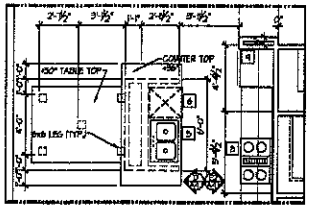
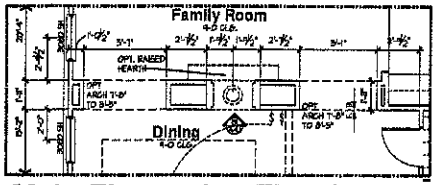


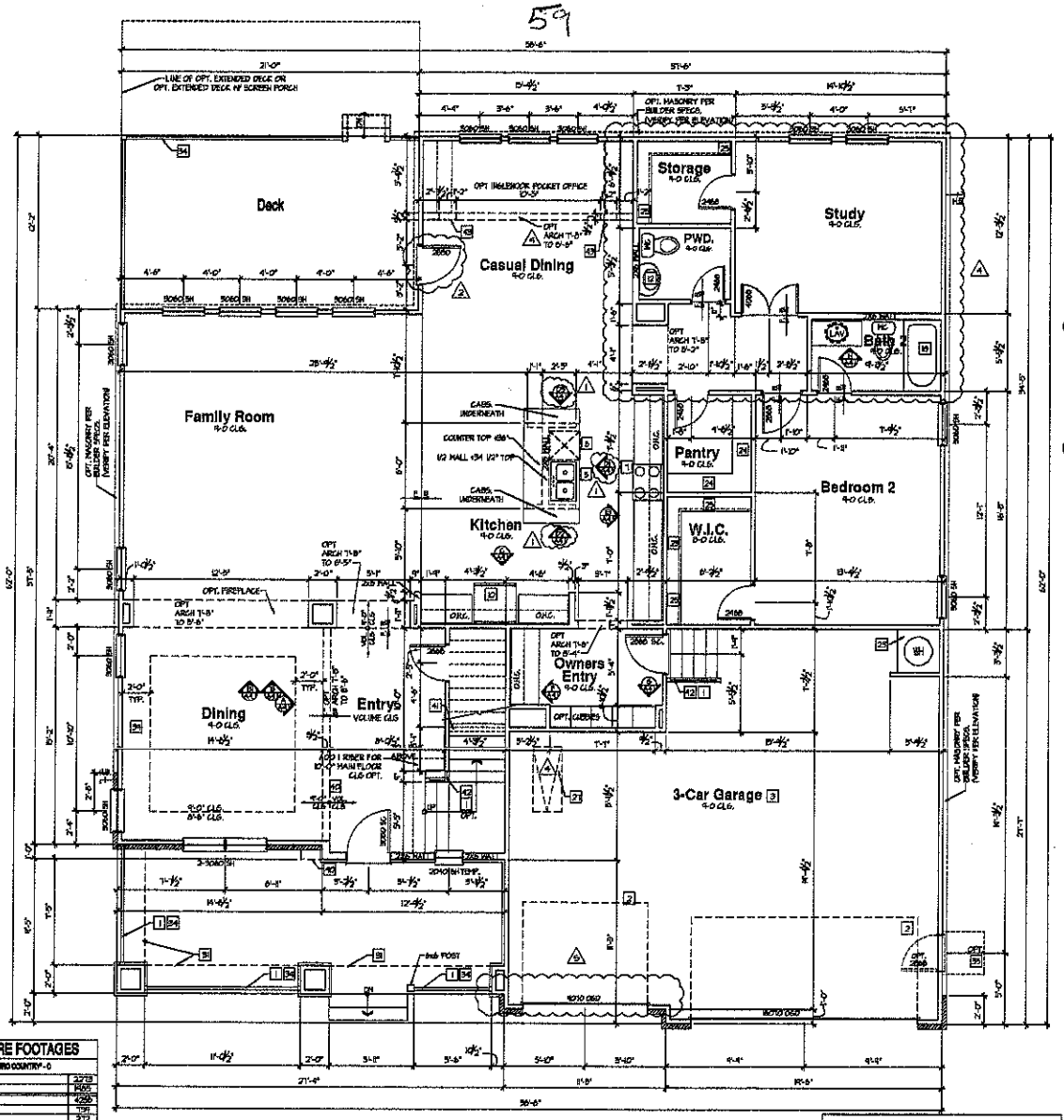
Opt Inglenook Pocket Office



Main Floor
Opt Kitchen Island



Main Floor - Opt Fireplace



Main Floor Plan - C

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

FLOOR PLAN NOTES:

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 BOARDS.
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. 42" X 60" SHOWER
15. 60" X 60" 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. 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 (2) 22"x30" U.N.O.
26. ATTIC ACCESS W/ STAIRS (2) 22"x54" U.N.O.
27. SYSTEM BOXED UNDER @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 12" LOW @ 84"-0"
29. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ CAP.
30. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
31. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
32. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
33. PORCH RAIL, SEE ELEVATION.
34. 36"x36" CONCRETE STOOP.
35. 6x8 BEAM.
36. OPTIONAL UPPER CABINETS.
37. OPTIONAL CABINETS.
38. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2/4 LOW WALL 42" A.F.F.
43. 2x6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 40#" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-0"
48. LOW WALL 32#" A.F.F.
49. NO 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 ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB OR GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, 4, 9, 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. STONE SOLDIER:
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 AMBLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SOLDIER:
INSTALL PER LOCAL CODE.

SQUARE FOOTAGES "BURO COUNTRY - C"	
1ST FLOOR	2273
UPPER FLOOR	1005
SUBTOTAL	4286
GARAGE	1191
PORCH	312
TOTAL	5080
OPT. SCREENED PORCH	+276
OPT. 3-CAR GARAGE	+516
OPT. OWNERS SITTING ROOM	+256
OPT. FURNISHED BASEMENT	+2286
OPT. UNFINISHED BASEMENT	-0-

Acknowledgement of Plans Submittal ONLY

Date 5-4-16

Date 5/19/16

Meritage Homes
5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2995 Phone

ISSUE DATE: 01/17/2014
REVISIONS

Meritage Homes

BSB DESIGN
www.bsbdesign.com
2201 Westport Parkway, Suite 210
West Des Moines, Iowa 50266
515.673.0909

