

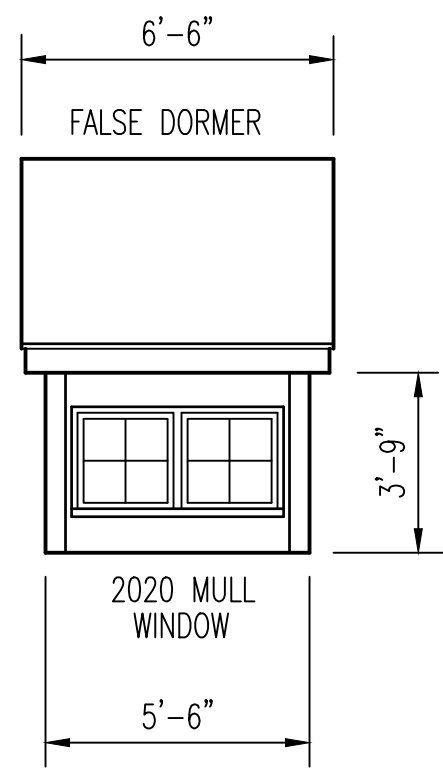
NOTICE TO CONTRACTOR:
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Uniform Building Code review
Permit holder responsible for full compliance with the code

11/06/2020

B. Fisher

HARNETT COUNTY
NORTH CAROLINA



SHINGLES PER SPECIFICATIONS

2040 WINDOW

FINISH CEILING

8'-0"

FINISH FLOOR

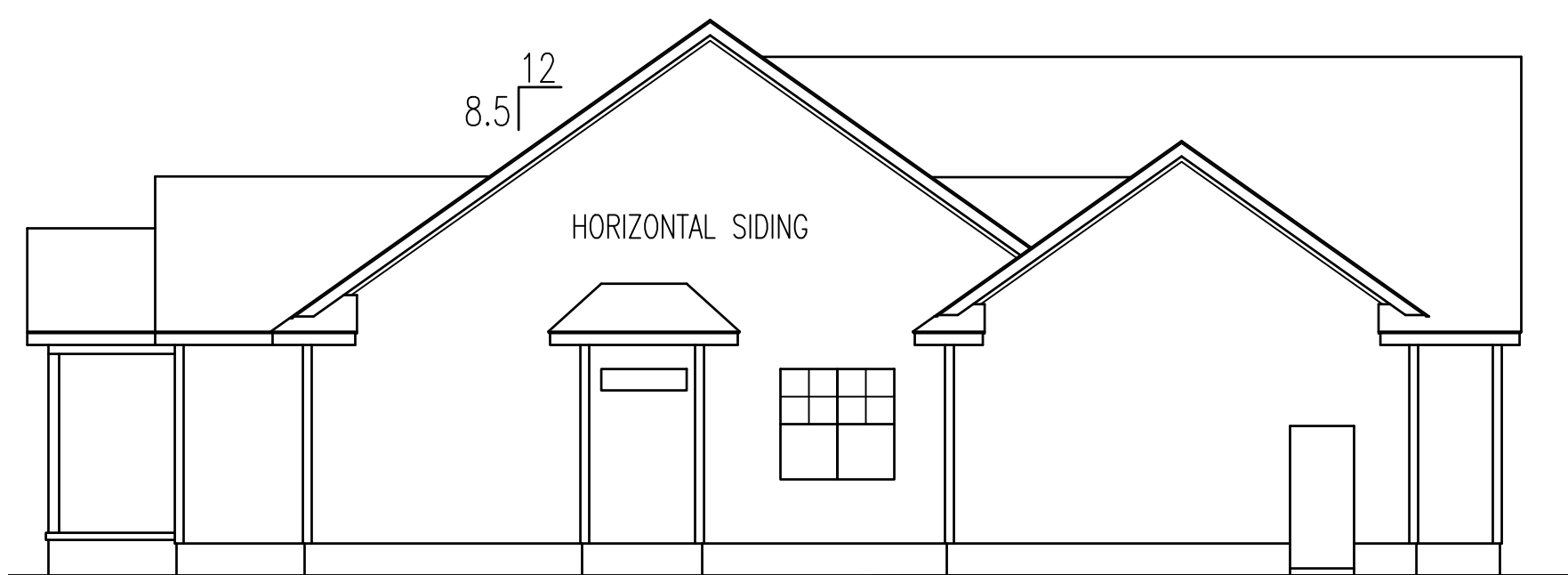
FINISH CEILING

9'-0"

