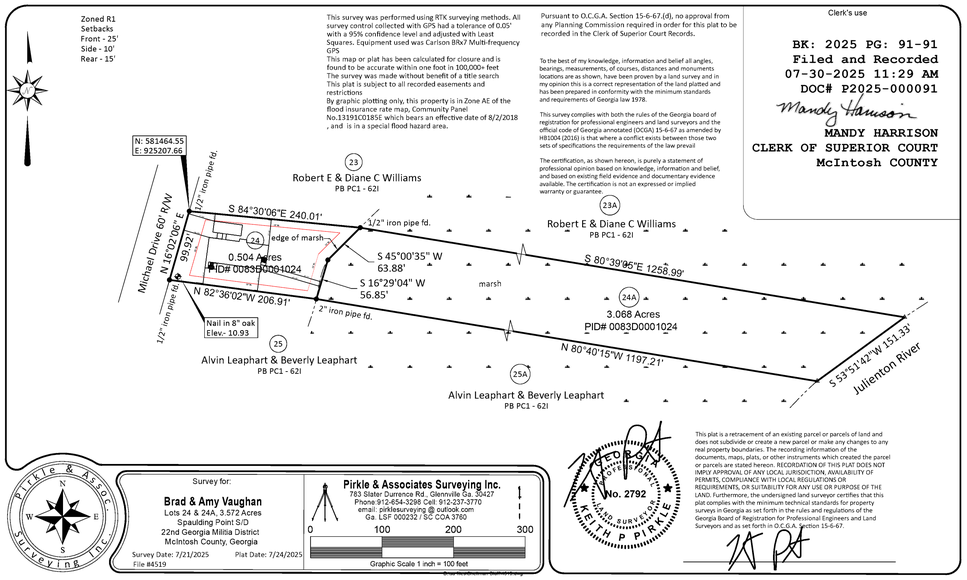


SITE/SURVEY 1-100

SCALE: 1" = 100'-0"



CODES AND STANDARDS:

2018 IRC W/2020 GEORGIA STATE AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE W/GEORGIA STATE AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/GEORGIA STATE AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE W/GEORGIA STATE AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/GEORGIA STATE SUPPLEMENTS & AMENDMENTS
2025 NFPA 101 LIFE SAFETY CODE
2023 INTERNATIONAL ELECTRICAL CODE

*CONSTRUCTION TYPE : VB
*NEW STRUCTURE, RESIDENTIAL

PLAN CONTENTS:

PAGE 1 COVER GEN NOTES/SITE PLAN
PAGE 2 EAST & WEST ELEVATIONS
PAGE 3 NORTH & SOUTH ELEVATIONS
PAGE 4 RV STORAGE ELEVATIONS
PAGE 5 UPPER MAIN LEVEL FLOOR PLAN
PAGE 6 LOWER LEVEL FLOOR PLAN
PAGE 7 FLOOR BEAM AND STRAP PLACEMENT PLAN
PAGE 8 MAIN LEVEL FLOOR FRAMING DIAGRAM
PAGE 9 ROOF DIAGRAM
PAGE 10 ROOF FRAMING DIAGRAM
PAGE 11 SECTIONS & DETAILS
PAGE 12 SECTIONS & DETAILS
PAGE 13 MAIN FLOOR ELECTRICAL
PAGE 14 LOWER LEVEL ELECTRICAL

GENERAL NOTES:
1. TEMPERED GLASS REQUIRED WHEN SILL IS LESS THAN 18" AFF, 24" FROM EXTERIOR DOOR OPENING, AND WITHIN 60" VERT. AND ABOVE SHOWER OR TUB ENCLOSURE.
2. 36" MIN. HEIGHT FOR RAILINGS @ BALCONY/DECK/PORCH AND ALL AREAS THAT EXCEED 30" IN HEIGHT.
3. SMOKE AND CARBON MONOXIDE DETECTORS SHALL COMPLY W/ IRC 2018
4. SAFETY GLAZING REQUIRED PER IRC R308
5. ALL BEDROOMS TO COMPLY W/ EGRESS IRC R310
6. EXHAUST FAN REQUIRED IN BATHROOMS W/NO WINDOW.
7. GFI OUTLETS IN ALL WET AREAS AND WITHIN 6 FT. OF ANY SINK/LAV AND ONE ON ISLAND IN KITCHEN.
8. WALL AND ROOF SHEATHING SHALL BE MIN. 7/16" OSB W/ #8d GALV. RING SHANK NAILS @ 3""oc STAGGERED ON SEAM NAILING, 3"oc @ PERIMETER/EDGE NAILING AND 6"oc @ FIELD NAILING.

AREA:
LOWER LEVEL = 2492 SF
STAIRWELL = 165 SF (CONDITIONED SPACE)
RV STORAGE = 620 SF

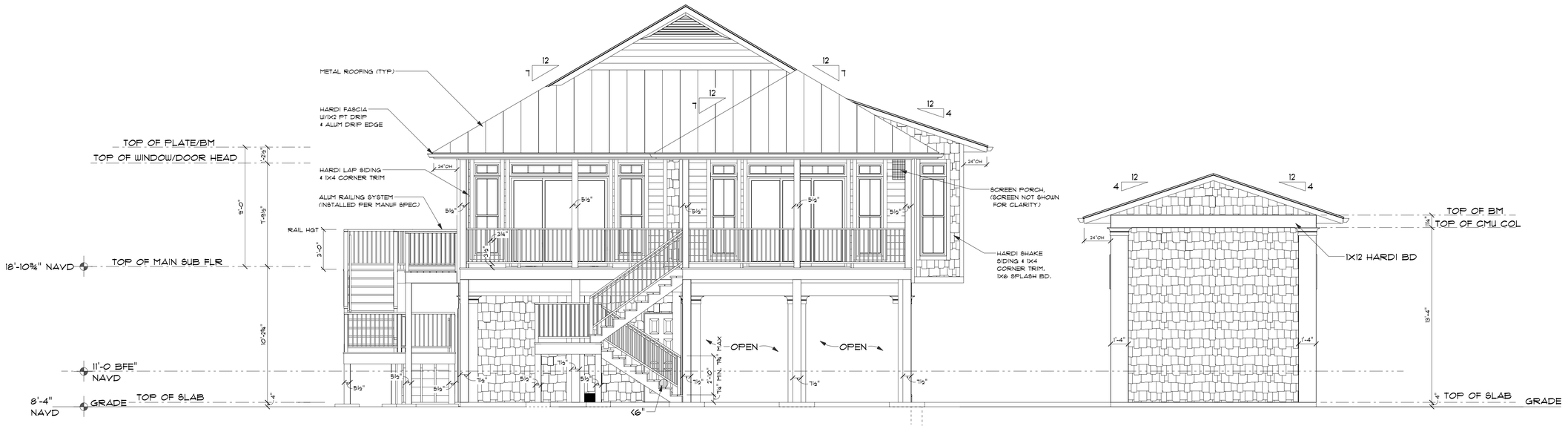
TOTAL LOWER LEVEL FOOTPRINT = 3112 SF

MAIN LEVEL RESIDENCE:
MAIN FLOOR = 1871 SF (CONDITIONED SPACE)
FRONT PORCH = 277.1 SF (COVERED)
REAR SCREEN PORCH = 656.5 SF (COVERED)
FRONT STAIR LANDING = 43.1 SF
REAR STAIR LANDING = 36.5 SF
MECH PLATFORM = 26.9 SF

