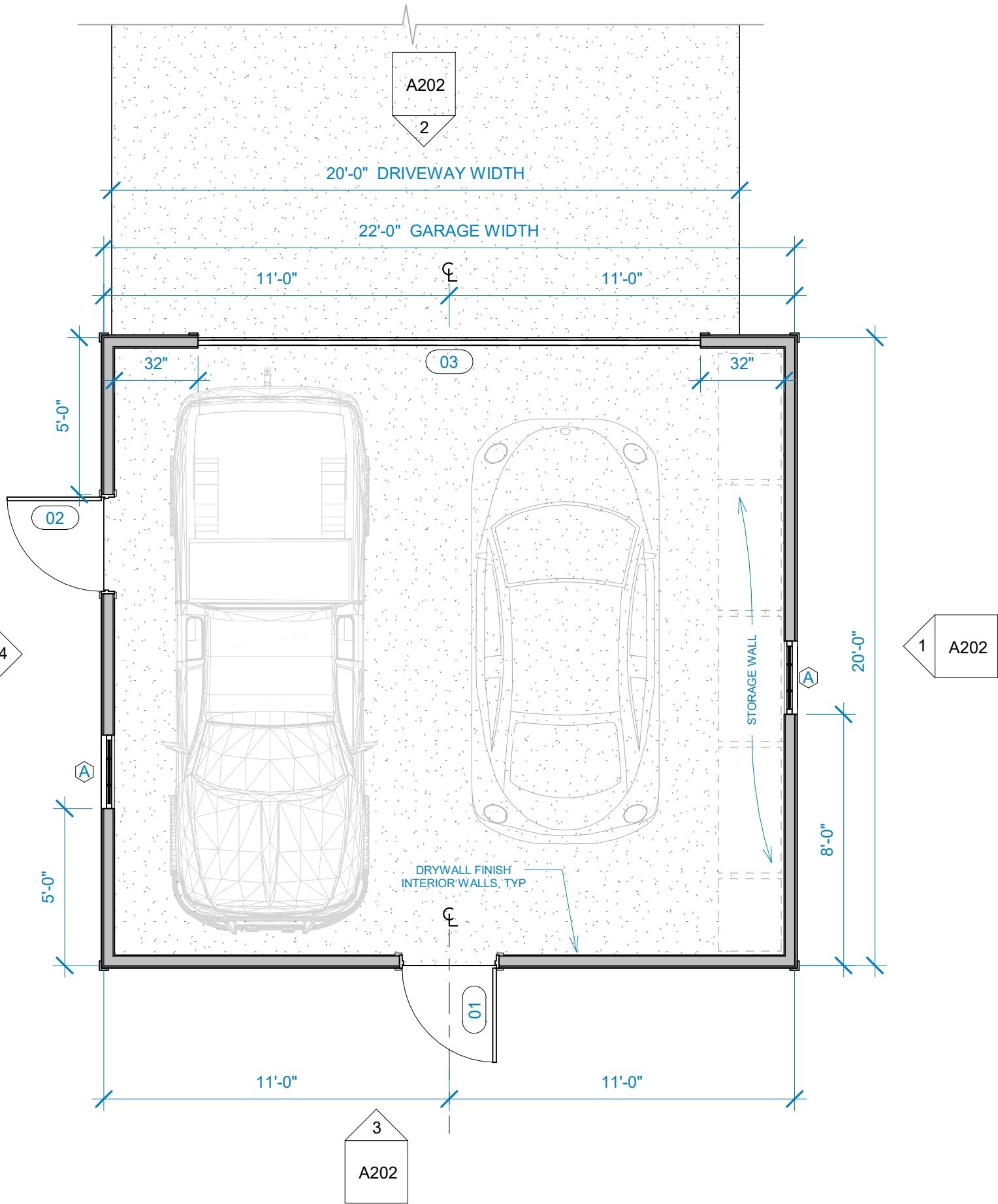
SITE PLAN -  
PROPOSED

A002

04/02/2025

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A202 4



## DOOR SCHEDULE

Mark	Operation	Width	Height	Comments
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### Exterior

01	SWING	3'-0"	6'-8"	
02	SWING	3'-0"	6'-8"	
03	GARAGE	16'-0"	7'-0"	

\*DOOR & HARDWARE SPECIFICATIONS TO BE OWNER SELECTED.

