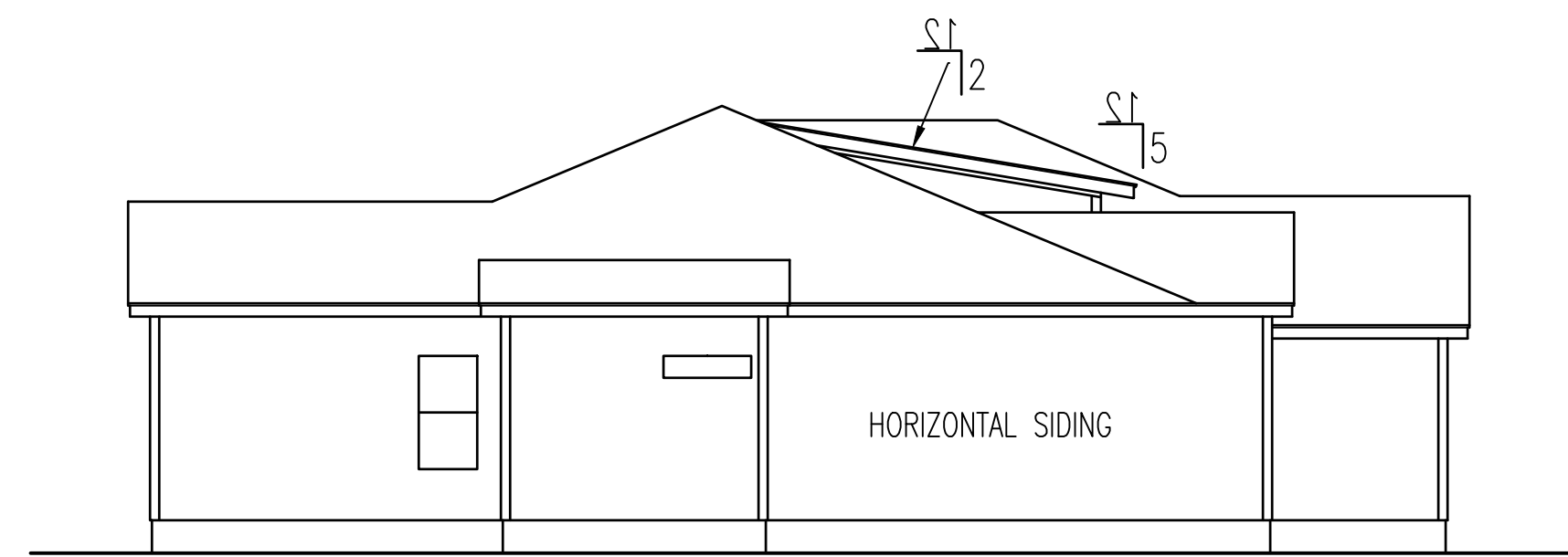
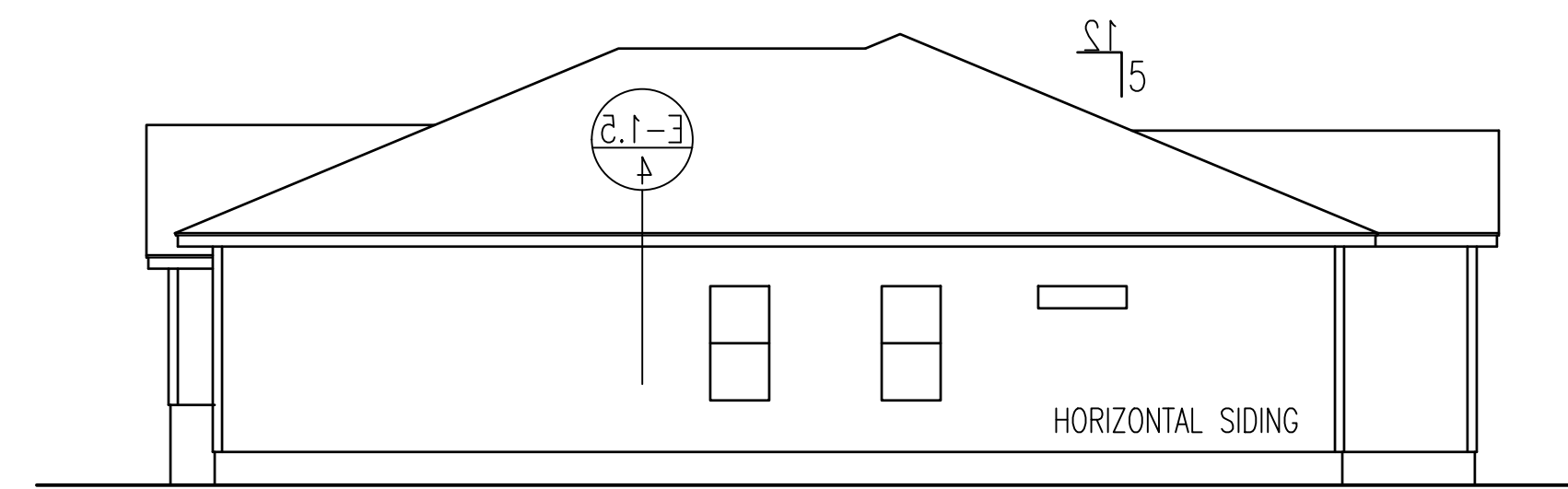


