

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

EXCLUSIVE RESIDENCE DESIGN FOR:

# JEFF & CHRISTINE HOENER

**T M DESIGNS**  
RESIDENTIAL PLANS BY TINA MCFADDEN  
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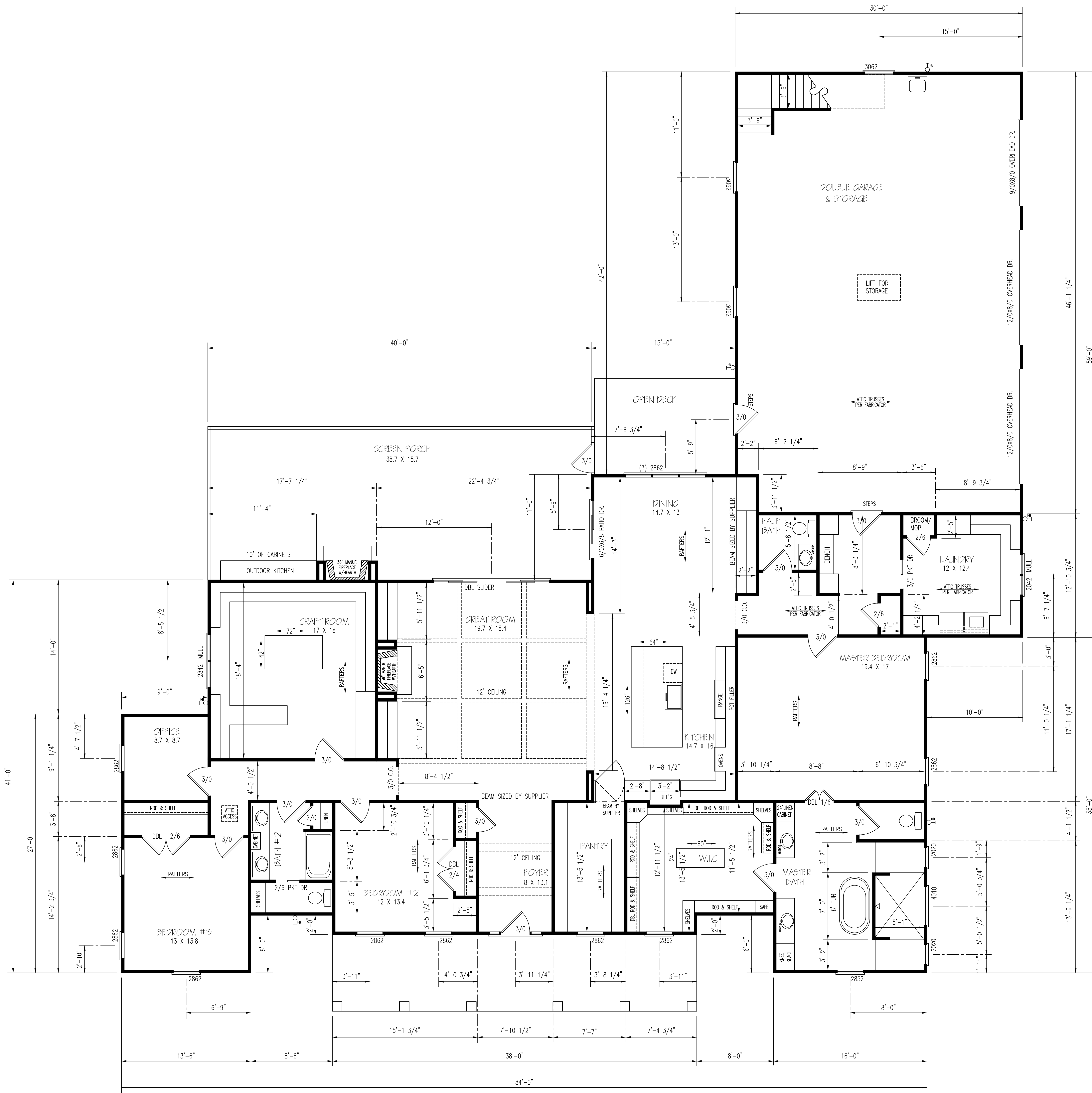
HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL, CODES, 2018 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER  
B121FF

