FRONT ELEVATION

Scale: 1/4" = 1'0"

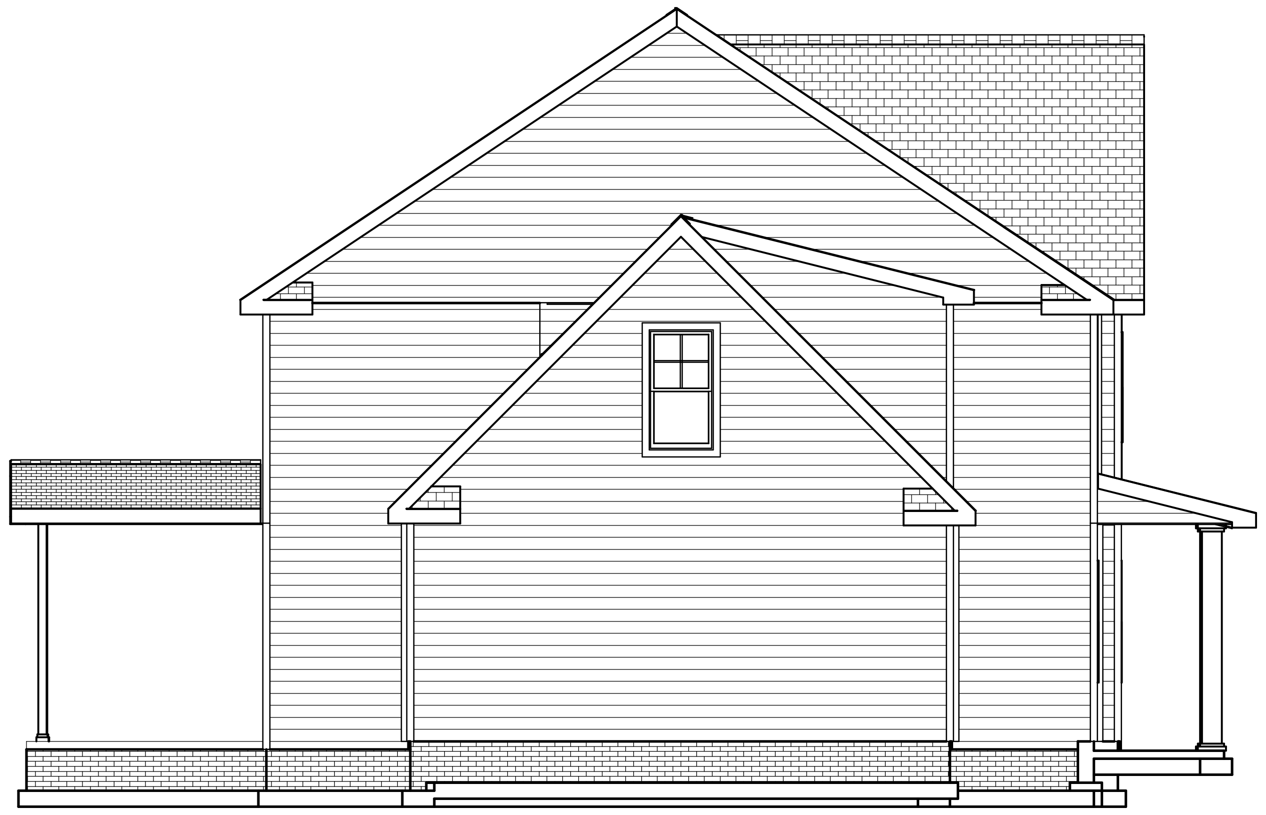
NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes
and is subject to field inspection and verification.

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

06/04/2025

Harnett County
North Carolina

9'0" CEILING HEIGHT FIRST FLOOR
7'6" Header Height 1st Floor
8'0" CEILING HEIGHT SECOND FLOOR
(Frame Headers to Top Plates on 2nd Floor)
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:
Midas 2.0

SHEET TITLE:
ELEVATIONS

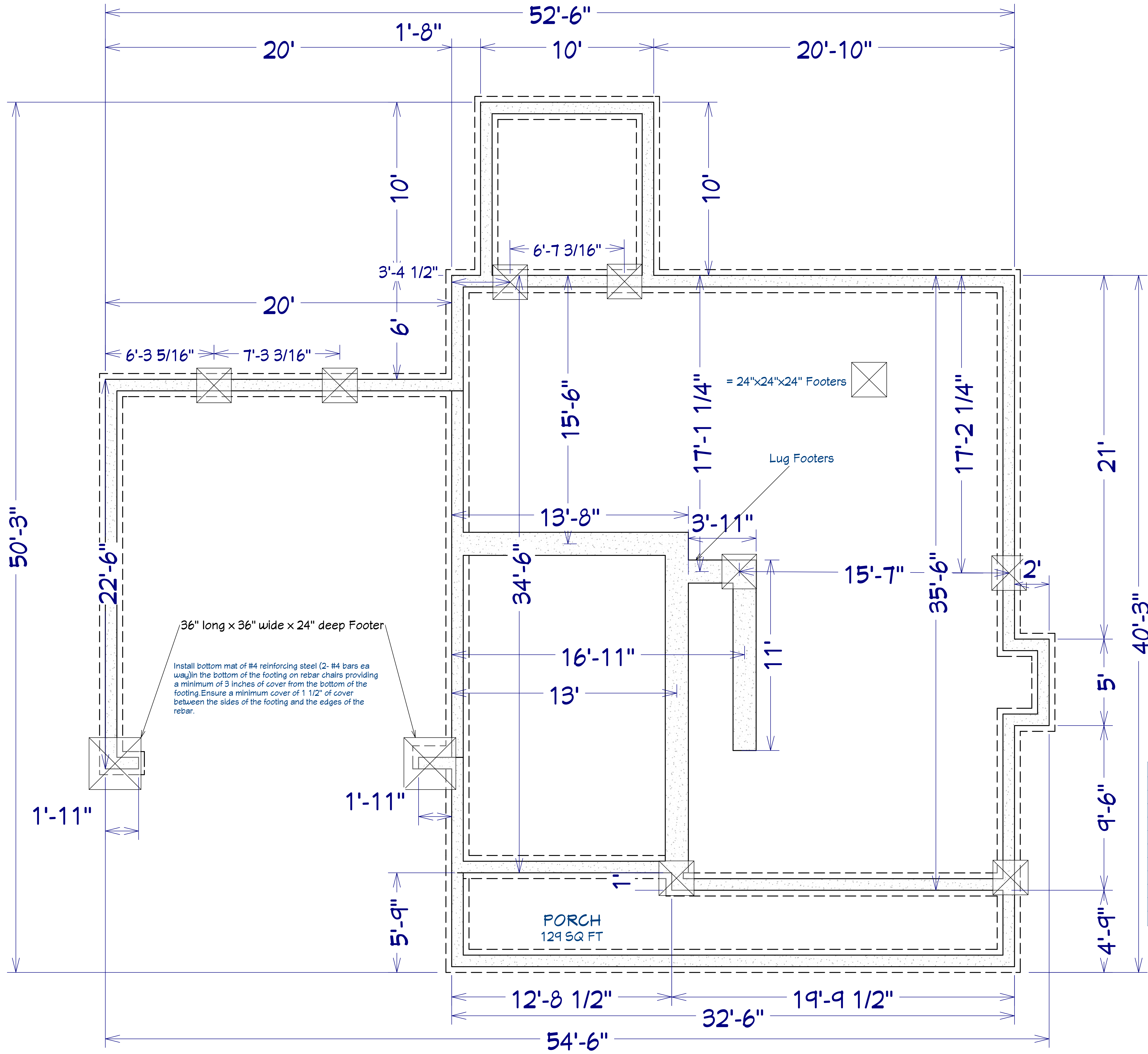
PROJECT ADDRESS:
79 Mahogany Ct.
Magnolia Hills Lot 22

