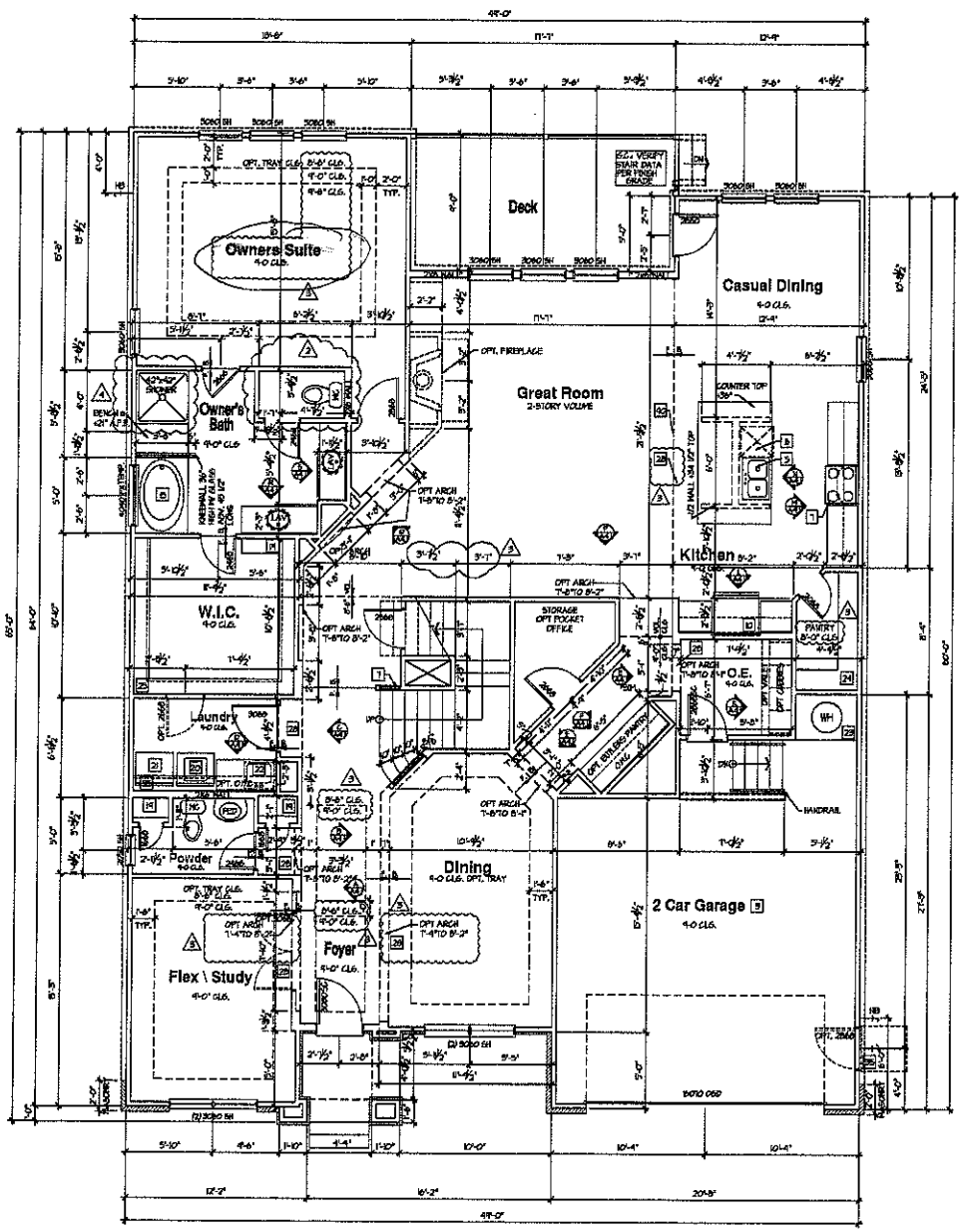
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Acknowledgement of Plans Submittal ONLY!

