

NOTICE TO CONTRACTOR
 All construction must comply with current NC Building Codes and is subject to field inspection and verification.

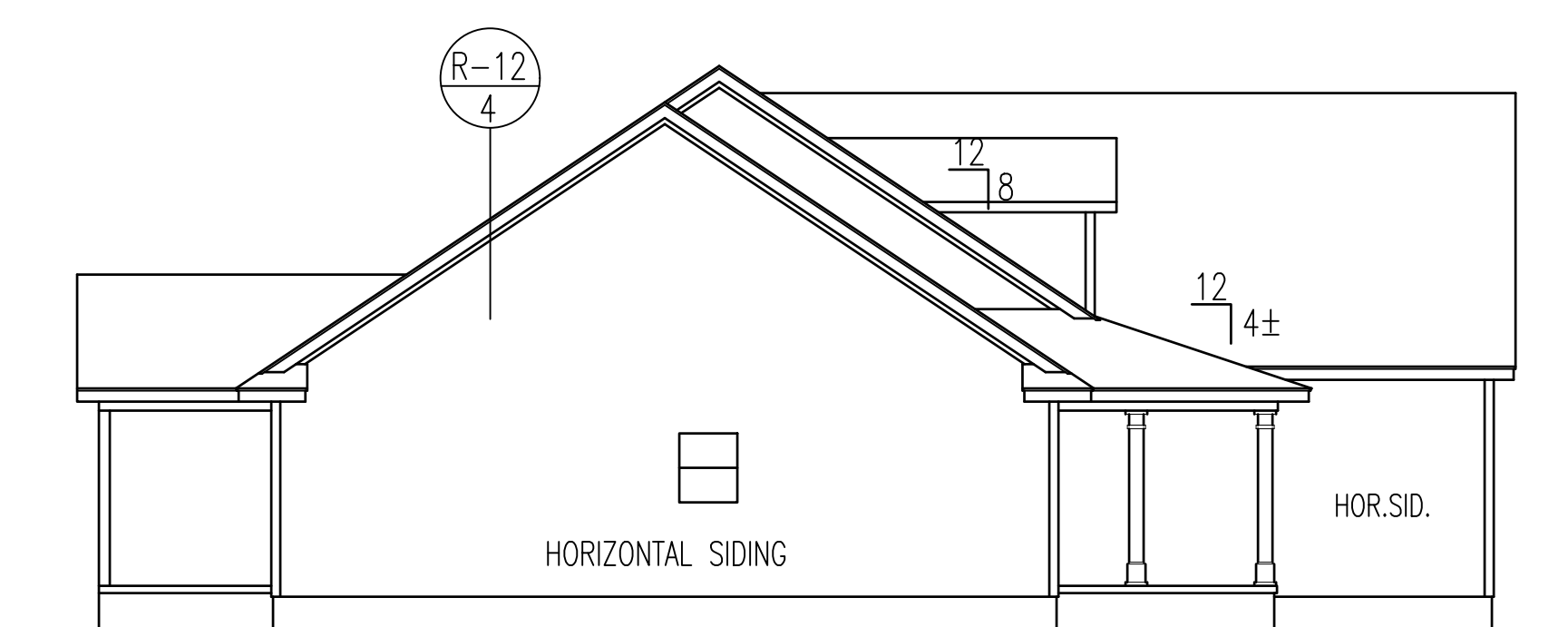
APPROVED
 Limited building only review
 Permit holder responsible for full compliance with the code

