BLDR # 2022-10811

ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # OSWP-2022-8149

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

PIN # 4715-53-2276 ✓

APPLICANT / OWNER: Soil & Forestry Services of the Carolinas, PA APPLICANT ADDRESS: 813 Davidson Dr NE, Concord, NC 28025

SITE ADDRESS: 176 DRAPER DR, STATESVILLE, NC 28625 ✓ PHONE: (980) 439-5007 ALT. PHONE:

SITE DIRECTIONS: SAP CONTROLLED: YES ☐ NO ☒

SUBDIVISION: Wood Bridge Estates ✓ SECTION: 2 LOT #: 19 ✓ LOT AREA: 0.703 DESIGN FLOW: 480 L.T.A.R.: .30

Septic Tank: (gal) 1000	STB: 760	Date: 6-11-23	☒ New System ☐ Repair ☐ Expansion	System Type: III ✓	☐ Residence	No. Bedrooms: 4	Water Supply: Municipal Water
Pump Tank: (gal)	PT:	Date:	System Description: 25% Reduction.		☐ Business	No. Persons: 8	
Pump Make:	Model:	Serial #:	Repair System Description: C.P.-PPBPS-Horizontal.		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 4	Linear Ft.: 400	Maintenance Agreement Required: ☐ YES ☒ NO		☐ Slab	☒ Crawl Space	
Trench Width: 36 in	Trench Bottom Depth ~~(Low side)~~: 24 in.		Gravel Depth:	☒ GRAVITY ☐ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

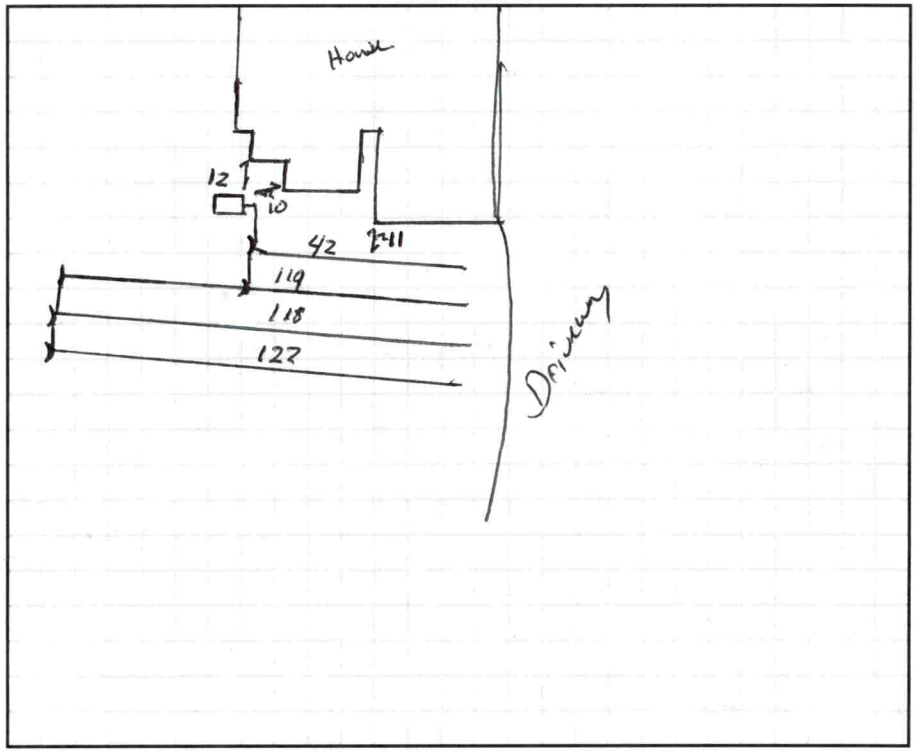
Comments / Conditions:

INITIAL SITE SKETCH

This permit is issued pursuant to G.S. 130A-335(a2).(a3) & (a4). using the Signed & Sealed LSS/LG Evaluation attached here from:

LSS # 1218

AS BUILT SKETCH



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: Wendell Overby Date:

IMPROVEMENT PERMIT by: Benjamin A Bost Date: 11-15-2022.

AUTHORIZATION TO CONSTRUCT by: Bryant C. White Date: 12-7-2022

Installed By: Rowan Septic

OPERATION PERMIT by: Bryant C. White Date: 8/1/2023.

Existing System Inspected By: Date:

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

County: Iredell

This Section for Local Health Department Use Only

Initial submittal received: 11-15-2022 (Date) by BB (Initials)

Permit Number: OSWP-2022-8149.

G.S. 130A-335(a4) states the following: *'If a local health department fails to act on an application for an improvement permit submitted pursuant to subsection (a3) of the section within 10 business days of receipt of a complete application, the local health department shall issue the improvement permit.'*

In accordance with G.S. 130A-335(a3) the improvement permit application is:

☐ Incomplete (If box is checked, information in this section is required.)

