

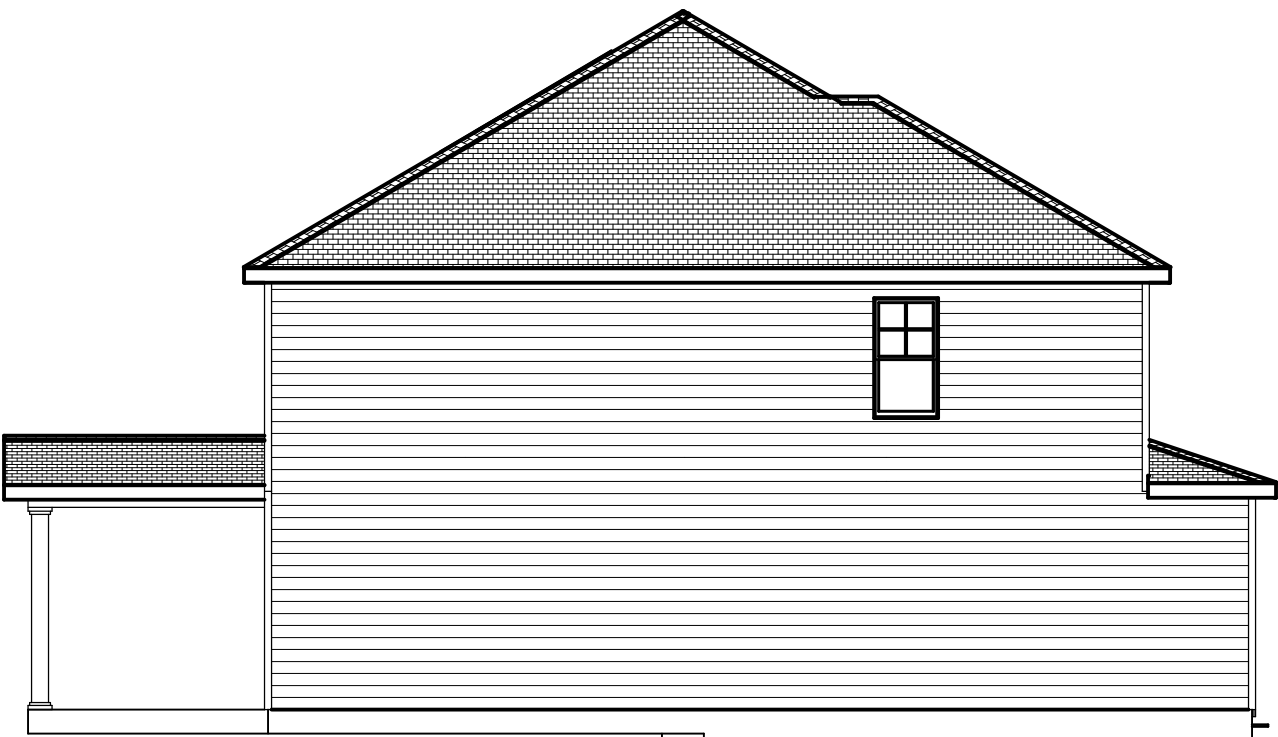


FRONT ELEVATION

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"

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

09/30/2025

Boyle

**Harnett
COUNTY**
NORTH CAROLINA

PLAN:
Hayek

SHEET TITLE:
ELEVATIONS

PROJECT ADDRESS:
78 Alder Dr.
(Magnolia Hills Lot 65)

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

DATE:

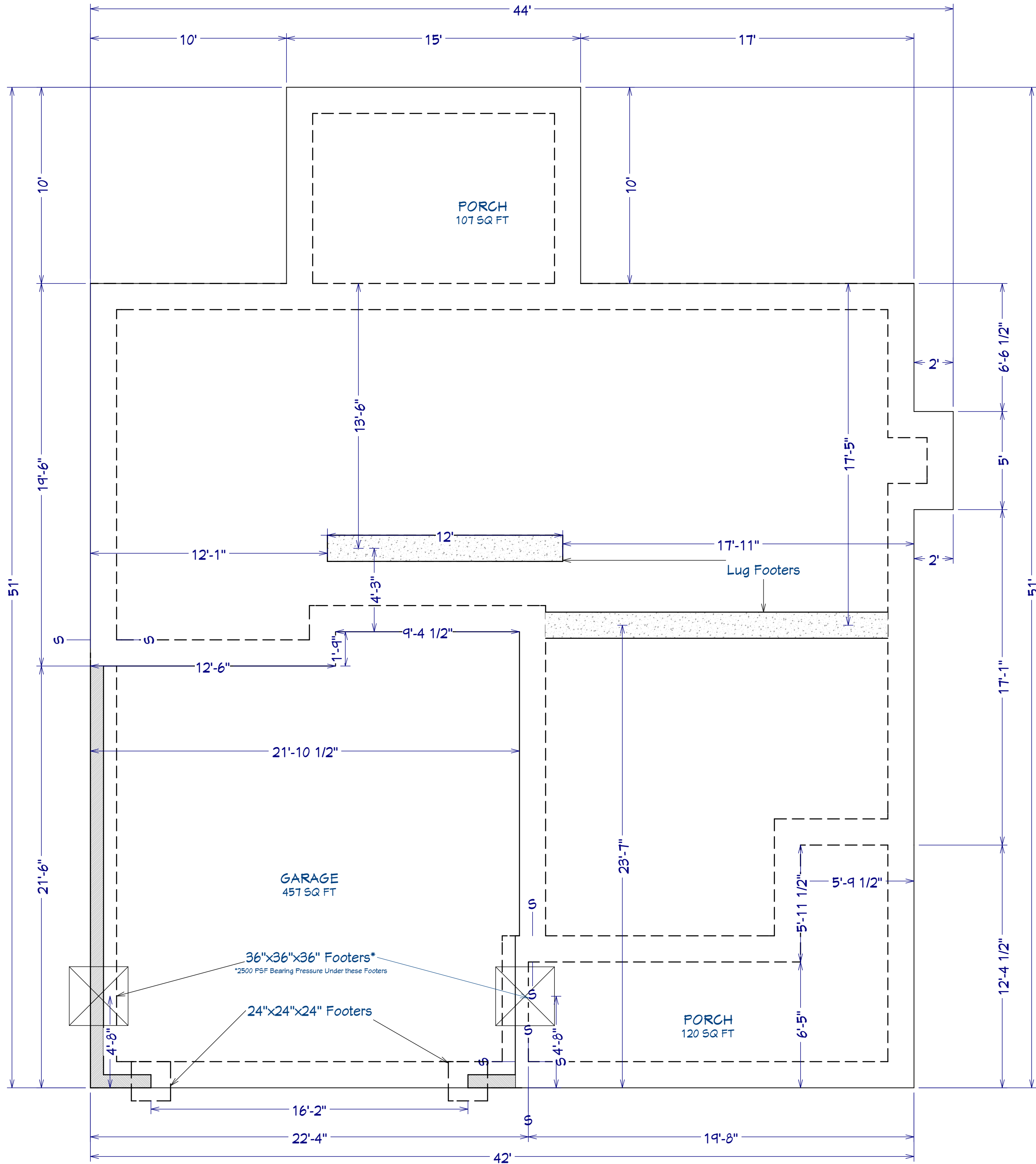
9/23/25

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:
78 Alder Dr.
(Magnolia Hills Lot 65)

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

DATE:

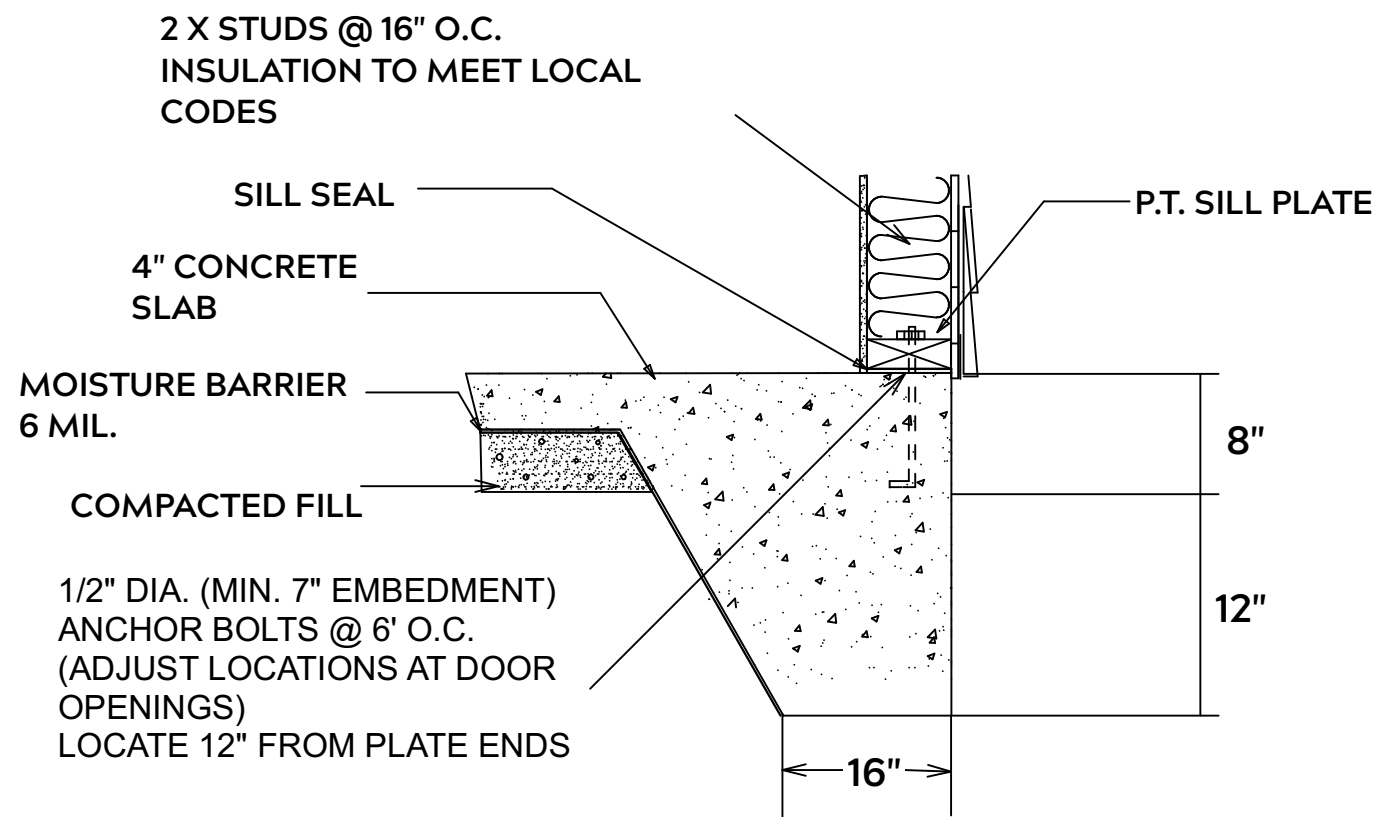
9/23/25

SCALE:

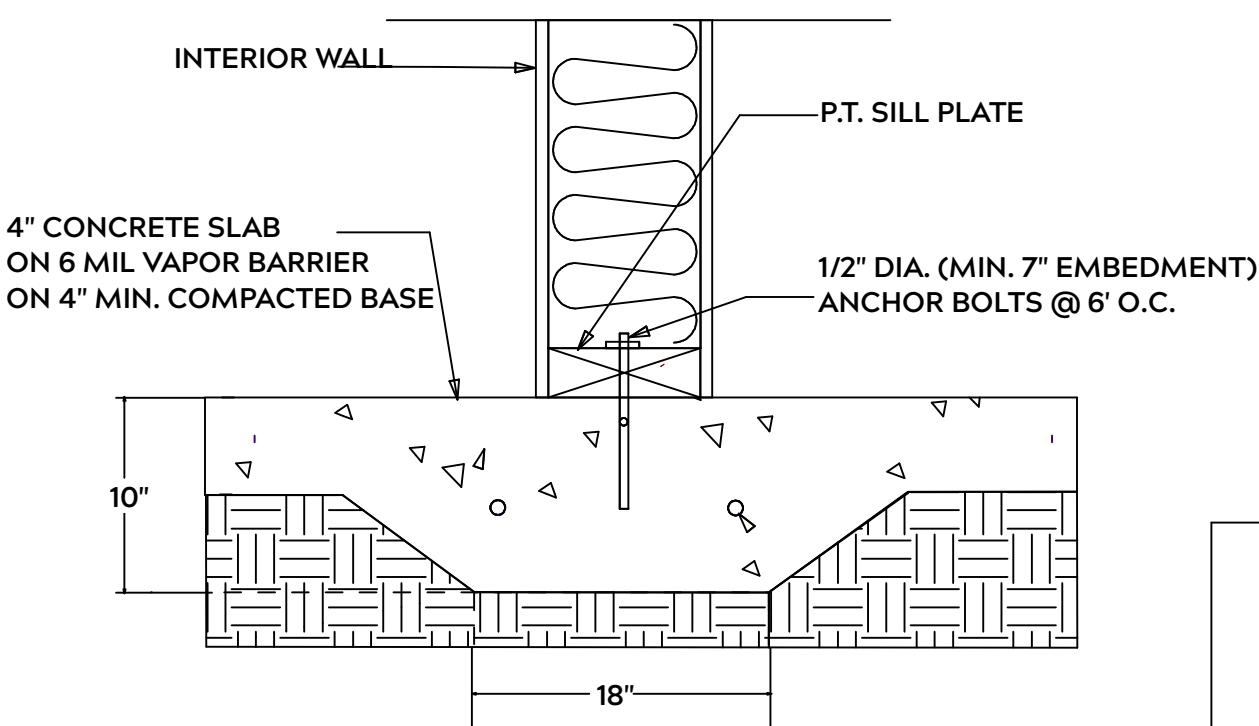
1/4" = 1'

