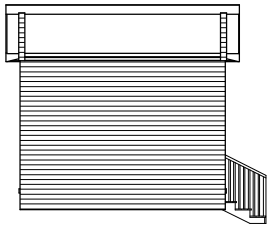
DETAIL for OPTIONAL
covered rear DECK



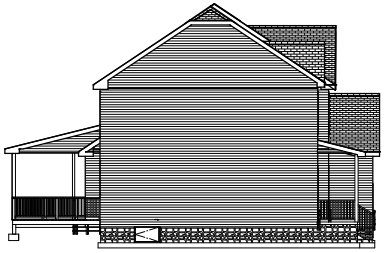
NOTES: Grade per SITE conditions per BUILDER, CRAWLSPACE Masonry FOUNDATION, ELEVATION set by BUILDER to SITE conditions, Steps and Railings per site CONDITIONS per BUILDER, VINYL siding, STACKED STONE elevation per GRADE and adjusted by BUILDER

SCALE 1/4"=1'

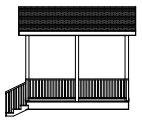
NOTICE TO CONTRACTOR:
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code
04/15/2025

Harnett COUNTY NORTH CAROLINA



DETAIL for OPTIONAL
covered rear DECK



SCALE 1/8"=1'

1

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

EXTERIOR ELEVATIONS

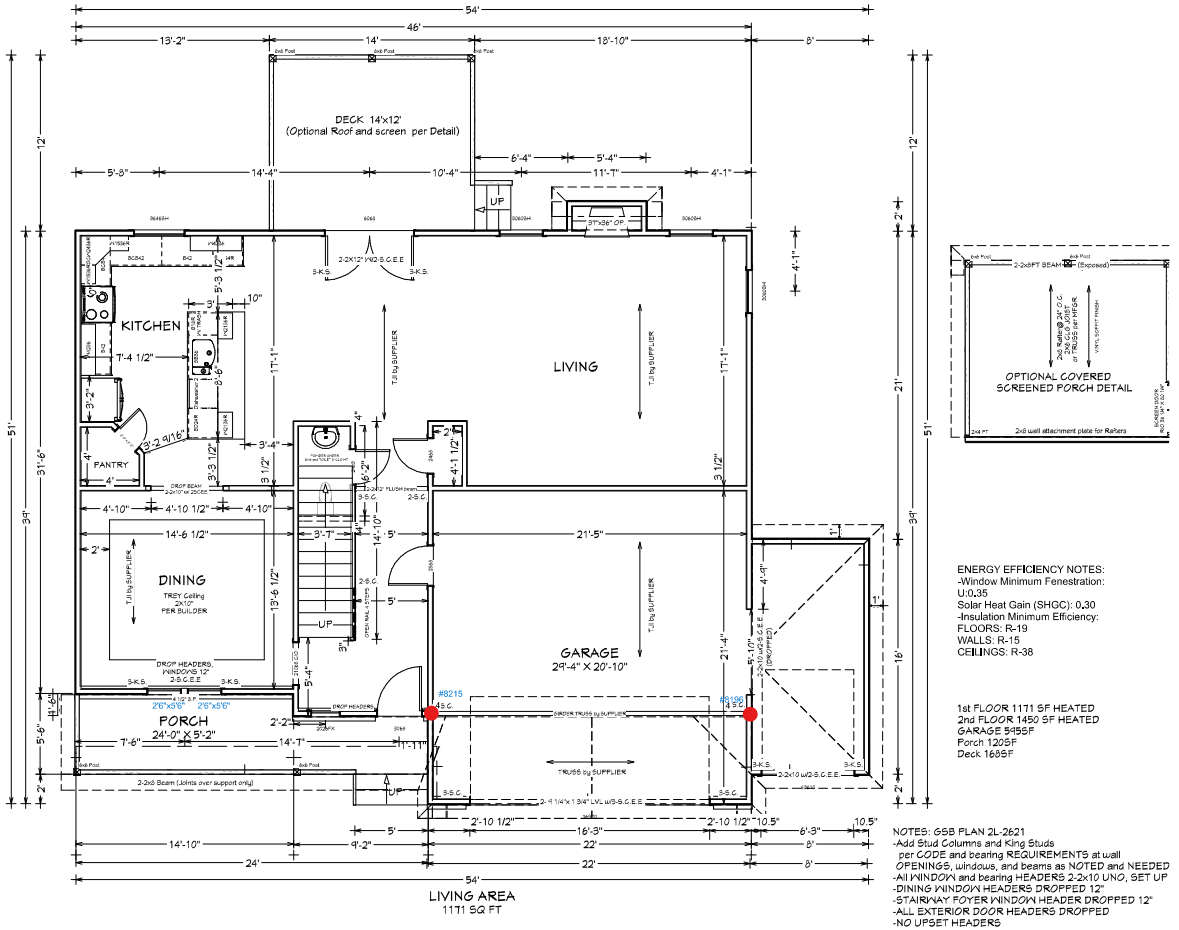
PLAN 2L-2621
design PJK

DRAWINGS PROVIDED BY:
Great South Builders INC.
PITTSBORO, NC 27312

DATE:
04/14/2025

SCALE:
1/4"=1'

SHEET:



OPTIONAL COVERED SCREENED PORCH DETAIL

ENERGY EFFICIENCY NOTES:
-Window Minimum Fenestration:
U:0.35
