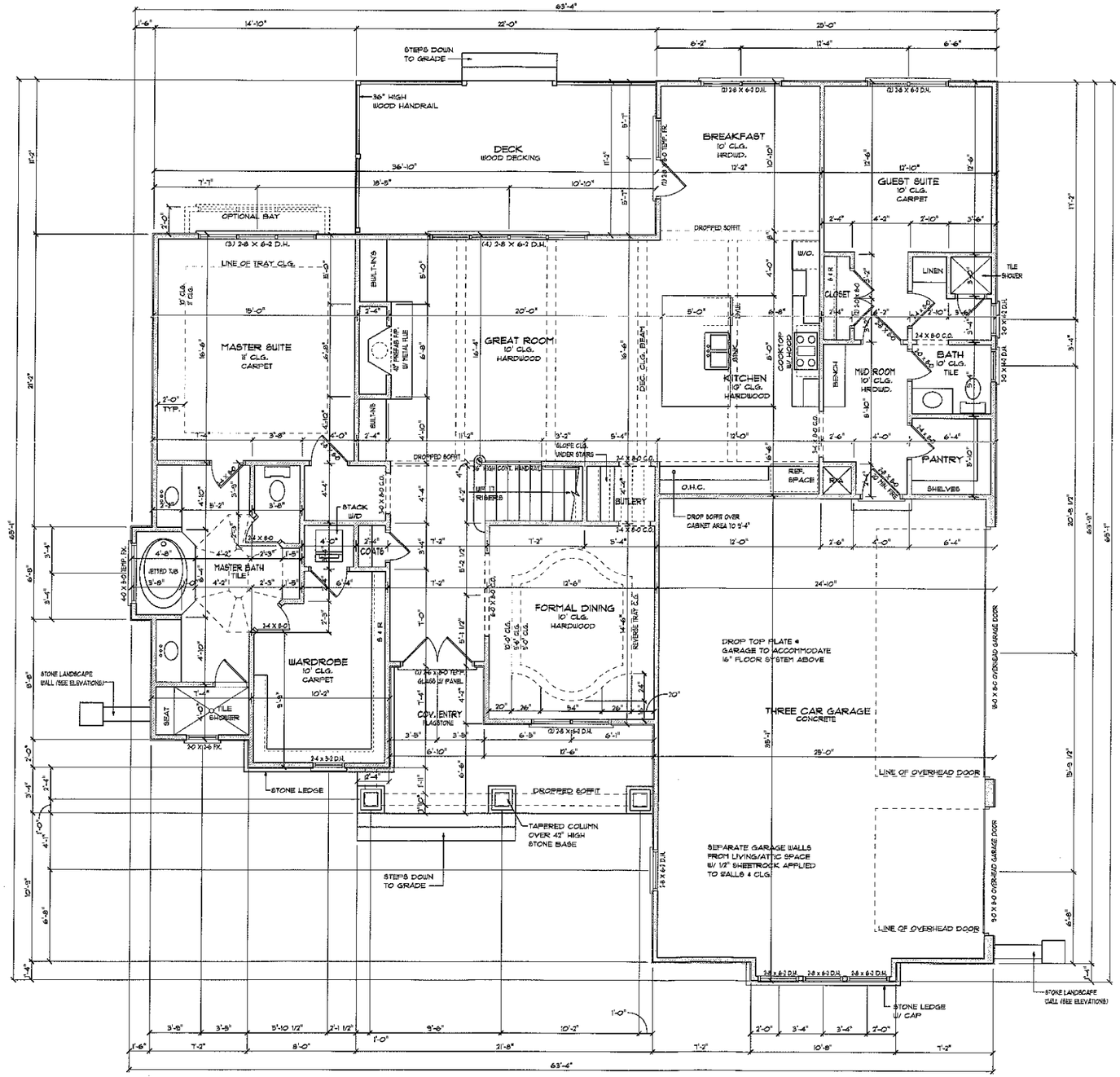
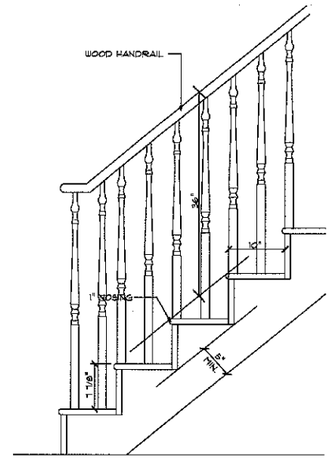


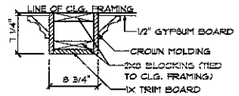
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



STAIR SECTION

SCALE 1" = 1'-0"



BEAMS @ CEILING DETAIL

SCALE 1" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Date 12/9/2013

Date 12-12-13

SQUARE FOOTAGE	
FIRST FLOOR HEATED	2084
SECOND FLOOR HEATED	1508
TOTAL HEATED AREA	3592
COVERED ENTRY	160
THREE CAR GARAGE	850
TOTAL UNDER ROOF	4602

FIRST FLOOR NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- SEE SECOND FLOOR FRAMING PLAN FOR ALL SECOND FLOOR BEAM & FIRST FLOOR HEADER SIZES.
- ALL DOORS WITH GLASS SHOULD BE TEMPERED & WINDOW SHOULD BE TEMPERED PER CODE.

