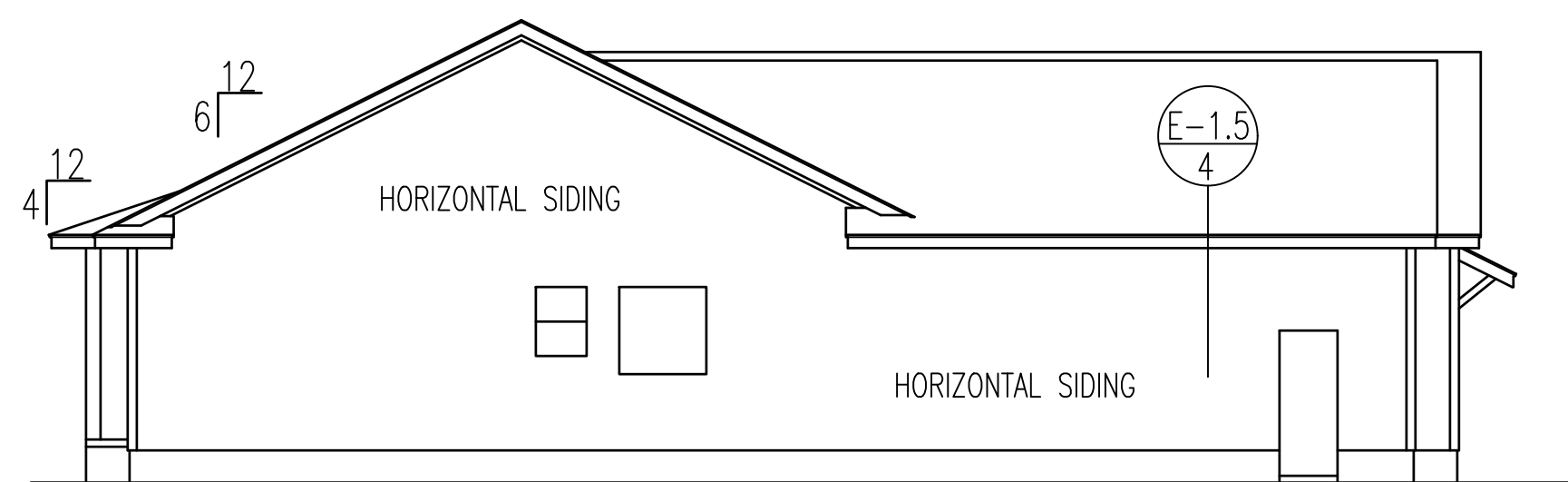
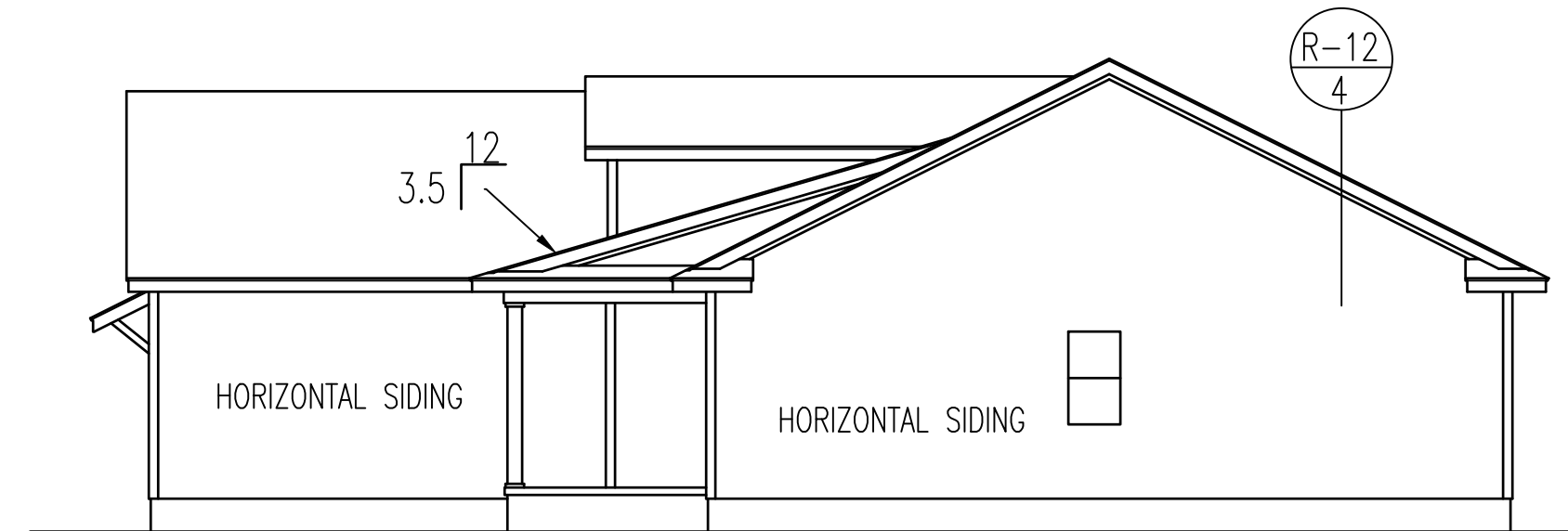


