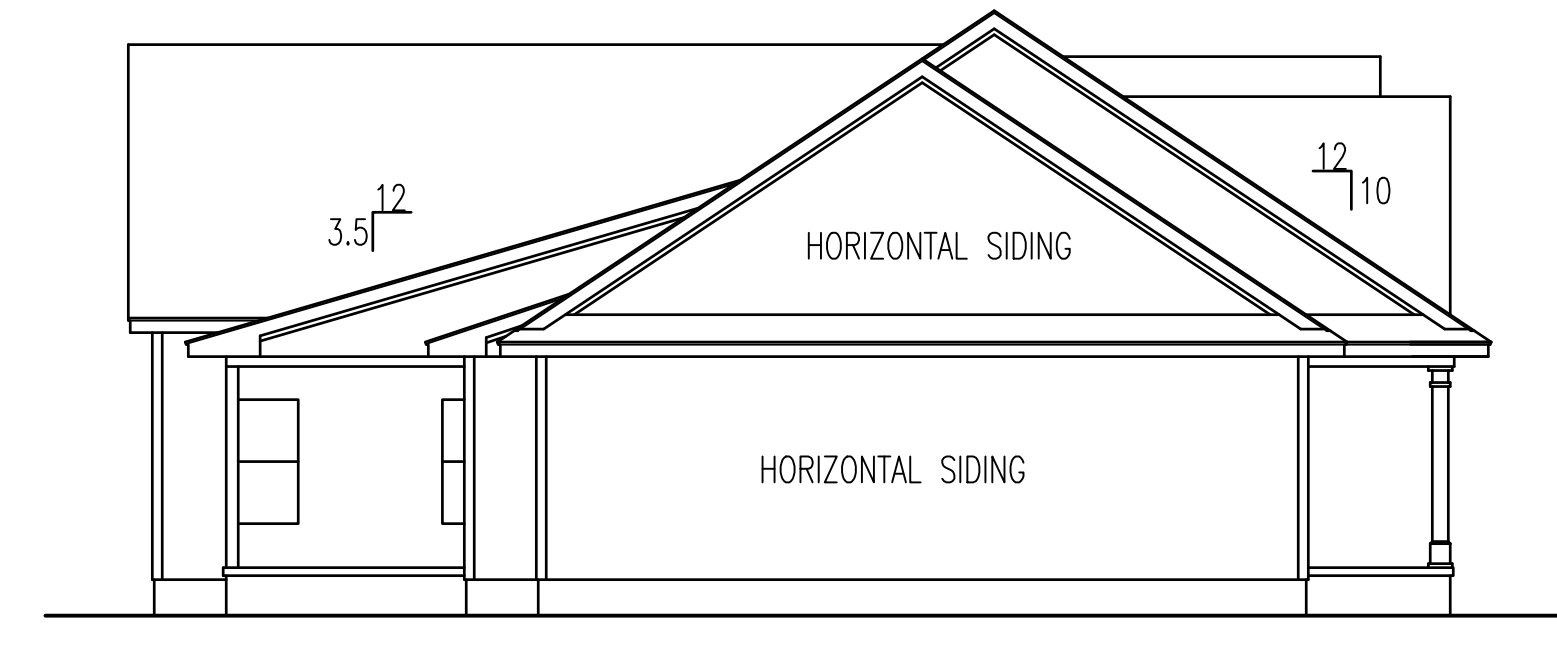
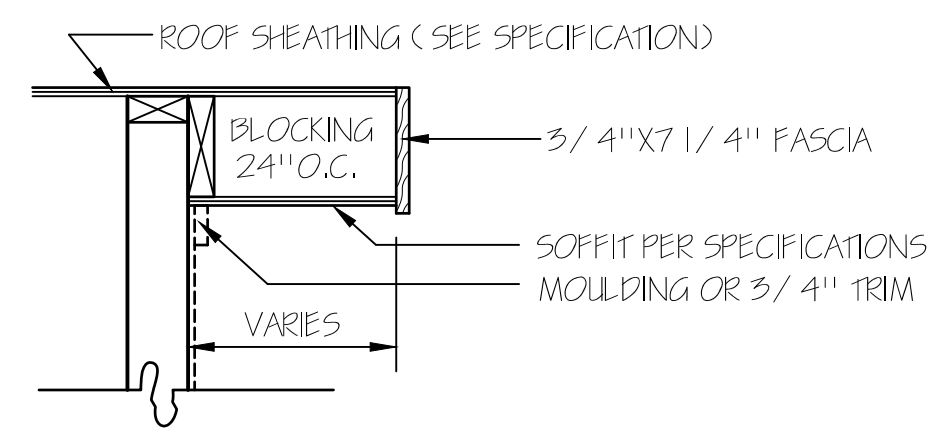




