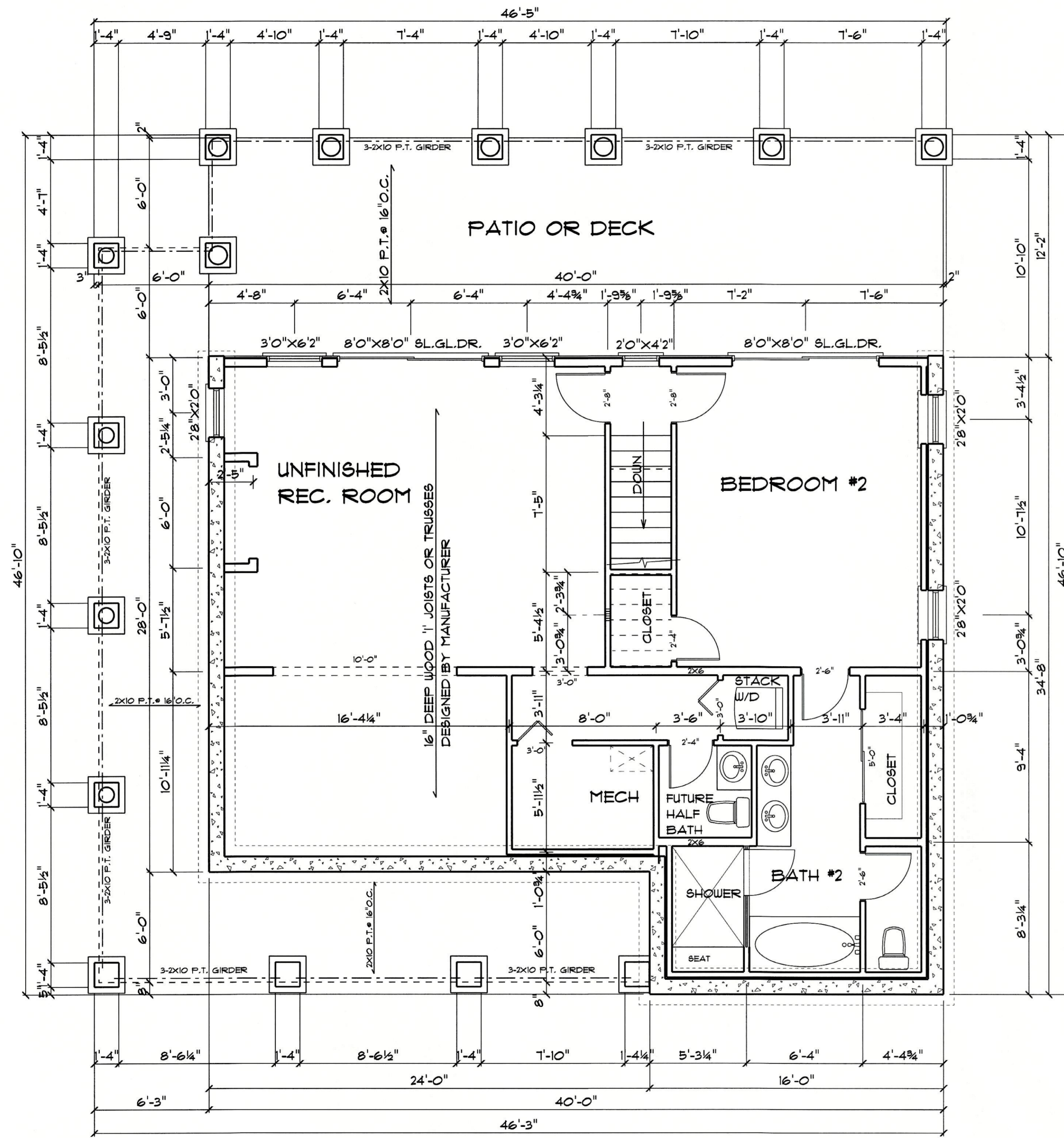
