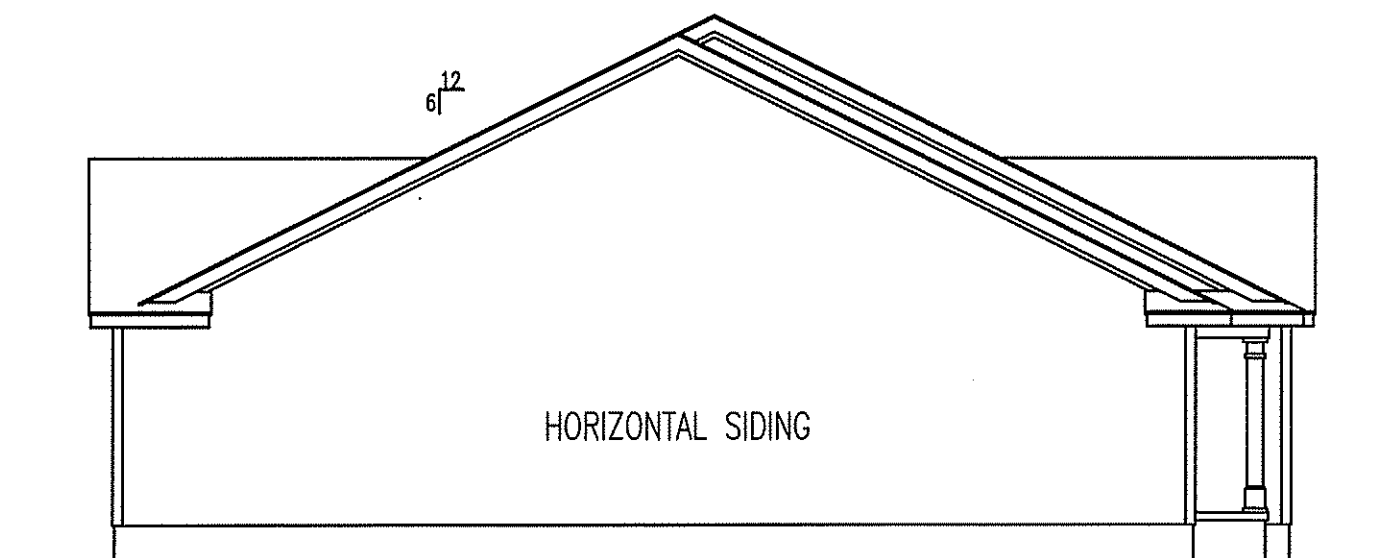
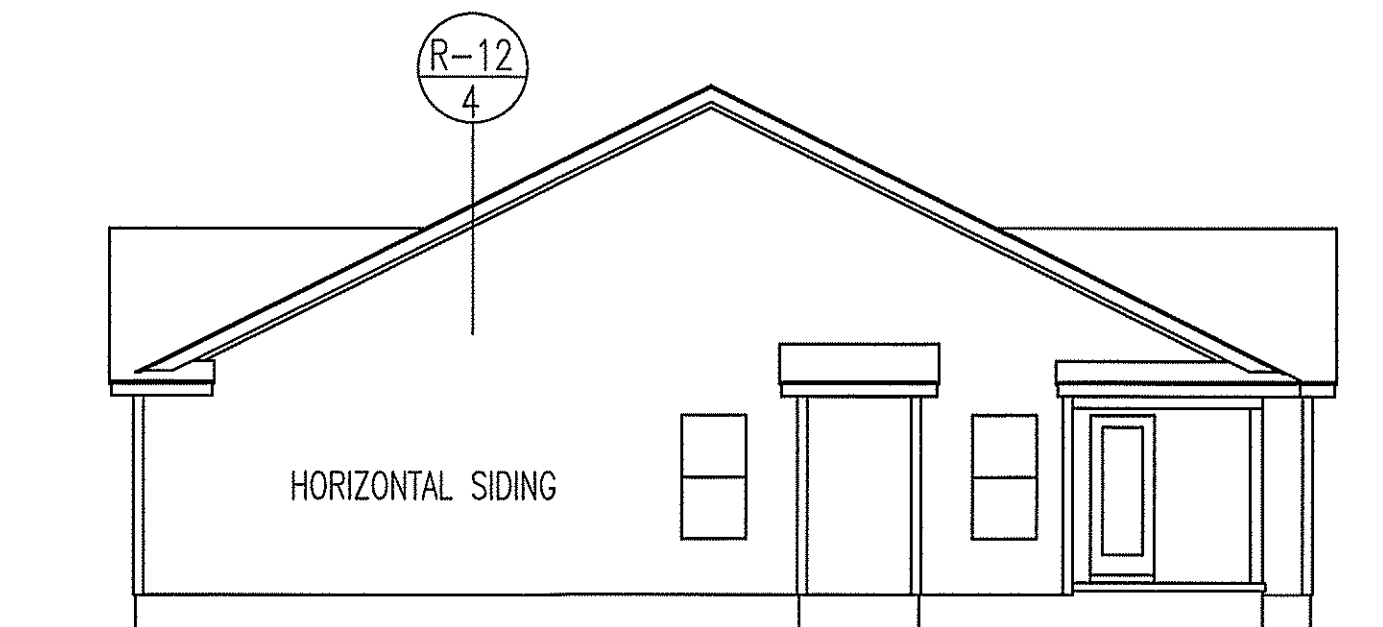




