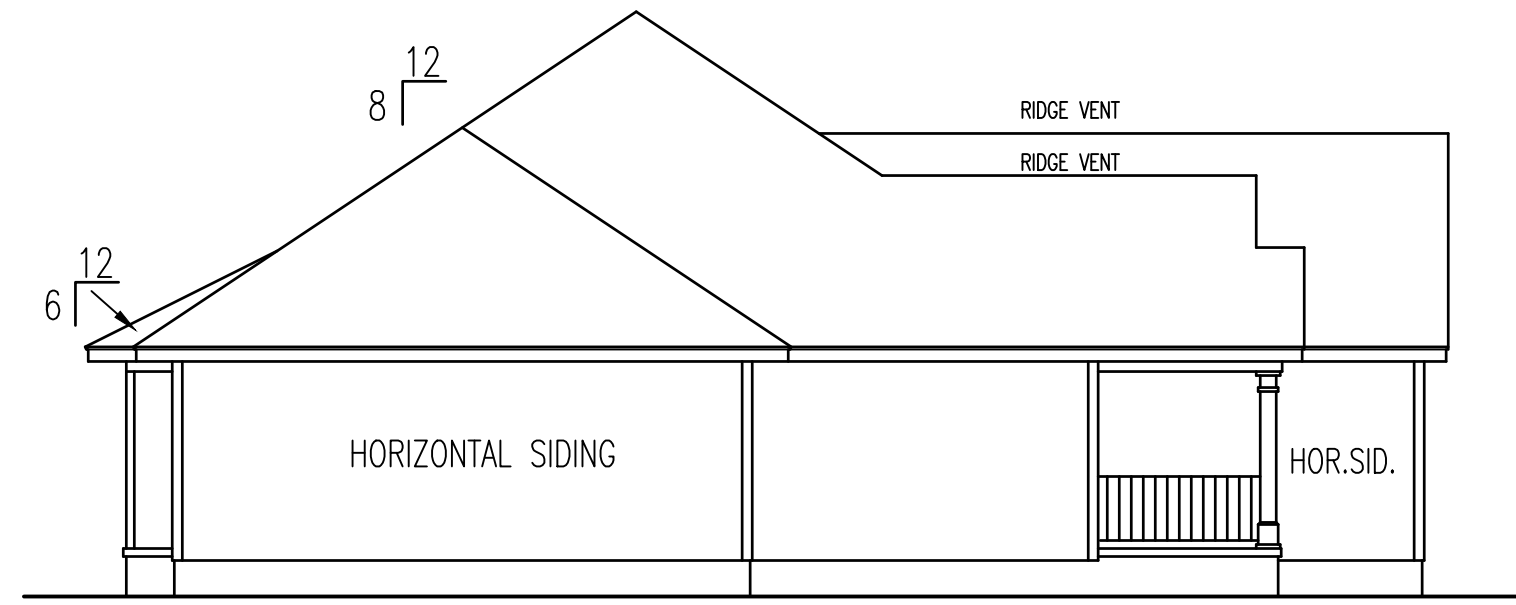
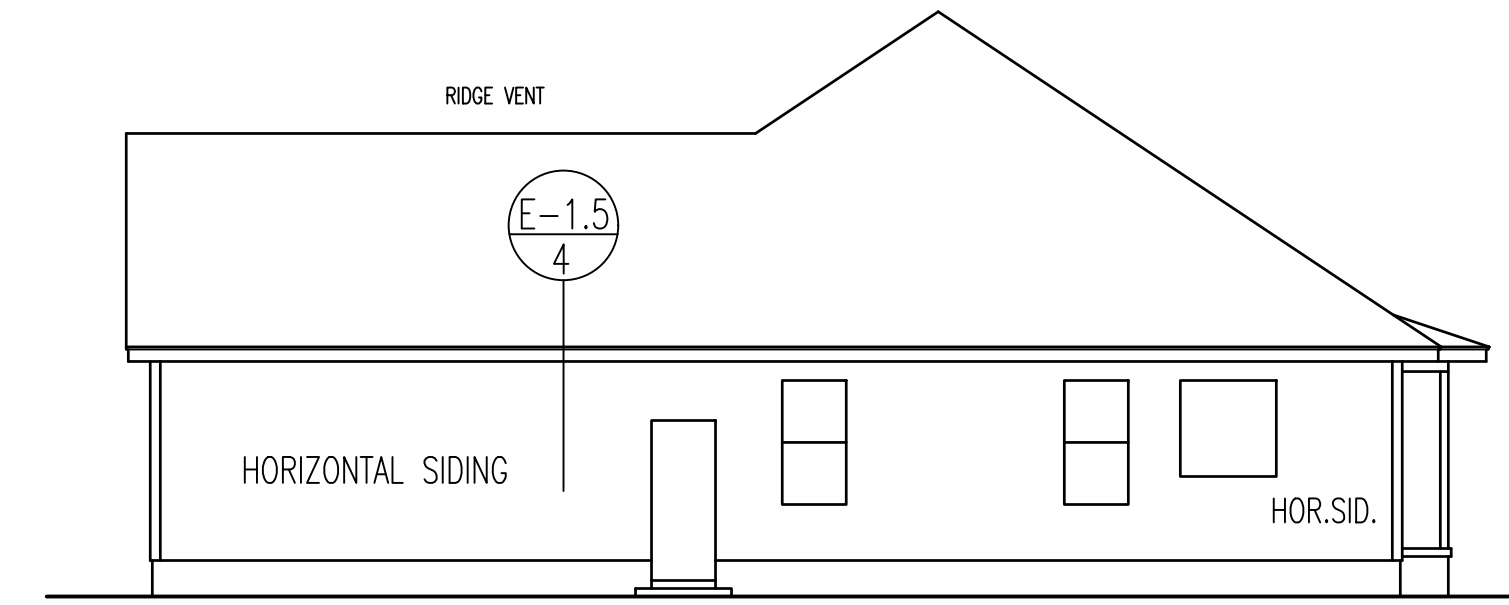