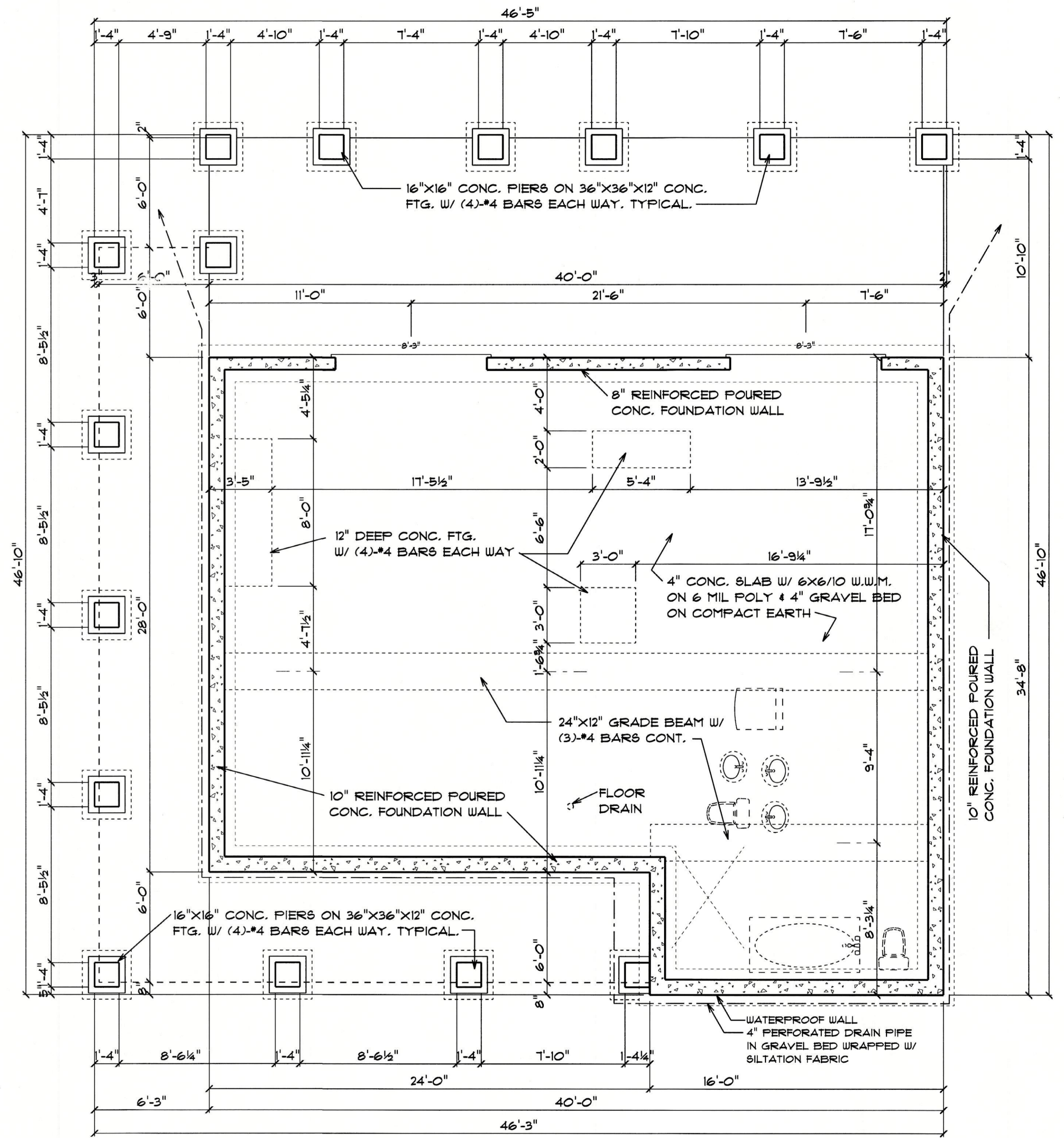