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

DATE:
5/27/25

SCALE:
1/4" = 1'

SHEET:
A-1



= 24"x24"x24" Footers

Lug Footers

36" long x 36" wide x 24" deep Footer

Install bottom mat of #4 reinforcing steel (2- #4 bars ea way)in the bottom of the footing on rebar chairs providing a minimum of 3 inches of cover from the bottom of the footing.Ensure a minimum cover of 1 1/2" of cover between the sides of the footing and the edges of the rebar.

FOUNDATION PLAN

Scale: 1/4" = 1'0"

AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,112 SF
2nd FLOOR	1,131 SF
BONUS ROOM	279 SF
GARAGE	452 SF
FRONT PORCH	189 SF
BACK COVERED PORCH	100 SF
TOTAL HEATED	2,522 SF
TOTAL UNDER ROOF	3,263 SF

PLAN:
Midas 2.0

SHEET TITLE:
FOUNDATION

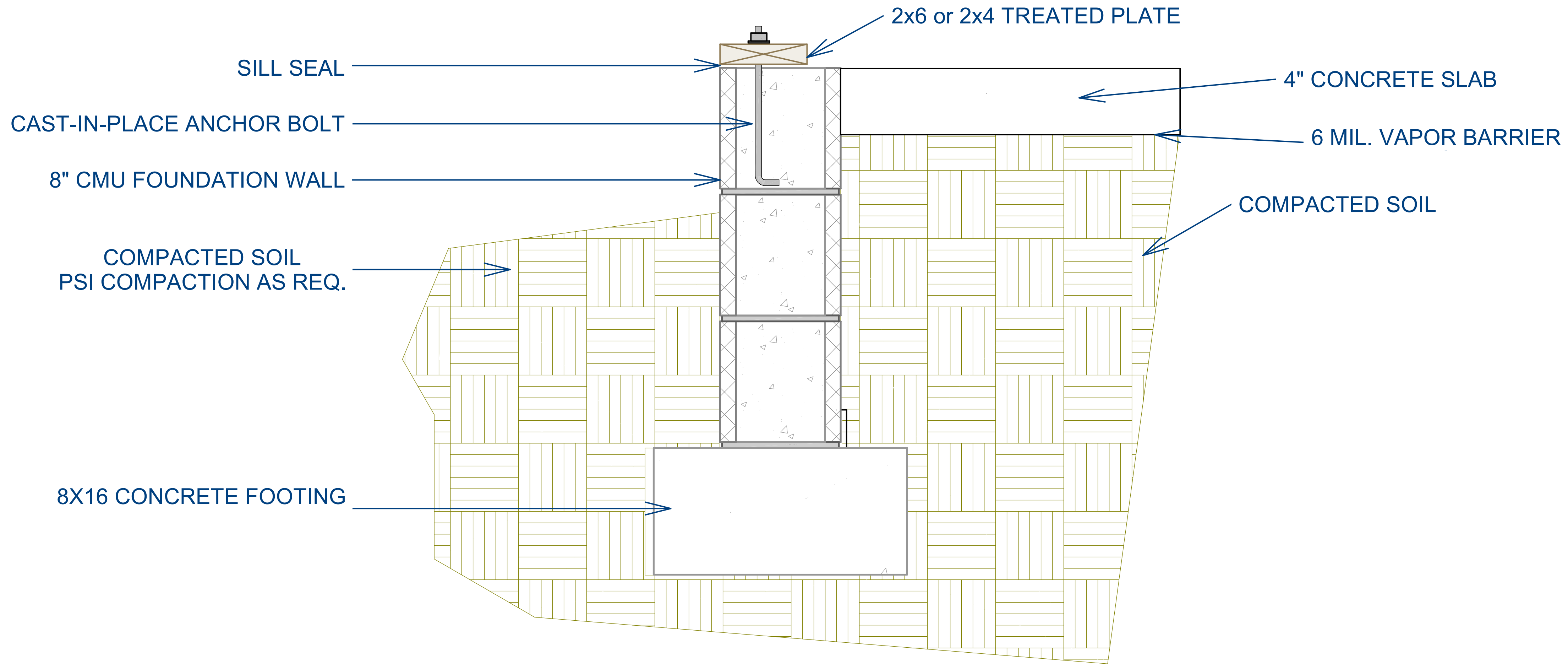
PROJECT ADDRESS:
79 Mahogany Ct.
Magnolia Hills Lot 22