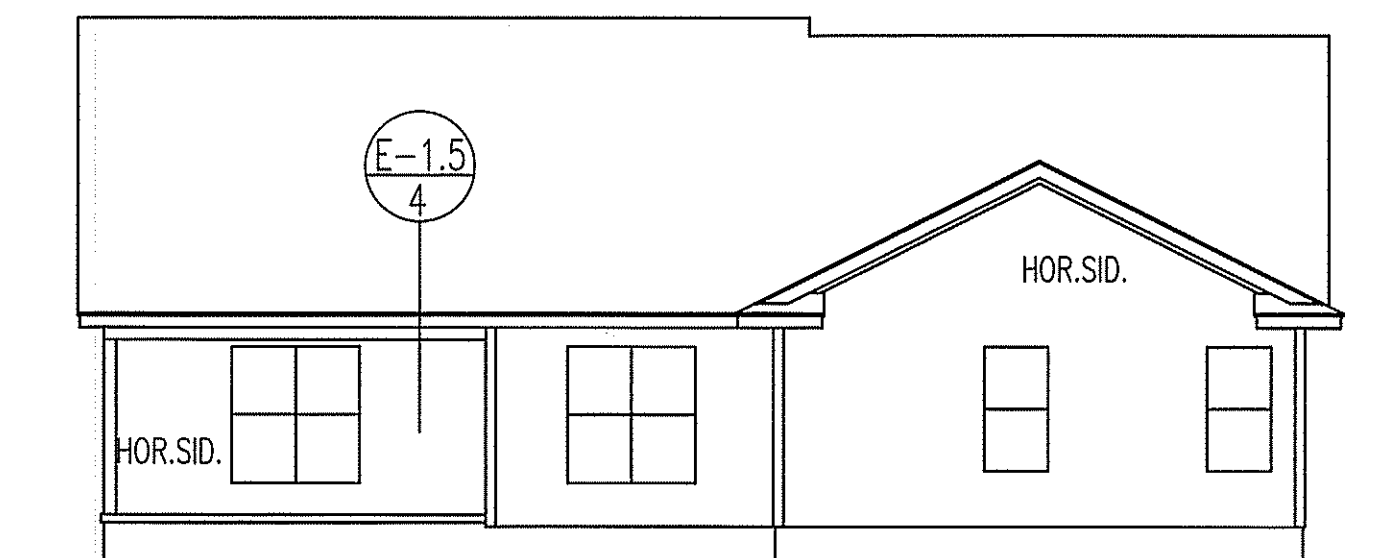
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

