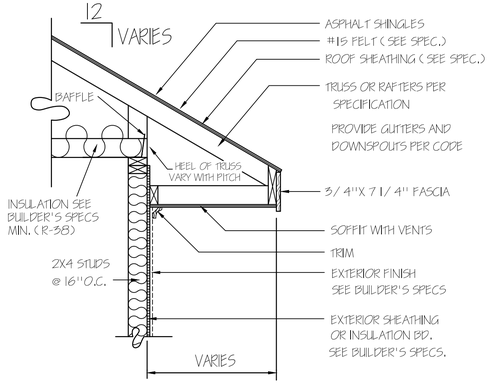
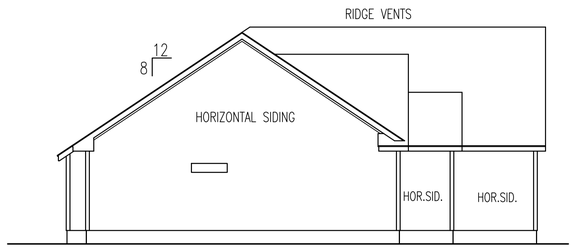
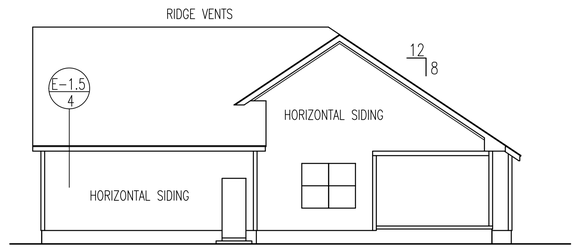


FRONT ELEVATION

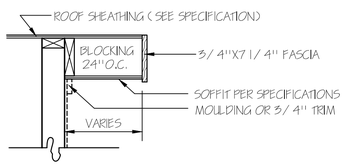
SCALE:1/4"=1'-0"



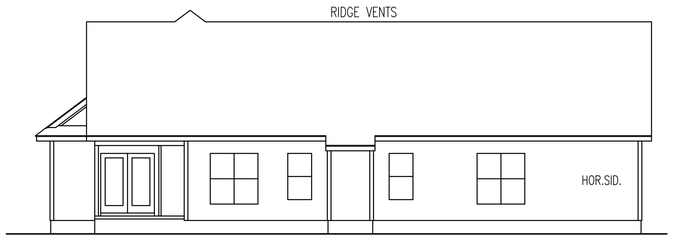
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR GABLE ENDS



REAR ELEVATION

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

ATTIC VENTILATION CALCULATIONS

ATTIC AREA 2976 SQ.FT.(AREA VENTILATION REQUIRED 19.8 SQ.FT.)

____EACH__FT. BASE GABLE LOUVER @ ____SQ.FT. NET FREE AREA
____EACH__FT. BASE GABLE LOUVER @ ____SQ.FT. NET FREE AREA
____EACH_____LOUVER @ ____SQ.FT. NET FREE AREA
90 LIN.FT. EAVE VENT @ 11 SQ.IN./FT.= 6.9 SQ.FT.NET FREE AREA
101 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT.= 12.6 SQ.FT.NET FREE AREA

TM DESIGNS

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

EXCLUSIVE RESIDENCE DESIGN FOR:

