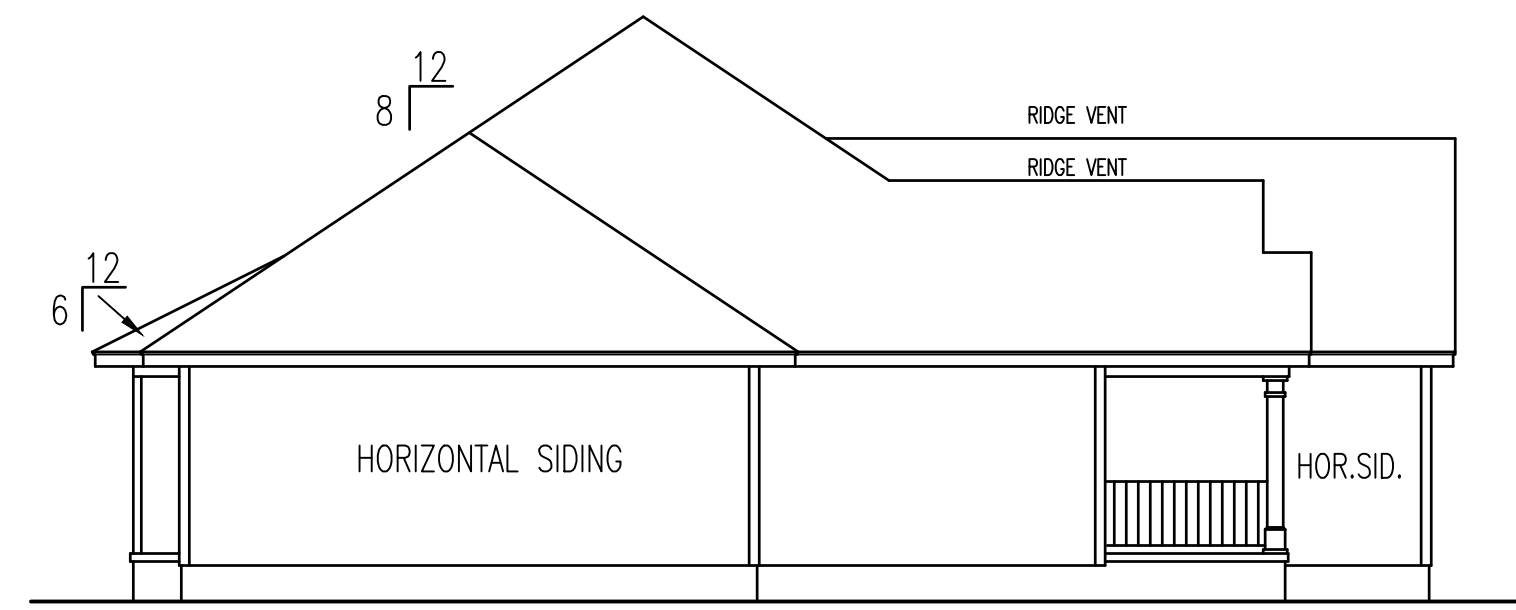
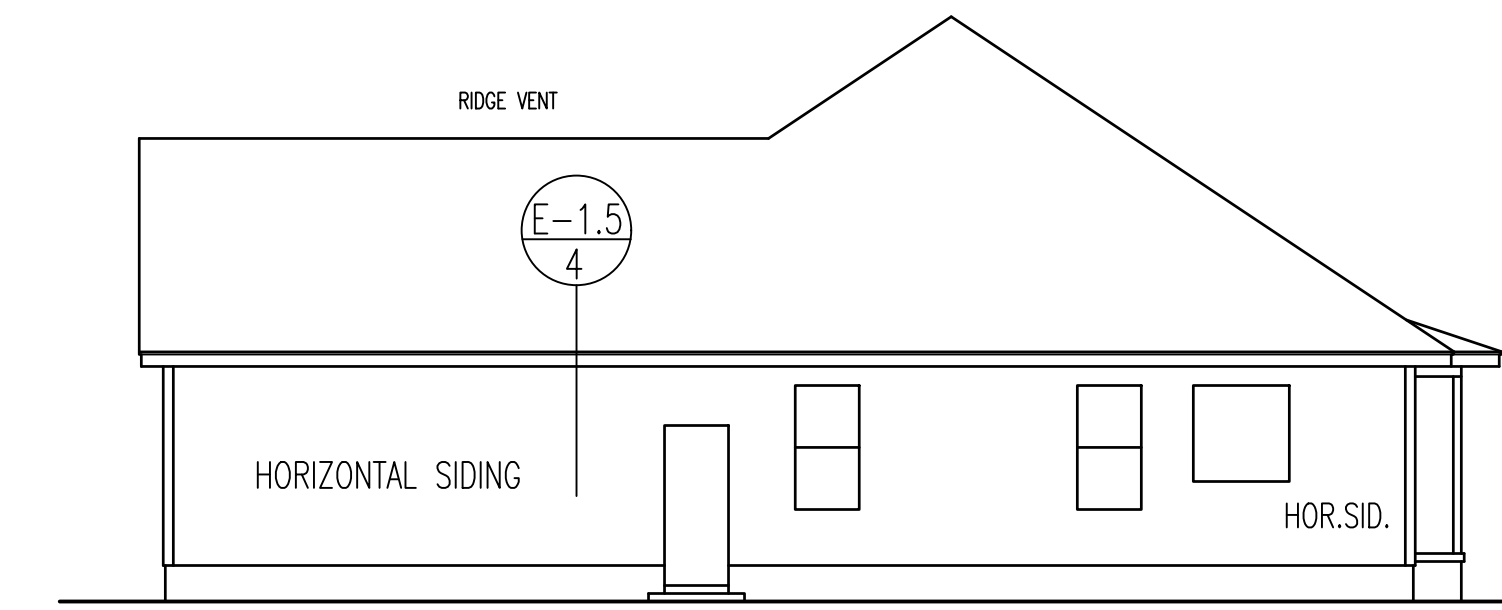