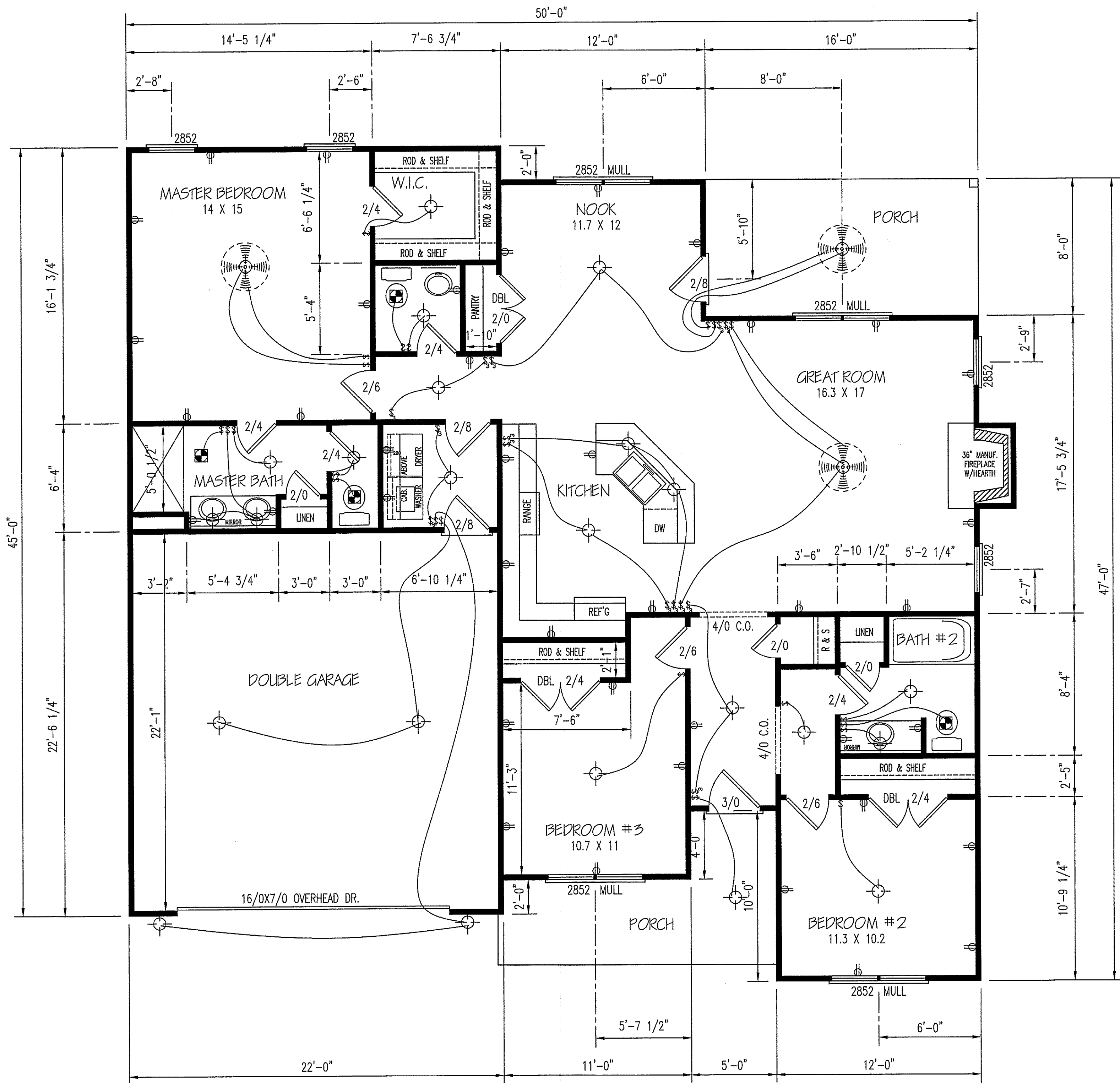
LOT:

NAME: Winston

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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
RG15-A02

1 GARAGE F 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

EXCLUSIVE RESIDENCE DESIGN FOR:

WELLONS

NAME: Winston

LOT:

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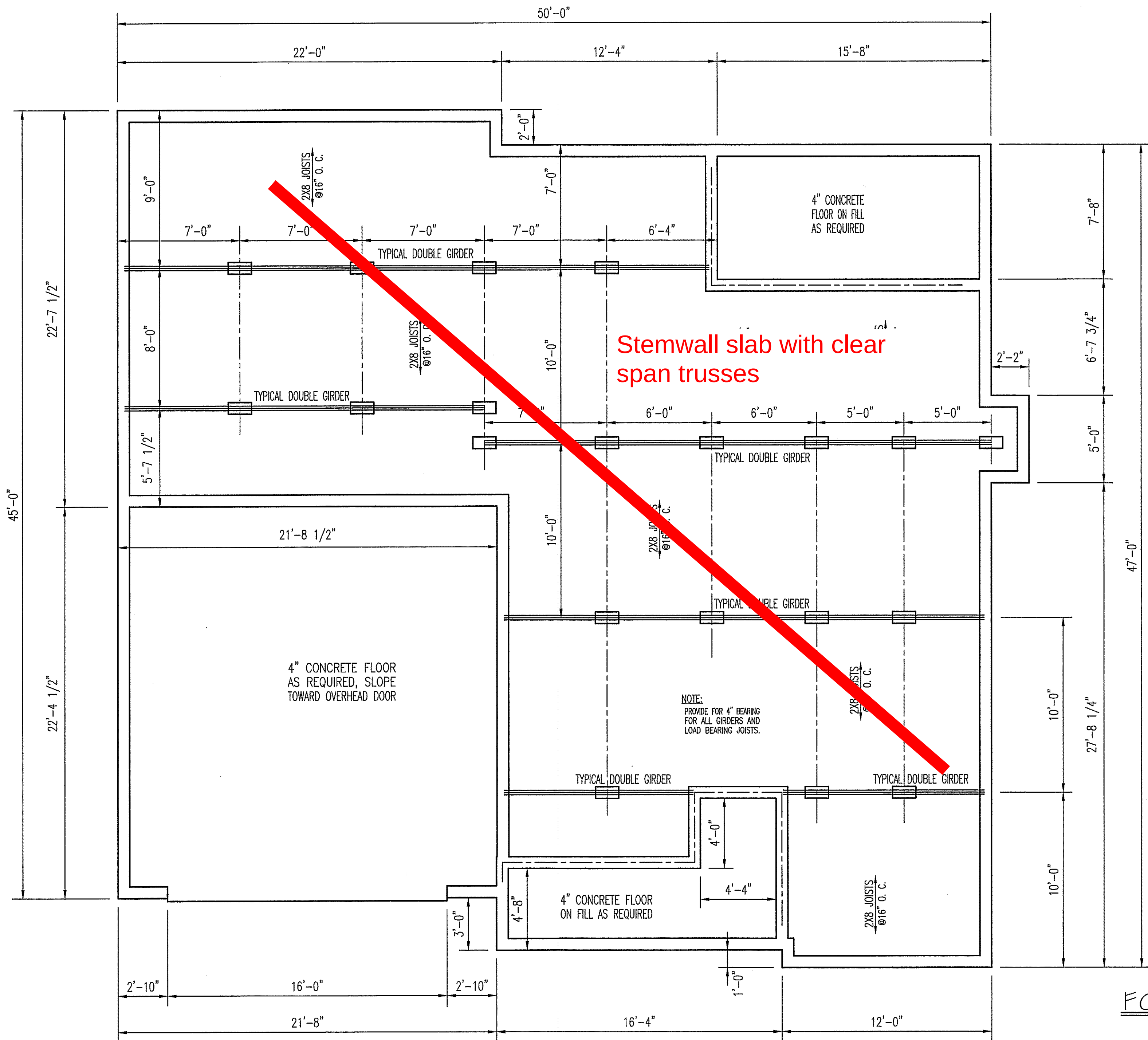
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER
RG15-A02

