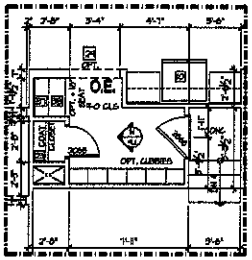
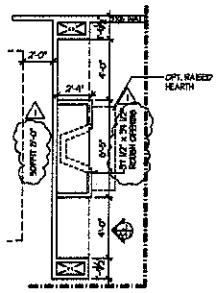


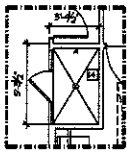
Main Floor Plan - Opt Kitchen



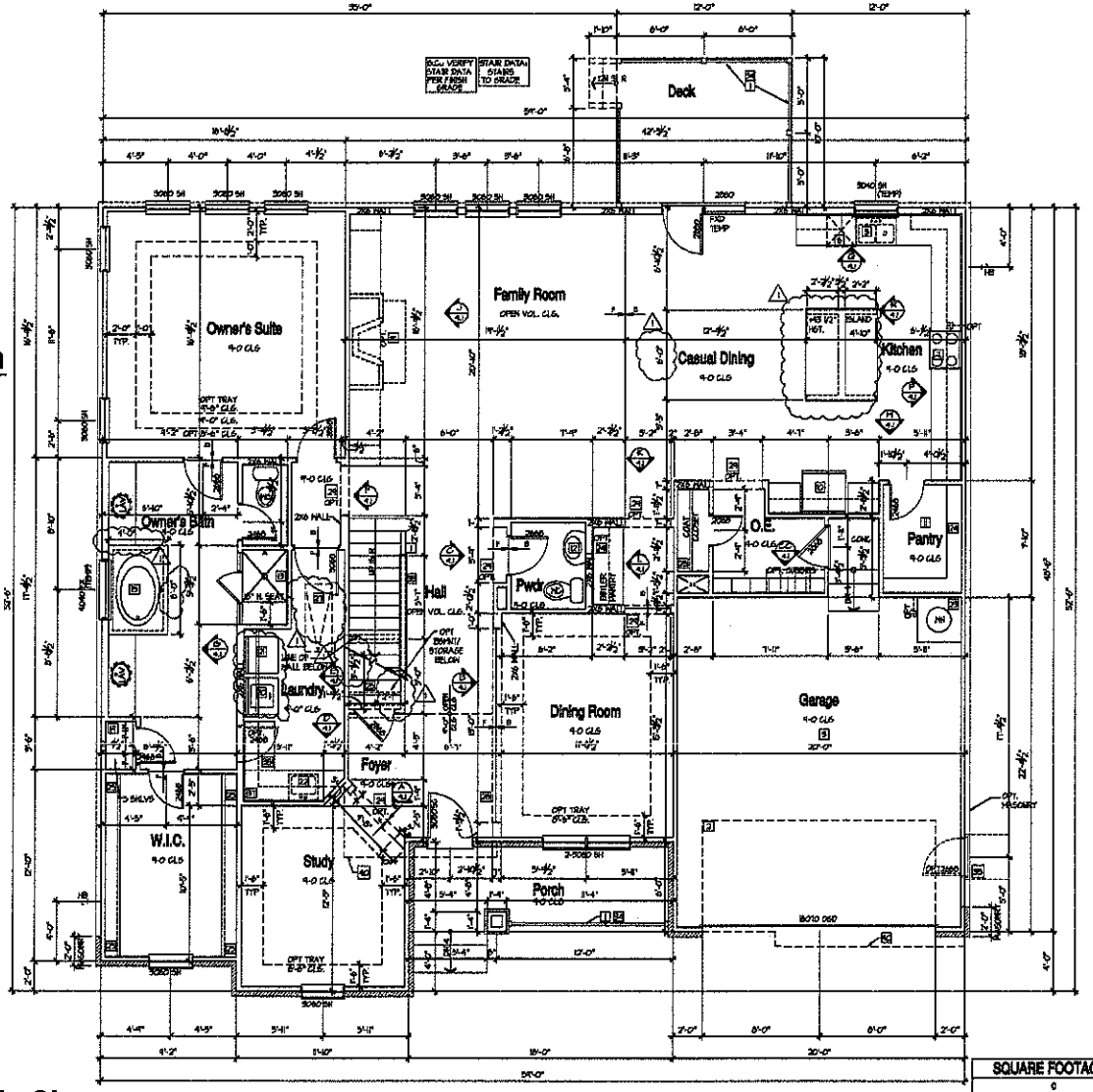
Main Floor Plan - Opt O.E.



