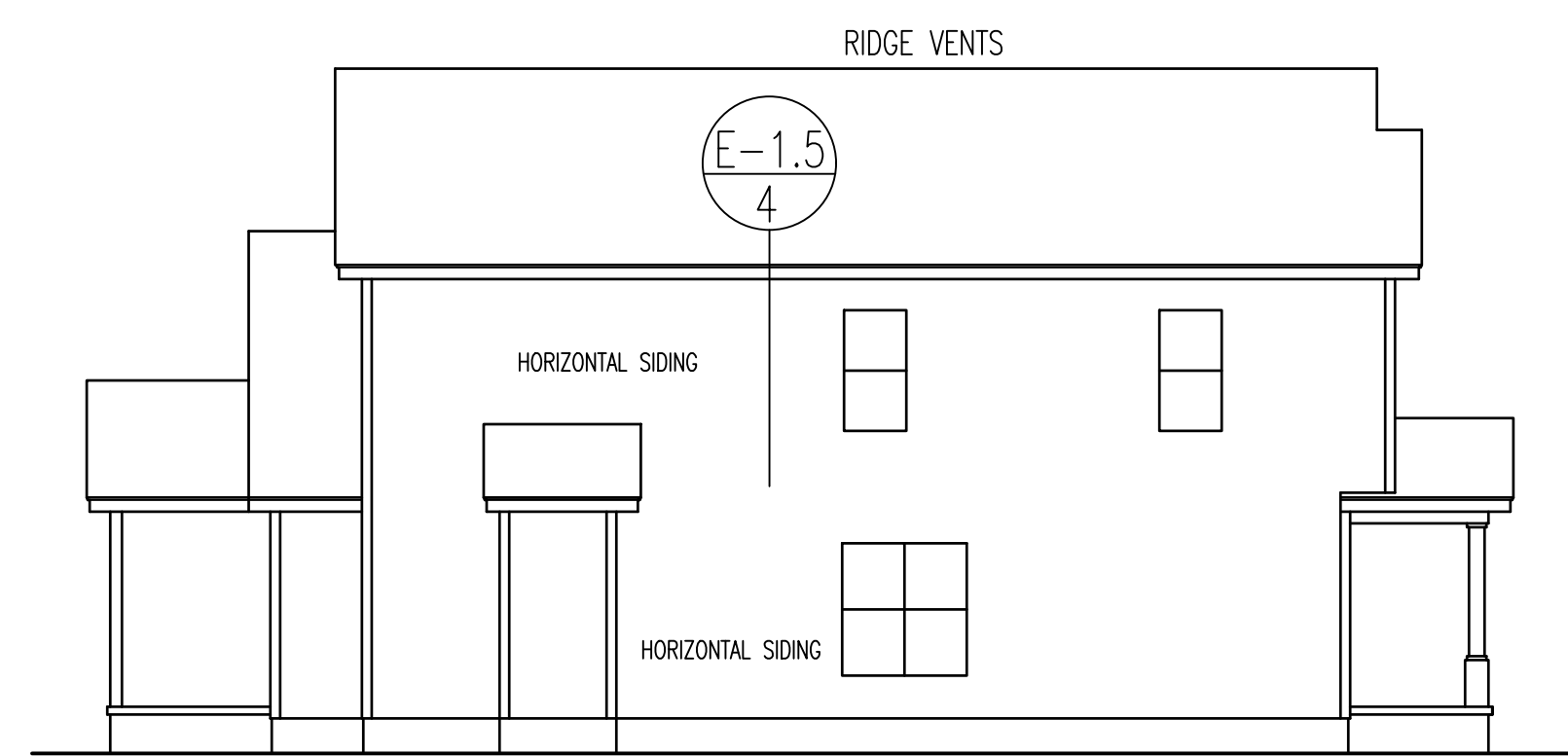




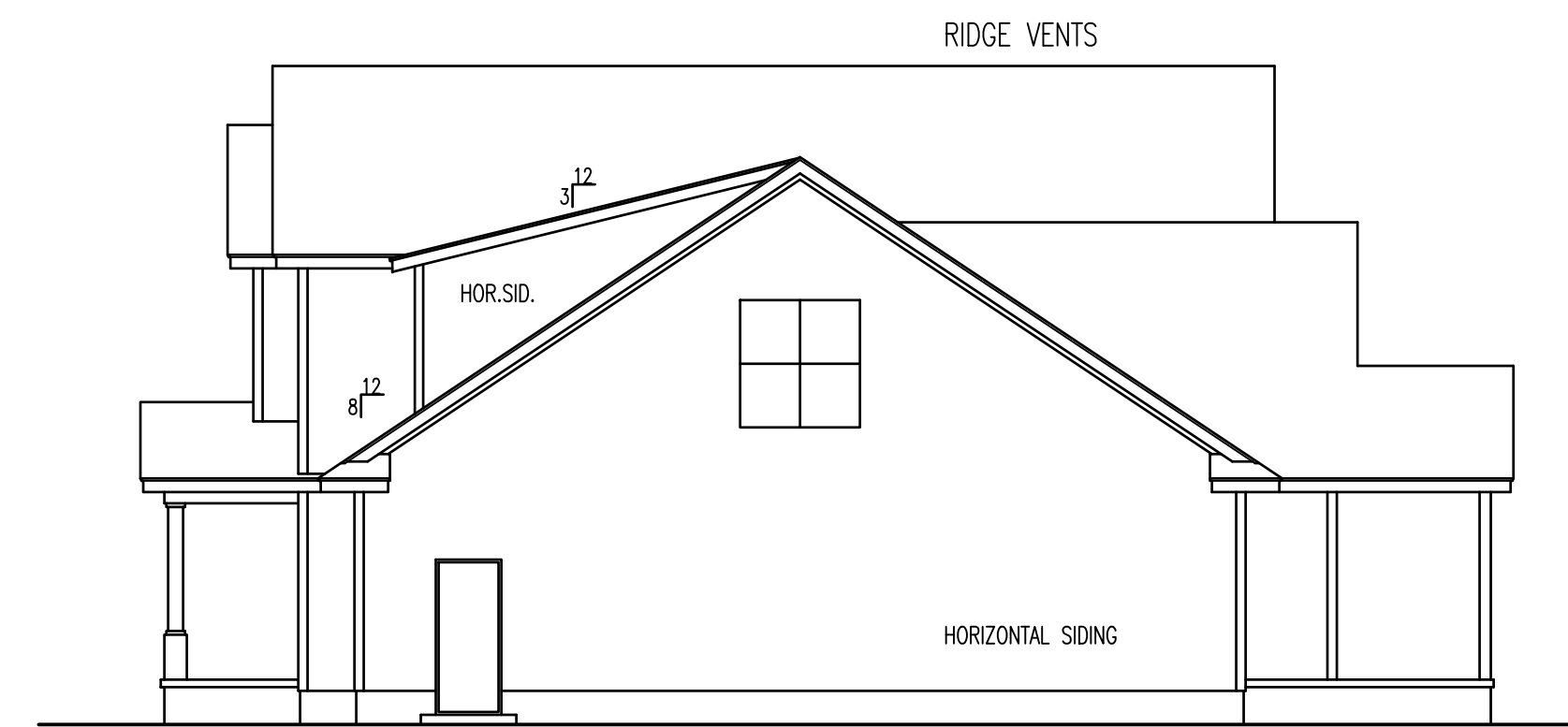
**ATTIC VENTILATION CALCULATIONS**

ATTIC AREA 1995 SQ.FT. (AREA VENTILATION REQUIRED 13.9 SQ.FT.)

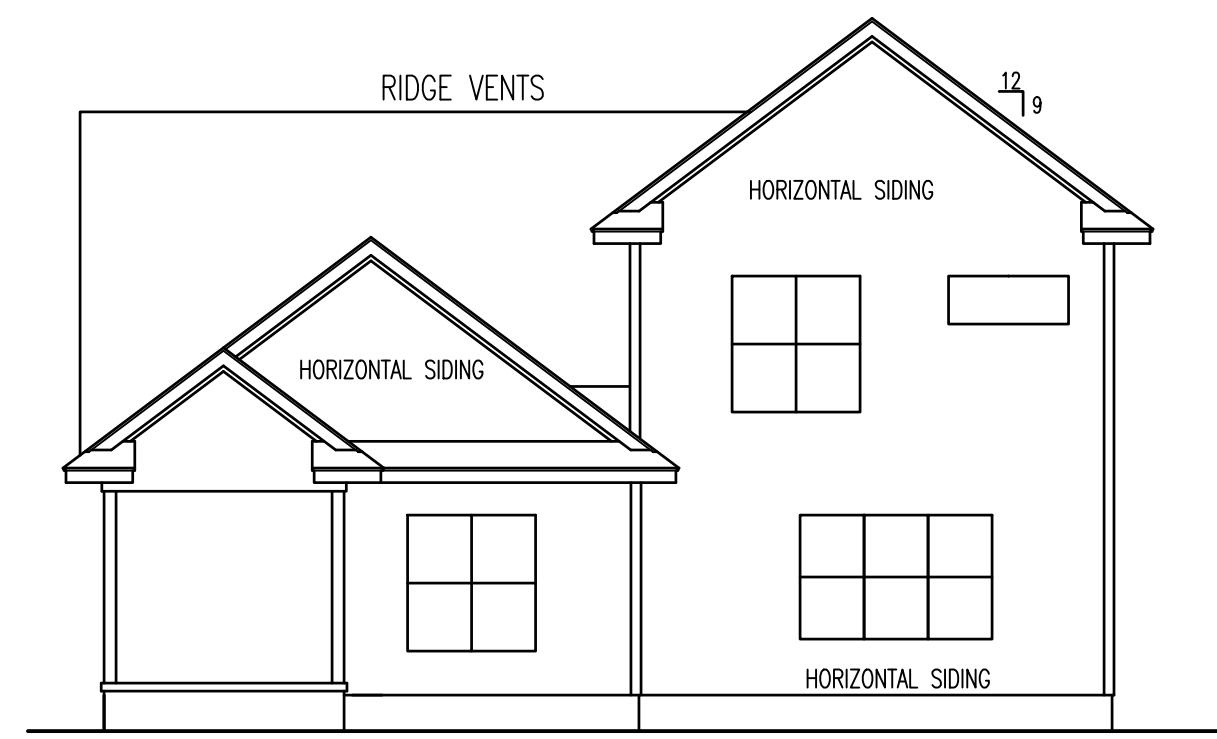
EACH 12" LIN.FT. BASE GABLE LOUVER @ 11 SQ.IN./FT. =	5.5	SQ.FT. NET FREE AREA
EACH 12" LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	5.5	SQ.FT. NET FREE AREA
91 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	11.4	SQ.FT. NET FREE AREA



