+15 3:30

BLDR-2022-1278

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625

PERMIT # AP 313158

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

PIN # 4626-- 19 --1480 ✓

APPLICANT/OWNER: Bruce and Sara Colmark | APPLICANT ADDRESS: 147 Old Airport Rd Concord NC 28205

SITE ADDRESS: 572 Lakeview Shores Lp Mooresville NC 28117 ✓ | PHONE: 704-534-1499 | ALT. PHONE 704-576-3887

SITE DIRECTIONS: Brawley School Rd to Ron McKendree Rd, Ron Lakeview Shores Lp, Lon Abbott Rd, Lon Lakeview Shores Lp 1st on L | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: CL and T ✓ | SECTION: 5B ✓ LOT # 263 ✓ | LOT AREA: 0.72 acres | DESIGN FLOW: 480 GPD | L.T.A.R.: 13

Septic Tank	1000	(gal)	STB	760	Date	3/25/23	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	
Pump Tank	1000	(gal)	PT	363	Date	3/24/23	System Description:	LPPPBPS			
Pump Make			Model		Serial #		Repair System Description:	Ts2 Drip			
# Nitrification Fields	1		# Lines	5	Linear Ft		Maintenance Agreement Required:	☒ YES	☐ NO		
Trench Width	24"		Trench Bottom Depth(Low side)	32"	Gravel Depth			☐ GRAVITY	☒ PRESSURE		

☒ Residence	No. Bedrooms	4	**Water Supply**
☐ Business	No. Persons	8	☒ Private
☐ Other	No. Employees		☐ Public
☐ Slab	☐ Crawl Space		☐ Community
☒ Basement w/ plumbing			☐ Basement w/o plumbing

Comments / Conditions: Install lines on Contour. DO NOT drive on, store material or manipulate drainfield in any way. All property lines, corners and buffers must be marked during instalation and inspection

INITIAL SITE SKETCH

See Attached and Approved site plan by Michael Athanas and Associates Dated 6/22/2021 PJB

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.

- Remove fill dirt from repair area
- Divert drainage & foundation drain off of tank & fields

tank needs filter lines good 5/18/23

As Built Attached

7/25 - Everything Checked + Needs H_2O Sample + BB

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: Bruce A. Colmark | Date: 7/14/2021 | Installed by: Richard Abernathy

IMPROVEMENT PERMIT by: Patrick J Bagley III | Date: 6/22/2021 | OPERATION PERMIT by: D Wiebers | Date: 7/26/23

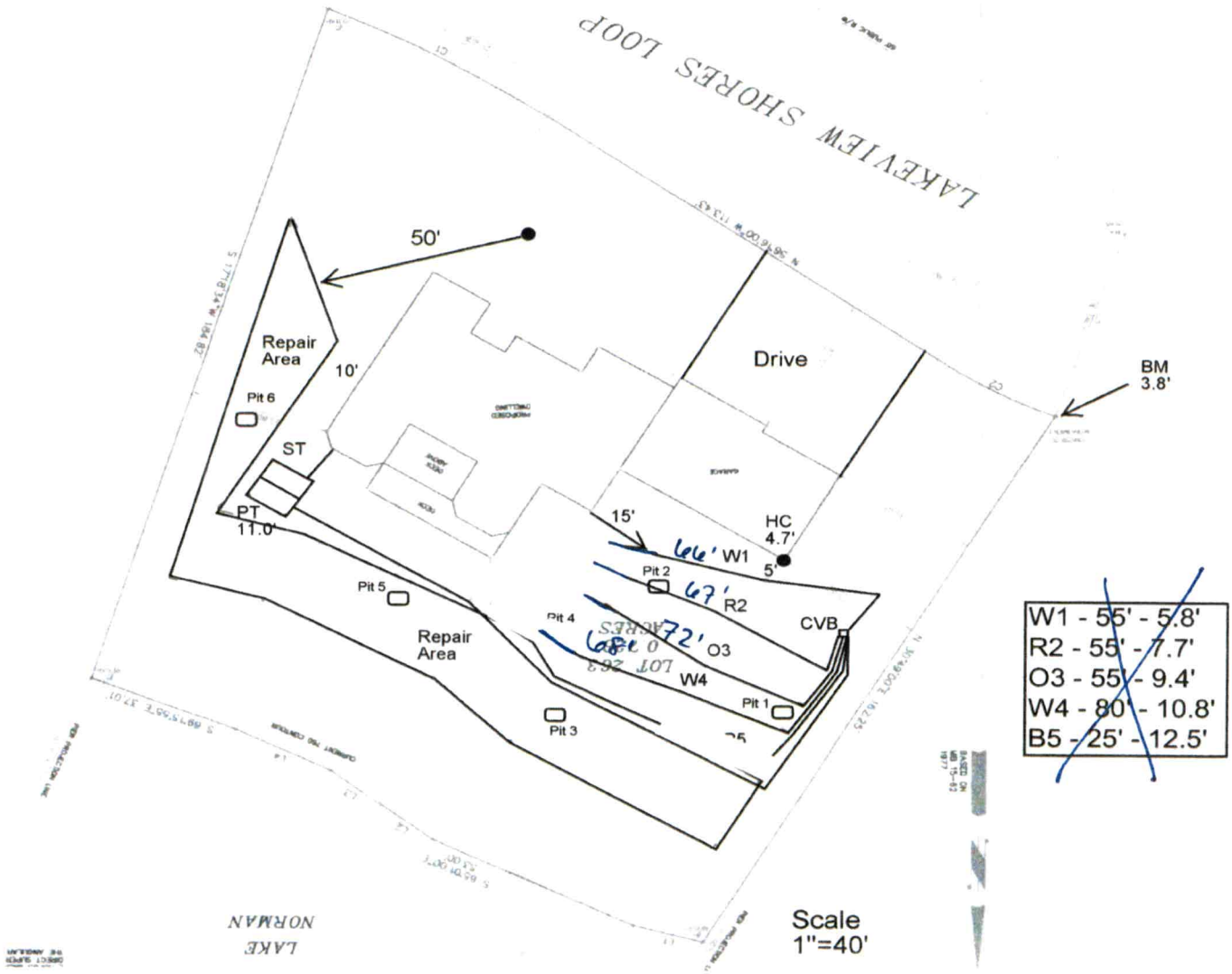
AUTHORIZATION TO CONSTRUCT by: [signature] | Date: 7-26-2022 | Existing System Inspected by: | Date:

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

As Built

572 Lakeview Shores Loop

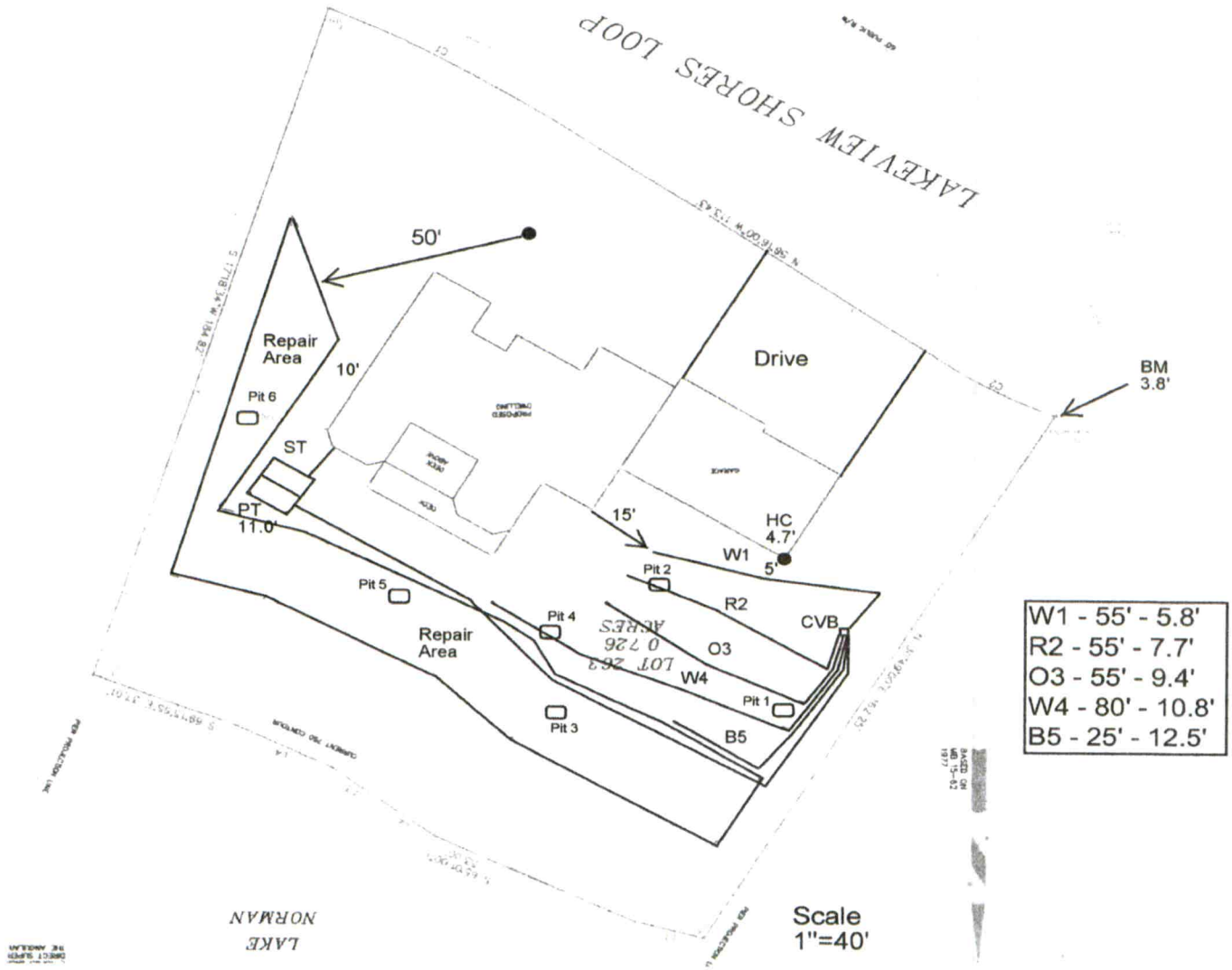
APPROVED JUN 2 2021
PJB



~~W1 - 55' - 5.8'~~
~~R2 - 55' - 7.7'~~
~~O3 - 55' - 9.4'~~
~~W4 - 80' - 10.8'~~
~~B5 - 25' - 12.5'~~

→ Bottom line just above buffer

APPROVED JUN 2 2021
PJB



W1 - 55' - 5.8'
R2 - 55' - 7.7'
O3 - 55' - 9.4'
W4 - 80' - 10.8'
B5 - 25' - 12.5'

MA&A
SOIL & ENVIRONMENTAL CONSULTANTS

APPROVED JUN 2 2 2021
PTB

MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
556 Walden Trail
Weddington, NC 28173
(704) 576-3887
5/28/2021

Reference: Data Sheet for 572 Lakeview Shores Lp, CL&T Sec 8 Lot 263
House Footprint: See attached plan
Building Setbacks: 35' front/rear, 15' side, 50' lake
Water Source: Existing well
Number of Bedrooms/Daily Flow: 4/480 GPD
Proposed LTAR: 0.3 GPD/FT^2 (initial), 0.15 GPD/FT^2 (repair)
Proposed System Type: PPBPS
Proposed Repair System Type: TSII American Perc-Rite Drip Dispersal
Distribution: Low Pressure-CVB
Flow per Orifice: 0.59 GPM
Orifice Size: 3/16"
System Flow: 37.2 GPM
Dosing Volume: 226.8 gallons
Pump Run Time: 6.1 minutes
Elevation Head: 10.2'
Friction Head: 5.7'
Pressure Head: 2'
Total Dynamic Head: 17.9'
Supply Line Length: 180' of 2" PVC
Septic/Pump Tank Size: 1000/1000 gallons
Proposed Trench Bottom: 36" maximum



Line	Design Length	# of Panels	Actual Length	Elevation
White 1	55'	13	58'	5.8'
Red 2	55'	13	55'	7.7'
Orange 3	55'	13	56'	9.4'
White 4	80'	18	90'	10.8'
Blue 5	25'	6	25'	12.5'

Initial System: 270'
Repair System: 3500 FT^2
Pump Tank: 11.0'
House Corner: 4.7'
Benchmark: 3.8' (top of concrete marker)

Comments:
The existing well will need a variance to continue to use because it will be closer than 25' to the proposed house foundation.

PROPERTY ID #: 4626191480
COUNTY: Iredell

APPROVED JUN 2 2 2021
PJB

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Bruce & Sara Colmark
ADDRESS: 147 Old Airport Rd, Concord, NC 28205
PROPOSED FACILITY: 4 BDRM PROPOSED DESIGN FLOW (.1949): 480 GPD
LOCATION OF SITE: 572 Lakeview Shores Lp, CL&T Sec 8 Lot 263
APPLICATION DATE
DATE EVALUATED: 5/2021
PROPERTY SIZE: 0.726 AC
PROPERTY RECORDED: 10/1977
WATER SUPPLY: X Private ☐ Public X Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring X Pit ☐ Cut TYPE OF WASTEWATER: X 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	
1	LS 10%	0-7	Br CL WSBK	FR SS SP SXP	N/A	51"	N/A	N/A	PS 0.3
		7-47	R C SBK	FR SS SP SXP					
		47-51	R CL WSBK	FR SS SP SXP					
2	LS 10%	0-5	Br CL WSBK	FR SS SP SXP	N/A	62"	N/A	N/A	PS 0.3
		5-39	R C SBK	FR SS SP SXP					
		39-62	R CL WSBK	FR SS SP SXP					
3	LS 10%	0-6	Br CL WSBK	FR SS SP SXP	N/A	70"	N/A	N/A	PS 0.3
		6-46	R C SBK	FR SS SP SXP					
		46-70	R CL WSBK	FR SS SP SXP					
4	LS 4%	0-24	R C SBK	FR SS SP SXP	N/A	52"	N/A	N/A	PS 0.3
		24-52	R CL WSBK	FR SS SP SXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	540 FT^2	3500 FT^2
System Type(s)	PPBPS	TSII DRIP
Site LTAR	0.3	0.15

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: MA&A
OTHER(S) PRESENT:

COMMENTS:

APPROVED JUN 2 2 2021
PTB

SOIL/SITE EVALUATION

(Continuation Sheet)

PROPERTY ID #: 4626191480
DATE OF EVALUATION:
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	
5	LS 15%	0-24	FILL		N/A	60"	N/A	N/A	PS 0.3 >24"
		24-60	R C SBK	FR SS SP SXP					
6	LS 12%	0-10	Br CL WSBK	FR SS SP SXP	N/A	60"		N/A	PS 0.3
		10-32	R C SBK	FR SS SP SXP					
		32-60	R CL WSBK	FR SS SP SXP			SAP Incl		

COMMENTS:

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

Sheet 1 of ___
PROPERTY ID #: ___
COUNTY: Iredell

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

OWNER: Craig B
ADDRESS: 2112 Sheater Rd Davidson NC
PROPOSED FACILITY: Newsingle fam PROPOSED DESIGN FLOW (.1949): 360GPD
LOCATION OF SITE: 572 La Gourmet Shoppes Lp

APPLICATION DATE 11/20/2020
DATE EVALUATED: 1/20/2021
PROPERTY SIZE: ___
PROPERTY RECORDED: YES

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) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	55	0-7	SCL WSBK	Fr SS SP SeXP	few YB mottles	55"	Litho inclusions some P-ant Rx inclusions	—	PS.3
		7-37	C SBK	Fr SS SP SeXP					
		37-55	CL SBK	Fr SS SP SeXP					
2	55	0-6	CL WSBK	Fr SS SP SeXP	—	55"	Litho and Parent Rx inclusions throughout	—	PS.3
		6-34	C SBK	Fr SS SP SeXP					
		34-55	CL SBK	Fr SS SP SeXP					
3	55	0-7	SCL WSBK	Fr SS SP SeXP	—	48"	few Litho inclusions at bottom	—	PS.3
		7-30	CS BK/ABK	Fr SS SP SeXP					
		30-48	CL SBK	Fr SS SP SeXP					
4	55	0-6	SCL WSBK	Fr SS SP SeXP	—	50"	Litho common at bottom	—	PS.3
		6-30	C SBK	Fr SS SP SeXP					
		30-50	CL SBK	Fr SS SP SeXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		
System Type(s)		
Site LTAR		

OTHER FACTORS (.1946): ___
SITE CLASSIFICATION (.1948): ___
EVALUATED BY: Patrick P
OTHER(S) PRESENT: ___

COMMENTS: clear and cool 36c 218 291-46

NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

VARIANCE APPLICATION FOR 2C .0100 WELL CONSTRUCTION STANDARDS:

✓ **PRIVATE DRINKING WATER WELLS UNDER 15A NCAC 02C .0300**

WATER SUPPLY WELLS UNDER 15A NCAC 02C .0107
All water supply wells not considered "Private Drinking Water Wells" and including irrigation, industrial, and commercial wells

WELLS OTHER THAN WATER SUPPLY UNDER 15A NCAC 02C .0108
Including monitoring and recovery wells

Print clearly or type information. Illegible submittals will be returned as incomplete.

DATE 1-21, 2021 **PERMIT NO.:** _____ (to be completed by DWQ/DPH)

A. **WELL OWNER** – For single family residences list the property owner(s). For all others, list name of the business, organization, or government agency and person delegated signature authority.

Bruce & Sara Coldmark
Agent: Craig Roseman - CMR Builder Inc.
Mailing Address 21121 Shearer Road
City Davidson State NC Zip Code 28036 County Mecklenburg
Day Tele No. 704-896-0773 Cell No 704-534-1499
EMAIL Address virginiaroseman@gmail.com Fax No.: _____

B. **PHYSICAL LOCATION OF WELL SITE**

1) Parcel Identification Number (PIN) of well site 4526-19-1480
County Iredell N.C.

2) Physical Address (if different than mailing address): _____
572 Lakeview Shores Loop
City Mooresville State NC Zip Code. 28110

C. **WELL DRILLER INFORMATION** (if known)
Well Drilling Contractor's Name: Not Known - Old Well
NC Well Drilling Contractor Certification No _____
Company Name _____ Contact Person _____
City _____ State ___ Zip Code ___ County: _____
Day Tele No _____ Cell No _____
EMAIL Address _____ Fax No _____

D. **REASON FOR VARIANCE REQUEST** – Include type of well(s) to be constructed, rule for which the variance is being requested, description of how the alternate construction will not endanger human health and welfare and the environment, and reason why construction and/or operation in accordance with the standards is not technically feasible and/or provides equal or better protection of the groundwater

Need 25' set back from house. Existing old well is only 20'. We are requesting a 5' OR 6' variance. Lot is only 3/4 of an acre which limits placement of house.

E. **ATTACHMENTS** – Provide the following information as attachments to this application

(1) A map showing general location of the property (including road names, NC State Route Number, distances, any key landmarks, etc) sufficient for finding the well location.
(2) Detailed site map with scale showing location of proposed well relevant to septic system(s), building foundations, property lines, water bodies, potential sources of contamination, other wells, etc.
(3) Submit a copy of the local well permit application and site evaluation map (if applicable).
(4) Any other information relevant to the variance request such as a well construction diagram showing proposed well liner or atypical construction materials/methods 6" existing well, 172' in ground 11 gallons per minute

F. **OTHER MINIMUM CONSTRUCTION REQUIREMENTS**

For water supply wells, approval of a variance will require that additional construction requirements beyond those specified in 15A NCAC 02C 0107 be met Minimum additional construction requirements for Coastal Plain and Piedmont and Mountain region wells are referenced on Attachments A and B on pages 4 and 5 of this application. Approval of a variance will not be considered in cases where the specified minimum additional construction requirements cannot be met

G. **SIGNATURES**

Signature of Person Responsible for Well Construction (typically the well driller)

Print or Type Full Name of Person Responsible for Well Construction (typically the well driller)

Signature of County Environmental Health Specialist

Print or Type Full Name of County Environmental Health Specialist

Per 15A NCAC 02C 0118 the Secretary of the Division of Water Quality or the Division of Public Health may require submittal of information deemed necessary to make a decision on the variance, may impose conditions as part of the decision, and shall respond in writing to the request within 30 days of receipt of the variance request A variance applicant who is dissatisfied with the decision of the Director may commence a contested case by filing a petition as described in G S. 150B-23 within 60 days after receipt of the decision

NC DEPARTMENT OF
HEALTH AND
HUMAN SERVICES

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
MARK T. BENTON • Assistant Secretary for Public Health
Division of Public Health

Onsite Water Protection Branch
February 8, 2021

Bruce and Sara Coldmark
21121 Shearer Rd
Davidson, NC 28036

Re: Approval No. JMB2219

Private Well Located Less than 25' from Building Perimeter [Rule 15A NCAC 2C .0107(a)(2)(P)]

Property location:
572 Lakeview Shores Loop
Mooresville, NC 28110

Dear Mr. and Mrs. Coldmark;

On February 5, 2021 the On-site Water Protection Branch received your request for a variance from the Well Construction standards, Title 15A North Carolina Administrative Code Subchapter 2C .0100. The request for the variance concerns a water supply well on the referenced property that is serving one dwelling. A structure is proposed for the property that will be within twenty-five feet of the well.

Specifically, the variance request grants you permission to use a water supply well at a distance closer than the twenty five foot setback to a building perimeter. Achieving the twenty-five foot setback would be difficult given the challenges of the property.

