

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 (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)

PROJECT INFORMATION

Address 850 Boulevard Athens GA, 30601
Client Karen Payne
Parcel 114 D1G10
Zoning RS-15
Lot Size 6,701.799,893 sq ft
Occupancy Single Family Residential
Scope Remodel / Addition
Existing Structure 1 Story / Crawl
Proposed Structure 1 Story w/ Loft / Crawl

EXISTING LOT COVERAGE

	Area	Coverage
Existing Footprint	1562 ft²	51 %
Existing Concrete Walkway	29 ft²	1 %
Existing Accessory	727 ft²	24 %
Existing Brick Walkway	154 ft²	5 %
Existing Driveway	123 ft²	4 %
Existing Rear Walkway	67 ft²	2 %
Total	2662 ft²	87 %

PROPOSED LOT COVERAGE

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Proposed Footprint	1600 ft²	52 %
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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
M.B. Machine Bolt
MIN Minimum
MTD Mounted
N.I.C. Not In Contract
(N) New
NOM Nominal
N.T.S. Not To Scale
O Overall
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 #

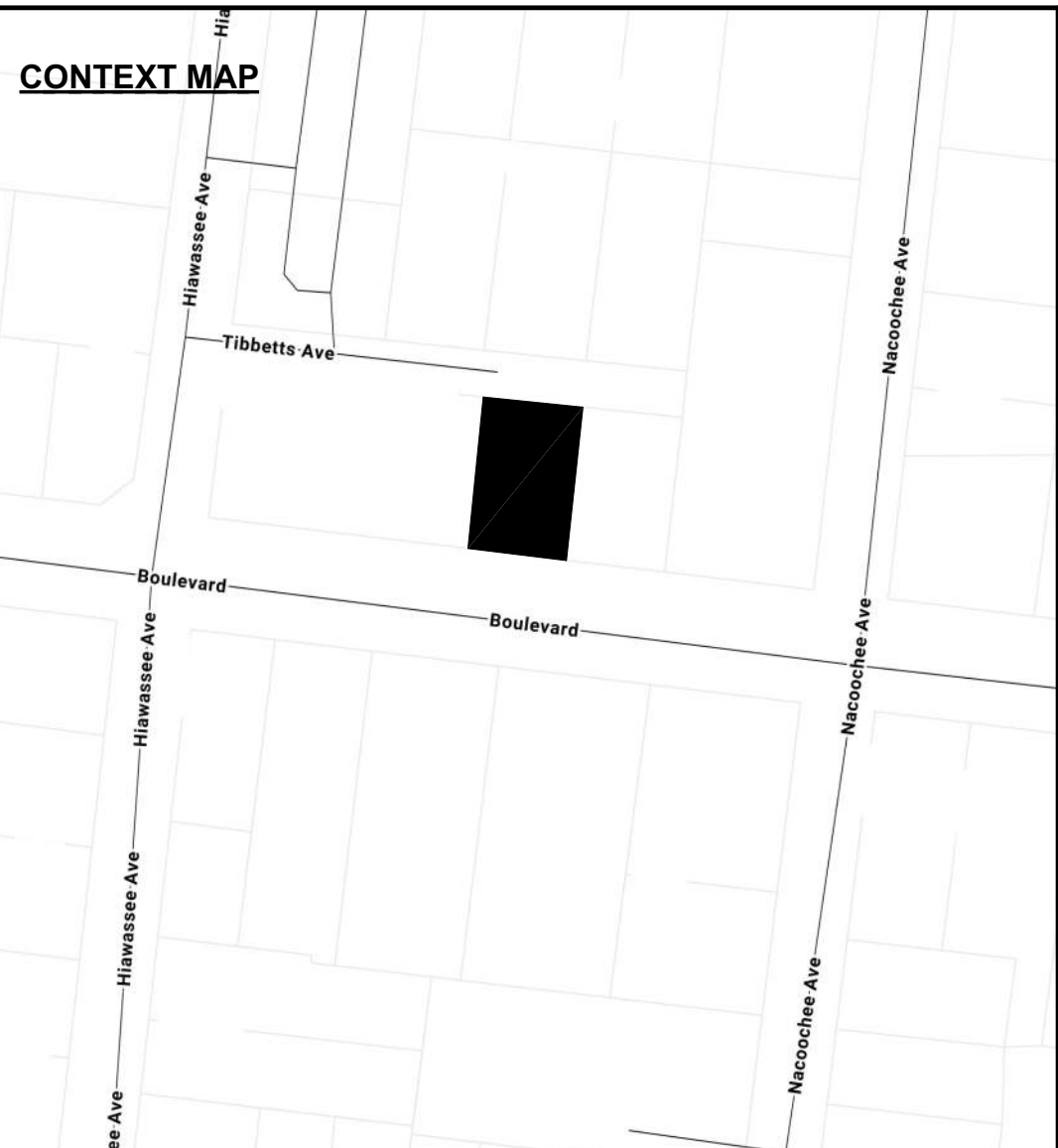
8 A-2 Sheet

9 A-2 Section #

10 A-2 Sheet

Wall Elevation #

Sheet



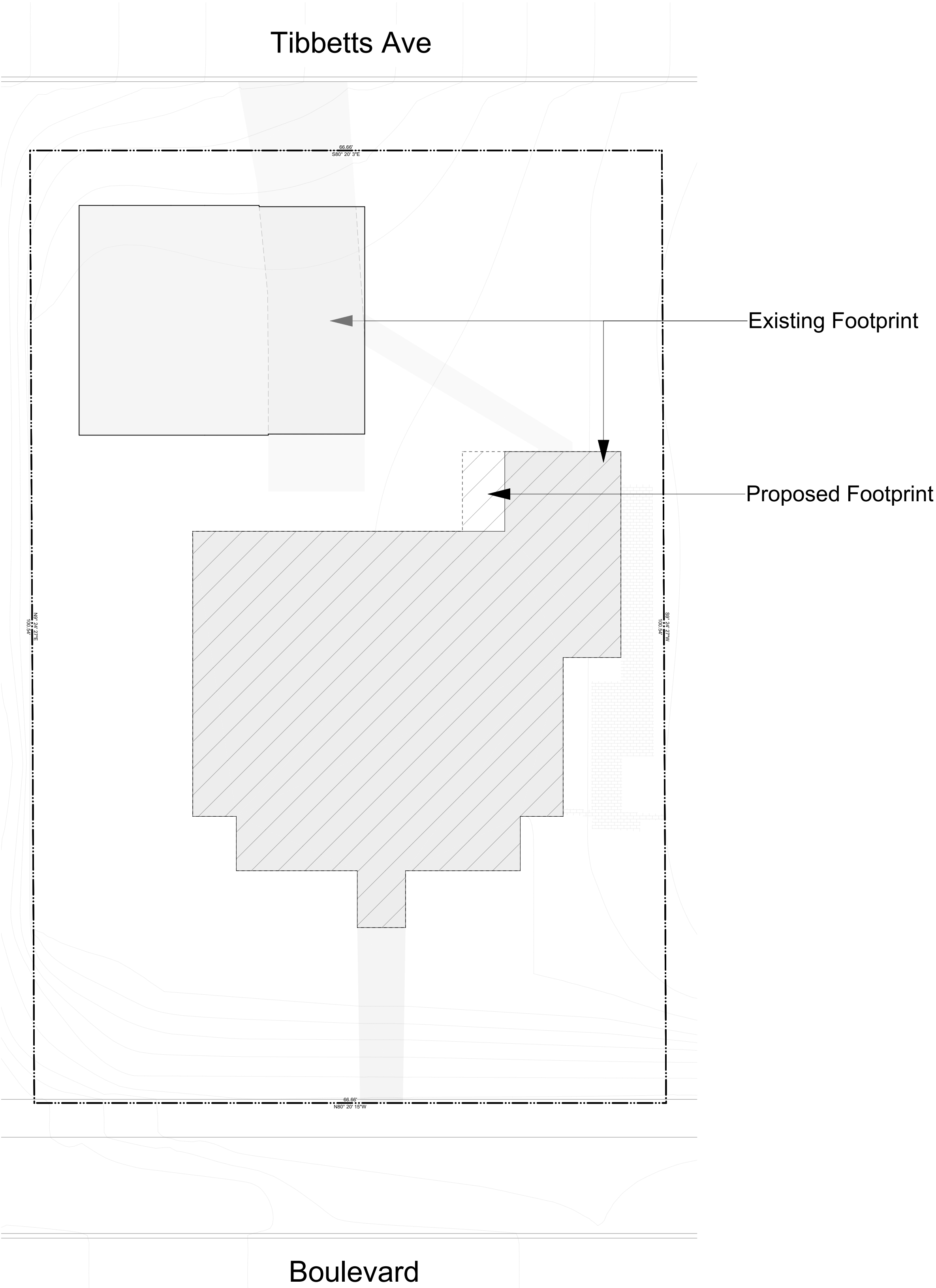
GENERAL NOTES


- 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 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.