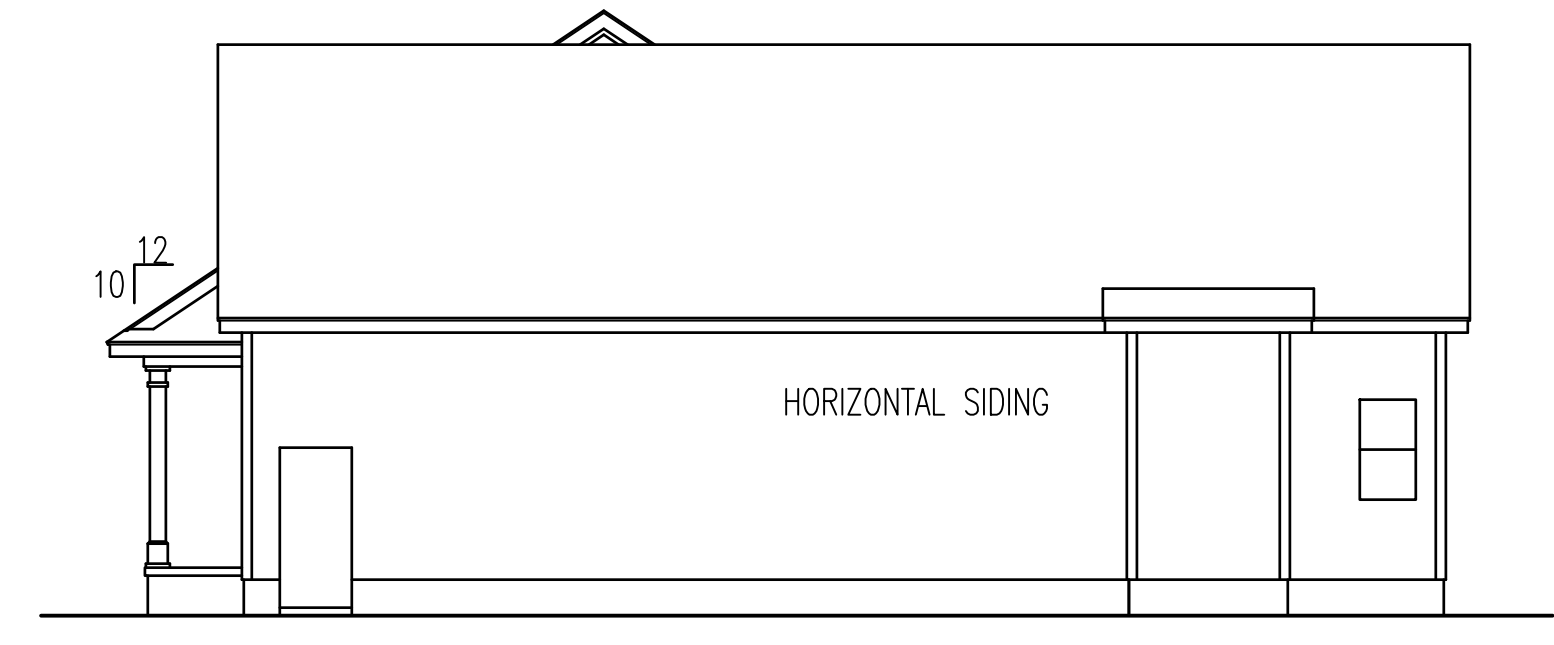
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