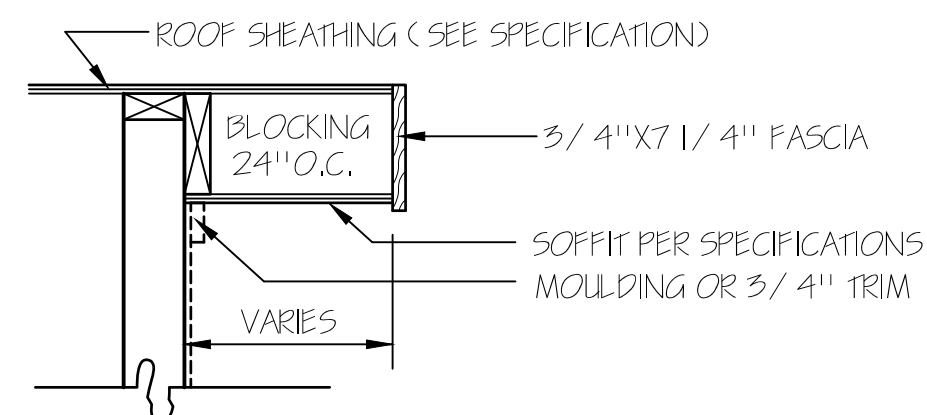
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



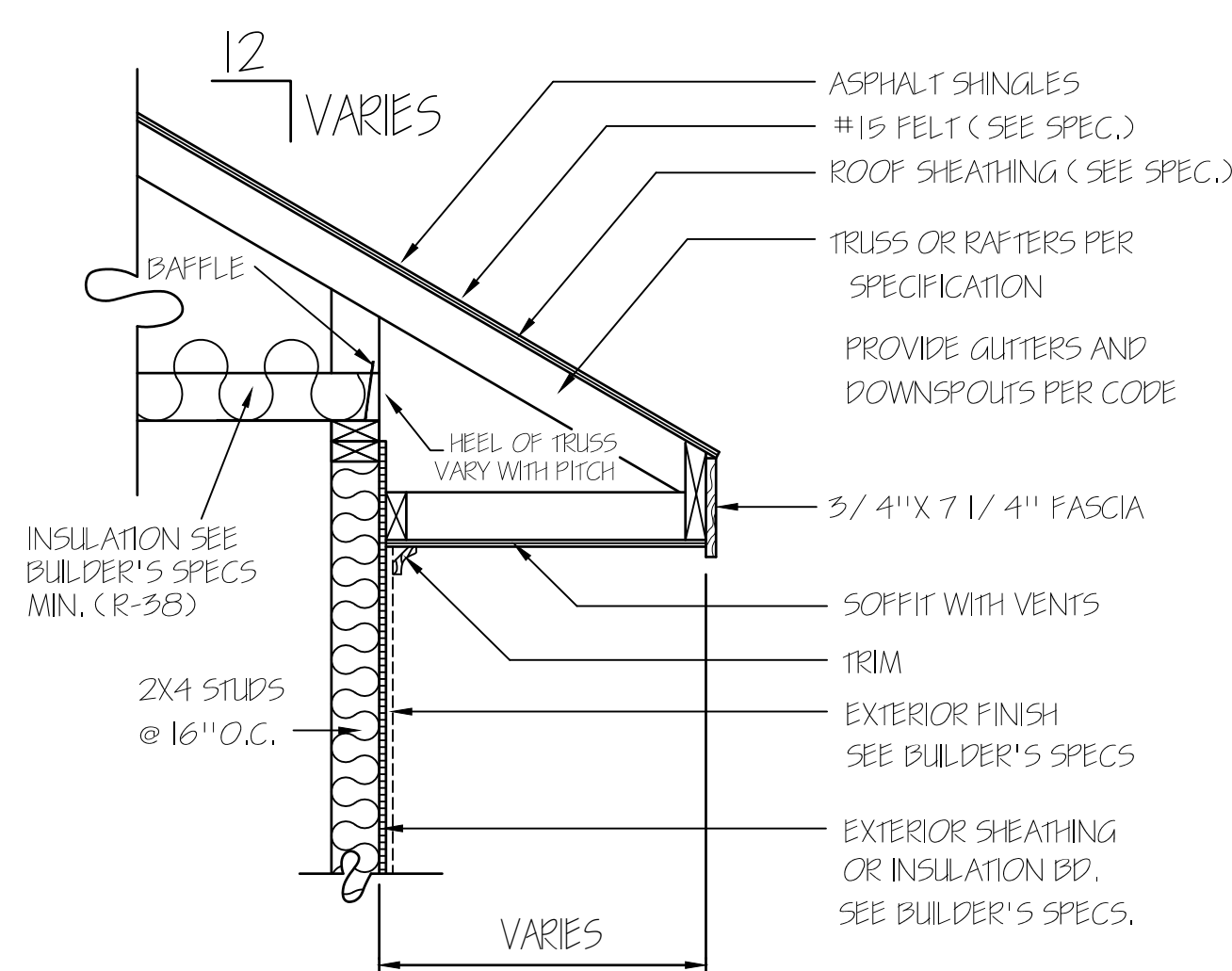
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR GABLE ENDS



