# IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 217000

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

PIN # 4639-72-4954

APPLICANT: BCSC APPLICANT ADDRESS: 2524 RELIANCE AVE. APEX, NC 27539

SITE ADDRESS: 513 S. SAN AGUSTINE DR. Mrsvl. PHONE: 704-658-8616 ALT. PHONE:

SITE DIRECTIONS: PERTH, TL BELLS, TL S. SAN AGUSTINE

SUBDIVISION: BELLS CROSSING SECTION: 4 LOT # 163 LOT AREA: 1.04AC DESIGN FLOW: 600 L.T.A.R.: .25 (.225 R

Septic Tank ~~1250~~ (gal) STB 338 Date 3-6-17
Pump Tank 1500 (gal) PT Date
Pump Make Model Serial #
# Nitrification Fields 1 # Lines 5 Linear Ft: 619'
Trench Width 36" Max. Trench Bottom Depth * 21" * Gravel Depth —

☑ New System ☐ Repair ☐ Expansion System Type: I II (III) IV V VI
System Description: 25% REDUCTION
Repair System Description: LP- PANEL BLOCK
Maintenance Agreement Required: ☐ YES ☑ NO
☑ GRAVITY ☐ PRESSURE

☑ Residence ☐ Business ☐ Other ☑ Slab ☐ Basement w/plumbing
No. Bedrooms 5 No. Persons 10 No. Employees
☐ Crawl Space ☐ Basement w/o plumbing

Water Supply: ☐ Private ☐ Public ☑ Community

Comments / Conditions: If a whole-house ejector pump is used in the basement, a 2nd septic (trash) tank of equal size is required. Recommend pumping septic tank every 3-5 years.

1-31-17: OK to construct house w/ basement per the site plan + floor plans provided. House must be constructed at location shown/permitted. SS

INITIAL SITE SKETCH

SEE PLAN FROM BCSC / ICHD

AS BUILT SKETCH

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: 6/17/16 Installed by: BCSC

IMPROVEMENT PERMIT by: R Ellis APPROVED Date: JUN 15 2016 OPERATION PERMIT by: BA 008 Date: 4-12-17

AUTHORIZATION TO CONSTRUCT by: Date: 11/2/16 Existing System Inspected by: Date:

AC Plans Revised 1-31-17 SS

Health Dept. Copy - WHITE Applicant (Final Approval) - YELLOW Applicant (Conditional Approval) - PINK

## LINE SCHEDULE

| LINE NUMBER | COLOR | FIELD ELEVATION | LENGTH (FT) |
|---|---|---|---|
| 1 | YELLOW | 0.1 | 90 |
| 2 | RED | 1.1 | 110 |
| 3 | WHITE | 2.1 | 138 |
| 4 | BLUE | 3.6 | 145 |
| 5 | GREEN | 4.1 | 80 |
| 6 | YELLOW | 4.4 | 136 |
| 7 | RED | 6.0 | 137 |
| 8 | ORANGE | 7.1 | 126 |
| 9 | GREEN | 8.4 | 114 |
| 10 | WHITE | 9.2 | 88 |
| | | | 1164 |

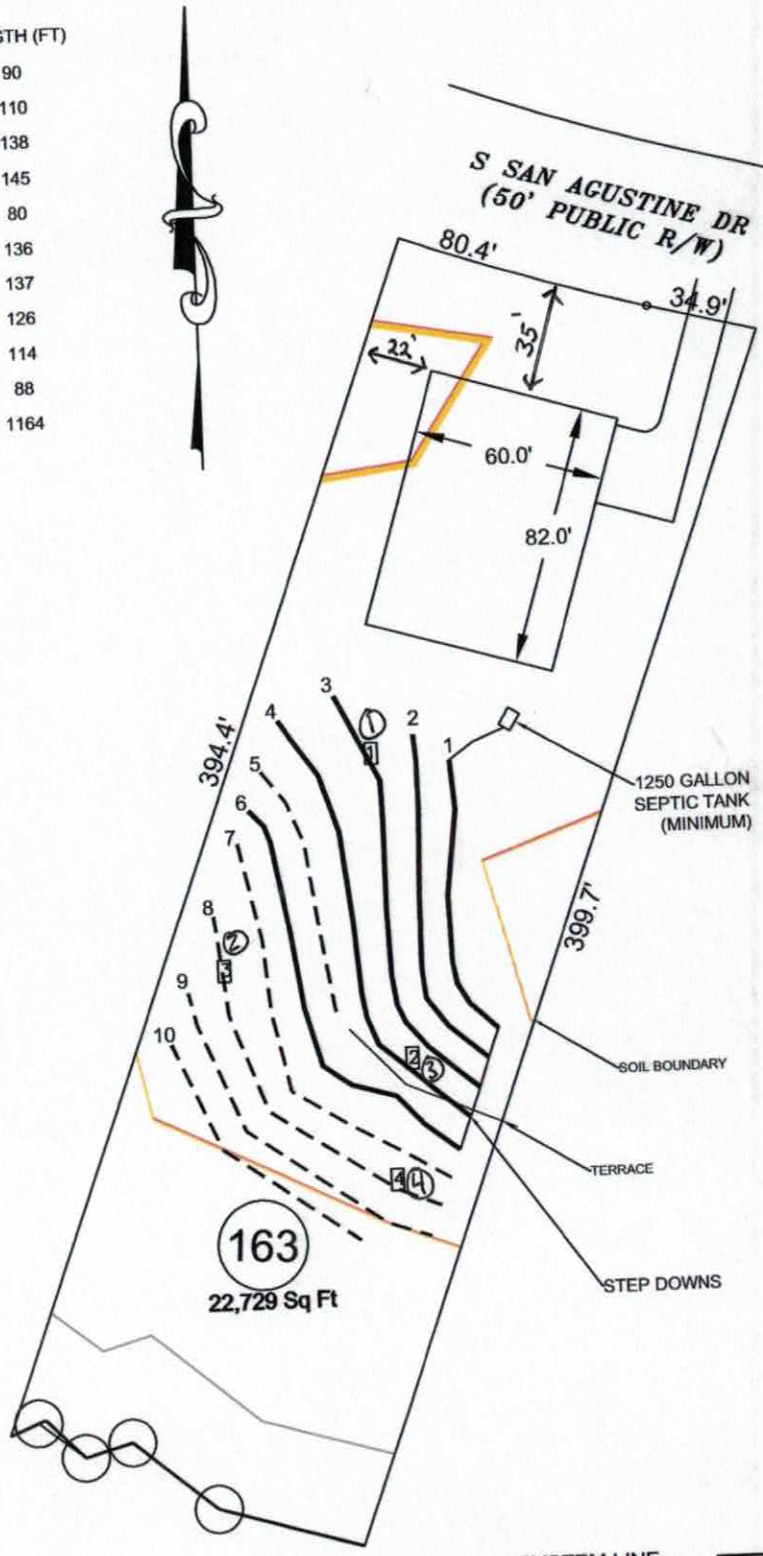
LOT 163 BELLS CROSSING SUBDIVISION

5-BEDROOM ACCEPTED GRAVITY SYSTEM
LINES 1-4 6 TOTAL 619 LINEAR FEET(USE 600')
EZFLOW OR CHAMBER
21" MAX TRENCH DEPTH
LTAR 0.25
25% REDUCTION

5-BEDROOM LPP FED PANEL BLOCK REPAIR
LINES 5 7-10 TOTAL ~~604~~ 545 LINEAR FEET
LTAR 0.225
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES
PROVIDED BY CENTRAL
IREDELL COUNTY HEALTH DEPARTMENT




00 30 60

SCALE:
1" = 60 ft.

