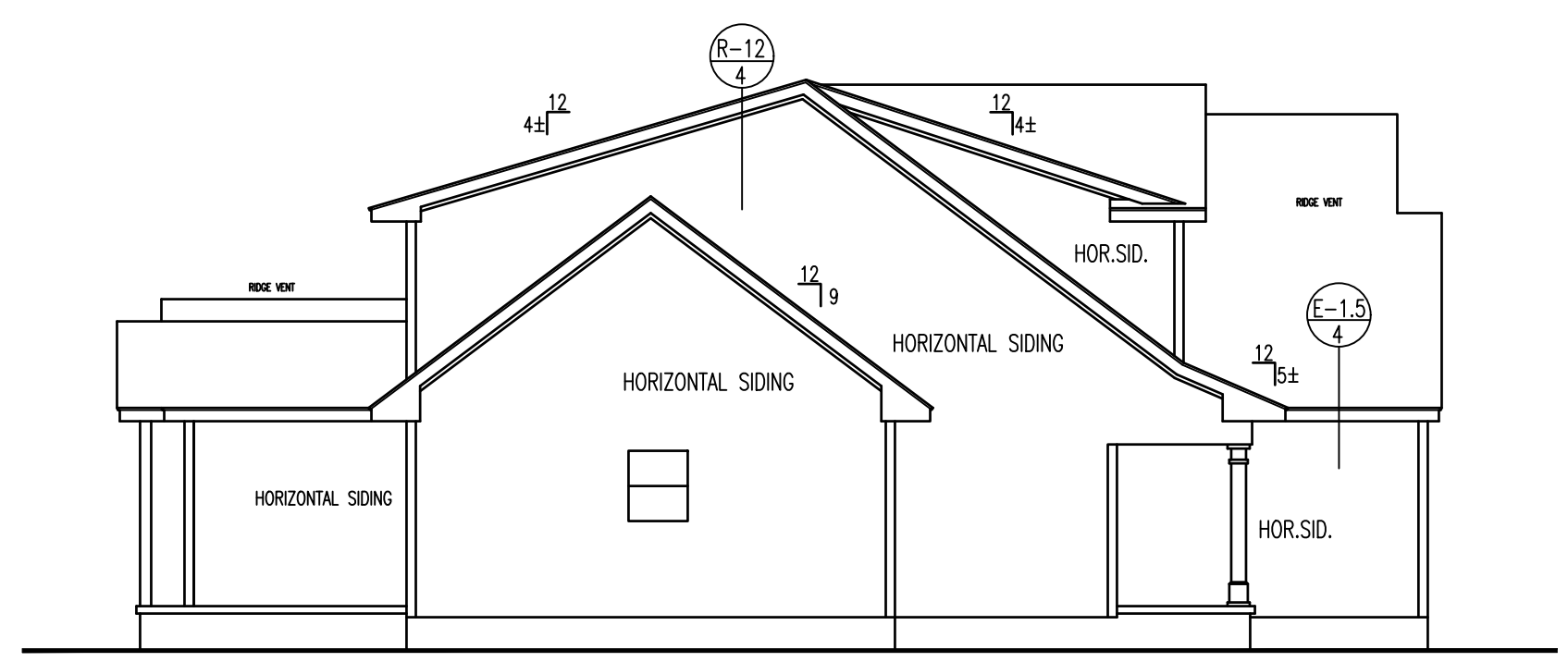
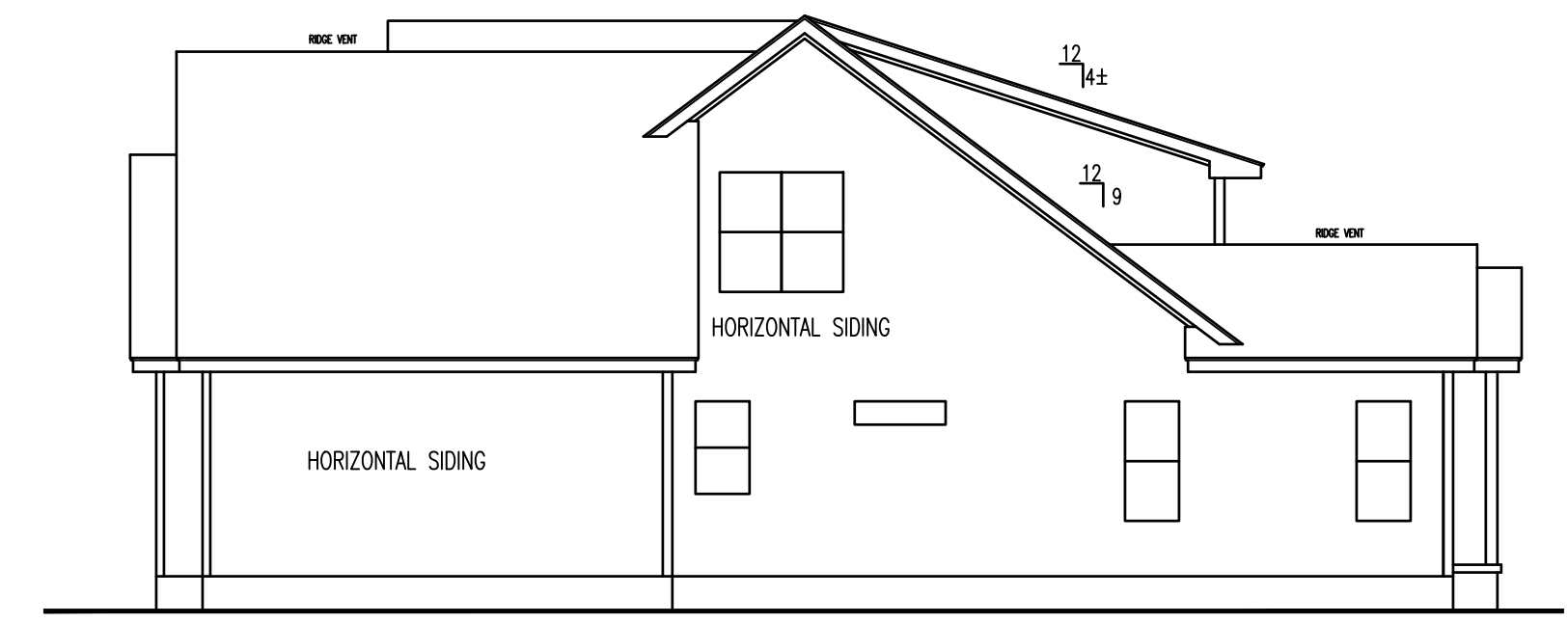


FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

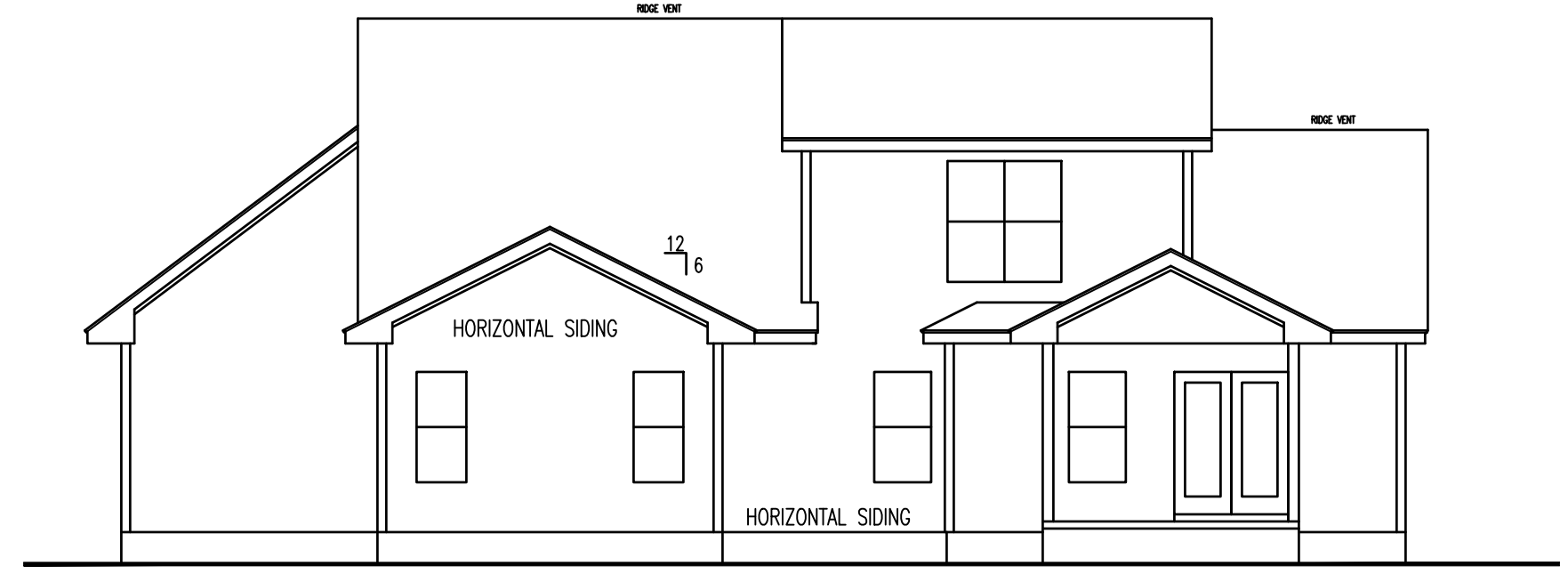
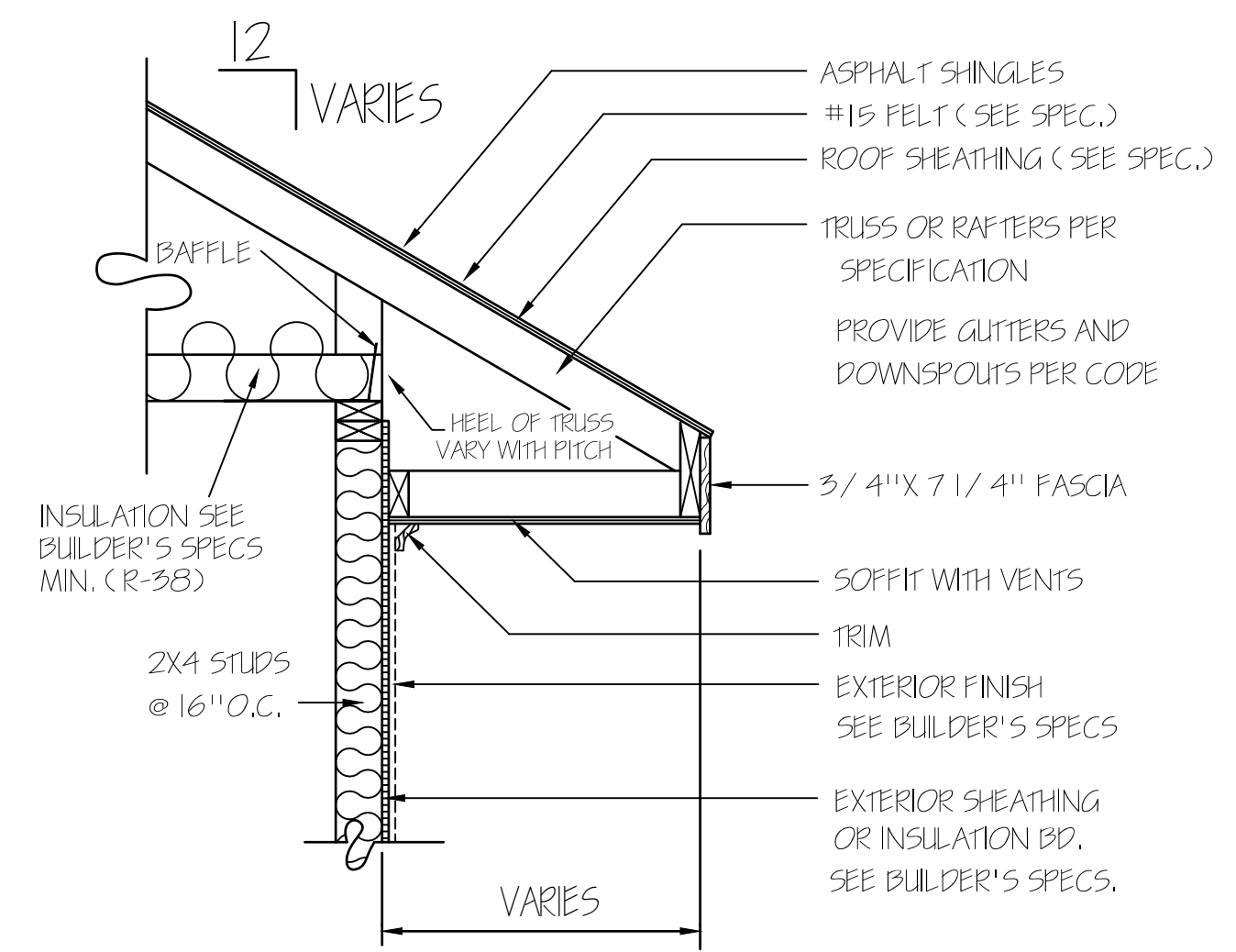
ATTIC VENTILATION CALCULATIONS	
ATTIC AREA	2378 SQ.FT. (AREA VENTILATION REQUIRED 16.6 SQ.FT.)
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	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



