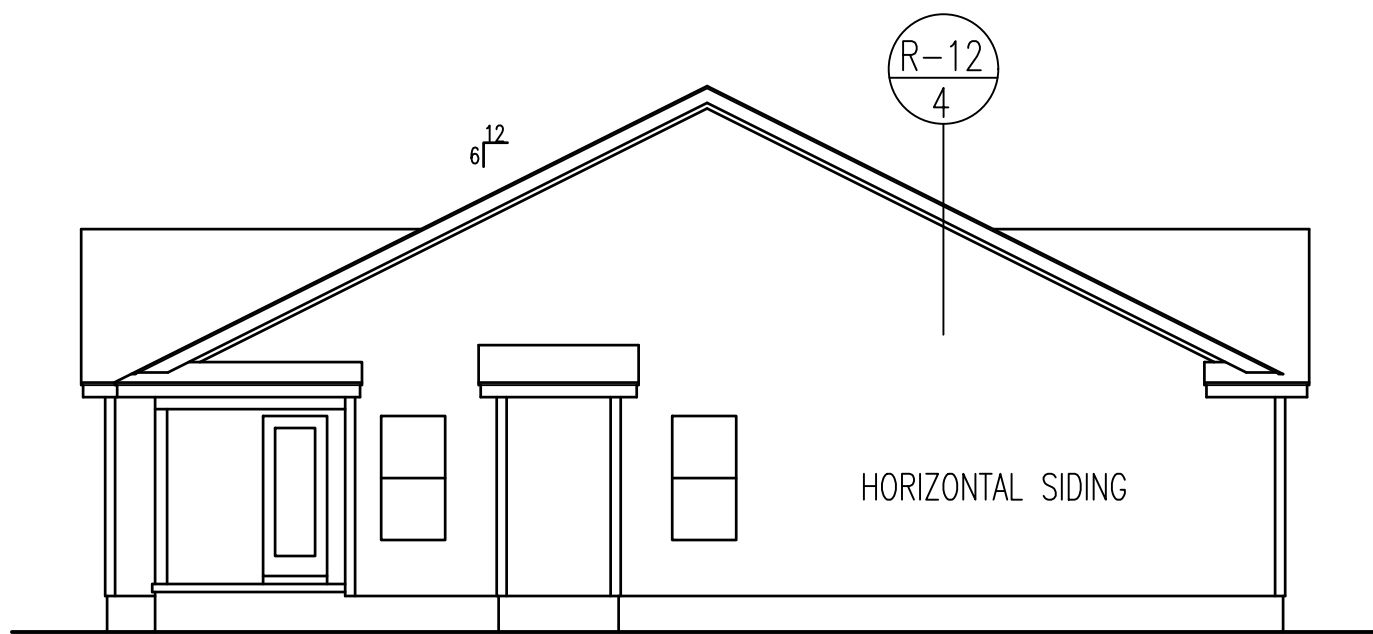
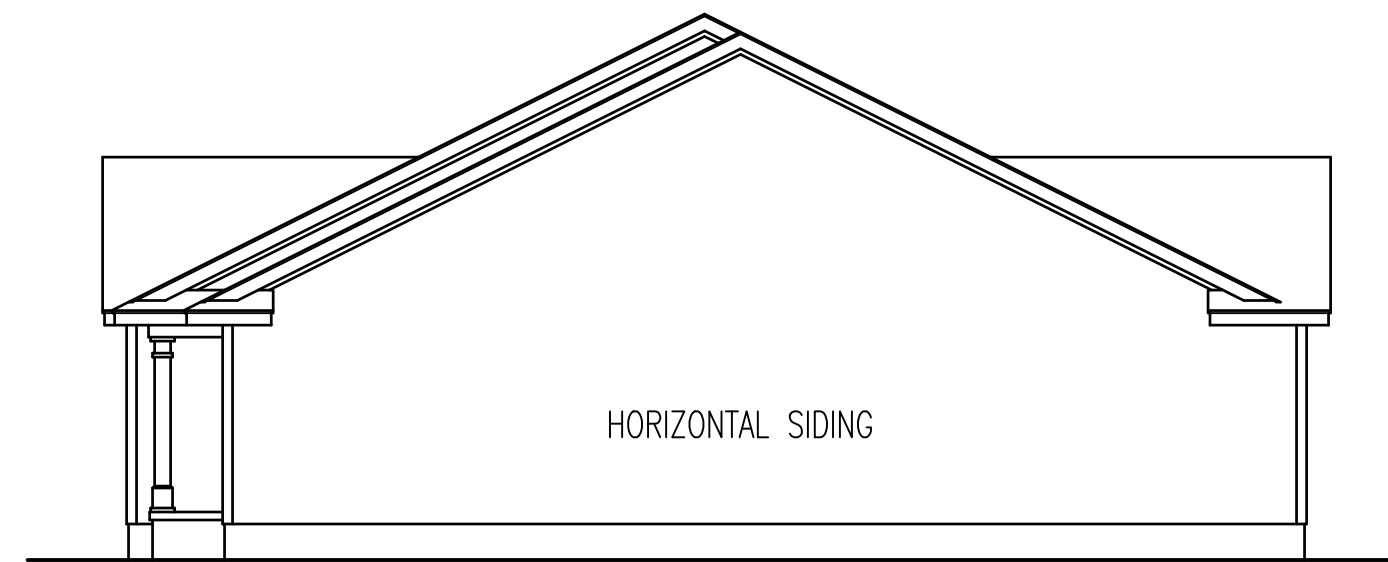


