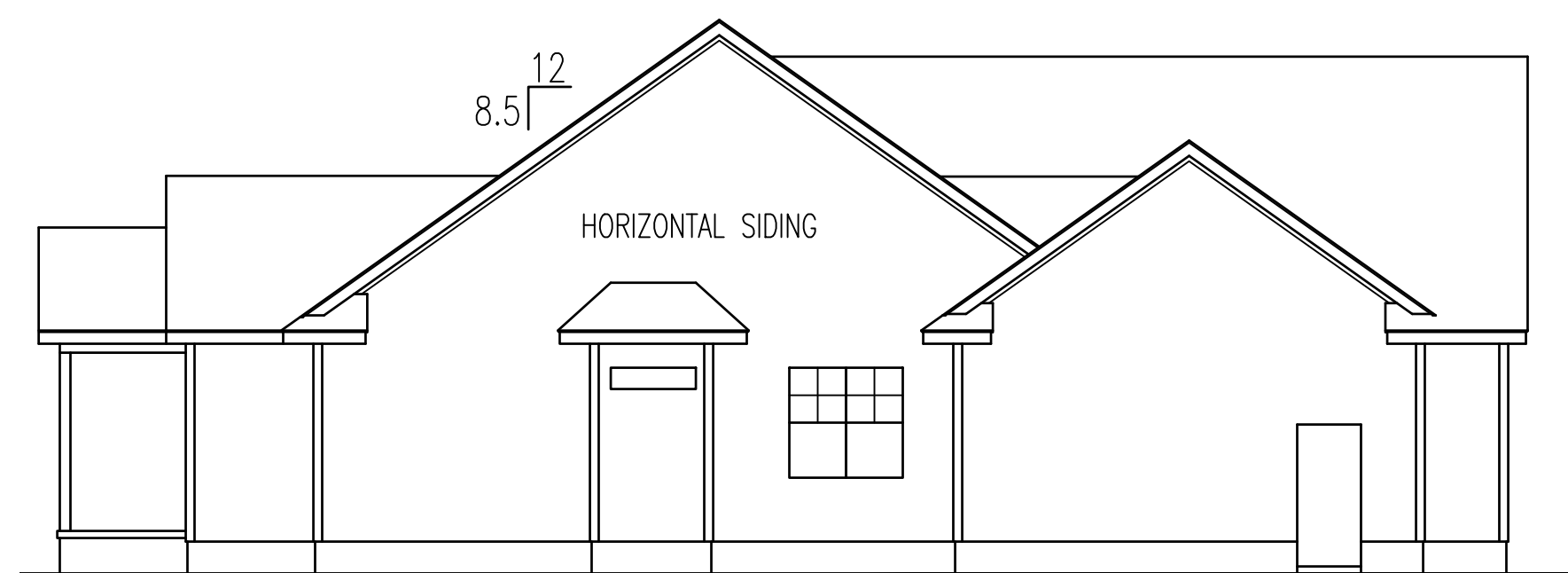
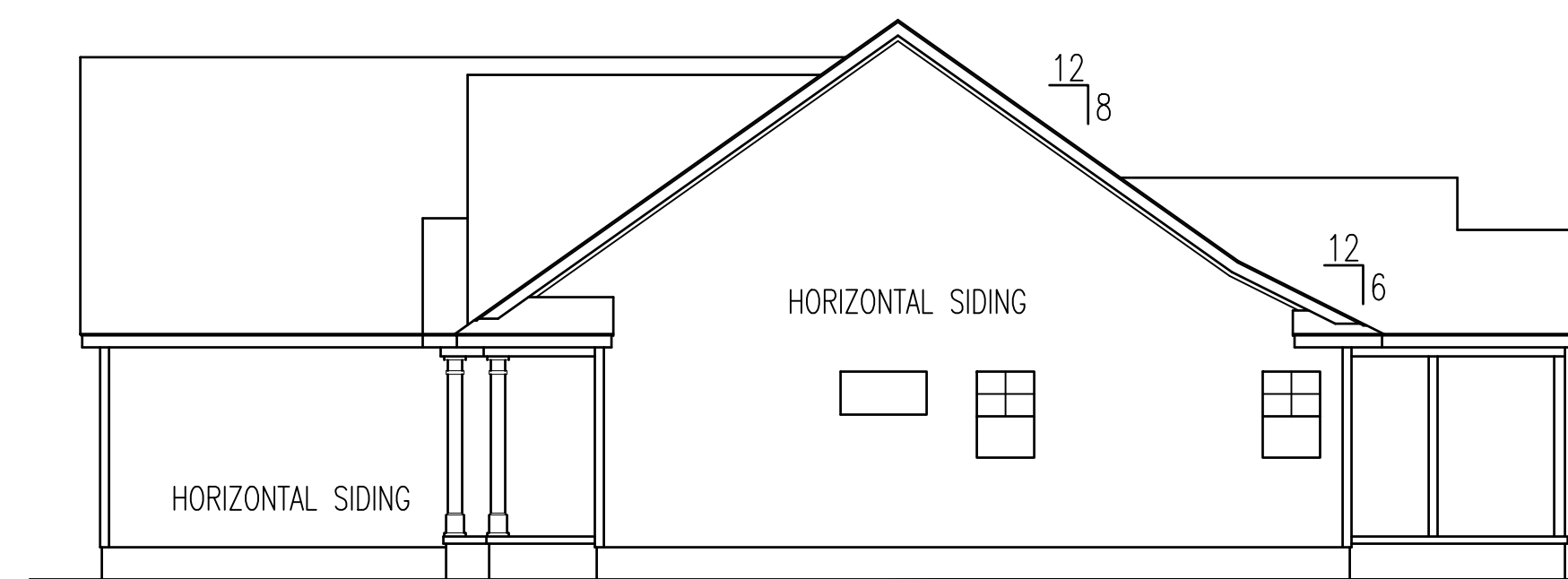


