

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

MCLEMORE
ARCHITECTURE
DESIGN

madhousearchitecture.com

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H.P.C. DRAWINGS

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

COVER

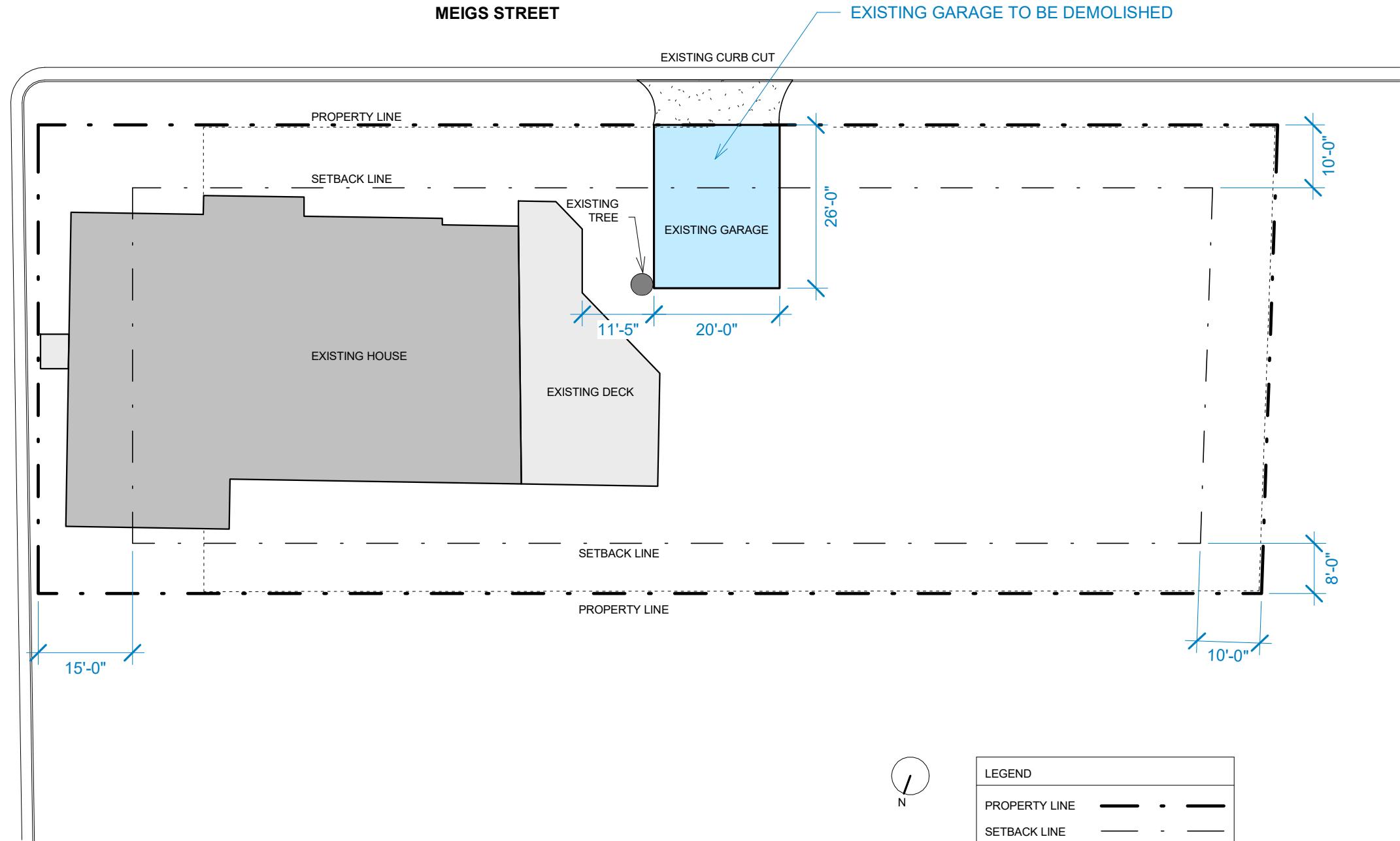
A000

04/02/2025

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FRANKLIN STREET



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

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SITE PLAN - EXISTING

A001

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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

