HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # 306833

/ AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 4634896041

. Patel — APPLICANT ADDRESS: 2495 Suite Brumley Place NC Concord NC 28027

.oyal Pointe Way Mooresville NC 28117 — PHONE: 704-798-7999 — ALT. PHONE 704-496-6330 (Paul P)

- Main St to SR NC 155, R on Langtree Rd, L on Royal Pointe Way, Lot on R — SAP CONTROLLED: ☐ YES ☒ NO

LOC: Royal Pointe — SECTION: M3 — LOT # 8 — LOT AREA: 0.716 acres — DESIGN FLOW: 480 — L.T.A.R.: .3

Septic Tank 1000 (gal)	STB 760	Date 6/22	☒ New System ☐ Repair ☐ Expansion System Type: I II III IV V VI	☒ Residence	No. Bedrooms 4	Water Supply
Pump Tank 1000 (gal)	PT 363	Date 7/11	System Description: LPPPBPS	☐ Business	No. Persons 8	☐ Private
Pump Make Goulds	Model WE05112HC	Serial #	Repair System Description: LPPPBPS	☐ Other	No. Employees	☐ Public
# Nitrification Fields 1	# Lines 86 (total)	Linear Ft 267	Maintenance Agreement Required: ☒ YES ☐ NO	☐ Slab	☒ Crawl Space	☒ Community
Trench Width 24"	Trench Bottom Depth(~~Low side~~) 36"	Gravel Depth —	☐ GRAVITY ☒ PRESSURE	☐ Basement w/plumbing	☐ Basement w/o plumbing	

Comments / Conditions: Install Lines on contour. Water Line must be 10' off any part of septic system. Old Tanks must be properly abandoned and removed. All drain lines that will no longer be used as well as parts of Existing drain lines that will be under new driveway must be properly abandoned. Any part of supply line that goes under driveway must be 30" deep or sleeved in ductile iron. Irrigation system must be removed. Divert surface water away from drain field. If tanks are deeper than 3' they must be traffic grade. Any foundation drains in front of house must be removed.

INITIAL SITE SKETCH

See Attached and Approved Site Plan by Paul P. 5/6/2020

AS BUILT SKETCH

8/20/2021: Tanks checked and were good.
8/25/2021: Bottom 2 new drain lines checked and good 3/16" hole drilled

8/26/21 Checked remaining drainlines & supply lines

8/31/21 Set pressure. Checked Elect & alarm.

Installed PPBPS

Permit can be suspended or revoked if 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: Acceptance of Permit Recid Date: 5.6.2020 Installed by: Precision

IMPROVEMENT PERMIT by: Patrick J Bagley III Date: 5/6/2020 OPERATION PERMIT by: [signature] Date: 9/29/21

AUTHORIZATION TO CONSTRUCT by: Patrick J Bagley III Date: 8/4/2020 Existing System Inspected by: (Date:

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

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

Sheet 1 of 1
PROPERTY ID #: 46248960491
COUNTY: Iredell

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

OWNER: Rakesh Patel
APPLICATION DATE 4/15/2020
ADDRESS: 2495 Suite B Brumley Place NC Concord NC 28027
DATE EVALUATED: 4/29/2020
PROPOSED FACILITY: News-Sletter PROPOSED DESIGN FLOW (.1949): 480GPD
PROPERTY SIZE: 0.716 acres
LOCATION OF SITE: 142 Royal Pointe way Mooresville NC 28117
PROPERTY RECORDED: yes
WATER SUPPLY: ☐ Private ☐ Public ☐ Well ☐ Spring ☒ Other Community well
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	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	5-5	0-8	SCLWSBK	Fr SS SP SPP	—	58"	Litho inclusions common more commonly at bottom	—	PS.3
		8-29	C SBK	Fr SS SP SPP					
		29-38	CLWSBK	Fr SS SP SPP					
2	3-5	0-5	Fill	—	—	58"	Litho inclusions common more commonly at bottom	—	PS.3
		5-11	SCLWSBK	Fr SS SP SPP					
		11-26	C SBK	Fr SS SP SPP					
		26-60	CL WSBK	Fr SS SP SPP					
AB 3 1		0-4	Concrete/dirt	—	—	51"	Litho inclusions throughout more common at bottom	—	PS.2
		4-9	Gravel/Compacted						
		9-20	C SBK	Fr SS SP SPP					
		20-60	CL SBK	Fr SS SP SPP					
AB 4 2		0-4	Concrete/dirt	—	—	55"	Litho inclusions throughout more common at bottom	—	PS.3
		4-11	Gravel/Compacted	—					
		11-24	C SBK	Fr SS SP SPP					
		24-66	CL SBK	Fr SS SP SPP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	267	267
System Type(s)	LPPPBPS	LPPPBPS
Site LTAR	.3	.3

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

COMMENTS:

Updated February 2014

Water Line needs to be 10' off any part of Septic System.

Old tanks need to be properly abandoned

Irrigation needs to be moved

any part of supply Line that goes under drive needs to be 30" deep or sleeved in ductile iron

IREDELL COUNTY HEALTH DEPARTMENT
JANE HINSON, RN BSN MS
HEALTH DIRECTOR

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

ACKNOWLEDGEMENT OF ACCEPTANCE OF PERMIT DESIGN AND CONDITIONS

Any permit requiring a signature must have this form signed by the property owner or their authorized agent. Once this form is signed and returned to Environmental Health an official copy of the permit will be emailed to the email that you provide.

I, Rakesh Patel, am the legal owner or the agent of the property located at 142 Royal Pointe Way, identified as PIN(Parcel Identification Number)_____, located in Iredell County, North Carolina.
Permit # 306833.

I do hereby agree to the permit design and the conditions of this permit.

Rakesh Patel 5-6-2020
Signature of Owner/Authorized Agent Date

_____ _____
Signature of Witness Date

RCP0273@gmail.com
email

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*

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit (X) 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: Jas-Am, Inc. (General Contractor) Address: 5113 Piper Station Dr Suite 201 Charlotte NC Zip: 28277

Applicant Email: Brent@JasAmGroup.com Phone: 704-507-8795 Alt. Phone: 704-258-9259

Owner Name: Surahi & Rakesh Patel Address: 142 Royal Pointe Way Mooresville NC Zip: 28117

Owner Email: rcp0273@gmail.com Phone: 704-798-7999 Alt. Phone: 704-798-8418

****

Property Information:

Street Address: 142 Royal Pointe Way Mooresville NC 28117

Subdivision Name: Royal Pointe Section/Phase: _____ Lot Number: 8

Driving Directions: I-77S to Exit 31, east on Langree Rd, left on Royal Pointe, house is on the right

****

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

CHECK FOUNDATION TYPE

( ) New Single Family Residence Maximum Number of Bedrooms: 4 (X) Crawl Space Foundation
( ) New Multi-Family Residence Maximum Number of Occupants: 8 (X) Concrete Slab Foundation
( ) Accessory Building ( ) Swimming Pool ( ) Basement with Plumbing
(X) Bedroom(s) Addition (X) Other Addition/Structure: 2 car garage ( ) 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 ( ) City Water (X) Other Public Water **Aqua NC

****

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed: _____
( ) No Preference ( ) Alternative (X) 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: Brent J. Bow 7/25/2020

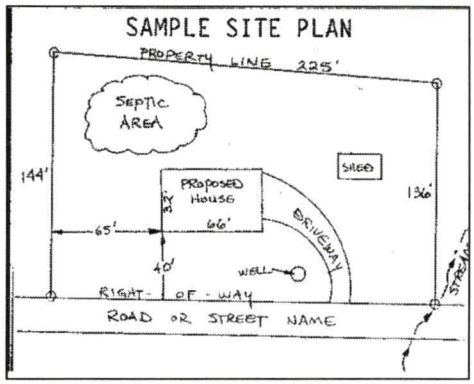
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

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

Signature: Brent J. Bow

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

7/25/2020

DATE

Public Health
Iredell County Health Department

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Public Health
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*) Rakesh Patel / Suvahi Patel

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, Rakesh + Suvahi Patel, am the legal owner(s) of the property located at **142 Royal Pointe Way Mooresville NC 28117**, identified as PIN (Parcel Identification Number) **4634-89-6041**, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) **Jas-Am, Inc.**, _____, 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.

Rakesh Patel / Suvahi Patel
Signature of Owner(s)

7/21/2020
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 DEVELOPMENT SERVICES

PO BOX 788 - STATESVILLE NC 28687
349 N CENTER ST / BUILDING STANDARDS CENTER
Central Permitting: 704-878-3113 Commercial Plans: 704-928-2021
Fax: 704-878-3171 www.co.iredell.nc.us Fax: 704-878-3122

BUILDING PERMIT APPLICATION

Application / Project #: _____ CID/EFT # _____ Date: 7/20/2020

Property Owner: Rakesh & Surahi Patel Contact # 704-798-7999

Project Address: 142 Royal Pointe Way Mooresville NC 28117

Parcel Identification #: 4634-89-6041

General Contractor: Jas-Am, Inc.
Contractor name / Company name MUST be exactly as listed with the license board.

Contractor License #: 20931 Contact #: 704-507-8795

Email address: brent@JasAmGroup.com Fax #: 704-541-1547

Contractor Address: 5113 Piper Station Dr Suite 201 Charlotte NC 28277

Brief Description of Work: Renovation & Addition: Add pantry, office, 2 car garage, sunroom, suite, gym, tile main floor, update kitchen,
rework showers in baths, new fireplace, replace some windows, replace EIFS stucco w/ hardcoat, replace roofing

Heated Area: 6177 Unheated Area: 1183 Total Area: 7360

ADDITIONAL PERMITS IN THE PROJECT: CHECK ALL THAT APPLY

Electrical:	X	Mechanical:	X	Plumbing:	X
Gas Piping:	X	Sprinkler:		Fire:	
Commercial Ventilation:		Refrigeration:			

ADDITIONAL INFORMATION REQUIRED: ENTER THE AMOUNT

Estimated Cost:	$400,000	# of Fireplaces:	1	# of Stories:	3

I hereby certify that all information in this application is correct and all work will comply with the state code and all other applicable state and local laws, ordinances and regulations. The inspection department will be notified of any changes in the approved plans and specifications for the project permitted herein. This application becomes a permit only when validated and approved.

SIGNATURE OF GENERAL CONTRACTOR Brent J. Bo

A non-refundable application fee of $77.25 is included in the charges on all permits.

Revised 06/2014

COVER SHEET
SITE PLAN 1
GENERAL NOTES PAGE 2
EXISTING FIRST FLOOR PLAN 3
EXISTING SECOND FLOOR PLAN 4
EXISTING THIRD FLOOR PLAN 5
EXISTING ROOF PLAN 6
EXISTING ELEVATIONS 7
FIRST FLOOR DEMOLITION 8
SECOND FLOOR DEMOLITION 9
ELEVATION DEMOLITION 10
FOUNDATION PLAN 11
FIRST FLOOR FRAMING 12
NEW FIRST FLOOR PLAN 13
SECOND FLOOR FRAMING 14
NEW SECOND FLOOR PLAN 15
SECOND FLOOR CEILING PLAN 16
NEW ROOF FRAMING PLAN 17
NEW FRONT + REAR ELEVATION 18
NEW LEFT + GARAGE ELEVATION 19
FIRST FLOOR ELECTRICAL 20
SECOND FLOOR ELECTRICAL 21