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

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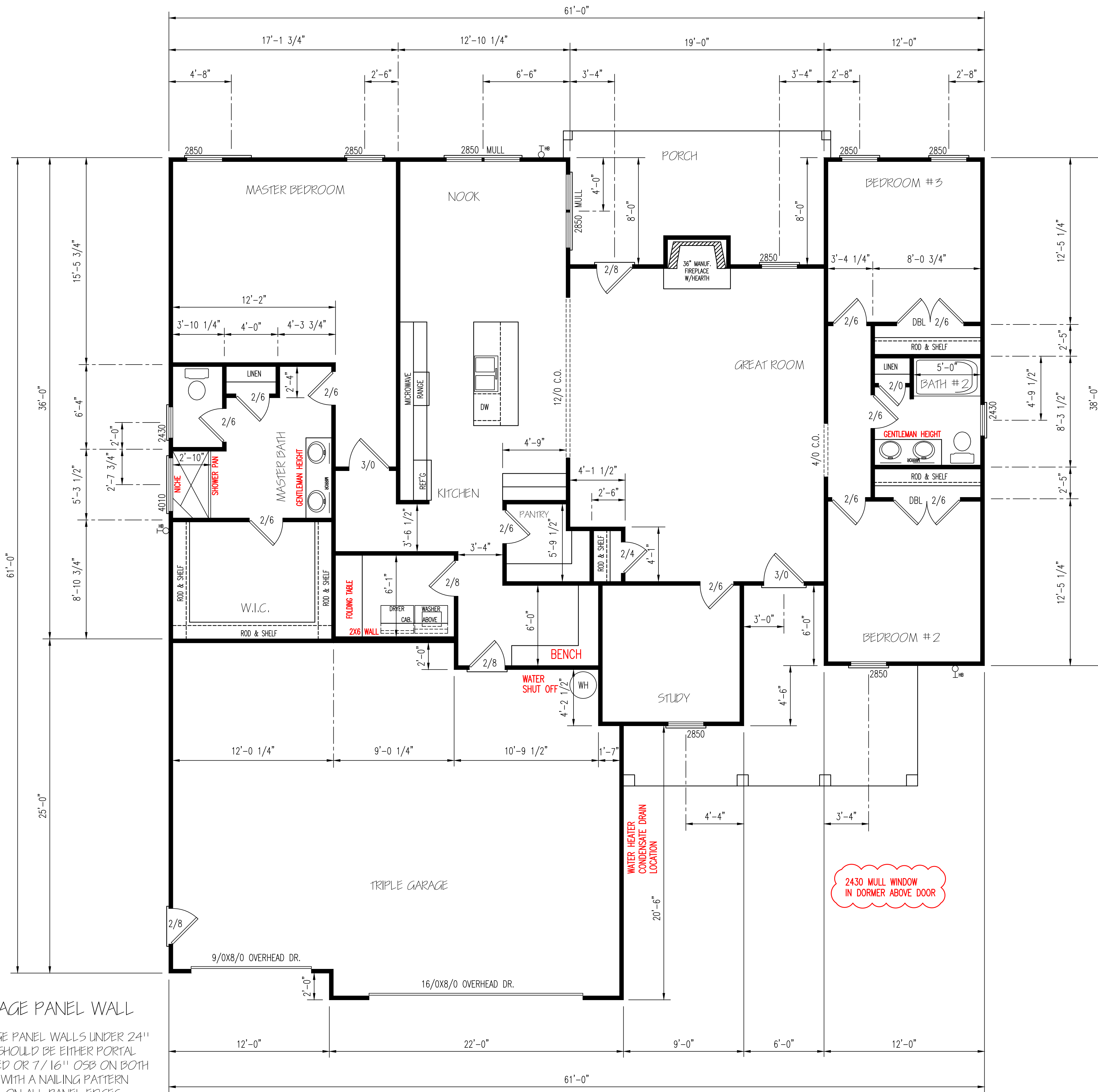
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

