ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 316576

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 3783 -- 43 -- 3108

APPLICANT/OWNER: Tanya Diaz APPLICANT ADDRESS: 7155 Stonington Lane 28227

SITE ADDRESS: 165 Pumice Drive Statesville 28625 PHONE: 704-369-3791 ALT. PHONE -

SITE DIRECTIONS: Shuan School Road L on Walnut tree L on Pumice House on R SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: River Rock SECTION: 2 LOT # 13 LOT AREA: 0.8 Acre DESIGN FLOW: 360gpd L.T.A.R.: .25

Septic Tank	1000	(gal)	STB		Date		☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	
Pump Tank		(gal)	PT		Date		System Description:	25% Reduction			
Pump Make			Model		Serial #		Repair System Description:	25% Reduction			
# Nitrification Fields	1	# Lines	5	Linear Ft	360'		Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36"	Trench Bottom Depth(~~Low side~~)		Max 24"	Gravel Depth	-	☒ GRAVITY	☐ PRESSURE			

☒ Residence	No. Bedrooms	3	**Water Supply**
☐ Business	No. Persons	6	☐ Private
☐ Other	No. Employees		☒ Public
☐ Slab	☐ Crawl Space		☐ Community
☒ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions:

INITIAL SITE SKETCH

This permit is issued pursuant to Section 11 . (C) of S.L. 2018-114 using the signed and sealed LSS Evaluation by:

AWT

LSS # 1324

AS BUILT SKETCH

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your time.

Installed as shown

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☑ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☑ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Date: 6-30-21 Installed by: Lentz

IMPROVEMENT PERMIT by: Date: 6.28.2021 OPERATION PERMIT by: Sydney Holland Date: 3/7/23

AUTHORIZATION TO CONSTRUCT by: Date: 6.28.2021 Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed.

Item	Date	Initials
Drain Lines Checked		
Tanks Checked		
Pressure Manifold or Valve Box Checked		
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? Y / N		
Comments:		

Repairs Only	
	State Code
Failing System Code	
Type of Distribution	G or P
Type of Failure/Malfunction	
Primary Cause of Failure/Malfunction	
Age of System? _____	
Initial or Repair? _____	

Engineers and Soil Scientists
Agri-Waste Technology, Inc.
501 N. Salem Street, Suite 203
Apex, North Carolina 27502
919-859-0669
www.agriwaste.com

LICENSED SOIL SCIENTIST
CHRISTOPHER E. MCGEE
1324
STATE OF NORTH CAROLINA

Soil Suitability for Domestic Sewage Treatment and Disposal Systems
165 Pumice Drive, Statesville, NC. 28625
(PIN: 3783-43-3108; Iredell County)

PREPARED FOR: Tanya Diaz, Owner

PREPARED BY: Chris McGee, Senior Soil Scientist
Trevor Hackney, Environmental Scientist

DATE: March 8, 2021

Soil suitability for domestic sewage treatment and disposal systems was evaluated on March 1, 2021 for the property located at 165 Pumice Drive, Statesville, NC. Chris McGee and Trevor Hackney of Agri-Waste Technology, Inc. (AWT) conducted the soil evaluation. This evaluation was done to facilitate permitting for a septic system. This report and attached documents were prepared to meet the requirements for a Licensed Soil Scientist evaluation to meet SL 2018-114 (c).

A drawing of the site plan, septic layout, and boring locations is included in Attachment 1. Profile descriptions for each boring are included in Attachment 2.

The total property area is approximately 0.8 acres. The property is mostly cleared with some small trees and patches of thicket. The home is proposed near the front of the property and the septic system is proposed downslope of the home. The proposed system is a conventional gravity septic system.

Soil Suitability for Domestic Sewage Treatment and Disposal Systems

The drawing in Attachment 1 details the property boundaries (as surveyed by Don Allen & Associates), soil boring locations, and layout of drain field trenches (Completed by AWT). Six soil borings were assessed on the property. Soil borings were examined to determine soil suitability for on-site sewage disposal systems in accordance with 15A 18A .1900 Rules for Sewage Treatment and Disposal Systems. These borings were advanced with a hand auger. Soil Borings 1, 2, 3, 4, 5, & 6 were all provisionally suitable

for a conventional style trench. All soil borings that are provisionally suitable are being utilized for the drain field area.

A septic layout was performed to demonstrate available space (.1945). The layout in Attachment 1 indicates there is available space for a three-bedroom conventional gravity initial and repair system utilizing the 25% reduction of innovative drain field material.

The proposed LTAR (Long Term Acceptance Rate) by AWT is 0.25 GPD/ft^2. The soils on this property are group IV soils within the distribution and treatment zone as used to define the LTAR. Since usable soil depths meet or exceed 42" AWT is recommending the use of innovative style trench to utilize the 25% reduction for the initial and repair system. With an LTAR of 0.25 GPD/ft^2, 720 linear feet of innovative trench is necessary to support a 3-bedroom home initial and repair system. The attached drawing proves that 750 linear feet of trench can be installed with the proposed home location on the property.

Any disturbances or grading done in the usable area or within the proposed setbacks will change the potential of using the area designated for a drain field. Prior to moving forward with building on the property, Iredell County Environmental Health Department should be contacted to complete the necessary review of this documentation to issue an IP (Improvement Permit) for the property.

Conclusions

An IP (Improvement Permit) for this property can be issued with the site plan that is in Attachment 1. The county issues an Operation Permit after the system has been installed to meet the specifications of the Authorization to Construct. Septic layouts and system design can be performed as needed. It will be critical to not disturb any of the proposed septic area or there is a risk that the IP will be voided. The LSS Evaluation is being submitted pursuant to and meets the requirements of the SL 2018-114 Section 11. (c)

We appreciate the opportunity to assist you in this matter. Please contact us with any questions, concerns, or comments.

Sincerely,

Christopher McGee, LSS

Trevor Hackney

Trevor Hackney

Engineers and Soil Scientists

Agri-Waste Technology, Inc.
501 N. Salem Street, Suite 203
Apex, North Carolina 27502
919-859-0669
www.agriwaste.com

June 21, 2021

To: Owner- 165 Pumice Dr, Statesville NC 28625

Re: Site/Soil Investigation for 165 Pumice Dr in Statesville (Iredell County, NC)

I, Tanya Diaz (owner name, print), acknowledge that "the LSS Evaluation attached to this application is to be used to produce design and construction features for permitting in accordance with SL 2018-114 Section 11.(c)."

Owner Signature: Tanya Diaz

Date: 062121

Sincerely,

Chris McGee, LSS
Soil Scientist
Agri-Waste Technology, Inc.

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet __1__ *of* __3__
PROPERTY ID #: _3783-43-3108__
COUNTY: __Iredell __

SOIL/SITE EVALUATION
***for* ON-SITE WASTEWATER SYSTEM**
(Complete all fields in full)

OWNER: _____Tanya Diaz_____ APPLICATION DATE_____
ADDRESS:_____165 Pumice Drive, Statesville, NC. 28625 DATE EVALUATED: _3/1/21_
PROPOSED FACILITY: _Single Family Residence___PROPOSED DESIGN FLOW (.1949): ___360 GPD____ PROPERTY SIZE: _____0.8_____
LOCATION OF SITE: _____165 Pumice Drive, Statesville, NC. 28625_____ PROPERTY RECORDED: _____
WATER SUPPLY: ☐ Private ☒ Public ☐ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☒ Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
SB 1	10-15%	0-10"	WSBK; SCL	SS; SP; Fr	5YR 3/3	42+"			0.275
		10-42+"	SBK; C	SS: SP; FI	10R 3/6				
SB 2	7-10%	0-12"	WSBK; SCL	SS; SP; Fr	5 YR 2.5/2	42+"			0.25
		12-32"	WSBK; C	SS; SP; Fr	2.5YR ¾				
		32-42+"	SBK; CL	SS; SP; FI	2.5YR 3/6				
SB 3	7-10%	0-7"	WSBK; SCL	SS; SP; Fr	2.5YR 3/3	42+"			0.275
		7-22"	SBK; C	SS; SP; Fr	10R 3/6				
		22-42+"	SBK; CL	SS; SP; FI	10R 3/6				
					10R 6/8				
SB 4	10-15%	0-7"	WSBK; SCL	SS; SP; Fr	2.5YR 3/3	42+"			0.25
		7-30"	WSBK; C	SS; SP; Fr	10R 3/6				
		30-42+"	SBK; CL	SS; SP; FI	10R 4/6				

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	Provisionally Suitable	Provisionally Suitable
System Type(s)	Innovative	Innovative
Site LTAR	0.25	0.25

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): _____

EVALUATED BY: ____Trevor Hackney_____
OTHER(S) PRESENT: _____Chris McGee_____

COMMENTS

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

PROPERTY ID #: ____3783-43-3108
DATE OF EVALUATION: ___3/1/21_____
COUNTY: _____Iredell____

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
SB 5	10-15%	0-7"	WSBK; SCL	SS; SP; Fr	2.5YR 3/3	42+"			0.275
		7-25"	WSBK; C	SS; SP; Fr	10 R 3/6				
		25-42+"	SBK; CL	SS; SP; FI	10R 4/6				
SB 6	7-10%	0-8"	WSBK; SCL	SS; SP; Fr	2.5YR 3/3	42+"			0.275
		8-20"	WSBK; C	SS; SP; Fr	10R 3/6				
		20-42+"	SBK; CL	SS; SP; FI	10R 4/6				

COMMENTS:_____

Drainfield Design

Project: Pumice Dr
Location: 165 Pumice Dr
Statesville, NC 28625

Date: 3/12/2021
County: Iredell

Drainfield Sizing

LTAR:	0.25 gpd/ft^2
Daily Design Flow:	360 gpd
Trenchbottom Area:	1,440 ft^2
Trench Width:	3 ft
Required Drainline:	480 ft

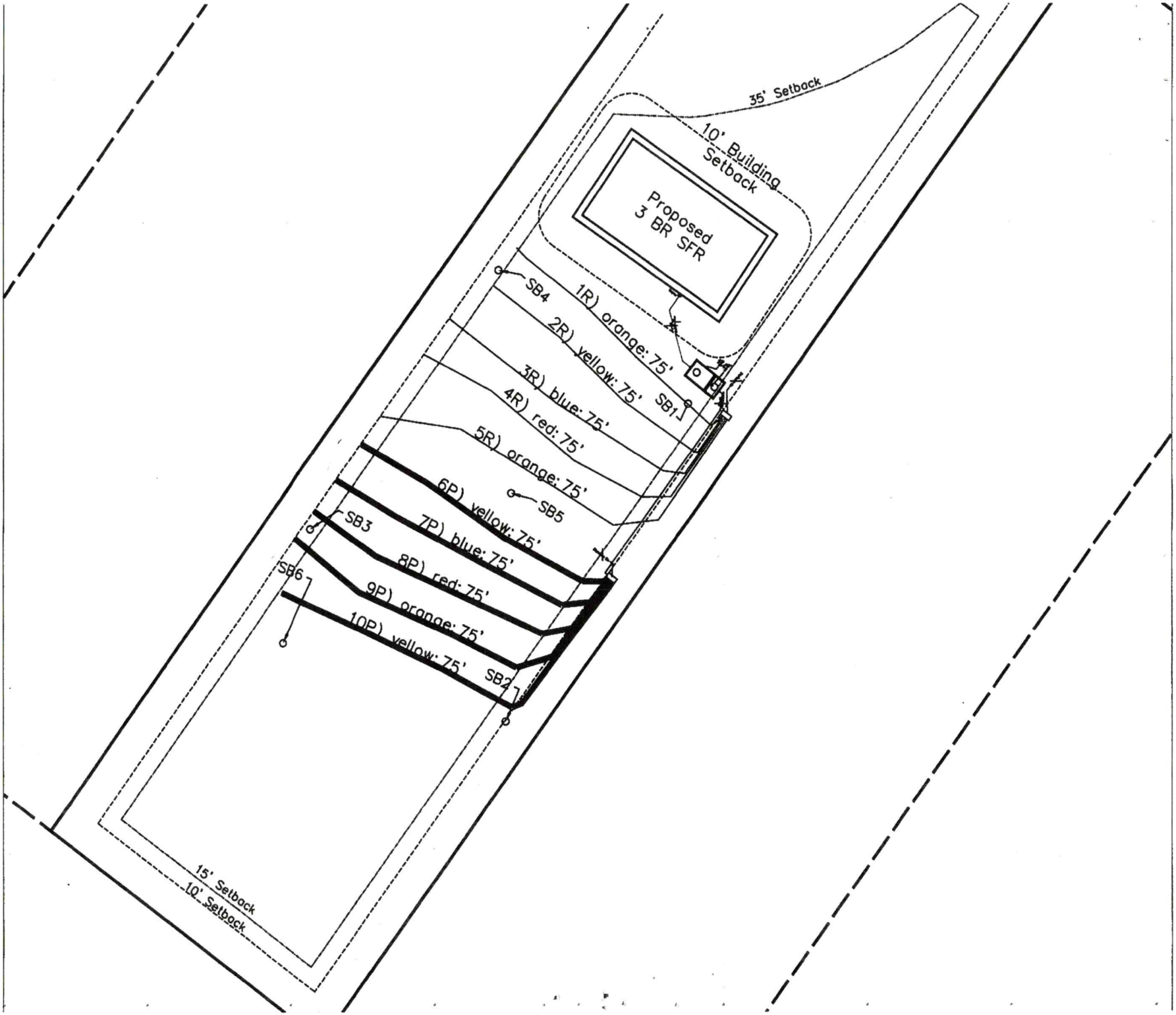
Type of Drainfield Media:	Gravel
Required Drainline After 25% Reduction:	360
Minimum Line Spacing:	9 ft (O.C.)

