

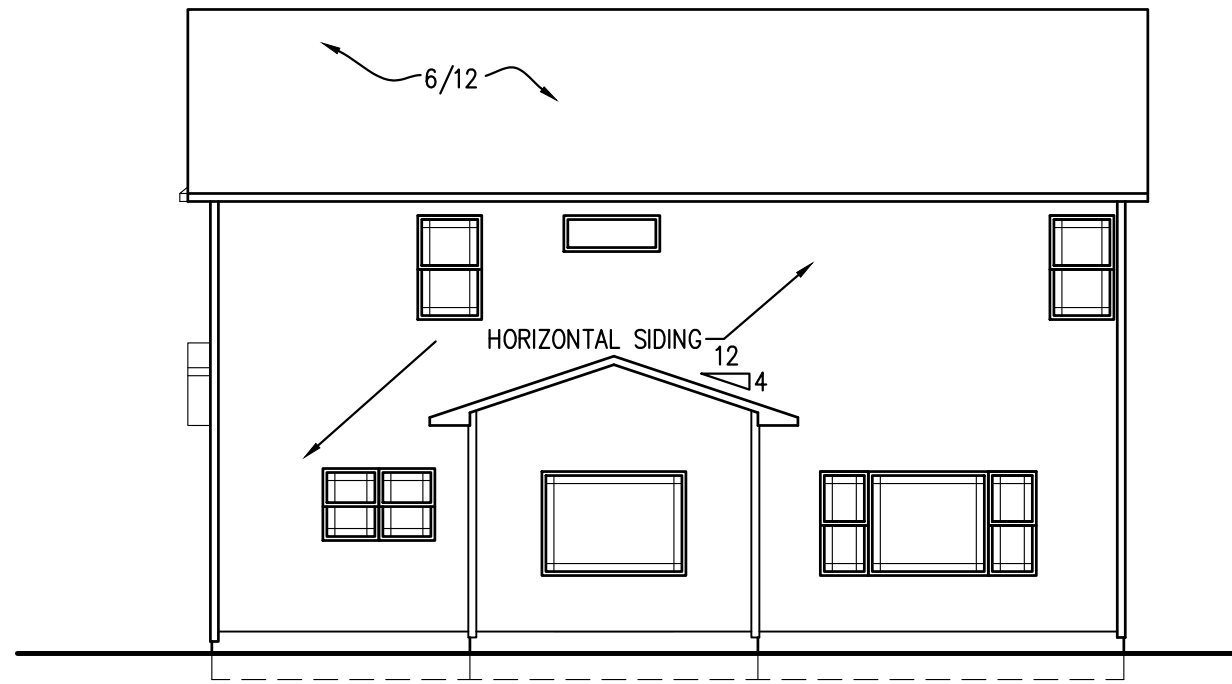
APPROVED

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

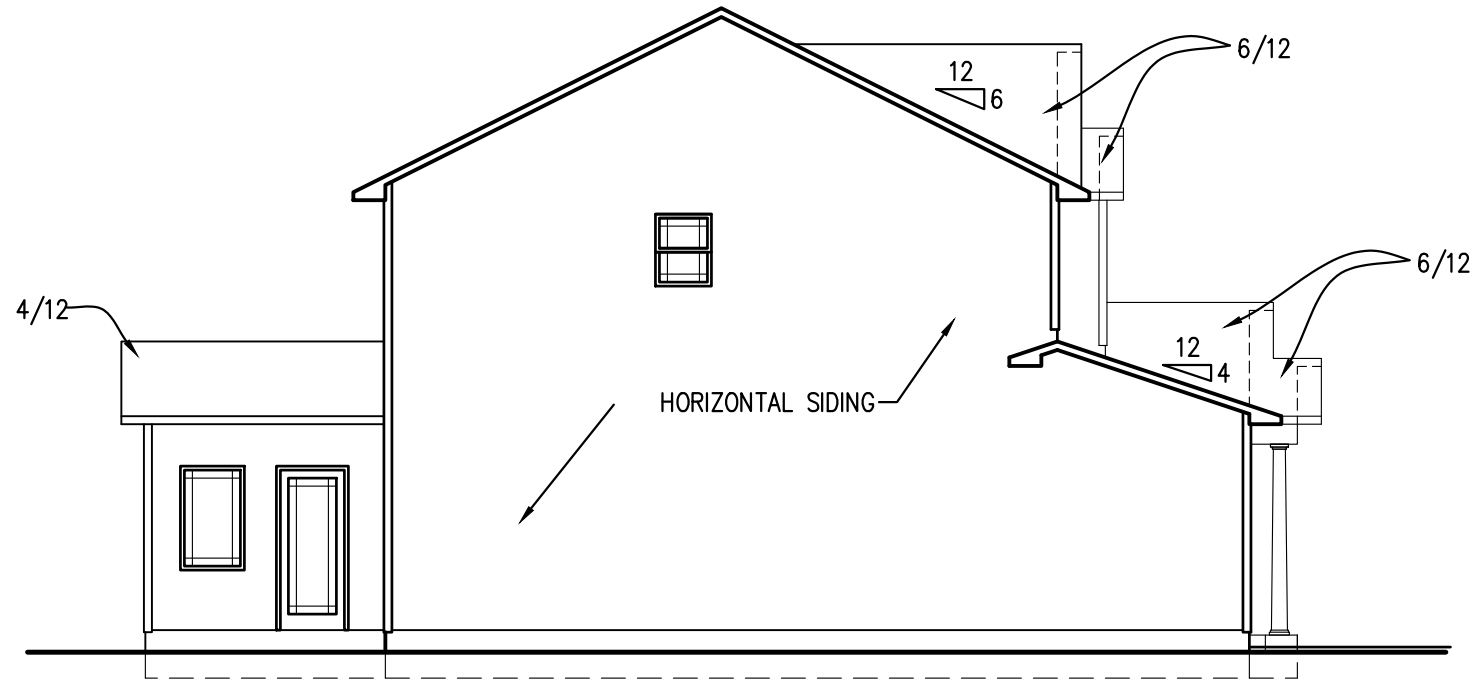


NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes
and is subject to field inspection and verification.