Based upon information provided by you, the Iredell County Health Department, it is my finding that based upon current conditions as the site exist today (as well as the current proposal for use of the structure) you meet the conditions necessary for approval of a variance as specified by 15A NCAC .0118 (a) (1) and (2). On that basis and if the following conditions are met, the requested variance is approved:

RECEIVED JUL 26 2022

592 Lakeview Shores Lp

LINE CHART

LINE	BEARING	DISTANCE
L1	N 49° 18' 38" E	5.85'
L2	N 54° 24' 37" E	9.71'
L3	N 59° 17' 27" E	9.76'
L4	N 64° 20' 07" E	9.48'
L5	N 78° 37' 47" E	9.05'
L6	N 49° 08' 16" W	1.89'
L7	N 41° 22' 30" E	1.47'
L8	N 41° 22' 30" E	8.00'
L9	N 80° 43' 40" E	46.1'
L10	N 80° 43' 40" E	8.81'

592 Lakeview Shores Lp
Lot 263
Mooresville, NC

Rec'd 7-26-22

* No Deck
BAB
7-26-22

KH RESIDENTIAL DESIGNS.COM
704-728-0505
N·C·B·D·C

THE COLMARK RESIDENCE
LOT 263 LAKEVIEW SHORES LOOP
MOORESVILLE, NORTH CAROLINA

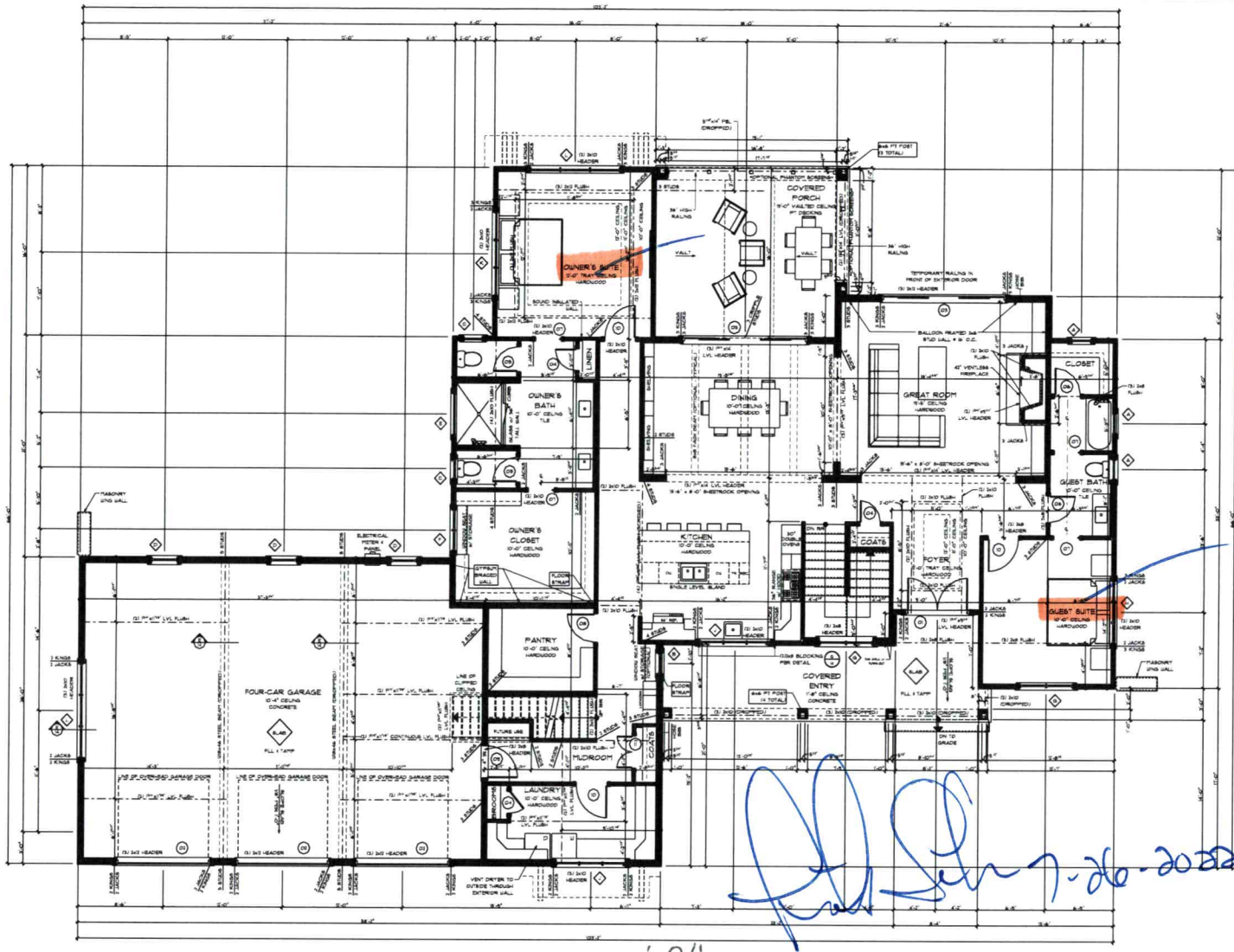
MEMBER AIBD

PROJECT NO: 2021-100
DATE: 6/21/2022
DRAWN BY: S. MCGEHEE

COPYRIGHT
WITH INSTRUMENTAL PERSONS AUTHORIZING THIS PLAN TO BE BUILT ARE THOSE BY THE ARCHITECTURAL PURCHASER OR HOMEOWNERS OR OWNER OF THIS PLAN IS PROHIBITED

SHEET TITLE
SITE PLAN

02
SHEET 02 OF 19



FLOOR PLAN CONSTRUCTION NOTES

(SEE SHEET 3 FOR ADDITIONAL NOTES)

1. JOISTS ARE DESIGNED TO BE CONTINUOUS IN BOTH AREAS. JOIST MANUFACTURER TO STORE AND START JOISTS WHERE SHOWN ON PLAN TO ALLOW FOR CONTINUOUS ACTION.

2. JOIST SUPPLIER TO CONTACT ENGINEER OF RECORD FOR JOIST APPROVAL IF JOISTS DIFFER FROM THOSE SPECIFIED ON PLANS.

3. ALL LOAD BEARING HEADERS SHALL BE (3)2x6 SPF# UNLESS NOTED OTHERWISE

4. ALL WALLS 9'-0" TO 10'-0" TALL SHALL BE A MINIMUM OF 2x6 SPF# @ 16" o.c. UNLESS NOTED OTHERWISE ON THE PLAN.

WALLS BETWEEN 10'-0" AND 13'-0" TALL SHALL BE A MINIMUM OF 2x6 SPF# @ 16" o.c.
UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS ARE SPECIFICALLY NOTED ON THE PLAN.

5. WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.

6. RIM BOARDS AND BANDS PARALLEL TO FLOOR FRAMING TO BE DOUBLED. DBL JOISTS OR CRIPPLES WALLS TO BE INSTALLED BETWEEN STACKING LOAD BEARING WALLS TO TRANSFER LOADING.

7. STUD SUPPORT AT EACH END OF BEAM/HEADERS UNLESS NOTED OTHERWISE
- IN LUMBER = BAYS AS NUMBER PLIES FOR BEAMS / FOR HEADERS
- LVL, PSL, GLULAM = 3
- STEEL BEAM = 1 S

8. ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, AND BEAM SUPPORTS MUST BE SUPPORTED WITH SOLID BLOCKING AND/OR STUDS EQUAL TO THE NUMBER OF STUDS ABOVE ALL THE WAY DOWN TO THE FOUNDATION. STUDS/SOLID BLOCK MINIMUM. RIPPY BOARDS AND JOIST BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER POINT LOADS FROM LVL AND STEEL BEAMS OR USING SQUASH BLOCKS "B.B." ARE INDICATED.