11/19/2020

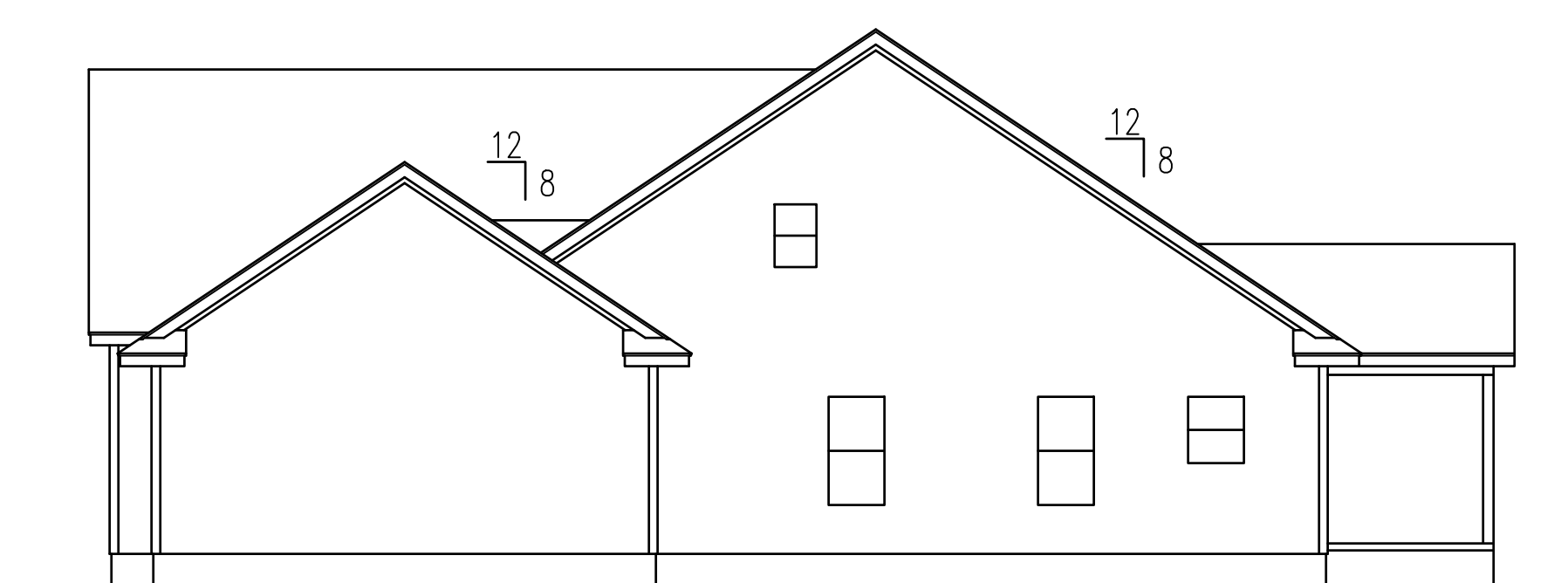




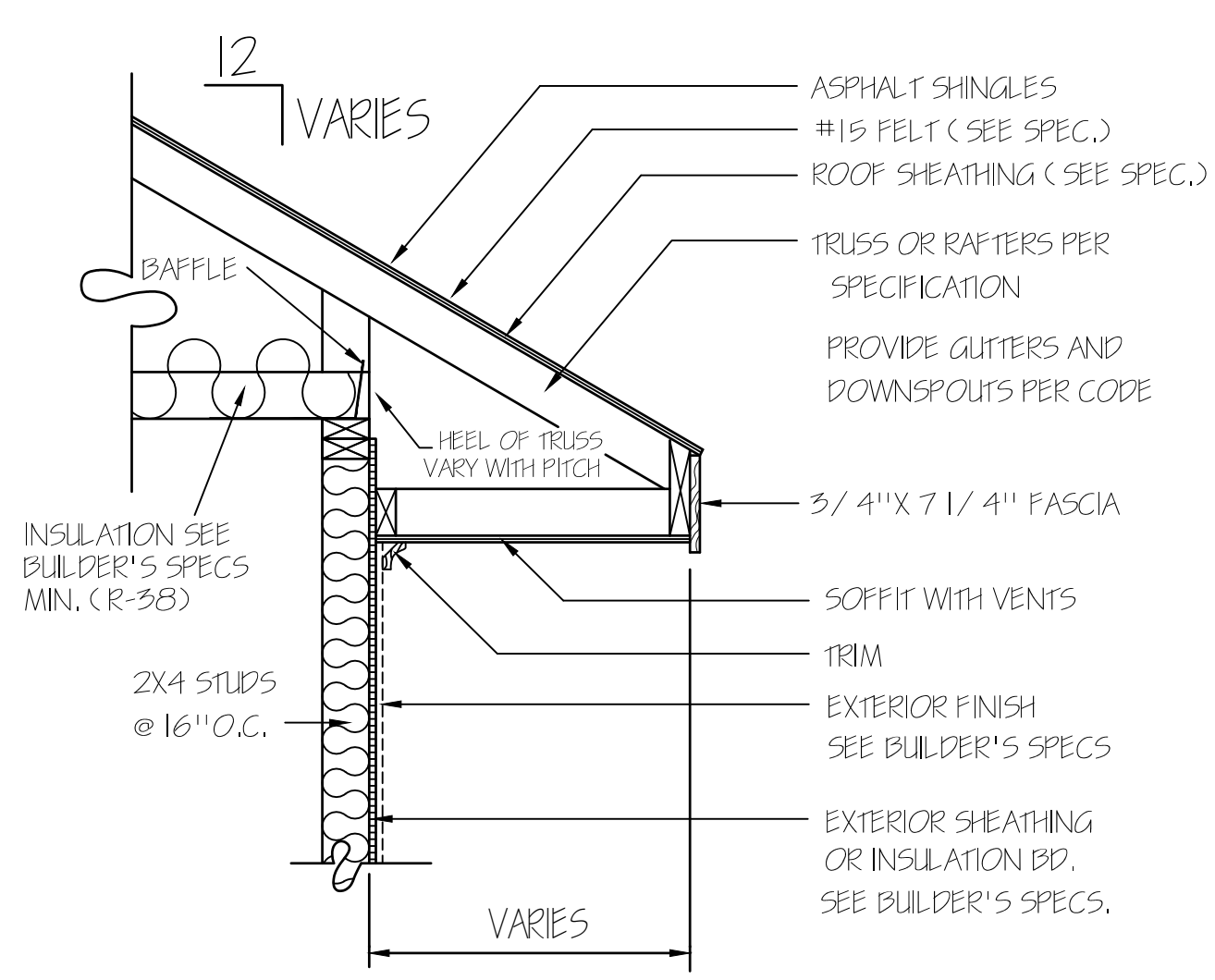
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



