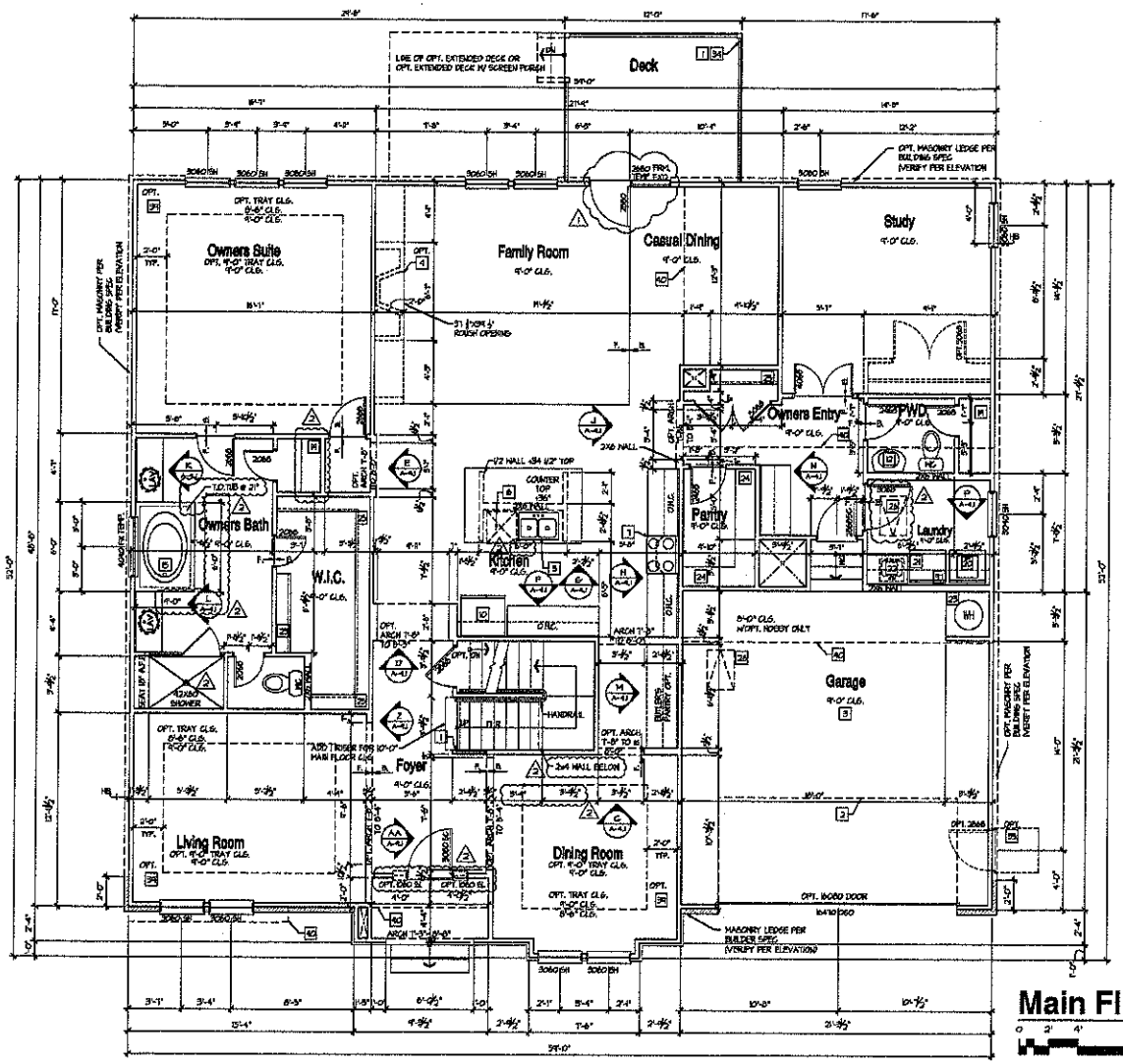


Main Floor Plan - C

SQUARE FOOTAGES	
MAIN FLOOR	2439
UPPER FLOOR	1143
SUBTOTAL	3225
GARAGE	462
PORCH	98
BASEMENT	575
FINISHED BASEMENT	611
OPT. HOBBY ROOM	216
OPT SCREENED PORCH	120
TOTAL	1930

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 5/4" 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, 3, a.
D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED BY 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. 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 STUD UNLESS OTHERWISE NOTED.
M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
N. BRICK SILLS:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:
(ENTIRE FLOOR)

6 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 GARAGE 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. FEDERAL SINK
13. 42" X 42" SHOWER
14. 60" X 60" SHOWER
15. 42" X 60" TUB 2" TO TOP OF DECKING
16. 60" X 60" SHOWER TUB
17. 60" X 60" TUB/SHOWER
18. 72" 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. ATTIC ACCESS (22 1/2"x30" U.N.O.)
26. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2")
27. GYPSUM BOARD CEILING @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
29. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ HDF CAP.
30. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
31. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
32. HALF WALL W/ HDCP CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
33. PORCH RAIL, SEE ELEVATION.
34. 36"x36" CONCRETE STOOP.
35. 6x8 BEAM.
36. OPTIONAL UPPER CABINETS.
37. OPTIONAL CASSETTE.
38. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
39. LINE OF MANSION ABOVE.
40. LINE OF FRAMING WALL BELOW.
41. 2x4 LOW WALL 42" A.F.F.
42. 2x6 LOW WALL 42" A.F.F.
43. ART NICHE
44. HORIZONTAL LAUNDRY CHUTE
45. LOW WALL 42x4 A.F.F.
46. GYPSUM BOARD ARCH @ 8'-0" TO 8'-8"
47. LOW WALL 30" A.F.F.
48. NO HARD LATCH OR LOCKING KNOB

Acknowledgement of Plans Submittal ONLY!