2
A

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

EXCLUSIVE RESIDENCE DESIGN FOR:

WELLONS

NAME: Winston

LOT:

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WAS MADE IN THE PREPARATION OF
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I HEREBY CERTIFY THAT THIS DRAWING
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INTERNATIONAL BUILDING CODES

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

PLAN NUMBER

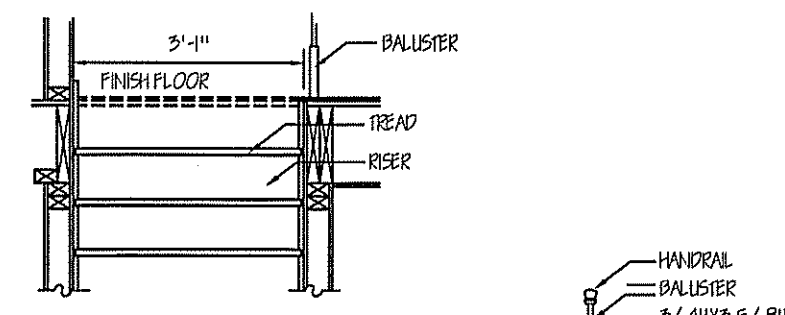
RG15-A02

3

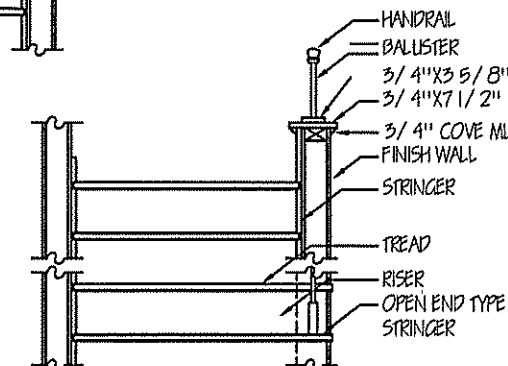
GARAGE F L
DATE: 6/13/17

TM DESIGNS

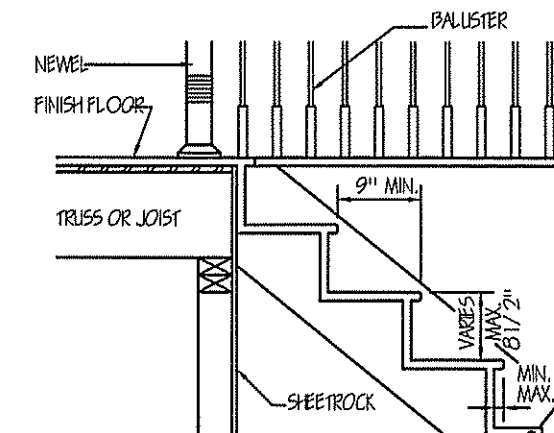
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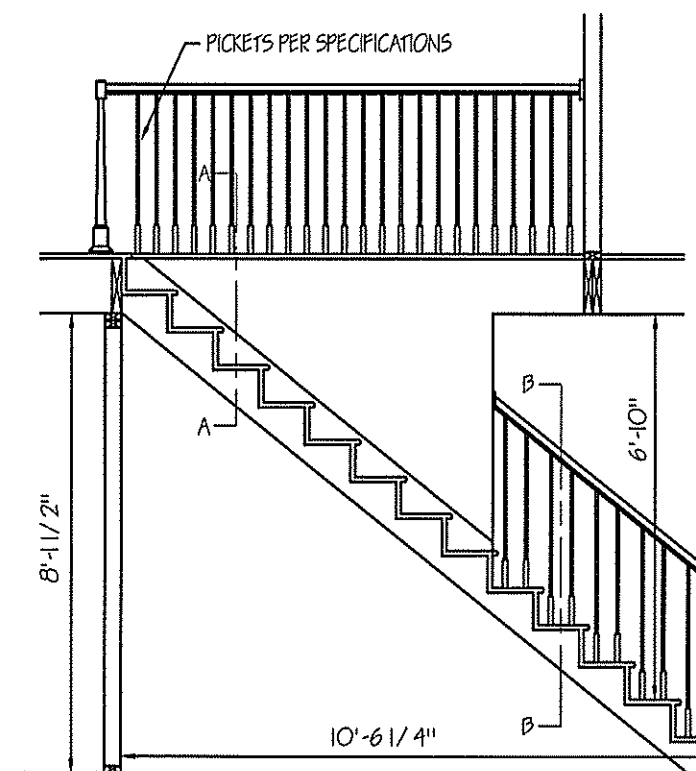
SECTION A-A



SECTION B-B



SECTION @ TOP OR LANDING



TYPICAL SECTION THRU STAIRS