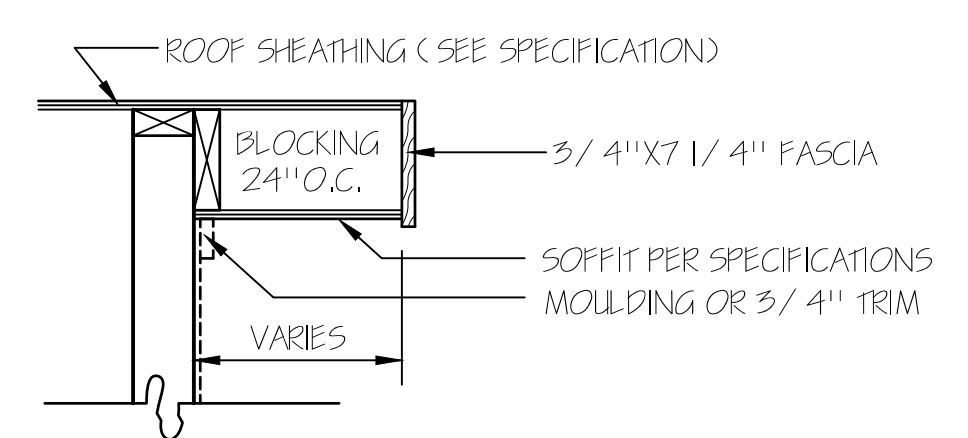
LEFT ELEVATION



RIGHT ELEVATION



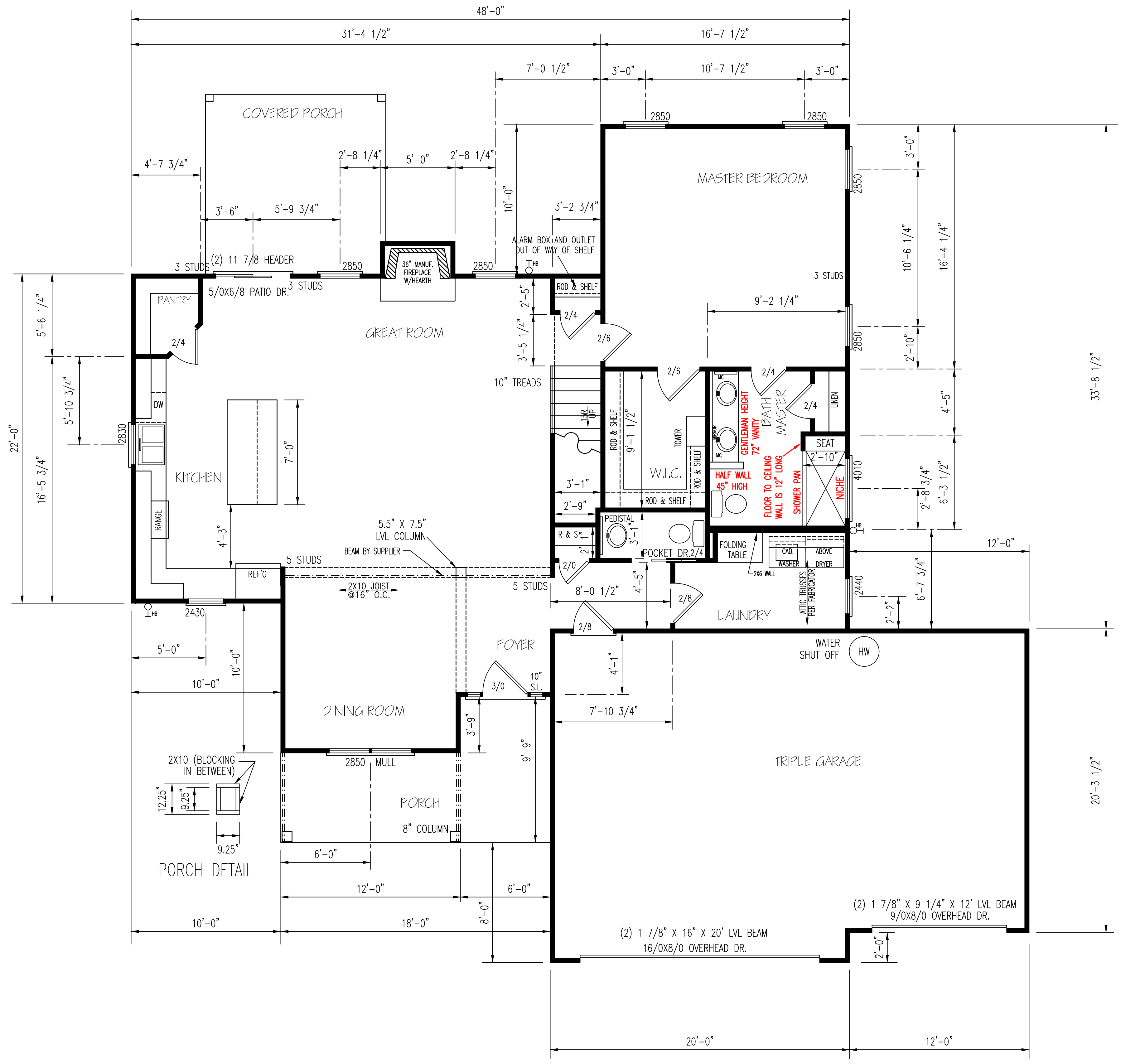
REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



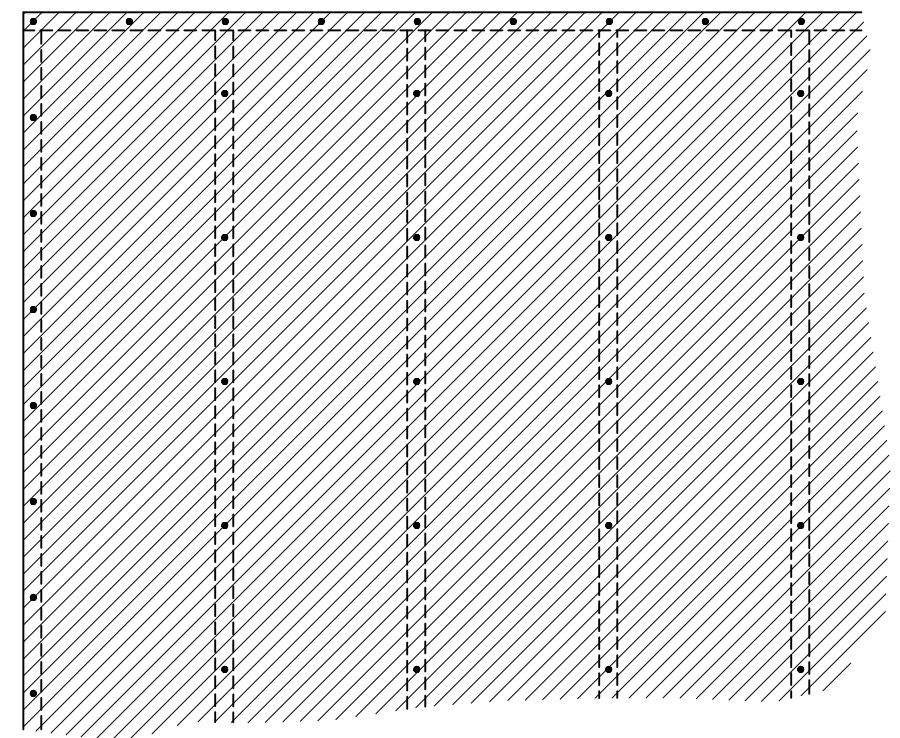
RAKE DETAIL FOR GABLE ENDS

© 2016 COPYRIGHT ALL RIGHTS RESERVED  
 T M 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**  
 BQ22-B19  
**OPTION #6**  

