MW BLDR-2023-2881

ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # OSWP-2022-12444

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

PIN # 4775-91-6336

APPLICANT / OWNER: SOIL AND FORESTRY SERVICES | APPLICANT ADDRESS: 126 3rd Creek Rd, Statesville, NC 28677

SITE ADDRESS: 131 WOODSTONE LN, STATESVILLE, NC 28625 | PHONE: (980) 223-8352 | ALT. PHONE:

SITE DIRECTIONS: Corner of Berry Oak + Elmwood | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: WoodStone | SECTION: | LOT #: 10 | LOT AREA: 0.15 Acres | DESIGN FLOW: 360 | L.T.A.R.: .30

Septic Tank: (gal) 1000	STB: 760	Date: 5-28-23	☑ New System ☐ Repair ☐ Expansion	System Type: III	☐ Residence	No. Bedrooms: 3	Water Supply: Other Public Water
Pump Tank: (gal) 1000	PT: 383	Date: 6-10-23	System Description: PPBPS- PM		☐ Business	No. Persons: 6	
Pump Make: Liberty	Model: FL72A	Serial #:	Repair System Description: PPBPS - LP		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 4	Linear Ft.: 200	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: 24in	Trench Bottom Depth (Low side): 30in		Gravel Depth:	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Design to be Determined Prior to A/C

INITIAL SITE SKETCH

This permit is issued pursuant to G.S. 130A-335 (a2), (a3)1 (a4) using the signed + Sealed LSS/LG Evaluation attached here, from:

Soil + Forestry Services of the Carolinas PA

LSS# 1231

4-14-2023

See attached ICHD design with Highlights

use (4) 1/2 sch 40 Taps = 7.11 gpm = Flow Rate (28.44gpm).

use 46 panels = 165 gallon Dose = 7.8in Drawdown

5.8 min pump Runtime

AS BUILT SKETCH

7-14-23 - Tanks - needs Filters

9-22-23 Lines + Manifold checked

10/3 - Floats / Electrical

10/4 - Pressurized

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

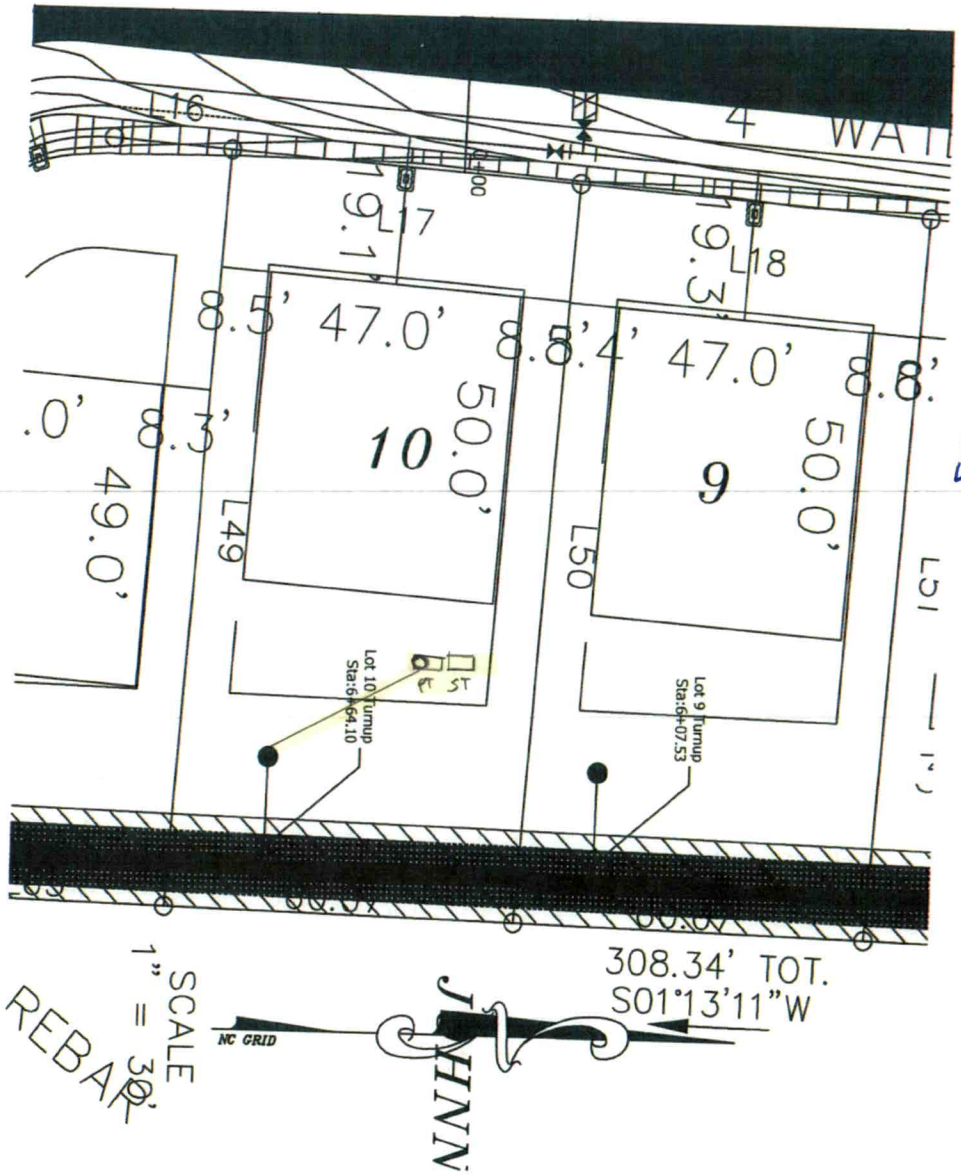
☐ IMPROVEMENT PERMIT with plat valid without expiration, ☑ IMPROVEMENT PERMIT with site plan valid for 60 mos. ☑ AUTHORIZATION TO CONSTRUCT valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.

Owner / Applicant Signature: _____ Date: _____ Installed By: Frye Gaddy

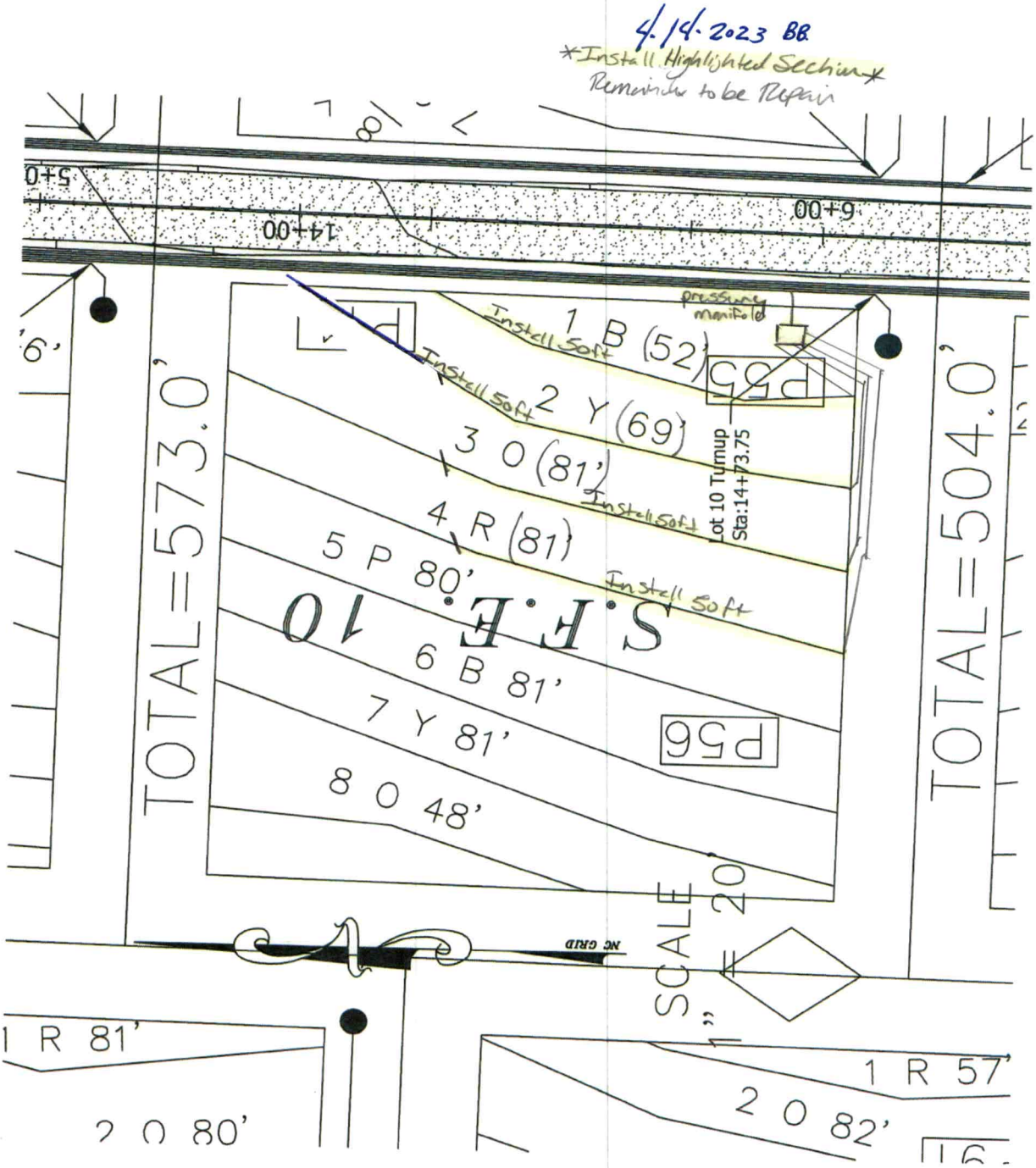
IMPROVEMENT PERMIT by: Benjamin A Bass Date: 1-20-2023 OPERATION PERMIT by: Benjamin A Bass Date: 10/5/2023