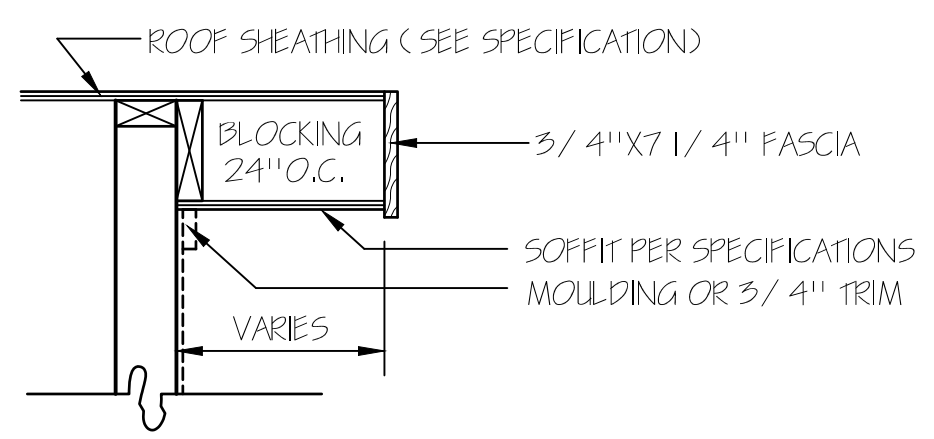
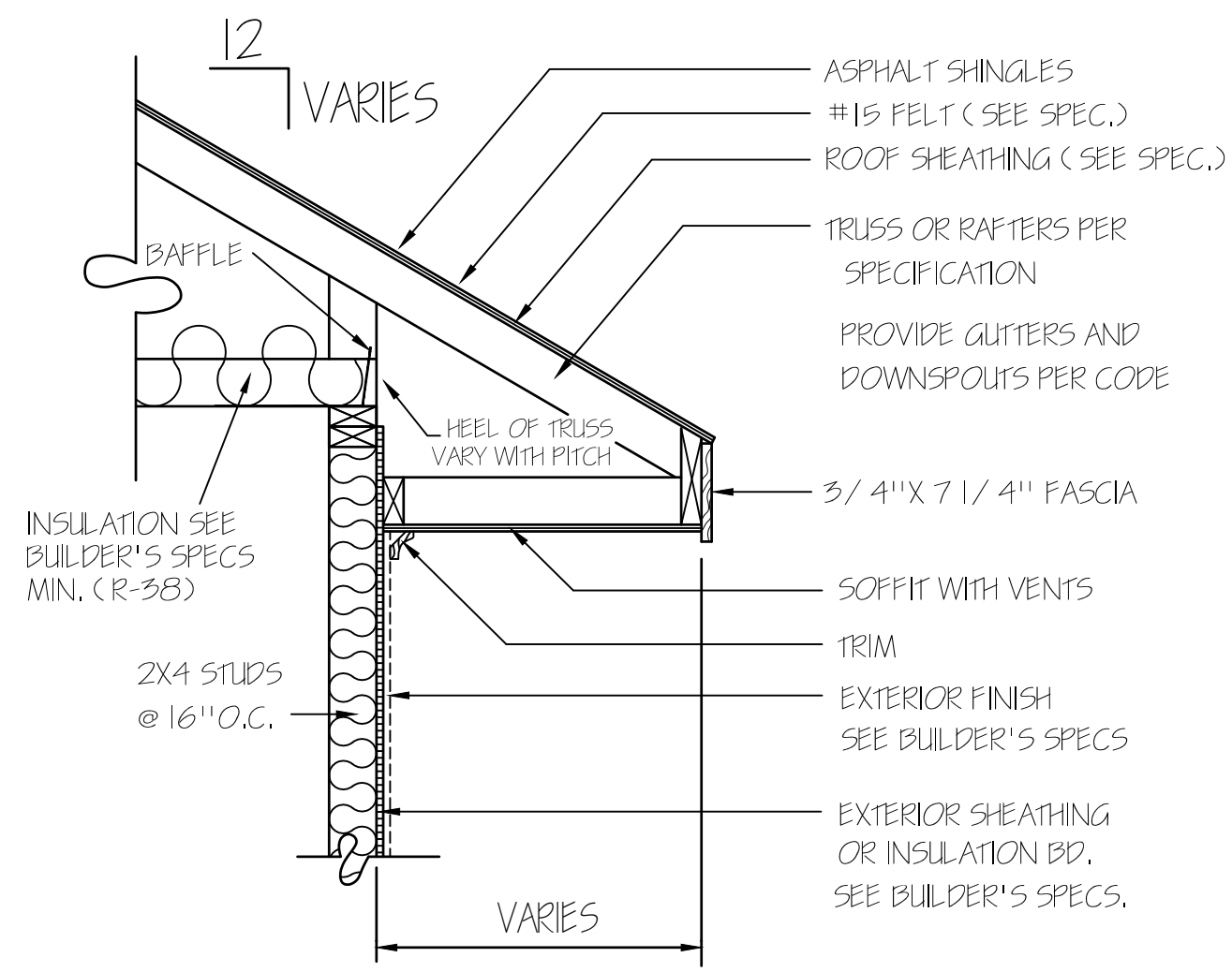
LEFT ELEVATION



