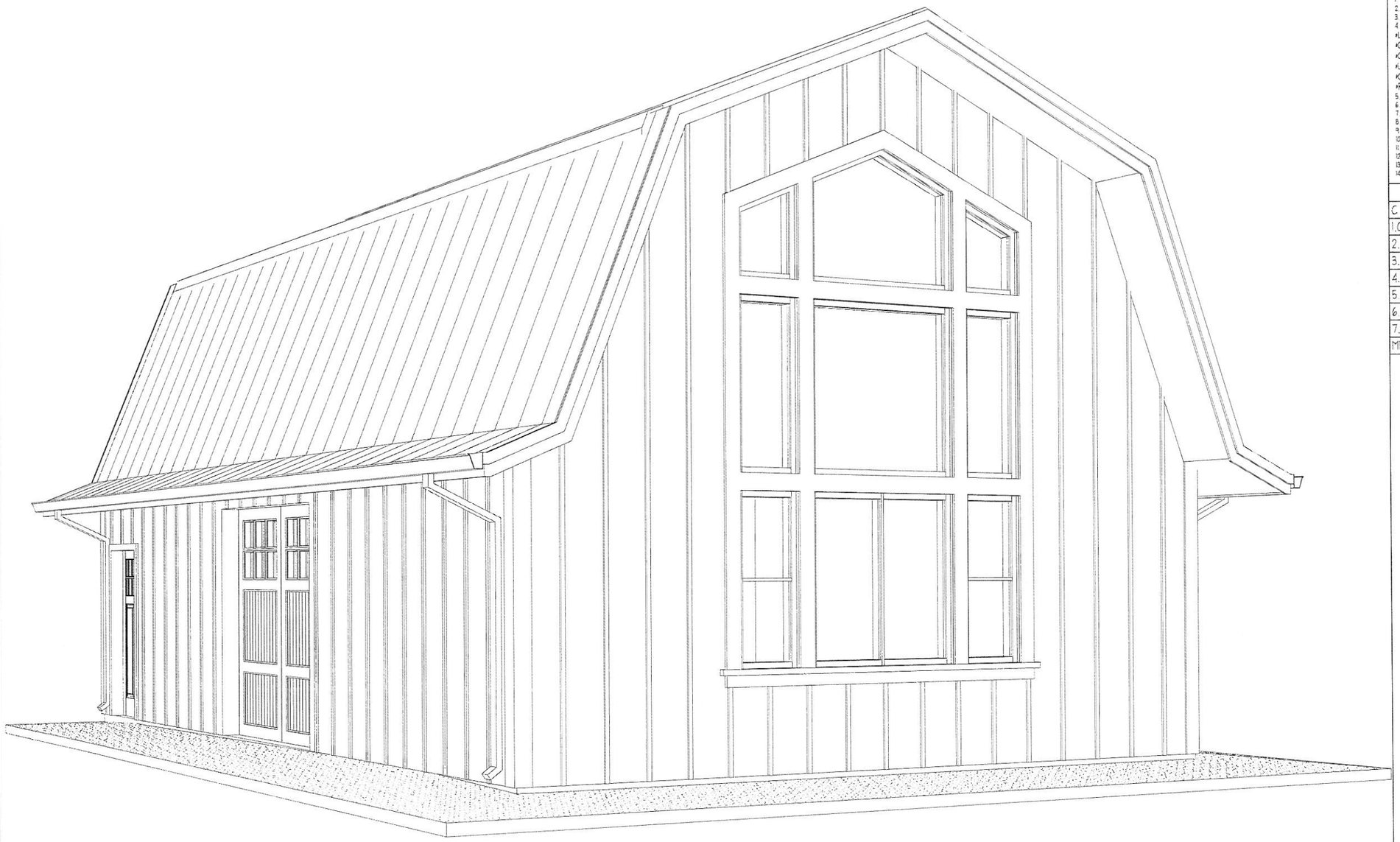

PROJECT INFO

OWNER:	STEVEN SIDES 518 S. PLACITA QUINCE TUCSON, AZ 85748 (520) 850-9053
DESIGNER:	SIDES ARCHITECTURAL DESIGN P.O. BOX 956 LOWELL, AR 72745 (417) 567.0881
CONTRACTOR:	

BUILDING VALUATION

1. TYPE OF PROJECT	SINGLE FAMILY RESIDENCE
2. OCCUPANCY	R-3
3. TYPE OF CONSTRUCTION	V-B
4. SIZE IN SQUARE FEET	
*LIVABLE	
*GARAGE	864 SQ.FT.
*COVERED ENTRY	
*UNCOVERED DECK	
*COVERED PATIO	
*REMODEL	
5. SUBDIVISION & LOT #	RANCHO DEL ESTATES, LOT 158
6. PARCEL #	133-38-1750
7. JOB ADRESS	518 S. PLACITA QUINCE
8. LOT SIZE	36,007 SQ.FT.
9. PARKING	N/A
10. ZONED	RX-1
11. SETBACKS	FRONT 20', SIDE 20, REAR 20'
12. LOT COVERAGE	864 SQ.FT.
13. HEIGHT	21'-4"
14. CODES	2012 I.R.C.

SHEET SCHEDULE

C	COVER SHEET
1.0	SITE PLAN
2.0	FOUNDATION PLAN
3.0	FLOOR PLAN
4.0	LATERAL PLAN
5.0	ROOF, CEILING AND ROOF FRAMING PLANS
6.0	EXTERIOR ELEVATIONS
7.0	BUILDING SECTIONS
MPE	MECHANICAL, PLUMBING & ELECTRICAL PLAN

No.	Description	Date

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www.sidesarchdesign.com

REGISTERED ARCHITECT
CERTIFICATE NO. 63166
DEVON B SIDES
DATE SIGNED 9-14-17
ARIZONA U.S.A.
EXPIRES 12-31-19

COVER SHEET

THE SIDES BARN

PROJECT #:	002
SCALE:	1/4" = 1'-0"
DATE:	6/18/2017
DRAWN BY:	DS

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SHEET: C

DETAILS

'A' MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN MAIN LINES

'B' 6" BEDDING WILL BE REQUIRED

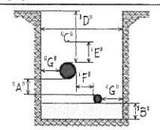
'C' MINIMUM OF 36" COVER OVER MAIN LINES

'D' MINIMUM OF 30" WIDE

'E' 12" SHADING OVER TOP OF PIPE. SELECT MATERIAL (A.B.C. OR SAND)

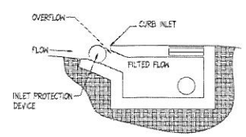
'F' MINIMUM OF 48" HORIZONTAL CLEARANCE

'G' MINIMUM 6" OF SIDE WALL CLEARANCE



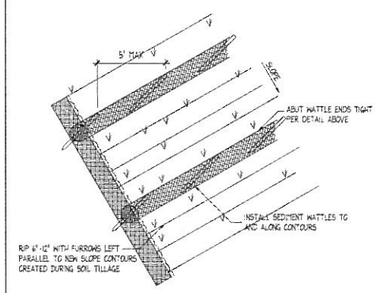
1 / 1.0 UTILITY CLEARANCES

SCALE 1"=1'-0"



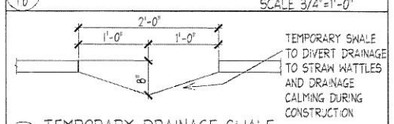
2 / 1.0 INLET PROTECTION

SCALE 3/4"=1'-0"



3 / 1.0 SLOPE PROTECTION

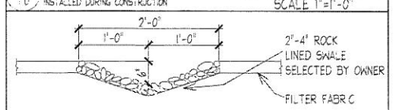
SCALE 3/4"=1'-0"



4 / 1.0 TEMPORARY DRAINAGE SWALE

INSTALLED DURING CONSTRUCTION

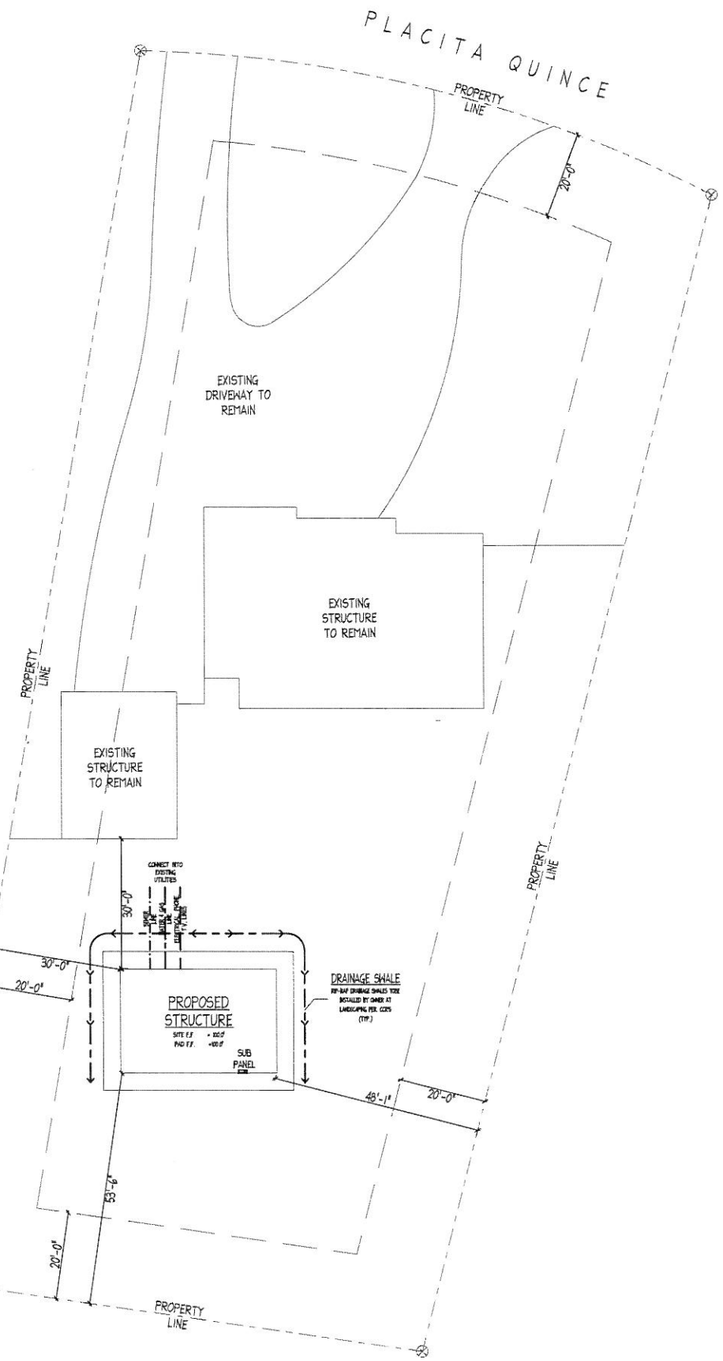
SCALE 1"=1'-0"