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
- ⊕ CEIL. 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

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			
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			
1 STORY	12	12	12
2 STORY	15	15	12
3 STORY	25	17	12
8-INCH SOLID OR FULLY GROUTED MASONRY			
1 STORY	16	16	12
2 STORY	20	21	14
3 STORY	42	32	21

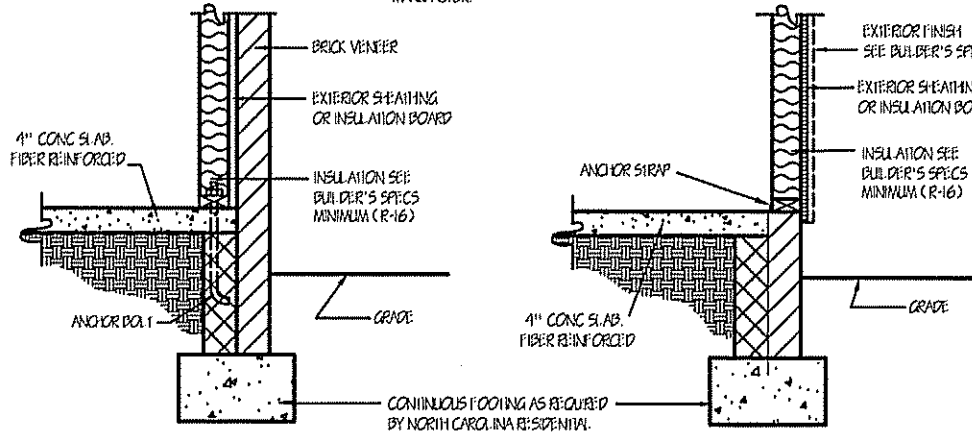
NOTES:

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

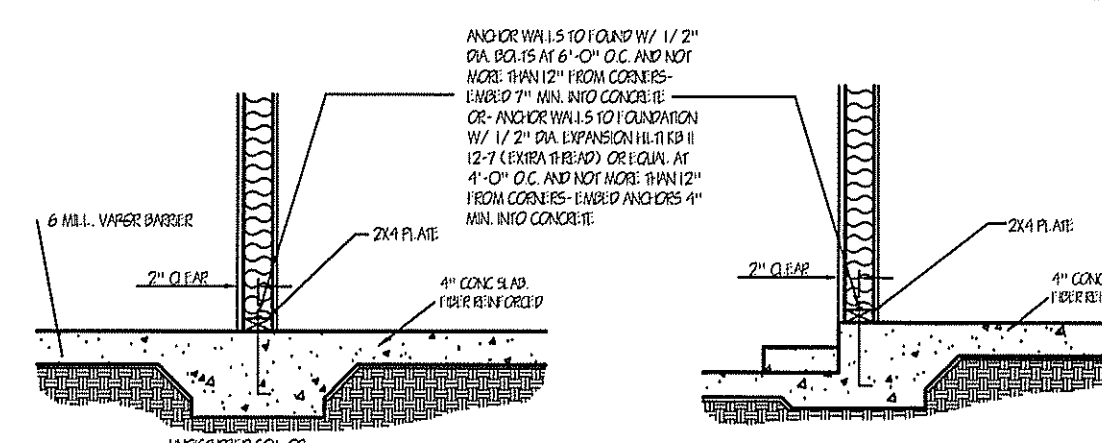
THE WOOD SOLE PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER AND NOT MORE THAN 12 INCHES FROM THE CORNER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE. SECTION BOLTS SHALL BE AT LEAST 1/2 INCH IN DIAMETER AND SHALL EXTEND A MINIMUM 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.

