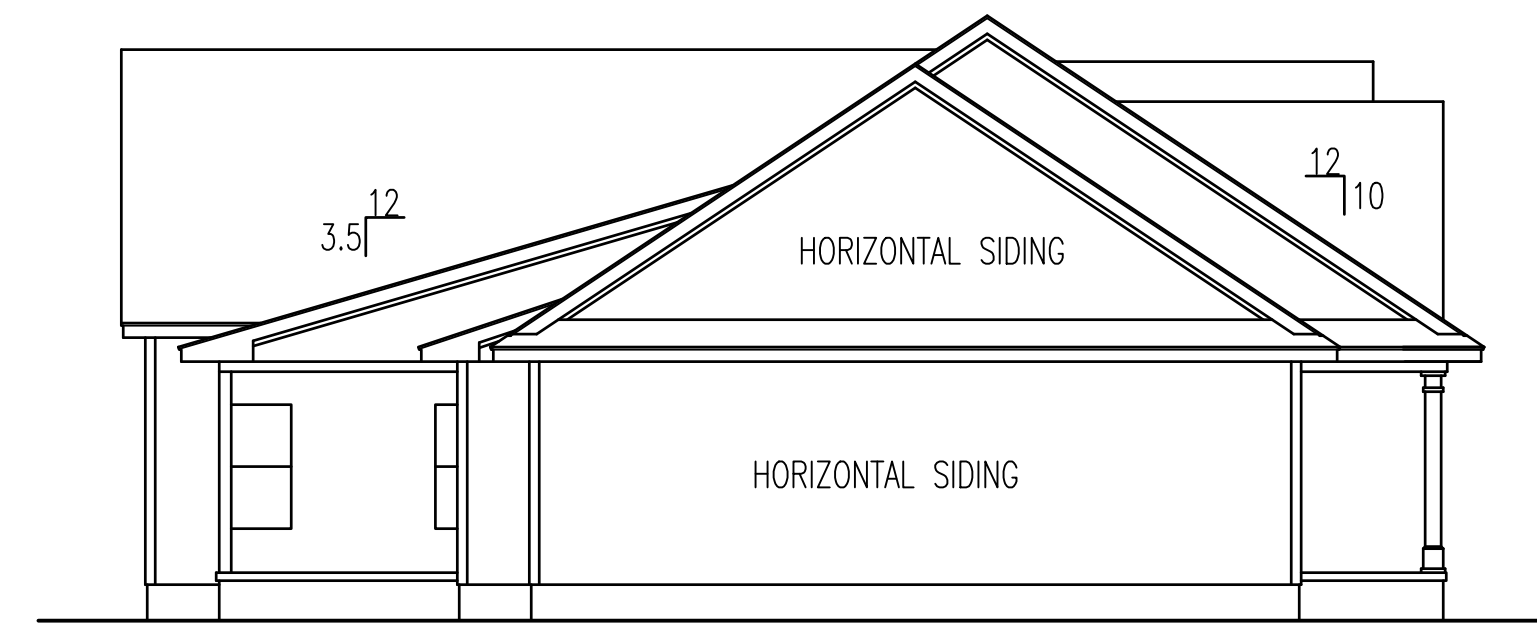
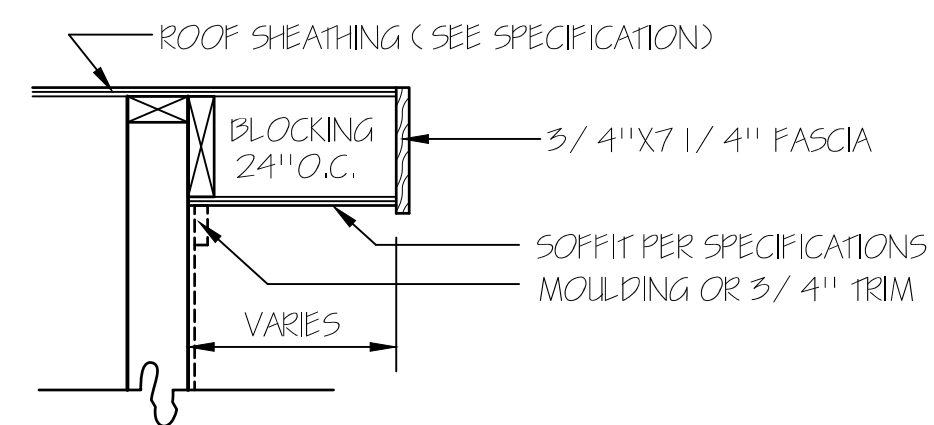