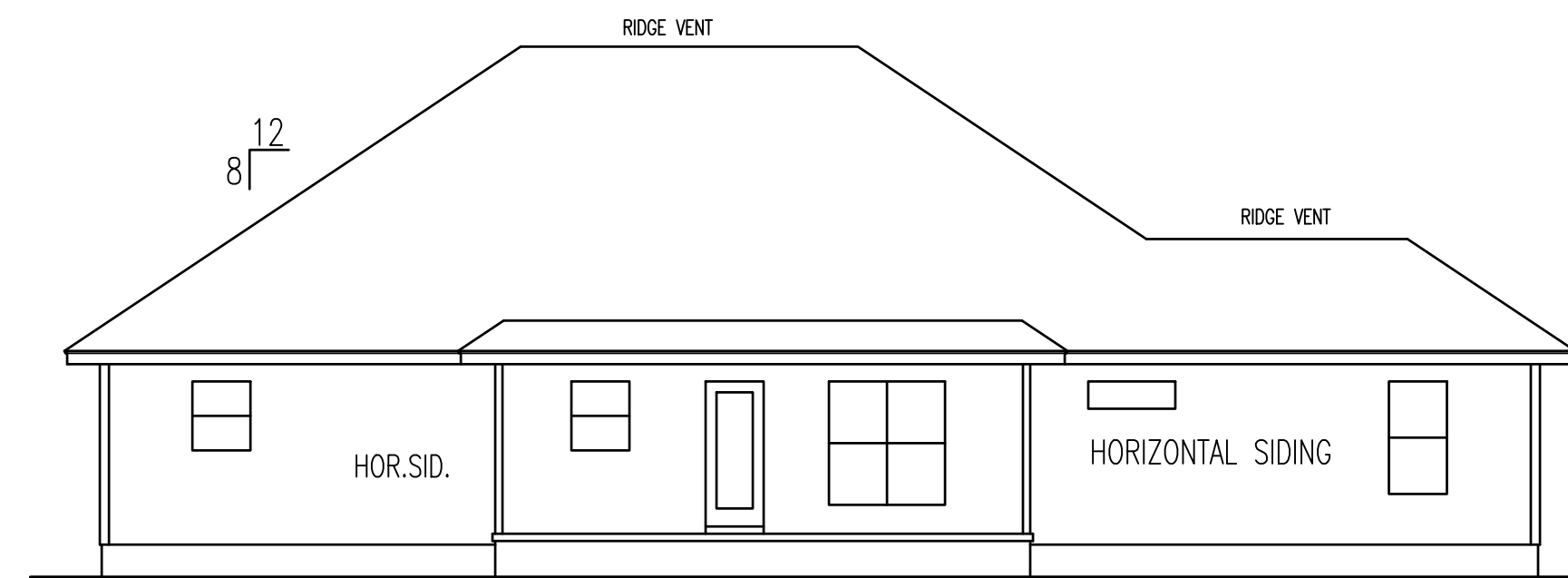
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



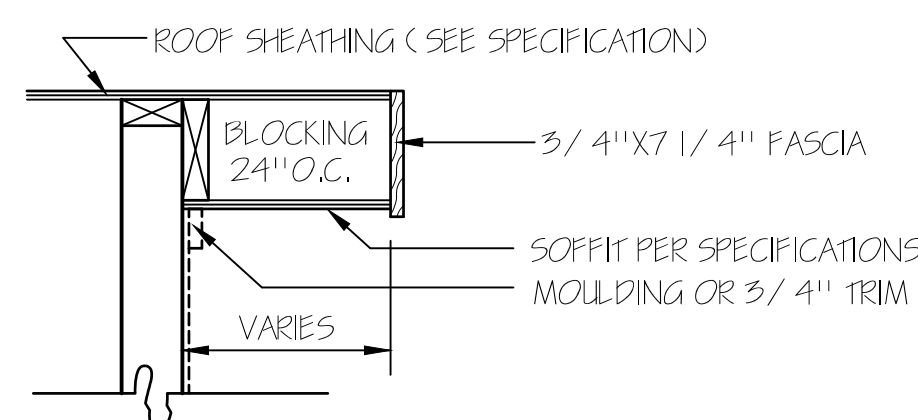
LEFT ELEVATION



RIGHT ELEVATION



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



RAKE DETAIL FOR GABLE ENDS

**T M DESIGNS**

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

**WATERMARK HOMES**

LOT: 162 BALLARD WOODS

NAME: EUCALYPTUS

EXCLUSIVE RESIDENCE DESIGN FOR:

© 2017. COPYRIGHT ALL RIGHTS RESERVED

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.

