

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 liable for errors and omissions in these plans but will not be liable for any errors 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 from 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
A.B.	Pound or Number
A.F.F.	Anchor Bolt
A.F.G.	Above Finish Floor
B.I.G.	Above Finish Grade
B.M.	Blocking
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
CLNG.	Continuous
CONT.	Column
COL.	Diameter
DIA.	Detail
DET.	Detailed
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
E.W.	Each Way
FIN.	Finish
FO.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST.	Joint
MAX.	Maximum
M.B.	Machine 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.	Reinforced
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

DRAWING SYMBOLS

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

Latest editions of the following Georgia State Minimum Standard Codes:	245 Buena Vista Ave Athens GA, 30601
International Building Code (ICC)	John A Allen & Jennifer A Harper
(with Appendix D: Fire District)	114C2 E003
International Mechanical Code (ICC)	RS-8
International Fuel Gas Code (ICC)	24,740 sq ft
International Property Maintenance Code, (ICC)	Single Family Residential
National Electrical Code (NFPA)	Renovation / Addition
International Plumbing Code (ICC)	4007R-Boulevard
International Energy Conservation Code (ICC)	Existing Structure
International Residential Code for One and Two-Family Dwellings (ICC)	Proposed Structure
International Existing Building Code (ICC)	2 Story O/ Crawl
International Swimming Pool and Spa Code (ICC)	

EXISTING STRUCTURE

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

PROPOSED STRUCTURE

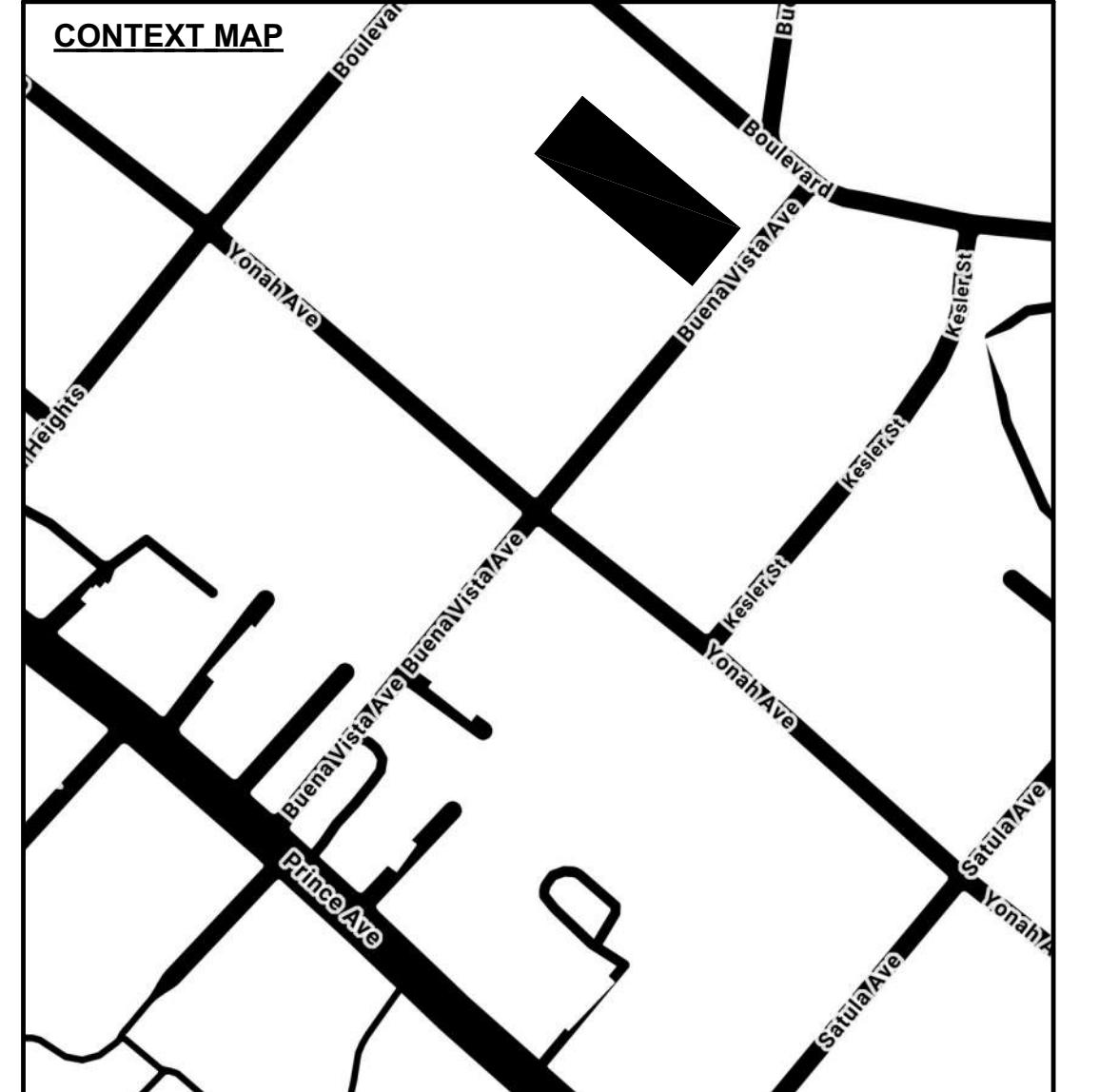
Area - Conditioned 01	1,876 ft ²
Area - Conditioned 02	517 ft ²
Area - Total Conditioned	2,393 ft ²
Area - Decks/Porches	708 ft ²
Area - Accessory Structures	798 ft ²
Area - Total Under Roof	3,601 ft ²