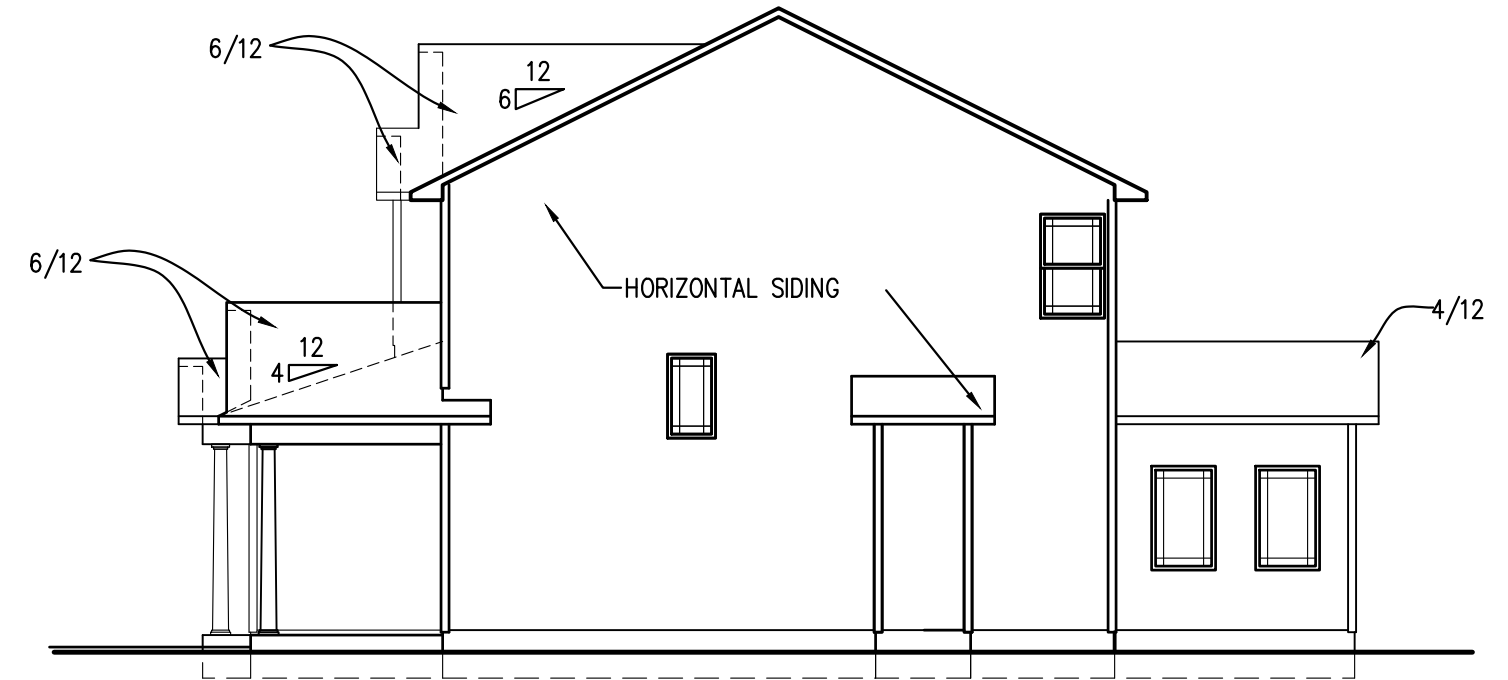
03/24/2020



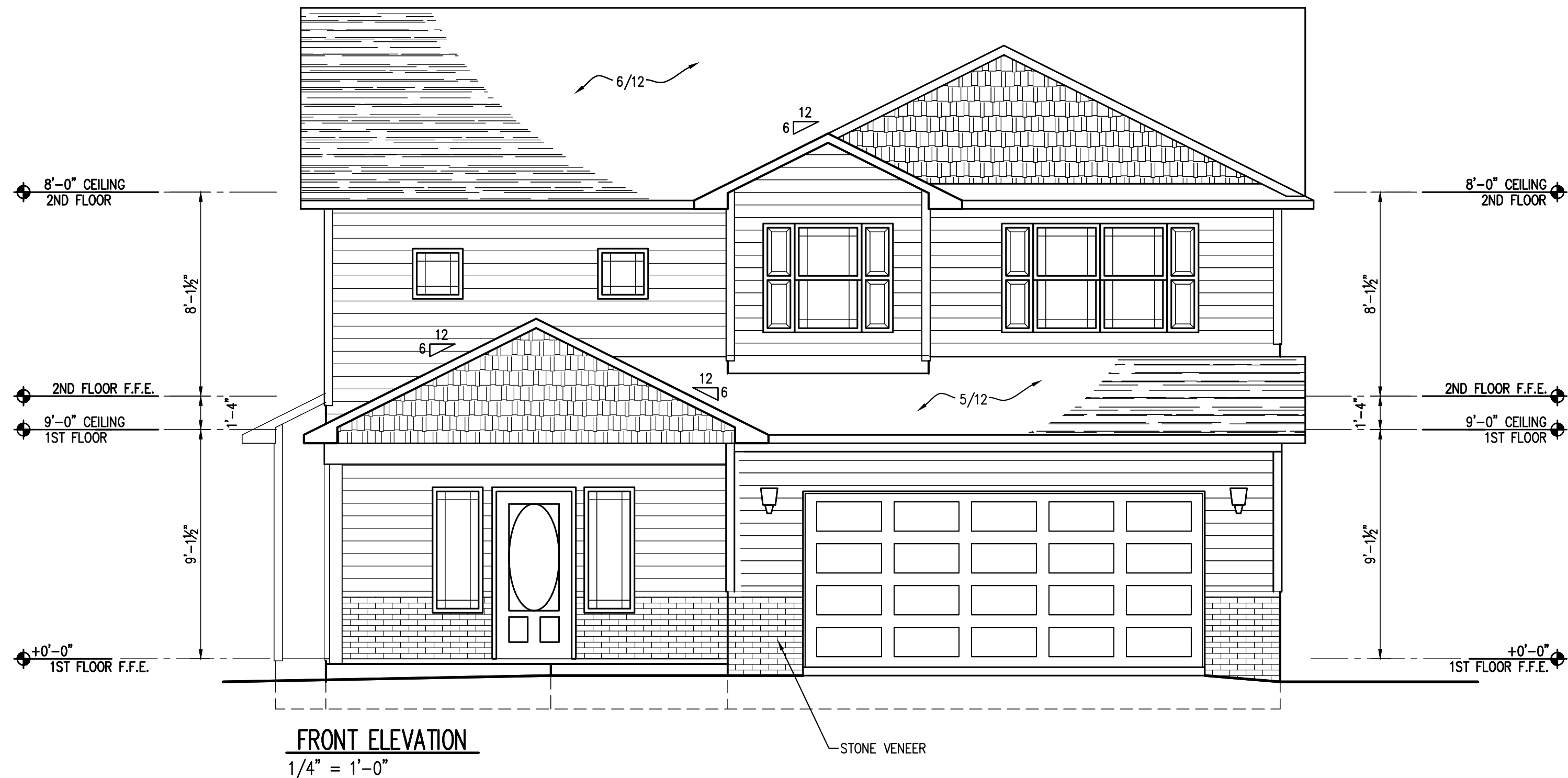
REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

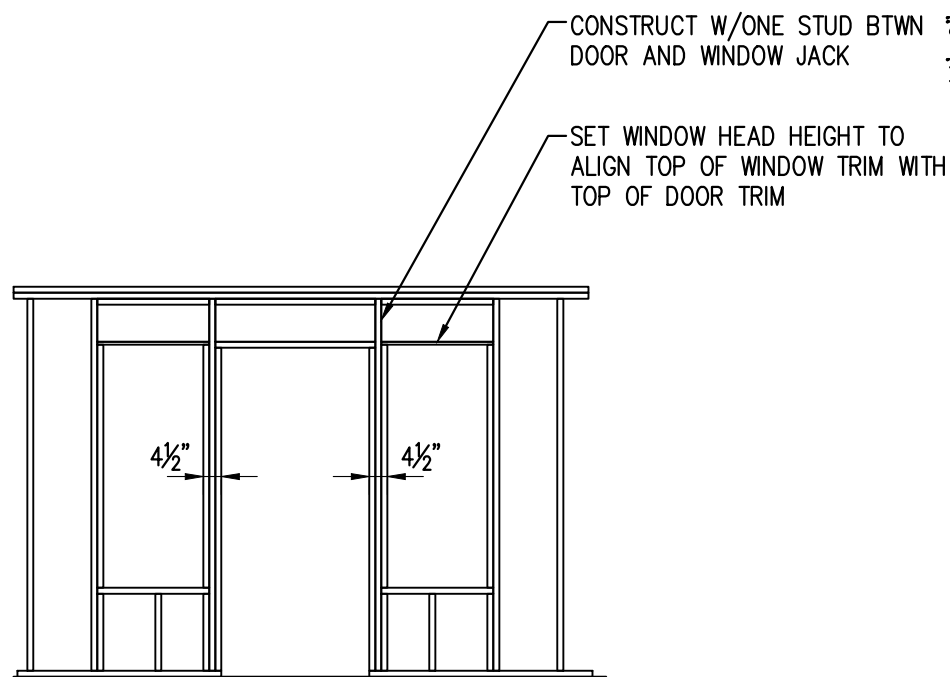


FRONT ELEVATION
1/4" = 1'-0"

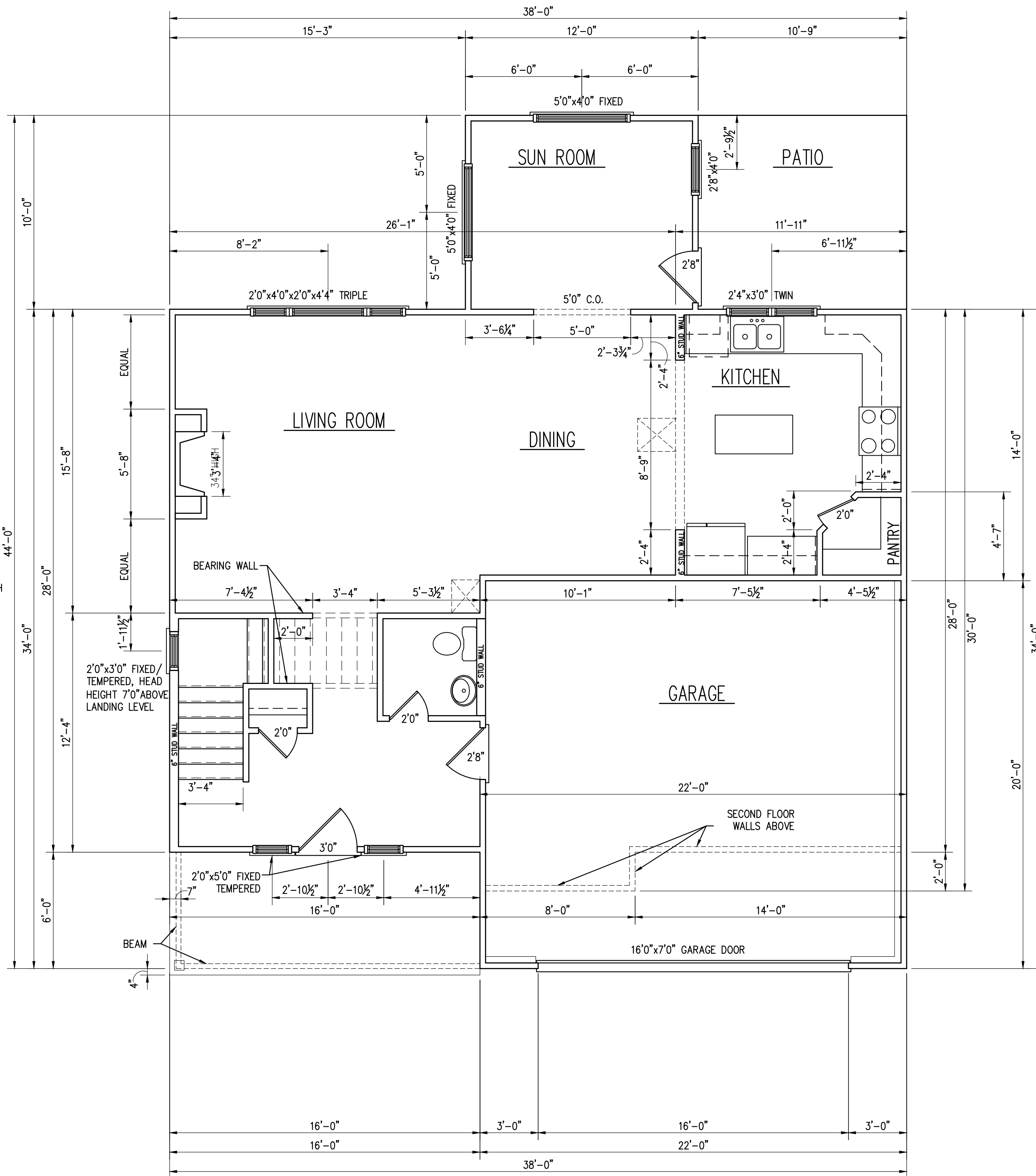
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OUR SPENCER DESIGN
LOT #: 71
Subdivision: Sweetwater

