KENSINGTON

LOT 50
1285 MALCOM ESTATES CT.
BOGART, GA 30622

REVISIONS

	DESCRIPTION:
REV. 001 12/10/25	– ADD BRICK CALCULATIONS AND NOTATIONS TO ELEVATIONS.
REV. 002 __/__/__	
REV. 004 __/__/__	
REV. 004 __/__/__	
REV. 005 __/__/__	
REV. 006 __/__/__	
REV. 007 __/__/__	
REV. 008 __/__/__	
REV. 009 __/__/__	

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A4.1 A FIRST FLOOR PLANS		

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	1,694
2nd Floor Heated	2,157
Total Heated	3,851
Front Porch	51
Garages	712
Outdoor Living	288

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770-367-9963

Model Name : LOT 50, 1285 MALCOM ESTATES CT., BOGART, GA 30622

Sheet Title : COVER SHEET

SPRINGER & CO., VIZ, LLC (SPRINGER) 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) CHANGES OR MODIFICATIONS MAY BE REQUIRED WHERE SITE IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
NO REPRODUCTION OR REVISION TO THESE PLANS IS APPROVED WITHOUT CONSENT OF SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. SPRINGER ASSUMES NO LIABILITY ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

Drawn By : PWS

Date : 10-14-25

Revisions (See Cover) : 12-10-25

A0.0



1 FRONT ELEVATION

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 91%
OTHER VENEER: 9%



2 LEFT ELEVATION

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

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

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Sheet Title :
ELEVATIONS

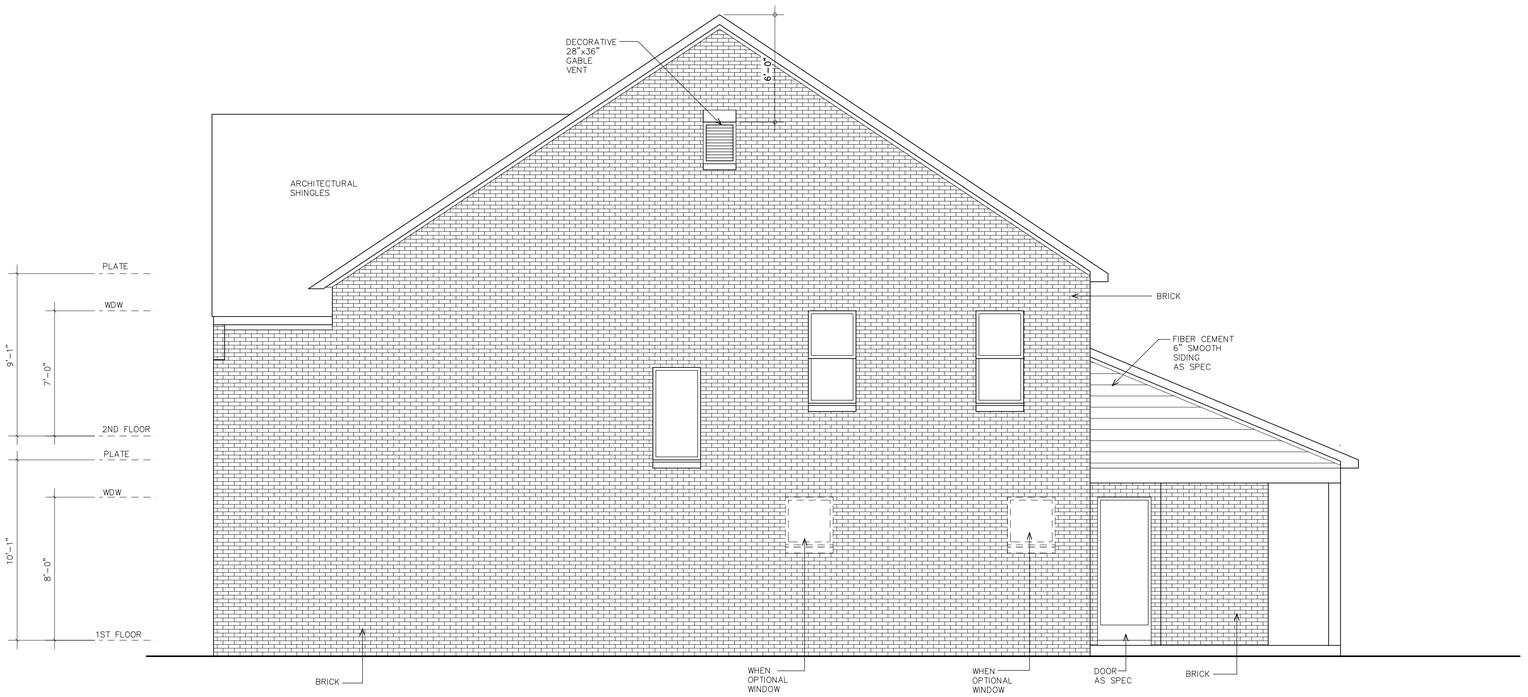
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2) CODING AND ALL PERTINENT CODE REQUIREMENTS AS THEY APPLY TO THIS PLAN AS IS TO BE BUILT.
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PWS

