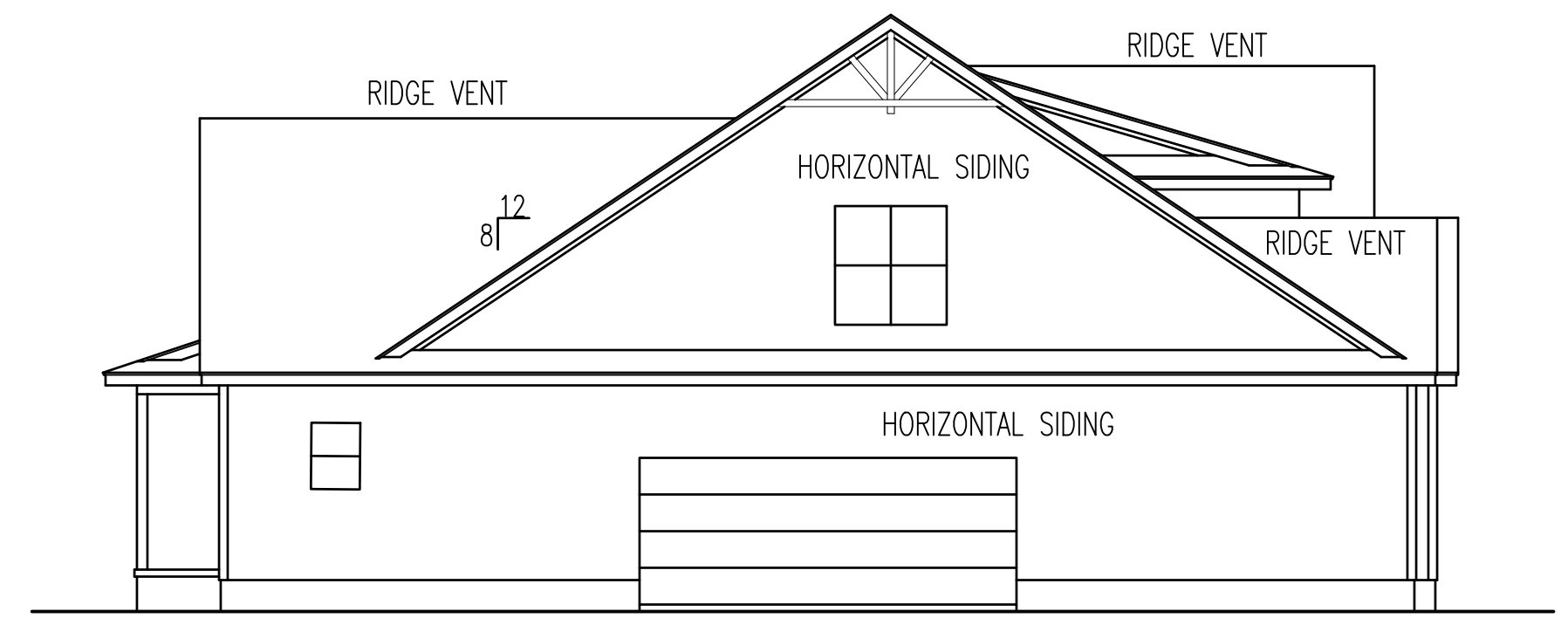
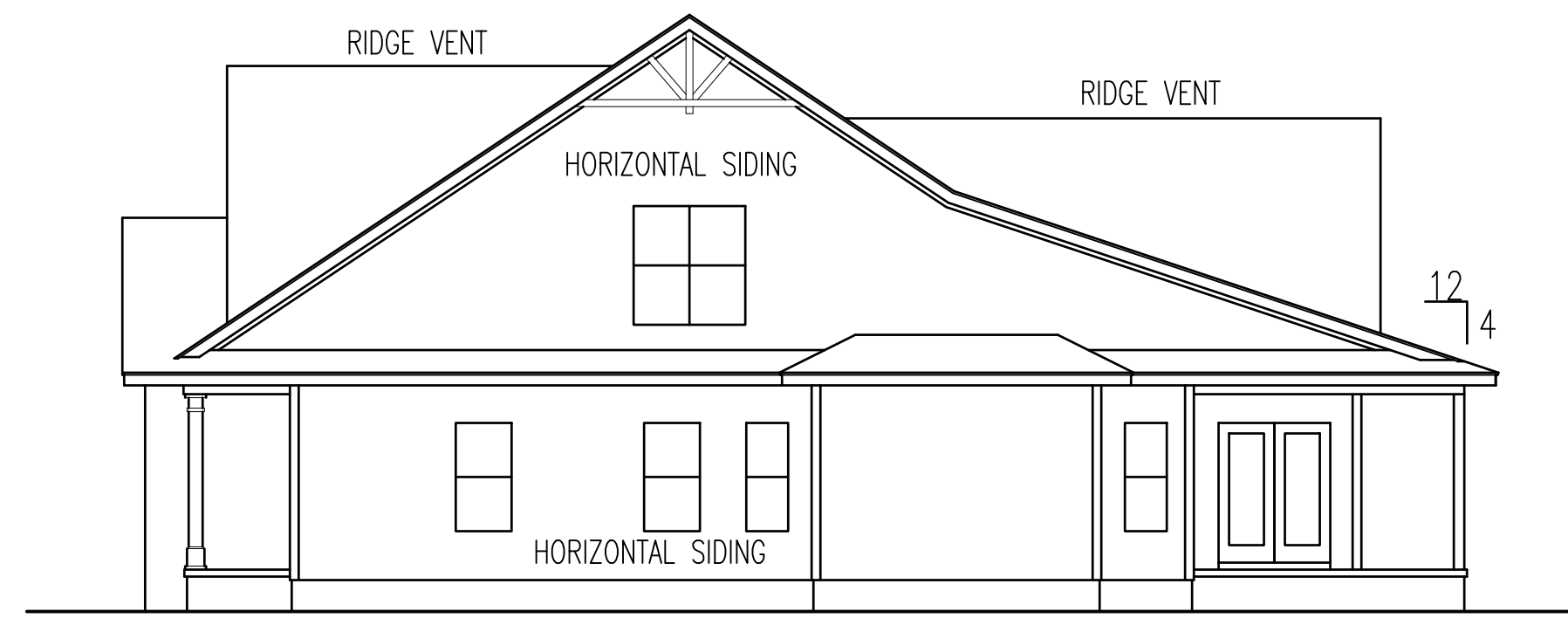




FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

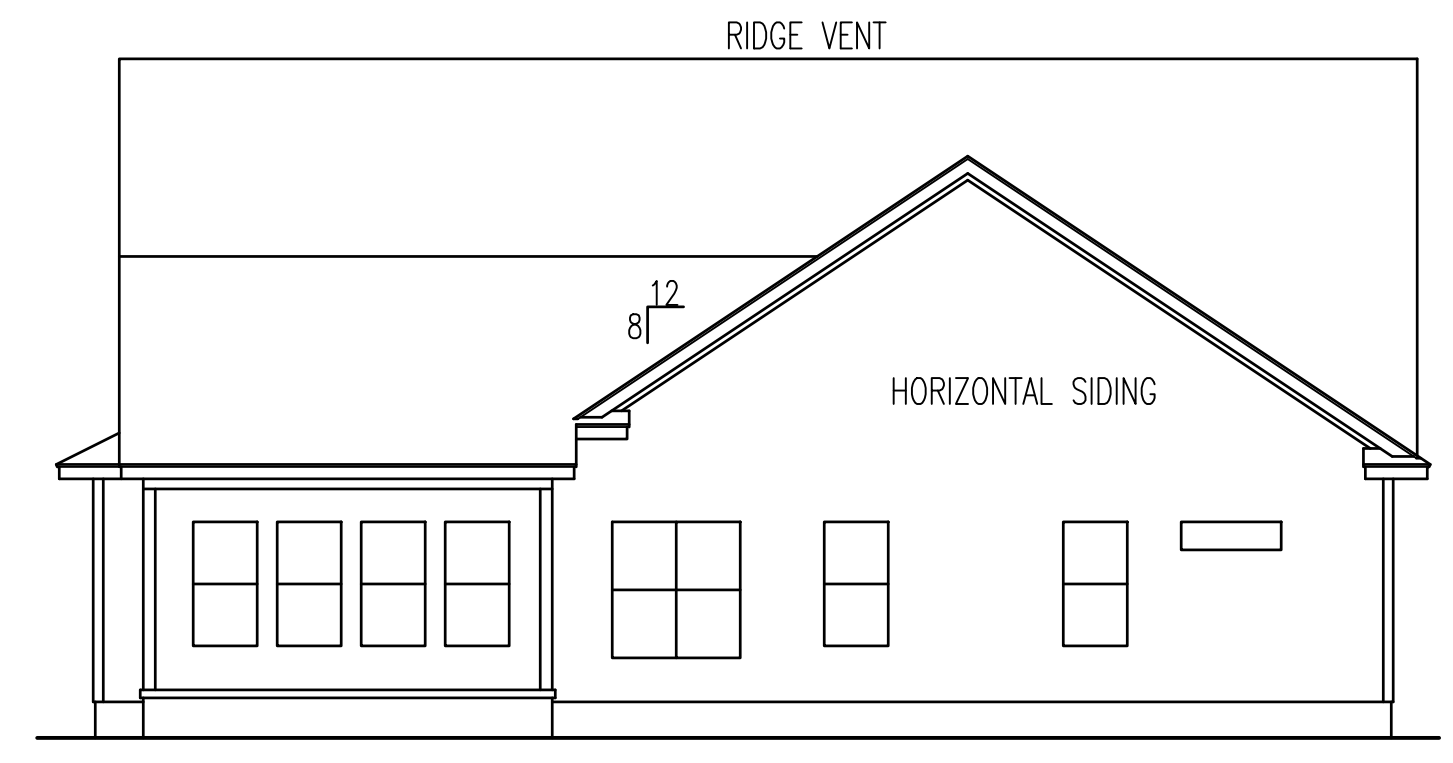
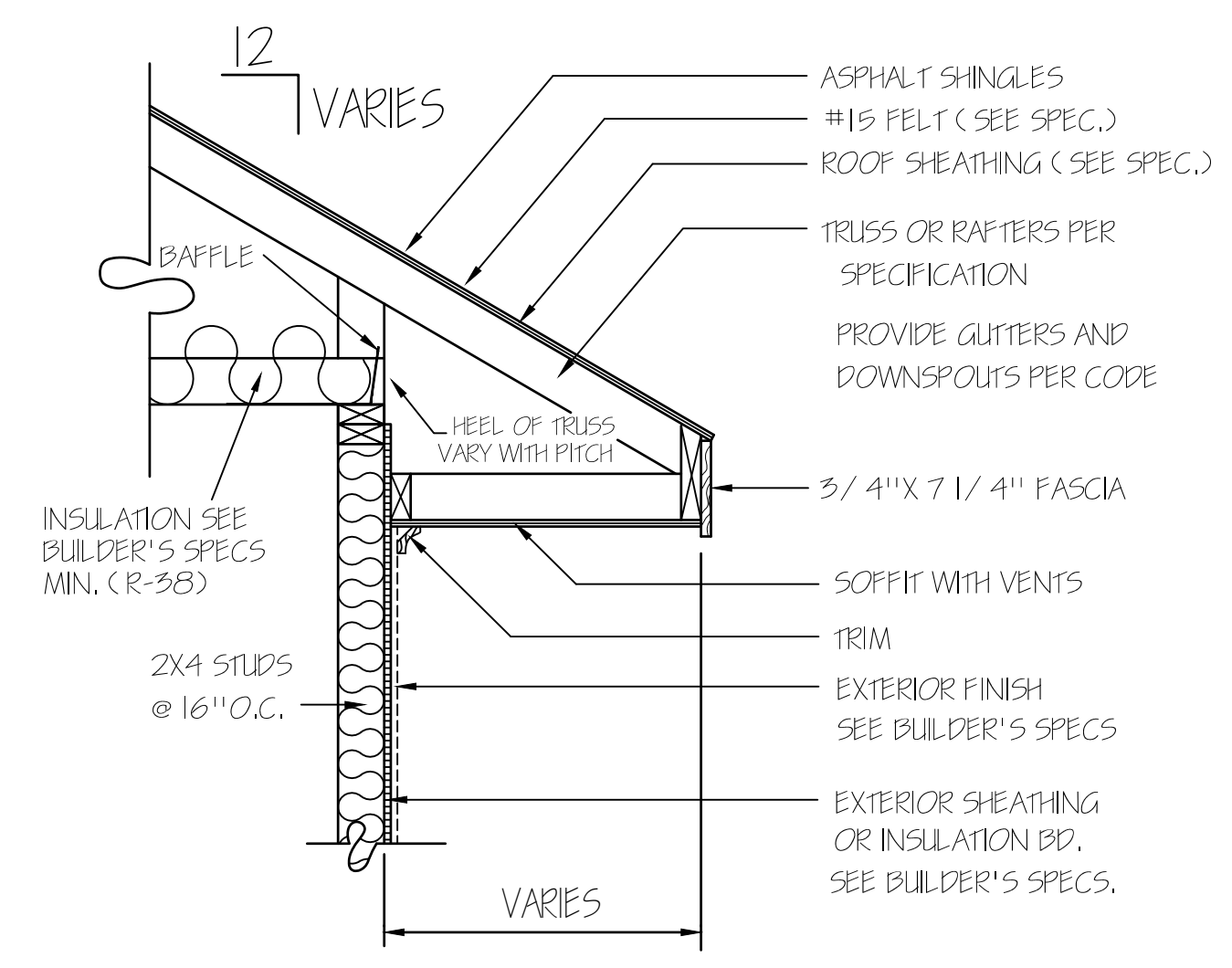


