NEWCASTLE

LOT 46
2125 MALCOM ESTATES DR.
BOGART, GA 30622

REVISIONS

	DESCRIPTION:
REV. 001 12/8/25	– ADD EXTERIOR BRICK PERCENTAGE CALCULATIONS – ADD PROPERTY ADDRESS
REV. 002 __/__/__	
REV. 003 __/__/__	
REV. 004 __/__/__	
REV. 005 __/__/__	
REV. 006 __/__/__	
REV. 007 __/__/__	
REV. 008 __/__/__	
REV. 009 __/__/__	

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BUILDING CODE ANALYSIS

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" GYPSUM BD. WALLS. GARAGE CEILING, TYPE X 5/8" 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:
International Residential Code, 2012 Edition, with Georgia State Amendments, 2014, 2015 & 2017
National Electrical Code, 2014 Edition
International Fire Code, 2012 Ed., with GA Amendments
Internat'l Plumbing Code, 2012, with GA Amendments, 2013
International Mechanical Code, 2012, with GA Amendments, 2013
International Fuel Gas Code, 2012 Edition, with GA Amendments, 2013
National Design Specification for Wood Construction

APPROXIMATE SQUARE FOOTAGES	
1st Floor Heated	3,187
2nd Floor Heated	370
TTL STANDARD.	3,557
Unfin. Basement	2,720
Basement Mech/Unfin.	220
Front Porch	258
Rear Porch	279
Garages	607

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FOR CONSTRUCTION

JOB ADDRESS:

OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

24hr Contact: M. Martin
706-436-0971

Model Name : LOT 46, 2125 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title : COVER SHEET

SPRINGER & COMPANY VIZ, LLC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER TO VERIFY:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) PURCHASE WITH ASSUMES THAT THE HOME IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
THIS PLAN IS PROTECTED BY COPYRIGHT LAWS AND IS NOT TO BE REPRODUCED, CHANGED OR ALTERED IN ANY FORM OR MANNER WHATSOEVER. ALL RIGHTS RESERVED. COPYRIGHT (C) SPRINGER & COMPANY.
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 & COMPANY VIZ, LLC FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

Drawn By : PWS

Date : 10/09/25

Revisions (See Cover) : 12/8/25

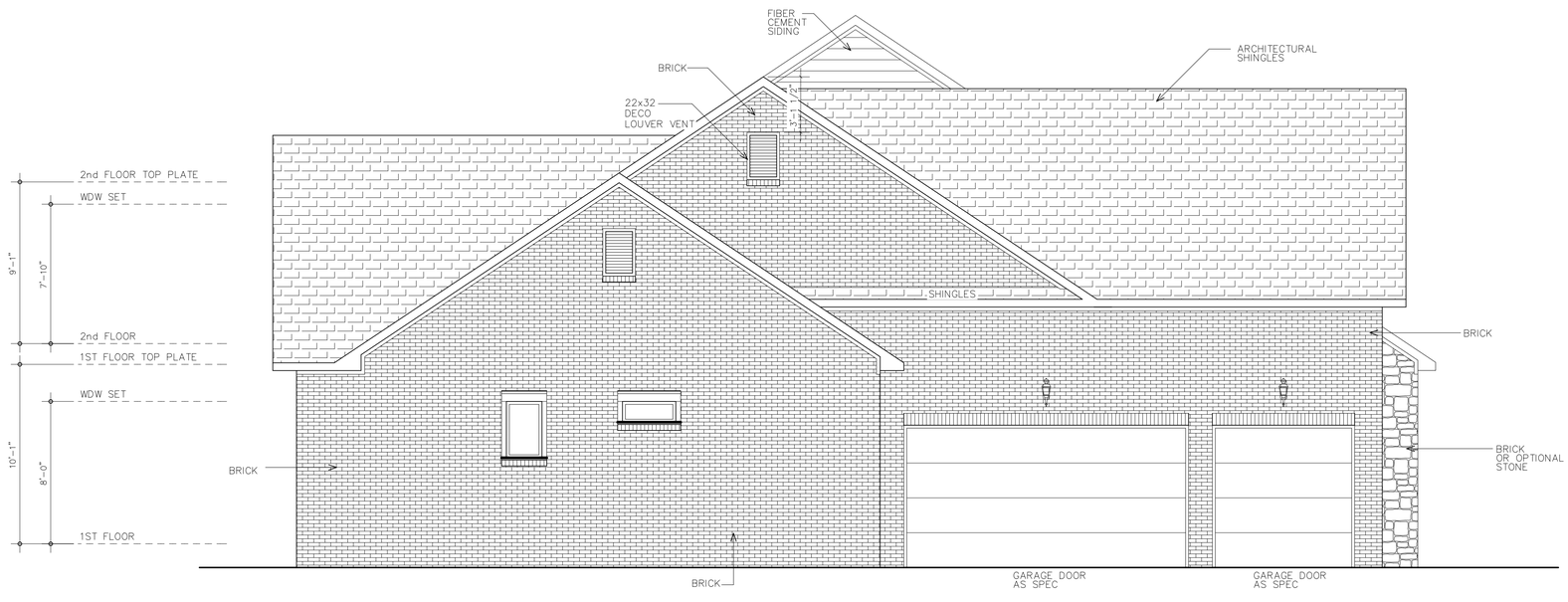
A0.0



1 **FRONT ELEVATION**

SCALE 1/4" = 1'-0" @ 18X36

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 96%
OTHER VENEER: 4%



2 **LEFT ELEVATION**

SCALE 1/4" = 1'-0" @ 18X36

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 86%
OTHER VENEER: 14%

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Sheet Title :
EXTERIOR ELEVATIONS