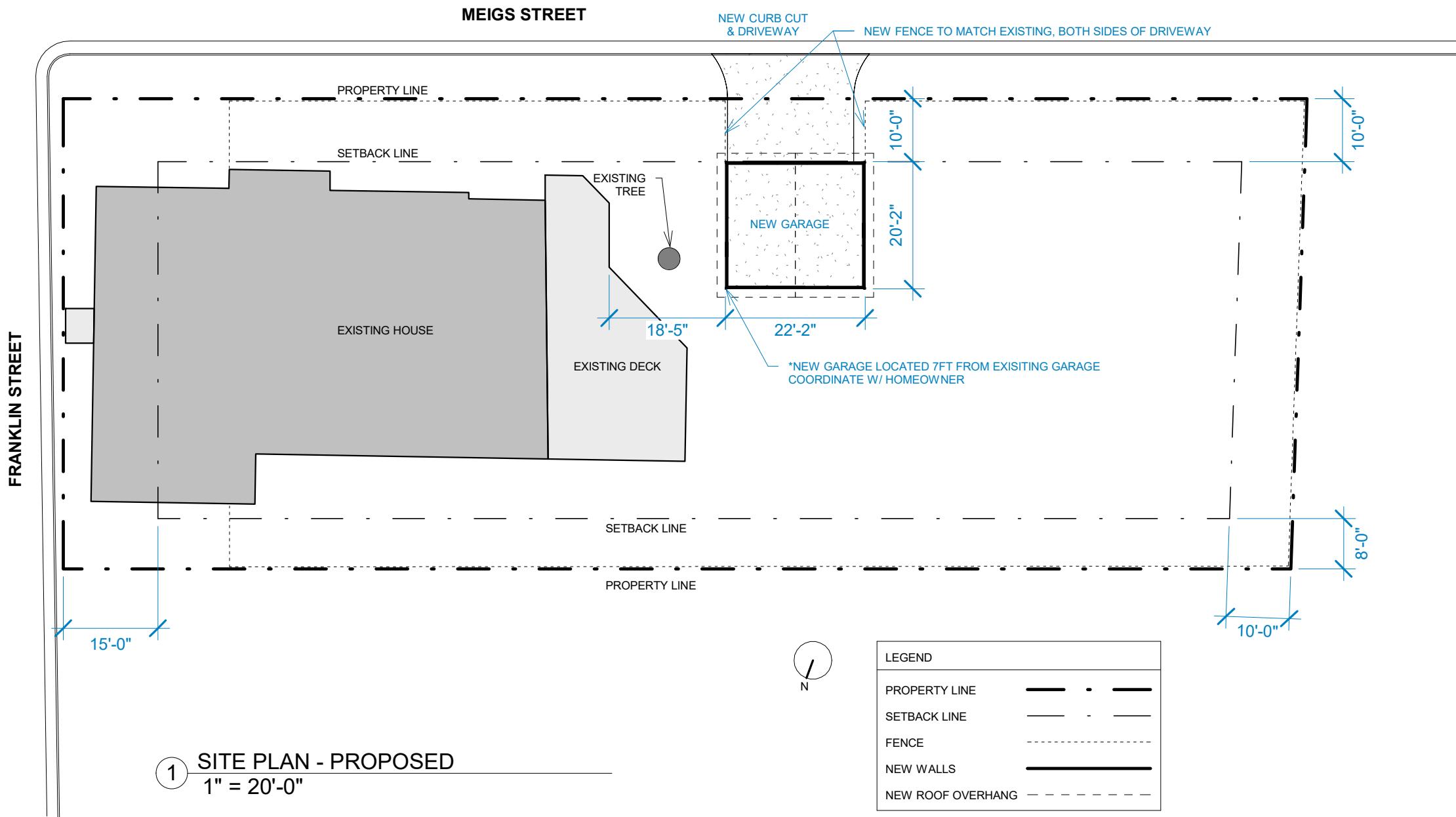
EXISTING HOUSE = 3,261 SF
EXISTING SIDEWALK = 25 SF
EXISTING DECK = 736 SF
EXISTING GARAGE = 520 SF

