NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

11/06/2020

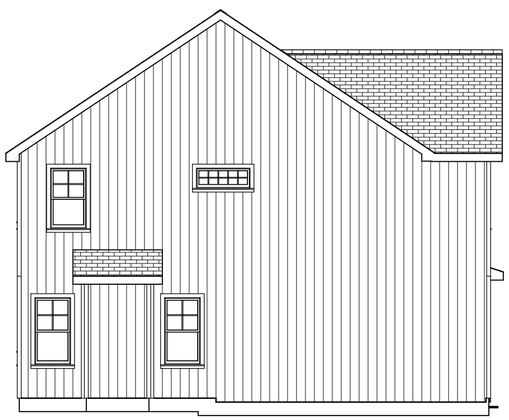
Harnett COUNTY NORTH CAROLINA

FRONT ELEVATION

Scale: 1/4" = 1'0"

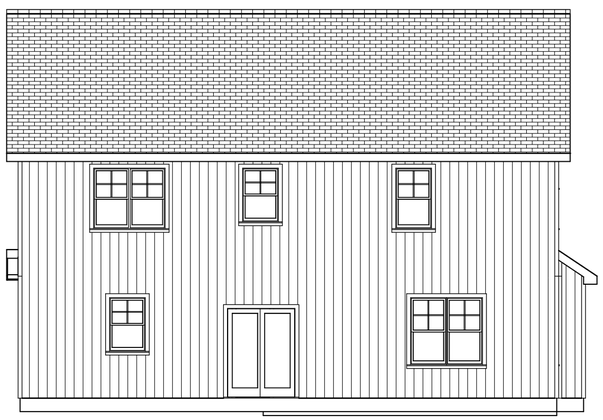
9'0" CEILING HEIGHT FIRST FLOOR
(HEADER HEIGHT 7'6")
8'0" CEILING HEIGHT SECOND FLOOR
(HEADER HEIGHT 7')

FRAME WINDOWS TO HEADER HEIGHT



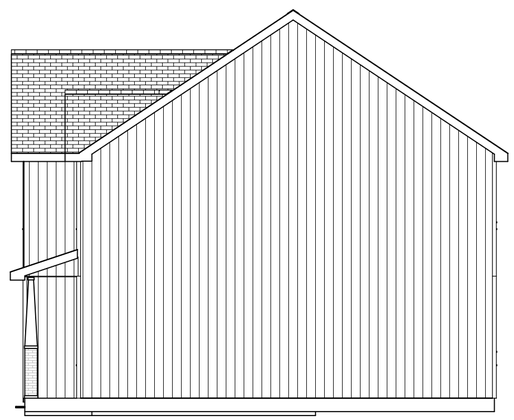
LEFT ELEVATION

Scale: 1/8" = 1'0"



REAR ELEVATION

Scale: 1/8" = 1'0"



RIGHT ELEVATION

Scale: 1/8" = 1'0"

