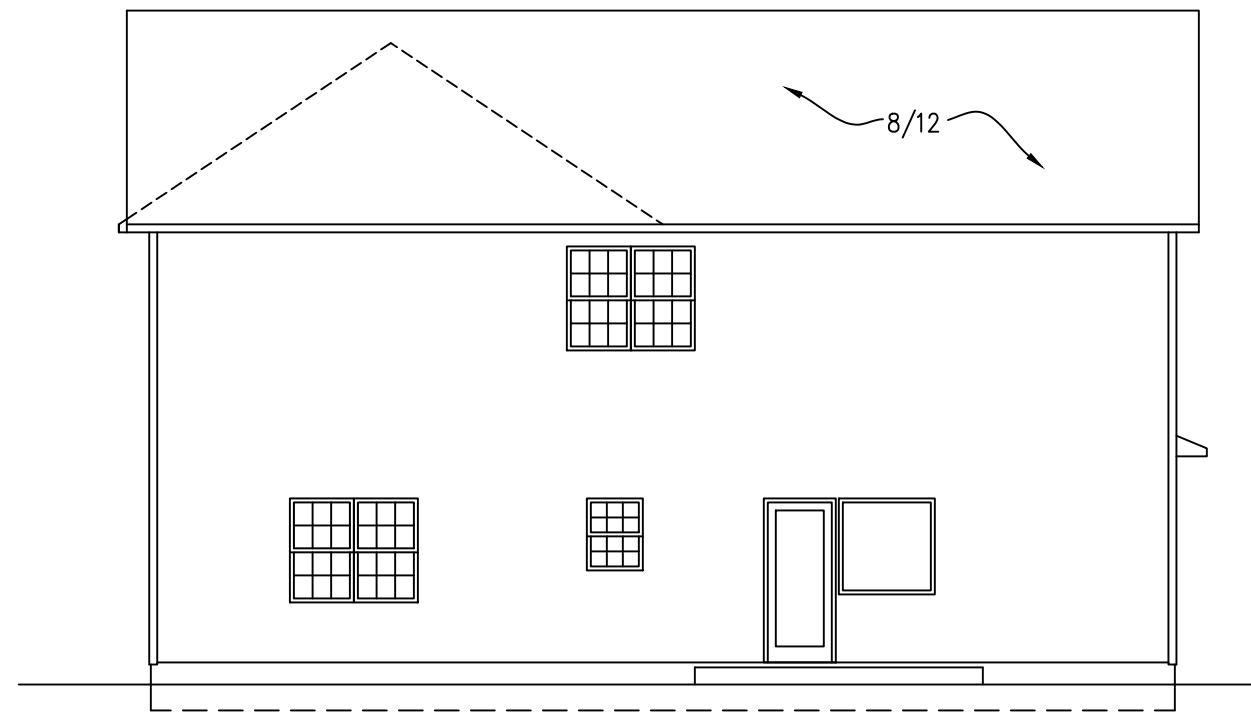
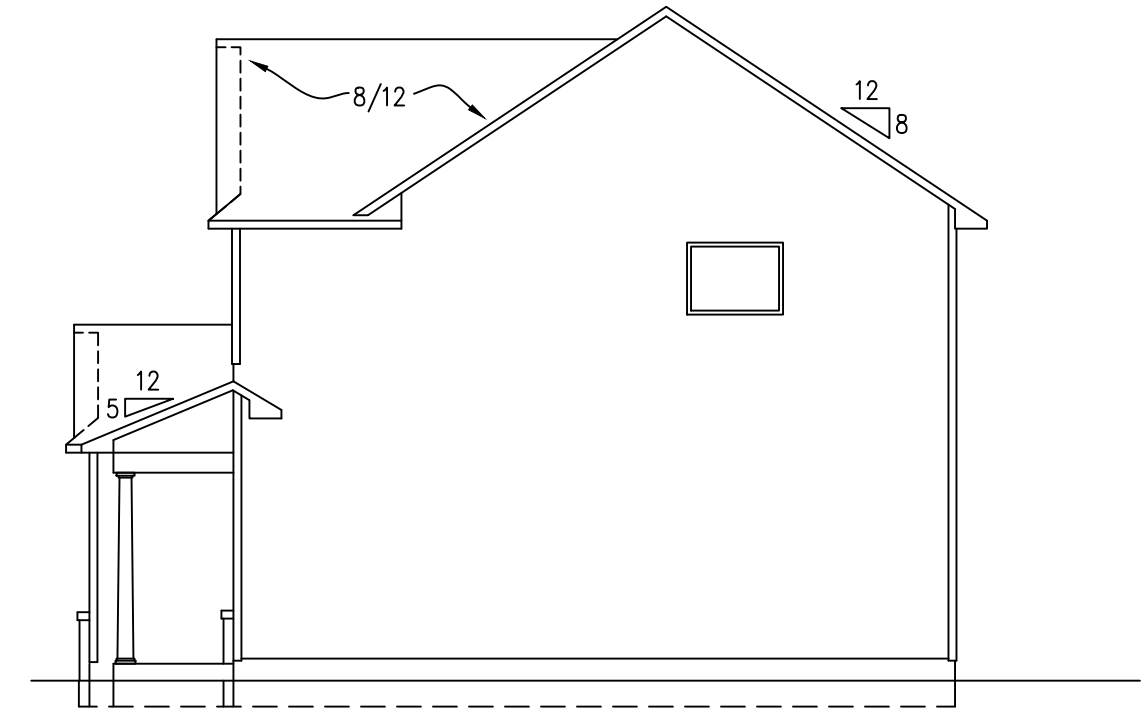


