



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"



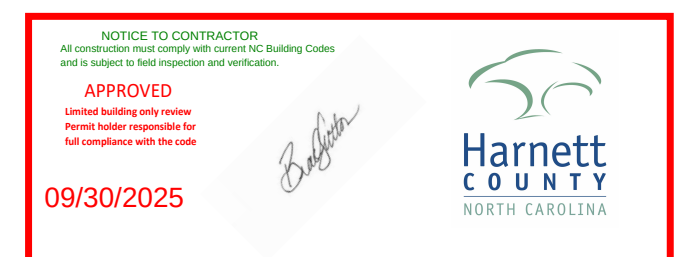
RIGHT ELEVATION

Scale: 1/8" = 1'0"



REAR ELEVATION

Scale: 1/8" = 1'0"



PLAN:
Liberty 2.0

SHEET TITLE:
ELEVATIONS

PROJECT ADDRESS:
274 Persimmon Tree Dr.
Magnolia Hills Lot 92

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

DATE:

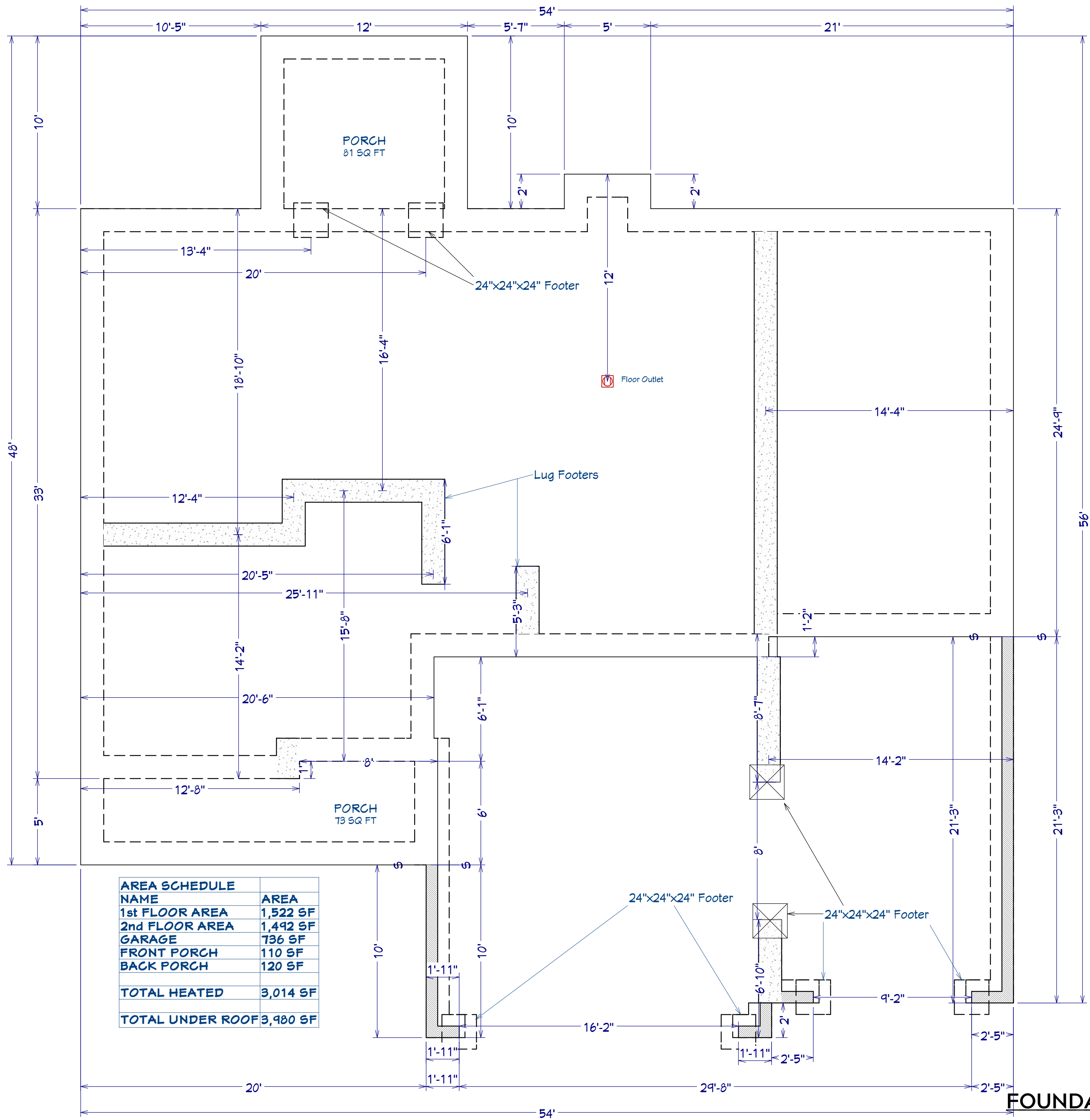
9/23/25

SCALE:

1/4" = 1'

SHEET:

A-1



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

PLAN:
Liberty 2.0

SHEET TITLE:
FOUNDATION

PROJECT ADDRESS:
274 Persimmon Tree Dr.
Magnolia Hills Lot 92

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

DATE:

9/23/25

SCALE:

1/4" = 1'

SHEET:

A-2

SHEET TITLE: **DETAIL SHEETS**

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

A-3



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



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



C11FTTIT1 F

PLAN:
Liberty 2.0

TITLE: 1st FLOOR

PROJECT ADDRESS:
2274 Persimmon Tree Dr.
Magnolia Hills Lot 92

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

DATE:

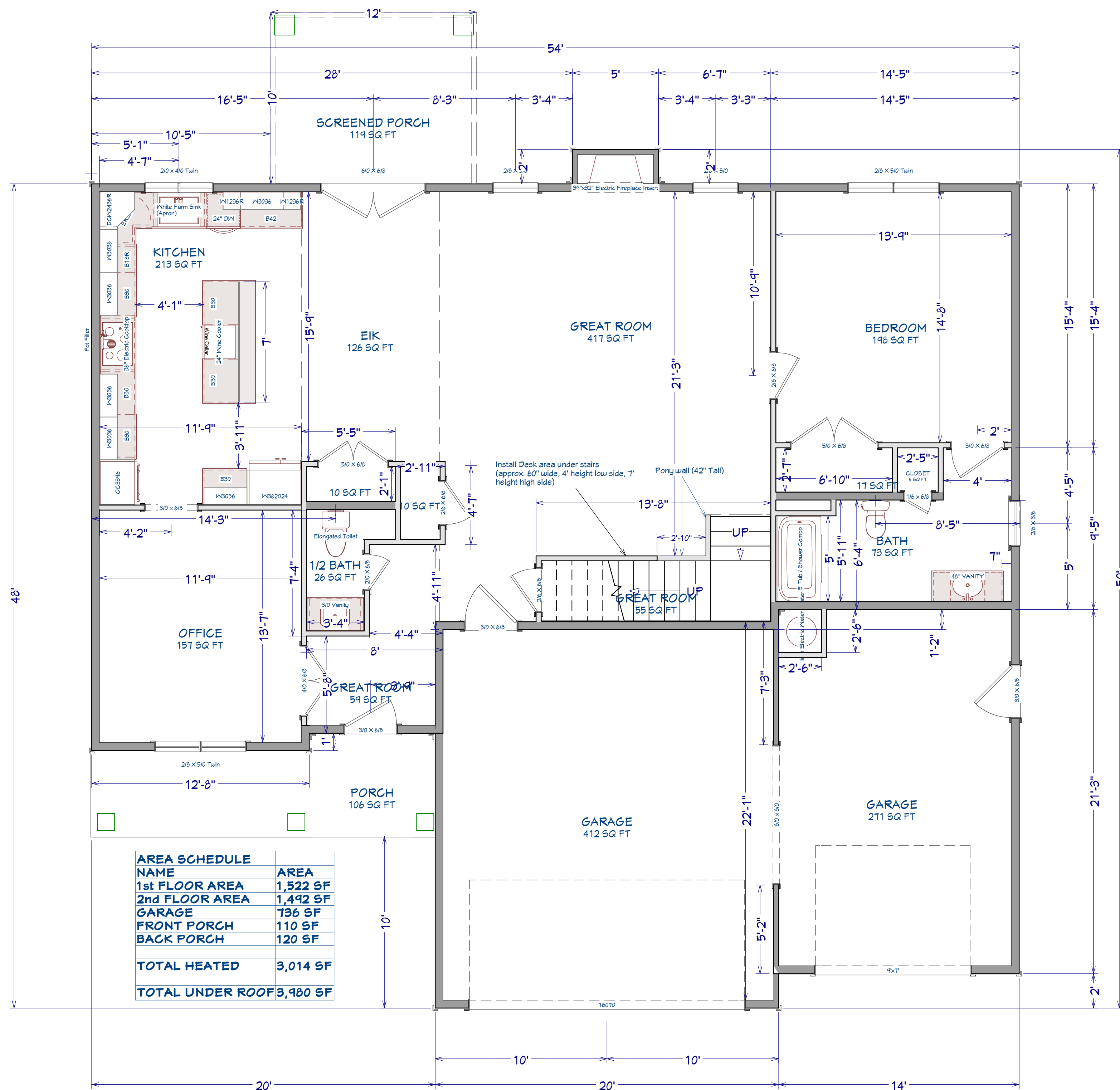
9/23/25

SCALE:

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

SHEET:

A-4



PLAN:
Liberty 2.0

TITLE: **2nd FLOOR**

PROJECT ADDRESS:
274 Persimmon Tree Dr.
Magnolia Hills Lot 92

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

DATE:

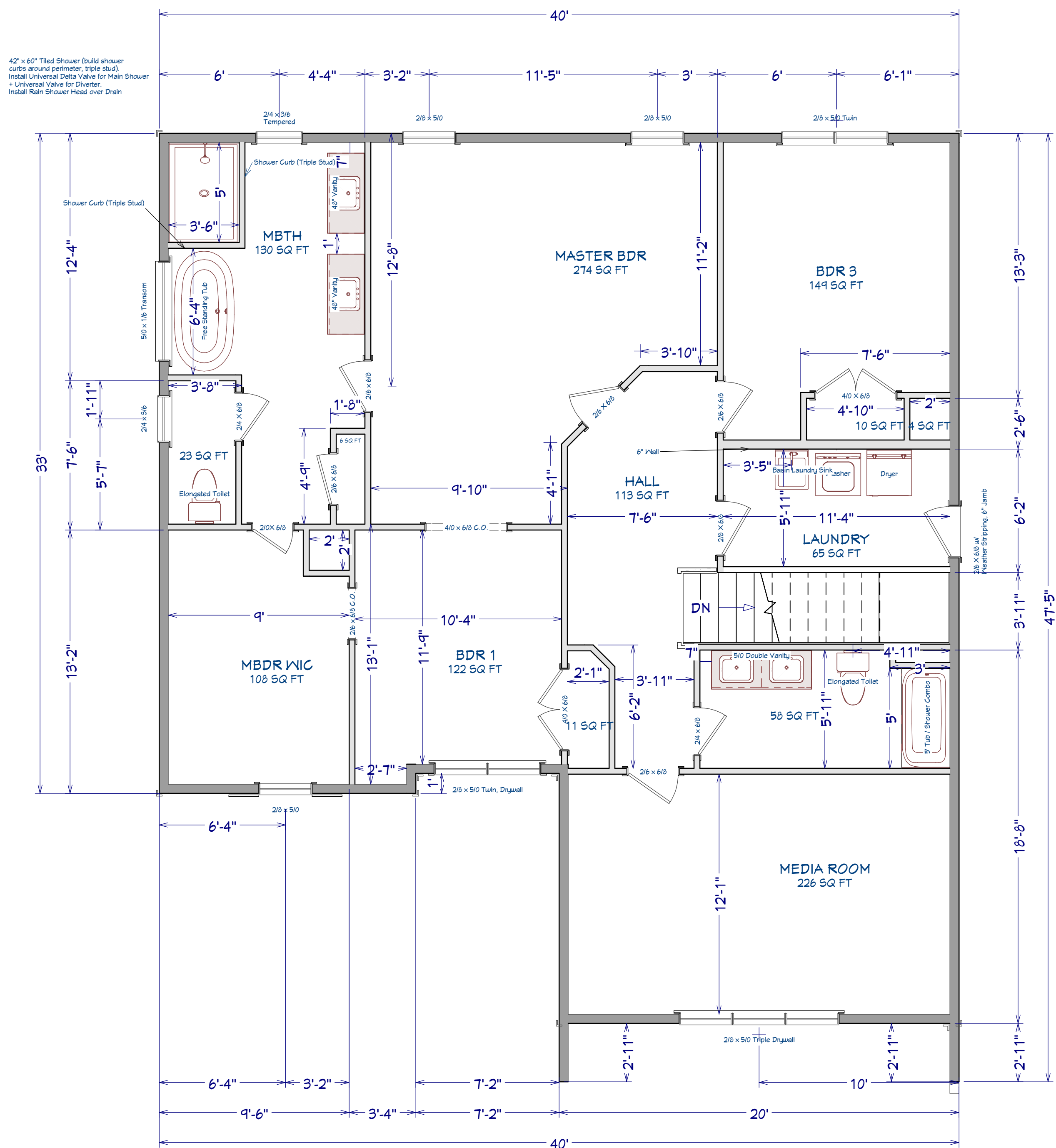
9/23/25

SCALE:

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

SHEET:

A-5

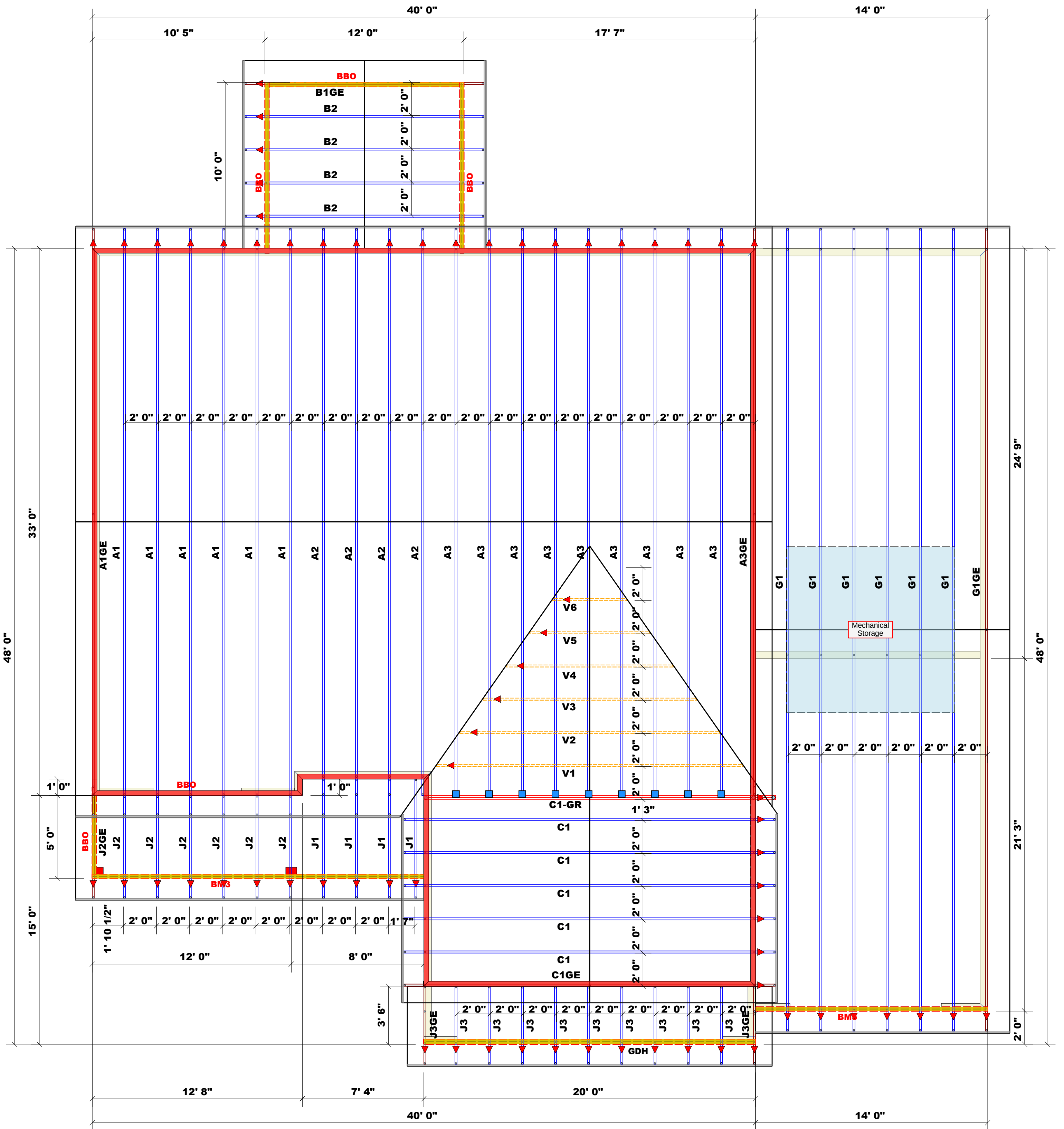


AREA SCHEDULE NAME	AREA
1st FLOOR AREA	1,522 SF
2nd FLOOR AREA	1,492 SF
GARAGE	736 SF
FRONT PORCH	110 SF
BACK PORCH	120 SF
TOTAL HEATED	3,014 SF
TOTAL UNDER ROOF	3,980 SF



**ROOF & FLOOR
TRUSSES & BEAMS**

Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444



Products				
PlotID	Length	Product	Plies	Net Qty
BM1	16' 8"	1-3/4"x 16" LVL Kerto-S	2	2
BM2	20' 0"	1-3/4"x 16" LVL Kerto-S	2	2
BM4	6' 11"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
BM5	9' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH	20' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2

1 Truss Placement Plan
Scale: 1/4"=1'

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HUS26	USP	9	NA	16d/3-1/2"	16d/3-1/2"

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
2. All interior wall dimensions are to face of frame wall unless noted otherwise
3. All exterior wall to truss dimensions are to face of frame wall unless noted otherwise

Hatch Legend
Box Storage
Drop Beam
2nd Floor Walls

Roof Area = 3371.07 sq.ft.
Ridge Line = 96.21 ft.
Hip Line = 0 ft.
Horiz. OH = 183.58 ft.
Raked OH = 200.48 ft.
Decking = 116 sheets

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

LOAD CHART FOR JACK STUDS			
(BASED ON TABLES R502.5(1) & (b))			
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADS/GUDES			
END REACTION (UP TO)	END REACTION (UP TO)	END REACTION (UP TO)	END REACTION (UP TO)
2550	5100	7650	10200
1700	2550	3400	4250
3400	5100	6800	8500
5100	7650	10200	12750
6800	10200	13600	17000
8500	12750	17000	
10200	15300		
11900			
13600			
15300			

BUILDER	Precision Custom Homes	COUNTY	Cameron / Moore
JOB NAME	Lot 92 Magnolia Hills	ADDRESS	Lot 92 Magnolia Hills
