

DISCLAIMER**CODE NOTES****PROJECT INFORMATION**

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 made by the designer or any other person in the preparation of this plan to avoid mistakes, Shot House Studios, LLC, can not guarantee to 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.

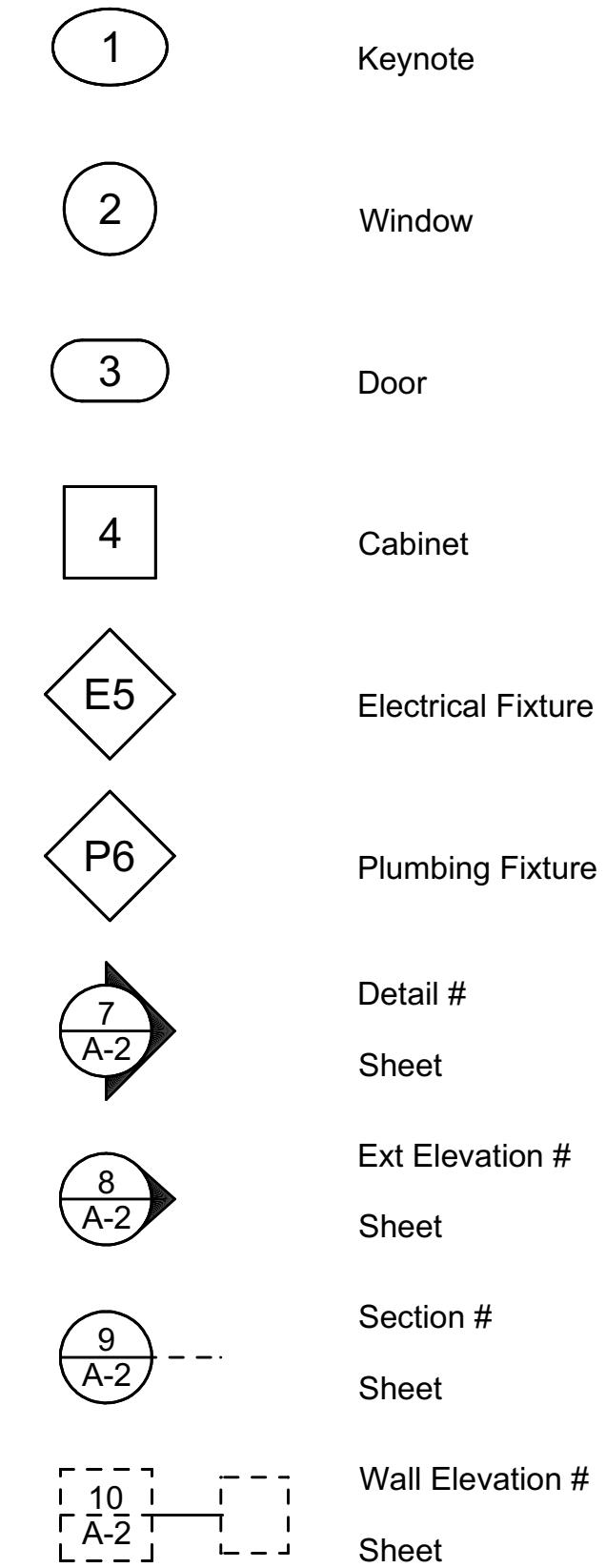
Homeowner will take necessary precautions to remove or relocate items around the work zone which may be in danger of being damaged due to the construction process. Homeowner should discuss any items in or near the work zone with the contractor to assure they are removed or protected.

ABBREVIATIONS

@	at
#	Pound or Number
A.B.	Anchor Bolt
A.F.F.	Above Finish Floor
A.F.G.	Above Finish Grade
B.L.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
DA.	Diameter
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
E.W.	Each Way
FIN.	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST	Joint
MAX	Maximum
M.B.	Machinist Bolt
MIN.	Minimum
MTD	Mount
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	Rewood
S.F.	Square Feet
S.S.D	See Structural Drawings
SHTG	Sheeting
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

