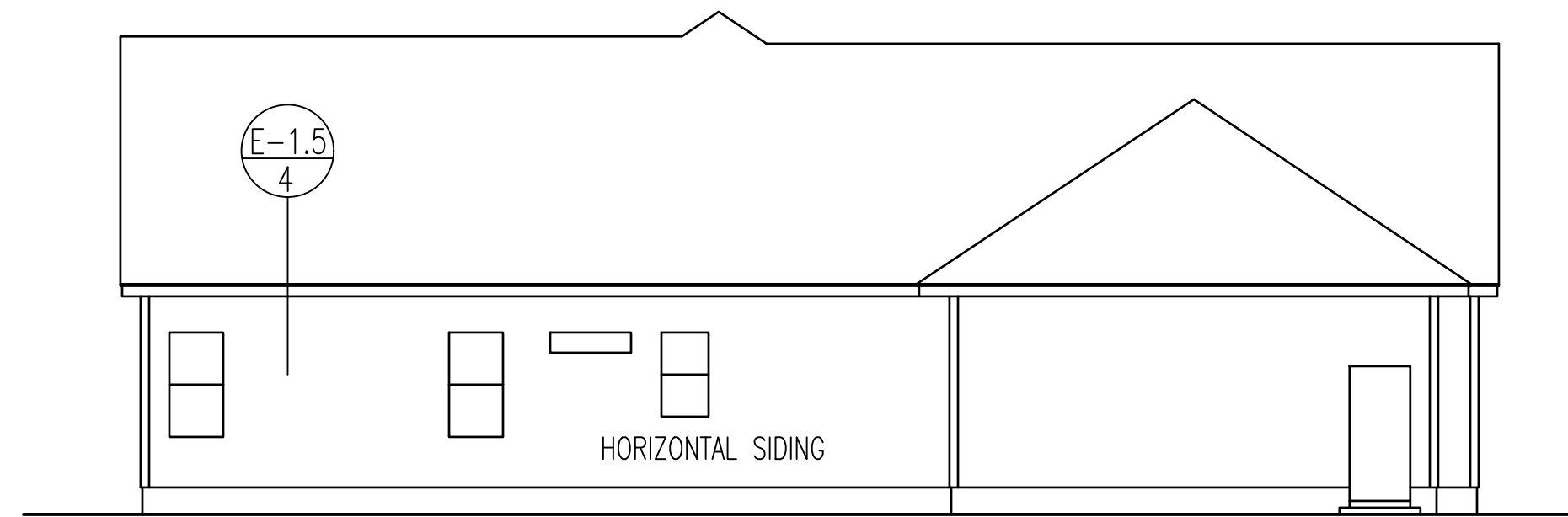
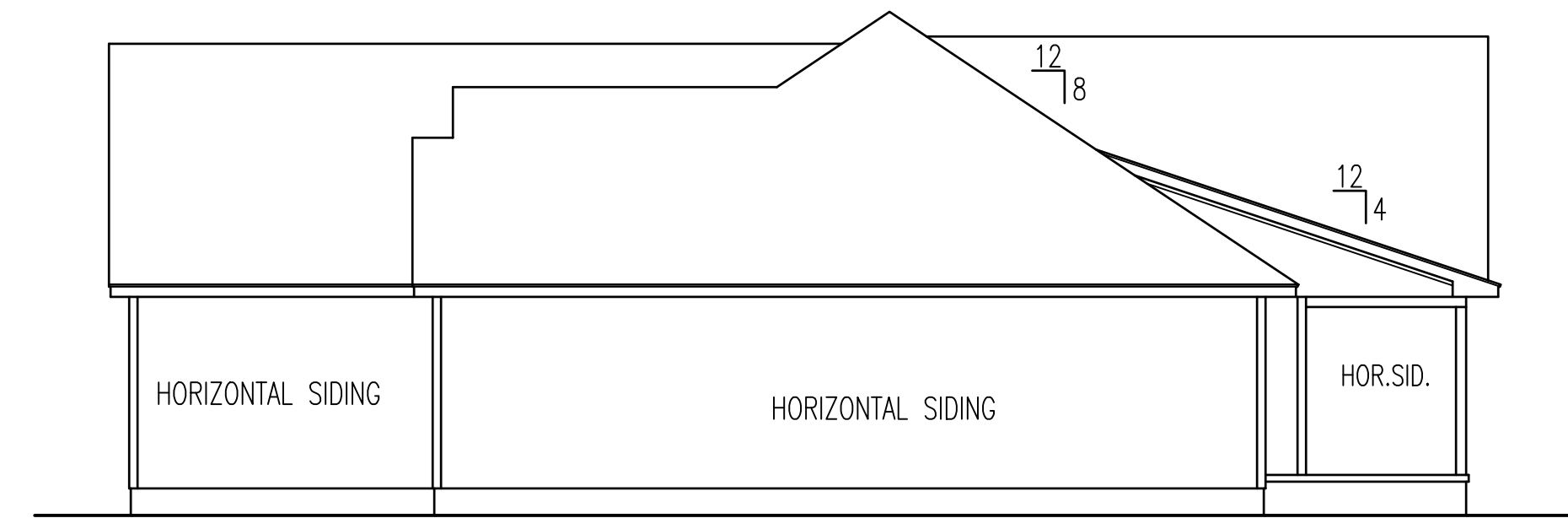