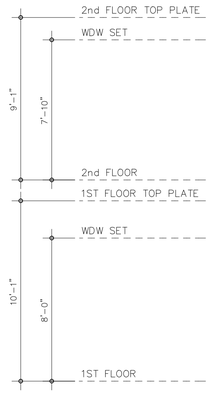
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2) CONFORMANCE WITH BUILDING CODES THAT ARE APPLICABLE TO BE BUILT.
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NO REPRODUCTION OR MODIFICATIONS OF THESE PLANS IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER & COMPANY, ALL EMPLOYEES AND ALL AGENTS FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

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A2.1



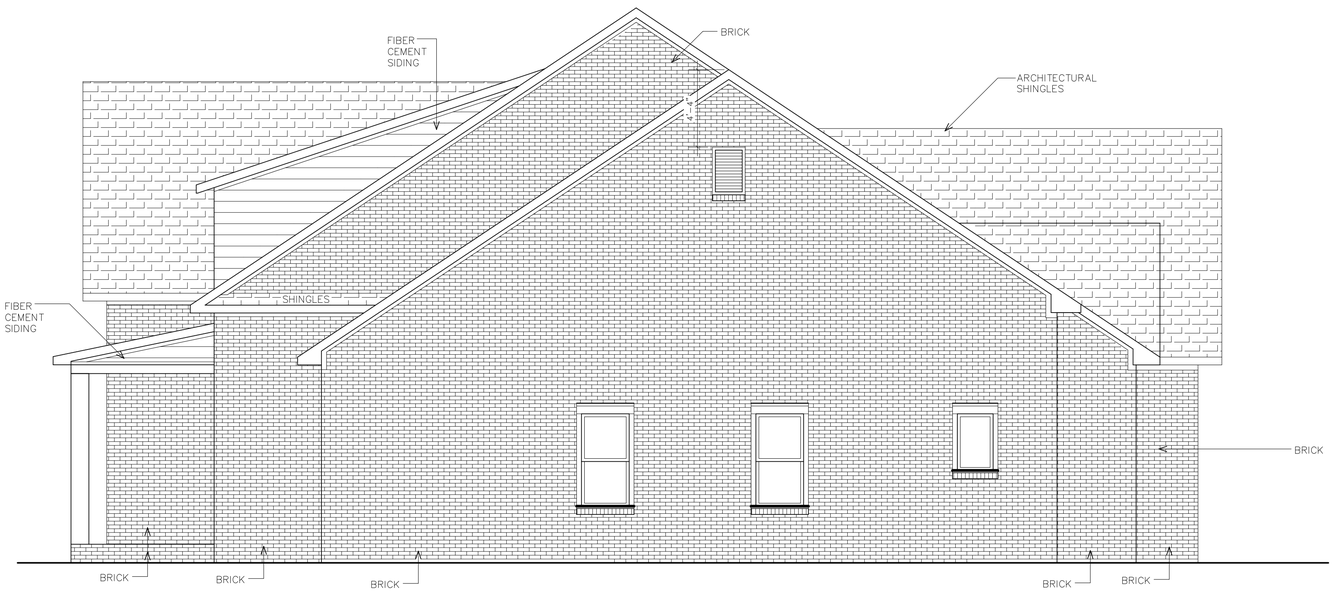


3

REAR ELEVATION

SCALE 1/4" = 1'-0" @ 18X36

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 82%
OTHER VENEER: 18%



4

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0" @ 18X36

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 85%
OTHER VENEER: 15%

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EXTERIOR ELEVATIONS

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2) COMPLIANCE WITH BUILDING CODES THE PLAN AS DRAWN IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTIONS OF ANY KIND ARE ALLOWED TO BE MADE FROM THESE PLANS UNLESS ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER & COMPANY, LLC FROM ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