SHEET 42X30 @ 1/4" SCALE

3	GARAGE	R	S
	DATE:	12/1/21	



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 HEATED AREA  
 3513 SQ FT (FRAME)  
 OTHER AREAS:  
 GARAGE 1369 SQ FT  
 F. PORCH 304 SQ FT  
 SC. PORCH 642 SQ FT  
 DECK 147 SQ FT  
 STORAGE 1098 SQ FT

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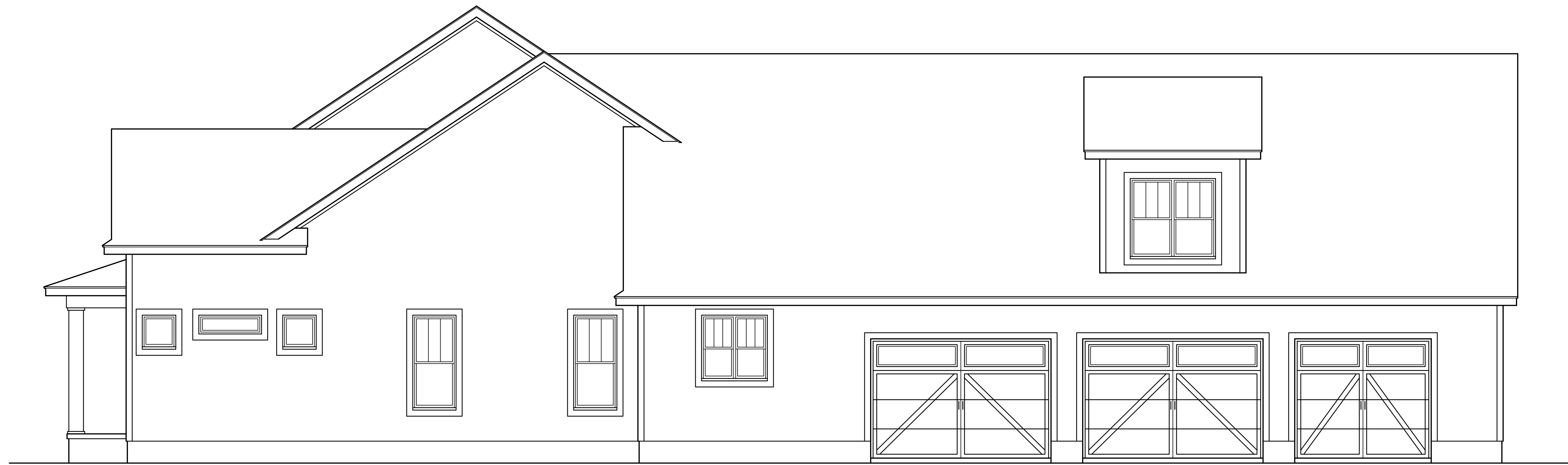
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**B121FF**

