LOT 21
Spartan Manor

DESIGNED BY

paul springer
springer & company, viz. llc
4411 Suwanee Dam Rd., Ste. 425
Suwannee, GA 30024
springerpw@att.net

BUILDER

24 HR. CONTACT:

MICHAEL MARTIN CELL: 706-436-0971

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SUMMARY

SQUARE FOOTAGE	HEATED LANDING BASEMENT	250
	HEATED 1ST FLOOR	3,384
	HEATED 2ND FLOOR	1,635
	SUBTOTAL	5,269
	OPT. FIN 2ND FLOOR BONUS RM	286
	GARAGES (FINISHED UNHEATED)	891
	REAR DECK/OUTDOOR LIVING	601
	FRONT PORCH/STOOP	44
	UNFINISHED BASEMENT	2,780
	UNFINISHED BASEMENT MECHANICAL/STORAGE	213
LOT #'S, ADDRESS	(LOT 21) ATHENA WAY, SPARTAN MANOR SUBDIVISION ATHENS, GA 30606	

SCOPE OF WORK

Construction of Single-Family Residence per 2024 IRC.
Sructure is wood framed, two-story building with poured-in-place concrete basement wall foundation.

GENERAL NOTES

1. ALL CODES HAVE JURISDICTION (SPECIFICICALLY INTERNATIONAL RESIDENTIAL CODE 2018, WITH GEORGIA AMENDMENTS (2020); 2014 PRESCRIPTIVE DECK DETAILS); INTERNATIONAL FIRE CODE 2018 EDITION WITH GEORGIA AMENDMENTS (2020); INTERNATIONAL PLUMBING CODE 2018 WITH GEORGIA AMENDMENTS (2020); INTERNATIONAL MECHANCIAL CODE 2018 WITH GEORGIA AMENDMENTS (2020); INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020); NATIONAL ELECTRICAL CODE 2020 EDITION (NO GEORGIA AMENDMENTS) INTERNATIONAL ENERGY CODE 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020).

2. CONTRACTORS SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENTCEMENT OF CONSTRUCTION.

3. ALL WORK SHALL BE PREFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. AL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS AND WARRANTY REQUIREMENTS.

4. DO NOT SCALE DRAWINGS, DIMENSIONS SHOWN SHALL GOVERN THE WORK.

5. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO INSURE ORDERLY PROGRESS OF CONSTRUCTION.

6. DIMENSIONS ARE FACE OF STUD, FACE OF CMU OR TO STRUCTURAL LINES UNLESS NOTED OTHERWISE.

7. DETAIL AND SECTIONAL DRAWINGS AR SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENEARL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN THE SAME MANNER.

8. THE CONTRACTOR OR USER OF THESE DRAWINGS SHALL VISIT THE JOB REGULARLY AND PRIOR TO COMMENCEMENT OF WORK IN ORDER TO BECOME FAMILIAR WITH ALL CONDITIONS PRESENT THAT MAY REQUIRE DEVIATION FROM THE PLANS OR DETAILS OR WHICH MAY AFFECT THE BID.

9. ALL SUBCONTRACTORS SHALL FOLLOW THE LOCAL JURISDICTION NOISE ORDINANCE or, STARTING BEFORE 7AM ON WEEKDAYS AND 10AM ON WEEKENDS IS PROHIBITED. SUNDAYS WE SHOULD TAKE A DAY OF REST.

10. FLOOR LIVE LOADS 40psf; FLOOR DEAD LOADS 10psf; CEILING DEAD LOAD 10psf.; WIND 115MPH

11. SPRINGER & CO, VIZ & ITS EMPLOYEES ARE A DESIGN CONSULTANT AS SUCH ASSUME NO LIABILITY IN THE CONSTRUCTION AND USE OF THESE DRAWINGS OR HOME CONSTRUCTED FROM THIS PLAN. ITS THE RESPONSIBILITY OF THE USER OF THESE PLANS TO VERIFY ALL DIMENSIONS, MATERIAS, SITE CONDITIONS & LOCAL CODE COMPLIANCE IN THE AREA WHERE THE HOME IS TO BE BUILT. PLANS INDICATE SUGGESTED DETAILS, DIMENSIONS, PRODUCTS & MATERIALS. ENGINEERING ASPECTS (EXAMPLE: SOIL CONDITIONS) HAVE NOT BEEN INCORPORATED INTO THIS PLAN.

12. THESE DRAWINGS ARE COPYRIGHT PROTECTED PROPERTY OF SPRINGER & CO. VIZ LLC AND MAY NOT BE RE-PRODUCED OR RE-USED WITHOUT CONSTENT OF SPRINGER & CO.