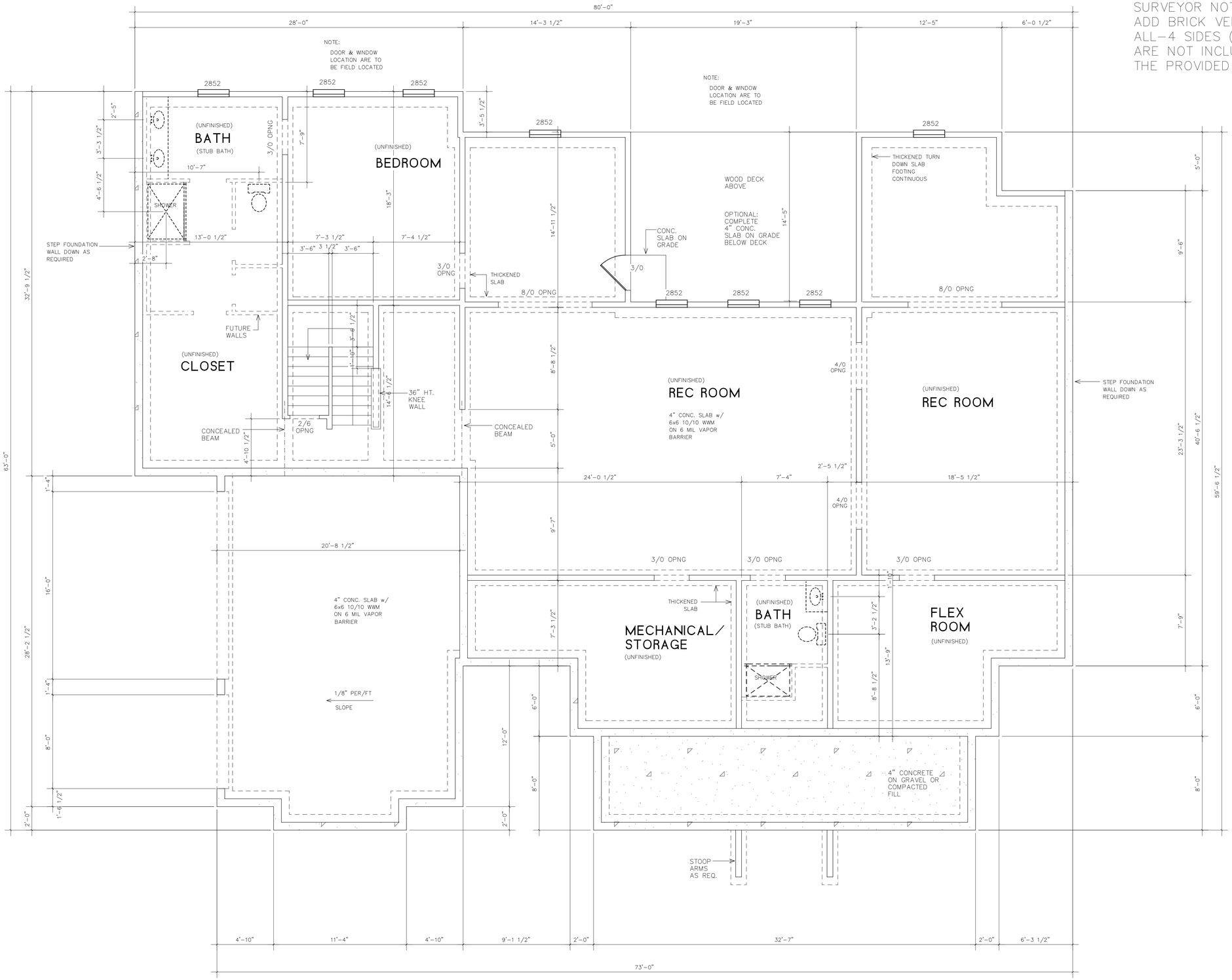
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A2.2

SURVEYOR NOTE:
ADD BRICK VENEER TO
ALL-4 SIDES (DIMENSIONS
ARE NOT INCLUDED IN
THE PROVIDED DIMENSIONS)



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Sheet Title :
BASEMENT FOUNDATION PLAN