PLAN:
Galt 1.0

SHEET TITLE:
ELEVATIONS

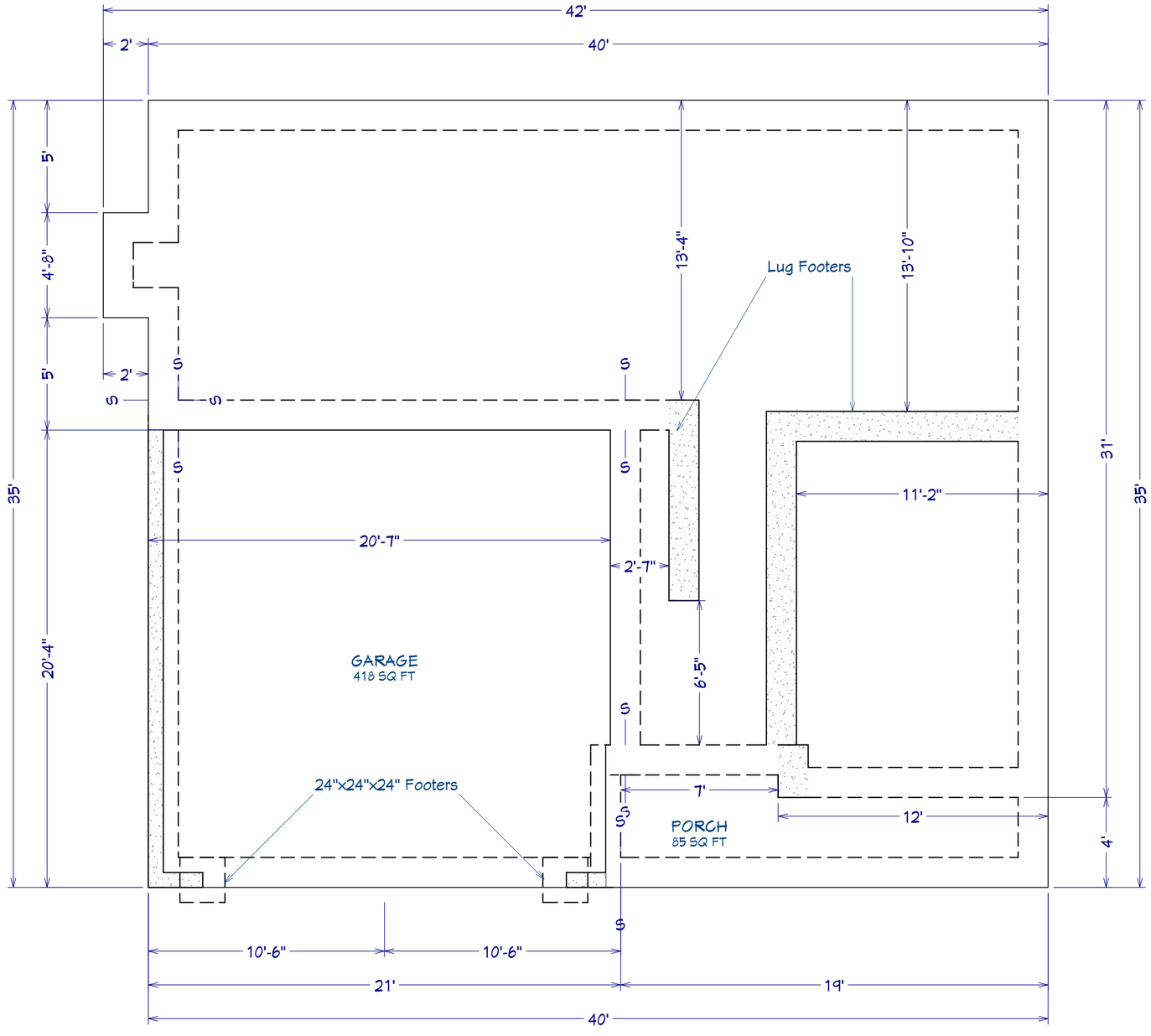
PROJECT ADDRESS:
66 Oak Forest Dr.
Summerlin Lot 60

DESIGNED BY:
Precision Custom Homes
Raeford, NC
Shaun@PrecisionCustomHomesNC.com

DATE:
10/13/20

SCALE:
1/4" = 1'

SHEET:
A-1



FOUNDATION PLAN

Scale: 1/4" = 1'0"

PLAN:
Galt 1.0

SHEET TITLE:
FOUNDATION

PROJECT ADDRESS:
66 Oak Forest Dr.
Summerlin Lot 60

DESIGNED BY:
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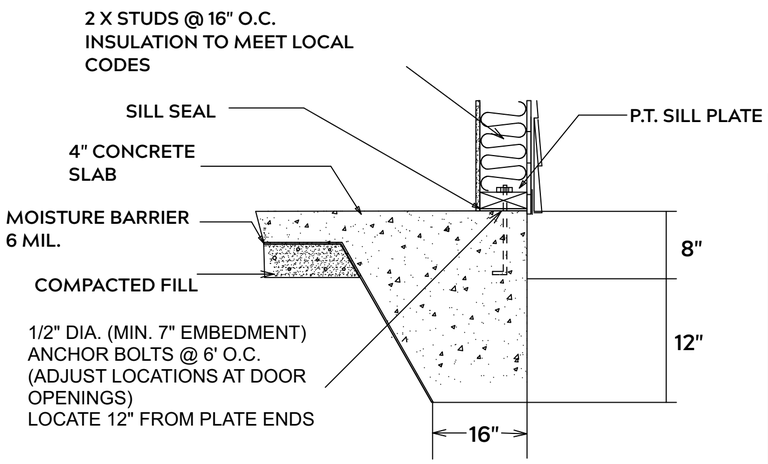
Raeford, NC
Shaun@PrecisionCustomHomesNC.com