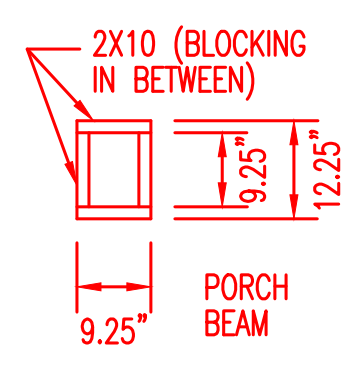
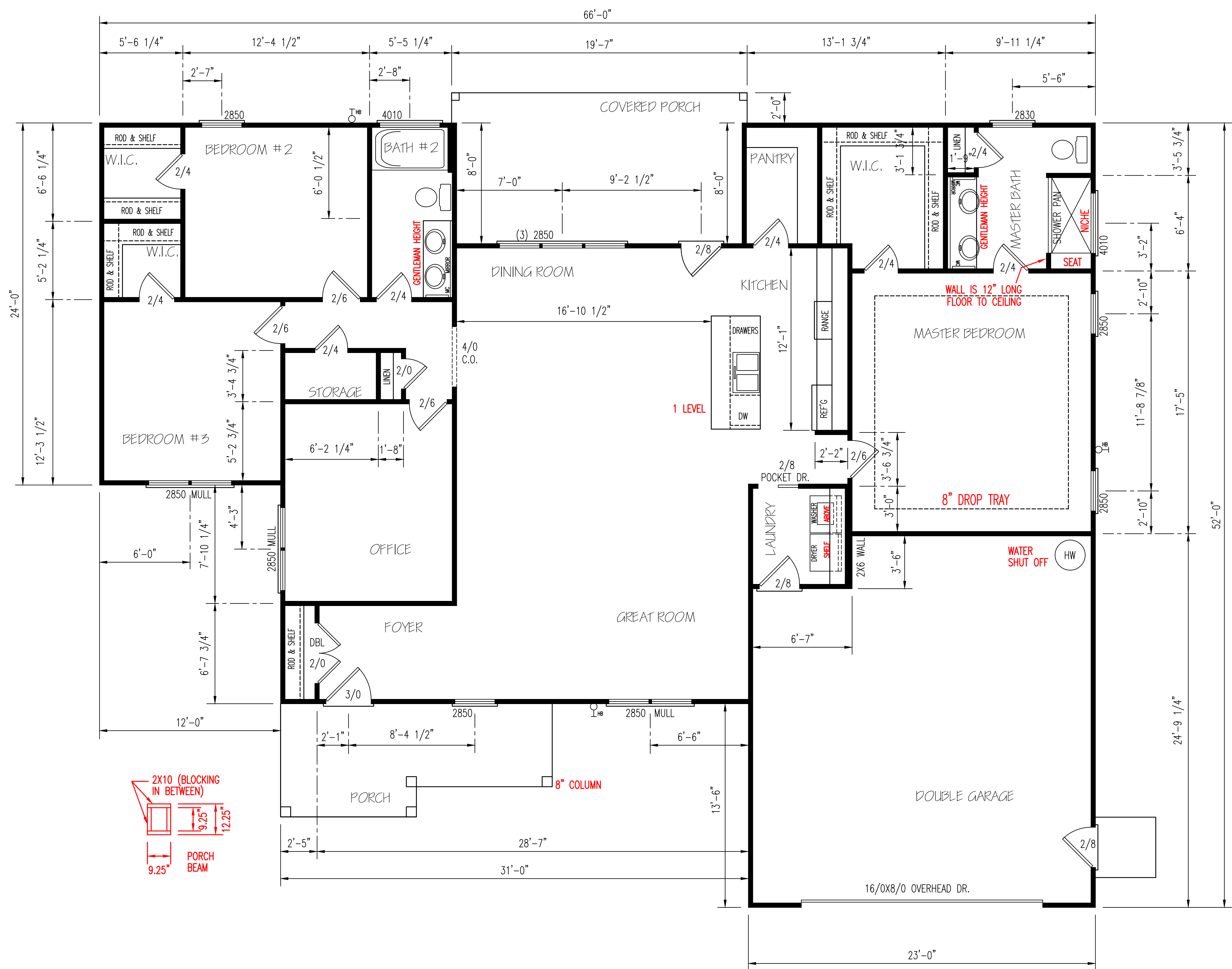
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

