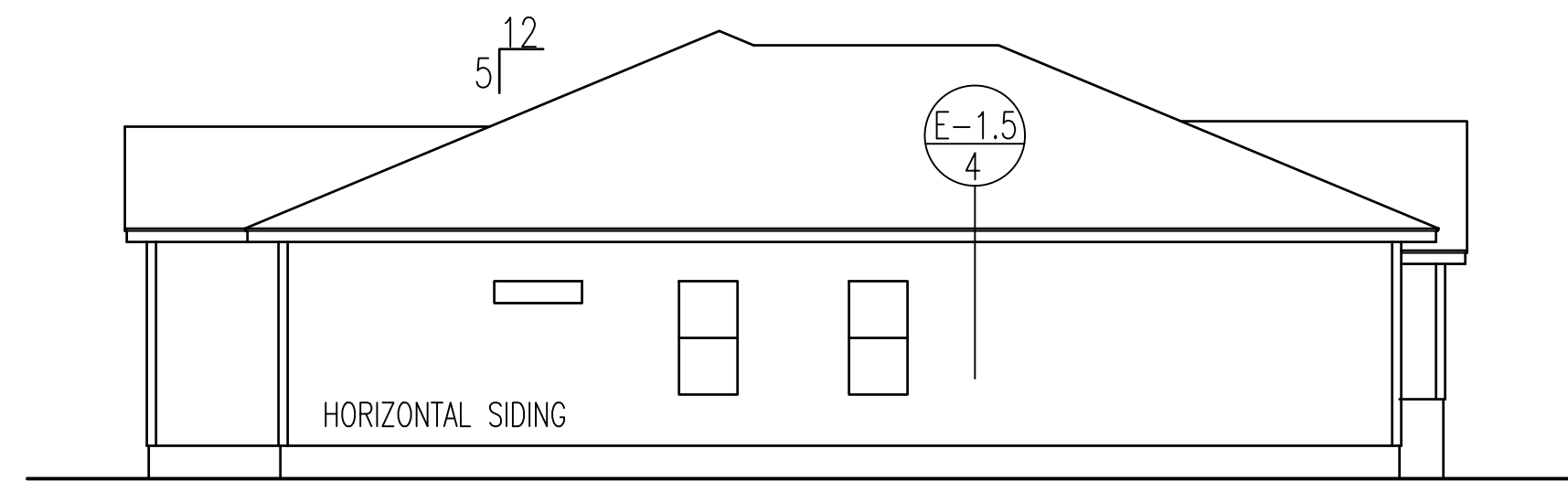
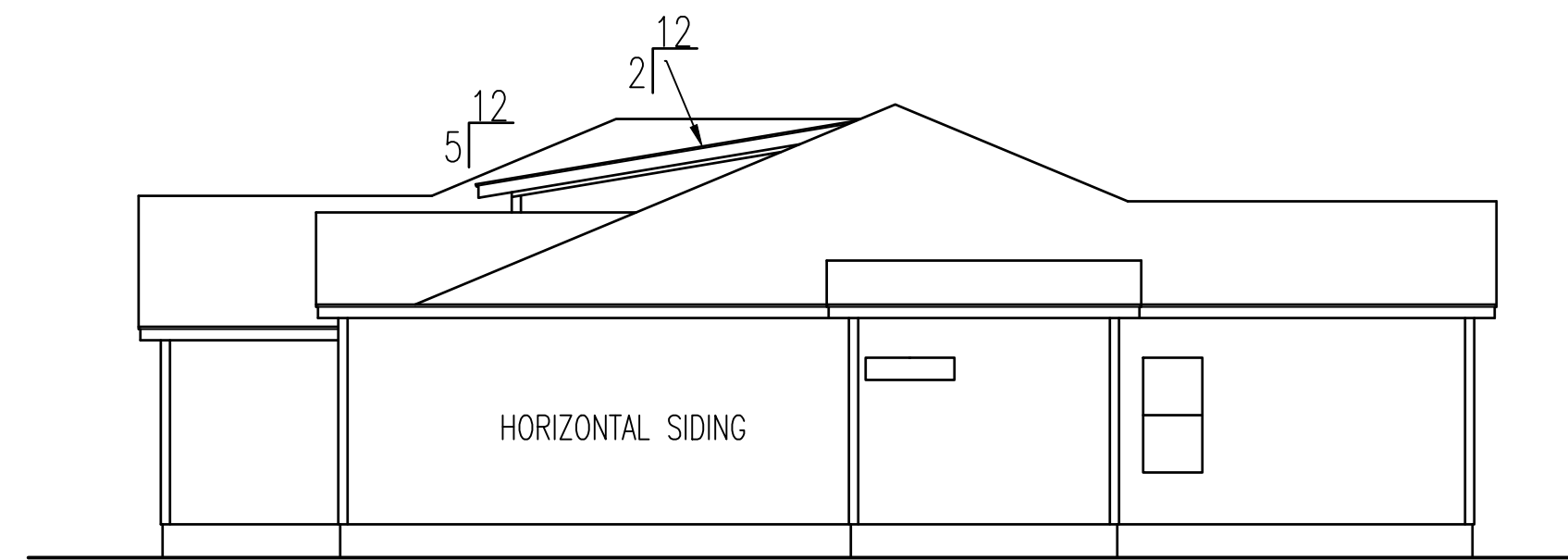