## WINDOW SCHEDULE

Mark	Width	Height	Count	Description	Comments
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### DOUBLE HUNG

A	2'-4"	4'-6"	2		
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\*NEW WINDOWS TO BE 6 OVER 6 WOOD WINDOWS

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## FLOORPLAN

A101

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1 FLOORPLAN - PROPOSED  
1/4" = 1'-0"





EXISTING BLDG ELEVATION - NORTH



EXISTING BLDG ELEVATION - EAST



EXISTING BLDG ELEVATION - SOUTH



EXISTING BLDG ELEVATION - WEST

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**BLDG  
ELEVATIONS -  
EXISTING**

**A201**

04/02/2025



BUILDING SIDING MATERIALS

**SIDING:**  
- PAINTED FIBER-CEMENT LAPPED SIDING.  
- HARDIE, WOOD TEXTURE  
- 8.25" WIDTH PLANKS, 7" EXPOSURE.

**SIDING TRIM:**  
- 1X4 FIBER-CEMENT CORNER BOARDS.  
- 1X4 FIBER-CEMENT WINDOW & DOOR TRIM.  
- NO FRIEZE BOARD & NO WATER TABLE.

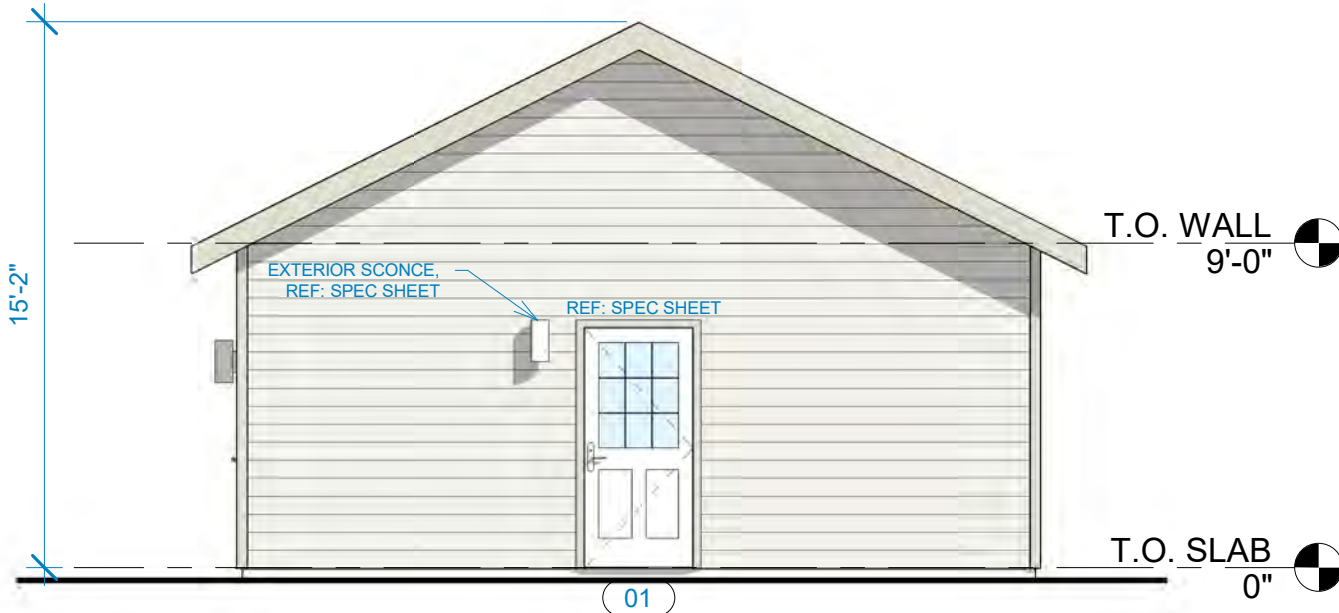
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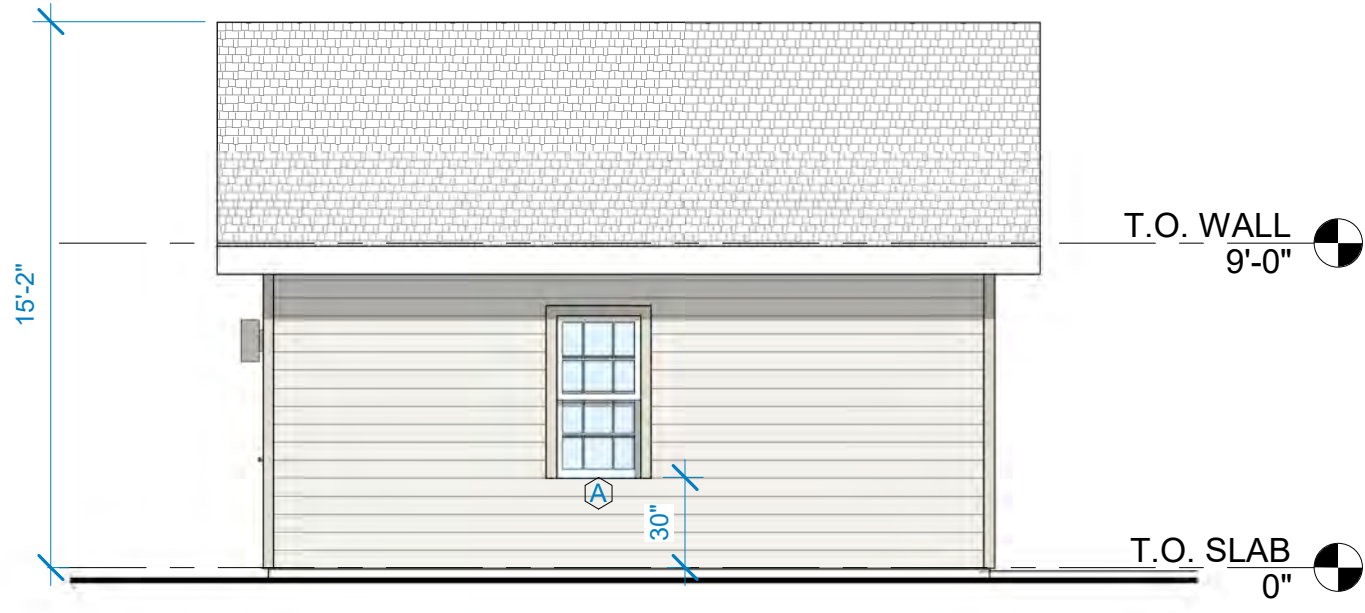