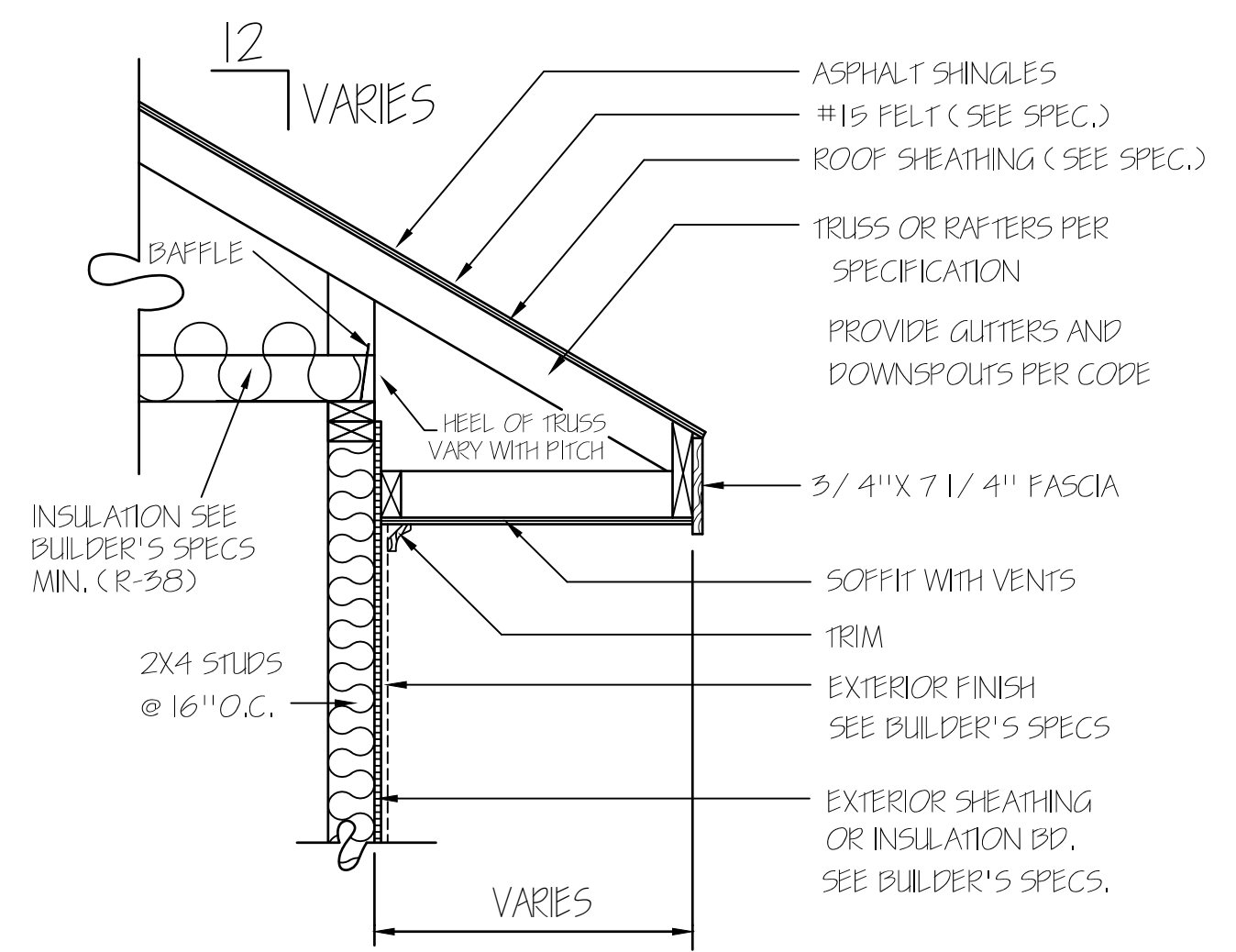
LEFT ELEVATION



RAKE DETAIL FOR GABLE ENDS



RIGHT ELEVATION



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

HERO PACKAGE

ATTIC VENTILATION CALCULATIONS	
ATTIC AREA	3064 SQ.FT. (AREA VENTILATION REQUIRED 18.4 SQ.FT.)
2 EACH 2' FT. BASE GABLE LOUVER @ 2 SQ.FT. NET FREE AREA	
2 EACH 2' FT. BASE GABLE LOUVER @ 2 SQ.FT. NET FREE AREA	
2 EACH 2' FT. BASE GABLE LOUVER @ 2 SQ.FT. NET FREE AREA	
174 LIN.FT. EAVE VENT @ 11 SQ.IN./FT. = 13.3 SQ.FT. NET FREE AREA	
103 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. = 12.9 SQ.FT. NET FREE AREA	

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

WATERMARK HOMES
LOT: 37 OAK HAVEN
NAME: PONDEROSA

EXCLUSIVE RESIDENCE DESIGN FOR:

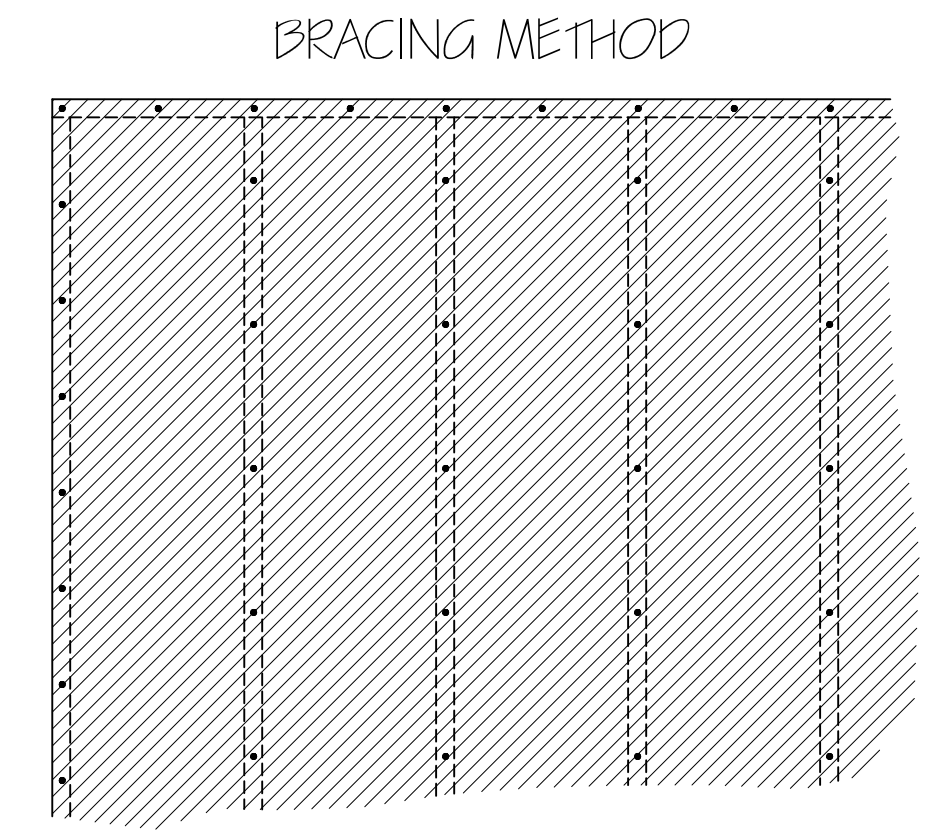
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES.
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER	RG21-A01
OPTION	#2
1 GARAGE	R F
DATE:	2/15/21

