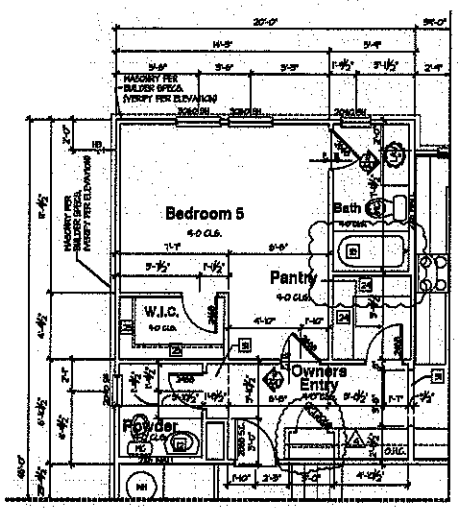
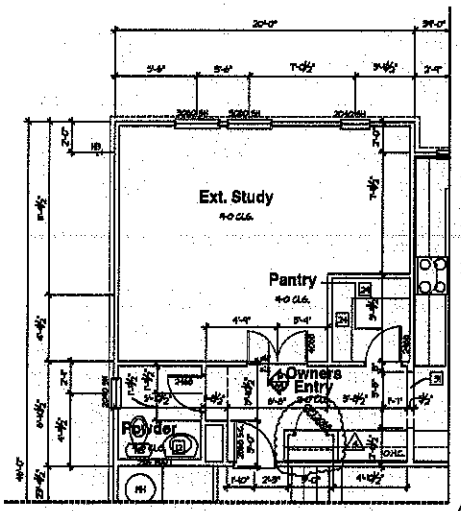
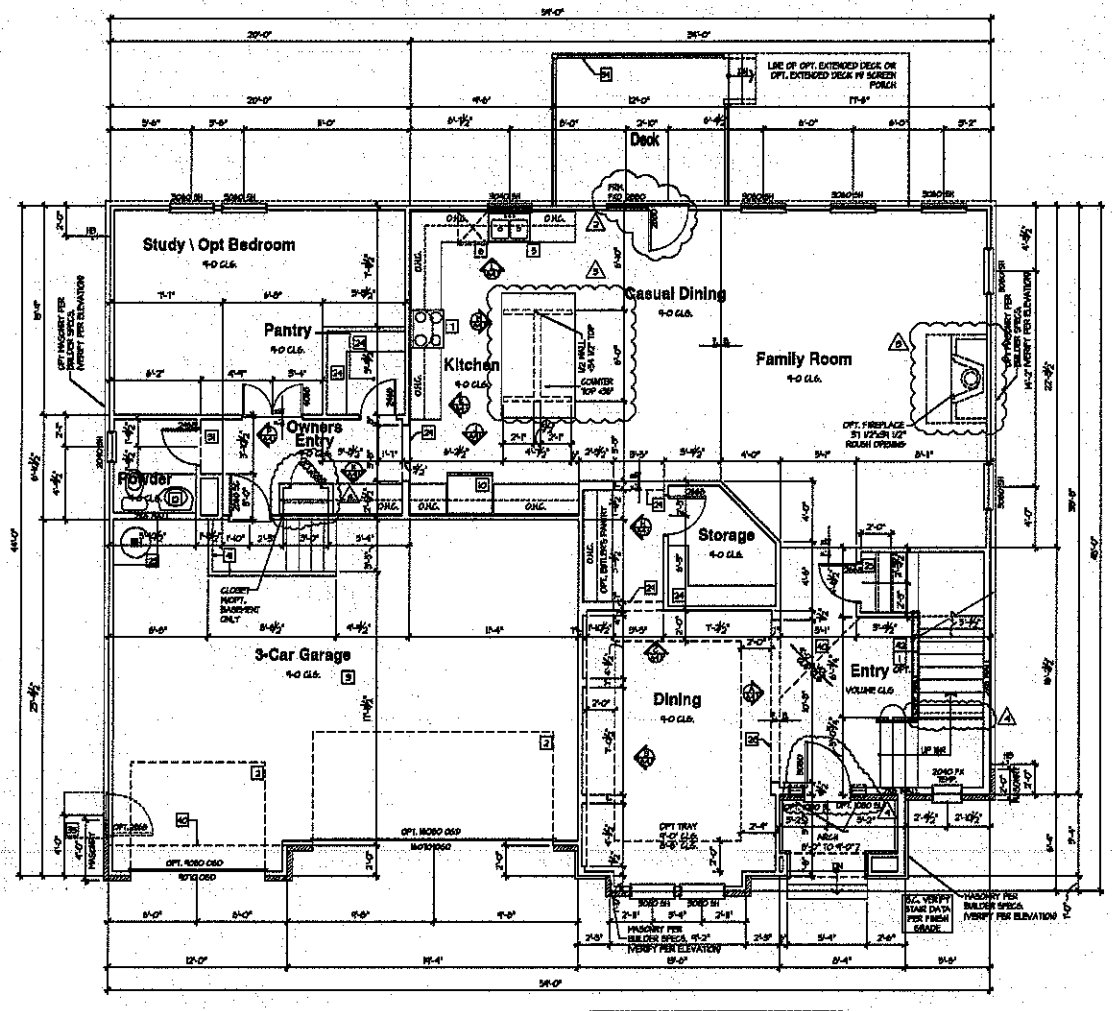