9. NUMBER OF KING STUDS BASED ON OPENING WIDTH:
2x4 WALL
- LESS THAN 3'-6" = 1 KING
- 3'-6" TO 6'-0" = 2 KINGS
- 6'-1" TO 8'-0" = 3 KINGS
- 8'-1" TO 10'-1" = 4 KINGS
- OVER 10'-1" = SEE PLAN

2X6 WALL
- LESS THAN 5'-0" = 1 KING
- 5'-1" TO 10'-0" = 2 KINGS
- GREAT THAN 10'-1" = SEE PLAN

10. ALL FRAMING MEMBERS TO BE SPF#2 OR BETTER UNLESS NOTED OTHERWISE

11. "SCREWED" = FASTEN ALL TRIPLE PLY LVLS TOGETHER WITH TWO ROWS OF 3" LONG FLATOR SCREWS @ 16" o.c. AND FOUR PLY LVLS WITH TWO ROWS OF 4" LONG FLATOR SCREWS @ 16" o.c. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM. (OR SIMPSON SDU SIMPLY SCREW EQUIVALENT)

12. DOUBLE JOISTS CAN BE SEPARATED BY UP TO 3x10 TO ALLOW FOR PASSAGE OF PLUMBING PIPES AND ELECTRICAL LINES.

13. WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN. HANGERS WITH EQUIVALENT CAPACITIES TO THOSE LISTED BELOW ARE ALSO ACCEPTABLE:

TIMBER SIZE	SIMPSON HANGERS
(1) 2x8	LUS 28-2
(1) 2x10, (1) 2x12	LUS 210-2
(1) 3x10, (1) 3x12	LUS 210-3
(1) 3¼" x 9¼" LVL	HUS 410
(1) 3¼" X 11⅞" - 14" LVL	HUS 412
(1) 3¼" X 16" - 24" LVL	HHUS 430
ALL TRIPLE LVLs	HHUS 5.50/10

14. FILL ALL OF THE HOLES IN BEAM HANGERS WITH 16d x 3½" COMMON NAILS (3½" x 0.162") OR 16d 4DS" (3½" x 0.142") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE LOWER 1/3 HANGER NAILS UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 3¼" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.

15. CONTRACTOR RESPONSIBLE FOR ALL WATERPROOFING AND FLASHING.

NOTE: EXTERIOR DIMENSIONS REFER TO OUTSIDE OF SHEATHING

FIRST FLOOR DOOR SCHEDULE

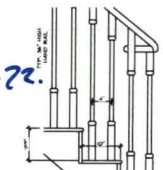
* VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR MANUFACTURER

ID	QTY	DOOR W	DOOR HT	GLZ	NOTES
01	1	8'-0"	8'-0"	TEMP.	TWIN 36" LEGEND ENTRY DOORS w/ GLASS PANEL - TEMPERED
02	3	9'-0"	8'-0"		SINGLE 9'0W PANEL OVERHEAD GARAGE DOOR (INT. TRIM)
03	1	12'-0"	8'-0"	TEMP.	QUAD 36" EXTERIOR SLIDING GLASS DOOR w/ TWO ACTIVE CENTER PANELS - TEMPERED
04	3	2'-0"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
05	1	2'-4"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
06	1	2'-6"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
07	4	2'-6"	8'-0"		SINGLE INTERIOR TWO PANEL POCKET DOOR
08	1	2'-8"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
09	1	3'-0"	8'-0"		SINGLE INTERIOR "HALLATED" TWO PANEL DOOR w/ 30MIN. FIRE RATING w/ WEATHER STRIPPING + THRESHOLD
10	3	3'-0"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
11	1	3'-0"	8'-0"		TWIN 18" INTERIOR TWO PANEL DOORS

FIRST FLOOR WINDOW SCHEDULE

* VERIFY ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER

ID	QTY	SIZE W	SIZE HT	NOTES
A	3	2'-0"	1'-0"	SINGLE FIXED WINDOW UNIT
B	1	2'-0"	4'-6"	SINGLE DOUBLEHUNG WINDOW UNIT
C	3	2'-0"	4'-6"	SINGLE DOUBLEHUNG WINDOW UNIT
D	3	2'-8"	6'-0"	SINGLE DOUBLEHUNG WINDOW UNIT
E	1	4'-0"	1'-0"	SINGLE FIXED GLASS WINDOW UNIT
F	1	4'-0"	4'-6"	TWIN 24" DOUBLEHUNG WINDOW UNIT
G	2	5'-4"	6'-0"	TWIN 30" DOUBLEHUNG WINDOW UNIT
H	1	6'-0"	1'-0"	TRIPLE 12" FIXED GLASS WINDOW UNIT
I	3	7'-0"	4'-6"	TRIPLE 24" DOUBLEHUNG WINDOW UNIT
K	1	8'-0"	1'-0"	TRIPLE 12" FIXED GLASS WINDOW UNIT
L	3	9'-0"	6'-0"	TRIPLE 36" DOUBLEHUNG WINDOW UNIT



STAIR SPECS
- 16 RISERS @ 7 3/8" EACH
- 17 TREADS @ 10" EACH
- w/ 1" NOSING
- TOTAL RISE: 9'-1 3/4"

NOTE: VERIFY ACTUAL CONDITIONS & FLOOR FINISH MATERIALS PRIOR TO STAIR FABRICATION

NOTE: GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE W/ 2018 RESIDENTIAL CODE

FIRST FLOOR TO SECOND FLOOR STAIR DETAIL

(A) SCALE: 1" = 1'-0"

SQUARE FOOTAGE

ALL FOOTAGE CALCULATED TO 0.5'

1. FIRST FLOOR HEATED	1,361
2. SECOND FLOOR HEATED	887
3. LOWER LEVEL HEATED	1,445
TOTAL HEATED	4,893
COVERED ENTRY	148
COVERED PORCH	285
LOWER PATIO	631
MECHANICAL ROOM	405
STORAGE ROOM	997
THREE-CAR GARAGE/ STORAGE	1,364
TOTAL UNDER ROOF	8,233

SCALE: 1/4" = 1'-0"

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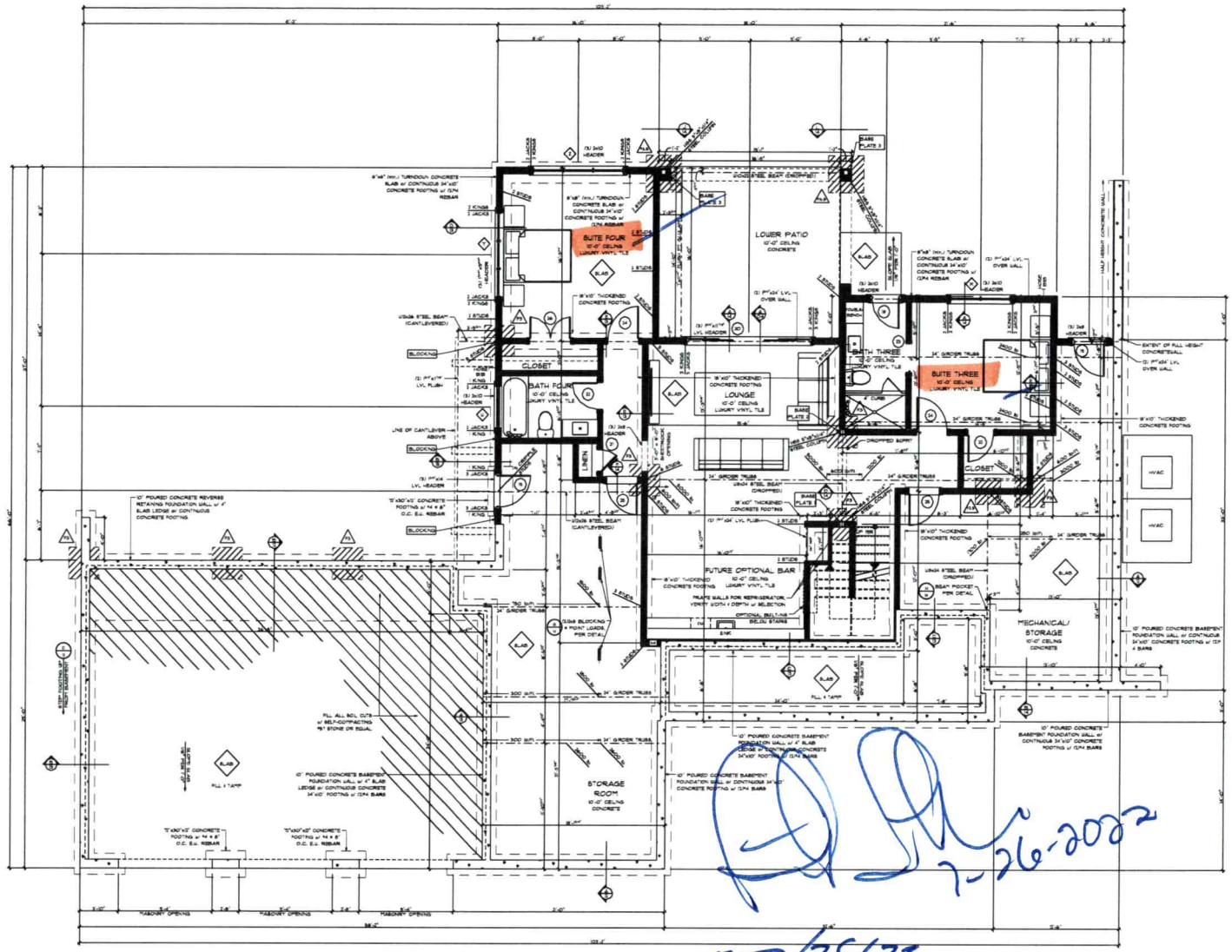
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SHEET TITLE
FIRST FLOOR PLAN