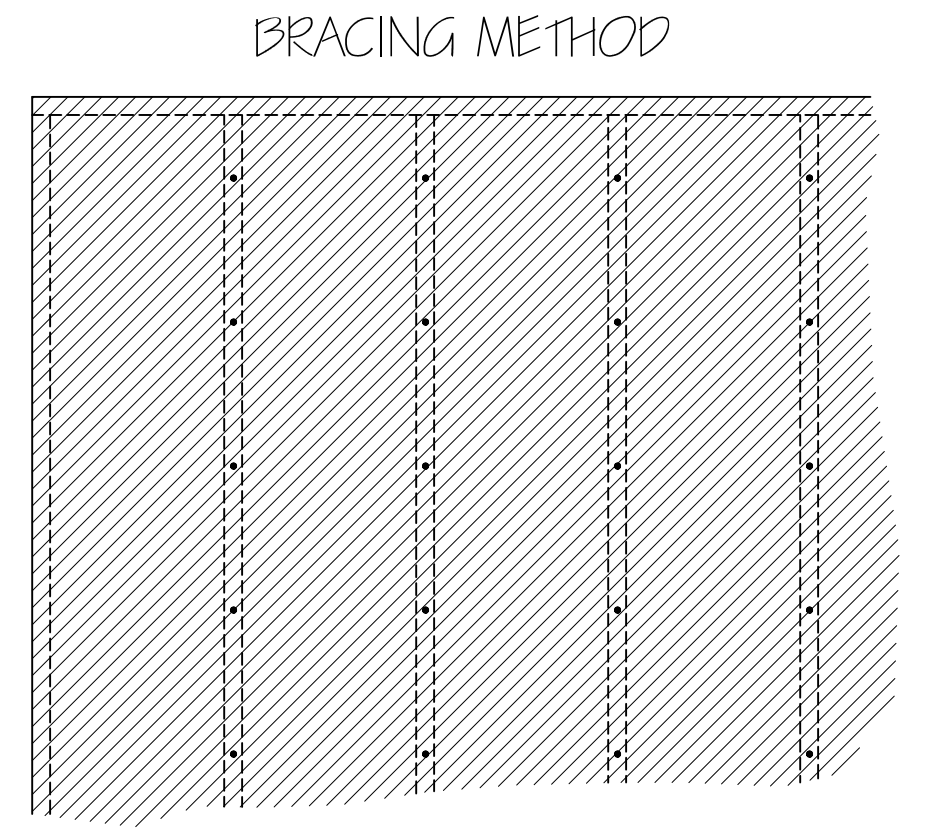
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
RG21-A02F

