

**Disclaimer**

To the best of our knowledge, these plans are drawn to comply with the homeowner's and/or contractor's specifications and any changes made on them after prints are made will be done at the homeowner's and/or contractor's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Shot House Studios, LLC, is not liable for errors and omissions. It is the responsibility of every affected party to make sure the preparation of this plan to avoid mistakes. Shot House Studios, LLC, can not guarantee against human error. The contractor must check all dimensions and other details prior to construction and be solely responsible thereafter.

These drawings are the proprietary product and property of Shot House Studios, LLC, developed for the exclusive use of the homeowner and/or contractor named on the permit documents. Use of these drawings and concepts contained therein without the written permission of Shot House Studios, LLC, is prohibited and may subject you to a claim.

Homeowner will take necessary precautions to remove or relocate items of personal property which may be in danger of being damaged due to the construction process. Homeowner should discuss any items in or near the work zone with the contractor to assure they are removed or protected.

**Code Notes**

Latest editions of the following Georgia State Minimum Standard Codes:

- International Building Code (ICC) (with Appendix D: Fire District)
- International Mechanical Code (ICC)
- International Fuel Gas Code (ICC)
- International Property Maintenance Code, (ICC)
- National Electrical Code (NFPA)
- International Plumbing Code (ICC)
- International Energy Conservation Code (ICC)
- International Residential Code for One and Two-Family Dwellings (IRC)
- International Existing Building Code (ICC)
- International Swimming Pool and Spa Code (ICC)

PROJECT INFORMATION	
Client	Andrew Malec
Address	1130 Boulevard Athens GA, 30601
Parcel	114C2 G011
Lot Size	7681 sq ft
Zoning	RS-8
Occupancy	Single Family Residential
Scope	New Construction
Existing Structure	1 Story O/C Crawlspac, Detached Garage
Proposed Structure	2 Story O/C Crawlspac, Detached Garage

Abbreviations	
@	at
#	Pound or Number
A.B.	Anchor Bolt
A.F.F.	Above Finish Floor
A.F.G.	Above Finish Grade
B.I.K.G.	Blocking
B.M.	Beam
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
CLNG.	Ceiling
CONT.	Continuous
COL.	Column
DIA.	Detail
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
E.W.	Each Way
RIN	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST	Joint
MAX	Maximum
M.B.	Machine Bolt
MIN.	Minimum
MTD	Mounts
N.I.C.	Not In Contract
(N)	New
NOM	Nominal
N.T.S	Not To Scale
O/	Over
O/A	Overall
O.F.	Outer Face
O.C.	On Center
O.I.	Owner Installed
OPP.	Opposite
PL.	Plate or Property line
PLY.	Plywood
PTD	Painted
P.T.	Pressure Treated
REINF	Reinforced
REL.	Reinforcement
R.O.	Rough Opening
RWD	Redwood
S.F.	Square Feet
S.S.D	See Structural Drawings
SHTG	Sheathing
SHT.	Sheet
SIM.	Similar
SQ.	Square
STD	Standard
STE	Similar To Existing
STR.	Structural
T.B.D.	To Be Determined
T.B.R.	To Be Removed
T.O.	Top of
TYP.	Typical
V.I.F.	Verify in Field
W/	With
W.O.	Where Occurs
W/O.	Without
U.N.O.	Unless Noted Otherwise

Drawing Symbols	
2	Keynote
3	Window
4	Door
5	Cabinet
P6	Plumbing Fixture
E7	Electrical Fixture
7 A-2	Ext Elevation #
8 A-2	Sheet
9 A-2	Wall Elevation #
10 A-2	Sheet
11 A-2	Detail #
12 A-2	Section #

EXISTING STRUCTURE	
Level 01 - Conditioned	
Level 02 - Conditioned	
Total Conditioned Area	
Decks & Porches	
Area Under Roof	

PROPOSED STRUCTURE	
Level 01 - Conditioned	1,689 ft <sup>2</sup>
Level 02 - Conditioned	1,066 ft <sup>2</sup>
Total Conditioned Area	2,755 ft <sup>2</sup>
Decks & Porches	386 ft <sup>2</sup>
Garage	494 ft <sup>2</sup>

EXISTING LOT COVERAGE		
Description	Area	Coverage %
Existing Driveway		3 %
Existing Stairs		1 %
Totals:		4 %

PROPOSED LOT COVERAGE		
Description	Area	Coverage %
House	2,053 ft <sup>2</sup>	27 %
Garage	494 ft <sup>2</sup>	6 %
Hardscape	754 ft <sup>2</sup>	10 %
Existing Stairs	104 ft <sup>2</sup>	1 %
Totals:		44 %

**General Notes**

- Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission in the plans or site portion not portion of the work at any time without construction documents, or where required, approved shop drawings, product data, or samples for such portion of the work.

- Contractor shall verify that site conditions are consistent with these plans before starting work. Designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. Work not specifically detailed shall be constructed to the same quality as similar work detailed herein.

- Contractor to coordinate all construction and equipment supplied by Designer. Any construction work pertaining to HVAC systems, security systems, special elements, requirements, etc. shall be handled by Owner/Designer.

- Unless otherwise provided in contract documents, contractor to provide and pay for all permits, labor, construction, equipment, and machinery, tools, transportation, and other facilities and services necessary for proper execution and completion of work. Contractor to pay all sales, consumer, use and other similar taxes for work, or portions thereof provided by Contractor, which are legal at time of construction.

- Contractor shall be responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work.

- Contractor shall be responsible to Owner for the acts and omissions of the contractor's employees, subcontractors, and their agents and employees, and other persons performing any of the work under a contract with Contractor.