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



TYPICAL CONCRETE SLAB FLOOR

TYPICAL CONCRETE SLAB FLOOR



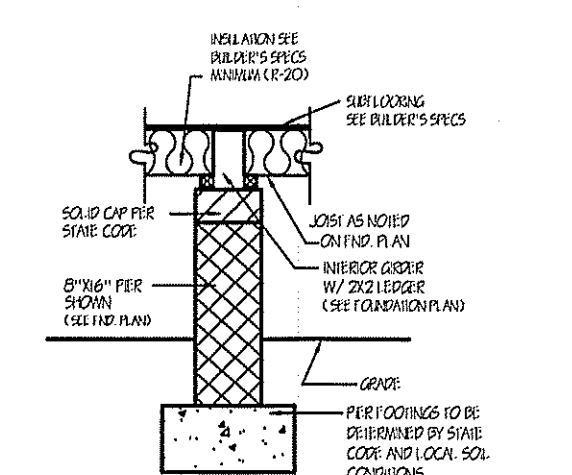
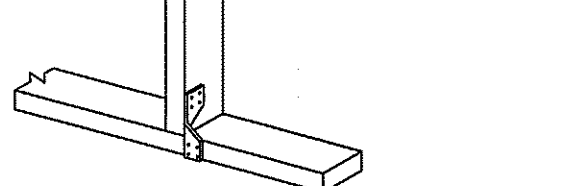
LOAD BEARING WALL THICKENED SLAB

TYP. SECTION AT HOUSE / GARAGE WALL

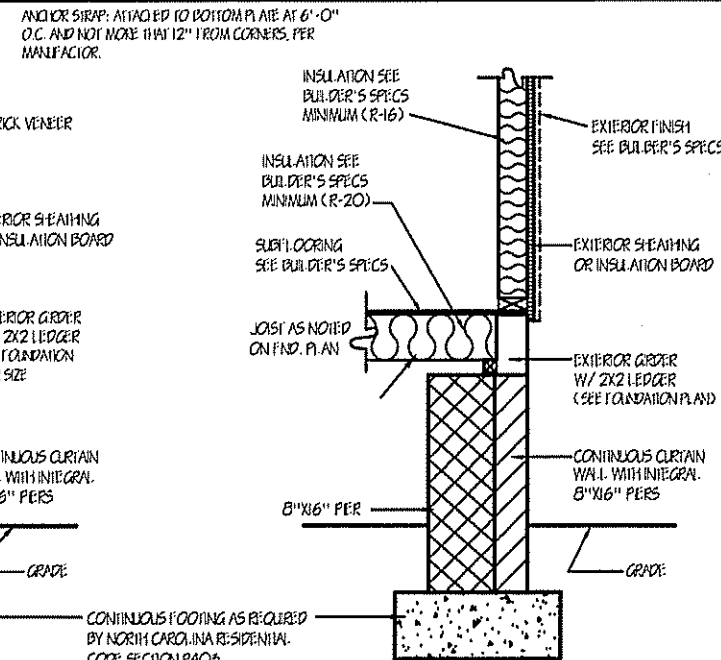
PIER AND FOOTING SIZES FOR SUPPORT OF GIRDERS			
AREA ²	ONE STORY		TWO & ONE HALF STORY
	PIER ^{3,4}	FOOTING	
50	8" X 16"	16" X 24" X 8"	8" X 16"
100	8" X 16"	16" X 24" X 8"	8" X 16"
150	8" X 16"	24" X 24" X 8"	16" X 16"
200	8" X 16"	28" X 28" X 10"	16" X 16"
250	8" X 16"	32" X 32" X 10"	16" X 16"
300	8" X 16"	36" X 36" X 10"	16" X 16"
350	8" X 16"	40" X 40" X 12"	16" X 24"
400	8" X 16"	44" X 44" X 12"	16" X 24"
450	8" X 16"	48" X 48" X 12"	16" X 24"
500	8" X 16"	52" X 52" X 12"	16" X 24"