**Bateman Civil Survey Company**
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

MeritageHomes

**LOT 163**
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE:5/3/16 DRAWN BY: MDB CHECKED BY: TMB

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

Sheet: 1 OF 1
PIN #: 4639-72-4954
Lot #: 163
Permit #: 217000
AppID:

# SOIL/SITE EVALUATION
## for ON-SITE WASTEWATER SYSTEM

Owner: MERITAGE HOMES
Address: 2524 RELIANCE AVE. APEX, NC 27539
Proposed Facility: SFR Design Flow (.1949) 600
Location of Site: BELLS CROSSING LOT 163
Water Supply: [X] Public [ ] Individual [X] Well [ ] Spring [ ] Other
Evaluation Method: [ ] Auger Boring [X] Pit [ ] Cut
Type of Wastewater: [X] Sewage [ ] Industrial Process [ ] Mixed

Applicant: BCSC
Date Evaluated: 5/24/2016
Property Size: 1.04 AC
Property Recorded: YES

| PROFILE # | .1940 Landscape Position/ Slope% | Horizon Depth (IN.) | SOIL MORPHOLOGY .1941 .1941 Structure/ Texture | .1941 Consistence Mineralogy | b PROFILE FACTORS .1942 Soil Wetness/ Color | .1943 Soil Depth (IN.) | .1956 Sapro Class | .1944 Restr Horiz | Profile Class & LTAR |
|---|---|---|---|---|---|---|---|---|---|
| PIT 1 | LINEAR 18% | 0-36 | C,M,ABK | SS | NA | 63" | MANY SAP @ 36" | 63"+ | .25 |
| | | 36-63 | CL,W,SBK | SS | | | | | |
| PIT 2 | LINEAR 18% | 0-17 | SCL,W,SBK | SS | CH2 @ 57" | 63" | MANY SAP @ 44" | 57" | .25 |
| | | 17-44 | C,M,SBK | SS | | | | | |
| | | 44-63 | CL+SAP | SS | | | | | |
| PIT 3 | LINEAR 18% | 0-13 | C,S,ABK | SS | CH2 @ 33" | 57" | MANY SAP @ 33" | 33" | .25 |
| | | 13-33 | SCL,W,SBK | SS | | | | | |
| | | 33-57 | C+SAP | S | | | | | |
| PIT 4 | LINEAR 18% | 0-59 | C,M,ABK | SS | Y/BR @ 18-59" | 59" | FEW SAP @ 40" | 59" | .225 |

| Description | Initial System | Repair System |
|---|---|---|
| Available Space (.1945) | PS | PS |
| System Type(s) | G-25% RED | LP PANEL BLOCK |
| Site LTAR | .25 | .225 |

Other Factors (.1946):
Soil Evaluation By: BEN ALDRIDGE
Others Present: MICHAEL BENFIELD
Site Classification (.1948): PS
Site Evaluation By: BEN ALDRIDGE
Others Present: MICHAEL BENFIELD

RECEIVED JAN 9 - 2016

# IREDELL COUNTY HEALTH DEPARTMENT
## *ENVIRONMENTAL HEALTH DIVISION*
### Application for IMPROVEMENT PERMIT , AUTHORIZATION TO CONSTRUCT, or EXISTING SYSTEM INSPECTION

*(THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED - APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS)*

**1. APPLICATION FOR:** ☐ Improvement Permit ☑ Authorization To Construct ☐ BOTH ☐ Existing System Inspection

**2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application**
The following optional attachments may also be submitted: ☑ Survey Plat, Scaled no more than 1 Inch = 60 Feet ☑ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet
*Place check ( ) beside whichever is submitted if applicable*

**3. Applicant Information:**

| Applicant Name | Mailing Address | Home Phone # | Alternate Phone # |
|---|---|---|---|
| Meritage Homes of the Carolinas, Inc | 11605 North Community House Road Suite 250 Charlotte, NC 28277 | 704.944.8918 | |
| **Owner Name** | **Mailing Address** | **Home Phone #** | **Alternate Phone #** |
| Meritage Homes of the Carolinas, Inc | same | | |

**4. Property Information:**

| Street Address | Subdivision Name | Section/Phase and Lot Number |
|---|---|---|
| 313 S. San Agustin Dr. | Bells Crossing | Lot 163 |

**Driving Directions:** 150 W - Right on Perth Road - Left into Bells Crossing

**5. RESIDENTIAL Site Development Information:** *(Check or Complete ALL that apply)*

- ☑ New, Single Family Residence
- ( ) New, Multi-Family Residence
- ☐ Expansion of Existing Septic System
- ( ) Repair To Failing Septic System
- ( ) Other

Maximum Number of Bedrooms 5
Maximum Number of Occupants 10
If Expansion, Current Number of Bedrooms ___

- ☐ Crawl Space Foundation?
- ☐ Concrete Slab Foundation?
- ☑ Basement w/Plumbing?
- ☐ Basement w/out Plumbing?

**IF Non- Residential Site Development:**
Type of Business
Square Footage of Building
Maximum Number of Employees
Maximum Number of Seats

**6. Proposed Water Supply:**

( ) New Well ( ) Existing Well ☑ Community Well ( ) City Water ( ) Other Public Water

**7. Desired Septic System Type:** *(You may rank in order of preference, if any)*

☐ ) Alternative ☑ ) Conventional ☐ ) Innovative ( ) Modified Conventional ( ) Other_Excepted__ ( ) No Preference

**8. Please Answer The Following To The Best of Your Ability:**

( ) Yes ☑ No * Does the site contain any jurisdictional wetlands?
( ) Yes ☑ No Is any non-domestic sewage (i.e. industry) to be generated?
( ) Yes ☑ No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

**9. Signature:** Robert Ruthenberg — 1/3/2017
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) — DATE

NEEDS TO BE CLEARED

# IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*

RECEIVED MAR 21 2016

*(THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED - APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS)*

Paid $500.00

1. **APPLICATION FOR:** ✓ **Improvement Permit** ___ **Authorization To Construct** ___ **Existing System Inspection**

#217000

2. **Page 2: *Site Plan Worksheet* Form MUST Accompany This Application**
   The following optional attachments may also be submitted: ✓ **Survey Plat, Scaled no more than 1 Inch = 60 Feet**
   *Place check ( ) beside whichever is submitted if applicable* ✓ **Custom Site Plan, Scaled no more than 1 Inch = 60 Feet**

3. **Applicant Information:**

| | | | |
|---|---|---|---|
| BCSC | 2524 Reliance Ave Apex NC 27539 | | 704-658-8616 |
| **Applicant Name** | **Mailing Address** | **Home Phone #** | **Alternate Phone #** |
| Meritage Homes | 1605 N Community House Rd #250 Charlotte NC 28217 | | |
| **Owner Name** | **Mailing Address** | **Home Phone #** | **Alternate Phone #** |

4. **Property Information:**

| | | |
|---|---|---|
| 313 S San Agustine | Bells Crossing | 4 163 |
| **Street Address** | **Subdivision Name** | **Section/Phase and Lot Number** |

**Driving Directions:** 150 W, R on Perth, L into Bells Crossing, L onto San Agustine
Pass Ph.3 (Abbeville Ct) 12th Lot on the Left

5. **RESIDENTIAL Site Development Information:** *(Check or Complete ALL that apply)*

(✓) New, Single Family Residence
( ) New, Multi-Family Residence
( ) Expansion of Existing Septic System
Repair To Failing Septic System due to ___
( ) Other ___

Maximum Number of Bedrooms 5
Maximum Number of Occupants 10
If Expansion, Current Number of Bedrooms ___

( ) Crawl Space Foundation?
(✓) Concrete Slab Foundation?
( ) Basement w/Plumbing?
( ) Basement w/out Plumbing?