- Contractor will be responsible to Owner for all plans and materials furnished under this contract and will not be liable for any errors, omissions, or substitutions, not properly, approved and authorized, and in conflict with the contract documents. All work, not otherwise to these requirements, including substitutions, shall be considered defective and will be removed and replaced at Contractor's expense.

- Contractor will be presumed to have inspected and to have read and to be thoroughly familiar with the construction documents. Failure or omission of any Contractor to examine any form, instrument or document shall in no way relieve the Contractor from any obligation.

- Where a conflict is found between the proposed installation by projected move and the existing structure, Contractor is to propose an available alternate for approval by Owner/Designer as well as to prepare, pricing the available temporary or permanent changes and/or finishes.

- Contractor to verify size, location, and characteristic of all mechanical and electrical equipment and prepare all surfaces accordingly.

- Contractors shall notify Owner/Designer immediately if they cannot comply with all notes called for on all documents and drawings prior to construction.

- All joints, edges, purlines and specifications in Vapor Barrier to be sealed w/ vapor tape to maintain the integrity of the Vapor Barrier.

- Seal entire exterior at each window unit with insulation and vapor barrier.

- Flashing to be installed at all exterior openings, including window and door frames and sills and shall be installed to be waterproof.

- All wall surfaces are to be made flush and smooth prior to painting or installation of wall covering.

- Insulate all floors, walls and ceilings surrounding bathroom for proper insulation.

- All exterior walls to be insulated to a minimum of R-19 in accordance with IBC.

- Fireplaces to have spark arrestors and approved damper. Provide minimum 2' clearance from combustible material. All fireplace surrounds and hearth to be non-combustible materials such as marble, granite or ceramic tile.

- All finishes, specified or not, shall be approved by owner/designer for suitability prior to application.

- Plan views dimensioned from exterior face of framing (excluding sheathing & finishes), to face of interior wall framing (excluding interior wall finishes) and center of openings U.N.O.

- Exterior Elevation dimensioned to face of structural elements U.N.O.

- Interior Wall Elevations dimensioned from wall and door finish surfaces and from top of subfloors U.N.O.

- All exterior angles are either 90° or 45° U.N.O.

- Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. Contractor shall verify and is responsible for all dimensions.

- Rough Openings are not accounted for or called out in these plans, and as such shall be verified by the Contractor with window & door manufacturers before they begin.

- Windows & doors, header/raft heights listed herein are measured to the exterior of window & door frames. Contractor shall verify proper elevation of windows & doors throughout framing and installation process.

- Contractor is responsible for permitting all phases of work as required by federal, state, county, and municipal law.

- Contractor shall furnish and install any and all items required to meet safety codes as required by all applicable federal, state, and local governing ordinances, codes, and regulations. The contractor shall notify owner/designer of any conflict between the drawings and governing codes prior to beginning construction.

- Contractor shall furnish and install any and all items required to meet accessibility standards as required by all applicable federal, state, and local governing ordinances, codes, and regulations. The contractor shall notify owner/designer of any conflict between the drawings and governing codes prior to beginning construction.