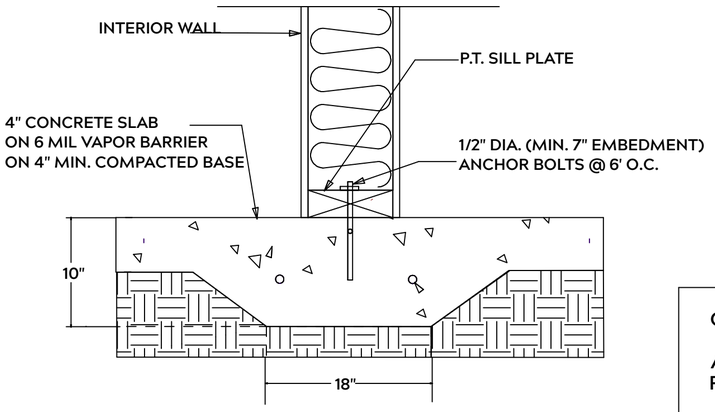
DATE:
10/13/20

SCALE:
1/4" = 1'

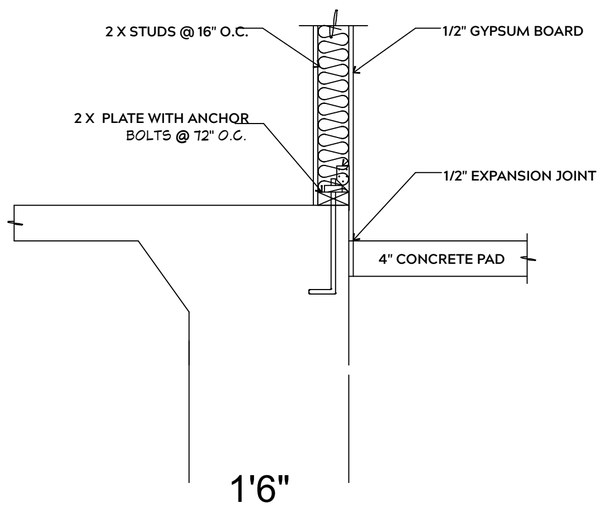
SHEET:
A-2



MONOLITHIC SLAB



LUG FOOTING



INTERIOR WALL @ GARAGE STEP DOWN

FOUNDATION NOTES:

ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL
THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI

PROVIDE WATER PROOFING AND PERIMTER DRAINS AS REQUIRED

FOOTING WIDTHS ARE BASED ON A LOAD BEARING SOIL CAPACITY OF 2000 PSI

PROVIDE 6 MIL POLY VAPOR BARRIER TO COVER GROUND IN CRAWL SPACE AND GROUND UNDER POURED CONCRETE

ALL ANCHOR BOLTS TO BE 1/2" X 12" LONG. ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 6' ON CENTER AND NO MORE THEN 1' FROM EACH CORNER

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALLE BE PRESSURE TREATED

FRAMING LUMBER SHALL BE SYP #2 GRADE AND / OR SPRUCE PINE FIR #1 AND / OR KILN DRIED

WHERE PRE-ENGINEERED JOISTS AND TRUSSES ARE USED, MANUFACTURER SHALL PROVIDE DRAWINGS / SCHEMATICS, WHICH SHALL BEAR OF A N.C. ENGINEER

STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PANELS TO STRENGTHEN MEMBER TO ITS ORIGINAL CAPACITY

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" O.C. AND USE 3 X 16d NAILS 2" IN AT EACH END.

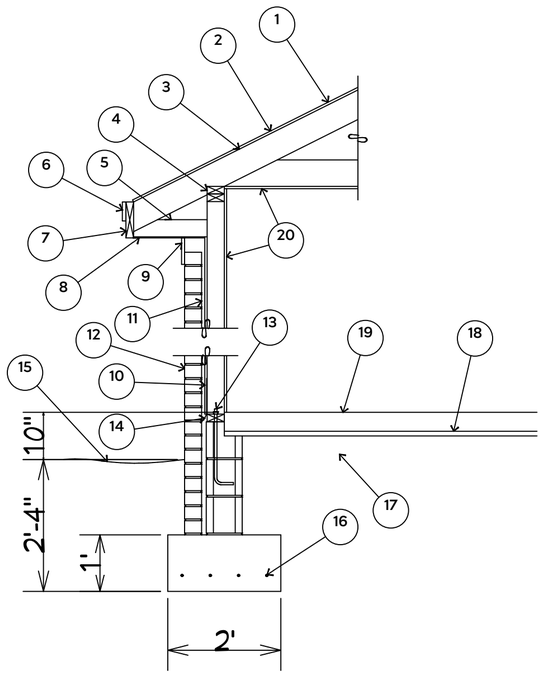
NAIL FLOOR JOISTS TO SILL PLATE WITH WITH 8d TOE NAILS

