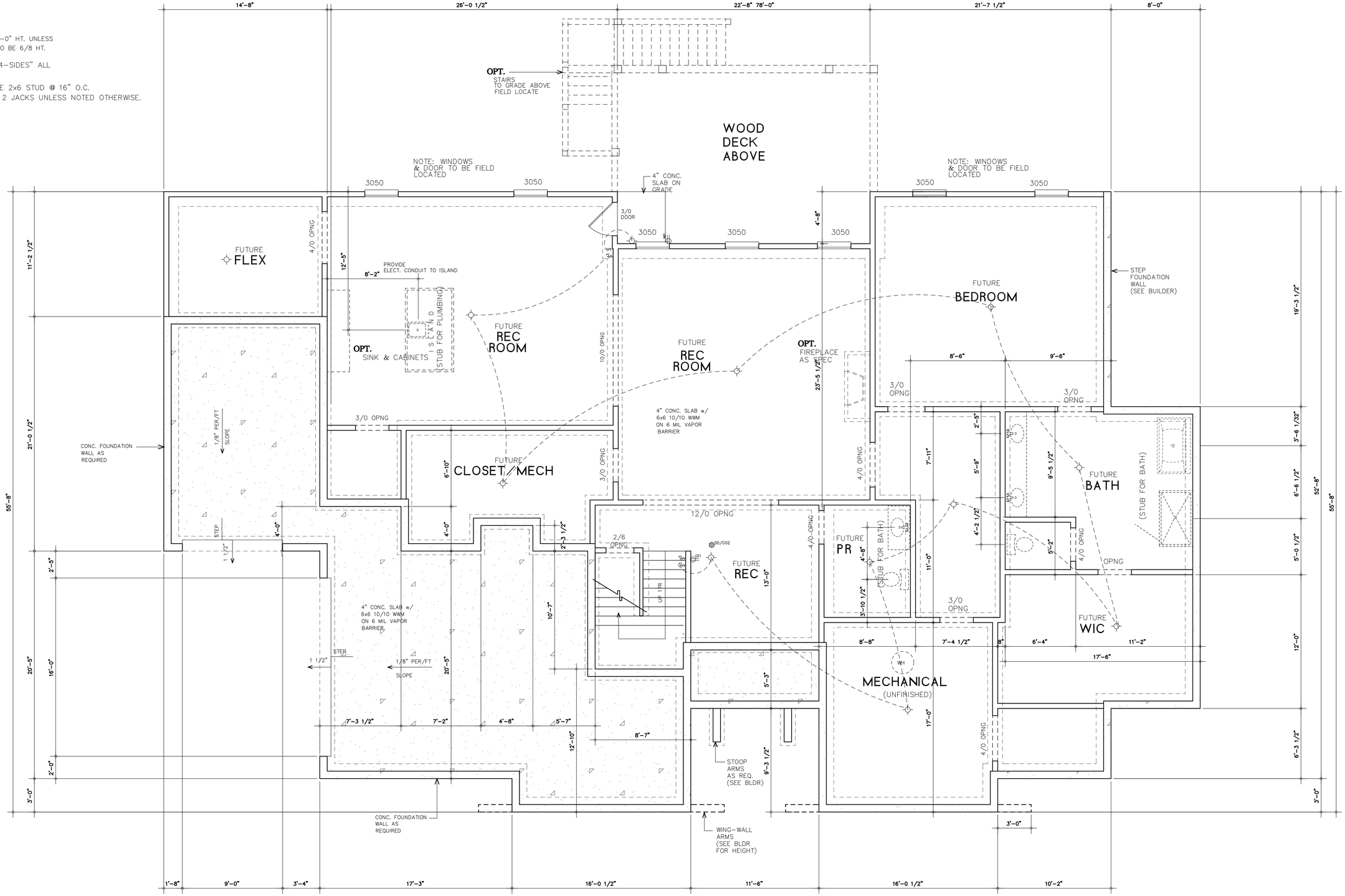
NOTES:

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. 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"

19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR
GEORGIA

FOR CONSTRUCTION

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

SQ FT.
1ST 3,295
2ND 1,581
TTL 4,876

93'-0"

BREAKFAST /KEEPING

KITCHEN

ISLAND 5x9

SINK

DW

RANGE/ HOOD

MICRO

2/0x8/0 DBL GLASS FRENCH

DINING
10'-0" HT. CEIL.

