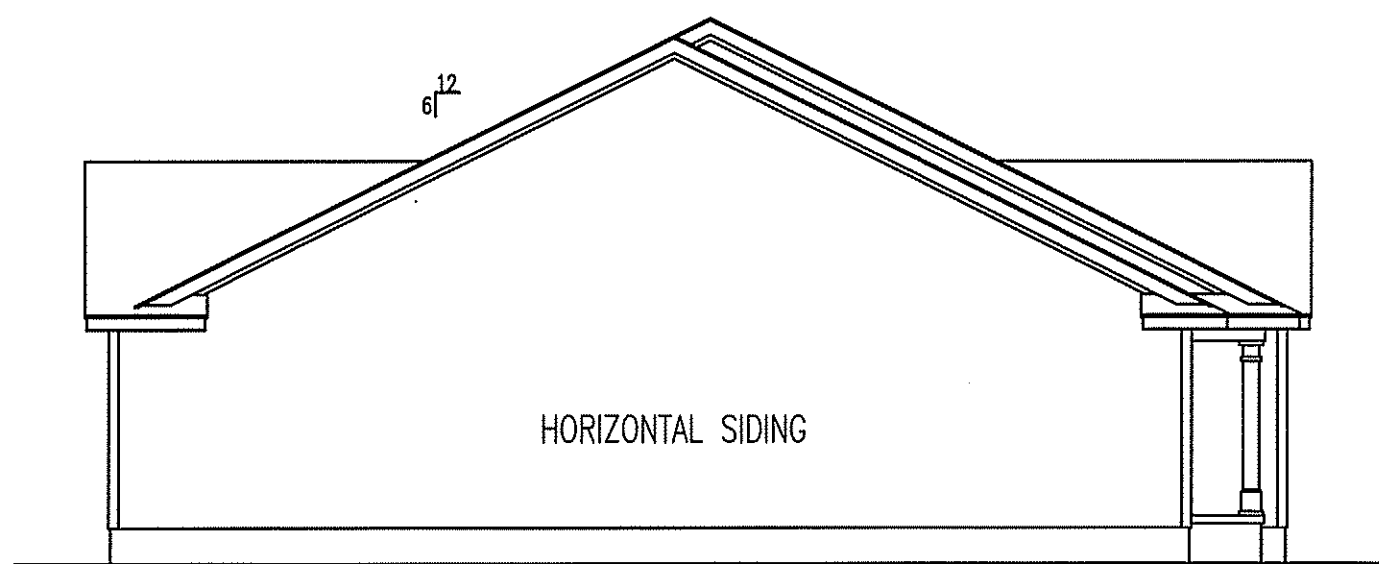
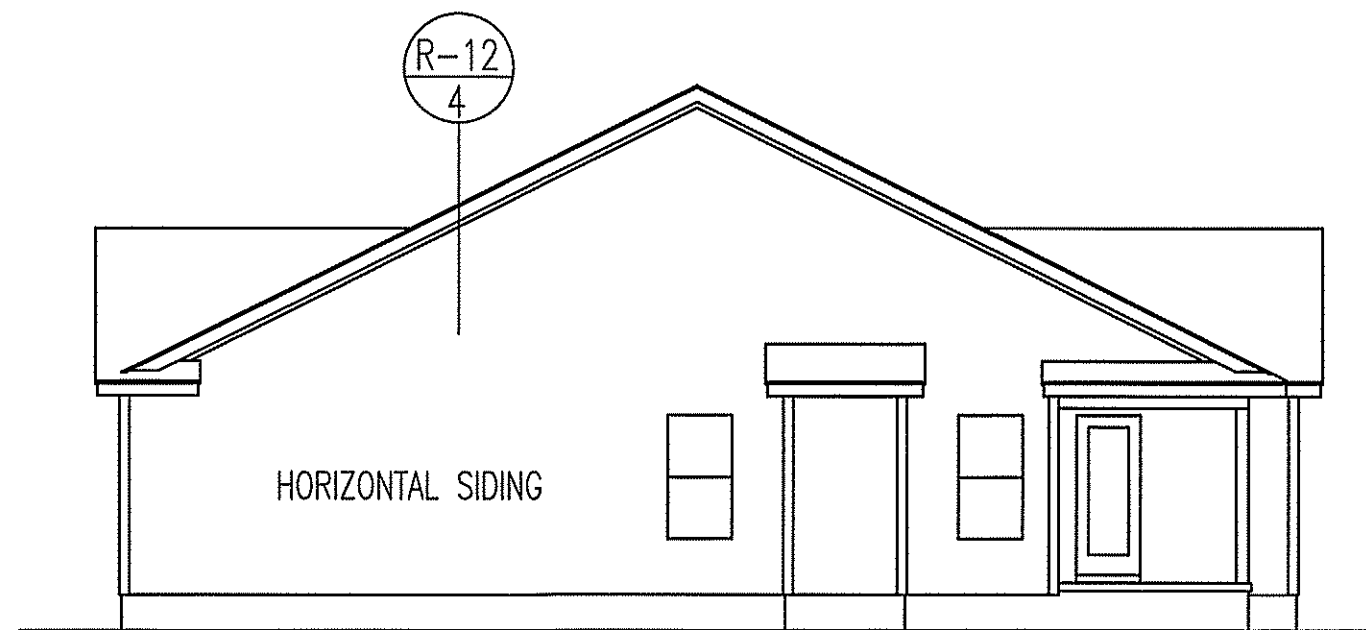