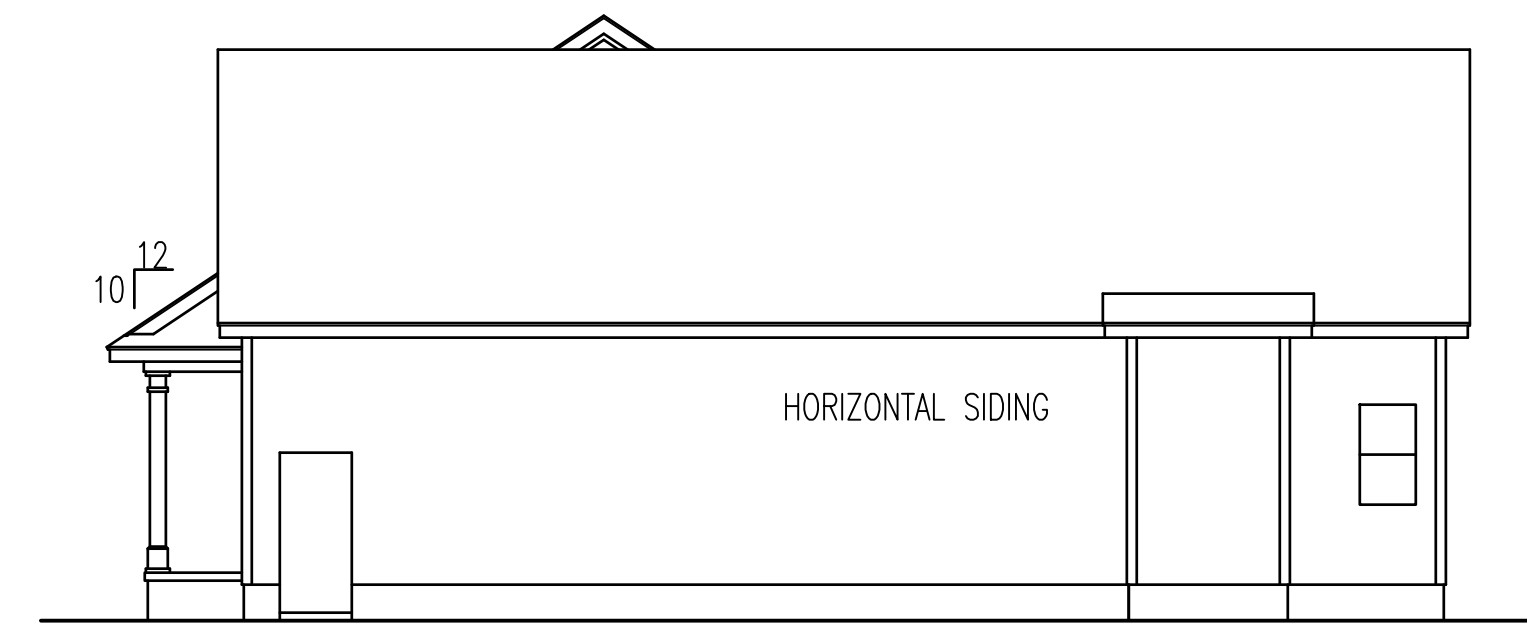
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