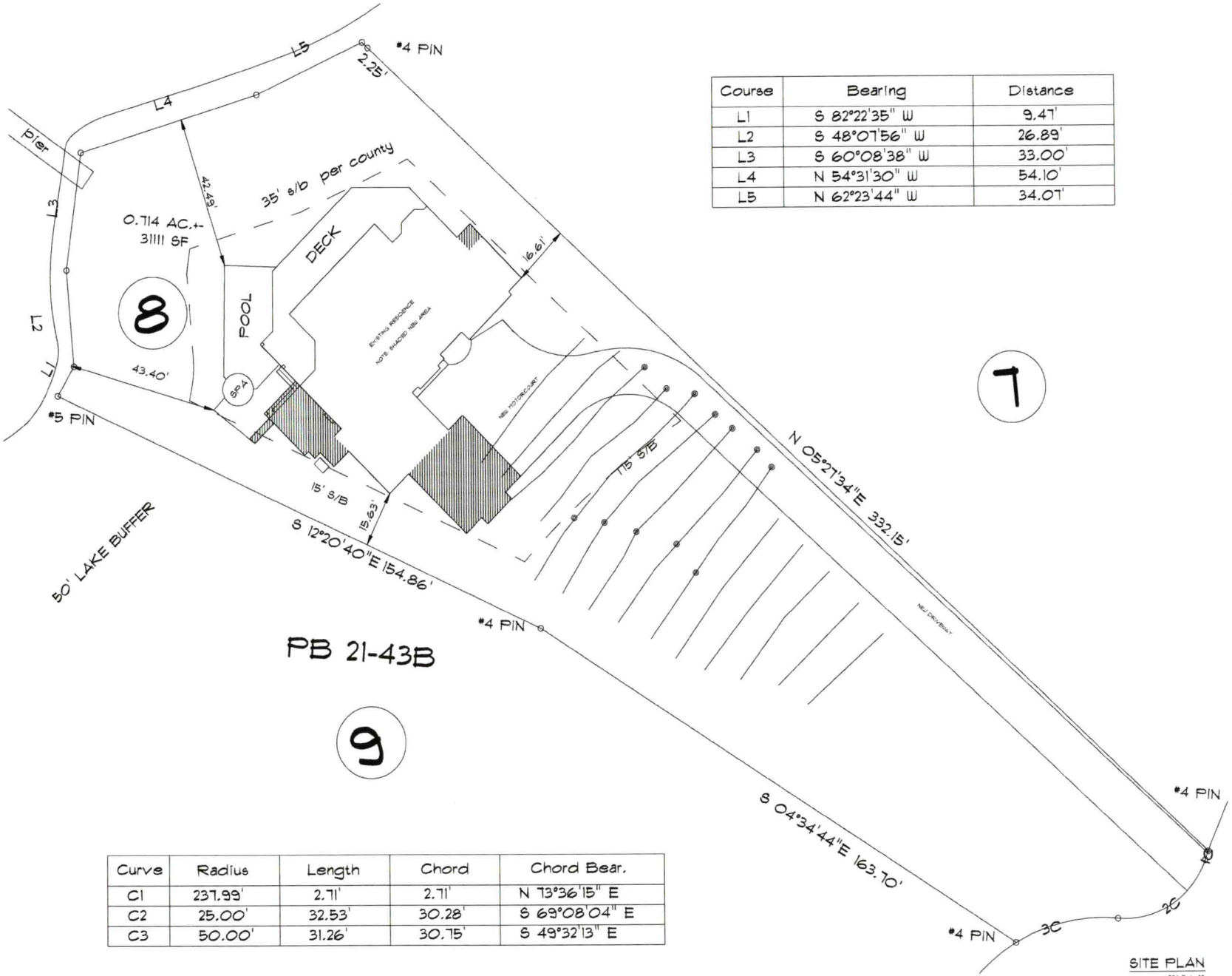
THE PATEL RESIDENCE

142 ROYAL POINTE WAY MOORESVILLE, NC 28117 (ADDITION)

P.O. Box 691286
Mint Hill, NC 28227
tel: 704-545-2928

G.B. ENGINEERING
133 MIDDLETON PLACE
MOORESVILLE, NC 28117
(704) 617-5339

P.O. Box 691286
Mint Hill, NC 28227
tel: 704-545-2928



SITE PLAN

Course	Bearing	Distance
L1	S 82°22'35" W	9.47'
L2	S 48°07'56" W	26.89'
L3	S 60°08'38" W	33.00'
L4	N 54°31'30" W	54.10'
L5	N 62°23'44" W	34.07'

Curve	Radius	Length	Chord	Chord Bear.
C1	237.99'	2.71'	2.71'	N 73°36'15" E
C2	25.00'	32.53'	30.28'	S 69°08'04" E
C3	50.00'	31.26'	30.75'	S 49°32'13" E

PROJECT:
THE PATEL RESIDENCE
142 ROYAL POINTE WAY MOORESVILLE, NC 28117

© COPYRIGHT 2020

DRAWN BY: E.L.
DATE: 07/22/2020

SHEET 1
OF 21

G.B. ENGINEERING
133 MIDDLETON PLACE
MOORESVILLE, NC 28117
(704) 677-5339

P.O. Box 691286
Mint Hill, NC 28227
tel: 704-545-2928

RESIDENTIAL STANDARD NOTES

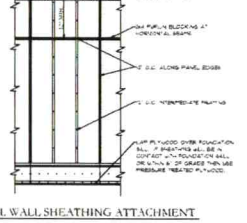
DESIGN LOADS:
1) Design loads: ac. all dead loads plus
1) Sleeping Rooms 30 PSF
2) All other floors 40 PSF
3) Balconies 60 PSF
4) Area floor live loading with the following
a.) Attic accessible by stairs 30 PSF
b.) Roof slopes < 3:12 20 PSF
c.) Deck slopes < 3:12 10 PSF
5) Roof live load 20 PSF or as required by Code
6) Wind load 90 MPH or as required by Code
7) Snow load 20 PSF or as required by Code

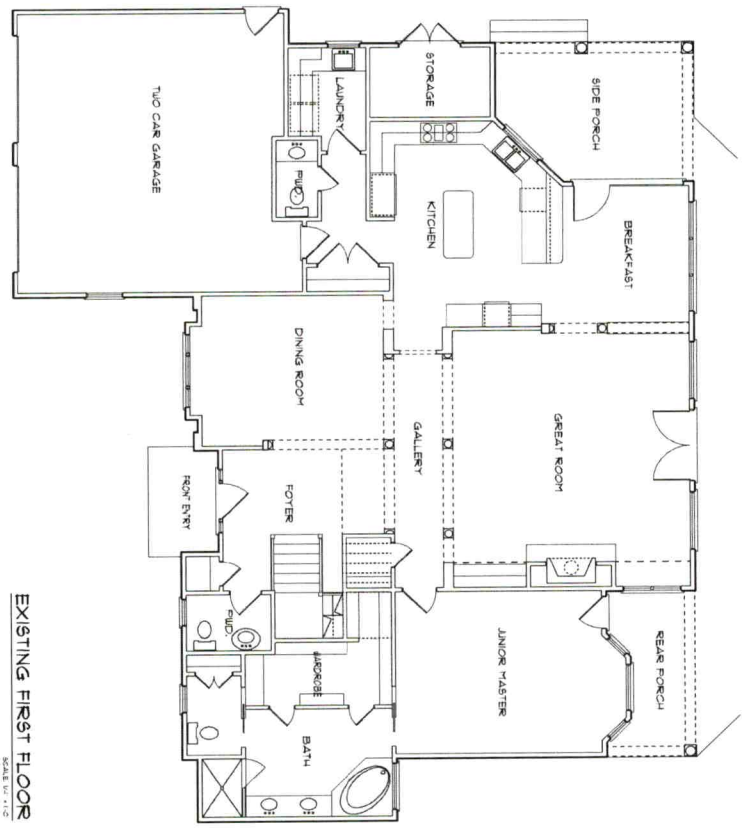
2) All designs are in accordance with 2015 Edition of the North Carolina Building Code and the International Residential Code. Refer to the relevant Code for any additional information not contained in these notes or the details.
3) Engineering design is for structural subcontractor only. The Engineer of Record does not accept responsibility for dimensions errors, architectural errors, deviations of workmanship, plumbing, electrical, or mechanical installations or any part of the plan not relevant to the structural information.

RESIDENTIAL FOUNDATIONS
1) All construction wall drawings are 8"x16" for one and two story houses and footings for three story walls shall be 12"x24" unless otherwise noted. Reinforcing is to be as noted on plans. Footings on original soil do not need rebar. Rebar is required on any compacted fill regardless of composition.
2) All exterior piers are 8"x16" CMU, up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8"x16" filled pier is 6'-8". Piers larger than 8'-0" are noted on plans and must be filled with Type S mortar. For masonry structures, pier caps are to be 4" solid brick or stone. For wood structures, pier caps are to be 8" of solid masonry
3) Footings for 8"x16" piers are 24"x36"x10" unless noted otherwise. Reinforcing is to be as noted on plans.
4) Interior thickened slab footings, which occur in basements and "slab on grade" floors are 10" deep by 20" wide with 2-#4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all loading walls.
5) All other piers shall be a minimum of 2'-0" unless otherwise noted.
6) Skyline Innovations are designed for an unmanned test bearing capacity of 2,000 psf. The contractor is responsible for reinforcing the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible for cleaning and washing the stones that the bearing capacity of the area meets or exceeds this value. All fill is to be compacted to 95 % density as measured by the Standard Proctor Test (ASTM D1557).
7) All soils and fill under floors and at walls or under buildings shall have pre-construction soil treatment for protection against termites. Certification of Compliance shall be issued to the Building Department by a licensed pest control company.
8) All footing excavations shall be neat, straight and level at the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or slabs will not be permitted. Reinforcing steel and studs shall be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be removed before slab will be exposed.
9) All slab penetrations are to be the responsibility of the contractor. Penetrations underlying with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.
10) Electrical difference between the bottom of adjacent footings shall not be less than their horizontal distance. Contractor shall maintain a 1 to 1 slope influence line to prevent adjacent footings. Differential heights between footings can become excess where a core house pier footing is next to a basement wall footing.

SPECIAL FOUNDATION CONSIDERATIONS:
1) Where slabs are self-supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength
2) Exterior foundations shall be a minimum of 12" below the undisturbed ground surface elevation. Contractor shall extend to a minimum depth providing 2" penetrations into good undisturbed ground. Depth of drilling is limited to 15" Therefore, no poor material more than 13" deep is suitable for exterior foundations. A concrete cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.
3) Treated wood piles with a minimum diameter of 8" and a minimum design load of six tons are used for all foundations with unsuitable soil deeper than 13" or with water in drilled caisson holes. Driven per North Carolina or South Carolina Code.
4) Taper and reinforcing for footing caps over caissons or piles shall be as shown on plans.
5) Chimney footings are to be 12" larger than the chimney footprint by 12" thick Reinforced with #4 at 8'-0" o.c. each way
6) Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:
a) For earth fill up to a maximum height of 4'. Use 8" CMU or 9" brick with Bituthene membrane waterproofing on exterior. Footings are to be 8"-16" or 9"-24" as noted on the plan.
b) For earth fill 4' to a maximum height of 9'. Use 8"-24" footing with #4 at 16" dowels bonded in footing and projecting 18" above footings. Use 12" CMU walls with #4 at 16" vertical bars located 4" from non-dirt fill face. Top all cells w/ 12" and use Dur-o-wal horizontal reinforcing every 8" in CMU joints. Install 1-#3 x 3' bar with 24" legs in every other joint horizontally at all corners, i.e., #3 corner bars at 16" o.c. vertically. Fill all open cells of CMU with either type S or M mortar or fill with 2,500 psi concrete. Install waterproof Bituthene membrane or equal.
c) In lieu of the pier-stiffening design, basement walls may be constructed in accordance with Detail 1 of the Code. Here case, 24"x24", #5 corner bars shall be installed at 16" o.c. vertically regardless of the wall height.
FIRST ALL FRAMING BEFORE BACKFILLING!
7) For retaining walls without framing and special designs on drawings.

FRAMING CONSTRUCTION - OTHER THAN ROOF:
1) See Table R502.3(1) of the Code for a tentative schedule for structural members.
2) Wood beams shall be supported by joist hangers or framed into girders exactly where framing into beams or ledgers. The allowable load capacity or the hanger shall be equal to or greater than the load specified on the plan. Where no load is specified, the "lightest" available hanger for the application is acceptable.
3) Crawl girders and built-up 4" centers wall and joist construction shall be 2-2×10 Southern Yellow Pine #1 unless noted otherwise. Maximum clear spans are to be 4'-0" (if 8" o.c. spacing on piers).
To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure.
A) Nailing
a.) All floor joists must be toenailed to their support system with a minimum of 3-8d nails at each end. Larger nails will split and render the normal ineffective. No end nailing through the girder or band is permitted.
b.) If dropped girders are used, nail top all joists and rake and ends with a minimum of 3-16d nails at each end of each joist. Larger sizes should be spaced 2" apart and nailed with 3-16d nails at each joint end.
c.) Nail multiple member built-up girders with two rows of 16d nails staggered at 32" o.c. 2" down from the top and 2" up from the bottom with 3-16d nails at each end of each piece to tie joist through the members making up the multiple girder
d.) This nailing pattern will ensure a tight floor from the outside to the home, to the outside, so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
B) At all girders where the joists change direction, install bridging at 6' o.c. for a minimum of 16', over spacings beyond any joist direction changes. This will locate shrinkage distributions are the floor and not let it accumulate at the girder.
C) There must be wood blocking thru bridged in the floor beam with joists attached to them with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement steel.
4) All other lumber may be Spruce #2 unless noted otherwise.
5) Joist beams must have 3-2×4 stud jacks under each end support unless noted otherwise.
6) "Lam" beams must have 3-2×4 stud jacks under each end support unless noted otherwise.
7) Masonry lintels:
A) Five spans up to 6'. Use 3½"×3½"×¼" steel angle.
B) Four spans from 6' to 10'. Use 5"×3½"×⅜" steel angles. Attach angle as framing using 5/8" x 4" lag screws @ 16" o.c.
C) For spans from 6' to 10'. Use 5"×5"×5/16" steel angles. Attach angle to framing using 5/8" x 4" lag screws @ 16" o.c.
D) When structural steel beams with bottom plates are used as support members, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.