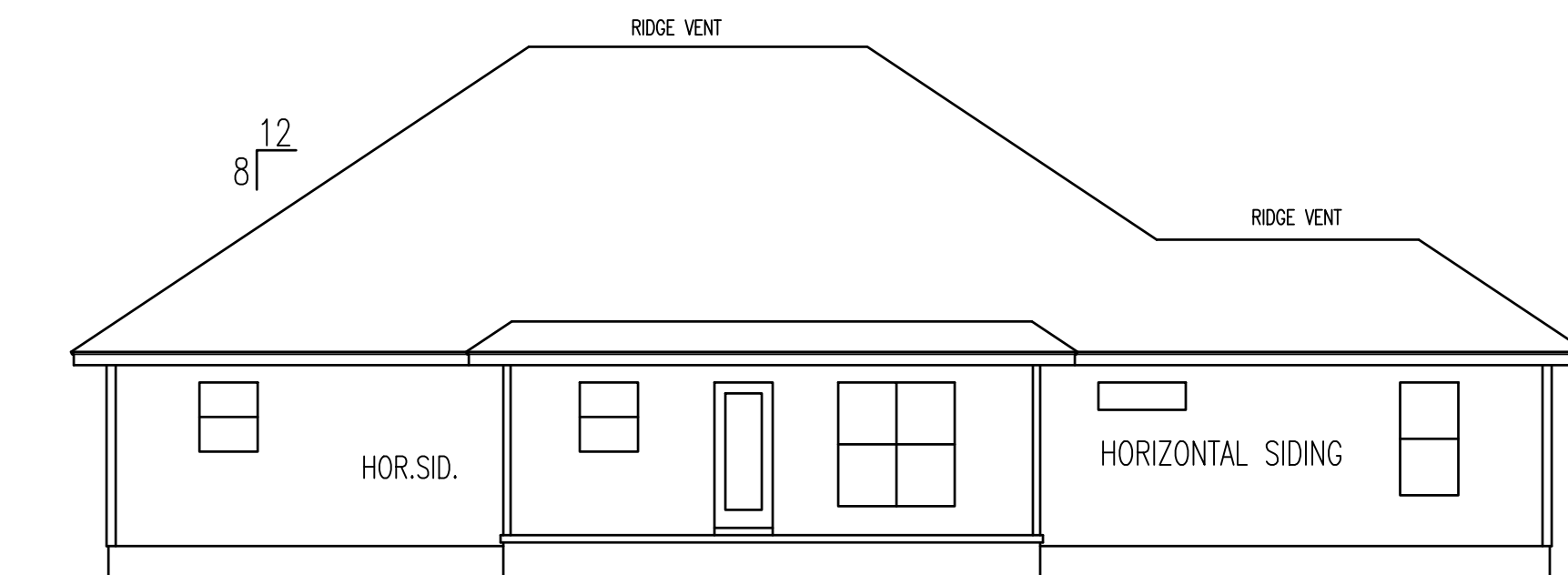
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



