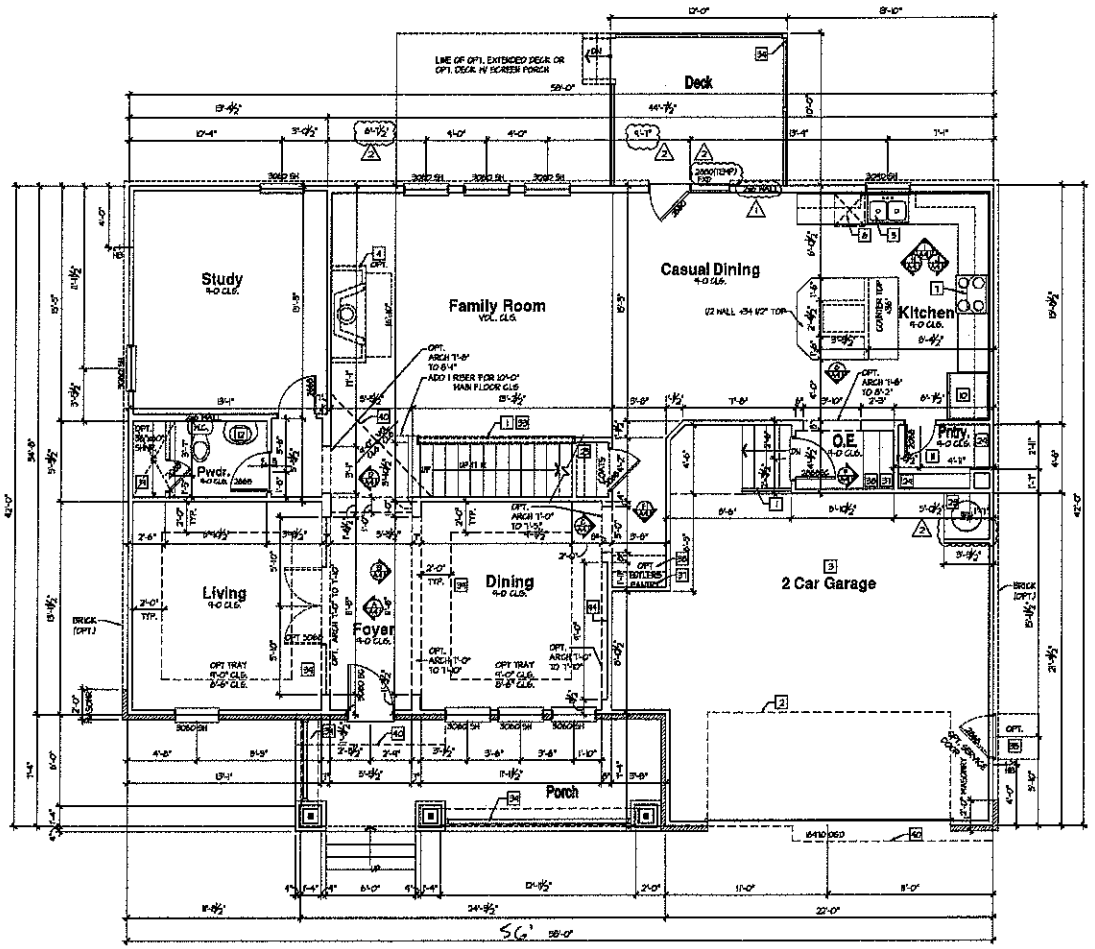


Main Floor Plan - B

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

SQUARE FOOTAGES

CANTILEVER - B

MAIN FLOOR	2538
UPPER FLOOR	2923
SUBTOTAL	2462
GARAGE	544
PORCH	178
OPT. HOBBY ROOM	0
OPT. SCREENED PORCH	120
TOTAL	4524

FLOOR PLAN NOTES:

BOTH FLOORS

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. 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" SEE 3R TO TOP OF DECKING
16. 36" H 60" SHOWER OVER
17. 30" 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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 3 SHELVES PER BUILDER SPECS.
25. CLOSET AND LINEN PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"x30" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (26 1/2"x54 1/2").
28. SYSTEM DUCT DROP 8"x8"-0" FROM FLOOR 4'-1"-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
30. GYPSUM BOARD LON WALL, 35" A.F.F. (U.N.O.) W/ NO CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. WALL HALL W/ NOOD CAP OR OPTIONAL LON 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 LON WALL 42" A.F.F.
43. 2X6 LON WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LON WALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LON WALL 32" A.F.F.
49. NO HARD LATCH OR LOCKING HDW.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES.

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" T&G OSB & ABOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB OR GARAGE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, 4, B, 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. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)
6'-8" A.F.F. @ 8'-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. NOTE:
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.

