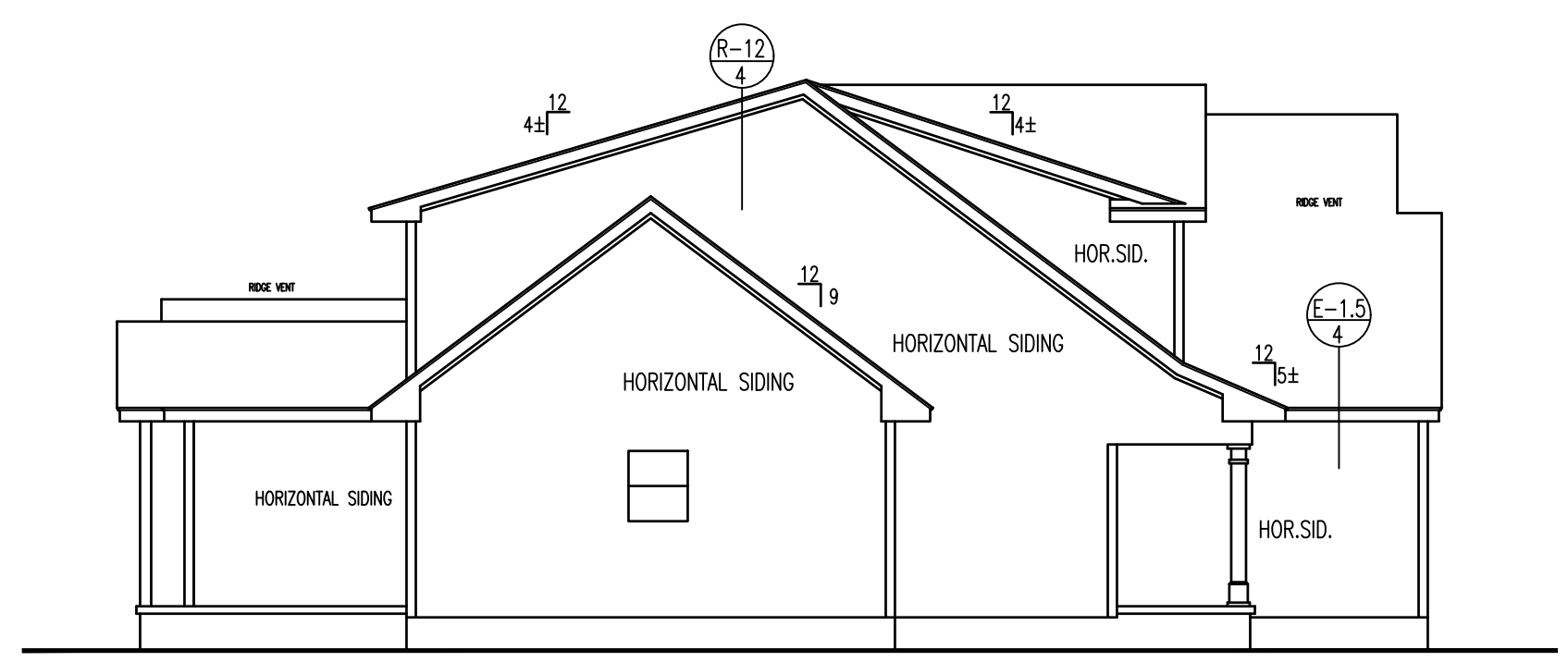


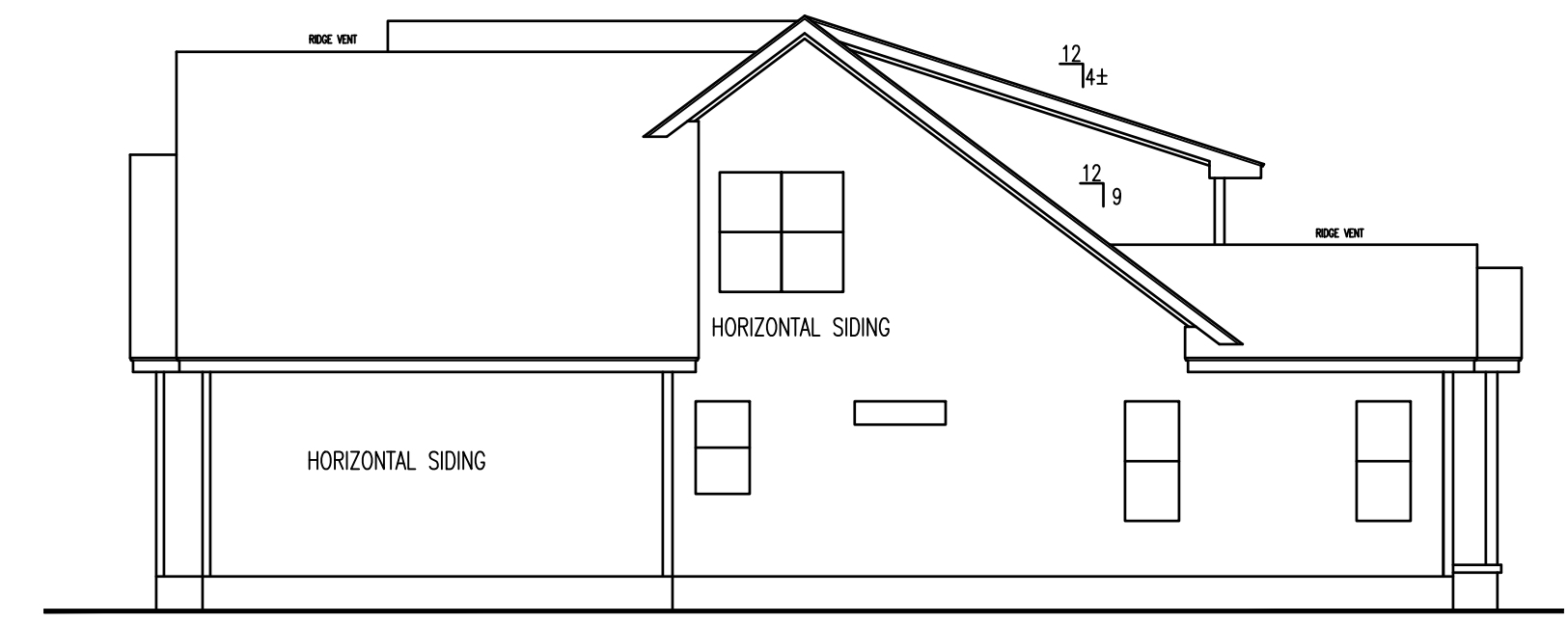
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ATTIC VENTILATION CALCULATIONS**