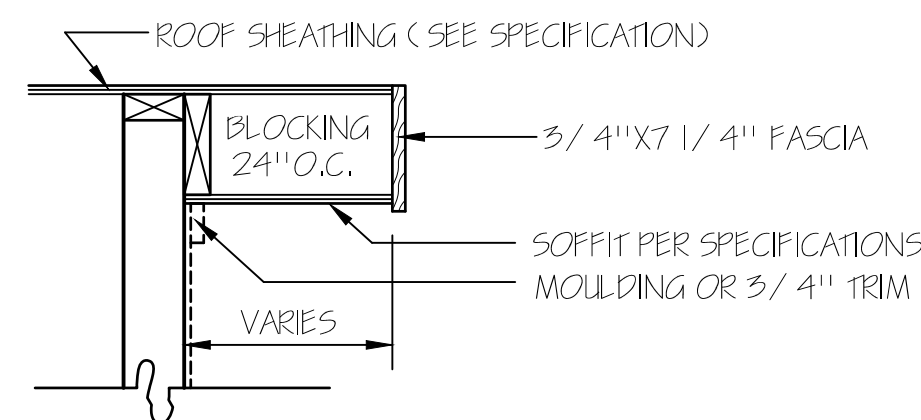
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



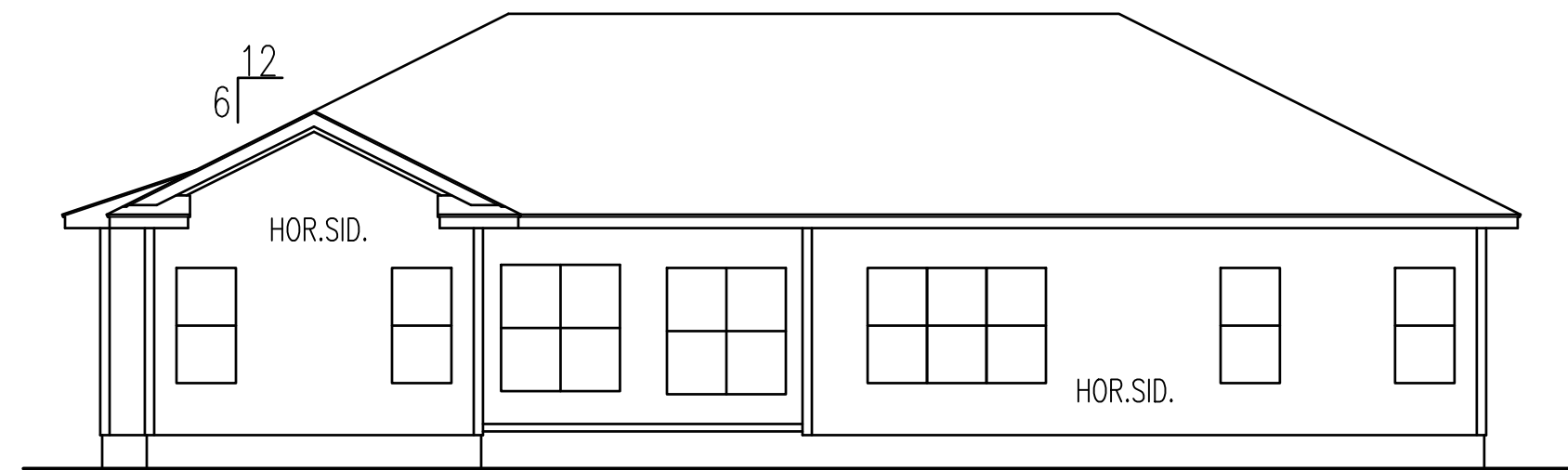
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR
GABLE ENDS



