

12003 CANTER LN

19724168

1/9/2008

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

CERTIFICATE OF COMPLETION/OPERATION PERMIT

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 5913B DATE: 7/27/05
TC: 19724168 ☑ L ☑ CRT
SERIAL 19412

Name of Owner NVR Inc, Ryan Homes Juris.:
Address of Property 12003 Canter Ln

Inspection Data:

Tank Material 1500
Total Length of Drainfield 410
Number of Lines septic 3 / washer 2 @ S 3(90') W 2(70')
Cover Depth 12 - 16"
Water Supply Source Municipal
Distance to Water Source >10'
Excavation Inspected 7/27/05
Tank(s) Inspected 7/27/05
Wash Line Inspected 7/27/05
High Water Alarm Inspected 7/27/05

PLOT
See installation approval

Design 2005, 1500ST, 1000DT, PI, Washer Box 140'EZ Flow / Septic 210'EZFlow CTR# RCS

The undersigned has inspected the Septic Tank System described above, and certifies it has been
☒ installed or constructed ☐ altered or repaired
☒ in accordance with the permit issued ☐ as detailed in the plot above
and meets the provisions of 15A NCAC 18A. 1900, "Laws And Rules For Sewage Treatment and Disposal Systems" in effect on the date of issuance of the permit. This issuance of this
☐ Certificate of Completion ☒ Operation Permit
does not in any way guarantee that the system will operate properly or relieve any person now or hereafter owning, controlling, or using such system from any liability resulting from the failure of the system to operate properly. This document is issued subject to those restrictions and conditions shown on the permit(s) and the provisions of 15A NCAC 18A. 1990 in addition to those listed below under "COMMENTS." This document shall be null and void if any information contained in the application is untrue or if any additions are made to the property which would increase the requirements for said system.

Notice: Disturbance of the designated repair area may result in the suspension/revocation of this permit.

COMMENTS: Septic System installed for a 4 Bedroom Residence. Type IIIBg Repair Area

Phil J. Walker RS
Environmental Health Specialist

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

INSTALLATION, CONSTRUCTION, ALTERATION, AND/OR REPAIR APPROVAL

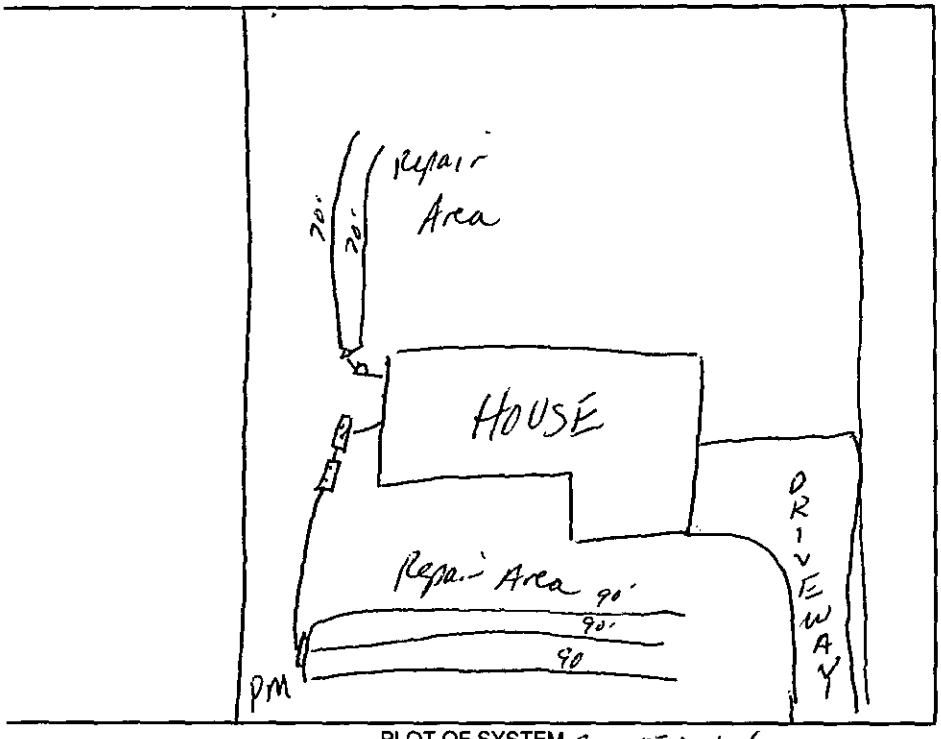
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 5913B DATE: 7/14/05

TC: 1972468 ☑L

SERIAL 19937

Permission is hereby given to ✓ Install or Construct, _____ Alter or Repair the individual septic tank wastewater treatment system with subsurface, soil absorption, effluent discharge as specified herein at the described location. This permit is granted based upon the information supplied in the application dated 3/28/05. All work shall be completed on or before 8/14/05, after which date this permit shall be null and void. The system shall meet all of the construction requirements of 15A NCAC 18A. 1900 which are in effect on the date of the granting of this permit. A Certificate of Completion or an Operation Permit must be obtained from the Mecklenburg County Health Department before any system can be covered up or placed into service. The issuance of this permit does not in any way guarantee that the system anticipated to be constructed will operate properly, or relieve any person now or hereafter owning, controlling or using such system from any liability resulting from the failure of the system to operate properly.



PLOT OF SYSTEM CANTER LN

Liquid Capacity of Septic Tank 1500 gallons

Liquid Capacity of Dosing Tank 1000 gallons

Tank Construction PCC

Trench Depth 36"

Absorption and/or Nitrification Lines:

Trench Width 3 feet

Trench Walls Scored and Porous yes

Total Line Length septic 270' washer 140 feet

Number of Lines 3(90') 2(70')

Depth of Stone NA inches

Distance from House 5' feet

Distance from Property Line 10' feet

Distance from Well > 100' feet

NOTICE: This system shall not be installed while soils are in a wet condition.

NAME OF OWNER ~~X~~ NVR, INC

LOCATION OF PROPERTY 12003 Canter Ln septic

Comments: Innovative Septic System 1500ST, 1000DT, PI, preisure manifold, 3 lines x 90'long x 3'wd, Washer, Washer box, D-Box, 2 lines x 70'long x 3'wd

Philo S. Walker RS

Environmental Health Specialist

WHITE - HEALTH DEPARTMENT's COPY • CANARY - E.H.S. COPY • PINK - OWNER OR AGENT's COPY

FEE: 300.00
DATE: 4/4/05
X33575 JBA

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

ACS
LD 123796

PERMIT NUMBER: 5913B
PARCEL NUMBER: 197-241-68

JOB LOCATION ADDRESS: 12003 CANTER LANE
PROPERTY OWNER: NUR,INC
BUILDING CONTRACTOR: RYAN HOMES
SUBDIVISION NAME: THE MEADOWS OF MINT HILL
AUTHORIZATION ISSUED BY: PHILO WALKER DATE: 04/06/05

Philo A. Walker RS
DENR/DEH AUTHORIZED AGENT

AUTHORIZATION CONDITIONS

1. WASTEWATER SYSTEM CONSTRUCTION AND INSTALLATION MUST MEET ALL CONDITIONS AND SPECIFICATIONS AS SET FORTH IN IMPROVEMENT PERMIT NUMBER 5913B, AND THE ATTACHED SITE PLAN WITH SYSTEM DETAILS. CONSTRUCTION AND INSTALLATION MUST ALSO MEET ALL REQUIREMENTS SET FORTH IN THE RULES GOVERNING SANITARY SEWAGE COLLECTION, TREATMENT, AND DISPOSAL AND ANY OTHER APPLICABLE RULES AND LAWS.