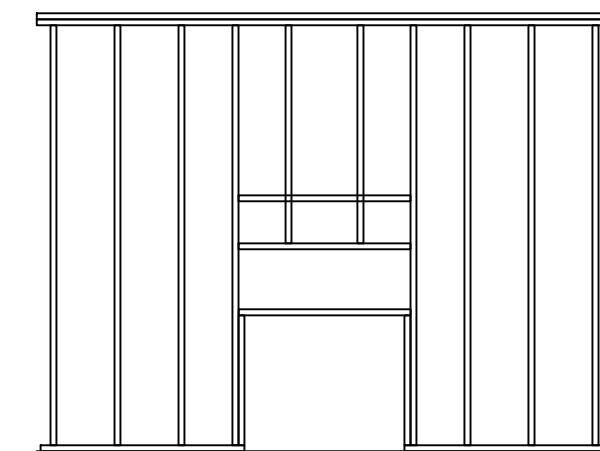
IVERCON, INC.
PO Box 64778 Fayetteville, NC 28306
910-237-3461-ph
910-717-5076-fax



FRONT DOOR/WINDOW
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



FIREPLACE FRAMING

ALL DIMENSIONS PROVIDED ARE TO FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE

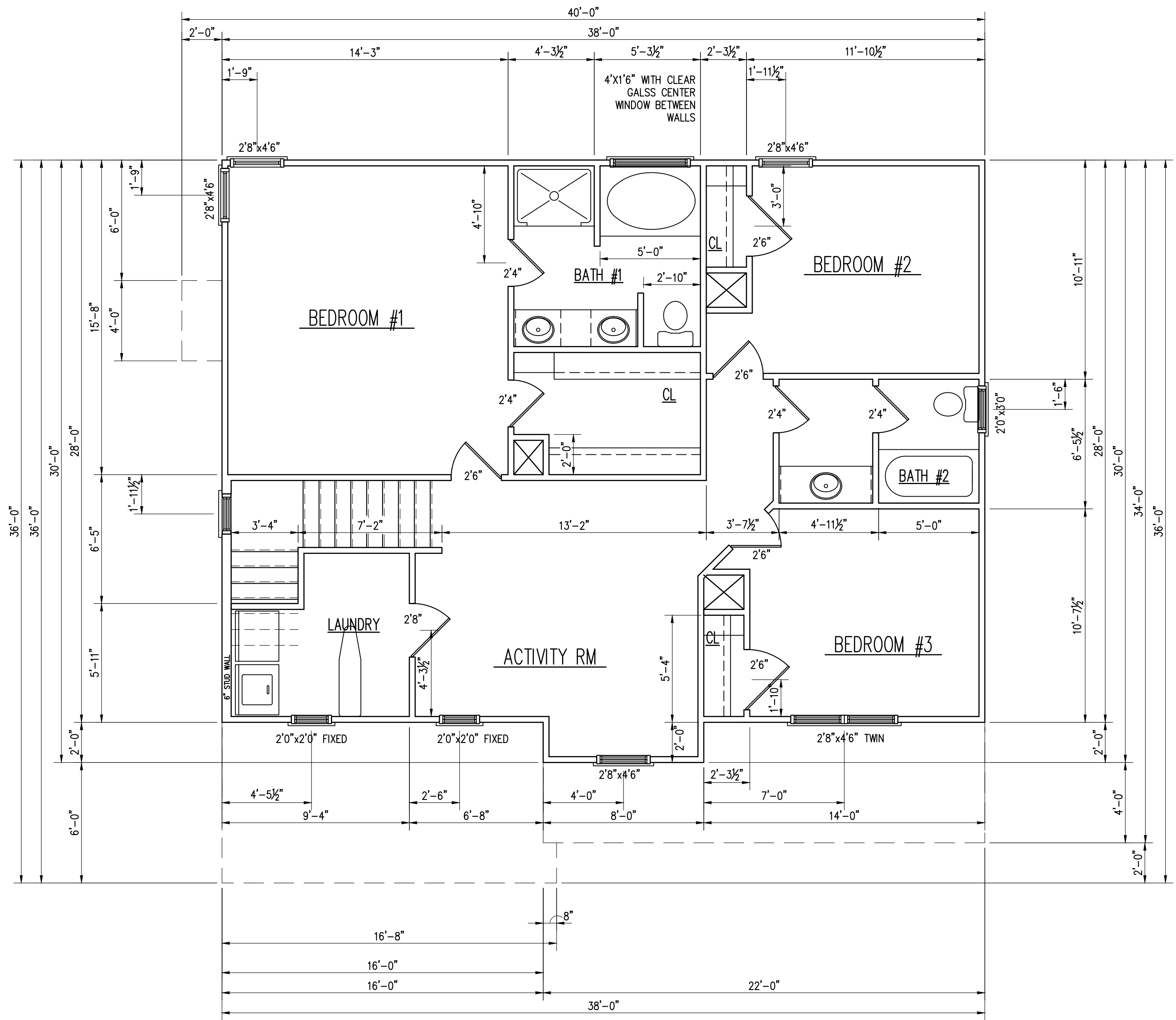
AREA DATA
 FRAMED FIRST FLOOR 894 SF (Slab 855 SF)
 FRAMED SECOND FLOOR 1080 SF
 FRAMED GARAGE 474 SF (SLAB 408 SF)
 BONUS ROOM N/A
 TOTAL HEATED 1,974 SF
 GROSS HEATED WITH GARAGE 2,448 SF

COVERED PORCH FRONT 87 SF
 PATIO BACK 107 SF

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SECOND FLOOR PLAN
 1/4" = 1'-0"

