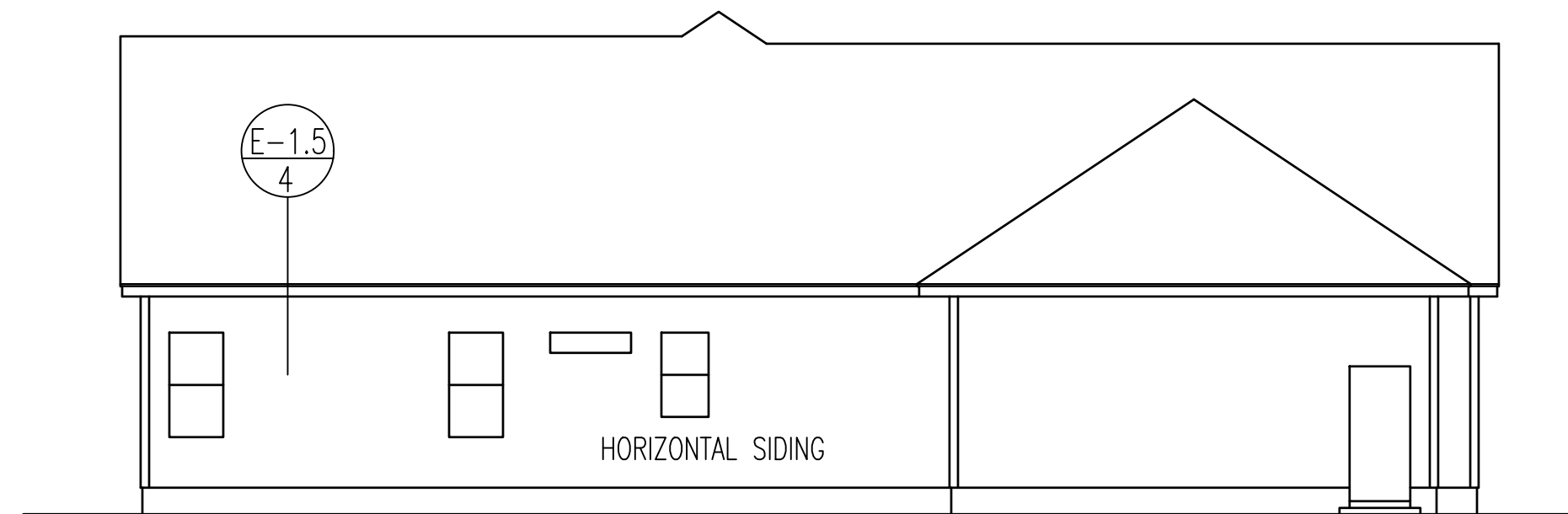
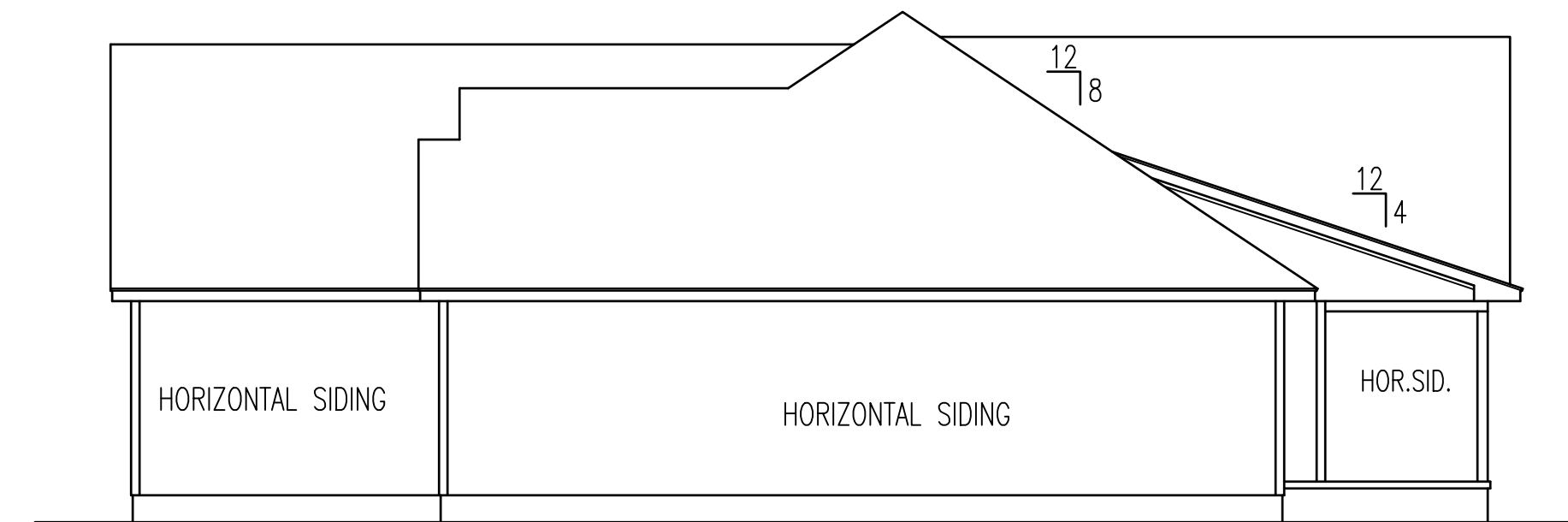