Solar Heat Gain (SHGC): 0.30
-Insulation Minimum Efficiency:
FLOORS: R-19
WALLS: R-15
CEILINGS: R-38

1st FLOOR 1171 SF HEATED
2nd FLOOR 1450 SF HEATED
GARAGE 595SF
Porch 120SF
Deck 160SF

NOTES: GSB PLAN 2L-2621
-Add Stud Columns and King Studs per CODE and bearing REQUIREMENTS at wall OPENINGS, windows, and beams as NOTED and NEEDED
-All WINDOW and bearing HEADERS 2-2x10 UNO, SET UP
-DINING WINDOW HEADERS DROPPED 12"
-STAIRWAY FOYER WINDOW HEADER DROPPED 12"
-ALL EXTERIOR DOOR HEADERS DROPPED
-NO UPSET HEADERS
-Walls 9' STUDS, 2x4, INC, GARAGE at same level as HOUS
-2nd FL INT. BEAMS FLUSH with CEILINGS U.N.O.
-Roof OVERHANGS 12"
-FOLLOR MANUFACTURER INSTRUCTIONS AND LAYOUTS FOR ROOF AND FLOOR SYSTEMS

Working Plan View

2

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

1st FLOOR PLAN

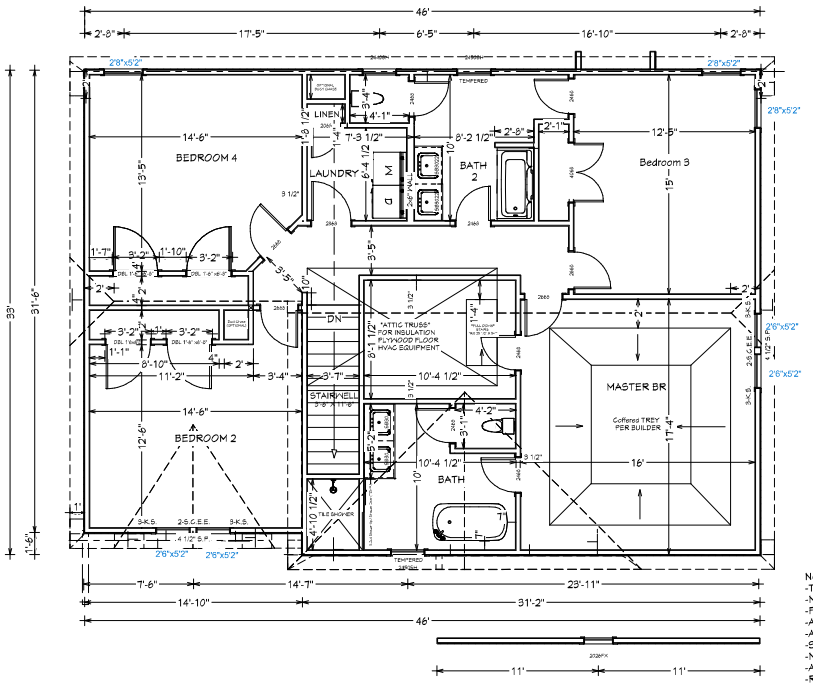
PLAN 2L-2621
design PJK

DRAWINGS PROVIDED BY:
Great South Builders INC.
PITTSBORO, NC 27312

DATE:
04/14/2025

SCALE:
1/4"=1'

