IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 20729

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

PIN # 4649 030330

APPLICANT: Meritage Homes APPLICANT ADDRESS: 11605 N Community Rd Charlotte

SITE ADDRESS: 111 ABBEVILLE ~~CT~~ LN. Mrsvl. PHONE: ALT. PHONE:

SITE DIRECTIONS: PERTH (NB) (N) - TL BELLS XING - TL S. SAN AGUSTENE - TR ABBEVILLE - 2ND O

SUBDIVISION: Bells Crossing SECTION: 3 LOT # 122 LOT AREA: 1.09 AC DESIGN FLOW: 480 L.T.A.R.: .25

Septic Tank	1000	(gal)	STB		Date	☑ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	☑ Residence	No. Bedrooms 4
Pump Tank	1000	(gal)	PT		Date	System Description:	Plan 25% REDUCTION			☐ Business	No. Persons 8
Pump Make	ZOELLER	Model	BM 166		Serial #	Repair System Description:				☐ Other	No. Employees
# Nitrification Fields	1	# Lines	4		Linear Ft: 490	Maintenance Agreement Required:	☐ YES	☑ NO		☐ Slab	☐ Crawl Space
Trench Width	36"	Max. Trench Bottom Depth	24"		Gravel Depth		☐ GRAVITY	☑ PRESSURE		☑ Basement w/plumbing	☐ Basement w/o plumbing

Water Supply: ☑ Private ☐ Public ☐ Community

Comments / Conditions:

CHECKED PM & LINES RA 3-22-17
CHECKED ELEC. / ALARM / SET 2' PH 4-18-17

INITIAL SITE SKETCH

See Bateman Civil Survey's Design

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: 9/1/16 Installed by: CPC

IMPROVEMENT PERMIT by: Date: 8/31/16 OPERATION PERMIT by: RA-208 Date: 4-17-17

AUTHORIZATION TO CONSTRUCT by: Date: 8/31/16 Existing System Inspected by: Date:

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

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)	DESIGN LENGTH (FT)
1	RED	2.7	28	20
2	ORANGE	2.9	50	50
3	RED	3.1	70	70
4	PINK	3.8	90	70
5	BLUE	4.9	70	70
6	YELLOW	5.9	70	70
7	RED	7.2	70	70
8	BLUE	8.9	70	70

