CHELSEA

LOT 47
2275 MALCOM ESTATES DR.
BOGART, GA 30622

REVISIONS

	DESCRIPTION:
REV. 001 2/9/26	– ADD BRICK MASONRY CALCULATIONS TO ELEVATIONS
REV. 002 __/__/__	
REV. 003 __/__/__	
REV. 004 __/__/__	
REV. 005 __/__/__	
REV. 006 __/__/__	
REV. 007 __/__/__	
REV. 008 __/__/__	
REV. 009 __/__/__	

SHEET INDEX

0.0	COVER SHEET	5.1	ROOF PLAN		
2.1	EXTERIOR ELEVATIONS			8.1	DETAILS (EXTERIOR WALL & FOUNDATION)
2.2	EXTERIOR ELEVATIONS				
A3.1	BASEMENT FOUNDATION PLAN				
A4.1	FIRST FLOOR PLANS				
A4.2	SECOND FLOOR PLANS				

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, 2018 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	2,694
2nd Floor Heated	784
TTL STANDARD.	3,478
Opt. Rec Room	367
SUBTTL	3,845
Basement Mech/Unfin.	292
Basment Unfinished	2,238
Front Porch	68
Rear Porch	254
Garages	635

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FOR CONSTRUCTION

JOB ADDRESS:

OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

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

Model Name: CHELSEA

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 AND CONDITIONS WHICH MAY AFFECT CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN ADDRESSED IN THIS PLAN.
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 REGISTERED ENGINEER TO INSURE ADEQUATE STRUCTURAL INTEGRITY.
SPRINGER & CO. VIZ LLC FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

Drawn By : PWS

Date : 11/05/25

Revisions (See Cover) : 2/9/26

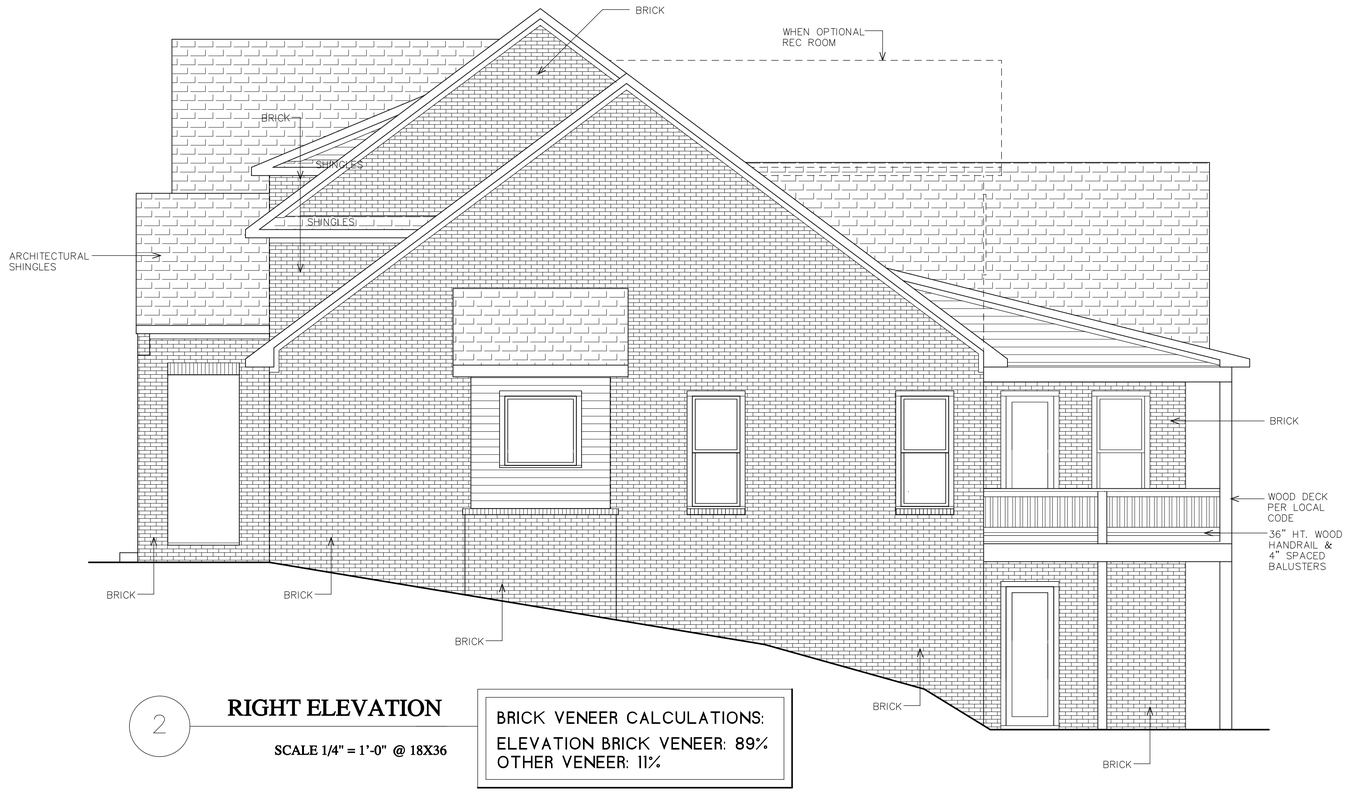
A0.0



1 **FRONT ELEVATION**

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 95%
OTHER VENEER: 5%



2 **RIGHT ELEVATION**

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 89%
OTHER VENEER: 11%

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FOR CONSTRUCTION

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OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

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

Model Name: LOT 47, 2275 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title: ELEVATIONS

SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS RECOMMENDED THAT THE BUILDER OR OWNER TO VERIFY:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) ALL ENGINEERING ASPECTS OF SITE CONDITIONS AND ENGINEERING ASPECTS OF THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ANY REVISIONS MADE AND/OR USED BY THE OWNER, BUILDER OR OTHERS SHALL BE REVIEWED 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 OR OCCUPANCY OF A HOME.