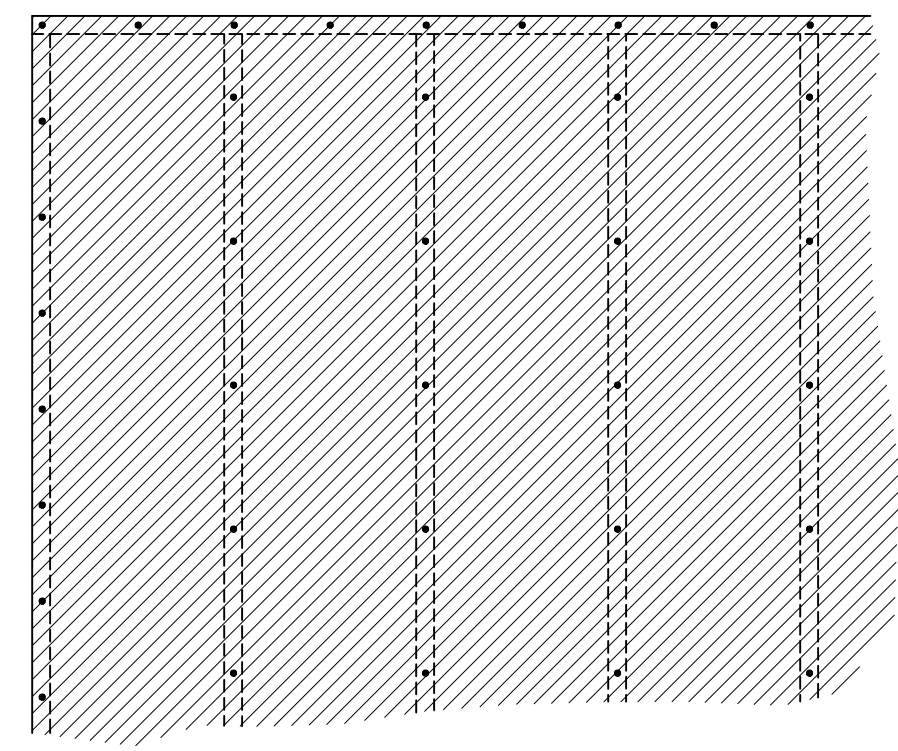
PLAN NUMBER  
**RG18-A01**

OPTION #1

<b>1</b>	GARAGE	R	F
	DATE:	11/4/20	

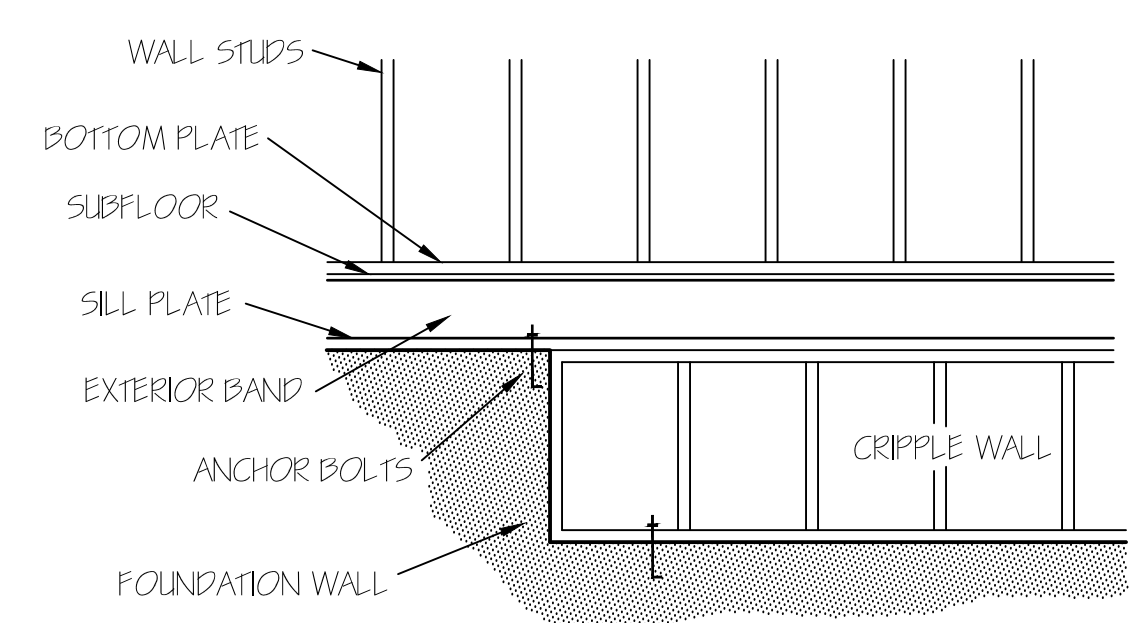


BRACING METHOD



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  
 FACTOR 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 R602.3X(D). OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

NOTE:  
 CEILINGS ARE 9'-0"  
 UNLESS NOTED.

(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**	

FLOOR PLAN

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

HEATED AREA

1986 SQ FT

OTHER AREAS

GARAGE 540 SQ FT  
 F.PORCH 117 SQ FT  
 R.PORCH 191 SQ FT  
 TOTAL 878 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: 162 BALLARD WOODS  
 NAME: EUCALYPTUS

© 2017. COPYRIGHT ALL RIGHTS RESERVED  
 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  
 RA18-AOI  
 OPTION #1  
 2  
 GARAGE R F  
 DATE: 11/4/20

© 2017. COPYRIGHT ALL RIGHTS RESERVED

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.

