8-15-13 RH
Paid $350.00

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**
Place check ( ) beside whichever is submitted if applicable ☐ **Custom Site Plan, Scaled no more than 1 Inch = 60 Feet**

3. Applicant Information:

Meritage Homes of the Carolinas, Inc	7761 Ballantyne Commons Pkwy Ste. 103 Charlotte, NC 28277		704-351-5405
Applicant Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Meritage Homes of the Carolinas, Inc	same		
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**

4. Property Information:

	Bells Crossing	Lot 97
Street Address	**Subdivision Name**	**Section/Phase and Lot Number**

Driving Directions: 150 W - Right on Perth Road - Left into Bells Crossing
lot xxx on left after club house

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 4
Maximum Number of Occupants 8
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**_____ ( ) **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: _____ 8-15-13
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**

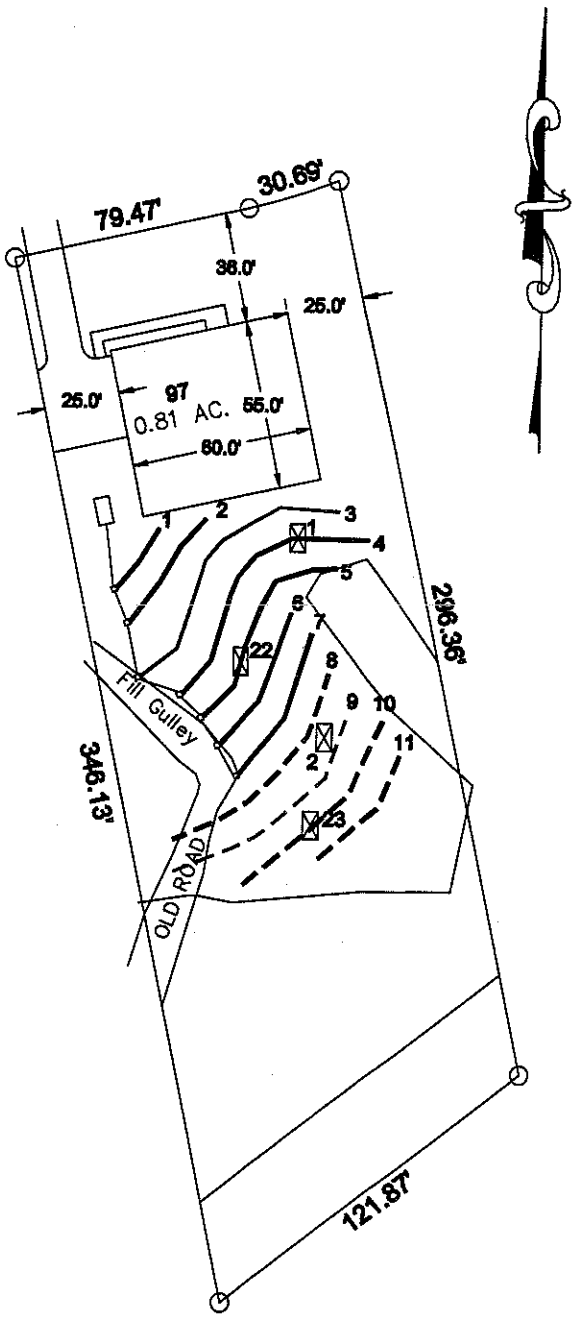
Signature: _____ 8-15-13

REQUIRED **property owner or owner's legal representative signature.** **DATE**

USE THIS SPACE TO DRAW YOUR SITE PLAN

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)
1	BLUE	0.3	22
2	PINK	1.9	40
3	RED	3.2	100
4	ORANGE	4.5	90
5	BLUE	5.5	85
6	PINK	6.4	50
7	RED	7.1	42
8	ORANGE	8.2	78
9	BLUE	9.1	75
10	RED	10.8	40
11	PINK	12.0	30



LOT 97 BELLS CROSSING

4-BEDROOM INNOVATIVE GRAVITY SYSTEM
WITH DROP BOXES 417' OF LINE
LINES 1-7
EZFLOW OR CHAMBER 25% REDUCTION
LTAR 0.3

4-BEDROOM LPP FED PANEL BLOCK REPAIR
LINES 8-11 268' OF LINE
LTAR 0.3

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

NOTE:
SOIL EVALUATIONS WERE CONDUCTED BY JASON HALL
WITH CENTRAL CAROLINA SOIL CONSULTING PLLC
329 S. WHITE STREET
WAKE FOREST, NC 27588

