ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # 30[illegible]625 | PIN # 4654-58-4661

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

BCW

APPLICANT/OWNER: Greybrook Homes | APPLICANT ADDRESS: 11220 Elm Ln Suite 109

SITE ADDRESS: 122 Stonehaven Dr Mooresville NC 28115 | PHONE: 704-507-6327 | ALT. PHONE 803-381-5921

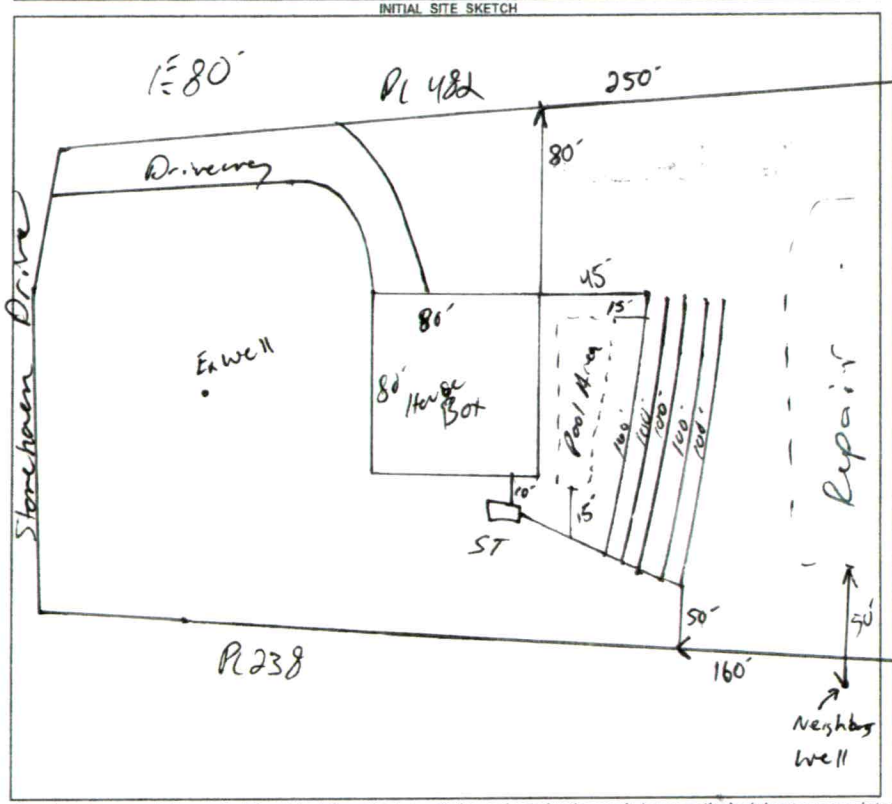
SITE DIRECTIONS: Shearers Road R on Presbyterian R on Stonehaven Loton R | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Ann P Stone Propety | SECTION: – | LOT # 2 | LOT AREA: 2.53 | DESIGN FLOW: 600gpd | L.T.A.R.: .3

Septic Tank 1500 (gal)	STB 1621095160	Date Norweco	☒ New System ☐ Repair ☐ Expansion	System Type: I II (III) IV V VI	☒ Residence	No. Bedrooms 5	Water Supply
Pump Tank (gal)	PT	Date	System Description: 25% Reduction		☐ Business	No. Persons 10	☒ Private
Pump Make	Model	Serial #	Repair System Description: 25% Reduction		☐ Other	No. Employees	☐ Public
# Nitrification Fields 1	# Lines 5	Linear Ft: 500'	Maintenance Agreement Required: ☐ YES ☒ NO		☐ Slab	☒ Crawl Space	☐ Community
Trench Width 36"	Trench Bottom Depth(~~Low side~~) Max 36	Gravel Depth –	☒ GRAVITY ☐ PRESSURE		☐ Basement w/plumbing	☐ Basement w/o plumbing	

Comments / Conditions: Install Drainlines on Contour of land and use Serial distribution.