ATTIC AREA	2378 SQ.FT. (AREA VENTILATION REQUIRED 16.6 SQ.FT.)
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
130 LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	3.9 SQ.FT. NET FREE AREA
102 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	12.8 SQ.FT. NET FREE AREA

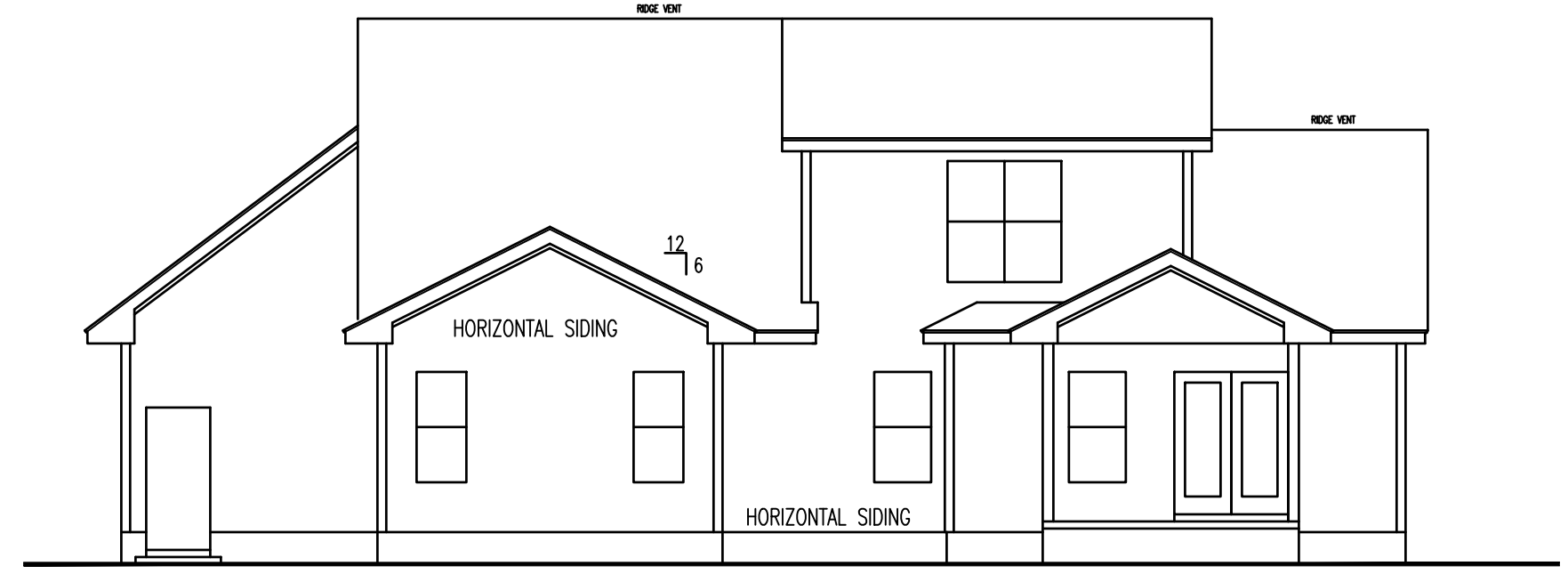
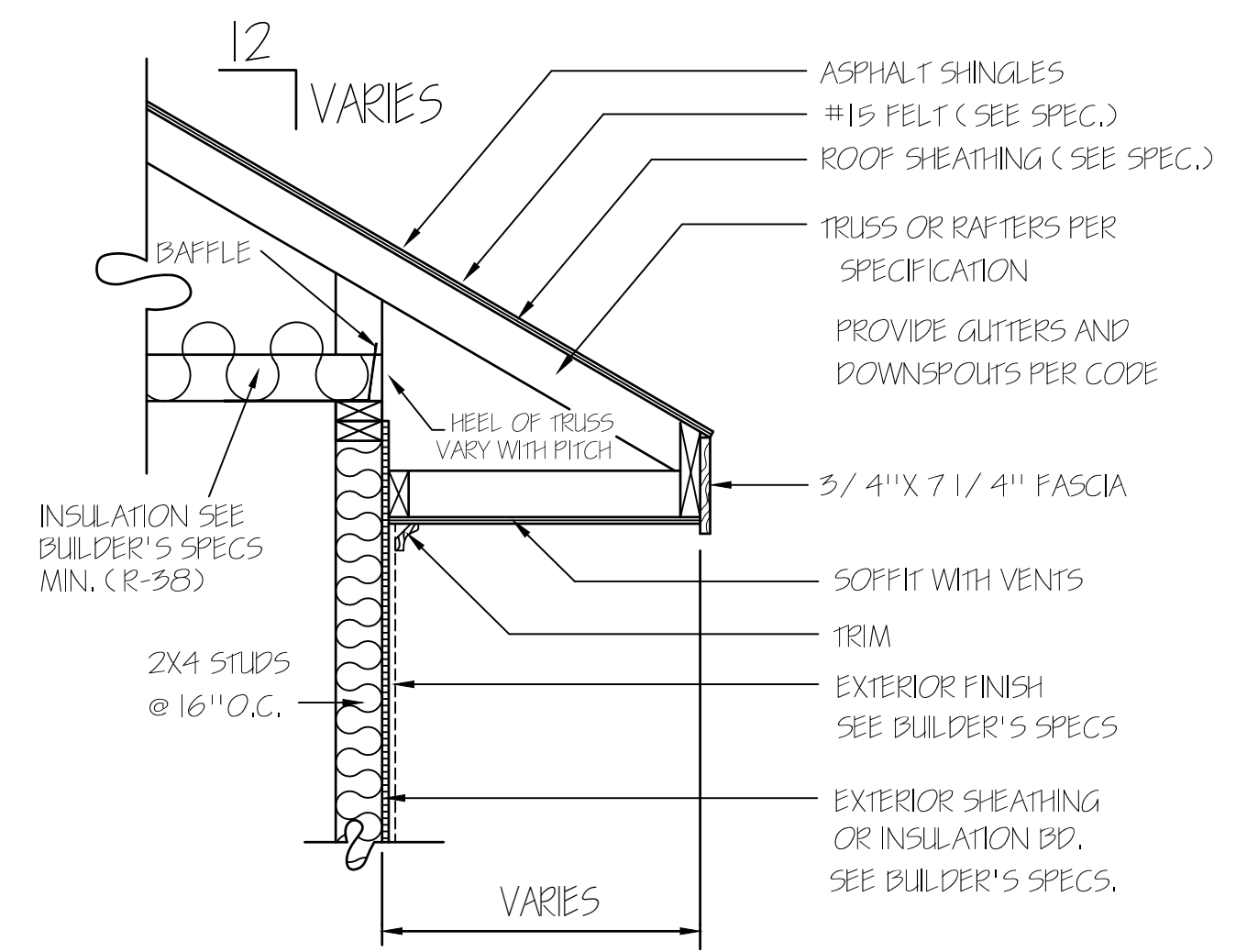