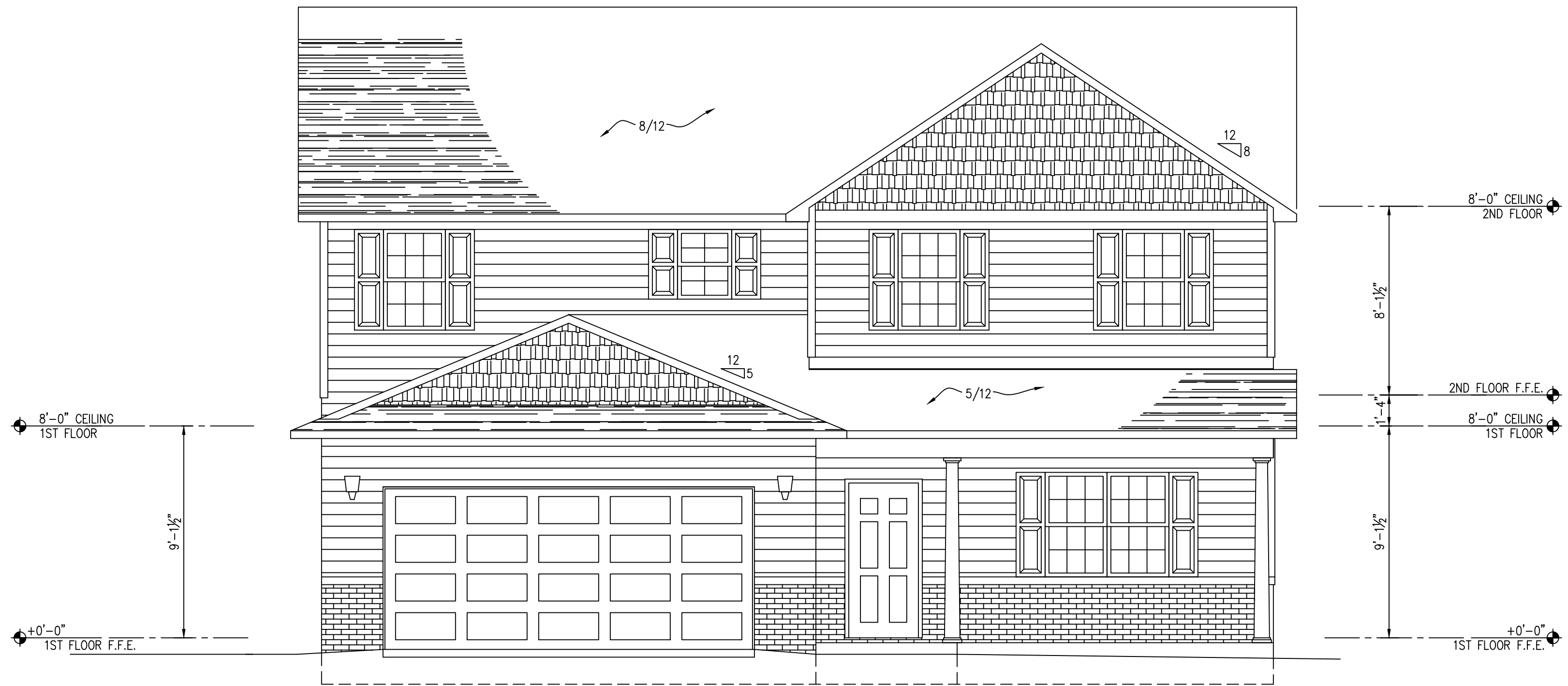
LEFT ELEVATION
1/8" = 1'-0"



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



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

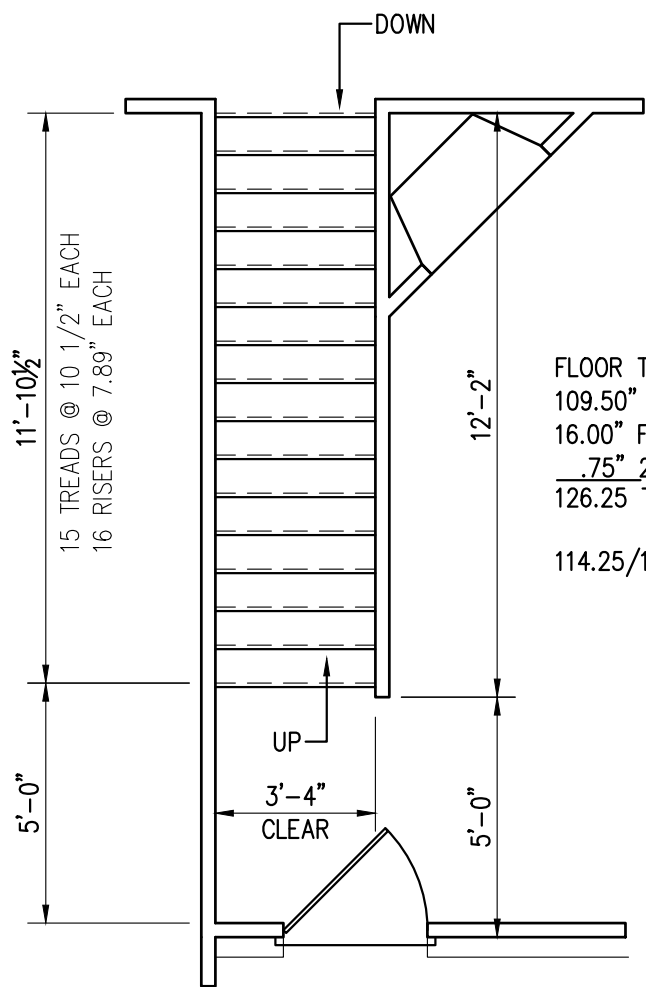


FRONT ELEVATION
1/4" = 1'-0"