A0.0
Cover Sheet

Scale:
3 AUGUST 2026

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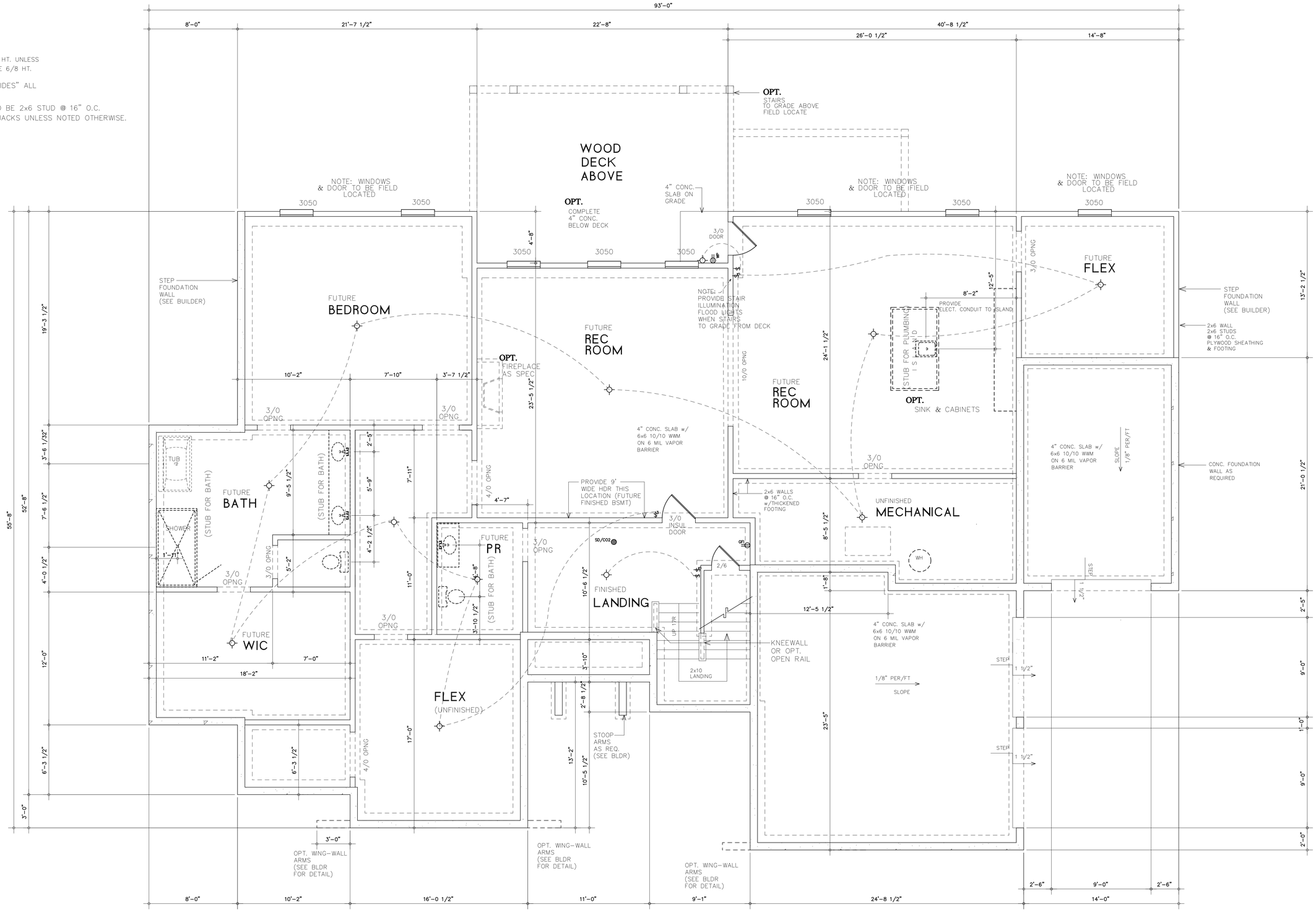
LOT 21 SPARTAN MANOR
GEORGIA
FOR REVIEW

NOTES:

A. THIS LEVEL WALLS TO BE 9'-0" HT. UNLESS NOTED OTHERWISE, DOORS TO BE 6/8 HT.

B. PROVIDE BRICK LEDGE "4-SIDES" ALL EXTERIOR WALLS.

C. WOOD WALLS THIS LEVEL TO BE 2x6 STUD @ 16" O.C. AND 1 CRIPPLE STUD & 2 JACKS UNLESS NOTED OTHERWISE.



A1.1

Basement Plans

Scale: 1/4"=1'-0"