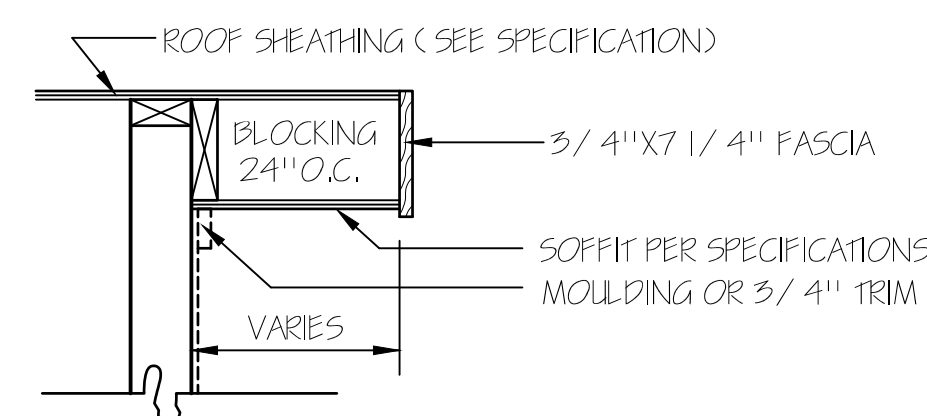
LEFT ELEVATION



RIGHT ELEVATION



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



RAKE DETAIL FOR GABLE ENDS

HERO PACKAGE

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

WATERMARK HOMES
EXCLUSIVE RESIDENCE DESIGN FOR:
LOT: 60 SOUTH CREEK
NAME: EUCALYPTUS

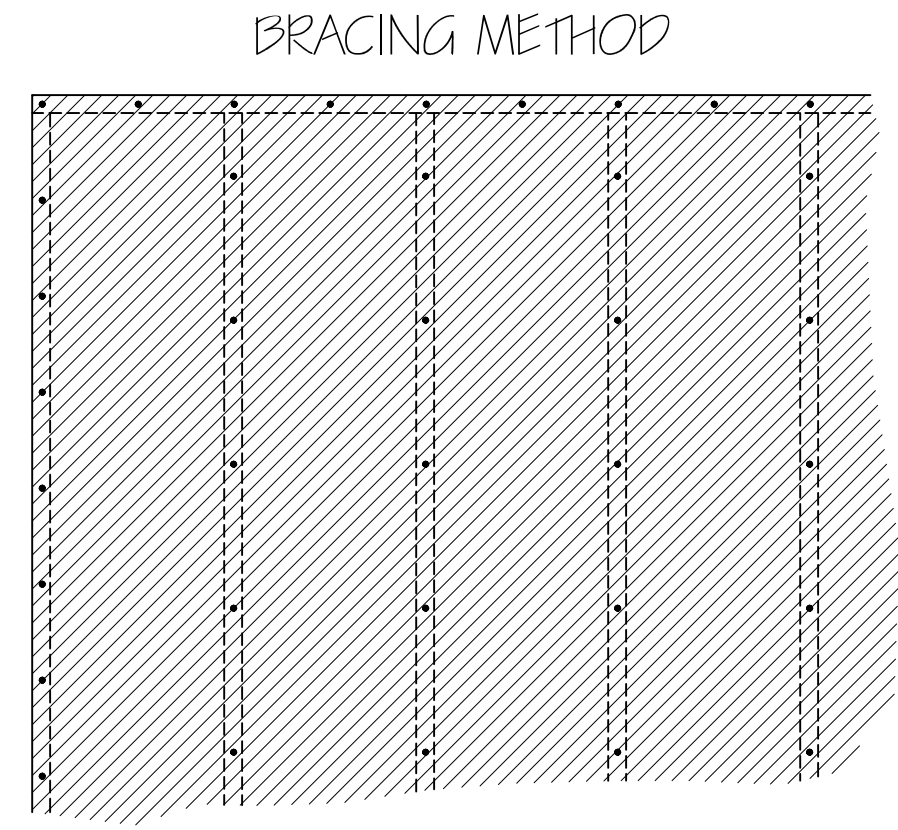
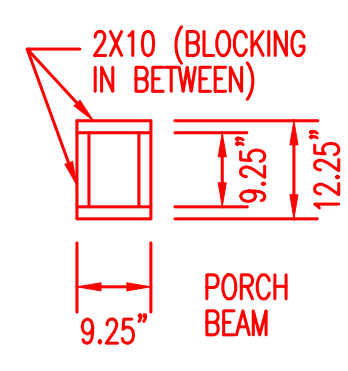
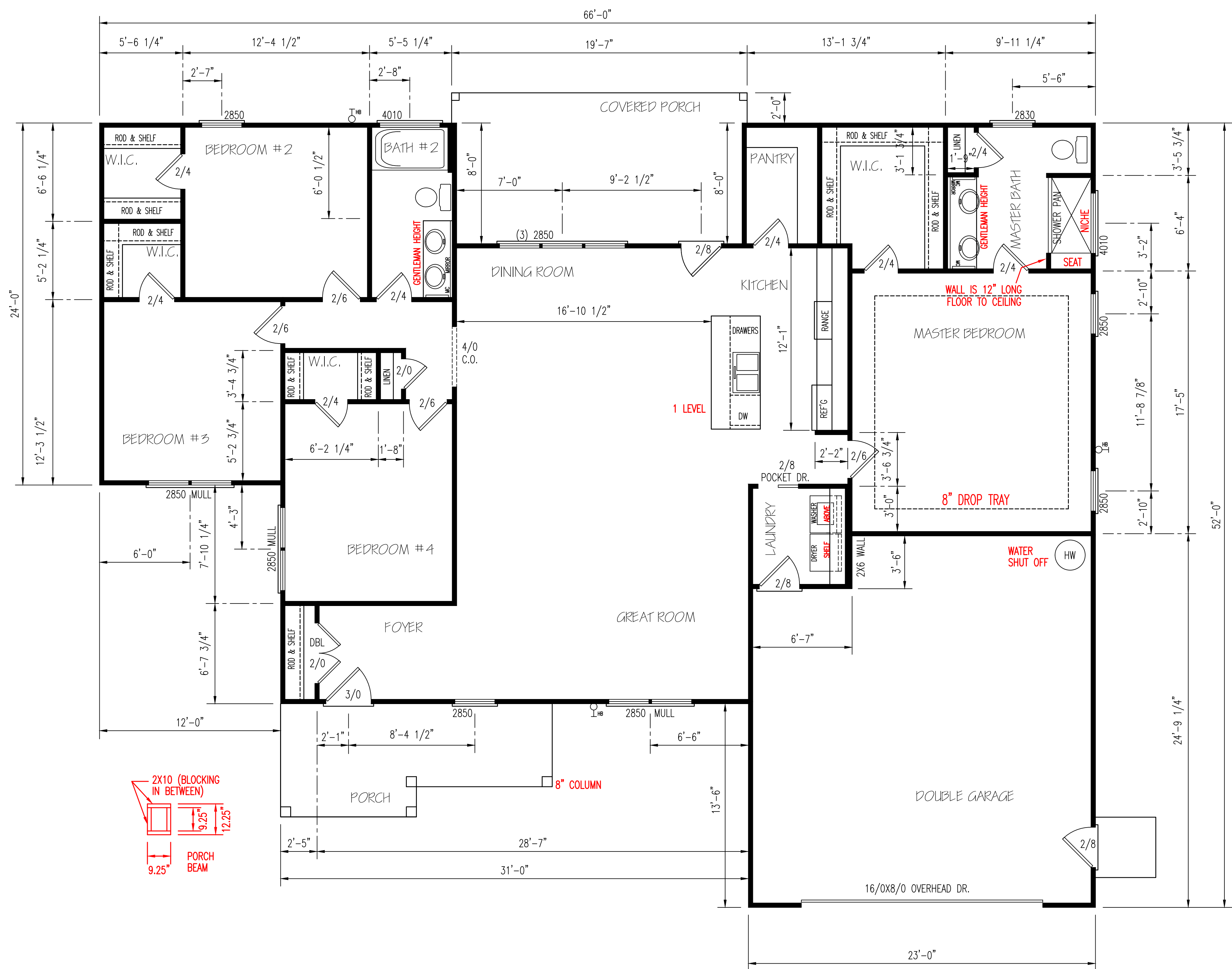
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

