THE BALSAMS

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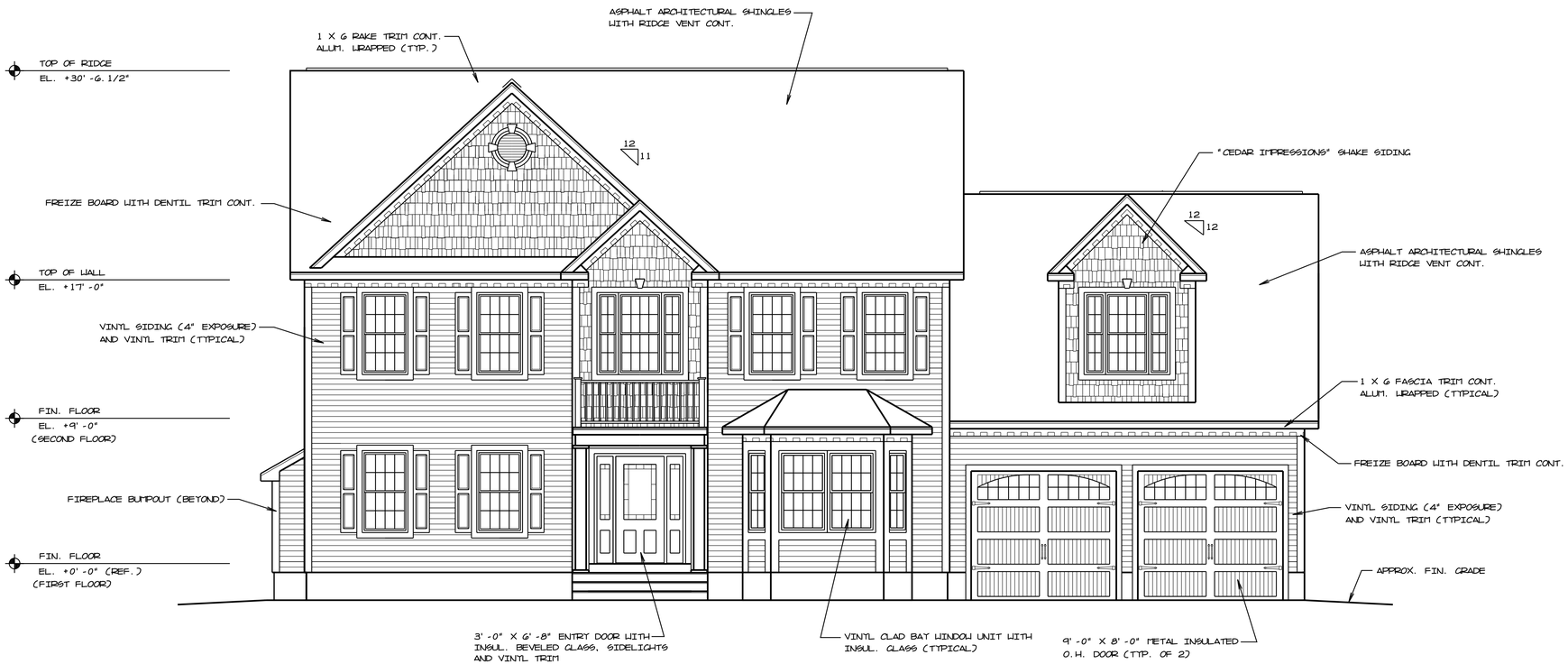

FRONT ELEVATION

SCALE 1/4" = 1' -0"

CAD ARCHITECTURAL DRAFTING SERVICES
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FAX 603-899-2323

NO.	REV. DATE:	DESCRIPTION OF REV.
2	12/27/16	GENERAL REVISIONS
1	12/21/16	GENERAL REVISIONS

PROJECT: THE BALSAMS

SUBJECT: FRONT ELEVATION

JOB NO. 161811
SCALE: AS NOTED
DATE: 12/16/16
DWN. BY: T.J.L.
CHECKED:

SHEET NO. A-1

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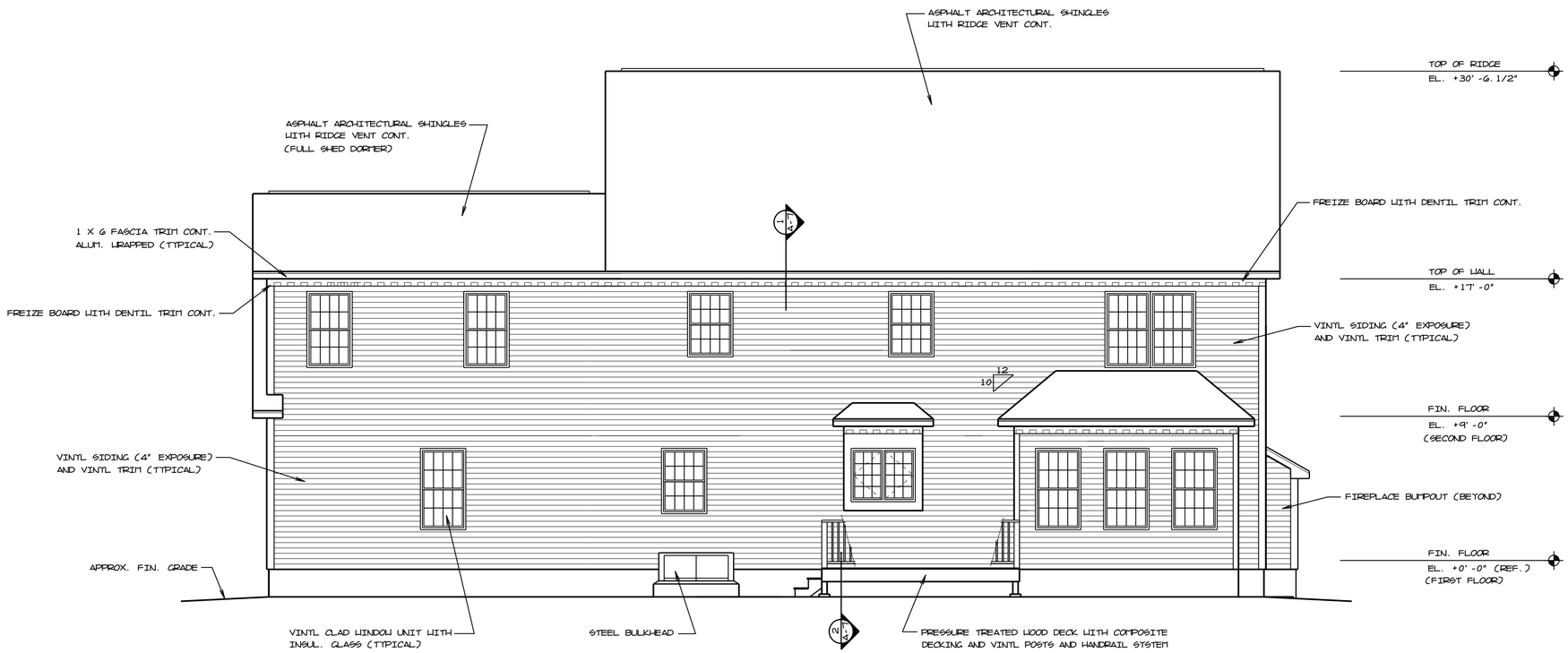

REAR ELEVATION

SCALE 1/4" = 1' -0"

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NO.	REV. DATE:	DESCRIPTION OF REV.
1	12/21/16	GENERAL REVISIONS

PROJECT: THE BALSAMS

SUBJECT: REAR ELEVATION

JOB NO. 161811
SCALE: AS NOTED
DATE: 12/16/16
DWN. BY: T.J.L.
CHECKED:

SHEET NO. A-2

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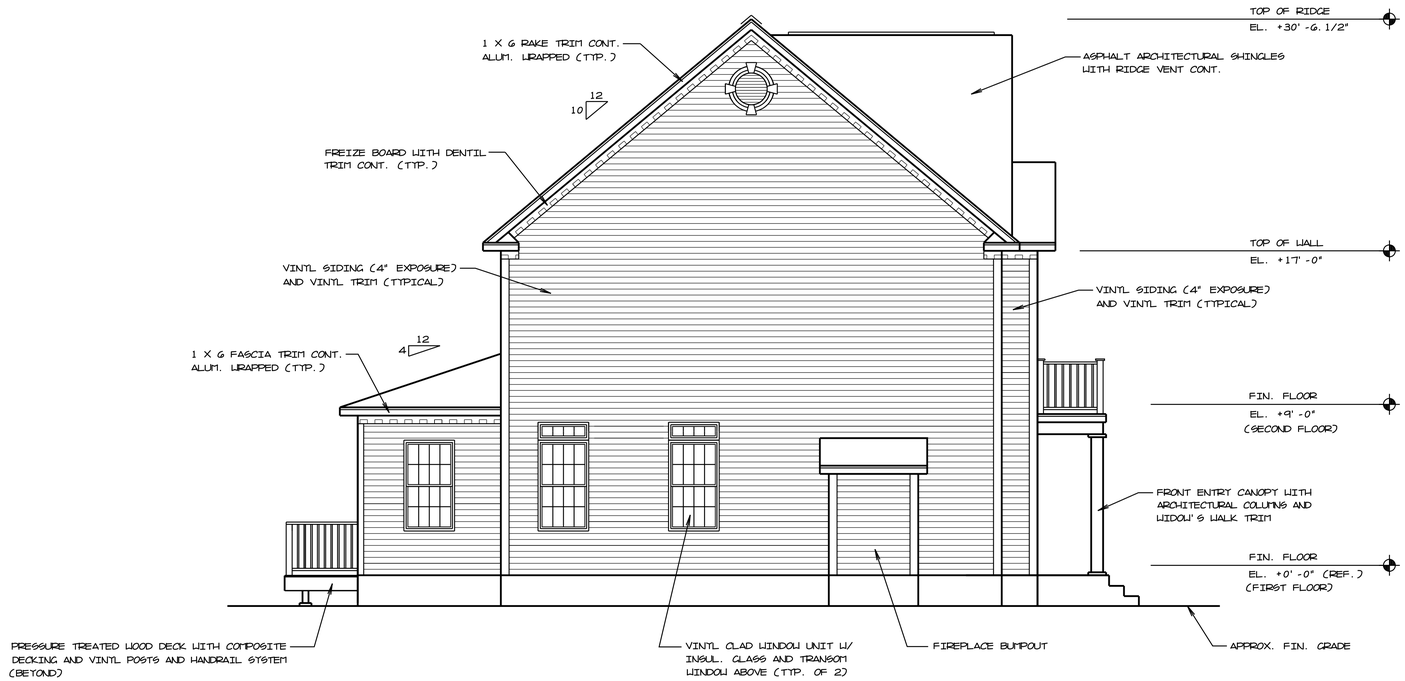
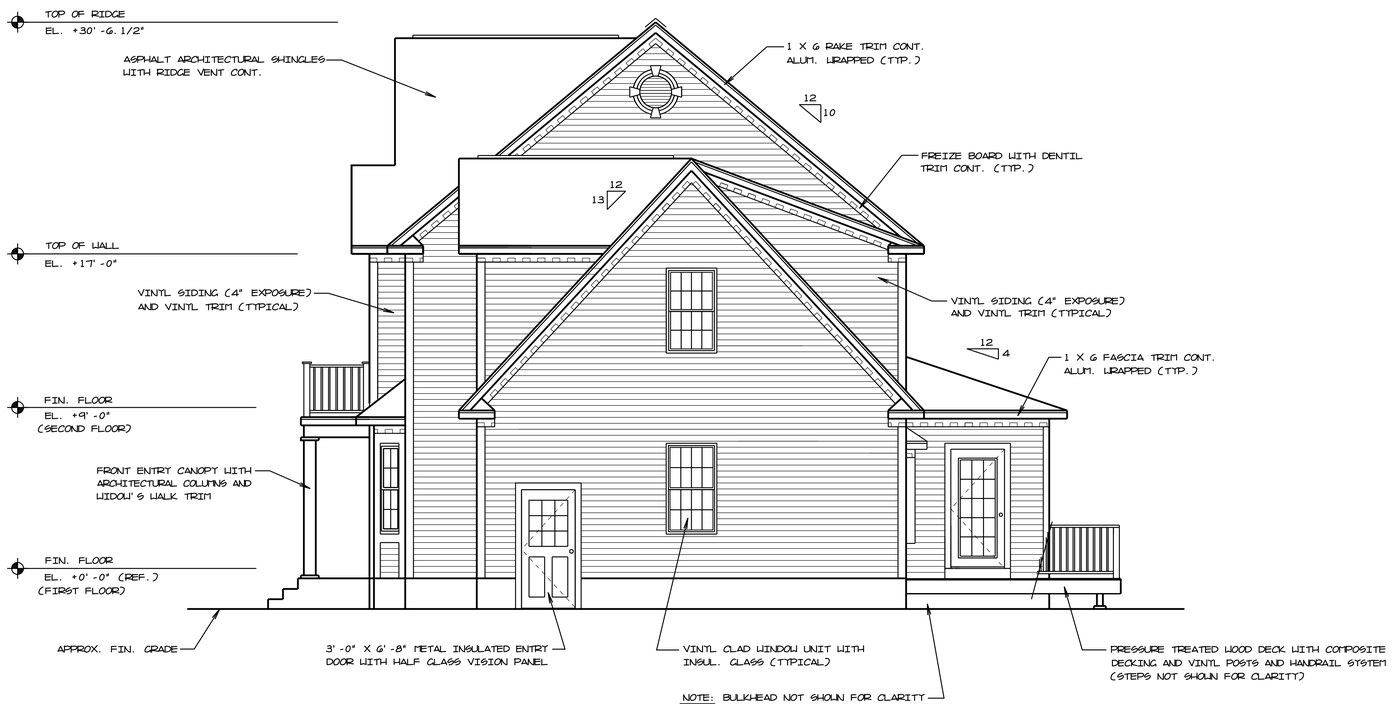