SHEET:



ENERGY EFFICIENCY NOTES:
-Window Minimum Fenestration:
U:0.35
Solar Heat Gain (SHGC): 0.30
-Insulation Minimum Efficiency:
FLOORS: R-19
WALLS: R-15
CEILINGS: R-38

1st FLOOR 1171 SF HEATED
2nd FLOOR 1450 SF HEATED
GARAGE 595SF
Porch 120SF
Deck 168SF

NOTES: GSB PLAN 2L-2621
-TEMPERED glass in HALL BATH, MASTER BATH windo
-NOTE windows in GARAGE and ATTIC GABLES (2'-0"X
-Frame BATHTUB at 5'-0"
-All walls 2x4, 8' nominal, use PRECUT studs
-ALL Exterior and bearing headers 2-2x8 U.N.O.
-SET WINDOW HEADERS UP TO TOP PLATE
-NO UPSET HEADERS
-ALL Non load bearing headers 2-2x6
-ROOF Pitch MAIN 8/12, GARAGE 8/12,
PORCH 3/12, GABLES 9/12, SMALL GABLE 12/12
-FACIA" 2x6" all GABLES only, 2x4" all FLAT areas
-Overhangs 12"
-FOLLOR MANUFACTURER INSTRUCTIONS FOR
ROOF AND FLOOR SYSTEMS