AUTHORIZATION TO CONSTRUCT by: Benjamin A Bass Date: 4/13/2023 Existing System Inspected By: _____ Date: _____

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


16
17
18
19.1'
9.3'
8.5'
47.0'
8.8'
8.4'
47.0'
8.8'
.0'
8.3'
49.0'
10
50.0'
9
50.0'
L49
L50
L51
Lot 10 Turnup
Sta:64+64.10
Lot 9 Turnup
Sta:64+07.53
308.34' TOT.
S01°13'11"W
NC GRID
SCALE
1" = 30'
REBAR

4-14-2023 BB


4.14.2023 BB
Install Highlighted Section
Remainder to be Repair
14+00
6+00
TOTAL=573.0'
TOTAL=504.0'
pressure manifold
Install 50ft
1 B (52')
2 Y (69')
3 O (81')
4 R (81')
5 P 80'
6 B 81'
7 Y 81'
8 O 48'
P55
P56
Lot 10 Turnup
Sta:14+73.75
S.F.E. 10
NC GRID
SCALE 1" = 20'
1 R 81'
2 O 80'
1 R 57'
2 O 82'

County: Iredell

This Section for Local Health Department Use Only

Initial submittal received: 1/19/2023 (Date) by BB (Initials)

Permit Number: OSWP-2022-12444

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 Battin Date of Issuance: 1/20/2023

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: 1/20/2028

See attached site sketch

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 21-0018
November 29th, 2022

K + T Properties V, LLC
Attn: *Pete Denicola*
Email: pete@peconicbayhomes.com

RE: Soil & Site Evaluation for a 3 Bedroom Residence on Lot 10 Proposed (Septic Field Easement) Barry Oak Subdivision, 0.23 ac Parcel, PIN# 4775904821, Barry Oak Road, Statesville, NC 28625.

Mr. Denicola:

At your request Soil & Forestry Services of the Carolinas (S&FS) has performed soil/site evaluations on parcel noted above. The Lot size is noted in a table on the attached survey map & soil evaluation form. The purpose of our work was to identify soil areas with potential to support subsurface wastewater disposal systems and provide design details for Session Law submittal to Iredell County Health Department.

Site Conditions

At the time of our evaluation land cover on the property was mostly cleared. Topography within the evaluated area was gently slope proposed drainfield area. Property lines and corners were marked at the time of the evaluation by Don Allen & Associates. The client provided an Autocad File of a survey as a basemap. The proposed septic layout was located by the surveyor and used to produce the attached *Site Plan*. **The engineer (Piedmont Design & Associates) will be providing all information for the offsite innovative approval for design purposes to Iredell County Health Department.**

Methodology

We evaluated soil areas through the use of backhoe pits. Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with three backhoe pits on the property flagged and located via GPS. All of the three backhoe pits are located in or adjacent to the proposed septic layout. Soil suitability was determined by referencing 15A NCAC 18A.1900 "Laws and Rules for Sewage Treatment and Disposal Systems". *Soil & Site Evaluation Forms* were utilized to record the soil morphological data for each pit. An on-ground layout of system and repair was performed using a laser level. Pin flag locations of the layout were located via survey. Detailed system & repair information is summarized in the following paragraph for this Easement.

Barry Oak Subdivision Lot 10 Septic Field Easement Proposed *(See Attached Site Plan)*
The septic layout for this lot (9' centers) yielded a total of 573 linear feet of line. LTAR is 0.3. The primary system is proposed as 300 linear feet of Accepted (25% Reduction) drainfield with pressure manifold distribution. Trench depth (LOW SIDE) is specified at 30 inches. The repair system is proposed as 200 linear feet of Modified Conventional (PPBPS) drainfield with low pressure distribution. Trench depth (LOW SIDE) is specified at 30 inches. There is 273 linear feet available for repair.

Session Law Requirements

All information needed to issue the IP must be submitted with the application. The application shall include all information described in 15A NCAC 18A .1937(d) and be accompanied by a signed and dated statement from the applicant (owner or owner's legal representative) that reads as follows:

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

Owner

Date

Print Name PETER DENICOLA

Signature

12/22/22

The LSS evaluation shall include a statement bearing the LSS seal and signature that reads as follows:

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

Disclaimer

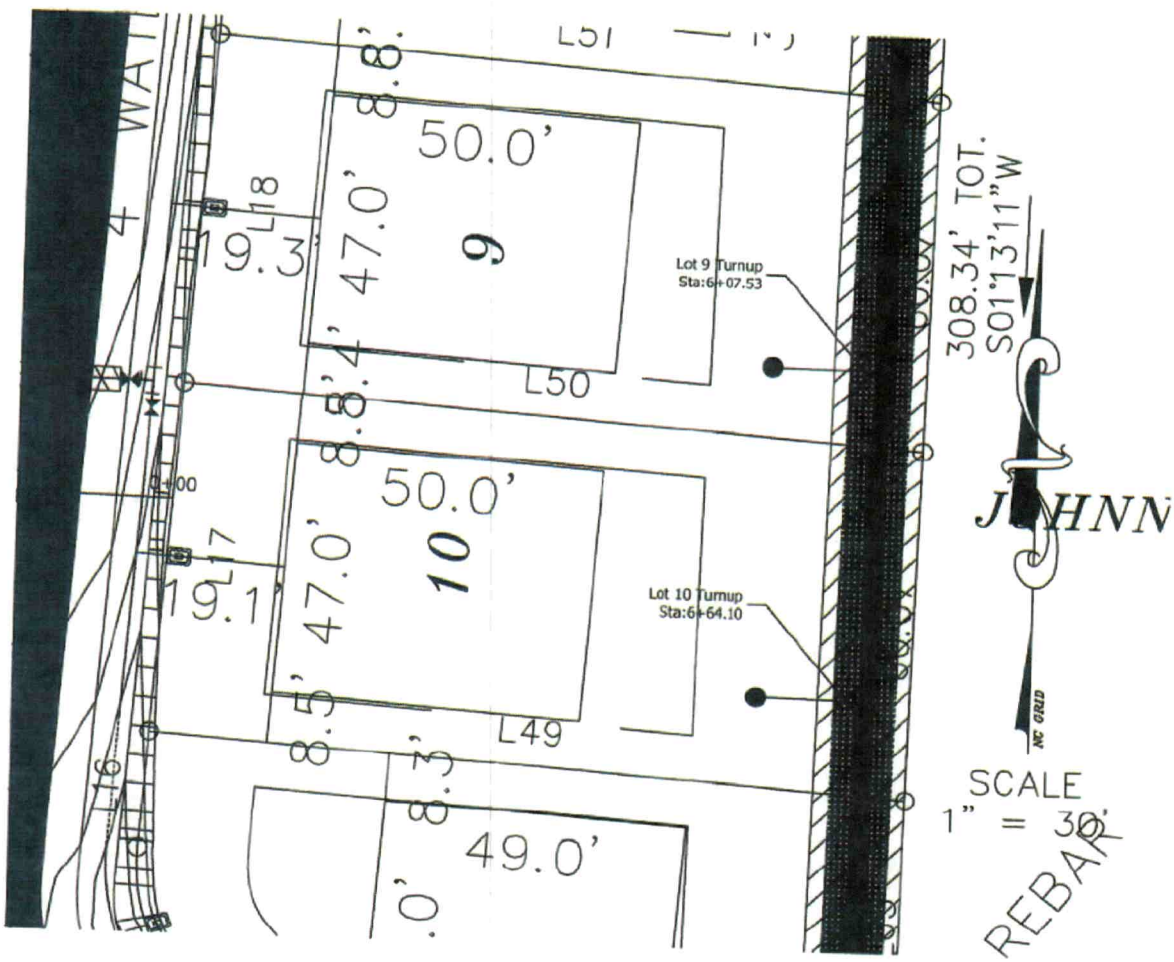
This report reflects the findings of S&FS, PA. *This LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."* Any site modifications that impact the proposed septic areas on Lot 10 of Septic Field Easement of Barry Oak Subdivision may nullify the permit. Authorization to Construct by local Health Department shall be adhered to for installation and Operations Permits to be issued by the local Health Department. If you have questions regarding these requirements a Pre-Construction meeting should be scheduled to discuss. Please contact S&FS if you have any questions regarding this report or the attached information. S&FS also offers septic system inspection, wetland delineation and forestry services.

