

ALL SCALES, DIMENSIONS, AND METHODS OF CONSTRUCTION ARE SUBJECT TO LOCAL, STATE, AND CITY BUILDING CODES AND STANDARDS. THE CONTRACTOR SHOULD VERIFY ALL DIMENSIONS, METHODS, & MATERIALS NECESSARY FOR THIS STRUCTURE. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS TO INSURE THE SAFETY, INTEGRITY, AND COMPLETION OF THIS PROJECT.

TODD J. GUENZL ENTERPRISES, INC.  
ASSUMES NO LIABILITY FOR ANY STRUCTURE BUILT FROM THESE PLANS.

Todd J. Guenzl Enterprises Inc.

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CLAY RESIDENCE  
125 HENDERSON AVENUE  
ATHENS, GEORGIA 30605

REVISIONS:

REVISED	041823
REVISED	042823
REVISED	071023
REVISED	071723 (SUBMITTAL)
REVISED	082323

DATE: MARCH 16, 2023

JOB NUMBER:

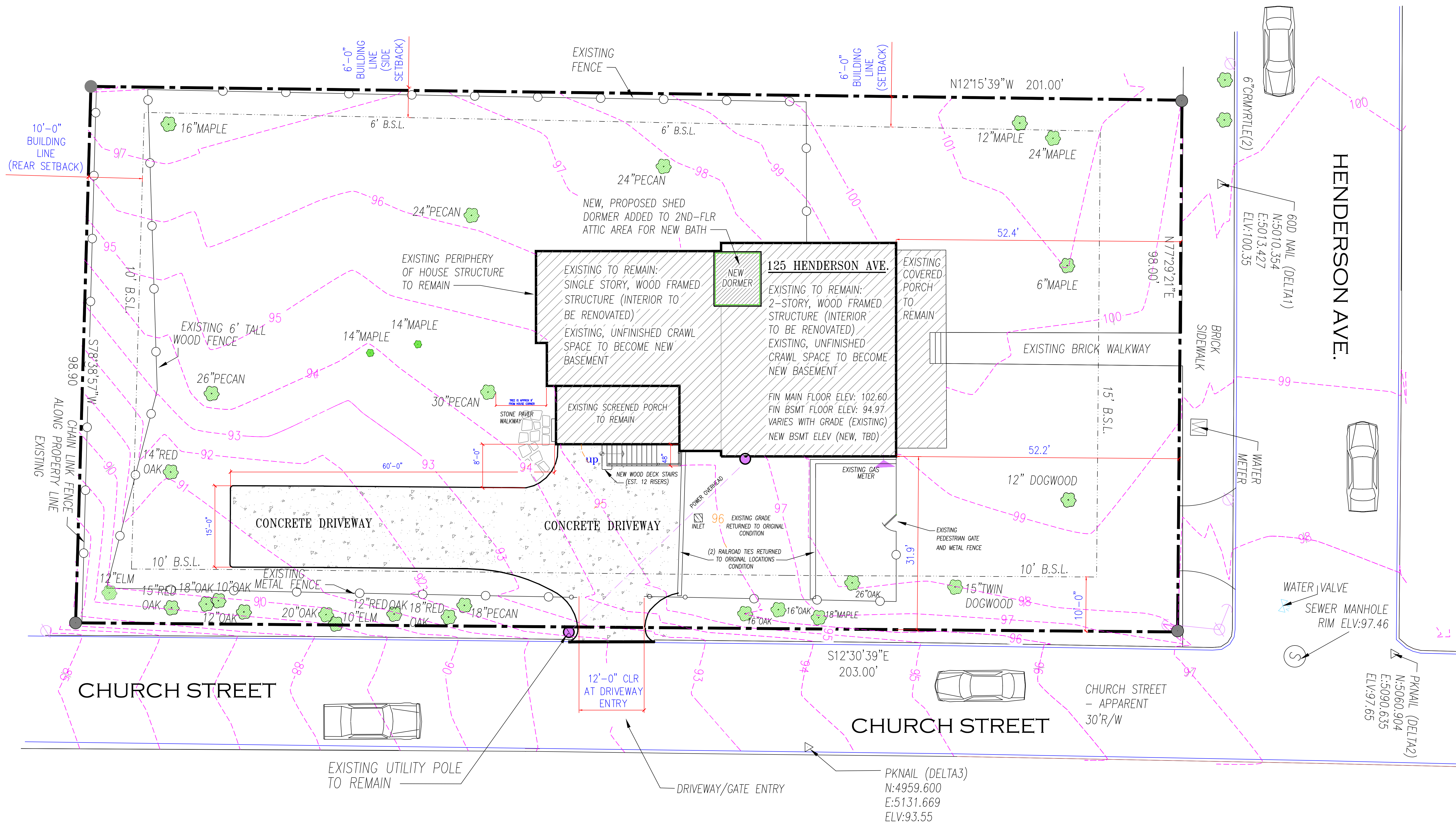
DRAWN BY: TJG

TITLE:

SITE PLAN

DRAWING NUMBER:

A.O.O



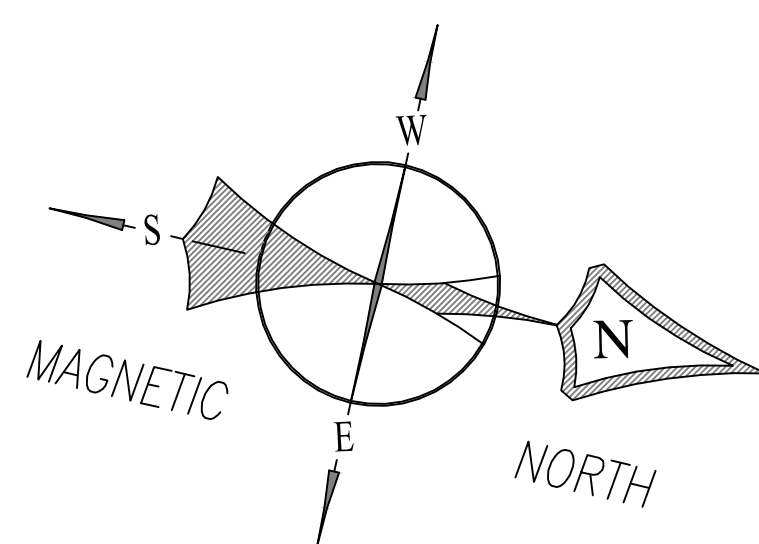
# 1 SITE/TOPO PLAN WITH HOUSE FOOTPRINT

A.O.O SCALE: 1/8" = 1'-0"

LEGEND:

DENOTES  
