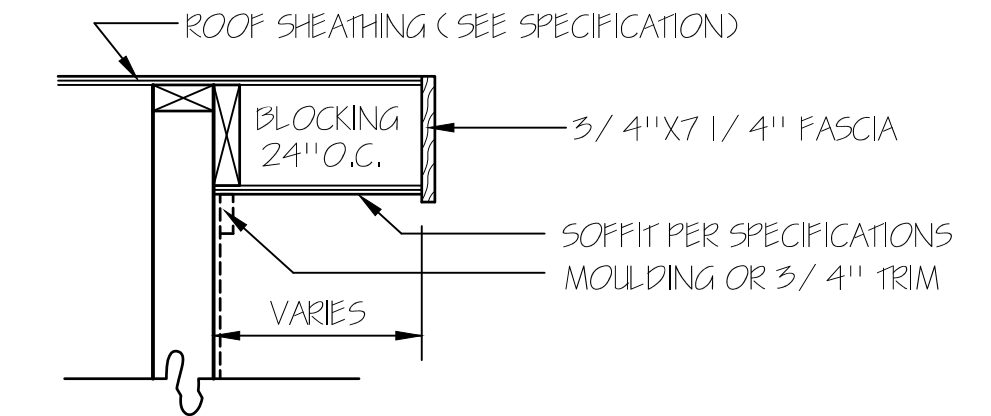


**ATTIC VENTILATION CALCULATIONS**

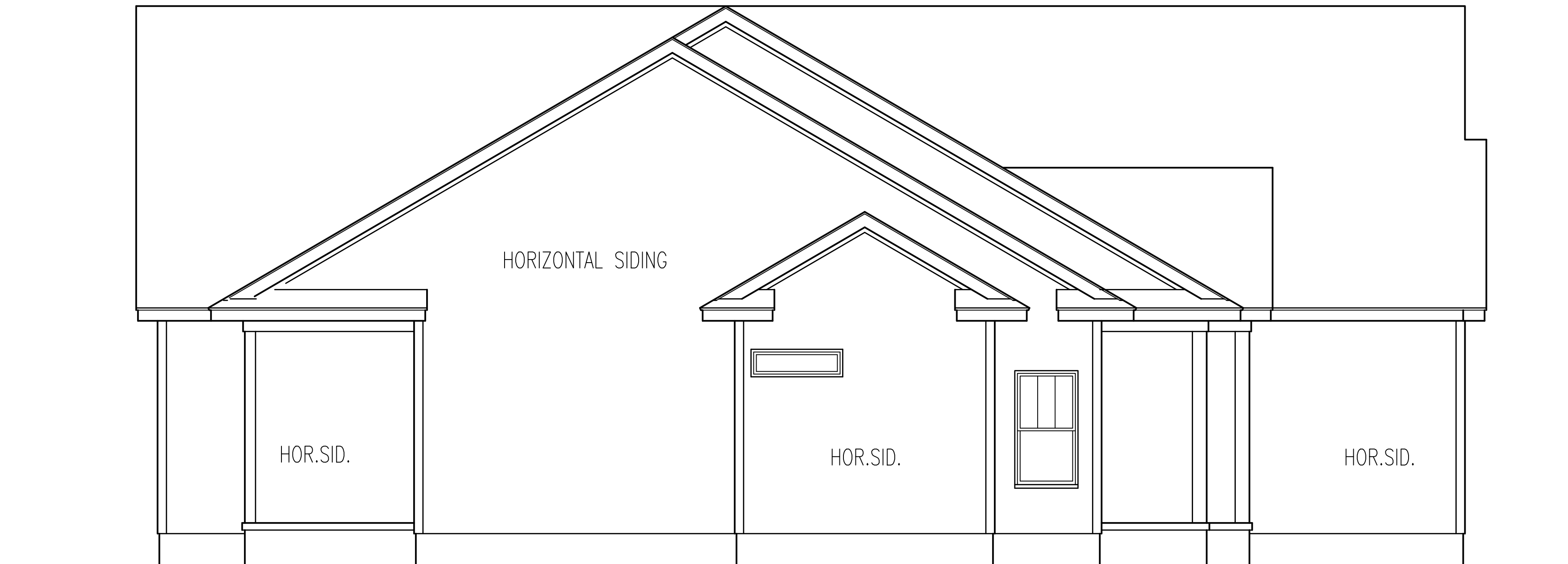
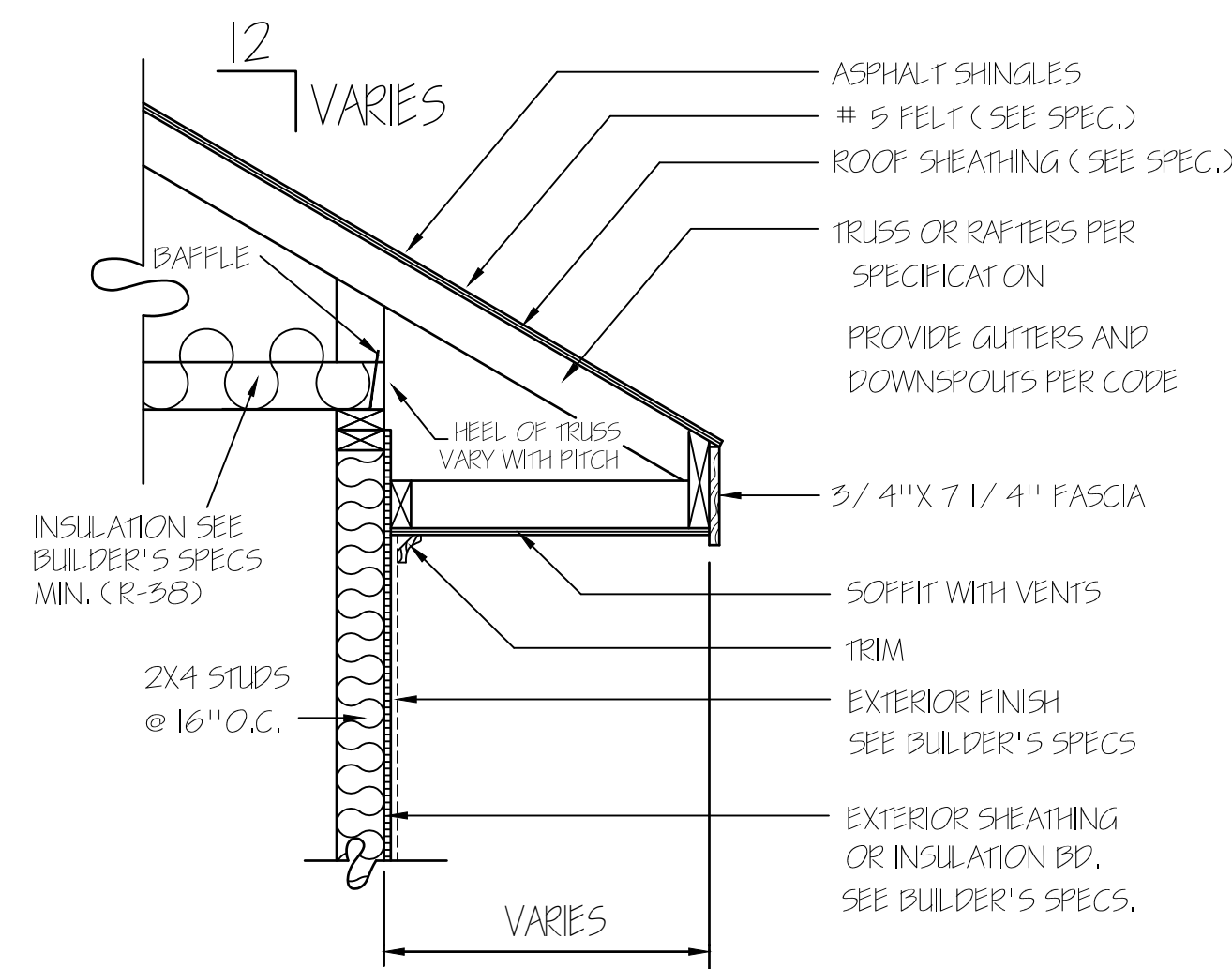
ATTIC AREA	2999 SQ.FT.	(AREA VENTILATION REQUIRED 20.9 SQ.FT.)
EACH FT. BASE GABLE LOUVER @		SQ.FT. NET FREE AREA
EACH FT. BASE GABLE LOUVER @		SQ.FT. NET FREE AREA
EACH FT. LOUVER @		SQ.FT. NET FREE AREA
38 LIN.FT. EAVE VENT @ 11 SQ.IN./FT. =	7.5	SQ.FT. NET FREE AREA
110 LIN.FT. RIDGE VENT @ 18 SQ.IN./FT. =	13.7	SQ.FT. NET FREE AREA



