BUCKINGHAM

LOT 45
1983 MALCOM ESTATES DR.
BOGART, GA 30622

REVISIONS

	DESCRIPTION:
REV. 001 10/28/25	– ADD SWITCH & OUTLET PLANS
REV. 002 12/9/25	– ADD LOT NUMBER & BRICK CALCULATIONS
REV. 004 __/__/__	
REV. 004 __/__/__	
REV. 005 __/__/__	
REV. 006 __/__/__	
REV. 007 __/__/__	
REV. 008 __/__/__	
REV. 009 __/__/__	

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		A6.2	2ND FLOOR SWITCH & OUTLET PLAN		

BUILDING CODE ANALYSIS

SCOPE: NEW CONSTRUCTION

CONSTRUCTION CLASS: SINGLE FAMILY

HEIGHT & AREA LIMITATION: 2 STORY MAXIMUM HEIGHT 35'

EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN. OF 5.7 SQ. FT.

GARAGE/HOUSE ASSEMBLY: 1/2" GWB GARAGE WALLS. TYPE–X 5/8" GARAGE CEILING w/20 MINUTE GARAGE TO HOUSE DOOR

DESIGN LOADS
LIVE LOAD:
SLEEPING: 30 PSF
NON–SLEEPING: 40 PSF
DECKS: 40 PSF
DEAD LOAD: 10 PSF
BASIC WIND SPEED: 120 MPH
STAIR LOADS: 40 PSF
ROOF LIVE LOAD: 20 PSF
LATERAL SOIL PRESSURE: 30 PCF (ASSUMED)

ATTIC VENTILATION: (SAMPLE)
2550 S.F. / 300 = 8.5 S.F. FREE AREA REQUIRED.
RIDGE VENT = 60 L.F. x .087 FREE AREA/LF = 5.22 S.F. PROVIDED
SOFFIT VENT= 100 L.F. X .035 FREE AREA/LF = 3.50 S.F. PROVIDED

APPLICABLE BUILDING CODES:

Plans and Construction to meet the requirements of 2018 IRC and Georgia Amendments.

APPROXIMATE SQUARE FOOTAGES	
1ST FLOOR HEATED	1,822
2ND FLOOR HEATED	1,713
TOTAL	3,535
Unfinished Basement (opt.)	1,574
Unfin. Basement Mech/Storage (opt)	159
Front Stoop	43
Garages	711
Rear Covered Ourdoor Living	380

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Sheet Title : COVER SHEET

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) PLANS COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME & TO BE BUILT.
3) PLANS ARE COMPATIBLE WITH SITE CONDITIONS AND ANY ADJACENT SPECIFICS OR SITE CONDITIONS
ANY MODIFICATIONS MADE TO THE PLANS BY THE BUILDER OR HOMEOWNER THAT HAVE NOT BEEN INCORPORATED INTO THE PLAN, OR ANY CONSTRUCTION PERFORMED FROM THESE PLANS THAT HAS NOT BEEN REVIEWED AND APPROVED BY SPRINGER, VOIDS ALL WARRANTIES AND LIABILITIES. SPRINGER AND ITS CONSULTANTS SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS OR DEFICIENCIES IN THE CONSTRUCTION DOCUMENTS, ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER FROM ALL CLAIMS, DAMAGES AND LIABILITIES ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

Drawn By : PWS

Date : 9-26-25

Revisions (See Cover) : 10-28-25 12-8-25

A0.0



1 FRONT ELEVATION

SCALE 1/4" = 1'-0" @ 24X36

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 84%
OTHER VENEER: 16%



2 LEFT ELEVATION

SCALE 1/4" = 1'-0" @ 24X36

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 81%
OTHER VENEER: 19%

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Sheet Title : ELEVATIONS

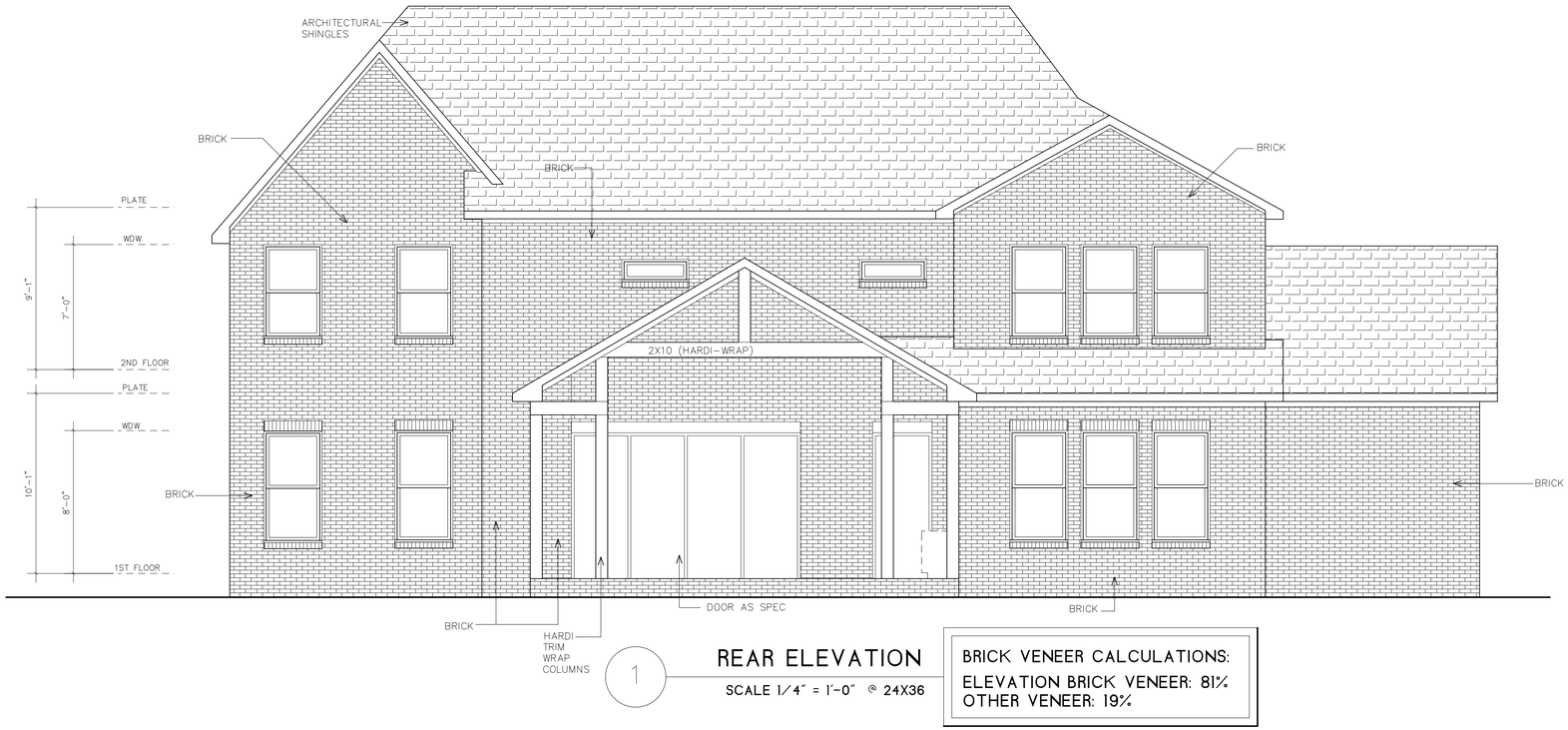
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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE IT IS TO BE BUILT.
3) PLAN SUITABILITY FOR USE IN THE AREA WHERE SPECIFIC SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
4) ALL CONSTRUCTION DOCUMENTS PREPARED FROM THIS PLAN ARE APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER & CO., VIZ. LLC AND ITS AGENTS FROM ANY LIABILITY RESULTING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