**IF Non- Residential Site Development:** Type of Business ___
Square Footage of Building ___
Maximum Number of Employees ___
Maximum Number of Seats ___

6. **Proposed Water Supply:**

( ) New Well ( ) Existing Well (✓) Community Well ( ) City Water ( ) Other Public Water

7. **Desired Septic System Type:** *(You may rank in order of preference, if any)* ( ) **EXISTING SYSTEM installed** ___ *Year*

( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional (✓) Other ___

8. **Please Answer The Following To The Best of Your Ability:** ( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industry) to be generated?
( ) Yes ( ) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

9. **Signature:** Will Bissell — 3-21-16
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) — DATE

**IREDELL COUNTY HEATLH DEPARTMENT**
***ENVIRONMENTAL HEALTH DIVISION***
**PAGE 2: *SITE PLAN WORKSHEET***

**SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!***

**Place an (X) beside each item as you complete the site plan:**

- x — **Property Line measurements are clearly identified…**
- x — **All proposed structures are indicated…**
  ***SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site***
- x — **Front and side setbacks from property line…**
- x — **Preferred driveway location and configuration, preferred well location…**
- x — **Area you prefer your septic system to be placed…**
- x — **North arrow, or other sufficient indicator of direction…**

**Circle N/A on the following if appropriate:**

- x — **Location of septic systems and wells within 100' of your property…** **N/A**
- x — **Location of easements and rights of ways on your property…** **N/A**
- x — **Location of any designated wetlands on the property…** **N/A**

**Signature:** Rob Rothberg — 1/3/2017
***REQUIRED* property owner or owner's legal representative signature.** — **DATE**

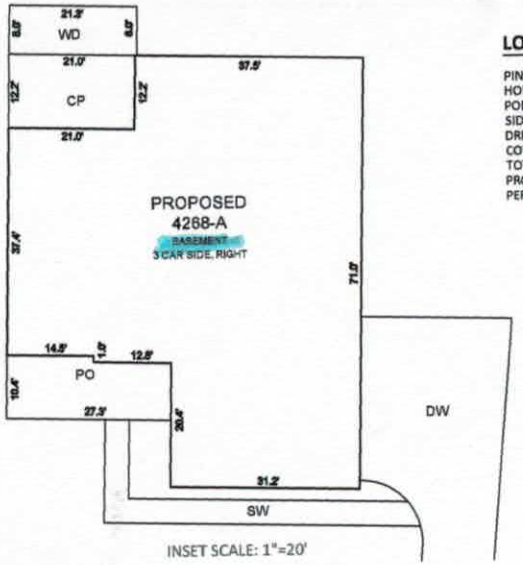
**USE THIS SPACE TO DRAW YOUR SITE PLAN**

Please See Attached Plot Plan and IP Documents Attached



White Copy – Environmental Health — Yellow Copy – Applicant
C:\Users\dlutz\AppData\Local\Microsoft\Windows\Temporary Internet Files\OLK63F0\Application For OSWP Permit (2).doc

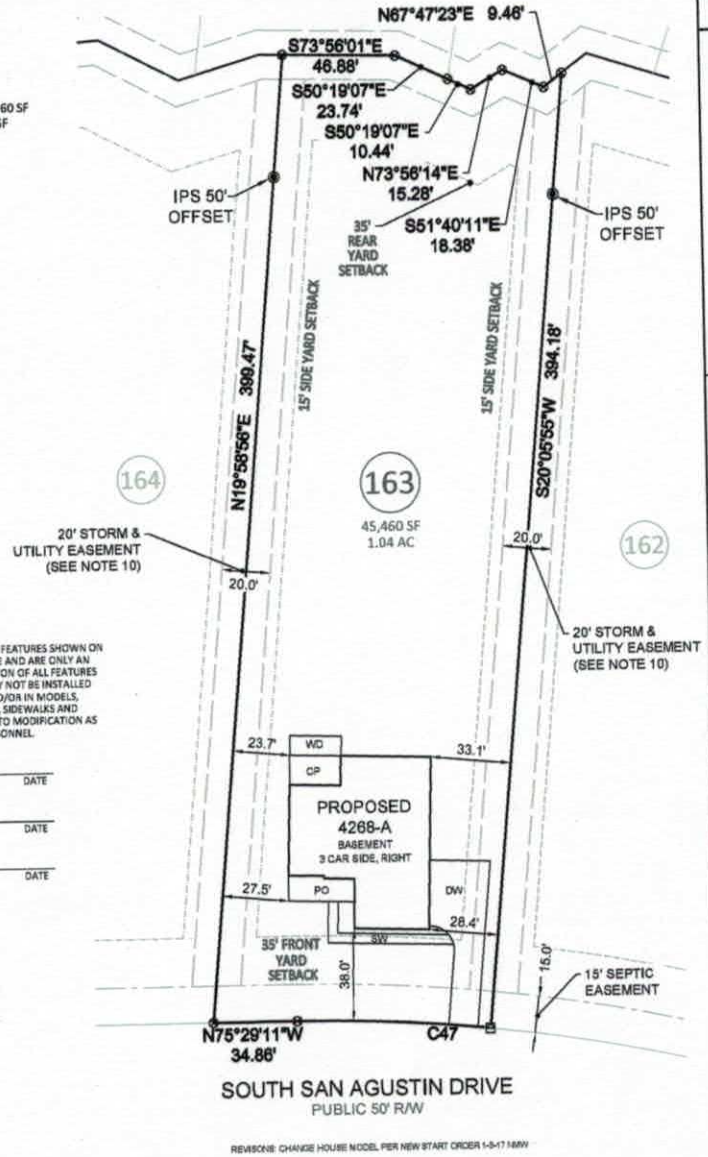
**Signature:** [signature] — 3-21-16
***REQUIRED* property owner or owner's legal representative signature.** — **DATE**




## LOT INFORMATION:

PIN: 4639724954
HOUSE = 3,325 SF
PORCH = 272 SF
SIDEWALK = 257 SF
DRIVEWAY = 1,167 SF
COVERED PORCH = 256 SF
TOTAL LOT AREA = 1.04 AC = 45,460 SF
PROPOSED IMPERVIOUS = 5,277 SF
PERCENT IMPERVIOUS = 11.6 %




