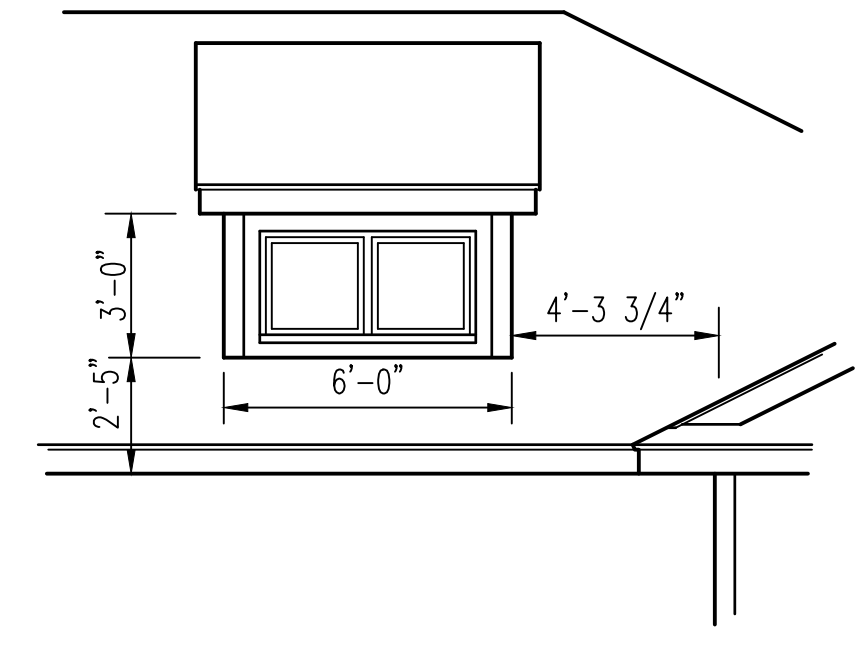
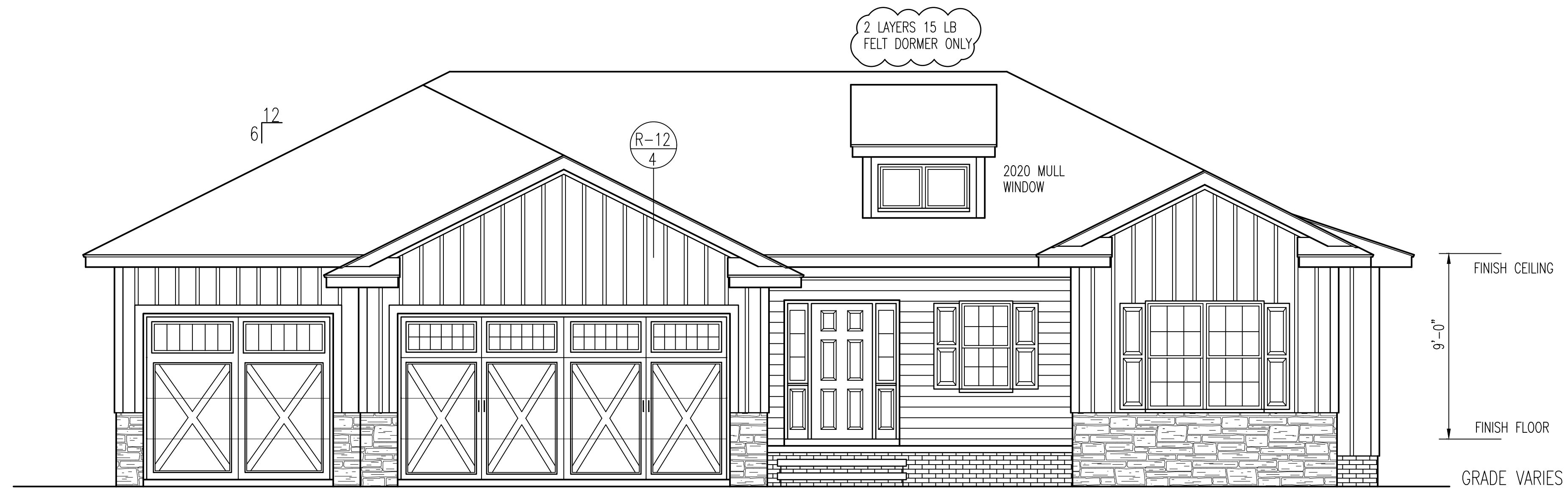


NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

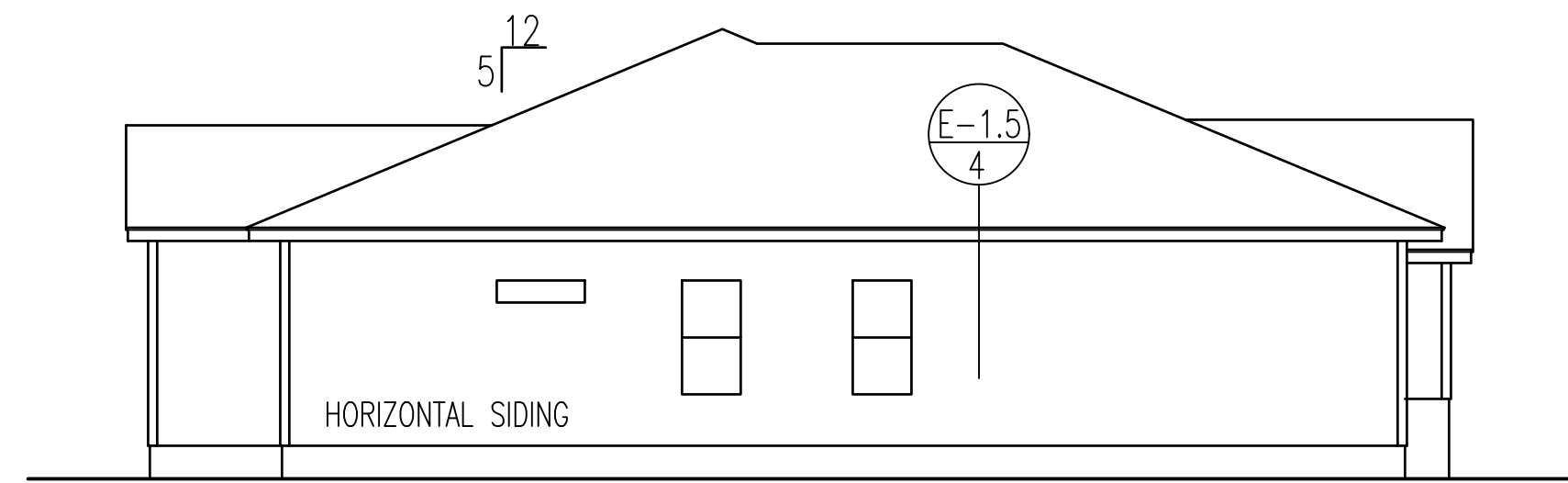
APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

