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SUMMARY	
PARCEL	402-04-276L
LEGAL JURISDICTION	DEWEY-HUMBOLDT
ZONING	RIL-70
SETBACKS - ZONING	
FRONT	50'
SIDE (INTERIOR)	25'
SIDE (EXTERIOR)	30'
REAR	50'
BUILDING CODE	2012 IRC
ENERGY CODE	2006 EEC
BUILDING AREAS	
TOTAL FINISHED LIVING AREA	3620SF
GARAGE	860SF
PORCH ROOFS (>4' OVERHANG)	511SF
GROSS ROOF AREA WITH OVERHANGS	4991SF

NEW SINGLE FAMILY RESIDENCE FOR ADAM & MAGGIE GOLDENSTEIN

10685 E ROCKY HILL RD
DEWEY, AZ 86327



DEFERRED SUBMITTALS

ALL DEFERRED SUBMITTALS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION:

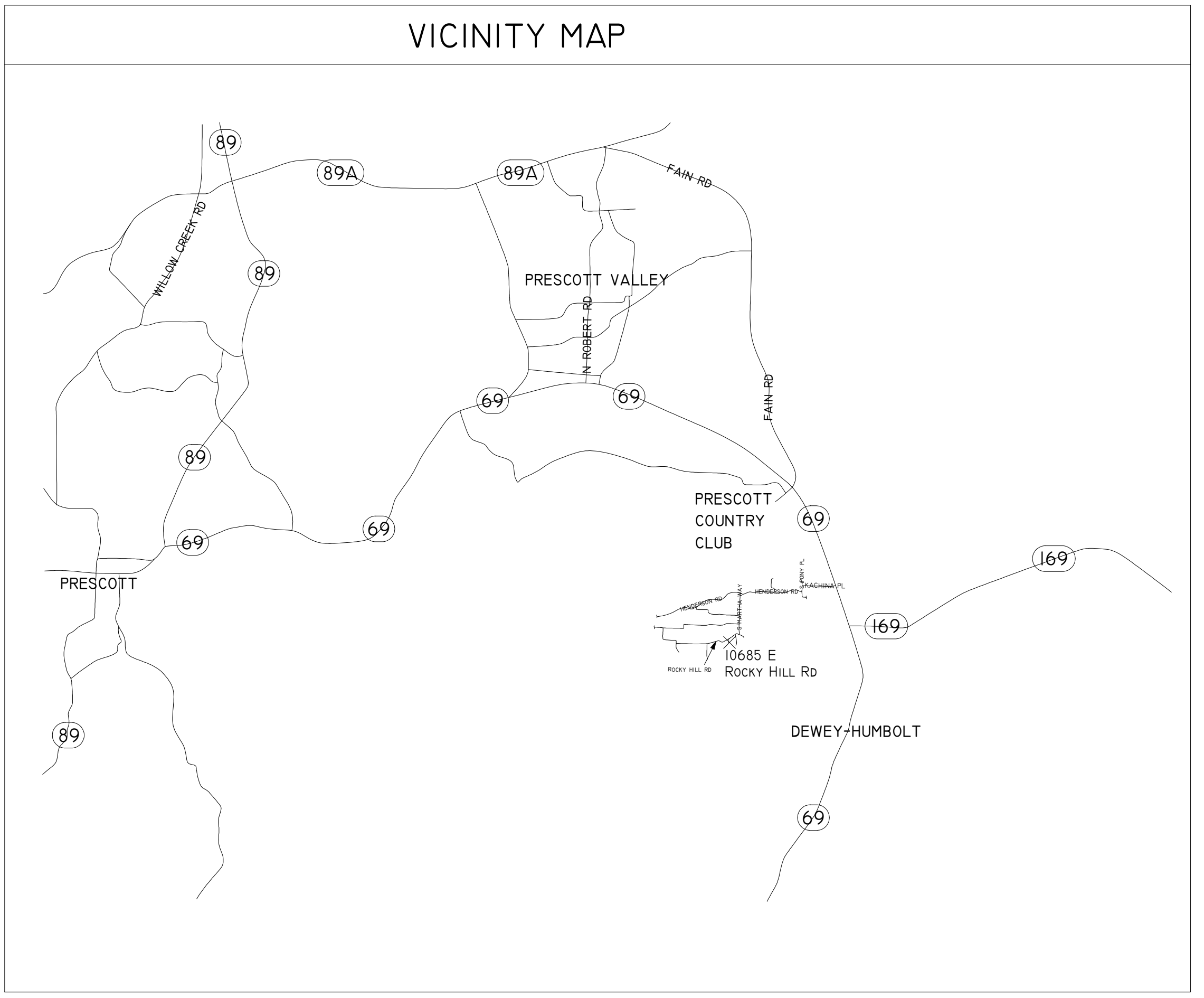
1. PRE-FAB SCISSOR TRUSS PLANS/LOAD CALCS.
2. LOAD BEARING BEAM/COLUMN LOAD CALCS.
3. PRE-FAB METAL SHOP BUILDING.
4. SHIELDED LIGHT FIXTURES (LIGHT ORDINANCE).

DESIGNED BY

ADAM GOLDENSTEIN
11136 E HAVASUPAI TRAIL
DEWEY, AZ 86327
602-626-0980

BUILDER

ADAM GOLDENSTEIN
11136 E HAVASUPAI TRAIL
DEWEY, AZ 86327
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General Notes		
- INITIAL RELEASE		29-09-18
No.	Revision/Issue	Date
COVER PAGE		
GOLDENSTEIN RESIDENCE 10685 E ROCKY HILL RD DEWEY, AZ 86327		
Drawn By ADAM GOLDENSTEIN	Sheet	
Date 3/29/2018	G0.01	
Scale		

GRADING NOTES

1. BUILDING AREA AND DRIVEWAYS TO BE IMPROVED VIA CUT AND FILL TECHNIQUE.
2. BUILDING FOUNDATIONS SHALL REST ON UNDISTURBED SOIL AND NOT FILL.
3. CONCRETE SLAB-ON-GROUND FLOORS MAY HAVE FILL CONSISTING OF UP TO 24" OF CLEAN SAND OR GRAVEL FILL AND 8" OF CLEAN EARTH PROVIDED IT IS WELL COMPACTED.
4. EXCESS SOIL MATERIAL GENERATED FROM EARTHWORK MAY BE USED TO BUILD UP DRIVEWAYS.
5. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING A MINIMUM OF 6' WITHIN THE FIRST 10' OR PER IRC R4.01.3.
6. SLOPES LESS THAN 1H:1.5V DO NOT REQUIRE ANY SPECIAL FINISHING.
7. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN EIGHT INCHES (8") SHALL BE ALLOWED IN FILLS IN THE ABSENCE OF A SOILS REPORT AND INSPECTION BY A SOILS ENGINEER.
8. ALL FILLS SHALL BE COMPACTED, (DENSIFICATION OF FILL BY MECHANICAL MEANS) TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557 TEST PROCEDURES AND VERIFIED BY AN ENGINEERED FILL COMPACTION REPORT WHEN SUPPORTING A STRUCTURE.
9. ALL NATIVE SLOPES GREATER THAN 5H:1V AND UNDERLYING ENGINEERED FILL ZONES SHALL BE BENCHMARKED TO FORM HORIZONTAL SURFACES.
10. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANTING.
11. ALL FILLS OVER 2 FEET IN DEPTH REQUIRE COMPACTION.
12. MAXIMUM SLOPE FOR DRIVEWAYS IS 15% FOR AN UNPAVED SURFACE AND 20% FOR A PAVED SURFACE.

LOT SIZE AND ZONING REQUIREMENTS FOR RIL-70

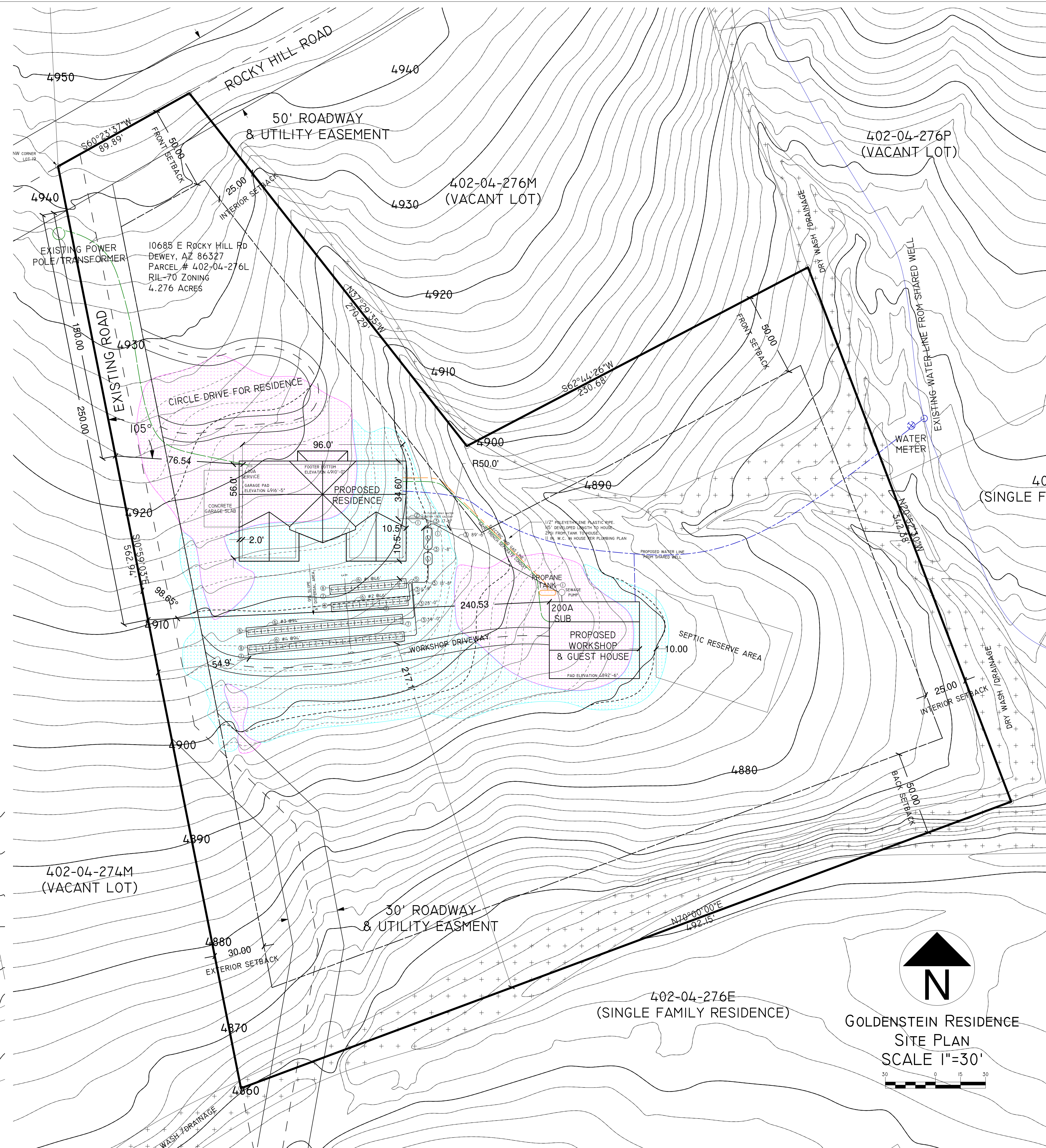
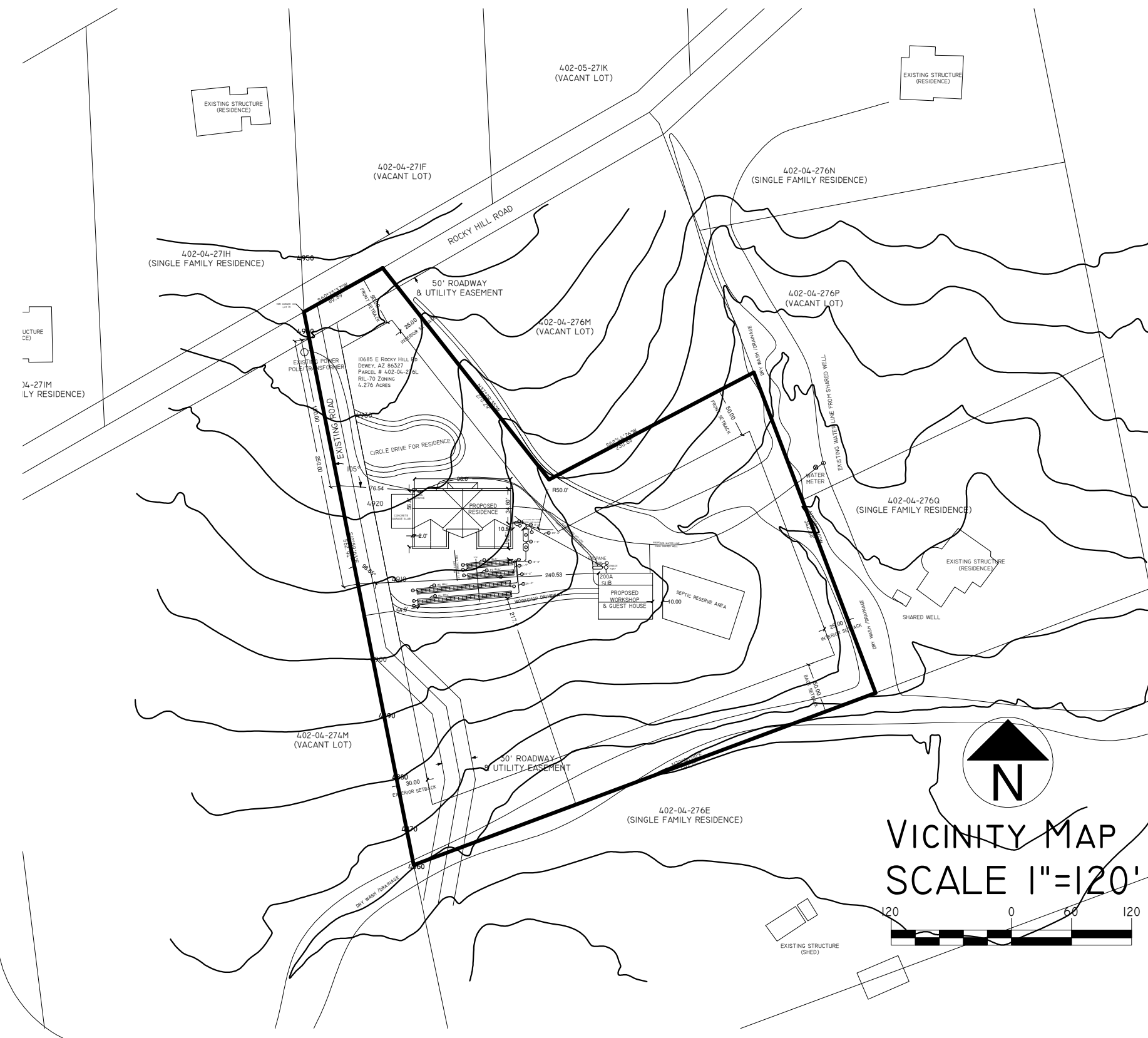
PROPOSED BUILDING GROUND AREA (S.F.)	ZONING REQ	HOUSE	SHOP	TOTAL
ACTUAL LOT AREA (S.F.)	-	4,480	2,484	6,964
MIN LOT SIZE (S.F.)	70,000	-	-	-
MIN AREA PER DWELLING (S.F.)	70,000	-	-	-
MIN LOT WIDTH AND DEPTH (FT)	200	-	-	-
MIN YARD SETBACK FRONT (FT)	50	50	50	-
MIN YARD SETBACK REAR (FT)	50	50	50	-
MIN YARD SETBACK INTERIOR (FT)	25	25	25	-
MIN YARD SETBACK EXTERIOR (FT)	30	30	30	-
MAX BUILDING HEIGHT STORIES	2	1	2	-
MAX BUILDING HEIGHT (FT)	30	23	21	-
MAX LOT COVERED (5)	15	2.40%	1.33%	3.74%
MIN BUILDING SPACING (FT)	10	-	-	-

SEPTIC COMPONENT KEYNOTES

- 1 2-WAY CLEANOUT
 - 2 GRAY WATER VALVE
 - 3 4" SDR-35 OR SCHD-40* SEWER PIPE (2" PIPE FOR PUMPED UPHILL PORTIONS)
 - 4 1500 / 750 GAL SINGLE COMPARTMENT SEPTIC TANKS** MEETING ALL REQUIREMENTS OF R18-9-A314
 - 5 DISTRIBUTION BOX SET ON LEVELED MASONRY SURFACE
 - 6 ELJEN ENGINEERED PAD TRENCH PER SEPTIC PLAN
 - 7 INSPECTION PIPES
 - 8 4" VENT PIPE AT END OF EACH TRENCH
- *SDR-35 "HIGH STRENGTH" PIPE SHALL BE USED WHEN PIPE IS GREATER THAN 2' BELOW GRADE.
 **POLYTANK SHOWN: SNYDER NEXGEN D2 1500 / 750 ONE COMPARTMENT TANK

LEGEND

- GRADING CUT AREA
- GRADING FILL AREA
- DRY WASH
- ROAD/DRIVEWAY
- WATER LINE
- ELECTRIC LINE
- GAS LINE
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE



General Notes

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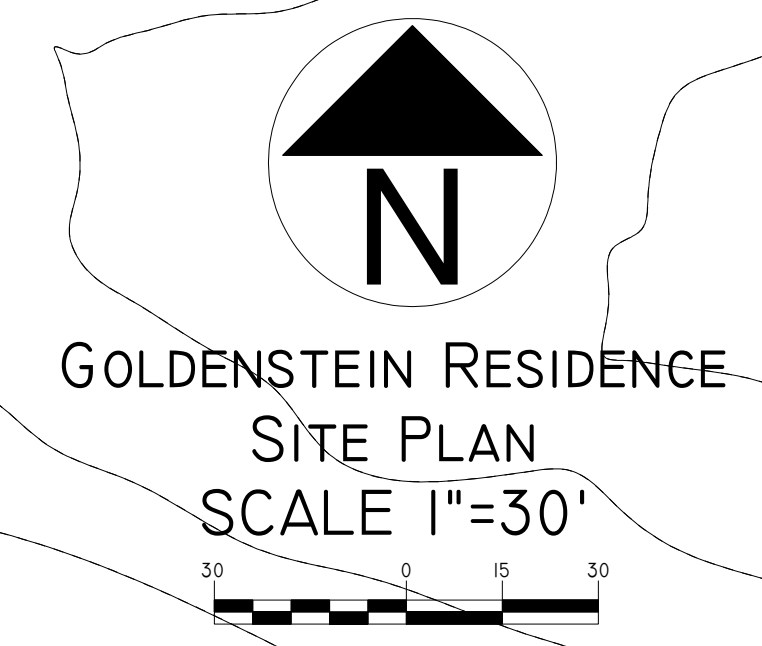
**SITE/GRADING PLAN
GRADING CONTOURS**

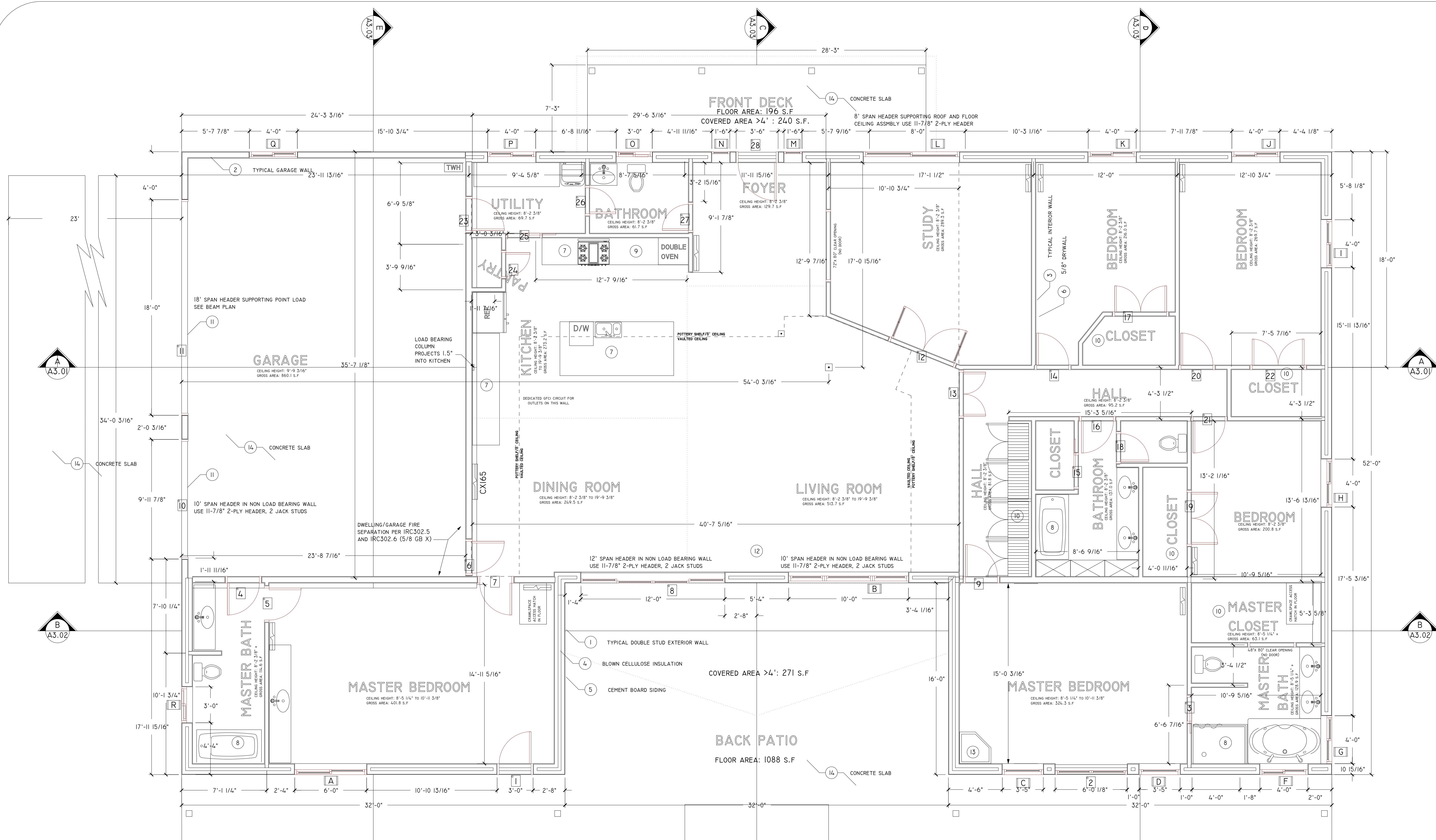
**GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327**

Project Name and Address

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 Date: 3/29/2018
 Scale: 1"=30'

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- LEGEND**
- HEATING/COOLING FAN COIL WITH INTEGRATED THERMOSTAT SEE 'MECHANICAL PLAN' FOR MORE INFO AND VENTILATION DUCTS
 - WINDOW, SEE 'DOOR, WINDOW AND FASTENER SCHEDULES'
 - DOOR, SEE 'DOOR, WINDOW AND FASTENER SCHEDULES'

DEFERRED TRUSS SUBMITAL NOTE

TRUSS MANUFACTURER'S CALCULATIONS FOR PRE-FAB SCISSOR TRUSSES OVER THE MASTER BEDROOMS SHALL BE SUBMITTED TO TOWN OF DEWEY-HUMBOLDT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. TRUSS CALCS MUST BE SIGNED, DATED & SEALED BY A REGISTERED ARIZONA ENGINEERING. THERE WILL BE NO FURTHER SUBMITTAL FOR THE TRUSS JOISTS FOR THE MAIN BUILDING SECTIONS OF THE ROOF OR ROOF ASSEMBLY OR ANY OTHER PARTS OF THE BUILDING DESIGN.

