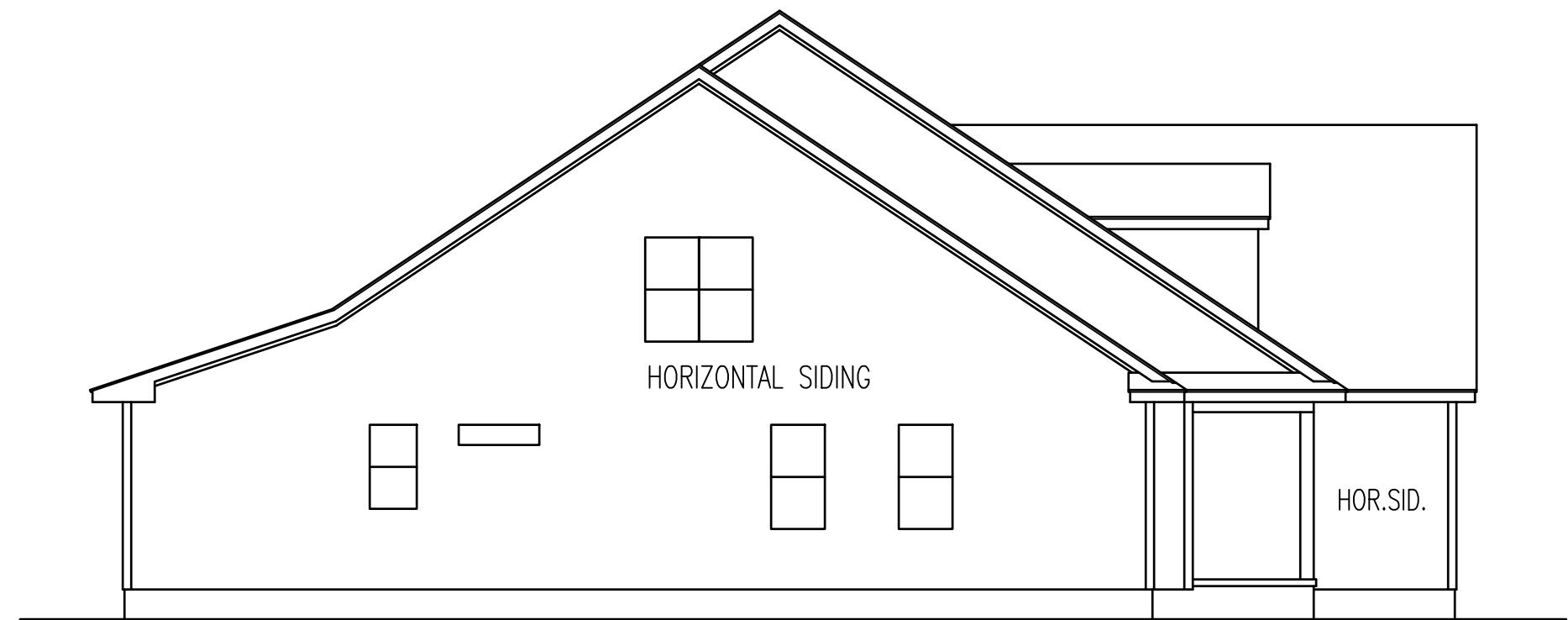
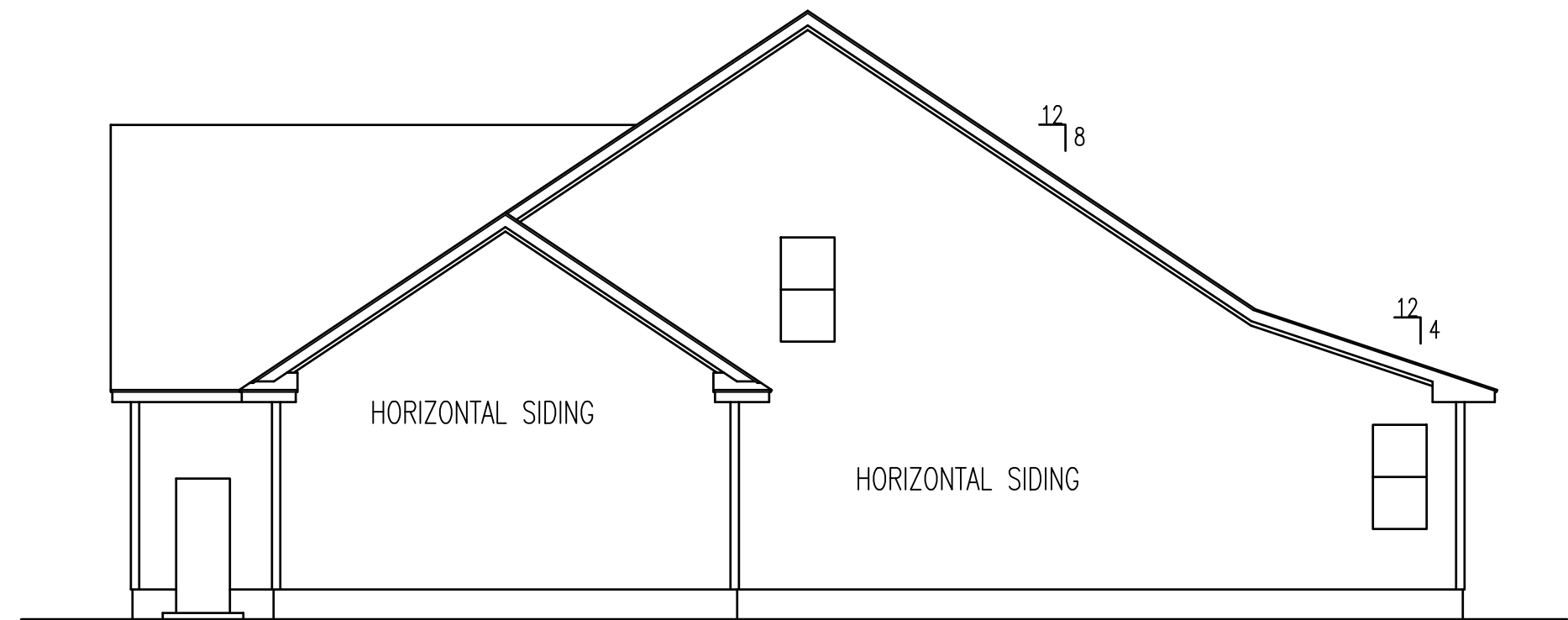