REVISIONS: CHANGE HOUSE MODEL PER NEW START ORDER 1-9-17 MMW

## NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
4. VERTICAL DATUM IS ASSUMED. THE LATITUDE, LONGITUDE AND STATE PLANE COORDINATES, IF SHOWN, ARE GIVEN IN NORTH AMERICAN DATUM OF 1983 (NAD83).
5. FIELD EQUIPMENT USED: NIKON TOTAL STATION, EPOCH 35.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
7. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
8. THE PROPERTY LIES IN ZONES "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710463900J & 3710464900J, DATED MARCH 18, 2008.
9. ZONING IS RA.
10. ALL LOT LINES HAVE A 10' UTILITY/STORM EASEMENT ALONG LOT LINES.
11. PROPERTY OWNER: MERITAGE HOMES OF THE CAROLINAS INC.
    11605 NORTH COMMUNITY HOUSE ROAD
    CALHOUN BUILDING, STE. 250
    CHARLOTTE, NC 28277

**NOTE:**

ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTISTS RENDITION, EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS. PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

MERITAGE REPRESENTATIVE _____ DATE _____

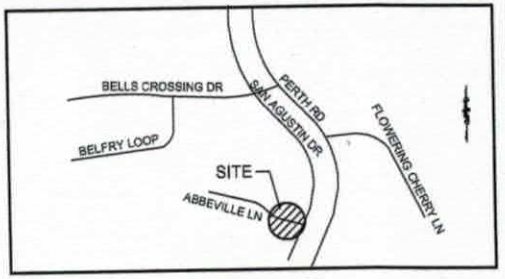
**BUILDING SETBACKS:**

FRONT = 35 ft
SIDES = 15 ft
REAR = 35 ft
LAKE BUFFER = 50 ft
STREET SIDE = 25 ft

SCALE:
1" = 50 ft.

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
| C47 | 80.36' | 725.00' | S72°18'39"E | 80.32' |

**Bateman Civil Survey Company**
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378




**VICINITY MAP**
(Not to Scale)

**LEGEND**

PO = PORCH
CP = COVERED PORCH
P = CONCRETE PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND
● = IRON PIPE SET
⊙ = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
= SEWER MANHOLE
= ELECTRIC BOX
= CABLE BOX
= TELEPHONE PEDESTAL
CI = CURB INLET
SP = SCREENED PORCH
= LIGHT POLE
= CONCRETE MONUMENT

I hereby certify that this map is correct and that the building lies wholly on the lot and that there are no visible encroachments on said lot.

PRELIMINARY

Steven P. Carson, PLS 4752
Date

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

**APPROVAL FOR STAKING:**

THIS PLOT PLAN AS PREPARED BY BATEMAN CIVIL SURVEY CO., IS CORRECT AND IS HEREBY APPROVED FOR STAKING ON THE DATE AS SHOWN BELOW.

MERITAGE HOMES REPRESENTATIVE _____ DATE _____

# PRELIMINARY PLOT PLAN

FOR

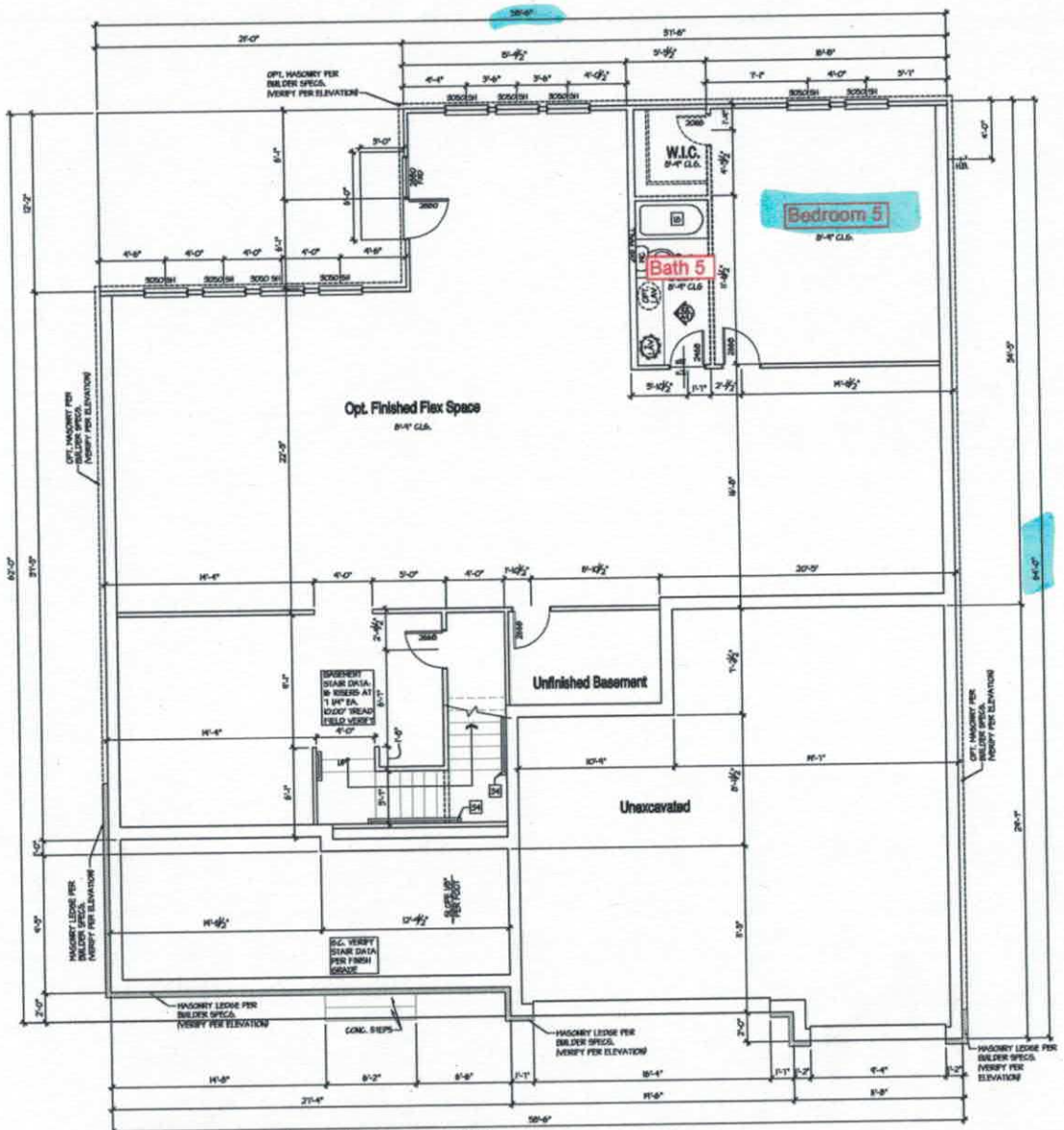
MeritageHomes

**BELLS CROSSING - PHASE FOUR - LOT 163**
313 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 10/11/16 DRAWN BY: MKD CHECKED BY: SPC

REF: BM 63 PG. 146 BCS# 120314 SCALE: 1" = 50'

P:\2012 MLS\120314 Bells Phase 4\dwg\120314 Bells Pre Plat MLS.dwg, 10/26/2017 4:09:09 PM, mwilbur




## Basement Floor Plan - A\D

WALK-OUT BASEMENT OPTION

0 2' 4' 8'