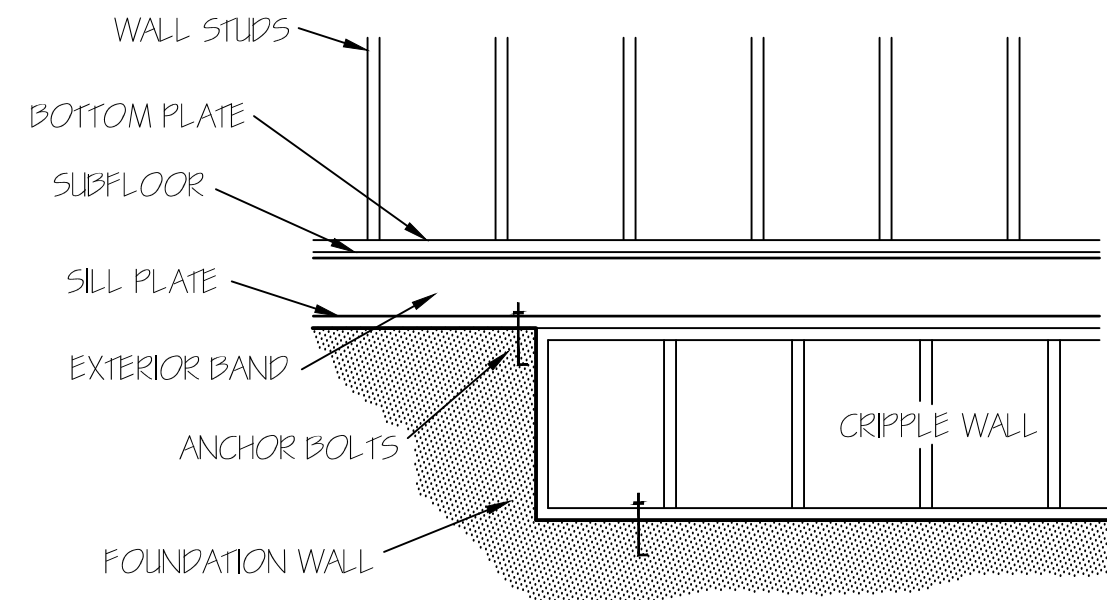
1	GARAGE	F L
	DATE: 10/17/20	



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



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 STUDS 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.

EXTERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
BELOW 4'	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****