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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NO.	REV. NO.	DESCRIPTION OF REV.	REV. DATE:
1		GENERAL REVISIONS	12/21/16

PROJECT: THE BALSAMS

SUBJECT: RIGHT AND LEFT SIDE ELEVATION

JOB NO. 161811

SCALE: AS NOTED

DATE: 12/16/16

DWN. BY: T.J.L.

CHECKED:

SHEET NO. A-3

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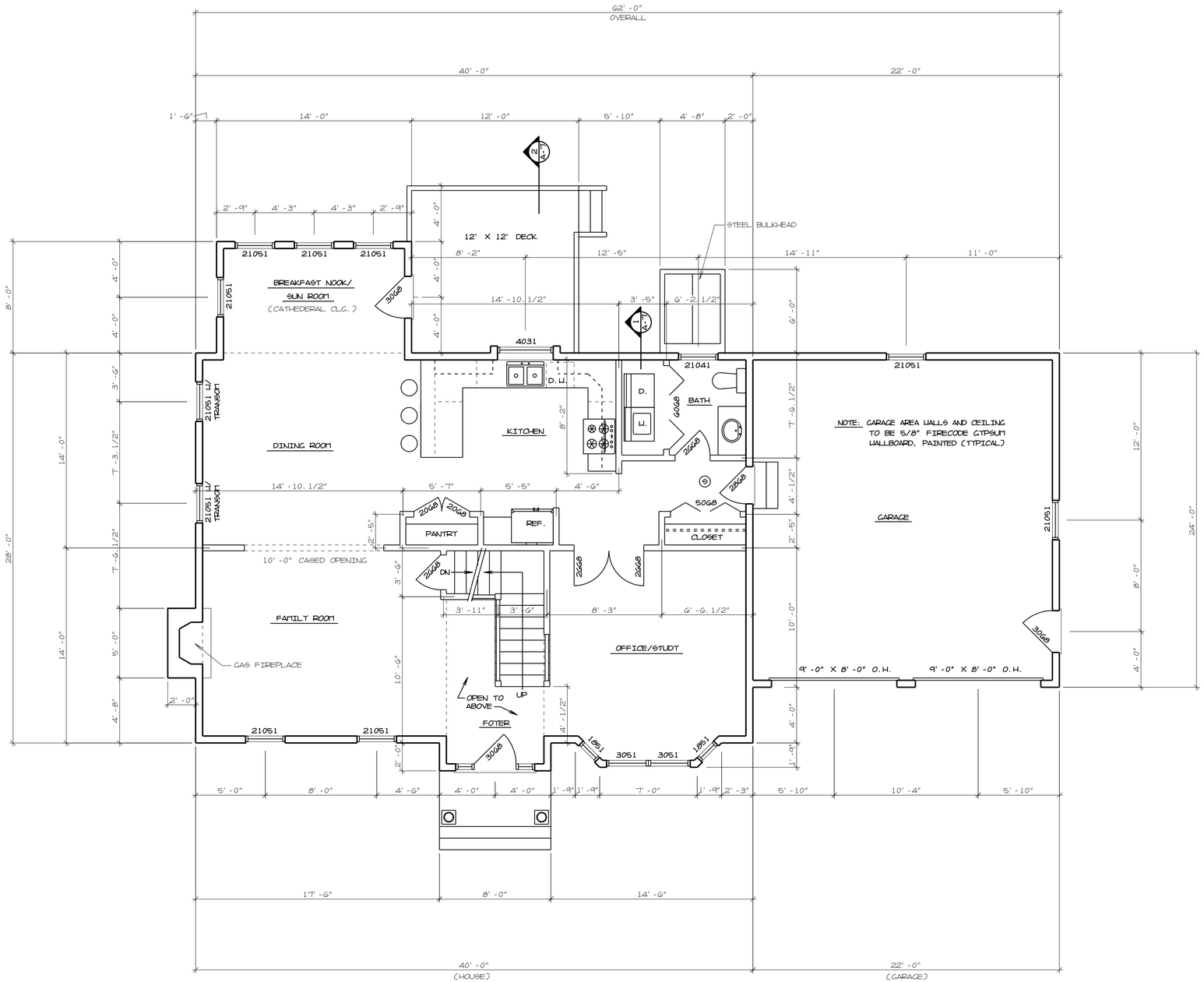