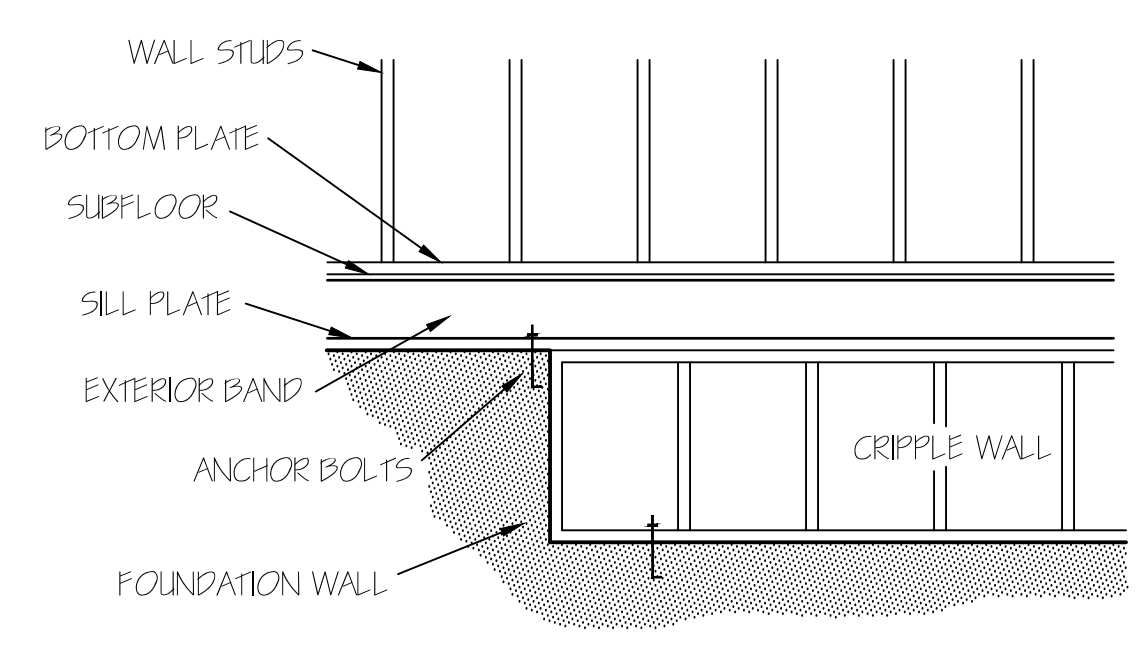
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER	RG18-A01	
OPTION #1		
1	GARAGE	R F
	DATE:	11/4/20



EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16\"/>

ENERGY TABLE
 FACTOR 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 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 R202.3X(D). OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

(2) 2X10 HEADERS	
CLEAR SPAN FOR HEADER	NUMBER OF JACK STUDS
ALL DOOR & C.O. WIDTH 5'-0" & BELOW	1
ALL DOOR & C.O. WIDTH ABOVE 5'-0"	2
3/0 DOOR W/ SIDE LITES	2
ALL SINGLE WINDOWS	1
ALL TWIN WINDOWS	2
ALL TRIPLE WINDOWS	3
UNLESS NOTED OTHER WISE	

NOTE:
 CEILINGS ARE 9'-0" UNLESS NOTED.

HERO PACKAGE

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

HEATED AREA
 1986 SQ FT

OTHER AREAS
 GARAGE 540 SQ FT
 F.PORCH 117 SQ FT
 R.PORCH 191 SQ FT
 TOTAL 878 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.

TM DESIGNS
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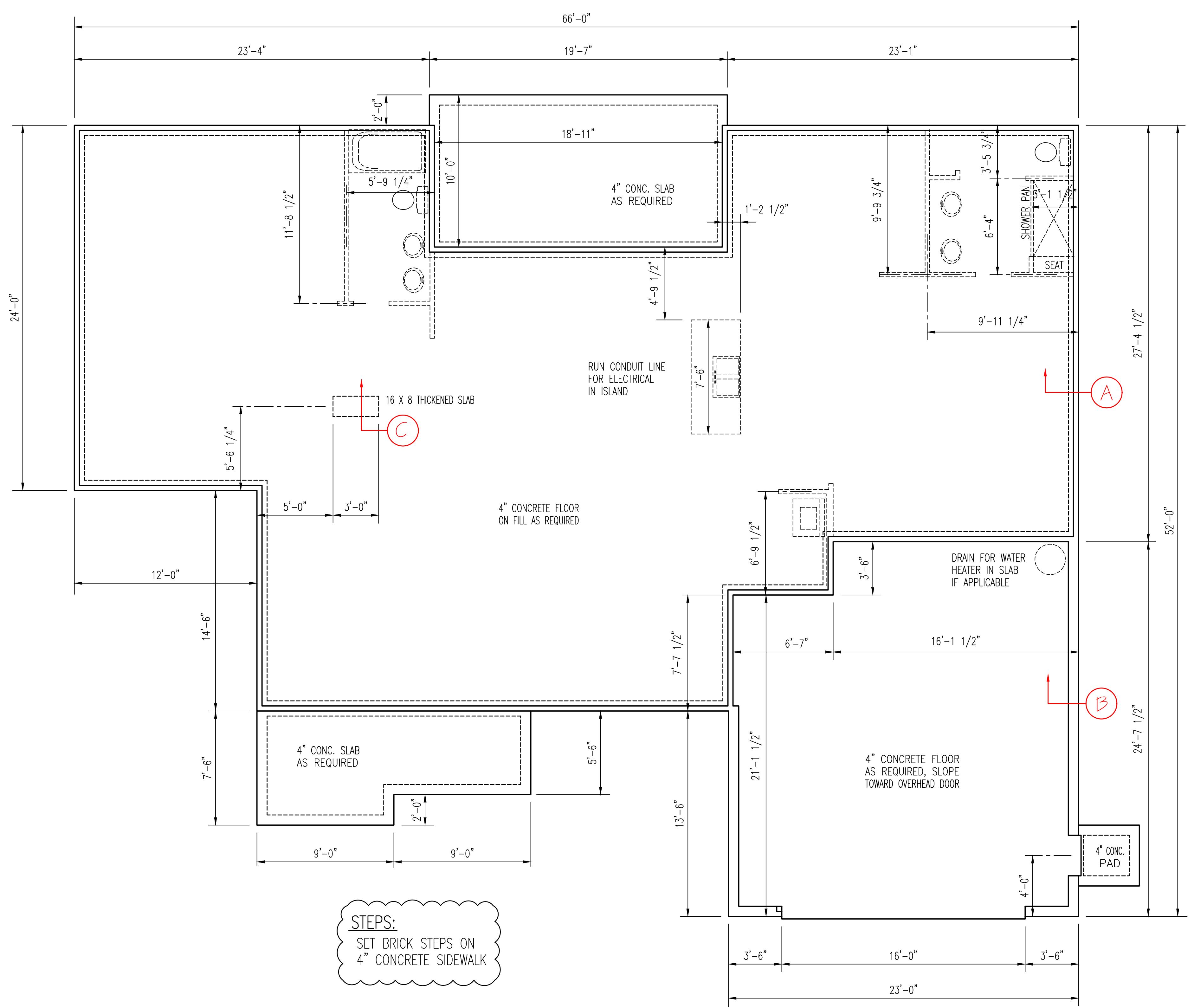
WATERMARK HOMES
 LOT: 60 SOUTH CREEK
 NAME: EUCALYPTUS