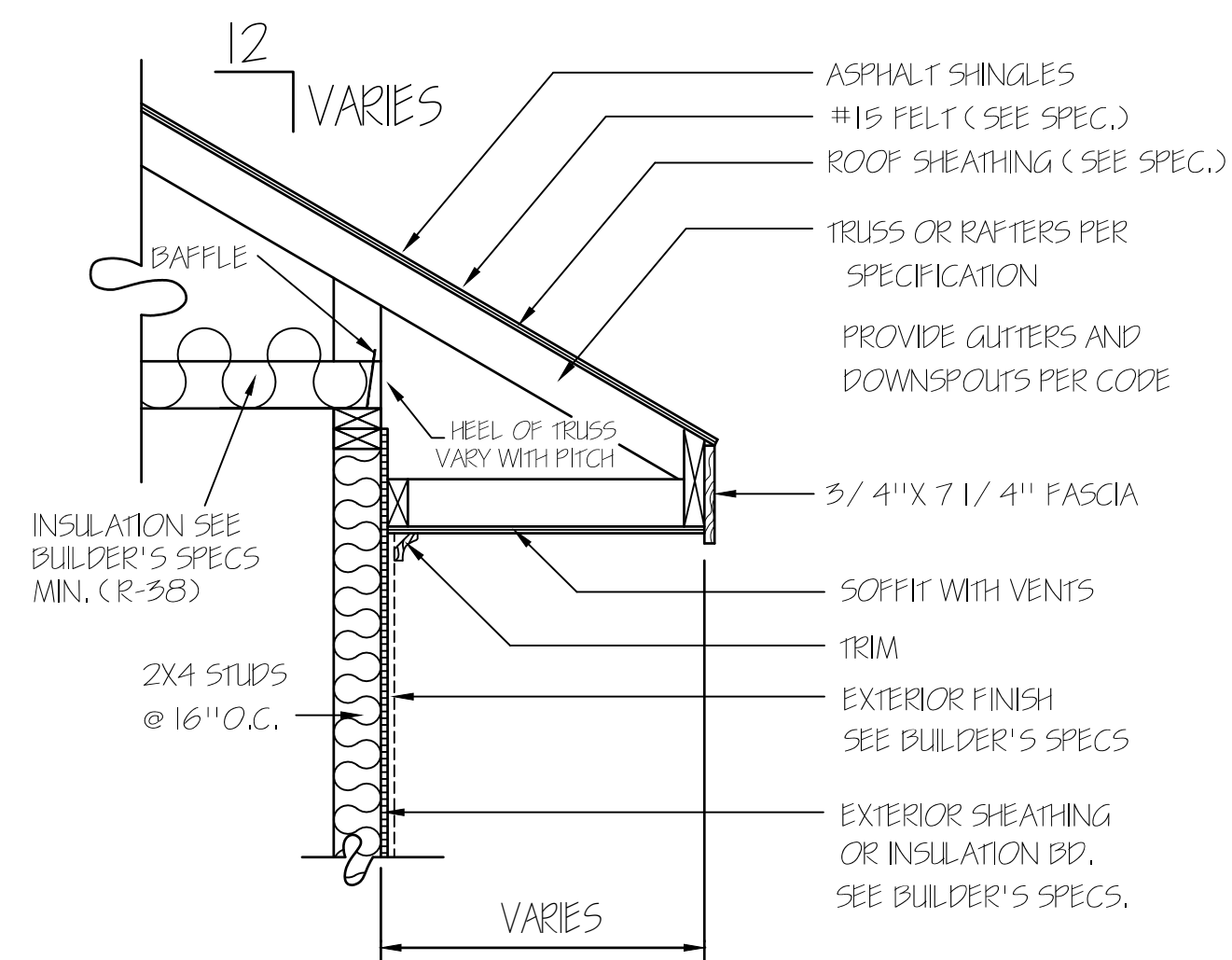
LEFT ELEVATION



RAKE DETAIL FOR
GABLE ENDS



RIGHT ELEVATION



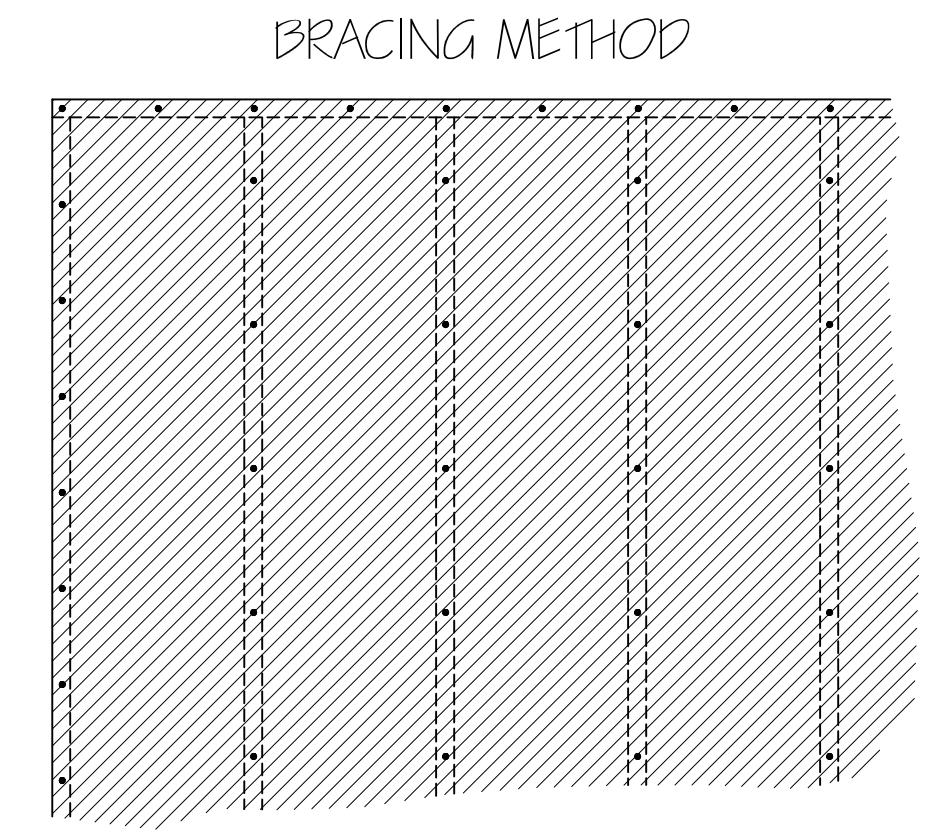
REAR ELEVATION
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATIONS	
ATTIC AREA	3064 SQ.FT. (AREA VENTILATION REQUIRED 18.4 SQ.FT.)
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH 2' FT. BASE GABLE LOUVER @ ?	SQ.FT. NET FREE AREA
? EACH ?	SQ.FT. NET FREE AREA
174 LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	13.3 SQ.FT. NET FREE AREA
103 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	12.9 SQ.FT. NET FREE AREA

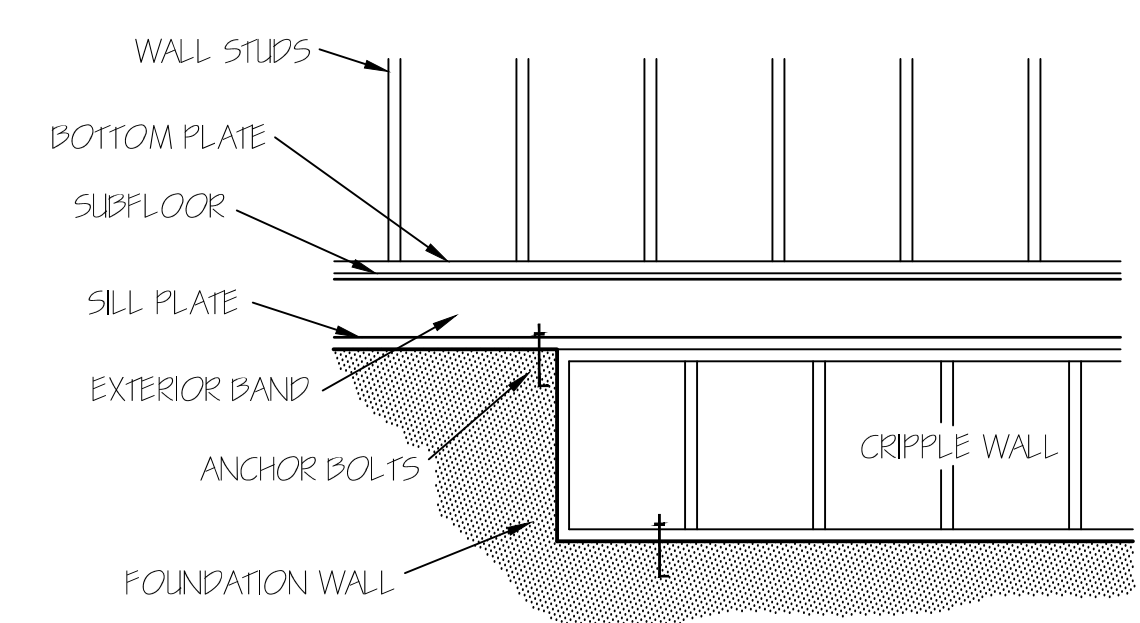
ENERGY TABLE
UFACTOR OF WINDOWS .30
CLIMATE ZONE 3
INSULATION: WALLS 15
CEILING 38
FLOORS 19

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



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 R602.3(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