TOTAL CONDITIONED SPACE = 2036 SF

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4935

PAGE: 1 /14
APPROVED:
CHECKED BY:
SCALE: NOTED
DRAWN BY:
DATE: Monday, October 13, 2025



EAST ELEVATION

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



WEST ELEVATION

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA.
30114
727-946-4935

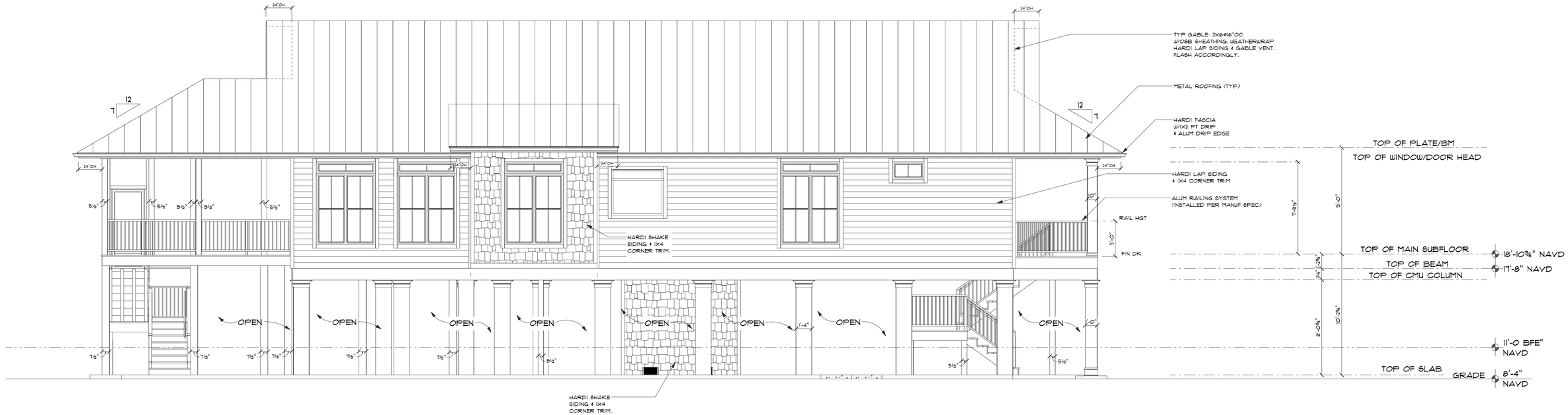
SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

APPROVED:
CHECKED BY:



SOUTH ELEVATION

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



NORTH ELEVATION

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4935

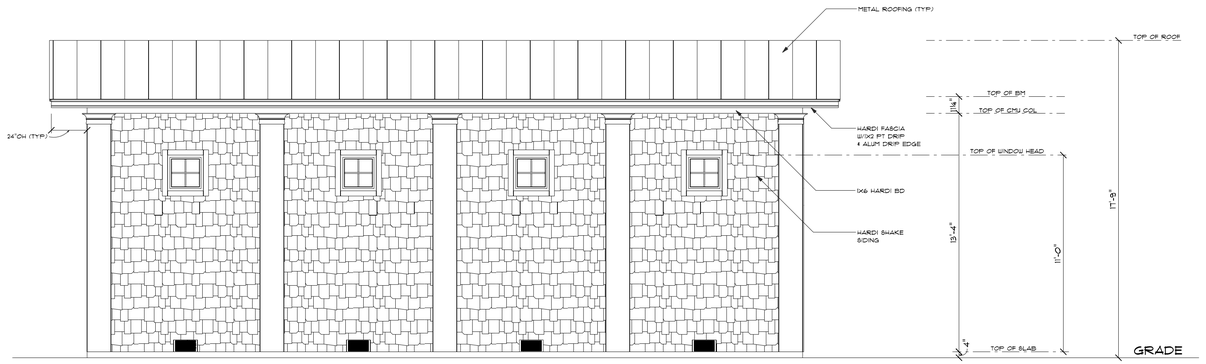
SCALE: NOTED

DRAWN BY:

DATE: Monday, October 19, 2026

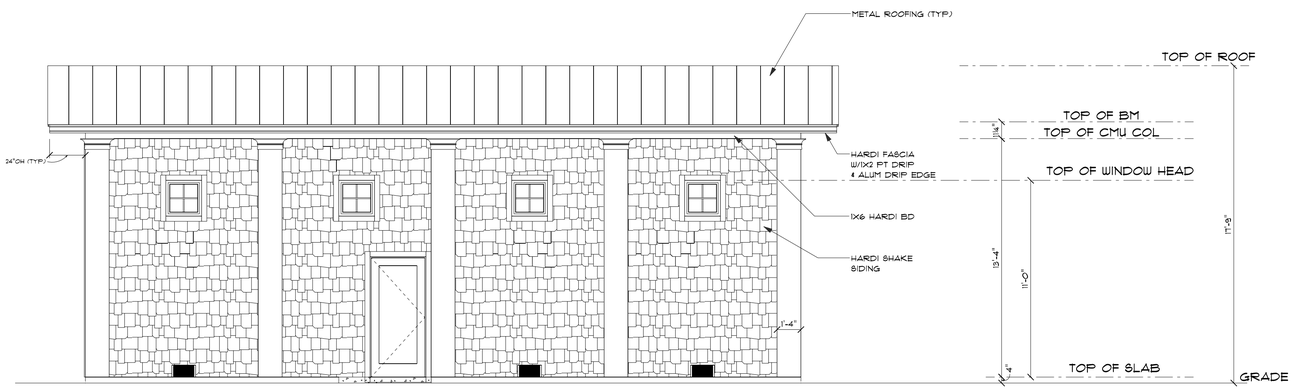
APPROVED:

CHECKED BY:



NORTH ELEVATION RV STORAGE

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



SOUTH ELEVATION RV STORAGE

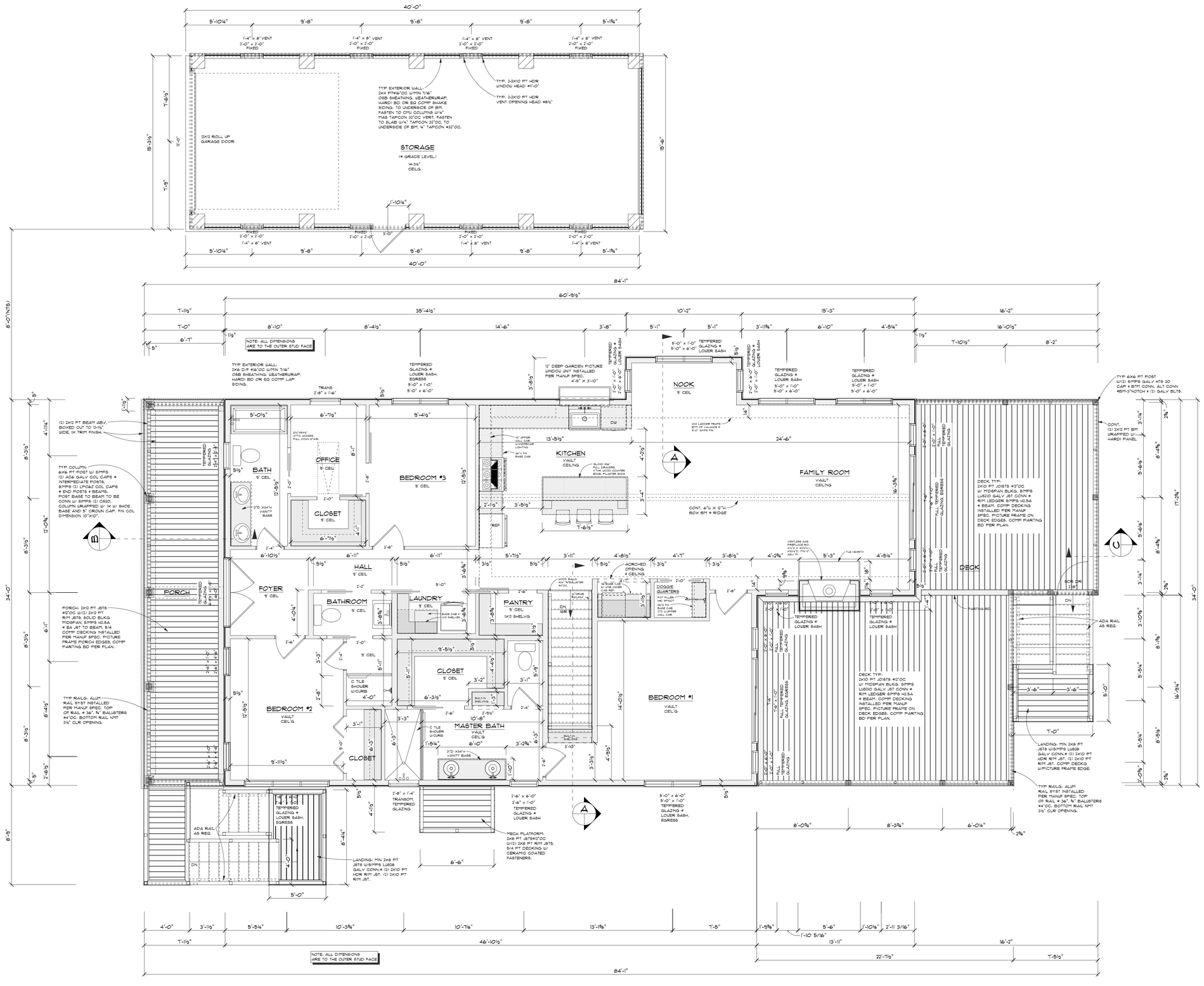
SCALE: 1/4" = 1'-0"

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4995

VAUGHN RESIDENCE
Lot 24 Dallas Bluff Drive
Townsend
Georgia
31331

SCALE: NOTED
DRAWN BY:
DATE Monday, October 19, 2026

APPROVED:
CHECKED BY:



UPPER LEVEL-MAIN FLOOR PLAN

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4935

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

APPROVED:
CHECKED BY:

PAGE: 5 /14

A LOWER LEVEL FLOOR PLAN

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

GARAGE

1 HR RATED CEILG.1/2" X- TYP GYPS.

4" 3000 PSI CONCRETE SLAB W/6X6X10/10 WLM REINF OVER 4" GRAN FILL OVER 6MIL VAPOR BARRIER OVER WELL TAMPED, TERMITE-TREATED, VEGETATION-FREE, CLEAN SOIL, SOIL ASTM D1557 COMP 2500 PSI MIN. SCOR CONTROL JOINT @10' MAX OC EA WAY. SLAB TO BE SAME ELEVATION AS RESIDENCE. SLAB.

20"W X20"D CONT.FOOTER W/(3) #4RR ON POLY ROD CHAIRS.

SLAB EDGE

4"PD

TYP. 16"SQ CMU COLUMN W/(4)#6RR VERT UPRIGHT IN FULLY GROUTED CELL. 25"LAP MIN. STIRRUP#2 OC VERT. "S" TYPE MORTAR. COLUMN HGT = 13'-4"

(2) META 20 HEA CONN.

4"CONC WALK

TYP. 32"X32"X20"D CONC FOOTER W/(3)#6RR EA WAY 3'CLR MIN. 4 FOOTER SIDE 4 BTM. POLY ROD CHAIRS OK.

TYP. 12" SQ CMU COLUMN W/(4)#6RR VERT UPRIGHT IN FULLY GROUTED CELL. 25"LAP MIN. STIRRUP#2 OC VERT. "S" TYPE MORTAR.

TYP. 16"SQ CMU COLUMN W/(4)#6RR VERT UPRIGHT IN FULLY GROUTED CELL. 25"LAP MIN. STIRRUP#2 OC VERT. "S" TYPE MORTAR.

24"W X20"D CONT FOOTER W/(3) #4RR ON POLY ROD CHAIRS.

DECK EDGE ABOVE

2-2X8 PT WDR 6P VENTS ARE APPLICABLE! 8X16 VENT 8X16 VENT

STAIR, 2X12 PT STRINGERS MIN 3 EA, W/10"R' TREAD &7"R' RISER #NT' 7&1/4" MAX, 7&1/4"MIN, H&T ENTIRE STAIR RUN VARIES NT' 7&1/4" TOTAL STAIR RISE. PROVIDE FIREBLKG AS REQ. 1/2"-TYPE GYPS ON UNDER-SIDE OF STRINGERS.

LANDING BOX, DMT' RIPPED@ 12"OC 3/4"PT' PLYWOOD TOP,' NMT 7&1/4" NO. 7&1/4"R.

20 MIN RATED INSULATED DOOR

20 MIN RATED SOLID CORE DOOR BORED

2X4 PT WALL TO UNDERSIDE OF STAIR CARRIAGE W/ 1/2" GYPS. FIN EA SIDE.

16"W X20"D CONT FOOTER W/#7 #4RR ON POLY ROD CHAIRS.

16"W X20"D CONT FOOTER W/(2) #4RR ON POLY ROD CHAIRS.

UP

4'CONC PAD

STAIR SUPPT: 4X4 PT POST W/SMPS ABU44 GALV BASE, FOOTER, 18"X18"X16"D W/(3)#6RR EA WAY.

TYP. 6X6 PT POST W/SMPS ABU66Z GALV COL BASE, FOOTER, 22"X22"X18"D W/(4)#6RR EA WAY.

TYP WALL: 2X6 PT STUDS @16"OC DBL 2X6 PT TOP PLATE, SNGLE 2X6 PT BTM PLATE, W/ SMPS TITAN HD BLT@2"OC, R13 BATT INBLL, 1/2" CDX OSB SHEATHING EXTERIOR SIDE LEATHERBURLAP + COMP SHAKE SIDING, INTERIOR 1/2" GYPS.

TYP 6X6 PT POST W/SMPS ABU66Z GALV COL BASE

8"W X20"D CONT FOOTER W/(2) #4RR DN POLY ROD CHAIRS.

40"W X20"D CONT FOOTER W/(3) #4RR ON POLY ROD CHAIRS.

18"W X20"D CONT FOOTER W/(2) #4RR ON POLY ROD CHAIRS.

18"W X20"D CONT FOOTER W/(2) #4RR ON POLY ROD CHAIRS.,

67"X27"X16"D W/(3) #4RR EA WAY. POLY ROD CHAIRS OK.

TYP 8X8 PT POST W/SMPS ABU88Z GALV COL BASE

TYP 8X8 PT POST W/SMPS ABU88Z GALV COL BASE

TYP 8X8 PT POST W/SMPS ABU88Z GALV COL BASE

TYP. 8X8 PT POST W/SMPS ABU88Z GALV COL BASE, FOOTER, 22"X22"X18"D W/(4)#6RR EA WAY.