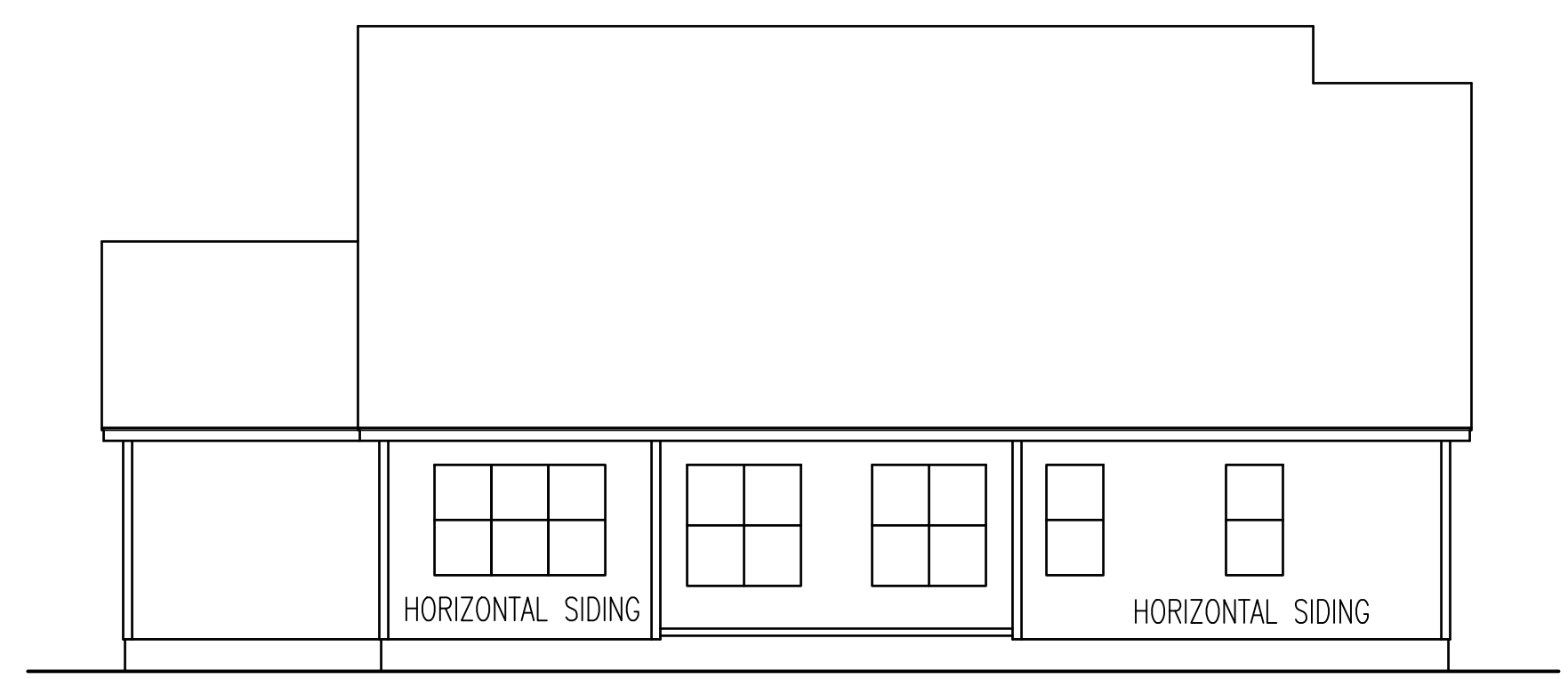
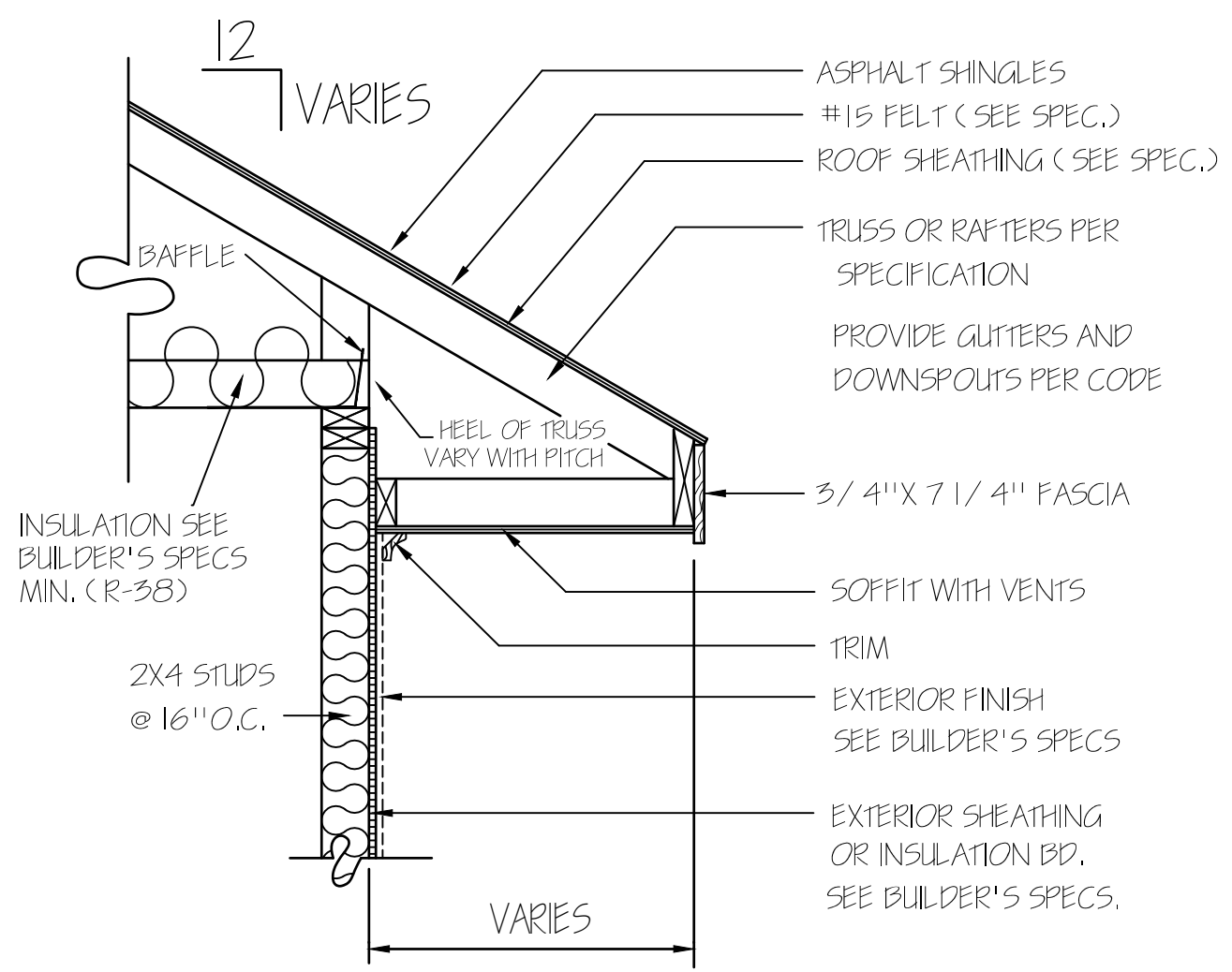
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



