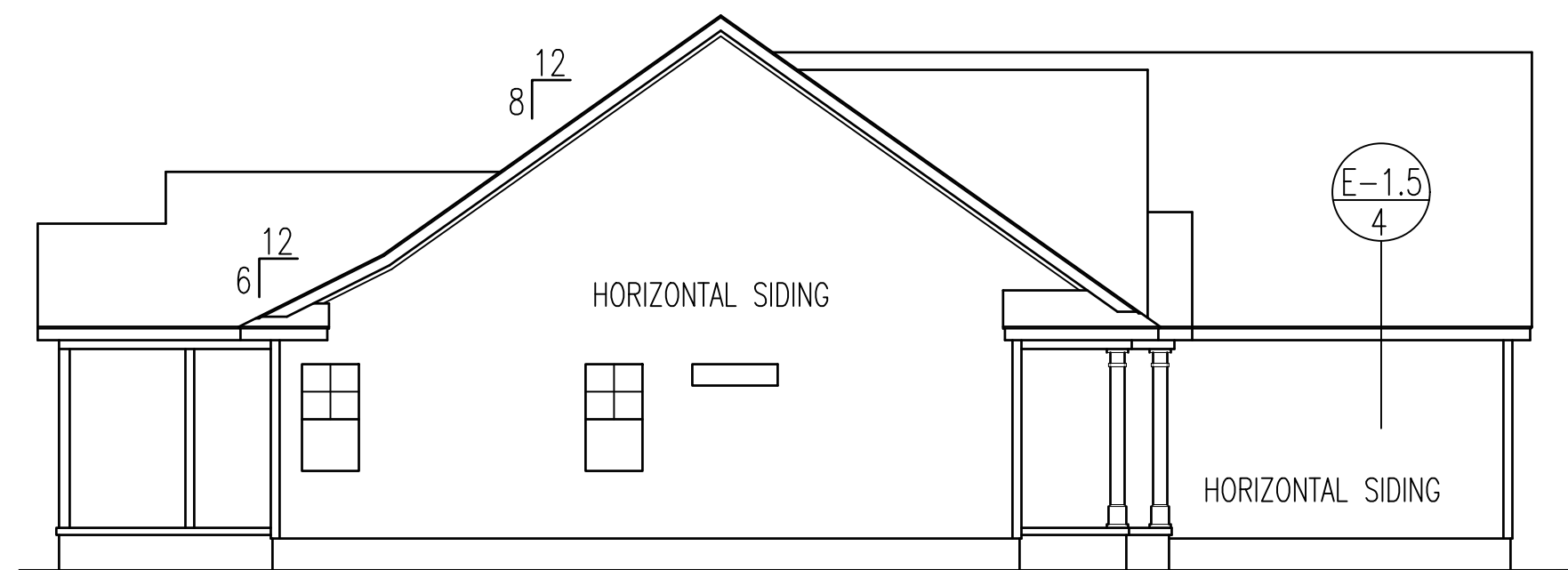


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

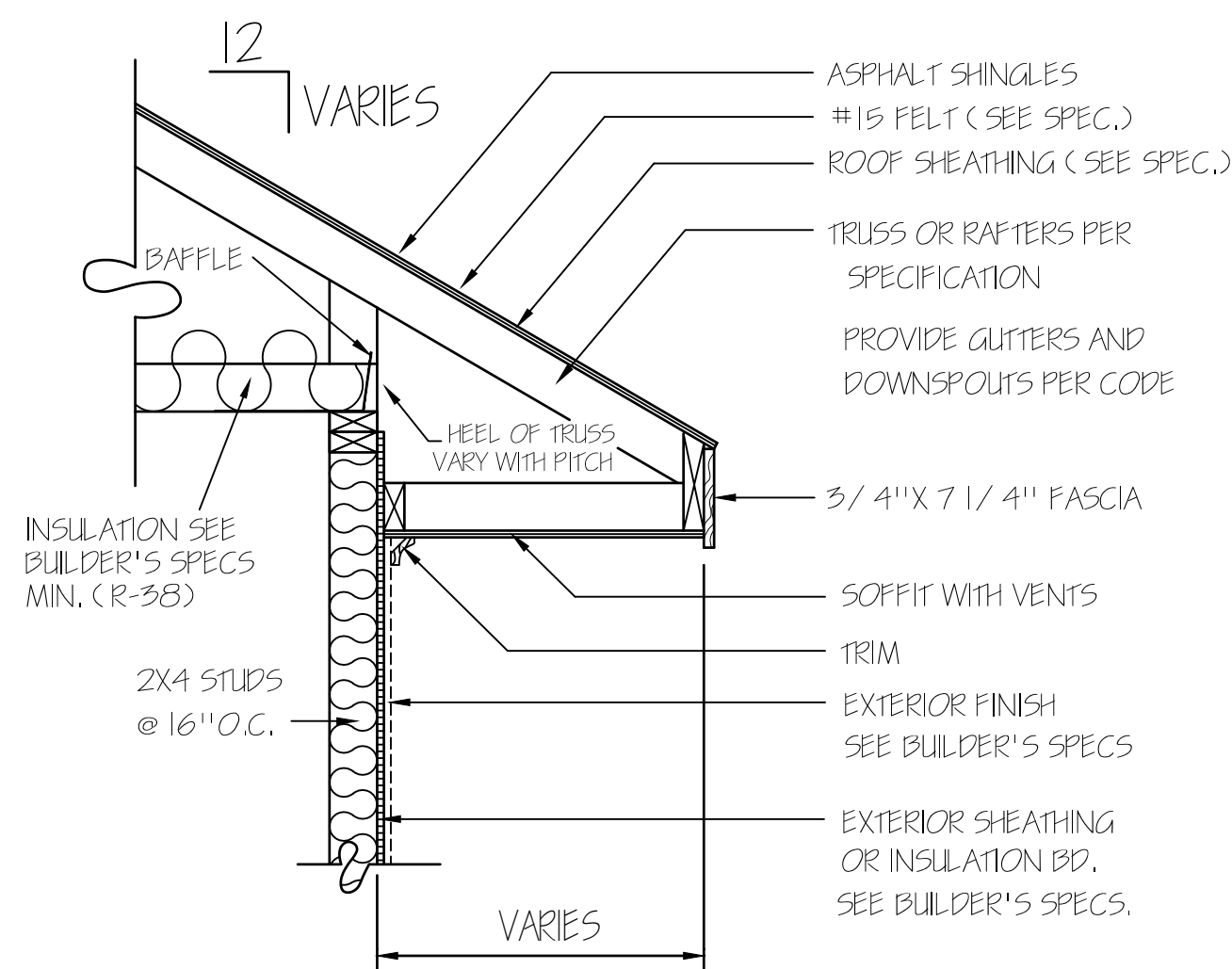
ATTIC VENTILATION CALCULATIONS

ATTIC AREA	3320 SQ.FT.	(AREA VENTILATION REQUIRED)	19.9 SQ.FT.
2' EACH 2' FT. BASE GABLE LOUVER @ 2'	2	SQ.FT. NET FREE AREA	2
2' EACH 2' FT. BASE GABLE LOUVER @ 2'	2	SQ.FT. NET FREE AREA	2
2' EACH 2' LOUVER @ 2'	2	SQ.FT. NET FREE AREA	2
185 LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	16.5	SQ.FT. NET FREE AREA	16.5
128 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	16	SQ.FT. NET FREE AREA	16