<b>1</b>	<b>GARAGE</b>	<b>R</b>	<b>F</b>
	<b>DATE:</b> 3/15/23		



BRACING METHOD

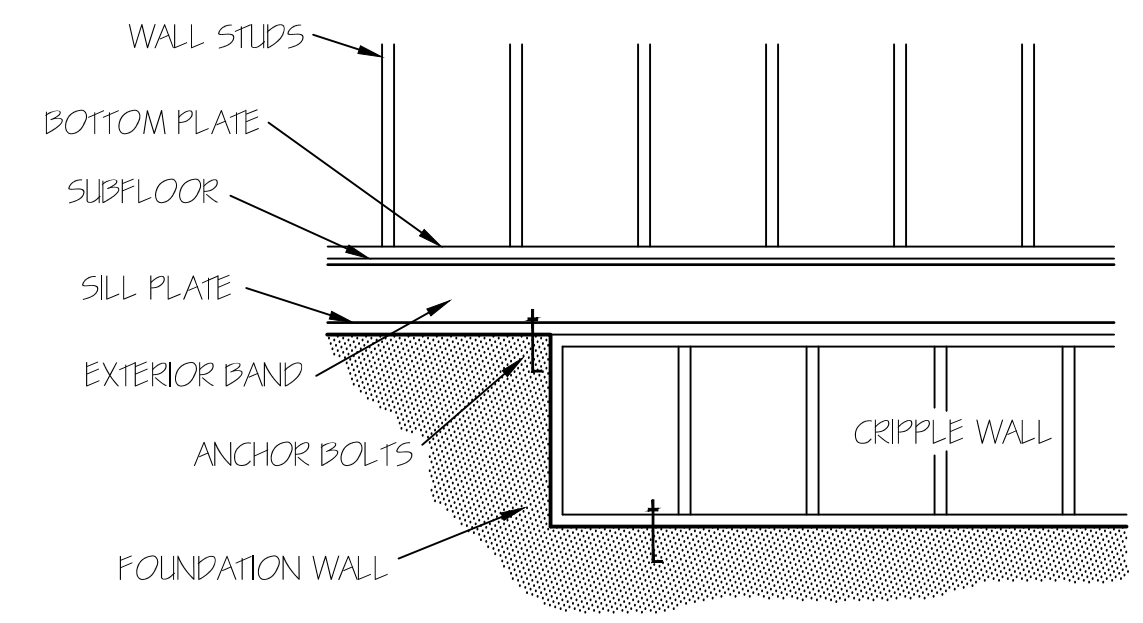


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

ENERGY TABLE  
 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.

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

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\*\*

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: 90 SOUTH CREEK

© 2016. COPYRIGHT ALL RIGHTS RESERVED

T M 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.

