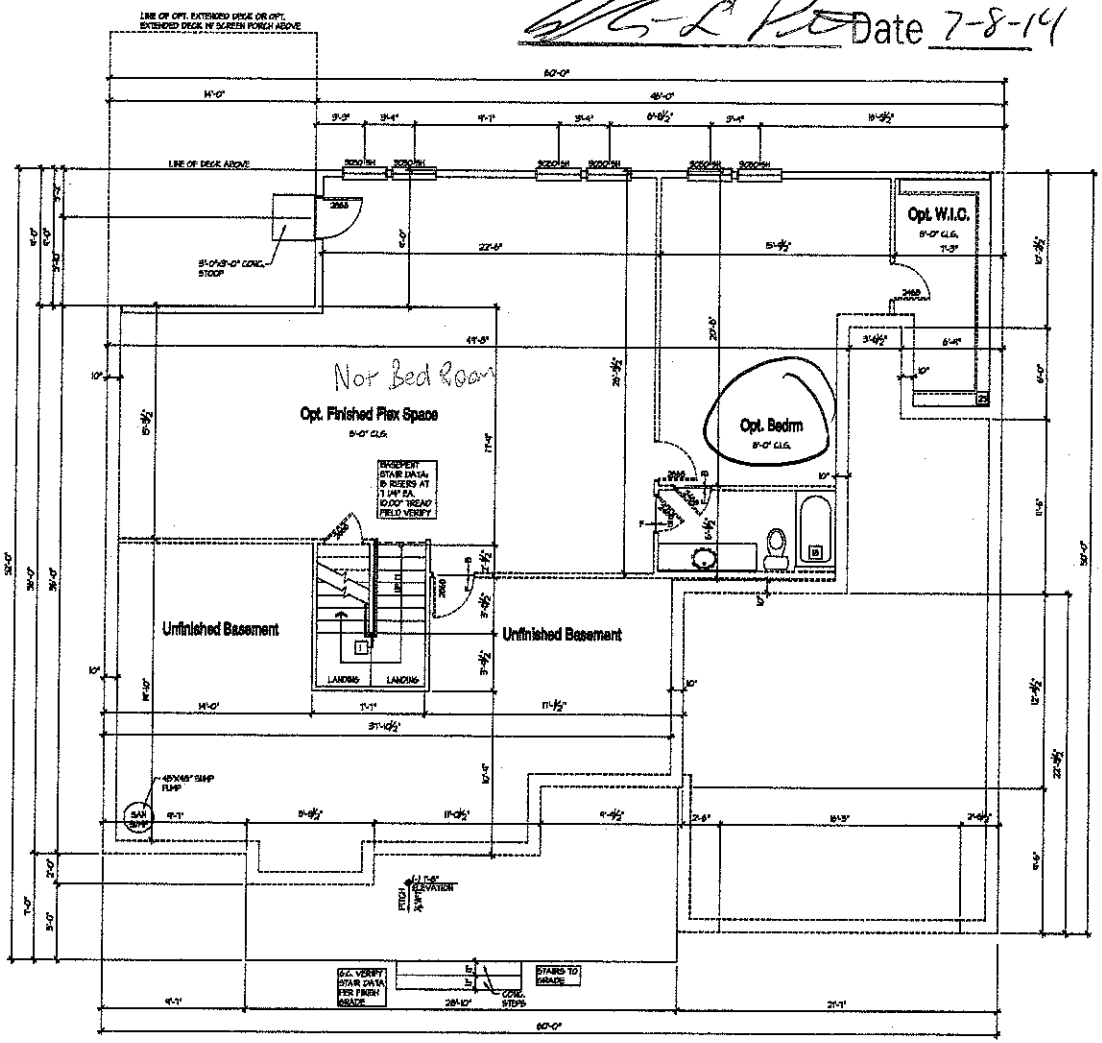
Acknowledgement Of
Plans Submittal ONLY!
Date 6-4-14
Date 7-8-14



Optional Walkout Basement - 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, 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. DUCTS:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

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.

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

M. DECK SCREW:
INSTALL PER LOCAL CODE

FLOOR PLAN NOTES:
(TYPE FLOOR)

◊ THE FOLLOWING KEYNOTED REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

L. 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., WITH RETURNS PER LOCAL CODE. RAILING AT GUARDRAIL LOCATIONS TO BE AT 42" MINIMUM A.F.F. OPT., RAILING.

1. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
2. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
3. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES
4. SINK W/ GARBAGE DISPOSAL
5. DISHWASHER
6. RANGE
7. COOK TOP
8. OVEN
9. REFRIGERATOR SPACE.
10. PANTRY
11. PEDESTAL SINK
12. 42" X 42" SHOWER
13. 42" X 60" SHOWER
14. 42" X 60" TUB
15. 60" X 60" CORNER TUB
16. 60" X 60" TERRACHER
17. 32" X 60" TUBSHOWER
18. LINEN SHELVING PER BUILDER SPECS.)
19. MIRROR SPACE
20. DRYER VENT
21. OPTIONAL LAUNDRY SINK.
22. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
23. 5 SHELVES PER BUILDER SPECS.
24. ROD AND SHELF PER BUILDERS SPECS.
25. ATTIC ACCESS (22"x30" U.N.O.).
26. ATTIC ACCESS W STAIRS (22 1/2"x54" U.N.O.).
27. GYPSUM BOARD SOFFITS @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
29. GYPSUM BOARD LOW WALL 36" A.F.F. (U.N.O.) W HDT 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. 5x2 BEAM.
36. OPTIONAL WHSE CABINETS.
37. OPTIONAL CABINETS.
38. OPTIONAL LOFTERED CEILING @ 8'-6" 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 34" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.
49. 10" HARD LATCH OR LOCKING KNOB

ISSUE DATE: 11/20/2013

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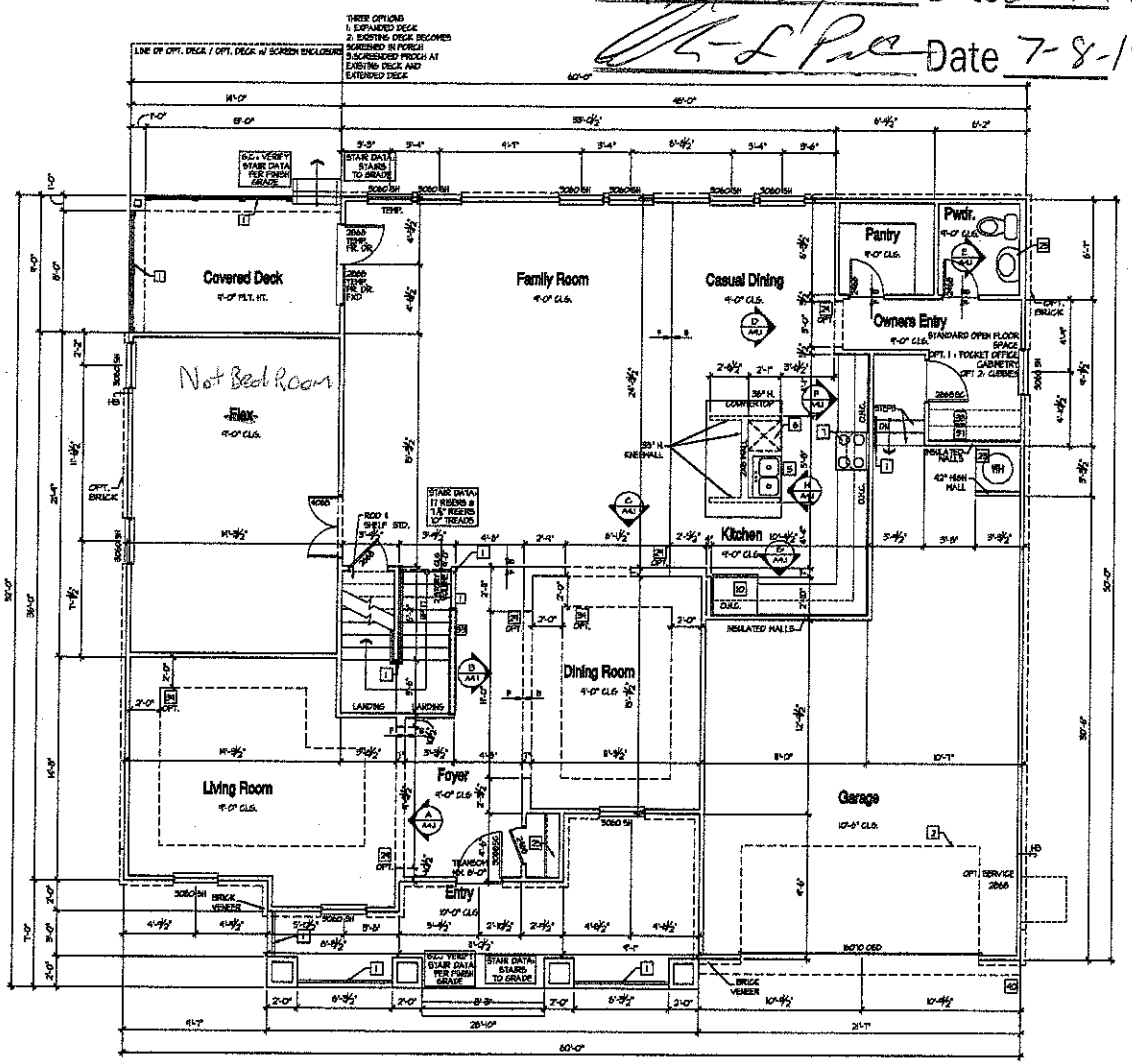
BSB DESIGN
www.bsbdesign.com
8801 Weston Parkway, Suite 240
West Des Moines, Iowa 50266
515.273.3929