5 / 1.0 LANDSCAPED DRAINAGE SWALE

INSTALLED BY OWNER DURING LANDSCAPING

SCALE 1"=1'-0"



SITE PLAN

SCALE 1/16" = 1'-0"

N

TYPICAL NOTES FOR SITE PLAN

1. PROVIDE VISIBLE & LEGIBLE ADDRESS ON BUILDING
2. CONTRACTOR TO PROPERLY PIN & FLAG ALL PROPERTY CORNERS BEFORE PROPERTY INSPECTION
3. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
4. FINAL INSPECTION REQUIRED PRIOR TO OCCUPANCY
5. VERIFY ALL UTILITY LOCATIONS

TYP. NOTES FOR GRADING & DRAINAGE

1. DASHED TREES ARE TO BE REMOVED BY CONTRACTOR.
2. ALL EXPOSED CUT & FILL AREAS SHALL HAVE ROCK SELECTED BY OWNER WITH FILTER FABRIC
3. EXISTING CONTOURS ARE DASHED AND ALL PROPOSED CONTOURS ARE SOLID
4. CONTRACTOR SHALL REMOVE FROM SITE ALL CUT TREES, BRUSH & OTHER MATERIAL BY COMPLETION OF PROJECT
5. CONTRACTOR SHALL SLOPE GRADE AWAY FROM & AROUND STRUCTURES INTO EXISTING DRAINAGE PATHS.
6. EXCAVATE UNDER BUILDING 1'-6" MIN. CRAWL SPACE UNDER JOIST, 1'-0" MIN. UNDER BEAMS
7. CONTACT BLUESTAKE 2 DAYS BEFORE DIGGING
8. MINIMUM GRADE AWAY FROM BUILDING - 6" IN 10' TYPICAL
9. PROVIDE MAIN WATER SHUTOFF OUTSIDE BUILDING.
10. IF FILL IS 2 FT. OR GREATER UNDER FOUNDATION, A SOILS COMPACTION INSPECTION REPORT WILL BE REQUIRED
11. IF THERE ARE RETAINING WALLS OVER 4 FT. IN HEIGHT, THE BUILDING DEPT WILL REQUIRE A SEPERATE PERMIT AND ENGINEERING FOR WALL.
12. IF BLASTING IS REQ'D, CONTACT THE POLICE DEPT FOR BLASTING APPROVAL

MATERIAL SPECIFICATIONS

CONCRETE ----------$f'c$ = > 2500 p.s.i.
MASONRY ----------Grade 'N', f' = > 1350 p.s.i.
MORTAR ----------Type 'S' 1800 p.s.i.
GROUT ----------$f'c$ = > 2000 p.s.i.
REINFORCING STEEL ---------ASTM, A-615, Fy = 40 k.s.i.
STRUCTURAL STEEL ---------ASTM, A-36, Fy = 36 k.s.i.
LUMBER ----------See Table

* ALL LUMBER TO BEAR APPROVED GRADING STAMP

LUMBER USAGE	SPECIES	GRADE	COMMENTS
2x4 STUDS	DF-LAR	#2	
2x6 STUDS	DF-LAR	#2	
2x6 THRU 2x12 JOISTS	DF-FL	#2	
2x RAFTERS	DF-FL	#2	
4x BEAMS	DF-FL	#2	
6x BEAMS	DF-FL	#2	
4x6 POSTS	DF-FL	#2	
6x6 POSTS	DF-FL	#2	
*TREATED (VISUAL)	DF-FL	#2	
DECKING	DF-FL	COMMERCIAL	
GLUE LAM BEAMS	DF-VDF	DF-VA	DF-FL
GLUE LAM BEAMS	DF-VDF	DF-VA	DF-FL

GLUE-LAM BEAMS ----------Fb = > 2400 p.s.i., E = > 1,800,000 p.s.i.
PLYWOOD ROOF ----------5/8" or 1/2" OSB
PLYWOOD FLOOR ----------3/4" CDX T&G standard sheathing panel index 48/24
(May use blocking or 1/4" underlayment or 25/32 wood strip finish floor in lieu of T&G)
BOLTS ----------A-307, Fy = 33 k.s.i.

No.	Description	Date

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ARCHITECT DEVON D SIDES 63166 ARIZONA U.S.A. 4-14-17 EXPIRES 12-31-18

SITE PLAN

THE SIDES BARN

PROJECT #	002
SCALE	1/4" = 1'-0"
DATE	6/18/2017
DRAWN BY	DS

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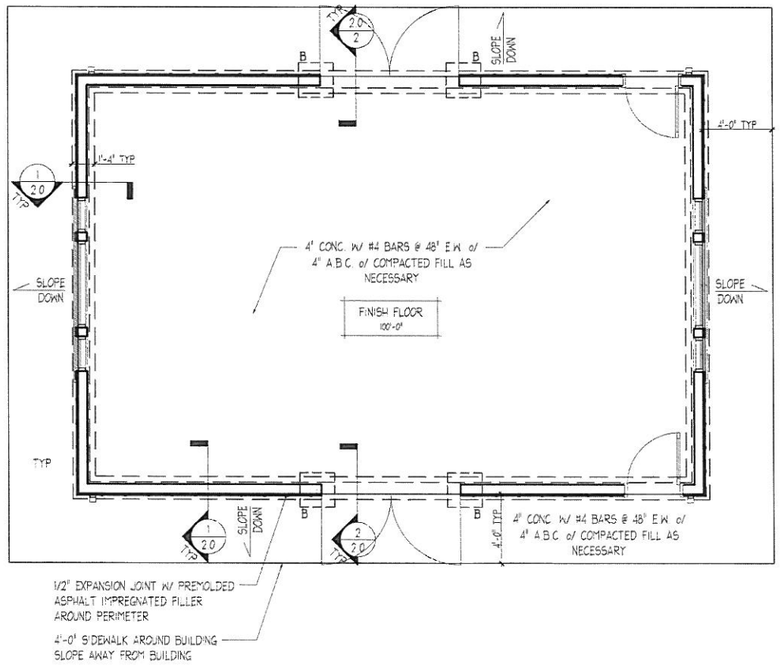
SHEET: 1.0



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

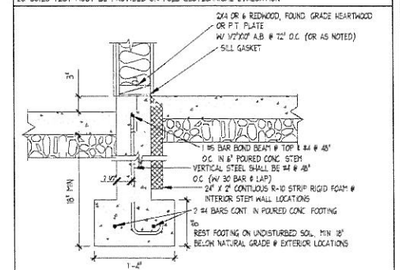
2012 IRC

TYPICAL NOTES FOR FOUNDATION PLAN

1. FOOTINGS SHALL BE 1'-6" WIDE X 8" THICK 2500 P.S.I. CONC. W/ 2 #4 BARS CONT. UNLESS OTHERWISE NOTED, 18" BELOW FINISHED GRADE @ EXTERIOR LOCATIONS, STEP AS REQ'D RESTING ON UNDISTURBED SOIL; PROVIDE VERT STL OUT OF FTG TO MATCH STEM WALL REINF. ON SLOPES, PROVIDE DEPTH TO ALLOW 5 FEET HORIZONTAL TO FINISH GRADE TO BOTTOM OF FTG (INSTALL PER SOILS REPORT IF APPLICABLE)
2. PIN FOOTINGS TO UN-MOVEABLE BOULDERS W/ 1 #4 BAR @ 24" O.C. DRILLED IN MAX. 9/16" HOLE W/ 3.5" MIN. IMBEDMENT @ MAX. 45° FROM VERT. A MIN. 8" THICK FOOTING (OR AS NOTED) SHALL BE POURED CONTINUOUSLY OVER THE BOULDER.
3. STEM WALLS SHALL BE 6" POURED 2500 PSI CONC W/#4 BARS @ 48" O.C. VERT & HORZ W/1 #5 BAR BOND BEAM CONT. @ TOP UNLESS OTHERWISE NOTED, STEP AS REQ'D
4. TIE ALL VERT STEEL FROM STEM WALLS INTO SLAB 2'-0".
5. WHERE HOLD DOWNS ARE MISSED OR ERRONEOUSLY PLACED, AN APPROVED ALTERNATIVE SHALL BE INSTALLED W/ EPOXY. ALL EPOXY INSTALLATIONS REQUIRE A SPECIAL INSPECTION
6. INTERIOR CONCRETE SHALL BE 2,500 PSI, EXTERIOR SHALL BE 3,000 PSI
7. PROVIDE CONSTRUCTION JOINTS IN ALL SLABS SO THAT THE MAX AREA DOES NOT EXCEED 20'X20'
8. FOOTING PAD SIZES BASED ON 1,500 LBS PER FT SOIL BEARING

