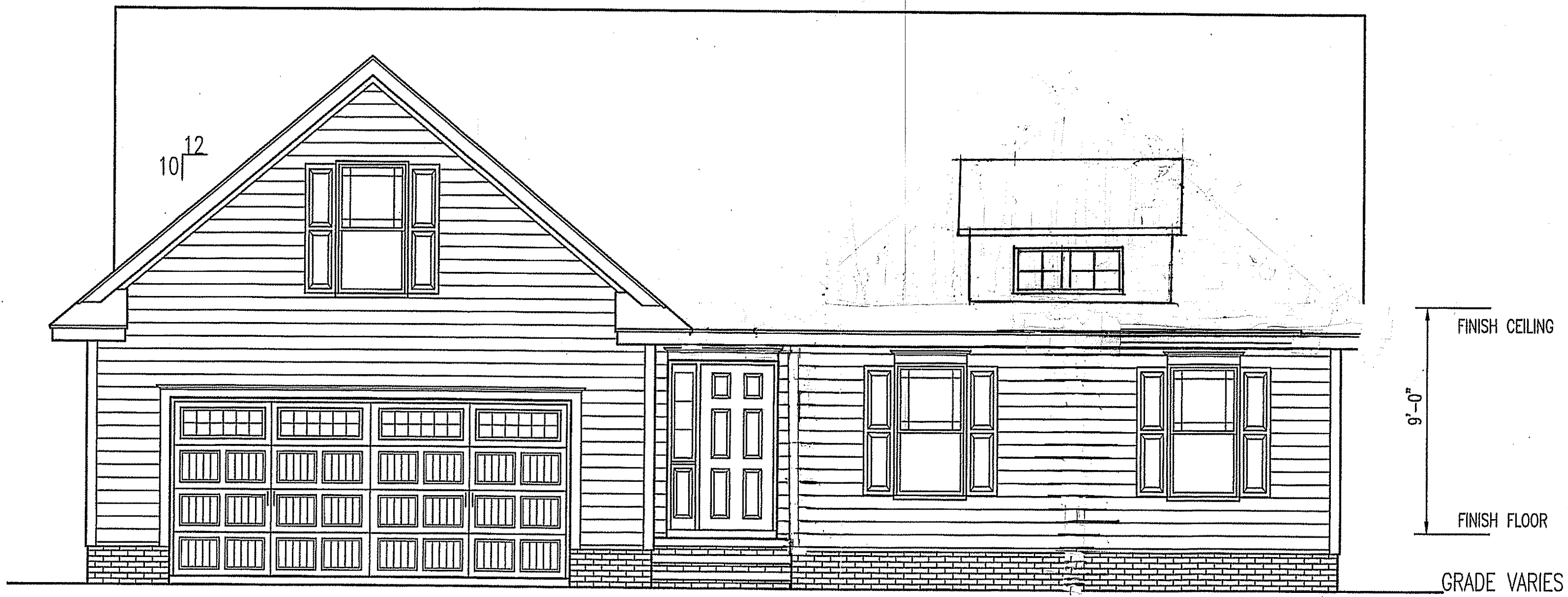
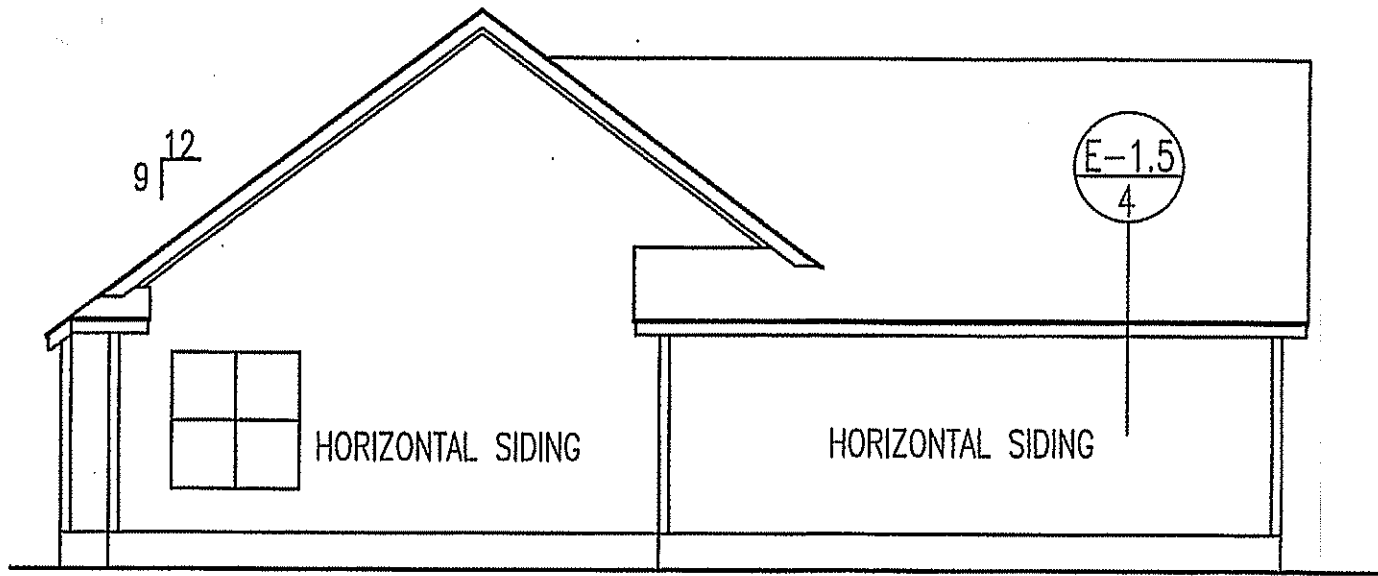


BONUS ROOM
DROPPED 1'-0"