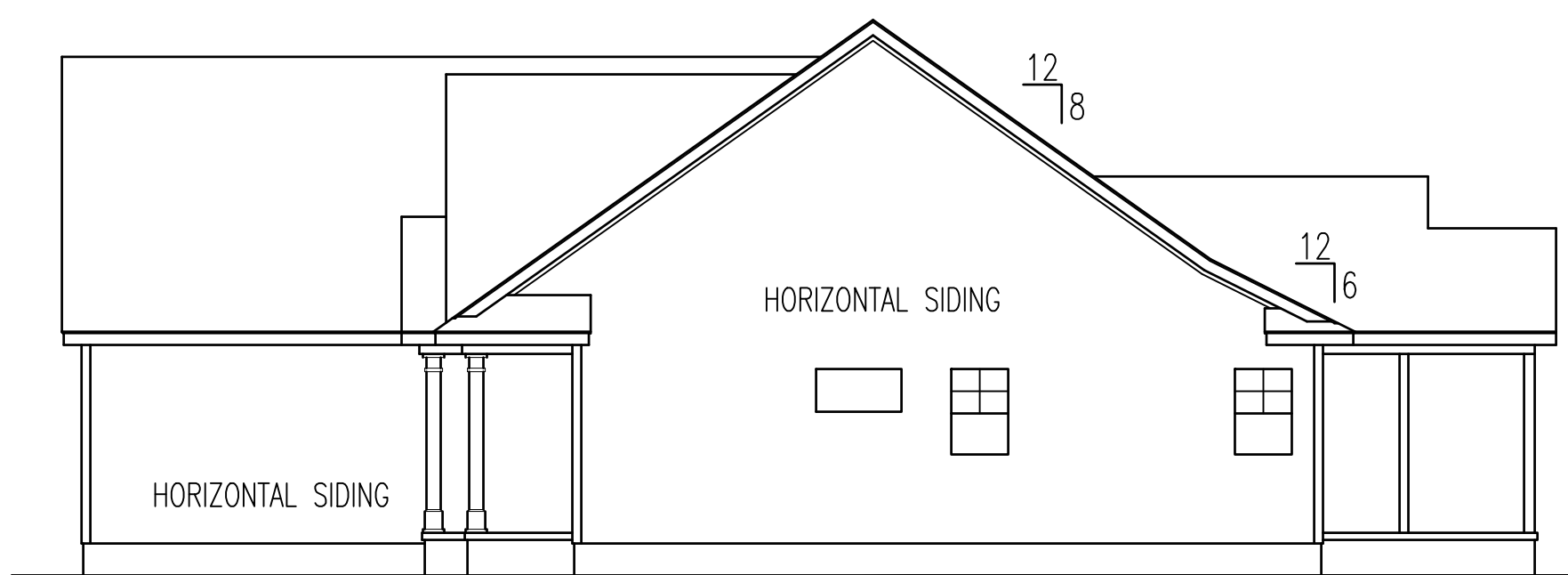
FINISH FLOOR

GRADE VARIES

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

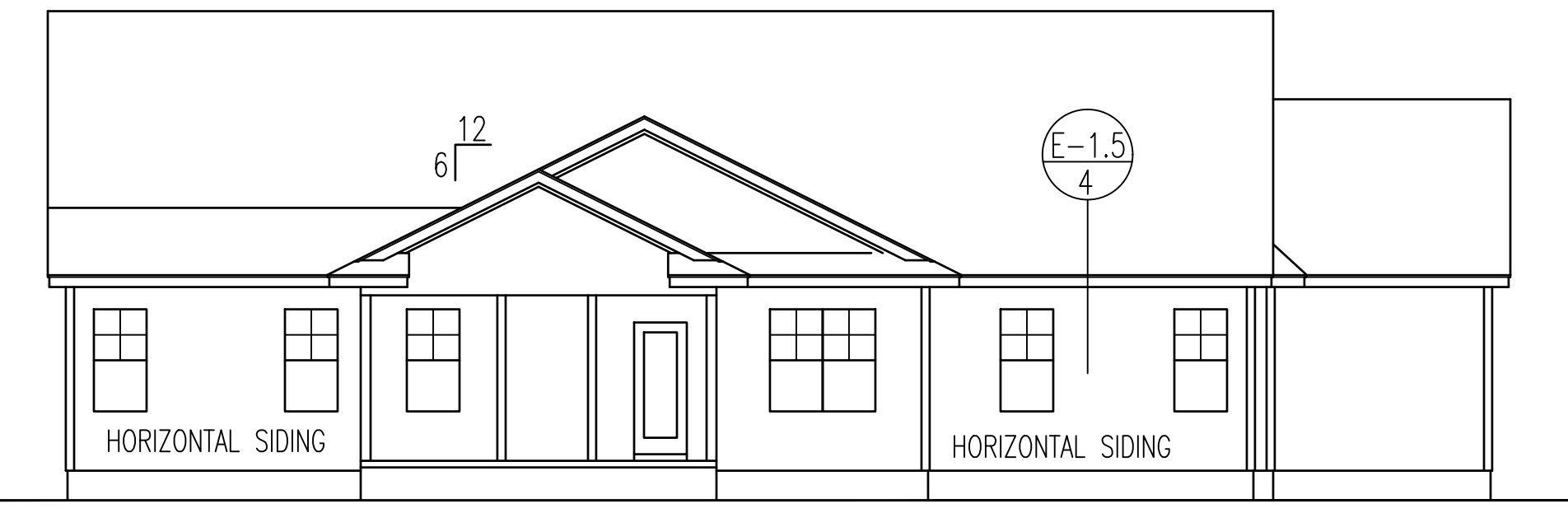
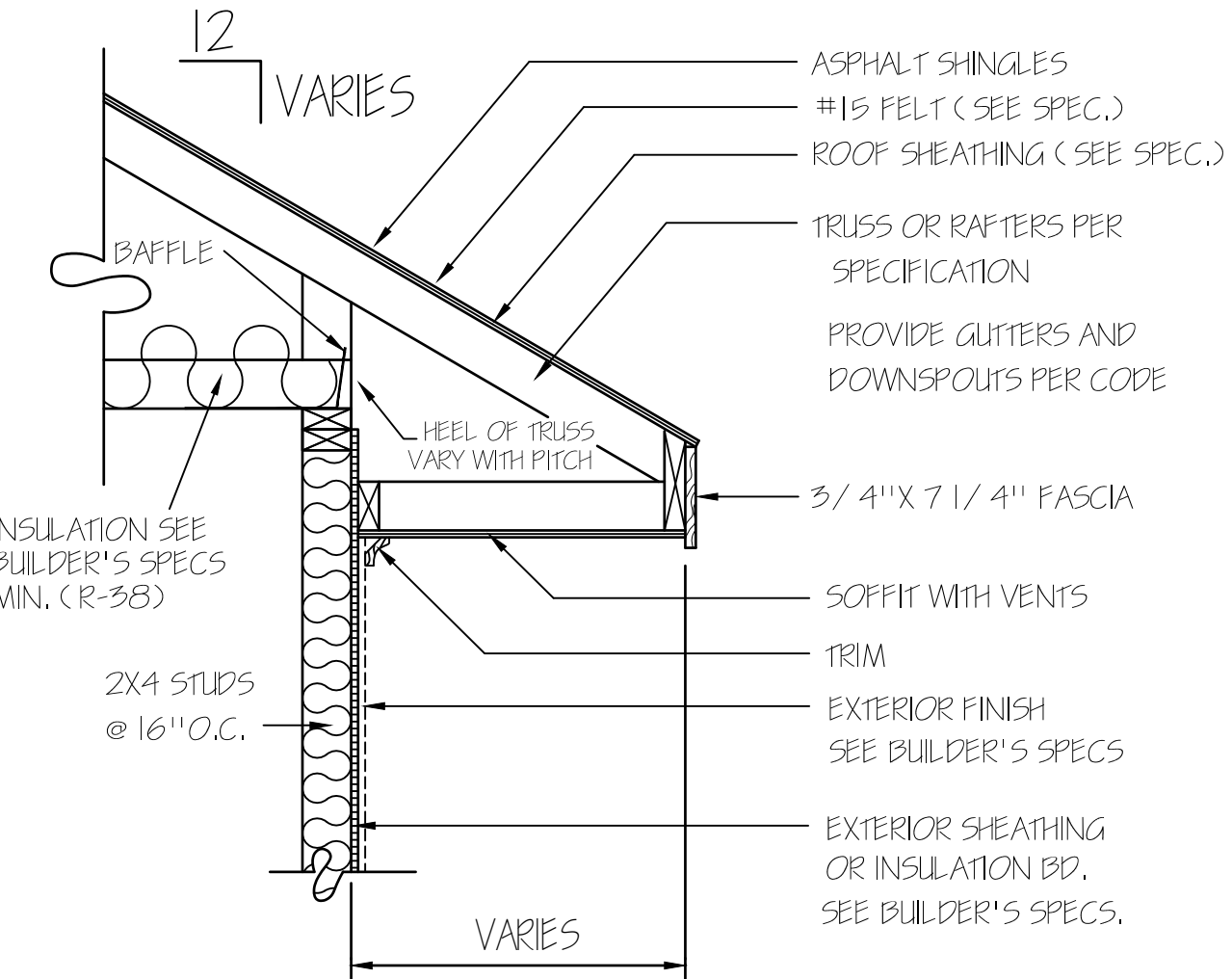


LEFT ELEVATION

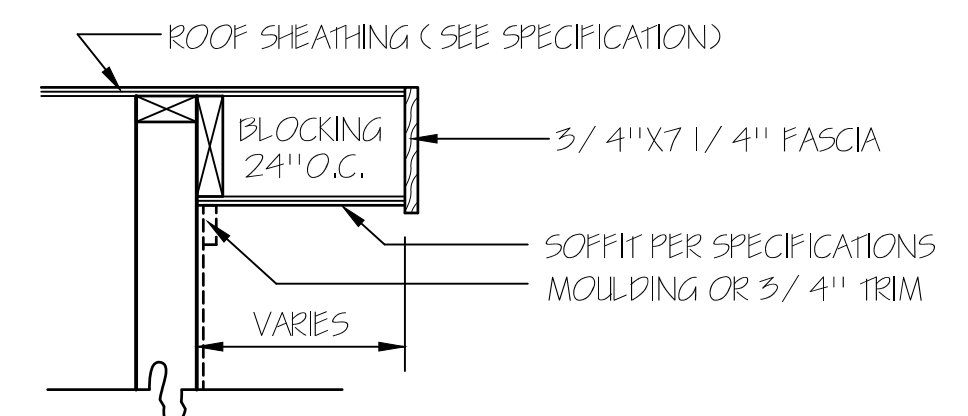


RIGHT ELEVATION

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

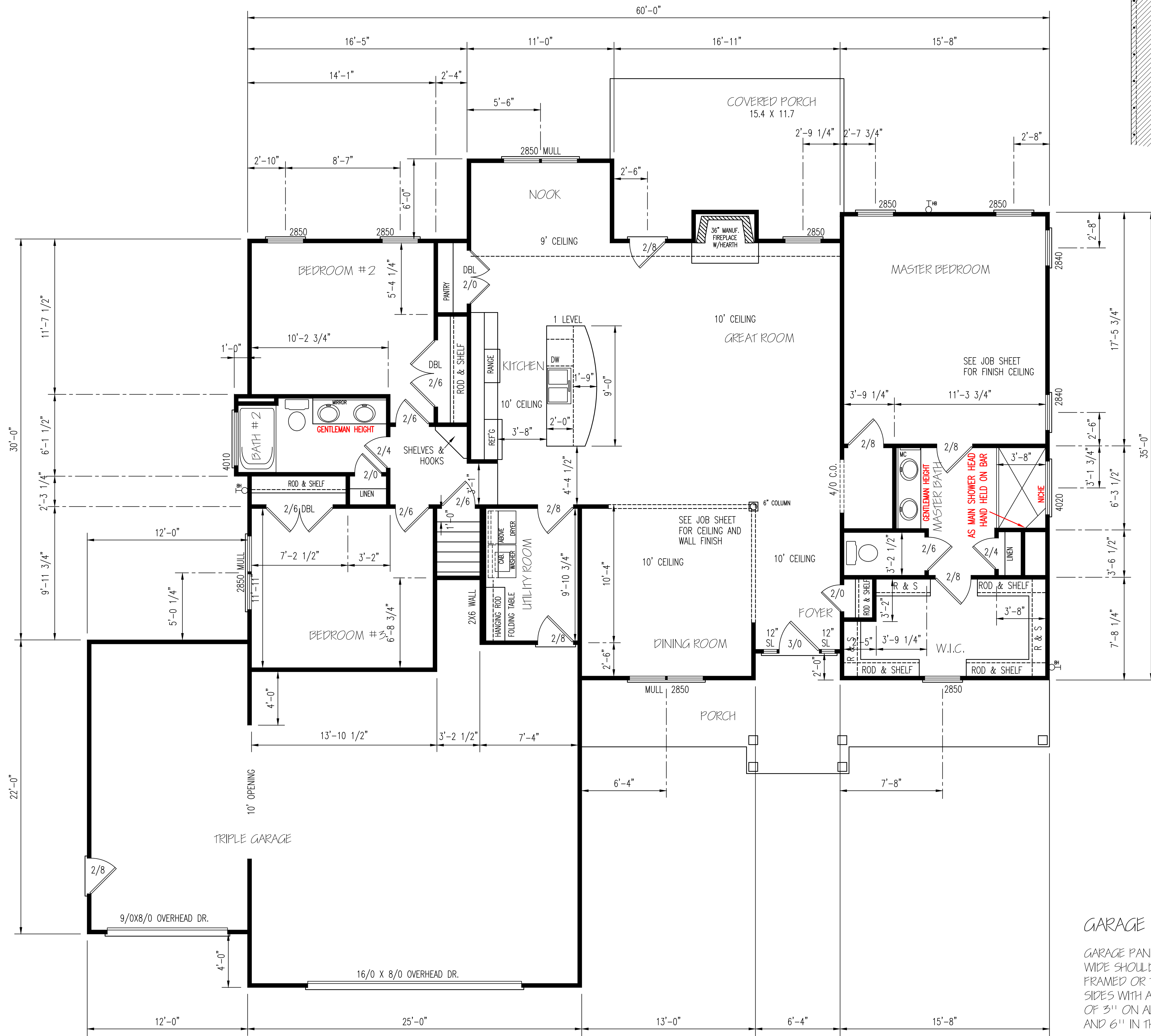
WATERMARK HOMES
EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: OLEANDER II
LOT: 6 OAK HAVEN