2. AN *INSTALLATION, CONSTRUCTION, ALTERATION AND/OR REPAIR APPROVAL* MUST BE SECURED PRIOR TO INSTALLATION OF THE SEPTIC TANK SYSTEM. THE INSTALLER OF THE SYSTEM SHALL BE A REGISTERED SEPTIC TANK CONTRACTOR WITH THE MECKLENBURG COUNTY HEALTH DEPARTMENT.

3. ANY ALTERATION IN SITE OR SOIL CONDITIONS (INCLUDING LOCATION OF STRUCTURES AND APPURTENANCES) OR MODIFICATION IN USE, DESIGN WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS AS SPECIFIED IN THE ASSOCIATED IMPROVEMENT PERMIT AND APPLICATION, MAY SUBJECT THIS CONSTRUCTION AUTHORIZATION AND ASSOCIATED PERMIT(S) TO REVOCATION.

4. THIS CONSTRUCTION AUTHORIZATION AS PROVIDED IN G.S. 130A-335(f) AND G.S. 130A-336(b) SHALL BE VALID FOR A PERIOD EQUAL TO THE VALIDITY OF THE IMPROVEMENT PERMIT, NOT TO EXCEED 60 MONTHS.

5. OTHER CONDITIONS:
AGREEMENT FORMS REQUIRED

CONDITIONS OF IMPROVEMENT PERMIT / CONSTRUCTION AUTHORIZATON

Permit Number: **5913B** Tax Number: **197-241-68**

- The IMPROVEMENT PERMIT is *subject to revocation if site plans* or the intended use change. There is to be **NO** grading, filling, or disturbance of the soil in the area of the septic tank system or repair area.
- CONSTRUCTION AUTHORIZATION must be obtained prior to receiving a Building Permit. The Construction Authorization is ***NOT*** *transferable. Do* not clear, grade, fill or disturb soil prior to obtaining a Construction Authorization.
- Domestic-type wastewater only. No industrial process wastewater may be discharged into the system.

Basement: ☐ Yes ☒ No ☐ Partial Basement

Primary Wastewater System

Type: ☐ I ☐ II ☒ III ☐ IV ☐ V ☐ VI

☐ Conventional
☐ Prefabricated, permeable block panel system
☐ Shallow Placed Conventional
☐ Low Pressure Pipe
☐ Large Diameter Pipe
☐ Fill
☐ Other
☒ Innovative or Experimental:

.3 Long-term acceptance rate (GPD/ft^2)	480 Max gallons/day wastewater flow	1200 Absorption Area (ft^2)	9 Trench spacing (min. on centers) (ft)
Serviced by private well: ☐ Yes ☒ No	1500 Gallon septic tank	400 Total trench length (ft)	30 Maximum trench depth (in) (At least 12" of provisionally suitable soil must remain between trench bottom and unsuitable soil conditions.)
4 Bedrooms in residence	1000 Gallon pump tank	NA Depth of stone (in)	

Any surface water present: **NO** Type: Minimum separation distance (ft):

Additional conditions: **AGREEMENT FORMS REQUIRED, HOUSE PLANS SHALL BE FILED**

Repair Area System

Type: ☐ I ☐ II ☒ III ☐ IV ☐ V ☐ VI

☐ Conventional
☐ Prefabricated, permeable block panel system
☐ Shallow Placed Conventional
☐ Low Pressure Pipe
☐ Large Diameter Pipe
☐ Fill
☐ Other
☒ Innovative or Experimental:

1200 Absorption Area (ft^2) 400 Total trench length (ft)	NA Depth of stone (in)	9 Trench spacing (min. on centers) (ft)	30 Maximum trench depth (in)

The undersigned, an *authorized agent of the* MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the Request for the Job Location contained in this document. The approval is granted in accordance with the provisions of Laws and Rules For Sewage Treatment, and Disposal Systems in effect at the time of issuance of the permit and is subject to the following provisions:

*** No work shall be conducted on the septic tank system until an Installation, Construction, Alteration and/or Repair Approval is granted by this Department.

*** *This Improvement permit is transferable.*

Philo S. Walke RS 4/6/05
DENR Authorized Agent Date

Patrice Garner 4/15/05
Owner/Agent Signature Date

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 N. TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE: (704) 336-5103
FAX: (704) 336-6894

NC DENR
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

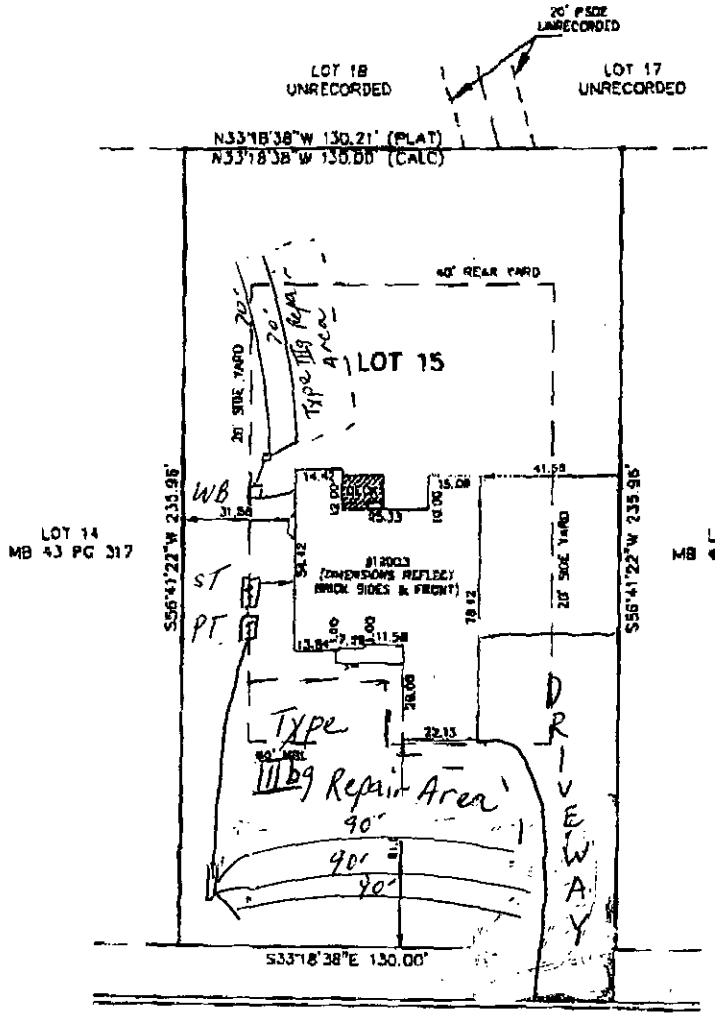
SITE DEVELOPMENT PLAN

PREPARED BY:

DELTA LAND SERVICES, INC.
8033 FLORENCE AVENUE, SUITE 100
CHARLOTTE, NORTH CAROLINA 28212
(704) 536-6190

THIS SITE PLAN IS TO SHOW THE PROPOSED LOCATION OF THE HOUSE ON THE LOT AND IS NOT TO BE RELIED UPON FOR CONSTRUCTION.

