

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 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.

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 (IFGC)
- International Property Maintenance Code, (IPC)
- National Electrical Code (NEC)
- International Plumbing Code (IPC)
- International Energy Conservation Code (IECC)
- International Residential Code for One and Two-Family Dwellings (IRC)
- International Existing Building Code (IEBC)
- International Swimming Pool and Spa Code (ISPS)

PROJECT INFORMATION

Address: 245 Buena Vista Ave Athens GA, 30601  
Client: John A Allen & Jennifer A Harper  
Parcel: 114C2 E003  
Zoning: RS-8  
Lot Size: 24,740 sq ft  
Occupancy: Single Family Residential  
Scope: Renovation / Addition  
Existing Structure: 4007R-Boulevard  
Proposed Structure: 2 Story O/ Crawl

EXISTING STRUCTURE

Area - Conditioned 01	1,646 ft²
Area - Conditioned 02	889 ft²
Area - Total Conditioned	2,535 ft²
Area - Decks/Porches	584 ft²
Area - Accessory Structures	798 ft²
Area - Total Under Roof	3,743 ft²

PROPOSED STRUCTURE

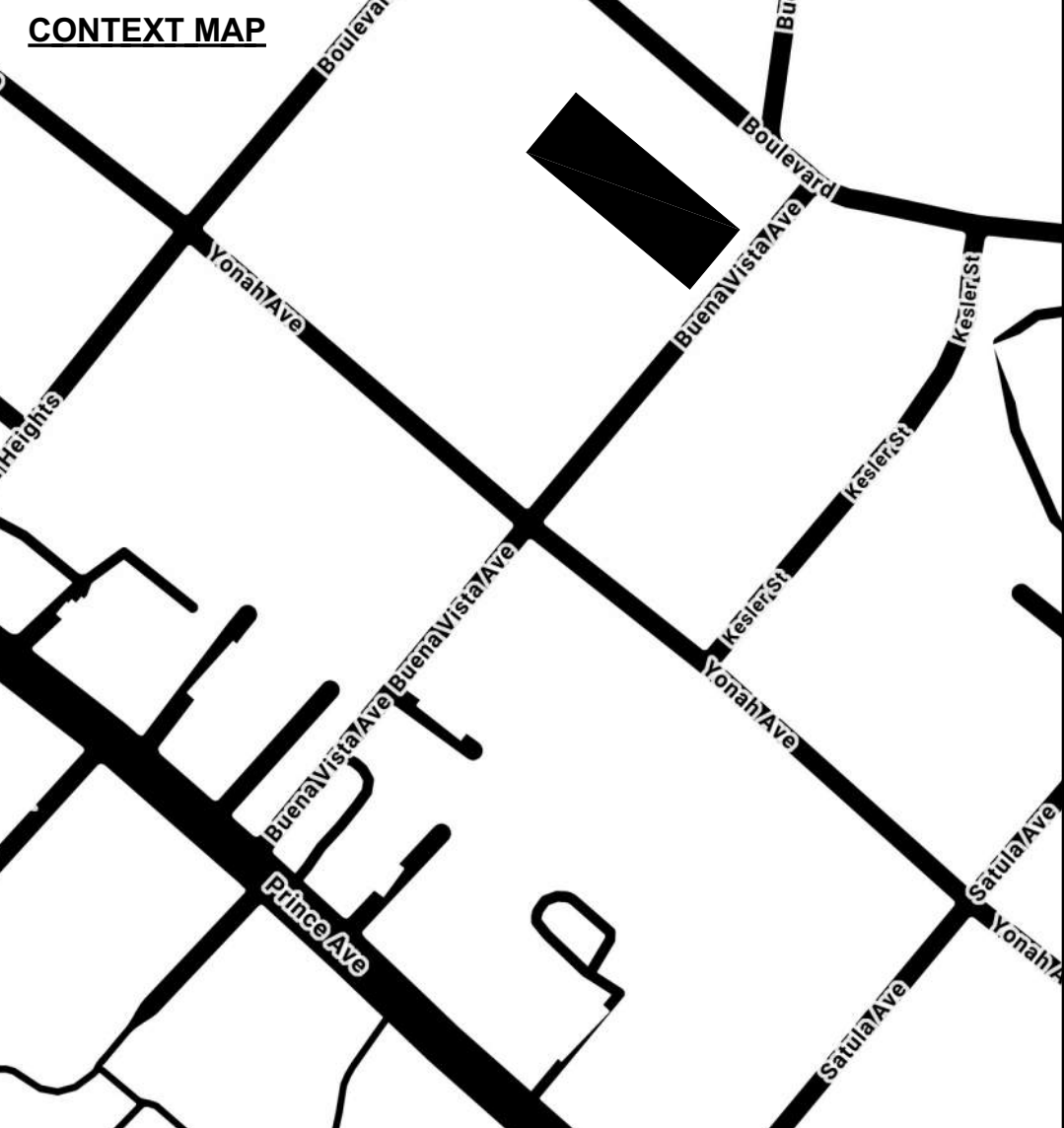
Area - Conditioned 01	1,876 ft²
Area - Conditioned 02	517 ft²
Area - Total Conditioned	2,393 ft²
Area - Decks/Porches	708 ft²
Area - Accessory Structures	798 ft²
Area - Total Under Roof	3,601 ft²

EXISTING LOT COVERAGE

	Area	Coverage
Existing Driveways / Walkways	656 ft²	2.7 %
Existing Garage	798 ft²	3.2 %
Existing Footprint	2,259 ft²	9.1 %
Total	3,713 ft²	15 %

PROPOSED LOT COVERAGE

	Area	Coverage
Existing Driveways / Walkways	656 ft²	2.65 %
Existing Garage	798 ft²	3.23 %
Existing Footprint	2,259 ft²	9.13 %
Proposed Addition	320 ft²	1.29 %
Total	4,033 ft²	16.3 %



ABBREVIATIONS

- @ at
- # Pound or Number
- A.B. Anchor Bolt
- A.F.F. Above Finish Floor
- A.F.G. Above Finish Grade
- BLKG Blocking
- BM. Beam
- B.O. Bottom Of
- C.I. Contractor Installed
- C.F. Contractor Furnished
- CLF. Clear
- CLNG. Ceiling
- CONT. Continuous
- COL. Column
- DIA. Diameter
- DET. Detail
- D.F. Douglas Fir
- DBL. Double
- (E) Existing
- EQ. Each
- EQ. Equal
- E.W. Each Way
- FIN. Finish
- F.O. Face Of
- FT. Foot or Feet
- HDR. Header
- HT. Height
- JST. Joist
- MAX. Maximum
- N.B. Machine Bolt
- MIN. Minimum
- MTD. Mounted
- N.I.C. Not In Contract
- (N) New
- NOM. Nominal
- N.T.S. Not To Scale
- O. Over
- O.A. Overall
- O.F. Outside 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
- RET. Retaining
- 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

- 1 Keynote
- 2 Window
- 3 Door
- 4 Cabinet
- E5 Electrical Fixture
- P6 Plumbing Fixture
- 7 A-2 Detail #
- 8 A-2 Sheet
- 9 A-2 Section #
- 10 A-2 Sheet
- 10 A-2 Wall Elevation #
- 10 A-2 Sheet