ALL EXPOSED FRAMING ON PORCHES OR DECKS SHALL BE PRESSURE TREATED

PROVIDE WATERPROOFING AND DRAINS AS REQUIRED

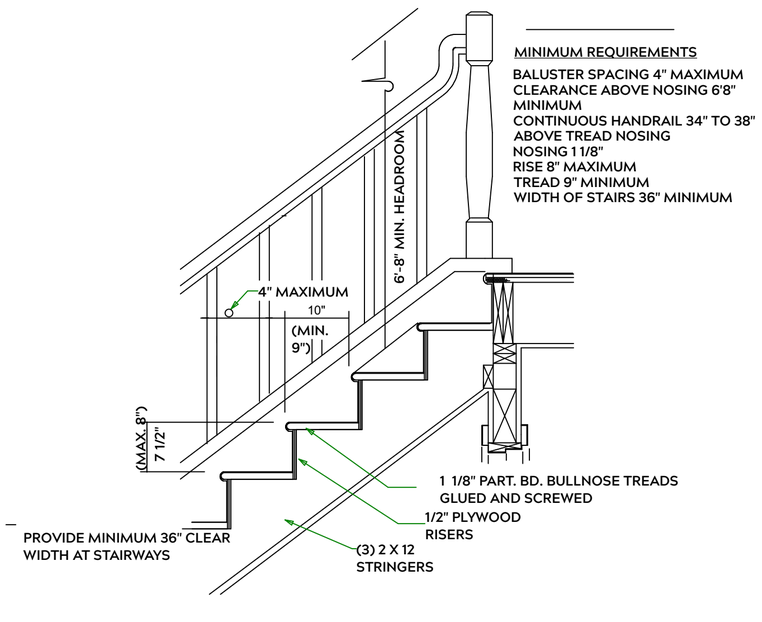
ALL FRAMING TO BE 16" O.C. WALL FRAMING DIMENSIONS ARE BASED ON 2X4 OR 2X6 EXTERIOR WALLS AND 2X4 INTERIOR WALLS. DOULBE / TRIPLE JACK STUDS AS NECESSARY UNDER HEADERS AS REQUIRED

LVL'S TO BE SIZED BY OTHERS (TRUSS MANUFACTURER)



1. 15# FELT UNDERLAYMENT UNDER COMPOSITION SHINGLES.
2. ROOF DECKING.
3. 2 X RAFTERS / ENGINEERED TRUSSES
4. DOUBLE TOP PLATE.
5. 2 X 4 RETURN.
6. 3/4" FASCIA OR PVC TRIM COIL
7. 2 X FASCIA
8. 1/4" PLYWOOD OR VINYL SOFFIT
9. 1 X FREIZE BOARD (TO BE USED WITH BRICK VENEERS)
10. INSULATION BOARD.
11. AIR SPACE.
12. BRICK WITH BRICK TIES PER MANUFACTURER'S SPECIFICATIONS.
13. 1/2" X 15" ANCHOR BOLTS, 6'-0" O.C., 12" FROM CORNERS.
14. FLASHING WITH WEEP HOLES @ 48" O.C.
15. FINISHED GRADE.
16. (4) #4 REBARS ALL IN SOLID FOOTING 3" OFF BOTTOM.
17. COMPACTED EARTH FILL.
18. 1" STYROFOAM WITH 6 MIL VAPOR BARRIER.
19. 4" CONCRETE SLAB, 3,000 P.S.I. WITH 6" X 6" 10 GA. X 10 GA. WELDED WIRE FABRIC.
20. 1/2" GYPSUM BOARD.