Date :
10-14-25

Revisions (See Cover) :
12-10-25

A2.1a



3 RIGHT ELEVATION

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 92%
OTHER VENEER: 8%



4 REAR ELEVATION

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

BRICK VENEER CALCULATIONS:
ELEVATION BRICK VENEER: 98%
OTHER VENEER: 2%

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ELEVATIONS

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONFORMITY WITH BUILDING CODES AND LAWS AS THEY APPLY 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 IS PERMITTED WITHOUT CONSENT OF SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIEW AND APPROVED BY A PROFESSIONAL DURING ARCHITECTURAL DESIGN PHASE. SPRINGER & CO. AND ALL OWNERS AGREE TO HOLD HARMLESS SPRINGER & CO. AND ALL OWNERS AGENTS 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) :
12-10-25

A2.2a

NOTES:

CONCRETE

A. UNLESS OTHERWISE NOTED, SLAB ON GRADE SHALL BE 3,000 PSI (28-DAY COMPRESSIVE STRENGTH) CONCRETE.

B. INTERIOR SLABS SHALL BE PLACED ON 6-MIL. POLYETHYLENE VAPOR BARRIER + WIRE MESH.

C. PROVIDE 1" EXPANSION JOINT MATERIAL BETWEEN ALL SLABS ABUTTING CONCRETE OR MASONRY WALLS OCCURING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

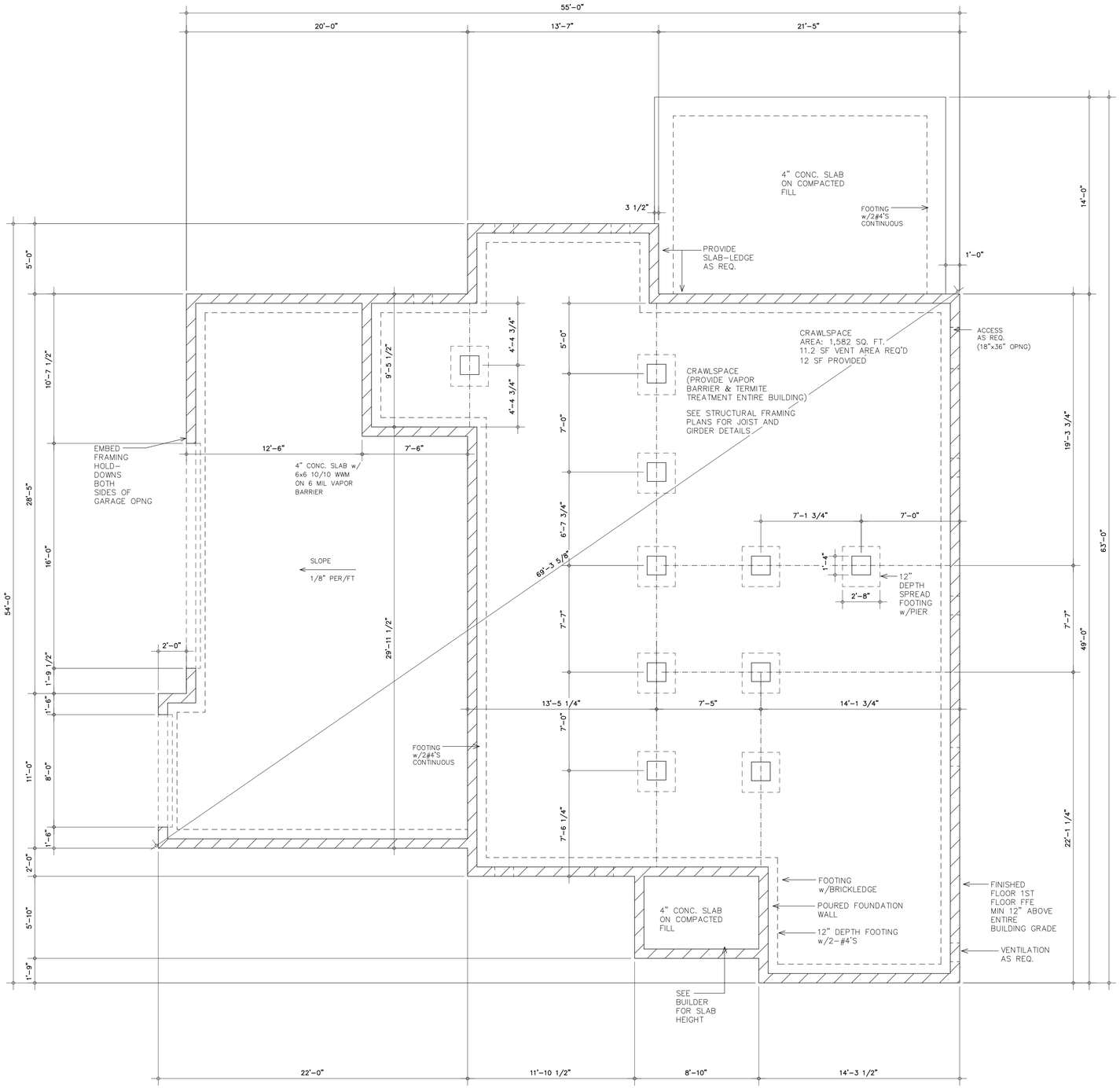
D. GARAGE FLOORS TO HAVE 10x10 CUT CONCRETE CONTROL JOINT