**LEFT ELEVATION**

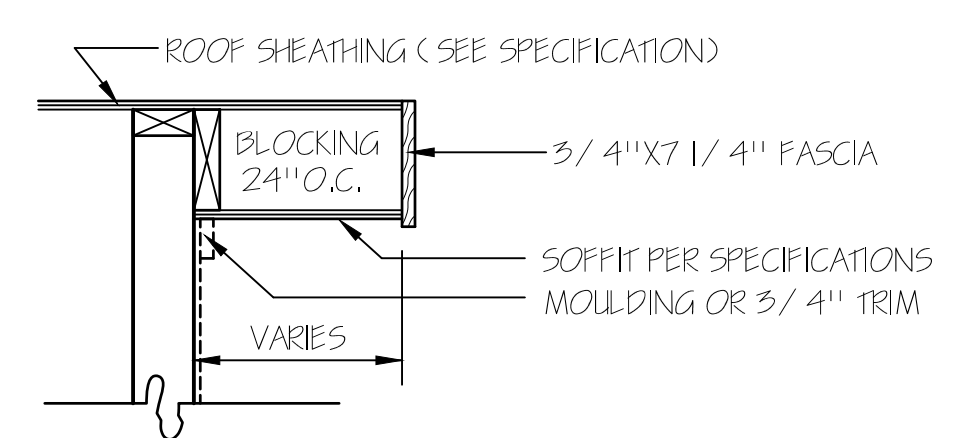


**RIGHT ELEVATION**

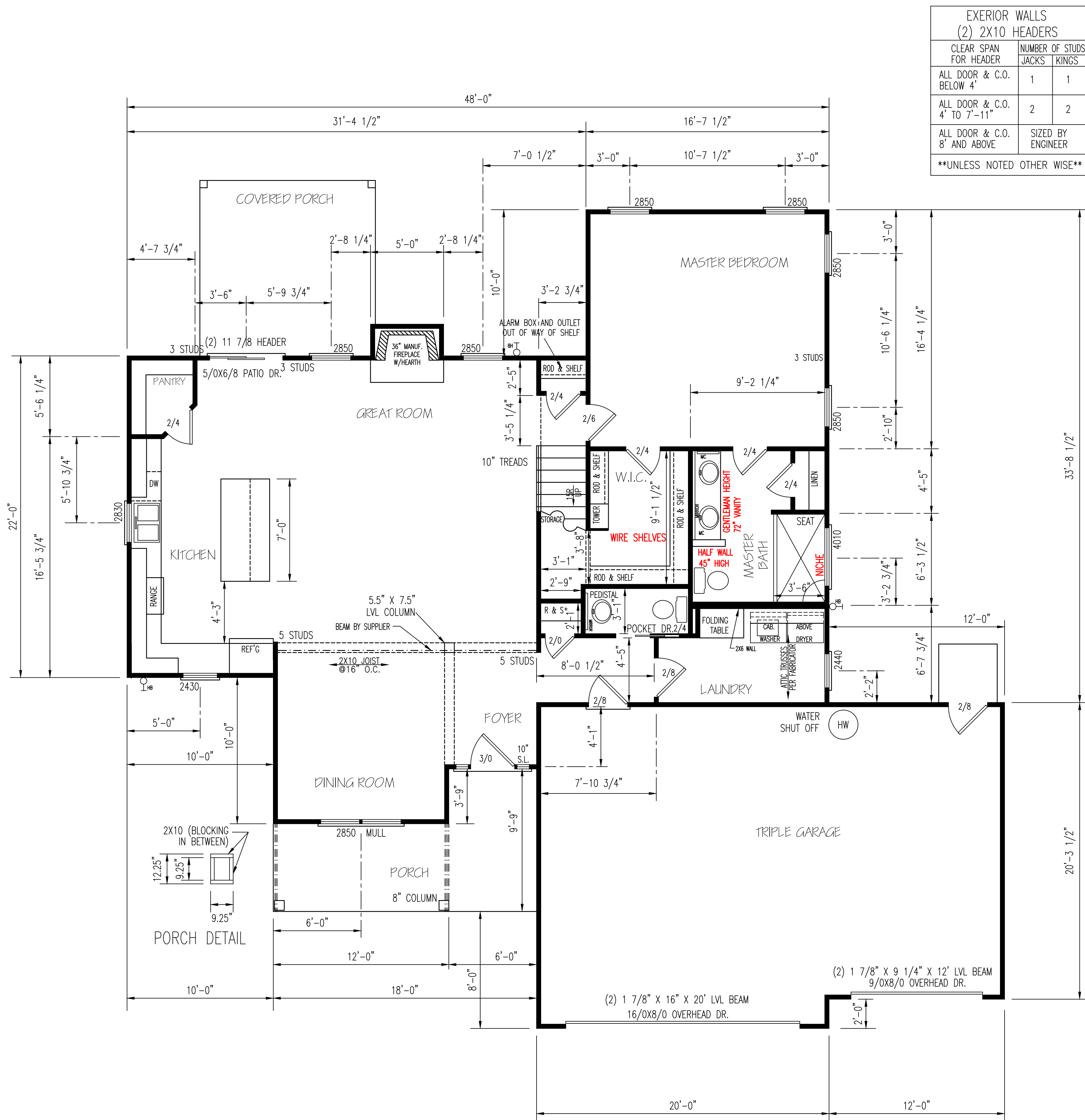
HERO PACKAGE



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



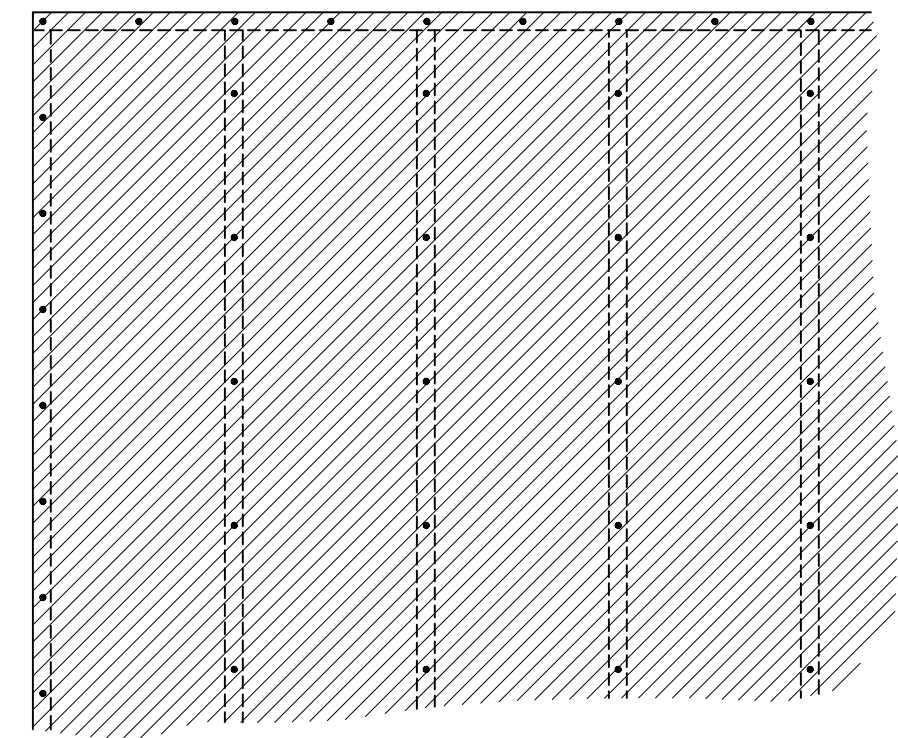
**RAKE DETAIL FOR GABLE ENDS**



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\*\*