40'-0"

8'-0"(NTS)

84'-1"

69'-6"

46'-10½"

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4995

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 13, 2026

APPROVED:
CHECKED BY:

PAGE: 6 /14



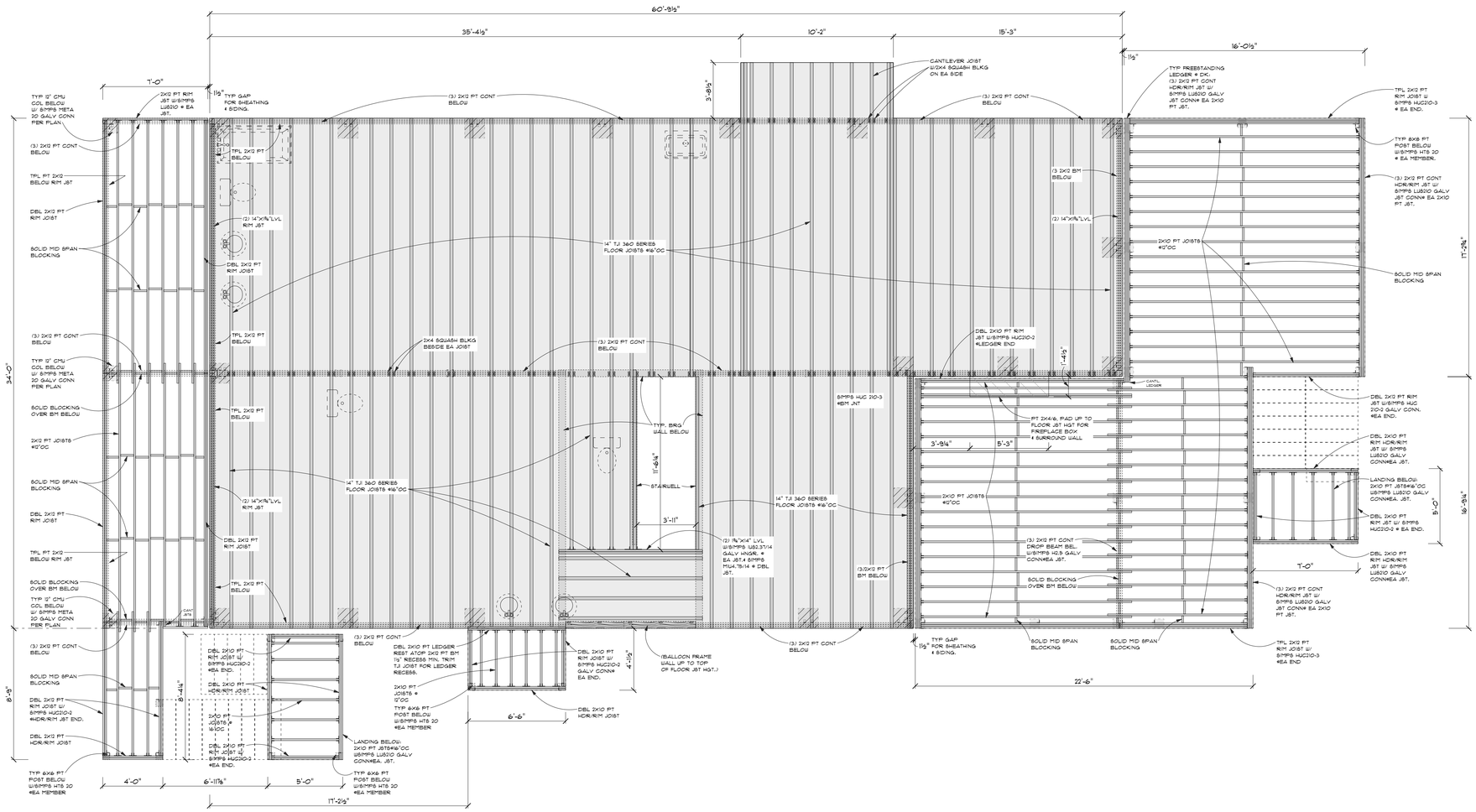
FLOOR BEAM & STRAP PLACEMENT DIAGRAM

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA.
30114
727-946-4993

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

APPROVED:
CHECKED BY:



FLOOR FRAMING DIAGRAM

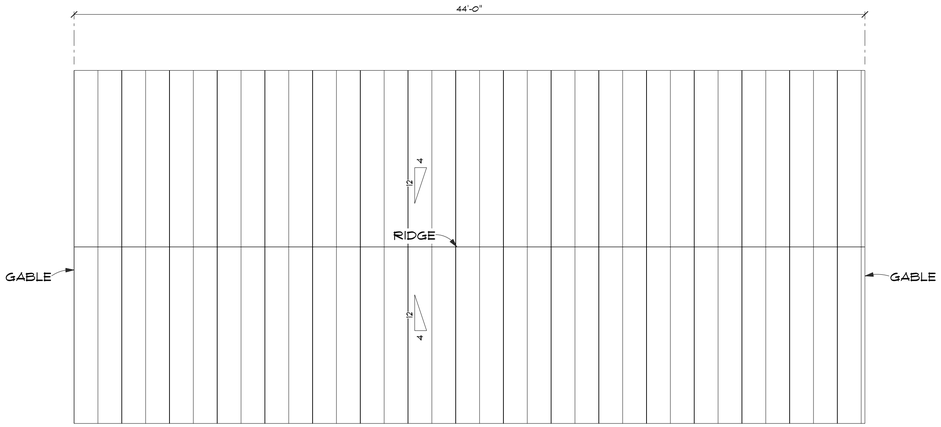
SCALE: 1/4" = 1'-0"

