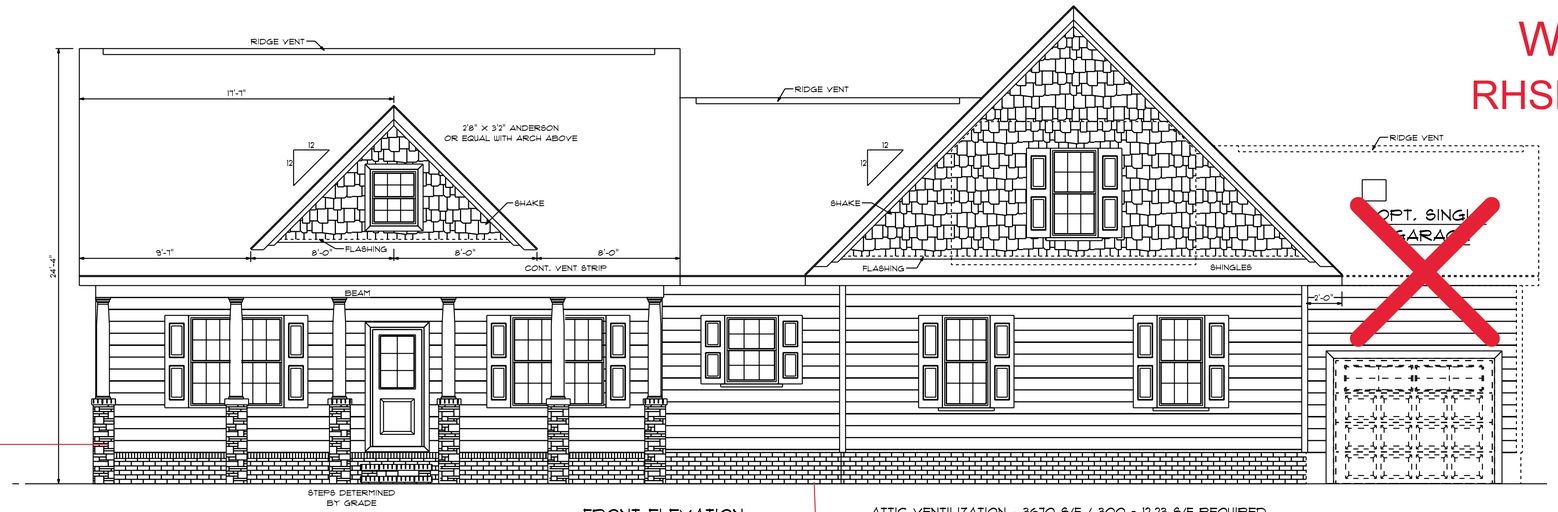
WKR-006
RHSL GARAGE

THE
IVEY 2.0
BSC - 1962



STONE COLUMNS

NO SKIRT ACCENT

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

9'0" FINISHED CEILING HEIGHT ON FIRST FLOOR
7'4" WINDOW HEADER HEIGHT ON FIRST FLOOR
8'0" FINISHED CEILING HEIGHT ON SECOND FLOOR
6'8" WINDOW HEADER HEIGHT ON SECOND FLOOR
CANTILEVER ALL ROOF TRUSSES

ATTIC VENTILIZATION - 3670 S/F / 300 = 12.23 S/F REQUIRED

NOTES:
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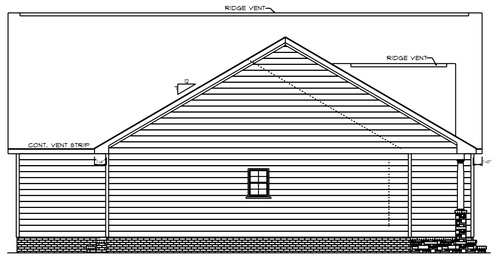
2. FINAL NUMBER OF EXTERIOR STEPS WILL BE DETERMINED BY FINISH GRADE.
3. CONTRACTOR MUST MEET OR EXCEED ALL LOCAL BUILDING CODES (NC 2018)
4. DESIGNER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION DRAWINGS BASED ON THESE PLANS.
5. ALL STRUCTURAL INFO SHOWN ON PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE STRUCTURAL ENG. REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS

GCP Designs Group LLC
Designs You Can Trust

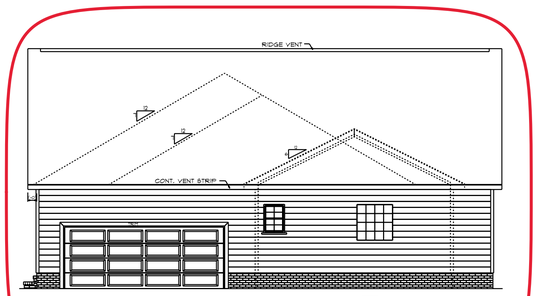
DATE: 6-9-2021
SUBDIVISION:
BUILDER:

BEN STOUT CONSTRUCTION



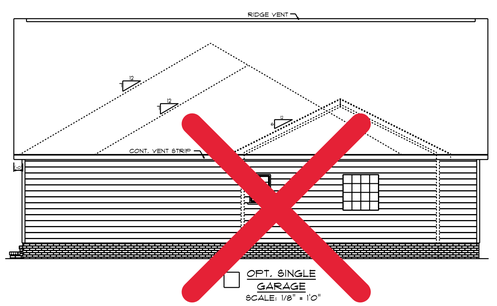
LEFT ELEVATION
SCALE: 1/8" = 1'0"

OPT. FRONT ENTRY
DOUBLE GARAGE
SCALE: 1/4" = 1'0"

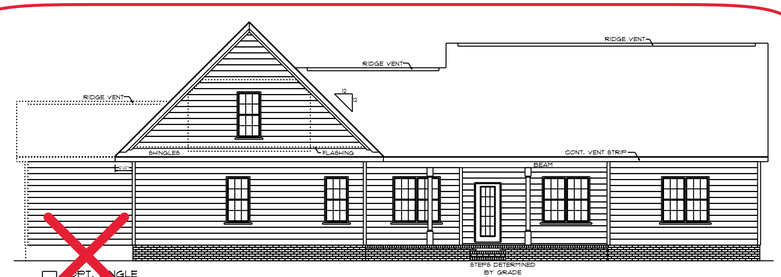


RIGHT ELEVATION
SCALE: 1/8" = 1'0"

OPT. SINGLE GARAGE



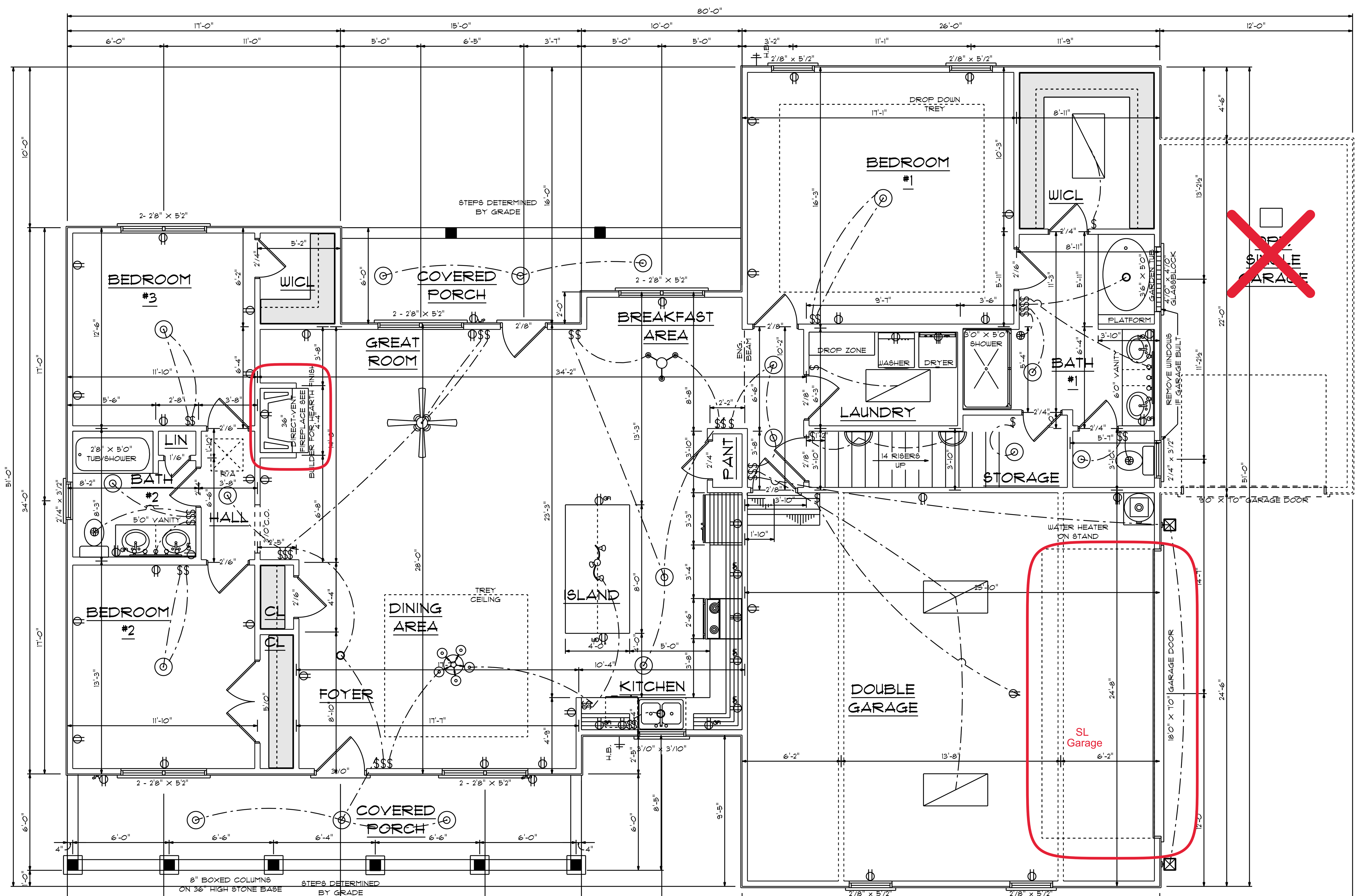
OPT. SINGLE
GARAGE
SCALE: 1/8" = 1'0"