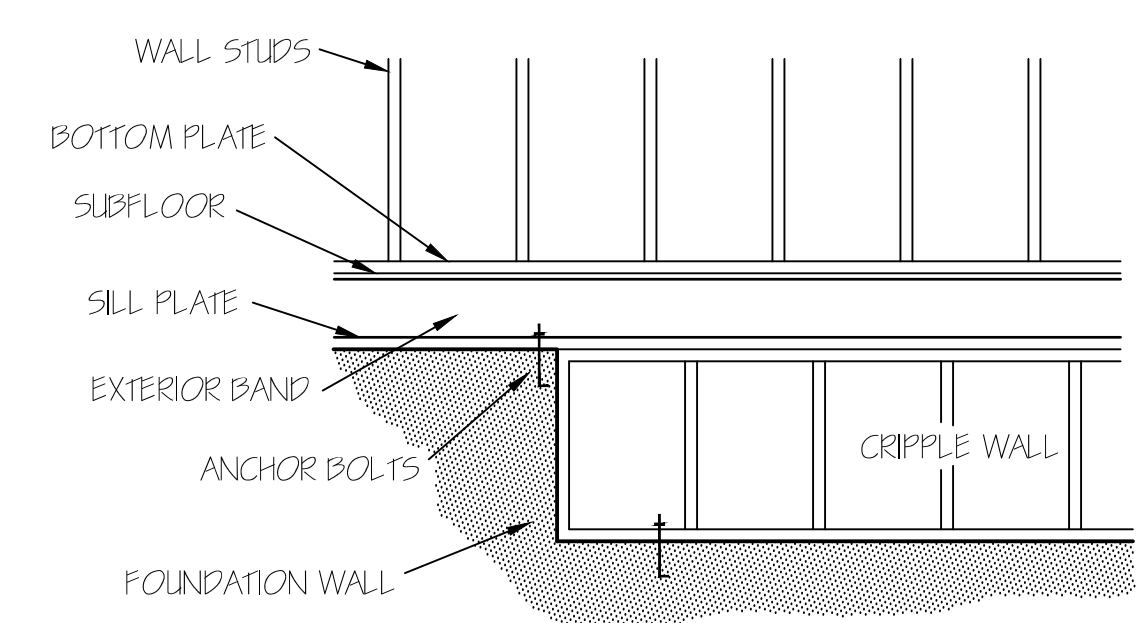
ENERGY TABLE
UFACTOR OF WINDOWS .30
CLIMATE ZONE 3
INSULATION: WALLS 15
CEILING 38
FLOORS 19

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 3" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAIL S.



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.

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

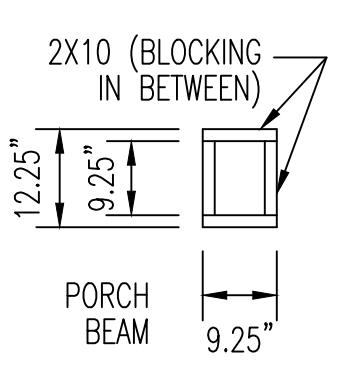
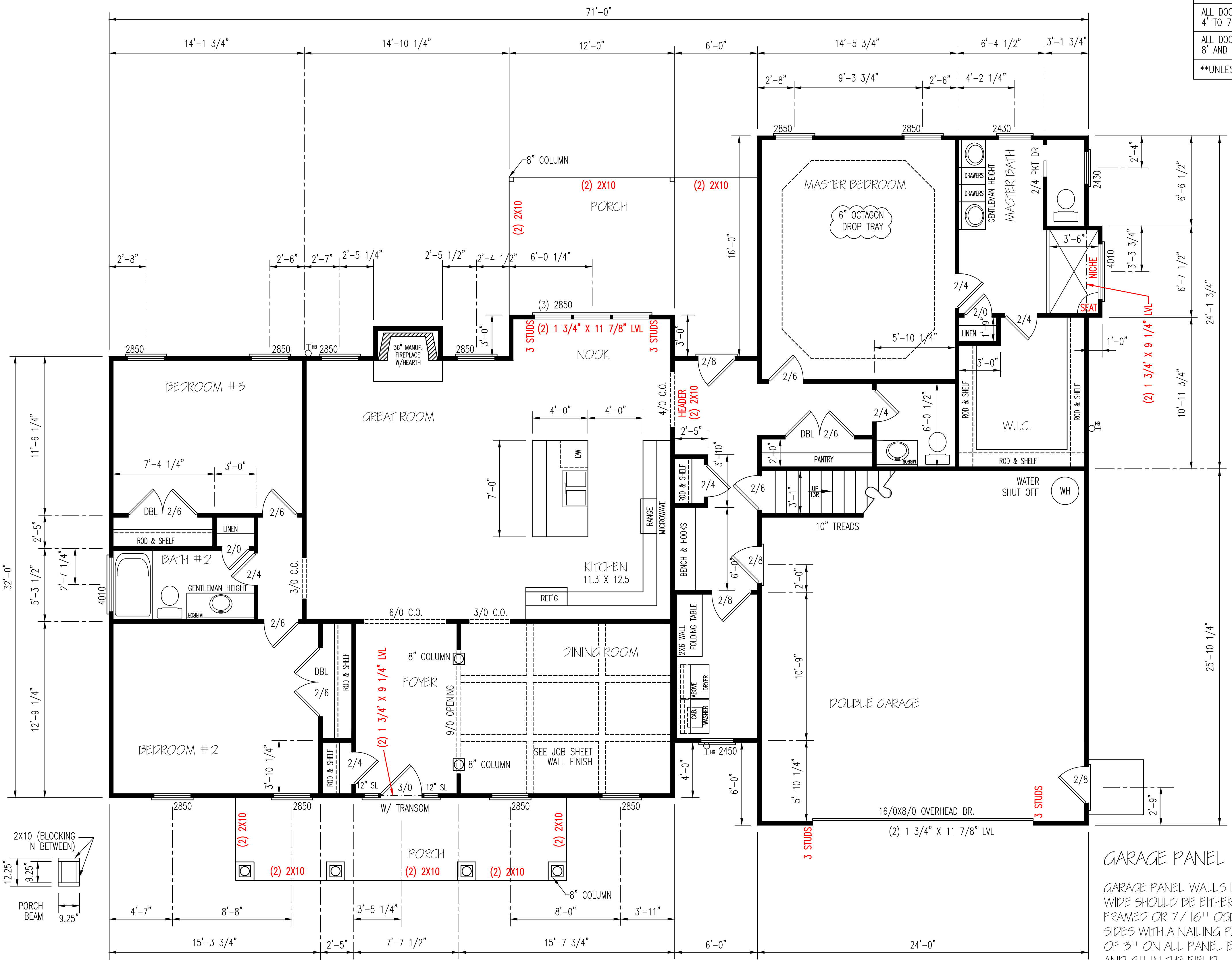
HEATED AREA

