

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 once construction has begun. While every effort has been made in 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 value to be reused and/or saved, 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.

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 (ICC)
- International Existing Building Code (ICC)
- International Swimming Pool and Spa Code (ICC)

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 Of Crawlspace, Detached Garage
Proposed Structure	2 Story Of Crawlspace, Detached Garage

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

Level 01 - Conditioned	1,689 ft²
Level 02 - Conditioned	1,066 ft²
Total Conditioned Area	2,755 ft²
Decks & Porches	386 ft²
Garage	494 ft²

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

Description	Area	Coverage
House	2,053 ft²	27 %
Garage	494 ft²	6 %
Hardscape	754 ft²	10 %
Existing Stairs	104 ft²	1 %
Totals:		44 %

Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission. Contractor shall be responsible for 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 any discrepancy or conflict arises. If a discrepancy or conflict arises, the Contractor shall not proceed until the discrepancy or conflict has been resolved in writing by the Designer. 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 design documents supplied by Designer. Any construction work pertaining to HVAC systems, security, fire alarm, and fire protection shall be coordinated with the Designer. Contractor shall coordinate with the Designer for any specific coordination.

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 taxes. Contractor shall be responsible for obtaining all necessary permits and licenses for the work.

Contractor shall supervise and direct the work, using contractors best skill and attention. Contractor to be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work.

Contractor shall be responsible to Owner/Designer for the work of all subcontractors, and their agents and employees, and other persons performing any of the work under a contract with Contractor.

Contractor warrants to Owner that all equipment and materials furnished under this contract will be new, unless otherwise specified, and all work will be done in accordance with the contract documents, and applicable codes and regulations, and all work conforming to these requirements, including substitutions, not properly approved and authorized, maybe 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 Contractor to inspect and to read the contract documents and construction documents shall not constitute a defense.

Where special items require extended lead time preventing installation by projected move-in date, Contractor is to propose an available alternate for approval by Owner/Designer as well as to prepare pricing for possible temporary assemblies and/or finishes.

Contractor shall be responsible for the physical, chemical and electrical safety of all surfaces accessed.

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

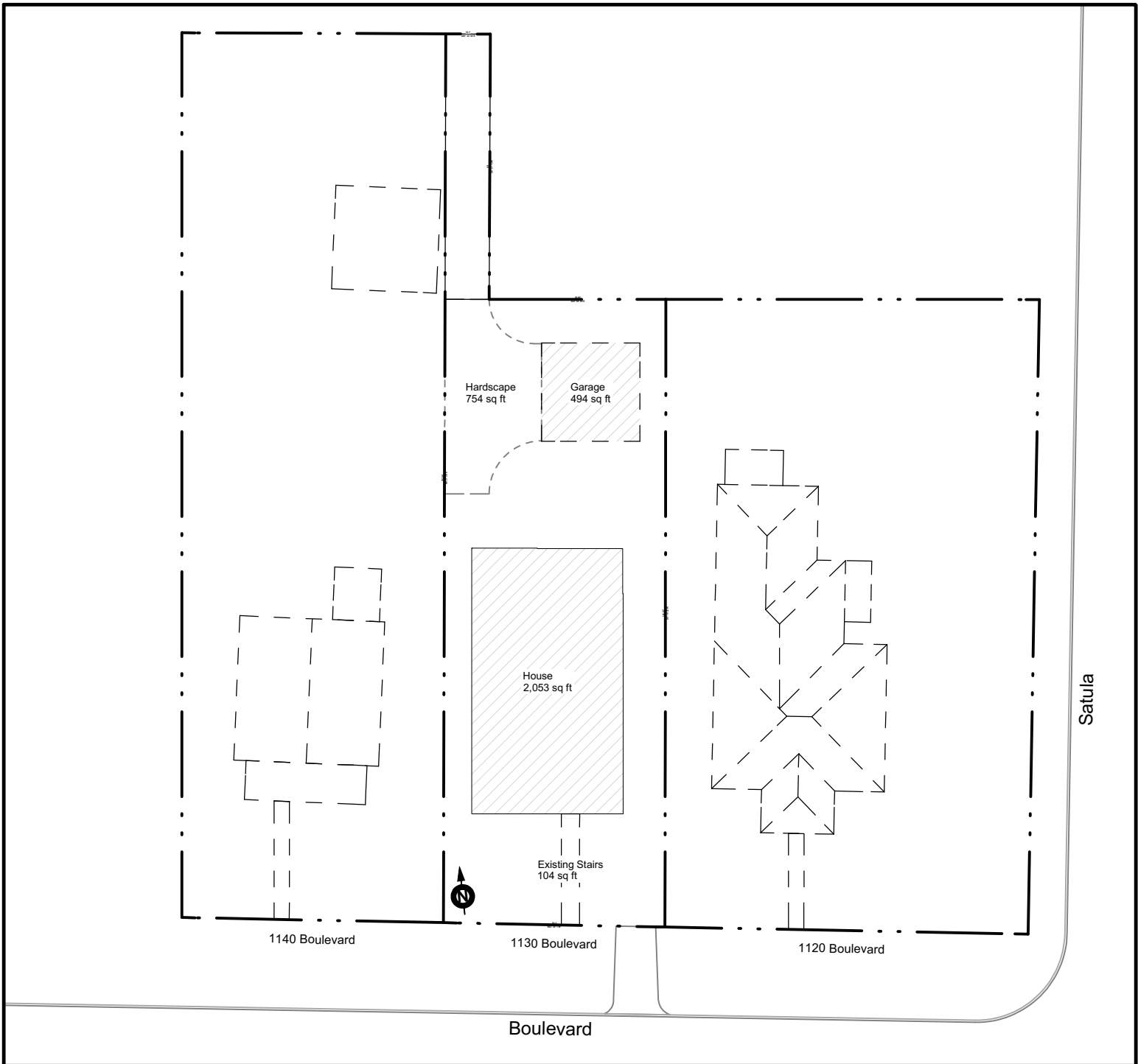
- All joints, edges, punctures and penetrations in Vapor Barrier to be sealed with vapor tape to maintain the integrity of the Vapor Barrier.
- Seal entire perimeter at each window unit with insulation and vapor barrier.
- Flashing to be installed at all exterior openings. Window and door heads and sills 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 bathrooms for sound.
- Flashing to be installed with a Class B flame spread rating 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 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 Elevations dimensioned to face of structural elements U.N.O
- Interior Wall Elevations dimensioned from wall and ceiling finish surfaces and from top of subfloors U.N.O.
- All wall 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.
- Roof 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 framing begins.
- Window & door header/sill 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.

