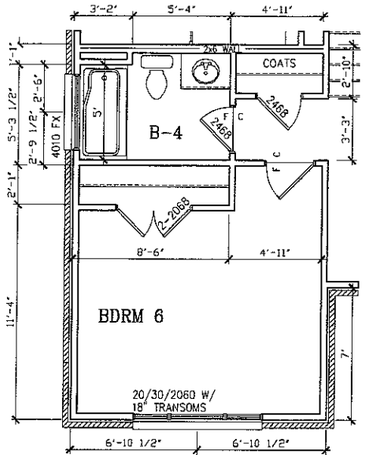
400

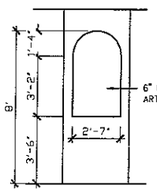
## General Floor Plan Notes

**General Floor Plan Notes shall apply unless noted otherwise on plan.**

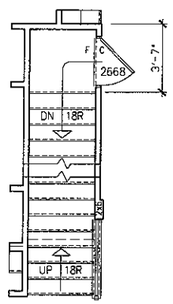
1. **Wall Heights:** Typically 9'-1 1/2" first and second floors. All walls are constructed using a double top plate. Special wall heights are noted on plans where they occur.
2. **Wall Thickness** is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. **Headers:** Structural headers are to be sized in accordance with NCRC Tables R502.5(1) and R502.5(2) or as noted on the plans for unique situations. Only use Structural Headers where required. Non-Structural Headers shall be Double Top Plate W/ Conventional Frame.
4. **Header height** shall be 7'-6" AFF (Charlotte) or 7'-8" AFF (Raleigh), unless noted otherwise.
5. **Jacks:** Jack requirements to be in accordance with NCRC Tables R502.5(1) and R502.5(2) or as noted on the plans for unique situations.
6. **Point loads** shall be blocked solidly to top of foundation. Point load supports are noted on plan where they occur.
7. **Soffits, Coffered Ceilings, Tray Ceilings** and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically called out as included, kitchens do not include soffits over wall cabinetry.
8. **Door & Window Frames,** where occurring near corners, shall be a minimum of 4-1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on the closet entry wall.
9. **Windows:** Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
10. **Closets** for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 5 wood shelves, painted.
11. **Stairs** shall have a minimum width dimension of 3'-0" finishedtreads shall be 10" deep, and risers shall be a maximum of 7-3/4" unless noted otherwise. Each tread shall have nosing protruding between 3/4" and 1 1/4" from the riser.
12. **Handrails and Guards** at stairs shall be between 30" and 38"above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks at multilevel spaces shall be 36" above finished floor. Guards (pickets or balisters) shall be spaced with no more than 4" between guards.
13. **Attic Access** with finished dimensions of a minimum 20" x 30" shall be provided in accordance with NCRC section R807 or M1305.1.3 if mechanical equipment is located in the attic space. Pull down stairs and weather sealed access doors in knee walls meeting minimum criteria are also acceptable. Attic access located in attached garages must be installed in acordance with NCRC R309.1.2.
14. **Garage Door to Living Space** shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
15. **Garage Walls,** as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the walls and ceiling.
16. **Corners,** 4-1/2" minimum in wall corners for doors and windows to allow for trim.