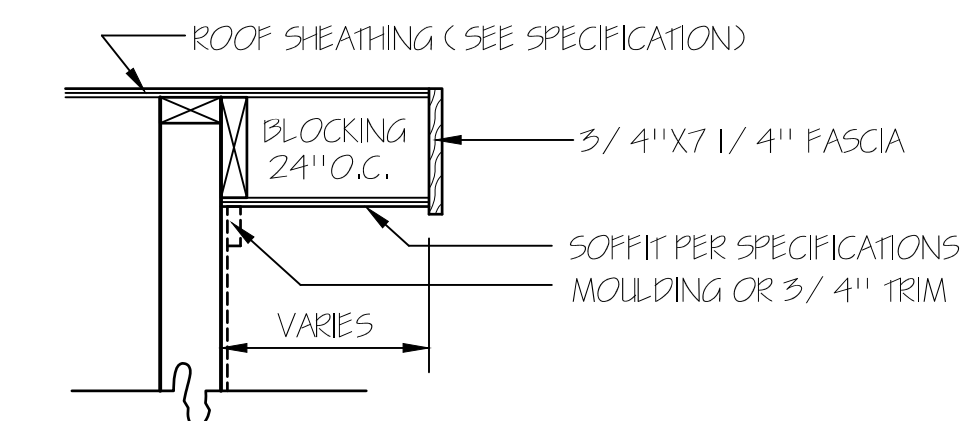
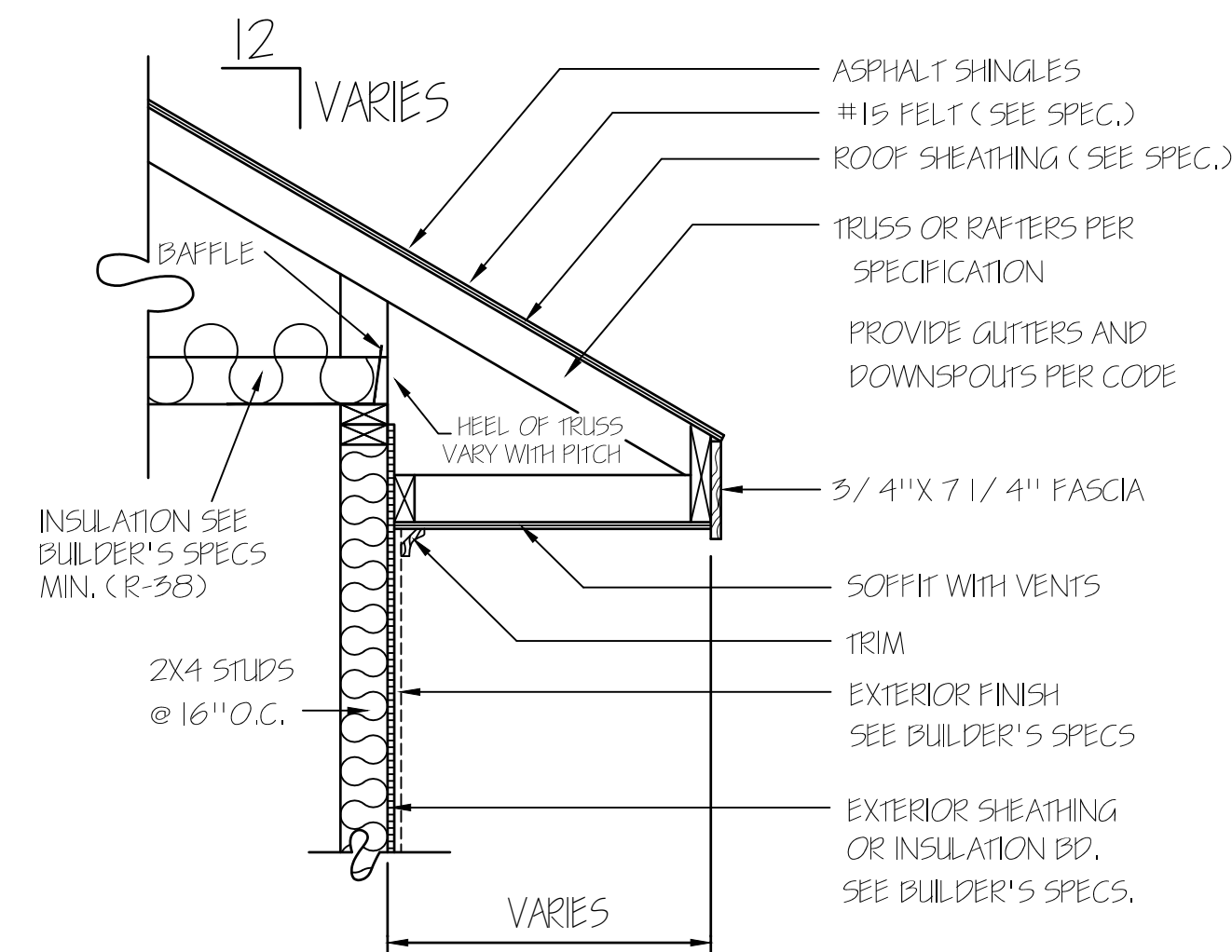
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



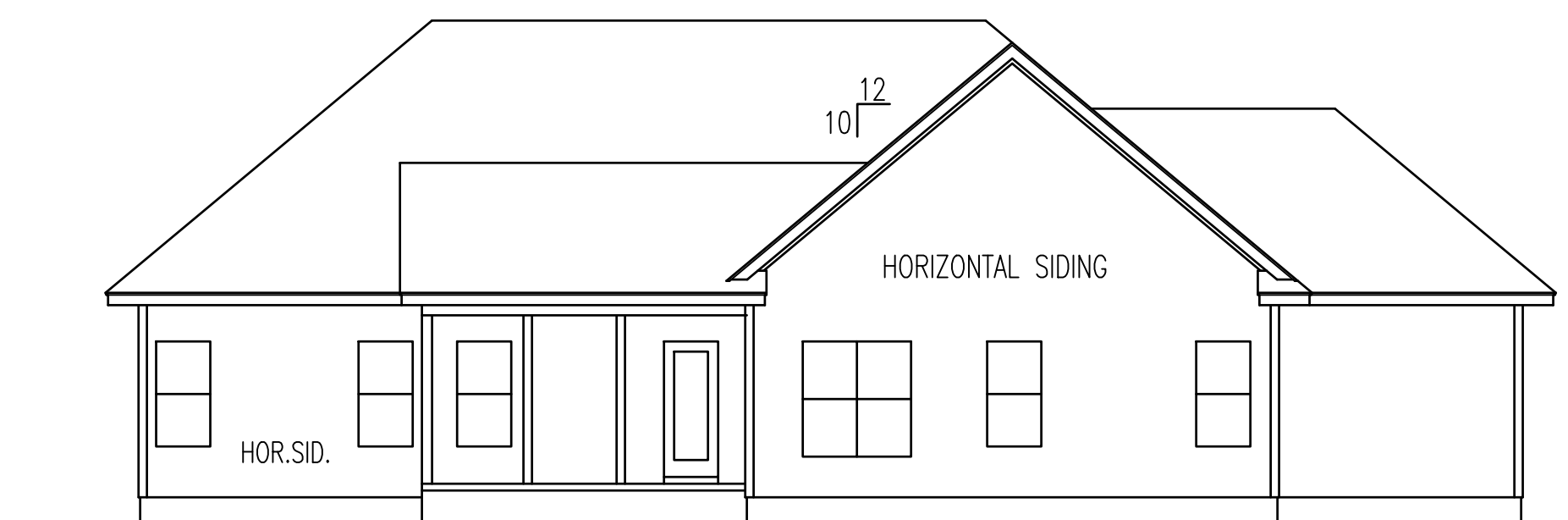
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR  
GABLE ENDS



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

EXCLUSIVE RESIDENCE DESIGN FOR:

© 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.