FIRST FLOOR WALL PLATE
SECOND FLOOR WALL PLATE
SEE NOTE 6 OF 6" SILL PLATE
SEE NOTE 6 OF 6" SILL PLATE
SEE NOTE 6 OF 6" SIL



EXISTING FIRST FLOOR

SCALE 1/4" = 1'-0"

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MOORESVILLE, NC 28117
(704) 876-5339

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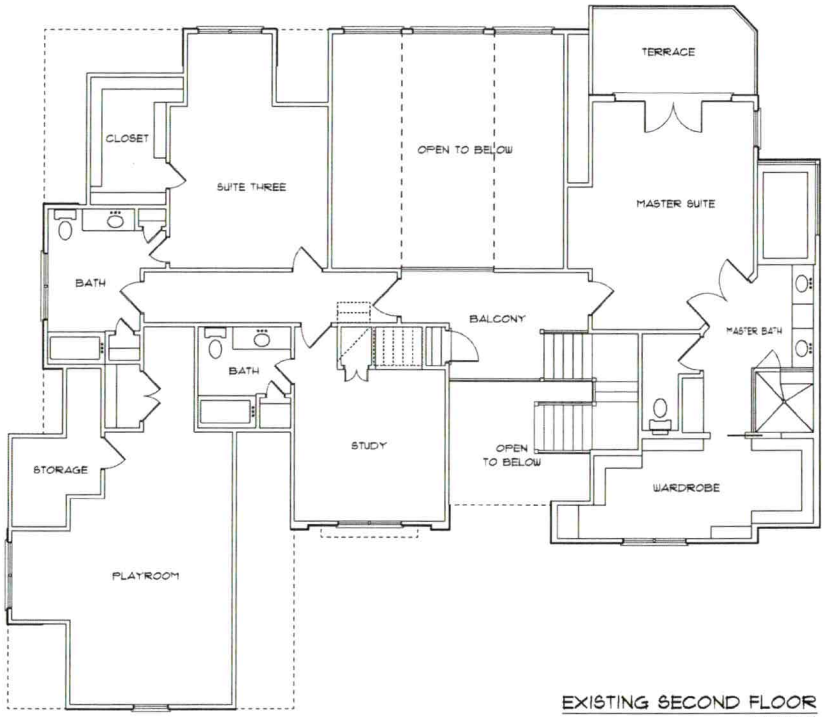
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EXISTING SECOND FLOOR

SCALE 1/4" = 1'-0"

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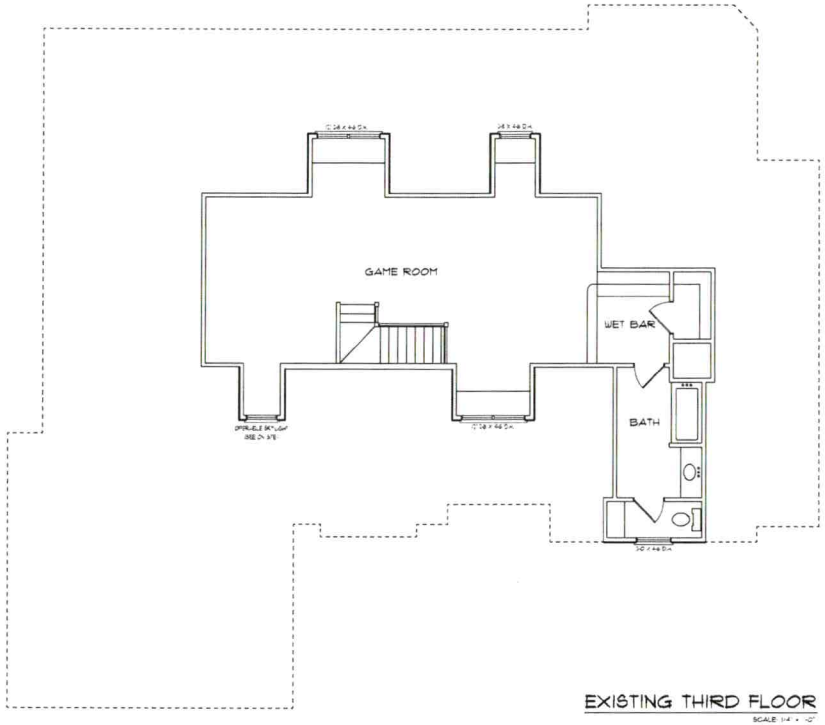
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EXISTING THIRD FLOOR

NOTE:
VERIFY WINDOWS/DOOR SIZES
BEING REPLACED ON SITE

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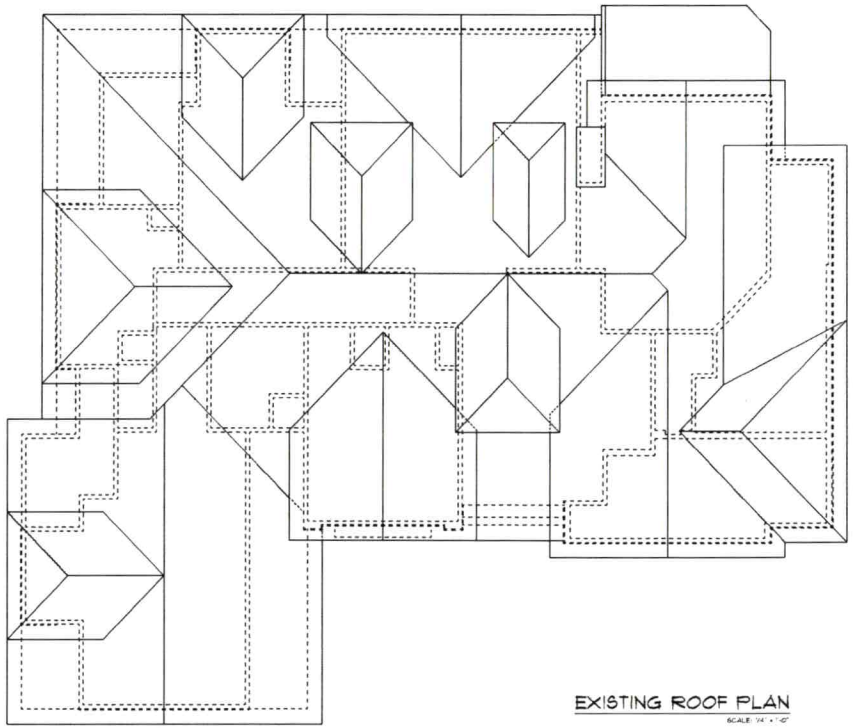
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EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

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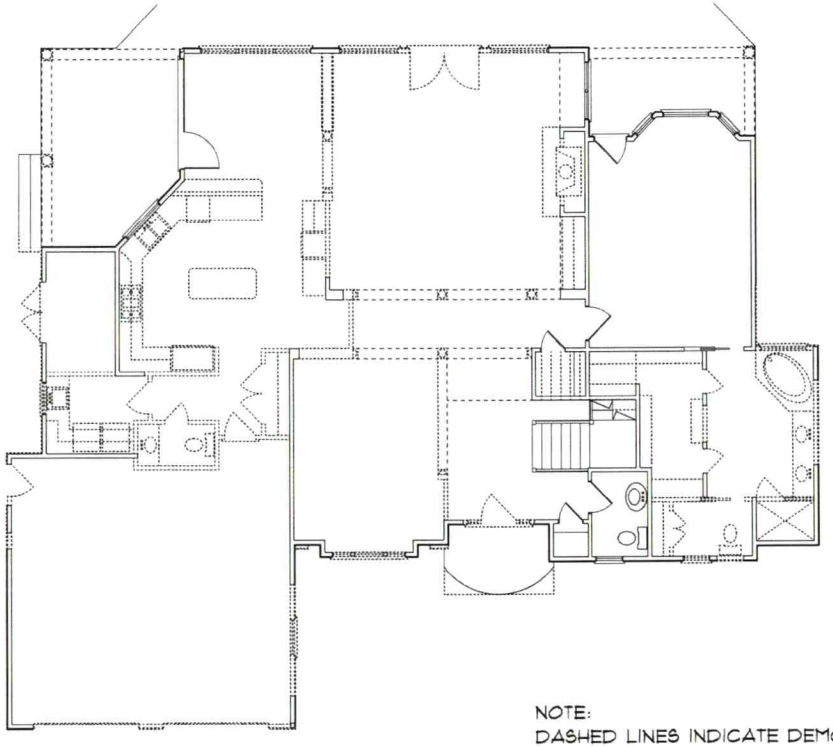
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NOTE:
DASHED LINES INDICATE DEMOLITION
(REFERENCE FLOOR PLANS/ELEVATIONS)

ADJUST FLOOR AREAS AS NECESSARY
PER OWNER FOR PORCELAIN TILE

FIRST FLOOR DEMOLITION
SCALE: 1/4" = 1'-0"

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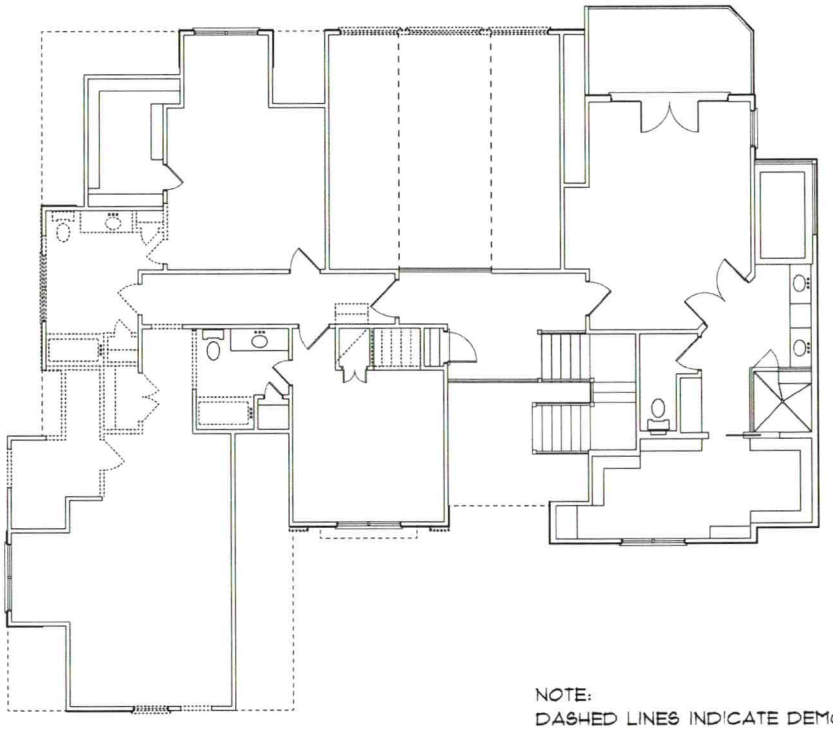
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NOTE:
DASHED LINES INDICATE DEMOLITION
(REFERENCE FLOOR PLANS/ELEVATIONS)

SECOND FLOOR DEMOLITION
SCALE: 1/4" = 1'-0"

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EXISTING LEFT ELEVATION

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



EXISTING FRONT ELEVATION

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

NOTE:
DASHED LINES INDICATE TO BE REMOVED
(REFERENCE FLOOR PLANS/ELEVATIONS)



EXISTING REAR ELEVATION

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

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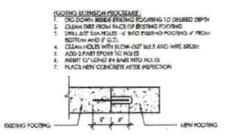
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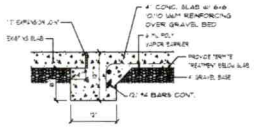
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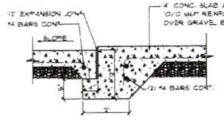
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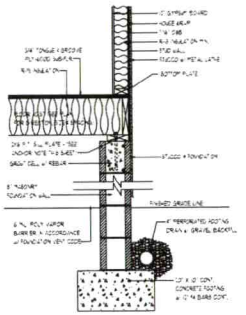
NEW FOOTING EXTENSION DETAIL
SCALE: NTS



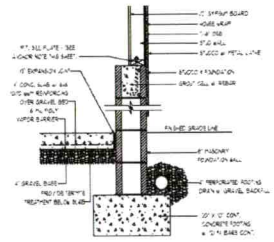
1/11 EXISTING/NEW GARAGE SLAB
SCALE: 1" = 1'-0"