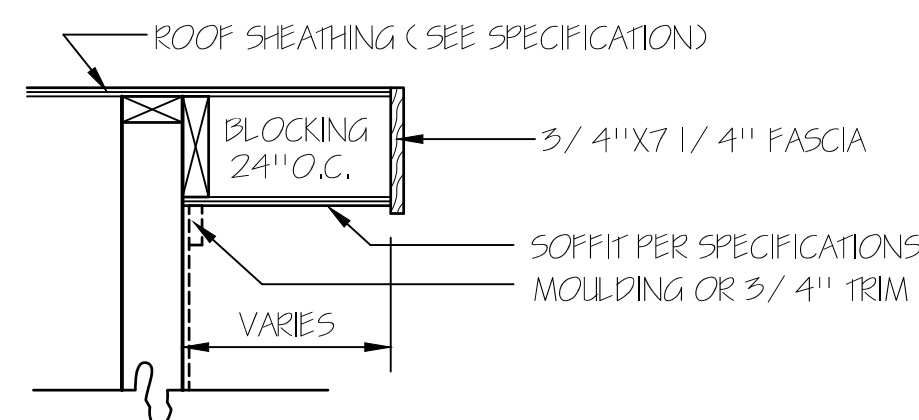
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



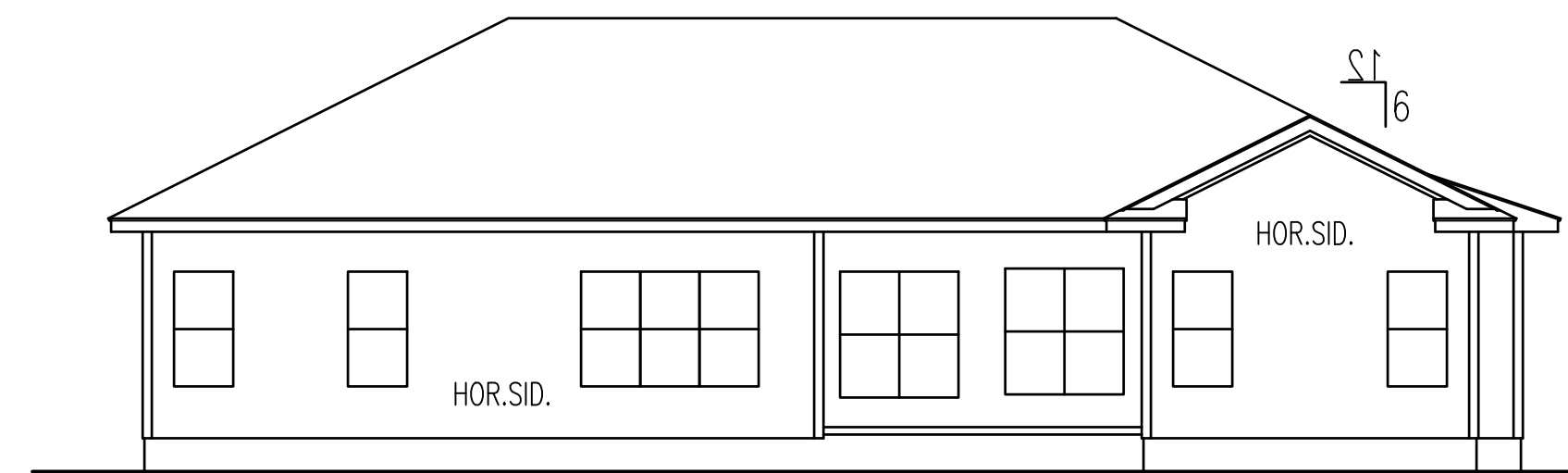
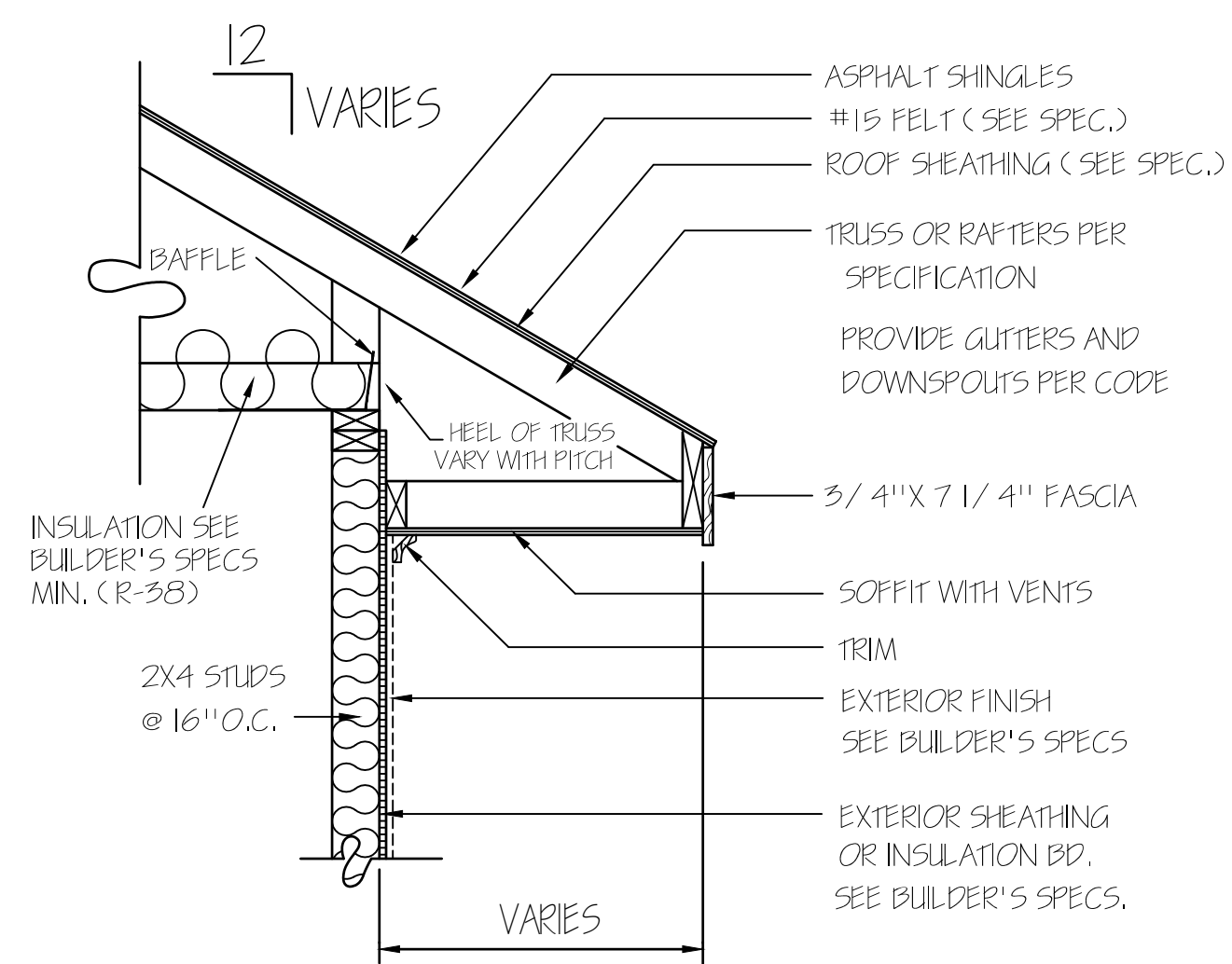
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR GABLE ENDS