Drawn By : PWS

Date : 11/05/25

Revisions (See Cover) : 12/10/25

A2.1



WHEN OPTIONAL REC ROOM (2ND FLOOR SIDING)

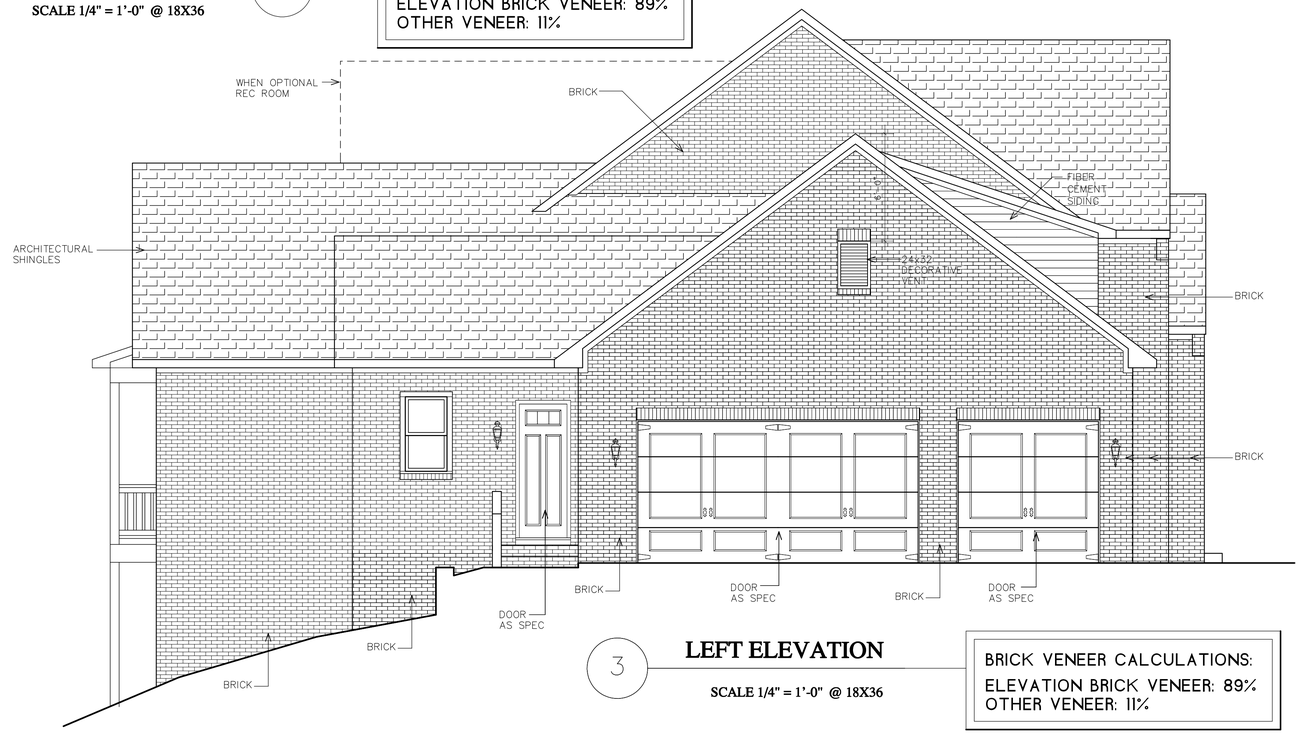
BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 81%
OTHER VENEER: 19%

REAR ELEVATION

1

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 89%
OTHER VENEER: 11%



LEFT ELEVATION

3

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 89%
OTHER VENEER: 11%

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BISHOP, GA

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706-436-0971

Model Name: LOT 47, 2275 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title: RIGHT SIDE ELEVATION

SPRINGER & COMPANY XIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN EXCEPT IT IS ACCURATELY BUILT AS SHOWN. IT IS THE BUILDER TO VERIFY:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) ALL ASSUMED SITE CONDITIONS ON THIS PLAN ARE ACCURATE. ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ALL MATERIALS AND SIZES LISTED ON THIS PLAN ARE ESTIMATES ONLY AND MUST BE VERIFIED AND APPROVED BY A STRUCTURAL ENGINEER. PURCHASER AGREES TO HOLD HARMLESS SPRINGER & CO, XIZ, LLC 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 : 11/05/25

Revisions (See Cover) : 12/10/25

A2.2

CONCRETE

A. Unless otherwise noted, all slabs on grade shall be 3000 p.s.i. (28 day compressive strength) concrete Interior slabs shall be placed on 6 mil. polyethylene vapor barrier and wire mesh.

B. Provide 1" expansion joint material between all concrete slabs and abutting concrete or masonry walls occurring in exterior or unheated interior areas.

