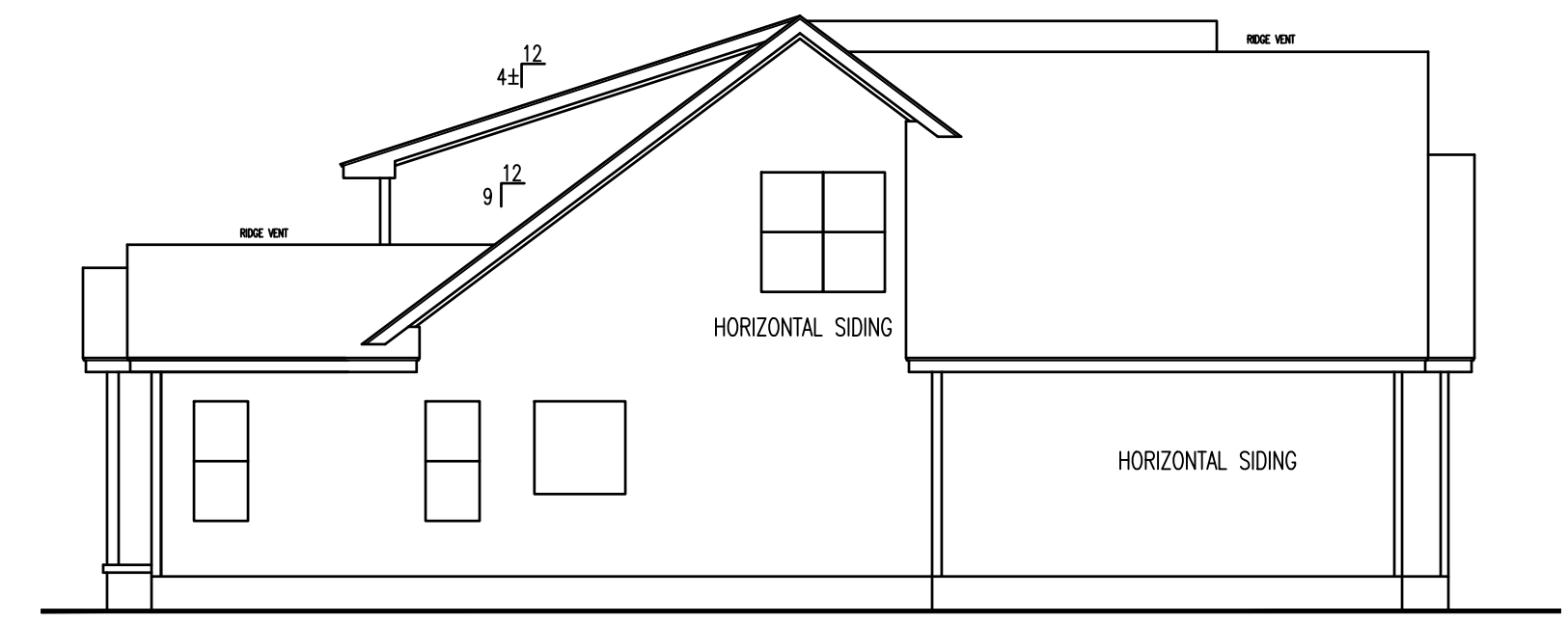


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

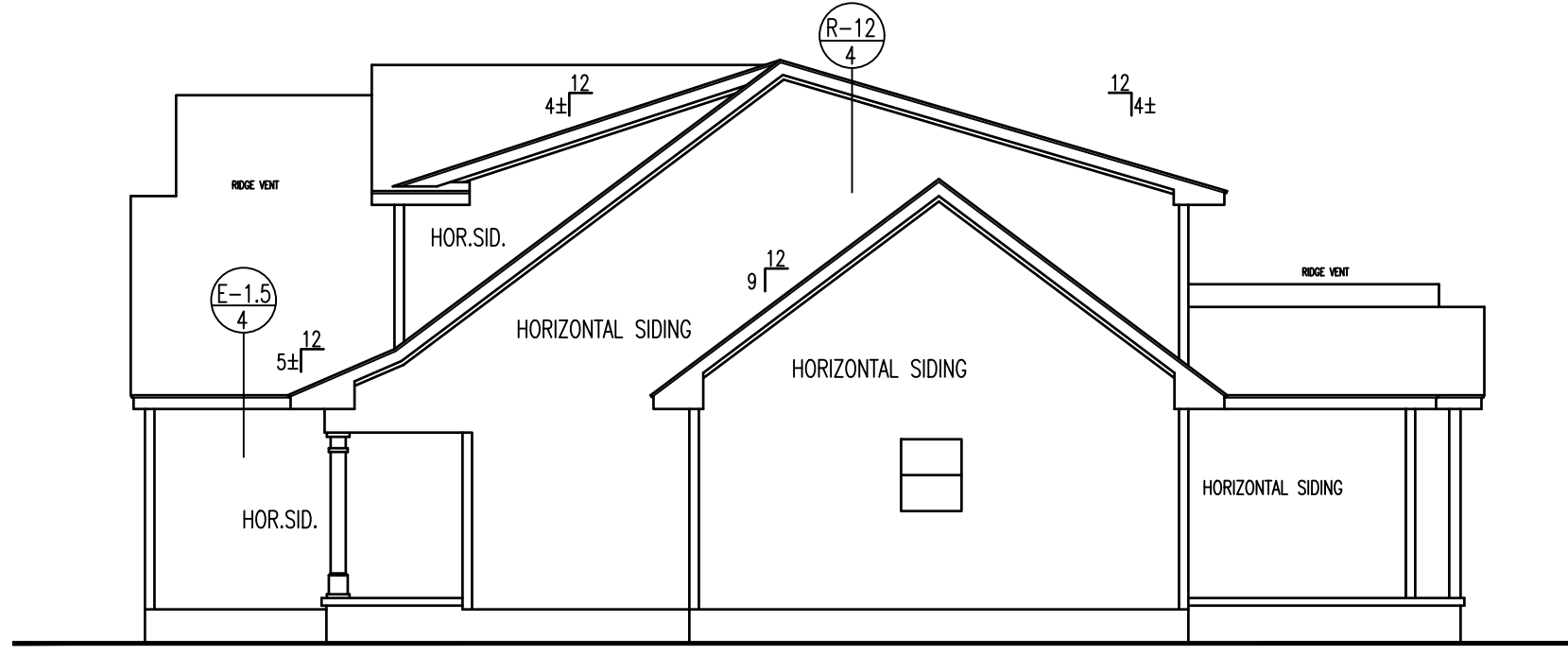
HERO PACKAGE

ATTIC VENTILATION CALCULATIONS

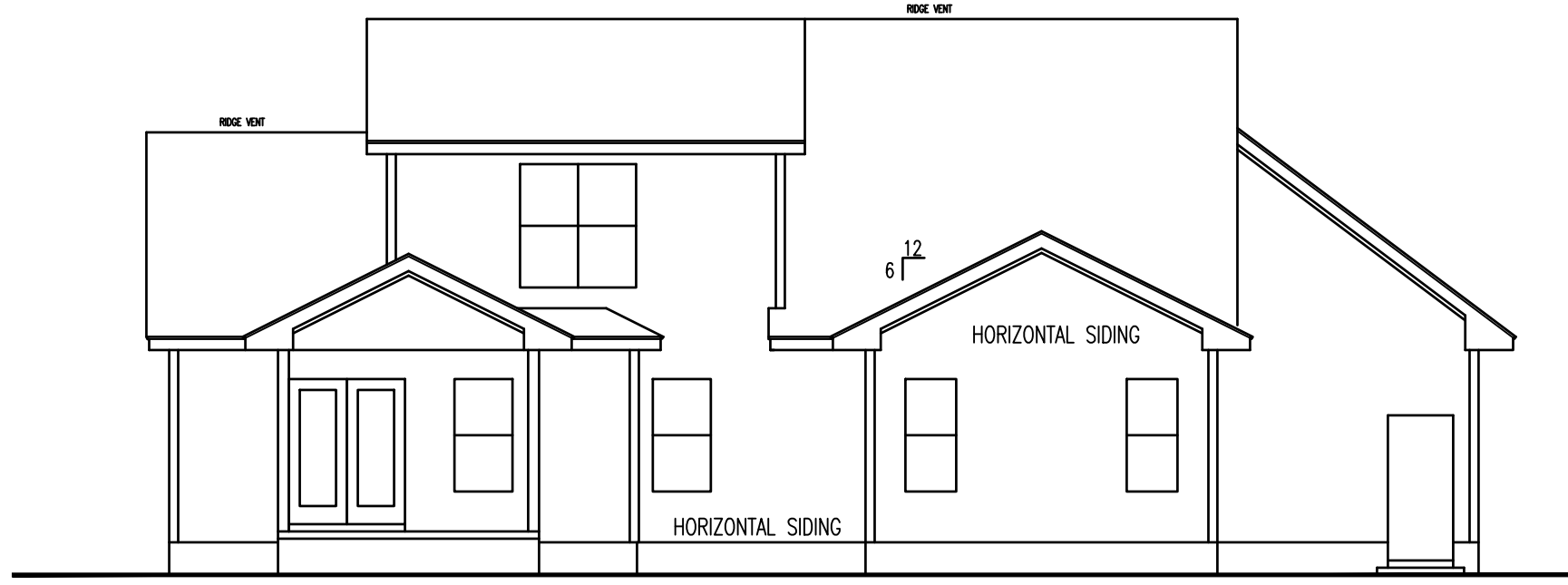