OPT. SINGLE
GARAGE

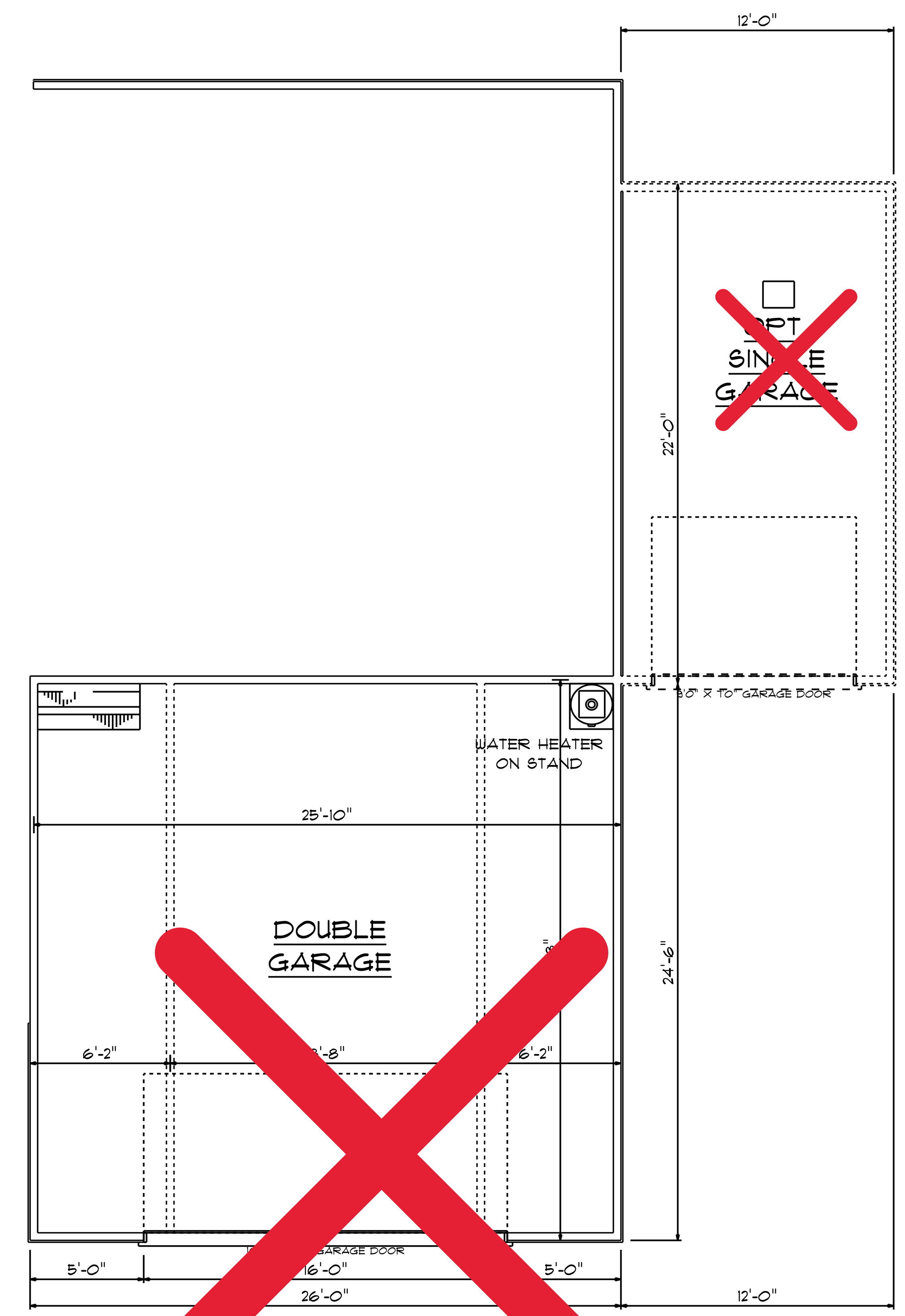
REAR ELEVATION
SCALE: 1/8" = 1'0"