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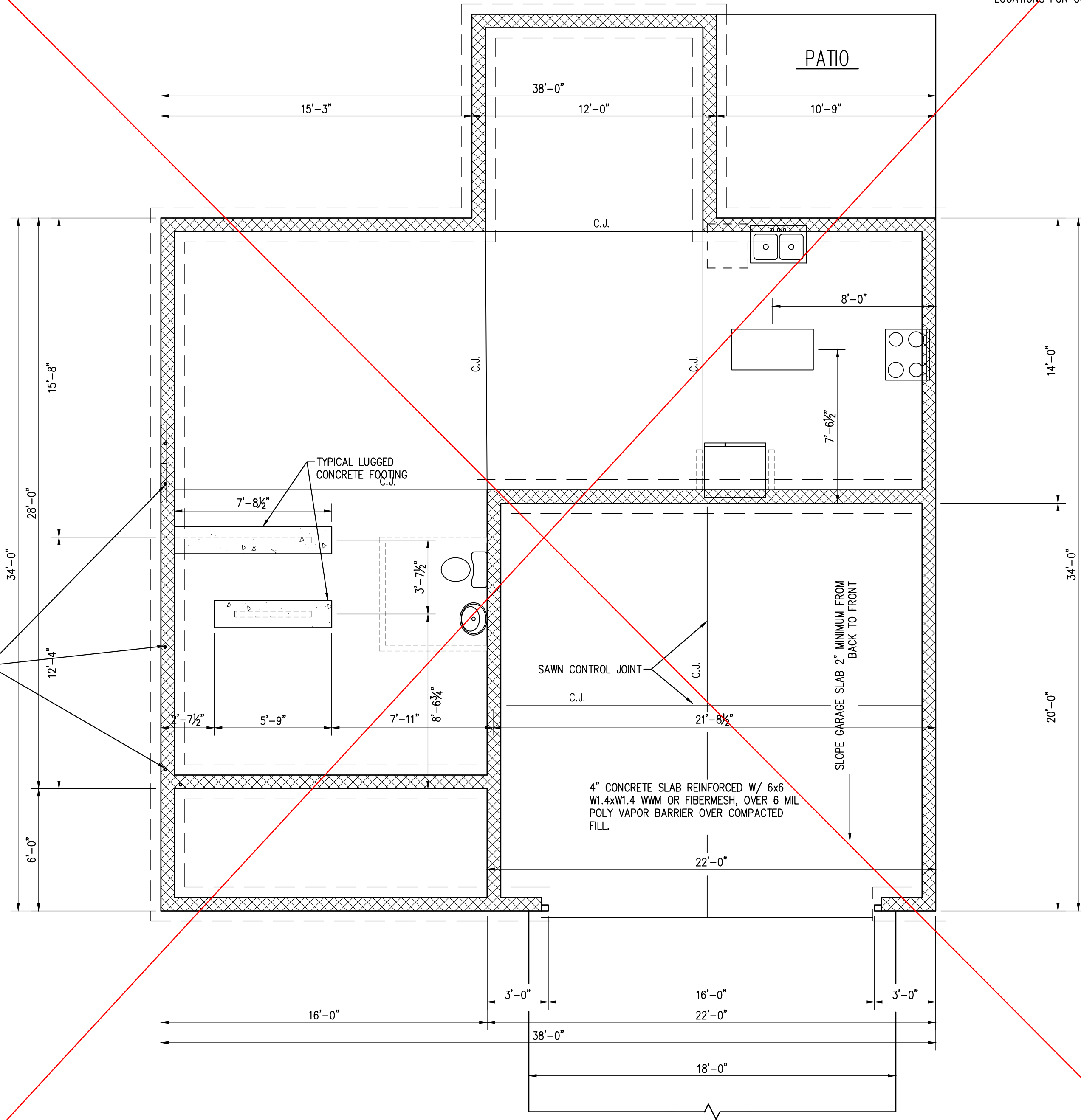
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 PO Box 64778
 Fayetteville, NC 28306

PATIO SLABS
 TYPICAL 4" CONCRETE OVER COMPACTED
 FILL. LOWER MINIMUM 4" BELOW FINISH
 FLOOR. THICKENED SLAB FOOTING AT POST
 LOCATIONS FOR COVERED PATIOS.

1/2"x12" ANCHOR BOLTS @ 6'-0" O.C., 1'-0" FROM
 ENDS AT CORNERS, 1'-0" FROM ENDS AT ALL DOOR
 JAMBS, AND 1'-0" FROM ENDS AT ALL SPLICES IN
 WALL PLATES

PORCH SLABS
 TYPICAL 4" CONCRETE SLAB OVER
 COMPACTED FILL. LOWER MINIMUM 4" BELOW
 FINISH FLOOR.

2-STORY HOUSE PLANS
 INSTALL 3 COURSES OF BRICK TO TOP OF MASONRY
 FOUNDATION FOR 8" SOLID CAP. FOR BLOCK
 FOUNDATIONS FILL CELLS SOLID IN TOP 8" COURSE
 OF MASONRY