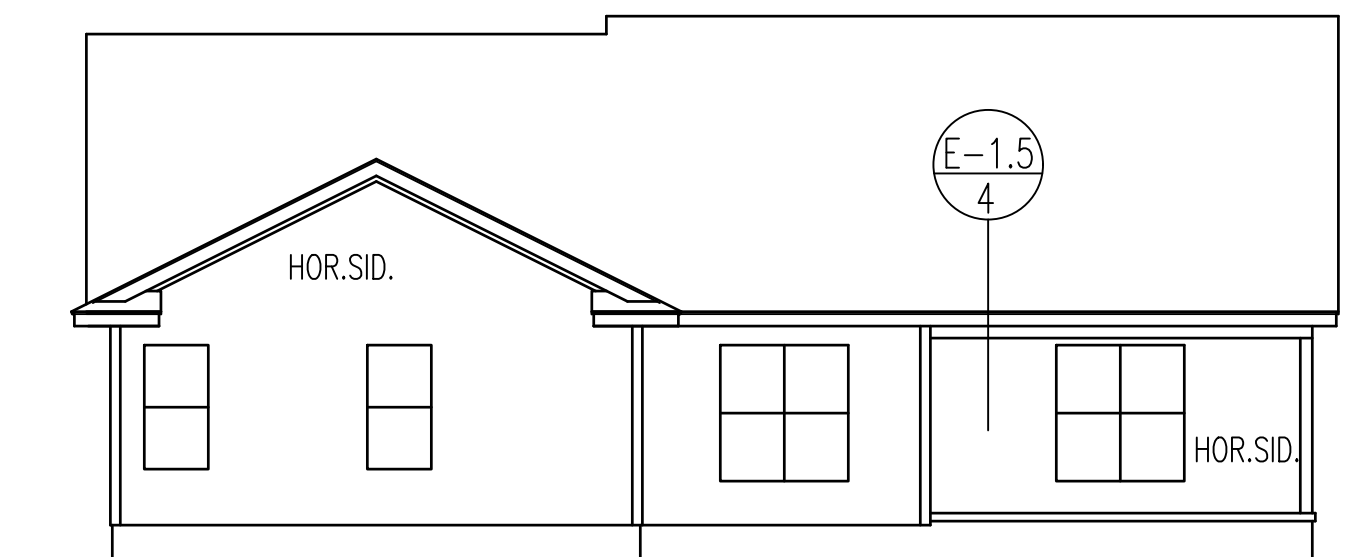
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



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

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

EXCLUSIVE RESIDENCE DESIGN FOR:
WELLONS

LOT: 43 PLANTERS GLEN II

NAME:

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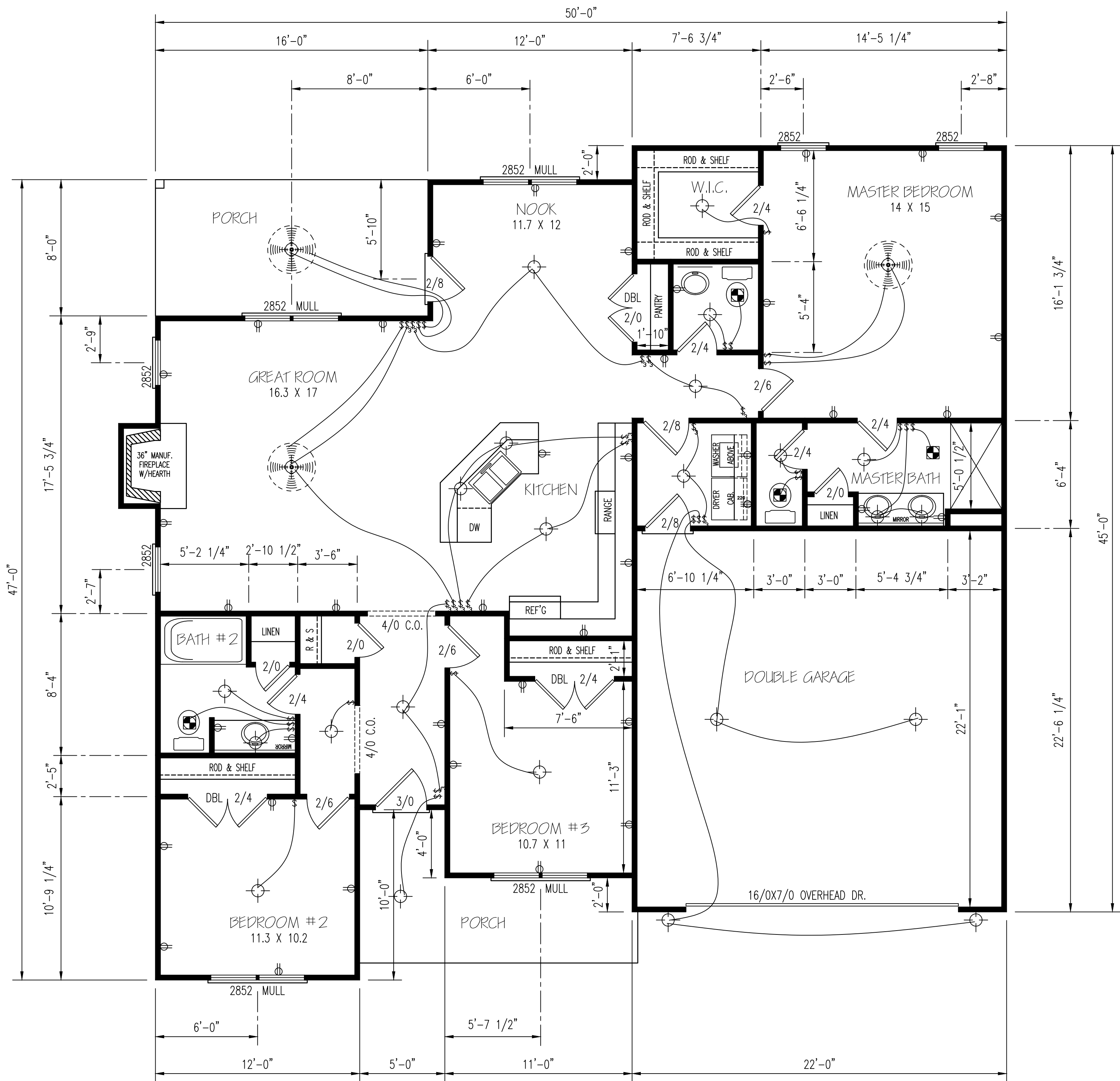
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2015 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER
RG15-A02