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%



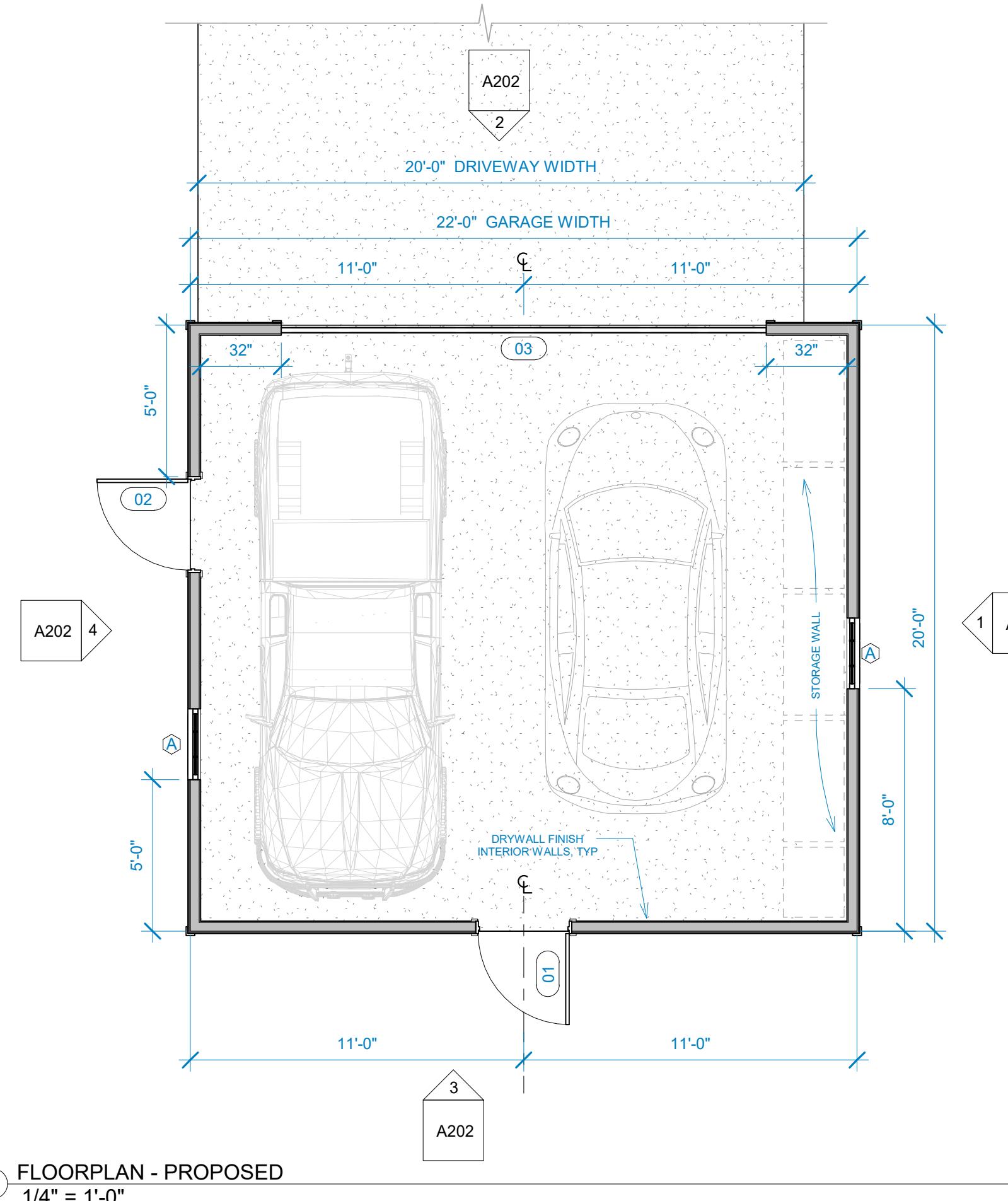
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SITE PLAN - PROPOSED

A002

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EXISTING BLDG ELEVATION - NORTH