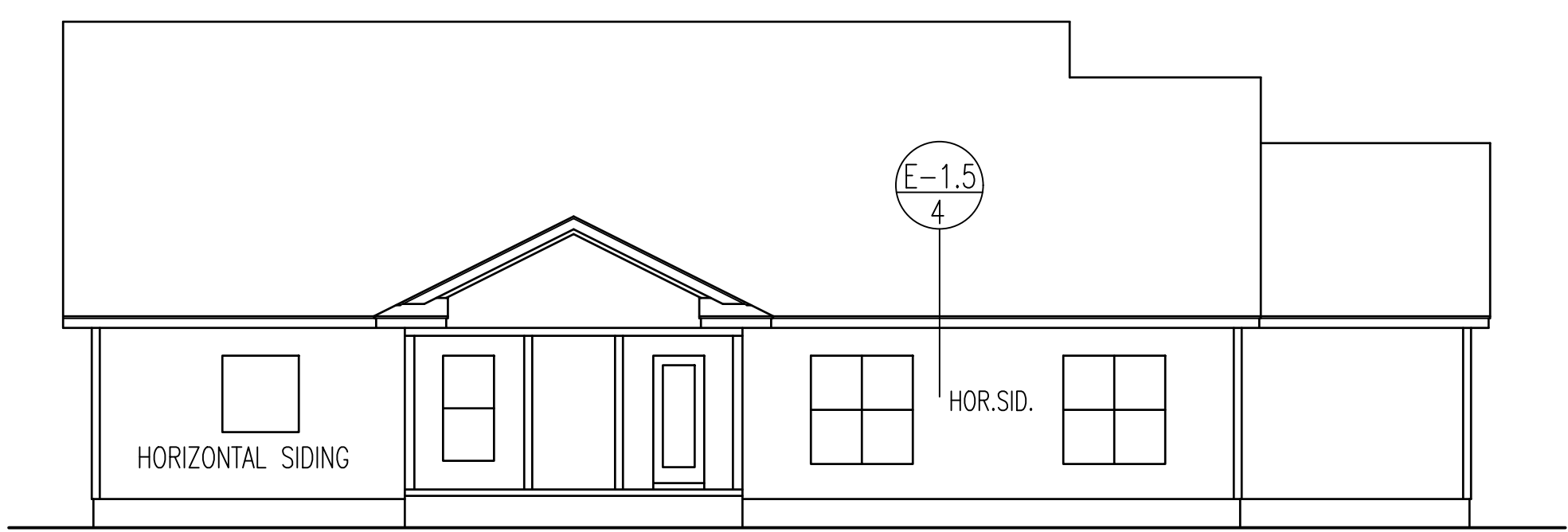
LEFT ELEVATION



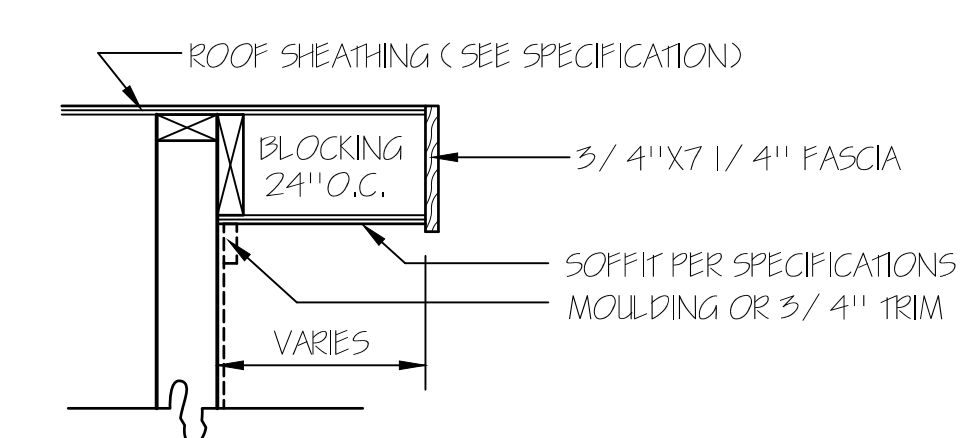
RIGHT ELEVATION



HERO PACKAGE



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



RAKE DETAIL FOR GABLE ENDS

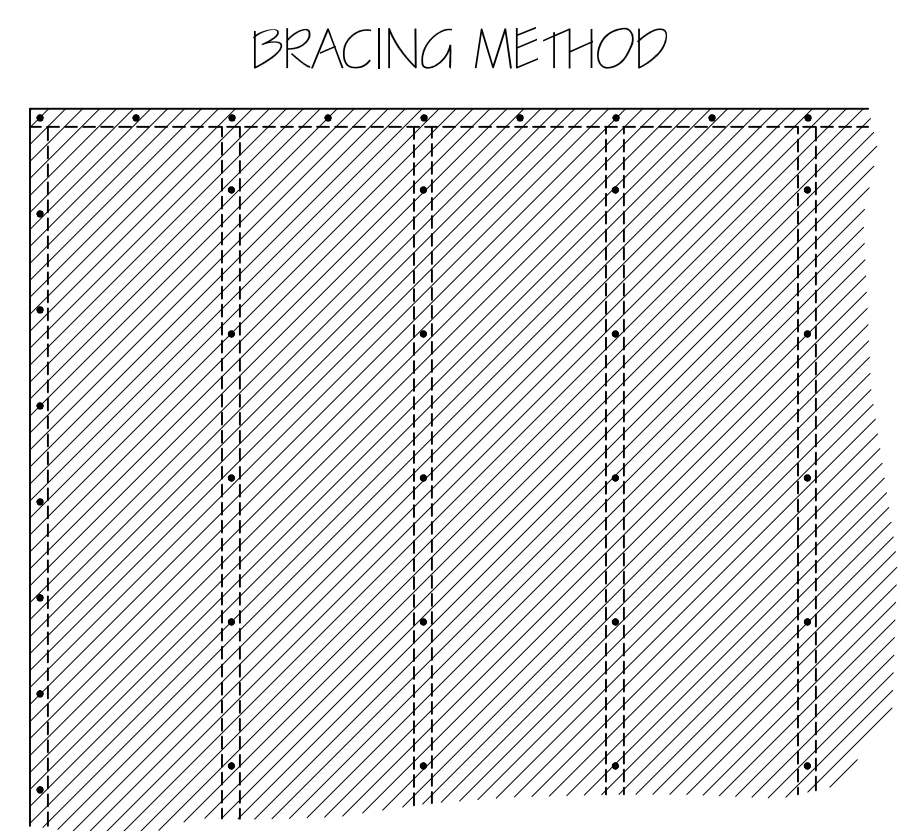
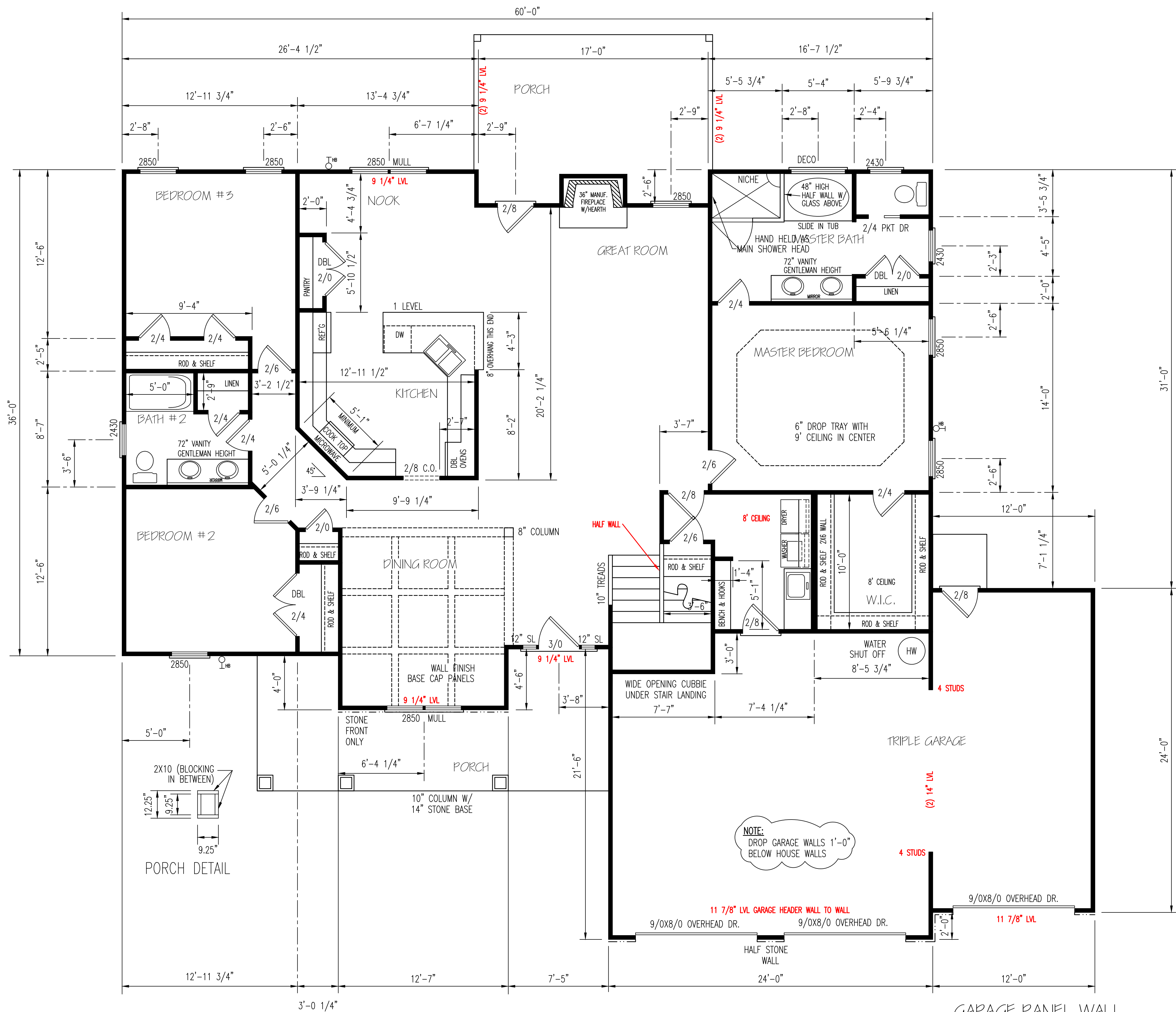
TM DESIGNS
 RESIDENTIAL PLANS BY TINA MCFADDEN
 (910) 354-4736 TMDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
 LOT: 19 OAK HAVEN
 NAME: SHASTA FIR III

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 TM 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
RG25-A06
 OPTION #1