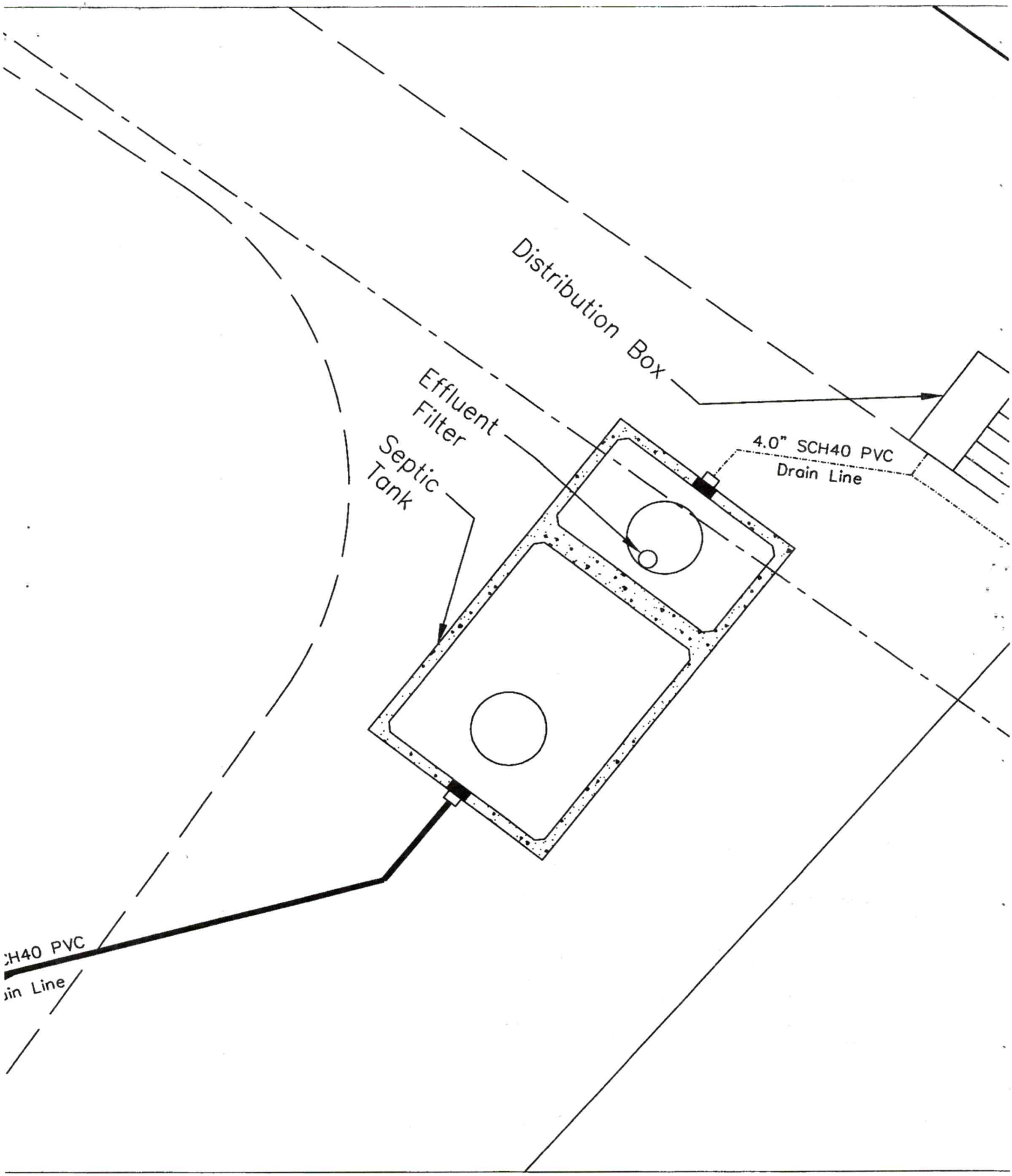
Drainfield Layout

Benchmark Description: House Corner

Benchmark Elevation: 100 ft

Line	Use	Flag Color	Elevation (ft)	Layout Length (ft)	Utilized Primary Length (ft)	Utilized Repair Length (ft)
1	Layout Line	orange	96.35	71		75
2	Layout Line	yellow	94.73	75		75
3	Layout Line	blue	93.21	75		75
4	Layout Line	red	92.08	80		75
5	Layout Line	orange	91.04	80		75
6	Layout Line	yellow	89.71	80	75	
7	Layout Line	blue	88.62	80	75	
8	Layout Line	red	87.65	79	75	
9	Layout Line	orange	86.85	79	75	
10	Layout Line	yellow	86.00	80	75	
		Layout Line Available:		779	375	375
				Count:	5	5


35' Setback
10' Building Setback
Proposed 3 BR SFR
SB4
1R) orange: 75'
2R) yellow: 75'
SB1
3R) blue: 75'
4R) red: 75'
5R) orange: 75'
SB5
6P) yellow: 75'
SB3
7P) blue: 75'
SB6
8P) red: 75'
9P) orange: 75'
10P) yellow: 75'
SB2
15' Setback
10' Setback


Distribution Box
Effluent Filter
Septic Tank
4.0" SCH40 PVC
Drain Line
CH40 PVC
ain Line

WTS

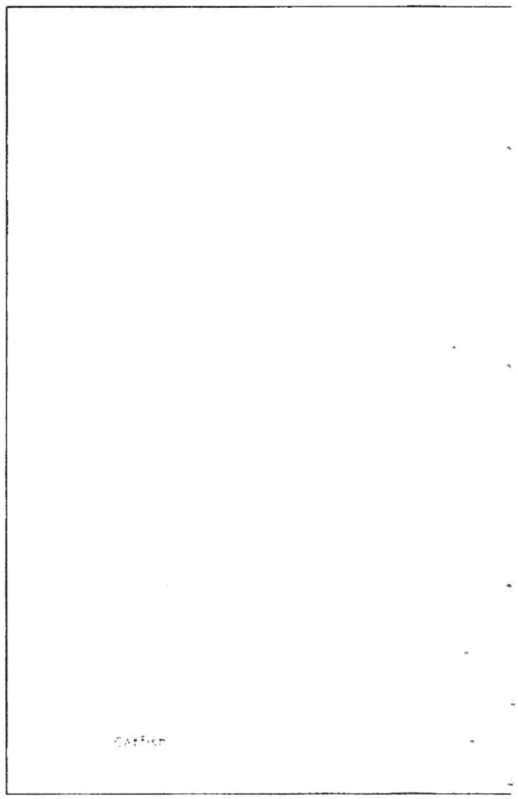
nice Dr.
lle, NC 28625
:ounty
3108

iiaz
onington Ln.
e, NC 28227
9-3291
@yahoo.com

:Gee, L.S.S.
@agriwaste.com

iste Technology, Inc.
Salem Street, Suite 203
C 27502
59-0669
33-1970 Fax

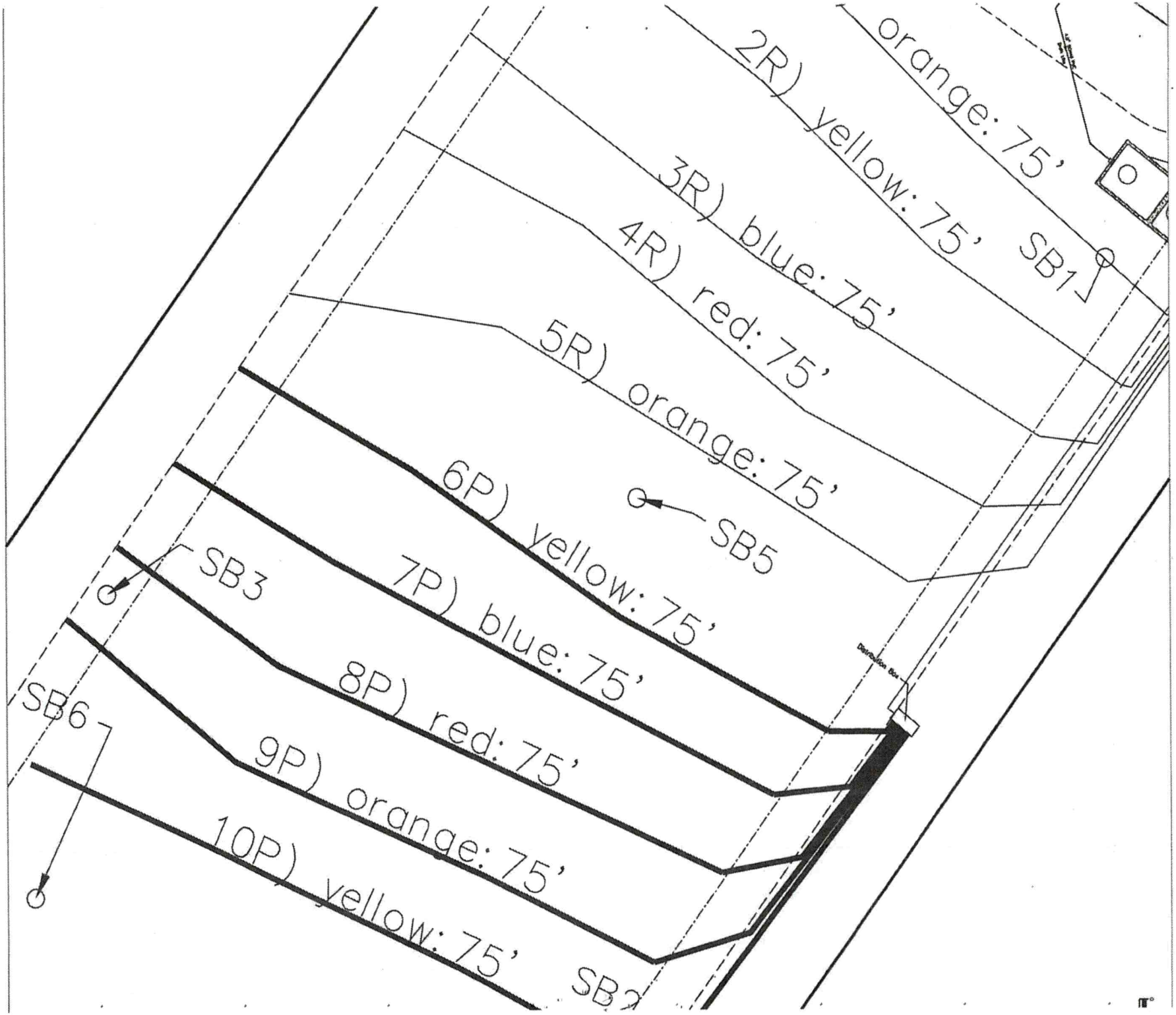
3) Bedroom Single Family Residence
:sign Flow: 360 gpd
& Repair: Innovative 25% Reduction



VICINITY M

Sheet Index

WW-1	Cover S
WW-2	Property
WW-3	Compon
WW-4	Drainfiel


2R) yellow: 75'
orange: 75'
3R) blue: 75'
4R) red: 75'
5R) orange: 75'
6P) yellow: 75'
7P) blue: 75'
8P) red: 75'
9P) orange: 75'
10P) yellow: 75'
SB1
SB2
SB3
SB5
SB6
Distribution Box

Sessin Law RECEIVED APR C 9 2021

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* AP-316576 $500.00

Application For: (x) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit ( ) Authorization to Construct ( ) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable (x) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: **(PRINT CLEARLY)**

Applicant Name: Tanya Diaz **Address:** 165 Pumice drive **Zip:** 28625

Applicant Email: tldiaz03@gmail.com **Phone:** _____ **Alt. Phone:** _____

Owner Name: Tanya Diaz **Address:** 7155 Stonington Lane **Zip:** 28227

Owner Email: tldiaz03@gmail.com **Phone:** 7043693291 **Alt. Phone:** _____

Property Information:

Street Address: 165 Pumice Drive

Subdivision Name: River Rock **Section/Phase:** 2 **Lot Number:** 13

Driving Directions: _____

Site Development Information: ***(check or complete ALL that apply***

CHECK FOUNDATION TYPE

(x) New Single Family Residence — Maximum Number of Bedrooms: 4 — ( ) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: 8 — ( ) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — (x) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____ — ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____

( ) New Well ( ) Existing Well ( ) Community Well (x) City Water ( ) Other Public Water

Desired Septic System Type: ***(you may rank in order of preference)*** Year existing system installed: _____
(x) No Preference ( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:
( ) Yes (x) No Does the site contain any jurisdictional wetlands?
( ) Yes (x) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (x) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: _____ 4/8/21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

Public Health
Protect. Promote. Protect.
Iredell County Health Department

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Public Health
Protect. Promote. Protect.
Iredell County Health Department

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

☑ **1. * APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) _____

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship*
In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:
Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.
By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

☐ **2.** I, _____, am the legal owner(s) of the property located at _____, identified as PIN (Parcel Identification Number)_____, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) _____, _____, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

_____ 4/8/21
Signature of Owner(s) Date

Mooresville - Environmental Health
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

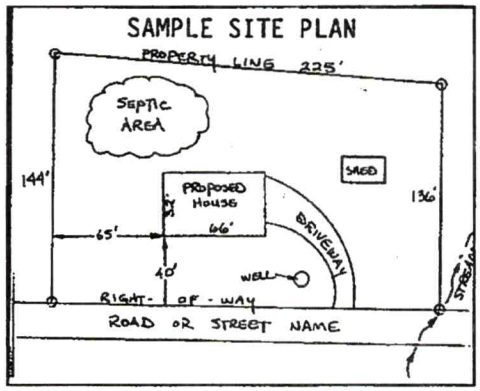
Statesville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!*



Place an (X) beside each item as you complete the site plan:

- (✓) **Property Line measurements are clearly identified**
- (✓) **All proposed structures are indicated**
- (✓) **Front and side setbacks from property line**
- (✓) **Preferred driveway location and well location**
- (✓) **Area you prefer your septic system to be placed**
- (✓) **North arrow, or other sufficient indicator of direction**

Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	**N/A**
Location of easements and rights of ways on your property	**N/A**
Location of any designated wetlands on the property	**N/A**

USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

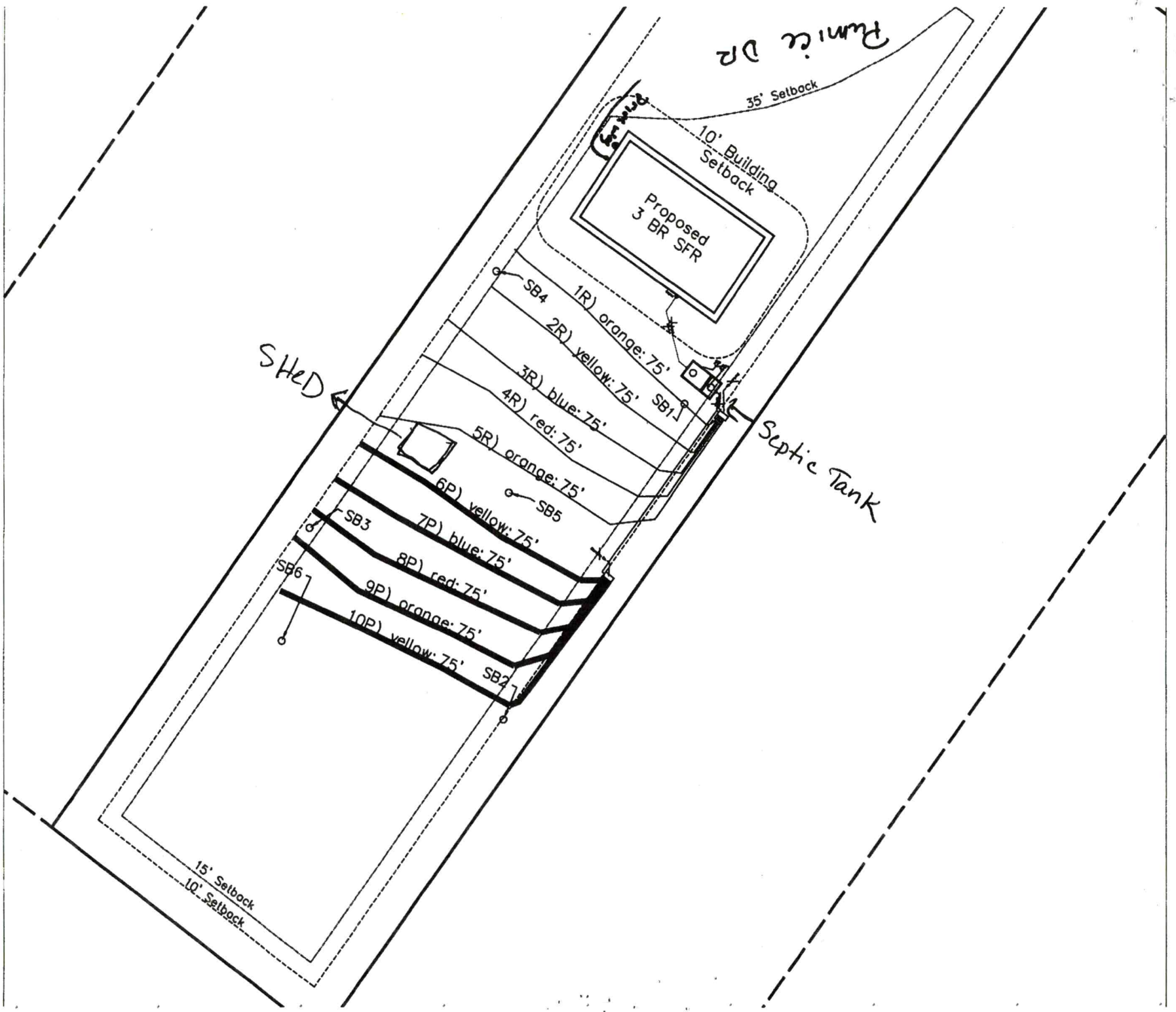
See Attached

Signature: _____

Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

April 8, 2021

DATE


Pumice Dr
35' Setback
10' Building Setback
Proposed 3 BR SFR
SB4
1R) orange: 75'
2R) yellow: 75'
SB1
3R) blue: 75'
4R) red: 75'
5R) orange: 75'
SB5
6P) yellow: 75'
7P) blue: 75'
8P) red: 75'
9P) orange: 75'
10P) yellow: 75'
SB2
SB3
SB6
SHED
Septic Tank
15' Setback
10' Setback

plat book 55, page 81, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C.

