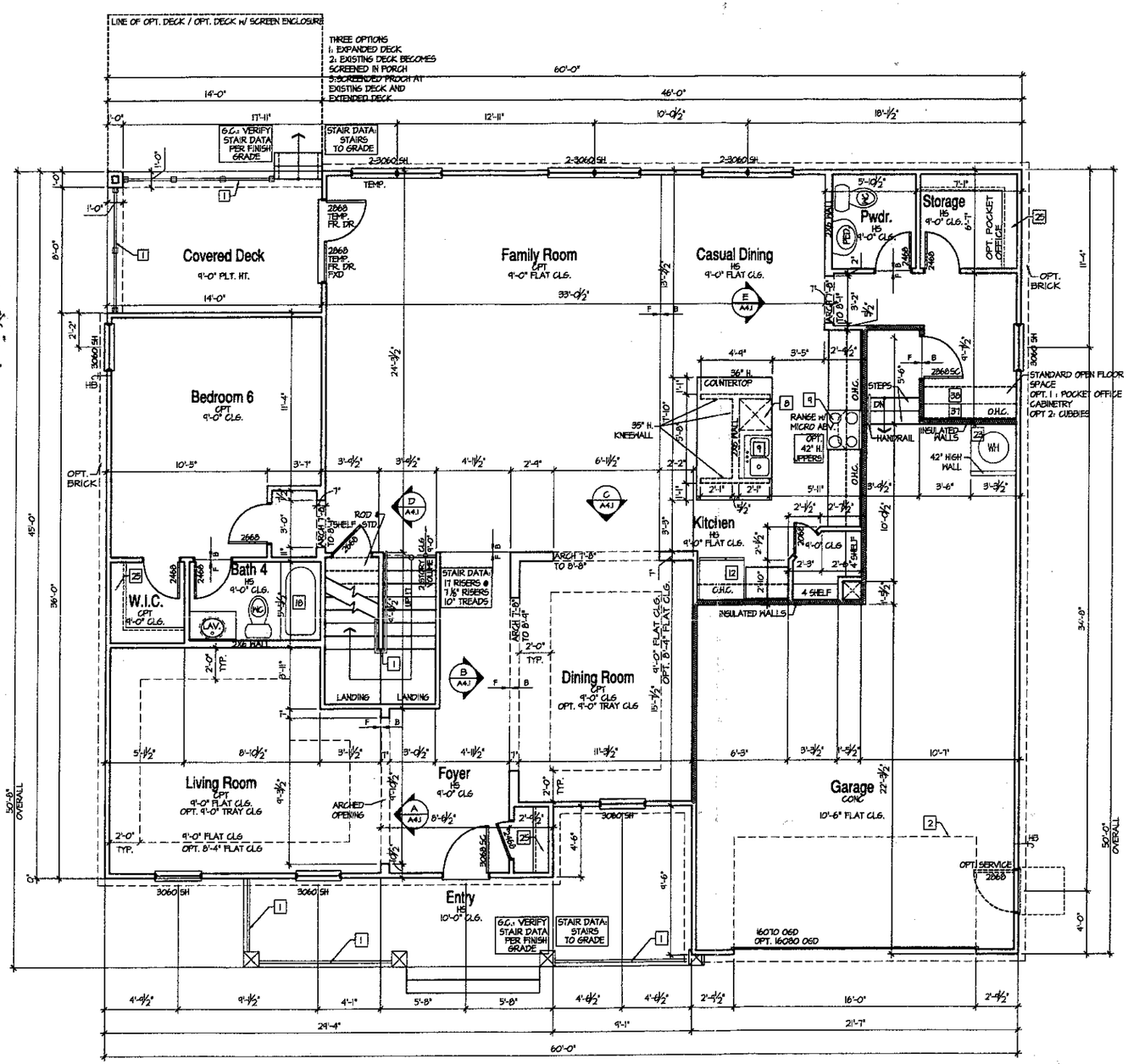
Subdivision Bells Crossing
Lot # 68
Address 1085 Sophia Ct.
Bedroom # 4



Main FloorPlan

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

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME 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 IV, 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 5.1 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 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.