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

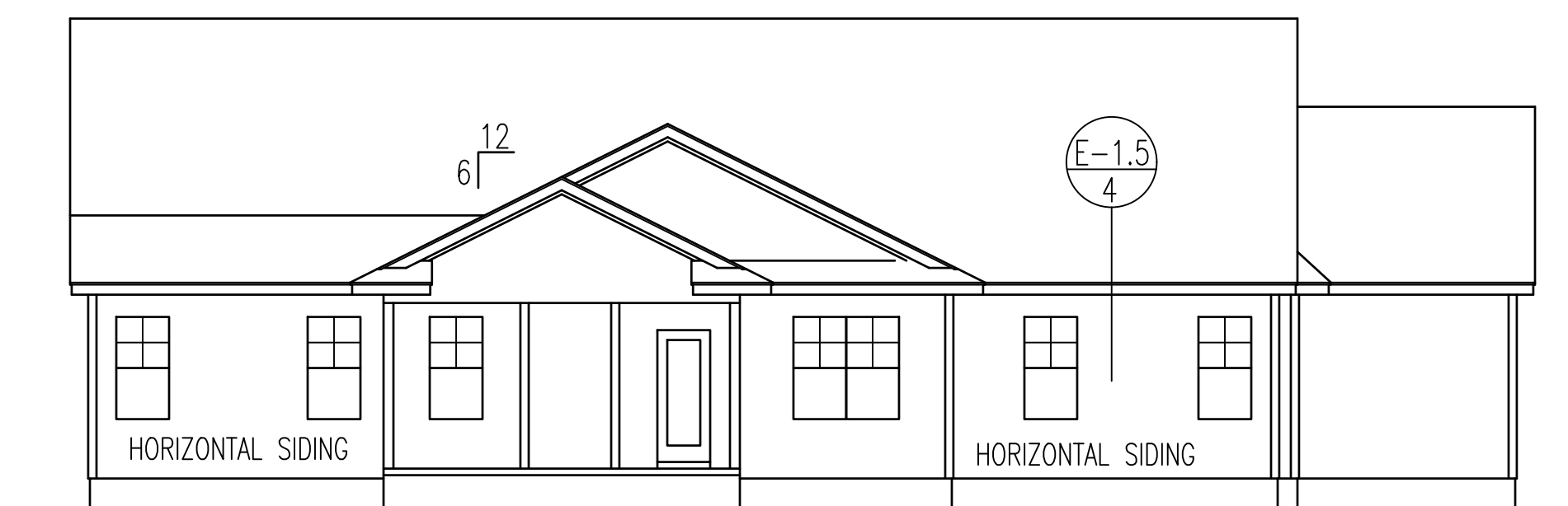
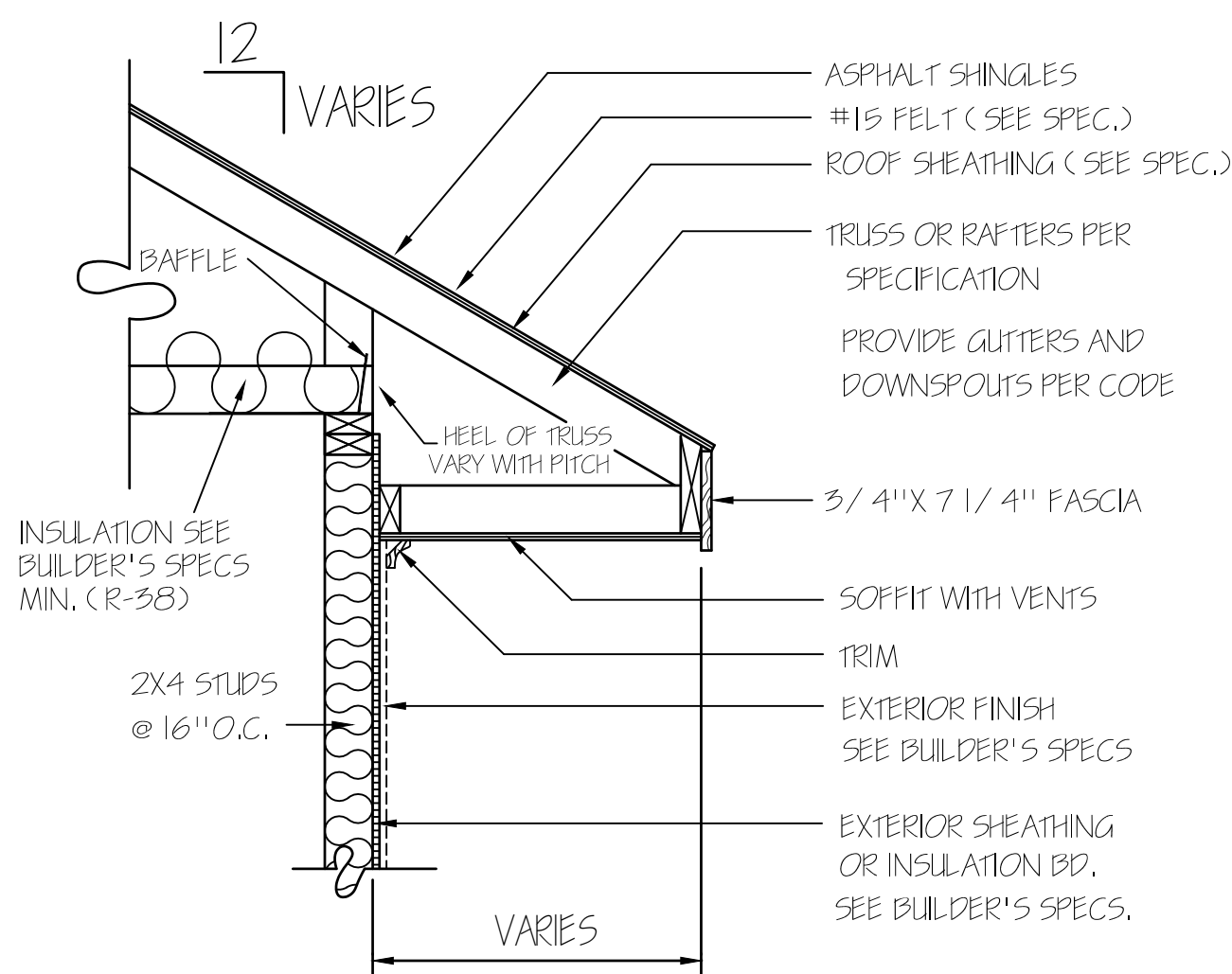