Label	Title
G-1	Cover Page
A-1	Former House - Exterior
A-2	Site
A-3	3d Context
A-4	Proposed Elevations
A-5	Exteriors
A-6	Orthographic Overviews
A-7	Floor Overviews
A-8	Layout
A-9	Floor Plan
A-10	Roof Plan
A-11	Interiors
A-12	Interiors - Level 02
A-13	Fenestration Overview
A-14	Kitchen Plan and Elevations
A-15	Cabinet Schedules
A-17	Cross Section and Details
A-18	test
E-1	Electrical

## A 3D architectural rendering of a small, single-story house. The house has dark blue horizontal siding and a dark grey metal roof. It features a prominent front-facing gable with a double window. A covered front porch with a stone base and dark railing is visible. The house is set on a green lawn.

The map shows a network of streets. At the top, Jefferson Ct and Sylvia Ctr lead to Pound St. Pound St runs diagonally and intersects with Boulevard Heights. Boulevard Heights runs diagonally and intersects with Buena Vista Ave. Buena Vista Ave runs diagonally and intersects with Parkway. Parkway runs diagonally and intersects with Easy St. Easy St runs horizontally and intersects with Fox Rd. A hatched rectangular area is located between Buena Vista Ave and Parkway, north of Easy St. The map is oriented with North at the top.