SHEET 42X30 @ 1/4" SCALE  
**2** GARAGE R S  
 DATE: 12/1/21



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



RIGHT ELEVATION

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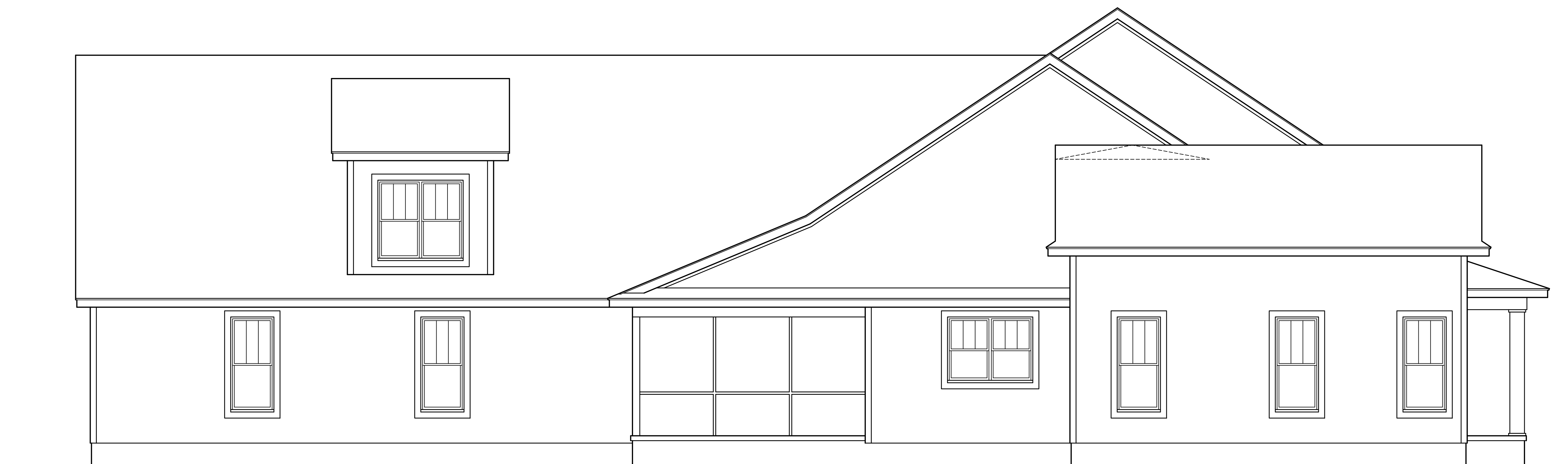
PLAN NUMBER  
B121FF

SHEET 42X30 @ 1/4" SCALE

1 A	GARAGE	R	S
	DATE:	12/1/21	



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



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

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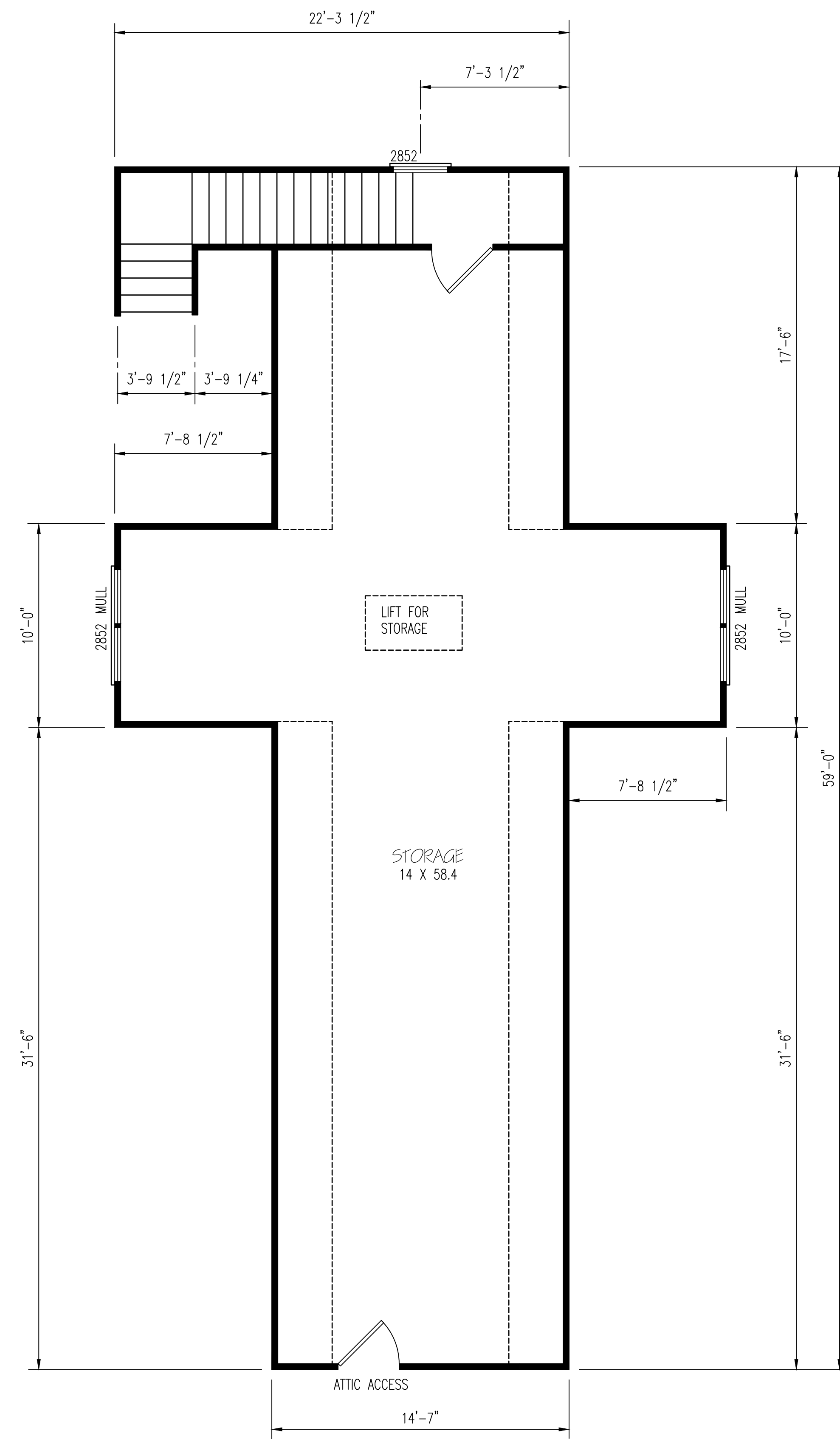
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	DATE:	12/1/21	