- FLOOR PLAN KEYNOTES**
1. TYPICAL EXTERIOR WALL (NOT GARAGE): DOUBLE STUD 2X4 WALL @ 24" O.C. 10" THICK
 2. TYPICAL EXTERIOR WALL (GARAGE): CONVENTIONAL 2X6 STUD WALL @ 24" O.C.
 3. TYPICAL INTERIOR WALL: CONVENTIONAL 2X4 STUD WALL @ 24" O.C.
 4. TYPICAL INSULATION: BLOWN CELLULOSE IN DOUBLE STUD WALLS, RIGID INSULATION ON INTERIOR OF STEM WALL, FIBERGLASS BATT EVERYWHERE ELSE.
 5. TYPICAL EXTERIOR FINISH: FIBER CEMENT BOARD SIDING.
 6. TYPICAL INTERIOR FINISH: 5/8" DRYWALL.
 7. BASE CABINETS TO +36" WITH TOP, SPLASH, & EDGE SELECTED BY OWNER.
 8. SHOWER/BATH WAINSCOTT TO +7" PER IRC R702.3.8/R702.4
 9. APPLIANCES SELECTED BY OWNER
 10. BUILD OUT CLOSET PER OWNER REQUIREMENTS
 11. SECTIONAL GARAGE DOOR
 12. WOOD BURNING STOVE PER OWNERS REQUIREMENTS
 13. GAS BURNING FIRE PLACE PER OWNERS REQUIREMENTS
 14. CONCRETE SLAB PER FOUNDATION PLAN

General Notes

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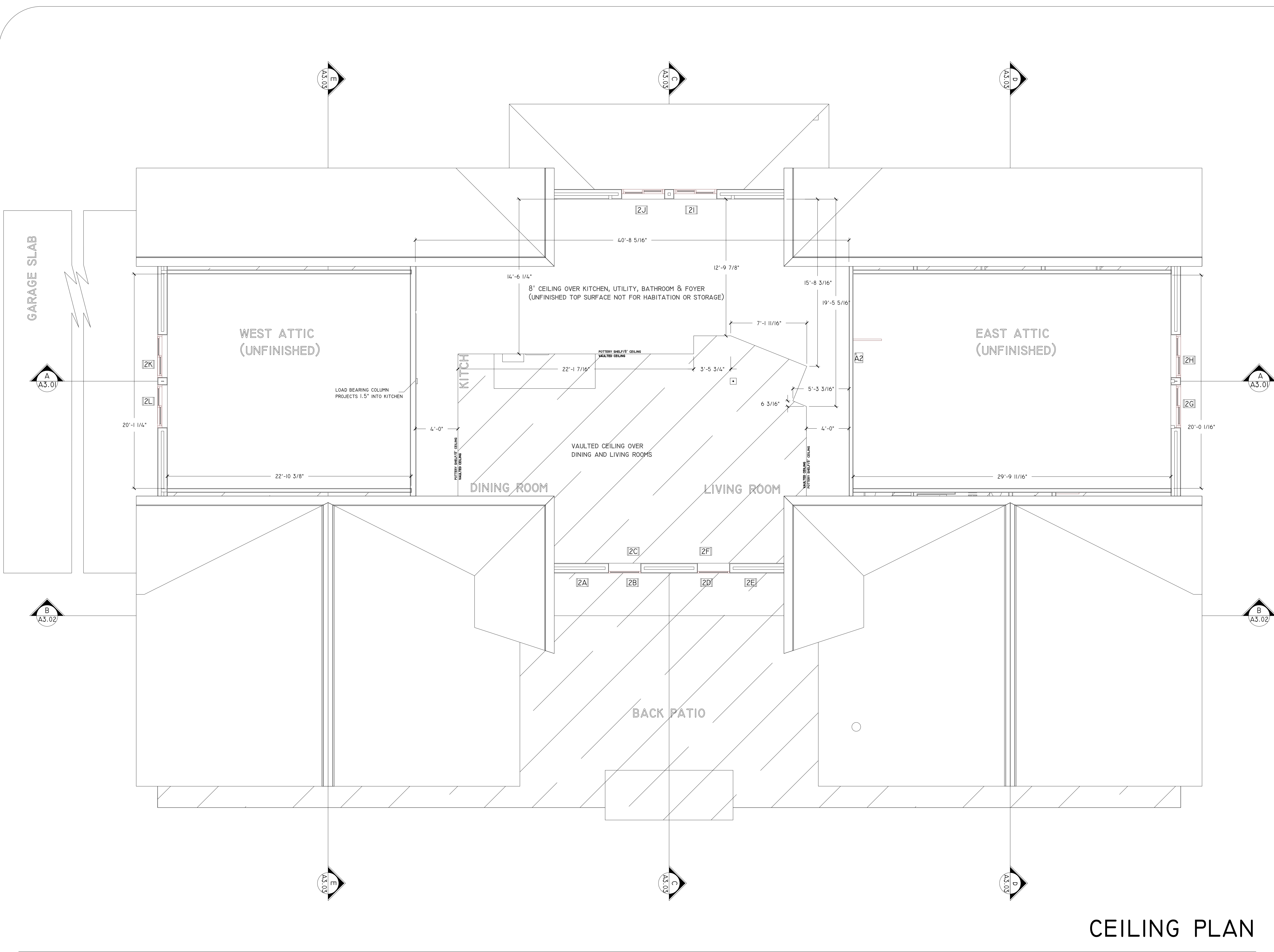
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FLOOR PLAN

Project Name and Address
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Date 3/29/2018	A1.01
Scale 1/4"=1'-0"	

FLOOR PLAN

1/4" = 1'-0"



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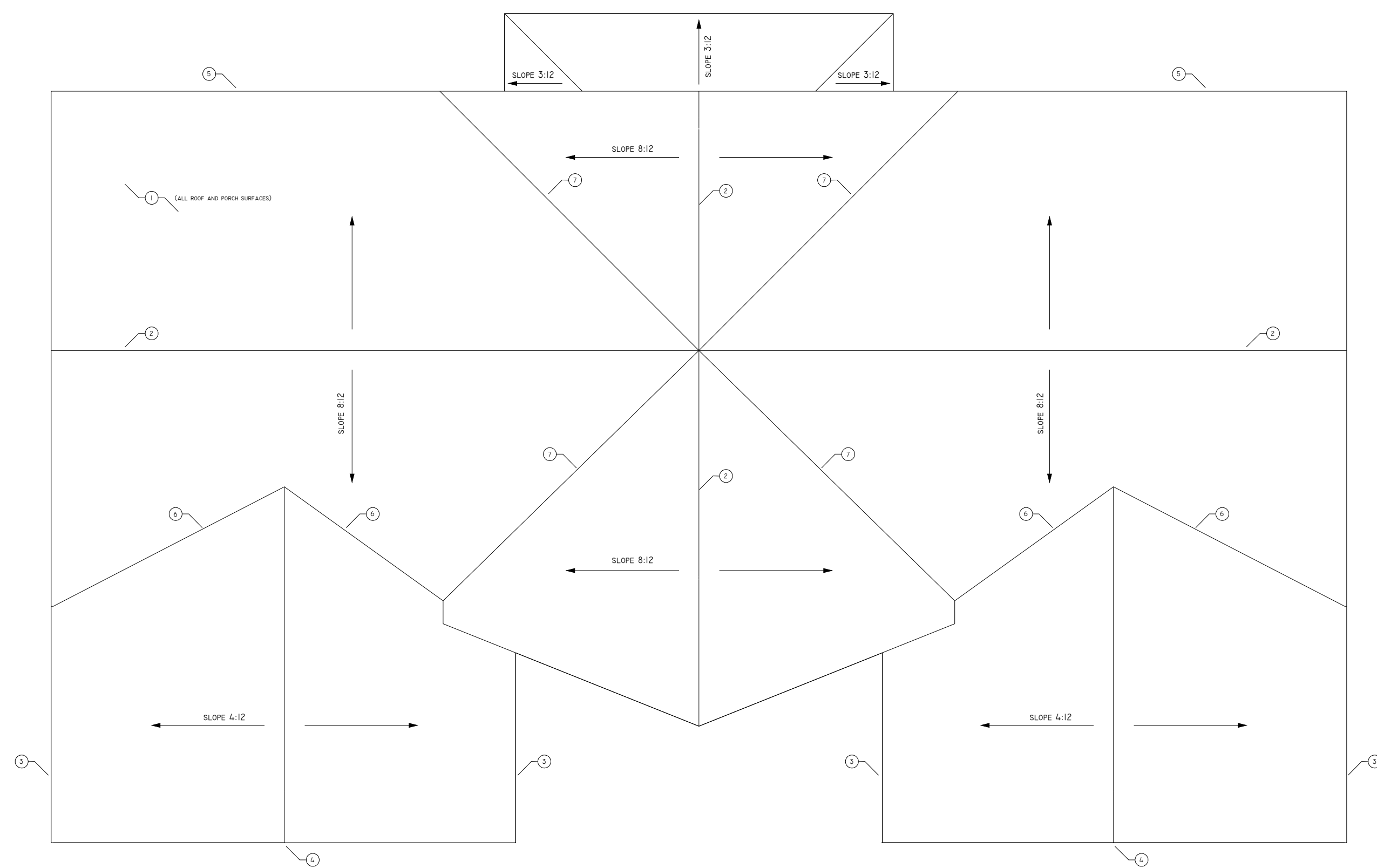
Sheet Title
CEILING PLAN

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GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

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Date 3/29/2018	AI.02
Scale 1/4" = 1'-0"	

CEILING PLAN

1/4" = 1'-0"



ROOF PLAN

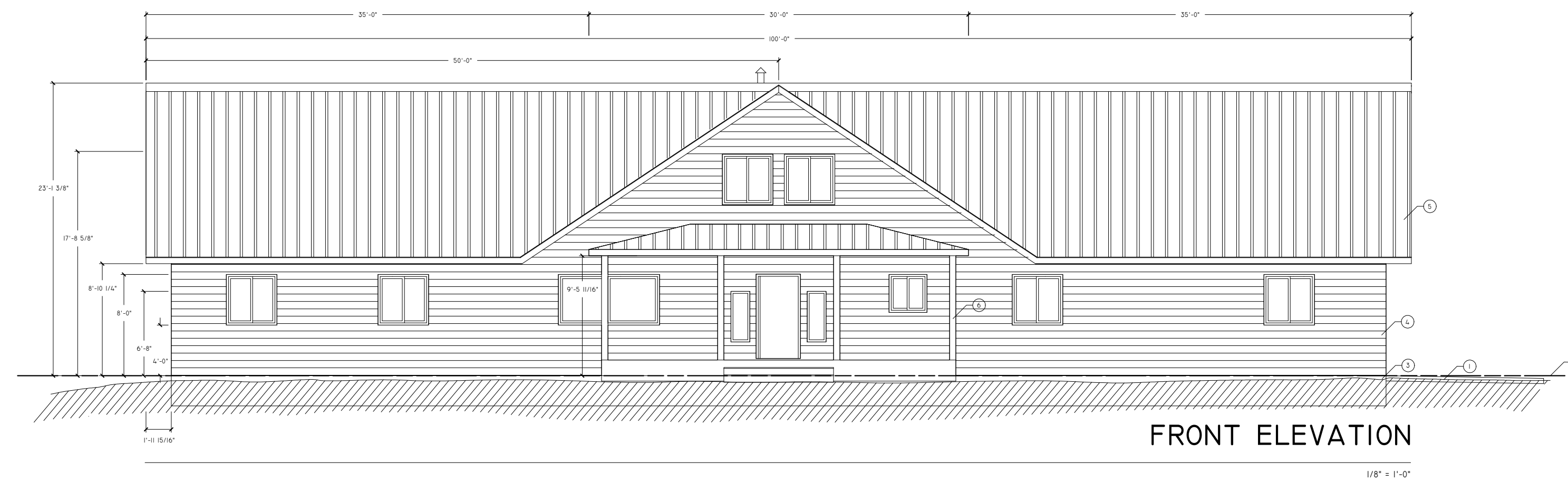
1/8" = 1'-0"

ROOF PLAN KEYNOTES

1. ALL ROOF/PORCH COVERINGS: METAL ROOF PANELS, UDL TITANIUM 50 UNDERLAYMENT, 19/32" PLYWOOD SHEATHING. ROOFING & FLASHING SHALL BE IN ACCORDANCE WITH IRC R905.10 AND MANUFACTURER INSTRUCTIONS.
2. RIDGE VENT - MAIN ROOF (8:12 SECTIONS): SUITABLE FOR METAL ROOFING AND PER IRC R806 - INSTALLED IN ACCORDANCE WITH MANUFACTURE INSTRUCTION. TOTAL VENT AREA PER IRC R806.2 (EXCEPTION 2) -> 17.3IN² PER 2' O.C. RAFTER CAVITY. SPLIT 50/50 BETWEEN SOFFIT/RIDGE -> 8.6IN² PER LINEAR FT (BOTH SIDES) FOR FULL WIDTH BUILDING SECTION.
3. SOFFIT VENTS - SECONDARY ROOF (4:12 SECTIONS): TOTAL VENT AREA PER IRC R806.2 -> 492.5 IN². SPLIT 50/50 FOR SOFFIT/GABLE VENT -> 246.3 IN², ADD 276.5 IN² FOR VENTING TO 8:12 SECTIONS -> 522.8 IN² TOTAL SOFFIT VENT AREA FOR 4:12 ROOF SECTION(S). FOR 8 SOFFIT SECTIONS 32.7 IN² MIN VENT AREA REQUIRED PER EACH.
4. GABLE VENTS - SECONDARY ROOF (4:12 SECTIONS): 246.3 IN² MIN VENT AREA.
5. SOFFIT VENTS - MAIN ROOF (8:12 SECTIONS), 4.3IN² PER LINEAR FT FOR FULL WIDTH BUILDING SECTION -> 8.6 IN² PER RAFTER CAVITY @ 2' O.C.
6. RAFTER SECTIONS ADJACENT TO 4:12 PITCH ROOF(S) VENTED TO SCISSOR TRUSS ATTIC.
7. CROSS GABLE VENTING - RAFTERS ADJACENT TO VALLEY BEAM TO BE VENTED TO THE NEXT ADJACENT RAFTER BAY AND TO PULL AIR FROM THE FIRST AVAILABLE SOFFIT BAY. CROSS BAY VENTING VIA VALLEY VENT TM ([HTTP://WWW.DCIPRODUCTS.COM/HTML/VALLEYVENT.HTM](http://www.dciproducts.com/html/valleyvent.htm)) OR SIMILAR PRODUCT.

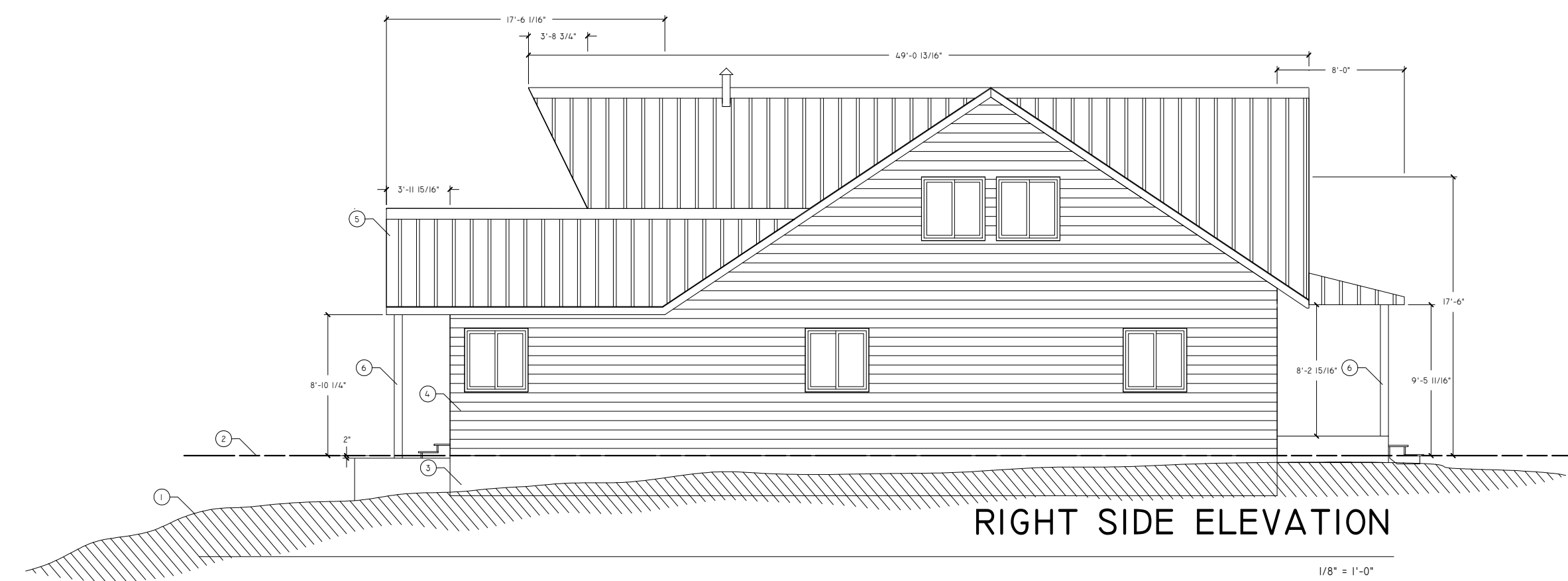
ELEVATION KEYNOTES

1. FINISH GRADE.
2. TOP OF STEM WALL.
3. CMU STEM WALL PER 'FOUNDATION PLAN'.
4. TYPICAL EXTERIOR FINISH: FIBER CEMENT BOARD SIDING OVER TYVEK HOMEWRAP.
5. ROOFING PER ROOF PLAN
6. 6X6 COLUMN FOR PORCH SUPPORT
7. GABLE VENT PER ROOF PLAN
8. EXTERIOR PORCH TRUSS PER STRUCTURAL BEAM PLAN.



FRONT ELEVATION

1/8" = 1'-0"



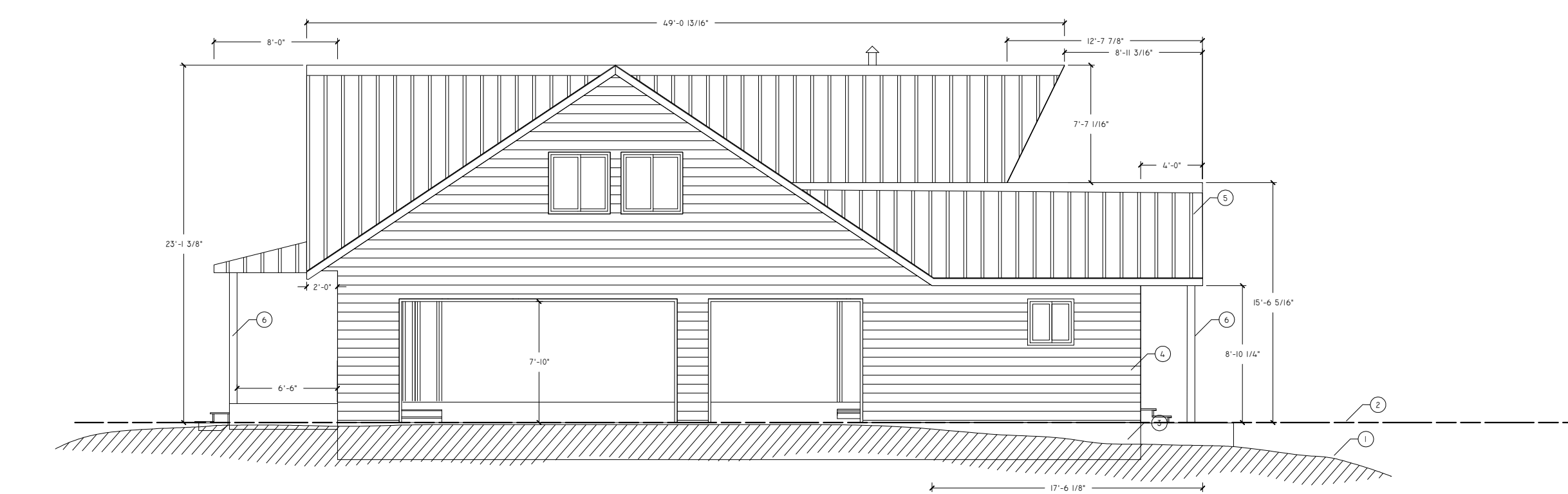
RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

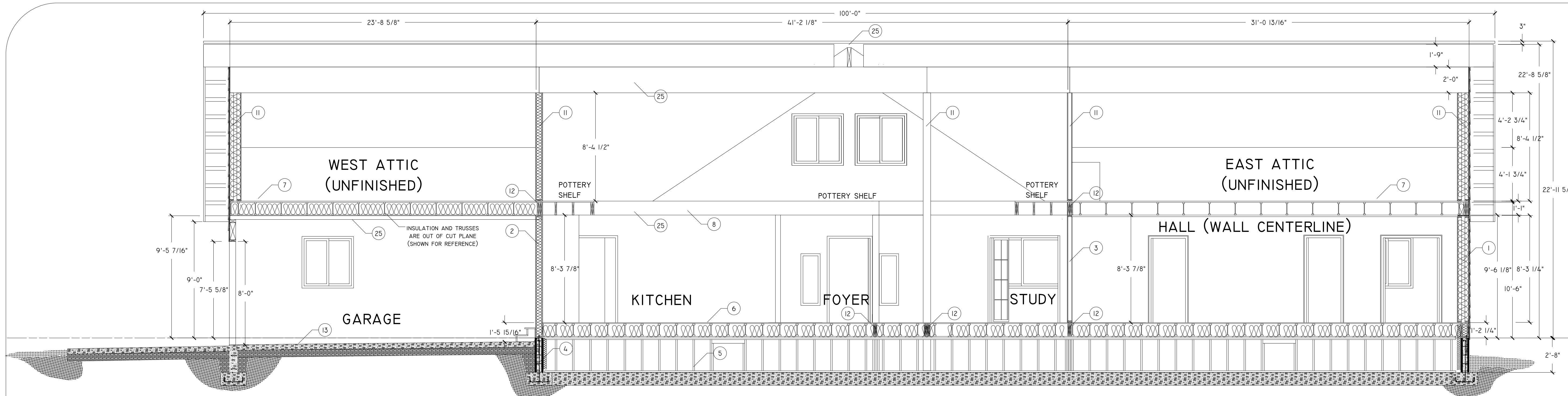
General Notes

- INITIAL RELEASE	29-09-18
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ELEVATIONS AND
ROOF PLAN

Project Name and Address
GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

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Scale 1/8" = 1'-0"	

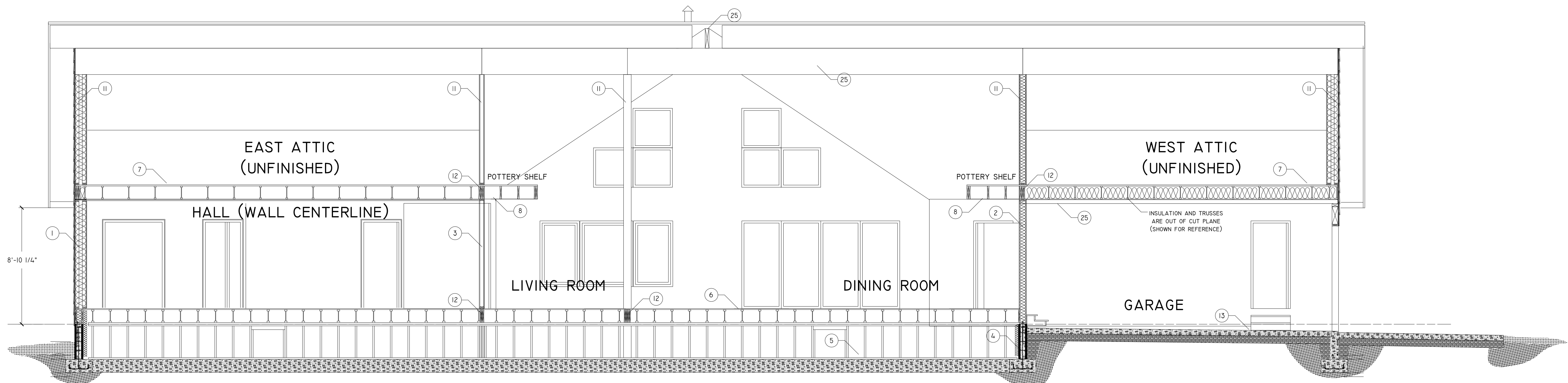


SECTION KEYNOTES

1. TYPICAL EXTERIOR WALL (NOT GARAGE): DOUBLE STUD 2X4 WALL @ 24" O.C. 10" THICK W/ BLOWN CELLULOSE INSULATION (R-40). INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS.
2. TYPICAL GARAGE WALL: CONVENTIONAL 2X6 STUD WALL @ 24" O.C. W/ FIBERGLASS BATT INSULATION (R-21). INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS.
3. TYPICAL INTERIOR WALL: CONVENTIONAL 2X4 STUD WALL @ 24" O.C.
4. TYPICAL STEM WALL: 8" CMU W/ R-10 RIGID INSULATION (NO INSULATION IN GARAGE W/O CRAWL SPACE).
5. CRIPPLE WALL: 2X4, 16" O.C W/ DOUBLE TOP PLATE. BOTTOM PLATE TO BE TREATED WOOD.
6. MAIN FLOOR: 11-7/8" TJI TRUSS FLOOR @ 16" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR.
7. ATTIC FLOOR: 11-7/8" TJI TRUSS FLOOR @ 24" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR (1-1/8" SHOWN).
8. POTTERY SHELF/CEILING: EXPOSED 2X12 #2 DOUG FIR TRUSS @ 24" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR
9. (OMITTED)
11. LOAD BEARING COLUMN PER STRUCTURAL BEAM PLAN
12. BLOCKING FOR COLUMN LOAD PATH
13. GARAGE SLAB PER FLOOR PLAN SLOPED 1/4" PER FT
14. SCISSOR TRUSS @ 2' O.C., VENTED ATTIC W/ FIBERGLASS BATT INSULATION (R-38)
15. PORCH SLOPES AWAY FROM HOUSE 1/8" PER FT.
16. EXTERIOR PORCH TRUSS PER STRUCTURAL BEAM PLAN
17. 6X6 LOAD BEARING COLUMN FOR PORCH SUPPORT
18. MAIN ROOF INTAKE AIR VENTED TO PERPENDICULAR ROOF ATTIC PER ROOF PLAN
19. SOFFIT VENTS PER ROOF PLAN
20. RIDGE VENT PER ROOF PLAN
21. 14" TJI RAFTERS 24" O.C. INLINE FRAMING WITH EXTERIOR STUD WALLS. FIBERGLASS BATT INSULATION (R-38)
22. 2X4 KNEE WALL 24" O.C. SINGLE TOP PLATE.
23. LOAD BEARING INTERIOR WALL, 2X4 O.C FRAMING W/ SINGLE TOP PLATE, INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS
24. ATTIC GABLE VENT PER ROOFING PLAN
25. GLULAM BEAM PER STRUCTURAL BEAM PLAN

BUILDING SECTION 'A'

1/4" = 1'-0"



BUILDING SECTION 'A' REVERSE

1/4" = 1'-0"

General Notes

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SECTION VIEWS

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By
 ADAM GOLDENSTEIN
 Date
 3/29/2018
 Scale
 1/4"=1'-0"