GENERAL NOTES

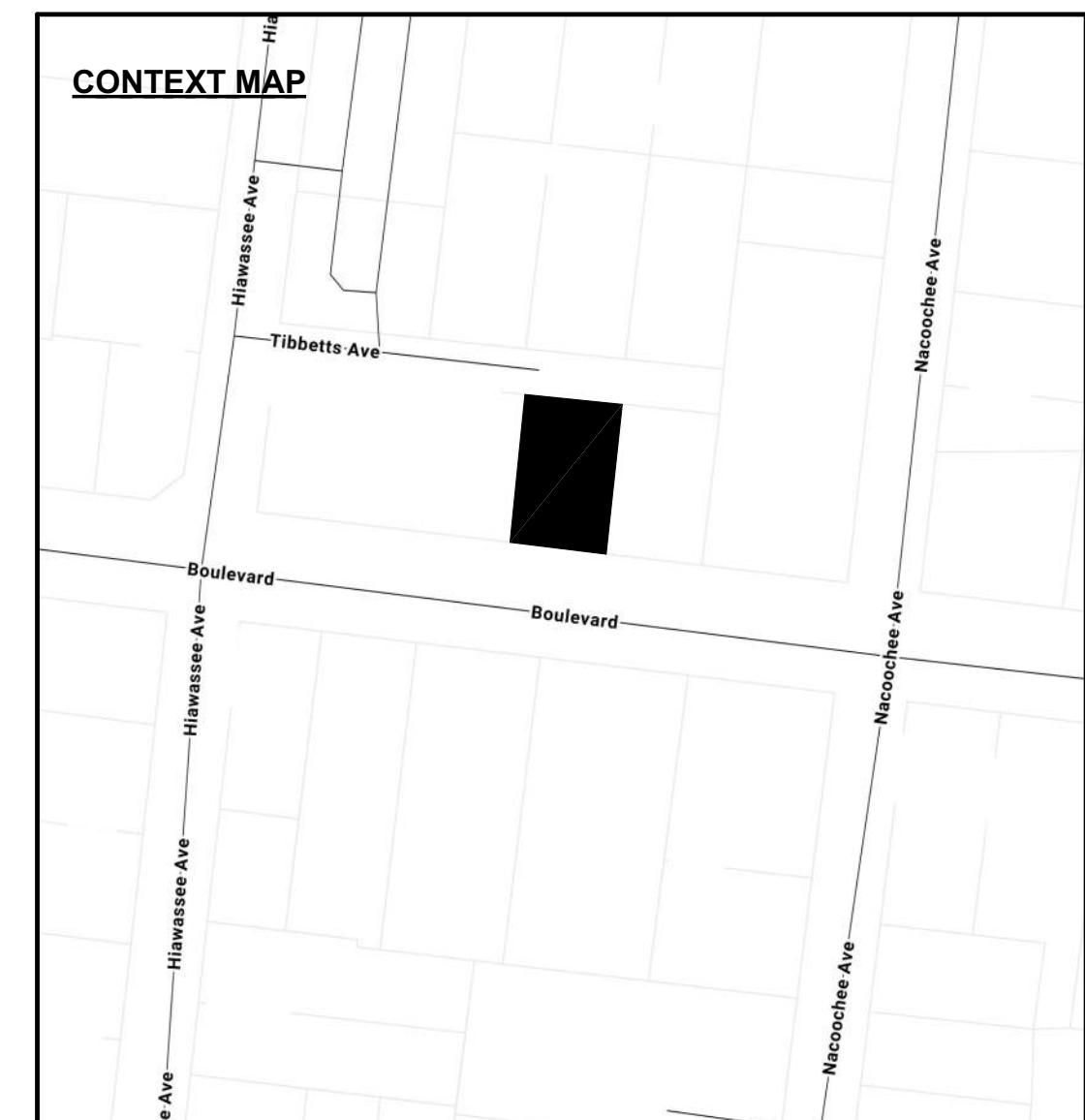
- Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission in the plans. Contractor shall furnish any portion of the work at any time without construction documents, or where required, approved shop drawings, 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, equipment, 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 furnish and install all materials and equipment to be used in the work. 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 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 required to Owner that all materials furnished under this contract are new, unless otherwise specified, and all work will be of good quality, free from defects, and in conformance with applicable codes. All work, not otherwise to the contrary, 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 any Contractor to examine any form, instrument or document shall in no way relieve the Contractor from any obligation.
- Where it is required by the Owner/Designer to propose an alternate for any portion of the work, the Contractor is to propose an available alternate for approval by Owner/Designer as well as prepare pricing for the available terms and conditions 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, puddles and penetrations in Vapor Barrier to be sealed with vapor tape to maintain the integrity of the Vapor Barrier.
- Seal exterior corner 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.
- Insulate all floors, walls and ceiling, surrounding back porch for insulation.
- All insulation to be R-19. Class B fire 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 Elevation dimensioned to face of structural elements U.N.O.
- Interior Wall Elevation dimensioned from wall and ceiling finish surface and from top of subfloors U.N.O.
- All interior 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 work begins.
- Windows & doors, overall 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.