RIGHT ELEVATION



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



RAKE DETAIL FOR GABLE ENDS

HERO PACKAGE

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

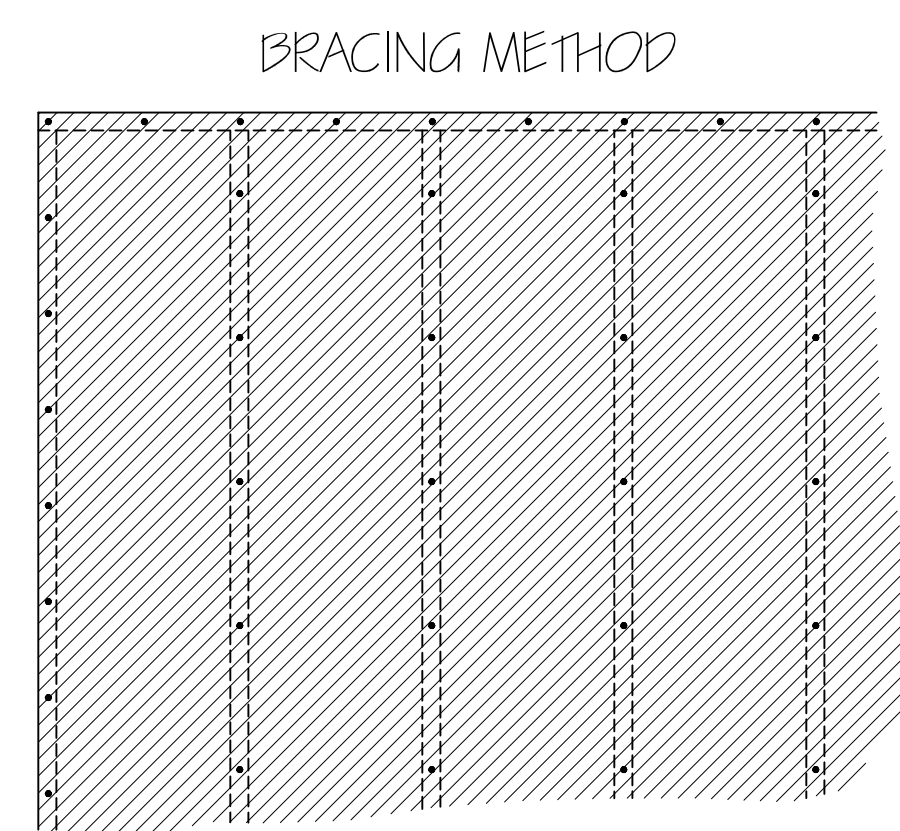
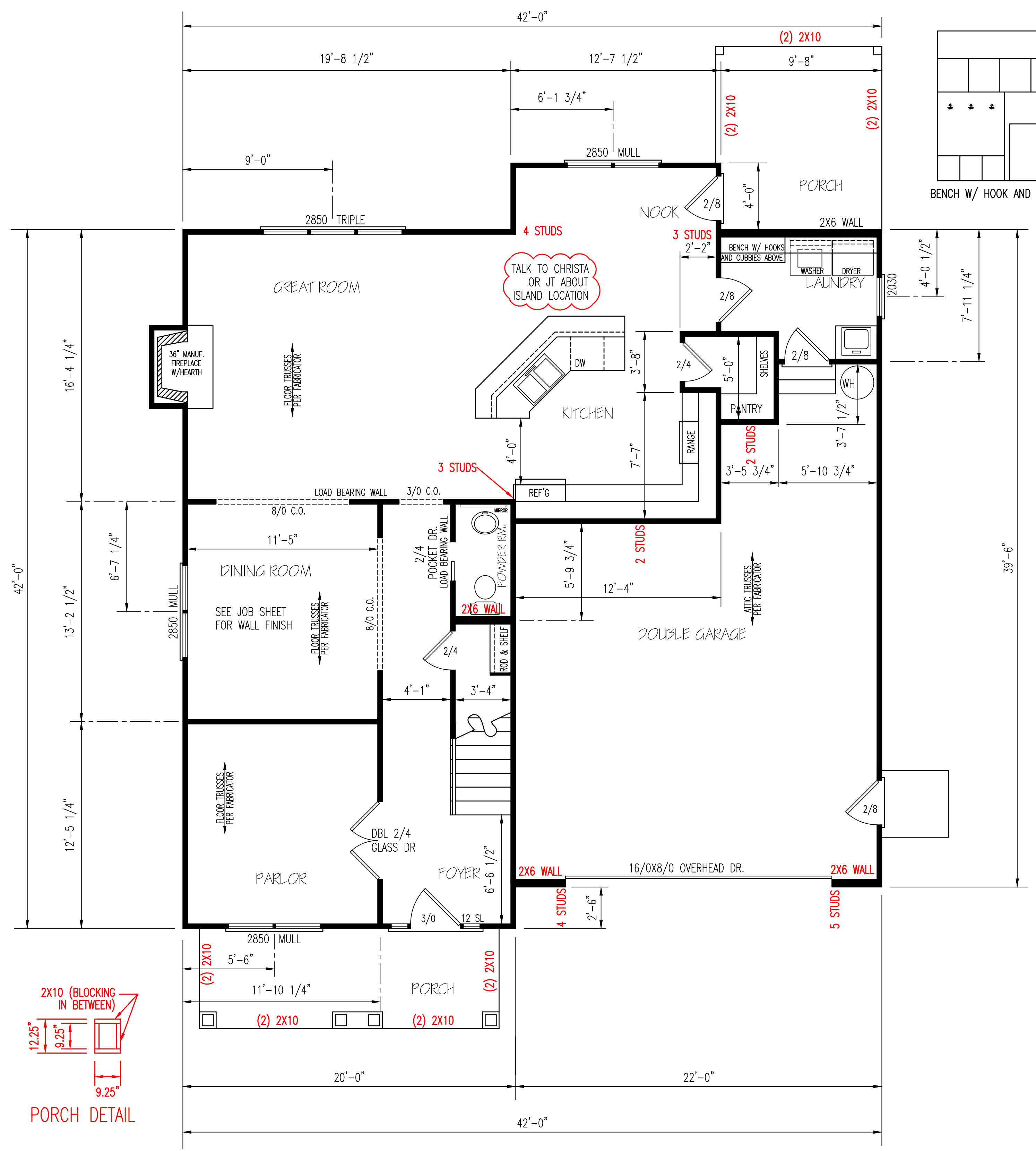
**WATERMARK HOMES**  
LOT: 34 OAK HAVEN  
NAME: IRON OAK

EXCLUSIVE RESIDENCE DESIGN FOR:

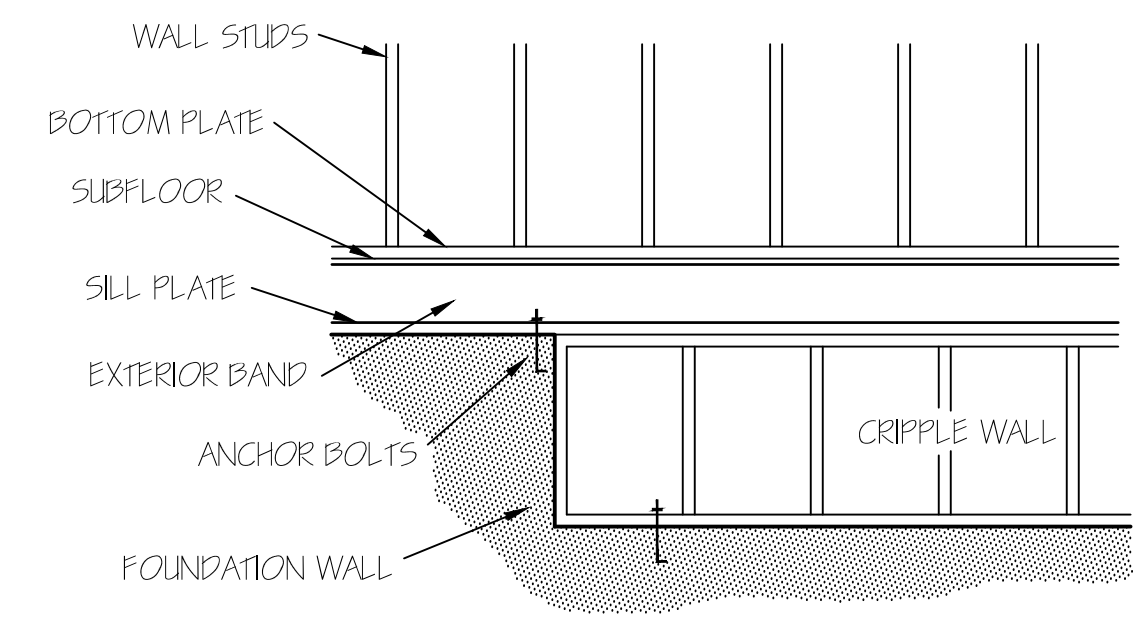
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES.  
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER  
BG24-A04F  
OPTION #1