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CODES IN THE BUILDING CITY WHERE THE HOME IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OF ANY KIND IS ALLOWED UNLESS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY.
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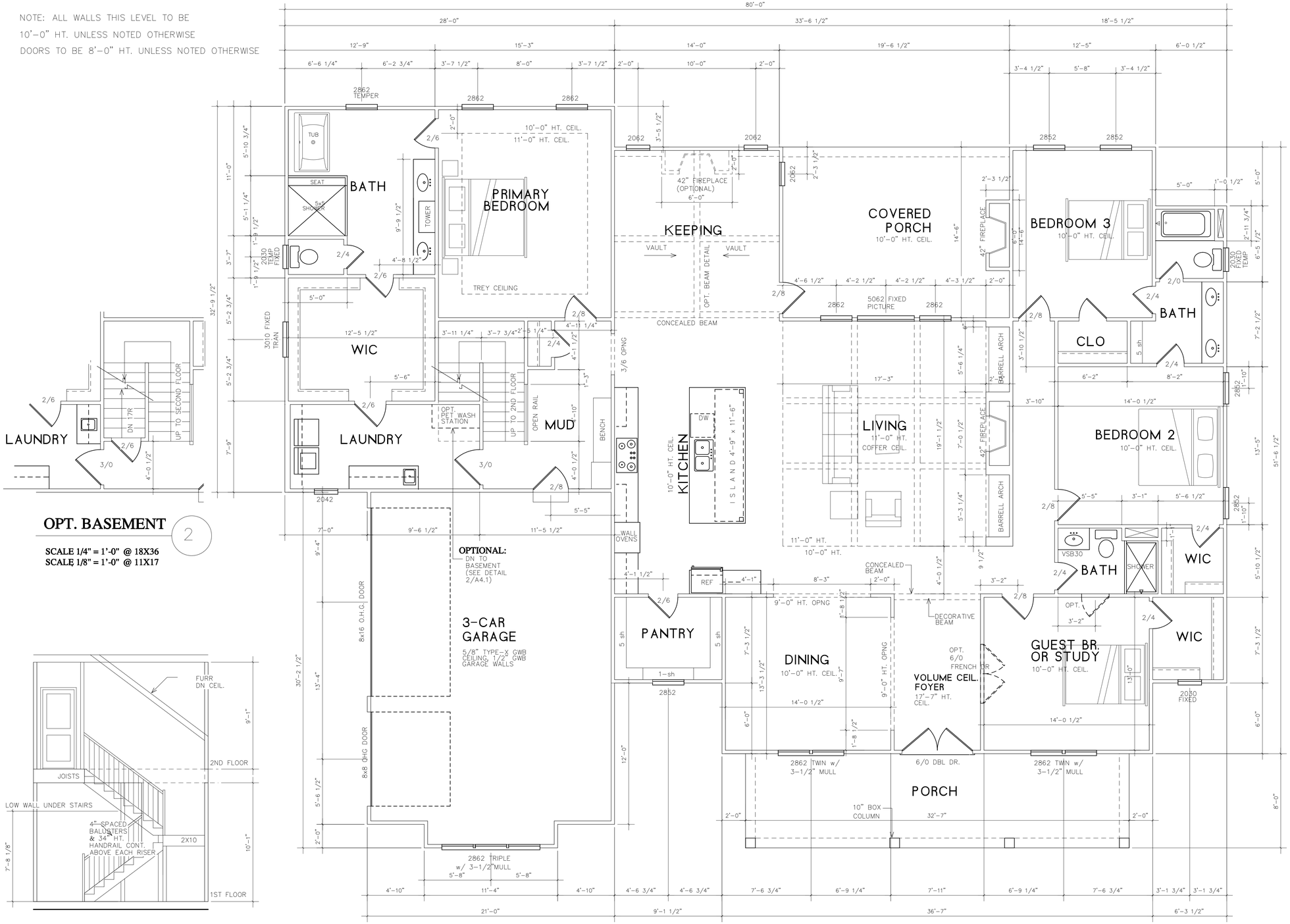
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Revisions (See Cover) :
12/8/25

A3.1

NOTE: ALL WALLS THIS LEVEL TO BE
10'-0" HT. UNLESS NOTED OTHERWISE
DOORS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE



OPT. BASEMENT 2

SCALE 1/4" = 1'-0" @ 18X36
SCALE 1/8" = 1'-0" @ 11X17

STAIR SECTION 1

SCALE 1/4" = 1'-0" @ 18X36
SCALE 1/8" = 1'-0" @ 11X17

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Sheet Title :
1ST FLOOR PLANS

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CODES MAKE THIS BUILDING LEGAL IN THE AREA WHERE IT IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OF THESE PLANS SHALL BE MADE WITHOUT CONSENT OF SPRINGER & COMPANY. 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 & COMPANY, LLC AND ITS AGENTS FROM ANY AND ALL LIABILITY IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

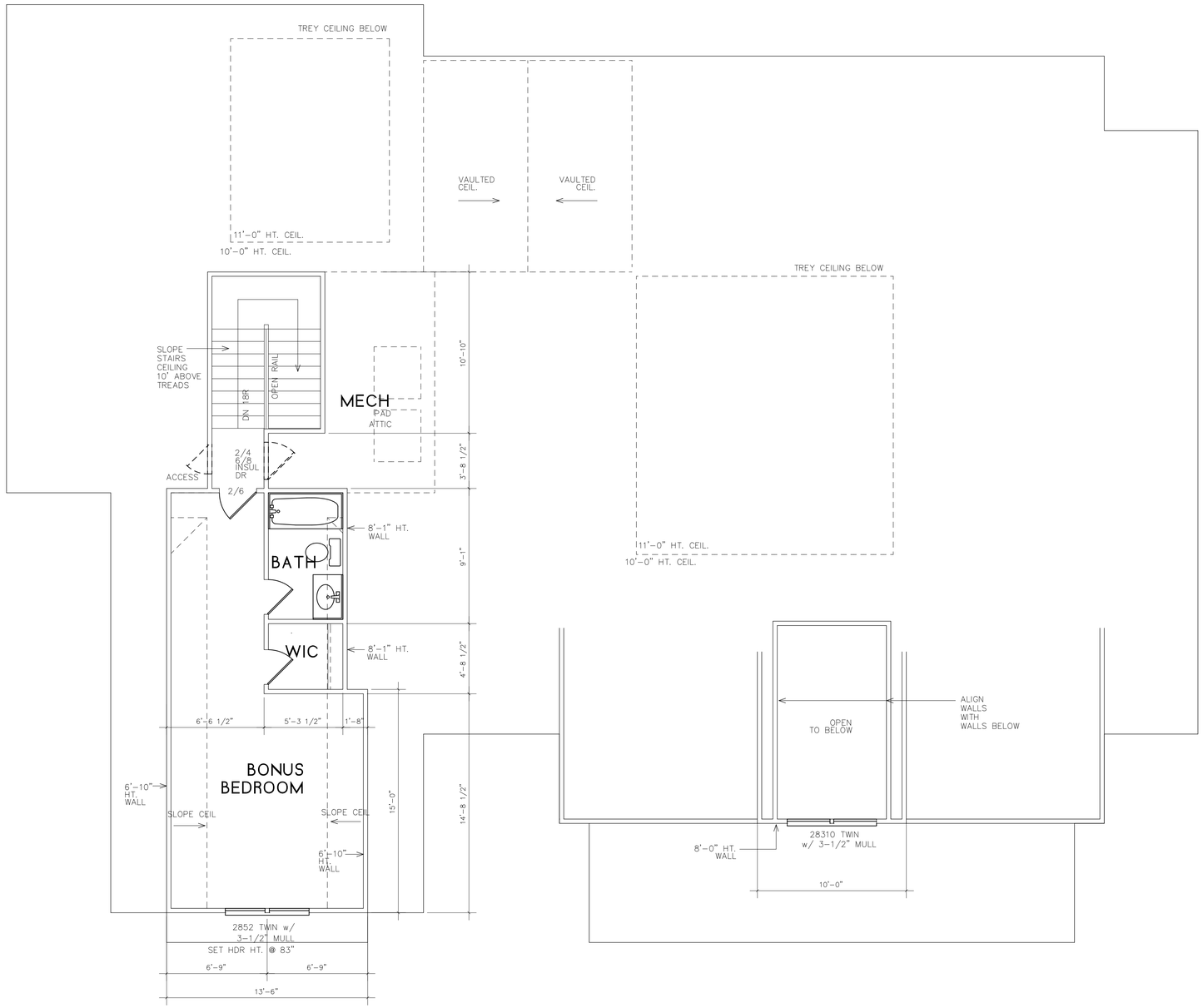
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A4.1