DRAWING SYMBOLS**EXISTING LOT COVERAGE**

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

PROPOSED LOT COVERAGE

	Area	Coverage
Proposed Footprint	1600 ft ²	52 %
Existing Concrete Stairs	58 ft ²	2 %
Existing Accessory	727 ft ²	24 %
Existing Brick Walkway	154 ft ²	5 %
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**PAGE INDEX**

Label	Title
G-1	Cover Page
A-1	Existing / Proposed Exteriors
A-2	Proposed Exteriors
A-3	Roof Plan
A-4	Existing / Proposed Perspectives
A-5	Existing Floor Plans
A-6	Accessory Elevations
A-7	Foundation
A-8	Floor Plan - Level 01
A-9	Floor Plan - Level 02
A-10	Existing Plans
A-11	Kitchen
A-12	Baths
A-13	Schedules
A-14	Schedules
E-1	Electrical / RCP

KAREN PAYNE**Remodel / Addition**

850 Boulevard Athens, GA 30601

Tibbetts Ave

Existing Footprint

Proposed Footprint

Boulevard

G-1

COVER PAGE

11/17/25

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

LANE SEABOLT
LANE@SEABOLTDESIGN

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

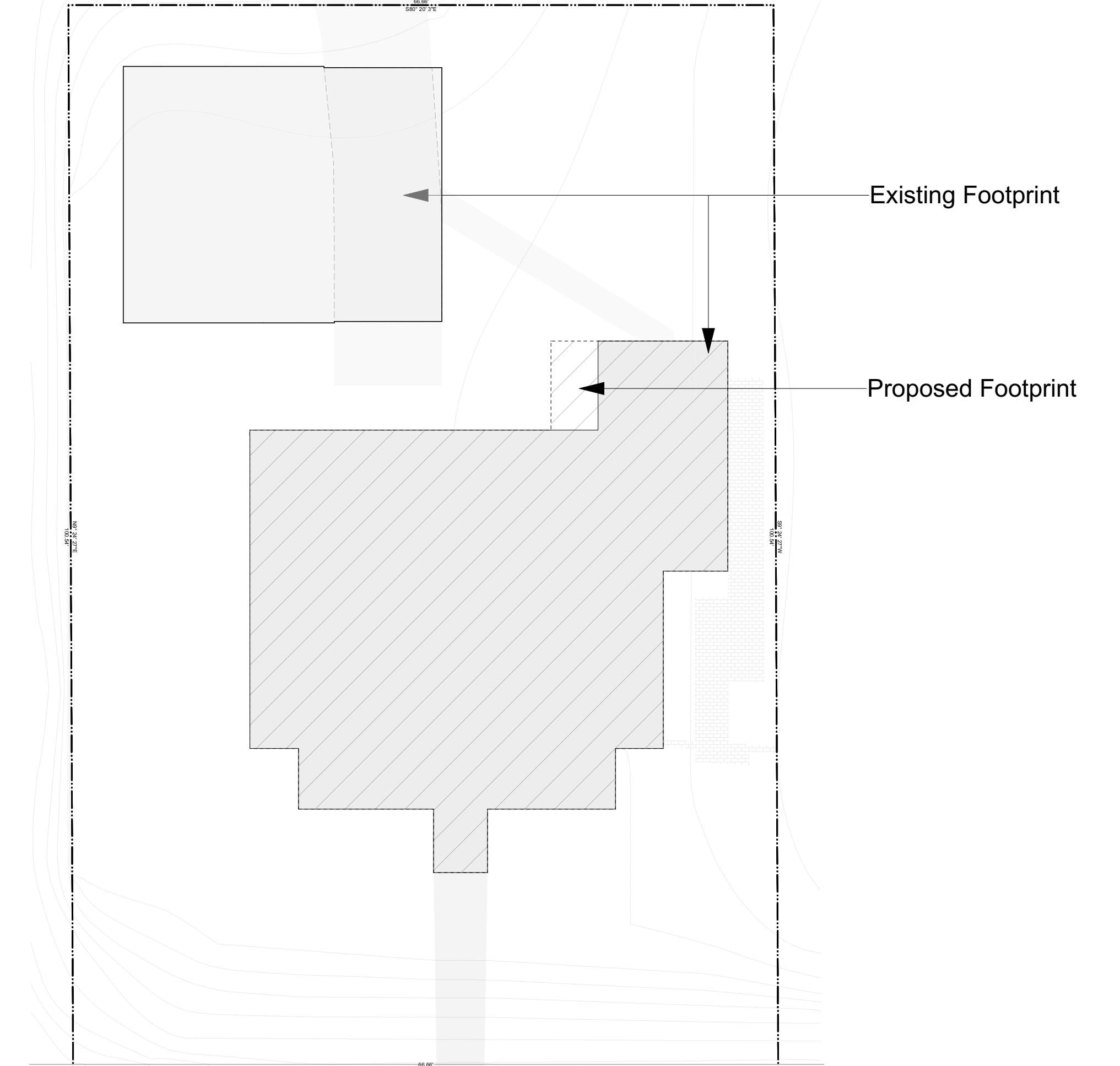
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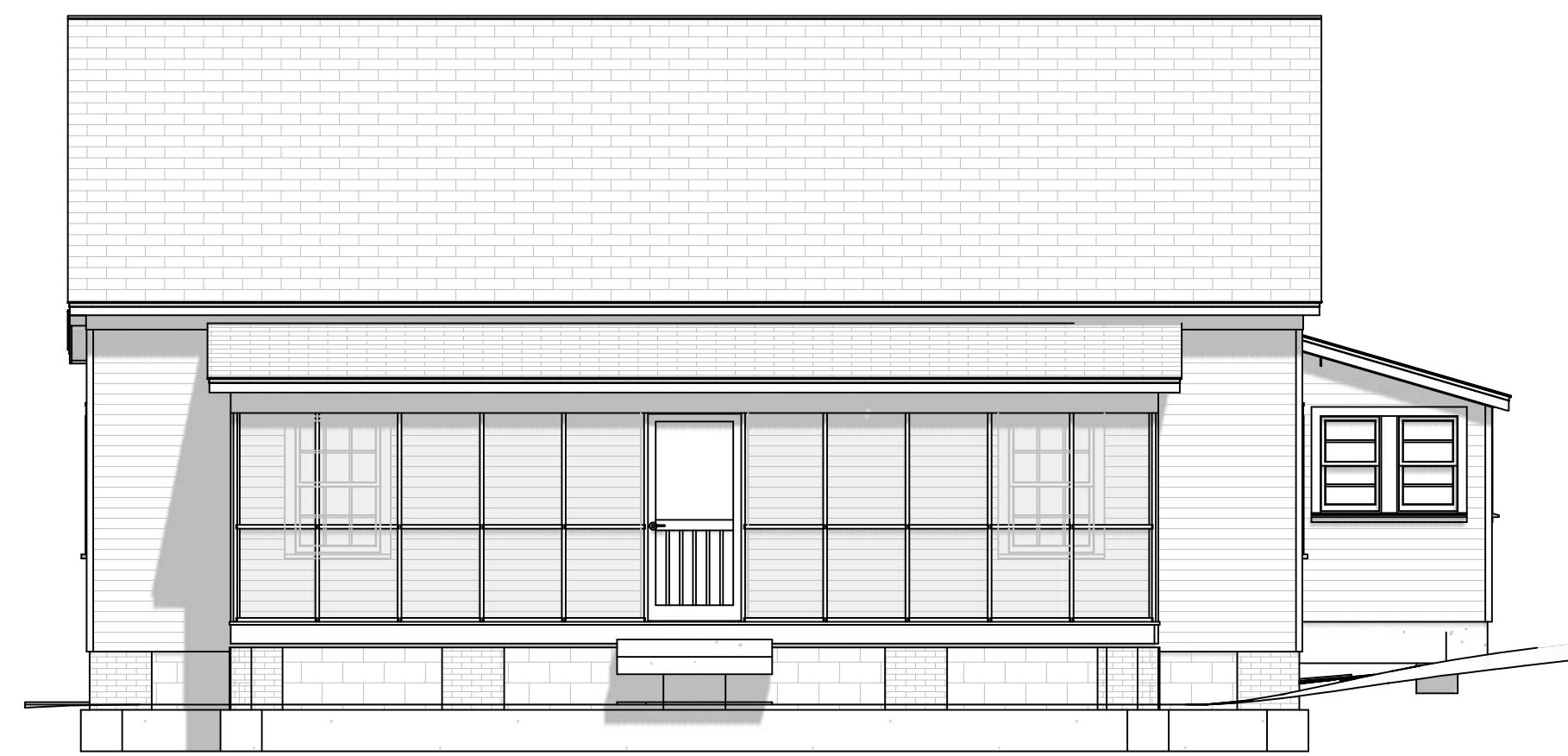
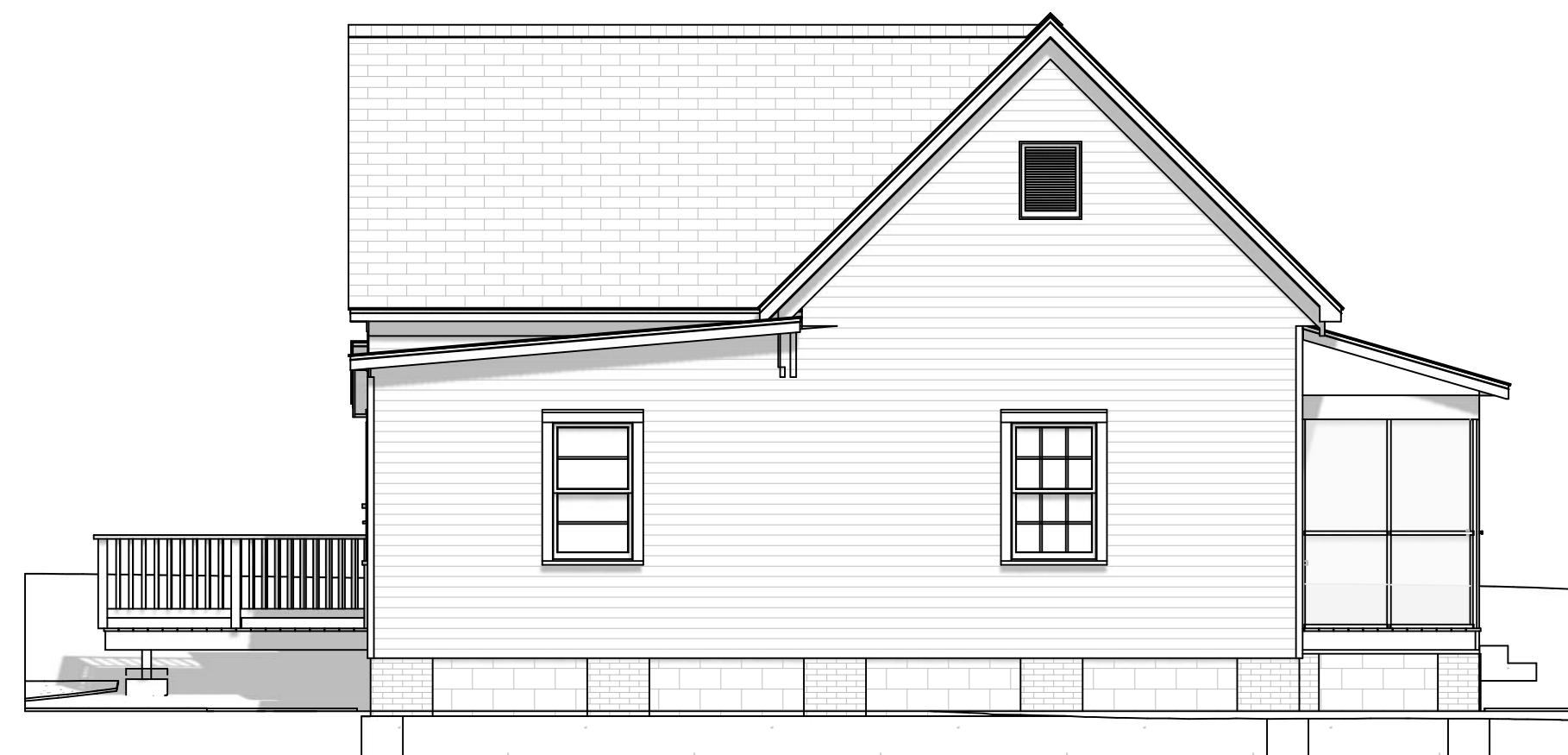
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Tibbetts Ave