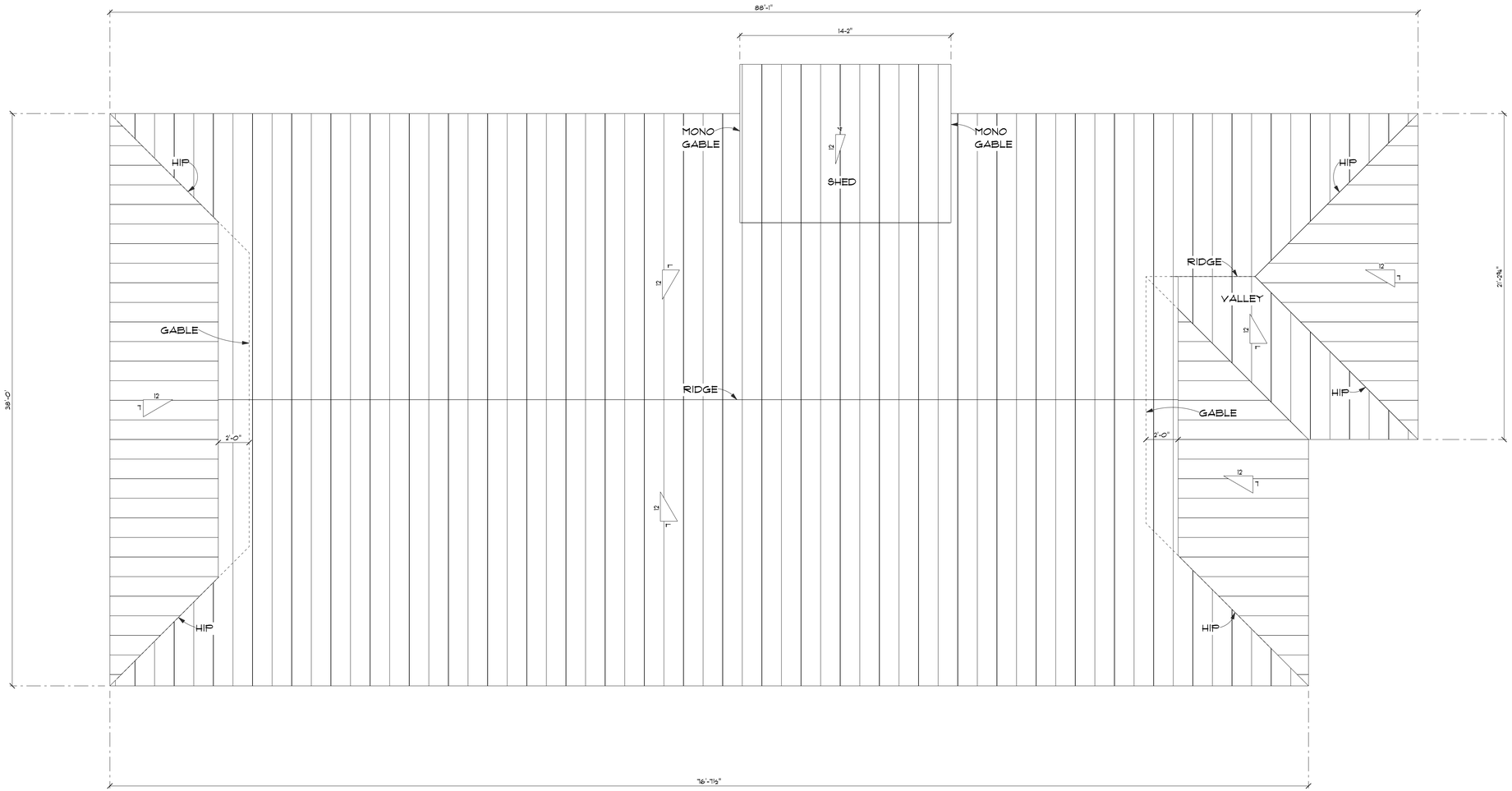
ARCHITECTURAL BY THOMAS KINTER
CANTON GA.
30114
727-946-4935

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

APPROVED:
CHECKED BY:

PAGE: 8 /14





ROOF DIAGRAM

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

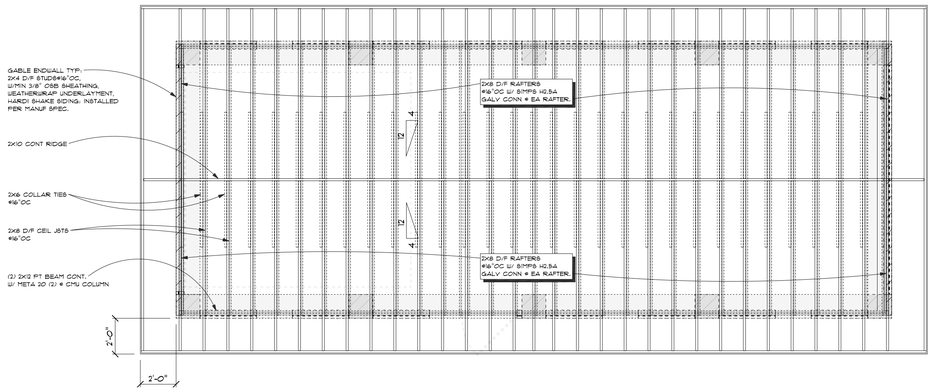
MAIN ROOF = 3795 SF
SHED ROOF = 160 SF
RV STORAGE = 905 SF

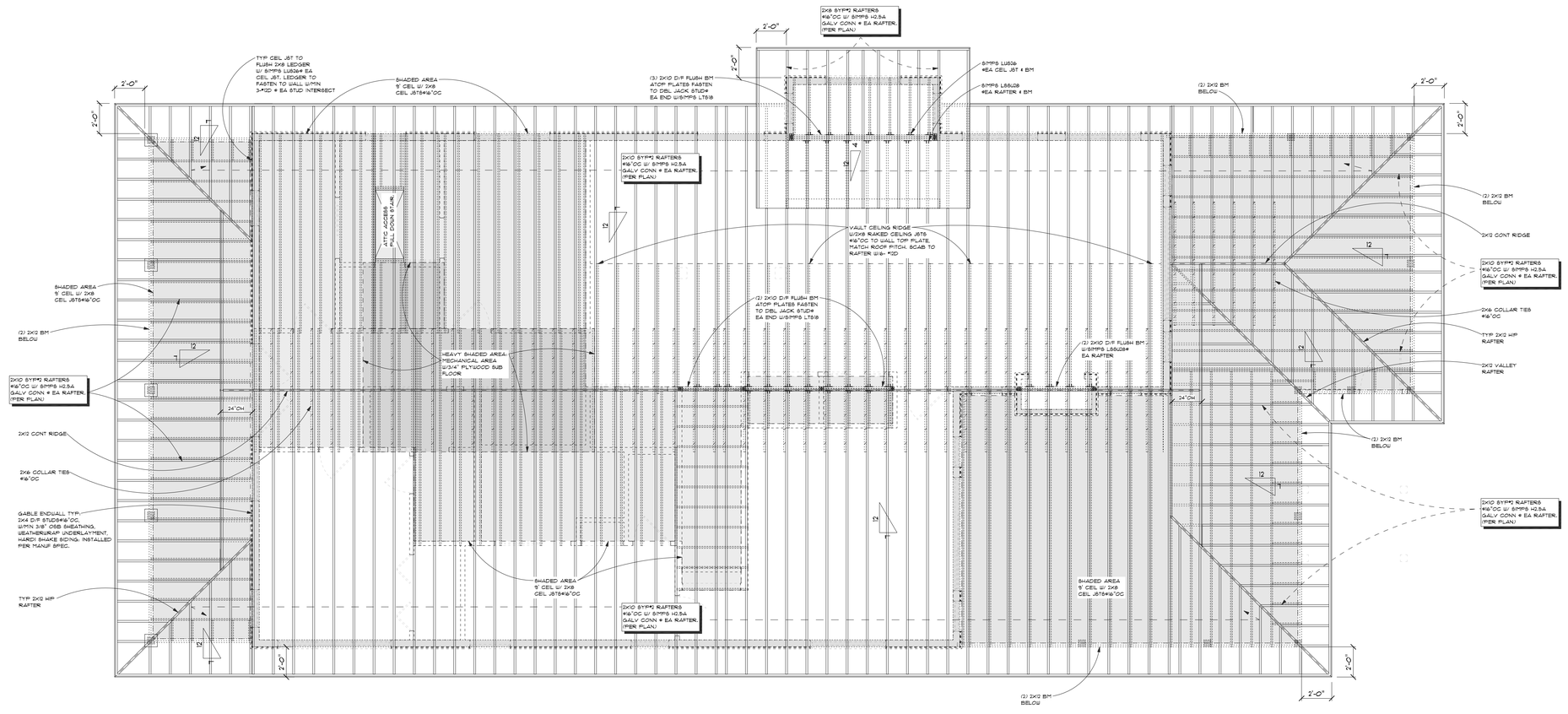
TYP. 24"OH
FLAT SOFFIT

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4995

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

APPROVED:
CHECKED BY:





ROOF FRAMING DIAGRAM

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4995

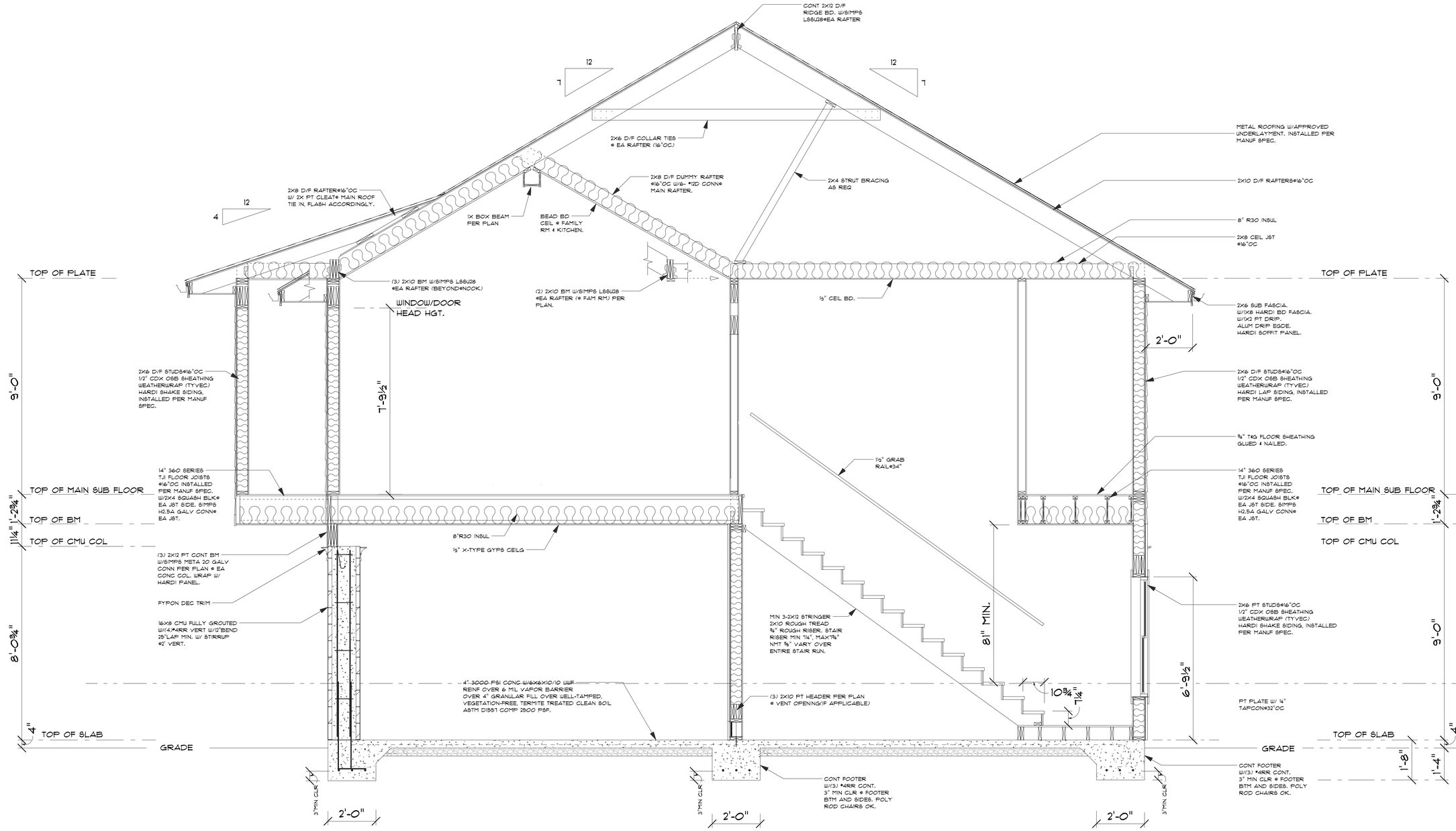
SCALE: NOTED

DRAWN BY:

DATE: Monday, October 19, 2026

APPROVED:

CHECKED BY:



A THUR (TYP) SECTION

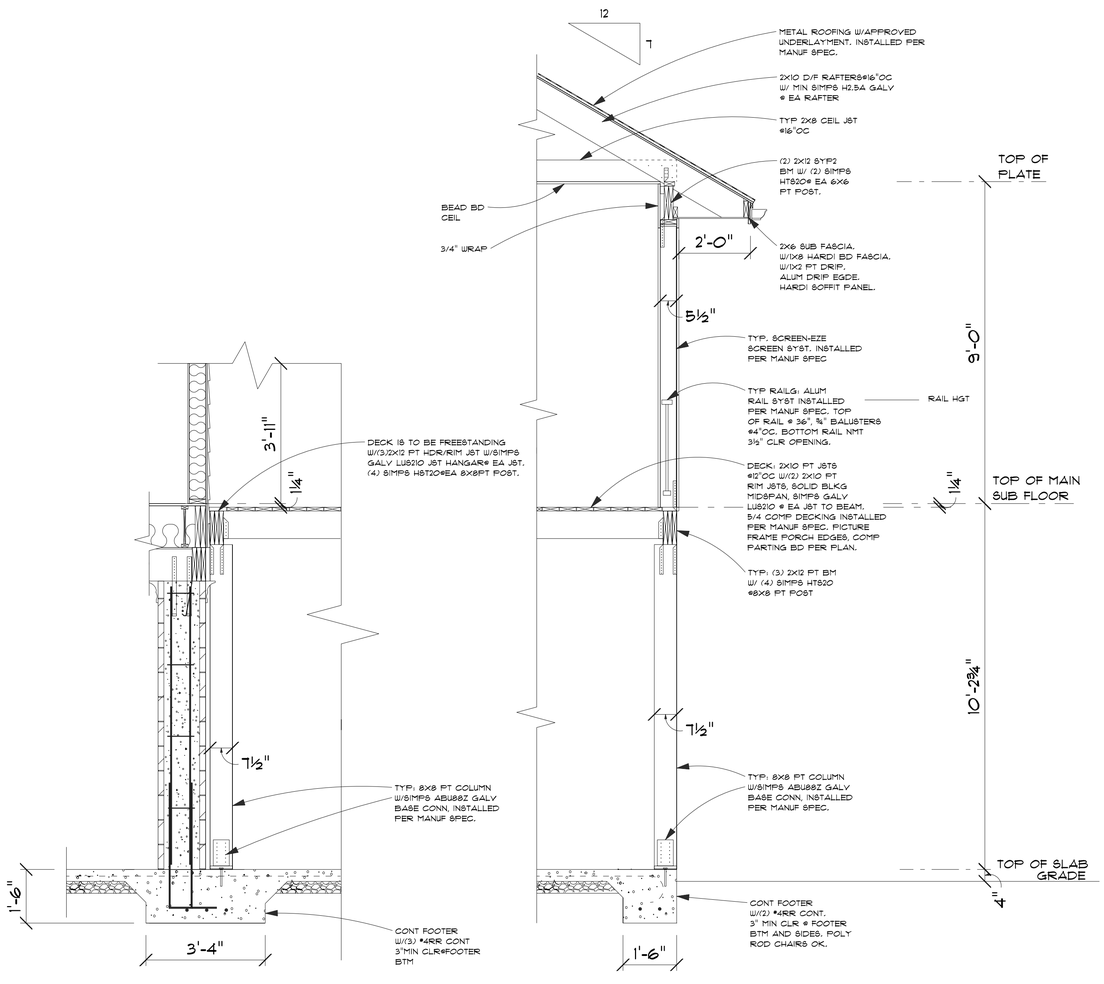
SCALE: 1/2" = 1'-0"