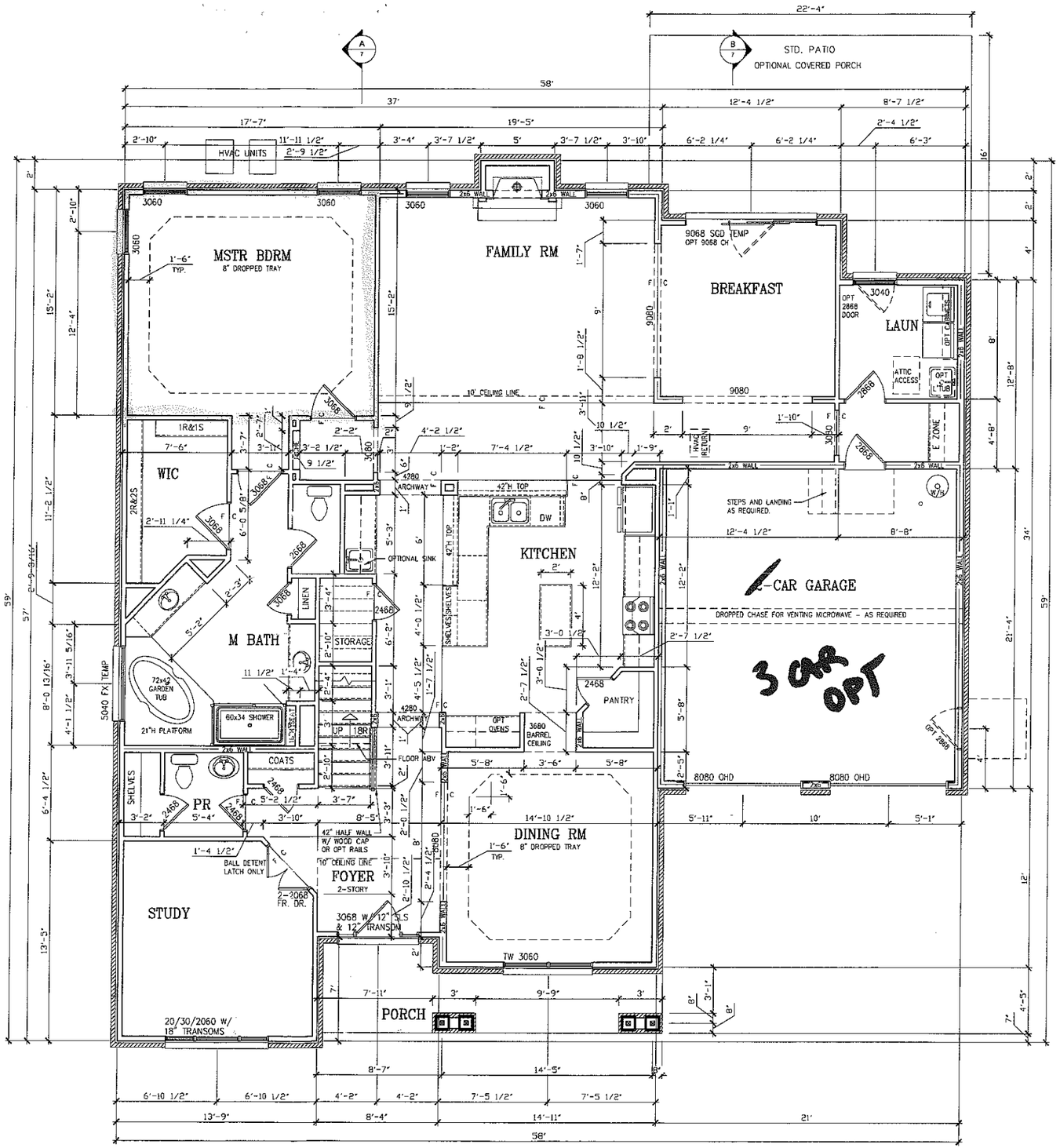

BEDROOM 6/BATH 4 ILO STUDY




NICHE AND ARCH DETAIL




STAIR AT BASEMENT




1ST FLOOR PLAN "E"

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

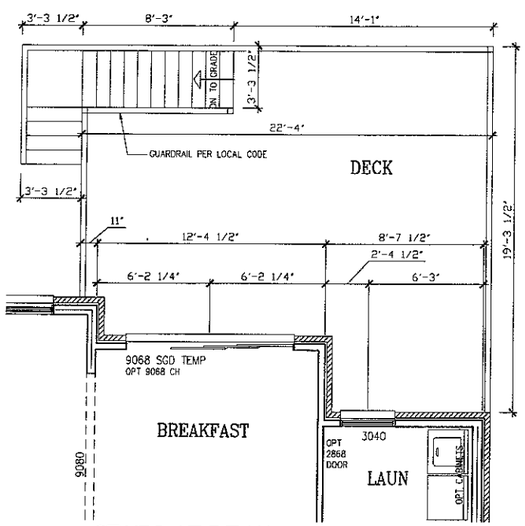
©2012 M/I HOMES, INC.