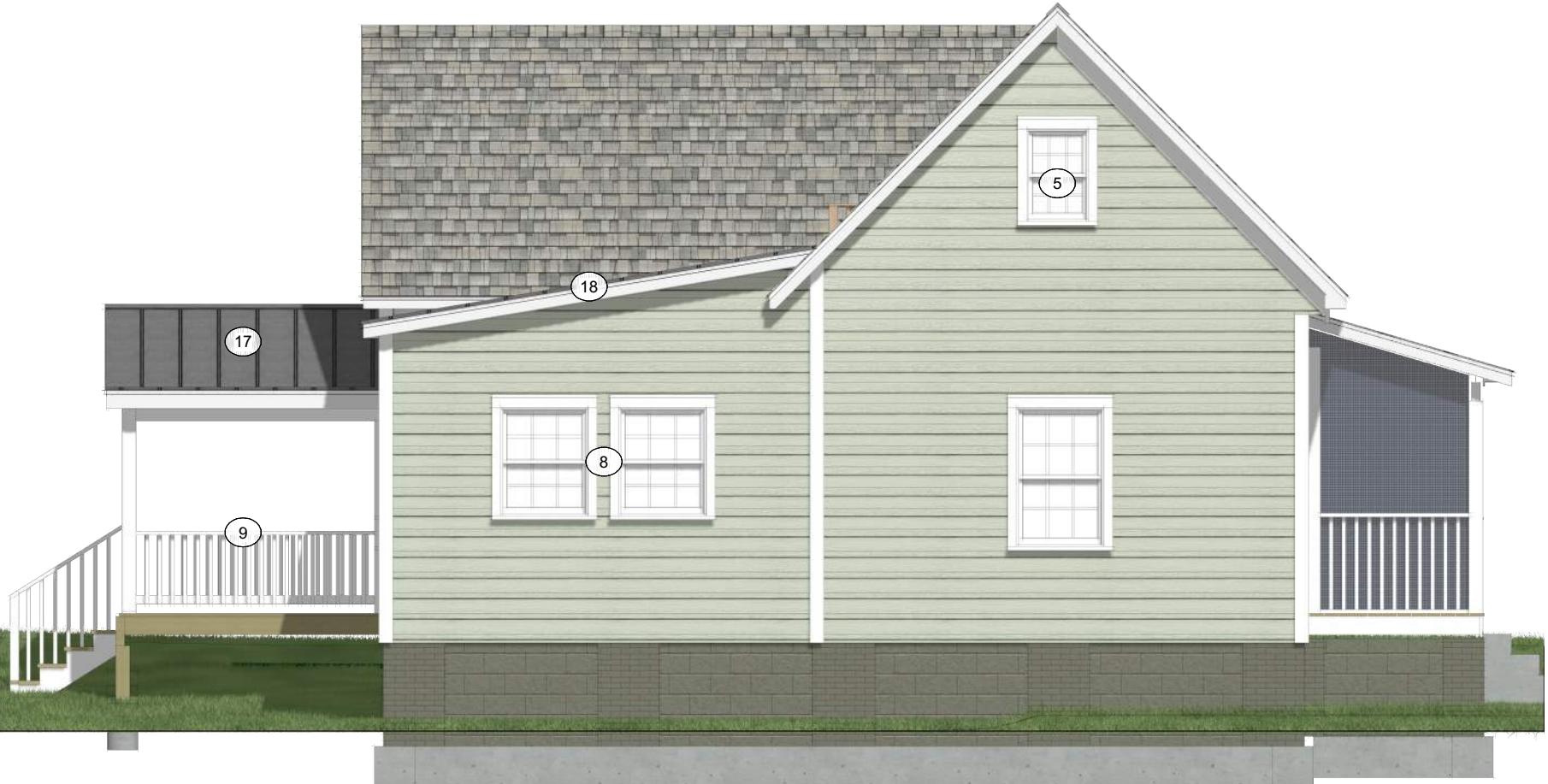
Boulevard

Plot Plan
Scale 1" = 10'-0"


 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"

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.



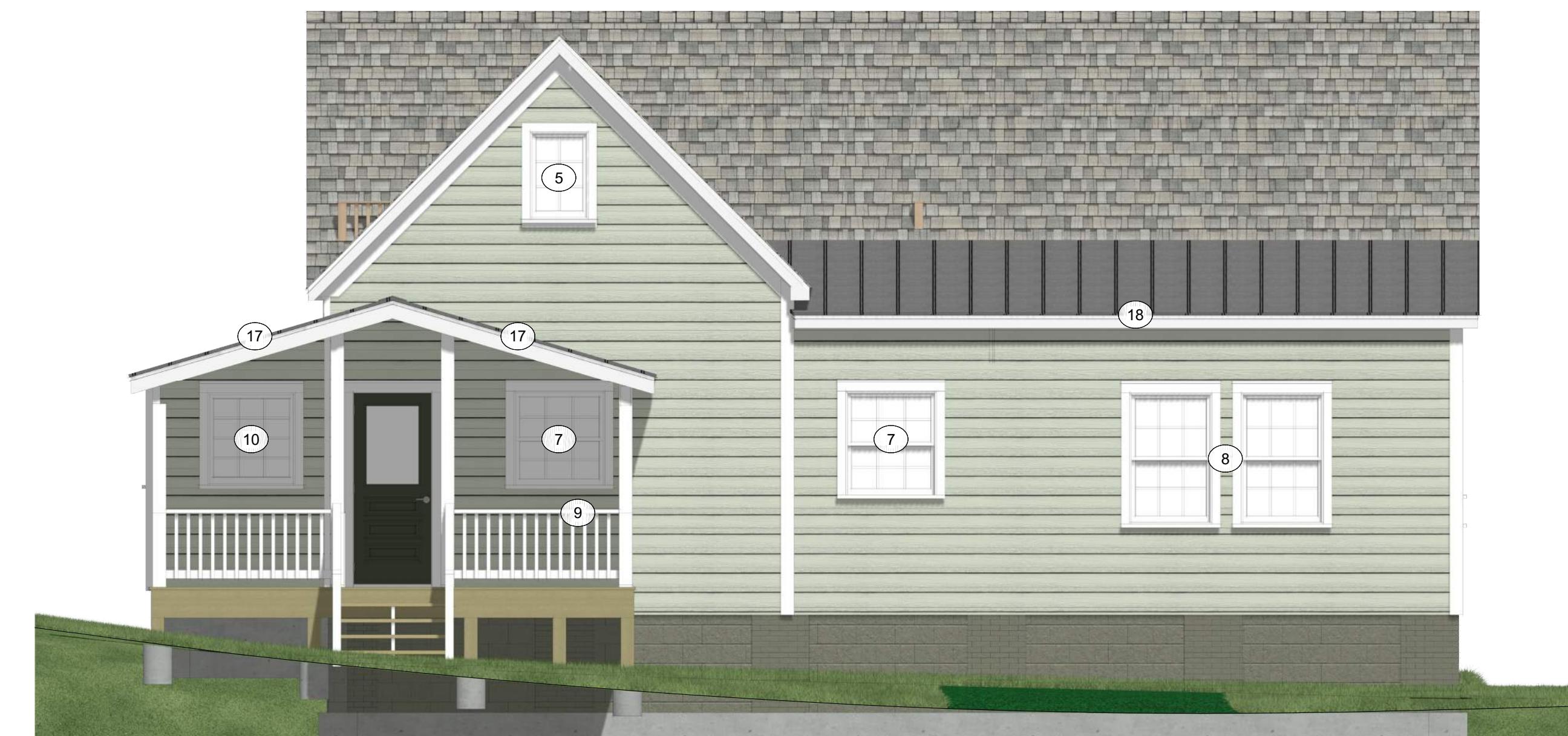
Front Elevation
Scale: 1/4" = 1'-0"