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# ANDREW MALEC

## Residential New Construction

1130 Boulevard  
Athens, GA 30601





LANE SEABOLT  
LANE@SEABOLTDESIGN

**ANDREW MALEC**  
Residential New Construction  
1130 Boulevard  
Athens GA, 30601

Revision History

## FORMER HOUSE - EXTERIOR

4/21/25

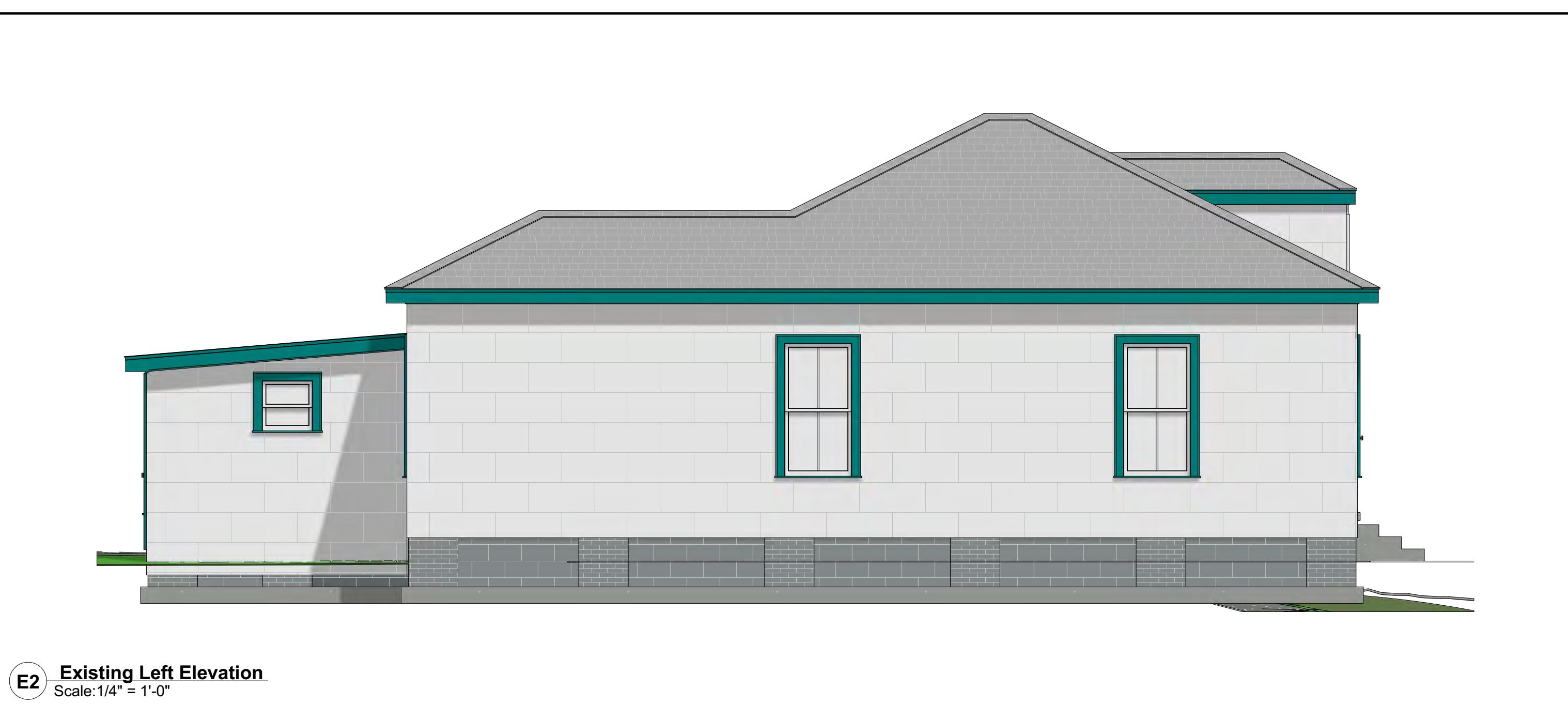
**A-1**



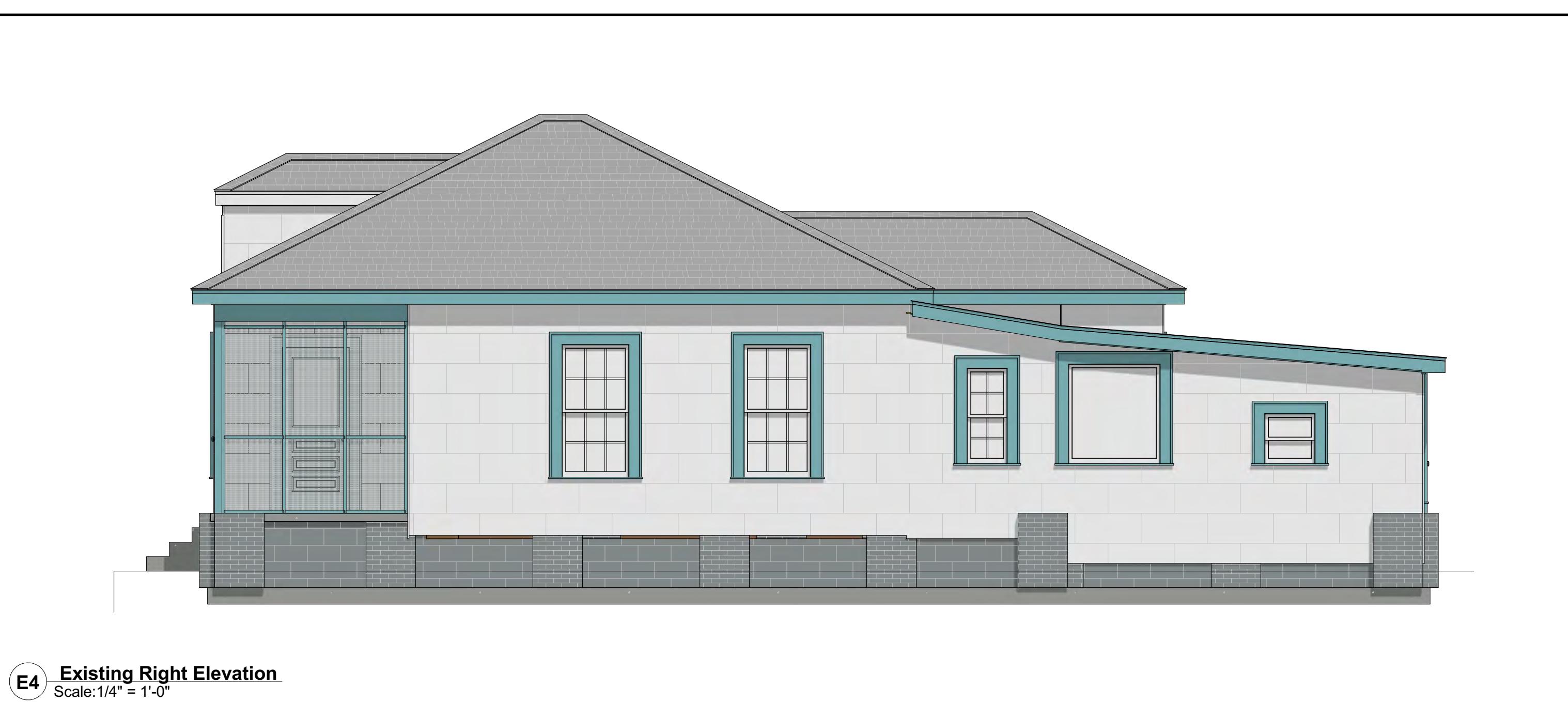
**E1** Existing Front Elevation  
Scale: 1/4" = 1'-0"