FOUNDATIONS

A. Verify depth of frost footing with local codes.

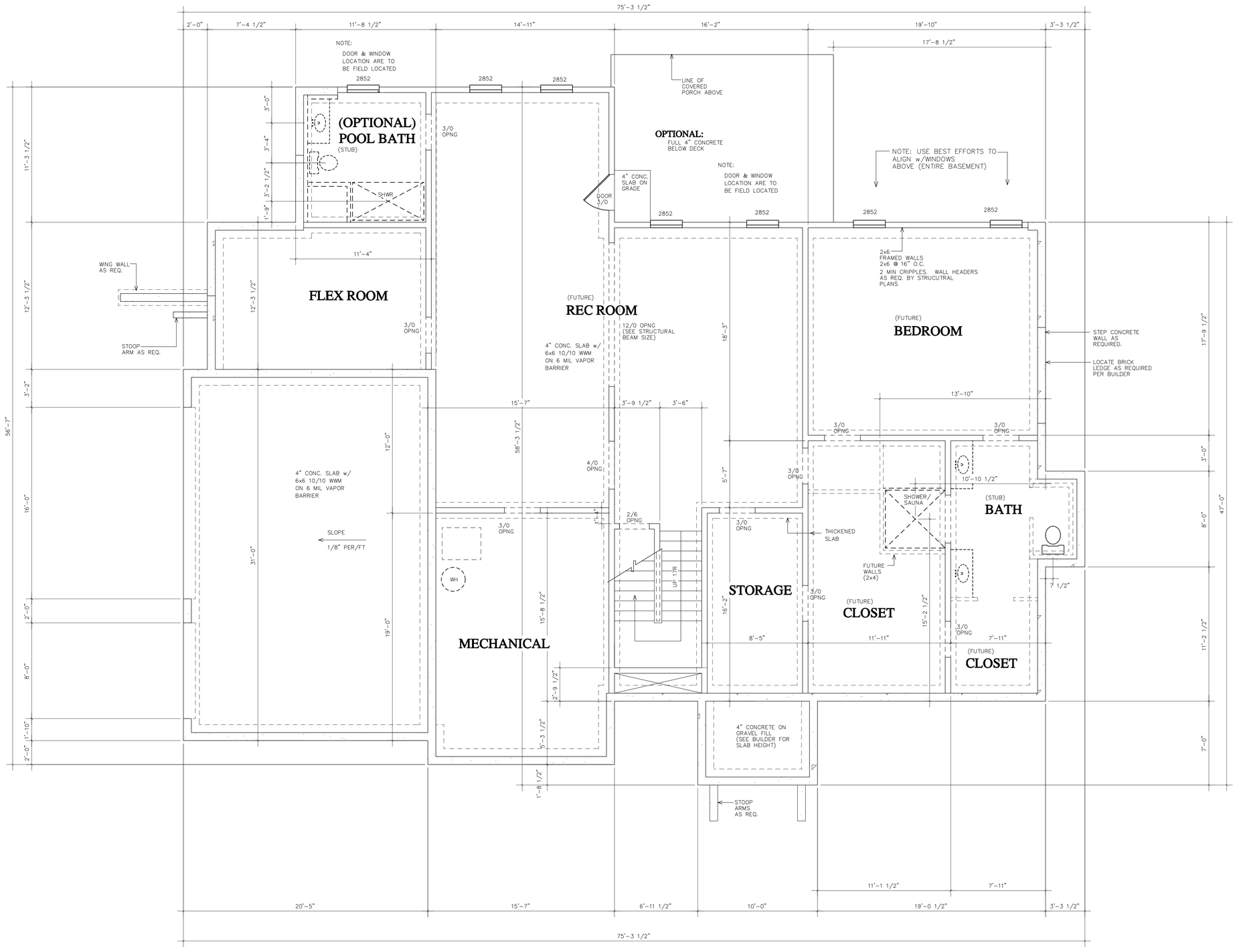
B. Unless otherwise noted, foundation walls shall be poured concrete per Basement Plan Sheet A3.1

C. Provide termite control protection as required by local codes.

D. Unless otherwise noted, foundation walls shall be 9'-0" Height.

E. Concrete Wall Company to pre-engineer all walls thickness as required to code.

F. Concrete Wall Company & Surveyor to add brick-ledge to all exterior walls as required by builder. Brick-ledge to be added to the foundation wall dimensions provided per Sheet A3.1



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LOT 47, 2275 MALCOM ESTATES DR., BOGART GA 30622

Sheet Title:
BASEMENT FOUNDATION PLAN

SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM PLANS WHICH ARE NOT SIGNED AND SEALED. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) THAT WINDOW SIZES, LOCATIONS AND OVERHEAD ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ALL MATERIALS AND DETAILS SHOWN ON THIS PLAN ARE THE PROPERTY OF SPRINGER & COMPANY. ANY REVISIONS 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 OR ROOFING OF ANY HOME.

Drawn By :
PWS

Date :
11/05/25

Revisions (See Cover) :
12/10/25

A3.1

I. DESIGN LOADS

First Floor	40 p.s.f. live load 10 p.s.f. dead load
Second Floor	30 p.s.f. live load 10 p.s.f. dead load
Roof Floor	25 p.s.f. live load 10 p.s.f. dead load
Soil Pressure	2000 p.s.f.

Note: Verify design loads with local codes & site conditions. Check with local building dept. officials for specific loading condition.

I. CARPENTRY

A. All 2x8's & 2x10's to be SYP #2, all 2x6's rafters to be SYP #3 unless otherwise noted. Framing lumber shall be Southern Pine #3 KD. Beams, headers, and joists shall have an allowable bending stress of 1600 p.i.s. All 2x dimensional lumber header are to have a minimum of 2 cripple studs @ each end.

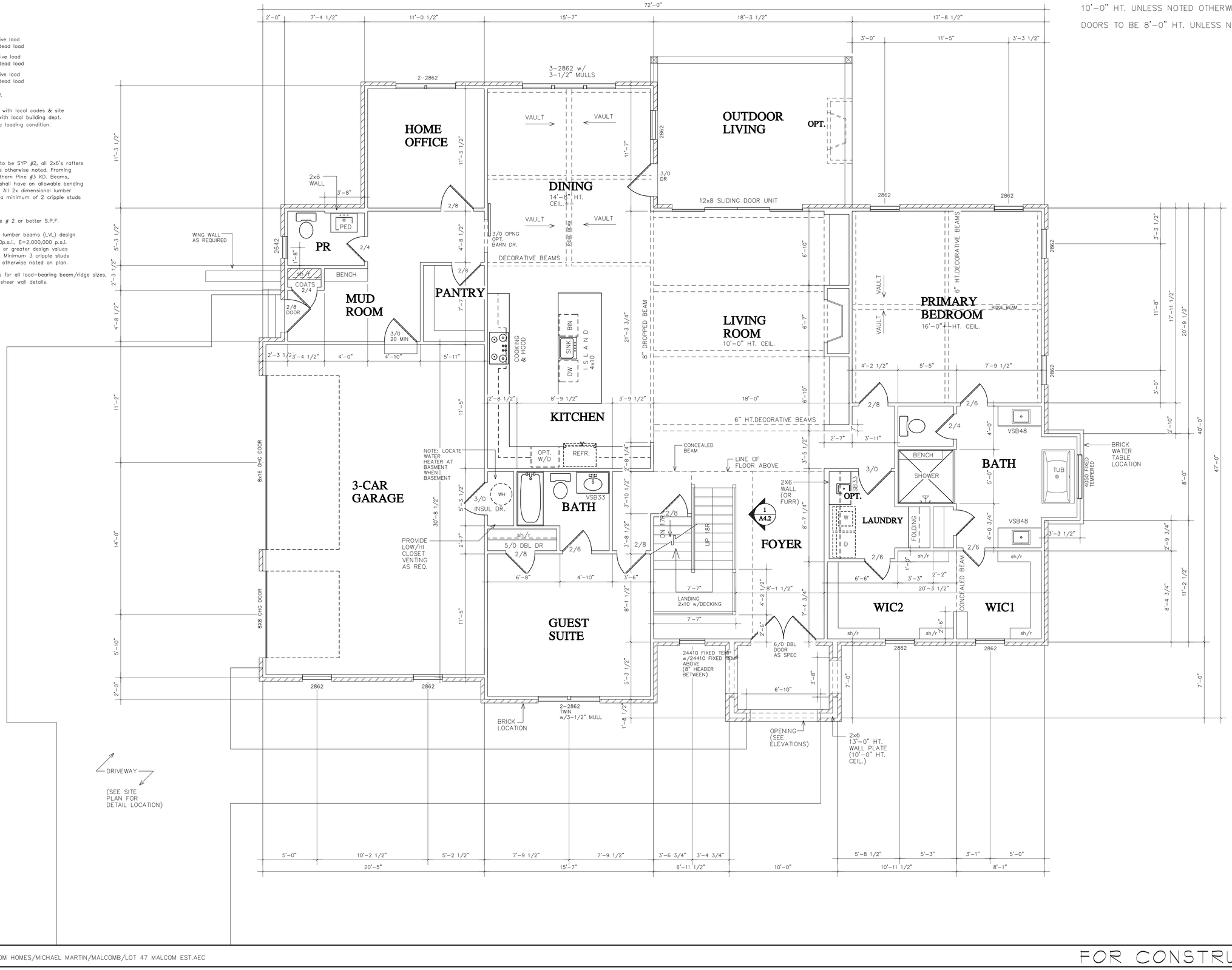
B. All wall plates to be # 2 or better S.P.F.