EXISTING LOT COVERAGE

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

PROPOSED LOT COVERAGE

	Area	Coverage
Existing Driveways / Walkways	656 ft ²	2.65 %
Existing Garage	798 ft ²	3.23 %
Existing Footprint	2,259 ft ²	9.13 %
Proposed Addition	2,899 ft ²	11.71 %
Total	6,612 ft ²	26.72 %



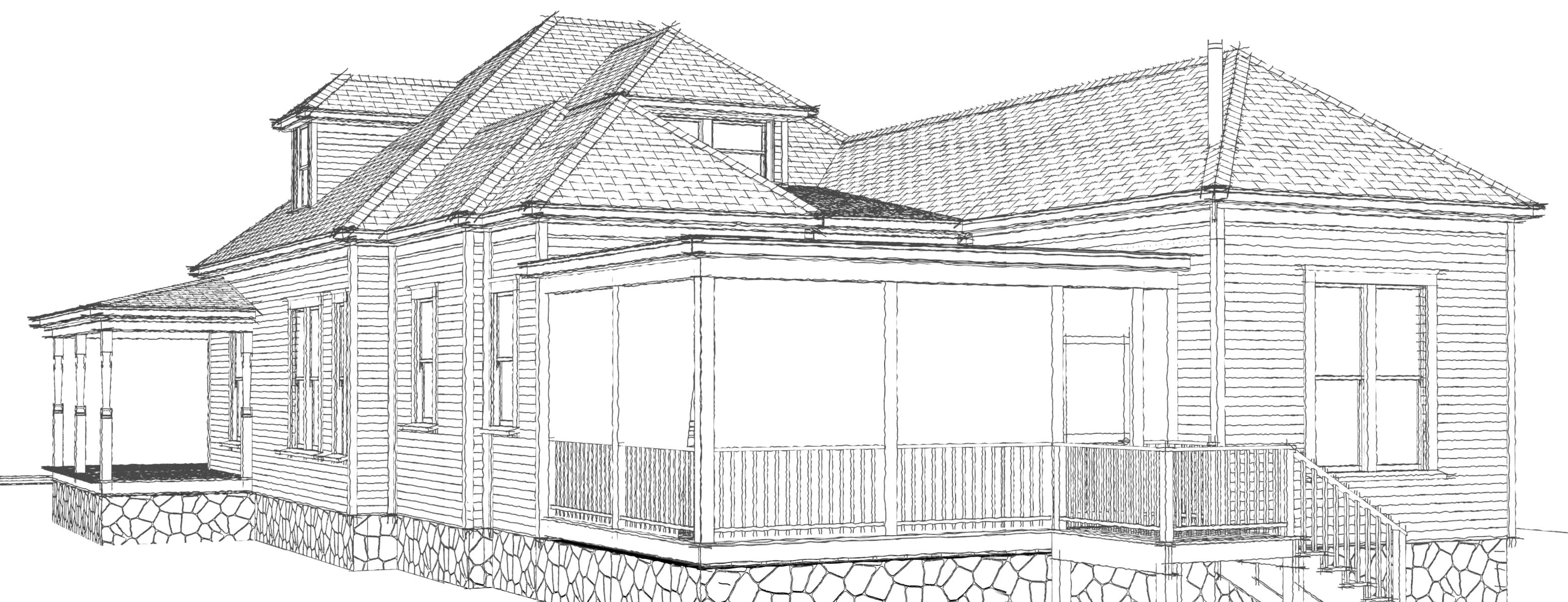
GENERAL NOTES

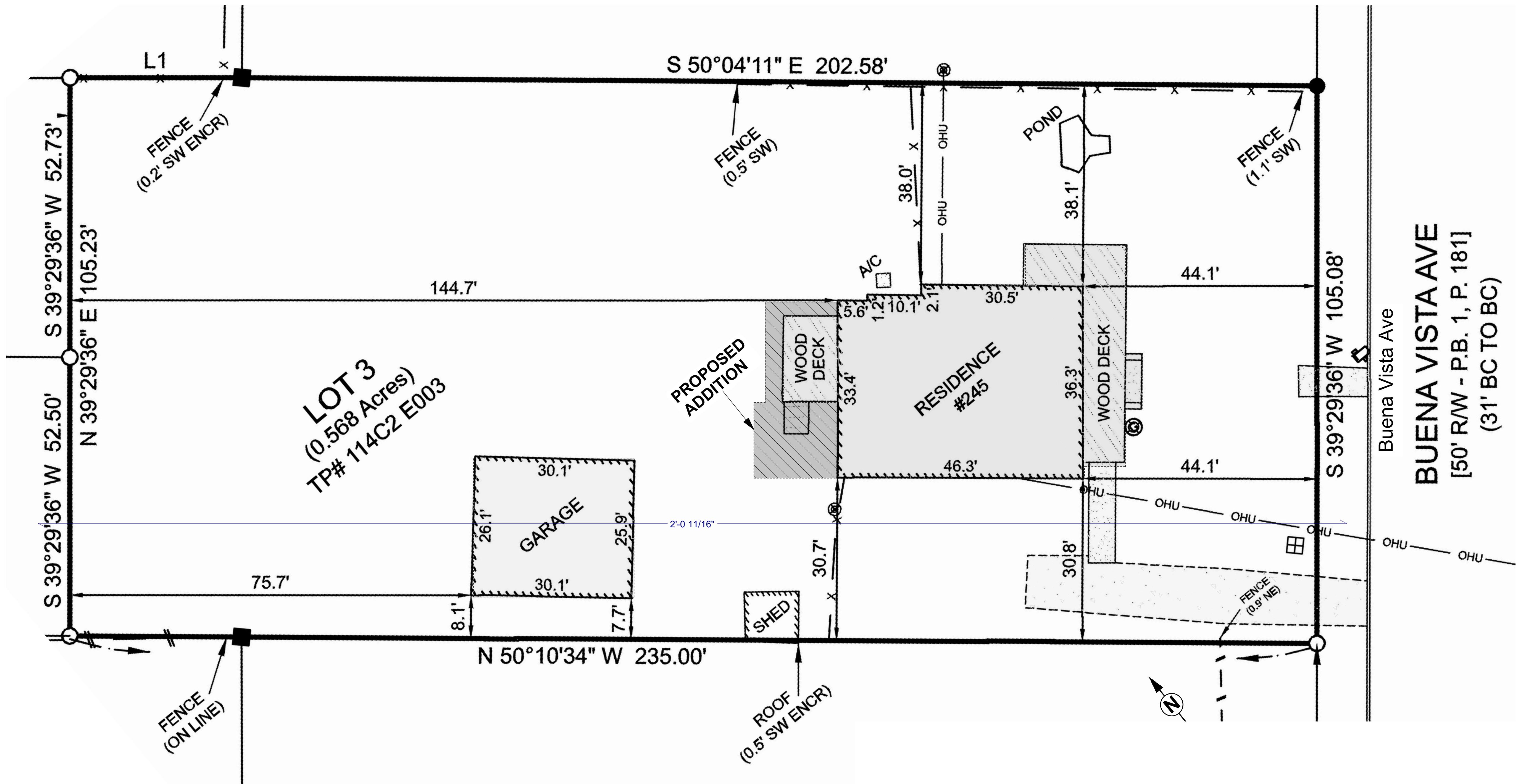
- Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission in the contractor's plans or notes of the work at any time without construction documents, or where required, approved shop drawings, product data, 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 complete all construction and equipment installed by Designer. Any construction work pertaining to HVAC systems, security systems, special electrical 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 coordinate and work with other contractors and subcontractors to be used after completion. Contractor to be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work with other contractors.
- 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 materials furnished under this contract which are new, unless otherwise specified, and all work will be of good quality, free from defects and in conformance with the drawings and specifications. All work, not otherwise required 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 any Contractor to examine any form, instrument or document shall in no way relieve the Contractor from any obligation.
- Where required, lead paint, asbestos, and other hazardous materials shall be removed by a licensed contractor. Contractor to propose an available alternate for removal by Owner/Designer as well as a prepared, licensed, responsible temporary storage and/or finish.
- 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 irregularities 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.
- All wall surfaces are to be made flush and smooth prior to painting or installation of wall covering.
- Insulate all floors, walls and ceiling, including basement for comfort and energy efficiency.
- All walls to be finished to a Class B finish 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 they begin.
- 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.