**E3** Existing Rear Elevation  
Scale: 1/4" = 1'-0"



**E2** Existing Left Elevation  
Scale: 1/4" = 1'-0"



**E4** Existing Right Elevation  
Scale: 1/4" = 1'-0"



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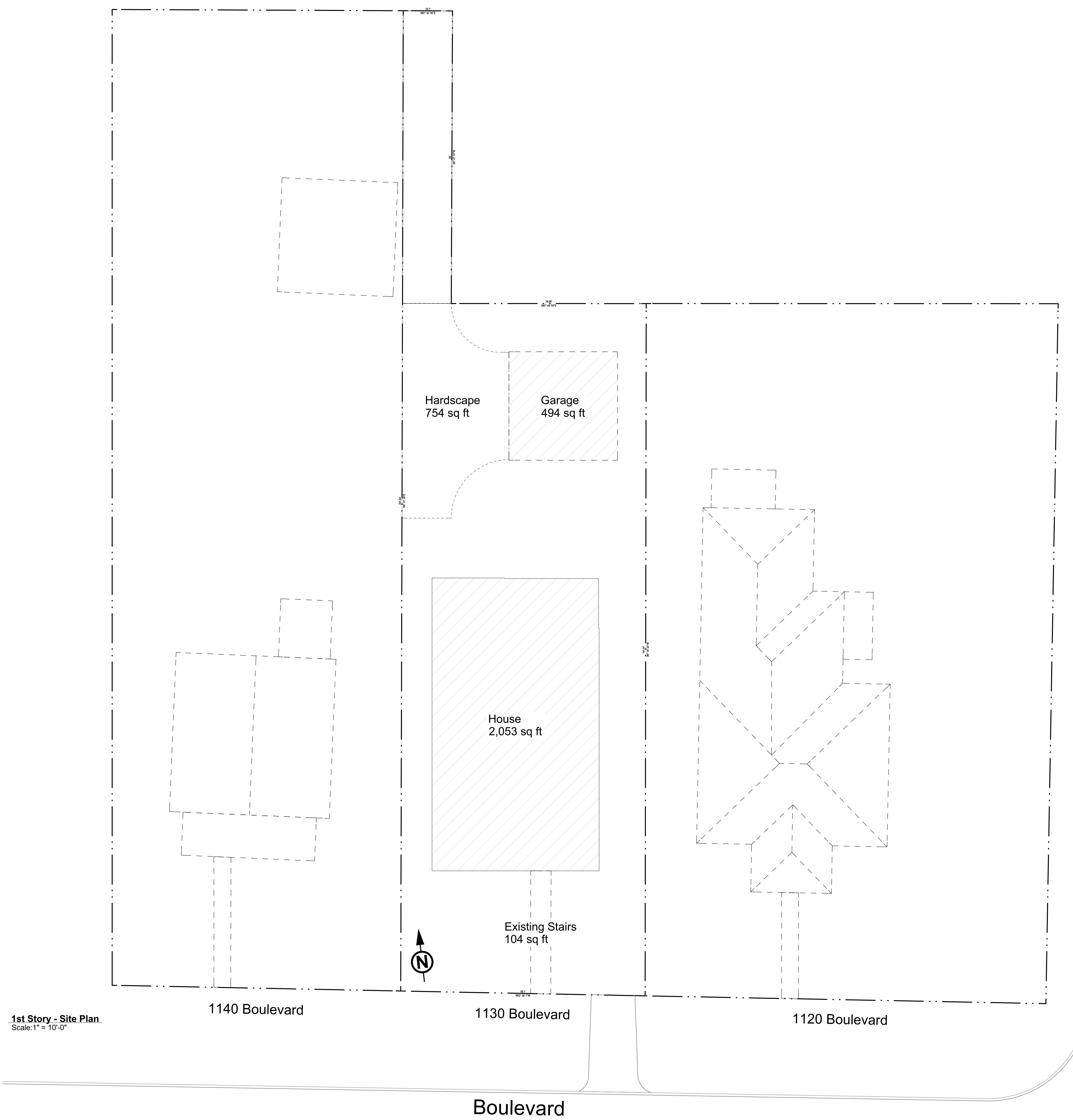
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Athens GA, 30601