KAREN PAYNE

Remodel / Addition

850 Boulevard Athens, GA 30601





LANE SEABOLT
LANE@SEABOLT.DESIGN

Melisa Holmes & Steve Vermillion
145 Woodland Way
Athens GA, 30606

Revision History

Rev	Description
1	Initial Issue
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

COVER PAGE

11/17/25

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PROJECT INFORMATION

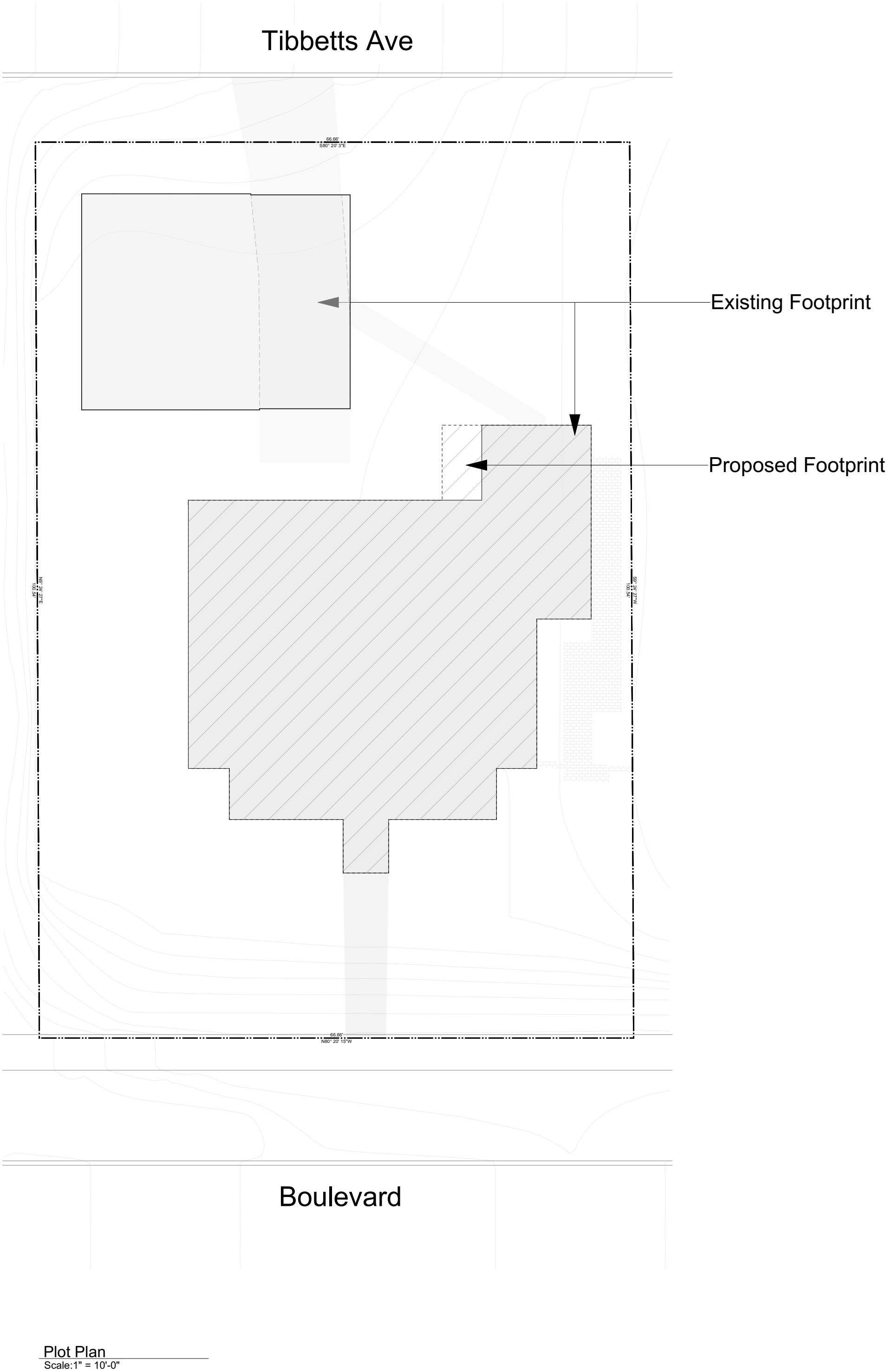
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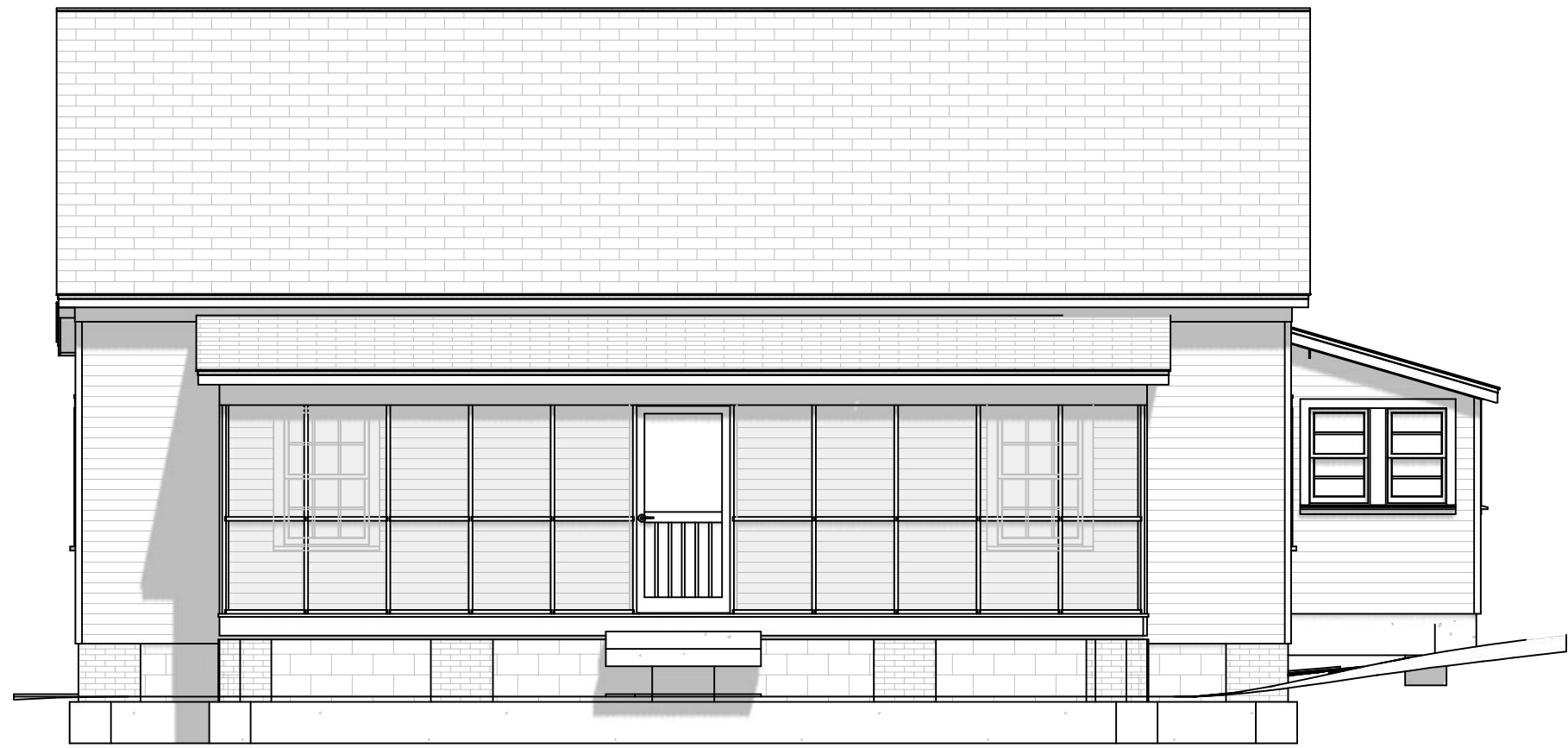
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Existing Front Elevation
Scale: 3/16" = 1'-0"



Existing Left Elevation
Scale: 3/16" = 1'-0"



Existing Back Elevation
Scale: 3/16" = 1'-0"