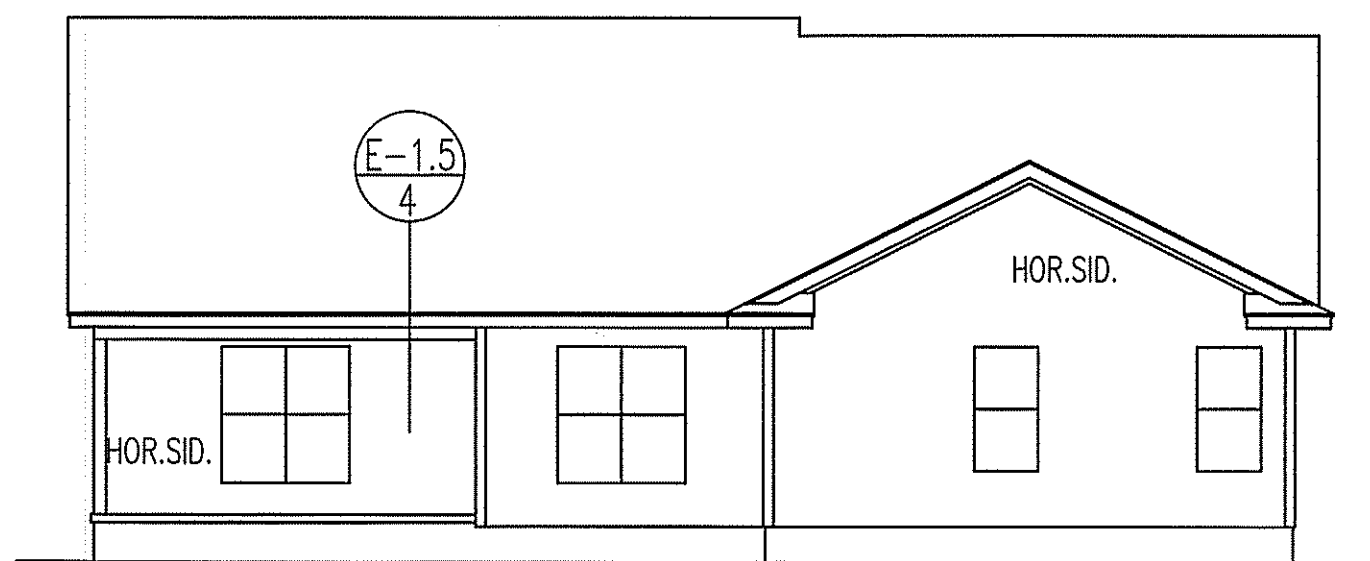
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

NAME: Winston

LOT:

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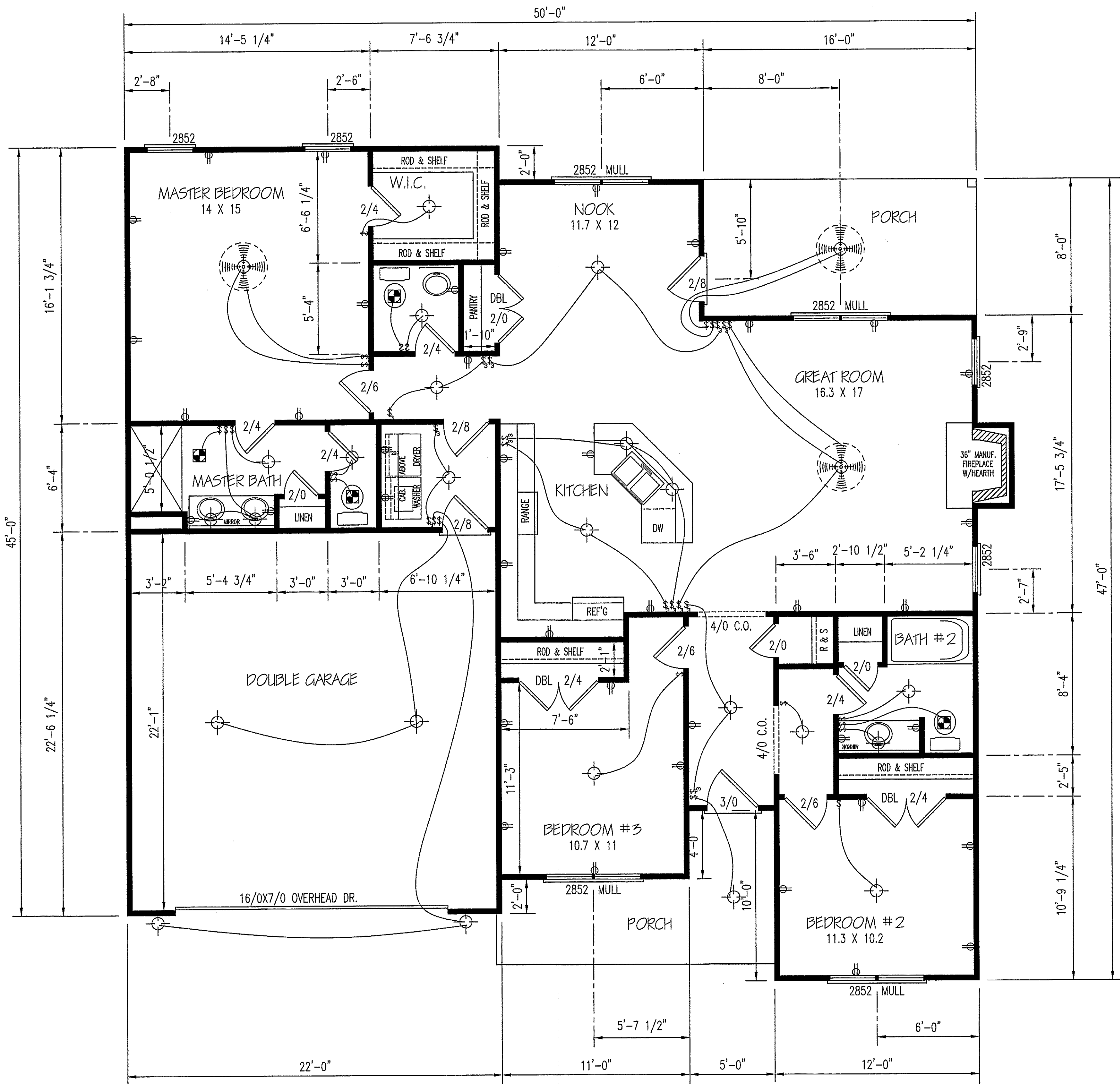
T M DESIGNS WILL NOT BE LIABLE FOR ANY ERRORS NOT BROUGHT TO THEIR ATTENTION PRIOR TO THE START OF CONSTRUCTION. WHILE EVERY EFFORT WAS MADE IN THE PREPARATION OF THESE DRAWINGS AND DIMENSIONS TO AVOID ERRORS THE OWNER AND/OR BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS, LOCAL AND STATE CODES.

