ICHD–ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # 226501

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

PIN # 4636541360

APPLICANT/OWNER: Michael Athanas/Widgeon LLC | APPLICANT ADDRESS: 4700 Millenia Blvd Orlando, FL 32839

SITE ADDRESS: 259 Stutts Rd Mooresville NC 28117 | PHONE: 704-576-3887 | ALT. PHONE 704-310-1832

SITE DIRECTIONS: Brawley School Rd to Left on Stutts Rd, Lot on L | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Mallard Head Country Club | SECTION: 52 | LOT # 191 | LOT AREA: 0.5 acres | DESIGN FLOW: 480 GPD | L.T.A.R.: .25

Septic Tank	1000 (gal)	STB	760	Date	4-21-19	☒ New System ☐ Repair ☐ Expansion	System Type: I II ◐ IV V VI	☒ Residence	No. Bedrooms	4	Water Supply
Pump Tank	— (gal)	PT	—	Date	—	System Description:	Gravity PPBPS	☐ Business	No. Persons	8	☒ Private
Pump Make	—	Model	—	Serial #	—	Repair System Description:	Repair Exempt	☐ Other	No. Employees		☐ Public
# Nitrification Fields	1	# Lines	8	Linear Ft	320'	Maintenance Agreement Required:	☐ YES ☒ NO	☐ Slab	☒ Crawl Space		☐ Community
Trench Width	24"	Trench Bottom Depth(Lowside)	36"	Gravel Depth	—	☒ GRAVITY	☐ PRESSURE	☐ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions: Install Lines on contour; Divert Storm/Surface water away from septic system.

12 IN OF FILL OVER PART OF DRAINFIELD TO BE REMOVED PRIOR TO ISSUANCE OF OP. FOUNDATION DRAIN OUTLET TO BE MOVED OFF SYSTEM

INITIAL SITE SKETCH

See Attached and Approved site plan by Michael Athanas and Associates. 10/22/19 PJB

AS BUILT SKETCH

FILL REMOVED 1-6-2020 BCW

INSTALLED AS PERMITTED

12-6-19 FILL NEEDS TO BE REMOVED SEE ABOVE
12-6-19 FOUNDATION DRAIN OUTLET NEEDS TO BE REMOVED BCW

	Date	Initials
Drain Lines Checked	12-6-19	BCW
Tanks Checked	12-6-19	BCW
Pressure Manifold or Valve Box Checked	12-6-19	BCW
~~Pressure Head Set~~		
~~Electrical Checked~~		
~~Floats Set~~		
~~Alarm Checked~~		
Maintenance Contract Y / N		

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: [signature] Date: 10/24/2019 Installed by: RICHARD ABERNATHY

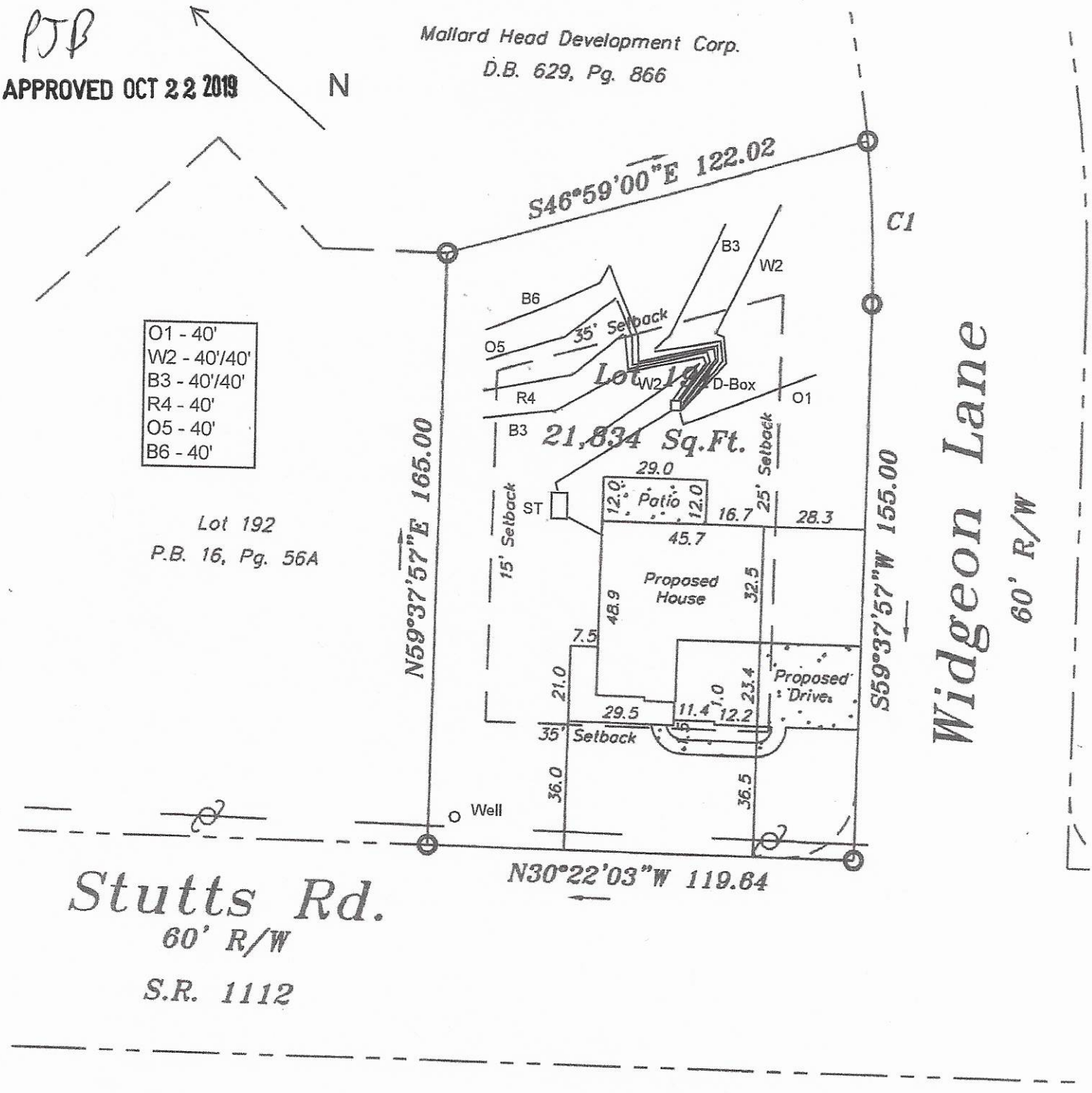
IMPROVEMENT PERMIT by: Patrick J Boyle III Date: 10/22/19 OPERATION PERMIT by: Burgett C. White Date: 1-6-2020