10/29/2020

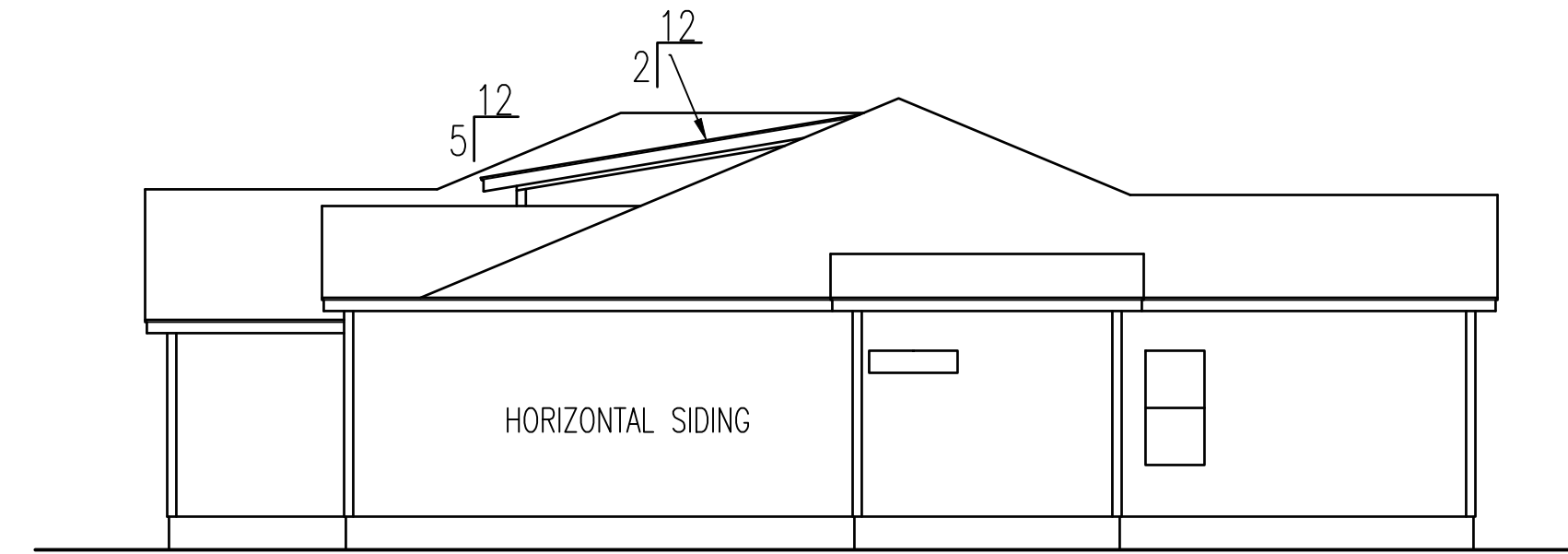
Boyd



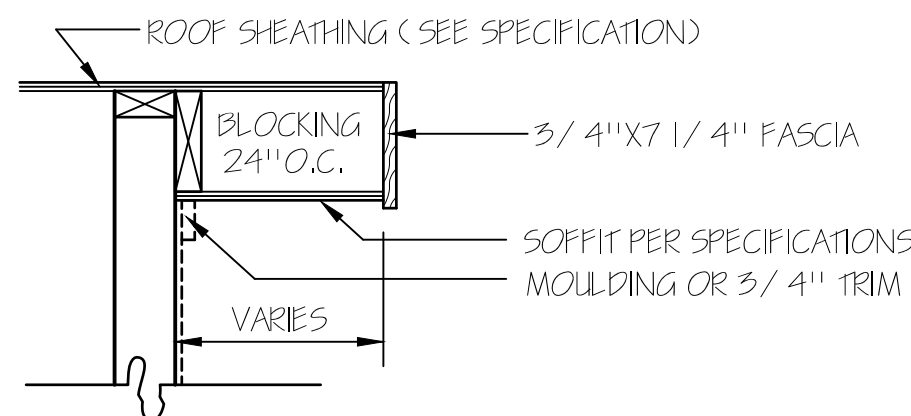
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