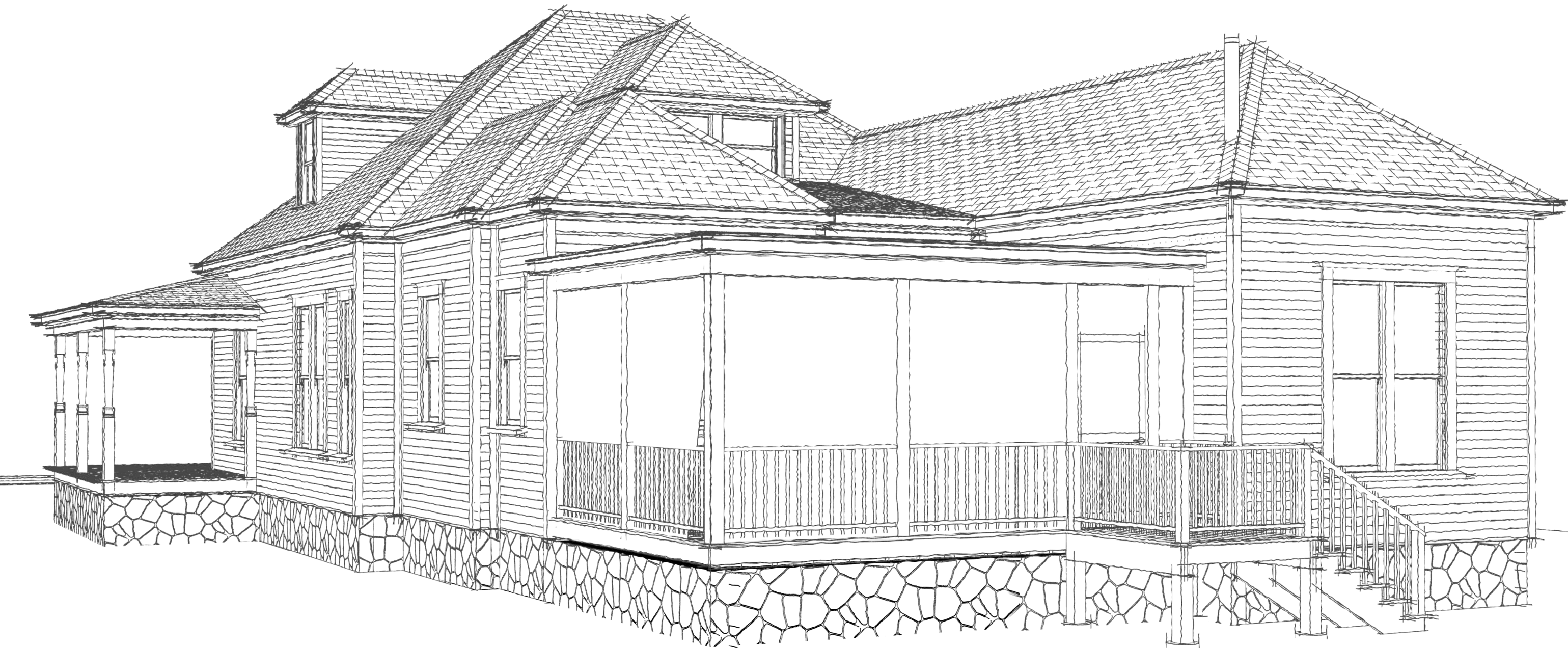
GENERAL NOTES

- Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission found. Contractor shall perform no 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 design documents supplied by Designer. Any construction work pertaining to HVAC systems, security systems, special electrical requirements, etc., shall be handled by Owner's specific vendors.
- 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 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 for the acts and omissions of the contractors employees, 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 of good quality, free from faults and defects, and in conforming with contract documents. All work, not conforming to these requirements, including substitutions, not properly approved and authorized, may 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 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 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, punctures and penetrations in Vapor Barrier to be sealed with vapor tape to maintain the integrity of the Vapor Barrier.
- 2) Seal entire perimeter at each window unit with insulation and vapor barrier.
- Flashing to be installed at all exterior openings, including 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.
- All interior finishes to have 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, 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 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.
- 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 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.

# JOHN A ALLEN & JENNIFER A HARPER

## Renovation / Addition

245 Buena Vista Ave Athens, GA 30601



PAGE INDEX

Label	Title
G1	Cover Page
A1	Site
A2	Existing Elevations
A3	Existing Exteriors
A4	Existing Layout
A5	Elevations
A6	Exteriors - Gable
A7	Exteriors - Gable
A8	Exteriors - Hip
A9	Exteriors - Hip
A10	Layout - Level 01
A11	Layout - Level 02
A12	Interiors
A13	Interiors
A14	Foundation
A15	Floor Plan - Level 01
A16	Floor Plan - Level 02
A17	Roof Plan
A18	Schedules
A19	Sections / Framing
A21	Electrical / RCP
A22	Keynotes
A-1	Schedules - Materials
A-2	Cots Estimators
A-3	Details