Sheet

A3.01

General Notes

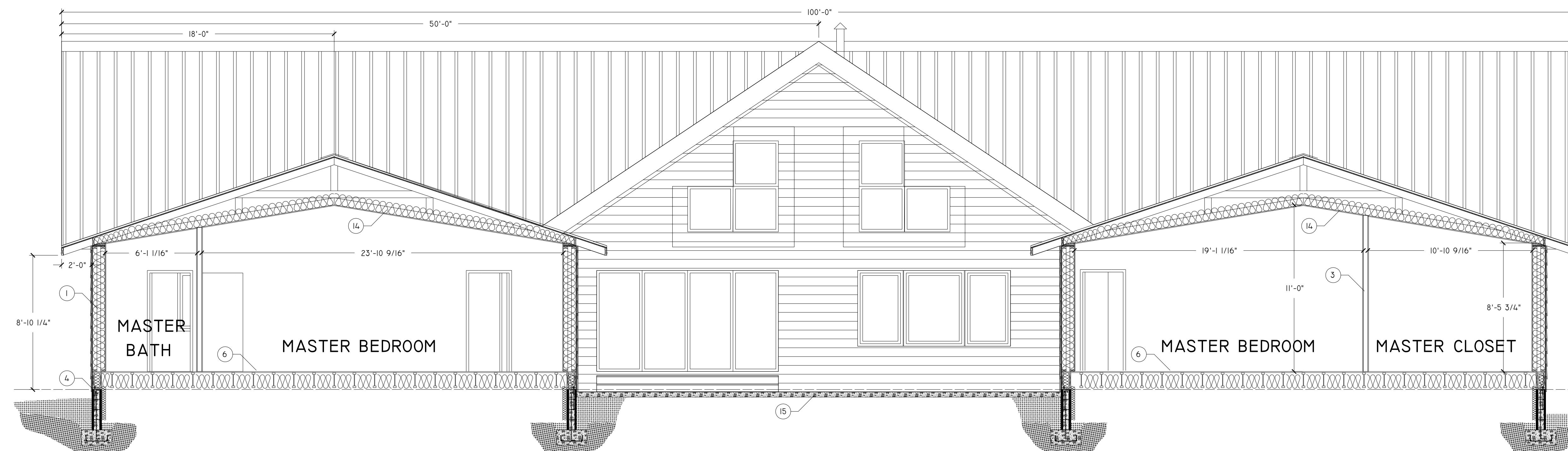
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SECTION VIEWS

Project Name and Address
GOLDENSTEIN RESIDENCE
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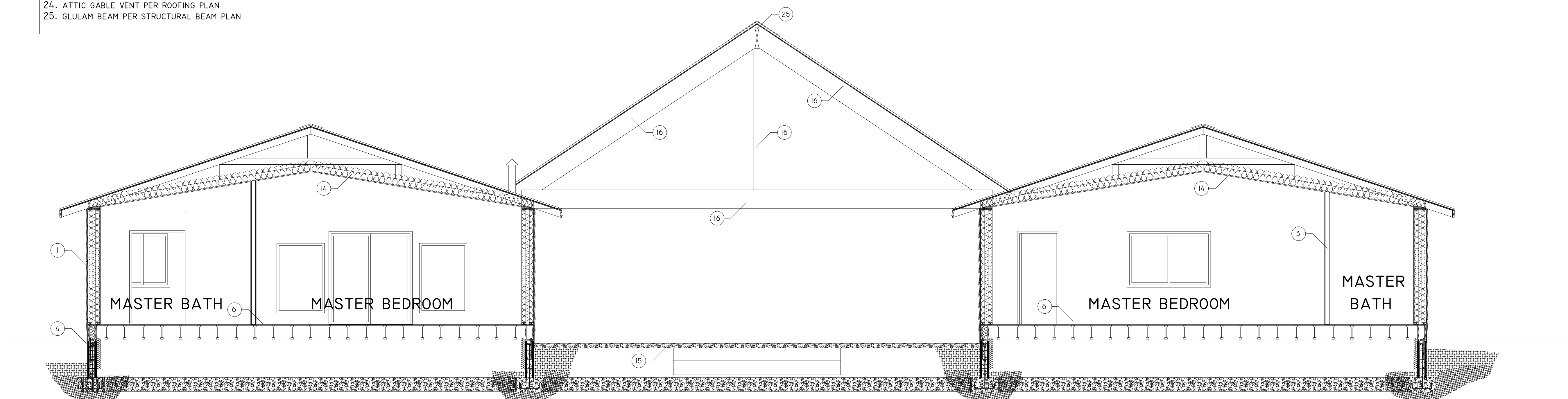


BUILDING SECTION 'B'

1/4" = 1'-0"

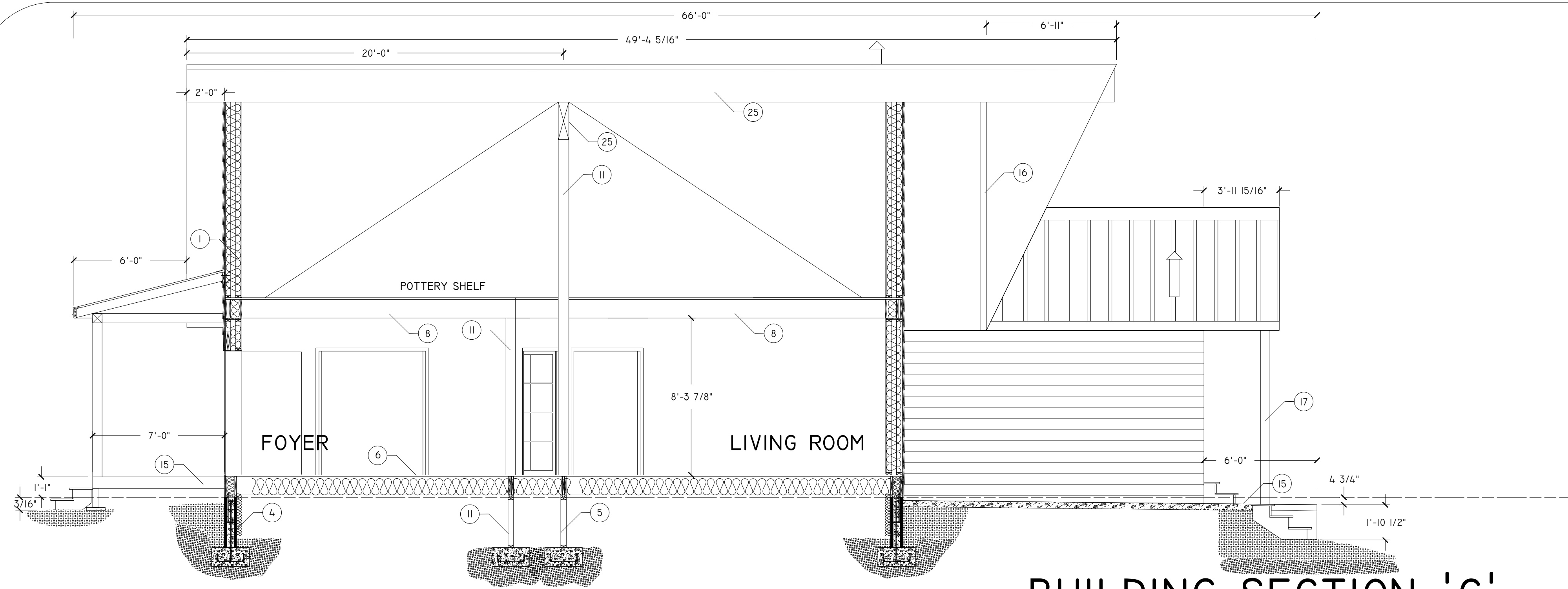
SECTION KEYNOTES

1. TYPICAL EXTERIOR WALL (NOT GARAGE): DOUBLE STUD 2X4 WALL @ 24" O.C. 10" THICK W/ BLOWN CELLULOSE INSULATION (R-40). INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS.
2. TYPICAL GARAGE WALL: CONVENTIONAL 2X6 STUD WALL @ 24" O.C. W/ FIBERGLASS BATT INSULATION (R-21). INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS.
3. TYPICAL INTERIOR WALL: CONVENTIONAL 2X4 STUD WALL @ 24" O.C.
4. TYPICAL STEM WALL: 8" CMU W/ R-10 RIGID INSULATION (NO INSULATION IN GARAGE W/O CRAWL SPACE).
5. CRIPPLE WALL: 2X4, 16" O.C W/ DOUBLE TOP PLATE. BOTTOM PLATE TO BE TREATED WOOD.
6. MAIN FLOOR: 11-7/8" TJI TRUSS FLOOR @ 16" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR.
7. ATTIC FLOOR: 11-7/8" TJI TRUSS FLOOR @ 24" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR (1-1/8" SHOWN).
8. POTTERY SHELF/CEILING: EXPOSED 2X12 #2 DOUG FIR TRUSS @ 24" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR
9. (OMITTED)
11. LOAD BEARING COLUMN PER STRUCTURAL BEAM PLAN
12. BLOCKING FOR COLUMN LOAD PATH
13. GARAGE SLAB PER FLOOR PLAN SLOPED 1/4" PER FT
14. SCISSOR TRUSS @ 2' O.C., VENTED ATTIC W/ FIBERGLASS BATT INSULATION (R-38)
15. PORCH SLOPES AWAY FROM HOUSE 1/8" PER FT.
16. EXTERIOR PORCH TRUSS PER STRUCTURAL BEAM PLAN
17. 6X6 LOAD BEARING COLUMN FOR PORCH SUPPORT
18. MAIN ROOF INTAKE AIR VENTED TO PERPENDICULAR ROOF ATTIC PER ROOF PLAN
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24. ATTIC GABLE VENT PER ROOFING PLAN
25. GLULAM BEAM PER STRUCTURAL BEAM PLAN

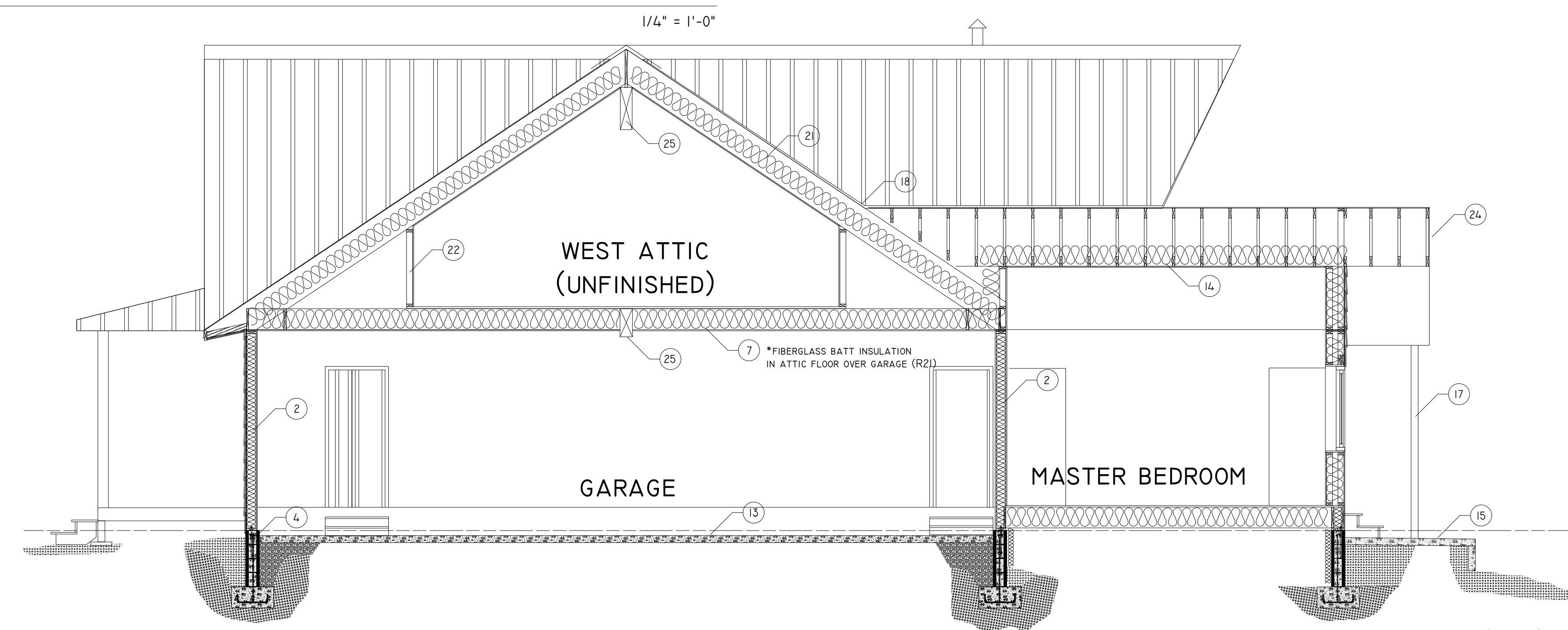


BUILDING SECTION 'B' REVERSE

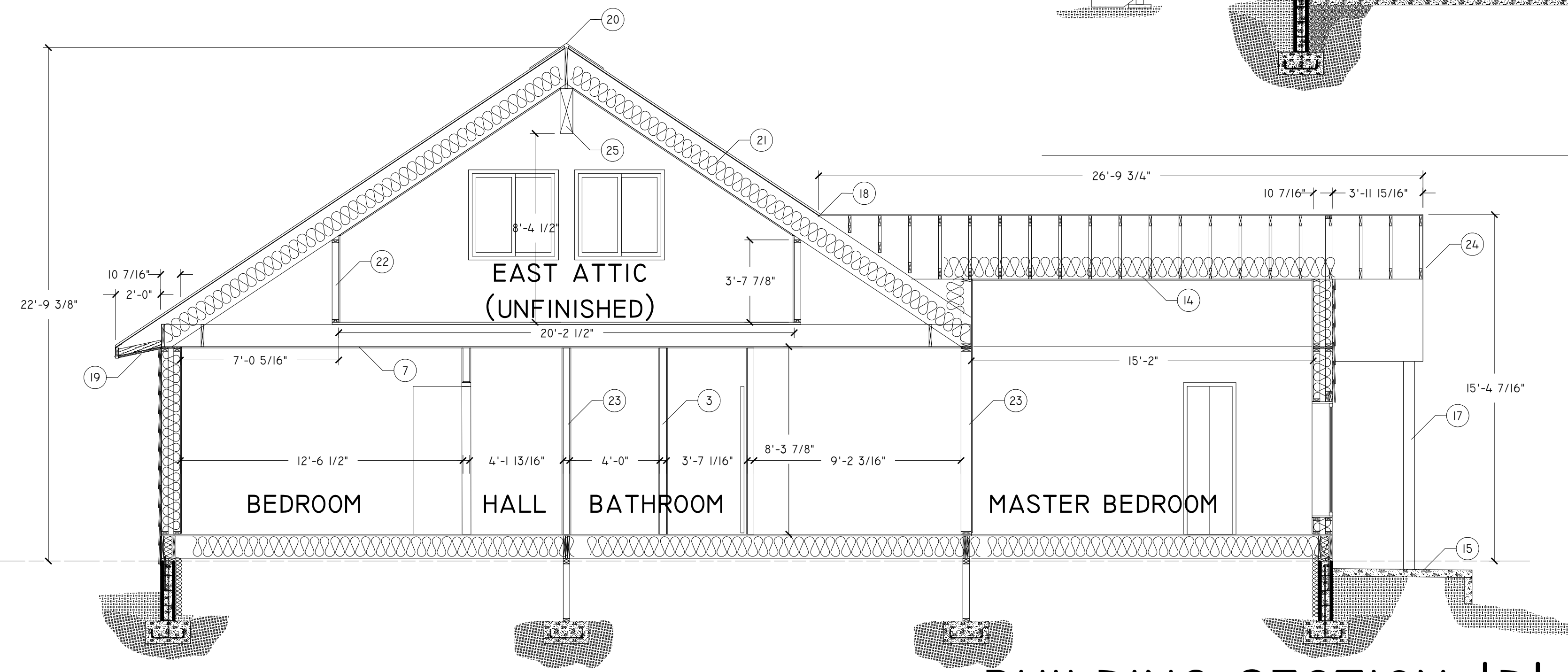
1/4" = 1'-0"



BUILDING SECTION 'C'



BUILDING SECTION 'E'



BUILDING SECTION 'D'

SECTION KEYNOTES

1. TYPICAL EXTERIOR WALL (NOT GARAGE): DOUBLE STUD 2X4 WALL @ 24" O.C. 10" THICK W/ BLOWN CELLULOSE INSULATION (R-4.0). INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS.
2. TYPICAL GARAGE WALL: CONVENTIONAL 2X6 STUD WALL @ 24" O.C. W/ FIBERGLASS BATT INSULATION (R-21). INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS.
3. TYPICAL INTERIOR WALL: CONVENTIONAL 2X4 STUD WALL @ 24" O.C.
4. TYPICAL STEM WALL: 8" CMU W/ R-10 RIGID INSULATION (NO INSULATION IN GARAGE W/O CRAWL SPACE).
5. CRIPPLE WALL: 2X4, 16" O.C W/ DOUBLE TOP PLATE. BOTTOM PLATE TO BE TREATED WOOD.
6. MAIN FLOOR: 11-7/8" TJI TRUSS FLOOR @ 16" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR.
7. ATTIC FLOOR: 11-7/8" TJI TRUSS FLOOR @ 24" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR (1-1/8" SHOWN).
8. POTTERY SHELF/CEILING: EXPOSED 2X12 #2 DOUG FIR TRUSS @24" O.C. W/ 7/8" T&G PLYWOOD SUBFLOOR
9. (OMITTED)
11. LOAD BEARING COLUMN PER STRUCTURAL BEAM PLAN
12. BLOCKING FOR COLUMN LOAD PATH
13. GARAGE SLAB PER FLOOR PLAN SLOPED 1/4" PER FT
14. SCISSOR TRUSS @ 2' O.C., VENTED ATTIC W/ FIBERGLASS BATT INSULATION (R-38)
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16. EXTERIOR PORCH TRUSS PER STRUCTURAL BEAM PLAN
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18. MAIN ROOF INTAKE AIR VENTED TO PERPENDICULAR ROOF ATTIC PER ROOF PLAN
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20. RIDGE VENT PER ROOF PLAN
21. 14" TJI RAFTERS 24" O.C. INLINE FRAMING WITH EXTERIOR STUD WALLS. FIBERGLASS BATT INSULATION (R-38)
22. 2X4 KNEE WALL 24" O.C. SINGLE TOP PLATE.
23. LOAD BEARING INTERIOR WALL, 2X4 O.C FRAMING W/ SINGLE TOP PLATE, INLINE FRAMING WITH ATTIC FLOOR TRUSSES & RAFTERS
24. ATTIC GABLE VENT PER ROOFING PLAN
25. GLULAM BEAM PER STRUCTURAL BEAM PLAN

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

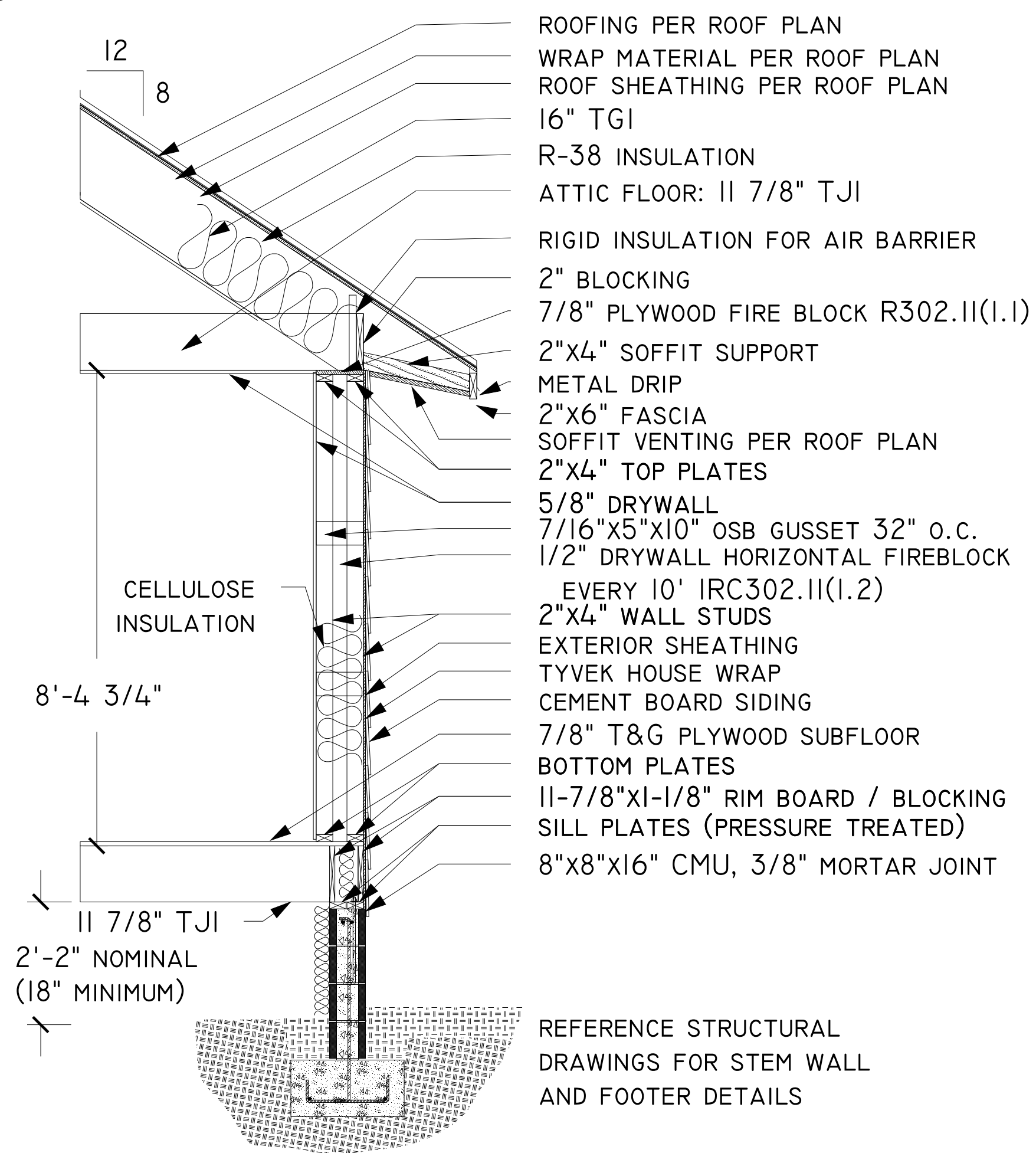
SECTION VIEWS

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

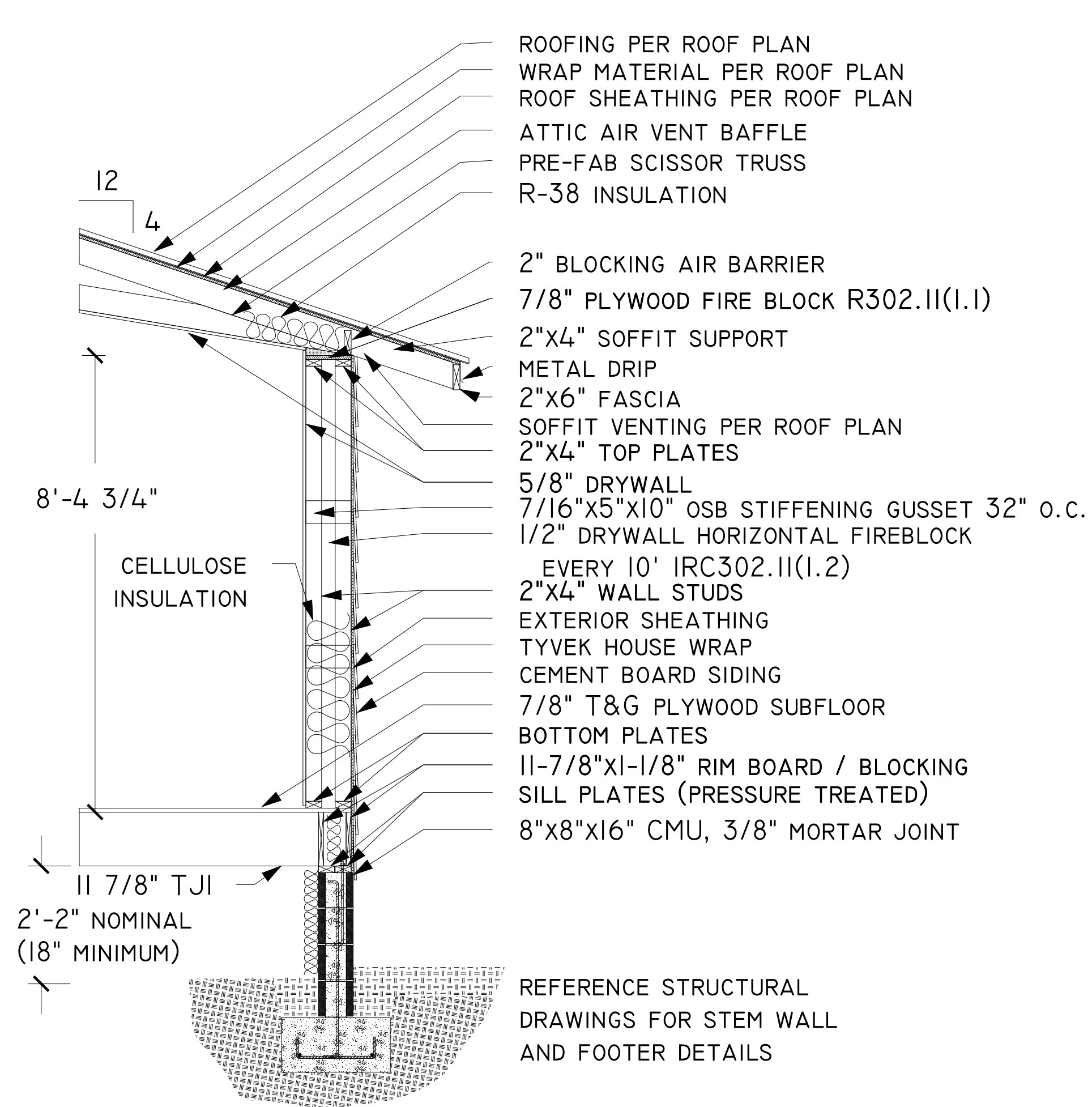
Project Name and Address

Drawn By
ADAM GOLDENSTEIN
 Date
 3/29/2018
 Scale
 1/4"=1'-0"

