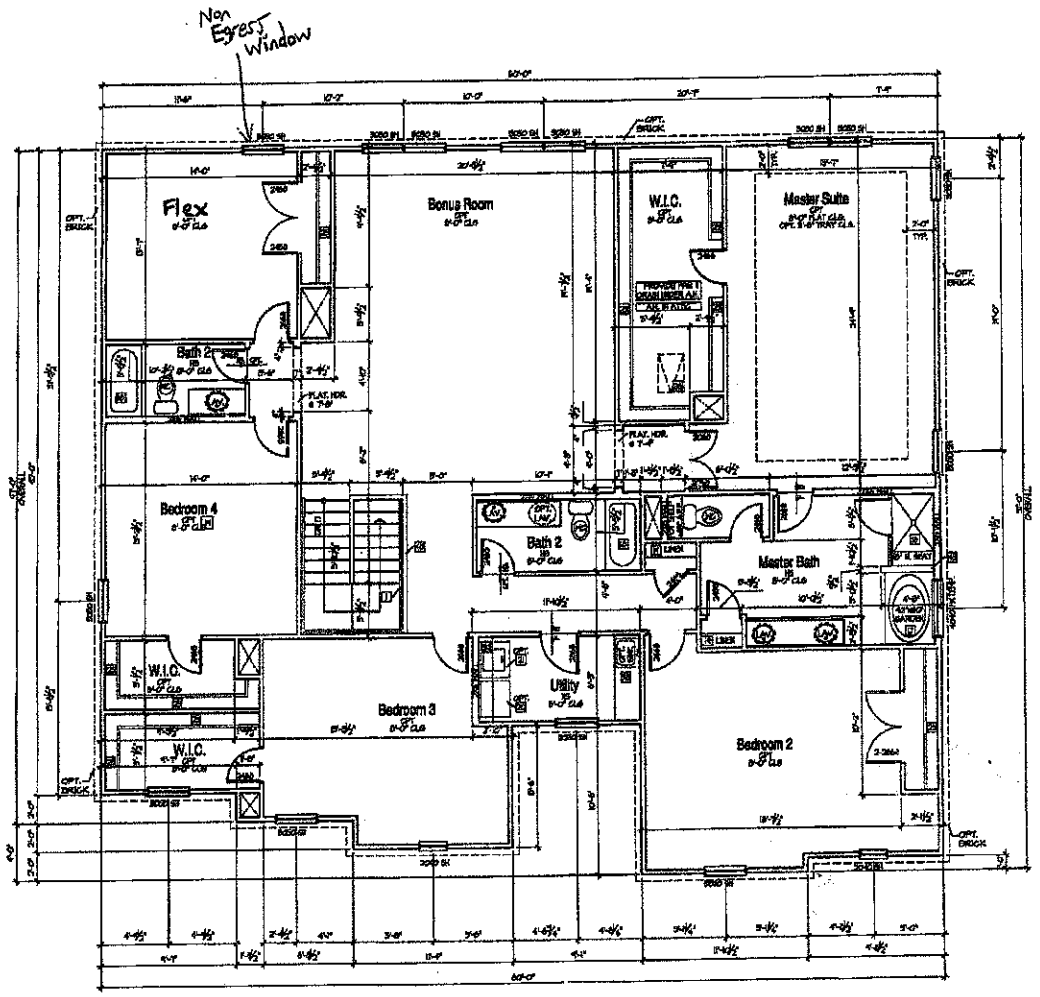


87 **Upper Floor Plan**

TYPICAL CONSTRUCTION ASSEMBLIES:

FLOOR PLAN NOTES:

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

Architect's Statement of Plans Submitted ONLY

Date 8/30/13

Date

Heritage Homes

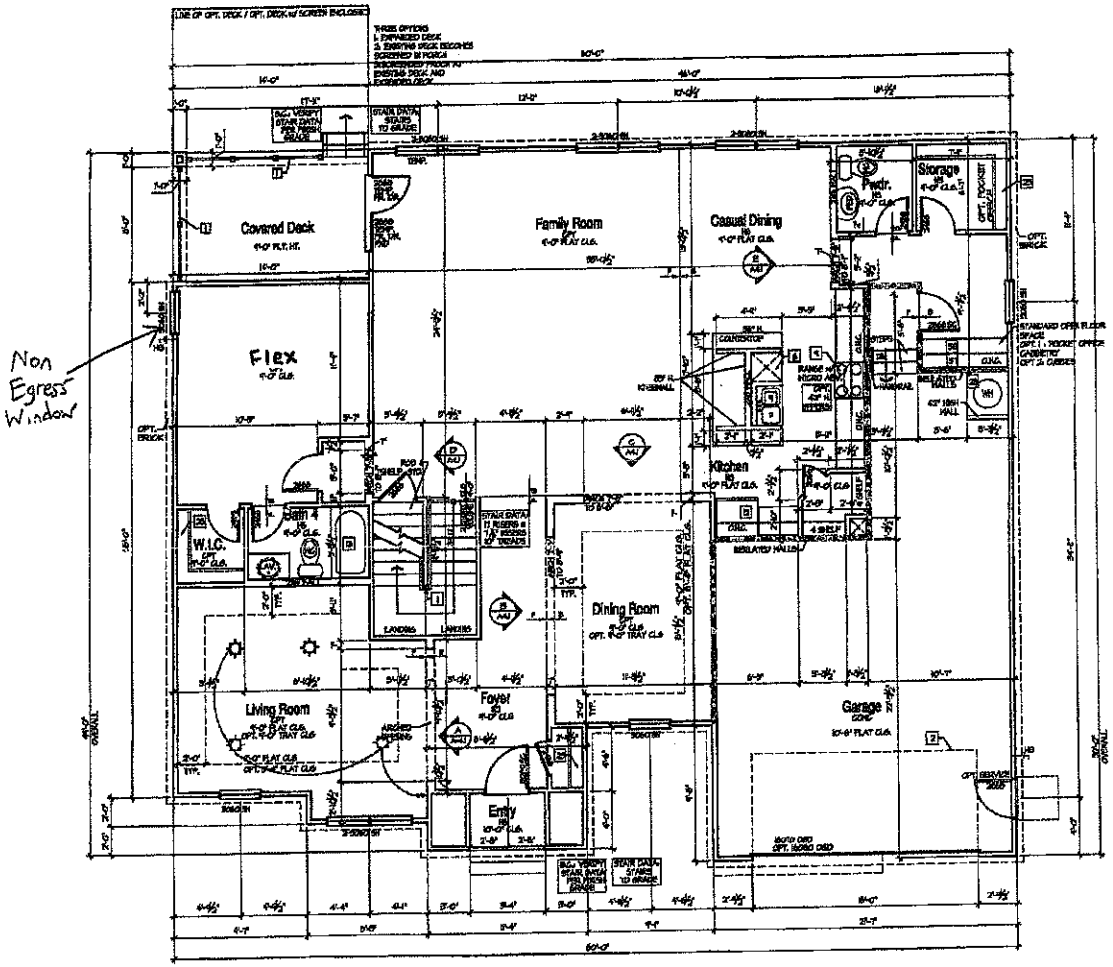
Heritage

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2235 Phone

BSB DESIGN

UPPER FLOOR PLAN - TUSCAN COURSE

Plan 4815
A3.1FC



87 **Main FloorPlan**

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

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
WOOD FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING OR FLOOR DECKING OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWING.

C. SLAB OR GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, C.R.C.

D. ENCLOSING.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM DIMENSIONS OUTLINED IN APPLICABLE R.C.C. CODES.
B. BUILDER SHALL TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH ALL SILLS NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT.
7'-0" A.F.F. = 6'-8 1/8" PLATE HEIGHT (8'-1/2")
8'-0" A.F.F. = 7'-1 1/8" PLATE HEIGHT (9'-1/2")

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

F. HVAC.
PROVIDE EXHAUST FANS IN BATHROOMS WITHOUT WINDOWS, VENTED TO OUTSIDE. PROVIDE DRYER EXHAUST DUCT TO OUTSIDE.

G. SMOKE ALARMS.
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.

J. ALL ABUTTED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. SMOKE ALARMS.
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

(KEYED TO PLAN)

6 THE FOLLOWING KEYNOTES REPRESENT THE SYMBOLS AS SHOWN ON PLANS.

1. IF RAILING / BANISTER IS PROVIDED, ALL RAILING / BANISTERS / 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 EXCEPTIONS PER LOCAL CODE. RAILING AT GUARDRAIL LOCATIONS TO BE AT 42" MINIMUM A.F.F. OFC RAILING.
2. LINE OF OVERHEAD GARAGE DOOR IS OPEN POSITION.
3. NOT USED
4. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
5. FINISH AGE AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
6. NOT USED
7. 36" W GARBAGE DISPOSAL
8. DISHWASHER
9. MICROWAVE
10. COOK TOP
11. OVEN
12. REFRIGERATOR SPACE.
13. PANTRY
14. PEDESTAL SINK
15. NOT USED
16. 60"x60" SHOWER
17. 42"x60" TUB
18. 32" X 60" TUB
19. LINEN
20. WARMER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK
23. PROVIDE NON-CONCRETE/STEEL PLATFORM ELEVATED 8" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. BOX USED
25. SHELVING PER BUILDER SPEC.
26. ATTIC ACCESS (22"x30" MIN.)
27. ATTIC ACCESS W/ STAIRS (22"x54" MIN.)
28. GYPSUM BOARD CEILING @ 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. (SOLO W/ HOP CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR REGARD & ARCHITECTURAL DETAILS FOR SOFFIT.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. SOLO WALL W/ WOOD CAP OR OPTIONAL LOW WALL W/W RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 30"x30" CONCRETE STOOP.
36. SEE SHT.
37. OPTIONAL UPPER CABINETS
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDERS SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. NOT USED
43. 29in 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 42" A.F.F.
49. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
50. LOW WALL 36" A.F.F.

SQUARE FOOTAGES

"FRENCH COUNTRY"

MAIN FLOOR	2,253
UPPER FLOOR	2,562
TOTAL	4,815
GARAGE	480
PORCH	96
COVERED PORCH	96
TOTAL	5,687

Acknowledgment of Plan Approval ONLY

Date 8/30/17

Date

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2205 Phone

Meritage Homes

BSB DESIGN

www.bsbdesign.com

ISSUE DATES
10/01/2016 PERMITTING
REVISIONS
DATE DESCRIPTION

JOB NO.
SHEET SCALE
DRAWN BY
MAIN FLOOR PLAN
FRENCH COUNTRY

Plan 4815
A2.1FC