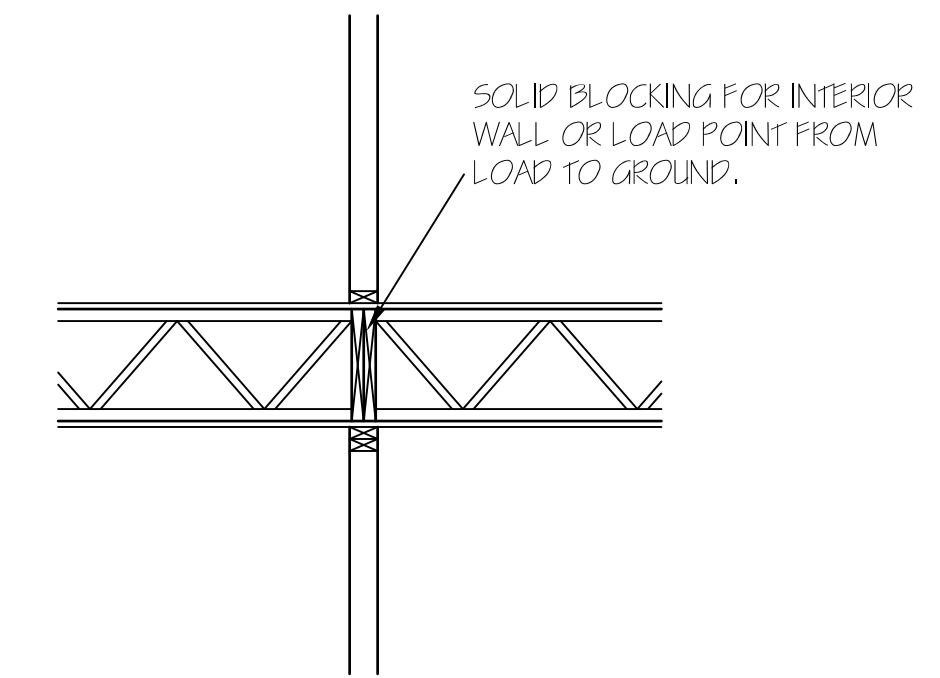
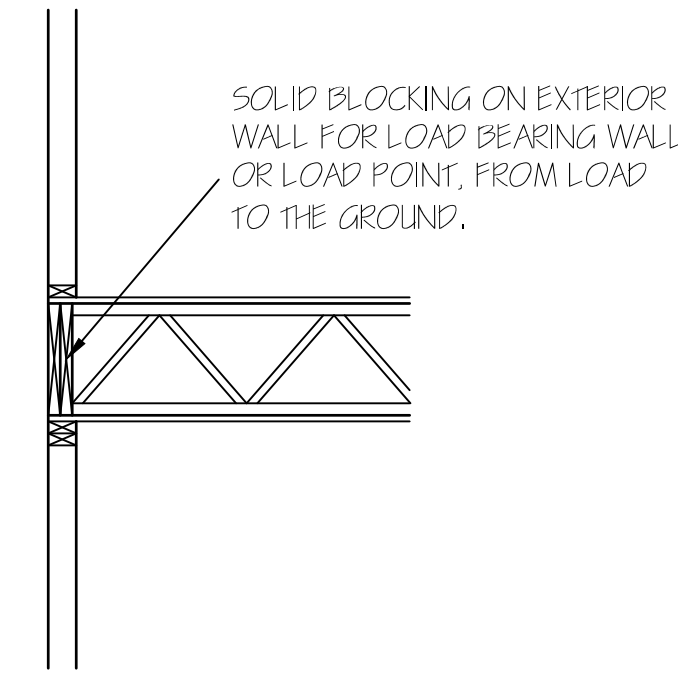
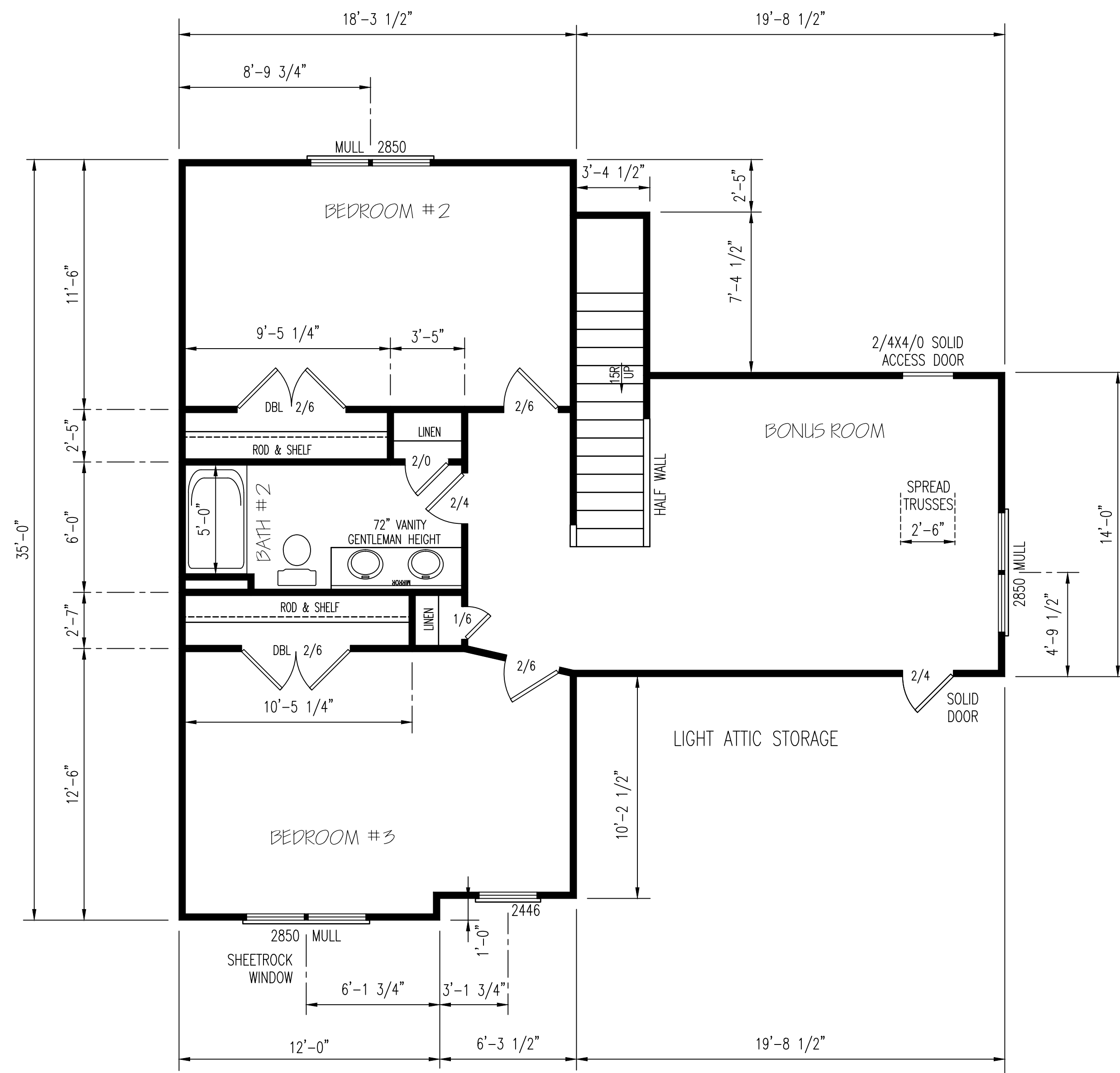
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER  
 BG22-B19

OPTION #6

21	GARAGE	R   F
	DATE:	3/15/23



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\*\*

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

© 2016. COPYRIGHT ALL RIGHTS RESERVED

T M 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.