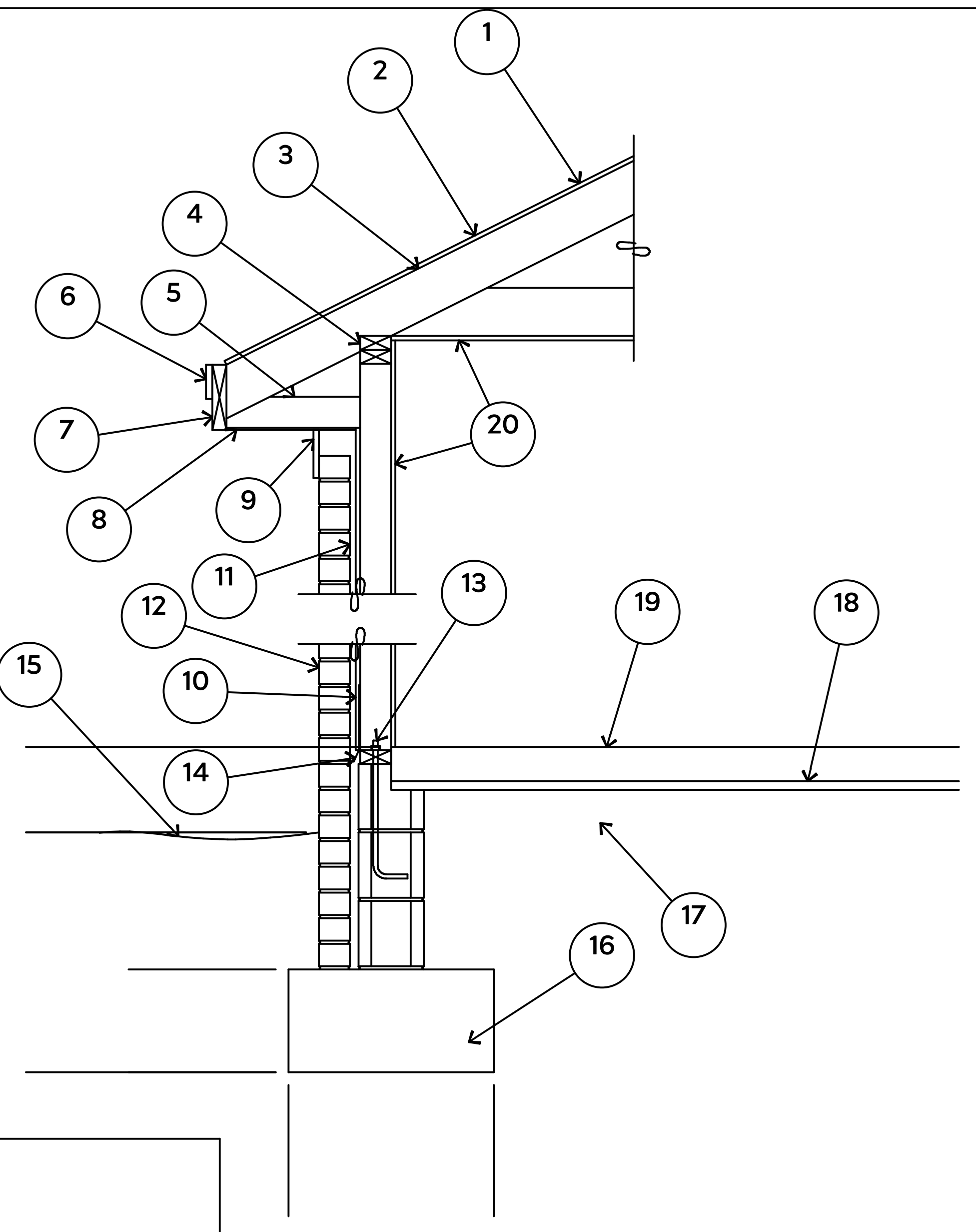
DESIGNED BY:
Precision Custom Homes
Raeford, NC
Shaun@PrecisionCustomHomesNC.com

DATE:
5/27/25

SCALE:
1/4" = 1'

SHEET:
A-2





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 OR HOUSE WRAP
11. AIR SPACE.
12. BRICK WITH BRICK TIES PER MANUFACTURER'S SPECIFICATIONS.
13. 1/2" X 12" ANCHOR BOLTS, 6'-0" O.C., 12" FROM CORNERS.
14. FLASHING WITH WEEP HOLES @ 48" O.C.
15. FINISHED GRADE.
16. FOOTING
17. COMPACTED EARTH FILL.
18. 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

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.

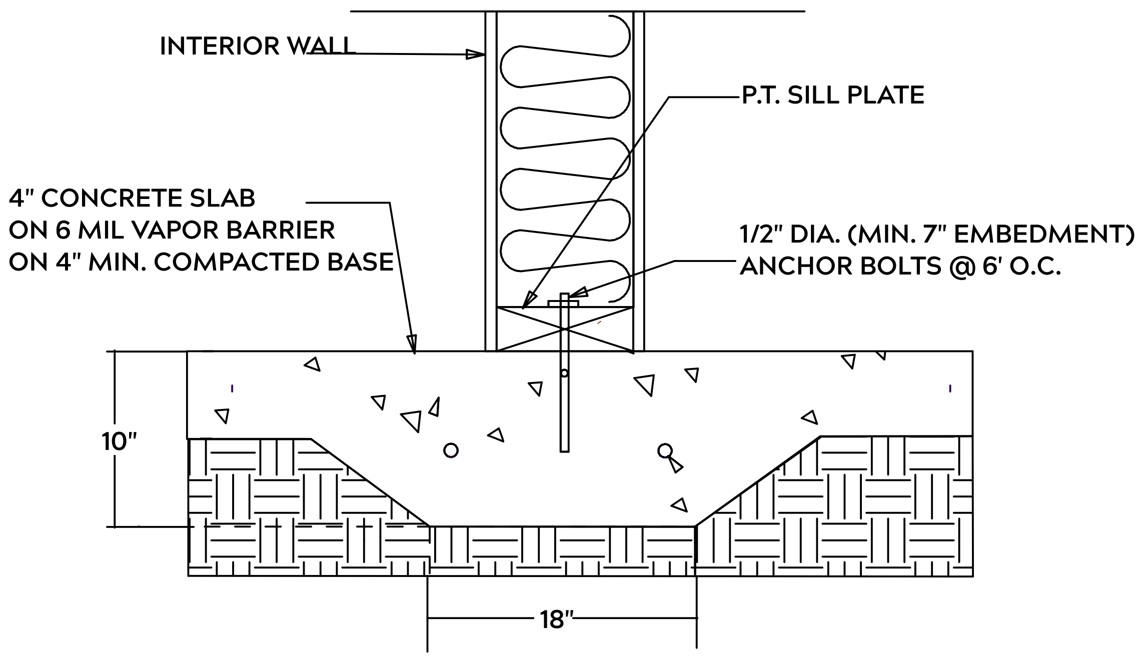
NAIL FLOOR JOISTS TO SILL PLATE WITH WITH 8d TOE NAILS