LANE SEABOLT  
LANE@SEABOLT.DESIGN

John A Allen & Jennifer A Harper  
245 Buena Vista Ave  
Athens GA, 30601

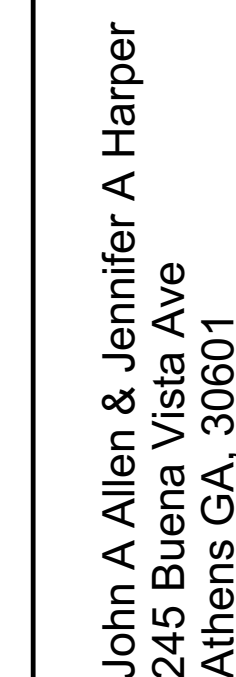
Revision History

COVER PAGE

11/17/25

G1

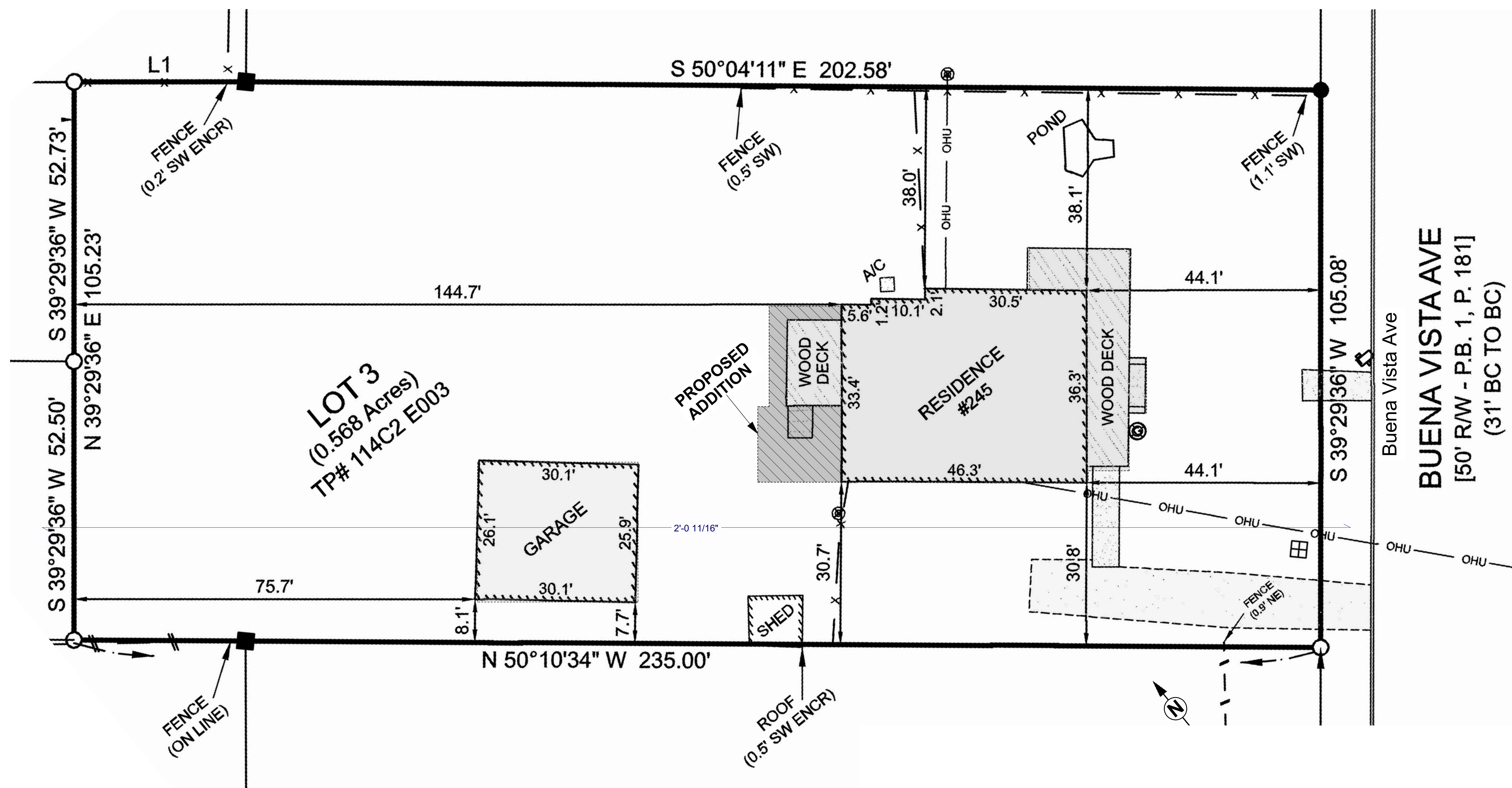




Revision History

11/17/25

# A1







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

Scale: 1/4" = 1'-0"



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

Scale: 1/4" = 1'-0"



Back Elevation  
Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"



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

Scale: 1/4" = 1'-0"



ANE SEABOLT  
ANE@SEABOLT.DESIGN

John A Allen & Jennifer A Harper  
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Athens GA, 30601

