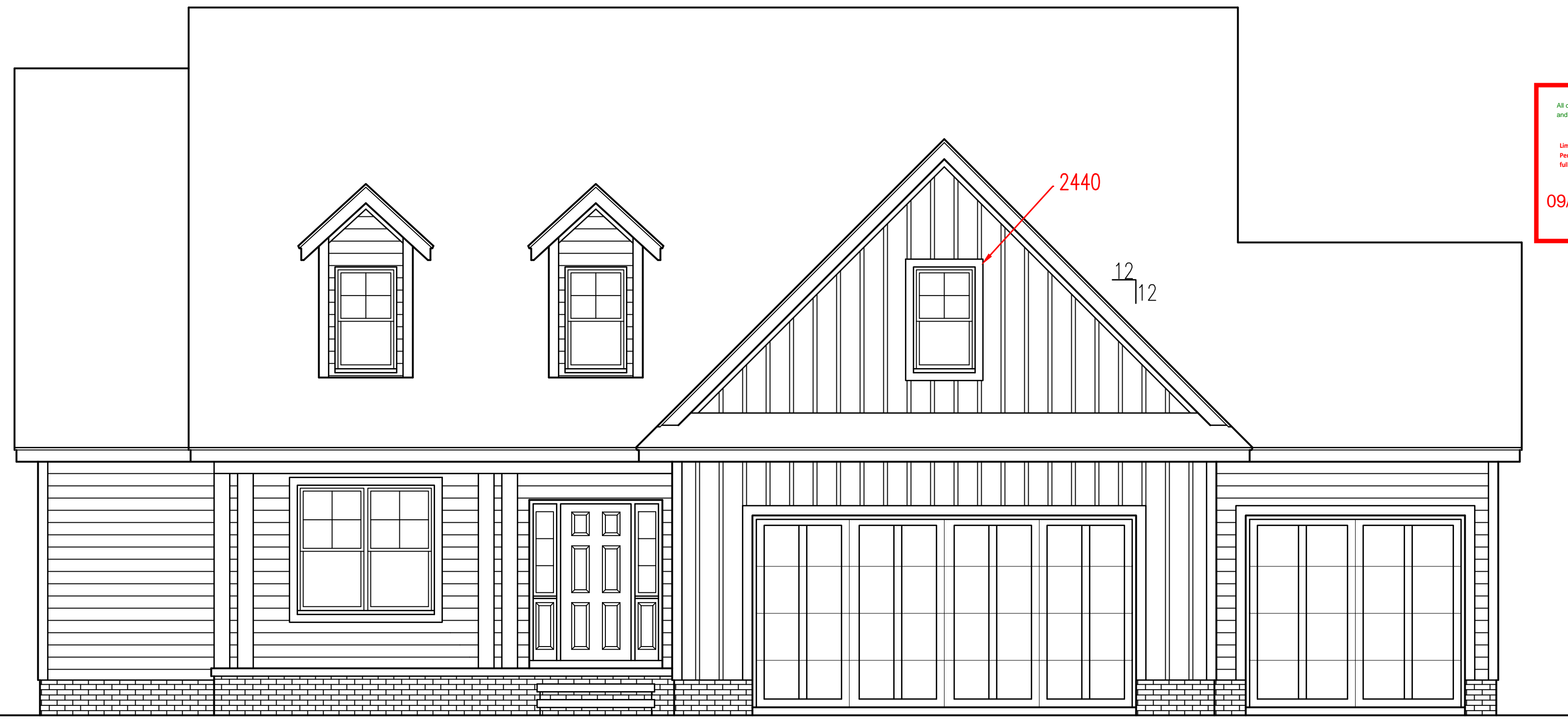
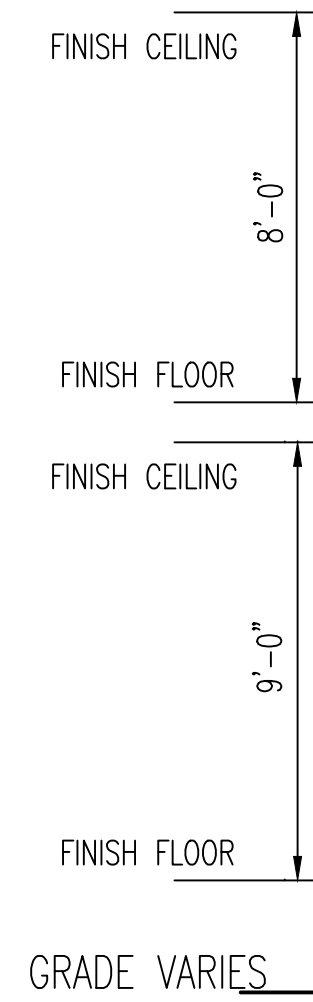
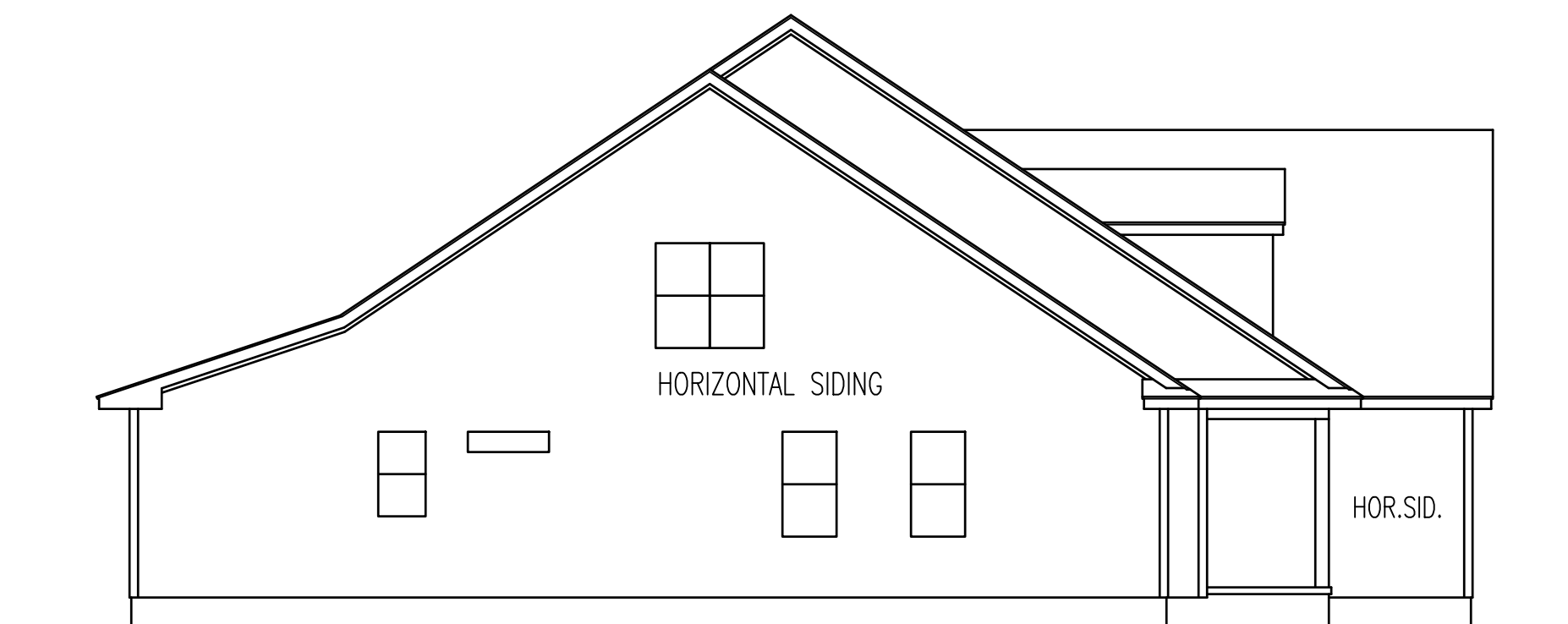


