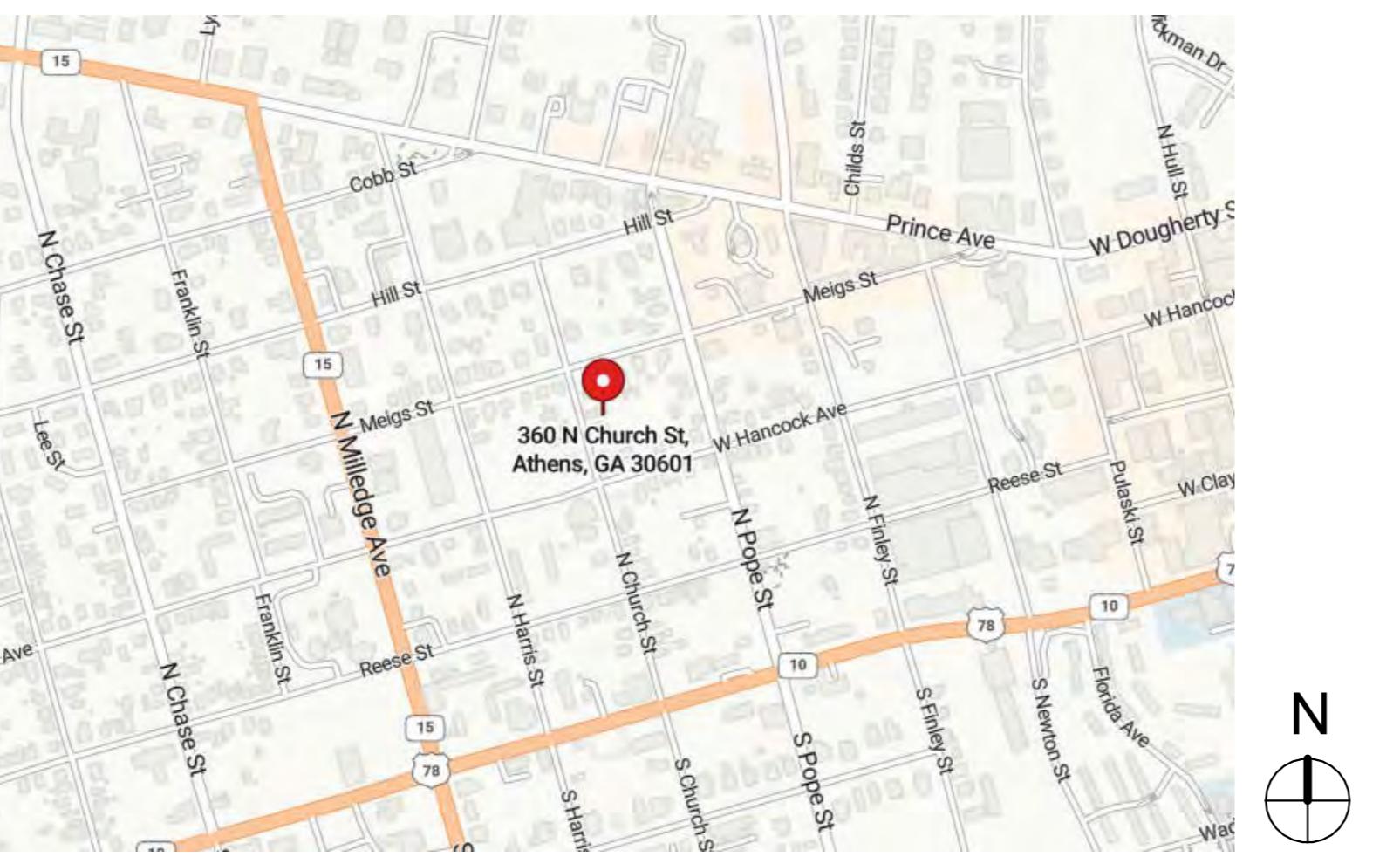


# 360 N CHURCH STREET

## ATHENS, GA 30601



SITE PLANNING AND ZONING	
ZONING INFORMATION	
RM-1 ZONING	
MIN LOT AREA (SQ FT):	5,000
MIN LOT WIDTH:	50'
MIN LOT DEPTH:	80'
<sup>1</sup> MIN FRONT YARD:	15'
MIN SIDE YARD:	6'
<sup>2</sup> MIN SIDE YARD ADJ. TO STREET:	10'
MIN BUILDING SEPARATION:	12'
<sup>2</sup> MIN REAR YARD:	10'
MAX COVERAGE:	55%
MAX OVERALL BUILDING HEIGHT:	30'
SITE INFORMATION	
BUILDING HEIGHT:	24'-6"
EXISTING PRINCIPAL STRUCTURE:	1,481 SQFT
ADDITION:	599 SQFT
EXISTING DRIVEWAY:	295 SQFT
EXISTING SHED:	64 SQFT
OVERALL LOT COVERAGE:	2,439 SQFT 34.99%
LOT SIZE:	6,970 SQFT
	0.16 ACRES
55% OF LOT:	3,485 SQFT

**SITE NOTES:**

1. or one foot for each foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
2. Any vertical plane facing a rear lot line that exceeds 25 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 25 feet.
3. ALL EXTERIOR LIGHTING SHALL COMPLY WITH ACC CODE SECTIONS 9-19-4.