LEGEND

(S) — SMOKE/ CARBON MONOXIDE/ HEAT DETECTOR
CEILING MOUNTED

FIRST FLOOR PLAN

SCALE 1/4" = 1' -0"

FIRST FLOOR LIVING AREA= 1,263 SQ. FT.

GARGAE AREA= 528 SQ. FT.

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NO.	REV. NO.	DESCRIPTION OF REV.	REV. DATE:
1	GENERAL REVISIONS		12/21/16

PROJECT: THE BALSAMS

SUBJECT: FIRST FLOOR PLAN

JOB NO. 16211
SCALE: AS NOTED
DATE: 12/16/16
DWN. BY: T.J.L.
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SHEET NO. A-4

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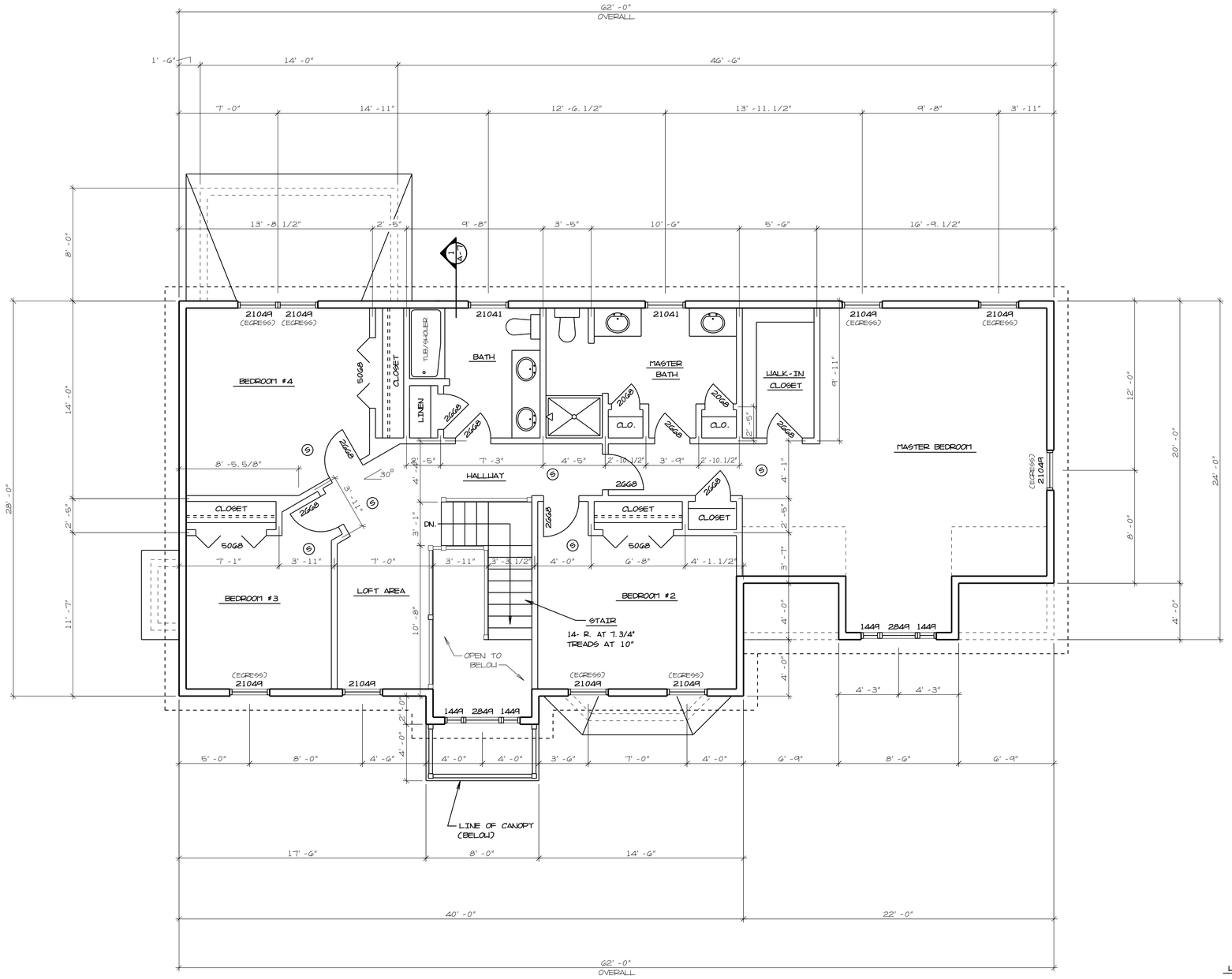