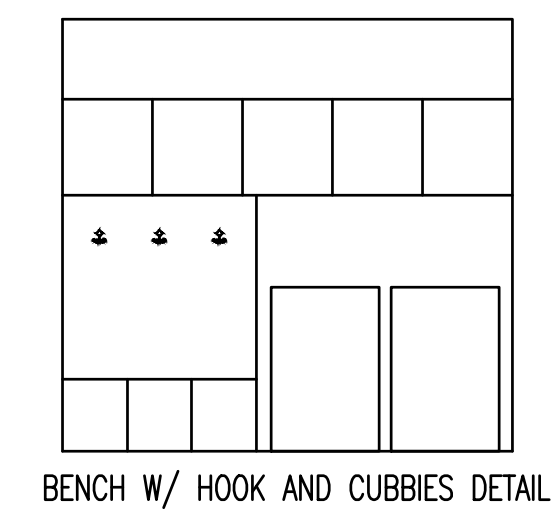
1	GARAGE	F	R
	DATE:	11/16/21	



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 SLIDDING 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.



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.

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

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

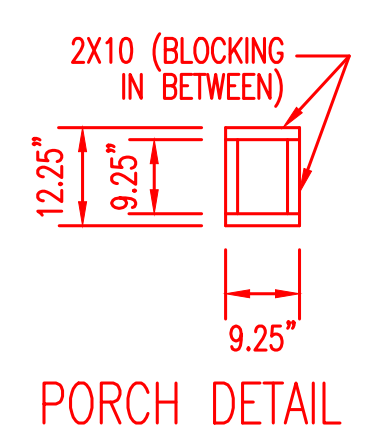
HEATED AREA	
1ST FL	1199 SQ FT
2ND FL	1212 SQ FT
TOTAL	2411 SQ FT

OTHER AREAS

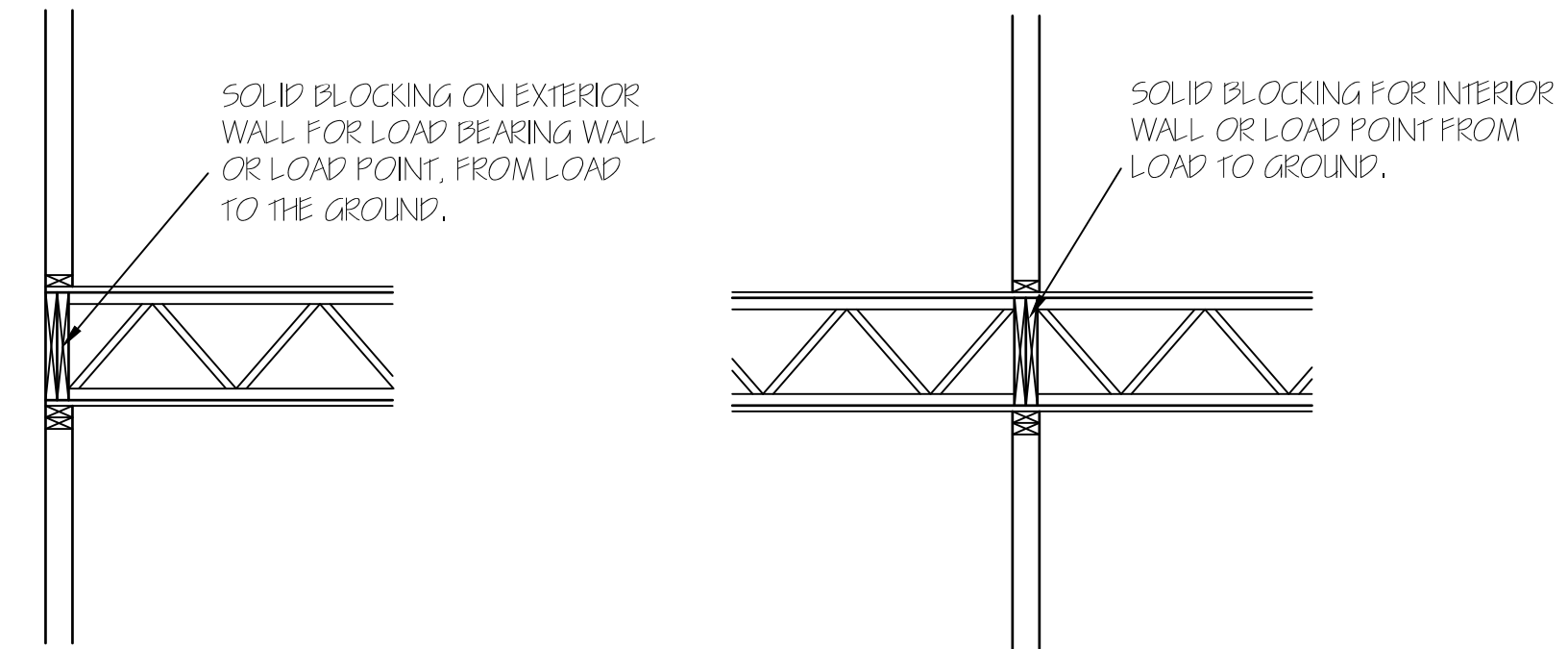
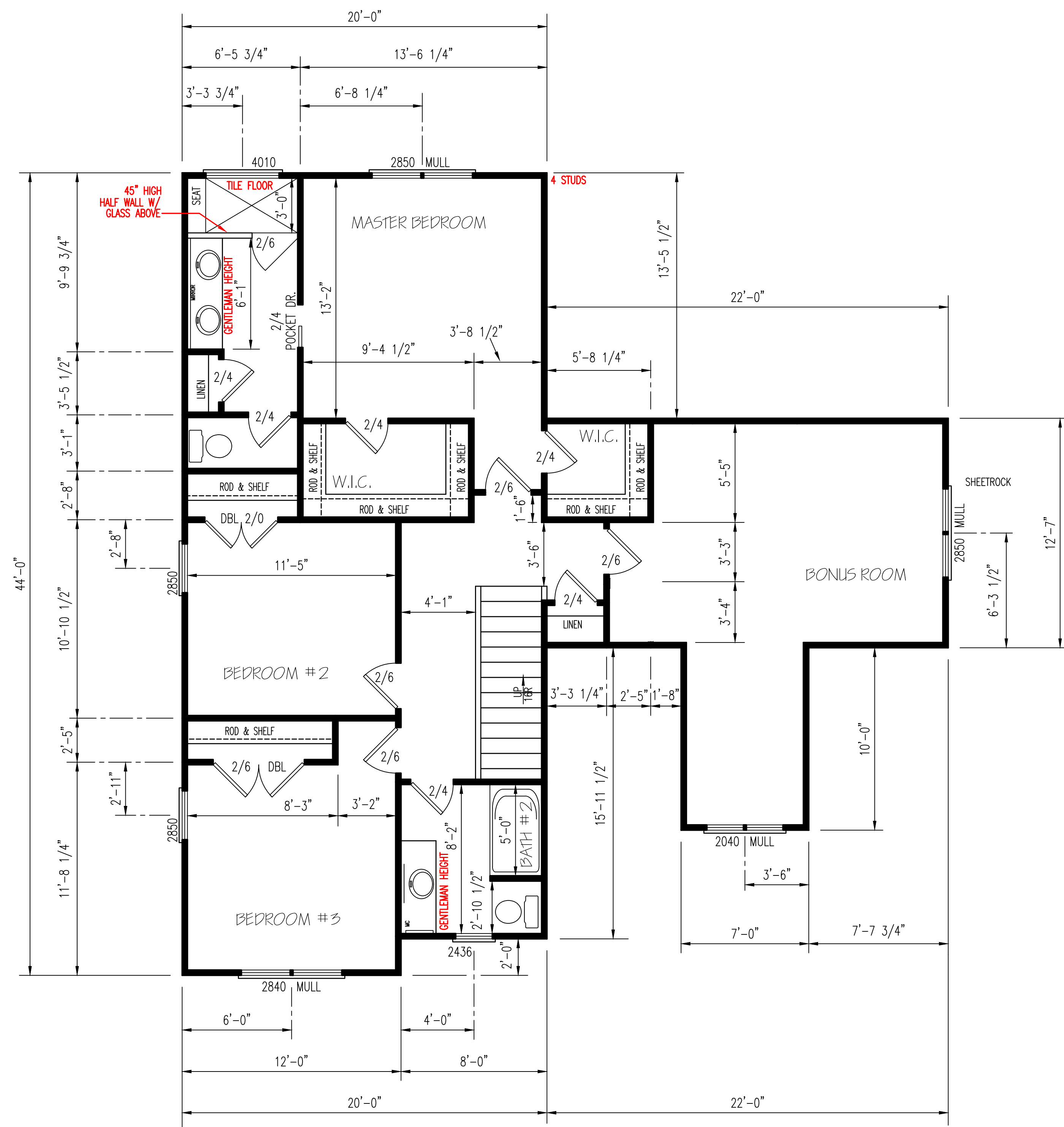
GARAGE	560 SQ FT
F.PORCH	108 SQ FT
R.PORCH	128 SQ FT