WATERMARK HOMES

NAME: PINYON PINE

LOT: 89 SOUTH CREEK

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

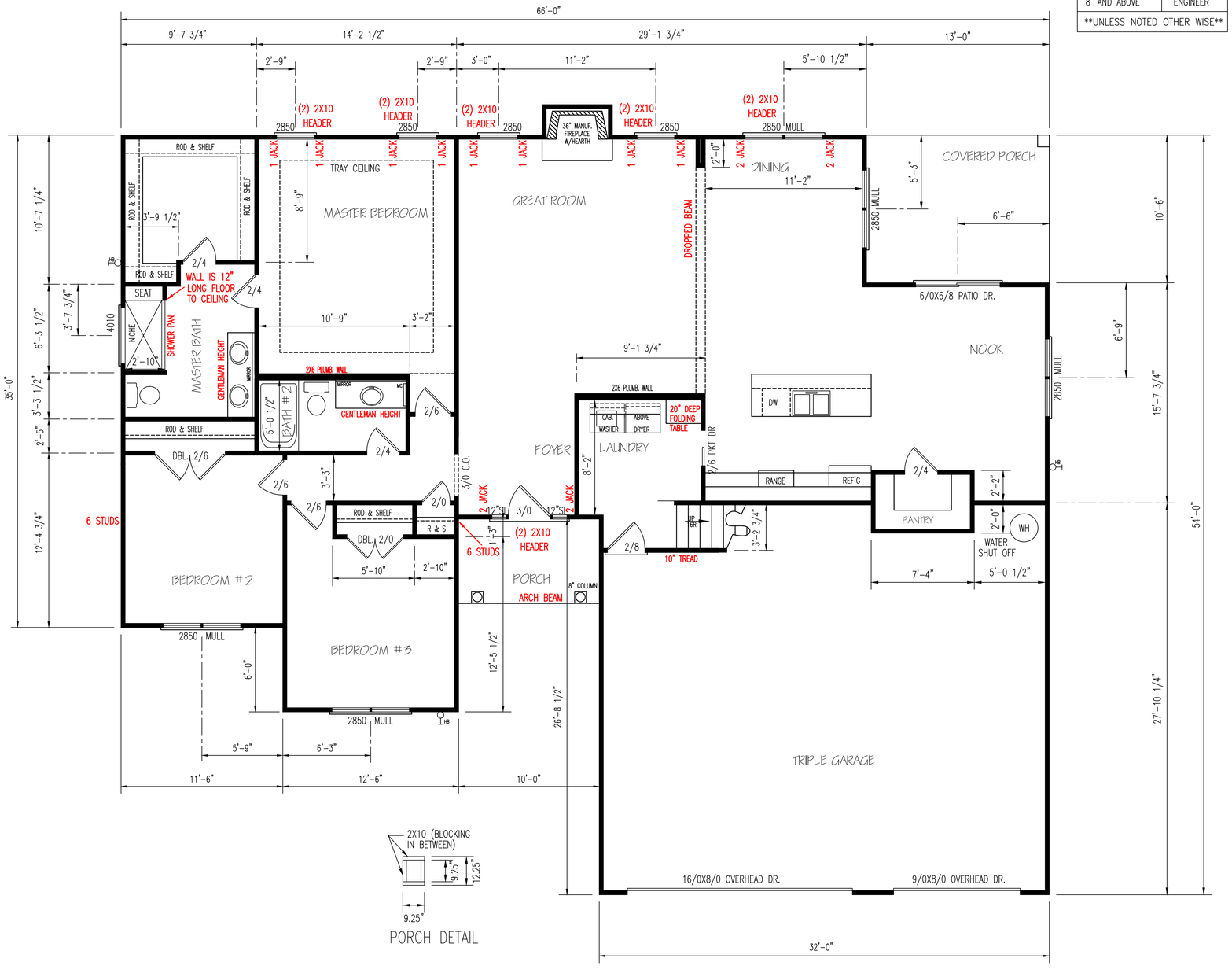
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
RG22-A06

OPTION #1

1 | GARAGE | F | R

DATE: 6/19/22



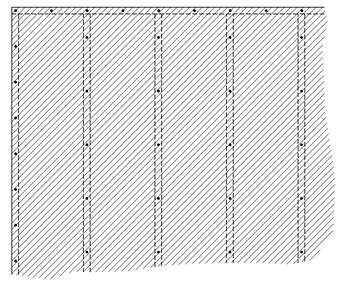
2X10 (BLOCKING IN BETWEEN)

PORCH DETAIL

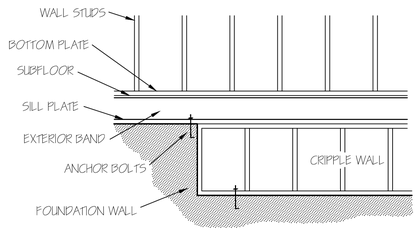
EXERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	
UNLESS NOTED OTHER WISE		

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



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

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

FIRST FLOOR PLAN

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

HEATED AREA

1ST FL	1921	SQ FT
2ND FL	367	SQ FT
TOTAL	2288	SQ FT

OTHER AREAS

GARAGE	858	SQ FT
STORAGE	181	SQ FT
F.PORCH	60	SQ FT
R.PORCH	137	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.