Working Plan View

3

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

2nd FLOOR PLAN

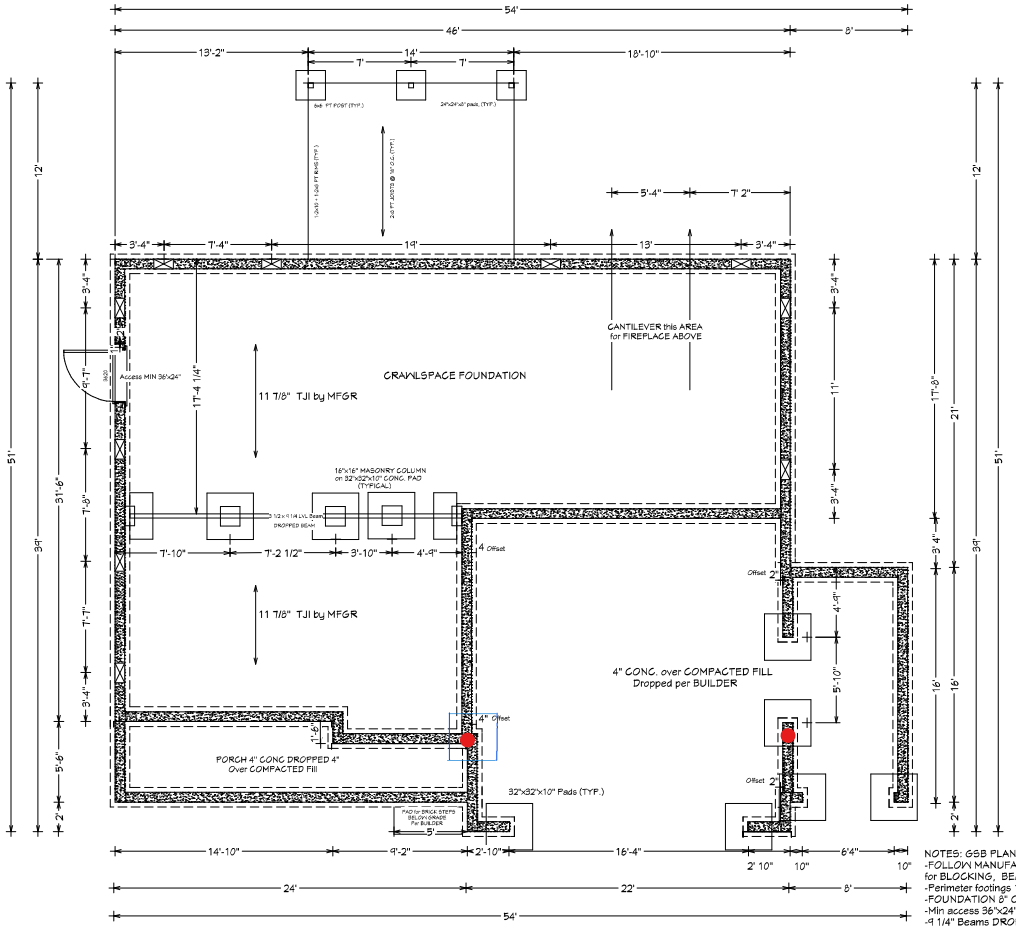
PLAN 2L-2621
design PJK

DRAWINGS PROVIDED BY:
Great South Builders INC.
PITTSBORO, NC 27312

DATE:
04/14/2025

SCALE:
1/4"=1'

SHEET:



ENERGY EFFICIENCY NOTES:
-Window Minimum Fenestration:
U:0.35
Solar Heat Gain (SHGC): 0.30
-Insulation Minimum Efficiency:
FLOORS: R-19
WALLS: R-15
CEILINGS: R-38

NOTES: GSB PLAN 2L-2621
-FOLLOW MANUFACTURER INSTRUCTIONS, LAYOUTS, and FL for BLOCKING, BEAMS, and JOISTS
-Perimeter footings 16"x8" 3000PSI Concrete
-FOUNDATION 8" C.M.U.
-Min access 36"x24" locate per BUILDER
-1 1/4" Beams DROPPED, GARAGE walls same LEVEL
-Porch ELEVATED for +15" F.F.E. (-4") = +11"
-Piers: TYP. 16"x16" CMU Column on 32"x32"x10" CONC. PAD
-Anchor Bolts: 1/2"x10" spaced 6' O.C. and 12" from CORNERS
-VENT Calcs: 1171 SF CRAWLSPACE/1500= 0.78 SF REQUIRED W/ 6MIL POLY and Locate (1) vent within 3' of each CORNER

Working Plan View

4

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MASONRY CRAWLSPACE FOUNDATION PLAN