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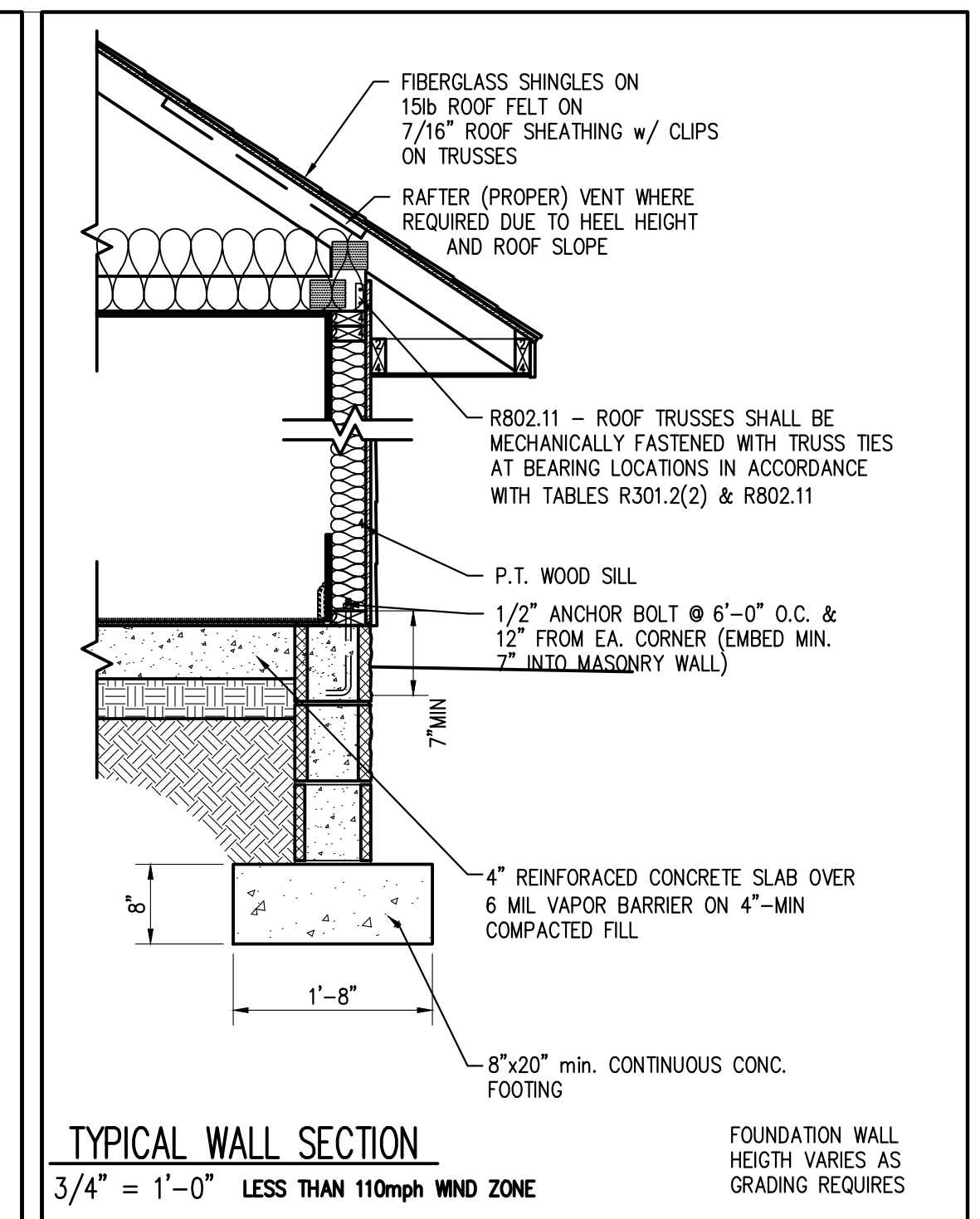
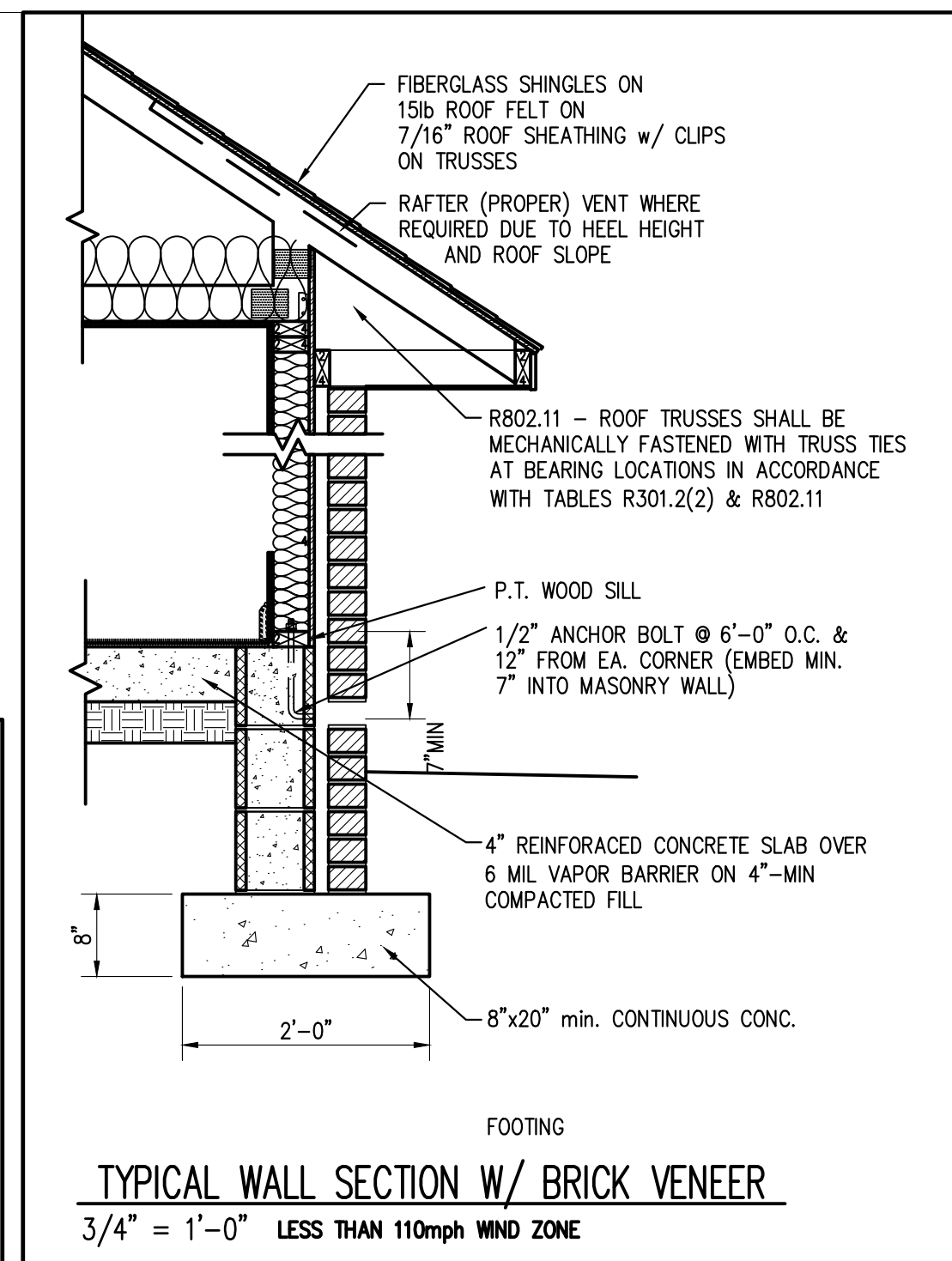
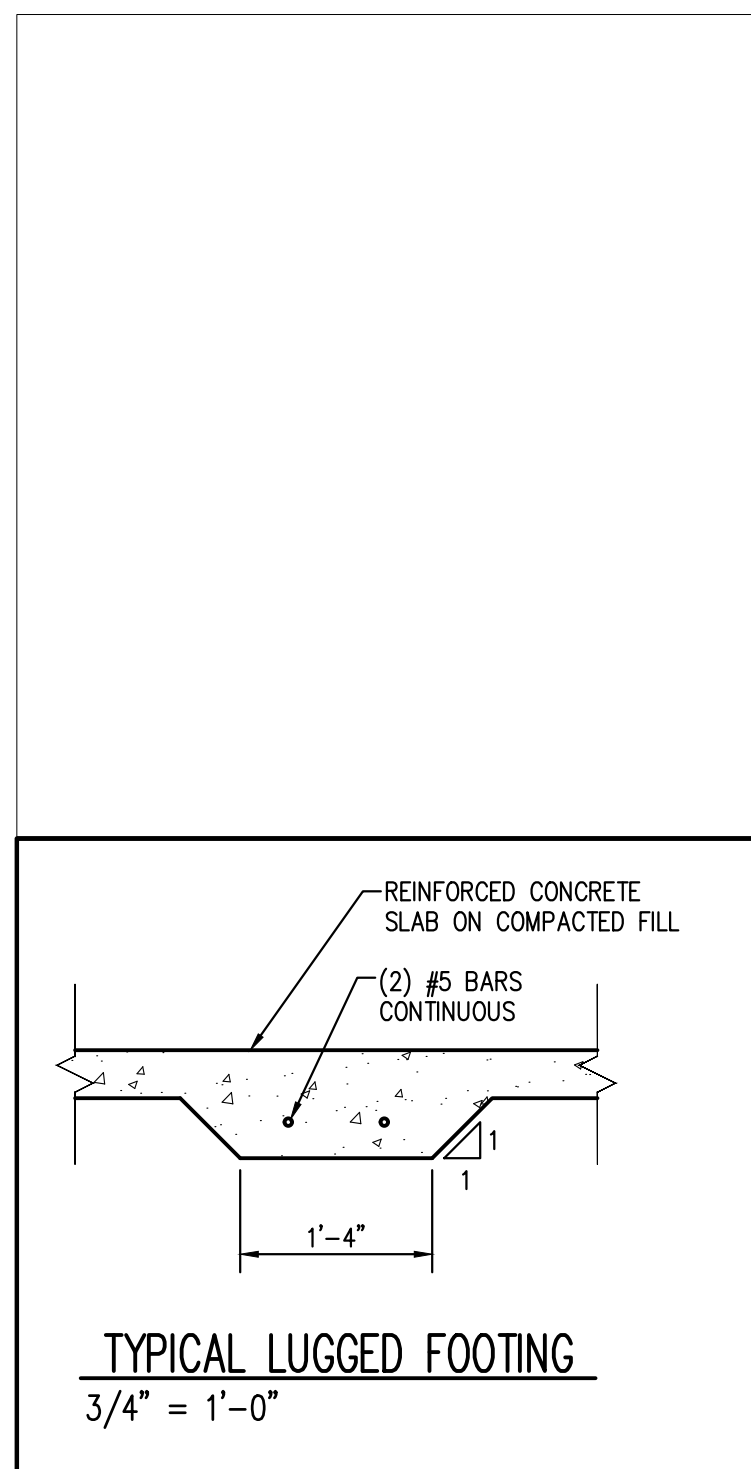
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND BRING THE ATTENTION OF THE DESIGNER AS SOON AS IS PRACTICAL. THE CONTRACTOR IS REQUIRED TO MAKE ALL NECESSARY ADJUSTMENTS TO THE FOUNDATION CONSTRUCTION AS IS REQUIRE TO ADAPT TO THE SITE CONDITIONS.

FIXTURE / DEVISE LEGEND

	CEILING FAN		SMOKE DETECTOR		WALL OUTLET
	CEILING FAN WITH LIGHT		EXHAUST FAN		220 VOLT OUTLET
	CEILING-MOUNTED FLUORESCENT LIGHT		EXHAUST FAN W/ LIGHT		GROUND-FAULT OUTLET
	CEILING-MOUNTED LIGHT		TELEPHONE JACK		WATER PROOF OUTLET
	6" FLUSH MOUNT ROUND LED		DOOR BELL		OUTLET MOUNTED @ 44" AFF (ALL OUTLETS AT CABINETS)
	4" FLUSH MOUNT ROUND LED		CABLE JACK		DUPLEX OUTLET W/DUPLEX USB
	WALL-MOUNTED LIGHT		THERMOSTAT		STACKED DOUBLE SWITCH
	RECESSED DIRECTIONAL LIGHT		FLOOR OUTLET		ONE POLE SWITCH
	FLOOD LIGHT W/ MOTION SENSOR		RETURN AIR		THREE-WAY SWITCH
	FLUORESCENT		GARAGE DOOR OPENER		FOUR-WAY SWITCH
			DOOR BELL		DIMMER SWITCH
					ELECTRICAL PANEL
					EXTERIOR WATER FAUCET

GENERAL NOTES

- PROVIDE CRAWL SPACE ACCESS OPENING MIN. 24"x36"
- MAINTAIN MIN 18" SPACE BETWEEN TOP OF PIERS AND CRAWL SPACE GRADE. ADJUST FOR MECHANICAL DUCT CLEARANCES AS REQUIRED
- PROVIDE VAPOR BARRIER IN CRAWL SPACE
- MIN 8"x16" FOUNDATION VENTS. QUANTITY AS REQUIRED TO MEET MIN FREE AIR AREA AS CALCULATED
- ANCHOR BOLTS @ 6'-0" OC AND 1'-0" FROM EACH CORNER OF BUILDING EMBEDDED MIN 7" INTO MASONRY CELL GROUTED SOLID
- ALL SILL PLATES ON SLAB CONSTRUCTION SHALL BE PRESSURE TREATED MIN 2X4
- ALL MUD SILLS SHALL BE PRESSURE TREATED LUMBER
- PROVIDE THRU-WALL FLASHING @ ALL EXTERIOR WALLS @ TOP OF FOUNDATION WALL, AND MINIMUM 8" ABOVE GRADE
- PROVIDE THRU WALL FLASHING AT ALL DOOR AND WINDOW HEADS IN BRICK VENEER, EXTENDED MIN 8" BEYOND EACH END OF OPENING. FULL HEAD WEEPS MIN 32". MIN TWO WEEPS PER OPENING
- PROVIDE STEEL LINTELS @ ALL DOOR AND WINDOW HEADS IN BRICK VENEER
- TYPICAL CEILING HEIGHT 8'-0" AFF (UNO)
- TYPICAL WINDOW HEAD HEIGHT 6'-8" AFF (UNO)
- FULL HEAD WEEP JOINTS AT ALL THRU-WALL FLASHING, MIN 32" OC
- 1'-9" OVERHANGE FROM FACE OF STUD FRAMING WITH BRICK VENEER (FOR 1'-4" EXPOSED OVERHANG))
- 1'-4" OVERHANGE FROM STUD FRAMING @ LOCATIONS WITH HORIZONTAL SIDING
- OVERHANGE ON COVERED PORCHES MATCH OVERHANGE @ EXTERIOR WALL
- TYPICAL 5" FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF BRICK VENEER
- ALL DIMENSIONS PROVIDED ARE TO FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE

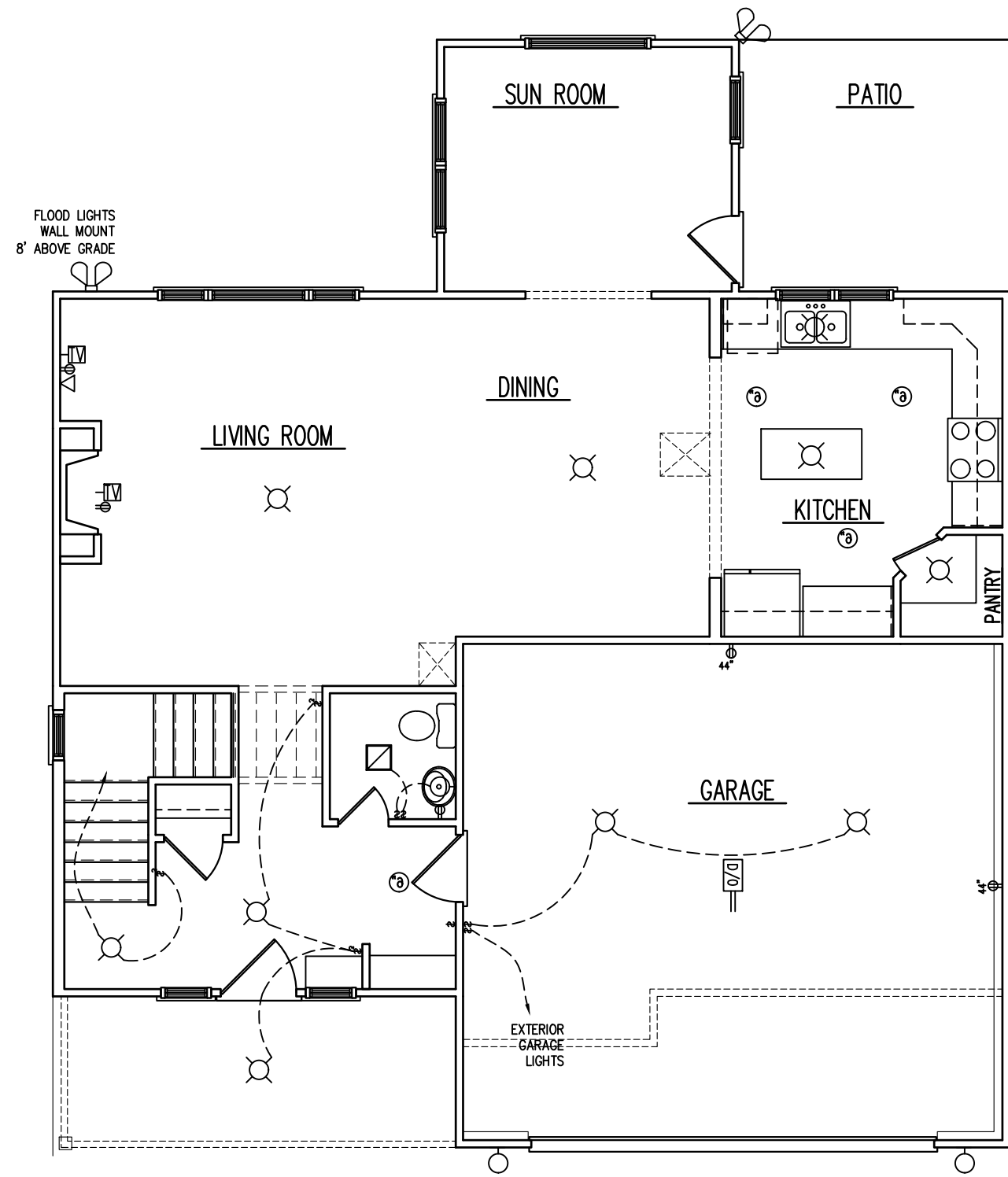


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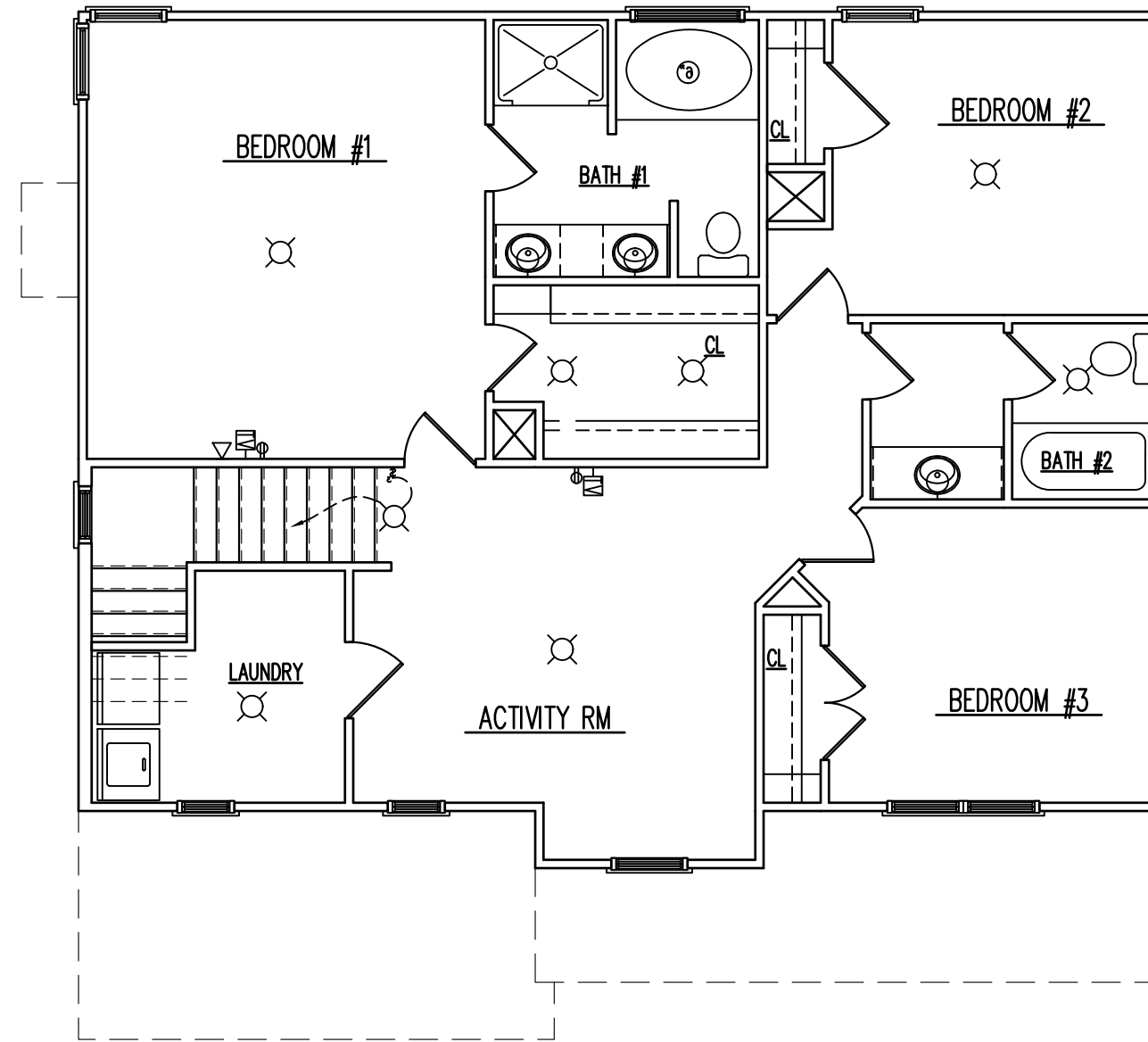
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IVERCON, INC.
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FIRST FLOOR ELECTRICAL
1/4" = 1'-0"



SECOND FLOOR ELECTRICAL
1/4" = 1'-0"