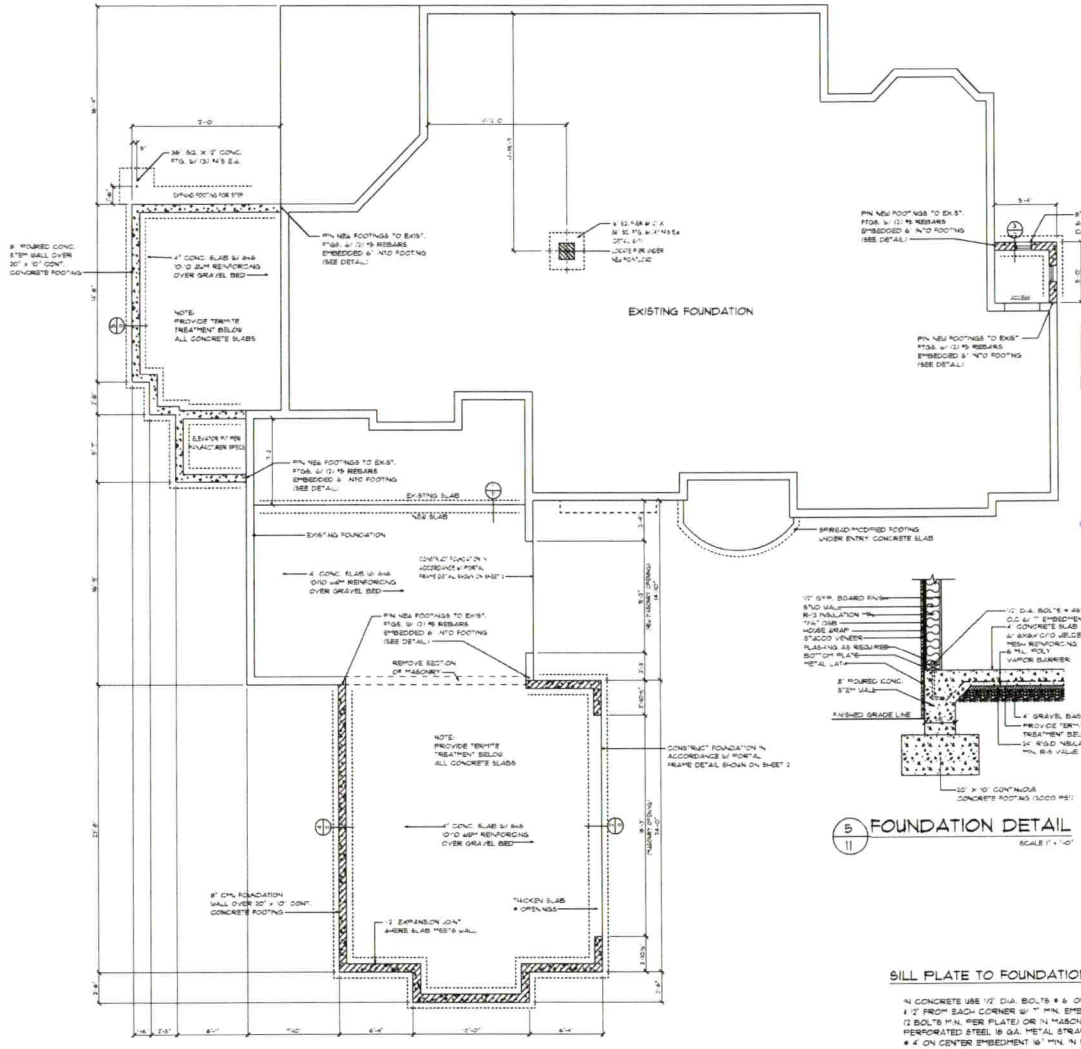
2/11 GARAGE SLAB @ OPENING
SCALE: 1" = 1'-0"



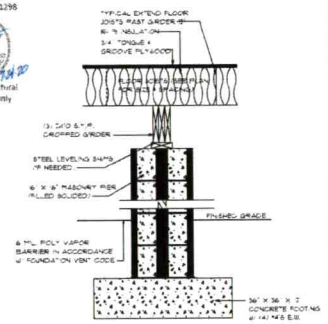
3/11 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



4/11 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



5/11 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



6/11 DROPPED GIRDER DETAIL
SCALE: 1" = 1'-0"

SILL PLATE TO FOUNDATION NOTE:

ALL CONCRETE USE 1/2" DIA. BOLTS @ 6'-0" ON CENTER MAX. 12" FROM EACH CORNER W/ 7" MIN. EMBEDMENT (2 BOLTS MIN. PER PLATE) OR IN MASONRY PERFORATED STEEL 18 GA. METAL STRAPPING @ 4'-0" ON CENTER EMBEDMENT 18" MIN. IN MASONRY FILLED SOLID W/ 3000 PSI PEA GRAVEL CONCRETE W/ (4) 10d x 1 1/2" NAILS IN TOP OF PLATE & (2) 10d x 1 1/2" NAILS IN SIDE OF PLATE. BOLTS CAN BE USED IN BLOCK FOUNDATION FILLED / CONCRETE.

FOUNDATION PLAN NOTES

1. CONCENTRATED ROOF LOADS SEE SHEET 3, METAL SOLE BLOCKING EQUAL TO THE NUMBER OF STUDS UNDER FOUNDATION WALL WHERE REQUIRED.
2. MONOLITHIC FOUNDATION WALL - SHALL BE 8" CMU OVER 20" x 10" CONT. CONCRETE FOOTING.
3. ALL PCC'S SHALL BE CAST FROM NORMAL WEIGHT CONC. HAVING A 28 DAY COMPRESIVE STRENGTH NOT LESS THAN 3000 psi
4. GROUTED MASONRY CELLS & BEAMS SHALL HAVE A 28 DAY COMPRESIVE STRENGTH NOT LESS THAN 3000 psi
5. SILL PLATE SHALL BE ATTACHED TO FOUND. WALL W/ 1/2" DIA. ANCHOR BOLTS EMBEDDED 7" MIN. INTO 8" CMU @ 6'-0" O.C. MAX. W/ 2 BOLTS PER PLATE MIN. 12" FROM EACH CORNER

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

NOTE: IF CONDITIONS IN FIELD ARE NOT AS SHOWN CONTACT ENGINEER FOR INSTRUCTION

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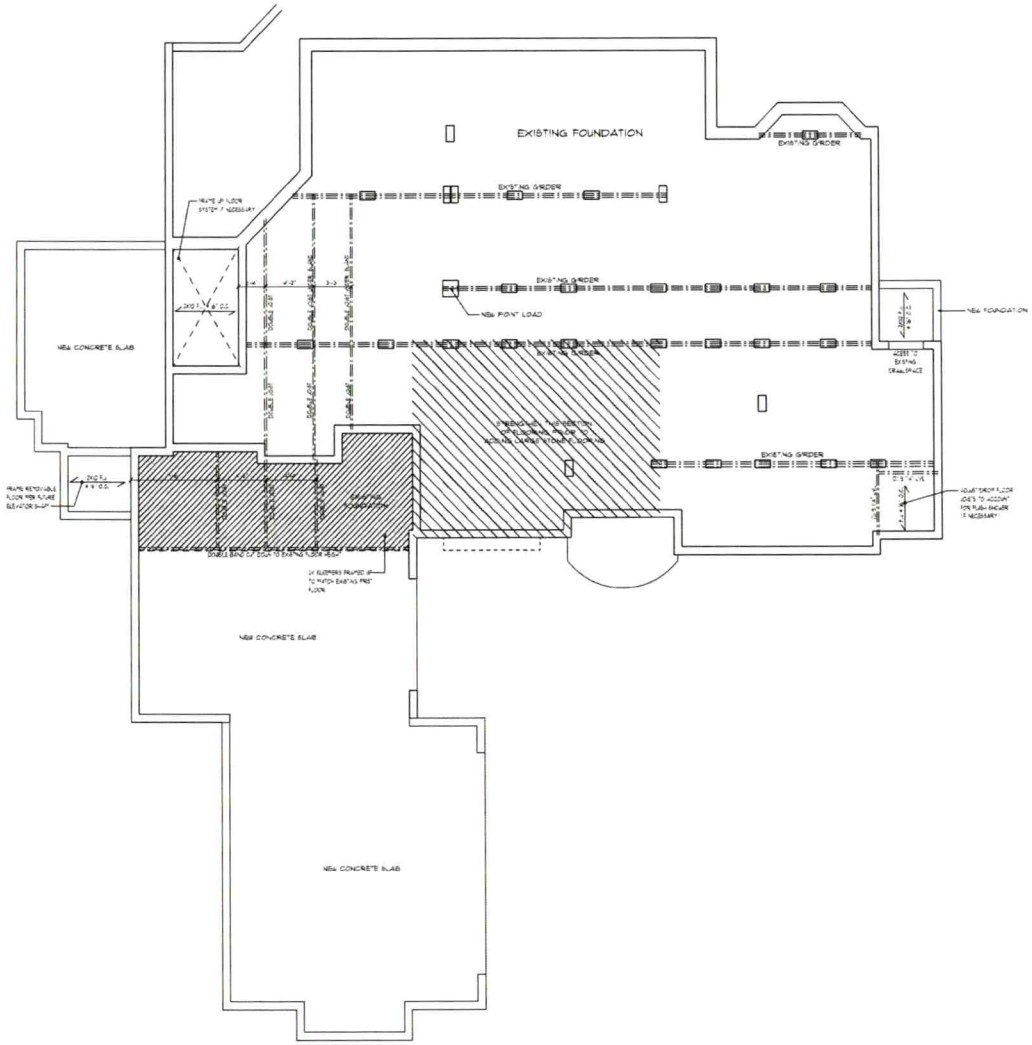
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TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER
2x6	LUS26
2x10	LUS210
2x12	LUS210
(1) 2x6	HUS26-2
(2) 2x10	HUS210-2
(2) 2x12	HUS212-2
(3) 2x6	LUS26-3
(3) 2x10	LUS210-3
(3) 2x12	HUS212-3
(2) 1 3/4" x 9 1/4" LVL	HGUS410
(2) 1 3/4" x 9 1/2" LVL	HGUS410
(2) 1 3/4" x 9 1/4" LVL	HGUS412
(2) 1 3/4" x 11 7/8" LVL	HGUS412
(2) 1 3/4" x 14" LVL	HGUS414
(2) 1 3/4" x 16" LVL	HGUS414
(2) 1 3/4" x 18" LVL	HGUS414
(3) 1 3/4" x 9 1/4" LVL	HGUS5.50/12
(3) 1 3/4" x 9 1/2" LVL	HGUS5.50/12
(3) 1 3/4" x 11 7/8" LVL	HGUS5.50/12
(3) 1 3/4" x 14" LVL	HGUS5.50/14
(3) 1 3/4" x 16" LVL	HGUS5.50/14
(3) 1 3/4" x 18" LVL	HGUS5.50/14
(4) 1 3/4" x 9 1/4" LVL	HGUS7.25/12
(4) 1 3/4" x 9 1/2" LVL	HGUS7.25/12
(4) 1 3/4" x 11 7/8" LVL	HGUS7.25/12
(4) 1 3/4" x 14" LVL	HGUS7.25/14
(4) 1 3/4" x 16" LVL	HGUS7.25/14
(4) 1 3/4" x 18" LVL	HGUS7.25/14

NOTE: ALL HANGERS BY SIMPSON STRONG-TIE CO., INC. (BRAND - NAME EQUIVALENTS ACCEPTABLE)

FIRST FLOOR FRAMING PLAN

- FIRST FLOOR JOISTS TO BE 2x10 @ 16" ON CENTER UNLESS NOTED OTHERWISE. DIRECTION NOTATED ON PLAN.
- SUBFLOORING TO BE 3/4" TONGUE & GROOVE PLYWOOD (GLUED & NAILED)
- DOUBLE BAND @ ALL PARALLEL EXTERIOR WALLS & SINGLE BAND @ ALL PERPENDICULAR EXTERIOR WALLS
- RIM ALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITION WALLS (UNLESS NOTED OTHERWISE)
- ALL LVL BEAMS ARE 3 1/2" WIDE (UNLESS NOTED OTHERWISE)
- TRANSFER ALL POINT LOADS ABOVE TO FOUNDATION WITH AN EQUAL NUMBER OF STUDS