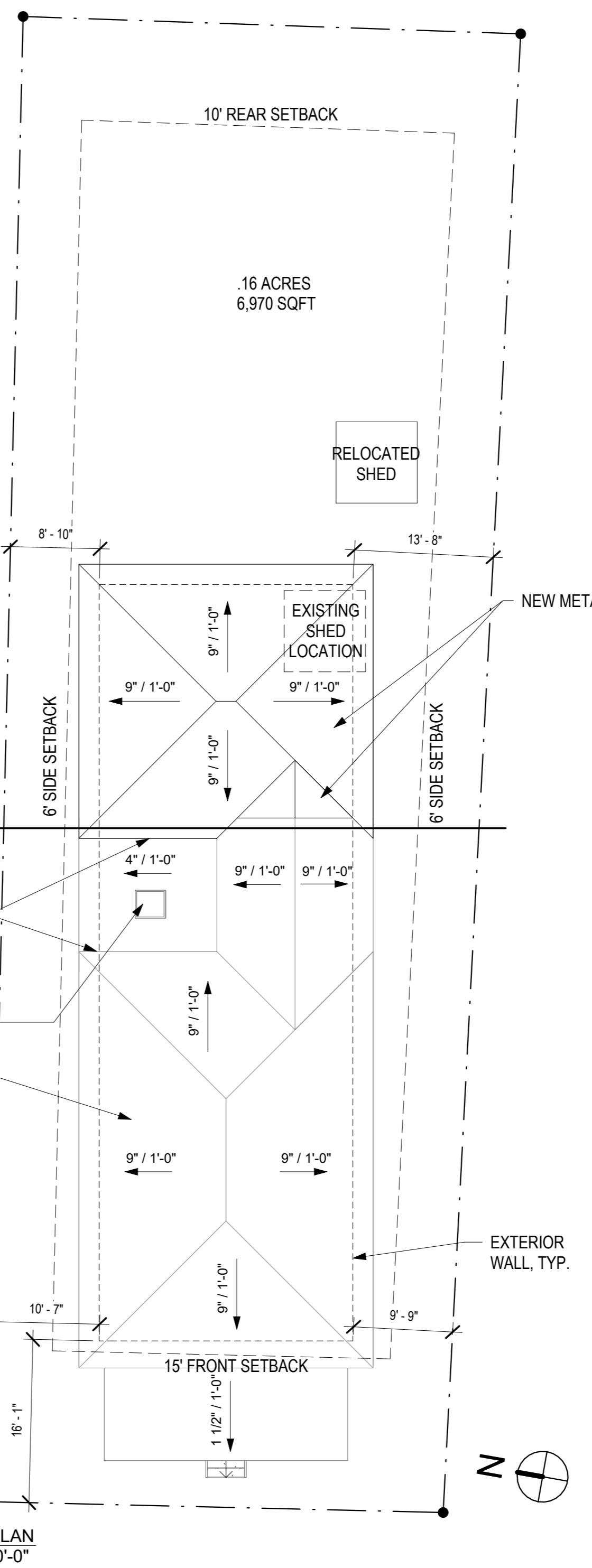
PROJECT INFORMATION:	
OCCUPANCY TYPE:	RESIDENTIAL / SINGLE FAMILY DWELLING NFPA: SINGLE FAMILY DWELLING
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER:	NO
DESCRIPTION:	SINGLE STORY RESIDENTIAL DWELLING UNIT
GOVERNING CODES & REGULATIONS:	
A. LOCAL BUILDING DEPARTMENT	<ol style="list-style-type: none"> <li>1. INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)</li> <li>2. INTERNATIONAL FIRE CODE, 2018 EDITION</li> <li>3. INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)</li> <li>4. INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)</li> <li>5. INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)</li> <li>6. NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)</li> <li>7. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)</li> <li>8. NFPA CODES (ALL VOLUMES) 218 W/ GEORGIA AMENDMENTS (2020)</li> </ol>
B. FEDERAL	<ol style="list-style-type: none"> <li>1. AMERICAN WITH DISABILITIES ACT - ADA, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES 2010</li> </ol>