15'-4"

21'-6 1/2"

OPT. WALL OVENS

PANTRY

5 sh

2'-4"

REF

BENCH

3/4 OPNG

7'-7"

BAR

I-REF

SINK

MUD

5/0 DBL DR

sh/r

2/8 20-MIN

PR

2/6

4/0 OPNG

STEPS AS REQ.

I-CAR GARAGE

8x8 OHG DOOR

7'-1 1/2"

4'-0"

OPT. STAIRS (FIELD LOCATE)

5'-5 1/2"

13'-5 1/2"

7'-9 1/2"

COVERED PORCH

16'-0"

6'-0"

FIREPLACE AS SPEC

OPT. 2/8 DR

3/0

12x8 SLIDER

18' OPNG

OPT. BEAMS

LIVING

VAULT

12:12 VAULT

RIDGE BEAM

20'-6" TO BEAM BOTTOM

4'-1 1/2"

BUILT-IN

20'-4 1/2"

HALL

FOYER
10'-0" HT. CEIL.

OPEN RAIL

UP 18R

DN 17R

VAULT

6/0 DBL DR

COVERED STOOP

STORAGE
13'-0" HT. CEIL.

CONCEALED BEAM

11'-6" HT. 2x6 WALLS

2-3060 w/3030 TRAN ABOVE 3-1/2" MULL

2-2640

2-3060

2-CAR GARAGE

16x8 OHG DOOR

3060

4 1/2"

TREY CEILING

MASTER BEDROOM

12'-0" HT. CEIL.

10'-0" HT. CEIL.

2'-10"

5'-2"

2040

2/8

2/6

2/4

BATH
10'-0" HT. CEIL.

FREESTANDING TUB

4050 FIXED TEMPERED

LAUNDRY

sh/r

COATS

3/0

5 sh

3/0 OPNG

7'-5" SHOWER

WIC

OPT. ISLAND BENCH

4010 TRAN

BEDROOM 2
13'-0" HT. CEIL.

11'-6" HT. 2x6 WALLS

BATH
10'-0" HT. CEIL.

3'-4" SHOWER

2040 TEMPER

2-3060 w/3030 TRAN ABOVE 3-1/2" MULL

67'-0"

20'-8"

11'-4"

11'-7"

6'-3 1/2"

2'-6"

2'-9 1/2"

10'-6"

20'-5"

9'-11"

3'-0"

3'-11"

11'-5 1/2"

19'-3 1/2"

6'-5 1/2"

8'-7 1/2"

27'-1"

12'-0"

1'-0"

5'-3 1/2"

6'-3 1/2"

6'-2" 7'-10" 4'-6" 8'-0" 4'-9"

14'-0" 17'-3" 16'-0 1/2" 11'-6" 16'-0 1/2" 4'-10" 5'-4" 8'-0"

8'-0 1/4" 8'-0 1/4"

4'-0" 4'-0"

93'-0"