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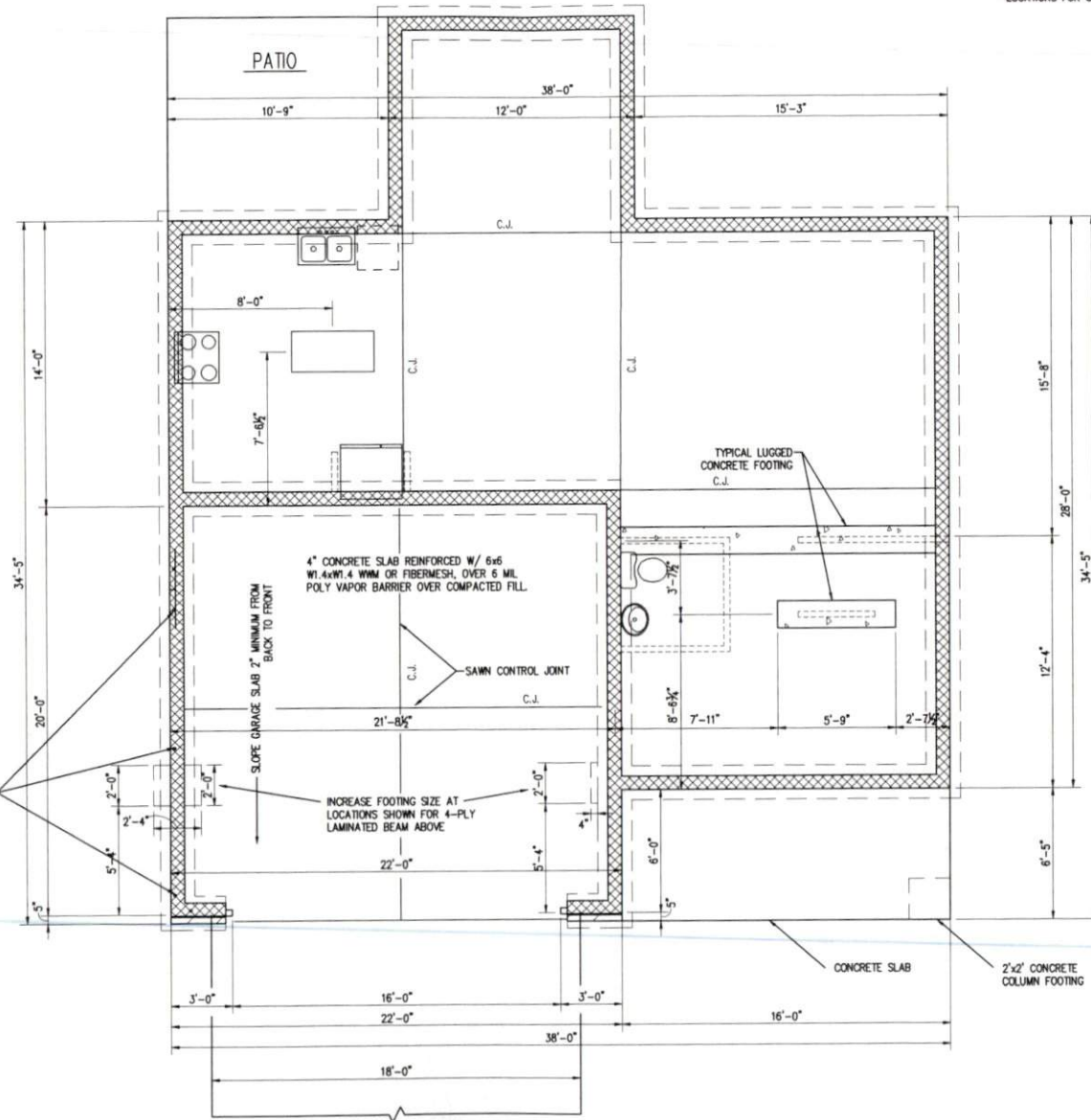
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Fayetteville, NC 28306

PORCH SLABS
 TYPICAL 4" CONCRETE SLAB OVER
 COMPACTED FILL. LOWER MINIMUM 4" BELOW
 FINISH FLOOR.

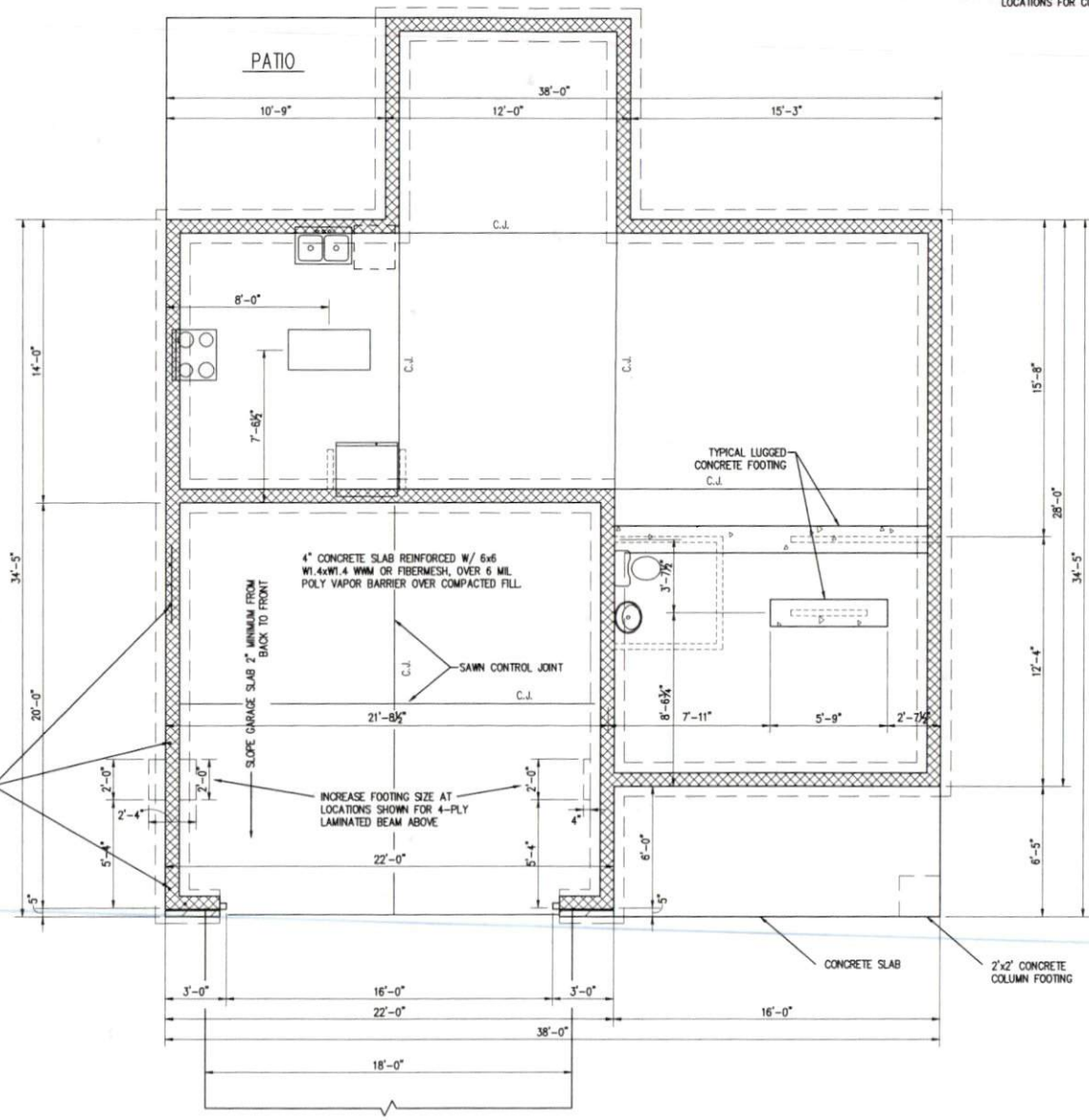
2-STORY HOUSE PLANS
 INSTALL 3 COURSES OF BRICK TO TOP OF MASONRY
 FOUNDATION FOR 8" SOLID CAP. FOR BLOCK
 FOUNDATIONS FILL CELLS SOLID IN TOP 8" COURSE
 OF MASONRY.

1/2"x12" ANCHOR BOLTS @ 6'-0" O.C., 1'-0" FROM
 ENDS AT CORNERS, 1'-0" FROM ENDS AT ALL DOOR
 JAMBS, AND 1'-0" FROM ENDS AT ALL SPLICES IN
 WALL PLATES



PATIO SLABS
 TYPICAL 4" CONCRETE OVER COMPACTED
 FILL. LOWER MINIMUM 4" BELOW FINISH
 FLOOR. THICKENED SLAB FOOTING AT POST
 LOCATIONS FOR COVERED PATIOS.