LEFT ELEVATION

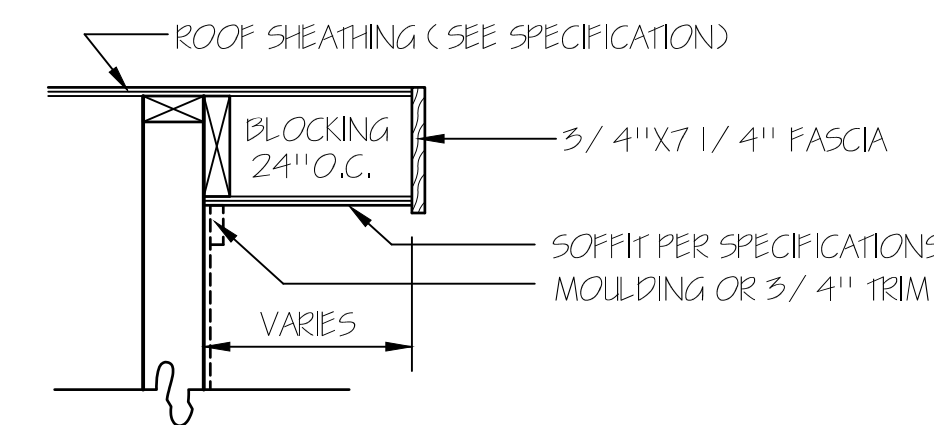


RIGHT ELEVATION

HERO PACKAGE



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



RAKE DETAIL FOR GABLE ENDS

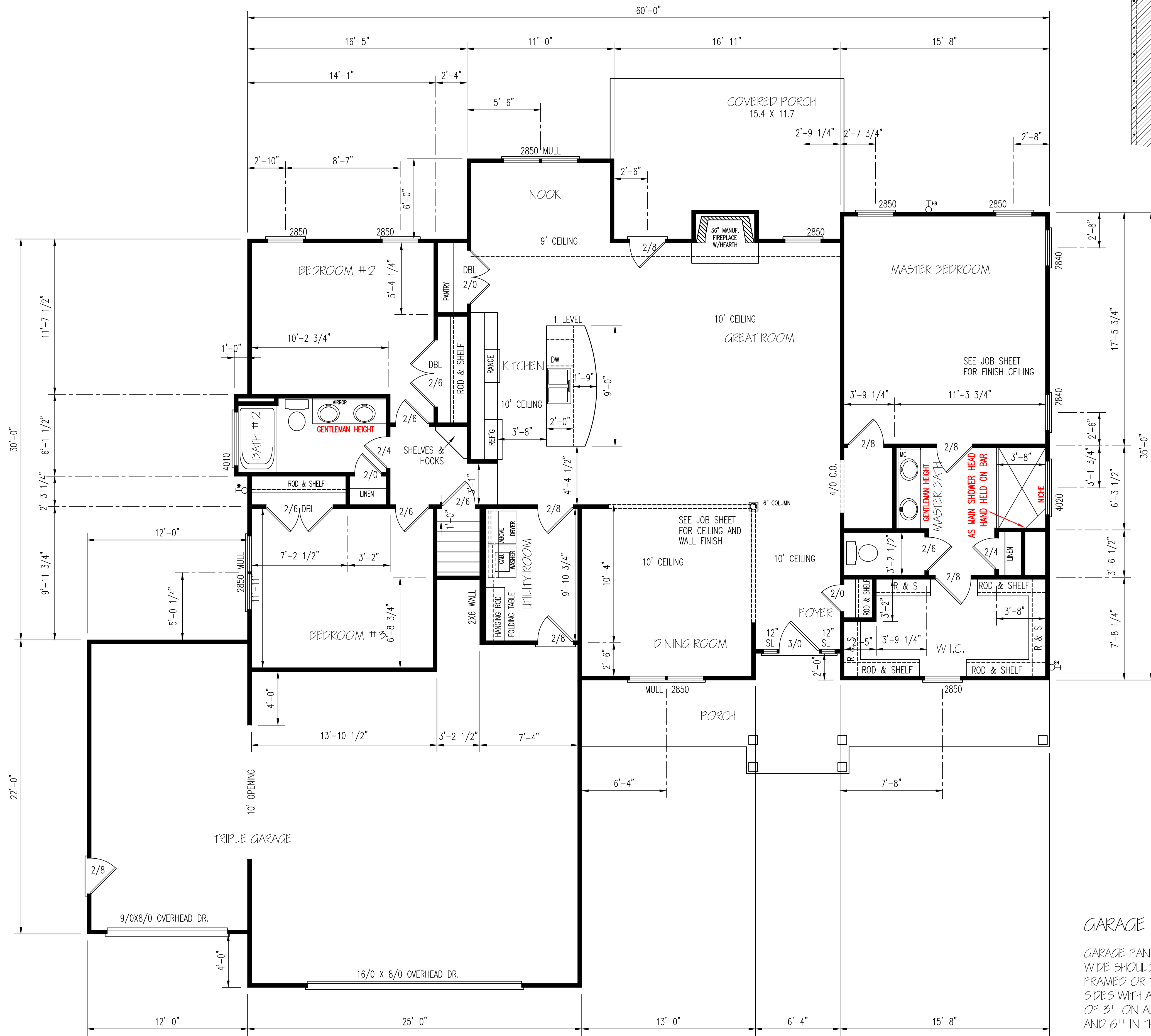
TM DESIGNS
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 (910) 354-4736 TMDDESIGNS2016@GMAIL.COM