A1.3

1st Floor Plans

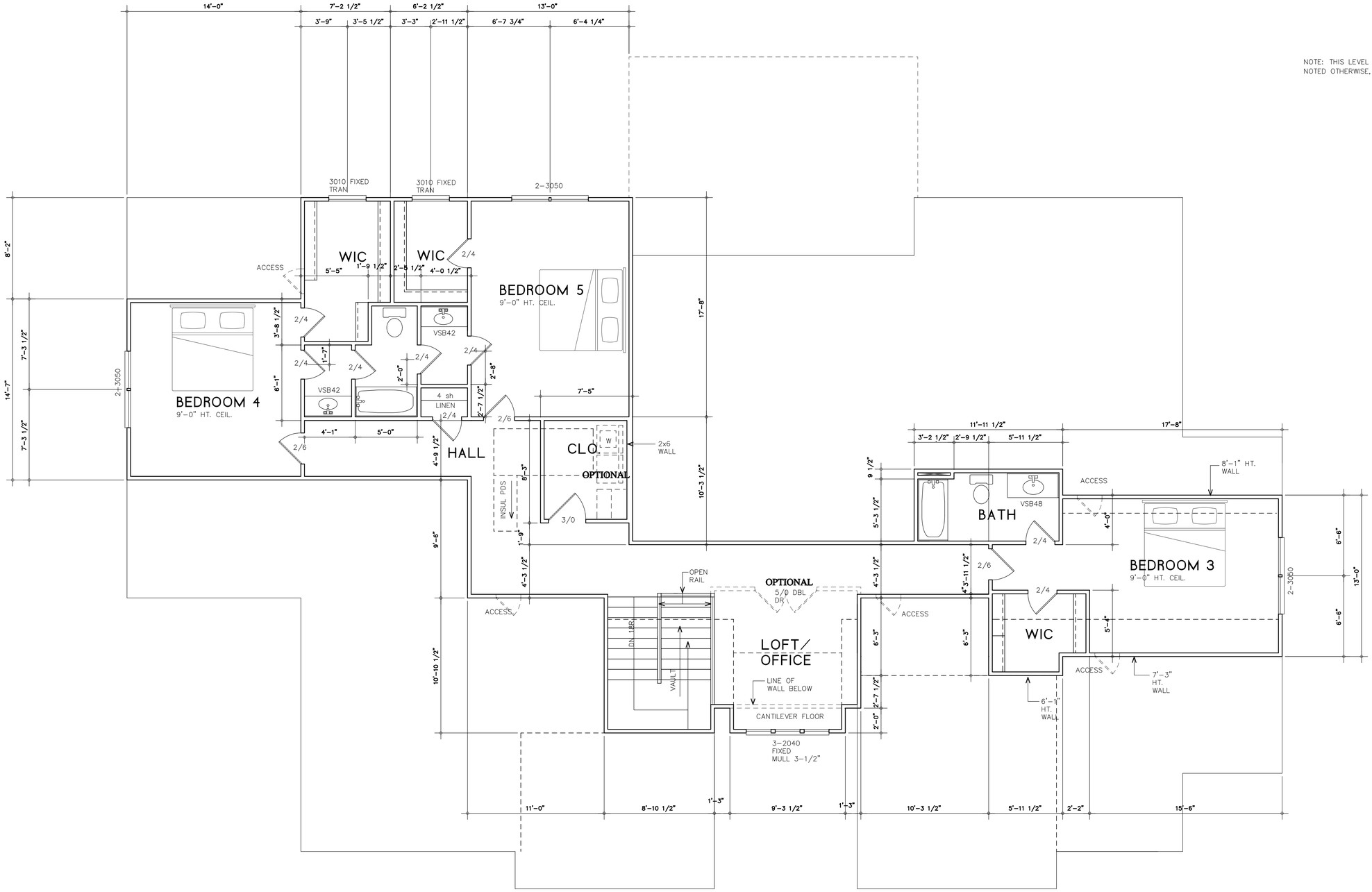
Scale: 1/4"=1'-0"
19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR
GEORGIA

FOR CONSTRUCTION



A1.4

2nd Floor Plans

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

19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR

GEORGIA

FOR CONSTRUCTION

1 FRONT ELEVATION

1/4=1'-0"

PARTIAL ELEVATION

2 FRONT TOWER ELEVATION

1/4=1'-0"

1 LEFT ELEVATION

1/4=1'-0"

