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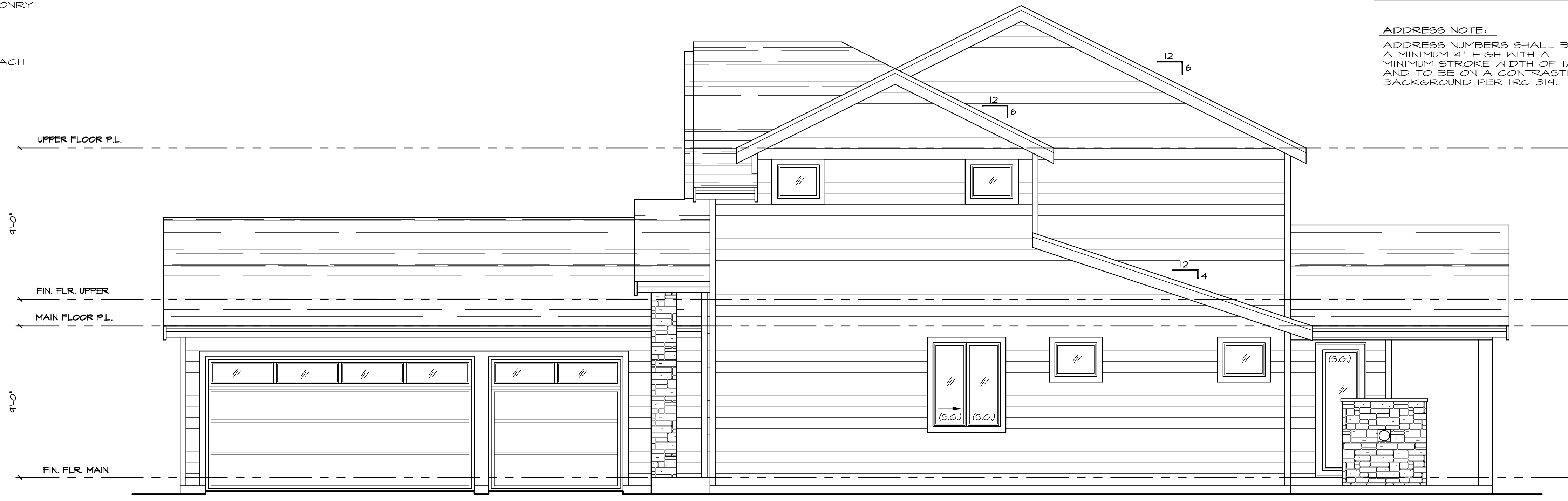
**FRONT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
  2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
  3. GLAZING PER STATE ENERGY CODE.
  4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
  5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER
  6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
  7. S.G. = SAFETY GLASS

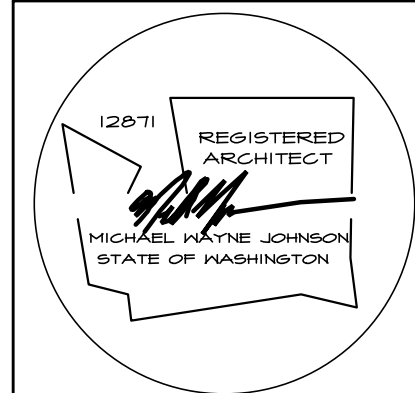
- FLASHING NOTE**
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
  2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
  3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
  4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
  5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
  6. AT WALL AND ROOF INTERSECTIONS
  7. AT BUILT IN GUTTERS

SQUARE FOOTAGES	
MAIN	2586
UPPER	1260
TOTAL	3846
GARAGE	830
COVERED PATIO	263
COVERED PORCH	74

**ADDRESS NOTE:**  
ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON A CONTRASTING BACKGROUND PER IRC 319.1



**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**NASH & ASSOCIATES**  
ARCHITECTS  
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www.nash-architects.com

**THE BARCLAY**  
PLAN 3846

Project:  
date: 12-14-20  
permit:  
revisions:

drawn by: LMD  
checked by: MWJ

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**REAR ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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**NOTES:**

ALL EXTERIOR MURM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.