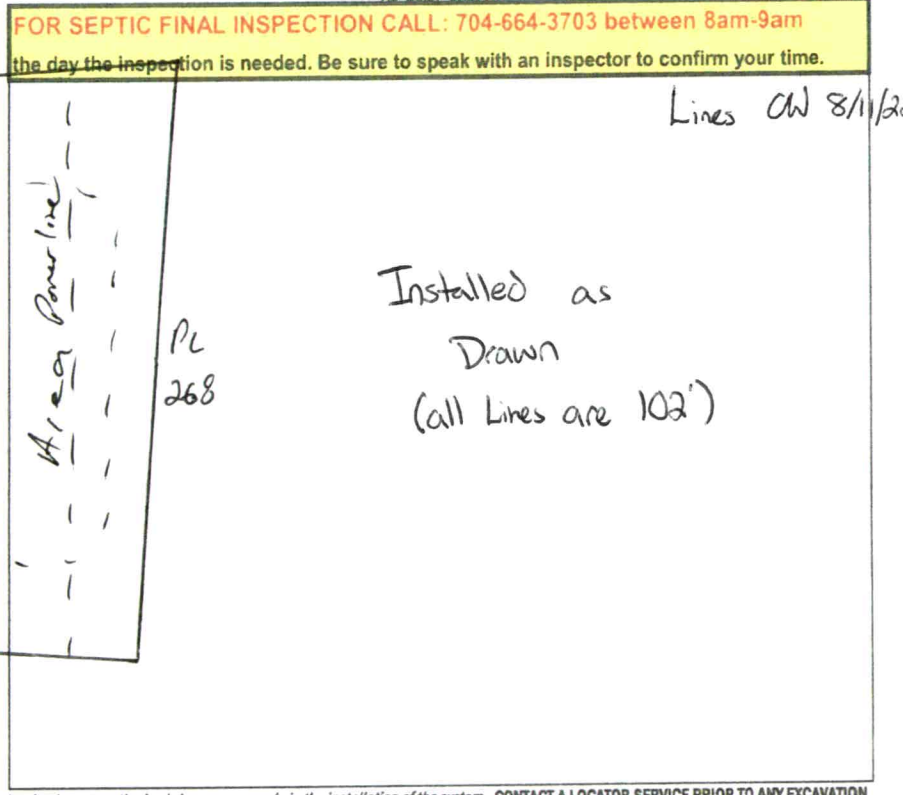
INITIAL SITE SKETCH



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.

Lines OW 8/11/22



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: 3-24-21 | Installed by: Larry Henkle

IMPROVEMENT PERMIT by: [signature] | Date: 3-16-2021 | OPERATION PERMIT by: [signature] | Date: 8/11/22

AUTHORIZATION TO CONSTRUCT by: [signature] | Date: 3-16-2021 | Existing System Inspected by: | Date:

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

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # 30825

BCW

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

PIN # 4654-58-4661

APPLICANT/OWNER: Graybrook Homes | APPLICANT ADDRESS: 11220 Elm Ln Suite 109

SITE ADDRESS: 122 Stonehaven Dr Mooresville NC 28115 | PHONE: 704-507-6327 | ALT. PHONE 803-381-5821

