SB BLDR-2023-34623

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # OSWP-2023-26800

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

PIN # 4893 -- 39 -- 3654

APPLICANT/OWNER: JONATHAN PILCHER | APPLICANT ADDRESS: 447 CEDAR CREEK ROAD, MOCKSVILLE, N.C. 27028

SITE ADDRESS: 132 TOM LAUREN ROAD, YADKINVILLE, N.C. 27055 | PHONE: 336-345-0380 | ALT. PHONE 317-340-9448

SITE DIRECTIONS: (N) ON 21, (R) ON EAST HOUSTONVILLE, (L) ON SANDY SPRINGS, (R) ON TOM LAUREN LOT ON (R) | SAP CONTROLLED: ☐ YES ☑ NO

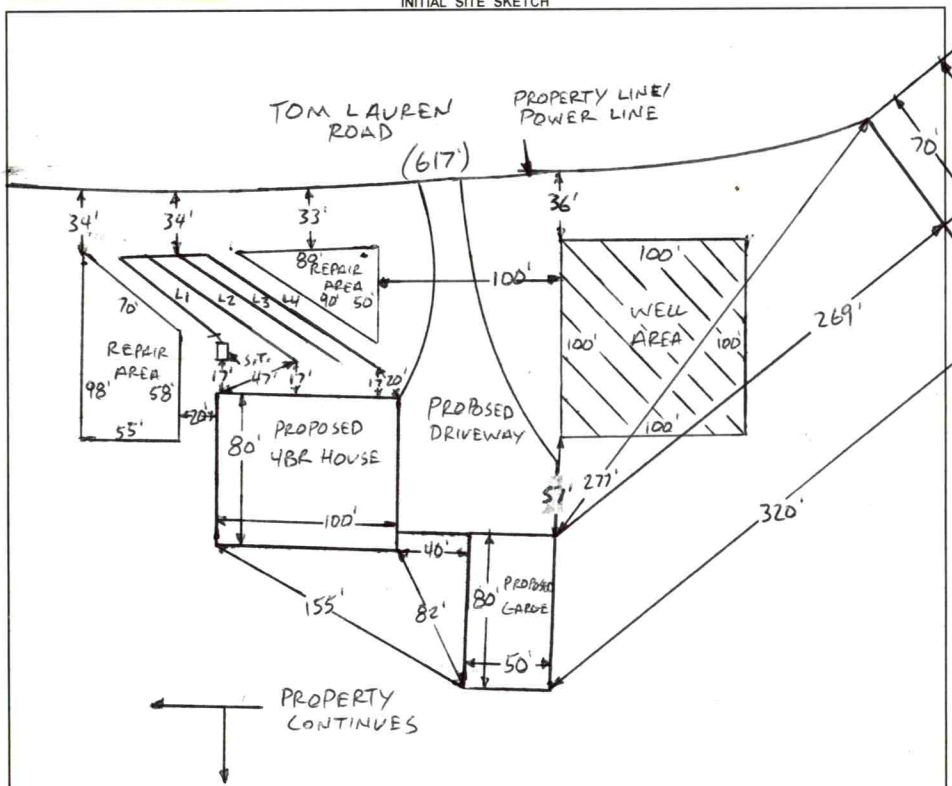
SUBDIVISION: – | SECTION: – | LOT # – | LOT AREA: 16.64 AC | DESIGN FLOW: 480GPD | L.T.A.R.: 0.3

Septic Tank	1000 (gal)	STB	760	Date	2/10/24	☑ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI
Pump Tank	– (gal)	PT	–	Date	–	System Description:	25% REDUCTION		
Pump Make	–	Model	–	Serial #	–	Repair System Description:	25% REDUCTION		
# Nitrification Fields	1	# Lines	4	Linear Ft	400 FT	Maintenance Agreement Required:	☐ YES	☑ NO	
Trench Width	36 IN	Trench Bottom Depth(Low side)	30 IN	Gravel Depth	–	☑ GRAVITY	☐ PRESSURE		

☑ Residence	No. Bedrooms	4	Water Supply		
☐ Business	No. Persons	8	☑ Private		
☐ Other	No. Employees		☐ Public		
☐ Slab	☑ Crawl Space		☐ Community		
☐ Basement w/plumbing			☐ Basement w/o plumbing		

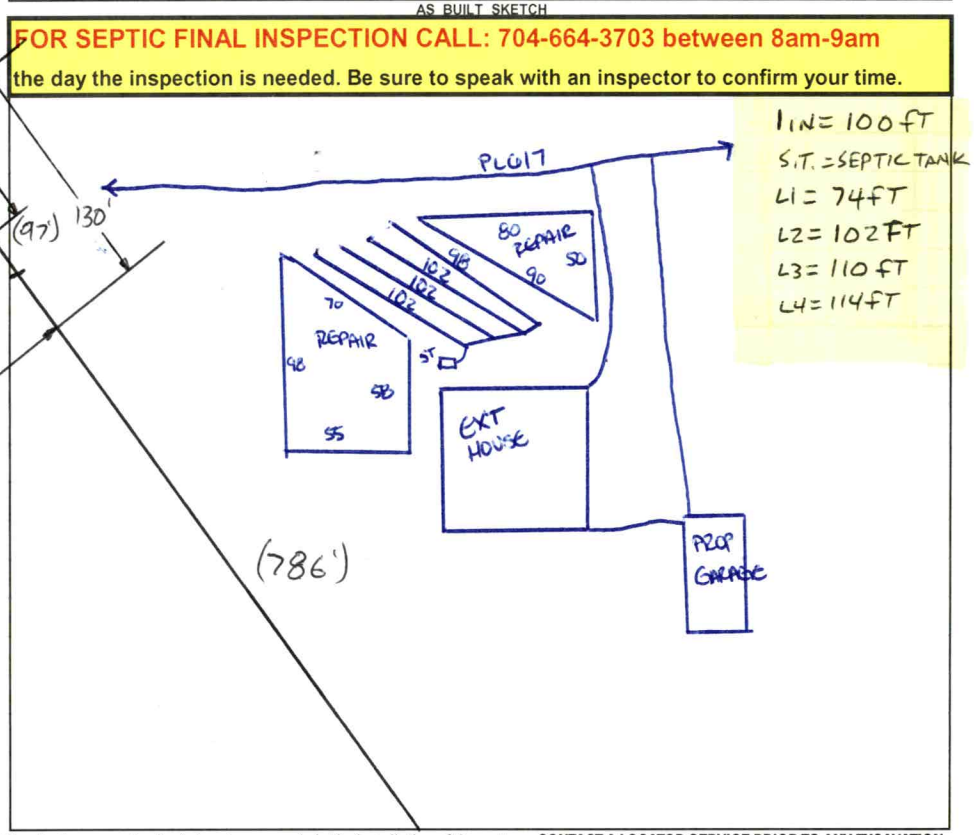
Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE SERIAL DISTRIBUTION, DO NOT EXCEED A 36 IN MAX TRENCH DEPTH, PRE-CONSTRUCTION MEETING RECOMMENDED

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.



