MANCHESTER

LOT 56
1370 MALCOM ESTATES CT.
BOGART, GA 30622

REVISIONS

	DESCRIPTION:
REV. 001 12/10/25	– ADD EXTERIOR BRICK ELEVATION CALCULATIONS & NOTATIONS
REV. 002 __/__/__	
REV. 003 __/__/__	
REV. 004 __/__/__	
REV. 005 __/__/__	
REV. 006 __/__/__	
REV. 007 __/__/__	
REV. 008 __/__/__	
REV. 009 __/__/__	

SHEET INDEX

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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, 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	2,740
2nd Floor Heated	1,213
TTL STANDARD.	3,953
Front Porch	138
Rear Porch	320
Garages	752

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FOR CONSTRUCTION

JOB ADDRESS:

OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

24hr Contact: M. Martin
706–436–0971

Model Name: LOT 56, 1370 MALCOM ESTATES CT, 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 AND CONDITIONS WHICH MAY AFFECT CONSTRUCTION.
2) COMPLIANCE WITH BUILDING CODE IN THE AREA WHERE HOME IS TO BE BUILT.
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ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIED AND APPROVED BY A PROFESSIONAL ENGINEER BEFORE CONSTRUCTION BEGINS.
NO REPRODUCTION OR REVISION TO THIS PLAN IS APPROVED WITHOUT CONSENT OF SPRINGER & COMPANY.
SPRINGER & CO. 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 : 11/05/25