WATERMARK HOMES
 EXCLUSIVE RESIDENCE DESIGN FOR:

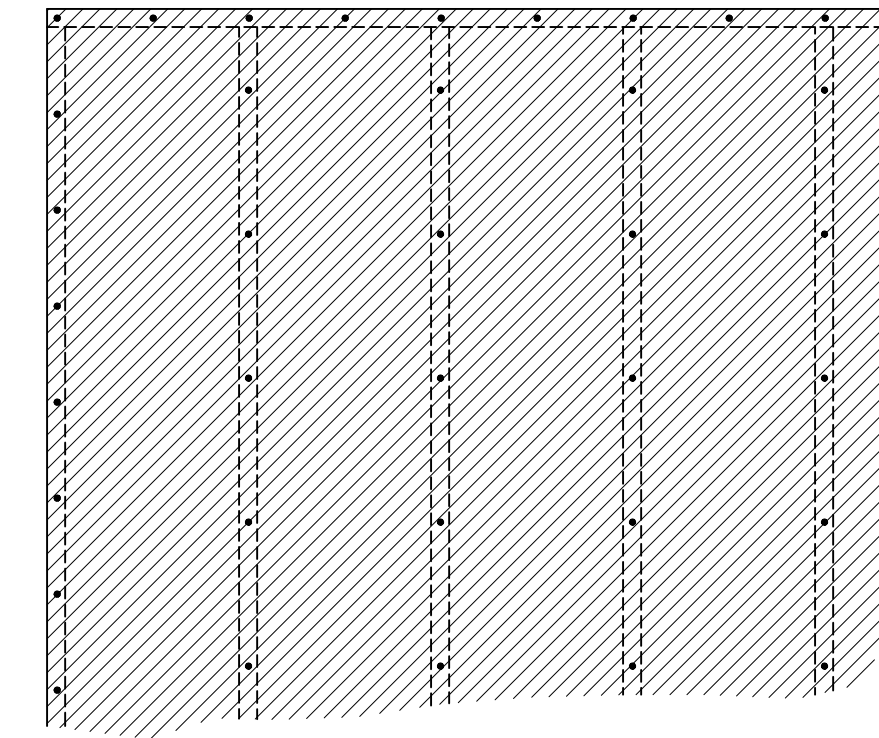
NAME: OLEANDER II
 LOT: 6 OAK HAVEN

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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	
RG16-A01	
OPTION #4	
1	GARAGE L L F
DATE: 12/18/19	