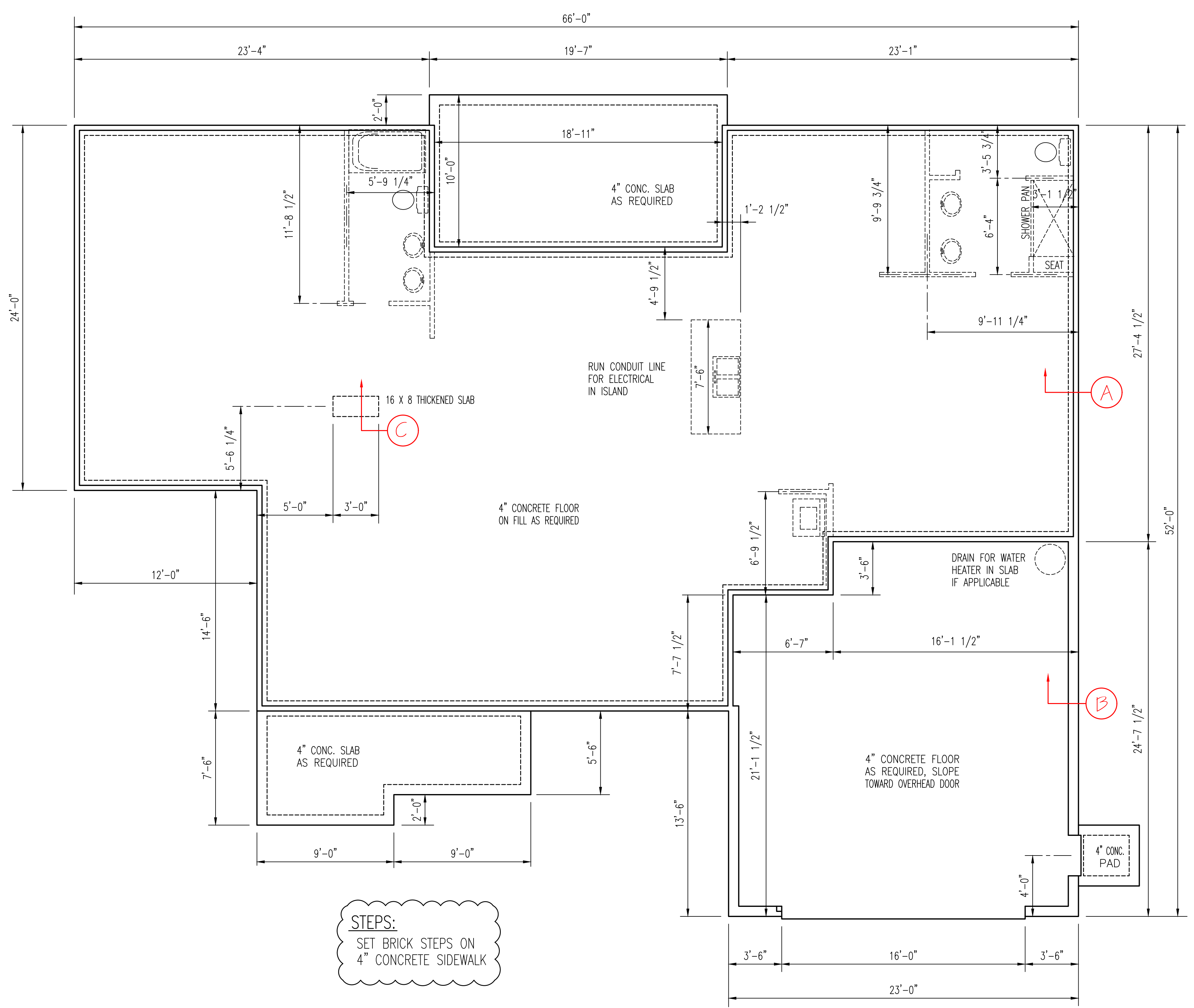
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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