EXISTING STRUCTURE TO REMAIN  
(TO BE RENOVATED)

DENOTES  
NEW, PROPOSED STRUCTURE



## EXISTING HOUSE SQUARE FOOTAGE

EXISTING HOUSE  
CONDITIONED SQUARE FOOTAGE:

MAIN LEVEL 2,155 SF

EXISTING  
NON-CONDITIONED SQ. FOOTAGE  
(NOT INCL PORCHES & CRAWL)

2ND FLR (USABLE) 751 SF

SQUARE FOOTAGES CALCULATED TO OUTSIDE  
FACE OF PERIPHERY STUD WALLS (INCLUSIVE)

## PROPOSED HOUSE SQUARE FOOTAGE

MAIN HOUSE - PROPOSED, TOTAL  
CONDITIONED SQUARE FOOTAGE:

MAIN LEVEL 2,155 SF

2ND LEVEL 838 SF

BASEMENT 1,882 SF

TOTAL: 4,875 SF

ACCESSORY BUILDINGS:

none proposed 0 SF

SQUARE FOOTAGES CALCULATED TO OUTSIDE  
FACE OF PERIPHERY STUD WALLS (INCLUSIVE)

## LOT IMPERVIOUS COVERAGE BREAKDOWN

EXISTING HOUSE FOOTPRINT TO REMAIN 2,504.0 SQ. FT.  
(INCL EXISTING FRONT PORCH)

EXISTING FRONT BRICK PATHWAY 254.0 SQ. FT.

NEW HOUSE ADDITION FOOTPRINT NONE

REAR PORCH 274.0 SQ. FT.

ACCESSORY BUILDINGS NONE

ESTIMATED PATHWAYS 400.0 SQ. FT.