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

ATTIC VENTILATION CALCULATIONS			
ATTIC AREA	2965 SQ.FT.	AREA VENTILATION REQUIRED	17.8 SQ.FT.
EACH	FT. BASE GABLE LOUVER @		SQ.FT. NET FREE AREA
EACH	FT. BASE GABLE LOUVER @		SQ.FT. NET FREE AREA
EACH	LOUVER @		SQ.FT. NET FREE AREA
167	LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	12.7	SQ.FT. NET FREE AREA
68	LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	8.3	SQ.FT. NET FREE AREA

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

WATERMARK HOMES
EXCLUSIVE RESIDENCE DESIGN FOR:
NAME: BLUE ASH
LOT: 21 OAK HAVEN

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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

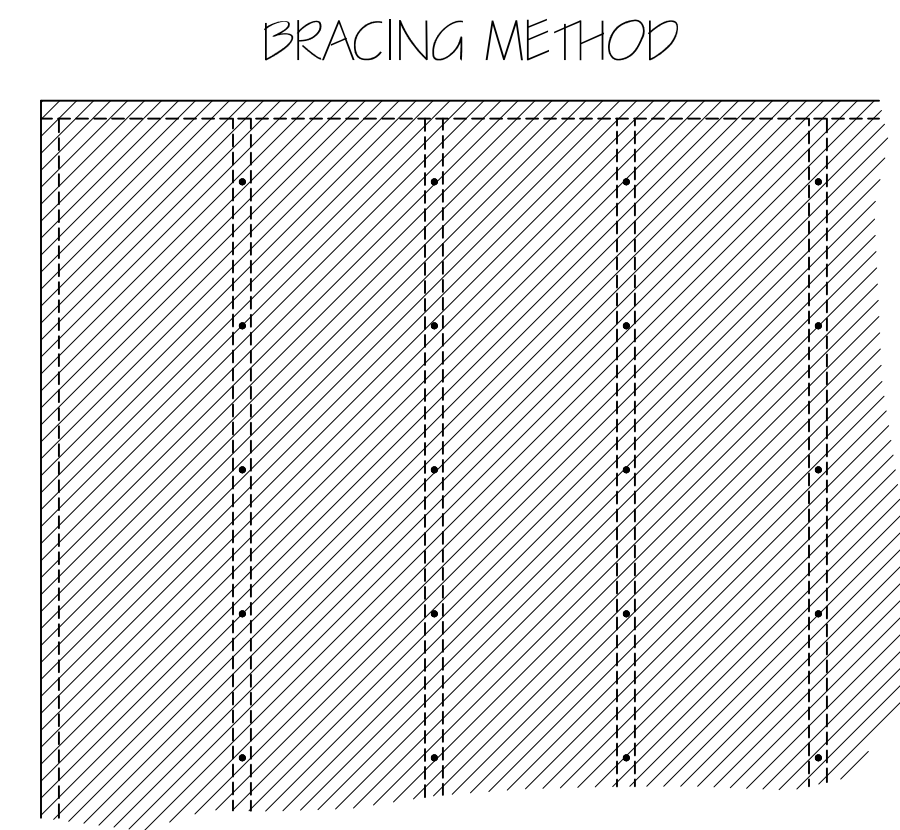
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT. NOT TO BE REUSED