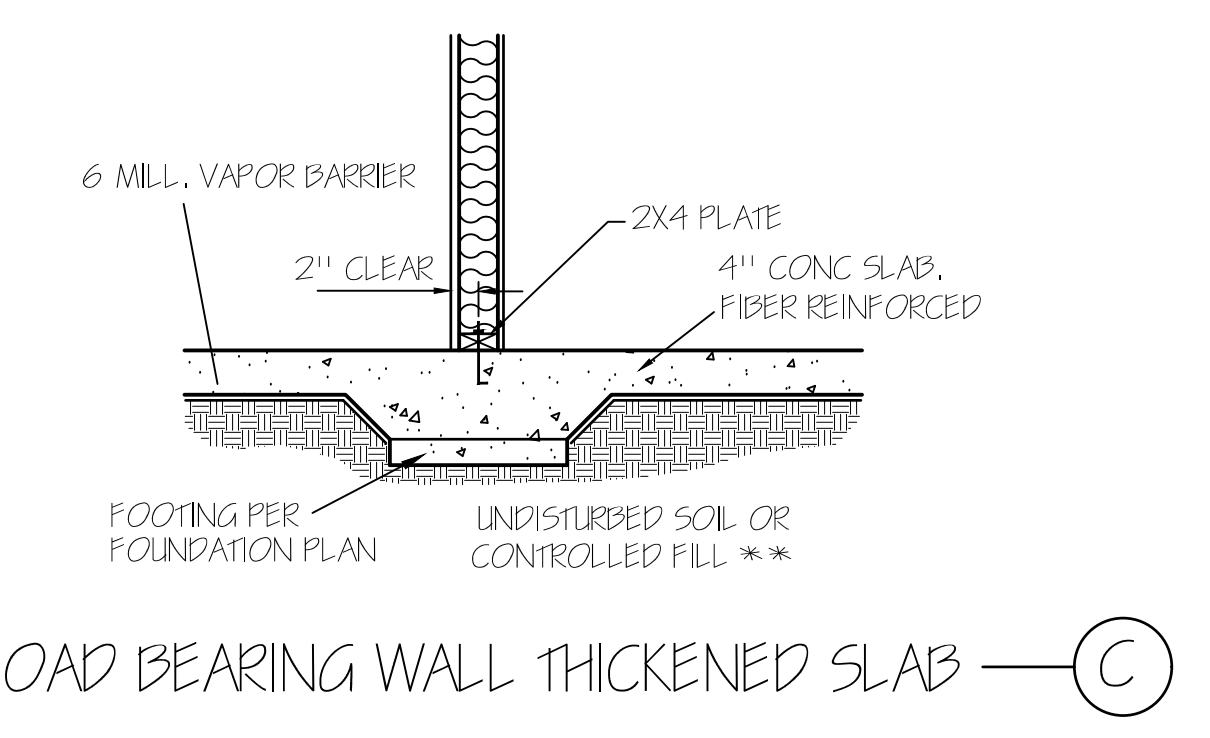
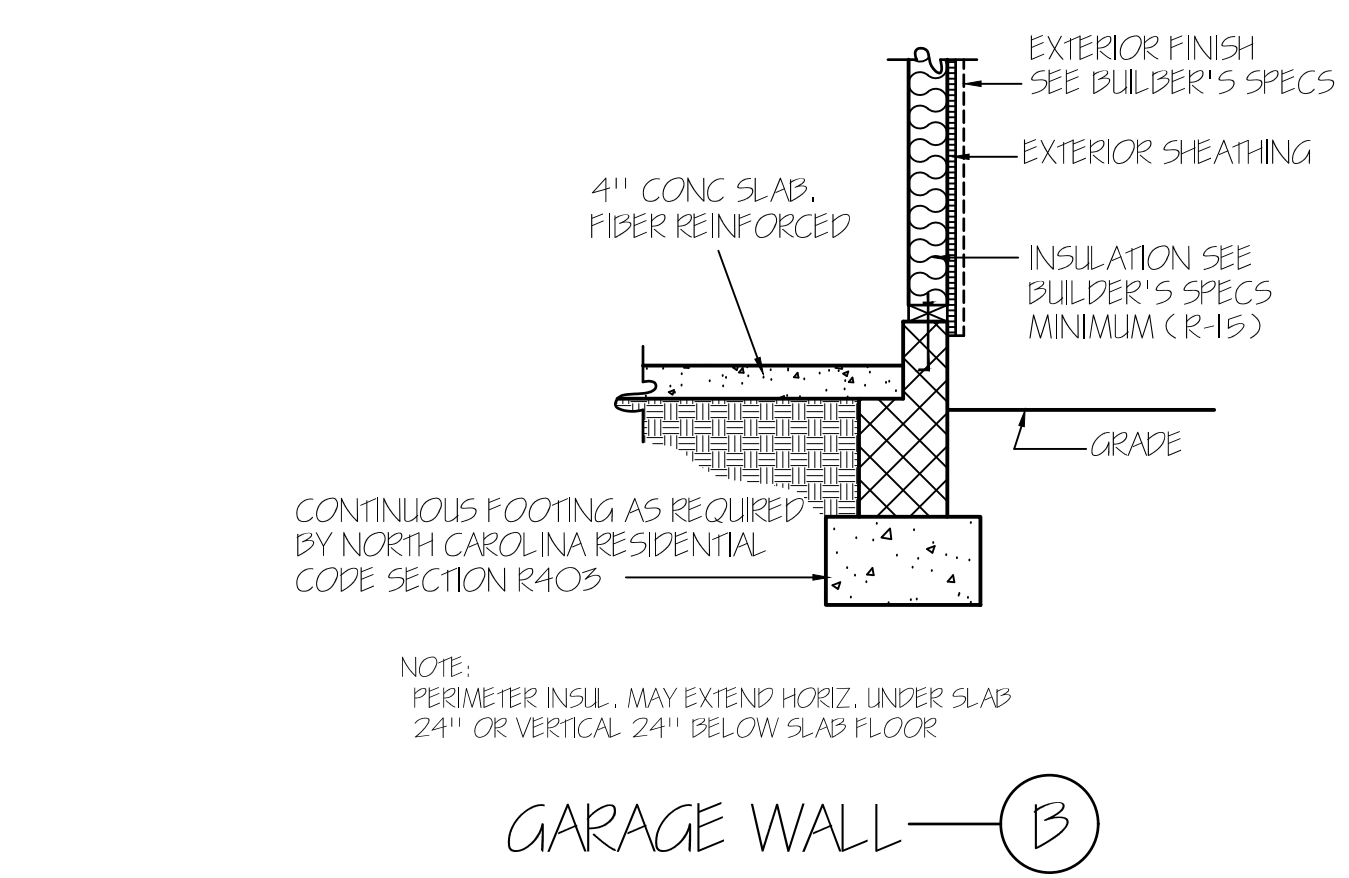
