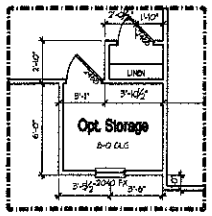
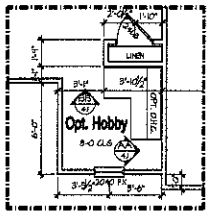
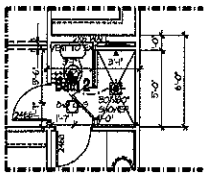
Acknowledgement Of
Plans Submittal ONLY!
Will BC Date 4-1-15
RA Date 4-9-15



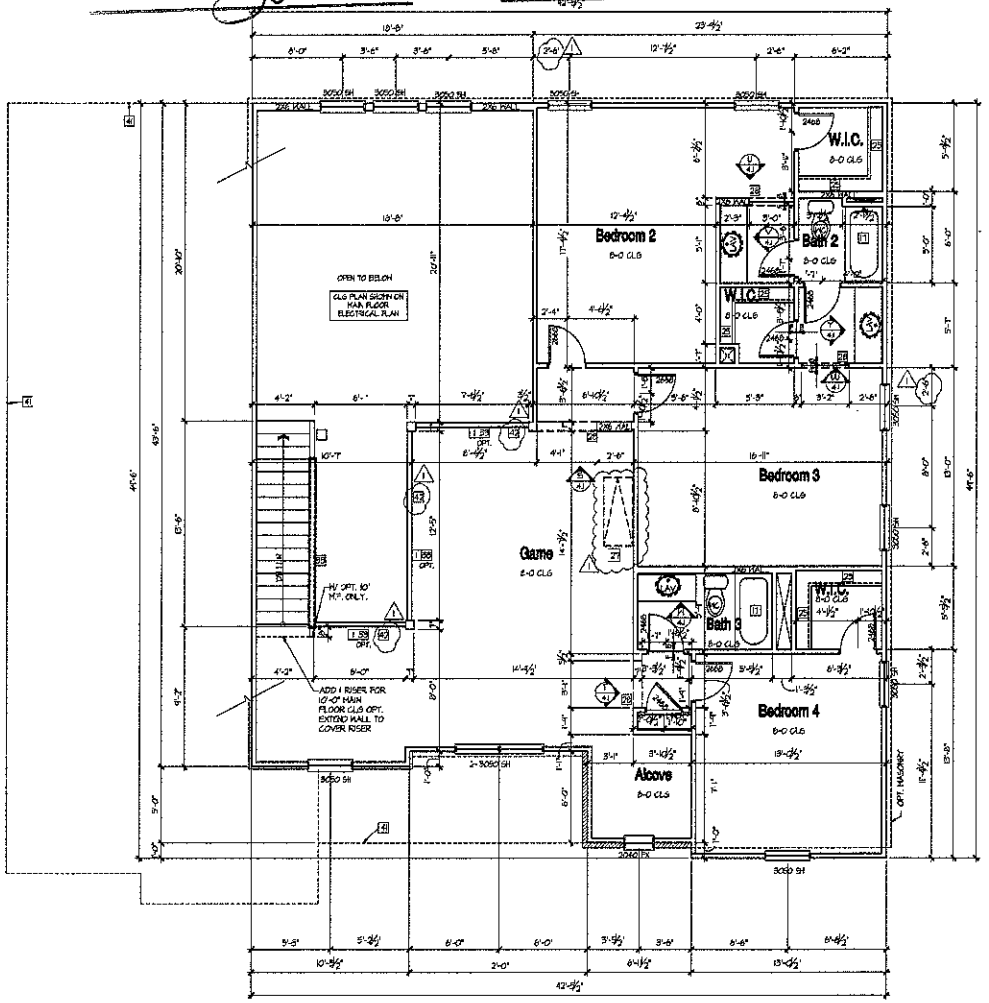
Opt. Storage - C



Opt. Hobby - C



Opt. Shower - Bath 2



Upper Floor Plan - C

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

SQUARE FOOTAGES	
MAIN FLOOR	2040
UPPER FLOOR	421
SUBTOTAL	2461
FINISHED BASEMENT	1288
UNFINISHED BASEMENT	1270
GARAGE	419
PORCH	108
DECK	120
OPT EXTENDED DECK	207
OPT SCREEN PORCH	307
TOTAL	7149

