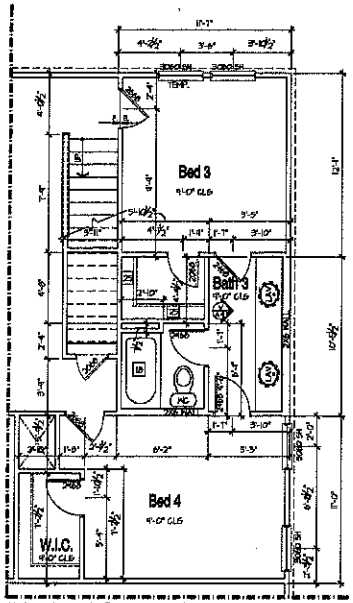
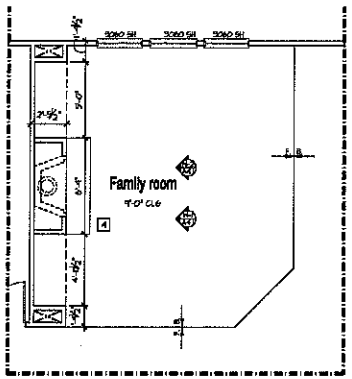
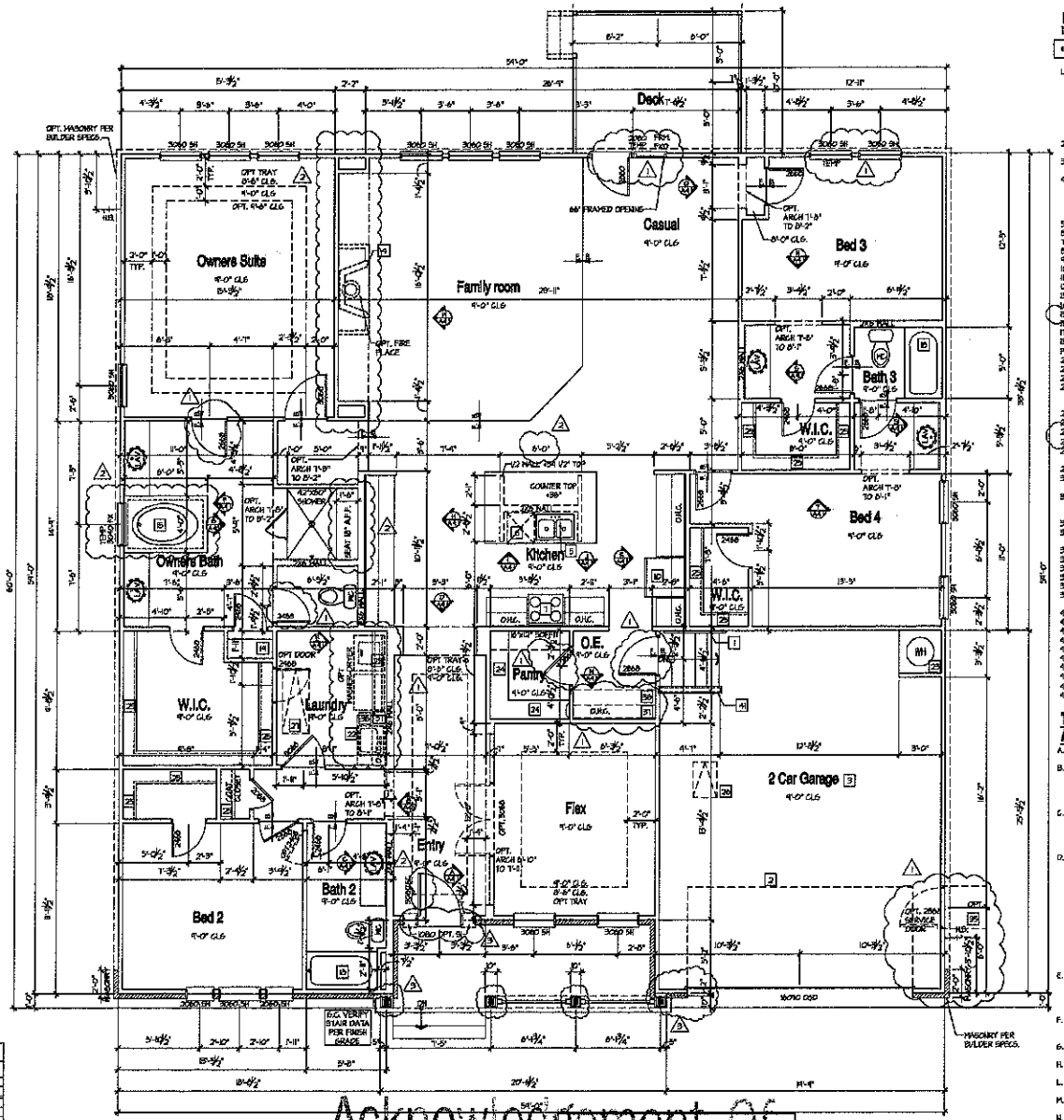