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

## Revision History

**COVER PAGE**

4/21/25

# G-1

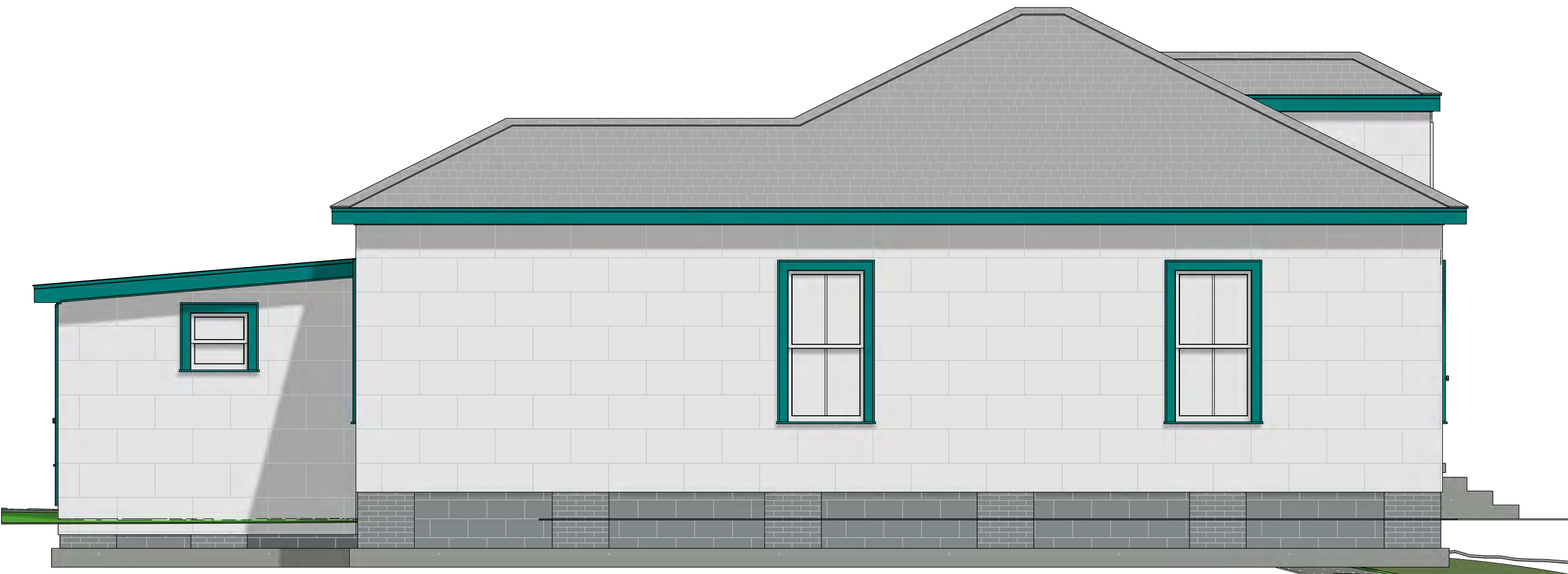




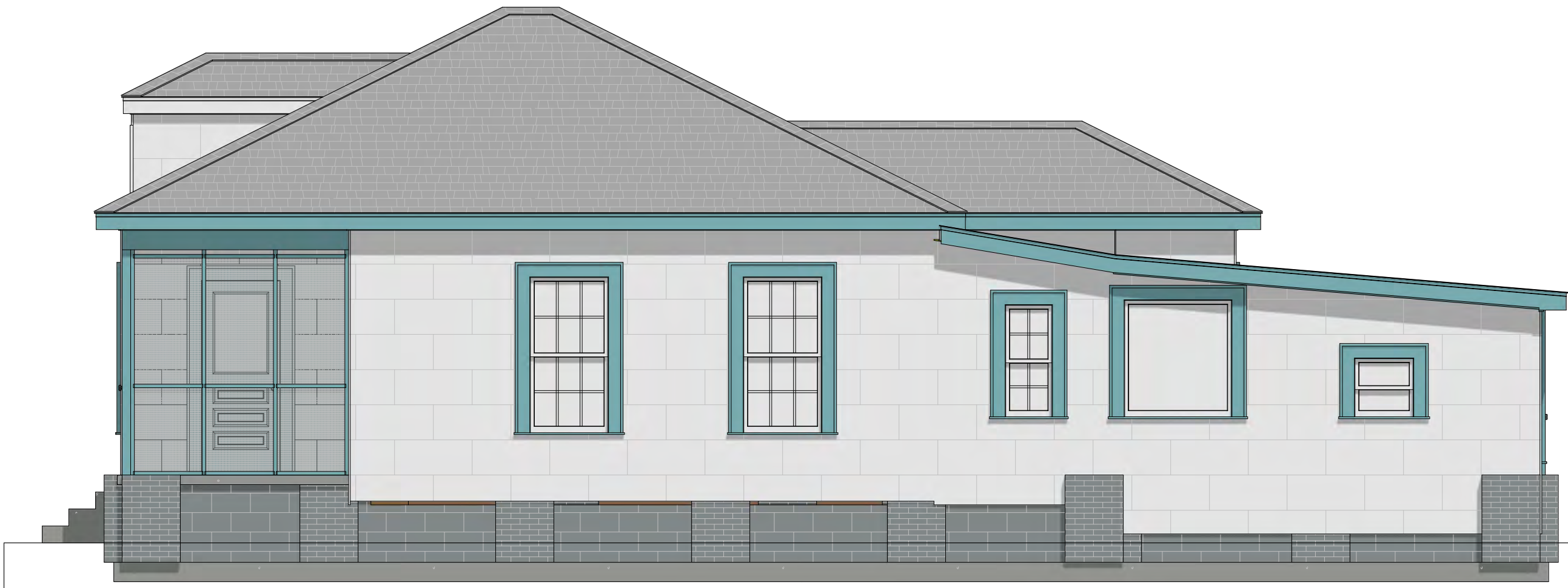
**E1 Existing Front Elevation**  
Scale: 1/4" = 1'-0"