EXTERIOR WALL SECTION



STAIR DETAIL

PLAN:
Galt 1.0

SHEET TITLE:
DETAIL SHEETS

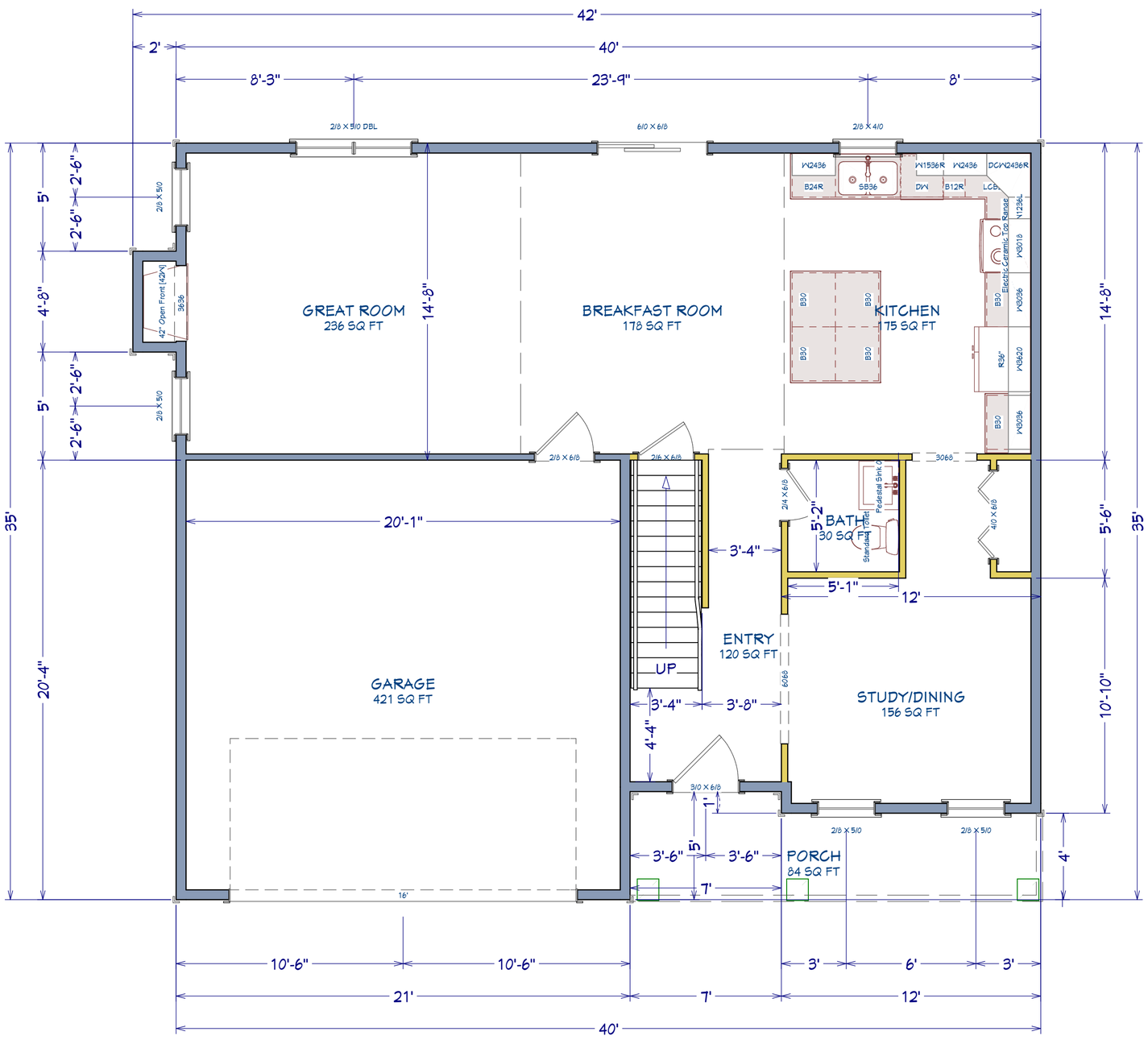
PROJECT ADDRESS:
66 Oak Forest Dr.
Summerlin Lot 60

DESIGNED BY:
Precision Custom Homes
Raeford, NC
Shaun@PrecisionCustomHomesNC.com

DATE:
10/13/20

SCALE:
1/4" = 1'

SHEET:
A-3



AREA SCHEDULE	
NAME	AREA
1st FLOOR	913 SF
2nd FLOOR	1,243 SF
GARAGE	427 SF
FRONT PORCH	78 SF
TOTAL HEATED	2,156 SF
TOTAL UNDER ROOF	2,661SF