1ST FL	2111	SQ FT
2ND FL	348	SQ FT
TOTAL	2459	SQ FT

OTHER AREAS

GARAGE	611	SQ FT
F.PORCH	144	SQ FT
R.PORCH	198	SQ FT
STORAGE	302	SQ FT
TOTAL	1255	SQ FT

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

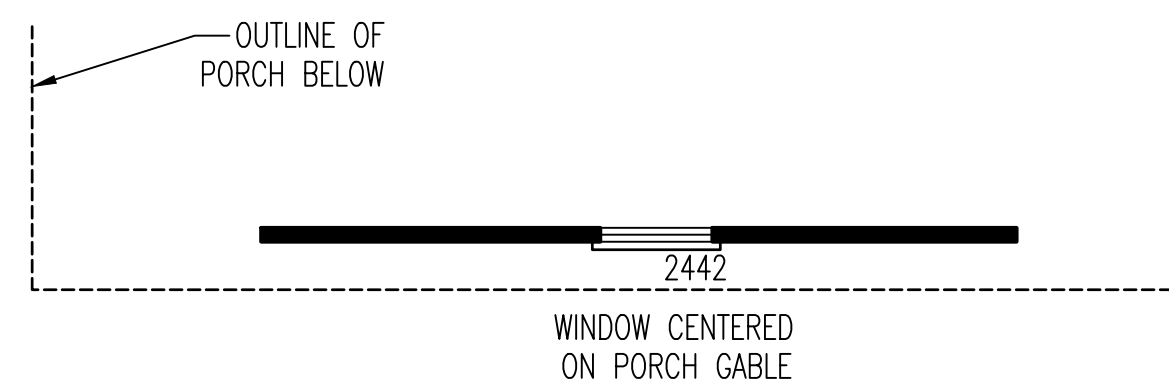


GARAGE PANEL WALL

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.