E. VERIFY DEPTH OF FROST FOOTING WITH LOCAL CODES.

F. PROVIDE TERMITE CONTROL AS REQUIRED BY LOCAL CODE.

G. SOILS AND SITE HAS NOT BEEN INSPECTED BY DESIGNER AND SPECIFIC ENGINEERED INSPECTIONS & APPLICATIONS ARE SUGGESTED.

H. PROVIDE BRICK LEDGE 4-SIDES BRICK AS REQUIRED (SEE BUILDER FOR LOCATIONS).



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Model Name: LOT 50, 1285 MALCOM ESTATES CT., BOGART, GA 30622

Sheet Title: CRAWL SPACE FOUNDATION

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2) CONFORMANCE WITH BUILDING CODES AND ANY MODIFICATIONS THAT ARE REQUIRED TO BE BUILT.
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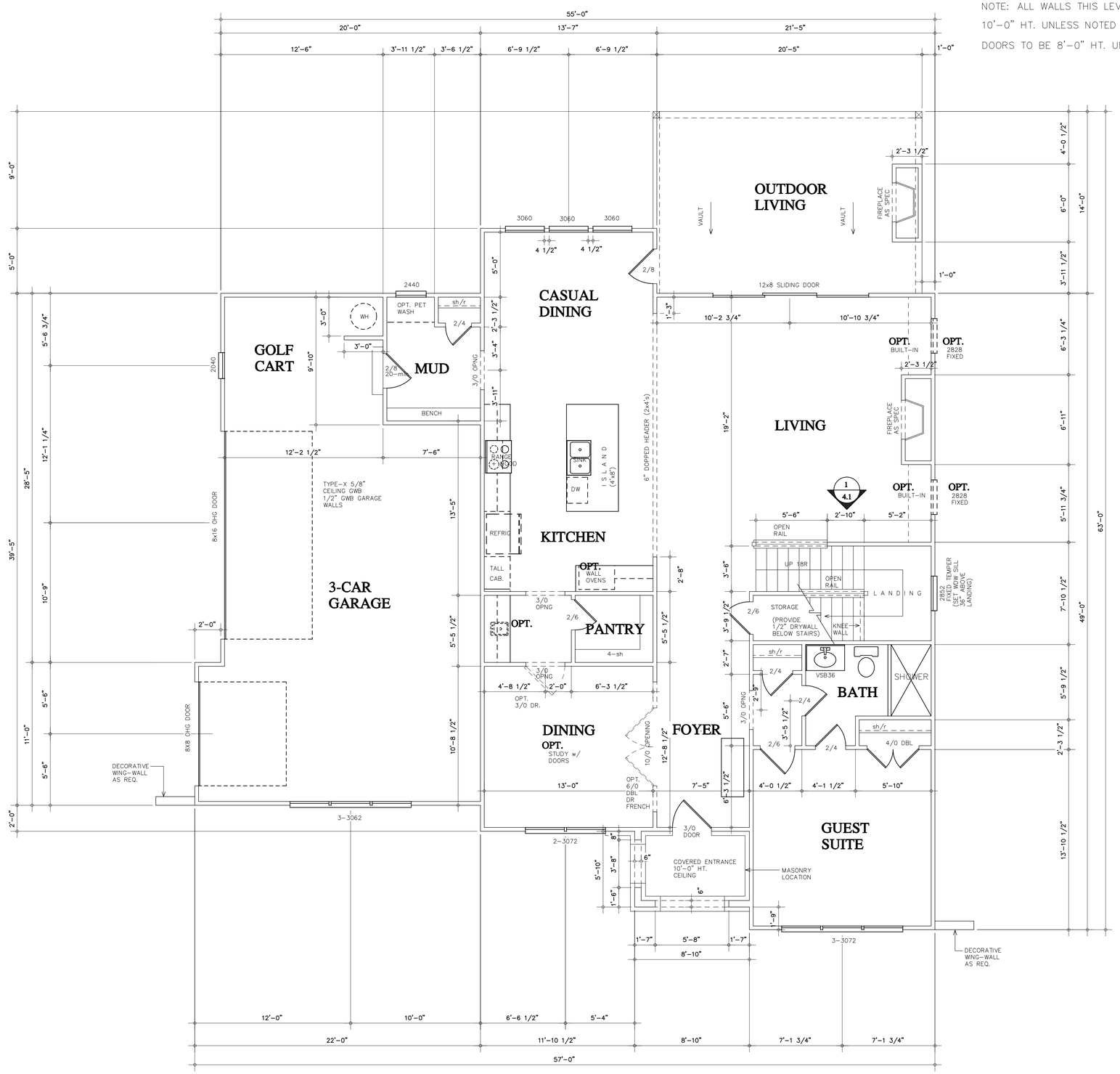
Drawn By: PWS