THE BALSAM	
FOR:	WEAVER HOMES, INC. 910-630-2100
ELEVATIONS	1



BASEMENT FLOOR PLAN

1/4" = 1'-0"



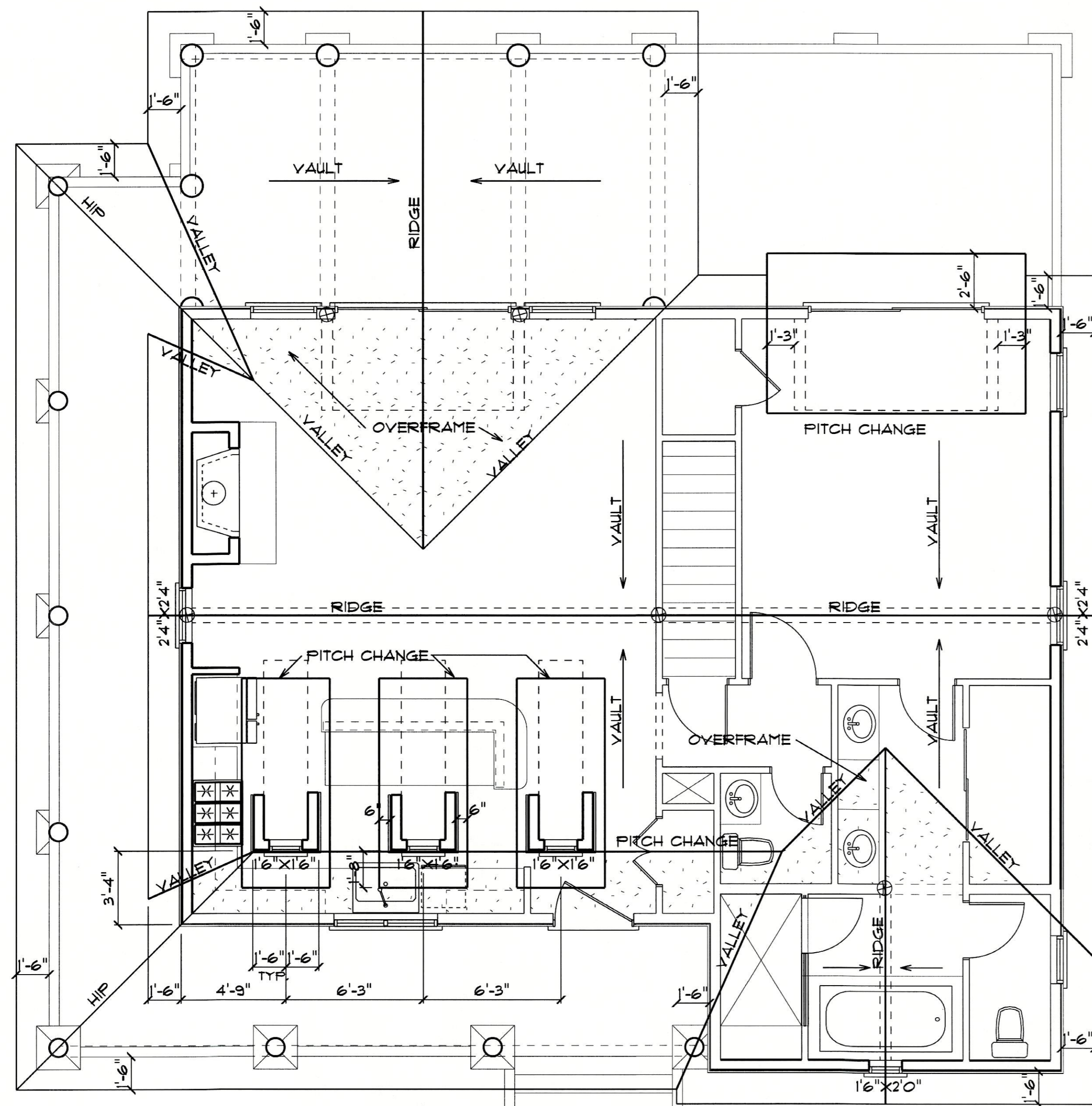
FOUNDATION PLAN

1/4" = 1'-0"

