

PROJECT SCOPE : Rehabilitation, interior renovations & additions to an existing historic house. Scope of work includes a full house rehabilitation with new foundation repairs, electrical, wiring, hvac & plumbing throughout (per code). A full interior renovation with all new cabinetry, appliances & fixtures throughout. A small, two-story addition at the rear of the home. All proposed renovations & additions will be compliant with historic district guidelines.

THE HAMMAN RESIDENCE

277 HIAWASSEE STREET ATHENS, GEORGIA

OWNER : KEVIN HAMMAN
CONTRACTOR : GEOFF CRISLER
ARCHITECTURAL DESIGN : THOMAS H. MORRIS
INTERIOR DESIGN : NIKKI ADAMS
LANDSCAPE ARCHITECTURE : TBD

INDEX OF DRAWINGS :

- P-1 EXISTING 1ST FLOOR PLAN
- P-2 EXISTING ELEVATIONS
- P-3 RENOVATED FLOOR PLAN 1
- P-4 RENOVATED FOUNDATION / BASEMENT PLAN
- P-5 RENOVATED ELEVATIONS
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- P-7 CONCEPT DESIGN RENDER VIEW
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The design professional of record assumes no liability for any construction from this plan. It is the responsibility of the builder to conduct the following before commencing construction:

- 1. Builder or contractor must verify all dimensions, structural requirements, and specifications before commencing actual construction.
- 2. Builder or contractor must verify compliance with all local, state and federal building codes and regulations where the renovation is to be constructed.
- 3. Plans indicate locations only. Builder / contractor will hire engineers to identify and incorporate any & all engineering aspects prior to beginning construction.

Caution must be exercised in making any changes to this plan. Only a qualified designer, architect, contractor or engineer should make changes to this plan. Minor changes could lead to major problems.

THM

REVISION TABLE	NUMBER	DATE	REVISIONS			
			BY	DESCRIPTION	DATE	BY

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

DATE:
12/9/2025

SCALE:

SHEET:



1ST FLOOR
1/4 IN = 1 FT

THM

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

EXISTING
FLOOR PLAN

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

DATE:
12/9/2025

SCALE:

SHEET:
P-1

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

EXISTING
ELEVATIONS

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

DATE:

12/9/2025

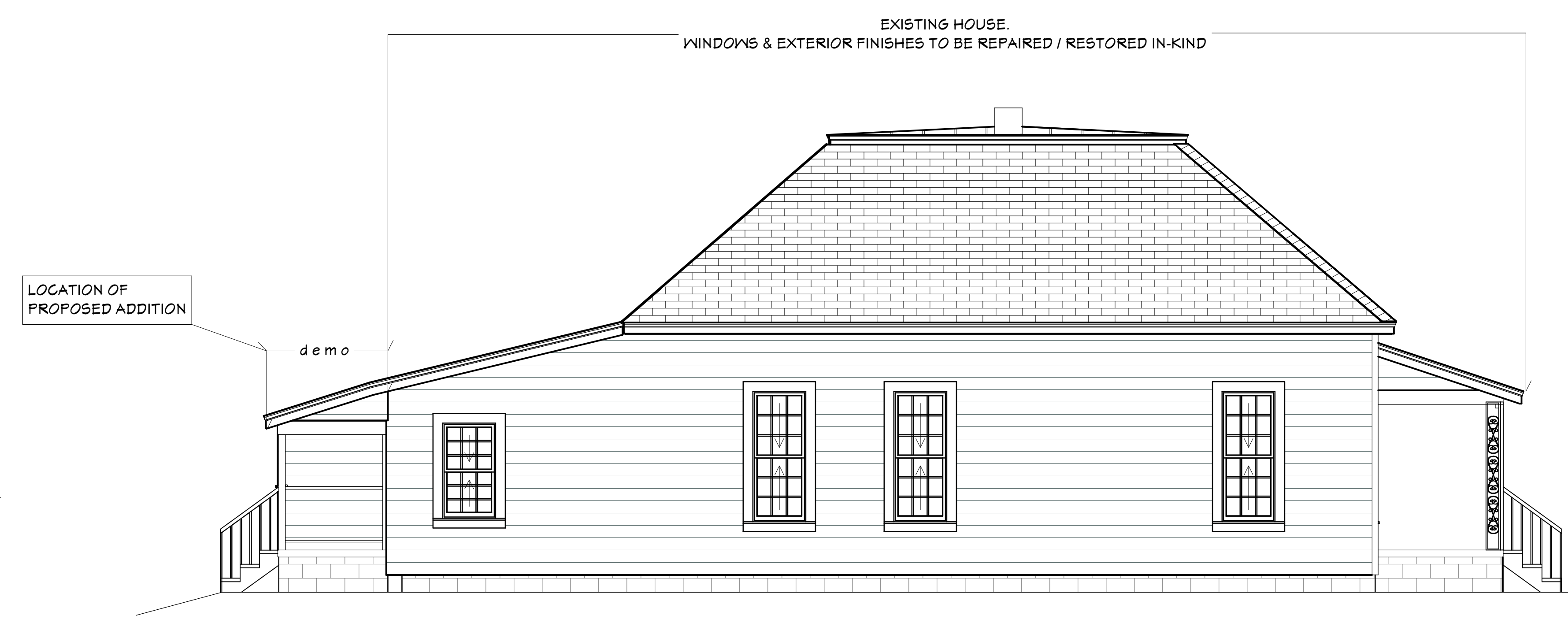
SCALE:

SHEET:

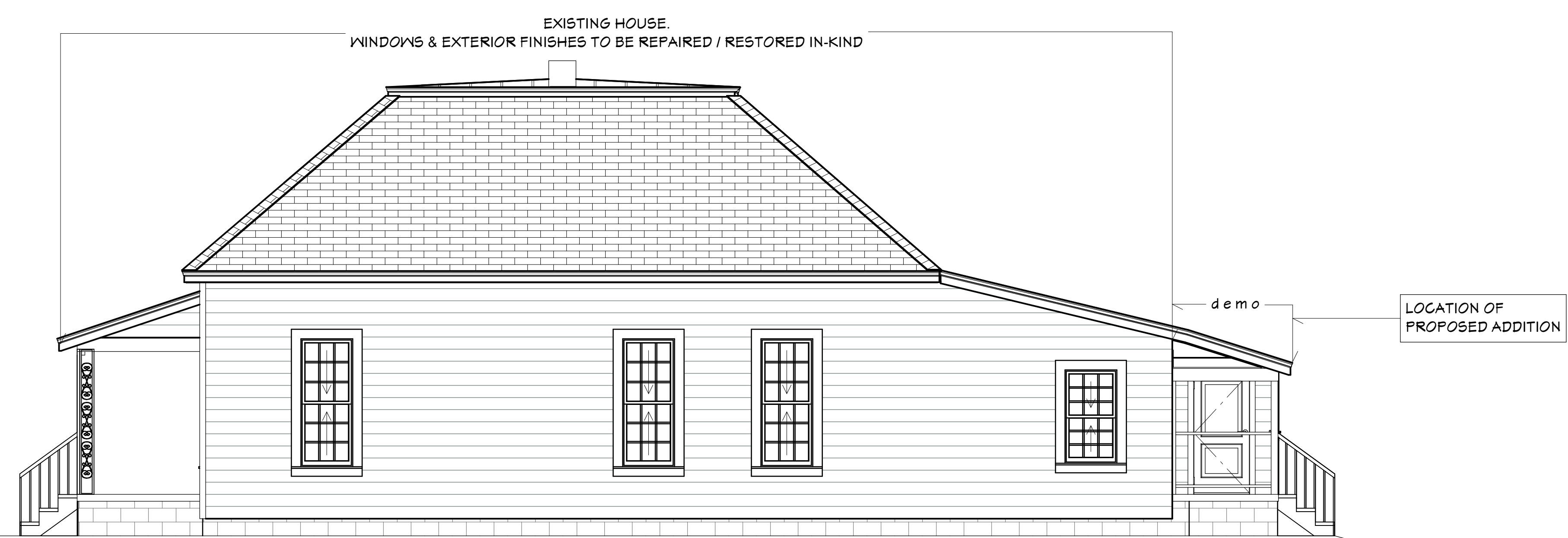
P-2



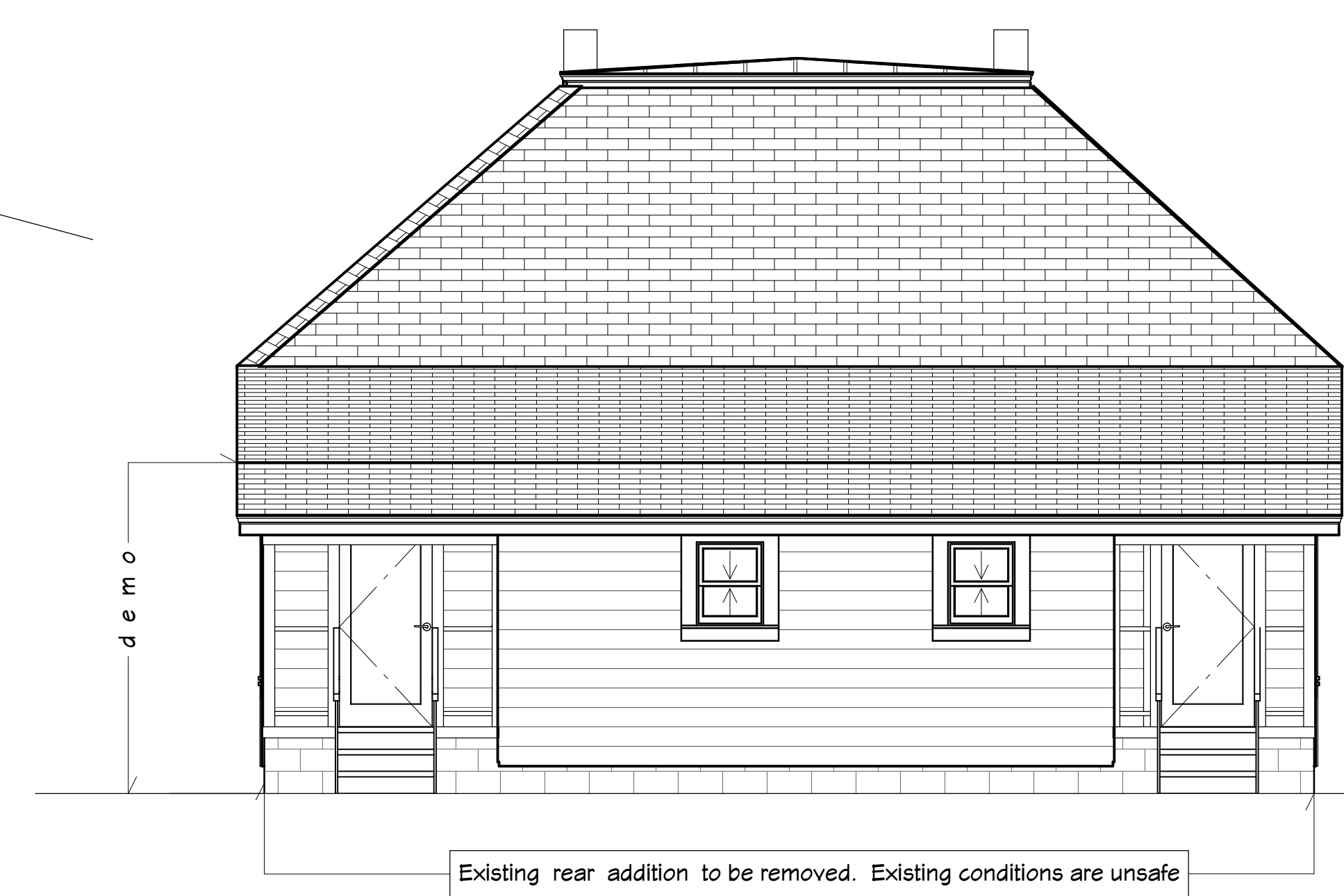
E1 ELEVATION 1
1/4 IN = 1 FT



E2 ELEVATION 2
1/4 IN = 1 FT



E3 ELEVATION 3
1/4 IN = 1 FT



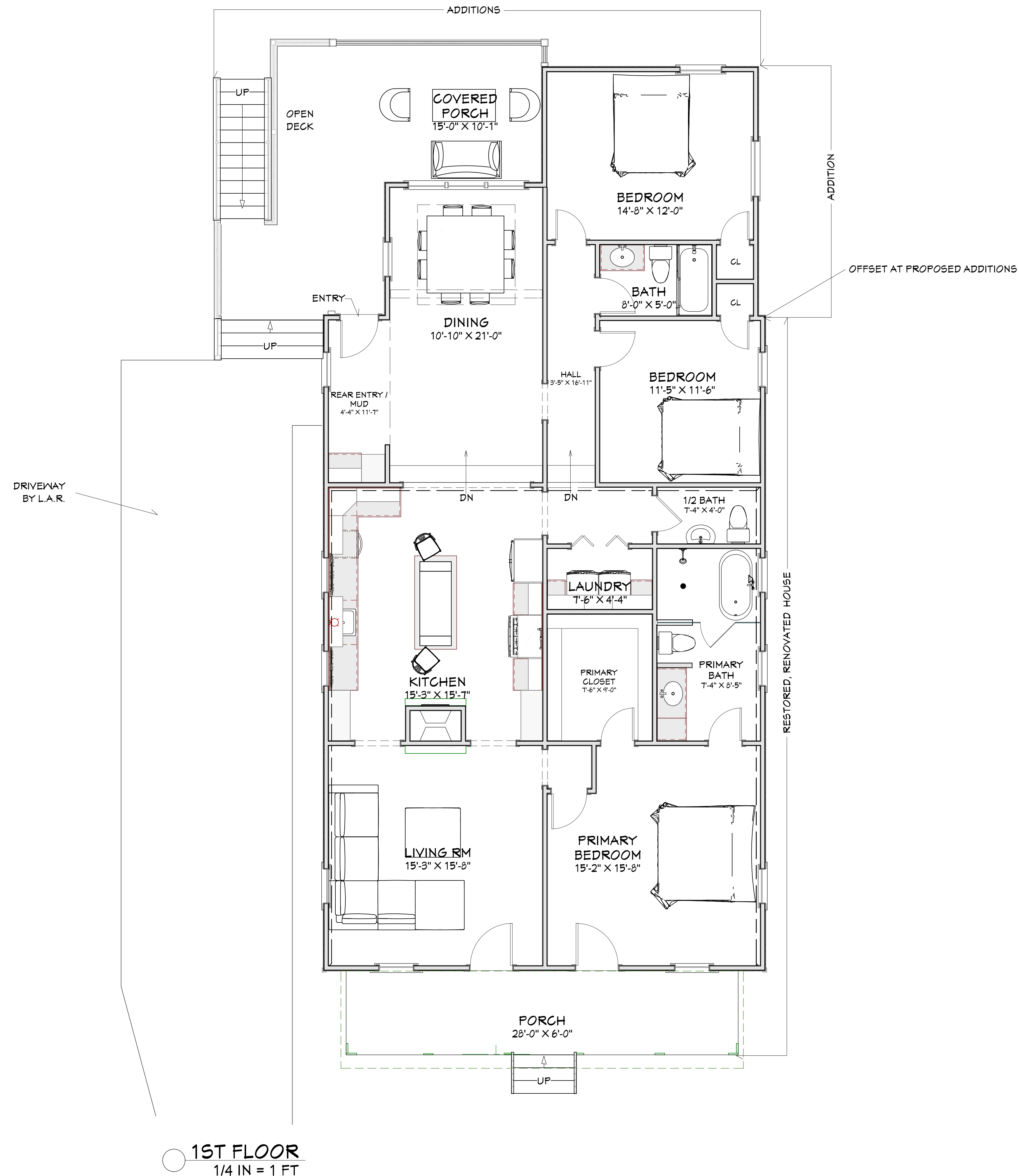
E4 ELEVATION 4
1/4 IN = 1 FT

Rehabilitation, interior renovations & additions to an existing historic house. Scope of work includes a full house rehabilitation with new foundation