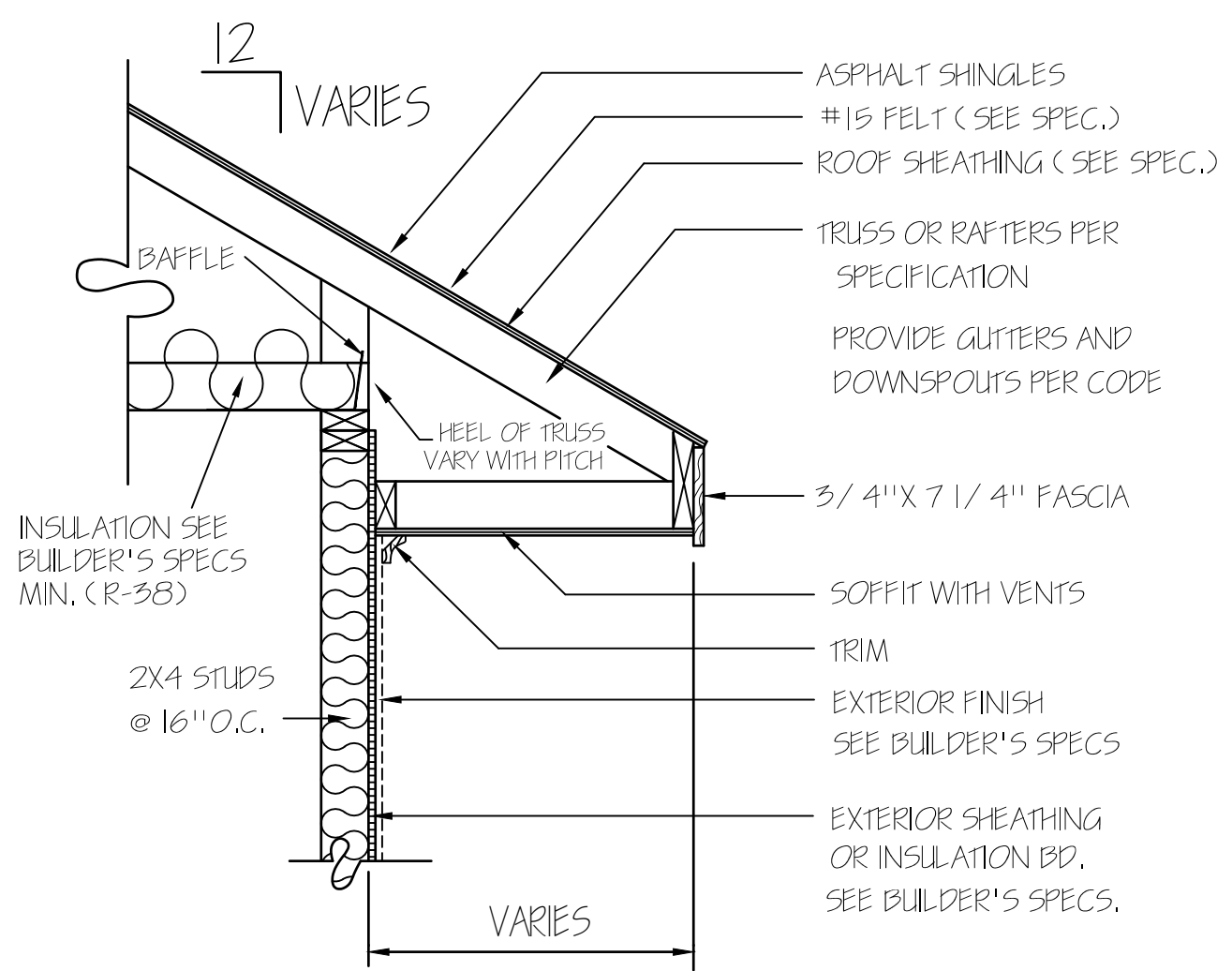
ATTIC AREA	2378 SQ.FT. (AREA VENTILATION REQUIRED 16.6 SQ.FT.)
? EACH ? FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH ? FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH ? LOUVER @ ?	SQ.FT. NET FREE AREA
130 LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	9.9 SQ.FT. NET FREE AREA
102 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	32.8 SQ.FT. NET FREE AREA