1	GARAGE	F	R
	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

TM DESIGNS
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 (910) 354-4736 TMDIGNS2016@GMAIL.COM

WELLONS

EXCLUSIVE RESIDENCE DESIGN FOR: _____

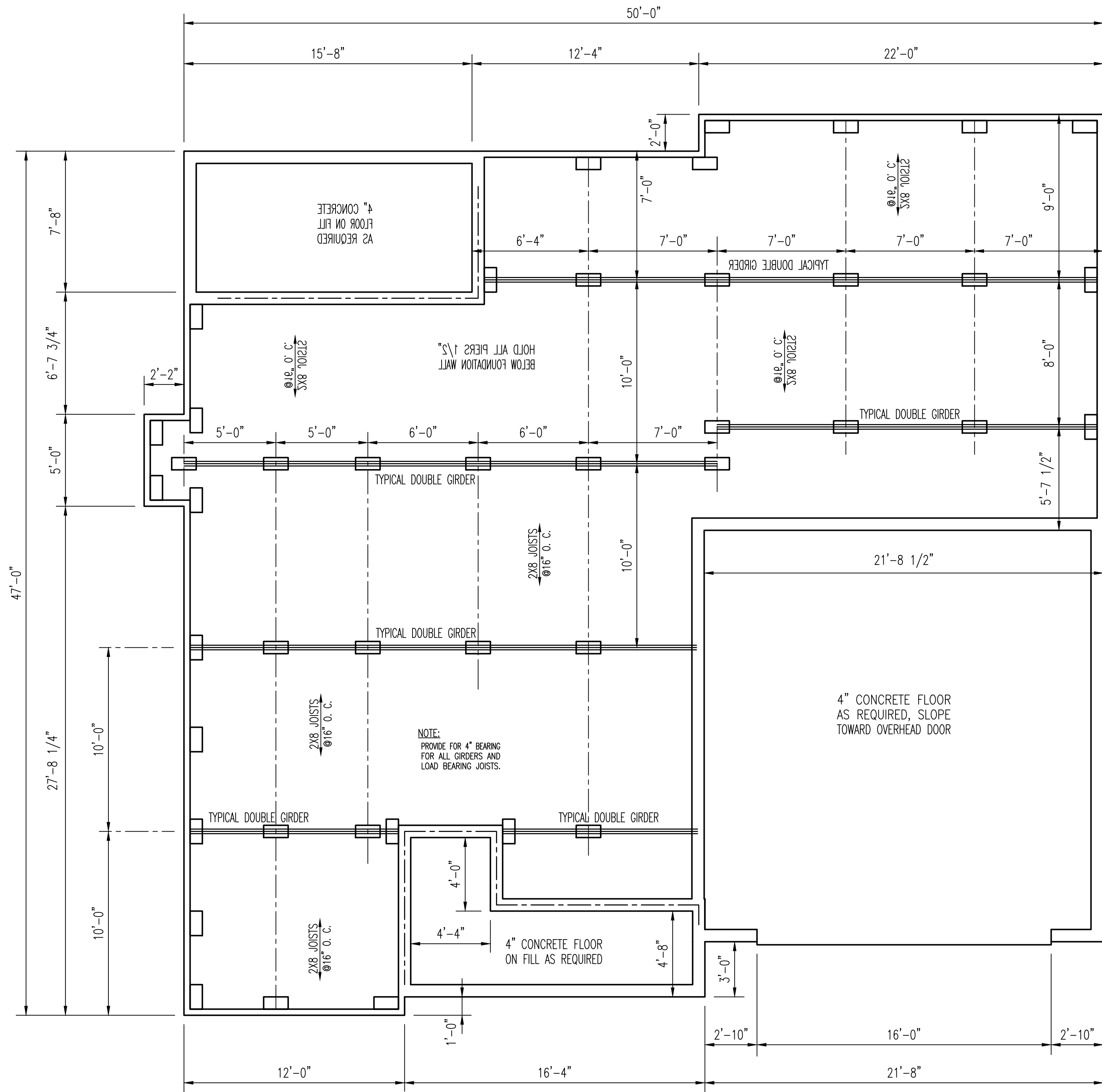
NAME: _____

LOT: _____

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 I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES.
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PLAN NUMBER
RG15-A02

2 A	GARAGE	F	R
	DATE:	6/13/17	



STEPS:
 SET BRICK STEPS ON
 6" CONCRETE SIDEWALK

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.