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

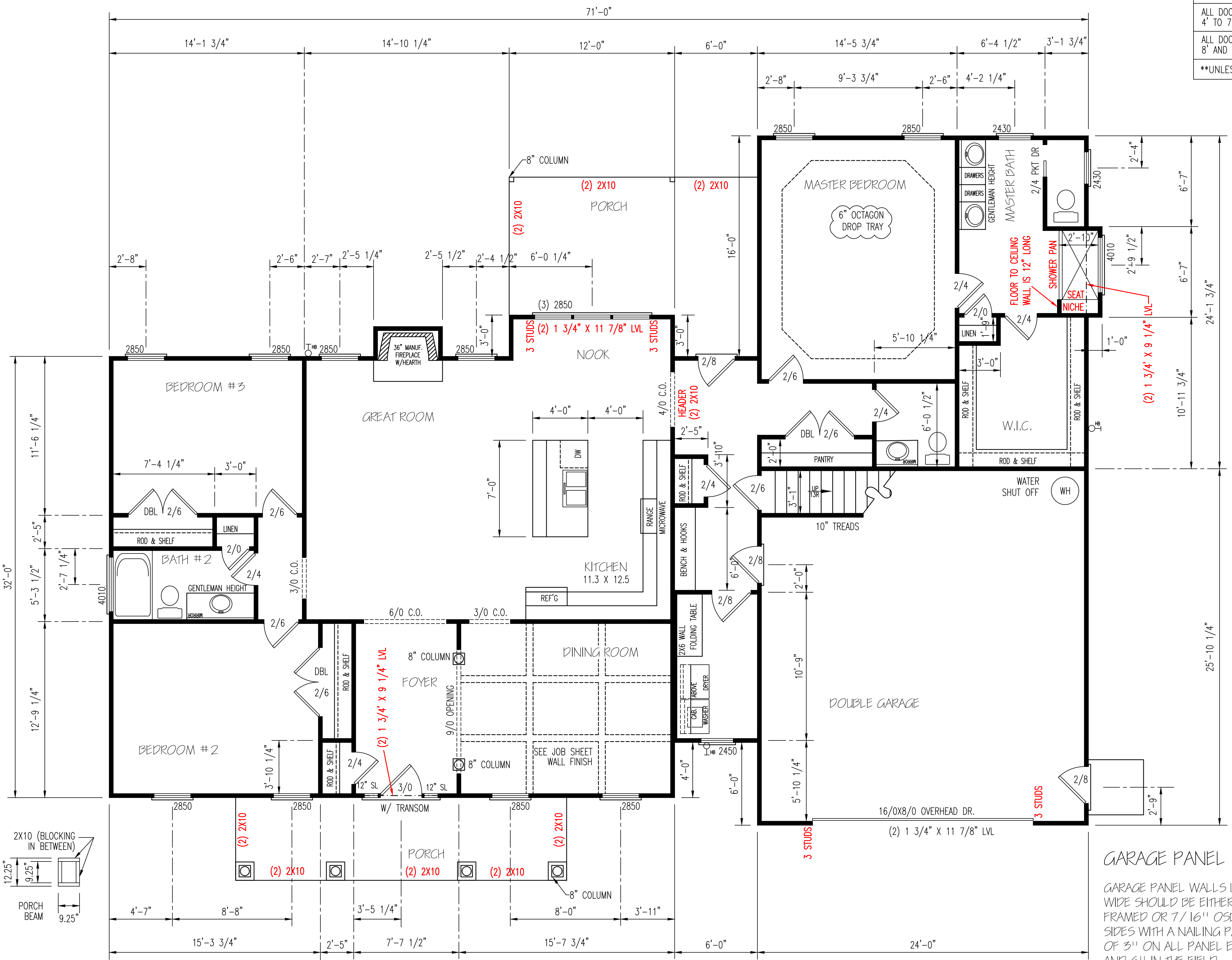
HEATED AREA

1ST FL	2111	SQ FT
2ND FL	348	SQ FT
TOTAL	2459	SQ FT

OTHER AREAS

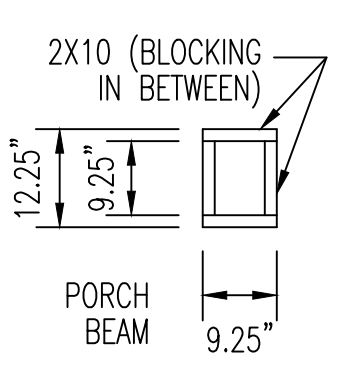
GARAGE	611	SQ FT
F.PORCH	144	SQ FT
R.PORCH	198	SQ FT
STORAGE	302	SQ FT
TOTAL	1255	SQ FT

NOTE:
CEILINGS ARE 9'-0" UNLESS NOTED.
SET WINDOWS @ 7'-4" A.F.F.