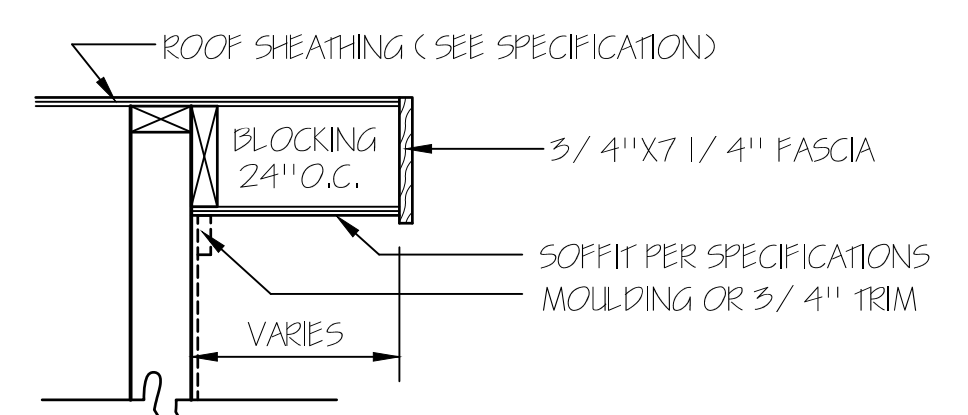
LEFT ELEVATION



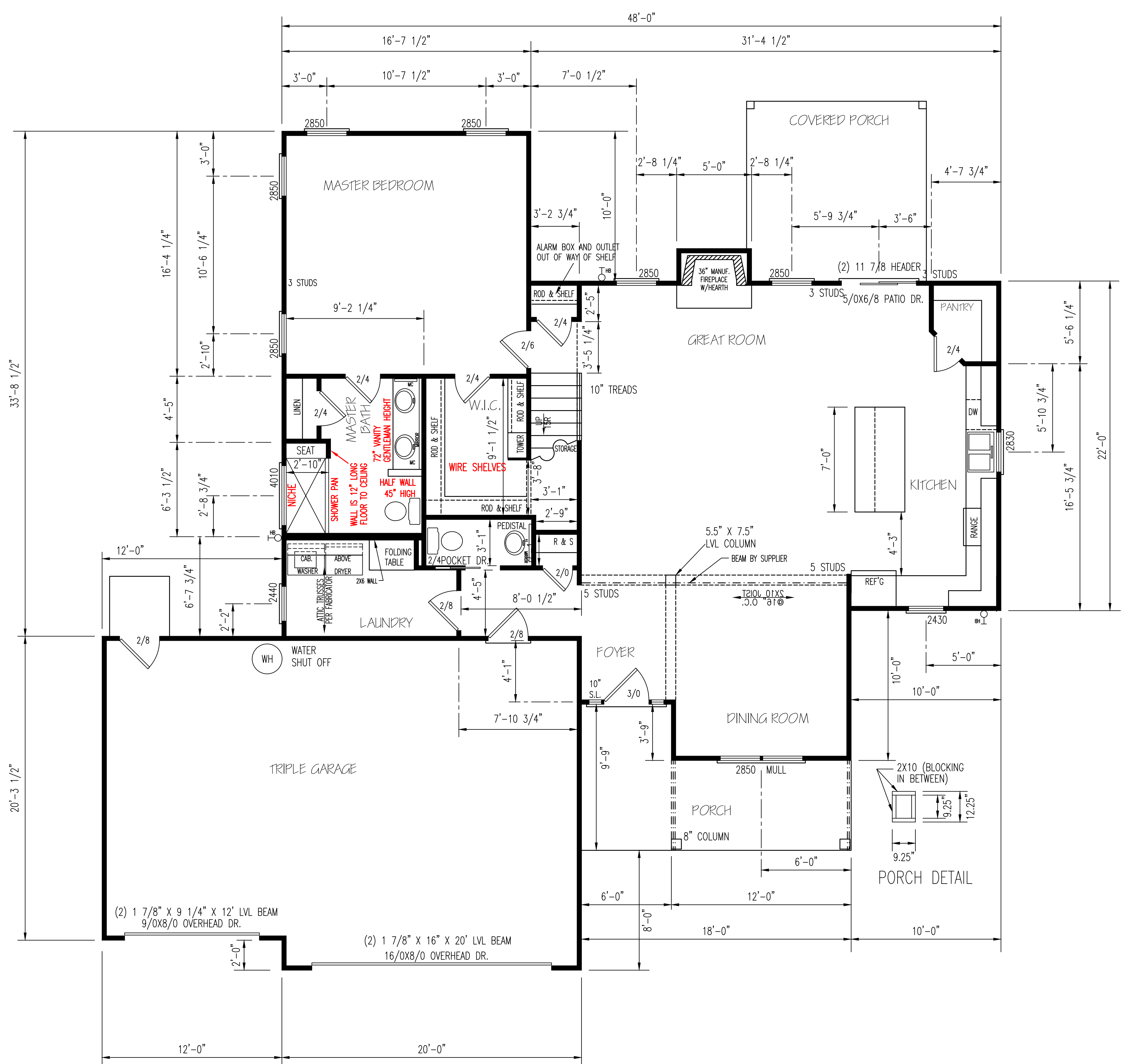
RIGHT ELEVATION



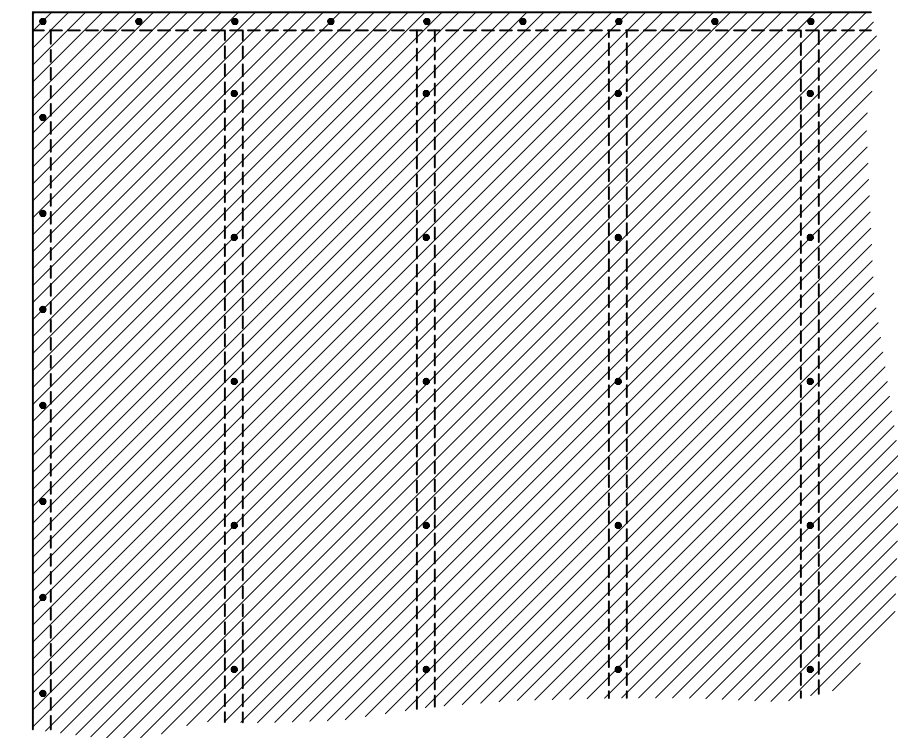
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