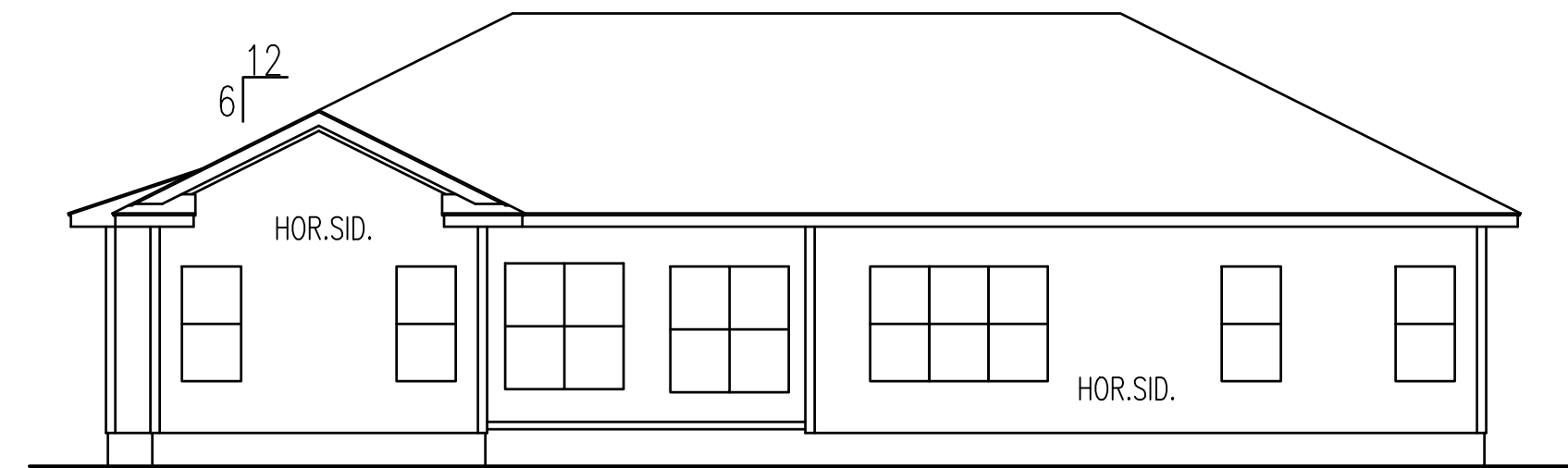
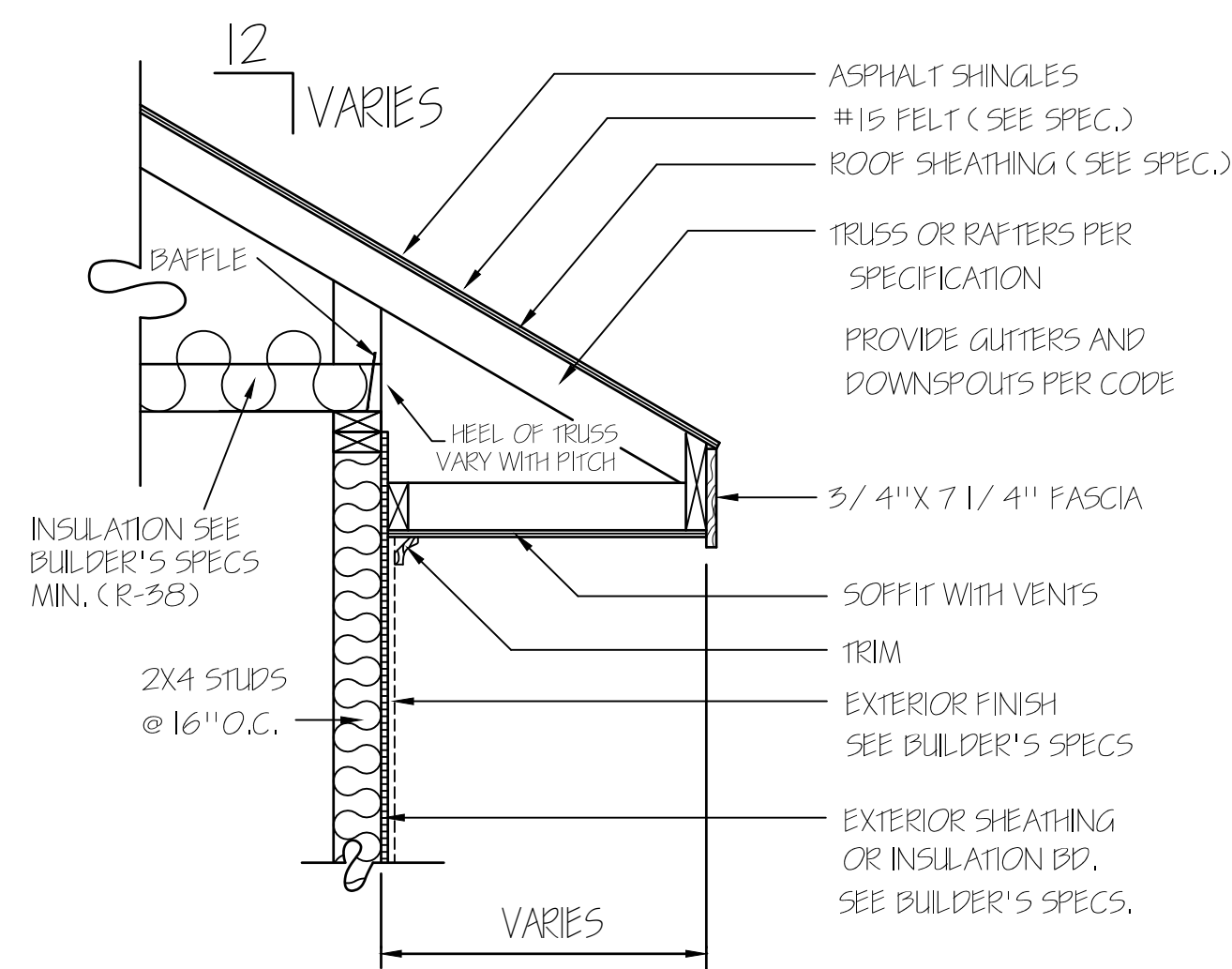
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR GABLE ENDS



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

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

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
NAME: BLUE ASH
LOT: 1 OAK HAVEN

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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	

EXCLUSIVE RESIDENCE DESIGN FOR:

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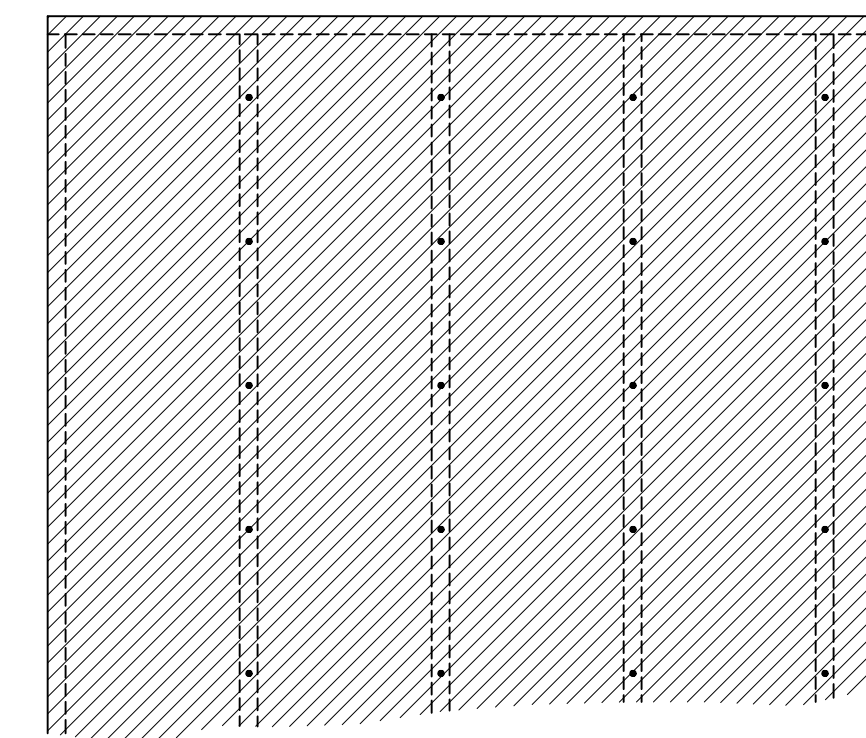
OPTION #1

2 GARAGE F L
DATE: 7/1/20

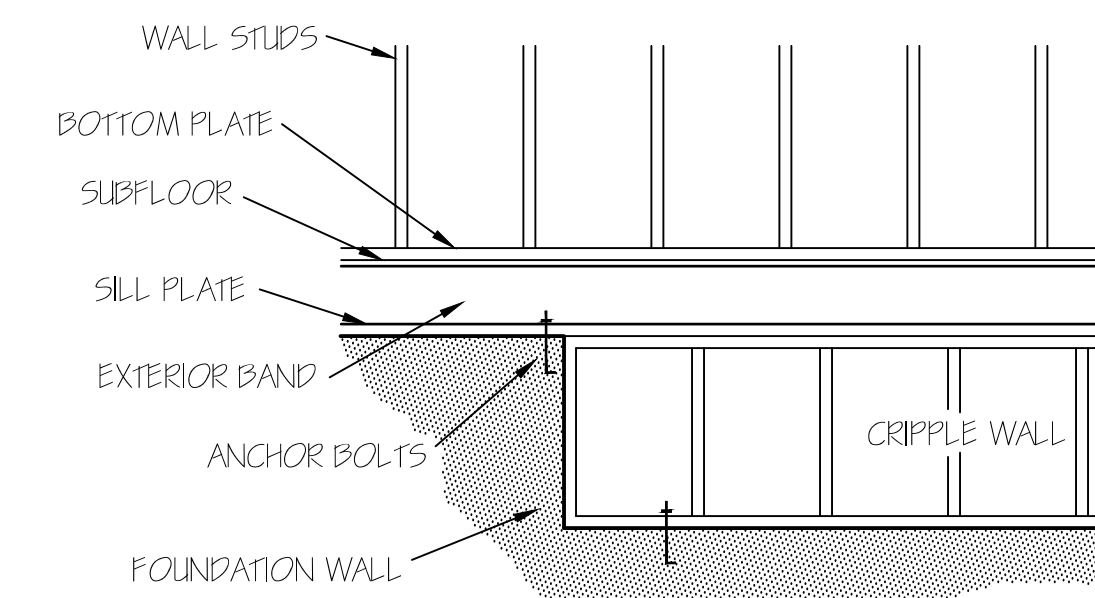
EXTERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	

UNLESS NOTED OTHER WISE

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 6B-02.5(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

ENERGY TABLE
U FACTOR OF WINDOWS 3.0
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

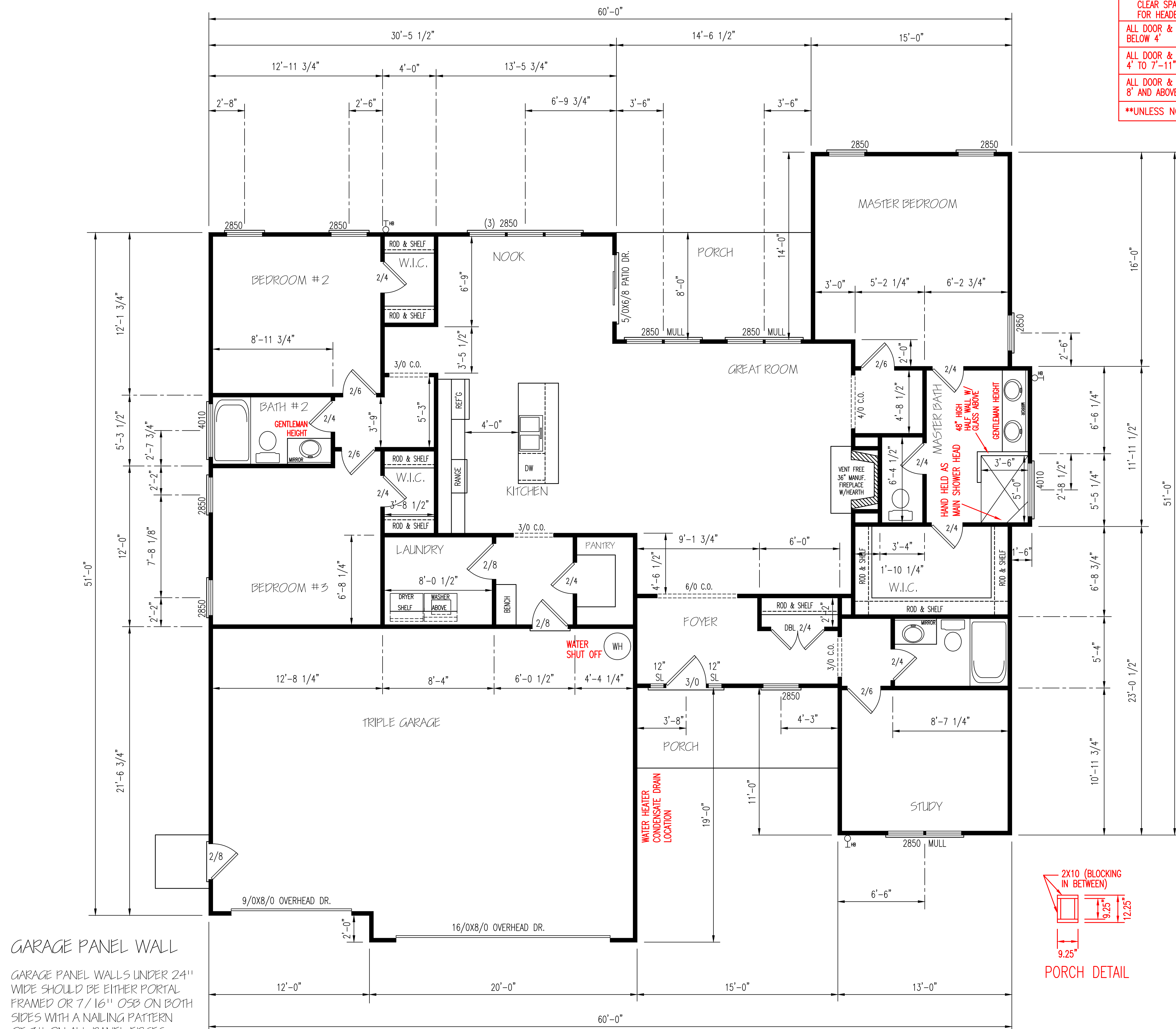
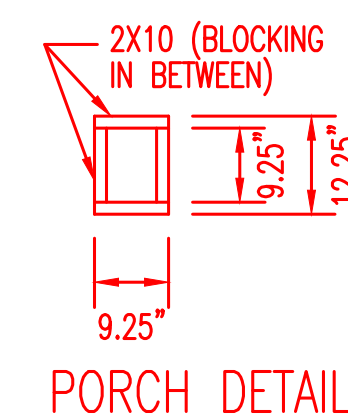
2035 SQ FT