### FLOOR PLAN NOTES:

NOTE: FLOOR

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. 9' RAILING / GUARDRAIL IS PROVIDED. ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. 598 W GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. CODE 109
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER DOOR AS NOTED
14. WIC
15. 42" X 60" 598 20" TO TOP OF DECKING
16. 60"X 60" CORNER TUB
17. 30" X 60" TUB/SHOWER
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPECS.
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 8" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDERS SPECS.
25. BOILER/FURNACE LOCATION
26. ATTIC ACCESS (22 1/2"x32" BLDG.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" ) GYPSUM BOARD ENCLOSURE W/ 5/8" GYP. AT WALLS AND CEILING OF STAIR AND FLOOR 4 11'-0" AT UPPER FLOOR LAND.
28. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
29. GYPSUM BOARD LOW HALL, 38" A.F.F. BULKHEAD OVER CAP.
30. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
31. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
32. HALF WALL W/ HOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
33. PORCH RAIL, SEE ELEVATION.
34. 36"x36" CONCRETE STOOP.
35. 6x6 BEAM.
36. OPTIONAL UPPER CABINETS.
37. OPTIONAL CABINETS.
38. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
39. LINE OF FRAMING ABOVE.
40. LINE OF FRAMING WALL BELOW.
41. 2X4 LOW HALL 42" A.F.F.
42. 2X6 LOW HALL 42" A.F.F.
43. 2X8 LOW HALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 42" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.
49. NO HAND LATCH OR LOCKING KNOB

### FOUNDATION NOTES

NOTE: FOUNDATION

1. STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
2. DROP 10" OF FOUNDATION AT GARAGE DOOR.
3. EMERGENCY EGRESS: WINDOWS SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOW SHALL NOT BE MORE THAN 44" A.F.F.
4. WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS.
5. DROP 10" OF FOUNDATION AT PORCH STOOP.
6. LINE OF FRAMING ABOVE.
7. LINE OF STOOP ABOVE.
8. HANDRAIL.
9. 6'x9" PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
10. 30"x30" CRAWL SPACE ACCESS PANEL, AS REQUIRED BY CODE.
11. APPLY 10 MIL. POLYVAPL GROUND COVER OVER FINISH GRADE OF CRAWL SPACE, OR PER BUILDERS SPECIFICATIONS. INSULATE PER RES. CHECK REQUIREMENTS.
12. MECHANICAL CRAWL SPACE VENTILATION PER LOCAL CODE.
13. OPTIONAL 5 MIRE SHELF LINER
14. OPTIONAL WIRE SHELVING PER BUILDER SPEC.
15. OPTIONAL VANITY
16. FLOOR DRAIN
17. BEAM POCKET
18. LINE OF SLAB ABOVE.
19. PROVIDE MIN. 1/2" GYPSUM BOARD ON WALLS, UNDER STAIR SURFACE, AND ON SOFFITS OF ENCLOSED ACCESSIBLE SPACE UNDER STAIRS.
20. STANDARD BEARING WALL

### TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, C, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHTS:
1'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (LIVING)
9'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (LIVING)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

F. VENT:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. SIGNE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, UNO.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING:
INSTALL PER LOCAL CODE.

Acknowledgement of Plans Submittal ONLY!

Date 1-9-17

Date 1-11-17

1-31-17

ISSUE DATE: 01/17/2014

REVISIONS

5400 Trinity Road
Suite 107
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919-322-2305 Phone

Meritage Homes

**Meritage Homes**

BSB DESIGN

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4201 Wingate Parkway, Suite 200
West Des Moines, Iowa 50266
515.519.3900

JOB NO: 1601006 PROJECT: A
DRAWN: DR, ST CHECKED: A

BASEMENT PLAN - ELEVATION A\D

Plan 4268

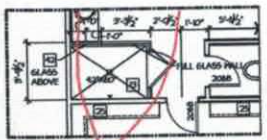
**A0.1A\D**

Acknowledgement of Plans Submittal ONLY!