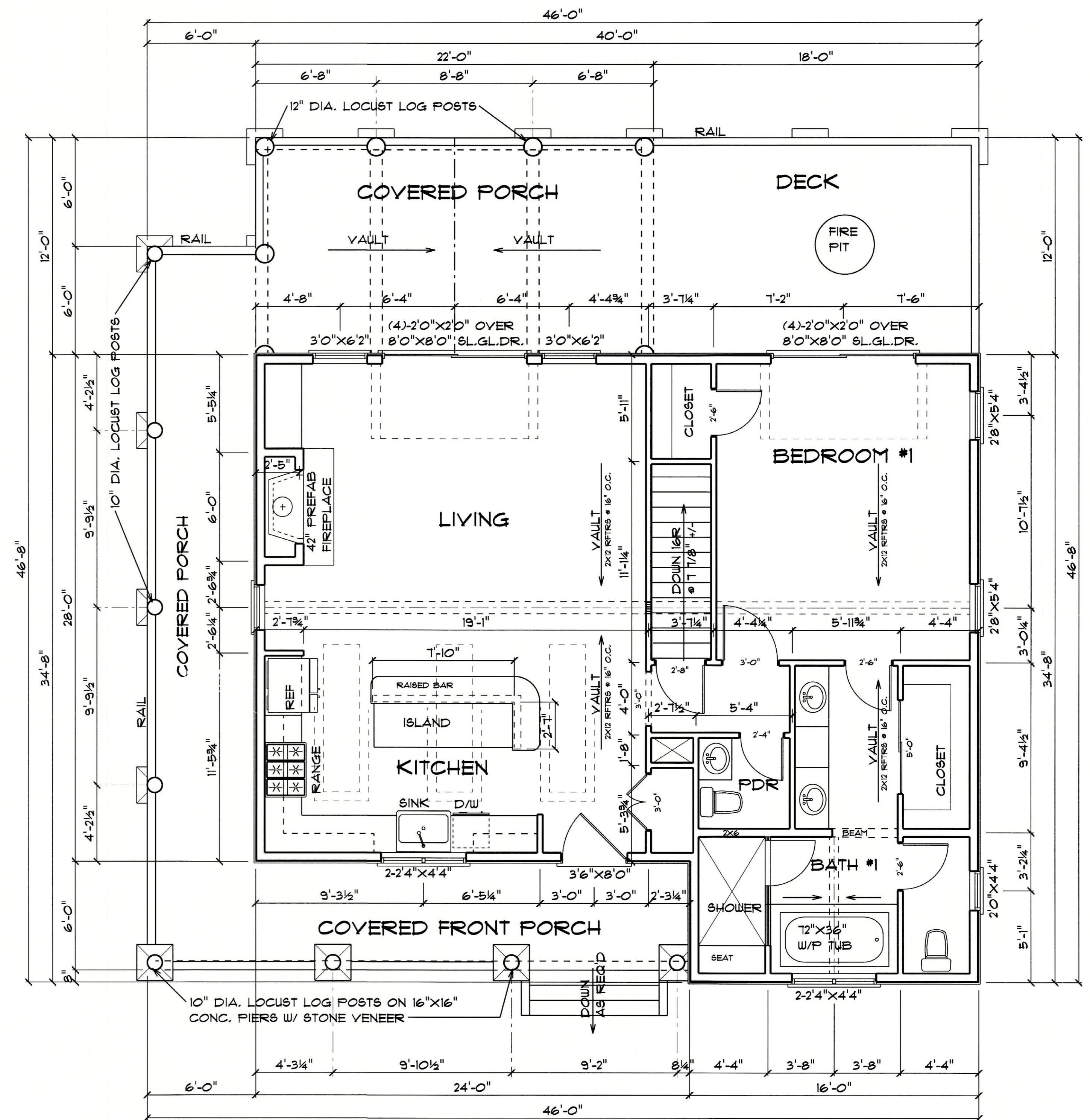
AREA:

FIRST FLOOR	1221 S.F.
BASEMENT FLOOR	1221 S.F.
COVERED PORCHES	648 S.F.
DECK	216 S.F.
PATIO	480 S.F.

THE BALSAM		12/9/15
FOR: WEAVER HOMES, INC.		12/17/15
910-630-2100		1/4/16
BASEMENT / FOUNDATION PLAN		4/13/16
2		



ROOF PLAN
1/4" = 1'-0"