Sincerely,

LICENSED SOIL SCIENTIST
SAMUEL A. ROLLANS
1231
STATE OF NORTH CAROLINA

S. Ashley Rollans, LSS
Attachments: *Site Plans, Improvements Permit Form & Soil Evaluation Form*

P11
P55
P56
1 B 52'
2 Y 69'
3 O 81'
4 R 81'
5 P 80'
6 B 81'
7 Y 81'
8 O 48'
Lot 10 Tumup
Sta:14+73.75
S.F.E. 10
TOTAL=573.0'
TOTAL=504.0'
SCALE 1" = 20'
NE GRID
1 R 81'
2 O 80'
1 R 57'
2 O 82'
14+00
6+00


50.0'
9
47.0'
Lot 9 Turnup
Sta:6+07.53
L50
50.0'
10
47.0'
Lot 10 Turnup
Sta:6+64.10
L49
49.0'
L51
L18
L17
L16
19.3'
19.1'
308.34' TOT.
S01°13'11"W
NC GRID
SCALE
1" = 30'
REBAR

Sheet 1 of 1
PROPERTY ID #: 4775904821
COUNTY: Iredell

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

OWNER: K&T Properties
ADDRESS: 127 Bluff Meadow Ln Mooresville NC 28115
PROPOSED FACILITY: 3 BR Residence-360 gpd
LOCATION OF SITE: Barry Oak Subdivision off site septic easements Lot 10
WATER SUPPLY: ☐ Private ☐ Well ☐ Spring ☑ Other County Water
EVALUATION METHOD: ☐ Auger Boring ☑ Pit ☐ Cut
TYPE OF WASTEWATER: ☑ Sewage ☐ Industrial Process ☐ Mixed

APPLICATION DATE:
DATE EVALUATED: 2022
PROPERTY SIZE: 0.23
PROPERTY RECORDED: No

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPR CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
11	L/5%	0-20	BRCWFABK/SBK	FRSSPSEXP	F-C SAP	66	PS		0.3-0.325
		10-30	BRCWMSBK	FRSSSPSEXP					
		30-66	RBCLWFSBK	FRSSSPSEXP					
		66-86	VARLMASS	FRSSSPSEXP					
55	L/5%	0-5	BCLWFSBK	FRSSSP	FEW SAP	56			0.3
		5-24	BRCWMSBK/ABK	FRSSSP					
		24-40	RBCLWFSBK	FRSSSP					
		40-56	RBCLWFSBK	FRSSSP					
56	L/8%	0-10	BCLWMSBK	FRSSSP	FEW SAP	56			0.3
		10-36	BRCWMSBK/ABK	FRSSSP					
		36-56	RBCLWFSBK	FRSSSP					
4									
5									
6									
7								N/A	
8								N/A	
9								N/A	
10								N/A	

LICENSED SOIL SCIENTIST
SAMUEL A. ROLLANS
1231
STATE OF NORTH CAROLINA

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

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Ashley Rollans
OTHER(S) PRESENT: Chad Wagner & Mason Freeman

COMMENTS:

County: Iredell

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

PIN/Lot Identifier: 4775904821

Issued To: K + T Properties V LLC

Property Location: Barns Oak Road

Subdivision: Glenda J Benfield Property Lot #: 10 Block: _____ Section: _____

LSS Report Provided: Yes ☑ No ☐

If yes, name and license number of LSS: Samuel Ashley Rollans #1731

New ☑ Repair ☐ Expansion ☐ System Relocation ☐

Proposed Structure: 3BR Residence

Proposed Wastewater System Type: Accepted (Initial) PPBPS (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: 360 GPD Proposed LTAR (Initial): 0.3 Proposed LTAR (Repair): 0.3

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

Number of bedrooms: 3 Number of Occupants: 6 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: County Water

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:

Licensed Soil Scientist Print Name: Samuel Ashley Rollans

Licensed Soil Scientist Signature: Samuel A Rollans Date: 12/21/22

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

See attached site sketch

LOT #10 - 131 WOODSTONE LANE BB

GENERAL NOTES & DESIGN CRITERIA

This plan was designed and drafted by Design Basics, Inc., to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone 1. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, Design Basics, Inc. cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases Design Basics, Inc., its shareholders, directors, officers, and employees from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

DESIGN LOADS:
- Floor: 40 psf. live, 15 psf. dead
- Roof: 30 psf. live, 10 psf. dead
- Ceiling: 10 psf. live, 10 psf. dead
- Soil bearing Capacity - 2000 PSF
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:
- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 18" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#5 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (w-brick)	#5 @ 12" o.c.	#5 @ 16" o.c.

EXTERIOR FILL	BOLT SPACING
0" to 3'-6"	72" o.c.
3'-7" to 6'-0"	48" o.c.
6'-1" to 7'-0"	32" o.c.
Over 7'-0"	Additional engineering may be required

STEEL:
- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shimns in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:
- Unless noted otherwise, all framing lumber shall have the following characteristics: Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Hole sizes and locations in GluLam or Laminated Veneered Lumber members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick.-Glued&Nailed
- All exterior walls are dimensioned to outside of 1/2" rigid insulation.
- All exterior walls are 4" (3 1/2" stud plus 1/2" rigid insulation), All interior walls are 3 1/2" unless otherwise shown.
- Calculated dimensions take precedence over scaled dimensions.
- All walls are 9'-1 1/8" high unless otherwise noted or implied.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

FRAMING MEMBERS (continued):
- Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more that 3 ft. ..... use (2) 2x12 w/1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 w/1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 w/1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6's, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
- Note: Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- Windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs as per local code.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Note: Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools as per manufacturer's specifications.
- All air conditioner locations may vary depending on restrictive covenants and codes.
- Typical overhang sizes unless noted otherwise on drawing are as follows:
  On pitches of 4/12 - 5/12 - 6/12 = 24" overhang
  7/12 = 20" overhang
  8/12 = 18" overhang
  9/12 = 16" overhang
  10/12 - 11/12 - 12/12 = 12" overhang
- Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plans call for (2) different pitches at a hip.
- Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.
- Design Basics, Inc. determines finished square footage by measuring to the outside of all walls. We include: interior fireplaces and every location in which the floor joists project from the foundation. We do not include: window boxes where the floor joists do not project from the foundation; 2-story entries; exterior fireplaces; garage; decks; patios; porches; unfinished storage areas; basements or any other unfinished areas.

ORIGINAL DRAFT
IF THIS IS NOT RED DO NOT COPY

design basics inc. HOME PLAN DESIGN SERVICE

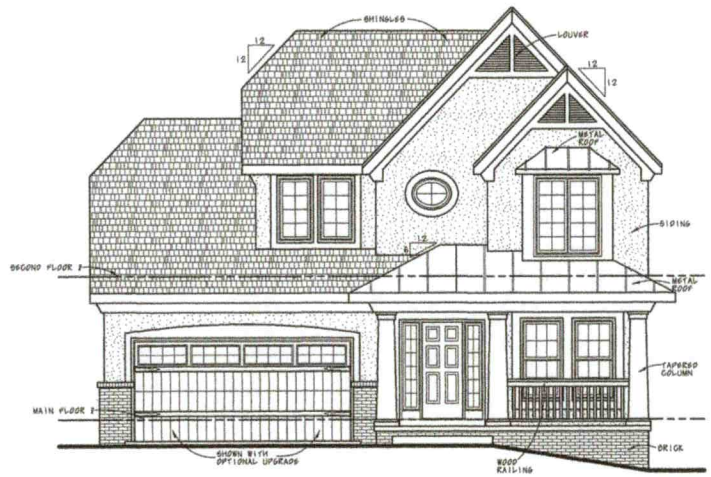
ABBREVIATIONS

A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trapezoid
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Radius	U.L.	Underlayment
AWN	Awning	DRY	Dryer	JST	Joist	RAFT'S	Rafters	UNEX	Unexcavated
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WASH	Washer
BSMT	Basement	ENT	Entertainment	LIN	Linen	RM	Room	WD	Wood
BTM	Bottom	EXP	Exposure	MAX	Maximum	SEC	Second	WH	Water Heater
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	W.W.M.	Welded Wire Mesh
CANT	Cantilever	FIN	Finished	MICRO	Microwave	S.L.	Side Lite		
C.J.	Ceiling Joist	F.J.	Floor Joist	MIN	Minimum	SPP	Sump Pump Pit	@	At
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	STA	Stationary	#	Line
CEIL	Ceiling	FTG	Footing	O.C.	On Center	STD	Standard	2W	Two Wide
CMU	Concrete Masonry Unit	GALV	Galvanized	O.H.D.	Overhead Door	STL	Steel	3W	Three Wide
C.O.	Cased Opening	GARB	Garbage Disposal	OPNG	Opening	STRUCT	Structural	4W	Four Wide
CONC	Concrete	G & N	Glued & Nailed	PC	Pull Chord	T.C.	Trash Compactor	℄	Center Line
DBL	Double	G.L.	Gluelam Header	PICT	Picture	T & G	Tongue & Groove	W	With
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom	ø	Diameter