FIRST FLOOR FRAMING PLAN

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

NOTE: IF CONDITIONS IN FIELD ARE NOT AS SHOWN CONTACT ENGINEER FOR INSTRUCTION

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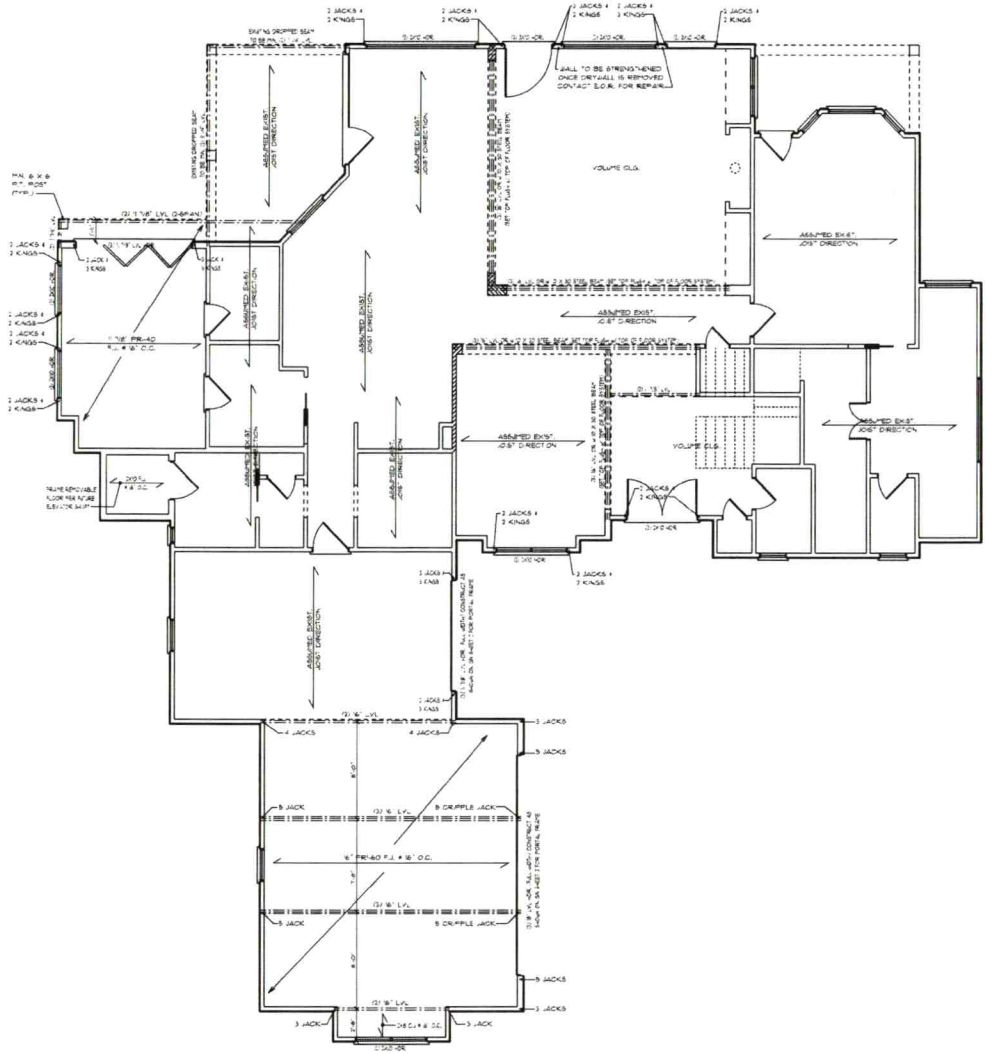
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TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS212
(2) 2X8	HUS28-2
(2) 2X10	HUS210-2
(2) 2X12	HUS212-2
(3) 2X8	HUS28-3
(3) 2X10	HUS210-3
(3) 2X12	HUS212-3 TYP.
(2) 1 3/4" X 9 1/4" LVL	HGUS414-2
(2) 1 3/4" X 11 7/8" LVL	HGUS414-2
(2) 1 3/4" X 14" LVL	HGUS414-2
(2) 1 3/4" X 16" LVL	HGUS414-2
(3) 1 3/4" X 9 1/4" LVL	HGUS414-3
(3) 1 3/4" X 11 7/8" LVL	HGUS414-3
(3) 1 3/4" X 14" LVL	HGUS414-3
(3) 1 3/4" X 16" LVL	HGUS414-3
(4) 1 3/4" X 9 1/4" LVL	HGUS5.50/10-2
(4) 1 3/4" X 11 7/8" LVL	HGUS5.50/10-2
(4) 1 3/4" X 14" LVL	HGUS5.50/12-2
(4) 1 3/4" X 16" LVL	HGUS5.50/12-2
(5) 1 3/4" X 9 1/4" LVL	HGUS5.50/10-3
(5) 1 3/4" X 11 7/8" LVL	HGUS5.50/10-3
(5) 1 3/4" X 14" LVL	HGUS5.50/12-3
(5) 1 3/4" X 16" LVL	HGUS5.50/12-3
(6) 1 3/4" X 9 1/4" LVL	HGUS5.50/10-4
(6) 1 3/4" X 11 7/8" LVL	HGUS5.50/10-4
(6) 1 3/4" X 14" LVL	HGUS5.50/12-4
(6) 1 3/4" X 16" LVL	HGUS5.50/12-4
(4) 3 1/2" X 9 1/4" LVL	HGUS7.25/10
(4) 3 1/2" X 11 7/8" LVL	HGUS7.25/10
(4) 3 1/2" X 14" LVL	HGUS7.25/12
(4) 3 1/2" X 16" LVL	HGUS7.25/12
(5) 3 1/2" X 9 1/4" LVL	HGUS7.25/10-2
(5) 3 1/2" X 11 7/8" LVL	HGUS7.25/10-2
(5) 3 1/2" X 14" LVL	HGUS7.25/12-2
(5) 3 1/2" X 16" LVL	HGUS7.25/12-2

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WALL STUD REQUIREMENTS

EXT. WALL HT.	STUD SIZE & SPACING
9'-6"	2x4 @ 16" O.C.
10'-0" < HT < 11'-0"	2x4 @ 12" O.C.
11'-0" < HT < 12'-0"	2x6 @ 16" O.C.
HT > 12'-0"	CONSULT ENGINEER

SECOND FLOOR FRAMING PLAN

- SECOND FLOOR JOISTS TO BE 11 7/8" PRF. JOISTS @ 16" ON CENTER UNLESS NOTED OTHERWISE. DIRECTION INDICATED ON PLAN.
- SUB-FLOORING TO BE 3/4" TONGUE & GROOVE PLYWOOD (GLUED & NAILED).
- DOUBLE BAND @ ALL PARALLEL EXTERIOR WALLS & SINGLE BAND @ ALL PERPENDICULAR EXTERIOR WALLS.
- ALL FIRST FLOOR HEADERS TO BE (2) 2x10 U.N.O. UNLESS NOTED OTHERWISE.
- INSTALL A MINIMUM OF (3) 2x4 STUDS UNDER ALL BEAMS, LVL'S OR BUILT-UP AT THE FIRST FLOOR UNLESS NOTED OTHERWISE.
- INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITION WALLS UNLESS NOTED OTHERWISE.
- ALL LVL BEAMS SHALL BE 3 1/2" WIDE UNLESS NOTED OTHERWISE.

SECOND FLOOR FRAMING PLAN

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

NOTE: IF CONDITIONS IN FIELD ARE NOT AS SHOWN CONTACT ENGINEER FOR INSTRUCTION

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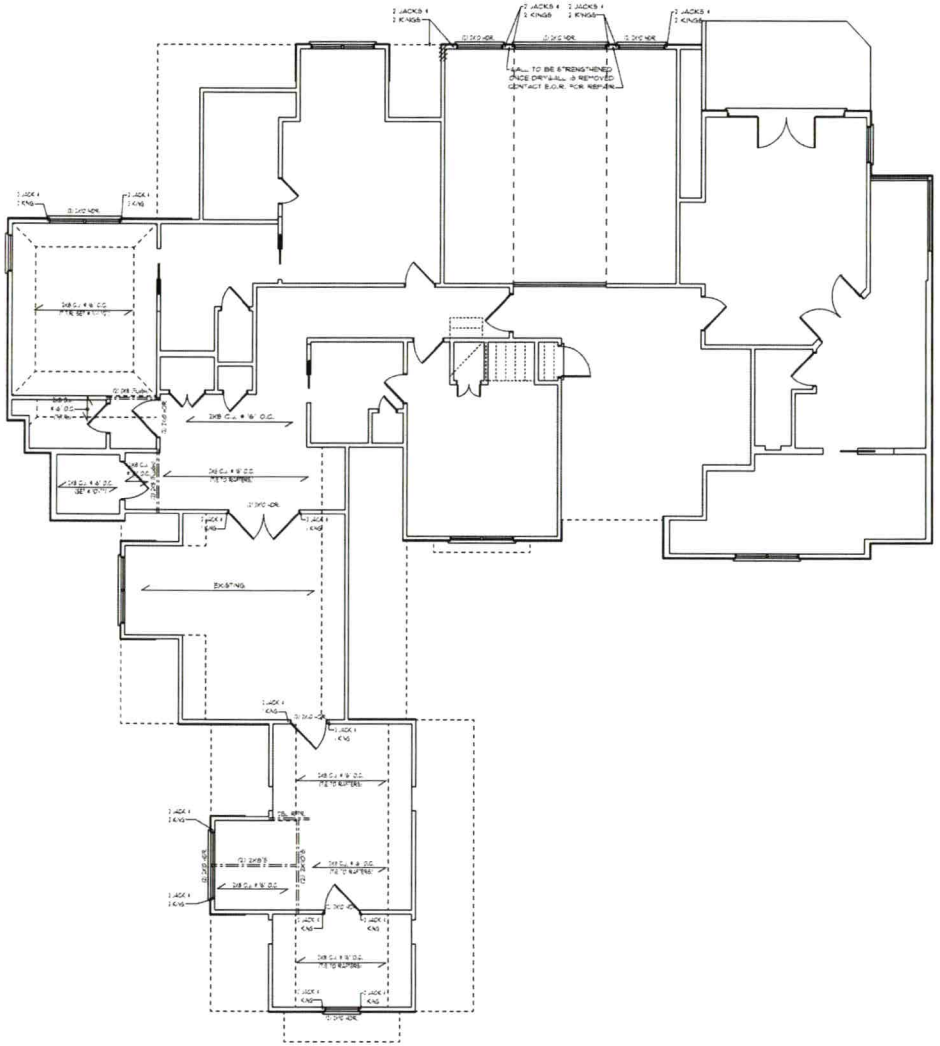
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TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER
2X6	LUS26
2X10	LUS210
2X12	LUS212
(2) 2X8	HUS26-2
(2) 2X10	HUS210-2
(2) 2X12	HUS212-2
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	HUS12-3 TIM
(2) 3-1/4" X 9-1/4" LVL	HGUS94-2
(2) 3-1/4" X 11-7/8" LVL	HGUS94-2
(2) 3-1/4" X 14" LVL	HGUS94-2
(3) 3-1/4" X 9-1/4" LVL	HGUS94-3
(3) 3-1/4" X 11-7/8" LVL	HGUS94-3
(3) 3-1/4" X 14" LVL	HGUS94-3
(4) 3-1/4" X 9-1/4" LVL	HGUS94-4
(4) 3-1/4" X 11-7/8" LVL	HGUS94-4
(4) 3-1/4" X 14" LVL	HGUS94-4
(2) 3-1/4" X 9-1/4" LVL	HGUS65.50/10
(2) 3-1/4" X 11-7/8" LVL	HGUS65.50/10
(2) 3-1/4" X 14" LVL	HGUS65.50/12
(3) 3-1/4" X 9-1/4" LVL	HGUS65.50/12
(3) 3-1/4" X 11-7/8" LVL	HGUS65.50/14
(3) 3-1/4" X 14" LVL	HGUS65.50/14
(3) 3-1/4"X 9-1/4" LVL	HGUS65.50/14
(4) 3-1/4" X 9-1/4" LVL	HGUS7.25/10
(4) 3-1/4" X 11-7/8" LVL	HGUS7.25/12
(4) 3-1/4" X 14" LVL	HGUS7.25/12
(4) 3-1/4" X 9-1/4" LVL	HGUS7.25/14
(4) 3-1/4" X 11-7/8" LVL	HGUS7.25/14
(4) 3-1/4" X 14" LVL	HGUS7.25/14

NOTE: ALL HANGERS BY SIMPSON STRONG-TIE CO., INC. (BRAND + NAME EQUIVALENTS ACCEPTABLE)

WALL STUD REQUIREMENTS:

EXT. WALL H.T.	STUD SIZE & SPACING
n to 10'-0"	2x4 @ 16" O.C.
10'-0"+ to 12'-0"	2x4 @ 12" O.C.
12'-0"+ to 16'-0"	2x6 @ 16" O.C.
n+16'-0"	CONSULT ENGINEER

SECOND FLOOR CEILING NOTES

- INSTALL A MINIMUM OF (3) 2X4 STUDS UNDER ALL BEAMS, LVL OR BUILT-UP, AT THE SECOND FLOOR, UNLESS NOTED OTHERWISE.
- INSTALL A MINIMUM OF (2) 2X4 STUDS UNDER ALL ROOF BRACES "HAT BEAM ON WALLS, UNLESS NOTED OTHERWISE.
- ALL LVL BEAMS ARE 2-1/4" WIDE UNLESS NOTED OTHERWISE.
- ALL CEILING JOISTS TO BE 2X8 @ 16" ON CENTER UNLESS NOTED OTHERWISE.
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE.
- ALL SECOND FLOOR HEADERS TO BE (3) 2X8'S UNLESS NOTED OTHERWISE.