PLAN	Liberty 2.0	MODEL	Roof
SEAL DATE	N/A	DATE REV.	09/26/25
QUOTE #	Quote #	DRAWN BY	Hampton Horrocks
JOB #	251386-A	SALESMAN	Neil Baggett

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 BCS-B1 and BCS-B3 provided with the truss delivery package or online @ sbcindustry.com

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 _____
David Landry

ROOF & FLOOR TRUSSES & BEAMS
Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444

North Carolina 2018 - R402.1.5 Total UA

**Property**

Cameron, NC 28326
Model: Liberty
Community: Liberty Meadows

Organization

Southern Energy Manager
Justin Smith

Inspection Status

Results are projected

Template - SMG Precision - Liberty
Meadows lot 14 - CZ 3 slab -
Liberty Meadows lot 14

Builder

SMG Precision Properties

This report is based on a proposed design and does not confirm field enforcement of design elements.

Building UA

Elements	NC Reference	As Designed
Ceilings	56.8	53.9
Above-Grade Walls	203.3	151.0
Windows, Doors and Skylights	115.3	103.5
Slab Floor:	86.5	112.9
Framed Floors	17.4	19.0
Foundation Walls	0.0	0.0
Rim Joists	8.4	6.8
Overall UA (Design must be equal or lower):	487.7	447.1

Requirements

✓	402.1.5	Total UA alternative compliance passes by 8.3%.
✓	402.3.2	Average SHGC: 0.28 Max SHGC: 0.30
✓	R402.4.2.2	Air Leakage Testing Air sealing is 4.80 ACH at 50 Pa. It must not exceed 5.00 ACH at 50 Pa.
✓	R402.5	Area-weighted average fenestration SHGC
✓	R402.5	Area-weighted average fenestration U-Factor
✓	R404.1	Lighting Equipment Efficiency
✓	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.
✓	R403.3.1	Duct Insulation
✓	403.3.3	Duct Testing

Design exceeds requirements for North Carolina 2018 Prescriptive compliance by 8.3%.