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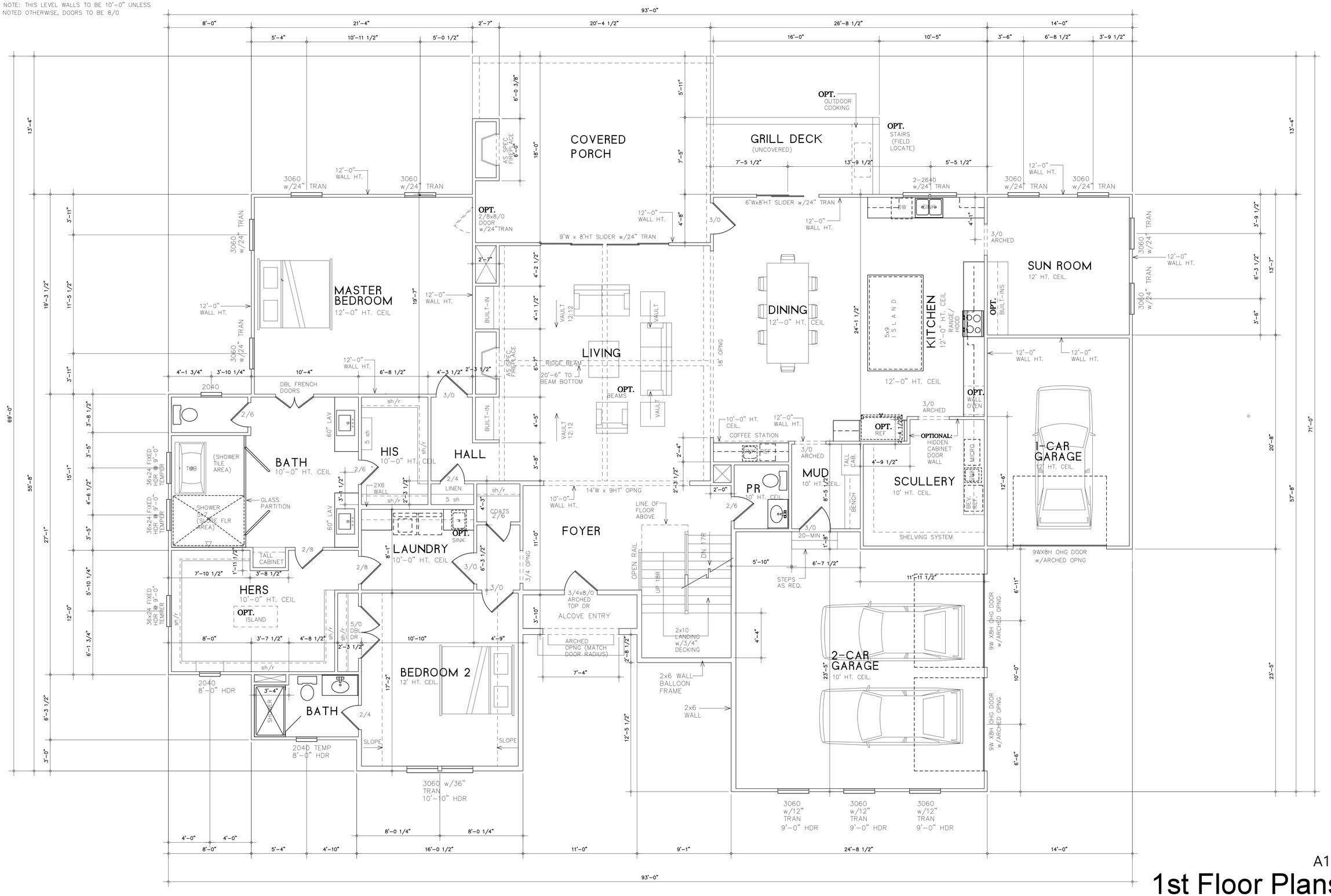
NOTE: THIS LEVEL WALLS TO BE 10'-0" UNLESS NOTED OTHERWISE, DOORS TO BE 8/0



A1.3

1st Floor Plans

Scale: 1/4"=1'-0"