SECOND FLOOR CEILING PLAN

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

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(704) 677-5339
NC Bus. Lic. #P-1298
Sealed for Structural Information Only

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tel: 704-545-2928

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PROJECT:
THE PATEL RESIDENCE
142 ROYAL POINTE WAY MOORESVILLE, NC 28117

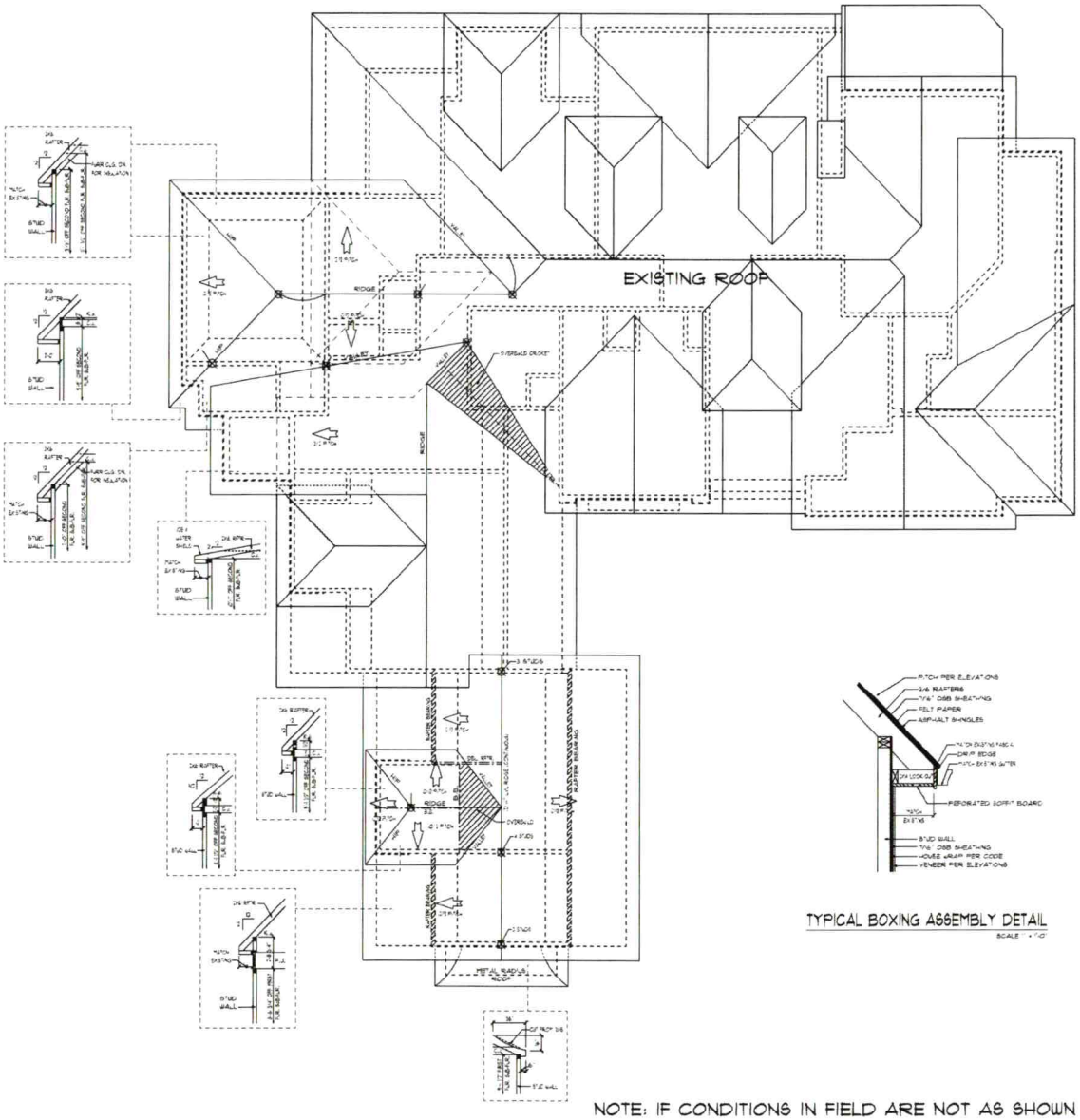
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SHEET 16
OF 21

GB ENGINEERING
G B Engineering, PLLC
Gary A. Barnes, PE
11926 Tree Sparrow Rd.
Charlotte, NC 28278
(704) 577-9339
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TYPICAL BOXING ASSEMBLY DETAIL
SCALE: 1" = 1'-0"

VENT ROOF
TO COMPLY WITH 2018 NORTH CAROLINA RESIDENTIAL CODE

ROOF FRAMING NOTES

- ALL HIPS, RIDGES + PITCH CHANGES ARE 2x10 UNLESS NOTED OTHERWISE.
- ALL VALLEYS ARE TO BE 2x10 UNLESS NOTED OTHERWISE.
- ALL RAFTERS ARE TO BE 2x6 @ 16" ON CENTER UNLESS NOTED OTHERWISE.
- ROOF PITCH INDICATED ON ROOF UNLESS NOTED OTHERWISE.
- PROVIDE ADEQUATE SOFFIT & RIDGE VENTILATION AS REQUIRED BY STATE CODE
- ALL SHADED AREA ON ROOF PLAN INDICATES A ROOF OVERBUILD UNLESS NOTED OTHERWISE.
- INSTALL A MINIMUM OF (1) 2x6 STUDS UNDER ALL ROOF BRACES THAT BEAR ON WALLS, UNLESS NOTED OTHERWISE.
- ALL LVL BEAMS ARE 1.9E WIDE UNLESS NOTED OTHERWISE.
- SEE SHEET 3 FOR ADDITIONAL ROOF CONSTRUCTION INFORMATION
- 2x6 COLLAR TIES @ 48" ON CENTER MAX OF 3 TIES PER RIDGE.
- ↑ DENOTES RAFTER DIRECTION
- UNDERLAYMENT FOR ROOF SLOPES 4:12 PITCH & LESS WILL NEED TO MEET THE REQUIREMENTS OF SECTION R905.2.7

NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: IF CONDITIONS IN FIELD ARE NOT AS SHOWN CONTACT ENGINEER FOR INSTRUCTION

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SHEET 17
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NEW FRONT ELEVATION

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



NEW REAR ELEVATION

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

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SHEET 18
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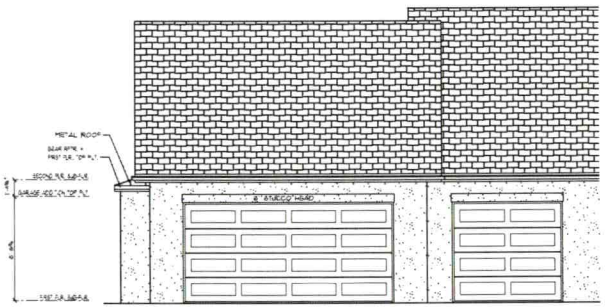
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NEW LEFT ELEVATION

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



GARAGE ELEVATION

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

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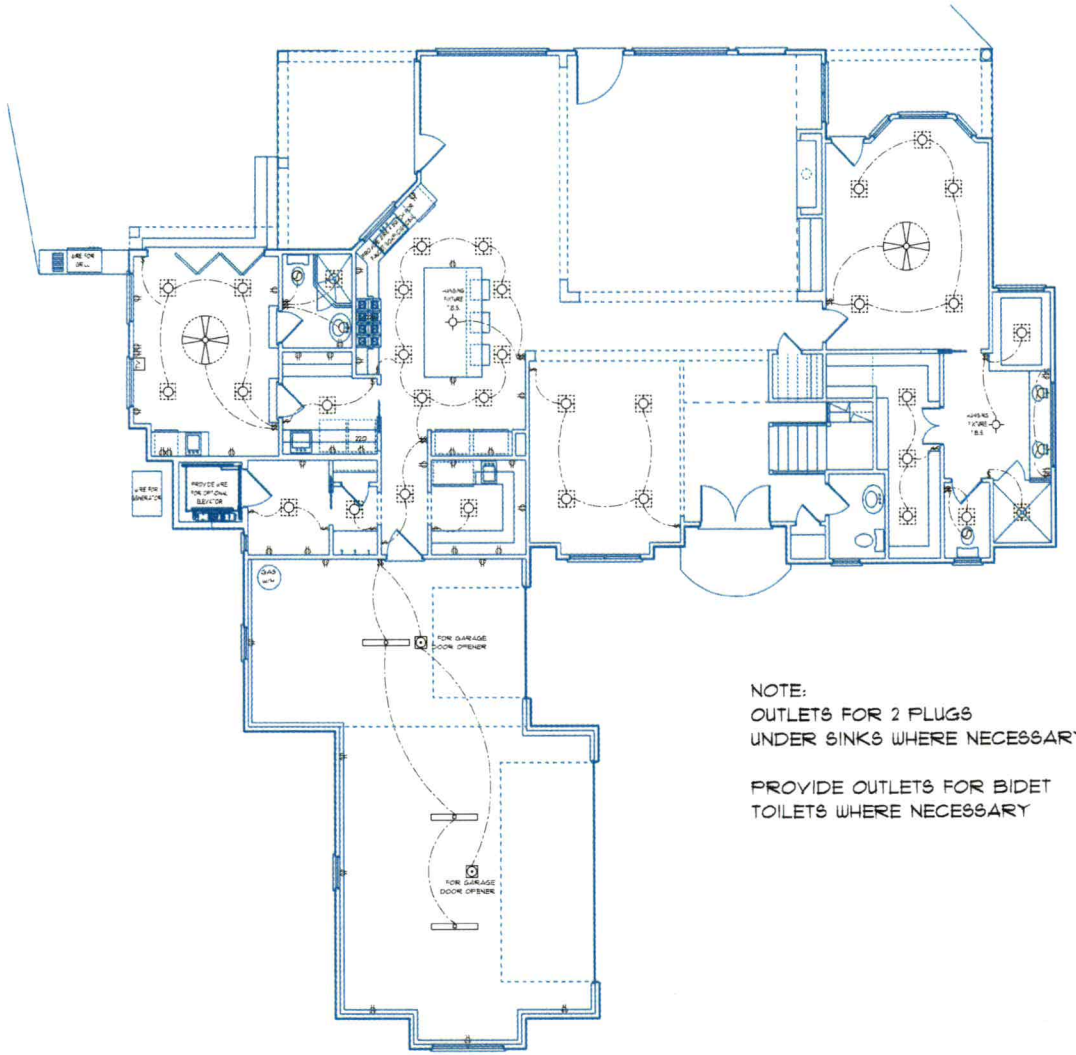
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SHEET 19
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NOTE:
OUTLETS FOR 2 PLUGS
UNDER SINKS WHERE NECESSARY

PROVIDE OUTLETS FOR BIDET
TOILETS WHERE NECESSARY

ELECTRICAL LEGEND	
SWITCHES:	
S	SINGLE POLE SWITCH
S_3	THREE-WAY SWITCH
S_4	FOUR-WAY SWITCH
S_D	DIMMER SWITCH
RECEPTACLE OUTLETS:	
	SINGLE RECEPTACLE OUTLET
	DOUBLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET SPLIT WIRED
	WEATHERPROOF RECEPTACLE OUTLET
	RANGE OUTLET
	CLOTHES DRYER OUTLET
	FLOOR OUTLET LOCATE PER OWNER
	CEILING RECEPTACLE OUTLET
FIXTURES	
	GARAGE MOUNTED LIGHTING FIXTURE
	RECESSED LIGHTING FIXTURE
	WALL MOUNTED LIGHTING FIXTURE
	CHANDELIER
	24" FLUORESCENT FIXTURE
	48" FLUORESCENT FIXTURE
	FAN LIGHTING FIXTURE
	EXHAUST FAN
	EXHAUST FAN LIGHT FIXTURE COMBINATION
	SMOKE DETECTOR
TV	TELEVISION OUTLET
	TELEPHONE
	CEILING DIFFUSER, FLEXIBLE FAN 14" L. DIA.

NOTE:
FINAL FIXTURES TO BE SELECTED BY OWNER

FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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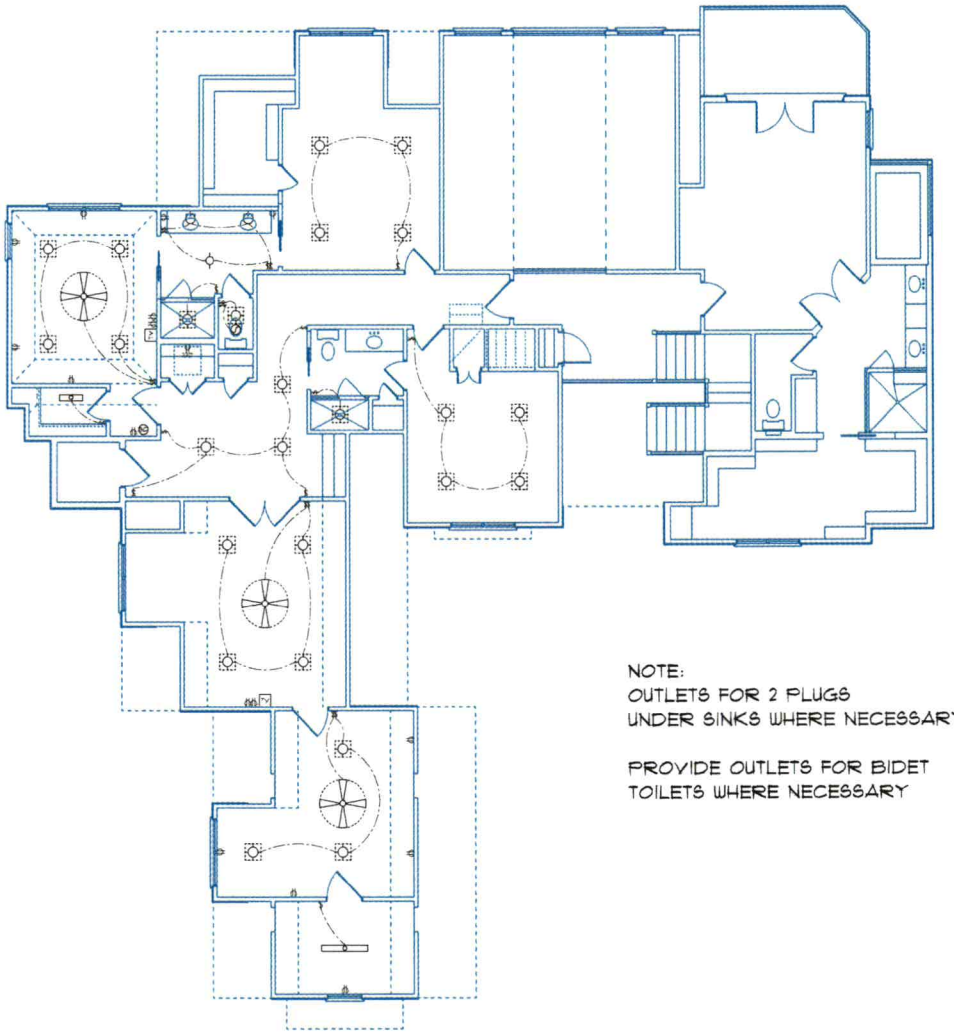
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142 ROYAL POINTE WAY MOORESVILLE, NC 28117