DRAWN: SR, DH | PROJECT MANAGER:

BASEMENT FLOOR PLAN - B

Plan 4718
A0.1B

Acknowledgement Of
Plans Submittal ONLY!
Builder Date 6-4-14
Owner Date 7-8-14



Main Floor Plan - B

0' 2' 4' 8'

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION: ASPHALT ROOF SHINGLES

B. TYPICAL WOOD FLOOR CONSTRUCTION: WOOD 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, O, S, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS CITE SEC IN APPLICABLE RES. CODES.
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: 11'-0" A.F.F. @ 8'-1" WP PLATE HEIGHT (U.N.O.) 9'-0" A.F.F. @ 9'-1" WP 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 SIDING: INSTALL PER LOCAL CODE.

H. DRYWALL: DRYWALL 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 SIDING: INSTALL PER LOCAL CODE

FLOOR PLAN NOTES:
(MAIN FLOOR)

9 WE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. 9' 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., WITH RETURNS PER LOCAL CODE. RAILING AT WARDROBE LOCATIONS TO BE AT 42" MINIMUM A.F.F. OFF. RAILING.
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. 42" X 60" TUB
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 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"X30" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (22 1/2"X54" U.N.O.)
28. GYPSUM BOARD CEILING @ 9'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (U.N.O.) W/ HOT 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 STOOP.
36. 6x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2x6 LOW WALL 42" A.F.F.
43. 2x6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONAL LAUNDRY CHUTE
46. LOW WALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 9'-0" TO 8'-6"
48. LOW WALL 30" A.F.F.
49. NO HARD LATCH OR LOCKING KNOBS

SQUARE FOOTAGES

MAIN FLOOR	2043
UPPER FLOOR	2150
SUBTOTAL	4193
FINISHED BASEMENT	1386
UNFINISHED BASEMENT	833
GARAGE	517
PORCH	229
SIDE COVERED PATIO	126
TOTAL	7284

ISSUE DATE: 10/05/2012

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North Carolina 27607
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BSB DESIGN