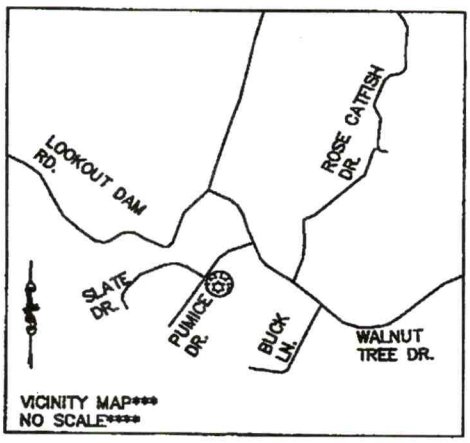
my hand and seal on the 8, day of DECEMBER, A.D. 20 20.

WILLIAM M. ALLEN, PLS

NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	35.00'	46.89'	S 02°48'06" E	43.46'
C2	100.00'	78.19'	N 18°41'50" W	76.22'

PARCEL#: 3783425753
GREGORY P. ESPY
1172/1919



EIP — EIP
N35°28'49"E
100.04'

35' REAR

PB55 PG51

292.77'

15' SIDE

15' SIDE

(BASE BEARING)
N54°25'16"W

381.45'

S54°26'05"E

LOT 13
(0.80 AC.)

LOT 14
SRINIVASMURTHY K. &
SASWATI COLLAM
2350/227

LOT 12
GREGORY P. ESPY
2349/2182

R/W

35' FRONT

EIP
N35°39'32"E
106.31'
(TIE ONLY)
EIP
(NEIGHBOR IRON)

C2

CP

C1

PUMICE DRIVE
(50' PUBLIC R/W)

EIP — CP
S35°34'44"W
21.54'

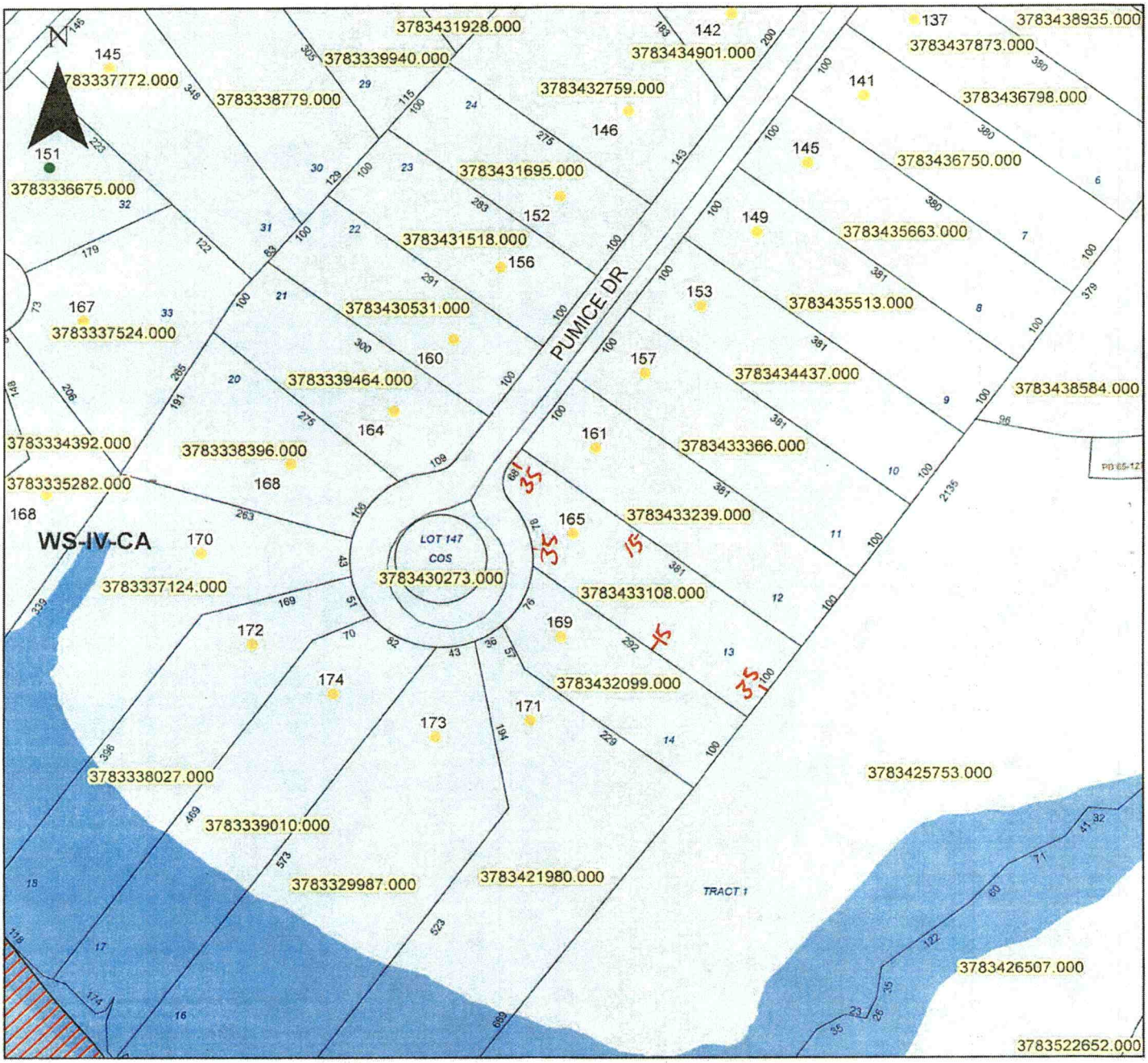
LEGEND
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT

NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.

0' 25' 50' 100'

BOUNDARY **SURVEY**

ZONING DISCLAIMER

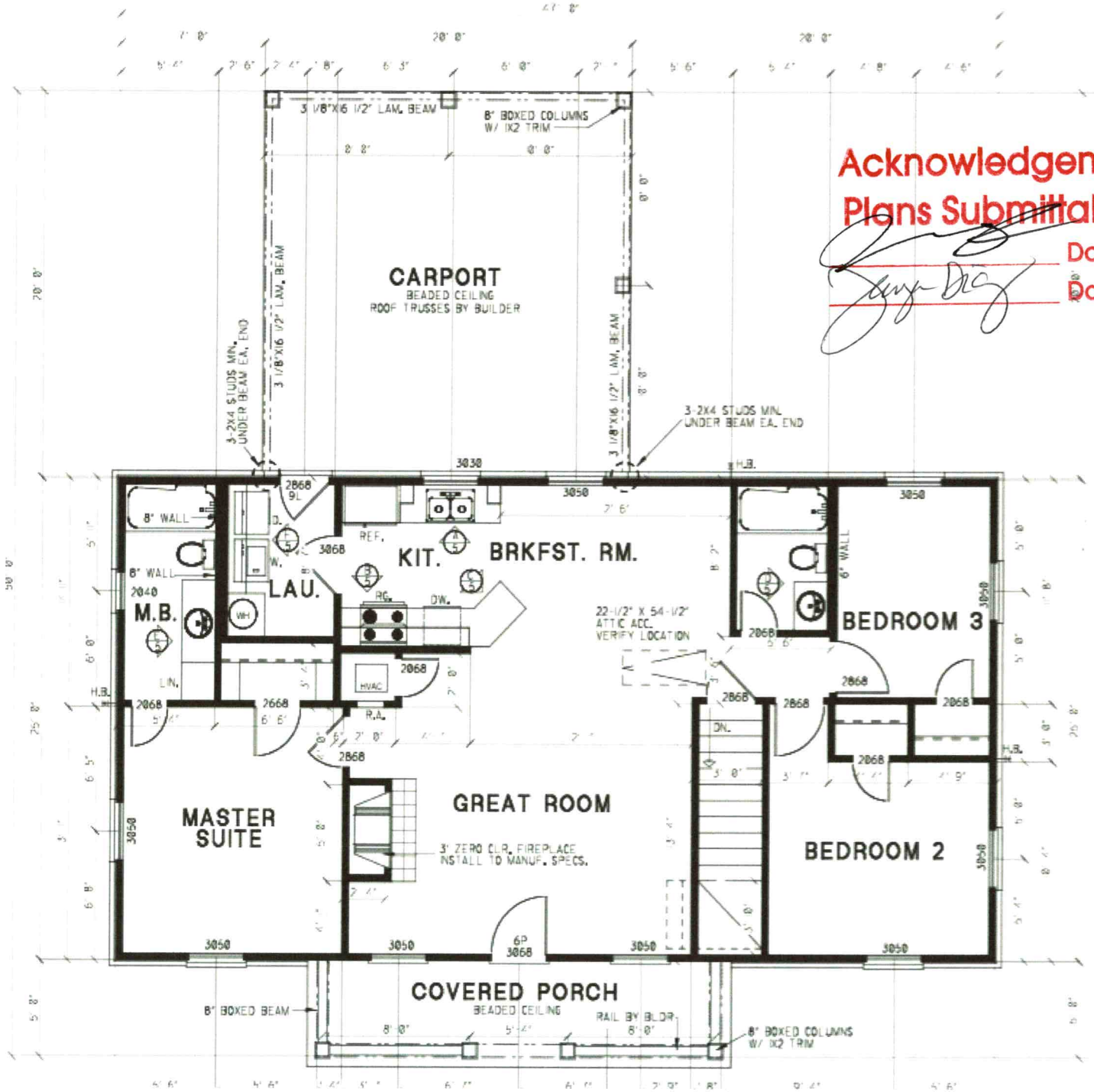


Property Address 165 Pumice Drive

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that the enforcement of deed restrictions, plat conditions, and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant

4/8/21
Date

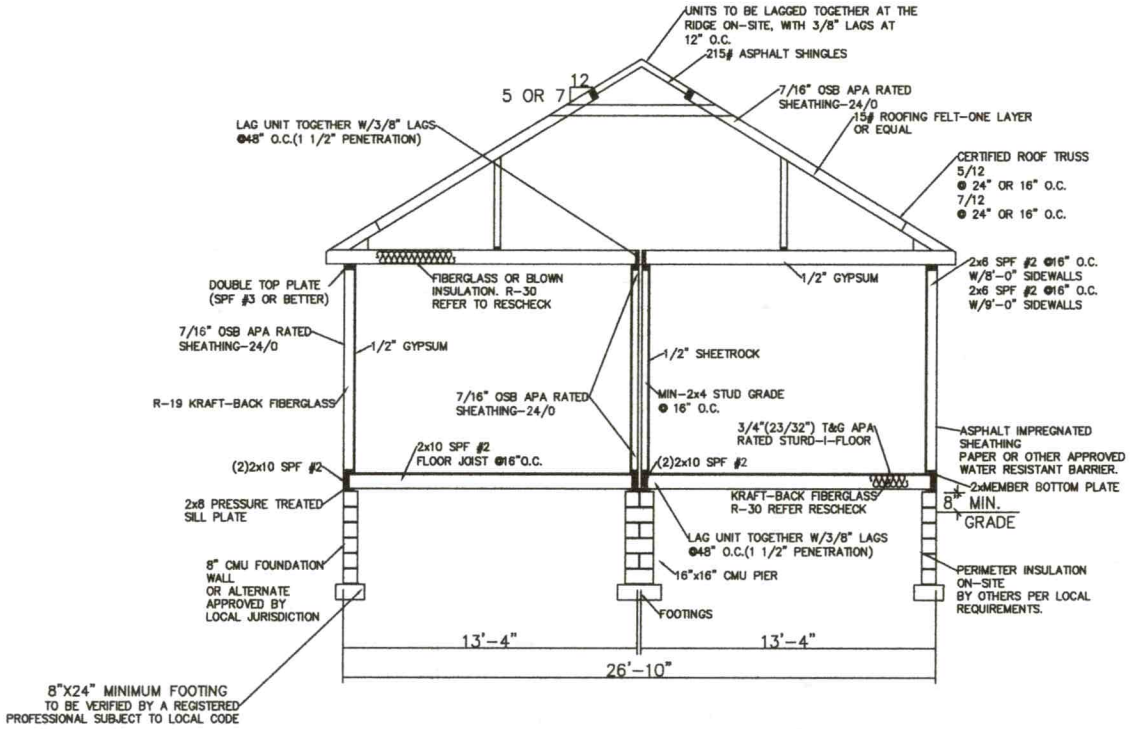


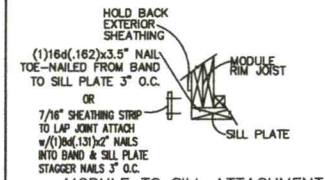
Acknowledgement Of Plans Submittal ONLY!

Date 6-29-2021

Date 6-30-2021

6-30-21





MODULE TO SILL ATTACHMENT
(NTS)

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JAN 21, 2020
H. Scott Hall

STRUCTURAL
1. TRUSSES SHALL BE CERTIFIED FOR THE LOADS AND APPLICATION USED.
2. INTERIOR PARTITIONS TO BE CONSTRUCTED TO WITHSTAND A 5 PSF HORIZONTAL FORCE.
3. ALL LUMBER TO BE GRADED AND MARKED
4. COMPRESSION PLATE REQUIRED TO ENSURE WOOD TO WOOD CONTACT BETWEEN WALL AND TRUSS.
5. BUILDING MODULES TO BE SET TOGETHER CLOSELY. (MAX. 1" GAP BETWEEN MODULES). GAP TO BE FILLED TO LIMIT AIR INFILTRATION.