Revisions (See Cover) : 12/10/25

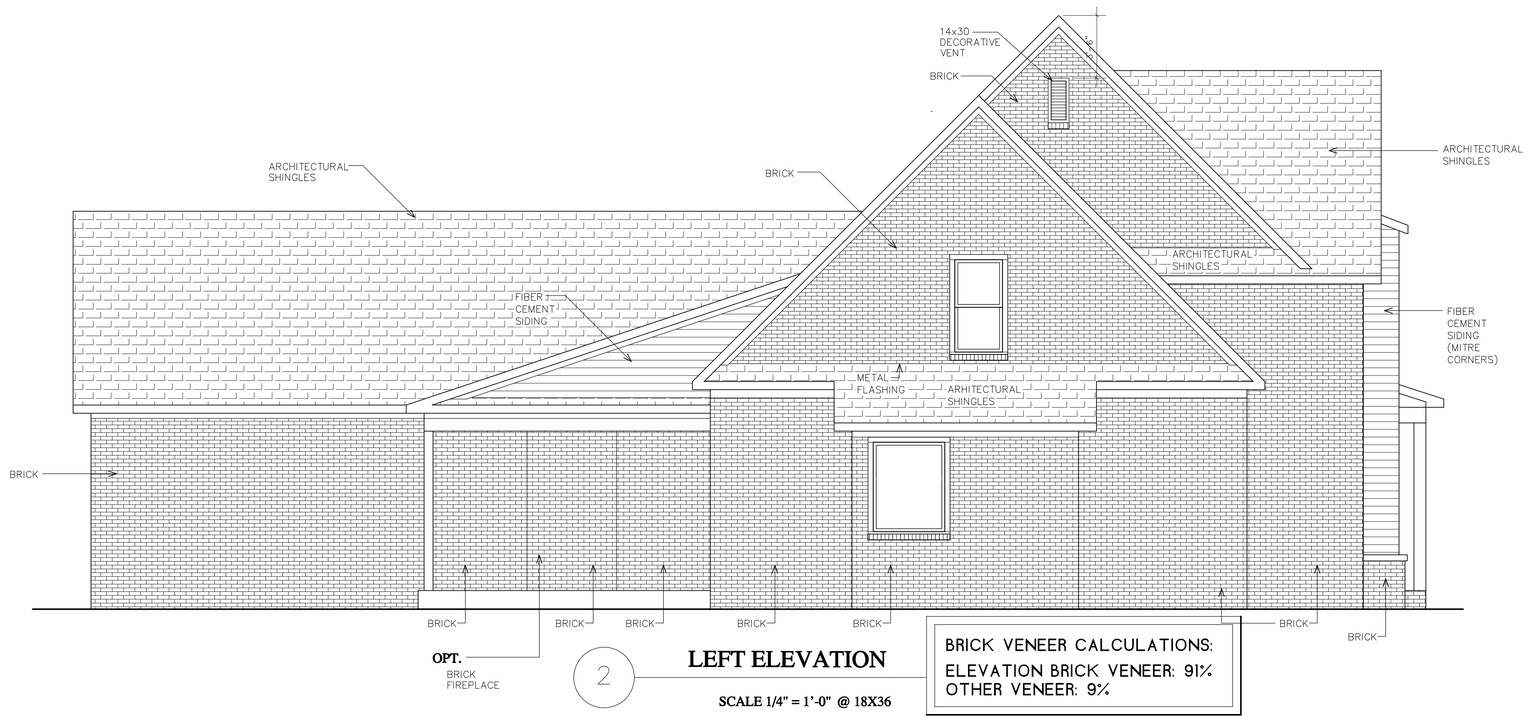
A0.0



1 **FRONT ELEVATION**

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

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



2 **LEFT ELEVATION**

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

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

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Sheet Title:
ELEVATIONS

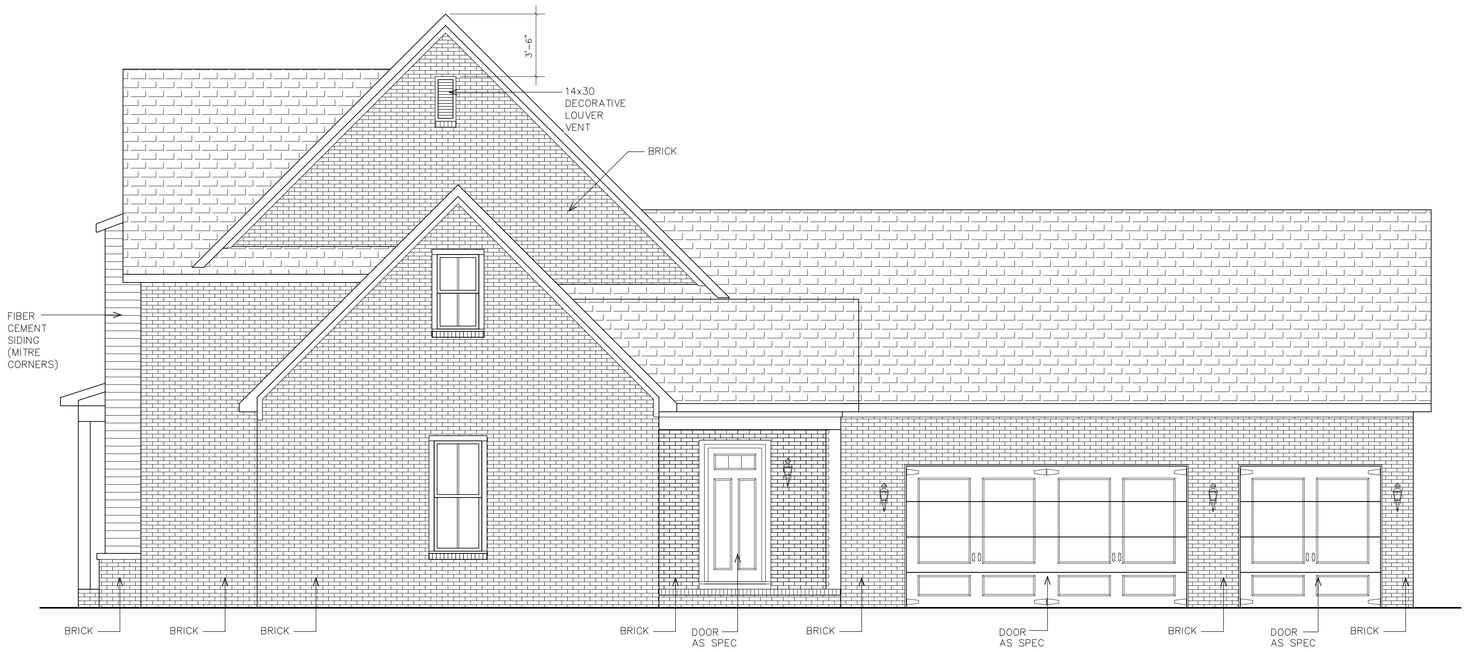
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3) PLANS INDICATE LOCATIONS ONLY AND ENGINEERING ASPECTS OR SITE CONDITIONS MAY MAKE ADDITIONAL ENGINEERING NECESSARY.
ACTUAL MATERIALS AND SIZES ALONG WITH THE FULL PLAN DETAILS SHOULD BE REVIEW AND APPROVED BY THE FINAL BUILDING PLANS TO INSURE ALL CODES ARE MET.
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A2.1