NOTE:
BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER LOCAL CODE AS IT PERTAINS TO LOCATION OF HOUSE
100, 110, 120, 130, 140, 150, MPH



FIRST FLOOR

SCALE: 1/4" = 1'0"



OPT. FRONT ENTRY DOUBLE GARAGE

NTS

ELEC. CONTRACTOR TO CONFIRM
OUTLET LOCATION AND FIXTURE TYPES
WITH OWNER

9'0" FINISHED CEILING HEIGHT ON FIRST FLOOR
7'4" WINDOW HEADER HEIGHT ON FIRST FLOOR
8'0" FINISHED CEILING HEIGHT ON SECOND FLOOR
6'8" WINDOW HEADER HEIGHT ON SECOND FLOOR
CANTILEVER ALL ROOF TRUSSES

HOUSEHOLD FIRE ALARMS SYSTEMS INSTALLED IN ACCORDANCE WITH BOTH INTERNATIONAL AND LOCAL BUILDING CODES IN THE FOLLOWING LOCATIONS.

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING ARAS IN THE IMMEDIATE VICINITY OF BEDROOMS AND WIRED TOGETHER IN SUCH A MANNER THAT WHEN ONE IS ACTIVATED ALL SHELL ACTIVATE

1962 S/F ON FIRST FLOOR
665 S/F IN BONUS ROOM AND BEDROOM #4
637 S/F IN DOUBLE GARAGE
274 S/F IN OPT. GARAGE
204 S/F ON FRONT PORCH
142 S/F ON REAR PORCH

THE
IVEY 2.0
BSC - 1962

NOTES:
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3. CONTRACTOR MUST MEET OR EXCEED ALL LOCAL BUILDING CODES.(NC 2018)
4. DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES TO DRAWINGS BY OTHERS DURING CONSTRUCTION
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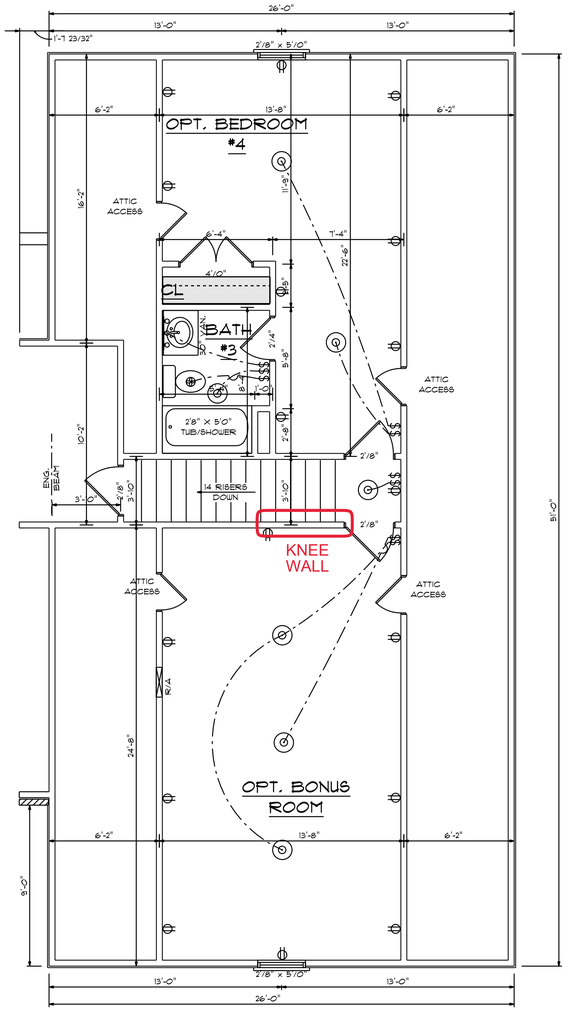
GCP Designs Group LLC
Designs You Can Trust

DATE: 6-9-2021
SUBDIVISION:
BUILDER:

BEN STOUT CONSTRUCTION

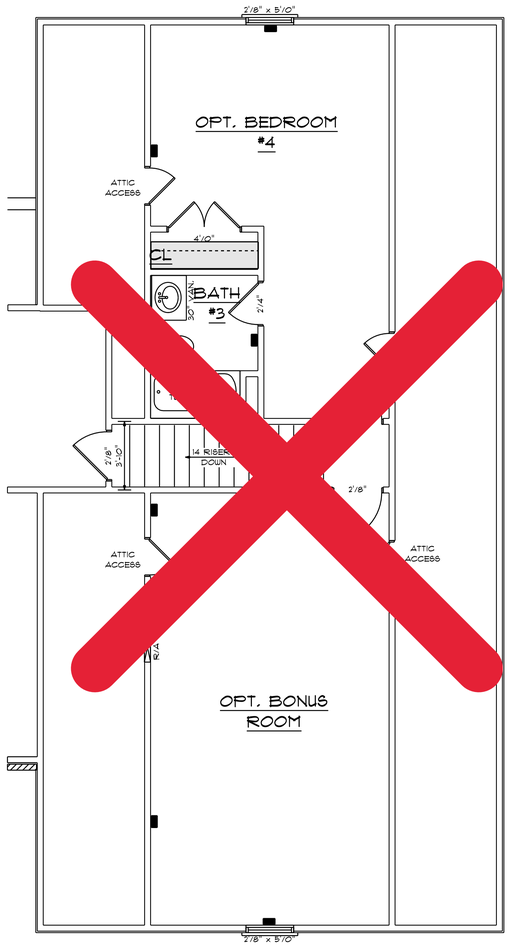
NOTE:
BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER LOCAL CODE AS IT PERTAINS TO LOCATION OF HOUSE
100, 110, 120, 130, 140, 150, MPH



665 S/F IN BONUS ROOM AND BEDROOM #4
DOEN'T INCLUDE STAIRS

OPT. BONUS ROOM
AND BEDROOM#4
SCALE: 1/4" = 1'0"

ELEC. CONTRACTOR TO CONFIRM
OUTLET LOCATION AND FIXTURE TYPES
WITH OWNER



665 S/F IN BONUS ROOM AND BEDROOM #4
DOEN'T INCLUDE STAIRS

HVAC PLAN
OPT. BONUS ROOM
AND BEDROOM#4
SCALE: 1/4" = 1'0"

HVAC CONTRACTOR TO CONFIRM
LOCATION OF UNIT/SIZE

THE
IVEY 2.0
BSC - 1962

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4. DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES OR ISSUES DURING CONSTRUCTION
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DATE: 6-9-2021

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BEN STOUT CONSTRUCTION

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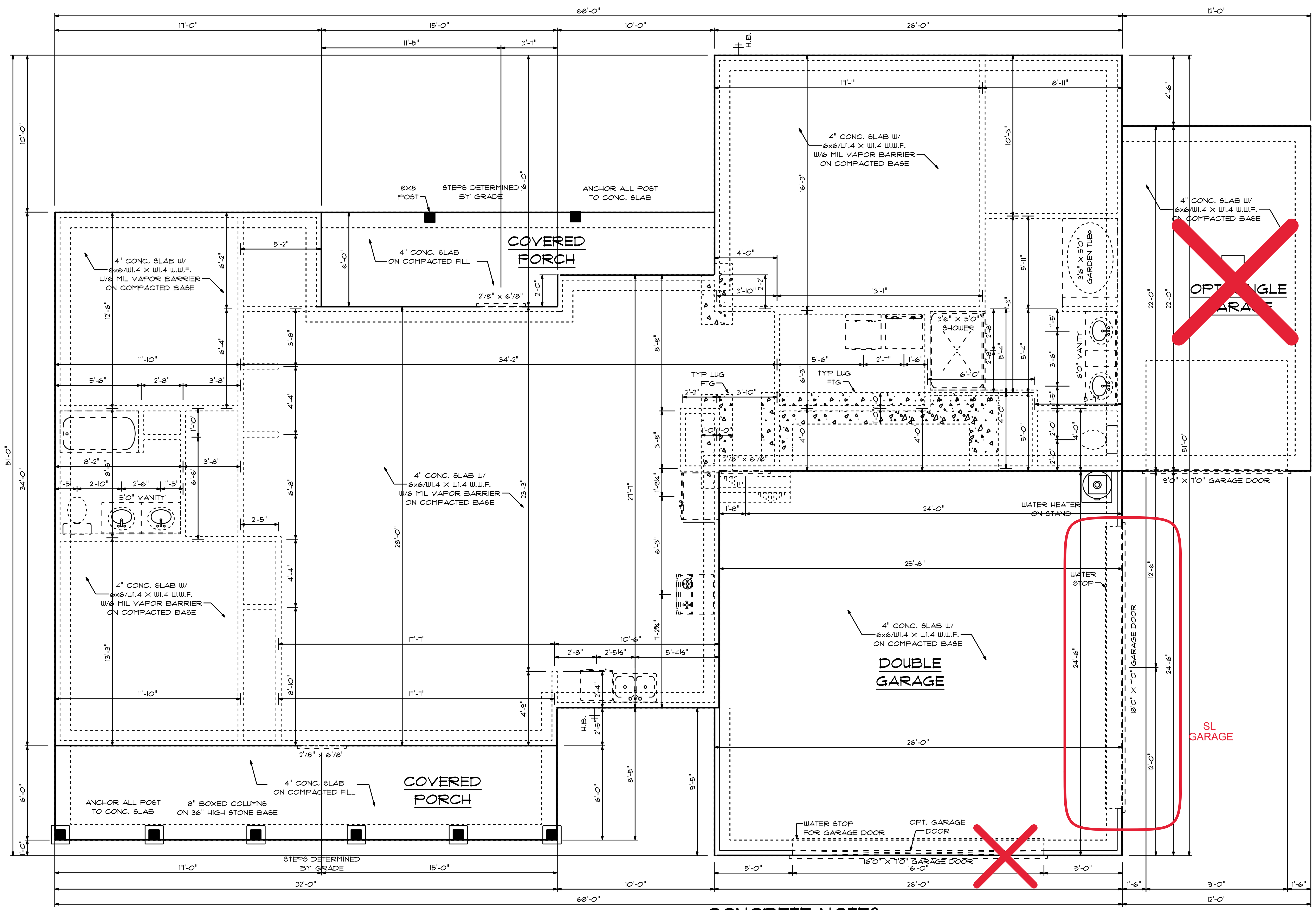
100, 110, 120, 130, 140, 150, MPH