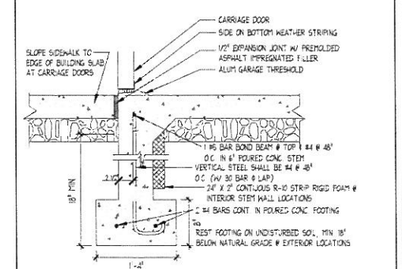
A. 1'-4" SQ X	12" DEEP CONC FTG W/	2	#4 E.W.	2.5K
B. 2'-0"	"	2	"	6.0K
C. 2'-6"	"	3	"	9.4K
D. 3'-0"	"	3	"	13.5K
E. 3'-6"	"	4	"	18.4K
F. 4'-0"	16"	5	"	24.0K
F. 4'-6"	16"	5	"	30.4K
G. 5'-0"	16"	6	"	37.5K
H. 6'-0"	16"	7	"	54.0K

9. ALL FOOTINGS WIDER THAN 2'-0" SHALL BE 12" THICK.
10. ALL FTGS OVER 2'-6" SHALL HAVE 3 #4 BARS
11. STEEL SPECS
    - STRUCTURAL - ASTM A-36, A-53 GRADE B, A-501, A-500 GRADE B
    - LIGHT GAGE ASTM A-446, A-570, A-622, FY MIN 43.5 KSI
    - BOLTS ASTM A-307
    - REINFORCING ASTM A-615 GRADE 40, A-82
    - WELDING ASTM A-233 SERIES E 70XX ELECTRODES LOW HYD
12. RUN UPER GROUND TO FTG STEEL
13. ALL RETAINING WALLS SHALL HAVE ADEQUATE WATERPROOFING W/ 1/2" PROTECTION BD W/4" PERFORATED PVC IN 1' GRAVEL SLOPED TO DRAIN.
14. PROVIDE WEEP HOLES AT GRADE @ 4'-0" O.C. FOR ALL DOWNHILL RETAINING WALLS
15. WHEN FILL EXCEEDS 50% OF THE FLOOR AREA, FILL OVER 24" MAY REQUIRE A CERTIFIED COMPACTION TEST AND REPORT. W/ SPECIAL INSPECTION
16. WHERE APPLICABLE, DO NOT BACK FILL RESTRAINING WALLS @ FRAMED FLOOR LOCATIONS UNTIL FLOOR JOISTS, FLOOR SHEATHING & SIMP. CONNECTOR ARE IN PLACE
17. SEE FLOOR FRAMING PLAN (IF APPLICABLE) FOR LEDGER ANCHOR BOLTS AND BEAM POCKETS
18. ALL PLATES ATTACHED TO CONC SHALL BE 2X REDWOOD, FOUNDATION GRADE HEARTHWOOD OR P.T. PLATES W/ 1/2"X10" A.B. @ 72" O.C. (OR AS NOTED) & 12" FROM CORNERS
19. PROVIDE SIMP POST BASES FOR ALL POSTS SHOWN
20. ALL WOOD POSTS SHALL BE OF REDWOOD, FOUNDATION GRADE HEARTWOOD, P.T. OR SUPPORTED BY PIERS OR METAL PEDESTALS PROJECTING 1" ABOVE CONC. FLOOR OR 6" ABOVE EXPOSED EARTH IF COVERED BY AN IMPERVIOUS BARRIER
21. ALL RETAINING WALLS EXCEEDING 24" REQUIRE ENGINEERING
22. MIN. 6" IN 10' DRAINAGE AWAY FROM BUILDING
23. SOILS TEST MUST BE PROVIDED OR FULL GEOTECHNICAL EVALUATION



1 / 2.0 6" POURED CONC. INTERIOR GARAGE STEM

SCALE: 1" = 1'-0"



2 / 2.0 6" POURED CONC. INTERIOR GARAGE STEM

SCALE: 1" = 1'-0"

No.	Description	Date

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63196
DEVON B
SIDES
ARKANSAS
9-1-17
EXPIRES 12-31-17

FOUNDATION PLAN

THE SIDES BARN

PROJECT #:	002
SCALE	1/4" = 1'-0"
DATE	6/18/2017
DRAWN BY:	DS

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SHEET:
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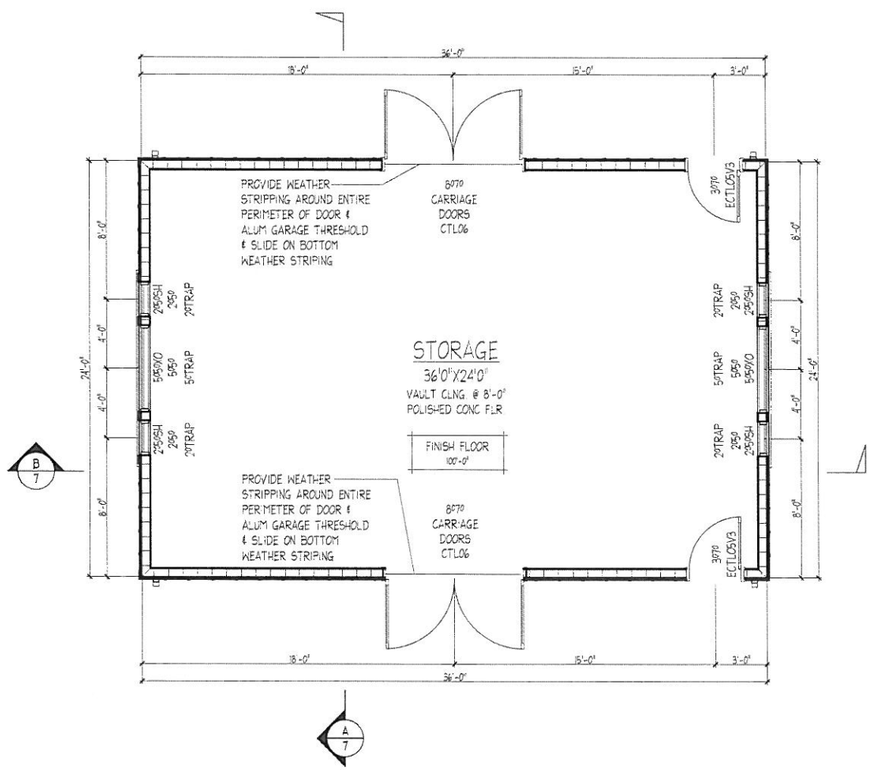

NOTE REFERENCE REAL CARRIAGE DOOR COMPANY FOR DOOR DESIGN FINAL DOOR DESIGN AND MANUFACTURER BY OWNER

NOTE 4'-0" SIDEWALK AROUND PERIMETER OF STRUCTURE

FLOOR PLAN

SCALE 1/4" = 1'-0"

TYPICAL FLOOR PLAN NOTES:

- 2X4 STUD WALL @ 16" O.C.
- 2X6 STUD WALL @ 16" O.C.
- 8" CMU OR POURED CONC.

IRC/IECC 2012

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODE IF DETAILED OR NOT
2. ALL WALLS BETWEEN GARAGE, LIVING SPACE, AND STORAGE UNDER STEPS (IF APPLICABLE) SHALL BE 5/8" GYP BD TYPE "X" PENETRATIONS THROUGH SEPARATION SHALL BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEM W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
3. EXTERIOR SHEATHING SHALL BE NAILED W/ 8d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD OR AS NOTED
4. NOTIFY DESIGNER OF ANY CHANGES OR DISCREPANCY OF DIMENSIONS SHOWN
5. DURING CONSTRUCTION ADEQUATELY BRACE ALL WALLS & FRAMING MEMBERS
6. INSULATE THE FOLLOWING
   - ALL EXTERNAL WALLS
   - WALLS BETWEEN HEATED SPACE & NON HEATED SPACE
   - SKYLIGHT & DORMER WELLS
7. ALL TILE FLOORS W/ WOOD AND WALL TILE OR WALL PANELS @ SHOWERS TO HAVE WONDERBOARD (OR EQ.) UNDERLAYMENT (EXTEND MIN 6'-0" ABOVE FLOOR @ SHOWER LOCATIONS)
8. AT FRAMING INSPECTION, PROVIDE INSPECTOR WITH MANUFACTURER INSTALLATION INSTRUCTIONS FOR FIREPLACES & FLUES & INSTALL PER SAME INSTRUCTIONS
9. ALL SHELVES SHOWN ARE PAINT GRADE UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIPPING SWEEPS & THRESHOLDS FOR ALL EXTERIOR DOORS & DOORS ADJACENT TO UNHEATED SPACE & MECHANICAL ROOMS
10. PROVIDE GAS SHUTOFF VALVE TO DOWNWARD SIDE OF METER AT HOUSE
11. 2X6 WALLS SHALL BE INSULATED W/ MIN R-25 SPRAY, IN SUBSTANTIAL CONTACT WITH INSULATED SURFACE TO AVOID AIR PATH BYPASS. FILL ALL CAVITIES COMPLETELY (MUST CUT AROUND ELECTRICAL OUTLETS AND SWITCHES, AND SLICE TO FIT SNUGLY BESIDE, BEHIND AND IN FRONT OF ELECTRICAL WIRING CAVITIES AND PLUMBING PIPING) INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OR ANY OTHER MEANS
12. CONTINUOUS HOUSE WRAP SHALL BE INSTALLED OVER THE ENTIRE BUILDING ENVELOPE, WITH ALL SEAMS AND EDGES SEALED (MAY BE TAPED) AS PER MANUFACTURERS SPECIFICATIONS. LOCATE HOUSE WRAP AT GARAGE WALL COMMON TO BUILDING ENVELOPE, ON GARAGE WALL SIDE
13. THE FOLLOWING MUST BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL. TEST RESULTS TO BE ON SITE FOR FINAL INSPECTION
    - ALL JOINTS, SEAMS AND PENETRATIONS
    - SITE-BUILT WINDOWS, DOORS AND SKYLITES
    - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES, THEIR JAMBS & FRAMING
    - UTILITY PENETRATIONS
    - DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL ENVELOPE
    - KNEE WALLS
    - WALLS & CEILINGS SEPARATING GARAGE FROM CONDITIONED SPACES
    - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
    - ANY OTHER SOURCE OF INFILTRATION
16. WINDOWS, SKYLIGHT AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM. WINDOWS AND DOORS SHALL HAVE A U-FACTOR OF .35, AND SKYLITES SHALL HAVE A U-FACTOR OF .55, AND GLAZED FENESTRATION SHGC WILL HAVE A U-FACTOR OF .40 SPECIFICATION SHALL BE LISTED ON THE MANUFATURER LABEL / STICKER WHICH SHALL NOT BE REMOVED UNTIL INSPECTED AND APPROVED FOR THESE REQUIREMENTS
17. BUILDING ENVELOPE CEILINGS SHALL BE INSULATED W/ R-38. AN INSULATION BAFFLE SHALL BE REQUIRED TO MAINTAIN EAVE VENTING (SEE DETAILS), AND SHALL EXTEND MIN. 6" ABOVE BATT INSULATION, OR 12" ABOVE BLOWN INSULATION. ATTIC ACCESS HATCH SHALL BE PROVIDED WITH R-38 INSULATION, WEATHER STRIPPING, AND BLOCKING AROUND ALL SIDES TO SUPPORT LOOSE FILL ATTIC INSULATION
18. FRAMED FLOORS SHALL BE INSULATED W/ R-19 INSULATION, SUPPORTED @ 24" O.C. OR W/ METAL STAVES
19. RECESSED LIGHTS INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING
    - IC-RATED AND LABELED W/ ENCLOSURES SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE, OR
    - IC-RATED AND LABELED AS MEETING ASTM E 283; OR
    - LOCATED INSIDE AIRTIGHT SEALED BOX W/ CLEARANCES OF AT LEAST 0.5" FROM COMBUSTIBLE MATERIAL AND 3" FROM INSULATION
20. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM
21. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8 (EXCEPT DUCTS THAT ARE COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE)
22. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY W/ SECTION M1601.3.1 OF THE IRC
23. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 150° F OR BELOW 55° SHALL BE INSULATED TO A MIN OF R-3
24. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPER THAT CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING
25. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC, AND SIZING CALCULATIONS SHALL BE PROVIDED BY OTHERS, AND BECOME A PART OF THESE PLANS
26. REFERENCE REAL CARRIAGE DOOR COMPANY FOR DOOR DESIGN. FINAL DOOR DESIGN AND MANUFACTURER BY OWNER