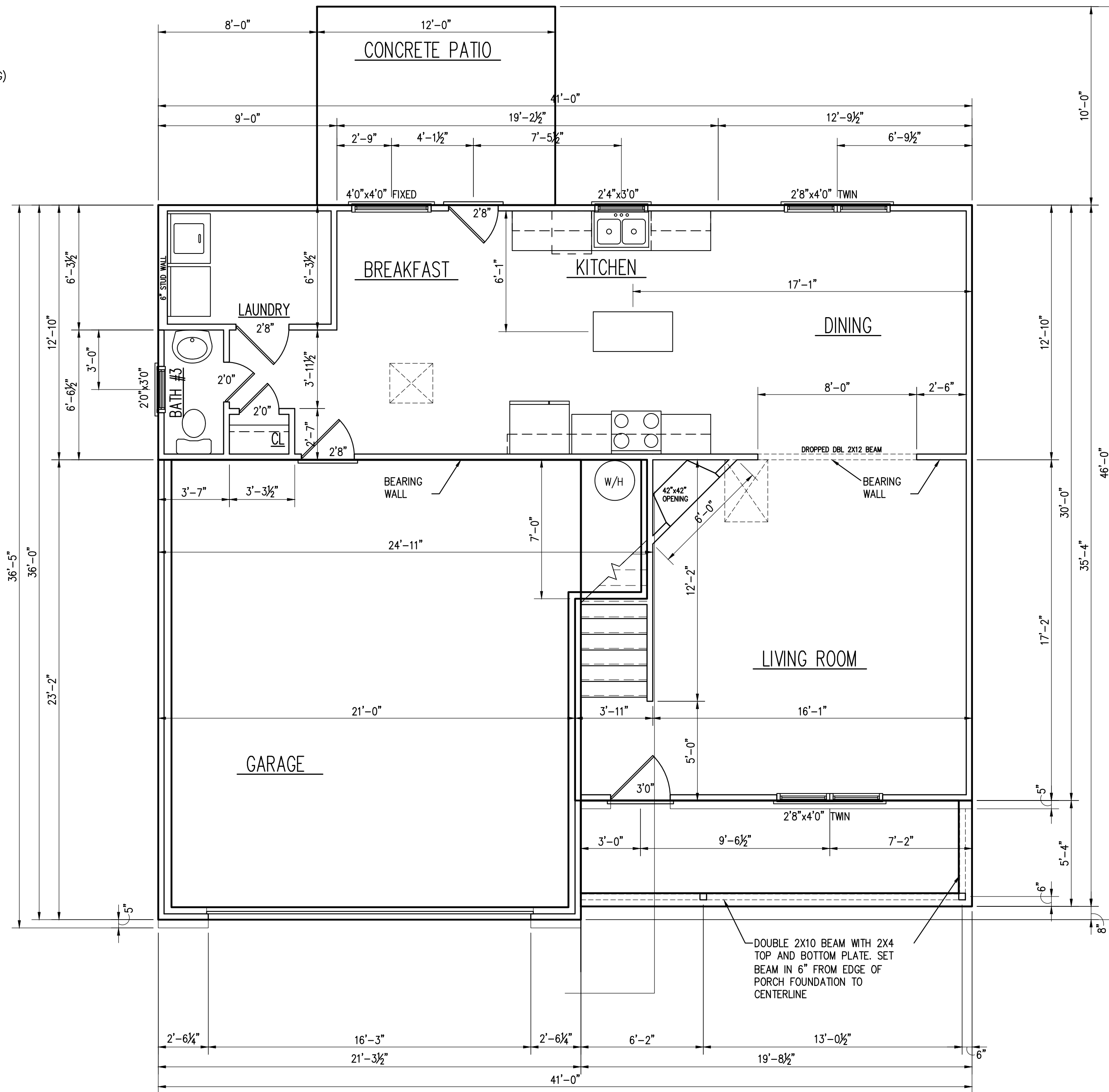
The design and plans are the sole property of Ivercon, Inc., the copyright owner. These drawings are provided for the construction of a single house, for the exclusive use of this client, on the lot, designated herein. The documents may not be copied in any way. The designer has attempted to provide an accurate set of documents to comply with the requirements of the North Carolina Building Code 2006 Edition.

OUR OAKLAND DESIGN
LOT #: 2
Subdivision: Sweetwater

IVERCON, INC.
PO Box 64778 910-237-3461-ph
Fayetteville, NC 28306 910-223-1395-fax



FLOOR TO FLOOR HEIGHT (9'-0" CEILING)
 109.50" WALLS
 16.00" FLOOR TRUSSES
 .75" 2ND FLOOR DECKING
 126.25 TOTAL HEIGHT
 114.25/16 RISERS = 7.89"/RISER



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

AREA DATA
 FRAMED FIRST FLOOR 844 SF (Slab 776 SF)
 FRAMED SECOND FLOOR 1103 SF
 FRAMED GARAGE 493 SF (SLAB 473 SF)
 BONUS ROOM N/A
 TOTAL HEATED 1,947 SF
 GROSS HEATED WITH GARAGE 2,440 SF

COVERED PORCH FRONT 100 SF (SLAB 88 SF)
 PATIO BACK 120 SF

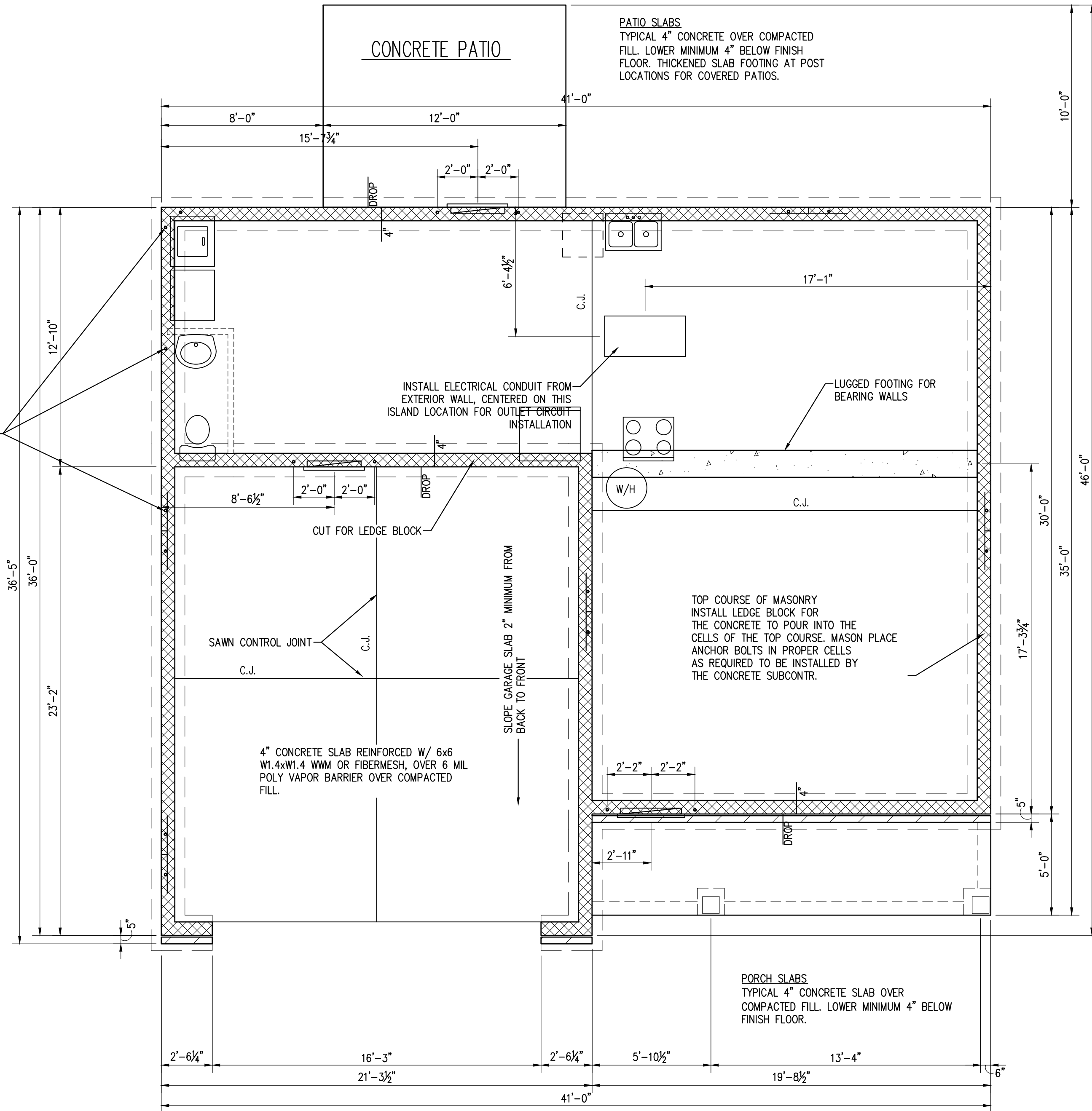
FIRST FLOOR PLAN
 1/4" = 1'-0"