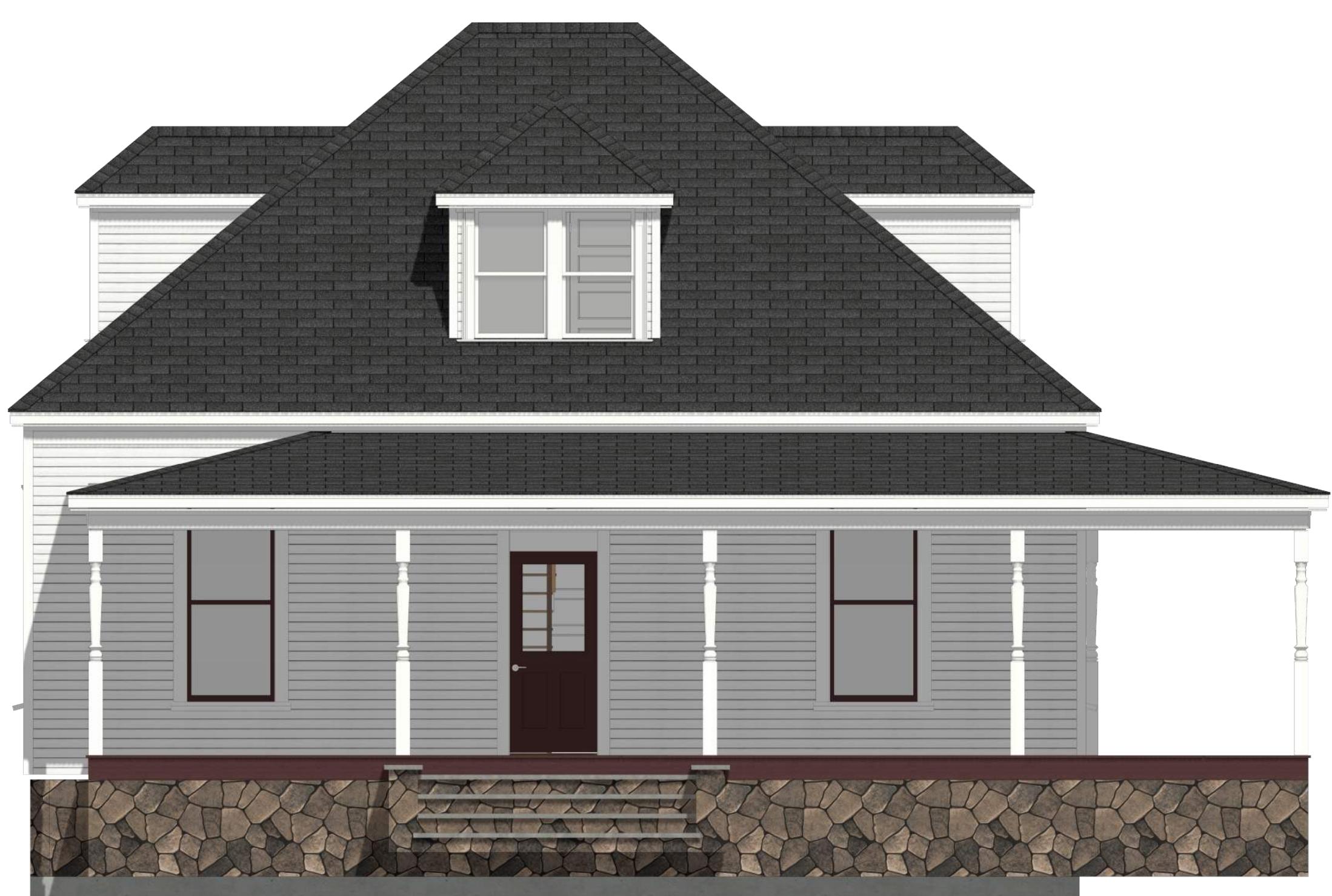
JOHN A ALLEN & JENNIFER A HARPER

Renovation / Addition

245 Buena Vista Ave Athens, GA 30601