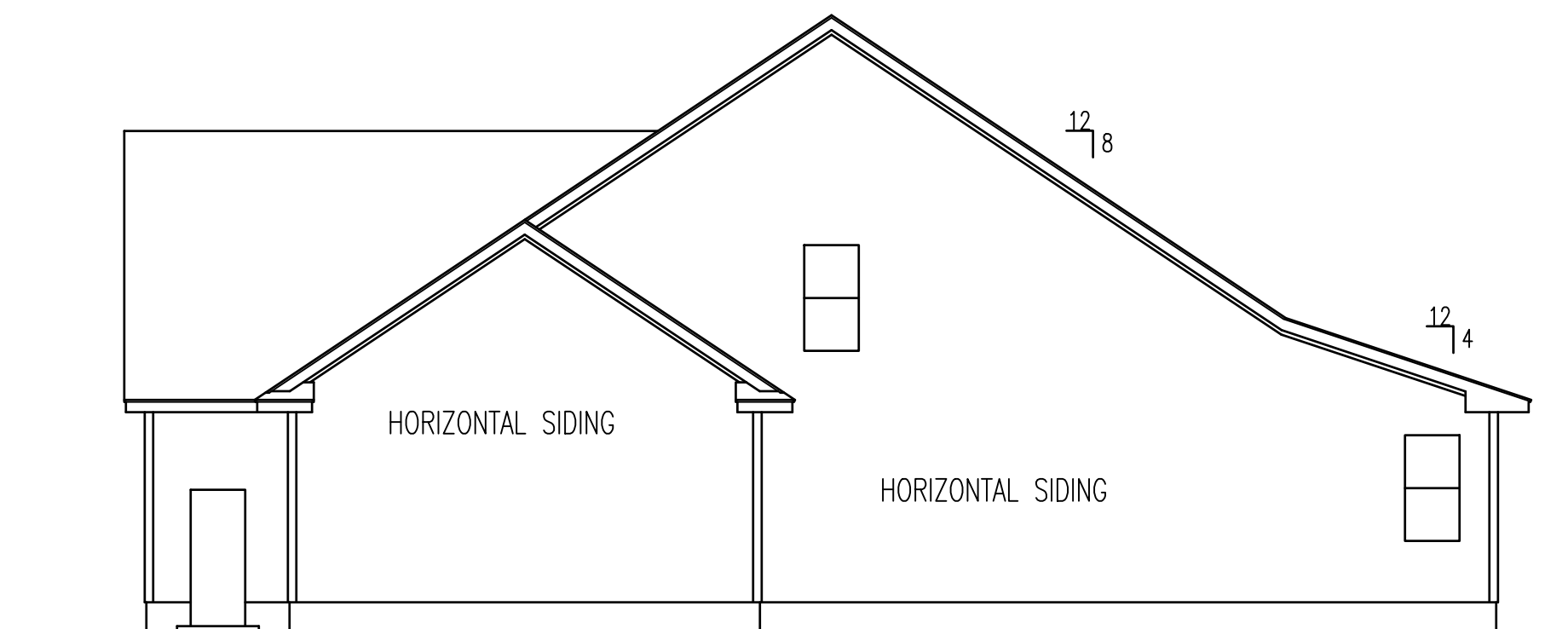
RAKE DETAIL FOR GABLE ENDS



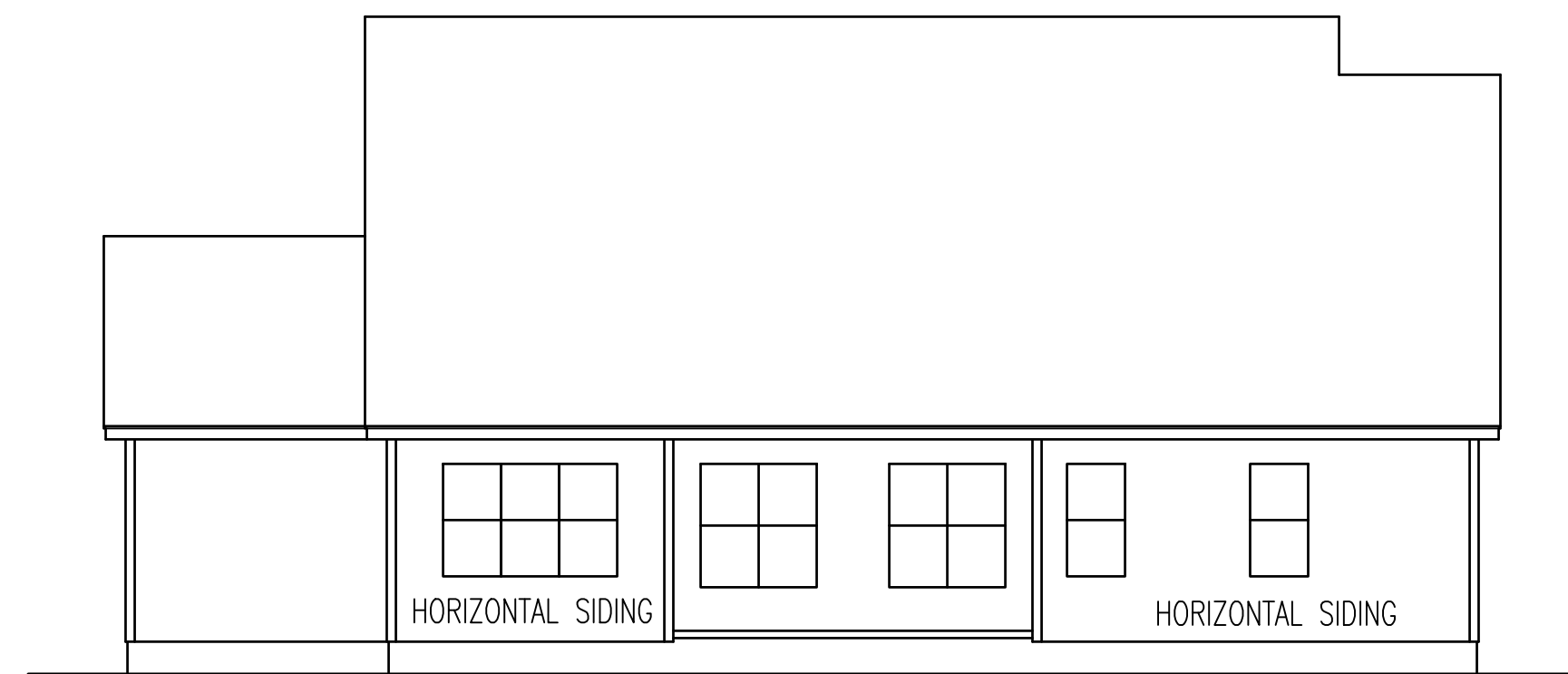