C. Laminated veneered lumber beams (LVL) design values are: fb+2800p.s.i., E=2,000,000 p.s.i. Members with equal or greater design values may be substituted. Minimum 3 cripple studs at each end unless otherwise noted on plan.

D. See structural plans for all load-bearing beam/ridge sizes, garage portal, and sheer wall details.

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

DOORS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE



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BISHOP, GA

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

Model Name :
LOT 47, 2275 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title :
1ST FLOOR PLANS

SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN UNLESS IT IS MODIFIED BY US OR UNDER OUR DIRECTION.
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) ALL PLANS AND DETAILS ARE COPYRIGHTED AND UNDERGROUND ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ALL MATERIALS AND DETAILS SHOWN ON THIS PLAN ARE PROPRIETARY, SHOULD BE MODIFIED 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 OR OCCUPANCY OF A HOME.

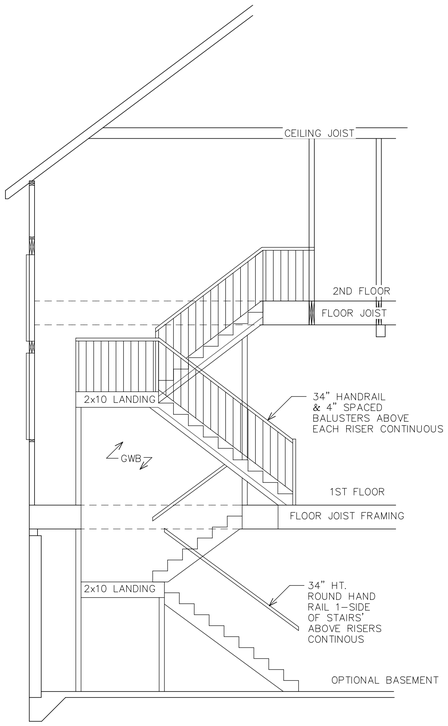
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PWS

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11/05/25

Revisions (See Cover) :
12/10/25

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.



PARTIAL SECTION

STAIRS & LIV. RM CEIL.