ALL HEADERS TO BE 4 X 10 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC

FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2040 OR R612.3

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF MEMBRANE TO 12" FROM DRAIN, GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF PIPE IS 1/2" DIAMETER WITH A MAXIMUM RUN OF 15'

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

**LEGEND:**

BEARING WALL

BEARING ABOVE

FLOOR LINE ABOVE

POINT LOAD ABOVE

MULTIPLE 2x STUDS @ POINT LOAD

SMOKE DETECTOR 100V INTERCONNECTED W/ BATTERY BACK-UP PER IRC 314

CARBON MONOXIDE DETECTOR PER IRC 315

**GARAGE NOTES:**

1. GARAGE/LIVING SEPARATION, USE 2x6" TRIM X 6x8" AT CEILING/WALL. WRAP POSTS AND BEAMS.

2. INSULATE ALL MURM WALLS AND CEILING.

3. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 1-3/8" MINIMUM THICK SOLID WOOD OR STEEL WITH SOLID OR HONEYCOMB CORE OR 20 MINUTE FIRE RATED EQUIPPED WITH A SELF CLOSING DEVICE.

4. DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SERVING THE RESIDENCE FROM THE GARAGE SHALL BE NO. 26 GAGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE

**HEATING NOTES:**

\* INSTALL PER ASHRAE 90A-2009

\* 18" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB)

\* SEE HEATING NOTES

**OPTIONAL NOTES:**

RAISE ALL PILOTS, BURNERS AND SWITCHES 1/2" MINIMUM ABOVE SLAB.

**FIREPLACE NOTE:**

1" CLEARANCE FIREPLACE W/ DIRECT VENT

FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED

5/8" TYPE 'X' GNB TO ROOF SHEATHING

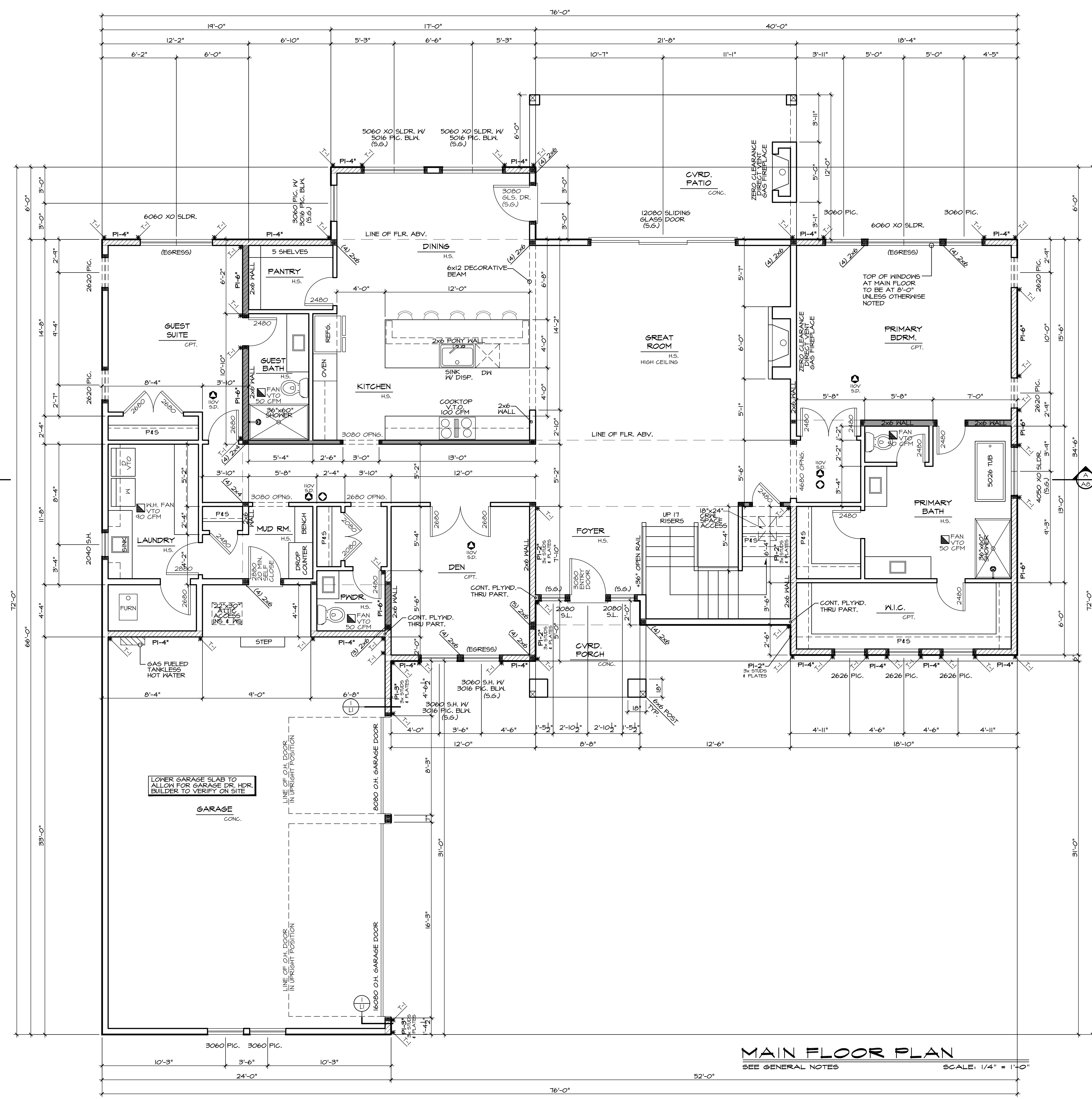
FIREPLACES & STOVES MUST BE D.O.E. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN.

