



**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 SECOND 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:  
Anconia

SHEET TITLE:  
**ELEVATIONS**

PROJECT ADDRESS:  
61 Mahogany Ct.  
Magnolia Hills Lot 21

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

DATE:

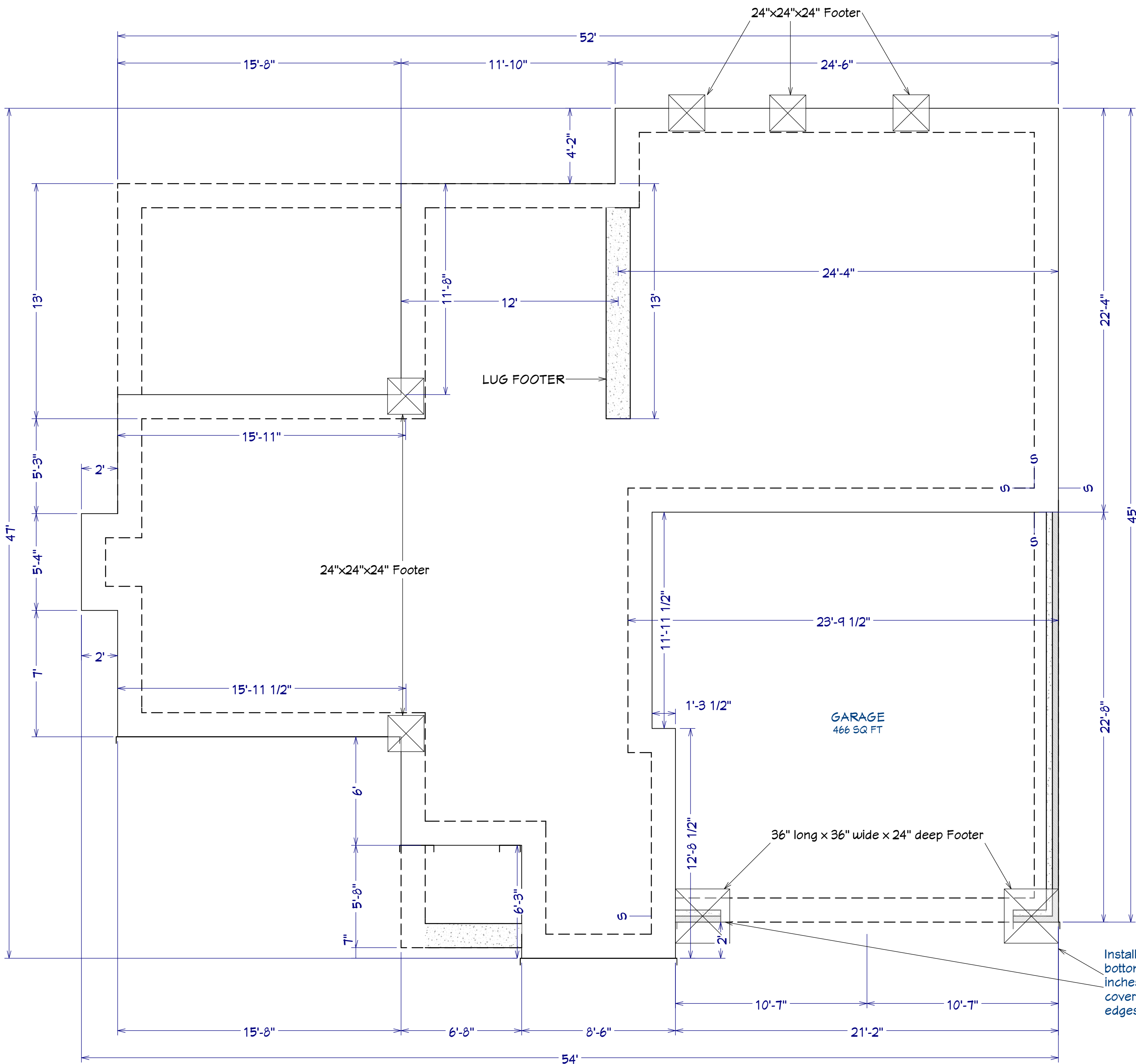
7/7/25

SCALE:

1/4" = 1'

SHEET:

**A-1**



AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,403 SF
2nd FLOOR	1,074 SF
GARAGE	497 SF
FRONT PORCH	35 SF
COVERED PORCH	183 SF
TOTAL HEATED	2,477 SF
TOTAL UNDER ROOF	3,192 SF

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

PLAN:  
Anconia

SHEET TITLE:  
**FOUNDATION**

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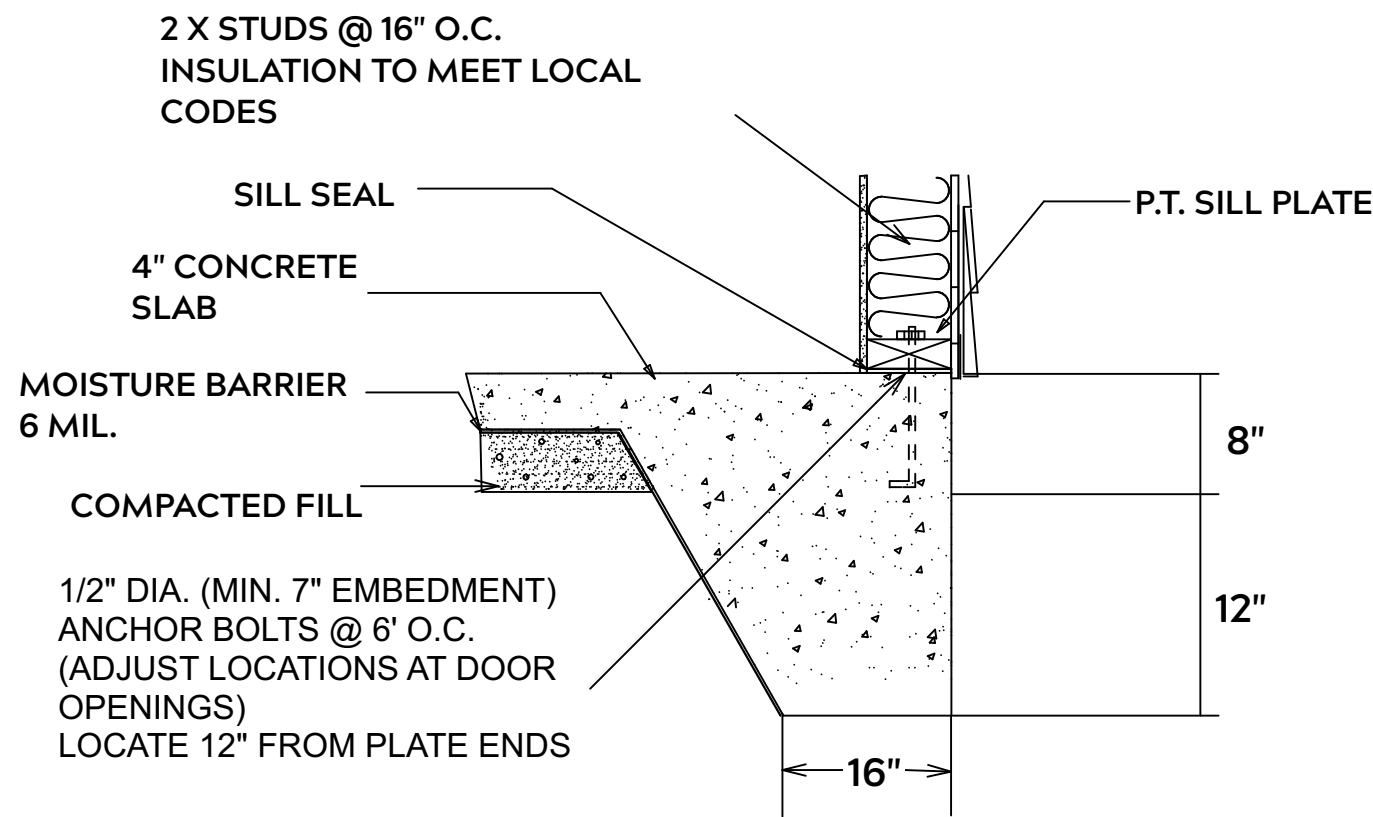
7/7/25

SCALE:

1/4" = 1'

SHEET:

A-2



**MONOLITHIC SLAB**

**FOUNDATION NOTES:**

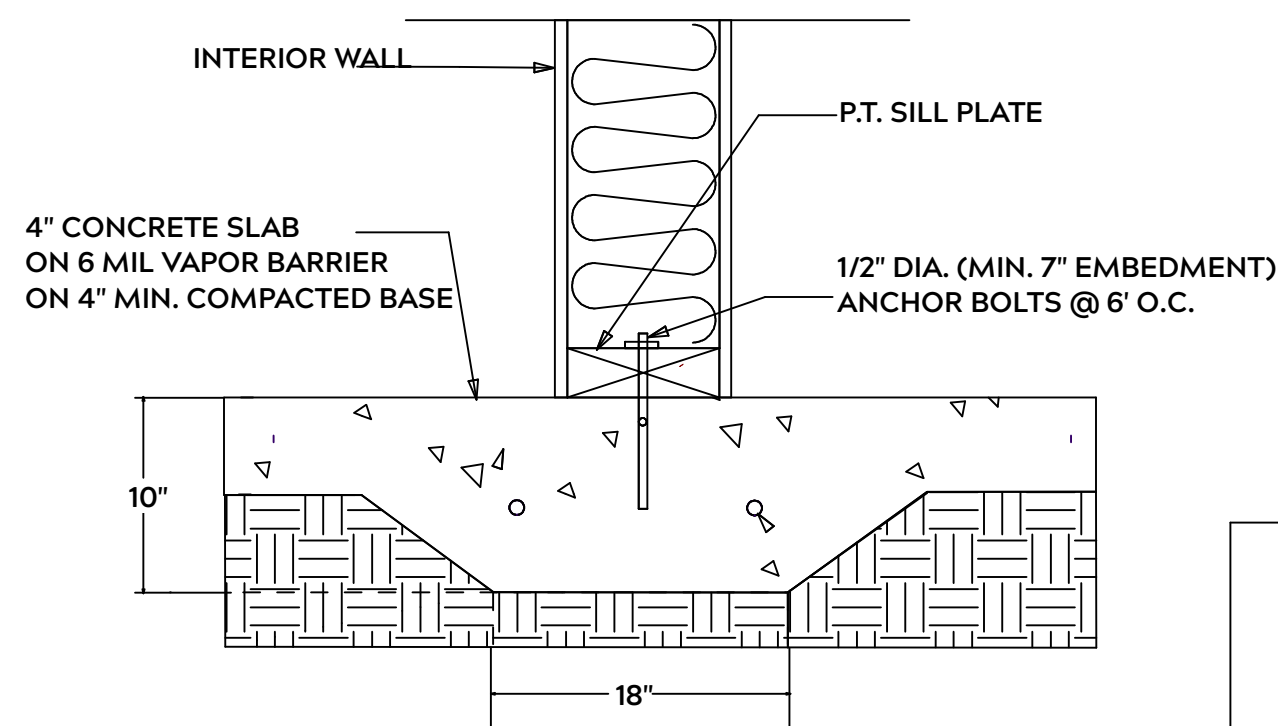
ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL  
THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI

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.

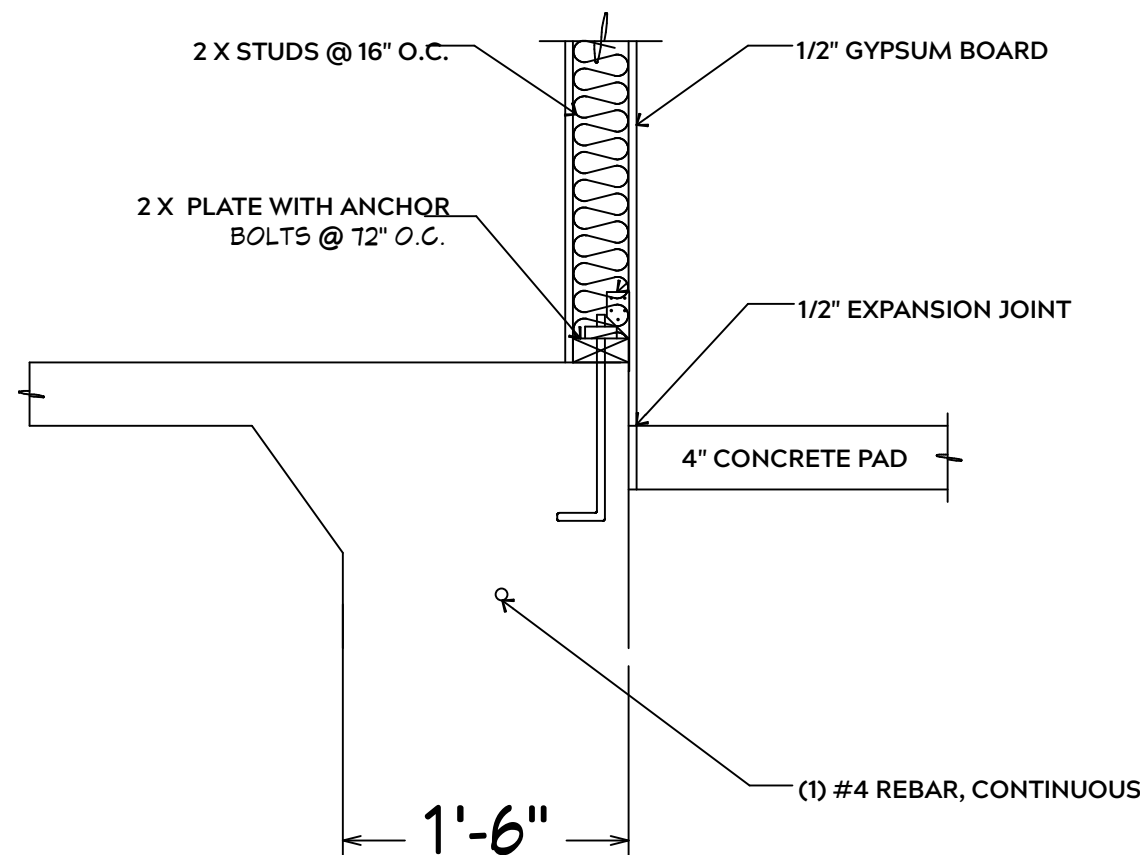
NAIL FLOOR JOISTS TO SILL PLATE WITH WITH 8d TOE NAILS

ALL EXPOSED FRAMING ON PORCHES OR DECKS SHALL BE PRESSURE TREATED

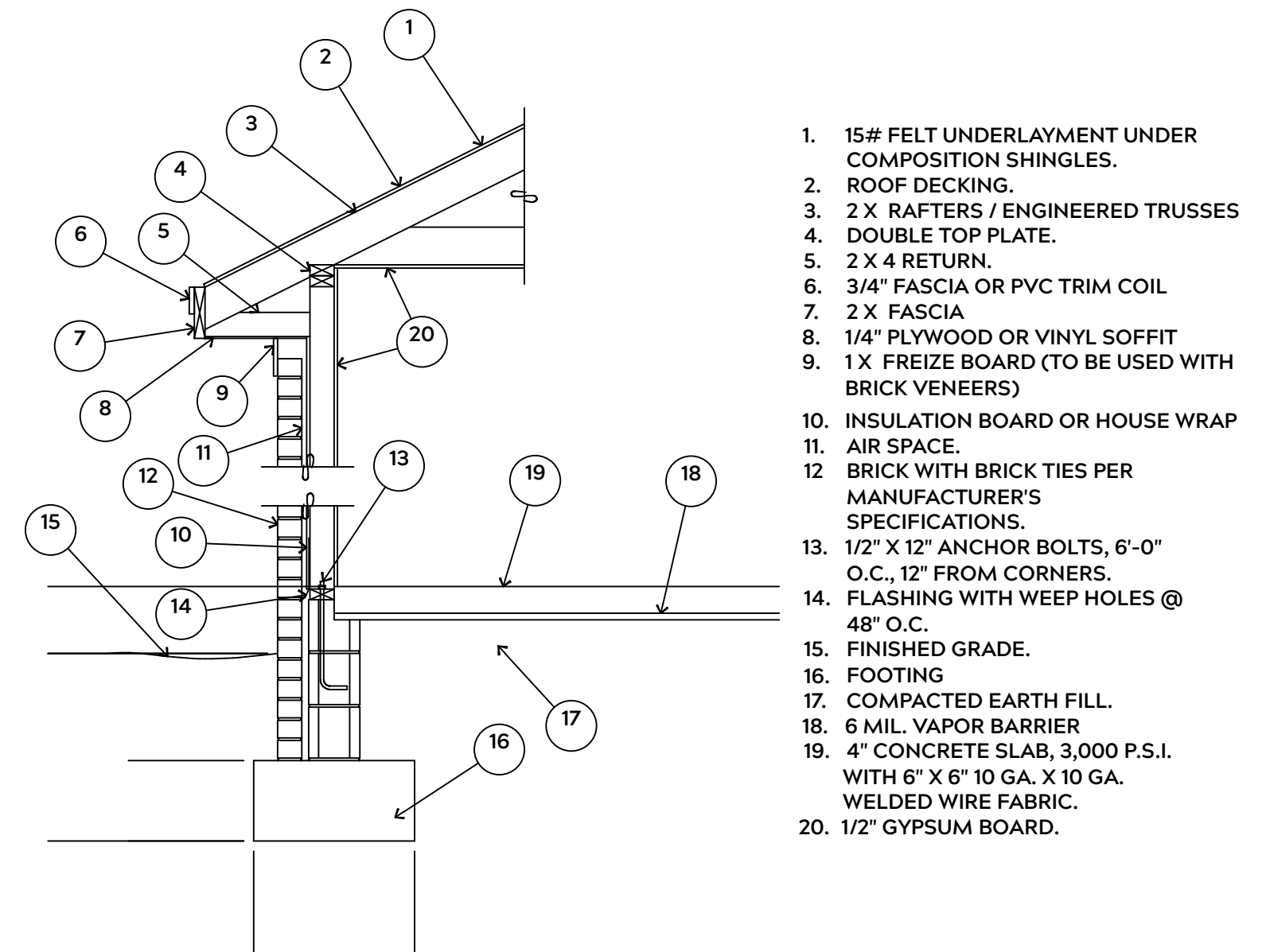
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED

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

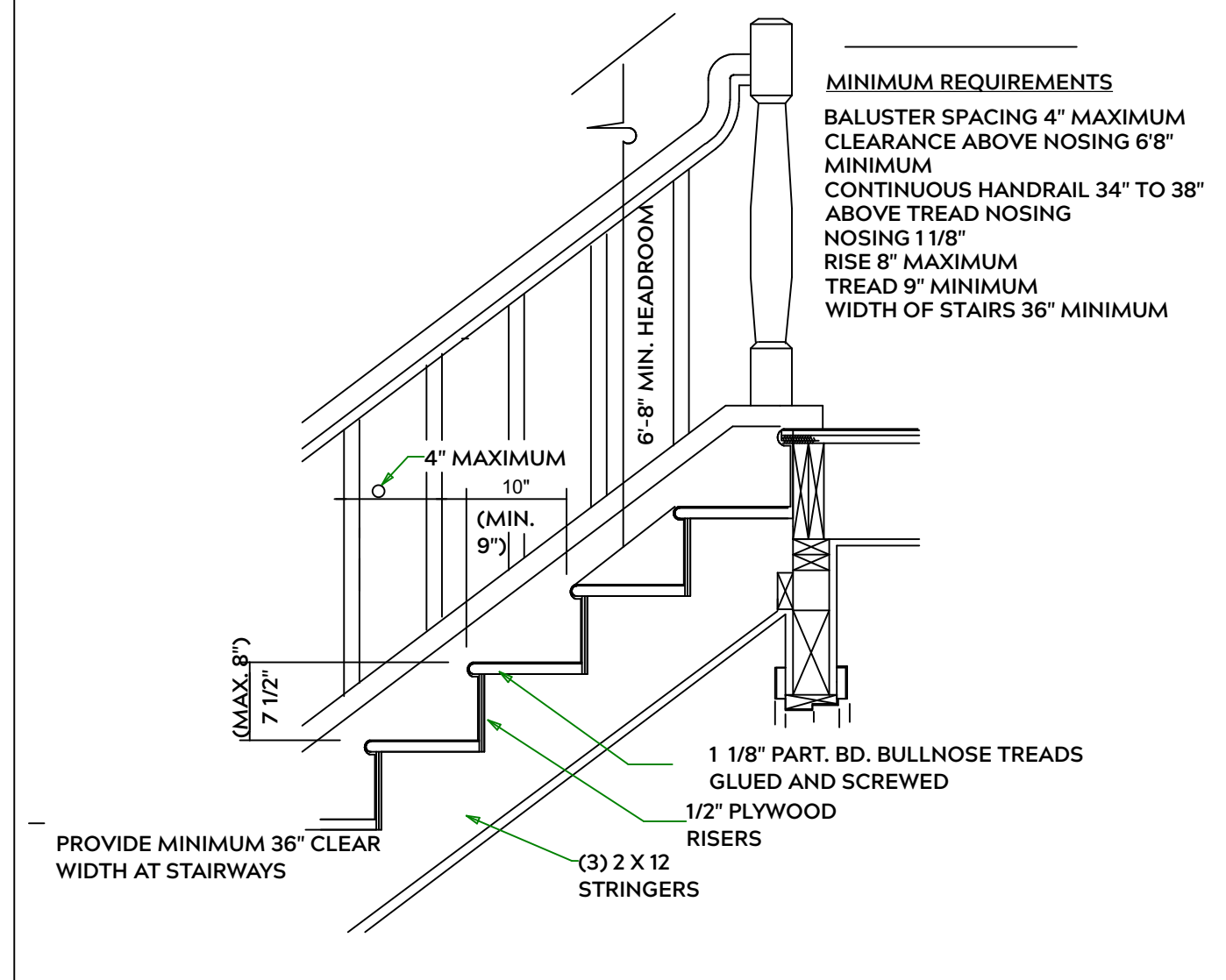
LVL'S TO BE SIZED BY OTHERS (TRUSS MANUFACTURER)



**INTERIOR WALL @ GARAGE STEP DOWN**



**EXTERIOR WALL SECTION**



**STAIR DETAIL**

PLAN:  
Anconia

SHEET TITLE:  
**DETAIL SHEETS**

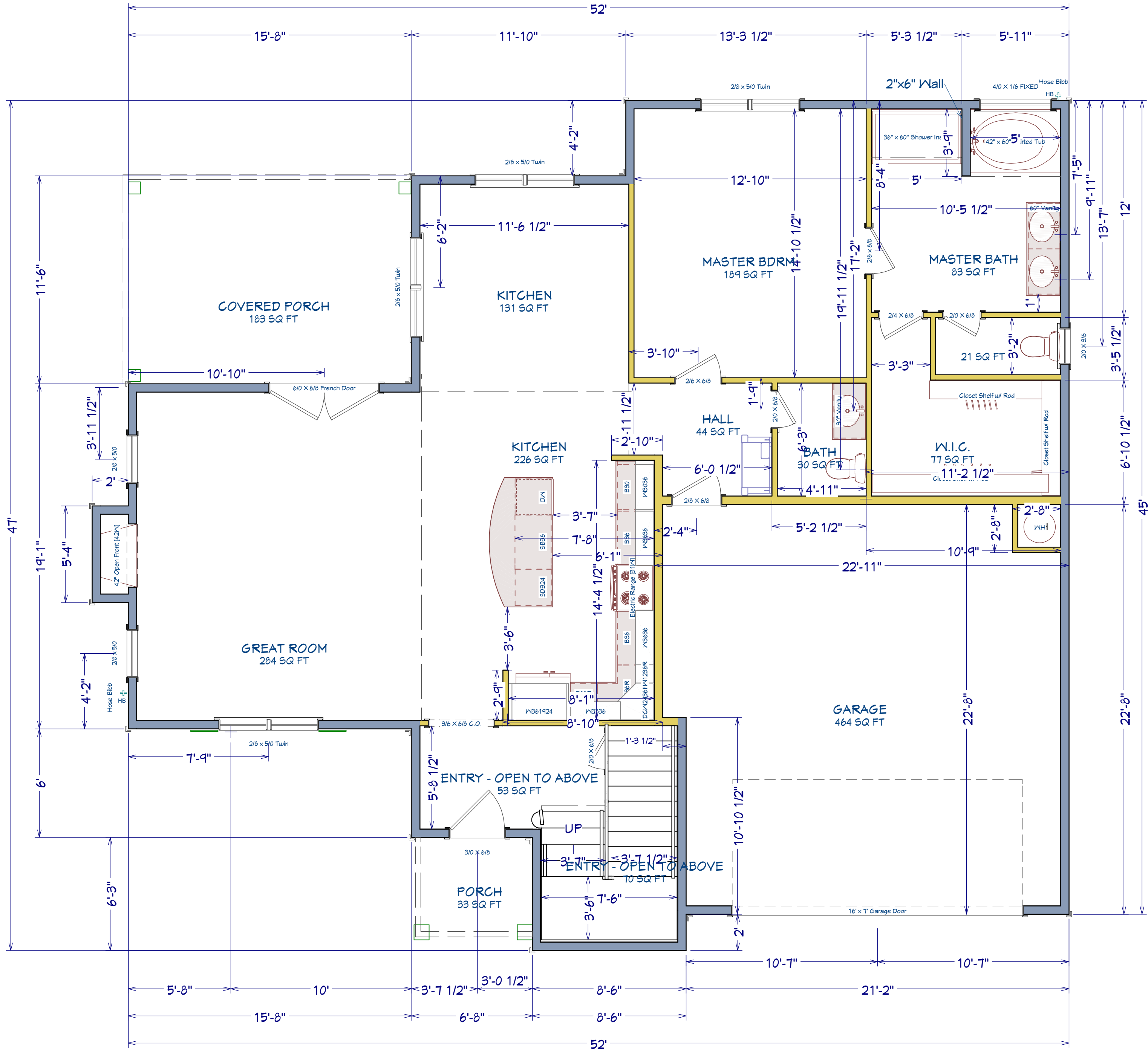
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DATE:  
7/7/25

SCALE:  
1/4" = 1'

SHEET:  
**A-3**



AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,403 SF
2nd FLOOR	1,074 SF
GARAGE	497 SF
FRONT PORCH	35 SF
COVERED PORCH	183 SF
TOTAL HEATED	2,477 SF
TOTAL UNDER ROOF	3,142 SF

PLAN:  
Anconia

SHEET TITLE:  
1st FLOOR

PROJECT ADDRESS:  
61 Mahogany Ct.  
Magnolia Hills Lot 21

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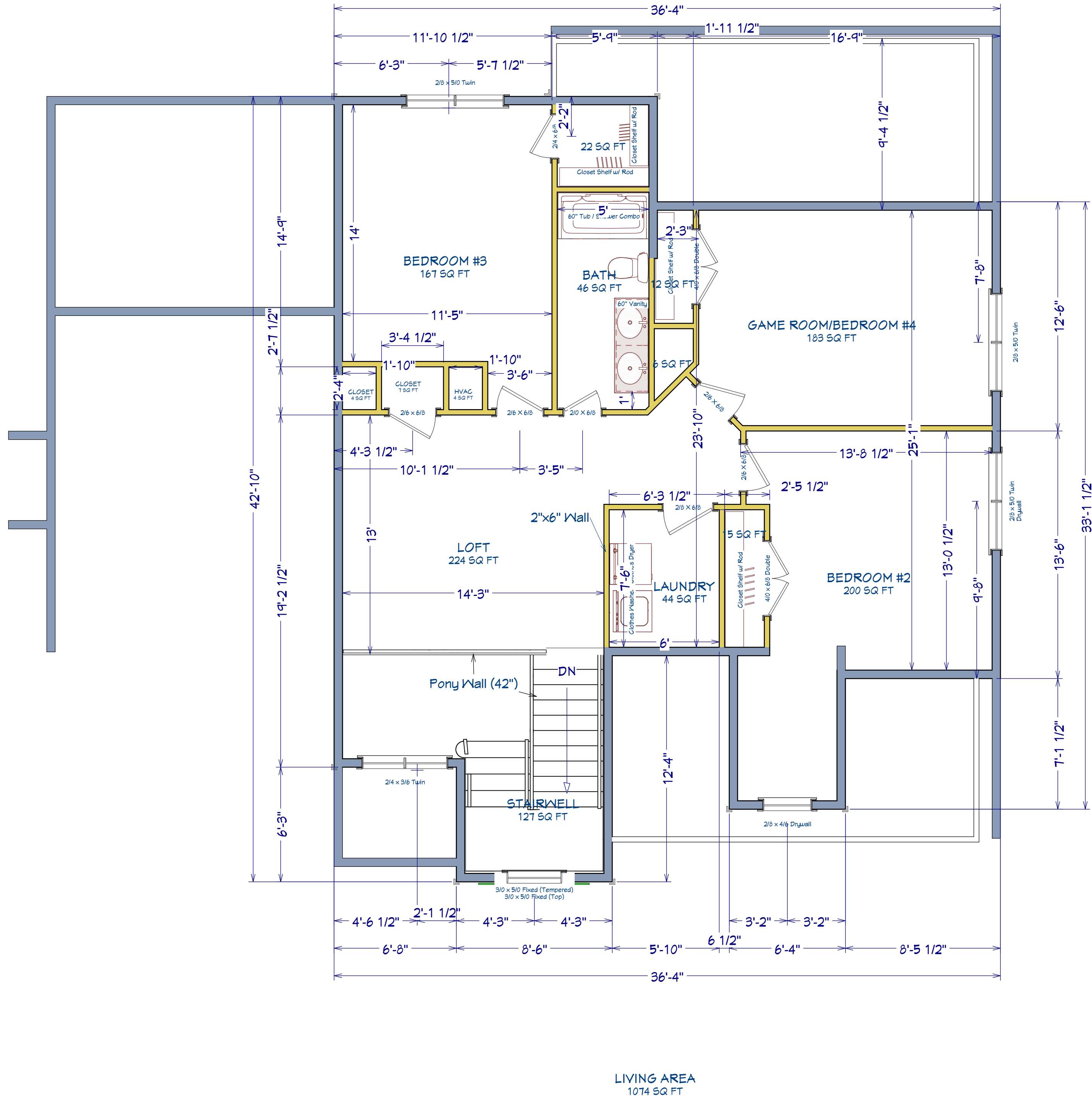
SCALE:

1/4" = 1'

SHEET:

A-4





AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,403 SF
2nd FLOOR	1,074 SF
GARAGE	497 SF
FRONT PORCH	35 SF
COVERED PORCH	183 SF
TOTAL HEATED	2,477 SF
TOTAL UNDER ROOF	3,192 SF

PLAN:  
Anconia

SHEET TITLE:  
**2nd FLOOR**

PROJECT ADDRESS:  
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DATE:  
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SCALE:  
1/4" = 1'

SHEET:  
**A-5**