Revision History

**SITE**

4/21/25

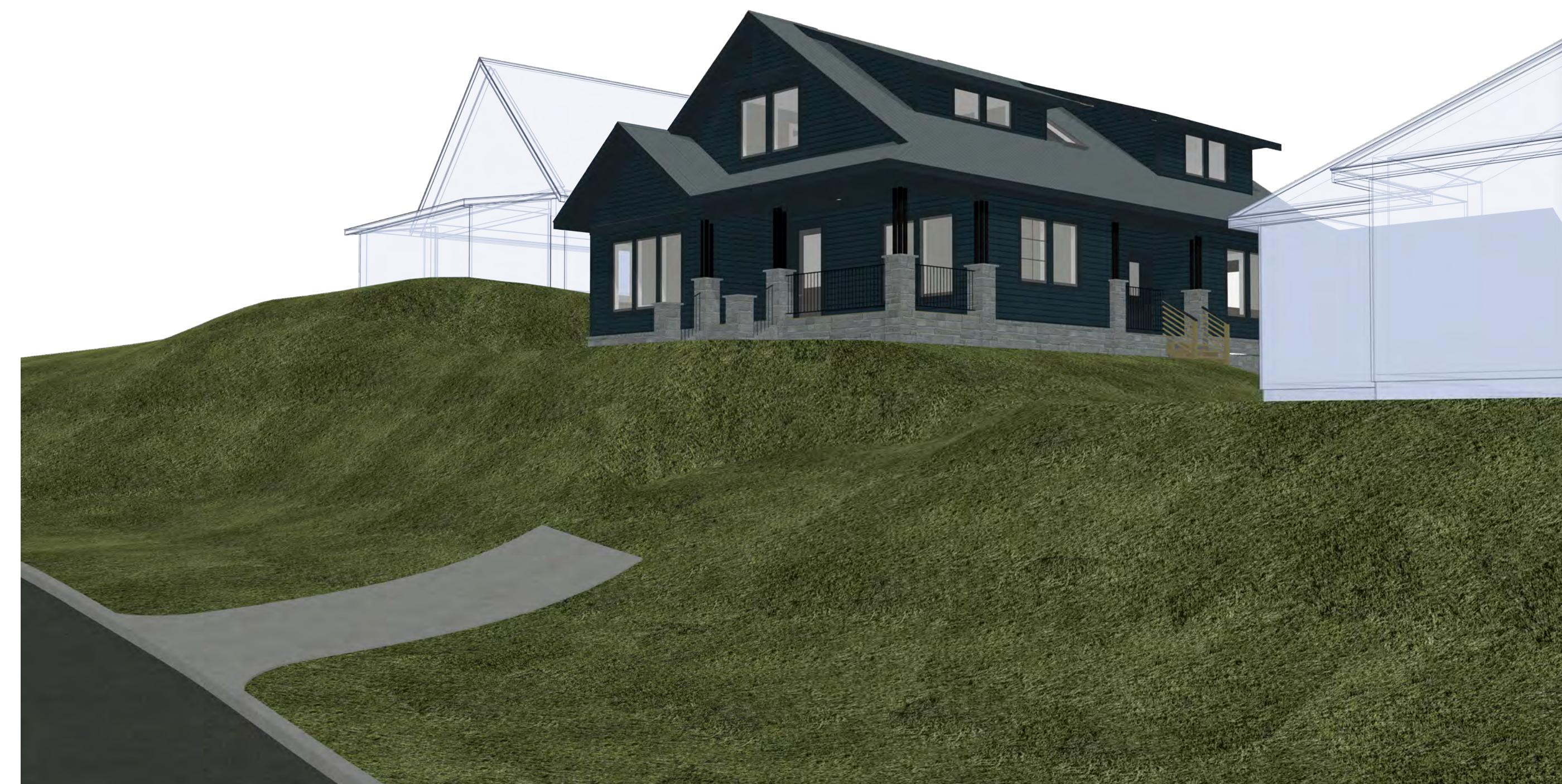