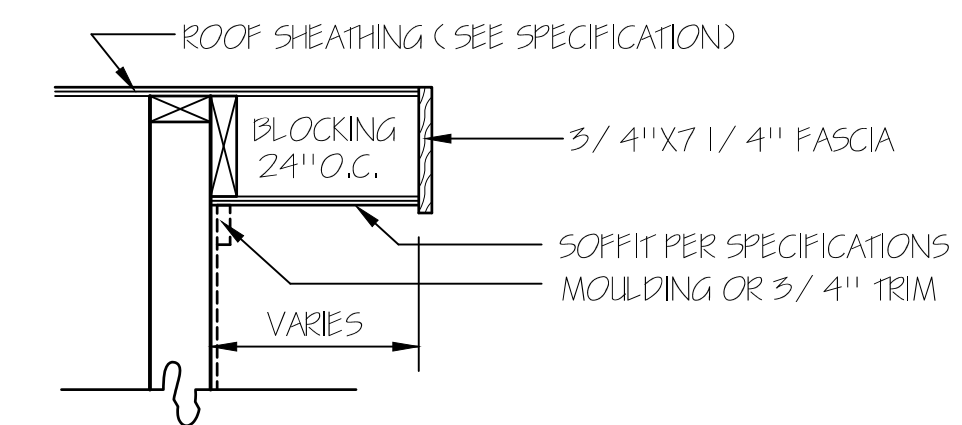


RIGHT ELEVATION

HERO PACKAGE



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



RAKE DETAIL FOR GABLE ENDS

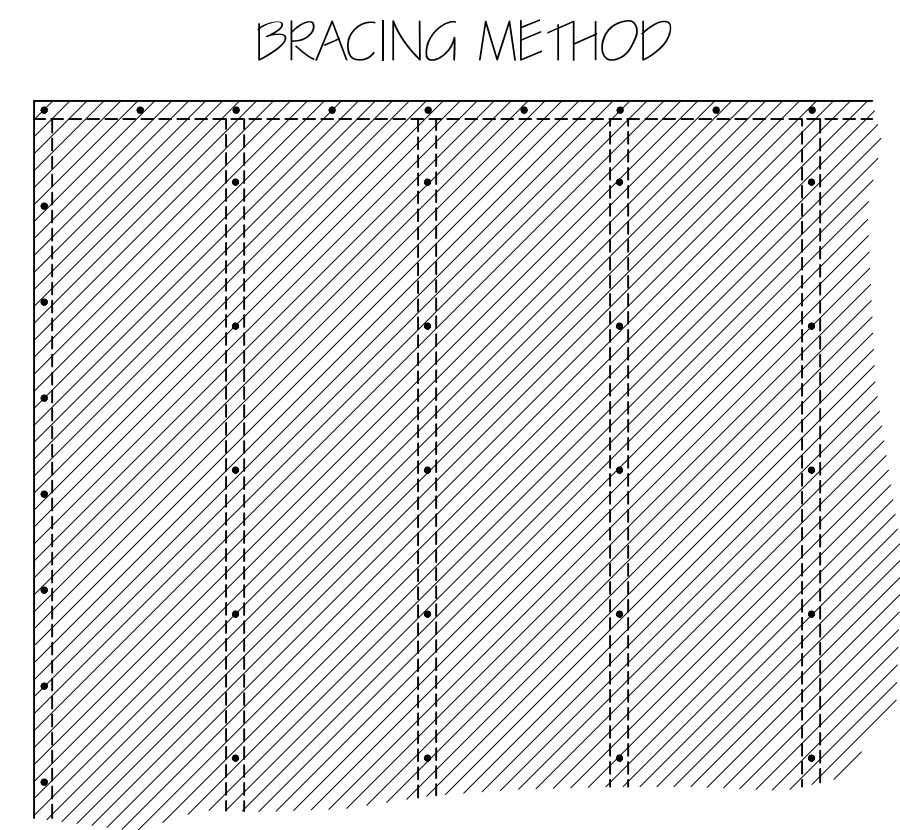
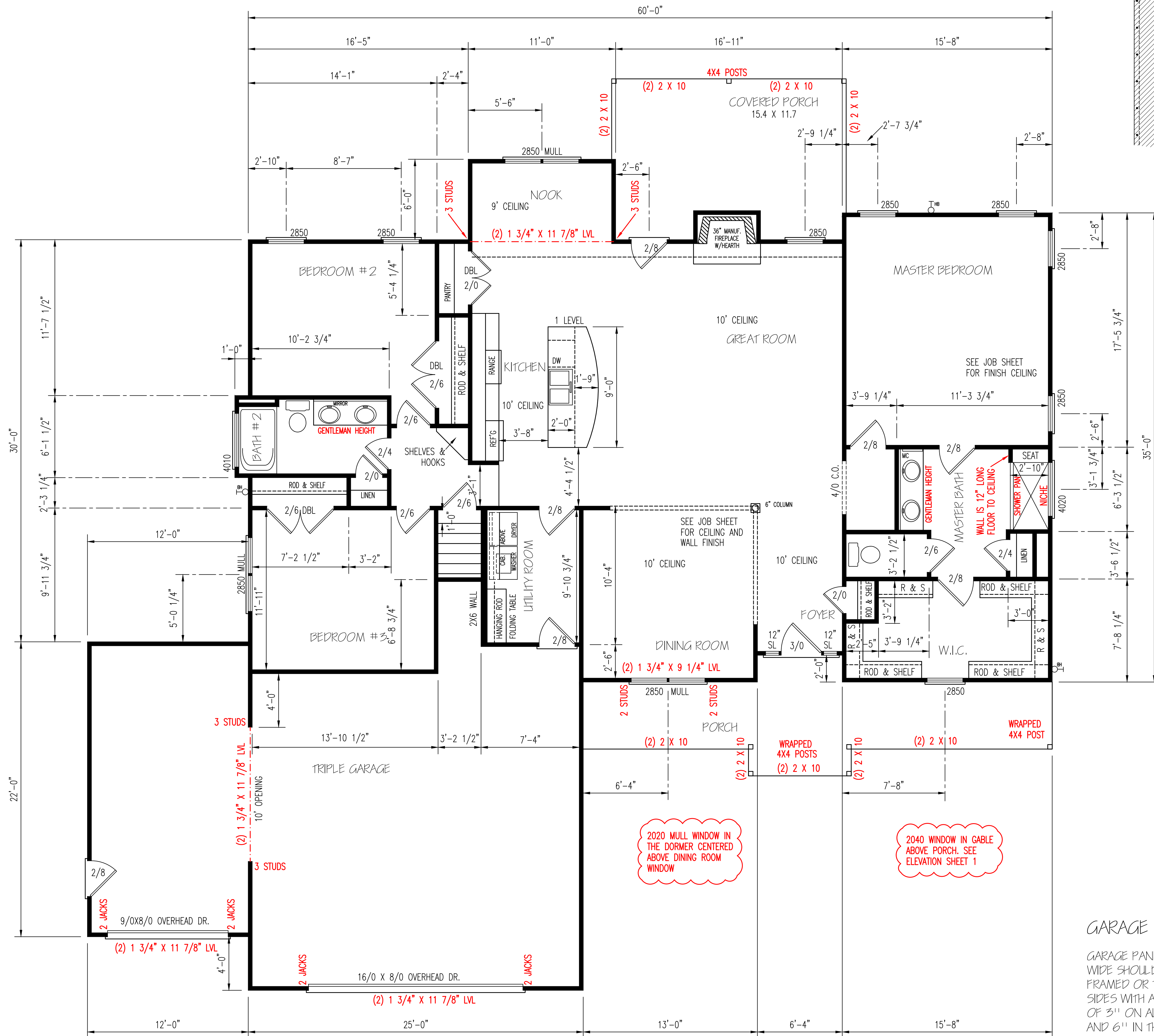
TM DESIGNS
 RESIDENTIAL PLANS BY TINA MCFADDEN
 (910) 354-4736 TMDDESIGNS2016@GMAIL.COM