BRACING METHOD

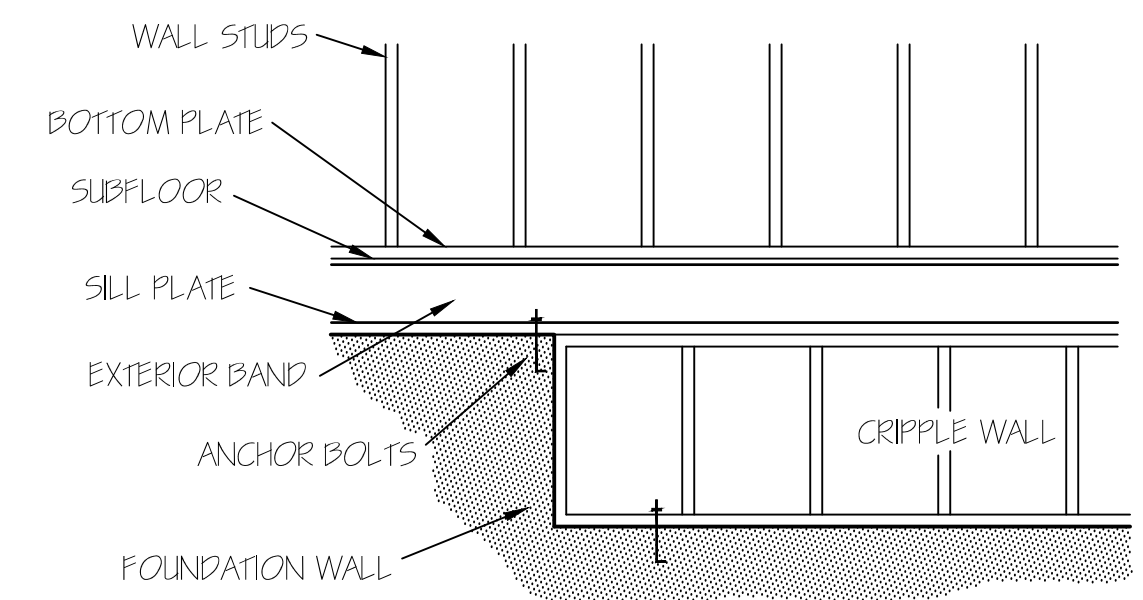


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

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.



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 R602.3(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

