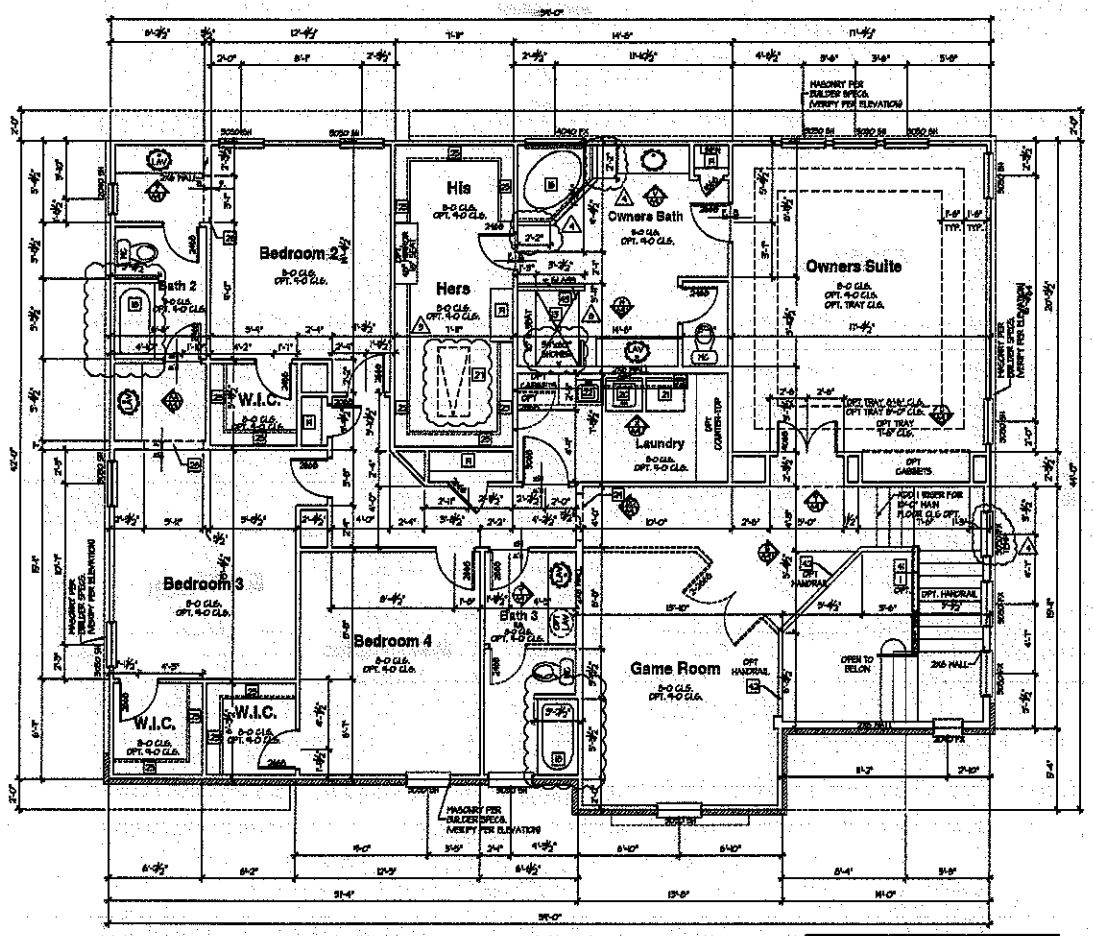


Upper Floor Plan - C

0 2' 4' 8'

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

FLOOR PLAN NOTES:

(MORE PLEASE)

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. HANDRAIL/GUARDRAIL IS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM OR 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" TUB 29" TO TOP OF DECK
16. 60" X 60" SHOWER
17. 30" X 60" SHOWER
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPEC.
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. 60" BASE CABINET, SINK, BELOW WINDOW.
26. ATTIC ACCESS DR 22"x30" (U.N.O.)
27. ATTIC ACCESS W/ STAIRS DR (22"x54 1/2")
28. GYPSUM BOARD SOFFITS @ 8'-0" FF. MAX FLOOR & 11'-2" AT UPPER FLOOR, U.N.O.
29. GYPSUM BOARD AREA @ 11'-2" TO 9'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) 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"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 LON WALL 42" A.F.F.
43. 2x6 LON WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LON WALL 34" A.F.F.
47. GYPSUM BOARD AREA @ 8'-0" TO 9'-6"
48. LON WALL 30" A.F.F.
49. NO HARD LANDS 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 DRAWINGS. INCLUDE VAPOR BARRIER PER SECTION N, C, 8 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" BY HEIGHT AND 20" BY 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. STORE ACCESS.
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. SOCIAL SECTION.
INSTALL PER LOCAL CODE.