EXCLUSIVE RESIDENCE DESIGN FOR:

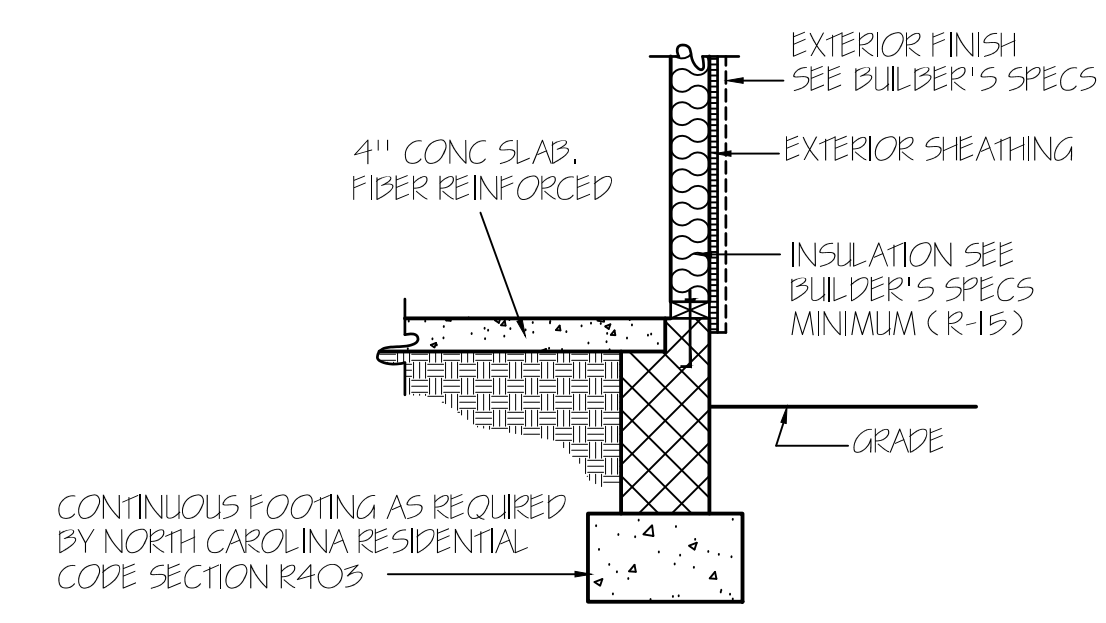
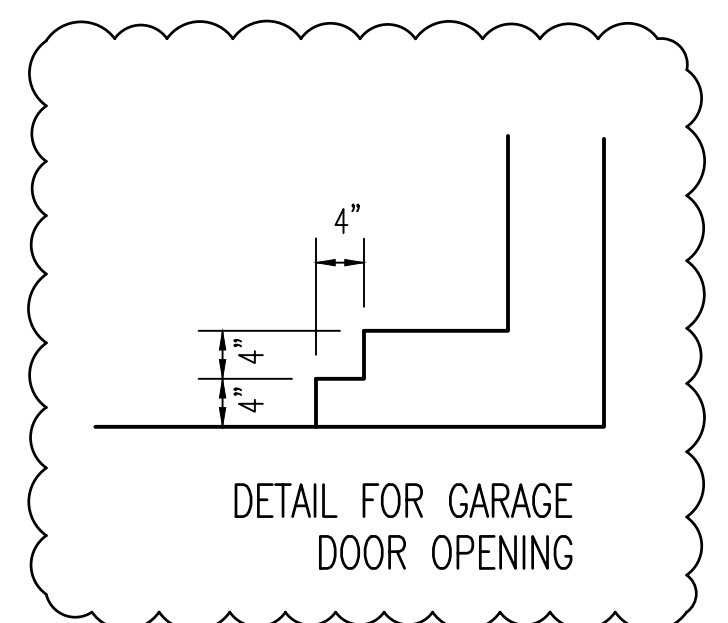
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PLAN NUMBER
 RA18-AOI
OPTION #1