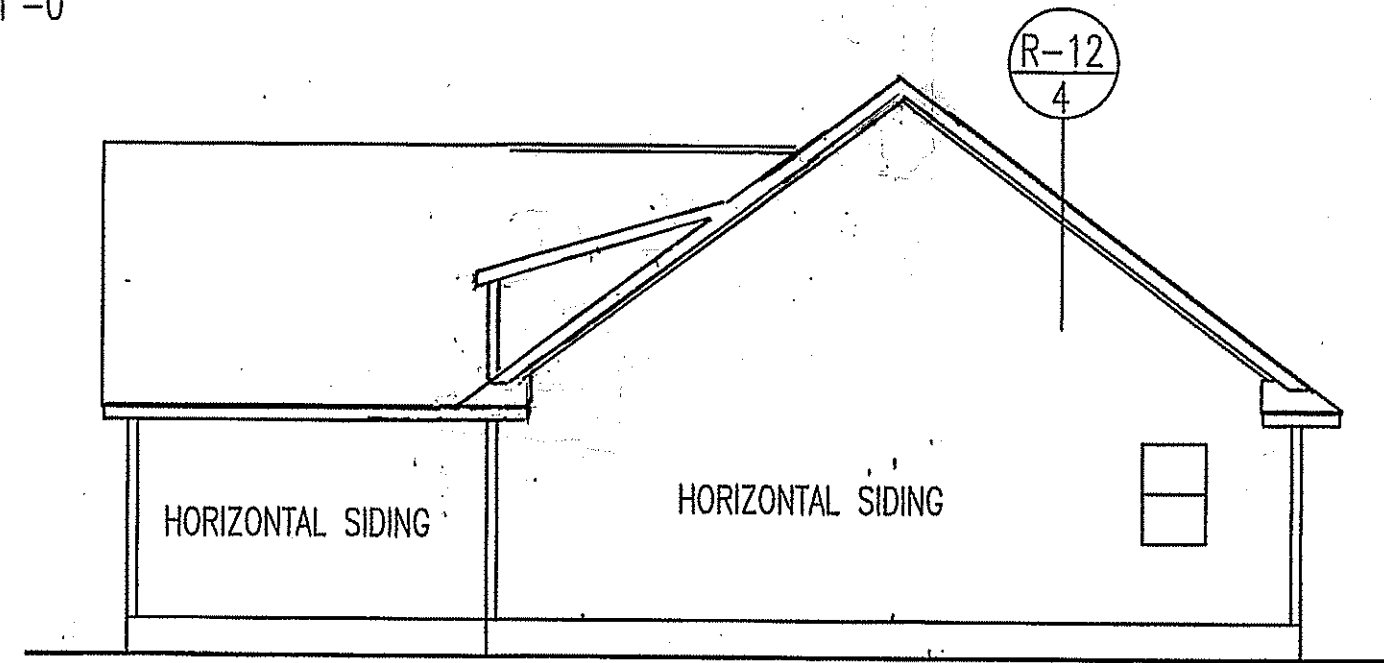


FRONT ELEVATION

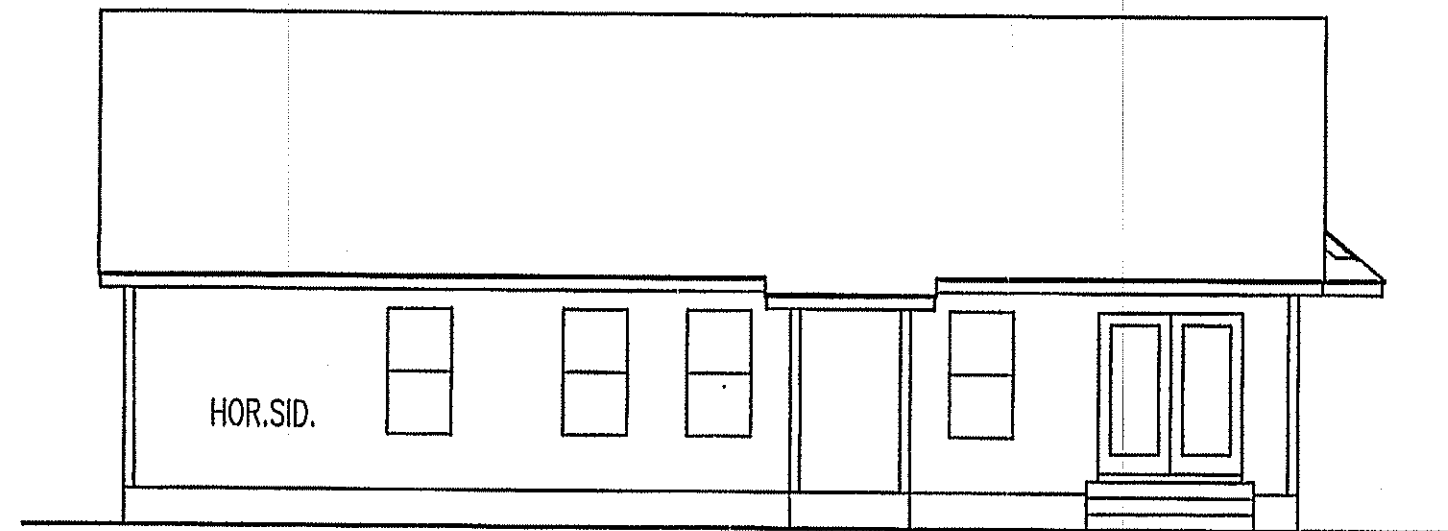
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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

EXCLUSIVE RESIDENCE DESIGN FOR:
WELTONS

LOT: /

NAME: Stanton

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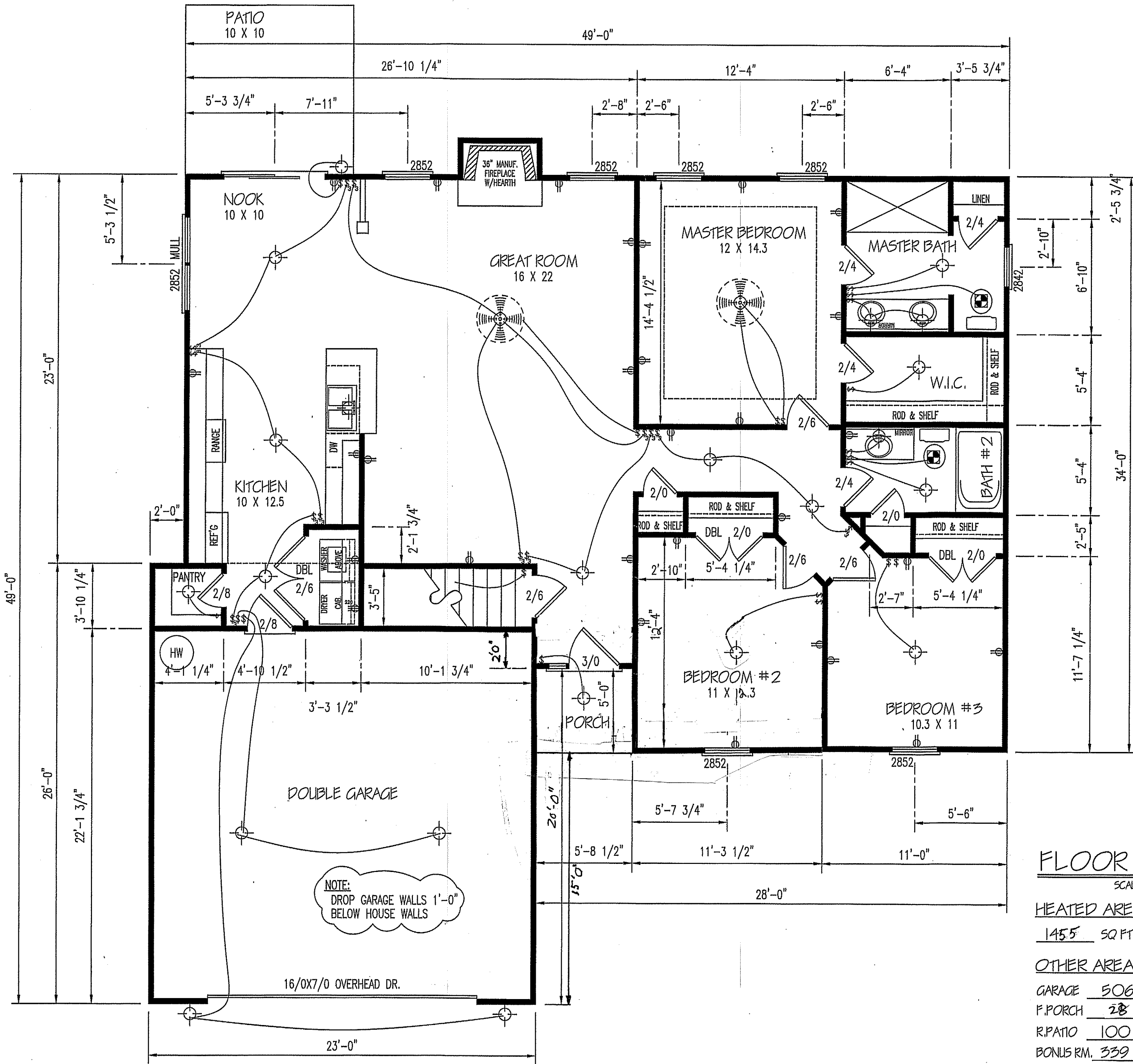
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER
RG14-A01