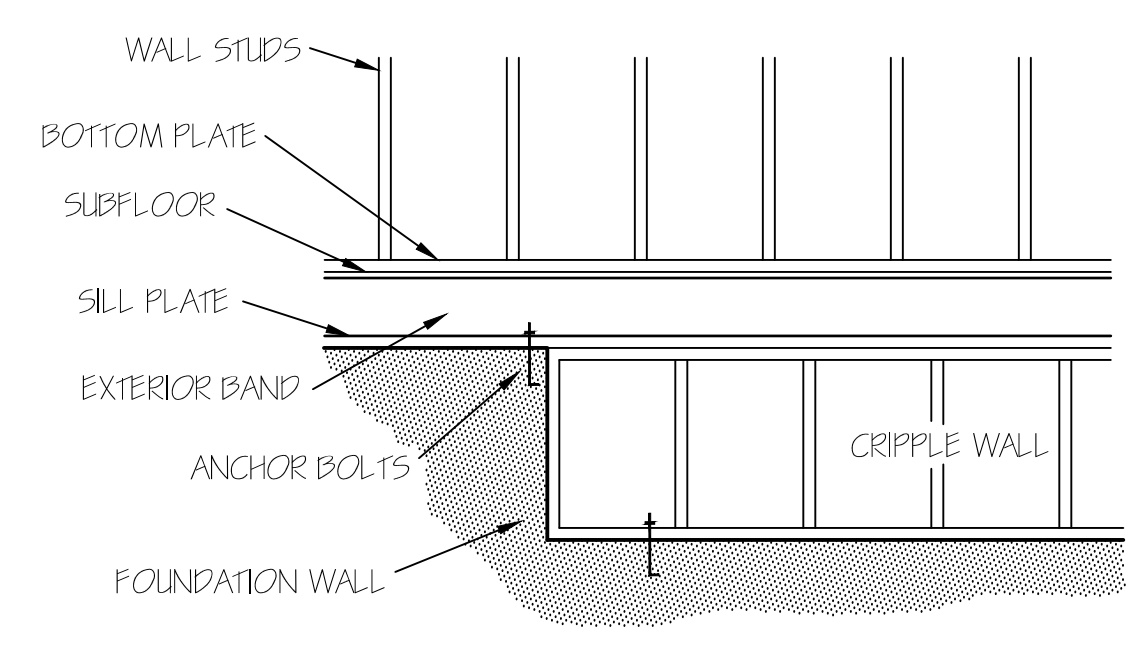
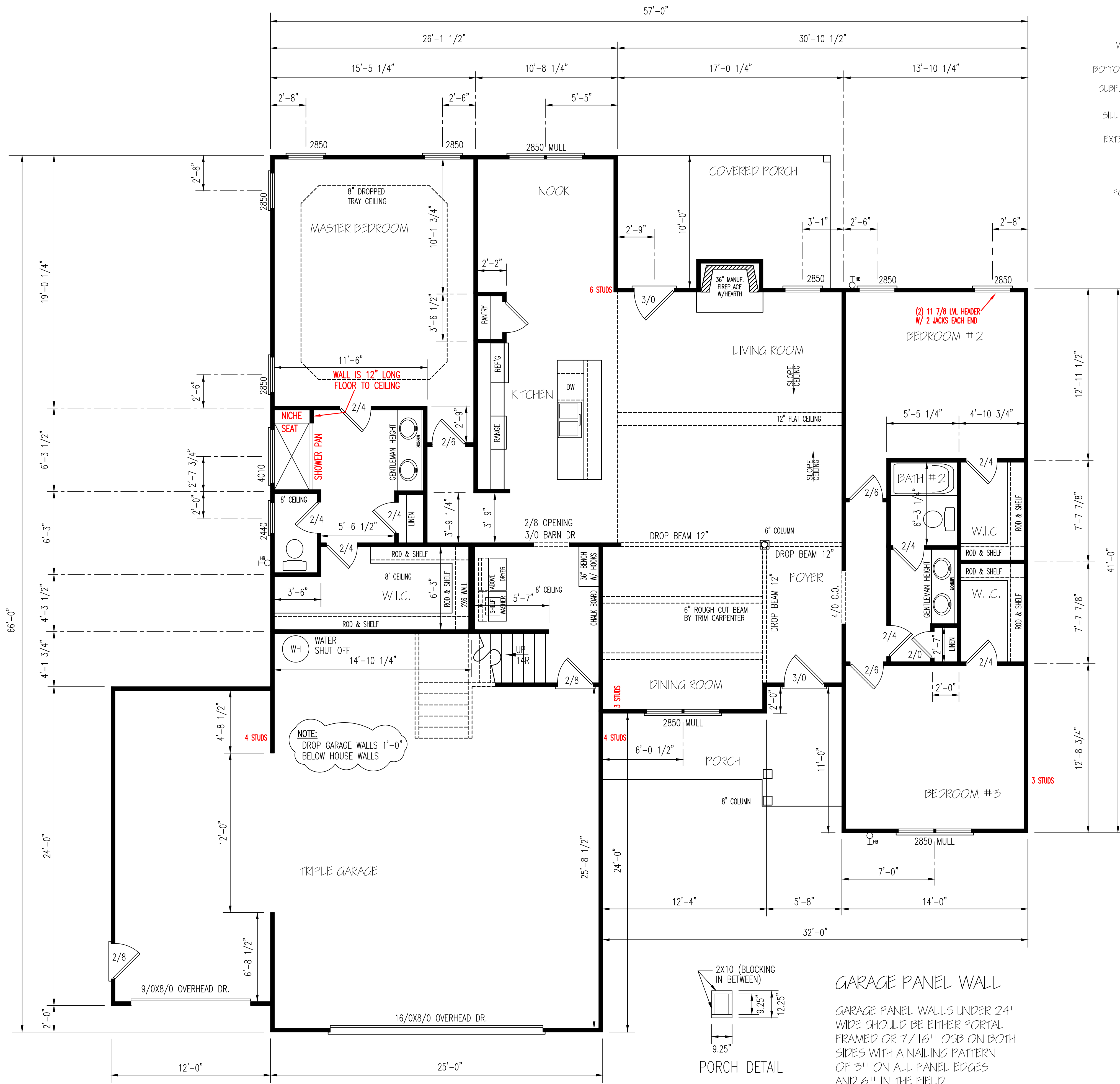
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