L. 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.

FLOOR PLAN NOTES:

[NOTE_FLOOR]

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. RAILINGS/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F., WITH RETURNS PER LOCAL CODE. RAILING AT GUARDRAIL LOCATIONS TO BE AT 42" MINIMUM A.F.F. OPT. RAILING.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. NOT USED
4. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
5. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES
6. NOT USED
7. SINK W/ GARBAGE DISPOSAL
8. DISHWASHER
9. RANGE
10. COOK TOP
11. OVEN
12. REFRIGERATOR SPACE.
13. PANTRY
14. PEDESTAL SINK
15. NOT USED
16. 36"x48" SHOWER
17. 42"x60" TUB
18. 32" X 60" TUB
19. LINEN
20. WASHER SPACE
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. NOT USED
25. SHELVING PER BUILDER SPECS.
26. ATTIC ACCESS (22"x32" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (22 1/2"x54" U.N.O.).
28. GYPSUM BOARD OPENING @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 7'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ NOF 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. 6x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-8" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. NOT USED
43. 2X6 LOW WALL 42" A.F.F.
44. NOT USED
45. FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET & DETAILS.
46. ART NICHE
47. HORIZONTAL LAUNDRY CHUTE
48. LOW WALL +24" A.F.F.
49. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
50. LOW WALL 32½" A.F.F.

Acknowledgement Of Plans Submittal ONLY
Date 2/13/15
Date 2-18-2015

SQUARE FOOTAGES	
"CLASSICAL"	
MAIN FLOOR	2024
UPPER FLOOR	2644
SUBTOTAL	4718
GARAGE	548
PORCH	207
OPT BACK PORCH	126
TOTAL	5644

ISSUE DATE: 10/05/2012
REVISIONS
W.O. BSMNT ADDED 11-09-2012

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

Meritage Homes

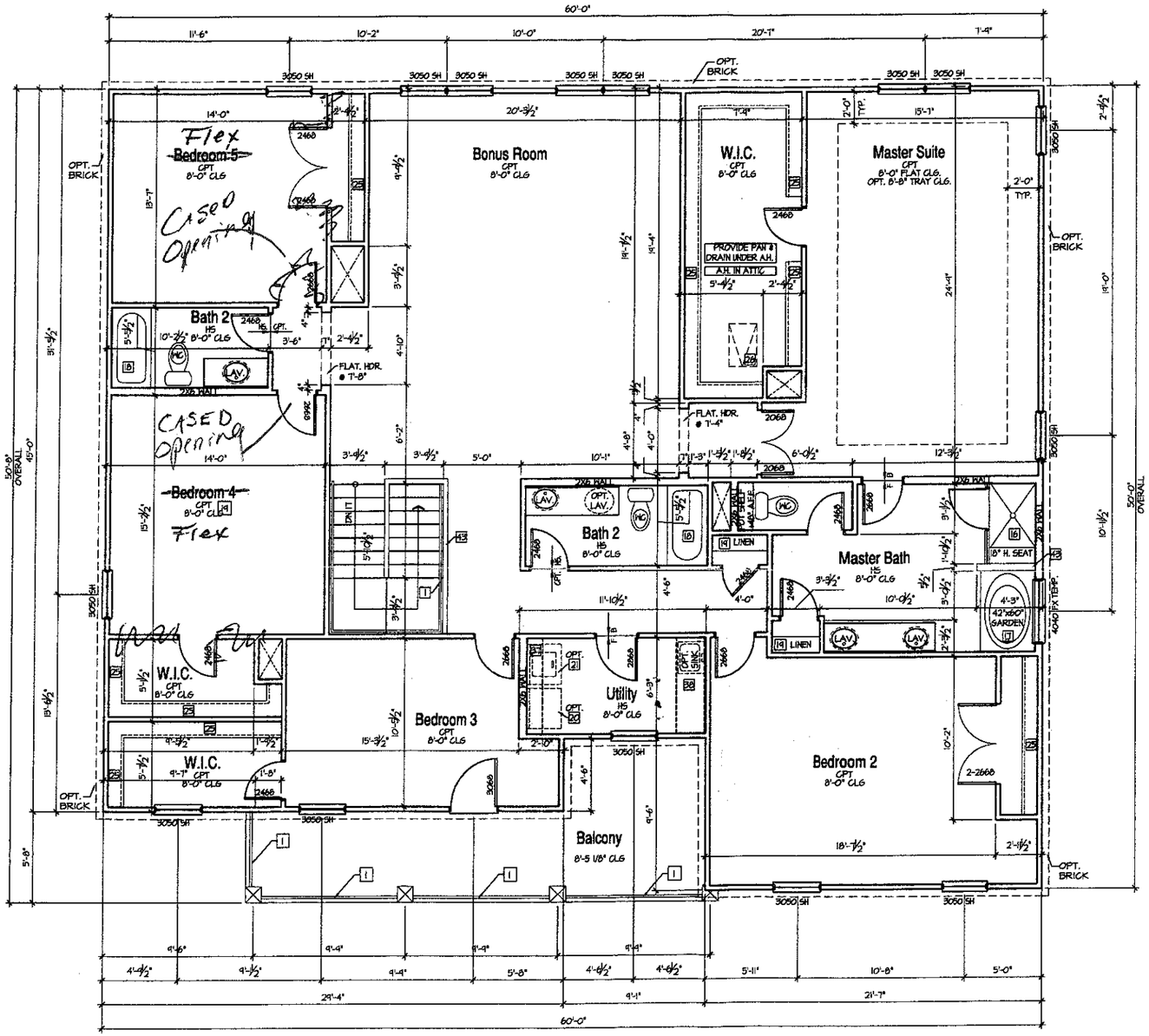
BSB DESIGN
www.bsbdesign.com
6601 Westown Parkway, Suite 240
West Des Moines, Iowa 50266
515 273 3020