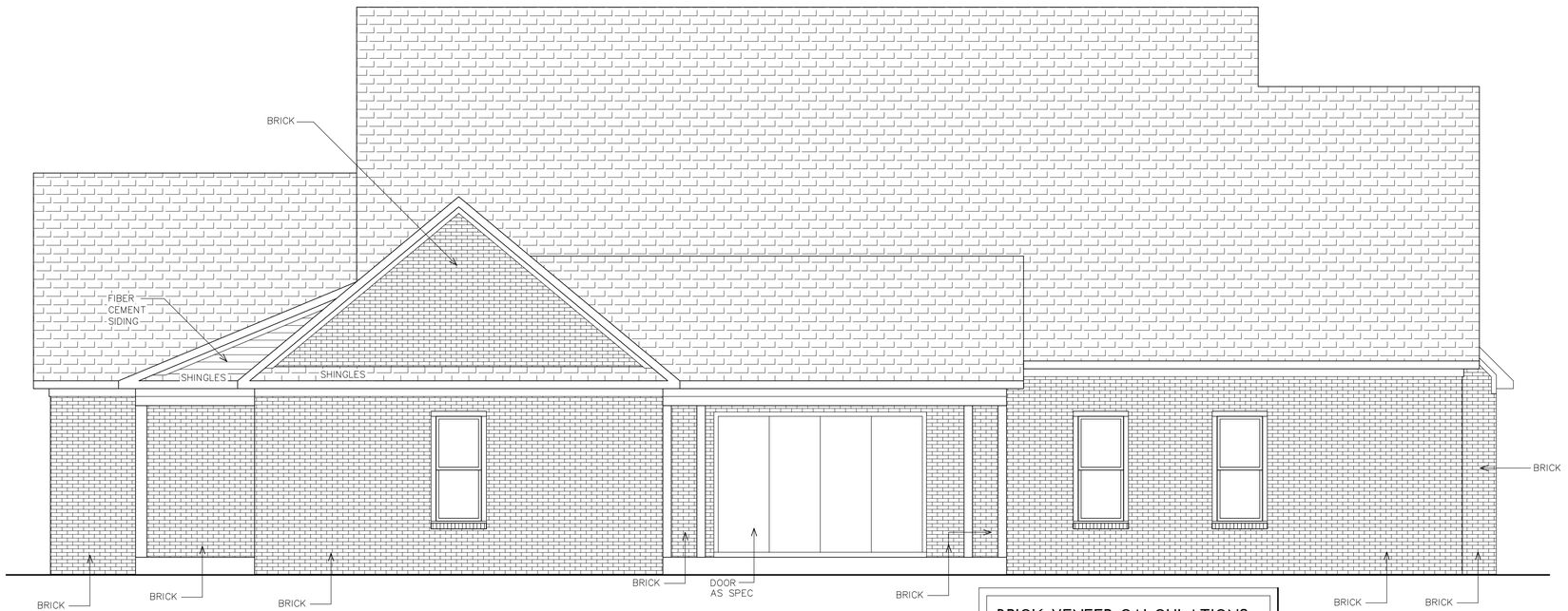


1

RIGHT ELEVATION

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

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



2

REAR ELEVATION

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

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

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RIGHT SIDE ELEVATION

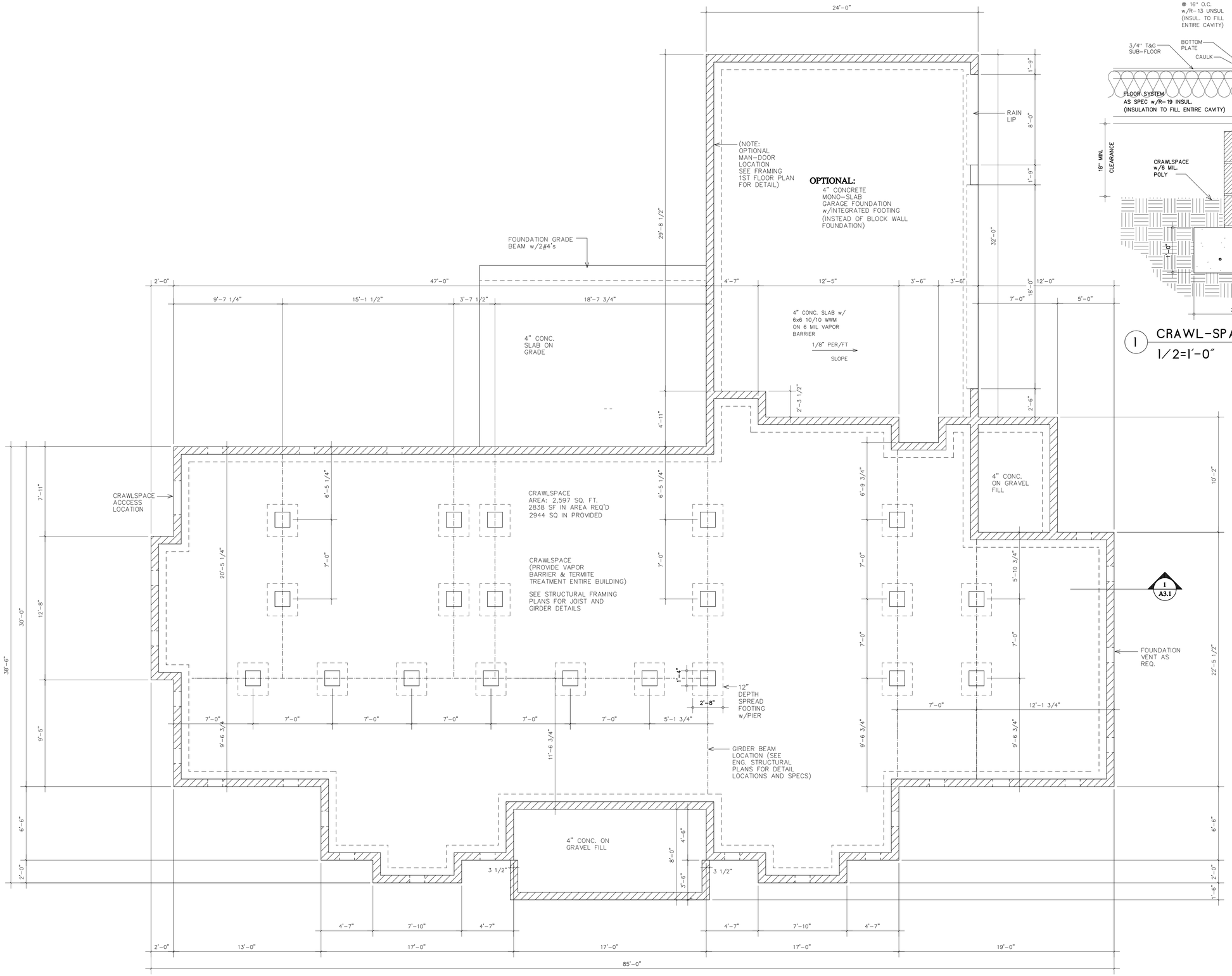
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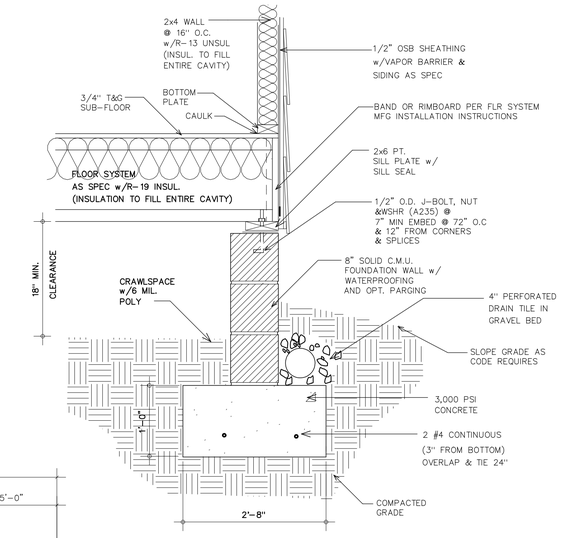
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A2.2