A3.0

Elevations

Scale: As Indicated

19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR

GEORGIA

FOR CONSTRUCTION

1 REAR ELEVATION
1/4=1'-0"

A3.1

Elevations

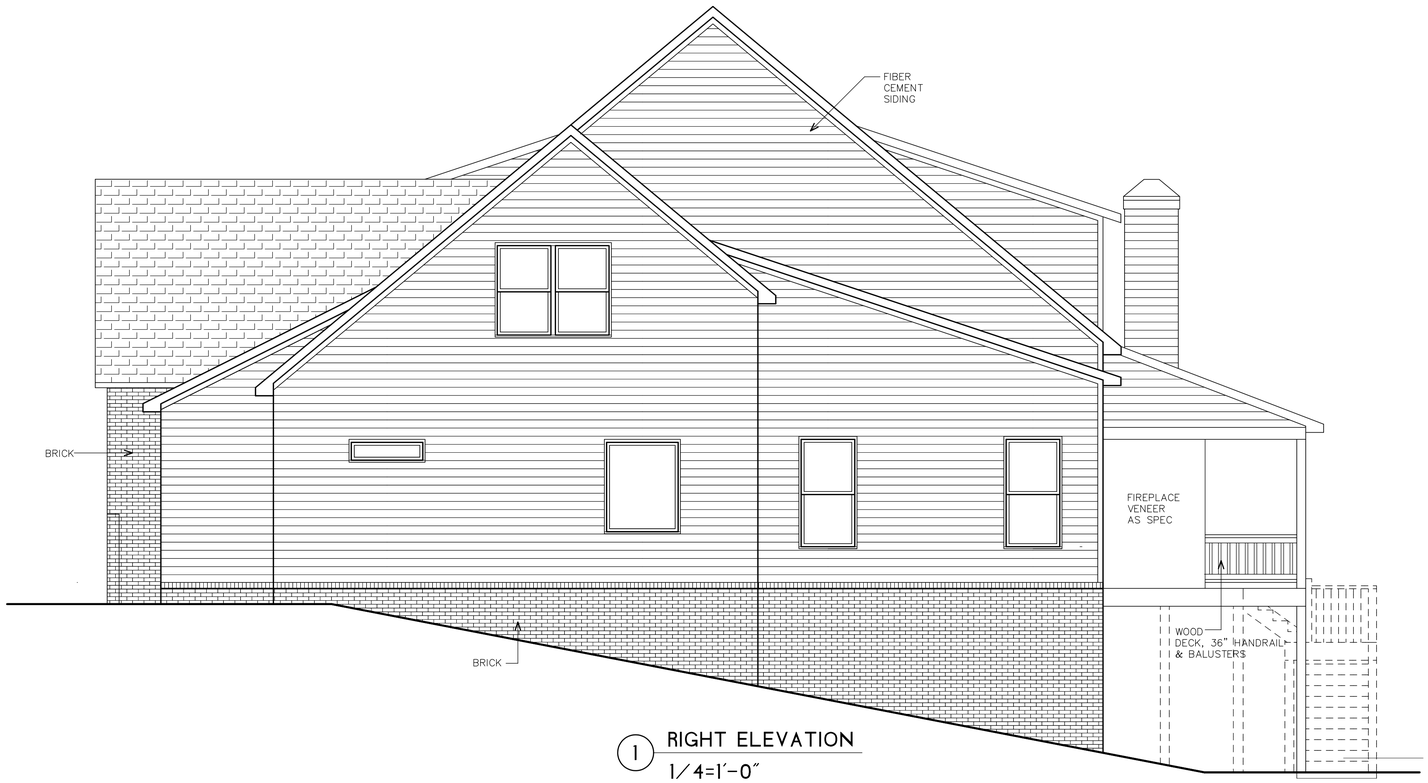
Scale: As Indicated
19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