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"

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WELTONS
 EXCLUSIVE RESIDENCE DESIGN FOR:
 NAME: _____
 LOT: 43 PLANTERS GLEN II

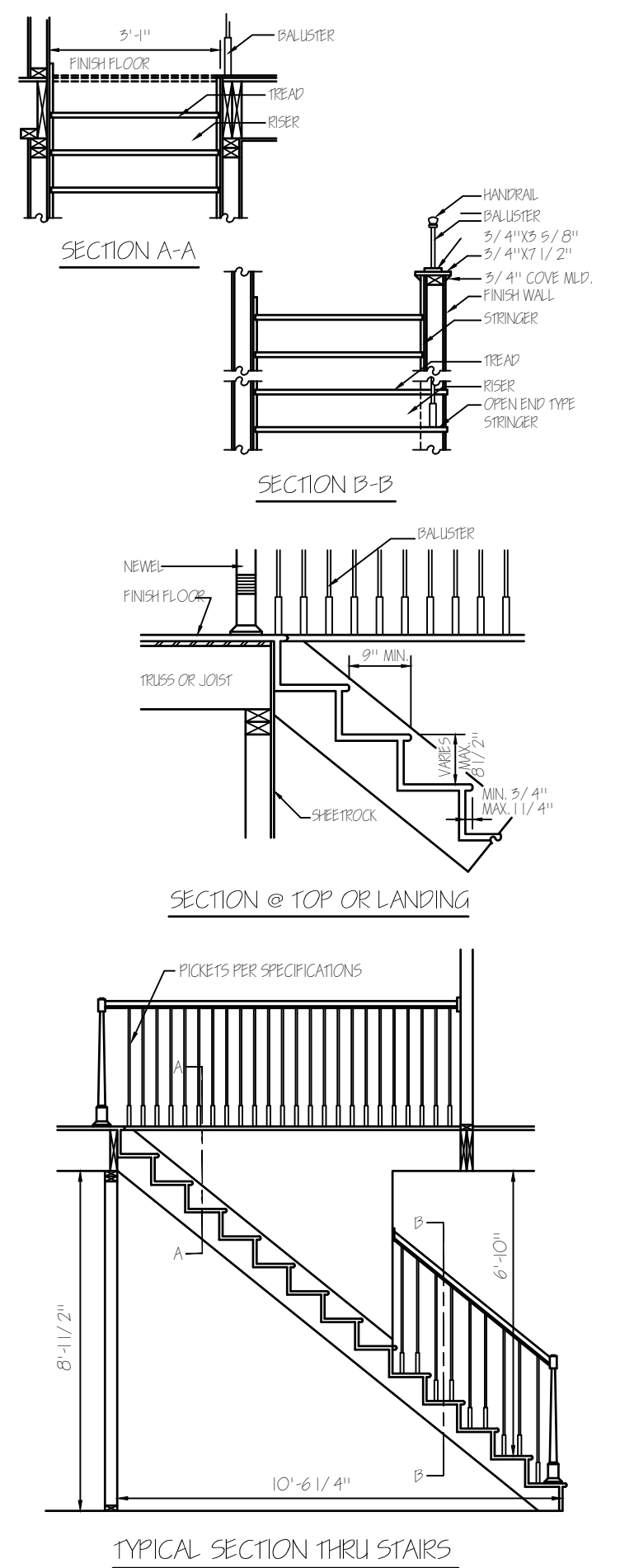
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PLAN NUMBER
 RG15-A02

3/19/19
3 GARAGE | F | R
 DATE: 6/13/17



ELECTRICAL LEGEND

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

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

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
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"	24" X 24" X 10"	16" X 16"	36" X 36" X 10"
200	8" X 16"	24" X 24" 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"

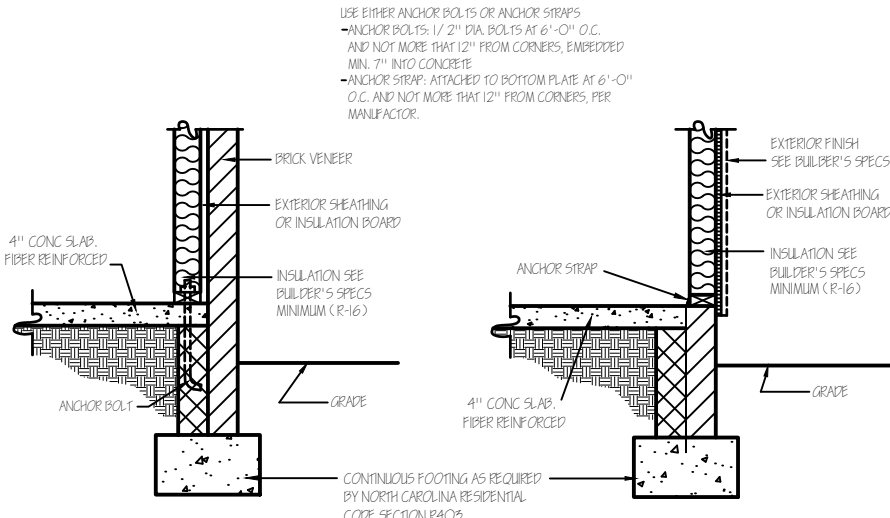
1. PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 4" OF SOLID MASONRY FOR 1 (ONE) STORY AND 8" OF SOLID MASONRY FOR 2 (TWO) AND 1 1/2 STORY HOUSES. MORTAR SHALL BE TYPE S.
2. FOOTING SIZES ARE BASED ON 2000 PSF ALLOWABLE SOIL BEARING AND 2500 PSF CONCRETE.
3. CENTER OF PIERS SHALL BEAR IN THE MIDDLE 1/3 OF THE FOOTING, AND GIRDERS SHALL CENTER IN THE ENTIRE AREA OF THE FOOTING.
4. PIER SIZES GIVEN ARE MINIMUM. FOR HEIGHT / THICKNESS LIMITATIONS SEE SECTION 6.06.5
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)