repairs, electrical, wiring, hvac & plumbing throughout. A full interior renovation with all new cabinetry, appliances & fixtures throughout. A small, two-story addition at the rear of the home.

PROJECT NOTES : The proposed addition will be defined by an offset at the rear line of existing house. The addition will have vertical cladding to differentiate it from the existing house which has horizontal lap siding.

The new, "flat" roof system at the addition will tie into the existing house under the soffit of the existing shed roof portion.

The proposed addition(s) will step-down to create adequate ceiling height and allow for the proposed roof design.



NUMBER	DATE	REVISED BY	DESCRIPTION
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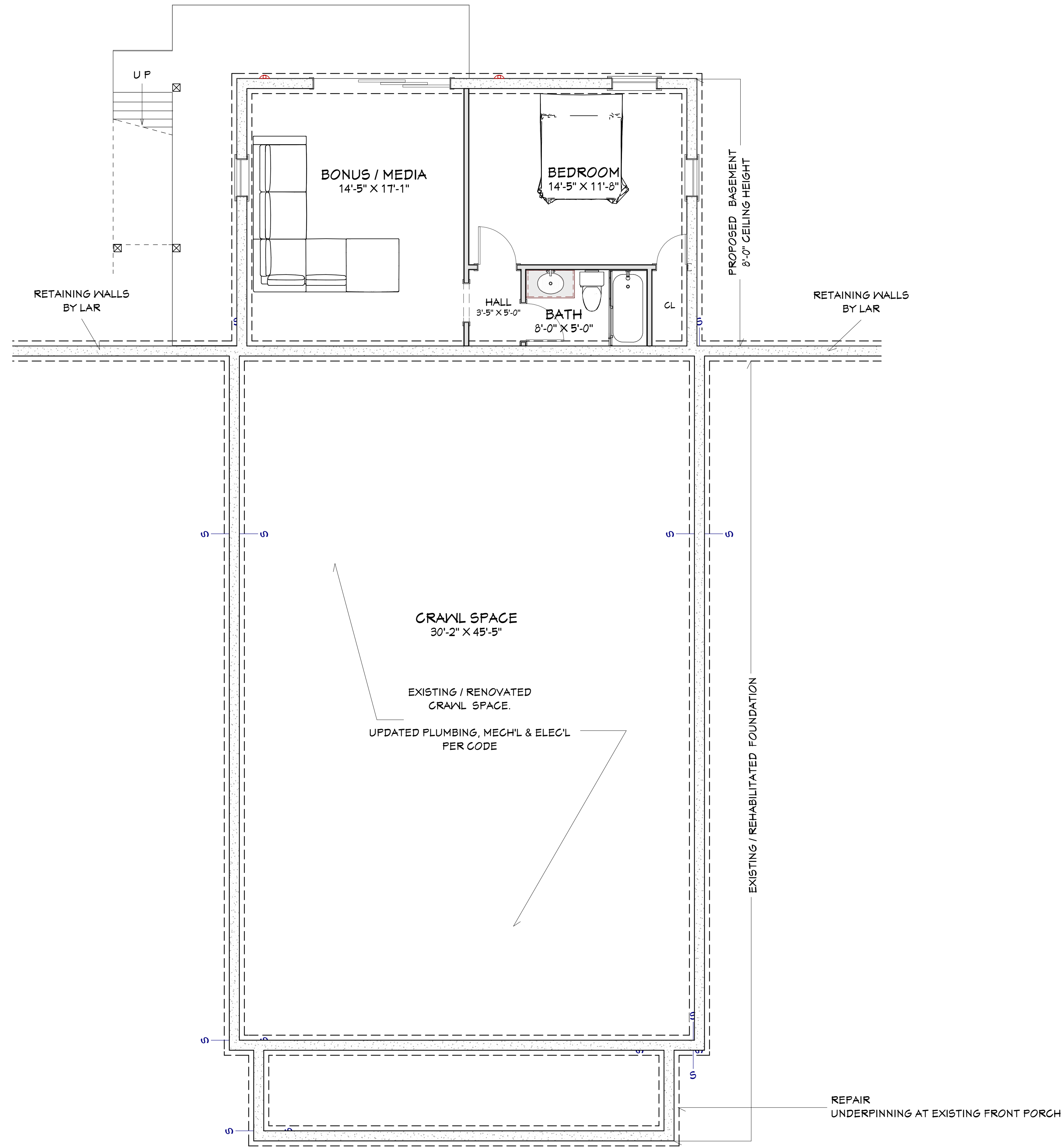
HAMMAN RESIDENCE
277 HIAWASSEE