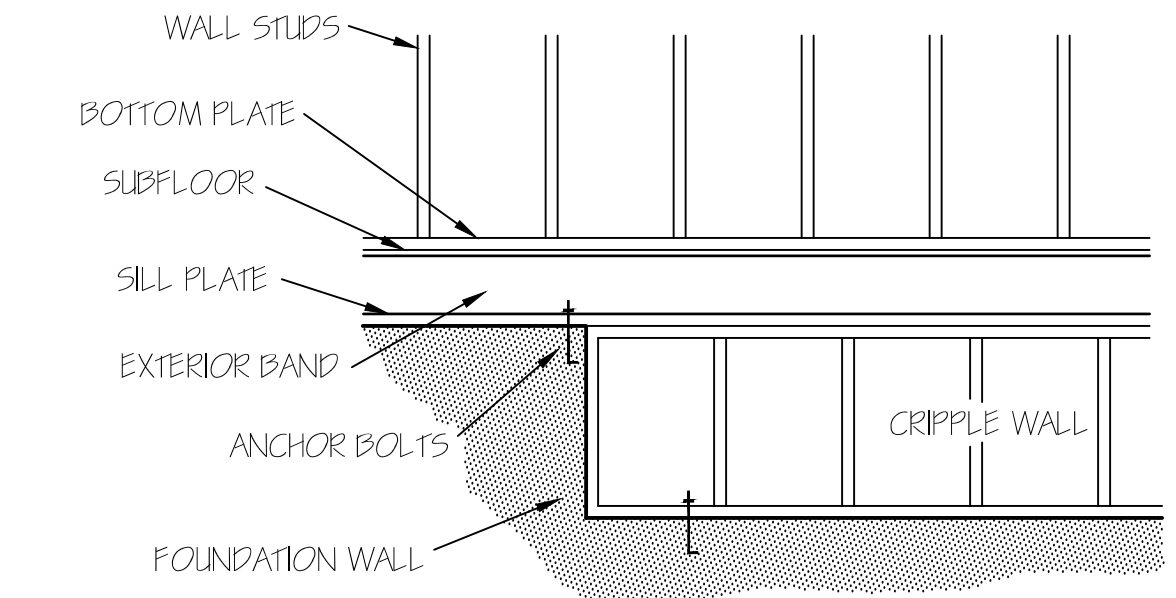


BRACING METHOD

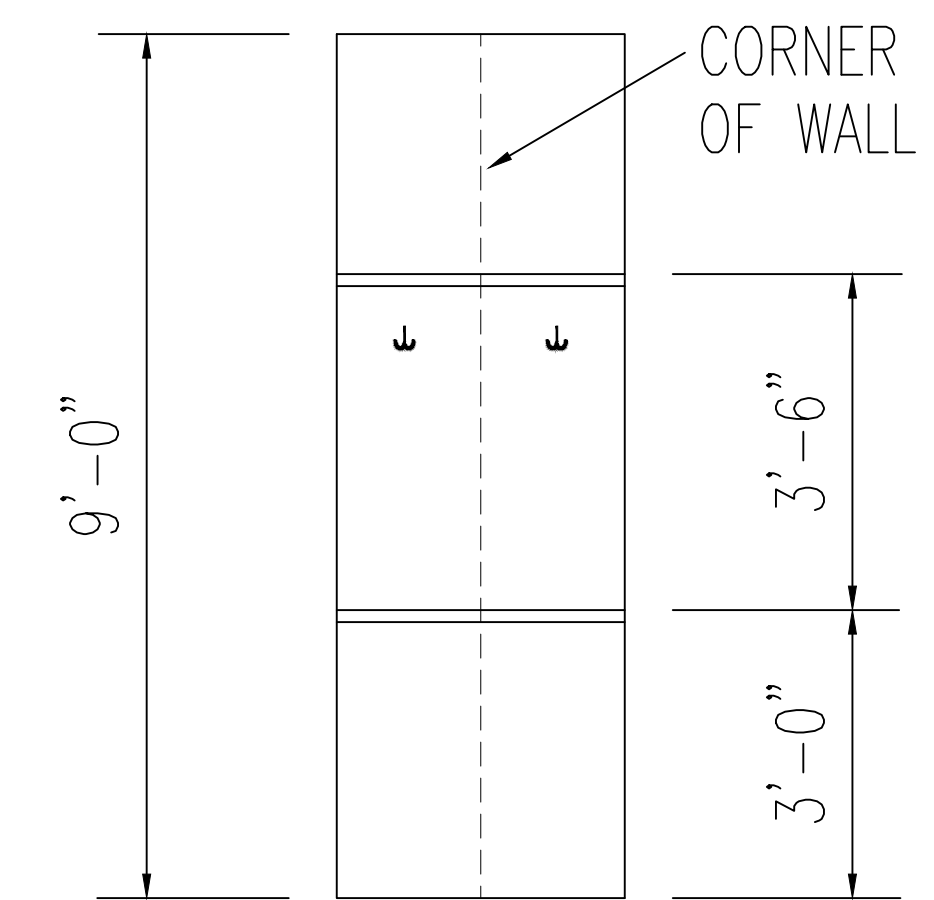


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

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



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDING 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 R602.2.1(D). OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.