RAKE DETAIL FOR GABLE ENDS



BRACING METHOD

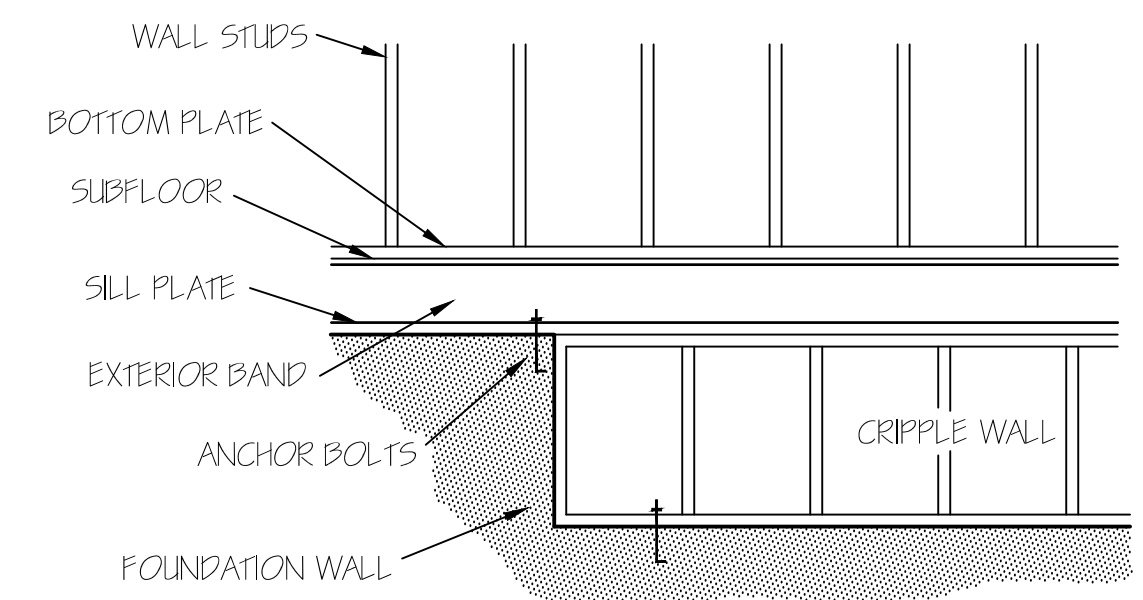


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

ENERGY TABLE
U FACTOR 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.