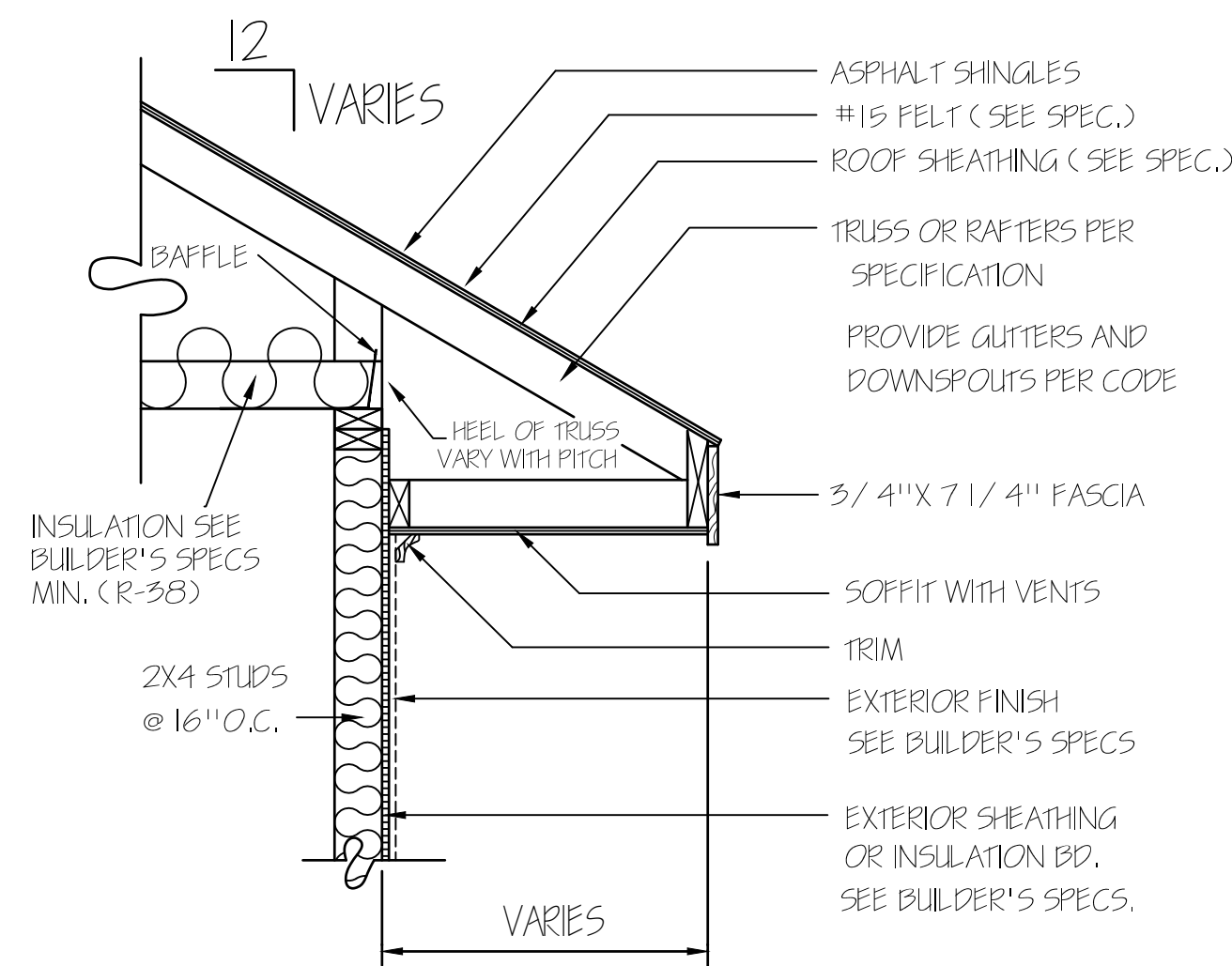
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION

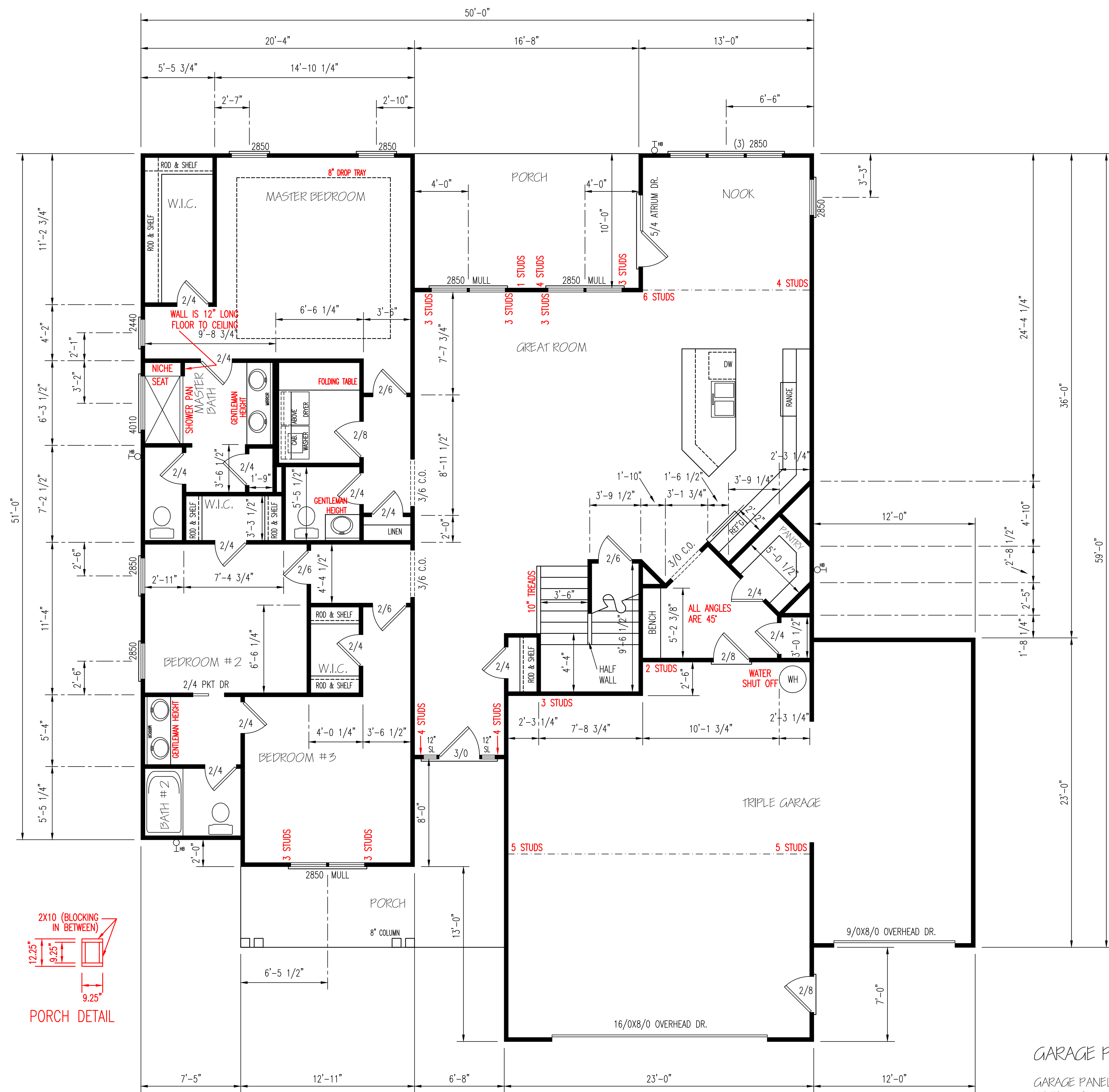


REAR ELEVATION
SCALE: 1/8" = 1'-0"

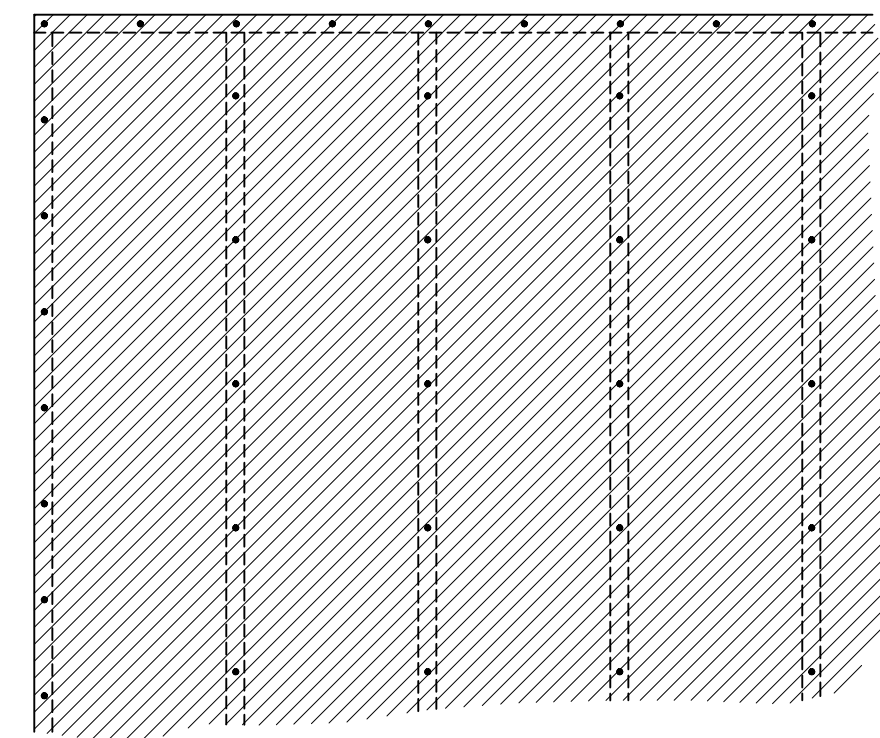
T M DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
NAME: PEACH WILLOW III
LOT: 128 BALLARD WOODS

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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
RG25-A08
OPTION #3
1 GARAGE R F
DATE: 2/24/21



BRACING METHOD

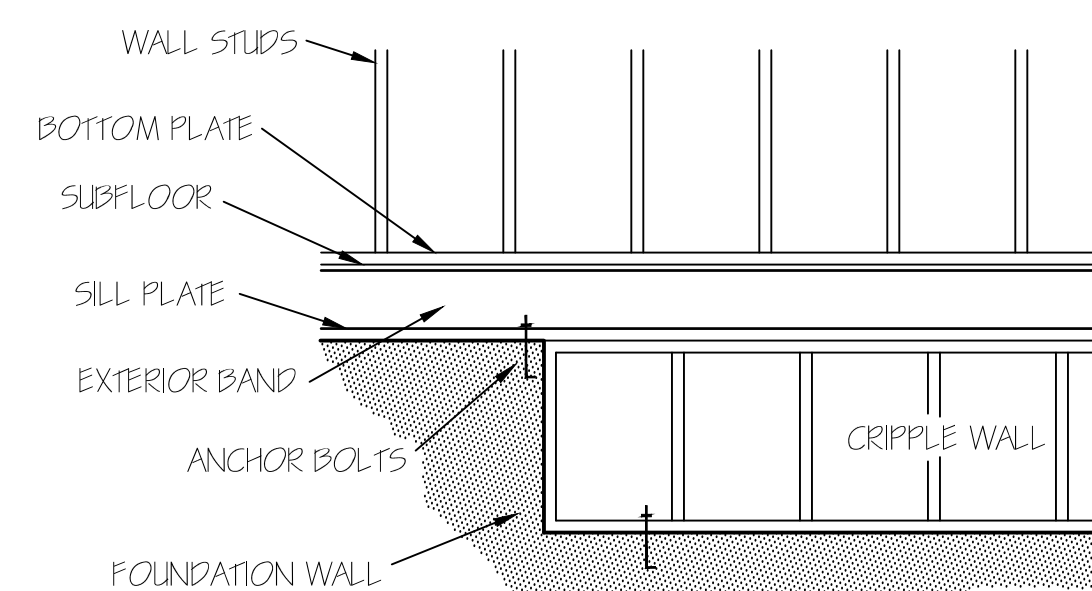


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB, NAILING PATTERN TO BE 6" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

| (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"