Main Floor Plan
Opt Fireplace



Opt. Owner's Shower
Main Floor Plan



Main Floor Plan - C

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

FLOOR PLAN NOTES:

1. IF RAILING / BANISTER IS PROVIDED, ALL RAILING / BANISTER 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 (BARCO).
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR MIN 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" TUB/SHOWER
15. 42" X 60" TUB 21" TO TOP OF DECKING
16. 60" X 60" SHOWER
17. 30" X 60" TUB/SHOWER
18. LINEN SHELVES PER BUILDER SPECS.)
19. WASHER SPACE
20. DRYER VENT
21. OPTIONAL LAUNDRY SINK.
22. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
23. 5 SHELVES PER BUILDER SPECS.
24. SHELVING AND RAILS 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 ENCLOSE w/ 2x4 @ 24" OC FURR & 1'-2" AT UPPER FLOOR (U.N.O.)
28. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
29. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ POP 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 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 42"A.F.F.
46. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
47. LOW WALL 32" A.F.F.
48. 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 M, C, 9, a
D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RESI. CHECKS.
B. MINIMUM SIZES ARE 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" W HEIGHT AND 20" W 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 VENEER:
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 VENEER:
INSTALL PER LOCAL CODE.

SQUARE FOOTAGES

C	
MAIN FLOOR	2542
UPPER FLOOR	1421
SUBTOTAL	3963
FINISHED BASEMENT	1246
UNFINISHED BASEMENT	1273
GARAGE	478
PORCH	109
PATIO	107
COVER DECK	201

Acknowledgement of Plans Submittal ONLY!

Date 9-22-15

Date 9/22/15

Meritage Homes
5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

BSB DESIGN

www.bsbdesign.com
2901 Westson Parkway, Suite 240
West Des Moines, Iowa 50266
515.223.0329

ISSUE DATE: 01/17/2014
REVISIONS

JOB NO. 06/12335 PROJ MGR: JF
DRAWN: CHECKED: JF/JG

MAIN FLOOR PLAN - C

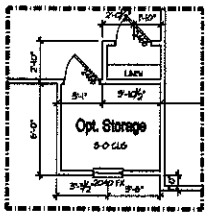
259 - 3740

A2.1C

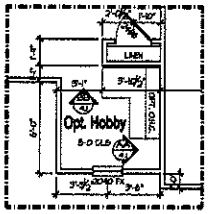
Acknowledgement of Plans Submittal ONLY!