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

HERO PACKAGE

FIRST FLOOR PLAN

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

HEATED AREA	
1ST FL	1421 SQ FT
2ND FL	910 SQ FT
TOTAL	2331 SQ FT

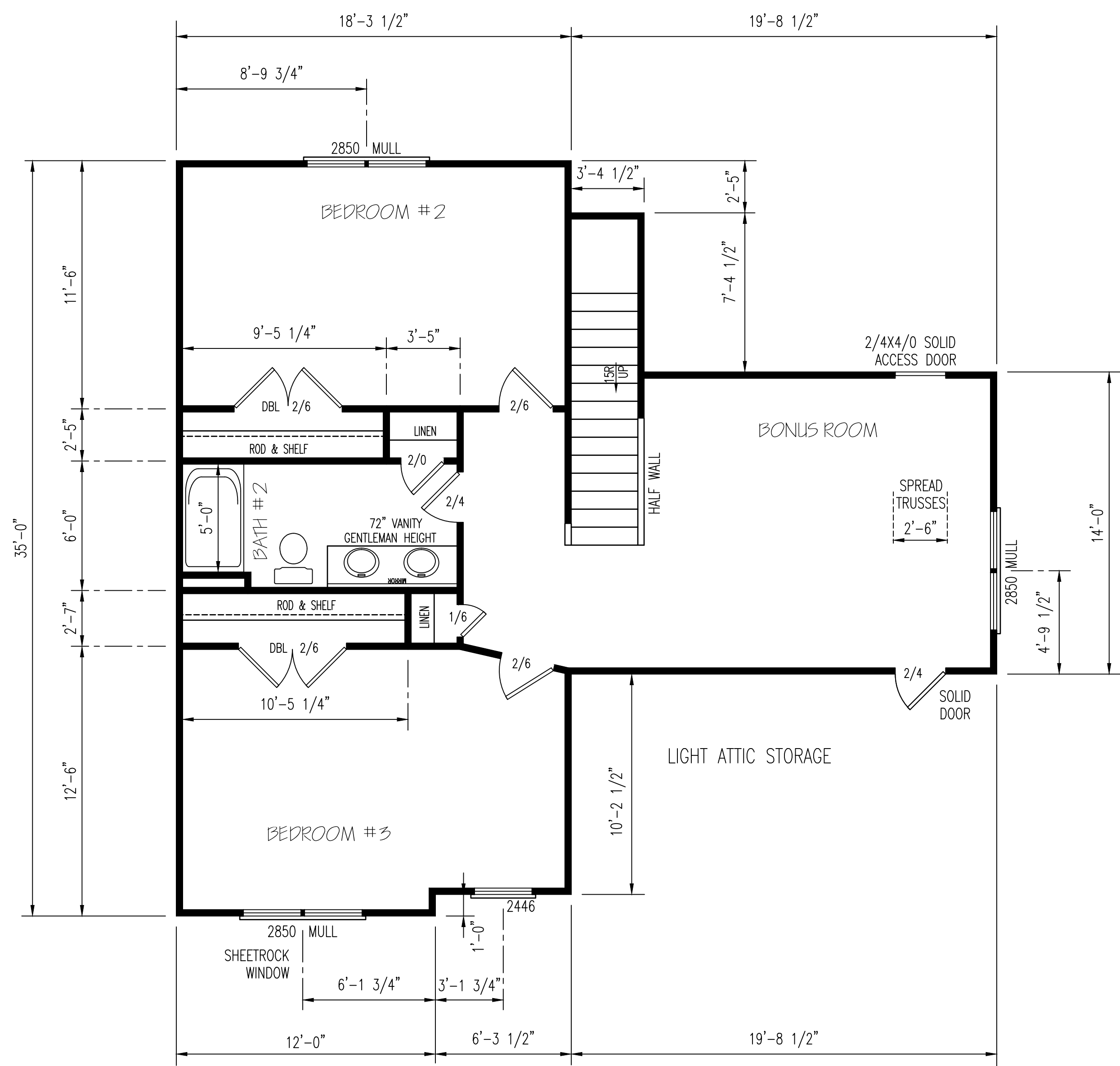
OTHER AREAS

GARAGE	683 SQ FT
F.PORCH	131 SQ FT
R.PORCH	143 SQ FT
TOTAL	957 SQ FT

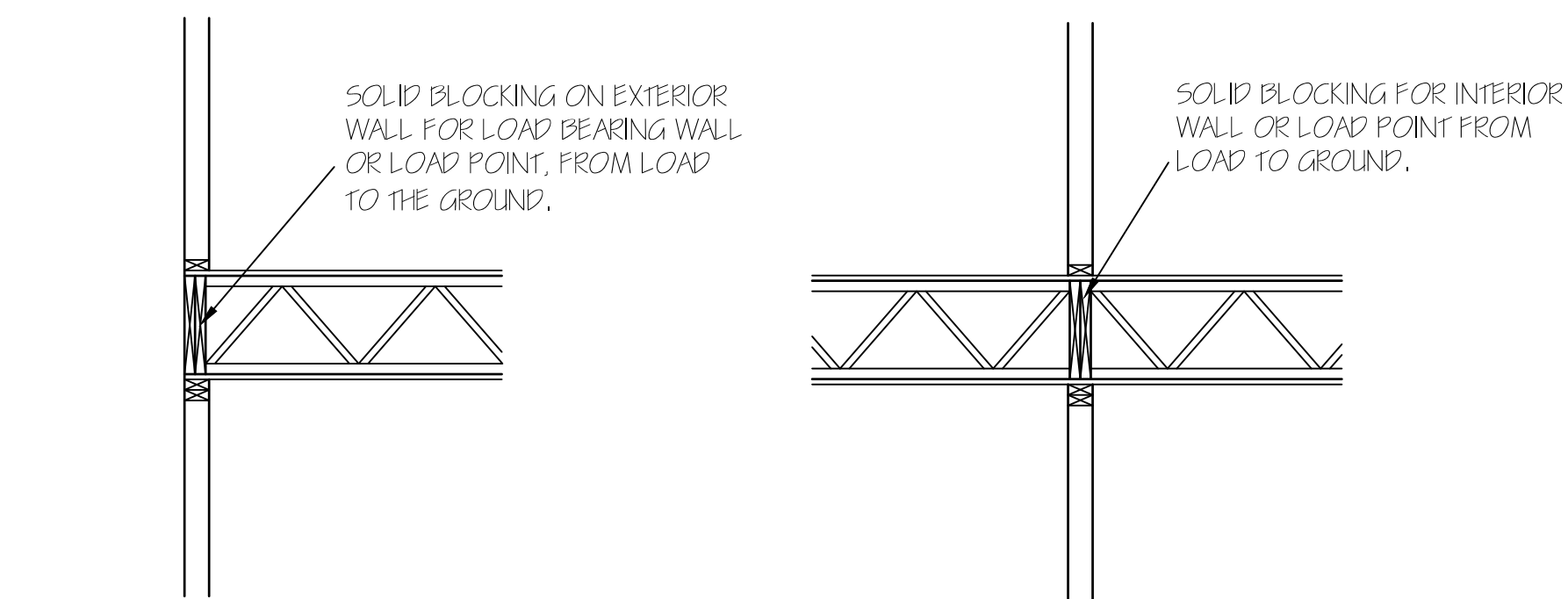
**T M DESIGNS**  
 RESIDENTIAL PLANS BY TINA MCFADDEN  
 (910) 354-4736 TMDDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**  
 NAME: THE GINKGO  
 LOT: 35 OAK HAVEN

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 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-B19  
 OPTION #4  
 2 A GARAGE R | F  
 DATE: 1/29/18



CENTERED AT FRONT OF GARAGE  
2032



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 OTHERWISE\*\*

HERO PACKAGE

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

EXCLUSIVE RESIDENCE DESIGN FOR:

# WATERMARK HOMES

NAME: THE GINKGO

LOT: 35 OAK HAVEN

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

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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-B19

OPTION #4

2	GARAGE	R	F
	DATE:	1/29/18	

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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-B19

OPTION #4

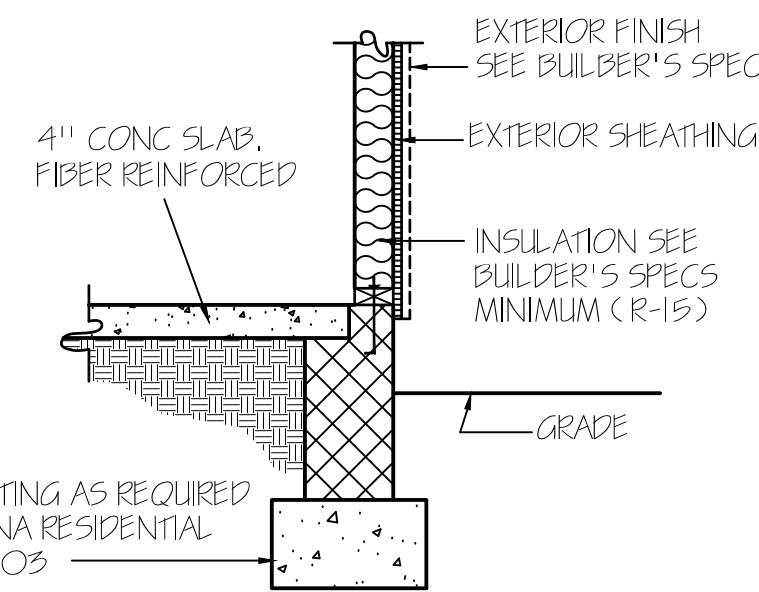
**3** GARAGE R F  
DATE:  
1/29/18

TABLE 403.1(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 <sup>a</sup>	12	12
2 STORY	15 <sup>b</sup>	12 <sup>a</sup>	12	12
3 STORY	25	17	12	12
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY				
1 STORY	12 <sup>a</sup>	12 <sup>a</sup>	12	12
2 STORY	15 <sup>b</sup>	15 <sup>b</sup>	12	12
3 STORY	32	24	16	12
8-INCH SOLID OR FULLY CURVED MASONRY				
1 STORY	16	12 <sup>a</sup>	12	12
2 STORY	29	21	14	12
3 STORY	42	32	21	16

**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.

**WALL ANCHOR OPTIONS**

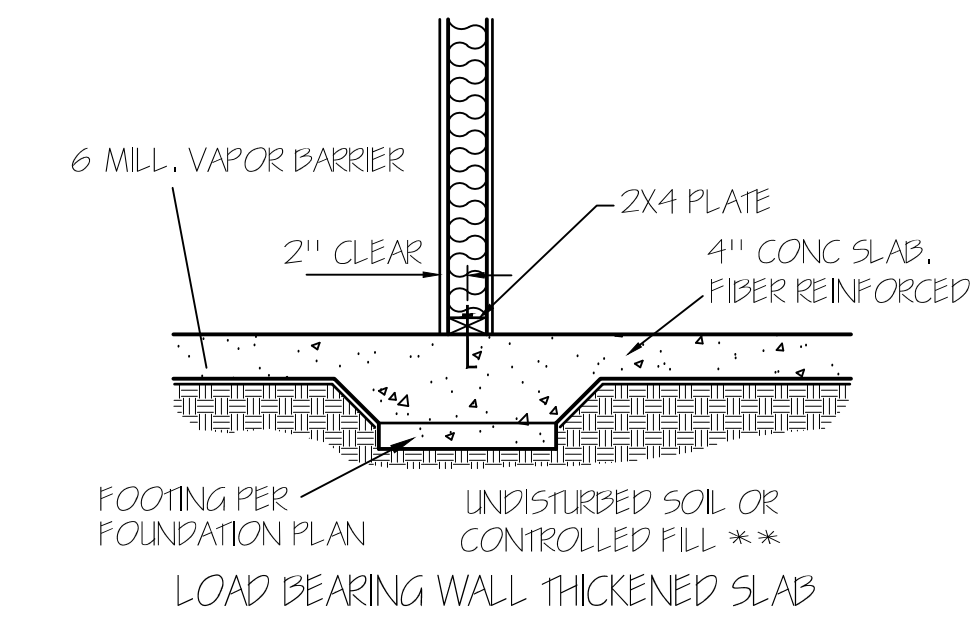
- USE EITHER ANCHOR BOLTS OR ANCHOR STRAPS
- ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION
- ANCHOR STRAP: ATTACHED TO BOTTOM PLATE AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, PER MANUFACTURER.