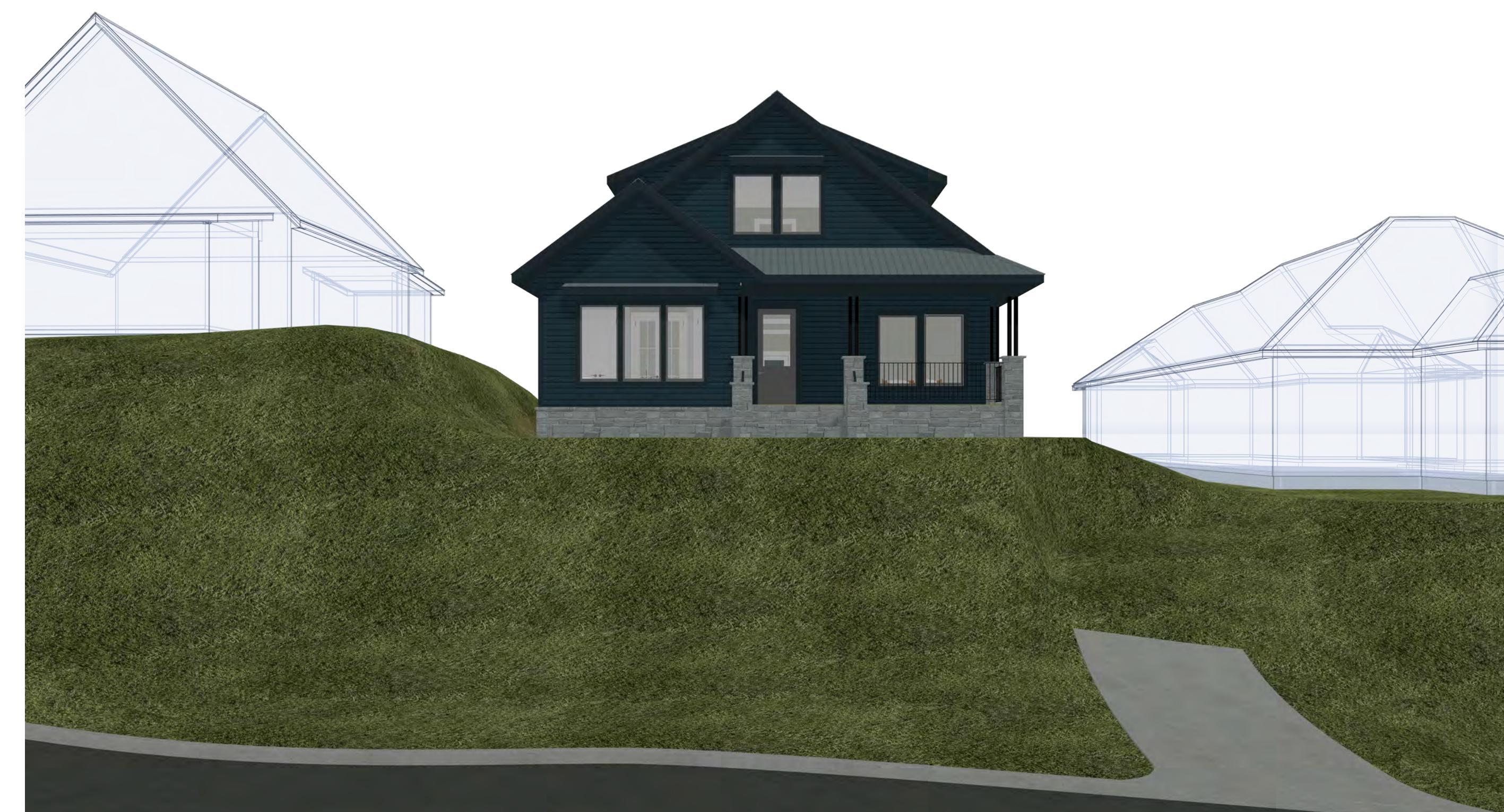
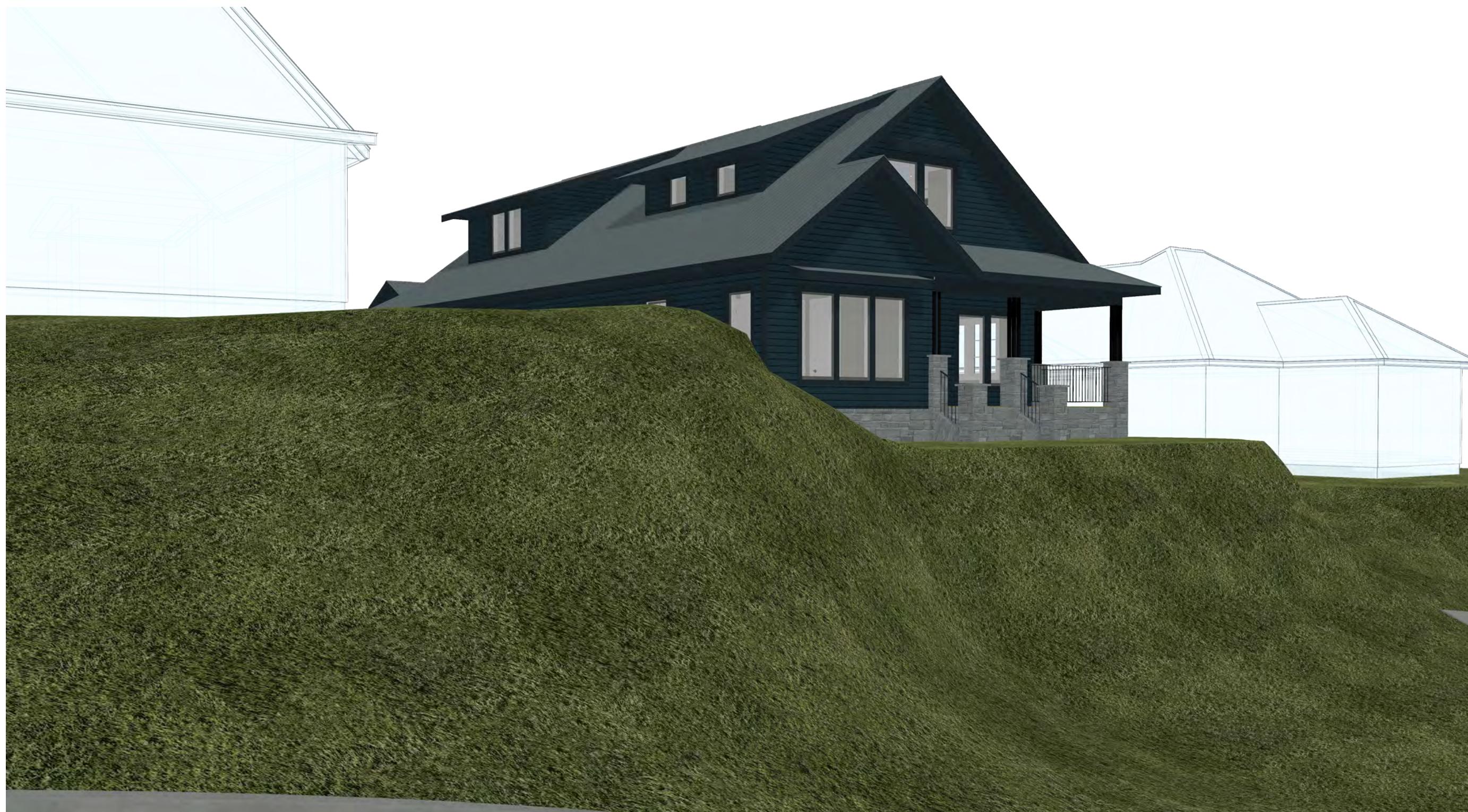
**A-2**