The design and plans are the sole property of Ivercon, Inc., the copyright owner. These drawings are provided for the construction of a single house, for the exclusive use of this client, on the lot, designated herein. The documents may not be copied in any way. The designer has attempted to provide an accurate set of documents to comply with the requirements of the North Carolina Building Code 2006 Edition.

OUR OAKLAND DESIGN
 LOT #: 2
 Subdivision: Sweetwater

IVERCON, INC.
 PO Box 64778
 Fayetteville, NC 28306 910-237-3461-ph
 910-223-1395-fax

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



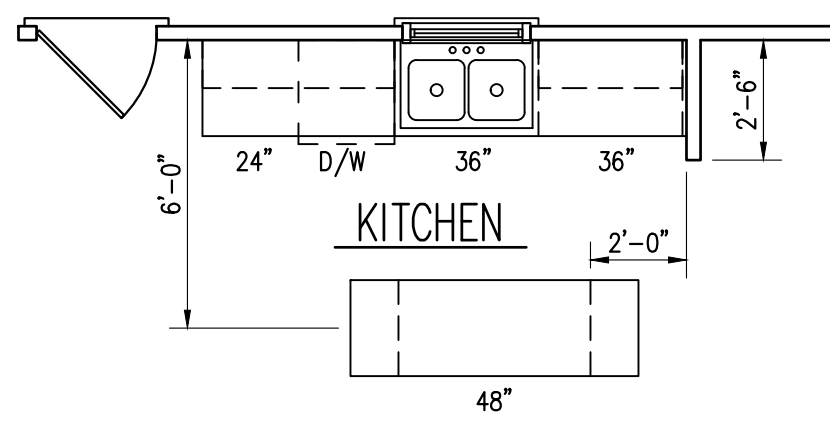
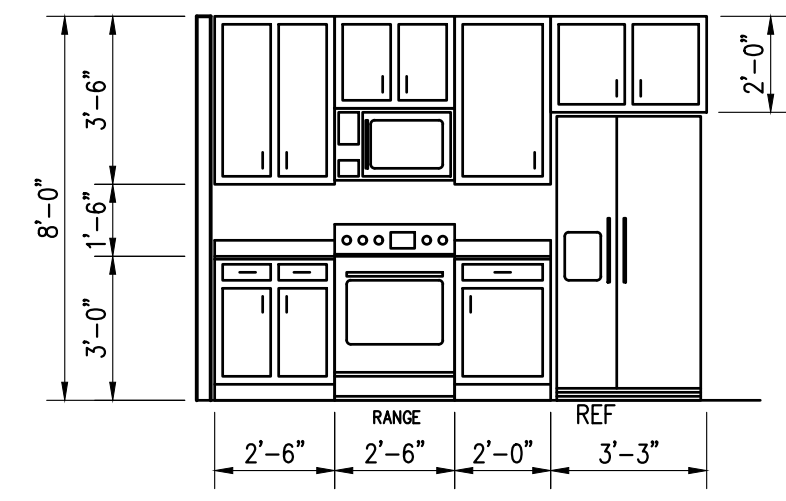
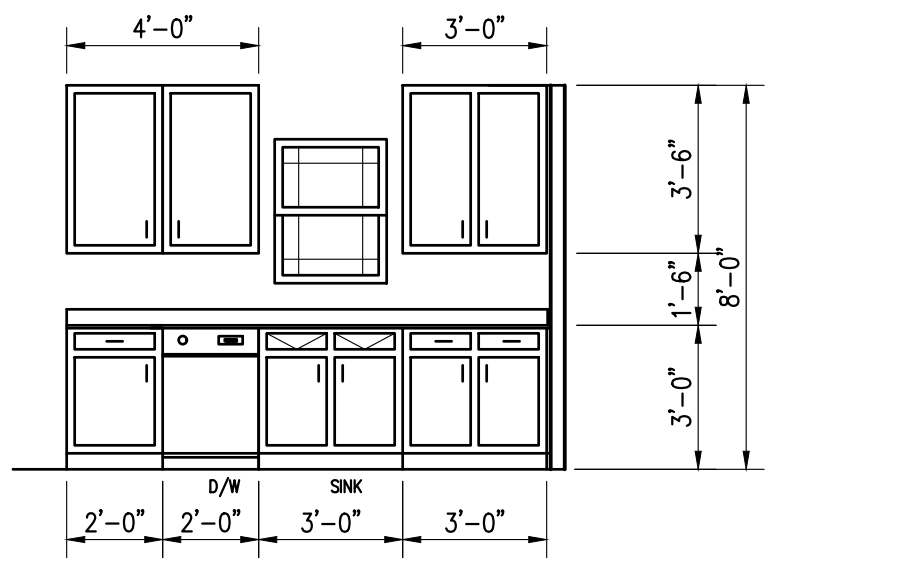
FOUNDATION PLAN
1/4" = 1'-0"