NOTE: ALL WALLS THIS LEVEL TO BE 9'-0" HT. UNLESS NOTED OTHERWISE DOORS TO BE 6'-8" H.T U.N.O.



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SECOND FLOOR PLANS

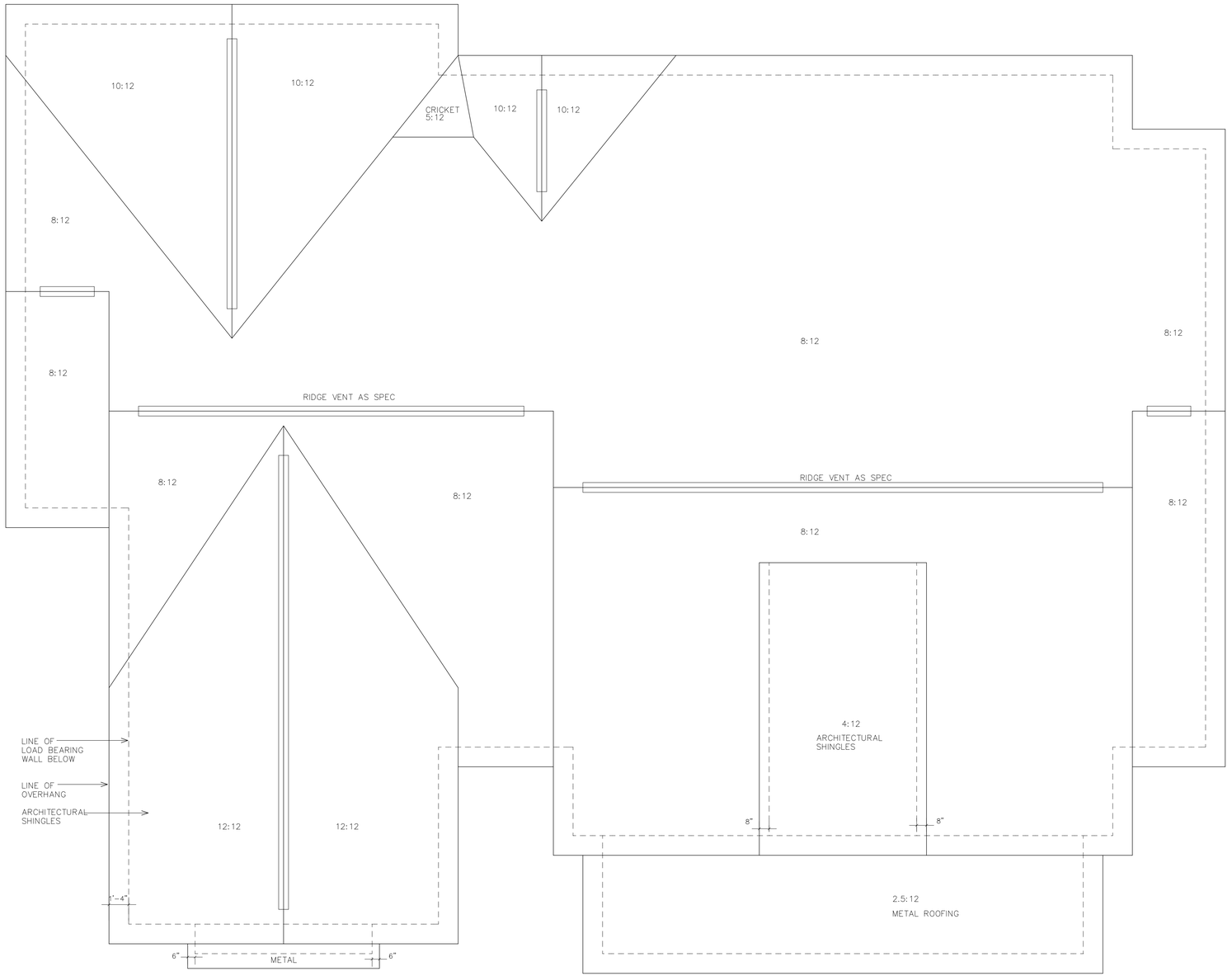
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2) CONFORMITY WITH BUILDING CODES TO WHICH HOME IS TO BE BUILT.
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NO REPRODUCTION OF THIS PLAN IS PERMITTED UNLESS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS, SPRINGER & COMPANY, LLC FROM ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