1 CRAWL-SPACE SECTION

1/2=1'-0"

SURVEYOR NOTE:

ADD CONCRETE/BRICK LEDGE TO ALL EXTERIOR LOAD BEARING WALLS IN ADDITION TO THE DIMENSIONS PROVIDED OF THE FOUNDATION WALLS.

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Sheet Title:
CRAWLSPACE FOUNDATION PLAN

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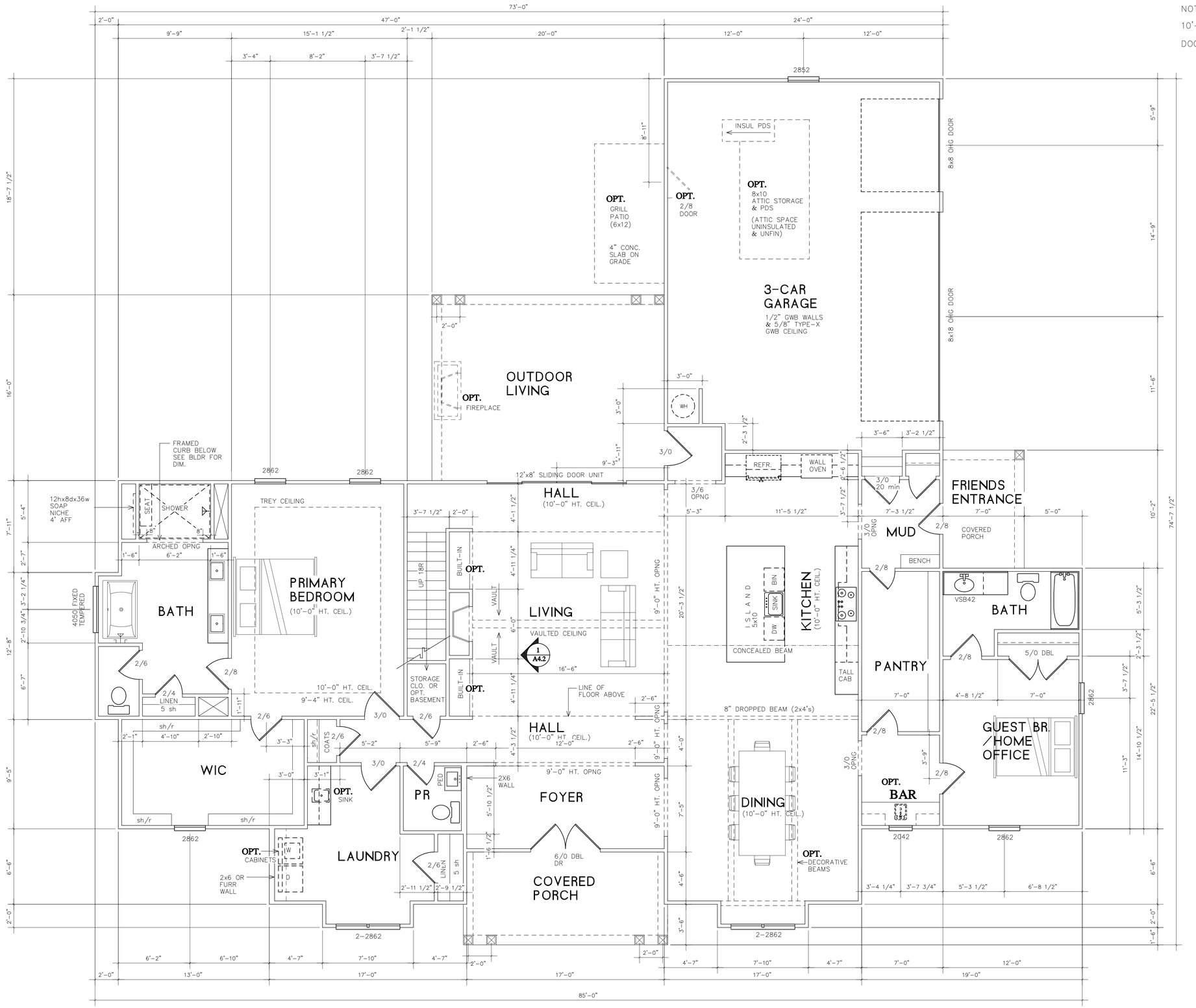
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12/10/25

A3.1

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



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Sheet Title :
1ST FLOOR PLANS

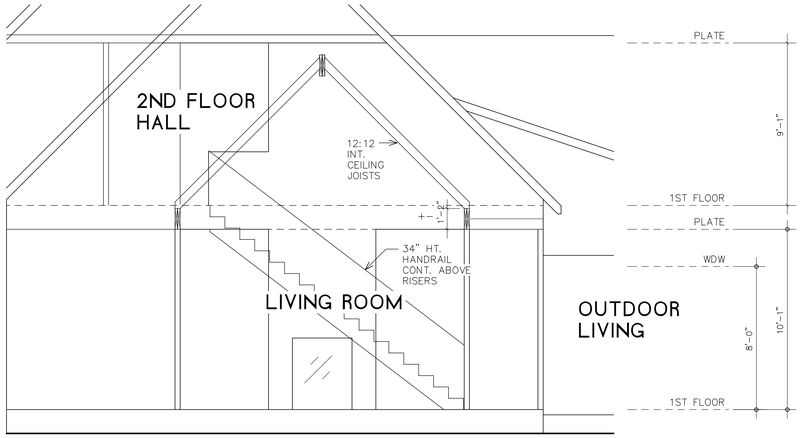
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A4.1



PARTIAL SECTION

STAIRS & LIV. RM CEIL.