LEFT ELEVATION

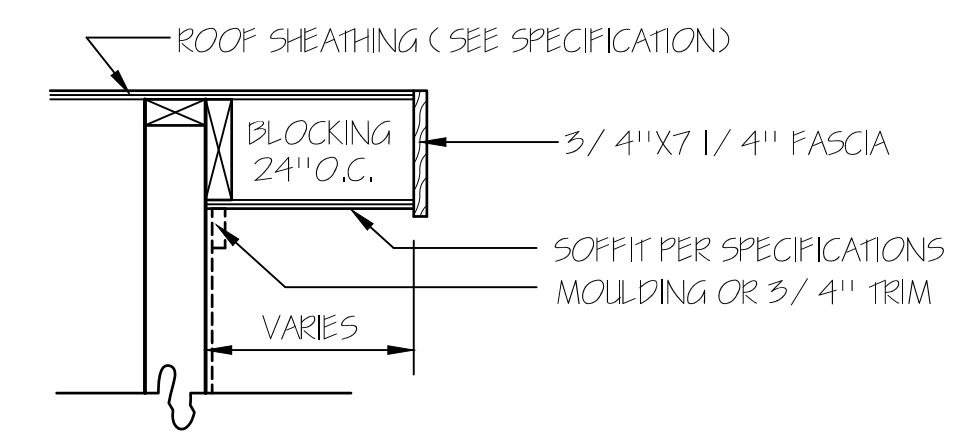


RIGHT ELEVATION

HERO PACKAGE



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



RAKE DETAIL FOR GABLE ENDS

EXCLUSIVE RESIDENCE DESIGN FOR:

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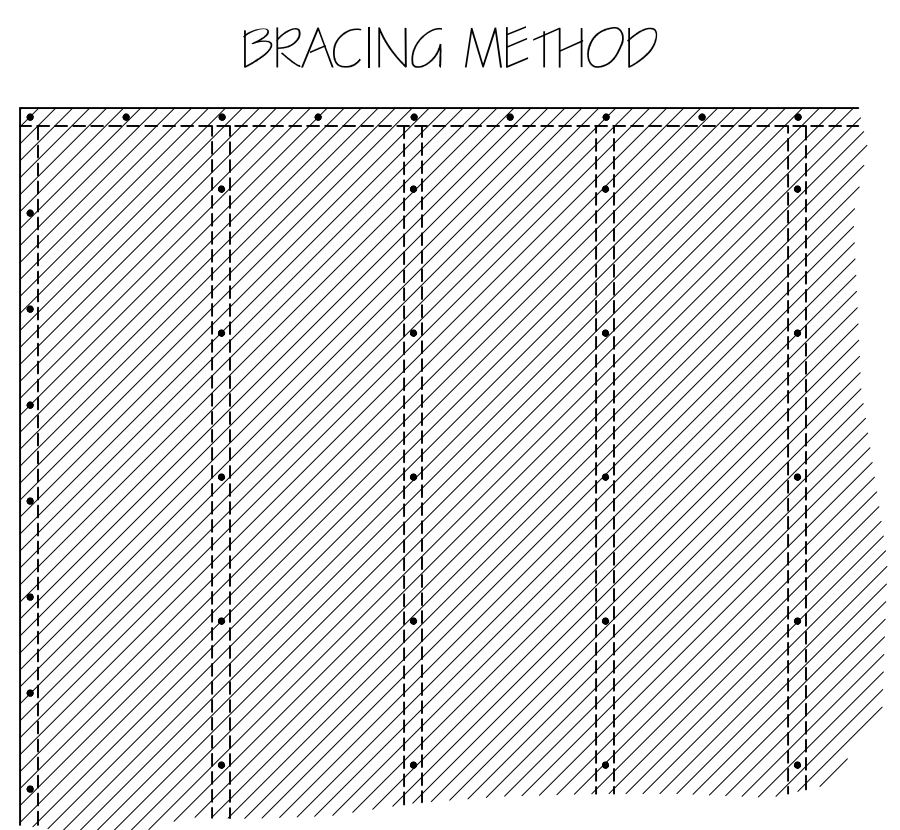
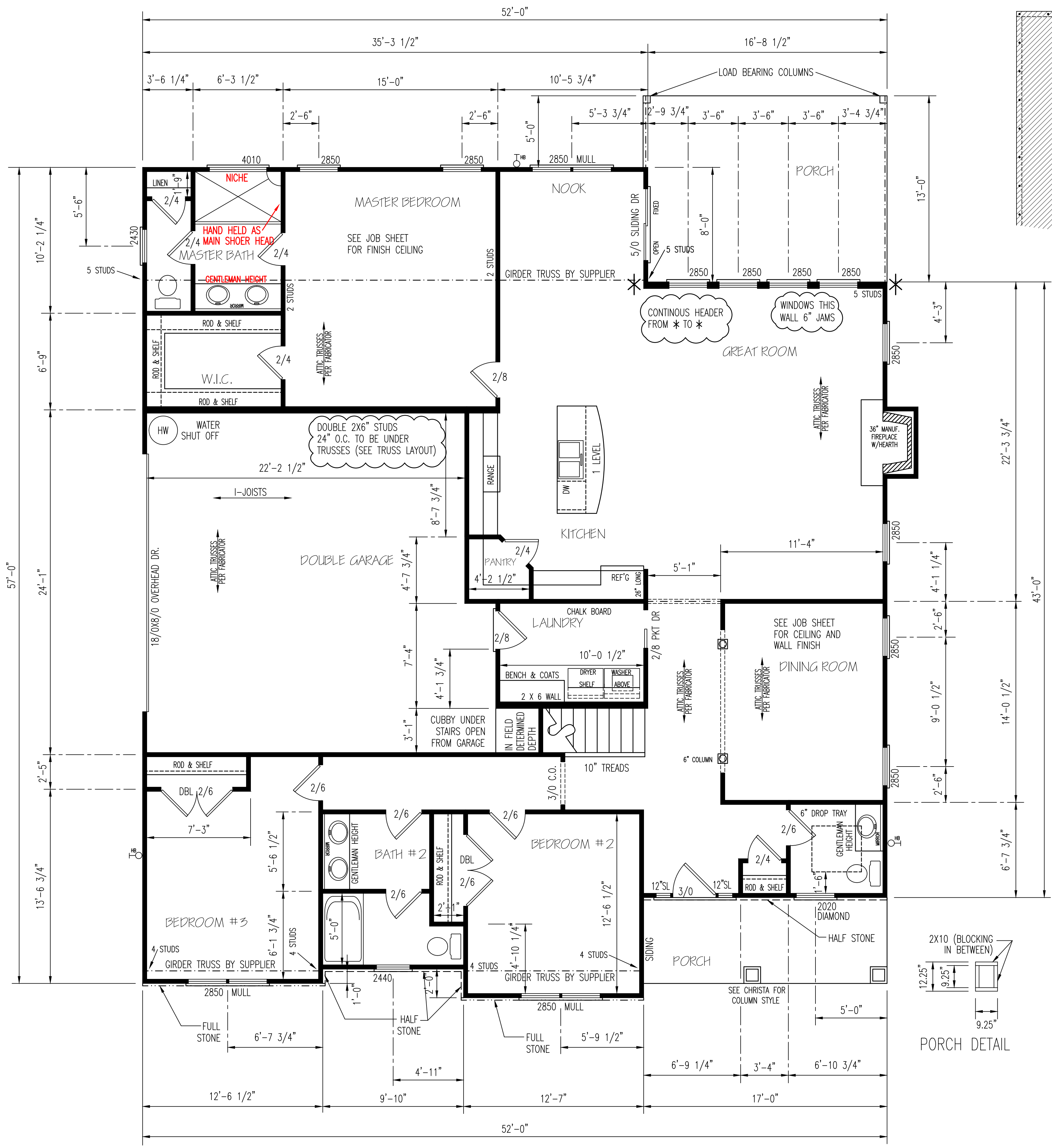
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