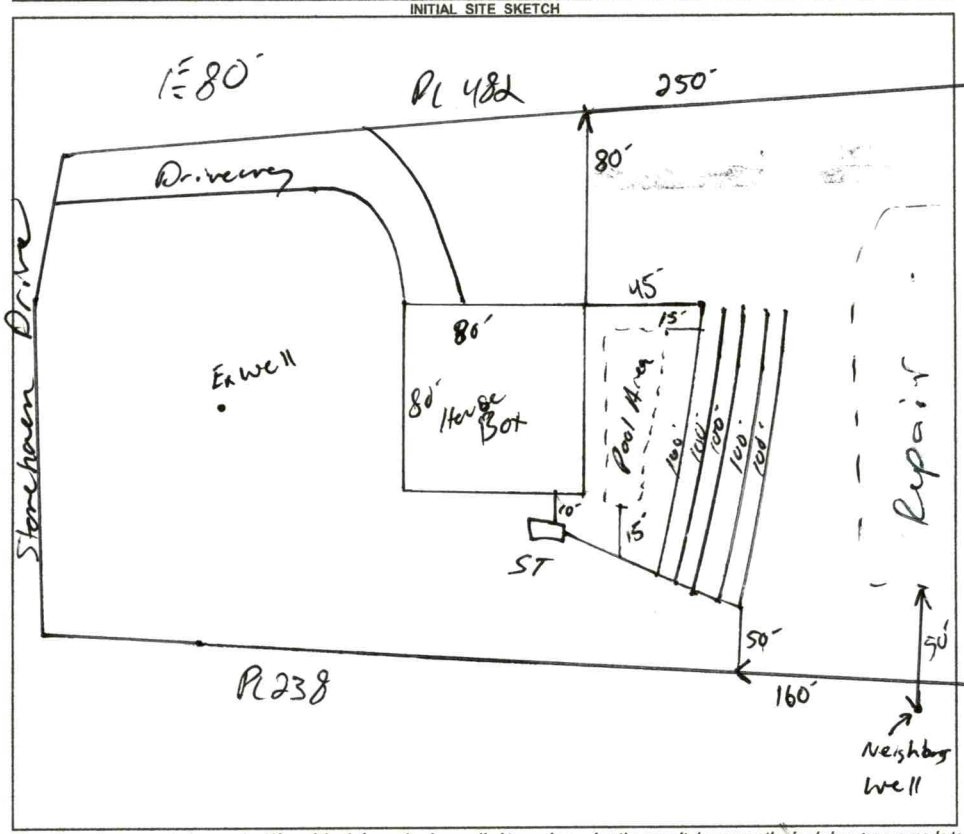
SITE DIRECTIONS: Sheans Road R on Presbyterian R on Stonehaven Loton R | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Ann P Stone Property | SECTION: – | LOT # 2 | LOT AREA: 2.53 | DESIGN FLOW: 600gpd | L.T.A.R.: .3

Septic Tank 1500 (gal)	STB	Date	☒ New System ☐ Repair ☐ Expansion	System Type: I II (III) IV V VI	☒ Residence	No. Bedrooms 5	Water Supply
Pump Tank (gal)	PT	Date	System Description: 25% Reduction		☐ Business	No. Persons 10	☒ Private
Pump Make	Model	Serial #	Repair System Description: 35% Reduction		☐ Other	No. Employees	☐ Public
# Nitrification Fields 1	# Lines 5	Linear Ft: 500'	Maintenance Agreement Required: ☐ YES ☒ NO		☐ Slab	☒ Crawl Space	☐ Community
Trench Width 36"	Trench Bottom Depth(~~Low side~~) Max 36	Gravel Depth –	☒ GRAVITY ☐ PRESSURE		☐ Basement w/plumbing	☐ Basement w/o plumbing	

Comments / Conditions: Install Drainlines on Contour of land and use Serial distribution.

INITIAL SITE SKETCH



AS BUILT SKETCH

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am

Be sure to speak with an inspector to confirm your time.

CW 8/11

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: 3-24-21 Installed by: _____

IMPROVEMENT PERMIT by: [signature] Date: 3-16-2021 OPERATION PERMIT by: _____ Date: _____

AUTHORIZATION TO CONSTRUCT by: [signature] Date: 3-16-2021 Existing System Inspected by: _____ Date: _____

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

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

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

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

Sheet 1 of 1
PROPERTY ID #: 4654584661
COUNTY: Iredell

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

OWNER: Greybrook Homes
ADDRESS:
PROPOSED FACILITY: SBR
LOCATION OF SITE: 182 Stonehaven
WATER SUPPLY: ☑ Private ☒ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☑ Pit ☐ Cut

APPLICATION DATE 12-15-20
DATE EVALUATED:
PROPOSED DESIGN FLOW (.1949):
PROPERTY SIZE: 2.53 Ac
PROPERTY RECORDED:
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	1-2% SS	0-6	SBK SCL	FR SS SPSeq	V/A	48+	V/A	V/A	PS .3
		6-43	SBK C						
		43-48	SBK CL						
2	SS 1-2%	0-6	SBK SCL		V/A	48+	V/A	V/A	PS .3
		6-40	SBK C						
		40-48	SBK CL						
3									
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	900'	500'
System Type(s)	2SC	2SC
Site LTAR	.3	.3