Date 2-18-16

Date 3/4/16

3-14-16

NOTE:
PER R311.7 TREADS MUST HAVE A RADIUS NO LESS THAN 3/8" AND UNIFORM IN DEPTH. TREAD DEPTH AT ANY POINT MUST BE A MINIMUM OF 9 INCHES.

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

Main Floor Plan - C

0 2' 4' 8'

SQUARE FOOTAGES	
0	
MAIN FLOOR	2361
UPPER FLOOR	1260
SUBTOTAL	3621
GARAGE	477
FINISHED BASEMENT	1479
UNFINISHED BASEMENT	891
PORCH	41
OPT HOBBY ROOM	0
OPT SCREENED PORCH	0
TOTAL	6445

FLOOR PLAN NOTES:

MAIN 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. 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. WASHER (SIZE AS NOTED)
14. N/A
15. 4'3" X 60" TUB
16. 60" X 60" CORNER TUB
17. N/A
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
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" (U.N.O).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. 5/8"GYPSUM BOARD SOFFITS @ 8'-0" AT MAIN FLOOR & 7'-2" AT UPPER FLOOR U.N.O.
29. 5/8"GYPSUM BOARD ARCH @ 11'-2" TO 9'-0".
30. 5/8"GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ MOP CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR PORCH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ HOOD CAP OR OPTIONAL LOW WALL WITH RAIL AS ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 6x6 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER PLAN PER BRDG.
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 24" A.F.F.
47. 5/8"GYPSUM BOARD ARCH @ 8'-0" TO 9'-0"
48. LOW WALL 52½" A.F.F.

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, INCLUDES VAPOR BARRIER PER SECTION IV, C, 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 5.1 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW 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:
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 SILLS:
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2365 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
4901 Westown Parkway, Suite 200
West Des Moines, Iowa 50266
515 973 3321

MAIN FLOOR PLAN - C

249-3655

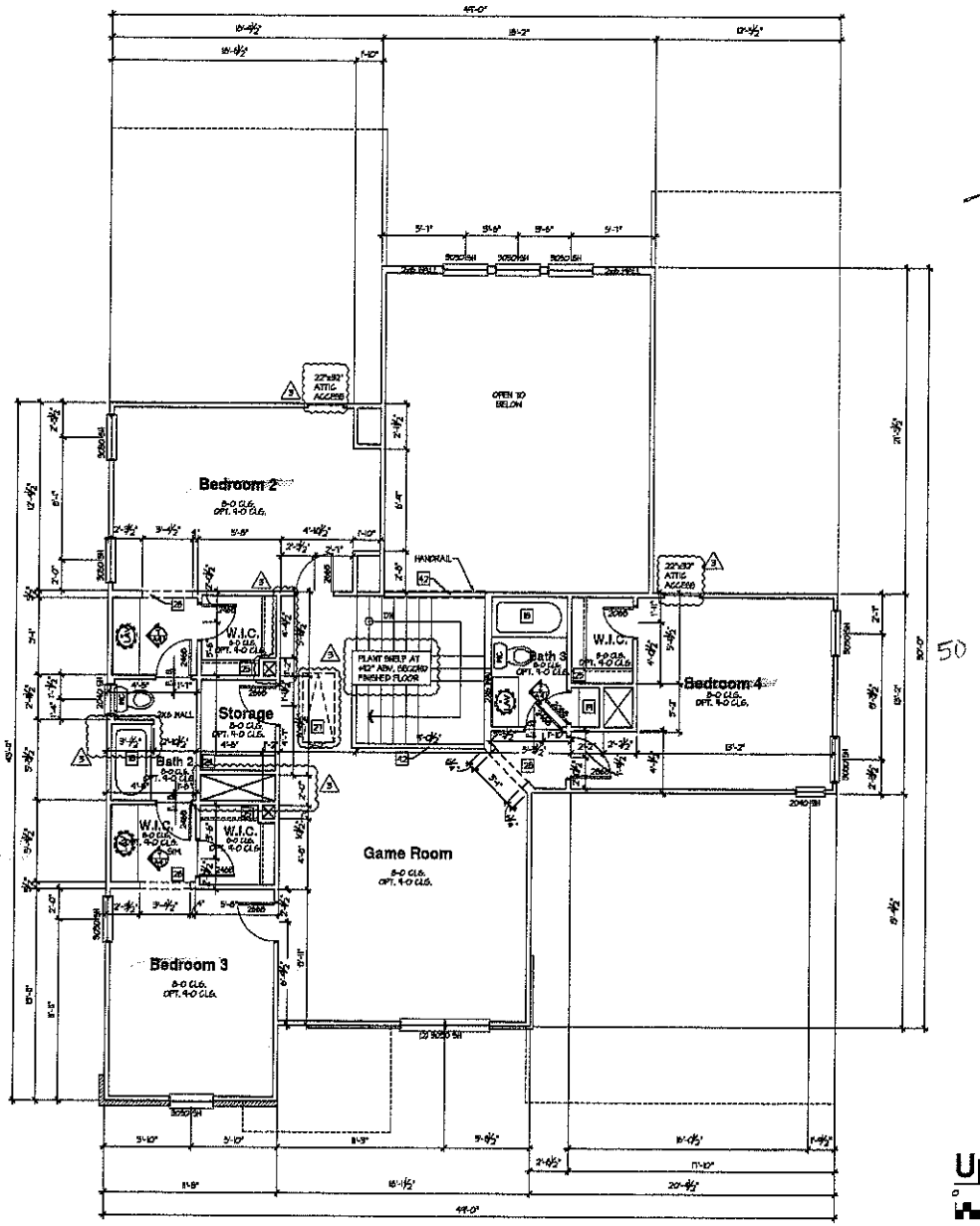
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Acknowledgement of Plans Submittal ONLY!