**Satula**



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### 3D CONTEXT

4/21/25

**A-3**



**Proposed Front Elevation**  
Scale: 1/4" = 1'-0"



**Proposed Left Elevation**  
Scale: 1/4" = 1'-0"



**Proposed Rear Elevation**  
Scale: 1/4" = 1'-0"



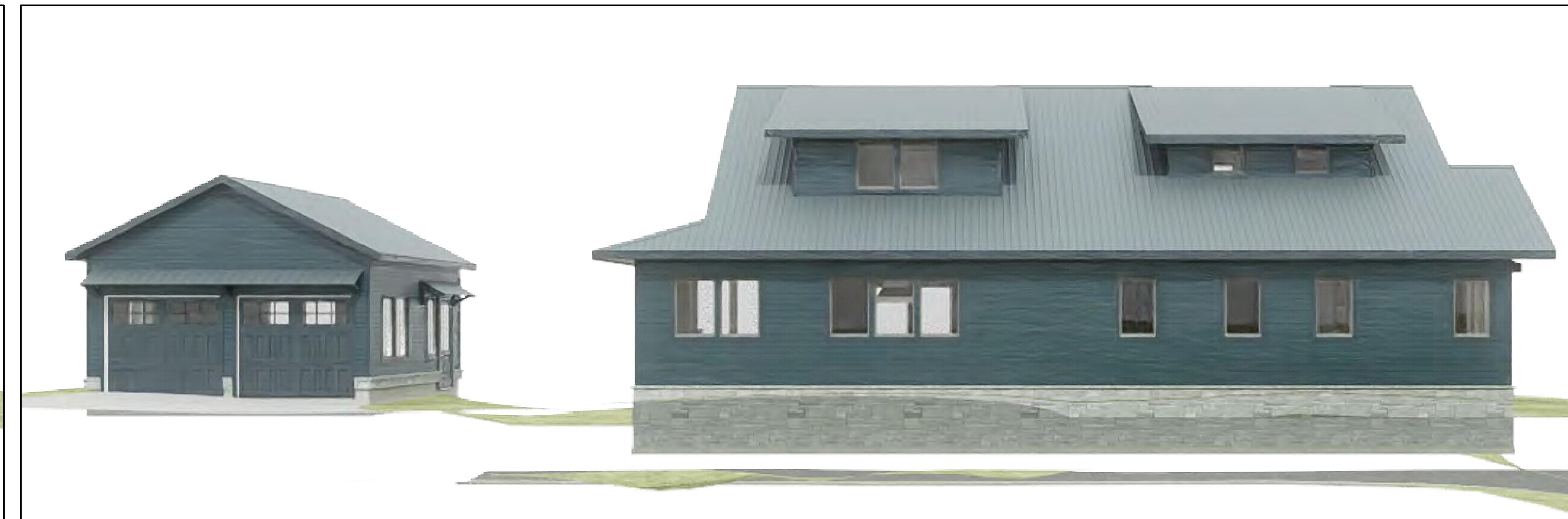
**Proposed Right Elevation**  
Scale: 1/4" = 1'-0"