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

HEATED AREA
 2146 SQ FT

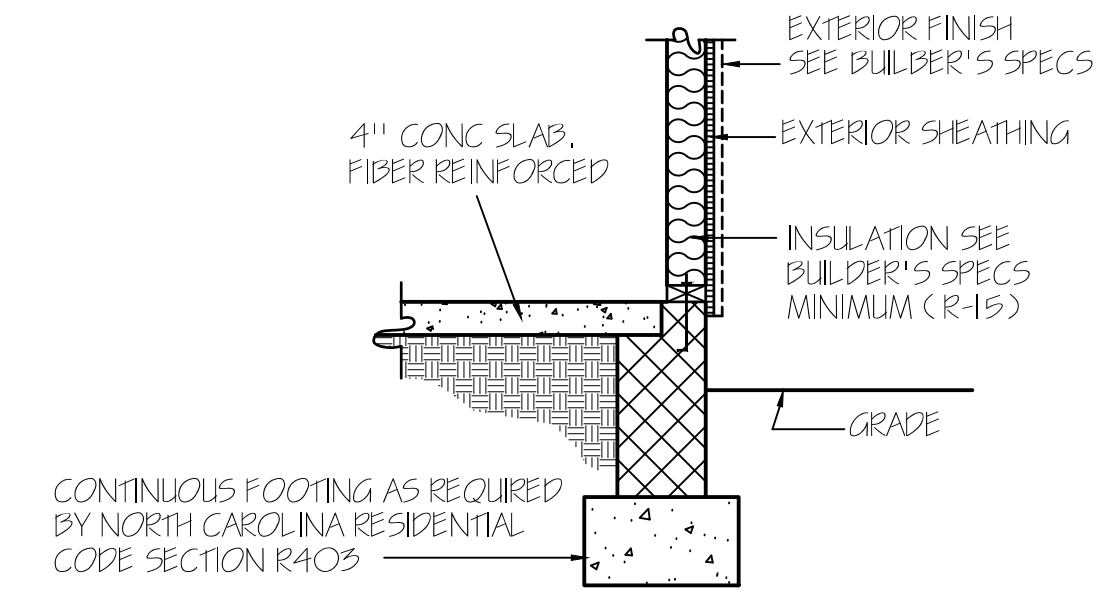
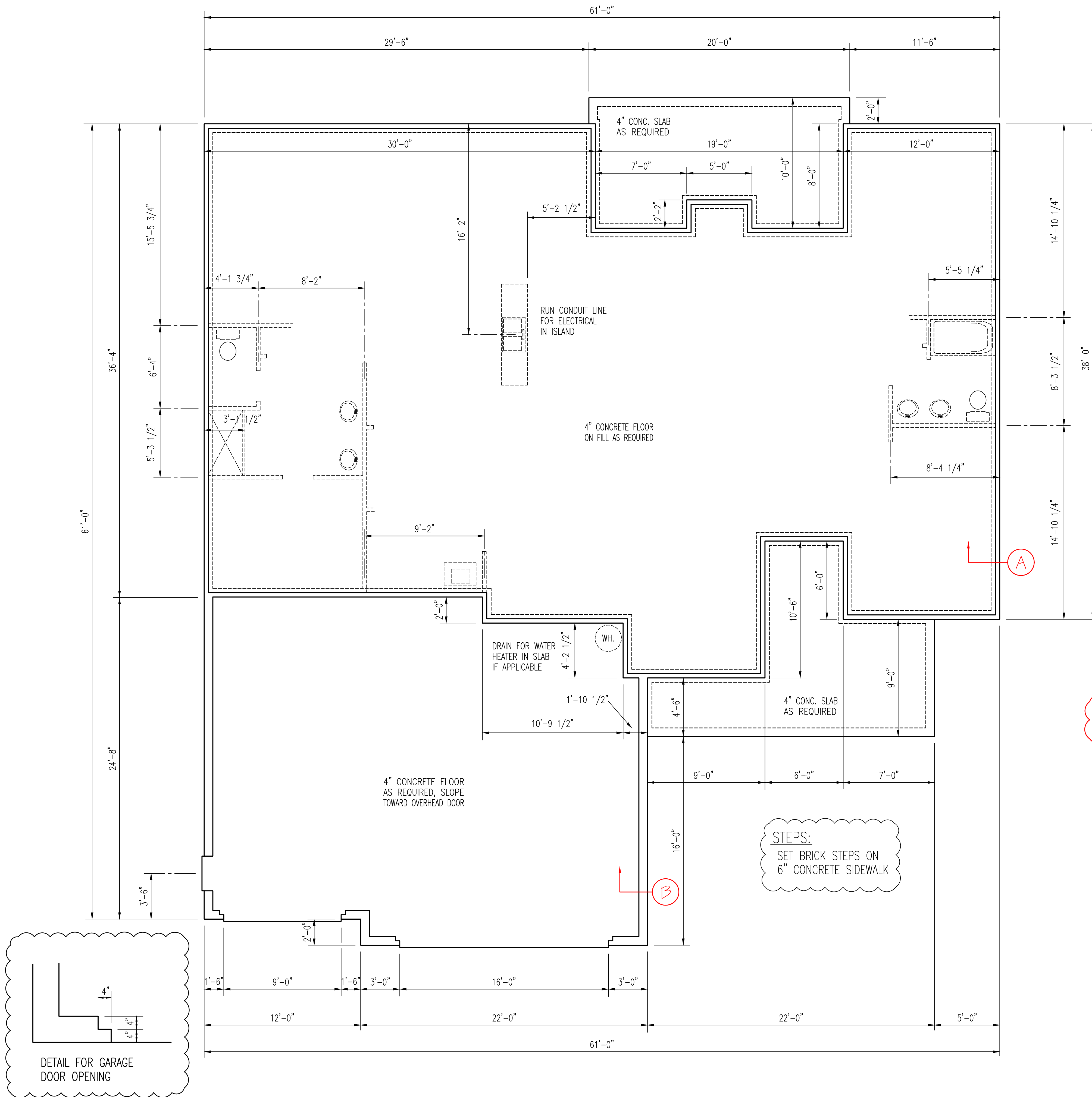
OTHER AREAS
 GARAGE 851 SQ FT
 P.PORCH 194 SQ FT
 R.PORCH 192 SQ FT