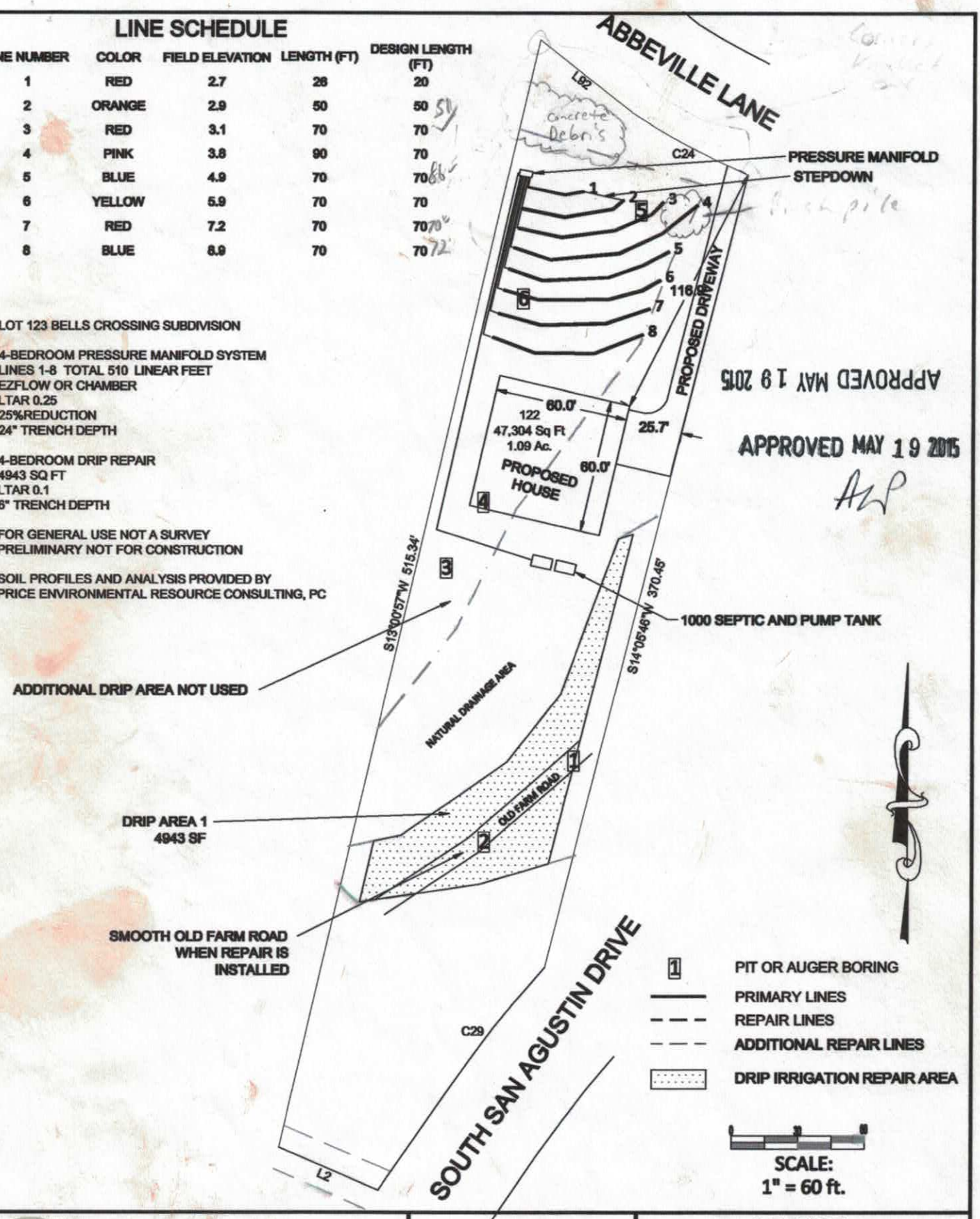
LOT 123 BELLS CROSSING SUBDIVISION

4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-8 TOTAL 510 LINEAR FEET
EZFLOW OR CHAMBER
LTAR 0.25
25%REDUCTION
24" TRENCH DEPTH

4-BEDROOM DRIP REPAIR
4943 SQ FT
LTAR 0.1
6" TRENCH DEPTH

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL PROFILES AND ANALYSIS PROVIDED BY
PRICE ENVIRONMENTAL RESOURCE CONSULTING, PC



Bateman Civil Survey Company
Engineers • Surveyors • Planners

MeritageHomes

LOT 122

BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 04/30/15 DRAWN BY: MB CHECKED BY:TMB

RECEIVED AUG 2 5 2016

Pressure Manifold
Septic System Design

for

BELLS CROSSING PH 3 S/D Lot 122
Raleigh, North Carolina

Designed by:

Matt Burdette
Bateman Civil Survey Company, PC
Holly Springs, North Carolina
BCSC Project #: 120314.034

Revised
06/20/2016

BELLS CROSSING PH 3 S/D Lot 122

Table of Contents

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Tap Chart (system) ---------- 3
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Control Panel Specifications ---------- 5
Pump Specifications ---------- 7
Effuent Filter Specifications ---------- 9
Supply Line Hydraulic Profile ---------- 11

Attachments

Septic and Pumptank Details Figure 1
Pressure Mainfold and Trench Details Figure 2

BELLS CROSSING PH 3 S/D Lot 122

Contact Information

Client: Meritage Homes
Attn: Robert Price
Street Address: 11605 North Community House Road
Charlotte, NC 28277
Phone: (704) 944-8939
Fax: na

Designer: Bateman Civil Survey Company, PC
Attn: Matt Burdette
Street Address: 200 North Main Street
Holly Springs, NC 27540
Phone: 919-577-1080
Fax: 919-577-1081