EXISTING DRIVEWAY & PARKING AREA 2380.0 SQ. FT.  
(CHURCH STREET ACCESS)

TOTAL LOT COVERAGE (IMPERVIOUS SURFACE) 5,812.0 SQ. FT.

## LOT AREA TO LOT COVERAGE RATIO

TOTAL LOT AREA - 0.457 ACRES 19,868.0 SQ. FT.

LOT COVERAGE (IMPERVIOUS) 29.2 %

## ZONING - RS-8 RESIDENTIAL

FRONT SETBACK 15'-0" (MIN)

SIDE SETBACK (FACING NEIGHBOR) 6'-0" (MIN)

SIDE SETBACK (FACING STREET) 10'-0" (MIN)

REAR SETBACK 10'-0" (MIN)

(+ 1'-0" FOR EACH FOOT OF BUILDING  
HEIGHT OVER 20'-0")

## ORIGINAL SITE PLAN INFORMATION

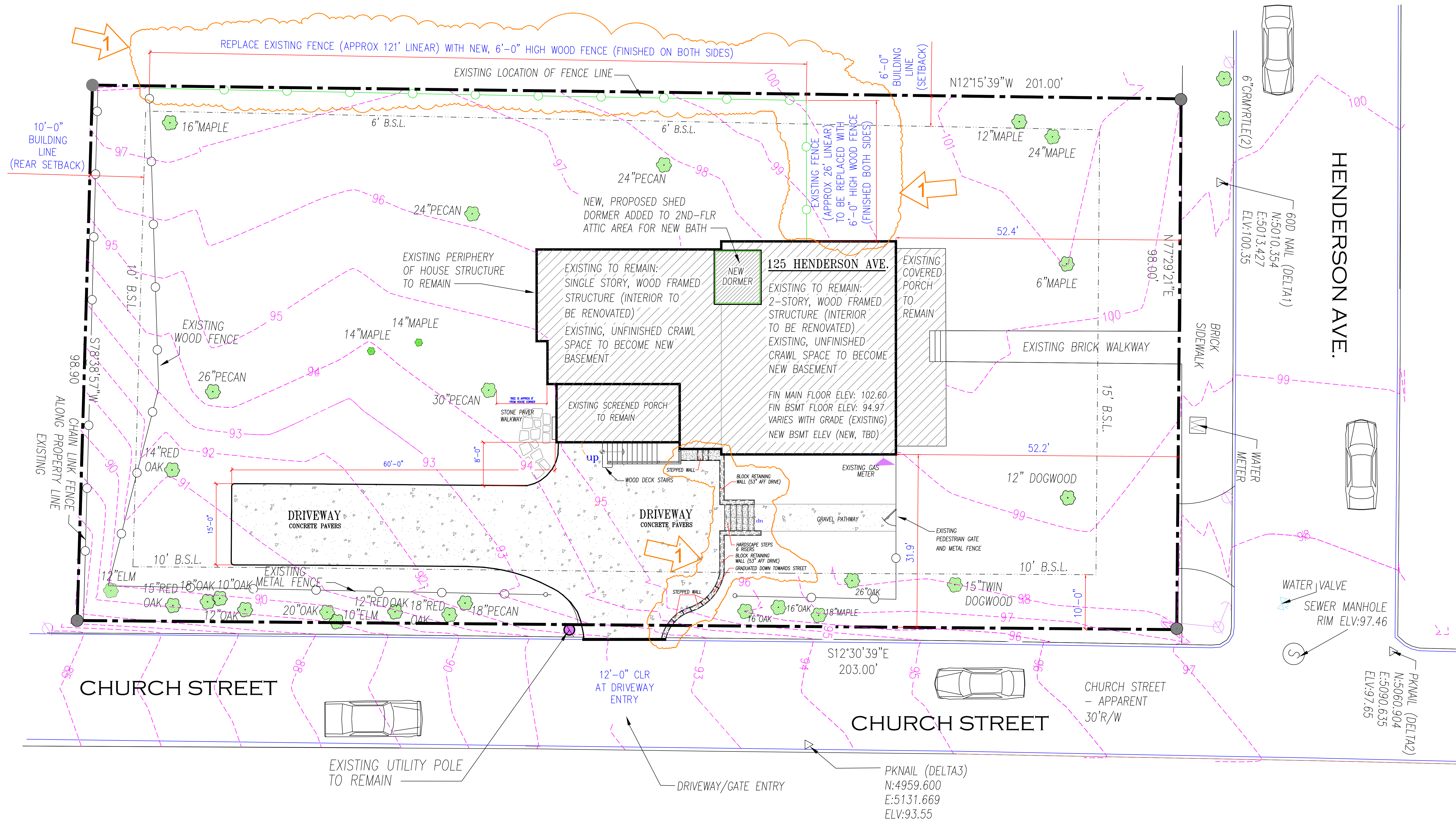
INFORMATION FOR THIS ANNOTATED SITE PLAN IS BASED ON  
SURVEY SUPPLIED BY:

WILLIAMS & ASSOCIATES (JOHN MARK DUNLAP)  
JUNE 25, 2014

PREPARED FOR: GMD: 216  
RICH CLAY PROJECT NO: 14103

PLEASE REFER TO ORIGINAL SITE PLAN FOR ADDITIONAL  
INFORMATION, LEGENDS, AND OTHER PERTINENT INFORMATION





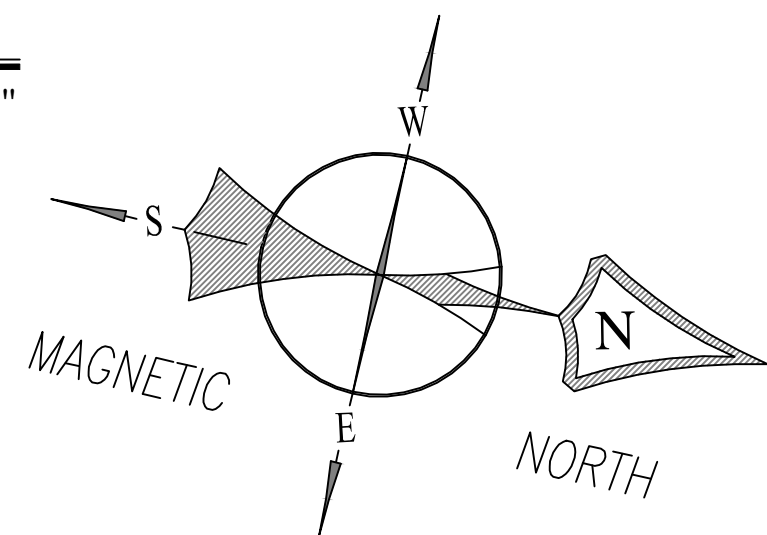
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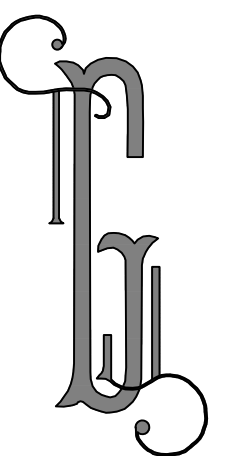
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I had previously met one of the former owners of 125 Henderson Ave, Kristen Chambers, who explained that due to severe erosion along the side yard, heavy rain would consistently wash away soil under the fence. At the time, she had a three-year-old son and was concerned he could eventually slip under the fence because of the soil loss. As a temporary fix about nine years ago, she placed a few railroad ties along the perimeter to help curb the erosion.

In our recent analysis, we came to a similar conclusion—that erosion in that same side yard remains an issue. Our concerns were twofold:

1. Significant soil loss has exposed many roots, raising concerns about the long-term health of the large tree line along Church Street.
2. Gaps under the fence along Church Street could allow our pet to escape.

Our landscaper consulted with an arborist, who confirmed that the lack of sufficient topsoil creates an unhealthy long-term environment for the trees. The recommended solution was a retaining wall, which would both prevent soil loss and provide stable soil conditions for the tree line, addressing the arborist's concerns.

The wall was built with concrete stone, selected to match the front porch stone. A footer was not required, and the wall averages 3'6" in height across the width of the driveway. To soften the look and add greenery, Confederate Jasmine was planted to climb and cover the retaining wall over time.