Name: Justin Smith
Organization: Southern Energy Management

Signature: Justin Smith
Digitally signed: 8/9/22 at 11:20 AM

Ekotrope RATER - Version 4.0.1.2966

North Carolina 2018 Prescriptive compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

Building Summary

Property

Cameron, NC 28326

Model: Liberty

Community: Liberty Meadows

Template - SMG Precision - Liberty Meadows lot 14

- CZ 3 slab - ecoSelect

Liberty Meadows lot 14

Organization

Southern Energy Management

Justin Smith

Builder

SMG Precision Properties

Inspection Status

Results are projected



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

General Building Information

Number Of Bedrooms	3
Number Of Floors	2
Conditioned Floor Area [sq. ft.]	3,014
Has Electric Vehicle Ready Space	No
Unconditioned, attached garage?	Yes
Conditioned Volume [cu. ft.]	27,126
Total Units in Building	1
Residence Type	Single family detached
Number of Floors in Building	-
Floor Number	-
Model	Liberty
Community	Liberty Meadows
RESNET/IECC 2006 Climate Zone	4A
IECC 2021 Climate Zone	3A

Foundation Wall

None Present

Foundation Wall Library List

None Present

Slab

Name	Library Type	Perimeter	Floor Grade	Carpet R	Exposed Masonry Area	Surface Area	Location	Enclosing
slab	Uninsulated	178	On Grade	1	0	1,522.0 ft²	Exposed Exterior	Conditioned Space

Slab Library List

Name	Wall Construction Type	Slab Completely Insulated?	Underslab Insulation Width [ft]	Perimeter Insulation Depth [ft]	Perimeter Insulation R Value	Thermal Break	Effective R-value
Uninsulated	Wood Frame / Other	No	0	0	0	No	0.00

Building Summary

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SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows lot 14
- CZ 3 slab - ecoSelect
Liberty Meadows lot 14

Builder

SMG Precision Properties

Framed Floor

Name	Library Type	Carpet R	Floor Grade	Surface Area	Location
over garage	R 19, 16"OC G1 Carpet	0	Above Grade	371.0 ft²	Unconditioned, attached garage

Framed Floor Library List

Name	Effective R-value
R 19, 16"OC G1 Carpet	19.566

Rim Joist

Name	Library Type	Surface Area	Location
1st floor ambient	R 19 G1, 16"OC	127.0 ft²	Exposed Exterior
1st floor garage	R 19 G1, 16"OC	25.0 ft²	Unconditioned, attached garage

Rim Joist Library List

Name	Effective Insulation R-value
R 19 G1, 16"OC	17.30

Wall

Name	Library Type	Surface Color	Surface Area	Location
1st floor ambient	R 19 Adv. Framing G1 16" O.C	Medium	1,242.0 ft²	Exposed Exterior
1st floor garage	R 19 Adv. Framing G1 16" O.C	Medium	360.0 ft²	Unconditioned, attached garage
2nd floor ambient	R 19 Adv. Framing G1 16" O.C	Medium	1,016.0 ft²	Exposed Exterior
2nd floor attic	R 19 Adv. Framing G1 16" O.C	Medium	352.0 ft²	Attic

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SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows lot 14
- CZ 3 slab - ecoSelect
Liberty Meadows lot 14

Builder

SMG Precision Properties

Wall Library List

Name	Effective R-value
R 19 Adv. Framing G1 16" O.C	17.492

Glazing

Name	Library Type	Wall Assignment	Foundation Wall Assignment	Is Operable	Overhang Depth	Overhang Ft To Top	Overhang Ft To Bottom	Orientation	Surface Area
front 2nd unshaded	33/28	2nd floor ambient		Yes	0	0	0	West	66.8 ft²
front shaded	33/28	1st floor ambient		Yes	5	2	7	West	26.7 ft²
left 2nd unshaded	33/28	2nd floor ambient		Yes	0	0	0	North	15.7 ft²
rear 2nd unshaded	33/28	2nd floor ambient		Yes	0	0	0	East	61.6 ft²
rear shaded	33/28	1st floor ambient		Yes	10	2	9	East	40.0 ft²
rear unshaded	33/28	1st floor ambient		Yes	0	0	0	East	69.4 ft²
right unshaded	33/28	1st floor ambient		Yes	0	0	0	South	9.3 ft²