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



**RAKE DETAIL FOR GABLE ENDS**



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**

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

LOT: 100 SOUTH CREEK

NAME: JASMINE

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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

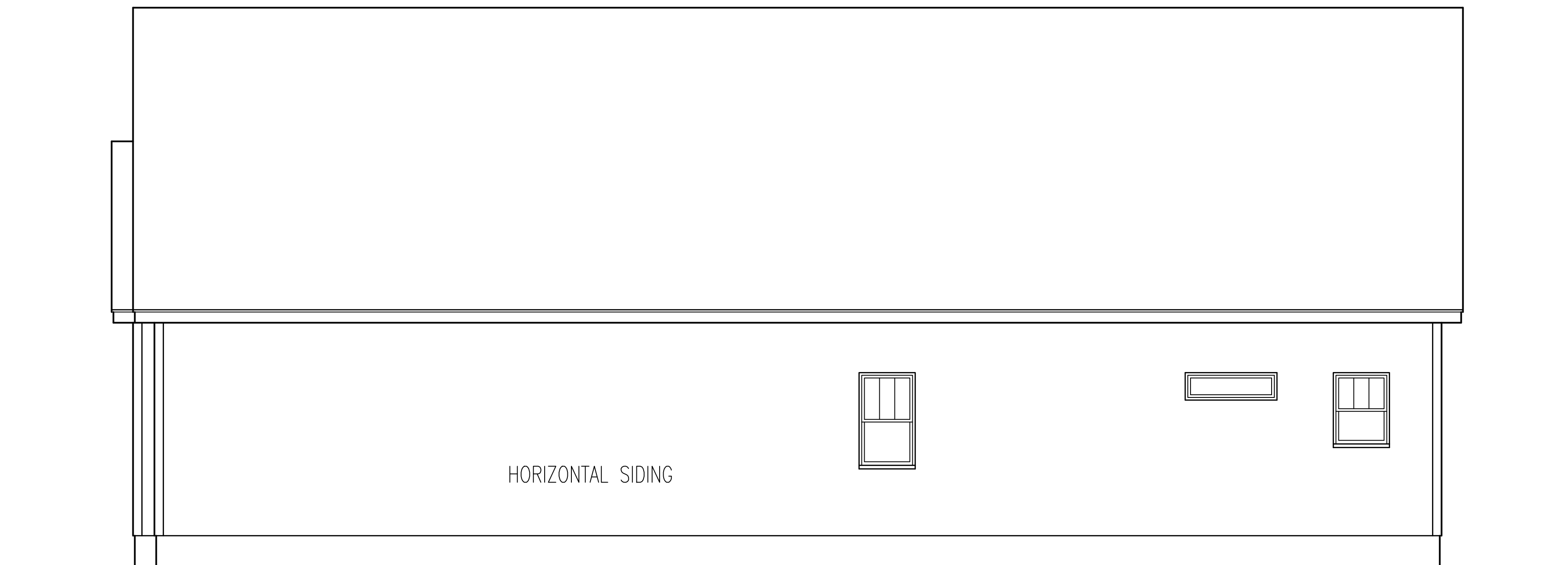
PLAN NUMBER  
**RG22-A05F**

OPTION #1

<b>1</b> A	<b>GARAGE</b>	<b>F</b>	<b>R</b>
	<b>DATE:</b>	3/20/23	



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



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

**T M DESIGNS**

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EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**

LOT: 100 SOUTH CREEK

NAME: JASMINE

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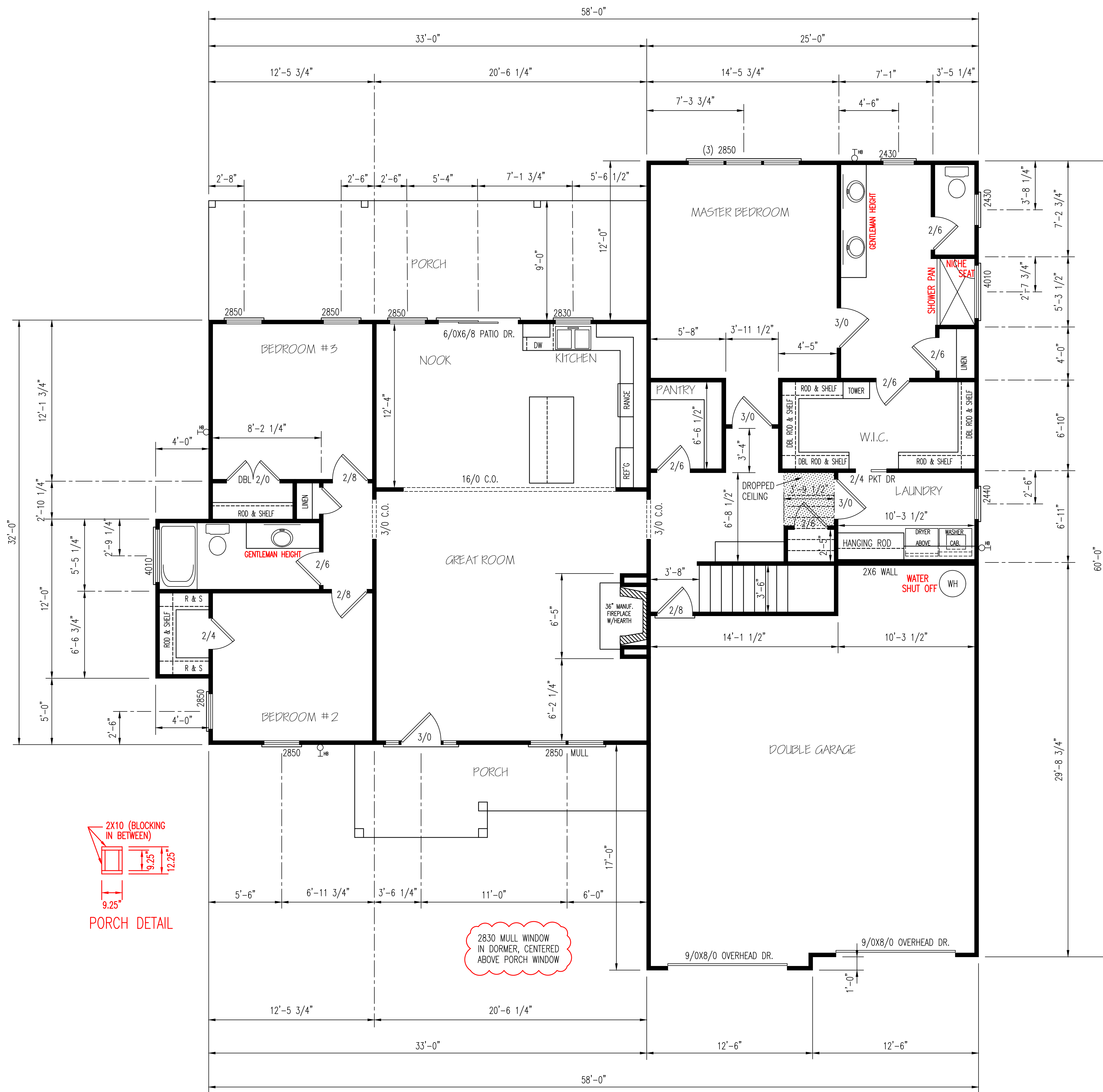
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