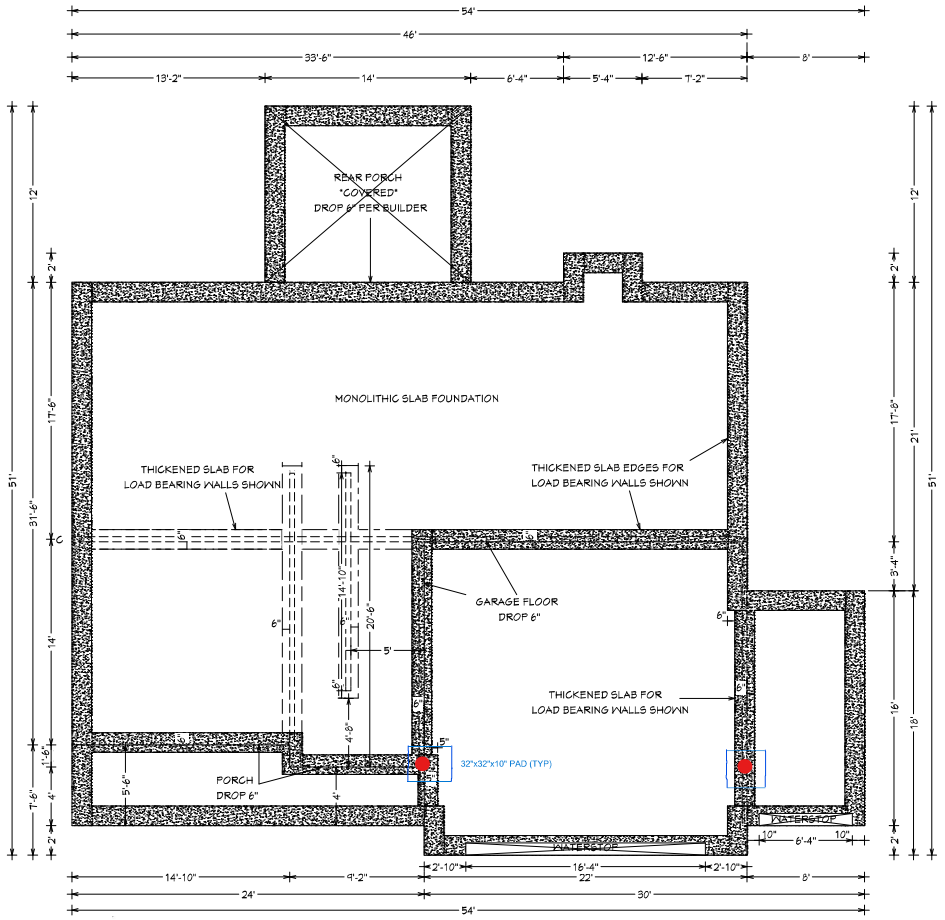
PLAN 2L-2621
design PJK

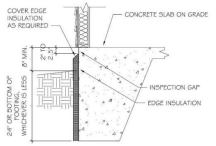
DRAWINGS PROVIDED BY:
Great South Builders INC.
PITTSBORO, NC 27312

DATE:
04/14/2025

SCALE:
1/4"=1'

SHEET:





SECTION VIEW OF MONOLITHIC SLAB-ON-GRADE INSULATION

FIGURE O-3 FRAME WALL

NOTES: GSB PLAN 2L-2621
-MONOLITHIC CONCRETE FOUNDATION ON MIN 2000PSF SOILS
-MIN 3000PSI CONCRETE MIX
-4" SLAB FLOORS WITH THICKENED EDGES AND BEARING POINTS BOTTOM MIN 12" WIDE AND MIN. 12" BELOW FINISHED GRADE PER CODE
-FOOTING DEPTH MINIMUM 8" PER CODE
-ANCHOR BOLTS: 1/2" X 10" SPACED 6' O.C. AND 12" MIN CORNERS
-NO BOLTS ON FRONT OR REAR PORCHES
-SLAB ON GRADE/ COMPACTED FILL WITH 6MIL VISQUEEN MINIMUM
-INSULATE PERIMETER OF HEATED LIVING SPACE ONLY, R-5 PER CODE
-DROP GARAGE AND PORCH FLOORS 6" PER BUILDER
-FRAMING NOTE USE 10' STUDS IN GARAGE DUE TO DROPPED FLOOR (TOP OF WALLS EVEN WITH MAIN HOUSE)

5

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MONOLITHIC SLAB FOUNDATION PLAN