AUTHORIZATION TO CONSTRUCT by: Patrick J Boyle III Date: 10/22/19 Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION, CALL 704-864-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your inspection time.

PJB

APPROVED OCT 22 2019



roperty may be subject to
ements, Rights-of-way,
Restrictive Covenants.

lary information based on Plat
at Page: 53 and Deed Book 2258
260 as recorded in the
unty Register of Deeds.
urvey is of an existing
parcels of land.

by coordinate method.

tle Commitment was
or reviewed

GRAPHIC SCALE 1"=40'

50 0 25 50 100

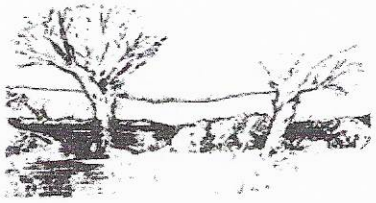
(IN FEET)

Legend

R/W = Right-of-
I.P.S. = #4 Reba
= Not to s
= Telephon
= Utility P

APPROVED OCT 22 2019

PJB



MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
561 Ennis Rd.
Weddington, NC 28173
(704) 576-3887
00/00/00

Reference: Data Sheet for 259 Stutts Rd, Mallard Head CC Lot 191
House Footprint: See attached plan
Building Setbacks: 35' front/rear, 15' side
Water Source: Private well
Number of Bedrooms/Daily Flow: 4/480 GPD
Predetermined LTAR: 0.25 GPD/FT^2 (ICHD)
Proposed System Type: PPBPS
Proposed Repair System Type: Exempt
Distribution: Gravity Distribution box
Septic Tank Size: 1000 gallons
Proposed Trench Bottom: 36"
Proposed Trench Width: 24" (8' on center)



Line	Design Length	Actual Length
Orange 1	40'	46'
White 2	40'/40'	85'
Blue 3	40'/40'	95'
Red 4	40'	78'
Orange 5	40'	61'
Blue 6	40'	45'

Initial System: 320' **Repair System:** Exempt

Comments:
The purpose of this evaluation was to change the system type. No new soil observations were made by MA&A. The lot was deeded in 1980 (BK/PG 16/56).

DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

PROPERTY ID #: 4636541360
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Story Homes Construction — APPLICATION DATE: 5/9/18
ADDRESS: 121 Rolling Hills Rd Ste 222 Mooresville NC — DATE EVALUATED: 5/18/18
PROPOSED FACILITY: House — PROPOSED DESIGN FLOW (.1949): 480gpd — PROPERTY SIZE: .5 Acre
LOCATION OF SITE: 259 Stutts Mooresville, NC — PROPERTY RECORDED: Yes
WATER SUPPLY: ☒ Private ☐ Public ☐ Well ☐ Spring ☐ Other Mallard Head CC #191
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%	0-9	Fill						PS .3
		9-13	Brw	SCL, SS, SP, SEXP, FR					
		13-40	RC, M	-W SBK SS, SP, SEXP, FR					
		40-72	RC-C	W SBK SS, SP, SEXP, FR					
			R/C, w	few SAP Inclus					
2	5%	0-15	Fill						PS 10YR 5/8 .25
		15-27	Brw	SCL, SS	SP, SEXP, FR				
		27-57	RCL, M	-W SBK/ABK FR, S, P				few	
		57-99	RCL	W SBK FR SS, SP					
			few	SAP Inclus					
3	5%	0-18	Brw	SCL W SS, SP, SEXP, FR					PS .25
		18-39	RC	-W SBK SS, SP, SEXP, FR					
		39-61	RCL	W ABK/SBK, FR SS, SP, SEXP					
			few	to common 10YR 6/6					
				Drain + litho					
4	5%	0-10	Brw	SCL W SBK SS, SP, SEXP, FR					PS .25
		10-55	RCL	W SBK SEXP					
				FI, S, P					
			few	10YR 5/6				42"	

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	PPBPS	Exempt
Site LTAR	.25	—