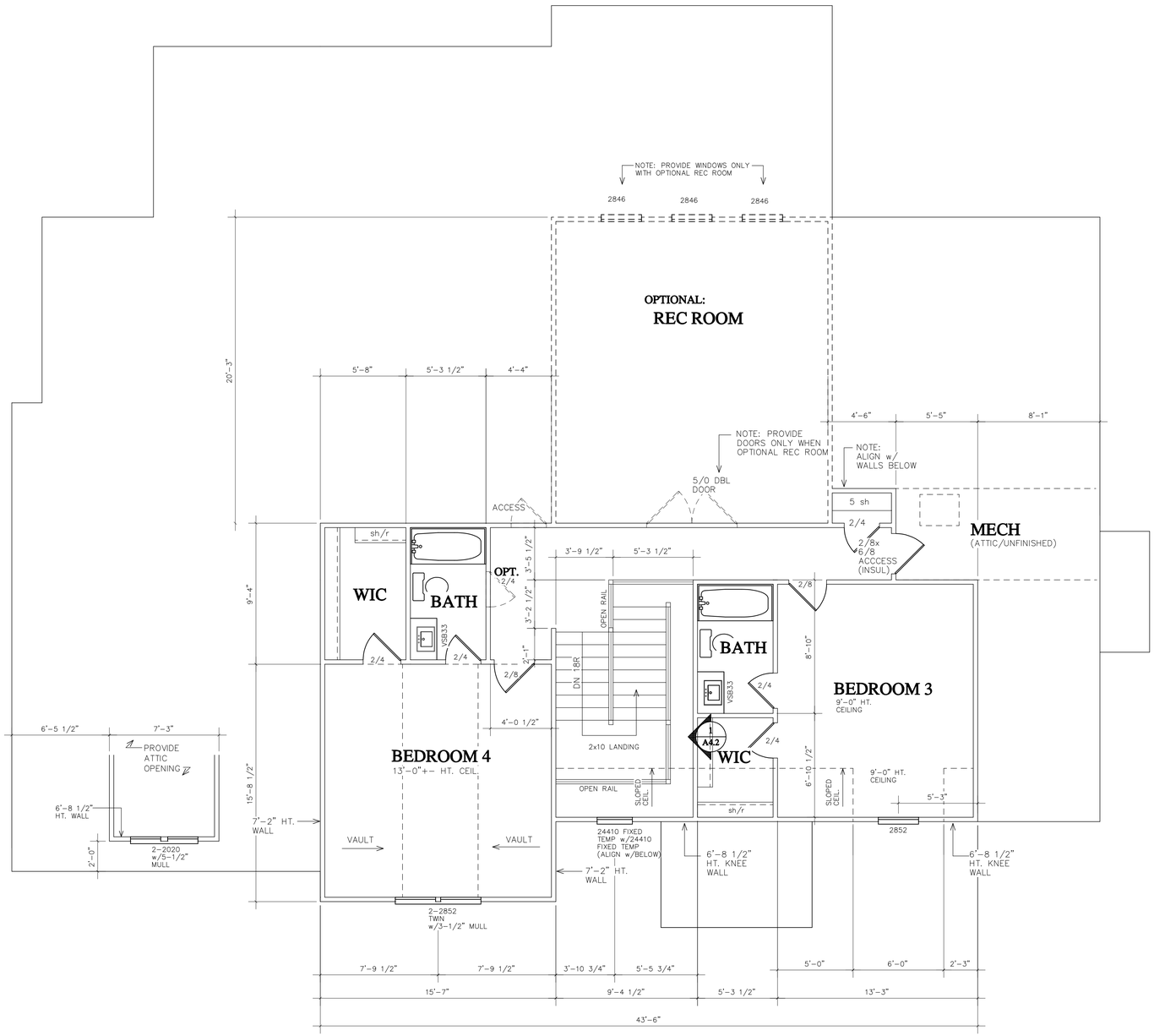
1

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

STAIR COMPLIANCE (REFRENCE IRC 2018)

ALL CONSTRUCTION TO BE IN COMPLIANCE WITH 2018 IRC, SPECIFICALLY:

1) MIN. STAIR CLEAR WIDTH 36", R311.7.1
2) MAINTENACE OF RISER UNIFORMITY AND MAXIMUM RISER HT OF 8.25 in. R311.7.5.1
3) MINIMUM TREAD UNIFORMITY MIN. OF 9" TREAD, R311.7.5.2 & R311.7.5.2.1
4) STAIR NOSING MIN. 3/4" & MAX 1.25 in., R311.7.5.3
5) HANDRAILS TO BE CONTINUOUS ABOVE ALL RISERS, R311.7.8.2
6) HANDRAIL HT. BETWEEN 34"-38", R311.7.8.1
7) GUARDS REQUIRED, REFERENCE R312
   HORIZONTAL WALKING SURFACE GUARDS CAN NOT ALLOW PASSAGE OF A 4" SPHERE, STAIR RAILING GUARDS CAN NOT ALLOW PASSAGE OF A 4-3/8" SPHERE.
8) MINIMUM STAIR HEAD ROOM HEIGHT 6'-8", R311.7.2



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BISHOP, GA

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Sheet Title:
2ND FLOOR PLANS

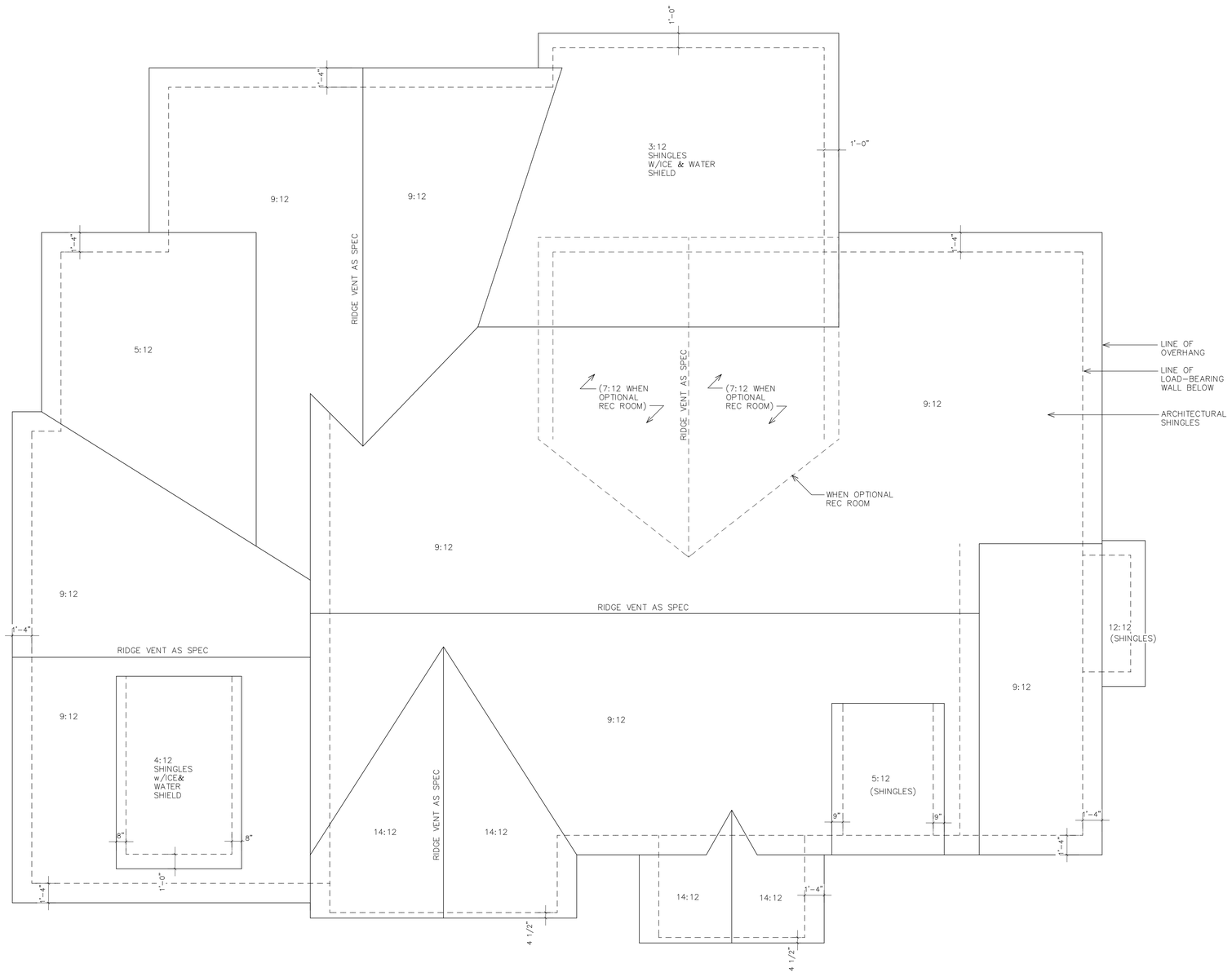
SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN UNLESS THE FOLLOWING STEPS ARE TAKEN PRIOR TO CONSTRUCTION:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) ALL HOUSE SET LOCATIONS SHALL BE VERIFIED AS TO ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ALL REVISIONS MUST BE APPROVED BY A STRUCTURAL ENGINEER. THIS PLAN SHALL BE REVIEWED 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 OR OCCUPANCY OF A HOME.