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

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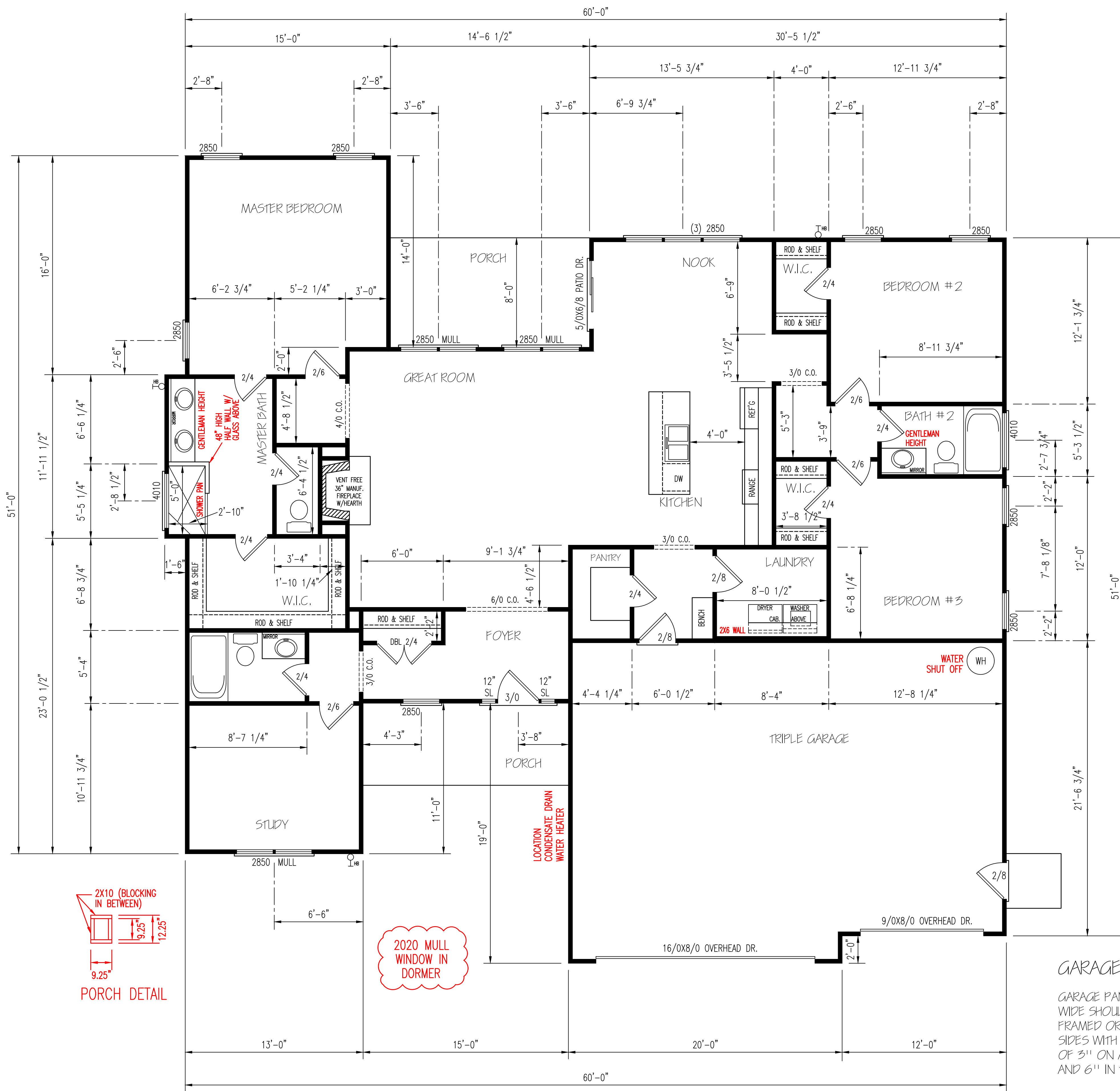
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