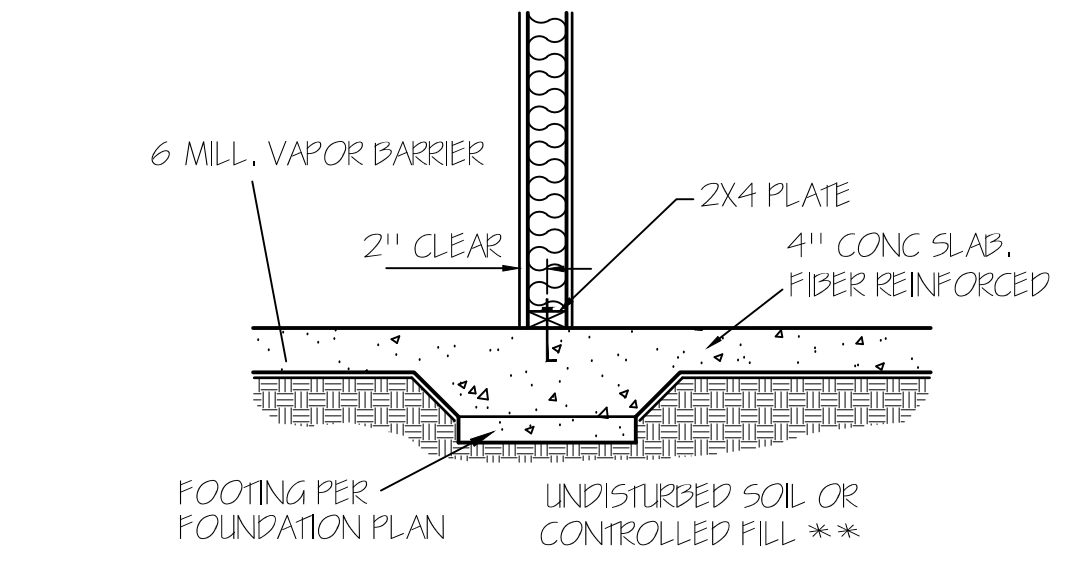
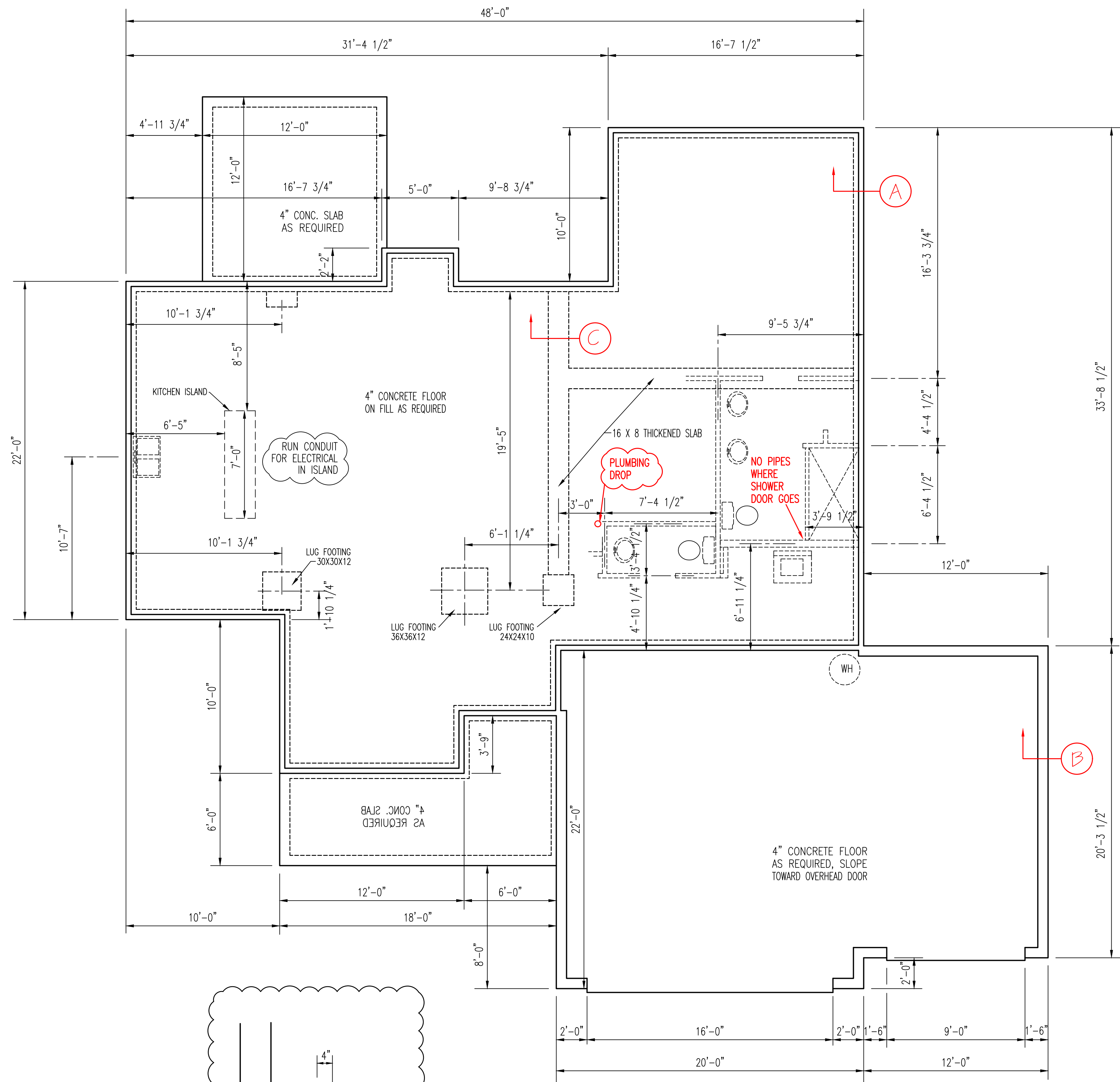
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