PLAN NUMBER
RG20-A06

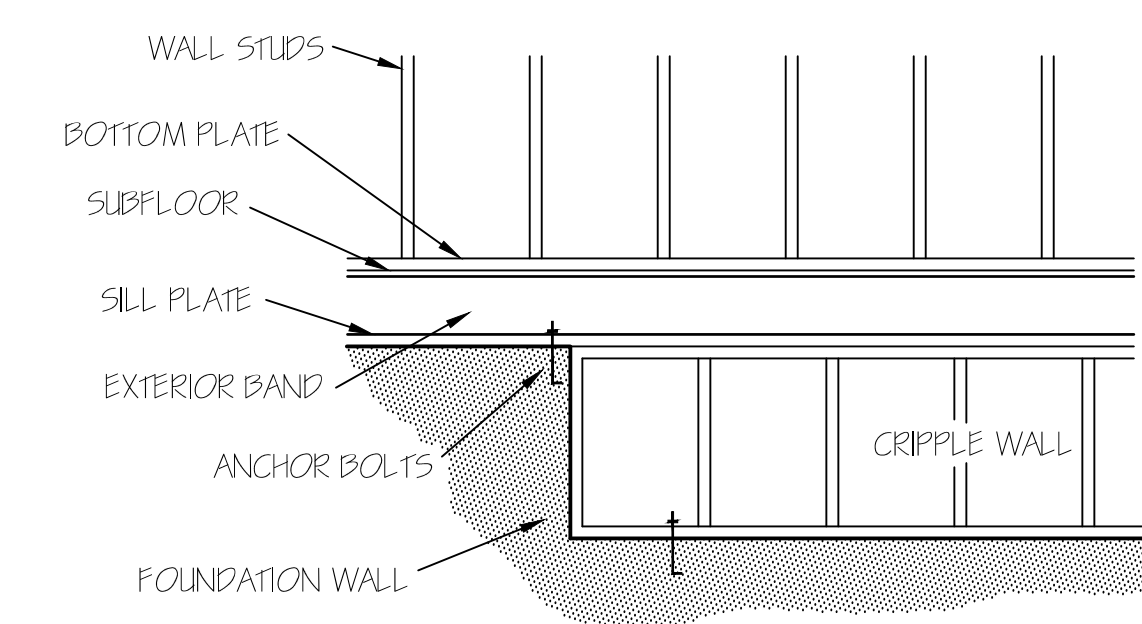
OPTION #1

1	GARAGE	F	L
	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		



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.

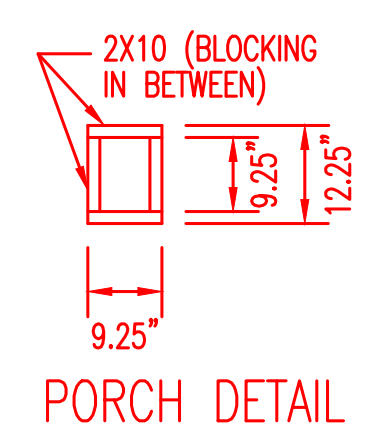
ENERGY TABLE
U-FACTOR OF WINDOWS .30
CLIMATE ZONE 3
INSULATION: WALLS 15
CEILING .08
FLOORS 19