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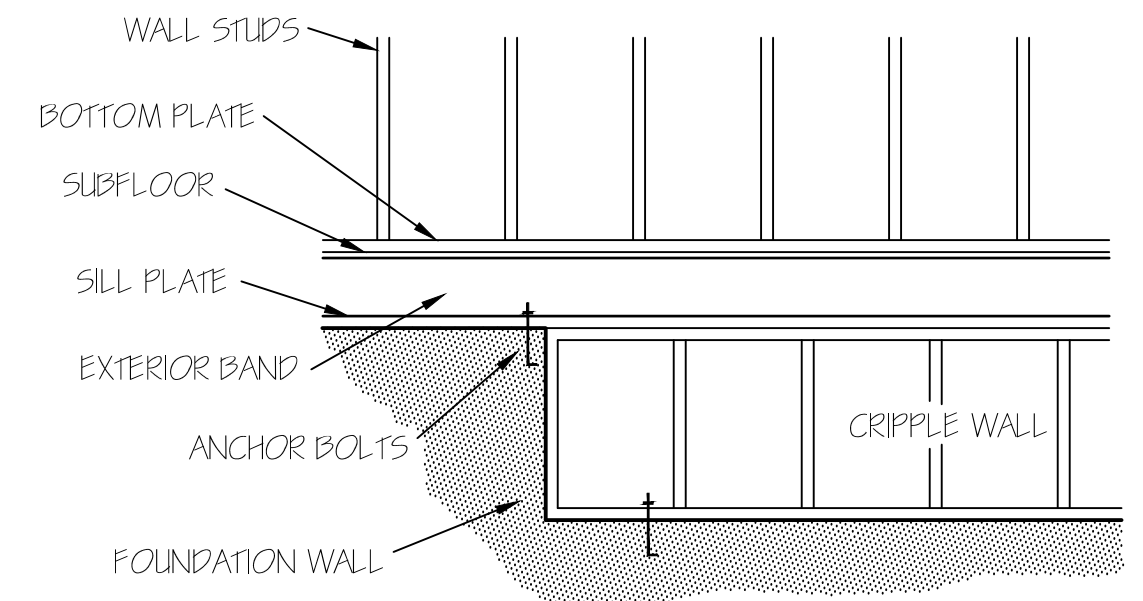
PLAN NUMBER
BG25-A05

OPTION #1

2 GARAGE | L | S
DATE: 7/30/20



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.



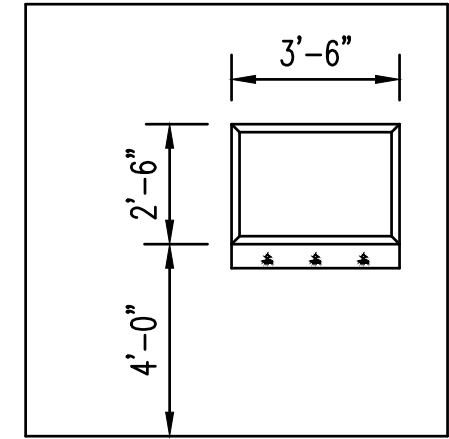
FOUNDATION CREEPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDS ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CREEPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH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

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

ENERGY TABLE
UFACTOR OF WINDOWS .30
CLIMATE ZONE 3
INSULATION: WALLS 15
CEILING 38
FLOORS 19

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.



CHALK BOARD DETAIL
SEE CHRISTA

HERO PACKAGE

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

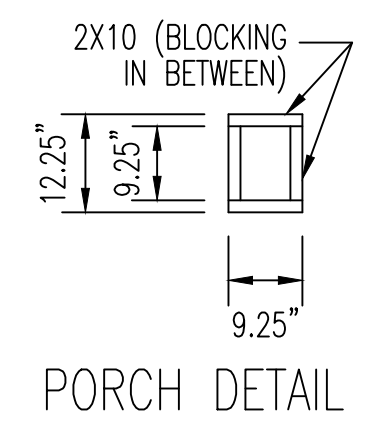
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HEATED AREA

1ST FL	2186	SQ FT
2ND FL	565	SQ FT
TOTAL	2751	SQ FT

OTHER AREAS

GARAGE	556	SQ FT
F.PORCH	85	SQ FT
R.PORCH	219	SQ FT
UNFINISHED BONUS RM.	307	SQ FT



PORCH DETAIL

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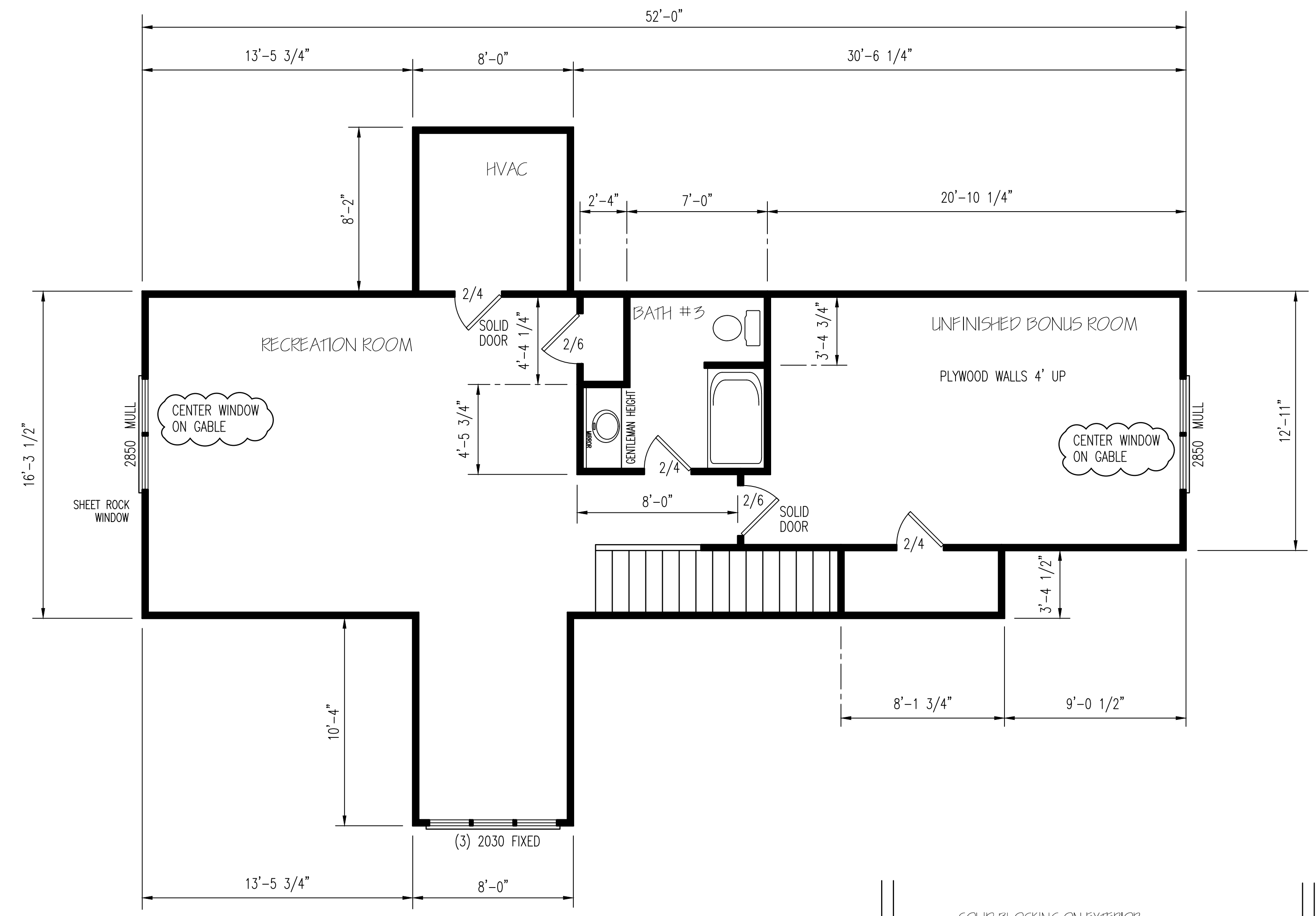
PLAN NUMBER
BG25-A05