BELLS CROSSING PH 3 S/D Lot 122

Layout/Design Specifications

Facility Type:	Single Family Home	
# of Bedrooms:	4	
Daily Flow:	480	gal/day
L.T.A.R.:	0.250	gal/day/sq.ft
Trench Depth:	24	in
Trench Width:	36	in
Stone Depth:	accepted	in
Manifold Length:	36	in
Manifold Diameter:	4	in sch 80pvc
Supply Line Length:	213	ft
Supply Line Diameter:	2	in sch 40pvc
Supply Line Volume:	37.06	gallons
Friction Loss + Fitting Loss:	7.95	ft(supply line length + 70' for fittings in pump tank)
Design Head:	2	ft
Elevation Head:	28.20	ft
Total Head:	38.15	ft
Dose Volume:	255.11	gals
% of Pipe Vol.	.80	
Drawdown:	12.65	in @ 20.16 gal/in
Pump Run Time:	6.65	Minutes
Control Panel:	SJE Rhombus Model112 control panel (or approved equivalent)	
Pump:	Zoeller M185 Flow-Mate (or approved equivalent)	
c Tank Effluent Filter:	Zoeller 170-0144 residential effluent filter (or approved equivalent)	
Septic Tank:	1000	gallon Shoaf
Pump Tank:	1000	gallon Shoaf

BELLS CROSSING PH 3 S/D Lot 122

SYSTEM TAP CHART

	Bench Mark:	0	= 100.00		Manifold elev:	98.50			
	Pump tank elevation:	75.50			Pump elev:	70.10			
line	color	rod read	elevation	length	hole size	flow/tap	gal/day	trench area	LINE LTAR
1,2	Orange, Blue	2.50	97.50	70	1/2in SCH 80	5.48	68.57	210	0.3265
3	Yellow	2.90	97.10	70	1/2in SCH 80	5.48	68.57	210	0.3265
4	Pink	3.10	96.90	70	1/2in SCH 80	5.48	68.57	210	0.3265
5	Orange	3.80	96.20	70	1/2in SCH 80	5.48	68.57	210	0.3265
6	Red	4.90	95.10	70	1/2in SCH 80	5.48	68.57	210	0.3265
7	Blue	5.90	94.10	70	1/2in SCH 80	5.48	68.57	210	0.3265
8,9	Yellow, Pink	7.20	92.80	70	1/2in SCH 80	5.48	68.57	210	0.3265
	P-TANK	24.50	75.50						
		total	feet =	490	gal/min =	38.36		LTAR =	0.250
				Des. Flow	480			(ltar + 5%)	0.26
				24 Hour Pump Run=	12.51			(ltar W/ INOV)	0.33
								(ltar + 5%)	0.35

Comments: lines 1 - 2 and 8 - 9 use stepdown

Client: Bateman Civil Survey Company, PC Date Evaluated: 11/24/2014

Location of site: Bells Crossing Phase 3 Lot 122

Water Supply: [ ] Public [ ] Individual [ ] Well [ ] Spring [ ] Other

Evaluation Method: [ ] Auger Boring [X] 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	b PROFILE FACTORS .1942 Soil Wetness/ Color	.1943 Soil Depth (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
5	R 10%	0-30	SBK / C	FI SS SP	>48 RELIC MOTTLES	48+	NA	NA	PS 0.25
		30-48	W ABK / C	FI SS SP					
6	R 10%	0-27	SBK / C	FI SS SP	>48	48+	NA	NA	PS 0.25
		27-48	W SBK / C	FI SS SP					
Pit 5		0-5	[illegible]	[illegible]					
		5-26	[illegible]	[illegible]					
		26-48	[illegible]	[illegible]	few sap, few YB mottles few heavy clay veins	48"	—	—	PS .225-.25 ALP
P 6		0-26	[illegible]	[illegible]					
		26-42	[illegible]	[illegible]	concap large WR vein vertically in pit, approx. 25% WR	42"	—	—	PS .25 ALP

COMMENTS: Weathered rock vein in Pit 6

Evaluation By: Steven Price

Landscape Position	Group	Texture	.1955 LTAR
R-Ridge	I	S-Sand	1.2 - 0.8
SS-Shoulder Slope		LS-Loamy Sand	
LS-Linear Slope			
FS-Foot Slope	II	SL-Sandy Loam	0.8 - 0.6
NS-Nose Slope		L-Loam	
HS-Head Slope			
CC-Concave Slope	III	SI-Silt	0.6 - 0.3
CV-Convex Slope		SICL-Silty Clay Loam	
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	