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

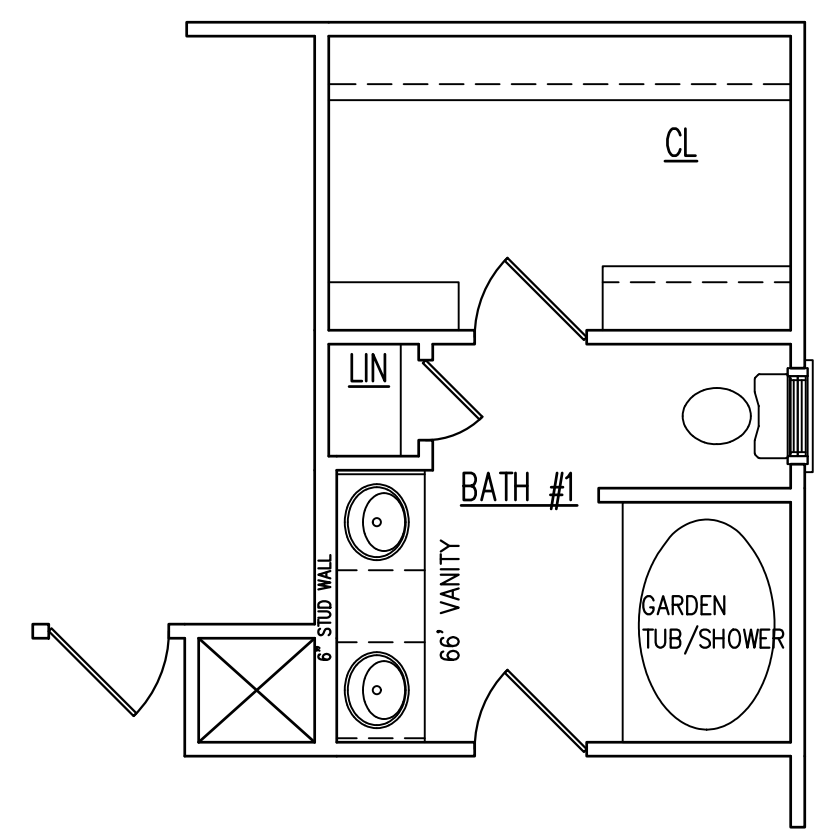
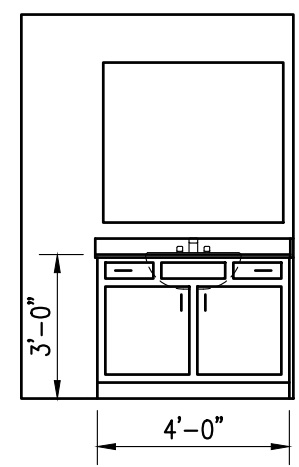
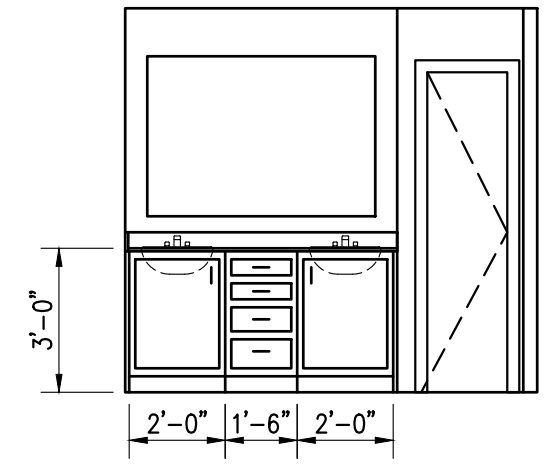
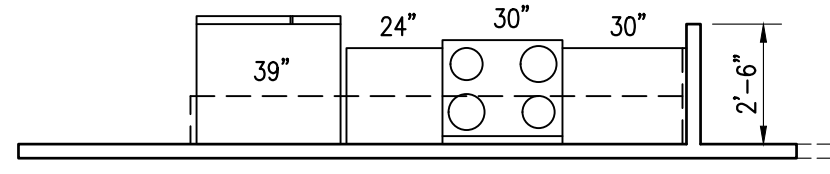
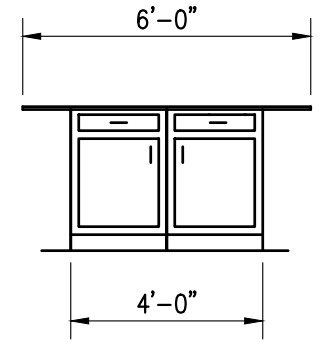
The design and plans are the sole property of Ivercon, Inc., the copyright owner. These drawings are provided for the construction of a single house, for the exclusive use of this client, on the lot, designated herein. The documents may not be copied in any way. The designer has attempted to provide an accurate set of documents to comply with the requirements of the North Carolina Building Code 2006 Edition.

OUR OAKLAND DESIGN
LOT #: 2
Subdivision: Sweetwater

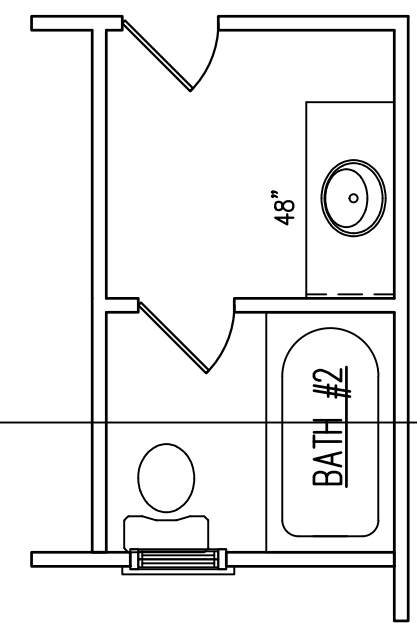
IVERCON, INC.
PO Box 64778
Fayetteville, NC 28306
910-237-3461-ph
910-223-1395-fax