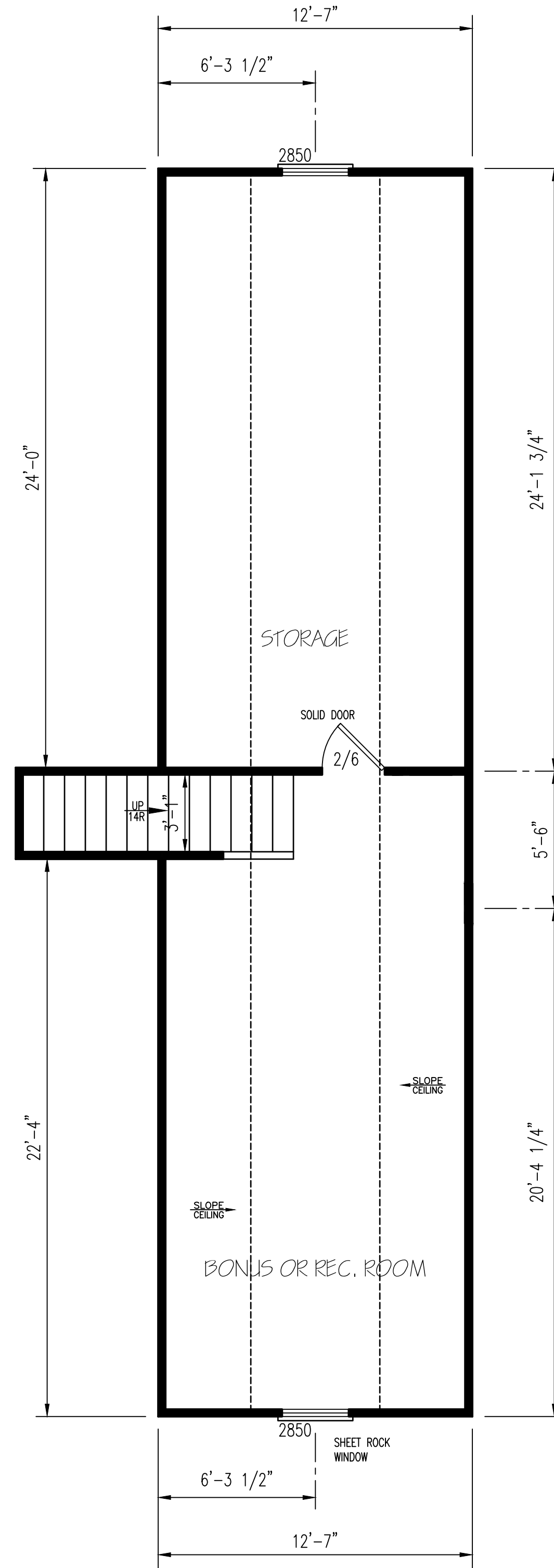
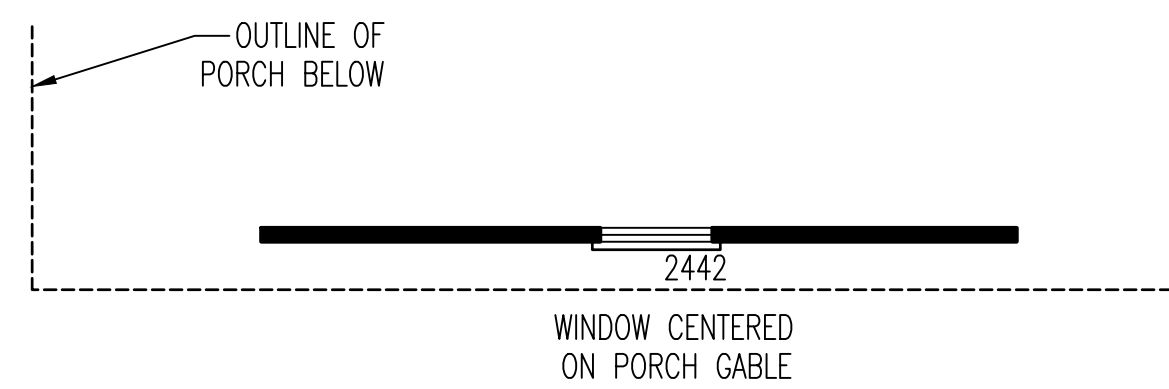
GARAGE PANEL WALL

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.



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

UNLESS NOTED OTHER WISE



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

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: PONDEROSA

LOT: 163 BALLARD WOODS

T M DESIGNS

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

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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, 2018 INTERNATIONAL BUILDING CODES