JOB NO: PROJ MGR:
DRAWN: SR, DH CHECKED: --

MAIN FLOOR PLAN
CLASSICAL

Plan 4815
A2.1CL

Septic Option
4815 #B 1 of 2



Upper Floor Plan

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

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

Acknowledgement Of Plans Submittal ONLY
Date 2/13/13
Date

TYPICAL CONSTRUCTION ASSEMBLIES:

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ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
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[NOTE_FLOOR]

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ISSUE DATE: 10/05/2012
REVISIONS
W.O. BSMNT ADDED 11.09.2012

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Meritage Homes

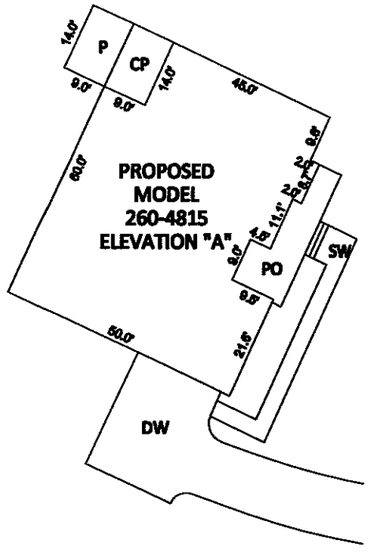
BSB DESIGN
www.bsbdesign.com
6601 Westown Parkway, Suite 240
West Des Moines, Iowa 50266
515 273 3020

JOB NO:
DRAWN: SR, DH
PROJ MGR:
CHECKED:

UPPER FLOOR PLAN - CLASSICAL

Plan 4815
A3.1CL

Septic Option
4815 #B 2 of 2



INSET SCALE: 1"=20'

LOT INFORMATION:

LOT #68
DB 2187, PG 1123
PIN: 4639842960.000
ADDRESS: 109 SAINT SOPHIA COURT
TOTAL LOT AREA = 0.876 AC = 38,177 SF
PROPOSED IMPERVIOUS = 4,873 SF
PERCENT IMPERVIOUS = 14.2 %