SCALE 1"=40'



CANTER LANE
60' PUBLIC R/W

NOTE: DELTA LAND SERVICES IS NOT RESPONSIBLE FOR ANY CHANGES DUE TO UNRECORDED COVENANTS AND RESTRICTIONS

STAKEOUT ☐

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision THE MEADOWS OF MINT HILL, MAP 1 County Mecklenburg
Address 12003 Canter Lane Owner Ryan Homes
Lot 18 Block ___ Plan Mandrague Elevation B Drive (Left) ___ (Right) Side (Courtyard) ___ Deck X
Patio ___ Fireplace X Garage (1 Car) ___ (2 Car) ___ (3 Car) X Brick 3 Side Basement ___ Curtain Wall ___ X
Crawl ___ Slab ___ Other Morning Room, Sitting Room, Bay Window at Dinette, Partial Front Porch

REVISED: CHANGED TO SITE PLAN WITH RECORDED PLAT DWN: GHL CKD: [illegible] DATE: 04/ 07/ 05

K:\MEADOWS\MM-0015.DWG - GHL

COMMENTS

4 Bedroom Residence
Innovative septic system
1500ST, 1000DT
Lift pump required
septic drain field
3 lines x 90' long x 3' wd 270 LF
Washer drainfield
Washer box
2 lines x 70' long x 3' wd 140 LF
Agreement forms shall be recorded and on file prior to Cons Authorization release.
pressure manifold distribution

Patrice Garner
4/15/05

Project No. 123796

FILE COPY	
FILED FOR REGISTRATION	DOC. # 800780
DATE 4/14/05	TIME 1:37 pm
BOOK 18604	PAGE 137
STAMPS	REC FEE 20.00
JUDITH A. GIBSON REGISTER OF DEEDS MECKLENBURG COUNTY, NC	

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

WASTEWATER TREATMENT AND DISPOSAL SYSTEM DESIGN AGREEMENT: 15A NCAC 18A .1948 AND ANY OF THE FOLLOWING RULES: .1956; .1957(a); .1957(b); or .1957(c); OR .1969

FILE # 5913B
PARCEL # 197-241-68

The undersigned, NVR, INC DBA Ryan Homes, owner of property located at 12003 Cantu Lane, (the "site") and described in an instrument recorded in Book 43 at Page 317, Mecklenburg Public Registry, hereby acknowledges that the undersigned applied to the Mecklenburg County Health Department (the 'Department") for a permit to install a septic tank sewage disposal system on the site; that the Department evaluated the site for suitability for such a system in accordance with the regulations promulgated by the North Carolina Commission for Health Services as 15A NCAC 18A .1900 *et seq.*; that the Department originally classified the site as "unsuitable" pursuant to the standards set forth in the regulations; that the undersigned requested that the Department reclassify the site as "provisionally suitable" in light of the particular septic tank system proposed by the undersigned; that the Department considered various studies, data, and other information which indicate to the Department that the septic tank system proposed by the undersigned is allowed by the rules; and that the Department therefore reclassified the site as "provisionally suitable" and issued an appropriate permit for such proposed septic tank system.

The undersigned further acknowledges that the proper design, construction, operation and maintenance of such septic tank system is the responsibility of the designer, owner, developer, installer, or user of the system, as applicable, and that neither the Department nor its officials, employees, or agents warrant or guarantee that the said system installed pursuant to the permit issued by the Department will function in a satisfactory manner for any given period of time or that the Department, its officials, employees or agents assume any liability for any damages of any kind which are caused, or which may be caused, by a malfunction of such system.

The undersigned further acknowledges that the following conditions will apply to the site:

This instrument was prepared by: NVR, INC. DBA Ryan Homes
Mail after recording to: 10815 David Taylor Dr
Charlotte, NC 28262

$200.00 mail X33575
3/28/05

GWS – RES. APP 12/04

PERMIT APPLICATION FOR A RESIDENTIAL SITE IMPROVEMENT PERMIT / CONSTRUCTION AUTHORIZATION FOR ON-SITE WASTEWATER SYSTEM NEW WELL INSTALLATION OR REPAIR OF EXISTING WELL MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES

FILE # 5913B

SEPTIC / TYPE APPLICATION: ☐ NONE ☒ NEW SYSTEM EXISTING SYSTEM: ☐ EXPANSION/ALTERATION ☐ REPAIR

WELL / TYPE APPLICATION: ☒ NONE ☐ NEW WELL ☐ MAJOR REPAIR ☐ ABANDONMENT

JOB LOCATION INFORMATION:
TAX/PARCEL #: 19724168
STREET ADDRESS: Canter Lane, 2003
CITY: Mint
STATE: NC ZIP: 28227
SUBDIVISION OR MOBILE HOME PARK NAME: The Meadows of Mint Hill
LOT #: 15
TOWNSHIP:
☐ 0-MECKLENBURG ☐ 4-PINEVILLE
☐ 1-CHARLOTTE ☐ 5-MATTHEWS
☐ 2-DAVIDSON ☐ 6-HUNTERSVILLE
☐ 3-CORNELIUS ☒ 7-MINT HILL

BUILDING INFORMATION:
TYPE OF BUILDING:
☐ SINGLE MOBILE HOME (S) ☐ MODULAR HOME (M)
☐ DOUBLE WIDE (D) ☐ MULTIPLE FAMILY (U)
☒ HOUSE (H) ☐ OTHER
HEATED SQUARE FOOTAGE: 3500
NUMBER OF BEDROOMS: 5
NUMBER OF OCCUPANTS: 4

FOUNDATION FOR RESIDENCE:
☐ CONCRETE SLAB ☐ BASEMENT WITH PLUMBING
☒ CRAWLSPACE ☐ BASEMENT WITH NO PLUMBING

IF PLANNING TO EXPAND/ALTER THE EXISTING SYSTEM INDICATE THE FOLLOWING CHANGES:
NUMBER OF BEDROOMS TO BE ADDED: NUMBER OF ADDITIONAL OCCUPANTS IN THE RESIDENCE:
WILL THERE BE A HOME BUSINESS IN THE RESIDENCE? ☐ YES ☒ NO TYPE:

WATER SUPPLY:
☒ MUNICIPAL (M) ☐ PUBLIC (C) ☐ PRIVATE WELL (P) ☐ SHARED WELL (S) ☐ OTHER 'SPRINGS' (O)
PROPOSED USE OF WELL: ☒ N/A ☐ IRRIGATION ☐ POTABLE ☐ GEOTHERMAL ☐ OTHER

ARE ANY OF THE FOLLOWING LOCATED ON THE PROPERTY? IF SO, PLEASE SHOW LOCATION ON SITE PLAN/PLAT.