1	GARAGE	F I L
	DATE:	5/19/17



FLOOR PLAN

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

HEATED AREA

1455 SQ FT

OTHER AREAS

GARAGE 506 SQ FT

P.PORCH 28 SQ FT

R.PATIO 100 SQ FT

BONUS RM. 339 SQ FT

TOTAL HEATED. 1794 SQ FT

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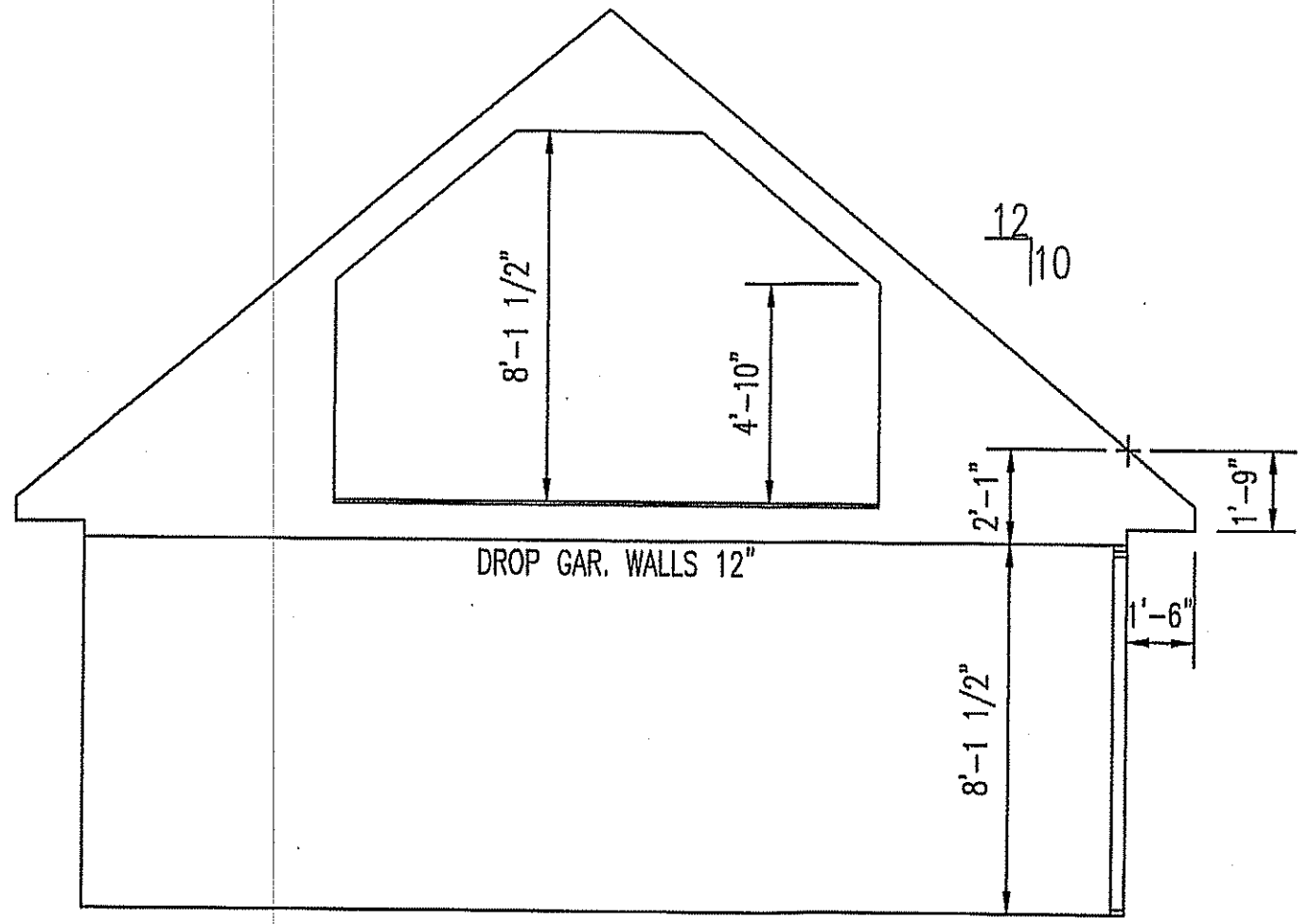
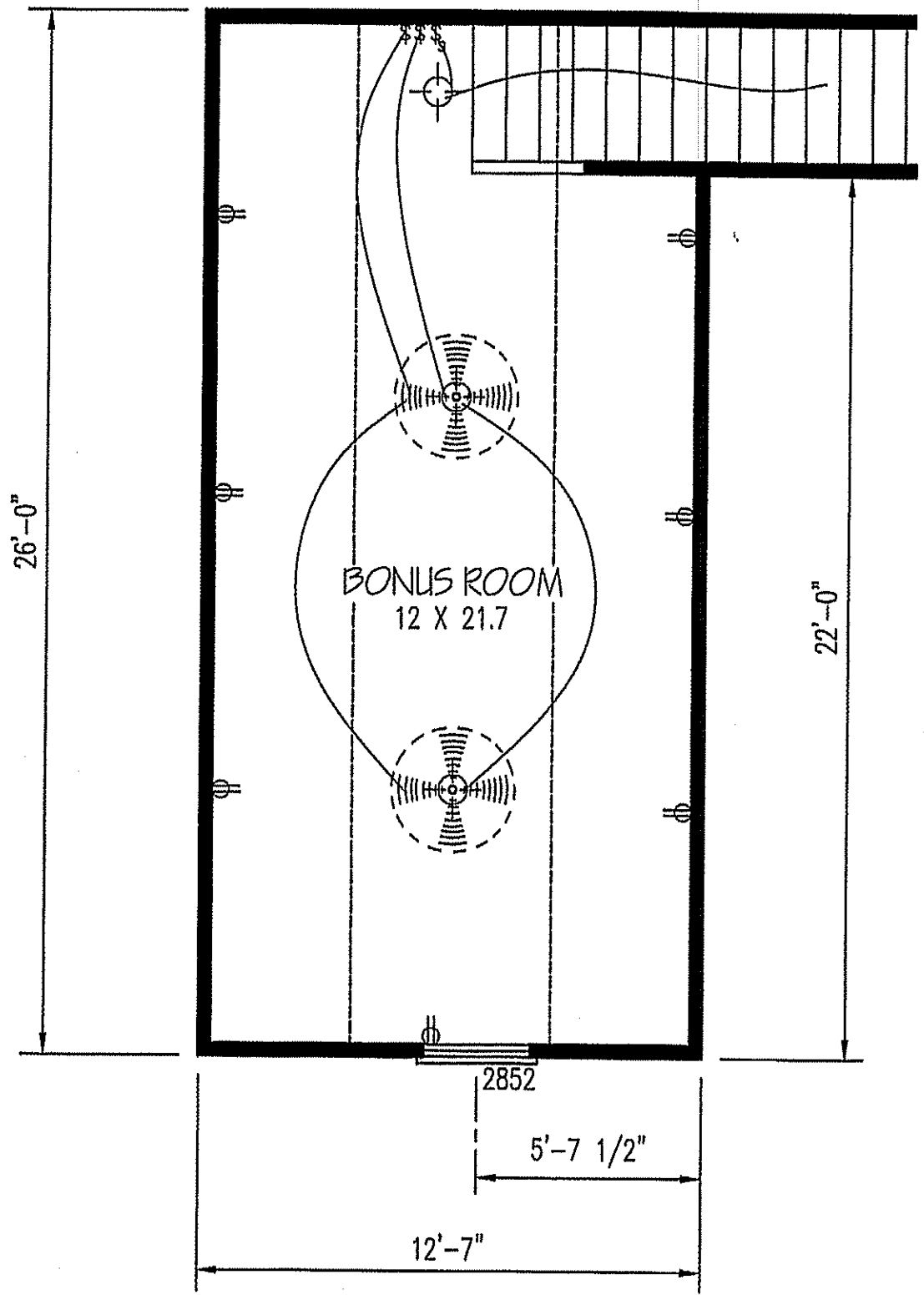
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THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
RG14-A01