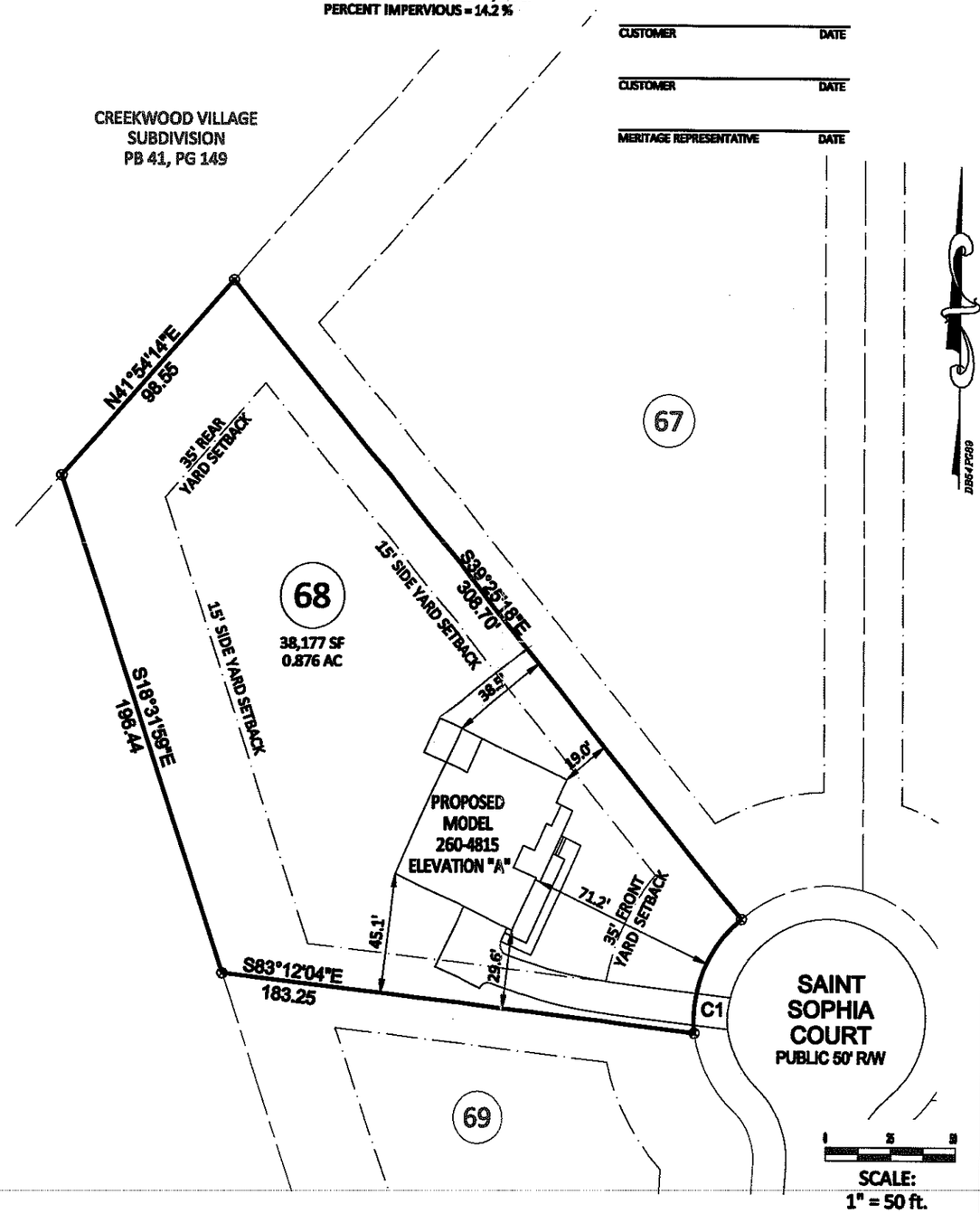
NOTE:

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 _____



SCALE:
1" = 50 ft.

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" & "AE" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710463900J, DATED MARCH 18, 2008.
9. ZONING IS RA.
10. PROPERTY OWNER: MERITAGE HOMES OF NC, INC.
    7761 BALLANTYNE COMMONS PARKWAY
    CHARLOTTE, NC 28277

CURVE	LENGTH	RADIUS	TANGENT	CHD BEARING	CHD LENGTH
C1	48.08	50.00	26.08	S22°10'15"W	46.24

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



VICINITY MAP

(Not to Scale)

LEGEND

PO = PORCH
CP = COVERED PORCH
P = CONCRETE PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = CONTROL POINT
O = IRON PIPE FOUND
⊙ = IRON PIPE SET
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
Ⓢ = SEWER MANHOLE
EB = ELECTRIC BOX
Ⓒ = CABLE BOX
T = TELEPHONE PEDESTAL
CI = CURB INLET
TUA = TRANSITIONAL USE AREA
☼ = LIGHT POLE

BUILDING SETBACKS:

FRONT = 35 ft
REAR = 35 ft
SIDE = 15 ft
CORNER = 25 ft

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 - LOT 68

FOR

MeritageHomes

BELLS CROSSING - PHASE ONE - LOT 68
109 SAINT SOPHIA COURT, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 2/8/13 DRAWN BY: JKF CHECKED BY: SPC

REFERENCE: BM 54, PGS 89-91 SCALE: 1" = 50'