# ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 316933

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

PIN # 4730-29-7728

APPLICANT/OWNER: Clear Stream Builders | APPLICANT ADDRESS: P.O. Box 303 Denver, NC 28037

SITE ADDRESS: 274 Lytton Farm Rd Troutman, NC 28166 | PHONE: 7049189396 | ALT. PHONE

SITE DIRECTIONS: US21 N TL Talley St TL Lytton Farm Rd on right | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: | SECTION: — | LOT # — | LOT AREA: .56 Acre | DESIGN FLOW: 360gpd | L.T.A.R.: .3

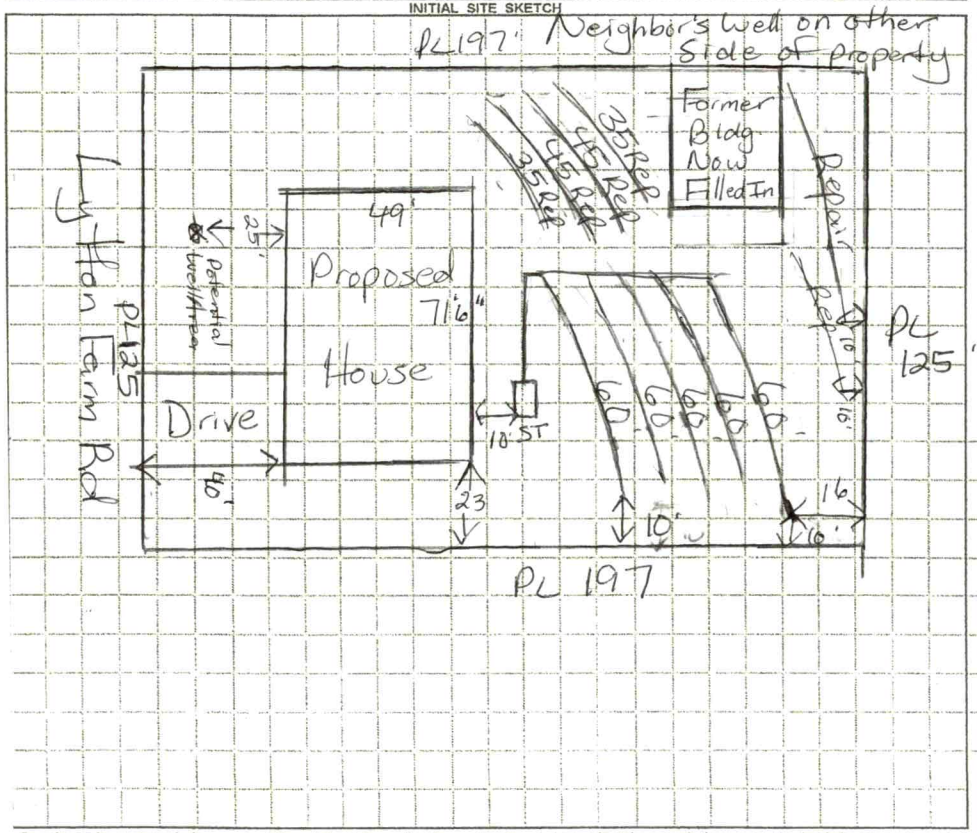
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Septic Tank | 1000 (gal) | STB 760 | Date 2/8/22 | ☒ New System ☐ Repair ☐ Expansion | System Type: I II III IV V VI | ☒ Residence | No. Bedrooms 3 |
| Pump Tank | (gal) | PT | Date | System Description: Gravity – 25% Reduction | | ☐ Business | No. Persons 6 |
| Pump Make | | Model | Serial # | Repair System Description: PPBPS | | ☐ Other | No. Employees |
| # Nitrification Fields | 1 | # Lines 5@60 | Linear Ft 300' | Maintenance Agreement Required: ☐ YES ☒ NO | | ☐ Slab | ☒ Crawl Space |
| Trench Width | 36" | Trench Bottom Depth(Low side) | 24" | Gravel Depth N/A | ☒ GRAVITY ☐ PRESSURE | ☐ Basement w/plumbing | ☐ Basement w/o plumbing |