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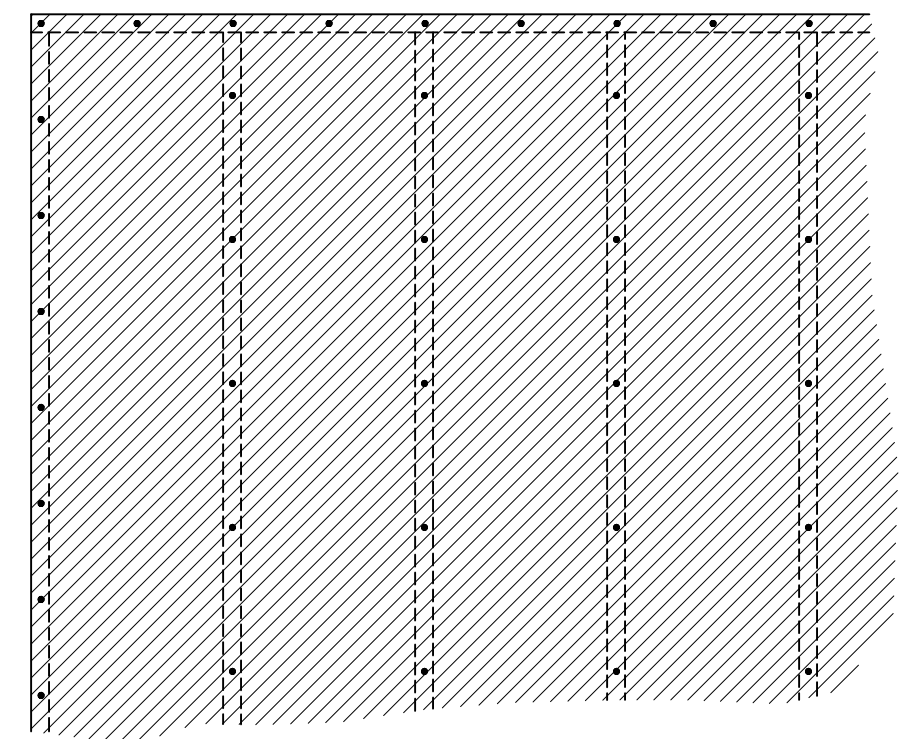
PLAN NUMBER  
BG22-A05F

OPTION #1

1	GARAGE	F	R
	DATE:	3/20/23	

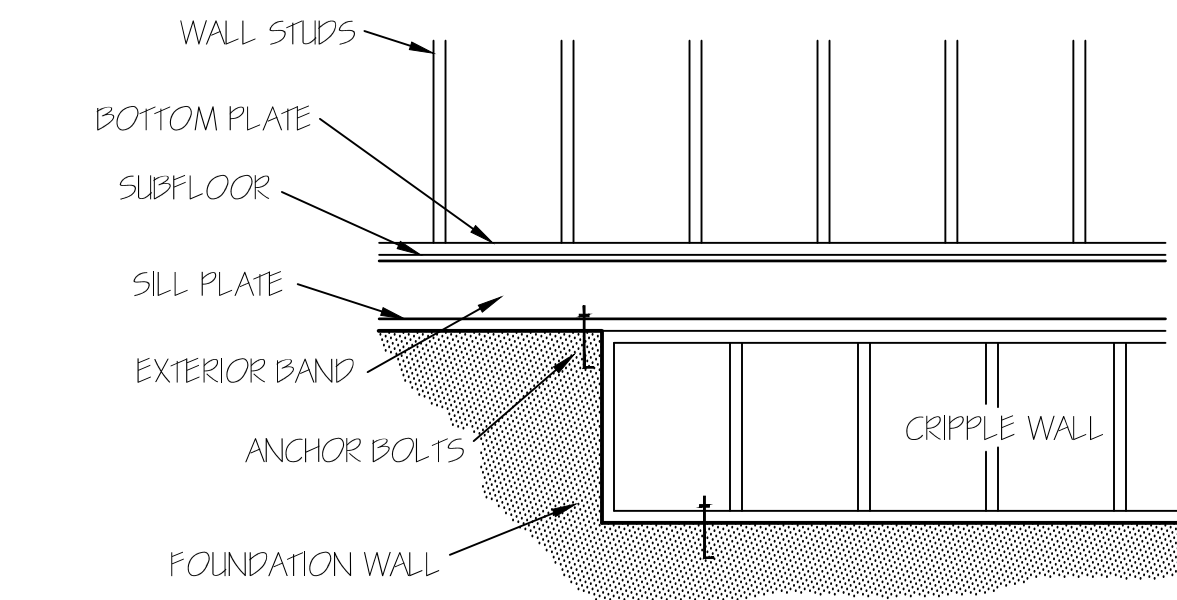


BRACING METHOD



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**  
 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 STUDGING 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 R602.5(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

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

**FIRST FLOOR PLAN**

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

HEATED AREA	
1ST FL	1910 SQ FT
2ND FL	369 SQ FT
TOTAL	2279 SQ FT

**OTHER AREAS**

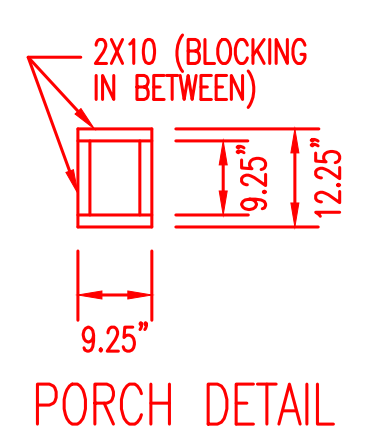
GARAGE	707 SQ FT
F.PORCH	130 SQ FT
R.PORCH	264 SQ FT
STORAGE	340 SQ FT