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Revisions (See Cover) : 10-28-25 12-8-25

A2.1



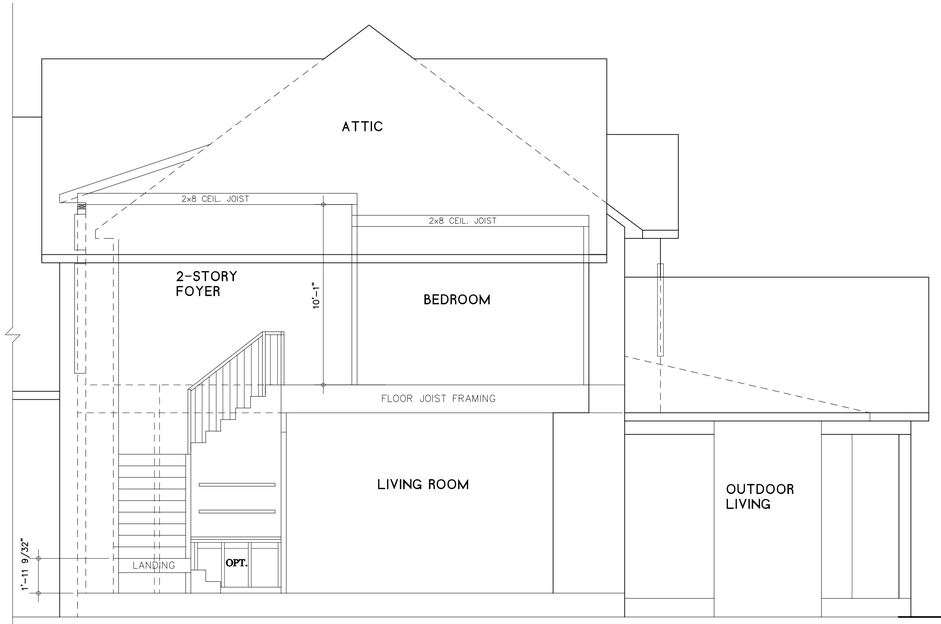
1

REAR ELEVATION

SCALE 1/4" = 1'-0" @ 24X36

BRICK VENEER CALCULATIONS:

ELEVATION BRICK VENEER: 81%
OTHER VENEER: 19%



STAIR SECTION

3

PARTIAL SECTION

SCALE 1/4" = 1'-0" @ 24X36



2

RIGHT ELEVATION

SCALE 1/4" = 1'-0" @ 24X36

BRICK VENEER CALCULATIONS:

ELEVATION BRICK VENEER: 96%
OTHER VENEER: 4%

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Sheet Title: ELEVATIONS

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) PLANS INCLUDE ARCHITECTURAL DETAILS ONLY. STRUCTURAL DETAILS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO CHANGES OR MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT CONSENT OF SPRINGER. ANY APPROVED CHANGES OR MODIFICATIONS MUST BE APPROVED IN WRITING BY SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER AND ITS EMPLOYEES FROM ANY AND ALL CLAIMS WHICH MAY ARISE IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