ALL EXPOSED FRAMING ON PORCHES OR DECKS SHALL BE PRESSURE TREATED

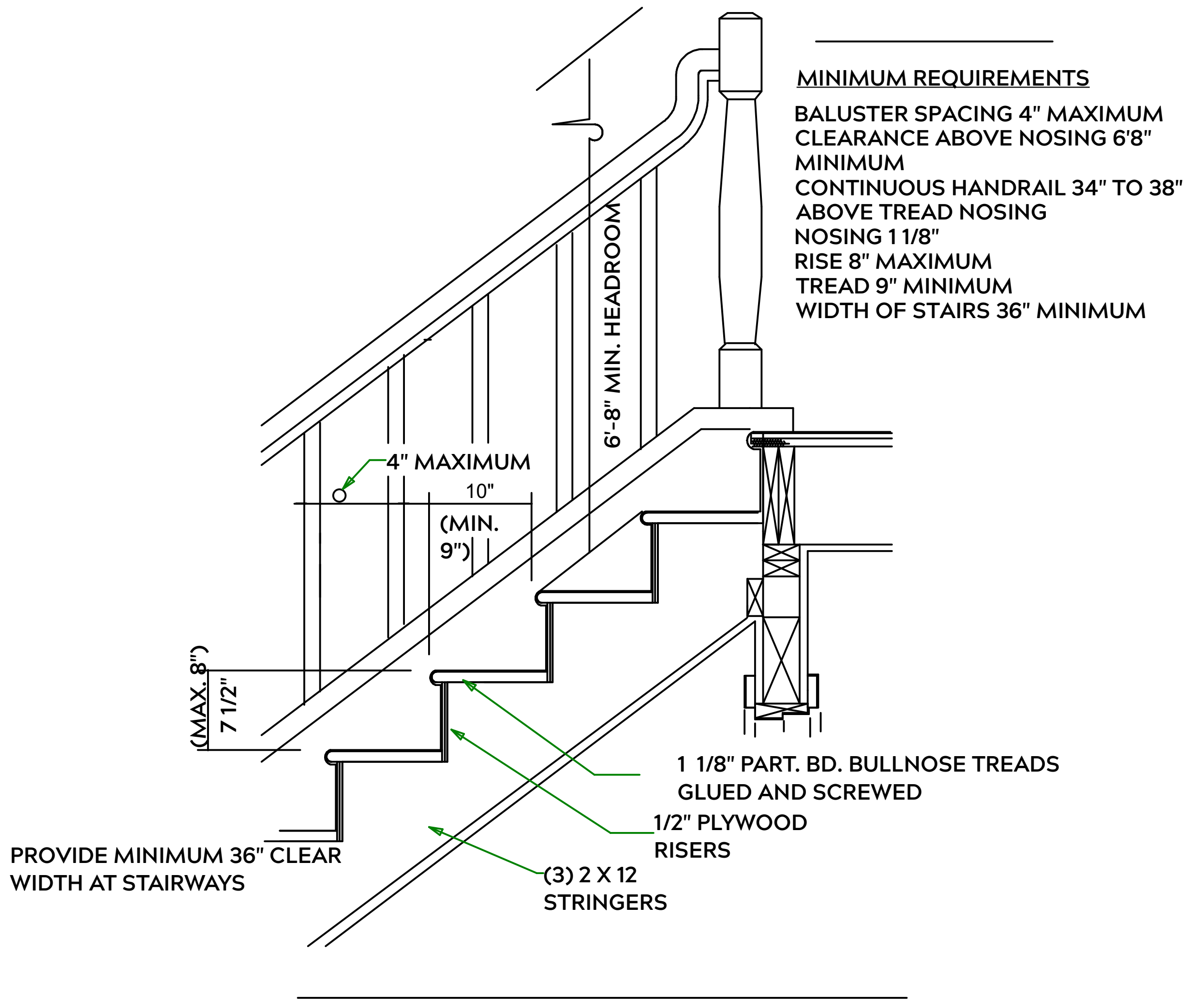
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED

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)



LUG FOOTING



MINIMUM REQUIREMENTS
BALUSTER SPACING 4" MAXIMUM
CLEARANCE ABOVE NOSING 6'8" MINIMUM
CONTINUOUS HANDRAIL 34" TO 38" ABOVE TREAD NOSING
NOSING 1 1/8"
RISE 8" MAXIMUM
TREAD 9" MINIMUM
WIDTH OF STAIRS 36" MINIMUM