Glazing Library List

Name	Shgc	U-factor
33/28	0.28	0.330

Skylight

None Present

Skylight Library List

None Present

Building Summary

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SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows lot 14

- CZ 3 slab - ecoSelect

Liberty Meadows lot 14

Builder

SMG Precision Properties

Opaque Door

Name	Library Type	Wall Assignment	Foundation Wall Assignment	Emittance	Solar Absorptance	Surface Color	Surface Area	Location
front entry	Fiberglass R-5	1st floor ambient		0.9	0.75	Medium	20.0 ft²	Exposed Exterior
garage entry	Fiberglass R-5	1st floor garage		0.9	0.75	Medium	20.0 ft²	Unconditioned, attached garage

Opaque Door Library List

Name	Effective U-factor
Fiberglass R-5	0.200

Roof Insulation

Name	Library Type	Attic Exterior Area [ft²]	Clay or Concrete Roof Tiles	Surface Color	Surface Area	Location
attic	R 38 Attic BLOWN FG G1 2x10 24"OC NO Radiant Barrier	2,782.71	No	Dark	1,893.0 ft²	Attic

Roof Insulation Library List

Name	Has Radiant Barrier	Effective R-value
R 38 Attic BLOWN FG G1 2x10 24"OC NO Radiant Barrier	No	35.115

Whole House Infiltration

Infiltration	Measurement Type	Shelter Class
2170 CFM at 50 Pa	Blower-door tested	4

Mechanical Ventilation

None Present

Building Summary

Property Cameron, NC 28326 Model: Liberty Community: Liberty Meadows	Organization Southern Energy Management Justin Smith	Inspection Status Results are projected	 SOUTHERN ENERGY MANAGEMENT ENERGY EFFICIENCY & SOLAR POWER
Template - SMG Precision - Liberty Meadows lot 14 - CZ 3 slab - ecoSelect Liberty Meadows lot 14	Builder SMG Precision Properties		

Lighting

% Interior Fluorescent Lighting	% Interior LED Lighting	% Exterior Fluorescent Lighting	% Exterior LED Lighting	% Garage Fluorescent Lighting	% Garage LED Lighting
0	90	0	0	0	0

Onsite Generation

None Present

Onsite Generation Library List

None Present

Solar Generation

None Present

Dehumidifier

None Present

Dehumidifier Library List

None Present

Whole House Fan

None Present

Building Summary

Property

Cameron, NC 28326
Model: Liberty
Community: Liberty Meadows

Organization

Southern Energy Management
Justin Smith

Inspection Status

Results are projected



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows lot 14
- CZ 3 slab - ecoSelect
Liberty Meadows lot 14

Builder

SMG Precision Properties

Whole House Fan Library List

None Present

Conditioning Equipment

Name	Library Type	Serial Number	Heating Percent Load	Cooling Percent Load	Hot Water Percent Load	Location
1st floor heat pump	z 24k 14 SEER 8.2hspf		50%	50%	0%	Attic
2nd floor heat pump	z 24k 14 SEER 8.2hspf		50%	50%	0%	Attic
Water Heating	z 50 gal. 0.95 EF Elec		0%	0%	100%	Unconditioned Garage

Equipment Type: z 24k 14 SEER 8.2hspf

Equipment Type	Air Source Heat Pump
Fuel Type	Electric
Distribution Type	Forced Air
Motor Type	PSC (Single Speed)
Heating Efficiency	8.2 HSPF
Heating Capacity [kBtu/h]	24
Backup Fuel Type	Electric
Switchover Temperature [°F]	0
Backup Heating Efficiency	1 COP
Use default Supplemental Heat	Yes
Cooling Efficiency	14 SEER
Cooling Capacity [kBtu/h]	24

Equipment Type: z 50 gal. 0.95 EF Elec

Equipment Type	Residential Water Heater
Fuel Type	Electric
Distribution Type	Hydronic Delivery (Radiant)
Hot Water Efficiency	0.95 Energy Factor
Tank Capacity (gal.)	50
Hot Water Capacity [kBtu/h]	40
Recovery Efficiency	0.98

Building Summary

Property

Cameron, NC 28326
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Organization

Southern Energy Management
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Inspection Status

Results are projected



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows lot 14
- CZ 3 slab - ecoSelect
Liberty Meadows lot 14

