

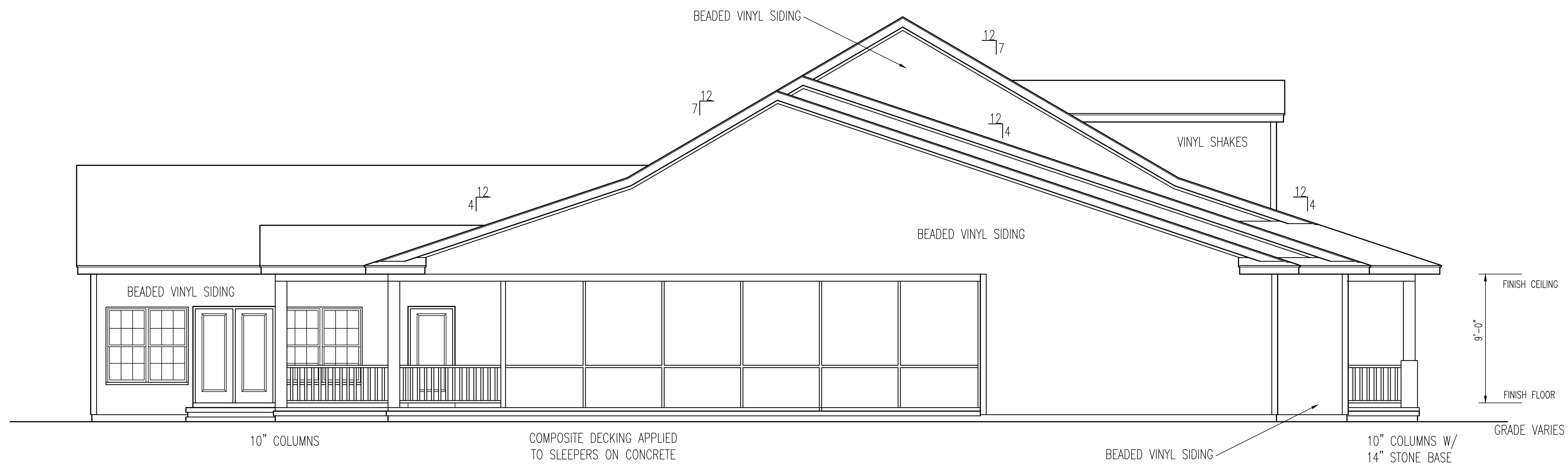


10" COLUMNS W/
14" STONE BASE

COMPOSITE DECKING APPLIED
TO SLEEPERS ON CONCRETE

FRONT ELEVATION

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



10" COLUMNS

COMPOSITE DECKING APPLIED
TO SLEEPERS ON CONCRETE

BEADED VINYL SIDING

10" COLUMNS W/
14" STONE BASE

FINISH CEILING

9'-0"

FINISH FLOOR

GRADE VARIES

LEFT ELEVATION

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

T M DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:

JEFF & DIANE RESER

NAME:

LOT:

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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

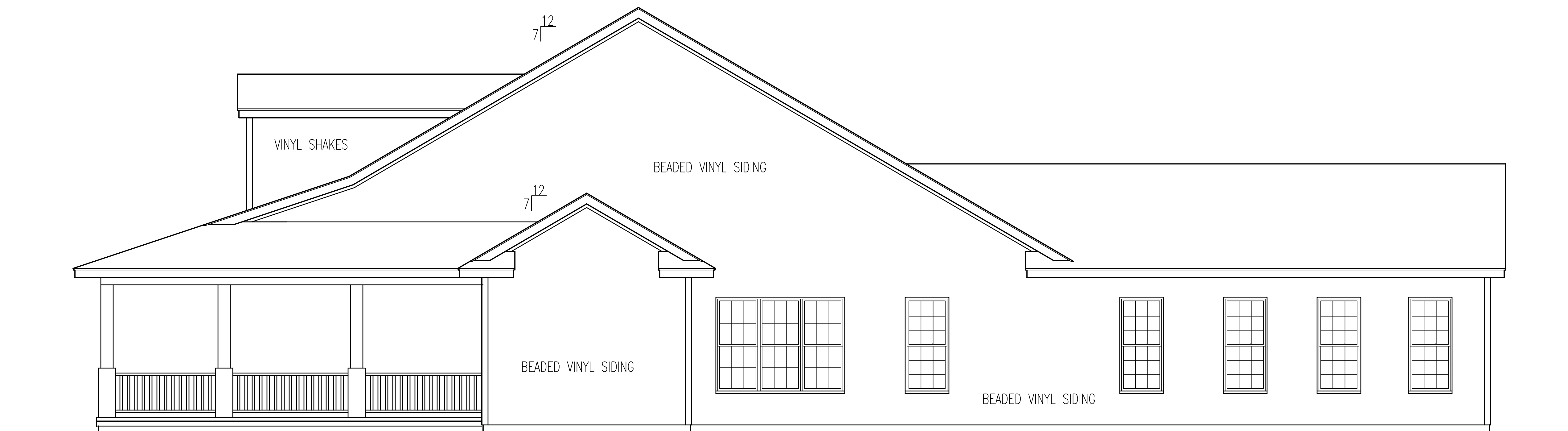
PLAN NUMBER

B009FF

1 A	GARAGE	L	F
	DATE:	9/13/21	



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



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

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B009FF

1 B	GARAGE	L	F
	DATE:	9/13/21	

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

NOTE:
CEILINGS ARE 9'-0"
UNLESS NOTED.