SHEET:

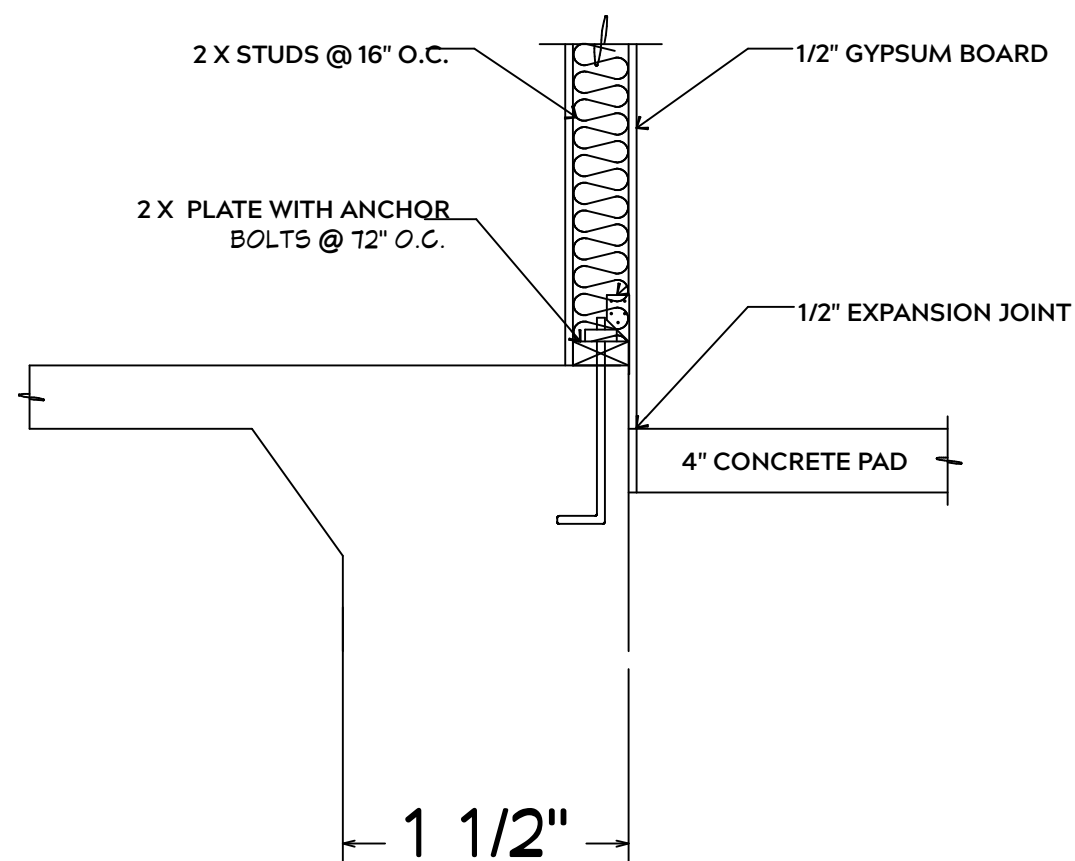
A-2



MONOLITHIC SLAB



LUG FOOTING



INTERIOR WALL @ GARAGE STEP DOWN

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.