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PLAN NUMBER
RG20-A06

OPTION #1

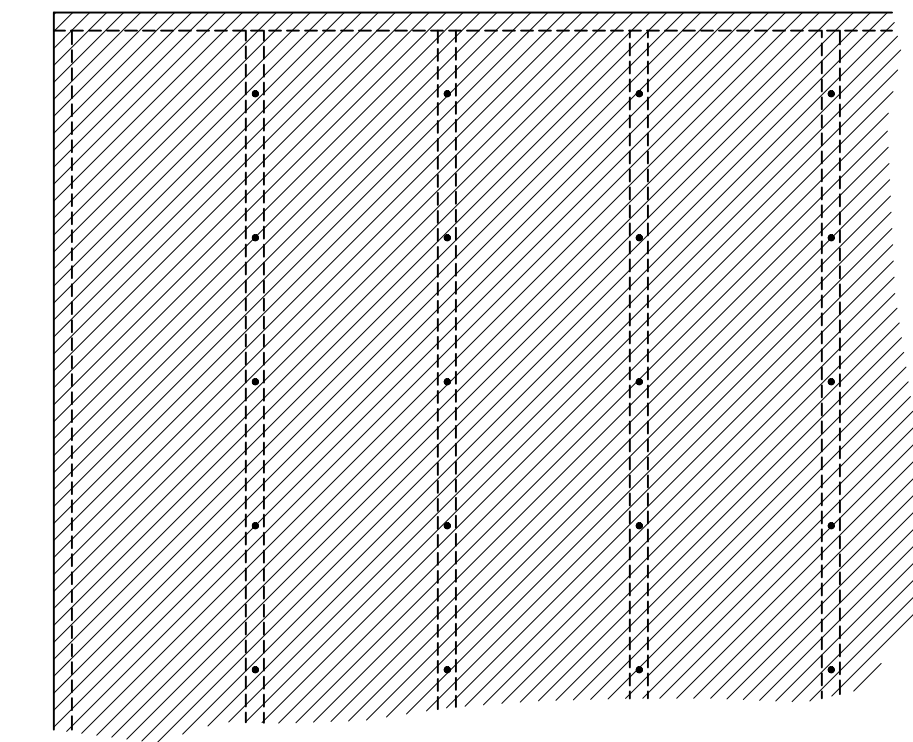
| | | | |
|---|--------|--------|---|
| 1 | GARAGE | F | R |
| | DATE: | 7/1/20 | |



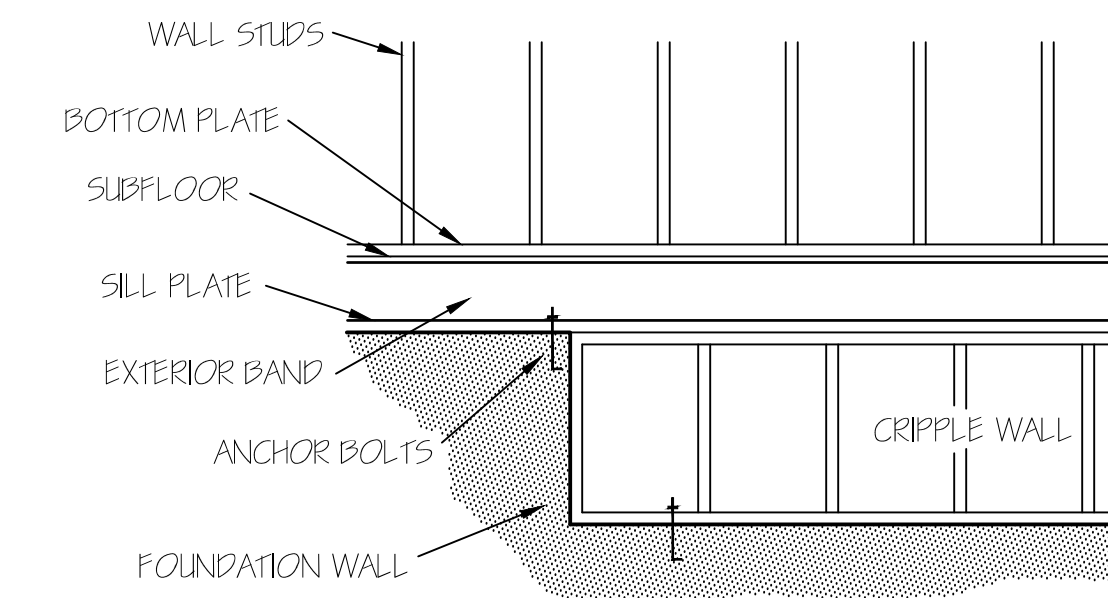
| EXTERIOR WALLS (2) 2X10 HEADERS | | |
|------------------------------------|-------------------|---|
| CLEAR SPAN FOR HEADER | NUMBER OF STUDS | |
| JACKS | KINGS | |
| ALL DOOR & C.O. BELOW 4' | 1 | 1 |
| ALL DOOR & C.O. 4' TO 7'-11" | 2 | 2 |
| ALL DOOR & C.O. 8' AND ABOVE | SIZED BY ENGINEER | |