The following items are missing:

Copies of this were sent to the LSS and the Owner on _____ (Date)

State Authorized Agent: _____ Date: _____

☐ Denied (See attached report.)

Copies of this were sent to the LSS and the Owner on _____ (Date)

State Authorized Agent: _____ Date: _____

☑ Complete

State Authorized Agent: Benjamin A. Botts Date of Issuance: 11-15-2022

This Improvement Permit is issued pursuant to G.S. 130A-335 (a2), (a3), and (a4) using the signed and sealed LSS/LG evaluation(s) attached here. The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This site is subject to revocation if the site plan, plat, or the intended use changes, or if information submitted in the application was falsified, inaccurate or misleading. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit. The location and identification of all property lines, easements, water lines, and other appropriate utilities shall be the responsibility of the owner.

The Department, the Department's authorized agents, and the local health departments shall be discharged and released from any liabilities, duties, and responsibilities imposed by statute or in common law from any claim arising out of or attributed to evaluations, submittals, or actions from a licensed soil scientist or licensed geologist pursuant to GS 130A-335(a2).

Improvement Permit Expiration Date: 11-15-2027.

See attached site sketch

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

October 25, 2022

Iredell County Environmental Health
Attn: Heath Snow
349 N Center Street
Statesville, NC 28677

Re: Improvement Permit Submittal for 176 Draper Drive Statesville

Dear Mr. Snow:

Attached please find sealed soil notes as well as site plans and design related data for a 4-bedroom accepted (25% reduction) system using gravity distribution.

"The LSS evaluation attached to this application is to be used to issue an Improvement Permit in accordance with G.S. 130A-335(a2) and (a3)."

Owner/Buyer: Thomas McCann

Signature: Thomas McCann

Date: 10-27-2022

"The LSS evaluation is being submitted pursuant to and meets requirements of GS 130A-335(a2)."

Wendell Overby, LSS

Signature: Wendell Overby

Date: 10/25/22

Seal:

LICENSED SOIL SCIENTIST
JAMES WENDELL OVERBY
1216
STATE OF NORTH CAROLINA

County: Iredell

IMPROVEMENT PERMIT FOR G.S. 130A-335(a2)/SL2022-11

PIN/Lot Identifier: 4715532276

Issued To: Thomas and Donna McCann

Property Location: 176 Draper Drive

Subdivision: Woodbridge Estates Lot #: 19 Block: _____ Section: _____

LSS Report Provided: Yes ☑ No ☐

If yes, name and license number of LSS: Wendell Overby #1218

New ☑ Repair ☐ Expansion ☐ System Relocation ☐

Proposed Structure: single family residential

Proposed Wastewater System Type: accepted (Initial) hppbps (Repair)

Fill System: ☐ Yes ☑ No If yes, specify: ☐ New ☐ Existing (when adding more than 6 inches of fill to system area please provide a fill plan)

Proposed Design Daily Flow: 480 GPD Proposed LTAR (Initial): .3 Proposed LTAR (Repair): .3

Design Wastewater Strength: ☑ domestic ☐ high strength ☐ industrial process

Number of bedrooms: 4 Number of Occupants: 8 Other: _____

Pump Required: ☐ Yes ☑ No ☐ May be required based upon final location and elevations of facilities

Artificial Drainage Required: ☐ Yes ☑ No If yes, please specify details: _____

Type of Water Supply: ☐ Private well ☐ Public well ☑ Municipal Supply ☐ Spring ☐ Other: _____

Drainfield location meets requirements of Rule .1945: Yes ☑ No ☐

Drainfield location meets requirements of Rule .1950: Yes ☑ No ☐

Permit valid for: ☑ Five years [site plan submitted pursuant to GS 130A-334(13a)] ☐ No expiration [plat submitted pursuant to GS 130A-334(7a)]

Permit conditions:

fence off drainfield area. use proposed driveway for all construction traffic

Licensed Soil Scientist Print Name: Wendell Overby

Licensed Soil Scientist Signature: Wendell Overby Date: 10/24/22

The LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2).

See attached site sketch

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

A design for a 4 Bedroom
ACCEPTED Septic System
using GRAVITY distribution
for 176 Draper Drive, Lot#

Contents: **Page**

Information for the Installer---------- 1

Design Information
Design Specifications---------- 2
Layout Specifications---------- 3

Site Plan---------- 4

Calculations---------- 5

Iredell County Septic Application---------- 6-7

Iredell County Environmental Health Requirements---------- 8

Agent Authorization---------- 9

Soil Descriptions---------- 10

Oct 2022
Design By: Wendell Overby

176 Draper Drive, Lot#
INFORMATION FOR THE INSTALLER

* The permit should be read very carefully prior to bidding. The following are details that must be considered along with all other considerations.
* Tanks shall be approved by DHHS, and certification supplied by the that must be considered along with all other considerations.