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948):
EVALUATED BY: Maria Dotson
OTHER(S) PRESENT: Paul Penninger

COMMENTS:

DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

PROPERTY ID #: 41365413600
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Story Homes Construction
ADDRESS: 121 Rowan Hills Rd Ste 222 Mooresville, NC
PROPOSED FACILITY: House
PROPOSED DESIGN FLOW (.1949): 480 gpd
LOCATION OF SITE: 259 Stotts Rd Mooresville, NC
WATER SUPPLY: ☒ Private ☐ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut

APPLICATION DATE: 5/9/18
DATE EVALUATED: 5/18/18
PROPERTY SIZE: .5 Acre
PROPERTY RECORDED: Yes
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%	0-8	BrwSCL	wSBK SS, SP, SEXP, FR					PS .25
		8-27	RC, M-C	wSBK SS, SP, SEXP, FR					
		27-61	RCL	wSBK SS, SP, SEXP, F-FR w/ Inclus of SAP					
2									
3									
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	PPBPS	Exempt
Site LTAR	.25	—

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948):
EVALUATED BY: Maria Dotson
OTHER(S) PRESENT: Paul Penninger

COMMENTS:

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope) CV (Convex Slope) D (Drainage Way) DS (Debris Slump) FP (Flood Plain) FS (Foot Slope) H (Head Slope) L (Linear Slope) N (Nose Slope) R (Ridge) S (Shoulder Slope) T (Terrace)	I	S (Sand) LS (Loamy Sand)	1.2 - 0.8	0.6 - 0.4	NEXP (Non-expansive) SEXP (Slightly Expansive) EXP (Expansive)	G (Single Grain) M (Massive) CR (Crumb) GR (Granular) SBK (Subangular Blocky) ABK (Angular Blocky) PL (Platy) PR (Prismatic)
	II	SL (Sandy Loam) L (Loam)	0.8 - 0.6	0.4 - 0.3		
	III	Si (Silt) SiCL (Silty Clay Loam) CL (Clay Loam) SCL (Sandy Clay Loam) SiL (Silt Loam)	0.6 - 0.3	0.3 - 0.15		
					MOIST	**WET**
	IV	SC (Sandy Clay) SiC (Silty Clay) C (Clay) O (Organic)	0.4 - 0.1	0.2 - 0.05	VFR (Very Friable) FR (Friable) FI (Firm) VFI (Very Firm v. Very Sticky) EFI (Extremely Firm)	NS (Non-sticky) SS (Slightly Sticky) S (Sticky) VS (Very Sticky) NP (Non-plastic) SP (Slightly Plastic) P (Plastic) VP (Very Plastic)
		None	None			

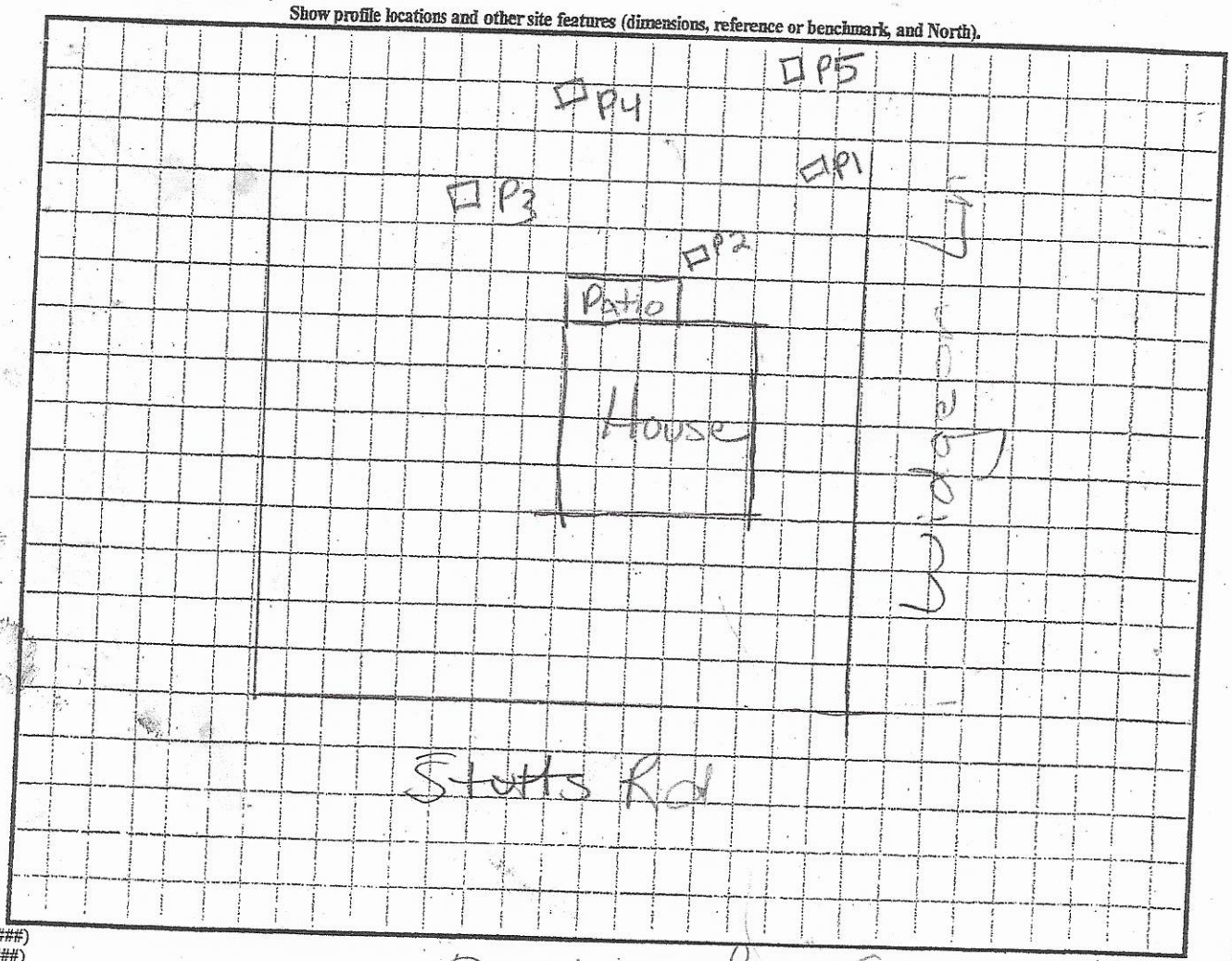
*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