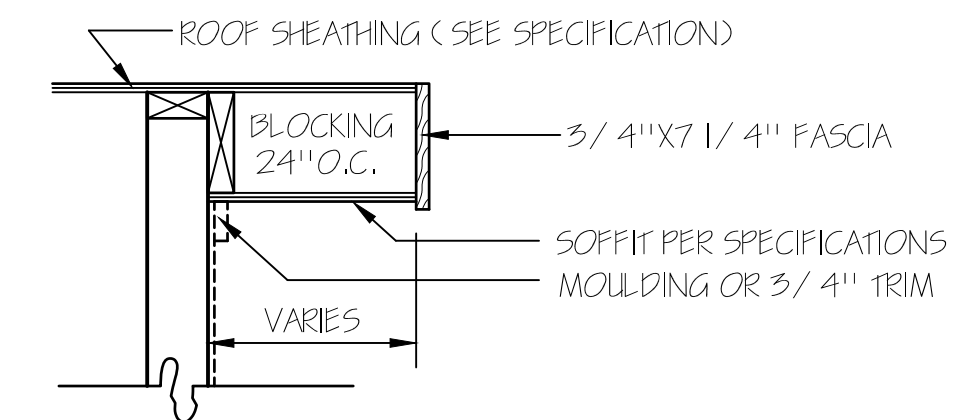
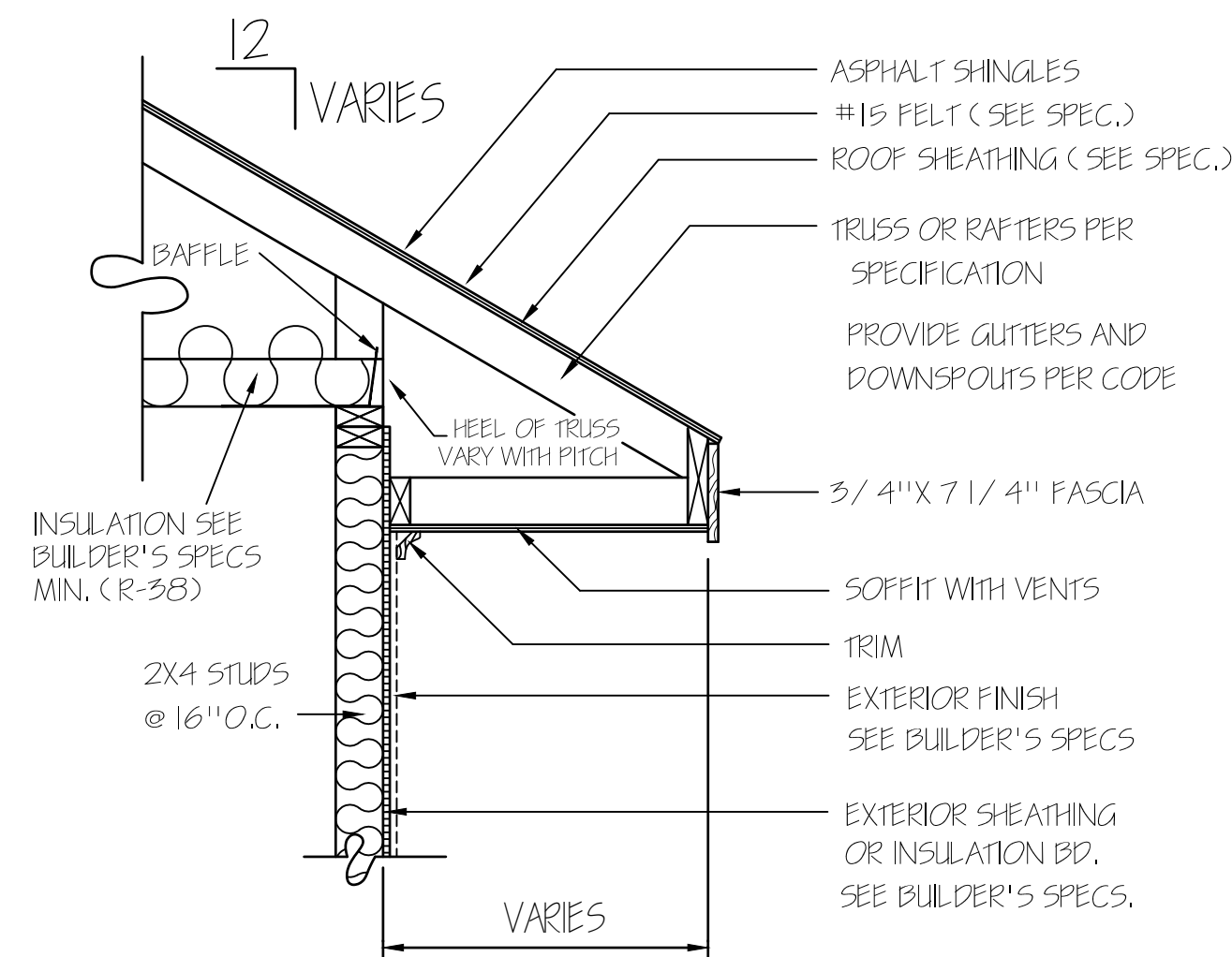
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



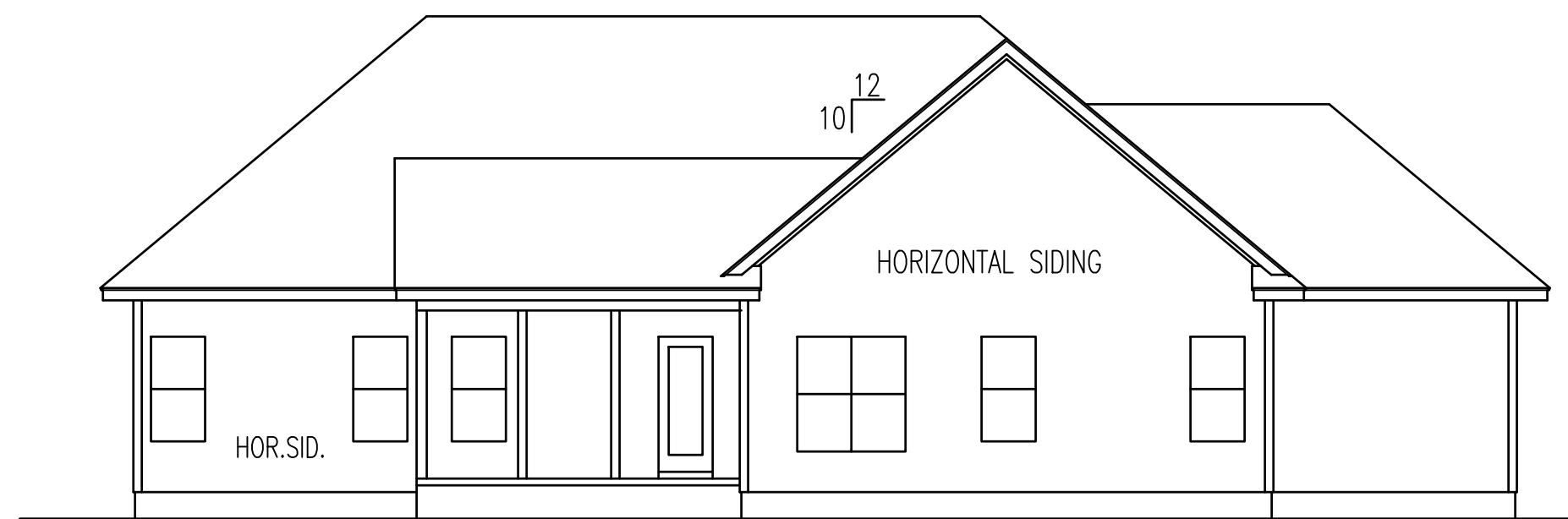
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR GABLE ENDS