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



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



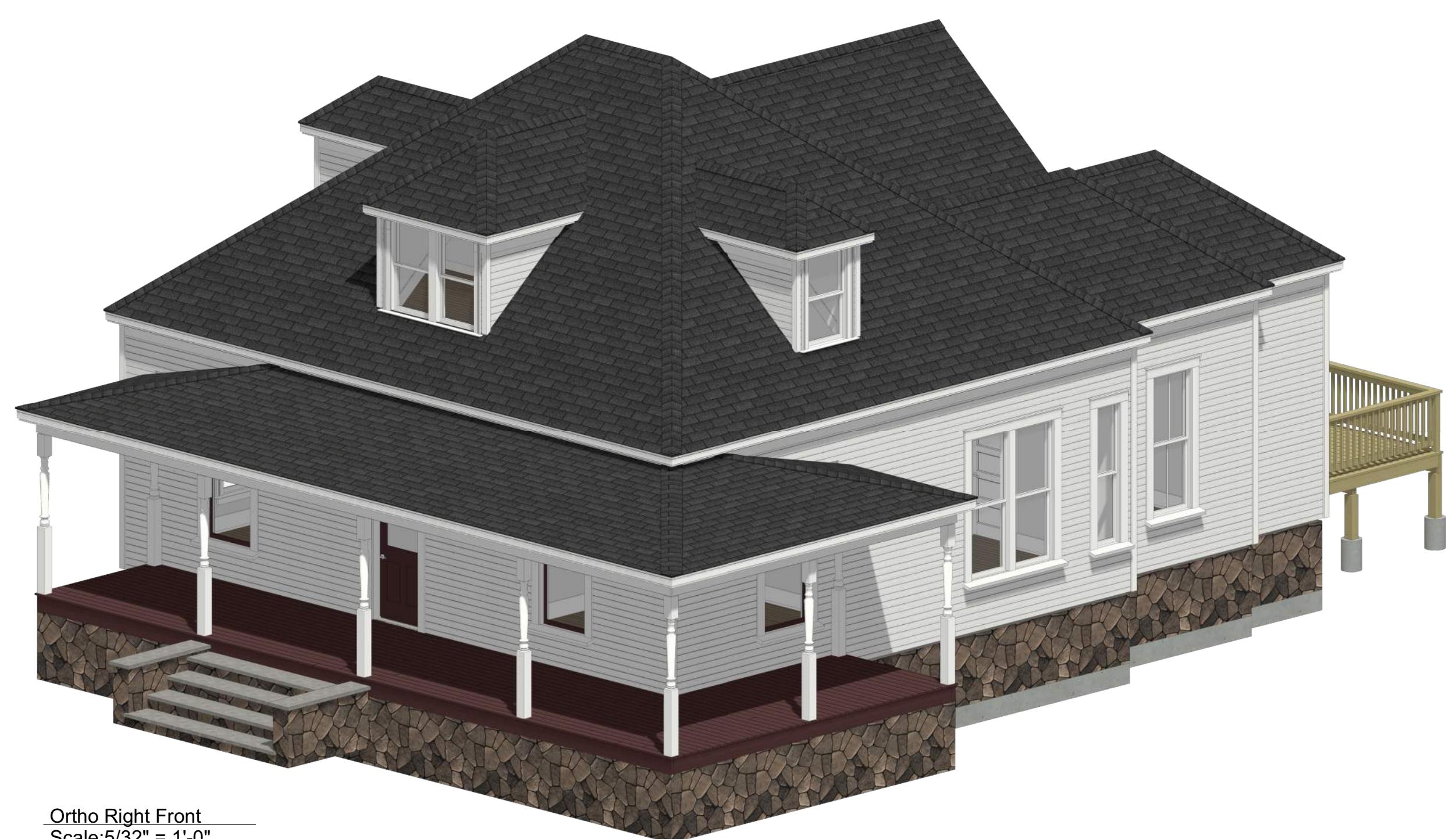
Back Elevation
Scale: 1/4" = 1'-0"