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

FASTENER ANCHORAGE TO SOLE PLATE

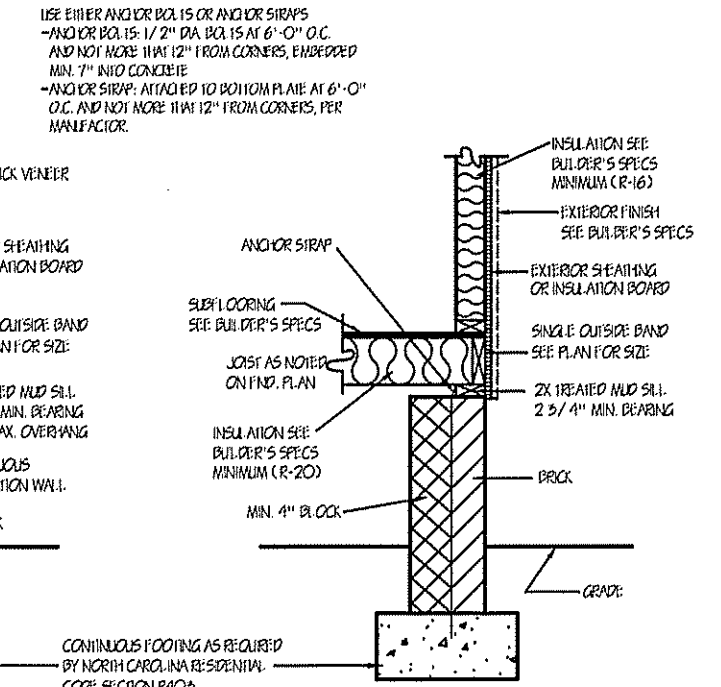


TYPICAL PIER & GIRDER DETAIL



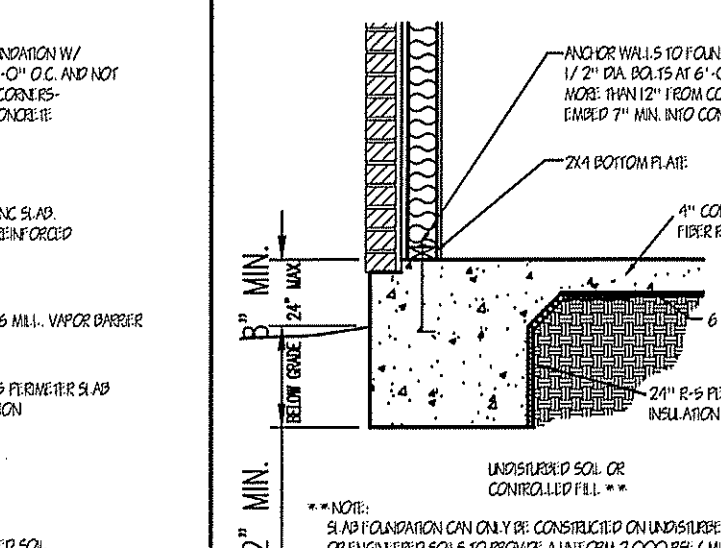
TYPICAL PIER & CURTAIN WALL (FOR EXTERIOR WALL WITH BV)