Date 12-15-15

Date 1-5-16

ISSUE DATE: 03/09/2015

REVISIONS:	
	4/24/15
	5/19/15
	7/20/15

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Meritage Homes

Meritage Homes

BSB DESIGN

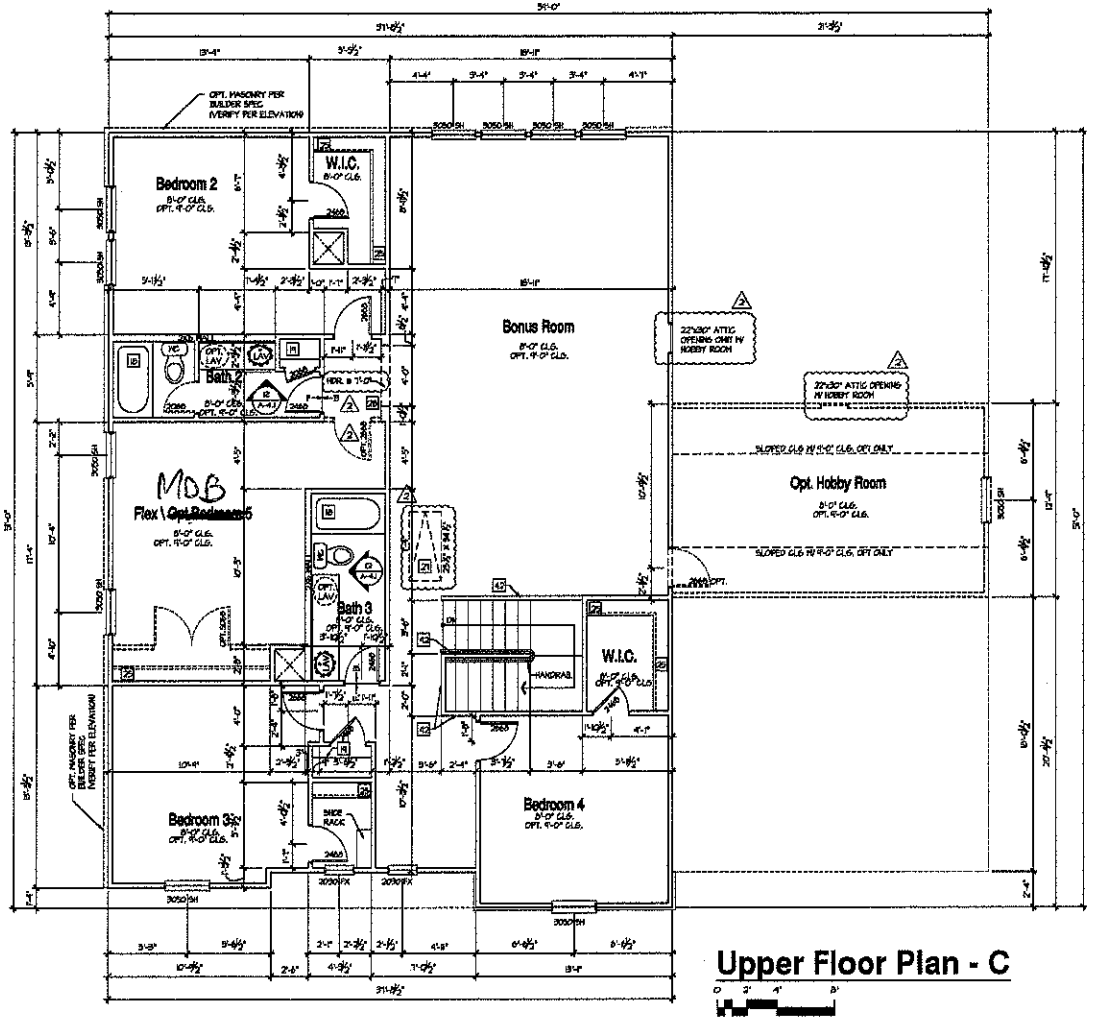
www.bsbdesign.com
2601 Westown Parkway, Suite 240
West Des Moines, Iowa 50266
515.275.0369

JOB NO. 03/12/2014 SCALE: 1/4"
DRAWN HOUSTON CHECKED: JF/JG

MAIN FLOOR PLAN - C

Plan - 4227

A2.1C



Upper Floor Plan - C

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION: ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION: FINISH FLOORING ON 3/4" T&G OR EQUAL 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 M, G, 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.) 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 FACING: 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 FACING: INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES: (UPPER 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. 44" 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 20" TO TOP OF DECKING
16. 60"X 60" DOUBLE SHOWER
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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. 60" LONG ANGLED WALL BUILDER NOTE #
26. ATTIC ACCESS (22 1/2"x30" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2".)
28. SYPSUM BOARD CEILING @ 9'-0" W/ 14" FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 11'-0" TO 9'-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 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. 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. 2068 LOW WALL 42" A.F.F.
43. 2068 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'-6"
48. LOW WALL 39" A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

Acknowledgement of Plans Submittal ONLY!

Date 12-15-15

Date 1-5-16

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

ISSUE DATE: 03/02/2015

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JOB NO. 02112014 PROJ MGR. JF
DRAWN ROUSTOM CHECKED JF/JG

UPPER FLOOR PLAN - C

Plan - 4227

A2.2C