NOTES

HORIZON DEPTH — In inches below natural soil surface
DEPTH OF FILL — In inches from land surface
RESTRICTIVE HORIZON — Thickness and depth from land surface
SAPROLITE — S(suitable) or U(unsuitable)
SOIL WETNESS — Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION — S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.
Long-term Acceptance Rate (LTAR): gal/day/ft²

Show profile locations and other site features (dimensions, reference or benchmark, and North).



NR (######)
view (#####)

(5)
0-8 Brwsc
8-27 RCWSBK
27-47 R W/SBK
C/ - FFR

P5
.25

RECEIVED OCT 10 2019

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM # 226501 Paid $225.00

Application For: ( ) 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 ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Widgeon LLC **Address:** 4700 Millenia Blvd, Orlando, FL **Zip:** 32839

Applicant Email: aaron@storyhomes.me **Phone:** _____ **Alt. Phone:** _____

Owner Name: Same **Address:** _____ **Zip:** _____

Owner Email: _____ **Phone:** _____ **Alt. Phone:** _____

Property Information:

Street Address: 259 Stutts Rd

Subdivision Name: Mallard Head CC **Section/Phase:** _____ **Lot Number:** 191

Driving Directions: _____

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

(✓) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____

Maximum Number of Bedrooms: 4
Maximum Number of Occupants: _____
( ) Swimming Pool
( ) Other Addition/Structure: _____

CHECK FOUNDATION TYPE
(✓) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

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 ( ) Other Public Water

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

Please answer the following to the best of your ability:

( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (✓) 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: _____ 10/10/2019
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

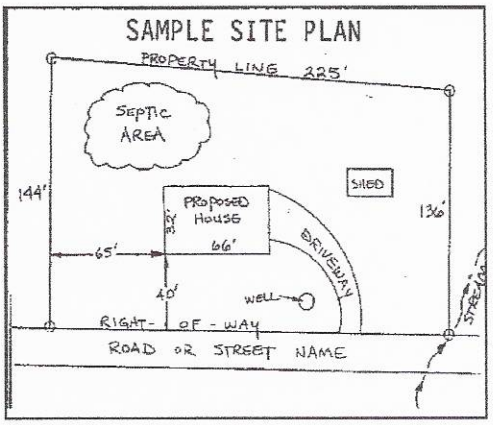
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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 OR WELL 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**
( ) **Preferred well location**
( ) **Preferred septic system location**
( ) **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