WATERMARK HOMES
 EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: OLEANDER II
 LOT: 38 OAK HAVEN

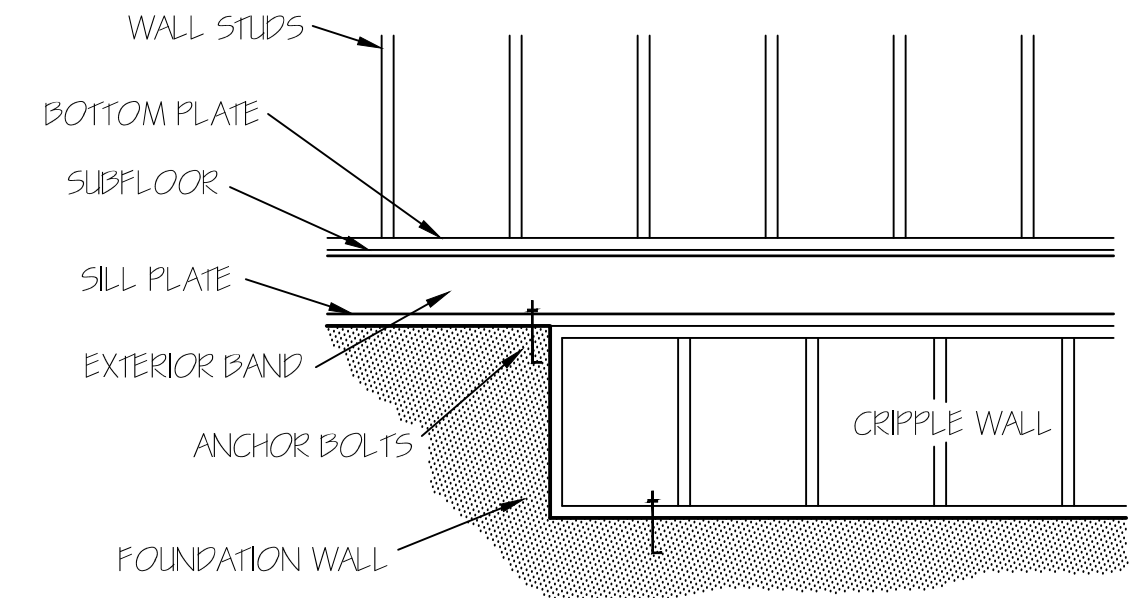
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 I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES.
 THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED.