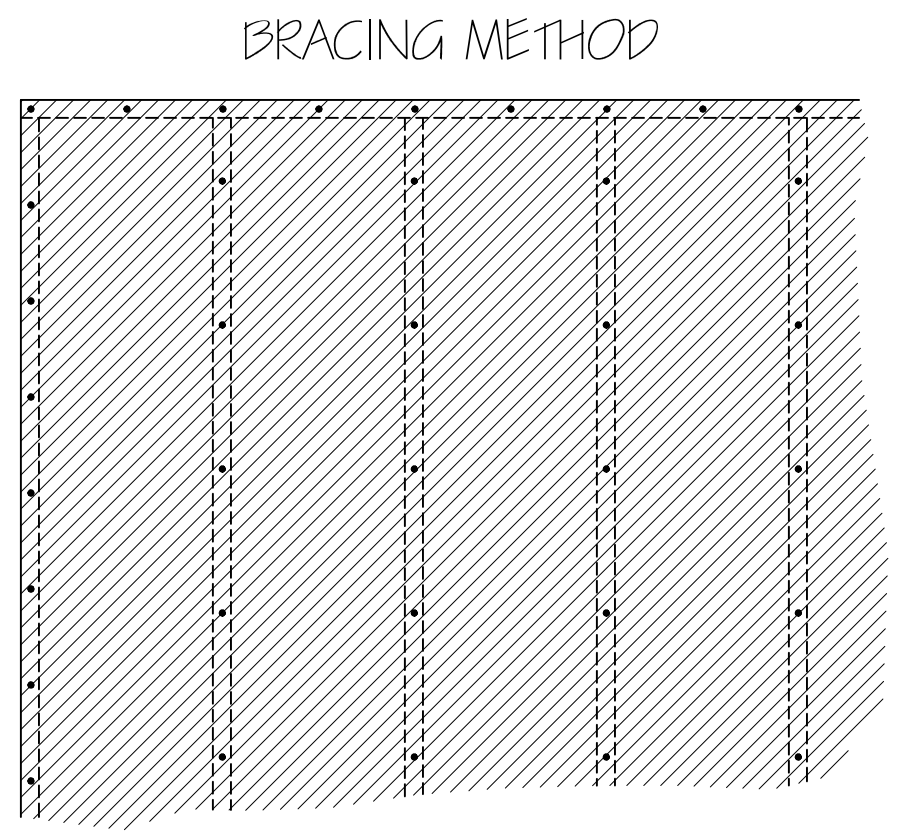
PLAN NUMBER  
RG25-A07

OPTION #1

1	GARAGE	L	F
	DATE:	11/5/20	



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDS 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 RB-02.3(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.



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.

HERO PACKAGE

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

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	

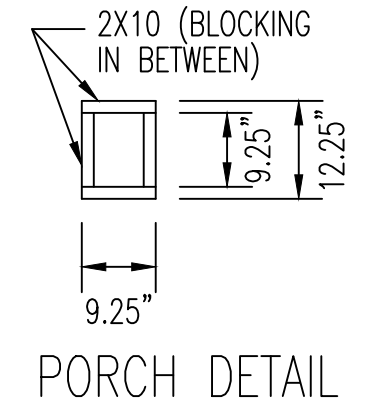
**\*\*UNLESS NOTED OTHER WISE\*\***

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

HEATED AREA  
1ST FL 2066 SQ FT  
2ND FL 455 SQ FT  
TOTAL 2521 SQ FT

OTHER AREAS  
GARAGE 734 SQ FT  
P.PORCH 113 SQ FT  
R.PORCH 109 SQ FT

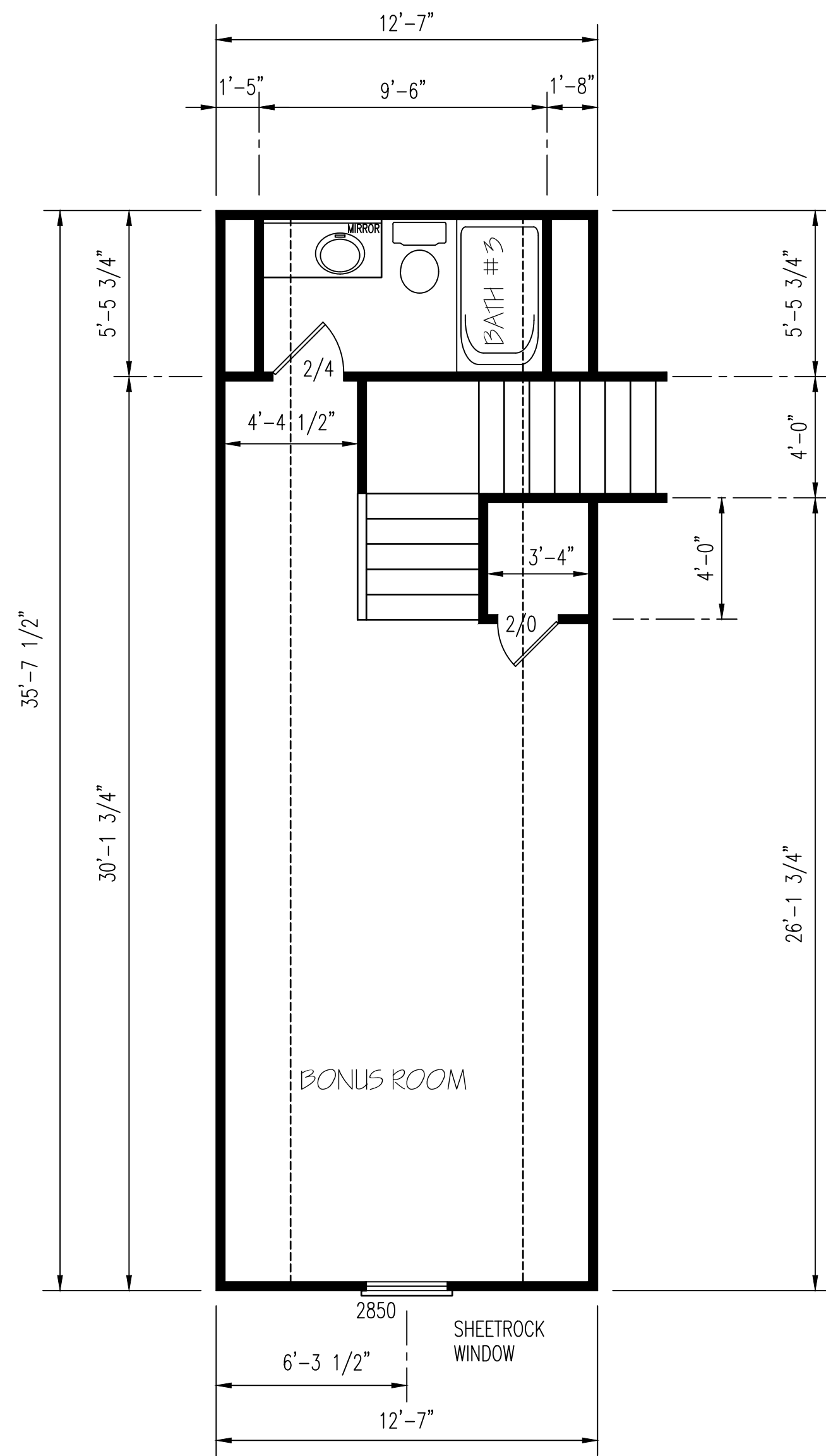
NOTE:  
CEILING ARE 9'-0" UNLESS NOTED.  
SET WINDOWS @ 7'-4" UNLESS NOTED.