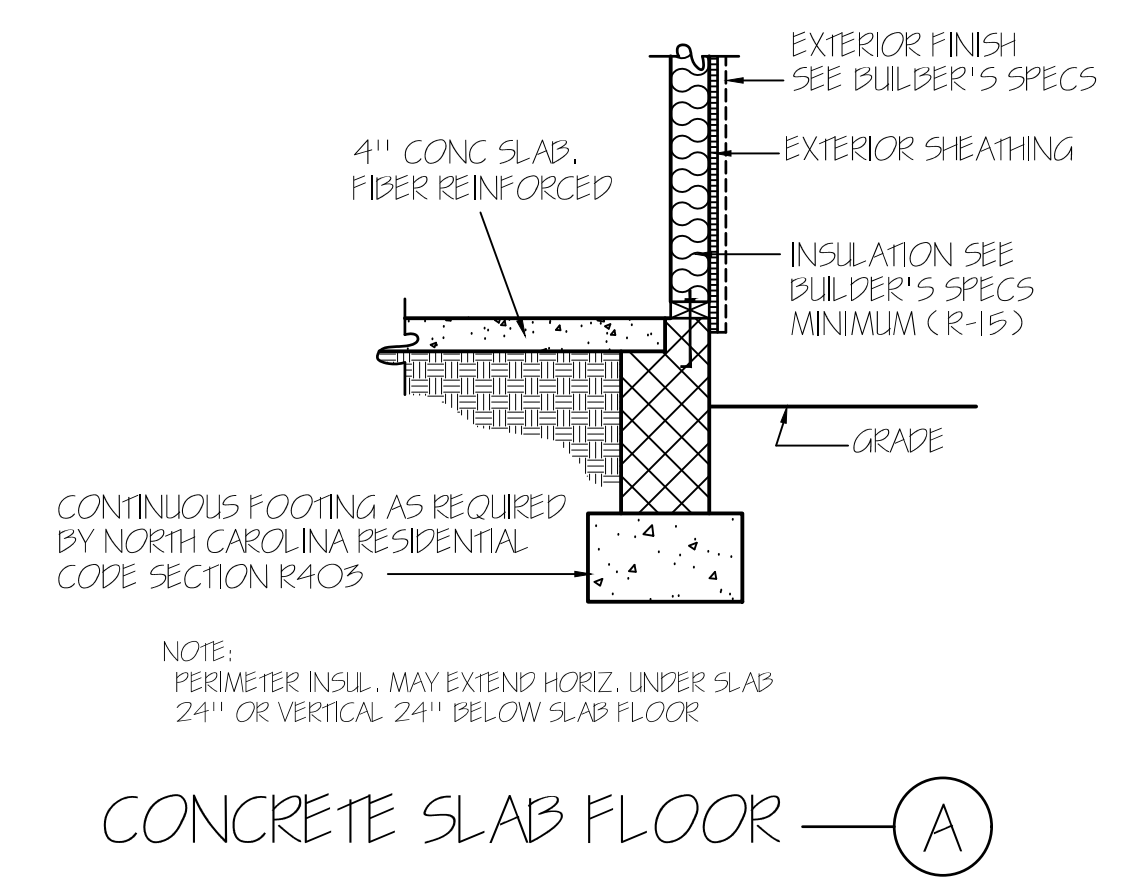
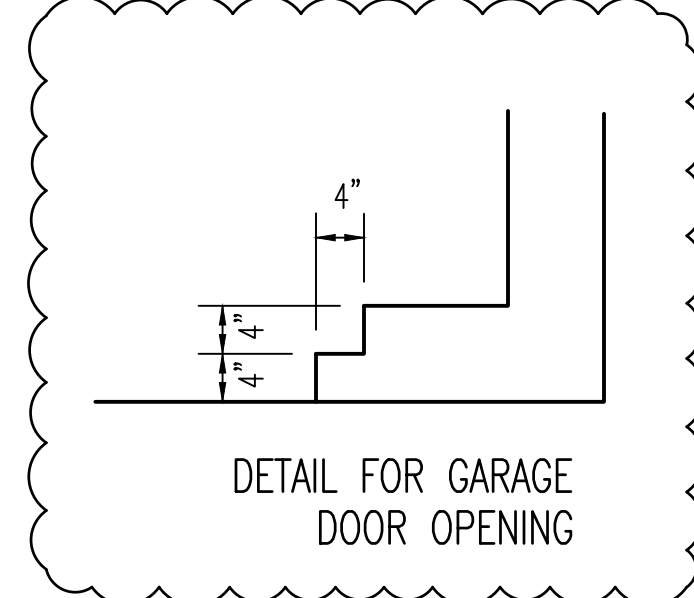
PLAN NUMBER  
**RA18-AOI**

