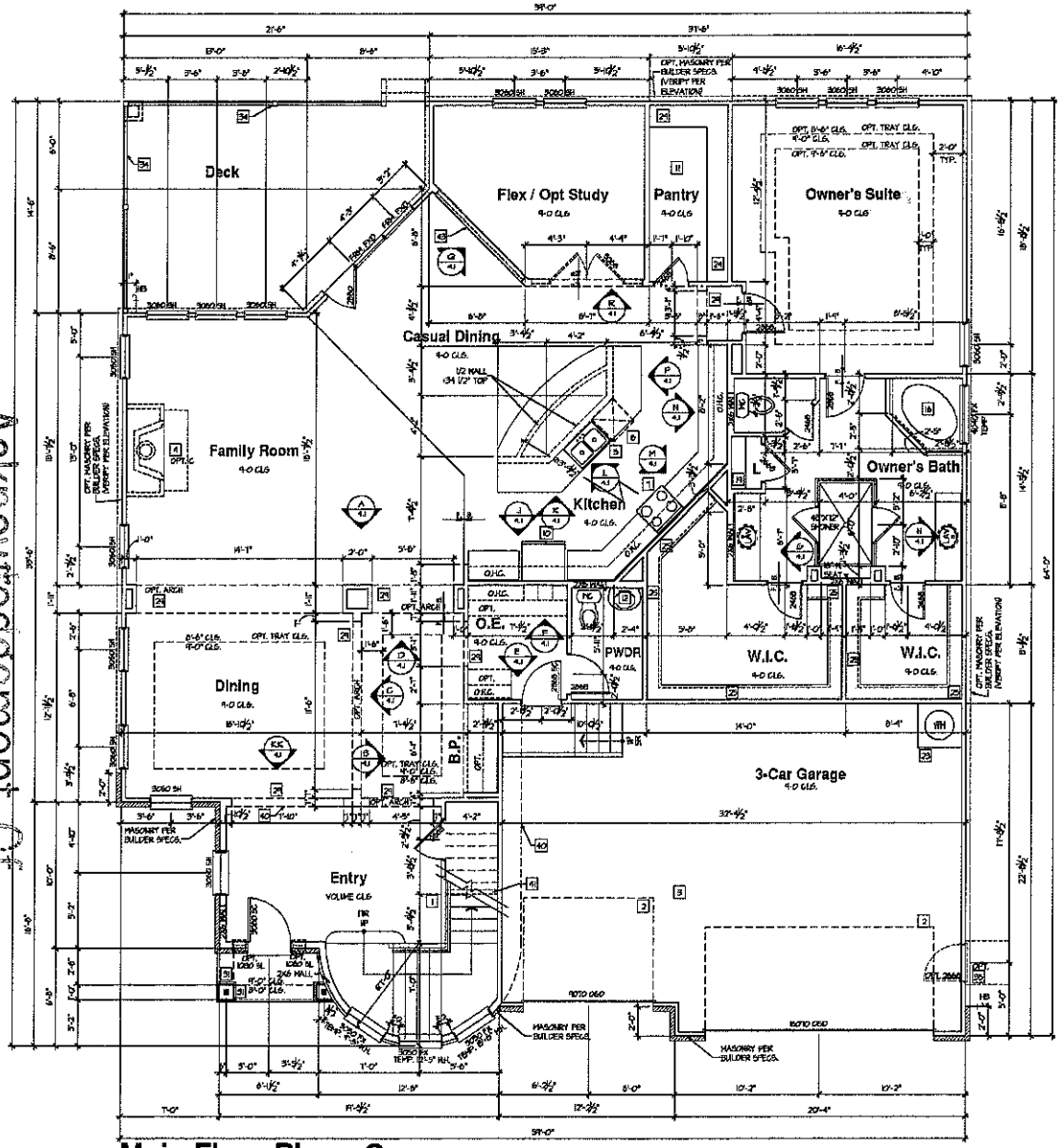


Main Floor Plan - C

0 2' 4' 8'

Acknowledgement Of Plans Submittal ONLY!

Date 10-9-14

Date 10-13-14

45

FLOOR PLAN NOTES:

(BOTH FLOORS)

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

1. IF RAILING / HANDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILS/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL GUARDRAIL 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. 60"X 60" SHOWER/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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. 60"R AND SHELVING PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"x30" MIN.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD SHEETWALL w/ 2HR FIRE RATING FOR FLOOR / CEILING ASSEMBLY.
29. GYPSUM BOARD ARCH @ 7'-0" TO 8'-0"
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ HDF 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. 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 FRAMED WALL BELOW.
42. 2X6 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'-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" T&G OSB OR APPROVED EQUAL SUBFLOOR 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, 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. MIN 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" 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 RAISE 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.

K. BRICK SIDING: INSTALL PER LOCAL CODE.

SQUARE FOOTAGES	
0	
MAIN FLOOR	2504
UPPER FLOOR	1012
SUBTOTAL	3516
GARAGE	1,120
PORCH	30
PATIO	208
OPT. BALCONY	219
TOTAL	5093

ALL EXTERIOR 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
919-322-2585 Phone