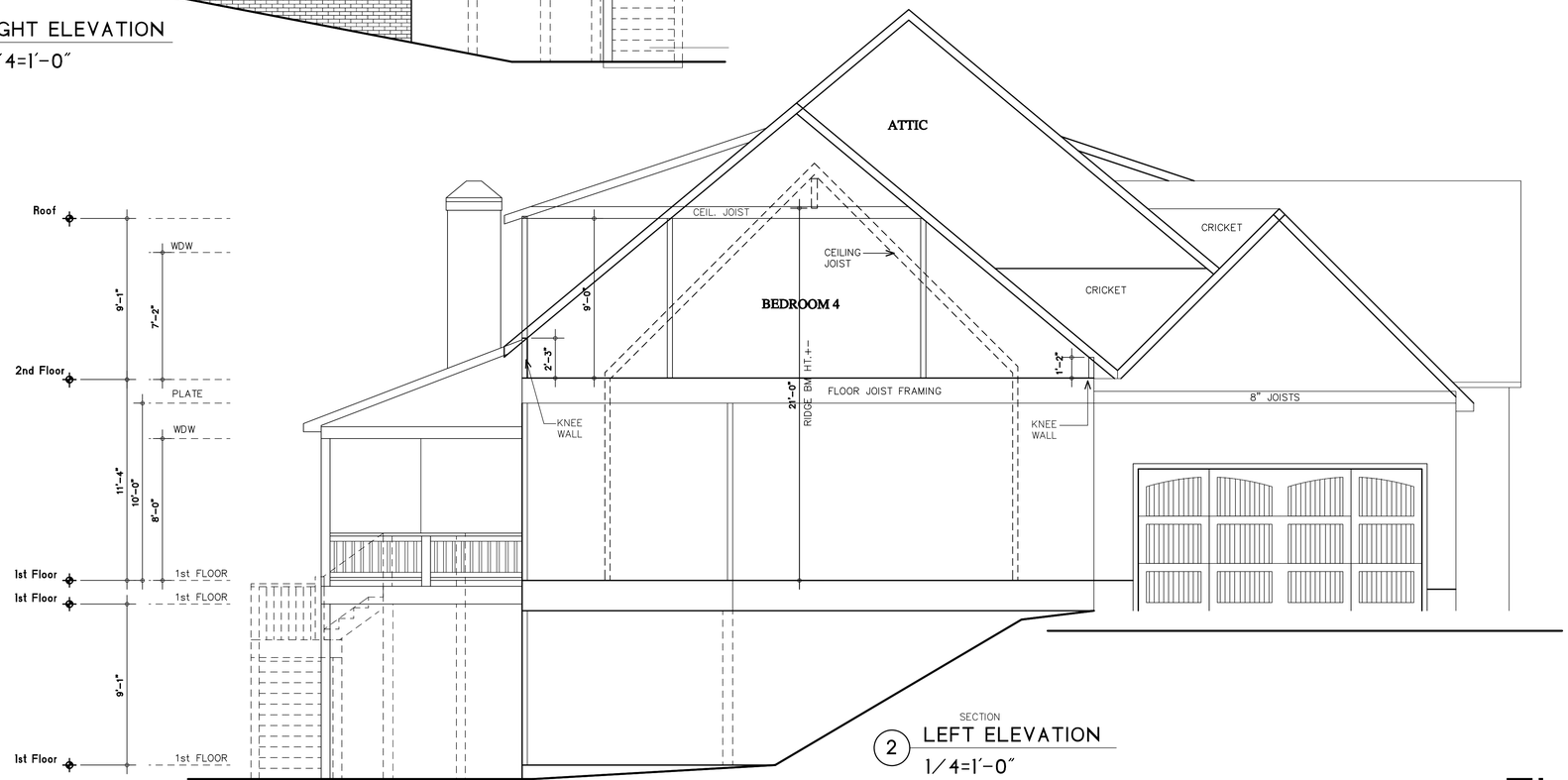
DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR
GEORGIA

FOR CONSTRUCTION



1 RIGHT ELEVATION
1/4=1'-0"



SECTION
2 LEFT ELEVATION
1/4=1'-0"

