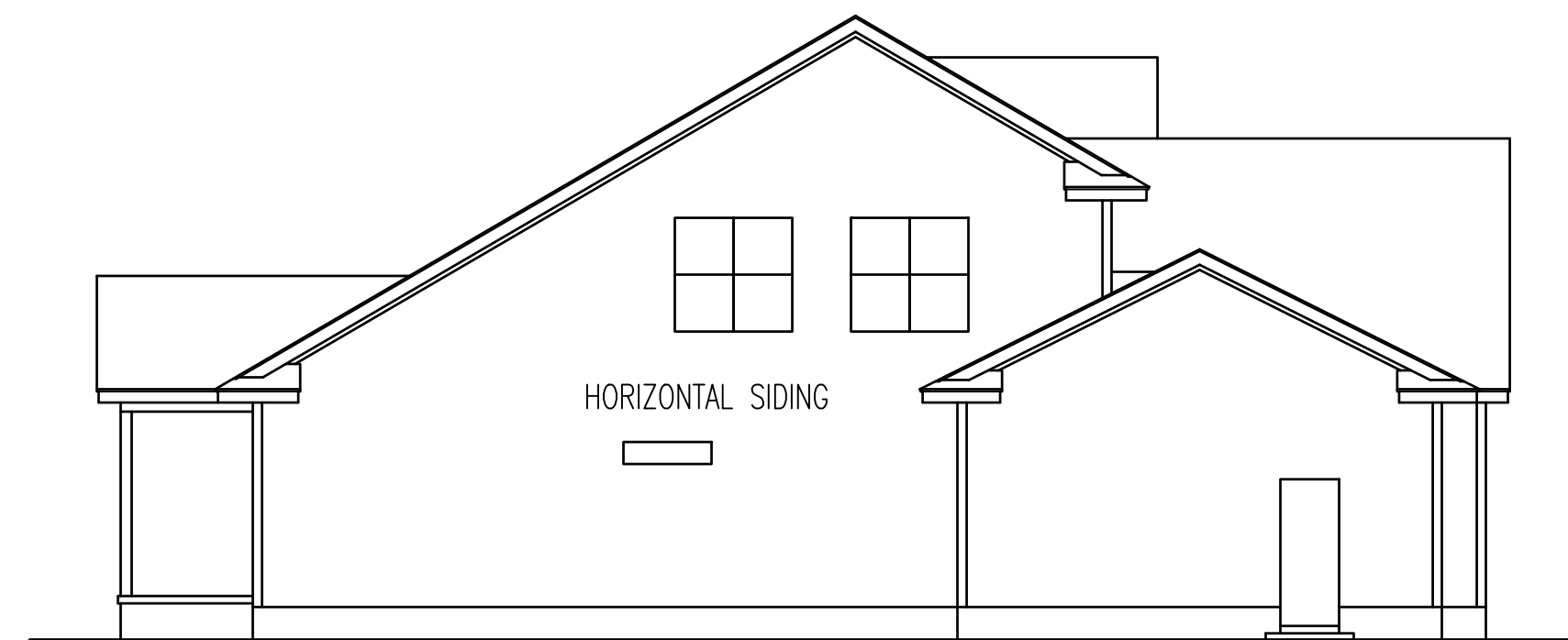
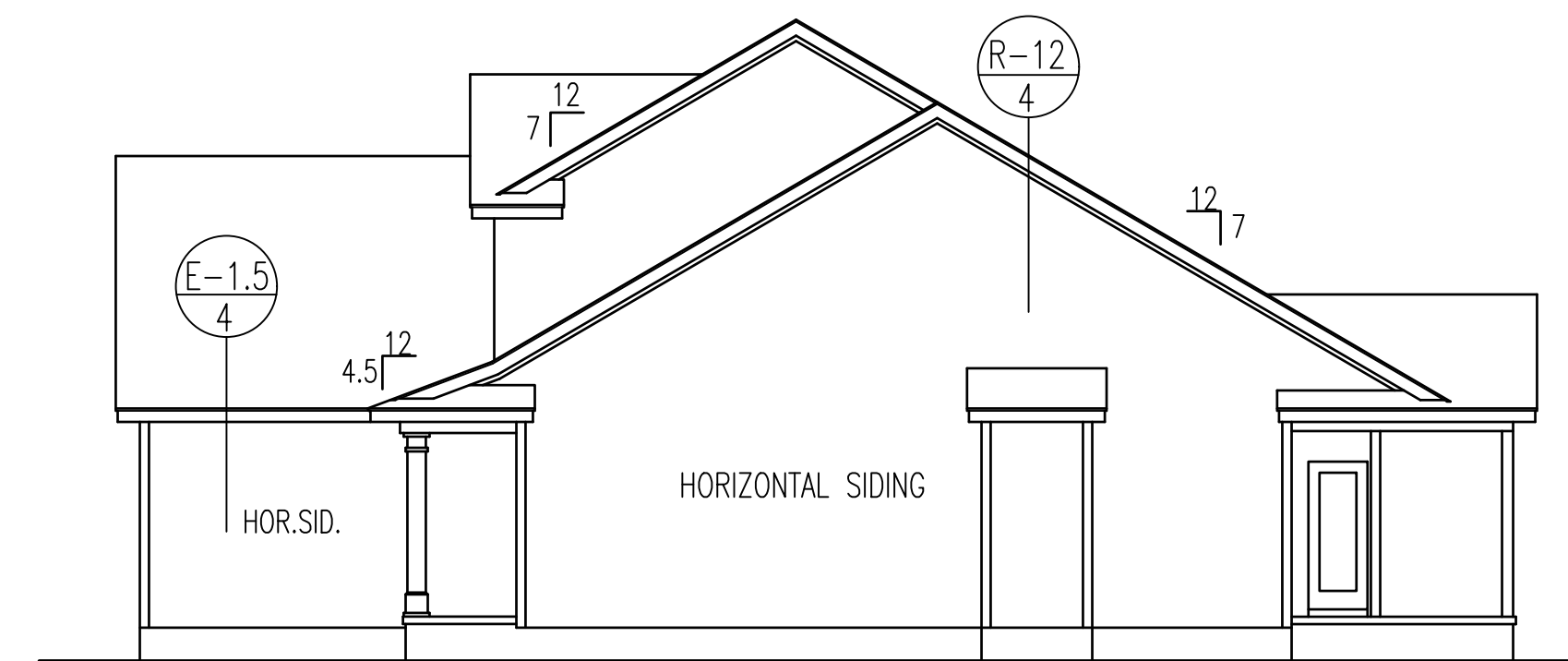


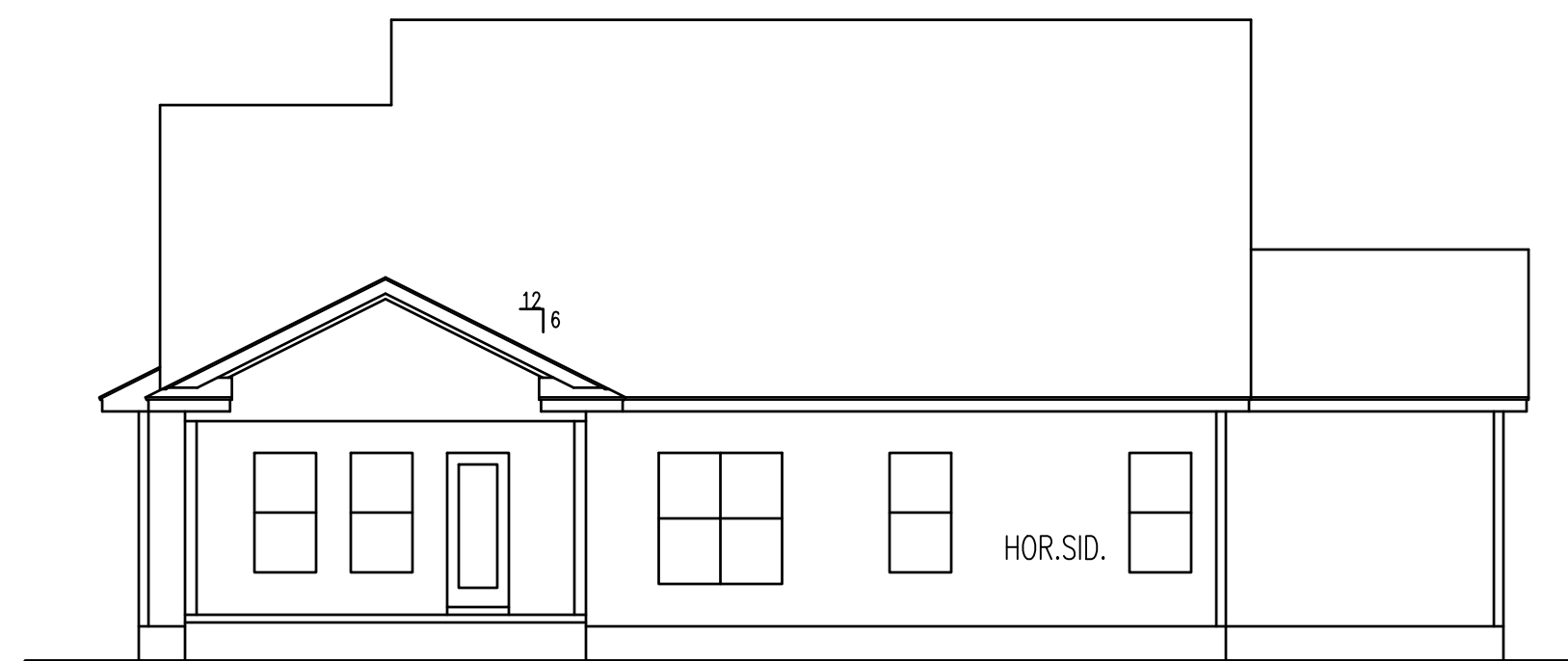
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



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

HERO PACKAGE

TM DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDDESIGNS2016@GMAIL.COM

WATERMARK HOMES
EXCLUSIVE RESIDENCE DESIGN FOR:
NAME: SILVER BELL III 3BR
LOT: 116 BALLARD WOODS

© 2021. COPYRIGHT ALL RIGHTS RESERVED

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

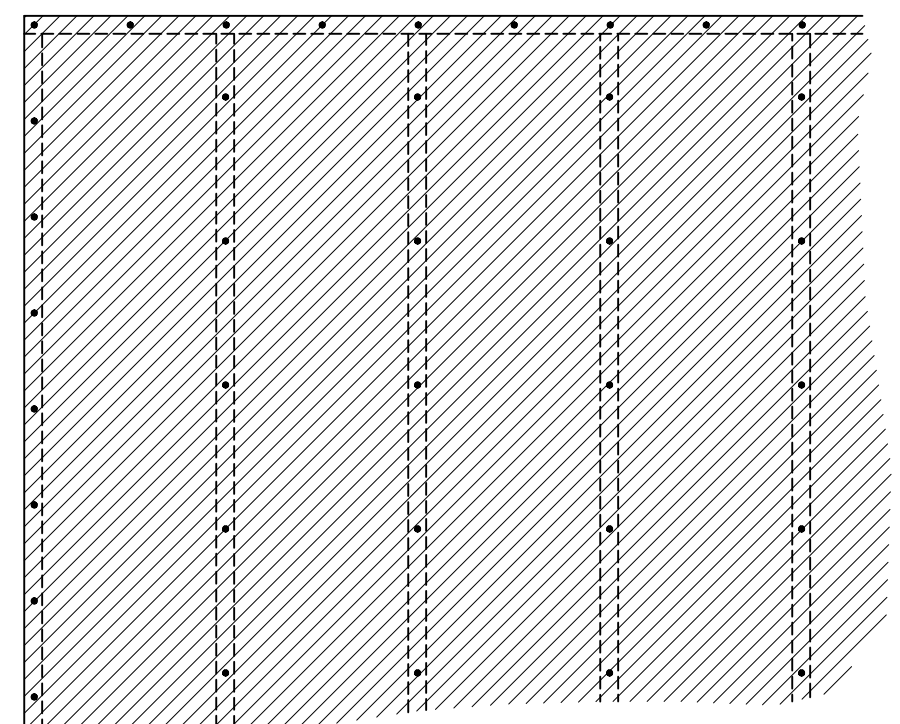
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT. NOT TO BE REUSED

PLAN NUMBER
BG22-A04

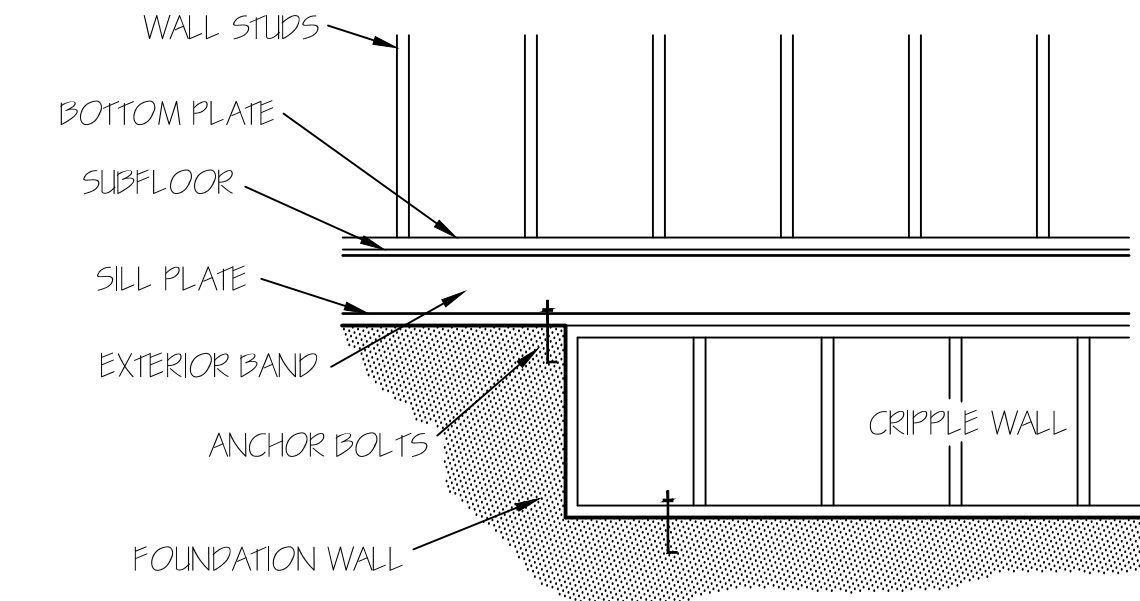
OPTION #1

1	GARAGE	L	F
	DATE:	6/22/21	

BRACING METHOD



EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 5" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAIL-S.



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 R602.5(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

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

HERO PACKAGE

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

FIRST FLOOR PLAN

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

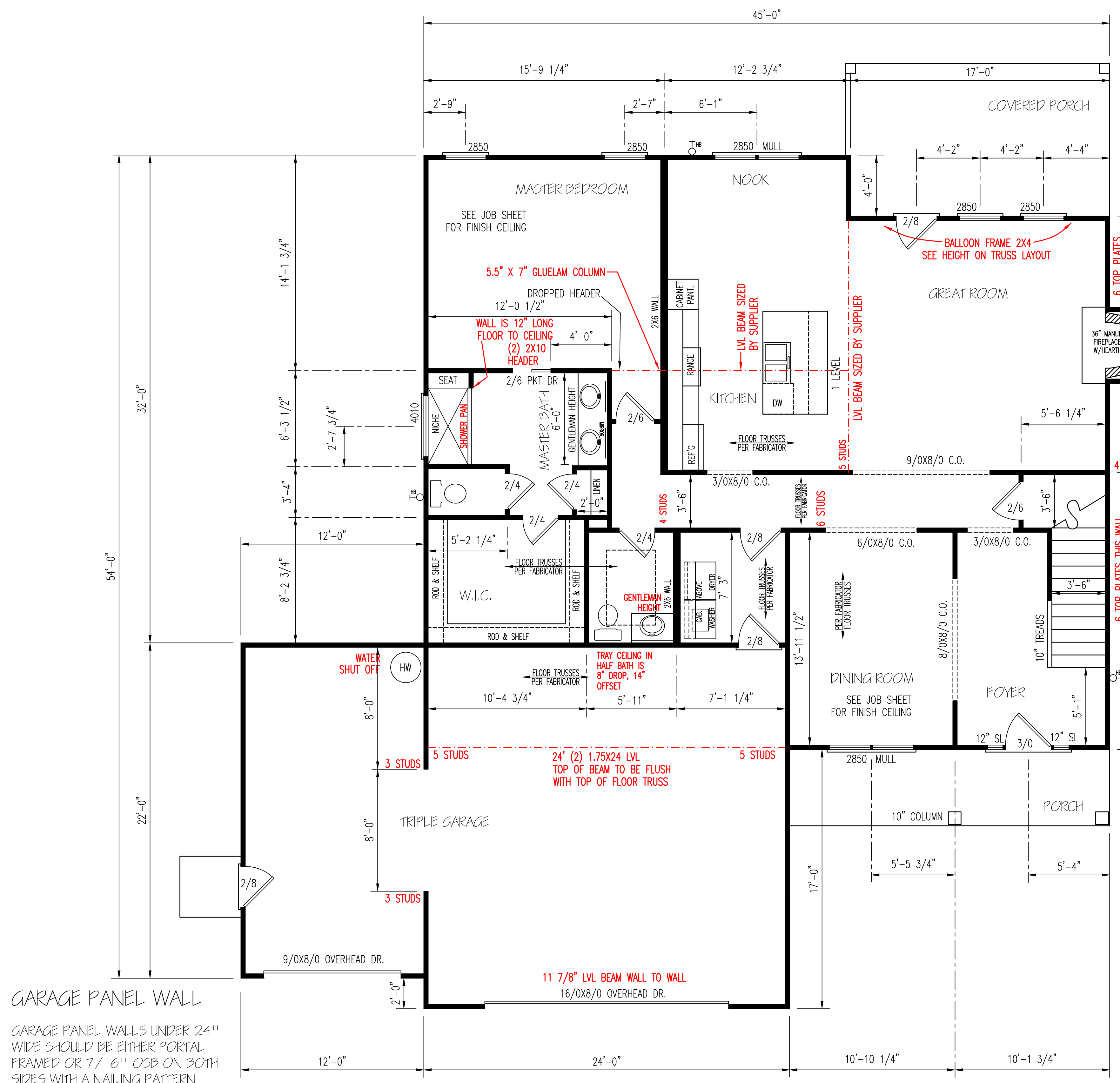
HEATED AREA

1ST FL	1528	SQ FT
2ND FL	853	SQ FT
TOTAL	2381	SQ FT

OTHER AREAS

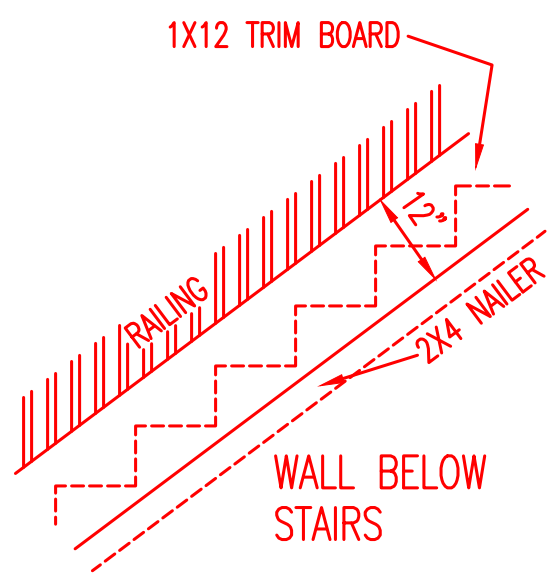
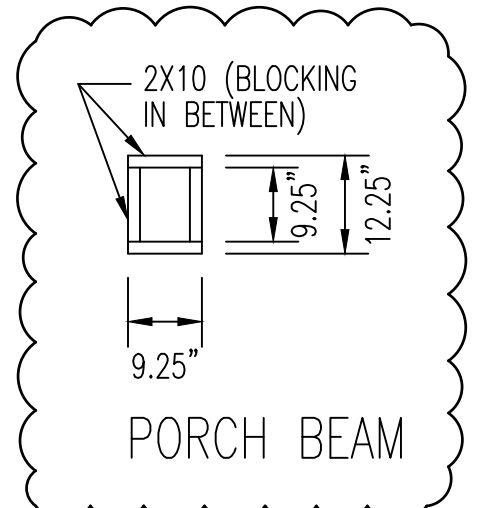
GARAGE	831	SQ FT
F.PORCH	60	SQ FT
R.PORCH	206	SQ FT
TOTAL	1097	SQ FT

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



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.



6 TOP PLATES FOR WIND TIE

6 TOP PLATES THIS WALL

6 TOP PLATES THIS WALL

6 TOP PLATES THIS WALL

LVL BEAM SIZED BY SUPPLIER

LVL BEAM SIZED BY SUPPLIER

5.5" X 7" GLUELAM COLUMN
12'-0" 1/2" DROPPED HEADER
WALL IS 12" LONG FLOOR TO CEILING (2) 2X10 HEADER

11 7/8" LVL BEAM WALL TO WALL
16/0X8/0 OVERHEAD DR.

24' (2) 1.75X24 LVL TOP OF BEAM TO BE FLUSH WITH TOP OF FLOOR TRUSS

TRAY CEILING IN HALF BATH IS 8" DROP, 14" OFFSET

W.I.C.

SEAT
SHOWER PAN
2/6 PKT DR
GENTLEMEN HEIGHT
6'-0"

SEE JOB SHEET FOR FINISH CEILING

COVERED PORCH

BALLOON FRAME 2X4 SEE HEIGHT ON TRUSS LAYOUT

36" MANUF. FIREPLACE W/HEARTH

SEE JOB SHEET FOR FINISH CEILING

10" COLUMN

10" TREADS

12" SL

9/0X8/0 OVERHEAD DR.

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL

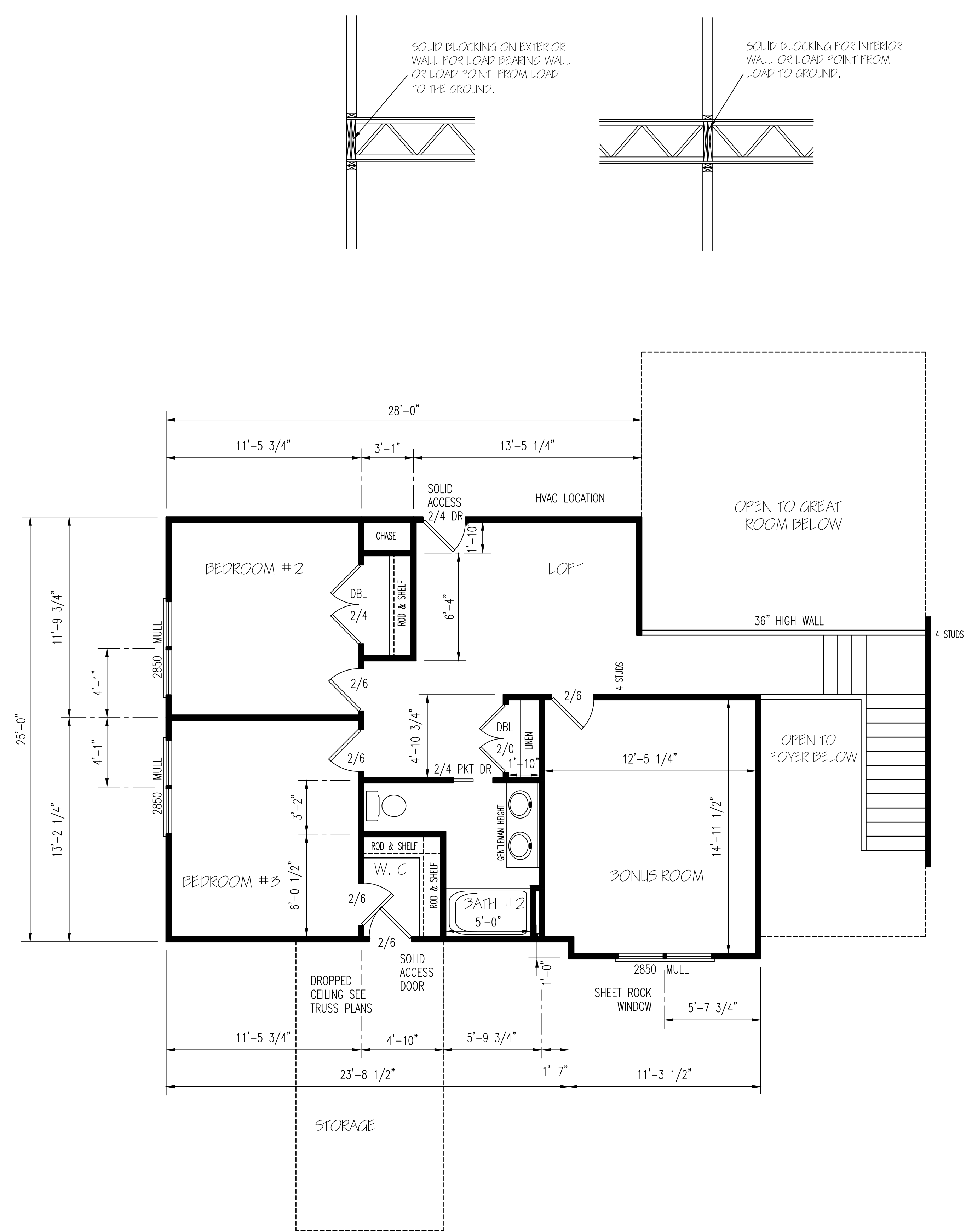
2850 MULL

2850 MULL

2850 MULL

2850 MULL

2850 MULL



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

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

NOTES:
USE 2X4 TREATED MUD SILL WITH 2X8 SGL. BAND USE DOUBLE OR TRIPLE 2X10 GIRDERS JOISTS ARE 2X8 SPACED AS NOTED, WITH EXTRA JOISTS UNDER ALL PARALLEL INTERIOR WALLS PROVIDE CONTINUOUS BEARING FROM FOUNDATION WALLS 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

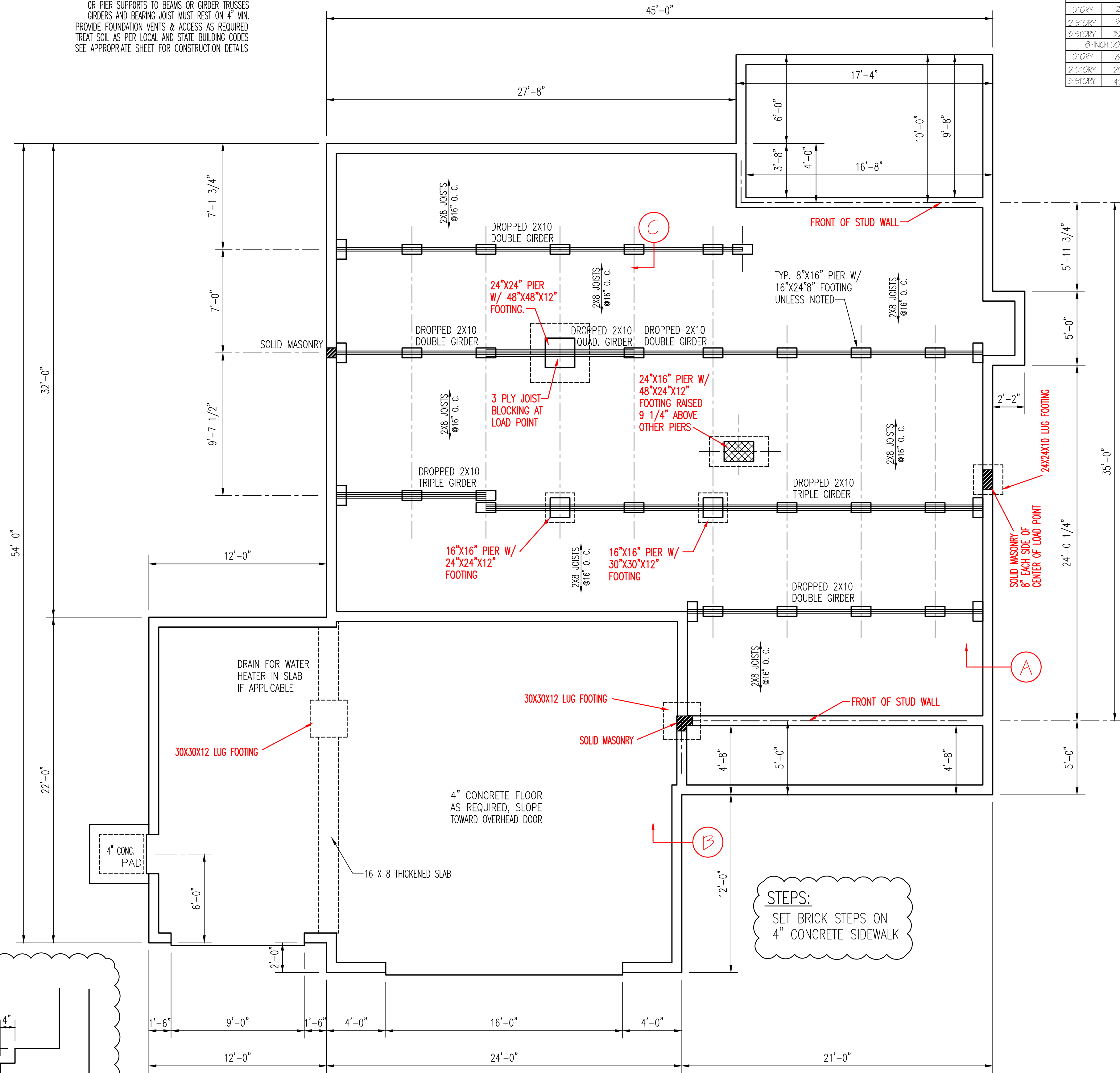
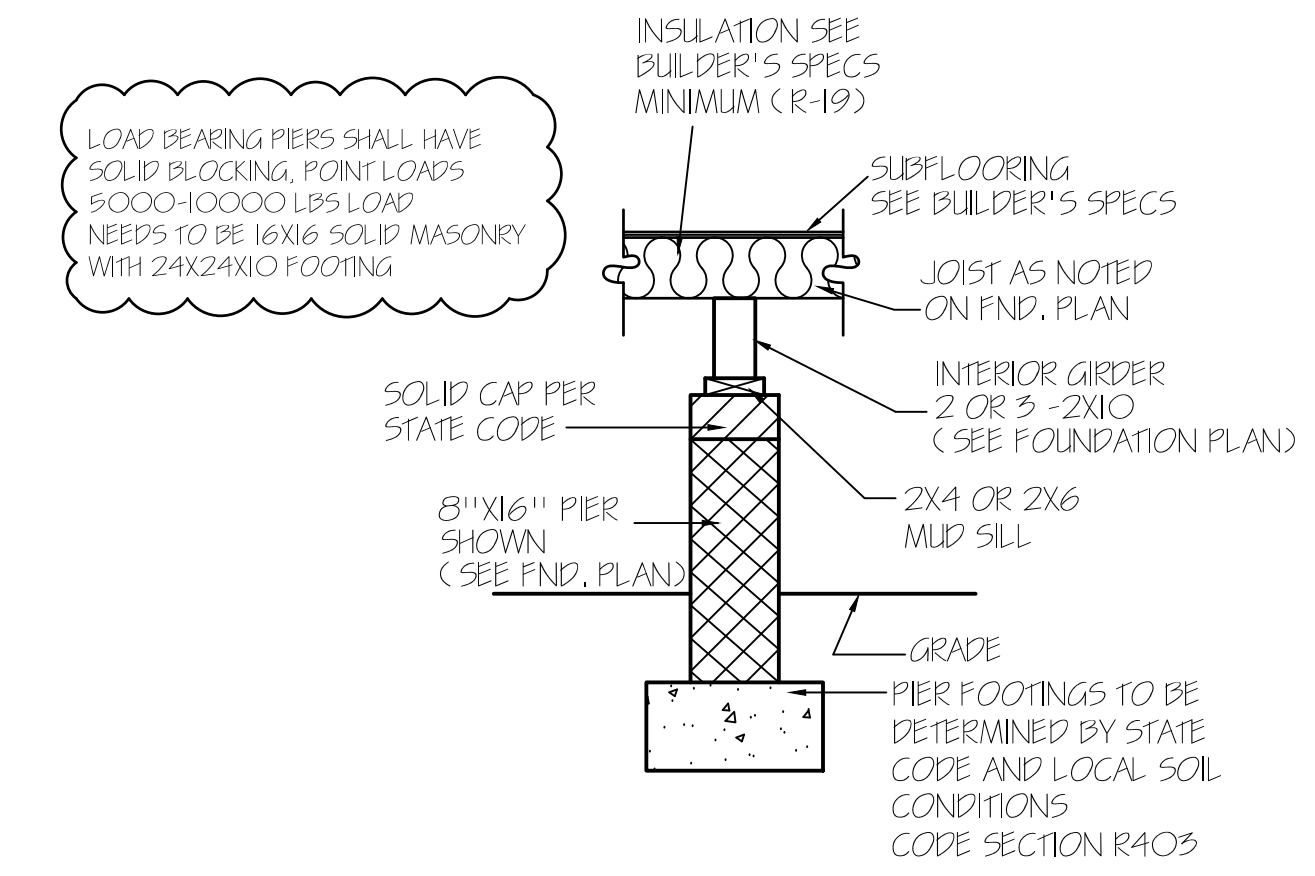
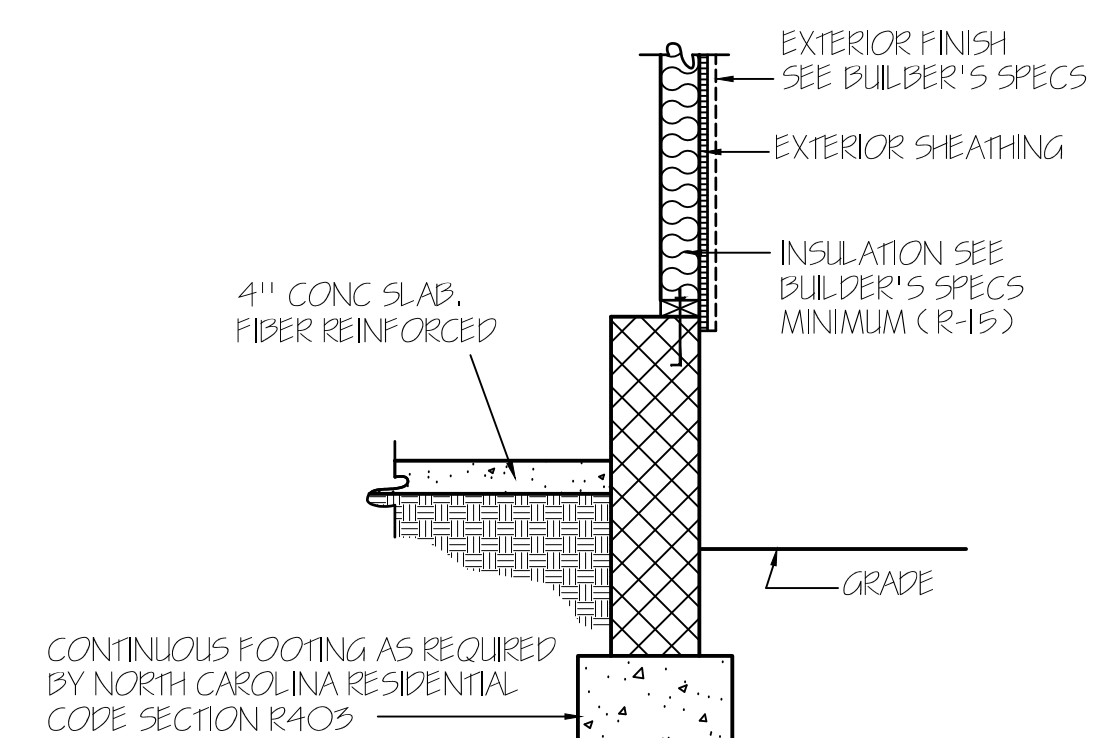
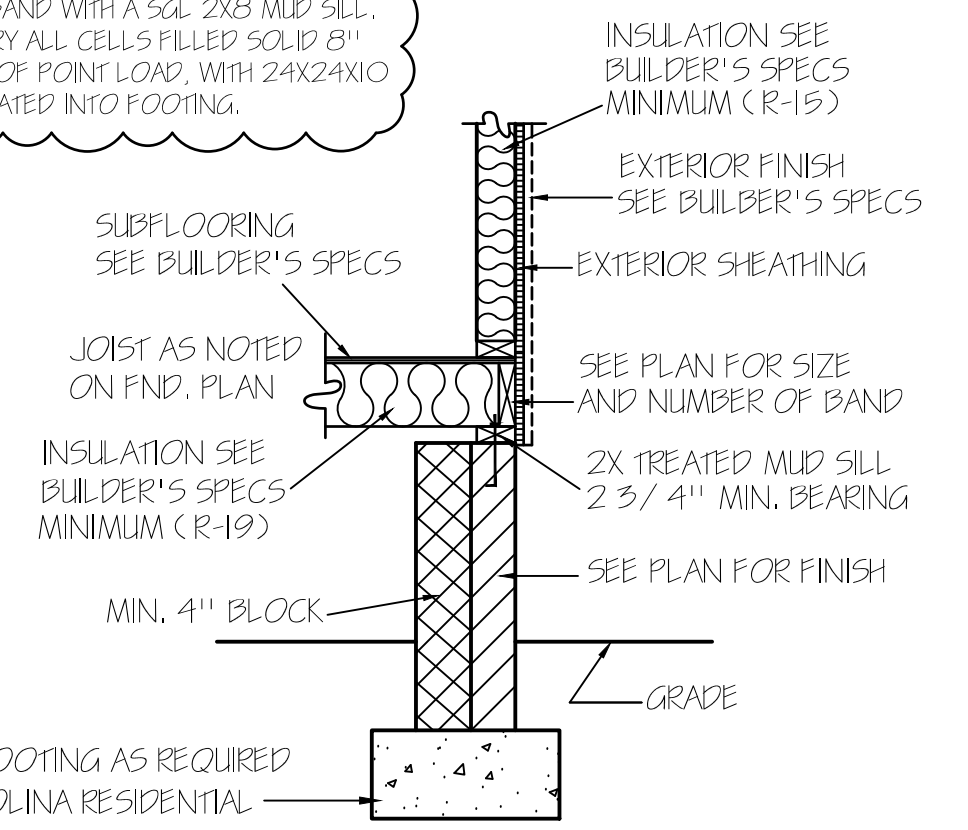
NOTE:
FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED. ALL FOOTING TO BE LOCATED BELOW FROST DEPTH.

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

TABLE 405.1(1)
MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (INCHES)

	LOAD BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION				
1 STORY	12	12 ^a	12	12
2 STORY	15 ^a	12 ^a	12	12
3 STORY	25	17	12	12
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY				
1 STORY	12 ^a	12 ^a	12	12
2 STORY	15 ^a	15 ^a	12	12
3 STORY	32	24	16	12
8-INCH SOLID OR FULLY GROUTED MASONRY				
1 STORY	16	12 ^a	12	12
2 STORY	29	21	14	12
3 STORY	42	32	21	16

POINT LOADS WITH 5000-9000 NEED A DOUBLE 2X8 BAND WITH A 2X4 MUD SILL. HOLLOW MASONRY WITH MIN. 2 BRICK CAP AND 16X8 FOOTING.
POINT LOADS WITH 5001-10000 NEED A TRIPLE 2X8 BAND WITH A SOLID 2X8 MUD SILL. SOLID MASONRY ALL CELLS FILLED SOLID 8" ON EACH SIDE OF POINT LOAD. WITH 24X24X10 LUG INCORPORATED INTO FOOTING.



STEPS:
SET BRICK STEPS ON 4" CONCRETE SIDEWALK

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