No.	Description	Date

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63106 DEVON D SIDES ARIZONA U.S.A. 4-16-17 EXPIRES 12-31-17

THE SIDES BARN

MAIN LEVEL FLOOR PLAN

PROJECT #	002
SCALE:	1/4" = 1'-0"
DATE:	6/18/2017
DRAWN BY:	DS

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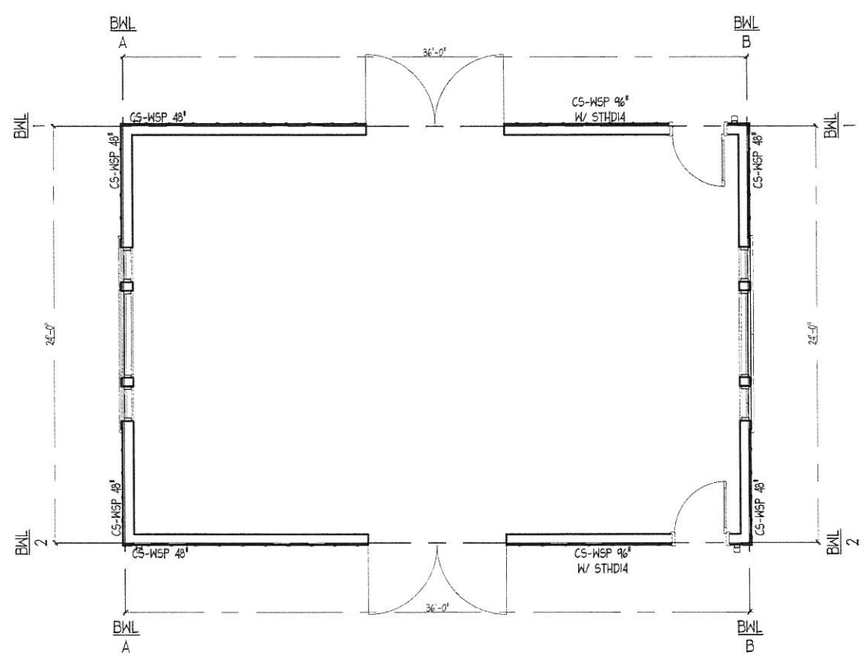
SHEET: 3.0

BRACED WALL LINE			A CS-WSP		B CS-WSP		1 CS-WSP		2 CS-WSP	
STORY CALC										
SPACING BETWEEN BWL			36.00'		36.00'		24.00'		24.00'	
TABULAR REQUIRED			5.60'		5.60'		4.10'		4.10'	
ADJUSTMENT	EXPOSURE		1.20		1.20		1.20		1.20	
	EAVE-RIDGE HT		1.17		1.17		1.17		1.17	
	WALL HEIGHT		0.90		0.90		0.90		0.90	
	# BWLs × 1.0 3 × 1.3 4 × 1.45 2.5 × 1.6		1.00		1.00		1.00		1.00	
	0.1" INTERIOR GB FACTOR × 1.4		–		–		–		–	
	GB @ 4" O.C. FACTOR × 0.7		–		–		–		–	
REQUIRED BWP LENGTH			7.07'		7.07'		5.18'		5.18'	
ACTUAL BWP	CONTRIBUTING LENGTH	BWP	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH
		1	CS-WSP	4.00'	CS-WSP	4.00'	CS-WSP	4.00'	CS-WSP	4.00'
		2	CS-WSP	4.00'	CS-WSP	4.00'	CS-WSP	8.00'	CS-WSP	8.00'
		3	-	-	-	-	-	-	-	-
		4	-	-	-	-	-	-	-	-
		5	-	-	-	-	-	-	-	-
		6	-	-	-	-	-	-	-	-
		7	-	-	-	-	-	-	-	-
ACTUAL BWP LENGTH			8.00'		8.00'		12.00'		12.00'	
ACTUAL ≥ REQUIRED			Y - N		Y - N		Y - N		Y - N	
SPACE	BWP ≤ 20' APART		Y - N - NA		Y - N - NA		Y - N - NA		Y - N - NA	
# OF BWPs	LENGTH OF BWL (FT)		24.00'		24.00'		36.00'		36.00'	
	BWP 1 ≤ 16', 2 >16'		Y - N		Y - N		Y - N		Y - N	
ENDS	BWP WITHIN 10' OF END		Y - N	Y - N	Y - N	Y - N	Y - N	Y - N	Y - N	Y - N
	CONTINUOUS END CONDITION		1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
BWL COMPLIANCE			PASS	FAIL	PASS	FAIL	PASS	FAIL	PASS	FAIL

NOTE: HOUSE HAS FULL EXTERIOR SHEAR, SHEAR WALLS NOTED ON PLANS ARE MIN. PER CALCULATIONS



MAIN LATERAL PLAN

SCALE 1/4" = 1'-0"

PROJECT INFO FOR LATERAL PLAN

1. EXPOSURE CATEGORY: C
2. NUMBER OF STORIES: 1
3. EAVE TO RIDGE HEIGHT: 12.83'
4. WALL HEIGHT: 8.00'

TYPICAL NOTES FOR LATERAL PLAN

1. All BRACED WALLS SHALL BE CONSTRUCTED TO RESIST LATERAL & SEISMIC LOADS PER CHAPTER 6 OF THE IRC 2012
2. BWP SHALL BE NO MORE THEN 4' OFFSET FROM ANY BWL
3. BWP PANELS SHALL BEGIN WITHIN 10' FROM EACH END OF BWL
4. BWL WITH A LENGTH OF 16' OR LESS SHALL HAVE A MINIMUM OF TWO BWP OF ANY LENGTH OR ONE OF MIN. 48"
5. BWL WITH A LENGTH OF 16' OR MORE SHALL HAVE AT LEAST 2 BWP
6. ALL EXTERIOR BWP SHALL BE WSP W/ 3/8" OSB W/ 6d NAILS @ 6" O.C. EDGE & 12" O.C. FIELD OR 7/16 OSB W/ 8d NAILS @ 6" O.C. EDGE & 12" FIELD UNLESS OTHERWISE NOTED
7. ALL INTERIOR BWP SHALL BE 1/2" GYP. BD. 'GB' W/ 5d COOLER NAILS @ 7" O.C. EDGE & FIELD UNLESS OTHERWISE NOTED
8. WHERE HOLD DOWNS ARE MISSED OR ERRONEOUSLY PLACED, AN APPROVED ALTERNATIVE SHALL BE INSTALLED. ALL EXPOXY INSTALLATIONS REQUIRE A SPECIAL INSPECTION
9. ABBREVIATIONS
   - BWL - BRACED WALL LINE
   - BWP - BRACED WALL PANEL
   - SC - CONTINUOUSLY SHEATHED
   - DWB - DIAGONAL WOOD BOARDS
   - WSP - WOOD STRUCTURAL PANELS
   - BV-WSP - WOOD STRUCTURAL PANEL WITH STONE OR MASONRY VENEER
   - SFB - STRUCTURAL FIBERBOARD SHEATHING
   - GB - GYPSUM BOARD
   - PDS - PARTICALEBOARD SHEATHING
   - PCP - PORTLAND CEMENT PLASTER
   - HPS - HARDBOARD PANEL SIDING
   - ABW - ALTERNATE BRACED WALL
   - PFH - PORTAL FRAMED WITH HOLD-DOWNS
   - PFG - PORTAL FRAMED AT GARAGE
   - CS-WSP - CONT. SHEATHED WOOD STRUCTURAL PANELS
   - CS-G - CONT. SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENING
   - CS-PF - CONT. SHEATHED PORTAL FRAME
   - CS-SFB - CONT. SHEATHED STRUCTURAL FIBERBOARD