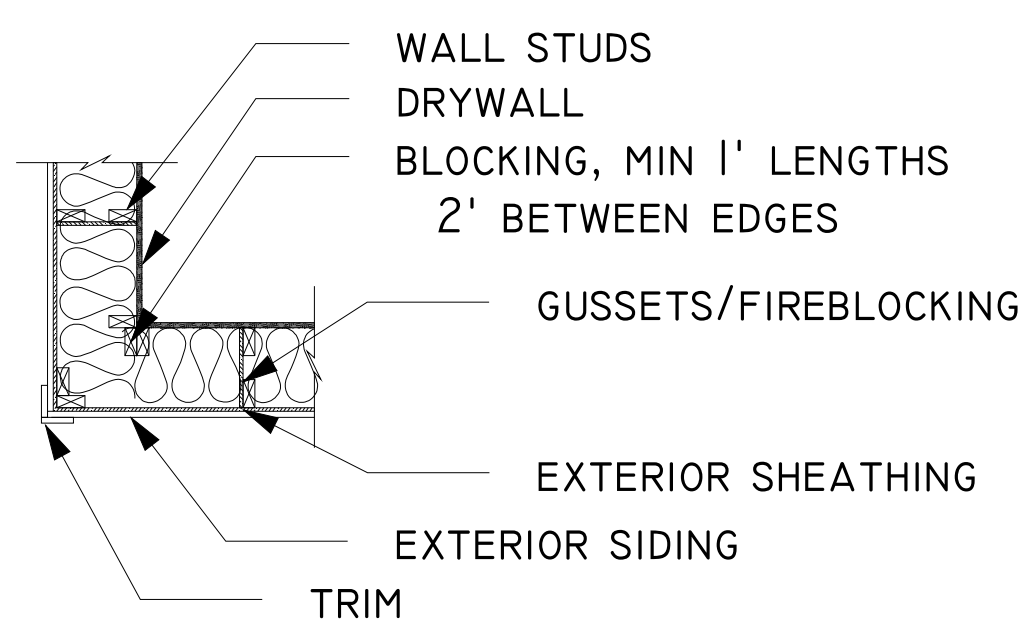
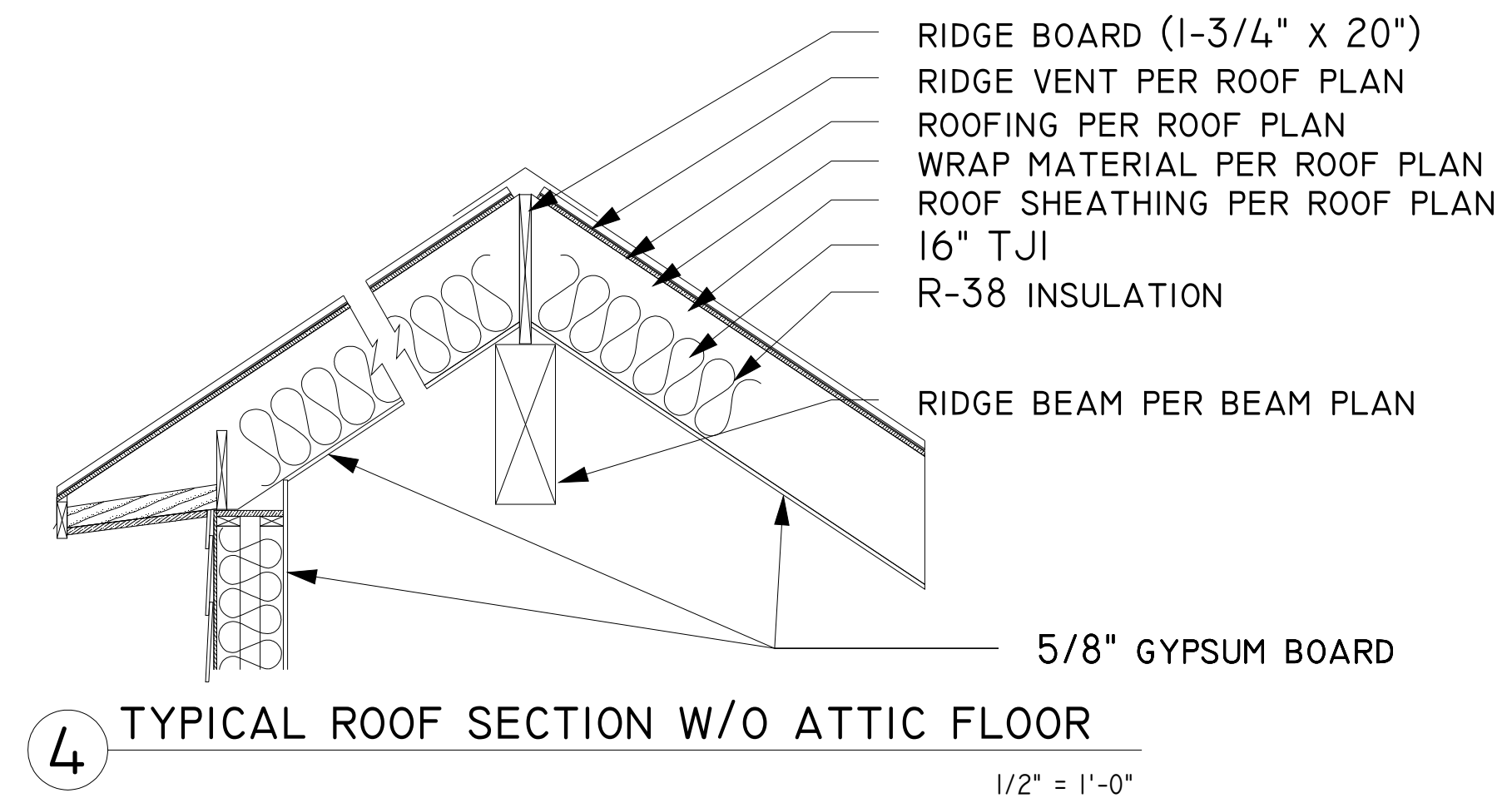
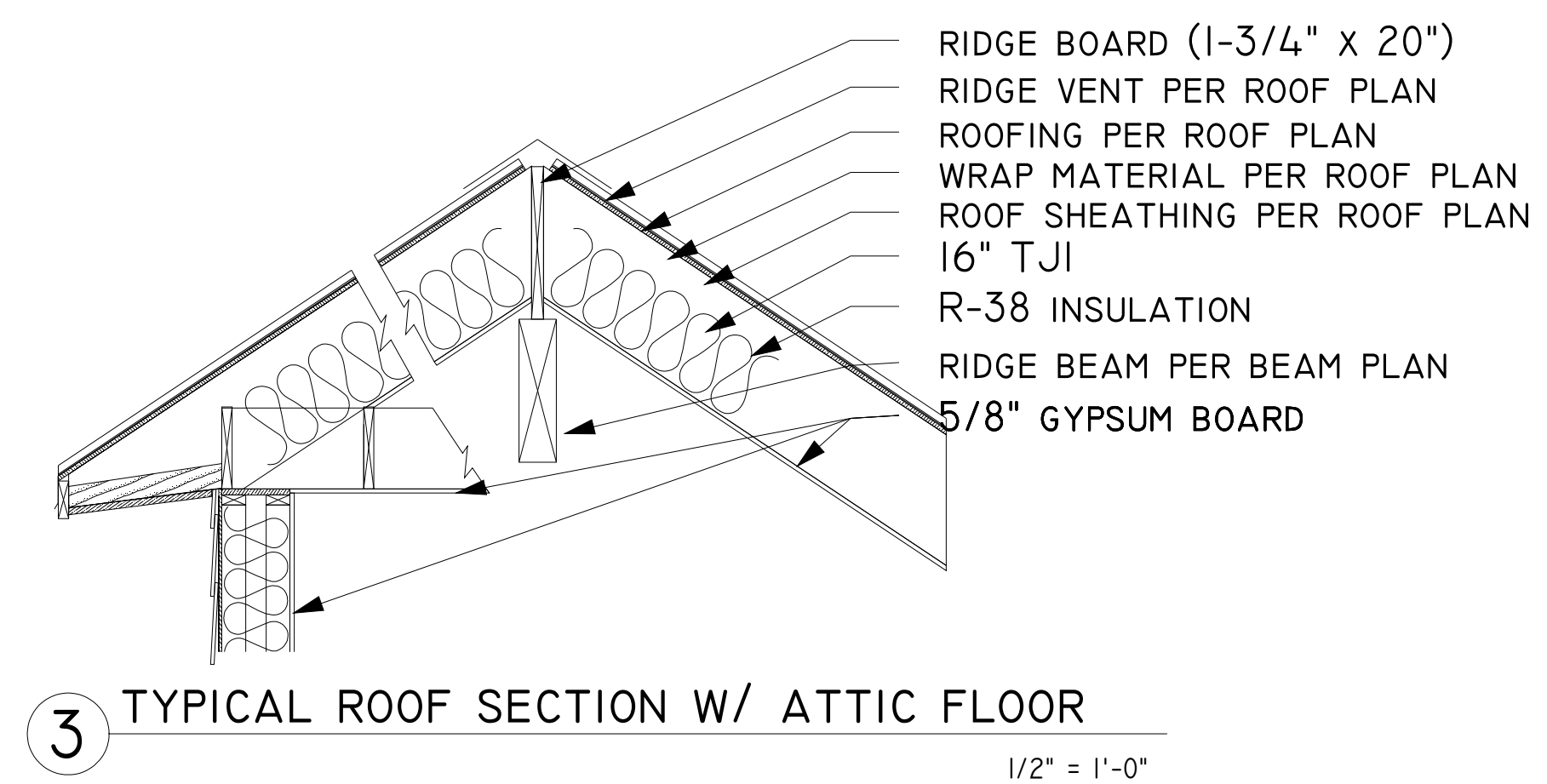
Sheet
A3.03



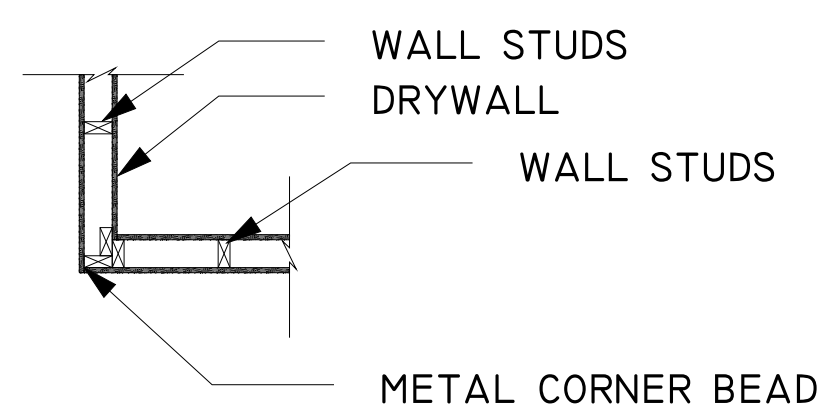
1 TYPICAL TJI WALL
1/2" = 1'-0"



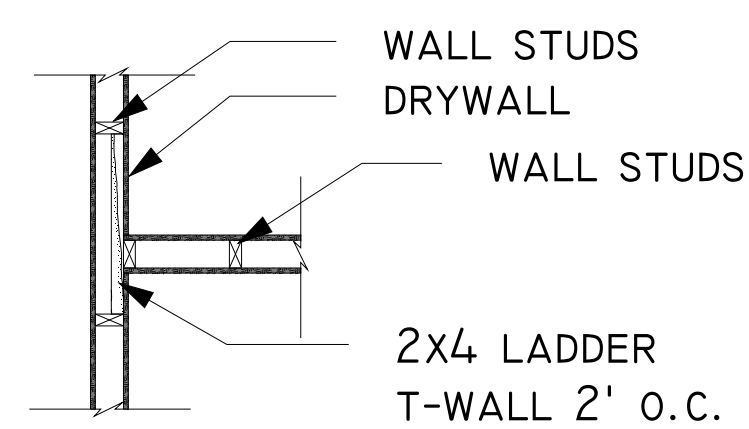
2 TYPICAL SCISSOR TRUSS WALL SECTION
1/2" = 1'-0"



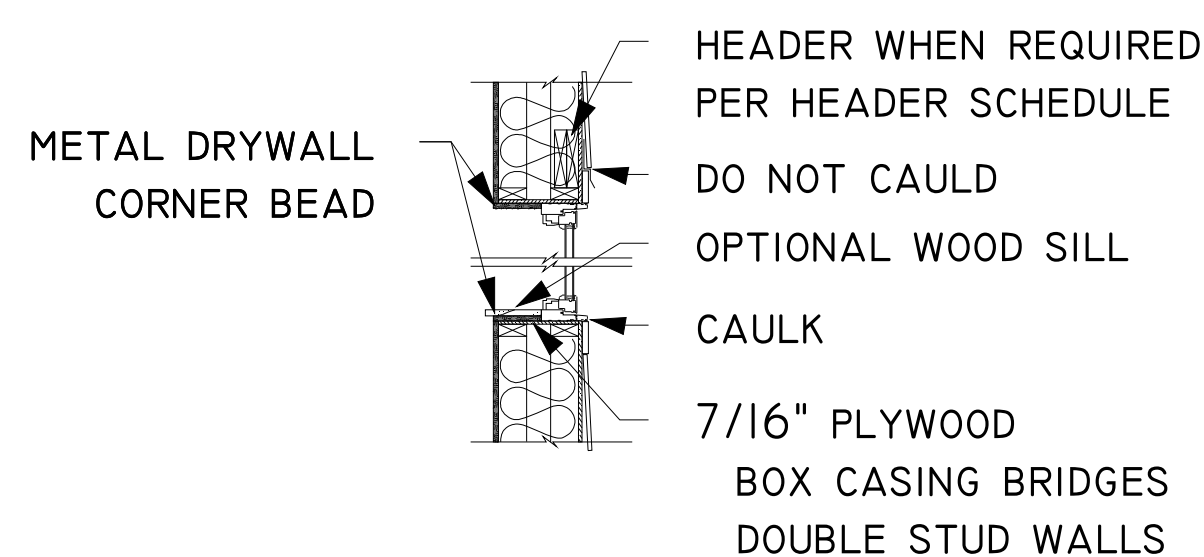
5 TYPICAL EXTERIOR WALL CORNER
1/2" = 1'-0"



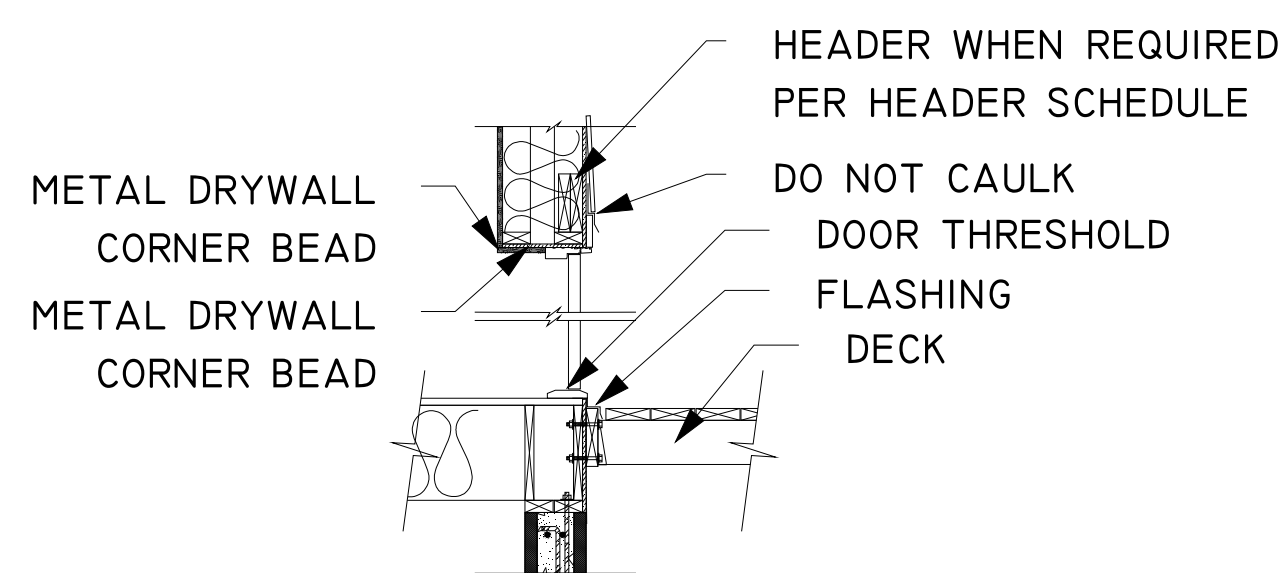
6 TYPICAL INTERIOR WALL CORNER
1/2" = 1'-0"



7 TYPICAL WALL INTERSECTION
1/2" = 1'-0"



8 TYPICAL WINDOW DETAIL
1/2" = 1'-0"



9 DOORWAY AT DECK DETAIL
1/2" = 1'-0"

10 (DRAWING OMITTED)

Sheet Title

DETAIL VIEWS

Project Name and Address

GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

General Notes		
No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

Drawn By ADAM GOLDENSTEIN	Sheet A5.01
Date 3/29/2018	
Scale 1/2"=1'-0"	

JACK STUD SCHEDULE (NO POINT LOADS)	
OPENING WIDTH	STUDS REQUIRED
0'-0" TO 4'-0"	(2)-2x4
4'-1" TO 5'-6"	(2)-2x4
5'-7" TO 6'-5"	(2)-2x4
6'-6" TO 18'-0"	SEE FLOOR PLAN

HEADER SCHEDULE (NO POINT LOADS)	
OPENING WIDTH	HEADER SIZE
0'-0" TO 4'-0"	(2)-2x8
4'-1" TO 5'-6"	(2)-2x10
5'-7" TO 6'-5"	(2)-2x12
6'-6" TO 18'-0"	SEE FLOOR PLAN

IRC 2012 TABLE R301.2(1)											
CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA											
GROUND SNOW LOAD	SPEED (MPH)	TOPOGRAPHICAL EFFECTS_K	SEISMIC DESIGN CATEGORY_F	WEATHERING_A	FROST LINE DEPTH	TERMITE_C	WINTER DESIGN TEMP_L	ICE BARRIER UNDERLAYER REQUIRED_H	FLOOD HAZARDS_H	AIR FREEZING INDEX_I	MEAN ANNUAL TEMP_J
30PSF	90 EXP C	NEGLIGIBLE	B	NEGLIGIBLE	18"	SLIGHT TO MODERATE	15 DEG F	NO	7BD	124	5.3 DEG F

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kPa, 1 MPH PER HOUR = 0.447 m/s.
A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUPL SHALL BE FILLED AS WITH THE WEATHERING INDEX (I.E., "NEGLIGIBLE," "MODERATE" OR "SEVERE") FOR CONCRETE AS DETERMINED FROM THE WEATHERING PROBABILITY MAP (FIGURE R301.2(1)). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C 24, C 55, C 62, C 63, C 90, C 129, C 145, C 210 OR C 652.
B. THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN SHOWN IN FIGURE R301.2(1). THE JURISDICTION SHALL FILL IN THE FROST LINE DEPTH COLUMN WITH THE DEPTH OF FROST BELOW FINISH GRADE.
C. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE TO INDICATE THE NEED FOR PROTECTION DEPENDING ON WHETHER THERE HAS BEEN A HISTORY OF LOCAL SUBTERRANEAN TERMITE DAMAGE.
D. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE WIND SPEED FROM THE BASIC WIND SPEED MAP (FIGURE R301.2(1.4)) AND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.
E. THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97.7-PERCENT VALUES FOR WINTER FROM APPENDIX D OF THE INTERNATIONAL PLUMBING CODE. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.
F. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE SEISMIC DESIGN CATEGORY DETERMINED FROM SECTION R301.2.2.1.
G. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH (A) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBER AND DATE OF ALL CURRENTLY EFFECTIVE FLOOD AND FORTIFY OR OTHER FLOOD HAZARD MAPS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS APPLICABLE.
H. IN ACCORDANCE WITH SECTIONS R905.2.7, R905.4.3.1, R905.5.3, R905.6.3.1, R905.7.3.1 AND R905.8.3.1, WHERE THERE HAS BEEN A HISTORY OF LOCAL DAMAGE FROM THE EFFECTS OF ICE DAMPING, THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH "YES," OTHERWISE, THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH "NO."
I. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE 100-YEAR RETURN PERIOD AIR FREEZING INDEX (BDF-DAYS) FROM FIGURE R303.5(2) OR FROM THE 100-YEAR (99 PERCENT) VALUE ON THE NATIONAL CLIMATIC DATA CENTER DATA TABLE "AIR FREEZING INDEX-USA METHOD (BASE 32°F)" AT WWW.NCIC.NEAA.GOV/FFSP.HTM.
J. IN ACCORDANCE WITH SECTION R301.2.1.5, WHERE THERE IS LOCAL HISTORICAL DATA DOCUMENTING STRUCTURAL DAMAGE TO BUILDINGS DUE TO TOPOGRAPHIC WIND-SPEED-UP EFFECTS, THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH "YES," OTHERWISE, THE JURISDICTION SHALL INDICATE "NO" IN THIS PART OF THE TABLE.

GENERAL NOTES
1. ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENCE CODE WITH LOCAL AMENDMENTS AS ADOPTED BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION.
2. OMISSIONS OR CONFLICTS BETWEEN ELEMENTS OF THE DRAWINGS, DETAILS OR NOTES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER /DRAFTSMAN IMMEDIATELY OR WHEN THEY HAVE BECOME KNOWN AND WITH THE EXISTENCE OF SAID CONFLICTS OR OMISSIONS, THE GREATER REQUIREMENT SHALL GOVERN.
3. ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED ACCORDING THE THE MANUFACTURERS' LITERATURE, SPECIFICATIONS AND/OR INSTRUCTIONS.
4. ALL BEDROOMS SHALL HAVE UNIMPEDED EMERGENCY EGRESS/ACCESS VIA AN EXTERIOR DOORWAY OR EGRESS WINDOW WHERE THE MINIMUM OPENING SIZE IS 5.7 FT ² , MINIMUM OPENING HEIGHT IS 24", MINIMUM OPENING WIDTH IS 20", AND MEETING ALL REQUIREMENTS OF IRC SECTION R310.
5. PROVIDE SMOKE DETECTORS ON SEPARATE ELECTRICAL CIRCUITS WITH BATTERY BACKUPS PER IRC SECTION R317
6. ALL HABITABLE AREAS SHALL BE HEATED TO MAINTAIN A MINIMUM OF 68 DEGREES F PER IRC SECTION R303.6
7. PROVIDE TERMITE TREATMENT PER STATE REQUIREMENTS AND IRC SECTION R324. DO NOT DISTURB AFTER APPLICATION AND RETREAT IF CONCRETE IS NOT POURED WITHIN 12 HOURS
8. PROVIDE 1 HOUR FIRE RESISTIVE WALL CONSTRUCTION CONSISTING OF 1 LAYER OF 1/2" OR GREATER TYPE 'X' GYPSUM WALL BOARD AT GARAGE WALLS COMMON TO LIVING AREA FROM SOLE PLATE TO GARAGE CEILING LID; PROVIDE 2 LAYERS OF 1/2" OR GREATER TYPE C WHEN TJ1/LPL'S ON 24" O.C. ARE USED.
9. GLASS OR GLAZING IN HAZARDOUS AREAS, DEFINED AS BEING WITHIN 24" OF DOORS OR 18" OFF FLOORS AND OTHER APPLICATIONS IS TO BE TEMPERED OR SAFETY GLASS PER IRC SECTION R308.4
10. WHEN GYPSUM WALL BOARD IS USED IN TUB/SHOWER AREAS A MOISTURE RATED PRODUCT SHALL BE USED TO A MINIMUM OF 72" ABOVE TUB/SHOWER DRAINS.
11. ALL BUILDING JOINTS, SEAMS PENETRATIONS, AND OTHER SOURCES OF AIR LEAKAGE THROUGH THE BUILDING THERMAL ENVELOPE SHALL BE CAULKED, WEATHER STRIPPED, WRAPPED OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.
12. INSULATION SHALL BE PER PLAN, IF INSULATION OF ANY PORTION OF THE THERMAL ENVELOPE IS NOT SHOWN IT SHALL BE INSULATED WITH A MINIMUM AS FOLLOWS: R-19 WALLS, R-10 STEM WALLS, AND R-38 CEILING.

FOUNDATION NOTES
1. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL, OR ON ENGINEERED CONTROLLED FILL AND SHALL EXTEND A MINIMUM OF 12" BELOW THE FROST LINE (18" BELOW FINISHED GRADE).
2. DESIGN SOIL BEARING: 1500 PSI ASSUMED UNLESS OTHERWISE NOTED. ANY QUESTIONS REGARDING COMPOSITION OR BEARING CAPACITY OF THE SOIL SHALL BE ADDRESSED BY THE OWNER AND/OR CONTRACTOR. IN THE EVENT OF UNSTABLE CONDITIONS A LICENSED ENGINEER WILL BE CONSULTED.
3. ALL VEGETATION AND FOREIGN OBJECTS SHALL BE REMOVED BEFORE PRIOR TO THE PLACEMENT OF FOOTINGS, SLAB OR OTHER UNDERGROUND INSTALLATIONS.
4. ALL COMPACTION PROCEDURES IN NATURAL GROUND OR ENGINEERED FILL WHICH THE BEARING WEIGHT OF A STRUCTURE RESTS ON SHALL PROVIDE FOR A MINIMUM OF 95% DENSITY, WITH VERIFICATION BY A SOILS REPORT FROM A LICENSED SOILS LABORATORY. SLABS FOR PORCHES, GARAGES, AND DRIVEWAYS SHALL BE COMPACTED BY A PROCESS TO ACHIEVE 95% DENSITY AND VERIFICATION BY A SOILS REPORT IS AT THE DISCRETION OF THE OWNER.
5. ALL CONCRETE WORK SHALL HAVE A MINIMUM COMPREHENSIVE STRENGTH AS OUTLINED IN IRC TABLE R402.2.2 AND ACI318. QUALITY OF ASSURANCE AND CONTROL OF ALL CONCRETE WORK IS TO CONFORM TO CURRENT ACI SPECIFICATIONS.
6. CONCRETE SLABS AND OTHER FLAT WORK SHALL BE GIVEN A MINIMUM 72 HOURS CURING TIME PRIOR TO ANY FORM OF LOADING AND 28 DAYS MINIMUM OF 28 DAYS BEFORE VEHICULAR TRAFFIC.
7. INTERIOR CONCRETE SLABS ARE TO BE TROWELED SMOOTH, EXTERIOR BROOM FINISHED AT EXPOSED AREAS UNLESS OTHERWISE NOTED.
8. ALL CONCRETE MATERIAL SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 SACKS PER YD ³ , MINIMUM 2,500 PSI AND CONFORM TO ASTM C150 TYPE II. AGGREGATE SHALL CONFORM TO ASTM C33. SLUMP TESTING SHALL NOT EXCEED 4" AND WATER MAY NOT BE ADDED AT THE JOB SITE. CONCRETE THAT HAS BEE DELIVERED AND IN TRUCKS, ON THE JOB SITE FOR MORE THAN 1/2 HOUR WILL NOT BE ACCEPTED.
9. CONCRETE IS TO BE PLACED IN ITS FINAL POSITION AND NOT MOVED OR ALTERED THEREAFTER. APPLY MECHANICAL VIBRATION AT DUCTS OR OTHER STRUCTURES AS NEEDED TO ENSURE COMPLETE PLACEMENT.