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

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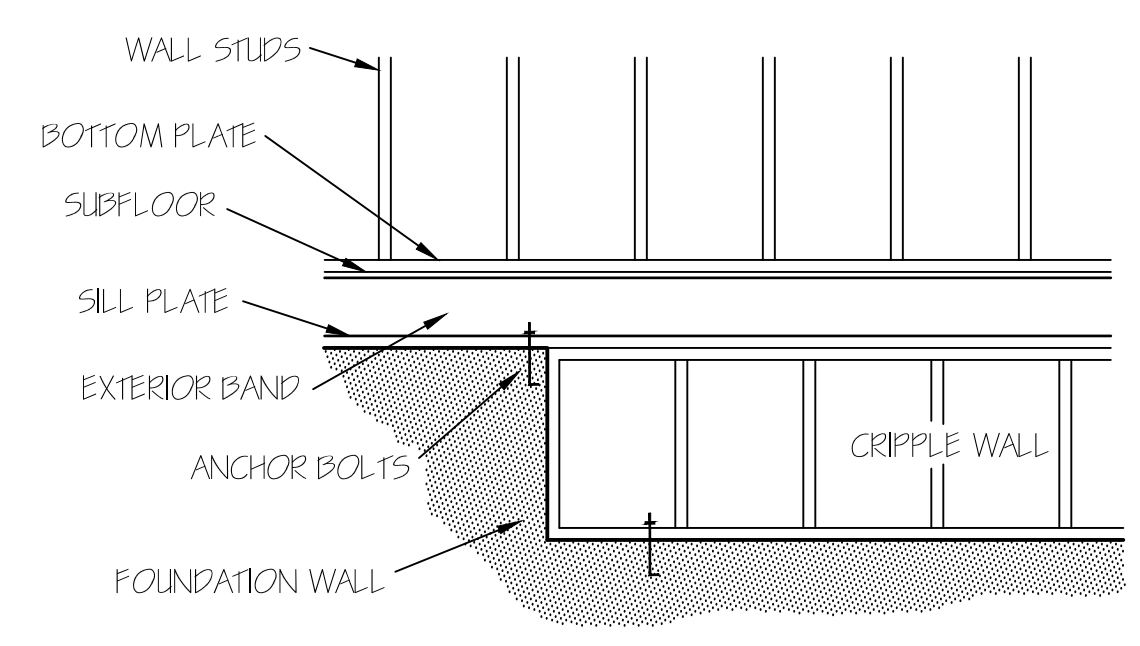