SECOND FLOOR PLAN

SCALE 1/4" = 1' -0"

LEGEND

(S) — SMOKE/ CARBON MONOXIDE/ HEAT DETECTOR CEILING MOUNTED

SECOND FLOOR LIVING AREA- 1,563 SQ. FT.

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REV. NO.	DESCRIPTION OF REV.	DATE
NO. 2	GENERAL REVISIONS	12/27/16
NO. 1	GENERAL REVISIONS	12/21/16

PROJECT: THE BALSAMS

SUBJECT: SECOND FLOOR PLAN

JOB NO. 161811
SCALE: AS NOTED
DATE: 12/16/16
DWN. BY: T.J.L.
CHECKED:

SHEET NO. A-5

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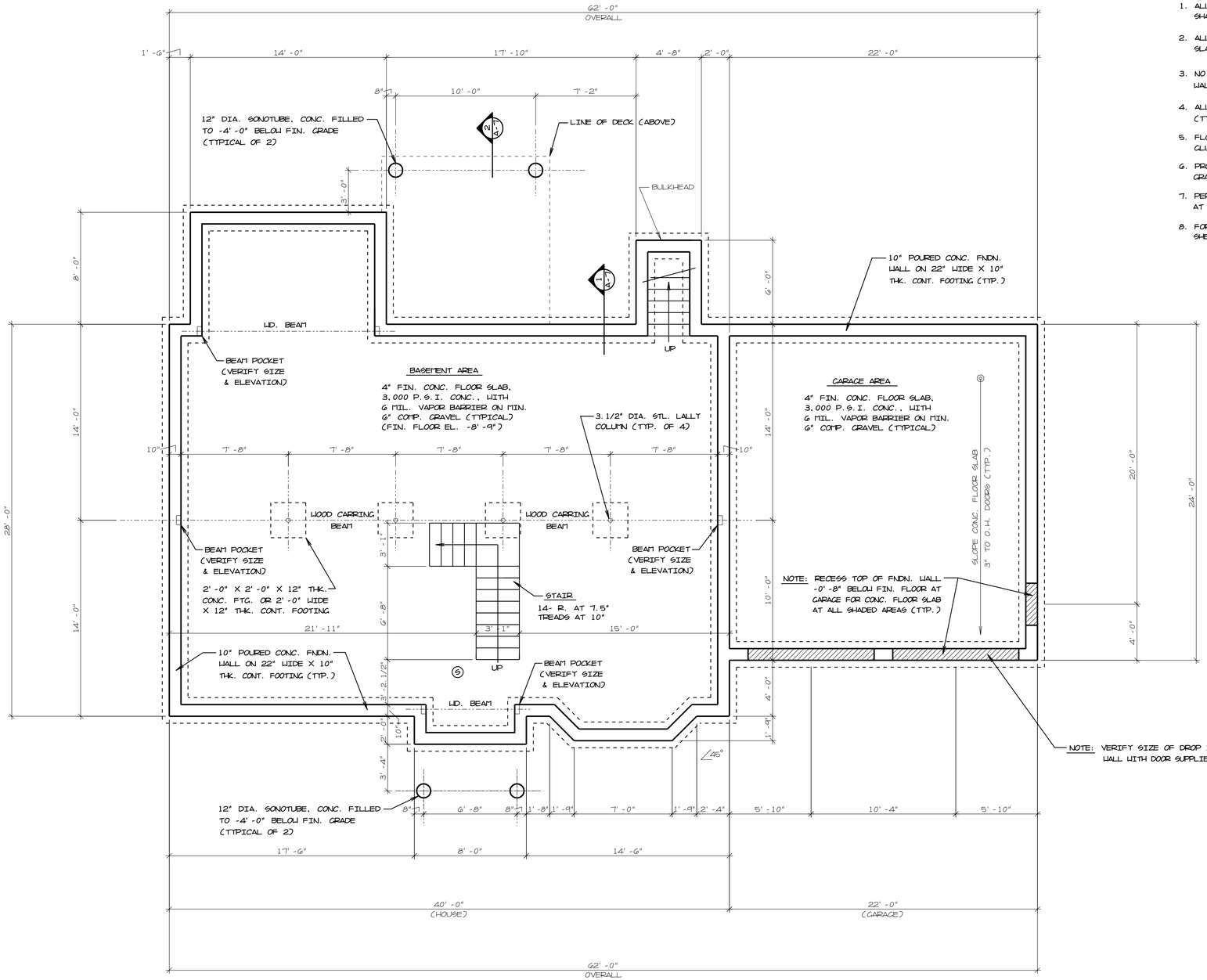