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EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES
LOT: 89 SOUTH CREEK
NAME: PINYON PINE

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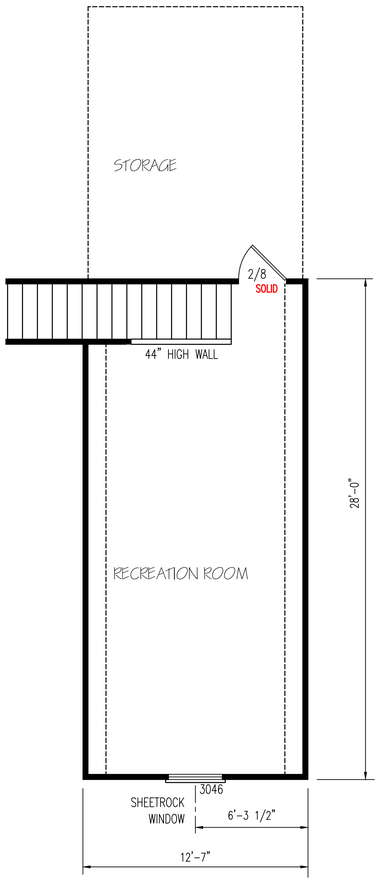
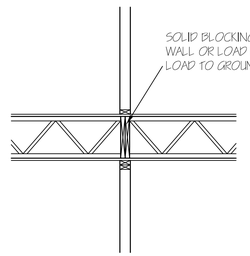
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

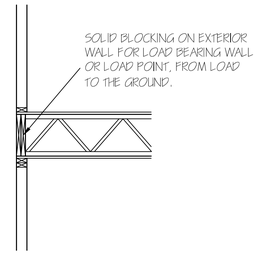
PLAN NUMBER
RG22-A06
OPTION #1

2 A | GARAGE | R | F
DATE: 6/19/22

EXERIOR 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		







SECOND FLOOR PLAN

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

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EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES

LOT: 89 SOUTH CREEK

NAME: PINYON PINE

PLAN NUMBER
RG22-A06

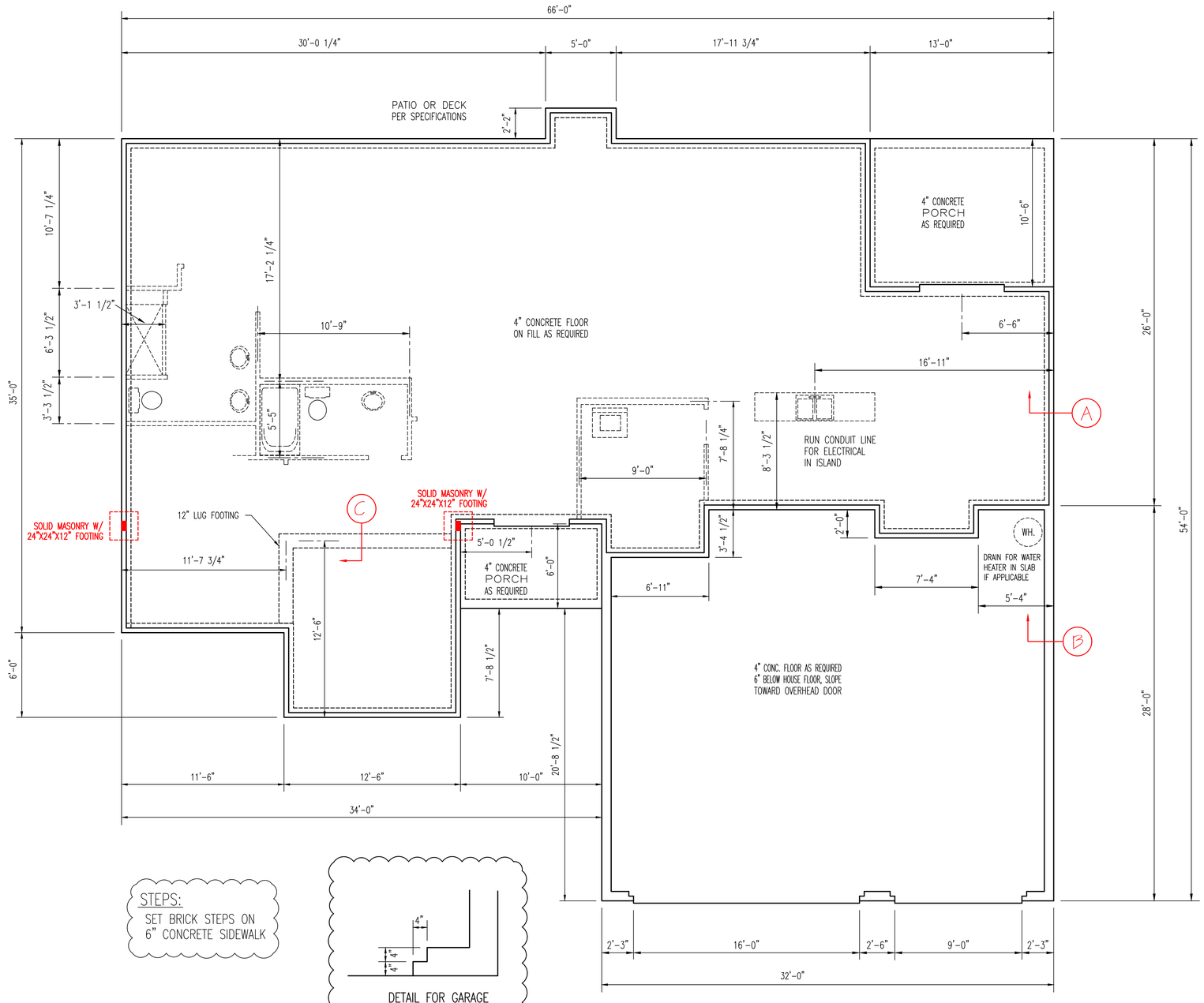
OPTION #1

2B | GARAGE R F | DATE: 6/19/22

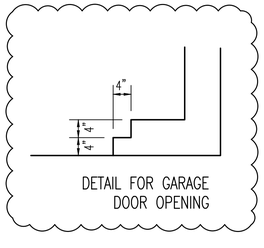
WALL ANCHOR OPTIONS

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

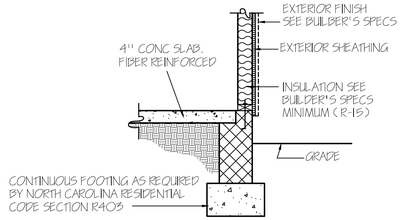
NOTE:
FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED. ALL FOOTING TO BE LOCATED BELOW FROST DEPTH.



STEPS:
SET BRICK STEPS ON 6" CONCRETE SIDEWALK

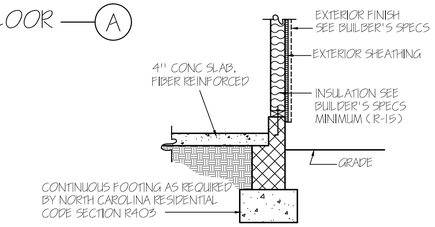


DETAIL FOR GARAGE DOOR OPENING



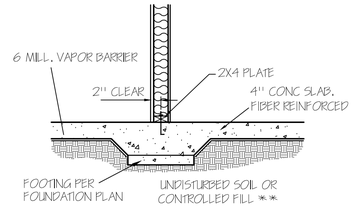
NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR — A



NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

GARAGE WALL — B



LOAD BEARING WALL THICKENED SLAB — C

FOUNDATION PLAN

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

STEPS:
SET BRICK STEPS ON 4" CONCRETE SIDEWALK

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EXCLUSIVE RESIDENCE DESIGN FOR:
WATERMARK HOMES

LOT: 89 SOUTH CREEK

NAME: PINYON PINE

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, 2018 INTERNATIONAL BUILDING CODES