MIN. LENGTH OF BRACED WALL TABLE R602.10.5

METHOD	MIN. LENGTH (IN)[a] WALL HEIGHT (FT) 8'	9'	10'	11'	12'	CONTRIBUTING CREDIT LENGTH (IN)
DWB, WSP, SFB, PBS, PCP, HPS	48"	48"	48"	53"	58"	ACTUAL[b]
GB	48"	48"	48"	53"	58"	DOUBLE SIDED = ACTUAL; SINGLE SIDED = .5 X ACTUAL
LIB	55"	62"	69"	NP	NP	ACTUAL[b]
ABW	28"	32"	34"	38"	42"	48"
PFH SUPPORT IN ROOF ONLY	16"	16"	16"	18"	20"	48"
PFH SUPPORT ROOF + 1 STORY	24"	24"	24"	27"	29"	48"
PFG	24"	27"	30"	33"	36"	1.5 X ACTUAL[c]
CS-G	24"	27"	30"	33"	36"	ACTUAL[b]
CS-PF	16"	18"	20"	22"	24"	ACTUAL[b]

ADJACENT OPENING HEIGHT						
CS-WSP CS-SFB	≤ 64"	24"	27"	30"	33"	36"	ACTUAL[b]
	68"	36"	27"	30"	33"	36"
	72"	27"	27	30"	33"	36"
	76"	30"	29"	30"	33"	36"
	80"	32"	30"	30"	33"	36"
	84"	35"	32"	32"	33"	36"
	88"	38"	35"	33"	33"	36"
	92"	43"	37"	35"	35"	36"
	96"	48"	41"	38"	36"	36"
	100"		44"	40"	38"	38"
	104"		49"	43"	40"	39"
	108"		54"	46"	43"	41"
	112"			50"	45"	43"
	116"			55"	48"	45"
	120"			60"	52"	48"
	124"				56"	51"
	128"				61"	54"
	132"				66"	58"
	136"					62"
	140"					66"
	144"					72"

FOOTNOTES
a. LINEAR INTERPOLATION ALLOWED
b. USE ACTUAL PROVIDED IT IS ≥ MIN. LENGTH
c. MAX HEADER HEIGHT IS 10', IT MAY BE INCREASED TO 12' W/ PONY WALL PER TABLE R602.10.6.4

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63166 DEVON D SIDES ARIZONA U.S.A. EXPIRES 12-31-18

THE SIDES BARN

MAIN LATERAL PLAN

PROJECT #:	002
SCALE:	1/4" = 1'-0"
DATE:	6/18/2017
DRAWN BY:	DS

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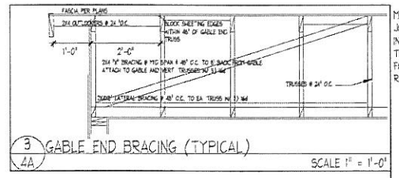
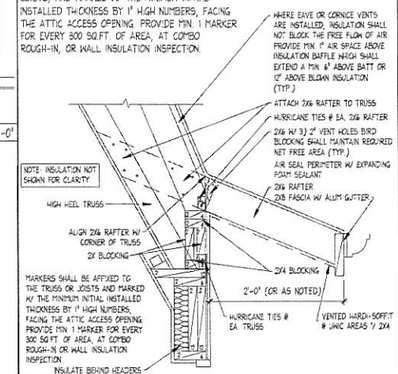
SHEET: 4.0



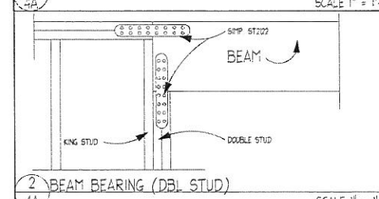
3 / 4A GABLE END BRACING (TYPICAL)

SCALE 1" = 1'-0"



1 / 4A VENTED SOFFIT

SCALE 1" = 1'-0"



2 / 4A BEAM BEARING (DBL STUD)

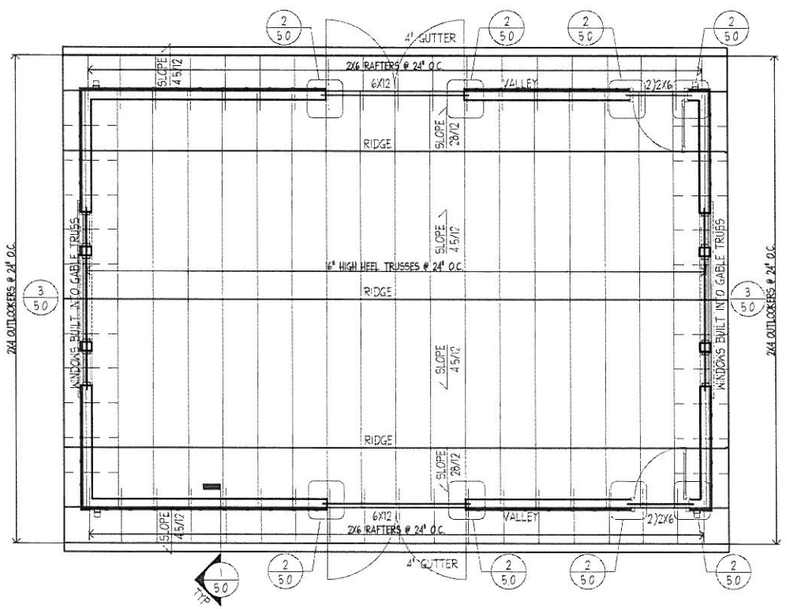
SCALE 1" = 1'-0"

TYPICAL ROOF FRAMING PLAN NOTES:

1. ALL PLATE HEIGHTS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.
2. ALL ROOF SHEATHING SHALL BE STANDING SEAM METAL ROOF OVER 30# FELT OVER 5/8" PLYWOOD NAILED W/ 8d AT 6" O.C. EDGE, 12" O.C. FIELD.
3. ALL ROOF SLOPES SHALL BE VARIES UNLESS OTHERWISE NOTED.
4. ALL OVERHANGS SHALL BE VARIES UNLESS OTHERWISE NOTED.
5. ALL FACIAS SHALL BE 8/4 2X6 (UNLESS OTHERWISE NOTED) W/ METAL EDGES.
6. ALL SOFFITS SHALL BE VENTED SMOOTH JAMES HARDIE HARDISOFFIT.
7. ALL TRUSSES SHALL BE DESIGNED ADEQUATELY FOR 55 LBS (44 PSF TOP CHORD) PER SQ. FT. LOAD BY MANUFACTURER. ALL TOP CHORDS SHALL BE 2X6 MINIMUM. TRUSS TO TRUSS CONNECTIONS SHALL BE SIZED AND PROVIDED BY TRUSS MANUFACTURER.
8. CONTRACTOR SHALL REVIEW TRUSS CALC'S FOR UPLIFT AND INSTALL HOLD DOWNS @ EA. END OF ROOF JOIST & @ BOTTOM OF STUD TO BOTTOM PLATE (B.P.) OR STEM CONNECTION AS FOLLOWS (EQUIVALENT SUBSTITUTIONS PERMITTED)

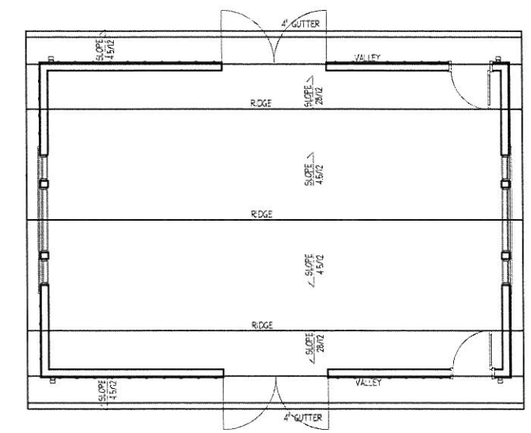
0475	LBS USE	1 H2.5A @ TRUSS & SPF @ B.P. TO STUD			
0980	"	2 H2.5A	"	SPH4	"
0980	"	4 H2.5A	"	2-SPH4	"
0460	"	3 H6	"	3-SPH4	"
0780	"	4 H6	"	3-SPH4	"
0380	"	4 H7Z	"	3-SPH4	"

9. PROVIDE BLOCKING FOR ALL HIPS, RIDGES AND VALLEYS.
10. FLASH (OR WEAVE OVER MASTIC) ALL VALLEYS, ROOF / WALL INTERSECTIONS AND PARAPET TOPS W/ 26 GA. G.I.
11. ALL DIMENSIONAL LUMBER BEAMS SHALL BE OF DOUGLAS FIR #2
    ALL DIMENSIONAL LUMBER JOISTS SHALL BE OF DOUGLAS FIR #2
    ALL BLU-LAM BEAMS SHALL BE Fb 2400 MIN
12. OUTLOOKERS SHALL BE 2X6 @ 24" O.C. FLAT NOTCHED INTO TRUSS W/ 2X6 VERT. FOR SOFFIT UNLESS OTHERWISE NOTED.
13. PROVIDE POST CAPS OR METAL STRAPS FOR ALL POST/BEAM CONNECTIONS.
14. PROVIDE DOUBLE STUDS FOR ALL BEARING NOT SHOWN, PROVIDE MIN. ONE STUD FOR EVERY PLY OF GIRDER TRUSS.
15. PROVIDE VENTING PER IRC R806 (864 / 300) = 2.88 TOTAL HIGH VENT = MIN. 24" RIDGE VENT & LOW VENTING FOR 1.44 = MIN. TOTAL LOW VENT = MIN. 48 L.F. EAVE VENTING (3 2"D HOLES EA. BAY = 4.75 I. = .035 F. NET PER LINEAL FOOT) W/ 1/4" MAX. NON COMBUSTIBLE MESH. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF.
16. PROVIDE METAL CAPS FOR CHIMNEYS IF APPLICABLE.
17. PROVIDE CRICKET & WATERPROOF ADEQUATELY AROUND SKYLIGHTS AND CHIMNEYS IF APPLICABLE.
18. ALL SKYLIGHTS SHALL BE INSULATED TEMPERED OR HEAT STRENGTHENED LAMINATE GLASS, TINTED AND WITH SELF FLASHING AT SHINGLE ROOF OR CURB MOUNT AT TILE ROOF.
19. HEIGHTS SHOWN ARE APPROXIMATE. ABBREVIATIONS
    T.O.L. = TOP OF LEDGER T.O.P. = TOP OF PLATE
    T.O.B. = TOP OF BEAM A.F.F. = ABOVE FINISH FLOOR
20. PROVIDE MIN. 22X30" ATTIC ACCESS TO FURNACES W/ 24" WIDE ACCESS PASSAGE W/ SOLID FLOOR & SERVICE SPACE 30" DEEP X 30" WIDE UNLESS THE FURNACES ARE CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE STANDARD OPENING.