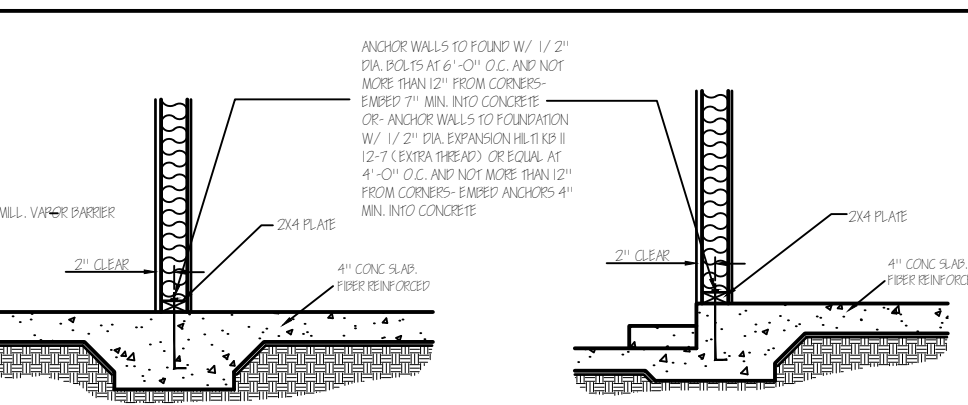
	LOAD BEARING VALUE OF SOIL (psf)		
	1,000	2,000	3,000-4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION			
1 STORY	12	12	12
2 STORY	16*	16*	12
3 STORY	24	17	12
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY			
1 STORY	12	12	12
2 STORY	16*	16*	12
3 STORY	24	16	12
8-INCH SOLID OR FULLY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

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.

ANCHOR BOLTS
THE WOOD SOLE PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MINIMUM OF 6 FEET ON CENTER AND NOT MORE THAN 12 INCHES FROM THE CORNER. THESE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2 INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO MASONRY OR CONCRETE. INTERIOR BEARING WALL SOLE PLATES ON SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE.