Date: 10-14-25

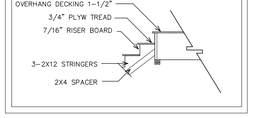
Revisions (See Cover): 12-10-25

A3.1

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

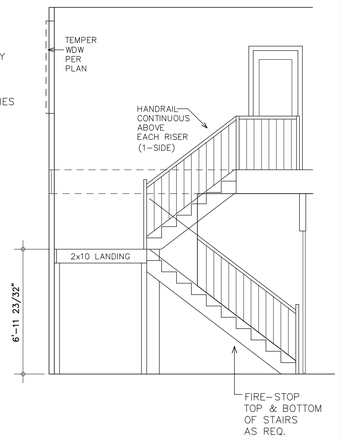


6'-8" MIN. HEAD HT VERTICAL
ABOVE EACH TREAD NOSING
7-3/4" MAX. RISER
10" MIN CUT TREAD



NOTES:

1. STAIRS SHALL COMPLY w/R311.7 2018 IRC
2. PROVIDE HANDRAIL ON 1-SIDE THAT COMPLIES w/R311.7.8
3. STAIRS TO COMPLY w/R311.7 AS MIN. 36" WIDTH OF STAIRS AFTER DRYWALL.
4. GUARDS SHALL MEET HEIGHT & OPENING REQUIREMENTS OF R312 OF THE NCRC.



STAIR SECTION

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

1

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Sheet Title :
1ST FLOOR PLAN

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONFORMANCE WITH BUILDING CODES AND ORDINANCES WHERE HOME IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
ANY REPRODUCTION OF THESE PLANS, APPROVED WITHOUT CONSENT OF SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO THE USE OF THIS PLAN.
SPRINGER BEARS NO RESPONSIBILITY FOR ANY ACTIONS RESULTING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

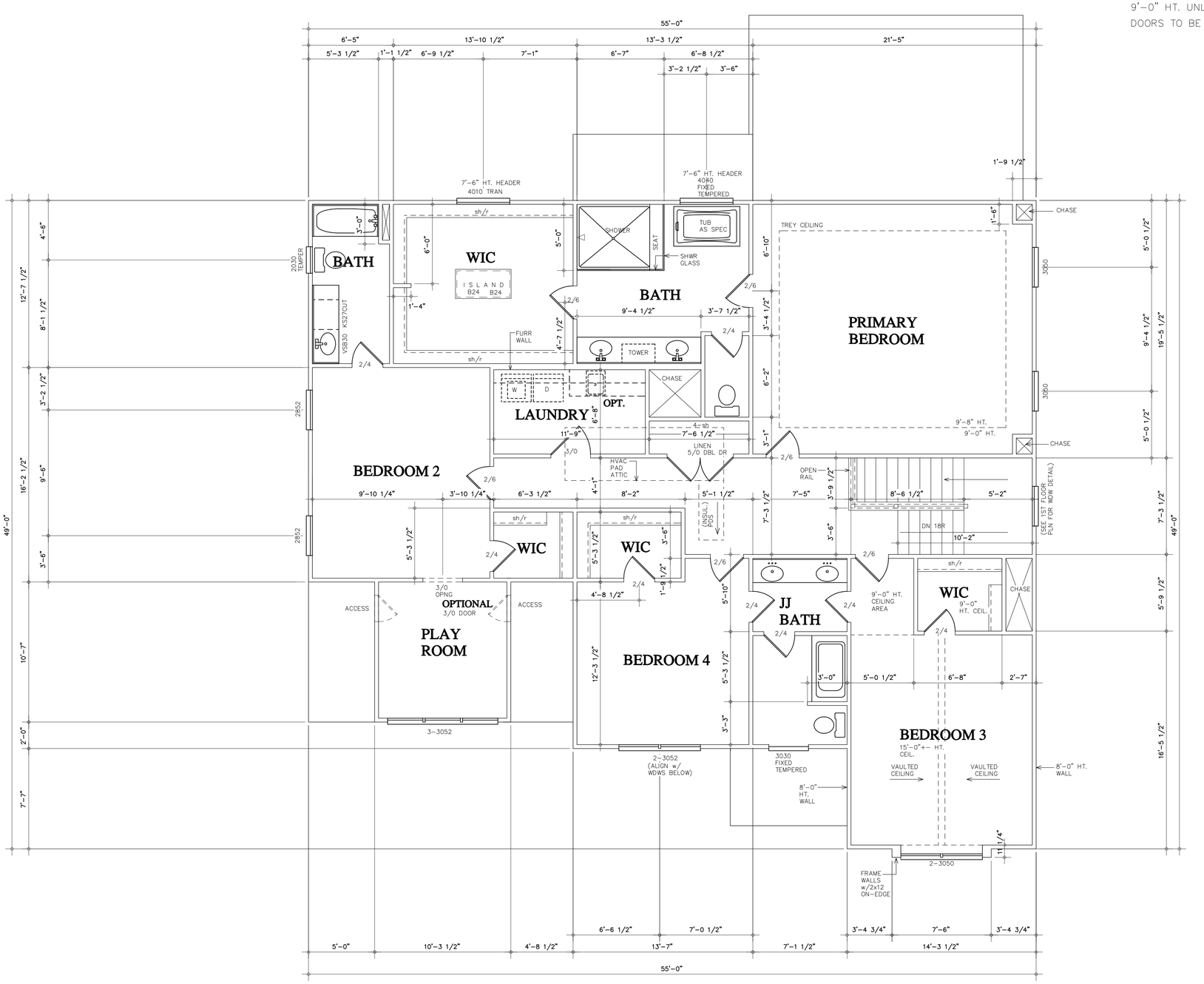
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Date :
10-14-25