MASONRY NOTES
1. ALL MASONRY SHALL CONFORM TO THE IRC SECTION R606.
2. CONCRETE MASONRY UNITS SHALL BE HOLLOW, LOAD BEARING, AND CONFORM TO AST C90, TYPE I WITH A MINIMUM COMPRESSIBLE STRENGTH OF 1,350 PSI AT 28 DAYS.
3. MASONRY GROUT SHALL CONFORM TO ASTM C476 COURSE GROUT. HOLLOW MASONRY UNITS CONTAINING STEEL REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT TO LAYERS OR HEIGHTS AS PRESCRIBED BY CODE, WITH SPECIAL INSPECTIONS IF NECESSARY.
4. REINFORCING STEEL SHALL BE PER PLAN AND AT MINIMUM CONFORM TO ASTM GRADE 40, BE CONTINUOUSLY LAPPED 40 DIAMETERS, VERTICALS AT 48" ON CENTER AND ONE VERTICAL REINFORCING, FULL HEIGHT BAR AT ALL WINDOW AND DOOR JAMBS, EACH SIDE OF EXPANSION JOINTS, WALL CORNERS, WALL ENDS, OR AS INDICATED ON THE DRAWINGS.

FRAMING NOTES
1. FRAMING PLANS INDICATE STRUCTURAL CONDITIONS ONLY AND NOT METHODS OF CONSTRUCTION. INSTALL BLOCKING, BRACING, AND ADDITIONAL MEMBERS AS REQUIRED BY CODE, WHETHER CALLED OUT IN THE DRAWING OR NOT. PROVIDE OR REPLACE NAILERS, BACKING OR OTHER MEMBERS AS NEEDED FOR WALLBOARD, ROOFING, PLUMBING, MECHANICAL AND ELECTRICAL AND OTHER ACCESSORY INSTALLATIONS. REPLACE BENT, BOWED OR DEFECTIVE MEMBERS, LEVEL OR RE-LEVEL WALLS, FOOT AND WINDOW JAMBS PRIOR TO WALLBOARD, AND MEMBERS ALTERED OR DAMAGED BY OTHER TRADES.
2. PLYWOOD SHEATHING SHALL BE CDX (CCX WHEN EXPOSED) OR OSB, THICKNESS PER PLANS AND SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY.
3. ALL EXTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY REGARDLESS OF MINIMUM BRACED WALL REQUIREMENTS.
4. SIL PLATES SHALL BE PRESSURE TREATED AND BE TERMITE, FUNGUS, AND DECAY RESISTANT.
5. ALL FRAMING LUMBER SHALL BE IN SERVICEABLE CONDITION AND CONFORM TO THE LATEST MANUAL EDITION OF WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTIONS BUREAU. ALL SAWN LUMBER SHALL BE GRADE STAMPED WITH THE MARK OF AN APPROVED GRADING AGENCY ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH OF THE FOLLOWING GRADES WITH THE MINIMUM PROPERTIES: JOISTS NO. 2 BEAMS 4" WIDTH: NO. 2 LEDGERS AND TOP PLATES: NO. 2 2x4 AND 2x6 STUDS: NO. 2 POSTS, 4x4 NO. 2 POSTS 4x6 AND LARGER: NO. 1
6. MANUFACTURED BEAMS ARE TO BE DOUGLAS FIR OR EQUAL AND ARE TO INCLUDE ALL NECESSARY APPURTENANCES AND MATERIAL AND HARDWARE FOR ANCHORAGES, BRIDGING, BRACING, AND SPLICES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, WHETHER CALLED OUT ON THE DRAWINGS OR NOT.
7. PROVIDE POSITIVE METAL CONNECTORS PROVIDING FOR ANCHORAGE AND REINFORCEMENT OF ALL STRUCTURAL MEMBERS FROM FOUNDATION THROUGH TO THE TOP OF THE STRUCTURE FOR UPLIFTING AND LATERAL MOVEMENT AS DETAILED IN THE PLANS AND FOR ANY PLACE IN CASE OF OMISSION. DESIGN LOADS: ROOF: DEAD: 15 PSF, LIVE: 20 PSF, SNOW: 30 PSF FLOOR: DEAD: 15 PSF, LIVE LOAD 40 PSF WIND: 90 MPH

GENERAL FASTENER NOTES
1. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE A MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 800SI FOR SHANK DIAMETER OF 0.192" INCH (200 COMMON NAIL), 900SI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 1000SI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
2. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
3. NAILS ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR A MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES, AND GABLE END WALLS, AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
4. UNLESS OTHERWISE NOTED ATTACHMENTS VIA BRACKETS, HANGERS, ETC SHALL FOLLOW THE MANUFACTURERS FASTENER SCHEDULE FOR THE MINIMUM DESIGN LOAD OR BETTER.
5. IN CASE OF A CONTRADICTION OF THE GENERAL FASTENER SCHEDULE AND FASTENER REQUIRED BY A DETAIL DRAWING OR CALL OUT, THE CALL OUT OR DETAIL DRAWING SHALL TAKE PRECEDENCE UNLESS IT RESULTS IN A INFERIOR CONNECTION.

FASTENER SCHEDULE: GENERAL STRUCTURAL MEMBERS			
LINE	CONNECTION	FASTENER	LOCATION
1	JOIST TO SILL OR GIRDER	3-8D	TOENAIL
2	BRIDGING TO JOIST	2-8D	TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING	16D AT 16" O.C.	TYPICAL FACE NAIL
4	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16D AT 16" O.C.	BRACED WALL PANEL
5	TOP PLATE TO STUD	2-16D	END NAIL
6	STUD TO SOLE PLATE	4-8D / 2-16D	TOENAIL / END NAIL
7	DOUBLE STUDS	16D AT 24" O.C.	FACE NAIL
8	DOUBLE TOP PLATES	16D AT 16" O.C.	TYPICAL FACE NAIL
9	DOUBLE TOP PLATES 24" OFFSET OF END JOINTS	8-16D	FACE NAIL IN LAPPED AREA
10	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8D	TOENAIL
11	RIM JOIST TO TOP PLATE	8D AT 6" O.C.	TOENAIL
12	TOP PLATE, LAPS, CORNERS AND INTERSECTIONS	2-16D	FACE NAIL
13	CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EDGE
14	CONTINUOUS HEADER TO STUD	4-8D	TOENAIL
15	RAFTER TO PLATE	3-8D	TOENAIL
16	BUILT-UP CORNER STUDS	16D	24" O.C.
17	BUILT-UP GIRDER AND BEAMS	20D 32" O.C. 8 2-20D	FACE NAIL 32" O.C. STAGGERED & FACE NAIL AT ENDS AND SPLICES
18	JOIST TO BAND JOIST	3-16D	FACE NAIL

FASTENER SCHEDULE: WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING				
LINE	PANEL THICKNESS	FASTENER	SPACING (EDGE)	SPACING (FIELD)
1	3/8"-1/2"	6D (SUB-FLOOR WALL), 8D (ROOF)	6"	12"G
2	19/32"-1"	8D	6"	12"G
3	1 1/8"-1 1/4"	10D	6"	12"

FASTENER G				
LINE	PANEL THICKNESS	FASTENER	SPACING (EDGE)	SPACING (FIELD)
1	5/8"	1 5/8" DRYWALL SCREWS	7"	7"

DOOR SCHEDULE								
#	WIDTH	HEIGHT	HDWR	FIRE RATING	CONSTRUCTION	U-FACTOR	SHGC	NOTES
1	3'-0"	6'-8"	ENTRY	N/A	FIBERGLASS/GLASS	0.35	0.41	MSTR EXTERIOR HINGED DOOR
2	5'-10"	6'-8"	ENTRY	N/A	VINYL/GLASS	0.35	0.41	MSTR EXT FRENCH
3	3'-0"	6'-8"	PASSAGE	N/A	WOOD	-	-	BATHROOM POCKET DOOR
4	3'-0"	6'-8"	ENTRY	R302.5.1	WOOD	-	-	GARAGE HINGED DOOR
5	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BATHROOM HINGED DOOR
6	3'-0"	6'-8"	ENTRY	R302.5.1	WOOD	-	-	GARAGE HINGED DOOR
7	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BEDROOM HINGED DOOR
8	12'-0"	6'-8"	ENTRY	N/A	VINYL/GLASS	0.35	0.41	PATIO SLIDING DOOR
9	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BEDROOM HINGED DOOR
10	10'-0"	8'-0"	GARAGE	N/A	PANEL	-	-	GARAGE W/ REMOTE OPENER
11	18'-0"	8'-0"	GARAGE	N/A	PANEL	-	-	GARAGE W/ REMOTE OPENER
12	6'-0"	6'-8"	PASSAGE	N/A	WOOD	-	-	STUDY FRENCH DOOR
13	4'-0"	6'-8"	PASSAGE	N/A	WOOD	-	-	HALLWAY FRENCH DOOR
14	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BEDROOM HINGED DOOR
15	2'-8"	6'-8"	PRIVACY	N/A	WOOD	-	-	SHOWER POCKET DOOR
16	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BATHROOM HINGED DOOR
17	4'-8"	6'-8"	PASSAGE	N/A	WOOD	-	-	CLOSET BI-FOLD DOOR
18	2'-8"	6'-8"	PRIVACY	N/A	WOOD	-	-	WATER CLOSET HINGED DOOR
19	4'-8"	6'-8"	PASSAGE	N/A	WOOD	-	-	CLOSET BI-FOLD DOOR
20	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BEDROOM HINGED DOOR
21	3'-0"	6'-8"	PRIVACY	N/A	WOOD	-	-	BEDROOM HINGED DOOR
22	4'-8"	6'-8"	PASSAGE	N/A	WOOD	-	-	CLOSET BI-FOLD DOOR
23	3'-0"	6'-8"	ENTRY	R302.5.1	WOOD	-	-	GARAGE HINGED DOOR
24	2'-4"	6'-8"	PASSAGE	N/A	WOOD	-	-	PANTRY HINGED DOOR
25	3'-0"	6'-8"	PASSAGE	N/A	WOOD	-	-	UTILITY RM POCKET DOOR
26	2'-6"	6'-8"	PASSAGE	N/A	WOOD	-	-	BATHROOM HINGED DOOR
27	2'-6"	6'-8"	PASSAGE	N/A	WOOD	-	-	BATHROOM HINGED DOOR
28	3'-0"	6'-8"	ENTRY	N/A	WOOD	0.35	-	FRONT HINGED DOOR
A1	-	-	-	-	-	-	-	OMITTED
A2	4'-8"	3'-0"	PASSAGE	N/A	WOOD	-	-	ATTIC ACCESS DOOR FOR HRV

WINDOW SCHEDULE								
#	WIDTH	HEIGHT	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	EGRESS TEMPERED	NOTES
A	72"	48"	VINYL	6'-8"	0.35	0.41	N	N
B	120"	48"	VINYL	6'-8"	0.35	0.41	N	N
C	42"	60"	VINYL	6'-8"	0.35	0.41	N	Y
D	42"	60"	VINYL	6'-8"	0.35	0.41	N	Y
E	-	-	-	-	-	-	-	OMITTED
F	18"	48"	VINYL	6'-8"	0.35	0.41	N	Y
G	48"	48"	VINYL	6'-8"	0.35	0.41	N	Y
H	48"	48"	VINYL	6'-8"	0.35	0.41	Y	N
I	48"	48"	VINYL	6'-8"	0.35	0.41	Y	N
J	48"	48"	VINYL	6'-8"	0.35	0.41	Y	N
K	48"	48"	VINYL	6'-8"	0.35	0.41	Y	N
L	96"	48"	VINYL	6'-8"	0.35	0.41	N	N
M	18"	48"	VINYL	6'-8"	0.35	0.41	N	Y
N	18"	48"	VINYL	6'-8"	0.35	0.41	N	Y
O	36"	36"	VINYL	6'-8"	0.35	0.41	N	Y
P	48"	48"	VINYL	6'-8"	0.35	0.41	N	N
Q	48"	48"	VINYL	6'-8"	0.35	0.41	N	N
R	36"	48"	VINYL	6'-8"	0.35	0.41	N	Y
2A	36"	36"	VINYL	12'-2"	0.35	0.41	N	N
2B	36"	36"	VINYL	12'-2"	0.35	0.41	N	N
2C	36"	36"	VINYL	16'-2"	0.35	0.41	N	N
2D	36"	36"	VINYL	12'-2"	0.35	0.41	N	N
2E	36"	36"	VINYL	12'-2"	0.35	0.41	N	N
2F	36"	36"	VINYL	16'-2"	0.35	0.41	N	N
2G	36"	36"	VINYL	16'-2"	0.35	0.41	N	N
2H	36"	36"	VINYL	16'-2"	0.35	0.41	N	N
2I	48"	48"	VINYL	16'-2"	0.35	0.41	N	N
2J	48"	48"	VINYL	16'-2"	0.35	0.41	N	N
2K	48"	48"	VINYL	16'-2"	0.35	0.41	N	N
2L	48"	48"	VINYL	16'-2"	0.35	0.41	N	N

General Notes		
-	INITIAL RELEASE	29-09-18
No.	Revision/Issue	Date

Sheet Title
**DOOR, WINDOW AND
FASTENER SCHEDULES**

Project Name and Address
**GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327**

Drawn By ADAM GOLDENSTEIN	Sheet A6.01
Date 3/29/2018	
Scale 1/2"=1'-0"	

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

NOTES

1. TREAT THE GROUND FOR TERMITES BEFORE POURING CONCRETE.
2. CMU BLOCK STEMWALL SHALL BE 4 CMUS TALL AT NORTH WEST CORNER OF HOUSE. FOOTER AND STEM WALL MAY BE STEPPED DOWN UP TO THREE CMUS. (24") AS REQUIRED BY GRADE IN ORDER TO MAINTAIN FROST LINE AND KEEP THE FOUNDATION ON UNDISTURBED SOIL AND NOT FILL.
3. PROVIDE FIBRE/ASPHALT IMPREGNATED EXPANSION CONTROL MATERIAL BETWEEN FLATWORK AND ALL VERTICAL ELEMENTS SUCH AS WHERE GARAGE SLAB MEETS THE STEM WALL.
4. ALL CONCRETE USED FOR CONSTRUCTION SHALL COMPLY WITH IRC2012 R402.2

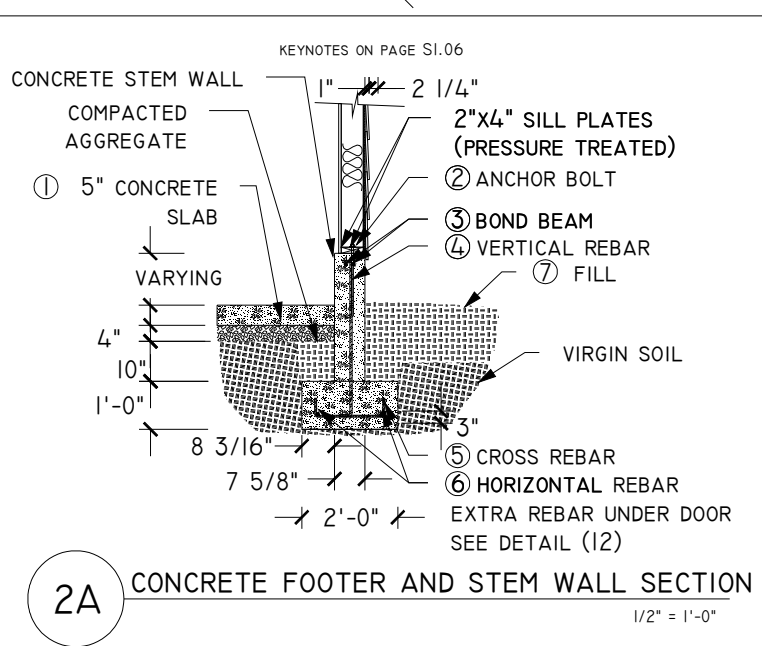
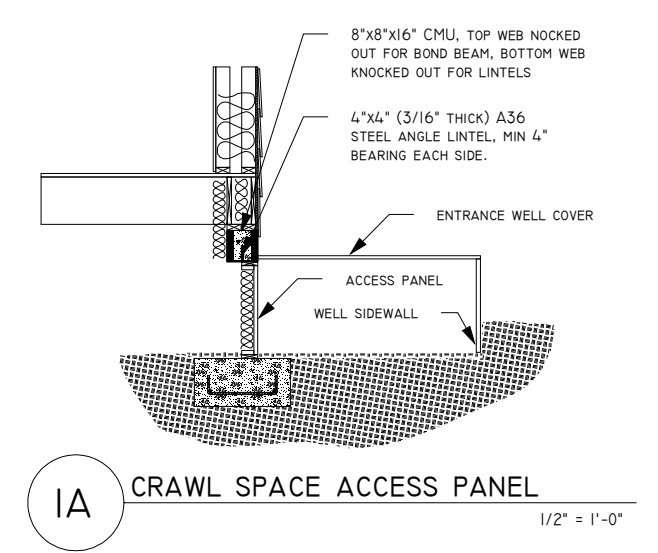
COLUMN FOOTINGS

ID	XDIM	YDIM	FOOTING
C1	0'-7 7/16"	-55'-3"	PPF
C2	34'-4 9/16"	-55'-3"	PPF
C3	64'-7 7/16"	-55'-3"	PPF
C4	95'-4 9/16"	-55'-3"	PPF
C5	31'-10 1/4"	-40'-3 9/16"	CF
C6	64'-1 3/4"	-40'-3 9/16"	CF
C7	30'-5 11/16"	-35'-8 11/16"	CF
C8	48'-0"	-35'-10 3/8"	CF
C9	65'-6 5/16"	-35'-8 11/16"	CF
C10	0'-3 3/16"	-18'-0"	N/A
C10A	0'-3 3/16"	-23'-0 1/8"	CF
C10B	0'-3 3/16"	-3'-0"	CF
C11	23'-11 5/8"	-18'-0"	CF
C12	54'-0 3/16"	-18'-0"	CF
C13	65'-2 1/8"	-18'-0"	CF
C14	95'-6 1/8"	-18'-0"	CF
C15	24'-0 1/4"	-15'-3 9/16"	CF
C16	50'-0 5/8"	-15'-2 9/16"	PF
C17	53'-11 3/4"	-13'-6 13/16"	PF
C18	30'-5 13/16"	-0'-1 3/4"	CF
C19	48'-0"	-0'-1 3/4"	CF
C19A	46'-1 1/2"	-0'-1 3/4"	CF
C19B	49'-9 5/8"	-0'-1 3/4"	CF
C20	65'-6 3/16"	-0'-1 3/4"	CF
C21	34'-3"	6'-9"	PF
C22	43'-5"	6'-9"	PF
C23	52'-7"	6'-9"	PF
C24	61'-9"	6'-9"	PF

CF - CONTINUOUS FOOTING:
SEE STRUCTURAL DETAIL DRAWINGS I-4

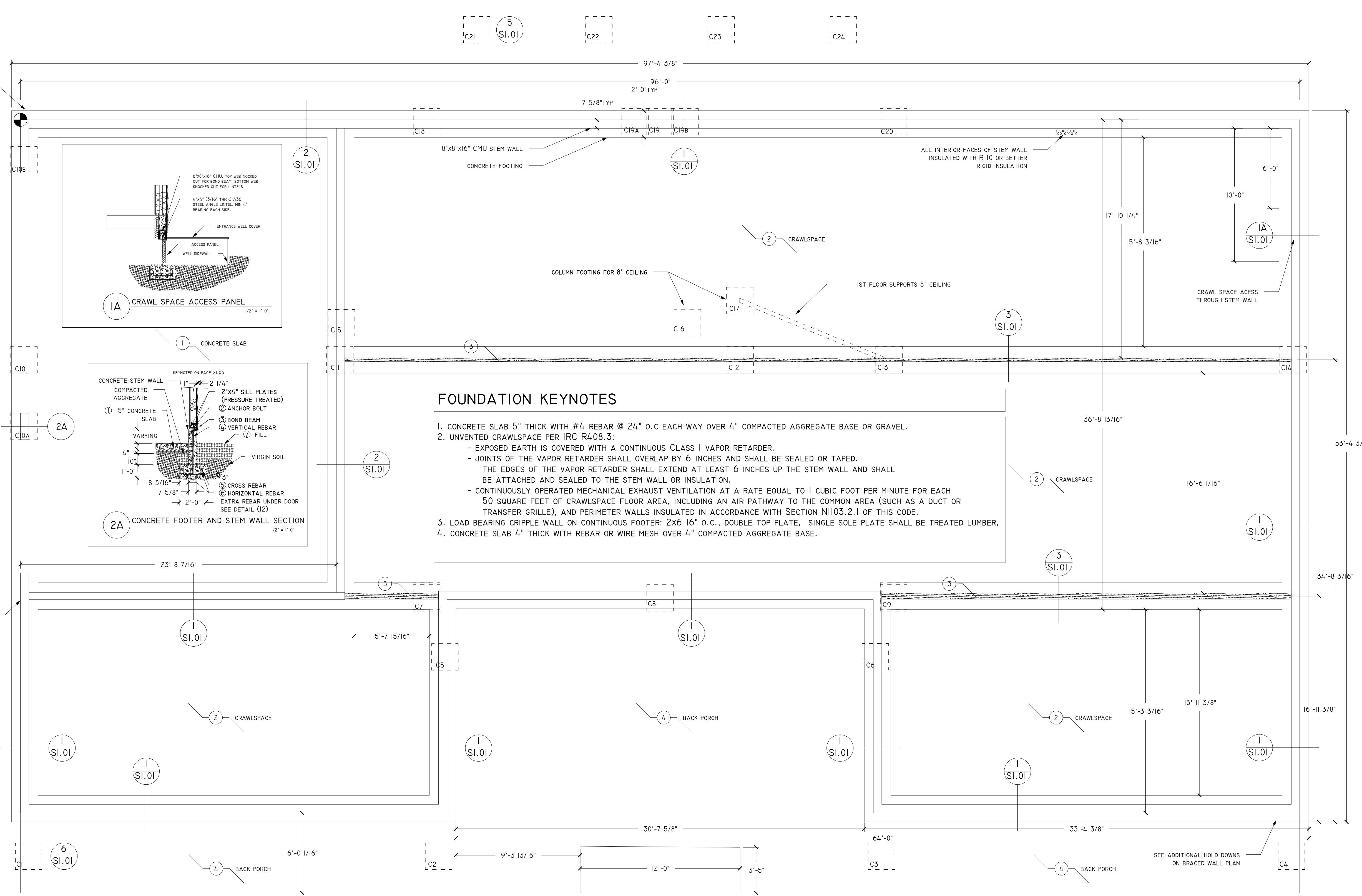
PF - PIER FOOTING:
SEE STRUCTURAL DETAIL DRAWING 5

PPF - PIER FOOTING AT PATIO:
SEE STRUCTURAL DETAIL DRAWING 6



FOUNDATION KEYNOTES

1. CONCRETE SLAB 5" THICK WITH #4 REBAR @ 24" O.C EACH WAY OVER 4" COMPACTED AGGREGATE BASE OR GRAVEL.
2. UNVENTED CRAWLSPACE PER IRC R408.3:
 - EXPOSED EARTH IS COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER.
 - JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.
 - CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF CRAWLSPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE), AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N1103.2.1 OF THIS CODE.
3. LOAD BEARING CRIPPLE WALL ON CONTINUOUS FOOTER: 2X6 16" O.C., DOUBLE TOP PLATE. SINGLE SOLE PLATE SHALL BE TREATED LUMBER.
4. CONCRETE SLAB 4" THICK WITH REBAR OR WIRE MESH OVER 4" COMPACTED AGGREGATE BASE.



FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN

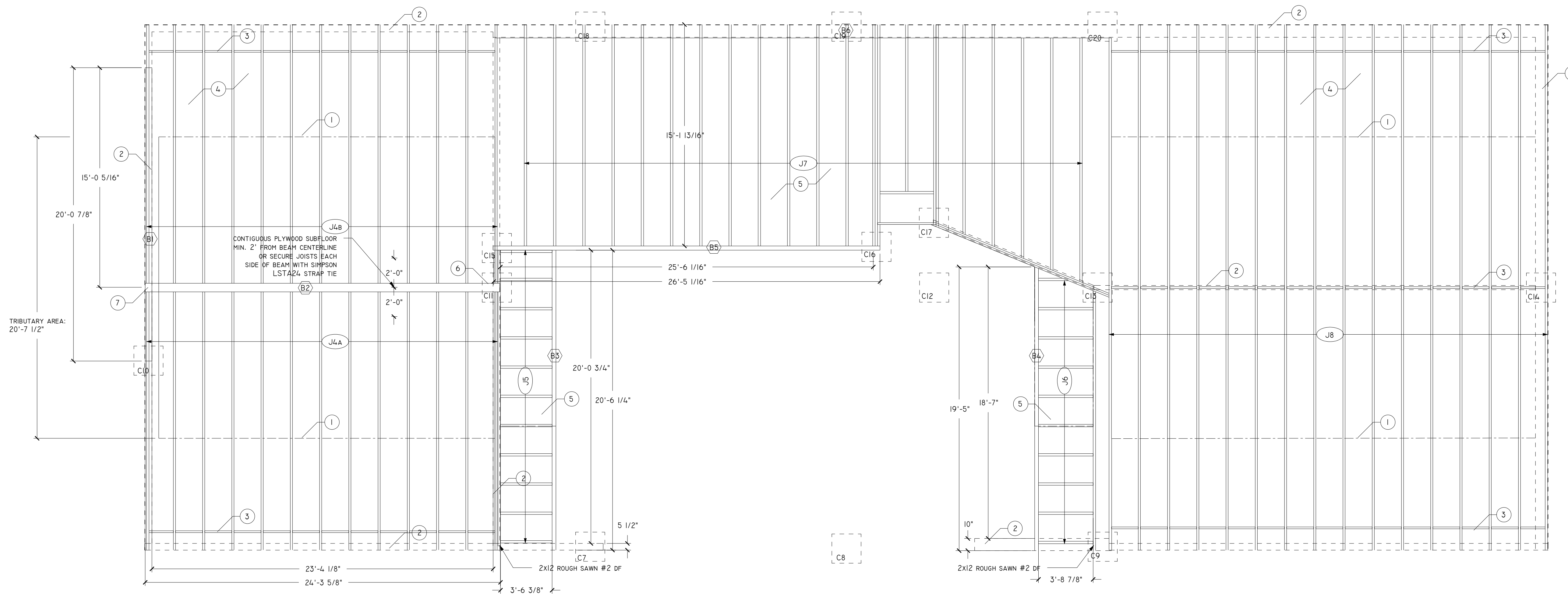
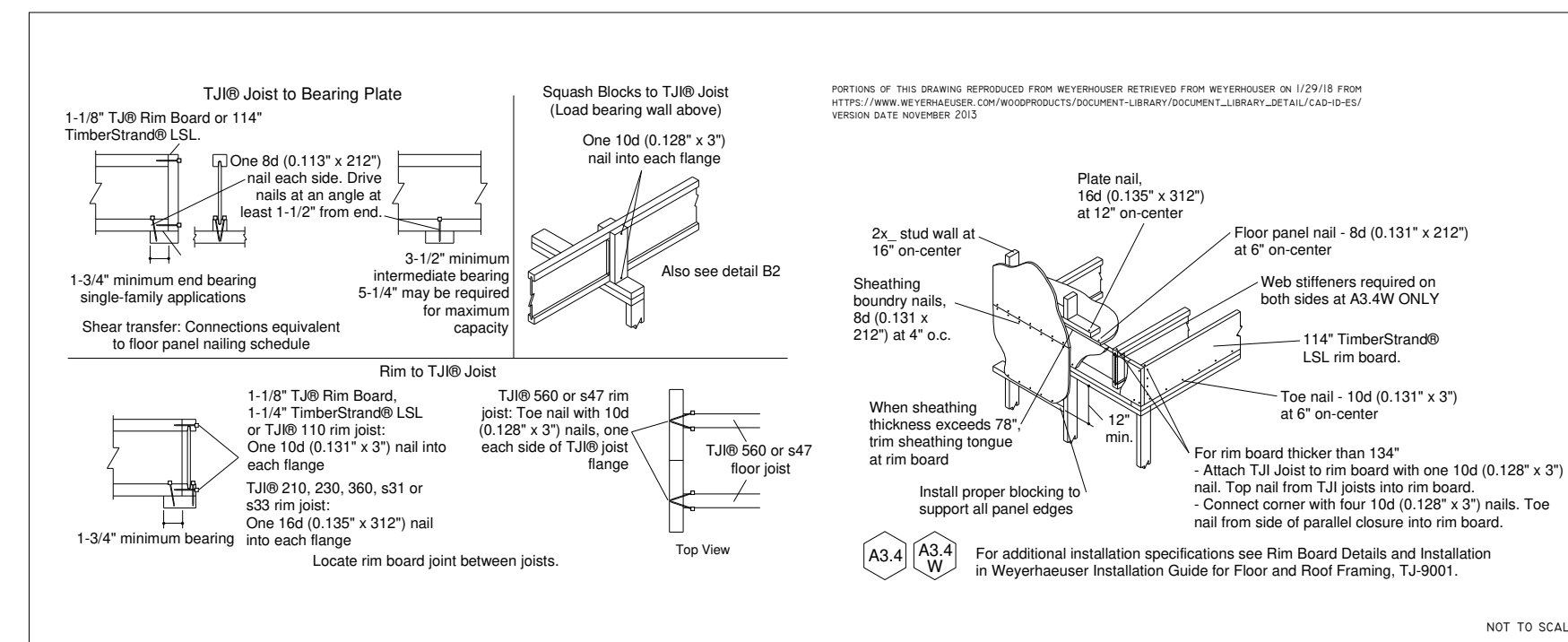
GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

Drawn By
ADAM GOLDENSTEIN
Date
3/29/2018
Scale
1/4" = 1'-0"

Sheet

SI.01

BEAM SCHEDULE					
MEMBER	BEARING	SPAN	LENGTH	ATTACHMENT	
B1	4-1 3/4" x 16" LVL	4 1/2", 6"	18'-0"	18'-10 1/2"	SEE DETAIL 29, 5-8D TOE NAIL TOP PLATE
B2	4-1 3/4" x 16" LVL	5 1/2", 6"	23'-4 1/8"	24'-3 5/8"	5-8D TOE NAIL TOP PLATE EACH SIDE
B3	3 1/8" x 12" DF 24F-V4 GLULAM	5 1/2", 2 1/2"	20'-0 3/4"	20'-6 1/4"	5-8D TOE NAIL TOP PLATE, HUC3.25/12
B4	3 1/8" x 12" DF 24F-V4 GLULAM	10", 2 1/2"	19'-7"	19'-5"	5-8D TOE NAIL TOP PLATE, HUC3.25/12 22 DEG
B5	3 1/2" x 21" DF 24F-V4 GLULAM	5 1/2", 5 1/2"	25'-6 1/8"	26'-5 1/16"	5-8D TOE NAIL TOP PLATE, I2I2HLPC
B6	2-1 3/4" x 11 7/8" LVL	4 1/5", 4 1/2"	3'2 1/2"	3'-11 1/2"	SEE DETAIL 16
B7ABCD	6X8 ROUGH SAWN DF	2 1/2", 5 1/2"	5'-3"	5'-9 7/16"	SEE DETAIL 30
B8AB	2-1 3/4" x 11 7/8" LVL	2", 2"	17'-2 7/16"	24" APPROX	SEE DETAIL 19, SIMPSON U410
B9A	5 1/2" x 16" DF 24F-V4 GLULAM	10", 10"	32'-0 7/8"	33'-8"	SEE DETAIL L1
B9B	5 1/2" x 16" DF 24F-V4 GLULAM	1' 5 9/16", 2"	15'-3 1/8"	21"	SEE DETAIL L1
B9C	5 1/2" x 16" DF 24F-V4 GLULAM	1' 5 9/16", 2"	15'-3 1/8"	21"	SEE DETAIL L1
B9D	5 1/2" x 5 1/2" DF	3 1/2", 3 1/2"	NA	10'-1 1/2"	SEE DETAIL L1
B10	OMITTED	OMITTED	OMITTED	OMITTED	OMITTED
B11A	2-1 3/4" x 16" LVL	5 1/2", 10" / 2"	6'-11", 4'1 1/4", 17'-1 9/16"	29'-5 1/4"	SEE STRUCTURAL BEAM PLAN
B11B	2-1 3/4" x 16" LVL	2", 10"	17'-1 9/16", 2'-0"	20'-0"	SEE STRUCTURAL BEAM PLAN
B12ABCD	3-1 3/4" x 16" LVL	5 1/2", 2"	24'-5 3/16"	30'*	SEE STRUCTURAL BEAM PLAN
B13	5.5"x24" DF 24F-V4 GLULAM	5 1/2", 3"	23' 3 1/8"	23' 11 5/8"	SEE STRUCTURAL BEAM PLAN
B14	6.75"x24" DF 24F-V4 GLULAM	4", 5"	29'-4 5/8"	30'-1 5/8"	SEE STRUCTURAL BEAM PLAN
B15	6.75"x24" DF 24F-V4 GLULAM	2", 3"	10'-7 7/16"	11'-0 7/16"	SEE STRUCTURAL BEAM PLAN
B16	5.5"x24" DF 24F-V4 GLULAM	4", 5 1/2"	29'-9 15/16"	30'-9 7/16"	SEE STRUCTURAL BEAM PLAN
B17AB	6X8 ROUGH SAWN DF	2", 3" MITER	6'-4"	7'-0"	SEE DETAIL 30
B18	6X8 ROUGH SAWN DF	3", 3" 45 MITER	8'-8"	9'-5"	SEE DETAIL 30



- CEILING FRAMING KEYNOTES**
- EXTERIOR EDGE OF KNEE WALL)
 - TOP PLATE OF LOAD BEARING WALL BELOW
 - BLOCKING
 - 5/8" DRYWALL SECURED TO UNDERSIDE OF TJIS SERVES AS BRACING (DRYWALL TO BE ABSENT WHERE JOISTS MEET INTERIOR WALLS)
 - UNDERSIDE OF ROUGH SAWN FLOOR JOISTS EXPOSED
 - BEAM B2 SECURED TO TOP PLATE WITH 6-8D TOENAILS. COLUMN I1 SECURED AT GARAGE CEILING VIA HOLDOWN PER DETAIL 27
 - SEE DETAIL 29 FOR CONNECTION DETAILS

COLUMN SCHEDULE			
COLUMN	LENGTH	ATTACHMENT: BOTTOM/TOP	
C1-C4	6X6 Post DF #2	-	SEE DETAIL 6 & 30
C5,C6	4-2X4 DF #2	-	SEE DETAIL 28 & 19
C7,C9,C18,C20	4-2X4 DF #2	-	SEE DETAIL 28 & 18
C8,C19	4-2X4 DF #2	-	SEE DETAIL 28, 27, 21, 25
C10	SEE DETAIL 29	-	SEE DETAIL 29
C11	3-2X6 Post DF #2	-	SEE DETAIL 29 & 27
C12	7X7 PARALAM	-	SEE DETAIL 32, SIMPSON CC78 COLUMN CAP
C13	4-2X6 Post DF #2	-	SEE DETAIL 32
C14	4-2X4 Post DF #2	-	SEE DETAIL 28, 27, 21
C15,C17	3-2X4 Post DF #2	-	5-8D TOENAIL / 5-8D TOENAIL
C16	6X6 Post DF #2	-	SEE DETAIL 32 / I2I2HLPC
C21-24	6X6 Post DF #2	-	SEE DETAIL 5 / SIMPSON PC6Z POST CAP

JOIST SCHEDULE				
MEMBER	LENGTH	QUANTITY	HANGER	
J4A	11-7/8" TJI I10 @ 24" o.c.	17'-8 1/2"	13	IUS1.81/11.88 HANGER / NAIL SEE DRAWING
J4B	11-7/8" TJI I10 @ 24" o.c.	17'-8 1/2"	13	IUS1.81/11.88 HANGER / NAIL SEE DRAWING
J5	2X8 ROUGH SAWN #2 DF @ 12" o.c.	3'-5 13/16"	11	SIMPSON LU28R-18 / SIMPSON LU28R-18
J6	2X8 ROUGH SAWN #2 DF @ 12" o.c.	19'-5 1/8"	4	SIMPSON LU28R-18 / SIMPSON LU28R-18
J7	2X12 ROUGH SAWN #2 DF @ 24" o.c.	15'-1 13/16"	23	3-8D TOENAIL / SIMPSON U210R
J8	11-7/8" TJI I10 @ 24" o.c.	36'-0"	16	NAIL SEE DRAWING / NAIL SEE DRAWING

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

CEILING FRAMING PLAN

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet SI.03
Date 3/29/2018	
Scale 1/4" = 1'-0"	

CEILING FRAMING PLAN

1/4" = 1'-0"

BEAM SCHEDULE

MEMBER	BEARING	SPAN	LENGTH	ATTACHMENT
B1	4-1 3/4" x 16" LVL	4 1/2", 6"	18'-0"	SEE DETAIL 29, 5-8D TOE NAIL TOP PLATE
B2	4-1 3/4" x 16" LVL	5 1/2", 6"	23'-4 1/8"	5-8D TOE NAIL TOP PLATE EACH SIDE
B3	3 1/8" x 12" DF 24F-V4 GLULAM	5 1/2", 2 1/2"	20'-0 3/4"	5-8D TOE NAIL TOP PLATE, HUC3.25/12
B4	3 1/8" x 12" DF 24F-V4 GLULAM	10", 2 1/2"	19'-7"	5-8D TOE NAIL TOP PLATE, HUC3.25/12 22 DEG
B5	3 1/2" x 21" DF 24F-V4 GLULAM	5 1/2", 5 1/2"	25' 6 1/8"	5-8D TOE NAIL TOP PLATE, I2I2HLPC
B6	2-1 3/4" x 11 7/8" LVL	4 1/5", 4 1/2"	3'2 1/2"	SEE DETAIL 16
B7ABCD	6x8 ROUGH SAWN DF	2 1/2", 5 1/2"	5'-9 7/16"	SEE DETAIL 30
B8AB	2-1 3/4" x 11 7/8" LVL	2", 2"	17'-2 7/16"	24" APPROX SEE DETAIL 19, SIMPSON U410
B9A	5 1/2" x 16" DF 24F-V4 GLULAM	10", 10"	32'-0 7/8"	SEE DETAIL 11
B9B	5 1/2" x 16" DF 24F-V4 GLULAM	1' 5 9/16", 2"	15'-3 1/8"	SEE DETAIL 11
B9C	5 1/2" x 16" DF 24F-V4 GLULAM	1' 5 9/16", 2"	15'-3 1/8"	SEE DETAIL 11
B9D	5 1/2" x 5 1/2" DF	3 1/2", 3 1/2"	10'-1 1/2"	SEE DETAIL 11
B10	OMITTED	OMITTED	OMITTED	OMITTED
B11A	2-1 3/4" x 16" LVL	5 1/2", 10" / 2"	6'-11", 4' 1 1/4", 17'-1 9/16"	29'-5 1/4" SEE STRUCTURAL BEAM PLAN
B11B	2-1 3/4" x 16" LVL	2", 10"	17'-1 9/16", 2'-0"	20'-0" SEE STRUCTURAL BEAM PLAN
B12ABCD	3-1 3/4" x 16" LVL	5 1/2", 2"	24'-5 3/16"	30" SEE STRUCTURAL BEAM PLAN
B13	5.5"x24" DF 24F-V4 GLULAM	5 1/2", 3"	23' 11 5/8"	SEE STRUCTURAL BEAM PLAN
B14	6.75"x24" DF 24F-V4 GLULAM	4", 5"	29'-4 5/8"	SEE STRUCTURAL BEAM PLAN
B15	6.75"x24" DF 24F-V4 GLULAM	2", 3"	11'-0 7/16"	SEE STRUCTURAL BEAM PLAN
B16	5.5"x24" DF 24F-V4 GLULAM	4", 5 1/2"	29'-9 15/16"	SEE STRUCTURAL BEAM PLAN
B17AB	6x8 ROUGH SAWN DF	2", 3" MITER	7'-0"	SEE DETAIL 30
B18	6x8 ROUGH SAWN DF	3", 3" 45 MITER	8'-8"	SEE DETAIL 30

JOIST SCHEDULE

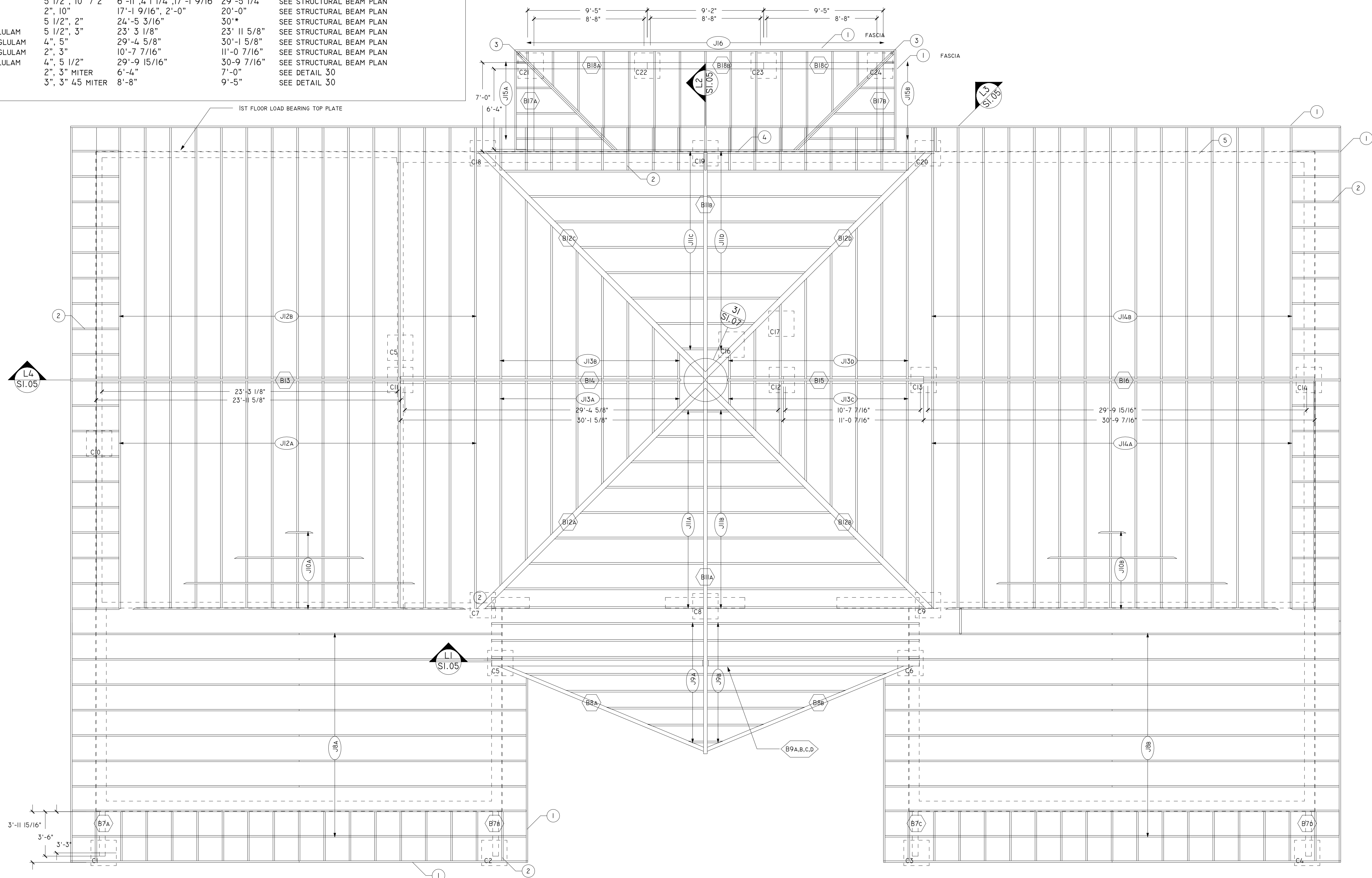
MEMBER	LENGTH	QUANTITY	ATTACHMENT
J8A,B	PRE-FAB SCISSOR TRUSS @ 24" o.c.	32' / 35' 9" OVERALL	9*2 MTS12, 3-8D TOENAIL OR PER ENG PLANS
J9A,B	9.5" TJI 110 @ 24" o.c.	VARIOUS	8*2 SEE DETAIL 13
J10A,B	2X LUMBER VALLEY SET @ 24" o.c.	VARIOUS	4*2 3-8D TOENAIL
J11A,B,C,D	16" TJI 110 @ 16" o.c.	VARIOUS	14*4 LSSUI25 / LSSUI25
J12A,B	16" TJI 110 @ 24" o.c.	18' 0" ADD 8:12 SLOPE	15*2 IUS1.81/16 / 1-8D EACH SIDE TOP PLATE
J13A,B,C,D	16" TJI 110 @ 24" o.c.	VARIOUS	8*4 LSSUI25 / LSSUI25
J14A,B,C,D	16" TJI 110 @ 24" o.c.	18' 0" ADD 8:12 SLOPE	15*2 IUS1.81/16 / 1-8D EACH SIDE TOP PLATE
J15A,B	2x6 #2 DF @ 24" o.c.	VARIOUS	4*2 SIMPSON RR / HIZ / LSU26Z
J16	2x6 #2 DF @ 24" o.c.	VARIOUS	15 SIMPSON RR / HIZ / LSU26Z

ROOF FRAMING KEYNOTES

- 2X6 FASCIA
- 2X4 OUTRIGGERS PER DETAIL 15
- DECK ROOF 2X6 (DOUBLED) HIP JOIST
- 2X6 NAILER FOR PORCH ATTACHMENT
- BLOCKING PER DETAIL 17

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18



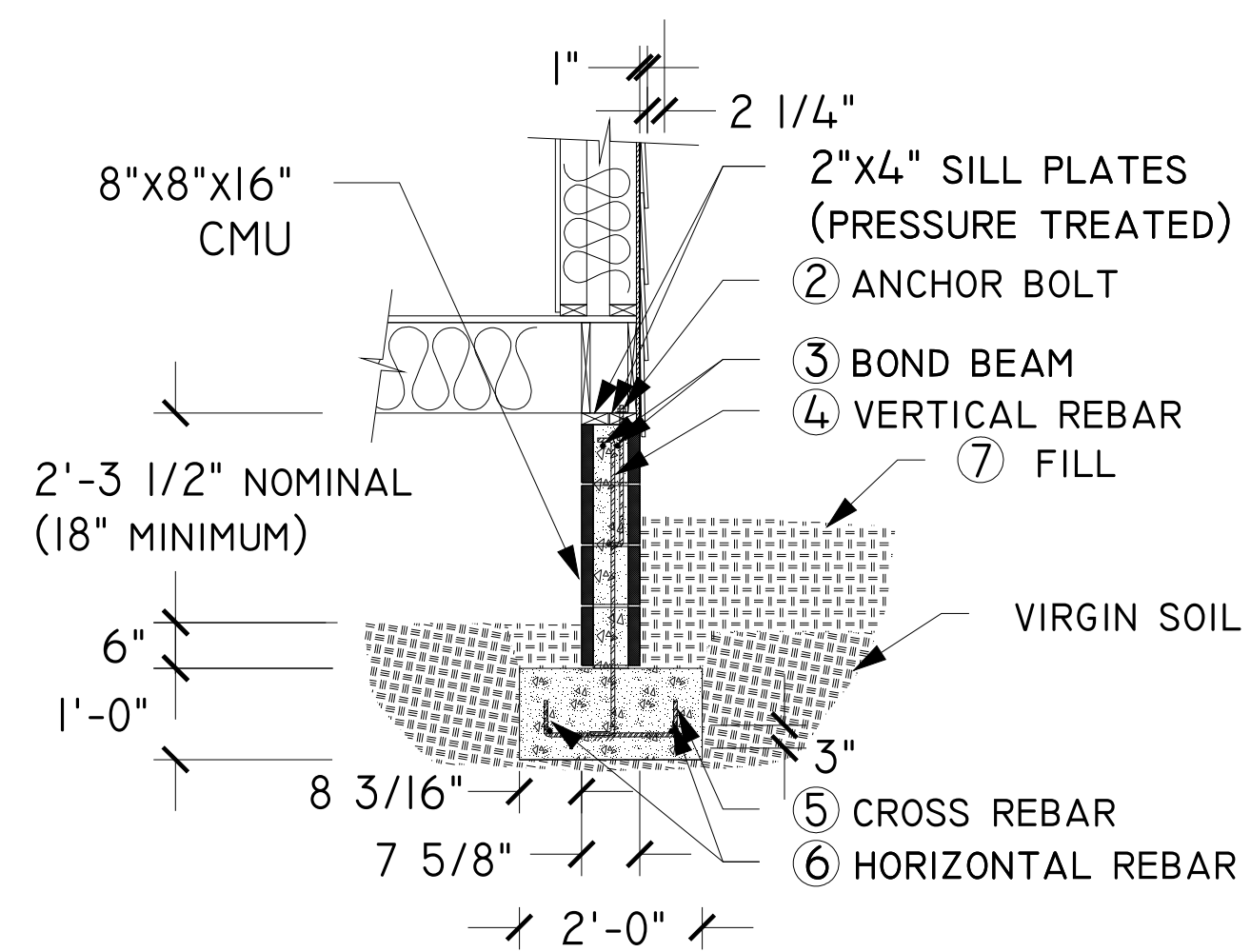
ROOF FRAMING PLAN

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

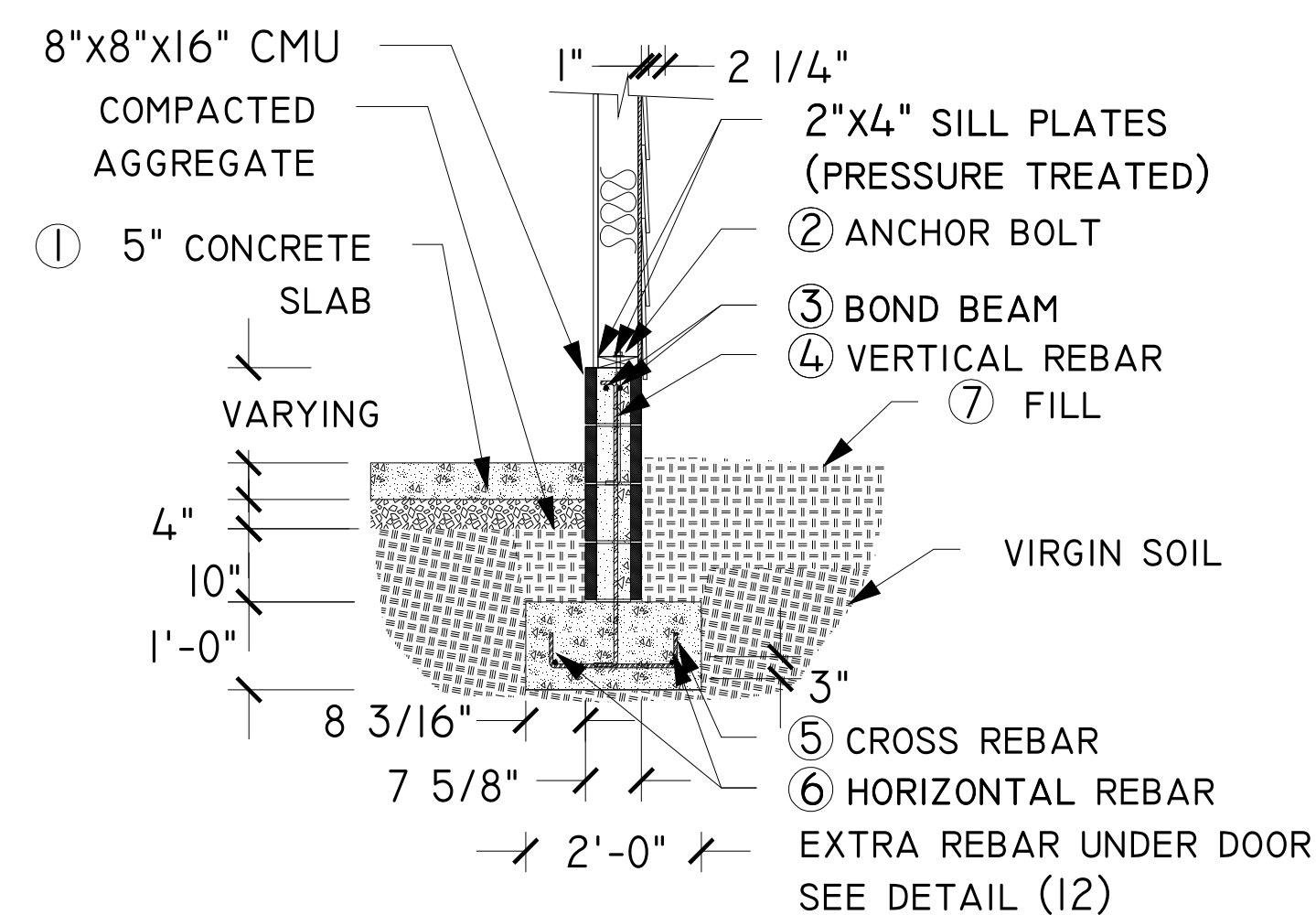
ROOF FRAMING PLAN

Drawn By
ADAM GOLDENSTEIN
 Date
 3/29/2018
 Scale
 1/4" = 1'-0"