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
RG15-A02

1	GARAGE	F L L
	DATE:	6/14/17



FLOOR PLAN

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

HEATED AREA

1576 SQ FT

OTHER AREAS

GARAGE 486 SQ FT

F.PORCH 101 SQ FT

R.PORCH 128 SQ FT

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WELLONS

EXCLUSIVE RESIDENCE DESIGN FOR:

LOT:

NAME: Winston

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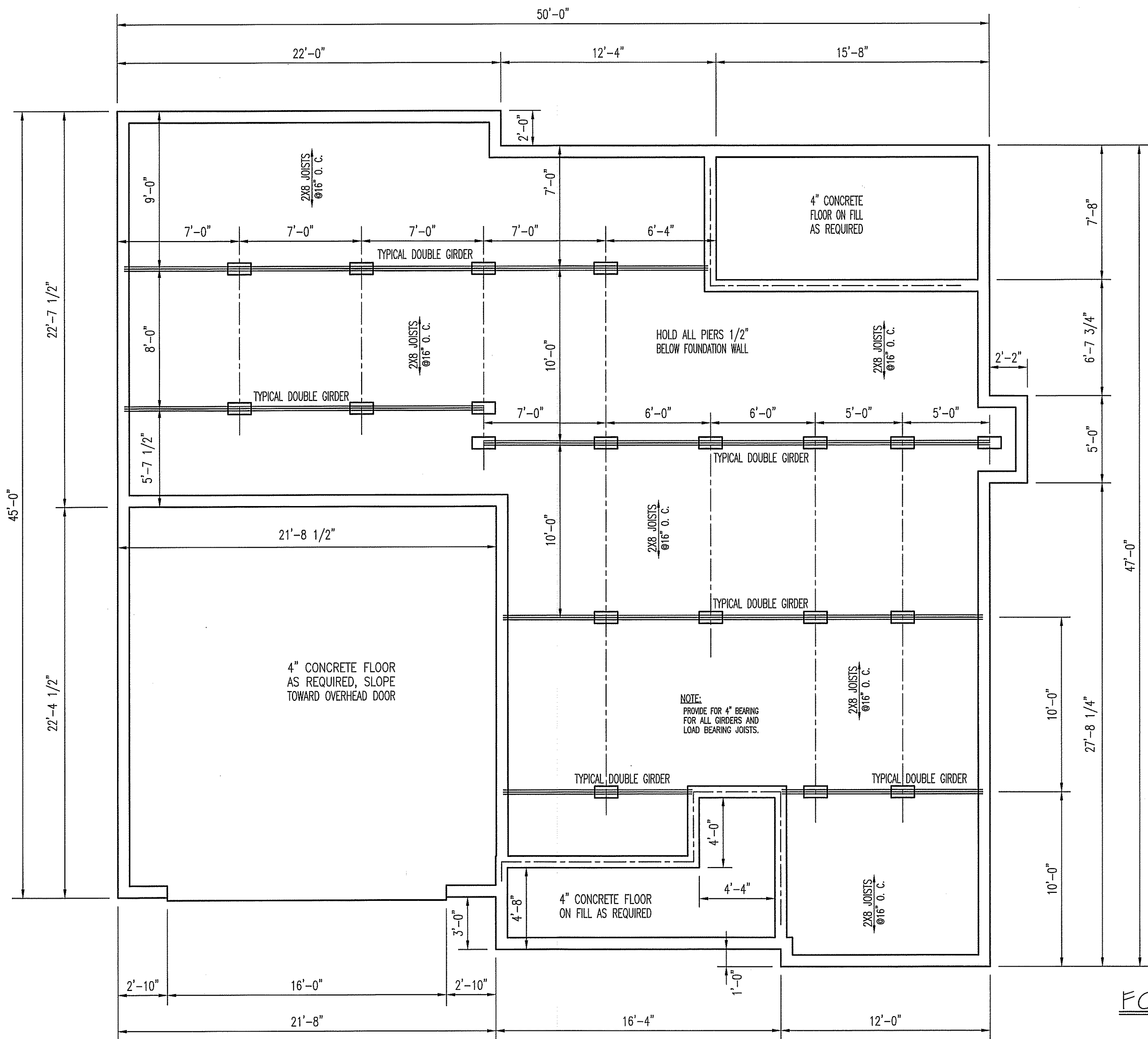
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PLAN NUMBER
 RG15-A02

2	GARAGE	F L
	DATE:	6/13/17



NOTES:
 USE DOUBLE 2X10 SILLS W/2X2 LEDGERS
 USE DOUBLE OR TRIPLE 2X10 GIRDERS
 W/2X2 LEDGERS AS NOTED ON PLANS
 JOISTS ARE 2X8 SPACED AS NOTED, WITH EXTRA
 JOISTS UNDER ALL PARALLEL INTERIOR WALLS
 PROVIDE CONTINUOUS BEARING FROM FOUNDATION WALL
 OR PIER SUPPORTS TO BEAMS OR GIRDER TRUSSES
 GIRDERS AND BEARING JOIST MUST REST ON 4" MIN.
 PROVIDE FOUNDATION VENTS & ACCESS AS REQUIRED
 TREAT SOIL AS PER LOCAL AND STATE BUILDING CODES
 SEE APPROPRIATE SHEET FOR CONSTRUCTION DETAILS

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

TM DESIGNS
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 (910) 354-4736 TMDDESIGNS2016@GMAIL.COM

WELTONS
 EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: Winston

LOT:

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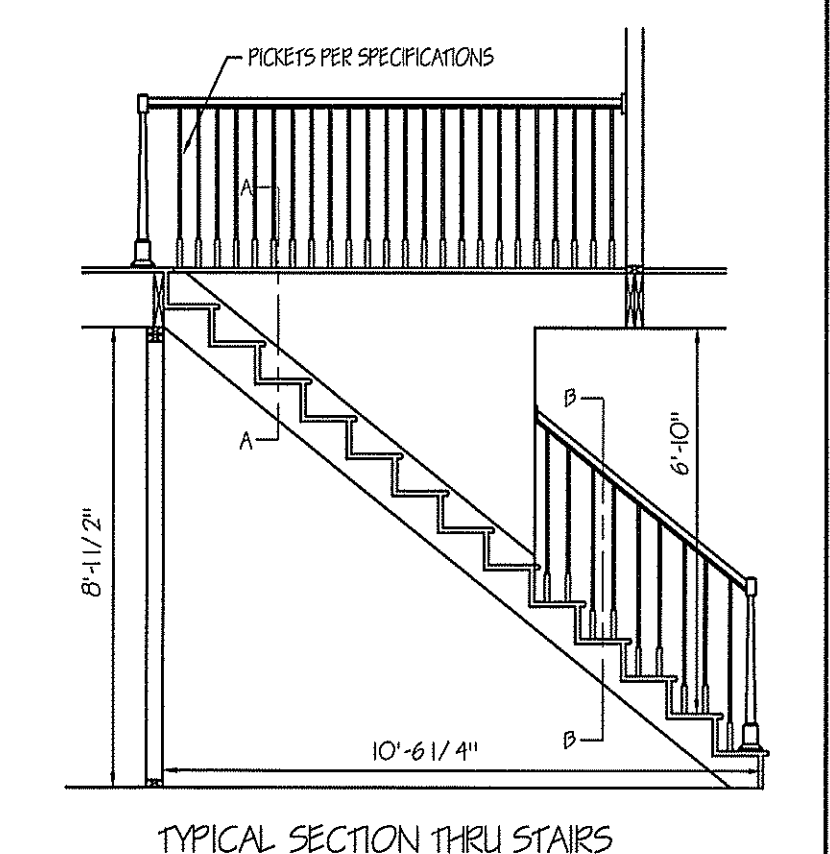
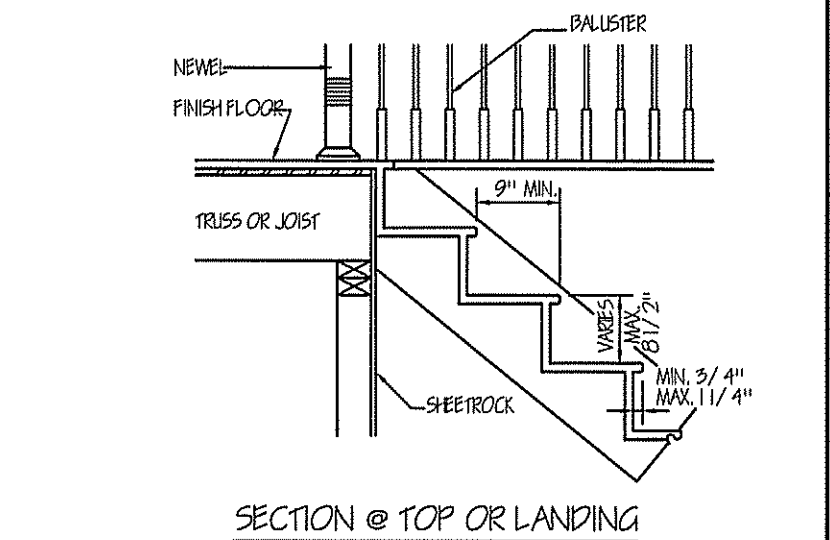
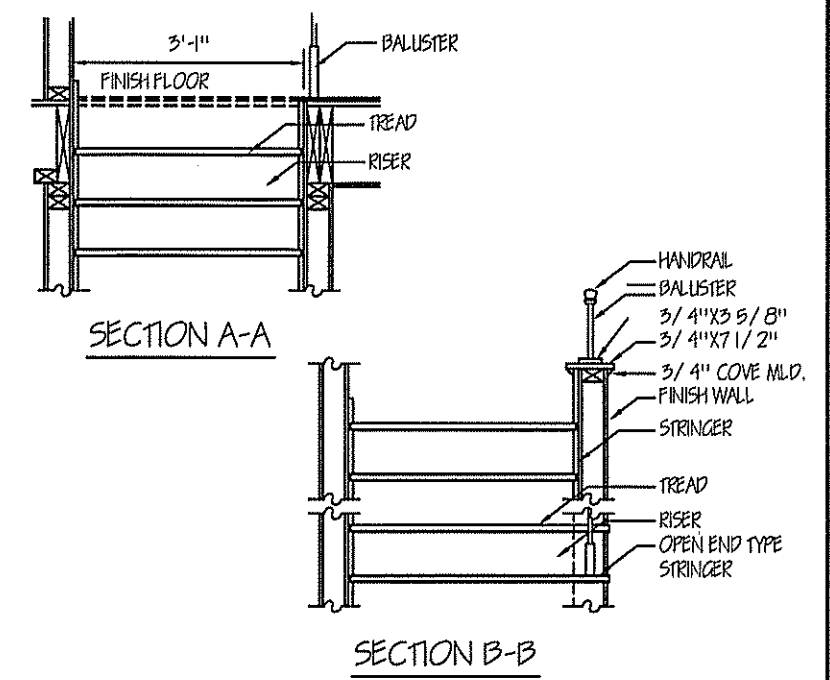
PLAN NUMBER
 RG15-A02

3 GARAGE F L
 DATE: 6/13/17

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PLAN NUMBER
DETAILS

DA DATE: 7/27/16

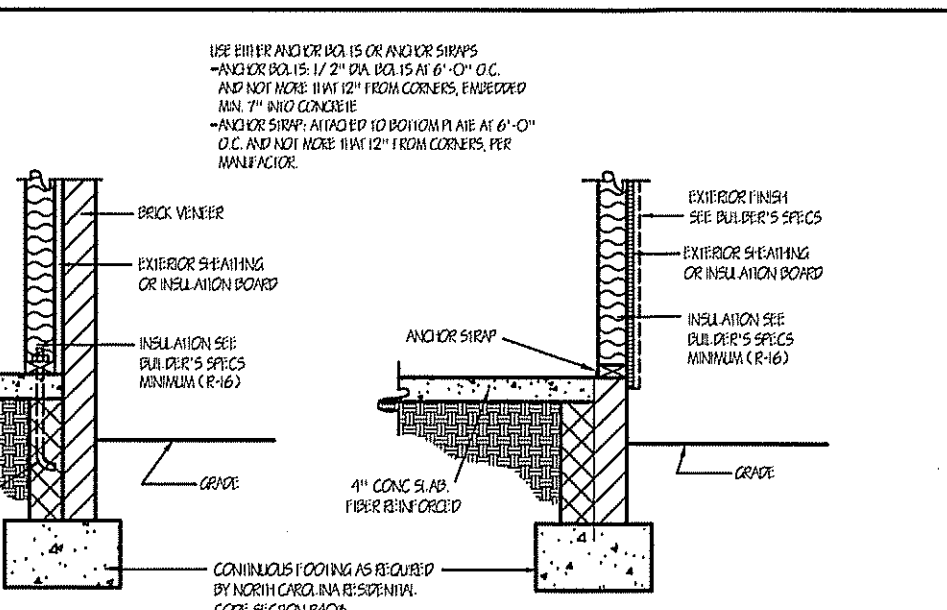


MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (INCHES)