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



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



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



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

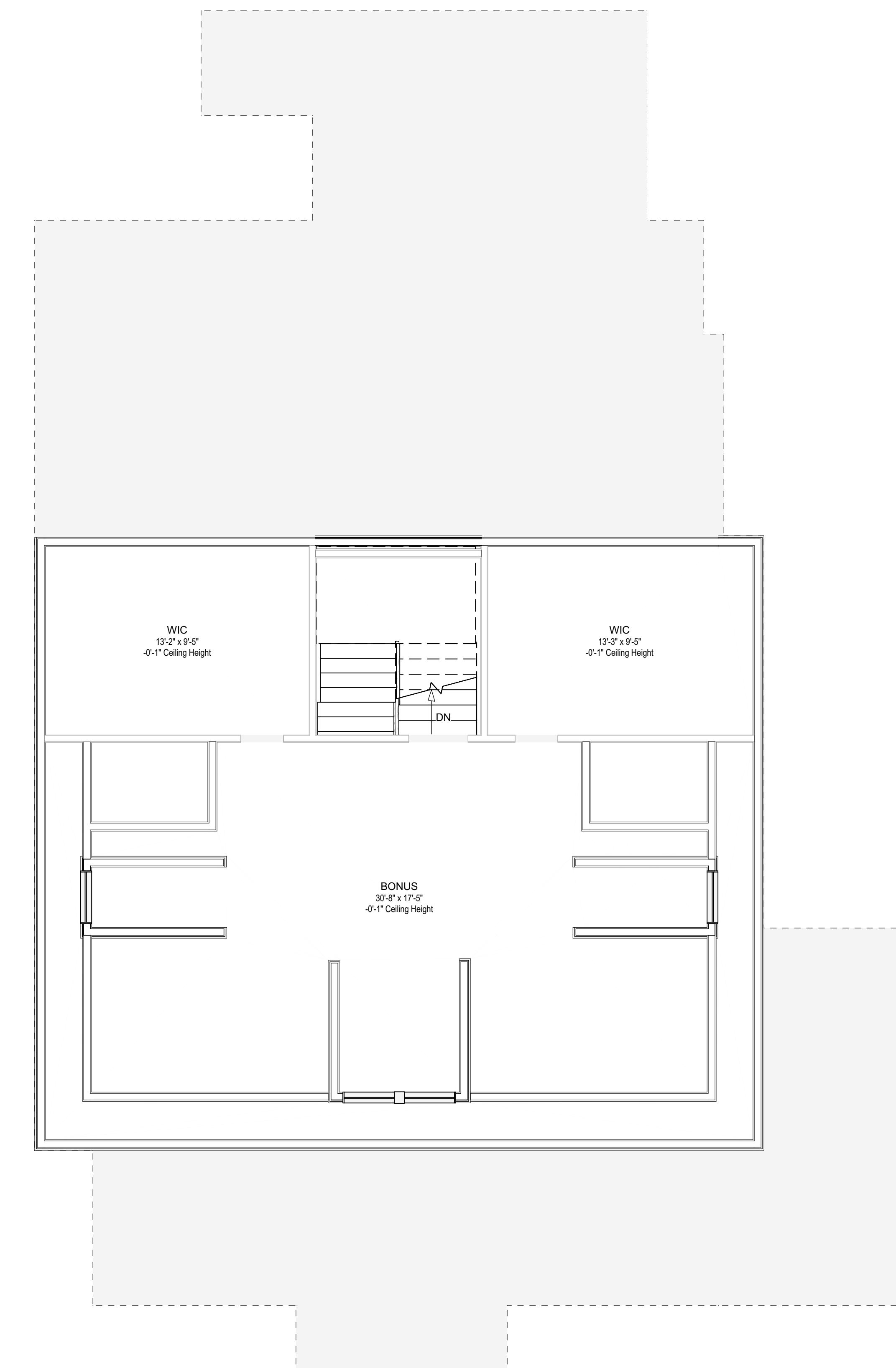


Ortho Back Left
Scale: 5/32" = 1'-0"