BTU/H CALCULATIONS MODEL

CEILING 2202 X .033 X 20 = 1453.32
FLOOR 2760 X .053 X 20 = 2926
WALLS 2202 X .063 X 20 = 2774.52
DOORS/WINDOWS 857.32 X .526 X 20 = 2112
TOTAL = 9,262.84

FOUNDATION PLAN

SCALE: 1/4" = 1'0"

CONCRETE NOTES

NOTES:
1) MINIMUM SOIL BEARING CAPACITY: 2000 psf.
2) CONCRETE COMPRESSIVE STRENGTH @ END OF 28 DAYS (MIN)
FOUNDATIONS, FOOTING, & INTERIOR SLABS = 3000 psi.
EXTERIOR SLAB (EXPOSED TO WEATHER) = 3500 psi.

1962 S/F ON FIRST FLOOR
665 S/F IN BONUS ROOM AND BEDROOM #4
637 S/F IN DOUBLE GARAGE
274 S/F IN OPT. SINGLE GARAGE
204 S/F ON FRONT PORCH
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IVEY 2.0
BSC - 1962

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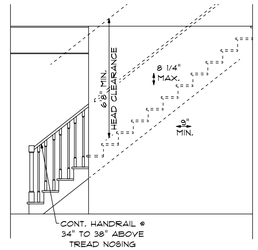
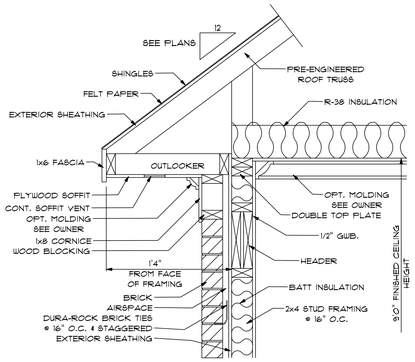
100, 110, 120, 130, 140, 150, MPH



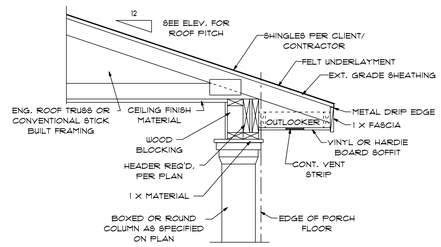
TYPICAL STAIR DETAIL

NTS



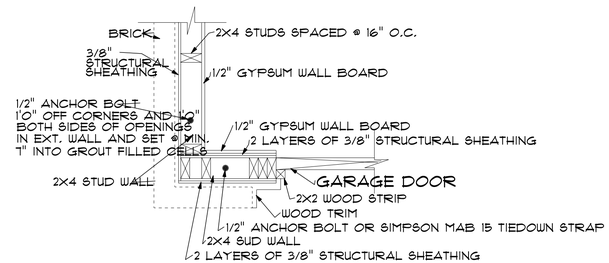
OVERHANG DETAIL

SCALE: 1" = 1'0"



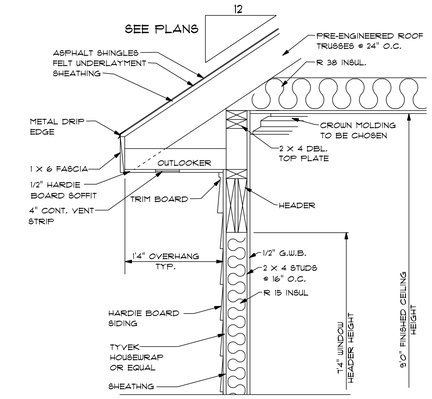
PORCH ROOF/HEADER W/BOXED OR ROUND COLUMN