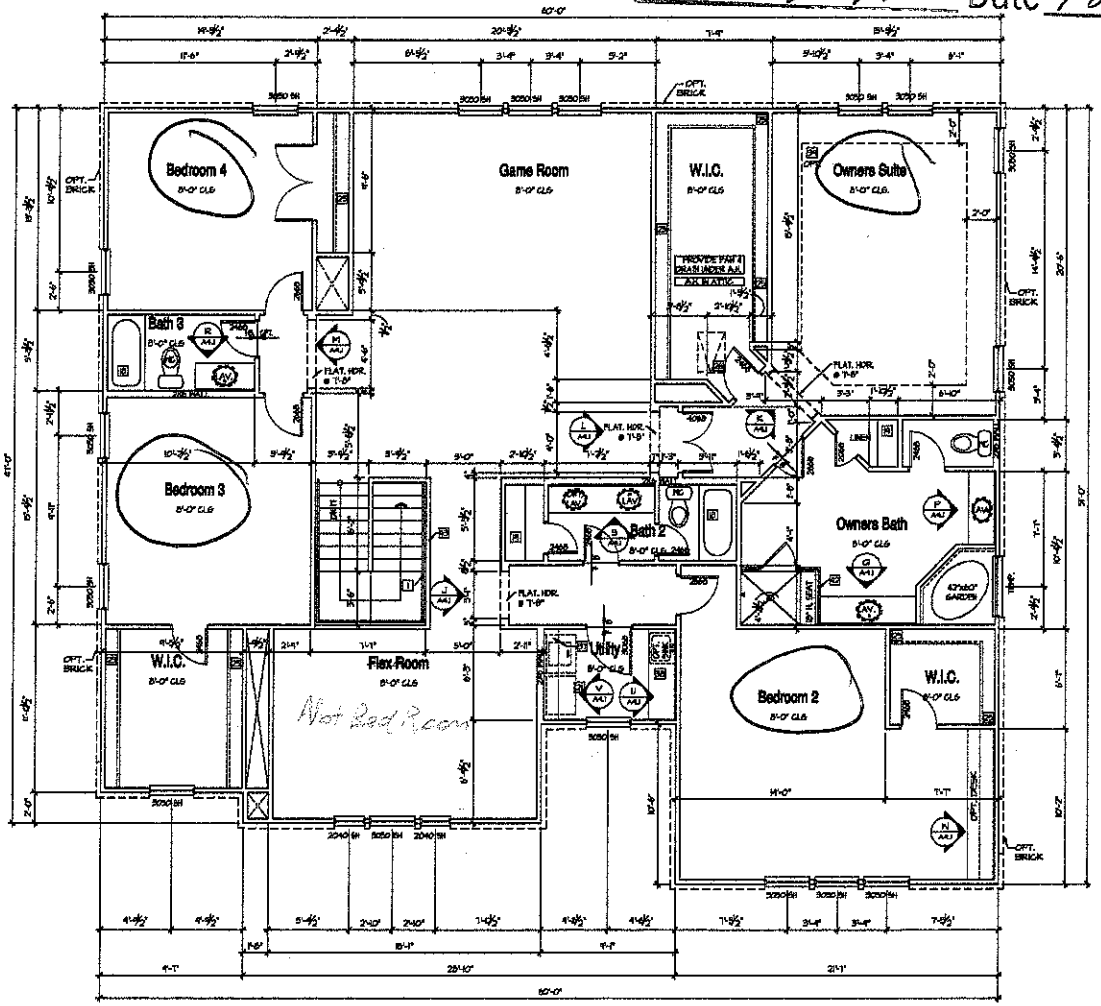
www.bsbdesign.com
6601 Westown Parkway, Suite 210
West Des Moines, Iowa 50266
tel 515 978 2020

JOB NO. PROJ MGR
DRAWN BR CH CHECKED

MAIN FLOOR PLAN - B

Plan 4718
A2.1B

Acknowledgement Of
Plans Submittal ONLY!
Date 6-4-14
Date 7-8-14



Upper Floor Plan - B

0 2' 4' 8'

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

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" T&G/SE 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.S.C.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE NEW CODES.
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 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:

[SHEET_FLOOR]

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

L. 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., WITH RETURNS PER LOCAL CODE. RAILING AT GUARDRAIL LOCATIONS TO BE AT 42" MINIMUM A.F.F. OPT. RAILING.

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. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. 60" 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 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"X30" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (22"X54" U.N.O.)
28. GYPSUM BOARD SOFFITS @ 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. (U.N.O.) W/ MDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FASCIA.
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 STOOP.
36. 6x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" 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 30" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 30" A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

ISSUE DATE: 10/05/2012

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Meritage Homes

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BSB DESIGN
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1001 Wirshton Parkway, Suite 240
West Des Moines, Iowa 50266
515.973.3021

JOB NO. | SCALE: 1/8" = 1'-0"
DRAWN: SR, DH | CHECKED:
UPPER FLOOR PLAN - B

Plan 4718
A2.2B