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: Divert Storm/surface water away from Septic

* Permit redraw due to former building evacated in original drainfield area

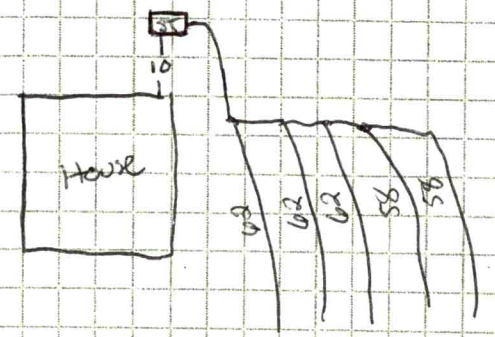
INITIAL SITE SKETCH




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.

Scale 1:50




*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: Chuck Linnell Date: 5-27-21 Installed by: Maiden Grading

IMPROVEMENT PERMIT by: Maria Dotson Date: 5/26/21 OPERATION PERMIT by: Cory Hill Date: 3/22/22

AUTHORIZATION TO CONSTRUCT by: Maria Dotson Date: 5/26/21 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 ____ of ____
PROPERTY ID #: 4730247128
COUNTY: Iredell

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

OWNER: Clear Stream Builders — APPLICATION DATE: 2/20/21
ADDRESS: PO. Box 303, Denver, NC 28037 — DATE EVALUATED: 5/10/21
PROPOSED FACILITY: House — PROPOSED DESIGN FLOW (.1949): 360 — PROPERTY SIZE: ____
LOCATION OF SITE: 274 Lytton Farm R Trotman — PROPERTY RECORDED: ____
WATER SUPPLY: ☒ Private ☐ Public ☐ Well ☐ Spring ☐ Other ____
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut — TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

| PROFILE # | .1940 LANDSCAPE POSITION/ SLOPE % | HORIZON DEPTH (IN.) | SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE | 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 | 6% | 0-15 | Fill | | | | | | PS |
| | | 15-18 | Brw SCL | w SBK SS, SP, S Exp, FR | | | | | |
| | | 18-36 | RCm-L | w SBK SS, SP, S Exp, FR | | | | | |
| | | 36-58 | RCL | w SBK SS, SP, S Exp, FR w/ SAP Inclus | — | 58" | — | — | .3 |
| 2 | 6% | 0-16 | Fill | | | | | | PS |
| | | 16-19 | Brw SCL | w SBK SS, SP, S Exp, FR | | | | | |
| | | 19-47 | RCm-L | w SBK SS, SP, S Exp, FR | | | | | |
| | | 47-58 | RCL | w SBK SS, SP, S Exp w/ SAP Inclus | — | 58" | PS | — | .3 |
| | | 58-61 | / SAP | mass, FR | | | | | |
| 3 | 4% | 0-12 | (5" Fill) Brw SCL | w SBK SS, SP, S Exp, FR | | | | | PS |
| | | 12-39 | RCm-L | w SBK SS, SP, S Exp, FR | | | | | |
| | | 39-54 | RCL | w SBK SS, SP, S Exp, FR | | | | | |
| | | | w/ Few to many | SAP Inclus | — | 54" | — | — | .3 |
| 4 | 5% | 0-9 | Brw SCL | w SBK SS, SP, S Exp, FR | | | | | PS |
| | | 9-30 | RCm-L | w SBK SS, SP, S Exp, FR | | | | | |
| | | 30-54 | RCL | w SBK SS, SP, S Exp, FR | | | | | |
| | | | w/ Common | Mica & SAP Inclus | — | 54" | — | — | .3 |

| DESCRIPTION | INITIAL SYSTEM | REPAIR SYSTEM |
|---|---|---|
| Available Space (.1945) | PS | PS |
| System Type(s) | 25% Red | 50% Red |
| Site LTAR | .3 | .3 |