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12/10/25

A4.2



1 **ROOF PLAN**

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

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ROOF PLAN

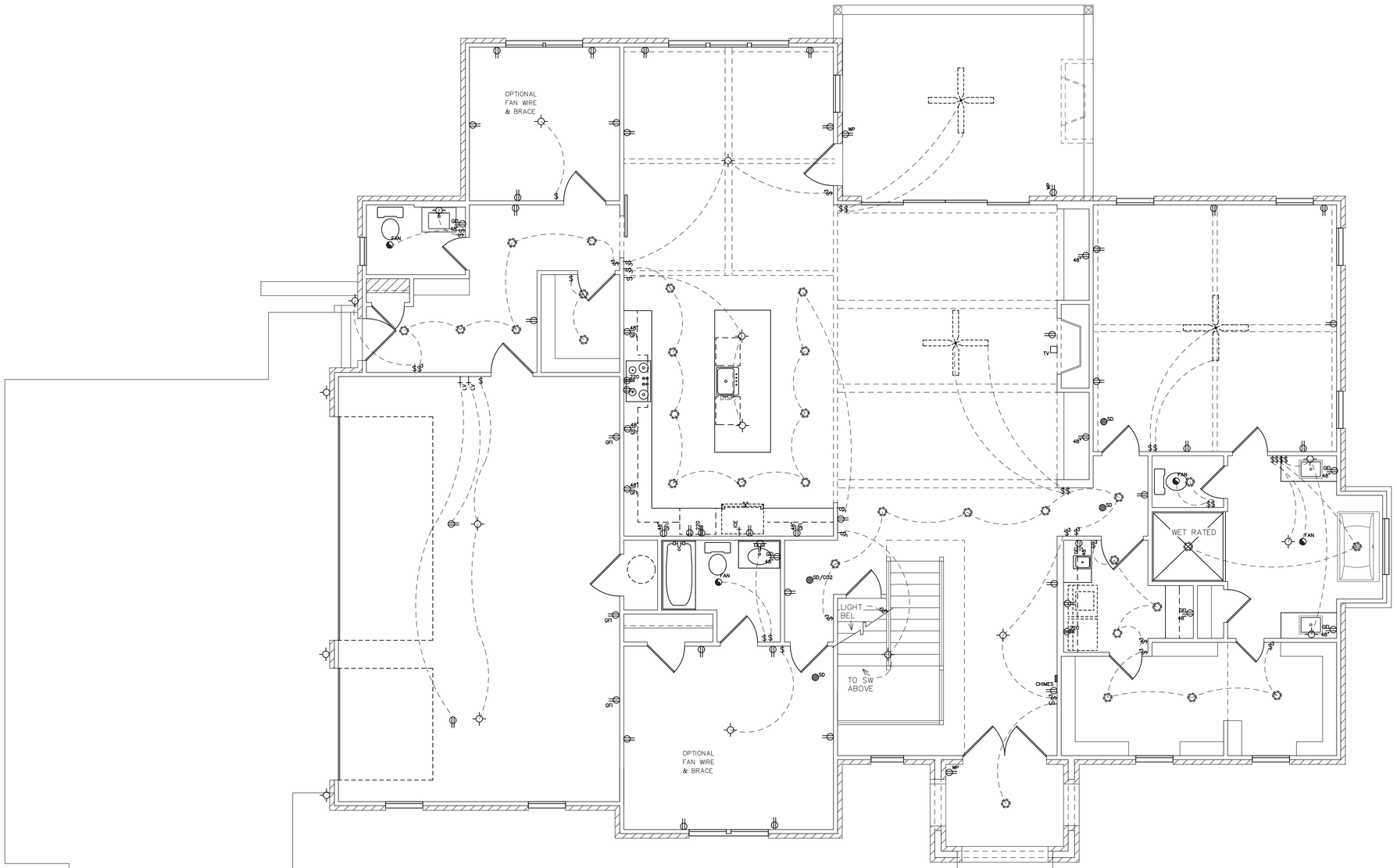
SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM PLANS IN WHICH WE ARE NOT INVOLVED IN THE CONSTRUCTION.
IT IS THE RESPONSIBILITY OF THE BUILDER TO:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) ALL ENGINEERED ASPECTS OF THE PLANS WHERE ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ALL REPRODUCTIONS AND REVISIONS MUST BE FULLY REVIEWED 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 BUILDING OF A HOME.

Drawn By :
PWS

Date :
11/05/25

Revisions (See Cover) :
12/10/25

A5.1



1 1ST FLR SWITCH & OUTLET PLAN

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

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	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
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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BISHOP, GA

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706-436-0971

Model Name:
LOT 47, 2275 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title:
ELECTRICAL PLAN

SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN UNLESS THE FOLLOWING STEPS ARE TAKEN:
1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT
3) ANY HOME BUILT FROM THIS PLAN SHALL HAVE ALL ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ANY REVISIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT SHALL BE VOIDED AND ALL PLANS SHALL BE RE-DRAWN 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 OR OCCUPANCY OF A HOME.