Revisions (See Cover) :
12-10-25

A4.1a

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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Sheet Title :
2ND FLOOR PLAN

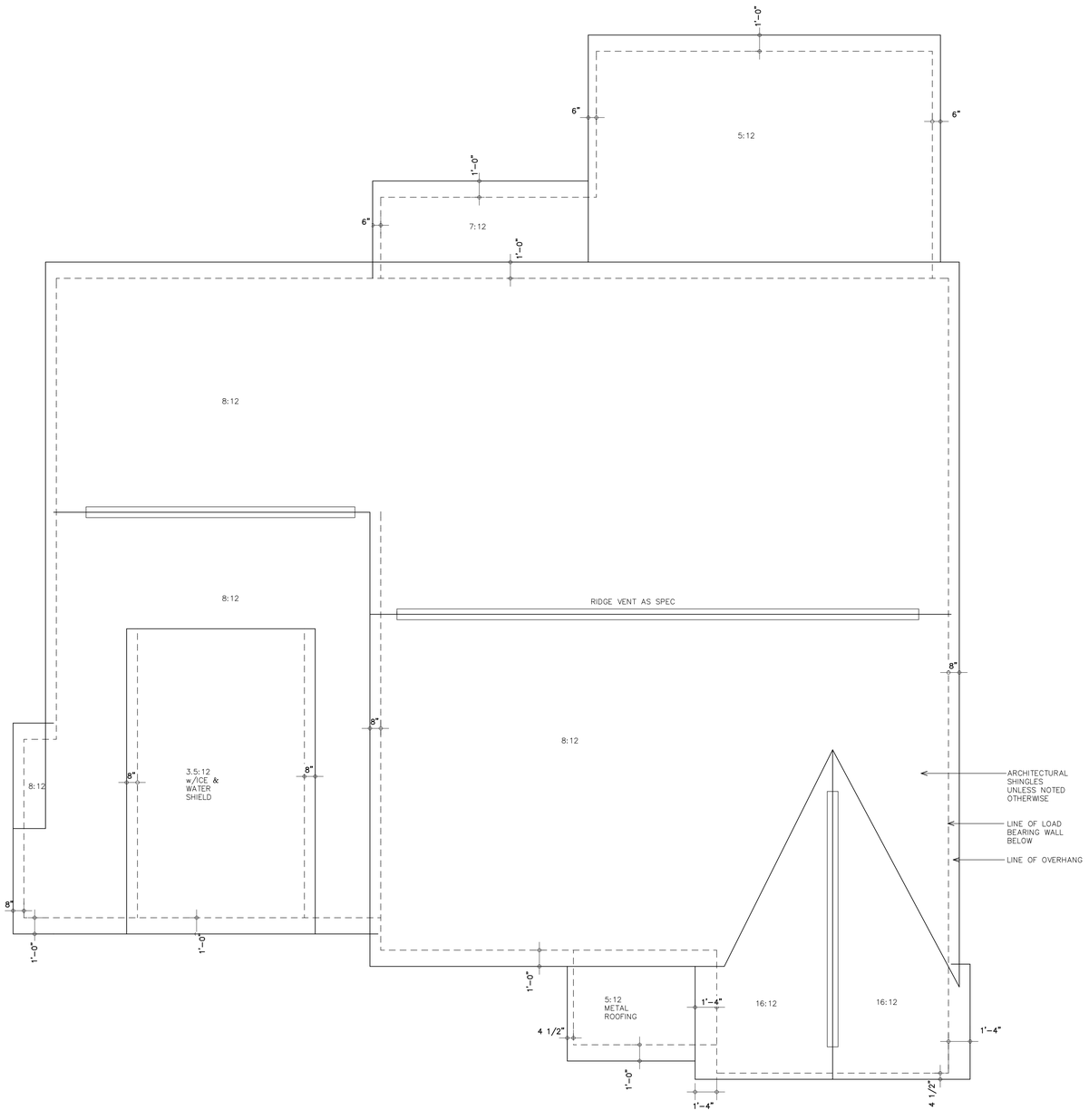
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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONFORMANCE WITH LOCAL CODES THAT MAY AFFECT HOW A HOME IS TO BE BUILT.
3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS HAVE NOT BEEN INCORPORATED INTO THE PLAN.
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Revisions (See Cover) :
12-10-25