**GENERAL NOTES:**

1. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
2. UNLESS OTHERWISE NOTED, INTERIOR PARTITION DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILLWORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH SURFACES (GWB, PLASTER, ETC.).
3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, AND EQUIPMENT LOCATIONS IN THE FIELD. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. ELECTRIC PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNED RATING.
6. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL ROOMS, ELECTRIC AND TELEPHONE CLOSETS.
7. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO: BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:

  - A. VALVES
  - B. FLOW MEASURING DEVICES
  - C. MIXING BOXES
  - D. POWER OPERATED DAMPERS
  - E. ACCESS PANELS IN DUCTWORK
  - F. VOLUME AND BALANCING DEVICES
  - G. WATER FLOW SWITCHES
  - H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
  - I. PRESSURE SWITCHES

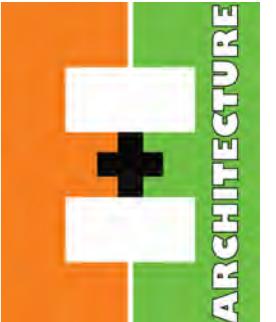
8. REFER TO ELECT. DRAWINGS FOR SMOKE DETECTOR TYPES AND LOCATIONS.
9. NO FIRE ALARMS REQUIRED. GENERAL CONTRACTOR TO SUBMIT MODIFICATIONS TO SPRINKLER SYSTEM HEADS, PULL STATIONS, ETC. SEPARATELY.



DRAWING INDEX	
SHEET NAME	FOR COA 04/21/2025
GENERAL	
A-0.0 COVER SHEET	•
(A) ARCHITECTURAL	
A-1.0 FLOOR PLAN	•
A-2.0 EXISTING EXTERIOR ELEVATIONS	•
A-2.1 UPDATED EXTERIOR ELEVATIONS	

360 N CHURCH ST  
ATHENS, GA

Seal:

No.	Issue Notes	Date
Design Firm 		
297 PRINCE AVE. SUITE 288 ATHENS, GEORGIA O: 706.650.1330		
Drawing Title <b>COVER SHEET</b>		
Date: 4/21/25	Project Number:	2025-10
Drawing Number		

**A-0.0**

This drawing is the property of E+E  
ARCHITECTURE & is not to be reproduced  
OR COPIED IN WHOLE OR IN PART WITHOUT  
WRITTEN APPROVAL. IT IS ONLY TO BE USED FOR  
THE PROJECT & SITE SPECIFICALLY IDENTIFIED  
HEREIN & IS NOT TO BE USED ON ANY OTHER  
SITE. IT IS TO BE RETURNED UPON REQUEST.  
E+E ARCHITECTURE AND IS PROTECTED UNDER  
FEDERAL COPYRIGHT LAWS AND HAS BEEN  
COPYRIGHTED BY E+E ARCHITECTURE INC. © 2025  
OWNERSHIP OF DOCUMENTS IS NON  
TRANSFERABLE.

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

CONSULTING ENGINEERS:

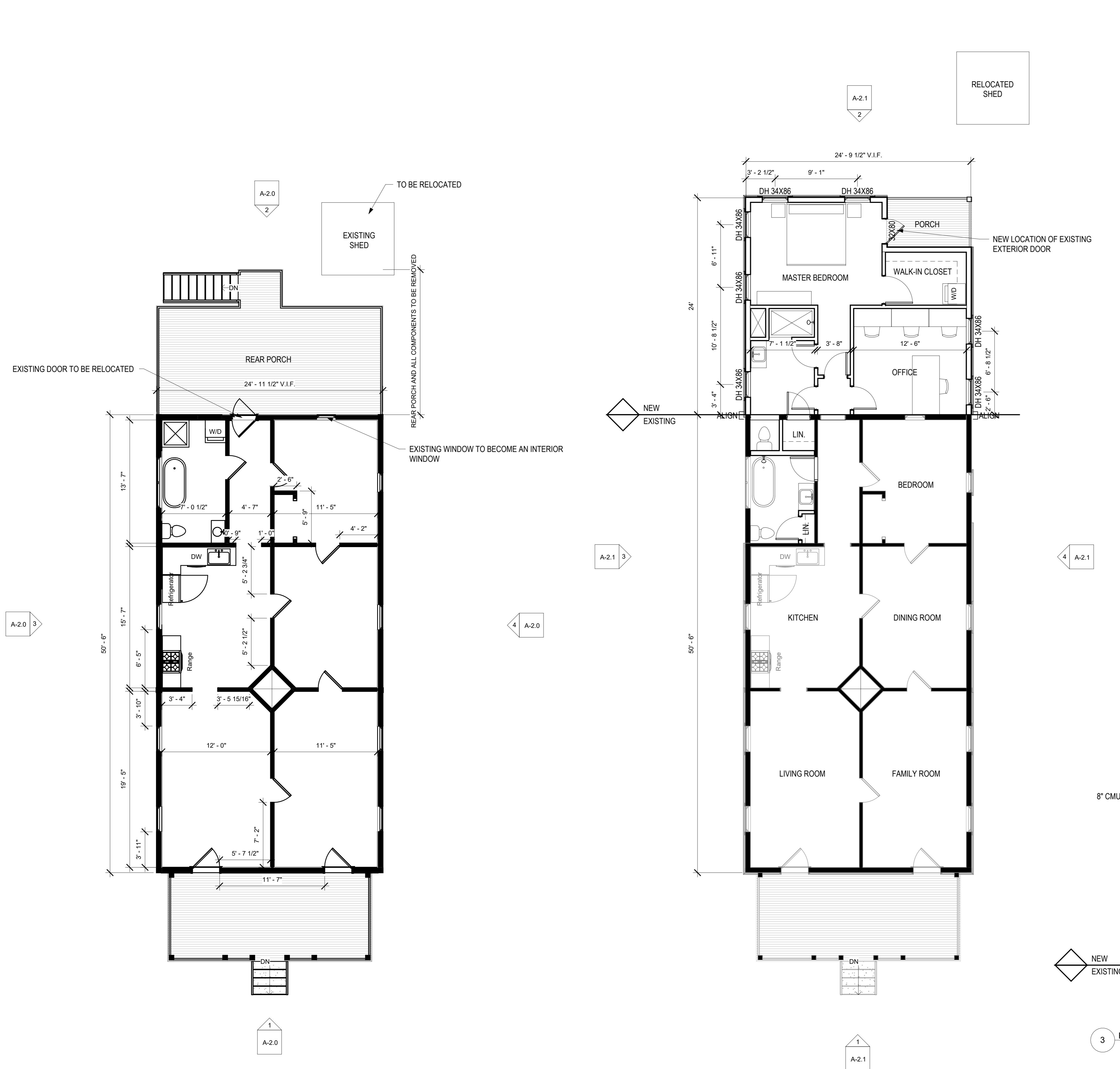
# 360 N CHURCH ST ATHENS, GA

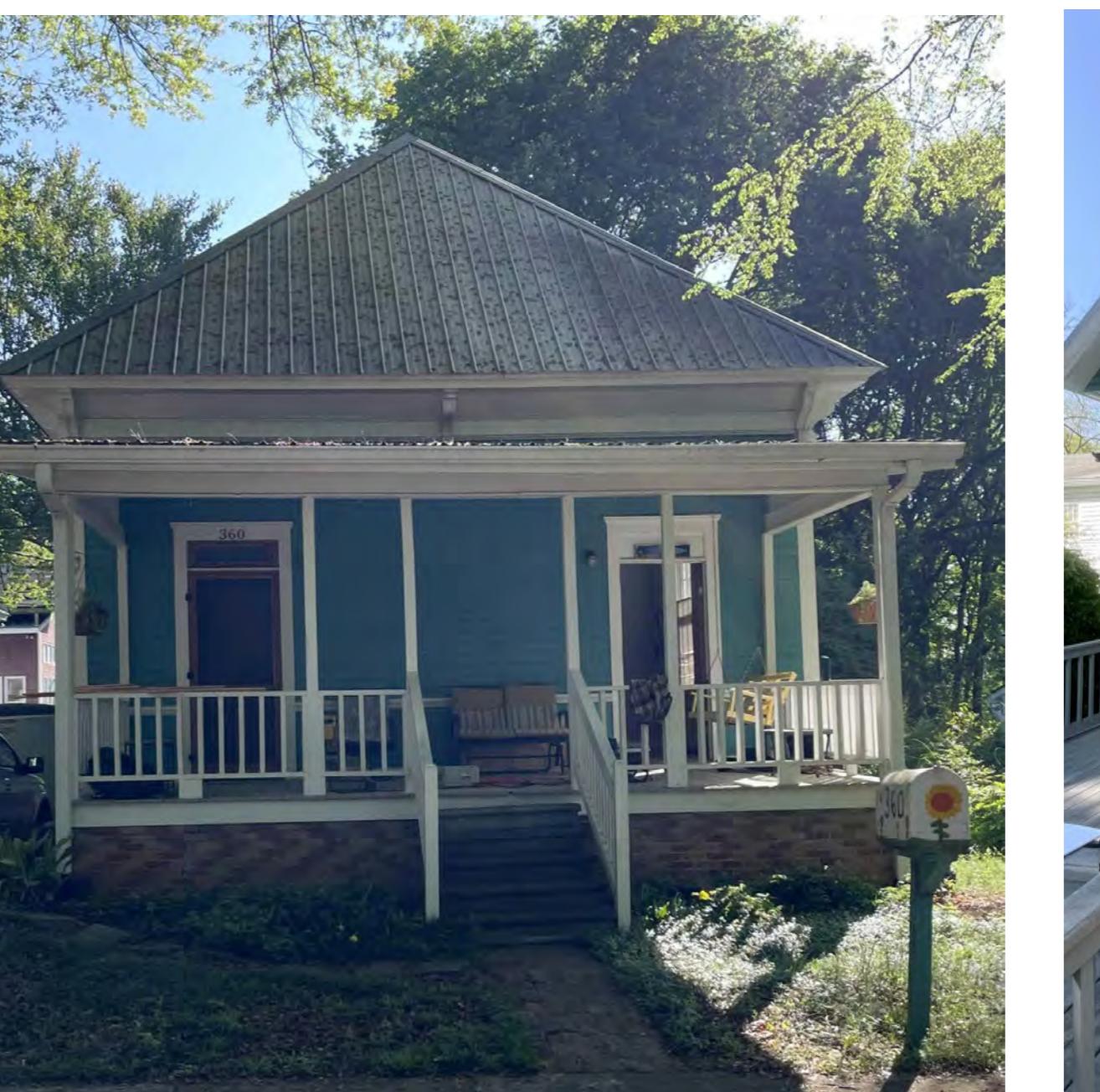
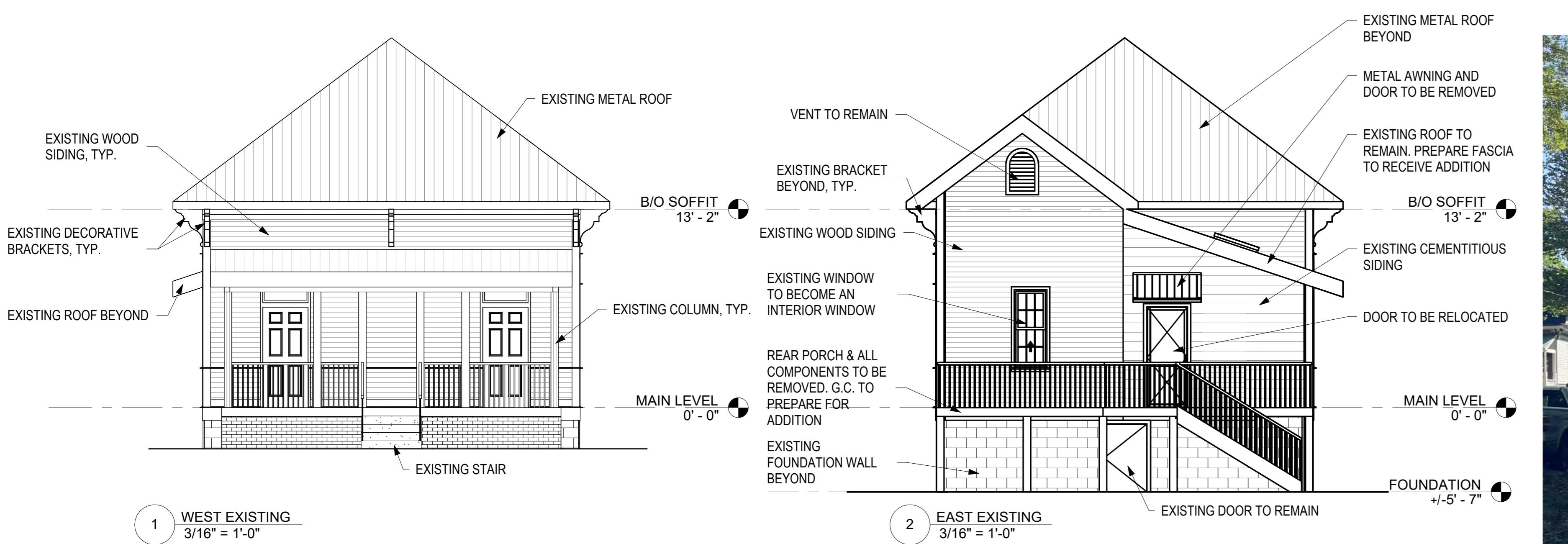
THIS DRAWING IS THE PROPERTY OF E+E  
ARCHITECTURE & IS NOT TO BE REPRODUCED  
OR COPIED IN WHOLE OR IN PART WITHOUT  
WRITTEN APPROVAL. IT IS ONLY TO BE USED FOR  
THE PROJECT & SITE SPECIFICALLY IDENTIFIED  
HEREIN & IS NOT TO BE USED ON ANY OTHER  
SITE. IT IS TO BE RETURNED UPON REQUEST.  
E+E ARCHITECTURE AND IS PROTECTED UNDER  
FEDERAL COPYRIGHT LAWS AND HAS BEEN  
COPYRIGHTED BY E+E ARCHITECTURE INC. © 2025  
OWNERSHIP OF DOCUMENTS IS NON  
TRANSFERABLE.