SHELVES IN HALLWAY DETAIL

HERO PACKAGE

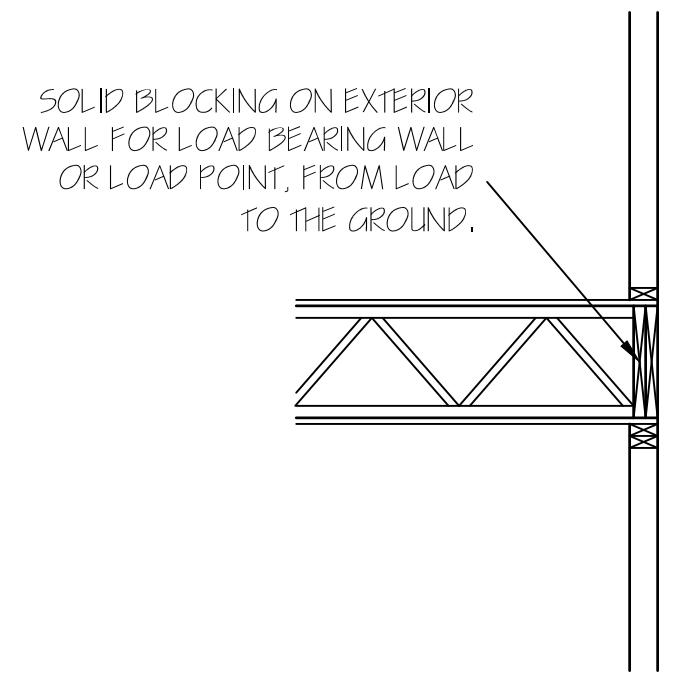
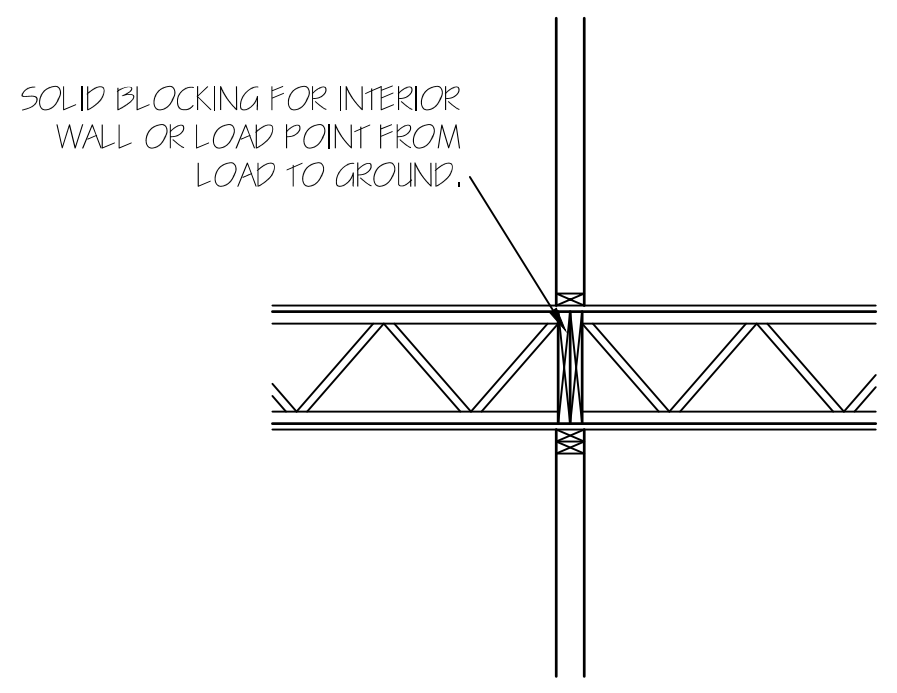
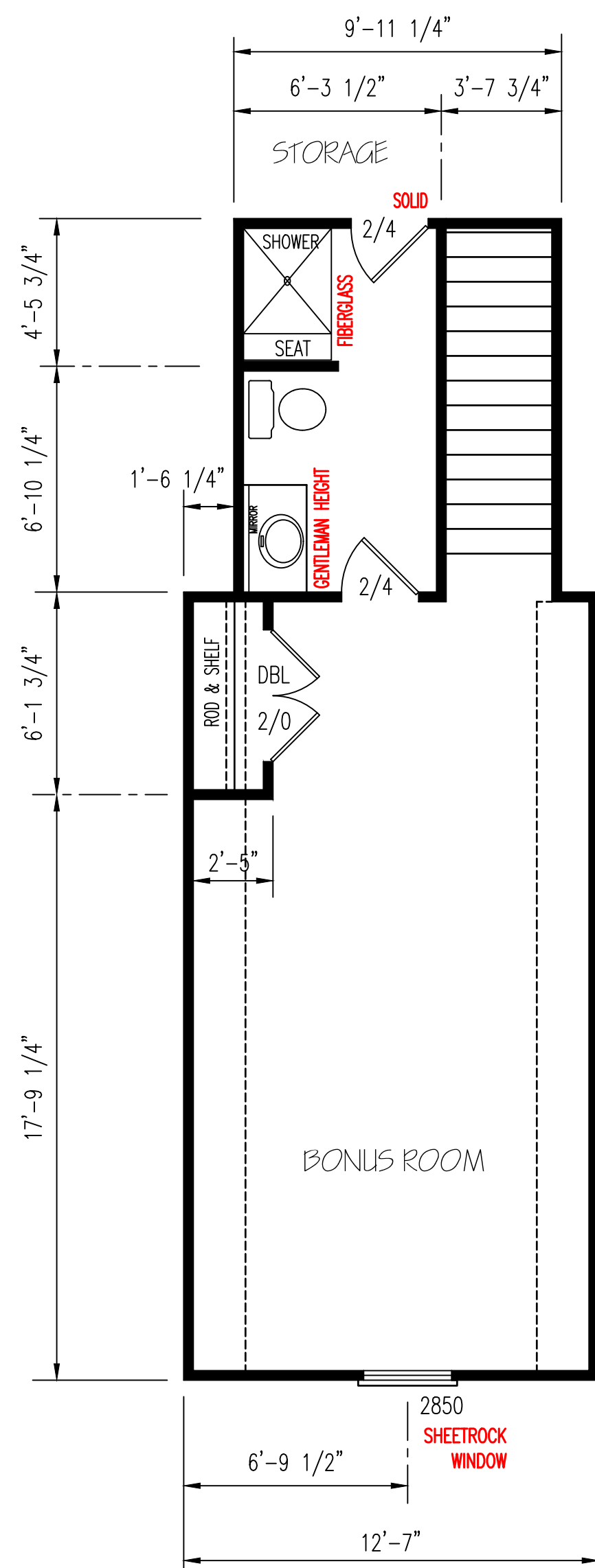
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