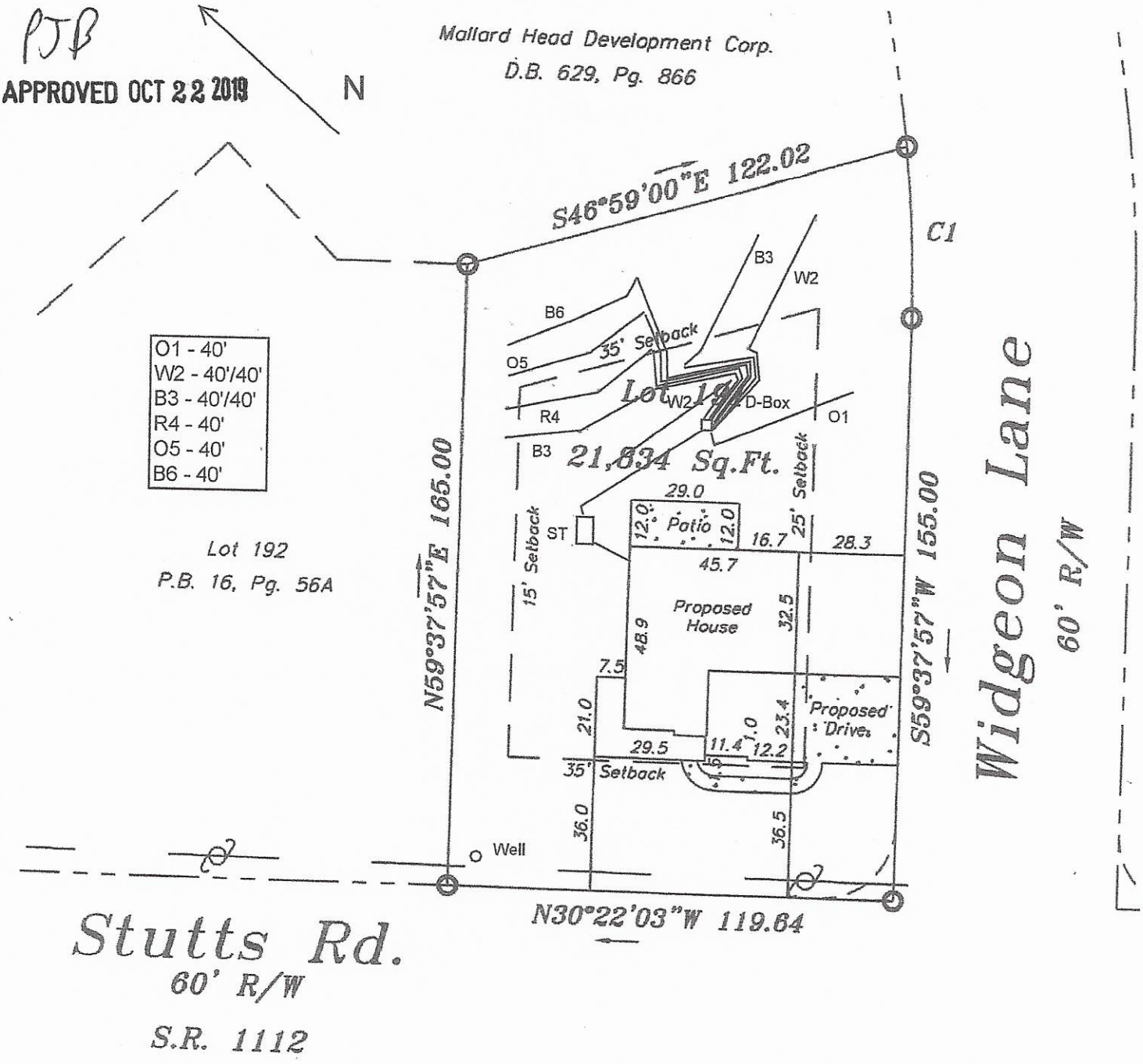
See attached plan

Signature: _____ 10/10/2019

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

PJB

APPROVED OCT 22 2019



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GRAPHIC SCALE 1"=40'

50 0 25 50 100

(IN FEET)

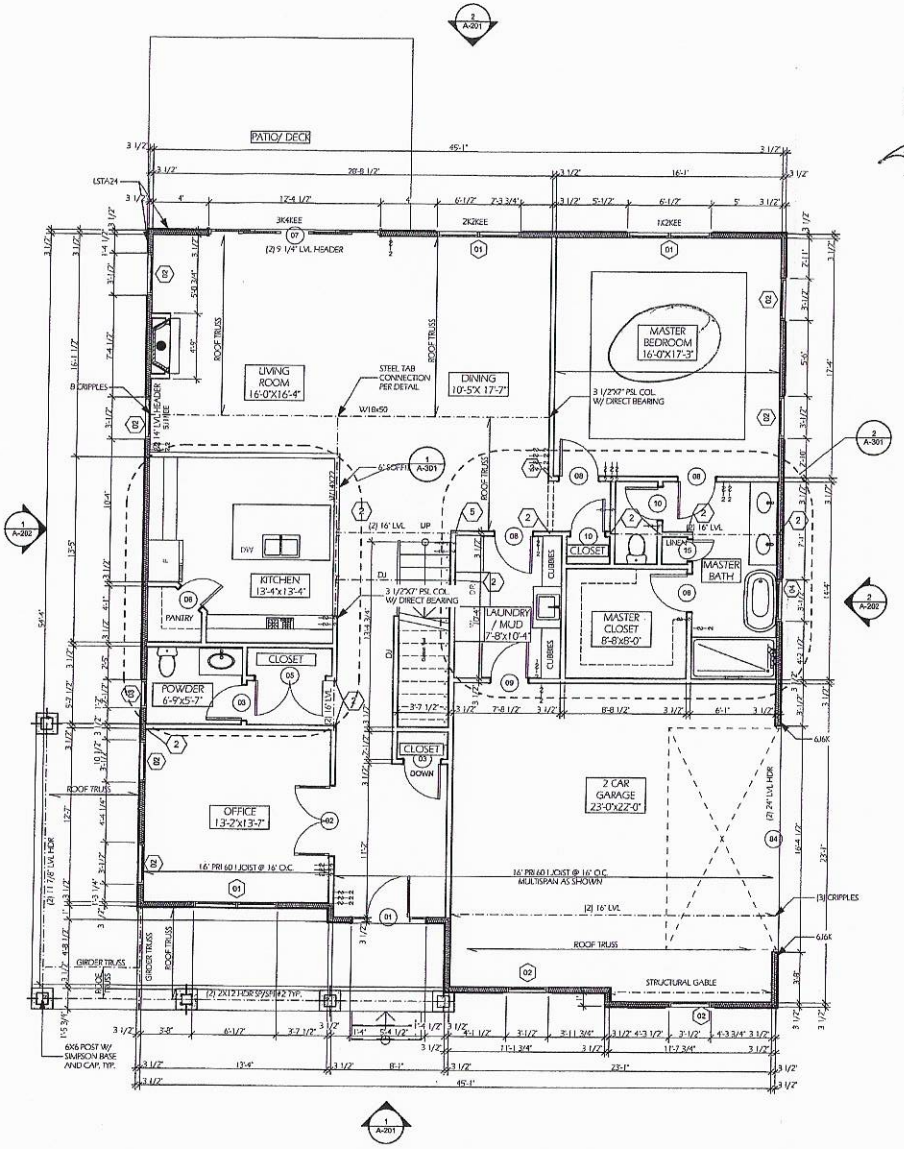
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R/W = Right-of-
I.P.S. = #4 Reba
= Not to s
= Telephon
= Utility P

Acknowledgement of
Plans Submittal ONLY!