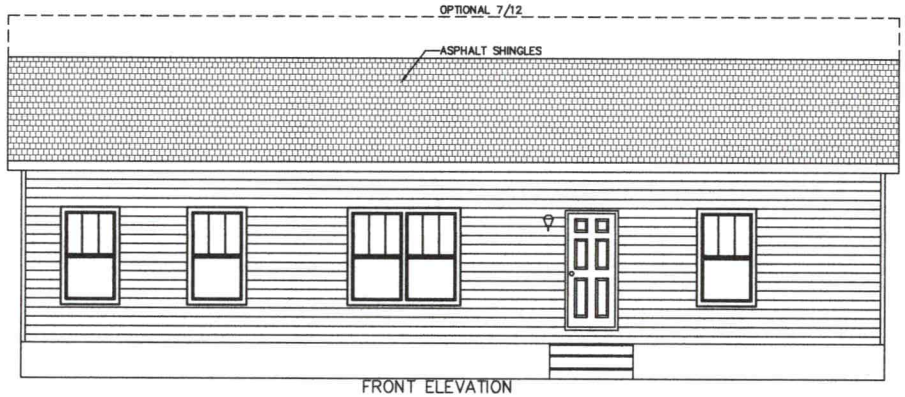
NOTE:
1. A SINGLE TOP PLATE MAY BE INSTALLED IN BEARING AND EXTERIOR WALLS, PROVIDED THE TOP PLATE IS ADEQUATELY TIED AT JOINTS, CORNERS, AND INTERSECTING WALLS BY AT LEAST THE EQUIVALENT OF 3-INCH BY 6-INCH BY 0.036 INCH-THICK GALVANIZED STEEL THAT IS NAILED TO EACH WALL OR SEGMENT OF WALL BY THREE 8d NAILS OR EQUIVALENT, PROVIDED THE RAFTERS OR JOISTS ARE CENTERED OVER THE STUDS WITH A TOLERANCE OF NO MORE THAN 1 INCH.
2. ATTIC VENTILATED BY A CONTINUOUS SOFFIT AND RIDGE VENT REFER TO DETAIL ON PAGE MP-13.1
3. SEE THE DESIGN MANUAL FOR ANY FASTENING THAT IS DIFFERENT FROM THE PRESCRIPTIVE REQUIREMENTS OF THE BUILDING CODE.
4. SEE THE EXTERIOR WALL, INTERIOR WALL AND MATING WALL SECTIONS OF THE DESIGN MANUAL FOR FASTENING THAT IS DIFFERENT FROM THE PRESCRIPTIVE. I.E. SECTION MEW
5. SEE THE ROOF CONSTRUCTION SECTION MRC OF THE DESIGN MANUAL FOR FASTENING THAT IS DIFFERENT FROM THE PRESCRIPTIVE.
6. FOR ROOF TRUSSES(SEE ATTACHED).
7. ELIMINATION OF AIR INFILTRATION AT MATELINES: IF THE SEALER TAPE HAS BEEN DAMAGED DURING TRANSPORTATION OR INSTALLATION OF THE HOME, ADDITIONAL SEALER TAPE WILL NEED TO BE INSTALLED TO FILL THE VOIDS AND LIMIT AIR INFILTRATION.
8. FIREBLOCKING AT MATELINE TO BE PROVIDED PER SECTION R602.8 OF THE BUILDING CODE.
9. INSULATION REQUIREMENTS. FOR CLIMATE ZONE REFER TO THE RES-CHECK

NOTE:
FOR HEADERS AND MATE LINE BEAMS SEE ATTACHED CALCULATION

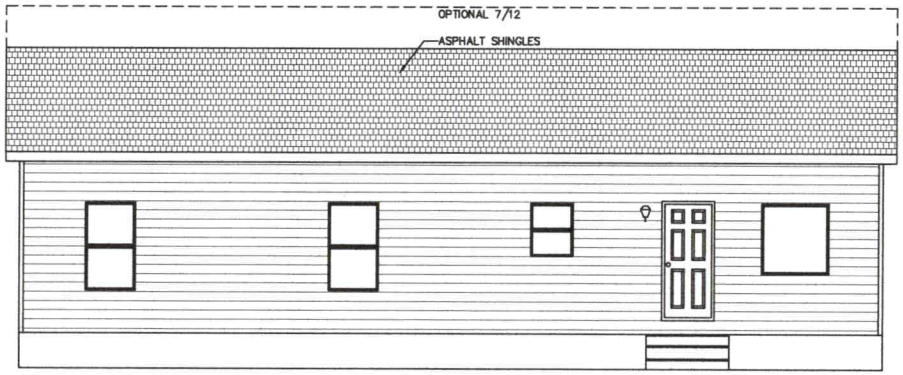
FOOTER:
BELOW FROST LINE.

NOTE:
THIS FOOTER SIZE MAY VARY WITH SOIL CONDITIONS. THIS WILL BE DETERMINED AND SUPPLIED BY OTHERS ON SITE. CRAWL SPACE VENTILATION PER LOCAL REQUIRMENTS.

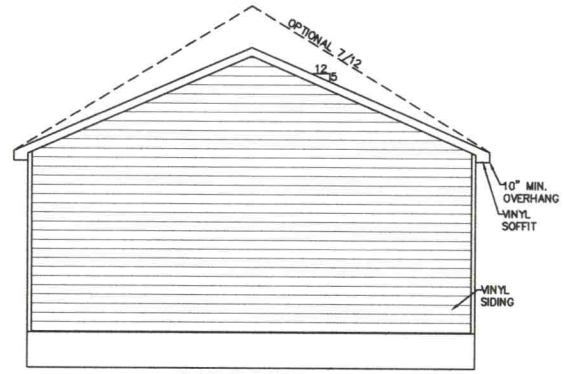
SCALE:	DATE:	DRAWN BY:			
NTS	9/20/2019	JAB	HOLMES BUILDING SYSTEMS, LLC	OFF FRAME CRAWL SPACE X-SECTION	DRAWING NO: MP-12.0



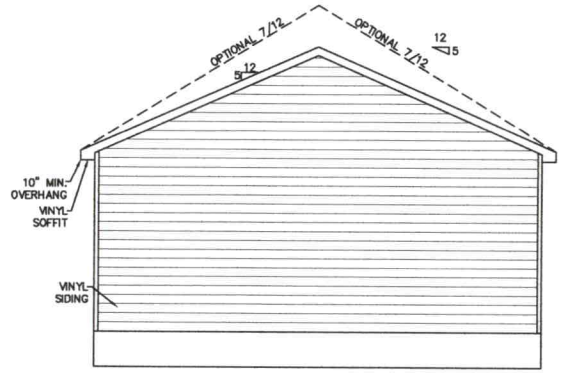
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

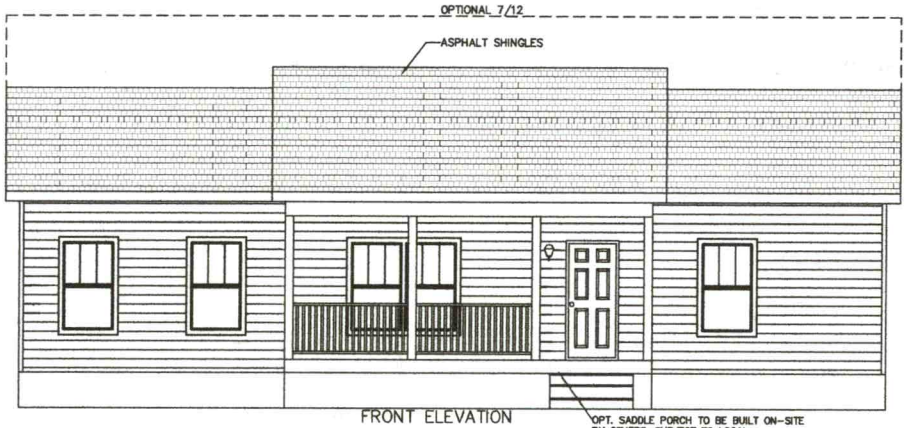


LEFT ELEVATION

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Oct 21, 2020
H. Scott Hall

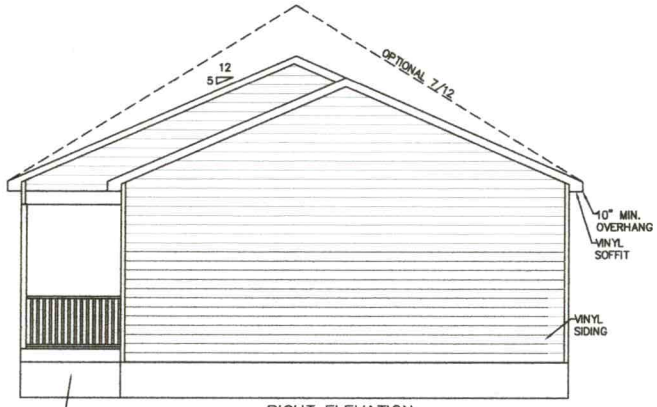
REVISIONS: 1	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: ELEVATIONS	PROJECT NO:
DATE: 10/19/20	DATE: 1/17/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-13.0

SHOWN WITH OPTIONAL SADDLE PORCH



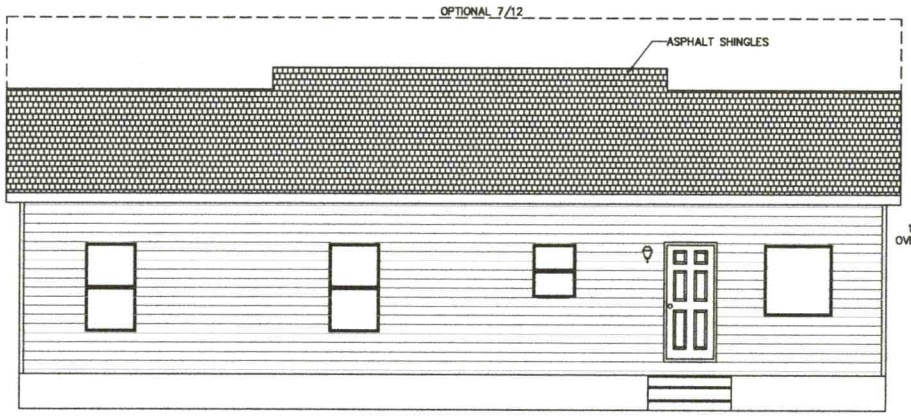
FRONT ELEVATION

OPT. SADDLE PORCH TO BE BUILT ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

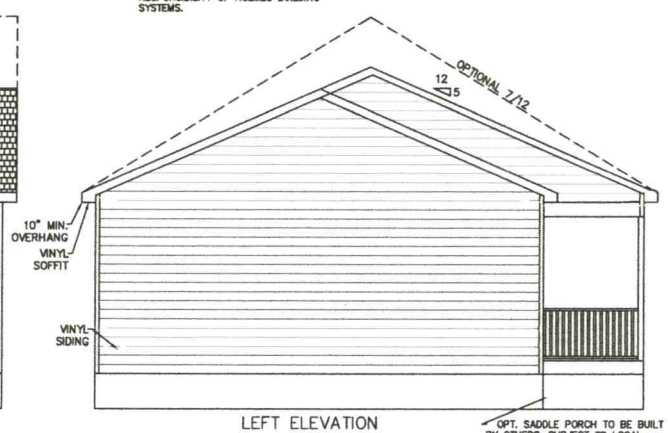


RIGHT ELEVATION

OPT. SADDLE PORCH TO BE BUILT ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.



REAR ELEVATION



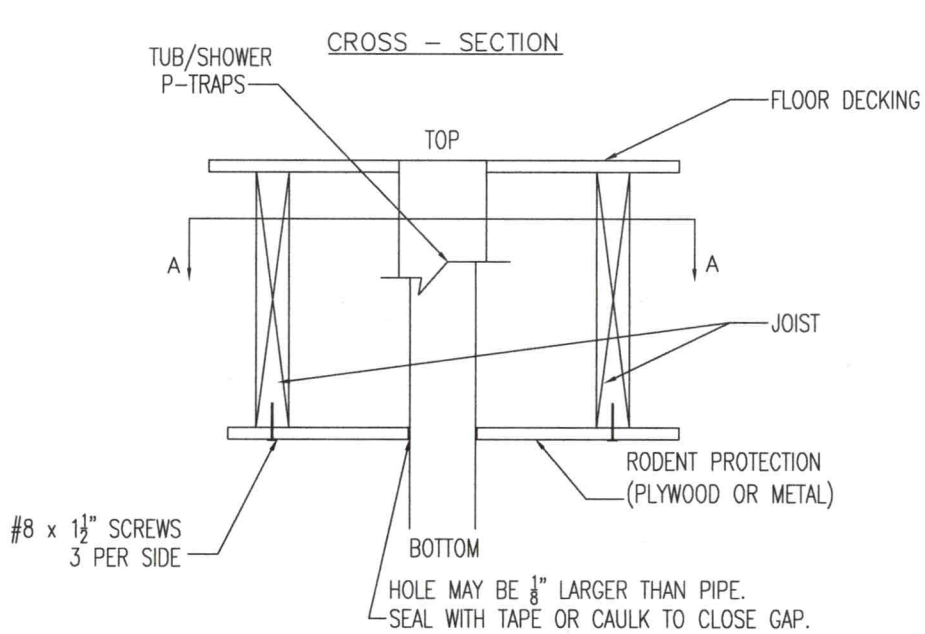
LEFT ELEVATION

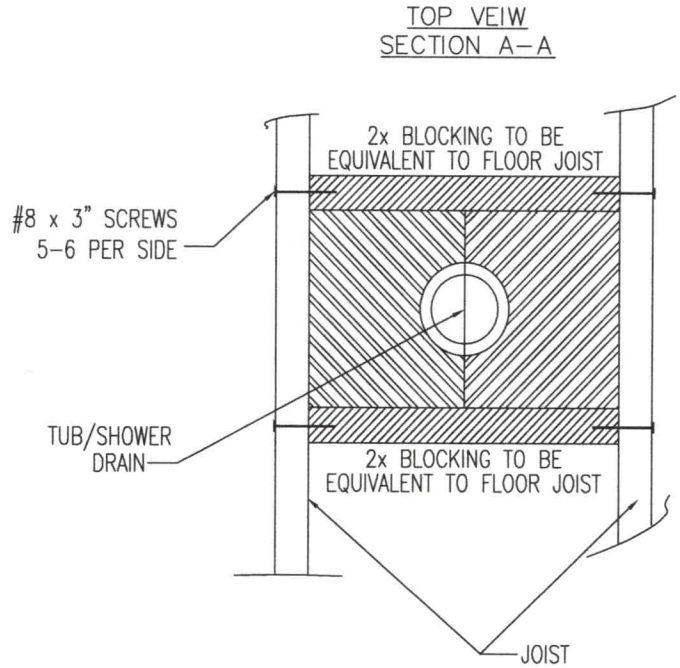
OPT. SADDLE PORCH TO BE BUILT ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

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Oct 21, 2020
H. Scott Hall

REVISIONS: 1	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: ELEVATIONS	PROJECT NO:
DATE: 10/19/20	1/17/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-13.0.1

Rodent Proofing





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1. PLYWOOD SECURED TO FRAMING WITH 3-#8 x 1 ½" SCREWS PER SIDE.
2. PLYWOOD MAY BE CUT IN HALF FOR EASE OF INSTALLATION.
3. PLYWOOD MAY BE INSTALLED ON SIGHT WHEN CARRIER PARTS PREVENTS FACTORY INSTALLATION.
4. REFER TO ABOVE DRAWING FOR SIGHT INSTALLATION.
5. IF FRESH WATER LINES DON'T MEET NOTE #6, THIS IS THE METHOD WE ARE USING FOR RODENT PROOFING, WHERE THEY PASS THRU THE FLOOR DECKING A 4"x4" PATCH PLYWOOD OR SCREWED AND GLUED TO MAIN SUBFLOOR WITH (4)#8x1" SCREWS.
6. OTHER DRAINS ARE RODENT PROOF BY FITTING TIGHT WITH TAPE OR CAULKING WHERE THEY PASS THRU THE FLOOR WITH NO MORE THAN ⅛" GAP.
7. RODENT PROOFING MATERIAL TO BE THE SIZE AND MATERIAL AS FLOOR DECKING.