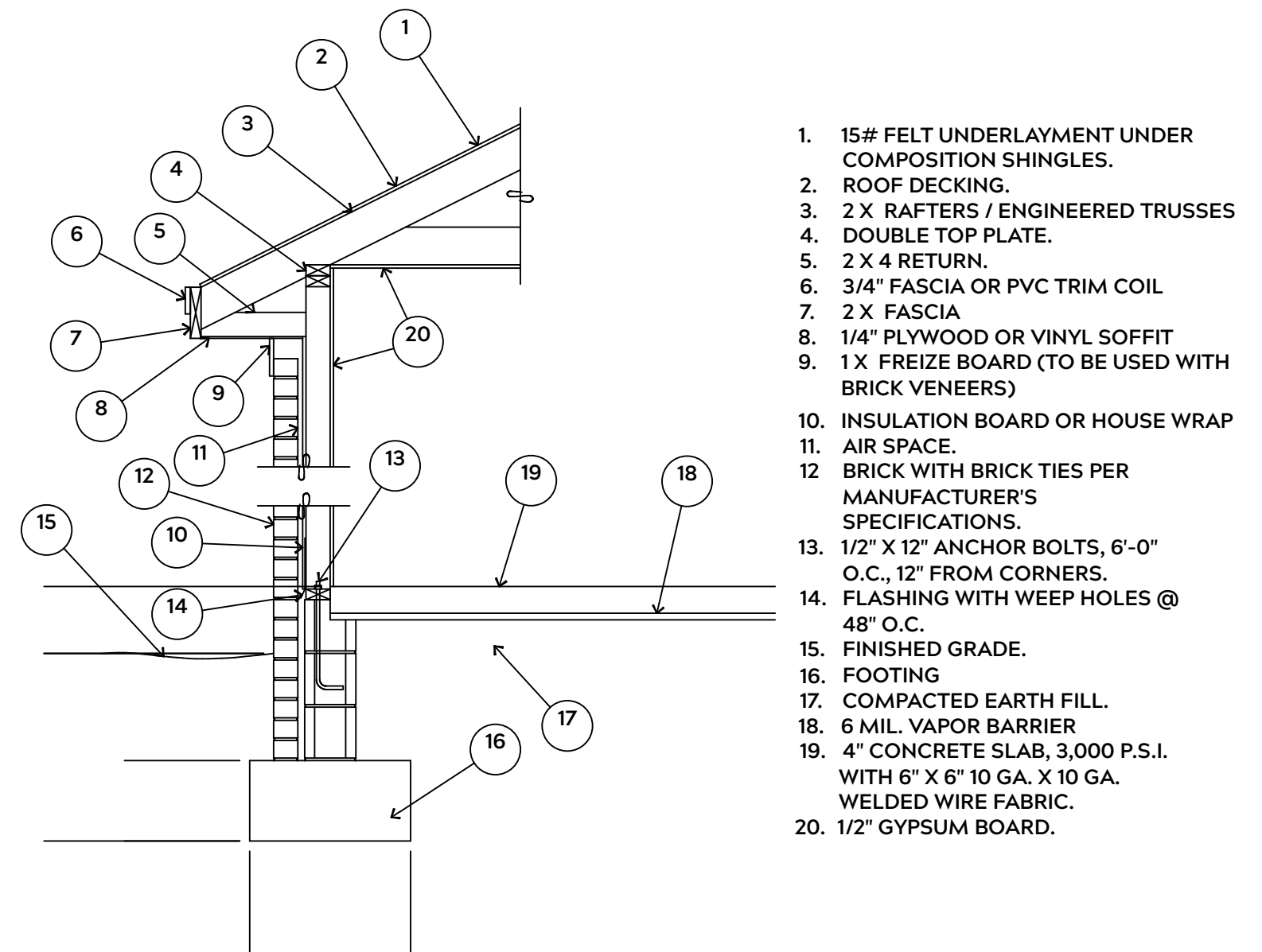
NAIL FLOOR JOISTS TO SILL PLATE WITH WITH 8d TOE NAILS

ALL EXPOSED FRAMING ON PORCHES OR DECKS SHALL BE PRESSURE TREATED

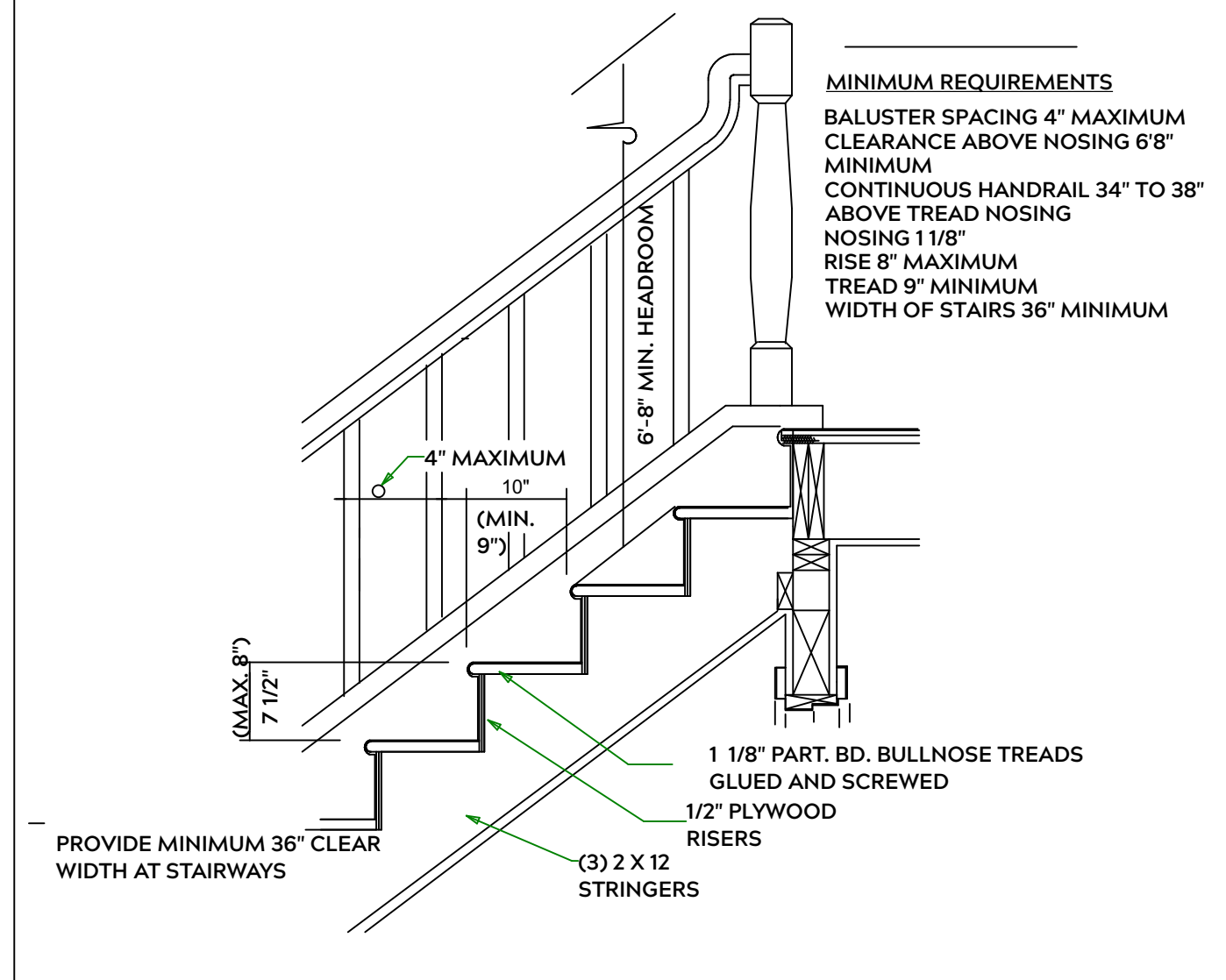
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED

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)



EXTERIOR WALL SECTION



STAIR DETAIL

PLAN:
Hayek

SHEET TITLE:
DETAIL SHEETS

PROJECT ADDRESS:
78 Alder Dr.
(Magnolia Hills Lot 65)

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

DATE:

9/23/25

SCALE:

1/4" = 1'

SHEET:

A-3

PLAN:
Hayek

TITLE: 1st FLOOR

PROJECT ADDRESS:
78 Alder Dr.
(Magnolia Hills Lot 65)

DESIGNED BY:

Precision Custom Homes
Raeford, NC

Shaun@PrecisionCustomHomesNC.com

DATE:

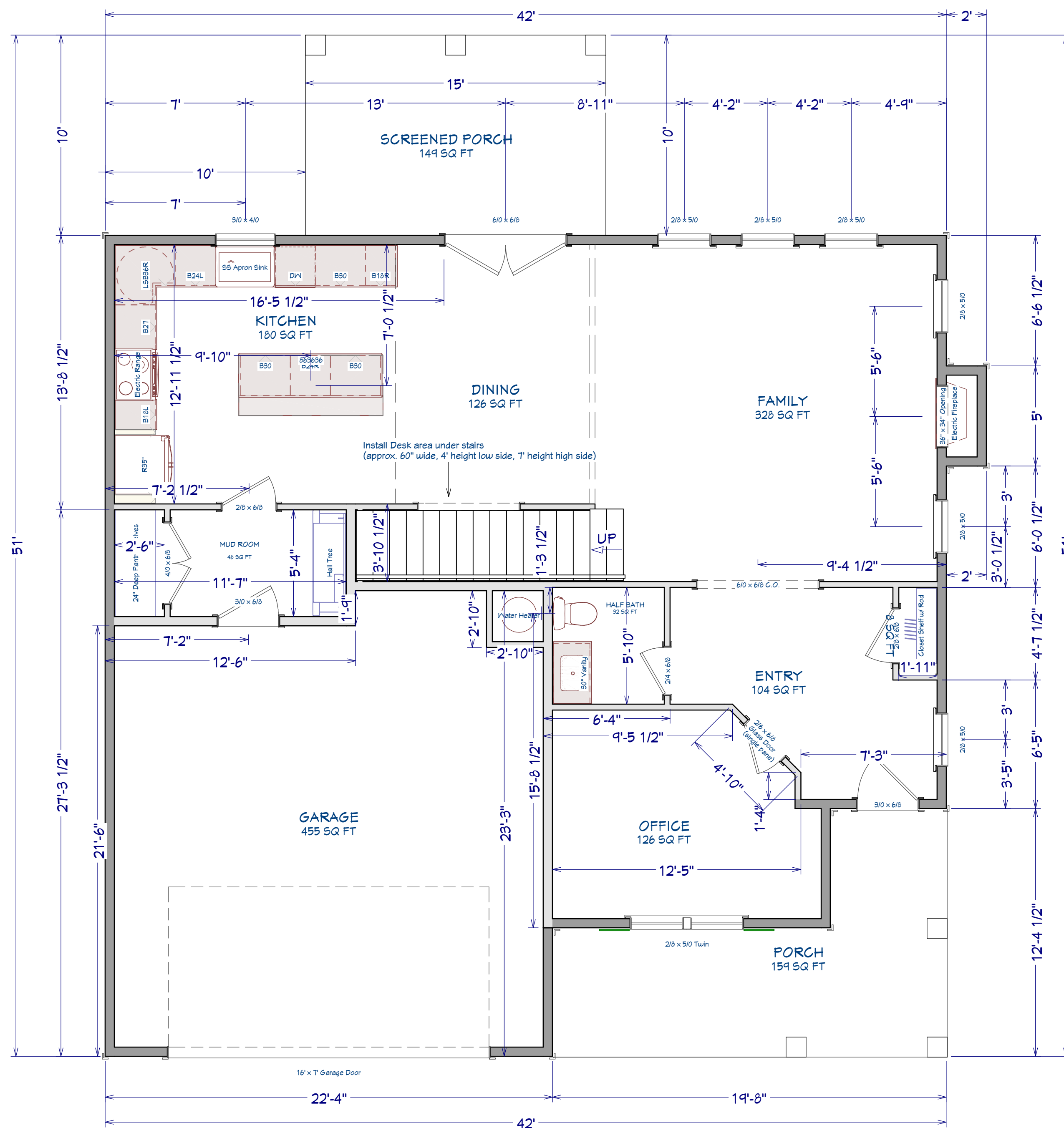
9/23/25

SCALE:

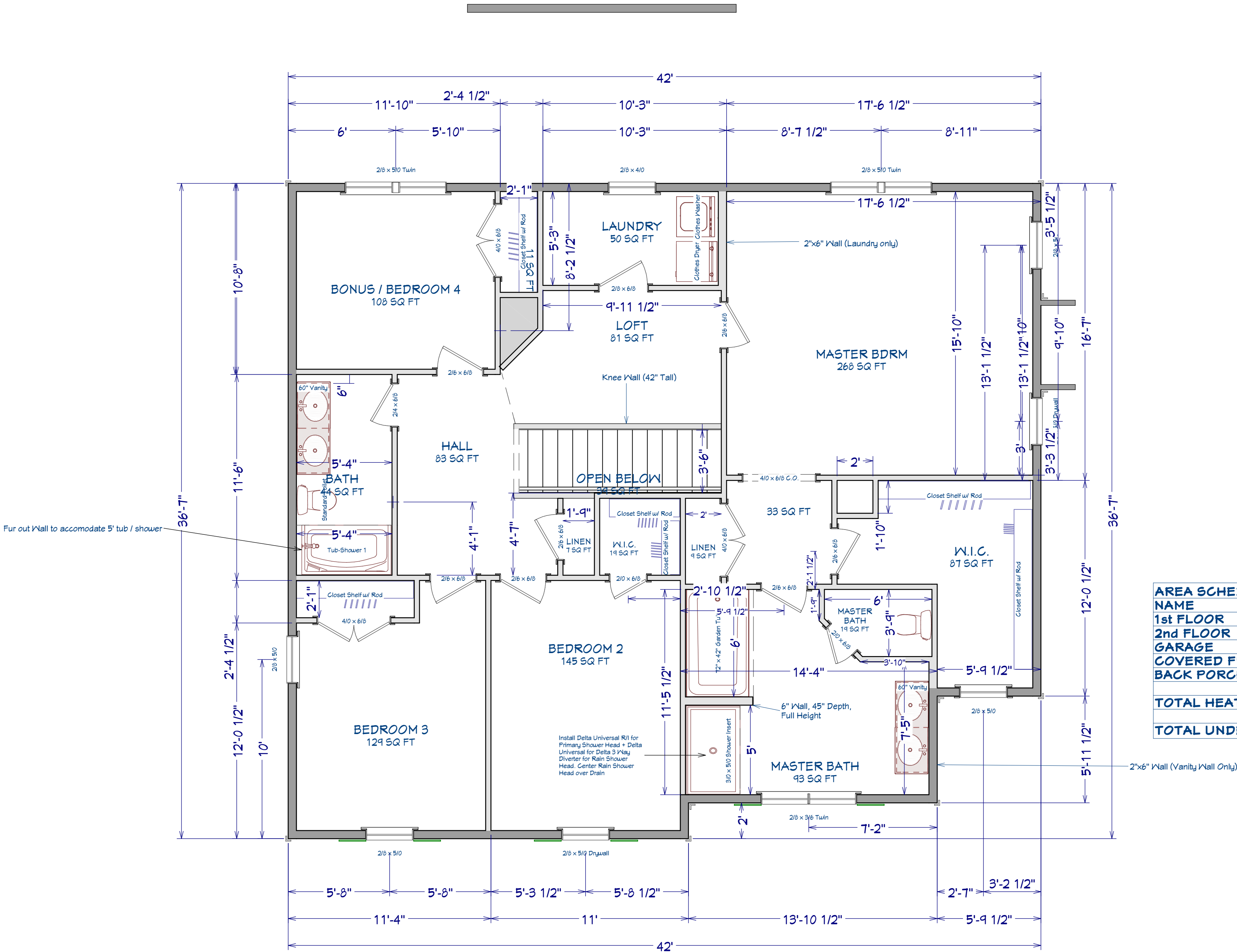
$$1/4'' = 1'$$

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:
78 Alder Dr.
(Magnolia Hills Lot 65)

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

DATE:

9/23/25

SCALE:

1/4" = 1'

SHEET:

A-5



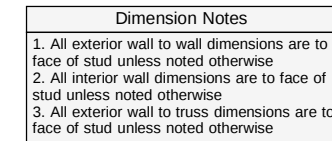
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions 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#.

LOAD CHART FOR JACK STUDS

COUNTY	Harnett
ADDRESS	78 Alder Dr., Cameron, NC
MODEL	Floor
DATE REV.	9/26/2025
DRAWN BY	Neil Baggett
SALESMAN	Neil Baggett

BUILDER	Precision Custom Homes
JOB NAME	Lot 65 Magnolia Hills
PLAN	Hayek w/10'X15' CP
SEAL DATE	9/23/2025
QUOTE #	N/A
JOB #	251447-B

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to incorporate into a building design at the specific location 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 @ sbindustry.com



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.

Roof Area	= 2595.11 sq.ft.
Ridge Line	= 20.42 ft.
Hip Line	= 180.1 ft.
Horiz. OH	= 254.58 ft.
Raked OH	= 22.56 ft.
Decking	= 89 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'

Hatch Legend	
	Flush Beam
	Padded HVAC
	2nd Floor Walls @ 8' 1 1/2" UNO
	Drop Beam

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HJC26	USP	7	Varies	16d/3-1/2"	10d/3"

PlotID	Length	Products		Plies	Net Qty	Fab Type
		Product				
DB1	10' 3 1/2"	1-3/4"x 9-1/4" LVL	Kerto-S	2	4	FF
DB2	6' 7"	1-3/4"x 9-1/4" LVL	Kerto-S	2	2	FF
HDR2	6' 7"	1-3/4"x 9-1/4" LVL	Kerto-S	2	2	FF
HDR1	5' 11"	1-3/4"x 9-1/4" LVL	Kerto-S	2	2	FF
GDH	21' 10 1/2"	1-3/4"x 11-7/8" LVL	Kerto-S	2	2	FF
FB1	22' 4"	1-3/4"x 23-7/8" LVL	Kerto-S	3	3	FF
DB3	20' 1 1/2"	2x12 SP	No.2	2	2	FF

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
HDR3	5' 11"	1-3/4"x 9-1/4" LVL Kerto-S	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

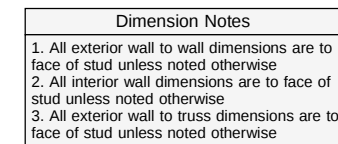


Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions 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#.

LOAD CHART FOR JACK STUDS

COUNTY	Harnett
ADDRESS	78 Alder Dr., Cameron, NC
MODEL	Roof
DATE REV.	9/26/2025
DRAWN BY	Neil Baggett
SALESMAN	Neil Baggett

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to incorporate into a building design at the specific location 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 @ sbindustry.com



- | | |
|------------|------------------|
| Roof Area | = 2582.69 sq.ft. |
| Ridge Line | = 20.42 ft. |
| Hip Line | = 180.1 ft. |
| Horiz. OH | = 254.58 ft. |
| Raked OH | = 21.43 ft. |
| Decking | = 89 sheets |

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

Hatch Legend	
	Flush Beam
	Padded HVAC
	2nd Floor Walls @ 8' 1 1/2" UNO
	Drop Beam

Products						
PlotID	Length	Product	Plies	Net Qty	Fab Type	
DB1	10' 3 1/2"	1-3/4" x 9-1/4" LVL Kerto-S	2	4		FF
DB2	6' 7"	1-3/4" x 9-1/4" LVL Kerto-S	2	2		FF
HDR2	6' 7"	1-3/4" x 9-1/4" LVL Kerto-S	2	2		FF
HDR1	5' 11"	1-3/4" x 9-1/4" LVL Kerto-S	2	2		FF
GDH	21' 10 1/2"	1-3/4" x 11-7/8" LVL Kerto-S	2	2		FF
FB1	22' 4"	1-3/4" x 23-7/8" LVL Kerto-S	3	3		FF
DB3	20' 1 1/2"	2x12 SP 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

North Carolina 2018 - R402.1.5 Total UA

**Property**

Sears Dr
Cameron, NC 28326
Model: Hayek
Community: Liberty Meadows

Organization

Southern Energy Manager
Justin Smith

Inspection Status

Results are projected

Builder

SMG Precision Properties

Template - SMG Precision - Liberty
Meadows Lot 27 - CZ 4 slab -
Liberty Meadows Lot 27