ARTIST CONCEPTION ONLY

Warrenton

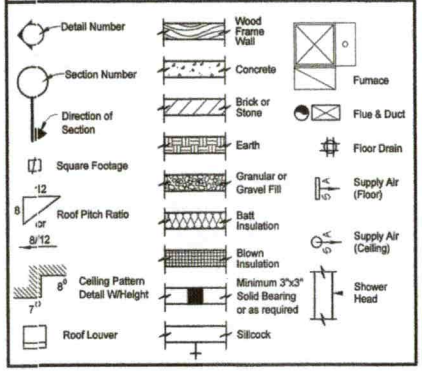
ARTWORK NOT TO SCALE



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SYMBOLS



ELECTRICAL LEGEND

110V OUTLET	FLOOD LIGHT
HALF SWITCHED 110V OUTLET	FLUORESCENT LIGHT
220V OUTLET	TRACK LIGHT
WEATHERPROOF 110V OUTLET	UNDER COUNTER LIGHT
GROUND FAULT 110 V. OUTLET	EXHAUST FAN
FLOOR 110V OUTLET	EXHAUST FAN/LIGHT COMBO
SURFACE MOUNT LIGHT	PADDLE FAN/LIGHT FIXTURE
RECESSED CAN LIGHT	PADDLE FAN
WALL MOUNT LIGHT	SMOKE DETECTOR (WALL)
PULL-CORD SURFACE MOUNT LIGHT	SMOKE DETECTOR (CEILING)
THERMOSTAT	TWO-WAY SWITCH
CHIMES	THREE-WAY SWITCH
	FOUR-WAY SWITCH

NOTE: WIRE SMOKE DETECTORS IN SERIES

ALL PLANS customizable

11112 John Galt Blvd. Omaha, NE 68137-2384
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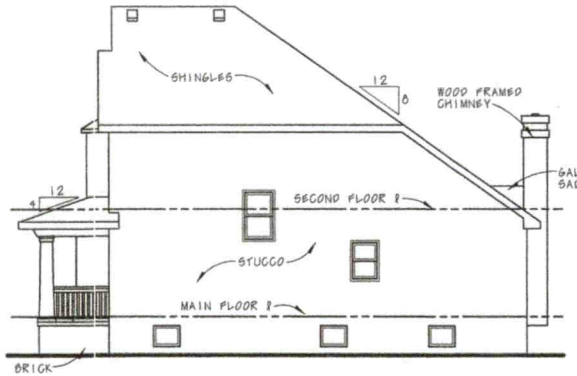
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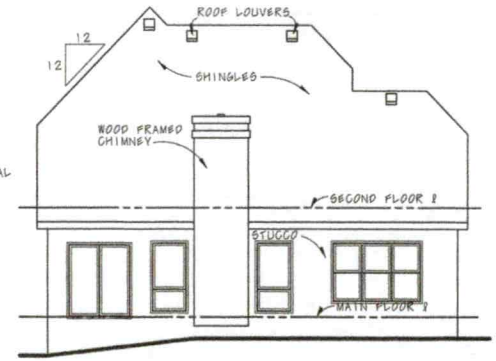
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SHEET 1 of 7



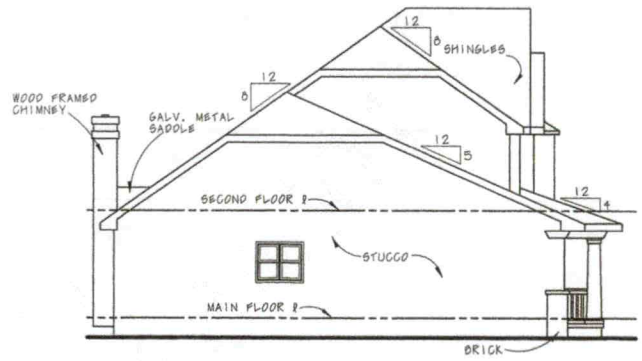
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

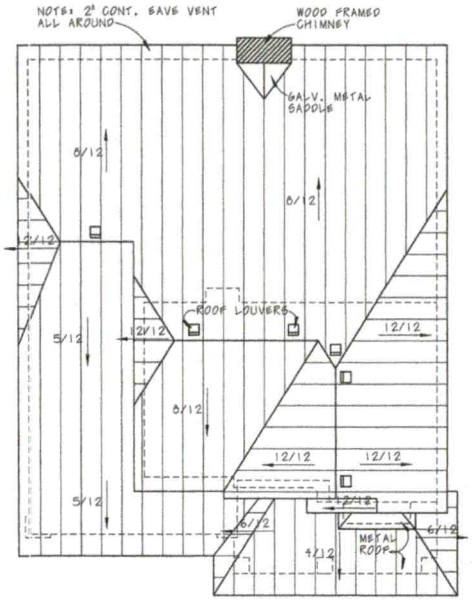
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

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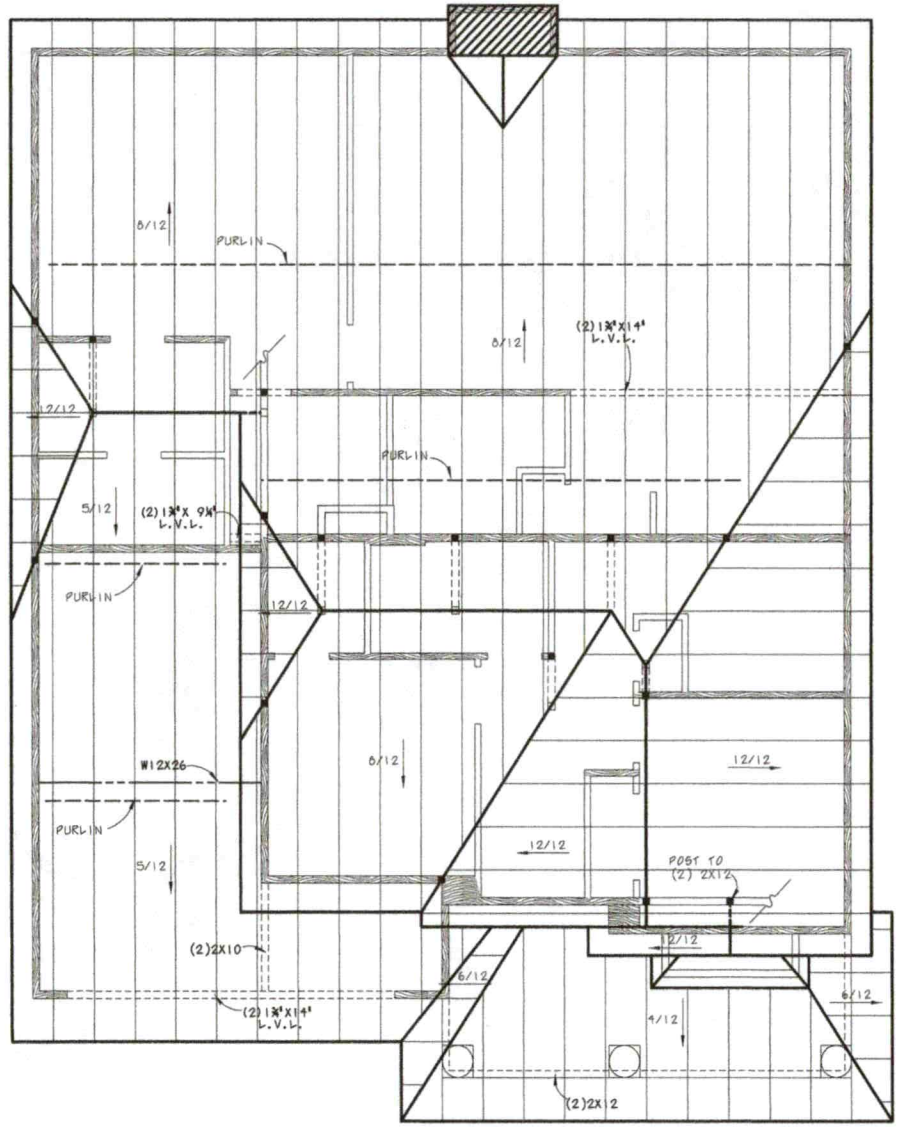
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ROOF FRAMING PLAN