JOB NO. 5415.00 PROJECT 2
DRAWN JP, JC CHECKED JP

MAIN FLOOR PLAN - ELEVATION C

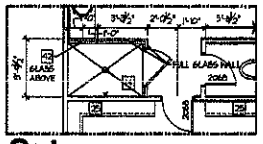
Plan 4268
A2.1C

59

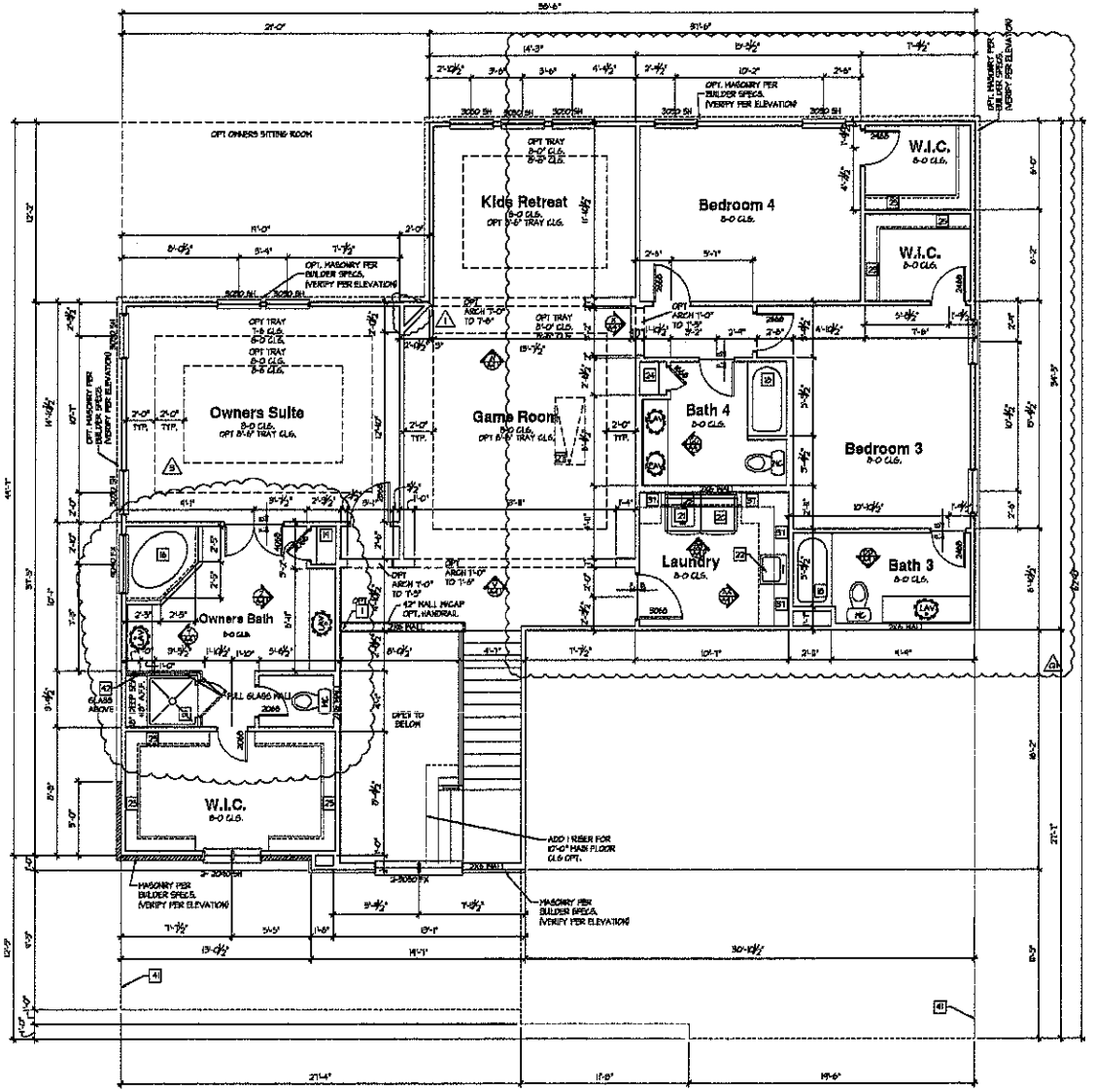
Acknowledgement of Plans Submittal ONLY!

Date 5-9-16

Date 5/19/16



Opt
42x60 Shower



Upper Floor Plan - C

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

FLOOR PLAN NOTES:

(UPPER FLOOR)

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

1. 1" RAILING / SUNDRAIL IS PROVIDED, ALL RAILING / SUNDRAIL 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" MIN-MUM 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. RESIDENTIAL SINK
13. 42" X 42" SHOWER
14. ~~42" X 60"~~
15. 42" X 60" TUB 21" TO TOP OF ENCLOSURE
16. ~~42"X 60" SHOWER/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. 3 SHELVES PER BUILDER SPECS.
25. ~~SOFFIT AND ANGLE BRK BULKHEAD ACROSS~~
26. ATTIC ACCESS (22 1/2"x30") (UNO.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. ~~SYMBOL DENOTES SPRINKLER HEAD~~
29. FLOOR ± 7'-2" AT UPPER FLOOR (UNO.
30. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
31. GYPSUM BOARD LOW WALL, 36" A.F.F. (UNO.) W/ CAP.
32. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
33. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
34. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE
35. PORCH RAIL, SEE ELEVATION.
36. 36"x36" CONCRETE STOOP.
37. 6x8 BEAM.
38. OPTIONAL UPPER CABINETS.
39. OPTIONAL CABINETS.
40. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
41. LINE OF FRAMING ABOVE.
42. LINE OF FRAMING WALL BELOW.
43. 2x4 LOW WALL 42" A.F.F.
44. 2x6 LOW WALL 42" A.F.F.
45. ART NICHE
46. HORIZONTAL LAUNDRY CHUTE
47. LOW WALL 42"A.F.F.
48. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
49. LOW WALL 32"A.F.F.
50. NO 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" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES ON 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, 4, 9 a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS SET FORTH 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 @ 9'-1 1/8" PLATE HEIGHT (UNO.) 8'-0" A.F.F @ 10'-1 1/8" PLATE HEIGHT (UNO.)

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

F. DUCTS:
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, UNO.

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

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

N. BRICK SOLDIER:
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS

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

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com

JOB NO. 04268 PROJ MGR. JF
DRAWN JF 07 CHECKED JF

UPPER FLOOR PLAN - ELEVATION C

Plan 4268
A2.2C