Structure
SG-Single Grain
M-Massive
CR-Crumb
GR-Granular
SBK-Subangular Blocky
ABK-Angular Blocky
PL-Platy
PR-Prismatic
W-Weak

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

PERC SOIL/SITE EVALUATION DESCRIPTIONS

Client: Bateman Civil Survey Company, PC Date Evaluated: 11/4/2014

Location of site: Bells Crossing Lot 122

Water Supply: [ ] Public [ ] Individual [ ] Well [ ] Spring [ ] Other

Evaluation Method: [ ] Auger Boring [X] 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	b PROFILE FACTORS .1942 Soil Wetness/ Color	.1943 Soil Depth (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
1	NS 15%	0-7	W SBK / SCL	FR SS SP	>48	23	UN	23	PS DRIP 0.125
		7-23	SBK / C	VFI SS SP					
		23-48	M SAP / CL	VFI SS SP					
2	NS 15%	0-7	W SBK / SCL	FR SS SP	>48	20	UN	20	PS DRIP 0.125
		7-20	SBK / C	FI SS SP					
		20-48	M SAP / CL	FI SS SP					
3	NS 10%	0-6	W SBK / SCL	FR SS SP	>48	20	UN	20	PS DRIP 0.125
		6-20	SBK / C	FI SS SP					
		20-43	M SAP / SCL	FI SS SP					
		43-48	M SAP / SL	FR SS SP					
4	NS 20%	0-6	W SBK / SCL	FR SS SP	>48	24	PS	NA	PS 0.25
		6-24	SBK / C	FI SS SP					
		24-48	M SAP / L	FR SS SP					

P,#2 0-5 B SCL Gr Fr SS SP SE P .25
5-26 R C MAB/SBK Fi S P SE P
ALP 26-41 Var, L Sap M Fr SS SP SE P
few WR/Rock controlled sap

P,#3 0-3 B SCL Gr Fr SS SP SE P .3
ALP 3-24 R C SMSBK Fi S P SE P
24-35 R CL WFSBK Fr S P SE P
Con Sap few WR/Rock

P,#3 >50% WR
ALP

P,#4 0-7 B SCL Gr Fr SS SP SE P
7-21 R C SMSBK Fi S P SE P
21-40 R CL WFSBK Fr SS SP SE P
Con Sap

COMMENTS:

Evaluation By: Steven Price

Landscape Position	Group	Texture	.1955 LTAR
R-Ridge	I	S-Sand	1.2 - 0.8
SS-Shoulder Slope		LS-Loamy Sand	
LS-Linear Slope			
FS-Foot Slope	II	SL-Sandy Loam	0.8 - 0.6
NS-Nose Slope		L-Loam	
HS-Head Slope			
CC-Concave Slope	III	SI-Silt	0.6 - 0.3
CV-Convex Slope		SICL-Silty Clay Loam	
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	

Structure
SG-Single Grain
M-Massive
CR-Crumb
GR-Granular
SBK-Subangular Blocky
ABK-Angular Blocky
PL-Platy
PR-Prismatic
W-Weak

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



RECEIVED AUG 25 2016

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*

(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)

207299

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

Paid $75 Lta Relaejou

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:

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
BCSC	2524 Reliance Ave Apex, NC 27539		704-658-8616 704-658-8620
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Meritage Homes	11605 N Community House Rd #250 Charlotte, NC 28217		

4. Property Information:

Street Address	Subdivision Name	Section/Phase and Lot Number
111 Abbeville	Bells Crossing	3/~~18~~ 122

Driving Directions: _____

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

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

Maximum Number of Bedrooms ~~5~~ 4
Maximum Number of Occupants ~~10~~ 8
If Expansion, Current Number of Bedrooms ___

( ) Crawl Space Foundation?
( ) Concrete Slab Foundation?
(X) 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 (X) 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 (X) Other _____

8. Please Answer The Following ( ) Yes (X) No Does the site contain any jurisdictional wetlands?
To The Best of Your Ability: ( ) Yes (X) 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: _____ 8/25/16
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

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) 4649030330 Lot 122, 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