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

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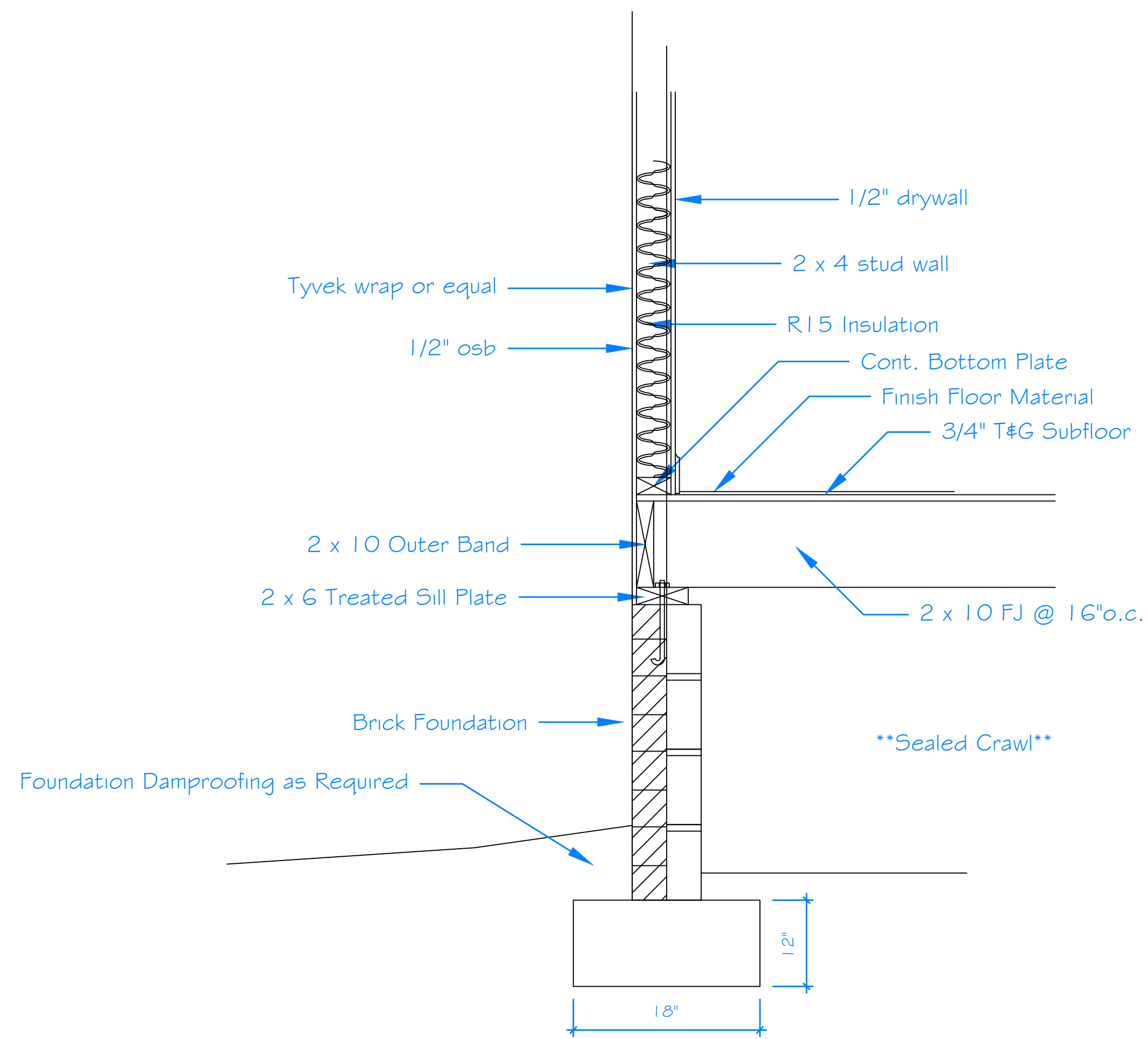
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SHEET 42X30 @ 1/4" SCALE