Main Floor - Opt Bedroom 5



Main Floor - Opt. Ext. Study



Main Floor Plan - C

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

FLOOR PLAN NOTES:

(SEE PLANS)

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

1. 9" RAILING / BANDRAIL IS PROVIDED. ALL RAILING / BANDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. BALUSTRADE RAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE BARRIER.
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. MIRROR
15. 42" X 60" TUB 24" TO TOP OF DECKING
16. 60"X30" CORNER TUB
17. 30" X 60" LAVERATORY
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 24" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. 8x8 ATTIC ACCESS PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"x33" MIN.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2")
28. GYPSUM BOARD CEILING @ 9'-0" AT YOR FLOOR & 7'-0" AT UPPER FLOOR (U.N.O.)
29. GYPSUM BOARD AREA @ 11'-2" TO 9'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ CAP.
31. SCRTTL REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR RAILS.
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. 8x8 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 LAMINATE GRATE
46. LOW WALL 42" A.F.F.
47. GYPSUM BOARD AREA @ 8'-0" TO 9'-0"
48. LOW WALL 30" A.F.F.
49. 90 HAND 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 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 DRAWINGS. INCLUDE VAPOR BARRIER PER SECTION N, G, & L.

D. WINDOWS
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM DIMENSIONS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR SASHLESS 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 & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. NOTE:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STORM SEWER:
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 INSULATED PARTITIONS ARE 4" UNLESS UNLESS OTHERWISE NOTED.

N. SEWER SYSTEM:
INSTALL PER LOCAL CODE.

SQUARE FOOTAGES

MAIN FLOOR	(SF)
UPPER FLOOR	2013
OPTIONAL	3010
GARAGE	674
PORCH	43
OPT. LIBRARY NOOK	0
OPT SCREENED PORCH	0
OPTIONAL	0
TOTAL	4800

Acknowledgement of Plans Submittal ONLY!

Date 10-12-15

Date 10/22/15

ISSUE DATE: 01/17/2014
REVISIONS:

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

Meritage Homes

Meritage Homes

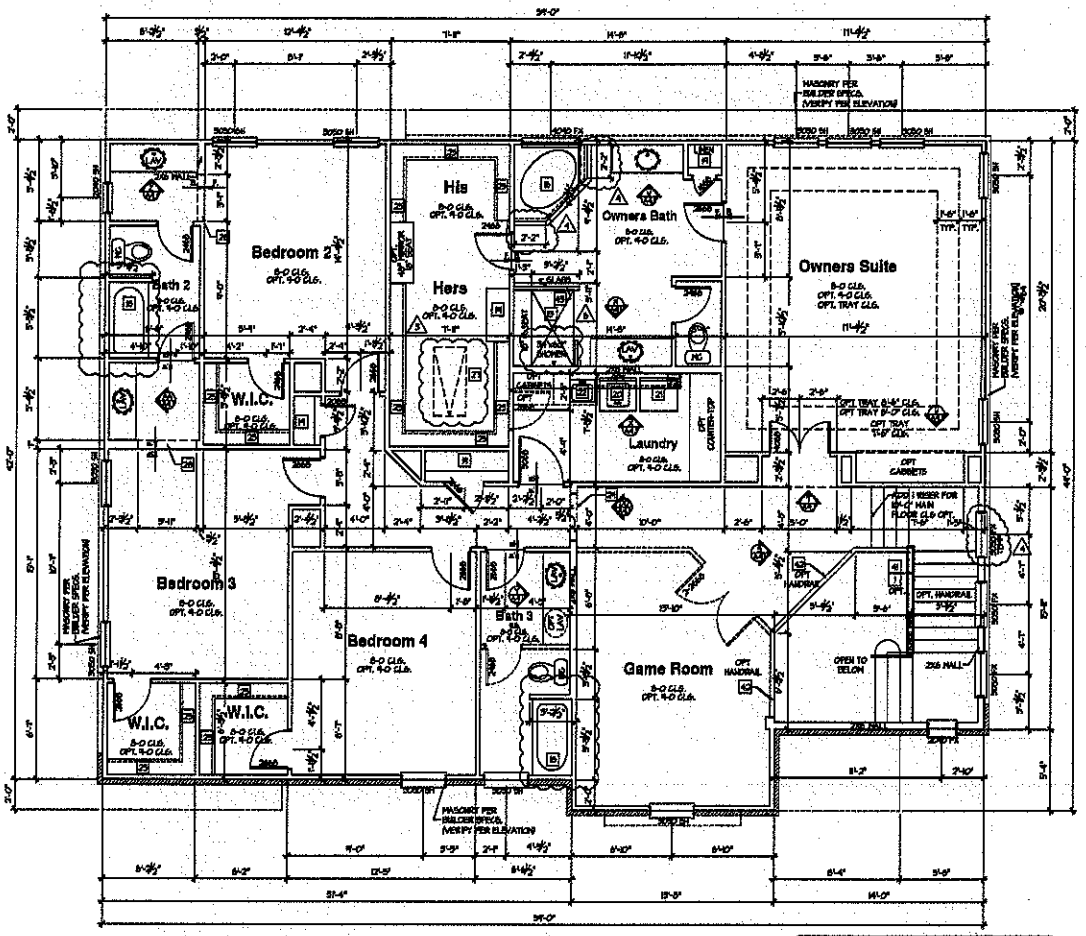
BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515.270.0600

DRAWN: [illegible] ENGINEER: [illegible]
CHECKED: [illegible] CHECKED: [illegible]

MAIN FLOOR PLAN - C

259-4062

A2.1C



Upper Floor Plan - C

0 2' 4' 8'

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

FLOOR PLAN NOTES:

UPPER FLOOR

THE 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. RAILINGS/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON 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. JANITORIAL SINK
13. SHOWER BASE AS NOTED
14. N/A
15. 42" X 60" TUB 24" TO TOP OF DECKING
16. 60"X60"X30"SHOWER/TUB
17. 30" X 60" SHOWER
18. 30" X 60" SHOWER/TUB
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. WIRE AND CONNECT PER BUILDER NOTES.
26. ATTIC ACCESS (22 1/2"X30" UNO.)
27. ATTIC ACCESS W/ STAIRS (22 1/2"X54 1/2")
28. SYSTEM DUCTED OPENING 6"-8"-10" AT THIS FLOOR & TO/F AT OTHER FLOOR UNO.
29. SYSTEM BOARD ABOVE @ 11'-2" TO 9'-0".
30. SYSTEM BOARD LOW WALL, 39" A.F.F. (UNO.) W/ HDT CAP.
31. REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ HOOD CAP OR OPTIONAL LOW WALL WITH RAILING 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 BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2nd LOW WALL 42" A.F.F.
43. 2ND LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAMINATE GRATE
46. LOW WALL 42" A.F.F.
47. SYTEM BOARD ARCH @ 8'-0" TO 9'-0"
48. LOW WALL 52" A.F.F.
49. 90 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 OR FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB ENTERY AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL DRAWINGS. INCLUDE VAPOR BARRIER PER SECTION N, o, & s.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CODES.
B. WINDOW BUFFLER 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 HEAD HEIGHT.
1'-0" A.F.F. @ 8'-1 1/2" PLATE HEIGHT (UNO.)
8'-0" A.F.F. @ 9'-1 1/2" PLATE HEIGHT (UNO.)

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

F. PLUMBING.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STEEL MEMB.
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.

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

N. BRICK MEMB.
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS:

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

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4201 Westown Parkway, Suite 200
West Des Moines, Iowa 50266
515.875.3328

UPPER FLOOR PLAN - C

259-4062
A2.2C

Acknowledgement of Plans Submittal ONLY!

Date 10-12-15

Date 10/22/15