HEATED AREA

5795 SQ FT

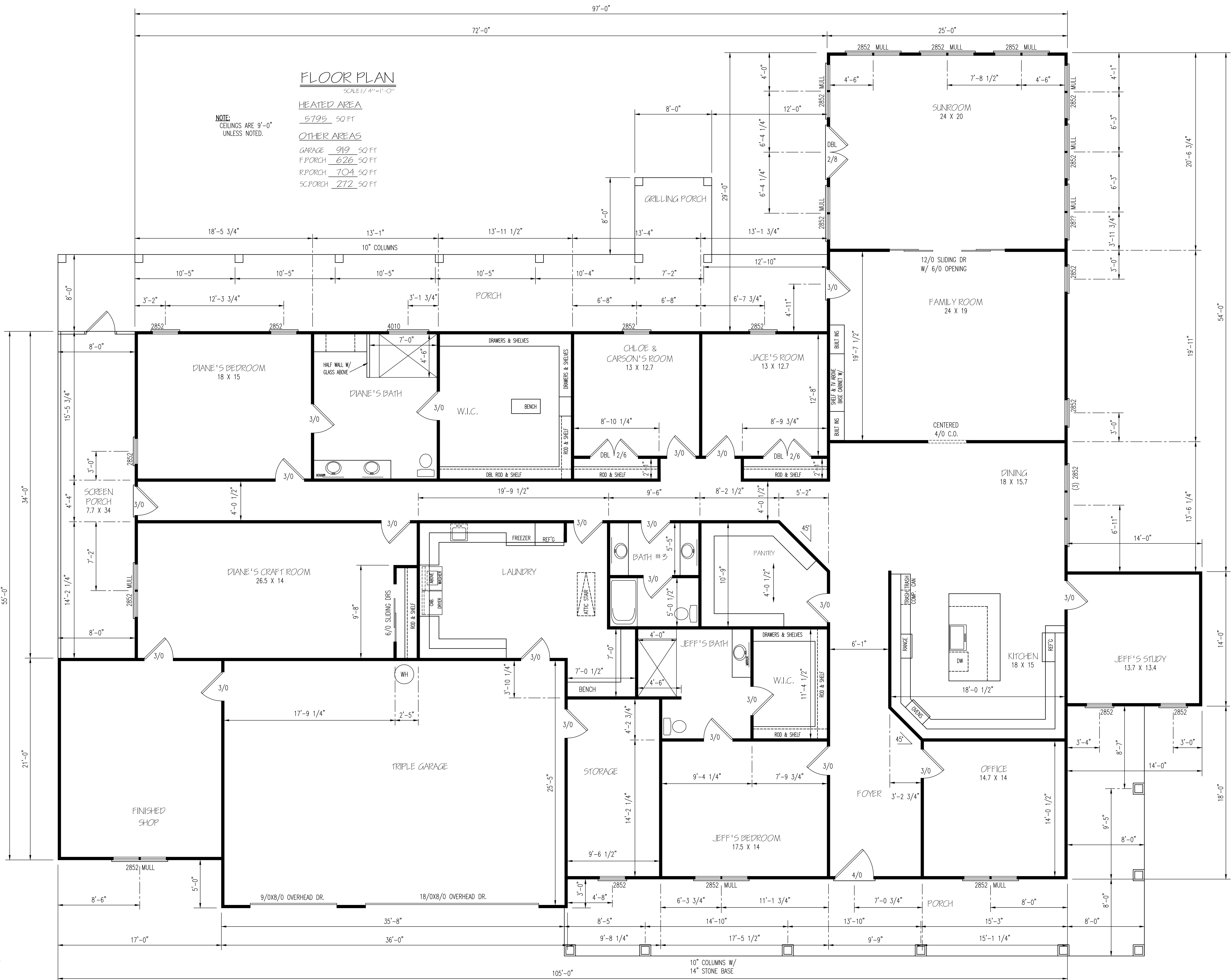
OTHER AREAS

GARAGE 919 SQ FT

F.PORCH 626 SQ FT

R.PORCH 704 SQ FT

SC.PORCH 272 SQ FT



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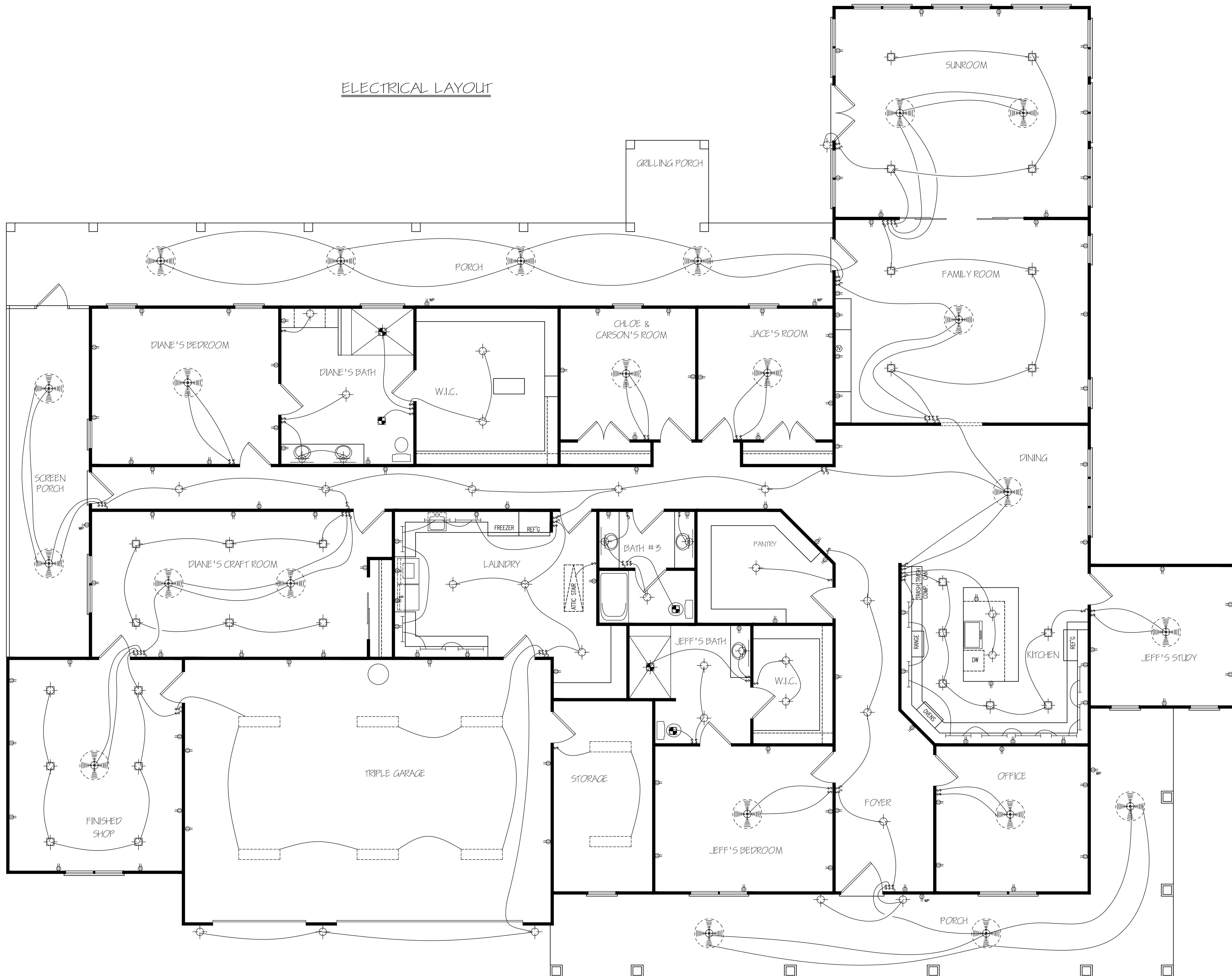
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JEFF & DIANE RESER
NAME: _____ LOT: _____