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	42.3	40.2
Above-Grade Walls	177.3	131.7
Windows, Doors and Skylights	127.7	115.2
Slab Floor:	74.0	95.9
Framed Floors	16.0	17.4
Foundation Walls	0.0	0.0
Rim Joists	8.7	7.0
Overall UA (Design must be equal or lower):	446.0	407.4

Requirements

✓	R402.1.5	Total UA alternative compliance passes by 8.7%. The proposed home meets the UA requirement by 8.7%
✓	402.3.2	Average SHGC: 0.28 Max SHGC: 0.30 Average SHGC of 0.28 is greater than the maximum of 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 Area-weighted average fenestration SHGC is 0.28. The maximum allowed value is [No Limit].
✓	R402.5	Area-weighted average fenestration U-Factor
✓	R404.1	Lighting Equipment At least 75.0% of fixtures shall be high-efficacy lamps, currently 90.0% are high-efficacy.
✓	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met. 2015 IECC Mandatory Checklist must be checked as complete.
✓	R403.3.1	Duct Insulation Duct insulation meets the requirements specified in North Carolina 2018 Code Section 403.3.1.
✓	403.3.3	Duct Testing

Design exceeds requirements for North Carolina 2018 Prescriptive compliance by 8.7%.

Name:	Justin Smith	Signature:	<i>Justin Smith</i>
Organization:	Southern Energy Management	Digitally signed:	3/30/23 at 11:56 AM

Ekotrope RATER - Version 4.1.0.3129

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

Sears Dr
Cameron, NC 28326
Model: Hayek
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 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27

Builder

SMG Precision Properties

General Building Information

Number Of Bedrooms	4
Number Of Floors	2
Conditioned Floor Area [sq. ft.]	2,480
Has Electric Vehicle Ready Space	No
Unconditioned, attached garage?	Yes
Conditioned Volume [cu. ft.]	21,980
Total Units in Building	1
Residence Type	Single family detached
Number of Floors in Building	-
Floor Number	-
Model	Hayek
Community	Liberty Meadows
RESNET/IECC 2006-2018 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	156	On Grade	1	0	1,070.0 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

Property

Sears Dr
Cameron, NC 28326
Model: Hayek
Community: Liberty Meadows

Organization

Southern Energy Management
Justin Smith

Inspection Status

Results are projected



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Builder

SMG Precision Properties

Template - SMG Precision - Liberty Meadows Lot 27

- CZ 4 slab - ecoSelect

Liberty Meadows Lot 27

Framed Floor

Name	Library Type	Carpet R	Floor Grade	Surface Area	Location
over ambient	R 19, 16"OC G1 Carpet	0	Above Grade	89.0 ft²	Exposed Exterior
over garage	R 19, 16"OC G1 Carpet	0	Above Grade	251.0 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	116.0 ft²	Exposed Exterior
1st floor garage	R 19 G1, 16"OC	40.0 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	1,044.0 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	1,264.0 ft²	Exposed Exterior

Building Summary

Property

Sears Dr
Cameron, NC 28326
Model: Hayek
Community: Liberty Meadows

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Southern Energy Management
Justin Smith

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Results are projected



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows Lot 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27

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	Southeast	59.4 ft²
front shaded	33/28	1st floor ambient		Yes	6	1	6	Southeast	27.0 ft²
left 2nd unshaded	33/28	2nd floor ambient		Yes	0	0	0	Southwest	13.5 ft²
rear 2nd unshaded	33/28	2nd floor ambient		Yes	0	0	0	Northwest	64.8 ft²
rear shaded	33/28	1st floor ambient		Yes	10	2	9	Northwest	40.2 ft²
rear unshaded	33/28	1st floor ambient		Yes	0	0	0	Northwest	52.5 ft²
right 2nd unshaded	33/28	2nd floor ambient		Yes	0	0	0	Northeast	27.0 ft²
right unshaded	33/28	1st floor ambient		Yes	0	0	0	Northeast	40.5 ft²

Glazing Library List

Name	Shgc	U-factor
33/28	0.28	0.330

Skylight

None Present

Skylight Library List

None Present

Building Summary

Property
Sears Dr
Cameron, NC 28326
Model: Hayek
Community: Liberty Meadows

Organization
Southern Energy Management
Justin Smith

Inspection Status
Results are projected



Template - SMG Precision - Liberty Meadows Lot 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27

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	2,072.7	No	Dark	1,410.0 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
1758 CFM at 50 Pa	Blower-door tested	4

Mechanical Ventilation

None Present

Building Summary

Property Sears Dr Cameron, NC 28326 Model: Hayek 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 27 - CZ 4 slab - ecoSelect Liberty Meadows Lot 27	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

Sears Dr
Cameron, NC 28326
Model: Hayek
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 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27

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 8.0hspf		43%	43%	0%	Attic
2nd floor heat pump	z 24k 14 SEER 8.0hspf		57%	57%	0%	Attic
Water Heating	z 50 gal. 0.95 EF Elec		0%	0%	100%	Unconditioned Garage

Equipment Type: z 24k 14 SEER 8.0hspf

Equipment Type	Air Source Heat Pump
Fuel Type	Electric
Distribution Type	Forced Air
Motor Type	PSC (Single Speed)
Heating Efficiency	8 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 24k 14 SEER 8.0hspf

Equipment Type	Air Source Heat Pump
Fuel Type	Electric
Distribution Type	Forced Air
Motor Type	PSC (Single Speed)
Heating Efficiency	8 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

Building Summary

Property

Sears Dr
Cameron, NC 28326
Model: Hayek
Community: Liberty Meadows

Organization

Southern Energy Management
Justin Smith

Inspection Status

Results are projected

Builder

SMG Precision Properties

Template - SMG Precision - Liberty Meadows Lot 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27



SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

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

Distribution System

Distribution Type	Forced Air
Heating Equipment	1st floor heat pump
Cooling Equipment	1st floor heat pump
Sq. Feet Served	1,070
# Return Grilles	2
Supply Duct R Value	8
Return Duct R Value	8
Supply Duct Area [ft²]	288.9
Return Duct Area [ft²]	107
Leakage to Outdoors	42 CFM @ 25Pa (3.93 / 100 ft²)
Total Leakage	42 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

Sears Dr
Cameron, NC 28326
Model: Hayek
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 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27

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	1,410
# Return Grilles	2
Supply Duct R Value	8
Return Duct R Value	8
Supply Duct Area [ft ²]	380.7
Return Duct Area [ft ²]	141
Leakage to Outdoors	56 CFM @ 25Pa (3.97 / 100 ft ²)
Total Leakage	56 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