OTHER AREAS

GARAGE 724 SQ FT

F.PORCH 90 SQ FT

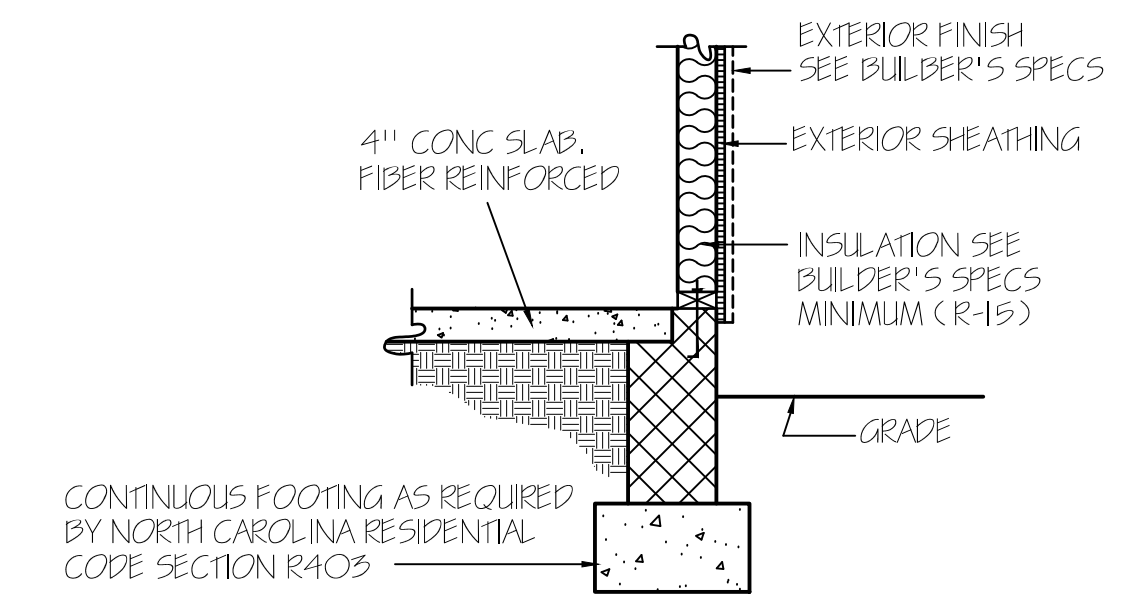
R.PORCH 116 SQ FT



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.