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: ONLINE SIGNATURE | Date: – | Installed by: Barnes Grading

IMPROVEMENT PERMIT by: Buford C. White | Date: 8-24-2023 | OPERATION PERMIT by: Sarah Williams | Date: 3/21/2024

AUTHORIZATION TO CONSTRUCT by: Buford C. White | Date: 8-24-2023 | Existing System Inspected by: | Date:

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

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

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

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

Sheet 1 of 1
PROPERTY ID #: 4893-39-3654
COUNTY: IREDELL

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

OWNER: RONDA HITE/ JONATHAN PILCHER — APPLICATION DATE 5-31-2023
ADDRESS: 447 CEDAR CREEK ROAD, MOCKSVILLE, N.C. 27028 — DATE EVALUATED: 8-14-2023
PROPOSED FACILITY: 4BR — PROPOSED DESIGN FLOW (.1949): 480GPD — PROPERTY SIZE: 16.64 AC
LOCATION OF SITE: 132 TOM LAUREN ROAD, YADKINVILLE, N.C. 27055 — PROPERTY RECORDED: YES
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	LINEAR SIDE 5%	0-24	C, SBK	FR, S, P, SEXP	SAP INC THRU OUT	52"+	NA	NA	PS .3
		24-52	CL, WSBK	FR, SS, SP, SEXP					
2	LINEAR SIDE 3%	0-8	PLOW	MIXED	SAP INC THRU OUT MANY 48"+	66"+	NA	NA	PS .3
		8-36	C, SBK	FR, S, P, SEXP					
		36-66	CL WSBK	FR, SS, SP SEXP					
3	LINEAR SIDE 4%	0-9	PLOW	MIXED	SAP INC THRU OUT NON-CON QUARTZ VIEN @ 43"	64"+	NA	NA	PS .3
		9-43	C, SBK	FR, S, P, SEXP					
		43-64	CL, WSBK	FR, SS, SP, SEXP					
4	LINEAR SIDE SHOULDER 2%	0-11	PLOW	MIXED	SAP INC THRU OUT	57"+	NA	NA	PS .3
		11-35	C, SBK	FR, S, P, SEXP					
		35-57	CL WSBK	FR, SS, SP, SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	25%	25%
Site LTAR	0.3	0.3

OTHER FACTORS (.1946): PS
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Burnett C. White
OTHER(S) PRESENT:

COMMENTS:

LEGEND

use the following standard abbreviations

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

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

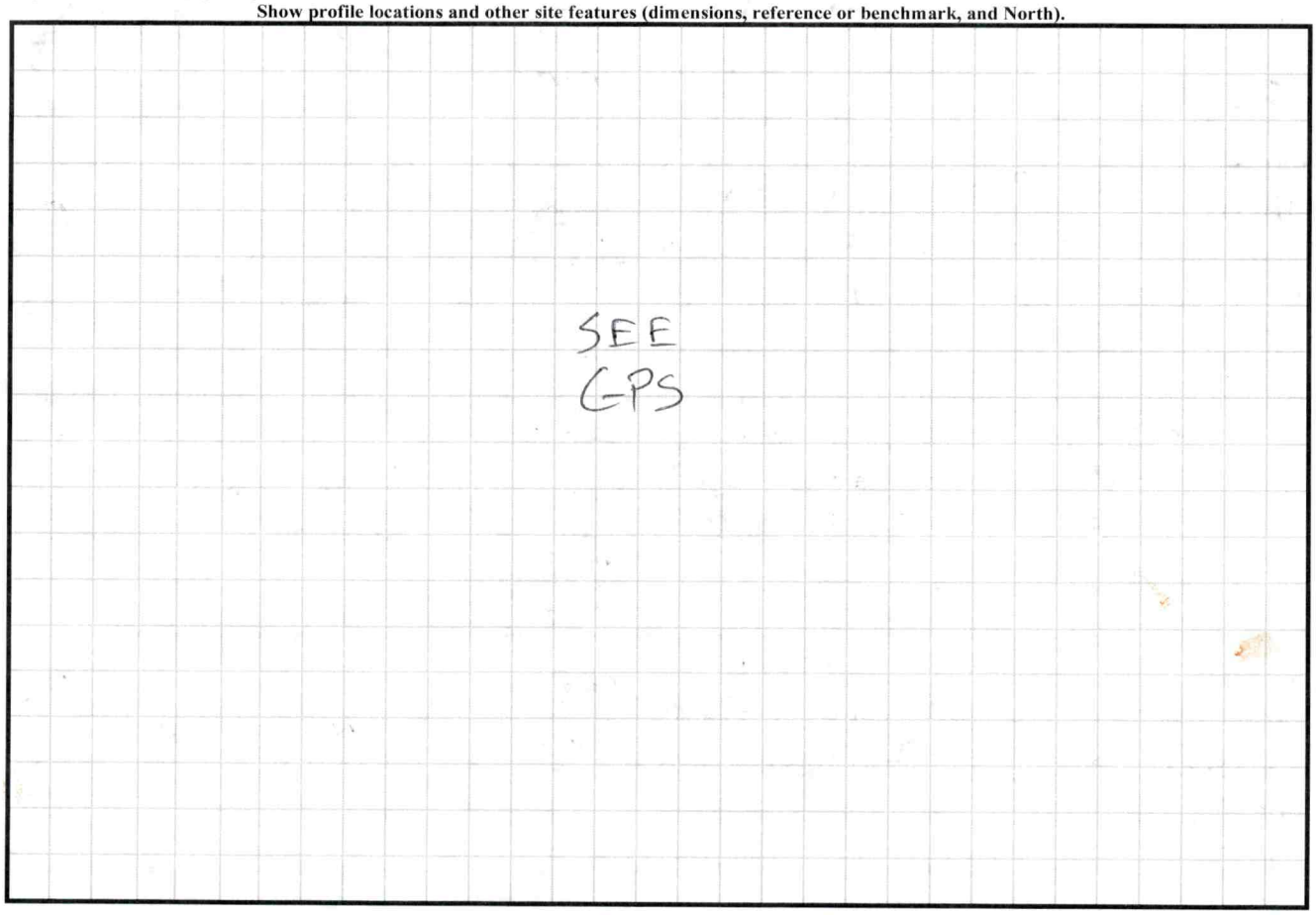
NOTES

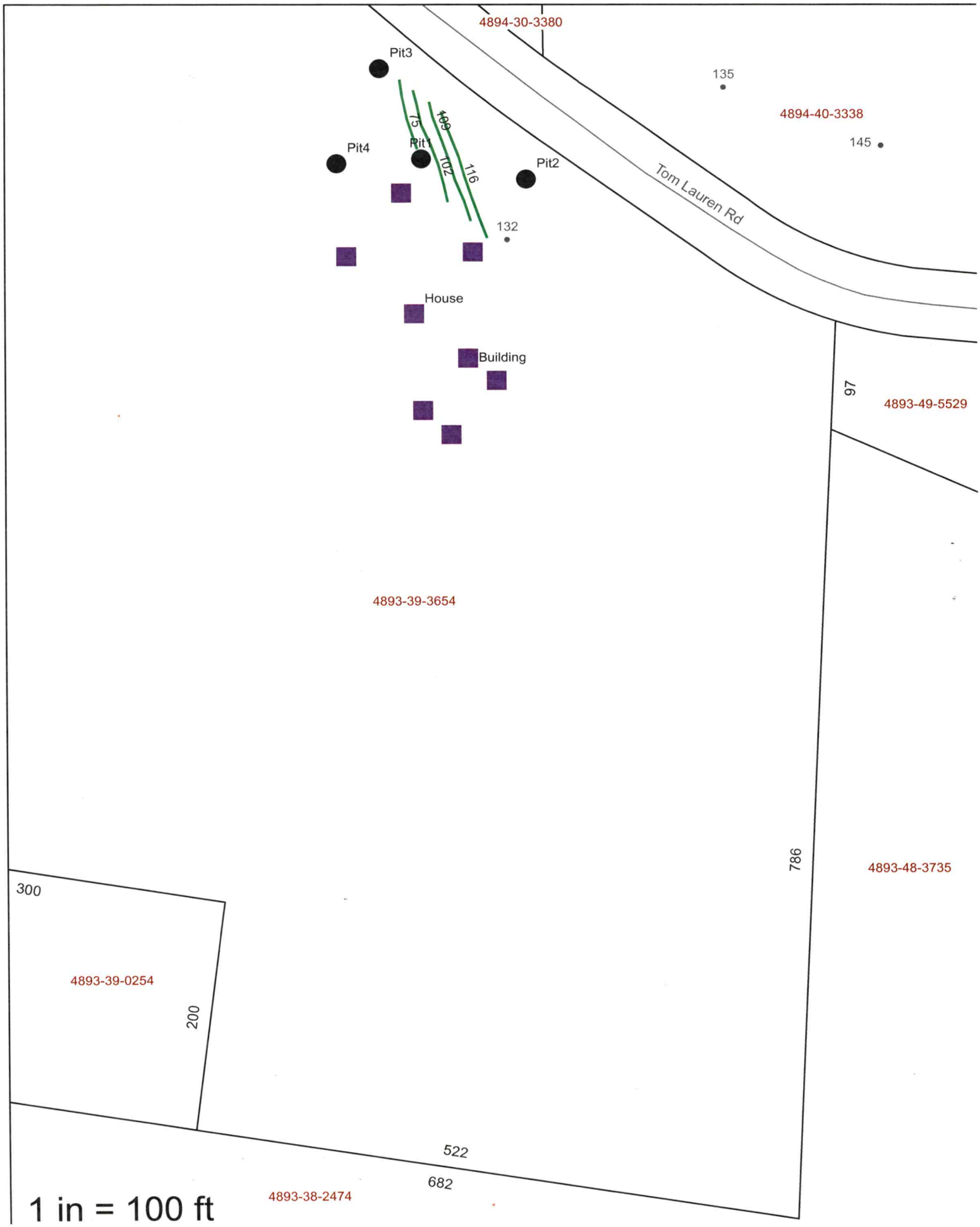
HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or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

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft^2

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




4894-30-3380
Pit3
135
4894-40-3338
145
75
109
Pit4
Pit1
102
116
Pit2
Tom Lauren Rd
132
House
Building
97
4893-49-5529
4893-39-3654
786
4893-48-3735
300
4893-39-0254
200
522
682
4893-38-2474
1 in = 100 ft

PERMIT SNAPSHOT REPORT OSWP-2023-26800 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Permit
Status: In Progress
Valuation: $0.00
Project:
District: Iredell County
Square Feet: 0.00
Assigned To: White, Bryant
App Date: 05/31/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Building New SFD. Have soil Scientist report on property so I am not sure if soil eval is required WANTS COUNTY TO PERC LAND. Sarah visited site with me, site ready 16 acre property 7/25

Parcel: 4893393654.000 Main
Address: 132 Tom Lauren Rd Main
Yadkinville, NC 27055
Zone: RA(Residential Agricultural District)

Property Owner
Ronda Hite
Mobile: (317) 340-9448

Applicant/Authorized Agent
Jonathan Pilcher
447 cedar creek road
MOCKSVILLE, NC 27028
Mobile: (336) 345-0380