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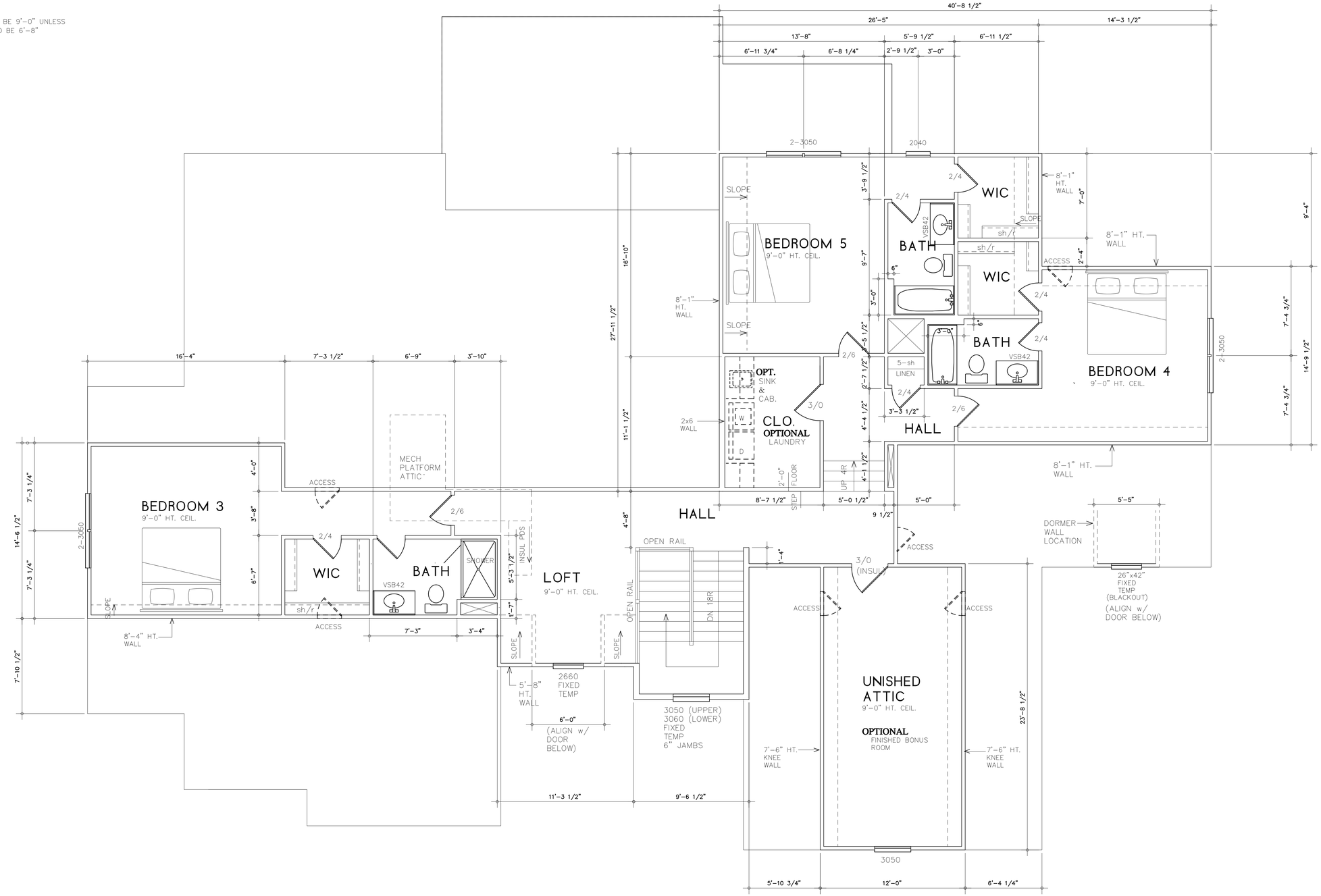
NOTE: THIS LEVEL WALLS TO BE 9'-0" UNLESS NOTED OTHERWISE, DOORS TO BE 6'-8"



A1.4

2nd Floor Plans

Scale: 1/4"=1'-0"