IREDELL COUNTY HEALTH DEPARTMENT

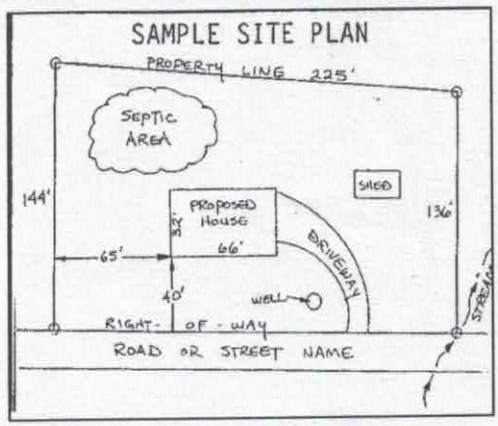
ENVIRONMENTAL HEALTH DIVISION

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:

( ) **Property Line measurements are clearly identified**
( ) **All proposed structures are indicated**
( ) **Front and side setbacks from property line**
( ) **Preferred driveway location and well location**
( ) **Area you prefer your septic system to be placed**
( ) **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**

USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

See Attached

Signature: _____ 8/25/16

Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)	DESIGN LENGTH (FT)
1	ORANGE	2.5	45	20
2	BLUE	2.7	55	50
3	YELLOW	2.9	70	70
4	PINK	3.1	70	70
5	ORANGE	3.8	70	70
6	RED	4.9	70	70
7	BLUE	5.9	70	70
8	YELLOW	7.2	50	50
9	PINK	8.9	20	20