PLAN NUMBER	RG16-A01
OPTION	#4
1 GARAGE	R F
DATE:	12/18/19

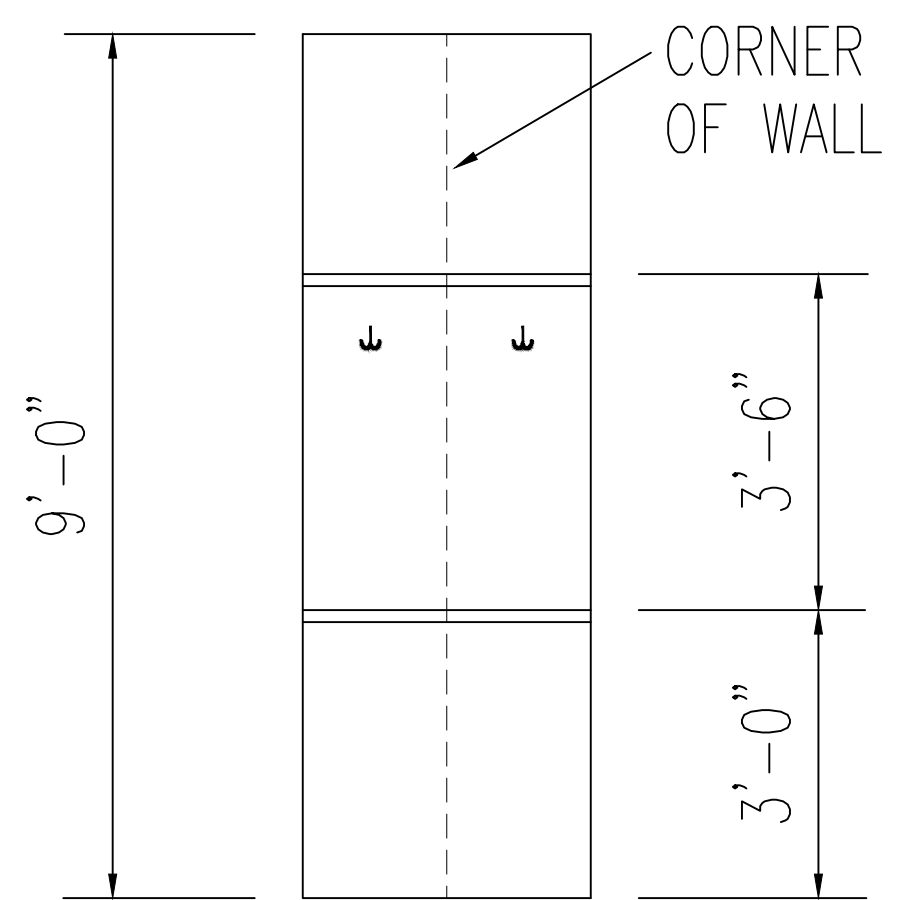


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16\"/>

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 STUDDING 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 