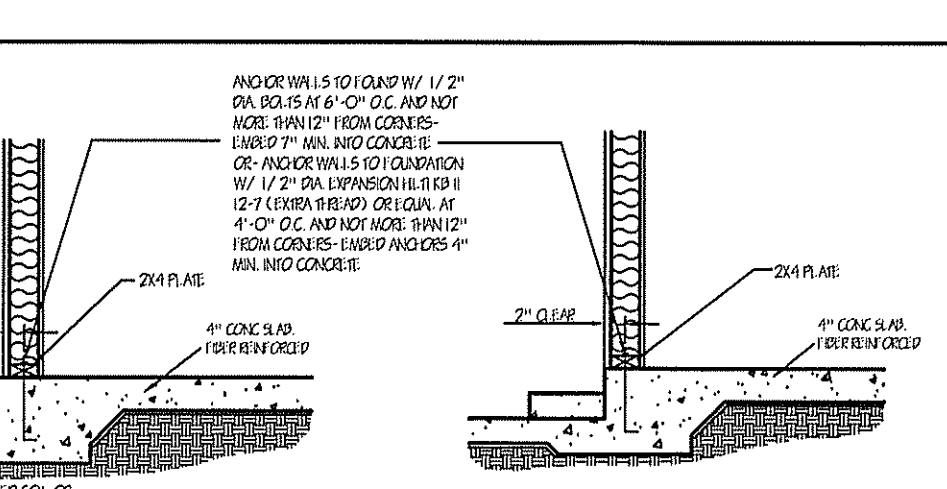
	LOAD BEARING VALUE OF SOIL (psf)		
	1,500	2,000	3,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION	12	12	12
1 STORY	12	12	12
2 STORY	15	15	12
3 STORY	25	17	12
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY	12	12	12
1 STORY	12	12	12
2 STORY	15	15	12
3 STORY	22	24	16
8-INCH SOLID OR FULLY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

FOR SL: 1 INCH = 25.4 MM, 1 POUND PER SQUARE FOOT = 0.0479 KPA
A. WHERE MINIMUM FOOTING WIDTH IS 12 INCHES, USE OF A SINGLE WHYTE OF SOLID OR FULLY GROUTED 12-INCH NOMINAL CONCRETE MASONRY UNITS IS PERMITTED.
B. A MINIMUM FOOTING WIDTH OF 12 INCHES IS ACCEPTABLE FOR MONOLITHIC SLAB FOUNDATIONS.

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.



TYPICAL CONCRETE SLAB FLOOR TYPICAL CONCRETE SLAB FLOOR

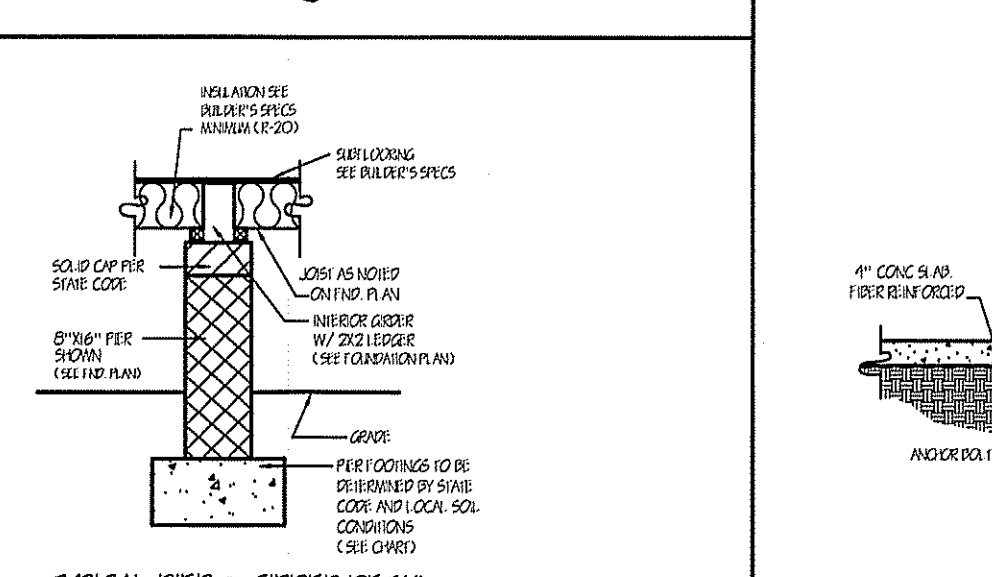
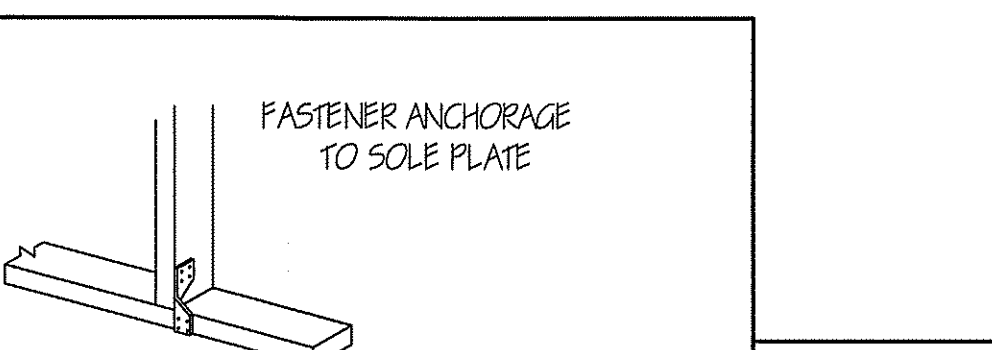