FLOOR PLAN NOTES:

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. 42" X 42" SHOWER
14. ~~42" X 60" SHOWER~~
15. 42" X 60" TUB 21" TO TOP OF DECKING
16. ~~36"X60" CORNER TUB~~
17. 30" X 60" TUB/SHOWER
18. 60" 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. ~~SIDELAND SHEAR PANELING~~
26. ATTIC ACCESS (22 1/2"x22" (U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2")
28. GYPSUM BOARD OPENING @ 8'-0" HT. MAIN FLOOR & 7'-0" AT UPPER FLOOR (U.N.O.
29. GYPSUM BOARD ARCH @ T'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR ~~HOUSE~~ ARCHITECTURAL DETAILS FOR RW BAL
32. FLANT 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. 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. 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 12"A" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32"A" A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCT ON. ASPHALT ROOF SHINGLES
B. TYPICAL FRAME FLOOR CONSTRUCTION. PANEL FLOORING ON 5/4" 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 ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 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. F. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT. T'-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. STONE SIDING. INSTALL PER LOCAL CODE.
H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.
L. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
M. ALL LABELED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED
N. BRICK SIDING. INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS

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Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
6301 Waldsmith Parkway, Suite 240
West Des Moines, Iowa 50266
515.223.3322

UPPER FLOOR PLAN - C

259 - 3740
A2.2C

Acknowledgement Of Plans Submittal ONLY!