06
SHEET 06 OF 19



FOUNDATION NOTES

(SEE S-SHEET 3 FOR ADDITIONAL NOTES)

1. ALL PERIMETER WALL FOOTINGS SHALL BE CONTINUOUS 24"x10" MINIMUM WITH (2) #4 REBAR, 3000 PSI CONCRETE U.N.O.

2. ALL INTERIOR THICKENED SLABS SHALL BE 10"/24"@ TYP.

3. BEARING CAPACITY OF SOIL IS ASSUMED TO BE 3000 PSF.

4. BASEMENT FOUNDATION WALLS TO BE 10" THICK POURED IN PLACE REINFORCED CONC. PER PLAN DETAILS. TOP OF BASEMENT WALL IS NOT TO BE STEPPED DOWN UNLESS UNBALANCED BACKFILL IS LESS THAN 48".

5. CONCRETE WALL CONTRACTOR TO LOCATE WALL TO ALLOW FOR 4" LEDGE AT LOCATIONS IN GARAGE AND PORCH FOR BRICK SLAB SUPPORT. ALL OVER CUT AREAS UNDER FUTURE SLABS TO BE FILLED WITH #57 SELF COMPACTING STONE OR EQUAL.

6. SLAB - SLAB ON GRADE SHALL CONSIST OF 4" CONC. SLAB WITH 6X6 W1.4/W1.4 WWF OR FIBER REINFORCEMENT OVER A 6" MIN. POLY. VAPOR BARRIER OVER 4" MINIMUM STONE OVER SOLID SOIL. IN GARAGES AND DRIVEWAYS INSTALL TOOLED CONTROL JOINTS NO GREATER THAN 9 FEET IN EACH DIRECTION. ALL SLABS TO HAVE 1/2" EXPANSION JOIST BETWEEN SLABS AND FOUNDATION WALLS.

7. RETAINING WALLS TO BE 10" THICK POURED IN PLACE CONCRETE REINFORCED PER PLAN DETAILS BASED ON RETAINED SOIL HEIGHT.

8. SUPPORT ALL MASONRY STEPS OVER 8" THICK CONC. FOOTING WITH 8" PROJECTION FROM MASONRY.

FOOTING SCHEDULE

F1.8:	18"X8"TYP.
F2:	24"X24"TYP.
F2.5:	30"X30"X12"
F3:	36"X36"X12" WITH 4 #4 BARS EACH WAY
F3.5:	42"X42"X12" WITH 5 #4 BARS EACH WAY
F4:	48"X48"X12" WITH 7 #4 BARS EACH WAY

FRAMING NOTES

(SEE S-SHEET 3 FOR ADDITIONAL NOTES)

1. ALL LOAD BEARING HEADERS SHALL BE (2)2X10 OR (3) 2X8 SPFN UNLESS NOTED OTHERWISE.

2. WHERE DIMENSIONS ARE NOT INDICATED BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN OVER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.

3. ALL WALLS UP TO 10'-0", TALL SHALL BE A MINIMUM OF 2X4 SPFN @ 12" O.C. OR 2X6 SPFN @ 16 O.C. UNLESS NOTED OTHERWISE ON THE PLAN.

WALLS ABOVE 10'-0" SHALL BE A MINIMUM OF 2X6 SPFN @ 16 O.C.
UNLESS NOTED OTHERWISE ON THE PLAN.

4. RIM BOARDS AND BANDS PARALLEL TO FLOOR FRAMING TO BE DOUBLED. PARALLEL FLOOR FRAMING TO TOP OF BASEMENT WALL SUPPORTING MORE THAN 4'-0" OF BACKFILL TO BE BLOCKED WITH FRAMING MEMBERS EQUAL TO FLOOR DEPTH AT 24" O.C. FOR THREE JOIST SPACINGS OR 48". SECURE BLOCKING TO JOISTS WITH 8-10D TOE NAILS AT TOP AND BOTTOM. SECURE SUBFLOOR TO BLOCKING WITH 8D NAILS AT 6" O.C.

5. DBL JOISTS OR CRIPPLES WALLS TO BE INSTALLED BETWEEN STACKING LOAD BEARING WALLS TO TRANSFER LOADING.

6. STUD SUPPORT AT EACH END OF BEAMS/HEADERS UNLESS NOTED OTHERWISE

3x LUMBER	= BAMS AS NUMBER PLIES FOR BEAMS. FOR HEADERS
LVL, PSL, BUILT-UP	= 3
STEEL BEAM	= 3

7. ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, AND BEAM SUPPORTS "MUST" BE SUPPORTED WITH SOLID BLOCKING AND/OR STUDS EQUAL TO THE NUMBER OF STUDS ABOVE ALL THE WAY DOWN TO THE FOUNDATION / STUDWALL BELOW. MINIMUM (2) STUDS AND 1-3/4" BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER POINT LOADS FROM LVL AND STEEL BEAMS OR UNLESS EQUASH BLOCKS "S.B." ARE NOTATED.

8. NUMBER OF KING STUDS BASED ON OPENING WIDTH:

2x4 WALL		
LESS THAN 3'-6"	=	1 KING
3'-6" TO 6'-0"	=	2 KINGS
6'-1" TO 10'-0"	=	3 KINGS
OVER 10'-0"	=	SEE PLAN
2X6 WALL		
LESS THAN 5'-0"	=	1 KING
GREAT THAN 5'-0"	=	SEE PLAN

9. ALL FRAMING MEMBERS TO BE SPFN OR SYPN UNLESS NOTED OTHERWISE

10. FASTEN ALL TRIPLE PLY LVLs TOGETHER WITH TWO ROW OF 8" LONG FLATLOK OR EQUIVALENT SCREWS @ 16" O.C. AND FOUR PLY LVLs WITH TWO ROW OF 8" LONG FLATLOK SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM.