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

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

HERO PACKAGE

FIRST FLOOR PLAN

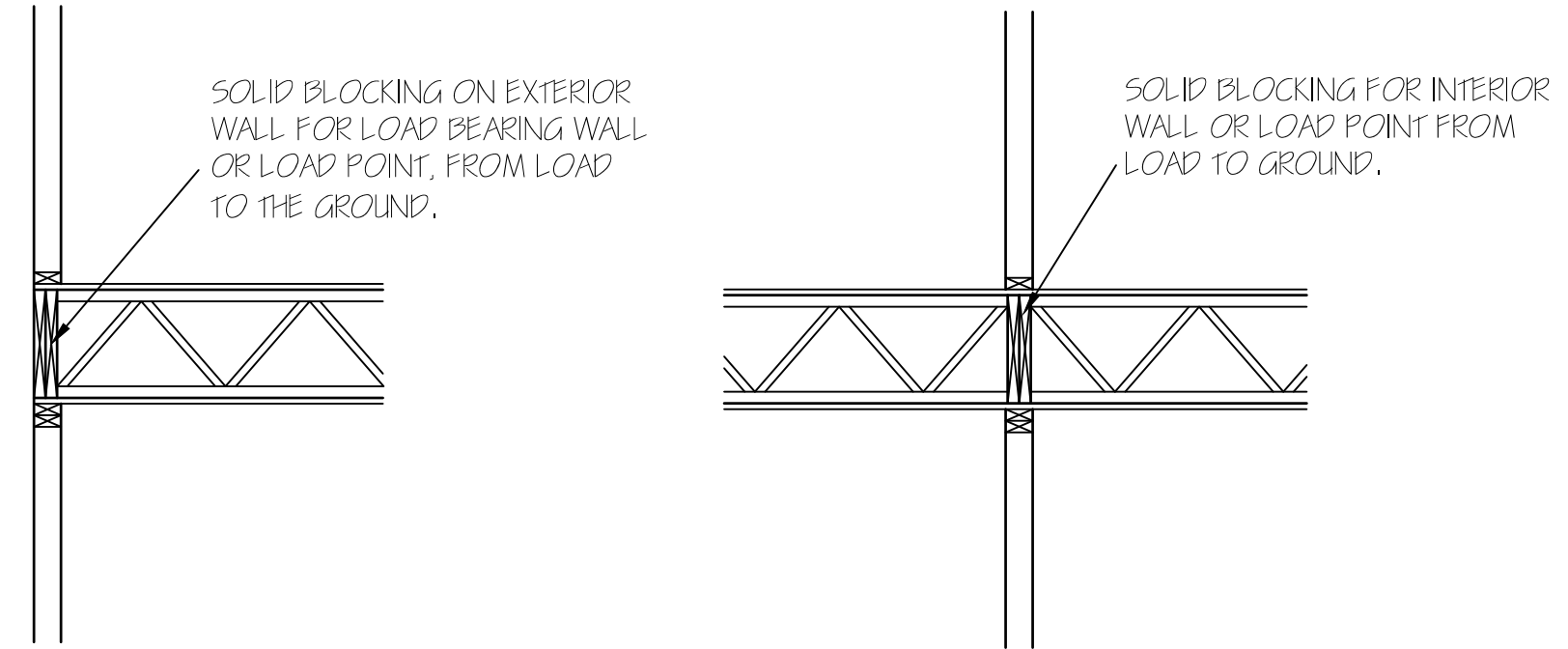
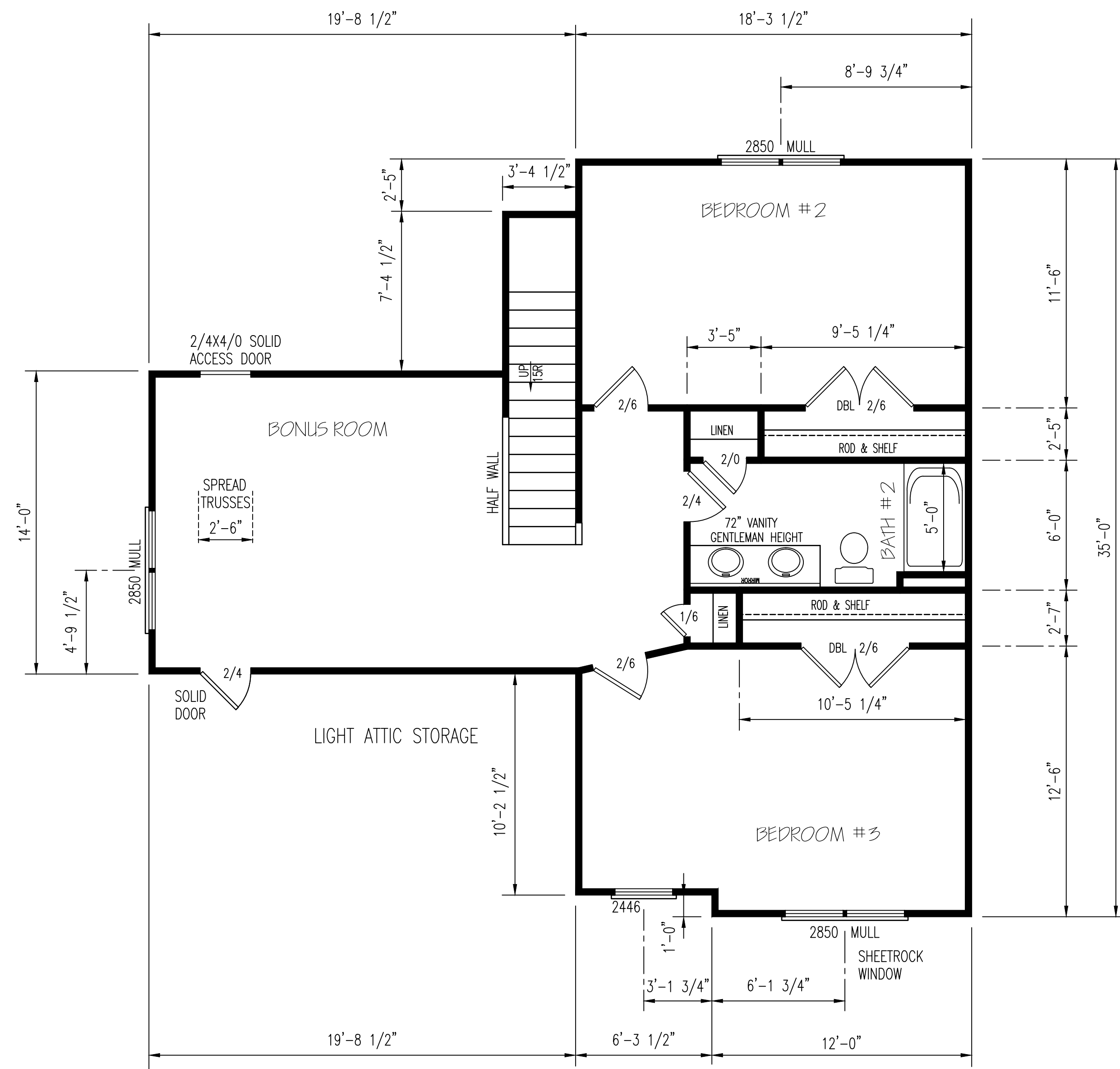
SCALE: 1/4" = 1'-0"

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



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"

EXCLUSIVE RESIDENCE DESIGN FOR:

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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-B19