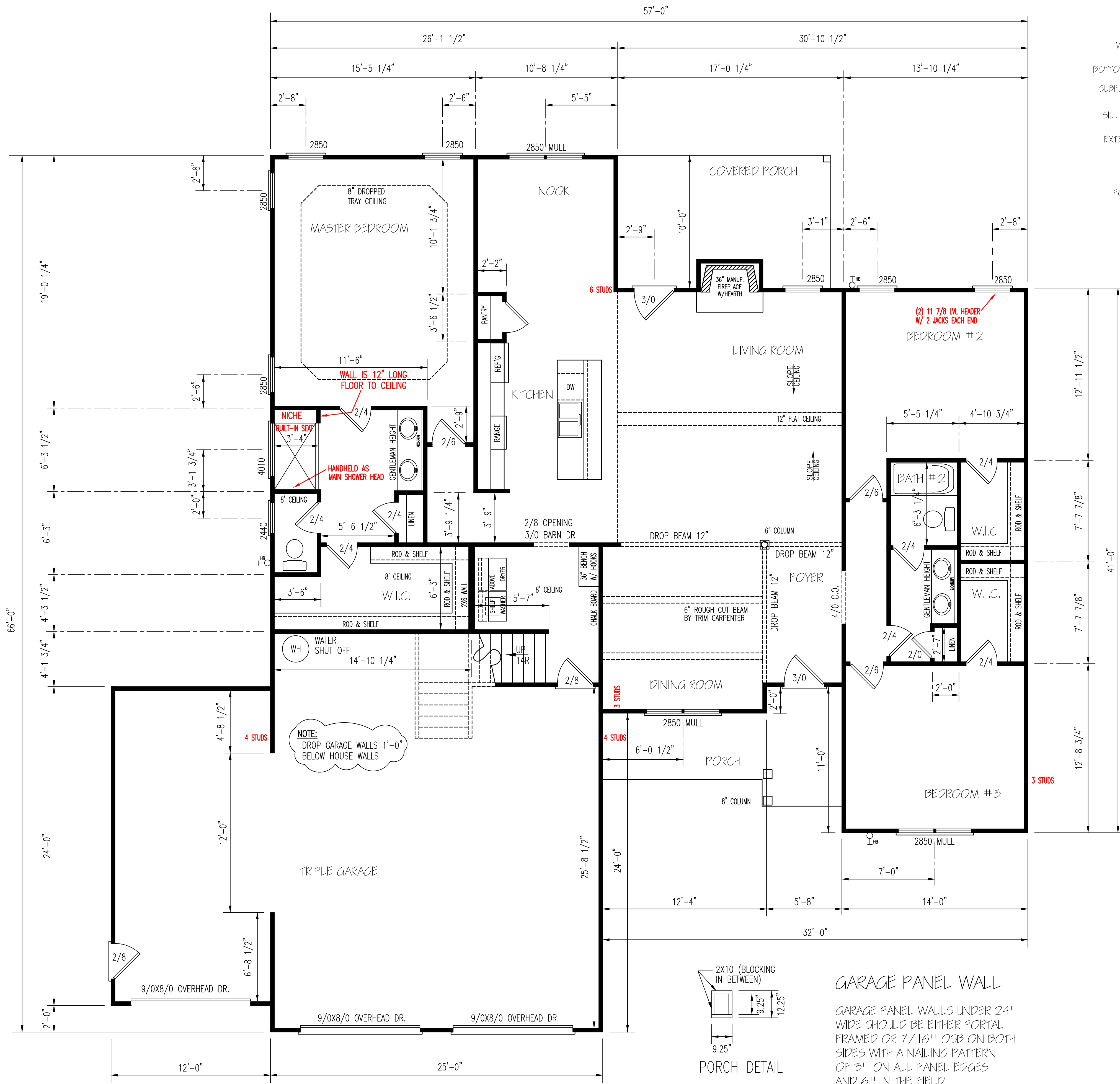
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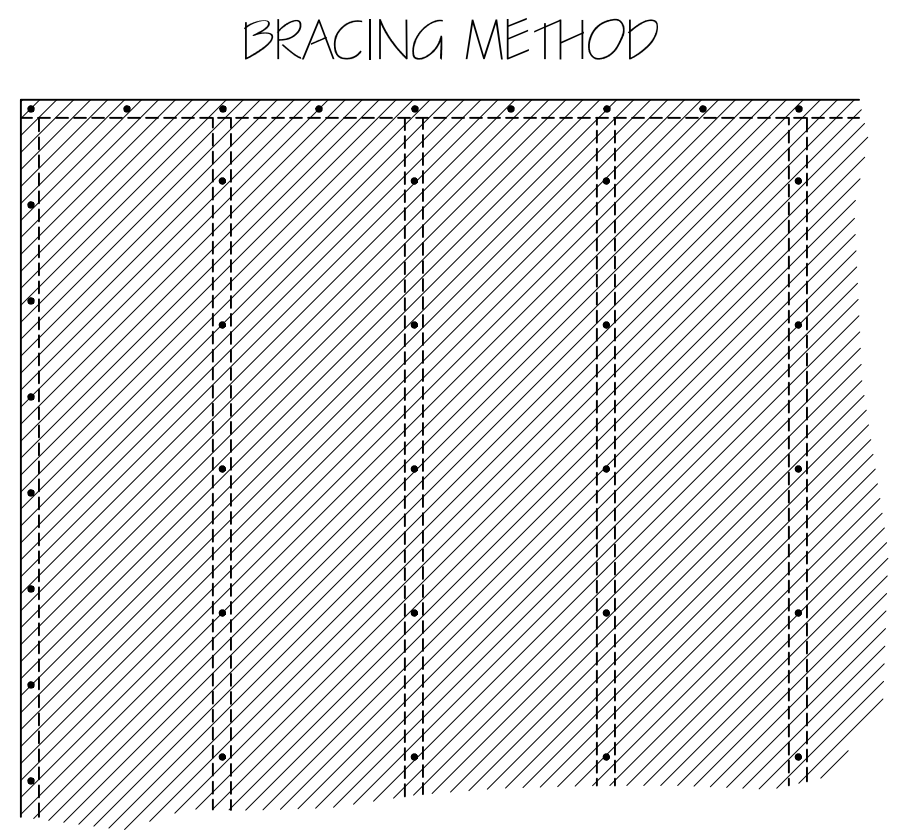
PLAN NUMBER
RG25-A07