BURIED CABLES, LANDFILLS, STUMPHOLES	☐ YES	☒ NO	WELLS, SPRINGS, OR WATER LINES	☐ YES	☒ NO
EXISTING WASTEWATER SYSTEMS	☐ YES	☒ NO	DESIGNATED WETLANDS	☐ YES	☒ NO
EASEMENTS OR RIGHT-OF-WAYS	☐ YES	☒ NO	GRADING/SOIL REMOVAL PERFORMED	☐ YES	☒ NO

PROPERTY OWNER:
NAME: NVR, INC.
ADDRESS: 10815 David Taylor Dr., Ste 160
CITY: Charlotte
STATE: NC ZIP: 28262
HOME PHONE: WORK PHONE: 704-548-3534
MOBILE PHONE: FAX: 704-503-0798

LEGAL AGENT FOR PROPERTY OWNER, IF APPLICABLE:
NAME: Kim Stanley
ADDRESS: PO Box 176
CITY: Stanfield
STATE: NC ZIP: 28163
HOME PHONE: 704-792-9639 WORK PHONE:
MOBILE PHONE: 704-791-6852 FAX: 704-792-9639

WHAT DATE WAS THE PROPERTY ORIGINALLY DEEDED AND RECORDED? 2005
WHAT IS THE ANTICIPATED CLOSING DATE FOR THIS PROPERTY? 2005

*An Improvement Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

Kim Stanley 3/28/05
Owner's/Agent's Signature Date

NORTH CAROLINA DEPARTMENT OF
ENVIRONMENT & NATURAL RESOURCES DIVISION
OF ENVIRONMENTAL HEALTH ON-SITE
WASTEWATER SECTION

*A Well Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

Owner's/Agent's Signature Date

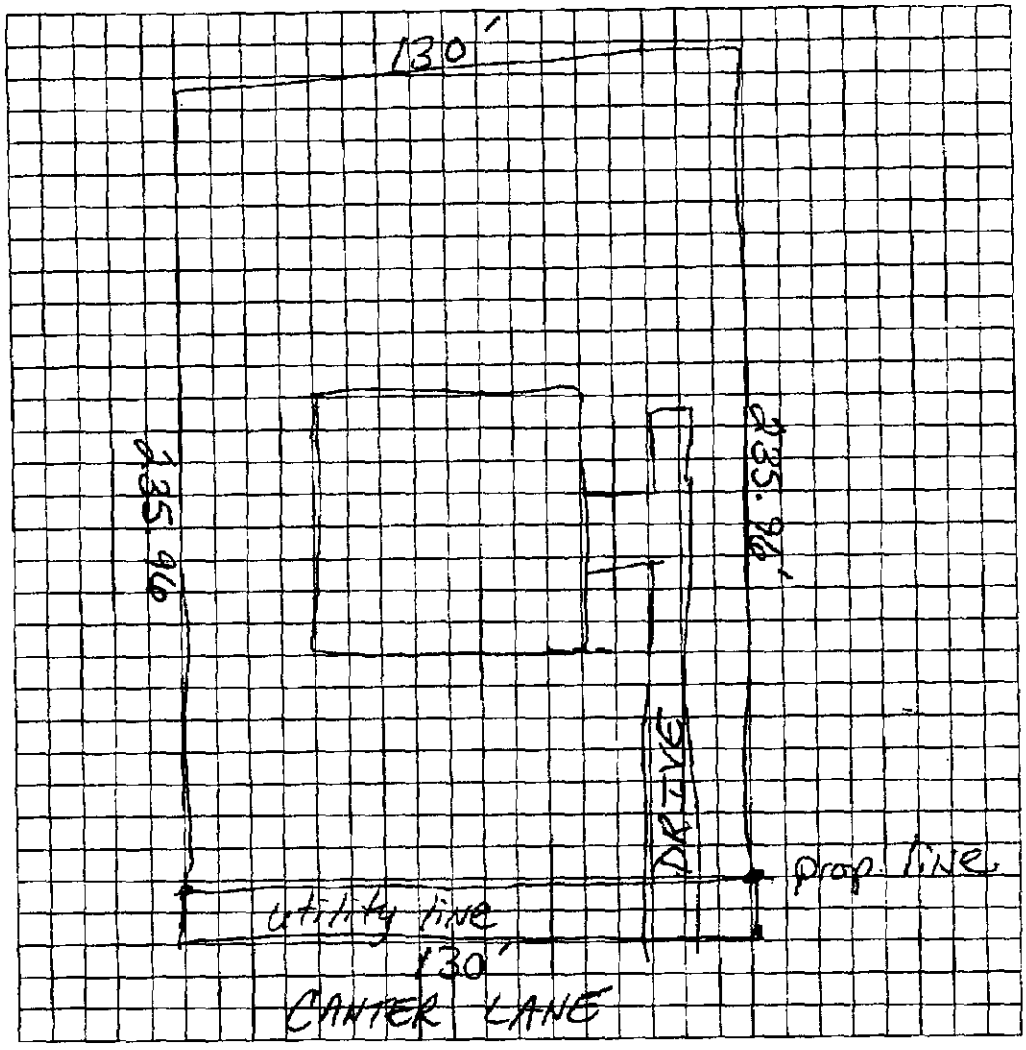
MECKLENBURG COUNTY HEALTH DEPARTMENT
GROUNDWATER & WASTEWATER SERVICES
700 N. TRYON ST., SUITE 211
CHARLOTTE, NC 28202
704-336-5103 / FAX: 704-336-6894

Mecklenburg County
Land Use & Environmental Service Agency
Groundwater & Wastewater Services
700 N. Tryon St., Suite 211
Charlotte, NC 28202
Phone: (704) 336-5103
Fax: (704) 336-6894

File # 5913B
Date_____

PROPOSED PLOT PLAN

A map showing existing and proposed property lines and easements with dimensions, the location of the single family residence, non-single family residence, or other facility, and appurtenances, the site for the proposed well, and the location of existing or proposed sewer lines and/or sewage disposal systems, surface water bodies, aboveground or underground storage tanks. Name all roads adjoining the property. If this a repair indicate the type of repair.