2 GARAGE F L L
DATE: 5/19/17



EXCLUSIVE RESIDENCE DESIGN FOR:

WELLONS

NAME: Stanton

LOT:

TM DESIGNS
 RESIDENTIAL PLANS BY TINA MCFADDEN
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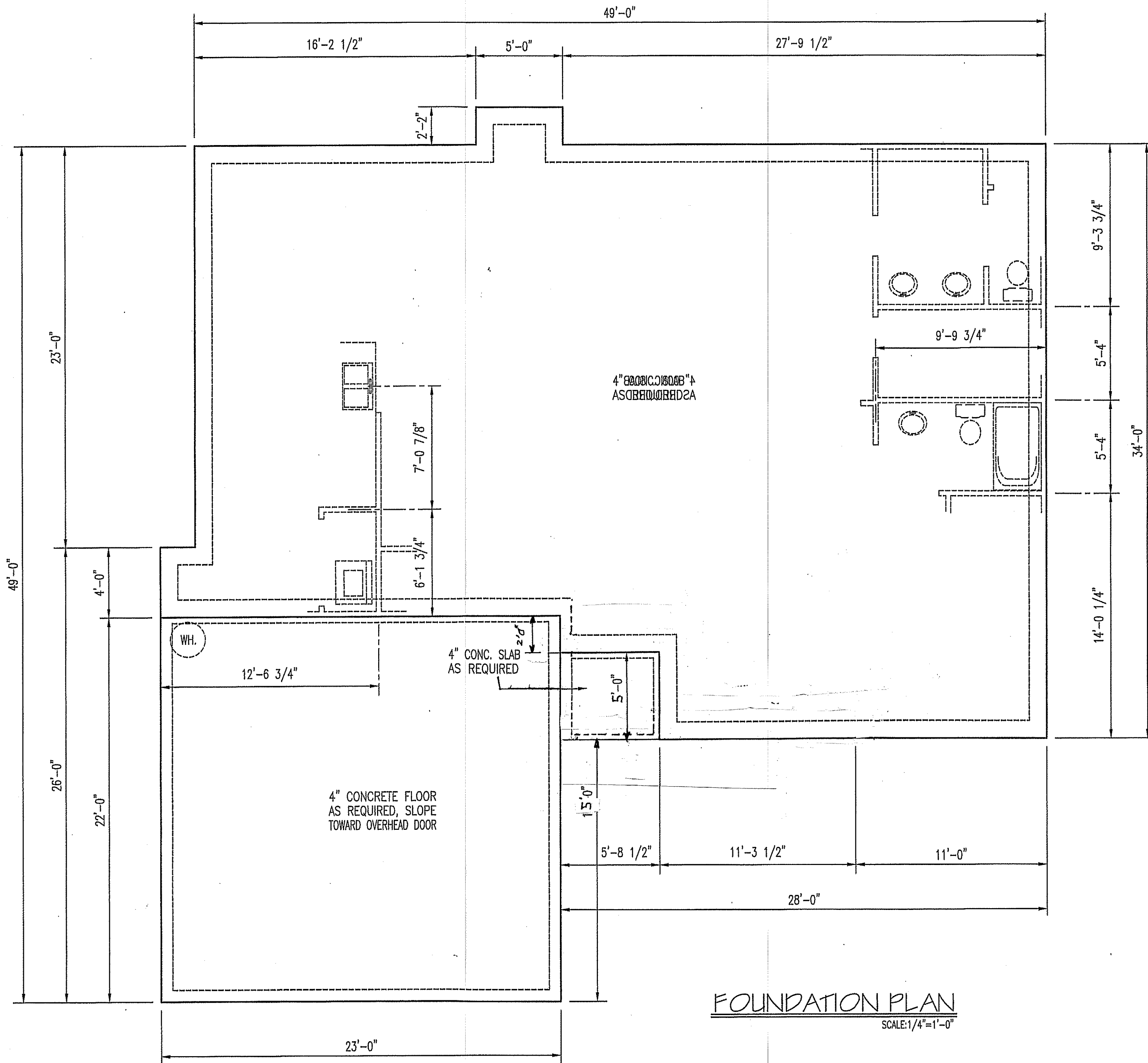
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PLAN NUMBER
 RG14-A01

2 B	GARAGE	F	L
	DATE:	5/19/17	



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

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

WELLONS

EXCLUSIVE RESIDENCE DESIGN FOR: _____

NAME: **Stanton** LOT: _____

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PLAN NUMBER
RG14-A01

3	GARAGE F L
DATE:	5/19/17

PIER AND FOOTING SIZES FOR SUPPORT OF GIRDERS

AREA ³	ONE STORY		TWO STORY		TWO & ONE HALF STORY	
	PIER ^{2,4}	FOOTING	PIER ^{2,4}	FOOTING	PIER ^{2,4}	FOOTING
50	8" X 16"	16" X 24" X 8"	8" X 16"	16" X 30" X 8"	8" X 16"	16" X 30" 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"	47" X 44" 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"

1. PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 4" OF SOLID MASONRY FOR 1 (ONE) STORY AND 8" OF SOLID MASONRY FOR 2 (TWO) AND 1-1/2 STORY HOUSES. MORTAR SHALL BE TYPE S.
2. FOOTING SIZES ARE BASED ON 2000 PSI ALLOWABLE SOIL BEARING AND 2500 PSI CONCRETE.
3. CENTER OF PIERS SHALL BEAR IN THE MIDDLE 1/3 OF THE FOOTING, AND GIRDERS SHALL CENTER IN THE MIDDLE 1/3 OF THE PIERS, EXCEPT EXTERIOR GIRDERS. FOOTING SHALL BE FULL THICKNESS OVER THE ENTIRE AREA OF THE FOOTING.
4. PIER SIZES GIVEN ARE MINIMUM. FOR HEIGHT/THICKNESS LIMITATIONS SEE SECTION 606.5
5. AREA AT FIRST LEVEL SUPPORTED BY PIER AND FOOTING (SQ. FT.)
MINIMUM FOOTING THICKNESS IS 6" FOR 1 STORY, 8" FOR 1-1/2, 2, 2-1/2 STORY AND 10" FOR 3 STORY

MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (INCHES)

LOAD BEARING VALUE OF SOIL (PSF)	CONVENTIONAL LIGHT-FRAME CONSTRUCTION			
	1,500	2,000	3,000	3,4,000
1 STORY	12	12	12	12
2 STORY	15	15	12	12
3 STORY	23	17	12	12