UNLESS NOTED OTHER WISE

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.



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 R602.5(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

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

HERO PACKAGE

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

FLOOR PLAN

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

HEATED AREA

2035 SQ FT

OTHER AREAS

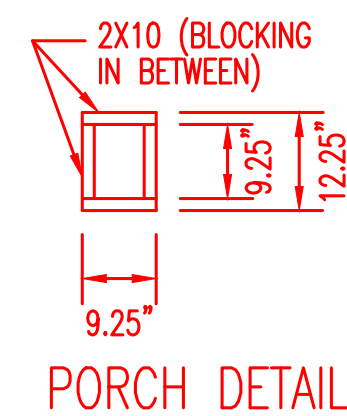
GARAGE 724 SQ FT

F.PORCH 90 SQ FT

R.PORCH 116 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.



2020 MULL WINDOW IN DORMER

LOCATION CONDENSATE DRAIN WATER HEATER

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

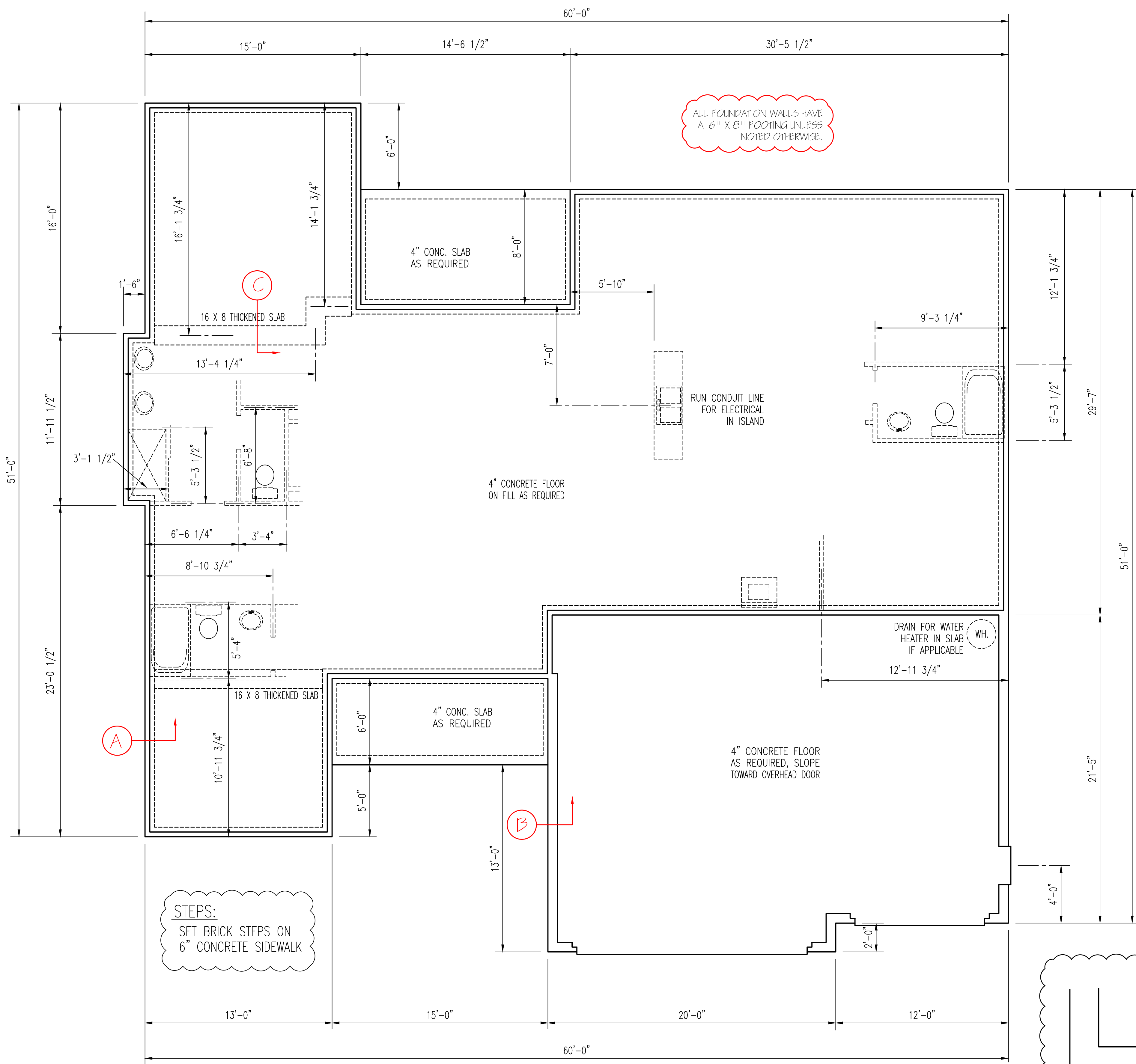
WATERMARK HOMES
 EXCLUSIVE RESIDENCE DESIGN FOR:

LOT: 67 SOUTH CREEK
 NAME: BLUE ASH

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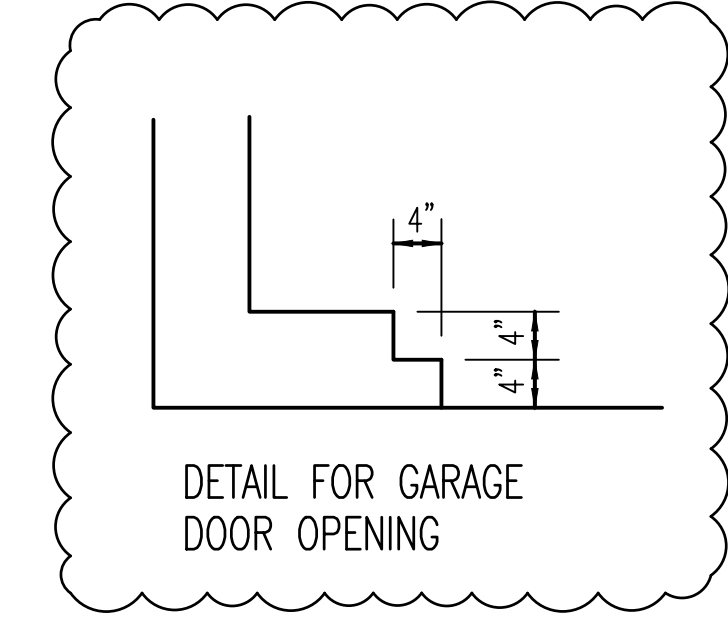
PLAN NUMBER
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2 GARAGE F R
 DATE: 7/1/20