11. DOUBLE JOISTS CAN BE SEPARATED BY 2" TO 3X3 TO ALLOW FOR PASSAGE OF PLUMBING PIPES AND ELECTRICAL WIRES.

12. WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN. HANGERS WITH EQUIVALENT CAPACITIES TO THOSE LISTED BELOW ARE ALSO ACCEPTABLE)

HANGERS FOR BEAM SIZE	SIMPSON
(1) 2X8	LUS 26-2
(1) 2X10, (2) 2X8	LUS 210-2
(3)-2X10, (3)-2X8	LUS 210-3
(2) 1¾"x 9¼" LVL	HUS 410
(2) 1¾"x 11⅞" LVL (3) 1¾" x 9¼" LVL	HUS 412 HUS 410
ALL TRIPLE LVLs	HHUS

13. FILL ALL OF THE HOLES IN BEAM HANGERS WITH 16d x 3½" COMMON NAILS (3½" x 0.162") OR 16d x 3½" (3½" x 0.135") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE 10d x 1½" HANGER NAILS UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 3¼" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.

14. CONTRACTOR RESPONSIBLE FOR ALL WATERPROOFING AND FLASHING.

LOWER LEVEL DOOR SCHEDULE

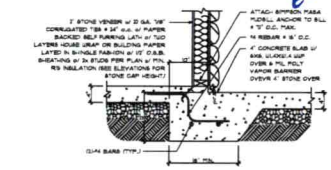
ID	QTY	DOOR W	DOOR HT	GLZ	NOTES
18	1	3'-6"	8'-0"	TEMP.	SINGLE EXTERIOR GLASS DOOR -TEMPERED
19	2	5'-0"	8'-0"		SINGLE EXTERIOR TWO PANEL DOOR
20	1	12'-0"	8'-0"	TEMP.	QUAD 36" EXTERIOR SLIDING GLASS DOOR w/ TWO ACTIVE CENTER PANELS -TEMPERED
21	1	2'-0"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
22	1	2'-6"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
23	1	2'-6"	8'-0"		SINGLE INTERIOR TWO PANEL POCKET DOOR
24	2	5'-0"	8'-0"		SINGLE INTERIOR TWO PANEL DOOR
25	1	5'-0"	8'-0"		SINGLE INTERIOR NBALATED TWO PANEL DOOR w/ (6)FLUSH STOPPING + THRESHOLD
26	1	4'-0"	8'-0"		TWIN 24" INTERIOR TWO PANEL DOORS

* VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR MANUFACTURER

LOWER LEVEL WINDOW SCHEDULE

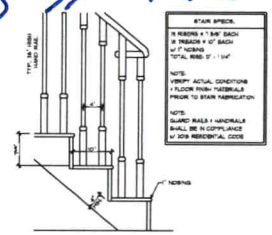
ID	QTY	SIZE W	SIZE HT	NOTES
W	1	4'-0"	3'-0"	SINGLE FIXED GLASS WINDOW UNIT
X	1	6'-0"	6'-0"	TWIN 36" DOUBLE-HUNG WINDOW UNIT
Y	1	8'-0"	3'-0"	TRIPLE 32" FIXED GLASS WINDOW UNIT
Z	1	9'-0"	6'-0"	TRIPLE 36" DOUBLE-HUNG WINDOW UNIT

* VERIFY ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER



A CONCRETE SLAB STEP-DOWN @ PORCH

SCALE: 1" = 1'-0"



B LOWER LEVEL TO FIRST FLOOR STAIR DETAIL

SCALE: 1" = 1'-0"

STAIR SPECS.

15 RISERS @ 7 3/4" EACH
14 TREADS @ 10" EACH
w/ 1" NOSING
TOTAL RISE: 9'-0 1/4"

NOTE:
VERIFY ACTUAL CONDITIONS + FLOOR FINISH MATERIALS PRIOR TO STAIR FABRICATION

NOTE:
GUARD RAILS + HANDRAILS SHALL BE IN COMPLIANCE w/ 2018 RESIDENTIAL CODE

NOTE: EXTERIOR DIMENSIONS REFER TO O/SIDE OF SHEATHING

SQUARE FOOTAGE

ALL FOOTAGE CALCULATED TO STUD

1. FIRST FLOOR HEATED	2361
2. SECOND FLOOR HEATED	887
3. LOWER LEVEL HEATED	1445
TOTAL HEATED	4,693
COVERED ENTRY	149
COVERED PORCH	286
LOWER PATIO	691
MECHANICAL ROOM	405
STORAGE ROOM	397
THREE-CAR GARAGE/ STORAGE	1,784
TOTAL UNDER ROOF	8,233

SLAB 4" CONCRETE SLAB (3000 psi) w/ 6x6 (10/10 w1.4/w1.4) or 6 mil. POLY VAPOR BARRIER on 4" GRAVEL. PROVIDE TERMITE TREATMENT BELOW ALL CONCRETE SLABS ON GRADE ON THE WOOD FRAMING (TYP.)

SCALE: 1/4" = 1'-0"

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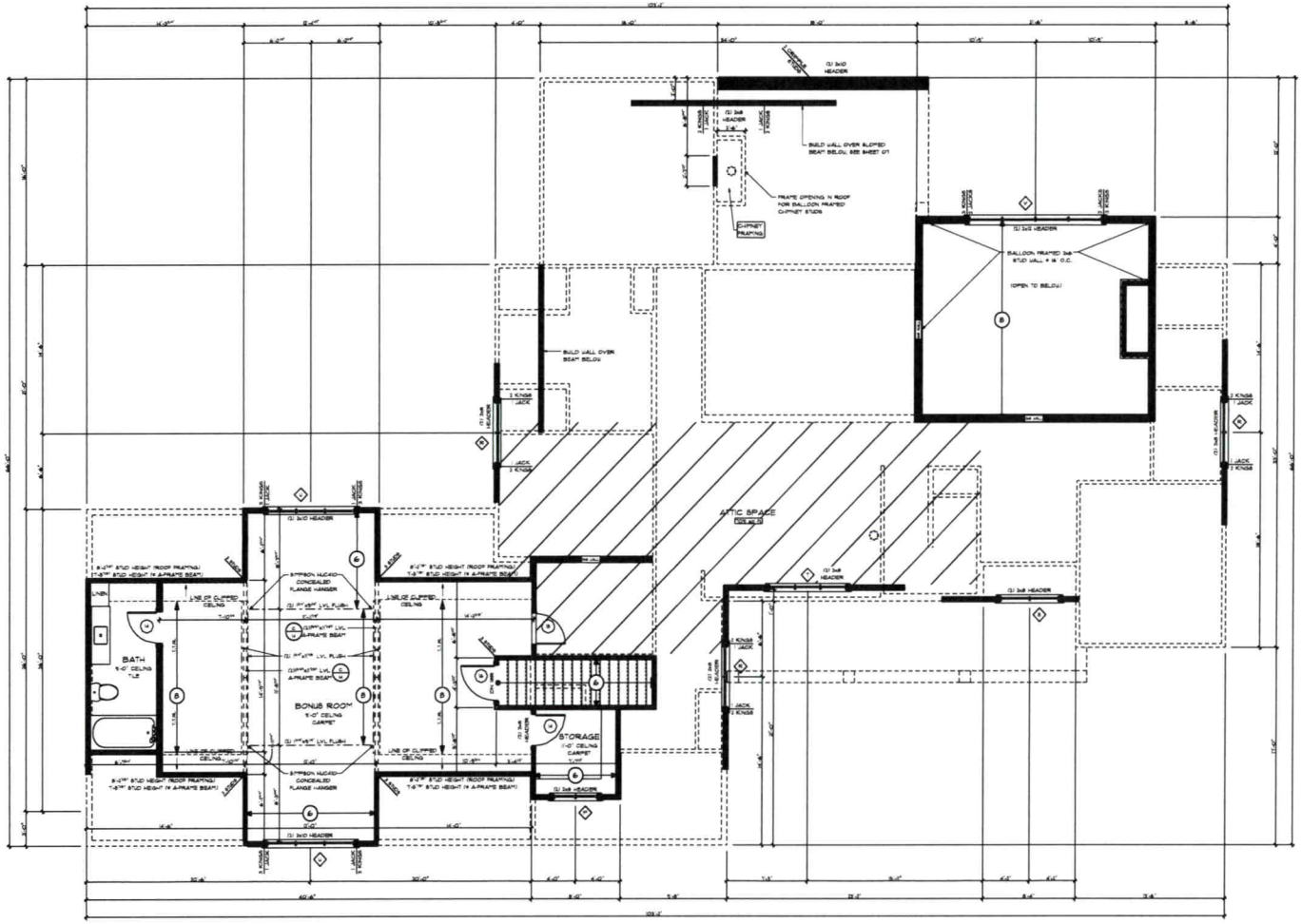
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SHEET TITLE
LOWER LEVEL FLOOR PLAN