OTHER FACTORS (.1946): ____
SITE CLASSIFICATION (.1948): ____
EVALUATED BY: Maria Dotson
OTHER(S) PRESENT: Rusty Orbison & John Chuck Simcox

COMMENTS: ____

Updated February 2014

# 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.

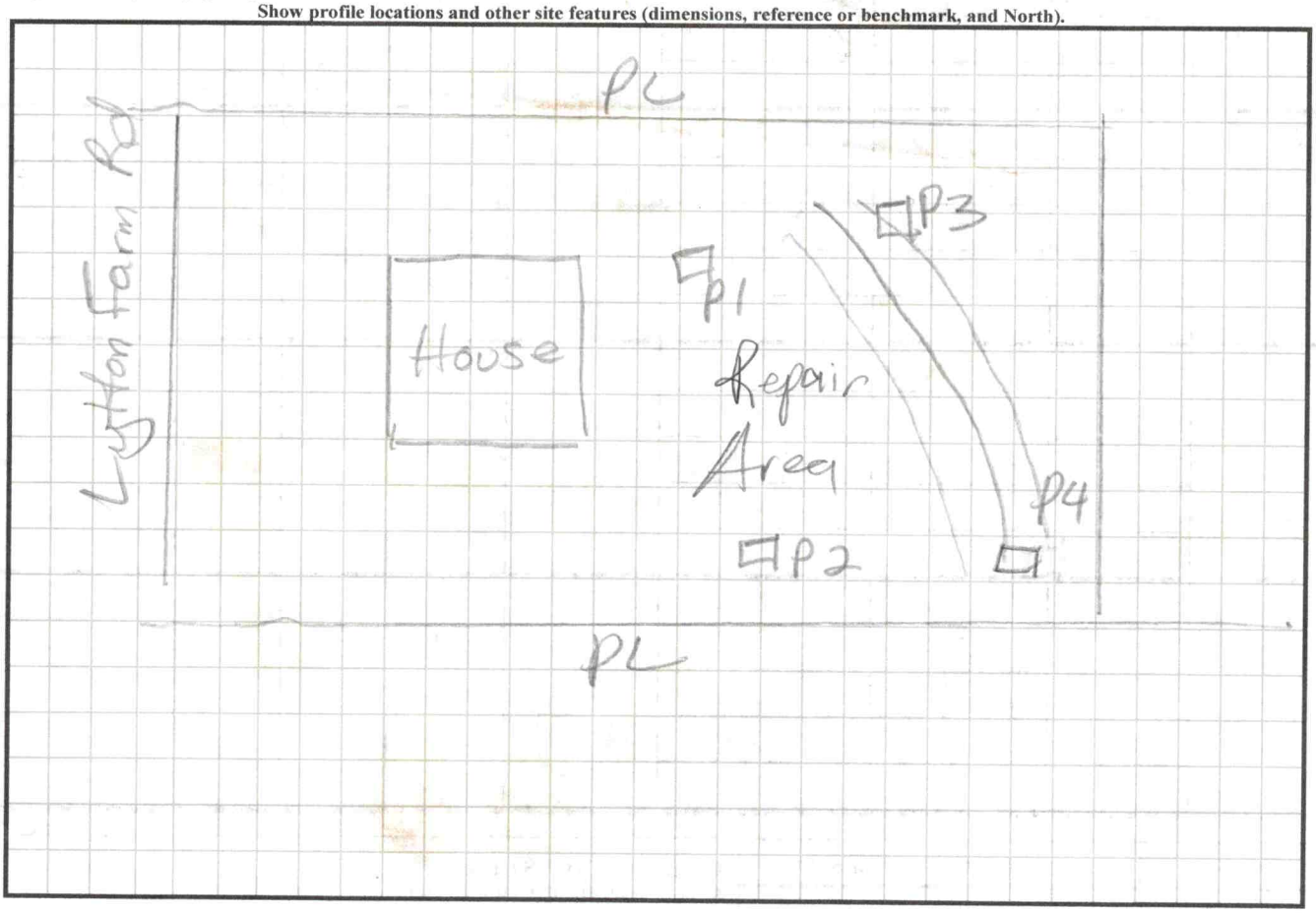
***NOTES***

| | |
|---|---|
| *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 MAY 19 2021 10:00 rMonday 5/10/21- Pits

# APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED

## Iredell County Health Department – Environmental Health Division $320.00

PAGE 1: *APPLICATION FORM* AP-316933 $500.00 4/21/21

**Application For:** (X) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(X) 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: CLEAR STREAM BUILDERS Address: PO BOX 303 DENVER NC ~~2803~~ Zip: 28037
Applicant Email: chuck@clearstreambuilders.com Phone: 704-918-9396 Alt. Phone: N/A
Owner Name: TED & LISA DELISI Address: 171 E. TATTERSALL DR. STATESVILLE Zip: 28677
Owner Email: tdelisi@carsonwealth.com Phone: 954-234-1072 Alt. Phone: N/A

**Property Information:**

Street Address: 274 LYTTON FARM RD TROUTMAN, NC
Subdivision Name: N/A Section/Phase: _____ Lot Number: _____
Driving Directions: LYTTON FARM RD IS A DEAD END ROAD. LOT DOWN ON RIGHT HAND SIDE

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

(X) New Single Family Residence Maximum Number of Bedrooms: 3
( ) New Multi-Family Residence Maximum Number of Occupants: _____
( ) Accessory Building ( ) Swimming Pool
( ) Bedroom(s) Addition ( ) Other Addition/Structure: _____
( ) 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: _____

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

**Water Supply:** ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____
(X) 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 (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:** Chuck Simcox 2-20-2021
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

# 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*) _____

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, TEA DELISI, am the legal owner(s) of the property located at 274 LYTTON FARM RD. TROUTMAN, NC, identified as PIN (Parcel Identification Number) 4730297728, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) CHUCK SIMCOX, CLEAR STREAM BUILDERS, LLC 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.

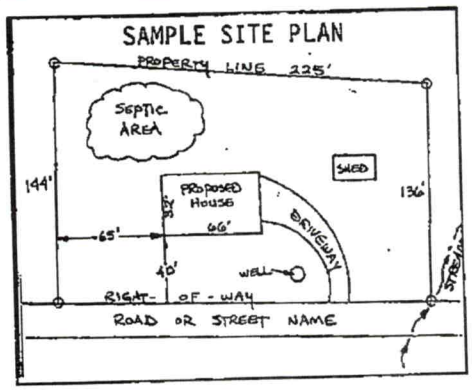
_____ 4-20-2021
Signature of Owner(s) Date

**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 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:

- (X) Property Line measurements are clearly identified
- (X) All proposed structures are indicated
- (X) Front and side setbacks from property line
- (X) Preferred driveway location and well location
- (X) Area you prefer your septic system to be placed
- (X) 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