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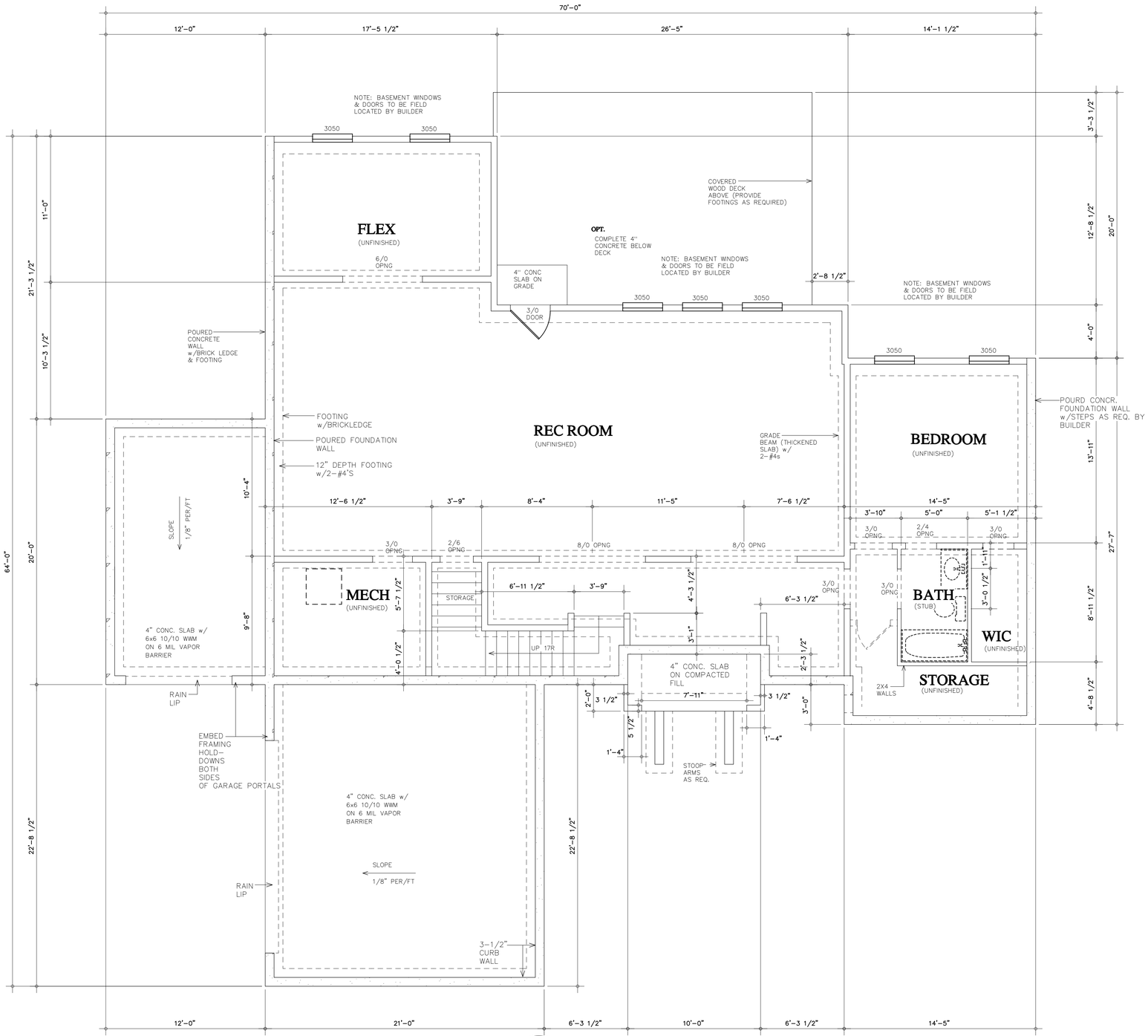
A2.2

NOTE:
WALLS THIS LEVEL TO BE 9'0" HT.
UNLESS NOTED OTHERWISE.

DOORS TO BE 6'-8" UNLESS NOTED OTHERWISE.

WINDOWS TO BE 5/0 HT. HJDR AT 7'-0" UNLESS NOTED OTHERWISE.

ADD BRICK LEDGE TO ALL EXTERIOR WALLS, SEE BUILDER FOR HEIGHT LOCATIONS.



1 **BASEMENT PLAN**

SCALE 1/4" = 1'-0" @ 24X36

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Sheet Title : BASEMENT FOUNDATION

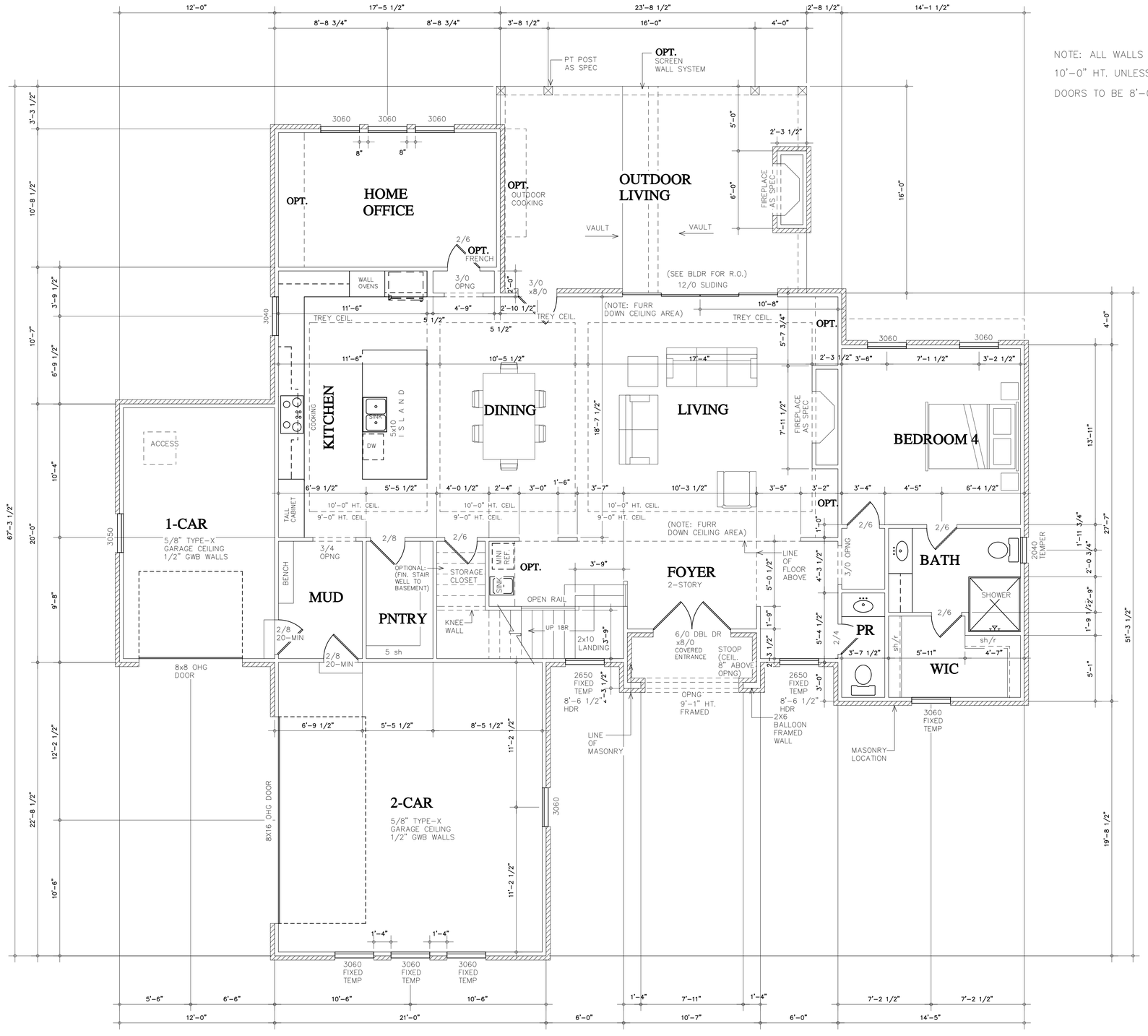
SPRINGER & CO., LLC (SPRINGER) ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) PLANS MADE WITH BUILDING CODE IN EFFECT AT THE TIME & PLACE THE HOME IS TO BE BUILT.
3) PLANS MUST BE REVIEWED FOR ANY ANGLE, WHERE ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
4) CONSTRUCTION DOCUMENTS TO INCLUDE ONLY THOSE PLANS APPROVED WITHOUT CONSENT OF SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