EXISTING BLDG ELEVATION - EAST



EXISTING BLDG ELEVATION - SOUTH



EXISTING BLDG ELEVATION - WEST

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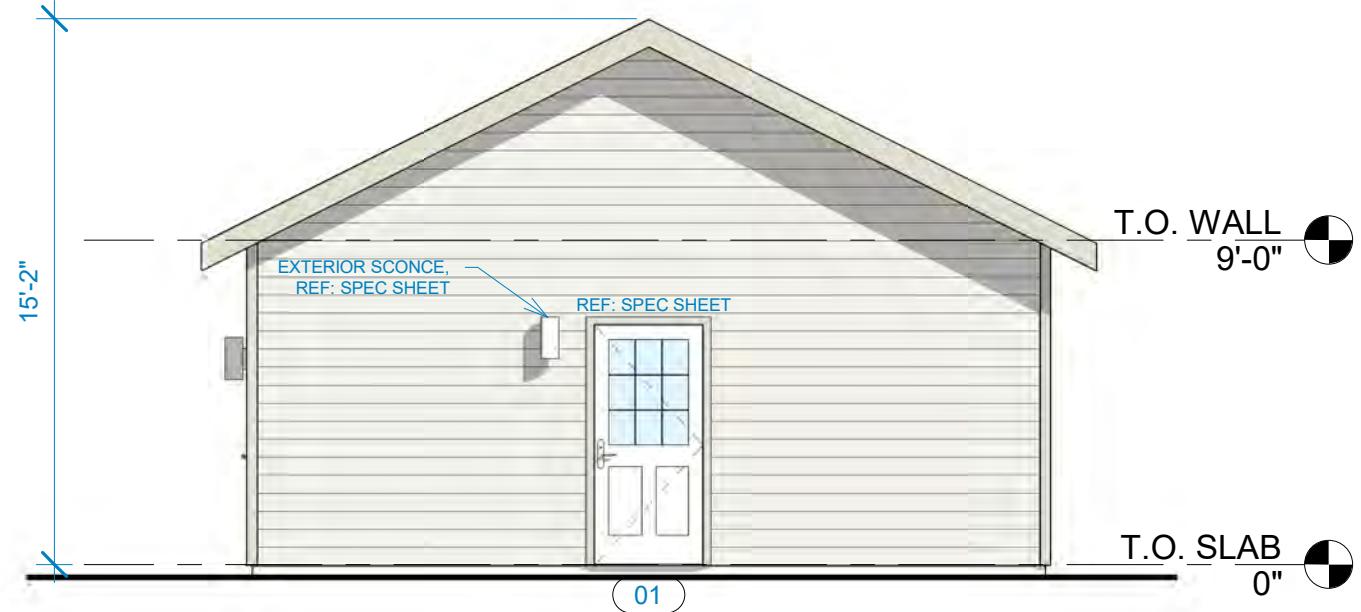
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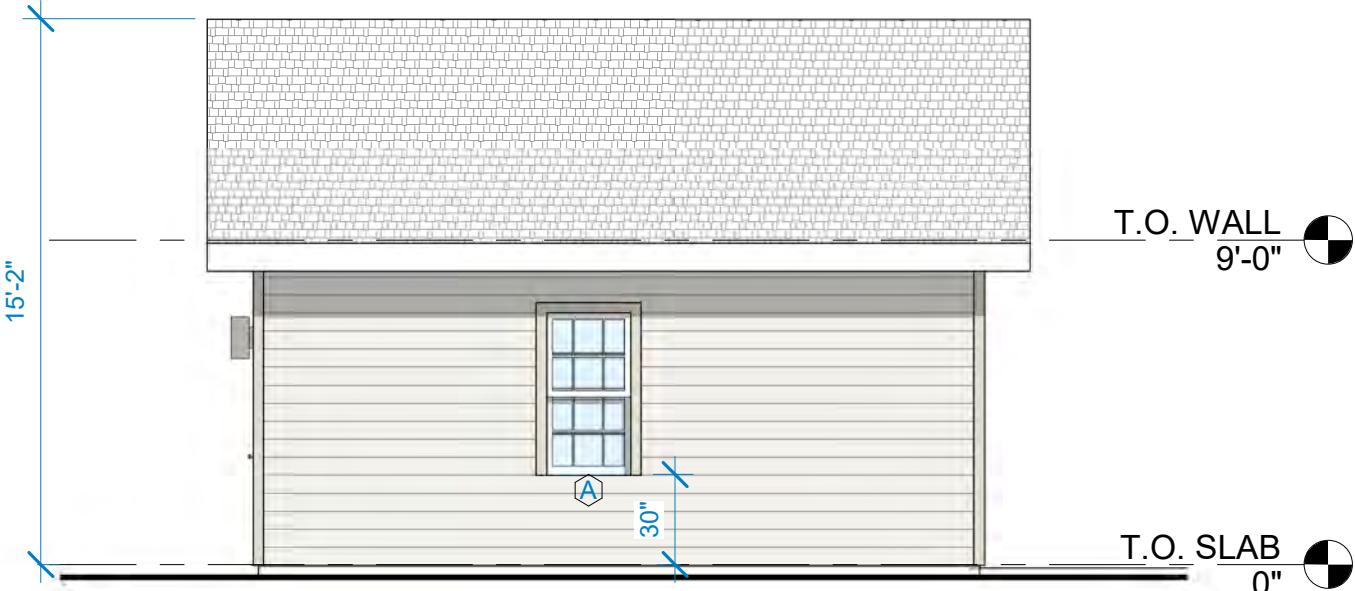
BLDG ELEVATIONS - EXISTING