R602.2.5(1), 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	50 FT
2ND FL	399	50 FT
TOTAL	2414	50 FT

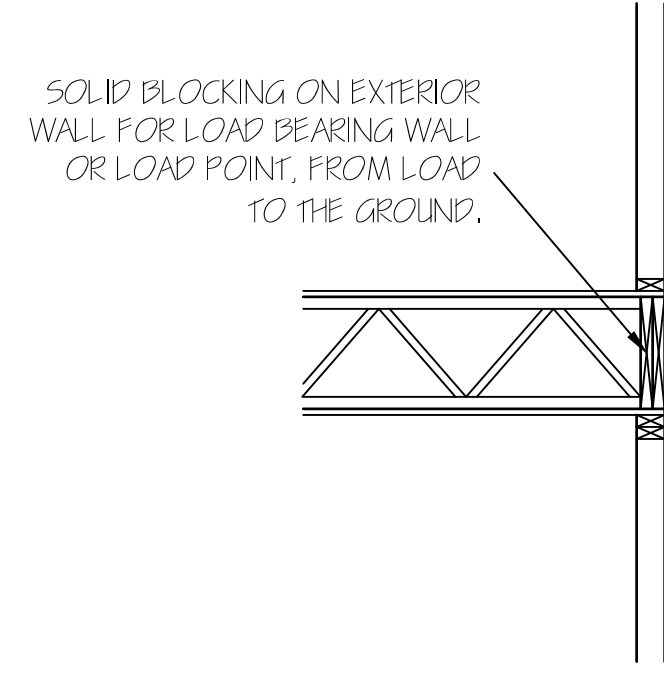
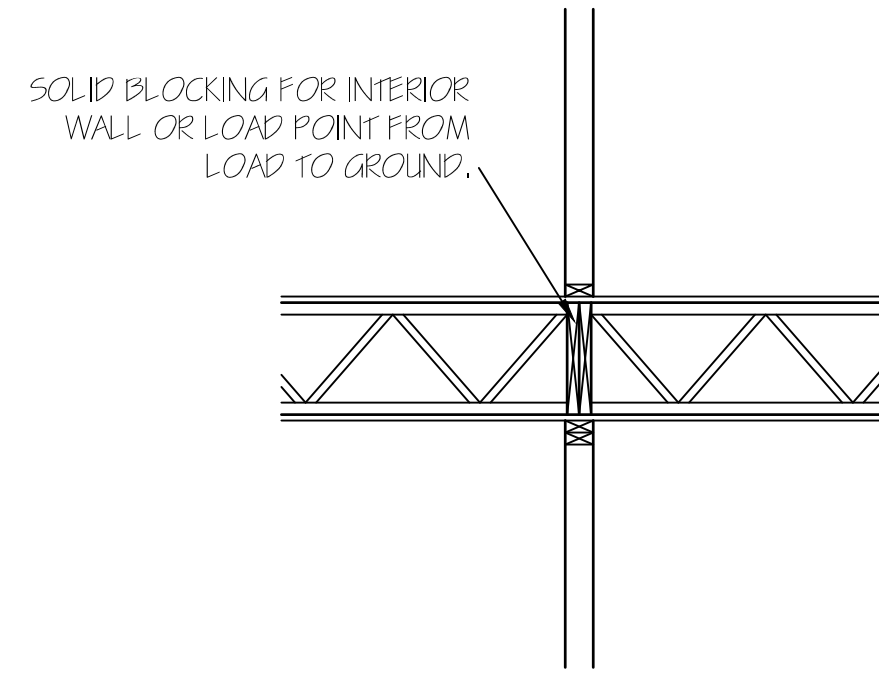
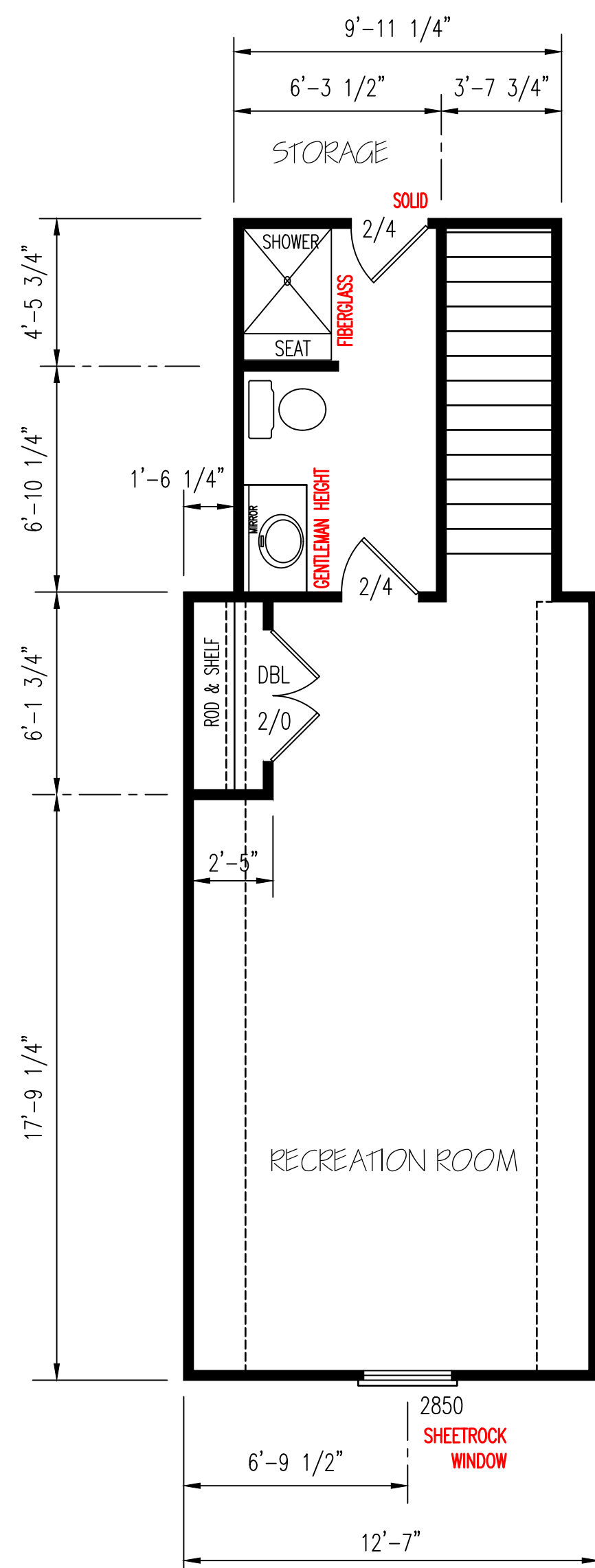
OTHER AREAS