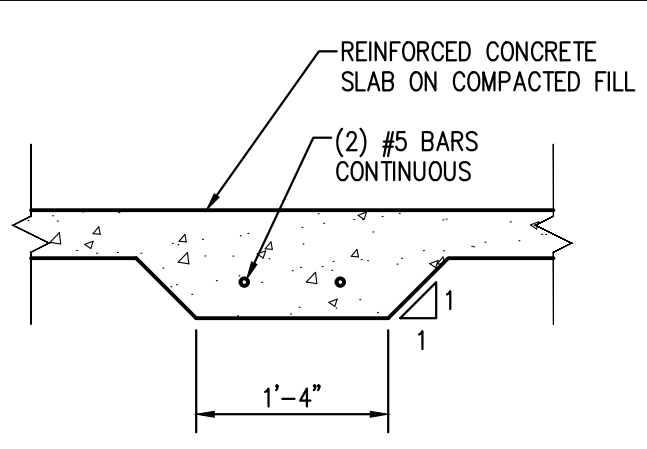
KITCHEN



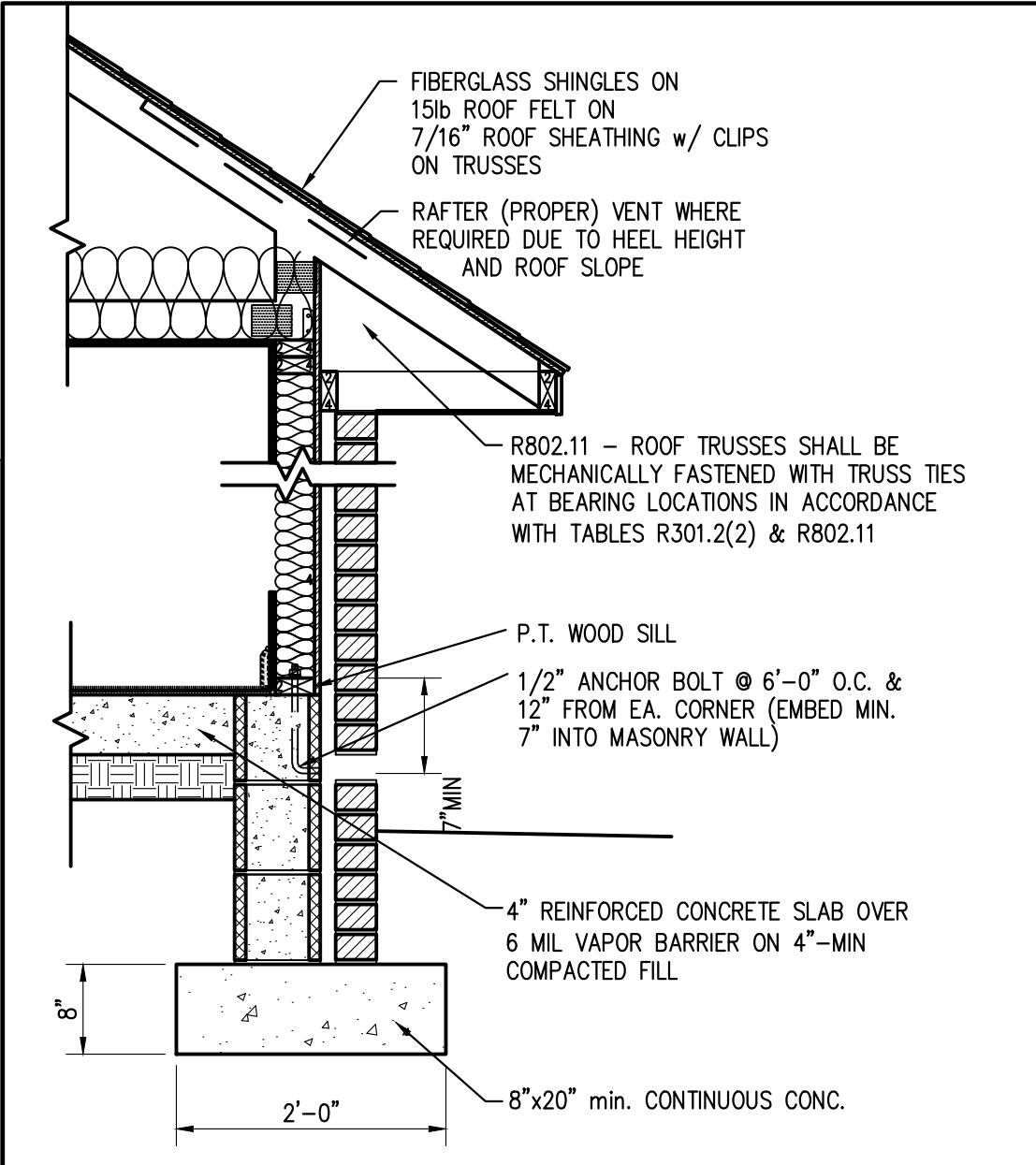
BATHROOM #1



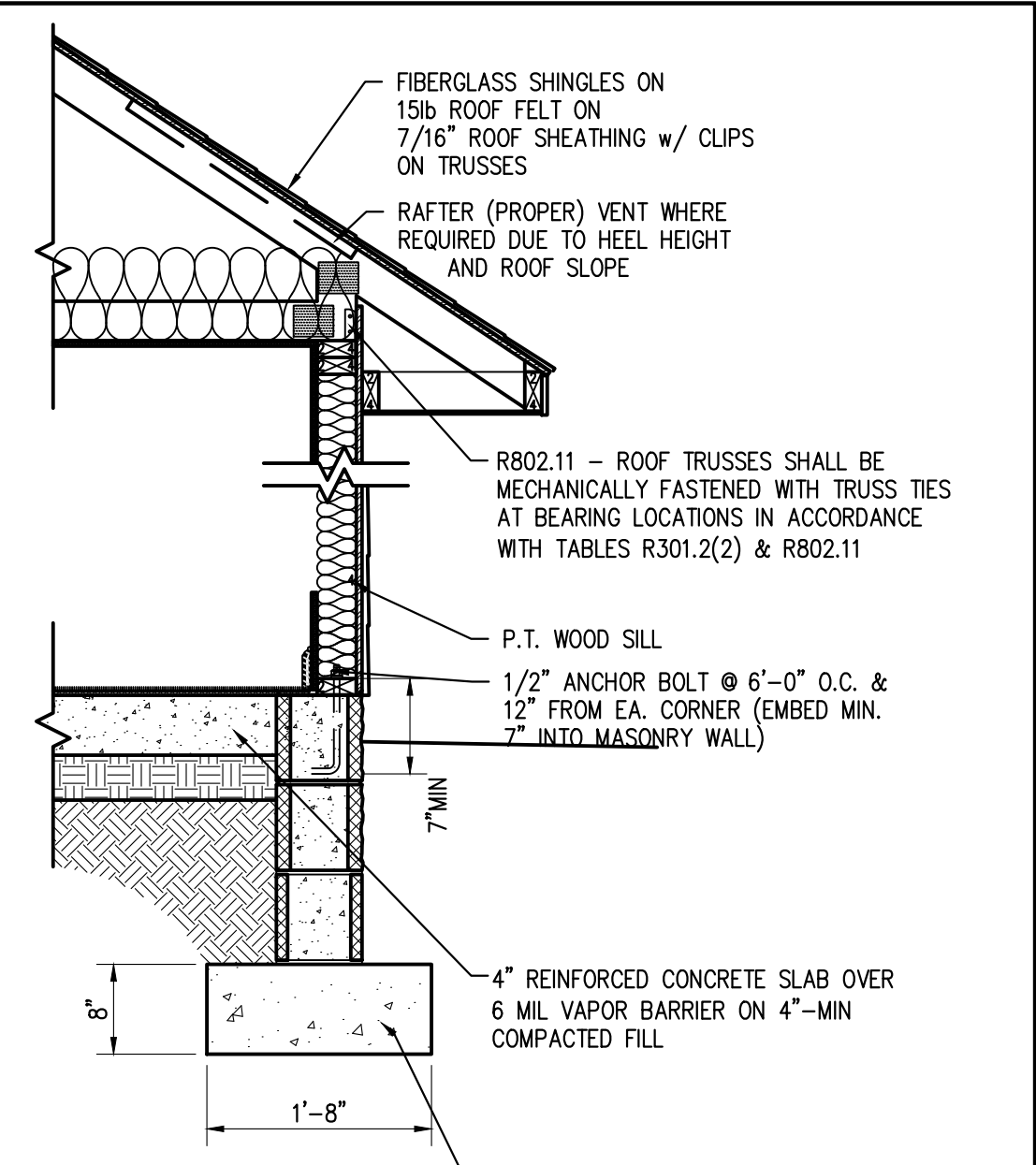
BATHROOM #2



TYPICAL LUGGED FOOTING
3/4" = 1'-0"



TYPICAL WALL SECTION W/ BRICK VENEER
3/4" = 1'-0" LESS THAN 110mph WIND ZONE



TYPICAL WALL SECTION
3/4" = 1'-0" LESS THAN 110mph WIND ZONE
FOUNDATION WALL HEIGHT VARIES AS GRADING REQUIRES

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

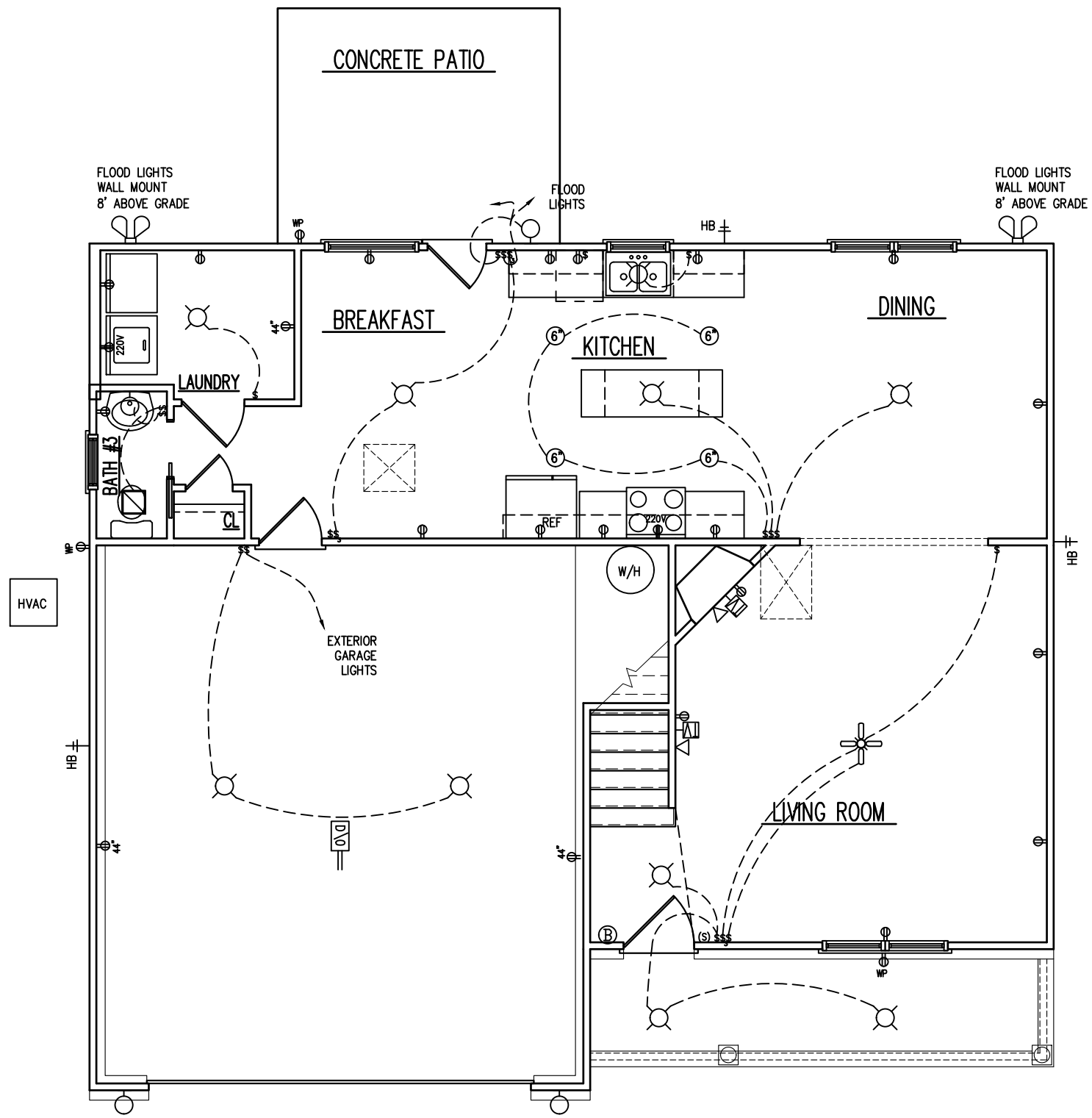
- GENERAL NOTES**
- PROVIDE CRAWL SPACE ACCESS OPENING MIN. 24"x36"
 - MAINTAIN MIN 18" SPACE BETWEEN TOP OF PIERS AND CRAWL SPACE GRADE. ADJUST FOR MECHANICAL DUCT CLEARANCES AS REQUIRED
 - PROVIDE VAPOR BARRIER IN CRAWL SPACE
 - MIN 8"x16" FOUNDATION VENTS. QUANTITY AS REQUIRED TO MEET MIN FREE AIR 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" OVERHANG FROM FACE OF STUD FRAMING WITH BRICK VENEER (FOR 1'-4" EXPOSED OVERHANG))
 - 1'-4" OVERHANG FROM STUD FRAMING @ LOCATIONS WITH HORIZONTAL SIDING
 - OVERHANG ON COVERED PORCHES MATCH OVERHANG @ 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

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.