SYSTEM LINE

REPAIR LINE

PIT OR AUGER BORING

0 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-0278

MeritageHomes

LOT 97
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 08/20/13 DRAWN BY: TMB CHECKED BY: TMB

Sheet:
Property ID:
Lot #:
File #:
AppID:

CCSC SOIL/SITE EVALUATION for ON-SITE WASTEWATER SYSTEM

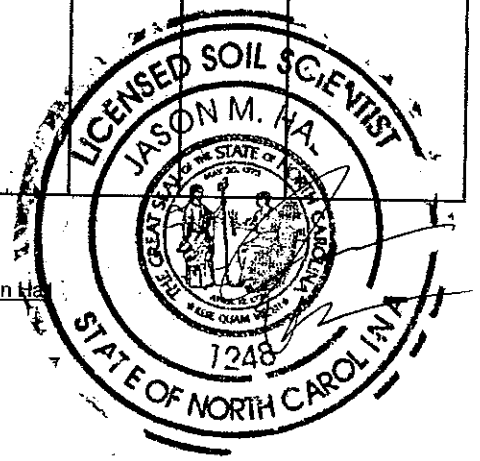
Owner: Meritage Homes
Address:
Proposed Facility: Design Flow (.1949)
Location of Site: Bells Crossing Subdivision, Lot 97
Water Supply: [X] Public [ ] Individual [ ] Well [ ] Spring [ ] Other
Evaluation Method: [ ] Auger Boring [X] Pit [ ] Cut
Type of Wastewater: [X] Sewage [ ] Industrial Process [ ] Mixed

Applicant:
Date Evaluated:
Property Size:
Property Recorded:

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 22	R, 5%	A, 0-2	Gr, SL	VFR, NS, NP	10 YR 5/6				
		Bt1, 2-26	SBK, Clay	FI, SS, SP	2.5 YR 4/8	PS			PS, 0.3
		Bt2, 26-48	SBK, Clay	FI, SS, SP	2.5 YR 4/8	S			S, 0.3
					7.5 YR 5/8, 10%				
Pit 23		A/E, 0-6	Gr, SL	VFR, NS, NP	10 YR 5/6				
		Bt1, 6-26	SBK, Clay	FI, NS, NP	2.5 YR 4/8	PS,			PS, 0.3
		Bt2, 26-46	SBK, Clay	FI, NS, NP	2.5 YR 5/8	PS			PS, 0.3

Description	Initial System	Repair System
Available Space (.1945)	Yes	Yes
System Type(s)	Accepted	Accepted or T%J
Site LTAR	.3	.3

Other Factors (.1946):
Soil Evaluation By: Jason Ha
Others Present:
Site Classification (.1948):
Site Evaluation By:



Sheet:
Property ID:
Lot #:
File #:
AppID:

CCSC SOIL/SITE EVALUATION for ON-SITE WASTEWATER SYSTEM

Owner:
Address:
Proposed Facility: Design Flow (.1949)
Location of Site: Bells Crossing Lot 97

Applicant:
Date Evaluated:
Property Size:
Property Recorded:

Water Supply: [ ] Public [ ] Individual [ ] Well [ ] Spring [ ] Other
Evaluation Method: [✓] Auger Boring [ ] Pit [ ] Cut
Type of Wastewater: [✓] Sewage [ ] Industrial Process [ ] Mixed

PROFILE #	.1940 Landscape Position/ Slope%	Horizon Depth (IN.)	SOIL MORPHOLOGY .1941 Structure/ Texture	SOIL MORPHOLOGY .1941 Consistence Mineralogy	b PROFILE FACTORS .1942 Soil Wetness/ Color	.1943 Soil Depth (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
1	R 5%	A, 0-3	Gr, SL	VFR, NS, NP	10YR 5/6				
		Bt, 3-22	SBK, SCL	FI, SS, SP	2.5YR 4/8				
		Bt2, 22+	SBK, Clay	FI, SS, SP	2.5YR 4/8	PS			PS, 0.3
2	A	0-3	Gr, SL	VFR, NS, NP	10YR, 5/6				
	Bt1	3-30	SBK, Clay	FI, SS, SP	2.YR 4/8	PS			
	Bt2	30-45	SBK, Clay	FI, SS, SP	2.5YR2.5YR5/8 10YR 5/8 10%	PS			PS, 0.3