MASTER ISSUE DATE:
01/20/12
DO NOT SCALE PRINTS! CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS ONLY, ANY DISCREPENCIES TO BE REPORTED TO M/I HOMES FOR CLARIFICATION!
LATEST REVISION DATE:
/ /
SUB NAME
LOT# -
_/_/_

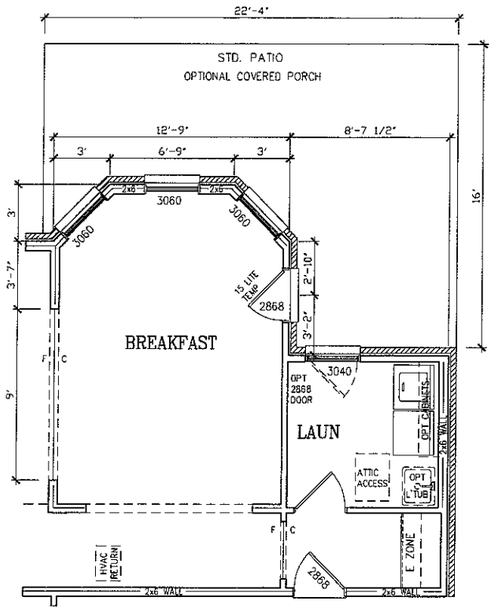
M/I HOMES

GLENMARIE
GARAGE - RIGHT
1ST FLOOR PLAN "E"