A201

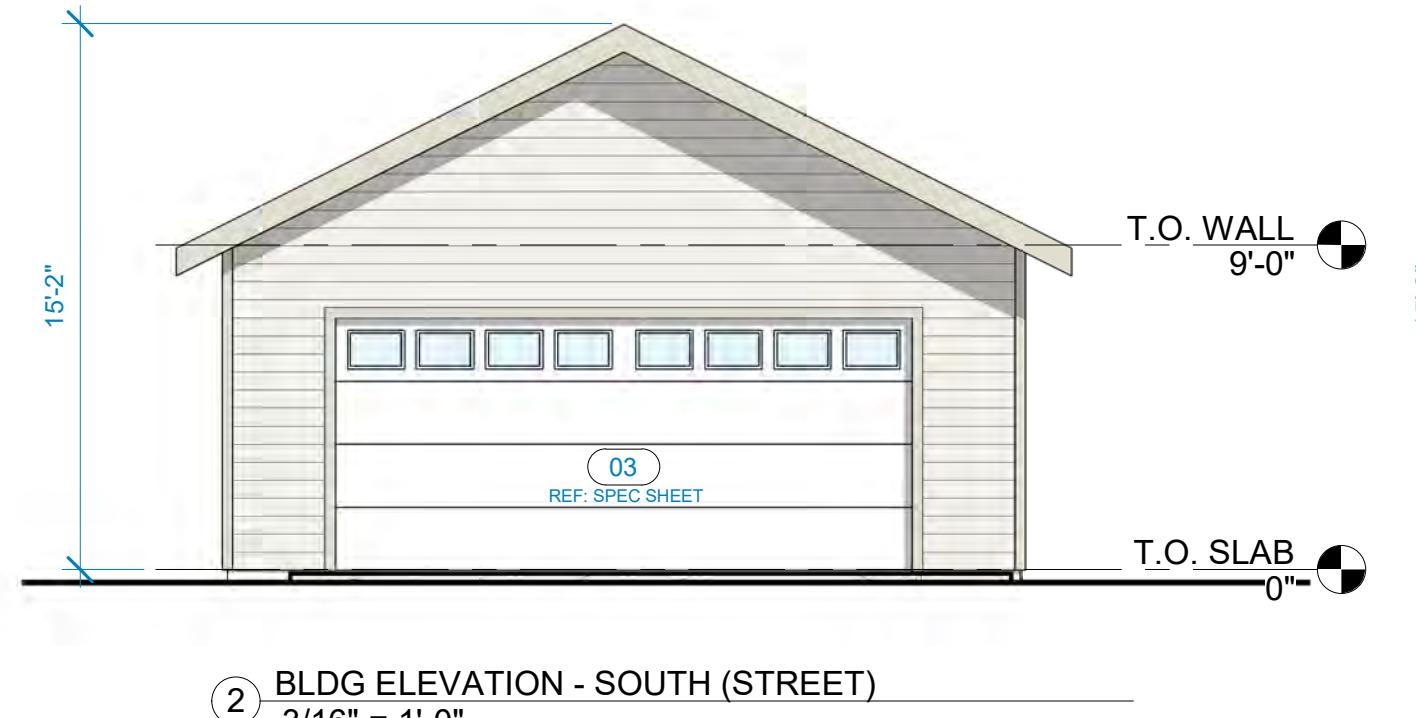
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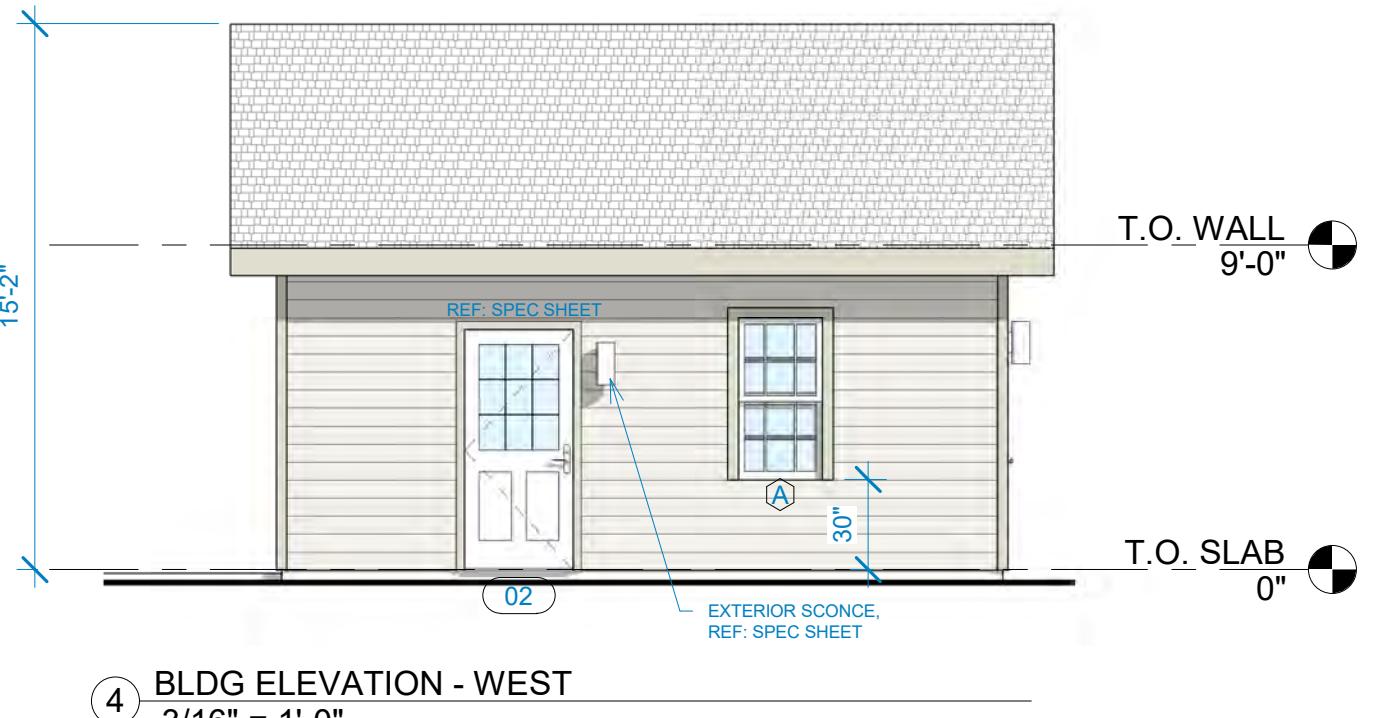
③ BLDG ELEVATION - NORTH
3/16" = 1'-0"



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"

BUILDING SIDING MATERIALS	
SIDING:	<ul style="list-style-type: none"> - PAINTED FIBER-CEMENT LAP SIDING. - HARDIE, WOOD TEXTURE - 8.25" WIDTH PLANKS, 7" EXPOSURE.
SIDING TRIM:	<ul style="list-style-type: none"> - 1X4 FIBER-CEMENT CORNER BOARDS. - 1X4 FIBER-CEMENT WINDOW & DOOR TRIM. - NO FRIEZE BOARD & NO WATER TABLE.

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BLDG ELEVATIONS - PROPOSED

A202

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