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



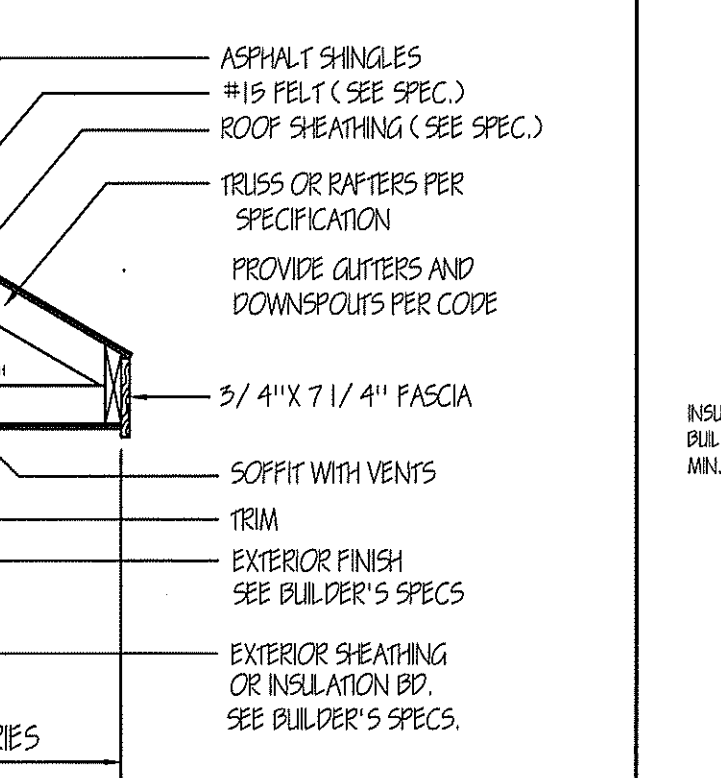
CONTINUOUS SOLID FOUNDATION WALL

CONTINUOUS SOLID FOUNDATION WALL

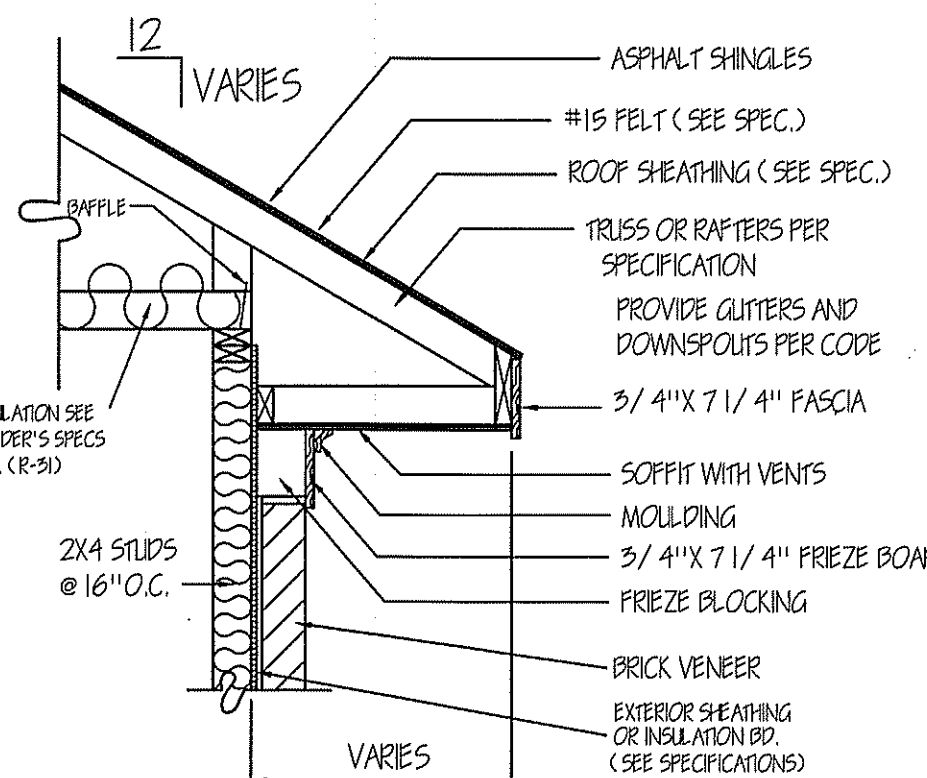


TYPICAL EXTERIOR SECTION (BRICK)

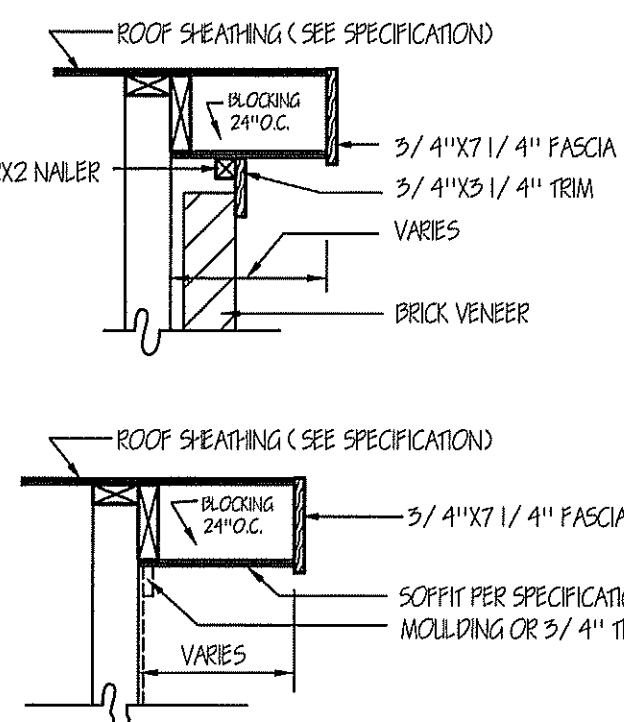
TYPICAL EXTERIOR SECTION (FRAME)



SIDING



BRICK VENEER



RAKE DETAIL FOR GABLE ENDS

Wellons Realty
Job #28531
Lot 3 Forest Hills