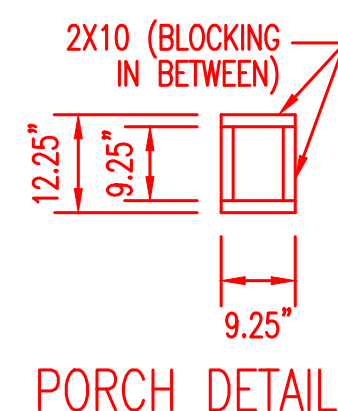
HEATED AREA

| | | |
|--------|------|-------|
| 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

NAME: PEACH WILLOW III

LOT: 128 BALLARD WOODS

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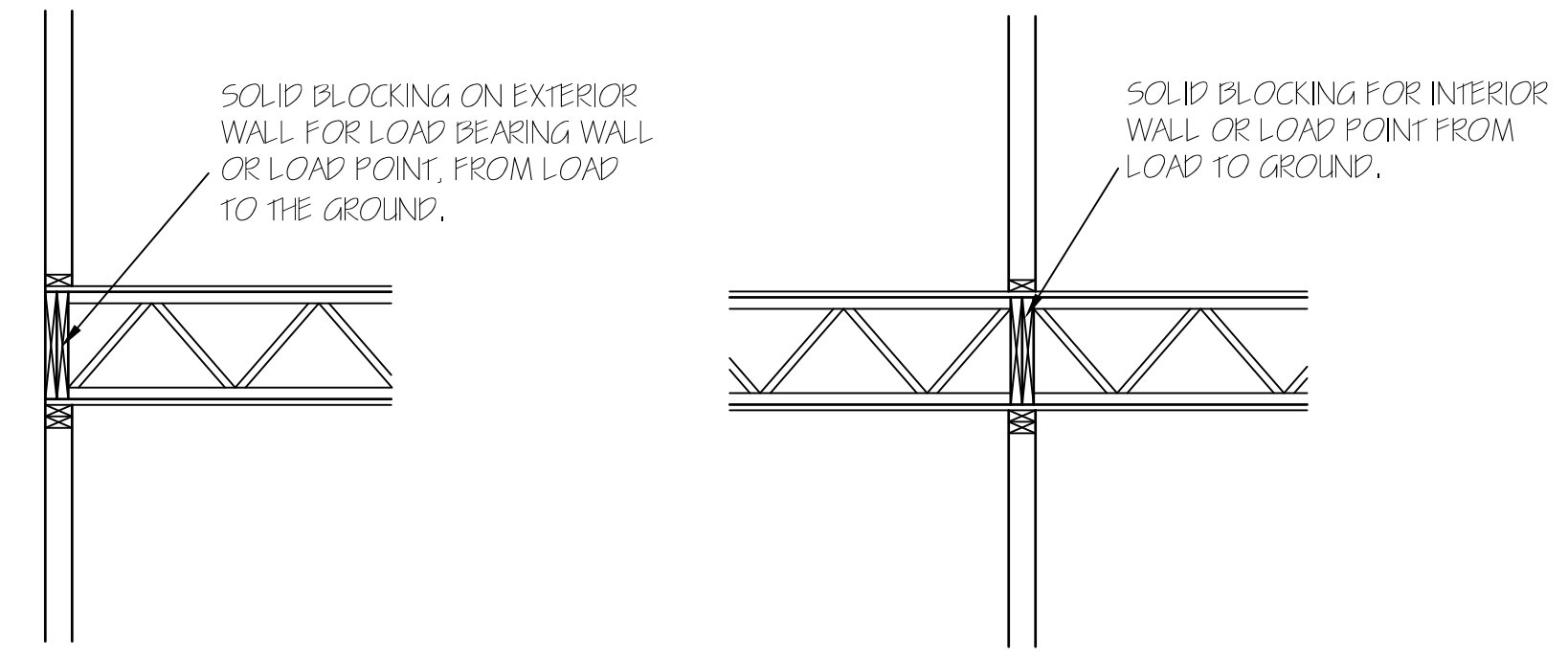
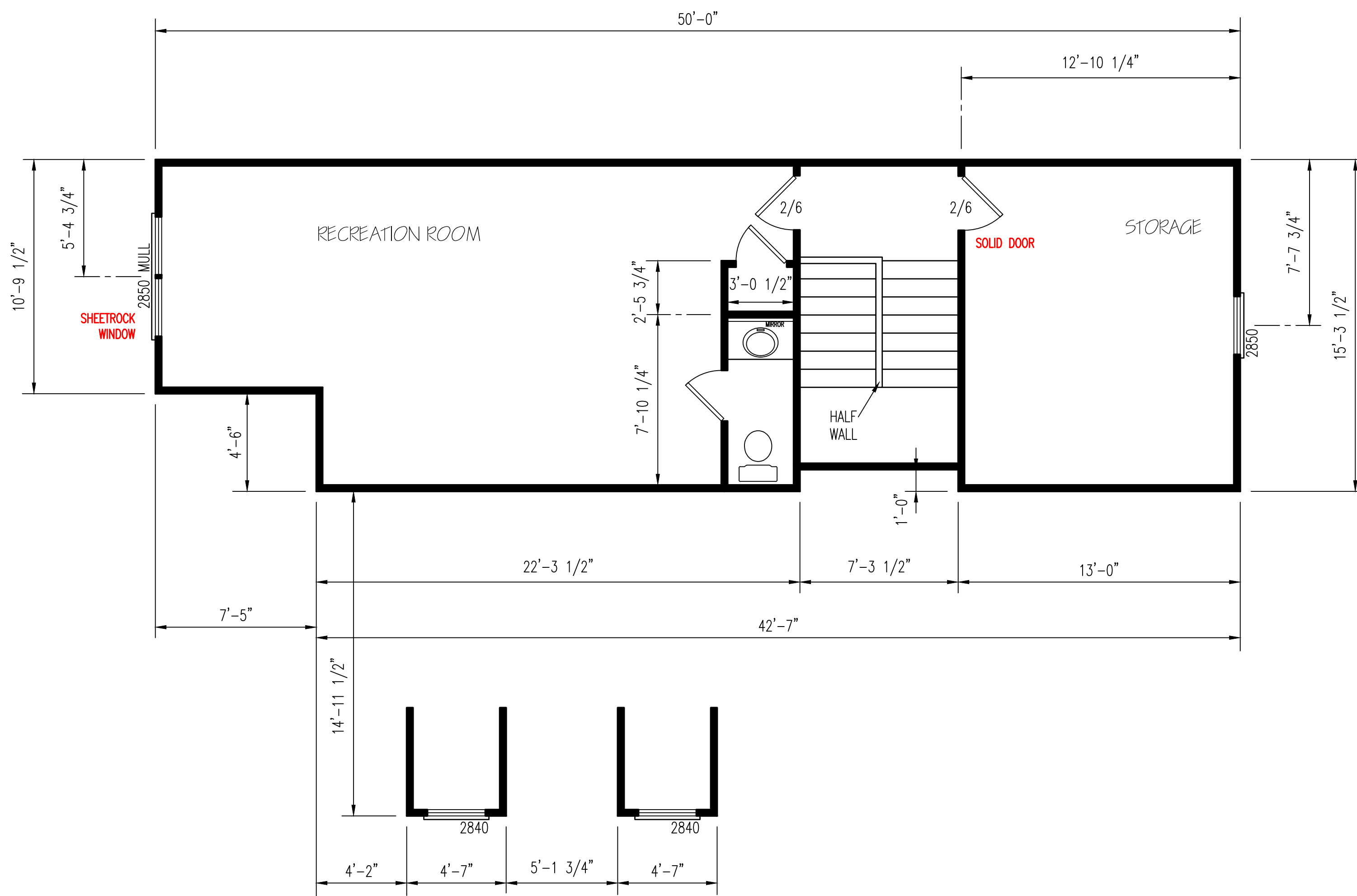
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2015 INTERNATIONAL BUILDING CODES