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PLAN NUMBER
B009FF

2 _A	GARAGE	L	F
	DATE: 9/13/21		

ELECTRICAL LAYOUT



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NAME: _____ LOT: _____

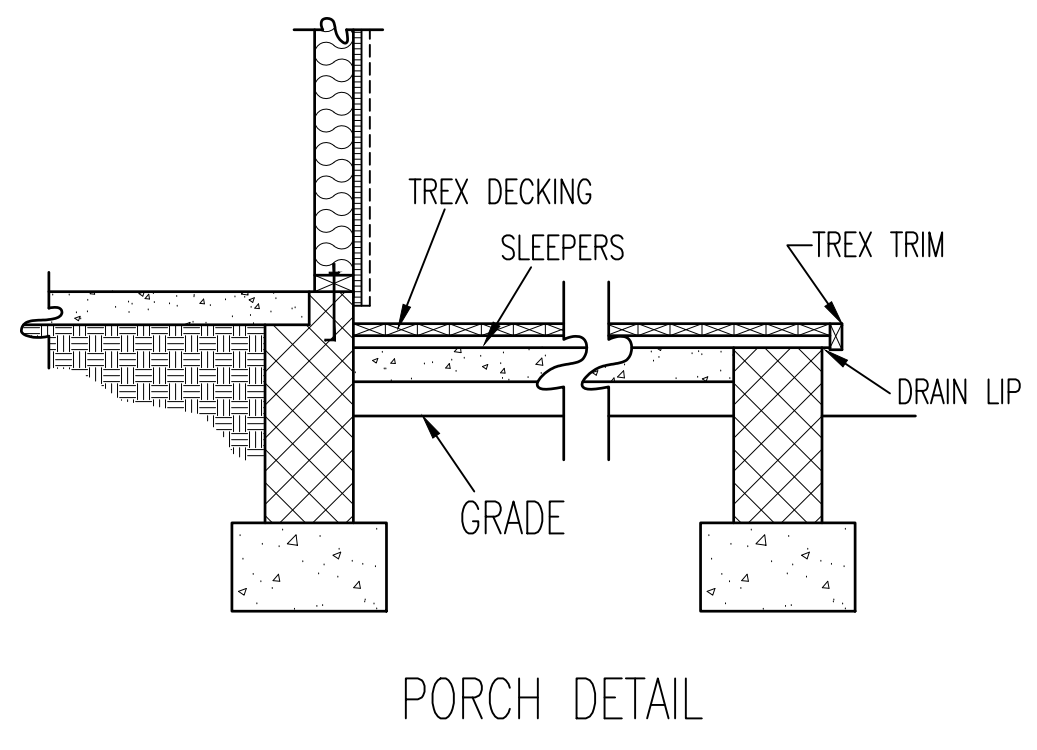
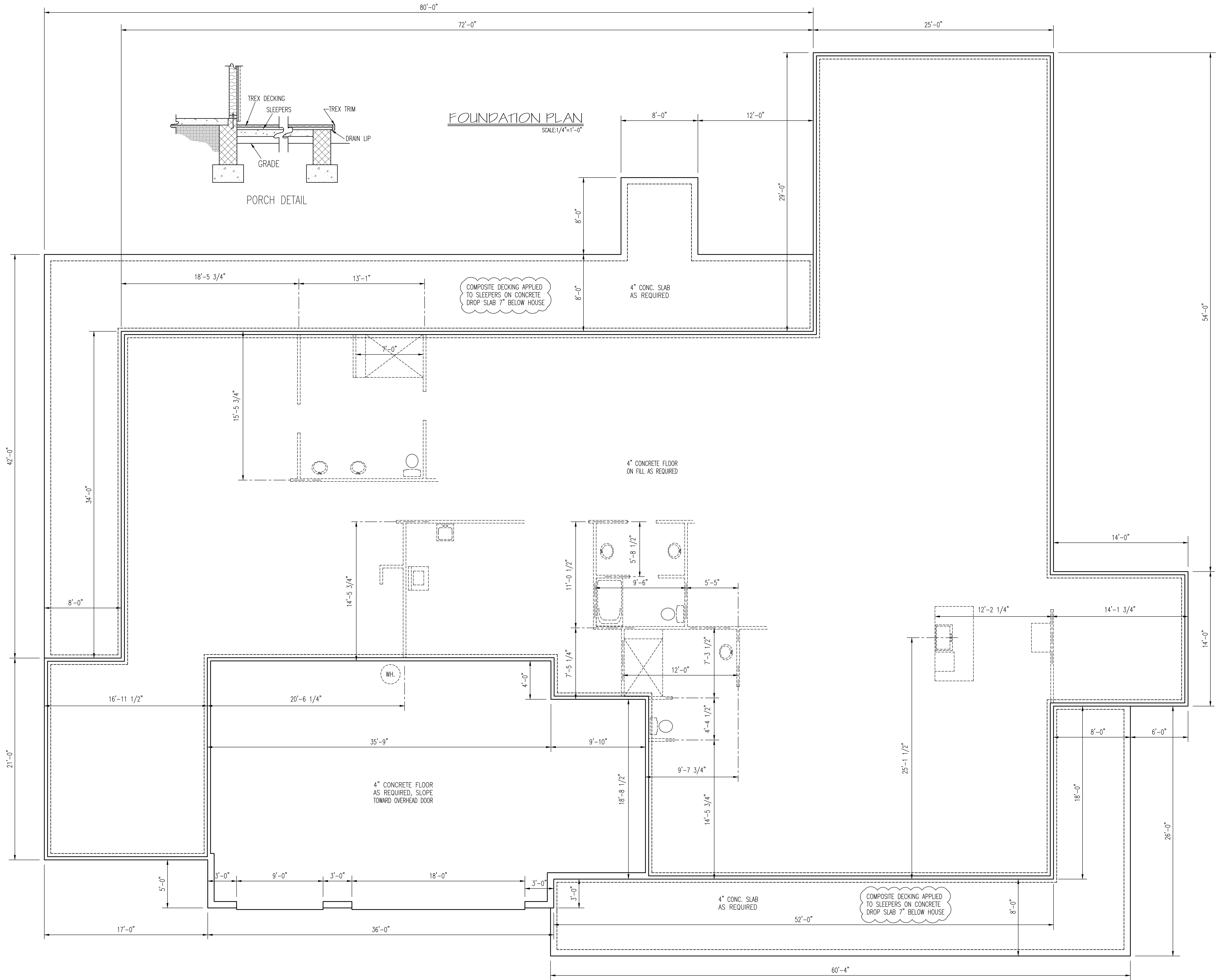
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 B009FF