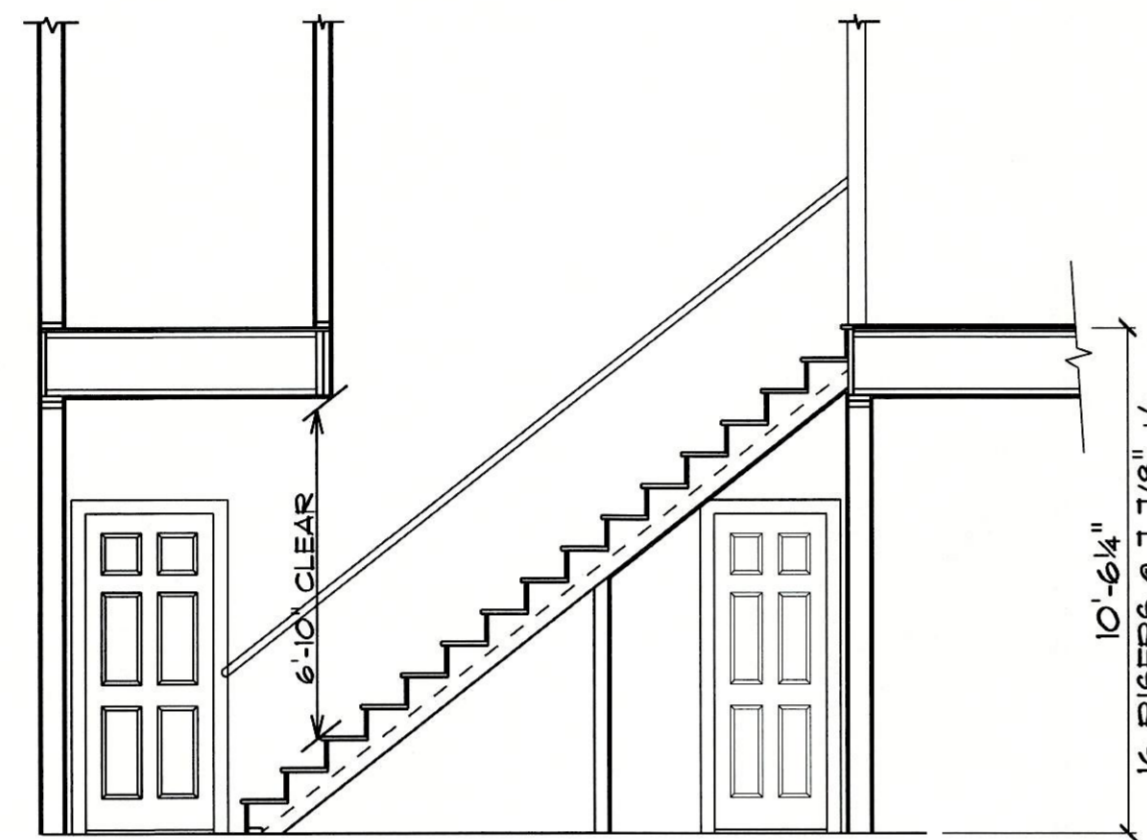
FIRST FLOOR PLAN
1/4" = 1'-0"

AREA:

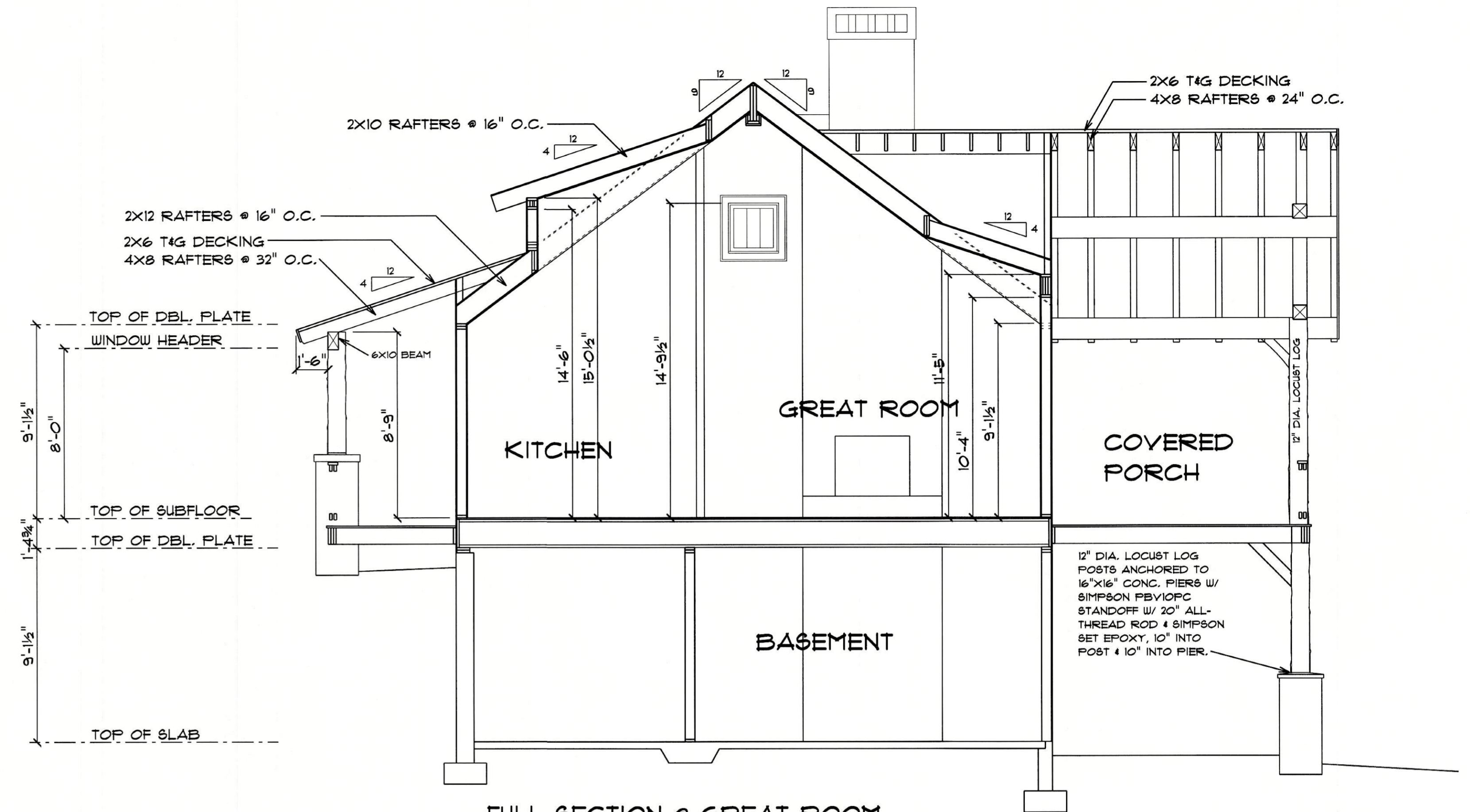
FIRST FLOOR	1221 S.F.
BASEMENT FLOOR	1221 S.F.
COVERED PORCHES	648 S.F.
DECK	216 S.F.
PATIO	480 S.F.

THE BALSAM	
FOR: WEAVER HOMES, INC.	
910-630-2100	
FIRST FLOOR PLAN / ROOF PLAN	3

- STAIR NOTES:**
1. STRINGERS TO BE 2X12 W/ 2X4 STIFFENERS
 2. ALL HANDRAILS AND GUARDRAILS TO BE 36" ABOVE FINISHED FLOOR OR VERTICALLY ABOVE TREAD NOSINGS.
 3. ALL HANDRAILS SHALL HAVE GRIP SIZE OF 1 1/4" MIN. TO 2 5/8" MAX.
 4. ALL BALUSTERS TO BE SPACED 60 AS NOT TO ALLOW PASSAGE OF A 4" SPHERE.
 5. MINIMUM HEADROOM SHALL BE 6'-8".
 6. ALL TREADS TO BE 10" WIDE W/ 1" NOSING.