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

ROOF NOTES

- 17 Proposed standing seam metal roof over deck
- 18 Proposed standing seam metal roof to replace existing 1:12 shed roof



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



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



PROPOSED EXTERIORS

11/17/25

A-2

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

Revision History



EXTERIOR NOTES

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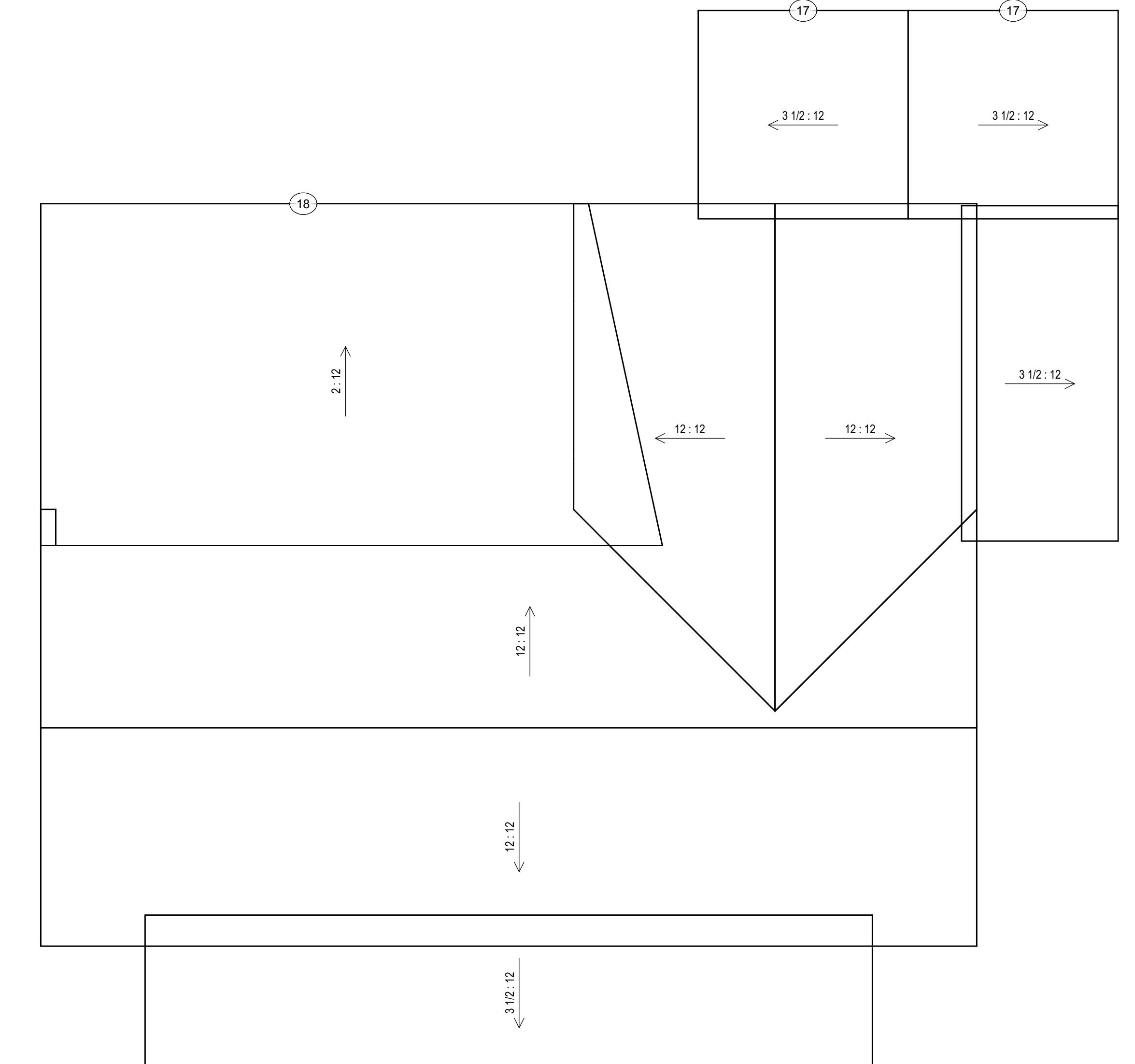
LANE SEABOLT