DRAWN BY:

ENGINEERED BY:

ELITE DESIGN GROUP
custom residential designs
P.O. Box 691286
MINT HILL, NC 28227
tel: 704-545-2928
fax: 704-545-0600

DESIGNED BY:

J.J. BARJA

PROJECT:

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ABBYVILLE

DATE:

APRIL 22, 2012

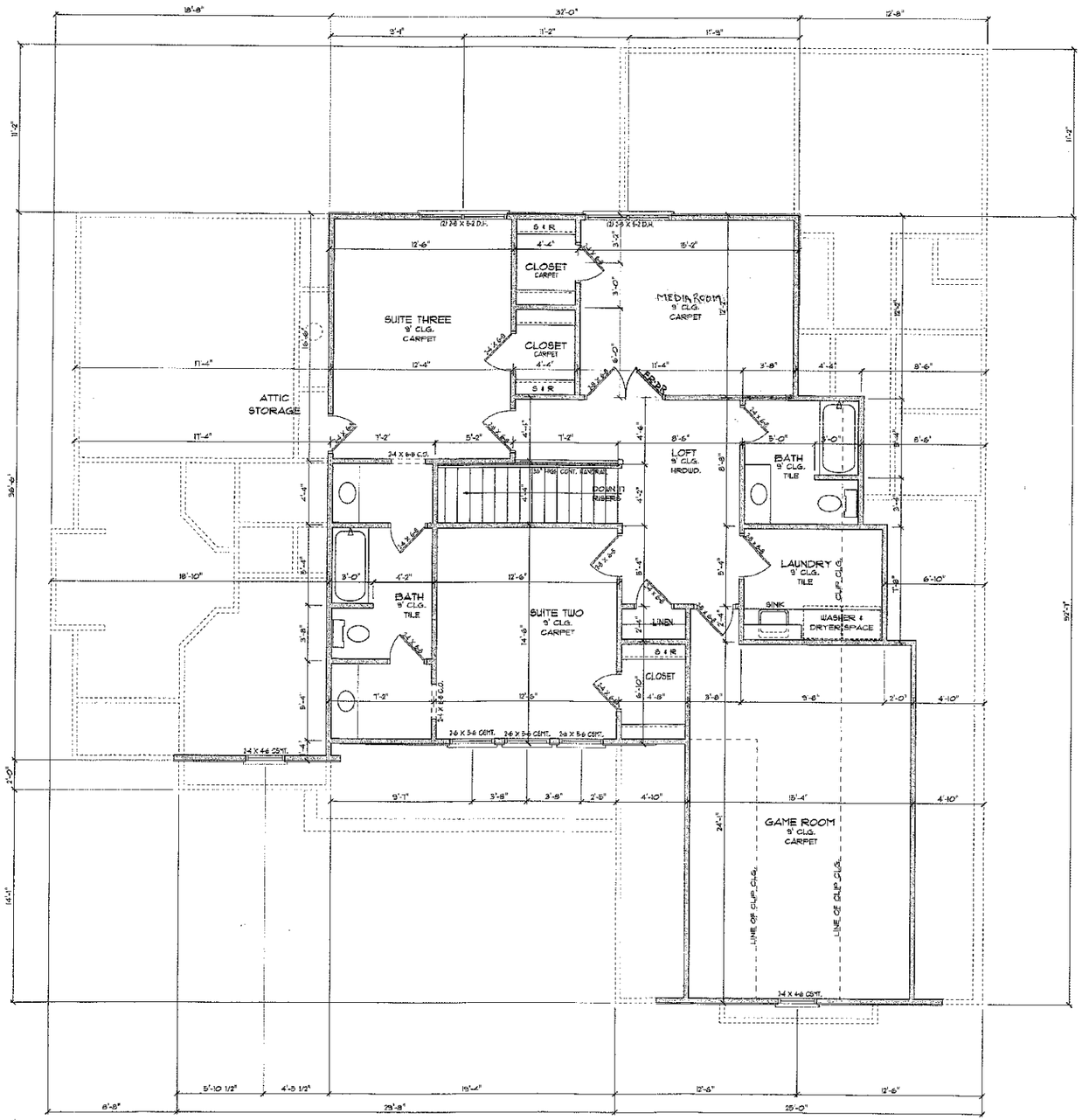
REVISIONS:

REV:

REV:

SHEET

5



Acknowledgement Of Plans Submittal ONLY!

_____ Date 12/9/2017

_____ Date 12-12-13

SECOND FLOOR NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE.
- SEE SECOND FLOOR CEILING PLAN FOR ALL SECOND CLG. BEAM & SECOND FLOOR HEADER SIZES.
- ALL DOORS WITH GLASS SHOULD BE TEMPERED & WINDOWS SHOULD BE TEMPERED PER STATE CODE.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DRAWN BY:

ENGINEERED BY:

ELITE DESIGN GROUP
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tel: 704-545-2928
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DESIGNED BY:
J.J. BARJA

PROJECT:

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ABBYVILLE

DATE:
APRIL 22, 2012

REVISIONS:
REV:
REV:

SHEET
1

NOTES .....