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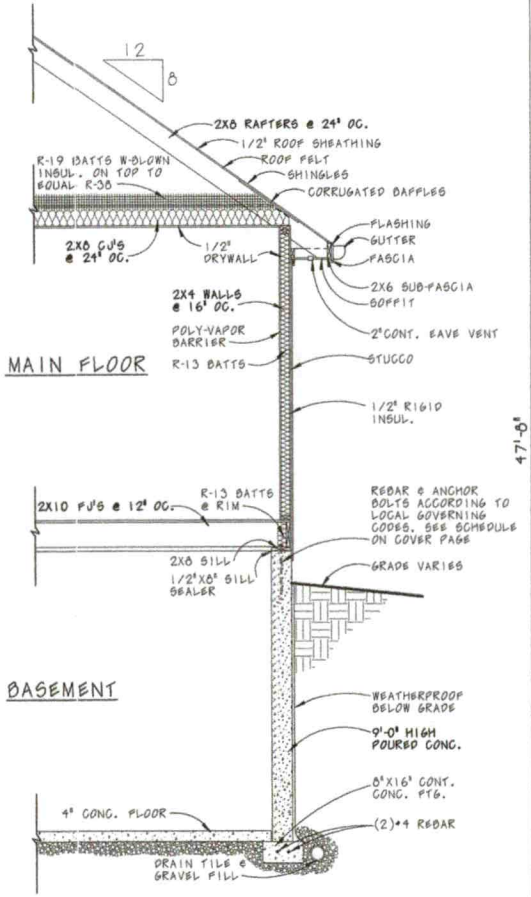
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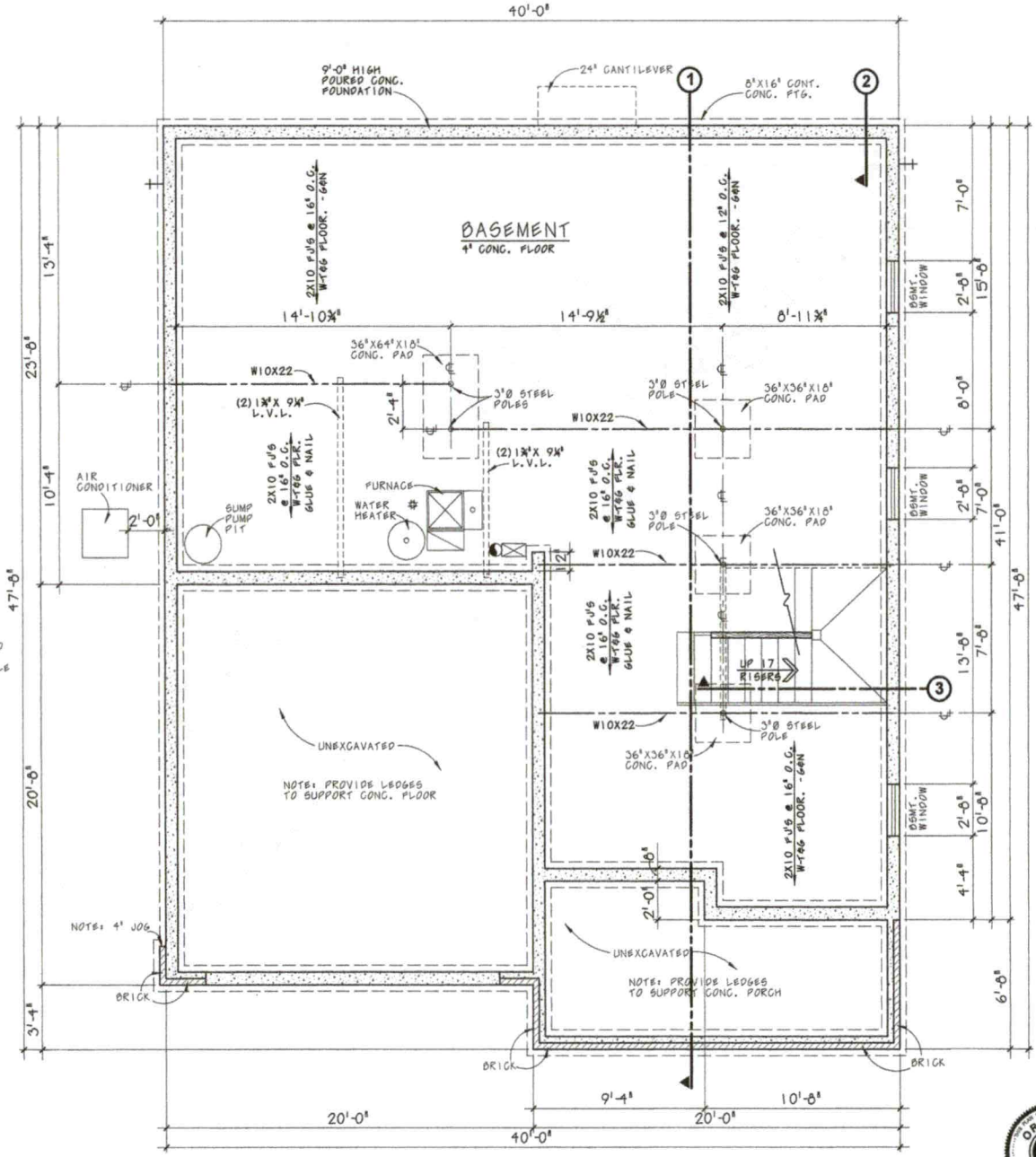
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SHEET of



WALL SECTION (2)

SCALE: 3/8" = 1'-0"