STAIR DETAIL

PLAN:
Midas 2.0

SHEET TITLE:
DETAIL SHEETS

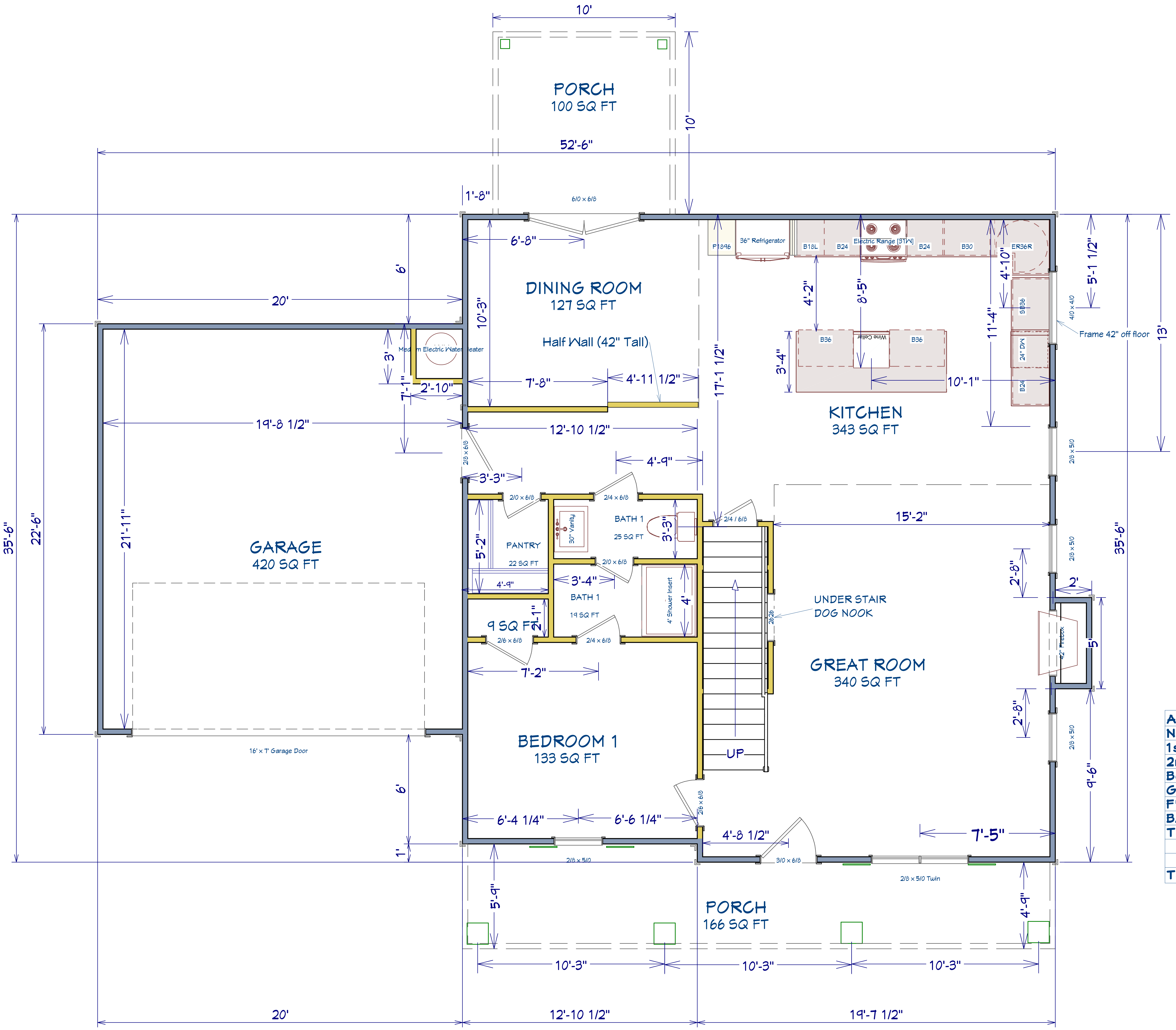
PROJECT ADDRESS:
79 Mahogany Ct.
Magnolia Hills Lot 22

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

DATE:
5/27/25

SCALE:
1/4" = 1'

SHEET:
A-3



AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,112 SF
2nd FLOOR	1,131 SF
BONUS ROOM	279 SF
GARAGE	452 SF
FRONT PORCH	189 SF
BACK COVERED PORCH	100 SF
TOTAL HEATED	2,522 SF
TOTAL UNDER ROOF	3,263 SF

1st Floor

Scale: 1/4" = 1'0"