CONTINUOUS FOOTING AS REQUIRED BY NORTH CAROLINA RESIDENTIAL CODE SECTION R403

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

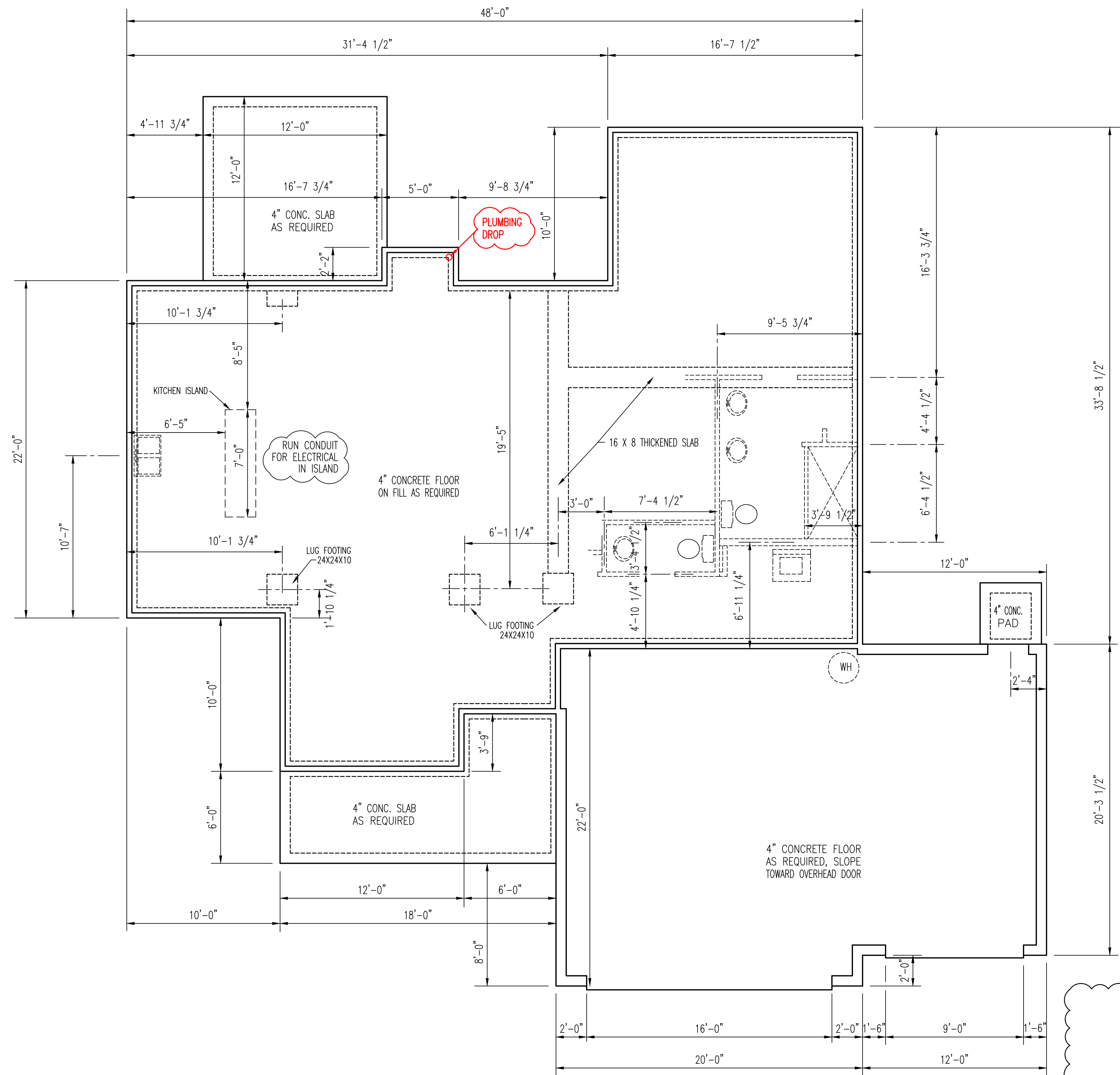
CONCRETE SLAB FLOOR



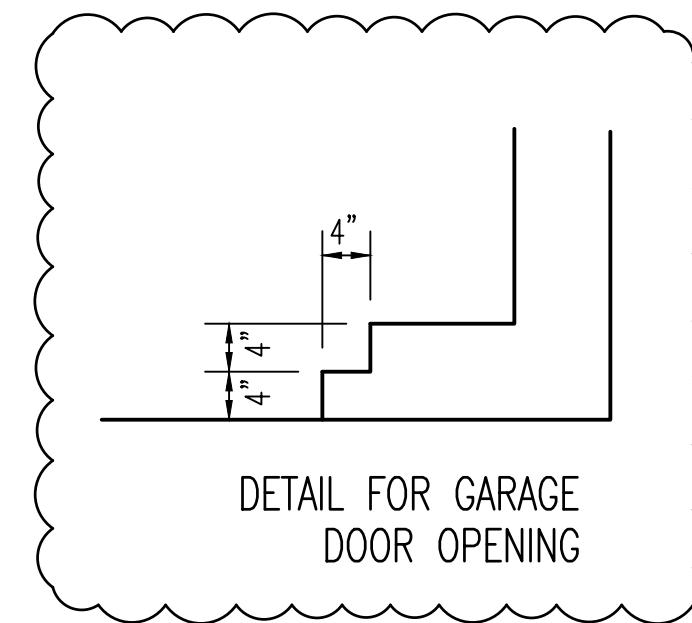
CONTINUOUS FOOTING AS REQUIRED BY NORTH CAROLINA RESIDENTIAL CODE SECTION R403

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

GARAGE WALL



ALL FOOTINGS ARE 16" X 8" UNLESS NOTED OTHERWISE.



DETAIL FOR GARAGE DOOR OPENING

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