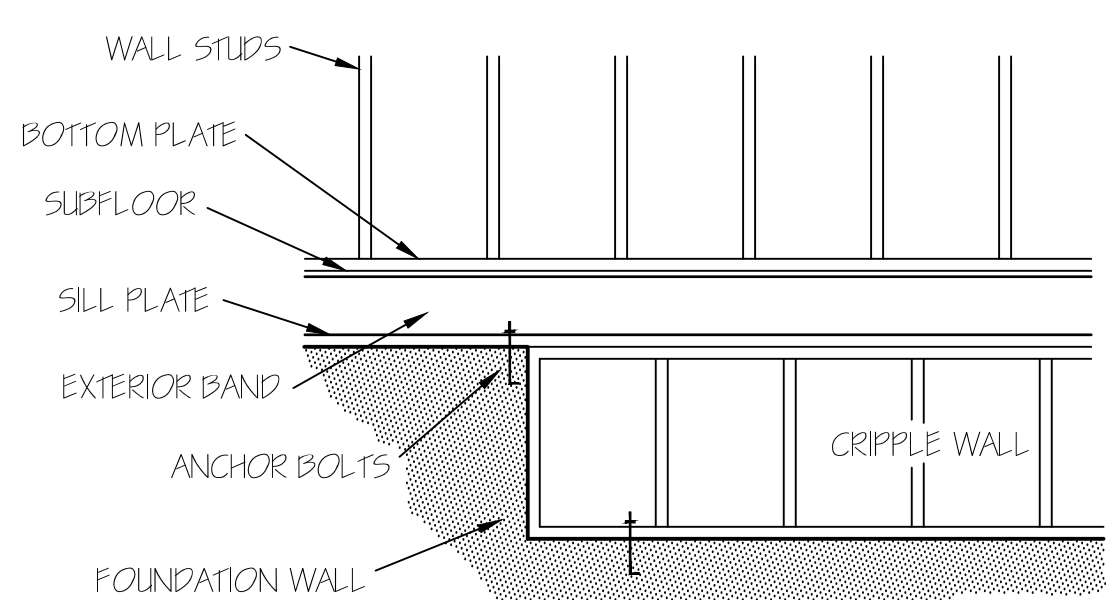
| | | | |
|----------|--------|---------|---|
| 1 | GARAGE | F | R |
| | DATE: | 5/26/17 | |



| EXTERIOR WALLS (2) 2X10 HEADERS | | |
|------------------------------------|-------------------|-------|
| CLEAR SPAN FOR HEADER | NUMBER OF STUDS | |
| | JACKS | KINGS |
| ALL DOOR & C.O. BELOW 4' | 1 | 1 |
| ALL DOOR & C.O. 4' TO 7'-11" | 2 | 2 |
| ALL DOOR & C.O. 8' AND ABOVE | SIZED BY ENGINEER | |

****UNLESS NOTED OTHER WISE****

EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDDING ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

NOTE:
CEILING ARE 9'-0"
UNLESS NOTED.
SET WINDOWS @ 7'-4"
UNLESS NOTED.

HERO PACKAGE

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

| HEATED AREA | |
|-------------|------------|
| 1ST FL | 2148 SQ FT |
| 2ND FL | 412 SQ FT |
| TOTAL | 2560 SQ FT |

| OTHER AREAS | |
|-------------|-----------|
| GARAGE | 808 SQ FT |
| P.PORCH | 213 SQ FT |
| R.PORCH | 219 SQ FT |
| STORAGE | 279 SQ FT |