1

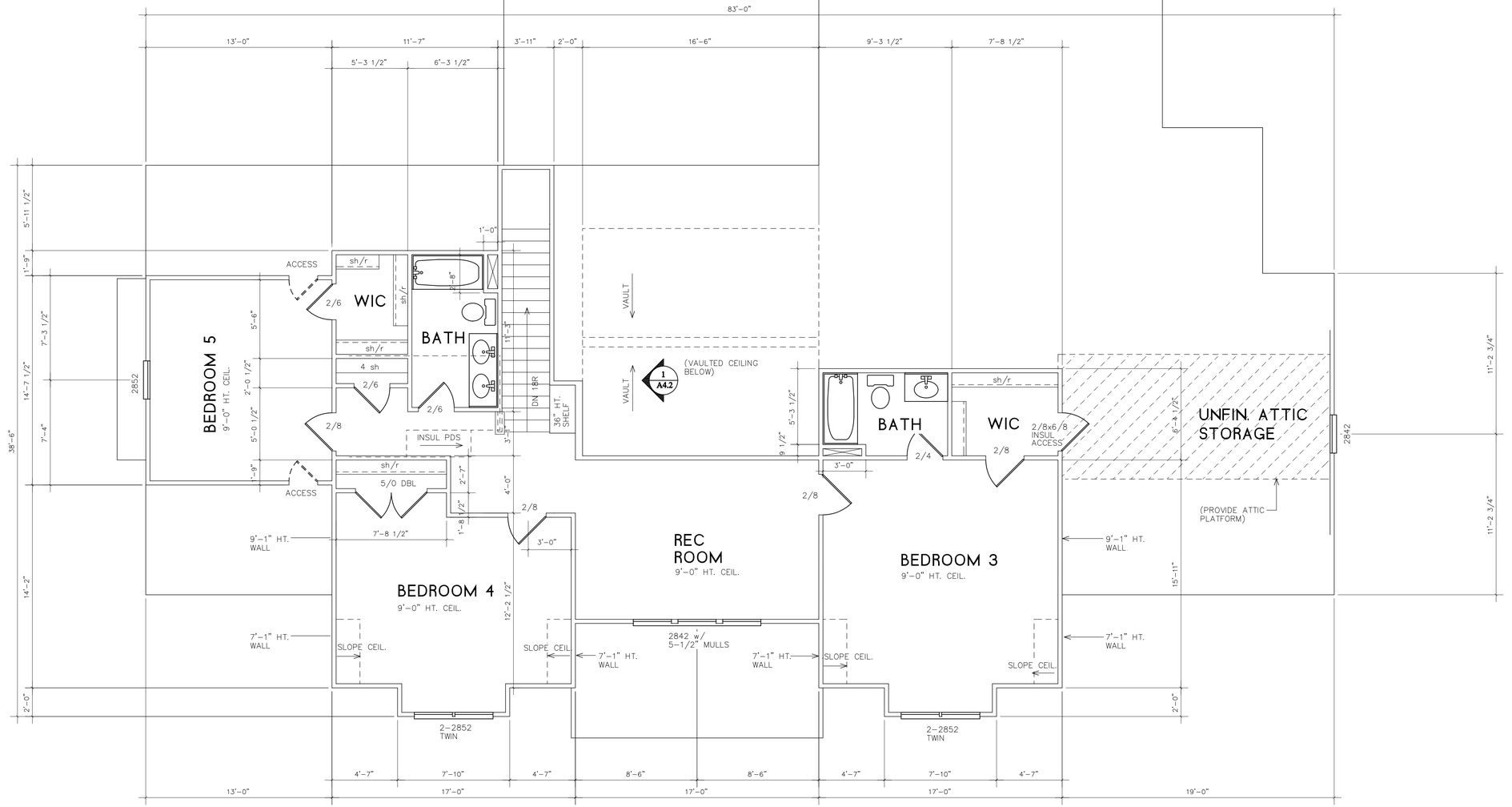
SCALE 1/4" = 1'-0" @ 18X36

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

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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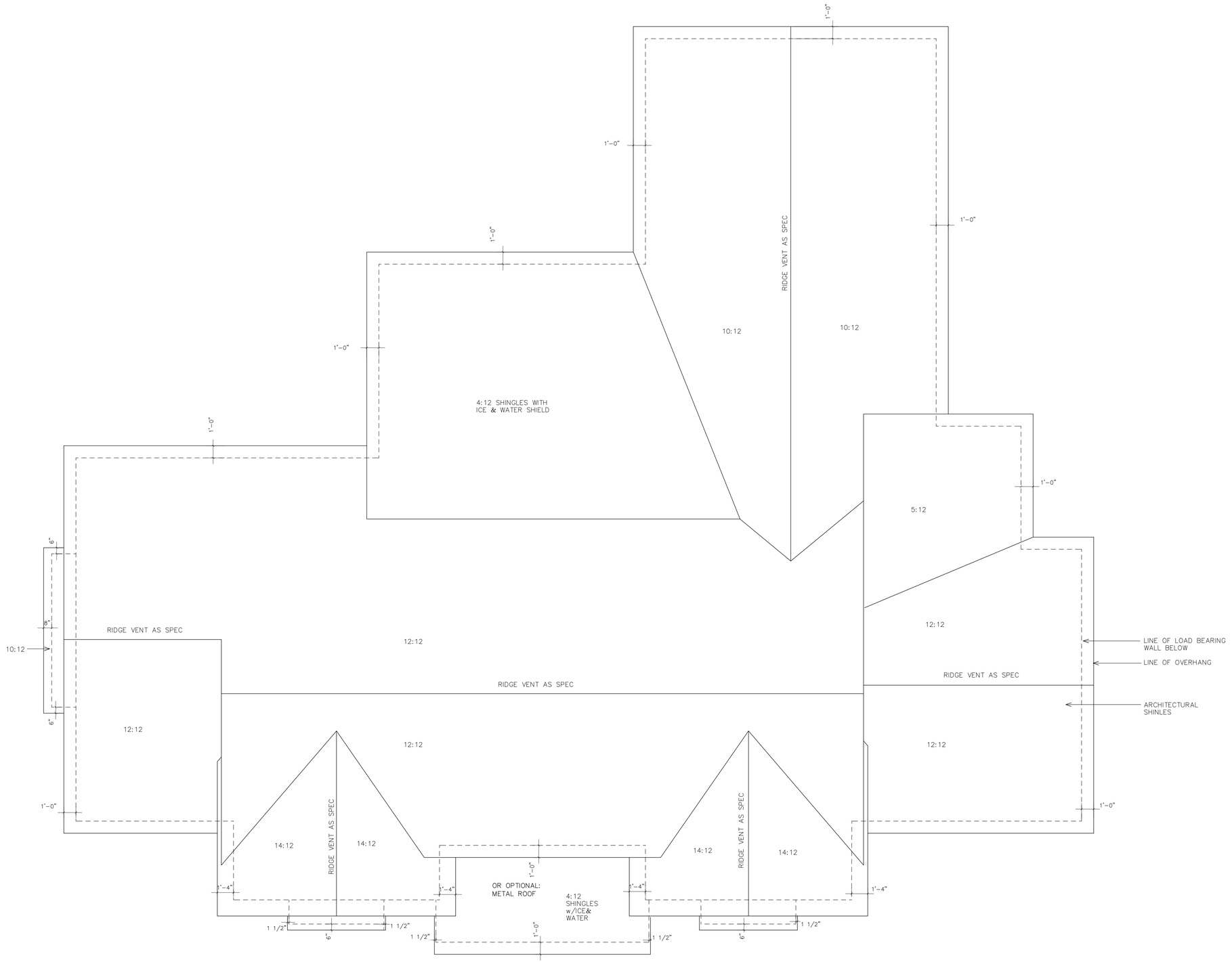
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A4.2



1 **ROOF PLAN**