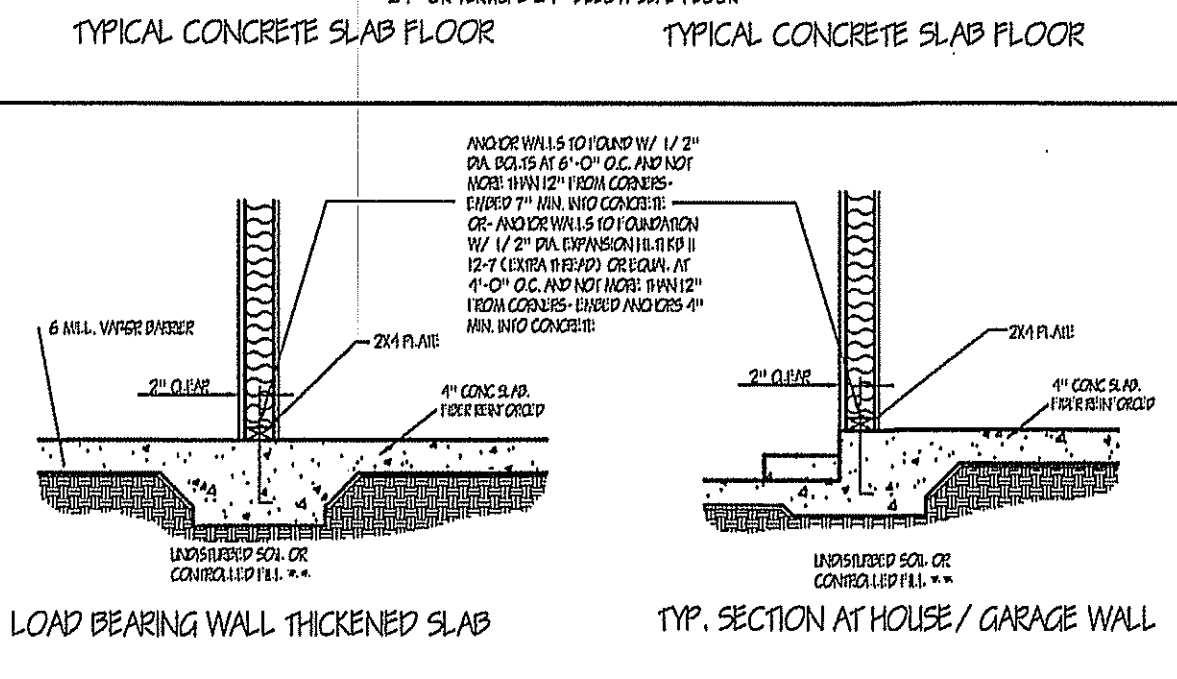
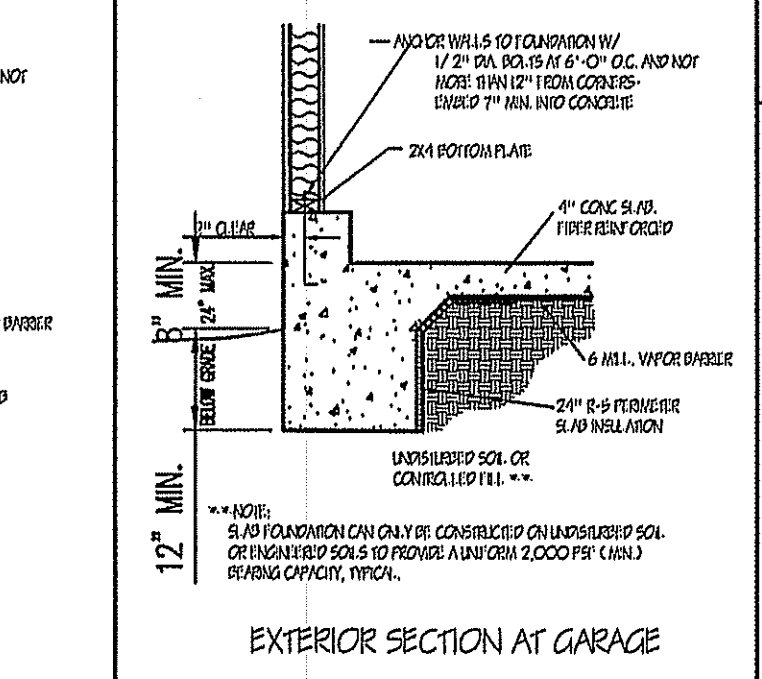
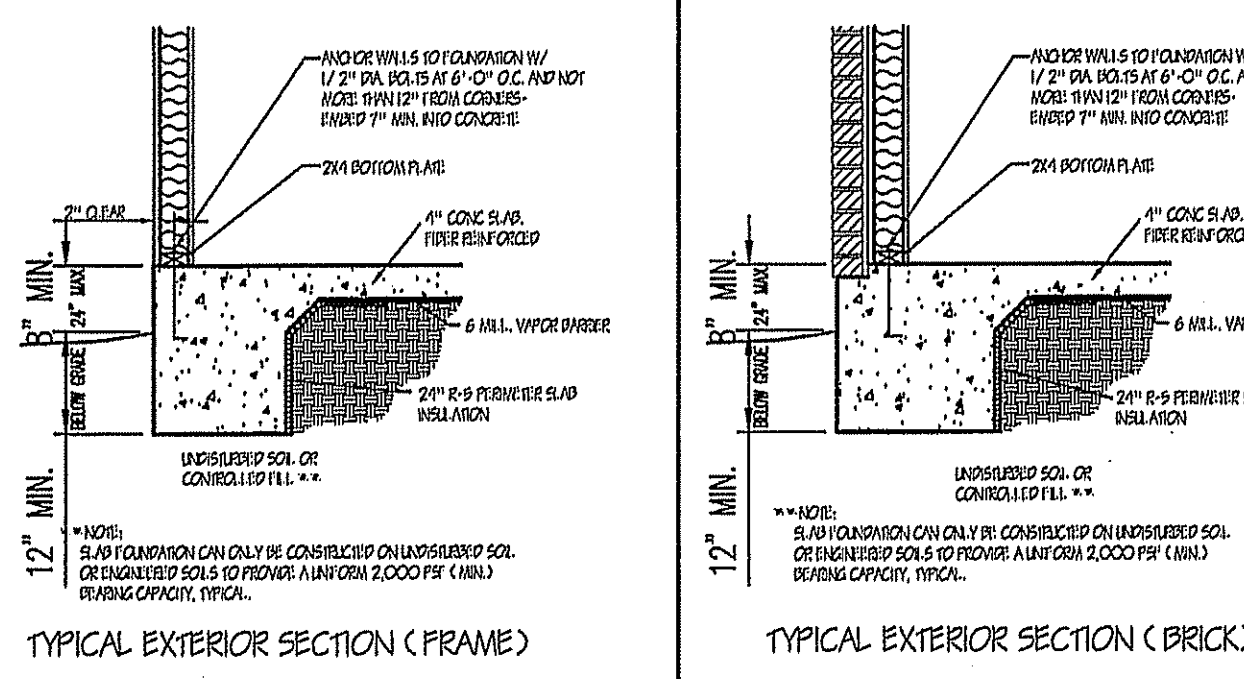
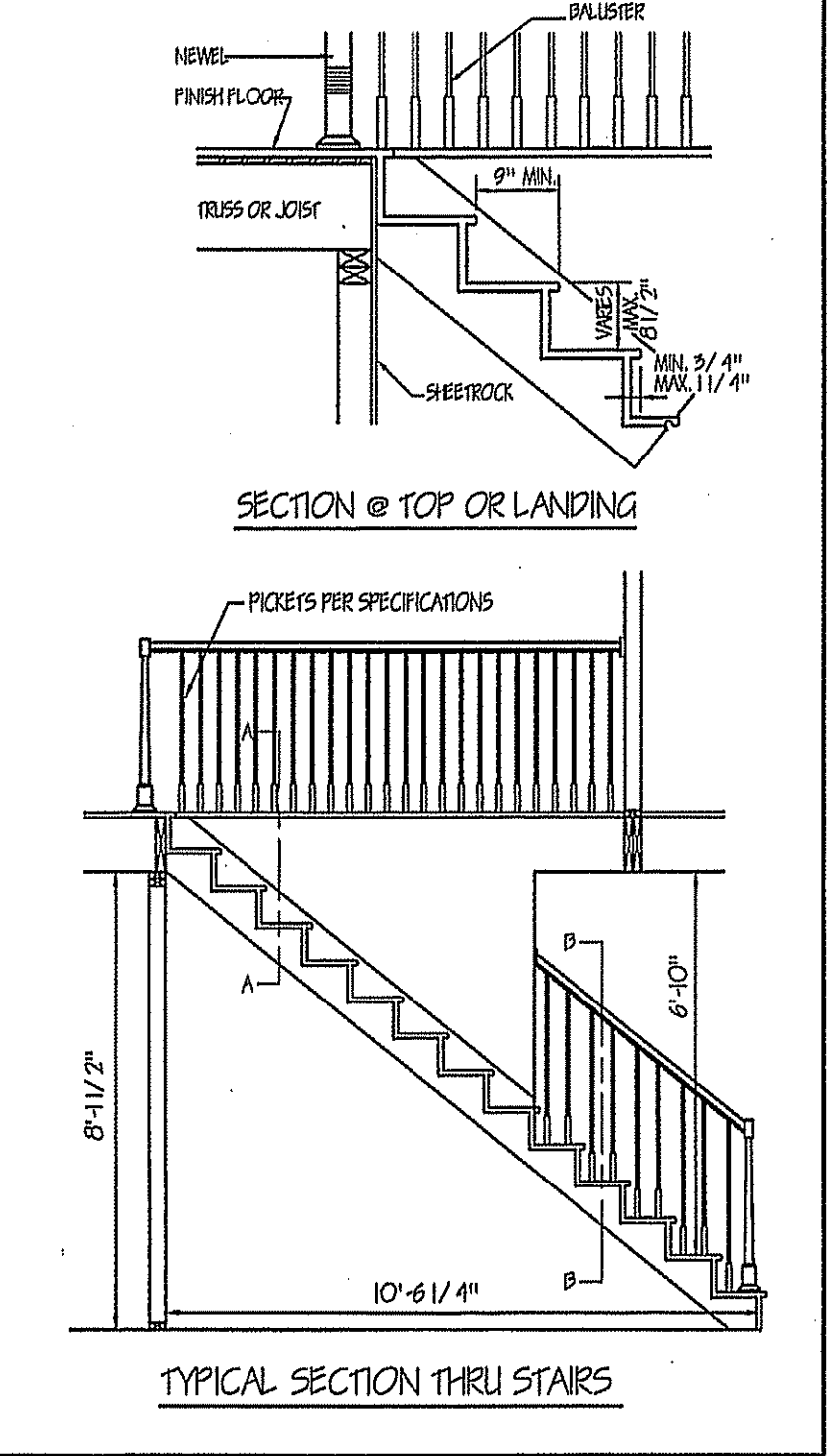
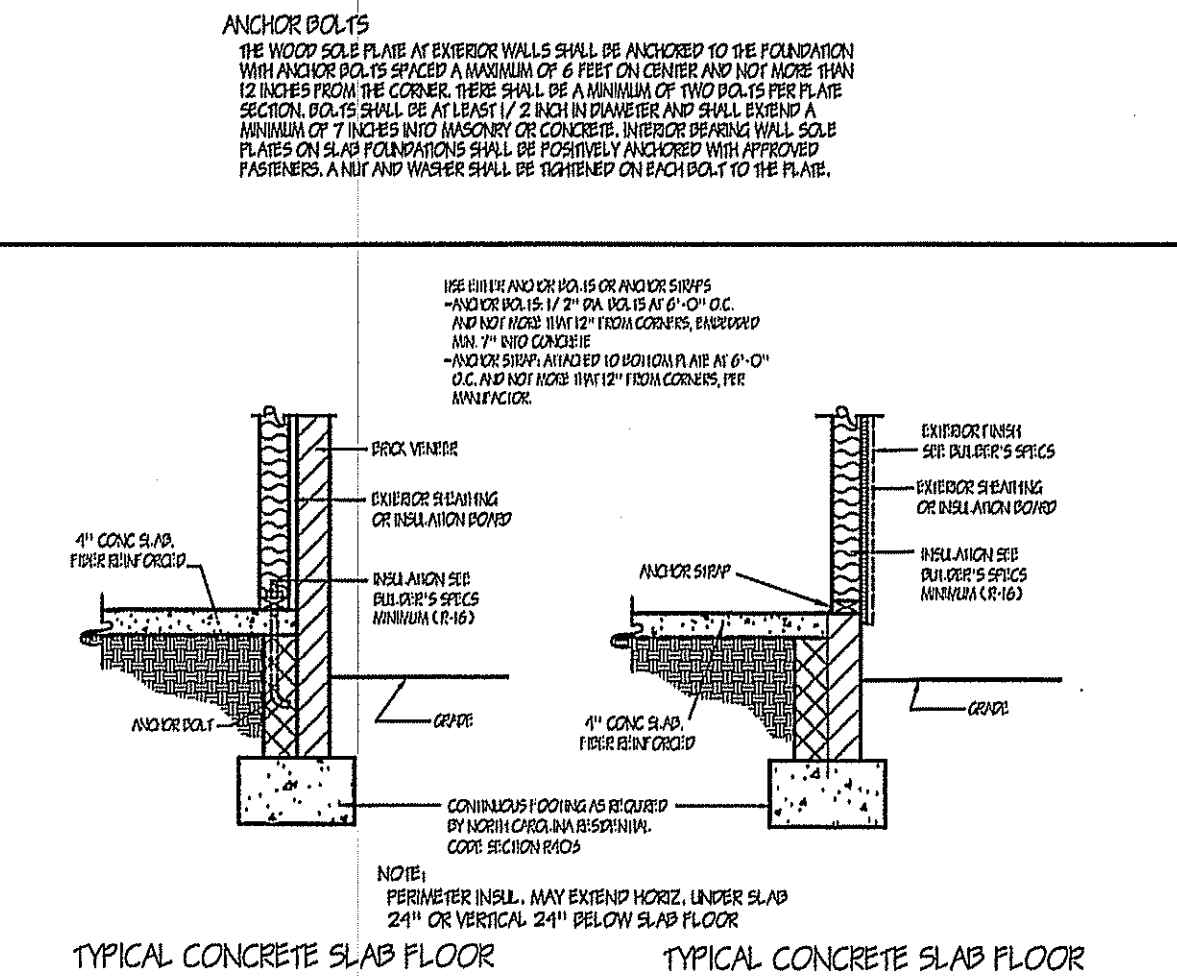