LANE@SEABOLTDDESIGN

Melisa Holmes & Steve Vermillion
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ROOF NOTES

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ROOF PLAN

11/17/25

A-3



LANE SEABOLT
LANE@SEABOLTDISIGN

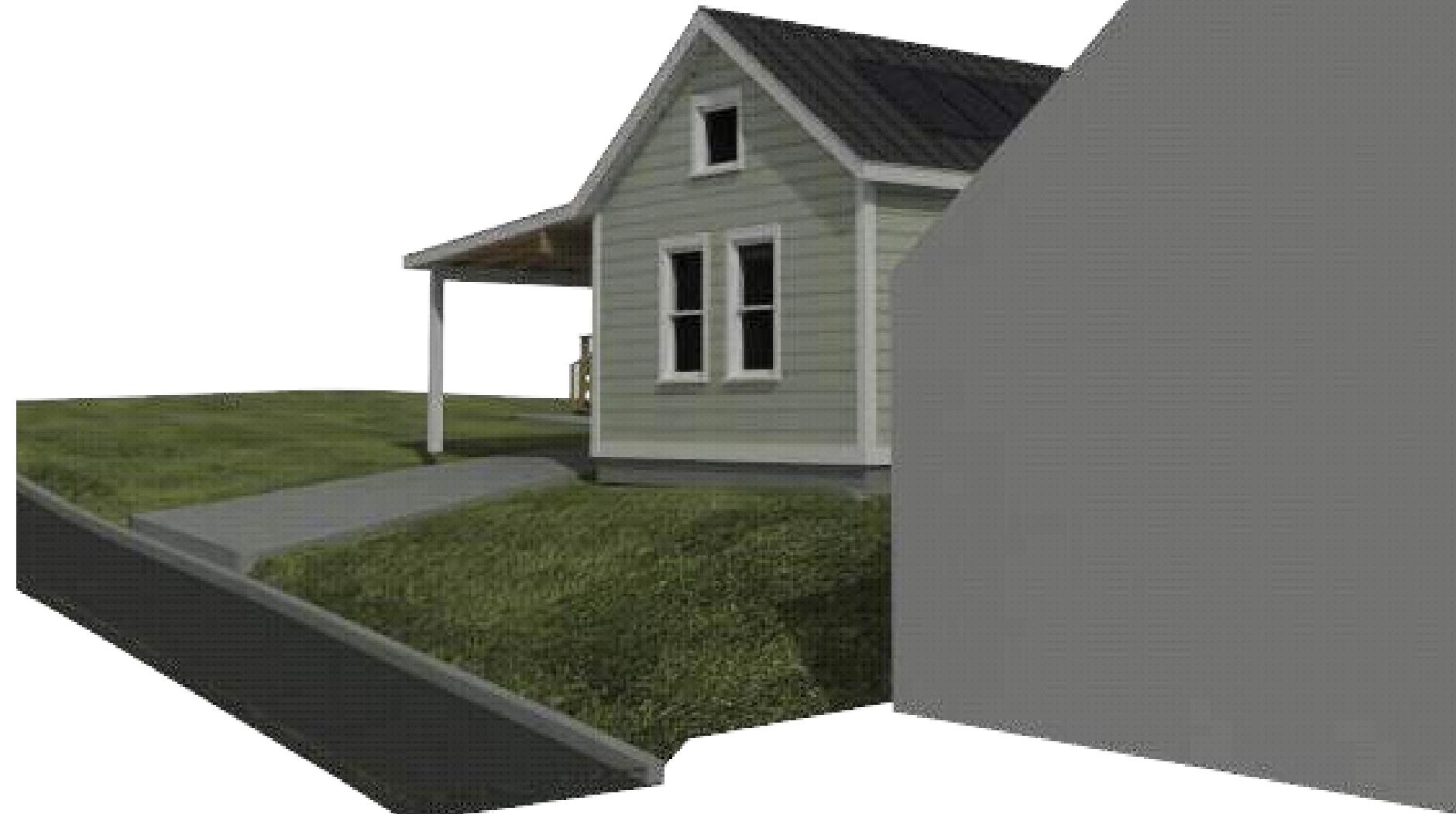
Melisa Holmes & Steve Vermillion
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Existing Perspective - Back Left



Existing Perspective - Back



Existing Perspective - Back Right



Proposed Perspective - Back Right



Proposed Perspective - Back



Proposed Perspective - Back Left

11/17/25

A-4