ISSUE DATE: 01/17/2014
REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-522-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
4601 Wheaton Parkway, Suite 250
West Des Moines, Iowa 50266
515.270.3180

DRAWN BY: DH | CHECKED BY: JC | PROJ. MGR.: JC

MAIN FLOOR PLAN - B

259-3476

A2.1B

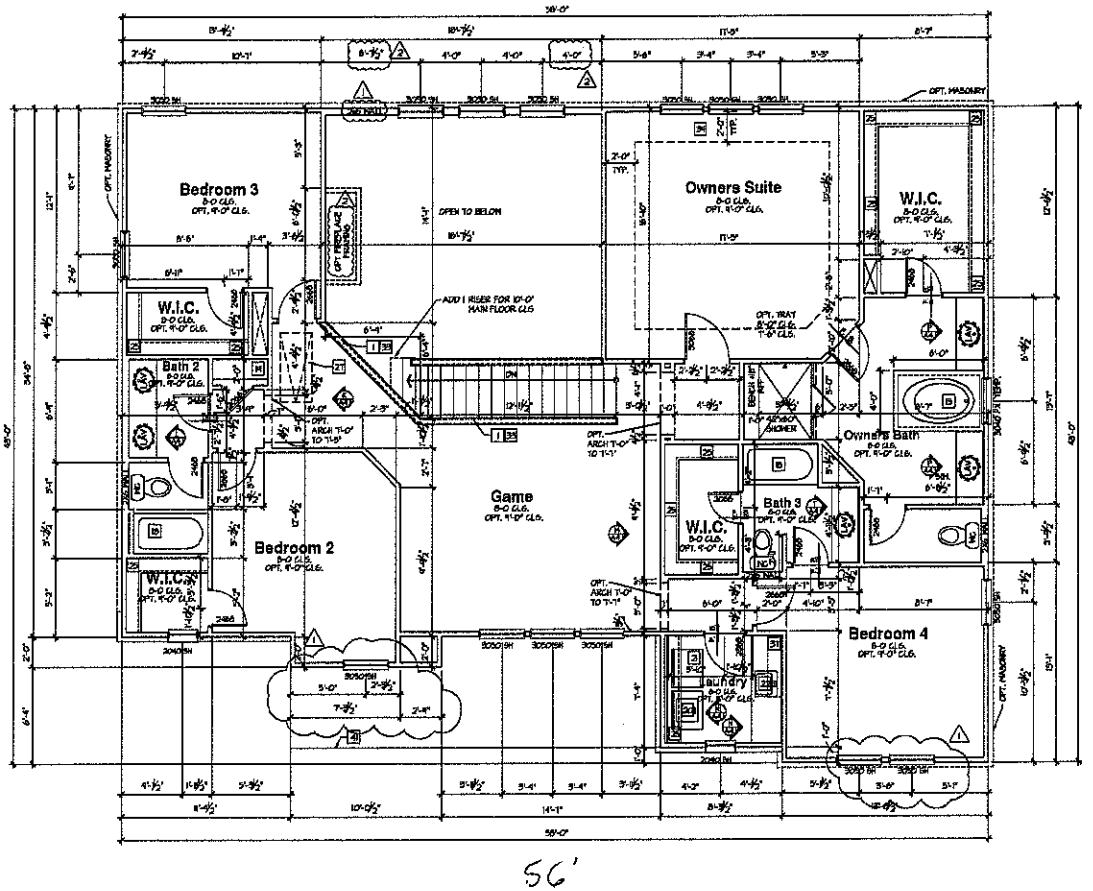
42'

Acknowledgement Of Plans Submittal ONLY!

Date 3-25-15

APPROVED MAR 2 6 2015

Date



Upper Floor Plan - B

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

SQUARE FOOTAGES

"CRAFTSMAN" - B

MAIN FLOOR	1631
UPPER FLOOR	1803
SUBTOTAL	3460
GARAGE	544
PORCH	176
OPT HOBBY ROOM	0
OPT SCREENED PORCH	120
TOTAL	4324

FLOOR PLAN NOTES:

NOTE TO OWNER

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. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. WASHER (SEE AS NOTED)
14. N/A
15. 42" X 60" TUB 20" TO TOP OF DECKING
16. 60" X 60" STEAM SHOWER
17. 30" X 60" TUB/SHOWER
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPEC'S.)
20. LINEN SHELVING
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 3 SHELVES PER BUILDER SPEC'S.
25. 24"W LINEN CHEST PER BUILDER SPEC'S.
26. ATTIC ACCESS (22 1/2"x30" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (22 1/2"x54 1/2")
28. 5'-0" RISE TO TOP OF TREAD @ 7'-6" FROM FLOOR & 11'-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/ 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. 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 +24" 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

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, B, C.

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. SIDING 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 PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS

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Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4201 Westown Parkway, Suite 200
West Des Moines, Iowa 50266
515.279.2300

UPPER FLOOR PLAN - B

259-3476

A2.2B

Acknowledgement Of
Plans Submittal ONLY!
Will Bf of Date 3-25-15
Date APPROVED MAR 26 2015