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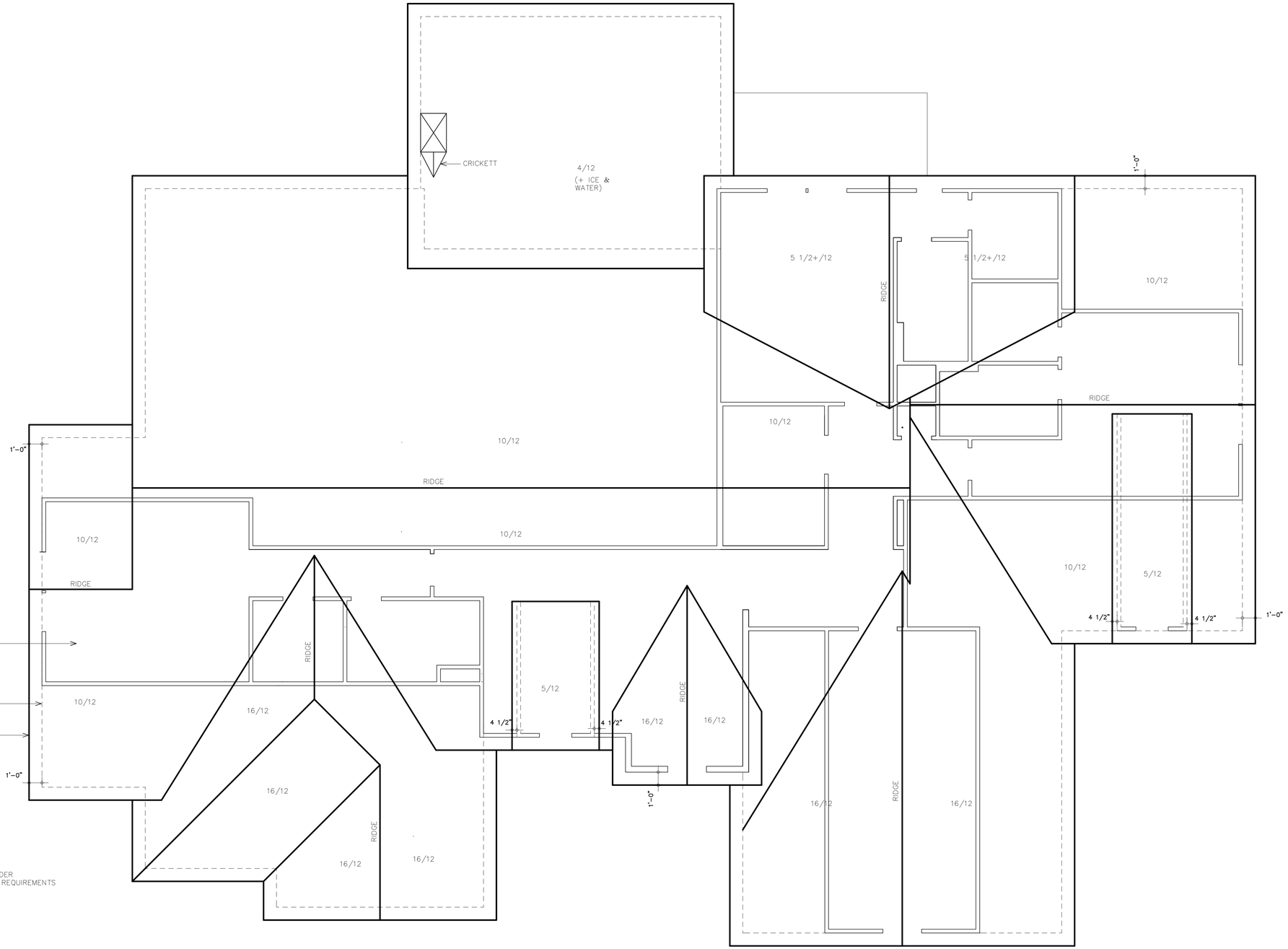

A1.5

Roof Plan

Scale: 1/4"=1'-0"