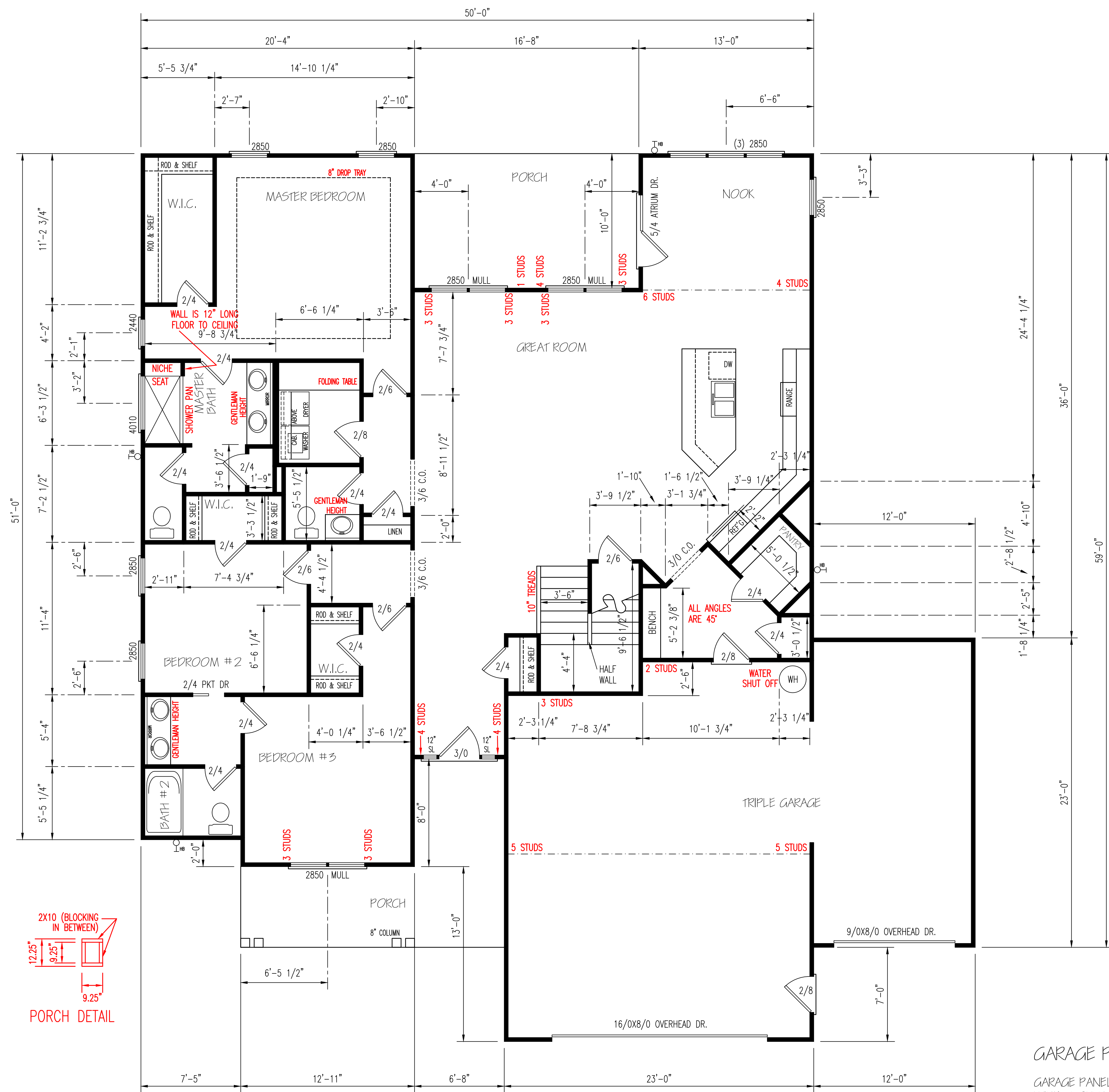
LEFT ELEVATION



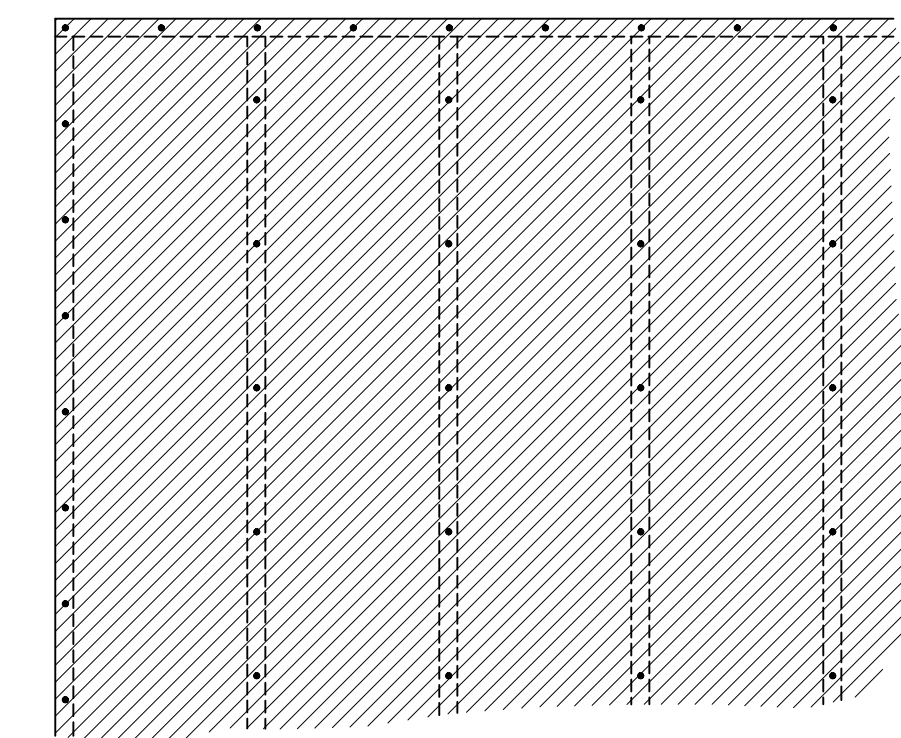
RIGHT ELEVATION



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



BRACING METHOD

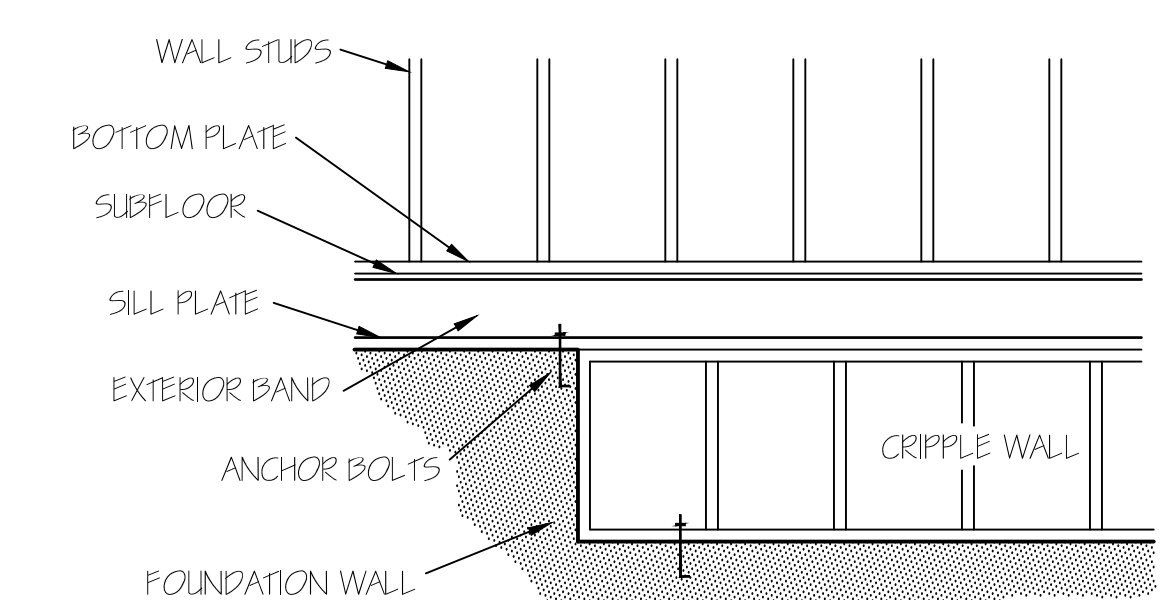


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB, NAILING PATTERN TO BE 6" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

(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

ENERGY TABLE
 UFACTOR OF WINDOWS .30
 CLIMATE ZONE 3
 INSULATION: WALLS 15
 CEILING 38
 FLOORS 19



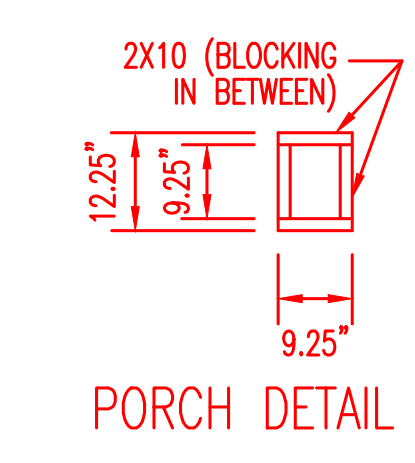
FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDS ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

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

HEATED AREA	
1ST FL	2092 SQ FT
2ND FL	456 SQ FT
TOTAL	2548 SQ FT

OTHER AREAS	
GARAGE	622 SQ FT
F.PORCH	184 SQ FT
R.PORCH	167 SQ FT
STORAGE	194 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.

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

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

LOT: 128 BALLARD WOODS

NAME: PEACH WILLOW III

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TINA 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.