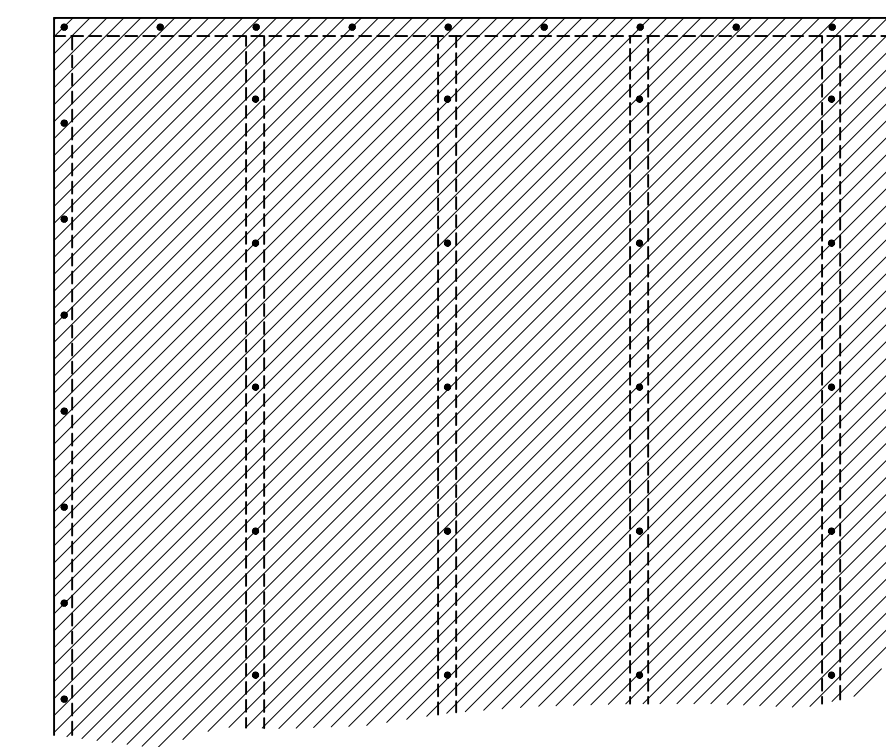
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TM DESIGNS WILL NOT BE LIABLE FOR ANY ERRORS NOT BROUGHT TO THEIR ATTENTION PRIOR TO THE START OF CONSTRUCTION. WHILE EVERY EFFORT WAS MADE IN THE PREPARATION OF THESE DRAWINGS AND DIMENSIONS TO AVOID ERRORS THE OWNER AND/OR BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS, LOCAL AND STATE CODES.
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 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	L	F
DATE: 12/18/19			

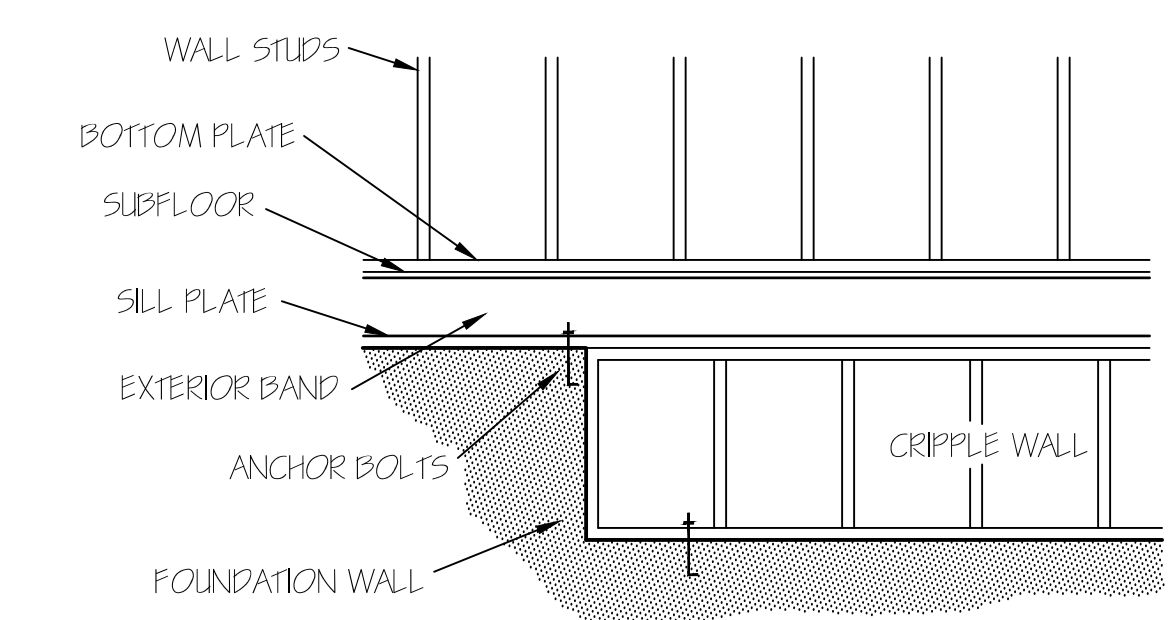


BRACING METHOD

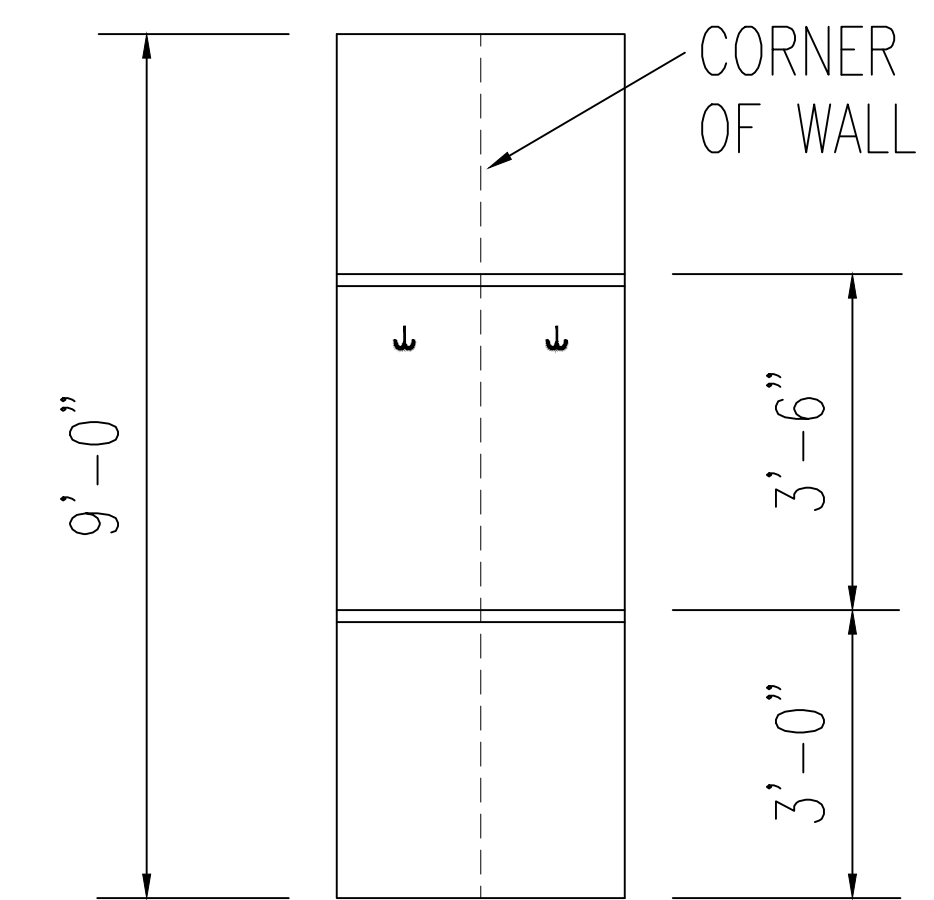


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

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 R602.2.1(D). 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 SQ FT
2ND FL	399 SQ FT
TOTAL	2414 SQ FT