HERO PACKAGE

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

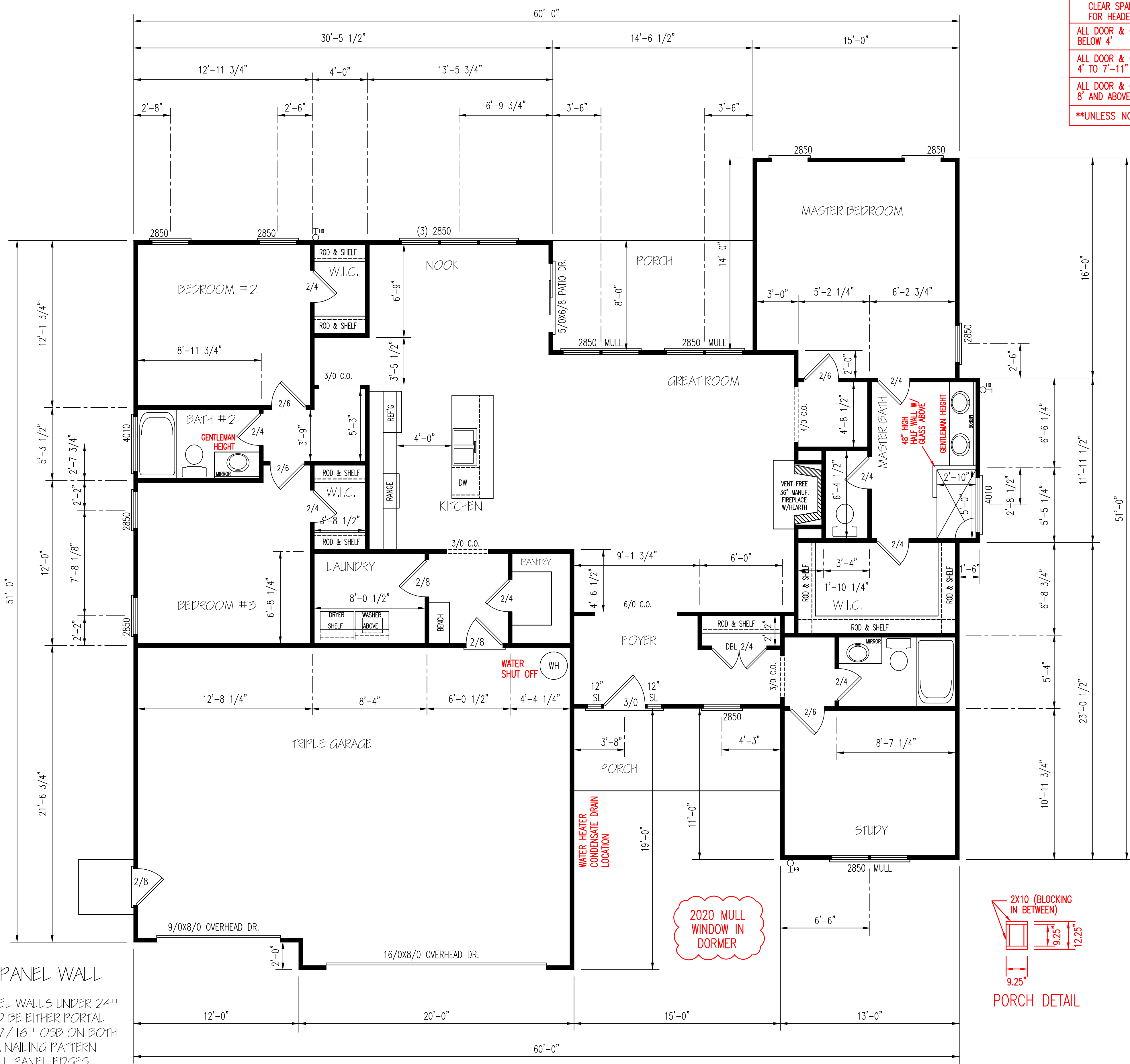
GARAGE PANEL WALL
GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