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

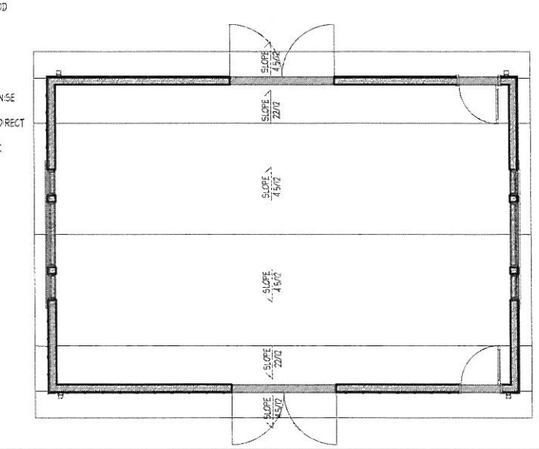


ROOF PLAN

SCALE 3/16" = 1'-0"

TYPICAL NOTES FOR CEILING PLAN

1. ALL CEILINGS SHALL BE RECLAIMED BARN WOOD UNLESS OTHERWISE NOTED
2. CEILINGS IN GARAGES SHALL BE 5/8" GYP. BD. TYPE 'X' NAILED TO SOLID FRAMING MEMBER OR SCREWED 1/2" STEEL CHANNELS @ 16" O.C. ON TRUSS MEMBERS OR 2 LAYERS 5/8" GYP. BD. TYPE 'X'
3. ALL CEILINGS ARE VAULTED UNLESS OTHERWISE NOTED
4. PROVIDE 3/8" PLYWOOD @ BOTTOM OF ALL INDIRECT LIGHT OR PLANT COVES
5. ALL CEILING FRAMING SHALL BE 2X4 @ 24" O.C. UNLESS OTHERWISE NOTED (FRAME FLAT @ MECHANICAL DUCT LOCATIONS)



MAIN CEILING PLAN

SCALE 3/16" = 1'-0"

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THE SIDES BARN

ROOF, ROOF FRAMING AND MAIN CEILING PLANS

PROJECT #	002
SCALE	1/4" = 1'-0"
DATE	6/18/2017
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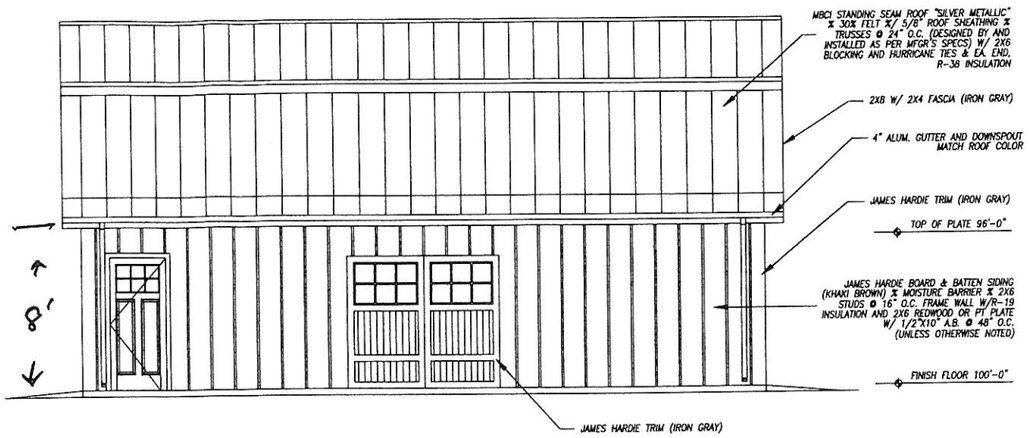
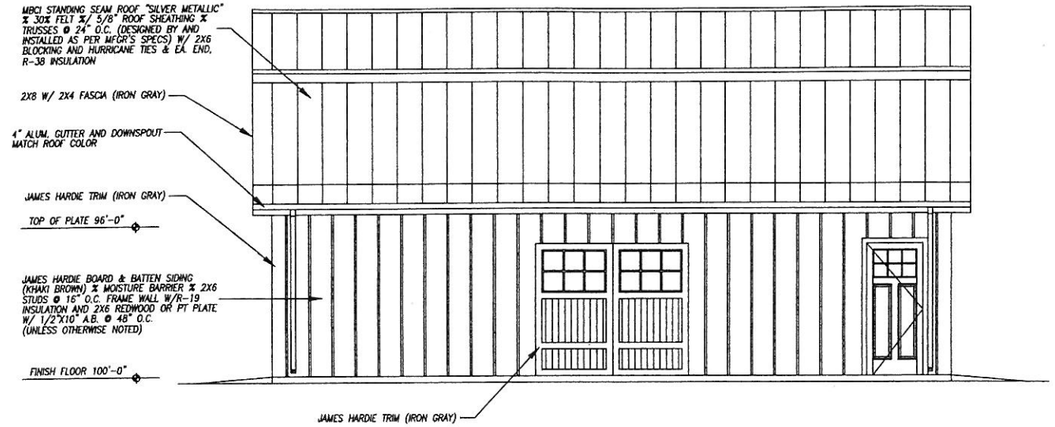
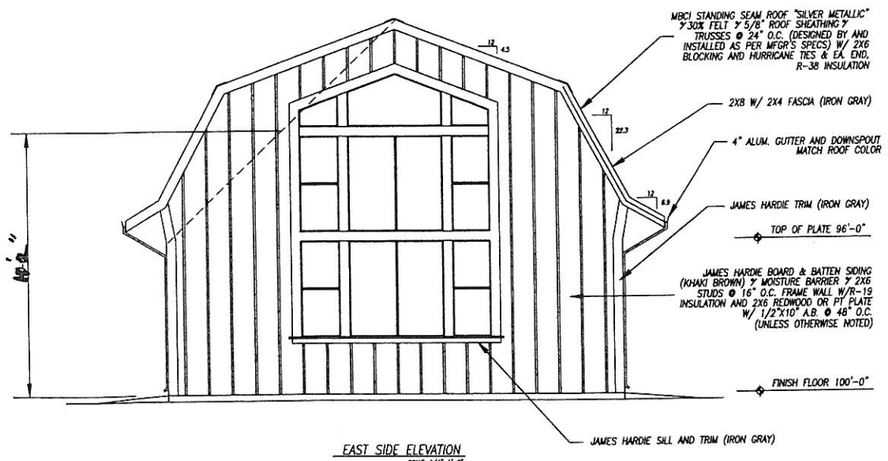


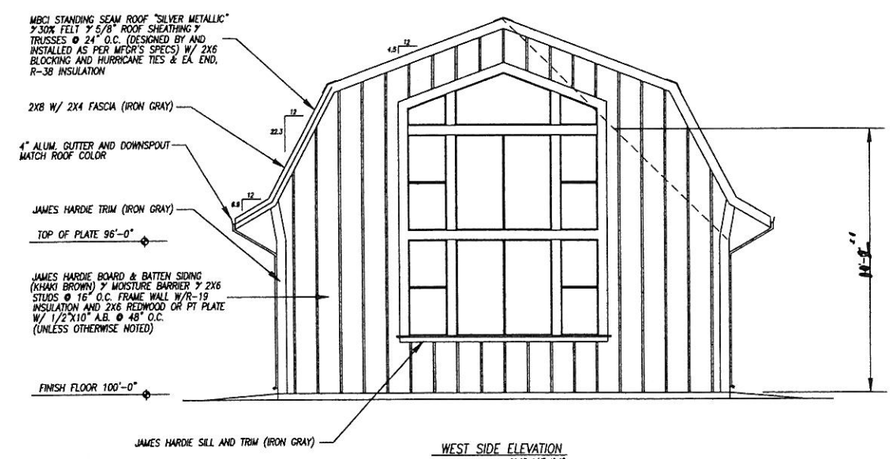
NORTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



SOUTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"



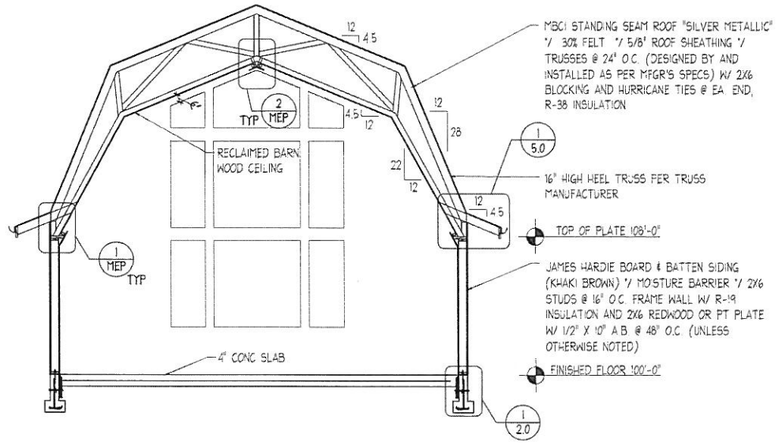
WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