OPTION #4

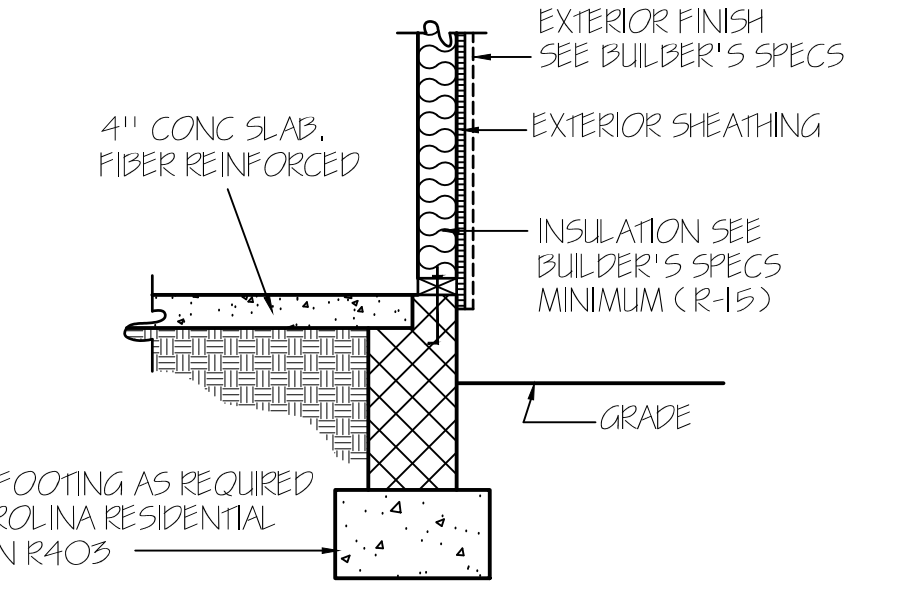
2 _B	GARAGE	R	F
	DATE:	1/29/18	

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

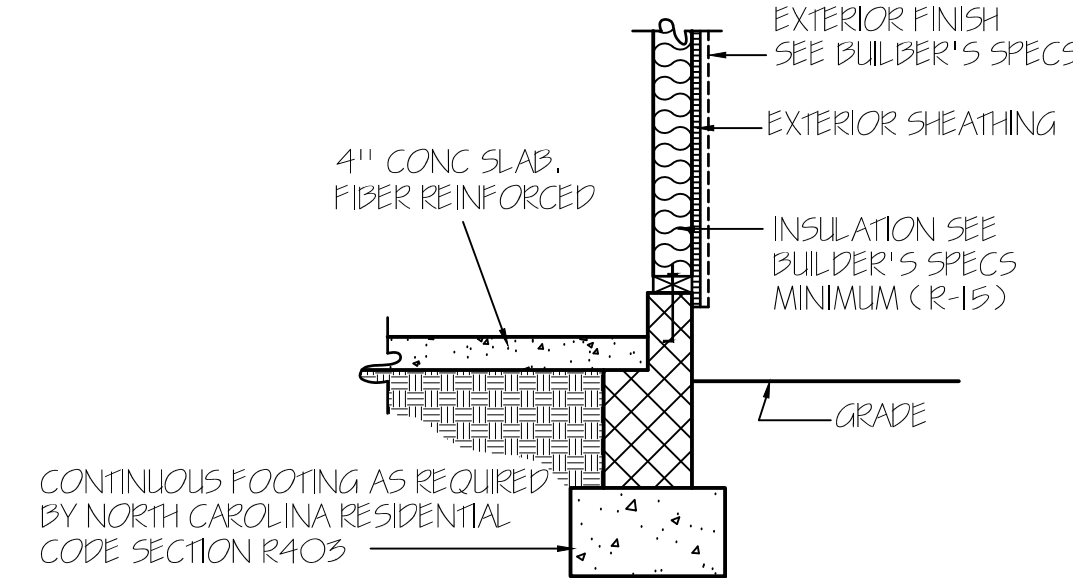
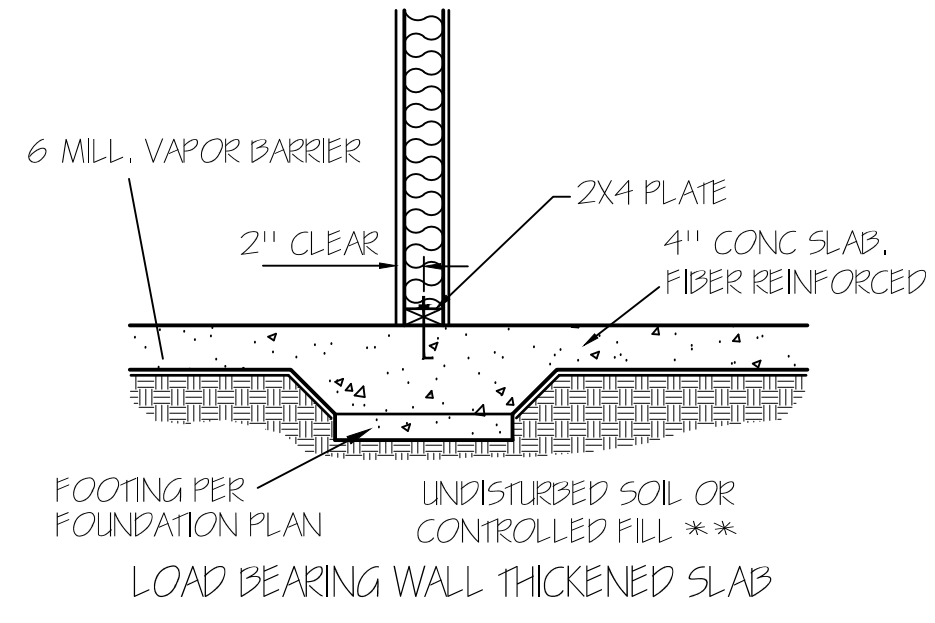
	LOAD BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION				
1 STORY	12"	12"	12"	12"
2 STORY	15"	15"	12"	12"
3 STORY	20"	17"	12"	12"
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY				
1 STORY	12"	12"	12"	12"
2 STORY	15"	15"	12"	12"
3 STORY	20"	17"	12"	12"
8-INCH SOLID OR FULLY GROUTED MASONRY				
1 STORY	16"	12"	12"	12"
2 STORY	20"	17"	14"	12"
3 STORY	24"	21"	14"	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.