OPTION #1

**3** GARAGE R F  
DATE: 11/4/20



**STEPS:**  
SET BRICK STEPS ON  
4" CONCRETE SIDEWALK



**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:**  
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.

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



# 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 **Curtis Quick**

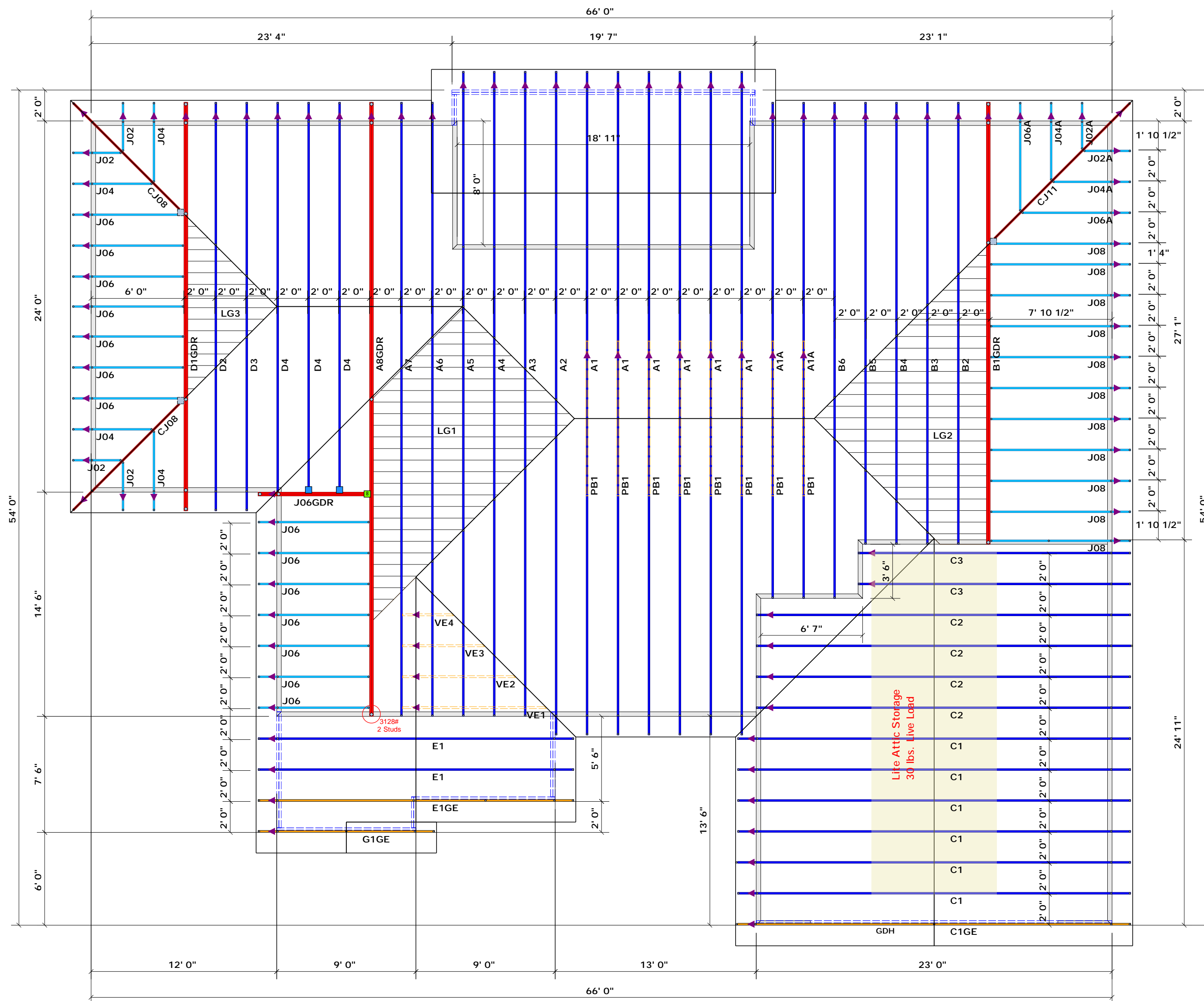
**Curtis Quick**

### LOAD CHART FOR JACK STUDS

(BASED ON TABLES ROEHLIC 6.10)

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADERS/STRIPS

END REACTION (IP-TON)	REQ. STUDS FOR 16d/3" HEADER	END REACTION (IP-TON)	REQ. STUDS FOR 10d/3" BEAM	END REACTION (IP-TON)	REQ. STUDS FOR 16d/3" BEAM
1700	1	2550	1	3400	1
3400	2	5100	2	6800	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 Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

-- Denotes Reaction Greater than 3,000 lbs.

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

Truss Placement Plan  
SCALE: 3/16" = 1'

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
■	HJC26	USP	3	Varies	16d/3-1/2"	10d/3"
■	HUS26	USP	2	Varies	16d/3-1/2"	16d/3-1/2"
■	THD28-2	USP	1	Varies	16d/3-1/2"	10d/3"

### Beam Legend

PlotID	Length	Product	Plies	Net Qty	Fab Type
GDH	23' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF

BUILDER	Watermark Homes	Lillington / Harnett
JOB NAME	Lot 162 Ballard Woods	Lot 162 Ballard Woods
PLAN	The Eucalyptus	Roof
SEAL DATE	11/4/20	09/20/22
QUOTE #	Quote #	Curtis Quick
JOB #	J0922-4792	Anthony Williams
CITY / CO.	Lillington / Harnett	
ADDRESS	Lot 162 Ballard Woods	
MODEL	The Eucalyptus	
DATE REV.	11/4/20	
DRAWN BY	Quote #	
SALES REP.	J0922-4792	

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.