**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"



LANE SEABOLT  
LANE@SEABOLTDESIGN

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

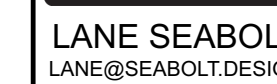
Revision History

**FORMER HOUSE - EXTERIOR**

4/21/25

**A-1**

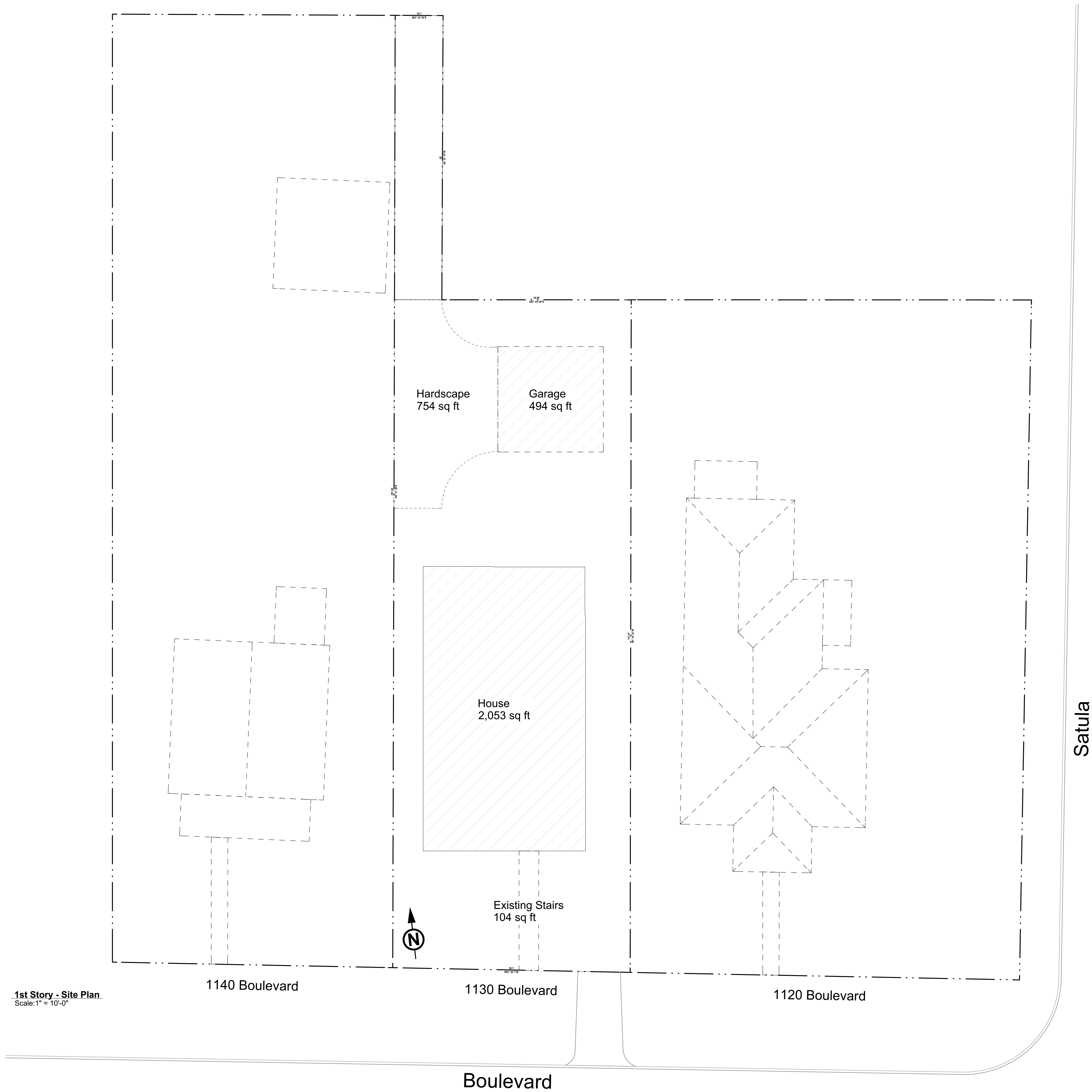




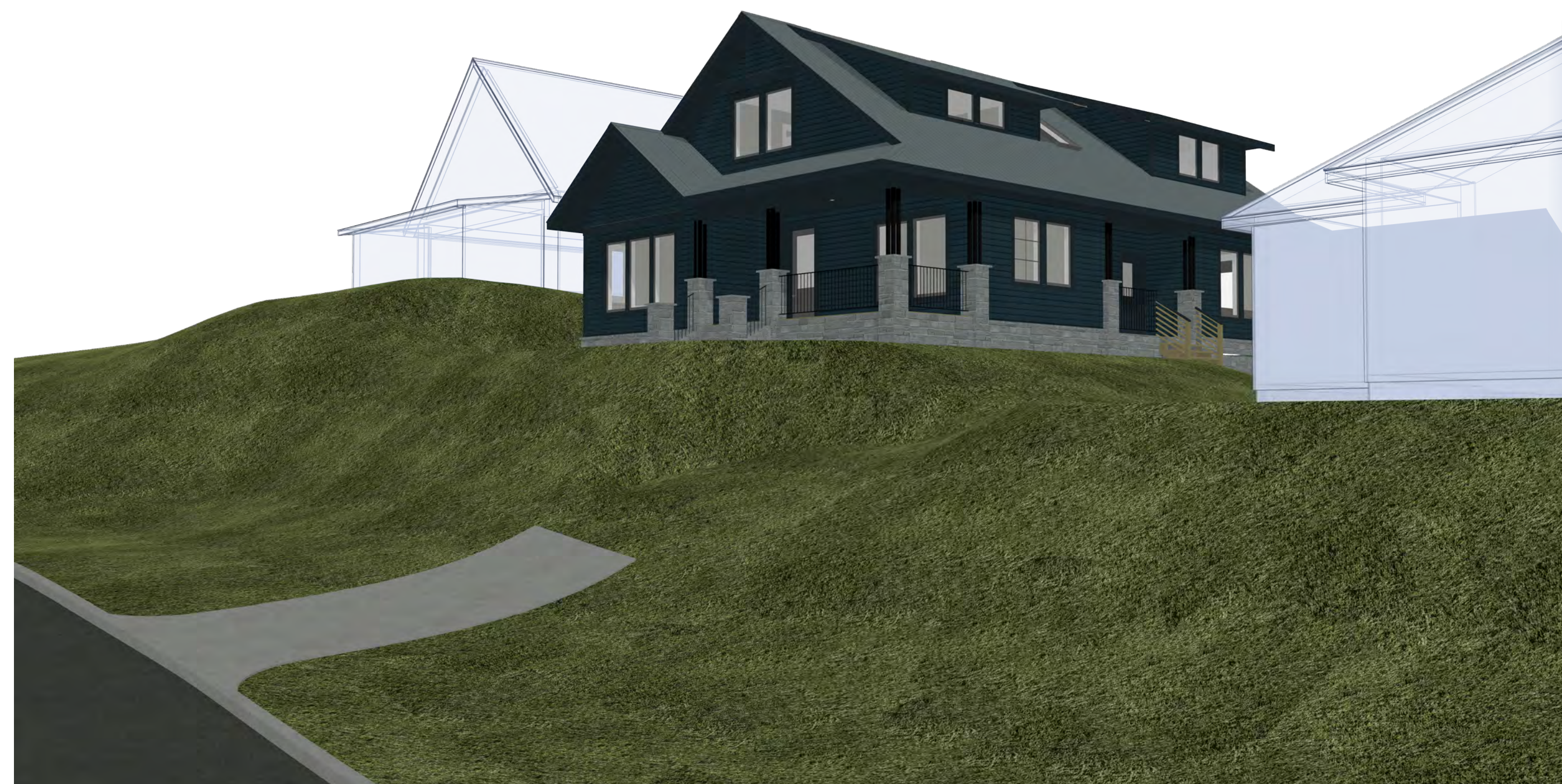
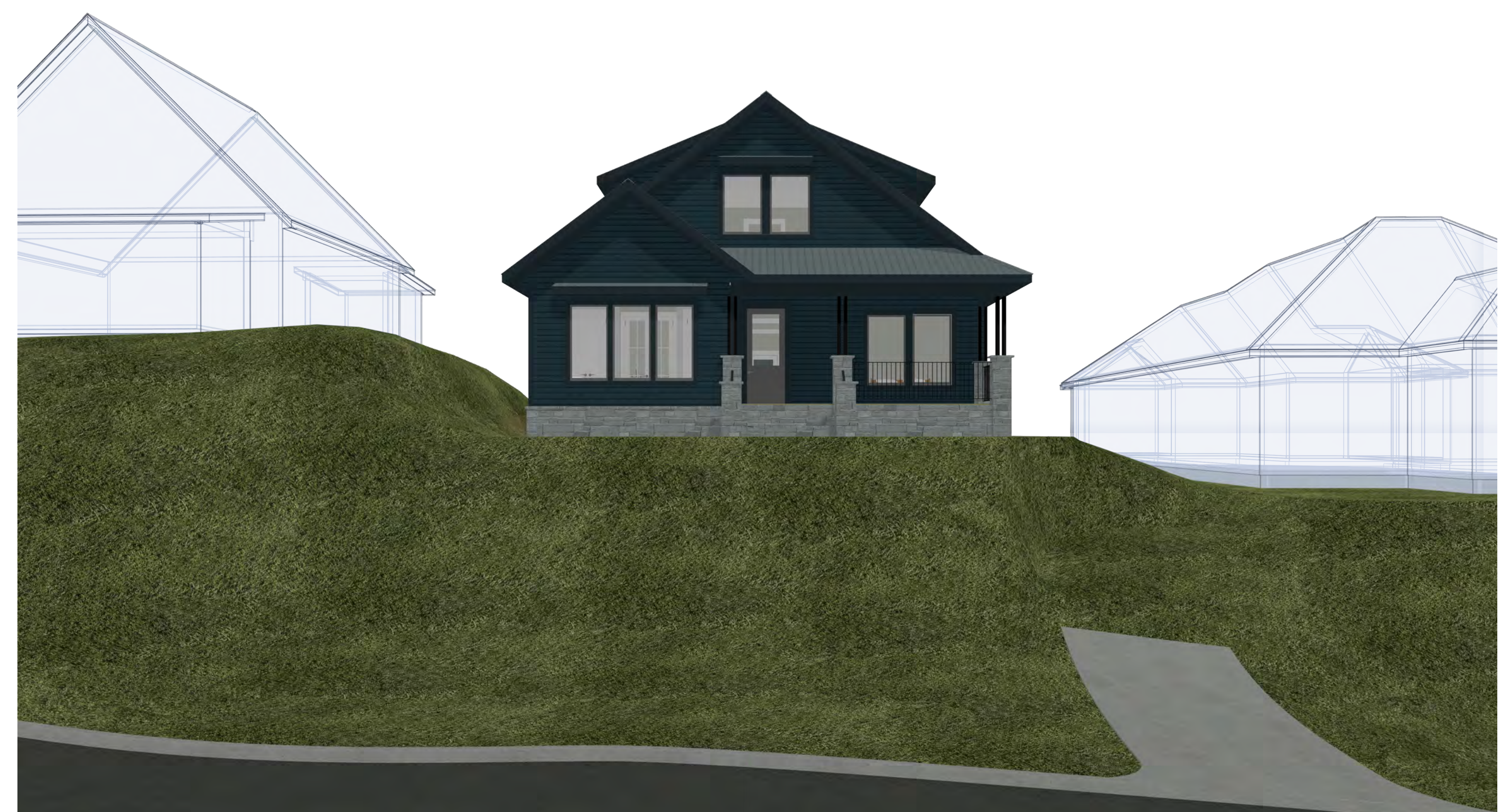
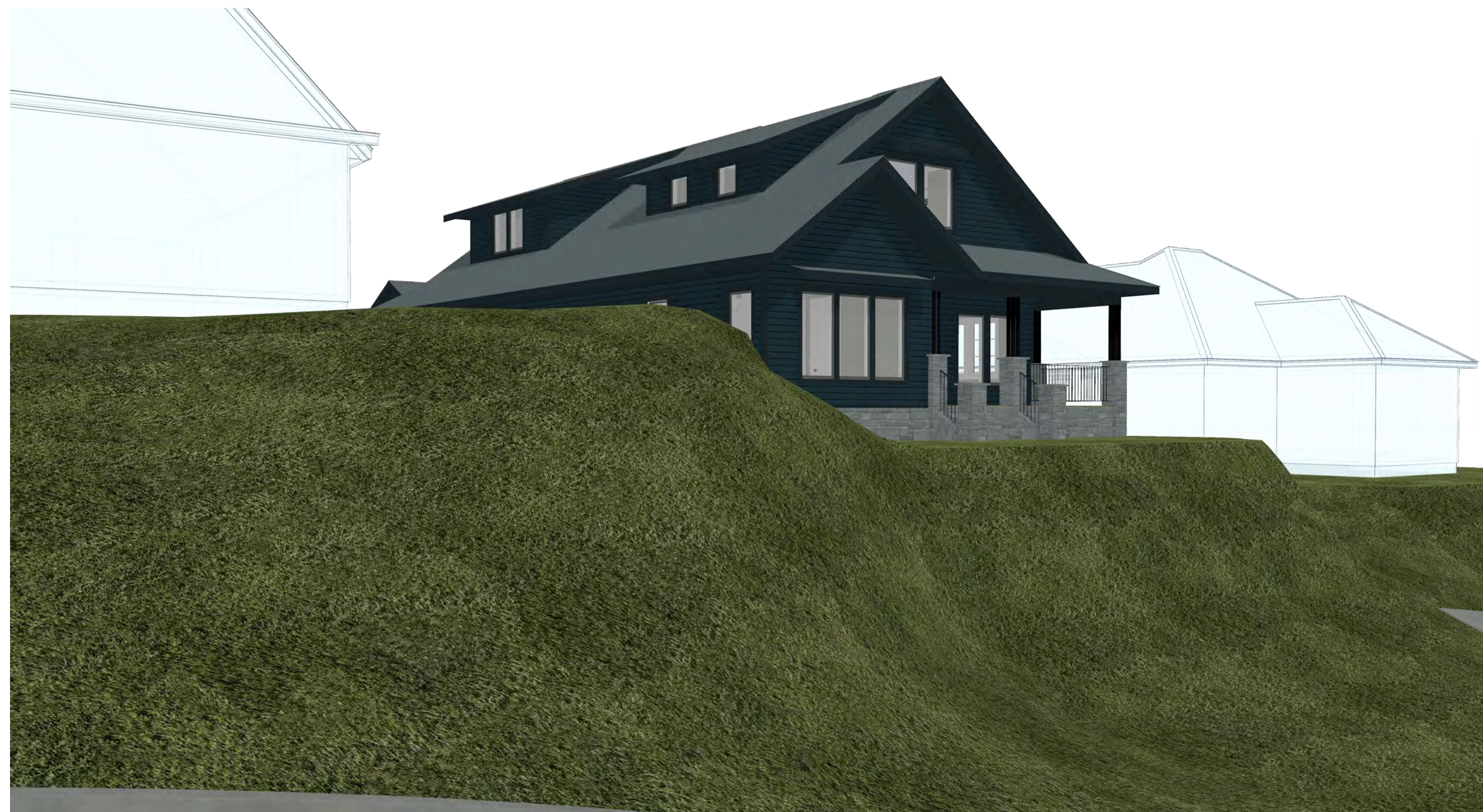
## Revision History