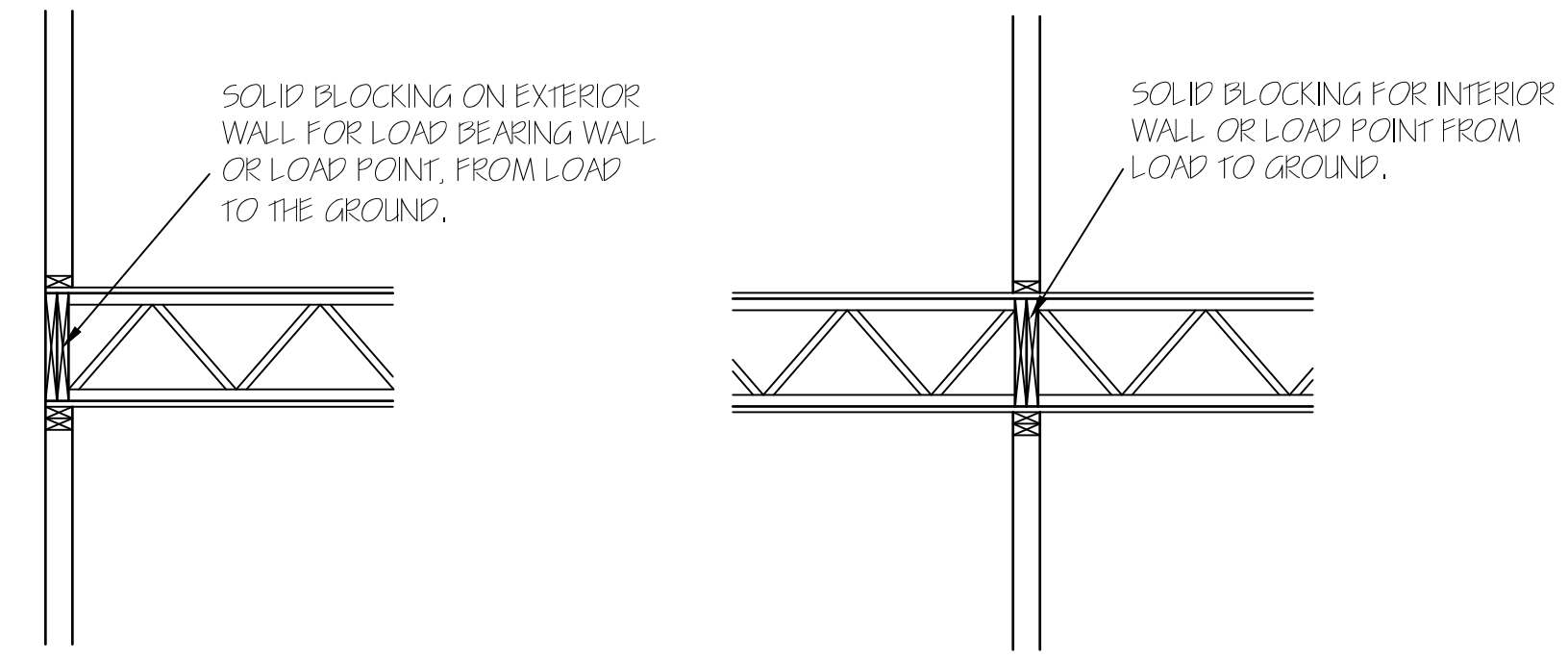
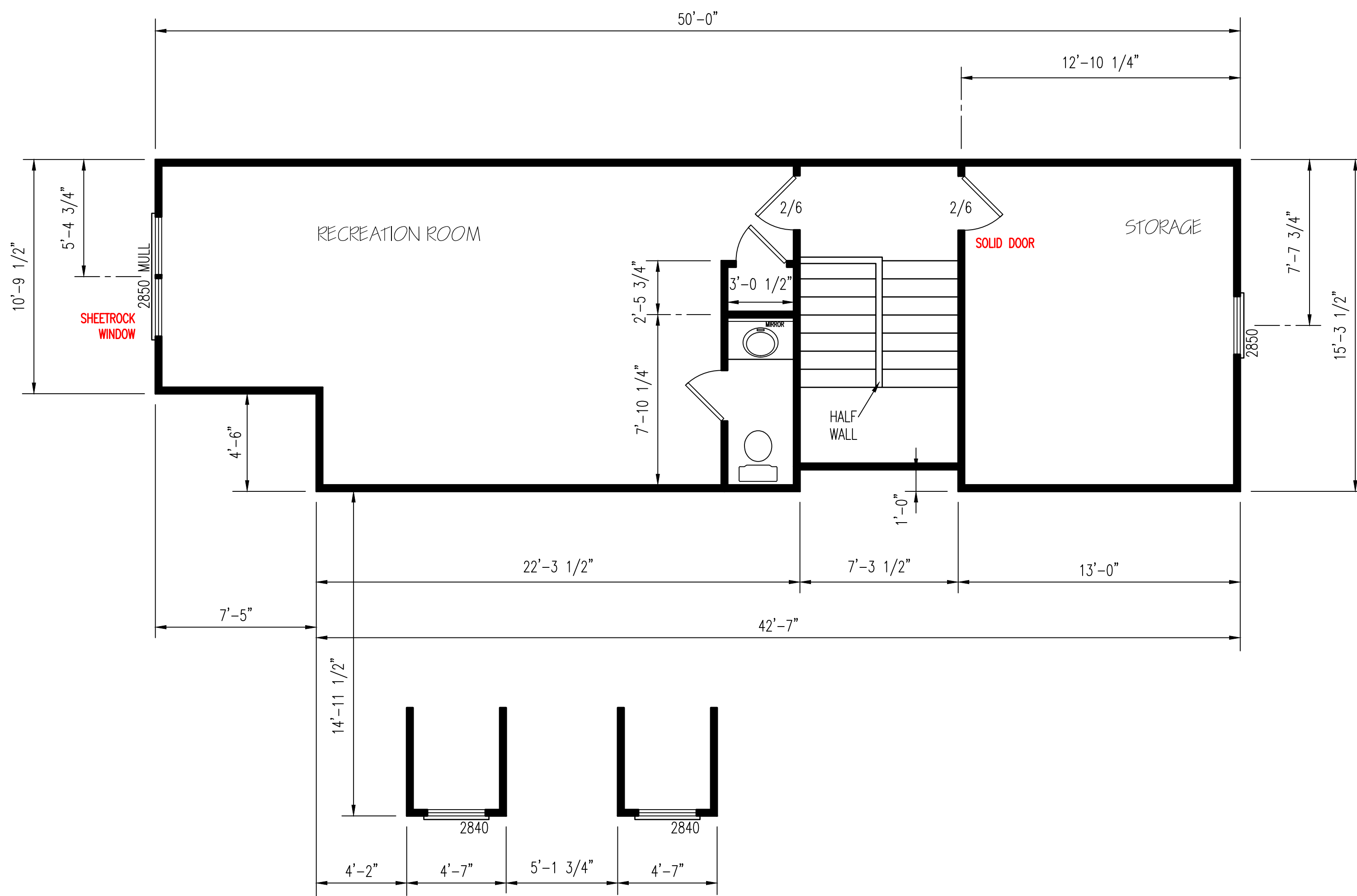
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2015 INTERNATIONAL BUILDING CODES

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

PLAN NUMBER
 RG25-A08

OPTION #3

2 A GARAGE | R | F
 DATE: 2/24/21



(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

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

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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.