THE SIDE BARN

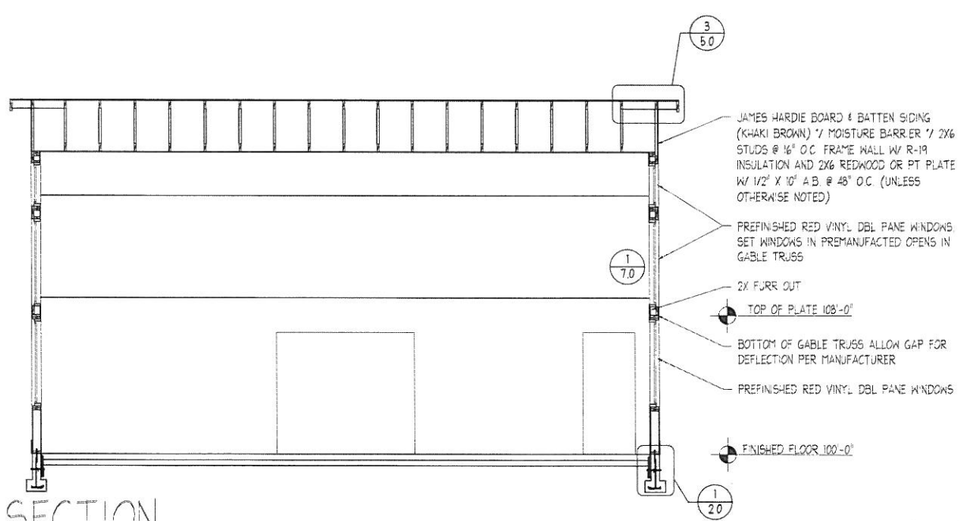
PROJECT #:	002
SCALE:	1/4" = 1'-0"
DATE:	1/4/2017
DRAWN BY:	

SHEET
6.0A



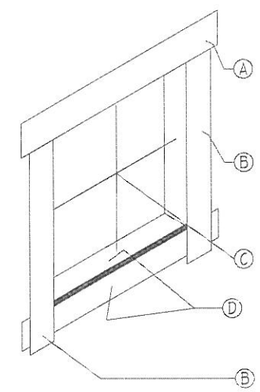
BUILDING SECTION

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



BUILDING SECTION

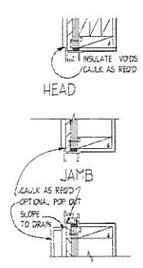
SCALE 1/4" = 1'-0" (B/7)



1. ATTACH A SILL OF FLASHING MATERIAL @ 12" WIDE MIN. W/ TOP EDGE EVEN W/ TOP EDGE OF ROUGH SILL. EXTEND SILL STRIP 12" MIN. BEYOND EDGE OF ROUGH OPENING. ATTACH FLASHING W/ GAL. ROOFING NAILS OR RUST RESISTANT STAPLES.
2. APPLY CAULKING TO BACK SURFACES OF WINDOW AND PLACE INTO ROUGH OPENING W/ FLANGES O/ FLASHING. AFTER WINDOW IS PLACED, INSTALL HEAD FLASHING O/ WINDOW FLANGE.
3. LAY WATER RESISTANT PAPER UNDER SILL STRIP TO SOLD PLATE. CUT PAPER THAT MAY EXTEND ABOVE SILL FLANGE. INSTALL COURSES OF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.
4. NO ATTACHMENT DEVISES NOR WIRE BACKING MAY COVER OR PENETRATE FLASHING MATERIAL, AND SHALL BE INSTALLED ACCORDING TO INDUSTRY STANDARDS. PERIPHERAL FLASHING AT ALL EDGES OF ALL OPENINGS MUST COVER WIRE BACKING.

A. APPLY LAST COURSE OF WINDOW FLASHING
B. APPLY SECOND COURSE OF WINDOW FLASHING
C. INDICATES ROUGH OPENING OF WINDOW
D. APPLY LAYER OF "JIFFY SEAL" (OR EQ.) OVER SILL AND FRONT OF ROUGH OPENING. SEE MFGR. SPEC'S FOR ADDITIONAL INFO.

(2/8) DOOR/WINDOW FLASHING NOTES



(1/8) WDO DETAILS NTS

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ARKANSAS U.S.A.

THE SIDES BARN

BUILDING SECTIONS

PROJECT #:	002
SCALE	1/4" = 1'-0"
DATE:	6/18/2017
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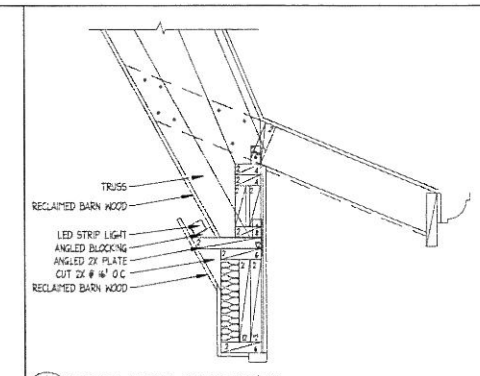
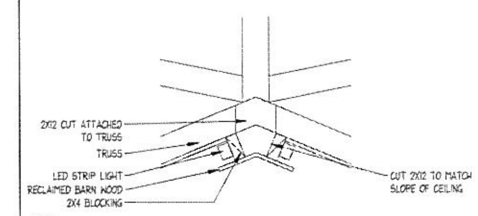
SHEET 7.0

TYPICAL MECHANICAL NOTES

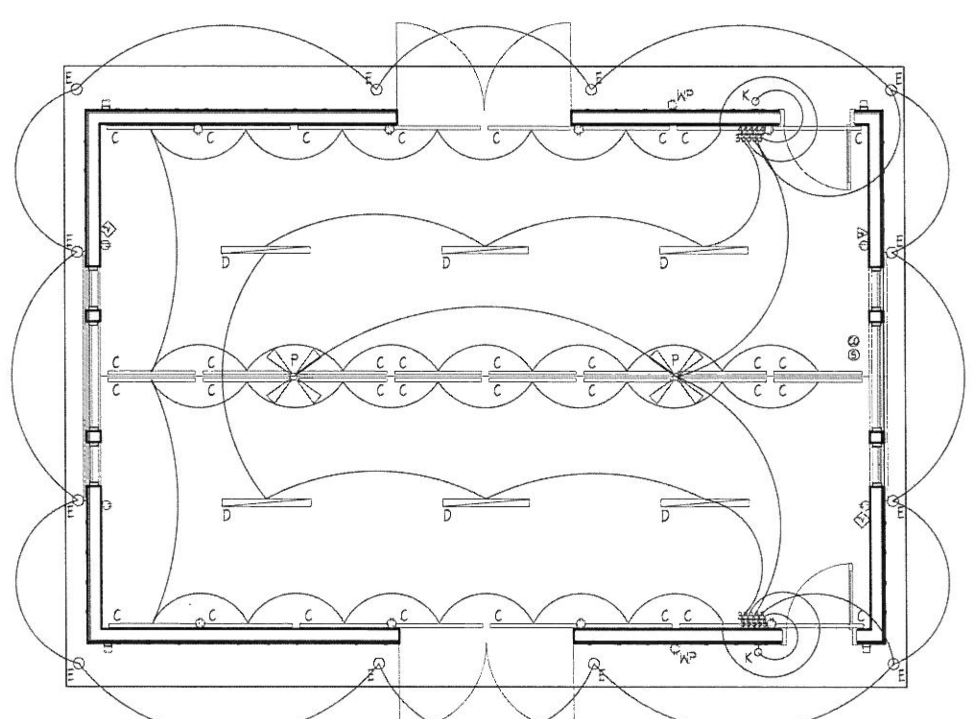
1. MECHANICAL CONTRACTOR SHALL ADEQUATELY DESIGN & SIZE MECHANICAL SYSTEM TO MEET ALL APPLICABLE CODES (IRC 2012) USING THIS PLAN AS A GUIDE WITH 1) 80% EFFICIENT GAS FORCED AIR SYSTEM W/ A/C UNIT.
2. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC, AND SIZING CALCULATIONS SHALL BE PROVIDED BY OTHERS, AND BECOME A PART OF THESE PLANS
3. PROVIDE MIN. 22X30" ATTIC ACCESS TO FURNACES W/ 24" W. ACCESS PASSAGE W/ SOLID FLOOR & SERVICE SPACE 30"D. & 30"W. UNLESS THE FURNACES ARE CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE STANDARD OPENING
4. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
5. PROVIDE ALL DUCTWORK EXPOSED TO UNCONDITIONED AIR W/ 1/2" RIGID INSULATION OR 1 1/2" BLANKET INSULATION WITH FOIL. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8 (EXCEPT DUCTS THAT ARE COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE)
6. UNDER CUT DOORS ADEQUATELY FOR RETURN AIR.
7. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY W/ SECTION M1601.3.1 OF THE IRC
8. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 150° F OR BELOW 55° SHALL BE INSULATED TO A MIN. OF R-3
9. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPER THAT CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10. DRYER EXHAUST DUCT SHALL BE THE APPLIANCE OUTLET DIAMETER (MIN.) AS PER MANUFACTURER, SHALL BE MAX. 25' LONG (WITH REDUCTIONS FOR BENDS), SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING AND A MIN. OF 3' FROM THE PROPERTY LINE
11. PROVIDE A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IN ACCORDANCE W/ SECTION M1507.3 (IRC 2012) & PROVIDED GRAVITY DAMPERS ON ALL OUTSIDE AIR INTAKES & EXHAUSTS. SYSTEM MUST BE DESIGNED IN ACCORDANCE TO SECTION M1507 (IRC 2012) & IECC R403.5 MUST MEET TABLE R403.5.1 & TABLE 1507.3.3(1) & (2) & TABLE M1507.4



1/MEP LOWER LIGHT COVE DETAIL — SCALE 1" = 1'-0"



2/MEP UPPER LIGHT COVE DETAIL — SCALE 1" = 1'-0"