2 B	GARAGE	L	F
	DATE:	9/13/21	



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

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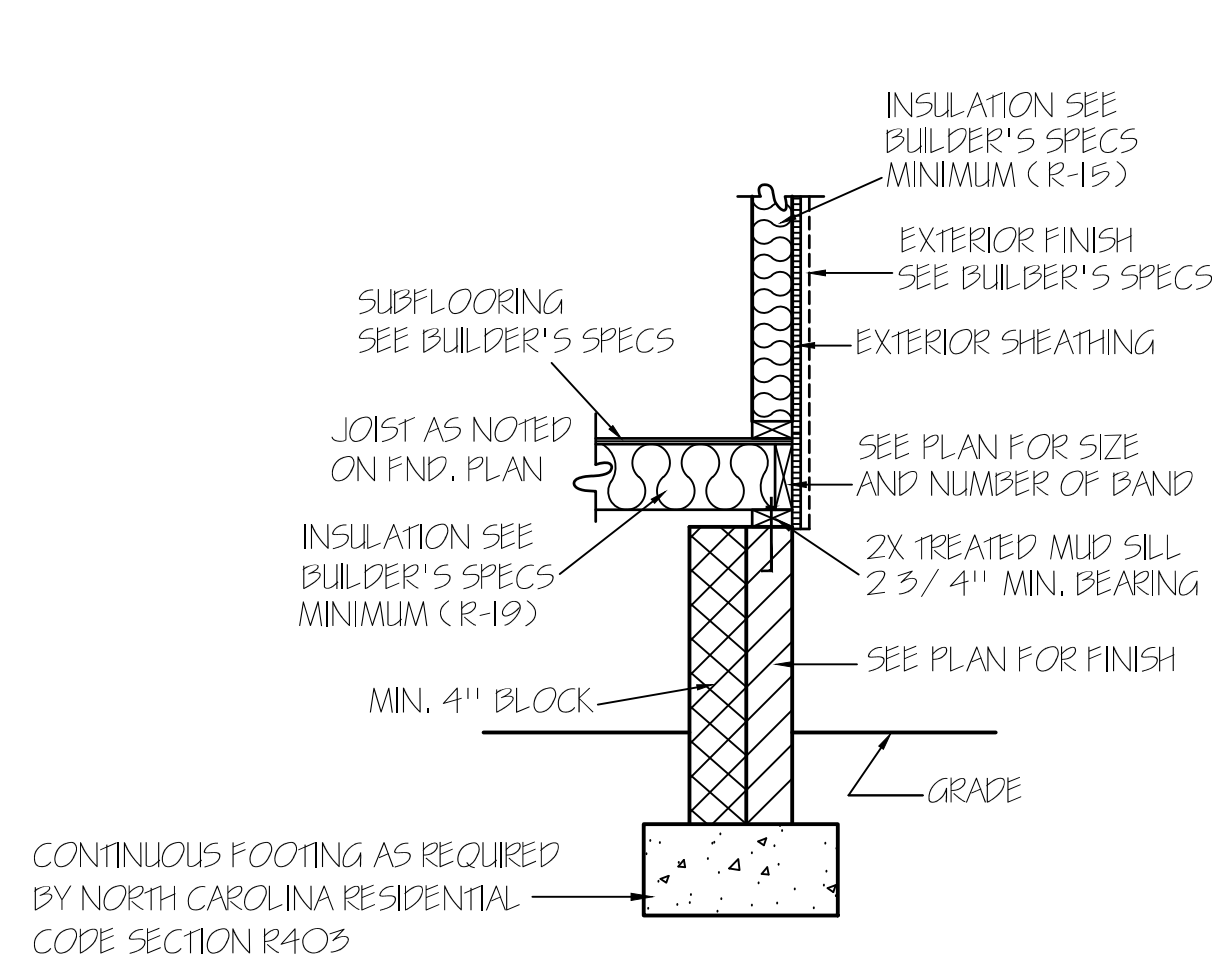
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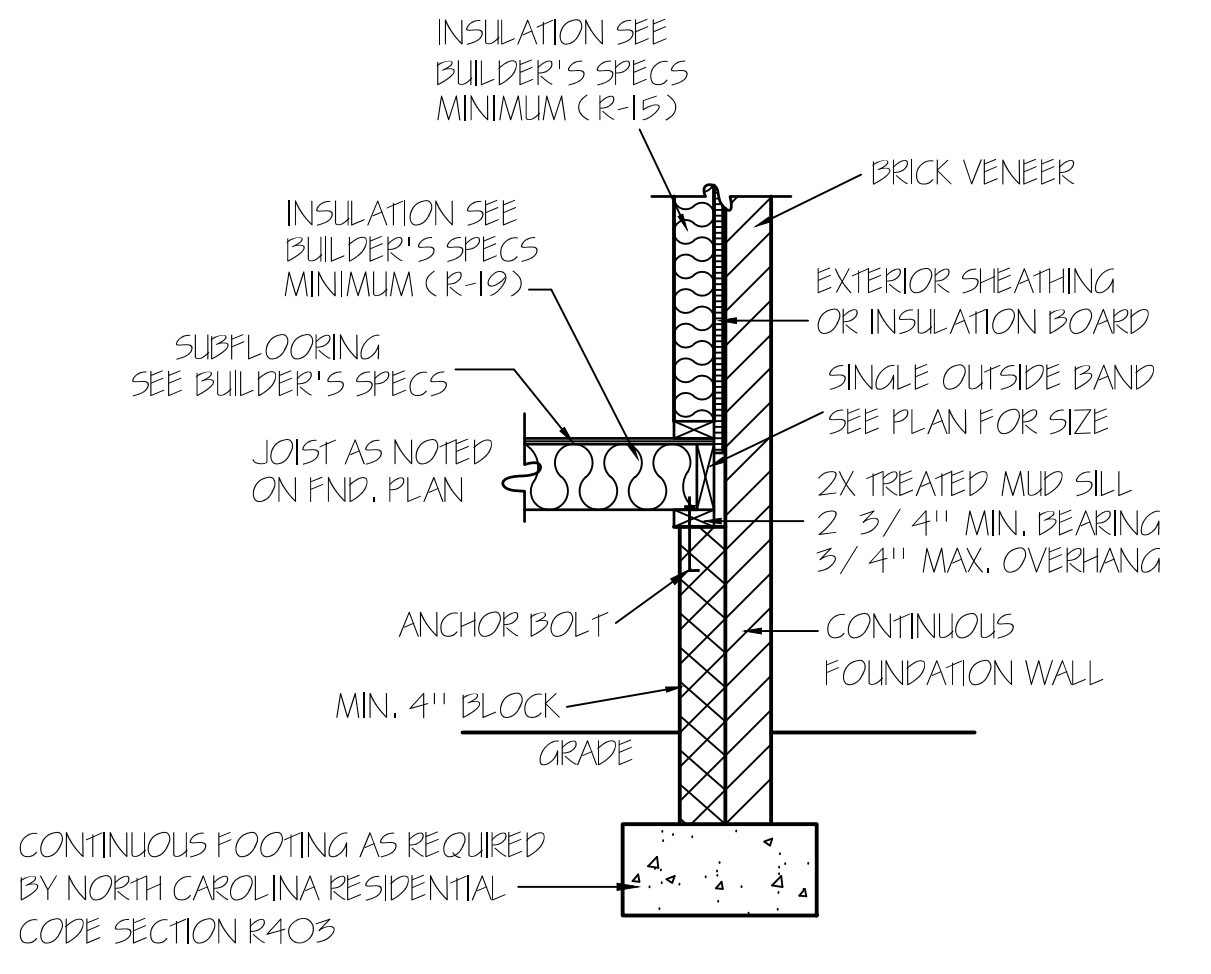
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PLAN NUMBER
B009FF

3	GARAGE	L	F
	DATE:	9/13/21	



BLOCK & BRICK FOUNDATION WALL DETAIL (SIDING)



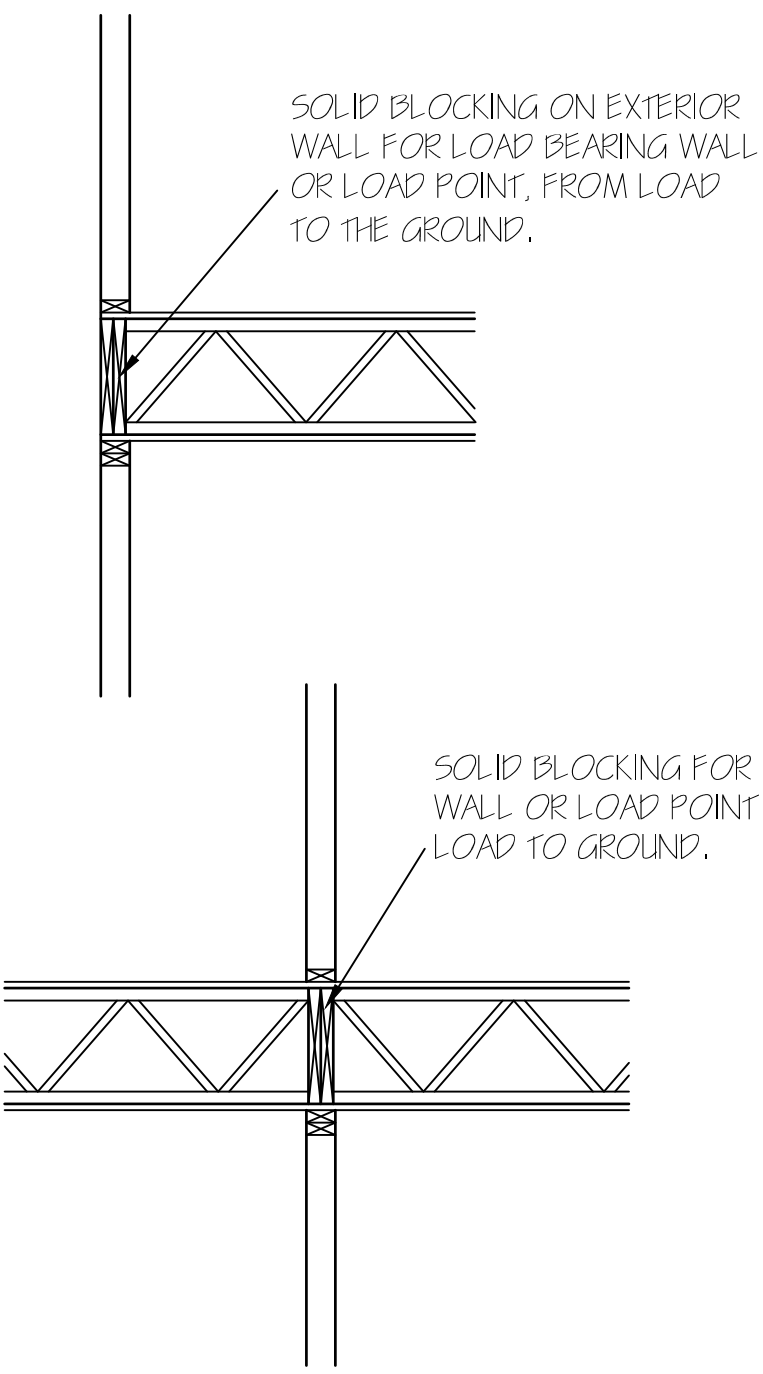
BLOCK & BRICK FOUNDATION WALL DETAIL (BRICK)

WALL ANCHOR OPTIONS
USE EITHER ANCHOR BOLTS OR ANCHOR STRAPS
-ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION
-ANCHOR STRAP: ATTACHED TO BOTTOM PLATE AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, PER MANUFACTURER.