2020 MULL WINDOW IN DORMER



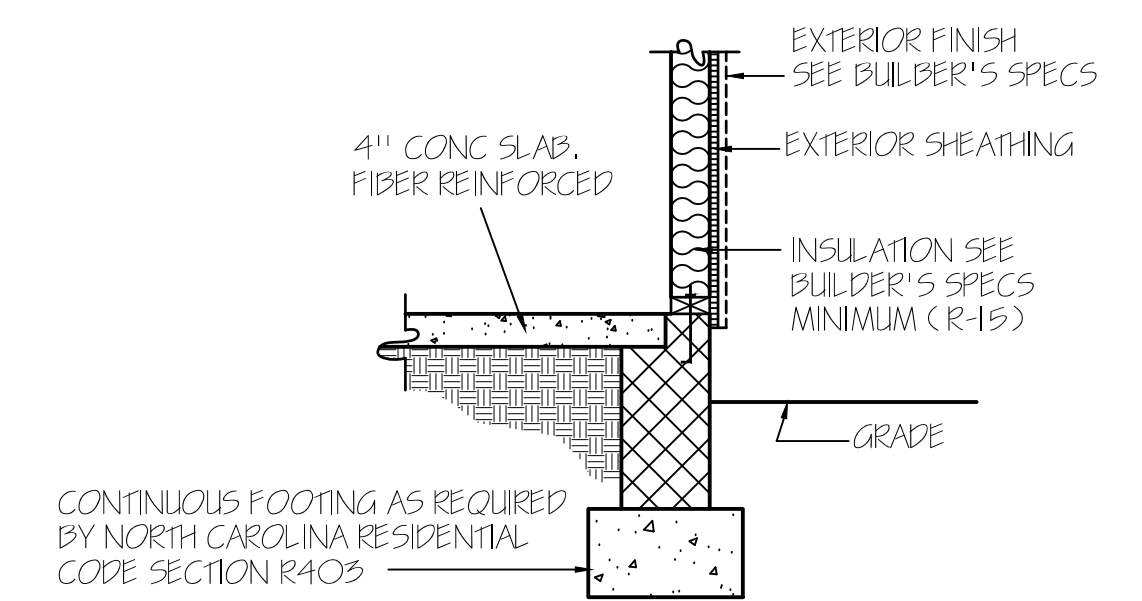
FLOOR PLAN
SCALE: 1/4" = 1'-0"