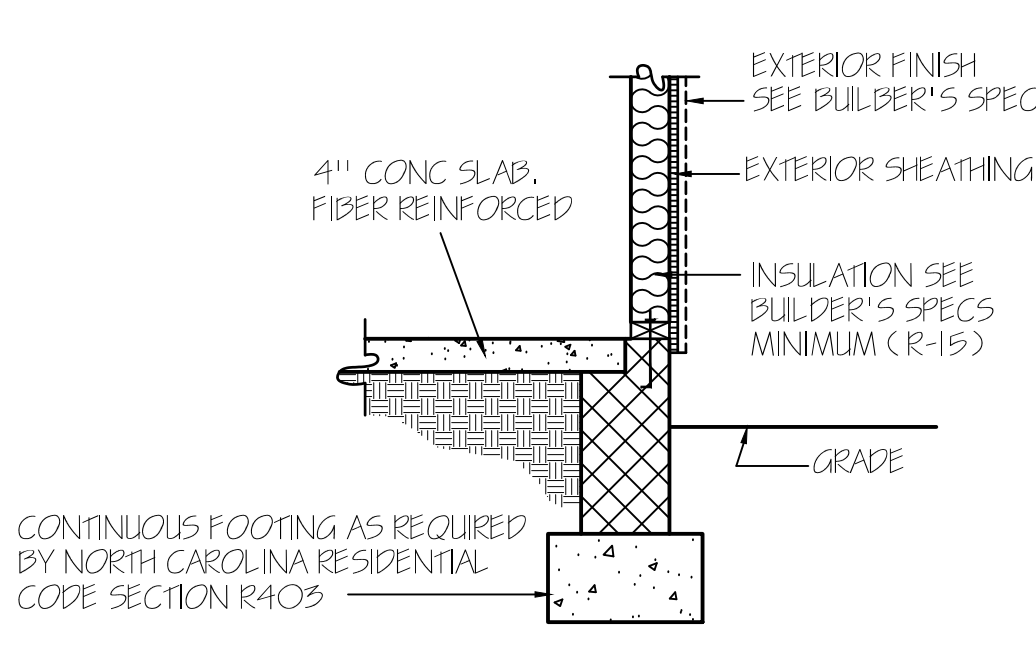
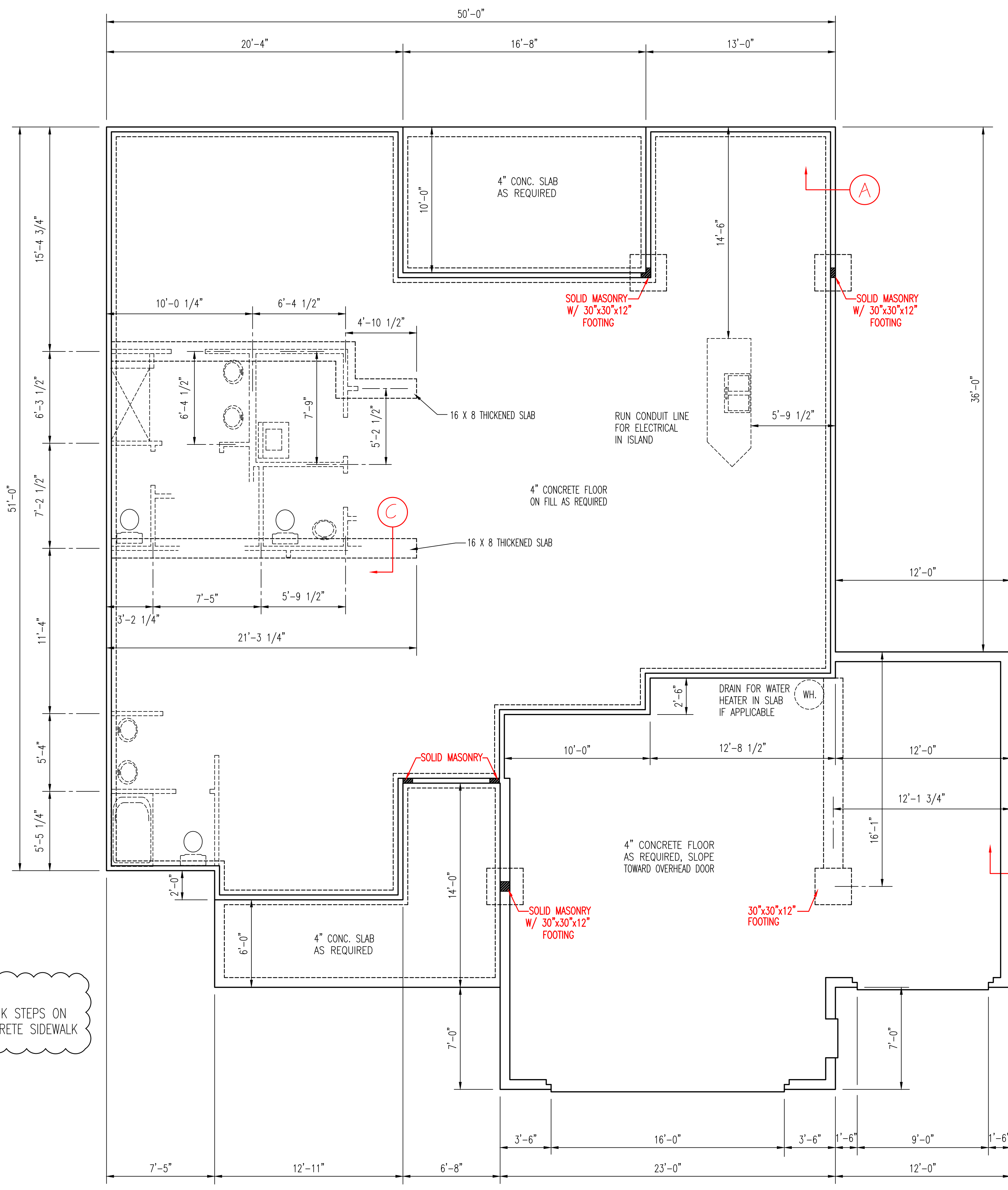
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2015 INTERNATIONAL BUILDING CODES