OPTION #1

1	GARAGE	L	F
	DATE:	10/21/20	



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.C.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"

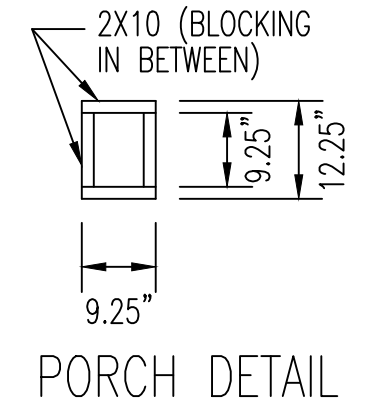
HEATED AREA
1ST FL 2066 SQ FT
2ND FL 455 SQ FT
TOTAL 2521 SQ FT

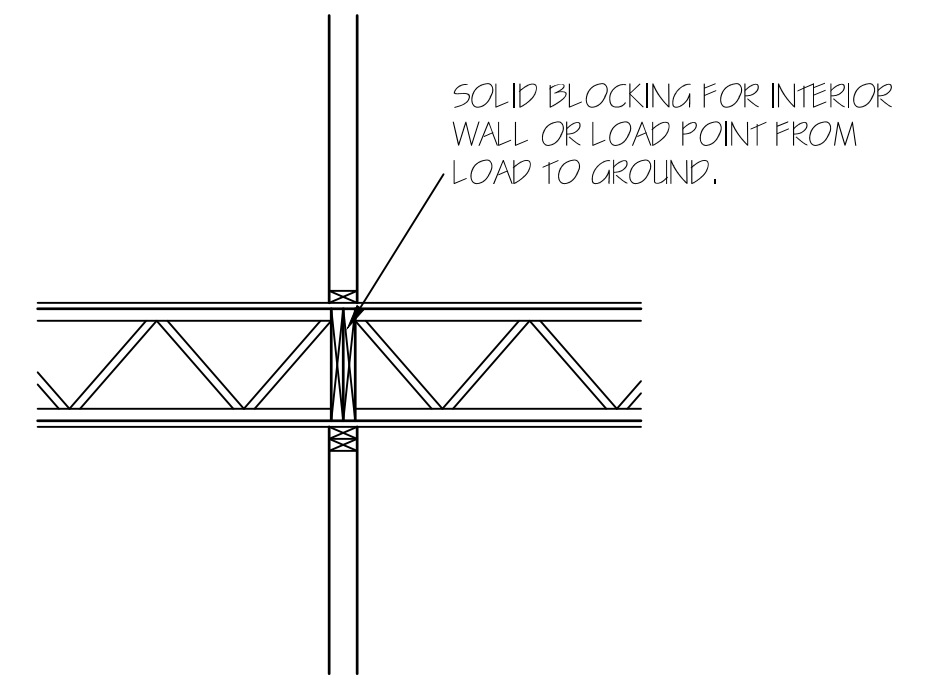
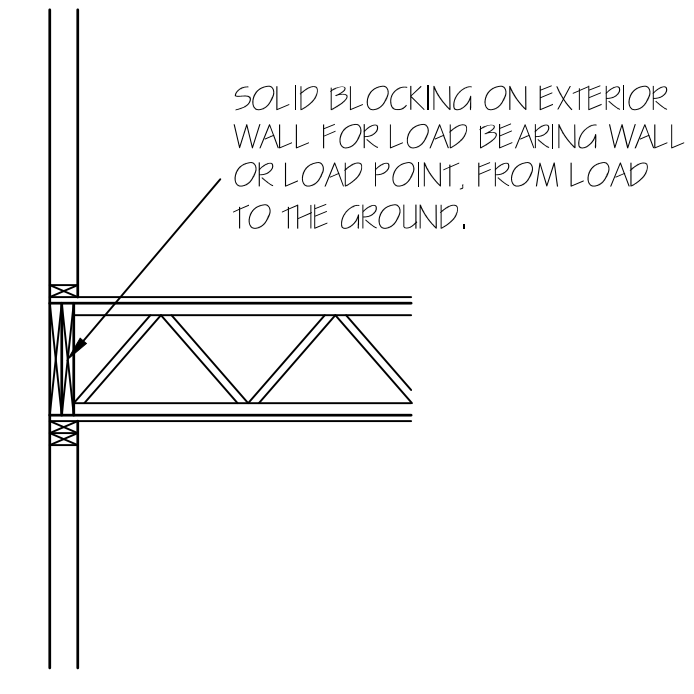
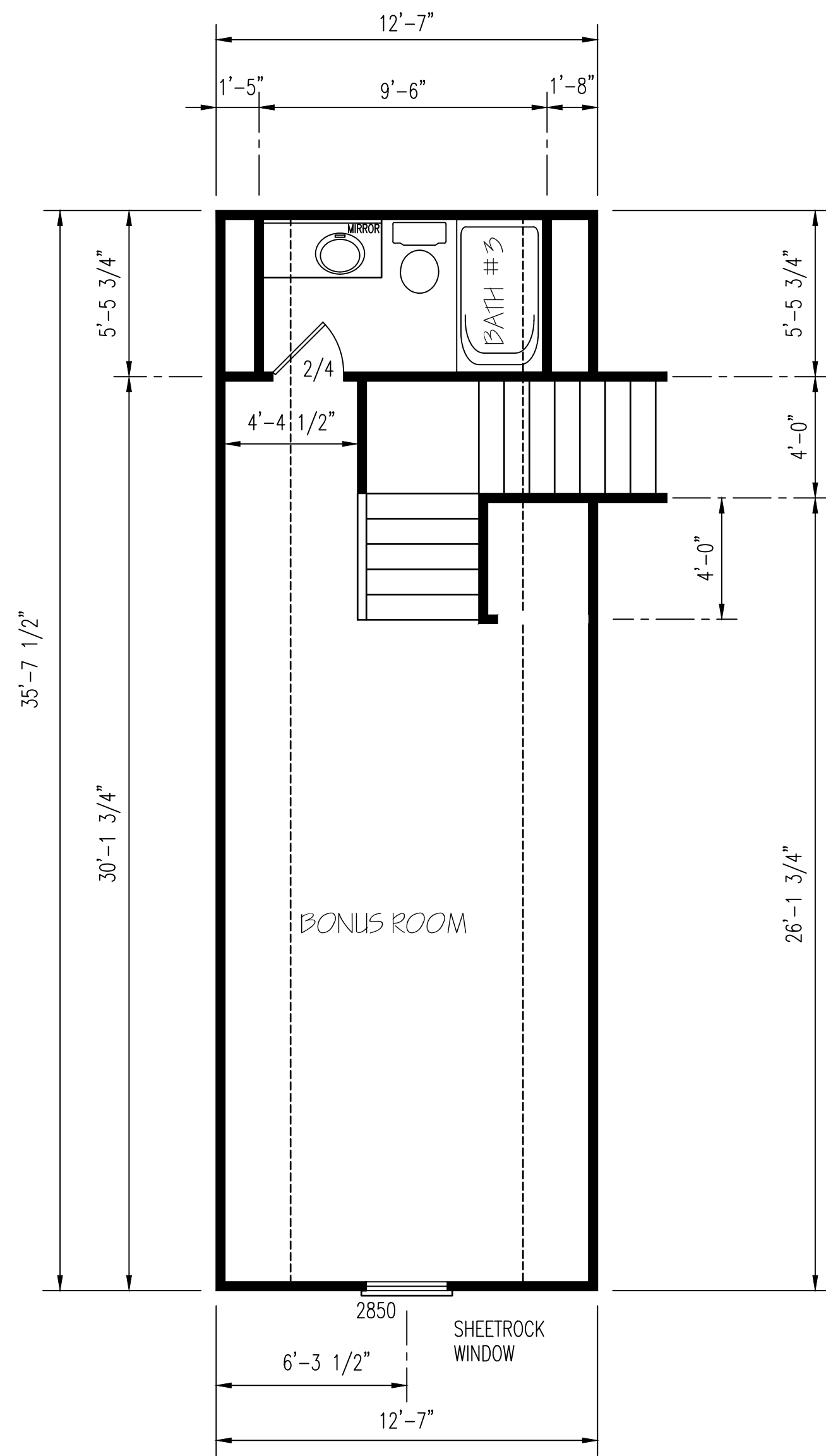
OTHER AREAS
GARAGE 734 SQ FT
P.PORCH 113 SQ FT
R.PORCH 109 SQ FT

NOTE:
CEILINGS 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.





EXERIOR 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"

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

WATERMARK HOMES

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: RIVER OAK III LOT: 120 BALLARD WOODS