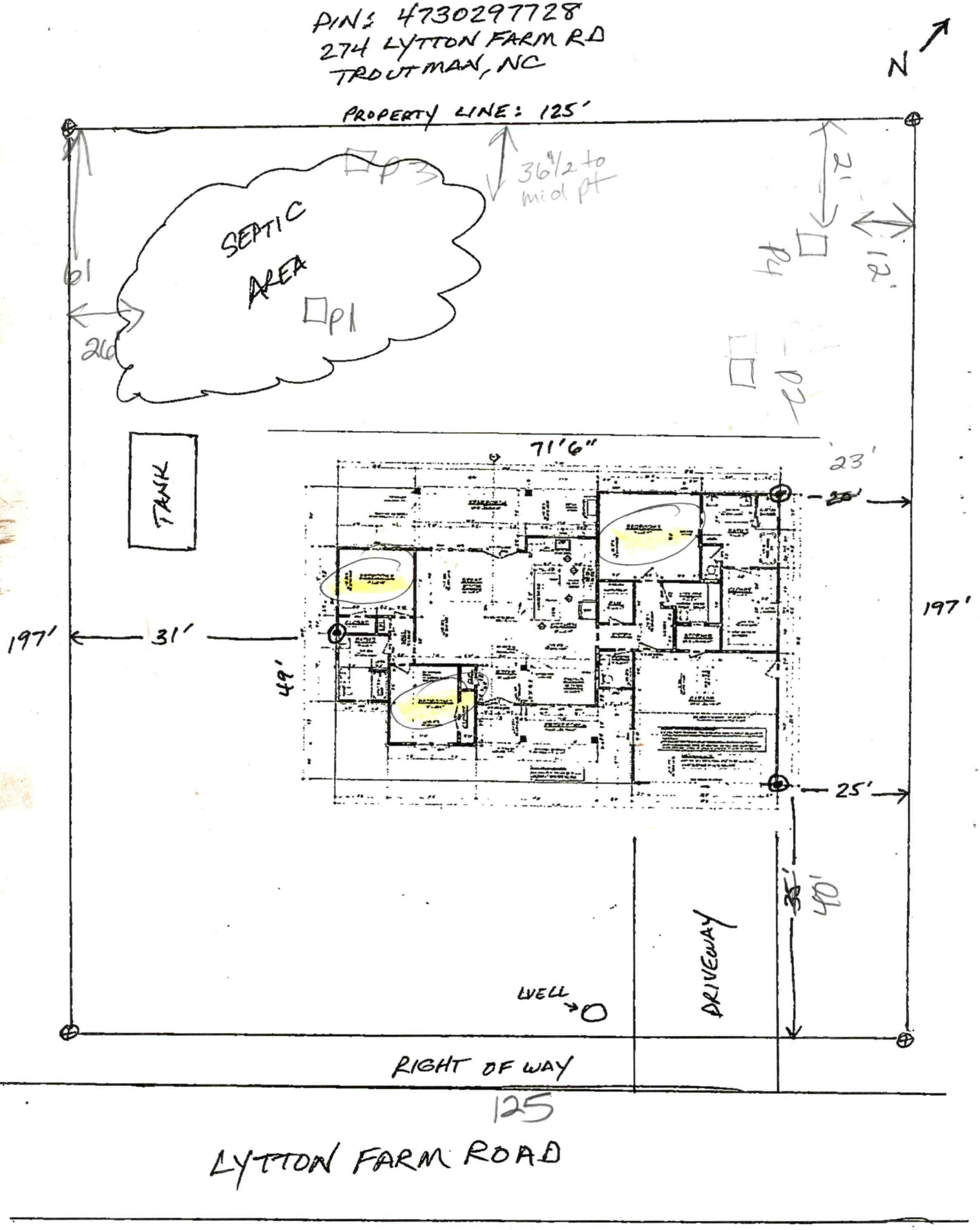
***Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site***