PLAN:
Midas 2.0

SHEET TITLE:
1st FLOOR

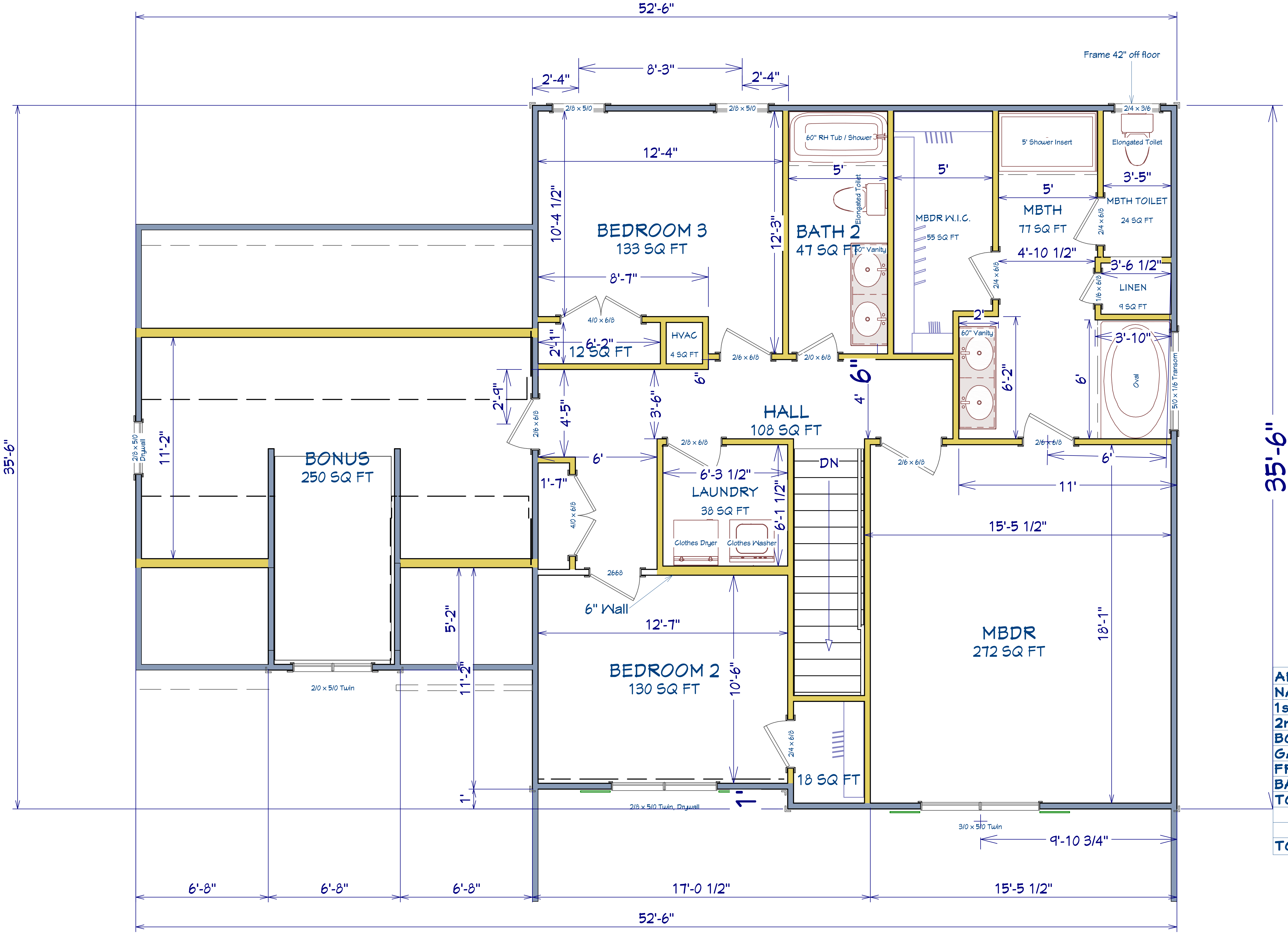
PROJECT ADDRESS:
79 Mahogany Ct.
Magnolia Hills Lot 22

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

DATE:
5/27/25

SCALE:
1/4" = 1'

SHEET:
A-4



AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,112 SF
2nd FLOOR	1,131 SF
BONUS ROOM	279 SF
GARAGE	452 SF
FRONT PORCH	189 SF
BACK COVERED PORCH	100 SF
TOTAL HEATED	2,522 SF
TOTAL UNDER ROOF	3,263 SF

2nd Floor

Scale: 1/4" = 1'0"

PLAN:
Midas 2.0

SHEET TITLE:
2nd FLOOR

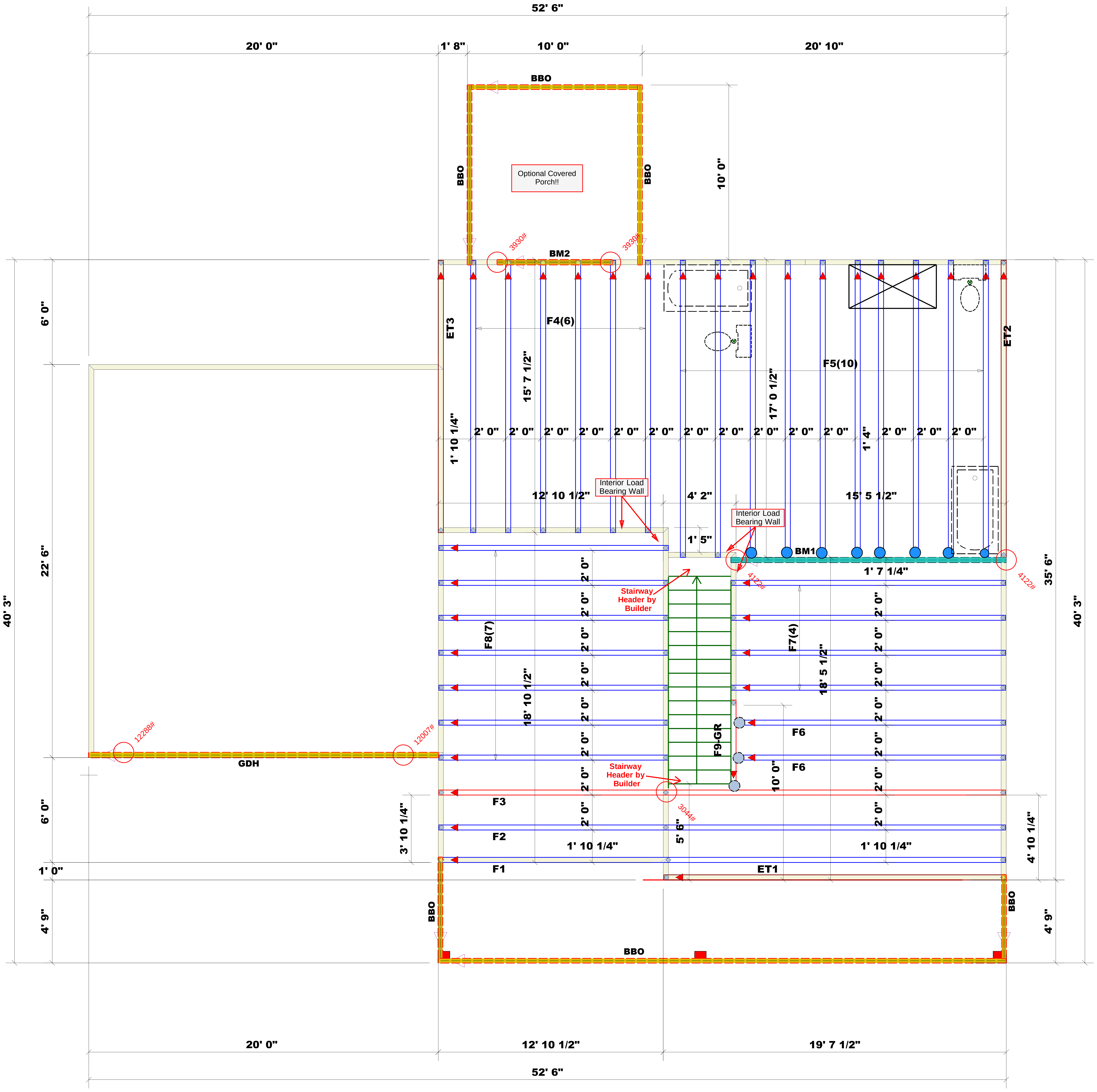
PROJECT ADDRESS:
79 Mahogany Ct.
Magnolia Hills Lot 22

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

DATE:
5/27/25

SCALE:
1/4" = 1'

SHEET:
A-5



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

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.