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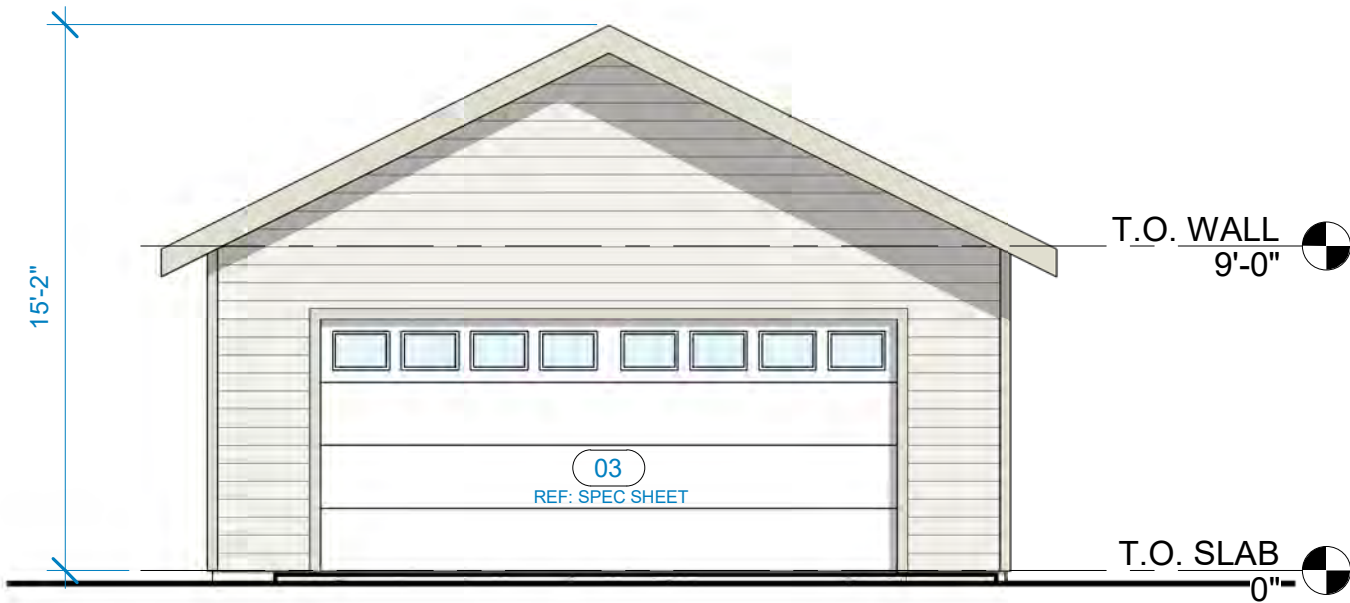
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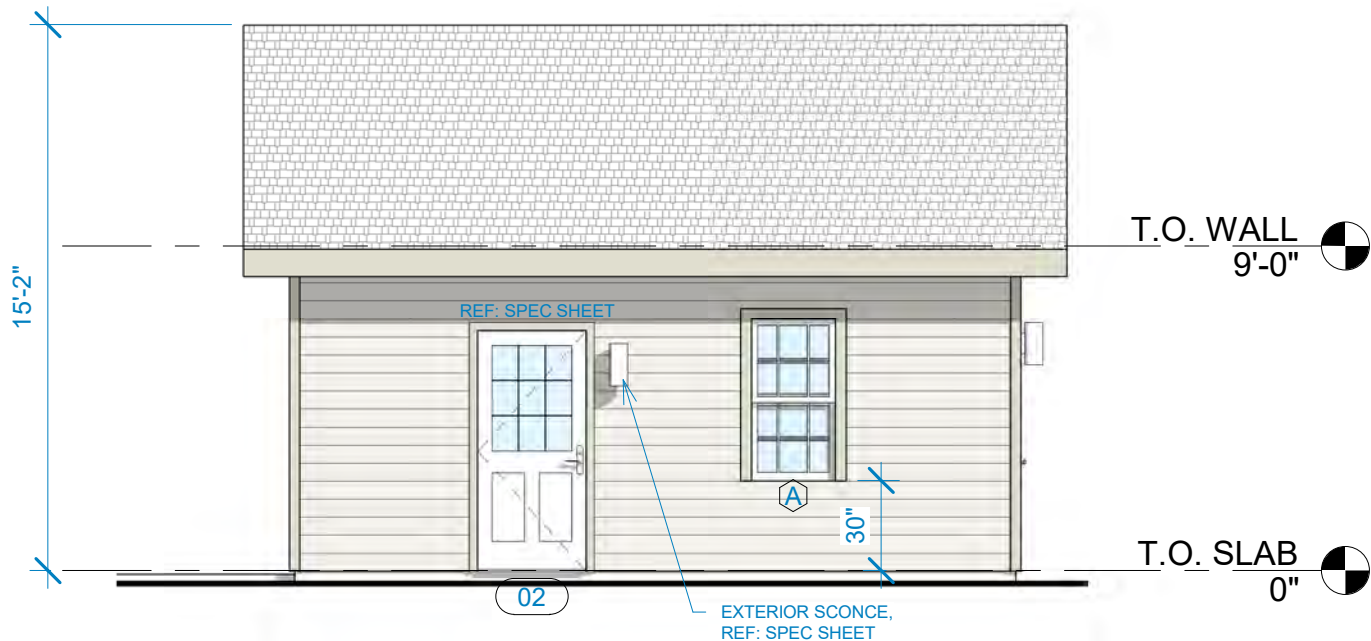
3 BLDG ELEVATION - NORTH  
3/16" = 1'-0"



1 BLDG ELEVATION - EAST  
3/16" = 1'-0"



2 BLDG ELEVATION - SOUTH (STREET)  
3/16" = 1'-0"



4 BLDG ELEVATION - WEST  
3/16" = 1'-0"

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BLDG  
ELEVATIONS -  
PROPOSED

A202

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