Owner/Agent Signature	Kim Stanley
Date	3/28/05

LBC 12/15/04

SITE DEVELOPMENT PLAN

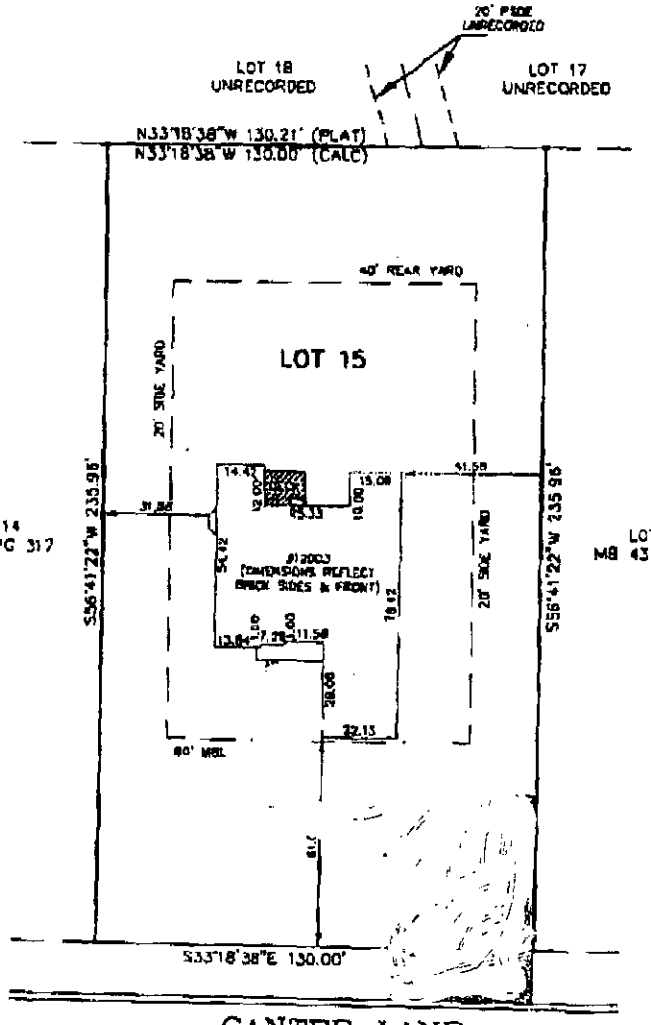
PREPARED BY:

DELTA LAND SERVICES, INC.
8033 FLORENCE AVENUE, SUITE 100
CHARLOTTE, NORTH CAROLINA 28212
(704) 536-6190

THIS SITE PLAN IS TO SHOW THE PROPOSED LOCATION OF THE HOUSE ON THE LOT AND IS NOT TO BE RELIED UPON FOR CONSTRUCTION.



SCALE 1"=40'



CANTER LANE
60' PUBLIC R/W

NOTE: DELTA LAND SERVICES IS NOT RESPONSIBLE FOR ANY CHANGES DUE TO UNRECORDED COVENANTS AND RESTRICTIONS

STAKEOUT ☐

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision THE MEADOWS OF MINT HILL, MAP 1 County Mecklenburg
Address 12003 Canter Lane Owner Ryan Homes
Lot 15 Block ___ Plan Montague Elevation B Drive (Left) ___ (Right) ___ Side (Courtyard) ___ Deck X
Patio ___ Fireplace X Garage (1 Car) ___ (2 Car) ___ (3 Car) X Brick 3 Side Basement ___ Curtain Wall X
Crawl ___ Slab ___ Other Morning Room, Sitting Room, Bay Window at Dinette, Partial Front Porch

REVISED: CHANGED TO SITE PLAN WITH RECORDED PLAT DWN: CHL CKD: [illegible] DATE: 04/07/05

I:\MEADOWS\466-0015.DWG - CHL

Department of Environment, Health, and Natural Resources
Division of Environmental Health
On-site Wastewater Section

Sheet: 1 of 2
Property ID: 197-241-68
Lot #: 15
File #: 5913B
Code: 2

ACS

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

Owner: NVR, Inc
Applicant:
Address: 10815 David Taylor Drive, Charlotte, N.C. 28262
Date Evaluated: 3/30/2005
Proposed Facility: Residence
Design Flow (.1949): 600gpd
Property Size: .7a
Location of Site: 12003 Canter Lane
Property Recorded:
Water Supply: [x] Public [ ] Individual [ ] Well [ ] Spring [ ] Other
Evaluation Method: [x] Auger boring [ ] Pit [ ] Cut
Type of Wastewater: [x] Sewage [ ] Industrial Process [ ] Mixed

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 (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
1	LS, 8	0-6	GR/CL	FR/SEXP/SS/SP	>48" TO SOIL WETNESS	48	N/A	NONE	PS, IV .3GPD/FT^2
		6-28	SBK/C	FI/SEXP/S/P					
		28-48	SBK/CL	FR/SEXP/SS/SP					
2	"	0-7	GR/CL	"	"	"	"	"	"
		7-48	SBK/C	FI/SEXP/S/P					
3	"	0-13	GR/CL	FR/SEXP/SS/SP	"	"	"	"	"
		13-48	SBK/C	FI/SEXP/S/P					

Description	Initial System	Repair System
Available Space (.1945)	US	US
System Type(s)		
Site LTAR	.3GPD/FT^2	.3GPD/FT^2

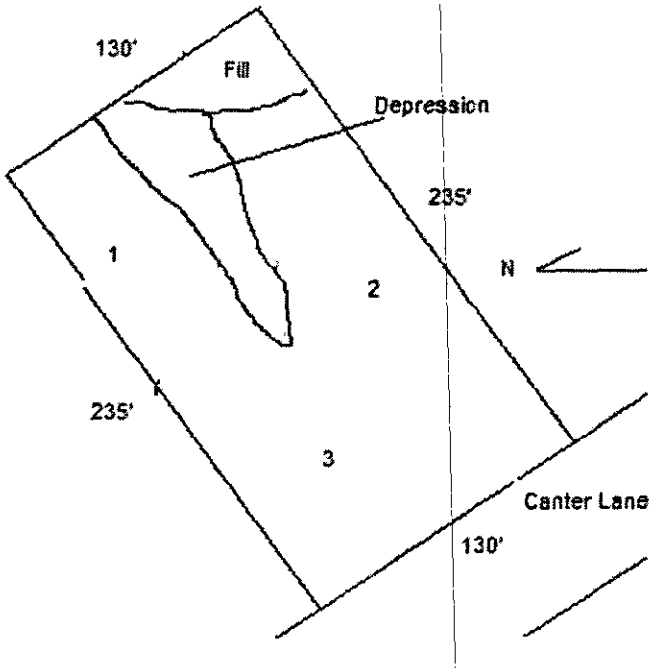
Other Factors (.1946):
Site Classification (.1948): UNSUITABLE
Evaluated By: W. R. Marlin, LSS, 3/31/2005,
Others Present:

COMMENTS:
100% repair

Landscape Position	Group	Texture	.1955 LTAR	Structure
R-Ridge	I	S-Sand	1.2 - 0.8	SG-Single Grain
SS-Shoulder Slope		LS-Loamy Sand		M-Massive
LS-Linear Slope				CR-Crumb
FS-Foot Slope	II	SL-Sandy Loam	0.8 - 0.6	GR-Granular
NS-Nose Slope		L-Loam		SBK-Subangular Blocky
HS-Head Slope				ABK-Angular Blocky
CC-Concave Slope	III	SI-Silt	0.6 - 0.3	PL-Platy
CV-Convex Slope		SICL-Silty Clay Loam		PR-Prismatic
T-Terrace		CL-Clay Loam		
FP-Flood Plain		SCL-Sandy Clay Loam		
	IV	SC-Sandy Clay	0.4 - 0.1	
		SIC-Silty Clay		
		C-Clay		

Consistence Moist	Consistence Wet	Mineralogy
VFR-Very Friable	NS-Non-Sticky	SEXP-Slightly Expansive
FR-Friable	SS-Slightly Sticky	EXP-Expansive
FI-Firm	S-Sticky	
VFI-Very Firm	VS-Very Sticky	
EFI-Extremely Firm	NP-Non-Plastic	
	SP-Slightly Plastic	
	P-Plastic	
	VP-Very Plastic	

Sketch of Soil Evaluation Locations



Ryan Homes

MONTAGUE

NOTE:
THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSION LINES AND NOTES SUPERCEDE ALL SCALE REFERENCES.

DEC 14 2004

	SLAB			CRAWL SPACE			CURTAIN WALL			FULL BASEMENT			ATTACHED GARAGE / ROOMS	
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	THREE CAR GARAGE	STANDARD DETAILS
SPEC SHEET	1			1			1			1				D-1
FRONT, SIDE, AND REAR ELEVATIONS - SIDING		2 3 4 5 6 7 8 9 10 11			2 3 4 5 6 7 8 9 12 13 15 16			2 3 4 5 6 7 8 9 14.1 14.2			2 3 4 5 6 7 8 9 15.1 15.2		15	D-2
FRONT, SIDE, AND REAR ELEVATIONS - BRICK													15	D-3
FOUNDATION														D-4
PLUMBING PLAN	16.1										16.2 16.3			D-5
BASEMENT PLAN		17.1	17.1		17.1	17.1		17.1	17.1		17.2	17.2	15	D-6
FIRST FLOOR PLAN		19	19		19	19		19	19		19	19		D-7
SECOND FLOOR PLAN		20	20		20	20		20	20		20	20		D-8
SECOND FLOOR PLAN - TWO BATH	21			21			21			21				D-9
BUILDING SECTION	22			22			22			22				D-10
BUILDING SECTION - GARAGE	23			23			23			23				D-11
BUILDING SECTION - GARAGE W/ BONUS AND MORN. RM.	24.1			24.1			24.1			24.1				D-12
STAIR SECTION - STANDARD	24.2			24.2			24.2			24.2				D-13
STAIR SECTION - UPGRADE	25	26.1		25	26.1		25	26.1		25	26.1			D-14
KITCHEN PLANS										26.2	26.3			D-15
BASEMENT ELECTRICAL	27.1			27.1			27.1			27				D-16
FIRST FLOOR ELECTRICAL	28			28			28			28				D-17
SECOND FLOOR ELECTRICAL	29			29			29			29				D-18
SECOND FLOOR ELECTRICAL - TWO BATH	30			30	30.1	30.1	30	30.1	30.1	30	30.2			D-19
FIRST FLOOR JOIST LAYOUT	31			31			31			31				D-20
SECOND FLOOR JOIST LAYOUT	32			32			32			32				D-21
SECOND FLOOR JOIST LAYOUT - TWO BATH	33	34	35	33	34	35	33	34	35	33	34	35		D-22
ROOF FRAMING	36			36			36			36				D-23
TRUSS BRACING DETAILS														D-24
BRACED WALL PANEL DETAIL														D-25
														D-26
														D-27
														D-28
														D-29
														D-30
														D-31
														D-44
														SP-1
														SP-2
														SP-3

Reduced Not to Scale

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210 North Carroll Street
Thurmont, MD 21788

BASE SQUARE FOOTAGE		
FIRST FLOOR	GROSS SQ. FT:	1199
SECOND FLOOR	GROSS SQ. FT:	879
HOUSE TOTAL	GROSS SQ. FT:	2078

ELEVATIONS SQ. FT.		
ELEVATION "A"	GROSS SQ. FT:	+ 0
ELEVATION "B"	GROSS SQ. FT:	+60

ADDITIONAL SQ. FT.		
MORNING ROOM	GROSS SQ. FT:	+166
2' DINETTE EXTENSION	GROSS SQ. FT:	+28
BONUS ROOM (TWO-CAR)	GROSS SQ. FT:	+402
BONUS ROOM (THREE-CAR)	GROSS SQ. FT:	+564
SITTING AREA	GROSS SQ. FT:	+147

ADDITIONAL SQ. FT.		
UNFINISHED BASEMENT	GROSS SQ. FT:	+1466
RECREATION ROOM	GROSS SQ. FT:	+811
MEDIA ROOM	GROSS SQ. FT:	+187
BASEMENT BATH	GROSS SQ. FT:	+48

FOOTPRINT (BASE HOUSE)	
WIDTH:	54'-0"
DEPTH:	56'-0"

MNT00-02 CS-1

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PARTIAL FIRST FLOOR PLAN

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

OPTIONAL PARTIAL PORCH "BFD"

ELEVATION "B"

"ELB"

OPTIONAL BRICK VENEER FRONT "EVA"

OPTIONAL TRAY CEILING "BFD"

OPT. CROWN MLDG. AND CHAIR RAIL

CASED OPENING STANDARD WITH COLUMN OPTION

OPTIONAL 6" TAPERED COLUMNS "VAN"

OPT. CROWN MLDG.

OPTIONAL PARTIAL PORCH "BFD"

TRUSS ABOVE

OPT. CROWN MLDG.

DINING ROOM

FOYER

LIVING ROOM OPT. STUDY

"MAS"

SEE DETAIL 5/A-6 FOR UPGRADE MIRROR AND BASE TRIM

OPTIONAL SITTING AREA

"MAR"

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

OPTIONAL DOUBLE PATIO DOOR AT SITTING ROOM SIDE "DPR"

OPTIONAL WINDOWS AT SITTING ROOM SIDE "MDR"

(2) 2 X 8 HDR.

SLOPED CEILING

SITTING AREA

OPT. CASING AT OPENING

(1) JK

SEE FRAMING DETAIL 5/A-1

OPTIONAL MORNING ROOM

"MAA"

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

OPTIONAL WINDOWS MORNING ROOM SIDE "MBA"

MORNING ROOM

(2) 2 X 8 HDR.