SCALE	DATE: 8/23/13	DRAWN BY:	HOLMES BUILDING SYSTEMS, LLC	TITLE: RODENT PROOFING	PROJECT:
NTS	REV: 3/12/14	CHRISTINA M. McNEILL		SERIES:	DRAWING NO: PL-11A

PASSIVE ATTIC VENTALATION

Required ventalation 1 sq ft of ventalation per ever 300 sq ft of roof area,

Required percent upper(50% min) 50%, Ridge vent = 18 sq.in of free air per lin ft

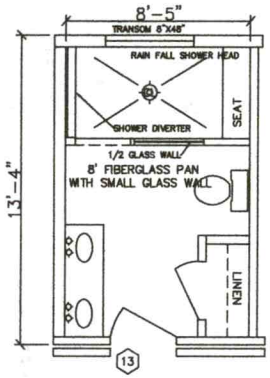
Required Percent Lowe (40% min) 50% Soffit vent = 4 sq.in of free air per lin ft

Minimum Required Ventilation						Required Vent Length and Soffit		
Unit width	unit length	Area	Upper	Lower	Total	Min Ridge length (1)	Required Soffit length (2)	Actual Soffit length
27.66 ft	32 ft	885.12	1.48	1.48	2.95 sq.ft	12 ft	26.64 ft	60 ft
27.66 ft	34 ft	940.44	1.57	1.57	3.13 sq.ft	13 ft	28.26 ft	64 ft
27.66 ft	36 ft	995.76	1.66	1.66	3.32 sq.ft	13.5 ft	29.88 ft	68 ft
27.66 ft	38 ft	1051.00	1.75	1.75	3.50 sq.ft	14 ft	31.50 ft	72 ft
27.66 ft	40 ft	1106.40	1.85	1.85	3.69 sq.ft	15 ft	33.33 ft	76 ft
27.66 ft	42 ft	1161.72	1.94	1.94	3.87 sq.ft	16 ft	34.92 ft	80 ft
27.66 ft	44 ft	1217.00	2.05	2.05	4.10 sq.ft	16.5 ft	36.90 ft	84 ft
27.66 ft	46 ft	1272.36	2.12	2.12	4.24 sq.ft	17 ft	38.16 ft	88 ft
27.66 ft	48 ft	1327.68	2.22	2.22	4.43 sq.ft	18 ft	39.96 ft	92 ft
27.66 ft	50 ft	1383.00	2.31	2.31	4.61 sq.ft	18.5 ft	41.58 ft	96 ft
27.66 ft	52 ft	1438.32	2.40	2.40	4.79 sq.ft	19.5 ft	43.20 ft	100 ft
27.66 ft	54 ft	1493.64	2.49	2.49	4.98 sq.ft	20 ft	44.82 ft	104 ft
27.66 ft	56 ft	1548.96	2.58	2.58	5.16 sq.ft	21 ft	46.44 ft	108 ft
27.66 ft	58 ft	1604.28	2.68	2.68	5.35 sq.ft	21.5 ft	48.24 ft	112 ft
27.66 ft	60 ft	1659.60	2.77	2.77	5.53 sq.ft	22.5 ft	49.86 ft	116 ft
27.66 ft	62 ft	1714.92	2.86	2.86	5.72 sq.ft	23 ft	51.48 ft	120 ft
27.66 ft	64 ft	1770.24	2.95	2.95	5.90 sq.ft	24 ft	53.10 ft	124 ft
27.66 ft	66 ft	1825.56	3.04	3.04	6.08 sq.ft	24.5 ft	54.72 ft	128 ft
27.66 ft	68 ft	1880.88	3.14	3.14	6.27 sq.ft	25.5 ft	56.52 ft	132 ft
27.66 ft	70 ft	1936.20	3.23	3.23	6.45 sq.ft	26 ft	58.14 ft	136 ft
27.66 ft	72 ft	1991.52	3.32	3.32	6.64 sq.ft	27 ft	59.76 ft	140 ft
27.66 ft	74 ft	2046.84	3.41	3.41	6.82 sq.ft	27.5 ft	61.38 ft	144 ft
27.66 ft	76 ft	2106.16	3.51	3.51	7.02 sq.ft	28.5 ft	63.18 ft	148 ft

1. Ridge vents are required to be in top half, see chart above for min requirements
   Ridge vents field installed by others
2. Soffit venting is the only method for lower half

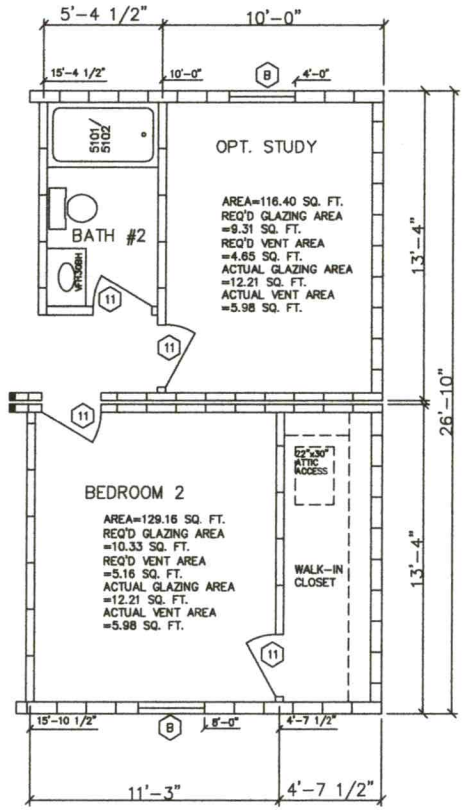


SCALE:	DATE:	DRAWN BY:			DRAWING NO:
NTS	3/11/14	STEVEN ALBERT	HOLMES BUILDING SYSTEMS, LLC	ELEVATION NOTES	MP–13.1



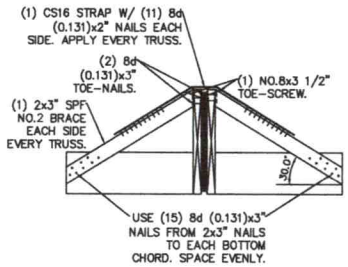
OPT.MASTER BATH

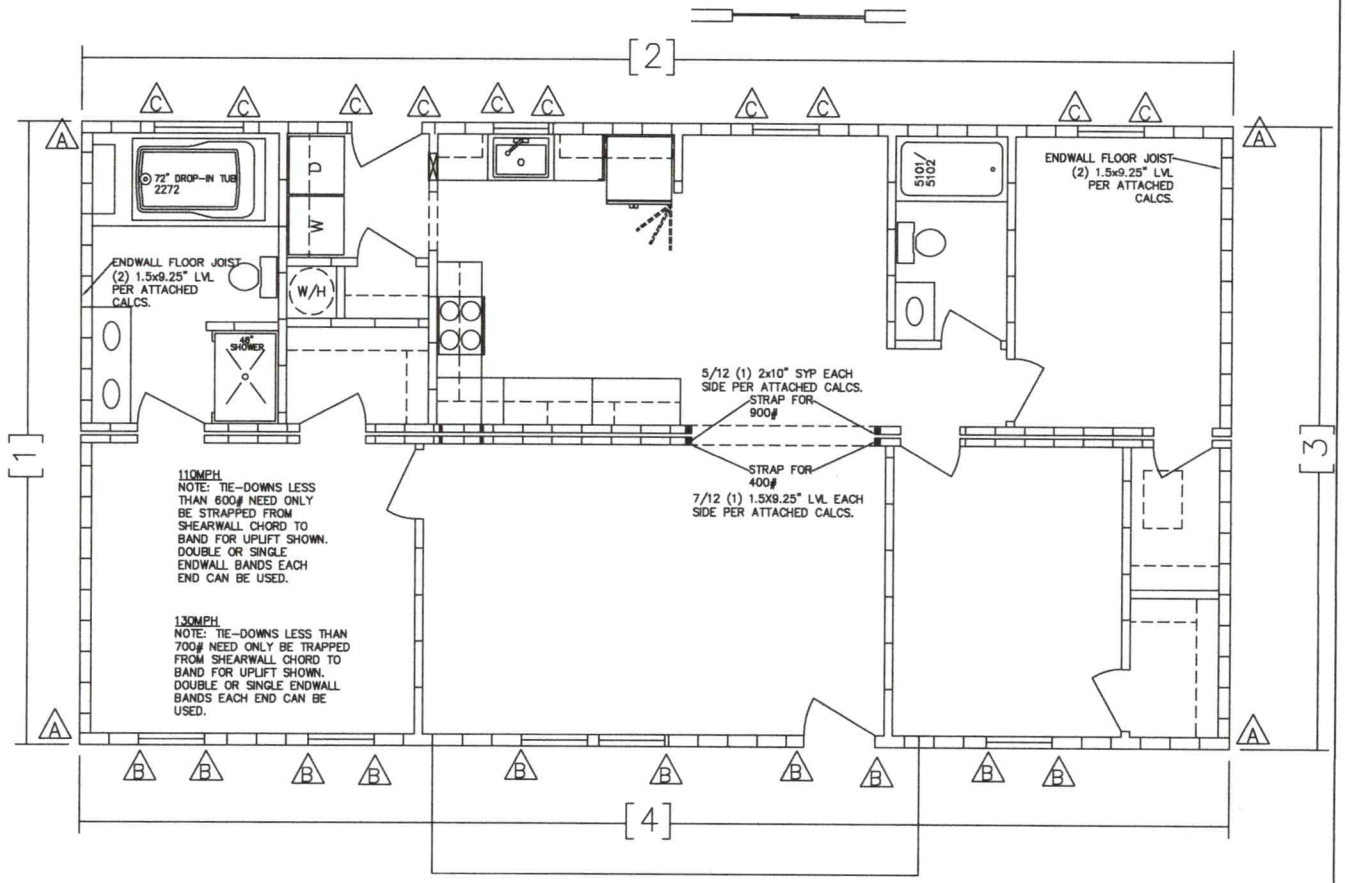
APPROVED **RADCO** APPROVED
JAN 21, 2020
H. Scott Hall



REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: FLOOR PLAN	PROJECT NO:
DATE:	DATE: 1/20/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.0 OPT.

BEAM BRACING DETAIL:





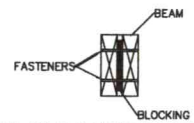
ROOFS: 5/12 110MPH	ROOFS: 5/12 130MPH
STRAP ACROSS FASCIA JOINTS FOR 1,625# UNBLOCKED-7/16" OSB FASTEN EDGES WITH 15ga x1.5" STAPLES 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 6" O.C.	STRAP ACROSS FASCIA JOINTS FOR 2,028# UNBLOCKED-7/16" OSB FASTEN EDGES WITH 15ga x1.5" STAPLES 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 6" O.C.
FASTENER SPACING FOR SUCTION ZONE 2 9IN MAX FRAMING 24" O.C. ZONE 3 6IN MAX FRAMING 24" O.C. ZONE 2-OH 7IN MAX FRAMING 24" O.C. ZONE 3-OH 4IN MAX FRAMING 24" O.C.	FASTENER SPACING FOR SUCTION ZONE 2 7IN MAX FRAMING 24" O.C. ZONE 3 4IN MAX FRAMING 24" O.C. ZONE 2-OH 5IN MAX FRAMING 24" O.C. ZONE 3-OH 3IN MAX FRAMING 24" O.C.
ROOFS: 7/12 110MPH	**ROOFS: 7/12 130MPH**
STRAP ACROSS FASCIA JOINTS FOR 2,595# UNBLOCKED-7/16" OSB FASTEN EDGES WITH 15ga x1.5" STAPLES 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 6" O.C.	STRAP ACROSS FASCIA JOINTS FOR 3,451# UNBLOCKED-7/16" OSB FASTEN EDGES WITH 8dx2" NAILS 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 4" O.C.
FASTENER SPACING FOR SUCTION ZONE 2 12IN MAX FRAMING 24" O.C. ZONE 3 12IN MAX FRAMING 24" O.C. ZONE 2-OH 8IN MAX FRAMING 24" O.C. ZONE 3-OH 8IN MAX FRAMING 24" O.C.	FASTENER SPACING FOR SUCTION ZONE 2 12IN MAX FRAMING 24" O.C. ZONE 3 12IN MAX FRAMING 24" O.C. ZONE 2-OH 8IN MAX FRAMING 24" O.C. ZONE 3-OH 8IN MAX FRAMING 24" O.C.

NOTE:
ALL WALLS 7/16" OSB FASTEN W/15ga x 1.5" STAPLES **SEE LEGEND BELOW FOR SPACING

[1]	(110MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(110MPH)7/12 EDGES 6" O.C.-FIELD 12" O.C.
	(130MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(130MPH)7/12 EDGES 4" O.C.-FIELD 12" O.C.
[2]	(110MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(110MPH)7/12 EDGES 6" O.C.-FIELD 12" O.C.
	(130MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(130MPH)7/12 EDGES 6" O.C.-FIELD 12" O.C.
[3]	(110MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(110MPH)7/12 EDGES 6" O.C.-FIELD 12" O.C.
	(130MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(130MPH)7/12 EDGES 4" O.C.-FIELD 12" O.C.
[4]	(110MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(110MPH)7/12 EDGES 6" O.C.-FIELD 12" O.C.
	(130MPH)5/12 EDGES 6" O.C.-FIELD 12" O.C.	(130MPH)7/12 EDGES 6" O.C.-FIELD 12" O.C.

NOTE:
AT THE SHEAR WALL WHERE THERE IS AN "SYMBOL" THERE NEEDS TO BE A STRAP FROM WALL CHORDS TO CURRENT BAND/GIRDER FOR #'s INDICATED.

A	(110MPH)5/12=1,000#	(110MPH)7/12=1,600#
	(130MPH)5/12=1,300#	(130MPH)7/12=2,300#
B	(110MPH)5/12=5,00#	(110MPH)7/12=500#
	(130MPH)5/12=600#	(130MPH)7/12=700#
C	(130MPH)5/12=600#	(110MPH)7/12=500#
		(130MPH)7/12=600#



BEAM IS A (2) PLY TOTAL BEAM. ALL (2) PLY MUST BE CONNECTED TOGETHER ON-SITE W/(1) 1/2" X 5" LAG SCREW 16" O.C. STAGGERED. BLOCK TIGHT BETWEEN MATEWALL BEAM GAP WITH OSB AND INSTALL LAG SCREW THROUGH BLOCKING. TIGHTEN TO SNUG. USE (1) 1/8" X 2" WASHER.

APPROVED RADCO APPROVED
JAN 21, 2020
H. Scott Hall

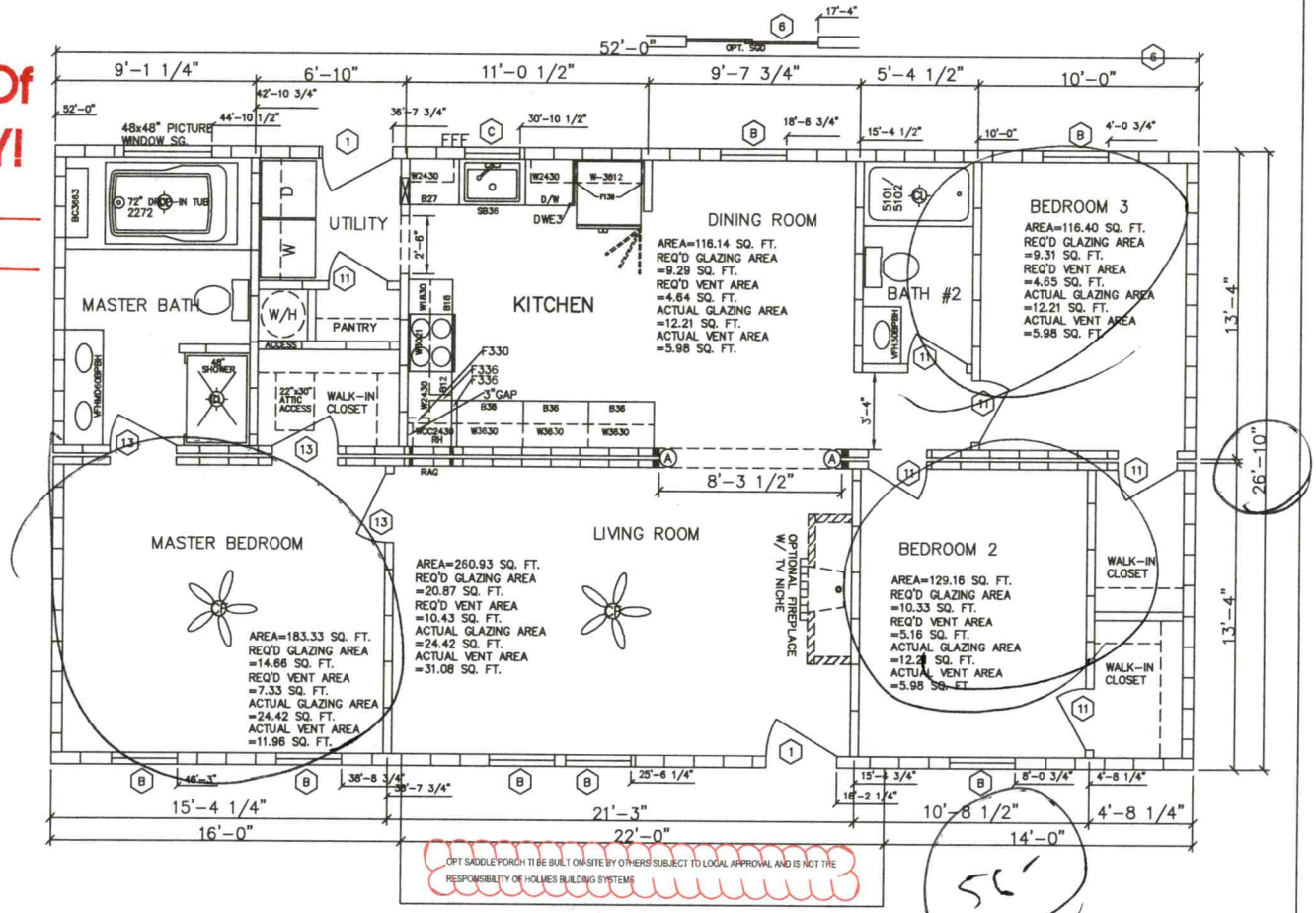
REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: SHEAR WALL DETAIL
DATE:	DATE: 11-12-2019	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS

PROJECT NO:
DRAWING NO: MP-5.0A

Acknowledgement Of Plans Submittal ONLY!