* The installer shall be responsible to the owner for placement of the tanks and to insure that final grades are returned to the original natural grade, with exception of added structural features.
* The supply trench shall be compacted to eliminate cavities left during initial fill placement.
* Installation of the system shall be during dry conditions in order to protect the soil
* All fittings shall be pressure rated fittings.
* All joints shall be cleaned with PVC pipe cleaner and a heavy bodied glue applied to weld all joints.
* Where required by the county health department, post installation inspections by the designer must be scheduled 5 week days in advance.

* Trenches shall be carefully excavated so the bottom is within 2" from the highest to the lowest points of elevation within the trench. If the bottom elevation needs adjusting after it has been trenched, it will be done by removing high points rather than filling low points. It is extremely important to insure that trenches are not over excavated during initial trenching. All fine grading within the trench will be hand done with a shovel. No loose material will be left in the trench
* All pipe openings in the tanks shall be properly grouted. This also applies to the joints around the riser.
* All tanks shall be properly back filled and compacted to prevent slump at a later date.
* Earth dams, constructed of relatively impervious material, shall be installed at the beginning and end of each lateral.
* No heavy equipment shall be used on the field during or after installation. The use of a small loader (i.e. Bobcat) or a trencher (i.e. Ditch Witch 2300/2310) may be used.
* Elevations at pinflag locations should be checked by the installer prior to beginning
* Pump tank riser should be 6" above grade, control panel should be 12" above grade.
* Septic tank riser shall be a minimum of 6" above finished grade.
* **System specified as ACCEPTED type using GRAVITY distribution**
* **Repair specified as HPPBPS type using LPP distribution**
* **System trench depth specified at 24"**
* **System trenches installed on 9' minimum; 3' wide trenches**

176 Draper Drive, Lot#
ACCEPTED GRAVITY SYSTEM
FOR WASTEWATER TREATMENT

Business (if applicable):	n/a
Contact:	Thomas McCann
Phone:	914 403-3549
Email:	mccannth@gmail.com
County:	Iredell
Location:	176 Draper Drive

Design Specifications

Source of Wastewater Flow:	4	bedroom home
Estimated Daily Wastewater Production:	480	gpd
Drain field Size:	400	lf
Loading Rate:	0.3	gpd/ft.^{2}
Trench Depth:	24	in
Trench Width:	36	in
Septic Tank Size:	1000	gal