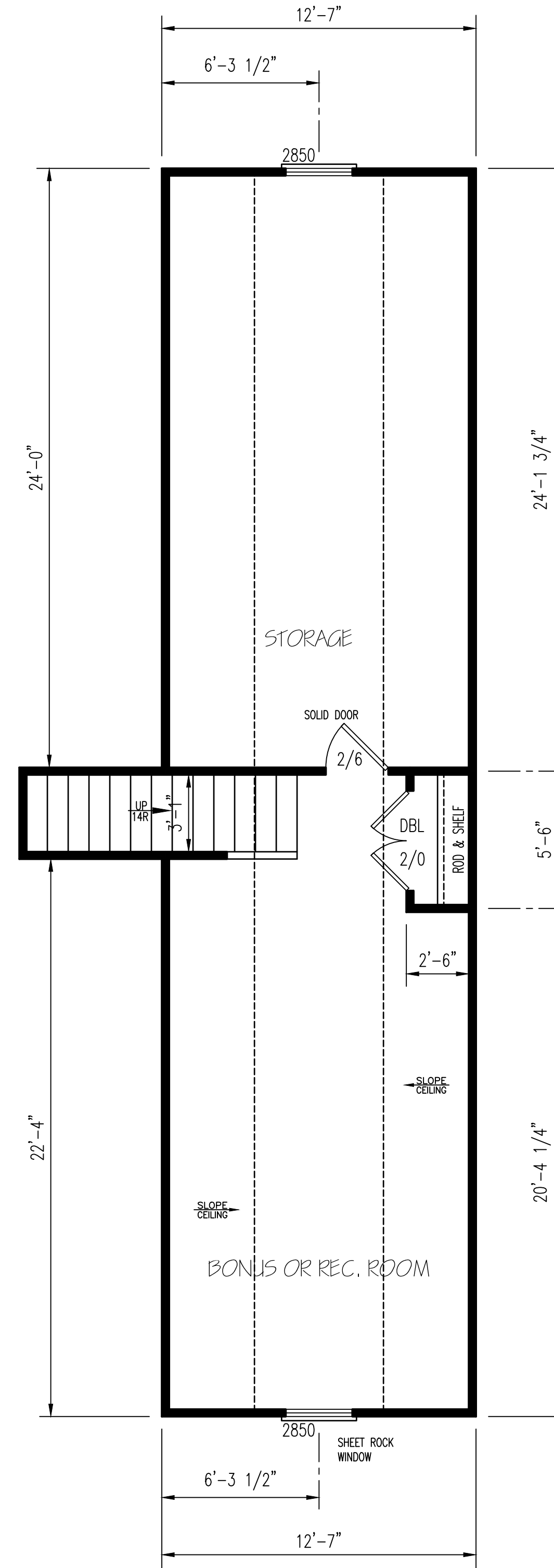
HERO PACKAGE

HERO PACKAGE



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

UNLESS NOTED OTHER WISE



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

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: PONDEROSA

LOT: 37 OAK HAVEN

TM DESIGNS

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

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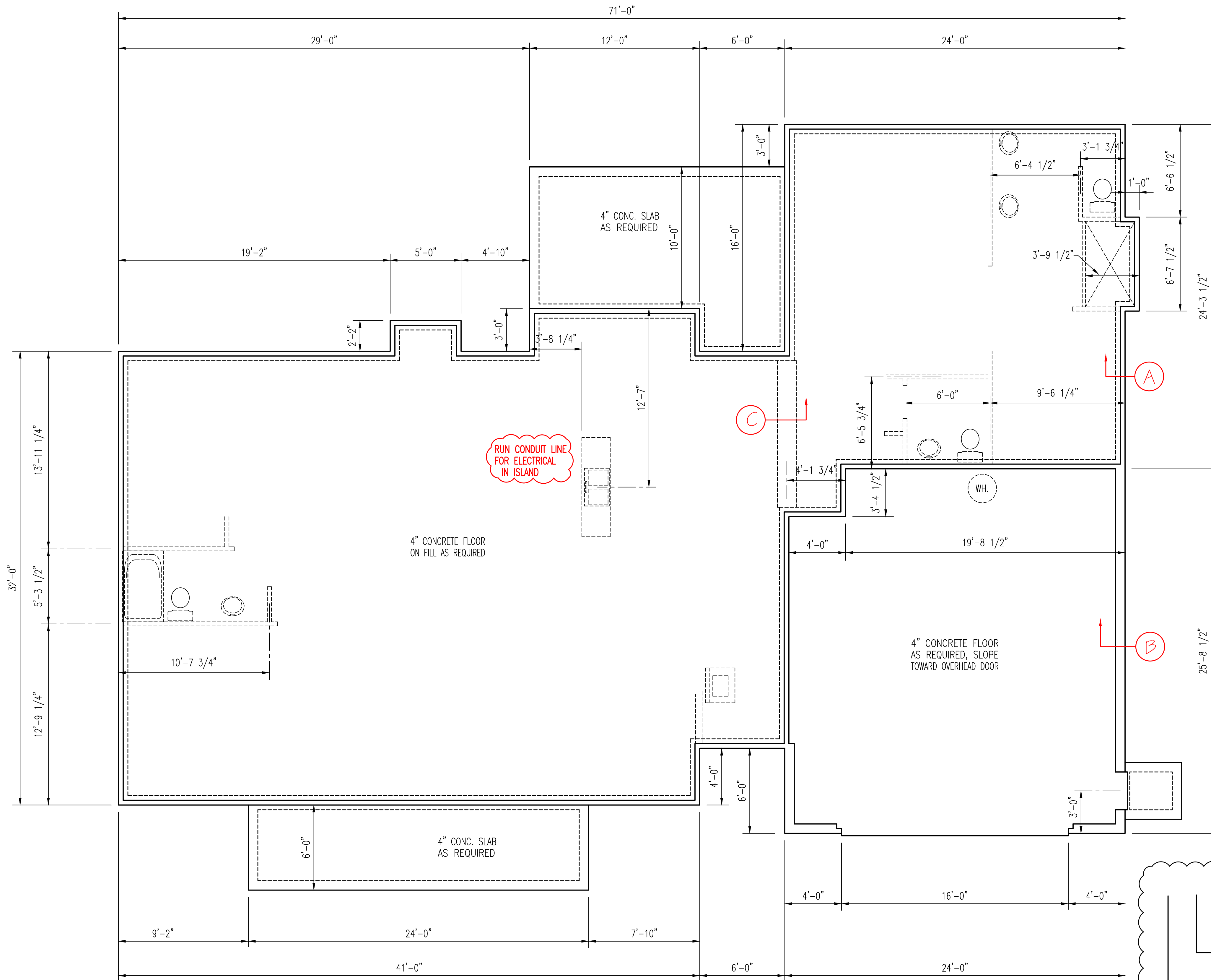
PLAN NUMBER
RG21-A01