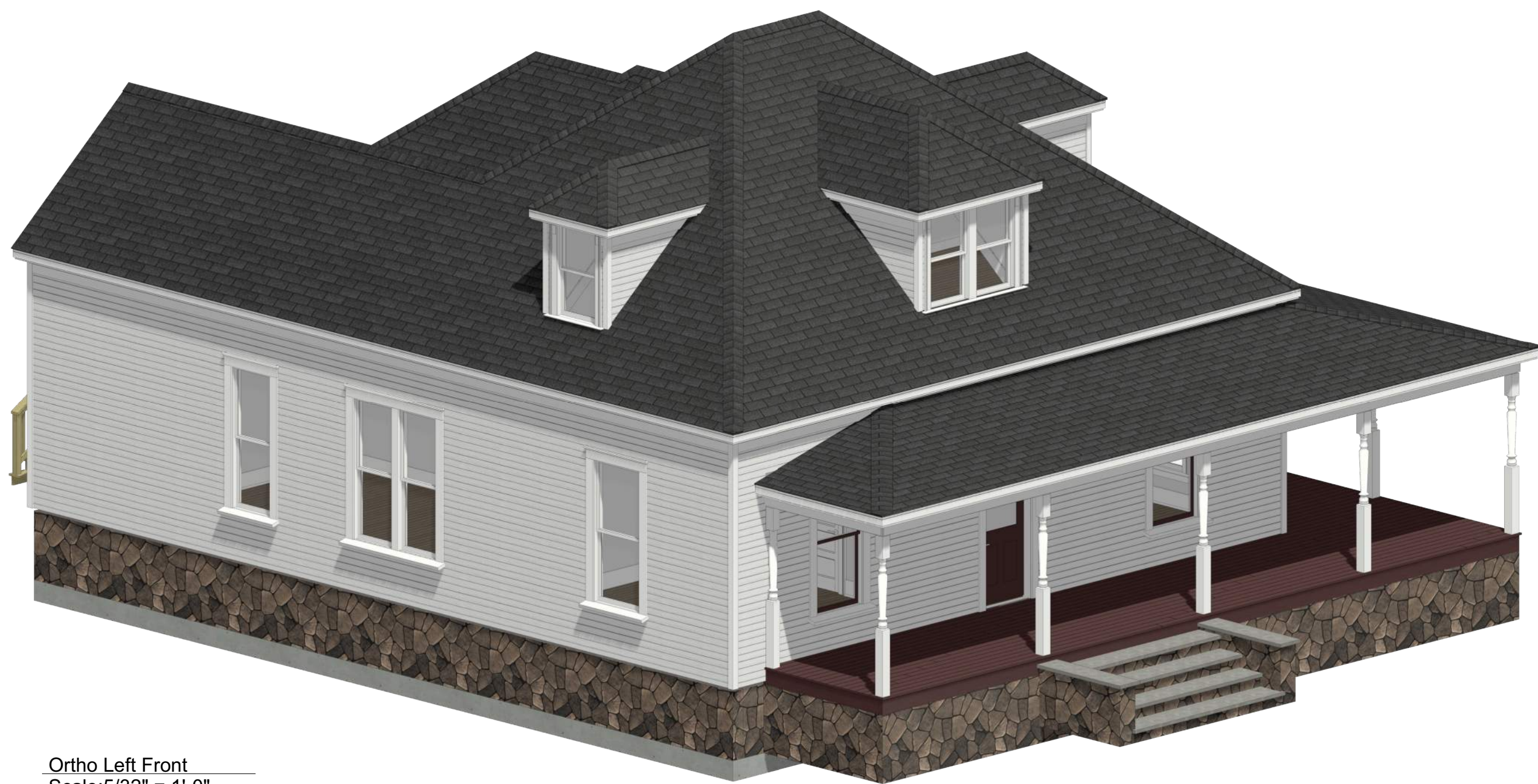
Revision History

## EXISTING ELEVATIONS

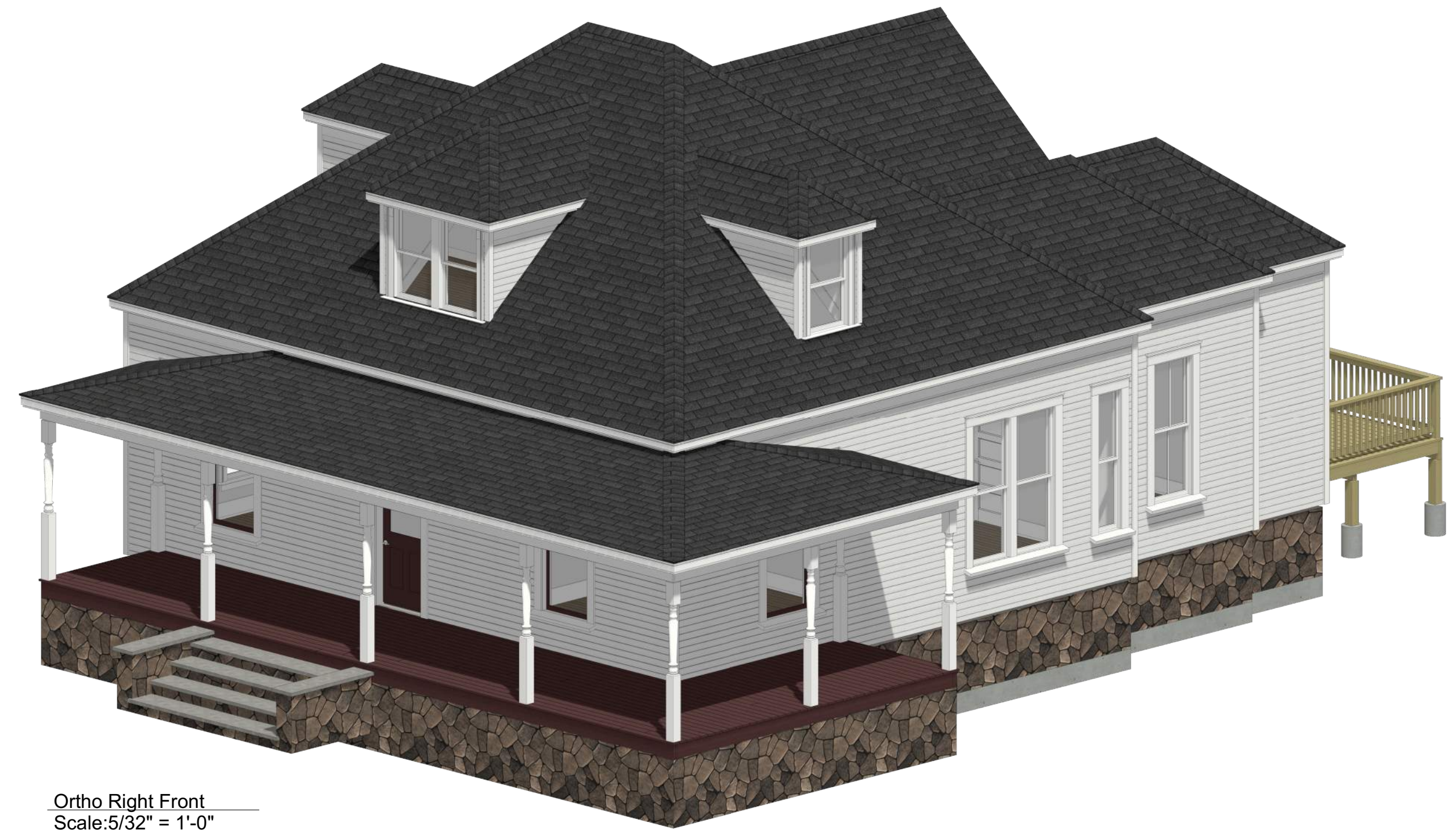
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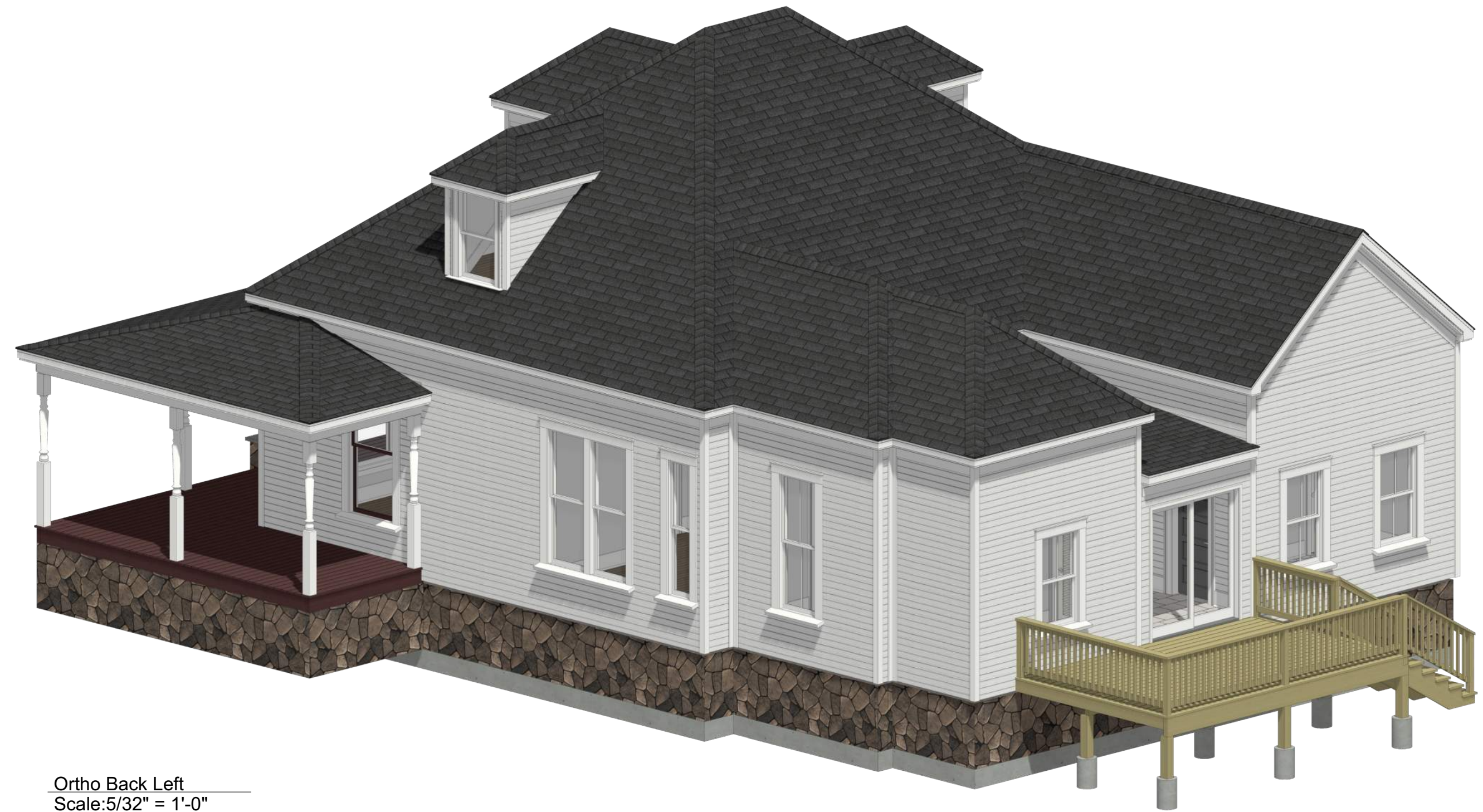
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Ortho Right Front  
Scale:5/32" = 1'-0"