ENERGY TABLE
U-FACTOR OF WINDOWS 3.0
CLIMATE ZONE 3
INSULATION: WALLS 15
CEILING 38
FLOORS 19

NOTE:
DROP GARAGE WALLS 1'-0"
BELOW HOUSE WALLS

GARAGE PANEL WALL

GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

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LOT: 19 OAK HAVEN

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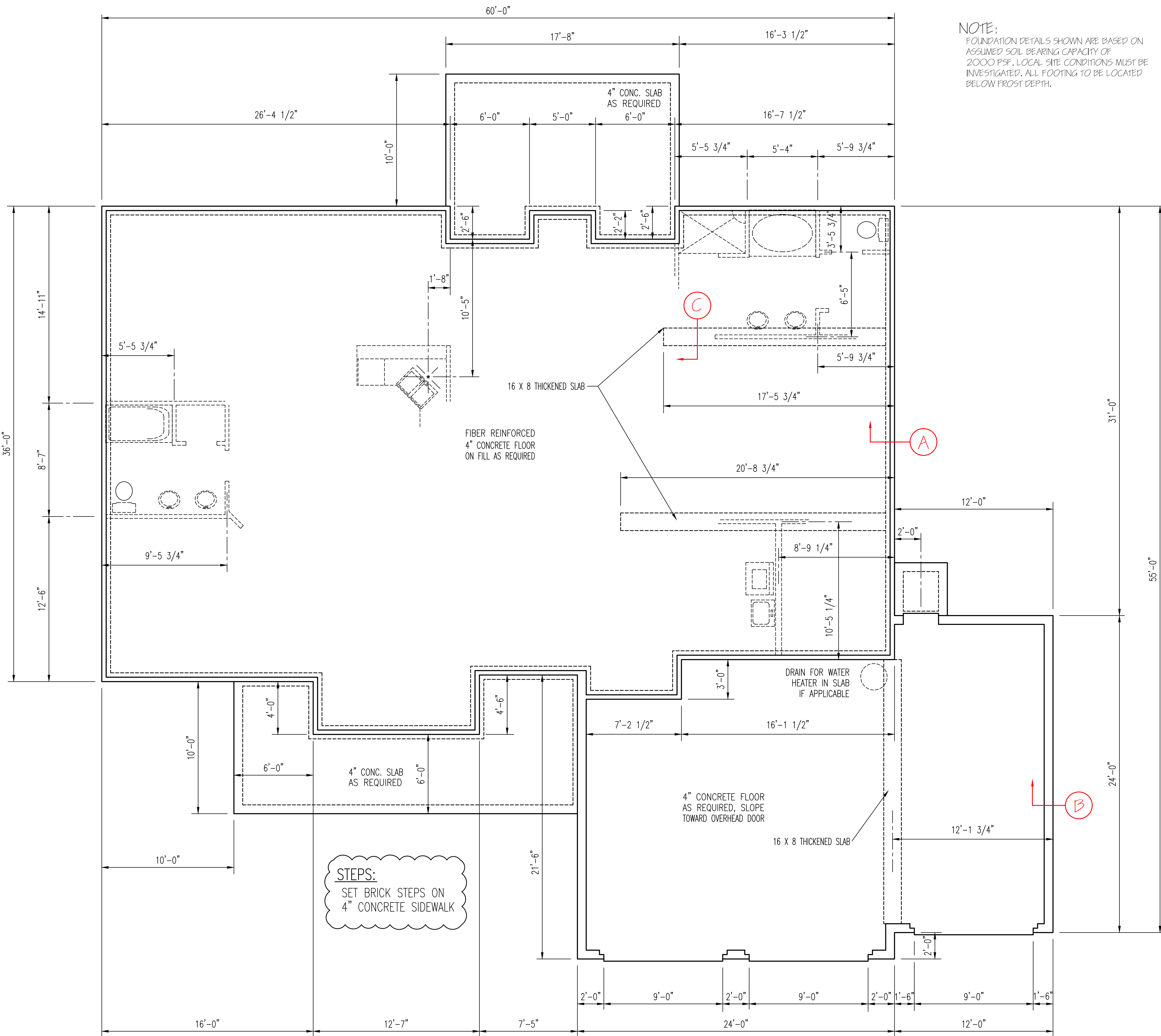
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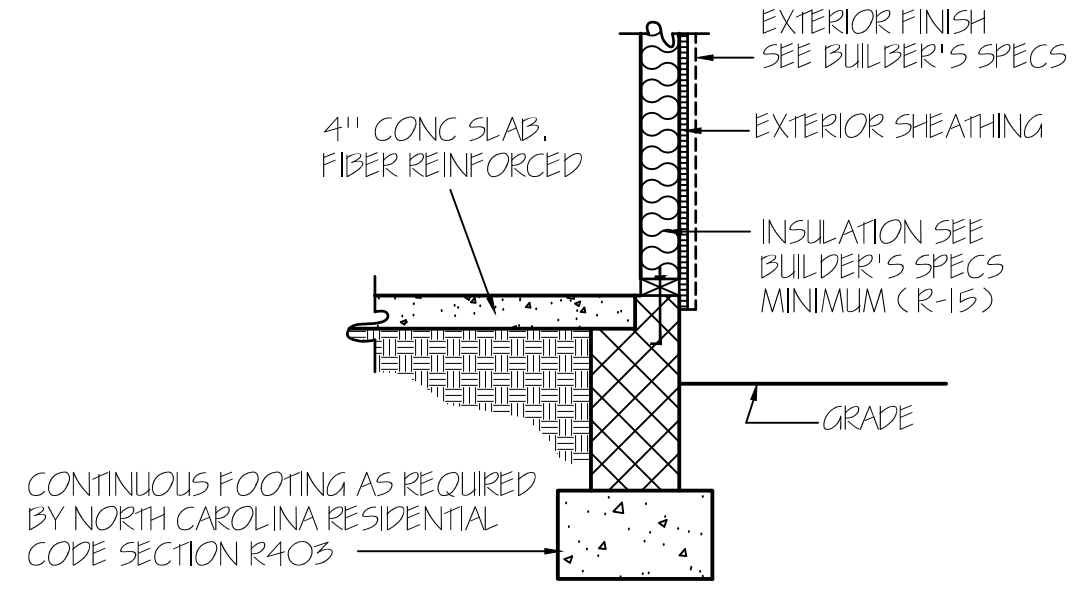
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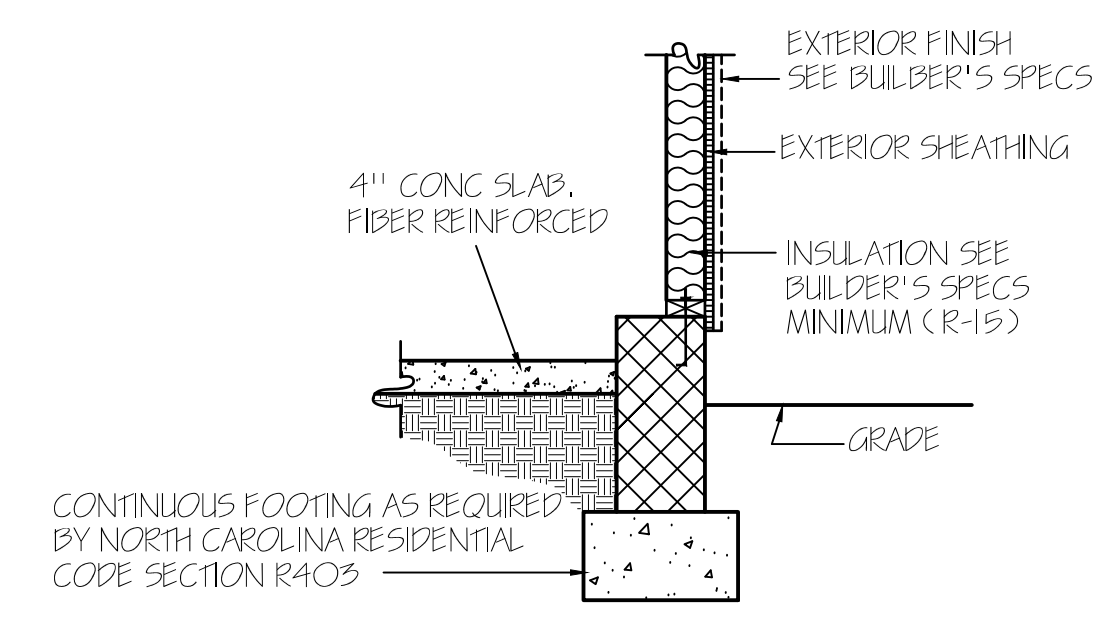
| | | | |
|---|--------|--------|---|
| 2 | GARAGE | F | R |
| | DATE: | 7/1/20 | |