HERO PACKAGE

2430 MULL WINDOW IN DORMER ABOVE DOOR

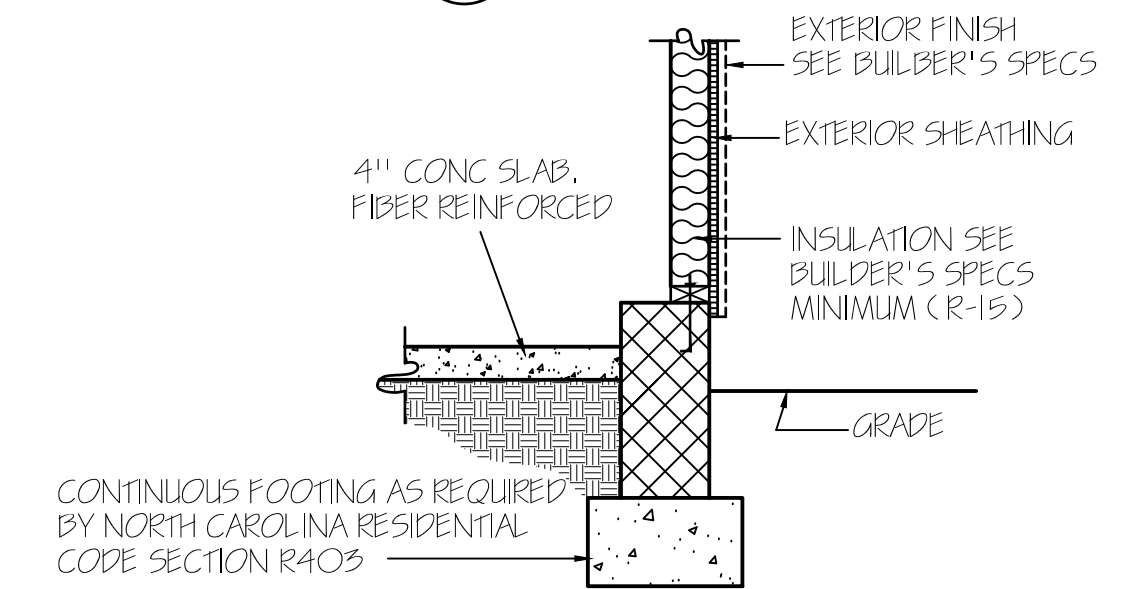
GARAGE PANEL WALL
 GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
 RESIDENTIAL PLANS BY TINA MCFADDEN
 (910) 354-4736 TMDDESIGNS2016@GMAIL.COM
 LOT: 114 BALLARD WOODS
 NAME: RED CAMELLIA
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 PLAN NUMBER
RG21-A02
 2 A GARAGE F L
 DATE: 10/29/20



NOTE: PERIMETER INSL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR (A)



NOTE: PERIMETER INSL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

GARAGE WALL (B)

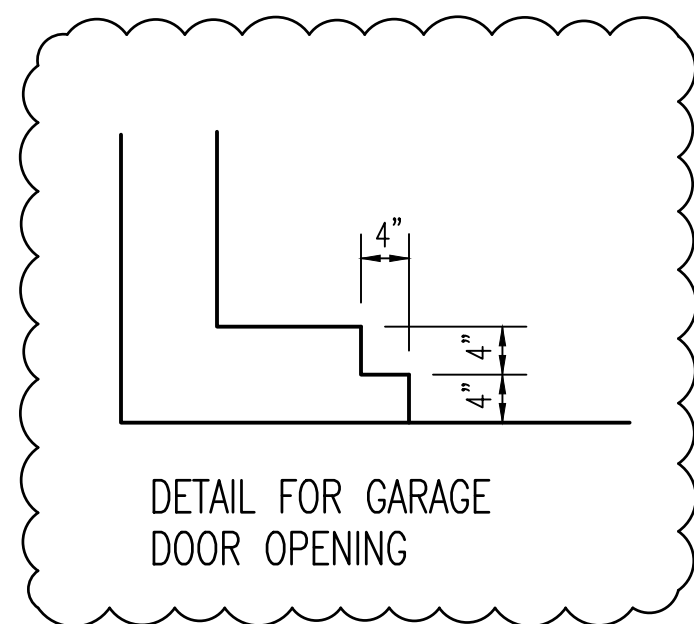
WALL ANCHOR OPTIONS
 USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS PER EACH STUD WALL

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.