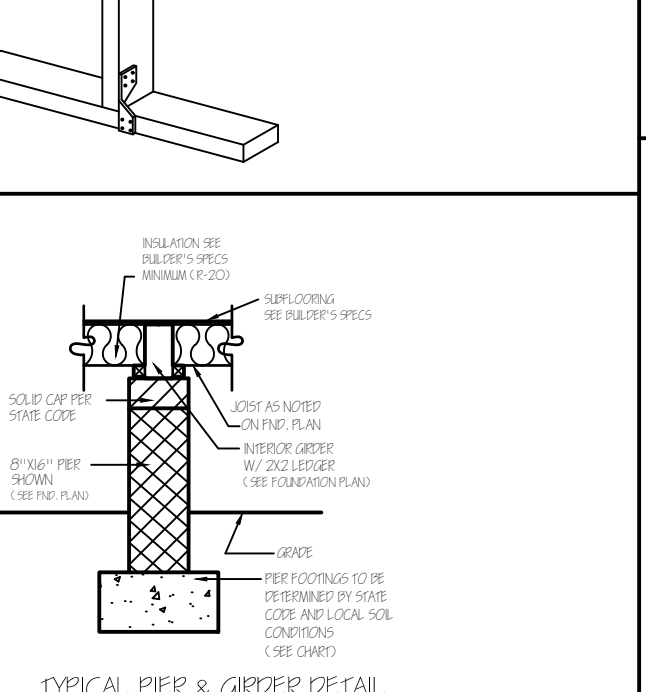


LOAD BEARING WALL THICKENED SLAB **TYP. SECTION AT HOUSE / GARAGE WALL**

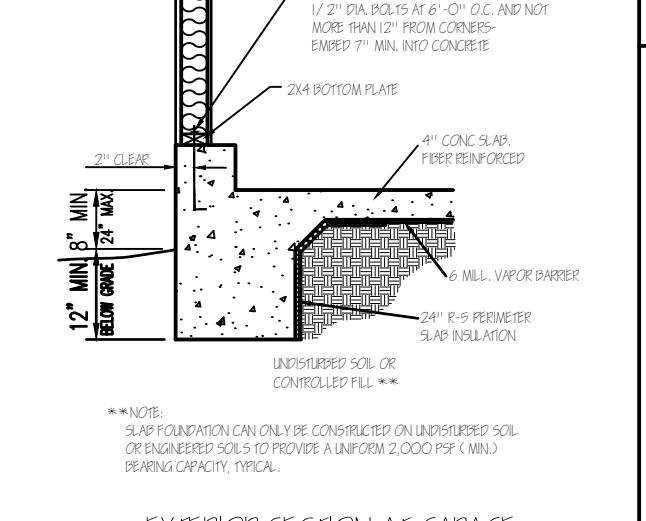


LOAD BEARING WALL THICKENED SLAB **TYP. SECTION AT HOUSE / GARAGE WALL**

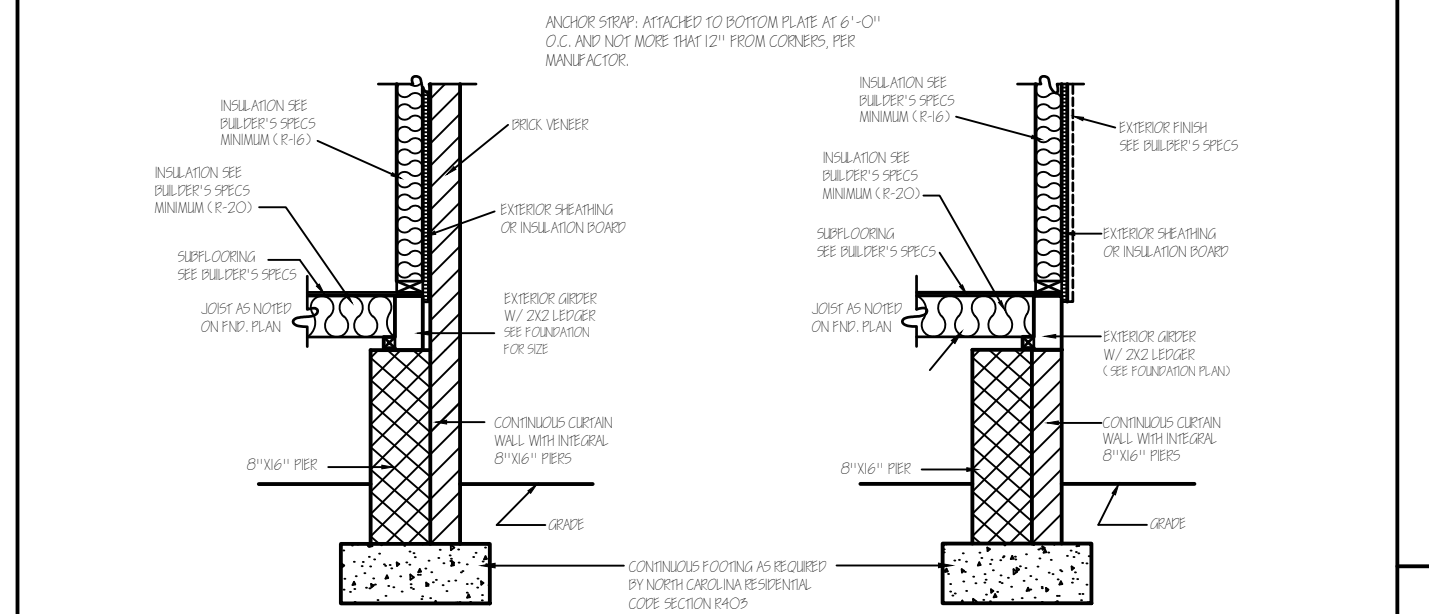
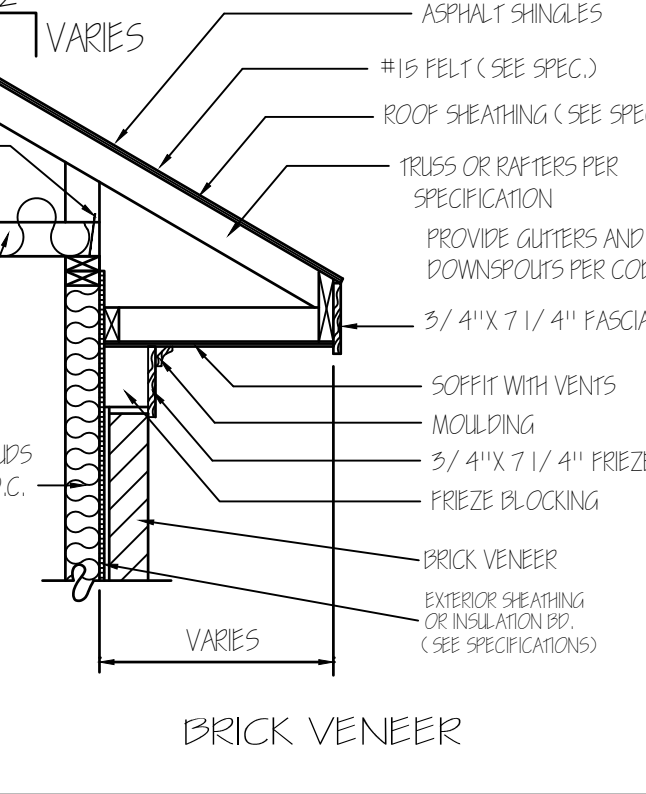
FASTENER ANCHORAGE TO SOLE PLATE