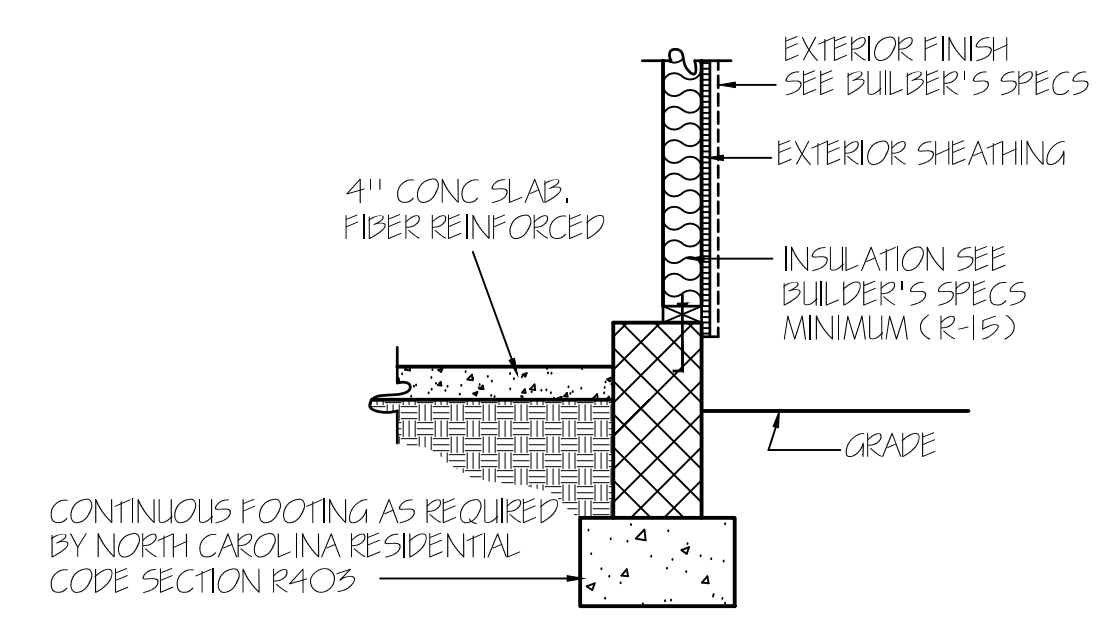
WALL ANCHOR OPTIONS

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



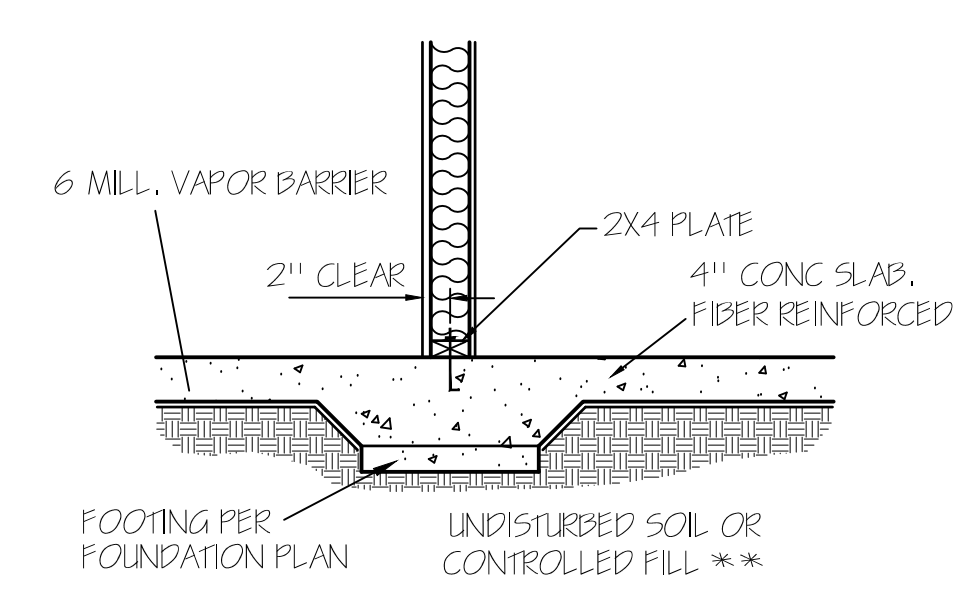
NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB
24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR — (A)



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

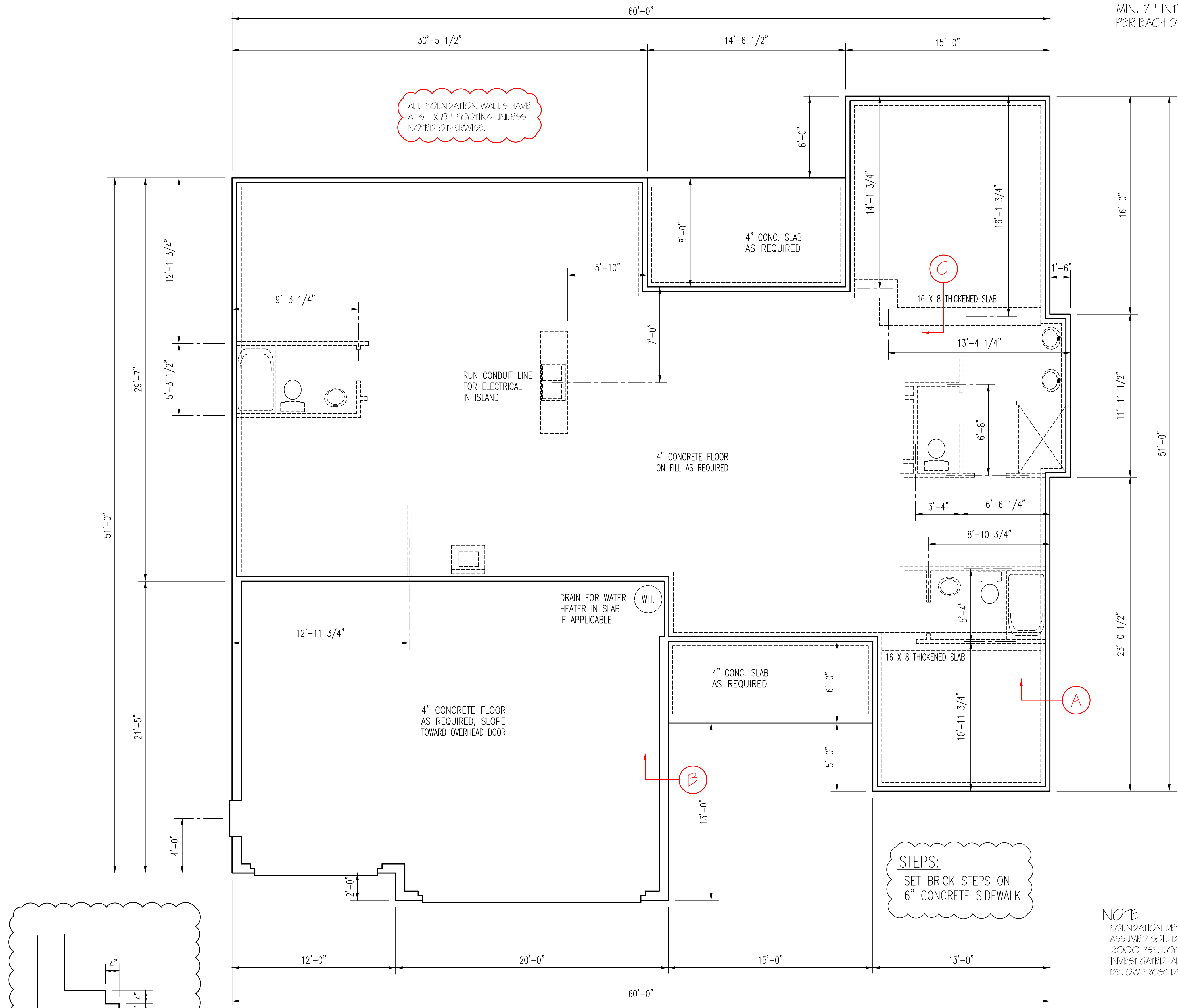
GARAGE WALL — (B)