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Model Name : LOT 45, 1983 MALCOM ESTATES DR., BOGART, GA 30622

Sheet Title : 1ST FLOOR PLAN

SPRINGER & CO., NTZ, LLC (SPRINGER), ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN UNLESS SPRINGER IS THE BUILDER OF RECORD FOR THE HOME.
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) PLANS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO BE STRICTLY ADHERED TO.
3) PLANS MUST BE REVIEWED ONCE THE HOME HAS BEEN STAKED OUT ON THE LOT AND ANY DISCREPANCIES OR DISCOVERIES OF CONDITIONS THAT DIFFER FROM WHAT IS SHOWN ON THE PLANS MUST BE BROUGHT TO THE ATTENTION OF SPRINGER.
4) THESE PLANS ARE THE PROPERTY OF SPRINGER AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST HAVING BEEN HAVE NOT BEEN INCORPORATED INTO THE PLAN.
5) ALL APPLICABLE CODES AND ORDINANCES SHALL BE FOLLOWED IN THE BUILT. MUST BE APPROVED BY SPRINGER. ANY CHANGES MADE TO THE PLANS IS APPROVED WITHOUT CONSENT OF SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE TOTAL PLAN DETAILS SHOULD BE REVIEW AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER FROM AND AGAINST ALL CLAIMS RESULTING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

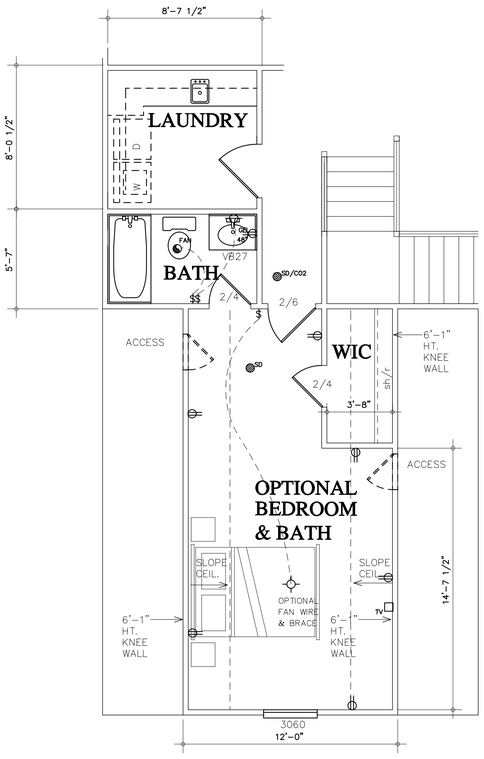
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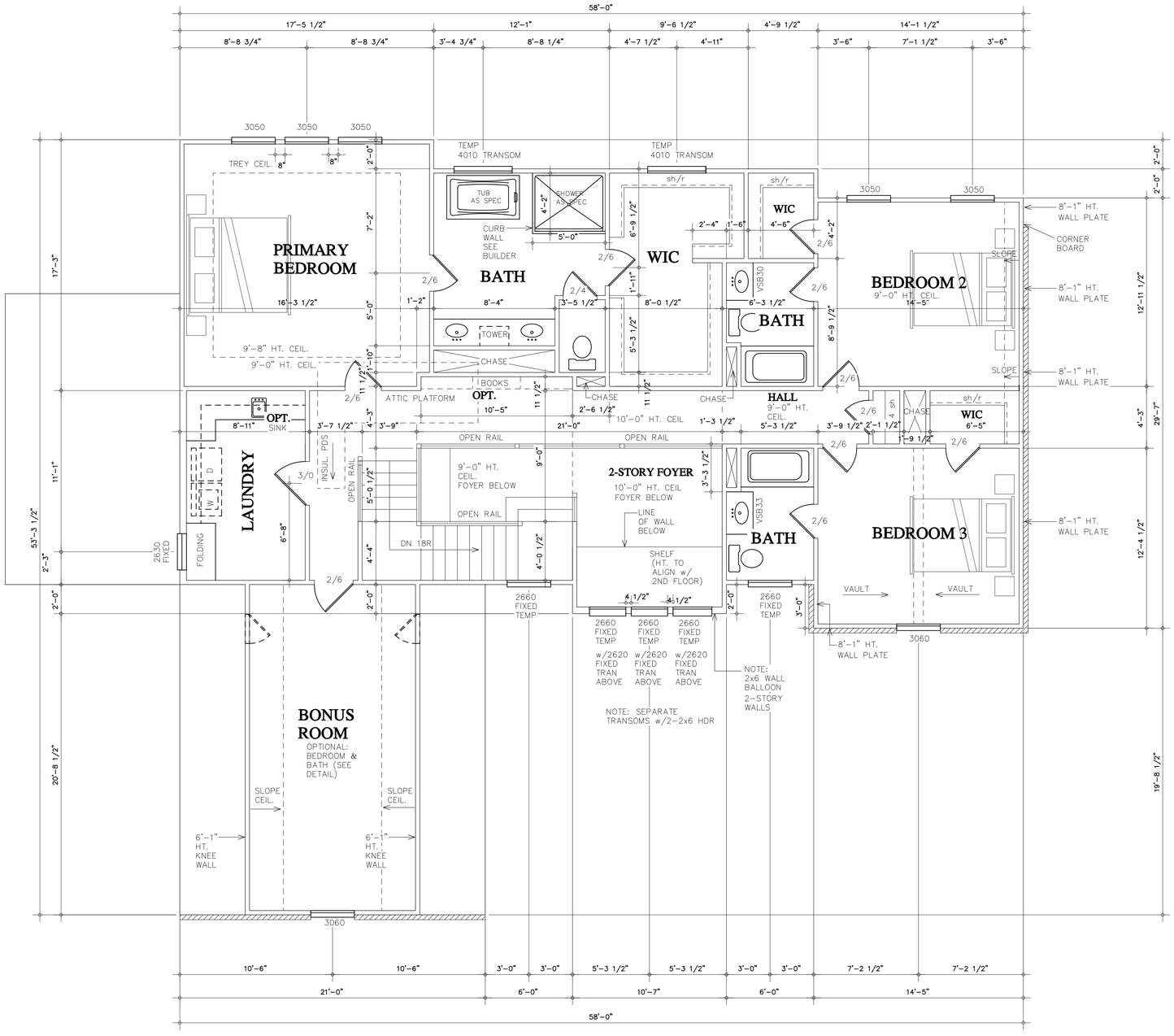
NOTE: ALL WALLS THIS LEVEL TO BE 8'-0" HT. UNLESS NOTED OTHERWISE DOORS TO BE 6'-8" H.T U.N.O.