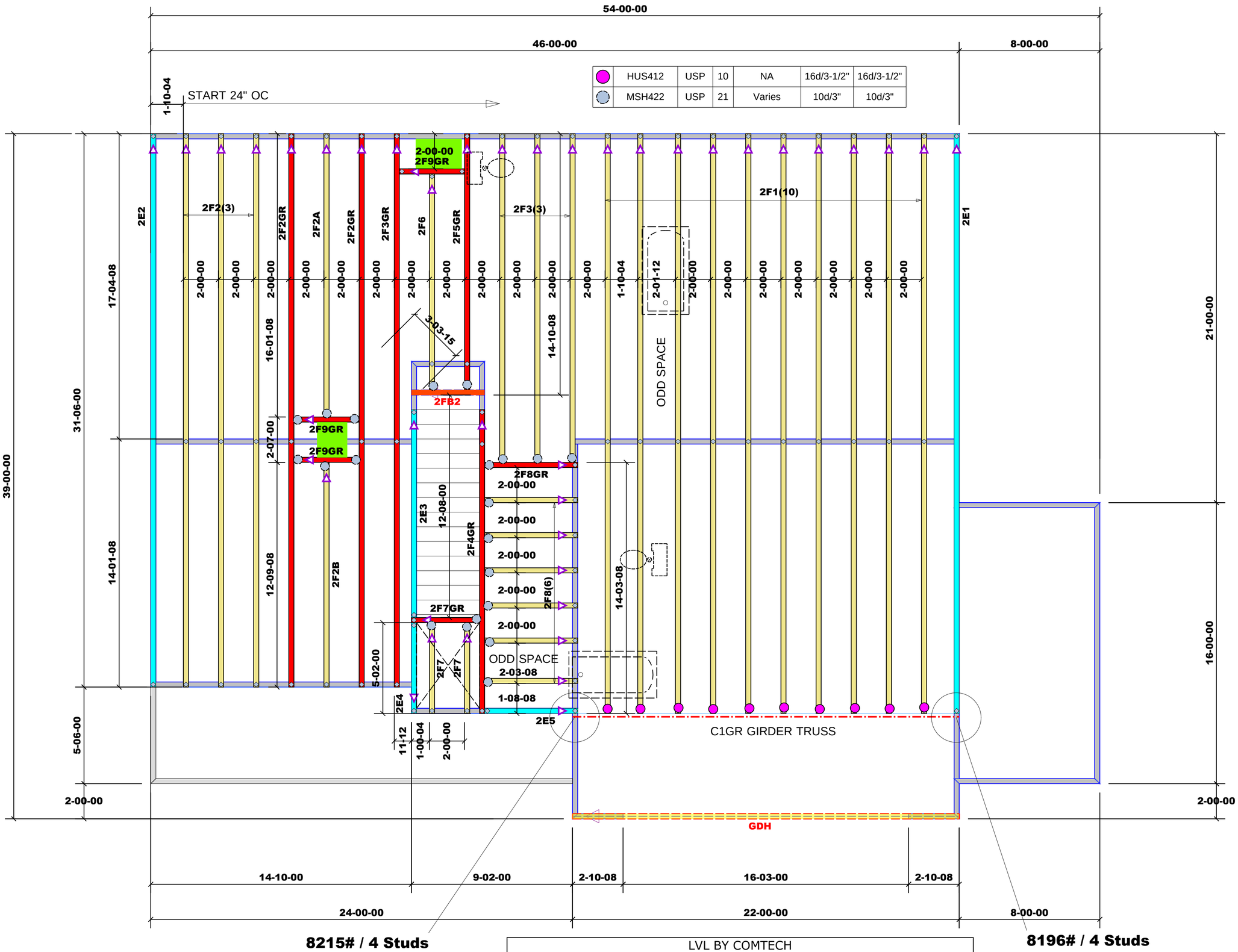
PLAN 2L-2621
design PJK

DRAWINGS PROVIDED BY:
Great South Builders INC.
PITTSBORO, NC 27592

DATE:
04/14/2025

SCALE:
1/4"=1'

SHEET:



LVL BY COMTECH					
PlotID	Length	Product	Plies	Net Qty	Fab Type
GDH	22-00-00	1-3/4"x 14" LVL Kerto-S	2	2	FF
2FB2	5-00-00	1-3/4"x 16" LVL Kerto-S	2	2	FF