Date 5-22-18

Date 5/31/18



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

NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF STUD.

2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. - SPRUCE #2 W/ 1/2" G.W.B. EA. SIDE

3. ALL EXTERIOR WALLS TO HAVE 7/16" CONTINUOUS OSB.

4. EXTERIOR WALLS TO BE 1/2" GWB, 2X4 WD STUDS @ 16" O.C. - SPRUCE #2, R-15 MIN. BATT INSULATION, 7/16" OSB, TYVEK BUILDING WRAP OR SIMILAR EXTERIOR FINISH AS NOTED ON ELEVATIONS.

5. PROVIDE (2) 2X8 HEADERS FOR ALL WINDOW AND DOOR OPENINGS TO 4'-6" AND (2) 2X10 HEADERS TO OPENINGS TO 6'-0"

6. ALL DOOR JAMBS TO BE 5" FROM ADJACENT WALLS, TYP.

7. PROVIDE DOUBLE JOISTS AT ALL WALL LOCATIONS ABOVE.

8. PROVIDE TEMPERED GLAZING IN THE WINDOW WITHIN 36" OF THE WALKING SURFACE OF A STAIR LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING AREA, AND LESS THAN 60" FROM THE TUB OR SHOWER AND LESS THAN 60" ABOVE THE FLOOR.

9. R303.1.1.3 WHERE THE PROPERTY LINE IS LESS THAN 10' FROM THE BUILDING FACE AND THE SOFFIT MATERIAL IS VINYL OR ALUMINUM, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO THE FRAMING MEMBERS AND SHALL USE UNDERLAYMENT MATERIAL OR EITHER FIRE RETARDANT TREATED WOOD, 23/32" WOOD SHEATHING, OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL APPLY TO BOTH SOFFIT AND UNDERLAYMENT AND SHALL BE PER SECTION R806

STRUCTURAL NOTES:

1. (#) = # OF 2X4 JACK STUDS

2. ALL INT./ EXT/ LOAD BEARING HEADERS TO BE (2) 2X10 (IN 2X4 WALLS) W/ (1) JACK AND (1) KING AT EACH END U.N.O. (3-2X10 IN 2X6 WALLS) U.N.O.

3. (#KING) = # OF JACK STUDS AND # OF KING STUDS AT EACH END OF HEADER (MIN. 1 KING PER 3' OF OPENING U.N.O.)

4. TRANSFER ALL POINT LOADS FROM ABOVE THRU THE CEILING AND WALLS OF THIS LEVEL WITH AN EQUAL AMOUNT OF STUD MATERIAL U.N.O.

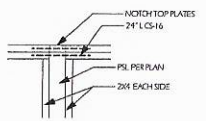
5. BOLTED = (2) ROWS OF 1/2" THROUGH BOLTS @ 24" O.C. STAGGER ROWS TO NET 12" TOTAL.

6. TRUSSES TO BEAR ON EXTERIOR WALLS ONLY U.N.O.

7. ROOF TRUSS DESIGNER TO DISCUSS TRADE PLATFORM NEEDS W/ BUILDER PRIOR TO FABRICATION.

8. CONCRETE TO BE 3000 PSI MIN. ALL SOIL TO HAVE MIN. 2000 PSF BEARING CAPACITY.

9. DJ= DOUBLE JOIST (SEPARATE 3" FOR PLUMBING AS NEEDED)



5 BEARING SUPPORT DETAIL
SCALE: 1" = 1'-0"

TYPICAL HANGERS

BEAM	HANGER
2X6	LUS26
2X8	LUS28
2X10	LUS210
2X12 SGL	LUS212
2X12 DBL	HUS212-2
2X14 SGL	HUS214
2X14 DBL	HUS214-2
(2) 1 3/4" X 9 1/4" LVL	HHUS9.25/14
(2) 1 3/4" X 11 7/8" LVL	HHUS11.88/14
(2) 1 3/4" X 14" LVL	HHUS14/14
(3) 1 3/4" X 9 1/4" LVL	HHUS9.25/18
(3) 1 3/4" X 11 7/8" LVL	HHUS11.88/18
(3) 1 3/4" X 14" LVL	HHUS14/18
(4) 1 3/4" X 9 1/4" LVL	HHUS9.25/24
(4) 1 3/4" X 11 7/8" LVL	HHUS11.88/24
(4) 1 3/4" X 14" LVL	HHUS14/24

WALL STUD REQUIREMENTS

10' WALL OR LESS	STUD SIZE AND SPACING
9'-1" OF 2" X 4"	2X4 @ 16" O.C.
10'-1" OF 2" X 4"	2X4 @ 12" O.C.
11'-1" OF 2" X 4"	2X4 @ 8" O.C.
9'-1" OF 2" X 6"	2X6 @ 16" O.C.
10'-1" OF 2" X 6"	2X6 @ 12" O.C.
11'-1" OF 2" X 6"	2X6 @ 8" O.C.
12'-1" OF 2" X 6"	DOUBLE STUDS