A4.2 a



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Sheet Title :
ROOF PLAN

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1) ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONFORMANCE WITH LOCAL CODES THAT MAY REQUIRE CHANGES 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 IS PERMITTED UNLESS APPROVED WITHOUT CONSENT OF SPRINGER. ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A TYPICAL ENGINEER PRIOR TO CONSTRUCTION. PURCHASER AGREES TO HOLD SPRINGER HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS PLAN IN THE CONSTRUCTION OR OCCUPANCY OF A HOME.

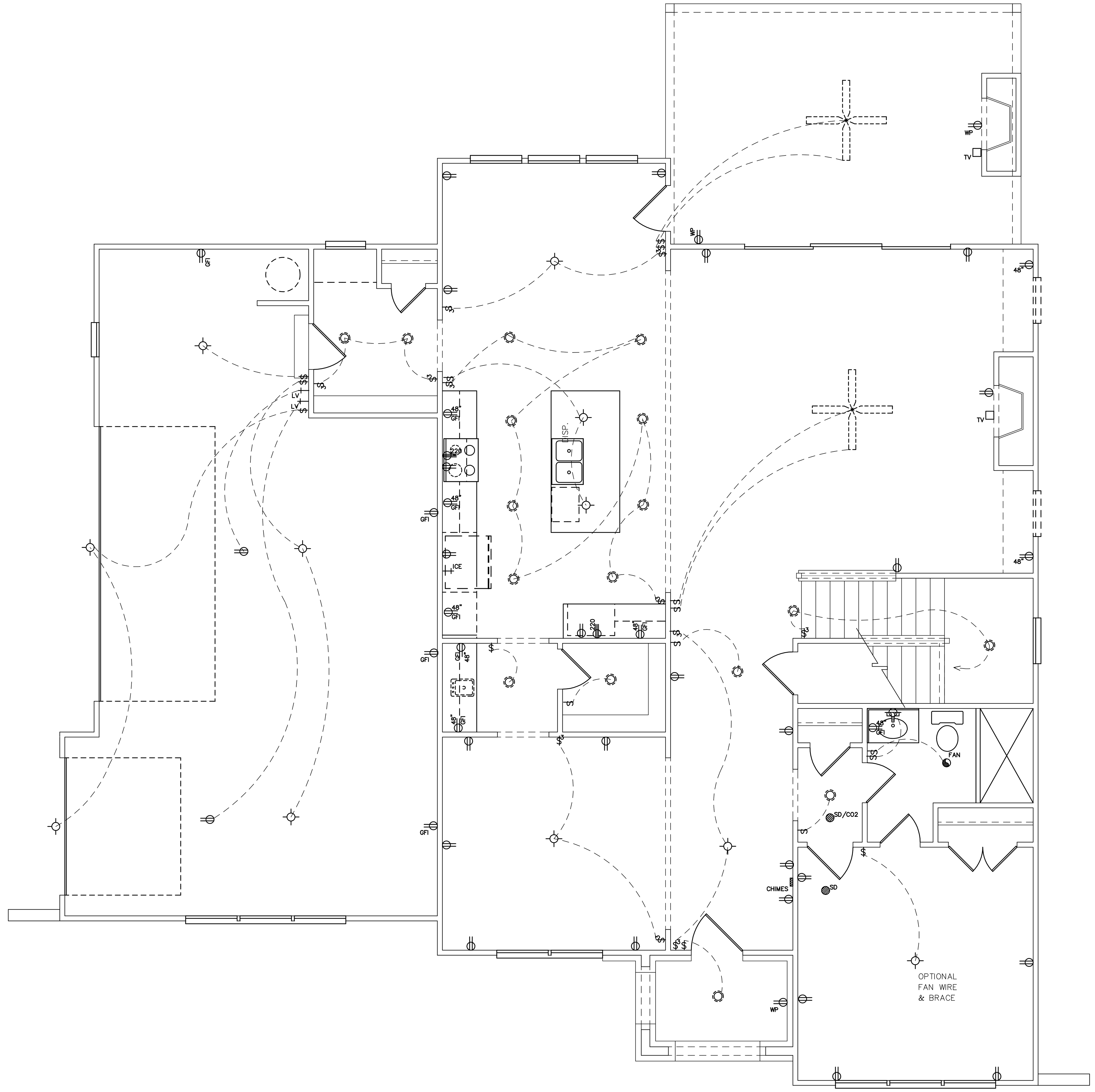
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10-14-25

Revisions (See Cover) :
12-10-25

LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	DUPLEX OUTLET (1/2 SWITCHED)
48"	DUPLEX OUTLET AT 48" A.F.F.
GFI	DUPLEX OUTLET (GFCI)
48" GFI	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
54" 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.
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Sheet Title :
1ST FLR SWITCH & OUTLET PLAN