MAIN ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

TYPICAL ELECTRICAL NOTES

- DUPLEX OUTLET 12" ABOVE FLOOR UNLESS NOTED
- DUPLEX OUTLET W/ WEATHERPROOF COVER WHEN OPEN AND CLOSED
- SWITCHED DUPLEX OUTLET
- GROUND FAULT DUPLEX OUTLET
- FOUR PLEX OUTLET
- SMOKE DETECTOR
- S SWITCH 4'-0" ABOVE FLOOR
- S_d SWITCH W/REOSTAT 4'-0" ABOVE FLOOR
- S_3 SWITCH, 3-WAY 4'0" ABOVE FLOOR
- S_4 SWITCH, 4-WAY 4'0" ABOVE FLOOR
- TELEPHONE 12" ABOVE FLOOR UNLESS NOTED
- TELEVISION 12" ABOVE FLOOR UNLESS NOTED
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT
- LED STRIP LIGHT
- EXHAUST FAN
- FAN OR MOTOR
- SP SPEAKER
- 220 OUTLET
- CARBON MONOXIDE ALARM

LIGHTING FIXTURE SCHEDULE

DESIG	MOUNTING	DESCRIPTION	LAMPS	REMARKS
C	LIGHT COVE	4' LED STRIP (DIMMABLE)	400 LUMENS	SOFT WHITE
D	CEIL RECESS	4' LED STRIP (DIMMABLE)	400 LUMENS	MIN. 3" FROM INSULATION SOFT WHITE
E	CEIL RECESS	THIN LED EXTERIOR DOWN LGT	1020 LUMENS	WATERPROOF: SLOPED BAFFLE W/ GIMBAL RING
J	WALL SURFACE	BATHROOM LGT	4-60W	
K	WALL SURFACE	EXTERIOR LGT	1-60W	WATERPROOF
P	CEIL HUNG	FAN	4-60W	3 SPD REVERSIBLE VARIABLE SPEED
T	CEIL RECESS	LGT, FAN, HEAT LAMP		MIN. 3" FROM INSULATION

TYPICAL ELECTRICAL NOTES:

1. CONTRACTOR TO PROVIDE AN ALLOWANCE FOR LIGHTING FIXTURES. CEILING FANS, INDIRECT LIGHTING FIXTURES & CAN LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR
2. LICENSED ELECTRICAL CONTRACTOR SHALL INSTALL ELECTRICAL TO N.E.C.
3. CONTRACTOR TO VERIFY ELECTRICAL REQ'D FOR KIT APPLIANCES, WHIRLPOOL TUBS, POOL, FURN, WH, ETC. PER ARTICLE 680 N.E.C.
4. INDIRECT LIGHTING SHALL BE PLACED AT THE REAR OF LIGHT COVES
5. PROVIDE 20 AMP BRANCH CIRCUITS TO RECEPTACLES IN THE FOLLOWING LOCATIONS:
   - MINIMUM TWO FOR KITCHEN, PANTRY, BREAKFAST AND DINING RECEPTACLES
   - MINIMUM ONE FOR THE LAUNDRY
   - MINIMUM ONE FOR BATHROOM
   - ONE FOR WASHER.
6. PROVIDE NON METALLIC TRIM ABOVE SHWR & TUB LIGHT FIXTURES ON GFI CIRCUIT
7. PROVIDE UFER GROUND PER ARTICLE 250 N.E.C.
8. ALL BATHROOM EXHAUST FANS SHALL HAVE A 5 MIN SHUT OFF SWITCH
9. PROVIDE APPROVED WET APPLICATIONS FOR EXTERIOR FIXTURES AND APPLICABLE BATH FIXTURES
10. ALL FAN BOXES TO BE UL RATED. INSTALL PER MANUFACTURERS RECOMMENDATION.
11. ALL EXTERIOR OUTLETS SHALL BE GFCI AND WATERPROOF
12. PROVIDE HARD WIRED INTERCONNECTED SMOKE DETECTORS WITH BOTH BATTERY AND WIRED INTO THE MAIN POWER, IN AND JUST OUTSIDE EACH BEDROOM, AT EACH FLOOR, AND AT A TWO FOOT OR MORE CEILING CHANGE.
13. PROVIDE CARBON MONOXIDE ALARMS, INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGES
14. ALL OUTLETS IN LAUNDRY, BATHROOMS, UNFINISHED BASEMENTS AND STORAGE AREAS, AND ALL OUTLETS SERVING KITCHEN COUNTER TOPS AND WITHIN SIX FEET OF A BAR SINK SHALL BE GFCI PROTECTED.
15. PROVIDE ACCESSIBLE GFCI OUTLET FOR MOTOR AT JETTED TUB
16. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE OUTLETS INSTALLED IN FAMILY, DINING, LIVING ROOMS, PARLORS, LIBRARIES, DENS BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTERS LISTED TO PROVIDED PROTECTION OF THE ENTIRE BRANCH CIRCUIT. THIS INCLUDES ALL LIGHTS, SWITCHES (FOR INTERIOR & EXTERIOR LIGHTS), FANS AND RECEPTACLES AS PER E3902.12 (IRC 2012)
17. COOKING APPLIANCES SHALL BE LISTED, LABELED AND INSTALLED AS PER MFGR. M1901.2 (IRC 2012)
18. USE CATEGORY 5 WIRING WHEN IN PRESCOTT LAKES 3
19. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.

TYPICAL PLUMBING NOTES

1. LICENSED PLUMBING CONTRACTOR TO SIZE ADEQUATELY WATER & SEWER LINES TO APPLICABLE CODES (IRC 2012).
2. PROVIDE ALL WATER PIPING W/ MINIMUM R-3 INSULATION SO IT WILL NOT FREEZE
3. ALL PLUMBING FIXTURES NOT CALLED OUT WILL BE MIDDLE LINE QUALITY FIXTURES
4. ALL HOSE BIBS SHALL BE SELF-DRAINING FROST PROOF W/ INTEGRAL BACKFLOW PREVENTION
5. IF JOIST DRILLING IS NEEDED FOR PLUMBING, THEN DRILL THROUGH CENTER OF JOIST ONLY
6. PROVIDE AIR-GAP FITTING FOR DISHWASHER
7. MAX WATER PRESSURE SHALL BE 50 PSI
8. IN CITY OF PRESCOTT LOCATIONS, PROVIDE MAIN WATER SHUT OFF VALVE @ CURB OR PROPERTY LINE AS PER LOCAL REQ. PROVIDE BACKWATER VALVES W/ ACCESS FOR ALL CONNECTS TO CITY SEWER SYSTEM
9. IN CITY OF PRESCOTT LOCATIONS, PROVIDE AN EXPANSION TANK ON THE WATER SUPPLY
10. IN CITY OF PRESCOTT LOCATIONS, PROVIDE GAS SHUTOFF VALVE @ THE DOWNSTREAM SIDE OF THE GAS METER AS PER CITY AMMENDMENT G2419.3
11. PROVIDE TEMP & PRESSURE RELEASE VALVE AT WATER HEATER, DISCHARGING TO APPROVED LOCATION, 1" MIN. & 6" MAX ABOVE FINISH GRADE
12. PROVIDE THERMAL EXPANSION TANK @ WATER SUPPLY (EXPANSION TANK)
13. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 150° F OR BELOW 55° SHALL BE INSULATED TO A MIN. OF R-3
14. CIRCULATING HOT WATER SYSTEM SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL ON/OFF SWITCH, AND ALL PIPING SHALL BE INSULATED TO MIN. R-3. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW
15. ALL WATER PIPING SHALL BE ZURN PEX. SEWER PIPING SHALL BE ABS SCHEDULE 40 AND GAS PIPING SHALL BE BLACK STEEL.
16. WASTE WATER PIPING TO PRIVATE DISPOSAL SYSTEMS SHALL BE INSTALLED A MIN. 18" BELOW GRADE
17. ALL WATER PIPING IN ATTICS MUST BE IN A CONDITIONED SPAVE OR BE IN AN APPROVED CHASE W/ A MIN. OF R-49 INSULATION OVER THE CHASE. THE PIPING MUST BE SLOPED TO DRAIN

TYPICAL MECHANICAL NOTES

1. MECHANICAL CONTRACTOR SHALL ADEQUATELY DESIGN & SIZE MECHANICAL SYSTEM TO MEET ALL APPLICABLE CODES (IRC 2012) USING THIS PLAN AS A GUIDE WITH 1) 80% EFFICIENT GAS FORCED AIR SYSTEM W/ A/C UNIT.
2. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC, AND SIZING CALCULATIONS SHALL BE PROVIDED BY OTHERS, AND BECOME A PART OF THESE PLANS
3. PROVIDE MIN. 22X30" ATTIC ACCESS TO FURNACES W/ 24" W. ACCESS PASSAGE W/ SOLID FLOOR & SERVICE SPACE 30"D. & 30"W. UNLESS THE FURNACES ARE CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE STANDARD OPENING.
4. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM
5. PROVIDE ALL DUCTWORK EXPOSED TO UNCONDITIONED AIR W/ 1/2" RIGID INSULATION OR 1 1/2" BLANKET INSULATION WITH FOIL. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8 (EXCEPT DUCTS THAT ARE COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE)
6. UNDER CUT DOORS ADEQUATELY FOR RETURN AIR
7. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY W/ SECTION M1601.3.1 OF THE IRC
8. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 150° F OR BELOW 55° SHALL BE INSULATED TO A MIN. OF R-3
9. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPER THAT CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING
10. DRYER EXHAUST DUCT SHALL BE THE APPLIANCE OUTLET DIAMETER (MIN.) AS PER MANUFACTURER, SHALL BE MAX. 25' LONG (WITH REDUCTIONS FOR BENDS). SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING AND A MIN. OF 3' FROM THE PROPERTY LINE

No.	Description	Date

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REGISTERED ARCHITECT CERTIFICATE NO. 63166 DEVON B. SIDES — DATE SIGNED 9-14-17 — ARIZONA U.S.A. — EXPIRES 12-31-19

THE SIDES BARN

MAIN ELECTRICAL PLAN

PROJECT #:	002
SCALE:	1/4" = 1'-0"
DATE:	6/18/2017
DRAWN BY:	DS

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