**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:  
DROP GARAGE WALLS 1'-0" BELOW HOUSE WALLS

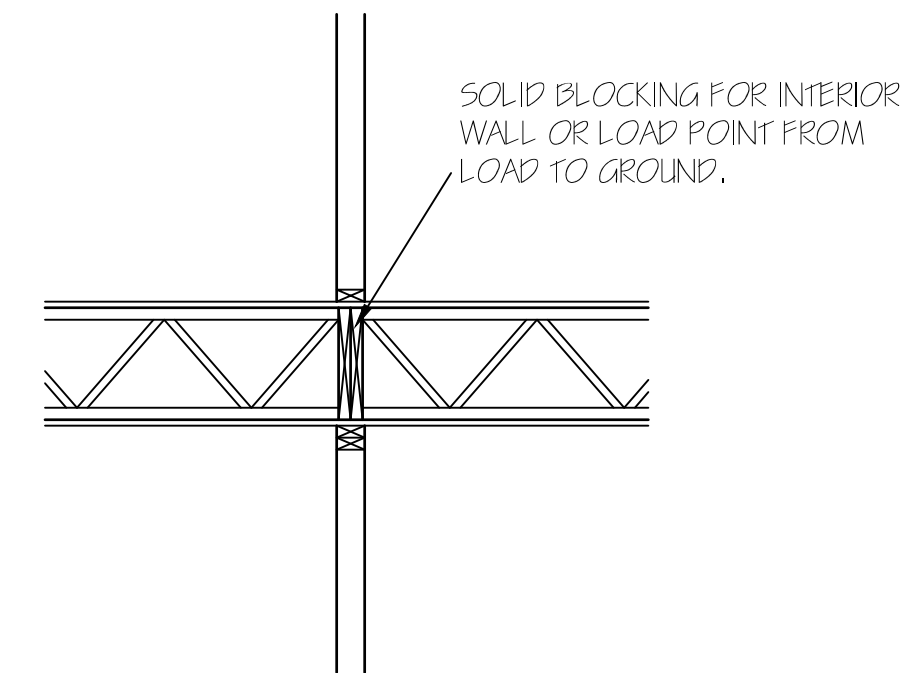
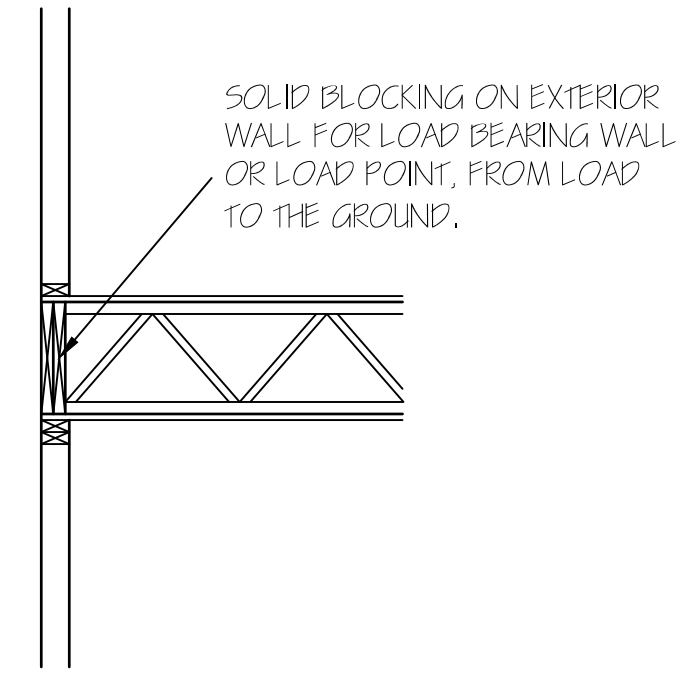


EXTERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	

\*\*UNLESS NOTED OTHER WISE\*\*

HERO PACKAGE

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



EXCLUSIVE RESIDENCE DESIGN FOR:

# WATERMARK HOMES

NAME: RIVER OAK III

LOT: 46 SOUTH CREEK

# TM DESIGNS

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

© 2018. COPYRIGHT ALL RIGHTS RESERVED

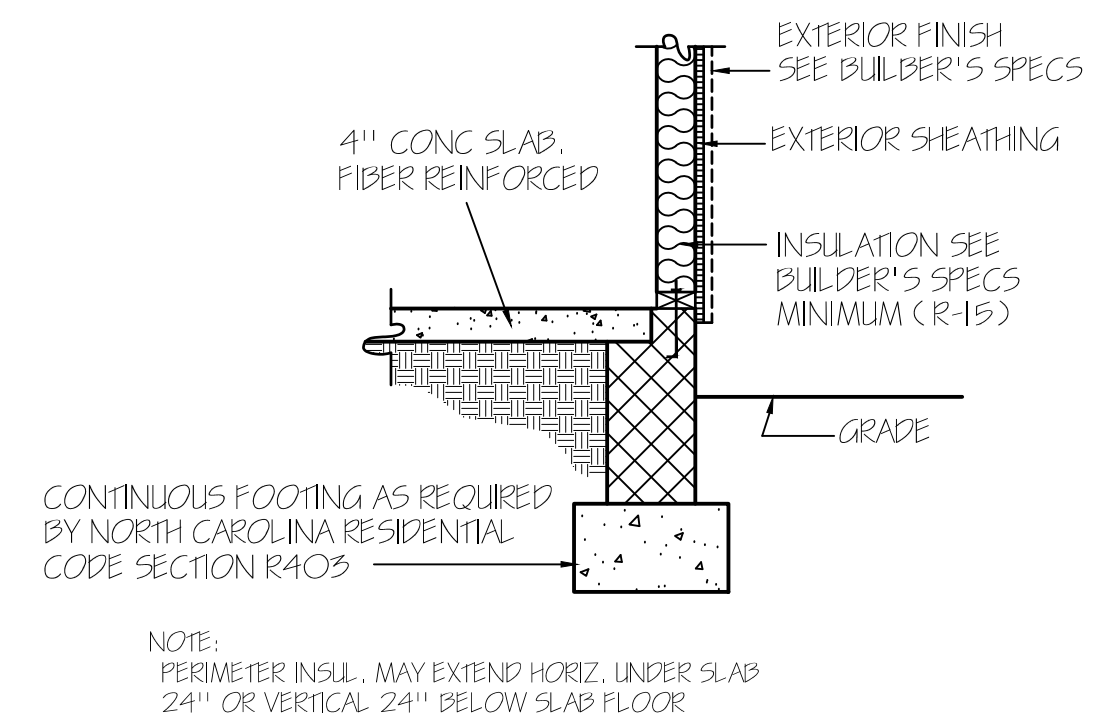
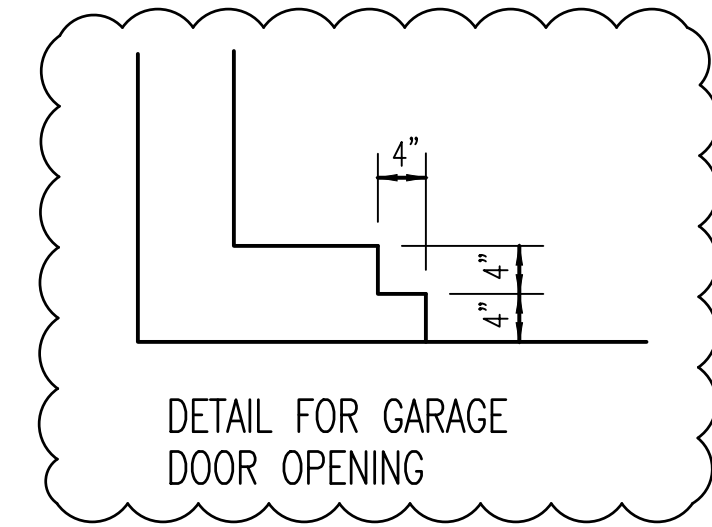
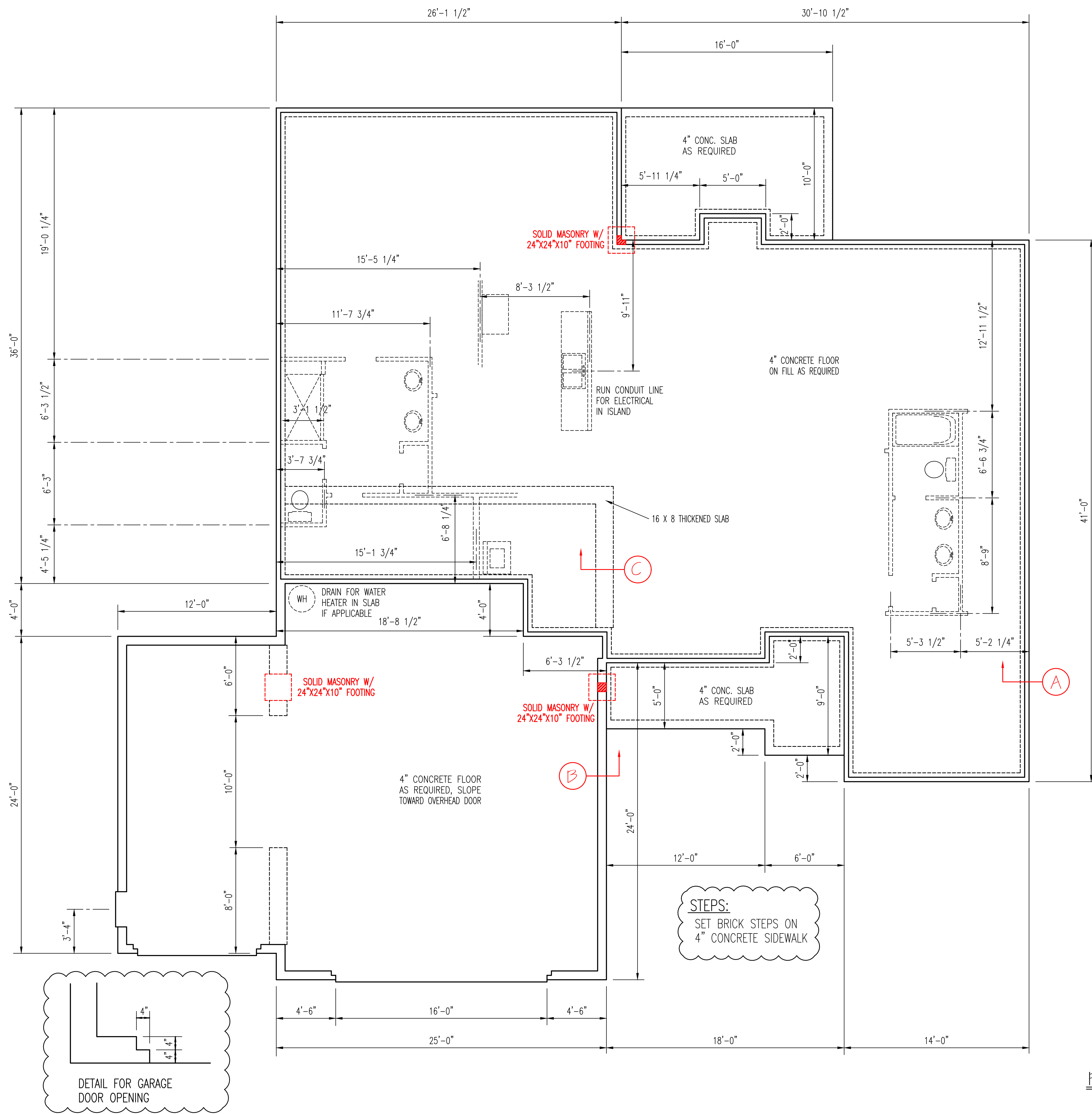
TM DESIGNS WILL NOT BE LIABLE FOR ANY ERRORS NOT BROUGHT TO THEIR ATTENTION PRIOR TO THE START OF CONSTRUCTION, WHILE EVERY EFFORT WAS MADE IN THE PREPARATION OF THESE DRAWINGS AND DIMENSIONS TO AVOID ERRORS THE OWNER AND/OR BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS, LOCAL AND STATE CODES.

I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES.