PLAN:
Galt 1.0

SHEET TITLE:
1st FLOOR

PROJECT ADDRESS:
66 Oak Forest Dr.
Summerlin Lot 60

DESIGNED BY:
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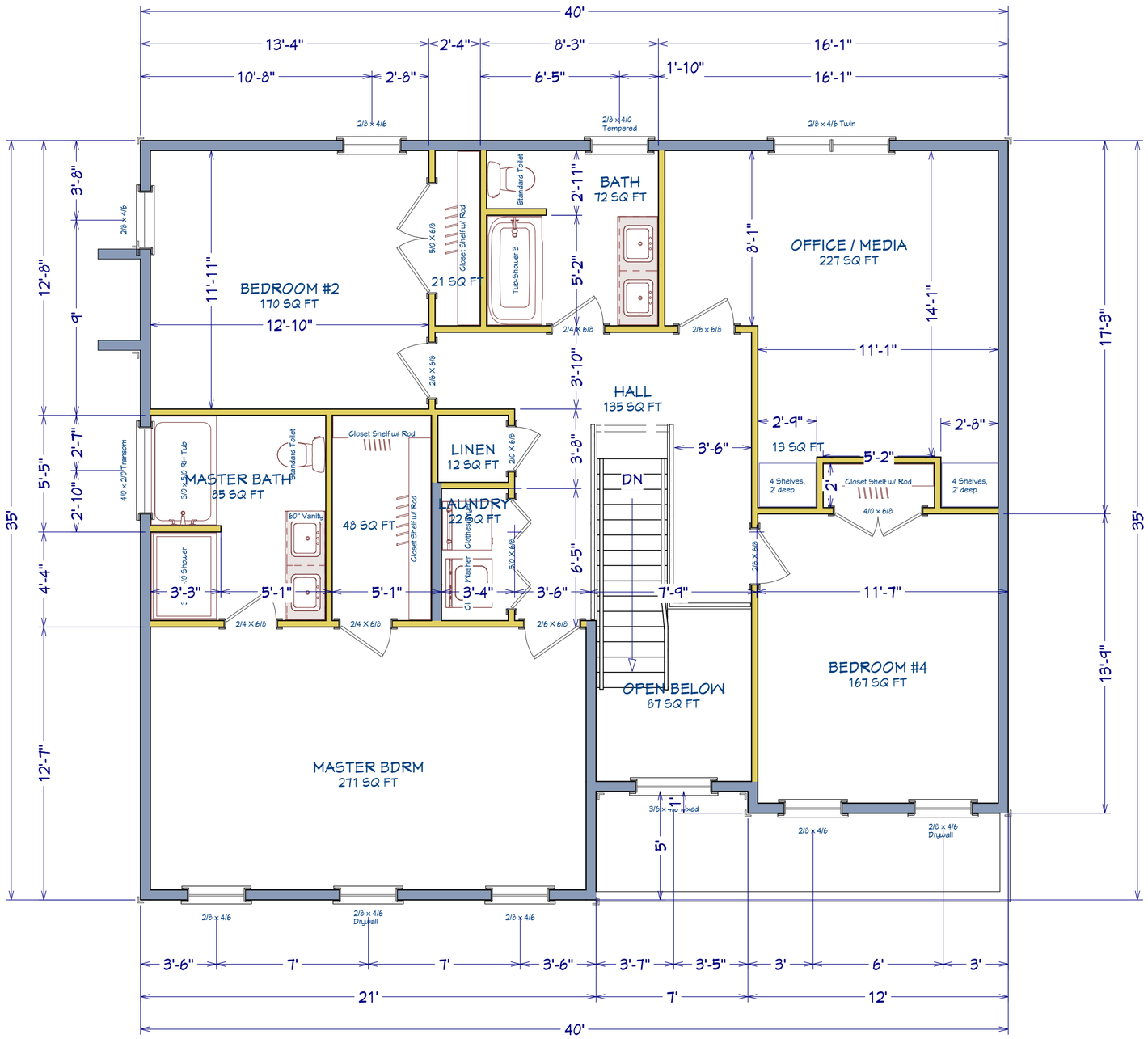
Raeford, NC
Shaun@PrecisionCustomHomesNC.com

DATE:
10/13/20

SCALE:
1/4" = 1'