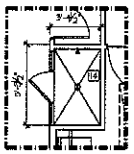
Date 4-1-15

Date 4-9-15



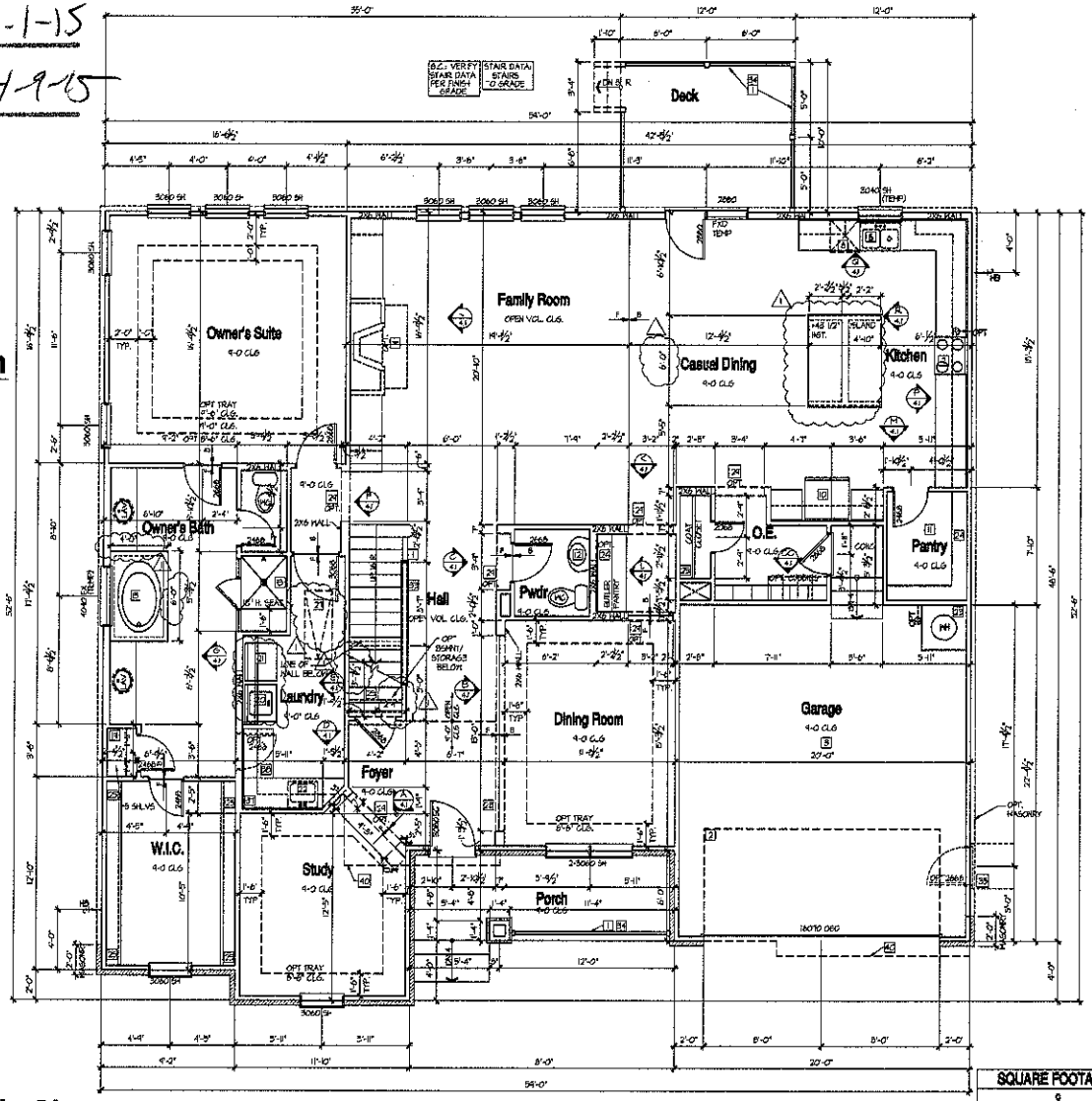
n - Opt Kitchen

n - Opt O.E.



n Opt. Owner's Shower

Main Floor Plan



Main Floor Plan - C

FLOOR PLAN NOTES:

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 OR HORIZONTAL SURFACE ABOVE.
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 42" SHOWER
15. 42" X 60" TUB 21" TO TOP OF DECKING
16. 60"X30" GARDEN TUB
17. 20" X 60" TUB/SHOWER
18. 60" 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. 6/12 AND 4/12, PER BALLOON SECTION
26. ATTIC ACCESS (22 1/2"x30") (UNO).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD CEILING @ 9'-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 58" A.F.F. (U.N.O.) W/ CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR TRIM.
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. 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. 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. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.
49. NO BIRD 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, 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. F.T., 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. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-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. 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.

J. ALL ANGLED PANT TIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

SQUARE FOOTAGES

	@
MAIN FLOOR	2,442
UPPER FLOOR	1421
SUBTOTAL	3863
FINISHED BASEMENT	1236
UNFINISHED BASEMENT	1075
GARAGE	478
PORCH	108
DECK	120
OPT EXTENDED DECK	207
OPT SCREEN PORCH	307
TOTAL	7140

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

ISSUE DATE: 01/17/2014
REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2255 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