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

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BISHOP, GA

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ROOF PLAN

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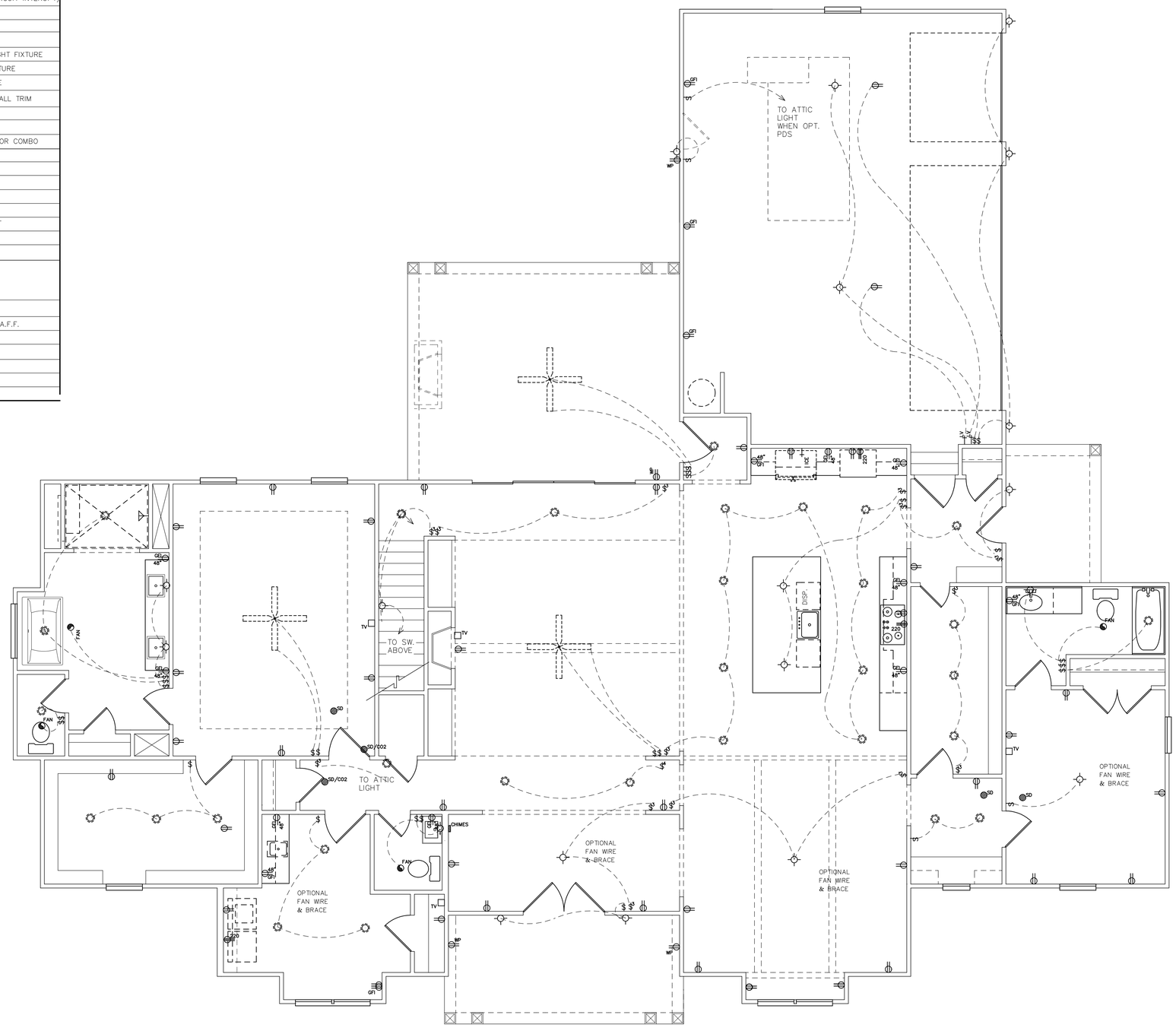
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A5.1