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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 INCORPORATED INTO THE PLAN.
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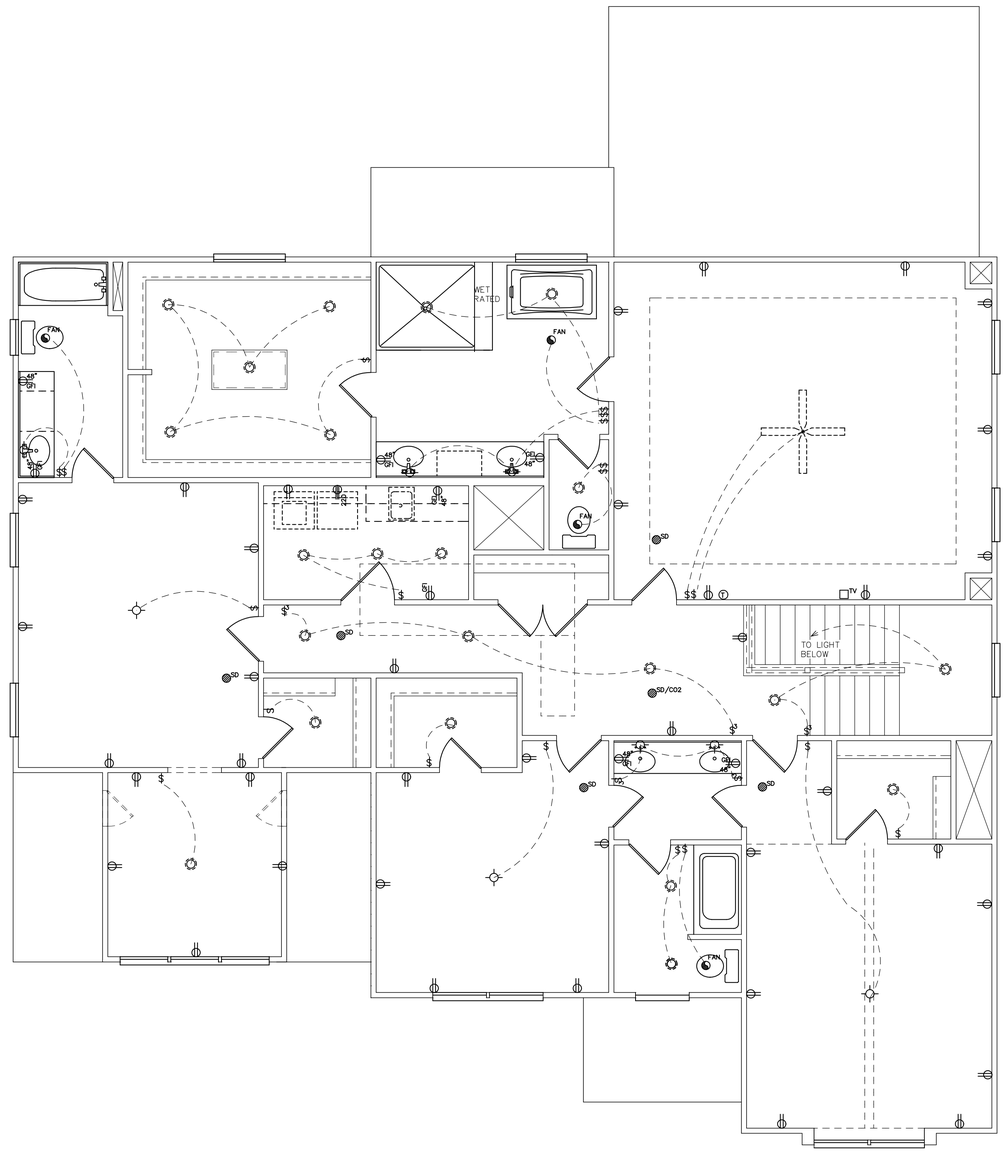
A6.1