<b>2</b> B	GARAGE	R	S
	DATE:	12/1/21	



## Foundation Section

Span Table for Joist and Rafters.

-Floors shall be constructed in accordance with the provisions of Chapter 5 of the NC State Building Code, Sect. R502.2 and Sects R319 and R320.

-Spans for floor joist shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA

-The allowable span of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).

-Local soil conditions and/or local practice may necessitate a more stringent footing and foundation wall design. Consult with local building inspector. Soil design bearing pressure is assumed 2000 psf.

Carry all footings to firm undisturbed bearing:

-24" x 10" footing for 8" foundation wall.

-24" x 10" footing for 12" foundation wall.

Pier Footings (Typical Unless Otherwise Notes)

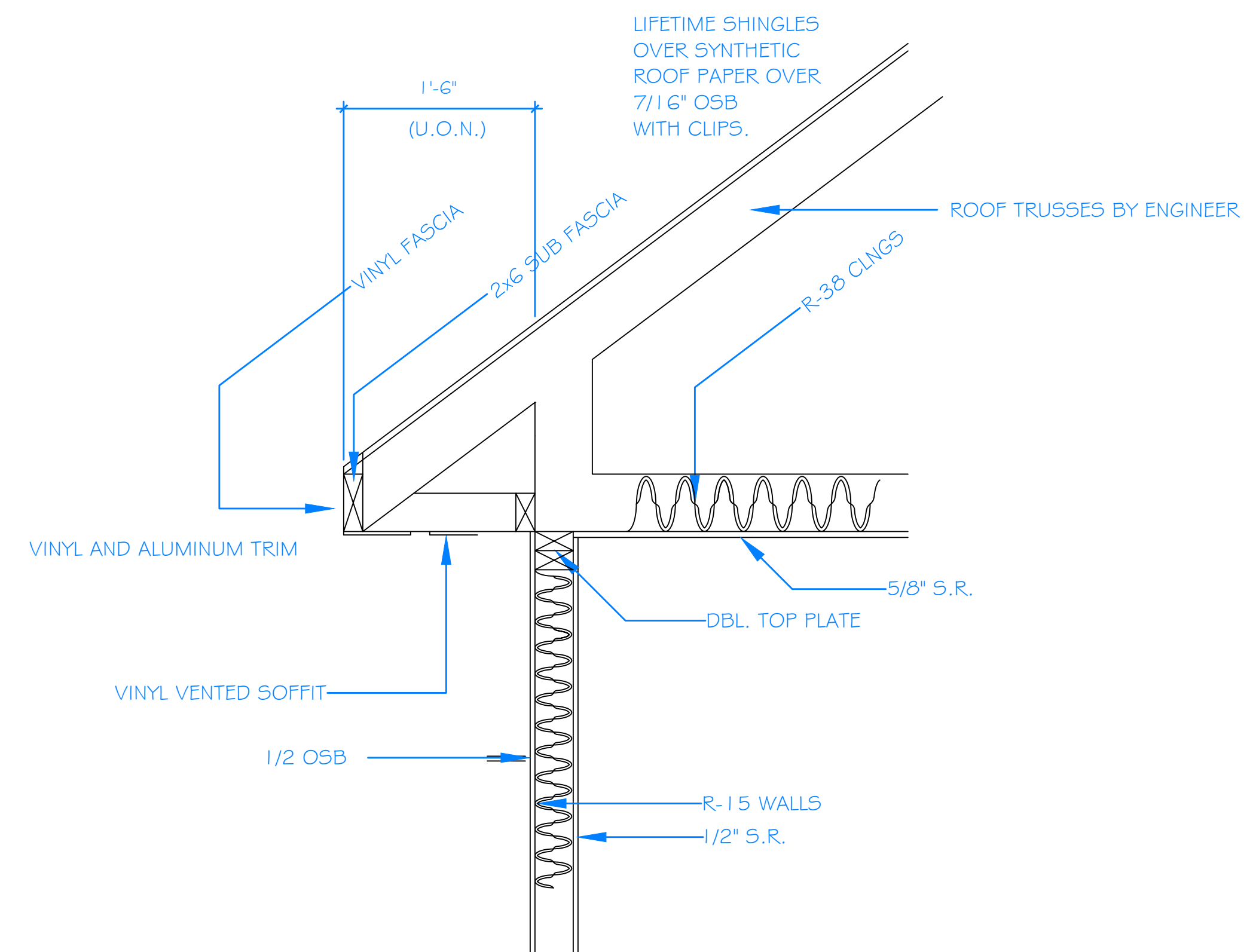
-Provide 1'-8" x 2'-4" x 1'-0" deep concrete footing