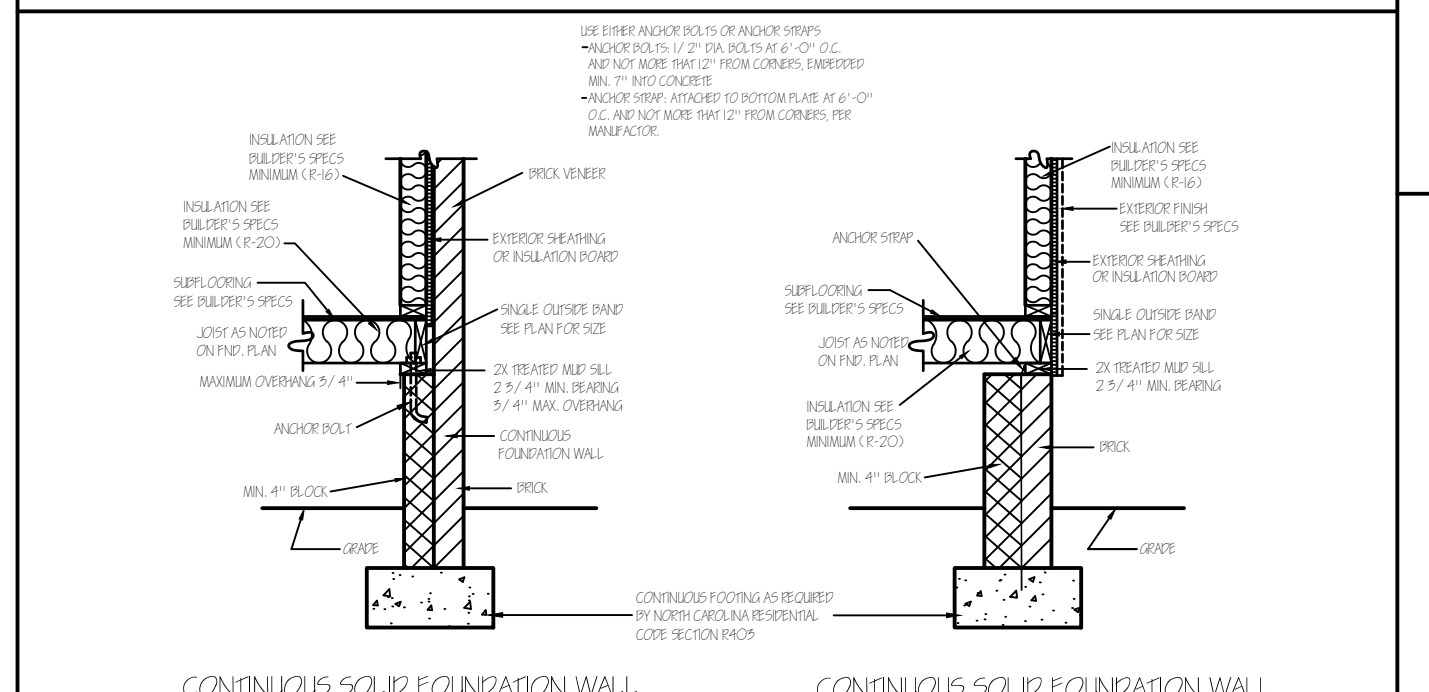
FASTENER ANCHORAGE TO SOLE PLATE



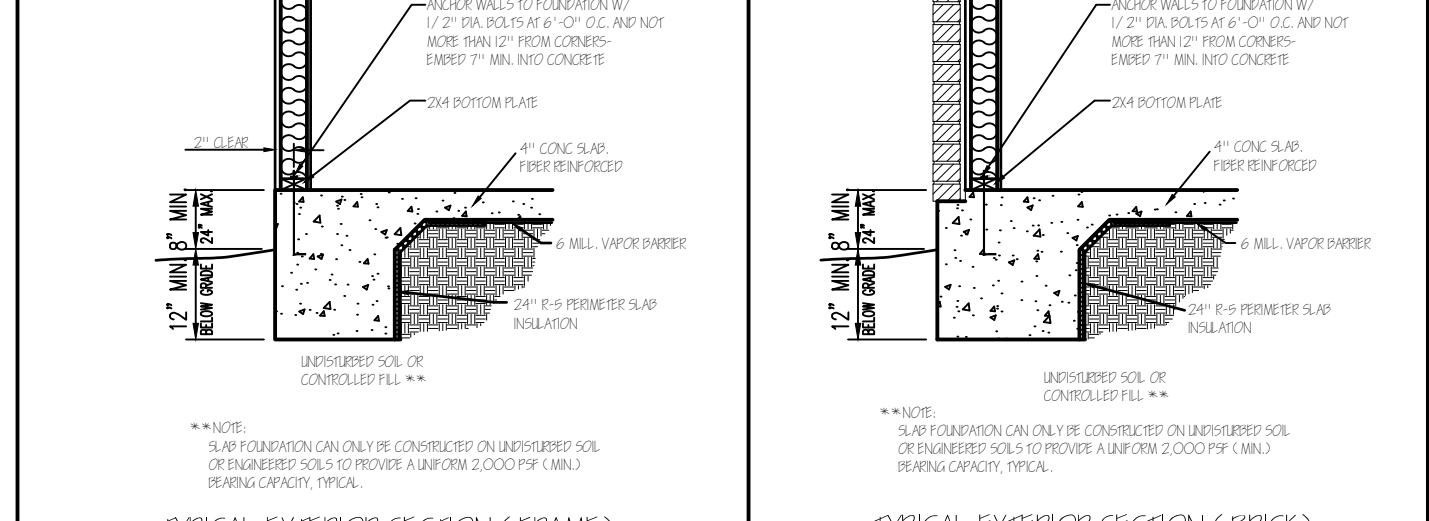
FASTENER ANCHORAGE TO SOLE PLATE



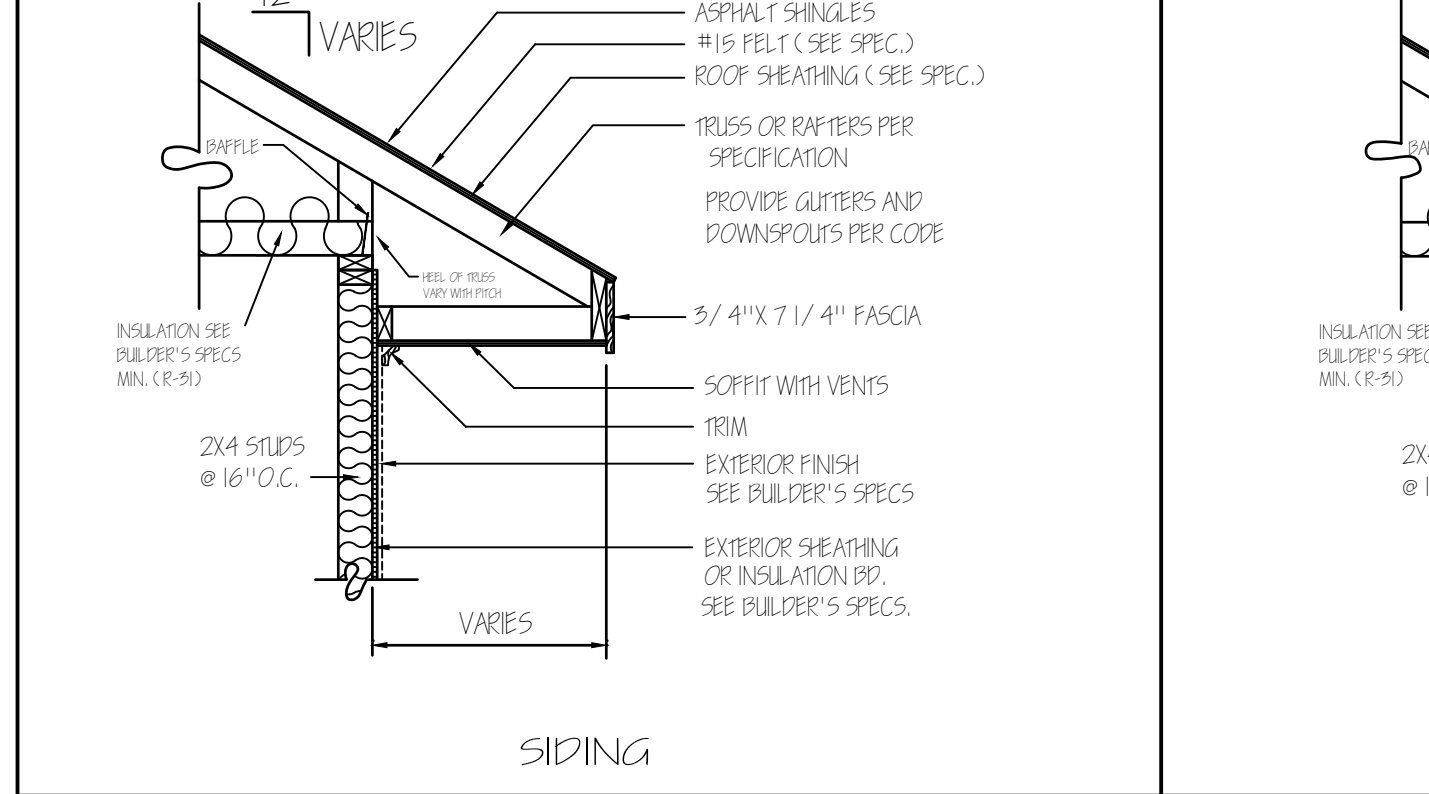
TYPICAL PIER & CURTAIN WALL (FOR EXTERIOR WALL WITH BV)