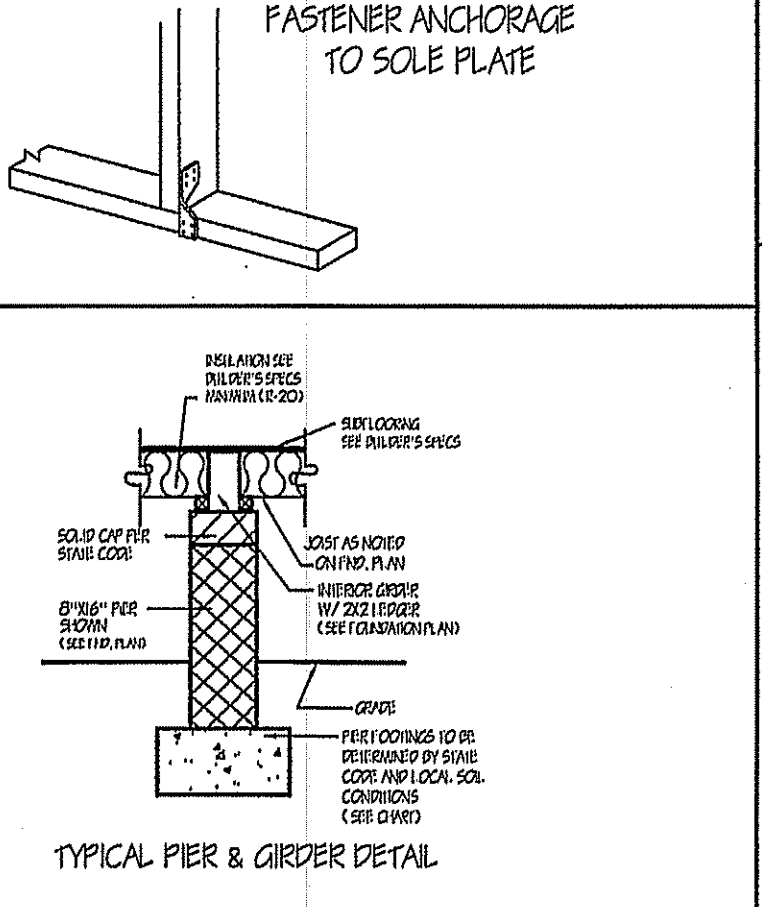
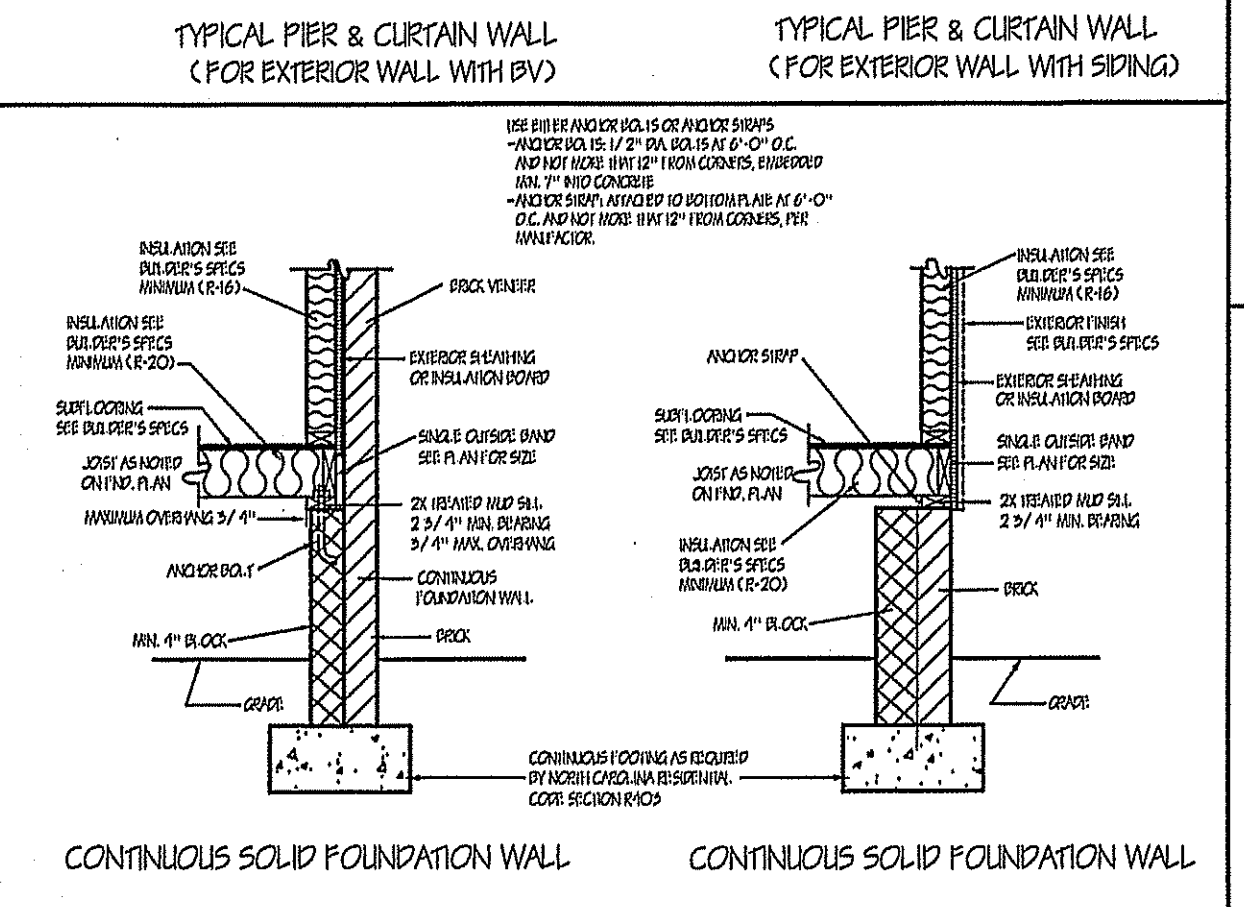
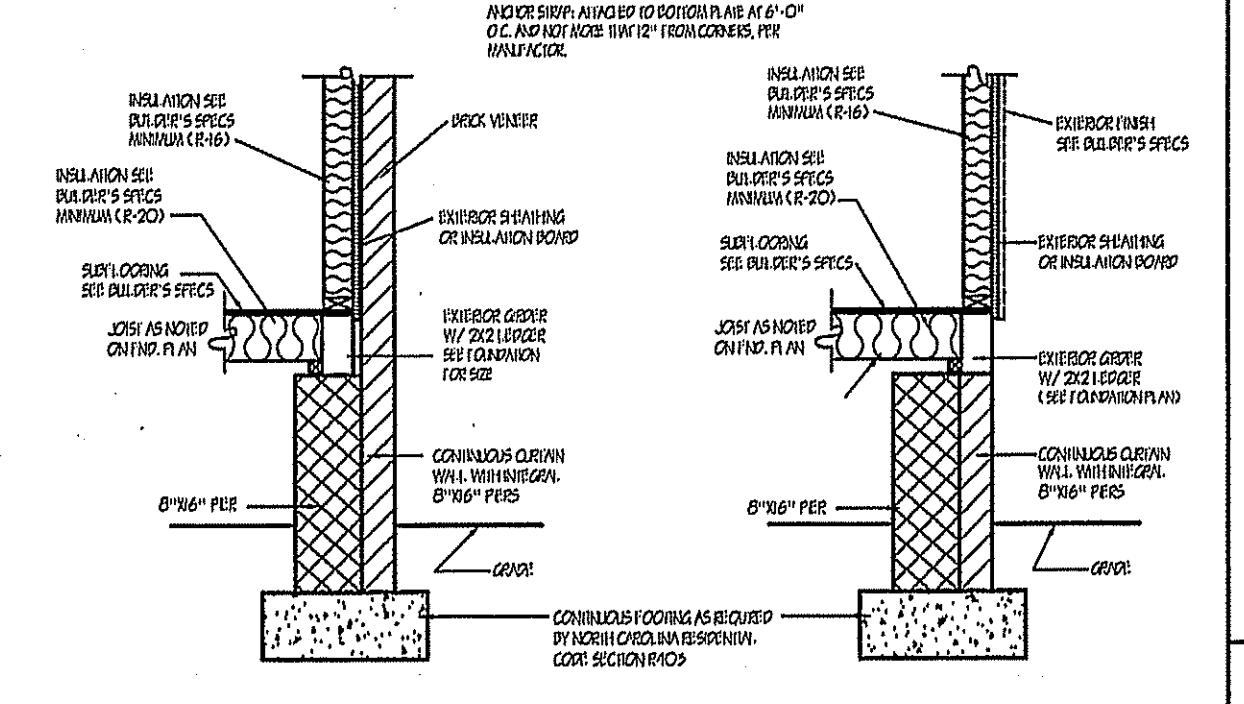
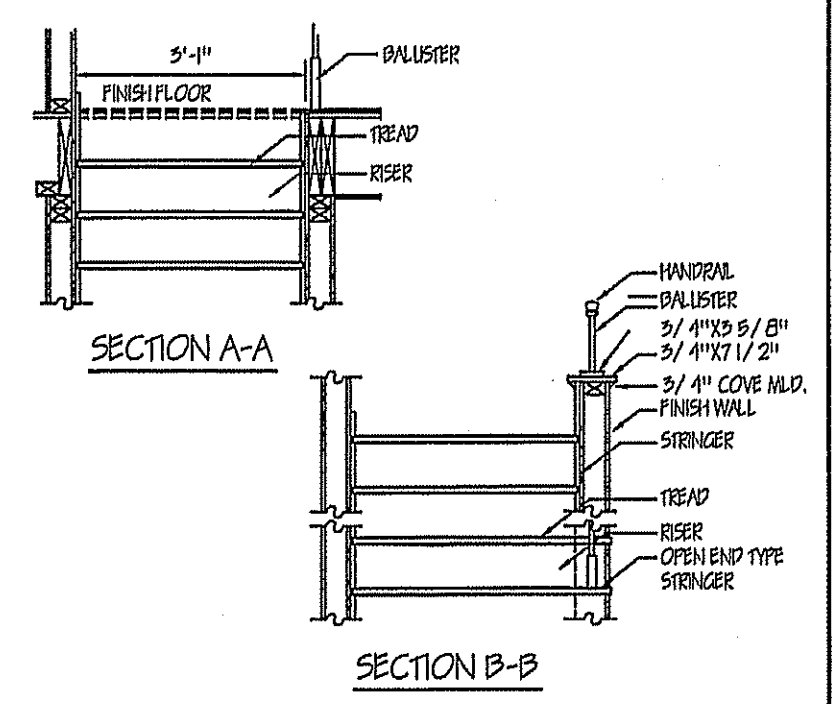
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY

1 STORY	12	12	12	12
2 STORY	15	15	12	12
3 STORY	32	24	16	12

8-INCH SOLID OR FULLY GROUTED MASONRY

1 STORY	16	16	12	12
2 STORY	29	21	14	12
3 STORY	42	32	21	16

NOTES:
FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED. ALL FOOTINGS TO BE LOCATED BELOW FROST DEPTH.



ELECTRICAL LEGEND
*** NOTE: SWITCHED RECEPTACLES ARE HALF HOT AND HALF SWITCHED

⊕	LIGHT-JUNCTION BOX	⊕	220 RECEPTACLE
⊕	RECESSED LIGHT	⊕	MASTER SWITCH TO ALL FLOOD LIGHTS
⊕	EXHAUST FAN	⊕	TYPICAL SWITCH
⊕	LIGHT-FAN COMBINATION	⊕	3-WAY OR MORE (SEE PLAN) SWITCHING
⊕	FLOOD LIGHTS	⊕	DIMMER SWITCH
⊕	FLOURESCENT TUBE	⊕	PANEL BOX
⊕	FLOURESCENT LIGHT FIXTURE	⊕	TELEVISION JACKS (T.V.)
⊕	CEILING FANS W/VAR-CONTROL	⊕	TELEPHONE JACKS
⊕	CEL. FANS W/VAR-CONTROL & LIGHT	⊕	SMOKE DETECTOR
⊕	TYPICAL WALL RECEPTACLE		
⊕	FLOOR RECEPTACLE		
⊕	CEILING RECEPTACLE		
⊕	WATERPROOF RECEPTACLE		