under 8" x 16" masonry piers.

-Provide 2'-0" square x 1'-0" deep concrete footing with

under 16" square masonry piers.

-Grout piers solid with 2500psi concrete (typ).



## Wall Section

-Truss design drawings, prepared in conformance with section R802.10.1, shall be provided to the building official and approved prior to installation.

-Wood trusses shall be designed in accordance with accepted engineering practice.

The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1.

-Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawing.

-Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

**ROOF TRUSS NOTES:**

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss.

Espanol - (NO CORTE, PERFORE, HAGA MUASCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modificación.)

- This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
- The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
- The wood components shown on this diagram are to be used in dry service (moisture content <19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
- Refer to the Truss Design Drawings for specific information about each individual truss design. Set trusses as required to correctly align chases and bear correctly on load bearing walls shown.
- The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
- The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
- In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
- Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
- Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.
- This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
- If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
- The Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

**WARNING:**

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.

Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

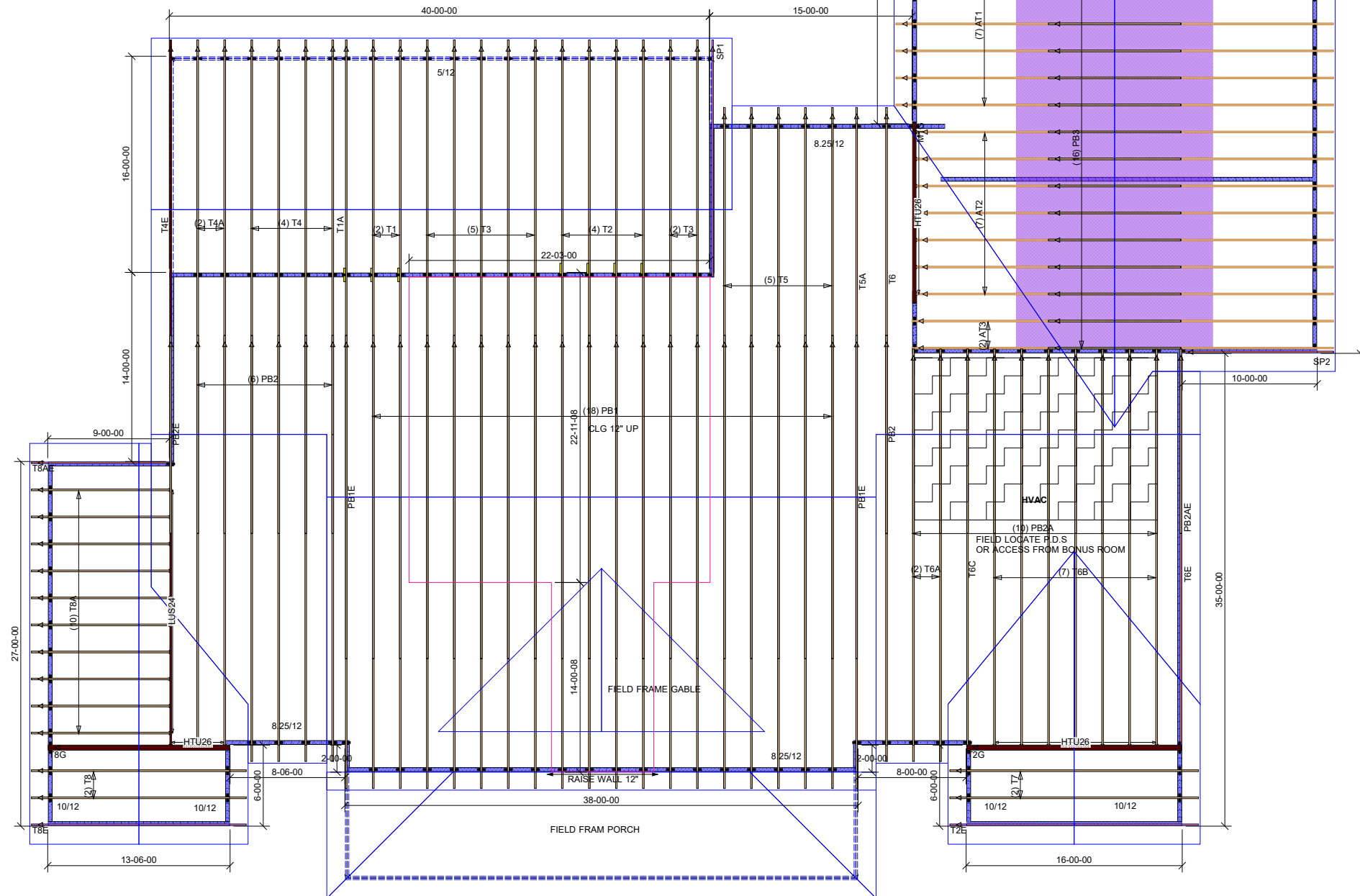
- Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
- Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.
- BCSI INSTRUCTIONS SHALL BE FOLLOWED:**  
 BCSI-B1 = Safe Truss Handling and Installation  
 BCSI-B2 = Installation and Temporary Restraint  
 BCSI-B3 = Permanent Restraint  
 BCSI-B4 = Safe Construction Loading  
 BCSI-B5 = Truss Damage and Modification Guidelines  
 BCSI-B7 = Floor Truss Installation  
 BCSI-B8 = Toe-Nailed Connections  
 BCSI-B9 = Multi-Ply Girders  
 BCSI-B10 = Post Frame Truss Installation  
 BCSI-B11 = Fall Protection
- Follow TPI Requirements for Long Span Trusses (>60').

**TOTAL ROOF AREA  
8183 SQ FT**

ONLY FLUSH LVL BEAMS ARE SUPPLIED WITH TRUSSES. NON-LVL BEAMS SHOWN MAY NOT HAVE BEEN ANALYZED. PLEASE REFER TO PLANS FOR CORRECT BEAMS.

NOTE: SMALL TRIANGLE ON END OF TRUSS ON THIS PLACEMENT PLAN INDICATES LEFT END OF TRUSS ON TRUSS DESIGN DRAWING. DO NOT REVERSE TRUSS

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HTU26	17
Simpson	LUS24	10



No Scale

Customer Name: BRAD CUMMINGS  
 Subdivision: .  
 Lot#: . Plan Name: HOENER  
 MISC NOTES: .  
 File Name

**Builders**  
**FirstSource**  
 Albemarle, NC

Revisions:

Job Number  
3172768

Drawn By:  
HJ

DATE:  
6/6/2022

Page Number  
1 of 1

Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Truss instability may increase with building width, height, and length. Buildings under construction are vulnerable to high winds and present a possible safety hazard. It is the responsibility of the contractor and framer to recognize adverse weather conditions and take prompt and appropriate action to protect life and prevent injury. Prior to setting trusses, refer to Building Component Safety Information (BCSI) document produced by SBCA and TPI. Follow BCSI Specifications for Erection and Bracing.