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A4.2



1

ROOF PLAN

SCALE 1/4" = 1'-0" @ 18X36

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NO CHANGES OR MODIFICATIONS TO THESE PLANS ARE TO BE MADE UNLESS APPROVED IN WRITING BY SPRINGER & COMPANY.
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 & COMPANY, LLC FROM ANY CLAIMS ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

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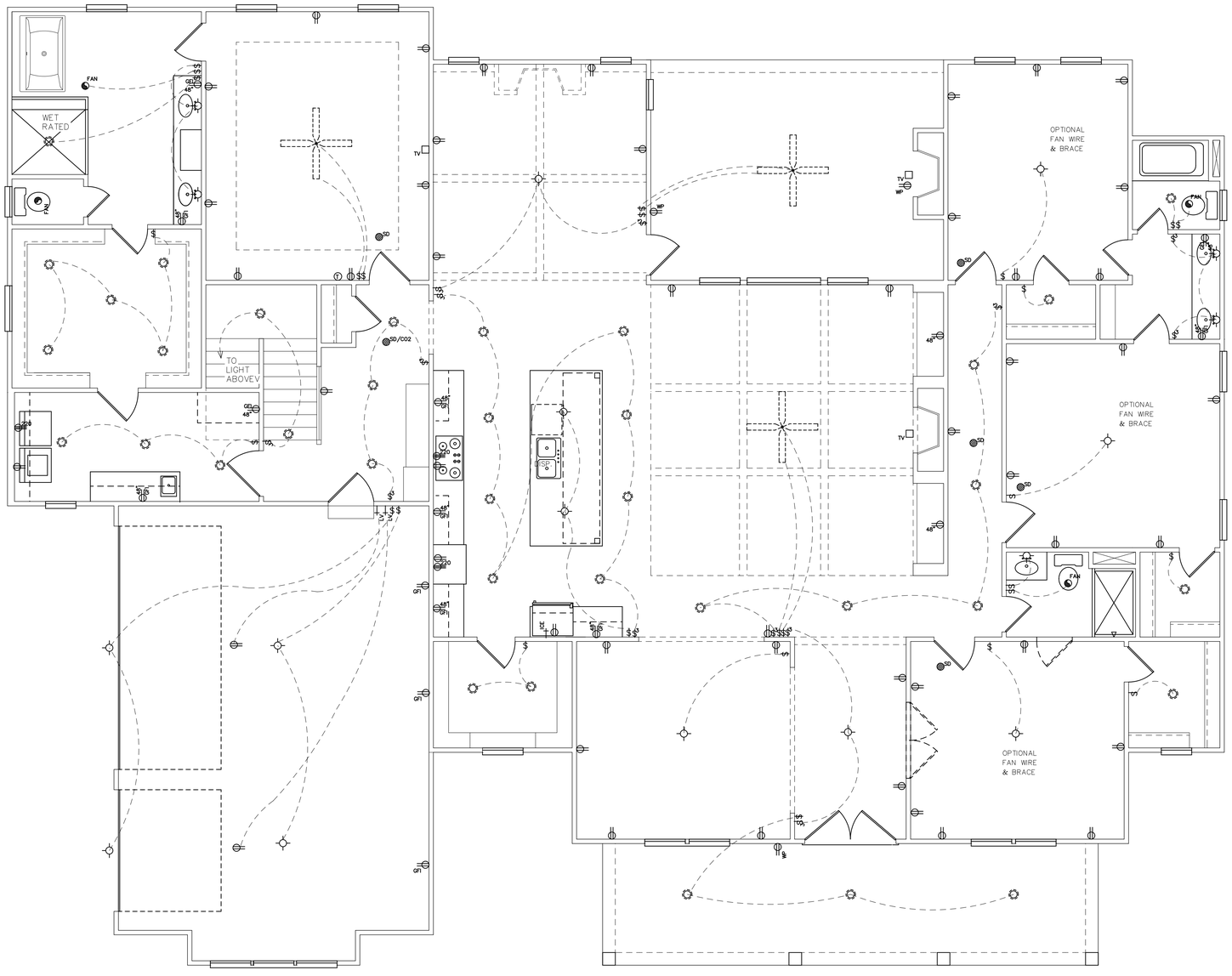
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12/8/25

A5.1

ELECTRICAL 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
RCF	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	GAS OUTLET
ICE	REFRIGERATOR ICEMAKER TAP
HB	EXTERIOR HOSE BIBB
LV	LOW VOLTAGE SWITCH
TV	TELEVISION ANTENNA/CABLE OUTLET
TEL 54" A.F.F.	TELEPHONE OUTLET
	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
F.B.	FLOOR BREAK
A.F.F.	ABOVE FINISHED FLOOR