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

CONSULTING ENGINEERS:

WALL & DOOR LEGEND	
SYMBOL	DESCRIPTION
	EXISTING DOOR
	NEW DOOR
	EXISTING WALL EXTERIOR OR INTERIOR PARTITION TO REMAIN
	NEW INTERIOR WALL NEW TYPICAL PARTITION 2X4 WITH 1/2" GWB AT EACH SIDE UNLESS NOTED OTHERWISE
	NEW EXTERIOR WALL NEW 2X6 WALL WITH 1/2" GWB AT EXTERIOR FACE. LAP SIDING IS EXTENDED TO MATCH EXISTING





360 N CHURCH ST

ATHENS, GA

Seal:

No. Issue Notes Date

Design Firm



297 PRINCE AVE. SUITE 28B  
ATHENS, GEORGIA  
O: 706.650.1330

Drawing Title

EXISTING EXTERIOR ELEVATIONS

Date: 4.21.25 Project Number: 2025-10

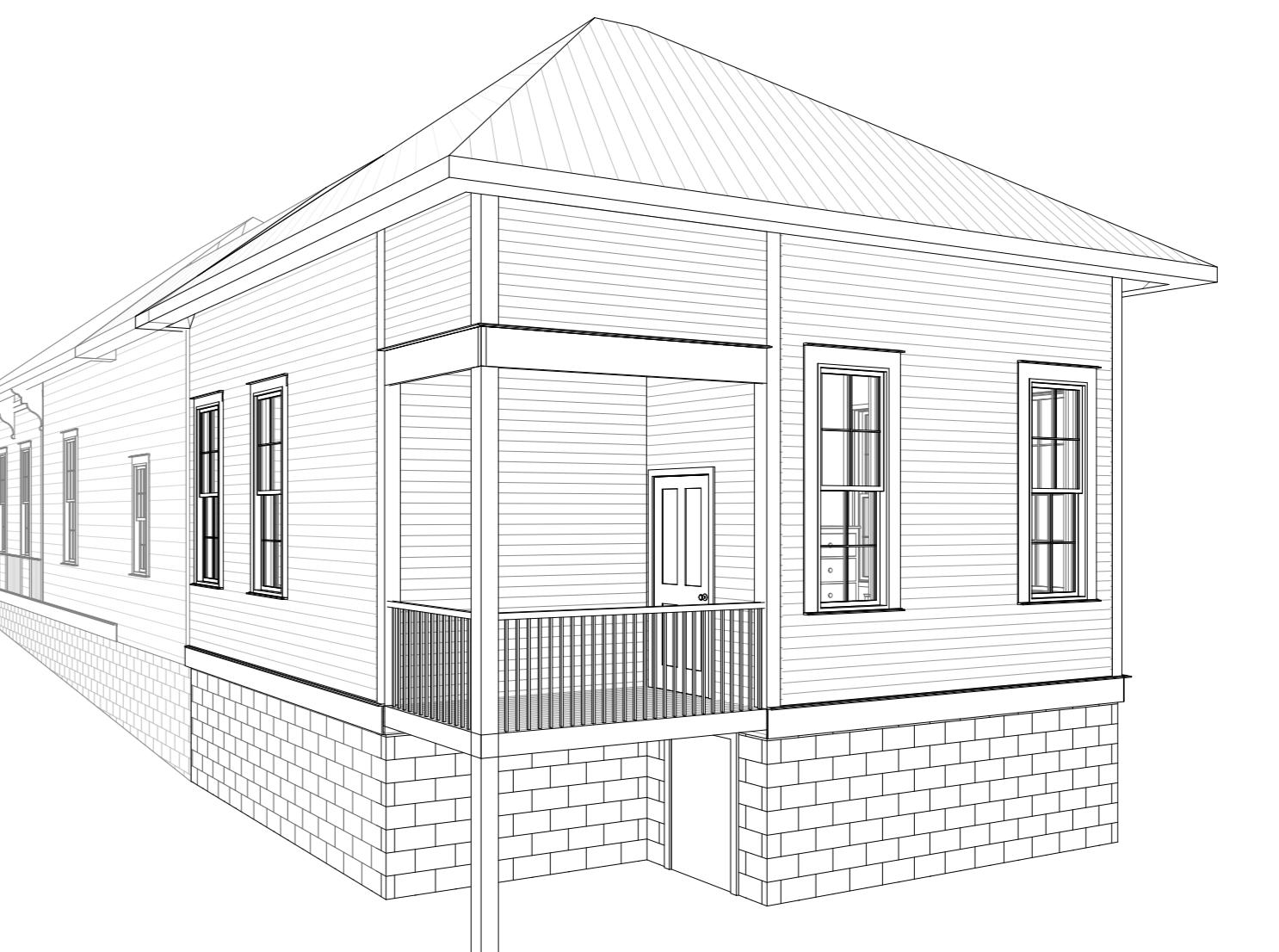