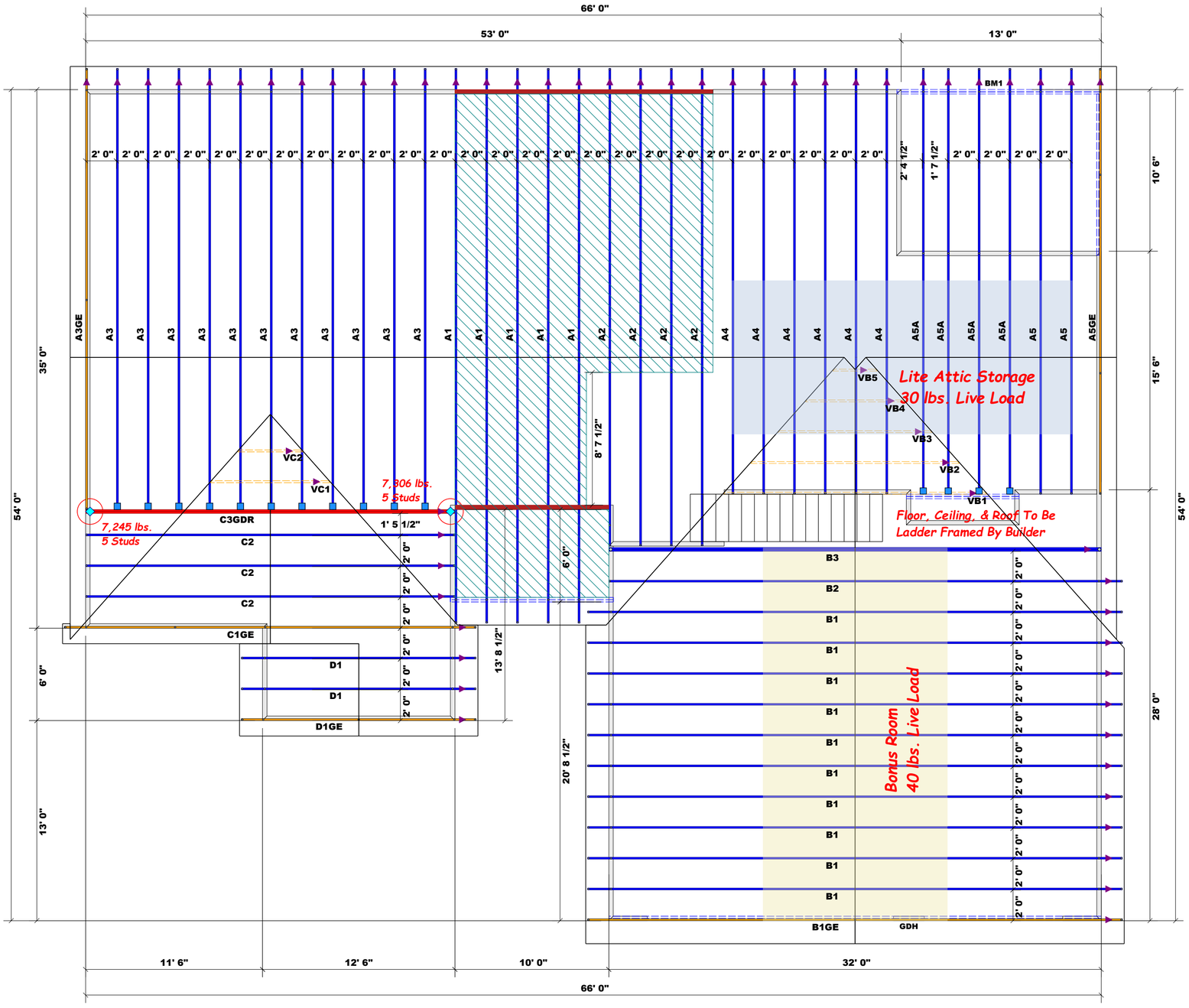
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
RG22-A06

OPTION #1

3 | GARAGE | R | F

DATE: 6/19/22



Hatch Legend	
	Ceiling Height @ 10' 1-1/2"
	1st Floor Bearing Walls @ 10' 1-1/2"

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

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

-- Denotes Reaction Greater than 3,000 lbs.

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

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
■	HUS26	USP	15	NA	16d/3-1/2"	16d/3-1/2"
◆	HTW20	USP	2	NA	10d/1-1/2"	10d/3"

Beam Legend					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM1	14' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
GDH	32' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF

COMTECH
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 R502.5(1) & (b))

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (3P TO)	REQ'D STUDS FOR (2) PLY HEADER	END REACTION (4P TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (5P TO)	REQ'D STUDS FOR (4) PLY HEADER
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				

BUILDER	Watermark Homes
JOB NAME	Lot 89 South Creek
PLAN	Pinyon Pine
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	J0323-1472
CITY / CO.	Lillington / Harnett
ADDRESS	Lot 89 South Creek
MODEL	Roof
DATE REV.	03/31/23
DRAWN BY	Curtis Quick
SALES REP.	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