OTHER AREAS	
GARAGE	894 SQ FT
F.PORCH	203 SQ FT
R.PORCH	208 SQ FT

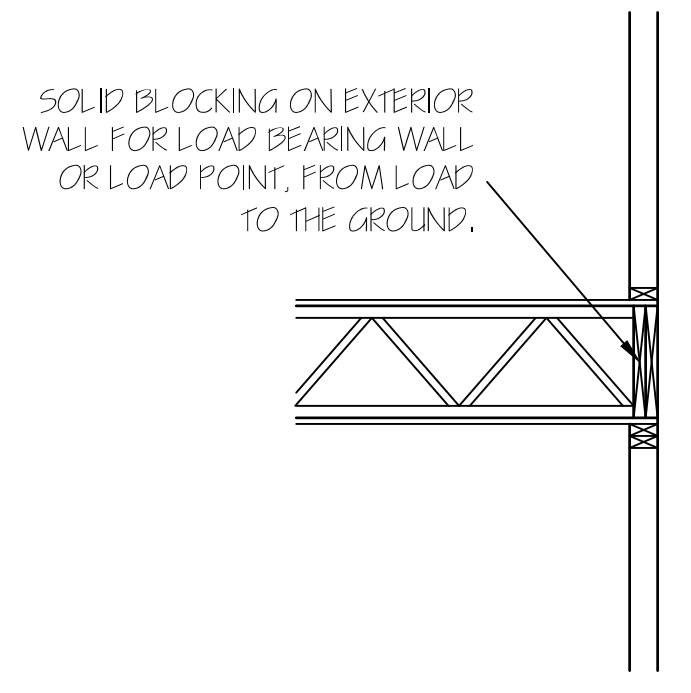
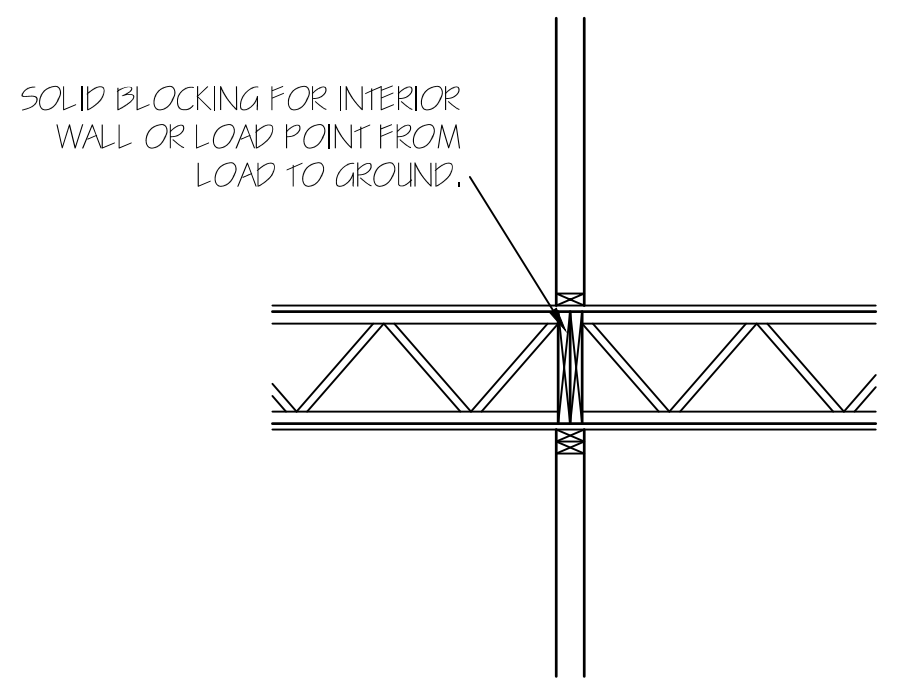
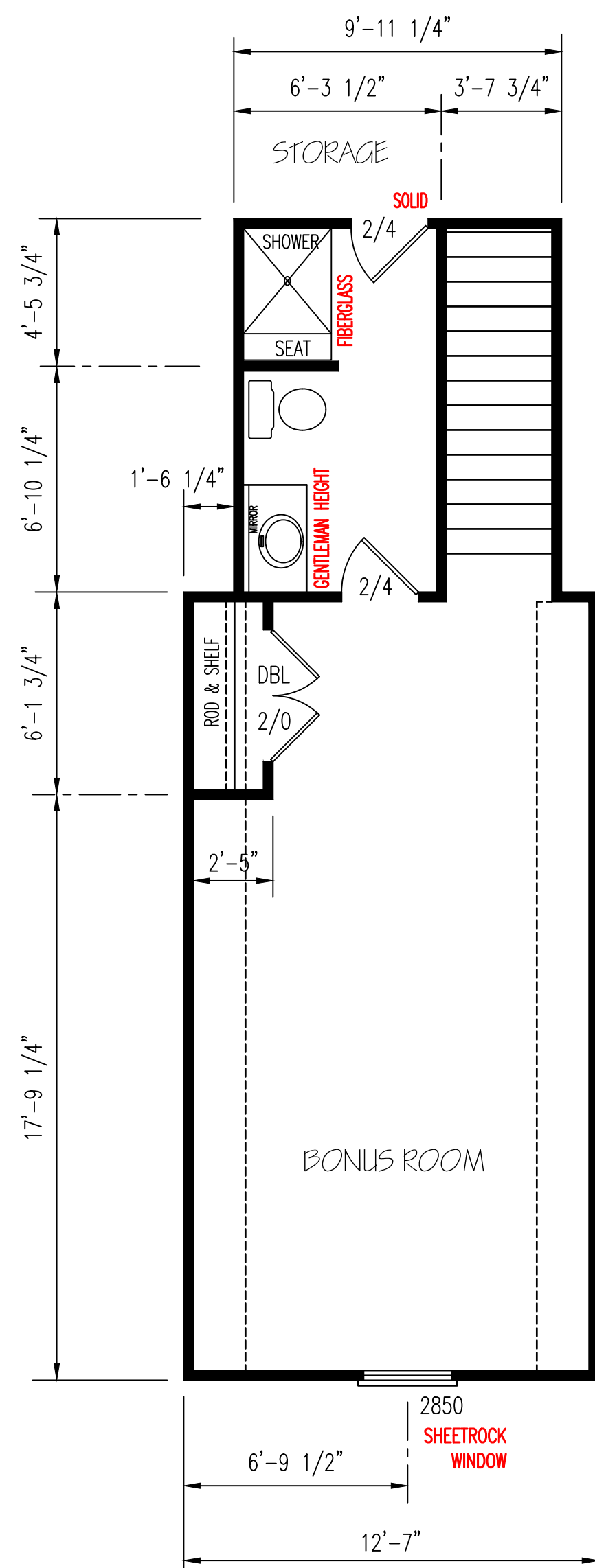
GARAGE PANEL WALL

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.