LOAD BEARING WALL THICKENED SLAB TYP. SECTION AT HOUSE / GARAGE WALL

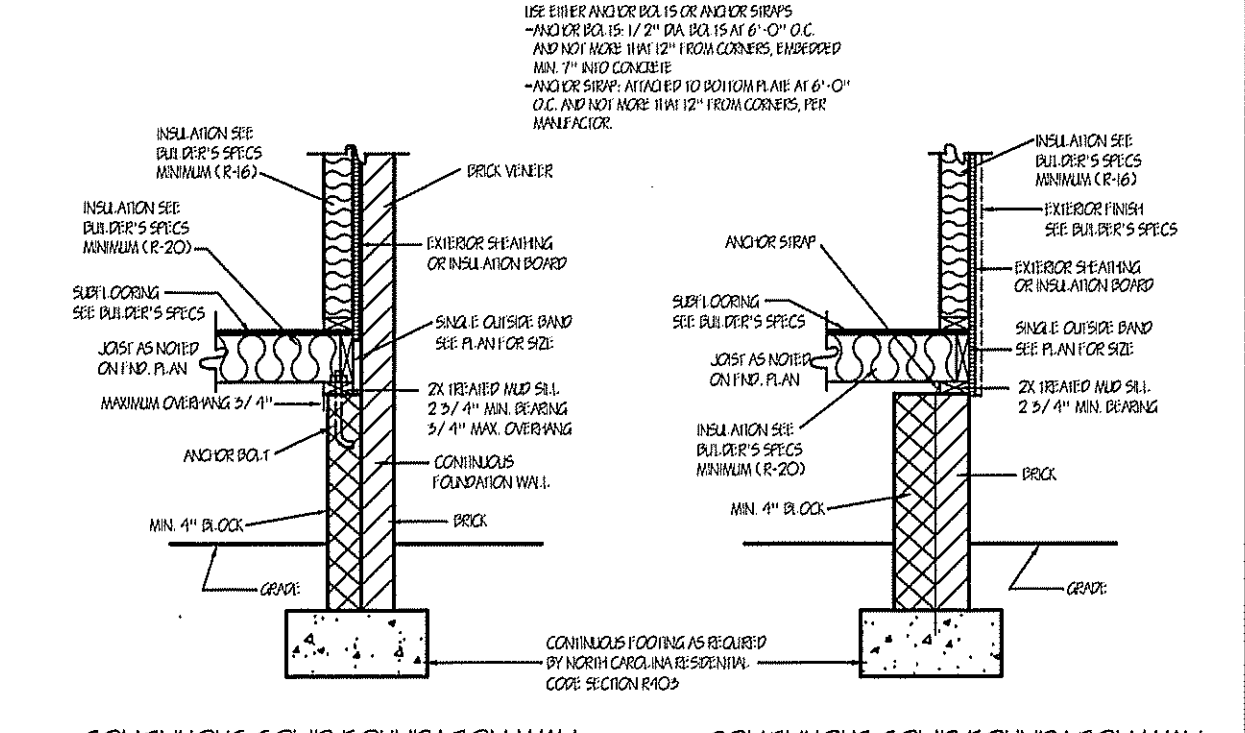
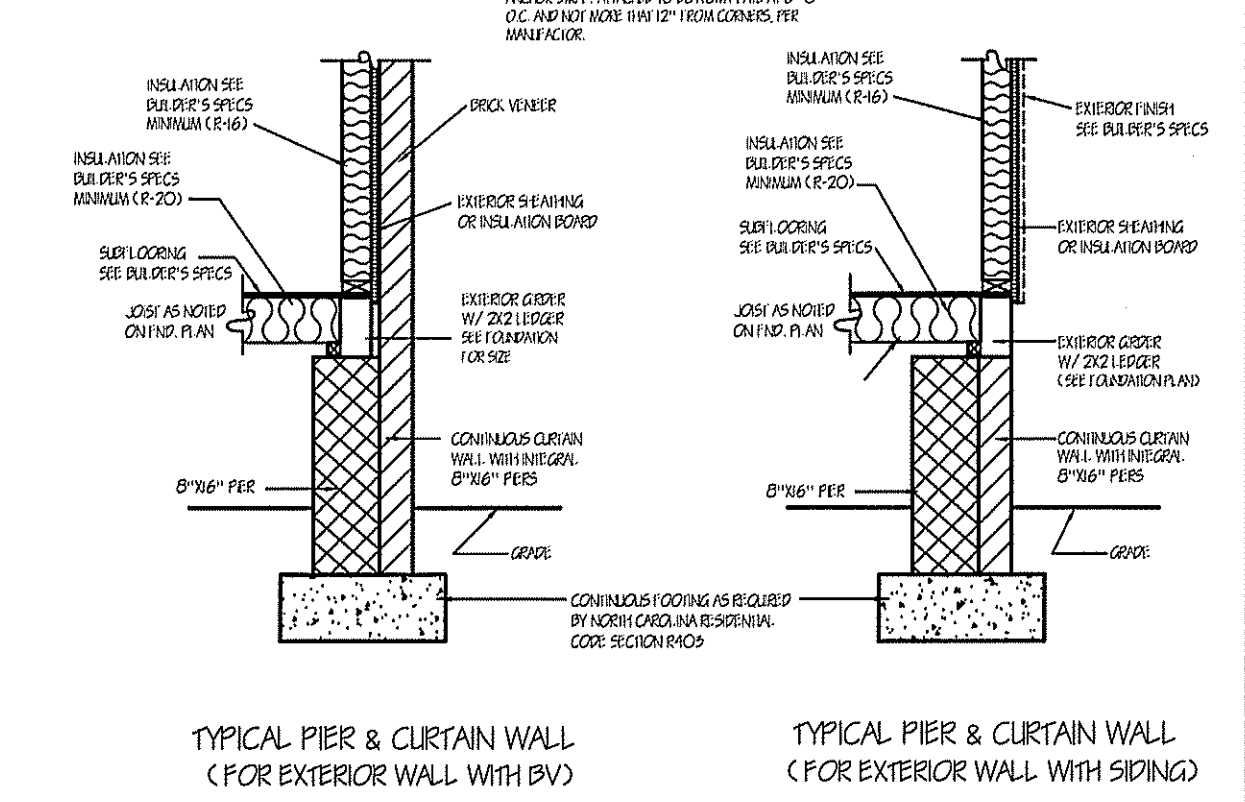
PIER AND FOOTING SIZES FOR SUPPORT OF GIRDERS

AREA ²	ONE STORY		TWO STORY		TWO & ONE HALF STORY	
	PIER ^{3,4}	FOOTING	PIER ^{3,4}	FOOTING	PIER ^{3,4}	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"