GENERAL NOTES

1. ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
2. ALL CONC. IN FOUNDATION WALLS, FOOTINGS AND FLOOR SLABS SHALL BE 3,000 P.S.I. CONC. (TYP.).
3. NO BACKFILLING OF FOUNDATION WALLS SHALL OCCUR UNTIL WALLS HAVE BEEN PROPERLY BRACED.
4. ALL FLOOR JOISTS SHALL BE 2 X 10 JOISTS AT 16" O.C. (TYPICAL).
5. FLOOR DECK TO BE 3/4" TONGUE AND GROOVED PLYWOOD DECK GLUED AND NAILED (TYPICAL).
6. PROVIDE DAMPPROOFING FROM TOP OF FOOTING TO FINISHED GRADE ABOVE ON CONC. FOUNDATION WALL.
7. PERIMETER DRAINAGE IN STONE BED AND FILTER FABRIC CONT. AT EXTERIOR FACE OF FOOTING (TYPICAL).
8. FOR MORE INFORMATION SEE TYPICAL WALL SECTIONS ON SHEET A-7.

LEGEND

S — SMOKE/ CARBON MONOXIDE/ HEAT DETECTOR CEILING MOUNTED

BASEMENT FLOOR/ FOUNDATION PLAN

SCALE 1/4" = 1' -0"

BASEMENT GROSS SQUARE FEET AREA- 1,263 SQ. FT.

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NO.	REV. NO.	GENERAL REVISIONS	REV. DATE:
1			12/21/16

DESCRIPTION OF REV.

PROJECT: THE BALSAMS

SUBJECT: BASEMENT FLOOR/ FOUNDATION PLAN

JOB NO. 161811
SCALE: AS NOTED
DATE: 12/16/16
DWN. BY: T.J.L.
CHECKED:

SHEET NO. A-6

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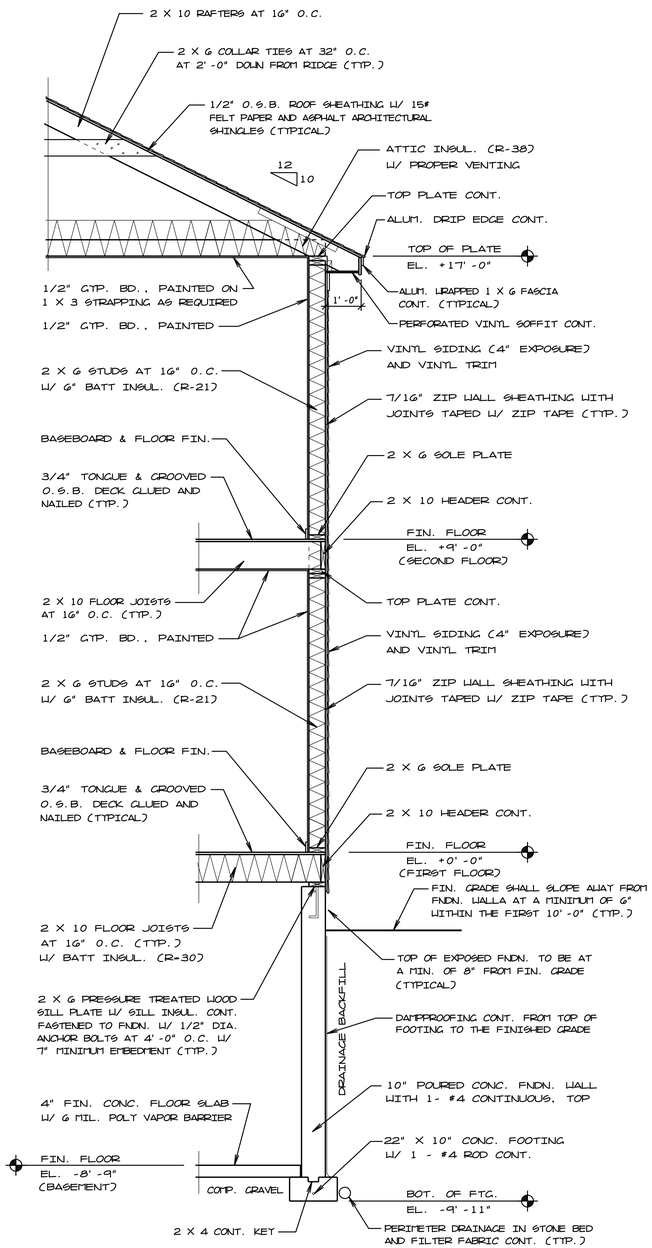
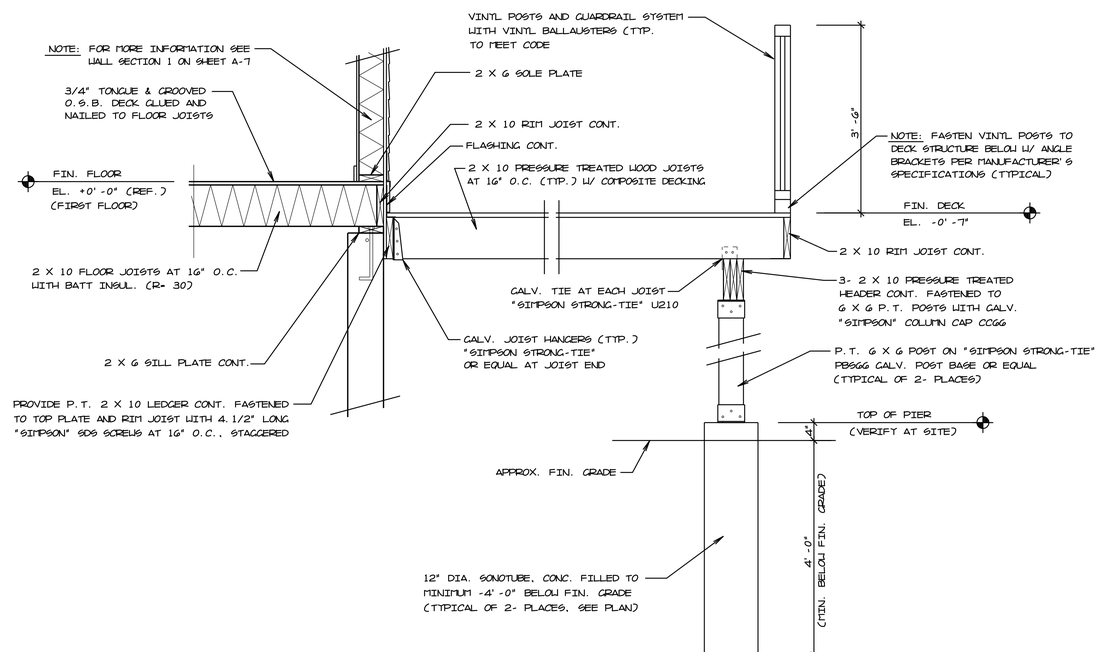
GENERAL NOTES

1. ALL FIRESTOPPING TO MEET CODE
2. STEP FLASHING TO BE PROVIDED WHERE REQUIRED.
3. ICE AND WATER SHIELD OVERLATED WITH SHINGLES IN VALLETS. WHERE REQUIRED.
4. PROVIDE TAPING AROUND ALL WINDOWS AND DOORS (TYP.).



TYPICAL WALL SECTION

SCALE 1/2" = 1'-0" (1 / A-7)



P.T. DECK SECTION

SCALE 3/4" = 1'-0" (2 / A-7)

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NO.	GENERAL REVISIONS	REV. DATE:
1	DESCRIPTION OF REV.	12/21/16

PROJECT: THE BALSAMS

SUBJECT: TYP. WALL SECTIONS

JOB NO.	SCALE:	DATE:	DWN. BY:	CHECKED:
161811	AS NOTED	12/16/16	T.J.L.	

SHEET NO. A-7

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