OPTION #1

2	GARAGE	L	S
	DATE:	7/30/20	

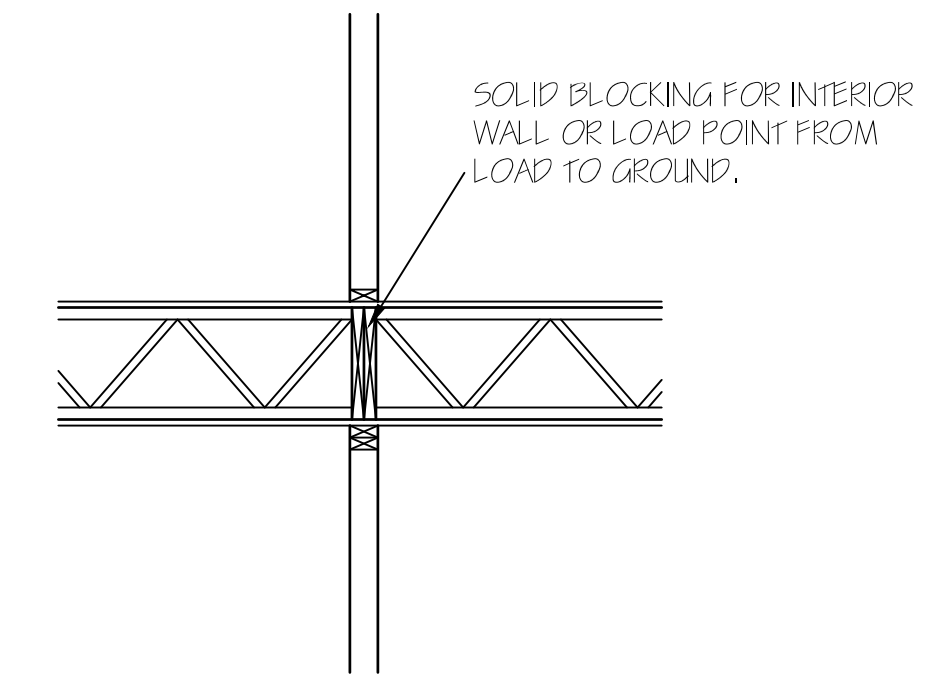
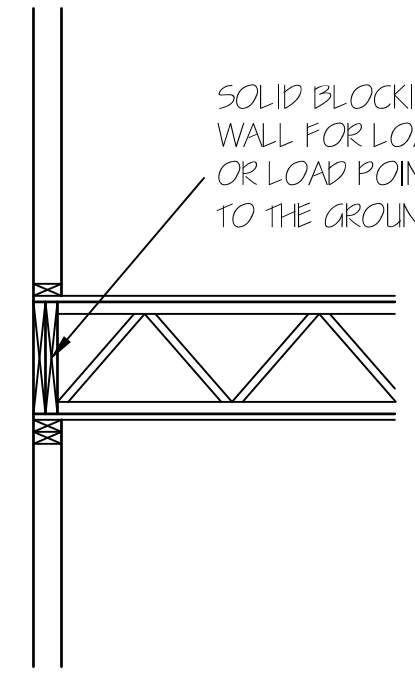
EXERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	