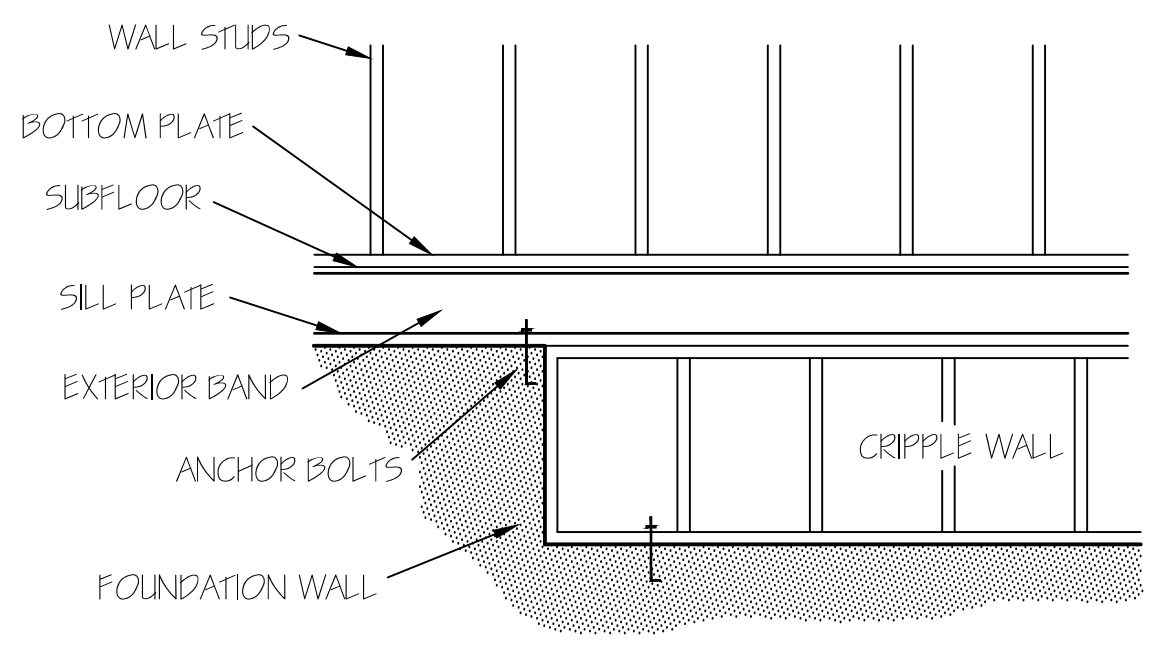
GARAGE PANEL WALL

GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

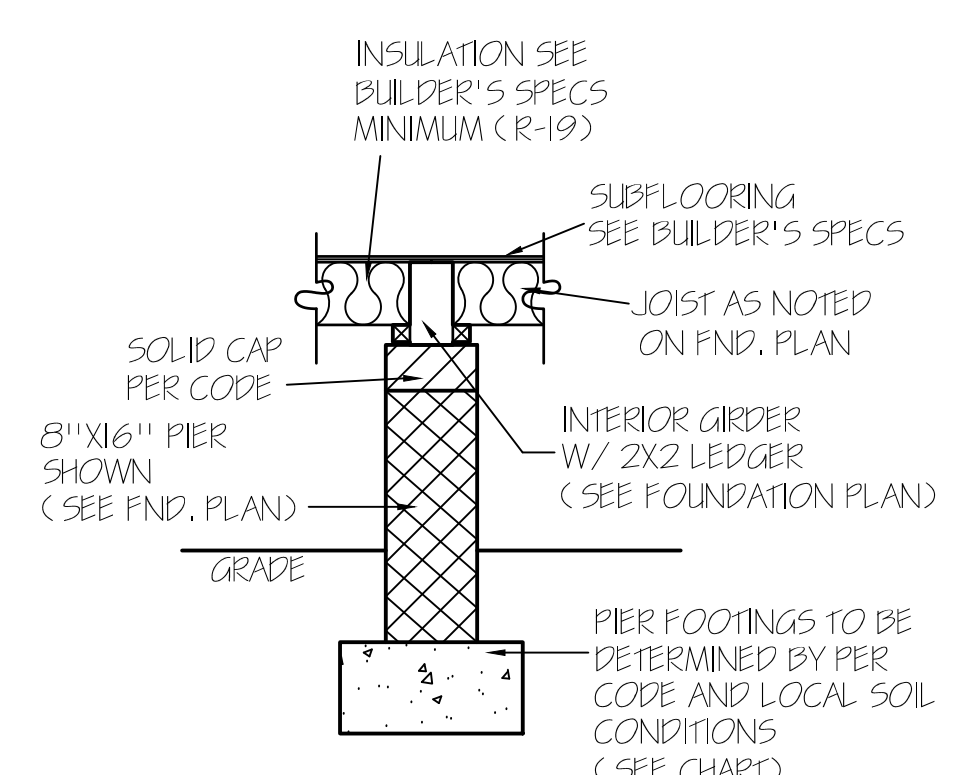
POINT LOADS WITH 3000-5000 NEED A DOUBLE 2X8 BAND WITH A 2X4 MUD SILL. HOLLOW MASONRY WITH MIN. 2 BRICK CAP AND 16X8 FOOTING.
POINT LOADS WITH 5001 - 10000 NEED A TRIPLE 2X8 BAND WITH A SGL. 2X8 MUD SILL. SOLID MASONRY ALL CELLS FILLED SOLID 8" ON EACH SIDE OF POINT LOAD. WITH 24X24X10 LUG INCORPORATED INTO FOOTING.



CRIPPLE WALL DETAIL



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDS ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.2(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.