11:00 AM - 12:00 PM: COMMUNITY

2/9/2025

SHEET:

P-3



FOUNDATION
1/4 IN = 1 FT

THM

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

FOUNDATION /
BASEMENT PLAN

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

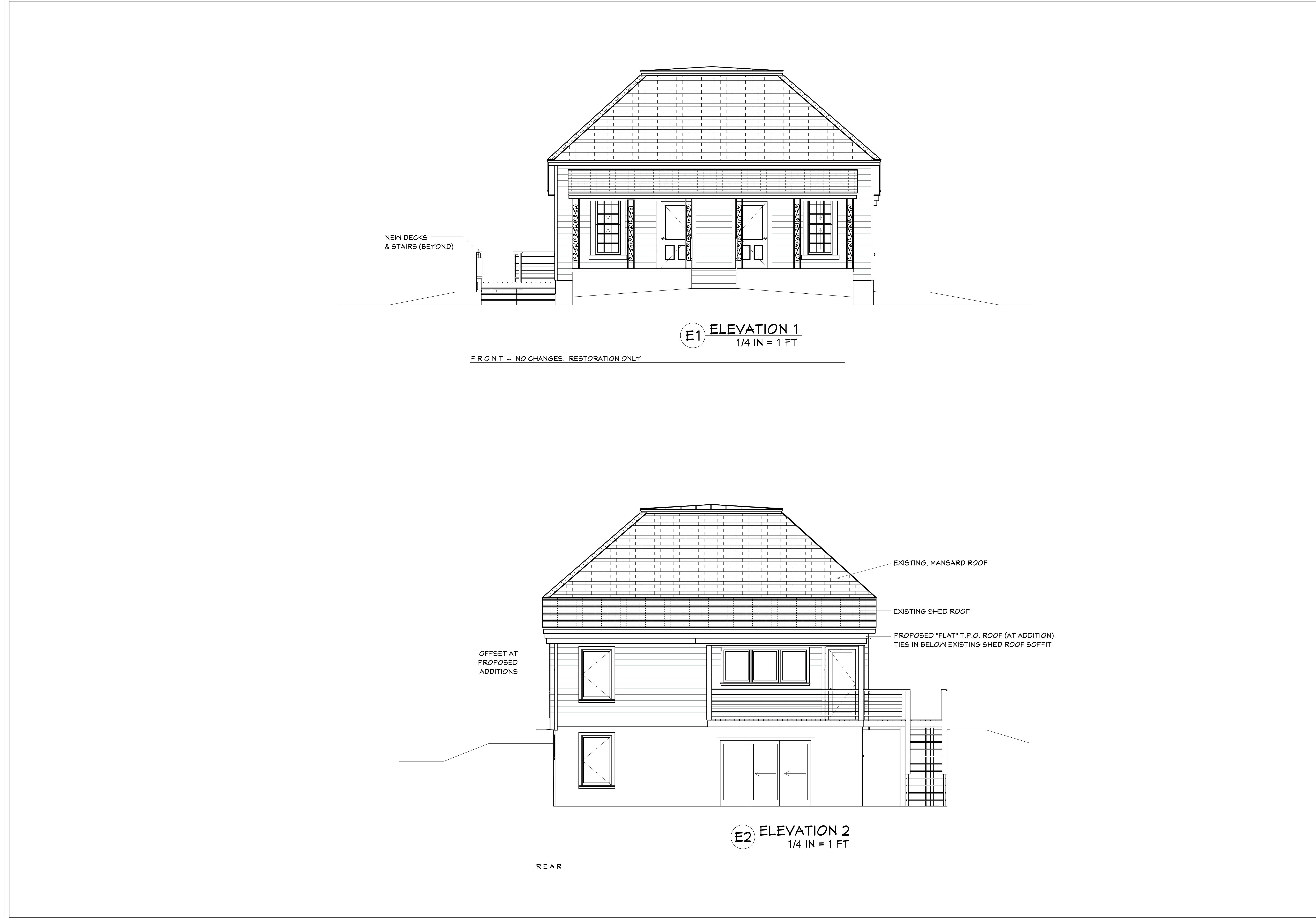
DATE:

12/9/2025

SCALE:

SHEET:

P-4



THM

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

RENOVATED
ELEVATIONS

HAMMAN RESIDENCE
277 HIANWASSEE

DRAWINGS PROVIDED BY:

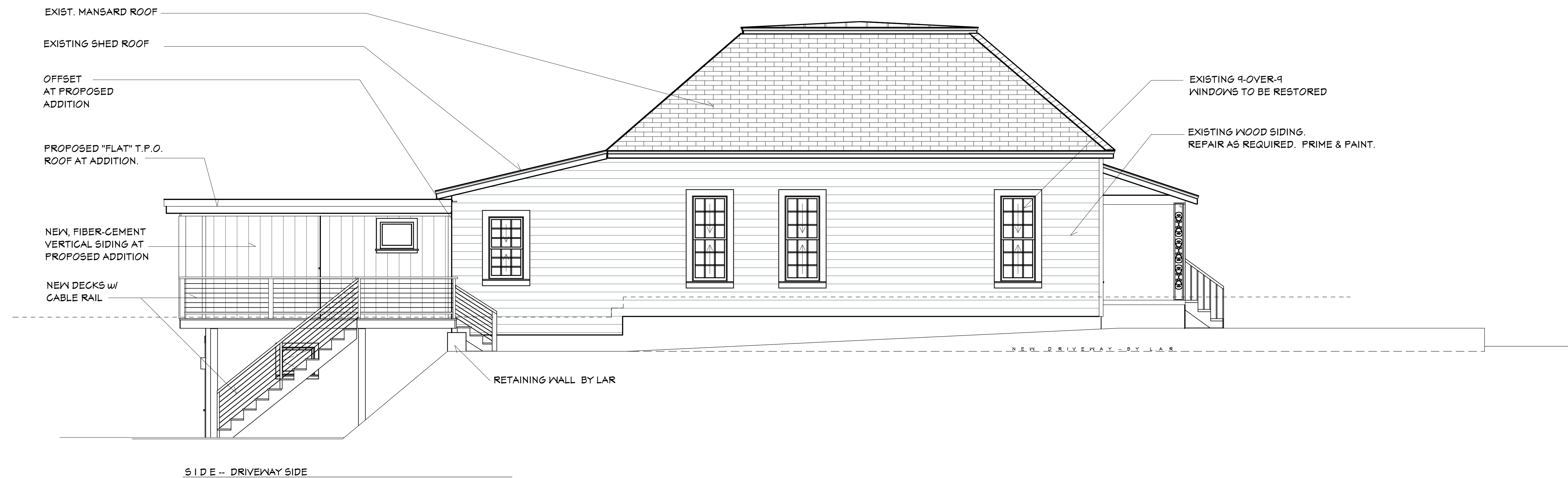
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12/9/2025

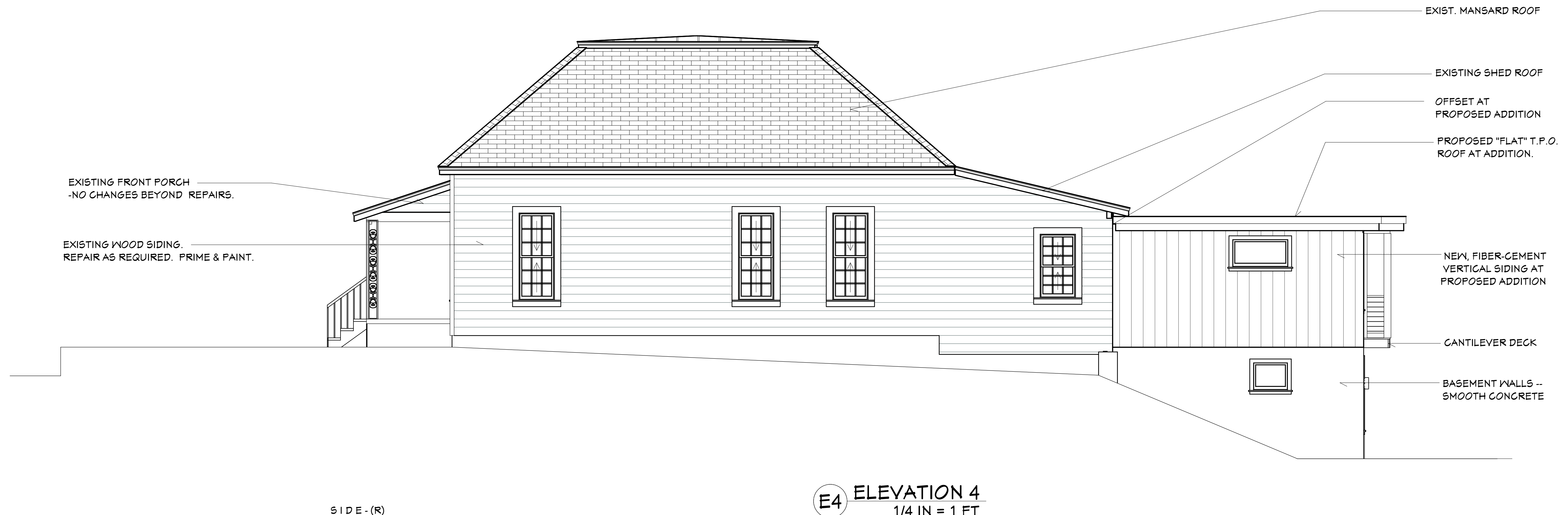
SCALE:

SHEET:

P-5



E3 ELEVATION 3
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT

THM

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

RENOVATED
ELEVATIONS

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

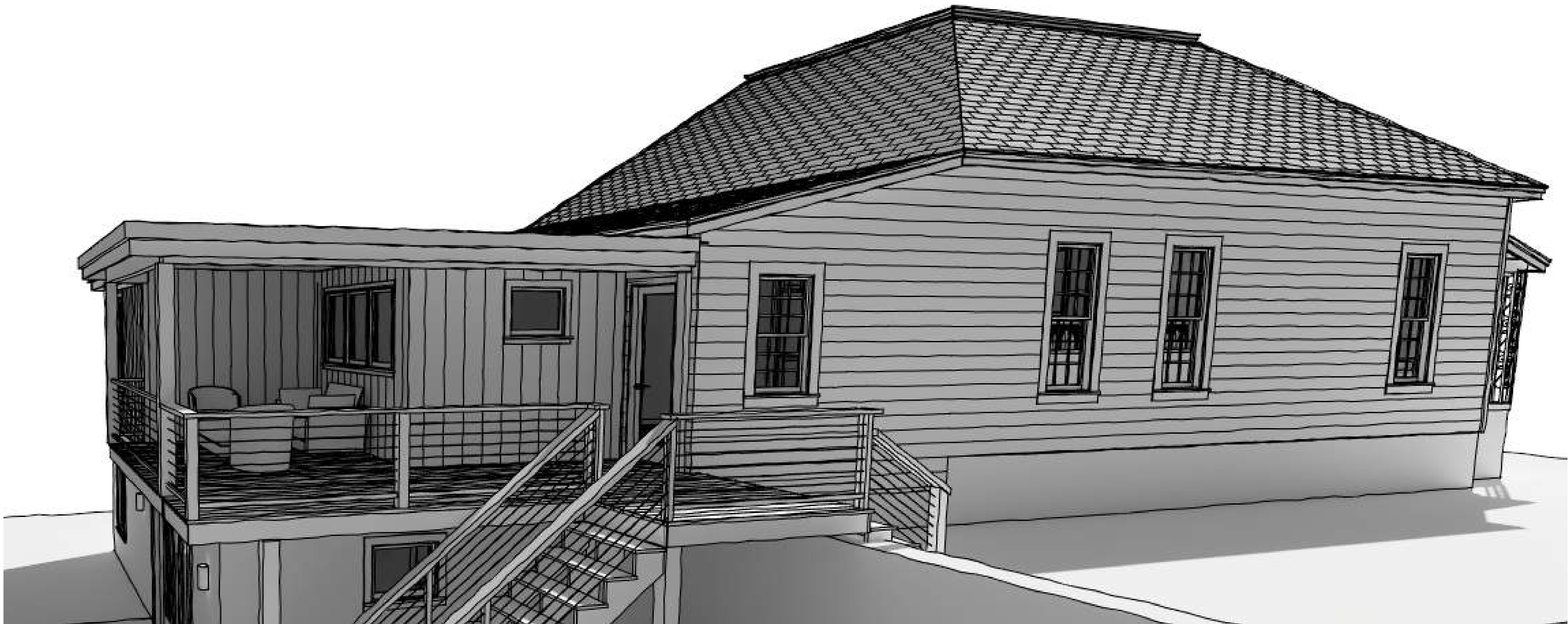
DATE:

12/9/2025

SCALE:

SHEET:

P-6



SIDE RENDER VIEW -- DRIVEWAY SIDE

THM

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

DATE:

12/9/2025

SCALE:

SHEET:

P-7



REAR RENDER VIEW -- SHOWING ADDITIONS

THM

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

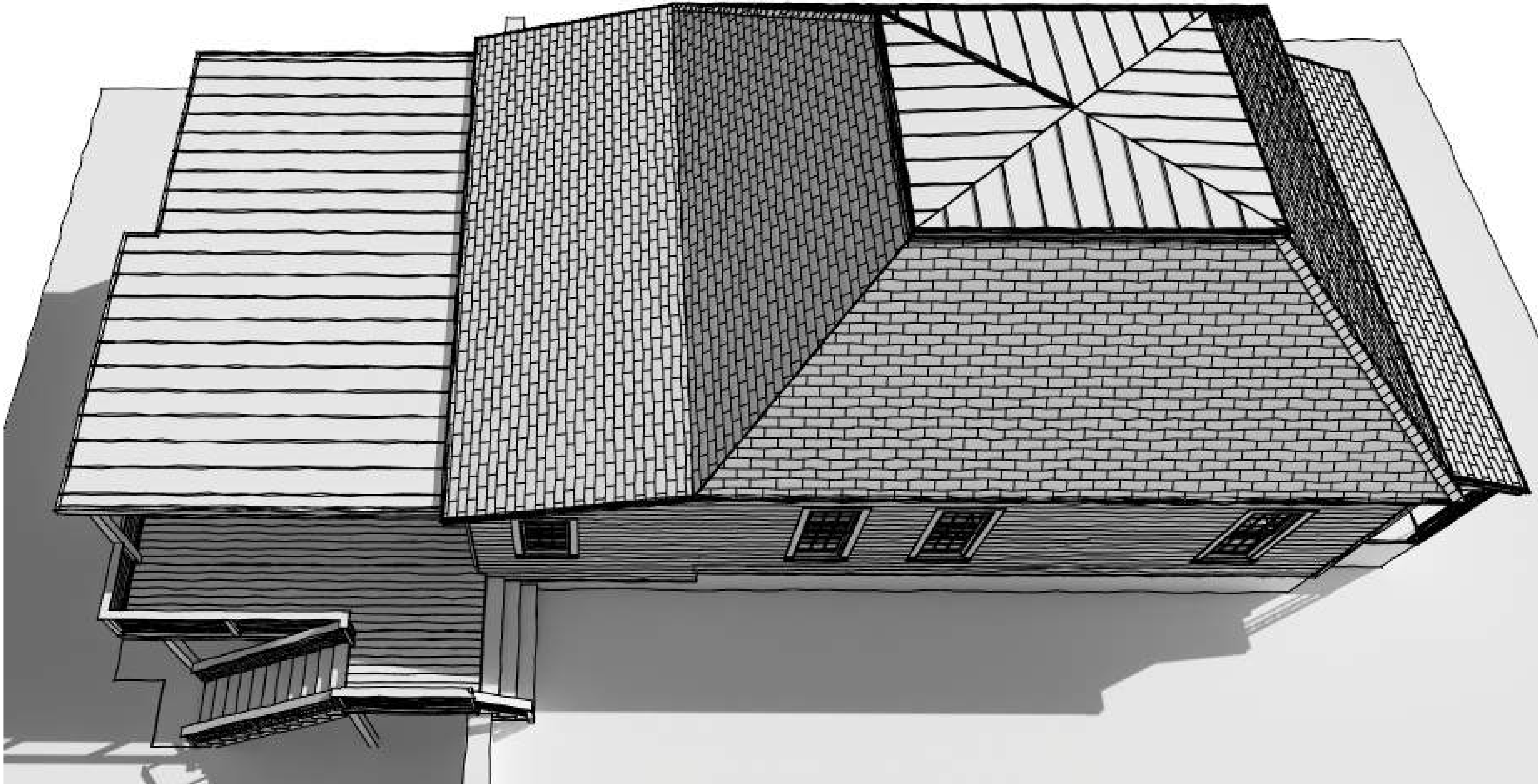
DATE:

12/9/2025

SCALE:

SHEET:

P-8



SIDE RENDER VIEW -- SHOWING ROOF DESIGN

THM

REVISION TABLE	
NUMBER	DATE

HAMMAN RESIDENCE
277 HIAWASSEE

DRAWINGS PROVIDED BY:

DATE:
12/9/2025

SCALE:

SHEET:
P-9

N/F
MARLOWE
D.B. 5117 PAGE 500
P.B. 36 PAGE 128
T.P. 114D1 1008
ZONED RS-8

N/F
SKINNER
D.B. 4848 PAGE 534
P.B. 24 PAGE 134
T.P. 114D1 1007
ZONED RS-8

N/F
BRICKMAN
D.B. 4672 PAGE 359
P.B. 36 PAGE 128
T.P. 114D1 1009
ZONED RS-8

P.O.B.
N:1444081.44
E:2530005.83
NAD 83 GASPCS
(WESTERN ZONE)

0.24 ACRES
D.B. 5687 PAGE 413
T.P. 114D1 1006
ZONED RS-8

APPARENT
SEPTIC TANK

N/F
MILOT
D.B. 3416 PAGE 425
P.B. 27 PAGE 370
T.P. 114D1 1005
ZONED RS-8

1" ROD
IPF
(48.76')
FENCE
IPF
S 84°17'37" E 148.86'
(100.10')

BLOCK WALL
S 06°08'48" W 70.61'

HIWASSEE AVENUE
50' R/W - 31' BC TO BC

NOTES:

B	Y REVISED	JS
A	X REVISED	JS
REV	DESCRIPTION	BY

AMENDMENTS



J Rose Design

TEL: 423-503-6918

CLIENT Kevin Hamman

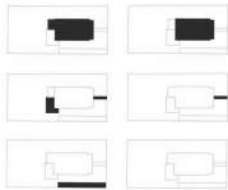
SITE 277 Hiwassee Ave,
Athens, GA 30601

TITLE Hiwassee House
Improvement Plan

SCALE 3/32" = 1'-0"	DATE 12/15/2025	DRAWN BY Baseline Surveying & Engineering Inc. Revision By: J Rose Design
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PROJECT NO.	001	SHEET NO.
DRAWING NO.	002	A01

IMPERVIOUS COVERAGE COMPUTATION



NET LOT AREA: 10,566 SQ FT

Existing	
House Footprint	1931 sq ft
Concrete Walkway	97.50 sq ft
2028/10566 sq ft = 19.1% IMPERVIOUS TOTAL	
Proposed	
New Proposed Footprint	2019 sq ft
Gravel Drive	590 sq ft
Covered Porch	363 sq ft
2972/10566 sq ft = 28.1% NEW PROPOSED TOTAL	