**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.

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\*\*



2830 MULL WINDOW IN DORMER, CENTERED ABOVE PORCH WINDOW

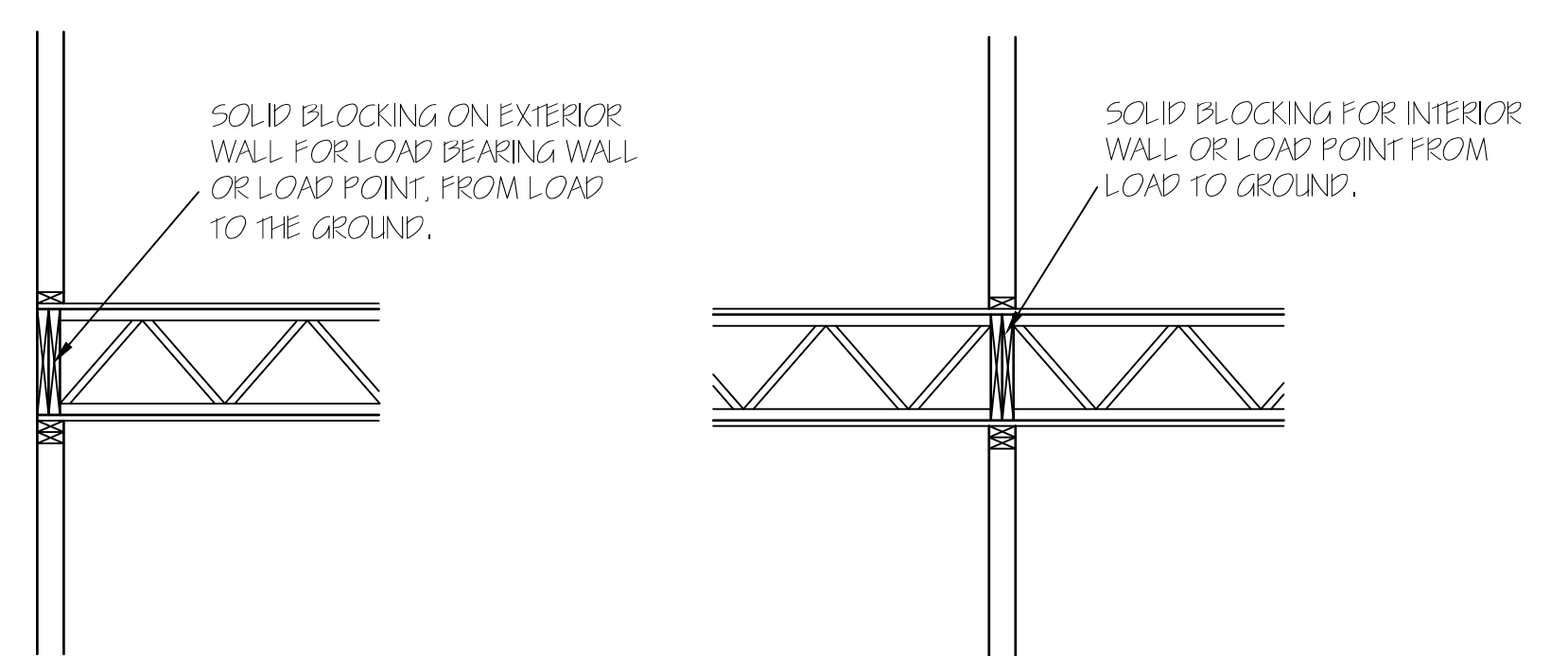
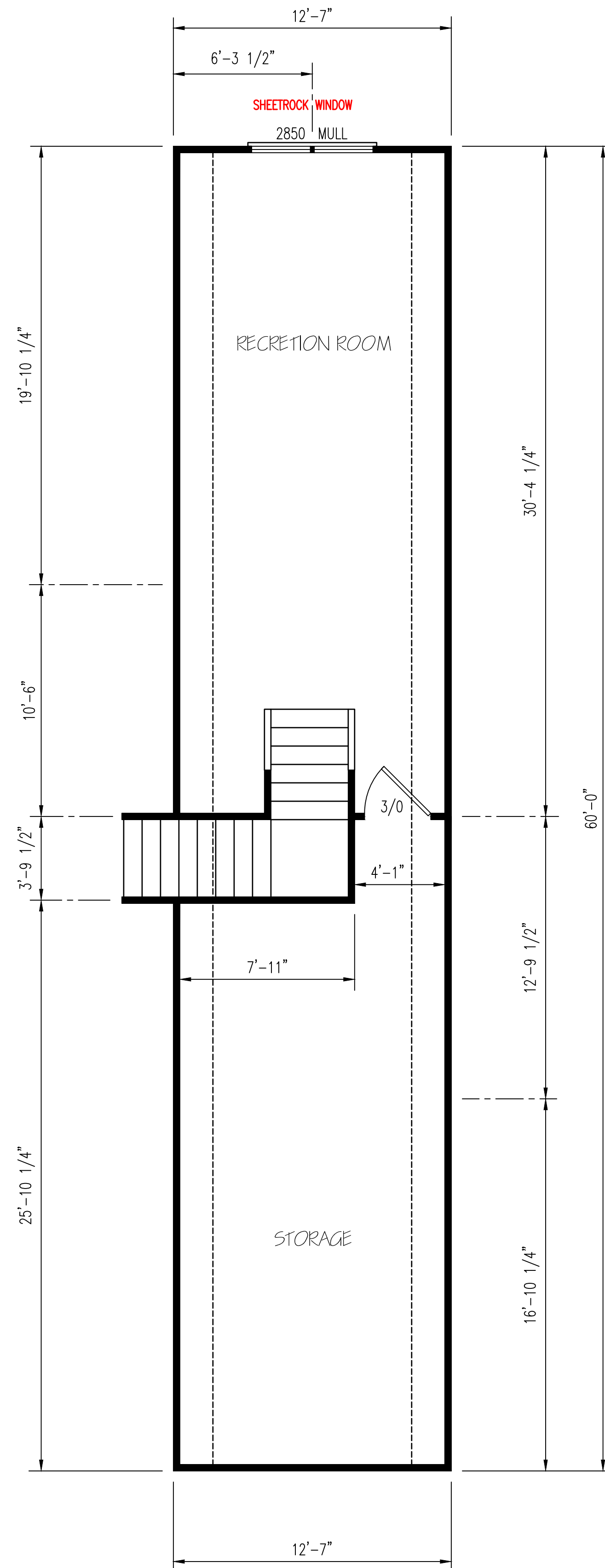
**TM DESIGNS**  
 RESIDENTIAL PLANS BY TINA MCFADDEN  
 (910) 354-4736 TMDDESIGNS2016@GMAIL.COM

**WATERMARK HOMES**  
 EXCLUSIVE RESIDENCE DESIGN FOR:

LOT: 100 SOUTH CREEK  
 NAME: JASMINE

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<b>PLAN NUMBER</b>	RG22-A05
<b>OPTION</b>	#1
<b>2</b>	<b>GARAGE</b>   <b>R</b>   <b>F</b>
<b>DATE:</b>	3/20/23