WHEN OPTIONAL BR& BATH

1 PARITAL PLAN

SCALE 1/4" = 1'-0" @ 24X36



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Sheet Title : 2ND FLOOR PLAN

SPRINGER & CO., VIZ, LLC (SPRINGER) ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS UNLESS SPRINGER IS RETAINED TO PERFORM ALL OF THE FOLLOWING:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) PLAN REVISIONS AS REQUIRED BY LOCAL BUILDING CODES OR SITE CONDITIONS
3) PLAN REVISIONS AS REQUIRED BY THE ARCHITECTURAL ASPECTS OR SITE CONDITIONS THAT HAVE NOT BEEN INCORPORATED INTO THE PLAN.
4) ENGINEERING AND DETAILING OF ANY AND ALL STRUCTURAL ELEMENTS TO BE BUILT.
ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER FROM ANY AND ALL LIABILITY RESULTING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME

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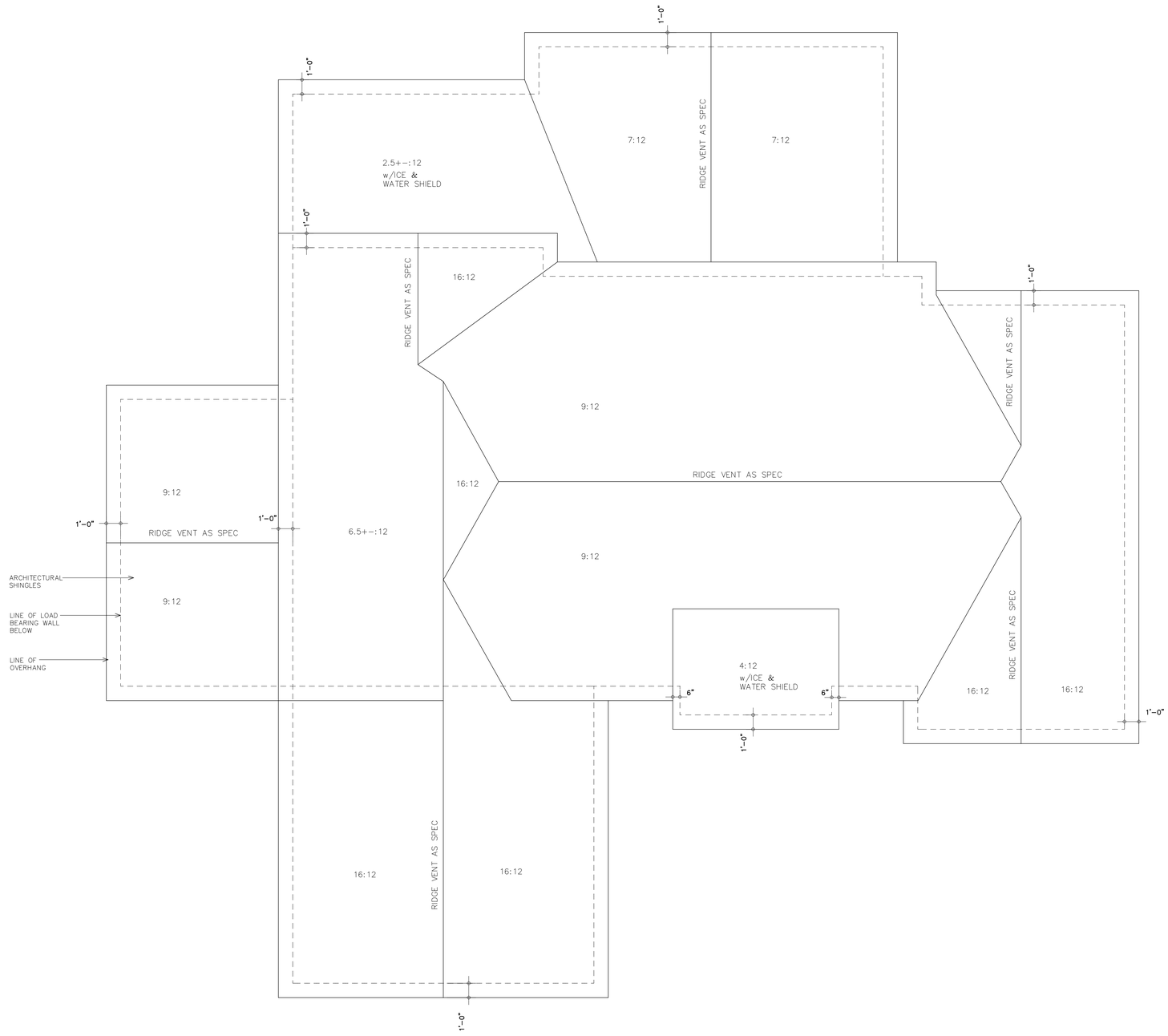
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Sheet Title :
ROOF PLAN