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Boggs
OTHER(S) PRESENT:

COMMENTS:

LEGEND

use the following standard abbreviations

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

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

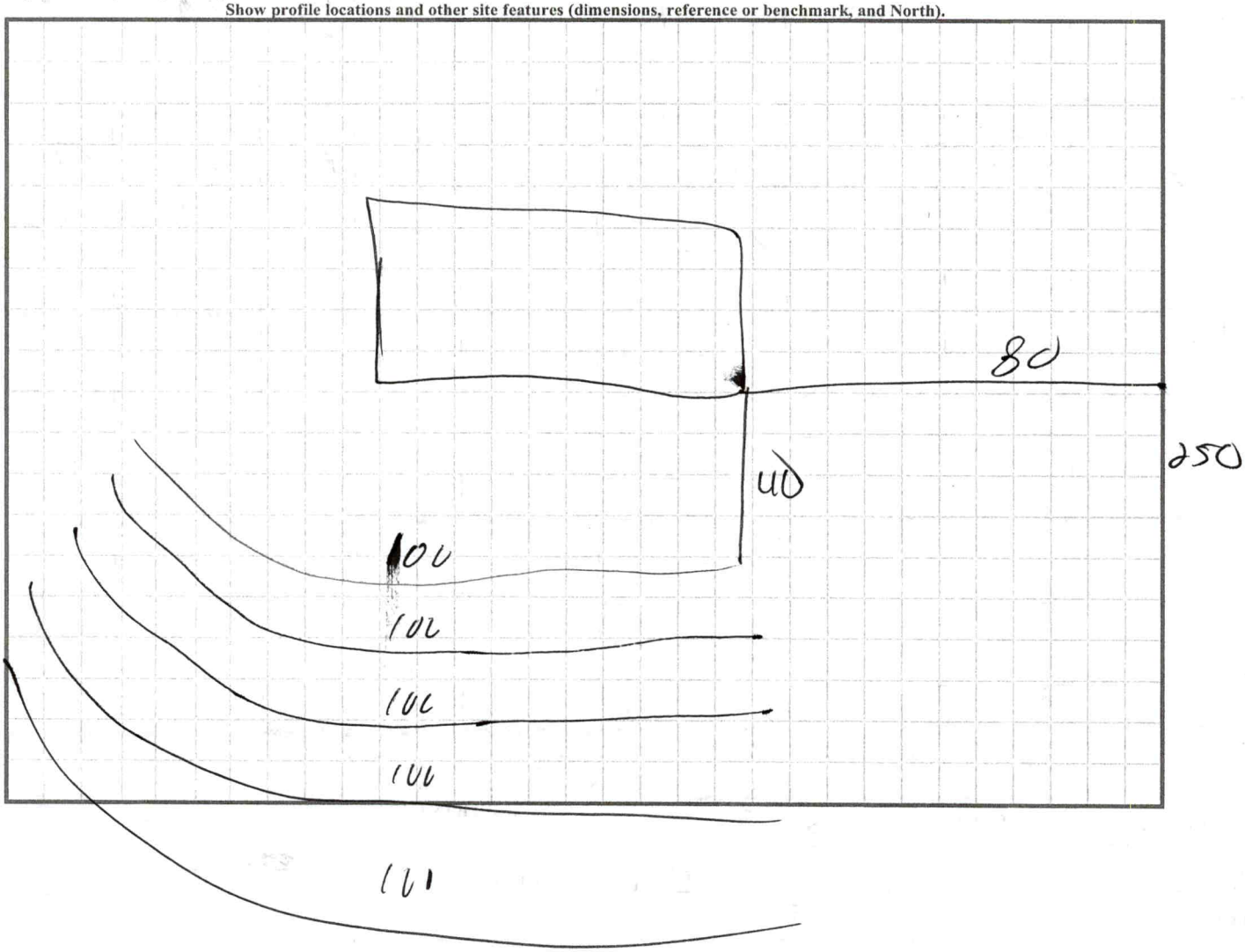
NOTES

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/ft^2

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



RECEIVED JAN 2 7 2021

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM

Limited

AP-308625 $100.00

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(X) 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 ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Greybrook Homes **Address:** 11220 Elm Ln. Suite 109 **Zip:** 28277