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 |

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| (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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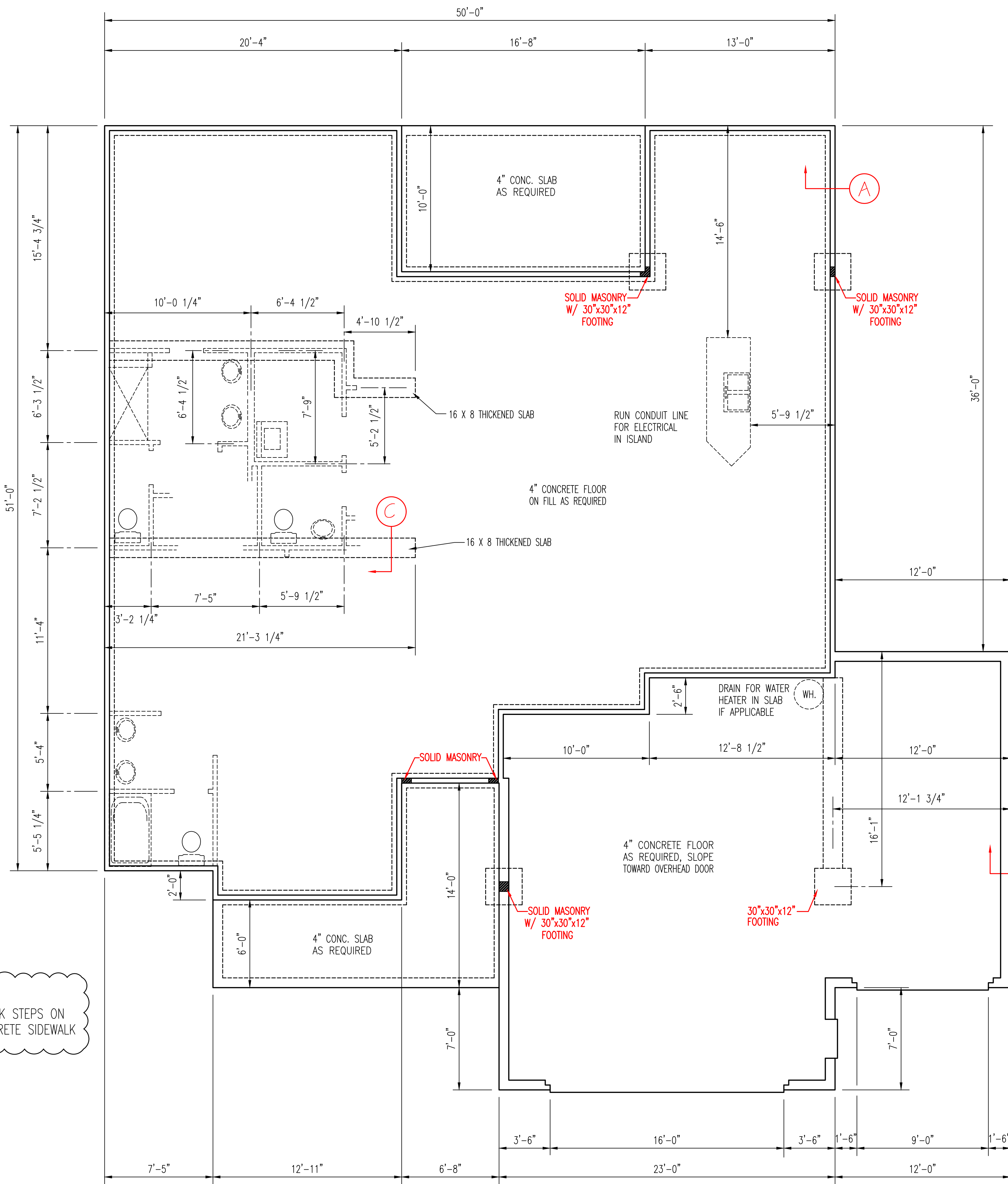
TM DESIGNS WILL NOT BE LIABLE FOR ANY ERRORS NOT BROUGHT TO THEIR ATTENTION PRIOR TO THE START OF CONSTRUCTION, WHILE EVERY EFFORT WAS MADE IN THE PREPARATION OF THESE DRAWINGS AND DIMENSIONS TO AVOID ERRORS THE OWNER AND/OR BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS, LOCAL AND STATE CODES.