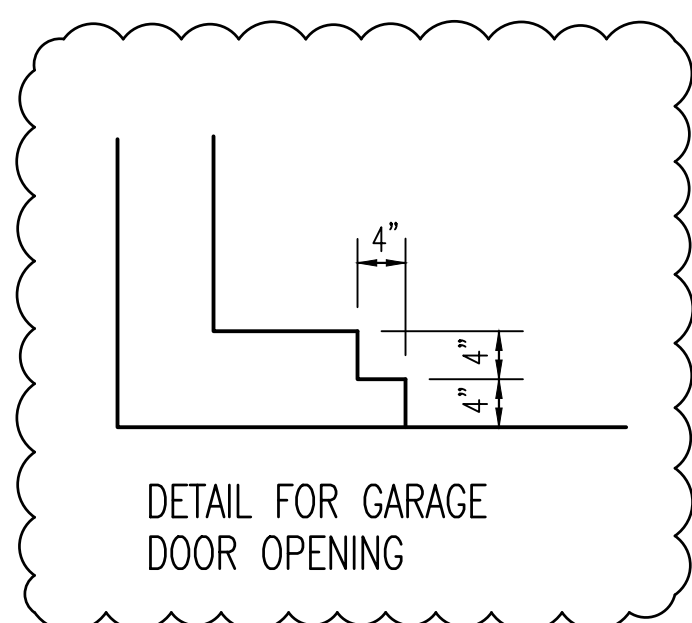
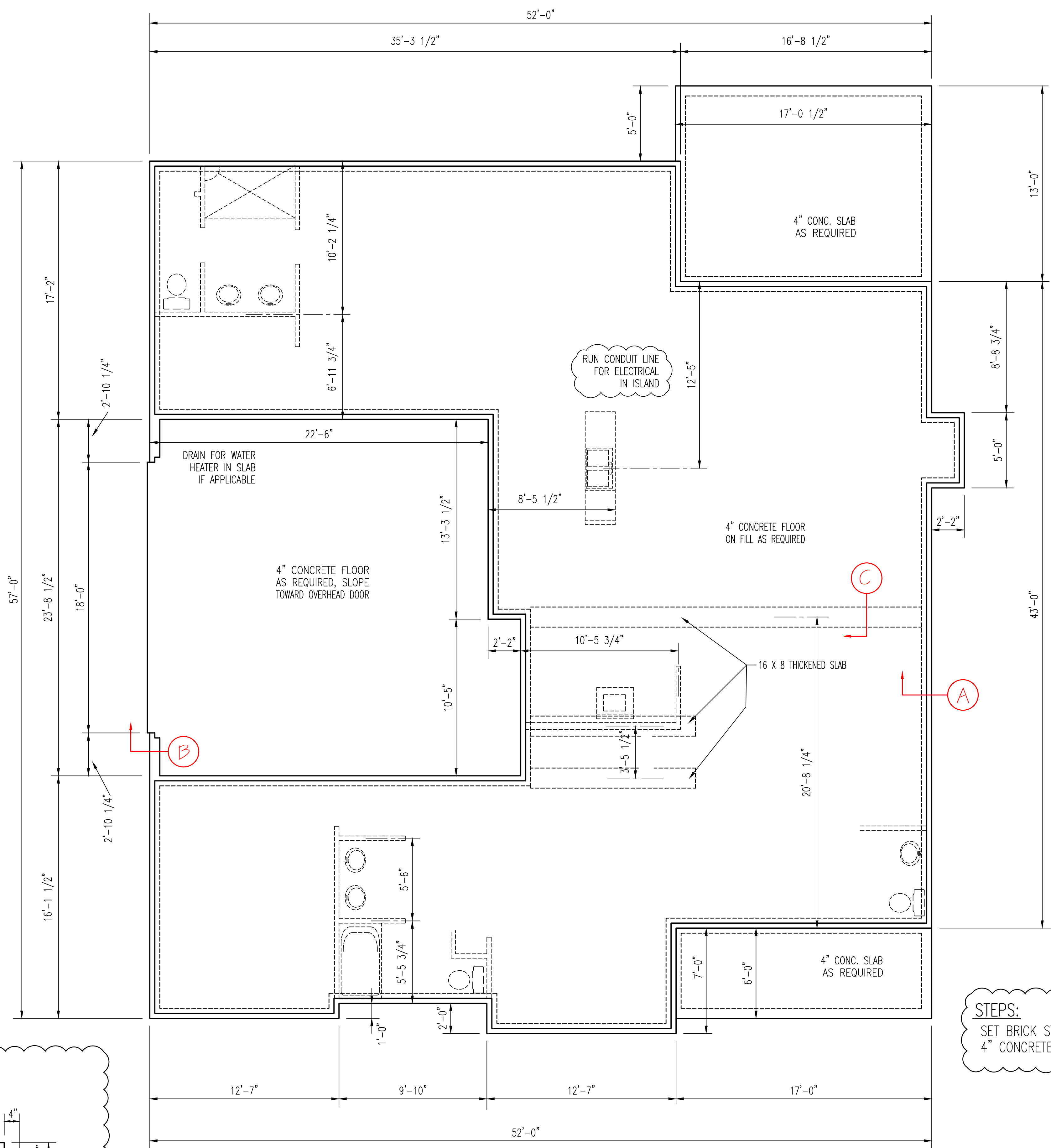
UNLESS NOTED OTHER WISE