ARCHITECTURAL BY THOMAS KINTER
CANTON GA.
30114
727-946-4995

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

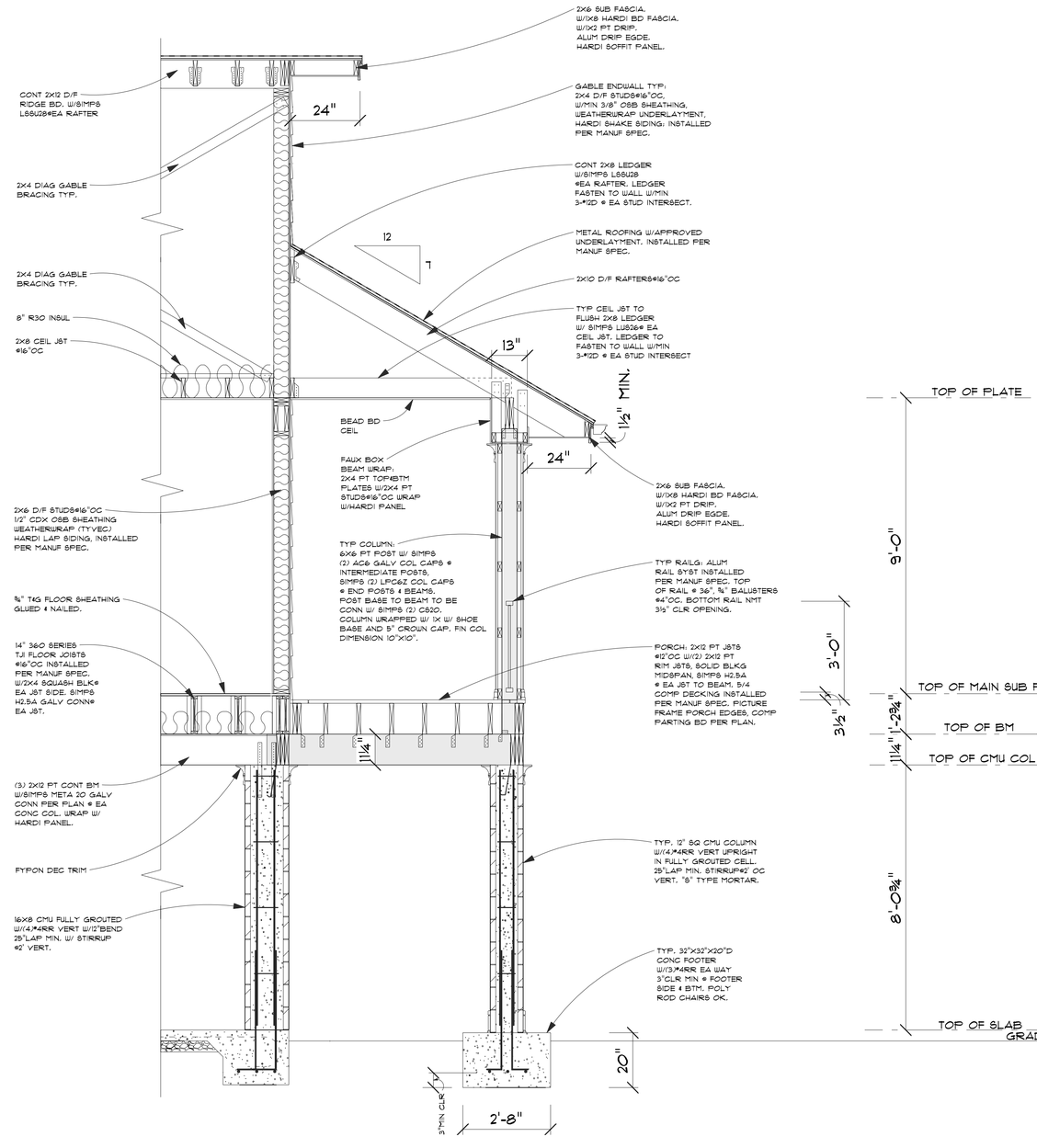
APPROVED:
CHECKED BY:

PAGE: 11 /14



C DECK SECTION

SCALE: 1/2" = 1'-0"



B PORCH SECTION

SCALE: 1/2" = 1'-0"

PAGE: 12 /14

APPROVED:

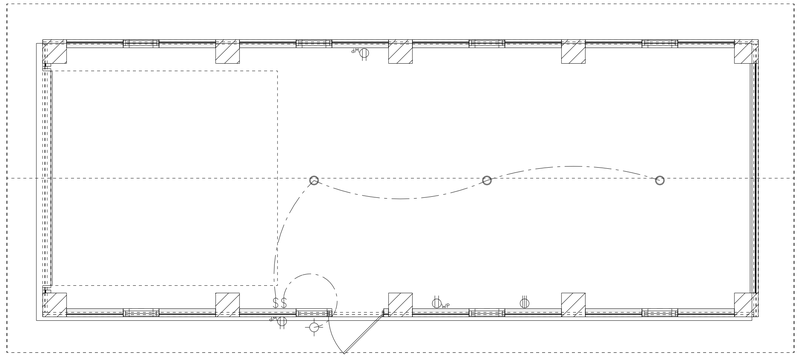
CHECKED BY:

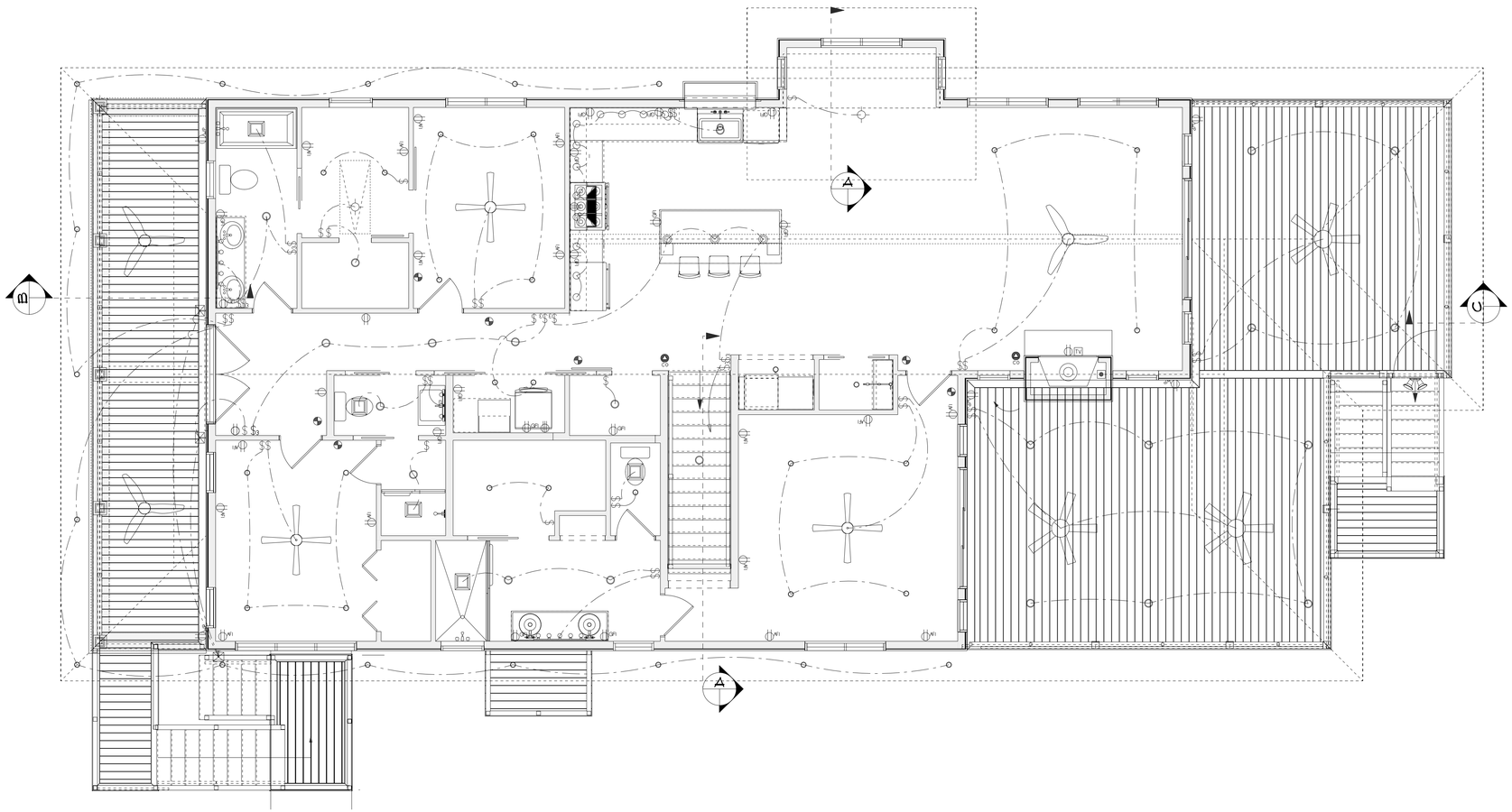
SCALE: NOTED

DRAWN BY:

DATE: Monday, October 19, 2026

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4995





ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	1	TV
can light 4inch	40	
can light 6inch	25	
ceiling fan - haiku with light	3	
ceiling fan 5 bladed 04	3	
ceiling fan globe 01	1	
ceiling fan globe 02	2	
co detector	2	CO
combination fan and light-square	5	
dryer outlet 220v	1	
exterior craftsman light fixture	3	
GAS	1	
light	3	
outlet	5	
outlet afi	16	AFI
outlet gfi	15	GFI
outlet up	8	UP
Point Light (Cabinet)	12	
smoke detector	7	
spotlight double with motion detector	1	
stove outlet 220v	2	
switch	36	$
switch 3 way	7	$3
switch stair left	1	$3
vanity bar light 01	2	
vanity bar light 02	1	
Waynesville 1 Light Mini Pendant	3	

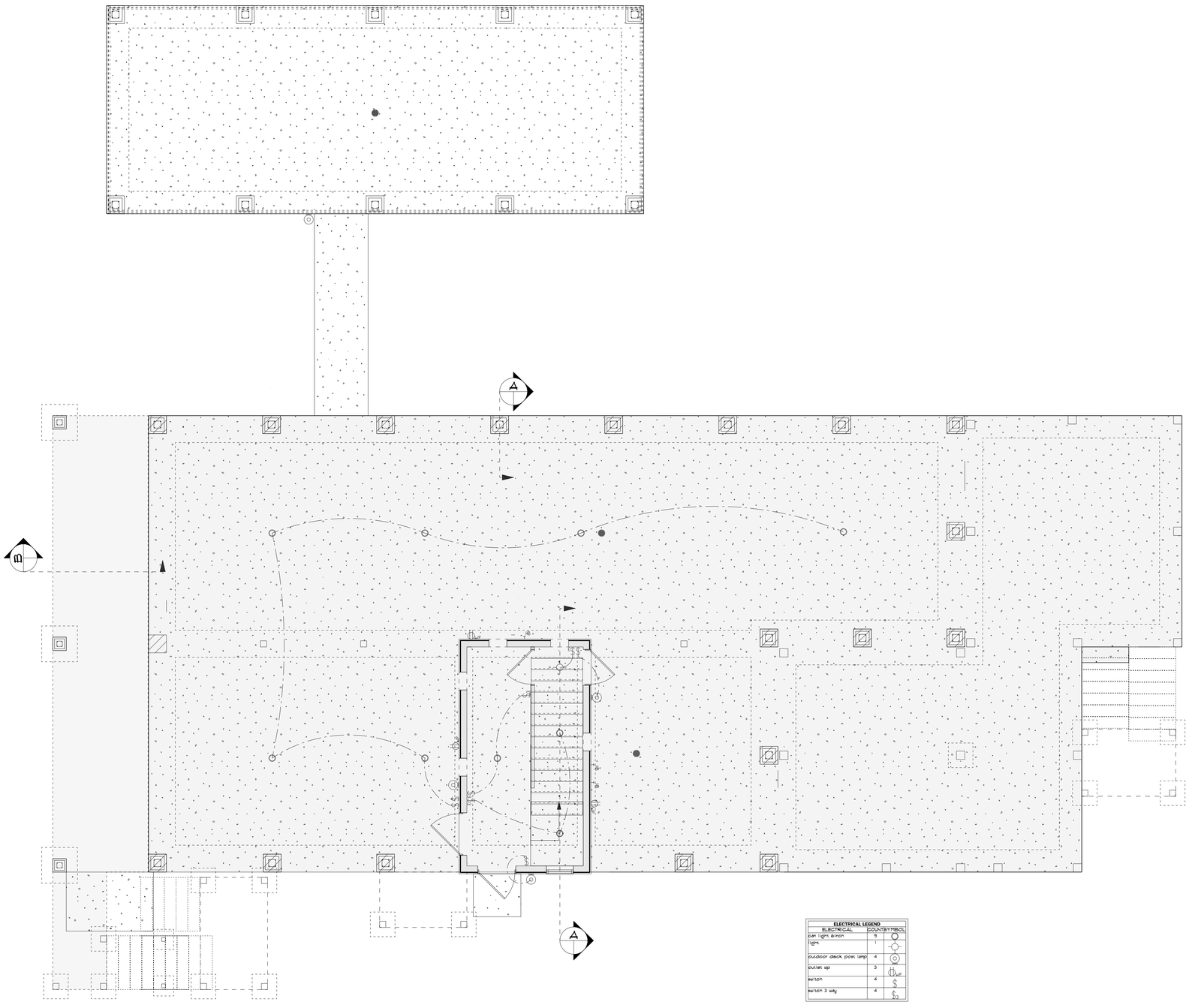
UPPER LEVEL-MAIN FLOOR PLAN - ELECTRICAL

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA
30114
727-946-4995

SCALE: NOTED
DRAWN BY:
DATE: Monday, October 19, 2026

APPROVED:
CHECKED BY:



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can lights 6inch	9	
light	1	
outdoor deck post lamp	4	
outlet up	3	
switch	4	
switch 3 way	4	

A LOWER LEVEL FLOOR PLAN - ELECTRICAL

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

ARCHITECTURAL BY THOMAS KINTER
CANTON GA.
30114
727-946-4995

SCALE: NOTED
DRAWN BY:
DATE Monday, October 19, 2026

APPROVED:
CHECKED BY: