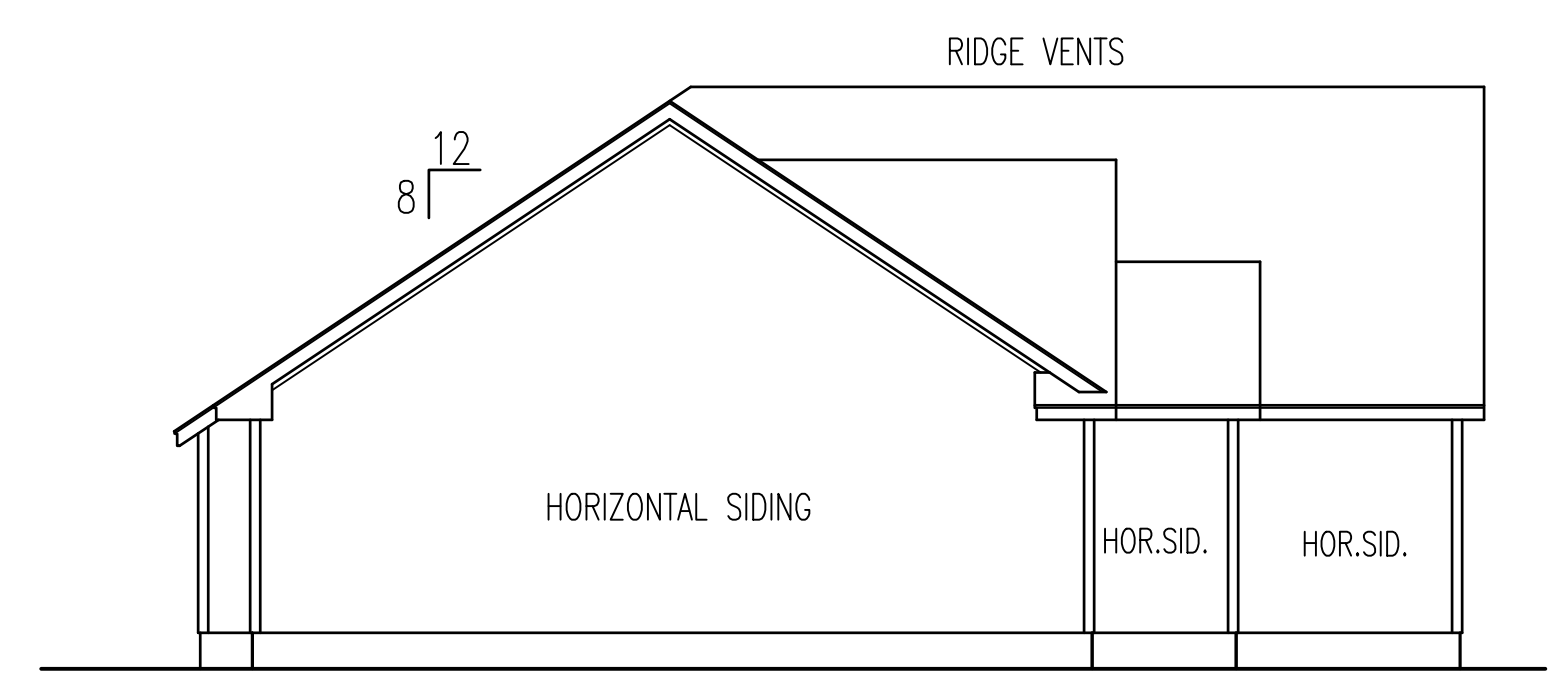
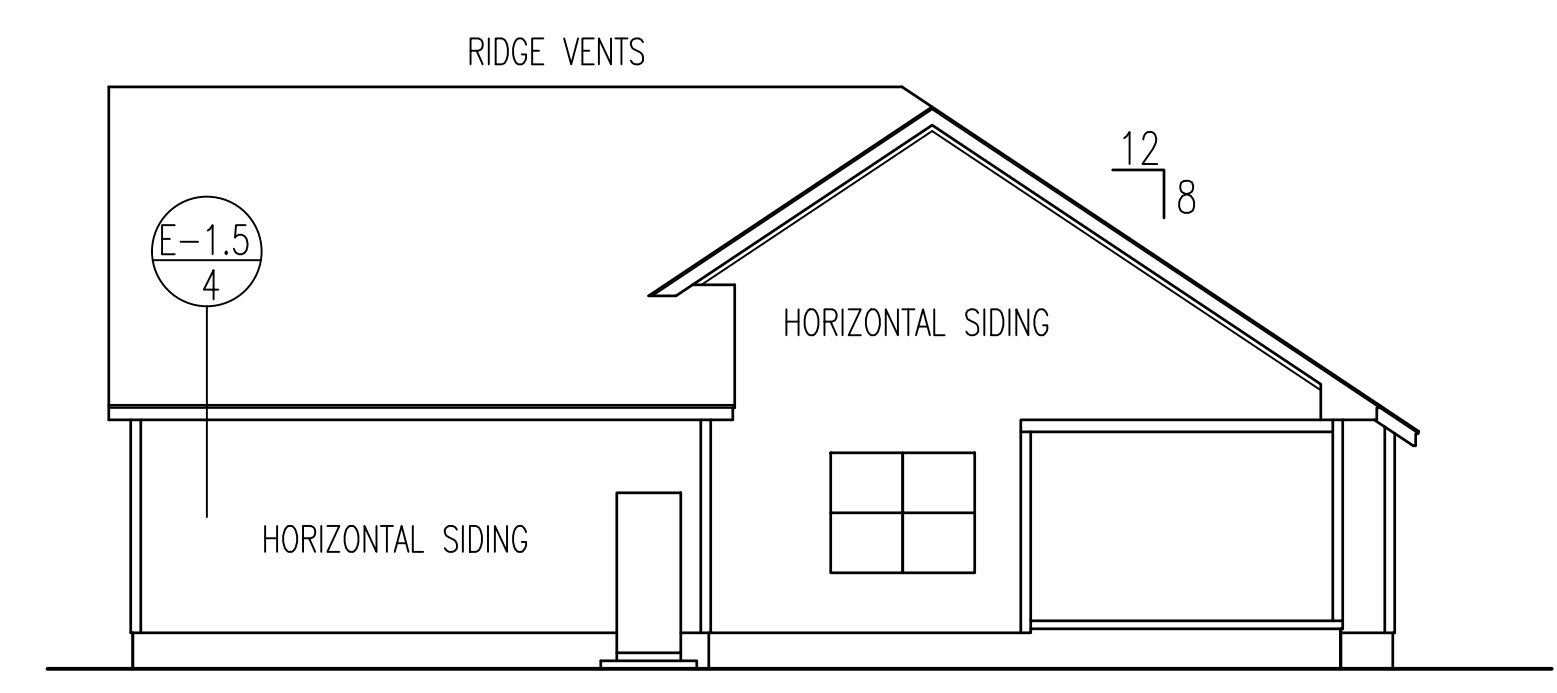


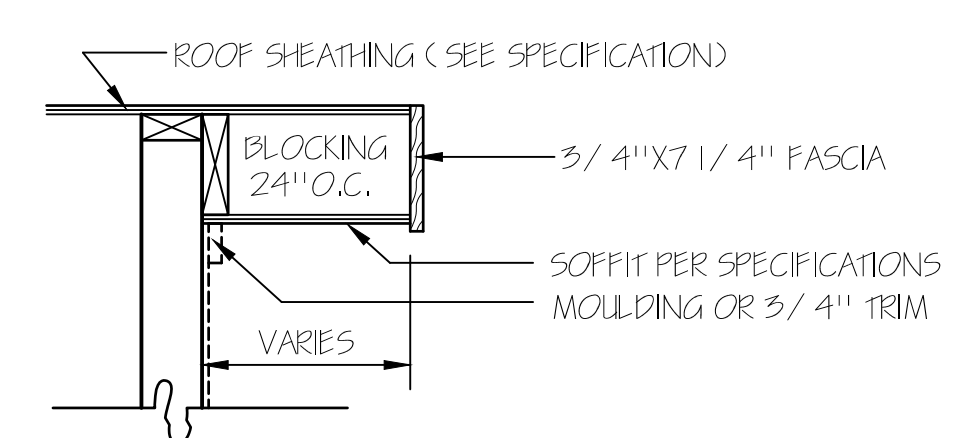
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



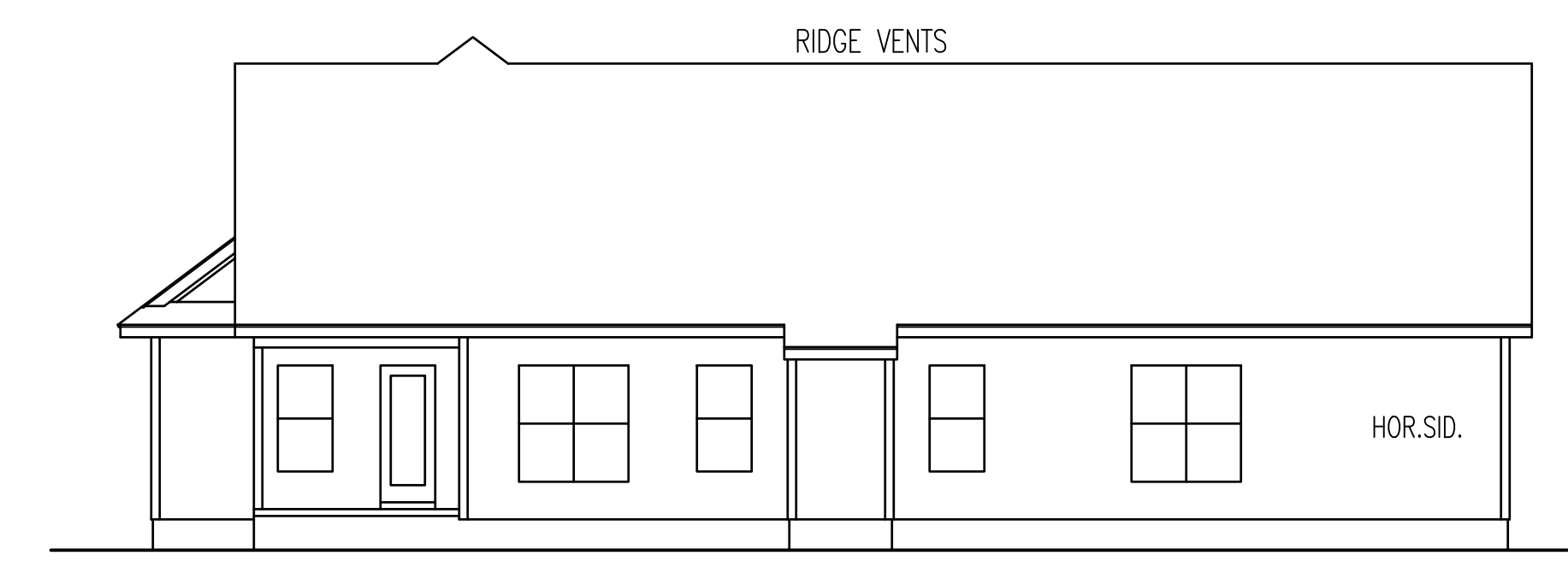
LEFT ELEVATION



RIGHT ELEVATION

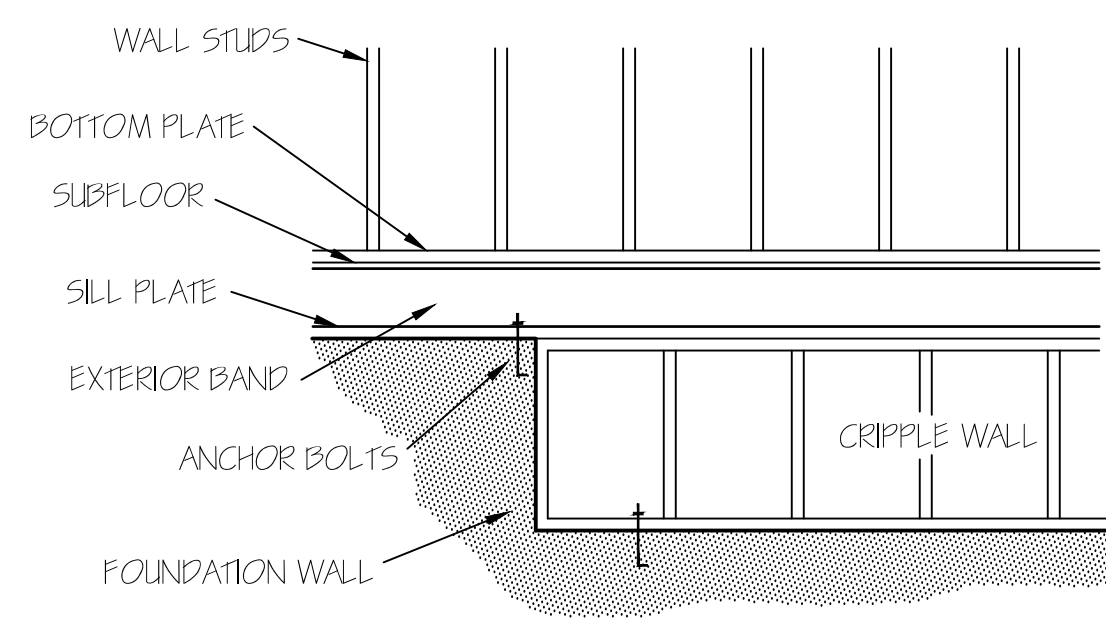


RAKE DETAIL FOR GABLE ENDS

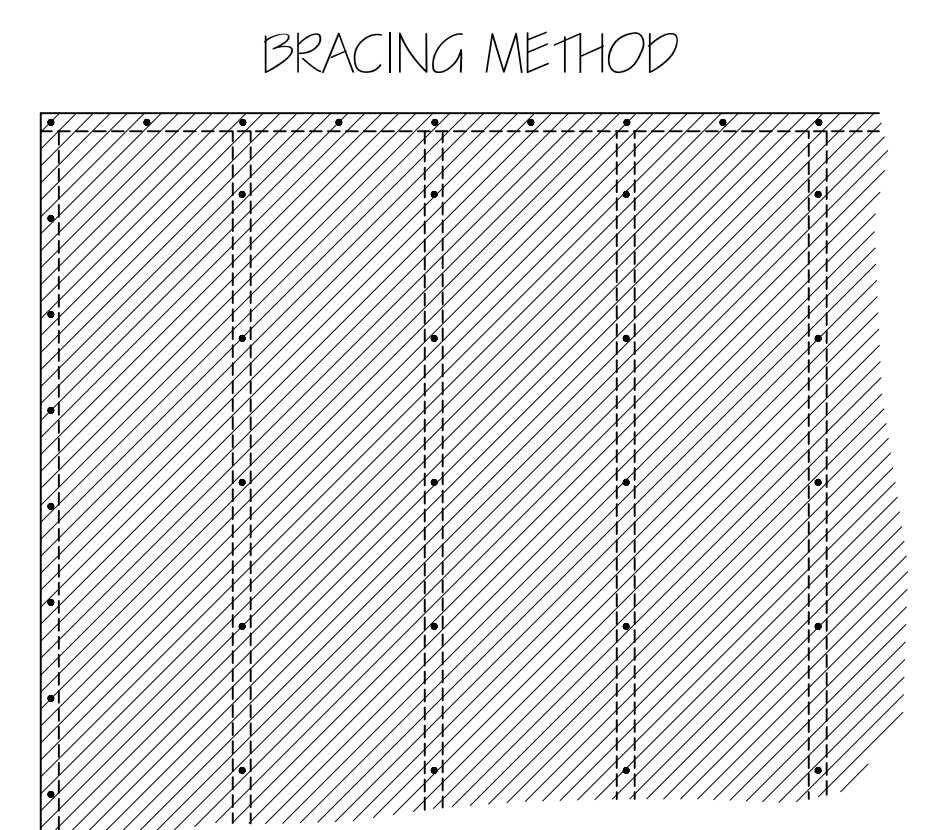


REAR ELEVATION
 SCALE: 1/8" = 1'-0"

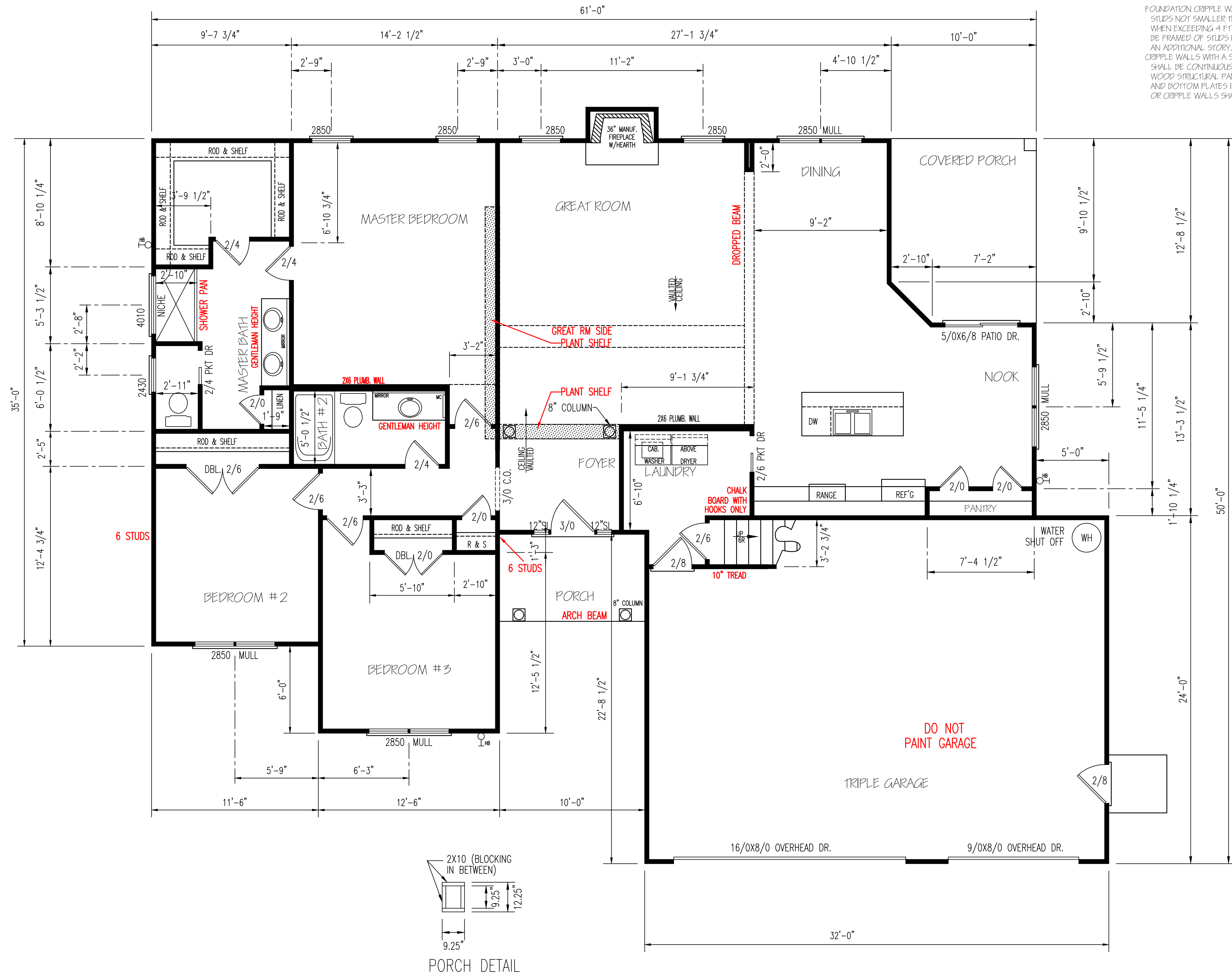
HERO PACKAGE



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 WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 6" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.



EXTERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS JACKS	NUMBER OF STUDS 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

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

HEATED AREA

1ST FL	1779	SQ FT
2ND FL	302	SQ FT
TOTAL	2081	SQ FT

OTHER AREAS

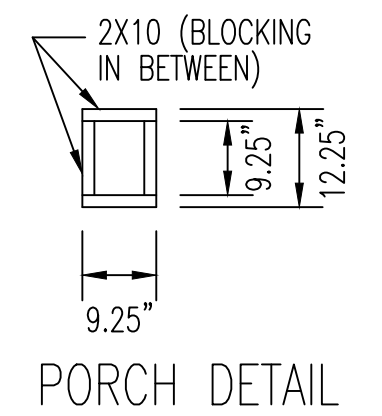
GARAGE	626	SQ FT
F.PORCH	54	SQ FT
R.PORCH	115	SQ FT

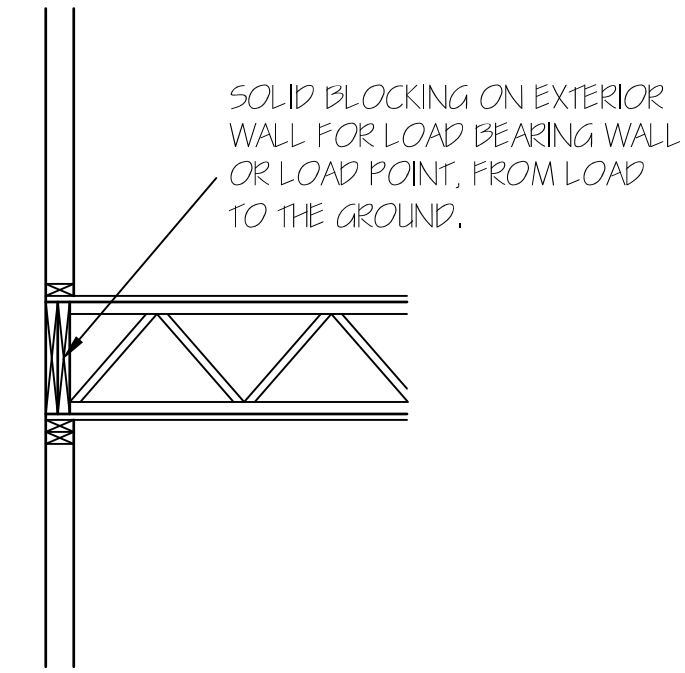
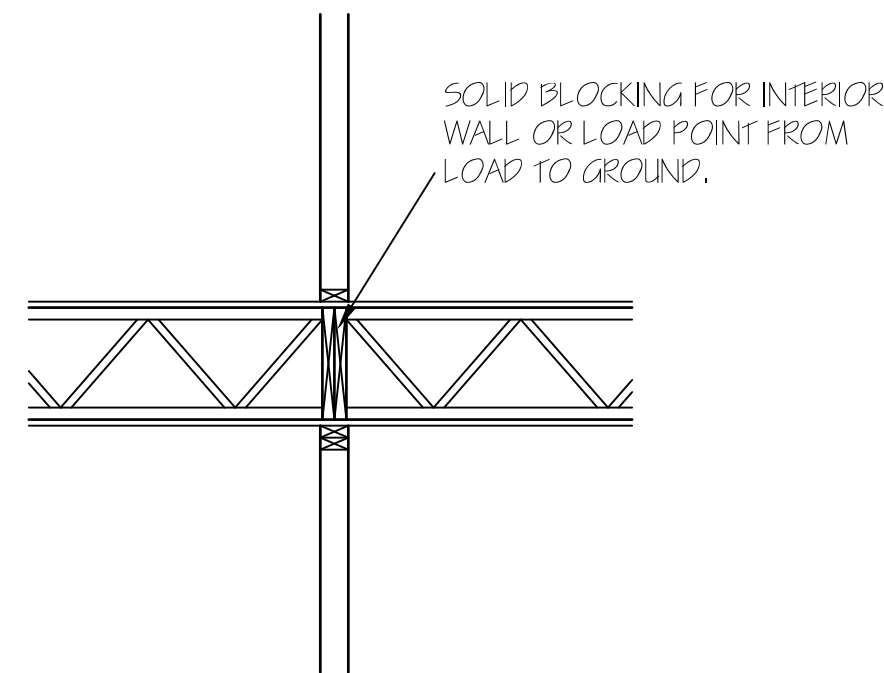
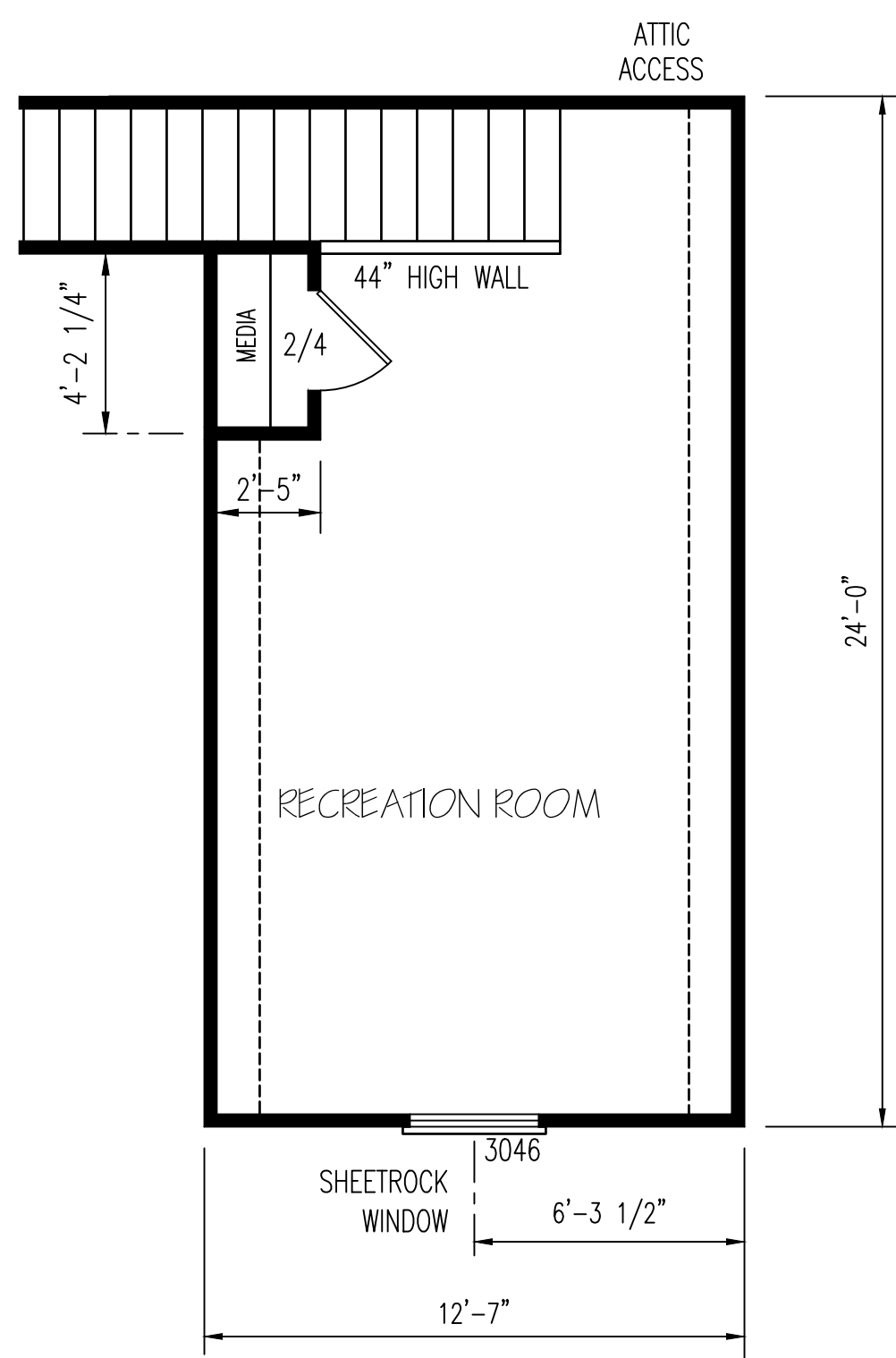
NOTE:
CEILINGS ARE 9'-0" UNLESS NOTED.
SET WINDOWS @ 7'-4" UNLESS NOTED.

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.

HERO PACKAGE

DO NOT PAINT GARAGE





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

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: PINION III

LOT: 155 BALLARD WOODS

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THEBY 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		
RG20-A04		
OPTION #1		
2 B	GARAGE	R F
	DATE:	11/5/20

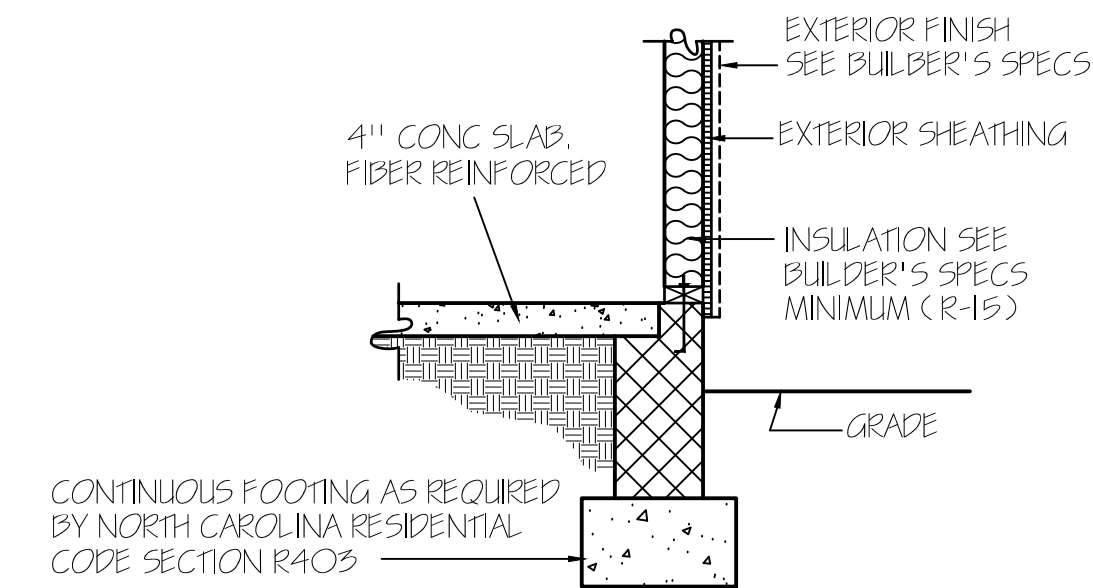
T.M. DESIGNS

RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 T.MDESIGNS2016@GMAIL.COM

WALL ANCHOR OPTIONS

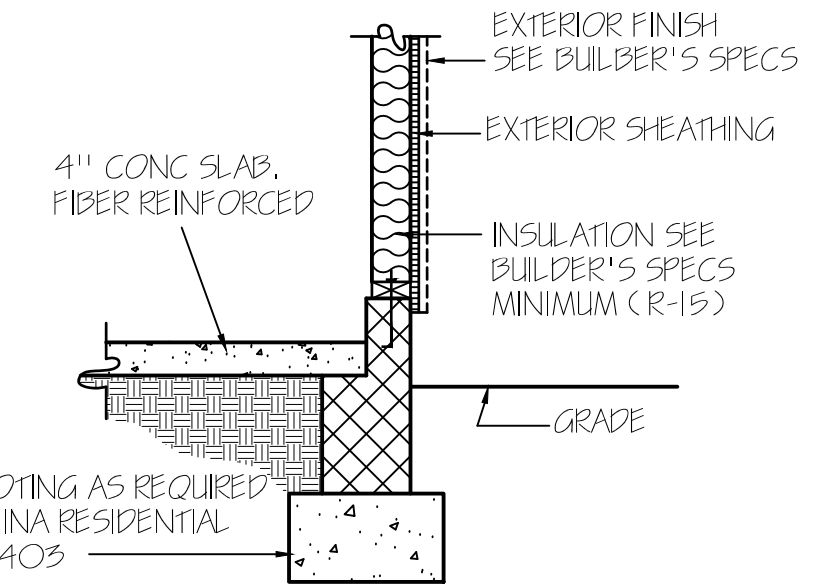
USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.
 AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED
 MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS
 PER EACH STUD WALL

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.



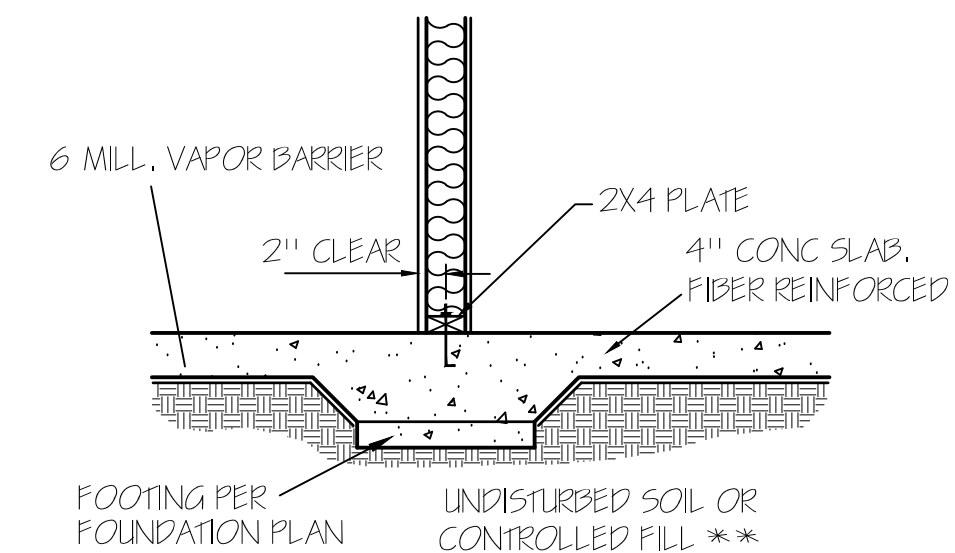
NOTE:
 PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB
 24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR — (A)

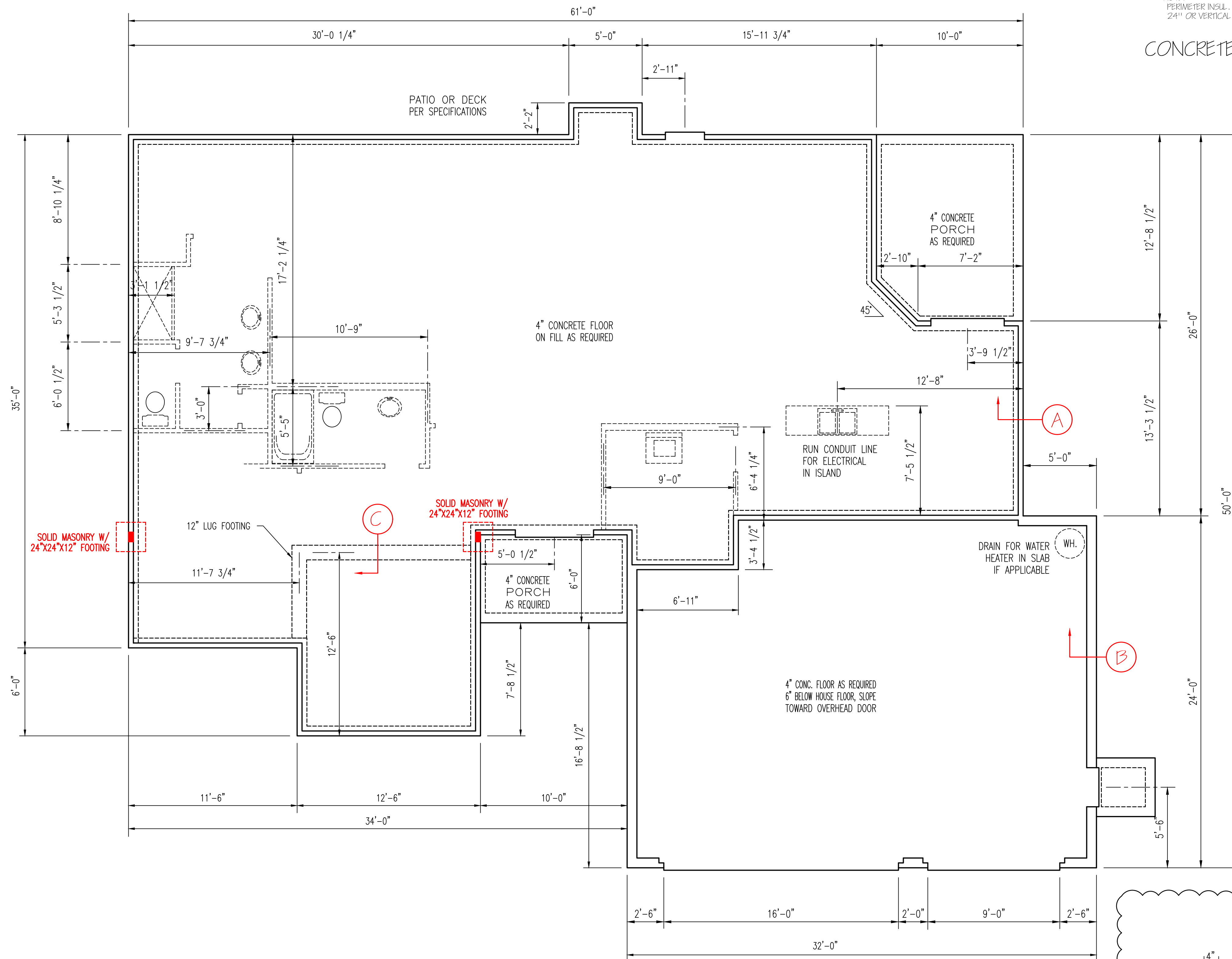


NOTE:
 PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB
 24" OR VERTICAL 24" BELOW SLAB FLOOR

GARAGE WALL — (B)

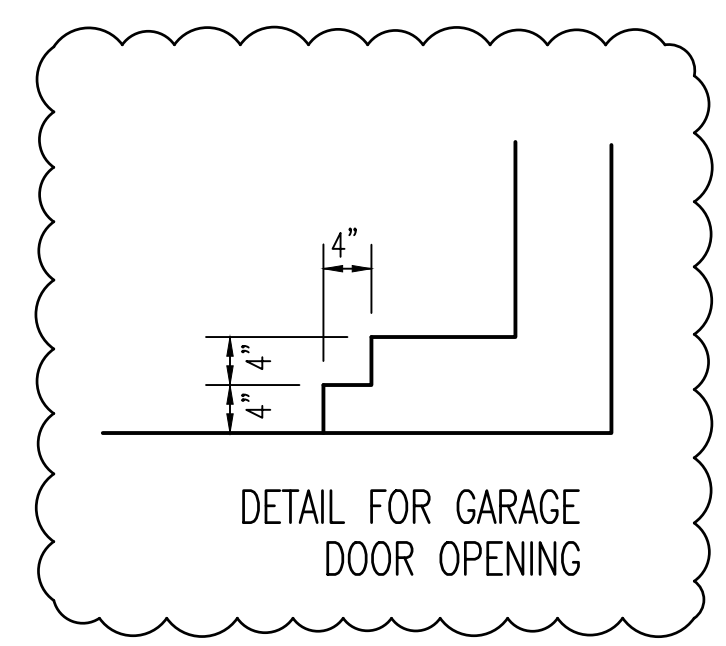


LOAD BEARING WALL THICKENED SLAB — (C)



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

STEPS:
 SET BRICK STEPS ON
 4" CONCRETE SIDEWALK



EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES

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

LOT: 155 BALLARD WOODS
 NAME: PINION III

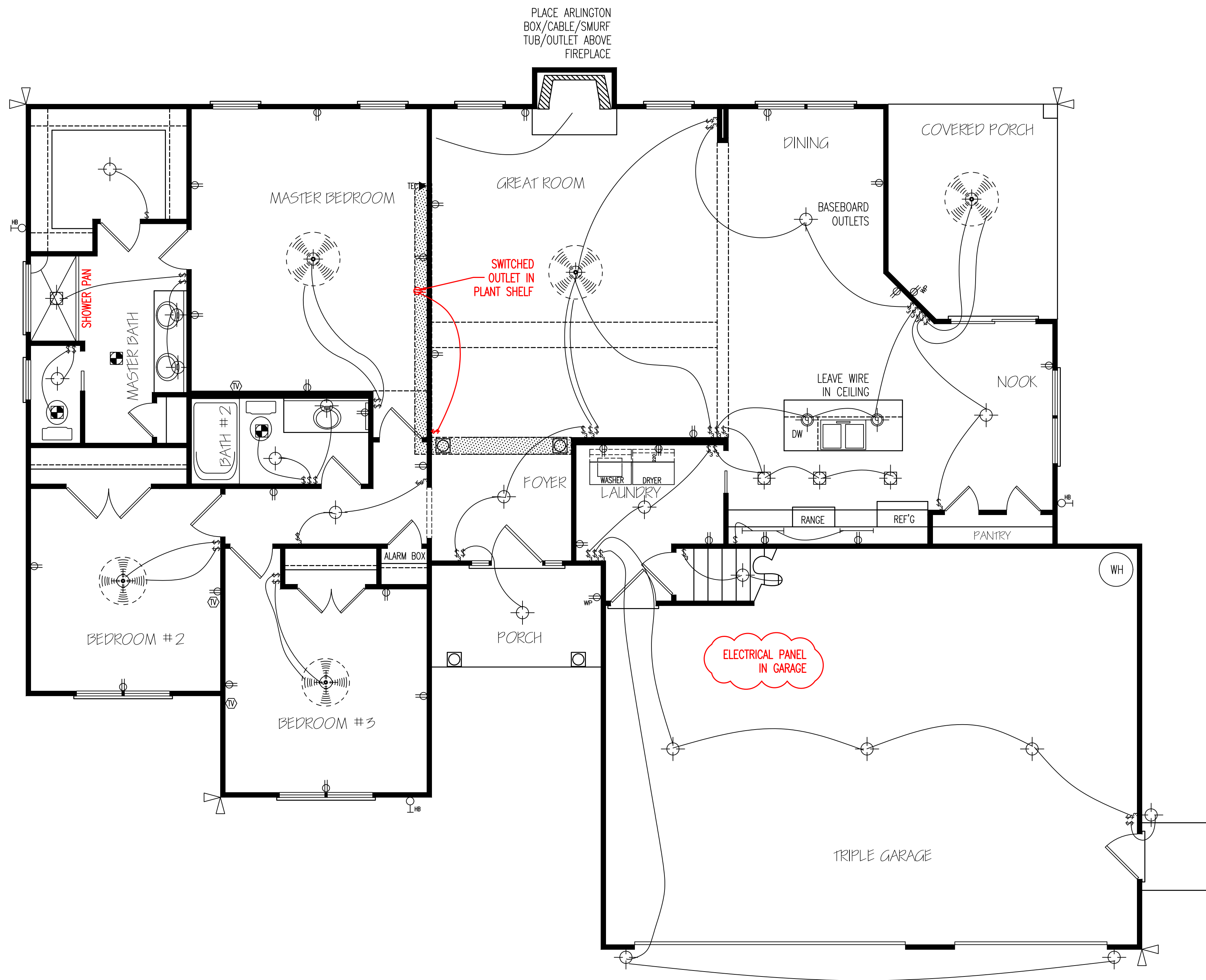
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THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT. NOT TO BE REUSED

PLAN NUMBER	RG20-A04
OPTION	#1
3	GARAGE R F
DATE:	11/5/20



FIRST FLOOR
ELECTRICAL LAYOUT

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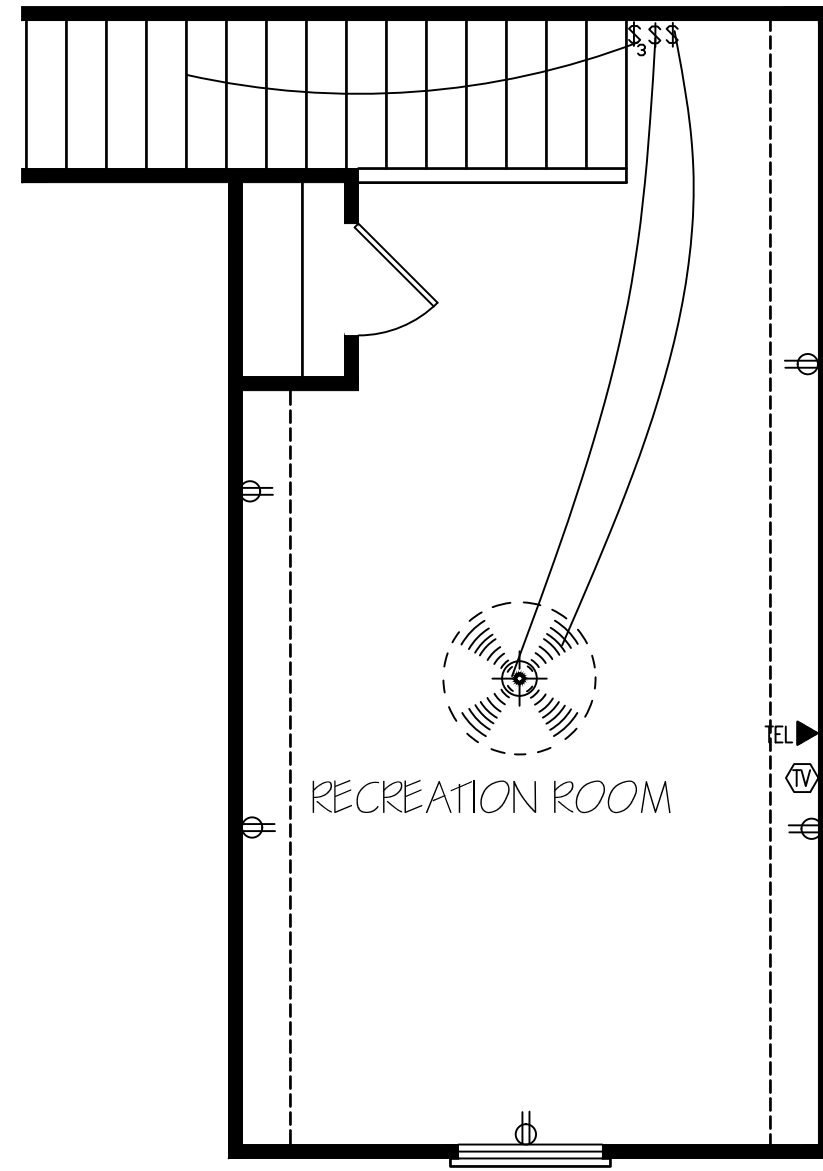
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PLAN NUMBER
RG20-A04
OPTION #1

E-1	GARAGE	R	F
	DATE:	11/5/20	



SECOND FLOOR
ELECTRICAL LAYOUT

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: PINION III

LOT: 155 BALLARD WOODS

T M DESIGNS

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PLAN NUMBER
RG20-A04

OPTION #1

E-2	GARAGE	R	F
	DATE:	11/5/20	