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Septic Application/Permit Type	Improvement Permit	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	74x72 SFD (2282 sq ft) proposed 30x60 pole barn
What are the proposed structures	Accessory Building, New Single Family Residence	Type of New Single-Family Residence	Stick Built	Maximum Number of Bedrooms	4
If other Addition/Structure, please explain	30x 60 pole barn	Number of Occupants	2	Foundation Type	Crawl Space Foundation
Residential/Business/Other	Residential	Water Supply	New Well	Desired Septic System Type	Conventional (most common)
Lot Acreage	16.64	Front Setback	35	Back Setback	35
Left Setback	15	Right Setback	15	Zoning Permit Issued Date	Jul 17 2023 12:00AM
Zoning Permit Expiration Date	Jan 13 2024 12:00AM	Additional Unique Setbacks Apply	No	Watershed	NOT IN A WATERSHED

Type of Hold	Created By	Date Created	Hold Origin	Comments	Active
Awaiting Additional Documents	Julia Bailey	06/07/2023 8:56	OSWP-2023-26800	NEEDED A SITE PLAN WITH A CLEARLY MARKED HOUSE BOX AND SETBACK MEASUREMENTS FROM ALL 4 SIDES TO THE HOUSEBOX	No

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jonathan_Pilcher_5/31/2023.jpg	05/31/2023 13:27	Pilcher, Jonathan		Uploaded via CSS
Hite env health_v1.pdf	06/01/2023 8:51	COMEAUX, DEBRA	Available Online	Authorize to Act as Agent
HITE House Plans_v1.pdf	06/01/2023 8:51	COMEAUX, DEBRA	Available Online	Floor Plan(s)
HITE Soil_Report 061022_v1.pdf	06/01/2023 8:51	COMEAUX, DEBRA	Available Online	Additional Supporting Information
Hite Soil_Report Map_v1.pdf	06/01/2023 8:51	COMEAUX, DEBRA	Available Online	Additional Supporting Information
hite site 2_v2.pdf	07/11/2023 9:33	Bailey, Julia	Available Online	Site Plan

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2023-118296	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	07/25/2023	07/25/2023 0:00	07/25/2023 0:00	07/25/2023 9:20	07/25/2023 9:20

Inspectors: McLeod, Grace (Primary)

Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other	No	

PERMIT SNAPSHOT REPORT (OSWP-2023-26800)

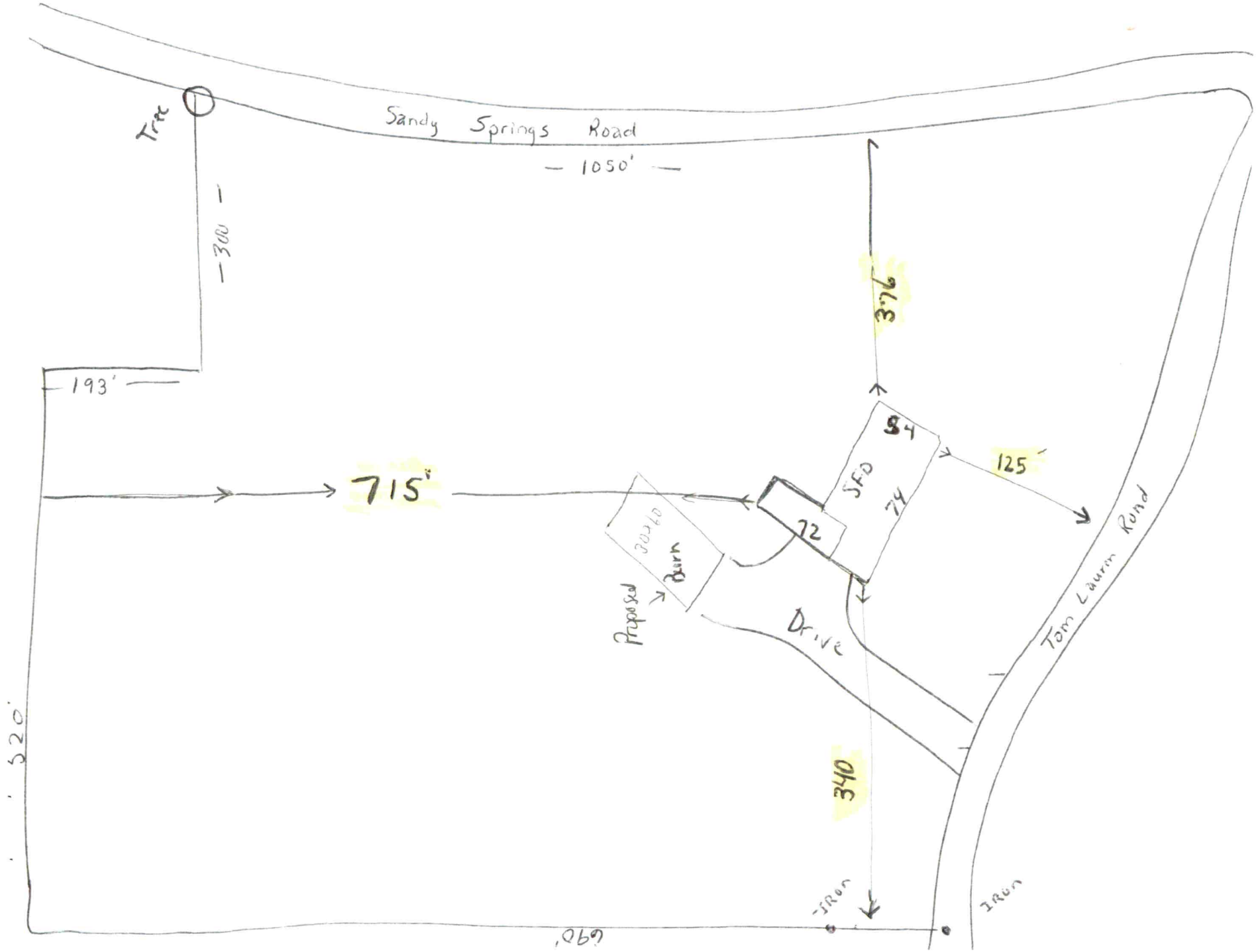
checklist item

Note	Created By	Date and Time Created
1. Spoke to applicant 7/21 at 8:27 am, Applicant stated site is ready. He will apply for well permit . today. Applicant stated surveyed marked corners in the road at Sandy Springs and Tom Lauren.	Grace McLeod	07/21/2023 8:27
2. One line was not clearly marked. Applicant has 16 acres but is cutting out 3 acres for this home. The line between the 13/3 acres not properly marked. 7/21 12:20	Grace McLeod	07/21/2023 14:38
3. Contractor now says they are just building a house on the 16 acres not cutting out three acres. Site visit with Sarah. Site corners need to be clearly marked. HB is marked but unclear. Lot is cleared.	Grace McLeod	07/24/2023 17:09