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1ST FLOOR SWITCH & OUTLET PLAN

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONFORMANCE WITH LOCAL BUILDING CODES THAS MAY REQUIRE CHANGES TO BE BUILT.
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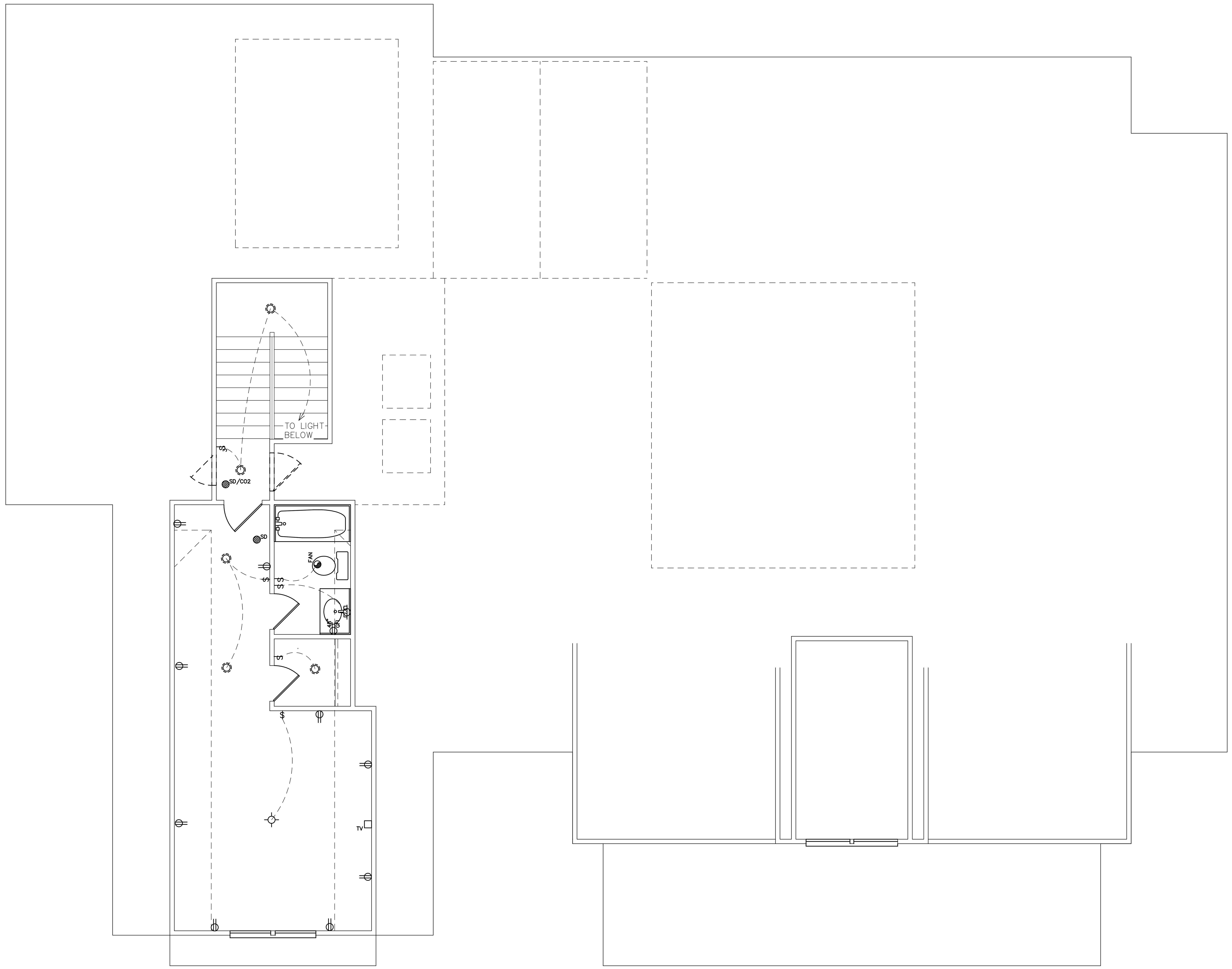
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A6.1

ELECTRICAL 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
54" A.F.F.	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.
Ⓣ	THERMOSTAT



JOB ADDRESS:

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BISHOP, GA

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706-436-0971

Model Name :
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Sheet Title :
2ND FLOOR SWITCH & OUTLET PLAN

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NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY.
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 & CO, VIZ LLC FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OF OCCUPANCY OF A HOME.