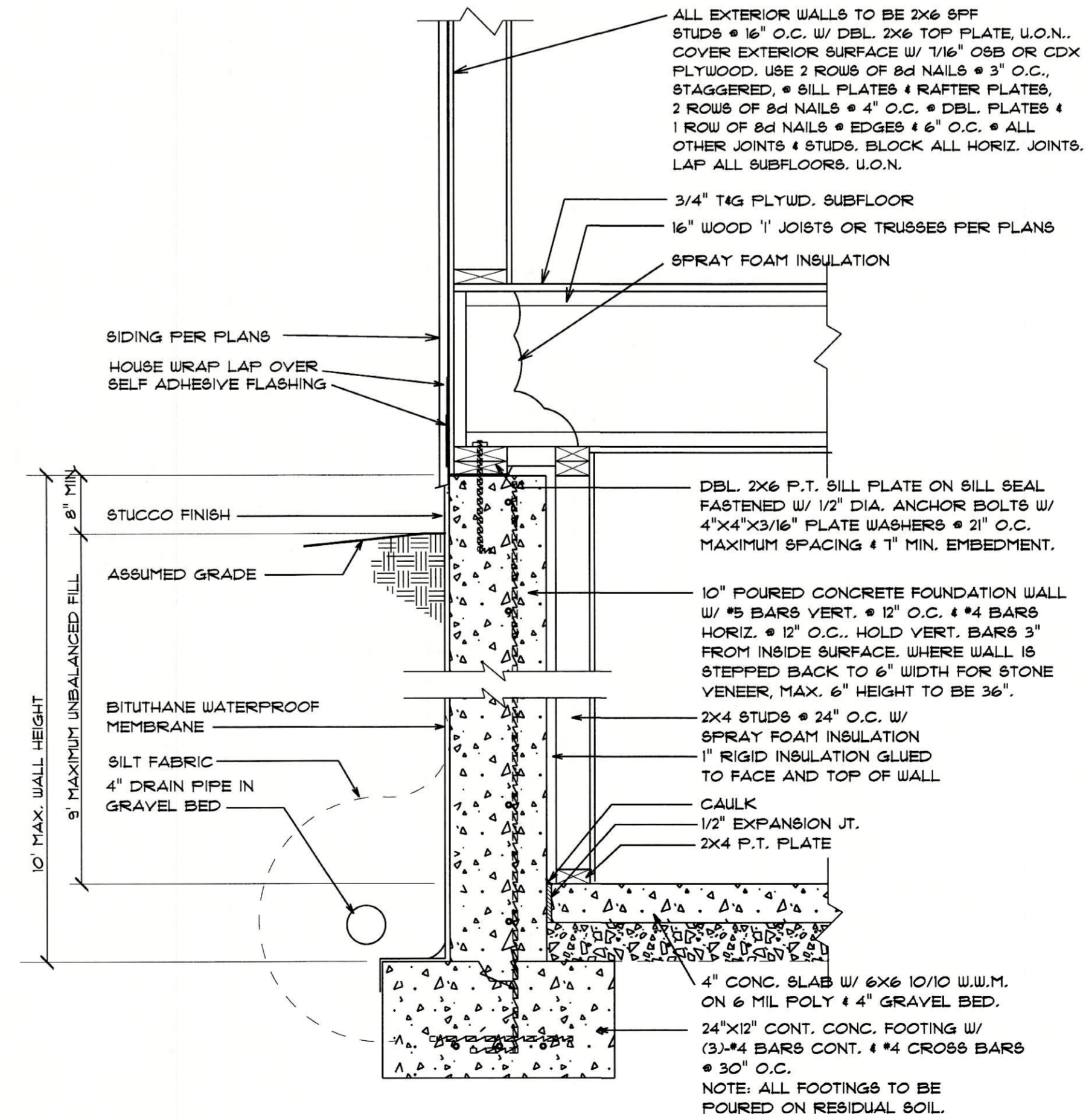
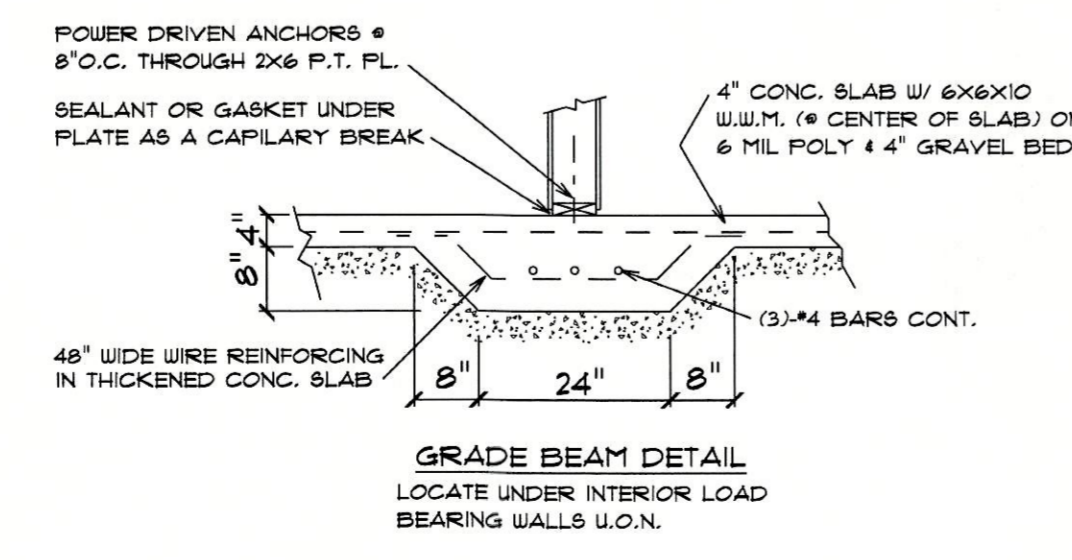
STAIR SECTION
1/4" = 1'-0"