SEE FRAMING DETAIL 5/A-1

ELEVATION "A"

"ELA"

OPTIONAL BRICK VENEER FRONT "EVA"

OPTIONAL BAY WINDOW DINETTE "MDT"

OPTIONAL WINDOWS DINING ROOM "MBD"

OPTIONAL WINDOWS DINETTE "MDT"

(2) 2 X 8 HEADER

OPTIONAL 2'-0" DINETTE EXTENSION "BE"

LINE OF OPTIONAL MORNING ROOM "MAA"

LINE OF OPTIONAL SITTING AREA "MAR"

FIRST FLOOR PLAN

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

OPTIONAL FULL PORCH "BFA"

HEADER ABOVE W/O PORCH TRUSS W/ PORCH

DINING ROOM

FOYER

LIVING ROOM OPT. STUDY

"MAS"

STEPS W/ GRAIN SPACE OR CURTAIN WALL ONLY

KITCHEN

"MAK"

DINETTE

FAMILY ROOM

"MAF"

OPTIONAL CATHEDRAL CEILING "BCF"

(2) 2X6 HDR. W/ CATHEDRAL CEILING ONLY

2-CAR GARAGE

OPTIONAL TWO-CAR SIDE ENTRY GARAGE "GCC"

OPTIONAL TWO-CAR FRONT ENTRY GARAGE "GCB"

16'-0" x 7'-0" GARAGE DOOR

OWNER'S BEDROOM

CROWN MOLD STANDARD ON INSIDE OF TRAY CEILING

OPTIONAL TRAY CEILING "BTY"

OWNER'S BATH

SEAT

LAUNDRY

CLOSET

POWDER ROOM

OVAL MIRROR

OWNER'S BATH

VERT. VEIN VOID

OWNER'S BATH

VERT. VEIN VOID

BEAM DETAILS

N.T.S.

OPTIONAL FULL PORCH SIDE ENTRY GARAGE "GCC"

WALL SECTION

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

30" CABINETS

42" CABINETS

TUB PLATFORM FRAMING DETAIL

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

OPTIONAL SERVICE DOOR "SDO"

TUB DECK NOTES:

- RIVA 6 TUB PLATFORM ASSEMBLY HEIGHT TO BE 17 1/4"
- INSTALL 3/8" PLYWOOD OVER 17 1/4" KNEEWALLS
- ALL HATBRUN TO BE 2 X 4'S UNLESS NOTED
- INSTALL FILLER PANELS AS NEEDED TO SUPPORT TUB

BATH ELEVATIONS

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

OWNER'S BATH

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

OWNER'S BATH

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

NOTES:
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR
2. SEE FLOOR PLAN FOR SHOWER LOCATION BY DIVISION

OWNER'S BATH

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

OWNER'S BATH

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

OWNER'S BATH

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

POWDER ROOM

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

PEDESTAL SINK BY DIVISION

NOTES:

1. ALL HEADERS ARE (2) 2 X 6 UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 2-1/2" UNLESS OTHERWISE NOTED.
3. SEE FRAMING NOTES FOR ADDITIONAL INFORMATION.
4. OPT. CASED OPENINGS.
5. ALL INTERIOR OPENINGS ARE 7'-0" (6'-8" TO FU ABOVE FINISHED FLOOR.
6. DOUBLE JACKS EITHER END ALL DOUBLE WINDOWS UNLESS OTHERWISE NOTED.
7. NOTE: NO POST, CONFLICTS, OR INTERSECTIONS IN GARAGE SEPARATION WALLS.

GARAGE DOOR BEAM NOTES:

(2) 2x10xDFT-1 1/2" HDR W/ (2) JKS EA. END W/O BONUS ROOM W/O BRICK

HSS12x8x1/4 STEEL BEAM W/ 5/8"x 8" STEEL PLATE WELDED TO BOTTOM FLANGE W/ (2) JKS EA. END W/O BONUS ROOM W/ BRICK (SEE BEAM DETAIL)

(2) 1 3/4"x14"x17'-9" PW (4) JKS, EA. END W/O BONUS ROOM W/ BRICK

HSS12x8x1/2" STEEL BEAM W/ 5/8"x 8" STEEL PLATE WELDED TO BOTTOM FLANGE W/ (4) STP #2 JKS EACH END W/ BONUS ROOM W/ BRICK (SEE BEAM DETAIL)

(2) 1 3/4"x16"x18'-0" LVL W/ (2) JKS. FRONT (5) JKS. AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/ BONUS ROOM AND CRAWL-SPACE OR CURTAIN-WALL FOUNDATIONS OR W10x15x8'-0" STEEL BEAM W/ (2) JKS AT FRONT (5) JKS AT REAR W/ BONUS ROOM AND SLAB FOUNDATION

(2) 1 3/4"x14"x17'-9" LVL W/(3) JKS AT FRONT (2) JKS AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/O BONUS ROOM OR (2) 1 3/4"x16"x18'-0" LVL W/ (2) JKS. FRONT (5) JKS. AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/ BONUS ROOM AND CRAWL-SPACE OR CURTAIN-WALL FOUNDATIONS OR W10x15x8'-0" STEEL BEAM W/ (2) JKS AT FRONT (5) JKS AT REAR W/ BONUS ROOM AND SLAB FOUNDATION

(2) 1 3/4"x14"x17'-9" LVL W/(3) JKS AT FRONT (2) JKS AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/O BONUS ROOM

(2) 1 3/4"x16"x18'-0" LVL W/ (2) JKS. FRONT (5) JKS. AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/ BONUS ROOM AND CRAWL-SPACE OR CURTAIN-WALL FOUNDATIONS

(2) 1 3/4"x14"x17'-9" LVL W/(3) JKS AT FRONT (2) JKS AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/O BONUS ROOM

(2) 1 3/4"x16"x18'-0" LVL W/ (2) JKS. FRONT (5) JKS. AT REAR W/ (5) ROWS 16d NAILS AT 12" O.C. W/ BONUS ROOM AND CRAWL-SPACE OR CURTAIN-WALL FOUNDATIONS

SHEET NO.	MODEL	SET NO. MNTOO
A-4	MONTAGUE	VERSION 02
	DRAWING TITLE: FIRST FLOOR PLAN	DRAWN BY: RLG
		DATE: 8/15/02
17.1	OPTION DESCRIPTION: SLAB FOUNDATION / CRAWL SPACE FOUNDATION / CURTAIN WALL FOUNDATION	OPTION: FSA / FCA / FCW

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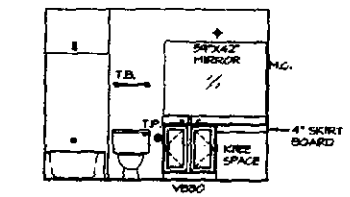
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BY:

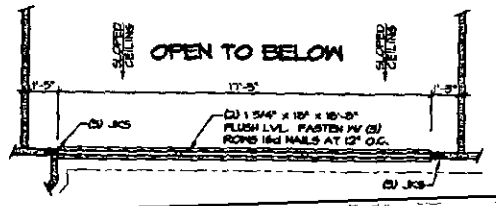
BY:

REV. NO.	DATE	REMARKS
19	6-4-04	RLG - REVISED HEADER NOTE AT OWNER'S BATH
20	6-21-04	RLG - REVISED "ELB" PORCH DEPTH
21	7-22-04	BWJ - REVISED FLOORING BREAK LOCATION
22	7-28-04	MBT - REV OWNERS BATH VAN
23	8-12-04	MBT - ADDED NOTES TO FIREPLACES
24	8-16-04	RLG - REVISED PLUMBING WALL
25	8-20-04	JGS - ADDED BAY WINDOW DETAIL BUBBLE
26	9-7-04	RLG - REVISED HEADER W/ 2 CAR SIDE ENTRY GARAGE
27	10/12/04	BWF - REVISED OWNERS BATH VANITY "B"



A A-5 **BATH #1**

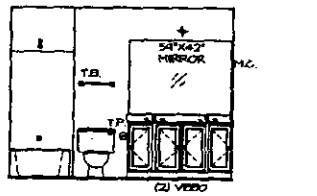
SCALE: 1/4" = 1'-0" SINGLE BOWL VANITY "WD"



3 A-5 **PARTIAL SECOND FLOOR PLAN**

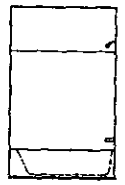
SCALE: 1/4" = 1'-0"

OPTIONAL VAULTED FAMILY ROOM CEILING "RCP"



A A-5 **BATH #1**

SCALE: 1/4" = 1'-0" DOUBLE BOWL VANITY "WD"



B A-5 **BATH #1**

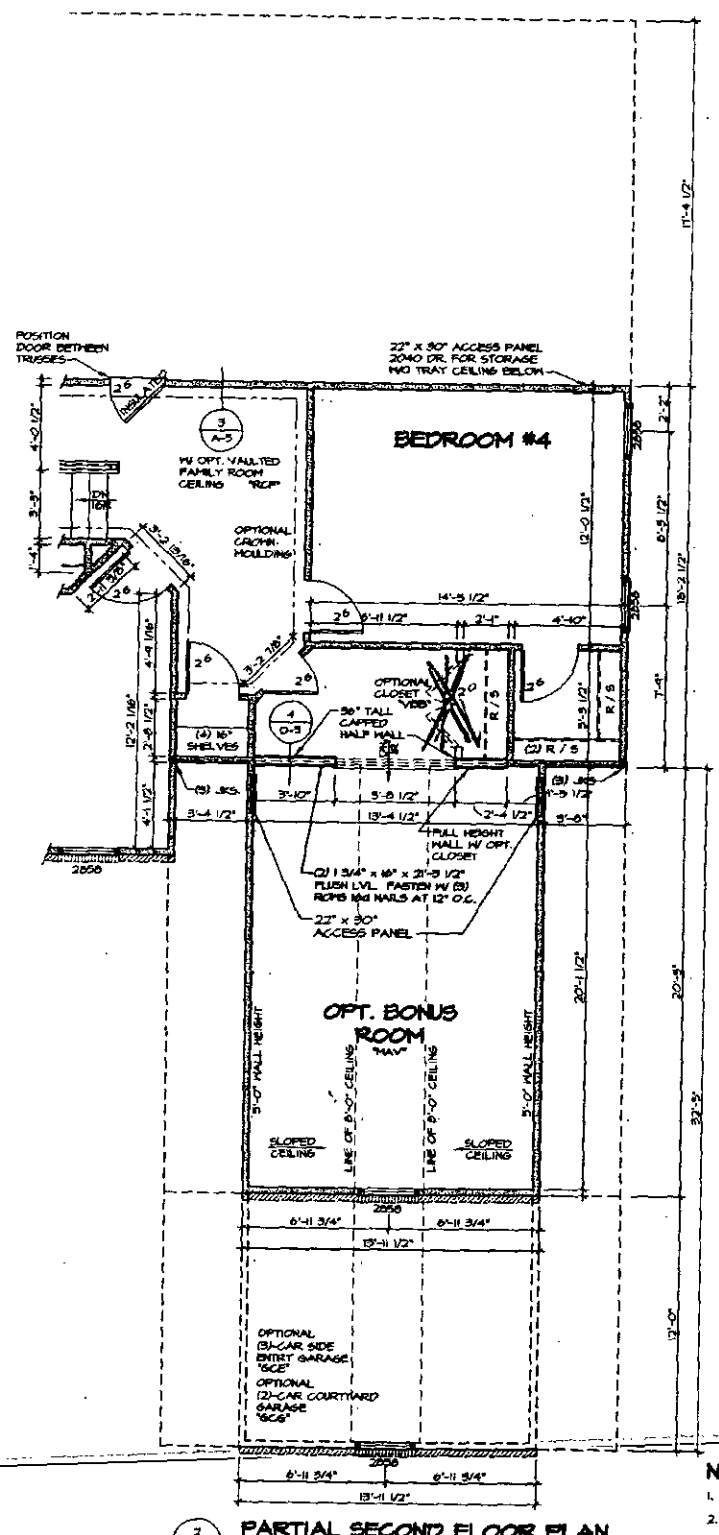
SCALE: 1/4" = 1'-0"

4 A-5 **BATH ELEVATIONS**

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

1 A-5 **SECOND FLOOR PLAN**

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



7 A-5 **PARTIAL SECOND FLOOR PLAN**

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

OPTIONAL BONUS ROOM "MAV"

NOTES:

1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
2. ALL WALL ARE 5 1/2", UNLESS OTHERWISE NOTED.
3. HATCHED AREAS INDICATE DROPPED CEILINGS

REV. NO.	DATE	REMARKS
1	3-20-02	RL6 - CREATED VERSION 01
2	4-26-02	RL6 - ADDED HEIGHT OF 2nd FLOOR FOYER, VERIFY
3	6-12-02	RL6 - CHANGED 2040 ACCESS PANEL TO 22"X30" ACCESS PANELS
4	8-26-02	JRS - CREATED VERSION 02
5	11-2-02	RL6 - ADDED VERSION DETAIL 10 ELEVATION "B"
6	1-15-04	RL6 - REVISED ELEV. "B" GIRDER TRUSS JACKS
7	4-5-04	JRS - ADDED MECH ACCESS
8	11-24-04	RL6 - REVISED ACCESS PANEL NOTE
9	11-26-04	RL6 - REVISED ACCESS PANEL NOTE

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Architectural Services
210 North Carroll Street
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SET NO. MNTG02
VERSION 02
DRAWN BY RL6
DATE: 8/1/02
OPTION

MODEL MONTAGUE
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-5

19

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