EXISTING EXTERIORS



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"



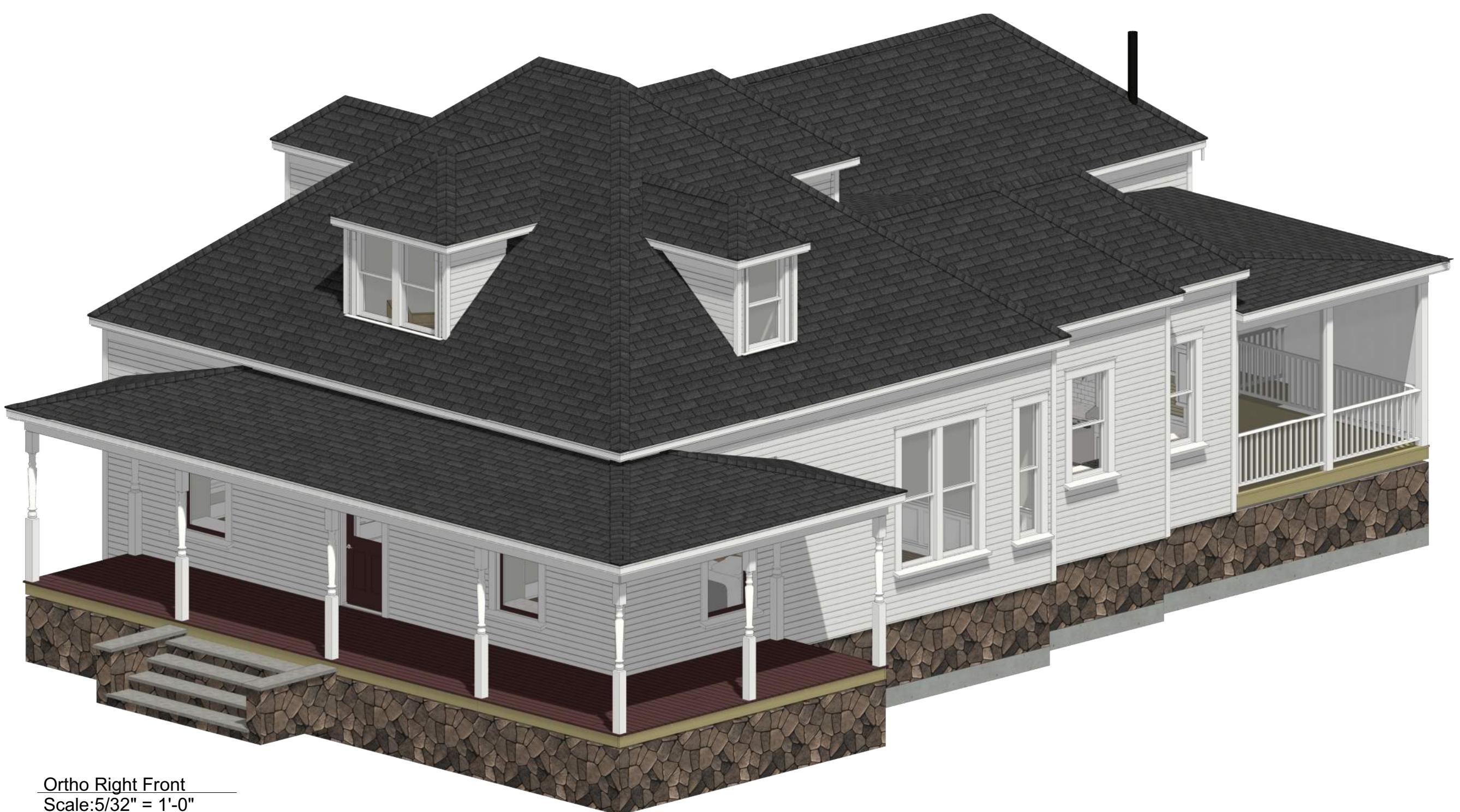
Back Elevation Hip
Scale: 7/32" = 1'-0"