FULL SECTION @ GREAT ROOM
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS & MATERIALS PRIOR TO STARTING CONSTRUCTION. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, INCLUDING CHAPTER 45.
2. ALL MASONRY FIREPLACE FOUNDATIONS TO HAVE 12" DEEP CONCRETE FOOTINGS W/ 12" PERIMETER PROJECTION & #6 BARS @ 8" O.C. EACH WAY.
3. ALL SLABS TO BE PRE-TREATED FOR TERMITES.
4. ALL SILL PLATES TO BE ANCHORED W/ 1/2" DIA. ANCHOR BOLTS W/ 4"x4"x3/16" PLATE WASHERS. (1 @ 12" FROM EACH END OF EACH BOARD & 2" O.C.) EMBEDDED 1" INTO CONCRETE OR 15" INTO MASONRY.
5. ALL WOOD THAT CONTACTS CONCRETE SHALL HAVE A SEALANT OR GASKET TO ACT AS A CAPILLARY BREAK.
6. ALL SURFACE WATER TO DRAIN AWAY FROM HOUSE.
7. ALL FLOOR JOISTS TO TJI 16" WOOD "I" JOISTS OR 16" FLOOR TRUSSES, DESIGNED BY MANUFACTURER.
8. ALL EXTERIOR WALLS TO BE 2X6 SFF STUDS @ 16" O.C. W/ DBL. 2X6 TOP PLATE, U.O.N. COVER EXTERIOR SURFACE W/ 1/16" OSB OR CDX PLYWOOD. USE 1 ROW OF 8d NAILS @ 3" O.C. @ SILL PLATES & RAFTER PLATES, 2 ROWS OF 8d NAILS @ 4" O.C. @ DBL. PLATES & 1 ROW OF 8d NAILS @ EDGES @ 6" O.C. @ ALL OTHER JOINTS & STUDS. BLOCK ALL HORIZ. JOINTS. LAP ALL SUBFLOORS, UNLESS OTHERWISE NOTED.
9. STRUCTURAL DESIGN PARAMETERS:
ASSUMED SOIL BEARING CAPACITY = 2000 PSF
FLOOR LIVE LOADS = 40 PSF
ROOF SNOW LOAD = 30 PSF
WIND VELOCITY = 120 MPH
10. ALL WINDOWS & EXTERIOR DOORS TO HAVE A DESIGN PRESSURE RATING OF 45 PSF MINIMUM.
11. MINIMUM INSULATION NOTES:
FLOORS - R-30
WALLS - R-13
CEILING - R-38
SPRAY FOAM RECOMMENDED WHERE APPLICABLE.
12. TIE ALL RAFTERS TO TOP PLATES W/ A SIMPSON H2.5.
13. ROOF DECKING TO BE 1/16" OSB OR CDX PLYWOOD FASTENED W/ 8d NAILS 3" O.C. @ EDGES & 6" O.C. IN THE FIELD. APPLY A DBL. ROW OF STAGGERED NAILS @ EAVES, RAKES, & RIDGES. BLOCK ALL EDGES & JOINTS BETWEEN PANELS.



TYPICAL 10" Poured CONCRETE FOUNDATION WALL