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SHEET 20
OF 21

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tel: 704-545-2928



NOTE:
OUTLETS FOR 2 PLUGS
UNDER SINKS WHERE NECESSARY

PROVIDE OUTLETS FOR BIDET
TOILETS WHERE NECESSARY

ELECTRICAL LEGEND	
SWITCHES:	
	SINGLE-POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
RECEPTACLE OUTLETS:	
	SINGLE RECEPTACLE OUTLET
	DOUBLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET SPLIT-WIRED
	WEATHERPROOF RECEPTACLE OUTLET
	RANGE OUTLET
	CLOTHES DRYER OUTLET
	FLOOR OUTLET LOCATE PER OWNER
	CEILING RECEPTACLE OUTLET
FIXTURES:	
	SURFACE-MOUNTED LIGHTING FIXTURE
	RECESSED LIGHTING FIXTURE
	WALL-MOUNTED LIGHTING FIXTURE
	LAMP HOLDER
	24" FLUORESCENT FIXTURE
	48" FLUORESCENT FIXTURE
	PAN LIGHTING FIXTURE
	EXHAUST FAN
	EXHAUST FAN / LIGHT FIXTURE COMBINATION
	SMOKE DETECTOR
TV	TELEVISION OUTLET
	TELEPHONE
	CEILING SUSPENDED ACCOUNTING LIGHT
NOTE: FINAL FIXTURES TO BE SELECTED BY OWNER	

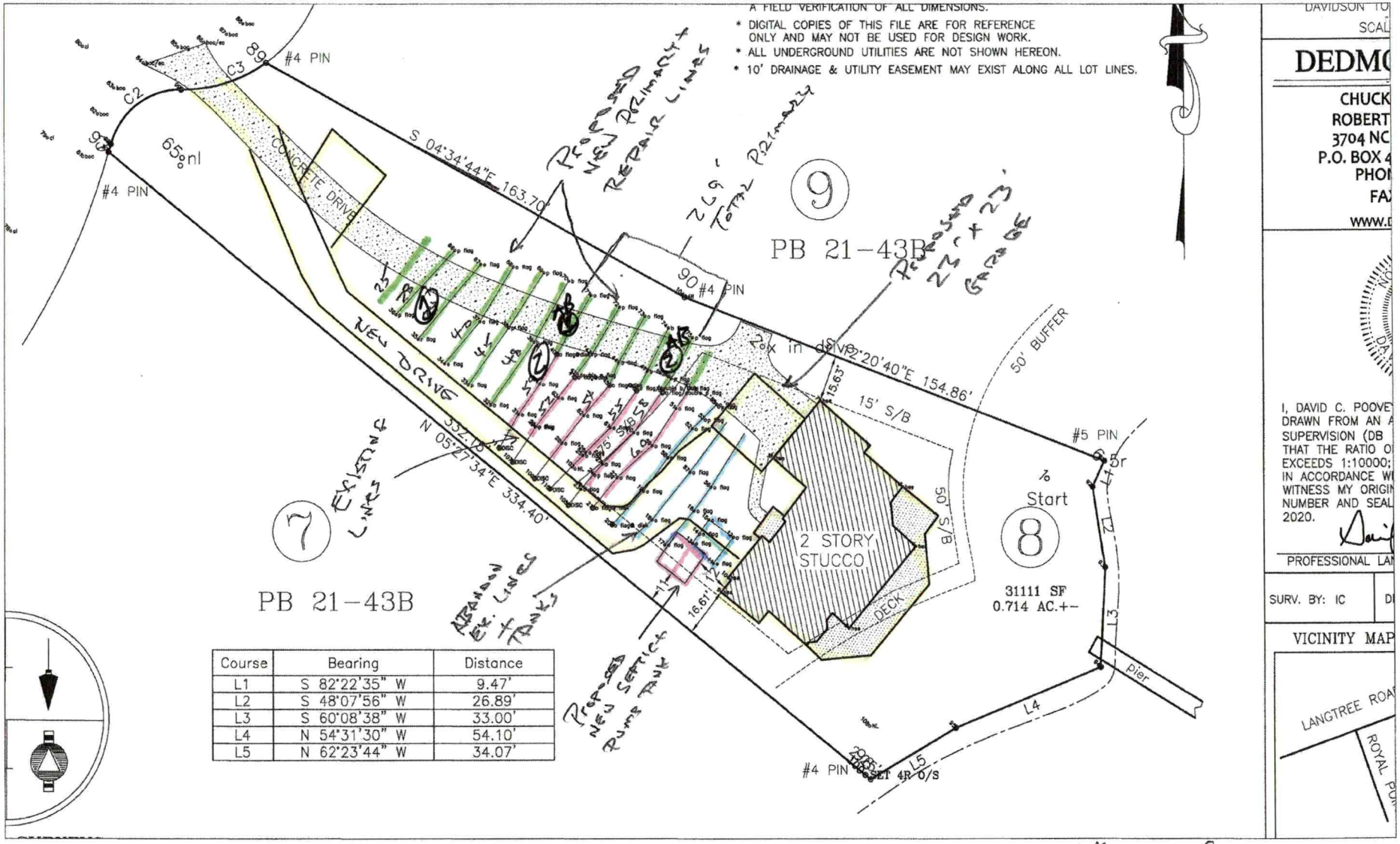
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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142 ROYAL POINTE WAY MOORESVILLE, NC 28117

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SHEET 21
OF 21



Course	Bearing	Distance
L1	S 82°22'35" W	9.47'
L2	S 48°07'56" W	26.89'
L3	S 60°08'38" W	33.00'
L4	N 54°31'30" W	54.10'
L5	N 62°23'44" W	34.07'

DAVIDSON TO
SCAL
DEDMO
CHUCK
ROBERT
3704 NC
P.O. BOX 4
PHO
FA
www.

I, DAVID C. POOVE
DRAWN FROM AN A
SUPERVISION (DB
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2020.

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SURV. BY: IC

VICINITY MAP

1" = 30'

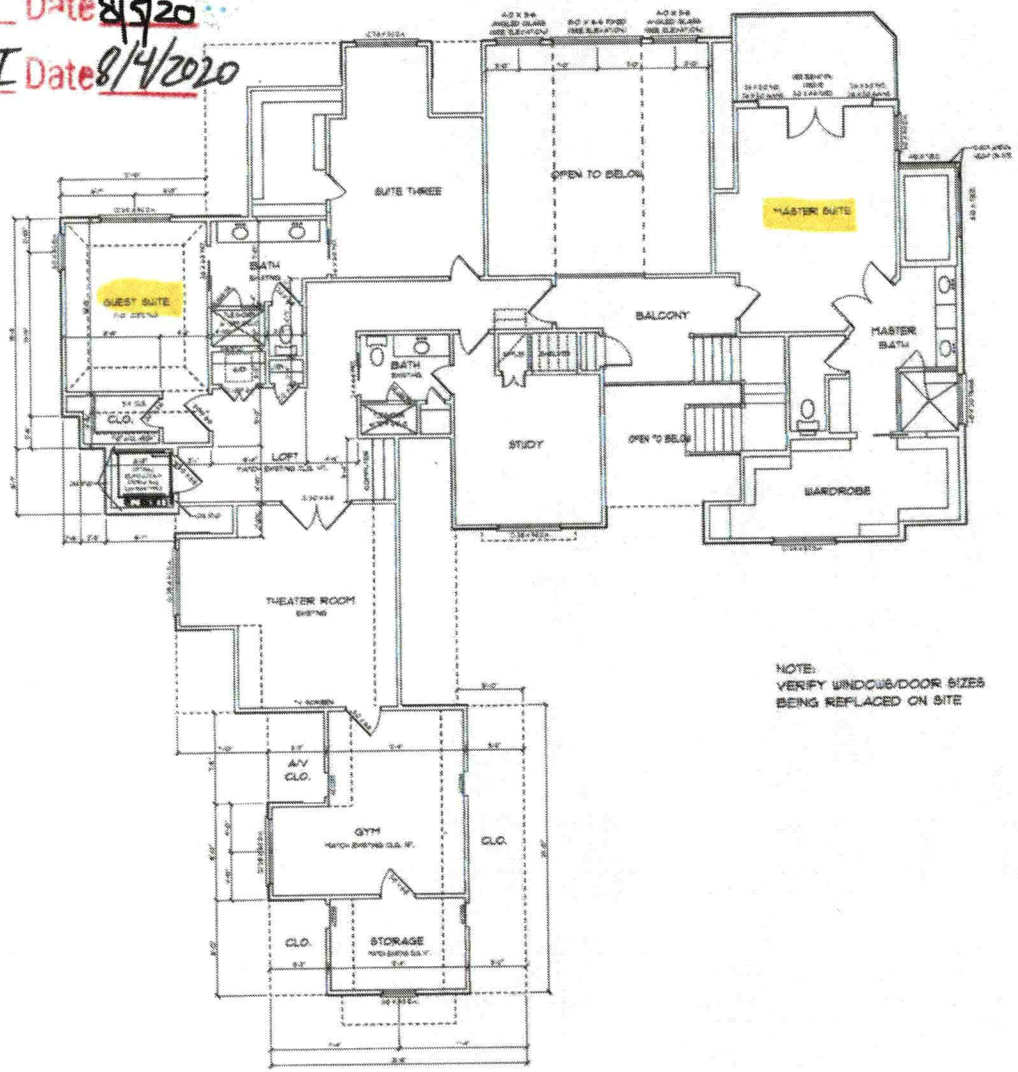
142 Royal Pt Way – Royal Pt Lot 8 – Rakesh Patel Septic Site Plan April 15, 2020
Base site plan from Dedmon Surveys. Proposed septic system must be approved and permitted by ICHD

Acknowledgement Of
Plans Submittal ONLY

SIGN HERE

Suvidhi Patel Date 8/5/20

Patrick J Boyle III Date 8/4/2020



NOTE:
VERIFY WINDOWS/DOOR SIZES
BEING REPLACED ON SITE

DOOR & WINDOW NOTES

SECOND FLOOR NOTES

NEW SECOND FLOOR PLAN

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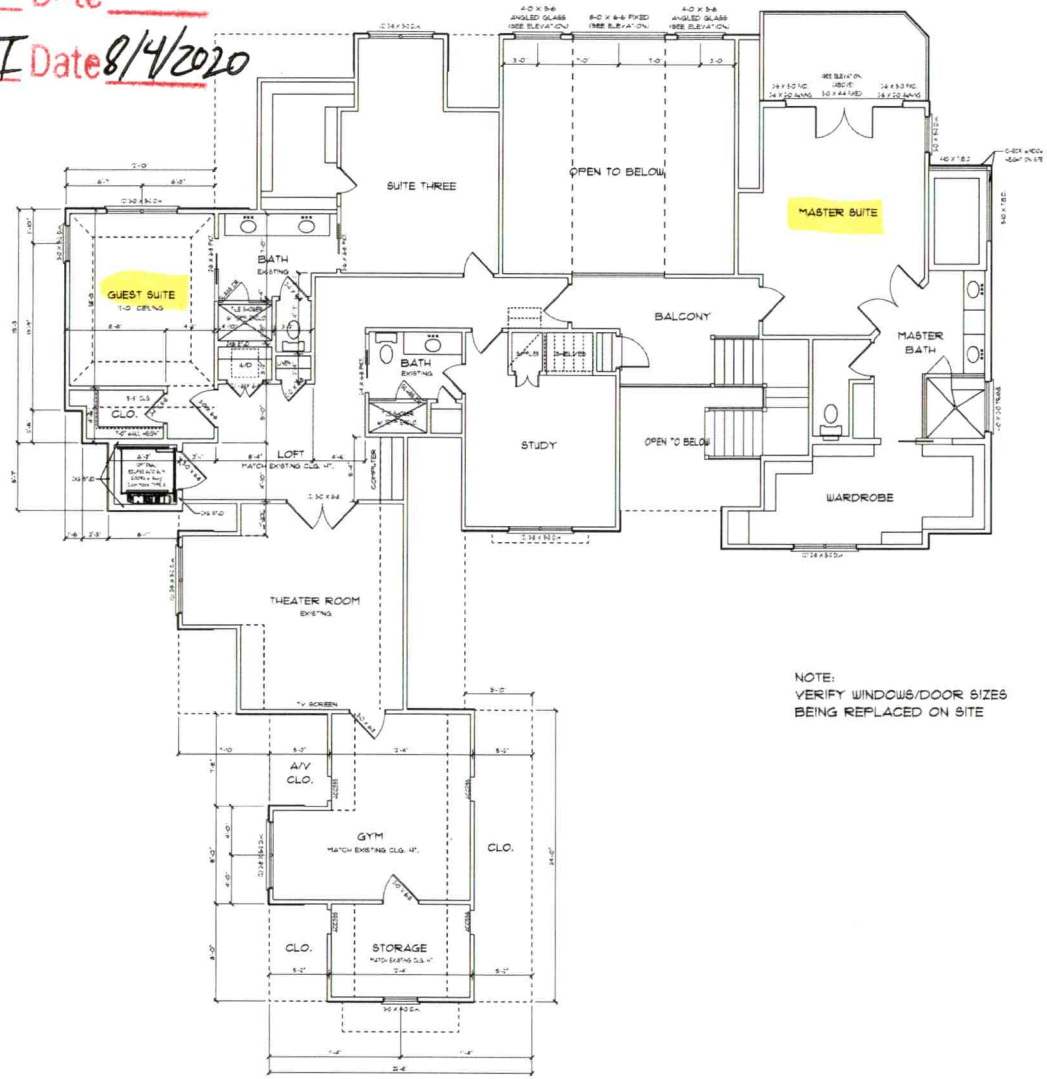
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Date
Patrick J Bagley III Date 8/4/2020

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NOTE:
VERIFY WINDOWS/DOOR SIZES
BEING REPLACED ON SITE

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EXISTING NON-EGRESS CONDITIONS. FALL PROTECTION GUIDE & GLAZING REQUIREMENTS PER CODE W/ WINDOW & DOOR MANUFACTURE SELECTED. ALL DETAILS & LAYOUTS TO COMPLY W/ ALL OF 2018 NORTH CAROLINA RESIDENTIAL CODES.