DOOR SCHEDULE

ID	SIZE W	SIZE H	DESCRIPTION
01	3'	8'	SOLID CORE STAIN GRADE W/ GLASS AND SIDELITES
02	2'-9"	8'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
03	2'-6"	8'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
04	16'	8'	GARAGE STYLE INSULATED STEEL GARAGE DOOR
05	2'-8"	8'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
06	2'-	8'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
07	10'	8'	4 PANEL SIDING GLASS / END PANELS FIXED
08	2'-8"	6'-8"	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
09	2'-0"	6'-8"	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
10	2'-6"	6'-8"	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
11	2'-0"	7'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
12	2'-6"	7'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
13	2'	7'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
14	5'	7'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
15	1'-6"	6'-8"	HOLLOW CORE WOOD 2 PANEL PAINT GRADE
16	1'	7'	HOLLOW CORE WOOD 2 PANEL PAINT GRADE

WINDOW SCHEDULE

ID	SIZE W	SIZE H-T	DESCRIPTION
01	6'	6'	DOUBLE HUNG VINYL WINDOWS - DOUBLE
02	3'	6'	DOUBLE HUNG VINYL WINDOWS - SINGLE
03	2'	4'	DOUBLE HUNG VINYL WINDOWS - SINGLE
04	3'	4'	DOUBLE HUNG VINYL WINDOWS - SINGLE
05	6'	5'	DOUBLE HUNG VINYL WINDOWS - DOUBLE
06	3'	5'	DOUBLE HUNG VINYL WINDOWS - SINGLE
07	2'	2'	FIXED VINYL WINDOWS
08	2'	4'	DOUBLE HUNG VINYL WINDOWS - SINGLE
09	3'	5'	DOUBLE HUNG VINYL WINDOWS - SINGLE
10	2'-8"	5'-8"	FIXED VINYL WINDOWS - SINGLE

Floor Plans
For Story
Homes

ISSUED FOR CONSTRUCTION

JBA
JENNIFER BENSON ARCHITECTURE, PLLC
735 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105
980-245-8447
980-225-0449 FAX
www.jbensonarch.com

STORY HOMES

JENNIFER A. BENSON REGISTERED ARCHITECT NORTH CAROLINA MATTHEWS, NC
3/16/2018

JENNIFER BENSON ARCHITECTURE, PLLC 735 MATTHEWS TOWNSHIP PKWY MATTHEWS, NC 28105
3/16/2018

WIDGEON HEIGHTS
FONTANA PLAN
WIDGEON WAY LOT 2
MOORESVILLE, NC 28117

Δ	Date:	Revision:

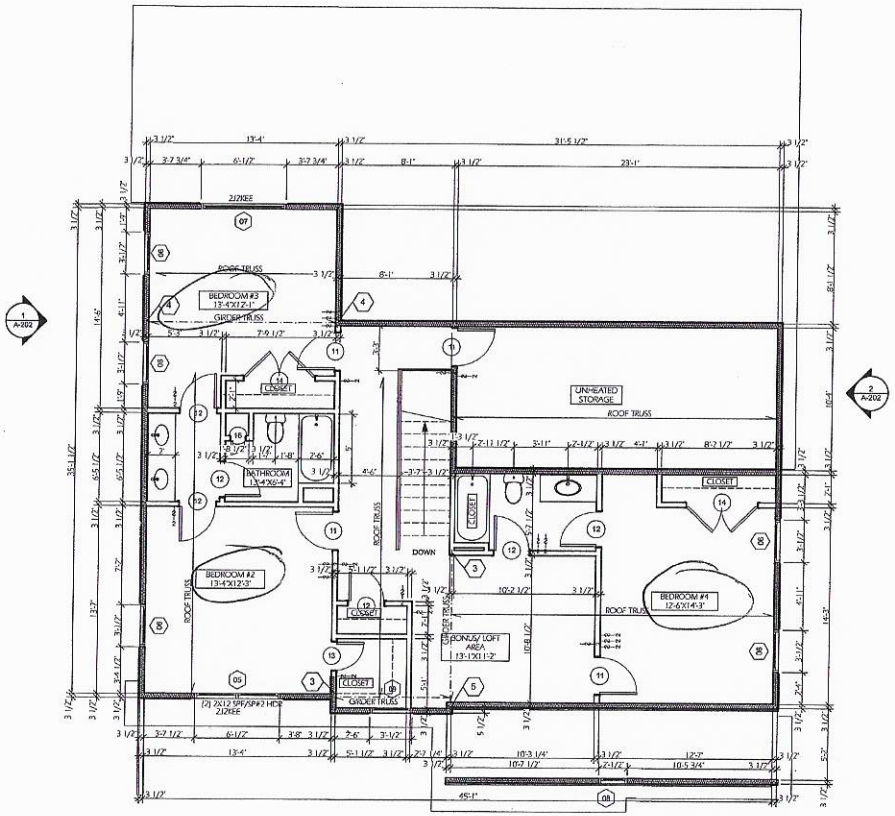
THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIED PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.