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1) ALL DIMENSIONS MUST BE VERIFIED BY BUILDER/CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2) PLANS MUST COMPLY WITH BUILDING CODE AND ANY APPLICABLE AMENDMENTS THERETO. BUILDER/CONTRACTOR IS RESPONSIBLE FOR ADAPTING THIS PLAN TO THE SPECIFIC SITE CONDITIONS AND MUST ADDRESS ITEMS SUCH AS, BUT NOT LIMITED TO, GRADE, SOIL CONDITIONS, WATER TABLE, FLOOD PLAIN, SEPTIC OR SEWER REQUIREMENTS, ETC. THIS PLAN MAY NOT BE BUILT IF IT HAS NOT BEEN APPROVED FOR THE SPECIFIC SITE CONDITIONS AND MODIFIED AS NECESSARY.
3) ELEVATIONS, MATERIALS AND OPTIONS SHOWN ON THIS PLAN ARE ARTISTIC REPRESENTATIONS AND MAY NOT REFLECT ACTUAL CONDITIONS. ALL MATERIALS AND OPTIONS MUST BE SPECIFIED BY THE BUILDER/CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
4) ANY CHANGES TO THIS PLAN MUST BE APPROVED BY A STRUCTURAL ENGINEER AND APPROVED IN WRITING BY SPRINGER. ANY UNAUTHORIZED CHANGES TO THIS PLAN WILL VOID ANY AND ALL WARRANTIES PROVIDED BY SPRINGER.
ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

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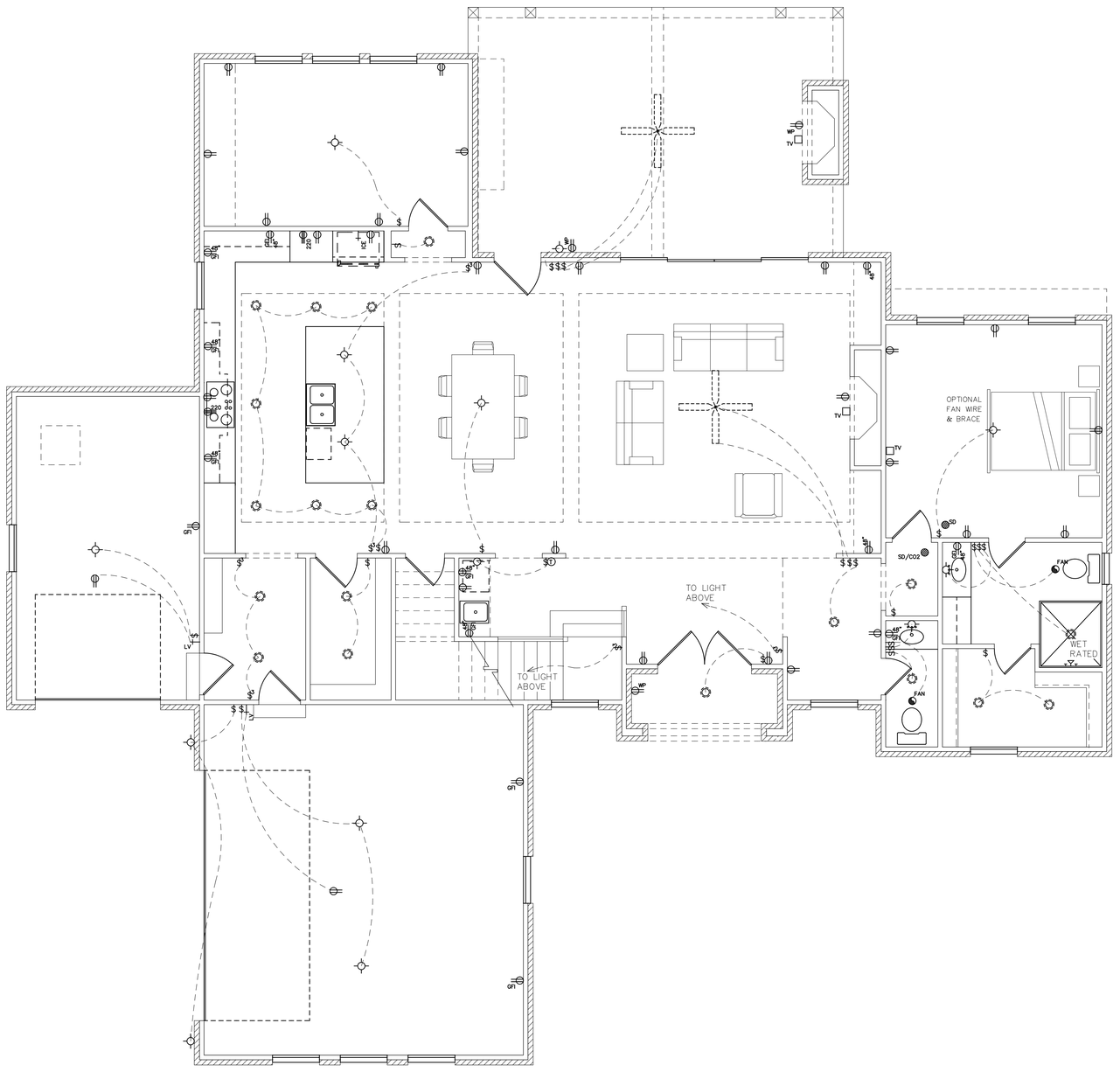
Date :
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Revisions (See Cover) :
10-28-25
12-8-25

A5.1

LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	DUPLEX OUTLET (1/2 SWITCHED)
48"	DUPLEX OUTLET AT 48" A.F.F.
GFI	DUPLEX OUTLET (GFCI)
GFI 48"	GFCI DUPLEX OUTLET AT 48" A.F.F.
WP	WATER-PROOF DUPLEX OUTLET
220	220 VOLT OUTLET
	CEILING MOUNTED & SUSPENDED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED CEILING FIXTURE W/EYEBALL TRIM
FAN	CEILING MOUNTED EXHAUST FAN
SD	CEILING MOUNTED SMOKE DETECTOR
SDCO2	SMOKE & CO2 DETECTOR COMBO
CHIMES	DOOR CHIMES
GAS	GAS OUTLET
ICE	REFRIGERATOR ICEMAKER TAP
HB	EXTERIOR HOSE BIBB
LV	LOW VOLTAGE SWITCH
TV	TELEVISION ANTENNA/CABLE OUTLET
24" A.F.F.	TELEPHONE OUTLET
	DOUBLE FLOOD LIGHT
	CEILING MOUNTED FAN
$	SINGLE POLE WALL SWITCH AT 48" A.F.F.
$3	3-WAY WALL SWITCH AT 48" A.F.F.
$4	4-WAY WALL SWITCH AT 48" A.F.F.
T	THERMOSTAT



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Sheet Title :
1ST FLR SWITCH & OUTLET PLAN