SECOND FLOOR NOTES

- MATCH CLG. HEIGHT W/ EXISTING UNLESS NOTED OTHERWISE.
- MATCH DOOR AND WINDOW HEIGHTS W/ EXISTING UNLESS NOTED OTHERWISE.
- SEE SECOND FLOOR CEILING FRAMING PLAN FOR ALL CEILING BEAM & SECOND FLOOR HEADER SIZES.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- REQUIRED GLAZING IN ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING & BI-FOLD DOORS
- PROVIDE TEMPERED GLAZING WHERE THE WINDOW IS WITHIN 24" OF A DOOR & LESS THAN 60" FROM THE FLOOR
- PROVIDE MIN. 4 SQ. FT. NET CLEAR OPENING & MIN. 22" OPENING HEIGHT & MIN. 20" OPENING WIDTH IN ALL SLEEPING ROOMS

NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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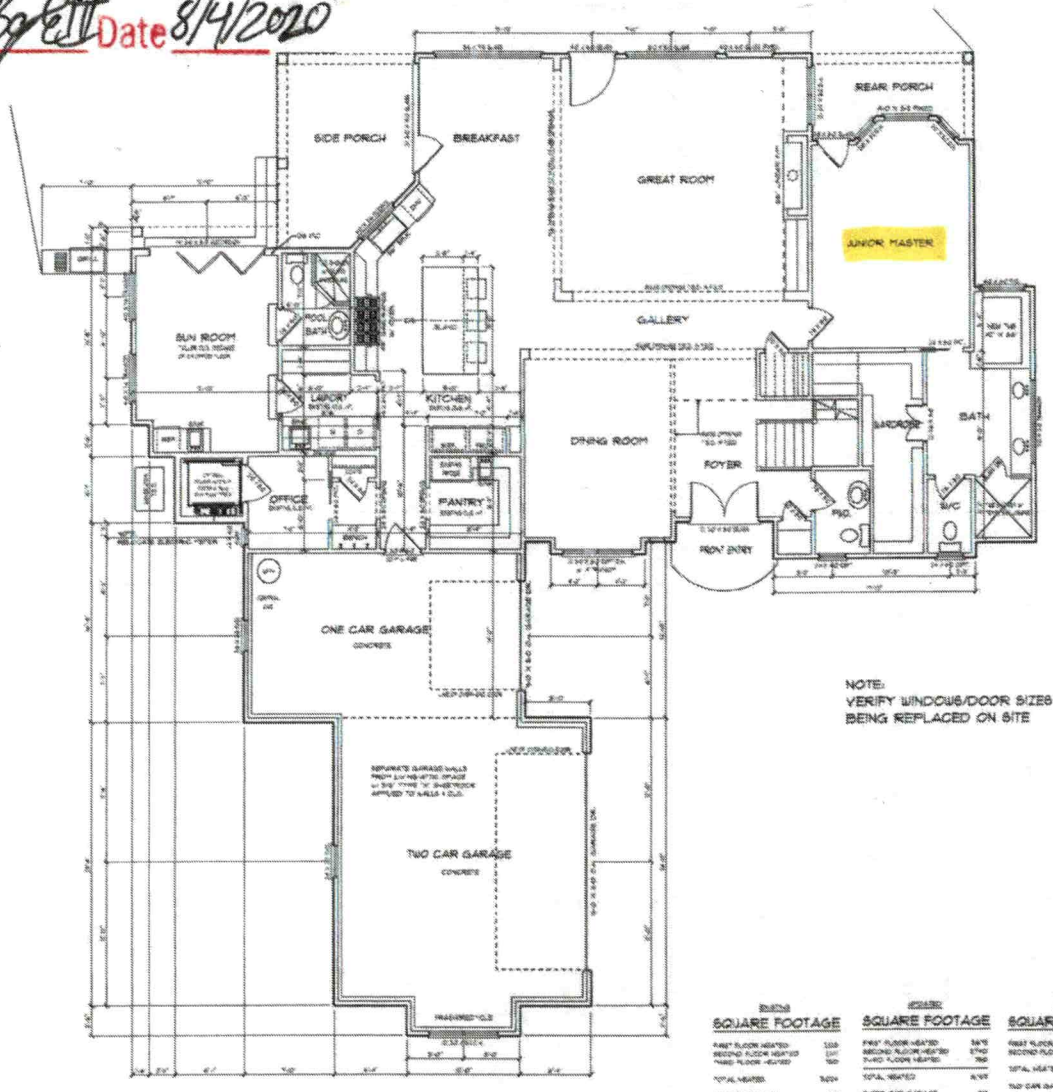
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Suvarshi Patel Date 8/5/20

Patrick J Bagett Date 8/4/2020

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NOTE:
VERIFY WINDOWS/DOOR SIZES
BEING REPLACED ON SITE

SQUARE FOOTAGE	
FIRST FLOOR HEATED	1,115
SECOND FLOOR HEATED	1,141
THIRD FLOOR HEATED	150
TOTAL HEATED	2,406
TWO CAR GARAGE	551
REAR PORCH	150
SIDE PORCH	150
STORAGE	68
TOTAL UNDER ROOF	3,315

SQUARE FOOTAGE	
FIRST FLOOR HEATED	1,670
SECOND FLOOR HEATED	1,740
THIRD FLOOR HEATED	150
TOTAL HEATED	3,560
THREE CAR GARAGE	775
REAR PORCH	150
SIDE PORCH	150
TOTAL UNDER ROOF	4,635

SQUARE FOOTAGE	
FIRST FLOOR HEATED	1,115
SECOND FLOOR HEATED	1,141
TOTAL HEATED	2,256
TWO CAR GARAGE	551
TOTAL UNDER ROOF	2,807

DOOR & WINDOW NOTE

FIRST FLOOR NOTES

NEW FIRST FLOOR

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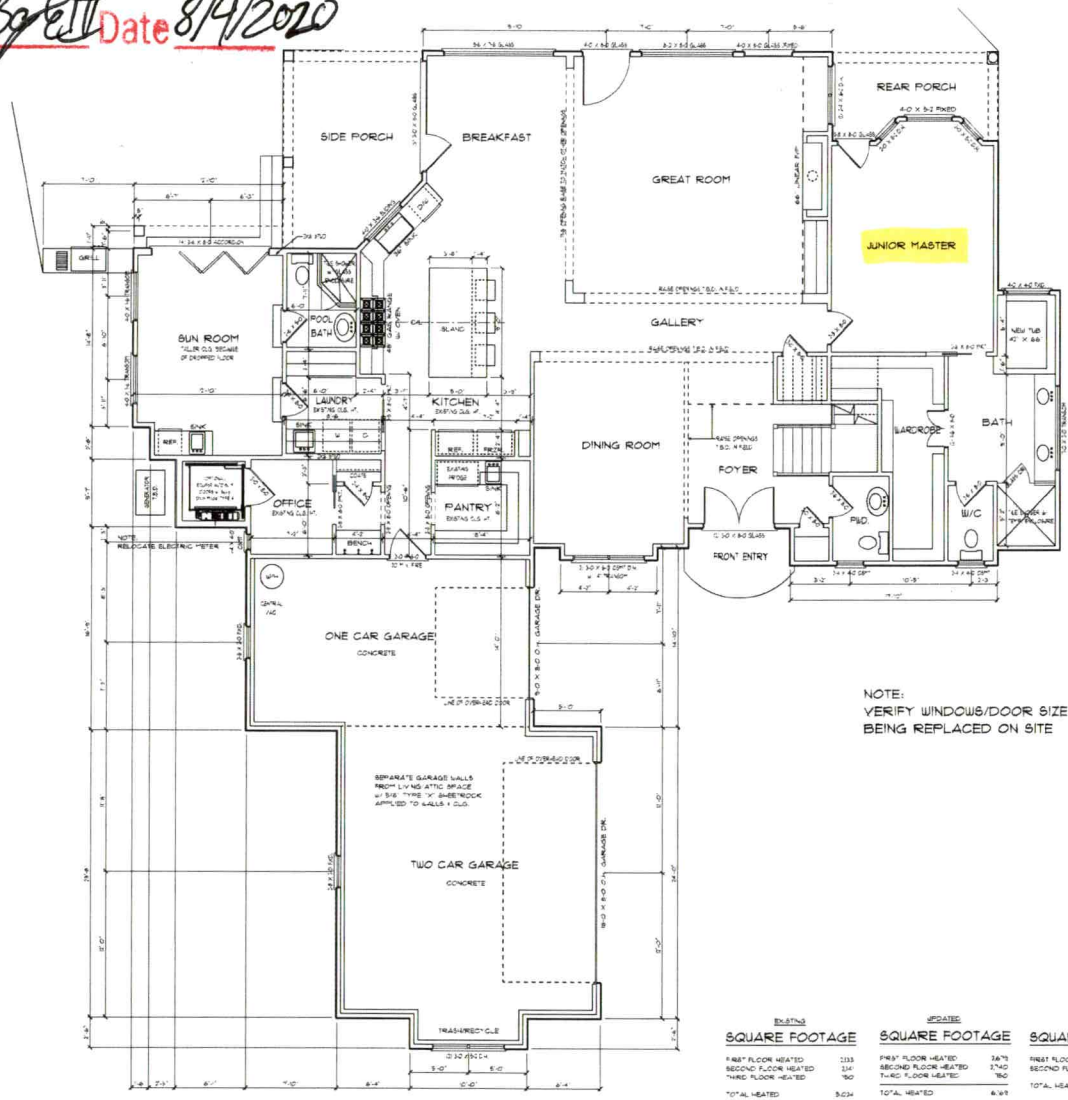
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OF 21

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Date

Patrick J Patel Date 8/4/2020



NOTE:
VERIFY WINDOWS/DOOR SIZES
BEING REPLACED ON SITE

EXISTING
SQUARE FOOTAGE

FIRST FLOOR HEATED	2113
SECOND FLOOR HEATED	1241
THIRD FLOOR HEATED	780
TOTAL HEATED	3,634
TWO CAR GARAGE	551
REAR PORCH	150
SIDE PORCH	150
STORAGE	69
TOTAL UNDER ROOF	3,810

UPDATED
SQUARE FOOTAGE

FIRST FLOOR HEATED	3679
SECOND FLOOR HEATED	2,740
THIRD FLOOR HEATED	780
TOTAL HEATED	6,419
THREE CAR GARAGE	973
REAR PORCH	150
SIDE PORCH	150
TOTAL UNDER ROOF	7,351

ADDITION
SQUARE FOOTAGE

FIRST FLOOR HEATED	566
SECOND FLOOR HEATED	935
TOTAL HEATED	1,48
TWO CAR GARAGE	563
TOTAL UNDER ROOF	1,708

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL BUILDER TO VERIFY ALL EXISTING & NON-EXISTING CONDITIONS FALL PROTECTION CODES & GLAZING REQUIREMENTS PER CODE. ALL WINDOW & DOOR MANUFACTURERS SELECTED ALL DOORS & WINDOWS TO COMPLY W/ ALL OF 2018 NORTH CAROLINA RESIDENTIAL CODES.

FIRST FLOOR NOTES

- MATCH CLG. HEIGHT W/ EXISTING UNLESS NOTED OTHERWISE.
- MATCH DOOR AND WINDOW HEIGHTS W/ EXISTING UNLESS NOTED OTHERWISE.
- SEE SECOND FLOOR FRAMING PLAN FOR ALL SECOND FLOOR BEAM + FIRST FLOOR HEADER SIZES.
- IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENING THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR.
- REQUIRED GLAZING IN ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING & FOLDING DOORS
- PROVIDE TEMPERED GLAZING WHERE THE WINDOW IS WITHIN 24" OF A DOOR & LESS THAN 60" FROM THE FLOOR
- PROVIDE MIN. 5.7 SQ. FT. NET CLEAR OPENING & MIN. 22" OPENING HEIGHT & MIN. 20" OPENING WIDTH IN ALL SLEEPING ROOMS

NEW FIRST FLOOR
SCALE: 1/4" = 1'-0"

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