DATE: 3/16/2018	DRAWN BY: JAB
SCALE:	PROJECT NO: 17.870
CHECKED BY: JENNIFER BENSON	
SHEET TITLE: FLOOR PLANS LOT 2	
SHEET NUMBER: A-102	

Acknowledgement of
Plans Submittal ONLY!

Date 5-2-17

Date 5/31/18



1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF STUD.

2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. - SPRUCE #2 W/ 1/2" G.W.B. EA. SIDE

3. ALL EXTERIOR WALLS TO HAVE 7/16" CONTINUOUS OSB.

4. EXTERIOR WALLS TO BE 1/2" GWB, 2X4 WD STUDS @ 16" O.C. - SPRUCE #2, R-15 MIN. BATT INSULATION, 7/16" OSB, TYVEK BUILDING WRAP OR SIM AND EXTERIOR FINISH AS NOTED ON ELEVATIONS.

5. PROVIDE (2) 2X8 HEADERS FOR ALL WINDOW AND DOOR OPENINGS TO 4'-6" AND (2) 2X10 HEADERS TO OPENINGS TO 6'-0"

6. ALL DOOR JAMBS TO BE 5" FROM ADJACENT WALLS, TYP.

7. PROVIDE DOUBLE JOISTS AT ALL WALL LOCATIONS ABOVE.

8. PROVIDE TEMPERED GLAZING IN THE WINDOW WITHIN 36" OF THE WALKING SURFACE OF A STAIR LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING AREA, AND LESS THAN 60" FROM THE TUB OR SHOWER AND LESS THAN 60" ABOVE THE FLOOR.

9. R703.11.3 WHERE THE PROPERTY LINE IS LESS THAN 10' FROM THE BUILDING FACE AND THE SOFFIT MATERIAL IS VINYL OR ALUMINUM, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO THE FRAMING MEMBERS AND SHALL USE UNDERLAYMENT MATERIAL OR EITHER FIRE RETARDANT TREATED WOOD; 23/32" WOOD SHEATHING, OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL APPLY TO BOTH SOFFIT AND UNDERLAYMENT AND SHALL BE PER SECTION R806

STRUCTURAL NOTES:

1. (#) # OF 2X4 JACK STUDS

2. ALL INT./ EXT./ LOAD BEARING HEADERS TO BE (2) 2X10 (IN 2X4 WALLS) W/ (1) JACK AND (1) KING AT EACH END U.N.O. (3-2X10 IN 2X6 WALLS) U.N.O.

3. #/#/EE = # OF JACK STUDS AND # OF KING STUDS AT EACH END OF HEADER (MIN. 1 KING PER 3' OF OPENING U.N.O.)

4. TRANSFER ALL POINT LOADS FROM ABOVE THRU THE CEILING AND WALLS OF THIS LEVEL WITH AN EQUAL AMOUNT OF STUD MATERIAL U.N.O.

5. BOLTED = (2) ROWS OF 1/2" THROUGH BOLTS @ 24" O.C. STAGGER ROWS TO NET 12" TOTAL.

6. TRUSSES TO BEAR ON EXTERIOR WALLS ONLY U.N.O.

7. ROOF TRUSS DESIGNER TO DISCUSS TRADE PLATFORM NEEDS W/ BUILDER PRIOR TO FABRICATION.

8. CONCRETE TO BE 3000 PSI MIN. ALL SOIL TO HAVE MIN. 2000 PSF BEARING CAPACITY.

9. DJ= DOUBLE JOIST (SEPARATE 3" FOR PLUMBING AS NEEDED)

TYPICAL HANGERS

HUS26	
HUS28	
HUS210	
HUS212	
LSU26	
LSU28	
LSU210	
LSU212	
HHUS26-2	
HHUS28-2	
HHUS210-2	
HHUS212-2	
HGUS26-2	
HGUS28-2	
HGUS210-2	
HGUS212-2	

WALL STUD REQUIREMENTS

1 STORY OR TOP STORY	2X4 @ 16" O.C. SPACING
2 STORY	2X4 @ 16" O.C.
3 STORY	2X4 @ 16" O.C.
4 STORY	2X4 @ 16" O.C.
5 STORY	SPECIAL DESIGN

Floor Plan Spec Sheet Comes

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STOREY HOMES

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3/16/2018

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WIDGEON HEIGHTS
FONTANA PLAN
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Date:	Revision:

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DATE: 3/16/2018	DRAWN BY: JAB
SCALE:	PROJECT NO: 17.870
CHECKED BY: JENNIFER BENSON	
SHEET TITLE: SECOND FLOOR PLAN	
SHEET NUMBER: A-103	

ISSUED FOR CONSTRUCTION

IREDELL COUNTY

PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER
226501
Issue Date: 05/09/2018

ZONING PERMIT

Open Space

Parcel Number	Street Address	Jurisdiction
4636541360.000	259 STUTTS ROAD, MOORESVILLE, NC 28117	

Owner Information	Applicant Information
Owner: WIDGEON LANE LLC/ AARON GUESS	Applicant: STORY HOMES CONSTRUCTI
Address: 121 ROLLING HILL RD	Address: 121 ROLLING HILLS
MOORESVILLE, NC 28117	MOORESVILLE, NC 28117
Phone:	Phone:

Use Requested	Zone Code
SFD	

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
.500	35.00	35.00	15.00	25.00	CA	X

Remarks:

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. The applicant further acknowledges that 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: _____ Date: _____

Permit Number	138206	TOTAL FEES:	$ 77.25