4/21/25

**A-2**







ANE SEABOLT  
ANE@SEABOLT.DESIGN

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

REVISION HISTORY

## 3D CONTEXT

4/21/25

**A-3**





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



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



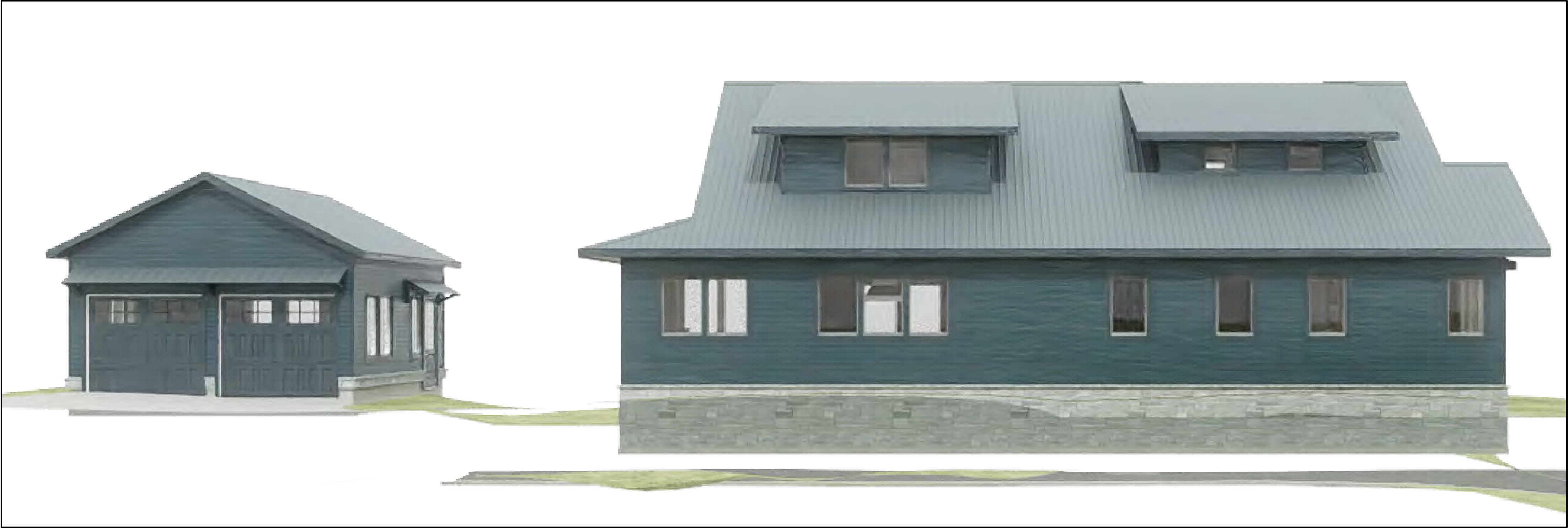
**Proposed Rear Elevation**  
Scale: 1/4" = 1'-0"