HERO PACKAGE

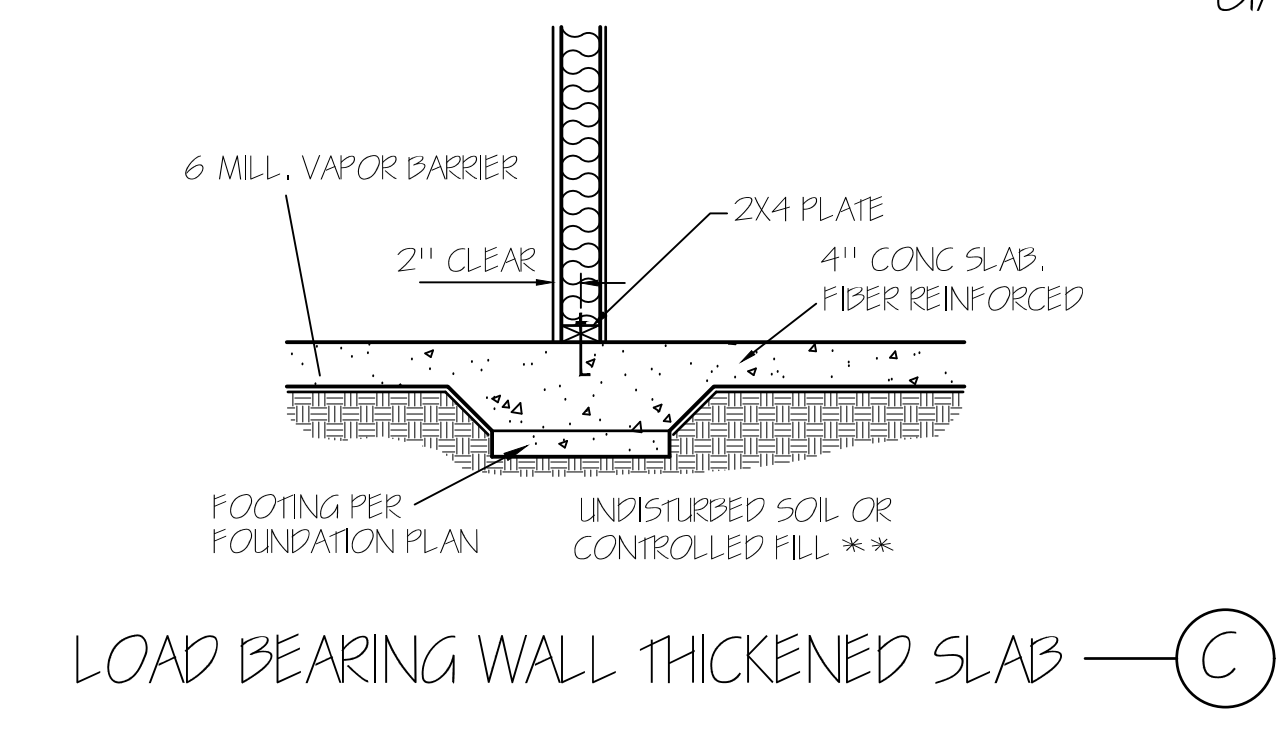
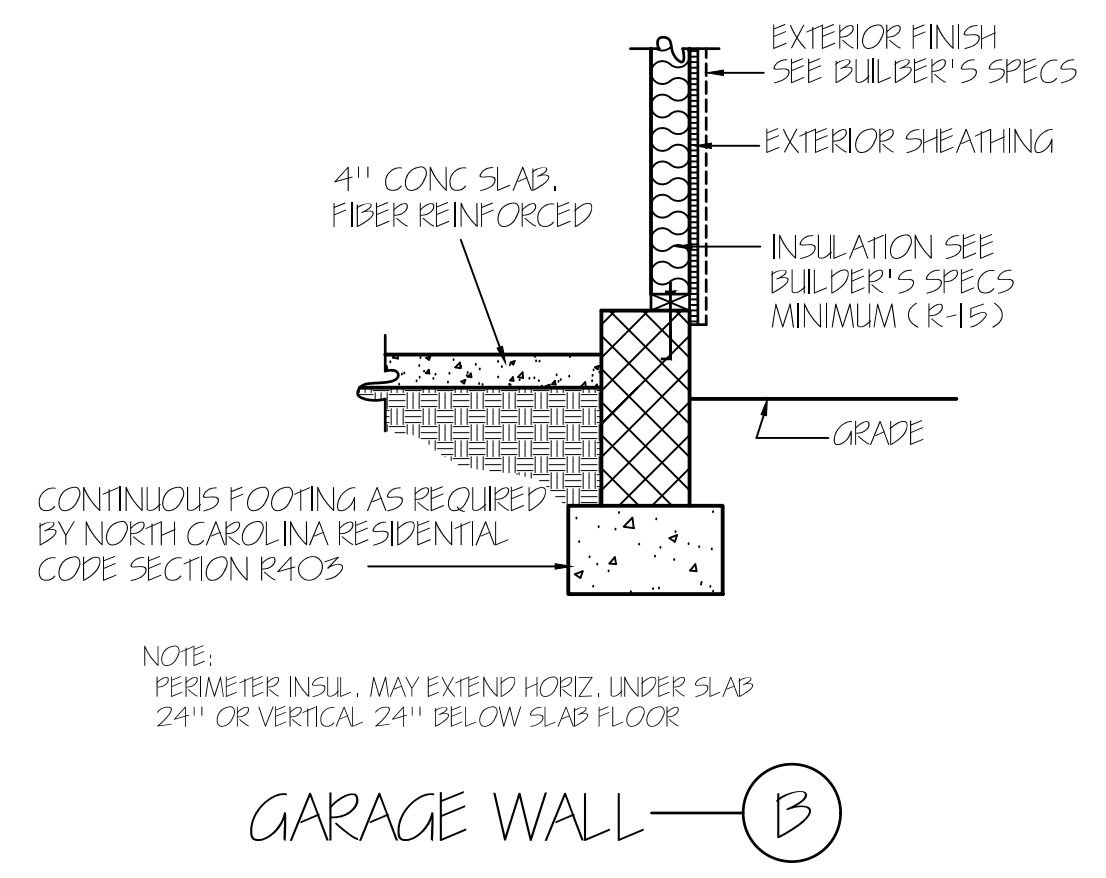
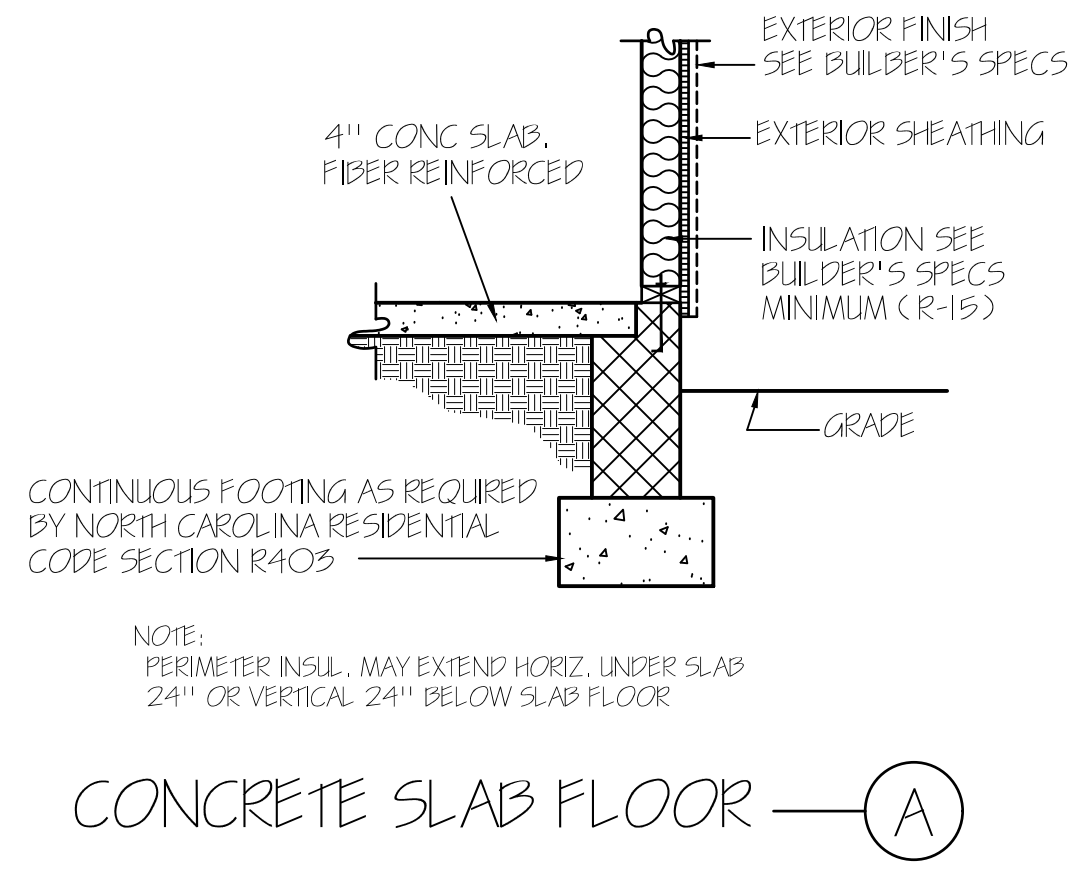
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





