

360 N CHURCH STREET

ATHENS, GA 30601

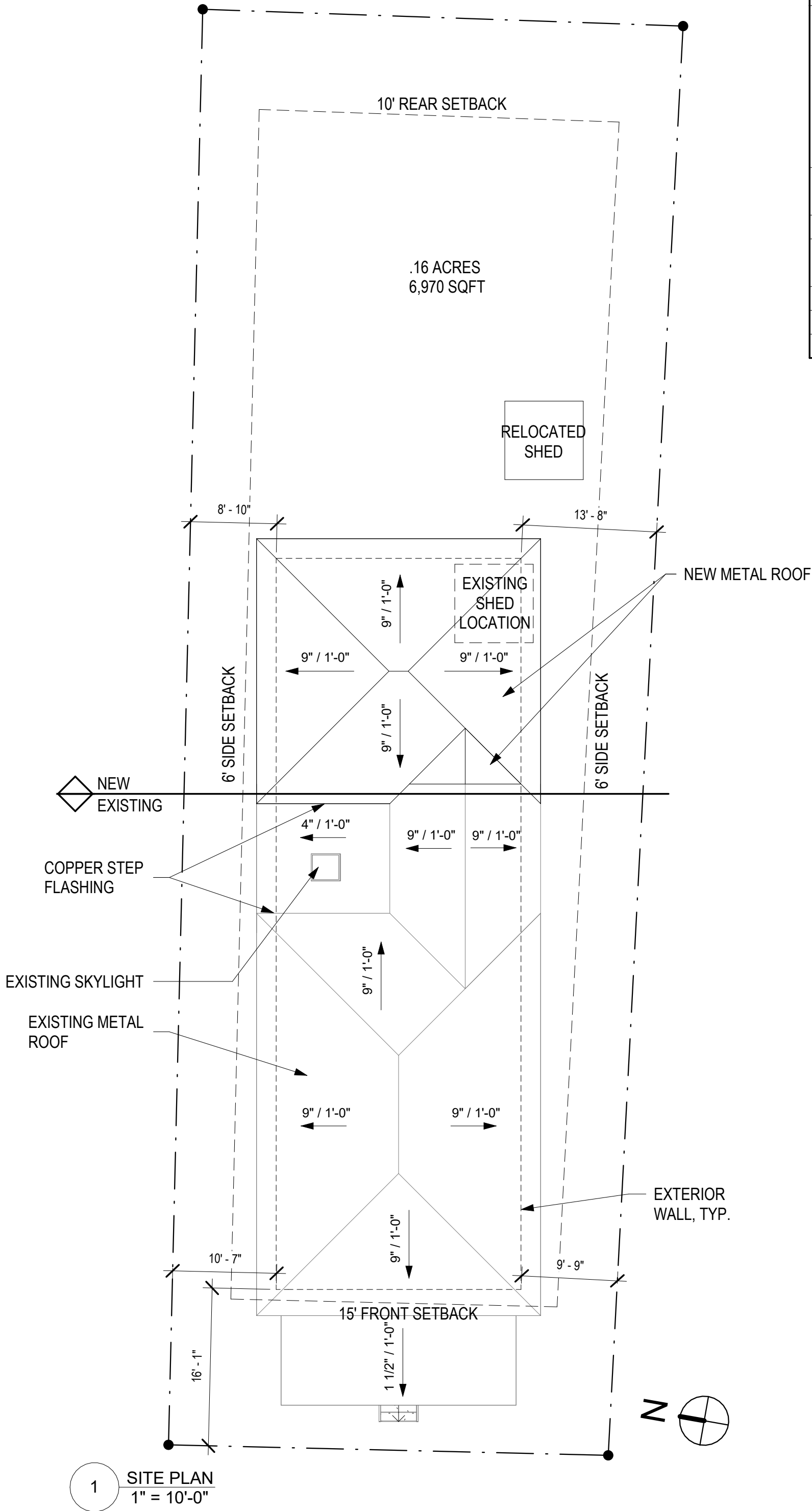


SITE PLANNING AND ZONING			
ZONING INFORMATION			
RM-1 ZONING			
MIN LOT AREA (SQ FT):	5,000		
MIN LOT WIDTH:	50'		
MIN LOT DEPTH:	80'		
1MIN FRONT YARD:	15'		
MIN SIDE YARD:	6'		
2MIN SIDE YARD ADJ. TO STREET:	10'		
MIN BUILDING SEPARATION:	12'		
2MIN REAR YARD:	10'		
MAX COVERAGE:	55%		
MAX OVERALL 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.
 4. 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	
1. INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)	
2. INTERNATIONAL FIRE CODE, 2018 EDITION	
3. INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)	
4. INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)	
5. INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)	
6. NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)	
7. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)	
8. NFPA CODES (ALL VOLUMES) 218 W/ GEORGIA AMEMNDMETS (2020)	
B. FEDERAL	
1. AMERICAN WITH DISABILITIES ACT - ADA, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES 2010	

- 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 DESIGNATED 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	•