2	GARAGE	R F
	DATE:	11/4/20

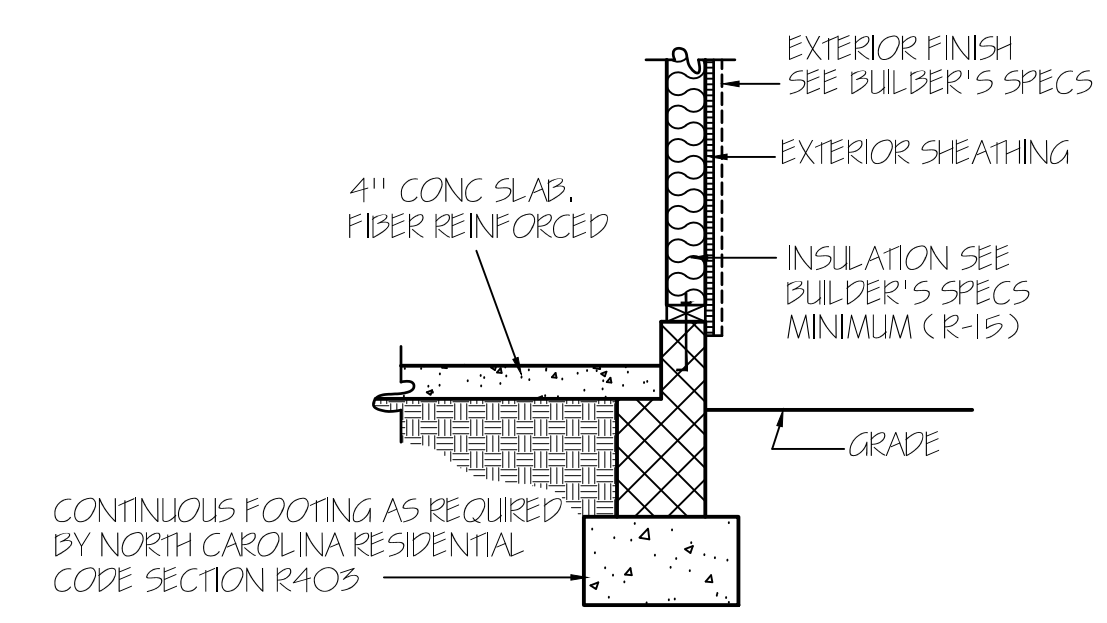


STEPS:
SET BRICK STEPS ON
4" CONCRETE SIDEWALK



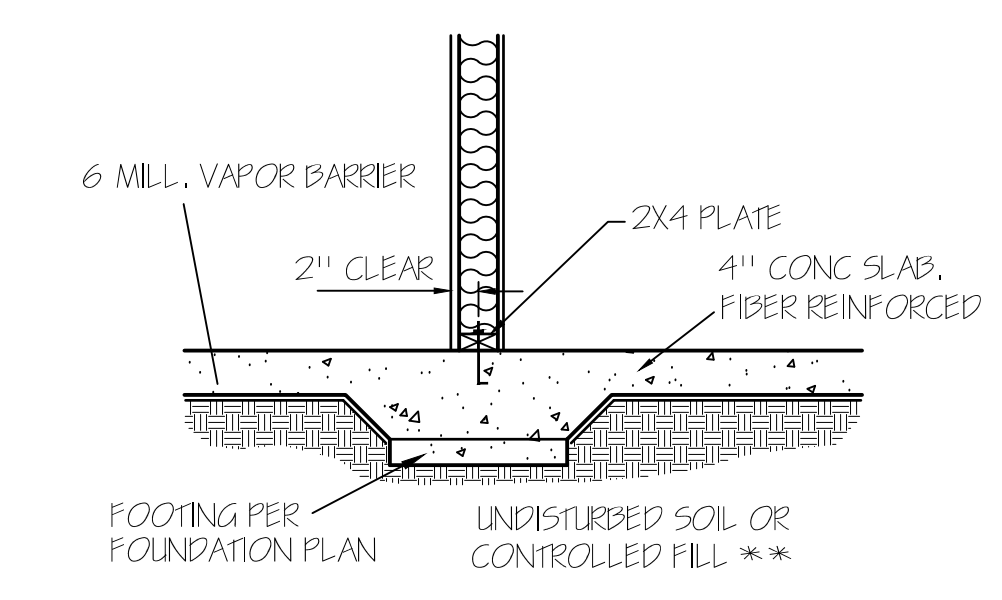
NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR — (A)