HEATED AREA	2035 SQ FT
OTHER AREAS	
GARAGE	724 SQ FT
F.PORCH	90 SQ FT
R.PORCH	116 SQ FT

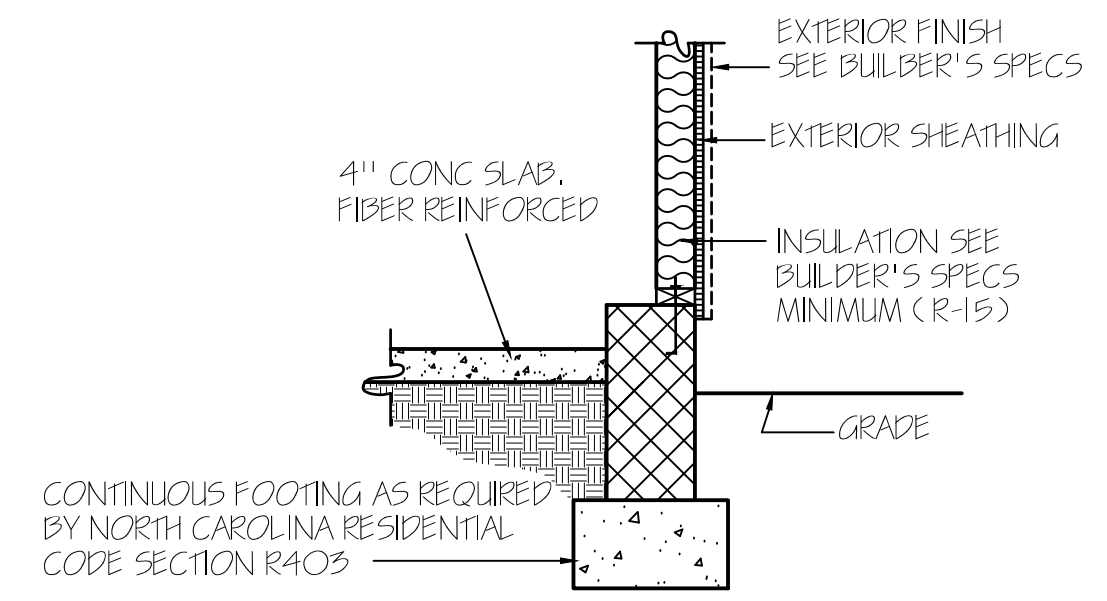


WALL ANCHOR OPTIONS

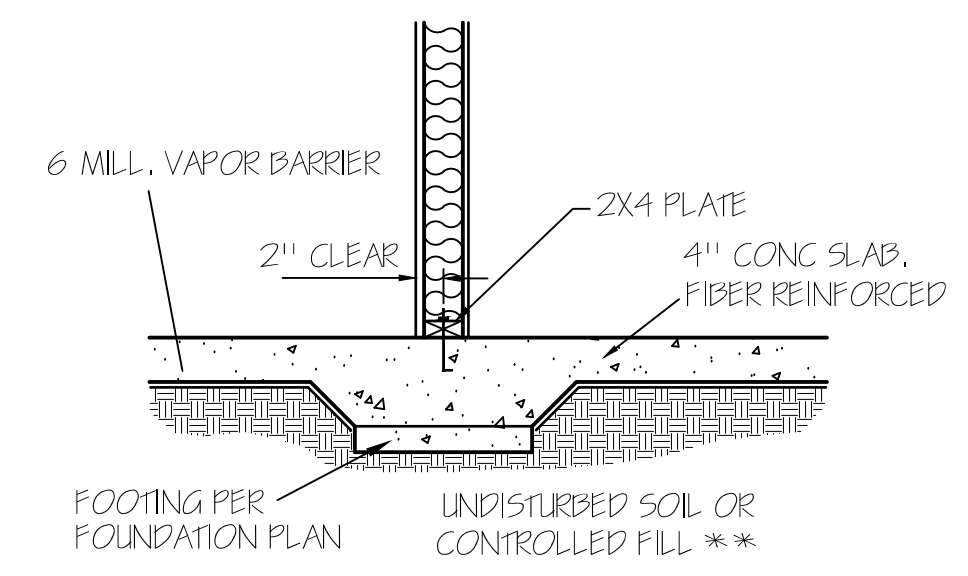
USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.
 AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS PER EACH STUD WALL



NOTE:
 PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR
CONCRETE SLAB FLOOR — (A)