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

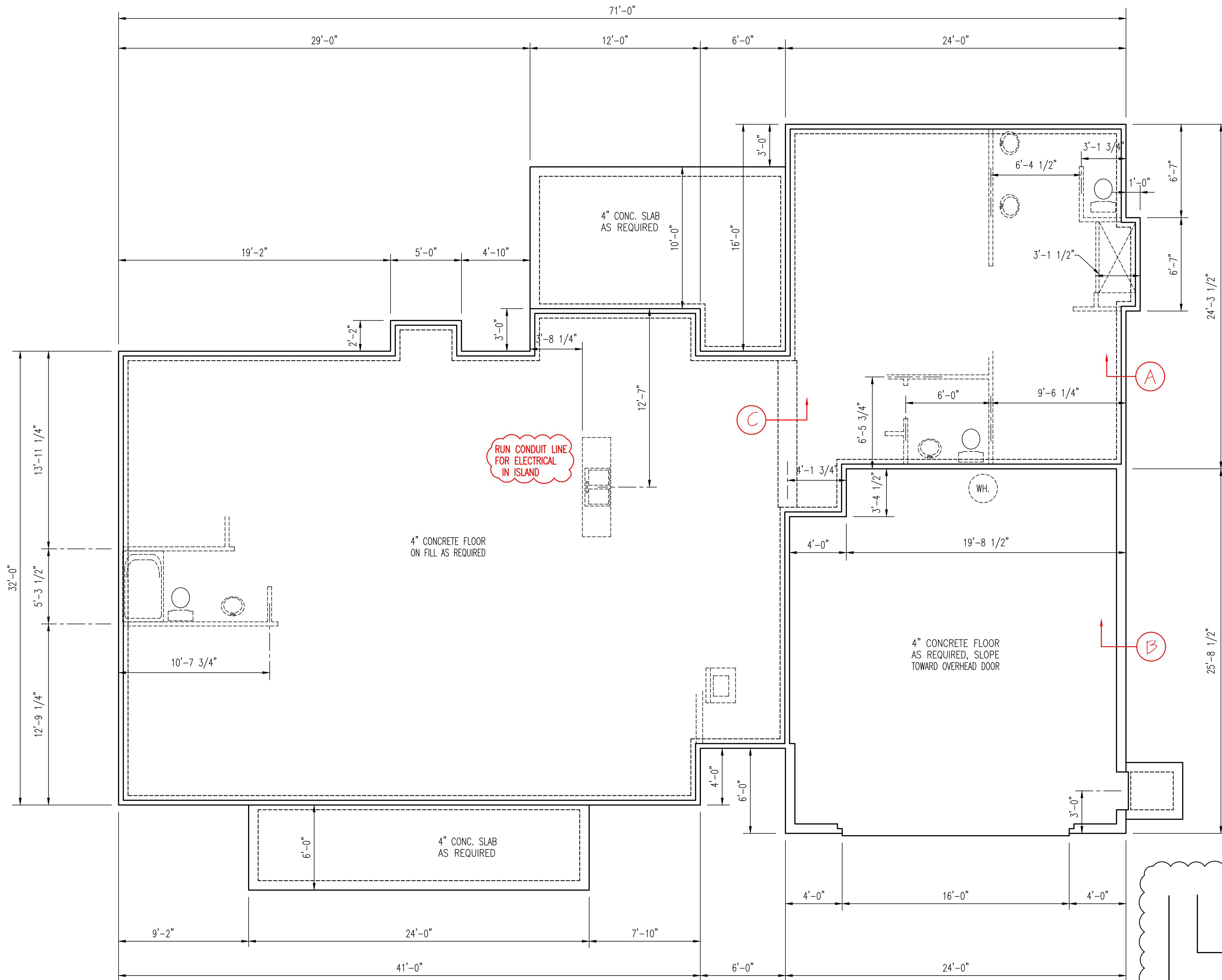
PLAN NUMBER
RG21-A01

OPTION #2

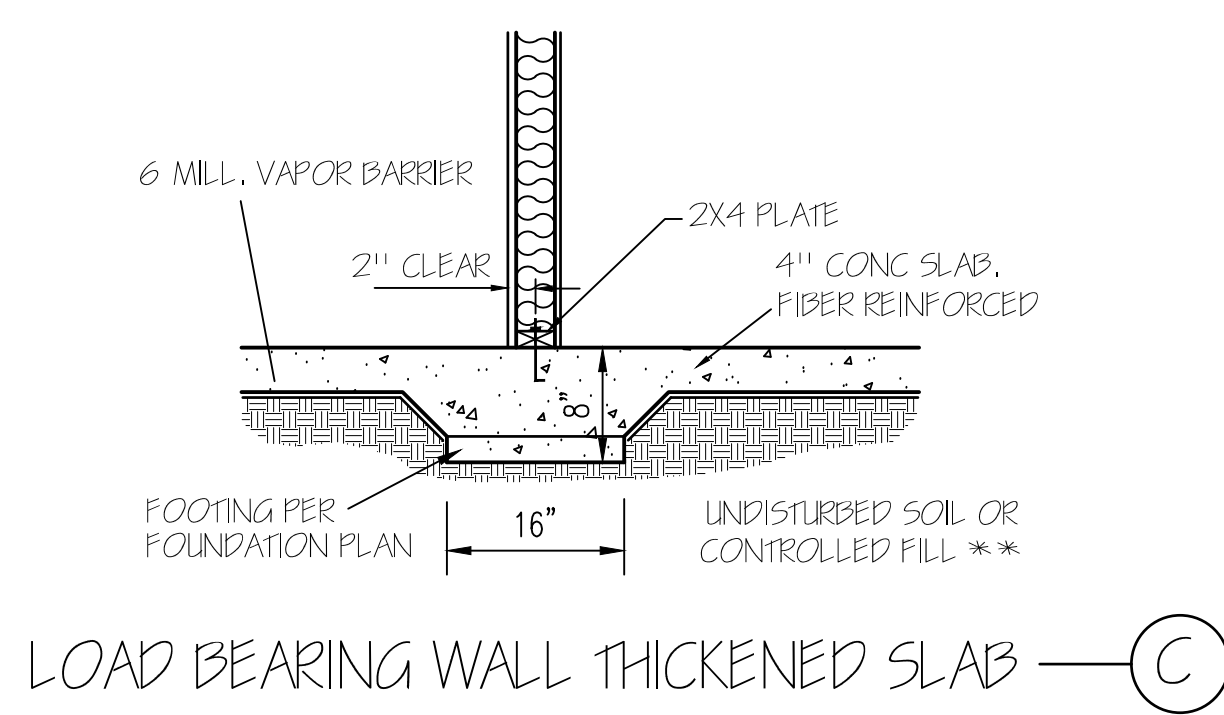
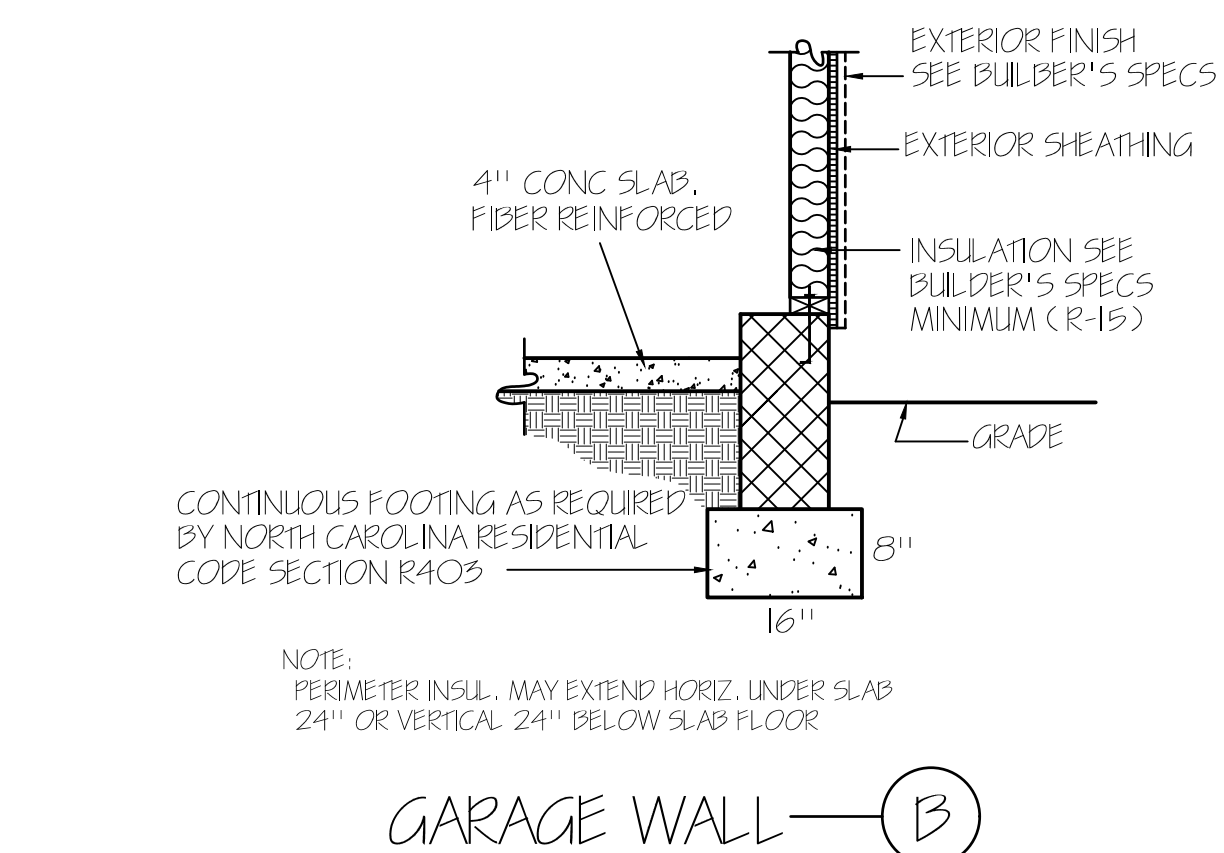