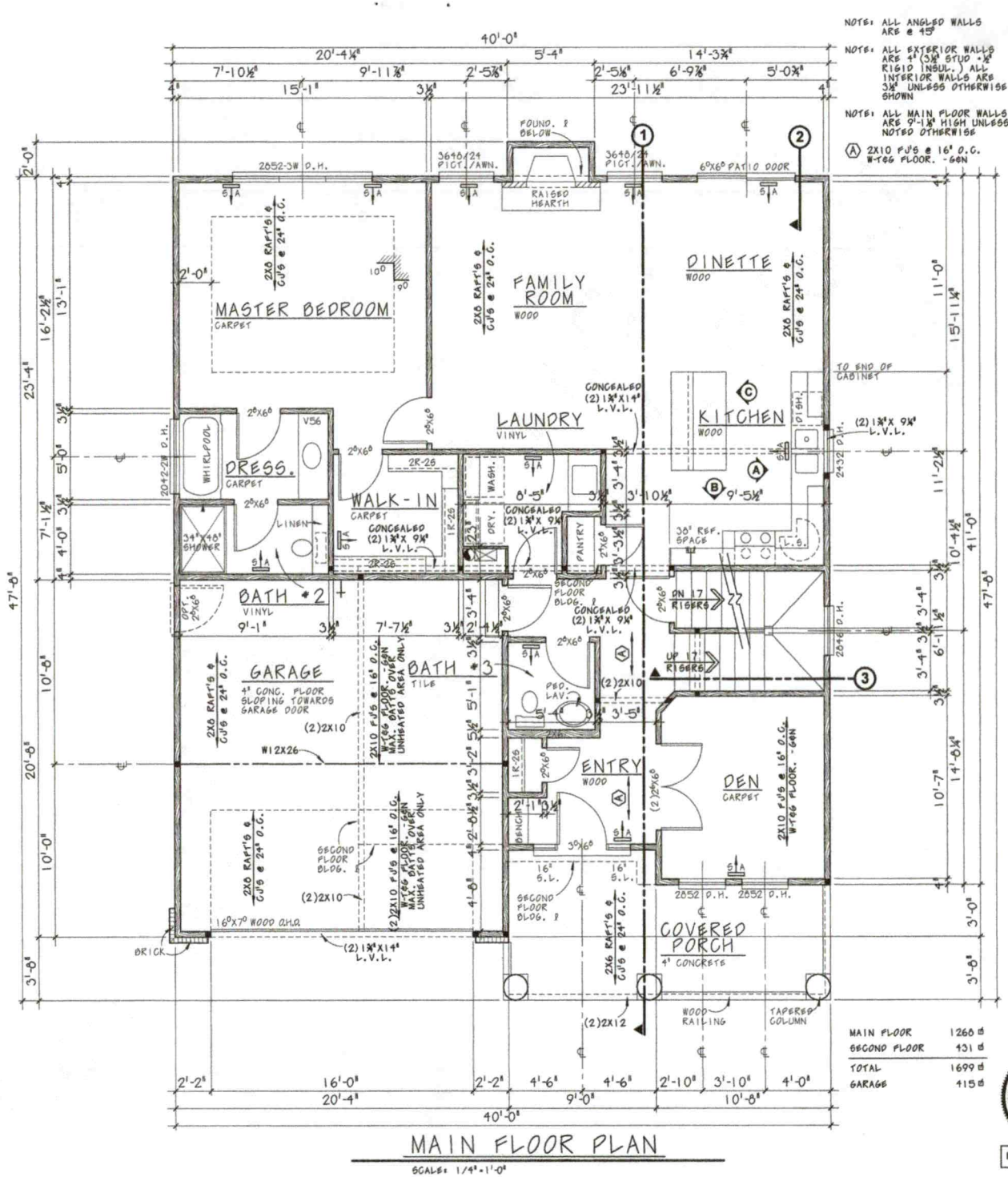
FOUNDATION PLAN

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

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MAIN FLOOR PLAN

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

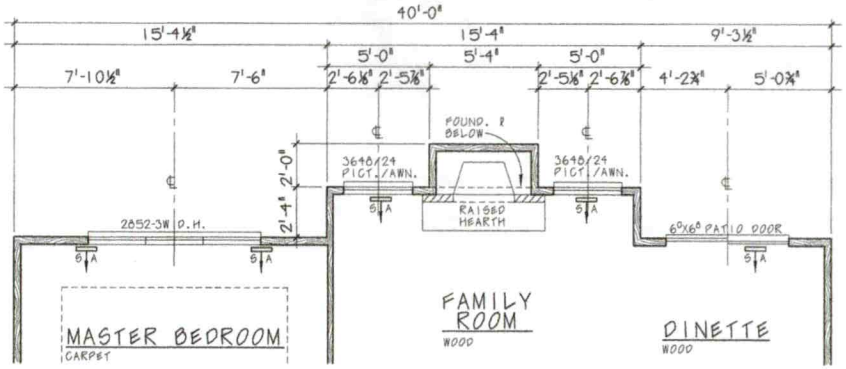
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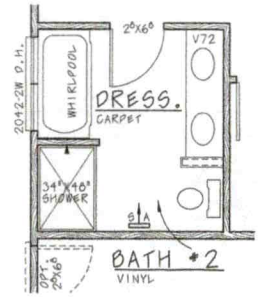
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SHEET 4 of 7



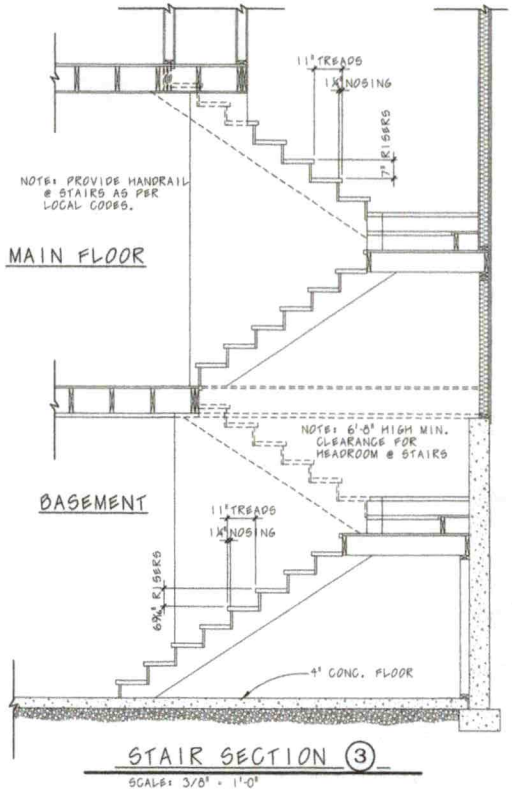
FAMILY ROOM OPTION

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



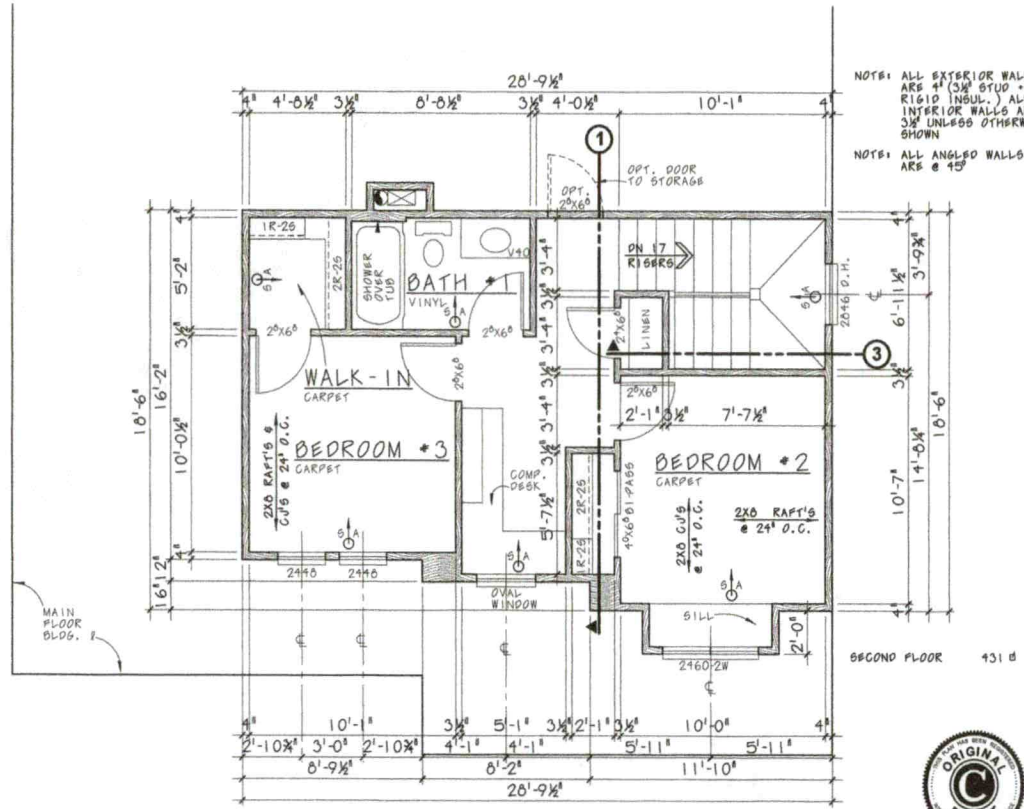
MASTER BATH OPTION

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



STAIR SECTION ③

SCALE: 3/8" = 1'-0"



NOTE: ALL SECOND FLOOR WALLS ARE 8'-1⅛" HIGH UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN

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

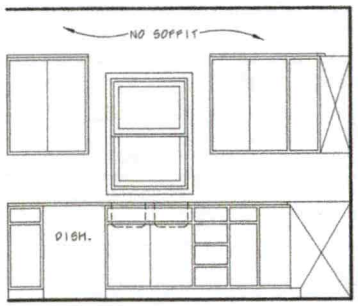
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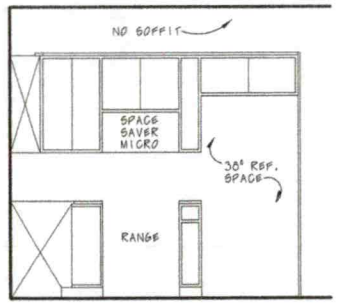
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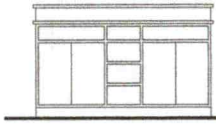
SHEET 5 of 7



ELEV. (A)



ELEV. (B)



ELEV. (C)

