



**FRONT ELEVATION**

Scale: 1/4" = 1'0"

9'0" CEILING HEIGHT FIRST FLOOR  
(HEADER HEIGHT 7'6")  
8'0" CEILING HEIGHT SECOND FLOOR  
(Frame Headers to Top Plates on 2nd Floor)  
FRAME WINDOWS TO HEADER HEIGHT



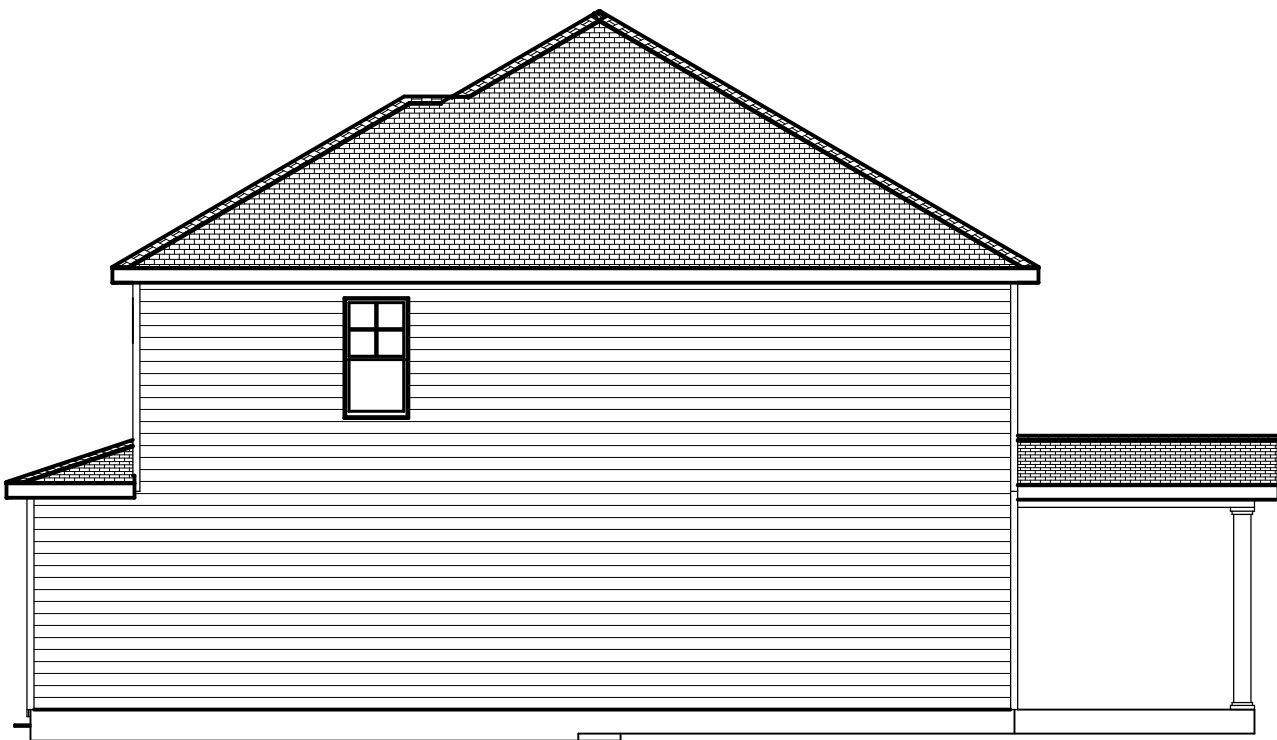
**LEFT ELEVATION**

Scale: 1/8" = 1'0"



**REAR ELEVATION**

Scale: 1/8" = 1'0"



**RIGHT ELEVATION**

Scale: 1/8" = 1'0"

PLAN:  
Hayek

SHEET TITLE:  
**ELEVATIONS**

PROJECT ADDRESS:  
172 Mahogany Ct.  
Magnolia Hills Lot 30

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

DATE:

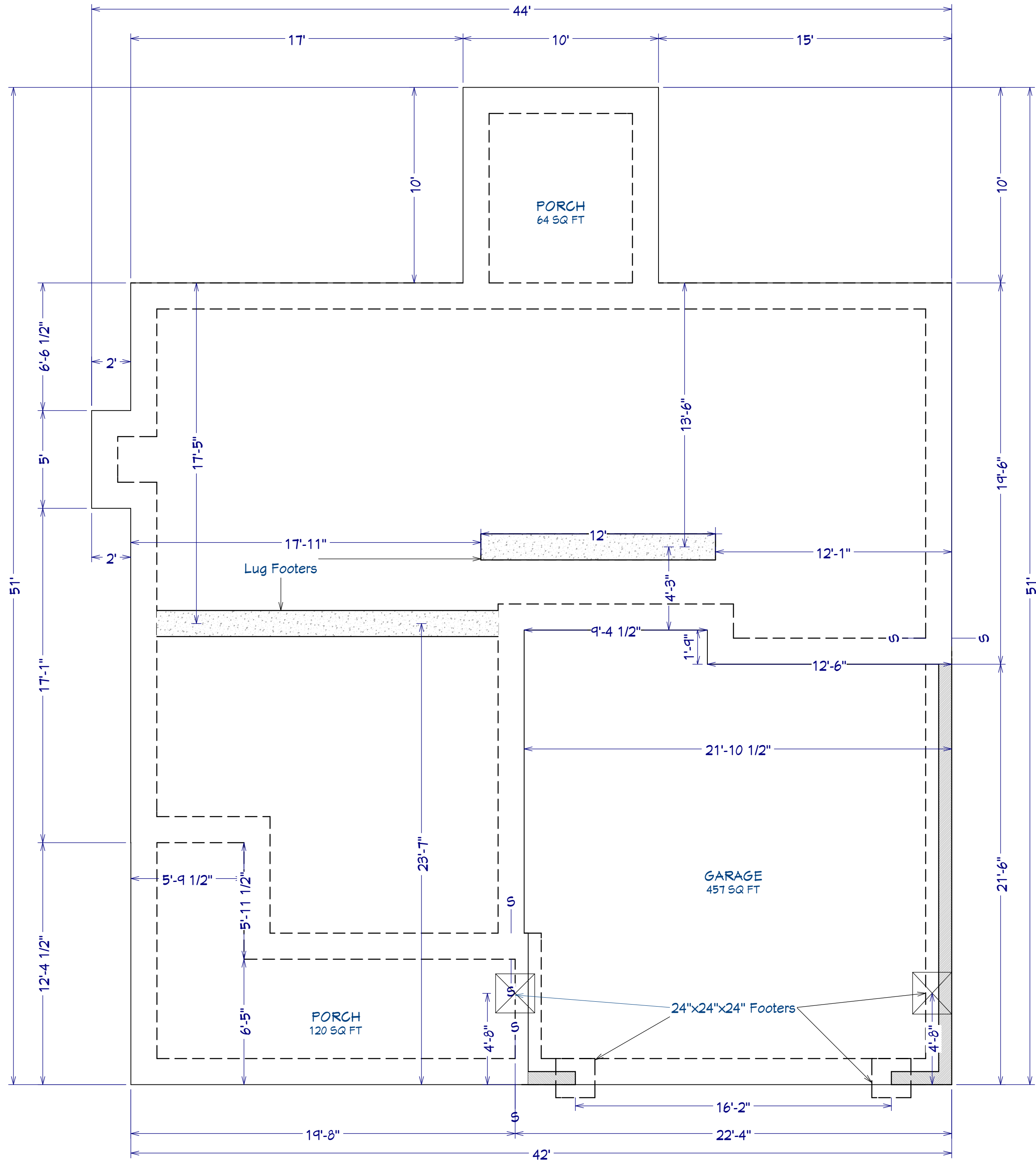
5/23/25

SCALE:

1/4" = 1'

SHEET:

**A-1**



| AREA SCHEDULE       |          |
|---------------------|----------|
| NAME                | AREA     |
| 1st FLOOR           | 1070 SF  |
| 2nd FLOOR           | 1,410 SF |
| GARAGE              | 489 SF   |
| COVERED FRONT PORCH | 164 SF   |
| BACK PORCH          | 100SF    |
| TOTAL HEATED        | 2,480 SF |
| TOTAL UNDER ROOF    | 3,233 SF |

FOUNDATION PLAN  
Scale: 1/4" = 1'0"

PLAN:  
Hayek

SHEET TITLE:  
FOUNDATION

PROJECT ADDRESS:  
172 Mahogany Ct.  
Magnolia Hills Lot 30

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

DATE:

5/23/25

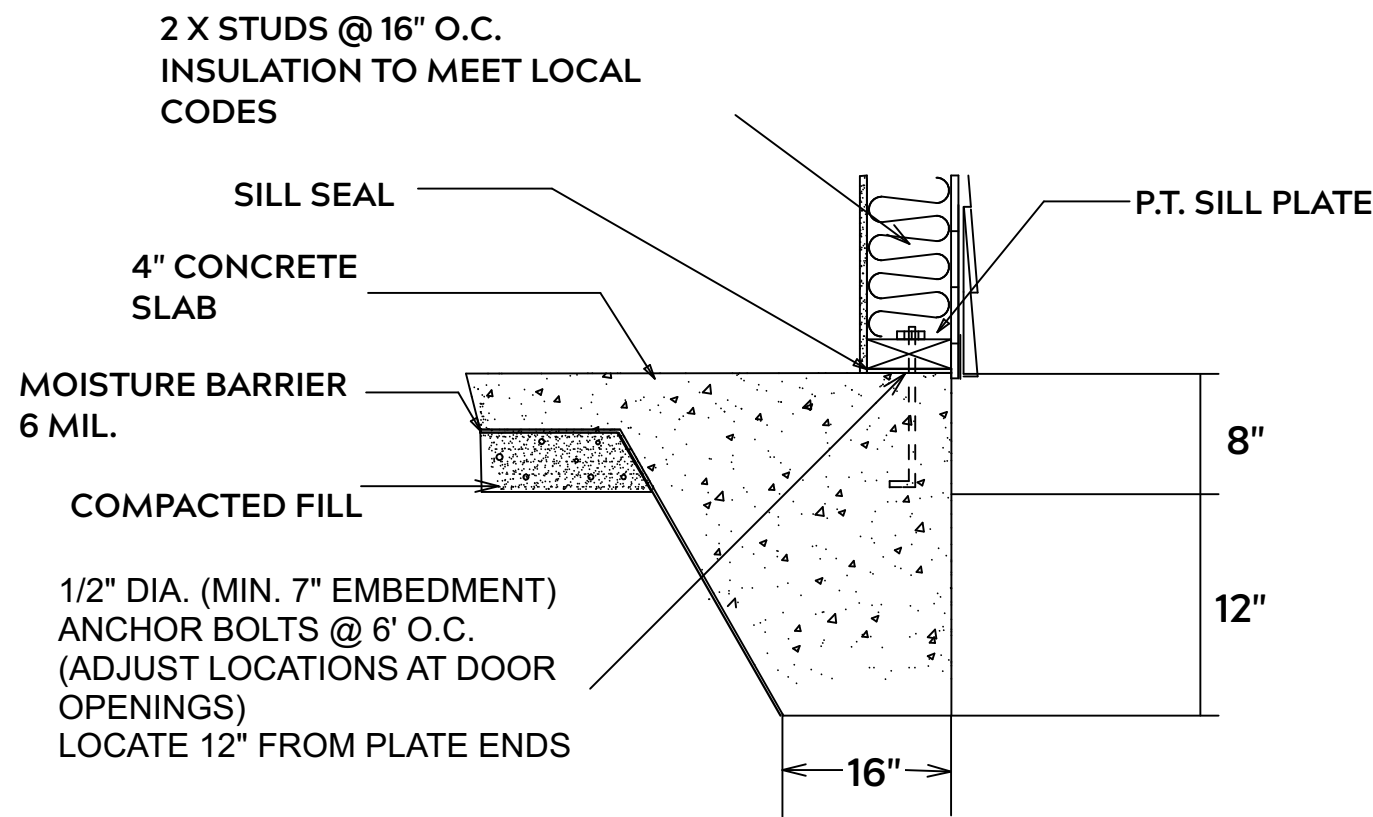
SCALE:

1/4" = 1'

SHEET:

A-2





**MONOLITHIC SLAB**

**FOUNDATION NOTES:**

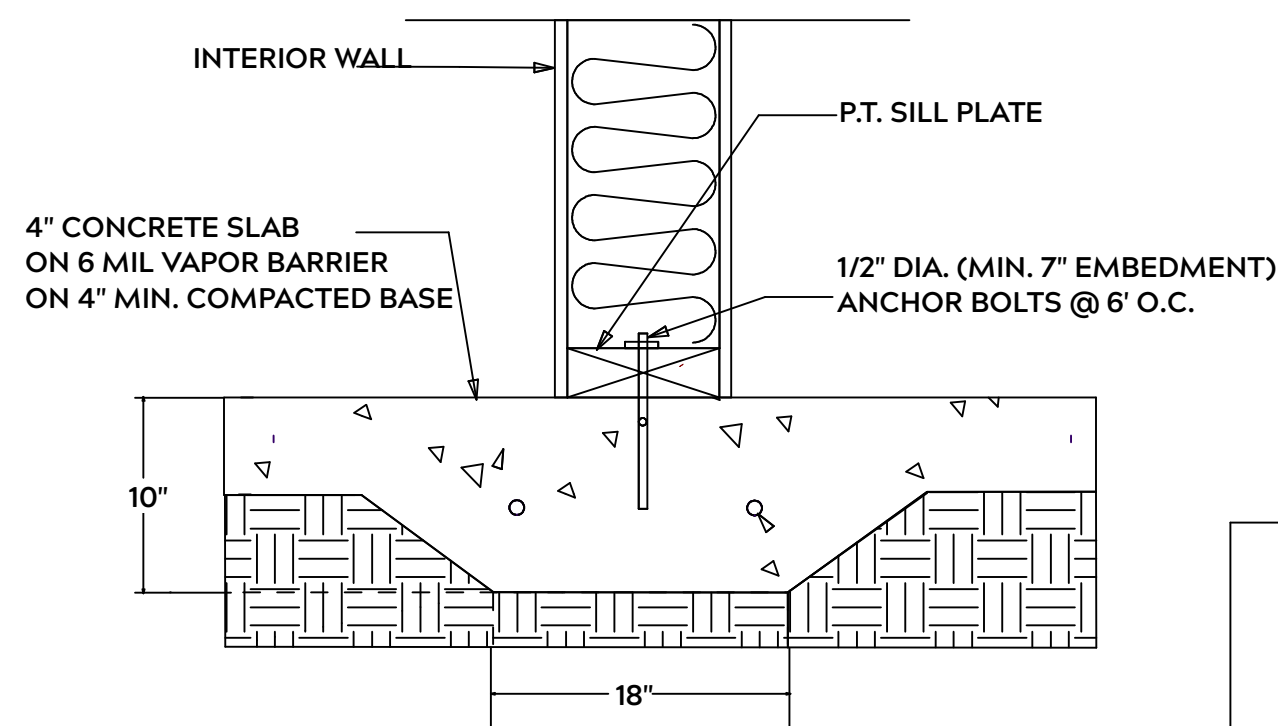
ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL  
THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI

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



**LUG FOOTING**

**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.

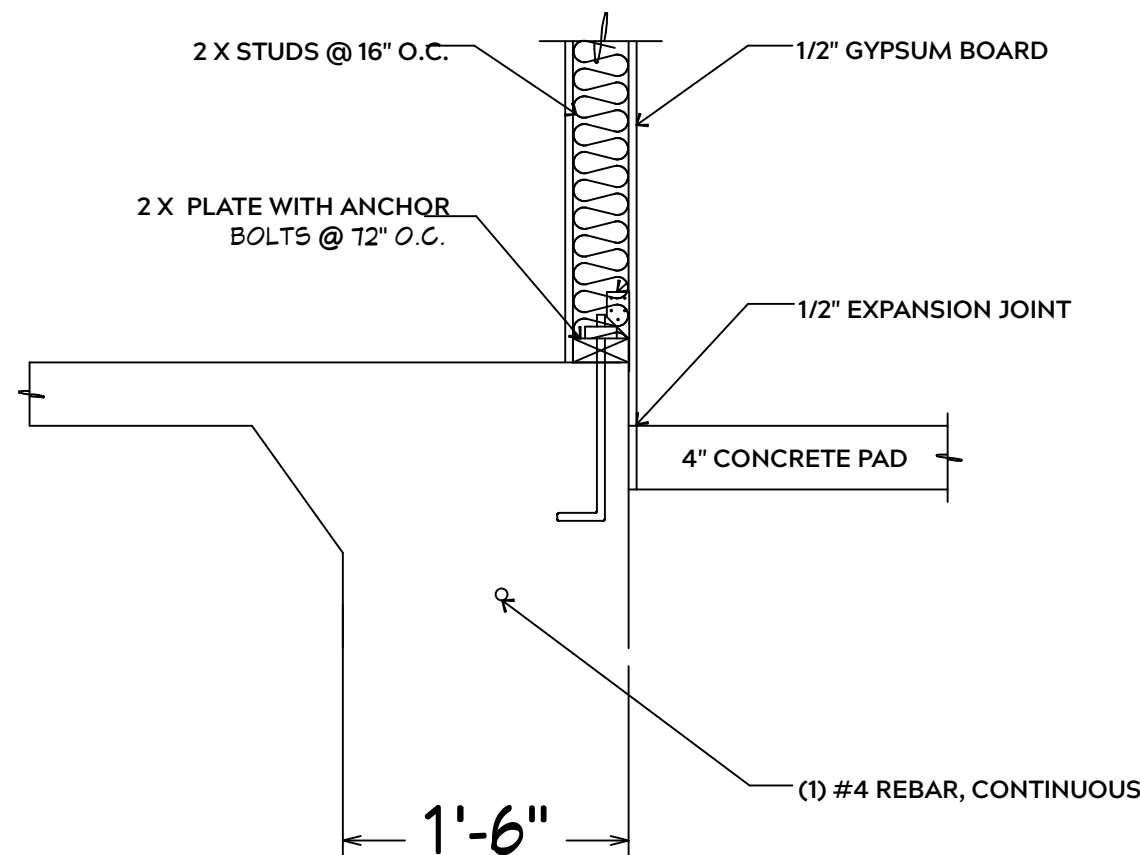
NAIL FLOOR JOISTS TO SILL PLATE WITH WITH 8d TOE NAILS

ALL EXPOSED FRAMING ON PORCHES OR DECKS SHALL BE PRESSURE TREATED

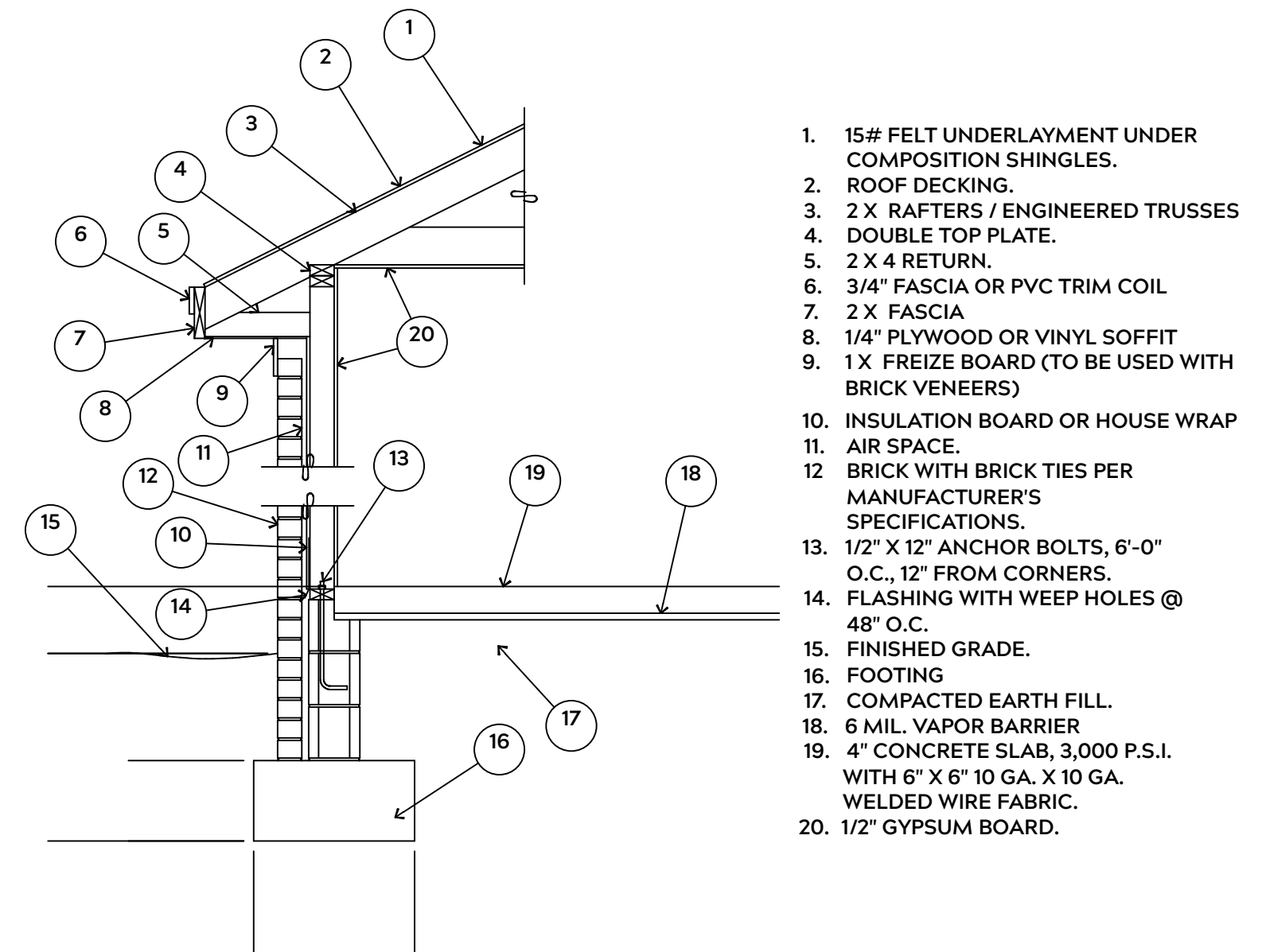
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED

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)

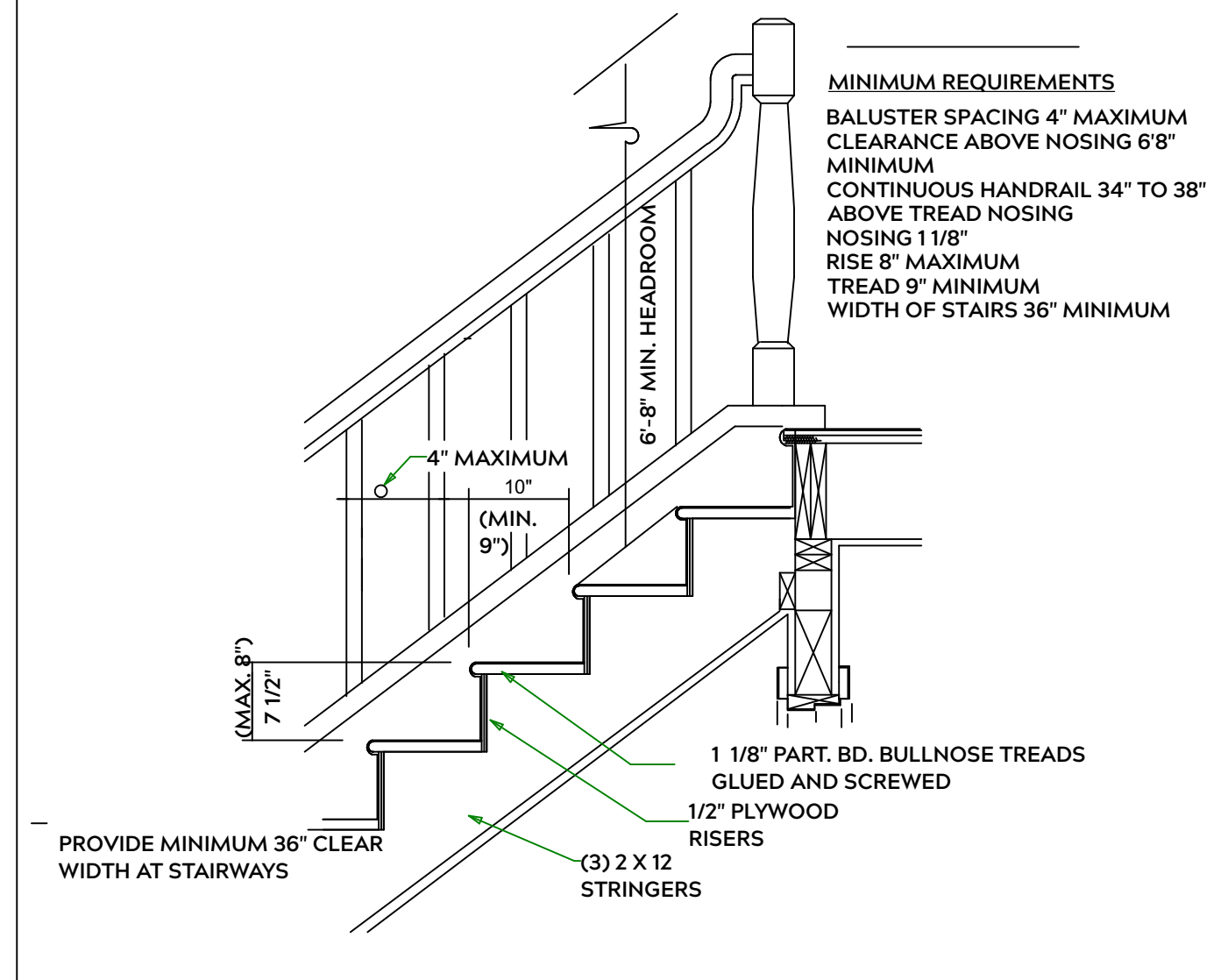


**INTERIOR WALL @ GARAGE STEP DOWN**



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

**EXTERIOR WALL SECTION**



- 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:  
Hayek

SHEET TITLE:  
**DETAIL SHEETS**

PROJECT ADDRESS:  
172 Mahogany Ct.  
Magnolia Hills Lot 30

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

DATE:

5/23/25

SCALE:

1/4" = 1'

SHEET:

A-3

PLAN:  
Hayek

TITLE: 1st FLOOR

**PROJECT ADDRESS:**  
172 Mahogany Ct.  
Magnolia Hills Lot 30

**DESIGNED BY:**

Precision Custom Homes  
Raeferd, NC  
Shaun@PrecisionCustomHomesNC.com

DATE:

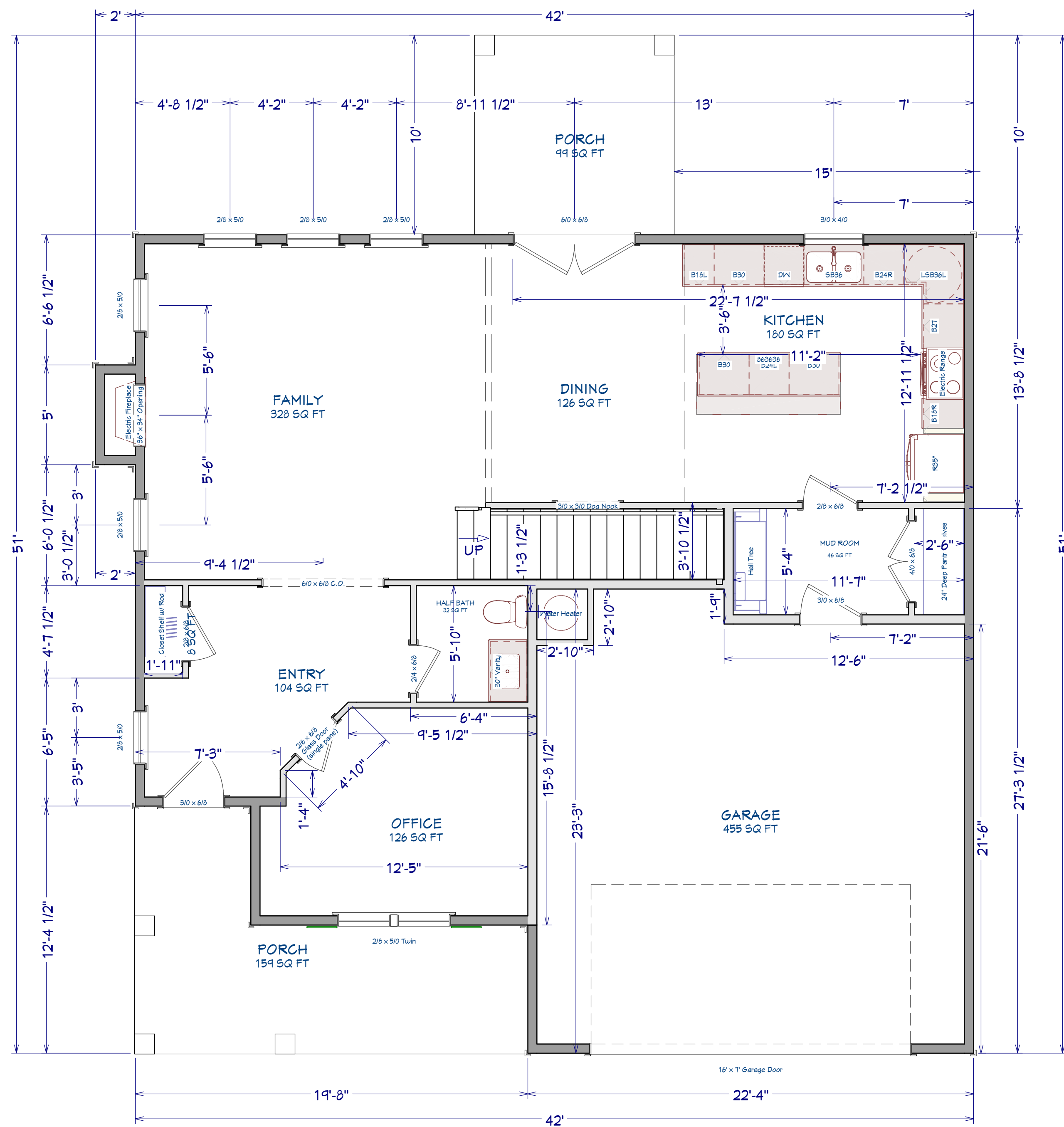
5/23/25

SCALE:

$$1/4'' = 1'$$

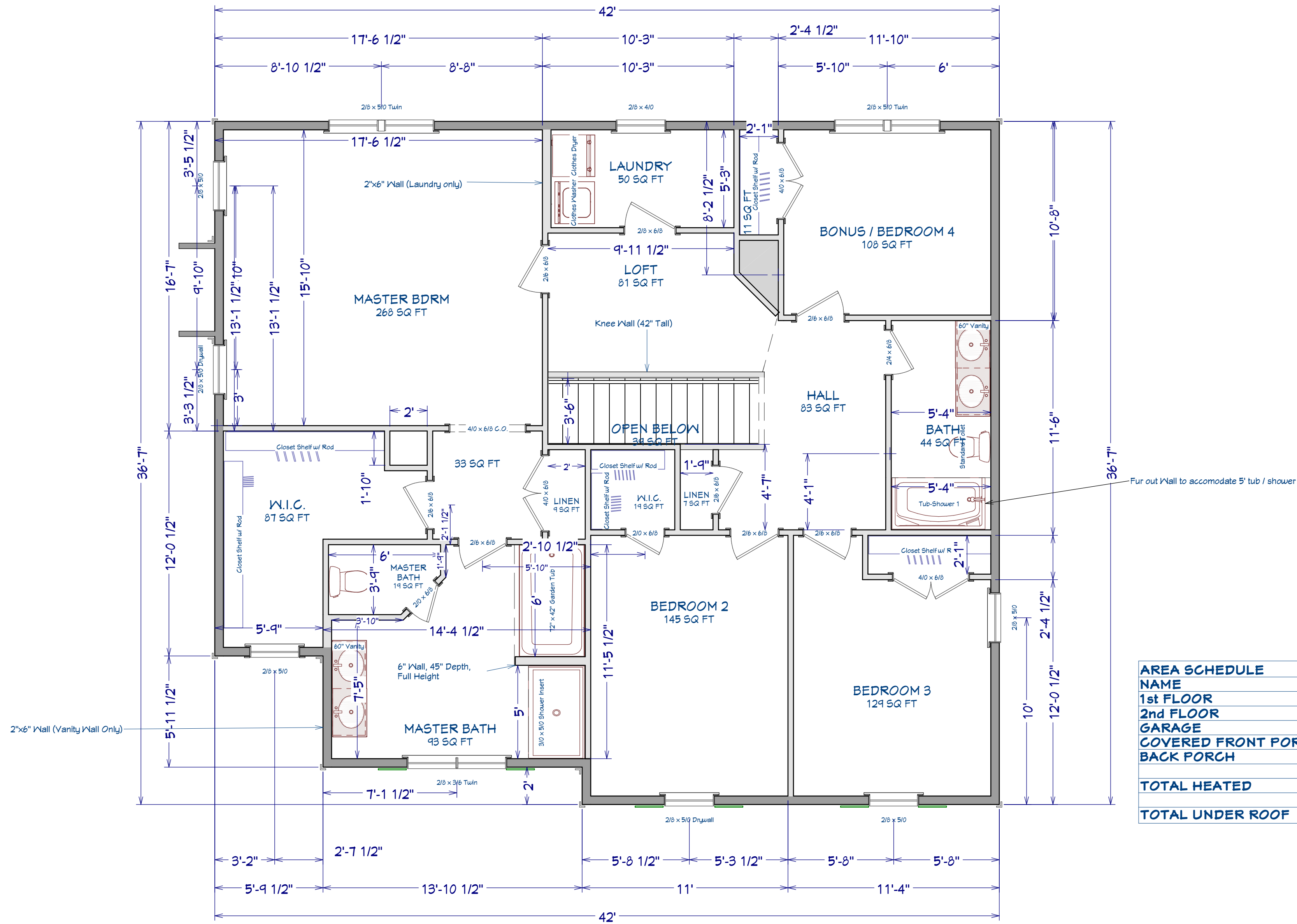
SHEET:

**A-4**



| AREA SCHEDULE       |          |
|---------------------|----------|
| NAME                | AREA     |
| 1st FLOOR           | 1070 SF  |
| 2nd FLOOR           | 1,410 SF |
| GARAGE              | 489 SF   |
| COVERED FRONT PORCH | 164 SF   |
| BACK PORCH          | 100SF    |
|                     |          |
| TOTAL HEATED        | 2,480 SF |
|                     |          |
| TOTAL UNDER ROOF    | 3,233 SF |





| AREA SCHEDULE       |          |
|---------------------|----------|
| NAME                | AREA     |
| 1st FLOOR           | 1070 SF  |
| 2nd FLOOR           | 1,410 SF |
| GARAGE              | 489 SF   |
| COVERED FRONT PORCH | 164 SF   |
| BACK PORCH          | 100SF    |
|                     |          |
| TOTAL HEATED        | 2,480 SF |
| TOTAL UNDER ROOF    | 3,233 SF |

PLAN:  
Hayek

SHEET TITLE:  
2nd FLOOR

PROJECT ADDRESS:  
172 Mahogany Ct.  
Magnolia Hills Lot 30

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

DATE:

5/23/25

SCALE:

1/4" = 1'

SHEET:

A-5