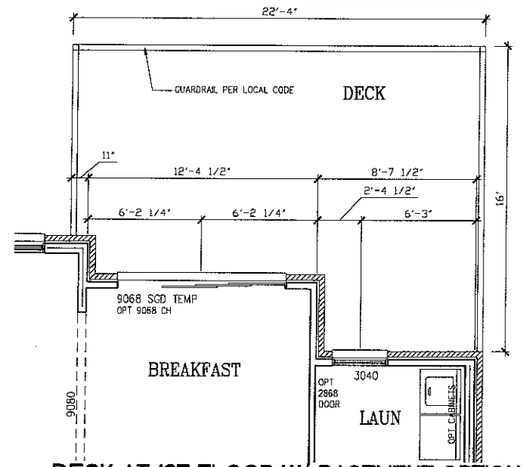
SHEET #
5.10



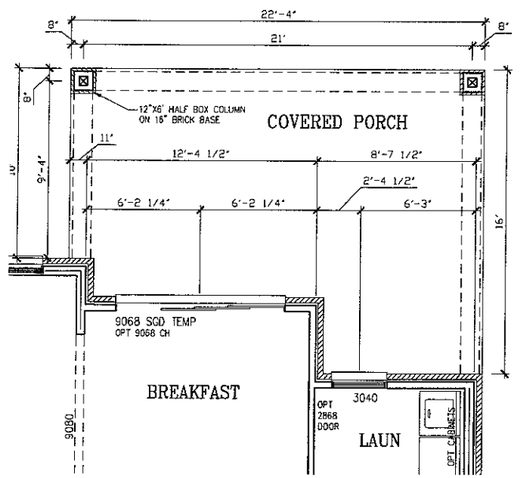

STAIRS AT DECK
AT 1ST FLOOR W/ BASEMENT OPTION



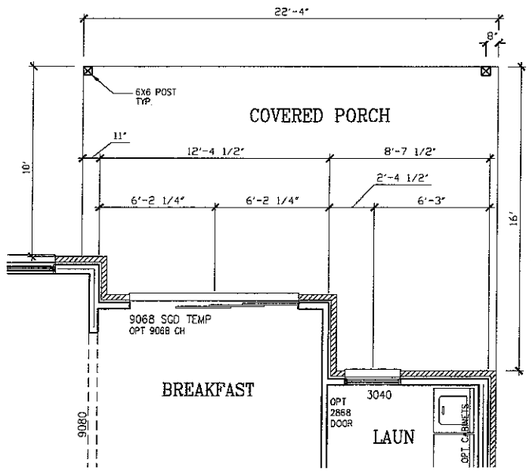

BREAKFAST ROOM EXTENSION



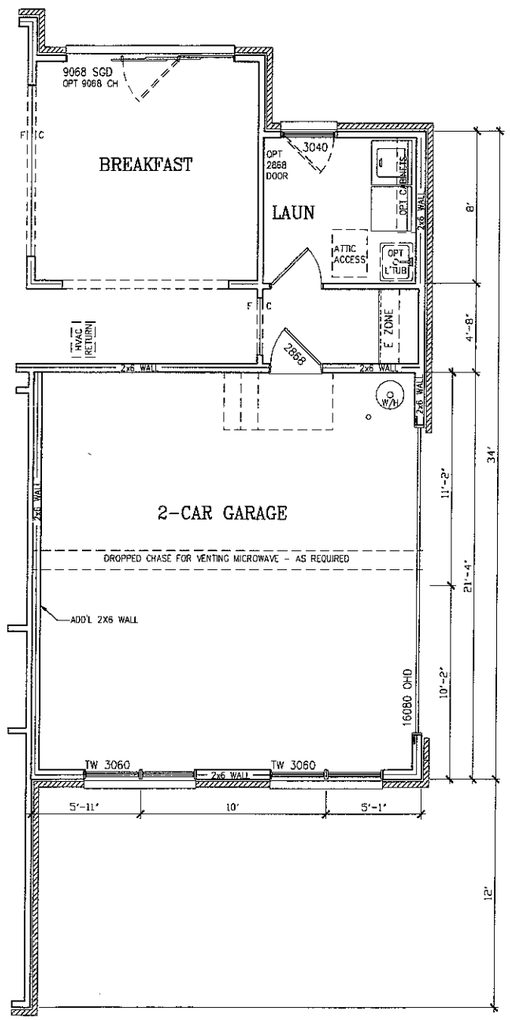

DECK AT 1ST FLOOR W/ BASEMENT OPTION



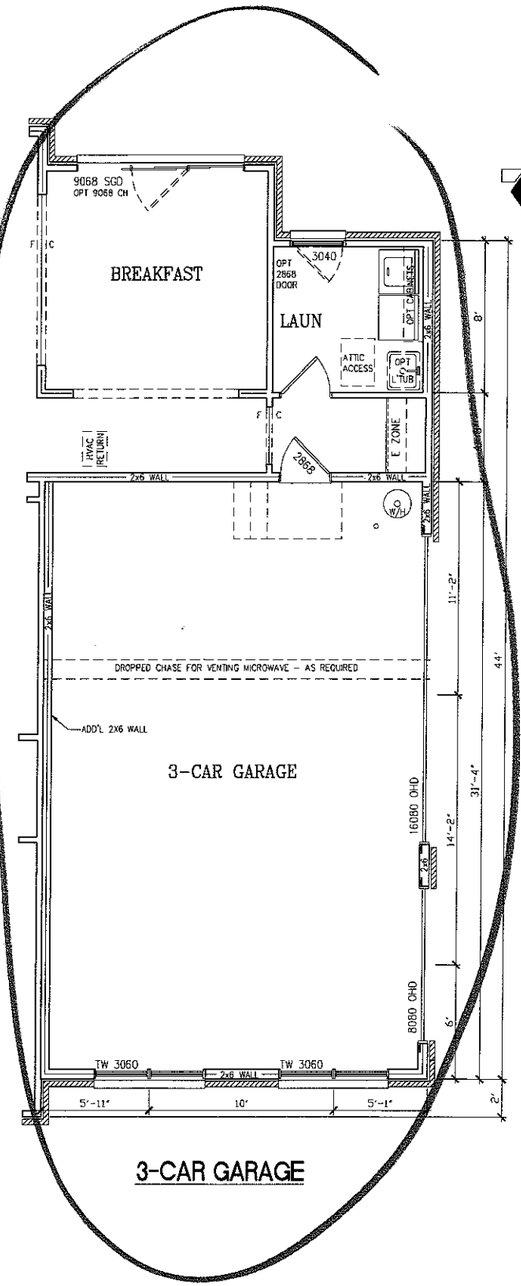

COVERED PORCH AT 1ST FLOOR




COVERED PORCH AT 1ST FLOOR W/
CRAWL SPACE FOUNDATION




2-CAR SIDELOAD GARAGE




3-CAR GARAGE

OPTIONAL 1ST FLOOR PLANS
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

©2012 M/I HOMES INC.

MASTER ISSUE DATE:
01/20/12

DO NOT SCALE PRINTS! CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS ONLY, ANY DISCREPENCIES TO BE REPORTED TO M/I HOMES FOR CLARIFICATION!

LATEST REVISION DATE:
/ /

SUB NAME
LOT# -
__/__/__

M/I HOMES

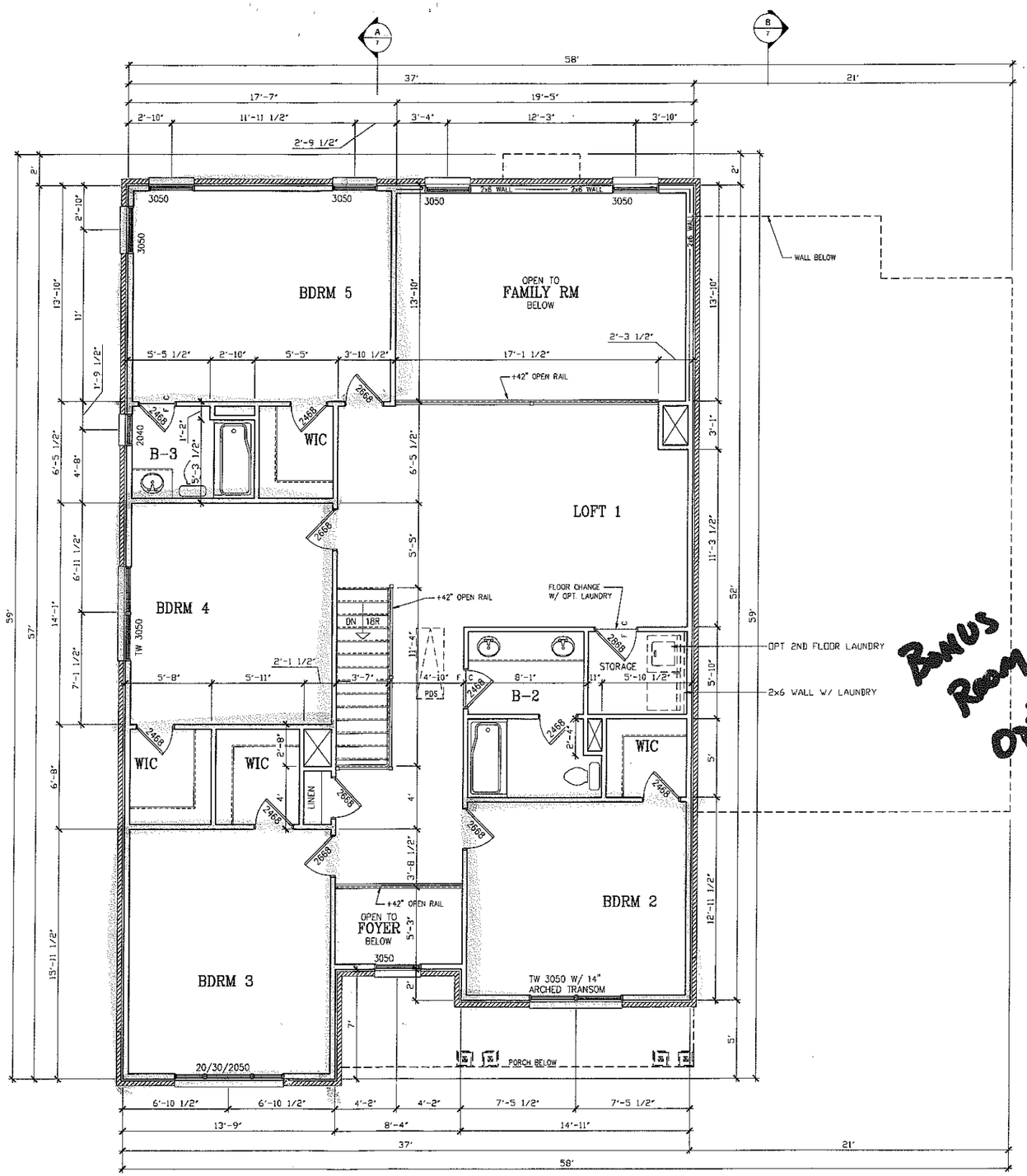
# GLENMARIE
GARAGE - RIGHT
OPTIONAL 1ST FLOOR PLANS

SHEET #
5.11

## General Floor Plan Notes

**General Floor Plan Notes shall apply unless noted otherwise on plan.**

1. **Wall Heights:** Typically 9'–1 1/2" first and second floors. All walls are constructed using a double top plate. Special wall heights are noted on plans where they occur.
2. **Wall Thickness** is typically 4" at exterior walls, 3–1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. **Headers:** Structural headers are to be sized in accordance with NCRC Tables R502.5(1) and R502.5(2) or as noted on the plans for unique situations. Only use Structural Headers where required. Non–Structural Headers shall be Double Top Plate W/ Conventional Frame.
4. **Header height** shall be 7'–6" AFF (Charlotte) or 7'–8" AFF (Raleigh), unless noted otherwise.
5. **Jacks:** Jack requirements to be in accordance with NCRC Tables R502.5(1) and R502.5(2) or as noted on the plans for unique situations.
6. **Point loads** shall be blocked solidly to top of foundation. Point load supports are noted on plan where they occur.
7. **Soffits, Coffered Ceilings, Tray Ceilings** and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically called out as included, kitchens do not include soffits over wall cabinetry.
8. **Door & Window Frames,** where occurring near corners, shall be a minimum of 4–1/2" from corner. Except for walk–in closets with doors near a corner, doors at closets shall be centered on the closet entry wall.
9. **Windows:** Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
10. **Closets** for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 5 wood shelves, painted.
11. **Stairs** shall have a minimum width dimension of 3'–0" finishedtreads shall be 10" deep, and risers shall be a maximum of 7–3/4" unless noted otherwise. Each tread shall have nosing protruding between 3/4" and 1 1/4" from the riser.
12. **Handrails and Guards** at stairs shall be between 30" and 38"above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balisters) shall be spaced with no more than 4" between guards.
13. **Attic Access** with finished dimensions of a minimum 20" x 30" shall be provided in accordance with NCRC section R807 or M1305.1.3 if mechanical equipment is located in the attic space. Pull down stairs and weather sealed access doors in knee walls meeting minimum criteria are also acceptable. Attic access located in attached garages must be installed in acordance with NCRC R309.1.2.
14. **Garage Door to Living Space** shall be 2'–8" x 6'–8" minimum size and shall be 20 minute fire rated and weather sealed.
15. **Garage Walls,** as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the walls and ceiling.
16. **Corners,** 4–1/2" minimum in wall corners for doors and windows to allow for trim.




## 2ND FLOOR PLAN "E"

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

©2012 M/I HOMES, INC.

MASTER ISSUE DATE:
01/20/12

DO NOT SCALE PRINTS! CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS ONLY, ANY DISCREPENCIES TO BE REPORTED TO M/I HOMES FOR CLARIFICATION

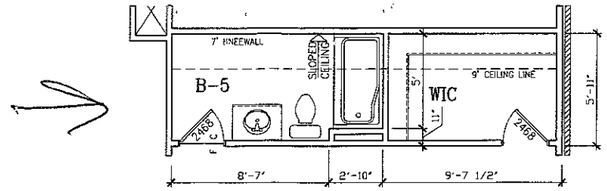
LATEST REVISION DATE:
/ /

SUB NAME
LOT# -
__/__/__

M/I HOMES

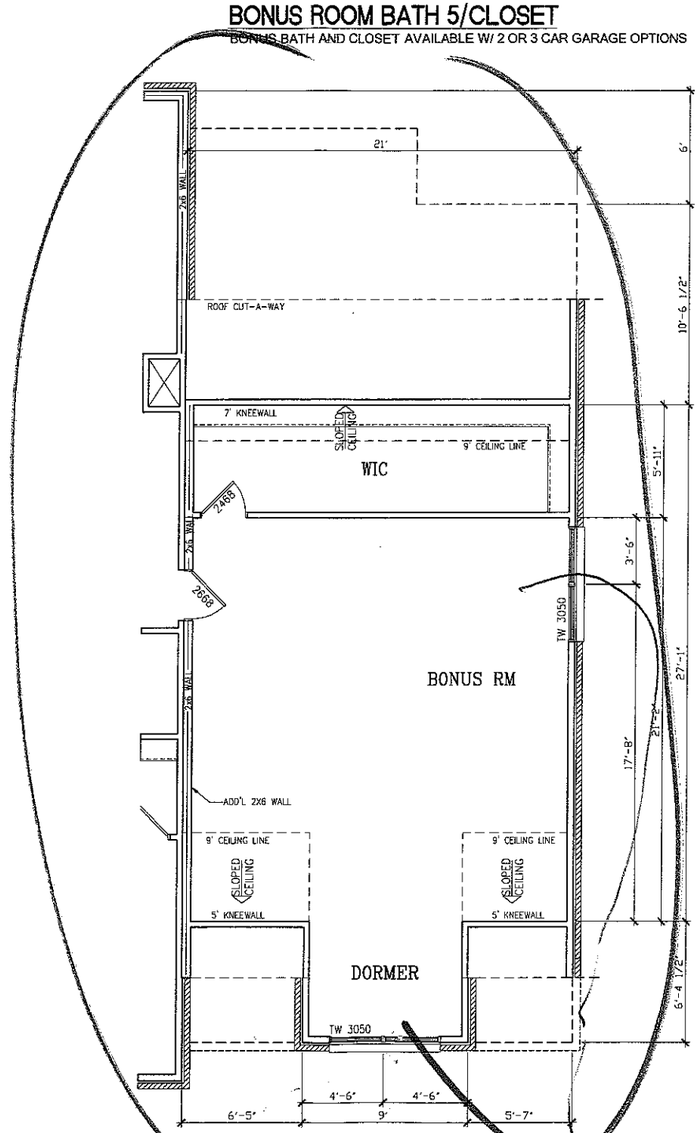
GLENMARIE
GARAGE - RIGHT
2ND FLOOR PLAN "E"

SHEET #
5.20

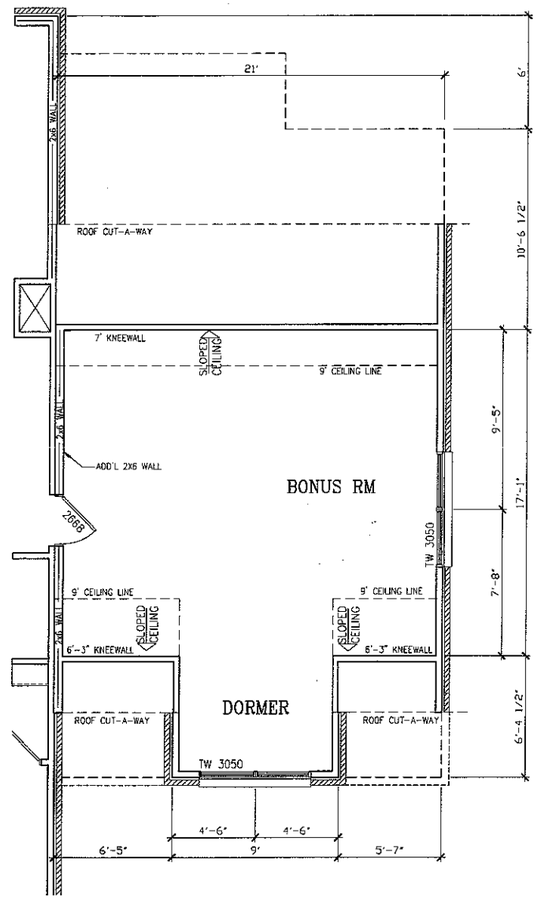



## BONUS ROOM BATH 5/CLOSET

BONUS BATH AND CLOSET AVAILABLE W/ 2 OR 3 CAR GARAGE OPTIONS




BONUS ROOM W/ 3-CAR GARAGE




BONUS ROOM W/ 2-CAR GARAGE

NON EGRESS WINDOW

## OPTIONAL 2ND FLOOR PLANS

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

©2012 M/I HOMES, INC.

MASTER ISSUE DATE:
01/20/12

DO NOT SCALE PRINTS! CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS ONLY. ANY DISCREPENCIES TO BE REPORTED TO M/I HOMES FOR CLARIFICATION!

LATEST REVISION DATE:
/ /

SUB NAME
LOT# -
__/__/__

M/I HOMES

# GLENMARIE
GARAGE - RIGHT
OPTIONAL 2ND FLOOR PLANS

SHEET #
5.21