Date 9-22-15

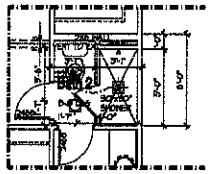
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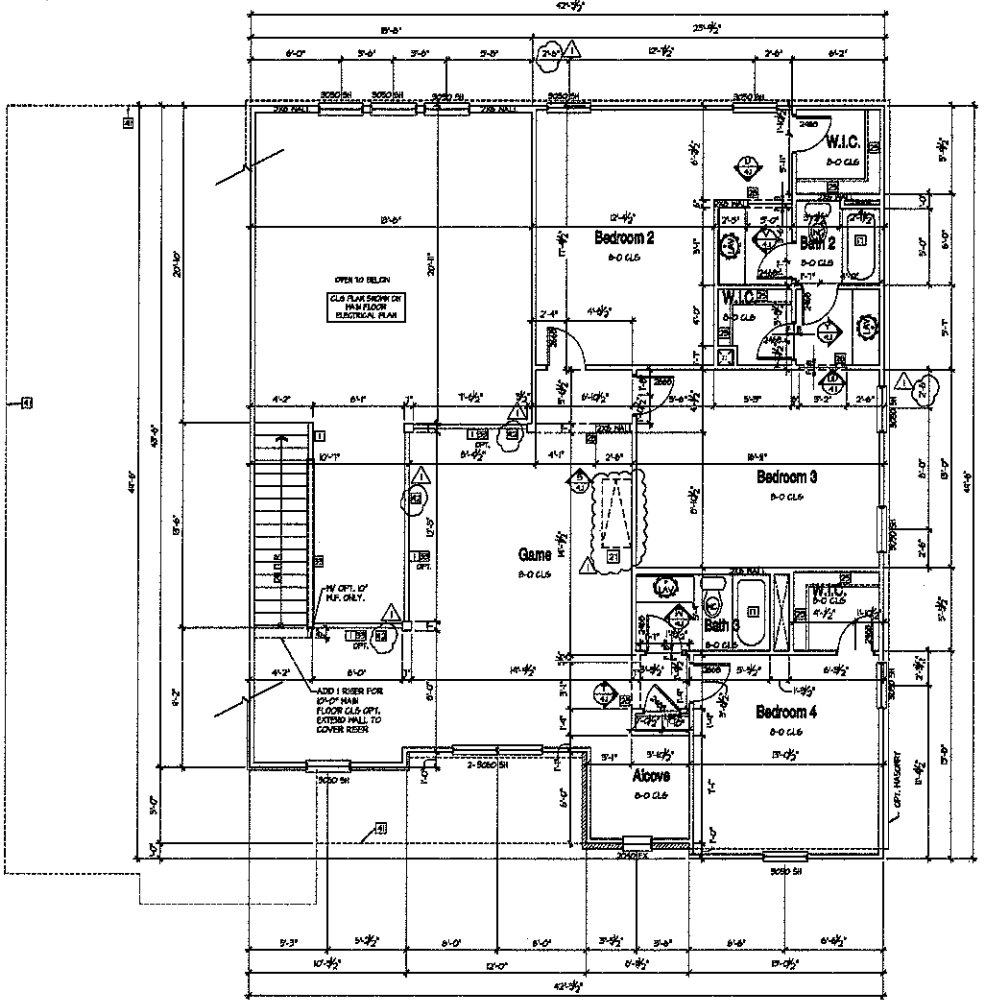
Opt. Storage - C



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	
A	
MAIN FLOOR	2840
UPPER FLOOR	1427
SUBTOTAL	4267
FINISHED BASEMENT	1308
UNFINISHED BASEMENT	1370
GARAGE	478
PORCH	105
DECK	180
OPT EXTENDED DECK	301
OPT SCREEN PORCH	301
TOTAL	7648

FLOOR PLAN NOTES:

(MAIN FLOOR)

A THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE BRACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE 10 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. 36"x 60" SHOWER
15. 42" X 60" TUB 20" TO TOP OF DECKING
16. 60"x 60" SHOWER +TUB
17. 30" X 60" WASHTUB
18. 32" X 60" SHOWER
19. LINEN SHELVES 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. BALUSTERS PER BUILDING CODES.
26. ATTIC ACCESS (22 1/2"x30" (U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 (2'x')
28. GYPSUM BOARD CEILING @ 8'-0" AT 1HOR FLOOR & 7'-0" AT UPPER FLOOR (U.N.O.)
29. GYPSUM BOARD ARCH @ 11'-2" TO 81-0".
30. GYPSUM BOARD LOW HALL, 80" 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/ HDCP CAP OR OPTIONAL LOW HALL 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 SOFFERED CEILING @ 8'-8" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW HALL 42" A.F.F.
43. 2X6 LOW HALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW HALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 81-0"
48. LOW HALL 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 OR GRADE FLOOR CONSTRUCTION: 4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 2, 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.) 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 SILLS: 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. ROCK SILLS: INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014

REVISIONS

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Raleigh,
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919-322-2265 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
8831 Western Parkway, Suite 240
West Des Moines, Iowa 50266
515.972.0929

JOB NO: 02/13/2015 DRAWN: JF
SHEET: CHECKED: JF/JG

UPPER FLOOR PLAN - C

259 - 3740

A2.2C