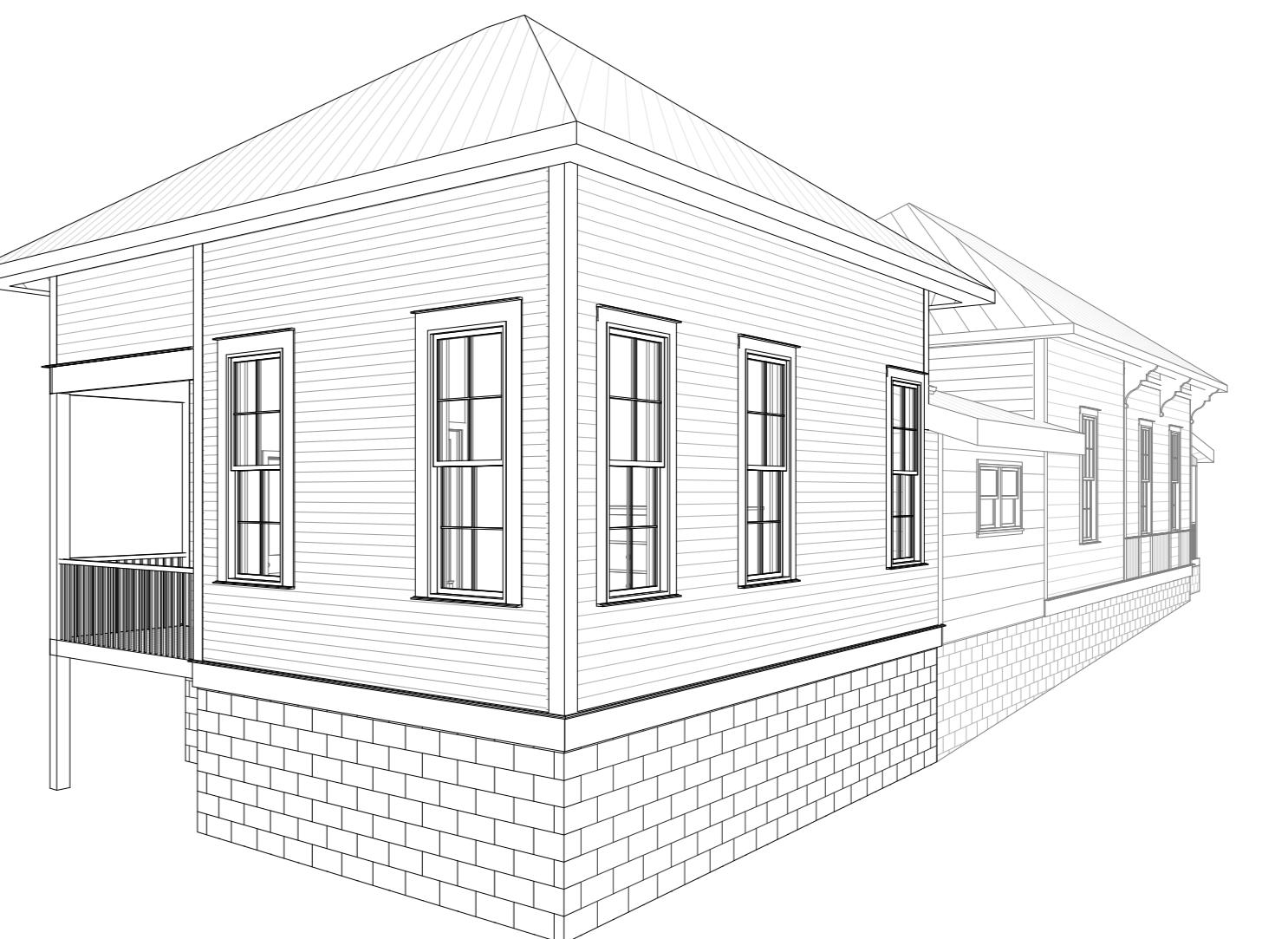
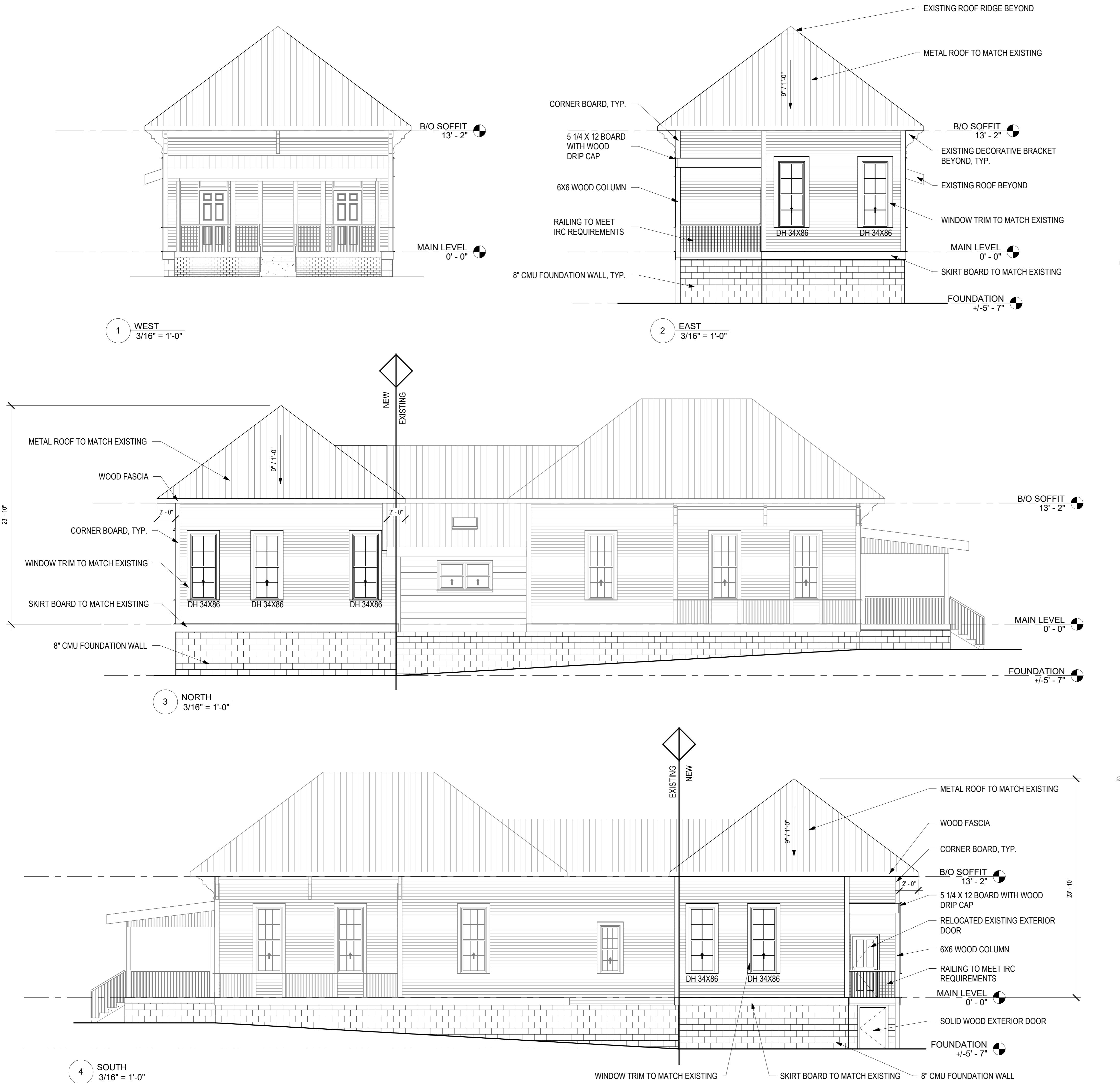
Drawing Number

A-2.0

## 360 N CHURCH ST

ATHENS, GA

Seal:



297 PRINCE AVE. SUITE 28B  
ATHENS, GEORGIA  
O: 706.650.1330

Drawing Title  
**UPDATED EXTERIOR ELEVATIONS**

Date: 4.21.25 Project Number: 2025-10

Drawing Number

**A-2.1**