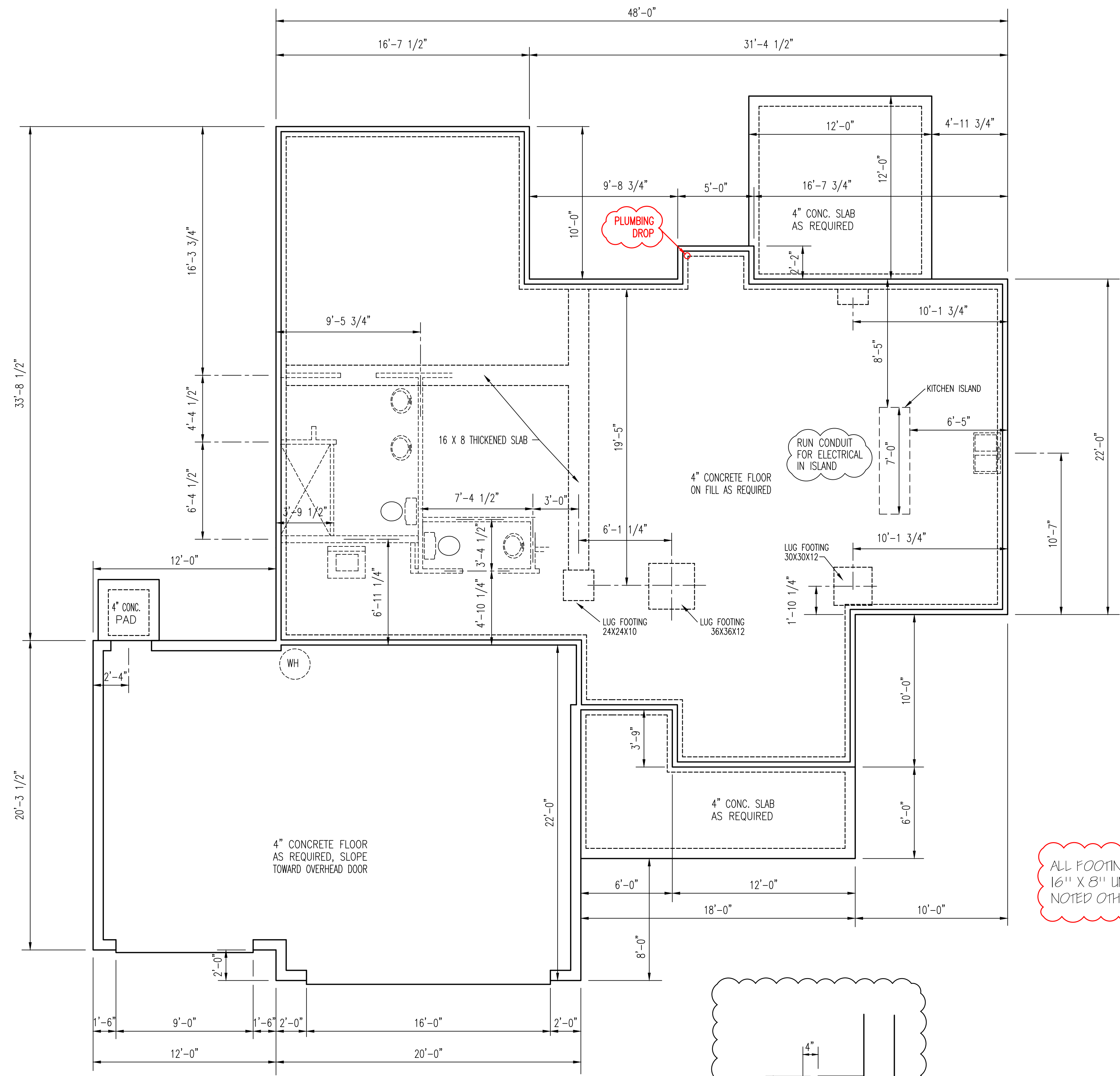
WALL ANCHOR OPTIONS
USE EITHER ANCHOR BOLTS OR ANCHOR STRAPS
-ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION
-ANCHOR STRAP: ATTACHED TO BOTTOM PLATE AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, PER MANUFACTURER.



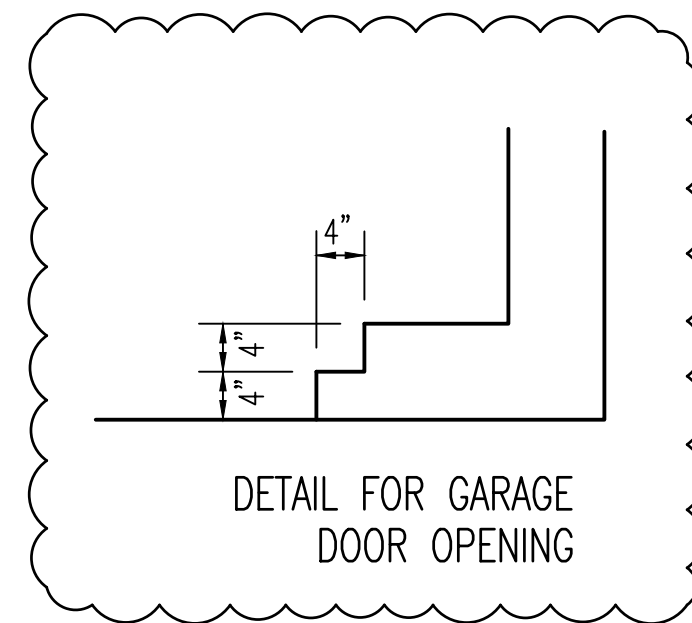
NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR
CONCRETE SLAB FLOOR



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.



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