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4" CONCRETE SLAB REINFORCED W/ #6
 W1.4xW1.4 W/M OR FIBERMESH, OVER 6 MIL
 POLY VAPOR BARRIER OVER COMPACTED FILL

SLOPE GARAGE SLAB 2" MINIMUM FROM
 BACK TO FRONT

INCREASE FOOTING SIZE AT
 LOCATIONS SHOWN FOR 4-PLY
 LAMINATED BEAM ABOVE

TYPICAL LUGGED
 CONCRETE FOOTING

CONCRETE SLAB

2'x2' CONCRETE
 COLUMN FOOTING

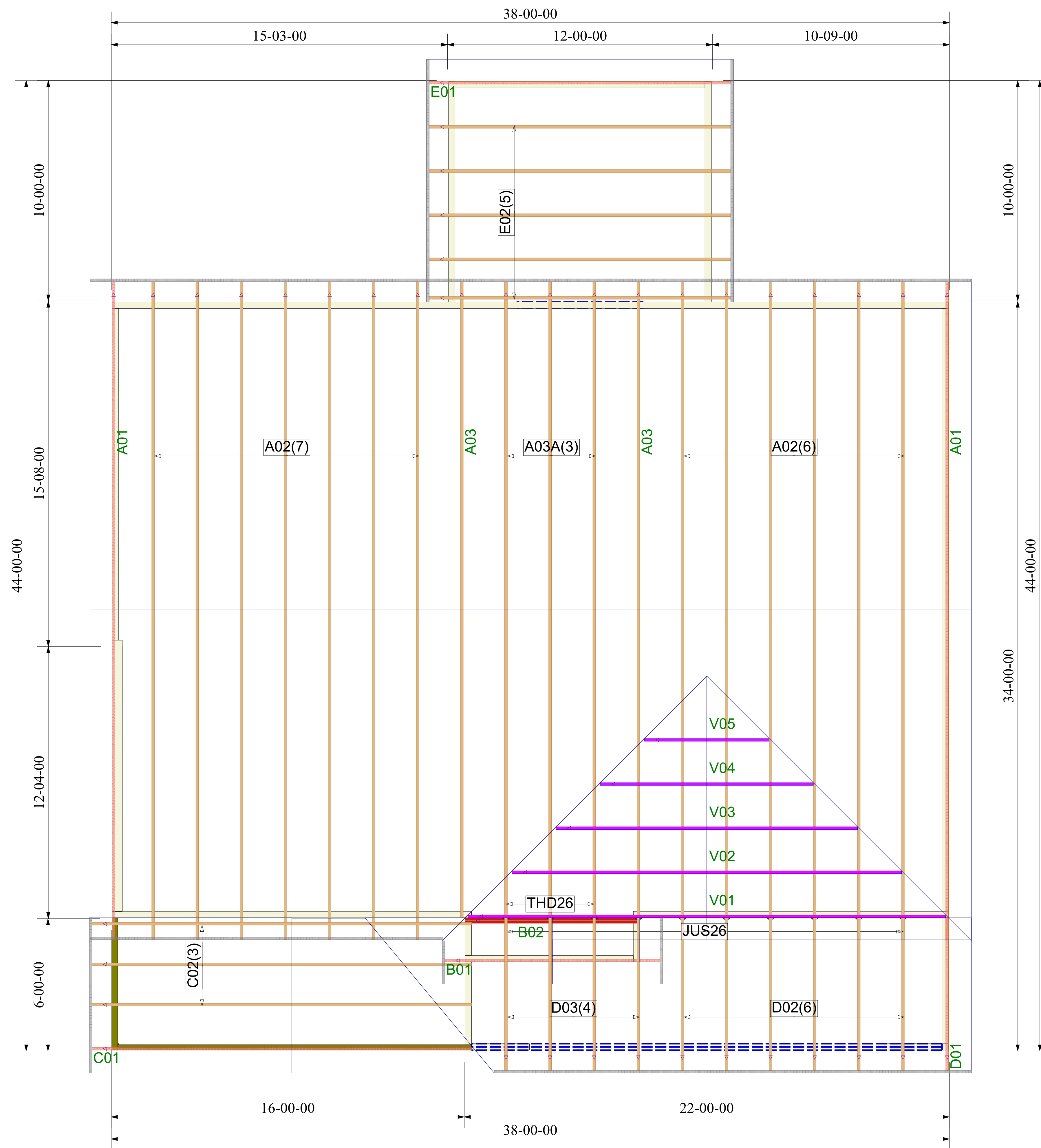
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Truss Connector Total List		
Manuf	Product	Qty
USP	JUS26	10
USP	One RT7A	69
	THD26	4

ROOF TRUSS FRAMING

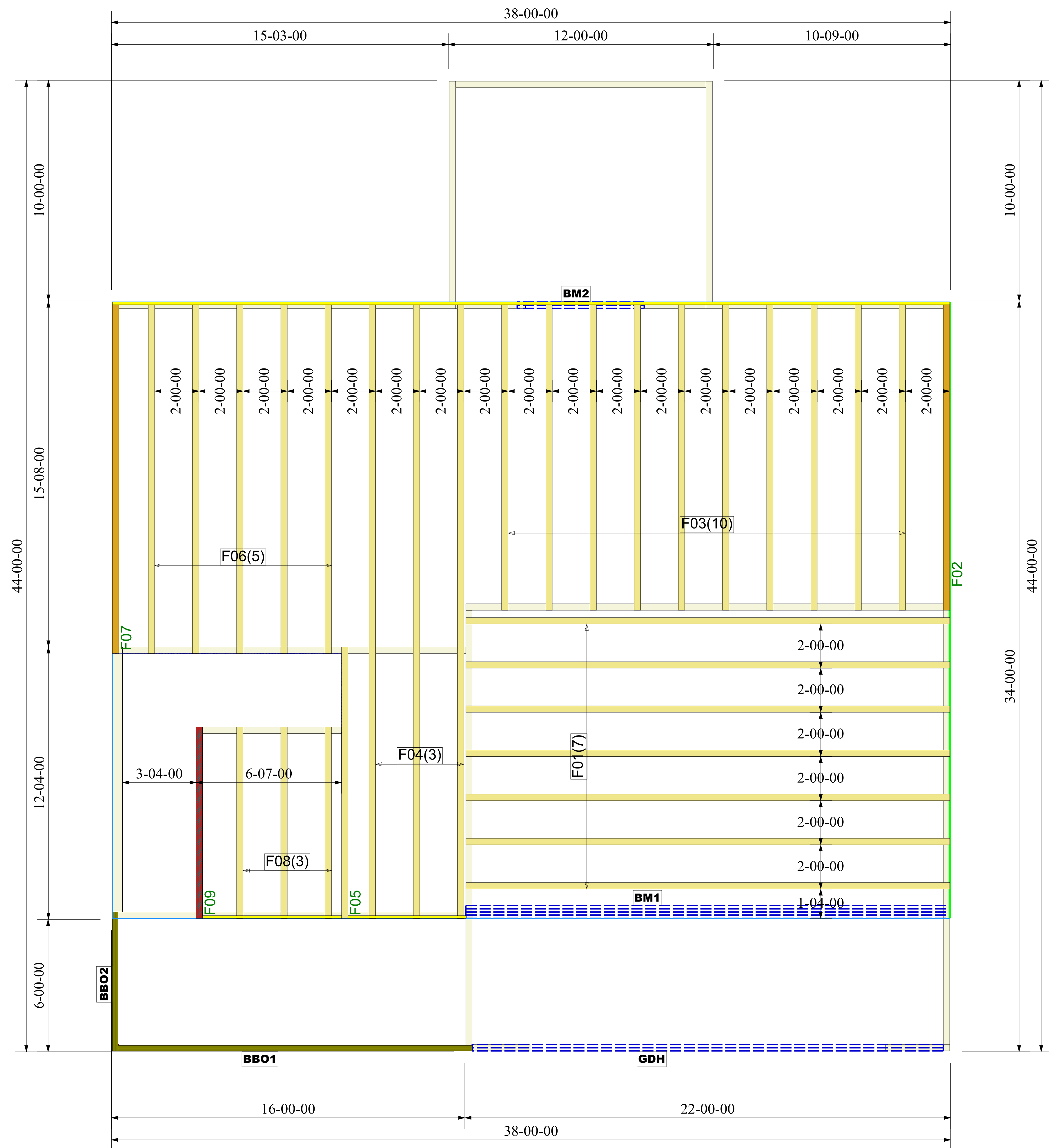
DRAWING SCALE : NTS



Ivercon Construction
 Spencer Plan
ROOF TRUSS PLACEMENT PLAN

REVISIONS	
DATE	BY

PROJECT NUMBER
19110027
 SHEET NUMBER
1 / 1



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM2	6-00-00	2.0 RigidLam LVL 1-3/4 x 9-1/4	2	2	FF
GDH	22-00-00	2.0 RigidLam LVL 1-3/4 x 11-7/8	2	2	FF
BM1	22-00-00	2.0 RigidLam LVL 1-3/4 x 18	4	4	FF
BBO1	18-00-00	1-08 x 9-04 Generic Material	2	2	FF
BBO2	8-00-00	1-08 x 9-04 Generic Material	2	2	FF
PBO1	10-00-00	3-08 x 3-08 Generic Material	1	1	FF

FLOOR TRUSS FRAMING

DRAWING SCALE : NTS



Ivercon Construction

Spencer Plan

FLOOR TRUSS PLACEMENT PLAN

REVISIONS	
DATE	BY

PROJECT NUMBER
19110027

SHEET NUMBER
1 / 1