Truss Placement Plan
SCALE: NTS

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

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 Bob Lewis
Bob Lewis

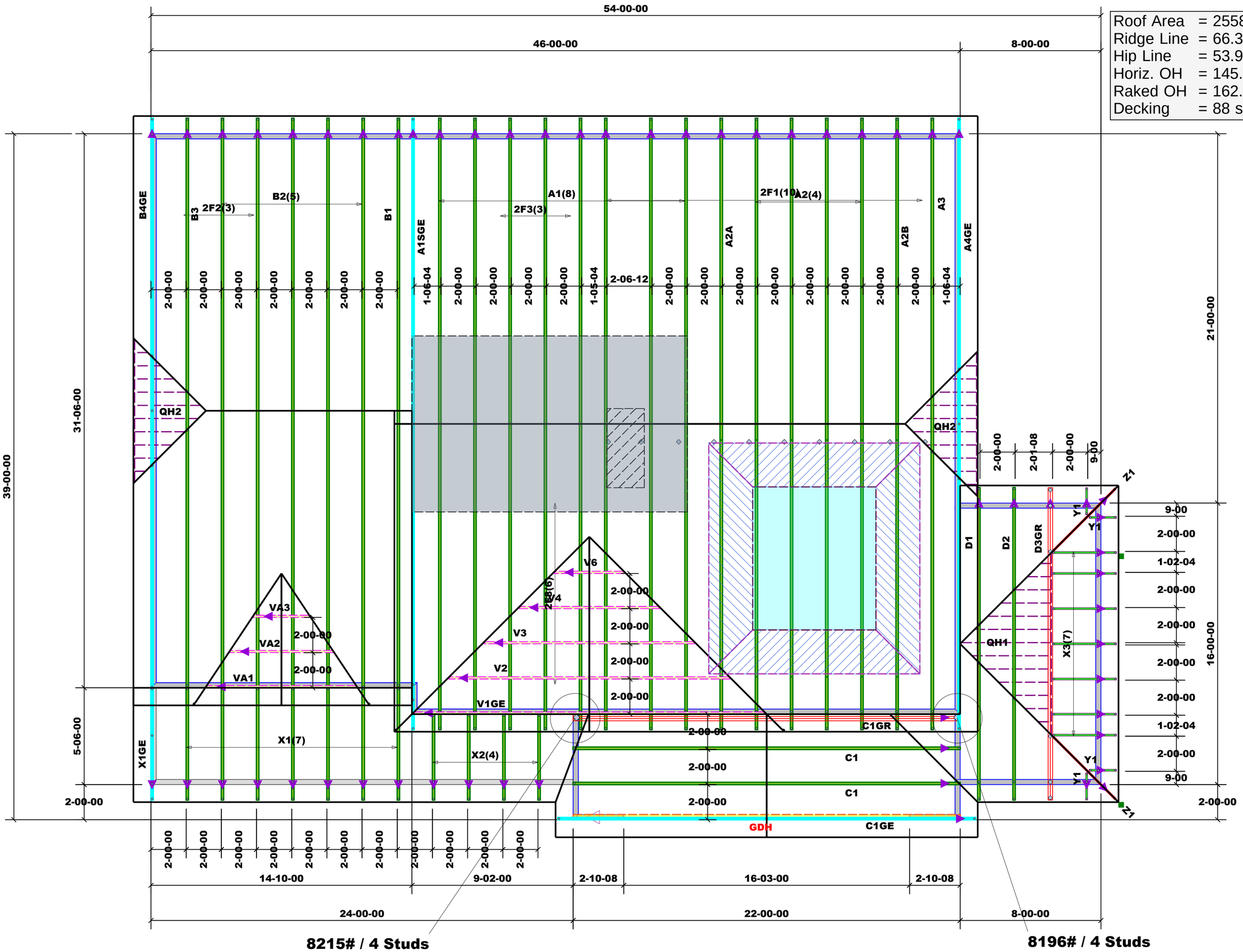
LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))

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

END REACTION (3# TO)	REQ'D # STUDS FOR (2) 2"x? HEADER	END REACTION (4# TO)	REQ'D # STUDS FOR (3) 2"x? HEADER	END REACTION (5# TO)	REQ'D # STUDS FOR (4) 2"x? 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	GREAT SOUTH BLDRS INC
JOB NAME	89 LAKEFOREST TRAIL
PLAN	2L-2621
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	JO125-0520
CITY / CO.	SANFORD / LEE
ADDRESS	89 LAKEFOREST TRAIL
MODEL	FLOOR
DATE REV.	02/06/25
DRAWN BY	Bob Lewis
SALES REP.	Bob Lewis



Roof Area	= 2558.47 sq.ft.
Ridge Line	= 66.33 ft.
Hip Line	= 53.94 ft.
Horiz. OH	= 145.83 ft.
Raked OH	= 162.76 ft.
Decking	= 88 sheets

Truss Placement Plan
SCALE: NTS

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

COMTECH
ROOF & FLOOR TRUSSES & BEAMS
Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
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Signature Bob Lewis

Bob Lewis

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	GREAT SOUTH BLDRS INC
JOB NAME	89 LAKEFOREST TRAIL
PLAN	2L-2621
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	JO125-0519
CITY / CO.	SANFORD / LEE
ADDRESS	89 LAKEFOREST TRAIL
MODEL	ROOF
DATE REV.	02/06/25
DRAWN BY	Bob Lewis
SALES REP.	Bob Lewis

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