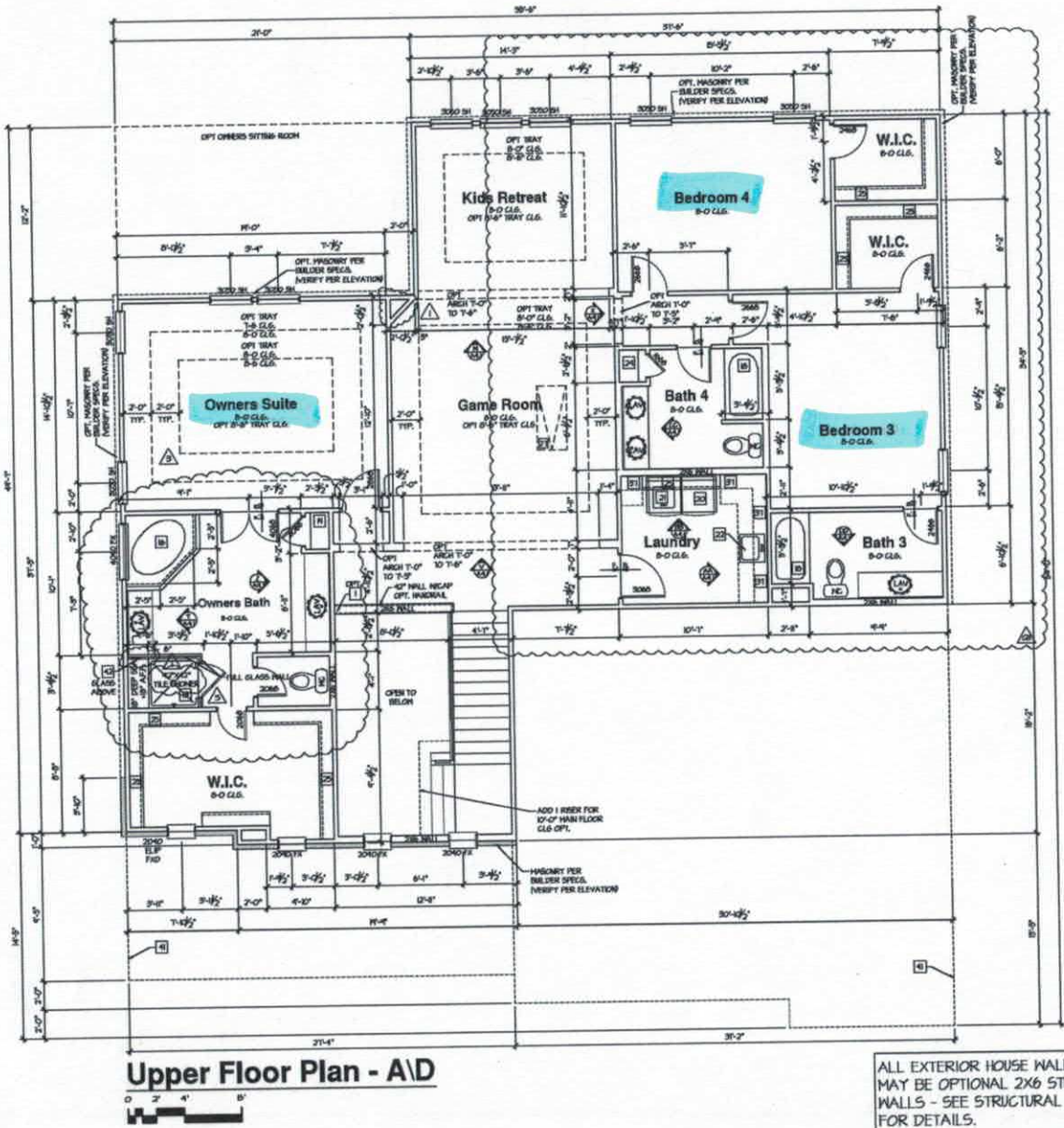
Date 1-9-17

Date 1-11-17

1-31-17



Opt
42x60 Shower




Upper Floor Plan - A\D

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

## FLOOR PLAN NOTES:

1ST FLOOR

8 THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PROFESSIONAL SINK
13. SHOWER (SIZE AS NOTED)
14. [illegible]
15. 42" X 80" TUB 20" TO TOP OF DECKING
16. [illegible]
17. 30" X 60" SHOWER
18. 32" X 60" SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 8" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. [illegible]
26. ATTIC ACCESS (22"X30" MIN.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" )
28. [illegible]
29. GYPSUM BOARD ABOVE @ 11'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (SHOW W/ HDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ HDDD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 39"x36" CONCRETE STOOP.
36. 6x6 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 81'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY GATE
46. LOW WALL 42" A.F.F.
47. GYPSUM BOARD ARCH @ 81'-0" TO 81'-6"
48. LOW WALL 33" A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

## TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRONT FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION M, G, S, a.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

F. HVAC.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. SMOKE SENSOR.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED FACETIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. SMOKE ALARM.
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014

REVISIONS


5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone


Meritage Homes

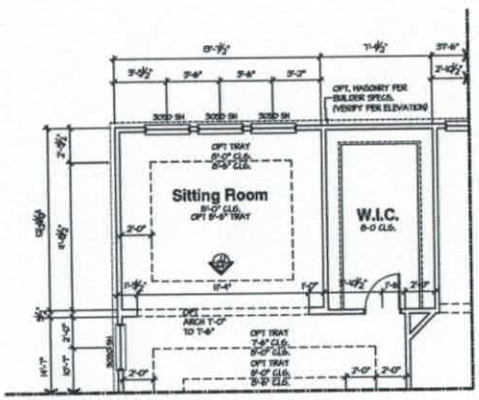
Meritage Homes

BSB DESIGN

www.bsbdesign.com

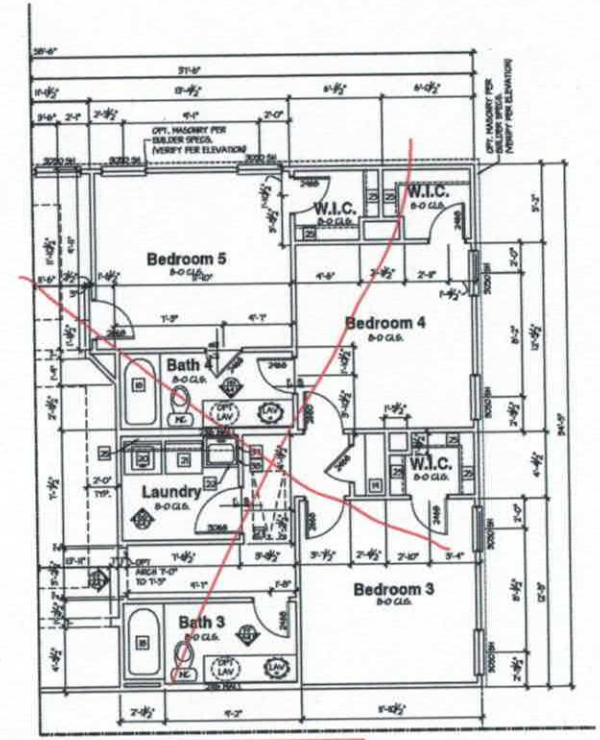
UPPER FLOOR PLAN - ELEVATION A\D

Plan 4268
A2.2A\D




**Opt. Sitting Room**

ONLY OPT. COVERED PATIO BELOW




ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

Acknowledgement of Plans Submittal ONLY!

Date 1-9-17

Date 1-11-17

1-31-17

## FLOOR PLAN NOTES:

(NOTE: FLOOR)

# THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 36" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER DOOR AS NOTED
14. MIRROR
15. 42" X 80" TUB 21" TO TOP OF DECKING
16. 60"X 60" CORNER TUB
17. 30" X 60" TUB/SHOWER
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. HANGER SPACE
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. 6080 AND 5481 H PER DWELLING UNIT.
26. ATTIC ACCESS (22 1/2"x30" MIN.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" ).
28. GYPSUM BOARD CEILING @ 9'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR RMO.
29. GYPSUM BOARD SOFFIT @ 7'-0" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (U.N.O.) W/ POP CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ HOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 8x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 10'-0" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 30" A.F.F.
49. 80 HARD LATCH OR LOCKING KNOB

## TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 5/8" T&G UNDERLAYMENT GRADE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, C, R 506.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. MISC.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SILLS.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEETS UNLESS OTHERWISE NOTED.

H. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. BRICK SILLS.
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014

REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2295 Phone

Meritage Homes

**Meritage Homes**

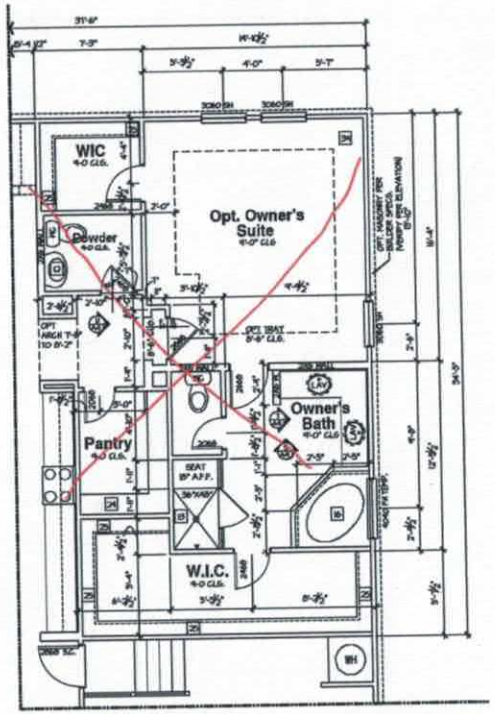
BSB DESIGN
www.bsbdesign.com
4201 Wisdom Parkway, Suite 200
West Des Moines, Iowa 50266
515.875.0000

JOB NO. 16-0000 PROJECT #
DRAWN: J.T. CHECKED: #

UPPER FLOOR PLAN - UPPER FLOOR OPTIONS

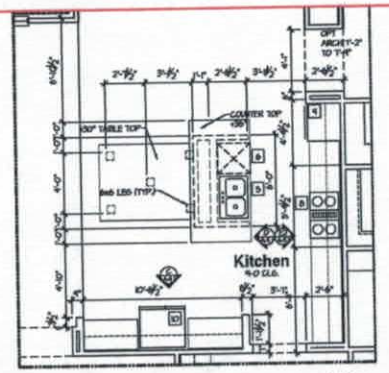
Plan 4268

**A2.4**



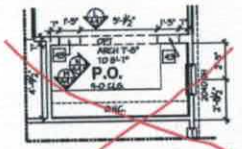

## Opt Main Floor Owner's Suite

0 2' 4' 8'