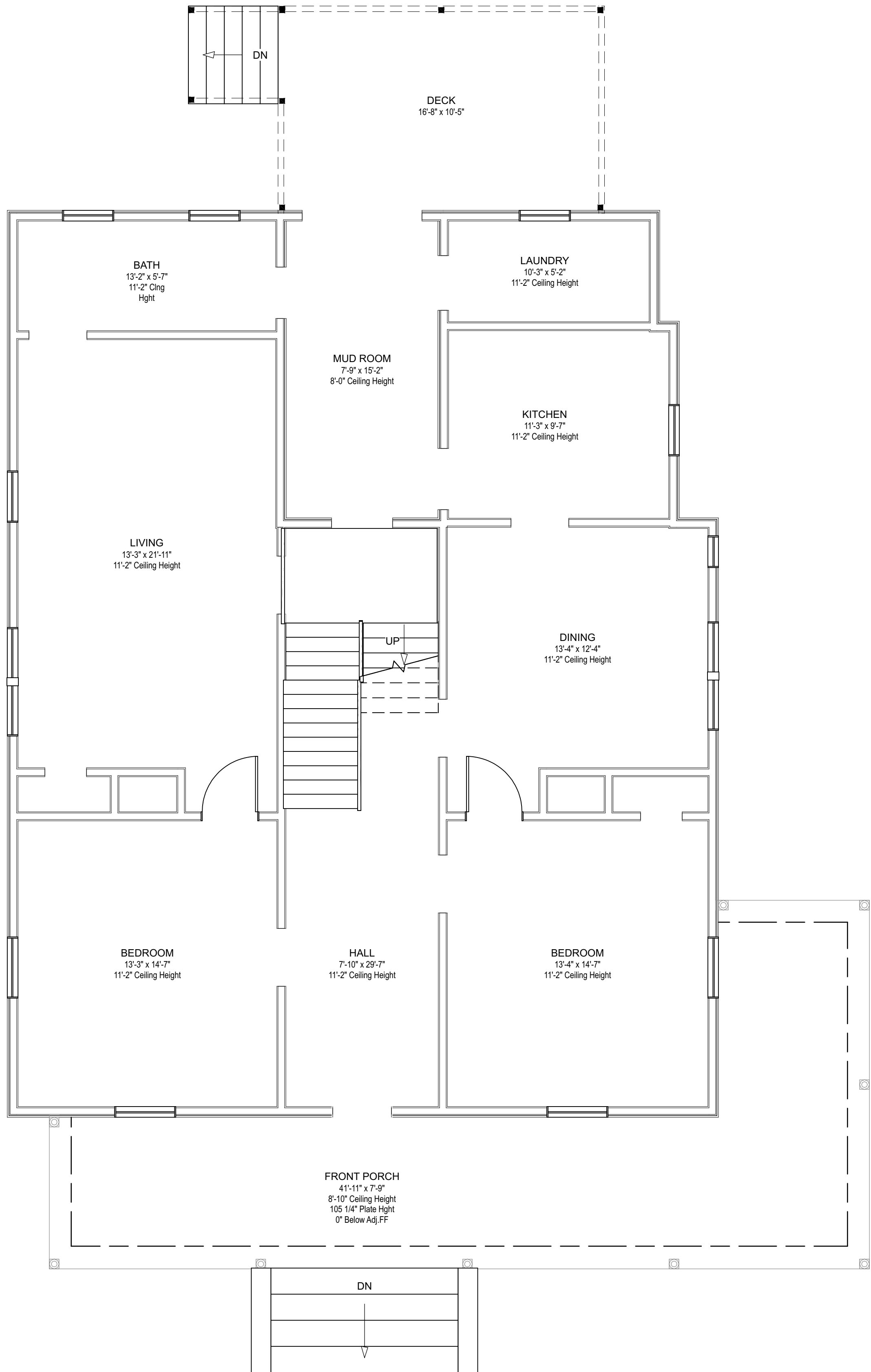


Ortho Back Right  
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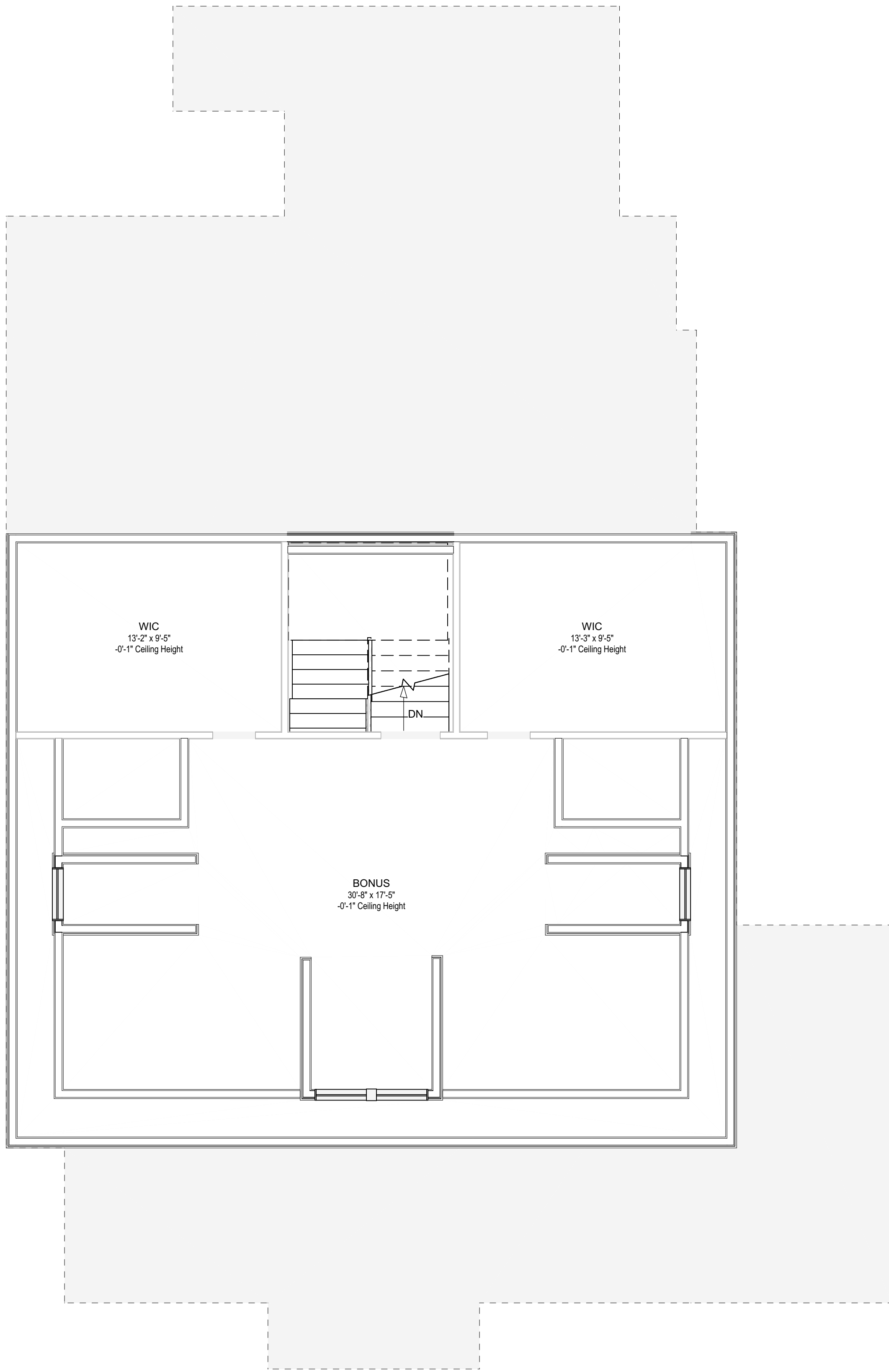