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FOR CONSTRUCTION

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



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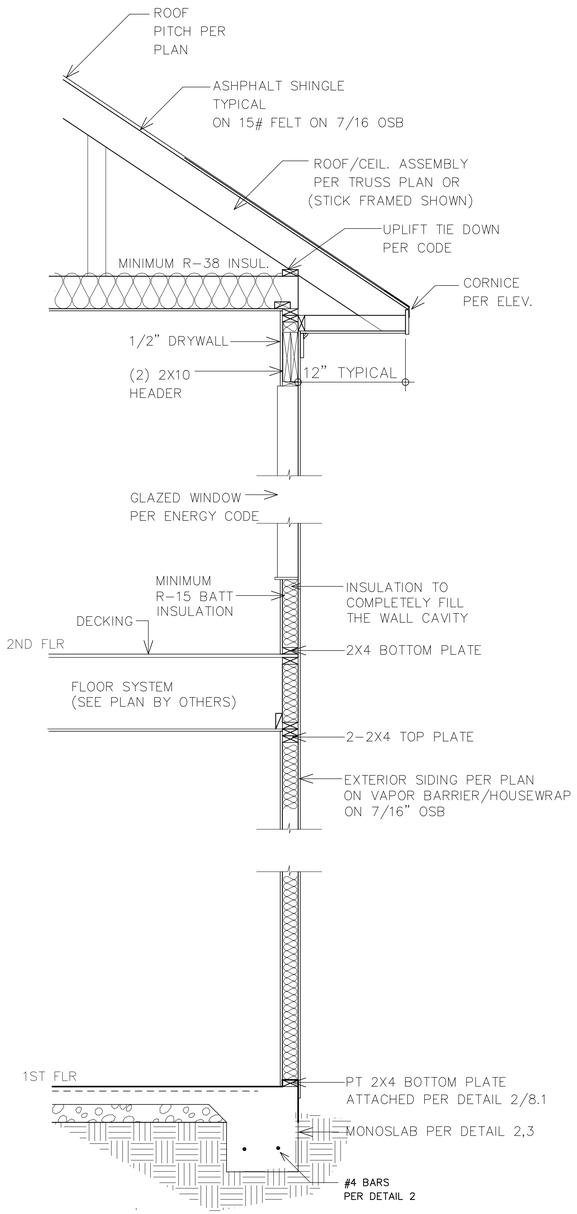
Sheet Title :
2ND FLR SWITCH & OUTLET PLAN

Drawn By :
PWS

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10-14-25

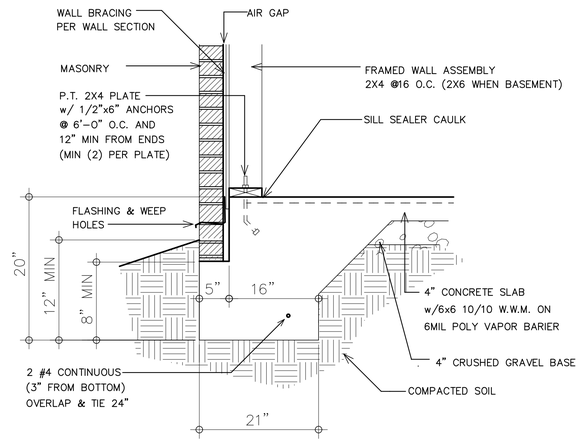
Revisions (See Cover) :
12-10-25

A6.2



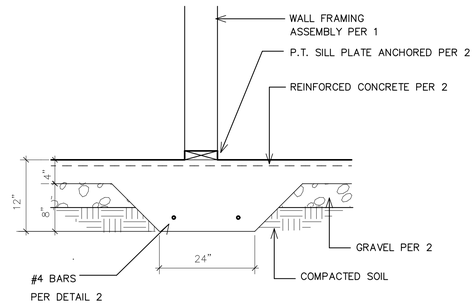
1 TYP. EXTERIOR WALL

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



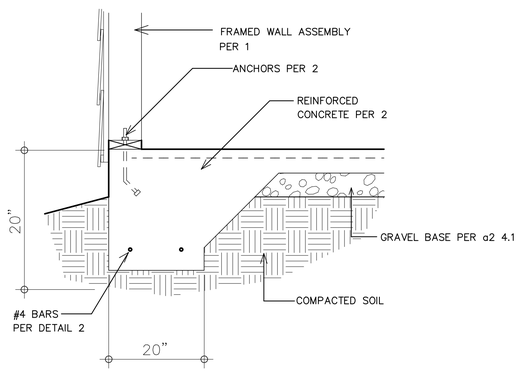
2 MONOSLAB w/MASONRY LEDGE

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



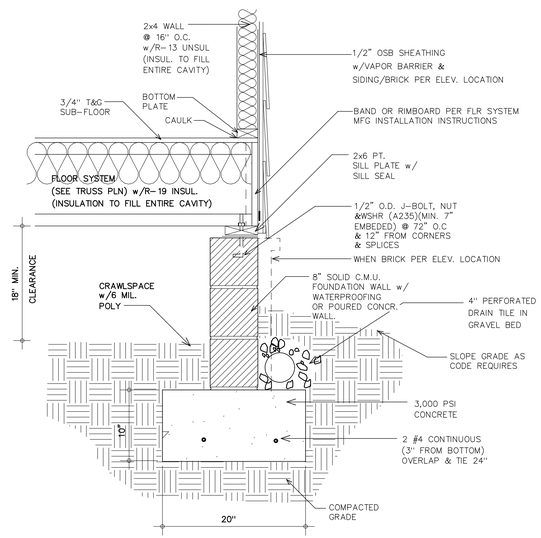
4 GRADE BEAM INTERIOR SLAB

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

SPRINGER AND CO.

DESIGNER:
Springer and Company, llc
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Model Name : LOT 50, 1285 MALCOM ESTATES CT., BOGART, GA 30622

Sheet Title : TYP. EXTERIOR WALL SECTION

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Drawn By : PWS

Date : 10-14-25

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A8.1

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