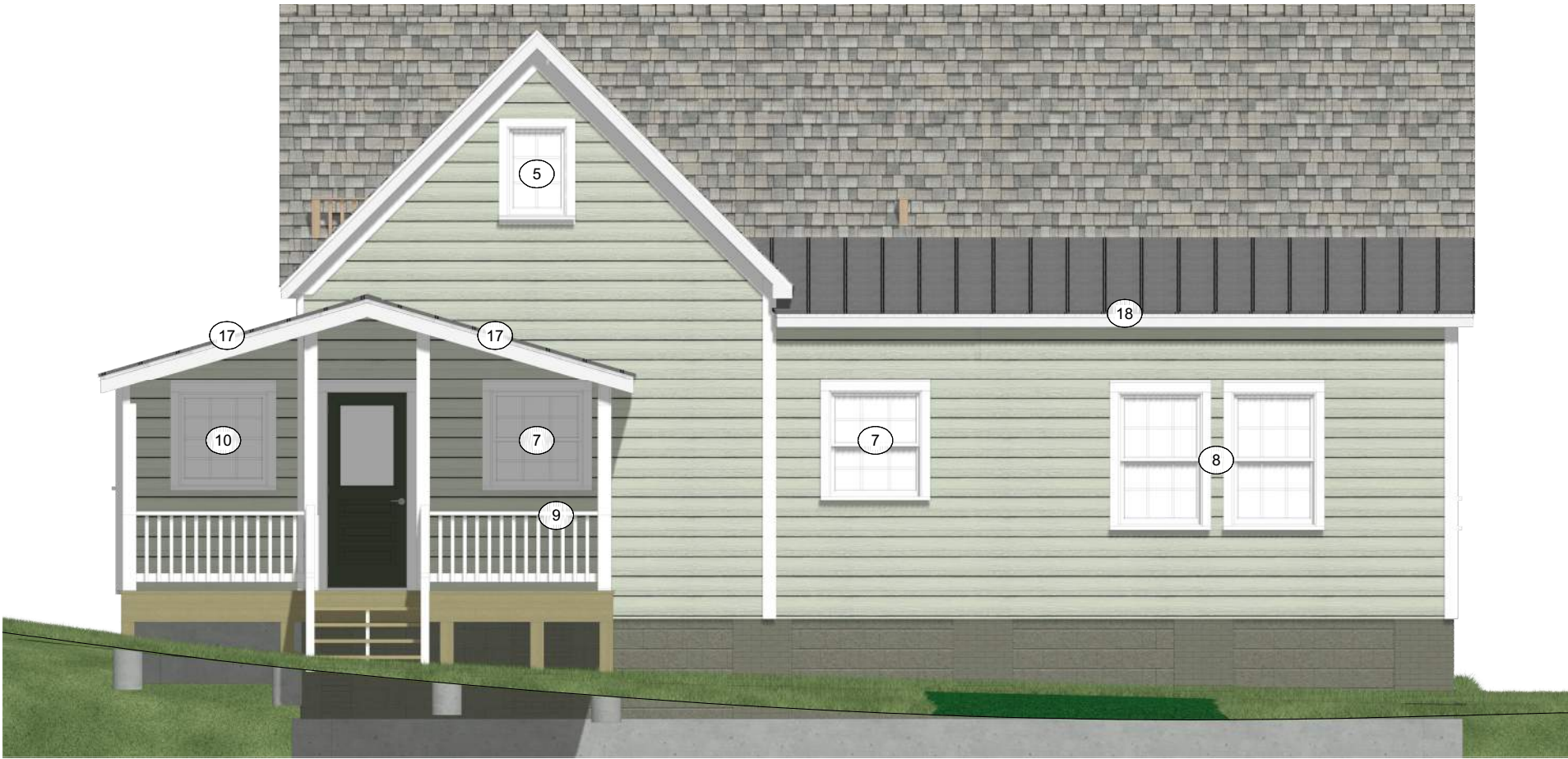
Existing Right Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"



Left Elevation
Scale: 3/16" = 1'-0"



Back Elevation
Scale: 3/16" = 1'-0"



Right Elevation
Scale: 3/16" = 1'-0"



17. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$



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EXTERIOR NOTES

- 5

Proposed window to replace existing louvered gable vent. Lites to match windows on front of house (3/2)
- 6

Proposed windows to replace missing windows in addition. Solid wood, lites to complement existing windows.
- 7

Proposed window to replace existing single. Lites to match windows on front of house (3/2)
- 8

Proposed double window to replace existing single in non-historic addition. Lites to match windows on front of house (3/2)
- 9