Acknowledgement of Plans Submittal ONLY!

Date 8-6-15

Date APPROVED AUG 24 2015

ISSUE DATE: 01/17/2014
REVISIONS

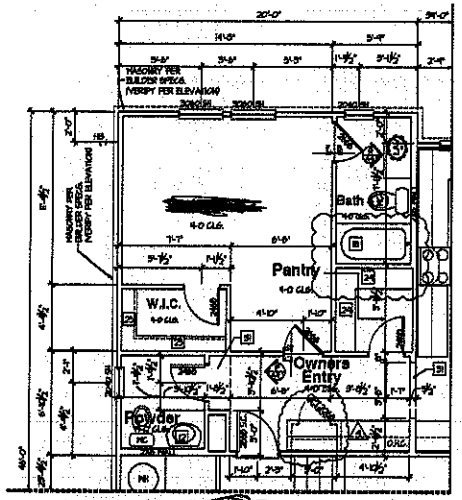
5400 Trinity Road
Suite 107
Raleigh, North Carolina 27607
919-322-2335 Phone

Meritage Homes

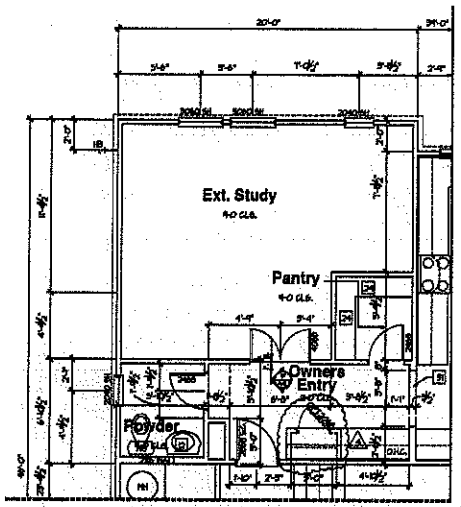
BSB DESIGN
www.bsbdesign.com
4201 Wilshire Parkway, Suite 200
West Des Moines, Iowa 50265
515.875.0665