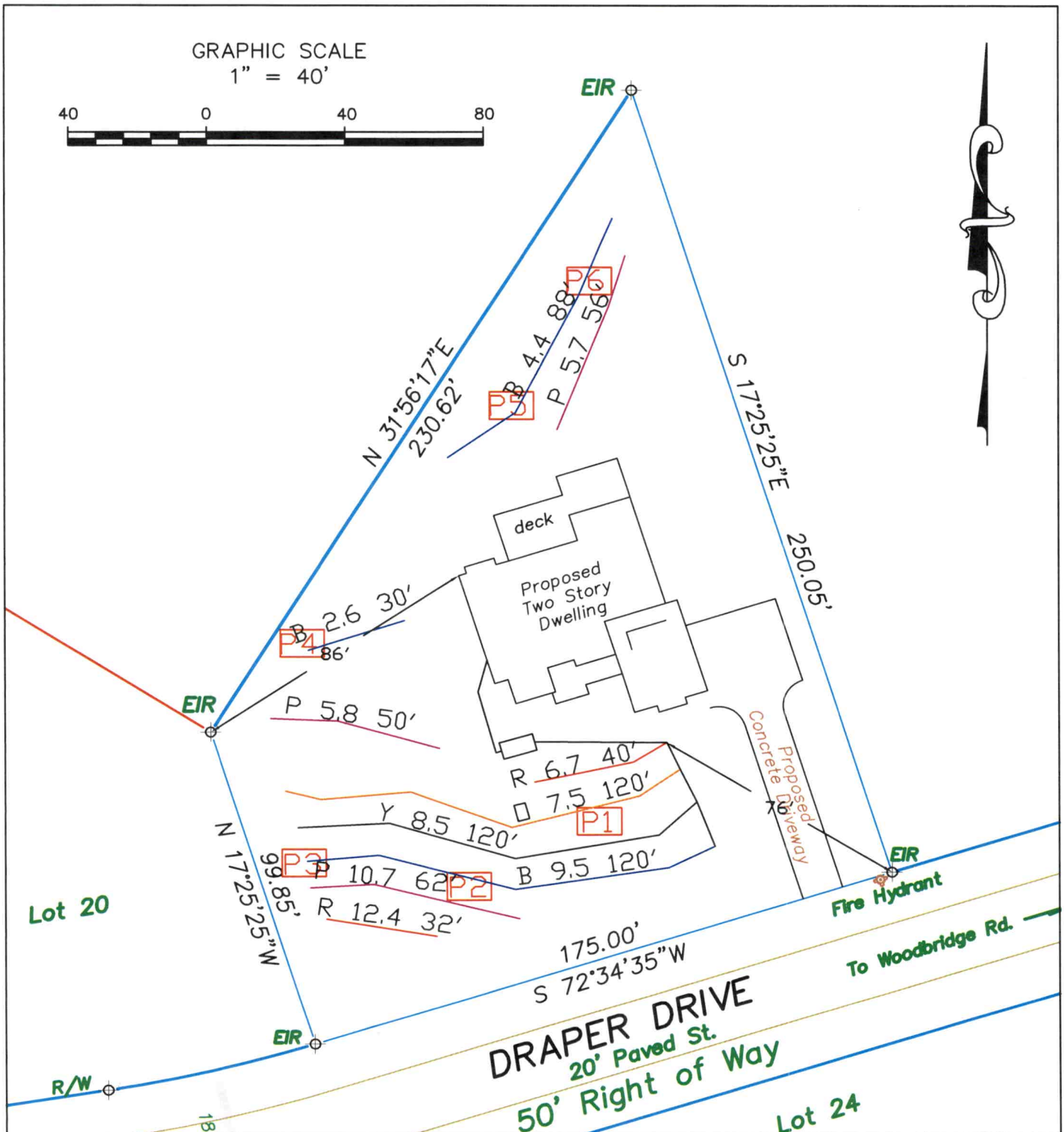
176 Draper Drive, Lot#
LAYOUT SPECS

Daily Flow (gpd) **480** **Oct 2022**

LINE #	FLAG COLOR	BS	HI	FS	ELEV	FLAGGED LENGTH	DESIGN LENGTH
TBM		0.0			0.0		
INSTR. 1			0.0				
			REPAIR				
1	BLUE				0.0	88	80
2	PINK				0.0	56	50
3	BLUE				0.0	30	0
4	PINK				0.0	50	45
			SYSTEM				
5	RED			6.7		64	40
6	ORANGE			7.5		120	120
7	YELLOW			8.5		122	120
8	BLUE			9.5		124	120
			REPAIR				
9	PINK			10.7		62	60
10	RED			12.4		32	32

	LINE LENGTH	LTAR GPD/FT^2	SYSTEM TYPE	REDUCTION TYPE	DIST	TRENCH DEPTH
SYSTEM	400	0.300	ACCEPTED	25%	GRAVITY	24
REPAIR	267	0.300	HPPBPS	50%	LPP	26

Notes:
- **TBM is assumed to be 100'
- **All measures in feet
- **Nitrification lines are demonstrated on contour via colored pin flags
- **BS and FS indicate rod readings



SHEET 1 OF 1	SHEET TITLE: SEPTIC SYSTEM LAYOUT SKETCH MAP	PROJECT NAME: CHAVEZ DRAPER IREDELL COUNTY OCTOBER 2022	SOIL & FORESTRY SERVICES OF THE CAROLINAS, PA	Soil & Forestry Services of the Carolinas, PA 813 Davidson Dr NW Concord NC 28025 soilandforestryservices.com	SCALE 1" = 40'	FIELD WORK WO	DRAWN BY WO	PROJECT MGR. WO	PROJECT NO. 22-1142

176 Draper Drive, Lot#
Calculations

SITE INFO	Designer	Wendell Overby
	Project Name	176 Draper Drive
	Project #	22-1142
	Project MM YYYY	Oct 2022
	Lot # (if applicable)	
	Business (if applicable)	n/a
	Contact	Thomas McCann
	Phone	914 403-3549
	Email	mccannth@gmail.com
	County	Iredell
	Bedrooms	4
	Daily Flow	480
SYSTEM	System LTAR	0.3
	System Type	ACCEPTED
	System Distribution	GRAVITY
	System Trench Depth	24
	Required Feet of Line (system)	400
REPAIR	Repair LTAR	0.3
	Repair Type	HPPBPS
	Repair Distribution	LPP
	Repair Trench Depth	26
	Required Feet of Line (repair)	267

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) Thomas H McCann Donna McCann

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, Thomas H + Donna McCann, am the legal owner(s) of the property located at 176 Draper Drive, identified as

PIN (Parcel Identification Number) 4715532276, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Wendell Overby, Soil & Forestry Services of the Carolinas, PA, 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.

Thomas H McCann Donna McCann — Signature of Owner(s)

10/24/22 — 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

ENVIRONMENTAL HEALTH REQUIREMENTS for SEPTIC and WELL PERMITS

The following items must be completed *PRIOR* to the *SUBMITTAL* of any Environmental Health Application. Incomplete applications will be returned to the applicant and cannot be processed or placed on the work list.