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017264	New Gravity System	$500.00	$500.00
	Iredell Zoning Permit Fee	$75.00	$75.00
	Iredell Zoning Tech Fee	$2.25	$2.25
	Total for Invoice INV-00017264	$577.25	$577.25
	Grand Total for Permit	**$577.25**	**$577.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		06/05/2023 9:41	06/05/2023 9:41
Confirm application complete v.1	Generic Action		06/05/2023 9:41
Fees v.1		07/17/2023 9:34	07/19/2023 11:11
Issue Invoice v.1	Generic Action		07/17/2023 9:34
Fees Paid v.1	Generic Action		07/19/2023 11:11
Zoning Review v.1		06/05/2023 9:42	07/18/2023 9:44
~~Floodplain Admin Overview v.1~~	Task		07/11/2023 9:37
Iredell County Zoning Approval v.1	Task	06/05/2023 9:42	07/18/2023 9:44
Issue Invoice v.1	Generic Action		07/11/2023 9:37
Fees Paid v.1	Generic Action		07/18/2023 9:44
Lot Readiness Verification v.1		07/25/2023 9:19	
OSWP Septic Preliminary Site Visit v.1	Inspection	07/25/2023 9:19	07/25/2023 9:20
OSWP Site Evaluation v.1	Inspection		
Issue Improvement Permit v.1			
Issue Invoice v.1	Generic Action		
Fees Paid v.1	Generic Action		
Issue Permit v.1	Generic Action		
Permit Completion Process v.1			
Authorization to Construct Permit v.1	Create Sub Permit		
Issue Authorization to Construct v.1	Generic Action		

SITE PLAN 132 Tom Laurin Road.



PIEDMONT
ENVIRONMENTAL
ASSOCIATES, P.A.

June 10, 2022 Project #3381

Ronda Hite
22 Corkwood CT
Brownsburg, IN 46112

RE: Detailed Soil/Site Evaluation on Property Located on Sandy Springs Rd., Iredell County, PIN: 4893-39-3654 (Portions of a 17-acre tract)

Ms. Hite,

This report details the findings of a detailed site and soil evaluation performed on the tract referenced above. The evaluation was conducted at the clients written request to determine the site's suitability for the installation of sub-surface wastewater disposal systems to serve domestic strength wastewater. This evaluation was for residential wastewater applications. Any other type of use may require additional testing and/or stricter setbacks. This report does not address systems receiving more than 3,000 gallons per day of flow.

The evaluation was conducted by Eric Bailey, North Carolina Licensed Soil Scientist on Monday, June 6, 2022. The evaluation was conducted during moist soil conditions with the use of a hand-auger to determine soil suitability for on-site sewage disposal systems in accordance with 15A NCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems". Characteristics that affect the suitability of sub-surface systems include soil depth to expansive clay, seasonal high-water table, rock, and unusable saprolite. Topography and slope also affect the suitability of an area for septic systems. The evaluation of these components was conducted on the site. The level of the evaluation was detailed for this tract.

Findings are conveyed by showing areas on the enclosed map that are usable for different system types. Areas that are suitable for conventional depth wastewater systems are hatched in red. These areas have usable topography and a minimum slope-corrected soil depth of 24 inches. All hatched areas are generated using gps technology in the field and are not survey located. The areas are labeled with approximate square footages.

Once the soils map is complete the size of area required for a septic system can be estimated. Residential systems are sized according to the number of bedrooms in the proposed dwelling. Systems are not sized based on the number of bathrooms in the dwelling. Each bedroom in the proposed dwelling is calculated to generate a daily flow of 120 gallons. A four-bedroom dwelling would have a daily calculated flow of 480 gallons. The daily flow is divided by the loading rate based on the soil texture. This site has a clay texture so would have an estimated long-term acceptance rate (LTAR) of 0.3

gallons per square foot of trench bottom per day. The minimum required area or square footage on the ground for the primary septic system and the repair area with this LTAR for the conventional hatched areas would be approximately 10,000 – 12,000 square feet. These areas must meet all setbacks from property lines, wells, water lines and structures as well as any other easement imposed by other entity. All lots will require an application and evaluation by the county health department on an individual basis. You may want to consider the use of a private option permit on this site.