HEATED AREA	
1ST FL	2015 SQ FT
2ND FL	399 SQ FT
TOTAL	2414 SQ FT

OTHER AREAS	
GARAGE	894 SQ FT
F.PORCH	203 SQ FT
R.PORCH	208 SQ FT

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.



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

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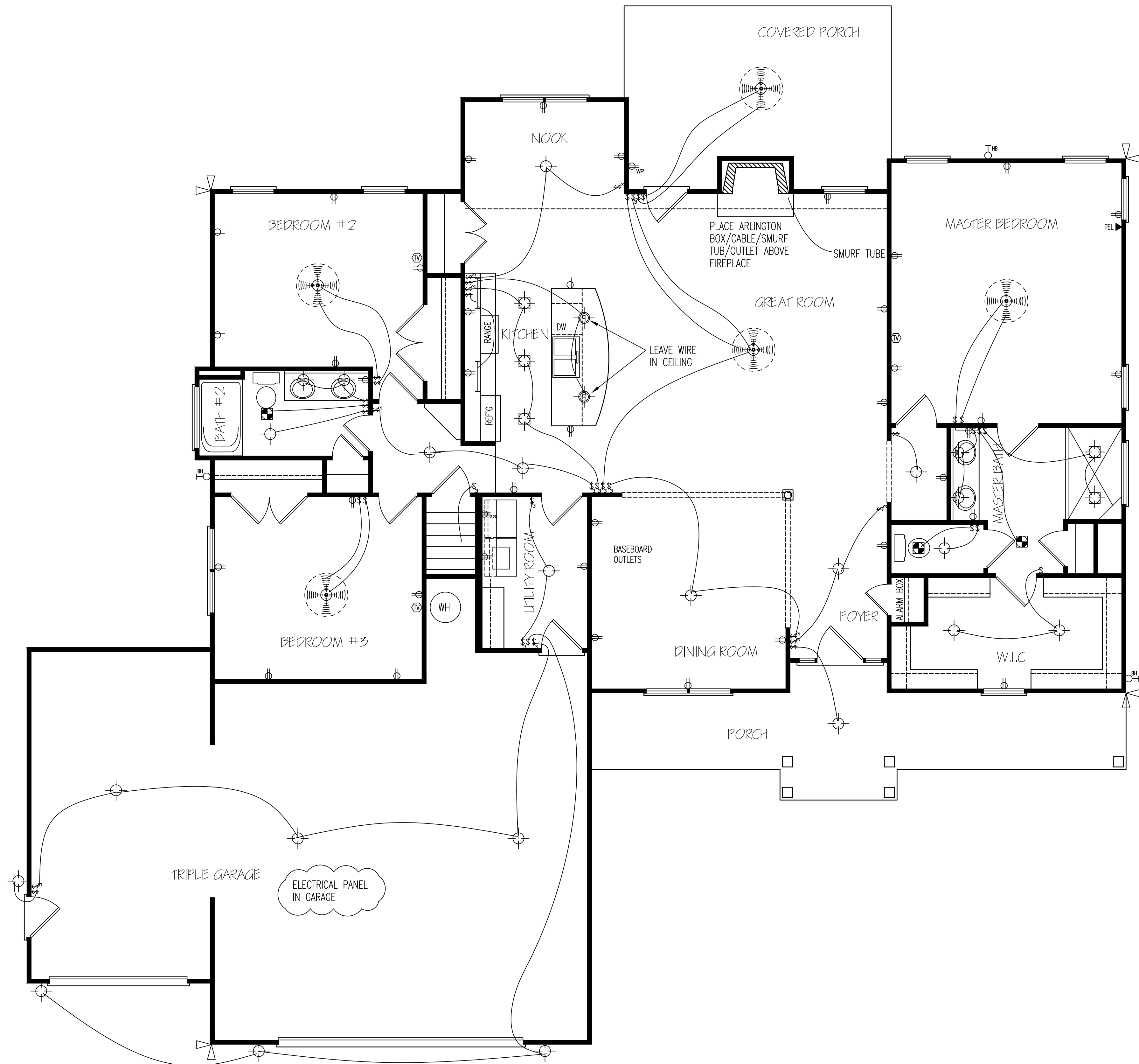
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PLAN NUMBER
RG16-A01
OPTION #4