GARAGE	894	50 FT
F.PORCH	203	50 FT
R.PORCH	208	50 FT

NOTE:
 CEILINGS ARE 9'-0\"/>

GARAGE PANEL WALL

GARAGE PANEL WALLS UNDER 24\"/>



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

S.Y.P. (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	

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

LOT: 12 SPRING BRANCH

NAME: OLEANDER II

TM DESIGNS

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

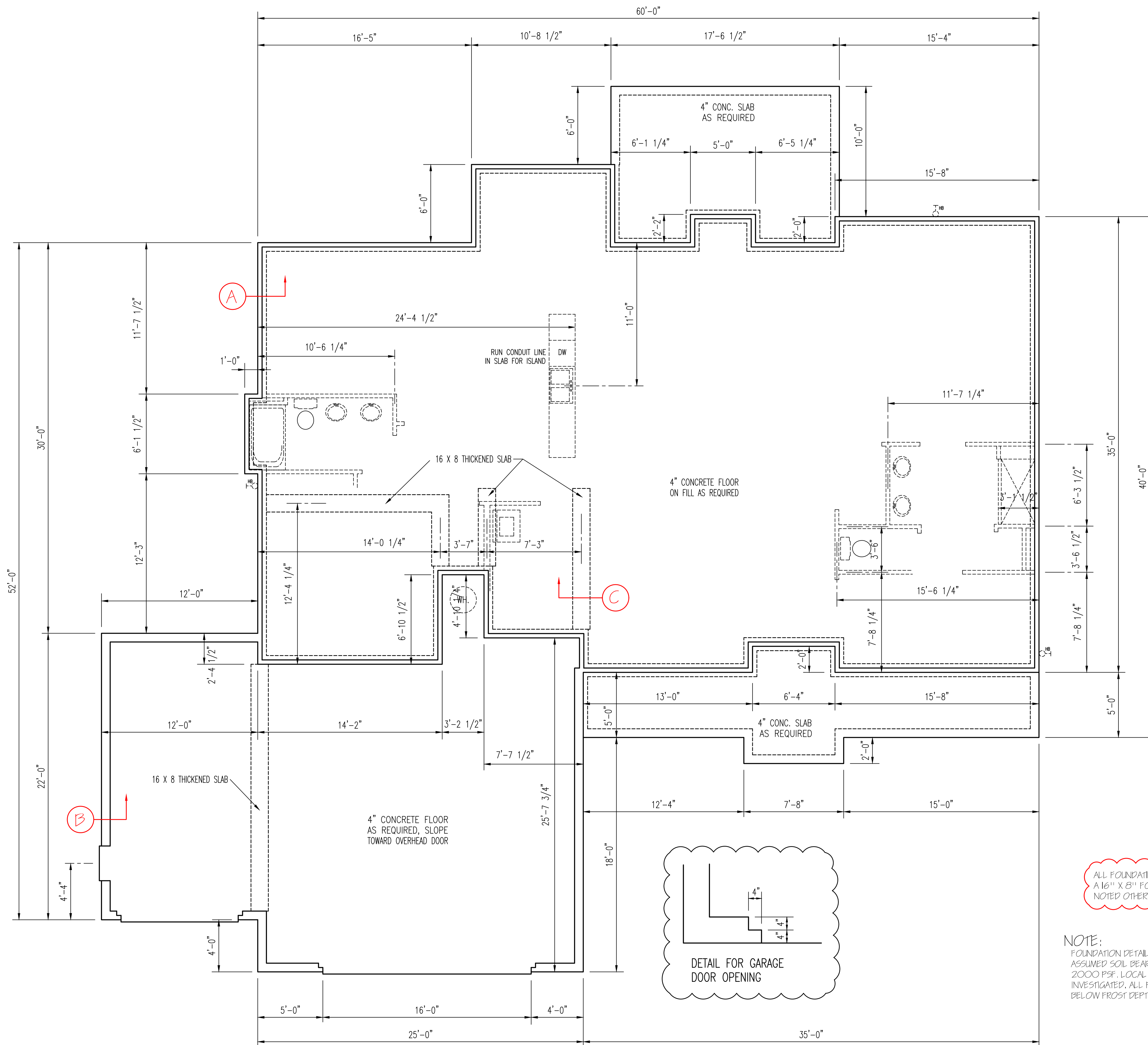
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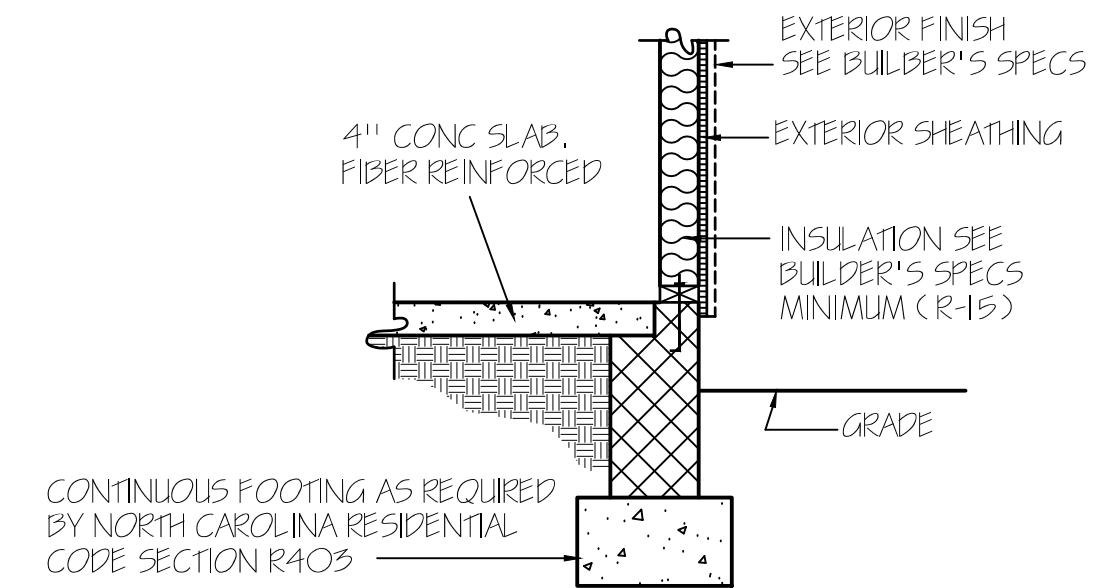
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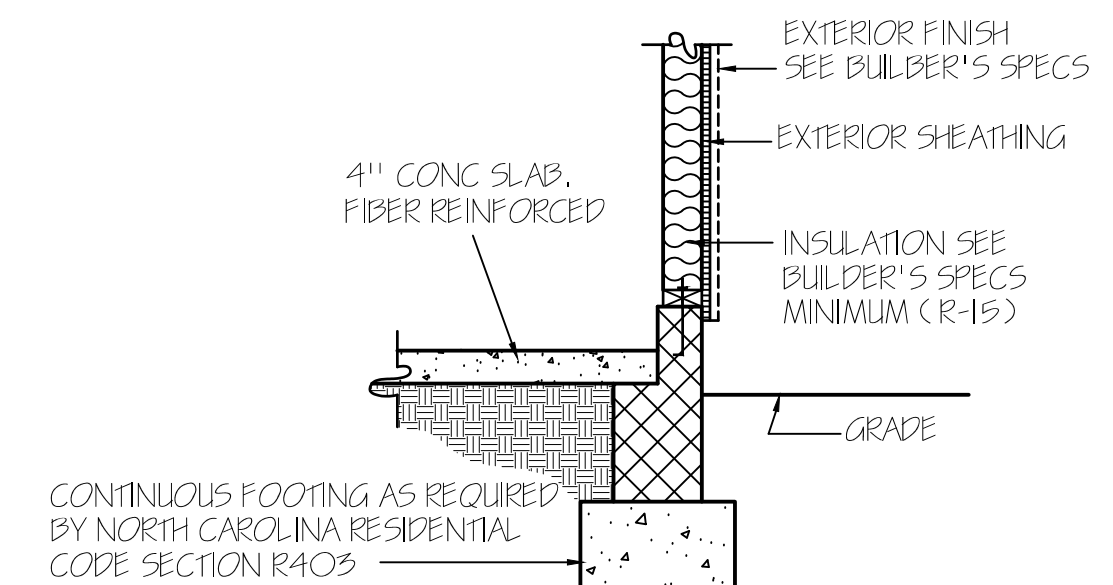
PLAN NUMBER		
RG16-A01		
OPTION #4		
2	GARAGE	L F
	DATE:	12/18/19