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

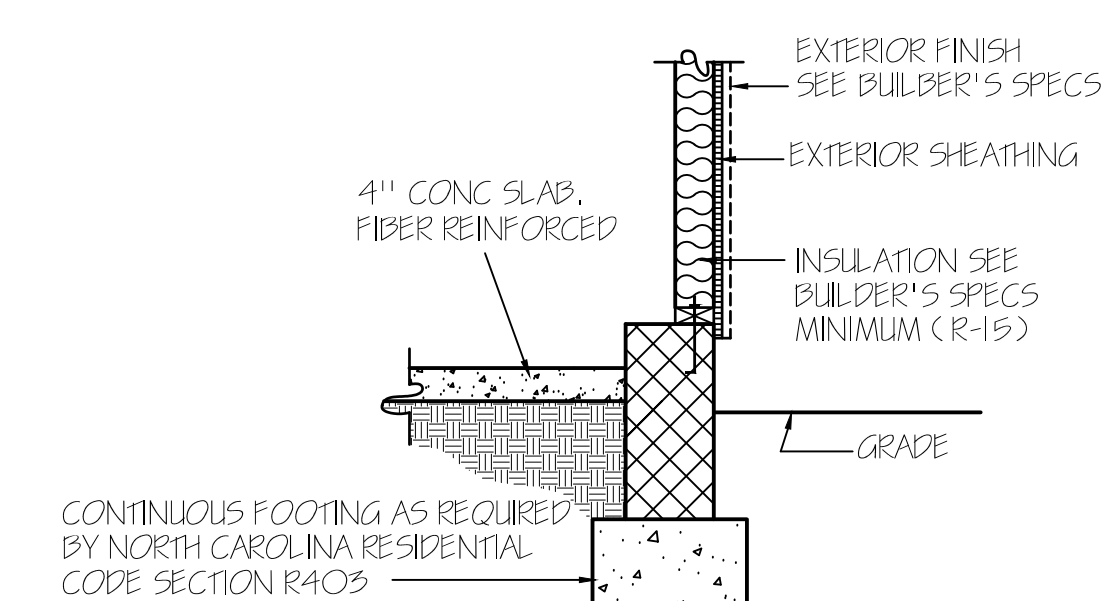
PLAN NUMBER
RG25-A08

OPTION #3

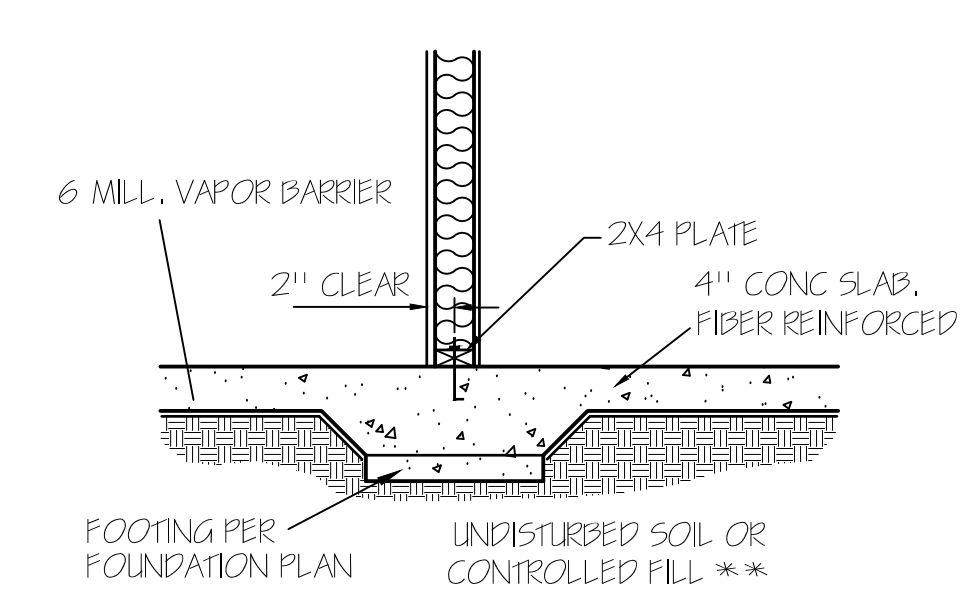
2	GARAGE	R	F
	DATE:	2/24/21	



CONCRETE SLAB FLOOR — (A)



GARAGE WALL — (B)



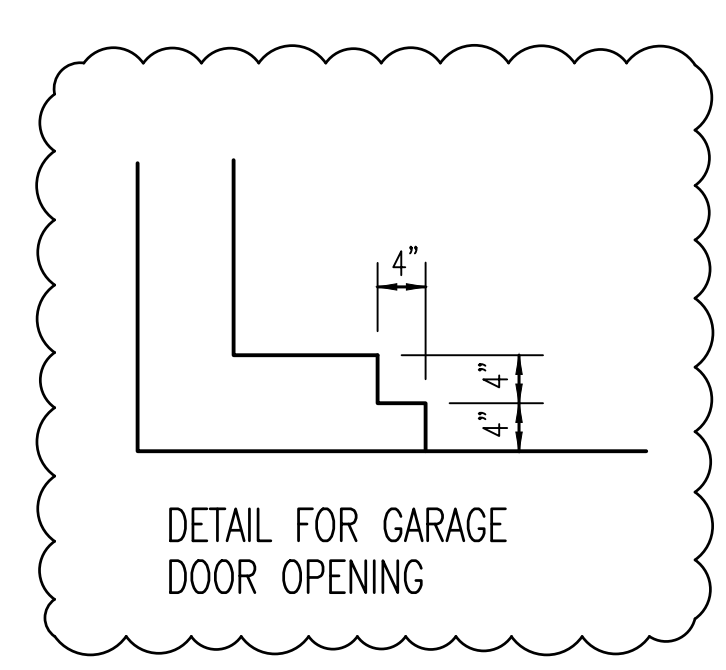
LOAD BEARING WALL THICKENED SLAB — (C)

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.