Main Floor W/Opt. Stairs



Opt. Fireplace

SQUARE FOOTAGES	
MAIN FLOOR	3665
UPPER FLOOR	0
SUBTOTAL	3665
GARAGE	549
PORCH	85
TOTAL	3449
UNFINISHED BASEMENT	566
FINISHED BASEMENT	771
OPT SCREENED PORCH	122
OPT UPPER FLOOR	79



Main Floor Plan - A

Acknowledgement of EXTERIOR HOME WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

Plans Submittal ONLY!

Date 10-9-14

APPROVED OCT 14 2014

Date

FLOOR PLAN NOTES:

(MAIN FLOOR)

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. SHOWER (SIZE AS NOTED)
14. N/A
15. 42" X 80" TUB 29" TO TOP OF DECKING
16. 60"X 60" SHOWER
17. 60" X 80" 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. RODS AND SHELVES PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"X30" R.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"X54 1/2")
28. GYPSUM BOARD ENCLOSE @ 5'-0" AT WATER HEATER & 1'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 12"(@ TO 8'-0")
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ 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. 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 40" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 52" 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 FLOORS 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, G, 3, 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 1/2" PLATE HEIGHT (U.N.O.) 8'-0" A.F.F. @ 9'-1 1/2" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL: ALL ELECTRICAL AND MECHANICAL EQUIPMENT & HEATERS 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 PARTIAL PARTITIONS ARE 4" DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING: 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

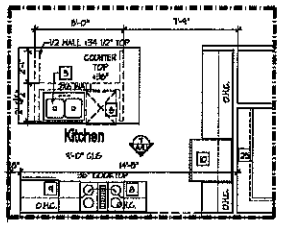
BSB DESIGN
www.bsbdesign.com
4901 Westson Parkway, Suite 258
West Des Moines, Iowa 50266
515-274-0329

JOB NO. 0XXXX SPECIFICATION P
DRAWING JW.BR.S7 CHECKED JP

MAIN FLOOR PLAN - A

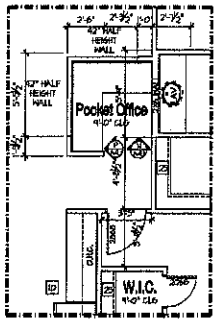
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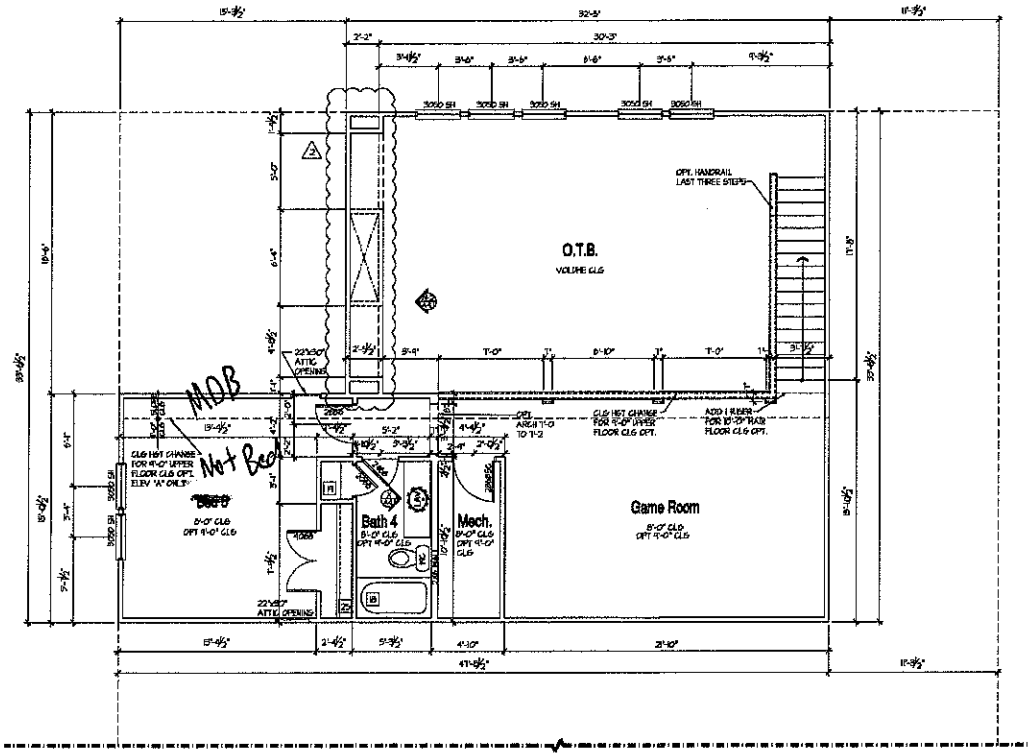