A3.2

Elevations

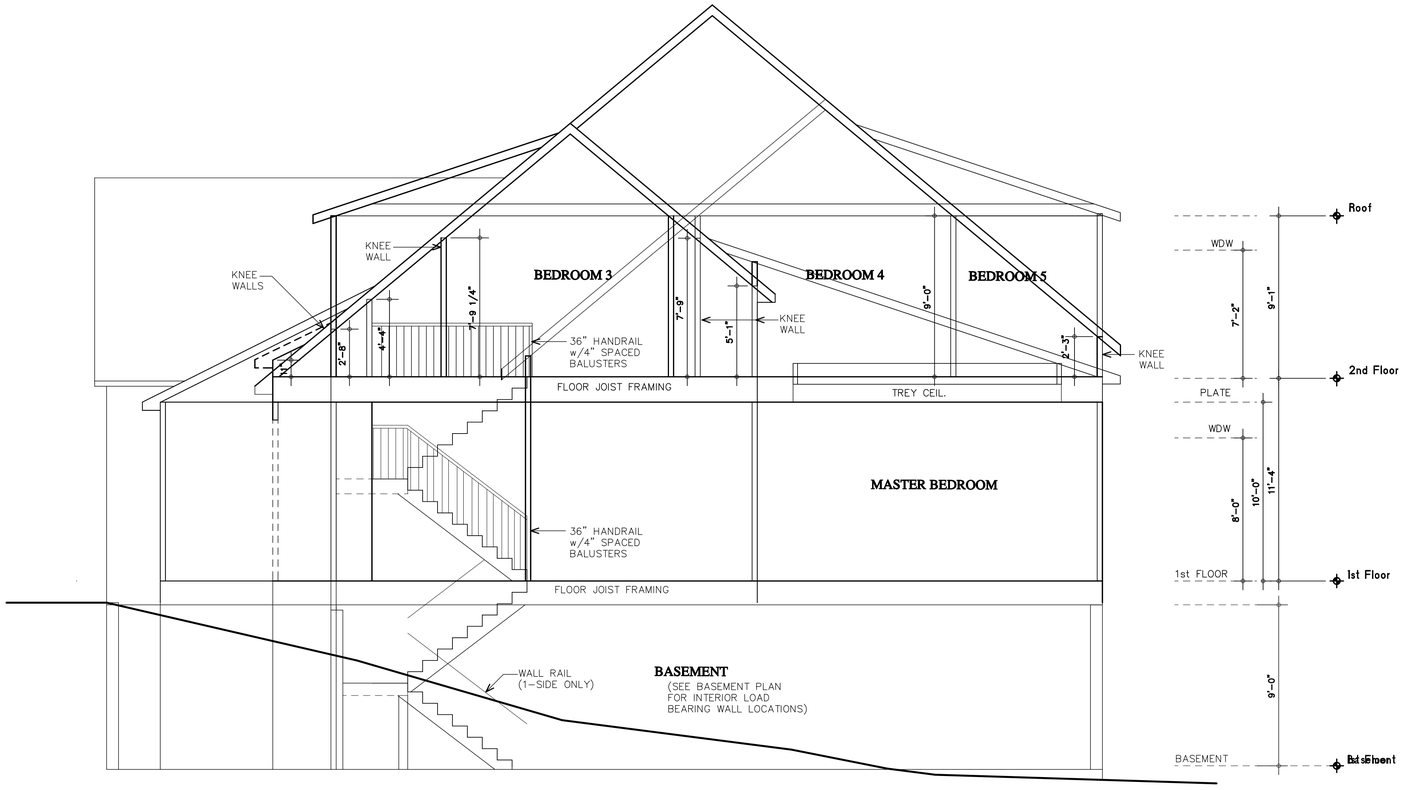
Scale: As Indicated
19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR
GEORGIA

FOR CONSTRUCTION



PARTIAL SECTION

1 RIGHT ELEVATION

1/4=1'-0"

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

A3.3

Elevations

Scale:
19 MARCH, 2025

..HOUSEPLAN LIBRARY\MICHAEL M\LOT 19 SPARTAN MANOR\LOT 19 SPARTAN MANOR.AEC

DESIGNED BY: PAUL SPRINGER, SPRINGER & CO. VIZ, LLC. 4411 SUWANEE DAM RD. STE 425 SUWANEE, GA 30024 COPYRIGHT 2023

LOT 19 SPARTAN MANOR
GEORGIA

FOR CONSTRUCTION