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\*\*

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

**TM DESIGNS**

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

---

**WATERMARK HOMES**

EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: JASMINE

LOT: 100 SOUTH CREEK

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

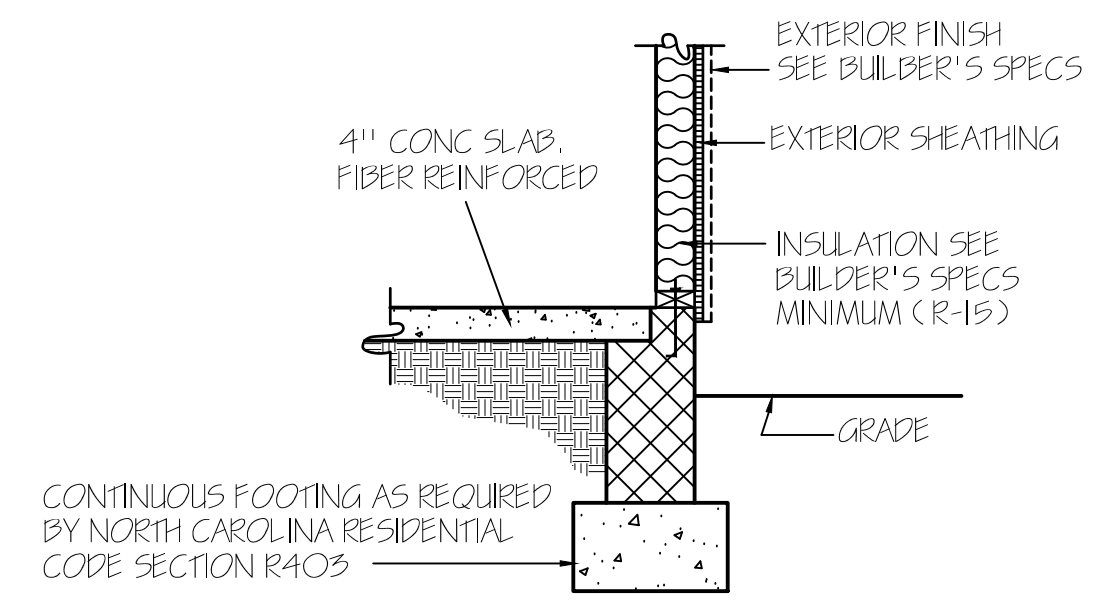
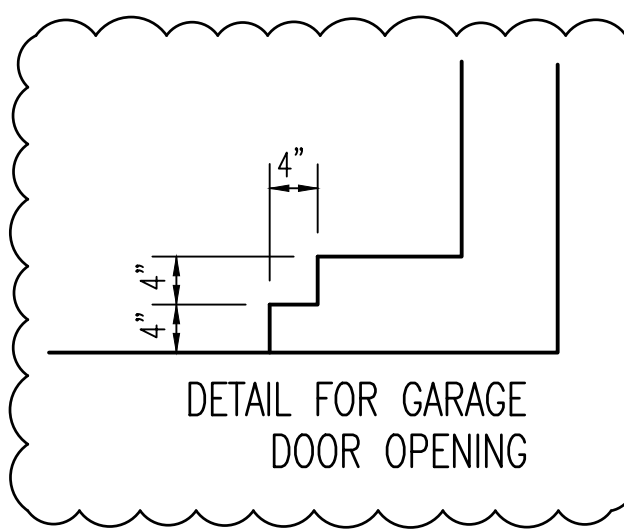
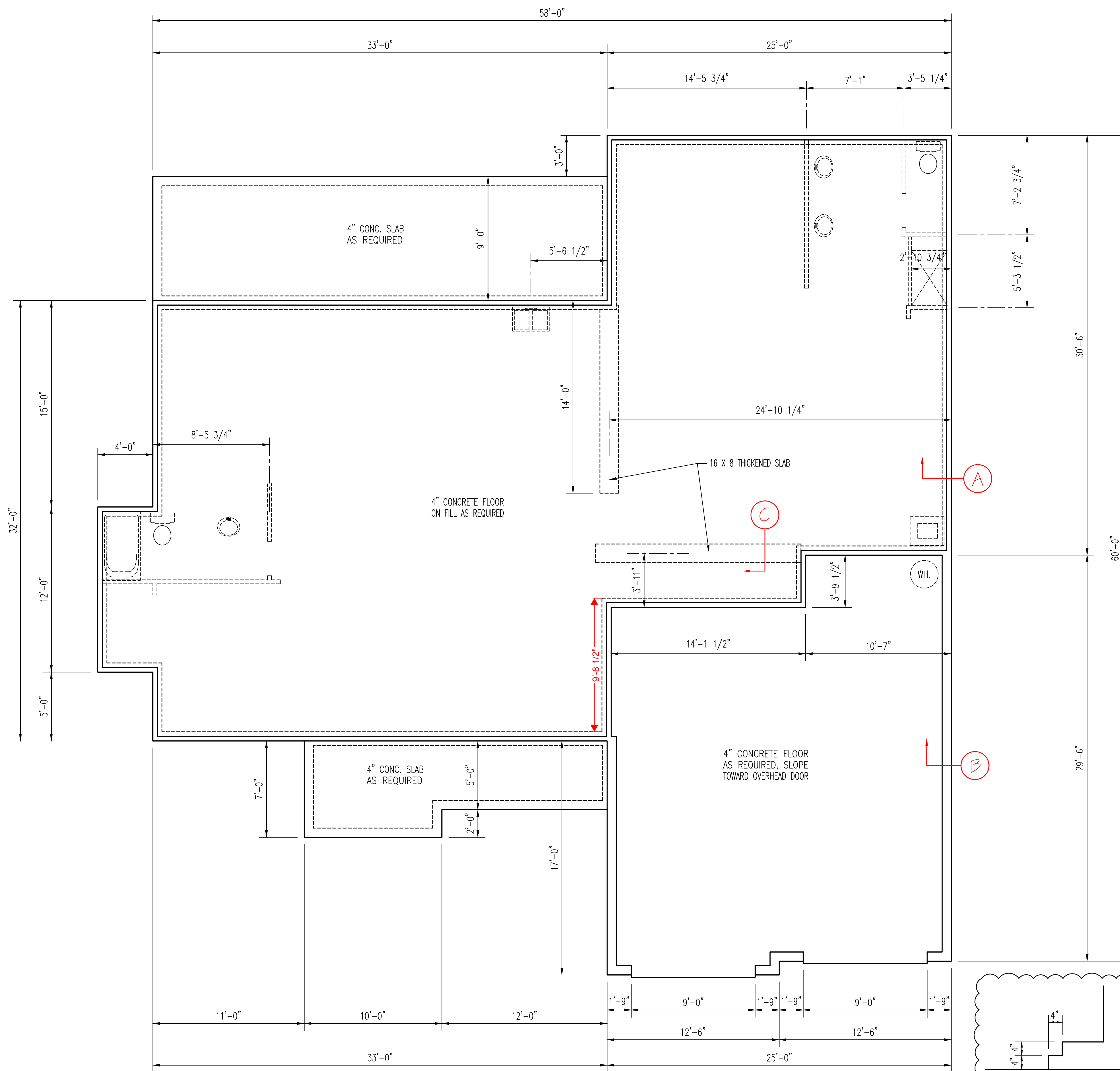
PLAN NUMBER  
RG22-A05