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\*\*



HERO PACKAGE



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

HERO PACKAGE

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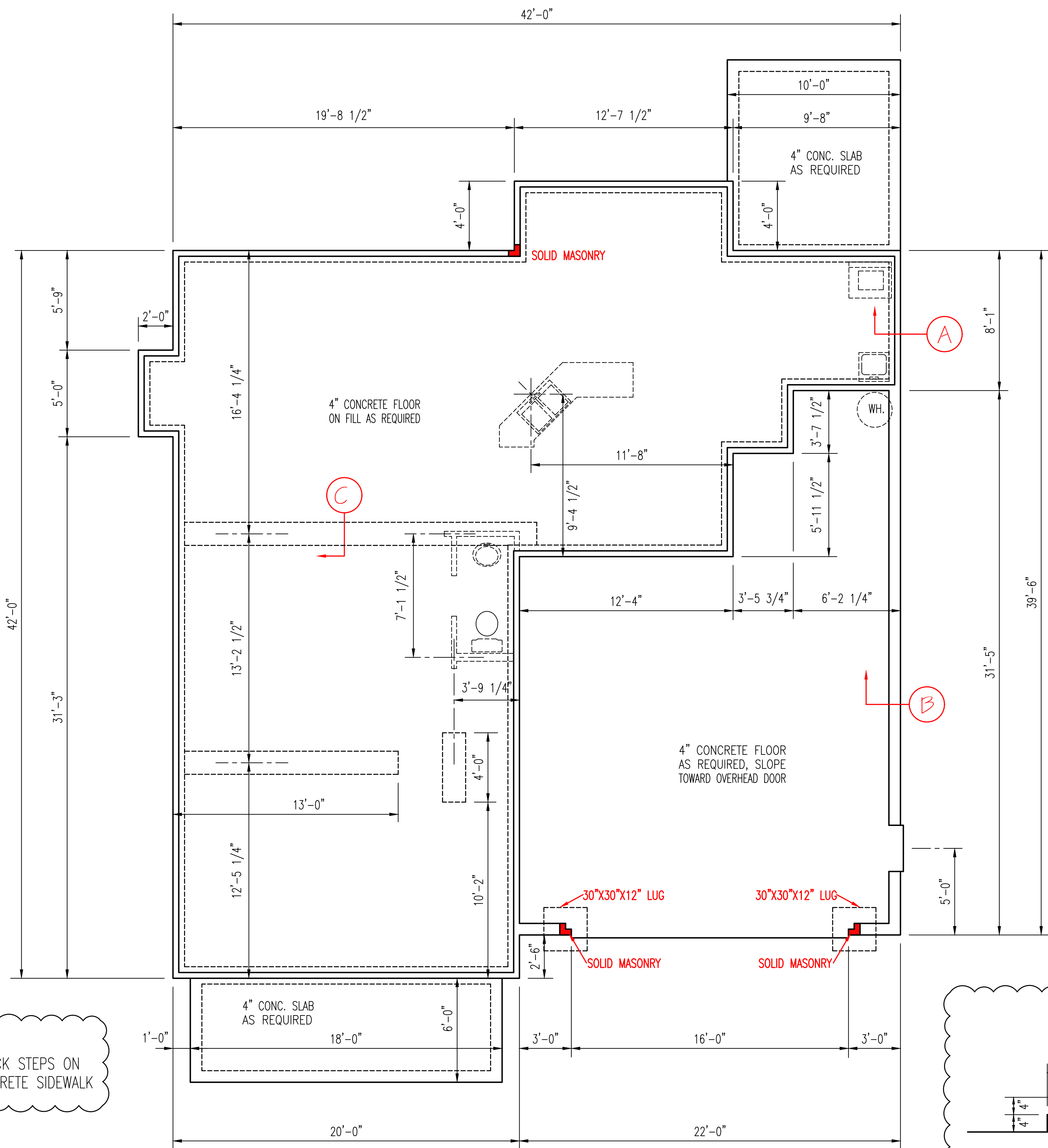
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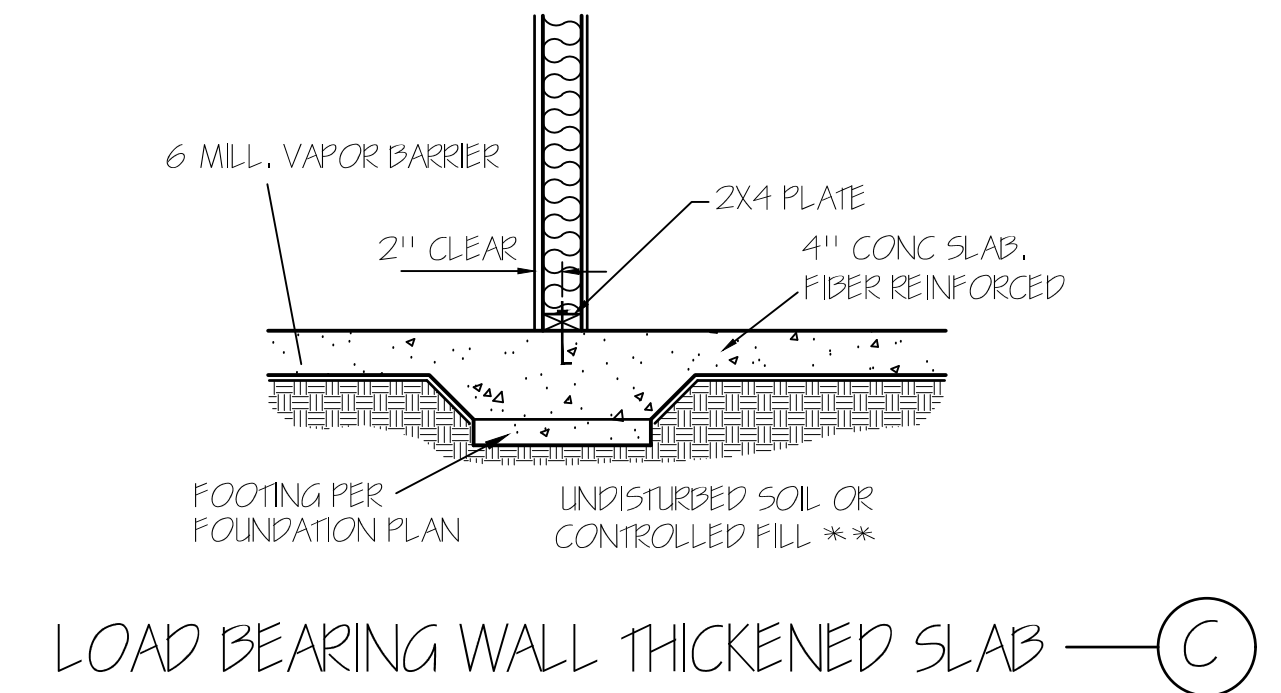
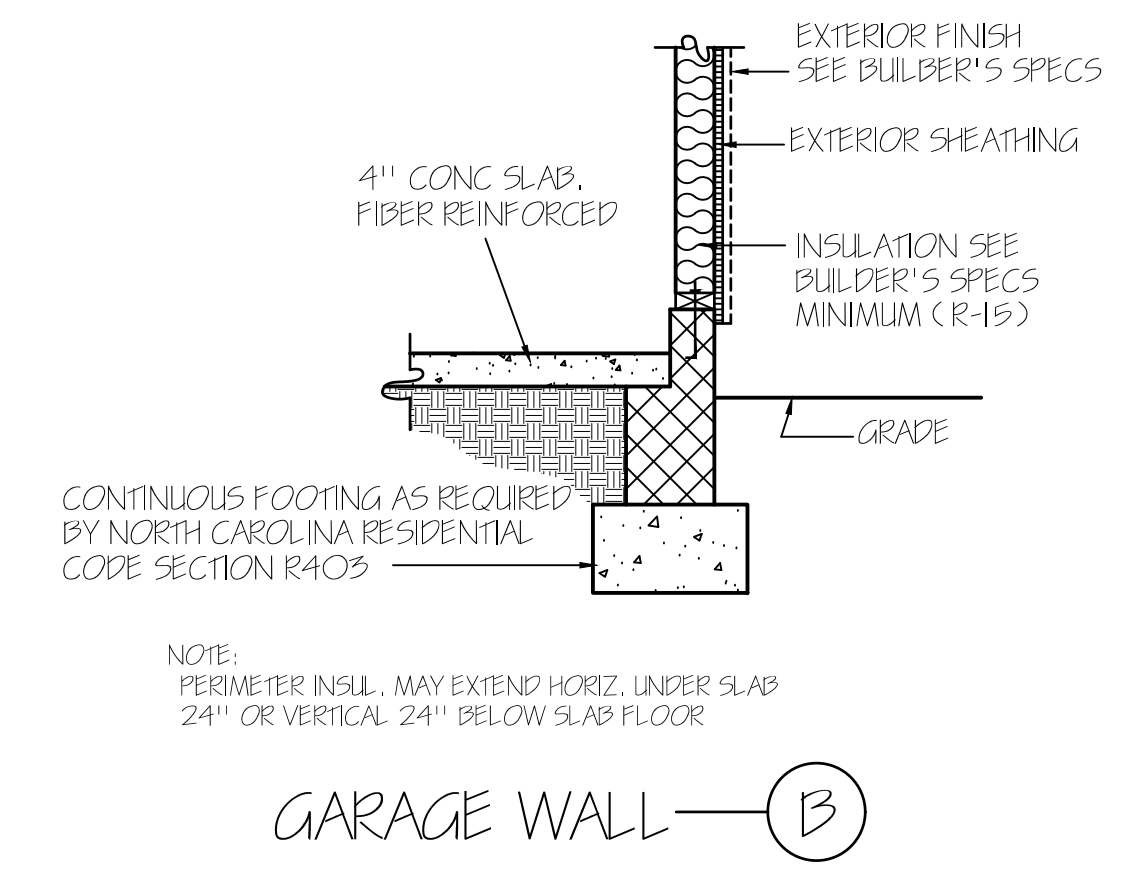
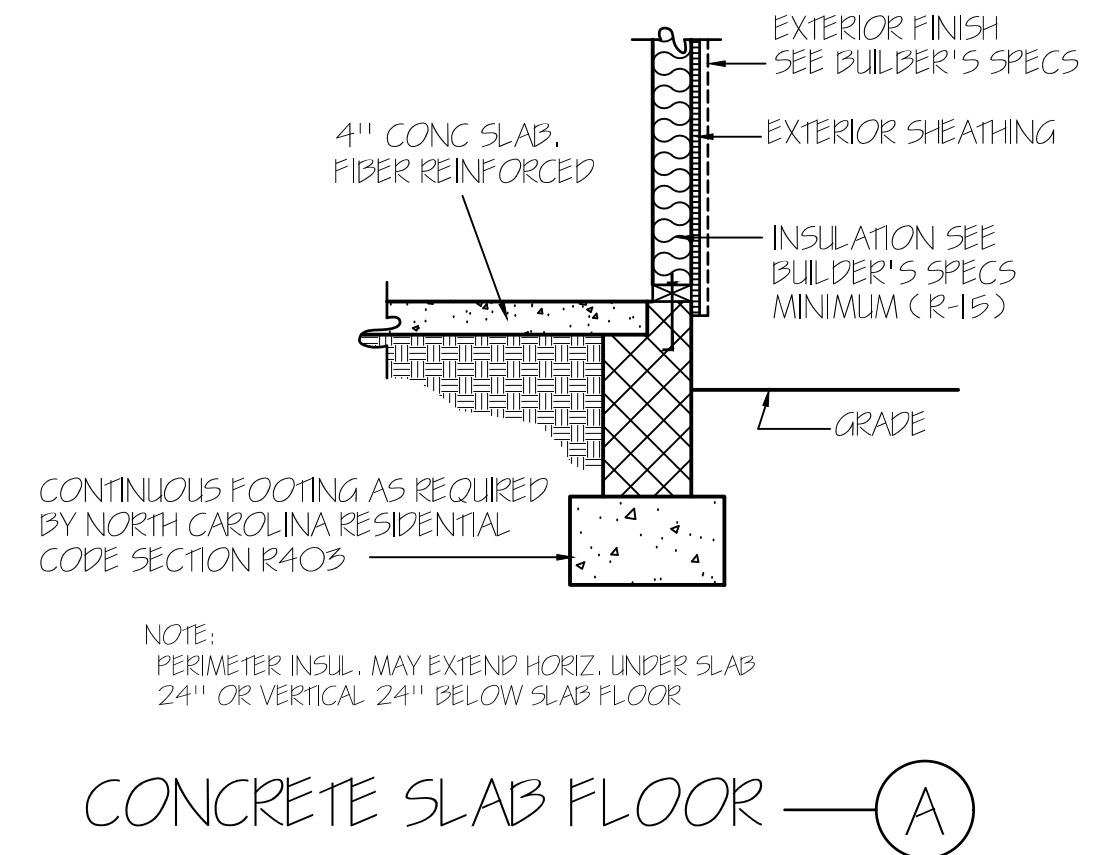
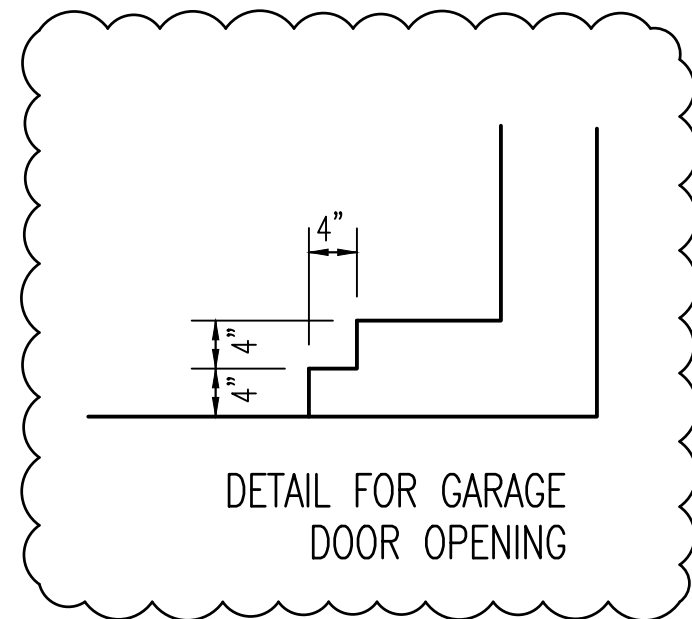
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PLAN NUMBER  
BG24-A04  
OPTION #1

2	GARAGE	F	L
	DATE:	11/16/21	



**STEPS:**  
SET BRICK STEPS ON  
4" CONCRETE SIDEWALK



**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

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

**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.

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

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

**WATERMARK HOMES**  
 EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: IRON OAK  
 LOT: 34 OAK HAVEN

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<b>PLAN NUMBER</b>	BG24-A04
<b>OPTION</b>	#1
<b>3</b>	<b>GARAGE</b>   <b>F</b>   <b>L</b>
<b>DATE:</b>	11/16/21