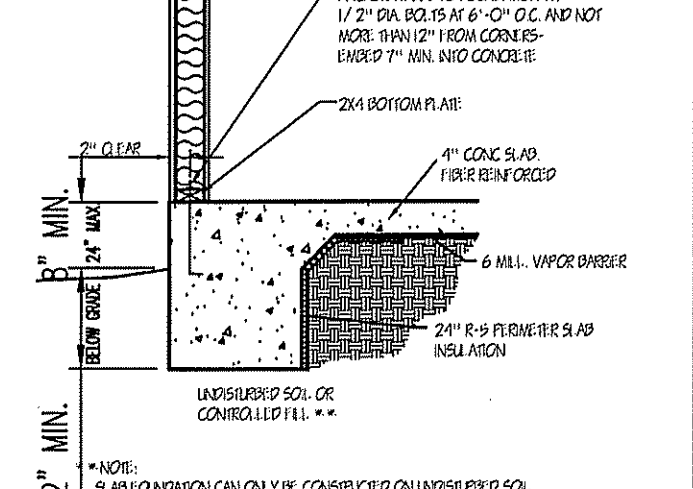
1. PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 4" OF SOLID MASONRY FOR 1 (ONE) STORY AND 8" OF SOLID MASONRY FOR 2 (TWO) AND 1-1/2 STORY HOUSES. MORTAR SHALL BE TYPE S.
2. FOOTING SIZES ARE BASED ON 2000 PSI ALLOWABLE SOIL BEARING AND 2500 PSI CONCRETE.
3. CENTER OF PIERS SHALL BEAR IN THE MIDDLE 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



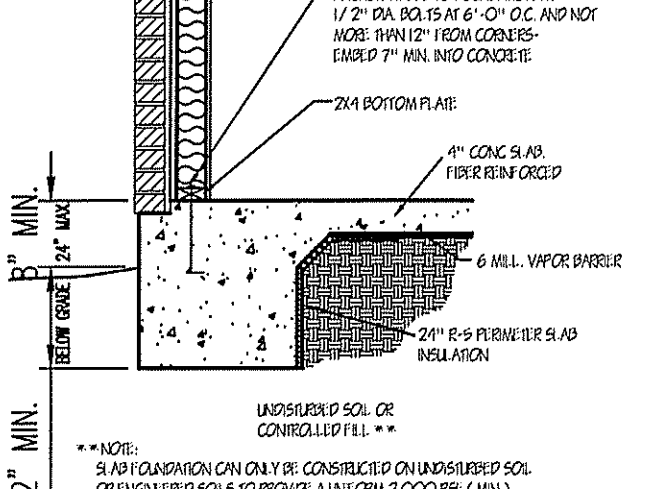
TYPICAL PIER & GIRDER DETAIL



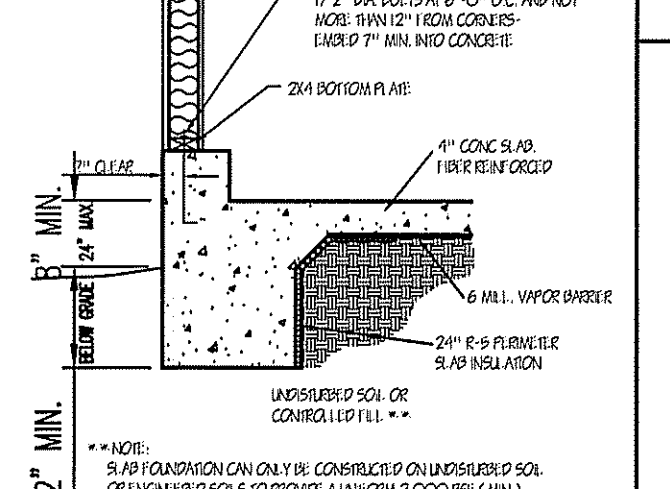
CONTINUOUS SOLID FOUNDATION WALL CONTINUOUS SOLID FOUNDATION WALL



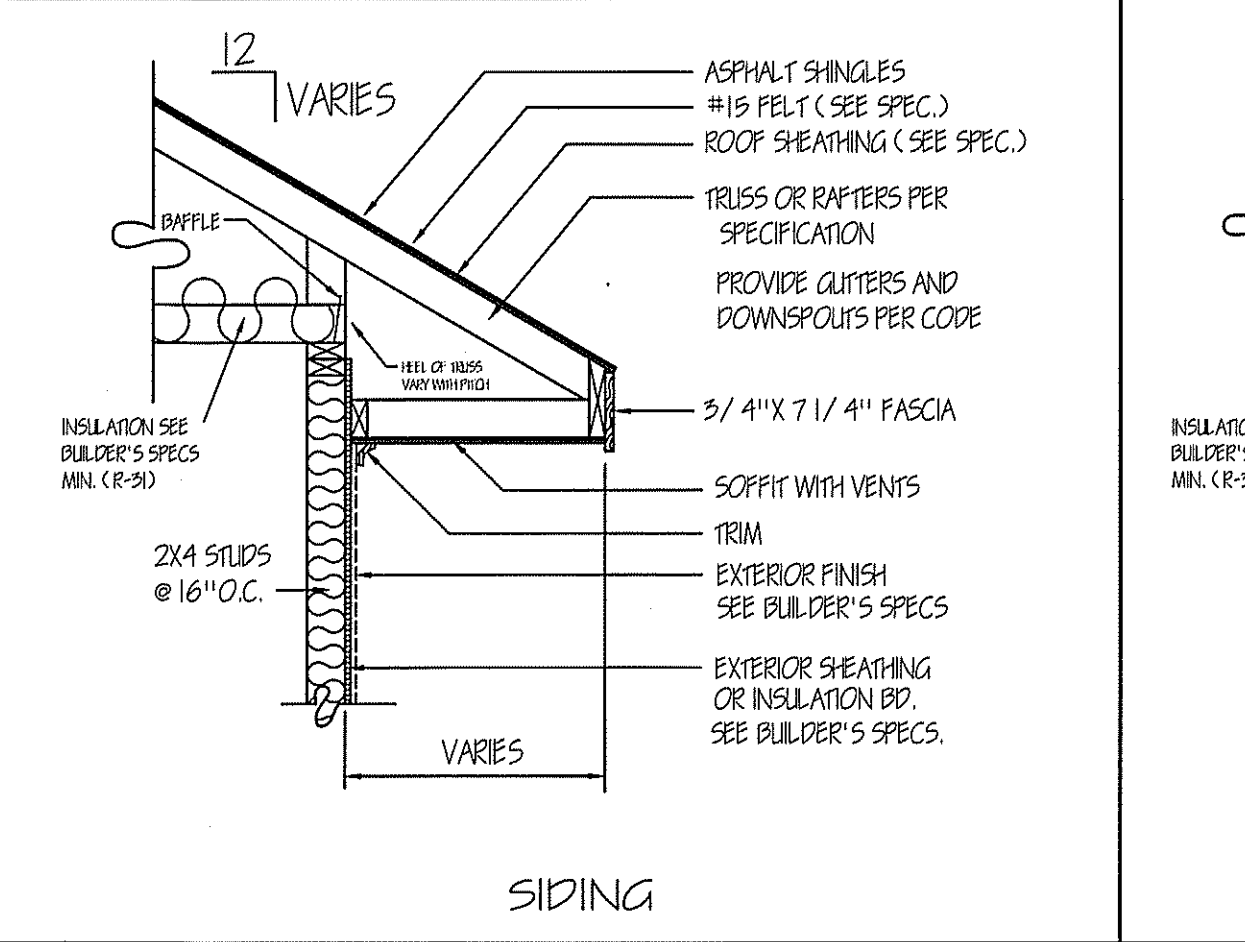
TYPICAL EXTERIOR SECTION (FRAME)