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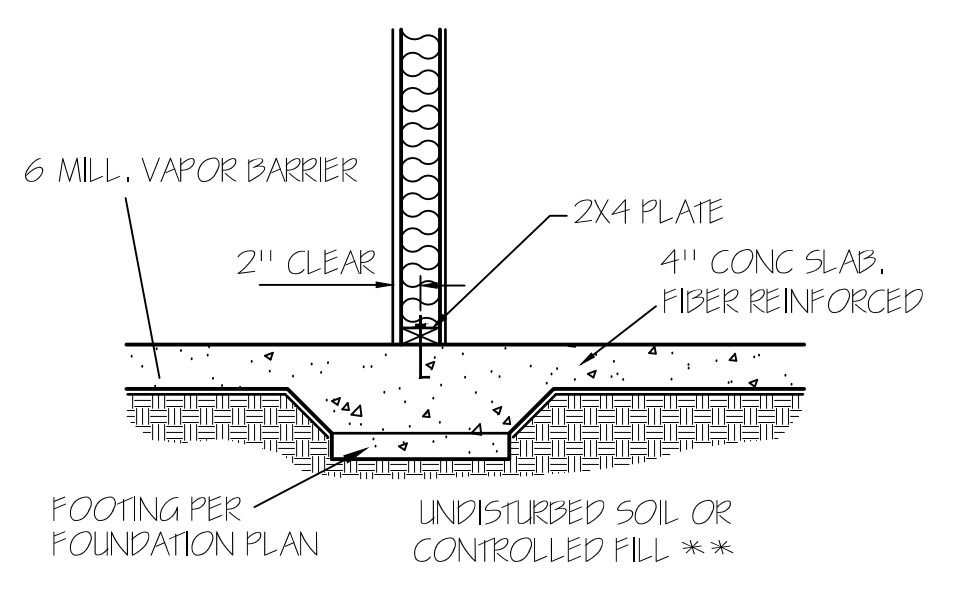
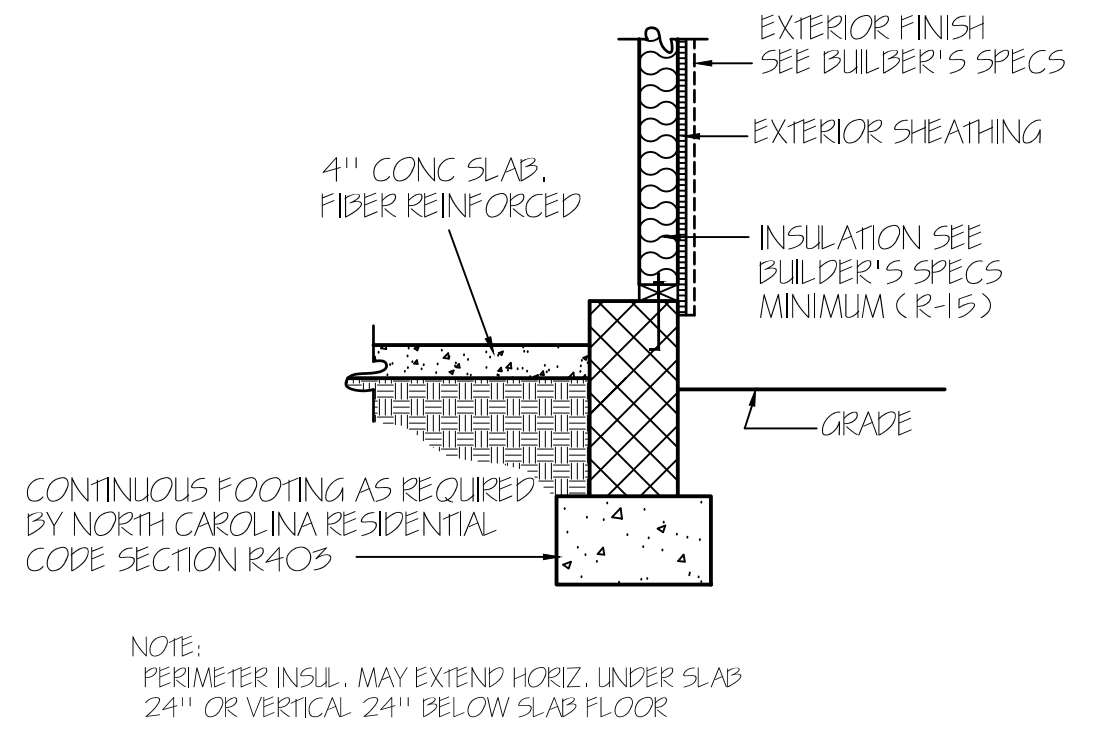
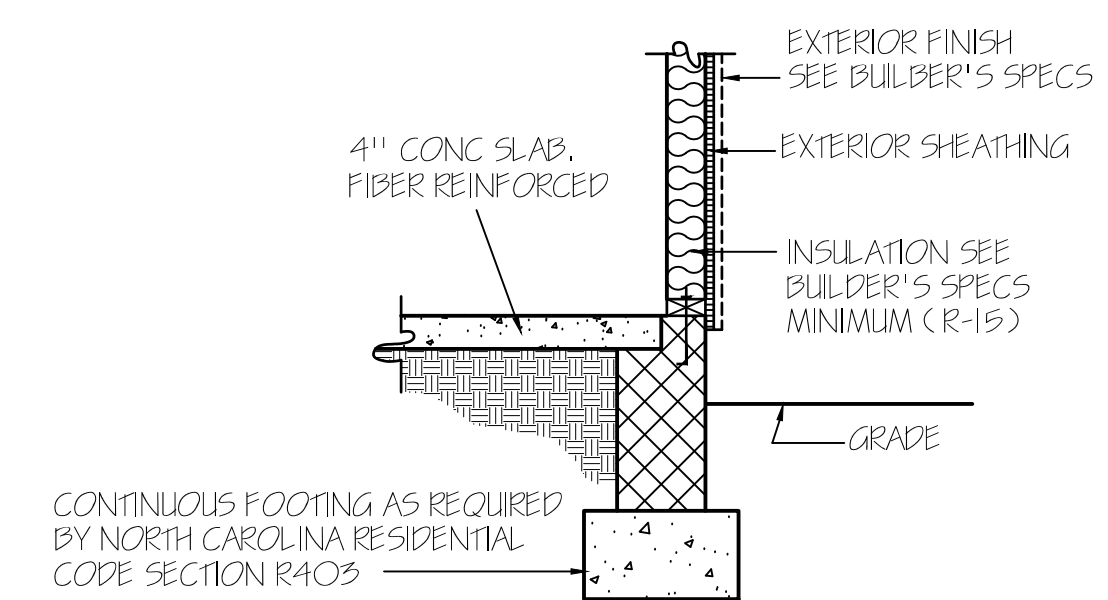
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
RG25-A08
OPTION #3