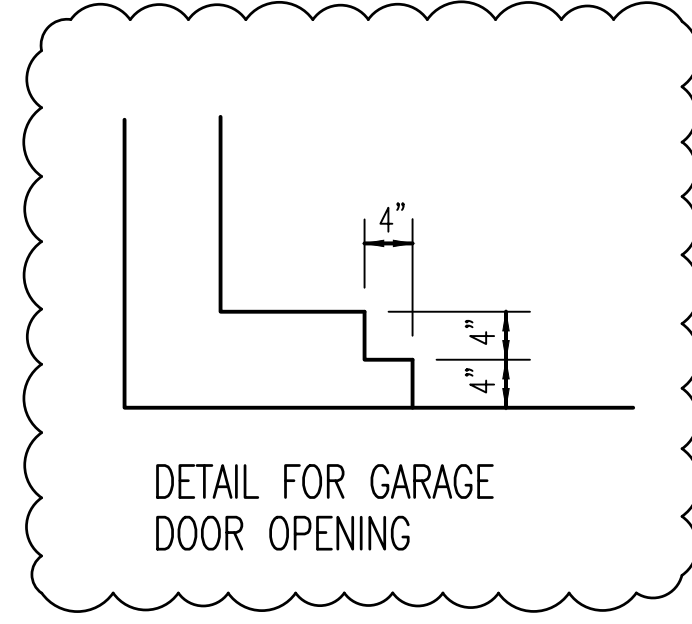
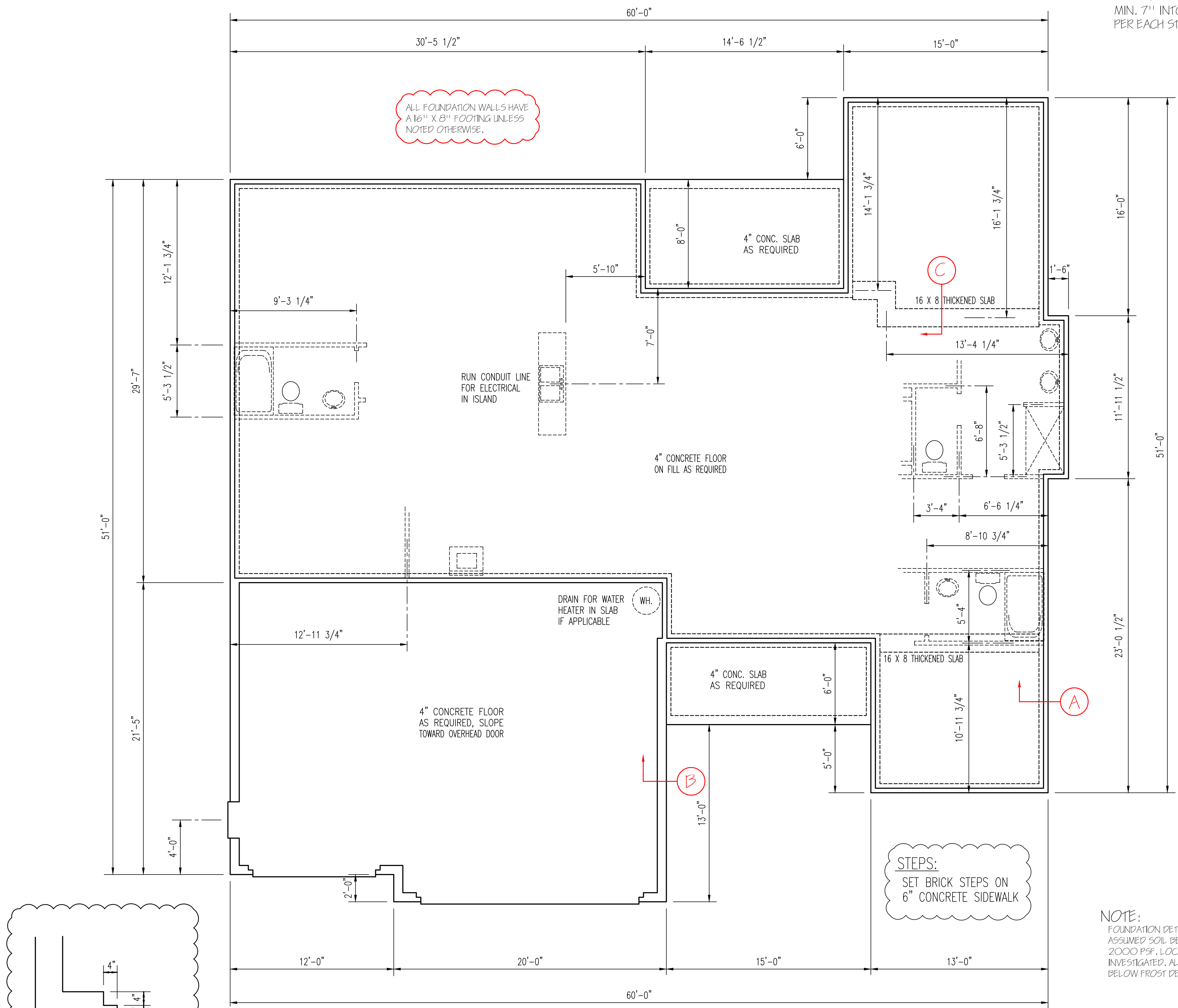
NOTE:
 PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR
GARAGE WALL — (B)



LOAD BEARING WALL THICKENED SLAB — (C)

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

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.



STEPS:
 SET BRICK STEPS ON
 6" CONCRETE SIDEWALK

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

RUN CONDUIT LINE
 FOR ELECTRICAL
 IN ISLAND

DRAIN FOR WATER
 HEATER IN SLAB
 IF APPLICABLE

4" CONCRETE FLOOR
 AS REQUIRED, SLOPE
 TOWARD OVERHEAD DOOR

4" CONCRETE FLOOR
 ON FILL AS REQUIRED

4" CONC. SLAB
 AS REQUIRED

16 X 8 THICKENED SLAB

16 X 8 THICKENED SLAB

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