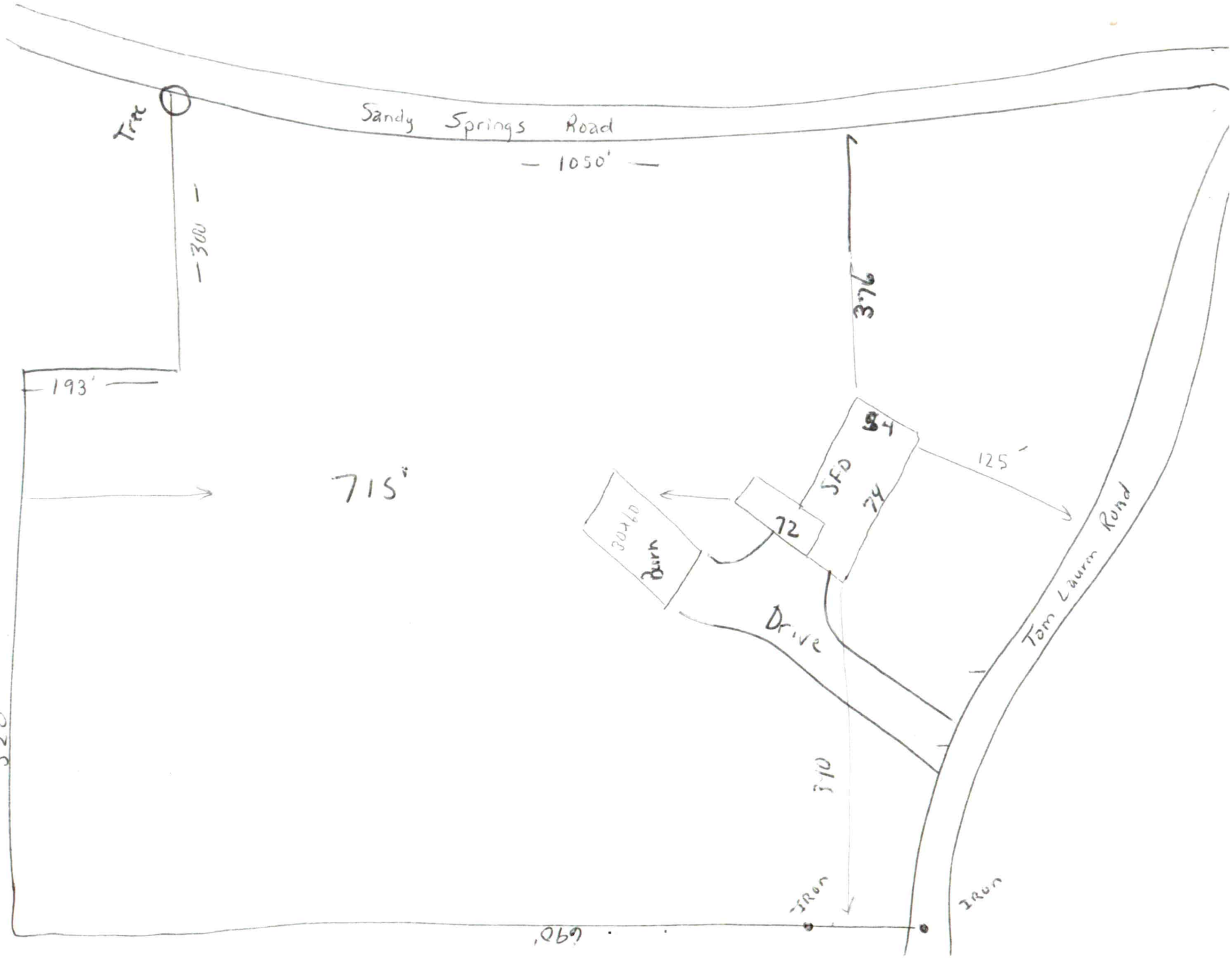
This report discusses the general location of potentially usable soils for on-site wastewater disposal and the soil and site limitations on the property that exists at the time of the evaluation. Piedmont Environmental Associates, PA ("Piedmont") provides professional consulting specializing in the practice of soil science and wastewater management. Piedmont is therefore hired for its professional opinion regarding these matters. Laws and rules governing wastewater treatment and disposal are forever evolving and subject to the interpretation and opinion of individuals which are employed by local and state agencies that govern these laws and rules. Due to this fact, Piedmont cannot guarantee in any way that any area located in the field, shown on a sketch, or discussed with the client will be permitted by any of these agencies. It is for this reason that **Piedmont strongly recommends to anyone considering a financial commitment on any piece of property be completely aware of all permit requirements on that property before purchase and obtain those permits prior to a final financial commitment.** We are pleased to be of service in this matter. If you have any further questions, please feel free to call (336)596-7585

Sincerely,



Eric Bailey
NC Licensed Soil Scientist # 1305
Piedmont Environmental Associates, P.A.

SITE PLAN 132 Tom Laurin Road.



Attachment I

.1950 Location of Sanitary Sewage Systems

(c) Every sanitary sewage treatment and disposal system shall be located at least the minimum horizontal distance from the following:

(1)	Any private water supply source including a well or spring	100 feet
(2)	Any public water supply source	100 feet
(3)	Streams classified as WS-I	100 feet
(4)	Water classified as S.A. from mean high water mark	100 feet
(5)	Other coastal waters from mean high water mark	50 feet
(6)	Any other stream, canal, marsh, or other surface waters	50 feet
(7)	Any Class I or Class II reservoir from normal pool elevation	100 feet
(8)	Any permanent storm water retention pond from flood pool elevation	50 feet
(9)	Any other lake or pond from normal pool elevation	50 feet
(10)	Any building foundation	5 feet
(11)	Any basement	15 feet
(12)	Any property line	10 feet
(13)	Top of slope of embankments or cuts of 2 feet or more vertical height	15 feet
(14)	Any water line	10 feet
(15)	Drainage systems:	
	(A) Interceptor drains, foundation drains and storm water diversions	
	(i) upslope	10 feet
	(ii) sideslope	15 feet
	(iii) downslope	25 feet
	(B) Groundwater lowering ditched and devices	25 feet
(16)	any swimming pool	15 feet
(17)	any other nitrification field (except repair area)	20 feet

(b) Ground absorption, sewage treatment and disposal systems may be located closer than 100 feet from a private well supply, except springs and uncased wells located downslope and used as a source of drinking water, repairs, space limitations and other site-planning considerations but shall be located the maximum feasible distance and, in no case, less than 50 feet.

(c) Nitrification fields and repair areas shall not be located under paved areas or areas subject to vehicular traffic. If effluent is to be conveyed under areas subject to vehicular traffic, ductile iron or its equivalent pipe shall be used. However, pipe specified in Rule .1955 (e) may be used if a minimum of 30 inches of compacted cover is provided over the pipe.

Note: Systems over 3000 GPD or an individual nitrification fields with a capacity of 1500 GPD or more have more restrictive setback requirements, see .1950 (a) (17) (d) for specifics.