PIER DETAIL

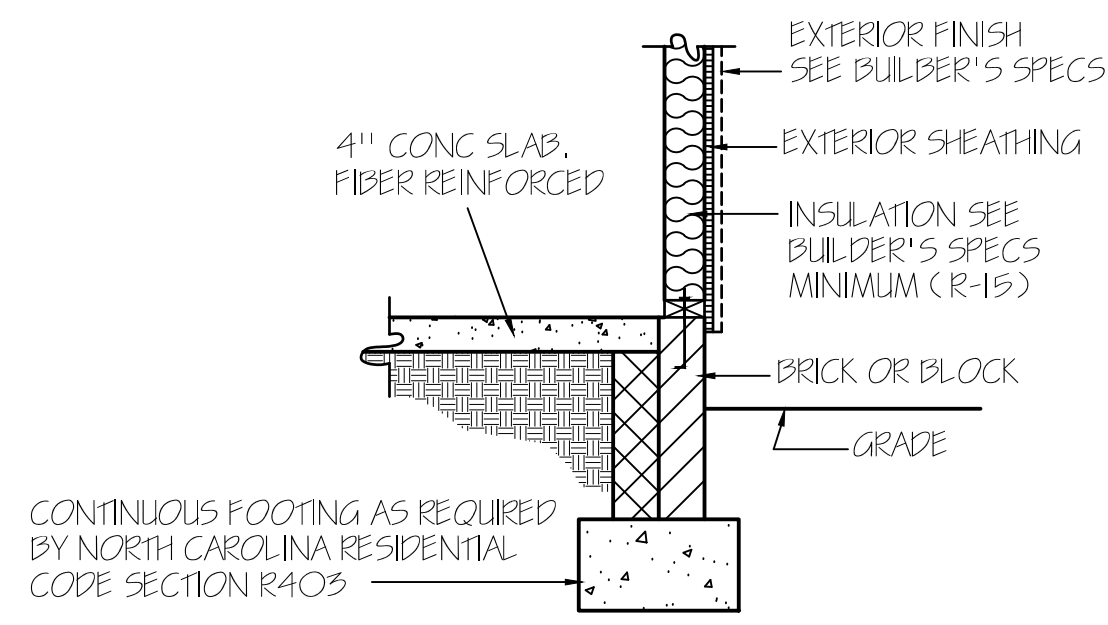
TABLE R403.(1) (2)
PIER AND FOOTING SIZES FOR SUPPORT OF GIRDERS

AREA ³	ONE STORY		TWO STORY		TWO & ONE HALF STORY	
	PIER ^{3,4}	FOOTING	PIER ^{3,4}	FOOTING	PIER ^{3,4}	FOOTING
90	8" X 16"	16" X 24" X 8"	8" X 16"	16" X 24" X 8"	8" X 16"	16" X 24" X 8"
100	8" X 16"	16" X 24" X 8"	8" X 16"	24" X 24" X 10"	16" X 16"	30" X 30" X 10"
150	8" X 16"	24" X 24" X 8"	16" X 16"	32" X 32" X 10"	16" X 16"	36" X 36" X 10"
200	8" X 16"	28" X 28" X 10"	16" X 16"	36" X 36" X 10"	16" X 16"	48" X 48" X 12"
250	-	-	16" X 16"	40" X 40" X 12"	16" X 24"	48" X 48" X 12"
300	-	-	16" X 16"	44" X 44" X 12"	16" X 24"	54" X 54" X 12"

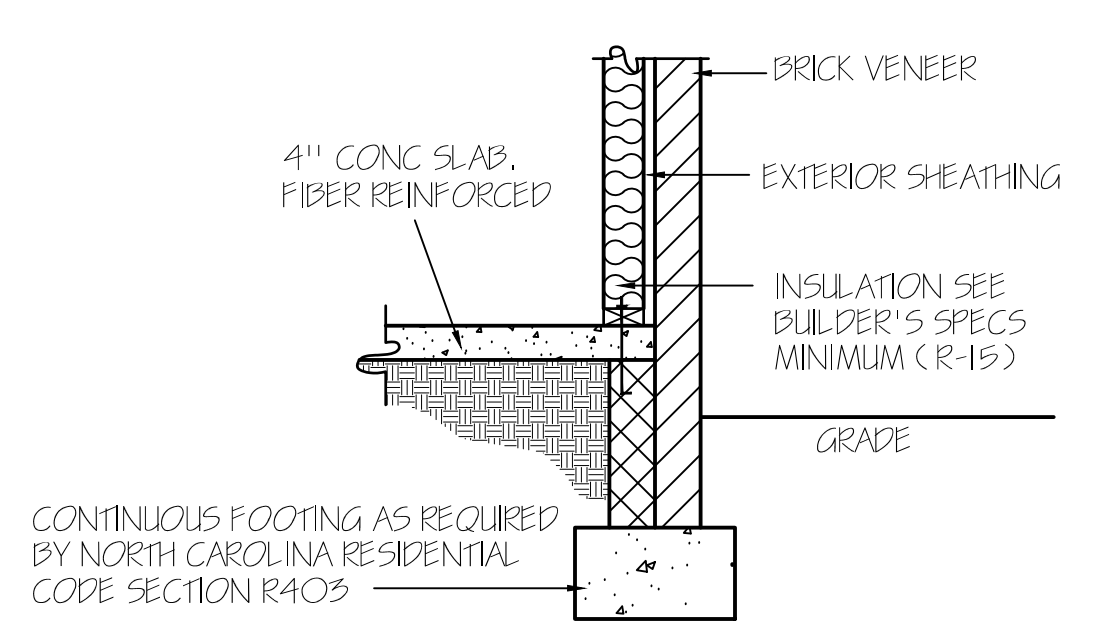
A. PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE FOR 1 STORY AND 8 INCHES FOR 2 STORY, 2 1/2 OR 3 STORY HOUSES SHALL HAVE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE OR GROUT OR OTHER APPROVED METHODS. MORTAR SHALL BE TYPE S. A MINIMUM FOOTING WITH OF 12 INCHES IS ACCEPTABLE FOR MONOLITHIC SLAB FOUNDATIONS.
B. FOOTING SIZES ARE BASED ON 2000 PSF ALLOWABLE SOIL BEARING AND 2500 PSF CONCRETE. THIS TABLE IS BASED ON THE LIMITATIONS OF A TRIBUTARY AREA USING DIMENSIONAL FRAMING LUMBER ONLY.
C. CENTER OF PIERS SHALL BEAR IN THE MIDDLE ONE-THIRD OF THE FOOTING. GIRDERS MUST HAVE FULL BEARING ON D. PIERS. FOOTINGS SHALL BE FULL THICKNESS OVER THE ENTIRE AREA OF THE FOOTING.
E. PIER SIZES GIVEN ARE MINIMUM. FOR HEIGHT / THICKNESS LIMITATIONS SEE SECTION R606.7
F. AREA AT FIRST LEVEL, SUPPORTED BY PIER AND FOOTING IN SQUARE FEET.
FOR 5/11 INCH = 25.4 MM, 1 POUND PER SQUARE = 0.0478 KPA

TABLE R403.(1)
MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (INCHES)

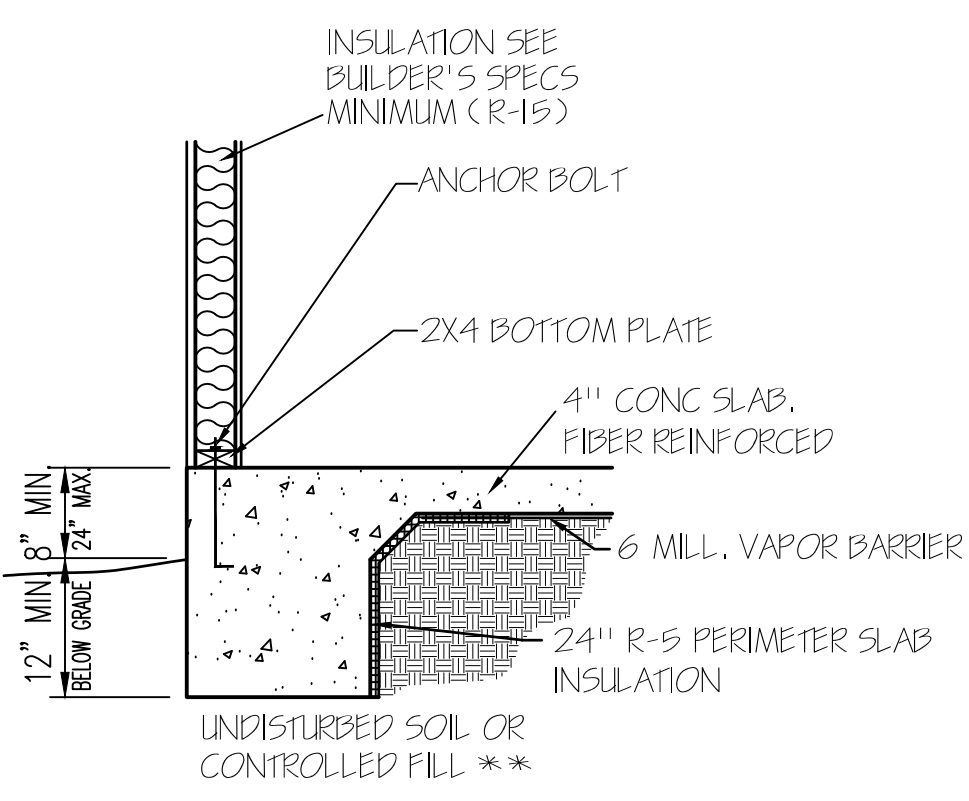
	LOAD BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION				
1 STORY	12"	12"	12"	12"
2 STORY	15"	17"	12"	12"
3 STORY	25"	17"	12"	12"
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY				
1 STORY	12"	12"	12"	12"
2 STORY	15"	15"	12"	12"
3 STORY	22"	24"	16"	12"
8-INCH SOLID OR FULLY GROUTED MASONRY				
1 STORY	16"	12"	12"	12"
2 STORY	29"	21"	14"	12"
3 STORY	42"	32"	21"	16"