04
SHEET 04 OF 19



FRAMING NOTES:

1. "I" OR "H" INDICATES "TIE (CEILING JOIST) TO RAFTER WITH FOUR 3"X0.131" NAILS)

2. ALL LOAD BEARING HEADERS SHALL BE (2)2X8 SYP#1 UNLESS NOTED OTHERWISE

3. ALL WALLS UP TO 10'-0", TALL SHALL BE A MINIMUM OF 2X4 SYP#1 @ 16" o.c. UNLESS NOTED OTHERWISE ON THE PLAN.

WALLS BETWEEN 10'-0" AND 12'-0" TALL SHALL BE A MINIMUM OF 2X6 SYP#1 @ 16"o.c. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS ARE SPECIFICALLY NOTED ON THE PLAN.

4. STUD SUPPORT AT EACH END OF BEAMS/HEADERS UNLESS NOTED OTHERWISE
- 24 LUMBER - 6.6PSI AS NUMBER PLIES FOR BEAMS - FOR HEADERS
- LVL, PSL, GLULAM - 3

5. ALL POINT LOADS FROM ROOF BRACES, JACK STUDS AND BEAM SUPPORTS MUST BE SUPPORTED WITH SOLID BLOCKING AND/OR STUDS EQUAL TO THE NUMBER OF STUDS ABOVE ALL THE WAY DOWN TO THE FOUNDATION / STEM WALL (MINIMUM) RIM BOARDS AND JOIST BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER POINT LOADS FROM LVL AND STEEL BEAMS OR WHERE SOLID BLOCKS "S.B." ARE INDICATED

6. NUMBER OF KING STUDS BASED ON OPENING WIDTH:

3x4 WALL
- LESS THAN (3'-5" - 1 KING
- 3'-5" TO 6'-0" - 2 KINGS
- 6'-1" TO 9'-0" - 3 KINGS
- 9'-1" TO 12'-1" - 4 KINGS
- OVER 12'-1" - SEE PLAN

2X6 WALL
- LESS THAN (5'-5" - 1 KING
- 5'-1" TO 10'-0" - 2 KINGS
- GREAT THAN (10'-0" - SEE PLAN

7. ALL FRAMING MEMBERS TO BE SYP#1 OR SYP#2 UNLESS NOTED OTHERWISE

8. WOOD BEAMS SHALL BE SUPPORTED BY "SEAL HANGERS OF ADEQUATE CAPACITY (HERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN. HANGERS WITH EQUIVALENT CAPACITIES TO THOSE LISTED BELOW ARE ALSO ACCEPTABLE)

MEMBER SIZE	SIMPSON HANGERS
(1) 2X8	LUS 28-2
(2) 2X10, (1) 2X12	LUS 210-2
(3)-2X10, (2)-2X12	LUS 210-3
(2) 1¾" X 11⅞" LVL	HUS 410
(3) 1¾" X 11⅞" - 14" LVL	HUS 412
(3) 1¾" X 16" - 24"LVL	HUS 416
ALL TRIPLE LVLs	HUS 5.50/10

9. FILL ALL OF THE HOLES IN BEAM HANGERS (7/16 dia x 3½" COMMON NAILS (3.0"x 0.148") OR 8d x3½" (3.0"x 0.148") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE OVAL HT "HANGER NAILS" UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY ¾" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.

10. CONTRACTOR TO PROVIDE 22"X30" MIN. ACCESS TO ATTIC AREAS MORE THAN 400 SF.

11. CONTRACTOR RESPONSIBLE FOR ALL WATERPROOFING AND FLASHING.

CHIMNEY CHASE FRAMING (TYP.)

1. BALLOON FRAME 2x6 @ 16" o.c. OR 3x4 @ 12" o.c. STUDS FROM TOP OF WALL/BEAM THROUGH ROOF TO TOP OF CHIMNEY.

2. INSTALL A VERTICAL SIMPSON LSTA18 OR 18" LONG CS20 (MIN.) COIL STRAP ON THE EXTERIOR SIDE OF EACH STUD (7"= 3x CONNECTION NAILS. CHASE APPROXIMATE LTB18 TUBE STRAPS CAN BE USED.) DO NOT BEND STRAP.

3. SHEATHE ENTIRE HEIGHT OF CHIMNEY STUDS BELOW ROOF WITH ½" OSB OR BLOCK WITH HORIZONTAL 2X4 BETWEEN STUDS AT 48"o.c. VERTICALLY MAX.)

NOTE: EXTERIOR DIMENSIONS REFER TO OUTSIDE OF SHEATHING

SQUARE FOOTAGE
ALL FOOTAGE CALCULATED TO STUD

1. FIRST FLOOR HEATED	1,384
2. SECOND FLOOR HEATED	897
3. LOWER LEVEL HEATED	1,446
TOTAL HEATED	4,897
COVERED ENTRY	148
COVERED PORCH	285
LOWER PATIO	657
MECHANICAL ROOF	405
STORAGE ROOM	957
THREE-CAR GARAGE/ STORAGE	1,384
TOTAL UNDER ROOF	8,233

JOIST DESIGNATION

(6) 2x6 SPF #2 @ 16" o.c.

(8) 2x8 SPF #2 @ 16" o.c.

* I.R. = TIED TO RAFTERS w/ (6) 10d NAILS EACH END

SCALE: 1/4" = 1'-0"

· VERIFY ROUGH OPENING REQUIREMENTS W/ DOOR MANUFACTURER

SECOND FLOOR DOOR SCHEDULE

ID	QTY	DOOR W	DOOR HT	DOOR GLZ	NOTES
H	2	2'-6"	6'-8"		SINGLE INTERIOR 1/2D PANEL DOOR
S	1	2'-6"	6'-8"		SINGLE INTERIOR INSULATED 1/2D PANEL DOOR w/ WEATHER STRIPPING + THRESHOLD
W	1	3'-0"	6'-8"		SINGLE INTERIOR 1/2D PANEL DOOR

· VERIFY ROUGH OPENING REQUIREMENTS W/ WINDOW MANUFACTURER

SECOND FLOOR WINDOW SCHEDULE

ID	QTY	SIZE W	SIZE HT	NOTES
P	1	4'-0"	3'-0"	TWIN 36" FIXED WINDOW UNIT
R	3	3'-4"	3'-4"	TWIN 30" DOUBLE-HUNG WINDOW UNIT
S	1	3'-4"	4'-0"	TWIN 30" DOUBLE-HUNG WINDOW UNIT
T	1	1'-0"	3'-0"	TRIPLE 28" FIXED WINDOW UNIT
U	2	6'-0"	5'-0"	TRIPLE 32" DOUBLE-HUNG WINDOW UNIT
V	1	5'-0"	5'-0"	QUAD 36" FIXED GLASS WINDOW UNIT

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SHEET TITLE
SECOND FLOOR PLAN

08