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
WP	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



1 1ST FLR SWITCH & OUTLET PLAN

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

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FIRST FLOOR MECH/ELEC PLAN

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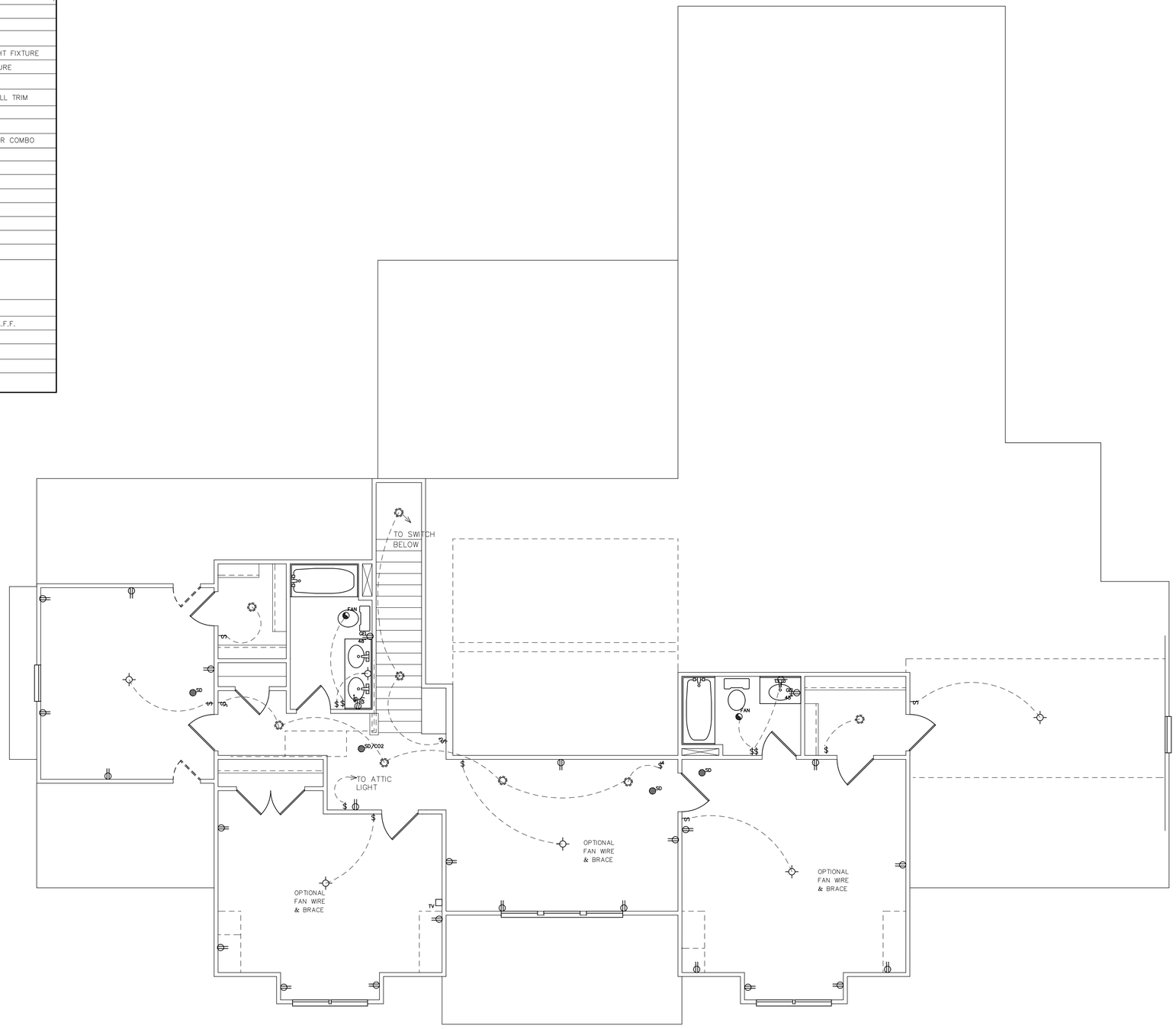
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A6.1