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Front



Left



Back



Right

## EXTERIORS

4/21/25

**A-5**

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Athens GA, 30601

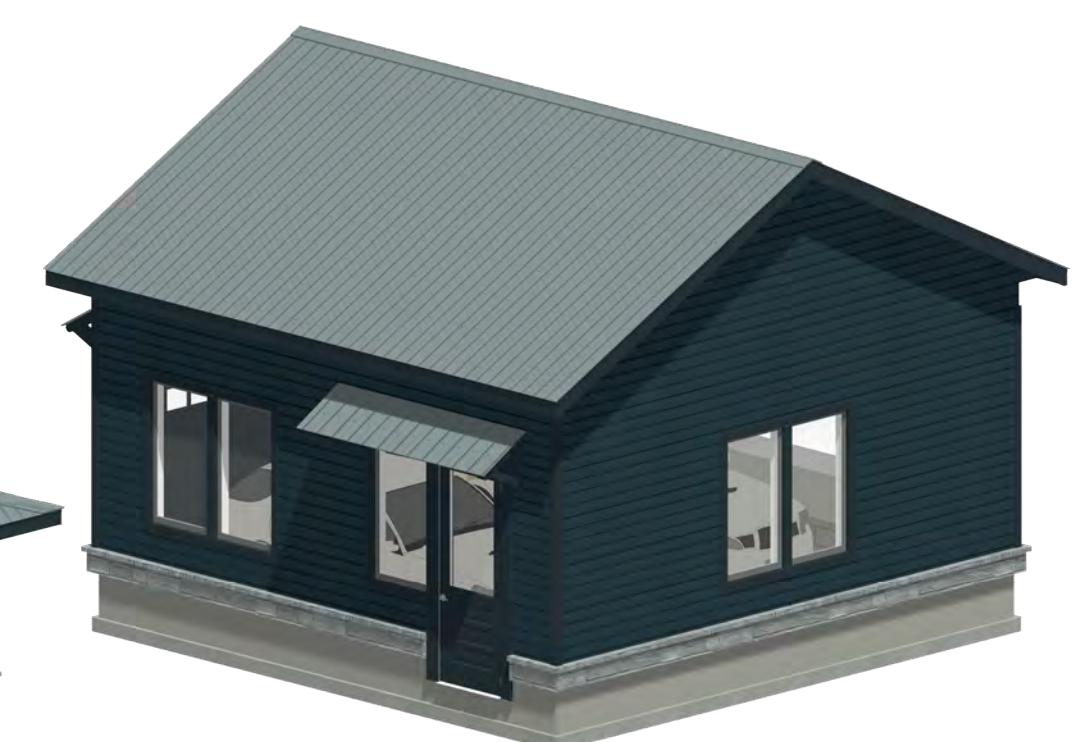
Revision History



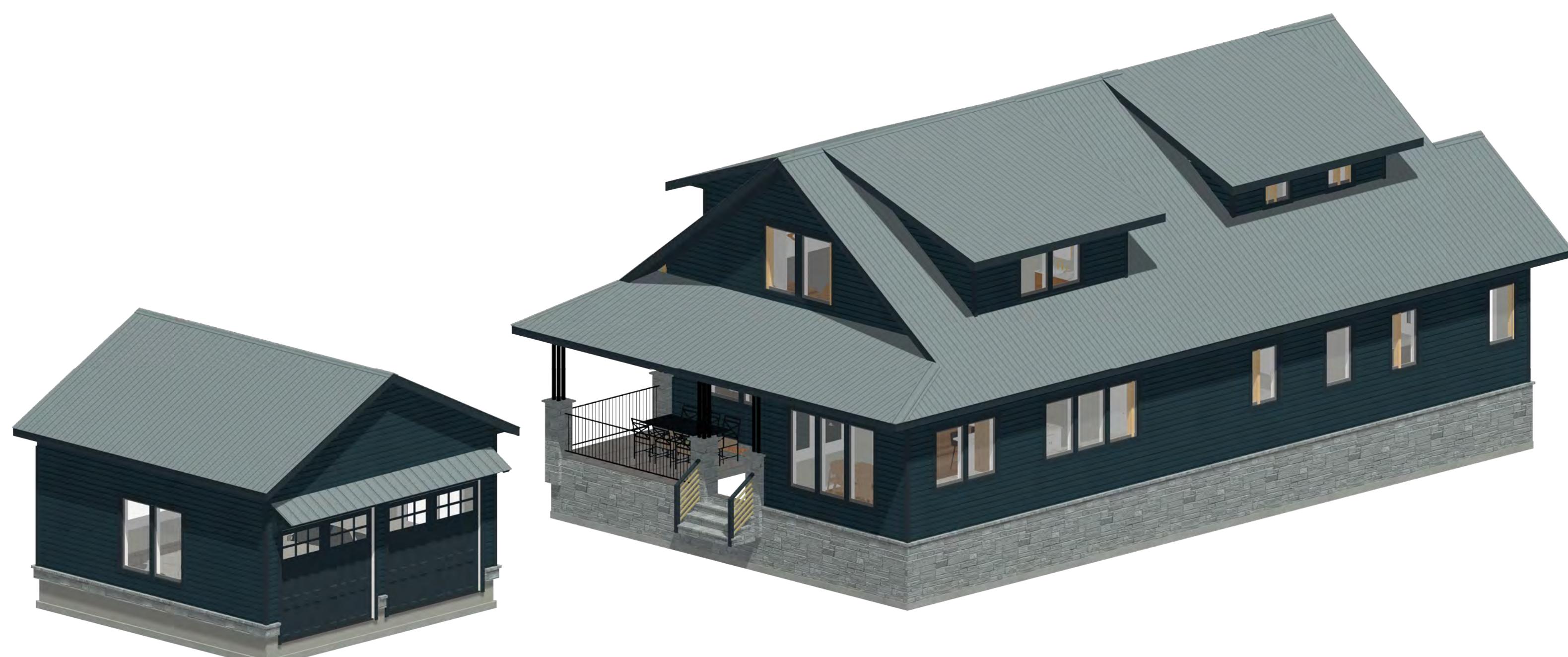
LANE SEABOLT  
LANE@SEABOLTDESIGN



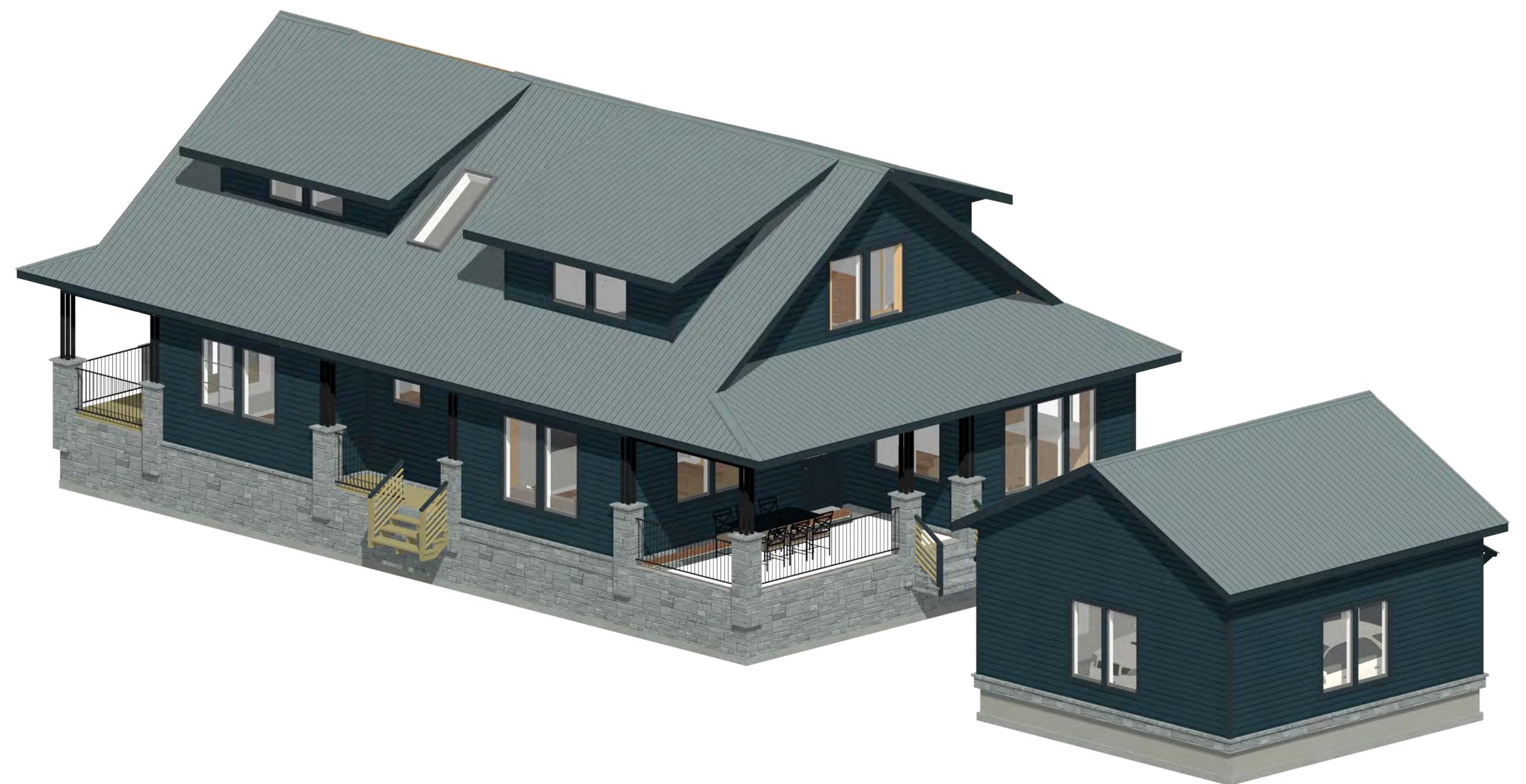
Ortho - Front Right



Ortho - Front Left



Ortho - Back Left



Ortho - Back Right

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## ORTHOGRAPHIC OVERVIEWS

4/21/25

**A-6**