2	GARAGE	L	F
	DATE:	12/18/19	



**FIRST FLOOR
ELECTRICAL LAYOUT**

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

HERO PACKAGE

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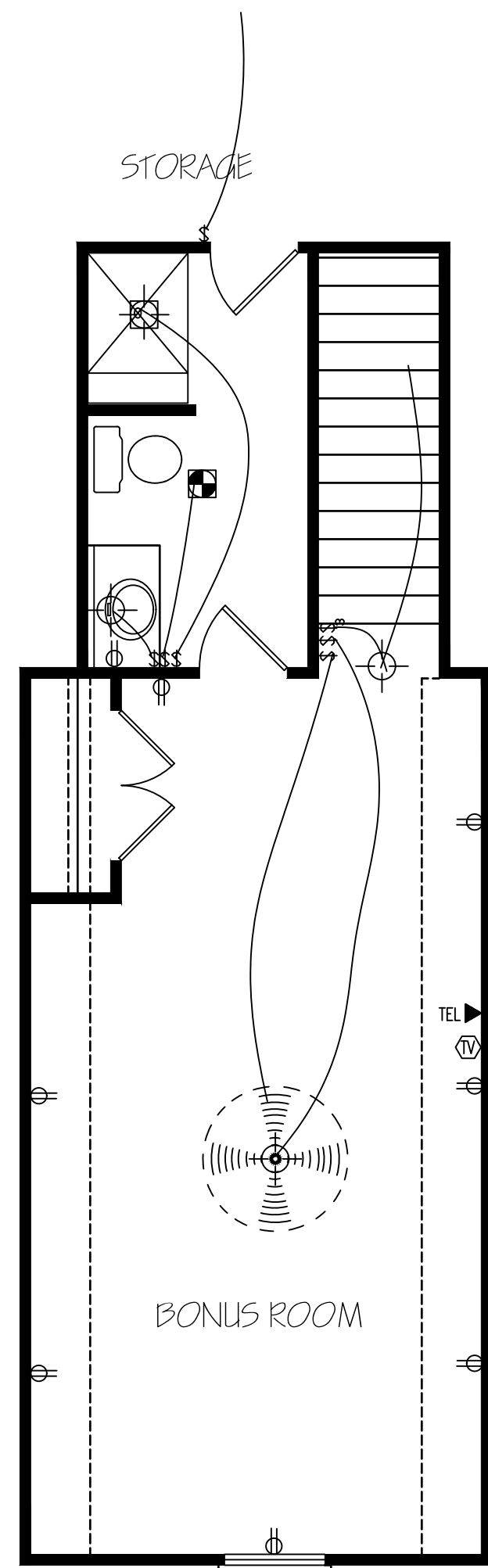
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PLAN NUMBER
RG16-A01
OPTION #4

E-1	GARAGE	L	F
	DATE:	12/18/19	



BONUS ROOM
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT
TOP AND SWITCHED BOTTOM

HERO PACKAGE

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

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
NAME: OLEANDER II LOT: 6 OAK HAVEN

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PLAN NUMBER
RG16-A01

OPTION #4

E-2	GARAGE	L	F
	DATE:	12/18/19	