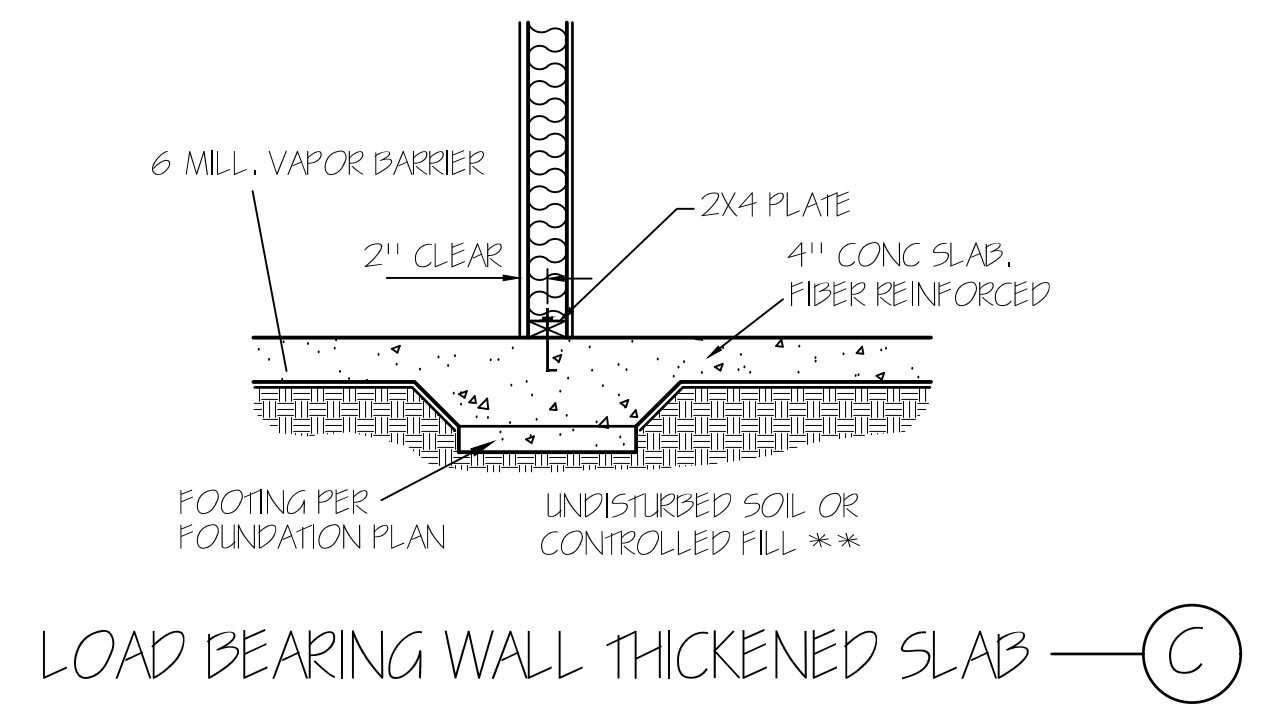
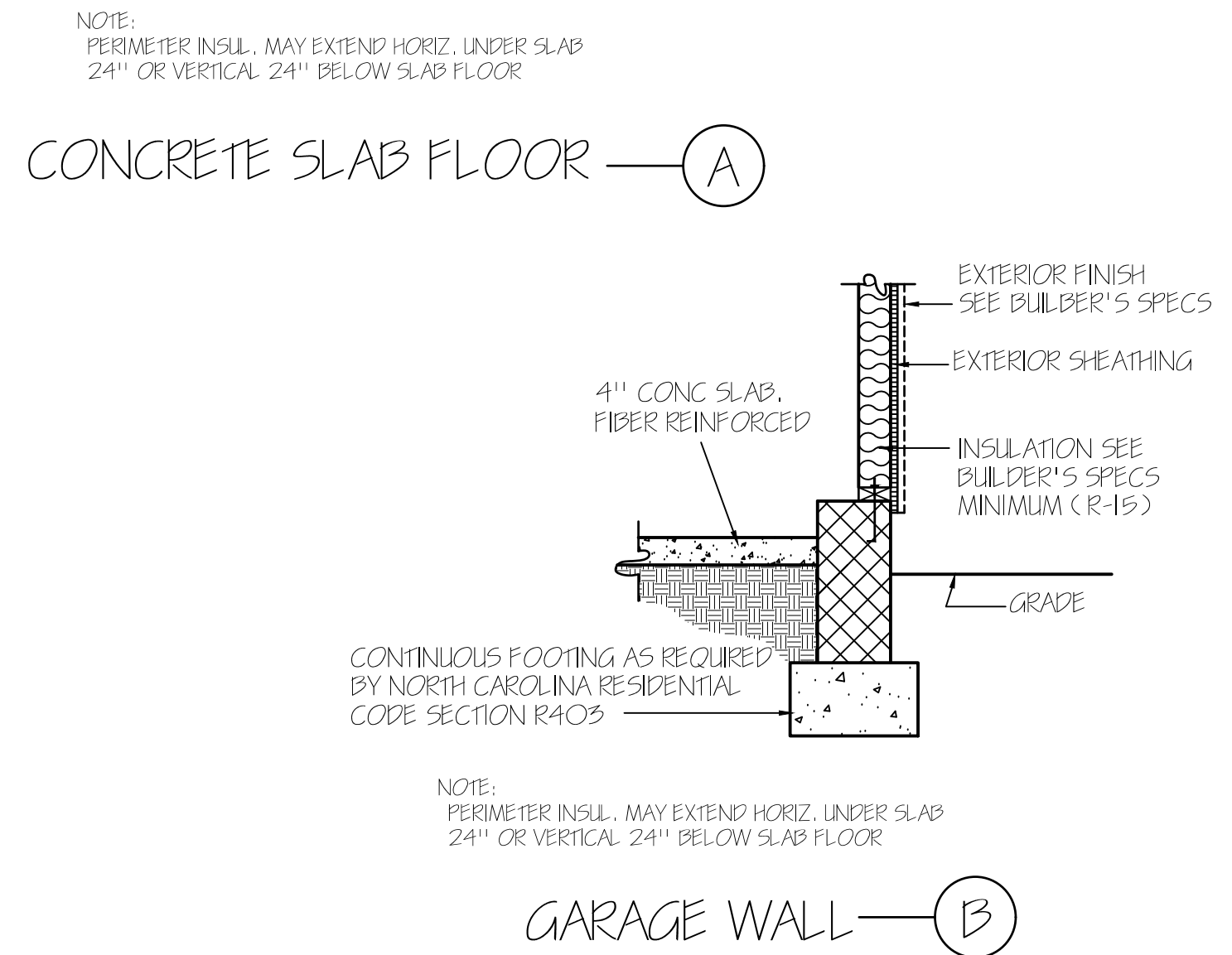
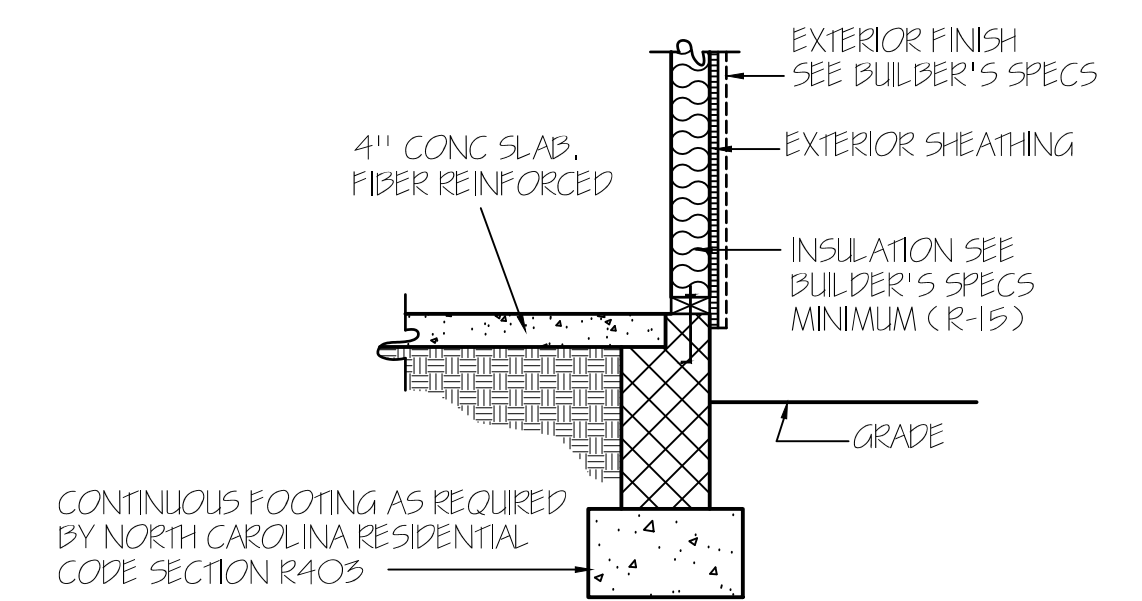