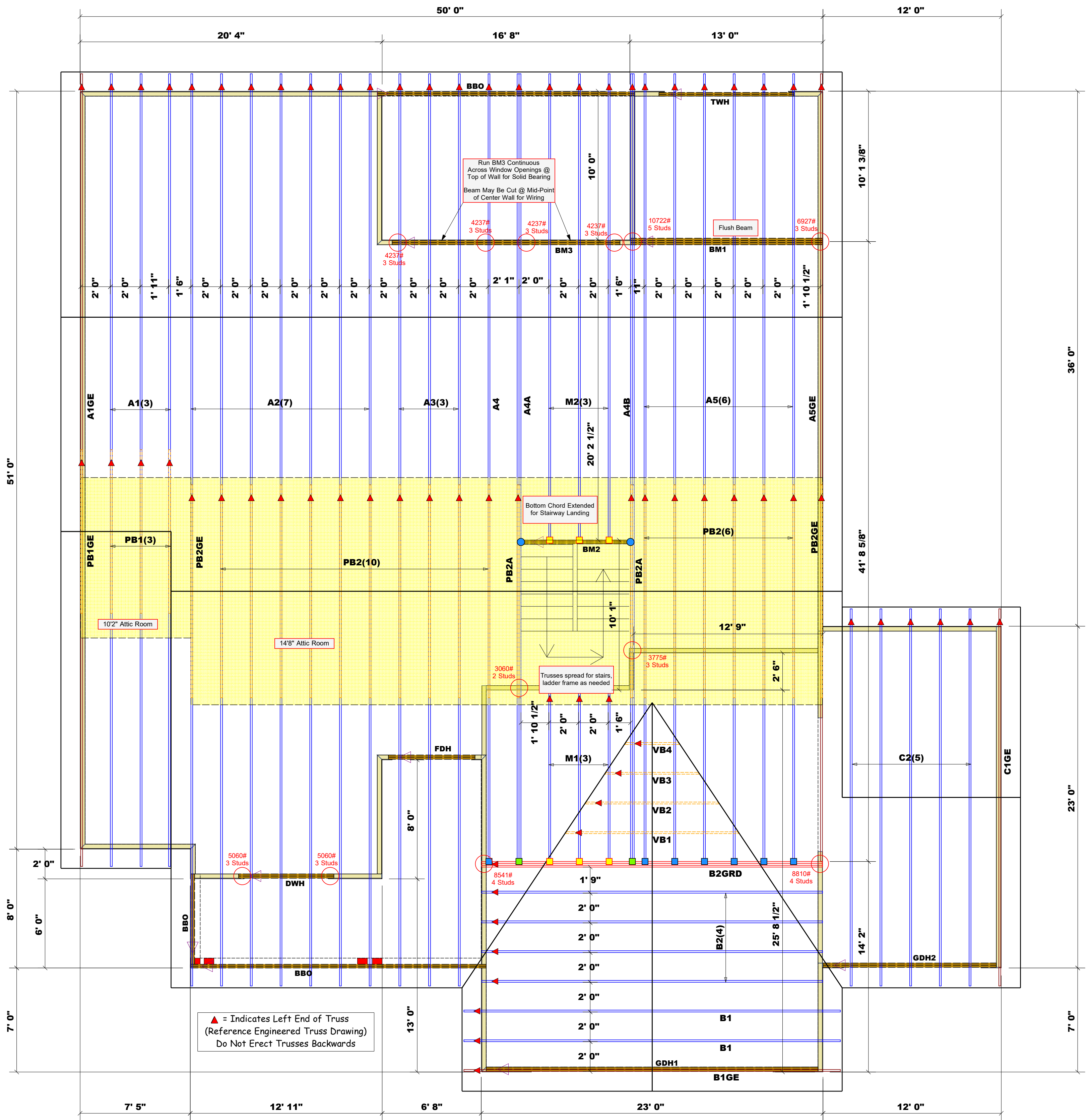
WALL ANCHOR OPTIONS
 USE ANCHOR BOLTS
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS PER EACH STUD WALL

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

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



STEPS:
 SET BRICK STEPS ON 4" CONCRETE SIDEWALK



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

Products				
PlotID	Length	Product	Plies	Net Qty
BM1	13' 0"	1-3/4"x 14" LVL Kerto-S	3	3
BM2	8' 0"	2x10 SP No.2	2	2
BM3	16' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
DWH	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
FDH	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH1	23' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH2	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
TWH	10' 0"	2x10 SPF No.2	2	2

BM2, TWH Provided by Others

Dimension Notes

- All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
- All interior wall dimensions are to face of frame wall unless noted otherwise
- All exterior wall to truss dimensions are to face of frame wall unless noted otherwise

Connector Information				Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header / Truss
■	HUS26	USP	7	Varies	16d/3-1/2" / 16d/3-1/2"
■	JUS24	USP	6	Varies	10d/3" / 10d/3"
■	THD26-2	USP	2	Varies	16d/3-1/2" / 10d/3"
●	HUS410	USP	2	Varies	16d/3-1/2" / 16d/3-1/2"

All Walls Shown Are Considered Load Bearing

LOAD CHART FOR JACK STUDS
(BASED ON TABLES R502.5(1) & (2))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADS/GORISE

END REACTION (UP TO) 100 LB	END REACTION (UP TO) 250 LB	END REACTION (UP TO) 500 LB	END REACTION (UP TO) 1000 LB
1700	2500	3400	4300
3400	5100	6800	8500
5100	7650	10200	12750
6800	10200	13600	17000
8500	12750	17000	21250
10200	15300		
11900			
13600			
15300			

BUILDER	Watermark Homes
JOB NAME	Lot 128 Ballard Woods
PLAN	Peach Willow III GL
SEAL DATE	2/24/21
QUOTE #	
JOB #	J0822-3990

COUNTY	Harnett
ADDRESS	Lot 128 Ballard Woods
MODEL	Roof
DATE REV.	03/04/22
DRAWN BY	Hampton Horrocks
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

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: Hampton Horrocks

comtech

ROOF & FLOOR TRUSSES & BEAMS

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