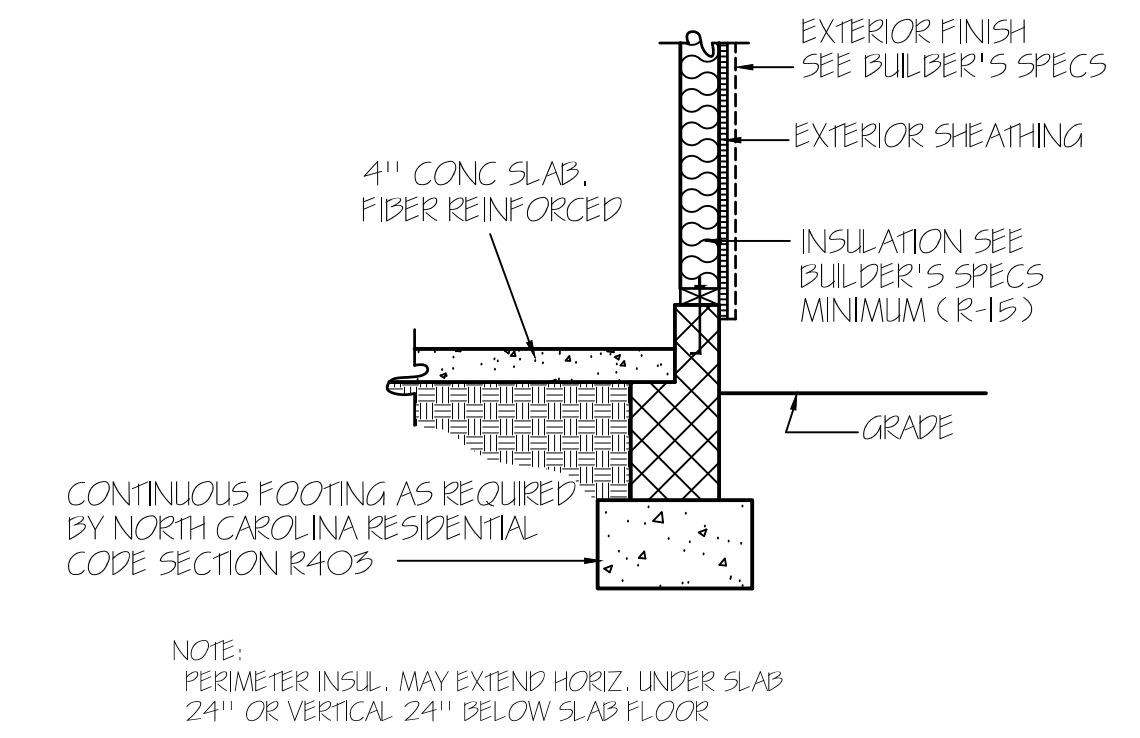
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED.

PLAN NUMBER  
RG25-A07  
OPTION #1

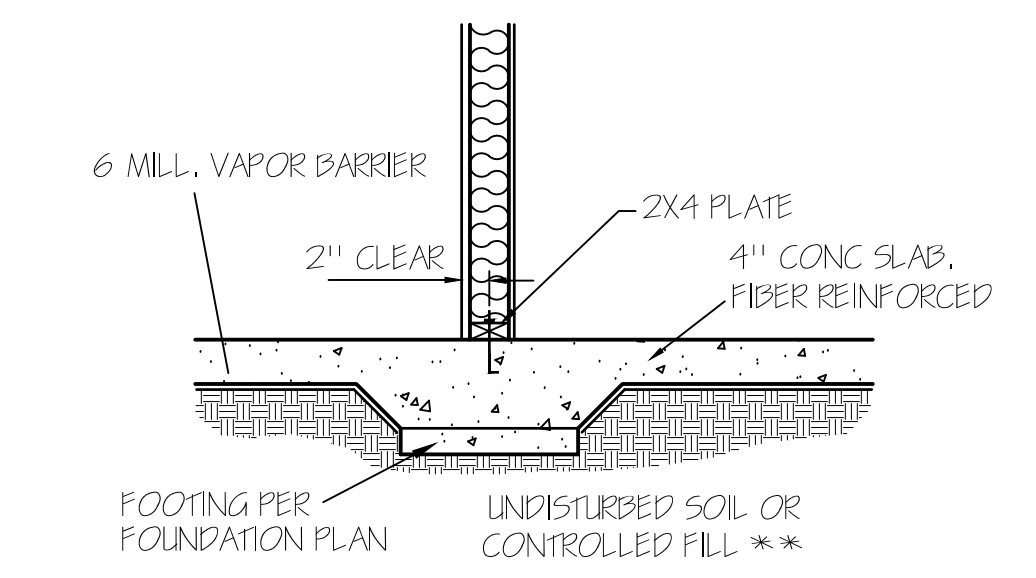
2	GARAGE	L	F
	DATE:	11/5/20	



CONCRETE SLAB FLOOR — (A)



GARAGE WALL — (B)



LOAD BEARING WALL THICKENED SLAB — (C)

**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

**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"

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

EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**  
 LOT: 46 SOUTH CREEK  
 NAME: RIVER OAK III