SCALE: 3/4" = 1'0"



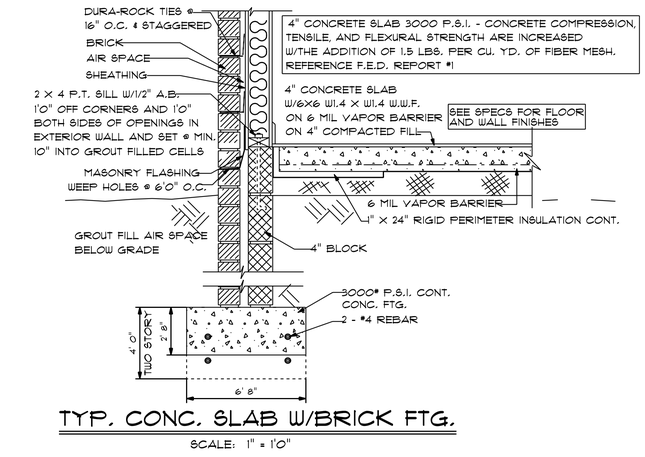
TOP VIEW OF DOUBLE-SIDED BRACED WALL

SCALE: 1" = 1'0"



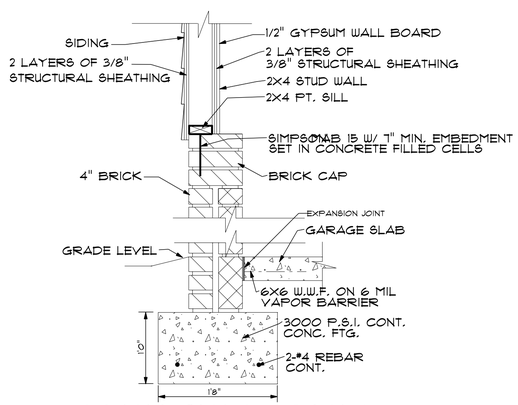
TYP. OVERHANG DETAIL

SCALE: 1" = 1'0"



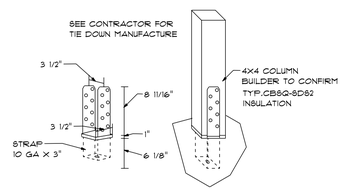
TYP. CONC. SLAB W/BRICK FTG.

SCALE: 1" = 1'0"



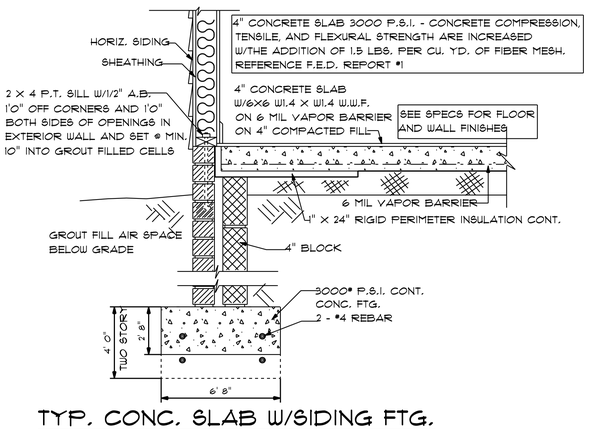
DOUBLE-SIDED BRACED WALL - BRICK INTERIOR

SCALE: 1" = 1'0"



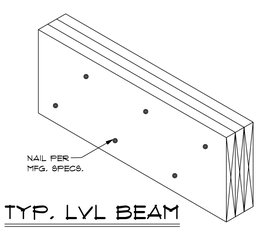
TYP. TIE DOWN DETAIL

NTS



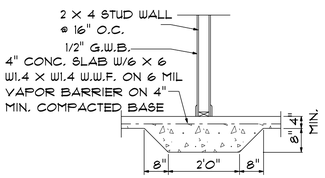
TYP. CONC. SLAB W/SIDING FTG.

SCALE: 1" = 1'0"



TYP. LVL BEAM

NTS



TYP LUG FOOTING

NTS

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THE IVEY 2.0
BSC - 1962

GCP Designs Group LLC
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DATE: 6-9-2021

SUBDIVISION:

BUILDER:

BEN STOUT CONSTRUCTION

NOTE:
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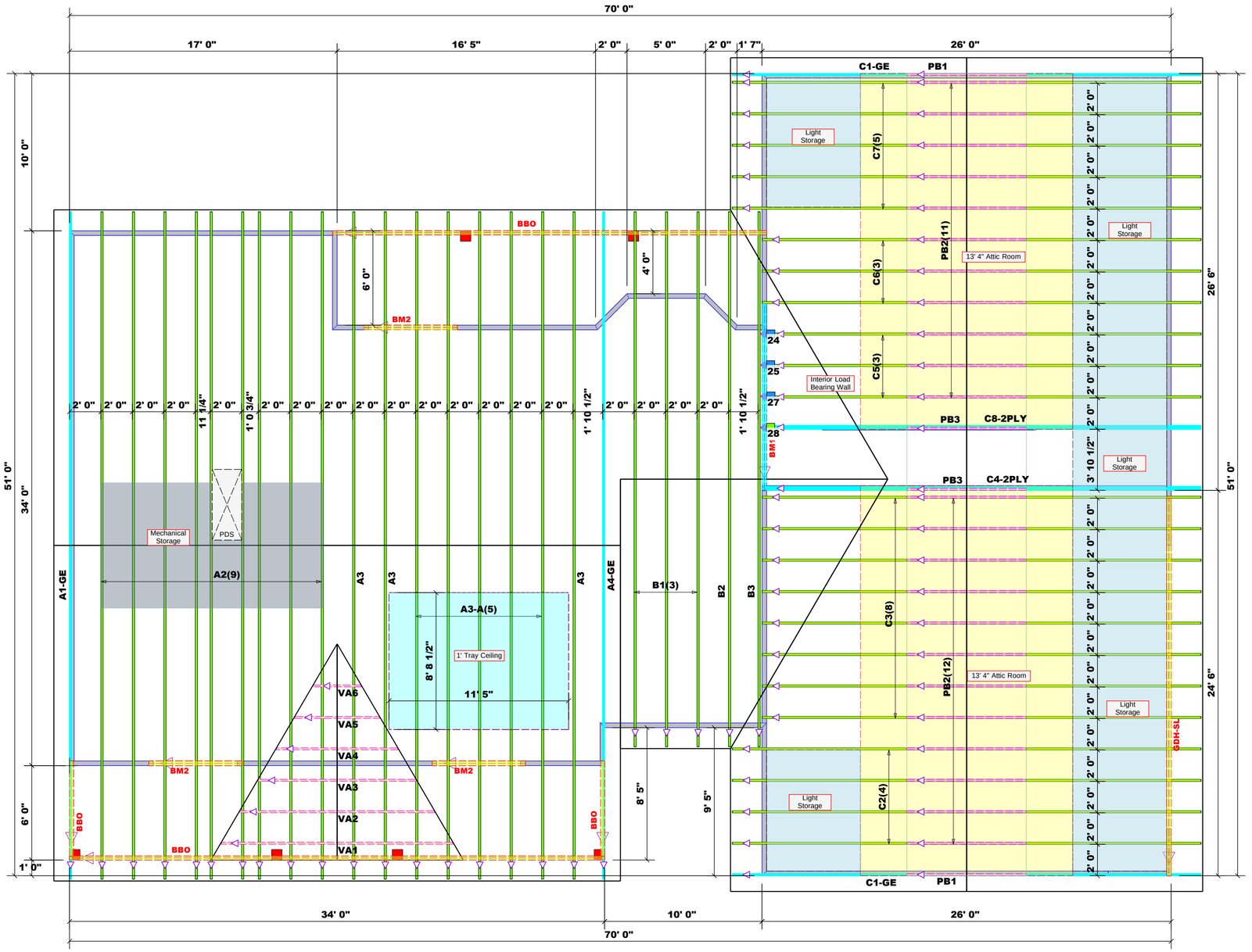

▲ = Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do Not Erect Trusses Backwards

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

All Walls Shown Are Considered Load Bearing

Roof Area	= 4416.21 sq.ft.
Ridge Line	= 119.73 ft.
Hip Line	= 0 ft.
Horiz. OH	= 157.77 ft.
Raked OH	= 206.29 ft.
Decking	= 152 sheets

Hatch Legend
Light Storage
Tray Ceiling
Drop Beam
Flush Beam
Mechanical Storage

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM2	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	6	FF
BM1	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH-SL	24' 0"	1-3/4"x 23-7/8" LVL Kerto-S	2	2	FF

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HUS26	USP	3	BM1	16d/3-1/2"	16d/3-1/2"
	THD26-2	USP	1	Varies	16d/3-1/2"	10d/3"

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 Neil Baggett

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 (3# TO)	REQ'D STUDS FOR (2) PLY HEADER	END REACTION (6# TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (3# 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	Ben Stout Real Estate
JOB NAME	Lot 1 Walker Road 15 Acre
PLAN	Ivey / BSC-2022 w-SL
SEAL DATE	N/A
QUOTE #	Quote #
JOB #	J0423-1745
CITY / CO.	Fayetteville / Cumberland
ADDRESS	Walker Road
MODEL	Roof
DATE REV.	04/17/23
DRAWN BY	Neil Baggett
SALES REP.	Marshall Naylor

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