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) PLANS INCLUDE WITH BUILDING CODE IN THE AREA WHERE THE HOME IS TO BE BUILT.
3) PLANS ARE SUITABLE FOR USE ON THE LOT WHERE THE HOME IS TO BE BUILT.
HAVE NOT BEEN INCORPORATED INTO THE PLAN.
MODIFICATIONS OR REVISIONS TO THIS PLAN MUST BE APPROVED WITHOUT CONSENT OF SPRINGER
APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS
SPRINGER FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN
IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

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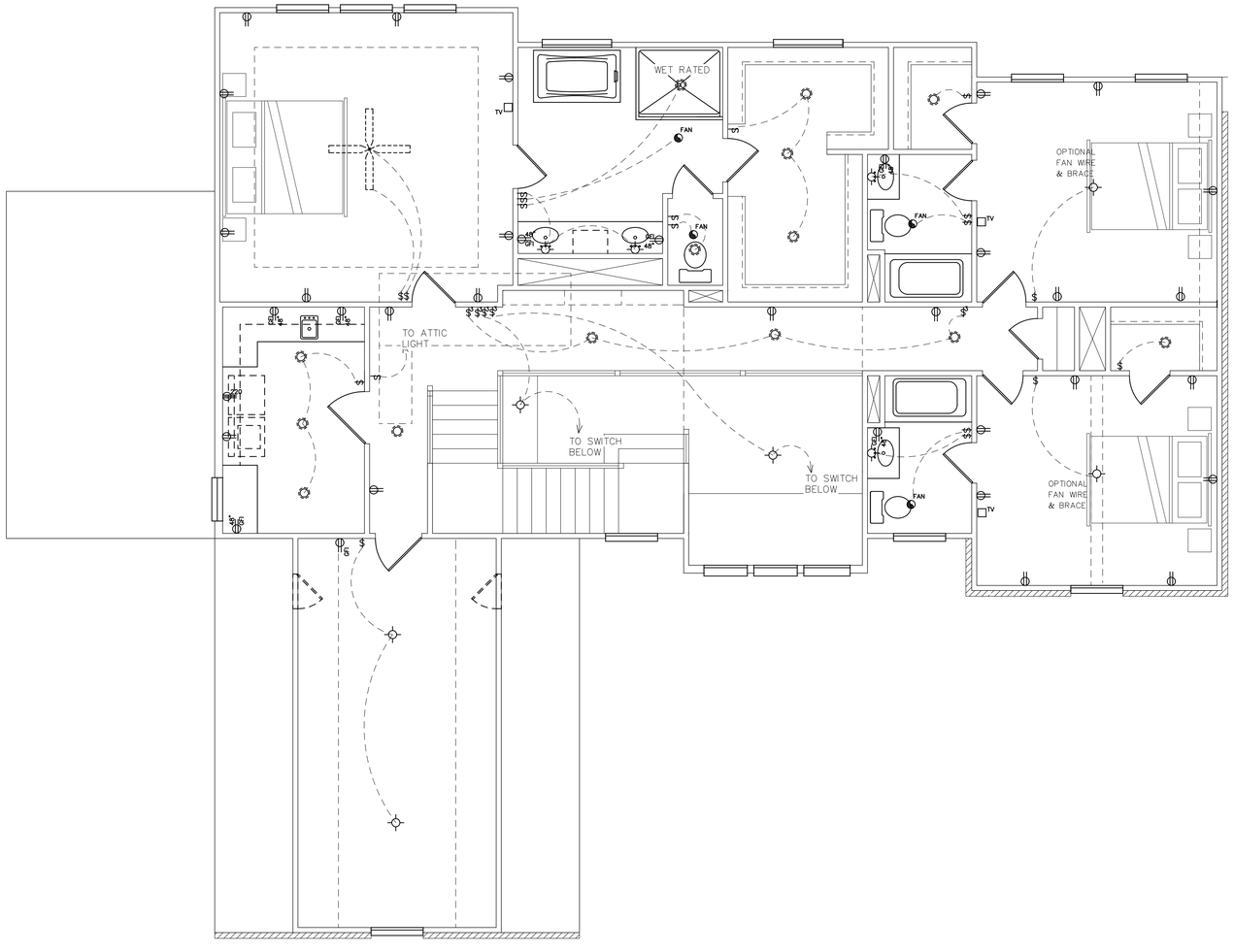
Date :
9-26-25

Revisions (See Cover) :
10-28-25
12-8-25

A6.1

LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	DUPLEX OUTLET (1/2 SWITCHED)
48"	DUPLEX OUTLET AT 48" A.F.F.
GFI	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERUPT)
48" GFI	G.F.I DUPLEX OUTLET AT 48" A.F.F.
WP	WATER PROOF DUPLEX OUTLET
220	220 VOLT OUTLET
	CEILING MOUNTED & SUSPENDED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	6" RECESSED CEILING LIGHT FIXTURE
	RECESSED CEILING FIXTURE W/EYEBALL TRIM
FAN	CEILING MOUNTED EXHAUST FAN
SD	CEILING MOUNT SMOKE DETECTOR
SDCO2 COMBO	CEIL. MOUNT SMOKE & CO2 DETECTOR COMBO
CHIMES	DOOR CHIMES
GAS	NATURAL GAS OUTLET
ICE	ICE MAKER RUN
HB	EXTERIOR HOSE BIBB
LV	LOW VOLTAGE SWITCH
TV	TELEVISION PRE-WIRE
44° 53'-7"	TELEPHONE PRE-WIRE
	DOUBLE FLOOD LIGHT
	CEILING MOUNTED FAN
1X4 FLUOR.	FLUORESCENT FIXTURE
$	SINGLE POLE WALL SWITCH AT 48" A.F.F.
$3	3-WAY WALL SWITCH AT 48" A.F.F.
$4	4-WAY WALL SWITCH AT 48" A.F.F.
T	THERMOSTAT



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Sheet Title : 2ND FLR SWITCH & OUTLET PLAN