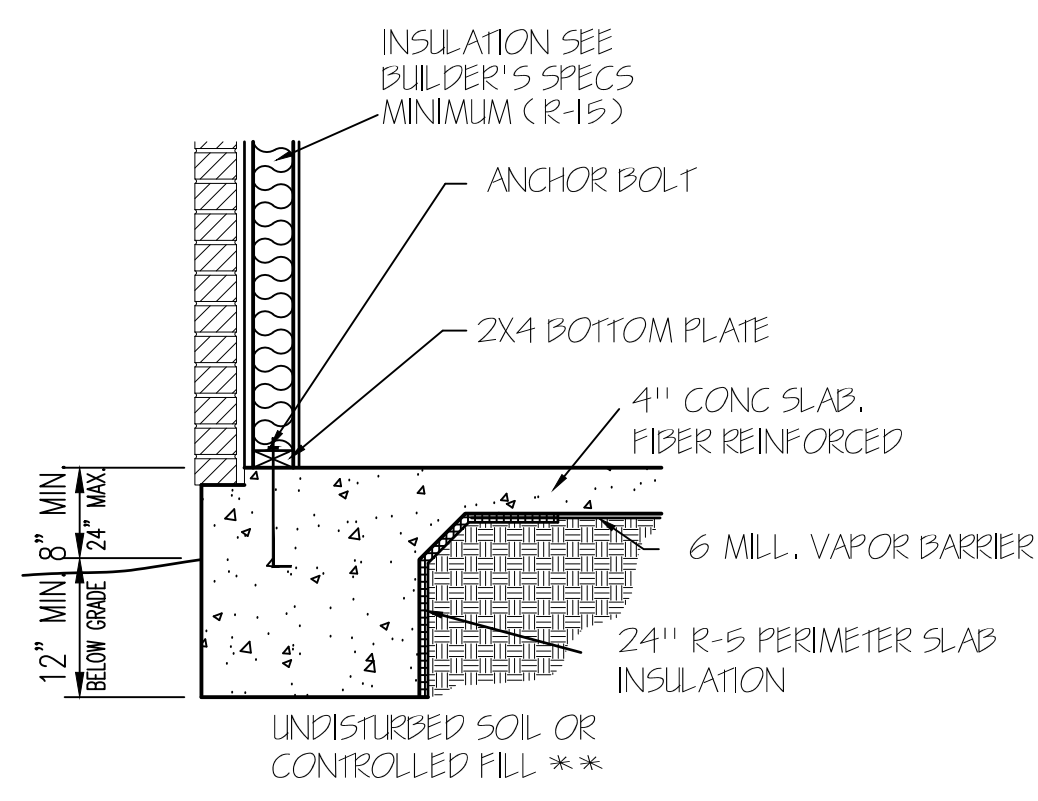
CONCRETE SLAB FLOOR (SIDING/STONE)



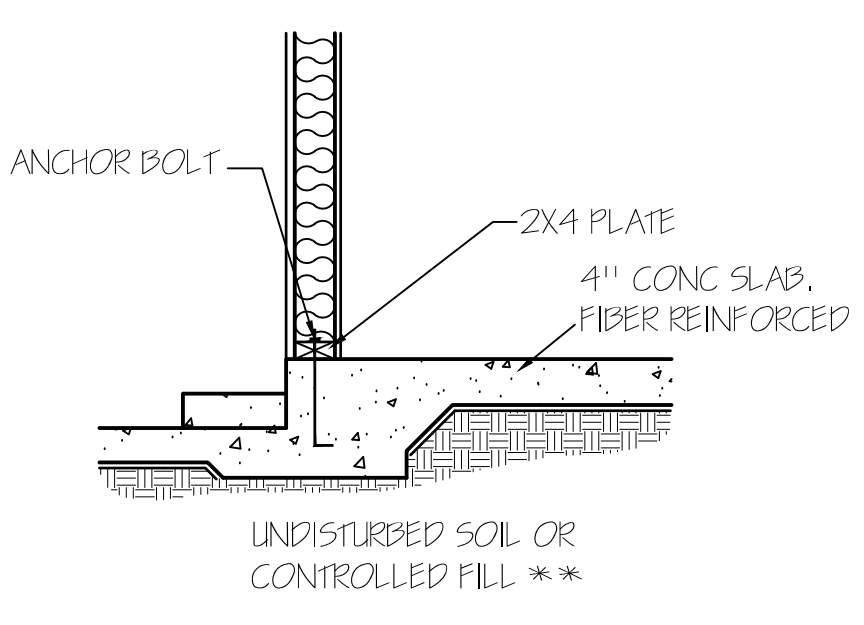
CONCRETE SLAB FLOOR (BRICK)



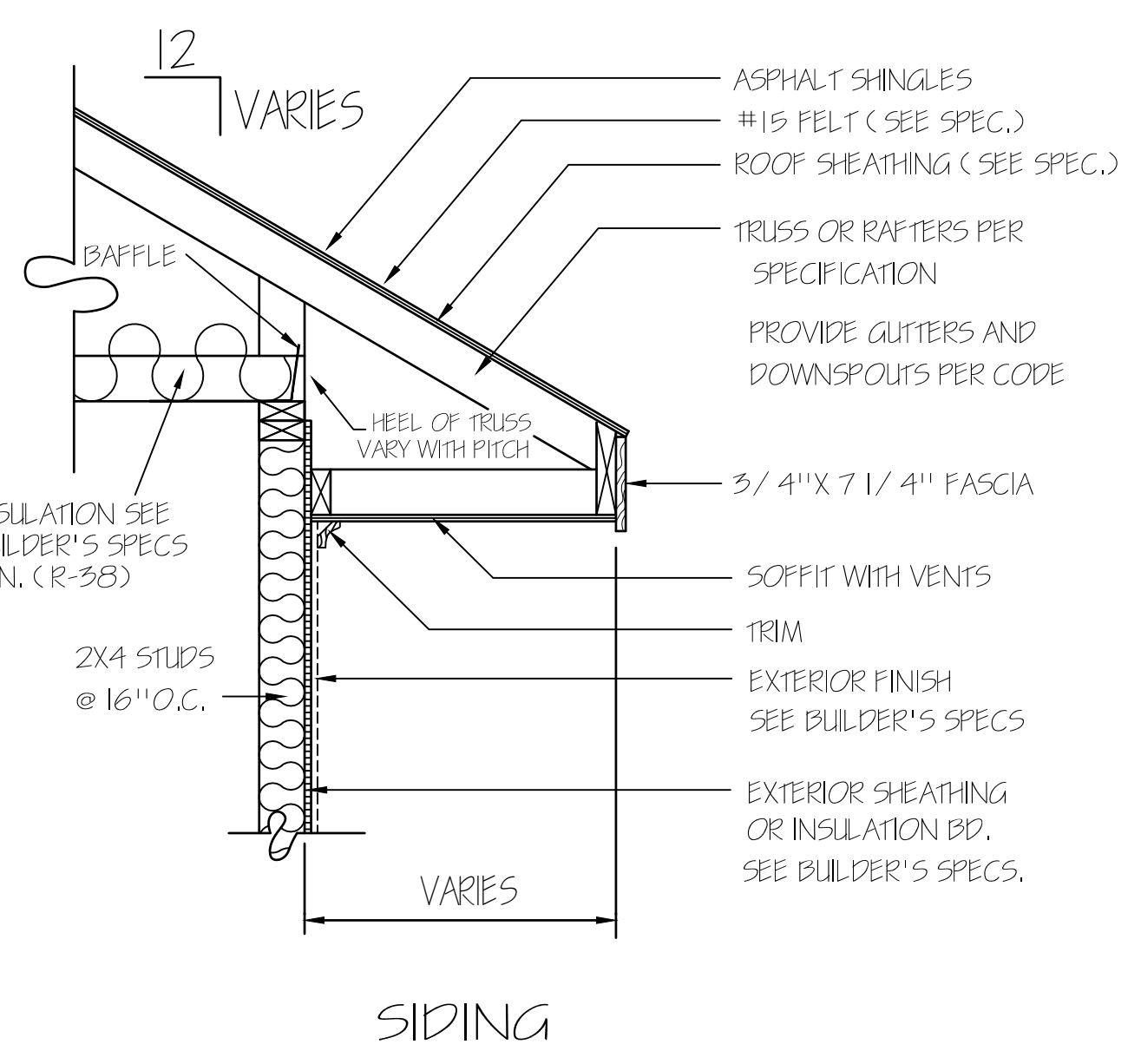
MONO SLAB EXTERIOR SECTION (FRAME)