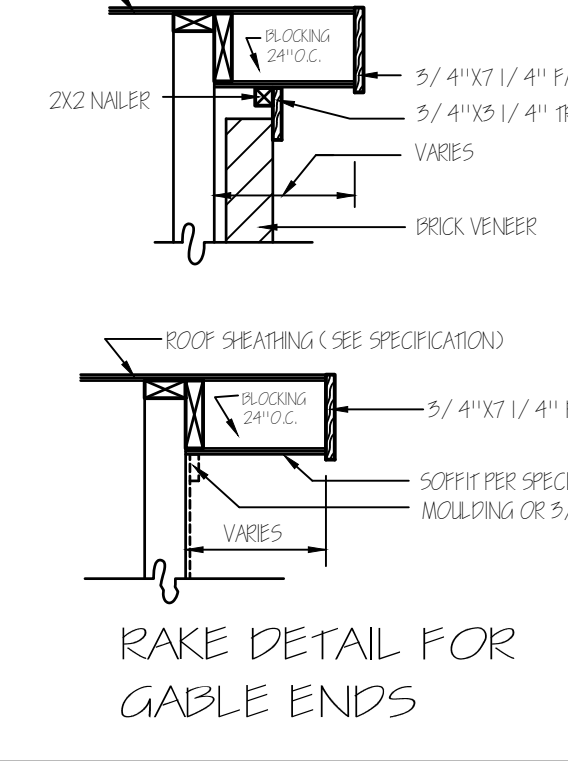
TYPICAL PIER & CURTAIN WALL (FOR EXTERIOR WALL WITH BV)



TYPICAL PIER & CURTAIN WALL (FOR EXTERIOR WALL WITH BV)



RAKE DETAIL FOR GABLE ENDS



SIDING **BRICK VENEER**