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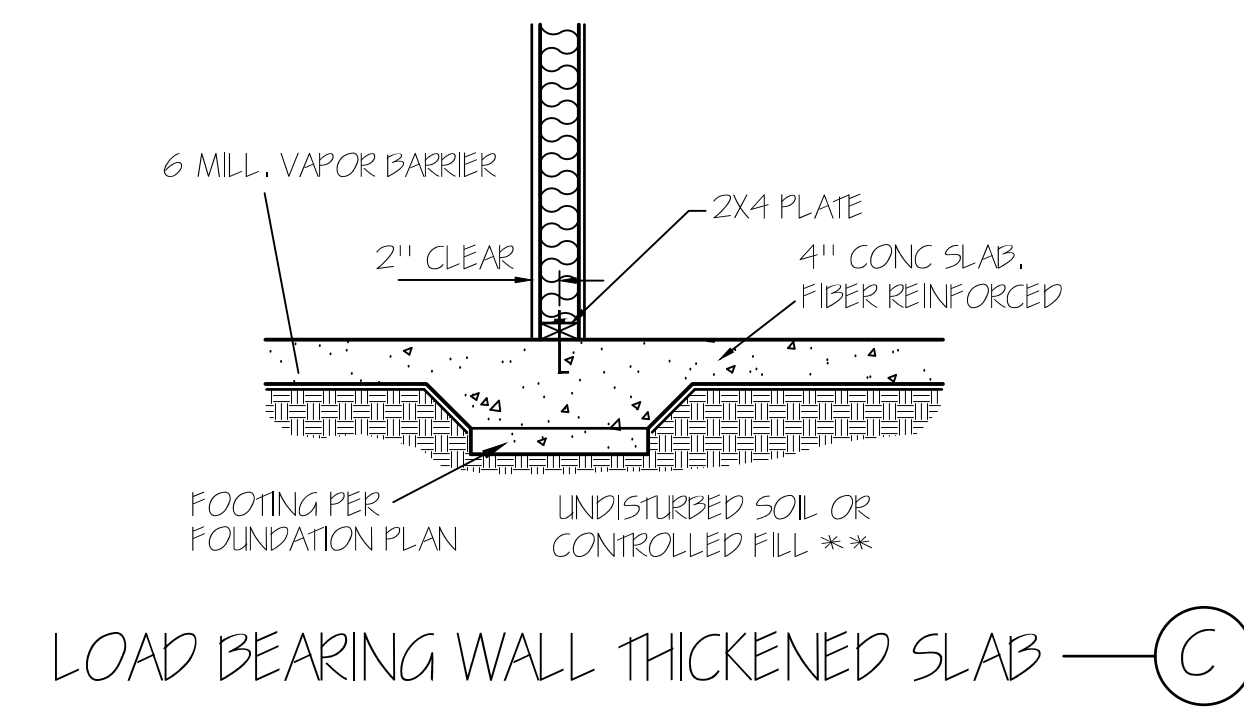
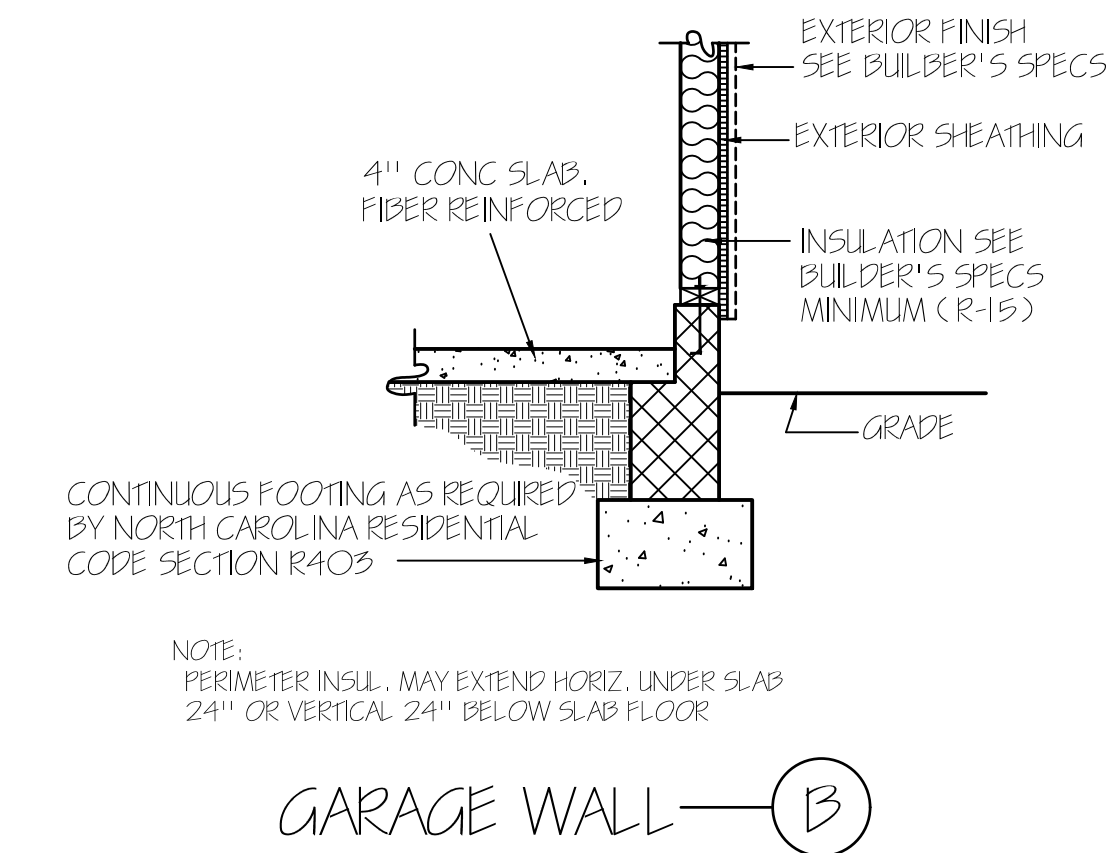