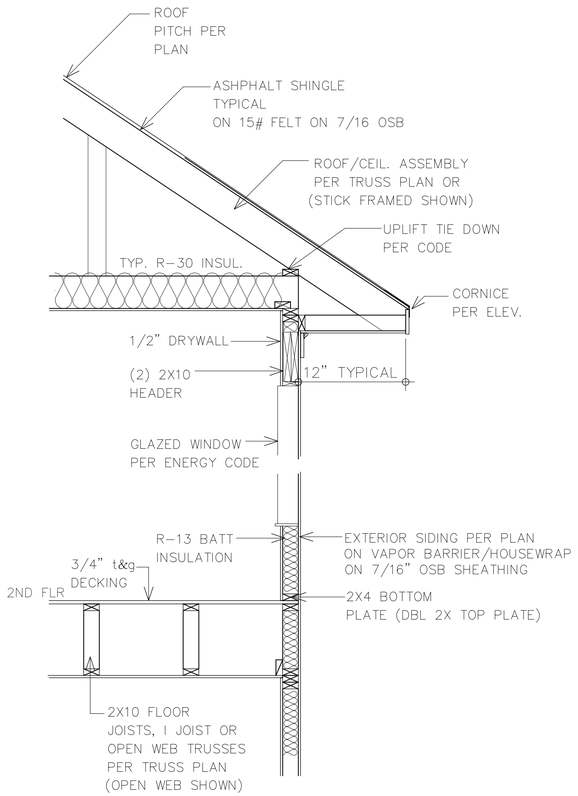
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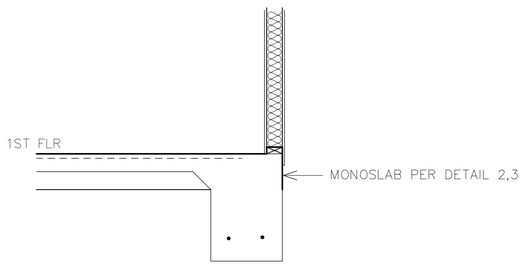
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A6.2

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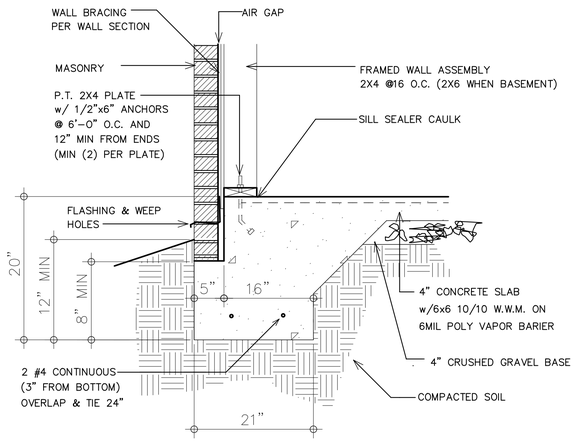




1

TYP. EXTERIOR WALL

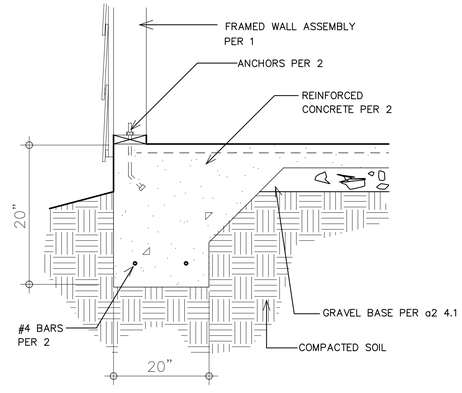
SCALE 1/4" = 1'-0" @ 18X36



2

MONOSLAB w/MASONRY LEDGE

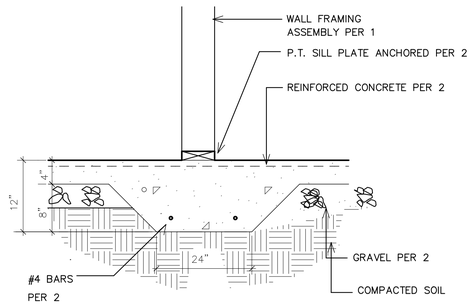
SCALE 1/4" = 1'-0" @ 18X36



3

MONOSLAB w/SIDING

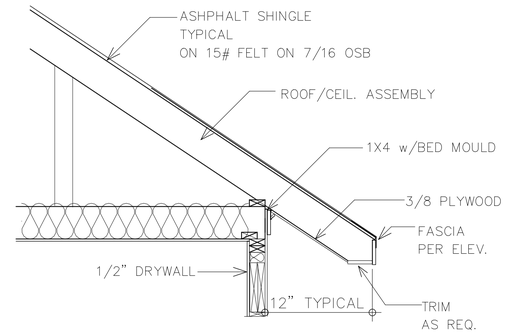
SCALE 1/4" = 1'-0" @ 18X36



4

GRADE BEAM INTERIOR SLAB

SCALE 1/4" = 1'-0" @ 18X36



5

SLOPED SOFFIT DETAIL

SCALE 1/4" = 1'-0" @ 18X36

..HOUSEPLAN LIBRARY/CUSTOM HOMES/MICHAEL MARTIN/NEWCASTLE/NEWCASTLE.AEC

FOR CONSTRUCTION

JOB ADDRESS:

OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

24hr Contact: M. Martin
706-436-0971

Model Name :
LOT 46, 2125 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title :
DETAIL EXTERIOR WALL & FOUNDATION

SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER TO VERIFY:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONFORMANCE WITH LOCAL BUILDING CODES & ALL APPLICABLE LAWS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
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Drawn By :
PWS

Date :
10/09/25

Revisions (See Cover) :
12/8/25

A8.1