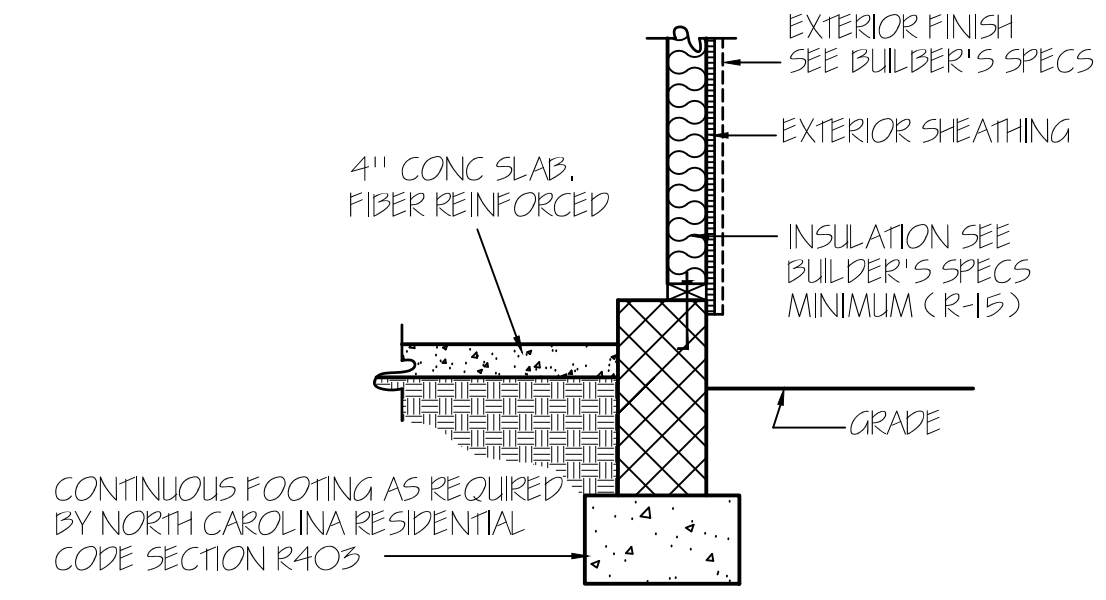
PLAN NUMBER  
BG22-B19

OPTION #6

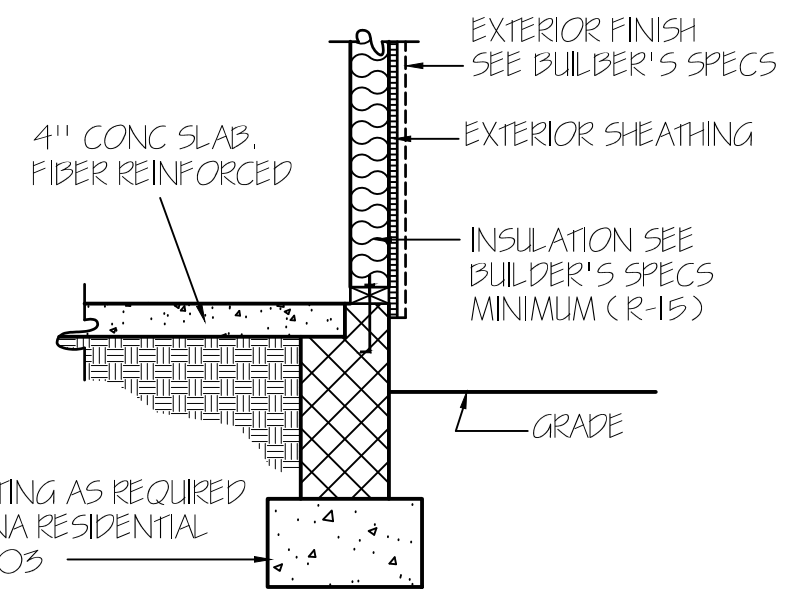
2	GARAGE	R	F
	DATE:	3/15/23	



LOAD BEARING WALL THICKENED SLAB — (C)



GARAGE WALL — (B)



CONCRETE SLAB FLOOR — (A)

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

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"