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



Front



Left



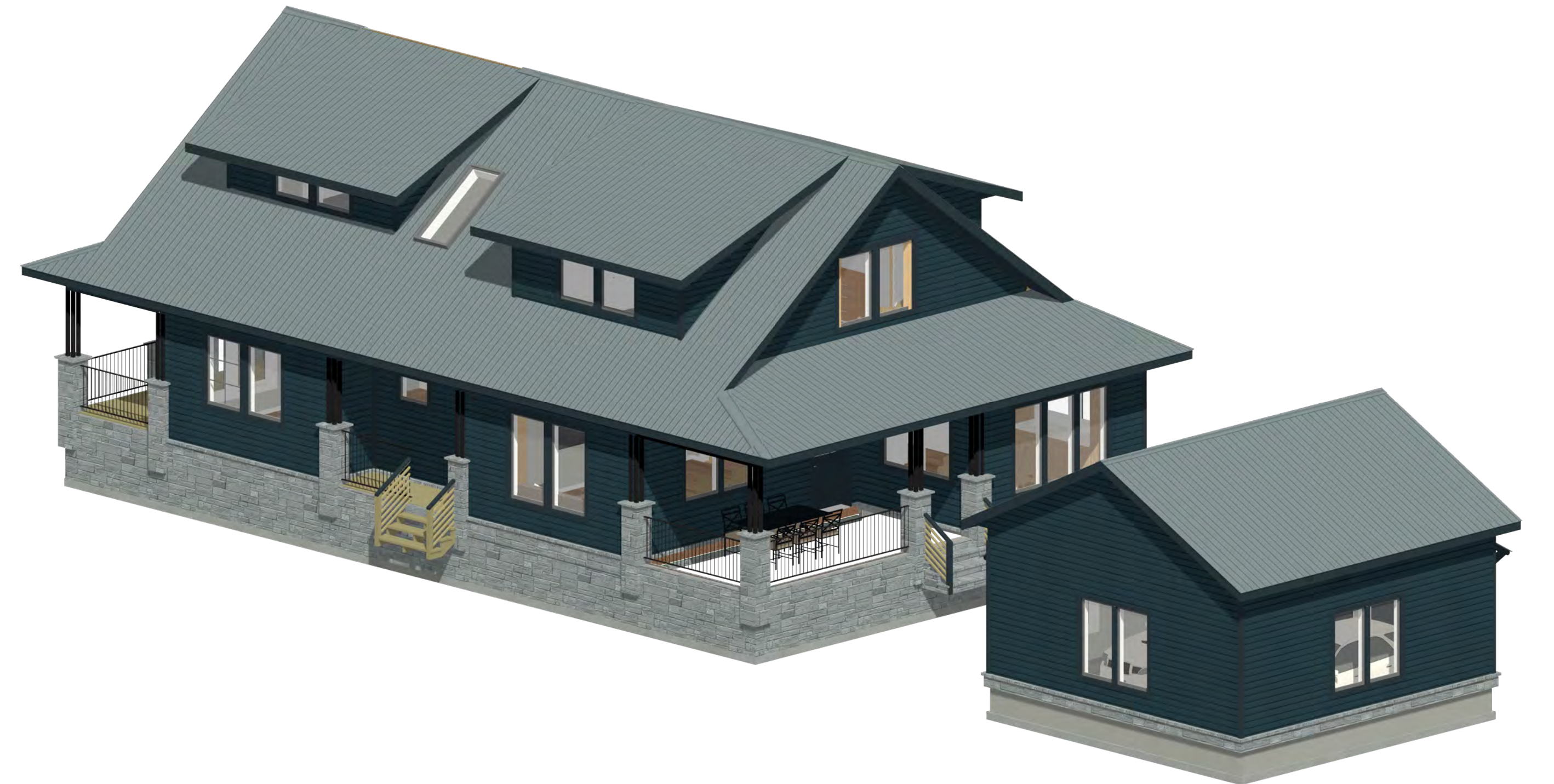
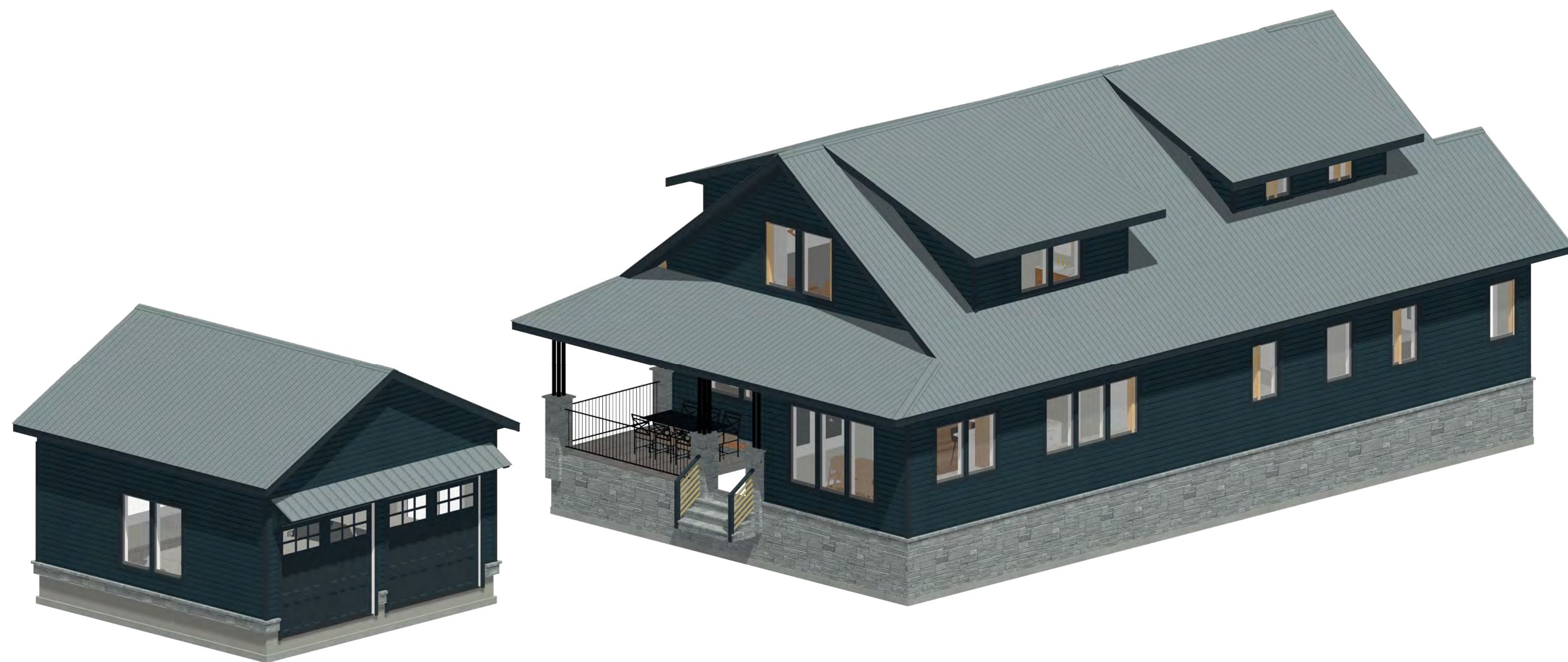
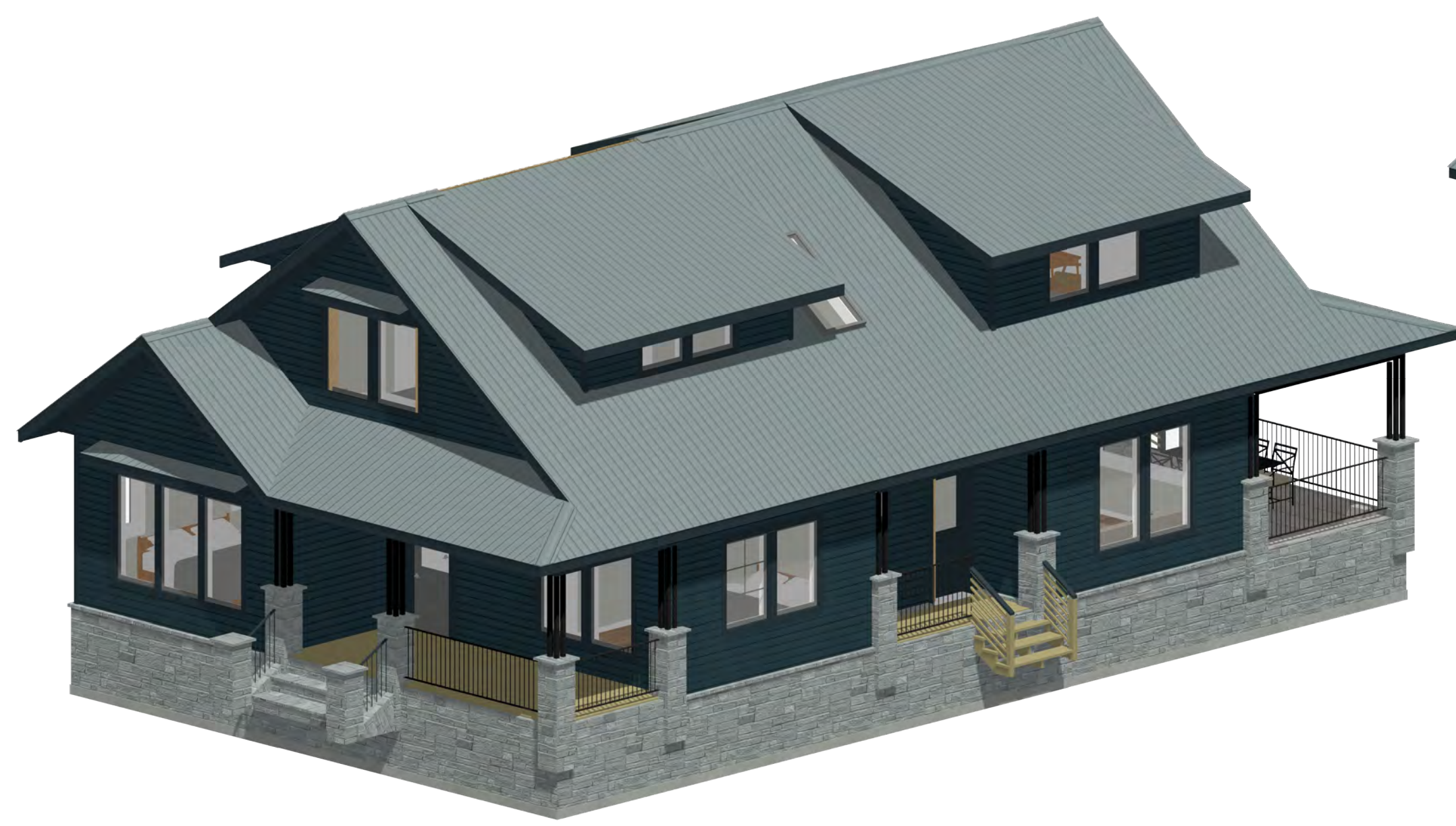
Back



Right

NO.	DESCRIPTION	DATE





NE SEABOLT  
E@SEABOLT.DESIGN

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

[illegible]

## ORTHOGRAPHIC OVERVIEWS

4/21/25

**A-6**