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

GARAGE WALL — (B)

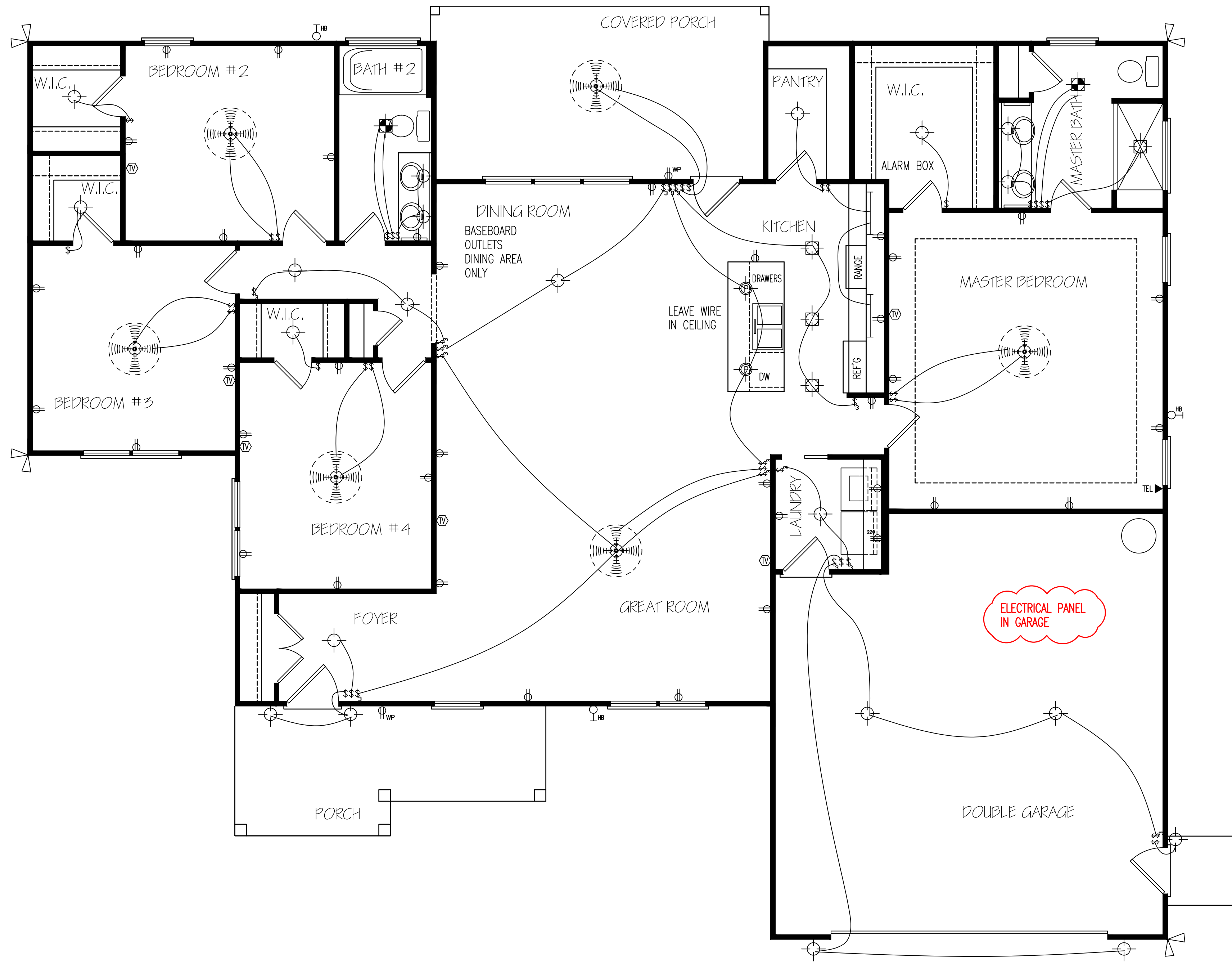


LOAD BEARING WALL THICKENED SLAB — (C)

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"



ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

HERO PACKAGE

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PLAN NUMBER
RA18-AOI

OPTION #1

E-1	GARAGE	R	F
	DATE:	11/4/20	