OPTION #1

2	GARAGE	R	F
	DATE:	3/20/23	

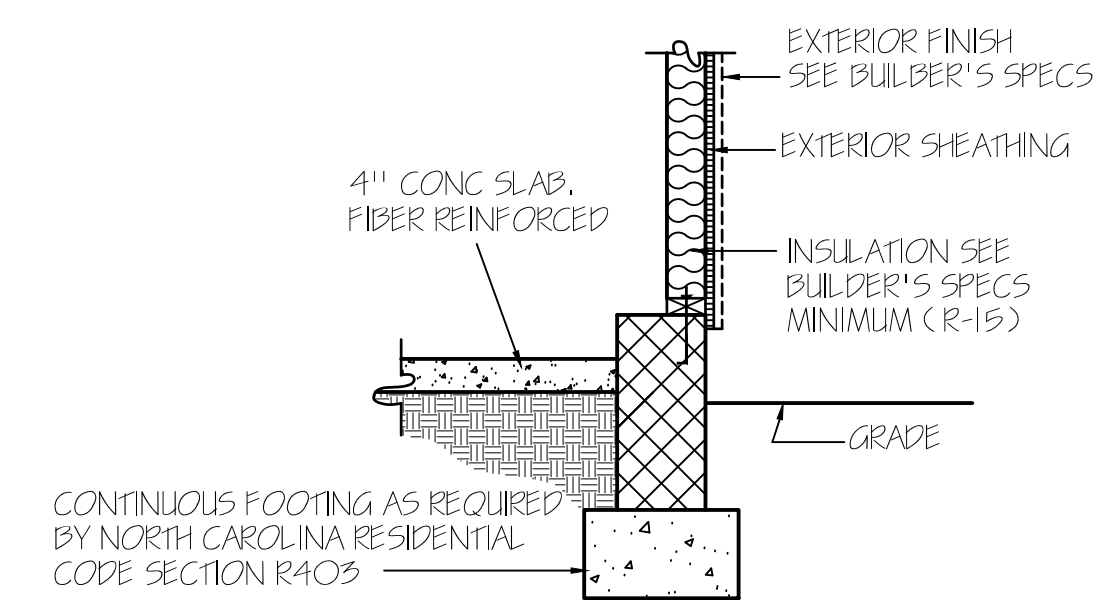
WALL ANCHOR OPTIONS  
 USE ANCHOR BOLTS  
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.  
 AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED  
 MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS  
 PER EACH STUD WALL

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



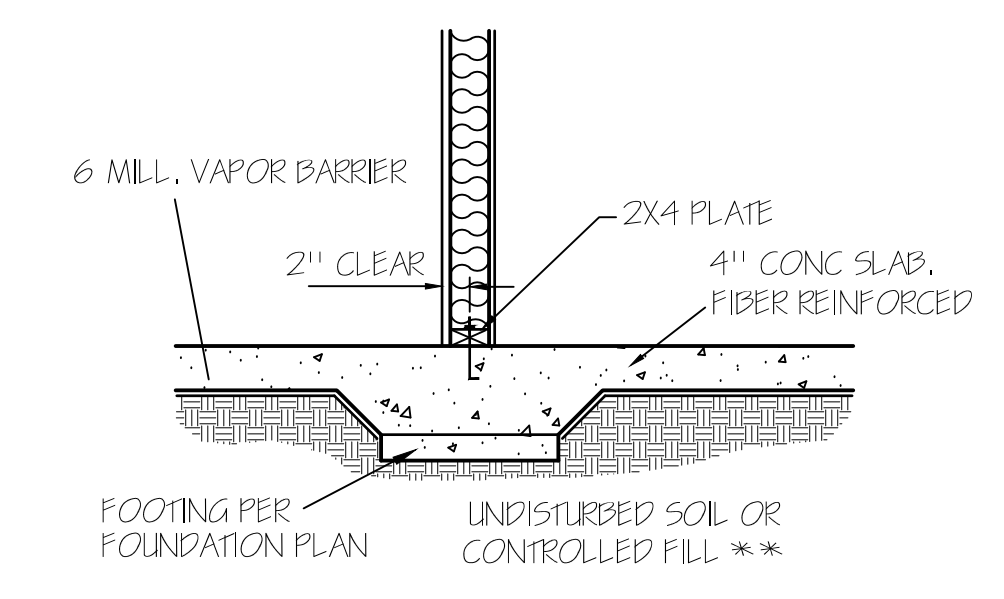
NOTE:  
 PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB  
 24" OR VERTICAL 24" BELOW SLAB FLOOR

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"

EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**  
 TM DESIGNS  
 RESIDENTIAL PLANS BY TINA MCFADDEN  
 (910) 354-4736 TMDESIGNS2016@GMAIL.COM  
 LOT: 100 SOUTH CREEK  
 NAME: JASMINE  
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 THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED.  
 PLAN NUMBER  
 RG22-A05  
 OPTION #1  
 3 GARAGE R F  
 DATE: 3/20/23

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**

**LOAD CHART FOR JACK STUDS**

(BASED ON TABLES R502.5(1) & (b))  
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 1" HEADER	END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 1" HEADER	END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 1" 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				

- 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

Roof Area = 4267.28 sq.ft.  
Ridge Line = 127.18 ft.  
Hip Line = 0 ft.  
Horiz. OH = 143.5 ft.  
Raked OH = 256.36 ft.  
Decking = 147 sheets

All Walls Shown Are Considered Load Bearing

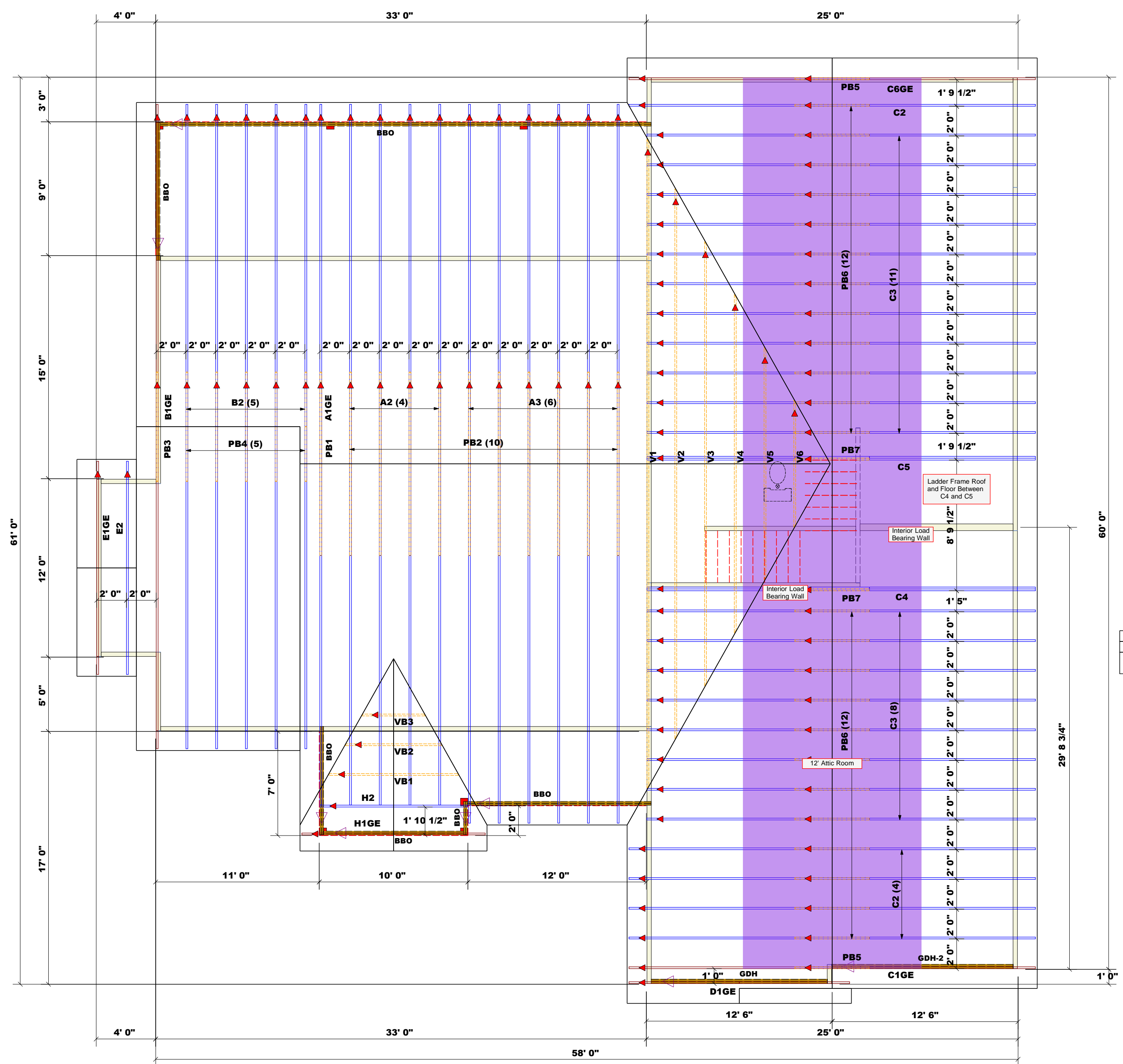
▲ = Indicates Left End of Truss (Reference Engineered Truss Drawing)  
Do Not Erect Trusses Backwards