## Main Floor - Opt Gourmet Kitchen

0 2' 4' 8'




## Opt Pocket Office

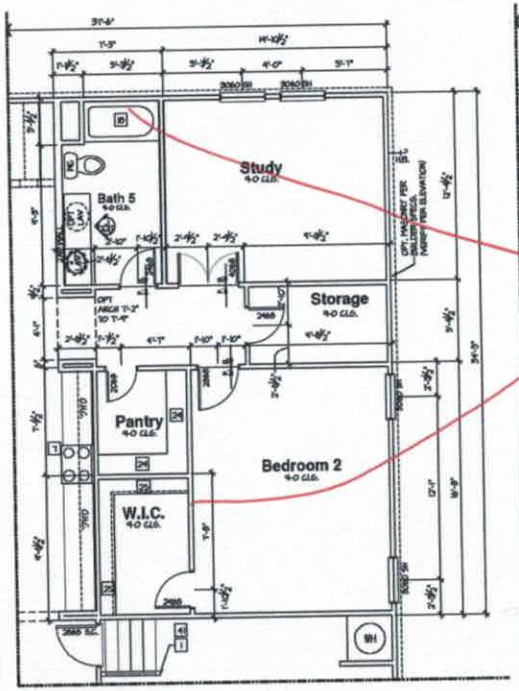
0 2' 4' 8'

AVAILABLE ONLY PER OPT BATH 5 | L.O. POWDER



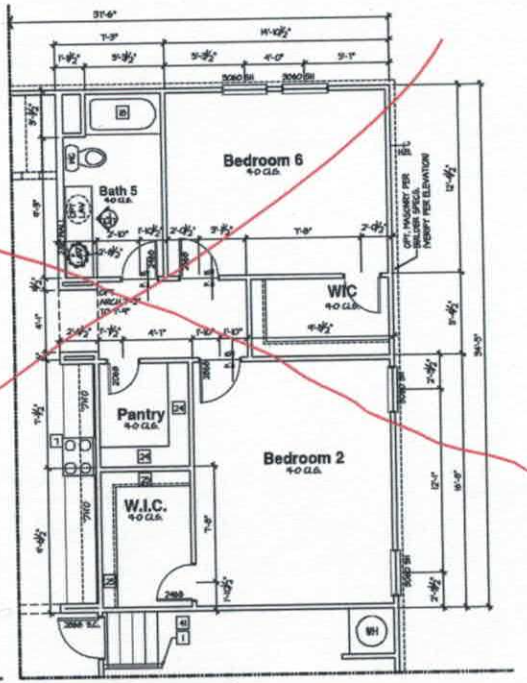

## Opt Bath 6

0 2' 4' 8'




## Opt Bath 5

0 2' 4' 8'




## Opt Bedroom 6

0 2' 4' 8'

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

Acknowledgement of Plans Submittal ONLY!

Date 1-9-17

Date 1-11-17

1-31-17

## FLOOR PLAN NOTES:

(MAIN FLOOR)

# THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILS/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. USE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER SIZE AS NOTED
14. TUB
15. 42" X 60" TUB 2'-0" TO TOP OF DECKING
16. 30"X 60" SHOWER
17. 30" X 60" SHOWER
18. 32" X 60" SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 8" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. ATTIC ACCESS (22 1/2"x30" MIN.).
26. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" ).
27. GYPSUM BOARD CEILING @ 9'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
29. GYPSUM BOARD LDN WALL, 36" A.F.F. (U.N.O.) W/ HDF CAP.
30. SUPPLY REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
31. FLAIR SHELF, SEE EXTERIOR ELEVATIONS.
32. HALF WALL W/ WOOD CAP OR OPTIONAL LDN WALL WITH RAILING ABOVE.
33. PORCH RAIL, SEE ELEVATION.
34. 36"x36" CONCRETE STOOP.
35. 6x6 BEAM.
36. OPTIONAL UPPER CABINETS.
37. OPTIONAL CABINETS.
38. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
39. LINE OF FRAMING ABOVE.
40. LINE OF FRAMING WALL BELOW.
41. 2X4 LDN WALL 42" A.F.F.
42. 2X6 LDN WALL 42" A.F.F.
43. ART NICHE
44. HORIZONTAL LAUNDRY CHUTE
45. LDN WALL (24" A.F.F.
46. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
47. LDN WALL 32@ A.F.F.
48. 90 HARD LATCH OR LOCKING KNOB

## TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING OR FLOOR TRUSSES OR FLOOR JOISTS AS NOTED OR STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, C, 3, a.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT: 7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.) 8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. MISC.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

H. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. BRICK SIDING.
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