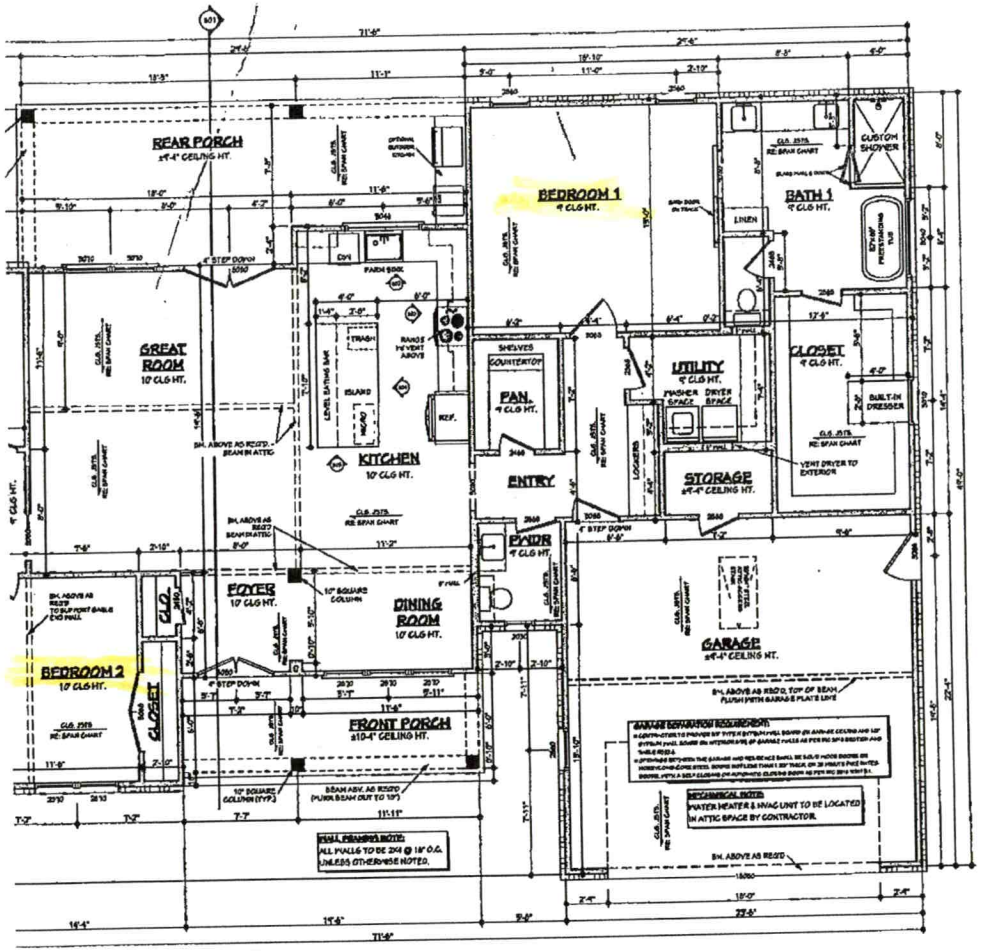
SEE ATTACHED

**Signature:** _____
**Property owner or owner's legal representative signature (SIGNATURE REQUIRED)**

2-20-2021
**DATE**

PIN: 4730297728
274 LYTTON FARM RD
TROUTMAN, NC






# FLOOR PLAN

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

| AREAS: | 2020 | S.F. HEATED |
|---|---|---|
| | 529 | S.F. UNHEATED - GARAGE |
| | 91 | S.F. UNHEATED - STORAGE |
| | 117 | S.F. UNHEATED - FRONT PORCH |
| | 268 | S.F. UNHEATED - REAR PORCH |
| | 939 | S.F. UNHEATED - TOTAL |
| | 2959 | S.F. TOTAL UNDER ROOF |
| | | **MASONRY NOT INCLUDED** |

SQUARE FOOTAGE CALCULATION NOTES:
1. SQUARE FOOTAGE OF HEATED AREA IS FIGURED TO THE OUTSIDE OF THE STUD WALL OF THE EXTERIOR WALLS (DOES NOT INCLUDE MASONRY OR OTHER EXTERIOR MATERIALS).
2. FIREPLACES THAT PROTRUDE FROM THE EXTERIOR FOOTPRINT ARE NOT INCLUDED IN THE HEATED AREA.
3. STAIRWELLS ARE ONLY INCLUDED IN THE FIRST FLOOR CALCULATIONS AND NOT THE SECOND FLOOR CALCULATIONS (IF APPLICABLE)

## FLOOR PLAN NOTES: (2018 IRC)

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
8. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
9. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS: (A) THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING. (B) WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
10. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
12. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
13. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING. FOOTAGES SHOWN ARE TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR FINISH MATERIAL SUCH AS SIDING, BRICK, STONE ETC.
14. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
15. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

Acknowledgement Of Plans Submittal ONLY!