Applicant Email: nick@greybrookhomes.com **Phone:** 704-507-6327 **Alt. Phone:**

Owner Name: Greybrook Homes **Address:** 11220 Elm Ln. Suite 109 **Zip:** 28277

Owner Email: Joe@greybrookhomes.com **Phone:** 803-381-5921 **Alt. Phone:**

Property Information:

Street Address: 122 Stonehaven Dr. Mooresville, NC 28115

Subdivision Name: None **Section/Phase:** **Lot Number:** 1

Driving Directions: Shearers Rd. Right on Presbyterian Rd. Right onto Stonehaven Dr.

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

CHECK FOUNDATION TYPE

( ) New Single Family Residence — Maximum Number of Bedrooms: 15 — ( ) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: 8/6 — ( ) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — ( ) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: — ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem:

Non-Residential Site Development: Type of Business:
Square Footage of Building: Max. Number of Employees: Max. Number of Seats/Beds/Other:

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

( ) New Well ( ) Existing Well ( ) Community Well ( ) 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: Nick Belk — 12/15/20

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

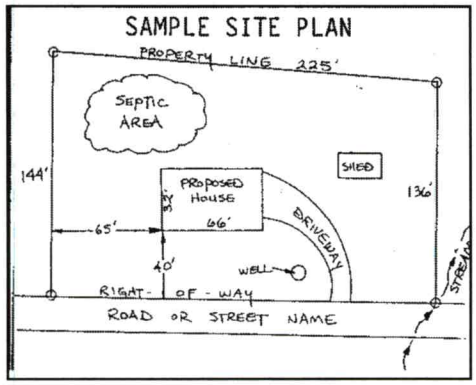
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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

