



CURRENT OWNER:	FREDERICO, LUCAS
PROJECT ADDRESS:	346 ATLANTA AVENUE ATHENS, GA 30601
TAX PARCEL ID:	163C1 F005
ZONING:	RS-8
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL PARCEL SIZE:	0.454 ACRES (19,788 SF)
TOTAL PROJECT LIMITS:	0.118 ACRES (5,126 SF)

1. **MINIMUM FRONT YARD:** 15 FEET, 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. **MINIMUM SIDE YARD:** 6 FEET. ANY VERTICAL PLANE FACING A SIDE LOT LINE THAT EXCEEDS 20 FEET IN HEIGHT SHALL BE SETBACK AN

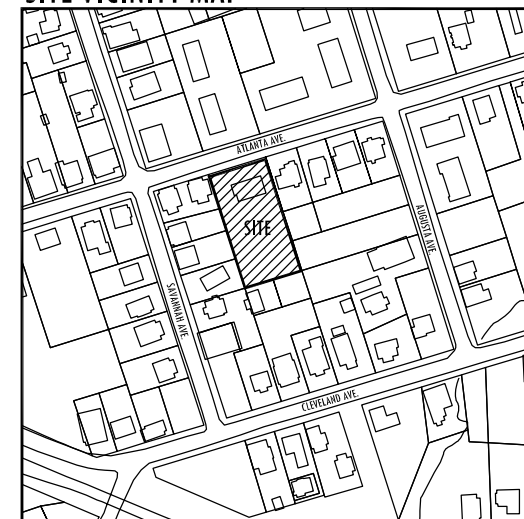
3. **MINIMUM REAR YARD: 10 FEET. ANY VERTICAL PLANE FACING A REAR LOT LINE THAT EXCEEDS 20 FEET IN HEIGHT SHALL BE SETBACK AN ADDITIONAL FOOT FOR EACH FOOT OF TRUE HEIGHT OF THAT VERTICAL PLANE THAT EXCEEDS 20 FEET.**
4. **MAXIMUM OVERALL BUILDING HEIGHT: 30 FEET**
5. **MAXIMUM LOT COVERAGE: 45%**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY, GA STANDARDS AND REQUIREMENTS.
2. EXTERIOR SITE LIGHTING IS NOT PROPOSED.

PROPERTY LINES.

- LOT SIZE: 19,788 SF (0.454 ACRES)
- EXISTING STRUCTURE: 1,515 SF
- EXISTING DRIVEWAY, DECK & WALK: 655 SF
- EXISTING LANDSCAPE: 17,618 SF (89%)
- EXISTING TOTAL COVERAGE: 2,170 SF (11%)

- LOT SIZE: 19,788 SF (0.454 ACRES)
- EXISTING STRUCTURE: 1,515 SF
- EXISTING DRIVEWAY, DECK, & WALK: 655 SF
- PROPOSED STRUCTURE: 726 SF
- PROPOSED DRIVEWAY: 1,865 SF
- EXISTING LANDSCAPE: 15,027 SF (76%)
- PROPOSED TOTAL COVERAGE: 4,761 SF (24%)



LEGEND

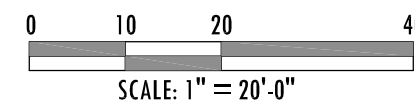
- PROPOSED STRUCTURE**

EXISTING STRUCTURE

TREE TO REMAIN

CRITICAL ROOT ZONE (CRZ)

 - CRZ: $R = 1.25 \times \text{DBH}$
 - INNER STRUCTURAL ZONE:
1/2 X CRZ OR 10' MIN.



NOT FOR CONSTRUCTION

SEAL:



TITLE:

THE FREDERICO RESIDENCE
3346 ATLANTA AVENUE
ATHENS, GA 30601

PROJECT NO:
DRAWN BY: EH
CHECKED BY: JK

ISSUE:
04.30.2025 FOR PERMIT

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.00