Opt. Gourmet Kitchen





Opt. Pocket Office



Opt. Bonus Upper Floor

Acknowledgement Of
Plans Submittal ONLY!
Date 10-9-14
APPROVED Date OCT 14 2014

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

FLOOR PLAN NOTES:

(NOTE_FLOOR)

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

1. 9F 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 OR HORIZONTAL SURFACE SHAPES.
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. SHOWER (SIZE AS NOTED)
14. N/A
15. 42" X 60" TUB 21" TO TOP OF ENCLOSURE
16. 30" X 60" FIBERGLASS TUB
17. 60" X 60" SHOWER
18. 32" X 60" 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. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS 22"X30" (MIN.).
27. ATTIC ACCESS W/ STAIRS 25"X54" (OPT.)
28. GYPSUM BOARD SOFFIT @ 8'-0" AFF MAIN FLOOR / 7'-0" AT UPPER FLOOR (MNO.
29. GYPSUM BOARD ARCH @ 7'-0" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (UNO.) W/ MDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ NICCO 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'-0" 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 42" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-8"
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 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" (EITHER) AND 20" IN WITH SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
T'-0" A.F.F. @ 8'-1 1/2" PLATE HEIGHT (8'-1/2")
8'-0" A.F.F. @ 9'-1 1/2" 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 BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SADING:
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.

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

K. BRICK SOLDIER:
INSTALL PER LOCAL CODE.

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

ISSUE DATE: 01/17/2014
REVISIONS

Meritage Homes

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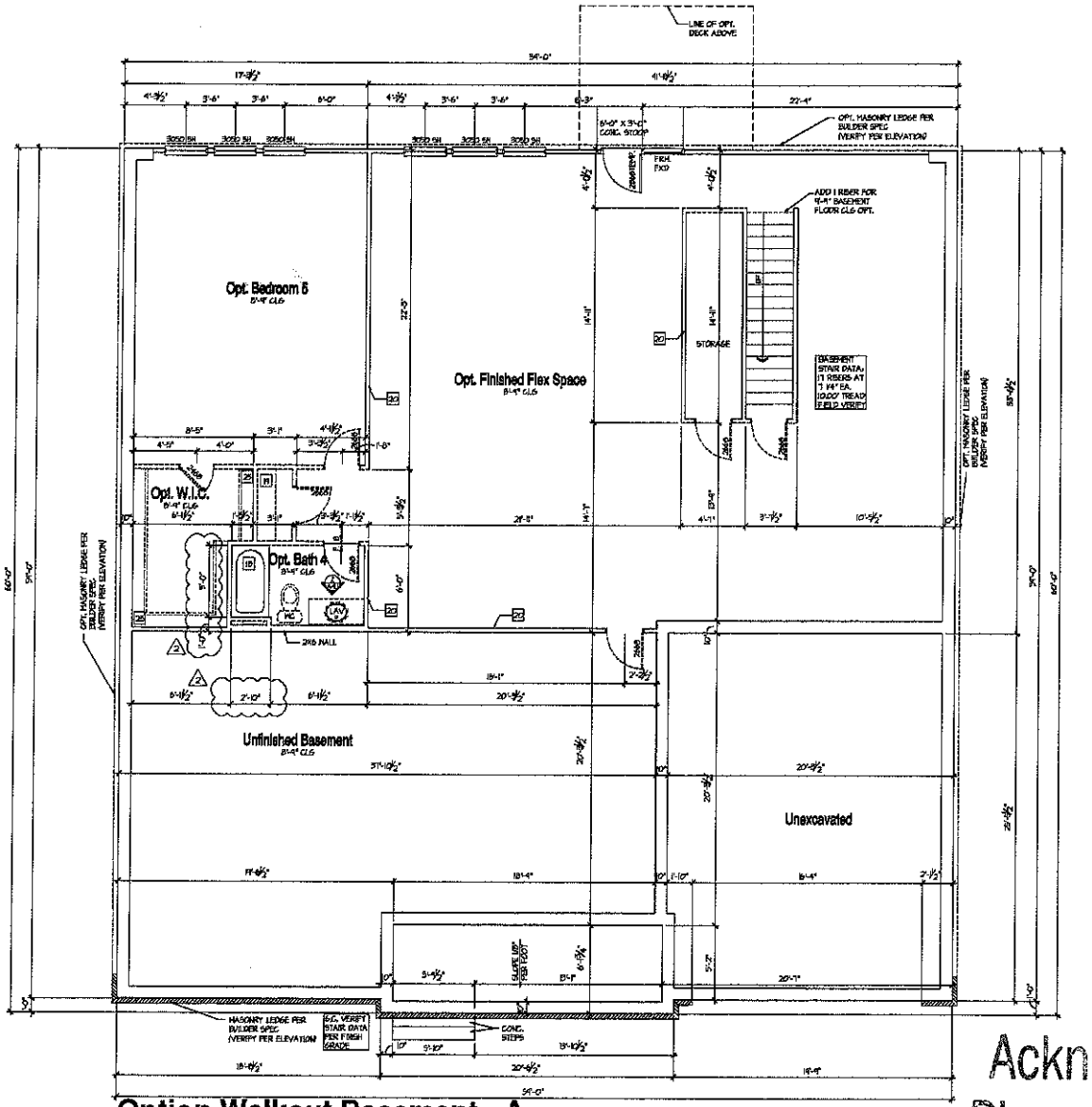
BSB DESIGN
www.bsbdesign.com
4921 Westmore Parkway, Suite 205
West Des Moines, Iowa 50266
515.273.2338