*** Initial all lines below to indicate you have submitted each form and completed every site requirement ****

WO **Complete all Environmental Health forms**:

WO Application
WO Site Plan including the dimensions of proposed structure, addition, pool etc.
WO Documentation to Authorize Owner Agent (even if the property owner is the applicant – complete section 1 or 2)
WO Copy of Zoning Permit when applicable
WO Sign this sheet after you have completed all items

WO **Lot must be cleared of heavy undergrowth**. In order to evaluate the lot, the footprint of the proposed structure must be visible. Adequate area for the septic drain field and repair area must be sufficiently cleared of heavy undergrowth, with 50 feet of visibility in all directions. Inspectors must be able to evaluate the property, shoot laser level elevations, layout the drain field, do soils work, etc. **If the lot is not cleared sufficiently, then a $100 site revisit fee will be charged and the evaluation will be put on HOLD until the requirement is met.**

WO **Clearly mark all property corners by locating existing iron or concrete markers.** Flag all property lines every 25 feet if adjacent corners are not visible when standing on any given corner. Property lines must be flagged by a licensed NC surveyor & easily identified **prior to application submittal** (exception may apply for septic repair evaluations only). 'Mow lines' and/or fence lines do NOT constitute marked lines. **If the property lines are not properly marked when the lot is ready to be evaluated, then the application will be put on HOLD and a $100 site re-visit fee charged**.

WO **Stake or flag the footprint of the proposed structure, addition, pool etc. to match the site plan submitted**. The proposed structure, etc. must be staked out on the property as per the site plan.

WO **If an Authorization to Construct (AC) is desired,** submit a recorded copy of the plat for newly created or subdivided lot(s) and a LEGIBLE copy of the basic floor plan no larger than 8 ½" x 14" for each floor of the structure including decks, porches, etc. **The overall dimensions must be clearly noted & the rooms labeled.**

Any site not meeting the above requirements when staff arrives for the evaluation will result in a $100 site revisit fee being charged and the request being placed on HOLD. This will delay the processing of the application. *Once work by Environmental Health staff begins, the up-front fees paid toward securing any health department permit are nonrefundable. Refunds for work not started, due to a customer changing their mind or plans, are subject to an administrative fee of $50 to defray a portion of the costs of processing the refund.*

Backhoe pits are required for all applications that require a soils evaluation.
DO NOT DIG PITS UNTIL THE EH SPECIALIST HAS AUTHORIZED AND SCHEDULED YOUR EVALUATION TIME.

- **All utilities shall be marked before pits are dug. Call NC 811 for this service.**
- The applicant/agent is responsible for securing these services
- Backhoe pits are to be dug at the locations and depths determined by the Environmental Health Specialist or a NC Licensed Soil Scientist. A minimum of four pits must be dug.
- The EH specialist will contact you when your application is ready to be processed for pit scheduling.
- Your backhoe operator must be on site during the EH Specialist's evaluation to prevent your operator from having to return to the property for additional work.

By signing below, I am acknowledging the above specifications have been met and the site is READY to be evaluated AND I understand the backhoe pit requirement and will secure those services (if applicable).

Signature _____ **Date**_____

Questions? Contact the Environmental Health Offices below:

Statesville Office
349 North Center Street (2nd Floor Building Standards)
Statesville, NC 28677-4063
Phone: (704)878-5305 ext. 3456

Mooresville Office
610 East Center Avenue (2nd Floor Govt. Center South)
Mooresville, NC 28115-2548
Phone: (704)660-3625

Sheet 1 of 1
PROPERTY ID #: 4715532276
COUNTY: Iredell

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

OWNER: PMA INVESTMENTS LLC
ADDRESS:
PROPOSED FACILITY: 4br house
LOCATION OF SITE: 176 Draper Dr
WATER SUPPLY: ☐ Private ☐ Well ☐ Spring ☑ Other
EVALUATION METHOD: ☐ Auger Boring ☑ Pit ☐ Cut

APPLICATION DATE:
DATE EVALUATED: 9/28/2022
PROPERTY SIZE: 0.703
PROPERTY RECORDED:
TYPE OF WASTEWATER: ☑ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPR CLASS	.1944 RESTR HORIZ	
1	L / 11%	0-7	B SL WFG	FR SS SP	N/A	55	N/A	N/A	0.3
		7-26	BR C WMS	FR SS P					
		26-43	RB CL WMS	FR SS SP F SAP					
		43-55	RB L WFS	FR SS SP C SAP					
2	L / 13%	0-15	B SL WFG	FR SS SP	N/A	57	N/A	N/A	0.3
		15-23	BR SCL WFS	FR SS SP					
		23-57	BR SC WMS	FR SS SP					
3	L / 13%	0-4	B SL WFG	FR SS SP	N/A	57	N/A	N/A	0.3
		4-15	BR SCL WFS	FR SS SP					
		15-44	BR SC WFS	FR SS SP					
		44-57	RB SCL WFS	FR SS SP					
4	L / 7%	0-3	B SL WFG	FR SS SP	N/A	56	N/A	N/A	0.3
		3-10	RB SCL WFS	FR SS SP					
		10-38	R C WMS	FR S SP					
		38-56	RB CL WFS	FR SS SP F/C SAP					
5	L / 13%	0-4	B SL WFG	FR SS SP	N/A	43	N/A	N/A	0.3
		4-18	BR C MMA	FR SS SP C ROCK					
		18-32	RB C WFS	FR SS SP C ROCK					
		32-43	RB CL WFS	FR SS SP C SAP					
		43-60	VAR L MASS	FR NS NP					
6	L / 13%	0-5	B SL WFG	FR SS SP	N/A	26	N/A	N/A	0.3-0.4
		5-12	BR CL WMS	FR SS SP					
		12-26	R C WMA	FR SS SP					
		26-57	VAR L MASS	FR SS SP					
7									
8									
9									
10									