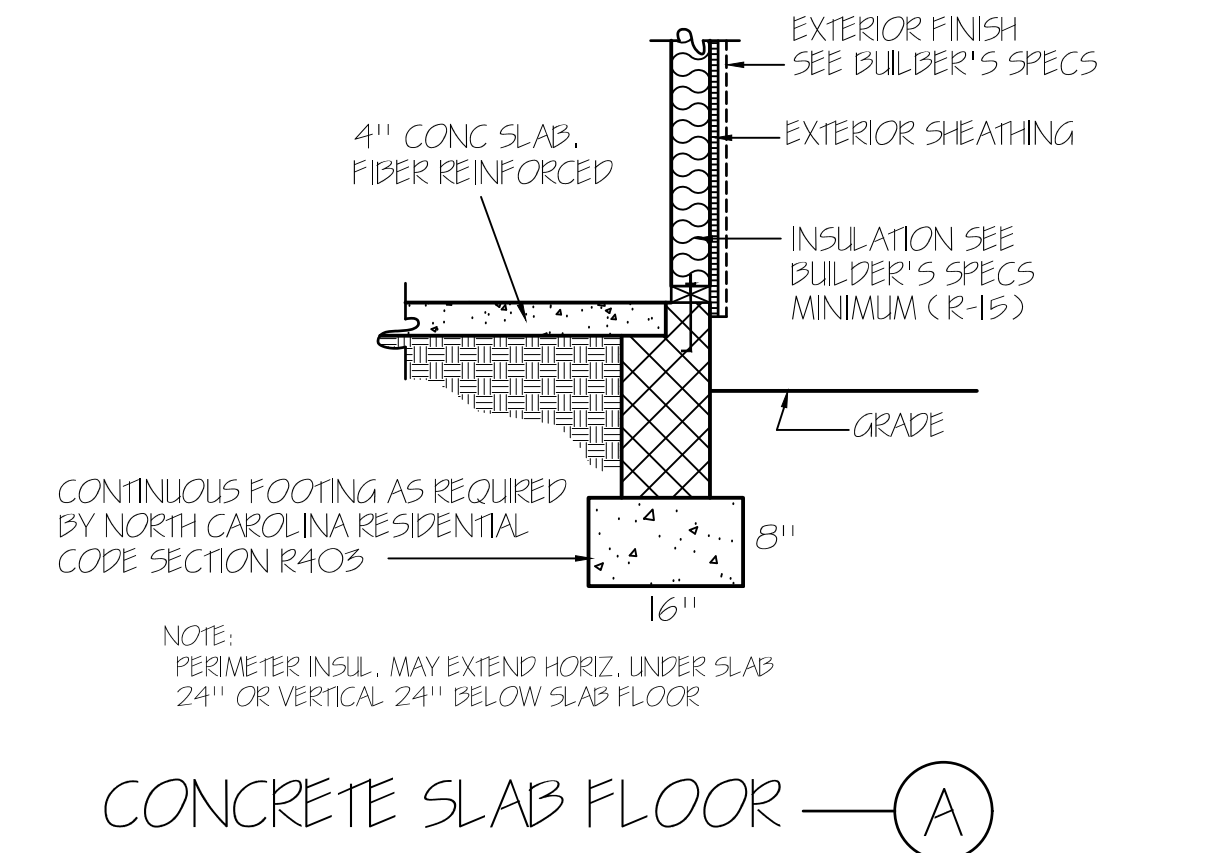
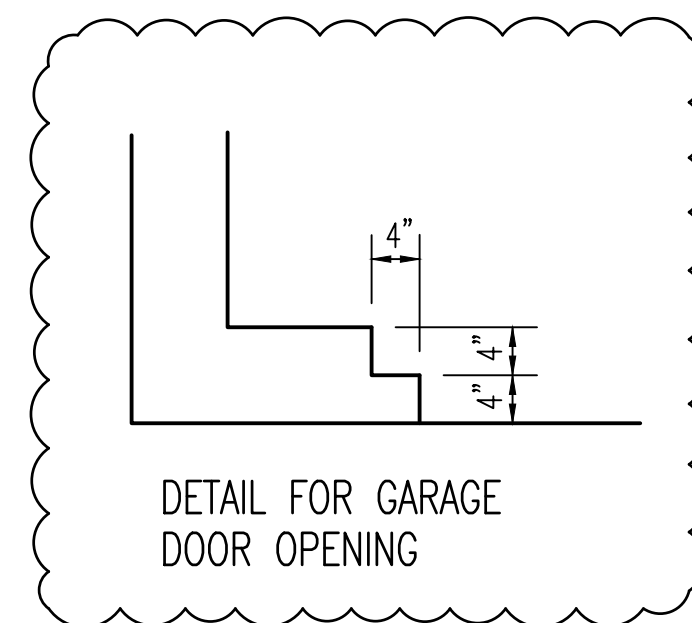
2 _B	GARAGE	R	F
	DATE:	2/15/21	

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.