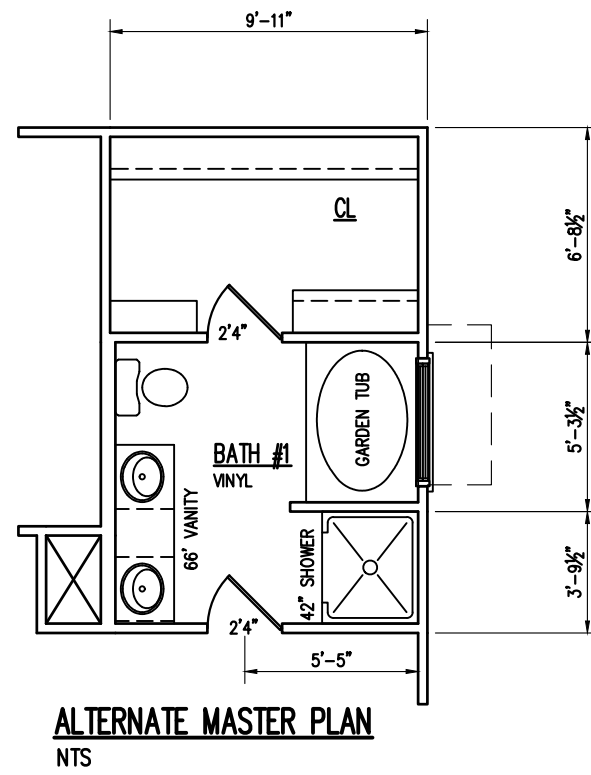
The design and plans are the sole property of Ivercon, Inc., the copyright owner. These drawings are provided for the construction of a single house, for the exclusive use of this client, on the lot, designated herein. The documents may not be copied in any way. The designer has attempted to provide an accurate set of documents to comply with the requirements of the North Carolina Building Code 2006 Edition.

OUR OAKLAND DESIGN
LOT #: 2
Subdivision: Sweetwater

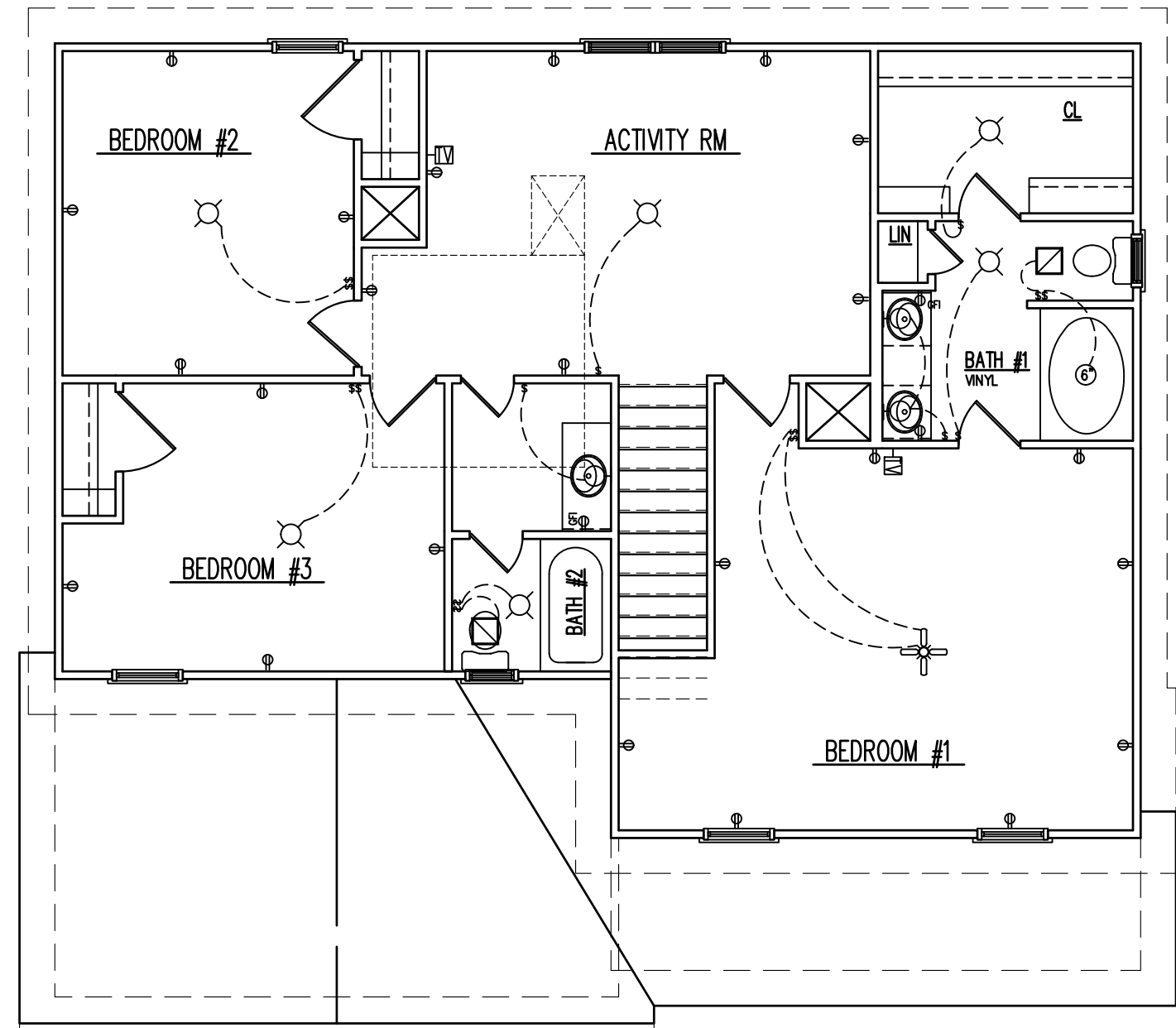
IVERCON, INC.
PO Box 64778 910-237-3461-ph
Fayetteville, NC 28306 910-223-1395-fax



FIRST FLOOR ELECTRICAL PLAN
NTS



ALTERNATE MASTER PLAN
NTS



SECOND FLOOR ELECTRICAL PLAN
NTS

The design and plans are the sole property of Ivercon, Inc., the copyright owner. These drawings are provided for the construction of a single house, for the exclusive use of this client, on the lot, designated herein. The documents may not be copied in any way. The designer has attempted to provide an accurate set of documents to comply with the requirements of the North Carolina Building Code 2006 Edition.

OUR OAKLAND DESIGN
LOT #: 2

IVERCON, INC.
PO Box 64778 910-237-3461-ph
Fayetteville, NC 28306 910-223-1395-fax

Subdivision: Sweetwater