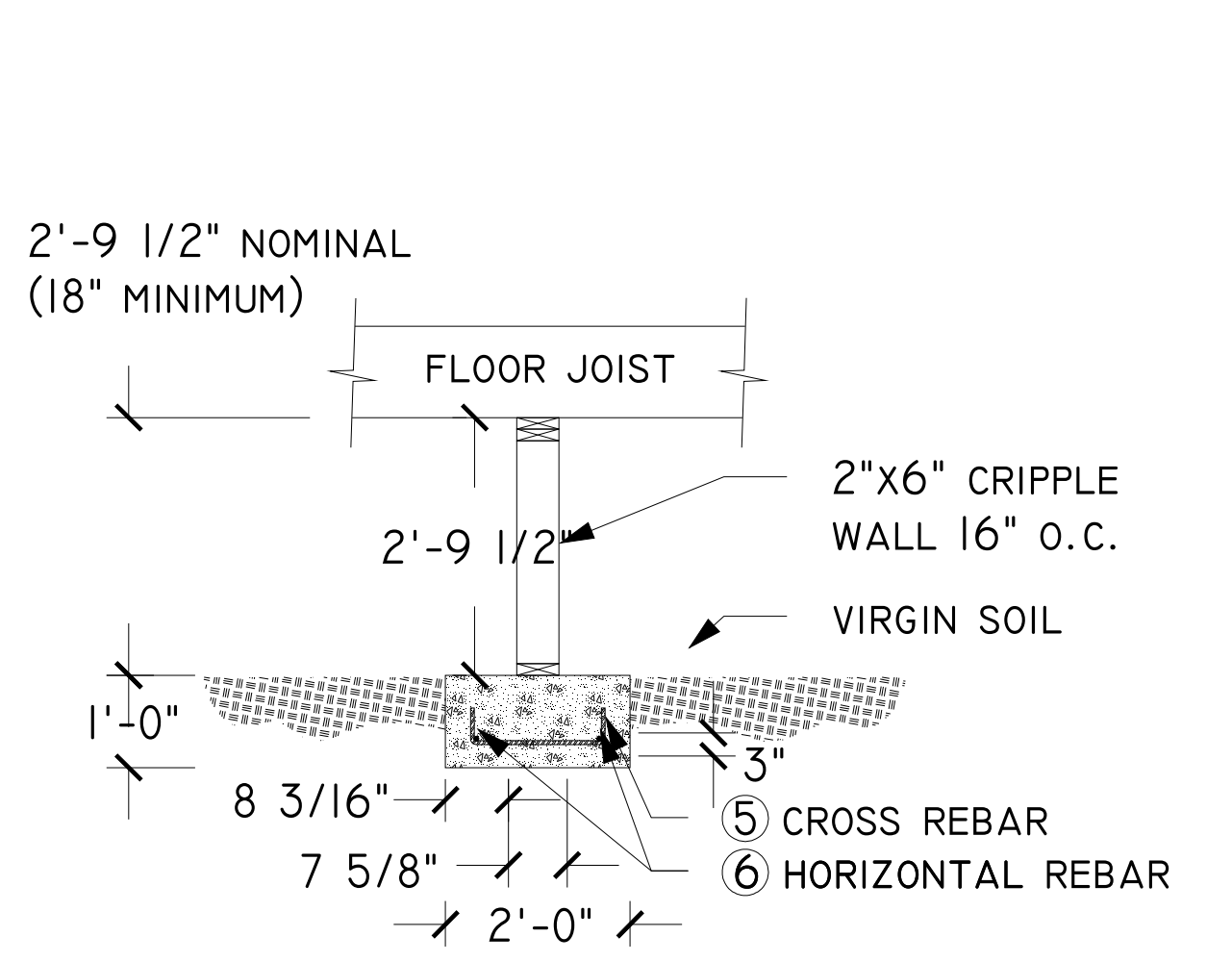
Sheet
SI.04



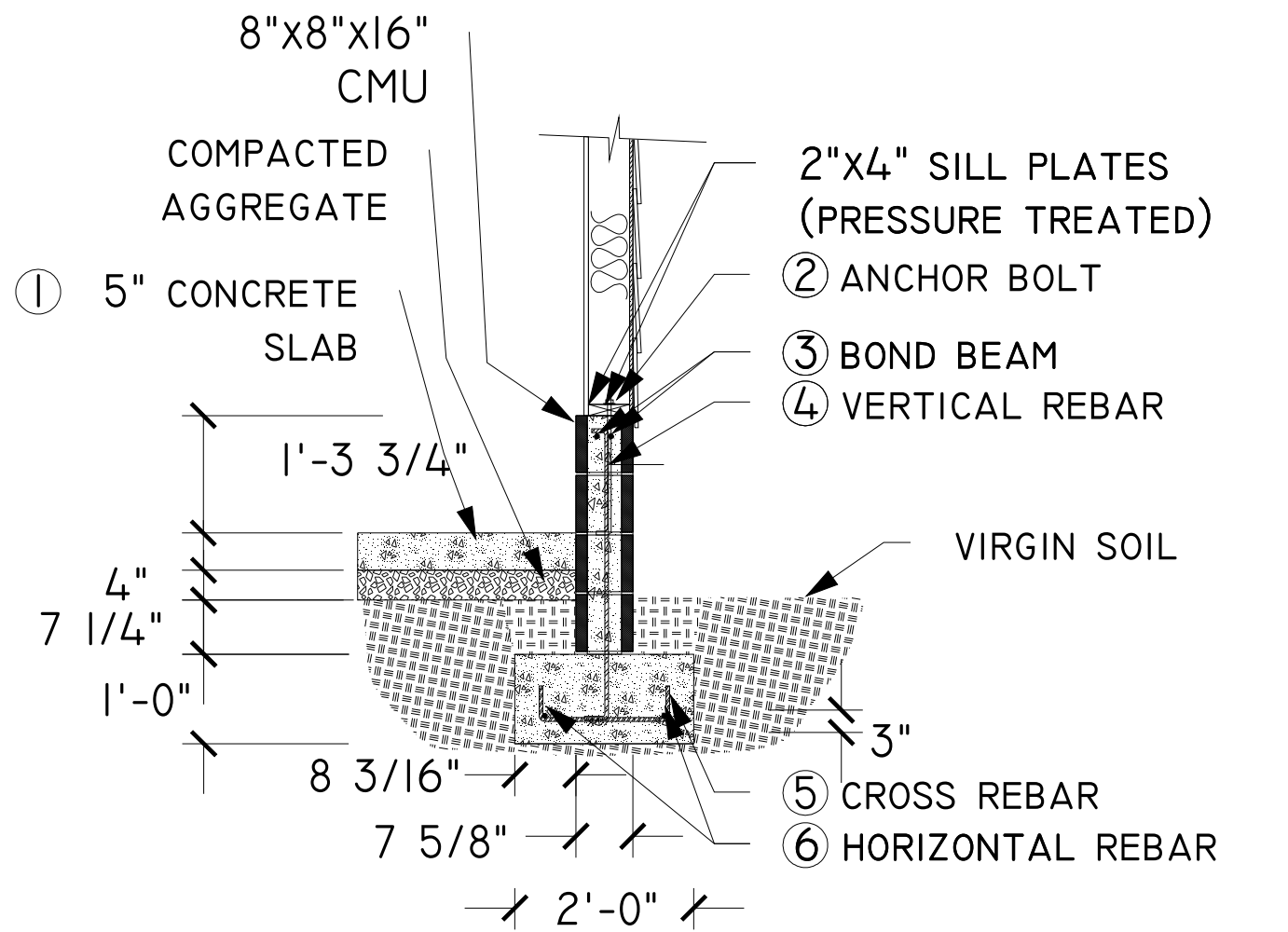
1 TYPICAL FOOTER AND STEM WALL SECTION
1/2" = 1'-0"



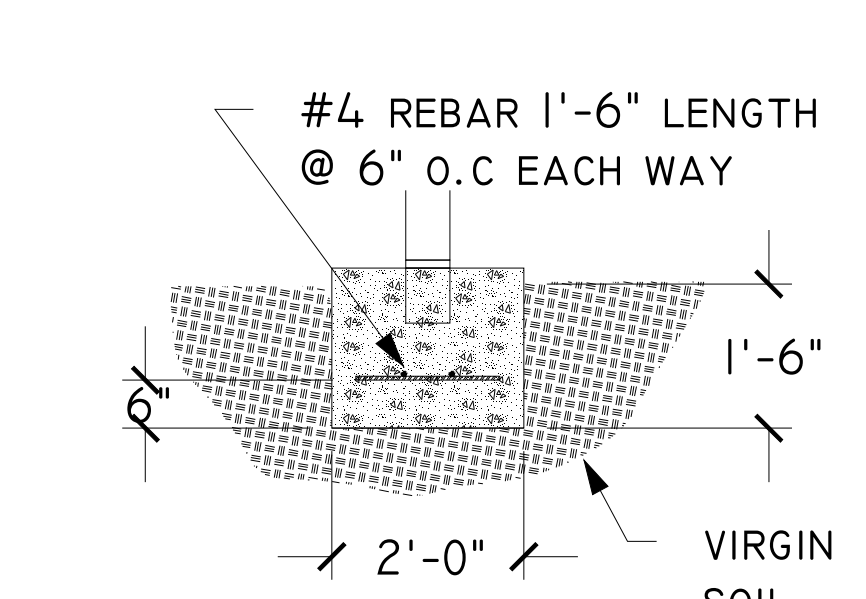
2 GARAGE FOOTER AND STEM WALL SECTION
1/2" = 1'-0"



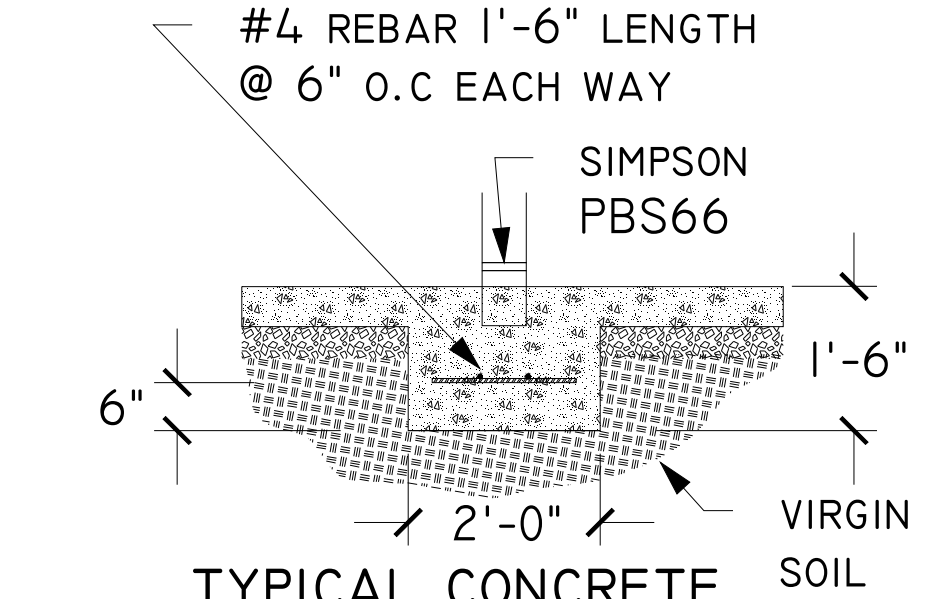
3 CRAWLSPACE FOOTER AND WALL SECTION
1/2" = 1'-0"



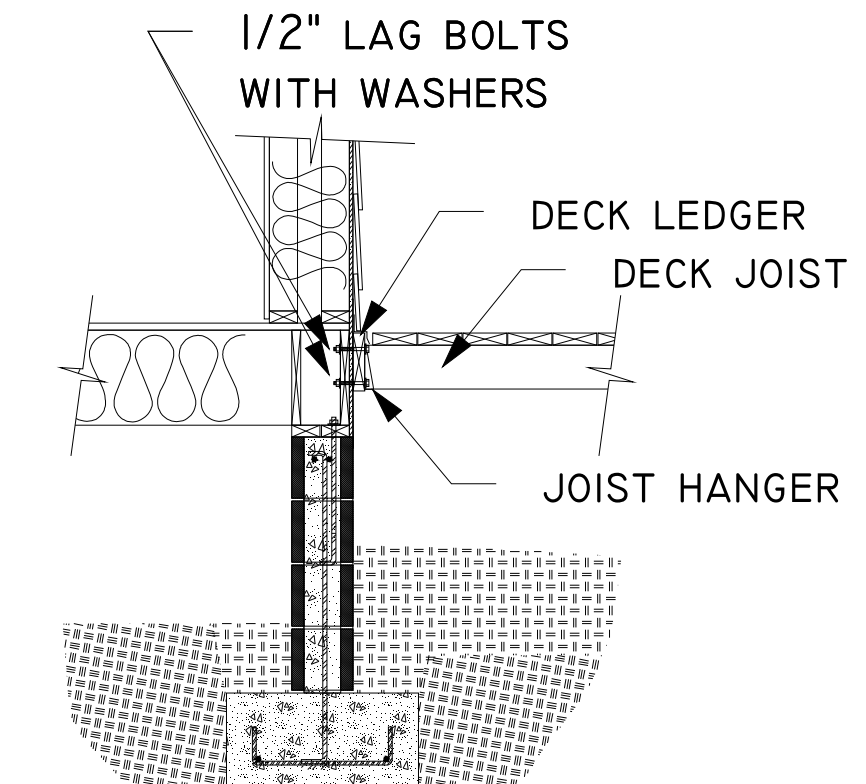
4 GARAGE FOOTER AND STEM WALL SECTION
1/2" = 1'-0"



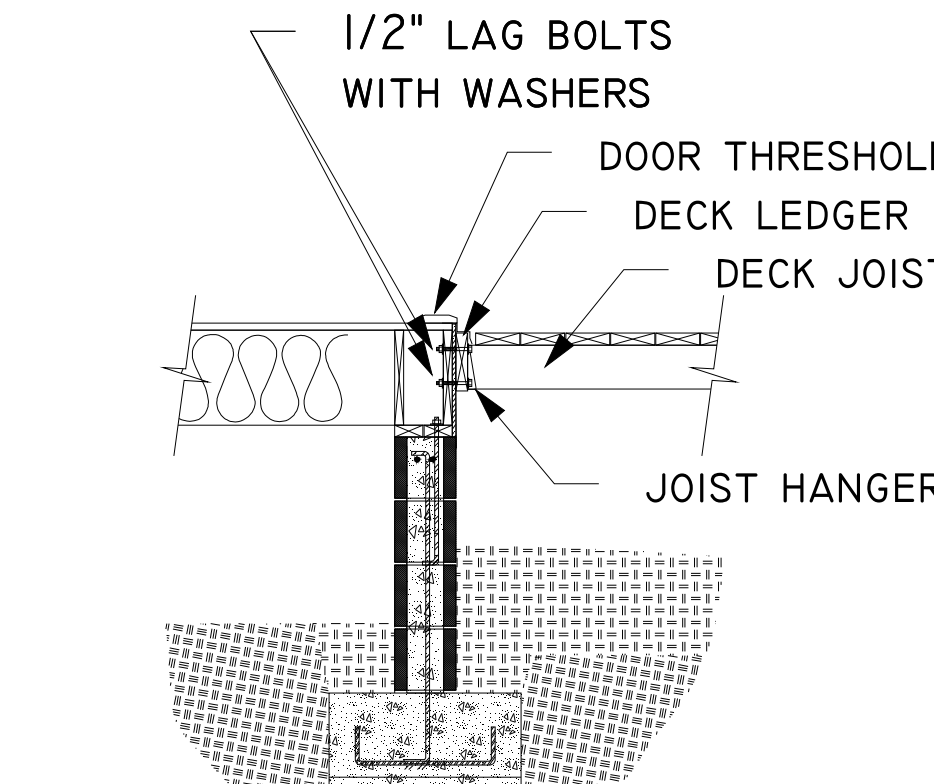
5 TYPICAL PIER FOOTING
1/2" = 1'-0"



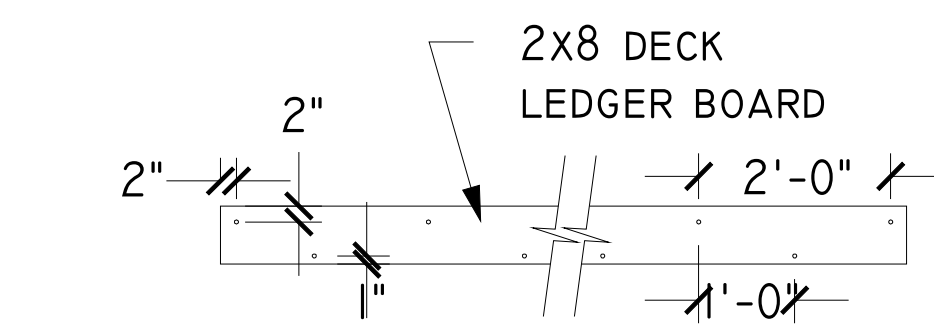
6 TYPICAL CONCRETE PATIO FOOTING
1/2" = 1'-0"



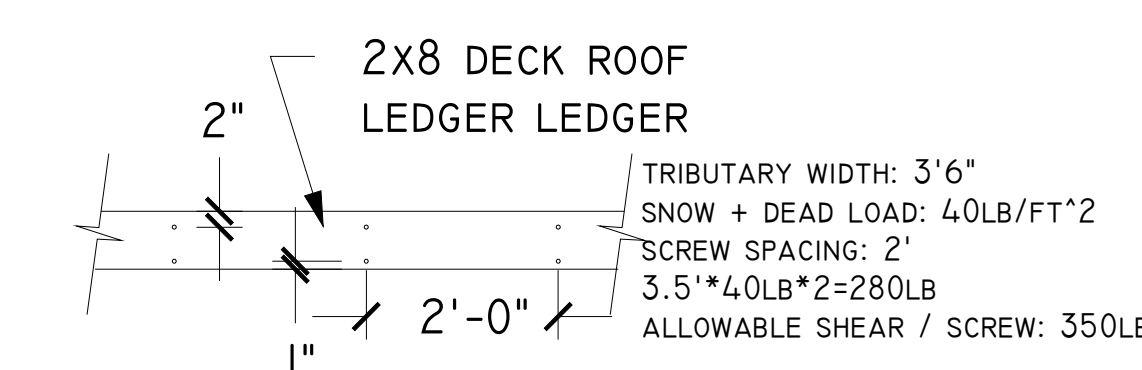
7 DECK ATTACHMENT AT WALL
1/2" = 1'-0"



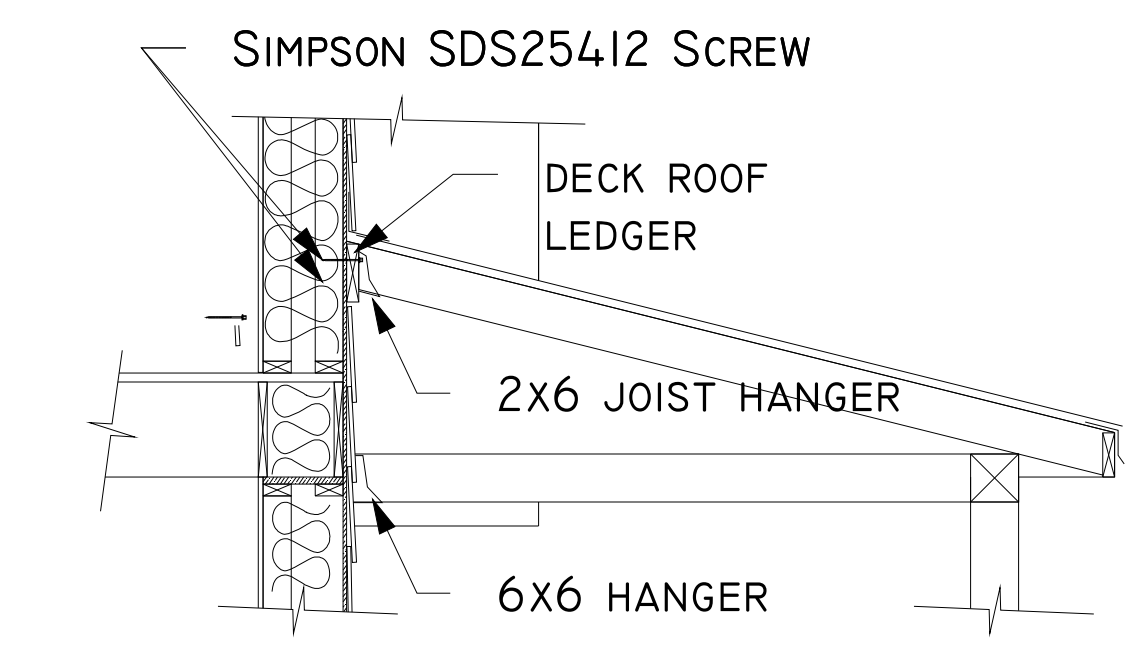
8 DECK ATTACHMENT AT DOOR
1/2" = 1'-0"



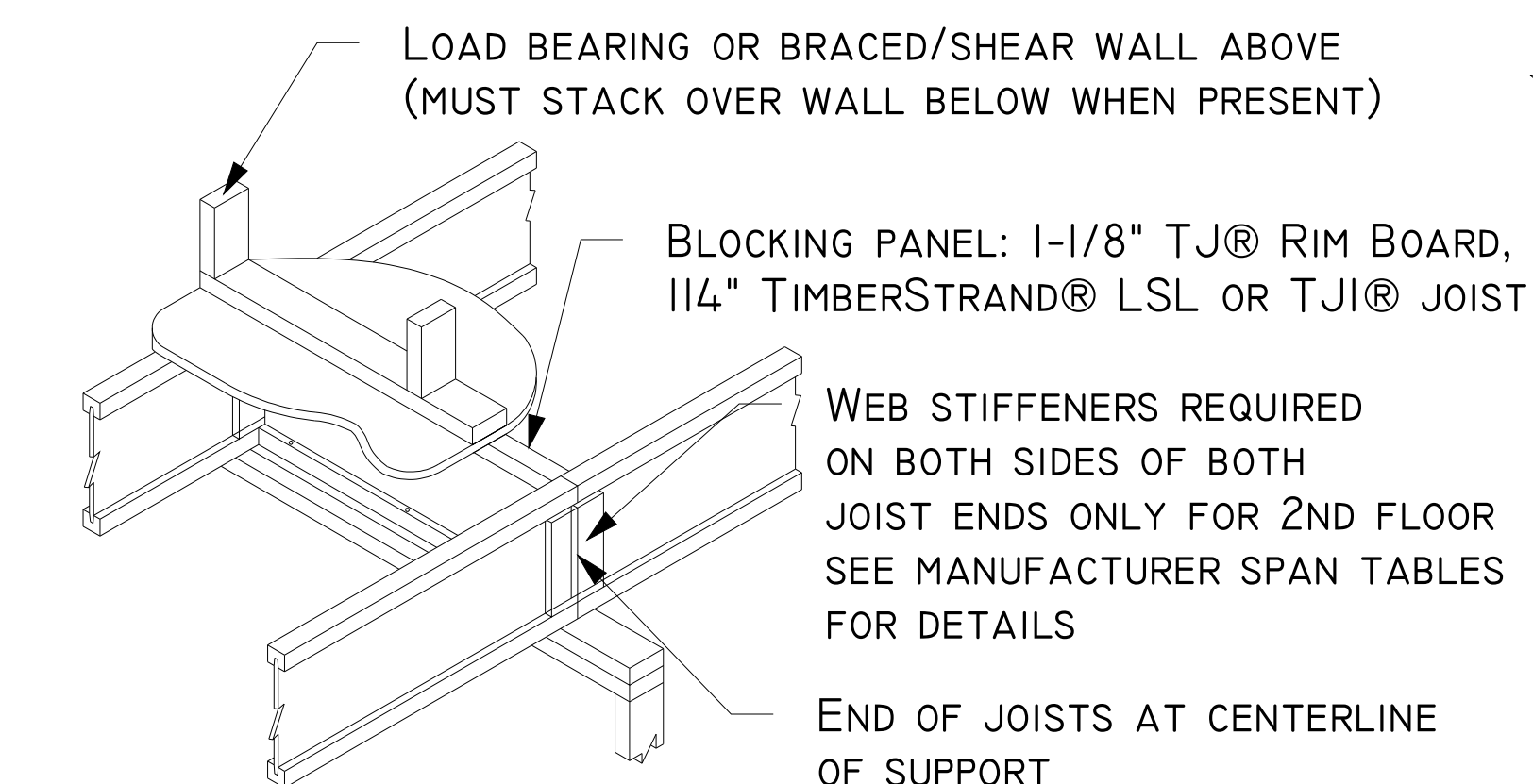
9 DECK LEDGER ATTACHMENT
1/2" = 1'-0"