**WALL SCHEDULE**

1st Floor Brg. Wall

**Products**

PlotID	Length	Product	Piles	Net Qty
GDH-2	13' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2



**Truss Placement Plan**  
SCALE: 3/16" = 1' 0"

BUILDER	Watermark Homes	COUNTY	Harnett
JOB NAME	Lot 100 South Creek	ADDRESS	Lot 100 South Creek
PLAN	RG22-A05F	MODEL	Roof
SEAL DATE	3/20/23	DATE REV.	04/6/23
QUOTE #	Quote #	DRAWN BY	Johnnie Baggett
JOB #	JO423-1580	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 @ sbciindustry.com



# 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  
**Anthony Williams**

### LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))  
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 1" HEADER	END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 1" HEADER	END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 1" 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				

- 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

Roof Area = 4267.28 sq.ft.  
Ridge Line = 127.18 ft.  
Hip Line = 0 ft.  
Horiz. OH = 143.5 ft.  
Raked OH = 256.36 ft.  
Decking = 147 sheets

All Walls Shown Are Considered Load Bearing

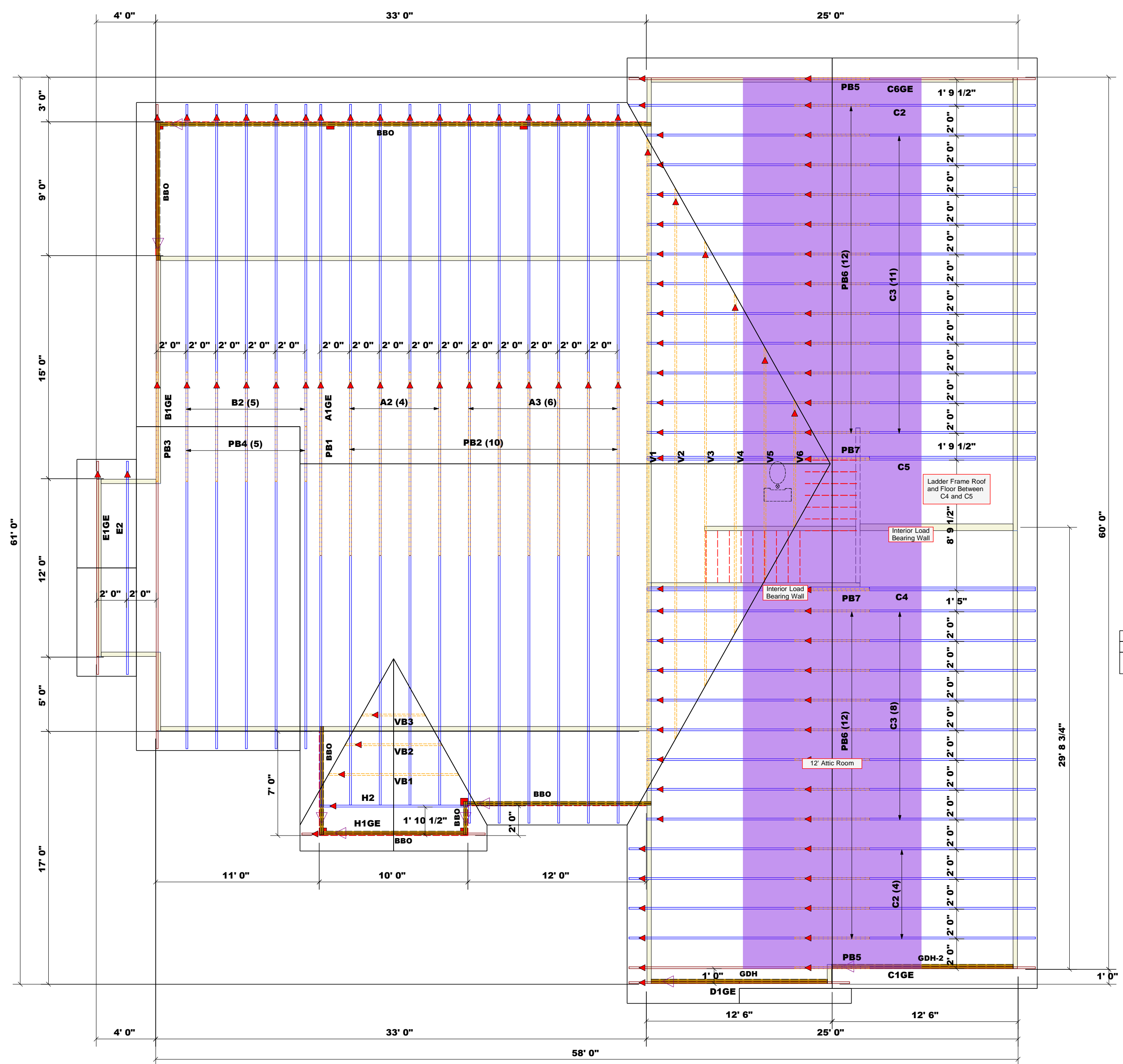
▲ = Indicates Left End of Truss (Reference Engineered Truss Drawing)  
Do Not Erect Trusses Backwards

**WALL SCHEDULE**

1st Floor Brg. Wall

**Products**

PlotID	Length	Product	Piles	Net Qty
GDH-2	13' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2