STEPS:
SET BRICK STEPS ON
6" CONCRETE SIDEWALK

ALL FOUNDATION WALLS HAVE
A 16" X 8" FOOTING UNLESS
NOTED OTHERWISE.



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"

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

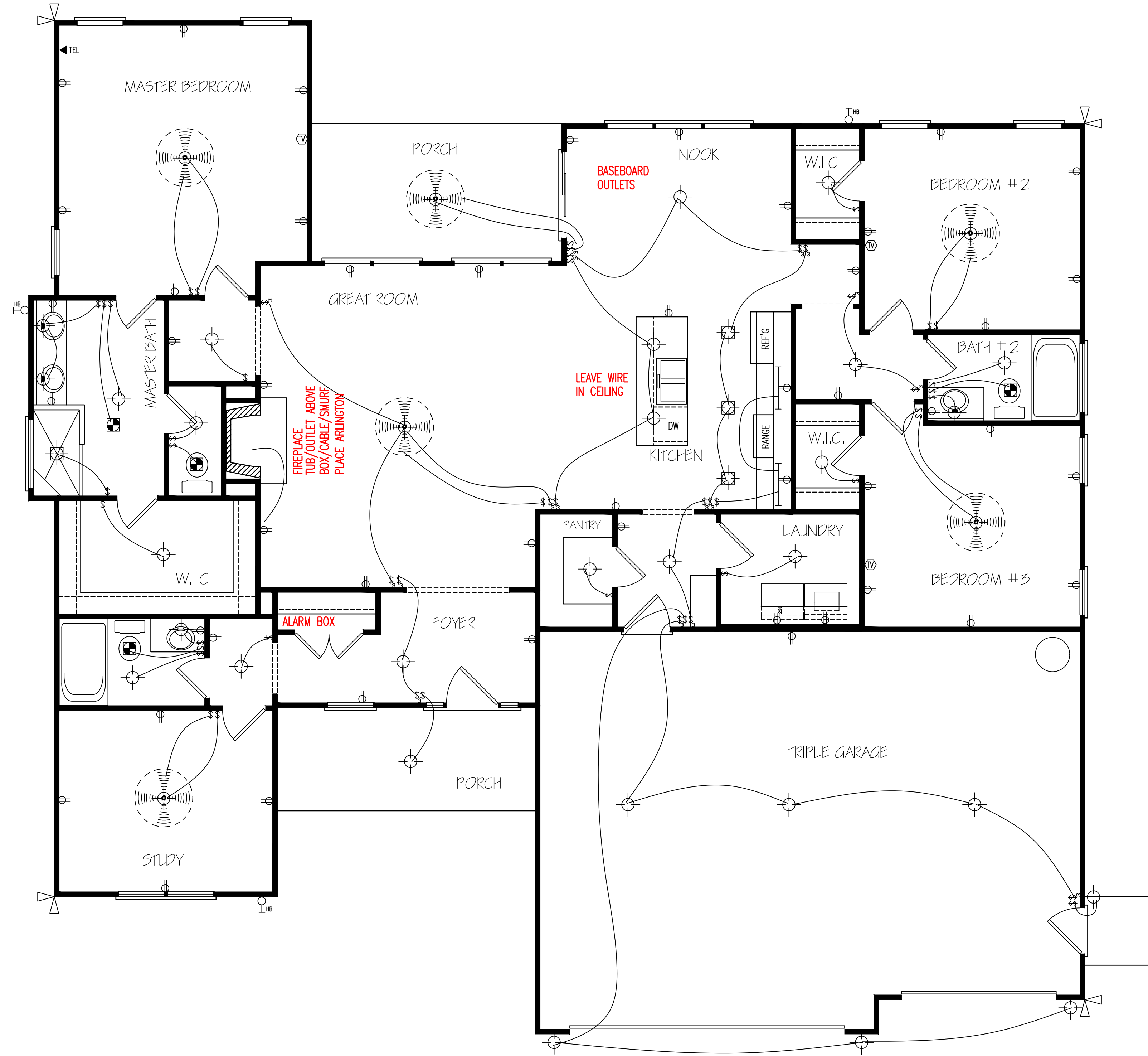
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 OPTION #1

3 GARAGE F R
 DATE:
 7/1/20



ELECTRICAL LAYOUT

HERO PACKAGE

** UNDER CABINET LIGHTING
NO SURROUND SOUND
NO PREWIRE FOR CAMERA

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RG20-A06
OPTION #1

| | | | |
|-----|--------|--------|---|
| E-1 | GARAGE | F | R |
| | DATE: | 7/1/20 | |