STEPS:
SET BRICK STEPS ON 4" CONCRETE SIDEWALK

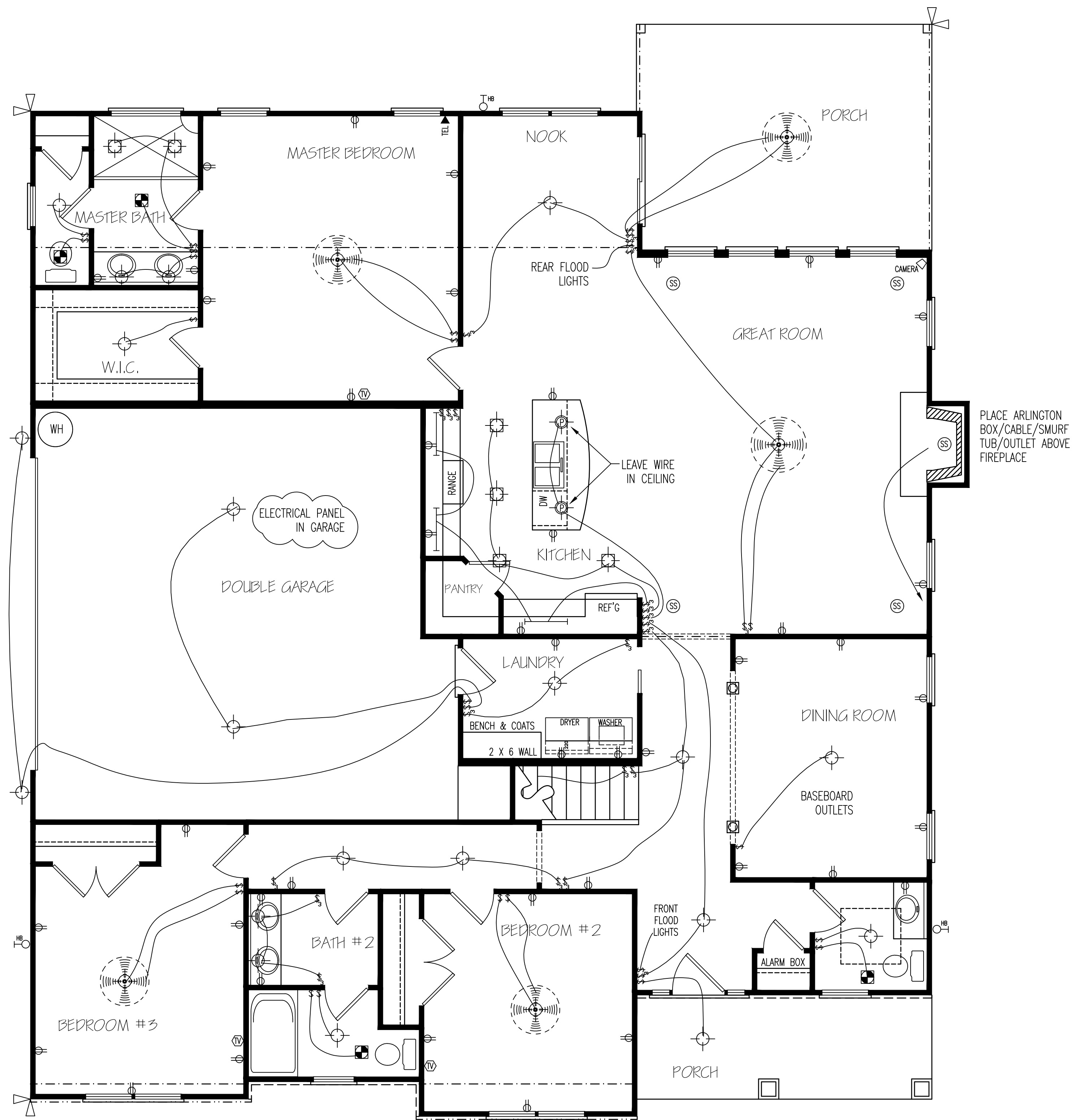
ALL FOUNDATION WALLS HAVE A 16" X 8" FOOTING UNLESS NOTED OTHERWISE.



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.

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.

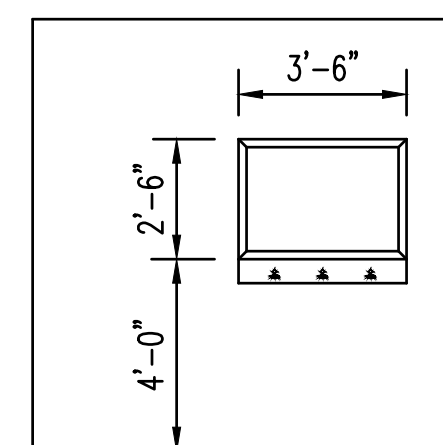
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

HERO PACKAGE



CHALK BOARD DETAIL
SEE CHRISTA

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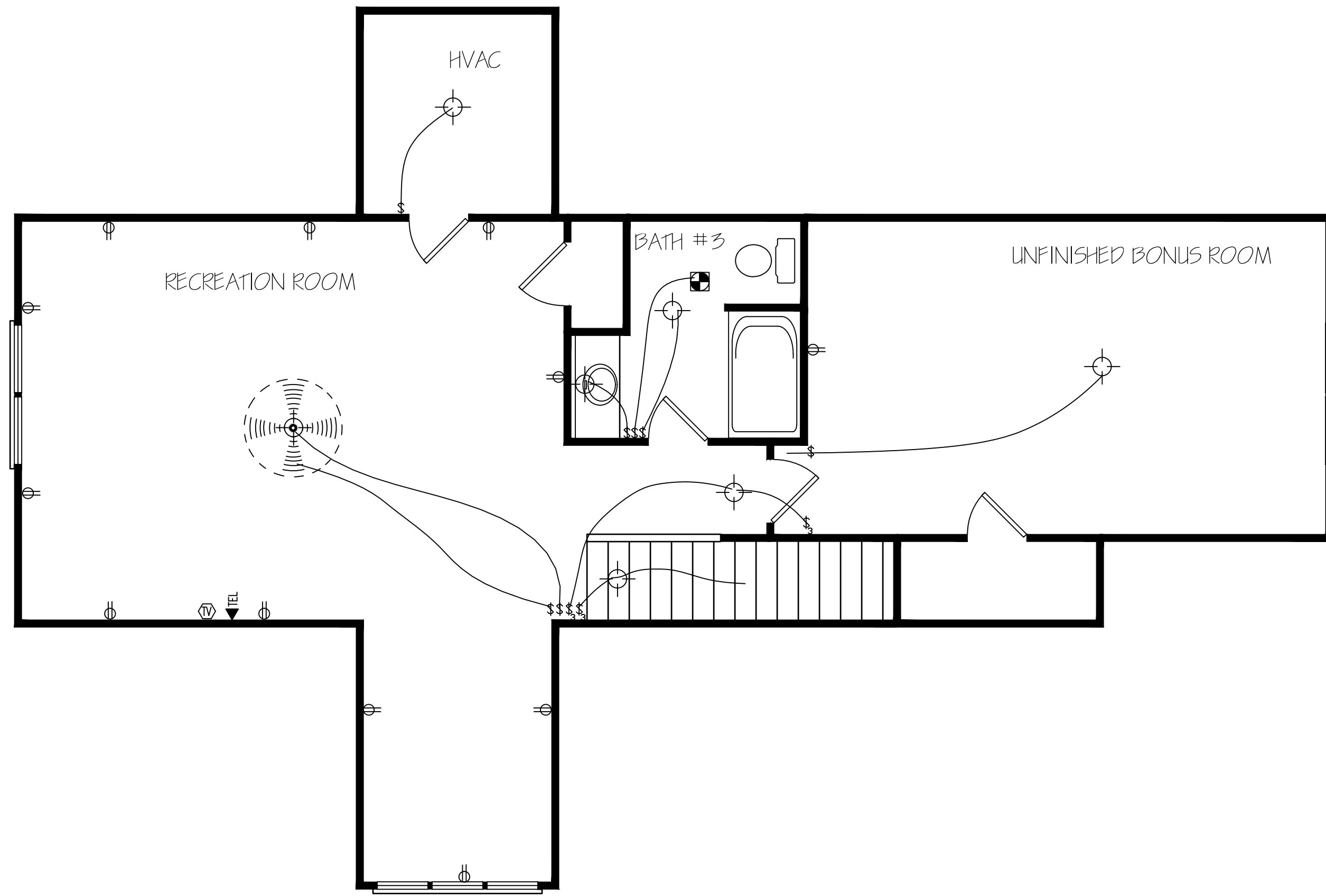
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BG25-A05

OPTION #1

E-1	GARAGE	L	S
	DATE:	7/30/20	



HERO PACKAGE

SECOND FLOOR
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT
TOP AND SWITCHED BOTTOM

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: SUGARBERRY

LOT: 20 OAK HAVEN

TM DESIGNS

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

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PLAN NUMBER
BG25-A05

OPTION #1

E-2	GARAGE	L	S
	DATE:	7/30/20	