LICENSED SOIL SCIENTIST
JAMES WENDELL OVERBY
1218
STATE OF NORTH CAROLINA

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	400	267
System Types(s)	ACCEPTED	PPBPS
Site LTAR	0.3	0.3

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

COMMENTS:

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND B.U.D. W.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL WHICH IS ABLE TO UNIFORMLY SUPPORT CAPABLE OF MAINTAINING THE BUILDING. CONTACT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE ALL WALLS.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, SEISMICITY, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL PLANS TO MEET LOCAL CONDITIONS AND CODES. ALL LOCAL CODES AND TO ENSURE A QUALITY AND SAFE CONSTRUCTION.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL FOOTINGS AND FOUNDATIONS SHOULD BE DESIGNED TO CARRY LOADS, AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY DUE TO A WIDE VARIANCE IN CODES FROM REGION. PLEASE REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

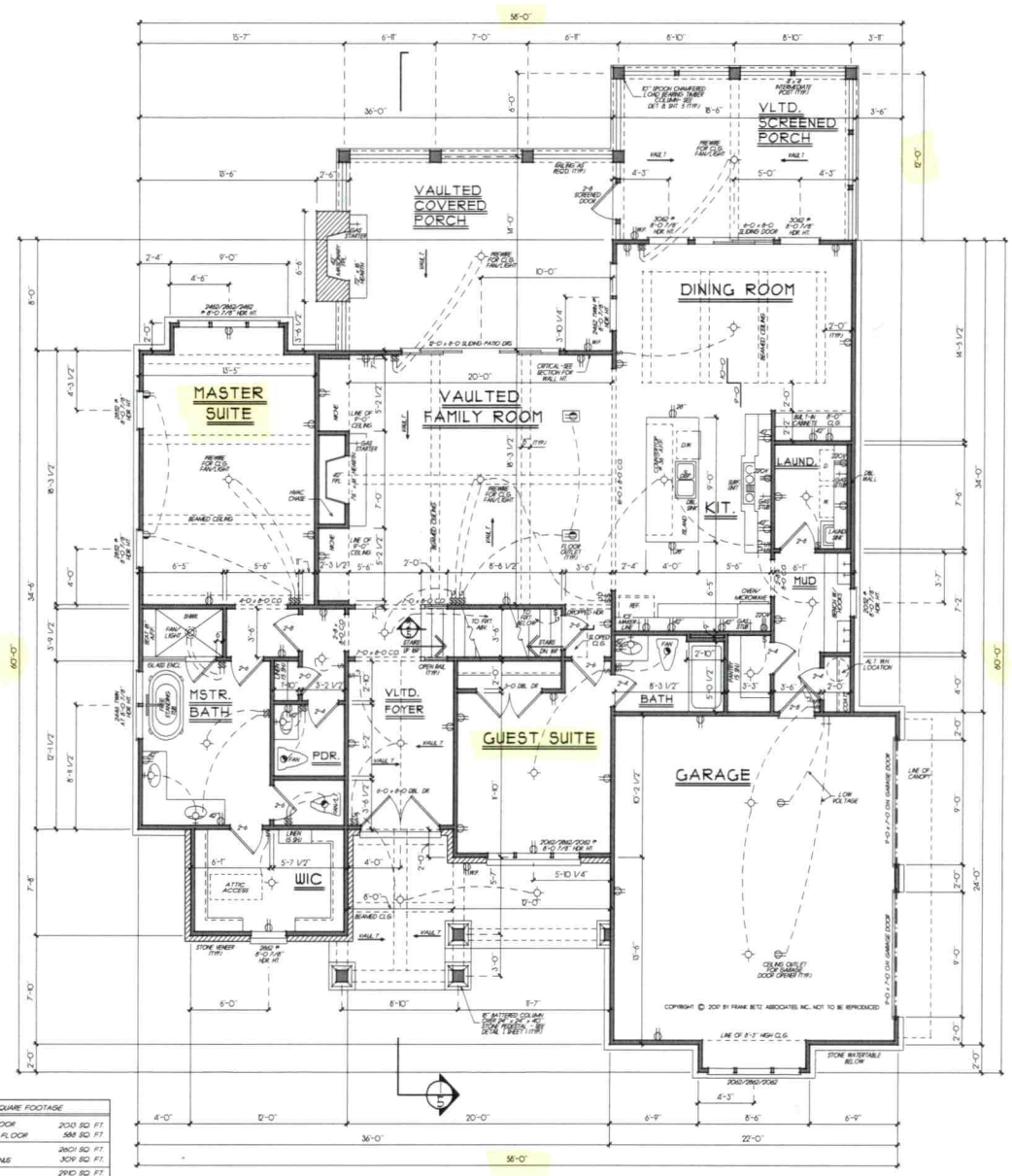
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT FOR ALL WALLS OVER 10'-0" HIGH.
2. ALL JOISTS AND RAFTERS SHALL BE SPACED 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL SUBFLOOR SHALL BE 3/4" T&G APA RATED 32/16 OSB OR PLYWOOD GLUED AND NAILED WITH 1/8" EXPANSION GAPS AT ALL PANEL EDGES AND ENDS.
4. PROVIDE SOLID BLOCKING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOOR JOISTS.
6. ROOF SHEATHING SHALL BE APA OR RATED 32/28" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 1/2" OSB EXPOSURE 1. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS WITH SPAN GREATER THAN 16" O.C. AT MID SPAN.
8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
9. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "D" SIZE LARGER THAN RAFTERS.
10. ROOF SHEATHING TO BE APA 48 RATED 1/2" PLYWOOD CDX EXPOSURE 1 OR OSB GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
11. ALL ENGINEERED FLOOR AND ROOF TRUSSES AND USED TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF ARCHITECTURAL ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL CEILING JOISTS AND RAFTERS RESTING TO REAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL BASEMENT WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
14. ALL BRACED FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