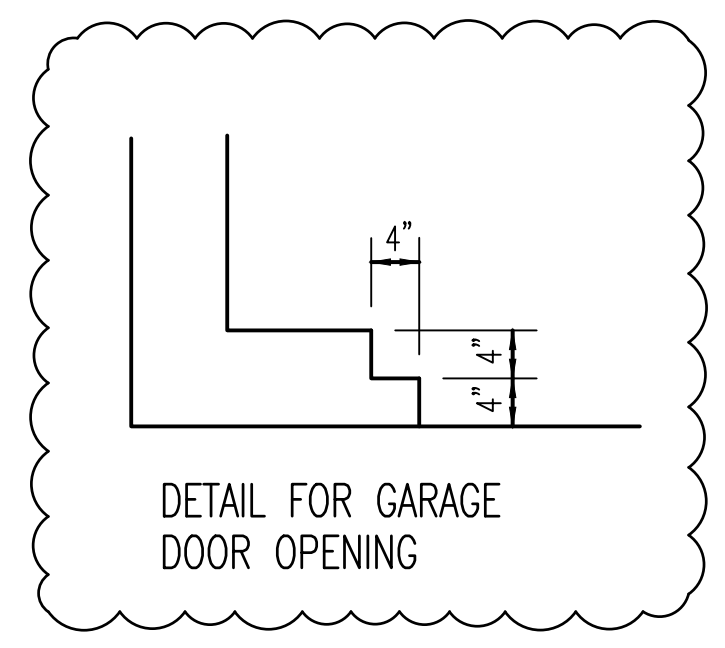
LOAD BEARING WALL THICKENED SLAB — (C)

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.



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



STEPS:
SET BRICK STEPS ON
6" CONCRETE SIDEWALK

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" CONC. SLAB
AS REQUIRED

4" CONCRETE FLOOR
ON FILL AS REQUIRED

4" CONC. SLAB
AS REQUIRED

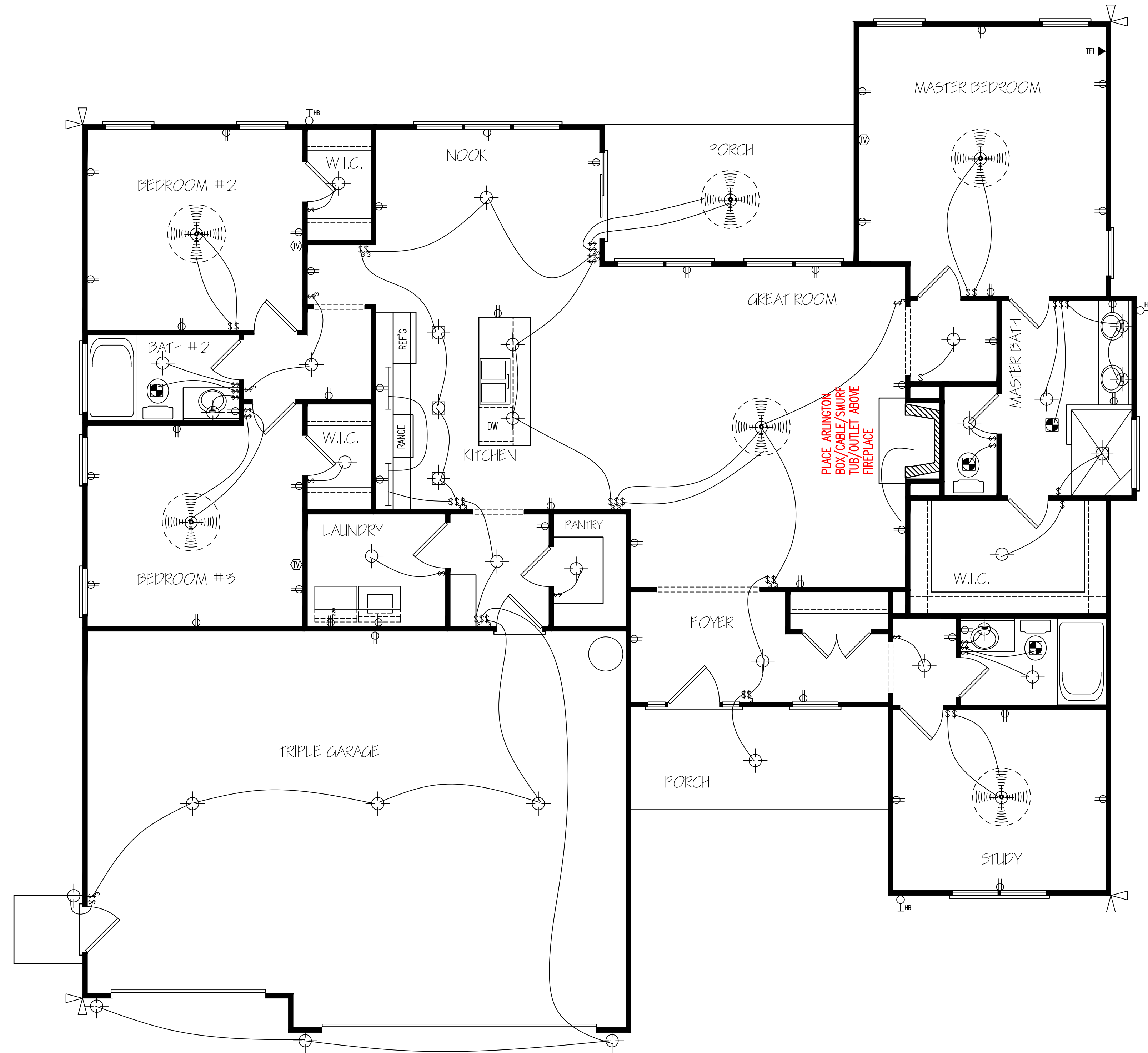
16 X 8 THICKENED SLAB

16 X 8 THICKENED SLAB

(A)