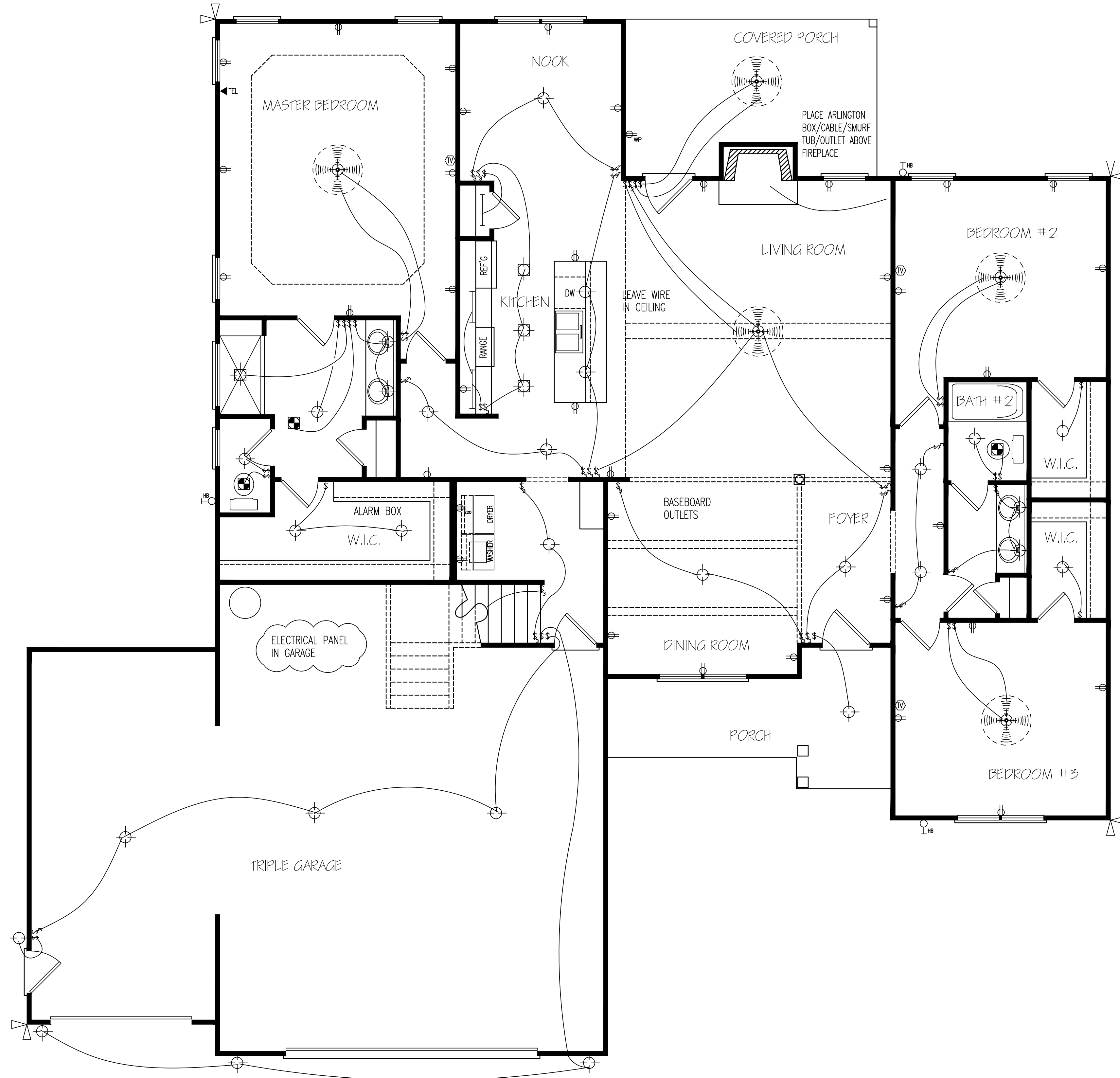
© 2018. COPYRIGHT ALL RIGHTS RESERVED

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, 2018 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER	RG25-A07
OPTION	#1
<b>3</b>	GARAGE   L   F
DATE:	11/5/20



HERO PACKAGE

FIRST FLOOR ELECTRICAL LAYOUT

© 2018. COPYRIGHT ALL RIGHTS RESERVED

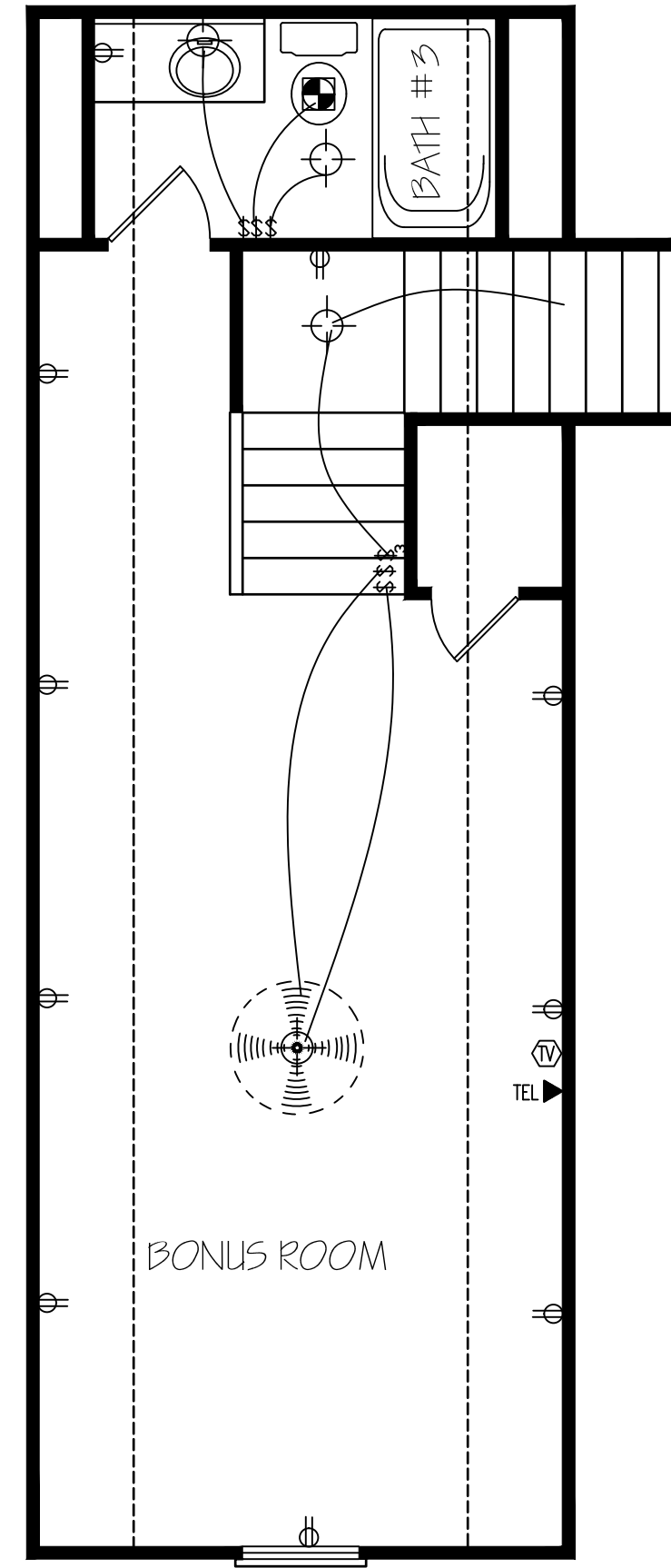
T M DESIGNS WILL NOT BE LIABLE FOR ANY ERRORS NOT BROUGHT TO THEIR ATTENTION PRIOR TO THE START OF CONSTRUCTION, WHILE EVERY EFFORT WAS MADE IN THE PREPARATION OF THESE DRAWINGS AND DIMENSIONS TO AVOID ERRORS THE OWNER AND/OR BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS, LOCAL AND STATE CODES.

I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER  
 RG25-A07  
 OPTION #1

E-1	GARAGE	L	F
	DATE:	11/5/20	



HERO PACKAGE

SECOND FLOOR  
ELECTRICAL LAYOUT

EXCLUSIVE RESIDENCE DESIGN FOR:

**WATERMARK HOMES**

NAME: RIVER OAK III

LOT: 46 SOUTH CREEK

**T M DESIGNS**

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

© 2018. 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, 2018 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER  
RG25-A07  
OPTION #1

E-2	GARAGE	L	F
	DATE:	11/5/20	