8-19-2021 Date

Date



NOTES:
1. SEE ENERGY CALCULATIONS FOR ALLOWABLE WINDOW/DOOR OPTION COMBINATIONS.
2. SEE DESIGN CONFIGURATION FOR HEADERS IN THE DESIGN MANUAL.
3. SEE PAGE MMS1 AND MMS2 IN THE DESIGN MANUAL FOR PLUMBING FIXTURE SCHEDULE.

	DOOR SCHEDULE	R.O.	LITE AREA	VENT AREA
1	36"x80" EXTERIOR	38"x82 3/8"	–	19.12
1A	8"x36" SIDE LITE		1.85	–
1B	7"x64" SIDE LITE		2.86	–
3	36"x80" EXTERIOR 9-LITE	38"x82 3/8"	5.12	19.12
4	36"x80" EXTERIOR 15-LITE	38"x82 3/8"	9.25	19.12
5	32"x80" EXTERIOR (SOLID)	34"x82 3/8"	–	19.12
6	72"x80" SG GLASS DOOR	72"x80"	5.45	19.12
7	72"x80" ATRIUM DOOR	75 1/2"x82 1/4"	18.50	19.12
8	72"x80" FRENCH DOOR	74 1/2"x82 1/4"	18.50	19.12
9	20"x80" INTERIOR	22"x82 3/8"	–	–
10	24"x80" INTERIOR	26"x82 3/8"	–	–
11	30"x80" INTERIOR	32"x82 3/8"	–	–
12	32"x80" SOLID INTERIOR	34 1/2"x82 3/8"	–	–
13	36"x80" INTERIOR	38"x82 3/8"	–	–
14	48"x80" BIFOLD INTERIOR	50"x82 3/8"	–	–
14	60"x80" BIFOLD INTERIOR	62"x82 3/8"	–	–

NOTE ALL WINDOWS: MAX= DP:50 SHGC: 0.24 U:0.34

	WINDOW SCHEDULE	R.O.	LITE AREA	VENT AREA
A	36"x72" EGRESS	36 1/4"x72 1/4"	14.90	7.38
B	36"x60" EGRESS	36 1/4"x60 1/4"	12.21	5.98
C	30"x36	30 1/4"x36 1/4"	5.55	2.64
D	24"x48"	24 1/4"x48 1/4"	5.99	2.95
E	36"x60" SAFETY GLAZED	36 1/4"x60 1/4"	12.21	5.98
F	32"x54" DORMER	32 1/4"x54 1/4"	9.52	4.66
G	24"x60"	24 1/4"x60 1/4"	7.69	3.84
H	48"x48" SAFETY GLAZE	48 1/4"x48 1/4"	13.03	6.27
I				

COLUMN SUPPORT
(A) 2-2x4'S
(B) 3-2x4'S
(C) 4-2x4'S

AREA
1st FLOOR
1395 SQ. FT.

NOTE:
A WATER CLOSET OR LAVATORY SHALL NOT BE SET CLOSER THAN 15" FROM IT'S CENTER TO ANY SIDEWALL, PARTITION OR VANITY OR CLOSER THAN 30" CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21" IN FRONT OF A WATER CLOSET OR LAVATORY TO ANY WALL FIXTURE OR DOOR.

NOTE:
IF THE WINDOW IS LESS THAN 24" ABOVE THE FINISH FLOOR AND 72" ABOVE FINISH GRADE, THERE MUST BE FALL PROTECTION INSTALLED. THE FALL PROTECTION TO BE INSTALLED ON-SITE BY OTHERS IF REQUIRED. SUBJECT TO LOCAL APPROVAL.

NOTE:
ANY REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS ARE TO BE MET AND PROVIDED ON SITE BY OTHERS PER LOCAL CODE AND ARE NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

NOTE:
ALL VIRGINIA MODELS TO BE BUILT WITH MINIMUM OF 1 BEDROOM AND 1 BATH THAT CONTAIN 36" INTERIOR PASSAGE DOOR. TO COMPLY WITH 2012 CODE FOR VA. AN "*" INDICATES WHICH DOORS TO BE CHANGED TO MEET REQUIREMENTS.

NOTE:
ALL 1st AND 2nd FLOOR WINDOWS SHALL BE INSTALLED WITH THE LOWEST PART OF THE CLEAR OPENING LOCATED GREATER THAN 24" ABOVE THE FLOOR. IF THIS REQUIREMENT IS NOT MET HOLMES BUILDING WILL INSTALL A FALL PROTECTION DEVISE. IF ANY OF THE 1st FLOOR WINDOWS ARE GREATER THAN 72" ABOVE GRADE, THE FALL PROTECTION DEVISE WILL BE INSTALLED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL.

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Oct 21, 2020
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*BUILDING MUST BE SET-BACK ATLEAST 10' FROM PROPERTY LINES

FFF-FROST FREE FAUCET

REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: FLOOR PLAN	PROJECT NO:
DATE:	DATE: 1/20/2020	DRAWN BY: J. PHILLIPS		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.0

GENERAL NOTES:

1. THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
2. CONSTRUCTION TYPE: VB
3. DESIGNED FLOOR LIVE LOAD: 40 P.S.F.
4. DESIGNED GROUND SNOW LOAD: 30 P.S.F.
5. DESIGNED ROOF LIVE LOAD: 20 P.S.F.
6. DESIGNED WIND VELOCITY: 110 & 130 M.P.H. EXPOSURE "C"

NOTE
110MPH Vasd = 130MPH Vult.
130MPH Vasd =150MPH Vult.

7. OCCUPANCY CLASSIFICATION: R3 (VIRGINIA: R5)
8. MIN. HALLWAY WIDTH IS 36"
9. ALL GLASS IN DOORS, SIDELIGHTS, TUB, SHOWER ENCLOSURES SHALL BE SAFETY GLAZED.
10. INTERIOR DOORS SHALL BE UNDERCUT 1" A.F.F. OR EQUAL RETURN AIR GRILLS INSTALLED.
11. BUILDING ADEQUATE FOR THERMAL ZONES 3, 4 & 5
12. THIS BUILDING IS NOT DESIGNED FOR N.C. COASTAL HIGH HAZARD OR OCEAN HAZARD AREAS.
13. SEISMIC CATEGORY "C"
14. A WHOLE HOUSE BLOWER DOOR TEST FOR AIR INFILTRATION IS REQUIRED ON SITE BY OTHERS.

THESE PLANS HAVE BEEN PROCESSED BY RADCO FOR THE FOLLOWING STATE(S)

NORTH CAROLINA

NORTH CAROLINA ADOPTED CODES:
NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION
NORTH CAROLINA PLUMBING CODE, 2018 EDITION
NORTH CAROLINA MECHANICAL CODE, 2018 EDITION
2017 NATIONAL ELECTRIC CODE W 2017 NC AMENDMENTS
2015 INTERNATION ENERGY CODE

VIRGINIA

VIRGINIA ADOPTED CODES:
2015 VIRGINIA UNIFORM STATE WIDE BUILDING CODE
2015 INTERNATION ENERGY CODE

SOUTH CAROLINA

2018 SC Residential Code
2018 SC Plumbing Code
2009 INTERNATION ENERGY CODE

DRAWING INDEX

DWG NUMBER	DESCRIPTION
MP-5.0-MP-5.0 OPT	FLOOR PLAN
MP-5.0A	SHEAR WALL
MP-5.1-MP-5.1 OPT	ELECTRICAL
MP-5.1.1.1	ELECTRICAL CALC'S
MP-5.3	DRAIN WASTE AND VENT
MP-5.4	WATER SUPPLY
MP-5.4.1	PLUMBING NOTES
MP-5.5 - MP5.9	ENERGY CALC'S
MP-9.0, MP-9.1	FOUNDATION
MP-12.0	CROSS SECTION
MP-13.0-13.0.1	ELEVATIONS
SEE ATTACHED	CALCULATIONS

Revision #1 - 10/21/20
Pages; Mp-5.0, Mp-9.0, Mp-9.1, Mp-13.0, Mp-13.0.1

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Oct 21, 2020
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ATTENTION LOCAL INSPECTIONS DEPARTMENT:

*SET-UP INSTRUCTIONS FOR THIS MODULAR ARE ATTACHED TO THESE PLANS. ANY PLANS SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED "HOLMES BUILDING SYSTEM RESIDENTIAL MODULAR SET-UP INSTRUCTIONS ARE INCOMPLETE.

*IF THIS STRUCTURE IS IN A THERMAL ZONE MORE STRINGENT THAN LISTED ON THESE PLANS, IS SET ON PILINGS, OR IS INSTALLED AT A MOUNTAIN REGION SITE SUCH THAT WIND OR OTHER DESIGN PARAMETERS ARE INCREASED, THE DESIGN MUST BE DETERMINED TO BE ADEQUATE FOR ACTUAL SITE CONDITIONS. ALTERATIONS MAY BE REQUIRED TO BRING THE HOME INTO COMPLIANCE WITH THE MORE STRINGENT CONDITIONS.

*NOTE: THE INFORMATION FOR THIS PLAN IS BASED ON Vasd-110 & 130 MPH(MAX)/ Vult-130 & 150MPH(MAX); EXPOSURE "C"; AND 30PSF GROUND SNOW LOAD(MAX)

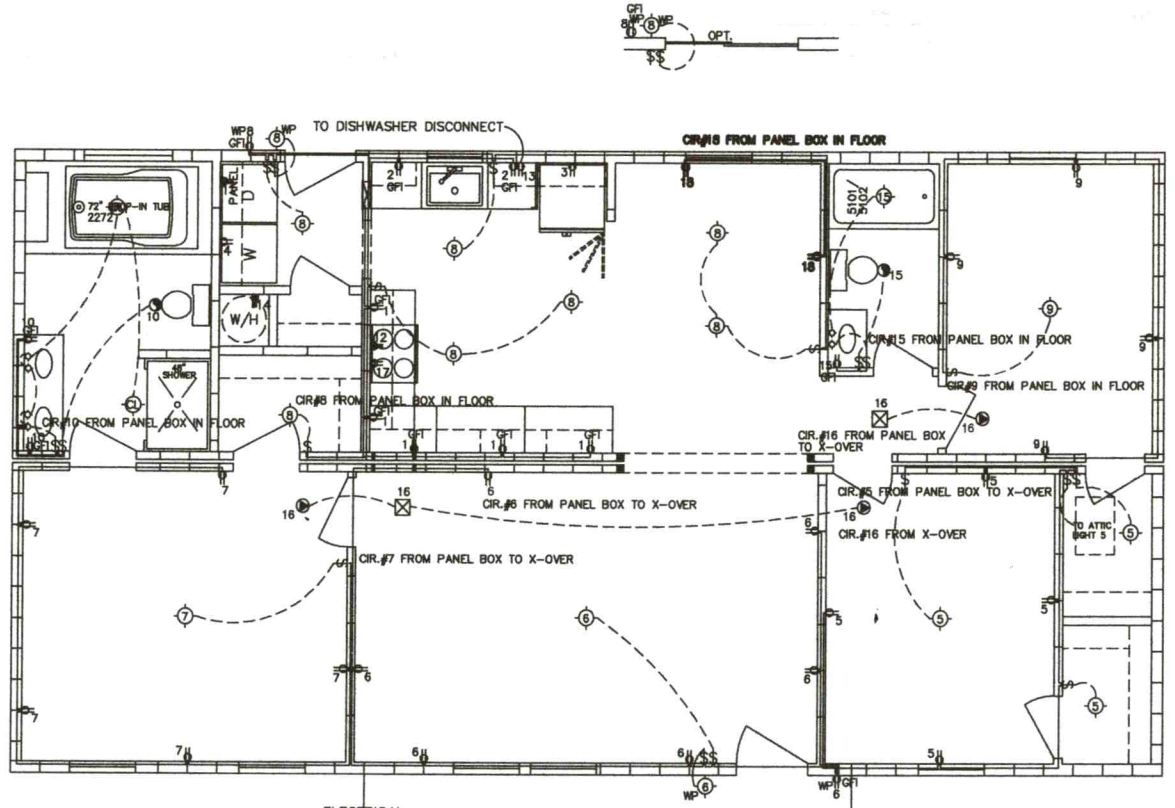
ATTENTION LOCAL INSPECTIONS DEPT.