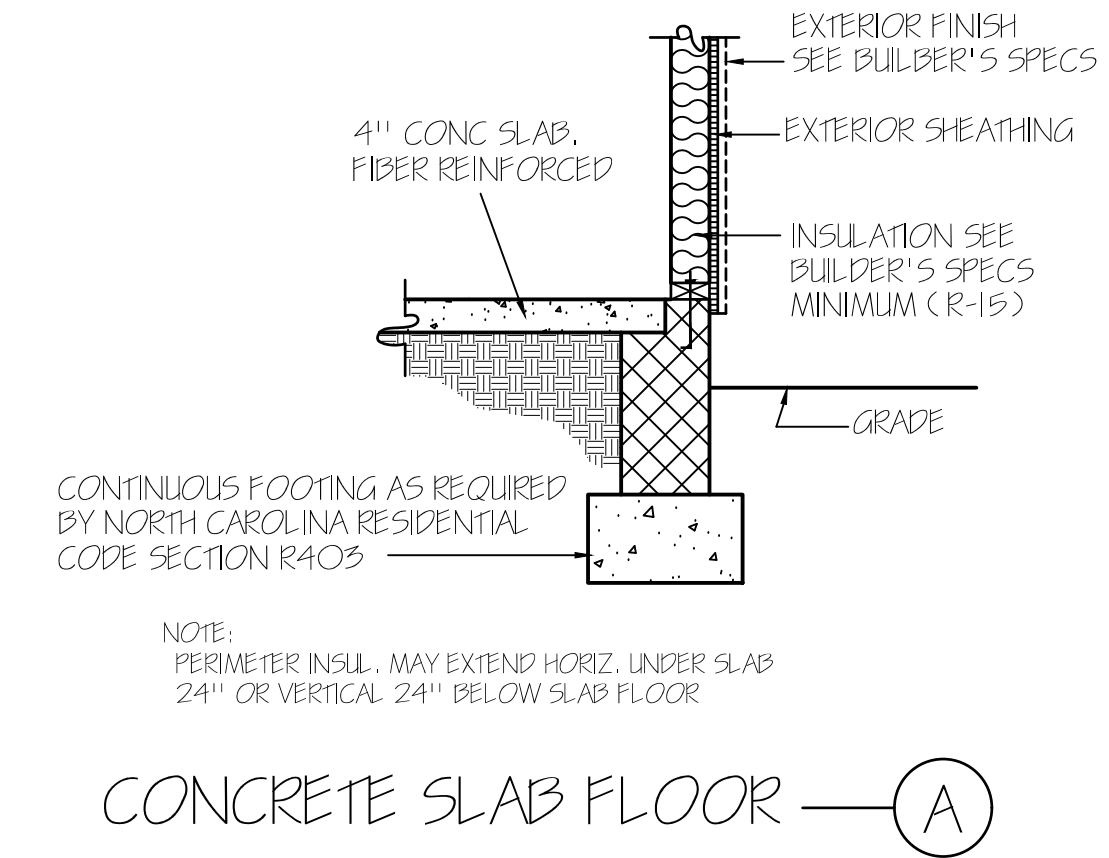
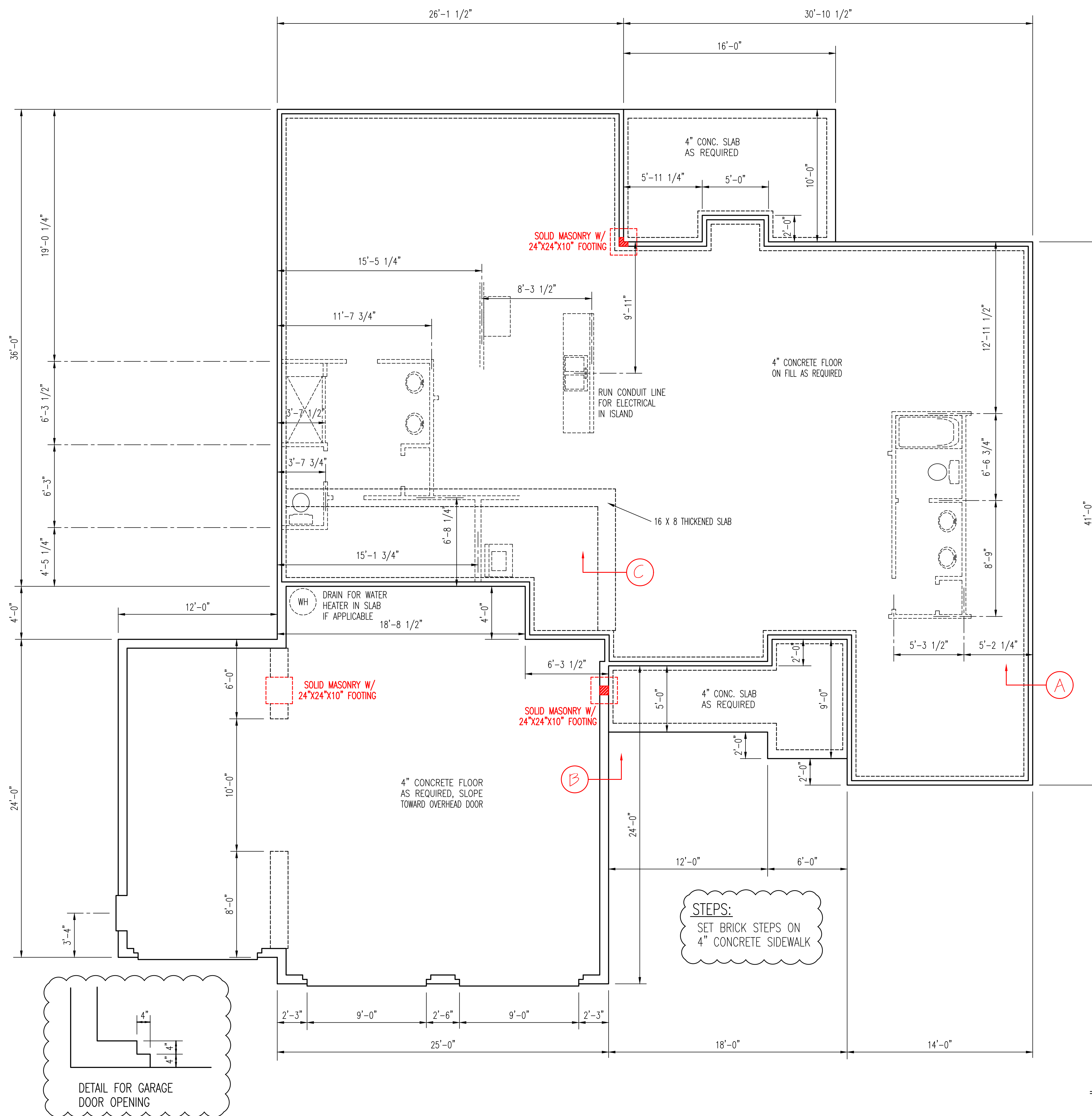
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PLAN NUMBER
RG25-A07