Proposed expanded deck
- 10

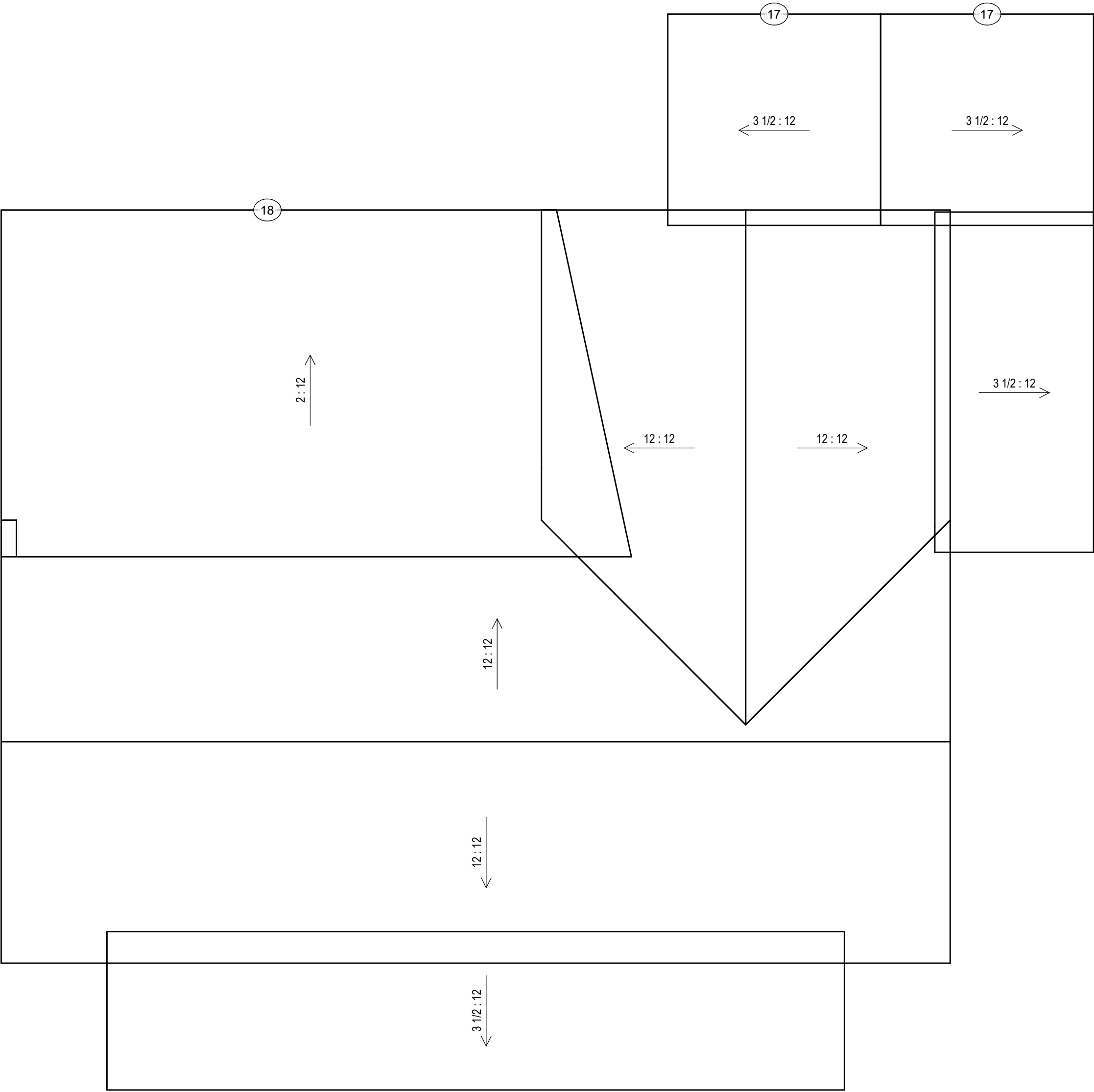
Proposed windows to replace missing windows in non-historic addition. Solid wood, lites to complement existing windows.

ROOF NOTES

- 17

Proposed standing seam metal roof over deck
- 18

Proposed standing seam metal roof to replace existing 1:12 shed roof





Existing Perspective - Back Left



Existing Perspective - Back



Existing Perspective - Back Right



Proposed Perspective - Back Right



Proposed Perspective - Back



Proposed Perspective - Back Left