House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387



IMAGE DOES NOT REFLECT MODIFICATIONS

BB-2282R-3C-VC

SHEET INDEX:

1 COVER SHEET
2 FOUNDATION PLAN
3 FIRST FLOOR PLAN
4 BONUS FLOOR PLAN
5 EXTERIOR VIEWS
6 EXTERIOR VIEWS
7 SECTIONS & CABINETS
8 ROOF PLAN
9 ELECTRICAL PLANS

STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	POUND(S)	LIN.	LINEAR
APPROX.	APPROXIMATELY	MANUF.	MANUFACTURER
BASE.	BASEBOARD	MAS.	MASONRY
BET.	BETWEEN	MAX.	MAXIMUM
B.V.	BLOCK	MTL.	METAL
BLDG.	BUILDING	MIN.	MINIMUM
BRK.	BRICK	N.I.C.	NOT IN CONTRACT
BRZ.	BRONZE		
BOT.	BOTTOM	O.C.	ON CENTER
B.OR.	BUILDING	O/A	OVERALL
		O/H	OVERHEAD
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLG.	CEILING	OTS.	OWNER TO SELECT
CLR.	CLEAR	O.T.S.	OWNER TO SELECT
CLOS.	CLOSET		
COL.	COLUMN	PT.	PAINT
COUN.	COUNTER	PAN.	PANTRY
CONC.	CONCRETE	PL.	PLATE
C.M.	CONCRETE MASONRY UNIT	P.	PLATE
C.U.	CONSTRUCTION UNIT	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
CONTR.	CONTRACTOR	POC.	POC STRUCTURE
COVERG	COVERING	PSF.	POUNDS PER SQUARE FOOT
CR.	CRAWL SPACE	PREFAB	PREFABRICATED
DECO.	DECORATIVE	REF.	REFERENCE
DET.	DETAIL	REFR.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DW	DISHWASHER	R.	RESISTANCE
DBL.	DOUBLE	R.A.	RETURN A/R
D.F.	DOUGLAS FIR	R.A.G.	RETURN AIR GRILLE
D.	DRYER	REQ'D	REQUIRED
EA.	EACH	SCR.	SCREEN
ELEV.	ELEVATION	SHT.VY.	SHEET VINYL
ENG.	ENGINEER	SIM.	SIMILAR
		SHWR.	SHOWER
FT.	FOOT	SIM.	SIMPSON STRONG-TIE
F.F.L.	FINISHED FLOOR LINE	SP.	SO. PINE/PINE
FIN.	FINISH	SPECS.	SPECIFICATIONS
F.C.	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F.	SQUARE FOOTAGE
FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION		
FND.	FOUNDATION	THK.	THICK
FR.	FREEZER	THK.	THICKNESS
		TBD	TO BE DETERMINED
GA.	GAUGE	TR.	TREAD
GALV.	GALVANIZED	TYP.	TYPICAL
G.P.	GYPSUM		
		U.T.G.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HGT.	HEIGHT		
HORIZ.	HORIZONTAL	W/H	WATER HEATER
		W.	WASHER
IN.	INCHES	WT.	WEIGHT
INCL.	INCLUDE	W/D	W/DRYER
INSUL.	INSULATION	W.P.	WIRE MESH
		W.	WITH
JT.	JOINT	WD.	WOOD
JST.	JOIST	W/SCR.	WOOD SCREW
JO'S.	JOISTS		CONSTRUCTION MANUAL

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL "OCA" CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET "THE LOCAL REQUIREMENTS" SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (1" PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

N·C·B·D·C

Date: 12.22.16

Drawn By: J.A.B.

SHEET NUMBER 1

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 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. R312.1 A RAILING OR SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1 SCREENING
8. M1308.1.3 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.
9. 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. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17. EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. WINDOWS 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 EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. NET CLEAR OPENING AS PER IRC 2015 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.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1600 OF THE IRC 2015.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

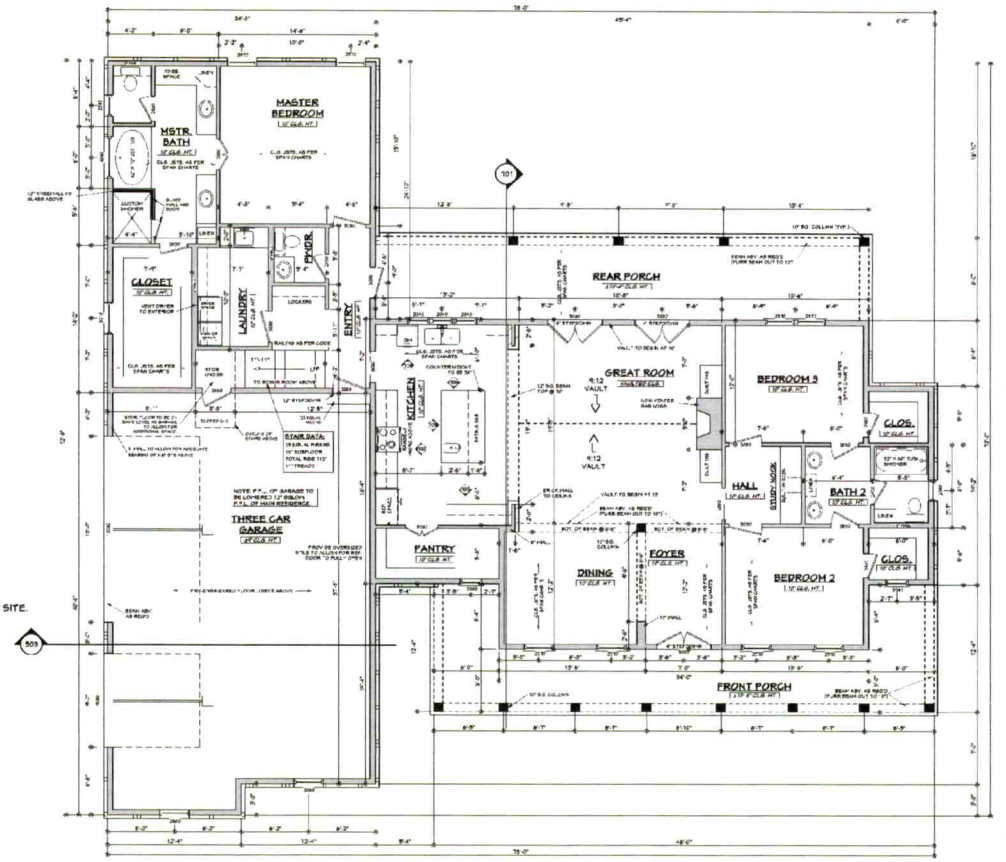
NOTE: CONTRACTOR TO LOCATE HVAC UNITS AND WATER HEATER AT SITE.