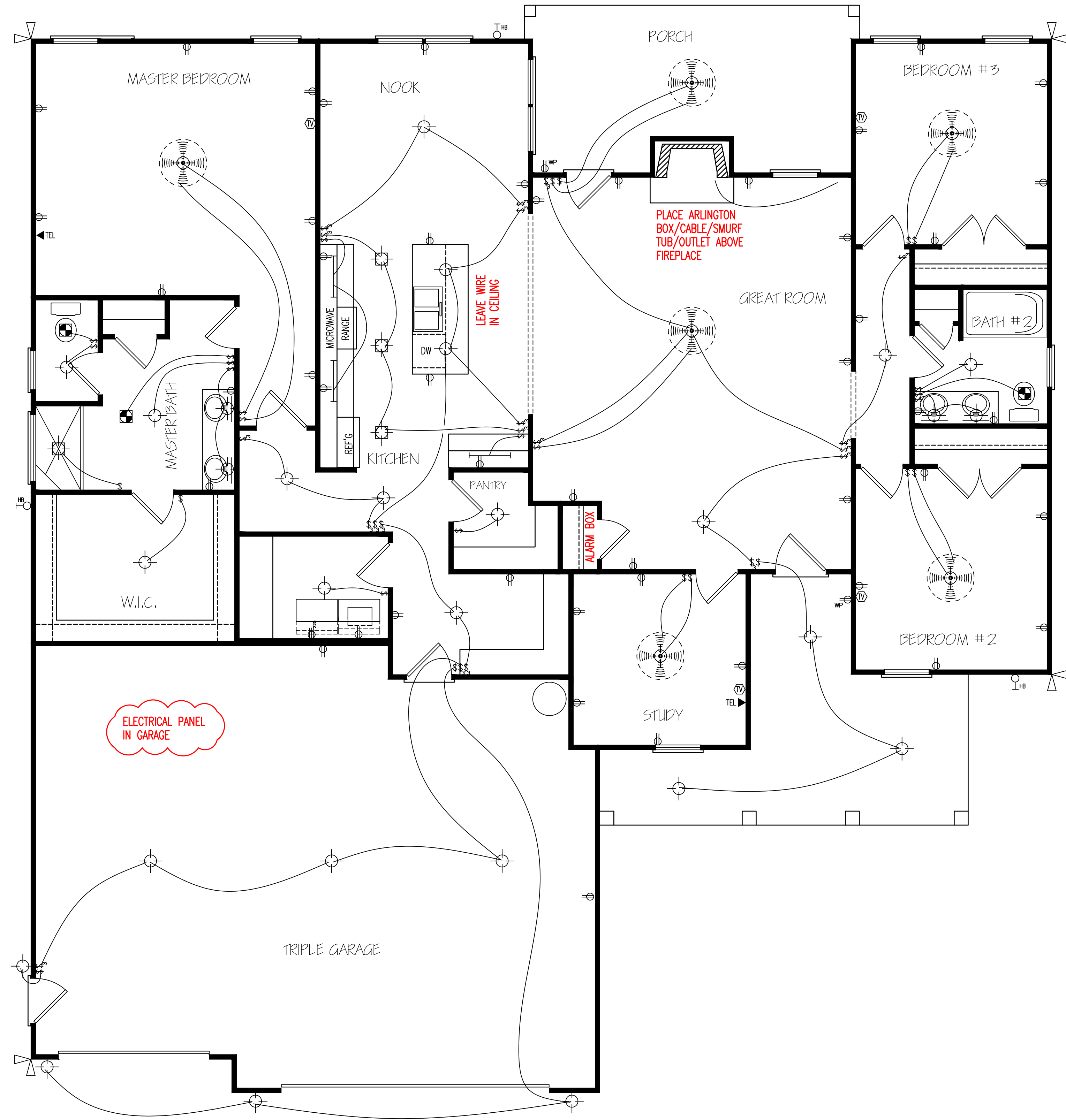
ALL FOUNDATION WALLS HAVE A 16" X 8" FOOTING UNLESS NOTED OTHERWISE.

FOUNDATION PLAN

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



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 RG21-A02
 3 GARAGE F L
 DATE: 10/29/20



ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

** UNDER CABINET LIGHTING
NO SURROUND SOUND
NO PREWIRE FOR CAMERA

HERO PACKAGE

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