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	DETAILS INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
	SECTIONS INDICATES SECTION NUMBER INDICATES SHEET NUMBER
	ELEVATIONS INDICATES ELEVATION NUMBER INDICATES SHEET NUMBER
	DRAWING TITLE
	REVISION MARK
	INTERIOR ELEVATIONS
	DOOR NUMBER
	WINDOW TYPE
	ELEVATION MARK
	WALL TAG INDICATES PARTITION NUMBER REFER TO SHEET A-0.1

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 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

Seal:

No. Issue Notes Date

Design Firm



297 PRINCE AVE, SUITE 28B
ATHENS, GEORGIA
O. 706.850.1330






Drawing Title

COVER SHEET

Date: 4.21.25 Project Number: 2025-10

Drawing Number

A-0.0

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 INTERIOR FACE, LAP SIDING AT EXTERIOR TO MATCH EXISTING

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 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

Seal:

No.	Issue Notes	Date

Design Firm



297 PRINCE AVE. SUITE 280
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title

FLOOR PLAN

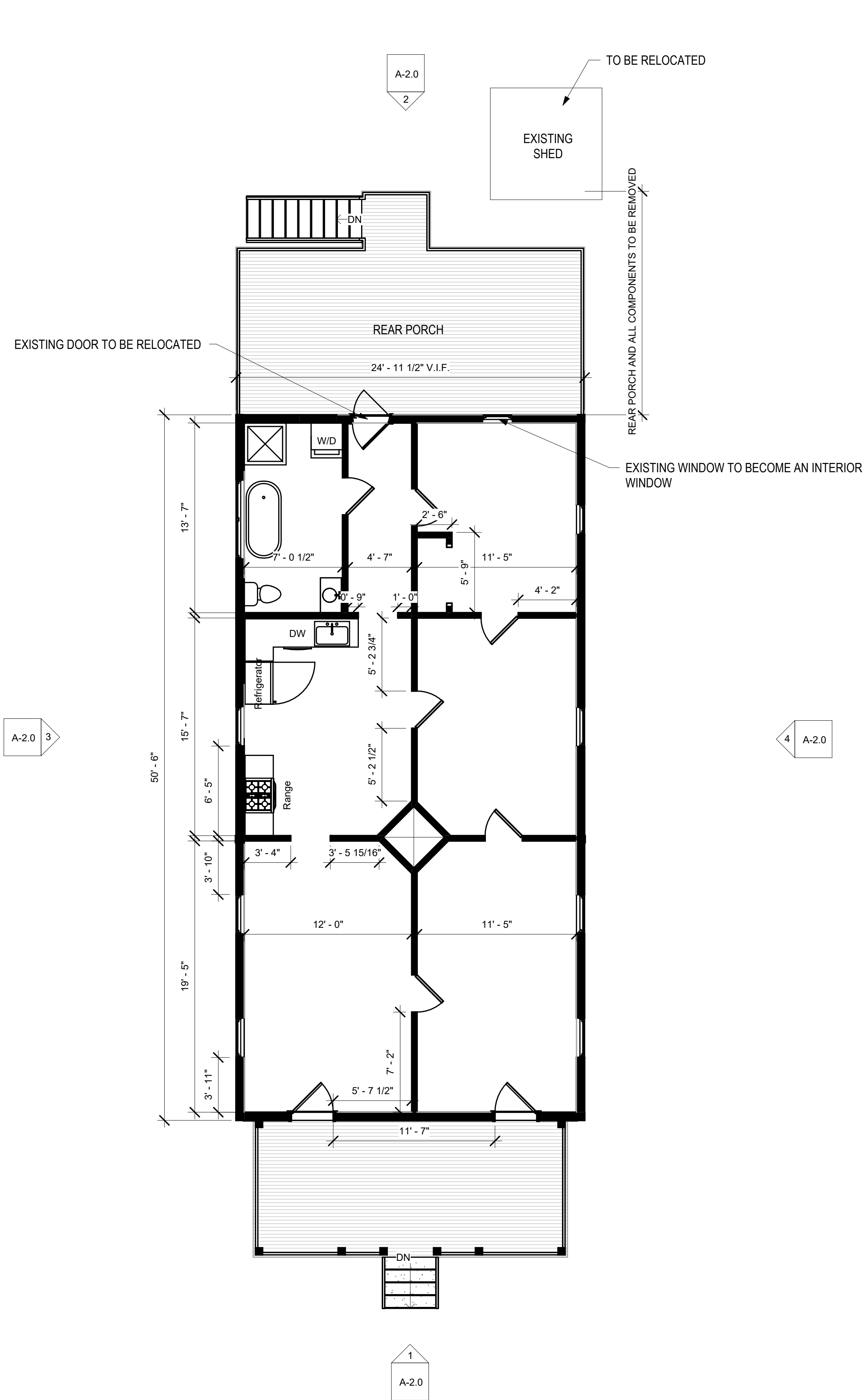
Date:

4.21.25

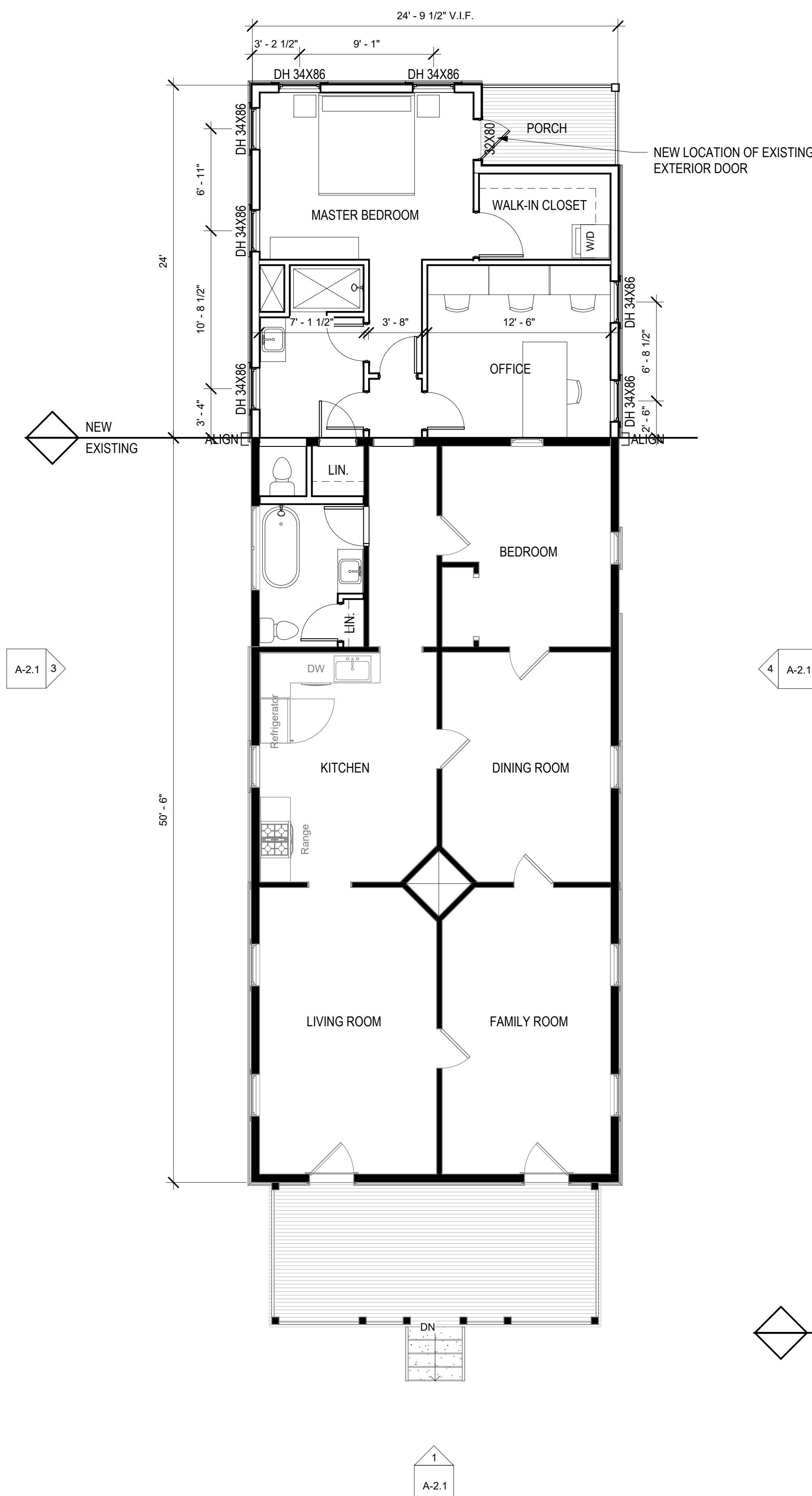
Project Number: 2025-

Drawing Number

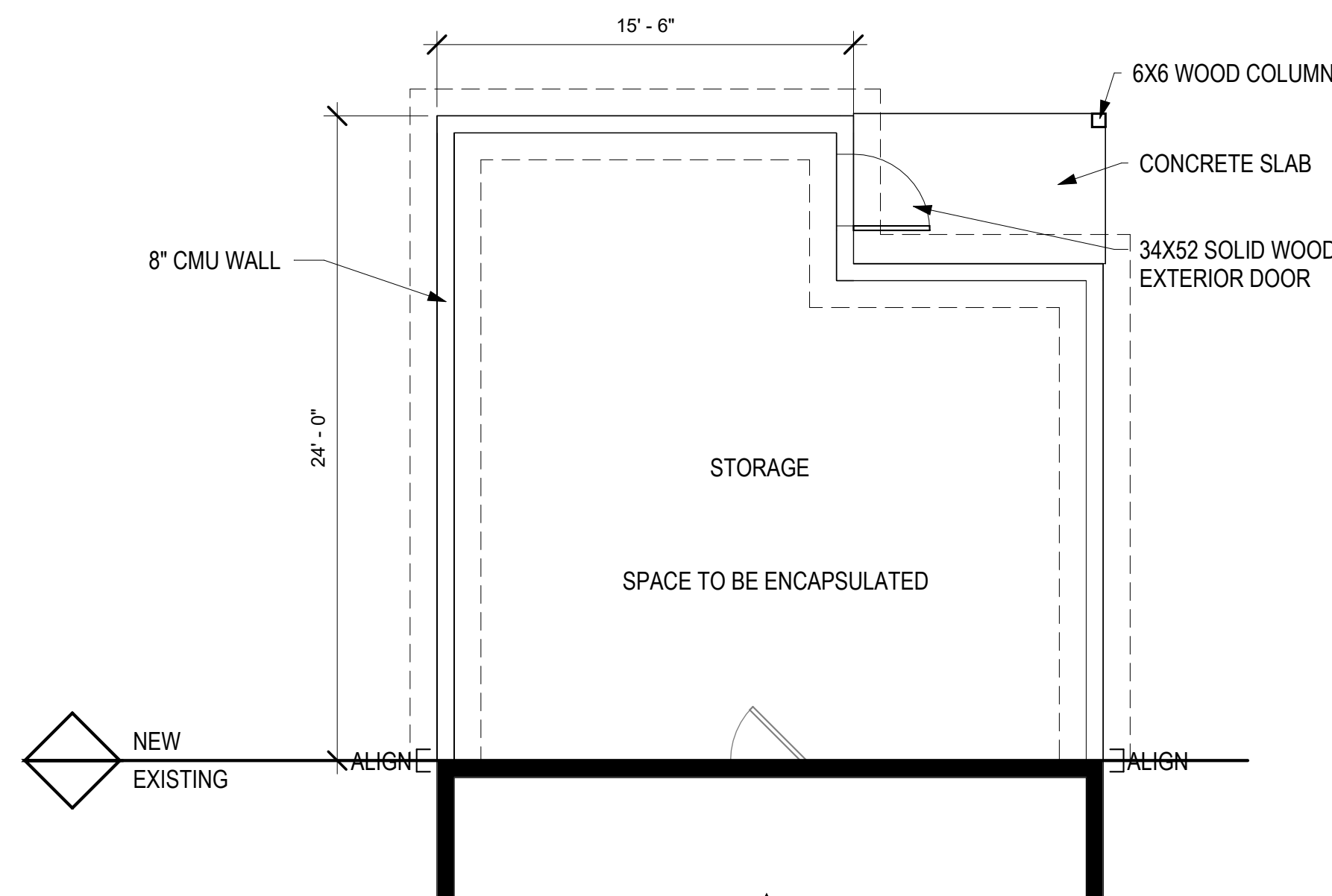
A-1.0



1 MAIN LEVEL EXISTING
3/16" = 1'-0"



2 MAIN LEVEL ADDITION
3/16" = 1'-0"



3 PARTIAL FOUNDATION PLAN
3/16" = 1'-0"

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.

11

Seal:

Design Firm



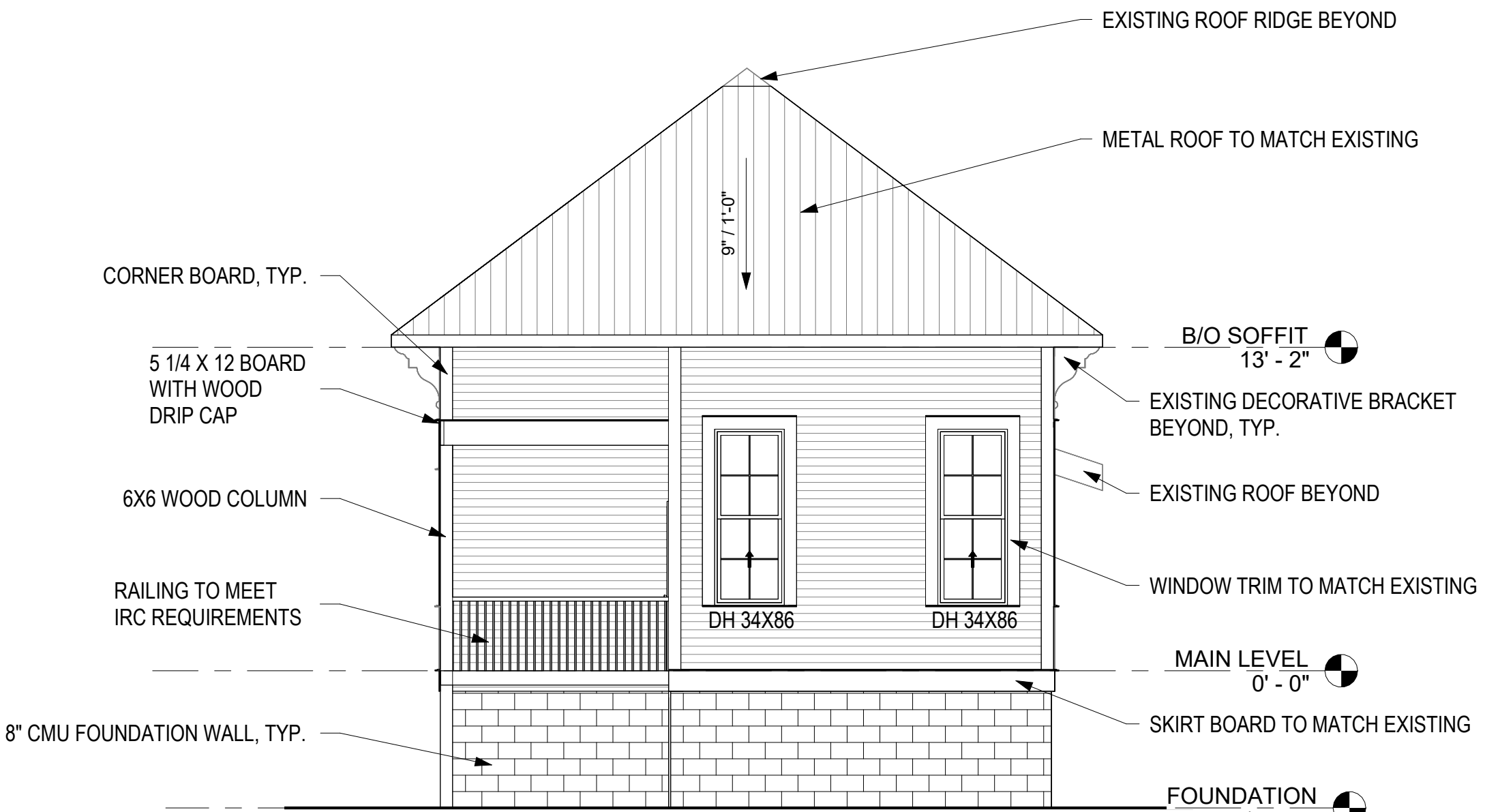
E+ ARCHITECTURE

297 PRINCE AVE. SUITE 2B8
ATHENS, GEORGIA
O: 706.850.1330

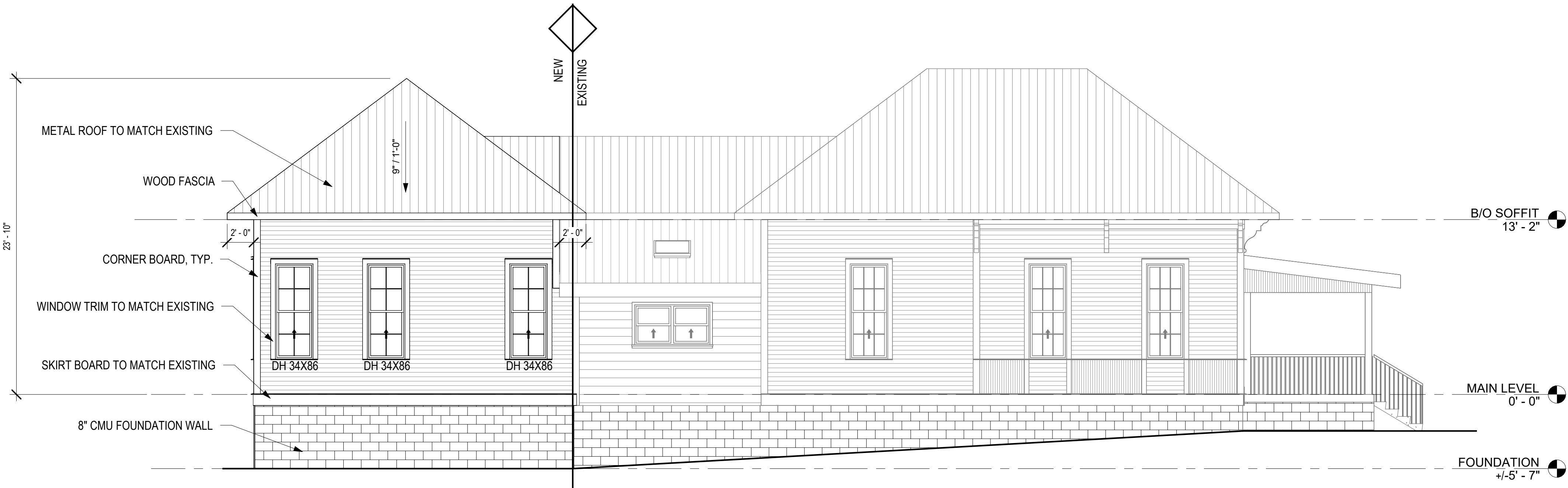
Drawing Number



1 WEST
3/16" = 1'-0"