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



STEPS:
SET BRICK STEPS ON 6" CONCRETE SIDEWALK



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



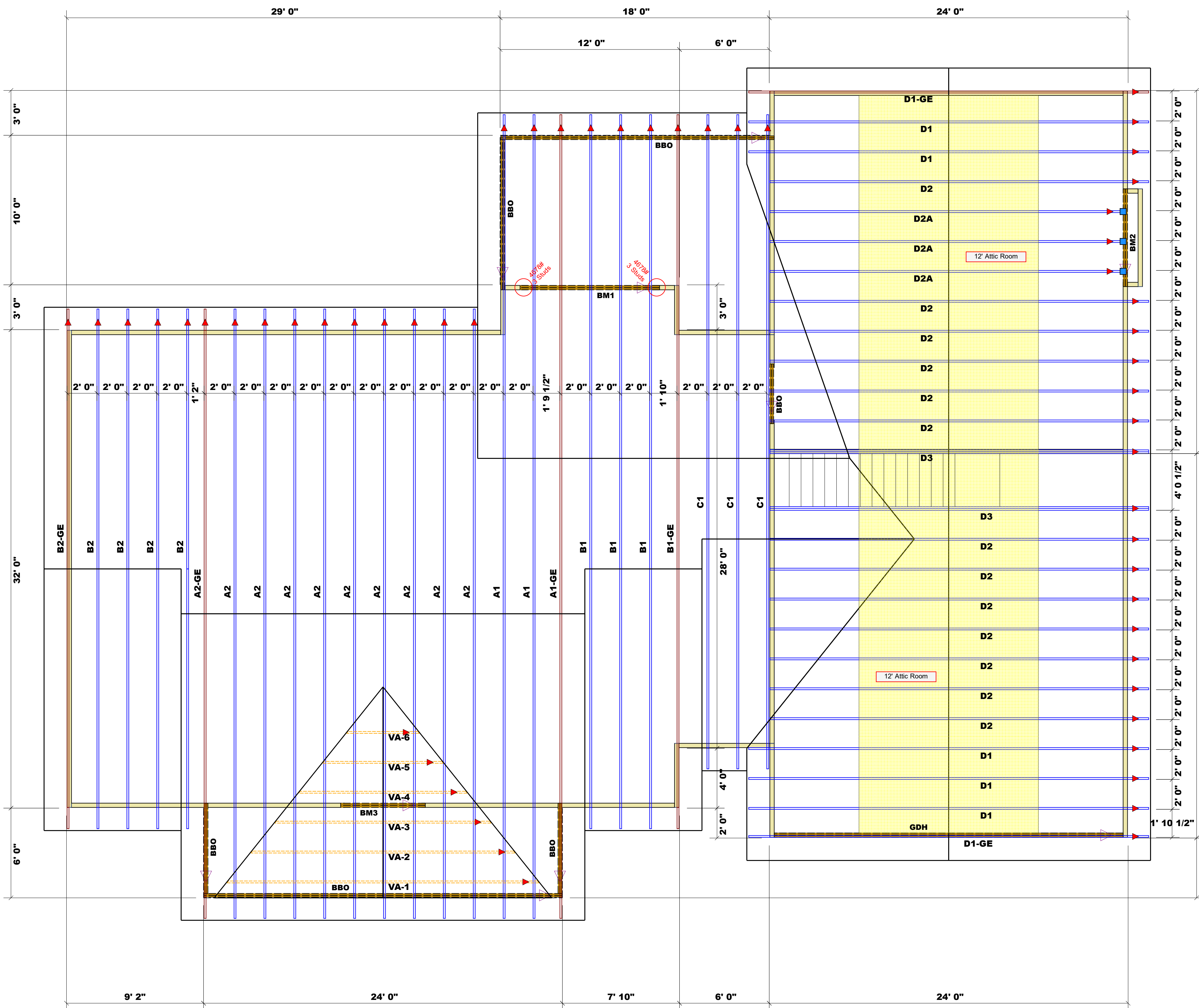
ROOF & FLOOR TRUSSES & BEAMS

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

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 document drawings. The building designer, as responsible authority and professional engineer 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 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 (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: Anthony Williams



- Dimension Notes**
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
 2. All interior wall dimensions are to face of frame wall unless noted otherwise
 3. All exterior wall to truss dimensions are to face of frame wall unless noted otherwise

Roof Area = 4411.57 sq.ft.
Ridge Line = 111.2 ft.
Hip Line = 0 ft.
Horiz. OH = 189.14 ft.
Raked OH = 323.95 ft.
Decking = 152 sheets

All Walls Shown Are Considered Load Bearing

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

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

Beam Schedule					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM2	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
BM3	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
GDH	24' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
BM1	10' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs

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

COUNTY	Watermark Homes	Hammett
ADDRESS	Lot 163 Ballard Woods	Lot 163 Ballard Woods
MODEL	Ponderosa	Roof
DATE REV.	Plan Date: 2/15/21	6/29/21
DRAWN BY	Quote #	Anthony Williams
SALESMAN	J0822-3955	Anthony Williams

BUILDER	Watermark Homes	Watermark Homes
JOB NAME	Lot 163 Ballard Woods	Lot 163 Ballard Woods
PLAN	Ponderosa	Ponderosa
SEAL DATE	Plan Date: 2/15/21	2/15/21
QUOTE #	Quote #	J0822-3955
JOB #	J0822-3955	J0822-3955

LOAD CHART FOR JACK STUDS

BASED ON TABLES ENR202.1 & ENR202.2

END REACTION (LBS)	REQ'D STUDS FOR JACK STUDS	REQ'D STUDS FOR END REACTION	END REACTION (LBS)	REQ'D STUDS FOR JACK STUDS	REQ'D STUDS FOR END REACTION
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				