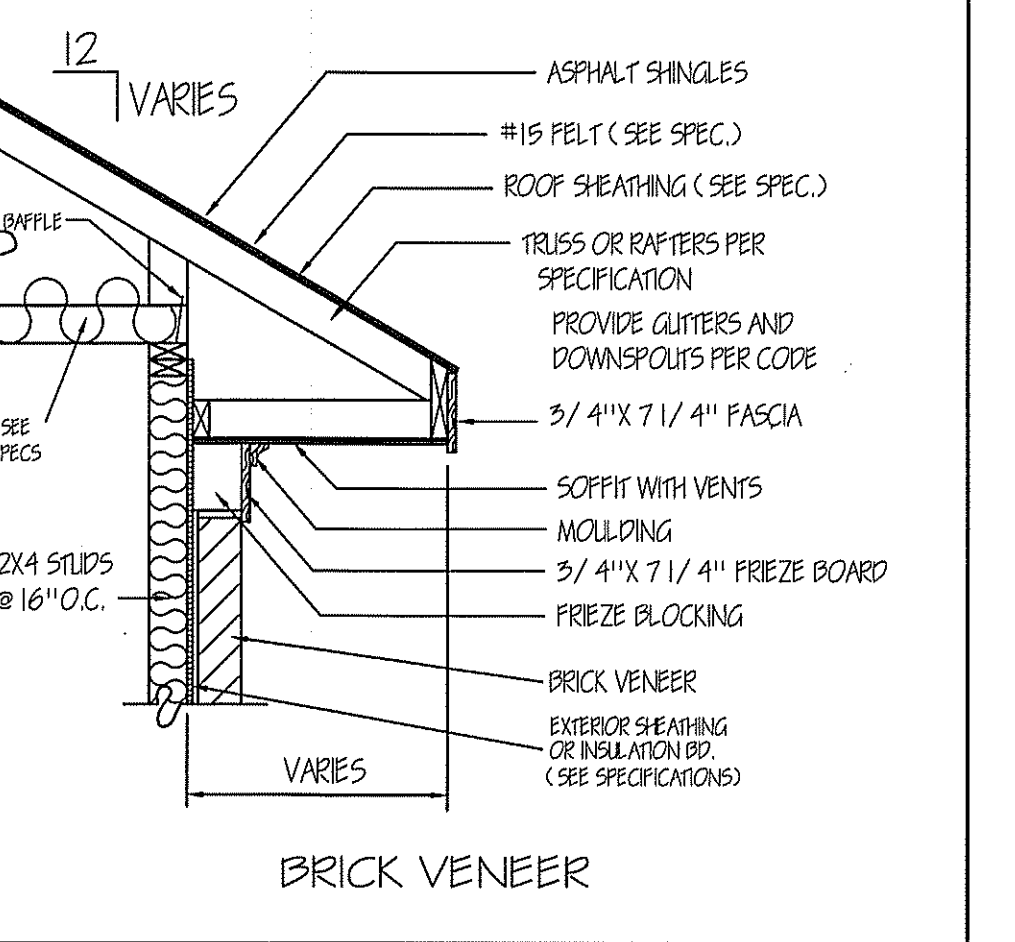
TYPICAL EXTERIOR SECTION (BRICK)



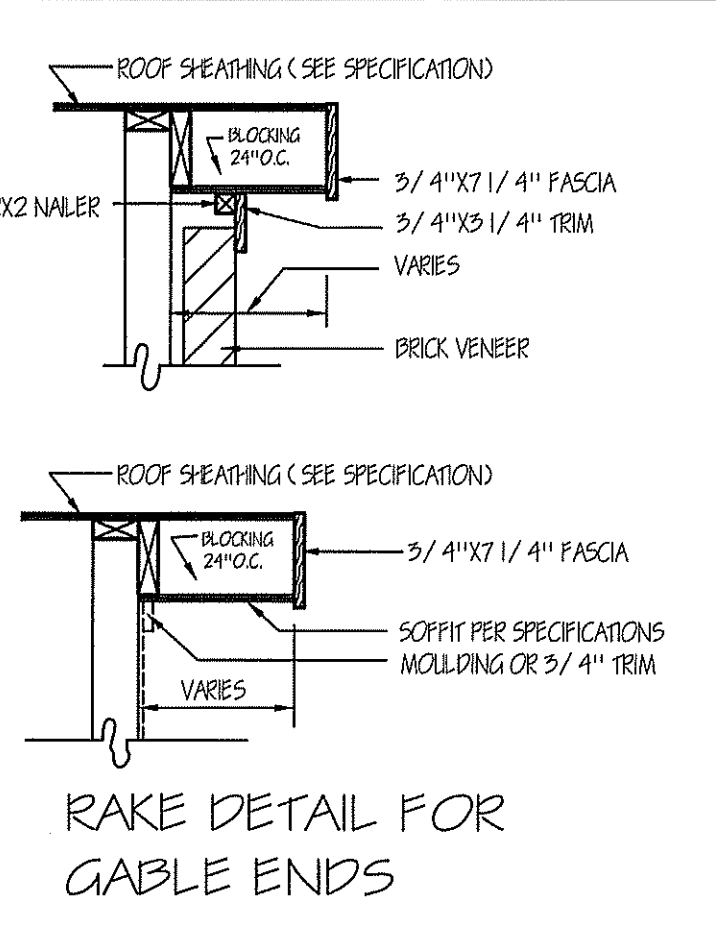
EXTERIOR SECTION AT GARAGE



SIDING



BRICK VENEER



RAKE DETAIL FOR GABLE ENDS