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY HOLMES BUILDING SYSTEMS, HAVE NOT BEEN INSPECTED BY RADCO AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. ELECTRICAL FIXTURE (CEILING FANS) INST.
2. CHIMNEY TERMINATION COMPLETION.
3. STORM DOORS
4. V-BOX FOR HEATING SYSTEM INSTALLED BY OTHERS
5. GAS PIPING (IF APPLICABLE).
6. PLUMBING BELOW THE FLOOR.
7. PLUMBING TESTS.
8. FOUNDATION.
9. EXTERIOR SIDING ON ENDWALL WILL BE COMPLETED ON-SITE.
10. EXTERIOR HARDIE SIDING IF APPLICABLE WILL BE PAINTED AND SEALED ON-SITE.
11. ROOF SHINGLES WILL BE COMPLETED ON-SITE.
12. ATTIC VENTILATION WILL BE COMPLETED ON-SITE.
13. SERVICE ENTRANCE PANELS, DISCONNECTS, CONDUCTORS AND FEEDERS TO BE SIZED AND INSTALLED BY OTHERS.
14. HVAC TO BE INSTALLED ON-SITE BY OTHERS. (ASSUMED 10KVA HVAC MAX)
15. GABLE CONSTRUCTION TO BE COMPLETED ON-SITE.
16. CLOTHES DRYER TO BE INSTALLED ON-SITE BY OTHERS: FOR NORTH CAROLINA EXHAUST VENT INSTALLATION REQUIREMENTS. REFER TO PAGE MII-36.
17. AIR INFILTRATION BARRIER AT MATELINE: SEE PAGE MP-12.0
18. FIRE BLOCKING AT MATELINES - SEE PAGES MP-12.0
19. EXTERIOR DOORS USED FOR LIGHT AND VENT MUST HAVE AN INSECT SCREEN.
20. RODENT PROOFING TO BE COMPLETED ON-SITE BY OTHERS REFER TO PAGE PL-11A (SEE ATTACHMENT)
21. FOR ADDITIONAL TIE-DOWN REQUIREMENTS REFER TO PAGE MP-5.0A, TO BE DESIGNED AND INSTALLED BY OTHERS.
22. VIRGINIA ONLY: FIRE EXTINGUISER UNDER KITCHEN SINK (RATING 2-A: 10-B:C).
23. PLUMBING VENT TERMINATIONS
24. COLLAR TIES AND DORMERS

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JAN 21, 2020
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REVISIONS:	PREPAIRED BY:	HOLMES BUILDING SYSTEMS, LLC	TITLE: COVER PAGE	PROJECT NO:
DATE: 1/17/2020	JAB		MODEL: 5228D-HBSP-SOMER SET	DRAWING NO: CVR



ELECTRICAL LEGEND	
	120/240 SUB PANEL
	INCANDESCENT LIGHT
WP	EXTERIOR/ WEATHERPROOF
$	15A SINGLE POLE SWITCH
	15A 120V RECEPTACLE
	20A 120V RECEPTACLE
	240V RECEPTICLE
GFI	GROUND FAULT INTERRUPT PROTECTED
	SMOKE DETECTOR
	EXTERIOR FLOODLIGHT
T	THERMOSTAT
F	RANGE HOOD FAN
	CFM EXHAUST FAN (CEILING MOUNT)
	SMOKE DETECTOR/CARBON MONOXIDE

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JAN 21, 2020
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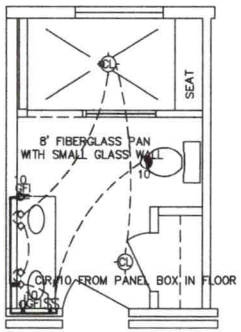
*NC TYPICAL ELECTRICAL SCHEDULE

VOLTS	WIRE	BRKR	CIR	DESCRIPTION	VOLTS	WIRE	BRKR	CIR	DESCRIPTION
120	12/2	20#	1	PORTABLE APPLIANCE	120	12/2	20#	13	DISH WASHER(LOCKOUT)
120	12/2	20#	2	PORTABLE APPLIANCE	**240**	**10/3**	**25**	**14**	**WATER HEATER**
120	12/2	20#	3	PORTABLE APPLIANCE	120	12/2	20#	15	BATH
120	12/2	20#	4	WASHER	120	14/2	15AF	16	SMOKE DETECTOR
120	14/2	15AF	5	GENERAL LIGHTING	120	12/2	20AF	17	MICROWAVE
120	14/2	15AF	6	GENERAL LIGHTING	**120**	**12/2**	**20AF**	**18**	**DINING ROOM**
120	14/2	15AF	7	GENERAL LIGHTING	240	*	*	19	CONDENSING UNIT
120	14/2	15AF	8	GENERAL LIGHTING	240	*	*	20	CONDENSING UNIT
120	14/2	15AF	9	GENERAL LIGHTING	240	*	*	21	ELEC FURNACE
120	12/2	20#	10	BATH	240	*	*	22	ELEC FURNACE
240	10/3	30	11	DRYER	120	12/2	20#AF	23	UTILITY ROOM
240	8/3	40	12	RANGE	240	8/3	40	24	WALL OVEN

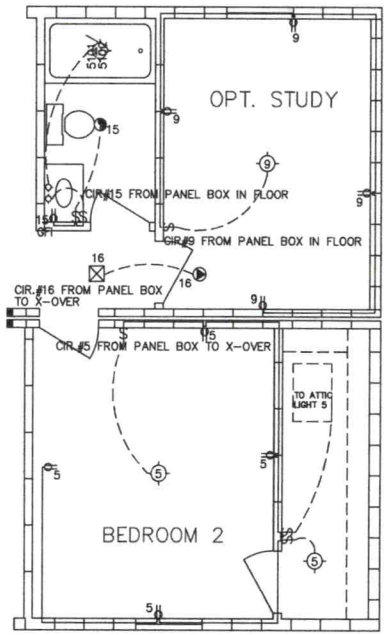
= GROUND FAULT INTERRUPTER BRKR OR RECEPT (GFI), AF= ARC FAULT *= PER MANUFACTURERS SPECS

ELECTRICAL
1. ALL RECEPTACLES TO BE GROUNDING TYPE.
2. ALL WIRING TO BE PER EACH STATE ELECTRICAL CODE, TYPE NM ROMEX (CU) W/GROUND.
3. MAIN PANEL TO BE MARKED "SUITABLE FOR USE AS SERVICE EQUIPMENT," AND BE EQUIPPED W/BREAKER/FUSE TYPE OVER-CURENT PROTECTION.
4. PROPER THERMAL OVERLOAD PROTECTION TO BE PROVIDED FOR ALL MOTORS.
5. WITHIN SIGHT DISCONNECT MEANS REQUIRED FOR ALL MOTORS AND W/H.
6. WEATHERPROOF PROTECTION REQUIRED FOR ALL OUTDOOR LIGHTS, RECEPTACLES AND DISCONNECTS.
7. PROPER WORKING CLEARANCES TO BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT.
8. ALL FLUORESCENT AND INCANDESCENT FIXTURES REQUIRE THERMAL PROTECTION AND PROPER CLEARANCES FROM INSULATION.
9. COMBINATION EXHAUST FAN/LIGHT AND ALL RECESSED INCANDESCENT FIXTURES TO HAVE THERMAL PROTECTION.
10. SERVICE CONDUCTORS, LOCATED WITHIN THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 230-6 OF THE PER EACH STATE ELECTRICAL CODE.
11. SEE PAGE MMS1 OF THE DESIGN MANUAL FOR WATER HEATER SPECS AND MMS3 FOR FURNACE SPECS.
12. NON-ARC FAULT CIRCUIT #16 FOR SOUTH CAROLINA SMOKE DETECTOR
13. SERVICE ENTRANCE PANEL, DISCONNECTS, CONDUCTORS AND FEEDERS TO BE SIZED AND INSTALLED BY OTHERS.
14. ASSUMED 10KVA HVAC MAX.
15. SEE PAGE MEL-1 THRU MEL-11 OF THE DESIGN MANUAL FOR ELECTRICAL FIXTURE.
16. PER NEC 314.27 BOXES USED AT LUMINAIRE OR LAMPHOLDER OUTLETS IN THE CEILING SHALL BE DESIGNED FOR THE PURPOSE AND SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LBS.
17. PER NEC 406.12 ALL 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
18. PER IRC N1103.1 A PROGRAMMABLE THERMOSTAT SHALL BE INSTALLED ON-SITE BY OTHERS.
19. NC ONLY, A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICANY LAMPS.

REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: ELECTRICAL	PROJECT NO:
DATE:	DATE: 11/6/17	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.1



OPT.MASTER BATH



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H. Scott Hall

REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: ELECTRICAL	PROJECT NO:
DATE:	DATE: 1/20/20	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.1 OPT.

RESIDENTIAL ELECTRICAL LOAD CALCULATIONS

W/ ELECTRIC FURNACE

MANUFACTURER: Holmes Building System
MODEL: 5228D
SIZE: 26.83 FT. W. X 52.00 FT. L. DATE: 17-Jan-20

OF FLOORS: 1
SIZE OF MAIN: 200 AMPS

1.	A.	LIGHTING - DWELLING FLOOR AREA:		1395.16	@ 3 WATTS/SF =	4185.5	WATTS
	B.	PORTABLE APPLIANCE - NO. OF CIRCUITS:		4	@ 1500 WATTS EA =	6000	WATTS
	C.	LAUNDRY - NUMBER OF CIRCUITS:		1	@ 1500 WATTS EA =	1500	WATTS
	D.	WATER HEATER:		4500	WATTS @ 125% =	5625	WATTS
	E.	DISHWASHER	(RATING:	8.6	AMPS)	1032	WATTS
	F.	DISPOSAL	(RATING:	6	AMPS)	720	WATTS
	G.	RANGE	(SIZE:	12	Kw)	12000	WATTS
	H.	DRYER	(SIZE:	5.6	Kw)	5600	WATTS
	I.	WALL MOUNTED OVEN	(SIZE:	0	Kw)	N/A	
	J.	FURNACE BLOWER				1440	WATTS
	K.	TRASH COMPACTOR	(RATING:	5	AMPS)	600	WATTS
	L.	OTHER (SPARE CIRCUITS - 20 AMP):		0	@ 1500 WATTS EA	0	WATTS
					TOTAL	38,702	WATTS
2.	A.	FIRST 10,000 WATTS @ 100%				10000	WATTS
	B.	REMAINDER @ 40%				11481	WATTS
3.	A.	AIR-CONDITIONING @ 100%	SIZE:	3	TONS	10552	WATTS
	B.	CENTRAL ELEC HEATING @ 65%	(RATING:	18	Kw)	11700	WATTS
	C.	ELECTRIC BASEBOARD HEATERS:					

NUMBER OF UNITS: 0 TOTAL WATTS: 0 (65% OF NAMEPLATE RATING) N/A

TOTAL WATTAGE OF FEEDER = 2A. + 2B. + THE GREATER OF 3A., 3B. OR 3C.

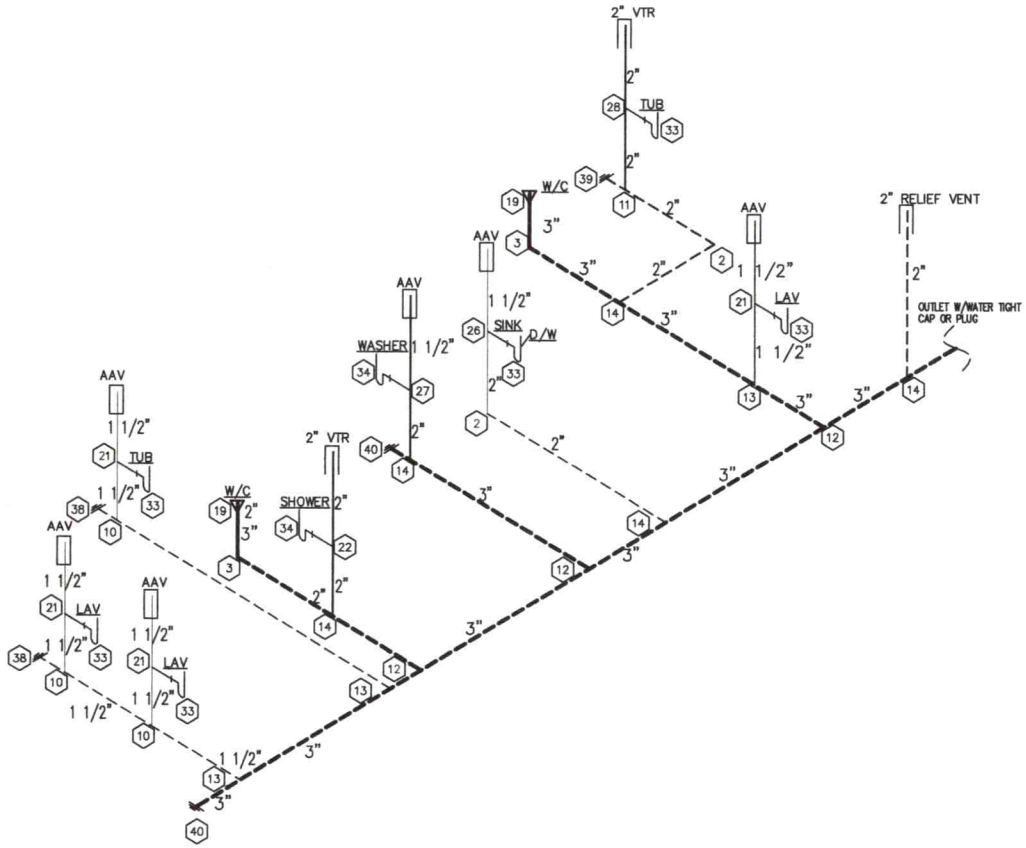
10000 WATTS + 11481 WATTS + 11700 WATTS

TOTAL WATTAGE = 33,181 /240 VOLTS = 138.25 AMPS

TOTAL 15 AMP GENERAL RECEPTACLE CIRCUITS REQUIRED = 3

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NOTE:
IN NORTH CAROLINA, THE FIELD INSTALLED PIPING MUST INCLUDE CLEANOUTS LOCATED SO THAT ONE CLEANOUT WILL BE PROVIDED FOR EVERY 180 DEGEES OF CHANGES IN DIRECTION IN THE DRAINAGE SYSTEM, INCLUDING BOTH THE FACTORY INSTALLED AND FIELD INSTALLED PORTIONS OF THE SYSTEM.



AAV=AIR ADMITTANCE VALVE
------INDICATES FIELD INSTALLED

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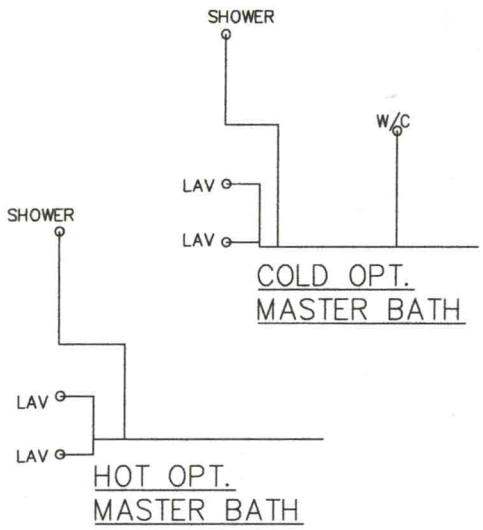
DWV FITTING SCHEDULE

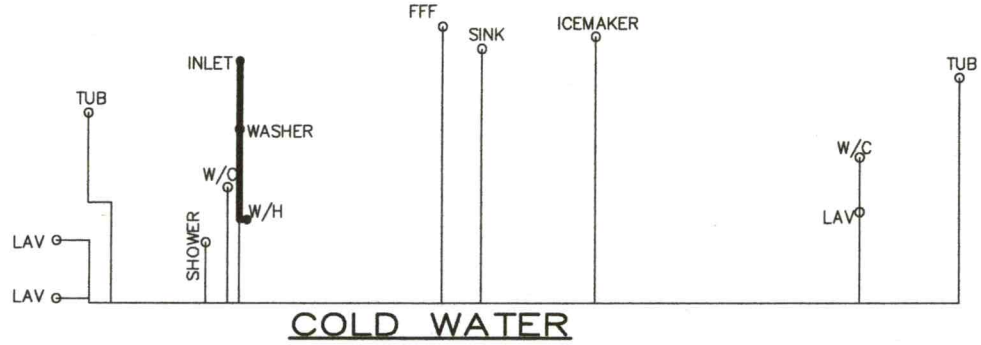
1	1 1/2" EXTRA LONG 90	25	3"x3"x2" SAN T
2	2" EXTRA LONG 90°	26	2"X1 1/2"x1 1/2" SAN T
3	3" EXTRA LONG 90°	27	2"x1 1/2"x2" SAN T
4	1 1/2" 45°	28	2"x2"x1 1/2" SAN T
5	2" 45°	29	3"x3"x2"x2" DBL SAN T
6	3" 45°	30	1 1/2" WYE
7	1/2" 22 1/2°	31	2" WYE
8	2" 22 1/2°	32	3" WYE
9	3" 22 1/2°	33	1 1/2" ADJUSTABLE P TRAP
10	1 1/2" LTTY	34	2" ADJUSTABLE P TRAP
11	2" LTTY	35	2"x1 1/2" REDUCING BUSHING
12	3" LTTY	36	3"x1 1/2" REDUCING BUSHING
13	3"x3"x1 1/2" LTTY	37	3"x2" REDUCING BUSHING
14	3"x3"x2" LTTY	38	1 1/2" CLEAN OUT w/PLUG
15	2"x2"x1 1/2" LTTY	39	2" CLEAN OUT w/PLUG
16	2"x1 1/2"x1 1/2" LTTY	40	3" CLEAN OUT w/PLUG
17	2"x1 1/2"x2" LTTY	41	3" DBL ELBOW 90°
18	4"x4" CLOSET FLANGE	42	3" DBL SAN T
19	4"x3" CLOSET FLANGE	43	3" DBL ELL
20	4"x3" 90° CLOSET ST ELL	44	3x3x3 LTTY
21	1 1/2" SAN T	45	3x2x1 1/2 LTTY
22	2" SAN T	46	3x2x3 LTTY
23	3" SAN T	47	3x3x2X2 LTTY
24	3"x3"x1 1/2" SAN T	48	3" DBL. BEND