Acknowledgement Of Plans Submittal ONLY!

Date _____

Bryant C. White Date 12-7-2022

©Frank Betz Associates, Inc., 2017. All rights reserved. The architectural works depicted herein are the sole property of Frank Betz Associates, Inc., and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of these plans. Modification of the boilerplate "Copyright Management Information" is a violation of federal law (see the full and latest version of all laws otherwise from Frank Betz Associates, Inc. This copyright notice is "copyright management information" under the Digital Millennium Copyright Act, and Frank Betz Associates, Inc., requires its inclusion on all copies to discourage and police copyright infringement. Unauthorized reproduction or usage of the documents or removal of the notification is subject to prosecution.



SQUARE FOOTAGE	
FIRST FLOOR	2013 SQ. FT.
SECOND FLOOR	588 SQ. FT.
TOTAL	2601 SQ. FT.
OPT. BONUS	309 SQ. FT.
TOTAL	2910 SQ. FT.

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE	BY
CLAR 42-13	3-28-19	RR

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOMEPLANS Designed for Today's Market®
www.frankbetz.com

FIRST FLOOR PLAN

THE EMBRY HILLS

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 1190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY BMS CK JCH

DATE 10-10-2017

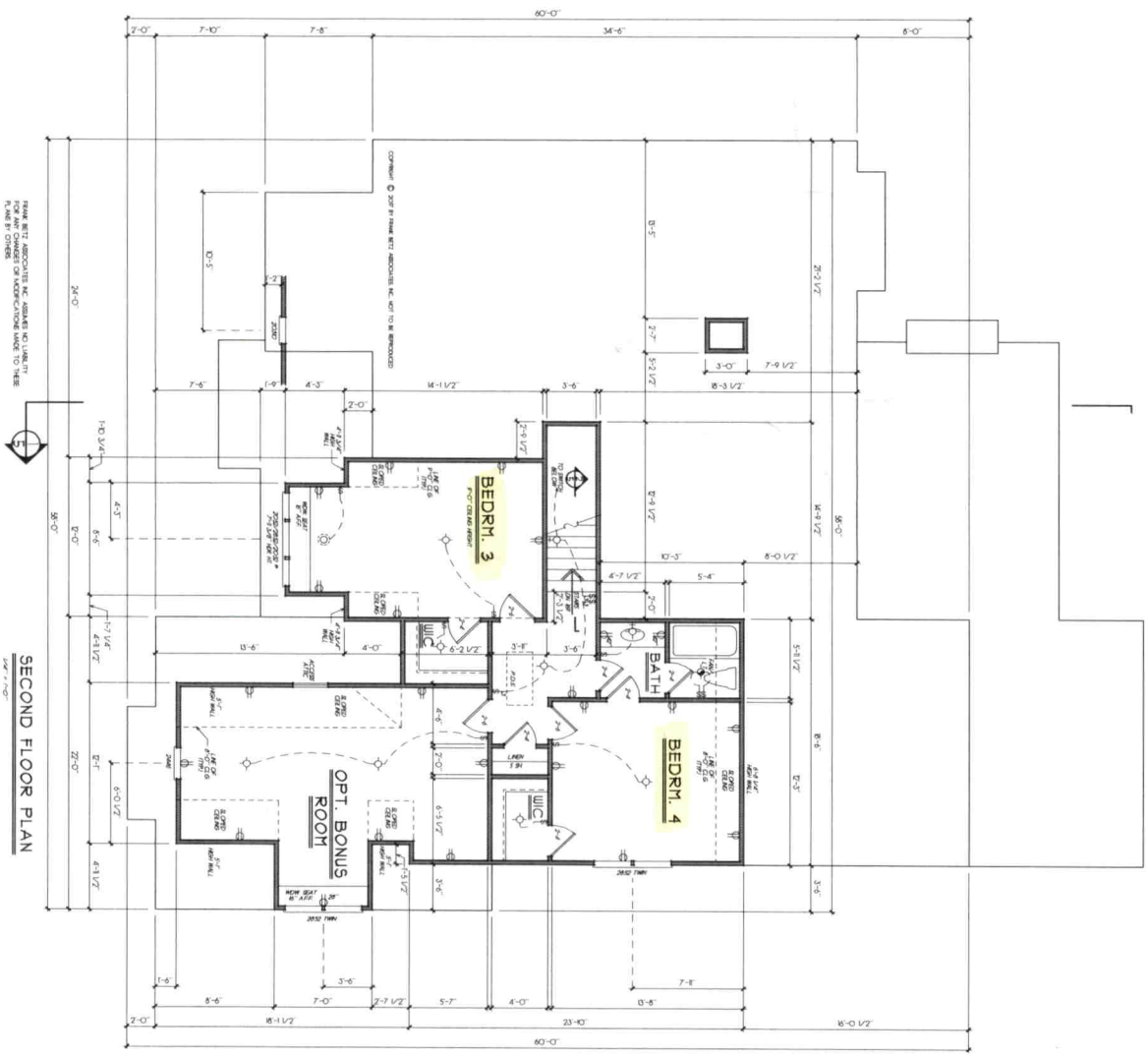
SHEET 3 OF 5

6/24/2019 2:01 PM X:\Look4\Embry hills\25Plot3.dwg

Acknowledgement Of Plans Submittal ONLY!

Date

Bryant C. Whittle Date 12-7-2022



SECOND FLOOR PLAN

SHEET 4 OF 5

DATE 6/24/2019

BY RMG CK JCP

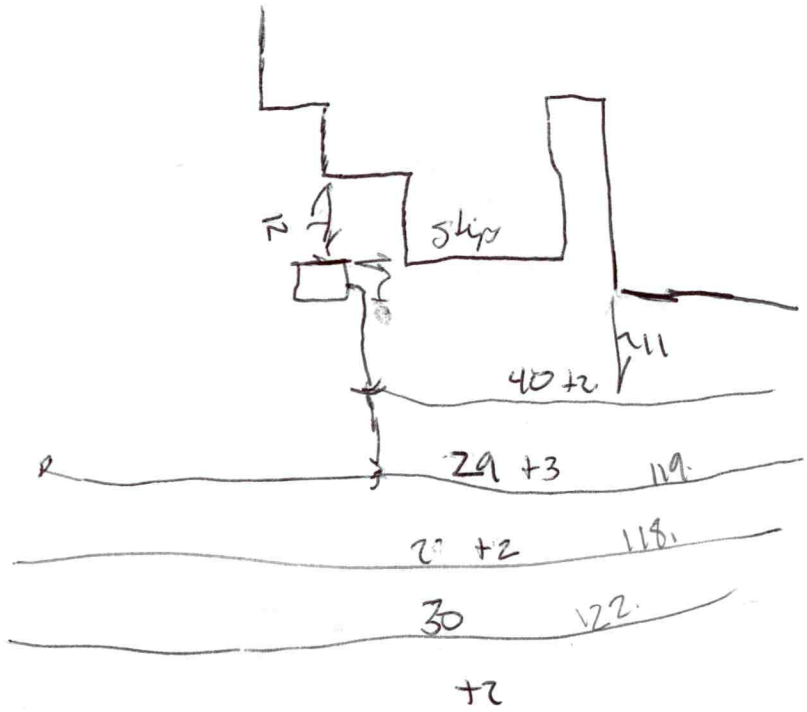
FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

SECOND FLOOR PLAN

THE EMBRY HILLS

HOMEPLANS
Designed for Today's Market®
www.frankbetz.com

REVISIONS	DATE	BY
CLIP 40'-0"	5/29/19	RMG


5kip
40 +2
29 +3
119.
2' +2
118.
30
122.
+2