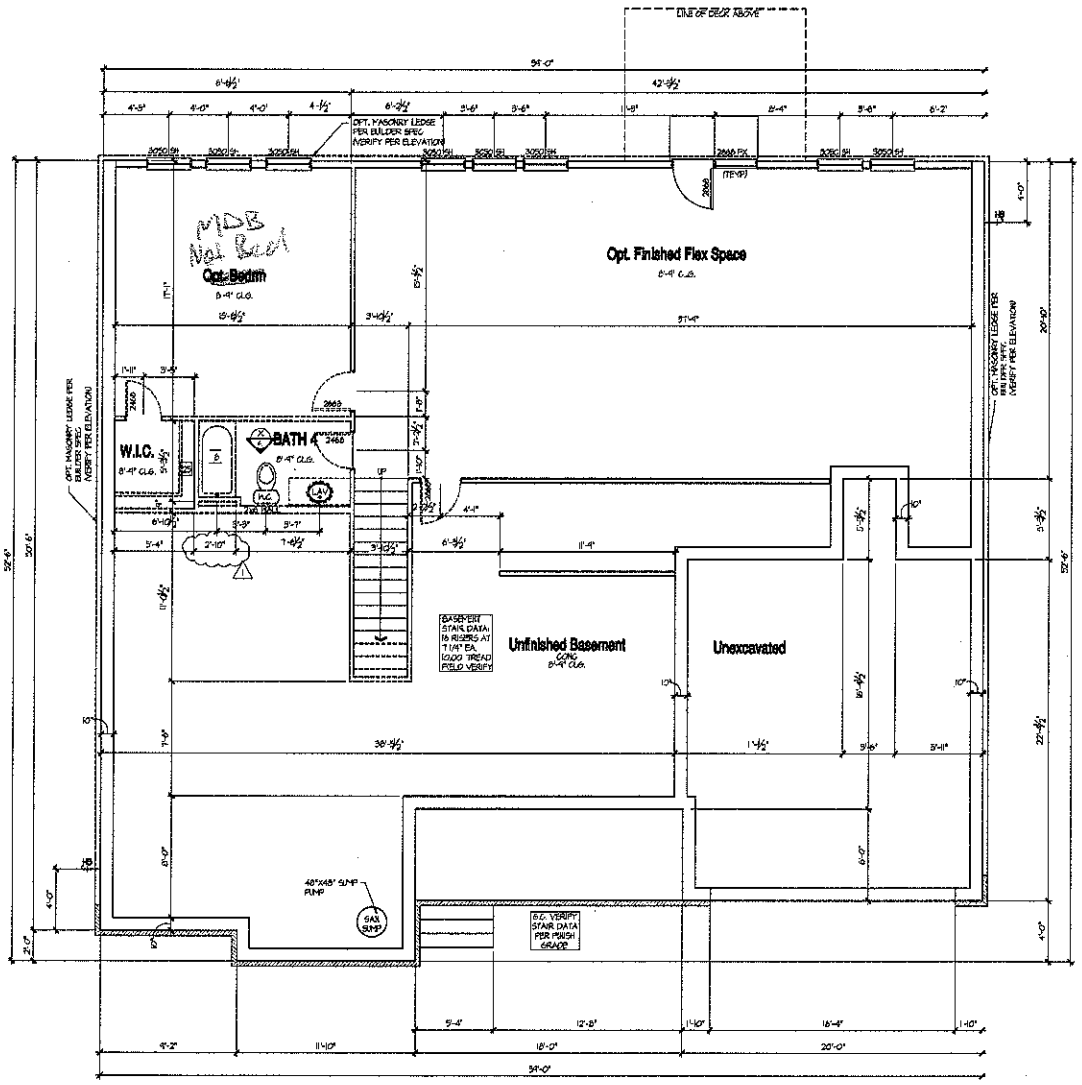
www.bsbdesign.com
9801 Westlook Parkway, Suite 340
West Des Moines, Iowa 50266
515 273 3808

JOB NO: 03113028 SPEC MARK: JF
DRAWN: CHECKED: JF/JO

MAIN FLOOR PLAN - C

259 - 3740

A2.1C



Optional Walkout Basement - C

0 2' 4 6'

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. MASONRY.
9. SUMP PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
10. NOMINOT 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 YARD 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.

FLOOR PLAN NOTES:

(NOTE: FLOOR)

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
2. 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 OR HORIZONTAL SURFACE HANDRAIL.
3. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
4. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
5. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
6. SONIC W/ GARBAGE DISPOSAL.
7. DISHWASHER
8. RANGE
9. COOK TOP
10. OVEN
11. REFRIGERATOR SPACE.
12. PANTRY
13. PEDESTAL SINK
14. 42" X 42" SHOWER.
15. 42" X 60" TUB
16. 42" X 60" TUB 2" TOP OF DECKING
17. 30" X 60" TUB/SHOWER
18. 60" 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. [illegible]
26. ATTIC ACCESS (22 1/2"x30" UNO).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD OPENING w/ 8'-0"x4'-0" HIGH FLOOR & 1'-0" AT UPPER FLOOR UNO.
29. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (UNO.) 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"x56" 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 LAUNDRY CHUTE
46. LOW WALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
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 N, O, & R.

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

G. STUD SIZING:
PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING U.N.O. OTHERWISE NOTED.

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

I. SMOKE DETECTORS:
INSTALL PER LOCAL CODE.

Acknowledgement
Plans Submittal ONLY!
Date 4-1-15
Date 4-9-15

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-9266 Phone

Meritage Homes

ISSUE DATE: 01/17/2014
REVISIONS

Meritage Homes

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5901 Westbank Parkway, Suite 240
West Des Moines, Iowa 50266
515 273 0920

JOB NO. 09.10.2025 SHEET NO. 3F
DRAWN CHECKED JF/JD
WALKOUT BASEMENT PLAN - C

259 - 3740
A0.1C