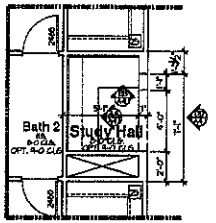
Date 2-18-16

Date 3/4/16

3-14-16



Upper Floor Plan - C



Upper Floor - Opt. Study Hall

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

FLOOR PLAN NOTES:

(REFERENCE)

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
2. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/GUARDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
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6. SINK W/ GARBAGE DISPOSAL
7. DISHWASHER
8. RANGE
9. COOK TOP
10. OVEN
11. REFRIGERATOR SPACE.
12. PANTRY
13. PEDESTAL SINK
14. SHOWER (SIZE AS NOTED)
15. N/A
16. 42" X 60" TUB
17. 60" X 60" CORNER TUB
18. N/A
19. 32" X 60" TERRAZZO
20. LINEN SHELVING PER BUILDER SPECS.)
21. WASHER SPACE
22. DRYER VENT
23. OPTIONAL LAUNDRY SINK.
24. PROVIDE NON-COMBUSTIBLE PLATFORM, ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
25. 5 SHELVES
26. ROD AND SHELF PER BUILDER SPECS.
27. ATTIC ACCESS (22"X30" U.N.O.)
28. ATTIC ACCESS W/ STAIRS (25 1/2"X54 1/2").
29. GYPSUM BOARD CEILING @ 9'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
30. GYPSUM BOARD ARCH @ 11'-3" TO 8'-0".
31. GYPSUM BOARD LOW WALL, 30" A.F.F. (U.N.O.) W/ HALF 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. 6x9 BEAM.
38. OPTIONAL WINE CABINETS.
39. OPTIONAL CABINETS.
40. OPTIONAL COFFERED CEILING @ 8'-10" PER BUILDER SPEC.
41. LINE OF FRAMING ABOVE.
42. LINE OF FRAMING WALL BELOW.
43. 2HR LOW WALL 42" A.F.F.
44. 2HR 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'-9"
49. LOW WALL 32½" A.F.F.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
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B. TYPICAL 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 IV, C, 5, 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.)
9'-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. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. SMOKE DETECTORS:
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 ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. BRICK VENEER:
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
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Meritage Homes

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West Des Moines, Iowa 50265
515-273-3128

UPPER FLOOR PLAN - C

249-3655
A2.2C

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