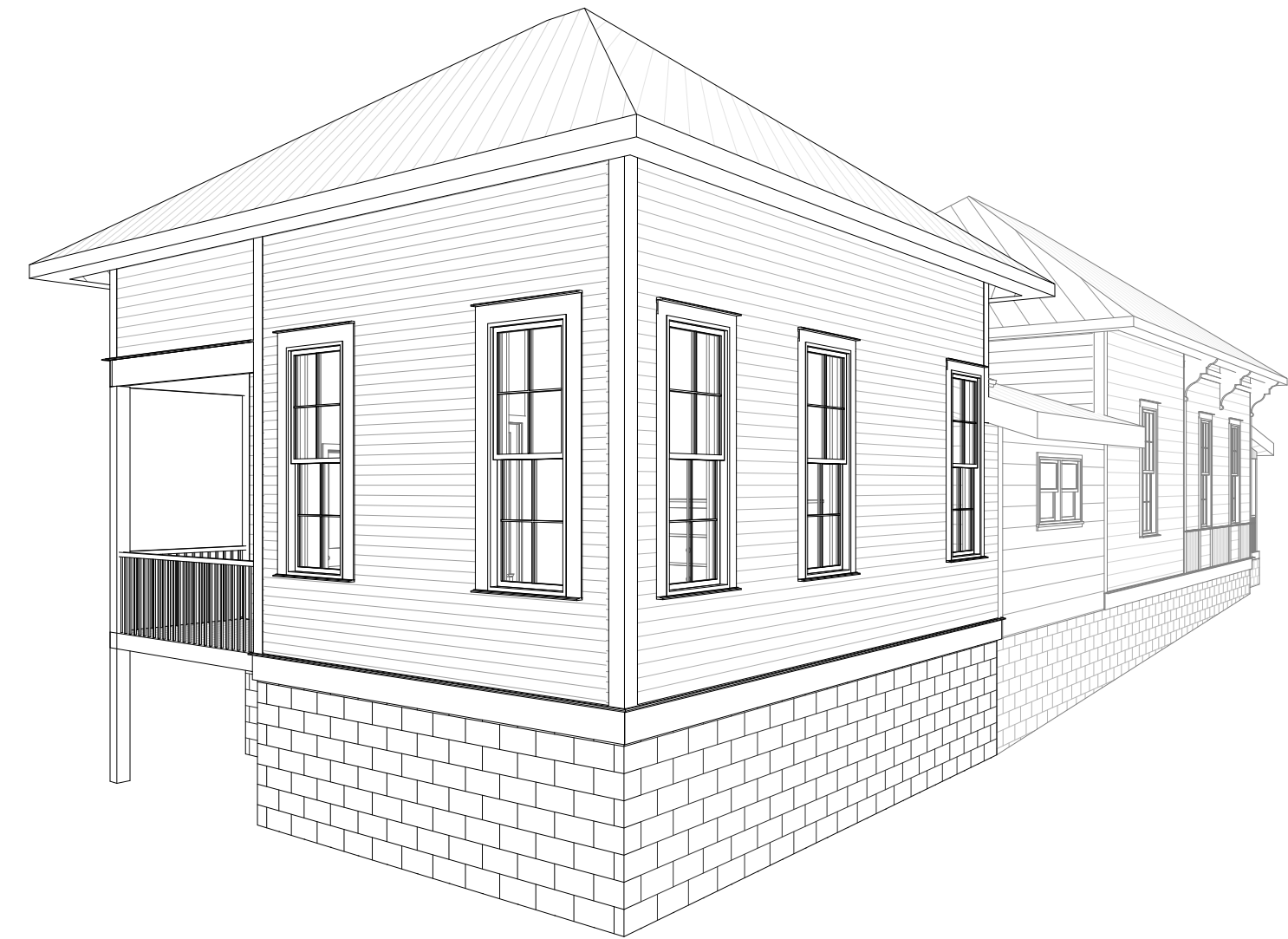
2 EAST
3/16" = 1'-0"



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



4 SOUTH
3/16" = 1'-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 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

Seal:

No.	Issue Notes	Date

Design Firm



297 PRINCE AVE. SUITE 288
ATHENS, GEORGIA
O. 706.850.1330

Drawing Title
UPDATED EXTERIOR ELEVATIONS

Date: 4.21.25 Project Number: 2025-10

Drawing Number

A-2.1