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

Roof Area = 2649.06 sq.ft.
Ridge Line = 78.4 ft.
Hip Line = 0 ft.
Horiz. OH = 148.88 ft.
Raked OH = 250.68 ft.
Decking = 91 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'

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				

Hatch Legend

🟨	Drop Beam
🟦	Flush Beam
🟥	2nd Floor Walls @ 8' 1 1/2"
🟦	Mechanical & Light Storage

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
●	HUS410	USP	10	Varies	16d/3-1/2"	16d/3-1/2"
○	MSH422	USP	3	Varies	10d/3"	10d/3"
■	HUS26	USP	13	Varies	16d/3-1/2"	16d/3-1/2"

Products

PlotID	Length	Product	Plies	Net Qty	Fab Type
BM2	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
BM1	16' 0"	1-3/4"x 14" LVL Kerto-S	2	2	FF
GDH	20' 0"	1-3/4"x 23-7/8" LVL Kerto-S	2	2	FF
FB1	8' 0"	2x10 SPF No.2	2	2	FF

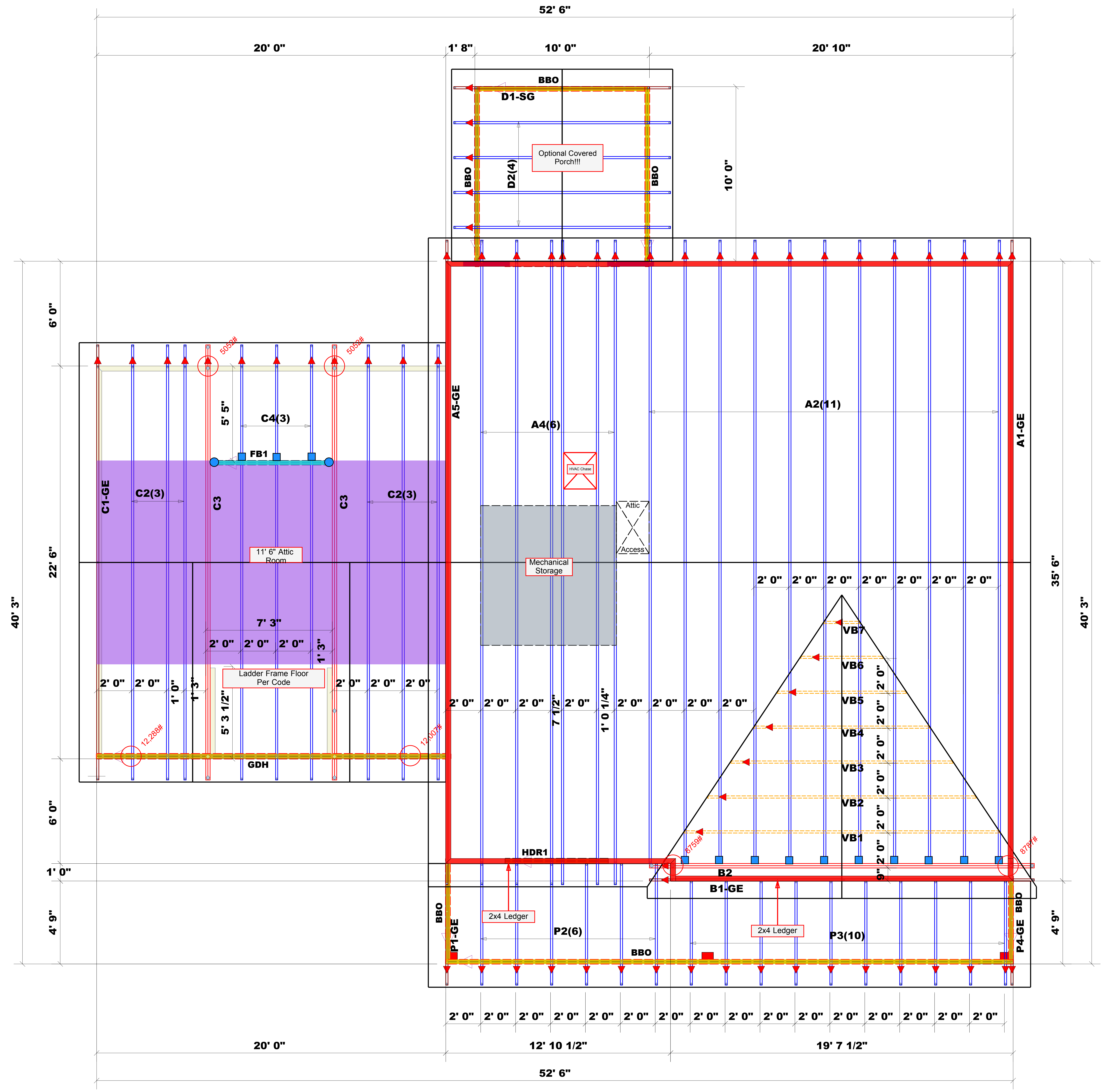
All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ ***-- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs***

COUNTY: Harnett
ADDRESS: Lot 22 Magnolia Hills
MODEL: Floor
DATE REV.: 5/29/2025
DRAWN BY: Neil Baggett
SALESMAN: Neil Baggett

BUILDER: Precision Custom Homes & Renovations
JOB NAME: Lot 22 Magnolia Hills
PLAN: Midas 2.0 w/CP
SEAL DATE: 5/27/25
QUOTE #: Quote #
JOB #: J0225-1023

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



① Truss Placement Plan
Scale: 1/4"=1'

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				

COUNTY	Harnett
ADDRESS	Lot 22 Magnolia Hills
MODEL	Roof
DATE REV.	5/29/2025
DRAWN BY	Neil Baggett
SALESMAN	Neil Baggett
BUILDER	Precision Custom Homes & Renovations
JOB NAME	Lot 22 Magnolia Hills
PLAN	Midas 2.0 w/CP
SEAL DATE	5/27/2025
QUOTE #	Quote #
JOB #	J0225-1022

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

Plumbing Drop Notes

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2. Contractor to verify ALL plumbing drop locations prior to setting Floor Trusses.
3. Adjust spacing as needed not to exceed 24"oc.