Ortho Back Left  
Scale:5/32" = 1'-0"





1st Floor - Existing Layout  
Scale: 1/4" = 1'-0"



2nd Floor - Existing Layout  
Scale: 1/4" = 1'-0"





Front Elevation  
Scale: 7/32" = 1'-0"



Right Elevation  
Scale: 7/32" = 1'-0"



Back Elevation Gable  
Scale: 7/32" = 1'-0"



Left Elevation Gable  
Scale: 7/32" = 1'-0"



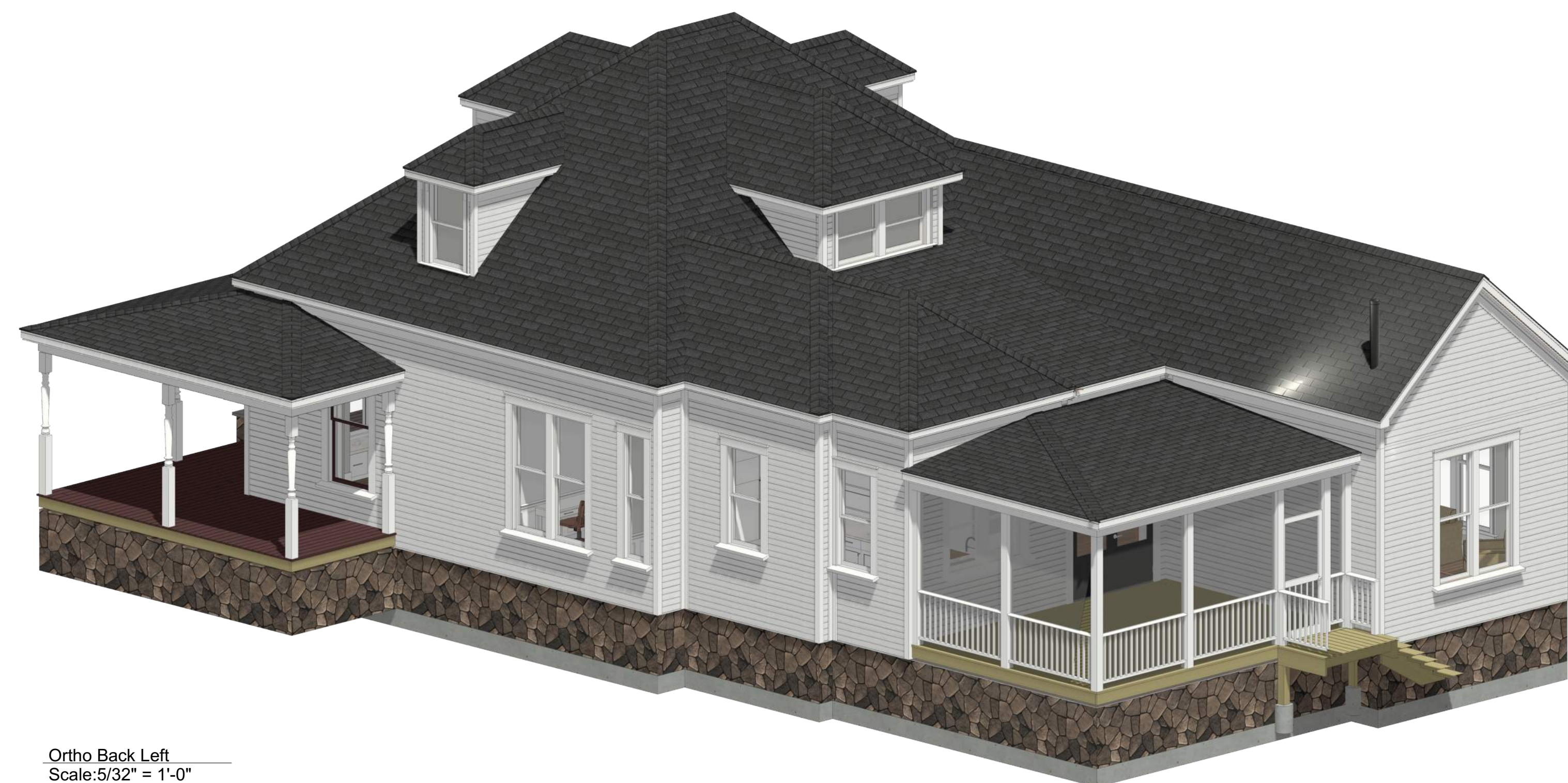
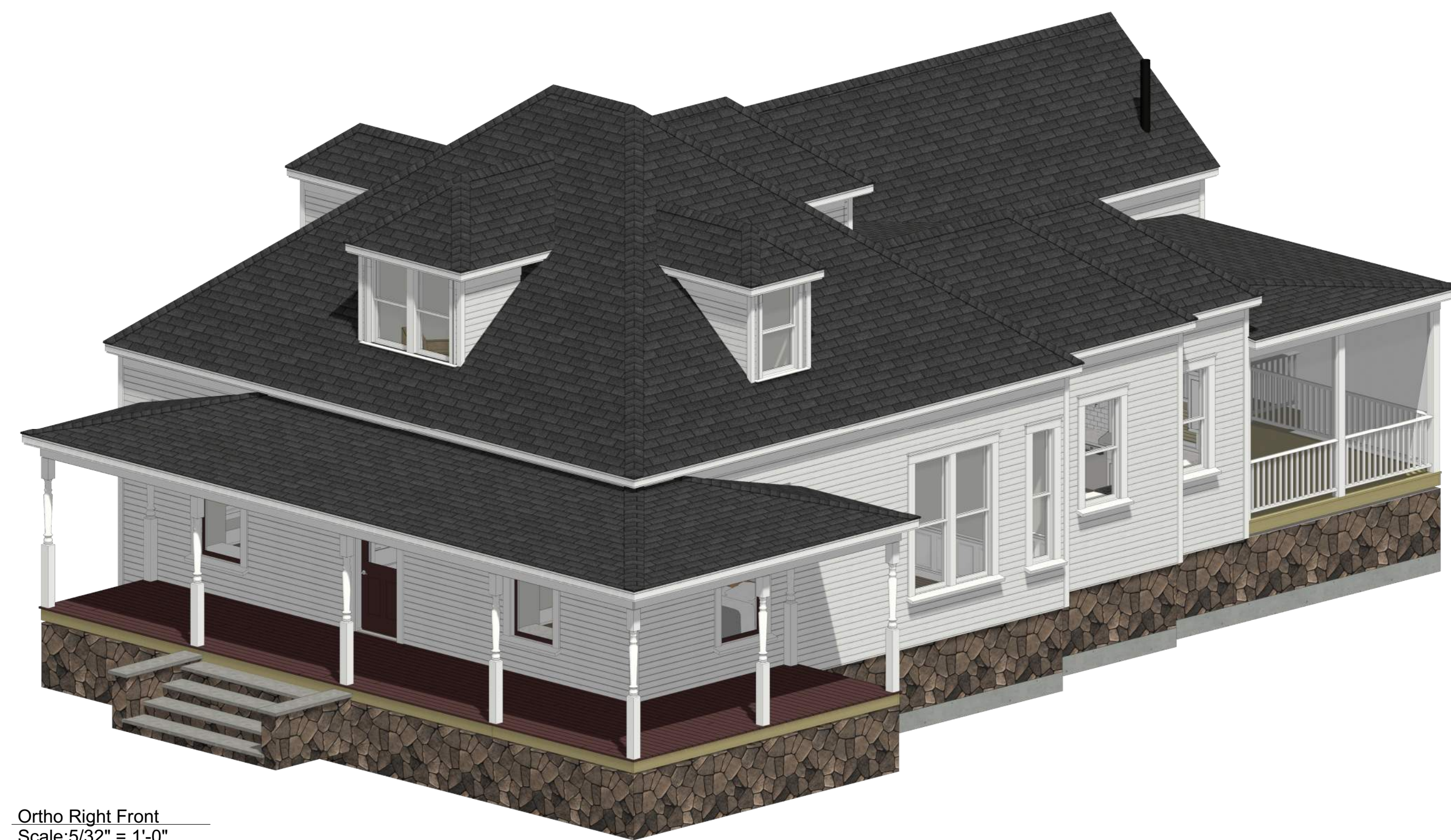
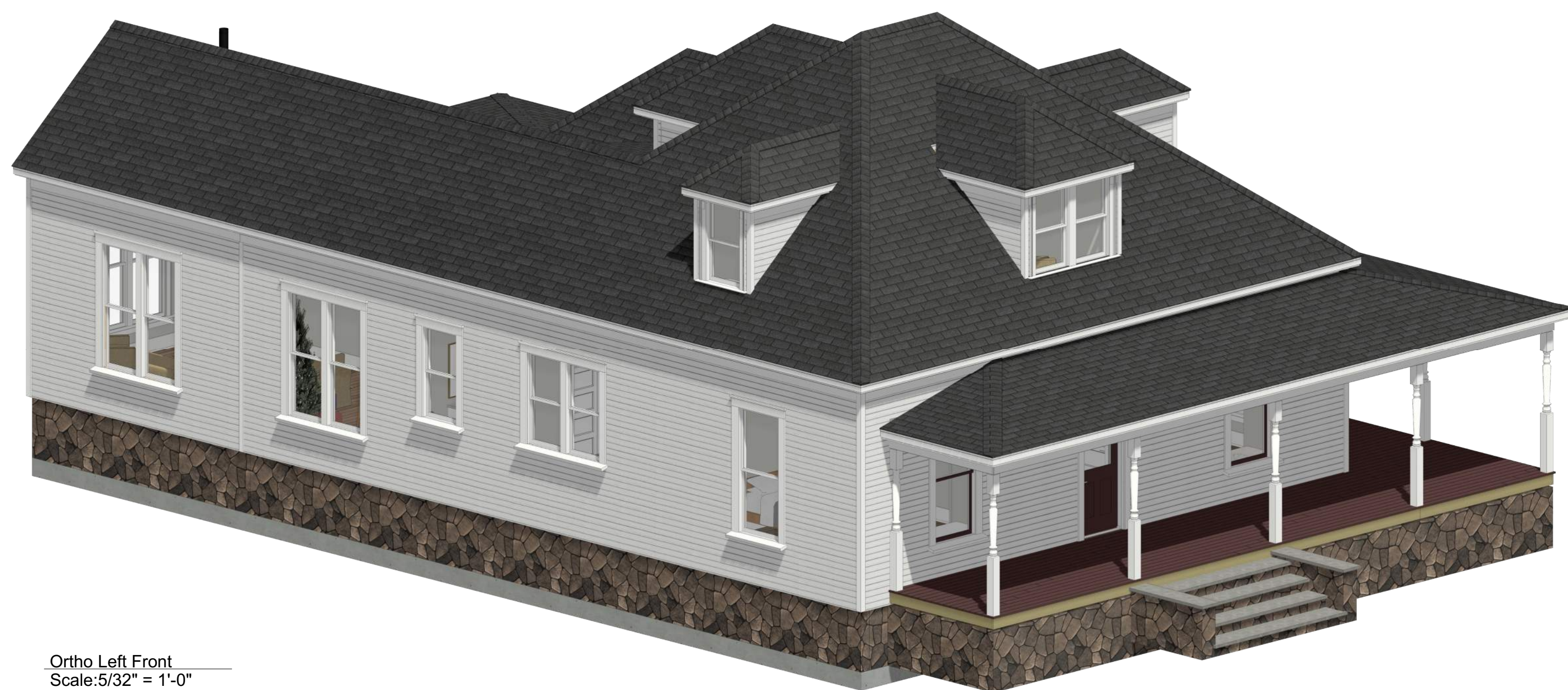
Back Elevation Hip  
Scale: 7/32" = 1'-0"



Left Elevation Hip  
Scale: 7/32" = 1'-0"