Signature: Nick Belk

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

12/15/2020

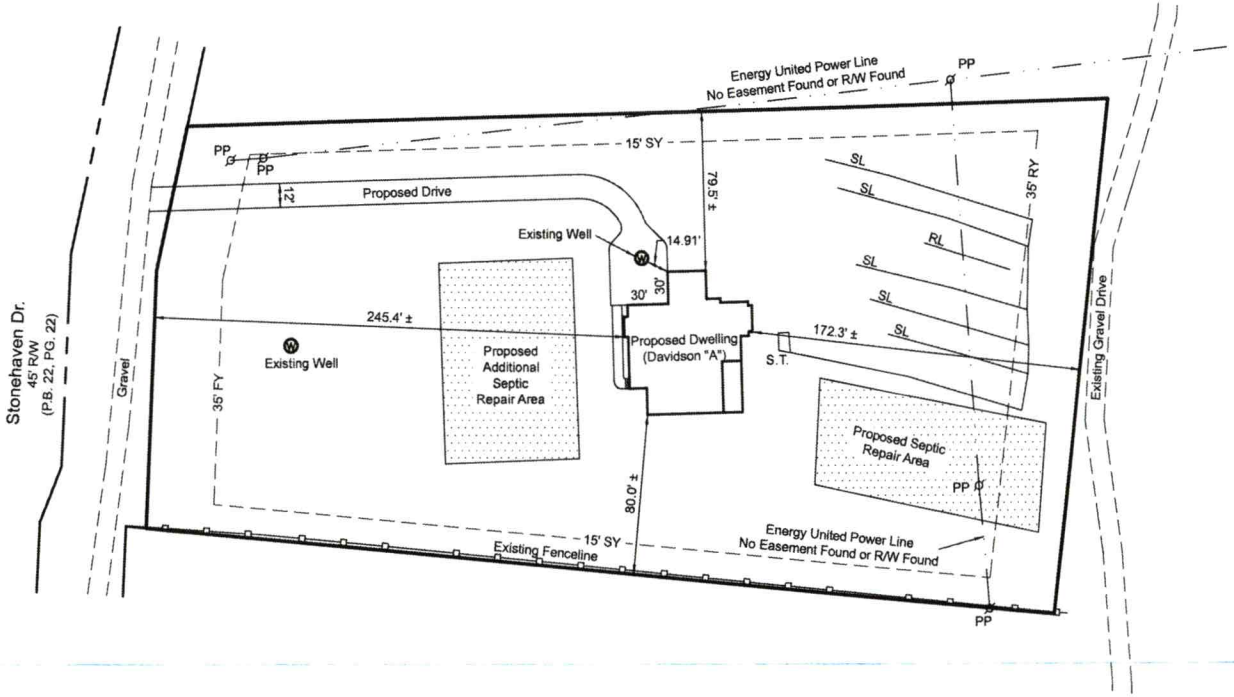
DATE

Need sqft for yard. Full front, 25' on sides and 25' of rear to be accounted for.

Need flatwork sqft as well (including lead sidewalk)

Pull House closer to proposed repair

PRELIMINARY FOR REVIEW ONLY





Total Property Area:
110,470.41 SF, 2.536 AC.
(Per. P.B. 72, PG. 141)

0 60 120 180

LEGEND	
FY	FRONT YARD SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
PP	POWER POLE
S.T.	PROPOSED SEPTIC TANK
SL	PROPOSED SEPTIC LINE
RL	PROPOSED SEPTIC REPAIR LINE

REFERENCE:

BEING ALL OF LOT 1 - RIVERPARK SUBDIVISION - AS RECORDED IN P.B. 72, PG. 141 - IREDELL COUNTY REGISTRY.

SETBACKS:

PROPERTY CURRENTLY ZONED: RA (IREDELL COUNTY)

PROPERTY SUBJECT TO A 35' FRONT YARD (FY), 15' SIDE YARD (SY), & 35' REAR YARD (RY) AS RECORDED IN P.B. 72, PG. 141.

PROPERTY SUBJECT TO RESTRICTIONS LISTED IN D.B. 2729, PG. 2465.

PROPOSED SEPTIC LINES, PROPOSED SEPTIC REPAIR LINES, PROPOSED SEPTIC REPAIR AREA, & PROPOSED SEPTIC TANK WERE COMPUTED GRAPHICALLY FROM A PROVIDED SEPTIC PERMIT DATED 7-31-20

THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANNEL NUMBER 3710465400L EFFECTIVE DATE 11/16/2018.

JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
FIRM # P-1227

Plot Plan For:

Greybrook Homes

DRAWN BY: JWE	CHECKED BY: MIG	SCALE: 1" = 60'
PIN NO: N/A		
DEED REF: 2729 - 2465		
DATE OF MAP: 12-15-20	SURVEY DATE: 10-25-20	
REVISION:	DRAWING FILE: 20201217	

122 Stonehaven Dr, Mooresville, NC 28115
Coddle Creek TWSP - Iredell County - North Carolina

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

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*) Nick Belk

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, Nick Belk, am the legal owner(s) of the property located at _____, identified as

PIN (Parcel Identification Number) Lot 1 Stonehaven Dr., located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) _____,
Nick Belk, 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.

Nick Belk
Signature of Owner(s)

12/15/20
Date

Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

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

Acknowledgement of
Plans Submittal ONLY!