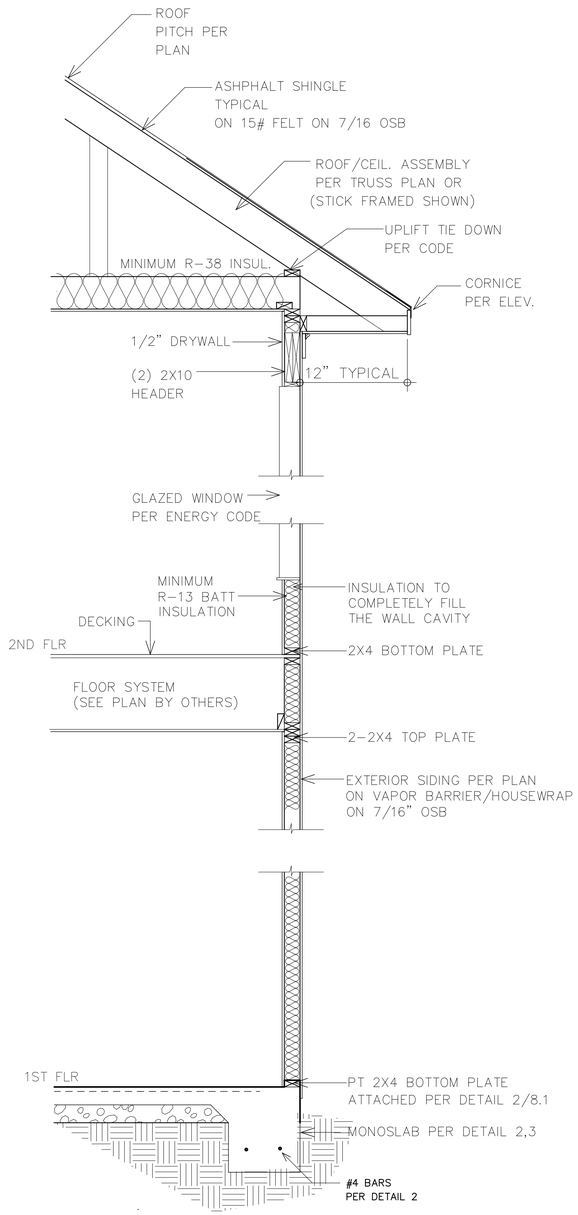
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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE JURISDICTION IT IS TO BE BUILT.
3) CLEARANCE WITH BUILDING SETBACKS AND OTHER SPECIFICS OF SITE CONDITIONS
HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO CONSTRUCTION SHOULD COMMENCE FROM THIS PLAN APPROVED WITHOUT CONSENT OF SPRINGER
ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND
APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS
SPRINGER FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN
IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

Drawn By : PWS

Date : 9-26-25

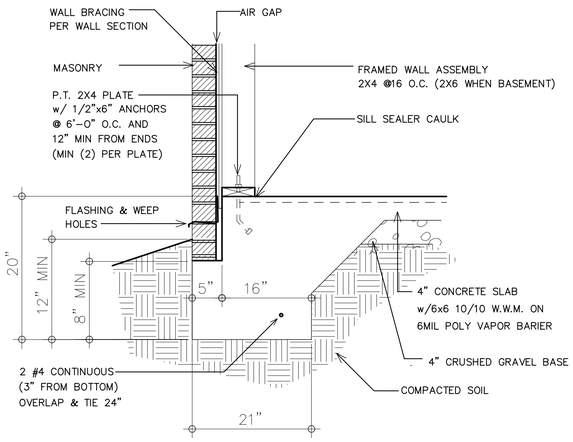
Revisions (See Cover) : 10-28-25, 12-8-25

A6.2



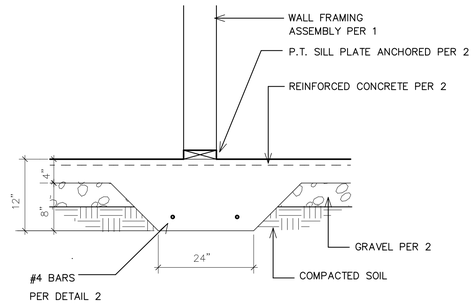
1 TYP. EXTERIOR WALL

SCALE 1/4" = 1'-0" @ 24X36



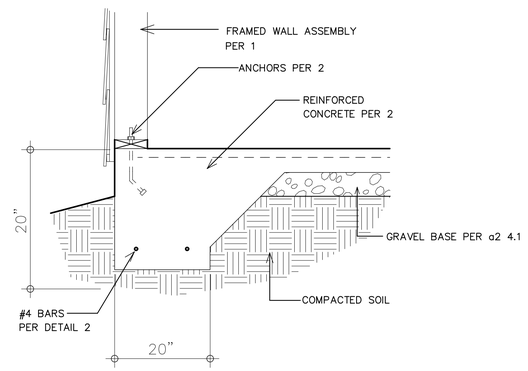
2 MONOSLAB w/MASONRY LEDGE

SCALE 1/4" = 1'-0" @ 24X36



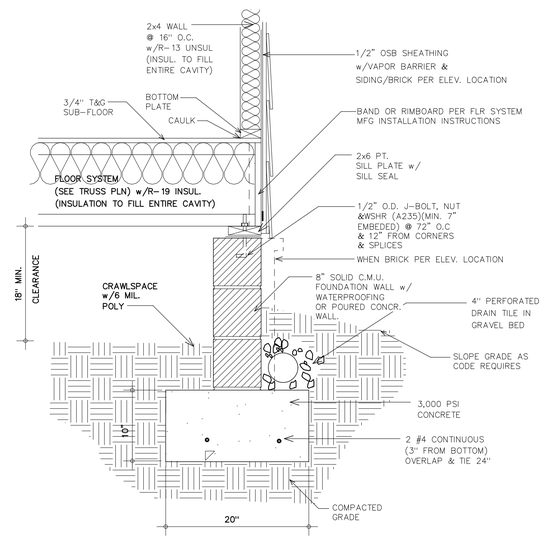
4 GRADE BEAM INTERIOR SLAB

SCALE 1/4" = 1'-0" @ 24X36



3 MONOSLAB w/SIDING

SCALE 1/4" = 1'-0" @ 24X36



WHEN

5 CRAWLSPACE

SCALE 1/4" = 1'-0" @ 24X36

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FOR CONSTRUCTION

SPRINGER AND CO.

DESIGNER:
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Model Name : LOT 45, 1983 MALCOM ESTATES DR., BOGART, GA 30622

Sheet Title : TYP. EXTERIOR WALL SECTION

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Drawn By : PWS

Date : 9-26-25

Revisions (See Cover) : 10-28-25 12-8-25

A8.1