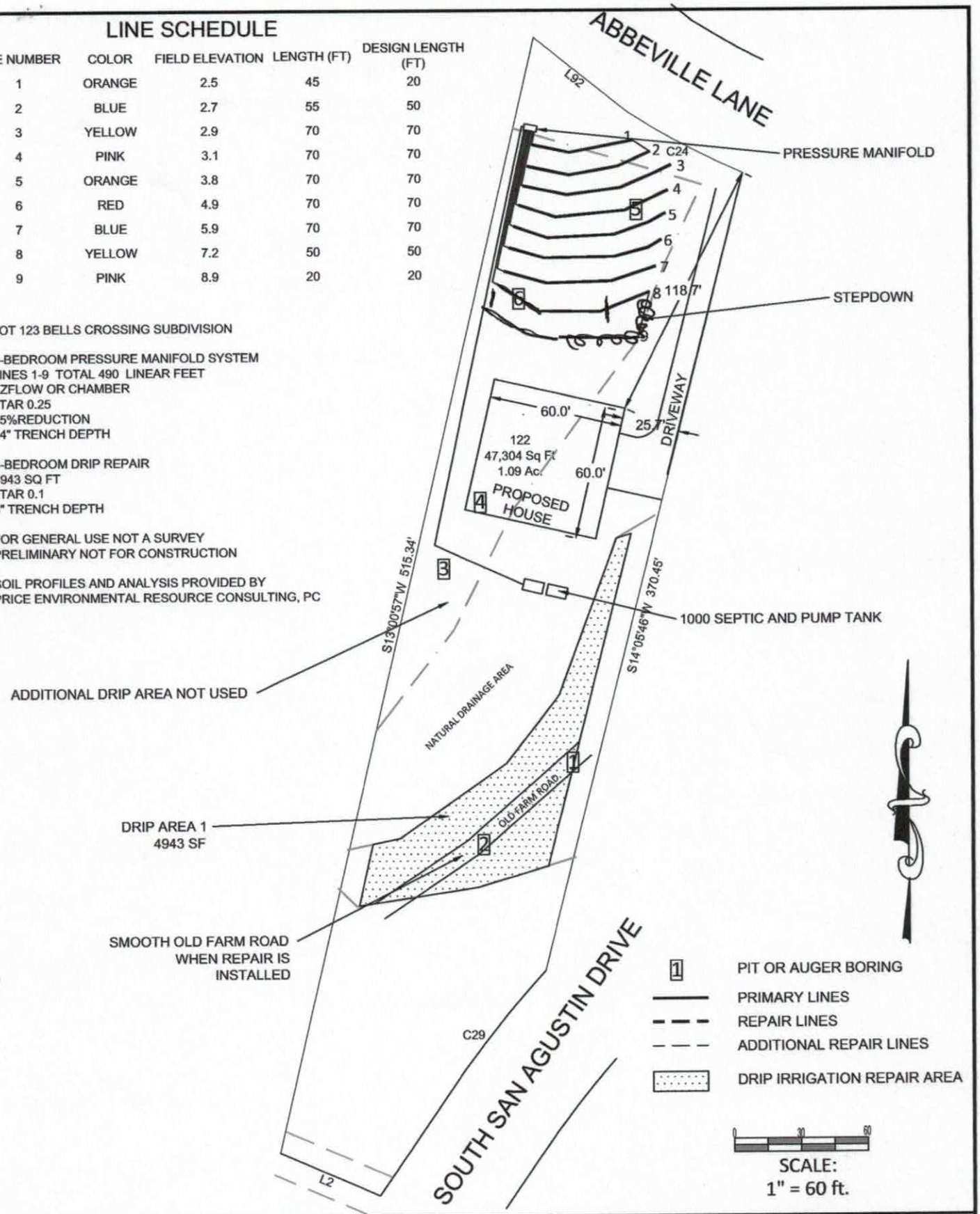
LOT 123 BELLS CROSSING SUBDIVISION

4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-9 TOTAL 490 LINEAR FEET
EZFLOW OR CHAMBER
LTAR 0.25
25%REDUCTION
24" TRENCH DEPTH

4-BEDROOM DRIP REPAIR
4943 SQ FT
LTAR 0.1
6" TRENCH DEPTH

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL PROFILES AND ANALYSIS PROVIDED BY
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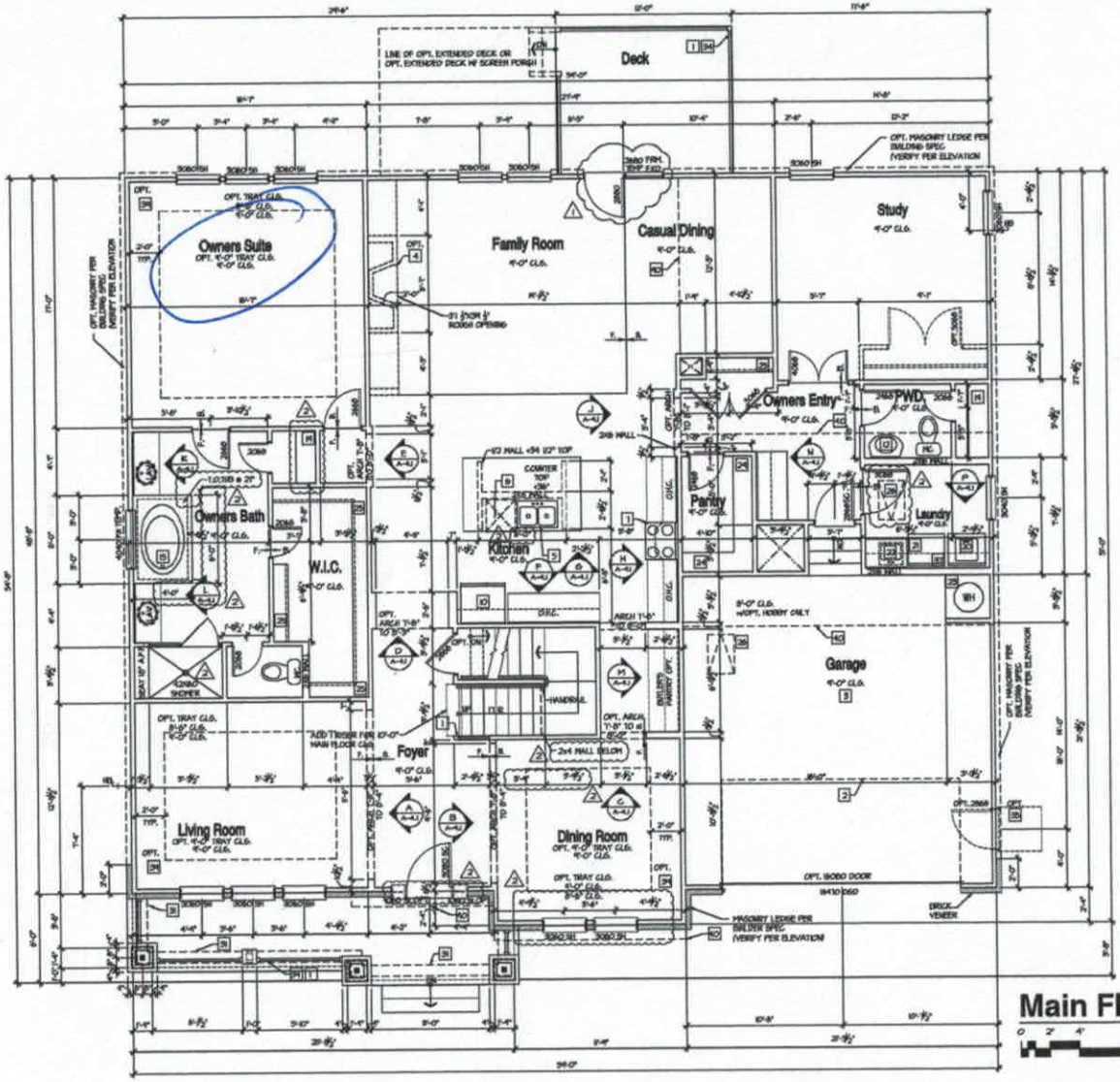