Description	Initial System	Repair System
Available Space (.1945)	Yes	Yes
System Type(s)	Accepted	T & J
Site LTAR	0.3	0.3

Other Factors (.1946):
Soil Evaluation By: JH, MB
Others Present:
Site Classification (.1948):
Site Evaluation By:
Others Present:

LICENSED SOIL SCIENTIST JASON M. HALL 1246 STATE OF NORTH CAROLINA

Iredell County
Planning & Enforcement
349 N. Center St. PO Box 788
Statesville, NC 28687
704-878-3113

Zoning Permit

Permit Number: 152567ZO

Printed: 8/22/2013

Master #: 152567

Associated Permits:
152567ZO Zoning

Applicant

Name: Meritage Homes of North Carolina, Inc. **Phone:**
Address: 7761 Ballantyne Commons Pkwy ste 103
Charlotte, NC 28277

Parcel

Parcel Number: 4639941082.000
Address: 117 BELFRY LOOP
MOORESVILLE, NC 28117
Subdivision: Bells Crossing

Zoning: RA
Township: 1700
Area: 0.81
Lot(s): 97

Directions to Parcel: PERTH RD, RT ON BELLS CROSSING, LFT BELFRY, LOT ON LFT

Owners

Name: Meritage Homes of NC, INC
Address: 7761 Ballantyne Commons Parkway Suite 1(
Charlotte, NC 28277

Phone: 704-944-8900
Fax: 704-944-8910

Contractors

Contractor Type: Building
Name: Meritage Homes of North Carolina, Inc.
Address: 7761 Ballantyne Commons Pkwy ste 103
Charlotte, NC 28277

Fees and Receipts:

Number	Description	Amount
FEE-179324-07	Zoning - Permit / Inspection	~~$55.00~~
FEE-179325-07	Environmental Health - Type I or II Fast Track	~~$335.00~~
FEE-294595-07	Zoning - Permit Application	$75.00
FEE-294596-07	Technology Fee - Planning	$2.25

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 1: *APPLICATION FORM*

Application For:
( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit (✓) Authorization to Construct ( ) Existing System Inspection ( ) Septic System Repair

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.

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 an (X) beside whichever is submitted if applicable (✓) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information:

Applicant Name: Meritage Homes **Address:** 11605 N Community Dr st 250 Charlotte NC 28277 **Phone:** 7046076577

Owner Name: 11 **Address:** 11 **Phone:**

Property Information:

Street Address: 117 Belfry loop

Subdivision Name: Bells Crossing **Section/Phase:** 1 **Lot Number:** 97

Driving Directions: 11

Site Development Information: *(check or complete ALL that apply)*

(✓) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition

Maximum Number of Bedrooms: 4
Maximum Number of Occupants: 8
( ) Swimming Pool
( ) Other Addition/Structure:

(✓) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development:
Type of Business:
Square Footage of Building:
Maximum Number of Employee:
Maximum Number of Seats/Beds/Other:

3015 B

Water Supply:

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

Desired Septic System Type: *(you may rank in order of preference)* **Year existing system installed:**
( ) No Preference ( ) Alternative (✓) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other:

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. industrial) 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.

Signature: [signature]
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

1-7-14
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:

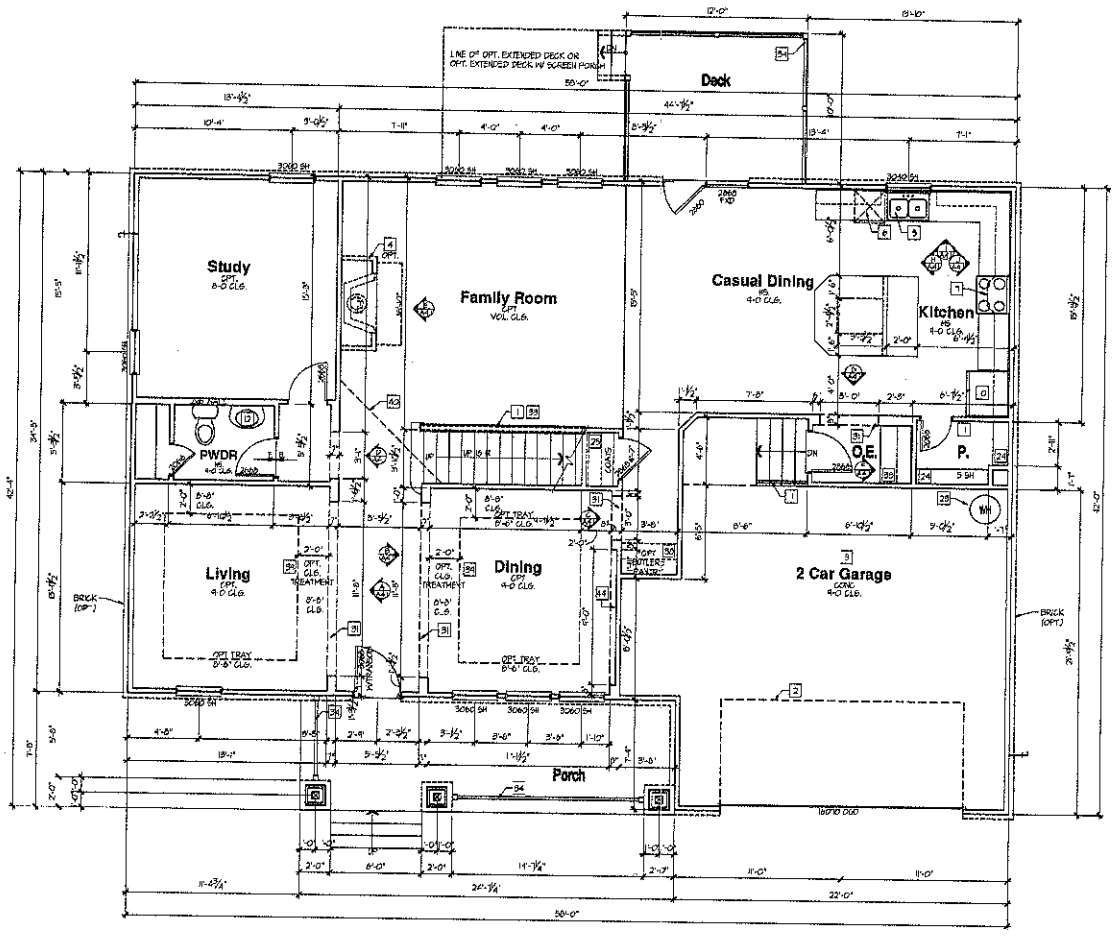
- ____ Location of septic systems and wells within 100' of your property... (N/A)
- ____ Location of easements and rights of ways on your property... N/A
- ____ Location of any designated wetlands on the property... N/A

Signature: _____ 1-7-14

REQUIRED property owner or owner's legal representative signature. **DATE**

USE THIS SPACE TO DRAW YOUR SITE PLAN

See Attached



Main Floor Plan - B

0' 2' 4' 8'

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

SQUARE FOOTAGES "CLASSICAL" - A	
MAIN FLOOR	1629
UPPER FLOOR	1647
SUBTOTAL	3276
GARAGE	544
PORCH	141
OPT. ROBERT ROOM	0
OPT SCREENED PORCH	120
TOTAL	4281

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. RAILING/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. 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. D/WASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. 42" X 42" SHOWER
14. 42" X 60" SHOWER
15. 42" X 60" TUB
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 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" 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 LON WALL, 58" A.F.F. (U.N.O.) W/ MDF 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 LON WALL WITH RAIL AS 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'-9" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WAL., BELOW.
42. 2X6 LON WALL 42" A.F.F.
43. 2X6 LON WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LON WALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LON WALL 32½" A.F.F.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYP. CAL ROOF CONSTRUCTION: ASPHALT ROOF SHINGLES

B. TYP. CAL FRAME FLOOR CONSTRUCTION: TYPICAL FLOORING ON 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 5.7 SQ. FT. WITH MIN DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH O.U. 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. VENTS: PROVIDE DUCK 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.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED

N. BRICK SIDING: INSTALL PER LOCAL CODE.

ISSUE DATE: 03/05/2013
REVERSING

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2265 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
6021 Westchase Parkway, Suite 310
West Des Moines, Iowa 50266
515.973.3100

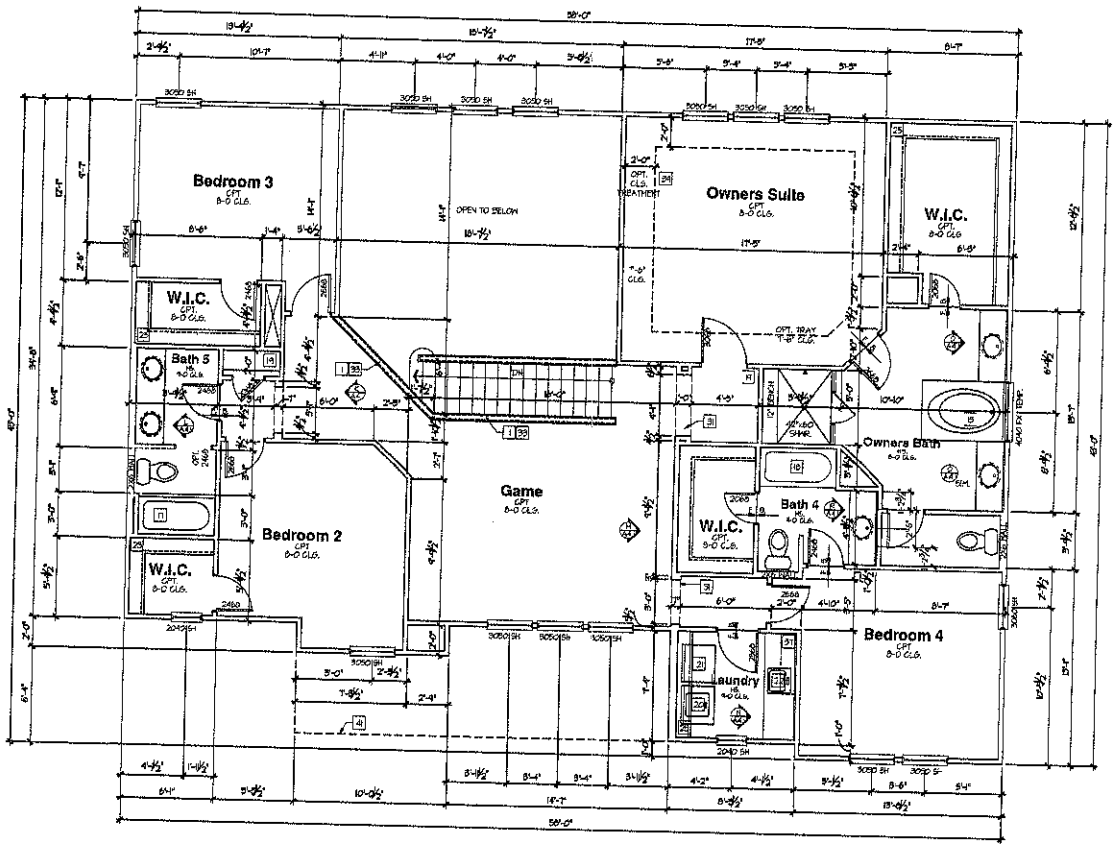
JOB NO. 02/12/2013 PROJ MGR. JT
DRAWN BY JG CHECKED BY JG
MAIN FLOOR PLAN - B

259-3475
A2.1B

Acknowledgement Of Plans Submittal ONLY!

Date 1-10-14

Date 1-10-14



Upper Floor Plan - B

0 2' 4' 8'

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

SQUARE FOOTAGES

CRAFTSMAN - B

MAIN FLOOR	1924
UPPER FLOOR	1856
SUBTOTAL	3780
GARAGE	544
PORCH	210
OPT HOBBY ROOM	0
OPT SCREENED PORCH	123
TOTAL	4857

FLOOR PLAN NOTES:

NOTE (FLOOR)

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

1. 4' 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., 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. 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. 32" X 42" SHOWER
14. 42" X 60" SHOWER
15. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. 36" X 60" T.ESHOWER
18. 32" X 60" TERRISHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER 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. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" U.N.O.)
27. ATTIC ACCESS W/ STAIRS. 22 (22"x54" UNO.)
28. GYPSUM BOARD OPENING @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 7'-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 PANEL
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAIL AS 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'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WAL_ 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 42" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 925" A.F.F.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYP CAL ROOF CONSTRUCTION: ASPHALT ROOF SHINGLES

B. TYP CAL FRAME FLOOR CONSTRUCTION: FINISH FLOORING ON 5/4" 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, G, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE R20, 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. STONE SILLS(S):
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 PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED

N. DECK SIDING:
INSTALL PER LOCAL CODE.

ISSUE DATE: 10/05/2013
REVISIONS

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Meritage Homes

Meritage Homes

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JOB NO. 02-12-028 SHEET NO.
DRAWN BY JC CHECKED BY JC
UPPER FLOOR PLAN - B

259-3475
A2.2B

Acknowledgement Of Plans Submittal ONLY!

Date 1-10-14

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