Date 3-16-2021

Date 3-24-21

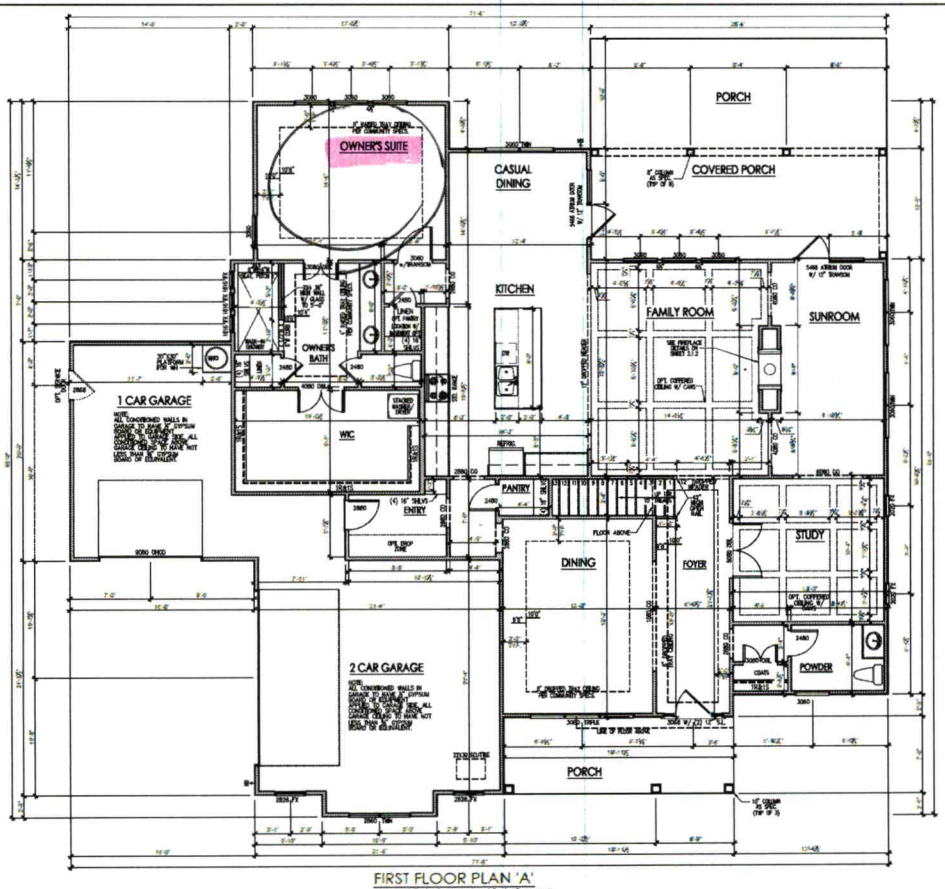
21'

65'

General Floor Plan Notes

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 10'-1 1/2" at first floor, 9'-1 1/2" at second floor, and 8'-1 1/2" at office and A/C. All walls are constructed using a double top plate. Splices of double top plate do not need to occur at vertical studs but must be at least 24" apart from joint in other top plate layer. Special wall heights are noted on plans where they occur.
2. Wall thickness is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Header height shall be 8'-0" AFF at first floor, and 7'-6" AFF at second floor unless noted otherwise.
4. Jacks: Openings up to 3'-6" wide shall have (1) 2x6 jack stud RH or each side. Openings greater than 3'-6" wide shall have (2) 2x6 jack studs RH on each side.
5. Soffit, Coffered Ceilings, Tray Ceilings and other significant ceiling plan elements are shown on the floor plans and are dimensioned as single dashed lines unless specifically call out as enriched. Enriched are to width over wall underside.
6. Body & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner except for walk in closets with doors mean a corner doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room. Pool meets egress. Shall be provided with tempered glass at fabrications glazing areas. Note windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 4 open wire shelves. Closets for pantries shall have 3 wood shelves, painted.
9. Shelf Heads shall be 18" deep, linen shall be a maximum of 7'-0" unless noted otherwise.
10. Handrails and Guards at stairs shall be 34" above the finished surface of the nosing surface of the stair treads or landings and 4 restricts of multiplied spaces shall be 36" above finished floor. Guards (pickets or balisters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access zoom in knee walls meeting minimum criteria are also acceptable.
12. Garage door to living space shall be 3'-0" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. with habitable space above. The inside of all garage walls require 1/2" GWB supporting 5/8" Type X GWB on ceiling.



FIRST FLOOR PLAN 'A'
SCALE 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

SOUTH DESIGNS
(O) 903-596-2226
(F) 903-596-2228
www.southdesigns.com

GREYBROOK HOMES

3191 - DAVIDSON - LH
SIGNATURE COLLECTION
First Floor Plan 'A'

DRAWN BY: South Designs
ISSUE DATE:
REVISIONS:
CURRENT REVISION DATE:
SCALE: 1/4"=1'-0"
SHEET: 2.1a

Acknowledgement of
Plans Submittal ONLY!