Mark Lomax Date 2-20-21

Marisa Dolan Date 5/18/21


HOUSE PLAN ZONE
Designing Homes Building Relationships

Website: www.HPZplans.com
Email: sales@hpzplans.com
Phone: 601.856.3254
Fax: 1.800.574.1387

N·C·B·D·C
JONATHAN L. BOONE
CERTIFICATION NO. 18141


Pre-Drawn Plan ID: 2020R

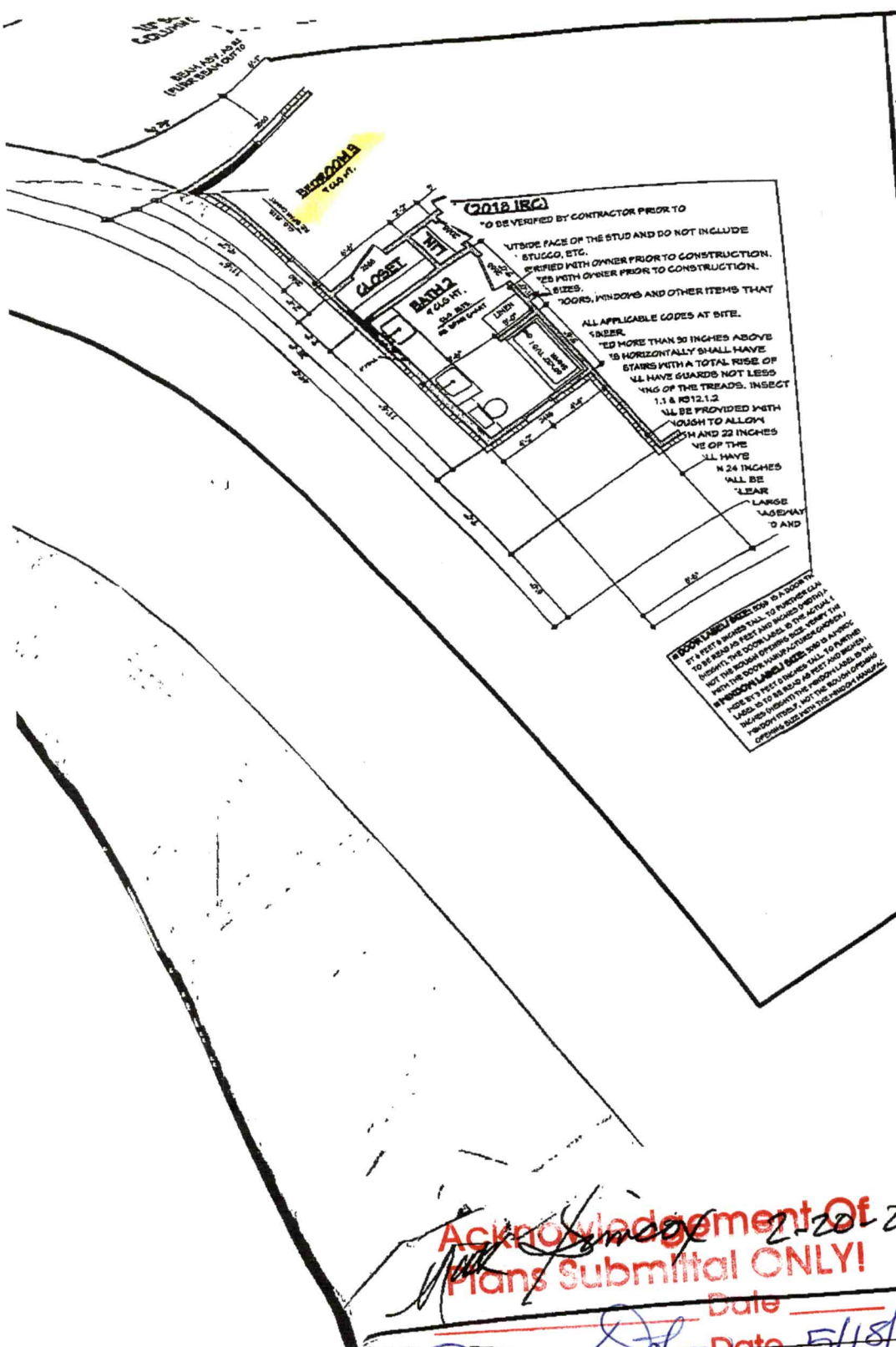

House Plan Zone, LLC, the principal author of these plans and the completion of these construction documents, has exclusive ownership of the copyright to these plans, including all the ideas, designs, arrangements and plans indicated or represented by them. Ownership of the copyright to these plans by House Plan Zone, LLC remains unimpaired whether or not any construction, building or structure has been erected or commenced from these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of House Plan Zone, LLC. In the event that any changes or copies of these plans are made without the permission and consent of House Plan Zone, LLC, the author of these plans, for any reason whatsoever, that person or persons responsible for having made such changes or copies shall indemnify and hold House Plan Zone, LLC harmless from any and all damages, claims, disputes, litigation, penalties and court costs that may arise as a result of such changes or copies. It is agreed that the aforementioned indemnification agreement includes, but is not limited to, any and all costs, attorney fees and other expenses that House Plan Zone, LLC may incur as a result of defending its copyright and ownership of these plans. It is further agreed that in the event House Plan Zone, LLC is required to commence legal proceedings to enforce the terms of this agreement, the party found to be in violation of this agreement shall pay to House Plan Zone, LLC reasonable attorney fees and court costs incurred by House Plan Zone, LLC in such proceedings. If a portion or portions of this agreement are found to be unenforceable, all remaining portions shall remain in full force and effect. This agreement shall be governed by the laws of the State of Mississippi. Any legal suit, action or proceeding arising out of or related to this agreement or the licenses granted hereunder may be instituted in the courts of the State of Mississippi, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. If any part or provision of this agreement is found invalid or unenforceable, that part or provision shall be interpreted to best accomplish the intent of that invalid or unenforceable part or provision. The failure of House Plan Zone, LLC to enforce any right or provision in this agreement shall not constitute a waiver of such right or provision