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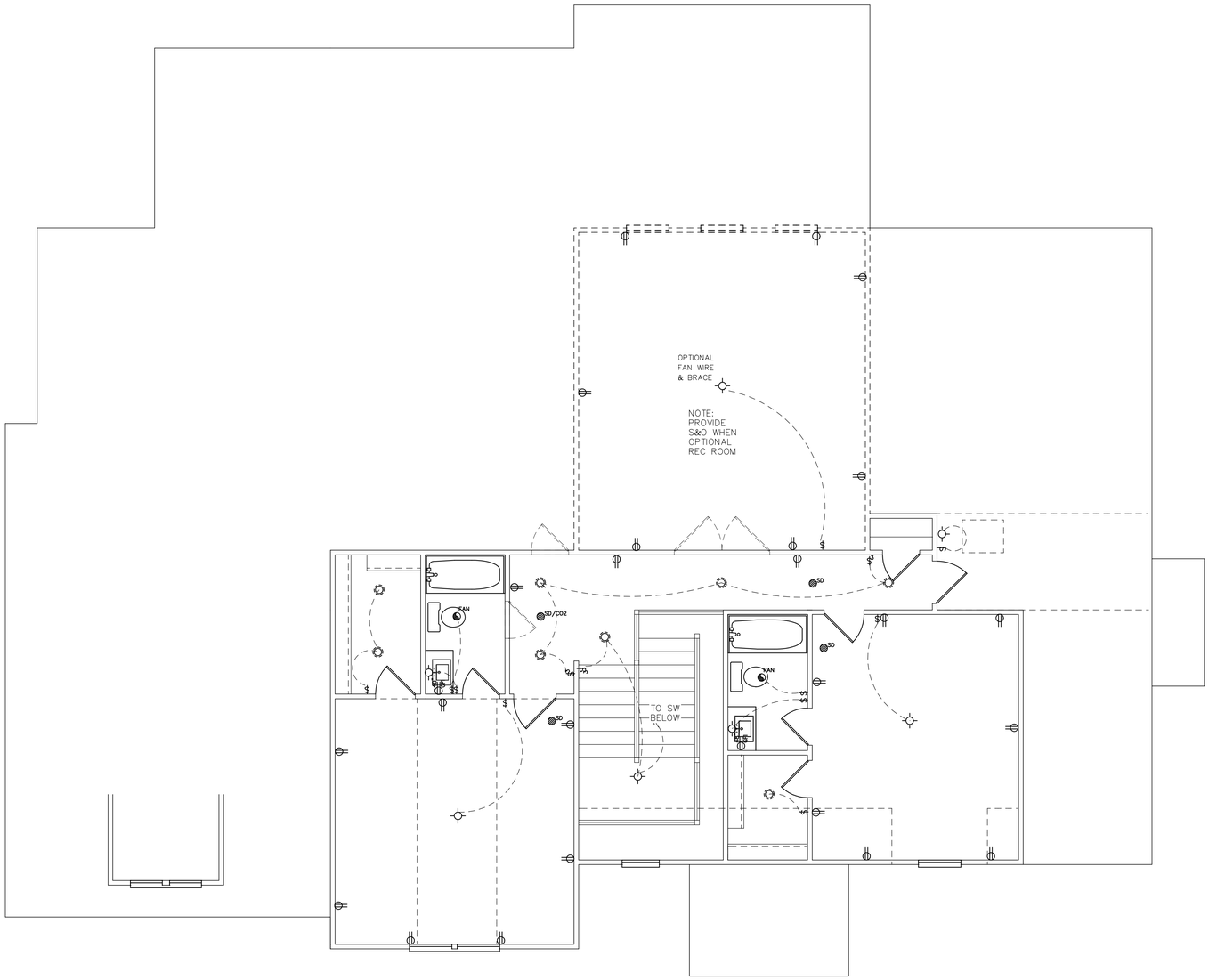
Date : 11/05/25

Revisions (See Cover) : 12/10/25

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.
T	THERMOSTAT



1 **2ND FLR SWITCH & OUTLET PLN**

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

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ELECTRICAL PLAN

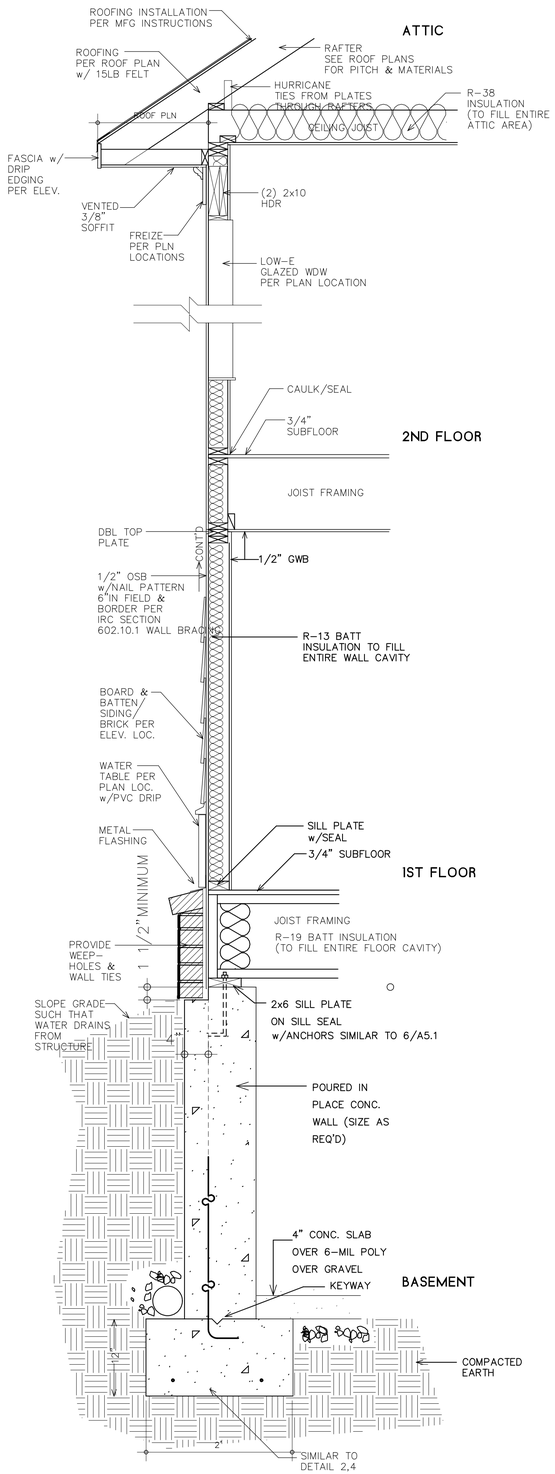
SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM PLANS AS IT IS IMPOSSIBLE TO KNOW ALL CONDITIONS THAT EXIST.
IT IS ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) PLANS MUST BE CLOSELY CHECKED FOR ANY ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY.
ALL MATERIALS AND ASSETS LISTED WITHIN THIS PLAN SET ARE THE EXCLUSIVE PROPERTY OF SPRINGER 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 OR ROOFAWAY OF A HOME.