OPTION #2

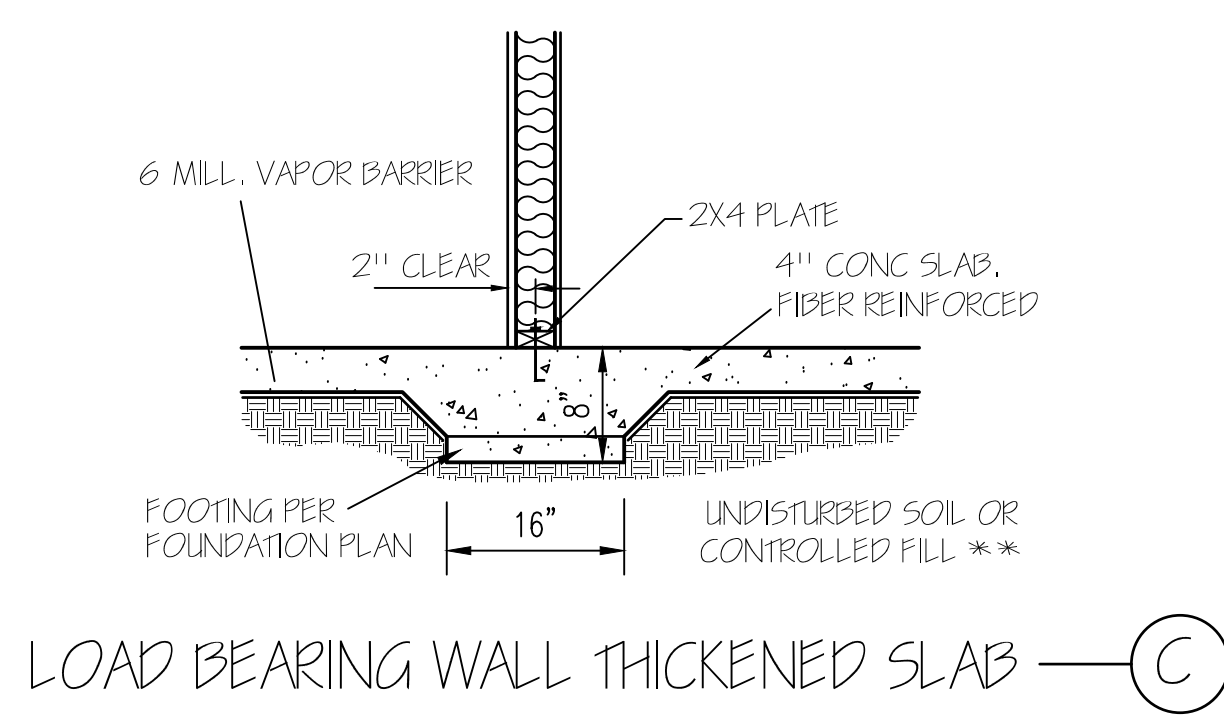
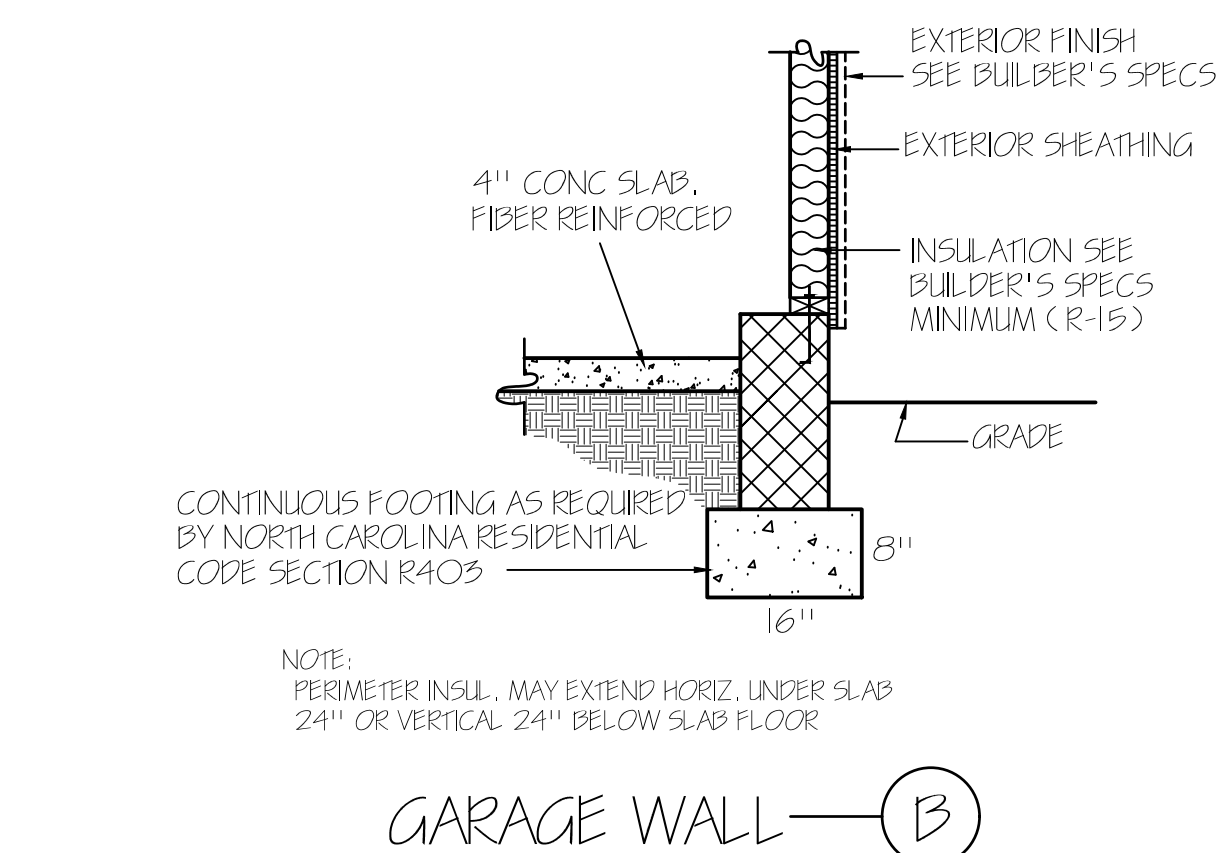
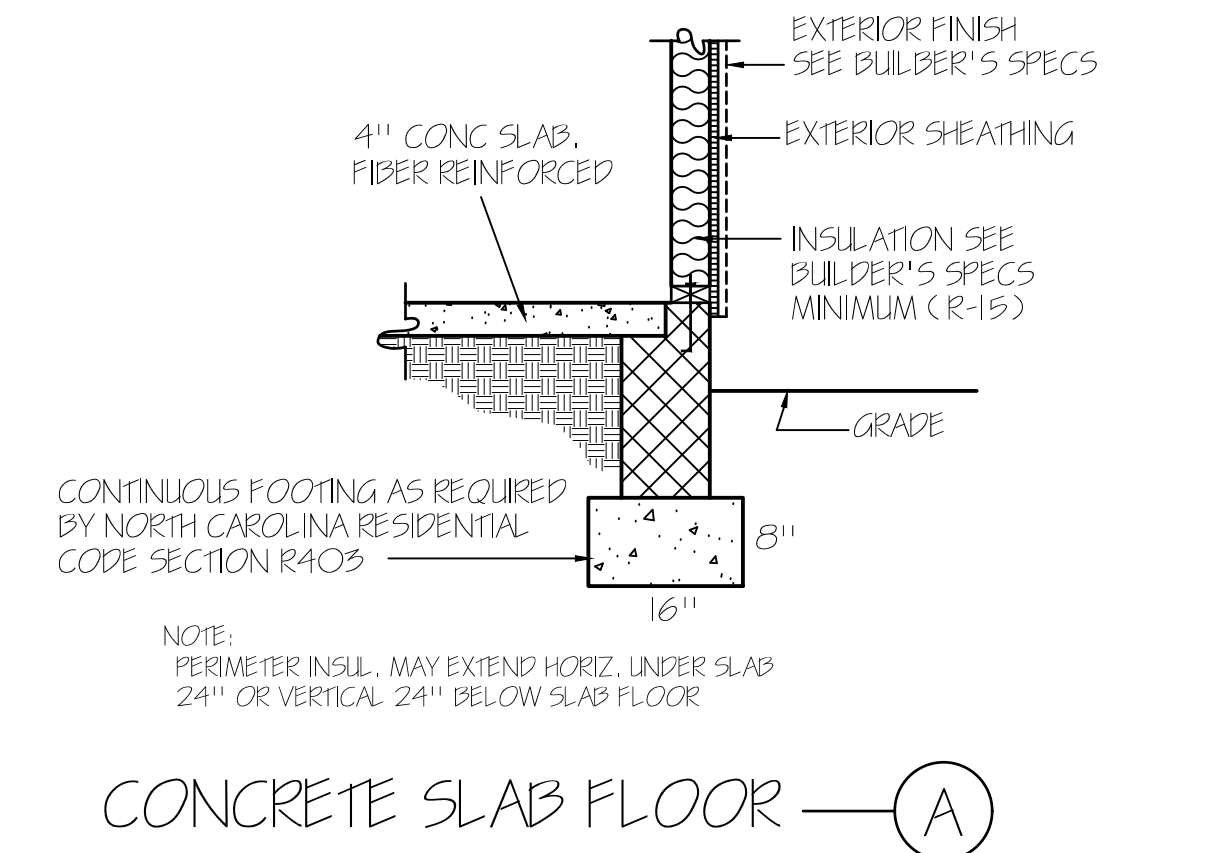
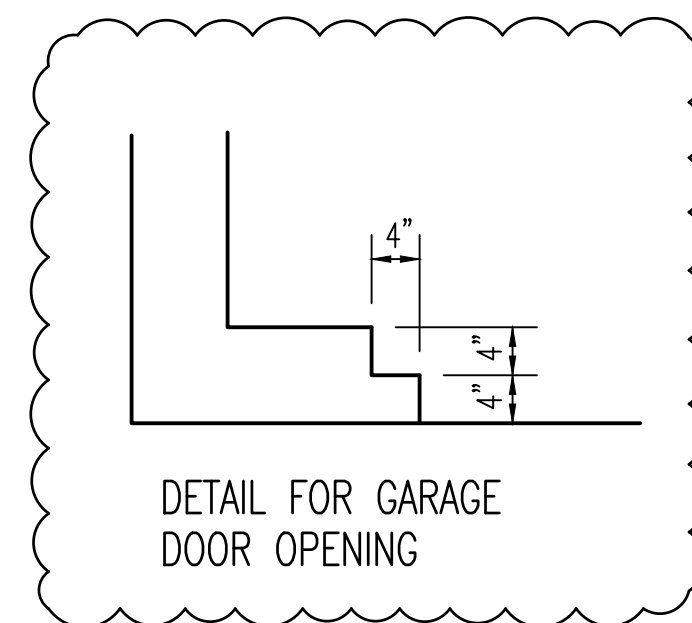
2 _B	GARAGE	R	F
	DATE:	2/15/21	

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.

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.



STEPS:
 SET BRICK STEPS ON 6" CONCRETE SIDEWALK



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