**\*\*\* SHEAR NOTE:**

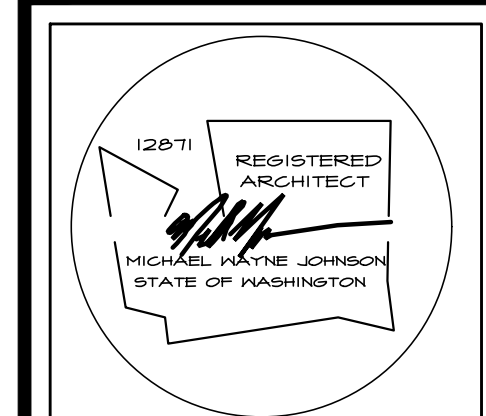
SEE SHEET LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

**HOLDDOWN SCHEDULE**

MARK	HOLDDOWN/STRAP	FASTENERS	HOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDOB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT



**MAIN FLOOR PLAN**  
SEE GENERAL NOTES  
SCALE: 1/4" = 1'-0"



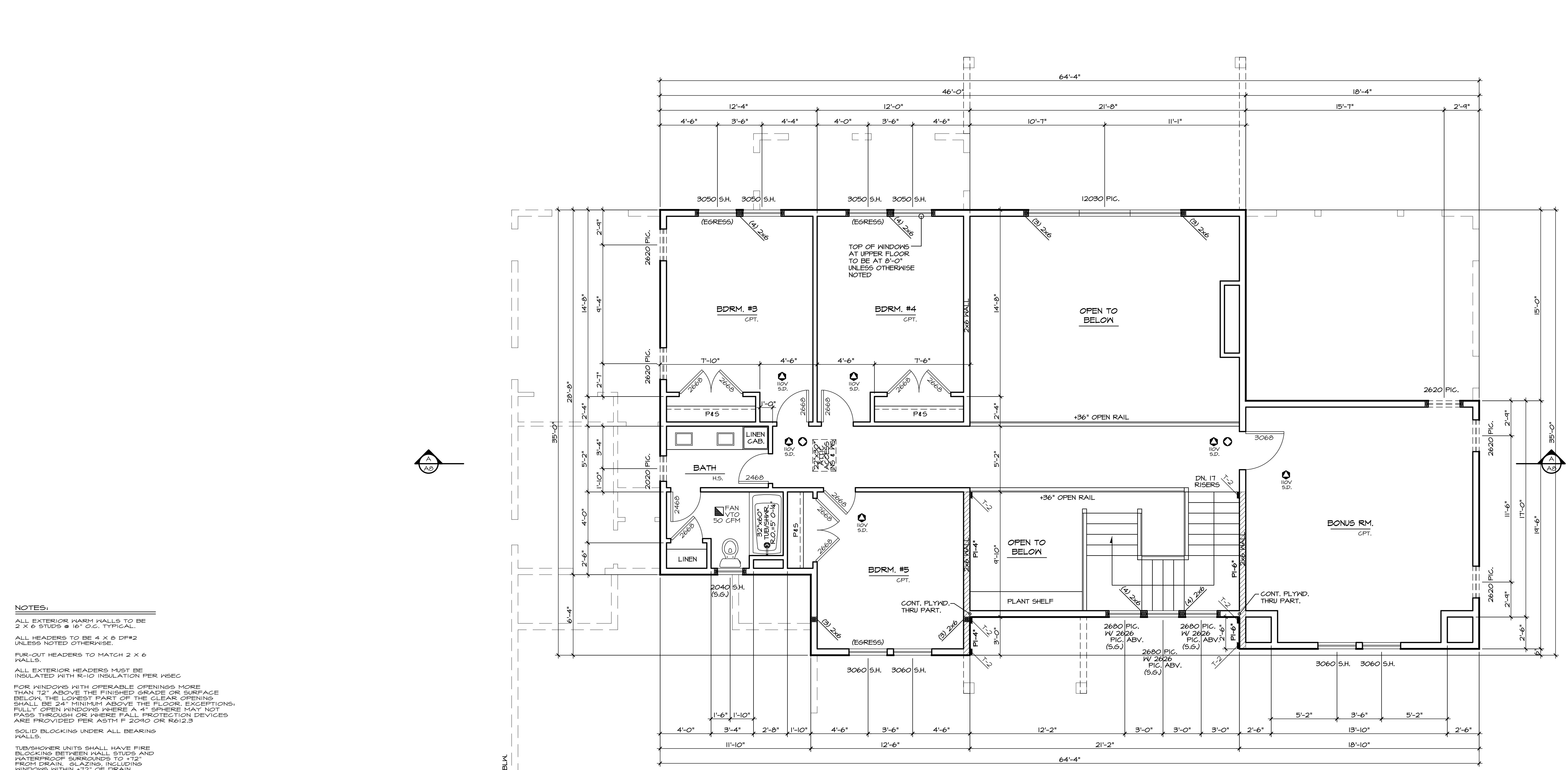
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**NOTES:**

- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
- ALL HEADERS TO BE 4 X 8 DF#2 UNLESS NOTED OTHERWISE.
- FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.
- ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC.
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- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.
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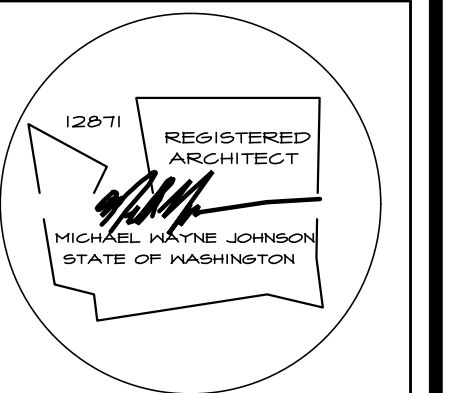
**LEGEND:**

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- PT. LD. ABV. X POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR I/OV INTERCONNECTED W/ BATTERY BACK-UP PER IRC 914
- CARBON MONOXIDE DETECTOR PER IRC 915

\*\*\* SHEAR NOTE:  
SEE SHEET LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE			
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES
T-1	STHD14/14 RJ	(2) 24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPE
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPE
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPE
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPE
T-5	HDOB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPE

**UPPER FLOOR PLAN**  
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