UPPER FLOOR PLAN - C

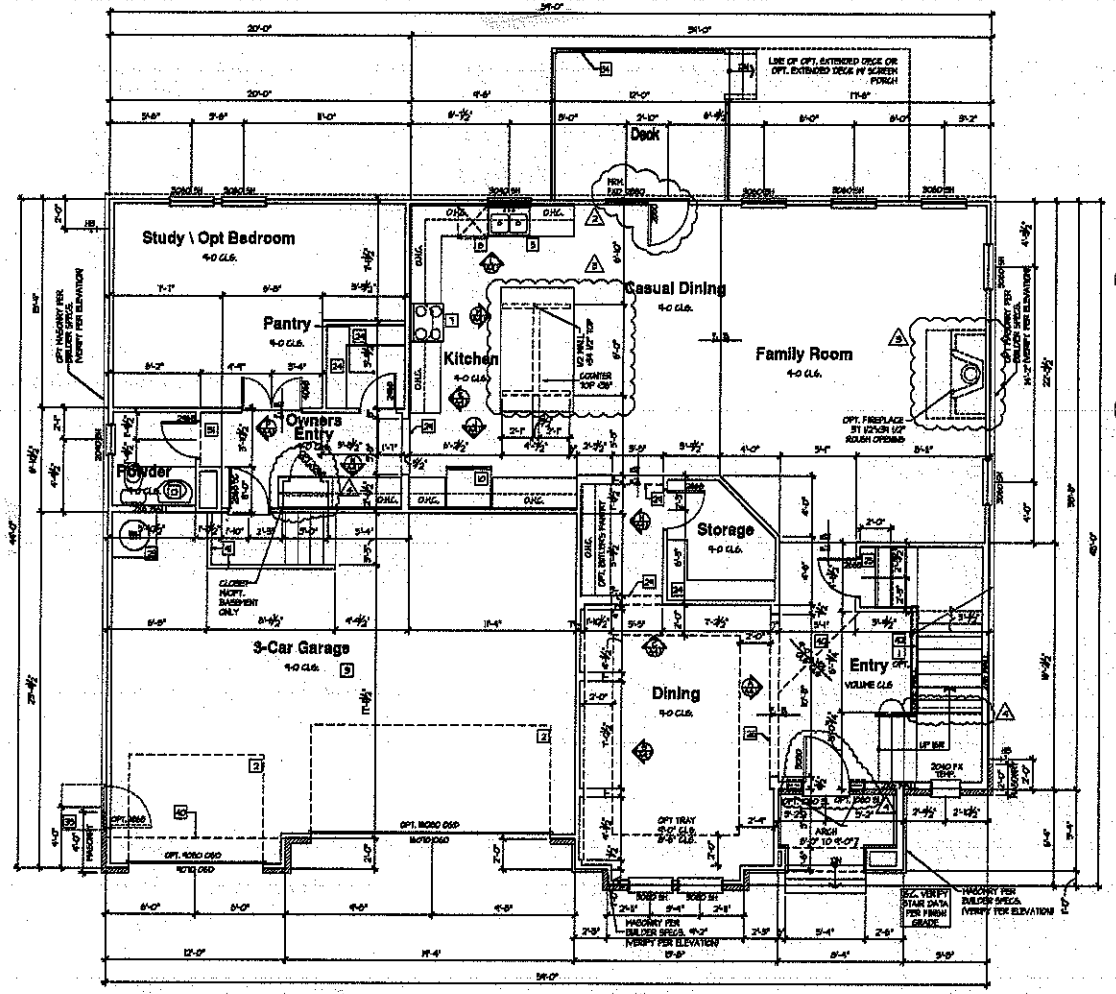
259-4062
A2.2C



Main Floor -



Main Floor - Opt. Ext. Study



Main Floor Plan - C

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

SQUARE FOOTAGES	
MAIN FLOOR	1971
UPPER FLOOR	2219
SUBTOTAL	4190
GARAGE	643
TOTAL	44
OPT FIREPLACE NOOK	0
OPT SCREENED PORCH	0
TOTAL	4833

FLOOR PLAN NOTES:

(ENTIRE PLAN)

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
2. IF RAILING / HANDRAIL IS PROVIDED, ALL RAILING / BALUSTRAL 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 28" MINIMUM ON HORIZONTAL SURFACE GUARDS.
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. SEE 16 GARBAGE DISPOSAL
7. DISHWASHER
8. RANGE
9. COOK TOP
10. OVEN
11. REFRIGERATOR SPACE.
12. PANTRY
13. PEDESTAL SINK
14. SHOWER (SEE AS NOTED)
15. [illegible]
16. [illegible]
17. 60" X 60" TUBS ON TOP OF DECKING
18. [illegible]
19. 72" X 32" TUB/SHOWER
20. 30" X 60" TUB/SHOWER
21. LINEN SHELVING PER BUILDER SPECS.)
22. WASHER SPACE
23. WATER VENT
24. OPTIONAL LAUNDRY SINK.
25. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
26. 5 SHELVES PER BUILDER SPECS.
27. [illegible]
28. ATTIC ACCESS (22 1/2"x30" MIN.).
29. ATTIC ACCESS W STAIRS (25 1/2"x54 1/2").
30. SYSTEM BUILT OPENING 36"x6'-8" FKT YOUR FLOOR & 7'-2" AT UPPER FLOOR (MIN.)
31. GYPSUM BOARD ARCH @ 7'-2" TO 8'-0".
32. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ KNEE CAP.
33. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR TRIM.
34. FLAT SHELF, SEE EXTERIOR ELEVATIONS.
35. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
36. PORCH RAIL, SEE ELEVATION.
37. 36"x36" CONCRETE STOOP.
38. 6x6 BEAM.
39. OPTIONAL WINE CABINETS.
40. OPTIONAL CABINETS.
41. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
42. LINE OF FRAMING ABOVE.
43. LINE OF FRAMING WALL BELOW.
44. 2x4 LOW WALL 42" A.F.F.
45. 2x6 LOW WALL 42" A.F.F.
46. ART NICHE
47. HORIZONTAL LAUNDRY CHUTE
48. LOW WALL 42" A.F.F.
49. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
50. LOW WALL 30" A.F.F.
51. NO HAND 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 DRAWINGS. INCLUDE VAPOR BARRIER PER SECTION M, C, 5, a.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SIZES TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.1 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH WILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/2" PLATE HEIGHT B.M.O.)
8'-0" A.F.F. @ 9'-1 1/2" PLATE HEIGHT B.M.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & HEISERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

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

G. SIDE 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 DEMISED PARTITIONS ARE 4½ DEGREES UNLESS OTHERWISE NOTED.

K. BRICK SIDING.
INSTALL PER LOCAL CODE.

Acknowledgement of Plans Submittal ONLY!

Date 8-6-15

APPROVED AUG 24 2015

Date

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2365 Phone

ISSUE DATE: 01/17/2014

REVISIONS:

Meritage Homes

Meritage Homes

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MAIN FLOOR PLAN - C

259-4062

A2.1C