DESIGN BY: MKS PROJ. NO. #
DRAWN BY: CHECKED #

UPPER FLOOR PLAN

159-2866
A2.2

37



Option Walkout Basement - A

0 2' 4' 8'

FLOOR PLAN NOTES:

NOTE_FLOOR

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. 8' 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 OR 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. SHOWER (SIZE AS NOTED)
14. TUB
15. 42" X 60" TUB 20" TO TOP OF DECK (NO APRON)
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. 1000 LINEAR FEET MINIMUM
26. ATTIC ACCESS NOT STAIRS (25 1/2"x54 1/2") Rough Opening @ 8'-0" AT TYP. FLOOR # 11'-0" AT UPPER FLOOR (UNO.
27. ATTIC ACCESS (22 1/2"x22" (UNO).
28. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
29. GYPSUM BOARD LOH WALL, 36" A.F.F. (UNO.) W/ HAT 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 LOH WALL WITH RAILING ABOVE.
33. PORCH RAIL, SEE ELEVATION.
34. 36"x36" CONCRETE STOOP.
35. 6x6 BEAM.
36. OPTIONAL UPPER CABINETS.
37. OPTIONAL CABINETS.
38. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
39. LINE OF FRAMING ABOVE.
40. LINE OF FRAMING WALL BELOW.
41. 2X4 LOH WALL 42" A.F.F.
42. 2X6 LOH WALL 42" A.F.F.
43. ART NICHE
44. HORIZONTAL LAUNDRY CHUTE
45. LOH WALL 42"A.F.F.
46. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
47. LOH WALL 32½" A.F.F.
48. NO HARD LATCH OR LOCKING KNOB

FOUNDATION NOTES

NOTE_FOUNDATION

1. STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
2. DROP TOP OF FOUNDATION AT GARAGE DOOR.
3. EMERGENCY EGRESS: WINDOWS SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOW SHALL NOT BE MORE THAN 44" A.F.F.
4. WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS.
5. DROP TOP OF FOUNDATION AT PORCH STOOP.
6. LINE OF FRAMING ABOVE.
7. LINE OF STOOP ABOVE.
8. HANDRAIL
9. SHAFT FIT LOCATION AS REQUIRED BY SOILS ENGINEER.
10. 30"x30" CRAWL SPACE ACCESS PANEL, AS REQUIRED BY CODE.
11. APPLY 10 MIL POLYVINYL GROUND COVER OVER FINISH GRADE OF CRAWL SPACE, OR PER BUILDERS SPECIFICATIONS. INSULATE PER RES. CHECK REQUIREMENTS.
12. MECHANICAL CRAWL SPACE VENTILATION PER LOCAL CODE.
13. OPTIONAL 5 WIRE SHELF LINEN
14. OPTIONAL WIRE SHELVING PER BUILDER SPEC.
15. OPTIONAL VANITY
16. FLOOR DRAIN
17. BEAM POCKET
18. LINE OF SLAB ABOVE.
19. PROVIDE MIN. 1/2" GYPSUM BOARD ON WALLS UNDER STAIR SURFACE, AND ON SOFFITS OF ENCLOSED ACCESSIBLE SPACE UNDER STAIRS.
20. STANDARD BEARING WALL

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" SUBAREA I GRADE 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, 6, 3, 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 (UNO.) 8'-0" A.F.F @ 9'-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. VENT:
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 SOLDIER:
INSTALL PER LOCAL CODE.

Acknowledgement Of Plans Submittal ONLY!

Date 10-9-14

APPROVED Date OCT 14 2014

ISSUE DATE: 01/17/2014
REVISIONS

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Suite 107
Raleigh,
North Carolina 27607
919-322-2286 Phone

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 205
West Des Moines, Iowa 50266
515.223.3020

JOB NO: 14XXX PROJ MGR: #
DRAWN BY: CHECKED: #

BASEMENT PLAN - A

159-2866

A0.1A