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www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

MeritageHomes

LOT 122

BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY
REVISED 06/20/16
DATE: 05/5/16 DRAWN BY: MB CHECKED BY:TMB



Main Floor Plan - B

0 2' 4' 8'

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 N, C, 5, a.

D. HANDRAIL:
A. ALL RAILINGS SHALL COMPLY WITH HABHAM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. HANDRAIL SUPPLIER TO VERIFY AT LEAST ONE HANDRAIL IN ALL RESIDENCES 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 HANDRAIL HEIGHT:
1'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
3'-0" A.F.F. @ 10'-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 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.

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

N. BRICK SIDING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / HANDRAIL 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. PEDESTAL SINK
13. 42" X 42" SHOWER
14. 60" X 60" SHOWER
15. 42" X 60" TUB 29" TO TOP OF DECKING
16. 60" X 60" SHOWER OVER 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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. 22x30 ATTIC ACCESS PER BUILDER SPECS
26. ATTIC ACCESS (22 1/2"x32" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2".)
28. SYNTHETIC TREAD OVER RISER @ 9'-0" W/ 7"x08" FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" 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 LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE FOOTING.
36. 6x8 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. 2nd LOW WALL 42" A.F.F.
43. 2nd 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 9'-6"
48. LOW WALL 32" A.F.F.
49. NO HARD LATCH OR LOCKING KNOBS

SQUARE FOOTAGES

MAIN FLOOR	2436
UPPER FLOOR	802
SUBTOTAL	4248
GARAGE	482
PORCH	134
PORCH/REAR	320
FINISHED BASEMENT	801
OPT. HOBBY ROOM	278
UNFINISHED PORCH	00
TOTAL	1945

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

Acknowledgement of Plans Submittal ONLY!

Date 8/25/16

Date 8/31/16

ISSUE DATE: 03/05/2013

REVISIONS

5400 Trinity Road
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Meritage Homes

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BSB DESIGN

www.bsbdesign.com

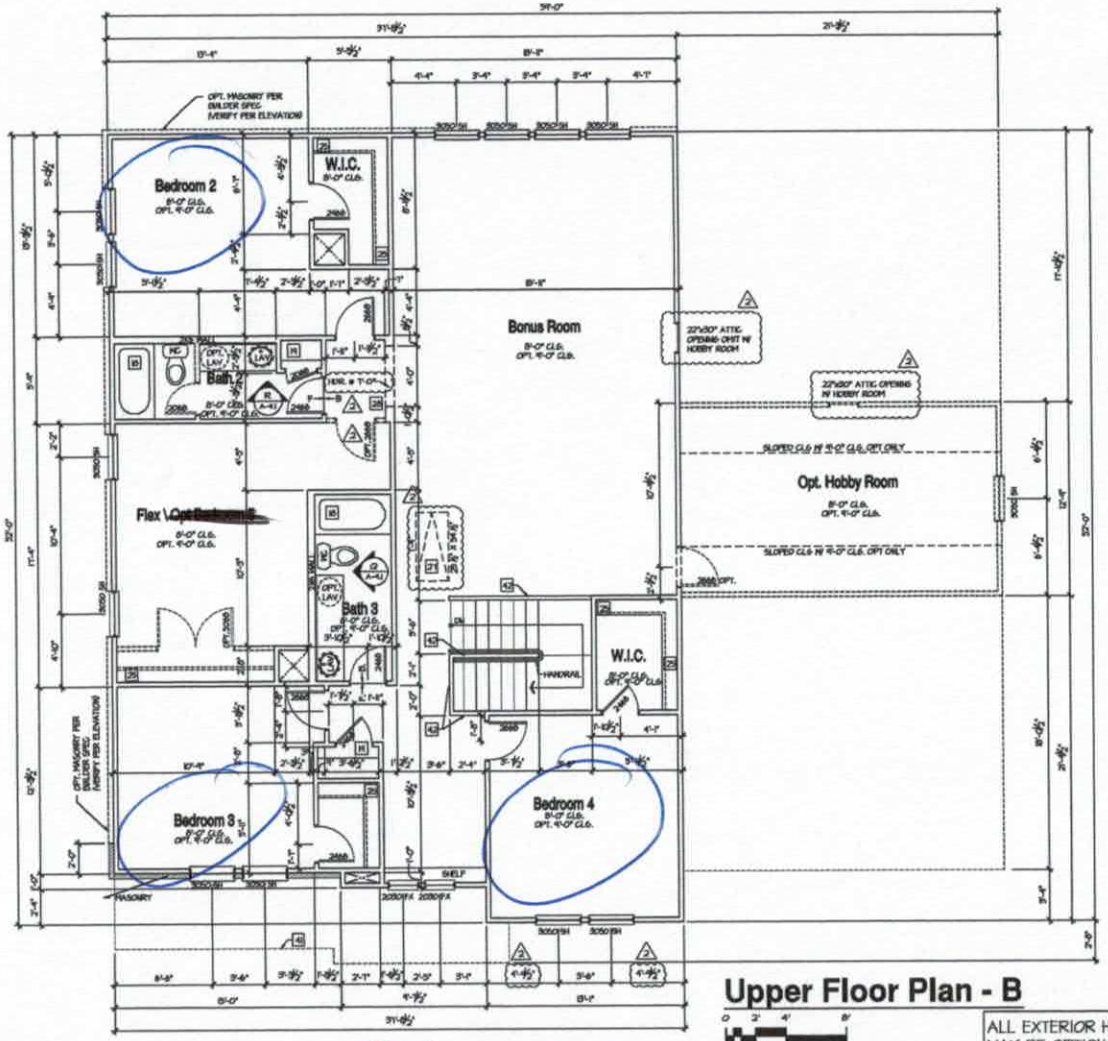
6501 Weetower Parkway, Suite 240
West Des Moines, Iowa 50266
515.875.3588

JOB NO. 03/13/2014 PROJECT MGR. JT
DRAWN HOUSTON CHECKED JT/JS

MAIN FLOOR PLAN - B

Plan - 4227

A2.1B



Upper Floor Plan - B

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 8/25/16

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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 N/ C, 3, a.

D. HINDRE:
A. ALL HINDRE SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. HINDRE SUPPLIER TO VERIFY AT LEAST ONE HINDRE 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 HINDRE 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. VENTING:
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 STUDS UNLESS OTHERWISE NOTED.

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

N. BRICK SILLING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

(1ST. 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 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. 42" X 42" SHOWER
14. 60" X 42" SHOWER
15. 42" X 60" TUB 2" TO TOP OF DECKING
16. 60" X 60" SHOWER
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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. LINEN AND LINEN SHELVING PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"x32" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2".)
28. OVERHEAD STORAGE SHELVING @ 5'-0" W/ 14"x18" FLOOR & 1'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD AREA @ 11'-2" 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/ HDD 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'-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 42x4" A.F.F.
47. GYPSUM BOARD AREA @ 8'-0" TO 9'-6"
48. LOW WALL 32x5" A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

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JOB NO. 02.120324 PROJECT
DRAWN HOUSTON CHECKED PJG
UPPER FLOOR PLAN - B

Plan - 4227
A2.2B