unless acknowledged and agreed to by House Plan Zone, LLC in writing. If any part or provision of this agreement is found invalid or unenforceable, that part or provision will be interpreted to best accomplish the intent of that invalid or unenforceable part or provision. The failure of House Plan Zone, LLC to enforce any right or provision in this agreement will not constitute a waiver of such right or provision unless acknowledged and agreed to by House Plan Zone, LLC in writing.


Date: 07.21.2020

Drawn By: R.B.W.


©COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED


SHEET NUMBER 3





HOUSE PLAN ZONE
Designing Homes Building Relationships

Website:
www.HPZplans.com
Email:
sales@hpzplans.com
Phone:
601.336.3254
Fax
1.800.574.1387


N·C·B·D·C

JONATHAN L. BOONE
CERTIFICATION NO. 29-1137

Plan ID:
J20R


House Plan Zone, LLC has combined great care and effort in the development of these plans and in the compilation of these construction documents. However, due to the possibility of human and mechanical error, House Plan Zone, LLC assumes no responsibility for errors or omissions in these plans or other documents which are prepared from these plans. House Plan Zone, LLC is not responsible for any deviations made in the field during construction unless authorized by House Plan Zone, LLC. The homeowner and the builder/contractor shall assume all responsibility for the accuracy and adequacy of all dimensions and specifications prior to and during construction. Additional engineering may be required for certain areas of construction. It is the responsibility of the homeowner and the builder/contractor to verify all conditions and dimensions prior to construction. Any discrepancies found in these plans or in the field conditions from these plans must be reported to House Plan Zone, LLC prior to construction. House Plan Zone, LLC will not be responsible for any changes made to these plans without our written consent or approval. It is the responsibility of the builder/contractor to comply with all codes and ordinances applicable to the construction of this home. It is the responsibility of the builder/contractor to determine if a foundation design is adequate for the soil conditions at the building site. House Plan Zone, LLC is not responsible for any structural failures due to inadequate soil bearing capacity. All plans are sealed by a licensed engineer and are intended to be used by a licensed engineer and/or contractor.


Date: 07.21.2020
Drawn By: R.B.W.


© COPYRIGHT
HOUSE PLAN ZONE, LLC
ALL RIGHTS RESERVED


SHEET NUMBER
3

Acknowledgement Of Plans Submittal ONLY!

7.20.21
Date

5/18/21
Date