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED

AREAS WERE CALCULATED BY COORDINATE METHOD.

NO NCGS TRAVERSE WAS FOUND TO BE WITHIN 2000'

THIS PROPERTY SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY MAY BE SUBJECT TO WETLANDS REGULATIONS. INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION

THIS LOT HAS A 10' STORM DRAINAGE AND UTILITY EASEMENT WHICH RUNS WITH THE PERIMETER OF THE LOT.

SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC TANKS.

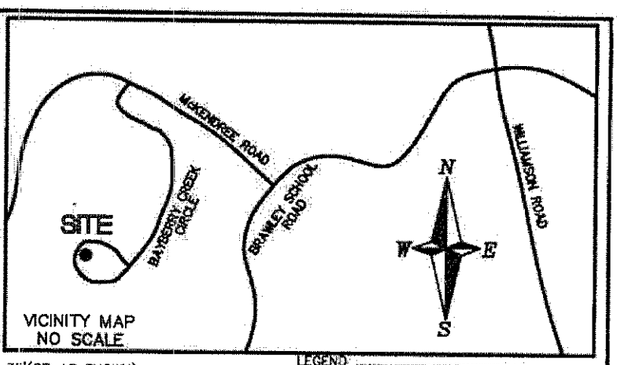
THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 3703130200 C WITH AN EFFECTIVE DATE OF JUNE 22, 1998 PER MAP BOOK 45, PAGE 115.

WATER SUPPLY TO BE BY COMMUNITY WELLS.

THE FARMS HAS ESTABLISHED CERTAIN MINIMUM BUILDING SETBACKS WHICH ARE MORE RESTRICTIVE THAN THOSE SHOWN HEREON. OWNER WILL FURNISH PLATS REFLECTING THESE SETBACKS FOR USE IN HOUSE PLACEMENTS.

THIS PROPERTY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE FARMS WHICH IS RECORDED IN THE IREDELL COUNTY REGISTRY.

"I state that this map was drawn under my supervision from an actual survey made under my supervision (map description recorded in Book 2125, page 2070); that the boundaries not surveyed are indicated as drawn from information in MAP Book 52, page 16; that the ratio of precision or positional accuracy is IN EXCESS OF 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)." This 07 day of OCTOBER, 2013.



VICINITY MAP
NO SCALE

PROJECT INFORMATION

ZONING	RA
MIN. FRONT SETBACK	35'(OR AS SHOWN)
MIN. SIDEYARD	15'
MIN. CORNER SIDEYARD	25'
MIN. REARYARD	35'

*REFER TO ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS.

LEGEND .....
AC - ACRE
CP - COVERED PORCH
DUE - STORM DRAINAGE & UTILITY EASEMENT
MB: - MAP BOOK
R/W - RIGHT OF WAY
SF- SQUARE FEET
WD - WOOD DECK

SR 1215
GRASSHOPPER CIRCLE
EXISTING 60' PUBLIC R/W

CHORD: S18°40'42"E 17.24'
R:192.09' S21°15'00"E 35.00'
17.25'

S21°15'00"E 74.86'

10' D&UE

35' REARYARD

LOT 592
34,091 SF
0.783 AC.
#168

10' D&UE
15' SIDEYARD
15' SIDEYARD
10' D&UE

N90°00'00"E 250.05'
N90°00'00"E 325.75'

BEARINGS BASED ON MB: 52-16

LOT 593
THE FARMS
PHASE 5 MAP 2
MB:52-16

LOT 591
THE FARMS
PHASE 5 MAP 2
MB:52-16

WD
23.67'
7.33'
37.16'
THE ABBYVILLE
21.17'
GARAGE
60.67'
12.50'
CP
5.83'
5.33'
17.50'
1.50'
1.50'
6.67'
6.67'
26.39'
DRIVE
18.00'
8.50'
8.00'
8.50'
30.00'
WALK
87.90'

35' SETBACK

10' D&UE

70.74'
S14°03'15"W

SR 1215
GRASSHOPPER CIRCLE
EXISTING 60' PUBLIC R/W

39.86'
S13°32'35"W
11.98'
S18°44'08"W

NORTH CAROLINA PROFESSIONAL SEAL L-3904 LAND SURVEYOR JOSEPH E. WHALEY JR.

10-10-13

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

MAP FOR

PLOT PLAN FOR CYRAS CUSTOM HOMES

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 50'	DAVIDSON	IREDELL	N.C.	10/07/13

GRASSHOPPER CIRCLE
LOT 592 OF THE FARMS PHASE 5 MAP 2

SURVEYED
MAPPED YWH

YARBROUGH-WILLIAMS & HOULE, INC.
730 WINDSOR OAK COURT CHARLOTTE, NC., 28273
704-556-1990 NCBELS LICENSE # C-0475

MAP RECORDED 52-16
DEED RECORDED 2125-2070