(B)

(C)



ELECTRICAL LAYOUT
 NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

HERO PACKAGE

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

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

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES

NAME: BLUE ASH LOT: 1 OAK HAVEN

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PLAN NUMBER
 RG20-A06

OPTION #1

GARAGE	F L
DATE: 7/1/20	



ROOF & FLOOR TRUSSES & BEAMS

Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444

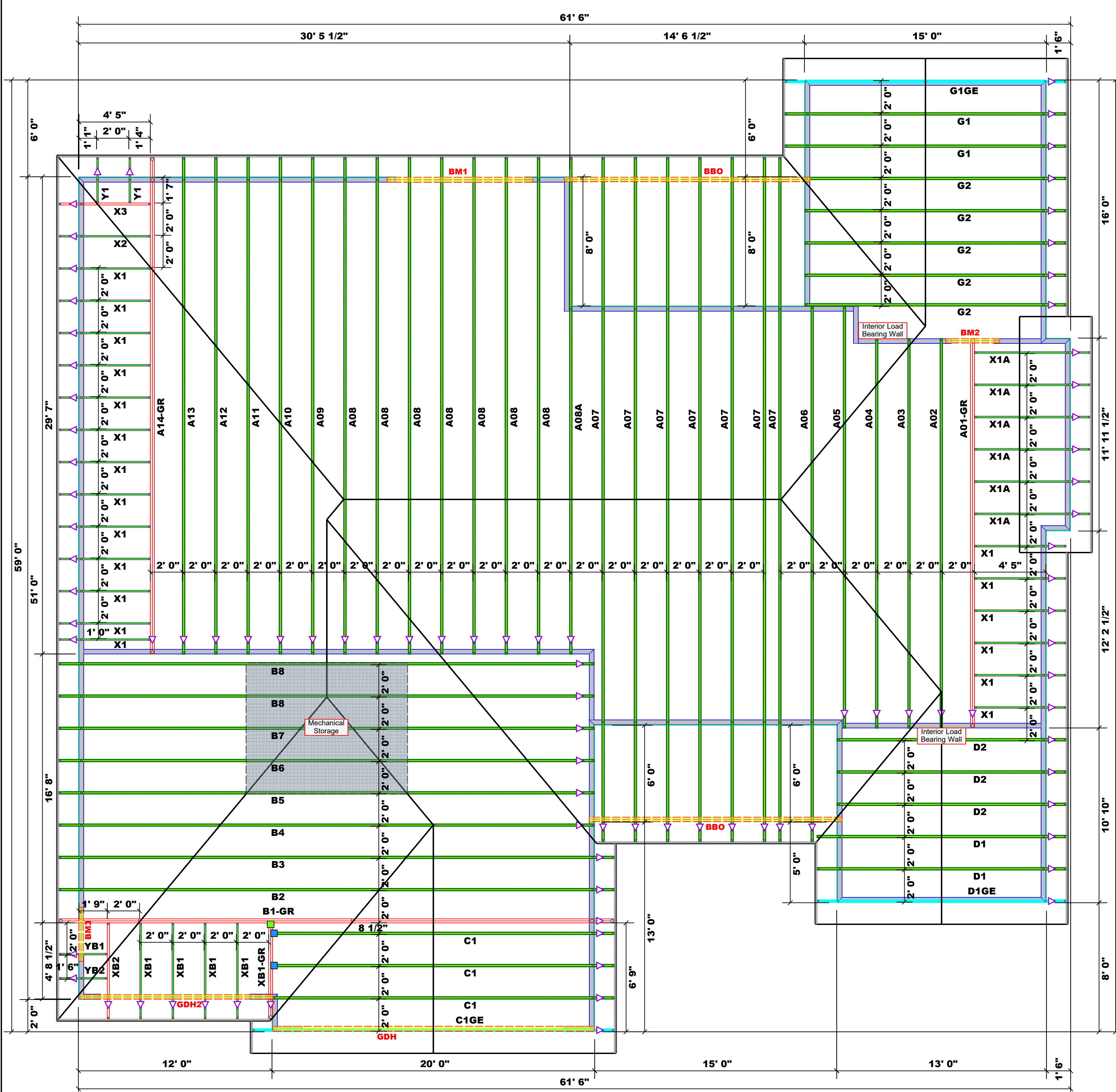
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature _____
David Landry

LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ'D STUDS FOR (1)PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (1)PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (1)PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	5100	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				



All Walls Shown Are Considered Load Bearing

Roof Area = 3636.43 sq.ft.
Ridge Line = 83.27 ft.
Hip Line = 100.12 ft.
Horiz. OH = 205.08 ft.
Raked OH = 81.5 ft.
Decking = 125 sheets

Hatch Legend

[Hatched Box]	Mechanical Storage
[Yellow Box]	Drop Beam

Connector Information

Sym	Product	Manuf	Qty	Supported Member	Header	Truss
[Blue Box]	HUS26	USP	2	Varies	16d/3-1/2"	16d/3-1/2"
[Green Box]	THD26-2	USP	1	Varies	16d/3-1/2"	10d/3"

Products

PlotID	Length	Product	Piles	Net Qty
BM1	9' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
BM2	4' 0"	2x10 SPF No.2	2	2
BM3	4' 0"	2x10 SPF No.2	2	2
GDH	20' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH2	12' 0"	2x10 SPF No.2	2	2

1 Truss Placement Plan
Scale: 1/4"=1'

BUILDER	Watermark Homes	COUNTY	Harnett
JOB NAME	Lot 1 Oak Haven	ADDRESS	Lot 1 Oak Haven
PLAN	Blue Ash	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	07/07/20 10:21:02
QUOTE #	Quote #	DRAWN BY	David Landry
JOB #	J0720-3074	SALESMAN	Anthony Williams

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbcindustry.com