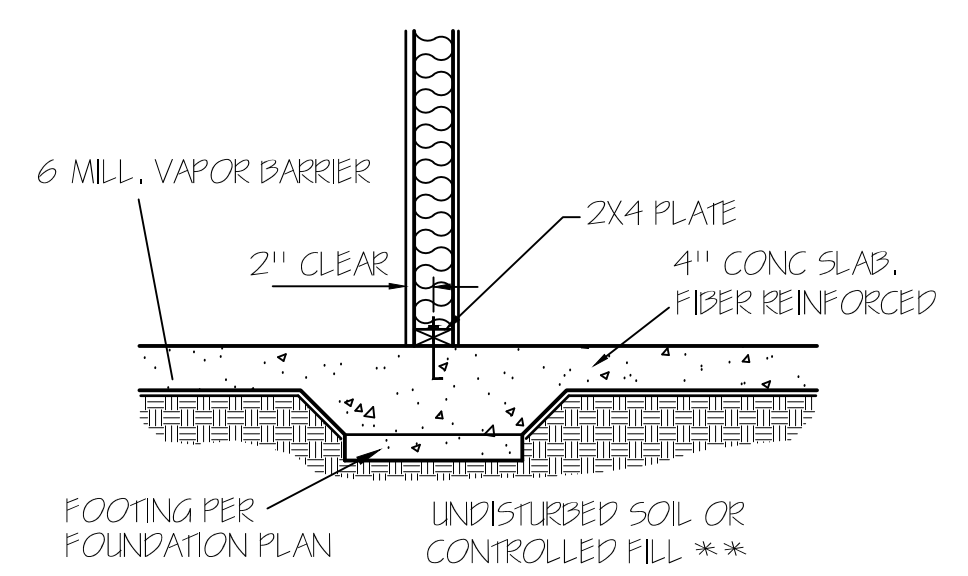
NOTE:
FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED, ALL FOOTING TO BE LOCATED BELOW FROST DEPTH.



CONCRETE SLAB FLOOR — (A)



GARAGE WALL — (B)



LOAD BEARING WALL THICKENED SLAB — (C)

ALL FOUNDATION WALLS HAVE A 16" X 8" FOOTING UNLESS NOTED OTHERWISE.

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

WALL ANCHOR OPTIONS
USE ANCHOR BOLTS
ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.
AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS PER EACH STUD WALL

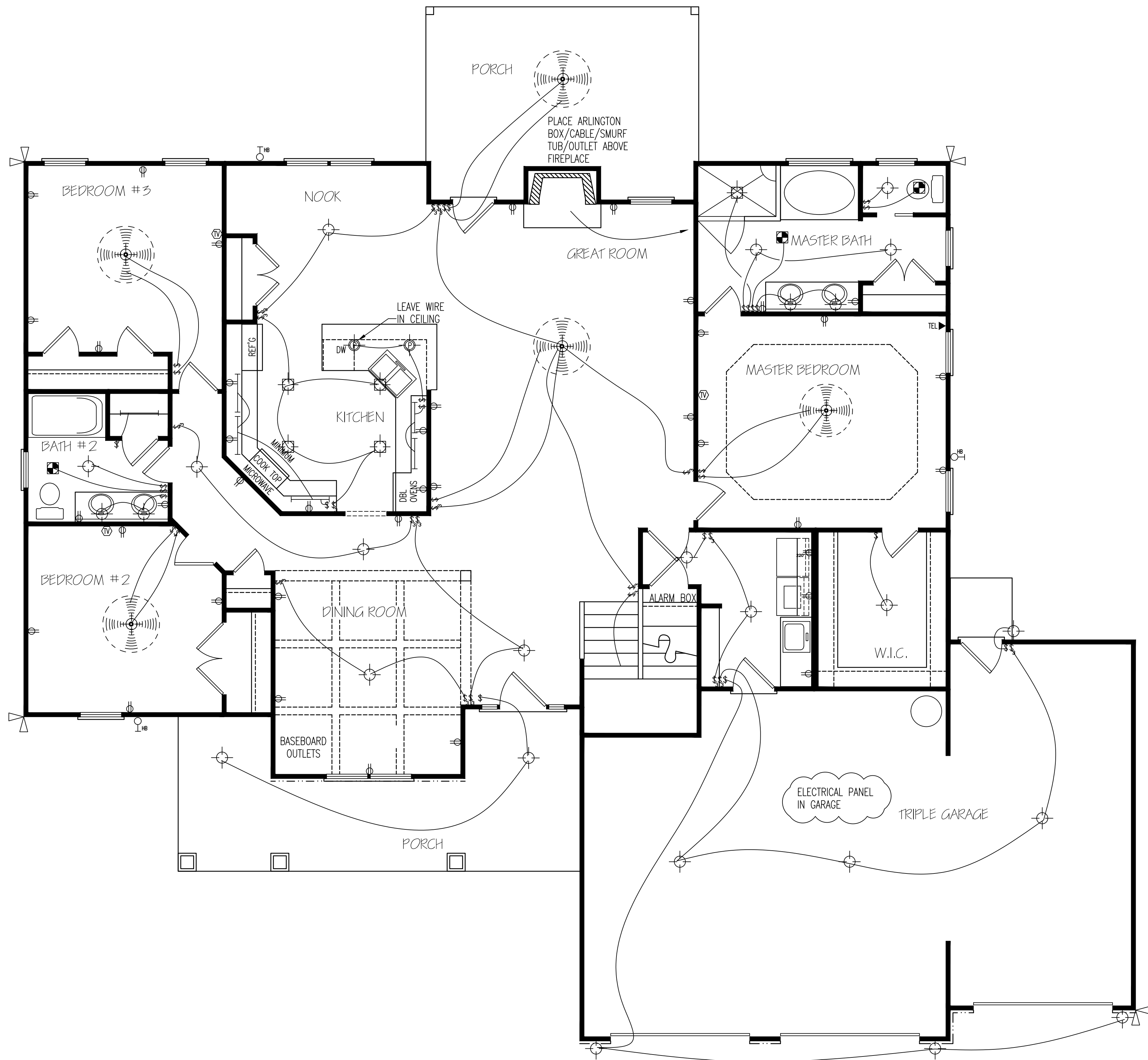
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WATERMARK HOMES
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|--------------|--------|-----|
| PLAN NUMBER | | |
| RG25-A06 | | |
| OPTION #1 | | |
| 3 | GARAGE | F R |
| DATE: 7/1/20 | | |