SHEET:
A-4



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FRONT PORCH	78 SF
TOTAL HEATED	2,156 SF
TOTAL UNDER ROOF	2,661SF

PLAN:
Galt 1.0

SHEET TITLE:
2nd FLOOR

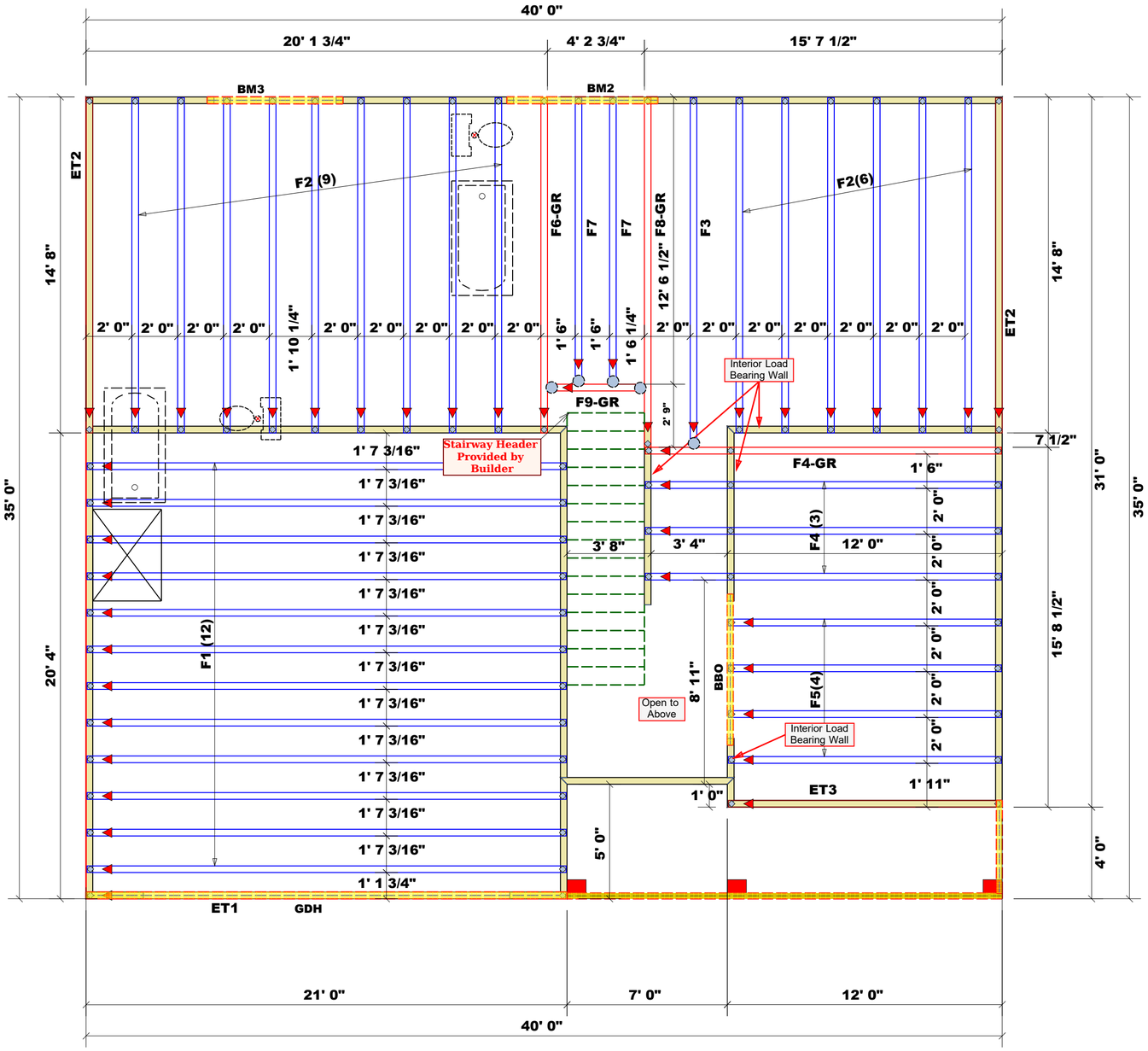
PROJECT ADDRESS:
66 Oak Forest Dr.
Summerlin Lot 60

DESIGNED BY:
Precision Custom Homes
Raeford, NC
Shaun@PrecisionCustomHomesNC.com

DATE:
10/13/20

SCALE:
1/4" = 1'

SHEET:
A-5



Dimension Notes
1. All exterior wall to wall dimensions are to face of stud unless noted otherwise 2. All interior wall dimensions are to face of stud unless noted otherwise 3. All exterior wall to truss dimensions are to face of stud unless noted otherwise

Plumbing Drop Notes
1. Plumbing drop locations shown are NOT exact. 2. Contractor to verify ALL plumbing drop locations prior to setting Floor Trusses. 3. Adjust spacing as needed not to exceed 24"oc and/or 19.2"oc.

Hatch Legend
Drop Beam
Padded HVAC
2nd Floor Walls 8' 1 1/2"

Roof Area = 1913.38 sq.ft.
Ridge Line = 66.5 ft.
Hip Line = 0 ft.
Horiz. OH = 78 ft.
Raked OH = 133.63 ft.
Decking = 66 sheets

All Walls Shown Are Considered Load Bearing

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

1 Truss Placement Plan
Scale: 1/4"=1'

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	MSH422	USP	5	Varies	10d/3"	10d/3"
	HUS26	USP	15	Varies	16d/3-1/2"	16d/3-1/2"

BEAM LEGEND

PlotID	Length	Product	Plies	Net Qty
BM2	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
BM3	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH	21' 0"	1-3/4"x 14" LVL Kerto-S	2	2