KITCHEN CABINET ELEVATIONS

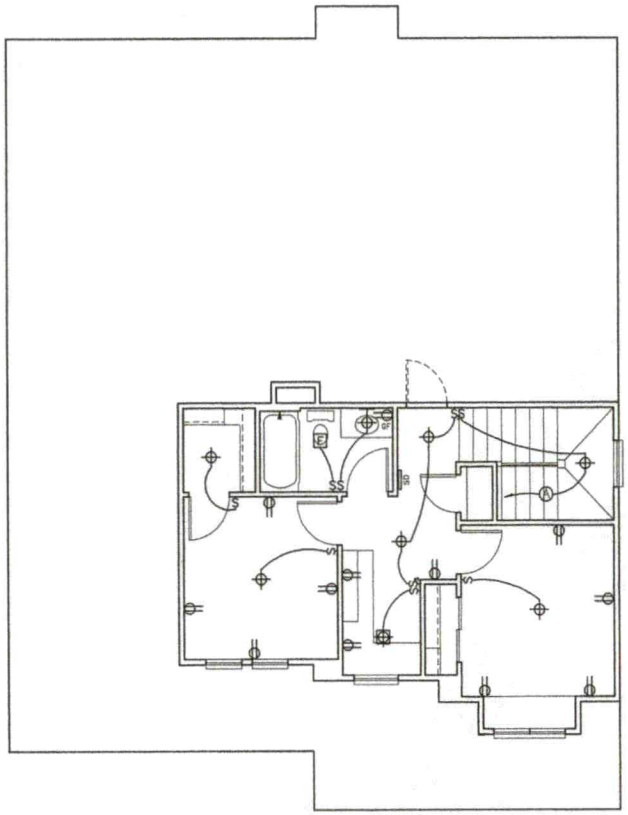
SCALE: 3/8" = 1'-0"

FOUNDATION ELECTRICAL NOTE:

* LIGHTING IN BASEMENT TO BE DETERMINED BY CONTRACTOR AND/OR HOME OWNER.

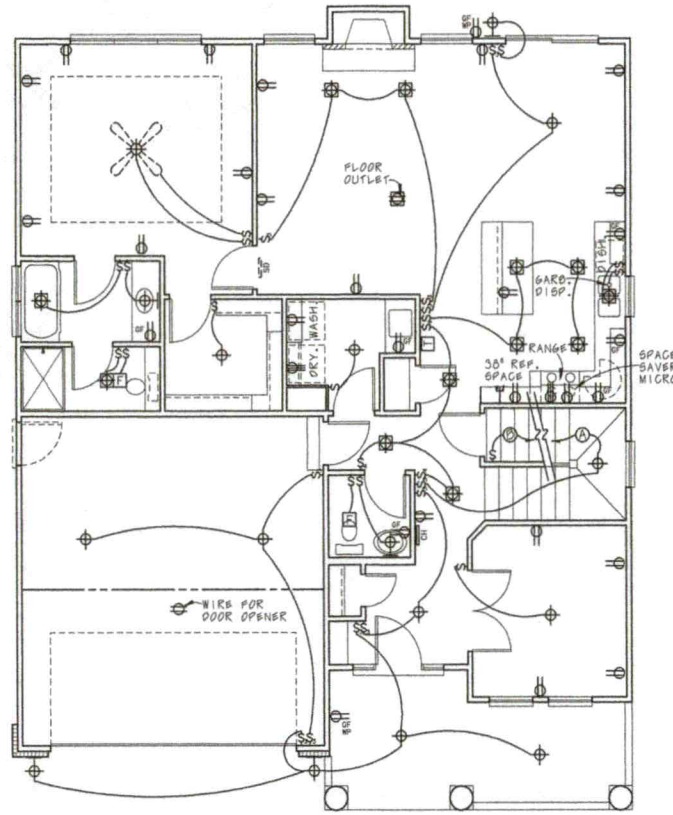
* OUTLETS AND SMOKE DETECTORS IN BASEMENT TO BE DETERMINED BY LOCAL GOVERNING CODES.

* VERIFY ELECTRICAL REQUIREMENTS OF ALL MECHANICAL AND ELECTRICAL DEVICES WITH CONTRACTOR.



SECOND FLOOR ELECTRICAL

SCALE: 3/16" = 1'-0"



MAIN FLOOR ELECTRICAL

SCALE: 3/16" = 1'-0"

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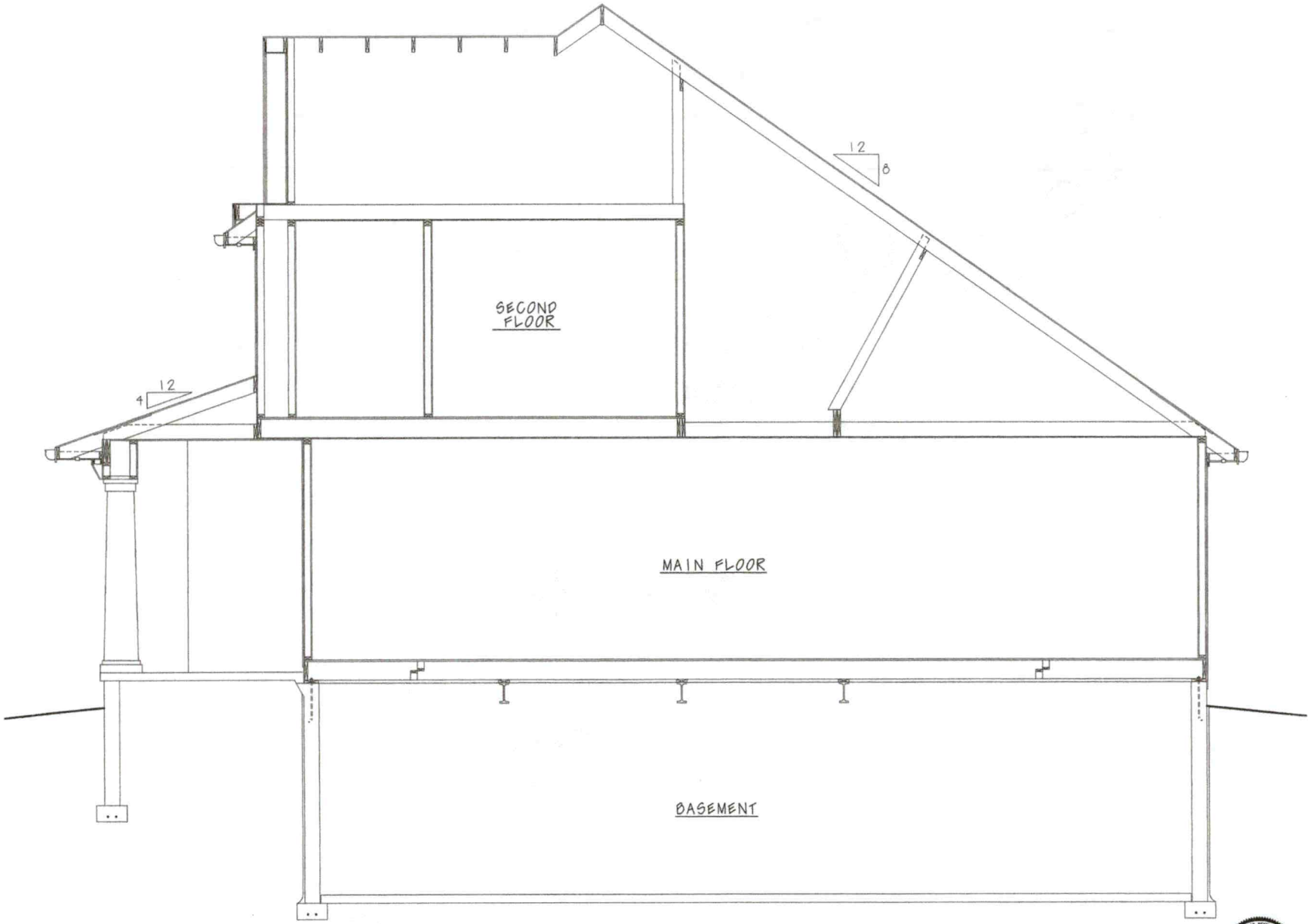
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CROSS SECTION (1)

SCALE: 3/8" = 1'-0"

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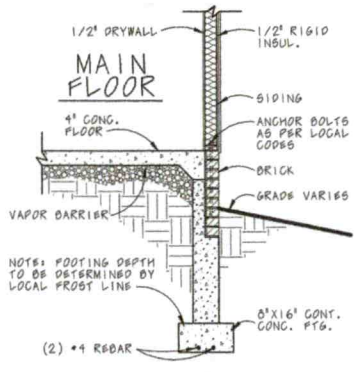
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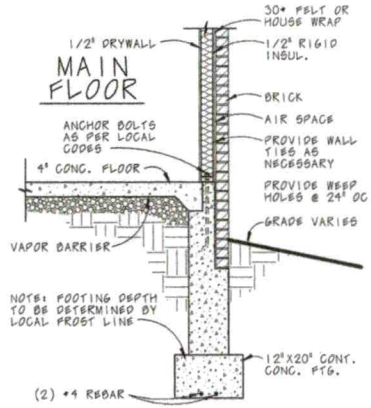
SHEET 7 of 7

OPTIONAL SLAB FOUNDATION



BRICK SECTION

SCALE: 1/2" = 1'-0"



BRICK SECTION

SCALE: 1/2" = 1'-0"



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GENERAL NOTES

When this optional slab foundation is used it will take presidence over the standard basement foundation. Consult your construction professional before undertaking this option.