FIRST FLOOR PLAN

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

AREA:		
2285	S.F.	HEATED - FIRST FLOOR
666	S.F.	UNHEATED - BONUS ROOM
368	S.F.	UNHEATED - REAR PORCH
457	S.F.	UNHEATED - GARAGE
352	S.F.	UNHEATED - FRONT PORCH
2340	S.F.	UNHEATED - TOTAL
4625	S.F.	TOTAL UNDER ROOF

ALL EXTERIOR WALLS TO BE 2X6 CONSTRUCTION



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Fax: 1.800.574.1387

N·C·B·D·C
JOSIAH WALL BOONE
CERTIFICATION NO. 39187

Pre-Drawn Plan ID:

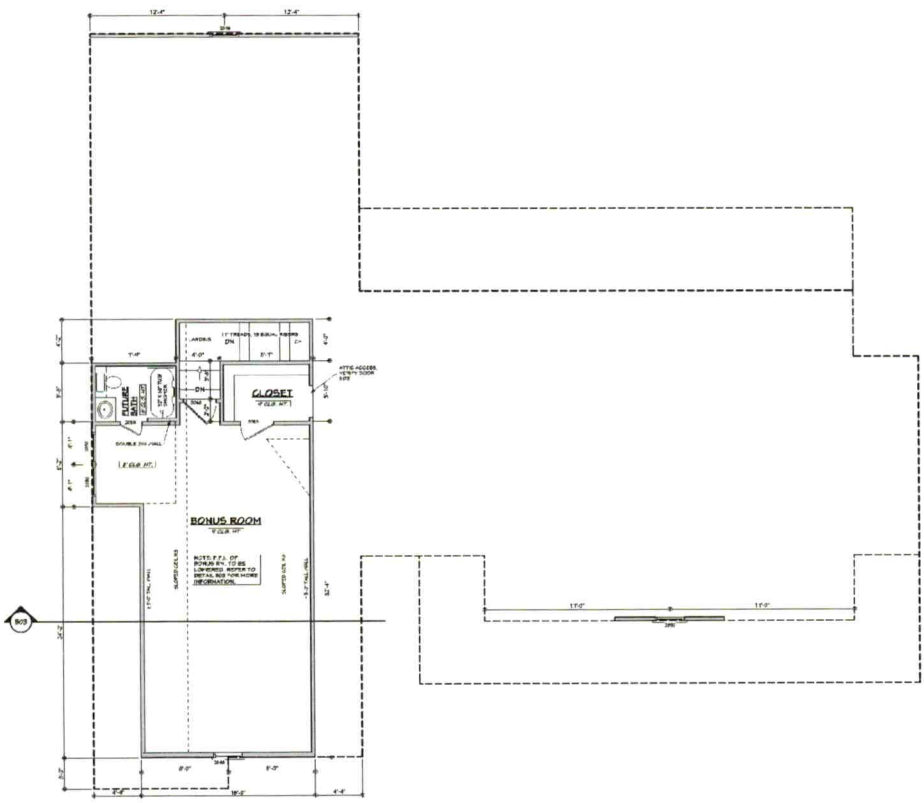
BB-2282R-3C-VC

The Plan Zone, Inc. and its designers have prepared these plans in accordance with the information provided by the client. It is the responsibility of the client to review these plans and to make sure that they meet all requirements for the intended use. The Plan Zone, Inc. and its designers are not responsible for any errors or omissions in these plans. The client is responsible for all dimensions and conditions on the job site. The client is responsible for obtaining all necessary permits and approvals. The Plan Zone, Inc. and its designers are not responsible for any changes made to these plans by others. The client is responsible for all costs associated with these plans, including but not limited to, the cost of the plans, the cost of any changes made to the plans, and the cost of any permits or approvals. The Plan Zone, Inc. and its designers are not responsible for any delays in the construction of the project. The client is responsible for all costs associated with any delays in the construction of the project. The Plan Zone, Inc. and its designers are not responsible for any damages to the property or to any persons or property on the property. The client is responsible for all damages to the property or to any persons or property on the property. The Plan Zone, Inc. and its designers are not responsible for any injuries to any persons on the property. The client is responsible for all injuries to any persons on the property. The Plan Zone, Inc. and its designers are not responsible for any accidents on the property. The client is responsible for all accidents on the property. The Plan Zone, Inc. and its designers are not responsible for any theft or vandalism on the property. The client is responsible for all theft or vandalism on the property. The Plan Zone, Inc. and its designers are not responsible for any fire or other casualty on the property. The client is responsible for all fire or other casualty on the property. The Plan Zone, Inc. and its designers are not responsible for any natural disasters on the property. The client is responsible for all natural disasters on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of God on the property. The client is responsible for all acts of God on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of war on the property. The client is responsible for all acts of war on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of terrorism on the property. The client is responsible for all acts of terrorism on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of civil disobedience on the property. The client is responsible for all acts of civil disobedience on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of riot on the property. The client is responsible for all acts of riot on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of insurrection on the property. The client is responsible for all acts of insurrection on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of rebellion on the property. The client is responsible for all acts of rebellion on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of sedition on the property. The client is responsible for all acts of sedition on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of treason on the property. The client is responsible for all acts of treason on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of piracy on the property. The client is responsible for all acts of piracy on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of mutiny on the property. The client is responsible for all acts of mutiny on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of desertion on the property. The client is responsible for all acts of desertion on the property. The Plan Zone, Inc. and its designers are not responsible for any acts of treason on the property. The client is responsible for all acts of treason on the property.

Date: 12.22.16
Drawn By: J.A.B.
Project Name:

SHEET NUMBER

3



BONUS FLOOR PLAN

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

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 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. HEDGE SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015 R312.1 & R311.7.3
8. HABITABLE ATTICS AND ATTIC SPACES THAT ARE ACCESSED BY STAIRS SHALL BE PROVIDED WITH A MINIMUM OF ONE 36 INCH WIDE 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.
9. 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. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST 18 INCHES WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
M1309.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT...EAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.
EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTION.
10. 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 2015 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 WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED IF REQUIRED BY LOCAL CODES AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND "DO" INTO THE ATTIC. IRC 2015, M1507.2

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N·C·B·D·C
JOHN MARK L. BOONE
CERTIFICATION NO. 09-151

Pre-Drawn Plan ID:
BB-2282R-3C-YC

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Date: 12.22.16
Drawn By: J.A.B.
Project Name:

SHEET NUMBER
4