FIRST FLOOR
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

HERO PACKAGE

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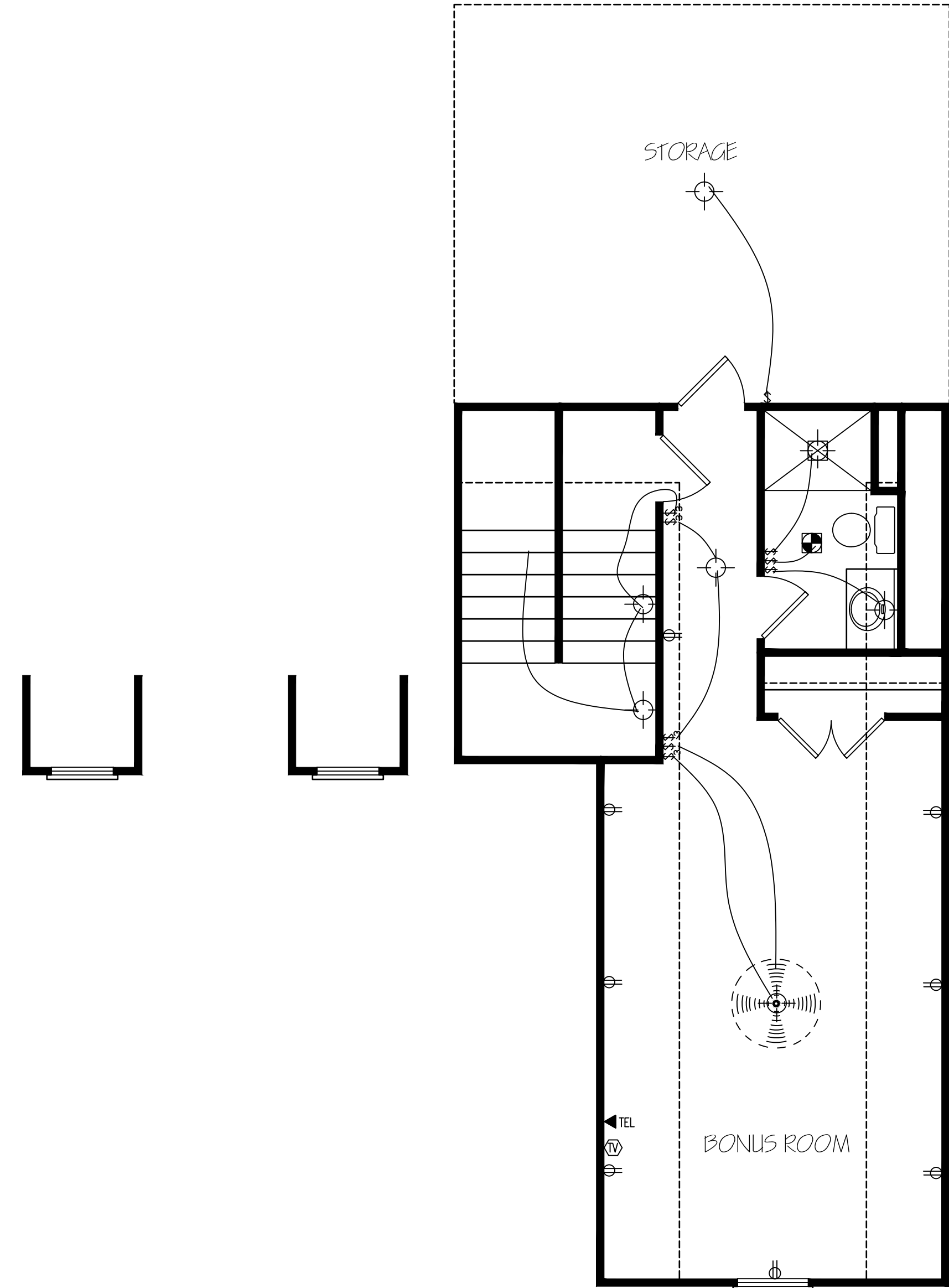
PLAN NUMBER
RG25-A06

OPTION #1

| | | | |
|-----|--------|--------|---|
| E-1 | GARAGE | F | R |
| | DATE: | 7/1/20 | |

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SECOND FLOOR
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT
TOP AND SWITCHED BOTTOM

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RG25-A06

OPTION #1

| | | | |
|-----|--------|--------|---|
| E-2 | GARAGE | F | R |
| | DATE: | 7/1/20 | |