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ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows Lot 27
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Liberty Meadows Lot 27

Builder

SMG Precision Properties

Water Distribution

Water Fixture Type	Low-flow
Use Default Hot Water Pipe Length	No
Hot Water Pipe Length [ft]	78
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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SOUTHERN ENERGY
MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER

Template - SMG Precision - Liberty Meadows Lot 27
- CZ 4 slab - ecoSelect
Liberty Meadows Lot 27

Builder

SMG Precision Properties

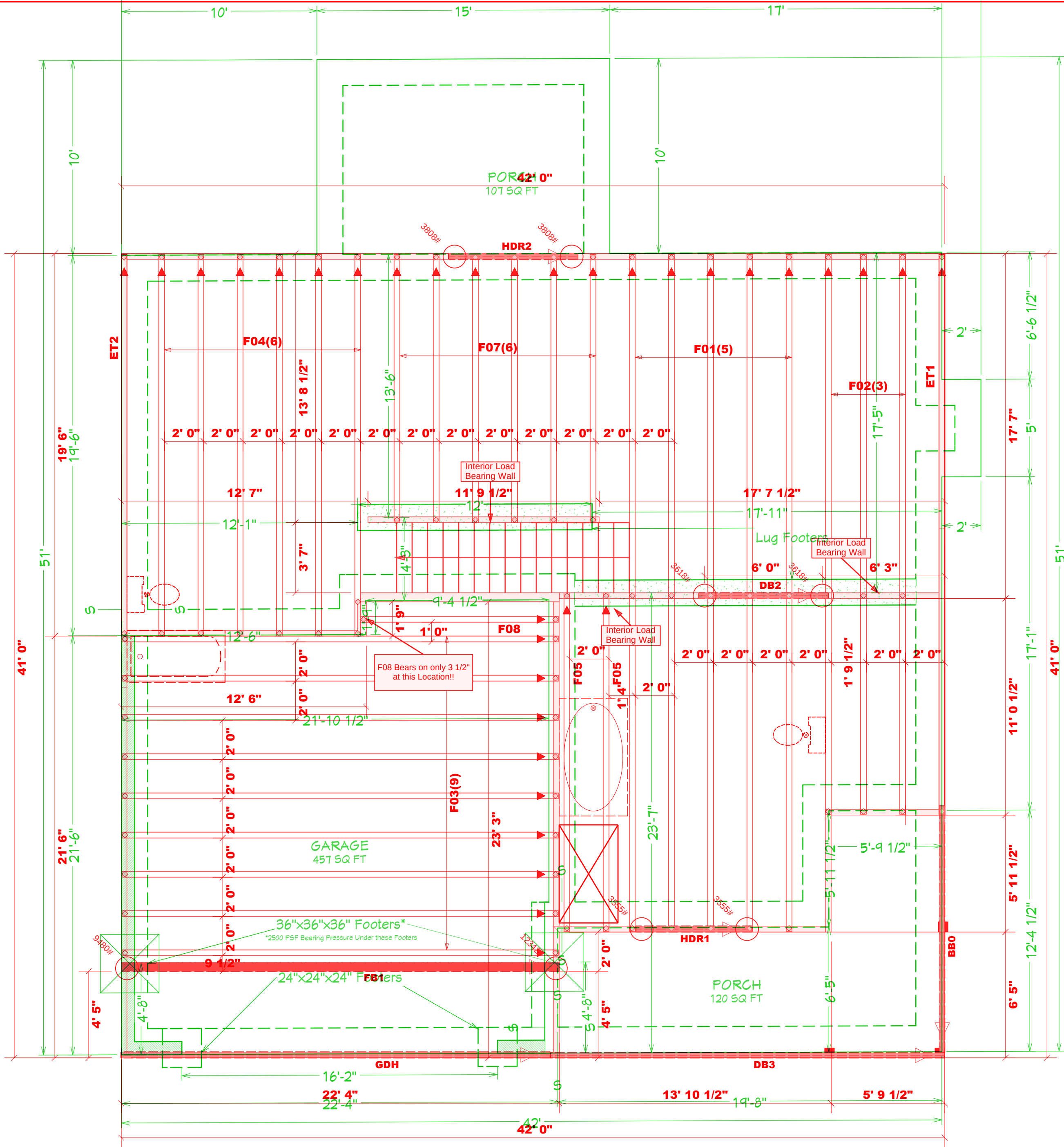
Appliances and Controls

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 _____ JS 03/30/23 _____

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



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

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

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.

Roof Area = 2595.11 sq.ft.
Ridge Line = 20.42 ft.
Hip Line = 180.1 ft.
Horiz. OH = 254.58 ft.
Raked OH = 22.56 ft.
Decking = 89 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'

Hatch Legend	
	Flush Beam
	Padded HVAC
	2nd Floor Walls @ 8' 1 1/2" UNO
	Drop Beam

AREA SCHEDULE		Connector Information			Nail Information		
NAME	Sym	Product	Manuf	Supported	Header	Truss	
1st FLOOR		HJC26	USP	1070 SF	16d/3-1/2"	10d/3"	
2nd FLOOR				1,410 SF			
GARAGE				489 SF			
COVERED FRONT PORCH				164 SF			
BACK PORCH				100 SF			
TOTAL HEATED				2,400 SF			
TOTAL UNDER ROOF				2,555 SF			

Products					
PlotID	Length	Product	Piles	Net Qty	Fab Type
HDR3	5' 11"	1-3/4"x 9-1/4" LVL Kerto-S	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

SHEET TITLE:

FOUNDATION

PROJECT ADDRESS:
78 Alder Dr.
(Magnolia Hills Lot 65)

DESIGNED BY:

Precision Custom Homes
RaeFord, NC
Shaun@PrecisionCustomHomesNC.com

DATE:

9/23/25

SCALE:

1/4" = 1'

SHEET:

A-2

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

Sales Area

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 (1) 1x12 HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (1) 1x12 HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (1) 1x12 HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	5100	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	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALESMAN
Harnett	78 Alder Dr., Cameron, NC	Floor	9/26/2025	Neil Baggett	Neil Baggett

BUILDER	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #
Precision Custom Homes	Lot 65 Magnolia Hills	Hayek w/10' X15' CP	9/23/2025	N/A	251447-B

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 @ sbciindustry.com