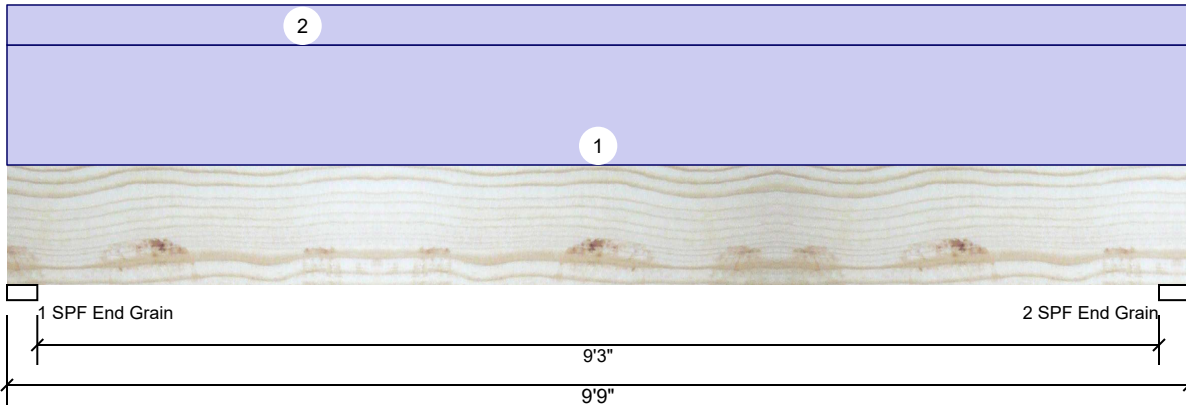
**Truss Placement Plan**  
SCALE: 3/16" = 1' 0"

BUILDER	COUNTY	ADDRESS	MODEL	DATE REV.	QUOTE #	JOBSITE
Watermark Homes	Harnett	Lot 100 South Creek	Roof	04/6/23	Johnnie Baggett	Anthony Williams
Watermark Homes	Harnett	Lot 100 South Creek	Roof	04/6/23	Johnnie Baggett	Anthony Williams
		RG22-A05F		3/20/23	Quote #	JO423-1580

**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 @ sbciindustry.com

**GDH Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED**

Level: Level



**Member Information**

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

**Reactions UNPATTERNED lb (Uplift)**

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	825	0	0	0
2	Vertical	0	825	0	0	0

**Bearings**

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	9%	825 / 0	825	Uniform	D
2 - SPF End Grain	3.000"	Vert	9%	825 / 0	825	Uniform	D

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	1859 ft-lb	4'10 1/2"	17919 ft-lb	0.104 (10%)	D	Uniform
Unbraced	1859 ft-lb	4'10 1/2"	9664 ft-lb	0.192 (19%)	D	Uniform
Shear	624 lb	1'2 7/8"	7980 lb	0.078 (8%)	D	Uniform
LL Defl inch	0.000 (L/999)	0	999.000 (L/0)	0.000 (0%)		
TL Defl inch	0.035 (L/3190)	4'10 1/2"	0.469 (L/240)	0.075 (8%)	D	Uniform

**Design Notes**

- 1 Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
- 2 Girders are designed to be supported on the bottom edge only.
- 3 Multiple plies must be fastened together as per manufacturer's details.
- 4 Top loads must be supported equally by all plies.
- 5 Top must be laterally braced at end bearings.
- 6 Bottom must be laterally braced at end bearings.
- 7 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	120 PLF	0 PLF	0 PLF	0 PLF	0 PLF	WALL
2	Uniform			Top	40 PLF	0 PLF	0 PLF	0 PLF	0 PLF	D1GE
	Self Weight				9 PLF					

**Notes**

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

**Lumber**

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive chemicals

chemicals

**Handling & Installation**

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 11/3/2024

**Manufacturer Info**

Metsä Wood  
 301 Merritt 7 Building, 2nd Floor  
 Norwalk, CT 06851  
 (800) 622-5850  
[www.metsawood.com/us](http://www.metsawood.com/us)

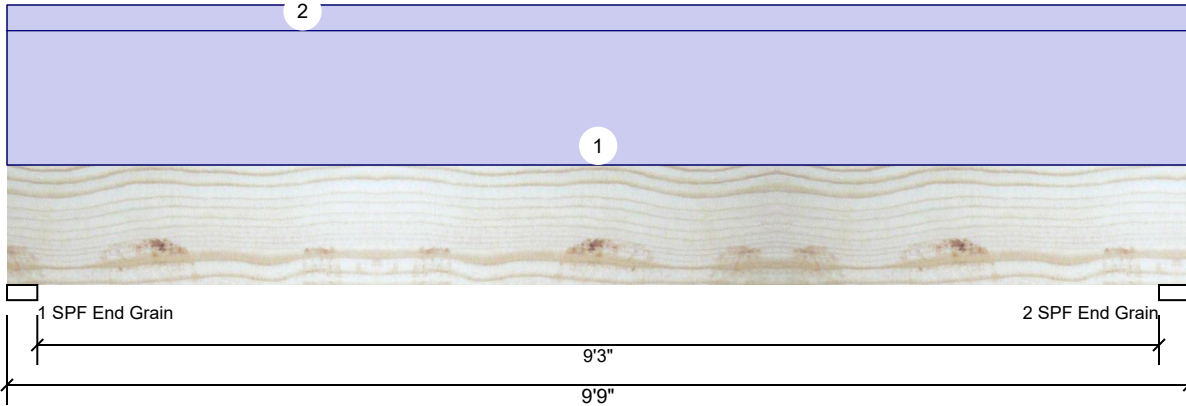
Comtech, Inc.  
 1001 S. Reilly Road, Suite #639  
 Fayetteville, NC  
 USA  
 28314  
 910-864-TRUS





**GDH-2 Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED**

Level: Level



**Member Information**

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

**Reactions UNPATTERNED lb (Uplift)**

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	1264	0	0	0
2	Vertical	0	1264	0	0	0

**Bearings**

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	14%	1264 / 0	1264	Uniform	D
2 - SPF End Grain	3.000"	Vert	14%	1264 / 0	1264	Uniform	D

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	2848 ft-lb	4'10 1/2"	17919 ft-lb	0.159 (16%)	D	Uniform
Unbraced	2848 ft-lb	4'10 1/2"	9664 ft-lb	0.295 (29%)	D	Uniform
Shear	952 lb	1'2 7/8"	7980 lb	0.119 (12%)	D	Uniform
LL Defl inch	0.000 (L/999)	0	999.000 (L/0)	0.000 (0%)		
TL Defl inch	0.054 (L/2083)	4'10 1/2"	0.469 (L/240)	0.115 (12%)	D	Uniform

**Design Notes**

- 1 Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
- 2 Girders are designed to be supported on the bottom edge only.
- 3 Multiple plies must be fastened together as per manufacturer's details.
- 4 Top loads must be supported equally by all plies.
- 5 Top must be laterally braced at end bearings.
- 6 Bottom must be laterally braced at end bearings.
- 7 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	210 PLF	0 PLF	0 PLF	0 PLF	0 PLF	WALL
2	Uniform			Top	40 PLF	0 PLF	0 PLF	0 PLF	0 PLF	C1GE
	Self Weight				9 PLF					

**Notes**

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

**Lumber**

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive chemicals

chemicals

**Handling & Installation**

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 11/3/2024

**Manufacturer Info**

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