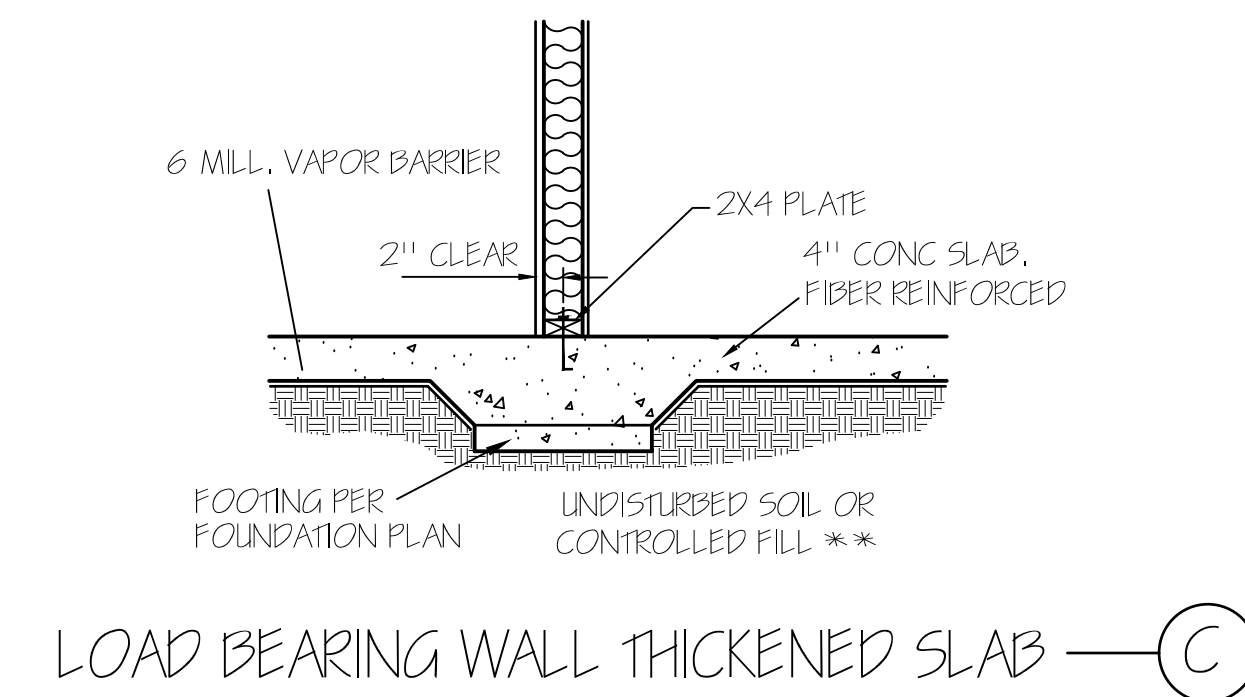
WALL ANCHOR OPTIONS
 USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.
 AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED
 MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS
 PER EACH STUD WALL



CONCRETE SLAB FLOOR — (A)



GARAGE WALL — (B)



LOAD BEARING WALL THICKENED SLAB — (C)

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

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

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.