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

WATERMARK HOMES
 EXCLUSIVE RESIDENCE DESIGN FOR:
 LOT: 6 OAK HAVEN
 NAME: OLEANDER II

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PLAN NUMBER
 RG16-A01
OPTION #4
2 A **DATE:** 12/18/19



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

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: OLEANDER II LOT: 6 OAK HAVEN

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

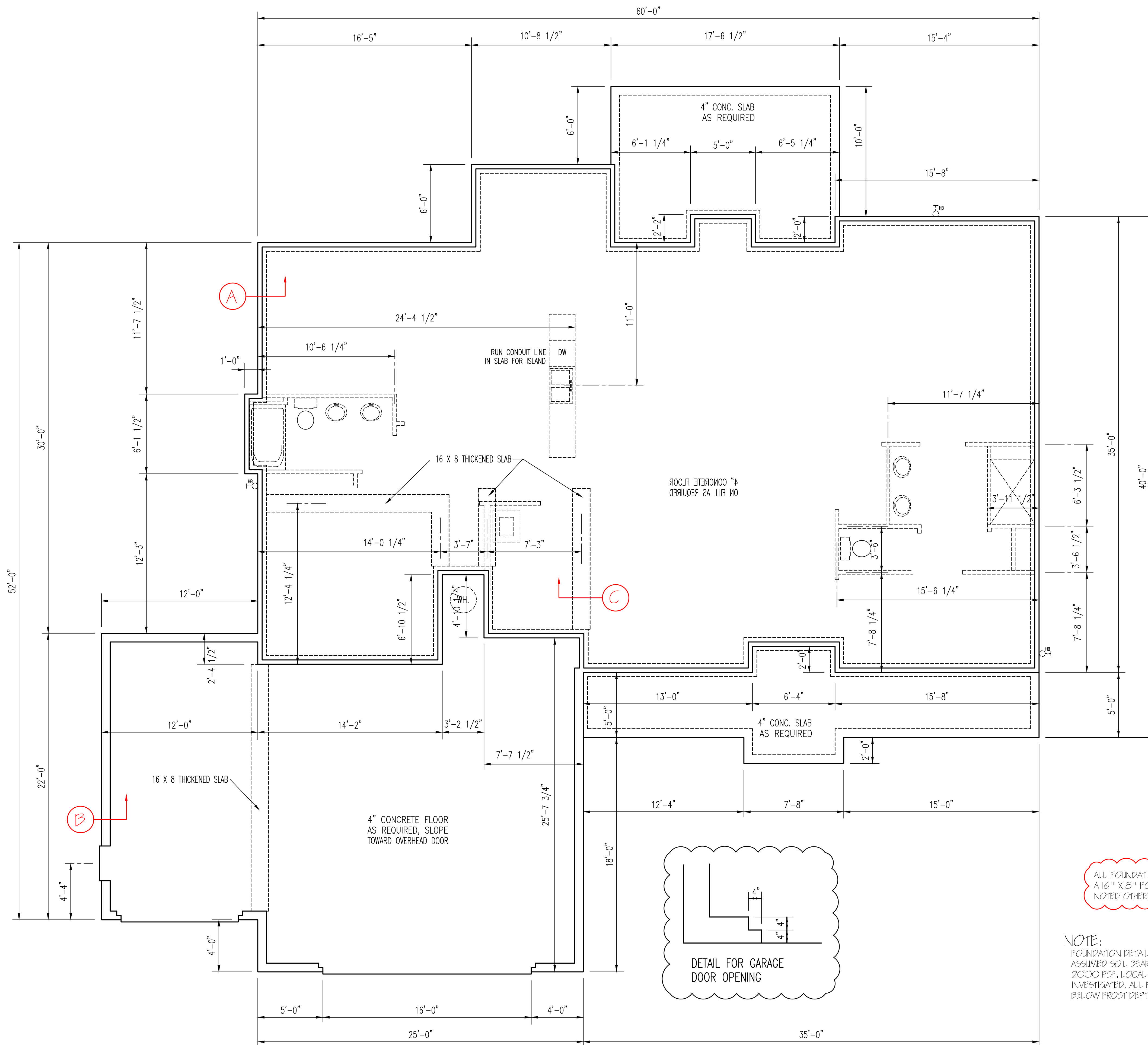
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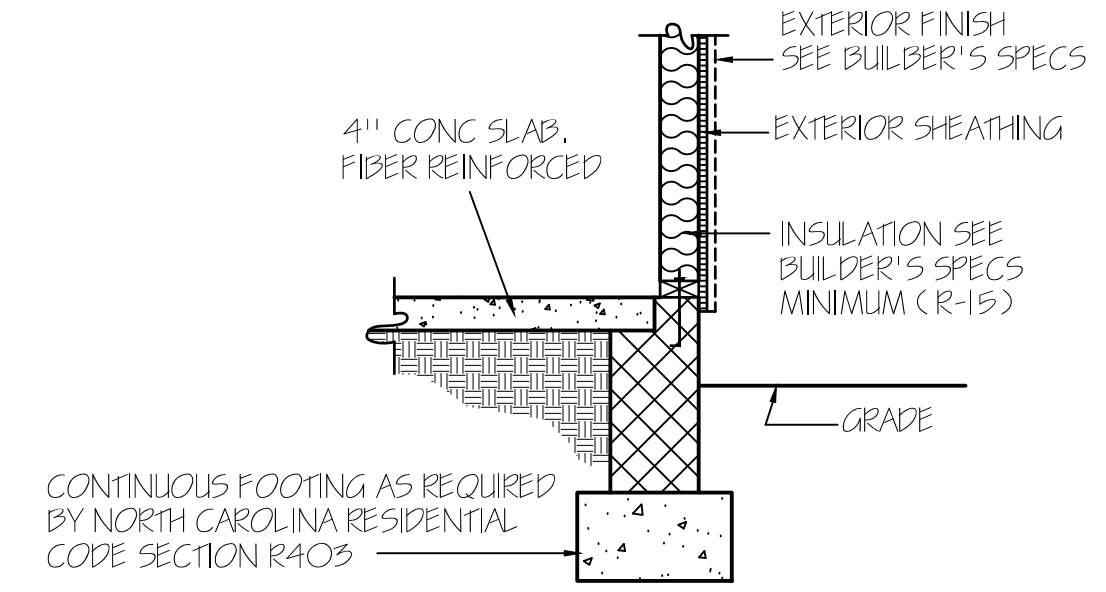
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

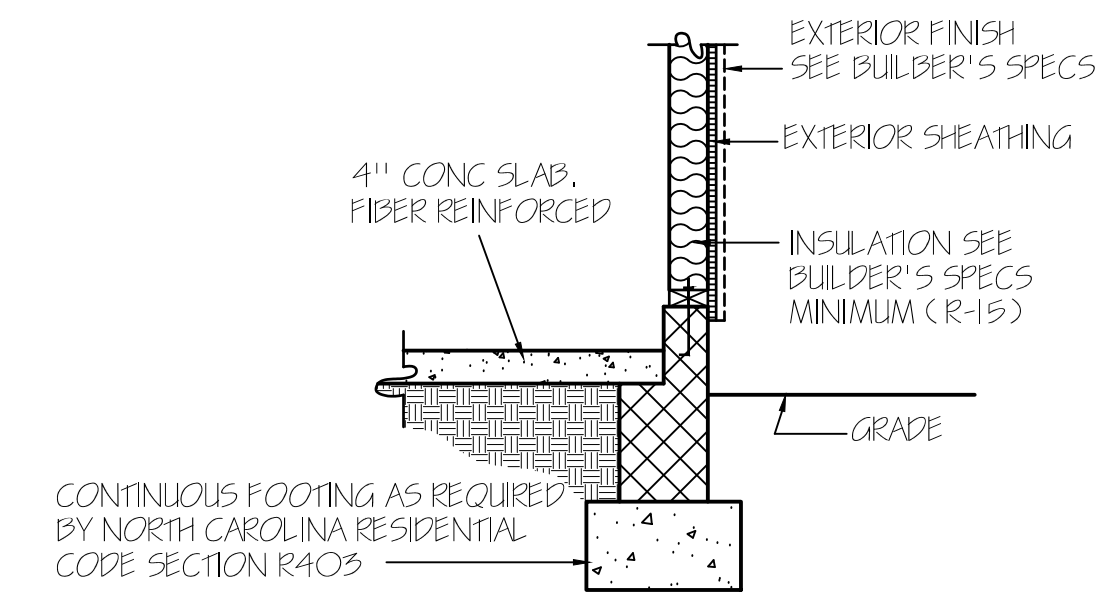
PLAN NUMBER		
RG16-A01		
OPTION #4		
2 _B	GARAGE	L F
DATE:		12/18/19