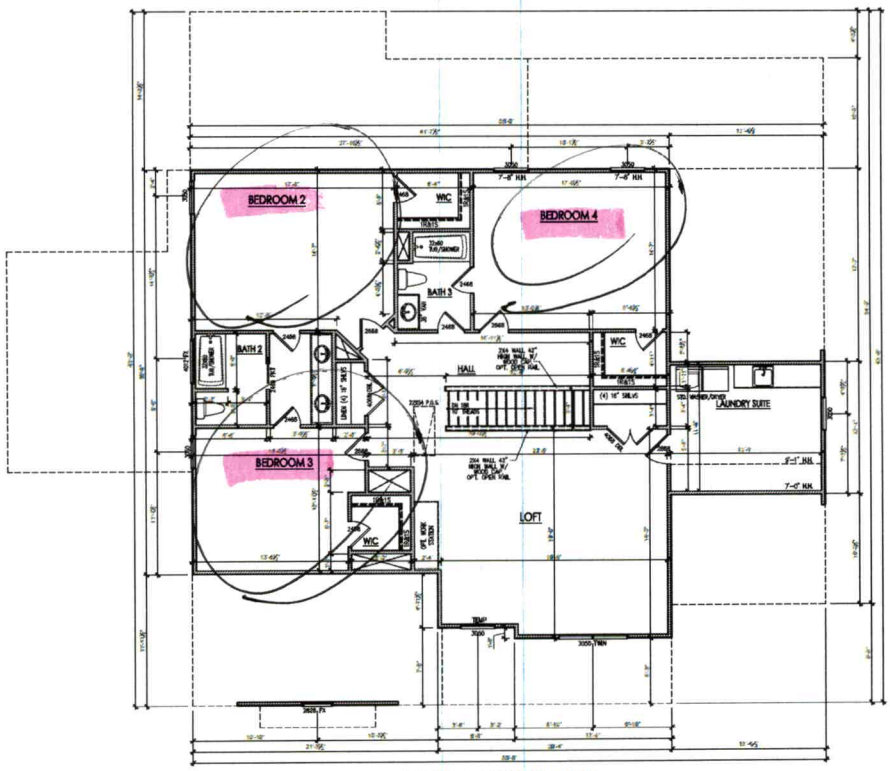
~~Date~~

~~Date~~ 3/24/21

General Floor Plan Notes

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: typically 10'-1 1/2" at first floor, 9'-1 1/2" at second floor, and 8'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at double top plate do not need to occur at framed studs but must be staggered 24" apart from joint in other top plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 4" at exterior walls, 3-1/2" at interior. Gas fitters shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with box framing or greater and will be noted as a special condition where it occurs on plan.
3. Header height shall be 8'-0" AFF at first floor, and 7'-6" AFF at second floor unless noted otherwise.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Tray Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchen do not include soffit over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner. Except for walk in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. Side windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 3 open wire shelves. Closets for pantries shall have 3 wood shelves, painted.
9. Sink heads shall be 19" deep, linen shelf to be a maximum of 7'-0 1/4", unless noted otherwise.
10. Handrails and Guards at stairs shall be 34" above the finished surface of the nosing surface of the stair treads or landings and treads at multiple at garages shall be 36" above finished floor. Guards (portions or buildings) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided in all attic area with a height greater than 30". Minimum clear attic access shall be 22" x 30". Pull down stairs and access doors in knee walls leading to unfinished attics are also acceptable.
12. Garage door to living space shall be 3'-0" x 6'-8" minimum size and shall be 20 minute fire rated and weather rated.
13. Garage walls, or a common, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the walls of all garage walls require 1"/2" Girls supporting 5/8" type X GWB on ceiling.



SECOND FLOOR PLAN 'A'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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GREYBROOK HOMES

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SIGNATURE COLLECTION
Second Floor Plan 'A'

Drawn By: South Designs
ISSUE DATE:
REVISIONS
CURRENT REVISION DATE:
SCALE: 1/4" = 1'-0"
SHEET
2.2a