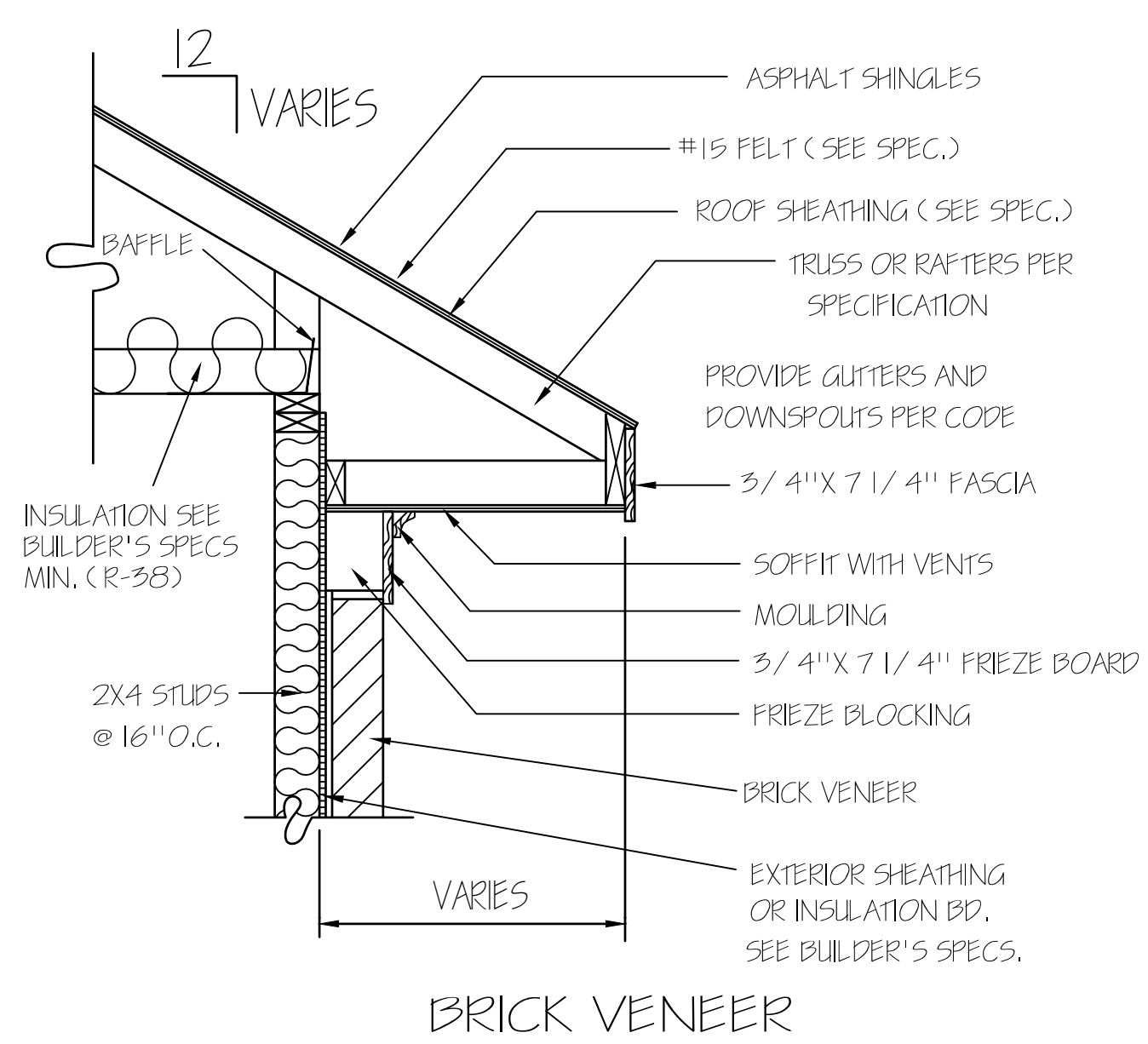
MONO SLAB EXTERIOR SECTION (BRICK)



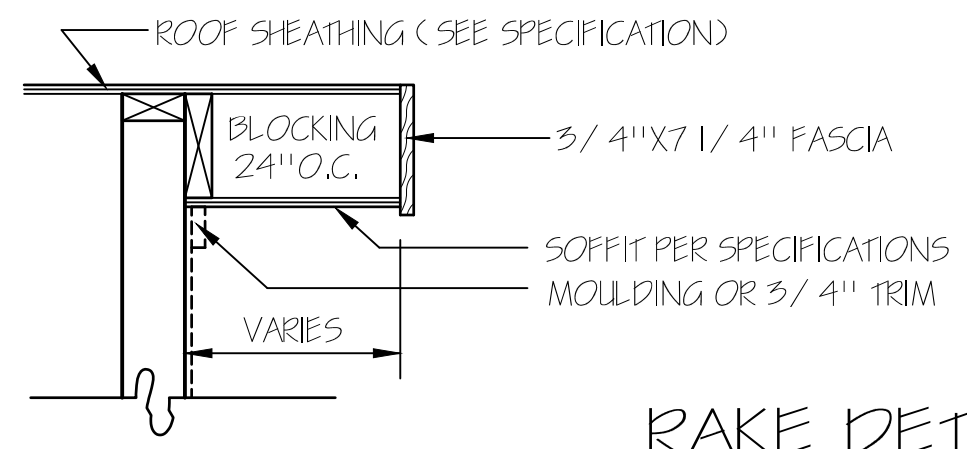
MONO SLAB AT HOUSE / GARAGE WALL



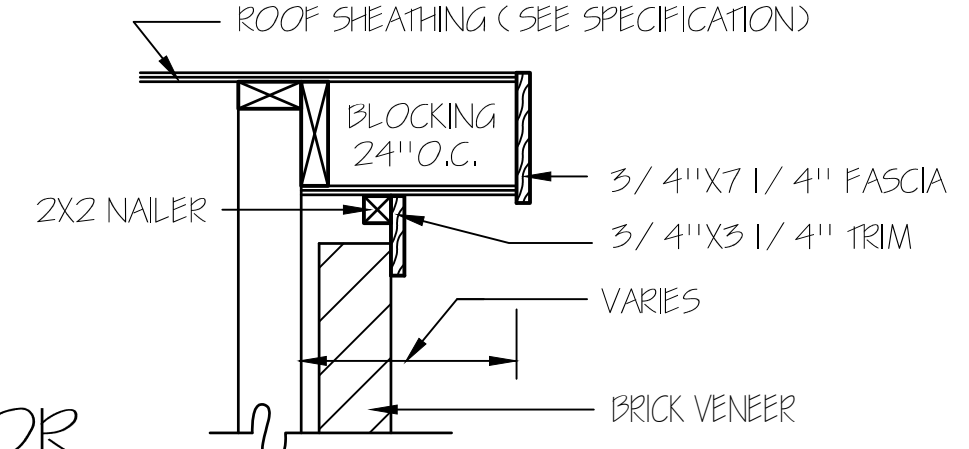
SIDING



BRICK VENEER



RAKE DETAIL FOR GABLE ENDS



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PLAN NUMBER
DETAILS

DATE:
1/31/19