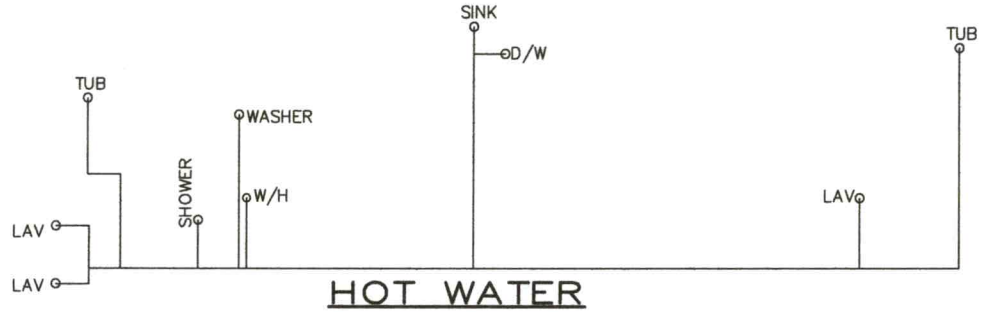
REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB
DATE:	DATE: 1/17/2020	DRAWN BY: JAB

HOLMES BUILDING SYSTEMS, LLC

TITLE: DWV	PROJECT NO:
MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.3

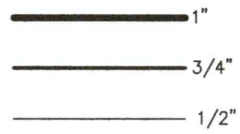




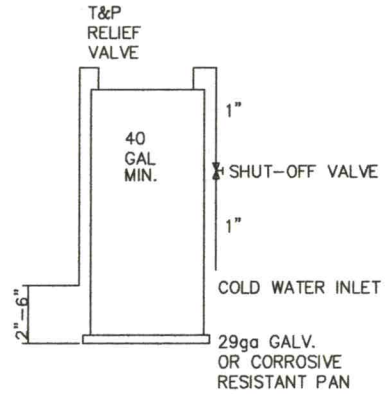


NOTE:

1. WATER SUPPLY LINES SHALL BE POLYETHLENE (PEX), CPVC.
2. FIXTURES MAY BE ADDED OR DELETED AS LONG AS PIPE IS PROPERLY SIZED.
3. ALL FITTINGS TO HAVE SHUT-OFFS.
4. WATER HAMMER ARRESTORS AT QUICK CLOSING VALVES.
5. BATHTUBS TO HAVE OVERFLOWS.
6. SHOWER HEAD HIGH LIMIT TEMP. = 120 F.
7. SEE PAGE MMS1 & MMS2 OF THE NC DESIGN MANUAL FOR PLUMBING FIXTURE SCHEDULE.
8. SEE PAGE MMS1 OF THE NC DESIGN MANUAL FOR WATER HEATER SPECIFICATIONS.
9. AAV MUST BE INSTALLED IN A ACCESSIBLE EXTERNAL LOCATION, AND ATLEAST 4" ABOVE THE TRAP ARM, A MINIMUM OF 6" ABOVE INSULATED MATERIAL AND IN A VERTICAL ORIENTATION NOT EXCEEDING 15 DEGREES FROM PLUMB.



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JAN 21, 2020
H. Scott Hall



REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: WATER SUPPLY DETAIL	PROJECT NO:
DATE:	DATE: 1/17/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.4

HOLMES BUILDING SYSTEMS, LLC

WATER SUPPLY NOTES:

1. Solid lines indicate cold water lines.
2. All plumbing below floor shall be installed on site by a qualified plumbing contractor. All below floor plumbing installed in unconditioned spaces shall be protected from freezing by insulation, heat, or both.
3. PEX piping must be supported @ 32" o.c.: CPVC at 3'-0" o.c. (or per manufacturers specifications)
4. Copper or galvanized water piping supported at 3' O.C.
5. Shower and tub-shower combination valves shall be pressure, thermostatic or combination balanced-pressure/ thermostatic valves that conform to ASSE 1016 or CSA CAN/CSA-B125. Valves shall be equipped with a means to limit the maximum setting of the valve to 120 Deg., which shall be field adjusted in accordance with the manufactures instructions. In North Carolina, Scald preventive valves are not required in dwelling units with individual water heaters set at 120 Deg. F.
6. When metallic water distribution systems are used, a water hammer shall be installed where quick closing valves are utilized (e.g., at clothes washers and dish washers). Water arrestors shall conform to ASSE/ANSI 1010.
7. A shut off valves shall be required for each fixture.
8. Water heater equipped with drain cock.
9. Dielectric unions to be used at connections of water lines to water heater.
10. Cold water inlet to be with a shut off valve above floor at water heater.
11. T&P valve, 210 Deg. F., 125 PSI, with ¾" rigid discharge pipe to an indirect waster receptor via a 6"max. air gap.
12. Full sized shut off valve to be provided between building and water main(meter) and at water heater.
13. Reserved.
14. Wall hydrants must be conform to ASSE 1019 and be frost proof or self-draining type. A vacuum breaker is required.
15. Access or access panels must be installed and so located to permit repair, maintenance, and correction of plumbing system and fixtures.
16. 3" pipe run from below floor to above roof for passive sub-slab depressurization system per section AF103.6.1.

DWV NOTES:

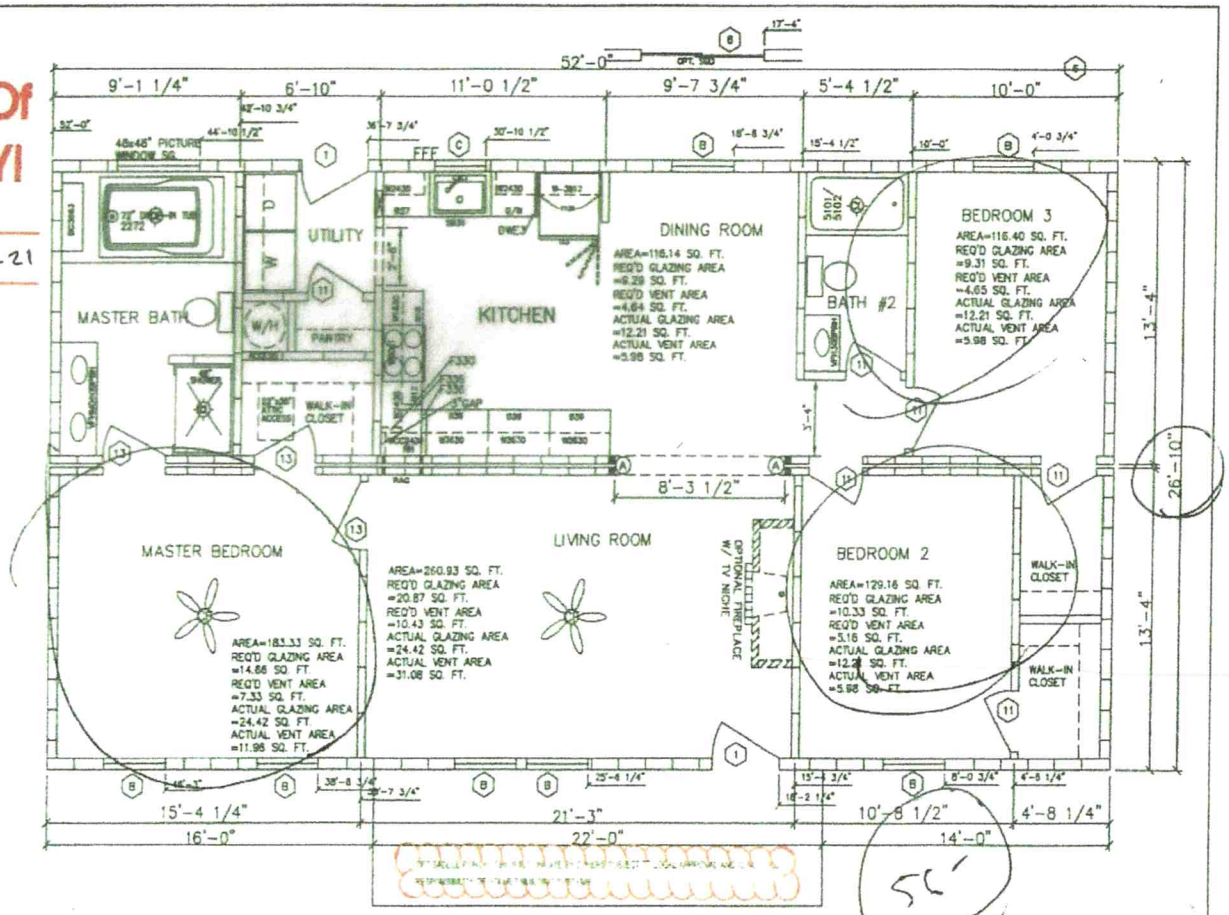
1. In concealed locations where piping is installed through holes or notches in studs, plates, joists, or similar members less than 1 ½ inches from the nearest edge of the member, the pipe shall be protected by shield plates. Protective plates shall be a minimum of 1/16 inch thick steel, shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.
2. All DWV below floor installed on site by others.
3. Materials to be ABS or PVC-Schedule 40.
4. All pipes to be secured at 4' O.C.
5. All clean outs shall be accessible, clean outs provided at base of all waste and soil stacks, and provide so that all horizontal piping can be reached with a cleanout tool without passing through more the 45 Deg. of turns.
6. ¼" per foot slope provided on all horizontal branches.
7. All vertical to horizontal or horizontal to horizontal change of direction shall be through a long turn tee wye or combination wye with 1/8 bend.
8. All horizontal to vertical change of direction shall be through a sanitary tee, or if at the same level on a vertical stack, through an approved double fixture fitting.
9. Floor cut-out for the bathtub plumbing lines shall be firestopped using approved materials.
10. The discharge from an automatic clothes washer shall be through an air break and connected to a standpipe.
11. Standpipes shall be individually trapped and be a minimum of 18 inches and a maximum 42 inches above the trap. Access shall be provided to all standpipe traps and drains for rodding.
12. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a pan. The pan drain shall extend full size and terminate over a suitable located indirect waste receptor or floor drain or extend to the exterior of building and terminate not less that 6 inches or more than 24 inches above the adjacent ground surface.
13. Access shall be provided to all air admittance valves. The valve shall be located within a ventilated space that allows air to enter the valve. Air admittance valves must be removable for DWV systems test and be reinstalled as required by local officials.

APPROVED RADCO APPROVED
JAN 21, 2020
H. Scott Hall

Acknowledgement Of Plans Submittal ONLY!

8-19-2021 Date

Date 8-24-21



NOTES:
1. SEE ENERGY CALCULATIONS FOR ALLOWABLE WINDOW/DOOR OPTION COMBINATIONS.
2. SEE DESIGN CONFIGURATION FOR HEADERS IN THE DESIGN MANUAL.
3. SEE PAGE MW51 AND MW52 IN THE DESIGN MANUAL FOR PLUMBING FIXTURE SCHEDULE.

	DOOR SCHEDULE	R.O.	LITE AREA	VENT AREA
1	36"x80" EXTERIOR	38"x82 3/8"	–	19.12
1A	8"x36" SIDE LITE		1.85	–
1B	7"x64" SIDE LITE		2.86	–
3	36"x80" EXTERIOR 9-LITE	38"x82 3/8"	5.12	19.12
4	36"x80" EXTERIOR 15-LITE	38"x82 3/8"	9.25	19.12
5	32"x80" EXTERIOR (SOLID)	34"x82 3/8"	–	19.12
6	72"x80" SG GLASS DOOR	72"x80"	5.45	19.12
7	72"x80" ATRIUM DOOR	75 1/2"x82 1/4"	18.50	19.12
8	72"x80" FRENCH DOOR	74 1/2"x82 1/4"	18.50	19.12
9	20"x80" INTERIOR	22"x82 3/8"	–	–
10	24"x80" INTERIOR	26"x82 3/8"	–	–
11	30"x80" INTERIOR	32"x82 3/8"	–	–
12	32"x80" SOLID INTERIOR	34 1/2"x82 3/8"	–	–
13	36"x80" INTERIOR	38"x82 3/8"	–	–
14	48"x80" BIFOLD INTERIOR	50"x82 3/8"	–	–
14	60"x80" BIFOLD INTERIOR	62"x82 3/8"	–	–

NOTE ALL WINDOWS: MAX= DP:50 SHGC. 0.24 U:0.34

	WINDOW SCHEDULE	R.O.	LITE AREA	VENT AREA
A	36"x72" EGRESS	36 1/4"x72 1/4"	14.90	7.38
B	36"x60" EGRESS	36 1/4"x60 1/4"	12.21	5.98
C	30"x36	30 1/4"x36 1/4"	5.55	2.64
D	24"x48"	24 1/4"x48 1/4"	5.99	2.95
E	36"x60" SAFETY GLAZED	36 1/4"x60 1/4"	12.21	5.98
F	32"x54" DORMER	32 1/4"x54 1/4"	9.52	4.66
G	24"x60"	24 1/4"x60 1/4"	7.69	3.84
H	48"x48" SAFETY GLAZE	48 1/4"x48 1/4"	13.03	6.27

COLUMN SUPPORT
(A) 2-2x4'S
(B) 3-2x4'S
(C) 4-2x4'S

AREA
1st FLOOR
1395 SQ. FT.

NOTE:
A WATER CLOSET OR LAVATORY SHALL NOT BE SET CLOSER THAN 15" FROM IT'S CENTER TO ANY SIDEWALL, PARTITION OR VANITY OR CLOSER THAN 30" CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21" IN FRONT OF A WATER CLOSET OR LAVATORY TO ANY WALL FIXTURE OR DOOR.

NOTE:
IF THE WINDOW IS LESS THAN 24" ABOVE THE FINISH FLOOR AND 72" ABOVE FINISH GRADE, THERE MUST BE FALL PROTECTION INSTALLED. THE FALL PROTECTION TO BE INSTALLED ON-SITE BY OTHERS IF REQUIRED, SUBJECT TO LOCAL APPROVAL.

NOTE:
ANY REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS ARE TO BE MET AND PROVIDED ON SITE BY OTHERS PER LOCAL CODE AND ARE NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

NOTE:
ALL VIRGINIA MODELS TO BE BUILT WITH MINIMUM OF 1 BEDROOM AND 1 BATH THAT CONTAIN 36" INTERIOR PASSAGE DOOR. TO COMPLY WITH 2012 CODE FOR VA.
AN "*" INDICATES WHICH DOORS TO BE CHANGED TO MEET REQUIREMENTS.

NOTE:
ALL 1st AND 2nd FLOOR WINDOWS SHALL BE INSTALLED WITH THE LOWEST PART OF THE CLEAR OPENING LOCATED GREATER THAN 24" ABOVE THE FLOOR. IF THIS REQUIREMENT IS NOT MET HOLMES BUILDING WILL INSTALL A FALL PROTECTION DEVISE. IF ANY OF THE 1st FLOOR WINDOWS ARE GREATER THAN 72" ABOVE GRADE, THE FALL PROTECTION DEVISE WILL BE INSTALLED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL.

APPROVED RADCO Oct 21 2020 H. Scott Hall APPROVED

*BUILDING MUST BE SET-BACK ATLEAST 10' FROM PROPERTY LINES

FFF-FROST FREE FAUCET

REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: FLOOR PLAN	PROJECT NO:
DATE:	DATE 1/20/2020	DRAWN BY: J. PHILLIPS		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.0