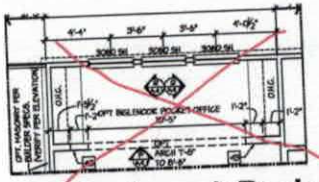
BSB DESIGN

www.bsbdesign.com

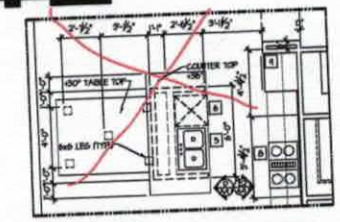
MAIN FLOOR PLAN - MAIN FLOOR OPTIONS

Plan 4268

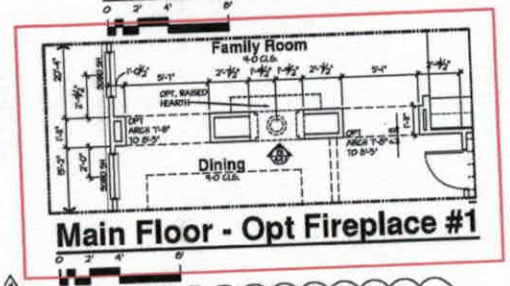
A2.3



## Opt Inglenook Pocket Office



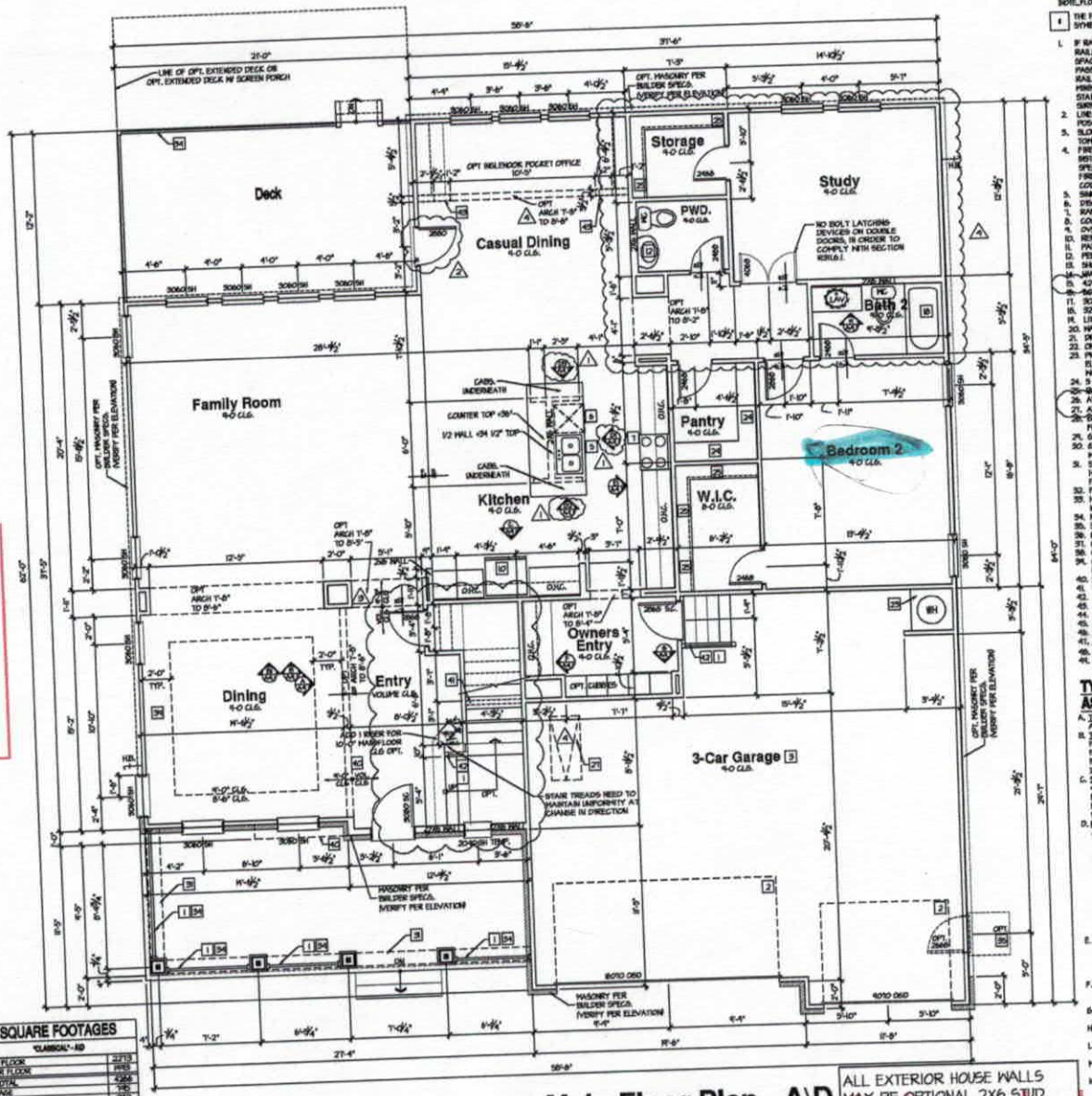
## Main Floor
## Opt Kitchen Island




## Main Floor - Opt Fireplace #1



## Main Floor - Opt Fireplace




## Main Floor Plan - A\D

| SQUARE FOOTAGES "CLASSICAL"-XD | |
|---|---|
| MAIN FLOOR | 2213 |
| UPPER FLOOR | 2055 |
| SUBTOTAL | 4268 |
| GARAGE | 745 |
| PORCH | 219 |
| TOTAL | 5232 |
| OPT. SCREENED PORCH | +256 |
| OPT. 3-CAR GARAGE | +251 |
| OPT. OWNER'S SITTING ROOM | +206 |
| OPT. FINISHED BASEMENT | +2429 |
| OPT. UNFINISHED BASEMENT | -561 |

## FLOOR PLAN NOTES:

SEE FLOOR 1

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILS/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER (SIZE AS NOTED)
14. MIRROR
15. 42" X 60" SLD 2" TO TOP OF DECKING
16. 60"X 60" CORNER TUB
17. 32" X 60" TUB/SHOWER
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 8" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. ~~SINK AND HAND SPRAY PER BUILDER SPECS.~~
26. ATTIC ACCESS (22 1/2"x30" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" U.N.O.)
28. ~~SYSTEM TO BE 2"x6" @ 24" O.C. W/ R-19 INSULATION~~
FLOOR 4 T-O" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 1'-0" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ HDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. BAR BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2HH LOW WALL 42" A.F.F.
43. 2HB LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 4'-0" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 30" A.F.F.
49. NO HARD LATCH OR LOCKING KNOBS

## TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" T&G(INT. & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION M, C, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECK.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
T'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. HVAC:
PROVIDE SHEET DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

H. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.


5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone


Meritage Homes

**Meritage Homes**

BSB DESIGN

www.bsbdesign.com
4021 Wristen Parkway, Suite 205
West Des Moines, Iowa 50266
515.223.5353

ISSUE DATE: 01/17/2014

MAIN FLOOR PLAN - ELEVATION A\D

Plan 4268
A2.1A\D

Acknowledgement of Plans Submittal ONLY!

Date 1-9-17

Date 1-11-17

1-30-17

# IREDELL COUNTY

PO Box 788
349 North Center St.
Statesville, NC 28677

Lot 163

| APPLICATION NUMBER |
|---|
| 217000 |
| Issue Date: 03/02/2016 |

**ZONING PERMIT**

| Parcel Number | Street Address | Jurisdiction |
|---|---|---|
| 4639724954.000 | 313 SAN AGUSTIN DRIVE, MOORESVILLE, NC | IREDELL COUNTY |

| Owner Information | | Applicant Information | |
|---|---|---|---|
| Owner: | MERITAGE HOMES | Applicant: | MERITAGE HOMES |
| Address: | 11605 N COMMUNITY HOUSE RD. #250<br>CHARLOTTE, NC 28277 | Address: | 11605 N COMMUNITY HOUSE RD. #250<br>CHARLOTTE, NC 28277 |
| Phone: | 704-944-8933 | Phone: | 704-944-8933 |

| Use Requested | Zone Code |
|---|---|
| SFD | RA |

| Lot Acreage | F Setback | B Setback | L Setback | R Setback | Watershed | Flood Zone |
|---|---|---|---|---|---|---|
| 1.040 | 35.00 | 35.00 | 15.00 | 15.00 | CACL | X |

**Remarks:**

PAID
70509995 7725
70509997 500.00
3-4-16

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant: _____ Date: _____

| Permit Number | 61651 | TOTAL FEES: | $ 77.25 |
|---|---|---|---|

# AUTHORIZATION TO ACT AS AGENT FOR OWNER

Any application/document/permit requiring a signature must be signed by the property owner or their authorized agent. This form shall be provided by the owner to allow specified individuals to act as agents for the owner. This form allows the specified individuals to sign or receive any application/document/permit on behalf of the owner. This form allows the authorized agent to make decisions on behalf of the owner pertaining to modifications of permits in the field. It is the responsibility of the owner to assure that any/all permit conditions specified on permits issued by this Division are followed.

I, Robert Price (Meritage Homes), am the legal owner of the property located at Bells Crossing, identified as PIN(Parcel Identification Number) Lot 163, located in Iredell County, North Carolina.

I do hereby authorize (print authorized agent/company name) Bateman Civil Survey Company, Michael Benfield, Matt Burdette, _____, _____, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

1. Improvement Permit (IP)/ Authorization to Construct (AC).
2. Application for soil-site evaluation (new/repair).
3. Application/permit for water well/well abandonment.
4. Application for existing system.
5. Application for Improvement Permit (IP)/ Authorization to Construct (AC).

I agree to abide by any and all decisions and/or conditions between the agent acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division. This form must be fully executed before the individual's specified above will be recognized as the authorized agent.

Signature of Owner — Date: 3/10/15

Signature of Witness — Date: 3/10/15