OPTION #1

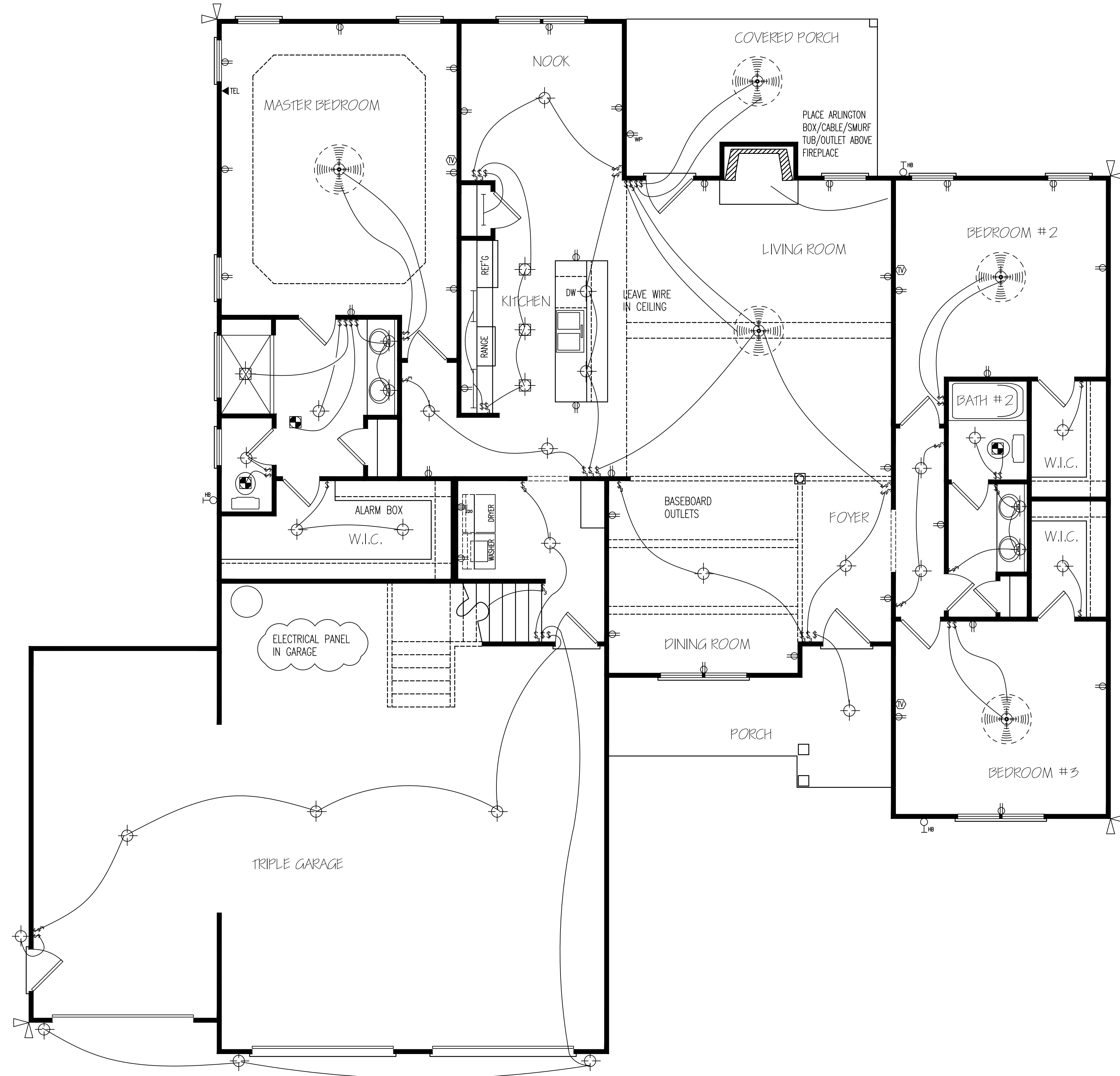
2	GARAGE	L	F
	DATE:	10/21/20	



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"



HERO PACKAGE

FIRST FLOOR
ELECTRICAL LAYOUT

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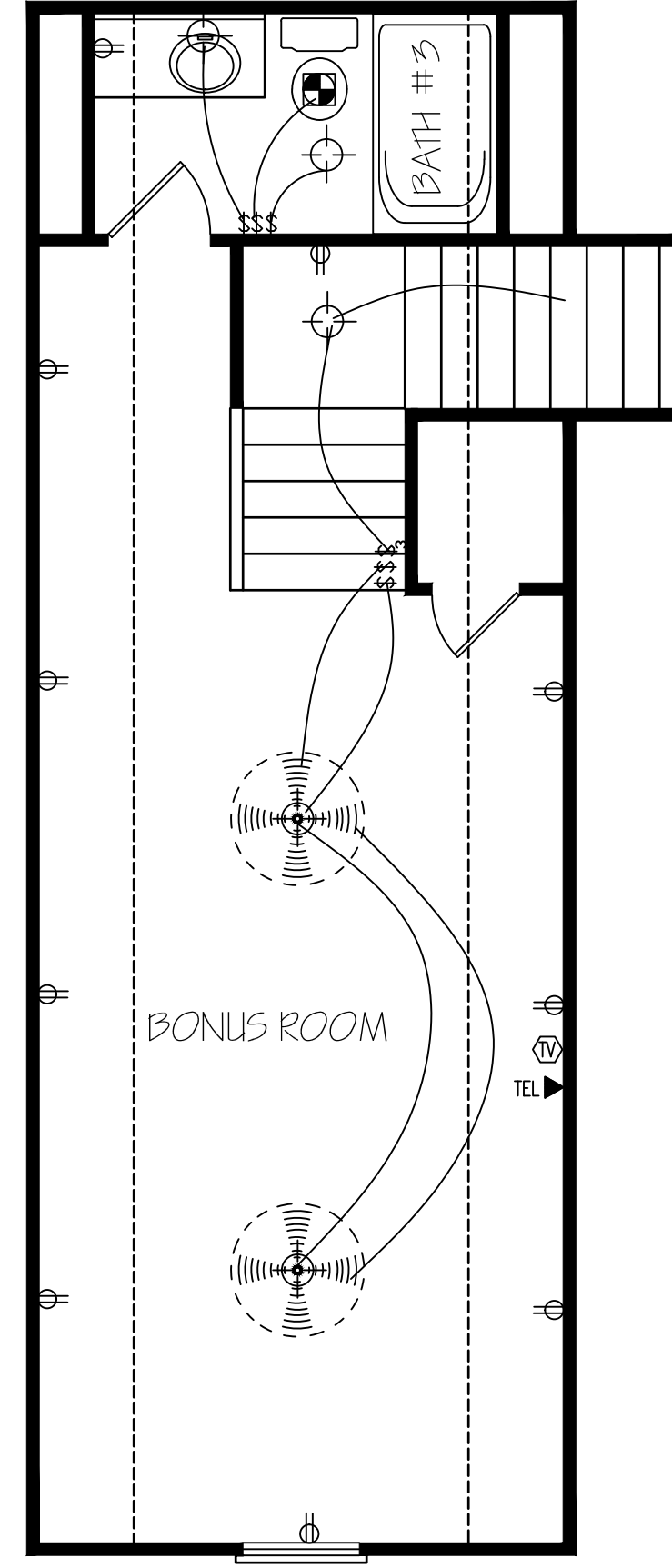
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PLAN NUMBER
RG25-A07
OPTION #1

E-1	GARAGE	L	F
	DATE:	10/21/20	



HERO PACKAGE

SECOND FLOOR
ELECTRICAL LAYOUT

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: RIVER OAK III LOT: 120 BALLARD WOODS

T M DESIGNS

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

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PLAN NUMBER
RG25-A07
OPTION #1

E-2	GARAGE	L	F
	DATE:	10/21/20	