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



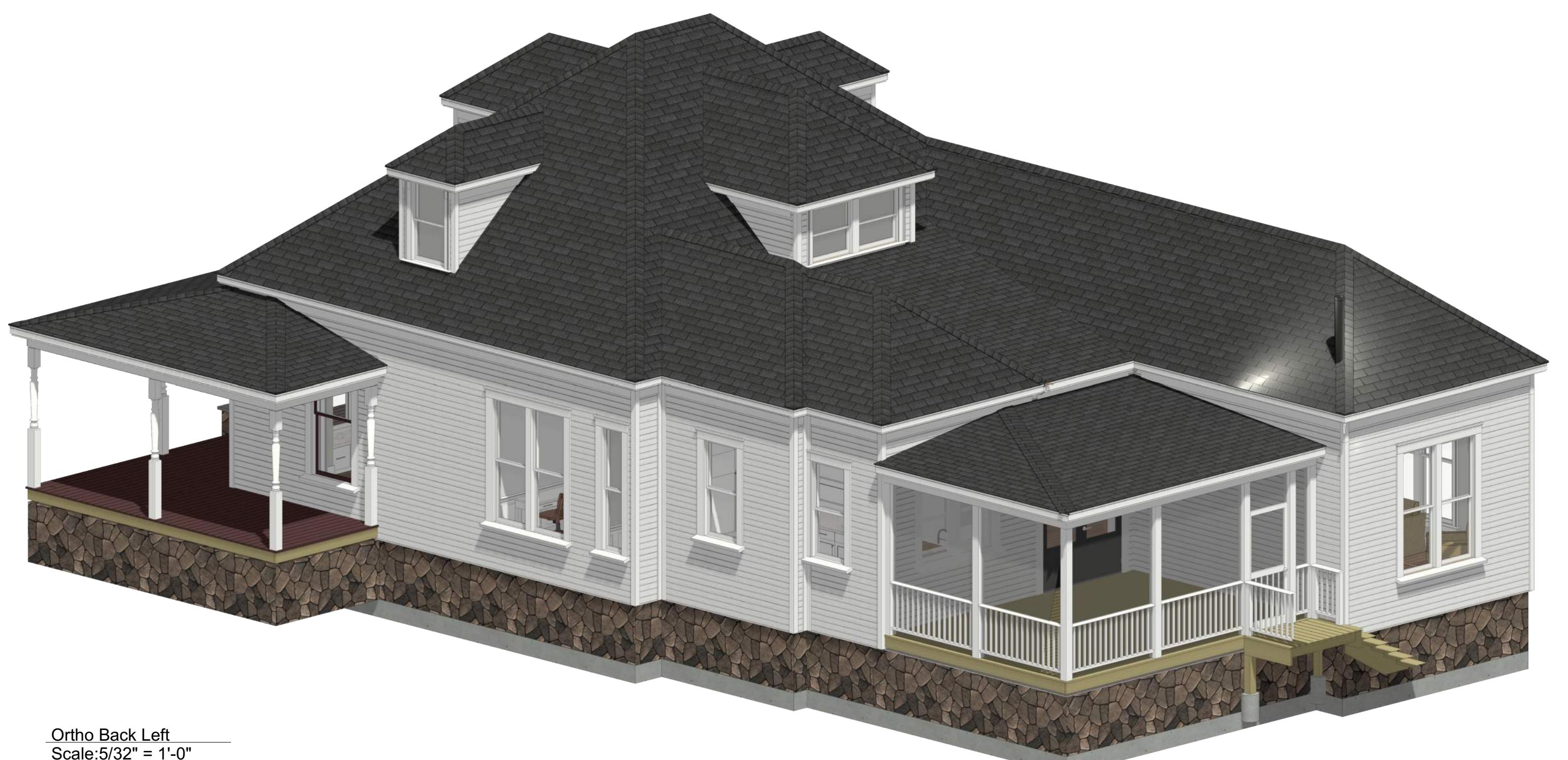
Ortho Left Front
Scale: 5/32" = 1'-0"



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



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



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

Revision History

EXTERIORS



Ext Perspective Front
Scale:0"



Ext Perspective Left
Scale:0"



Ext Perspective Back
Scale:0"



Ext Perspective Right
Scale:0"