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_____
Neil Baggett

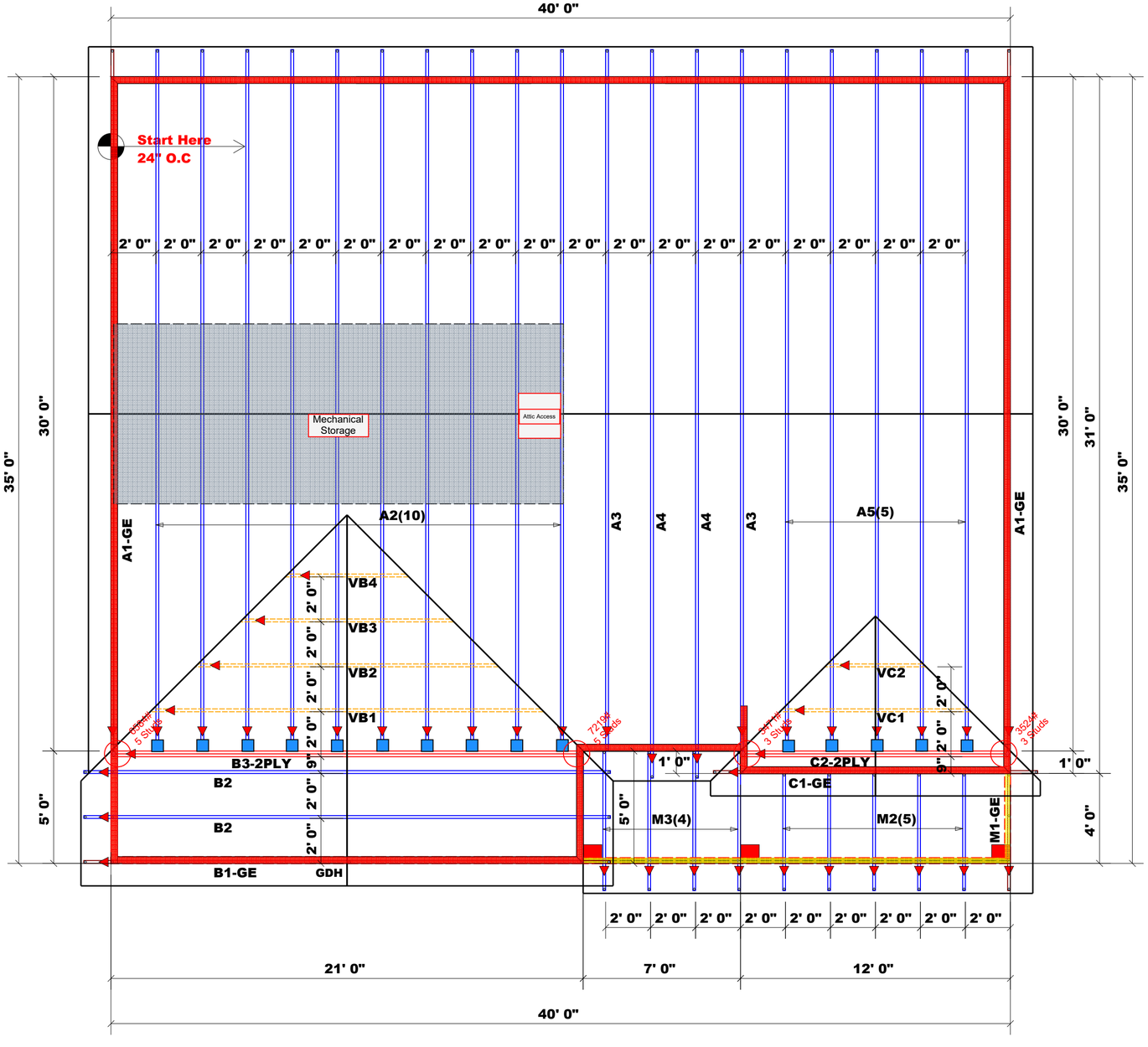
LOAD CHART FOR JACK STUDS

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

END REACTION (UP TO)	REQ'D STUDS FOR (2) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (UP 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	Precision Custom Homes & Renovations
JOB NAME	Lot 60 Summerlin
PLAN	Galt 1.0
SEAL DATE	9/30/20
QUOTE #	N/A
JOB #	J0920-4362
SALESMAN	Neil Baggett
DRAWN BY	Neil Baggett
DATE REV.	9/30/2020
MODEL	Floor
ADDRESS	66 Oak Forest Dr., Sanford, NC
COUNTY	Harnett

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



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8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

BUILDER	Precision Custom Homes & Renovations
JOB NAME	Lot 60 Summerlin
PLAN	Galt 1.0
SEAL DATE	9/30/2020
QUOTE #	N/A
JOB #	J0920-4361
SALESMAN	Neil Baggett
DRAWN BY	Neil Baggett
DATE REV.	9/30/2020
MODEL	Roof
ADDRESS	66 Oak Forest Dr., Sanford, NC
COUNTY	Harnett

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