Builder

SMG Precision Properties

Distribution System

Distribution Type	Forced Air
Heating Equipment	1st floor heat pump
Cooling Equipment	1st floor heat pump
Sq. Feet Served	1,522
# Return Grilles	2
Supply Duct R Value	8
Return Duct R Value	8
Supply Duct Area [ft²]	410.94
Return Duct Area [ft²]	152.2
Leakage to Outdoors	60 CFM @ 25Pa (3.94 / 100 ft²)
Total Leakage	60 CFM25
Total Leakage Duct Test Conditions	Post-Construction
Use Default Flow Rate	Yes
Duct 1	
Duct Location	Attic (well vented)
Percent Supply Area	70
Percent Return Area	70
Duct 2	
Duct Location	Conditioned Space
Percent Supply Area	30
Percent Return Area	30
Duct 3	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 4	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 5	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 6	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0

Building Summary

Property

Cameron, NC 28326
Model: Liberty
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Organization

Southern Energy Management
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SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows lot 14
- CZ 3 slab - ecoSelect
Liberty Meadows lot 14

Builder

SMG Precision Properties

Distribution System

Distribution Type	Forced Air
Heating Equipment	2nd floor heat pump
Cooling Equipment	2nd floor heat pump
Sq. Feet Served	1,492
# Return Grilles	2
Supply Duct R Value	8
Return Duct R Value	8
Supply Duct Area [ft²]	402.84
Return Duct Area [ft²]	149.2
Leakage to Outdoors	59 CFM @ 25Pa (3.95 / 100 ft²)
Total Leakage	59 CFM25
Total Leakage Duct Test Conditions	Post-Construction
Use Default Flow Rate	Yes
Duct 1	
Duct Location	Attic (well vented)
Percent Supply Area	100
Percent Return Area	100
Duct 2	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 3	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 4	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 5	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0
Duct 6	
Duct Location	Conditioned Space
Percent Supply Area	0
Percent Return Area	0

HVAC Grading

HVAC Grading Not Conducted

Ceiling Fan

Has Ceiling Fan	No
Cfm Per Watt	100

Building Summary

Property

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Results are projected



Template - SMG Precision - Liberty Meadows lot 14
- CZ 3 slab - ecoSelect
Liberty Meadows lot 14

Builder

SMG Precision Properties

Water Distribution

Water Fixture Type	Low-flow
Use Default Hot Water Pipe Length	No
Hot Water Pipe Length [ft]	89
At Least R3 Pipe Insulation?	No
Hot Water Recirculation System?	No
Recirculation System Pipe Loop Length [ft]	20
Drain Water Heat Recovery?	No

Clothes Dryer

Cef	3.01
Fuel Type	Electric
Field Utilization	Timer Controls
Is Outside Conditioned Space	No
Clothes Dryer Available	Yes
Defaults Type	HERS Reference

Clothes Washer

Label Energy Rating	153 kWh/Year
Annual Gas Cost	\$12.00
Electric Rate	\$0.11/kWh
Gas Rate	\$1.22/Therm
Capacity	3.31
Imef	2.1547
Defaults Type	Custom
Load Type	Front-load
Loads Per Week	6
Is Outside Conditioned Space	No
Clothes Washer Available	Yes

Dishwasher

Dishwasher Efficiency	270 kWh
Dishwasher Size	Standard
Annual Gas Cost	\$22.23
Electric Rate	\$0.12/kWh
Gas Rate	\$1.09/Therm
Is Outside Conditioned Space	No

Building Summary

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Model: Liberty

Community: Liberty Meadows

Template - SMG Precision - Liberty Meadows lot 14

- CZ 3 slab - ecoSelect

Liberty Meadows lot 14

Organization

Southern Energy Management

Justin Smith

Builder

SMG Precision Properties

Inspection Status

Results are projected



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Appliances and Controls

Thermostat Cooling Setpoint	**** 75.0
Thermostat Heating Setpoint	**** 70.0
Range/Oven Fuel	Electric
Convection Oven?	No
Induction Range?	No
Range/Oven Outside Conditioned Space?	No
Refrigerator Consumption	538 kWh/Year
Refrigerator Outside Conditioned Space?	No

Notes

Initial Inputs _____ MS 07/01/22 _____

- confirm HVAC specs
- confirm water heater specs
- confirm ventilation entry, modeled as air cycler
- modeled to worst case orientation
- confirm cfl lighting %