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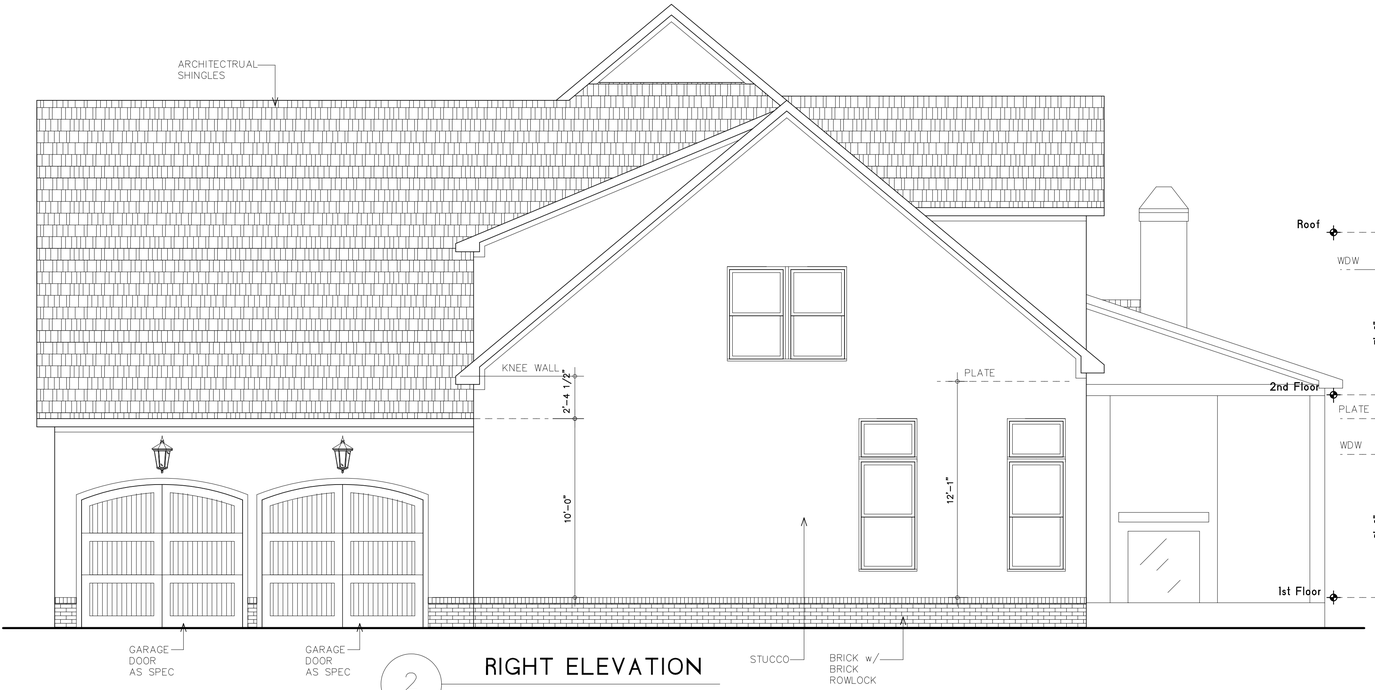
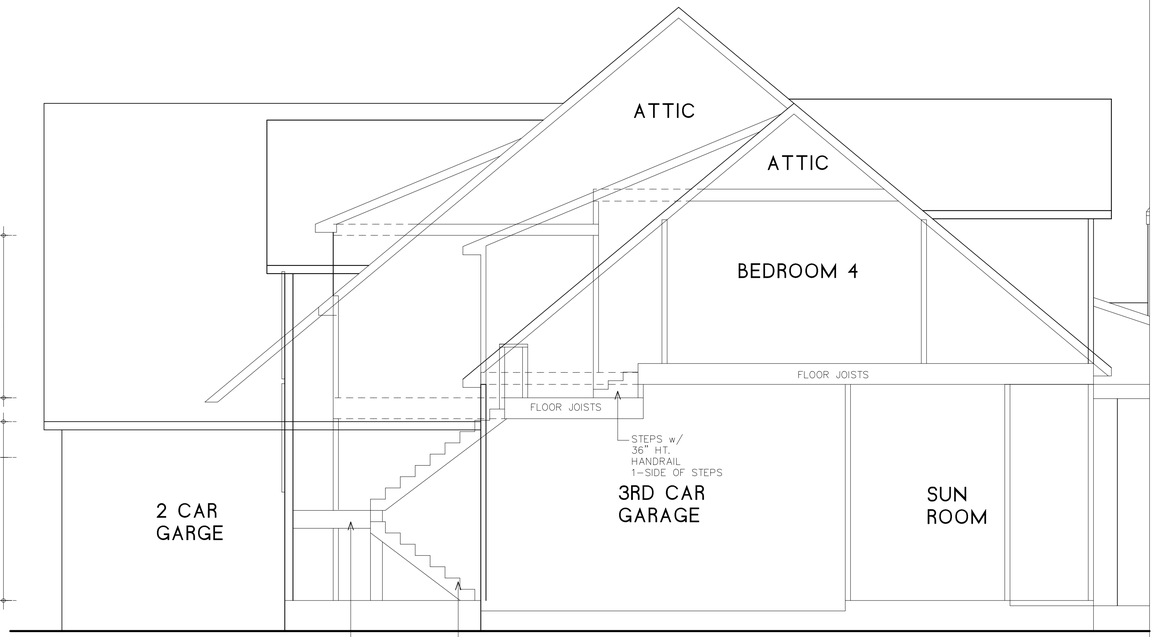


2 RIGHT ELEVATION

SCALE 1" = 1'-0" @ 24X36
SCALE 1/2" = 1'-0" @ 11X17



(PARTIAL SECTION)

3 RIGHT SECTION

SCALE 1" = 1'-0" @ 24X36
SCALE 1/2" = 1'-0" @ 11X17

1 FRONT ELEVATION

SCALE 1" = 1'-0" @ 24X36
SCALE 1/2" = 1'-0" @ 11X17

A3.0

Elevations

Scale: As Indicated
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1 REAR ELEVATION