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

Roof Area = 2691.68 sq.ft.
Ridge Line = 83.89 ft.
Hip Line = 0 ft.
Horiz. OH = 148.88 ft.
Raked OH = 253.98 ft.
Decking = 93 sheets

All Walls Shown Are Considered Load Bearing

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

Hatch Legend

▨	Padded HVAC
🟨	Drop Beam
🟦	Flush Beam
🟥	2nd Floor Walls @ 8' 1 1/2"

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
●	HUS410	USP	10	Varies	16d/3-1/2"	16d/3-1/2"
○	MSH422	USP	3	Varies	10d/3"	10d/3"
■	HUS26	USP	13	Varies	16d/3-1/2"	16d/3-1/2"

Products

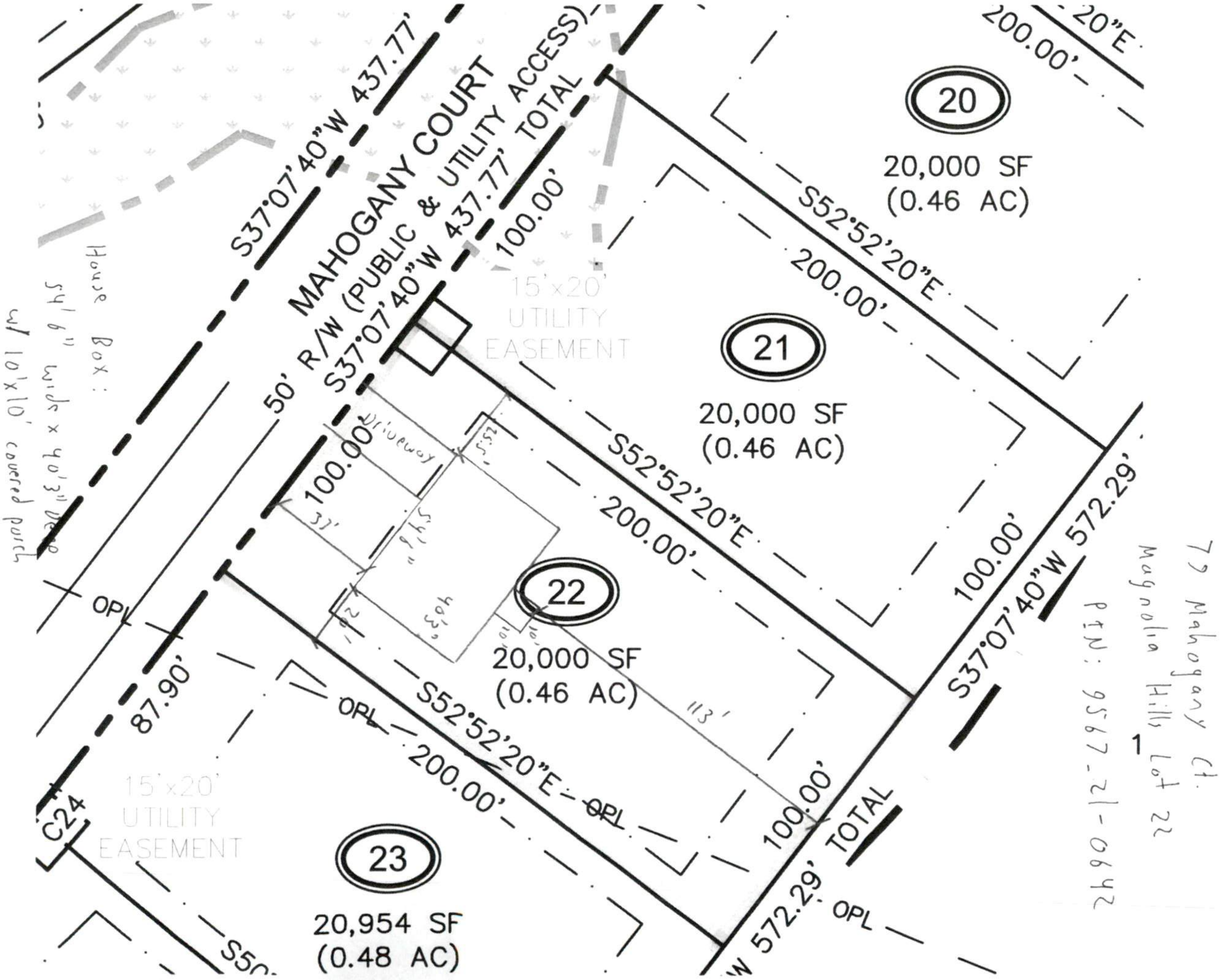
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM2	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
BM1	16' 0"	1-3/4"x 14" LVL Kerto-S	2	2	FF
GDH	21' 0"	1-3/4"x 23-7/8" LVL Kerto-S	2	2	FF
FB1	8' 0"	2x10 SPF No.2	2	2	FF

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

○ ***-- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs***

Products

PlotID	Length	Product	Plies	Net Qty	Fab Type
HDR1	6' 0"	1.75 X 9.25 Kerto-S LVL 2.0E	2	2	FF



House Box: 54'6" wide x 40'3" deep w/ 10'x10' covered porch

79 Mahogany Ct.
Magnolia Hills Lot 22
PIN: 9567-21-0642

1