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
24" 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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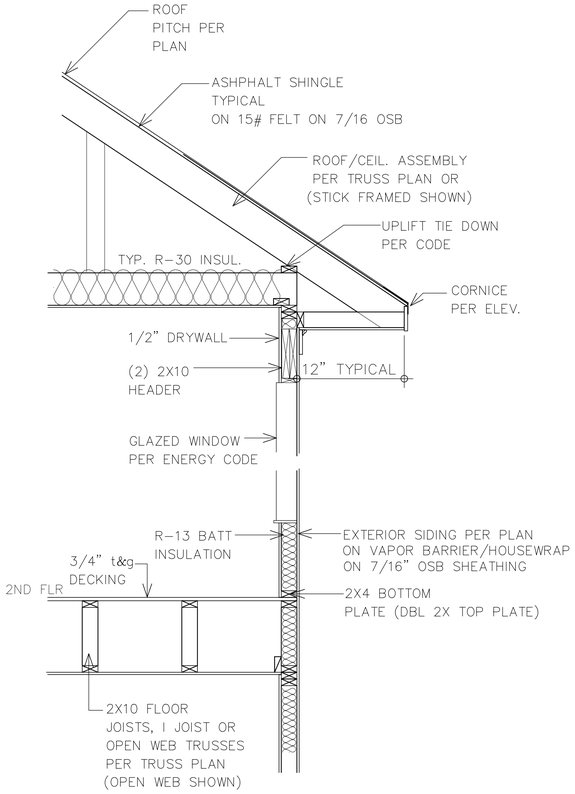
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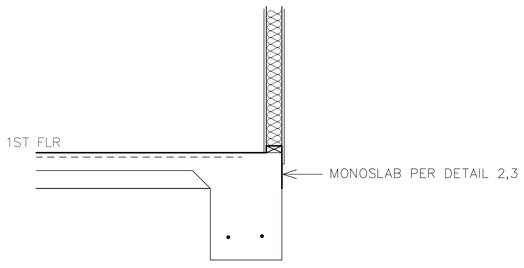
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Revisions (See Cover) :
12/10/25

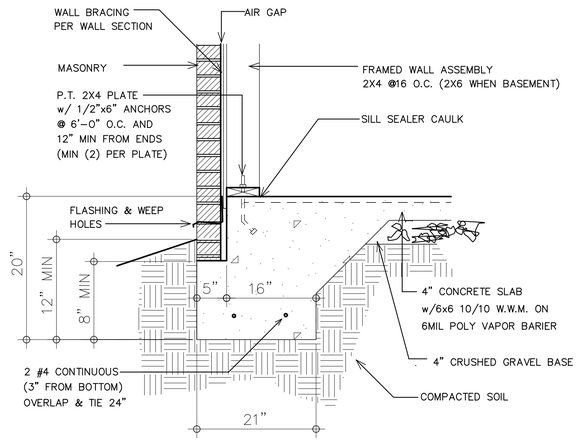
A6.2





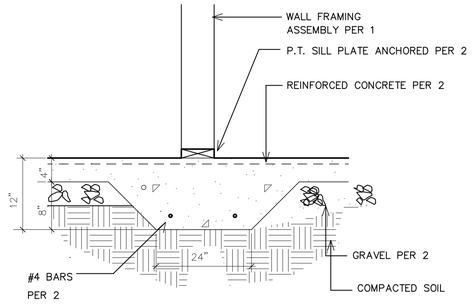
1 **TYP. EXTERIOR WALL**

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



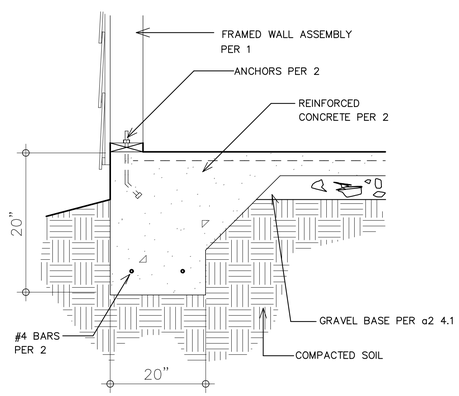
2 **MONOSLAB w/MASONRY LEDGE**

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



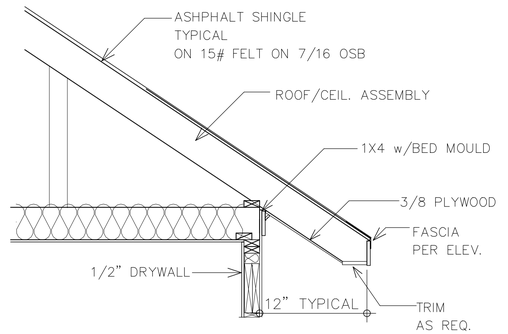
4 **GRADE BEAM INTERIOR SLAB**

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



3 **MONOSLAB w/SIDING**

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



5 **SLOPED SOFFIT DETAIL**

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

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FOR CONSTRUCTION

JOB ADDRESS:

OWNERS:
MARTIN HOMES, LLC
BISHOP, GA

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

Model Name :
LOT 56, 1370 MALCOM ESTATES CT, BOGART, GA 30622

Sheet Title :
DETAIL EXTERIOR WALL & FOUNDATION

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Drawn By :
PWS

Date :
11/05/25

Revisions (See Cover) :
12/10/25

A8.1