Meritage Homes

Meritage Homes

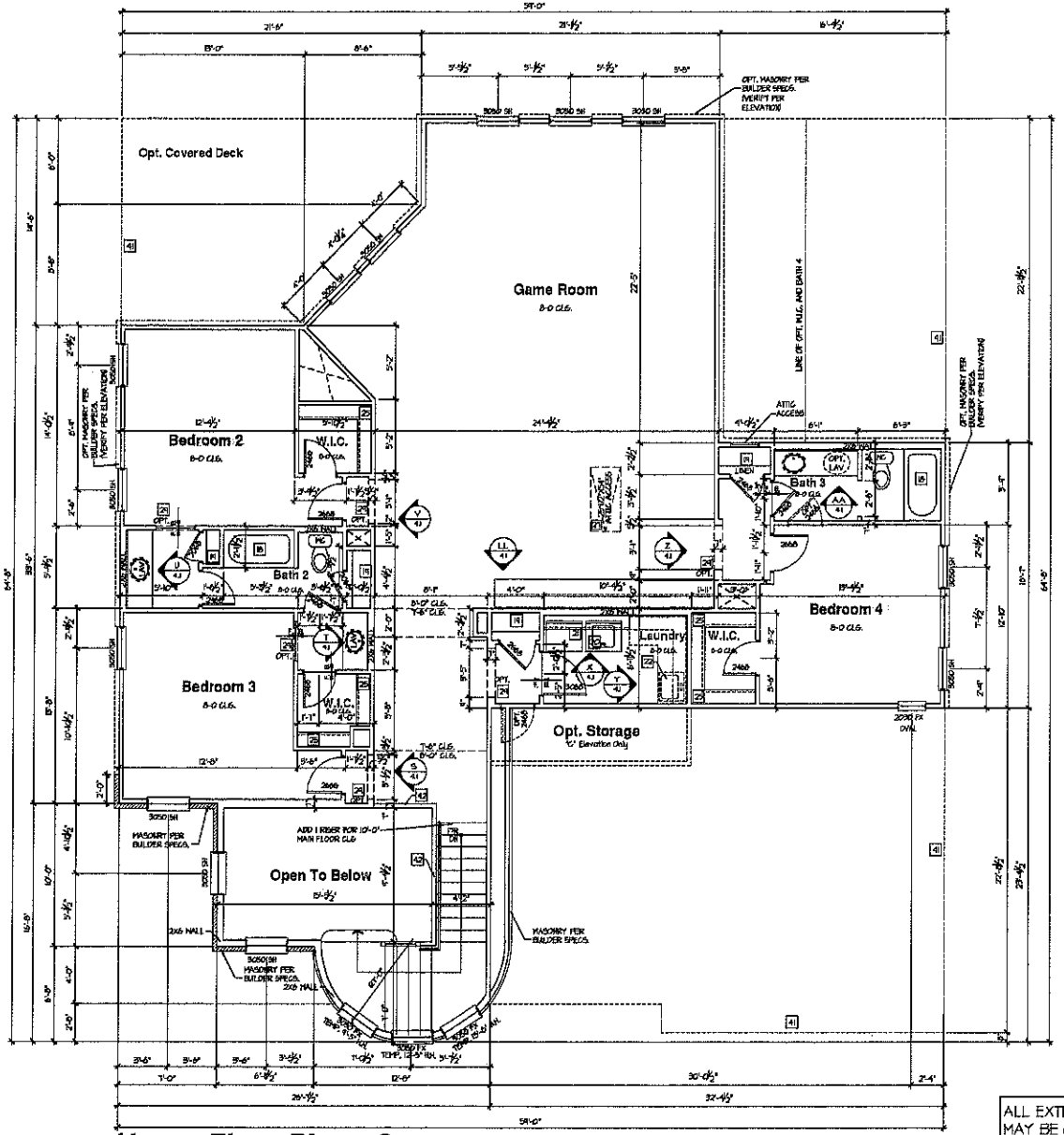
BSB DESIGN

www.bsbdesign.com
8811 Weston Parkway, Suite 240
West Des Moines, Iowa 50266
515.273.3020

JOB NO. 14-MER-01 PROJECT NO. 2
DRAWN BY: JF CHECKED BY: JF

MAIN FLOOR PLAN - C

Plan 4551
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:

(NOTE: FLOOR)

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

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2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
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13. 42" X 42" SHOWER
14. 60" X 42" SHOWER
15. 42" X 60" TUB 20" TO TOP OF DECKING
16. 60" X 60" SHOWER
17. 32" X 60" SHOWER
18. LINEN SHELVING PER BUILDER SPECS.)
19. WASHER SPACE
20. DRYER, VENT
21. OPTIONAL LAUNDRY SINK
22. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
23. 5 SHELVES PER BUILDER SPECS.
24. 60" LINEN SHELVING PER BUILDER SPECS.
25. ATTIC ACCESS (22 1/2"x32" (U.O.)
26. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2")
27. DROP CEILING AT VARIOUS HEIGHTS 9'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 7'-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/ WOOD CAP OR OPTIONAL LOW 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'-0" PER BUILDER SPEC.
39. LINE OF FRAMING ABOVE.
40. LINE OF FRAMING BELOW.
41. 2X4 LOW WALL 42" A.F.F.
42. 2X6 LOW WALL 42" A.F.F.
43. ATTIC ACCESS
44. HORIZONTAL LAUNDRY CHUTE
45. LOW WALL 42" A.F.F.
46. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
47. LOW WALL 32½" A.F.F.
48. NO HARD LATCH OR LOCKING KNOB

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C. SLAB ON GRADE FLOOR CONSTRUCTION: 4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. 6MIL/20 VAPOR BARRIER PER SECTION N.C.S. 3. a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
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919-322-2285 Phone

Meritage Homes

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BSB DESIGN
www.bsbdesign.com
4901 Westbrook Parkway, Suite 240
West Des Moines, Iowa 50266
515.973.3900

JOB NO. 13-0006 PROJ MGR: JF
DRAWN: JF CHECKED: JF
UPPER FLOOR PLAN - C

Plan 4551
A2.2C

Acknowledgement Of Plans Submittal ONLY!
Builder Date 10-9-14
Date 10-13-14

45