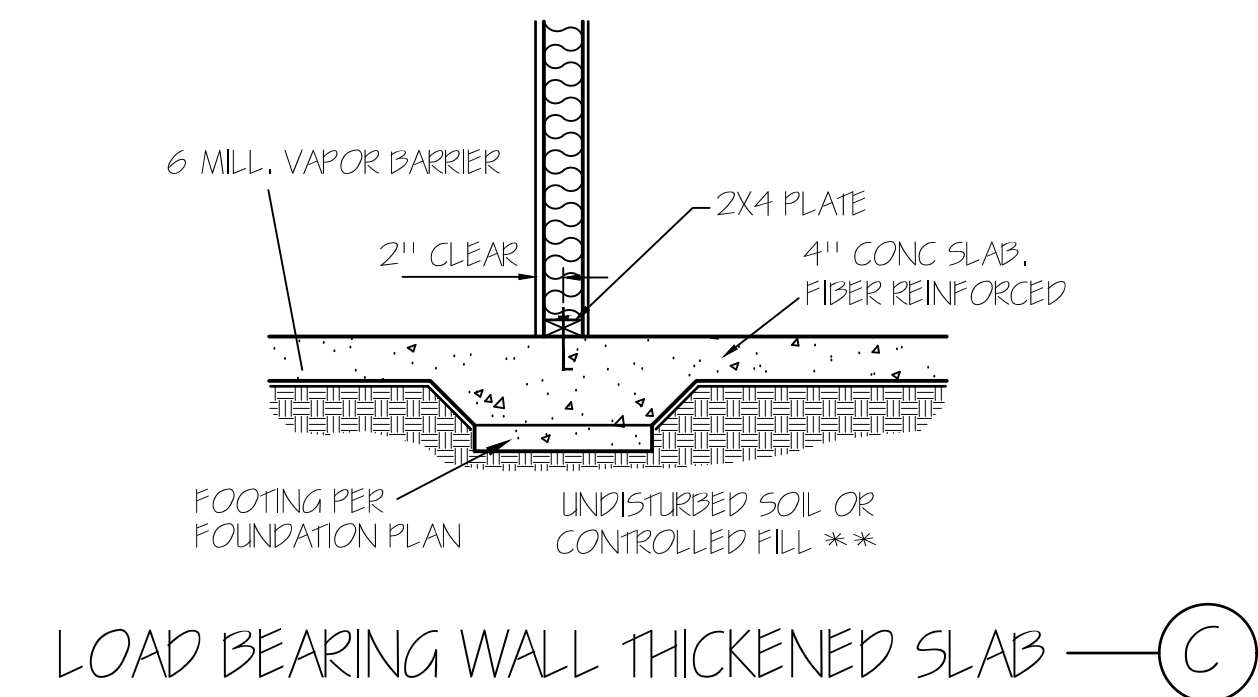
WALL ANCHOR OPTIONS
 USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.
 AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED
 MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS
 PER EACH STUD WALL



CONCRETE SLAB FLOOR — (A)



GARAGE WALL — (B)

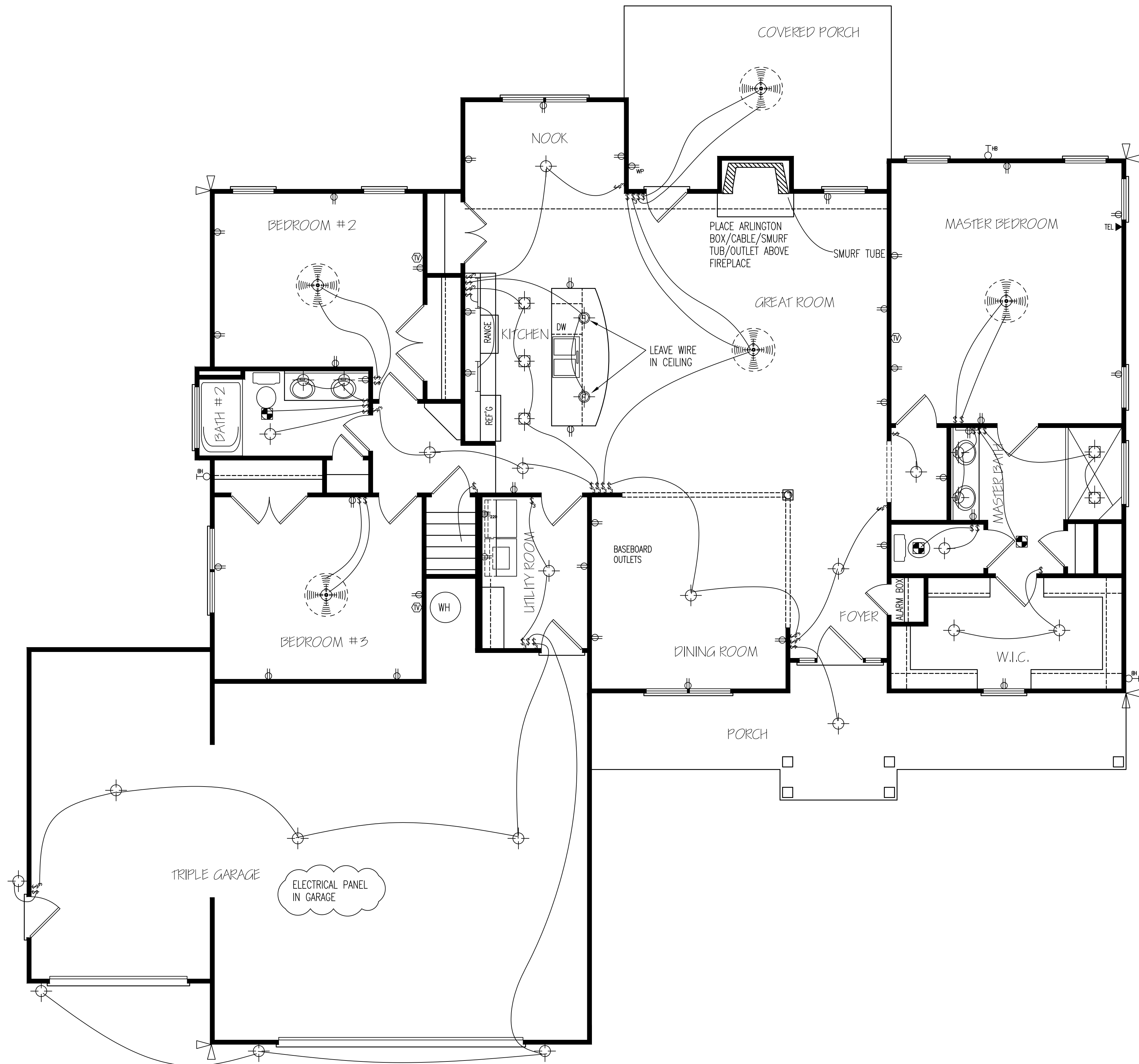


LOAD BEARING WALL THICKENED SLAB — (C)

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.



HERO PACKAGE

FIRST FLOOR ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

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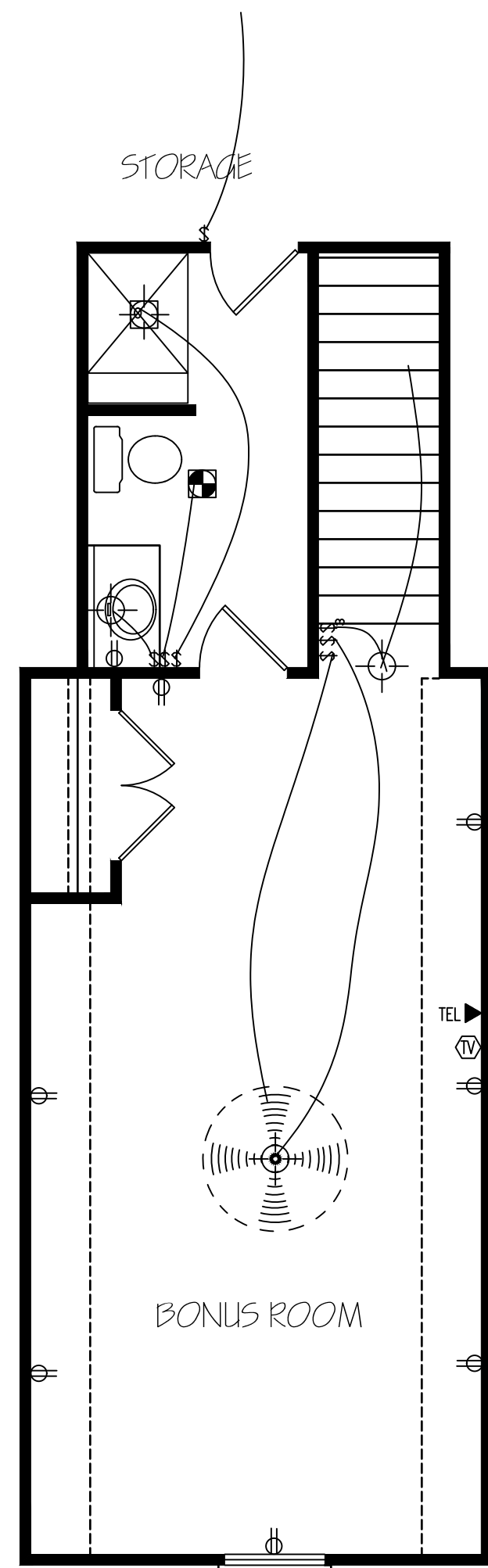
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THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
 RG16-A01
 OPTION #4

E-1	GARAGE	L	F
	DATE:	12/18/19	



BONUS ROOM
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT
TOP AND SWITCHED BOTTOM

HERO PACKAGE

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

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
NAME: OLEANDER II LOT: 6 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

E-2	GARAGE	L	F
	DATE:	12/18/19	



ROOF & FLOOR TRUSSES & BEAMS

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

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. The individual design sheets for each truss design identified on 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 1500#. A registered design professional shall be retained to design the support system for all reactions that exceed 1500#.