NO.	DESCRIPTION	DATE





John A Allen & Jennifer A Harper  
245 Buena Vista Ave  
Athens GA, 30601

Division History

## EXTERIORS - GABLE

11/17/25

## A6





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Athens GA, 30601

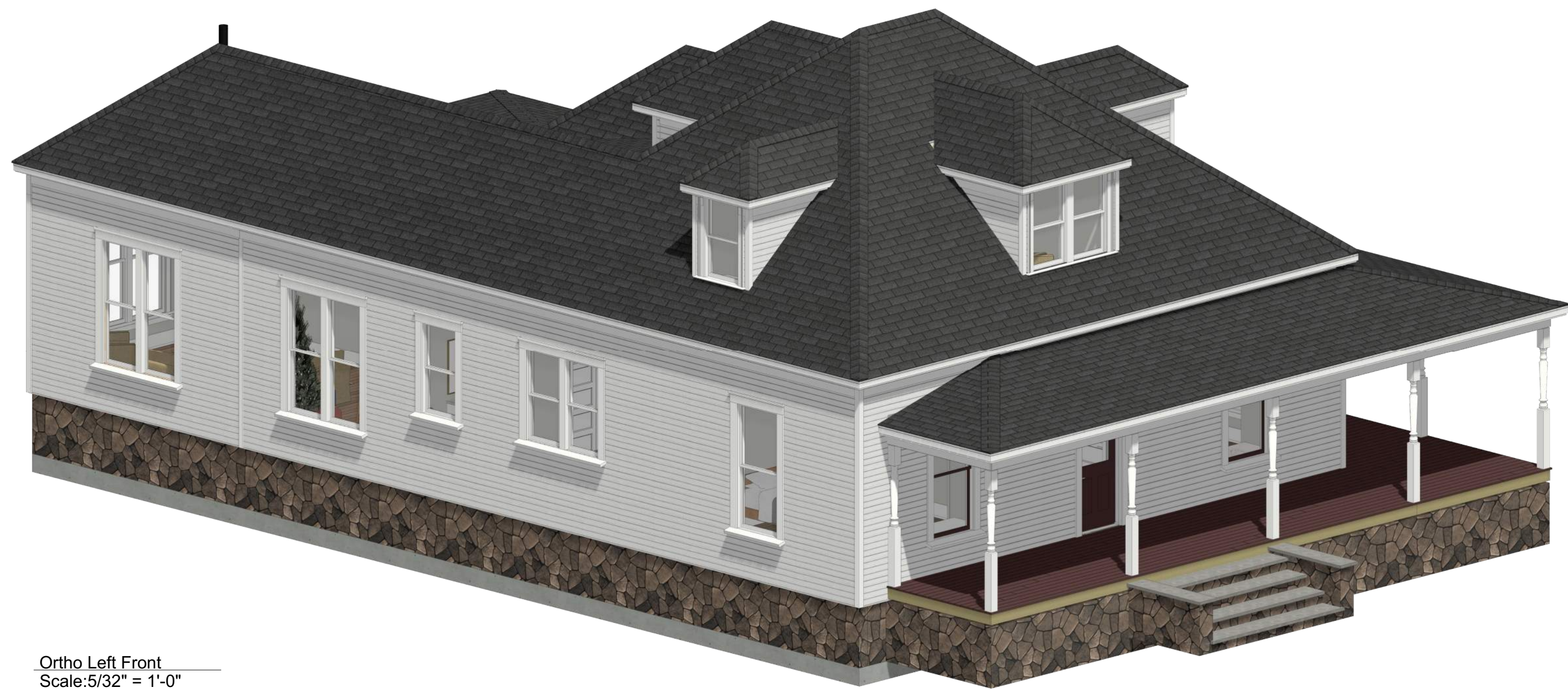
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## EXTERIORS - GABLE

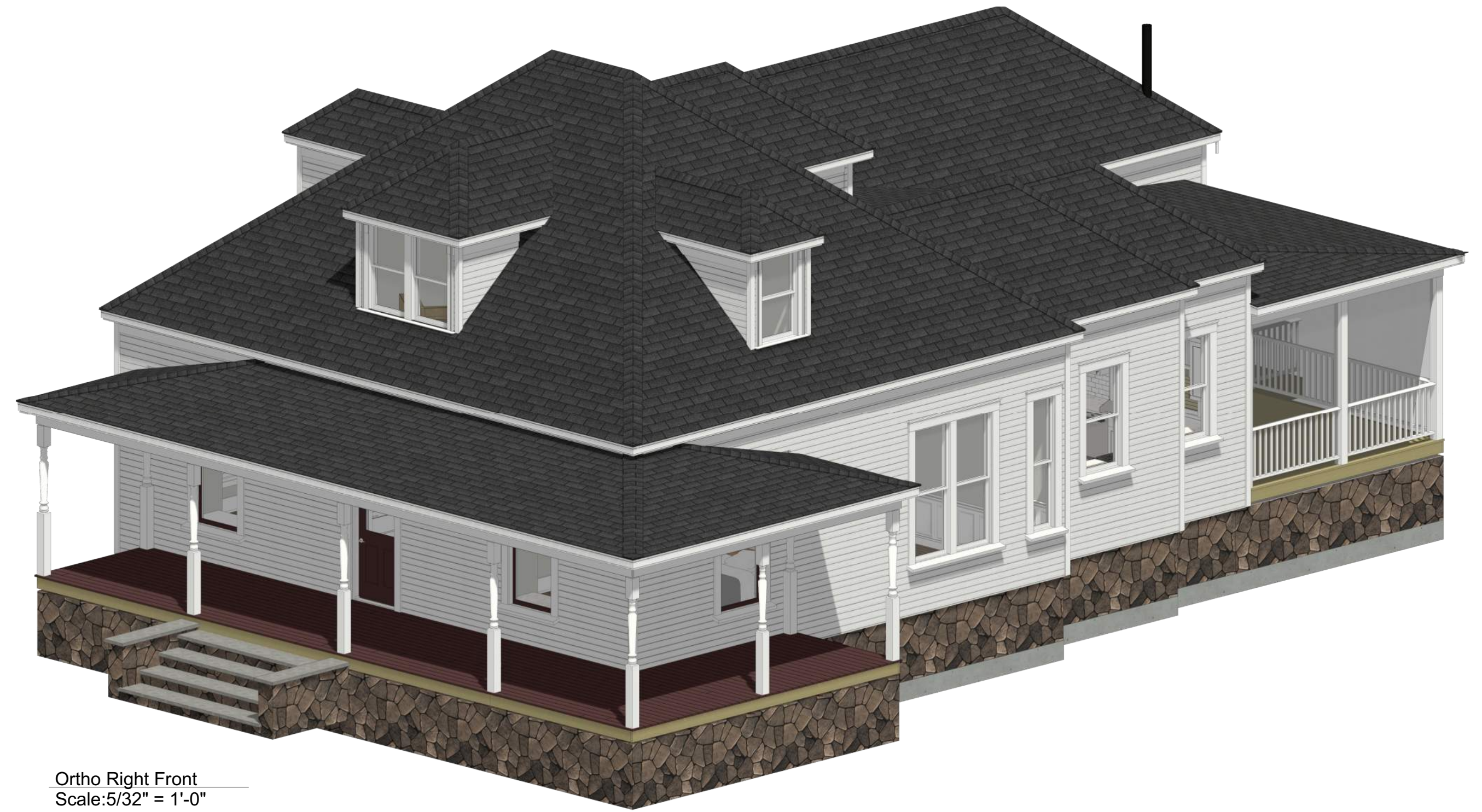
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**A7**





Ortho Left Front  
Scale:5/32" = 1'-0"



Ortho Right Front  
Scale:5/32" = 1'-0"



Ortho Back Right  
Scale:5/32" = 1'-0"



Ortho Back Left  
Scale:5/32" = 1'-0"



LANE SEABOLT  
LANE@SEABOLTDESIGN

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Revision History

**EXTERIORS - HIP**

11/17/25

**A8**





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## EXTERIORS - HIP

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**A9**