SCALE 1" = 1'-0" @ 24X36
SCALE 1/2" = 1'-0" @ 11X17

A3.1

Elevations

Scale: As Indicated
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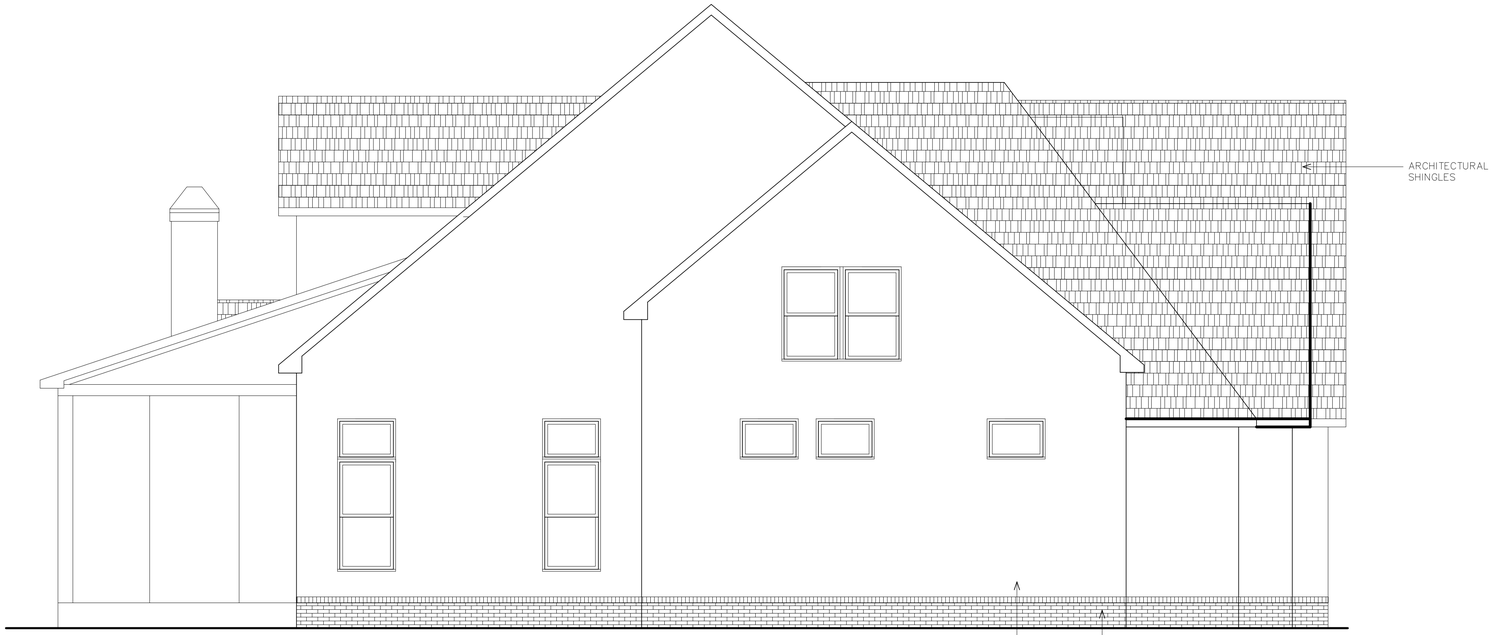
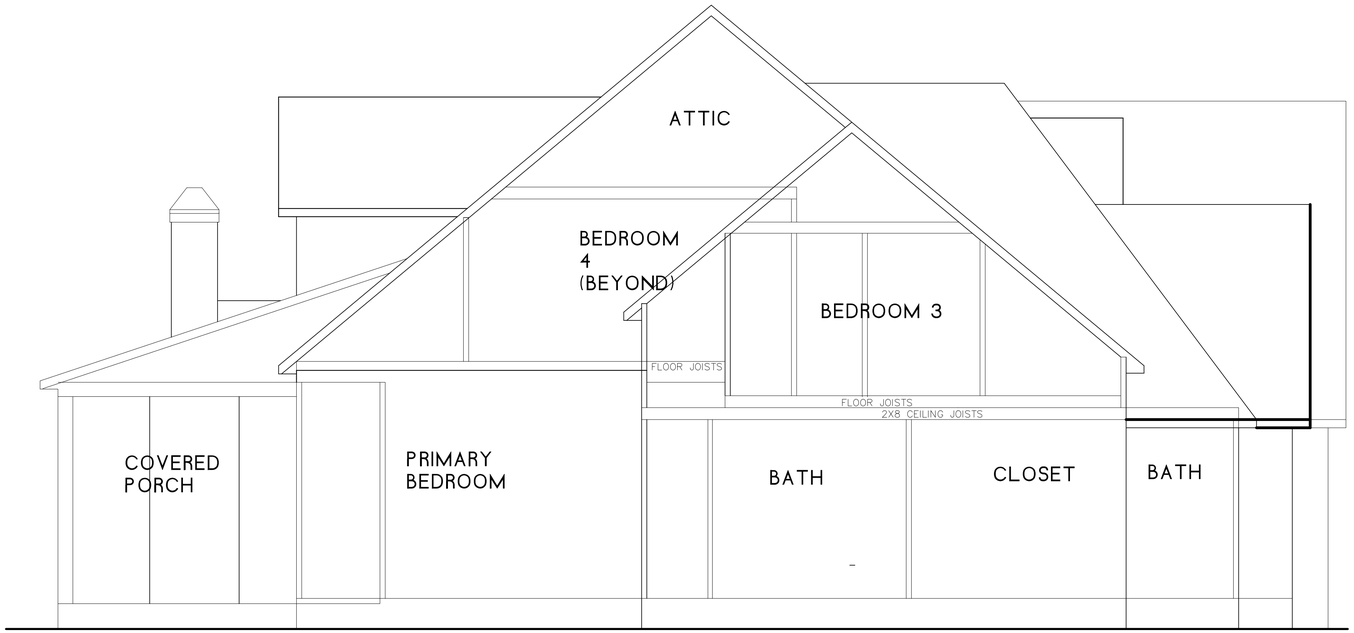