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 1500#. A registered design professional shall be retained to design the support system for all reactions that exceed 1500#.

Signature: Sales Area

Truss List	Truss	Qty	Span	Ply	Overhang	Height
A1-GE	1	39' 11"	1	1' 3"	11' 5 3/4"	
A2	7	39' 11"	1	1' 3"	11' 5 3/4"	
A3	3	37' 11"	1		11' 5 3/4"	
A4	1	37' 11"	1		11' 5 3/4"	
A5	6	37' 11"	1	L: 1' 3" R: 1' 3"	11' 5 3/4"	
A6	4	30' 3 3/4"	1		11' 5 3/4"	
A7	2	20' 1 1/2"	1	L: 1' 3" R:	11' 5 3/4"	
A7A	4	20' 1 1/2"	2	L: 1' 3" R:	11' 5 3/4"	
A8	3	32' 4"	1	L: 1' 3" R:	11' 5 3/4"	
A9-GE	1	32' 4"	1	L: 1' 3" R:	11' 5 3/4"	
B1-GE	1	17' 7"	1	1' 3"	5' 8 7/16"	
B2	2	17' 7"	1	1' 3"	5' 8 7/16"	
C1-GE	1	28' 2 1/2"	1	1' 3"	8' 4 5/16"	
C2	1	28' 2 1/2"	1	1' 3"	8' 4 5/16"	
C3	1	28' 2 1/2"	1	L: 1' 3" R:	8' 4 5/16"	
D1-GE	1	24' 11"	1	1' 3"	11' 5 3/4"	
D2	1	24' 11"	1	1' 3"	11' 5 3/4"	
D3	7	24' 11"	1	L: 1' 3" R:	11' 5 3/4"	
D4	2	24' 11"	1		11' 5 3/4"	
D5	1	24' 11"	1		11' 5 3/4"	
E1-GE	1	7' 7"	1	1' 3"	5' 9 7/16"	
E2	1	7' 7"	1		5' 9 7/16"	
G1-GE	1	21' 11"	1	1' 3"	9' 4 1/4"	
G2	5	21' 11"	1	1' 3"	9' 4 1/4"	
PB1	2	10' 0"	1		3' 6 1/2"	
PB2	24	10' 0"	1		3' 6 1/2"	
PB3	4	6' 2"	1		3' 6 1/2"	
PB4	12	5' 11 5/16"	1		2' 11 11/16"	
VA-1	1	23' 3 9/16"	1		11' 7 3/4"	
VA-2	1	20' 5 9/16"	1		10' 2 3/4"	
VA-3	1	17' 7 9/16"	1		8' 9 3/4"	
VA-4	1	14' 9 9/16"	1		7' 4 3/4"	
VA-5	1	11' 11 9/16"	1		5' 11 3/4"	
VA-6	1	9' 1 9/16"	1		4' 6 3/4"	
VA-7	1	6' 3 9/16"	1		3' 1 3/4"	
VA-8	1	3' 5 9/16"	1		1' 8 3/4"	
VC-1	1	26' 10 5/8"	1		6' 8 5/8"	
VC-2	1	21' 2 5/8"	1		5' 3 5/8"	
VC-3	1	15' 6 5/8"	1		3' 10 5/8"	
VC-4	1	9' 10 5/8"	1		2' 5 5/8"	
VC-5	1	4' 2 5/8"	1		1' 0 5/8"	

Connector Information				Nail Information		
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
■	JUS26	USP	4	Varies	10d3"	10d3"

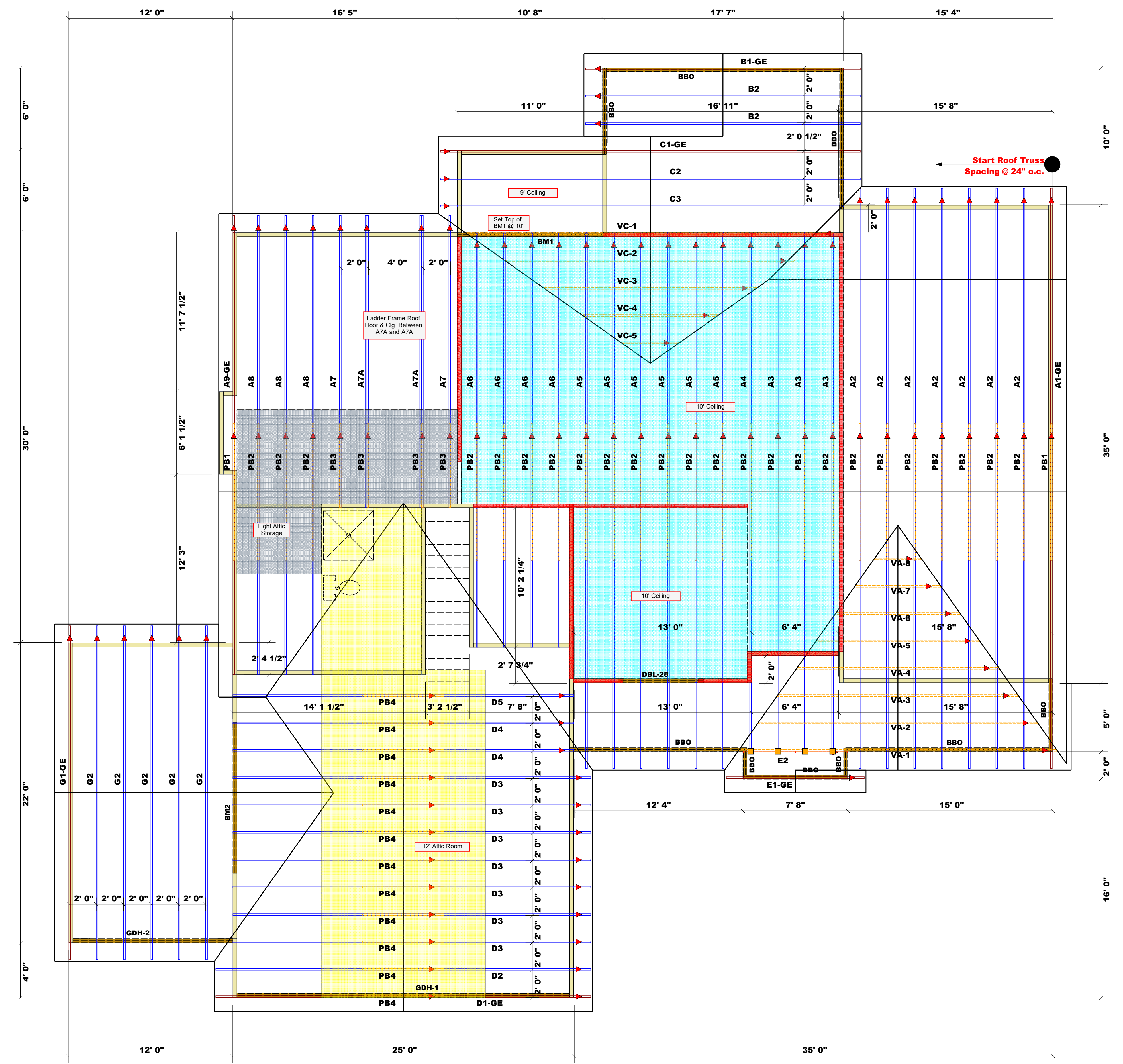
Beam Schedule				
PlotID	Length	Product	Piles	Net Qty
DBL-28	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH-1	25' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH-2	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1	11' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM2	11' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2

▲ = Indicates Left End of Truss (Reference Engineered Truss Drawing) Do Not Erect Trusses Backwards

Roof Area = 4581.87 sq.ft.
 Ridge Line = 161.78 ft.
 Hip Line = 0 ft.
 Horiz. OH = 122.65 ft.
 Raked OH = 278.43 ft.
 Decking = 158 sheets