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



STEPS:
SET BRICK STEPS ON 4" CONCRETE SIDEWALK

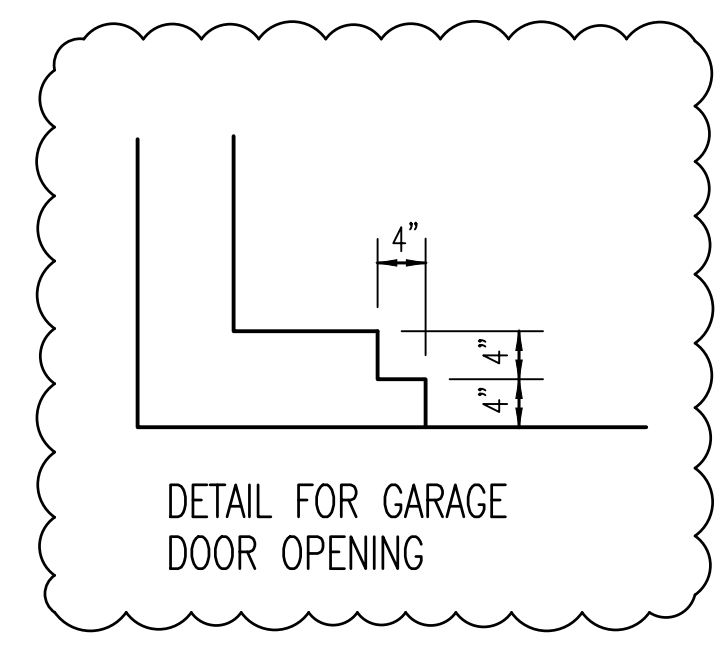


NOTE:
FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED. ALL FOOTING TO BE LOCATED BELOW FROST DEPTH.

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"



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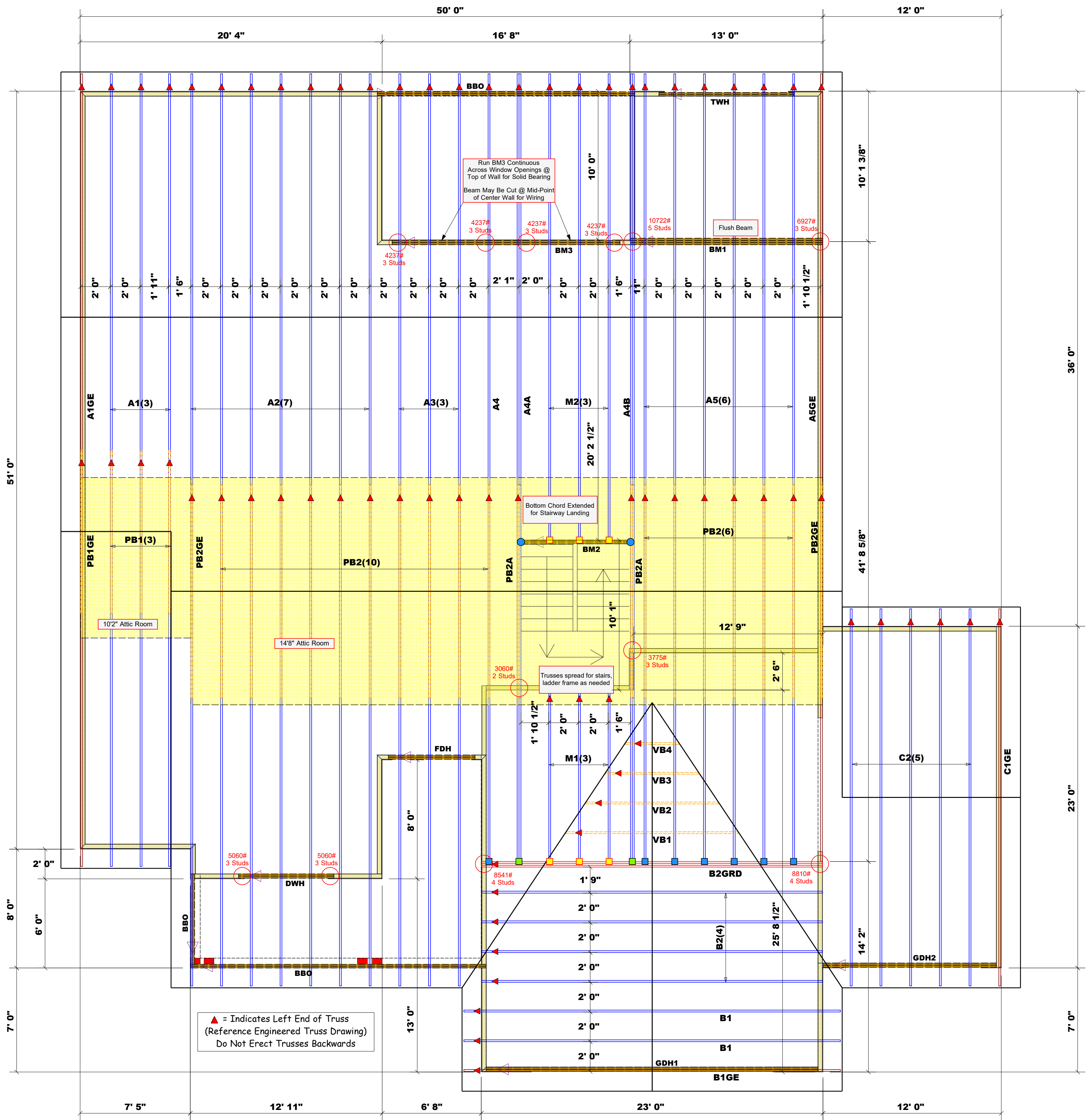
WATERMARK HOMES
 EXCLUSIVE RESIDENCE DESIGN FOR:

LOT: 128 BALLARD WOODS
 NAME: PEACH WILLOW III

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PLAN NUMBER
RG25-A08
 OPTION #3

| | | | |
|---|--------|---------|---|
| 3 | GARAGE | R | F |
| | DATE: | 2/24/21 | |



▲ = 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/GORSE

| END REACTION (UP TO) HEADS/GORSE | END REACTION (UP TO) HEADS/GORSE | END REACTION (UP TO) HEADS/GORSE | END REACTION (UP TO) HEADS/GORSE |
|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| 1700 | 2550 | 3400 | 4250 |
| 3400 | 5100 | 6800 | 8500 |
| 5100 | 7650 | 10200 | 11900 |
| 6800 | 10200 | 13600 | 15300 |
| 8500 | 12750 | 17000 | |
| 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

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