1 LEFT ELEVATION

SCALE 1" = 1'-0" @ 24X36
SCALE 1/2" = 1'-0" @ 11X17



2 LEFT SECTION

SCALE 1" = 1'-0" @ 24X36
SCALE 1/2" = 1'-0" @ 11X17

A3.2

Elevations

Scale: As Indicated
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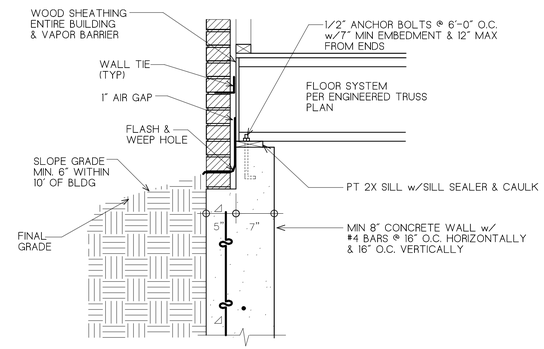
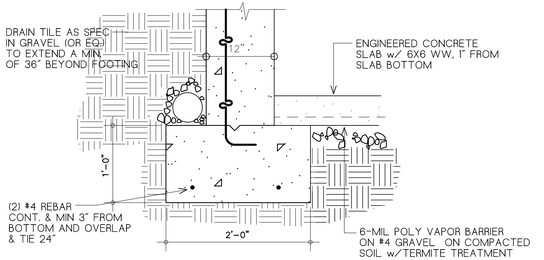
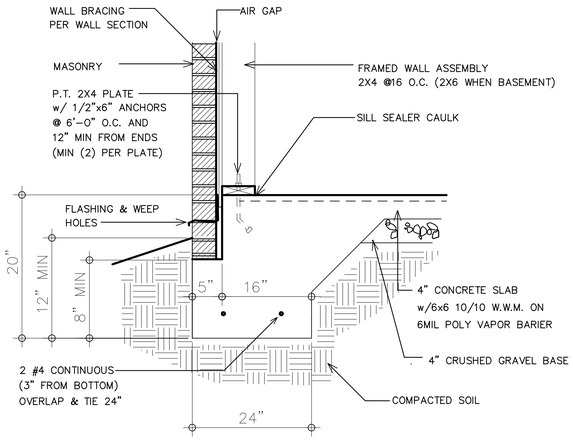




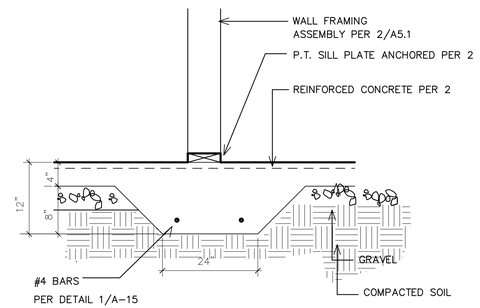
1 FOUNDATION WALL w/MASONRY

SCALE = N.T.S.



2 MONOSLAB w/MASONRY LEDGE

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



3 GRADE BEAM INTERIOR SLAB

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

A-15

Footing & Foundation Wall Sections

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