All Walls Shown Are Considered Load Bearing

WALL SCHEDULE	
—	9' Plate Height
—	10' Plate Height
- - - -	Non-Bearing Walls



Truss Placement Plan
 SCALE: 1/4" = 1'-0"

COUNTY	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALESMAN
Hammett County	Lot 6 Oak Haven	Roof	10/27/20	Anthony Williams	Anthony Williams

BUILDER	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #
Watermark Homes	Lot 6 Oak Haven	Oleander II Plan	12/18/19	NA	J1020-5007

LOAD CHART FOR JACK STUDS		
BASED ON TABLES SMC202 & S3		
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADERS/BEAM		
REQ. REACTION (KIP)	REQ. STUDS PER END	REQ. STUDS PER END
1700	1	2550
3400	2	5100
5100	3	7650
6800	4	10200
8500	5	12750
10200	6	15300
11900	7	
13600	8	
15300	9	

WALL ANCHOR OPTIONS
 USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" O.D.
 AND NOT MORE THAN 12" FROM
 MIN. 7" INTO FOUNDATION
 PER EACH STUD WALL

comTech
ROOF & FLOOR TRUSSES & BEAMS
 Fayetteville, N.C. 28309
 Phone: (910) 864-8787
 Fax: (910) 864-4444

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. The building designer is responsible for the design of the building structure, including the roof and floor system and for the overall structure. The design of the truss system and anchoring to the foundation is the responsibility of the building designer. For general guidance regarding trusses, consult ICC-ES E-1000 and ICC-ES E-1001 provided with the truss delivery package or online @ www.comtech.com

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 (I 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 1500#. 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 1500#.

Signature: _____
 Sales Area

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A7A	4	20' 1 1/2"	2	L: 1' 3" R:	11' 5 3/4"	
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C3	1	28' 2 1/2"	1	L: 1' 3" R:	8' 4 5/16"	
D1-GE	1	24' 11"	1	1' 3"	11' 5 3/4"	
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D4	2	24' 11"	1		11' 5 3/4"	
D5	1	24' 11"	1		11' 5 3/4"	
E1-GE	1	7' 7"	1	1' 3"	5' 9 7/16"	
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VC-3	1	15' 6 5/8"	1		3' 10 5/8"	
VC-4	1	9' 10 5/8"	1		2' 5 5/8"	
VC-5	1	4' 2 5/8"	1		1' 0 5/8"	

Connector Information		Nail Information	
Sym	Product	Header	Truss
■	JUS26	USP	4
■	Varies	1003"	1003"

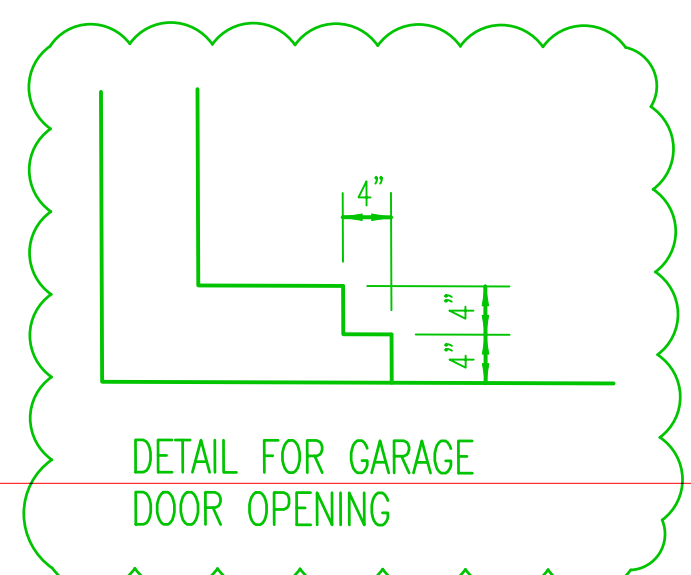
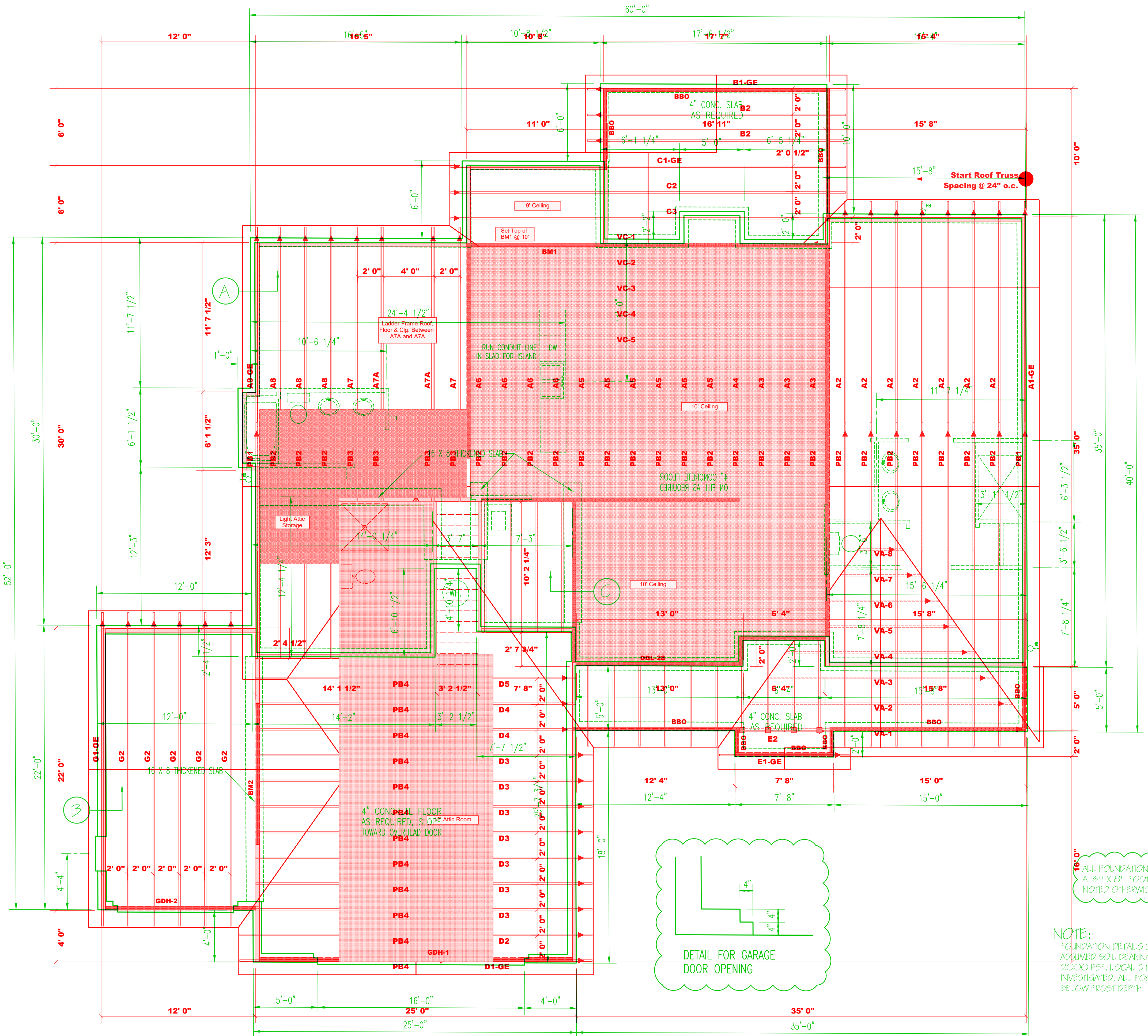
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ProdID	Length	Product	Plies
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GDH-1	25' 0"	1-3/4" X 11-7/8" LVL Kerto-S	2
GDH-2	12' 0"	1-3/4" X 11-7/8" LVL Kerto-S	2
BM1	11' 0"	1-3/4" X 11-7/8" LVL Kerto-S	2
BM2	11' 0"	1-3/4" X 11-7/8" LVL Kerto-S	2

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 — 10" Plate Height
 - - - - - Non-Bearing Walls



NOTE: ALL FOUNDATION WALLS MUST BE 16\"/>

Truss Placement Plan
 SCALE: 1/4" = 1'-0"

COUNTY	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALESMAN
Harmet County	Lot 6 Oak Haven	Roof	10/27/20	Anthony Williams	Anthony Williams

BUILDER	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #
Watermark Homes	Lot 6 Oak Haven	Roof	12/18/19	NA	J1020-5007

REQ. REACTION (KIP)	NO. OF STUDS	REQ. REACTION (KIP)	NO. OF STUDS
1700	1	2550	1
3400	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		