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DESIGN LOADS:

- Floor: 40 lbs. live load, 15 lbs. dead load
- Roof: 30 lbs. live load, 10 lbs. dead load
- Ceiling: 10 lbs. live load, 10 lbs. dead load
- Soil bearing Capacity - 2000 PSF
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

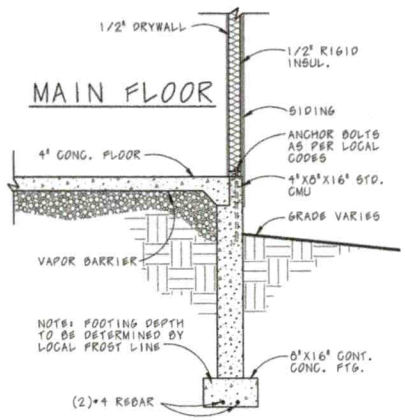
MISC. NOTES

- Contractor to determine exact specifications, locations, and sizes of furnace and water heaters.
- Contractor to determine locations of any utilities to be placed prior to the pouring of the slab floor such as the following but not limited to: H.V.A.C., plumbing fixtures, electrical fixtures, natural gas lines and venting systems.

CONCRETE AND FOUNDATIONS:

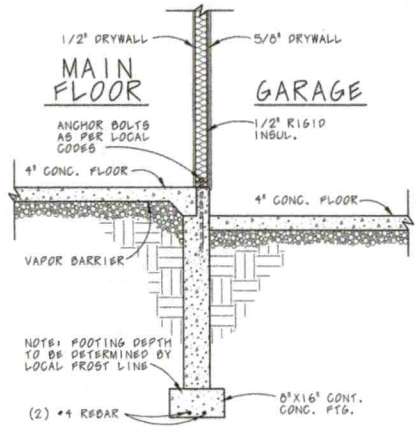
- All slabs on grade shall be 3000 PSI (28-day compressive strength concrete) unless noted otherwise.
- All slabs on grade shall bear on 4" compacted granular fill with opt. 6x6 - 10x10 welded wire mesh (wwm), unless noted otherwise.
- Interior slabs shall have 6 mil. polyethylene vapor barrier underneath
- Concrete slab in garage shall slope toward garage doors.
- Provide proper expansion and control joints as per local requirements
- Foundation concrete walls shall be constructed with:
  - A) Grade N, type 1, Hollow core load bearing concrete masonry units.
  - B) Grade N, type 1, specialty shapes load bearing concrete masonry units as required.
  - C) Type "M" mortar
  - D) Provide continuous horizontal joint reinforcing with 9 gauge wire every third course.
  - E) Reinforcing must conform with your local building requirements.
- All 36"x36"x18" concrete pads to have (3) #5 rods each way
- All 48"x48"x18" concrete pads to have (4) #5 rods each way
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 15" in filled cores, 6'-0" O.C.

- Contractor to determine the grade level of the garage and make proper adjustments to the plan and sections.
- Contractor to determine exact locations of sillcocks closest to those shown on the standard foundation.
- Contractor to determine the exact use of the voided area at basement stairs.
- Contractor to confirm all bearing walls with Main Level Floor Plan.



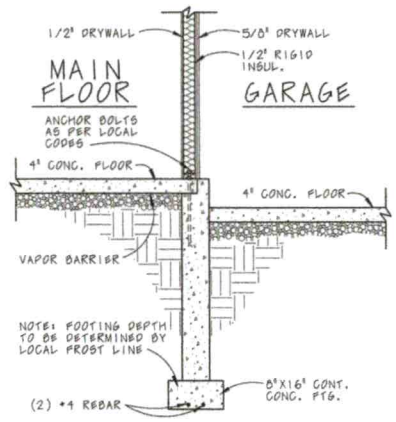
SLAB WALL SECTION

SCALE: 1/2" = 1'-0"



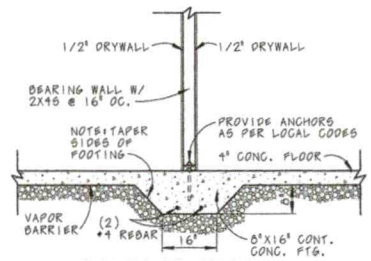
SLAB WALL SECTION

SCALE: 1/2" = 1'-0"



SLAB WALL SECTION

SCALE: 1/2" = 1'-0"



BEARING WALL FOOTING SECTION

SCALE: 1/2" = 1'-0"

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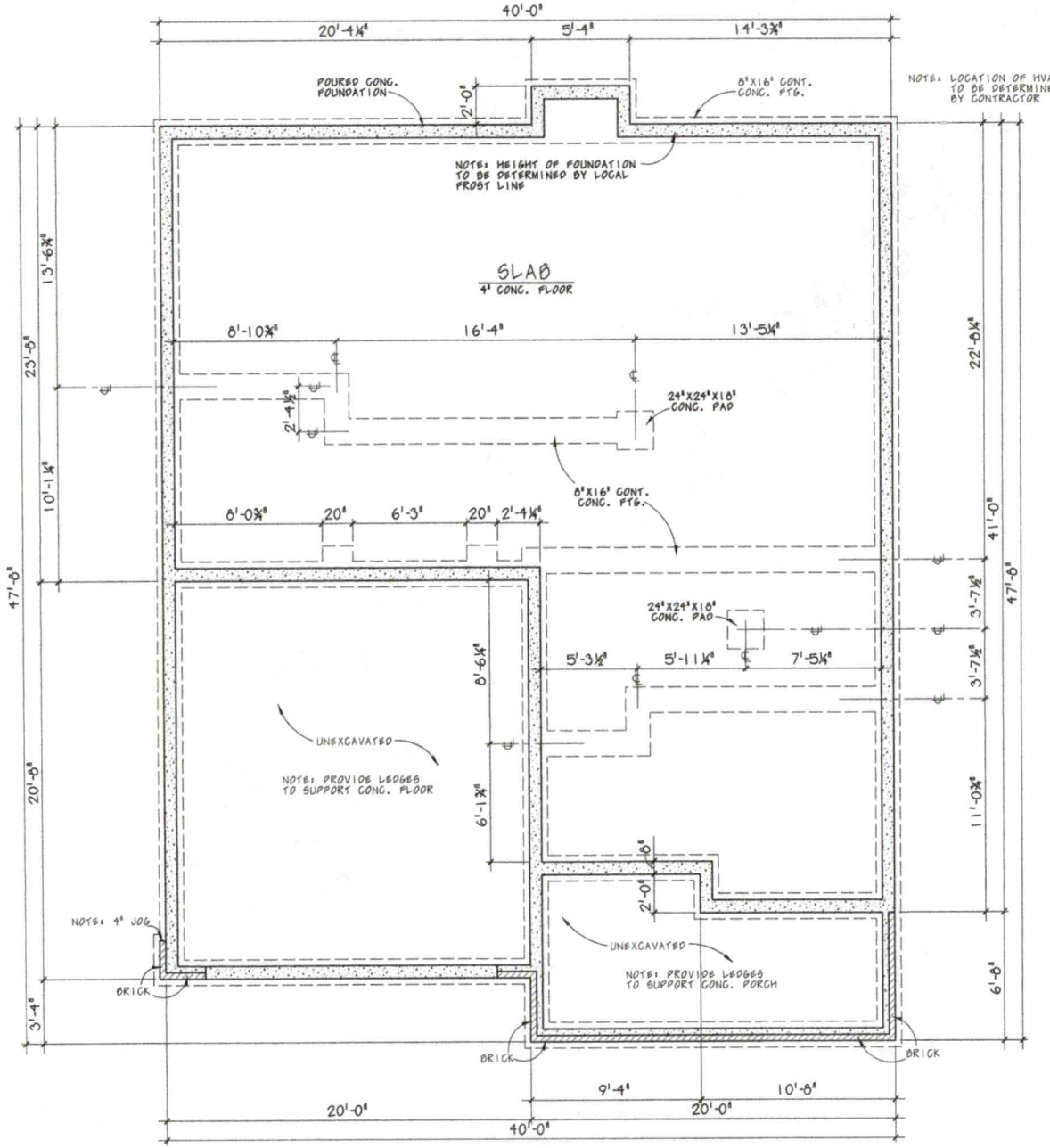
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SLAB FOUNDATION

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

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