Drawn By :
PWS

Date :
11/05/25

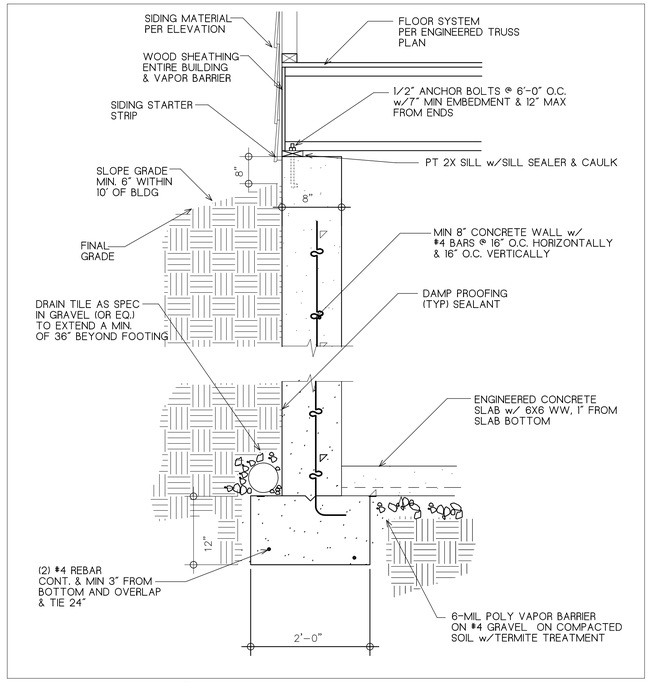
Revisions (See Cover) :
12/10/25

A6.2



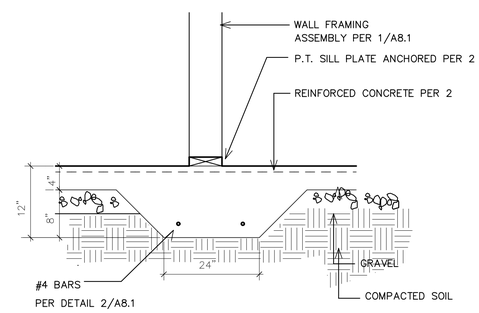
1 WALL SECTION

SCALE = N.T.S.



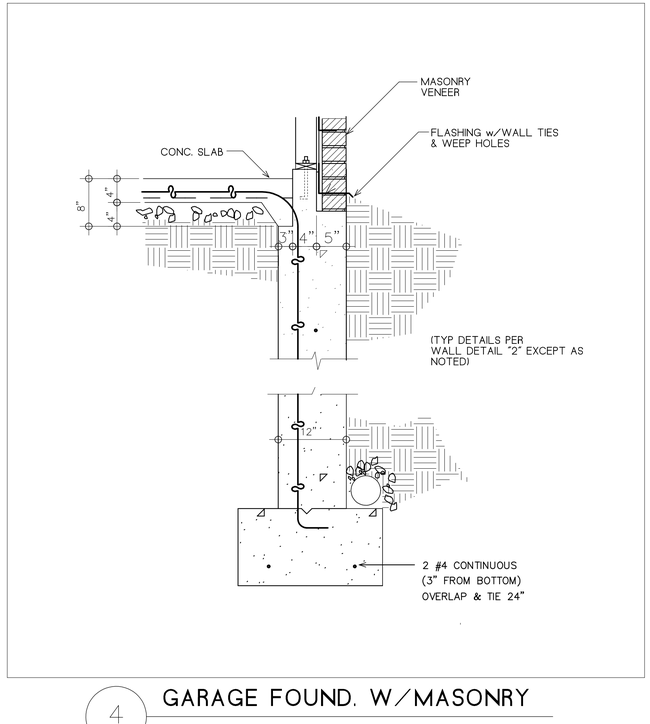
2 (TYP.) FOUNDATION WALL

SCALE = N.T.S.



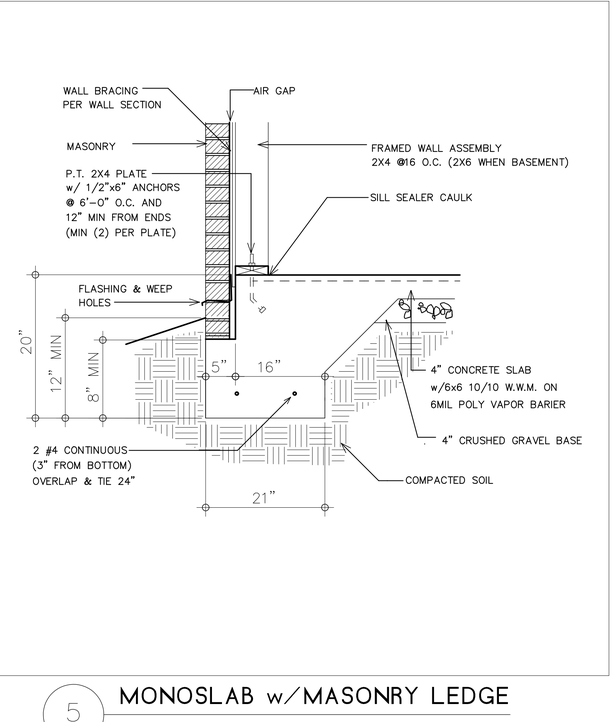
3 GRADE BEAM INTERIOR SLAB

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



4 GARAGE FOUND. W/MASONRY

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



5 MONOSLAB w/MASONRY LEDGE

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

..HOUSEPLAN LIBRARY/CUSTOM HOMES/MICHAEL MARTIN/MALCOMB/LOT 47 MALCOM EST.AEC

FOR CONSTRUCTION

JOB ADDRESS:

OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

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

Model Name:
LOT 47, 2275 MALCOM ESTATES DR, BOGART GA 30622

Sheet Title:
DETAIL EXTERIOR WALL & FOUNDATION

SPRINGER & COMPANY VIZ, LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS UNLESS THE FOLLOWING STEPS ARE TAKEN:
1) ALL DIMENSIONS FROM TO BE VERIFIED WITH CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
3) ALL ENGINEERING DETAILS AND SPECIFICATIONS FOR ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY. ALL REVISIONS SHOULD BE DISCUSSED WITH THE DESIGNER AND ANY ENGINEERING ASPECTS MUST BE REVIEWED 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 BUILDING OF A HOME.

Drawn By :
PWS

Date :
11/05/25

Revisions (See Cover) :
12/10/25

A8.1