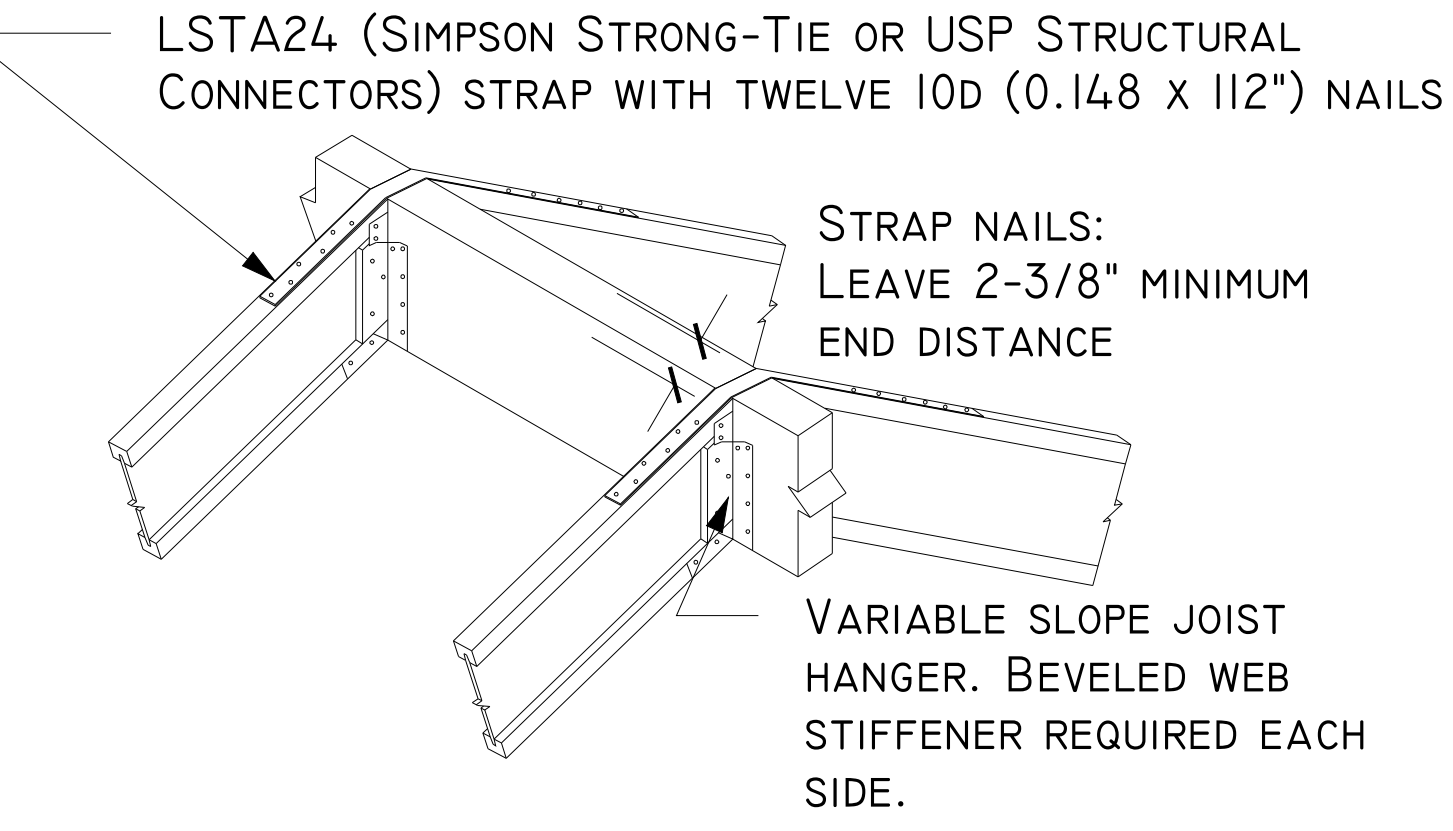
10 DECK ROOF LEDGER ATTACHMENT
1/2" = 1'-0"



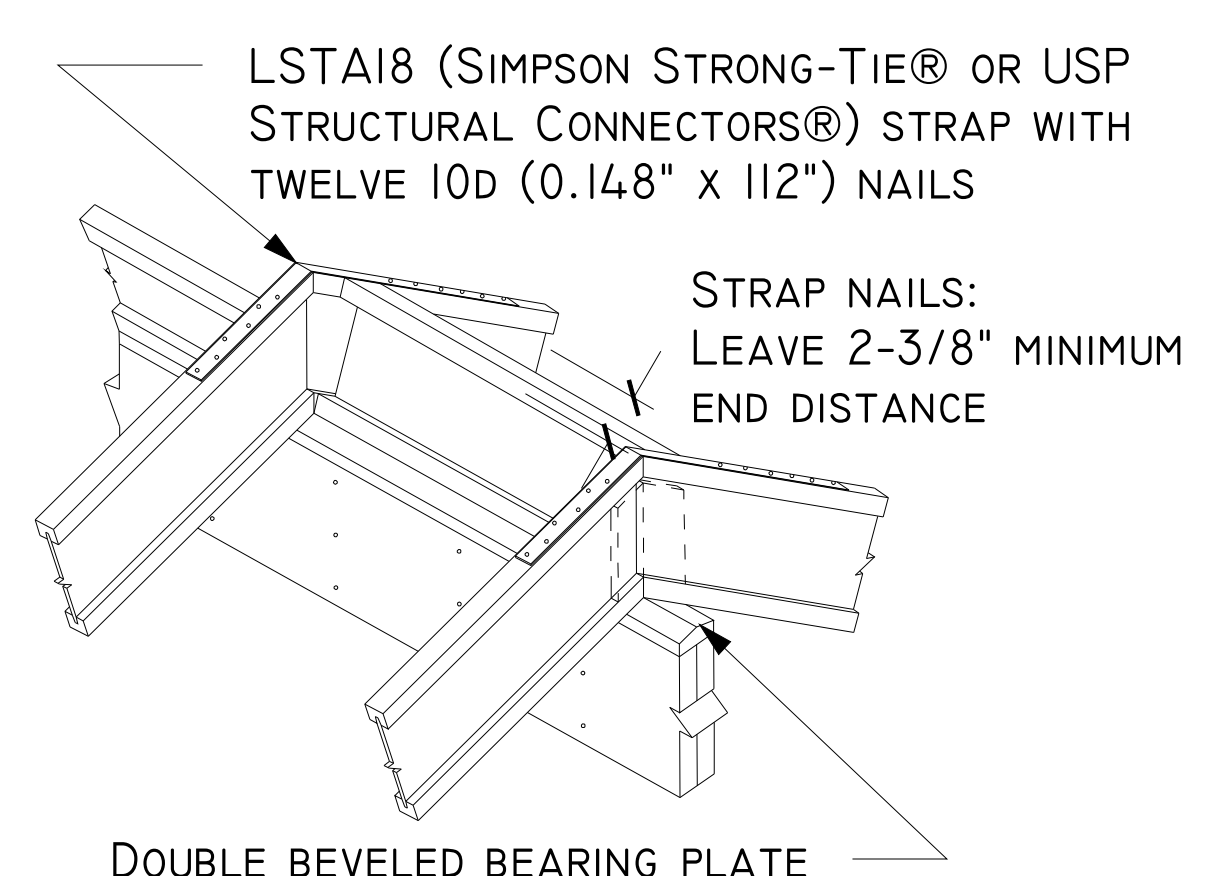
11 DECK ROOF ATTACHMENT AT WALL
1/2" = 1'-0"



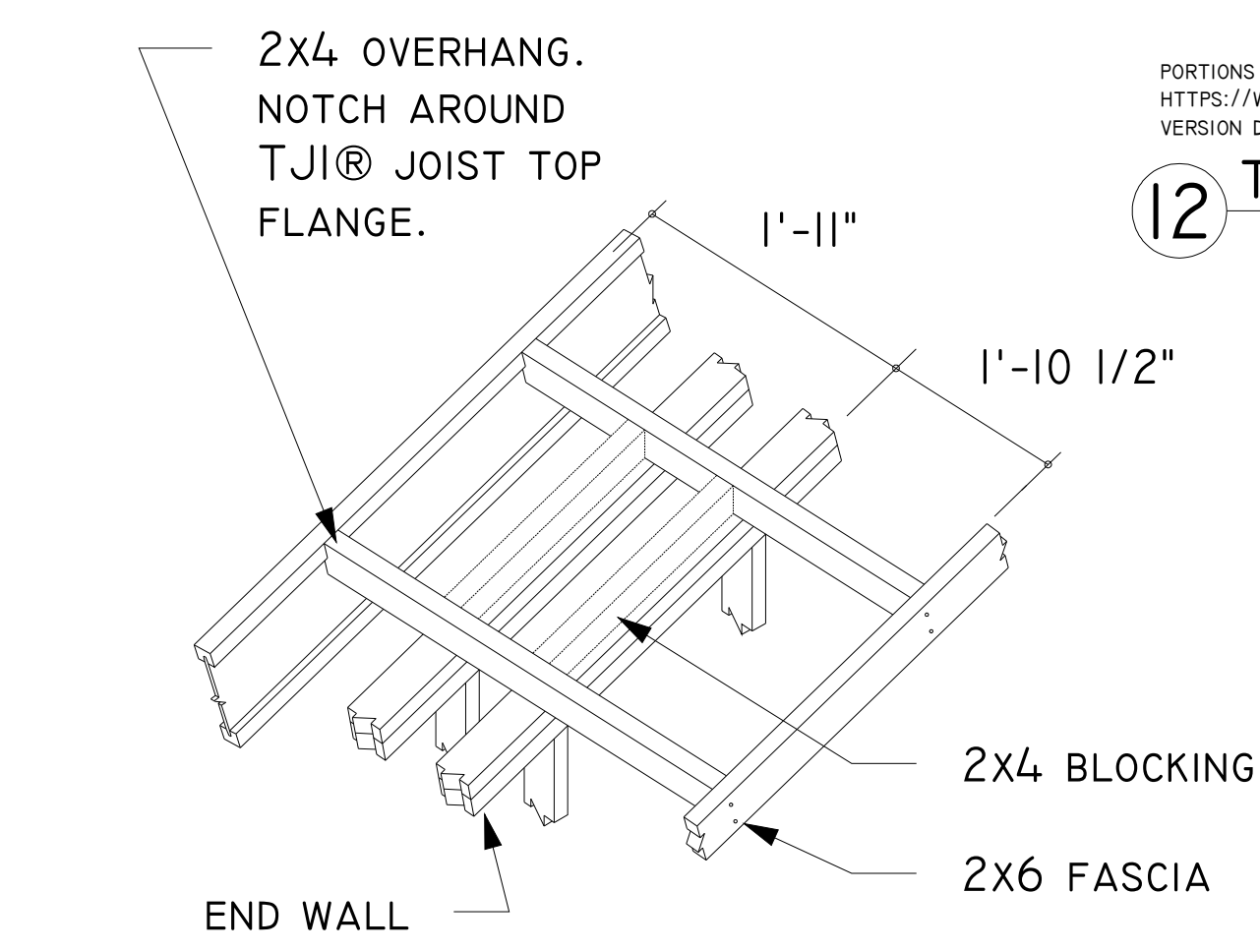
12 TYPICAL FLOOR JOIST OVER BEARING WALL
1/2" = 1'-0"



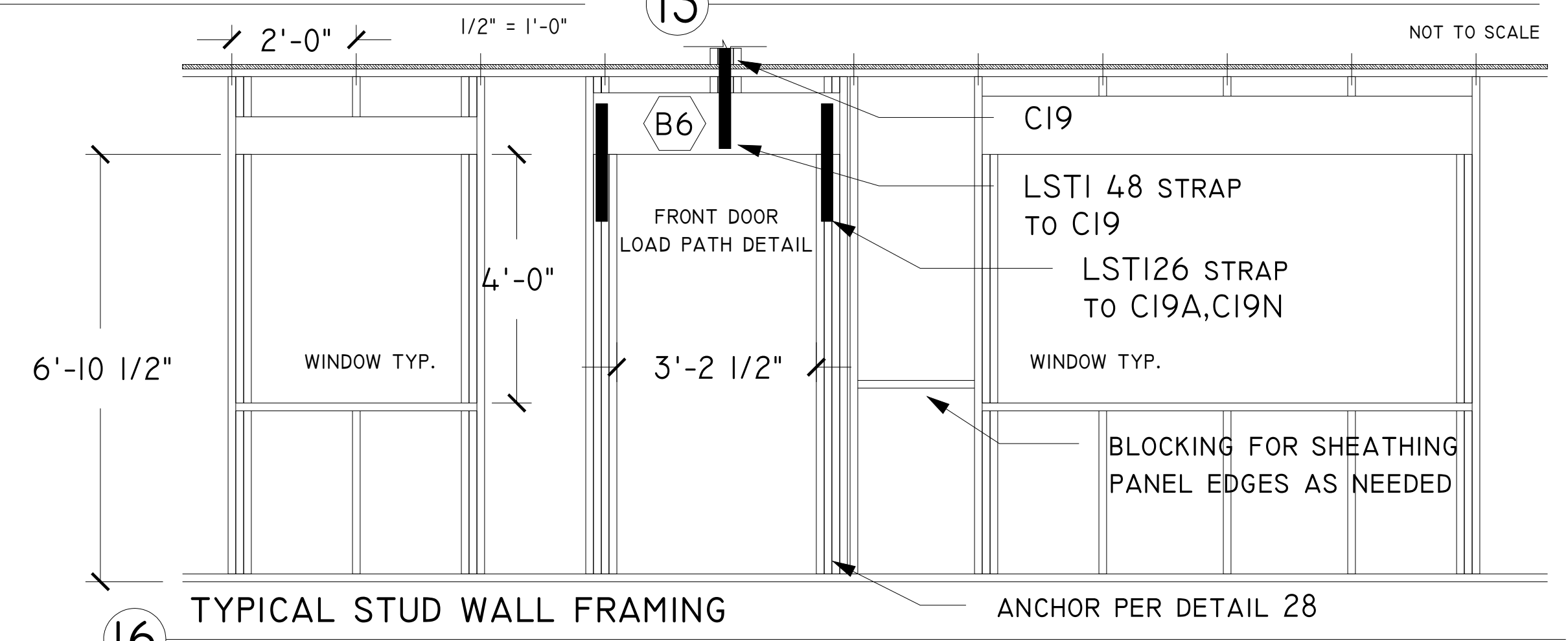
13 FACEMOUNT RIDGEBEAM ROOF TRUSS DETAIL
NOT TO SCALE



14 TOP MOUNT DROP RIDGE BEAM / TJI DETAIL
NOT TO SCALE



15 OUTRIGGER DETAIL
NOT TO SCALE



16 TYPICAL STUD WALL FRAMING
1/2" = 1'-0"

- ### DETAIL KEYNOTES
- CONCRETE SLAB 5" THICK WITH #4 REBAR @ 24" O.C EACH WAY OVER 4" COMPACTED AGGREGATE BASE.
 - SIL PLATE ANCHOR BOLTS SHALL BE MINIMUM OF 1/2" DIAMETER AND EXTEND AT LEAST 7" INTO GROUTED CELLS OF CMUS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT NOT LOCATED MORE THAN 12" FROM EACH END OF THE PLATE SECTION
 - THERE SHALL BE AT LEAST ONE 5/8" DIAMETER ANCHOR BOLT PER EACH LOAD BEARING COLUMN AND THE BOLT SHALL EXTEND AT LEAST 20-5/8" INTO GROUTED CMUS.
 - BOND BEAM - (2) #4 REBAR CONTINUOUS WITHIN 12" FROM TOP OF STEM WALL
 - VERTICAL REBAR - #4 REBAR 4' O.C. SHALL EXTEND BETWEEN 3" AND 4" FROM BOTTOM OF FOOTING AND HAVE A STANDARD HOOK EXTEND A MINIMUM OF 14" INTO THE STEM WALL
 - HORIZONTAL REBAR - (2) #4 REBAR CONTINUOUS MINIMUM 3" FROM BOTTOM OF FOOTING
 - CROSS REBAR - #4 REBAR 2' O.C. IN LINE WITH VERTICAL REBAR
 - PAD AREA GRADED TO SLOPED AWAY FROM BUILDING AT A MINIMUM OF 6" VERTICAL IN THE FIRST 10' AS MEASURED PERPENDICULAR FROM STEM WALL.

General Notes		
No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

STRUCTURAL DETAIL VIEWS

GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

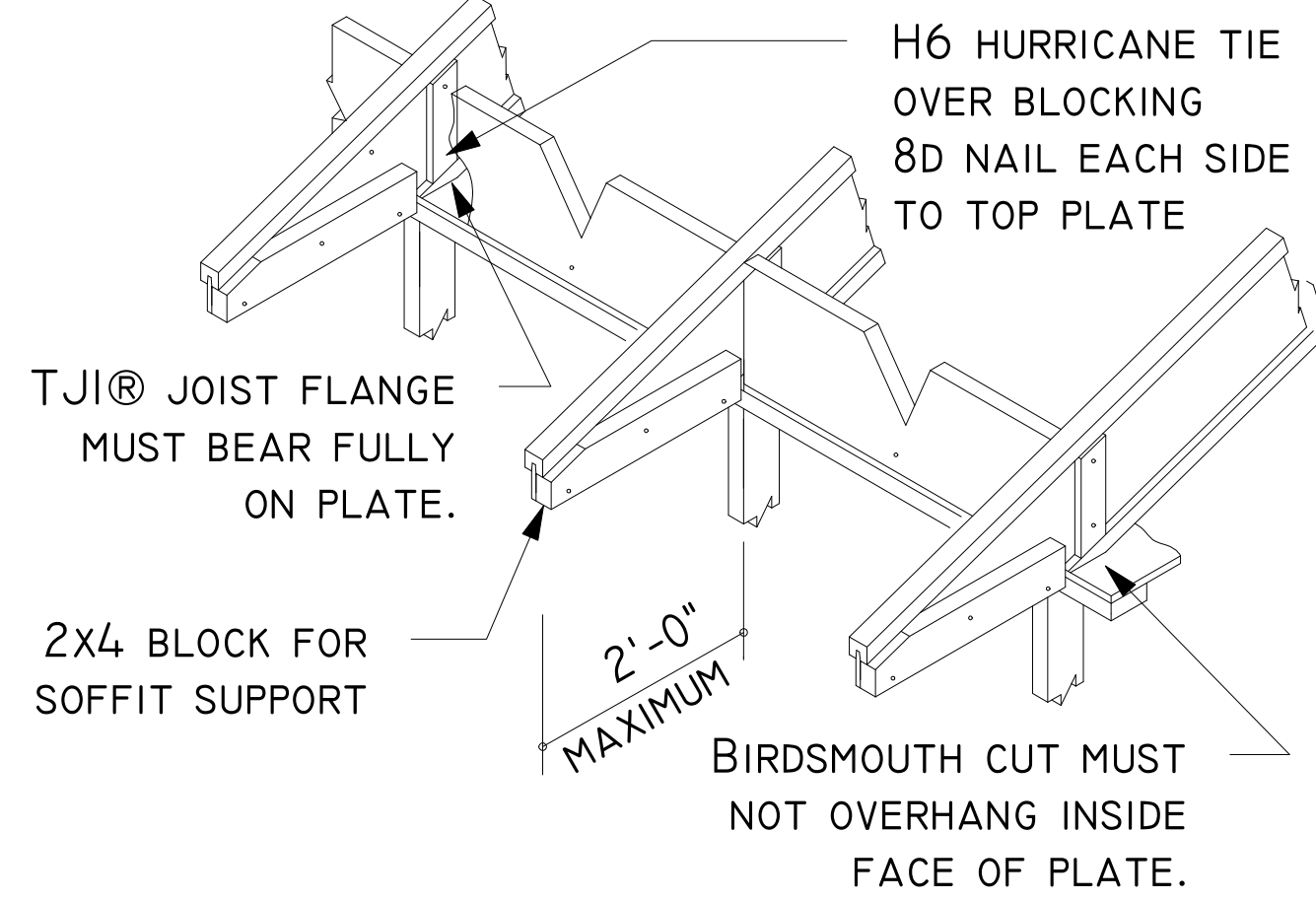
Drawn By ADAM GOLDENSTEIN	Sheet S5.01
Date 3/29/2018	
Scale 1/4" = 1'-0"	

PORTIONS OF THIS DRAWING REPRODUCED FROM WEYERHAEUSER RETRIEVED FROM WEYERHAEUSER ON 1/29/18 FROM [HTTPS://WWW.WEYERHAEUSER.COM/WOODPRODUCTS/DOCUMENT-LIBRARY/DOCUMENT_LIBRARY_DETAIL/CAD-ID-ES/](https://www.weyerhaeuser.com/woodproducts/document-library/document_library_detail/cad-id-es/) VERSION DATE NOVEMBER 2013

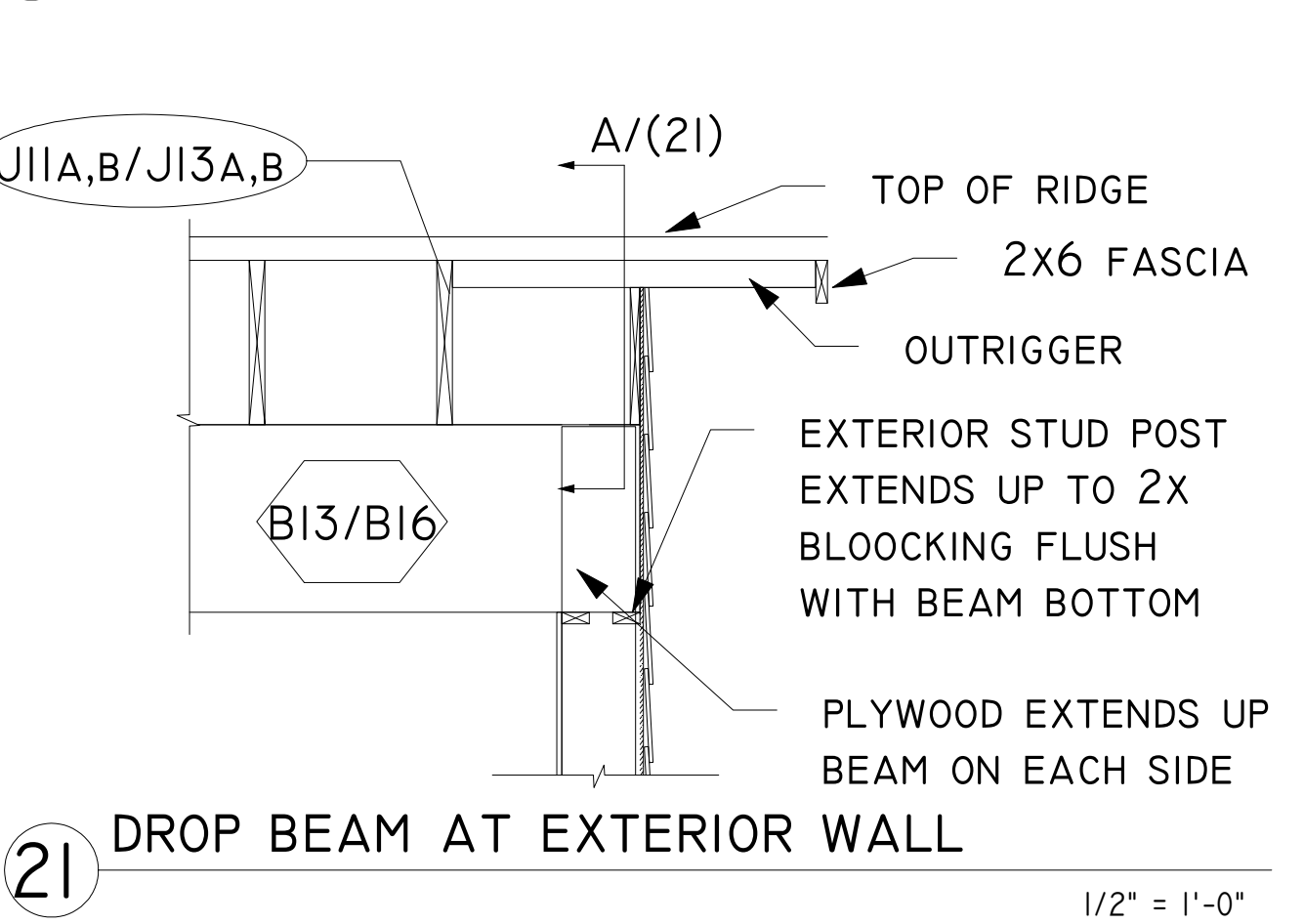
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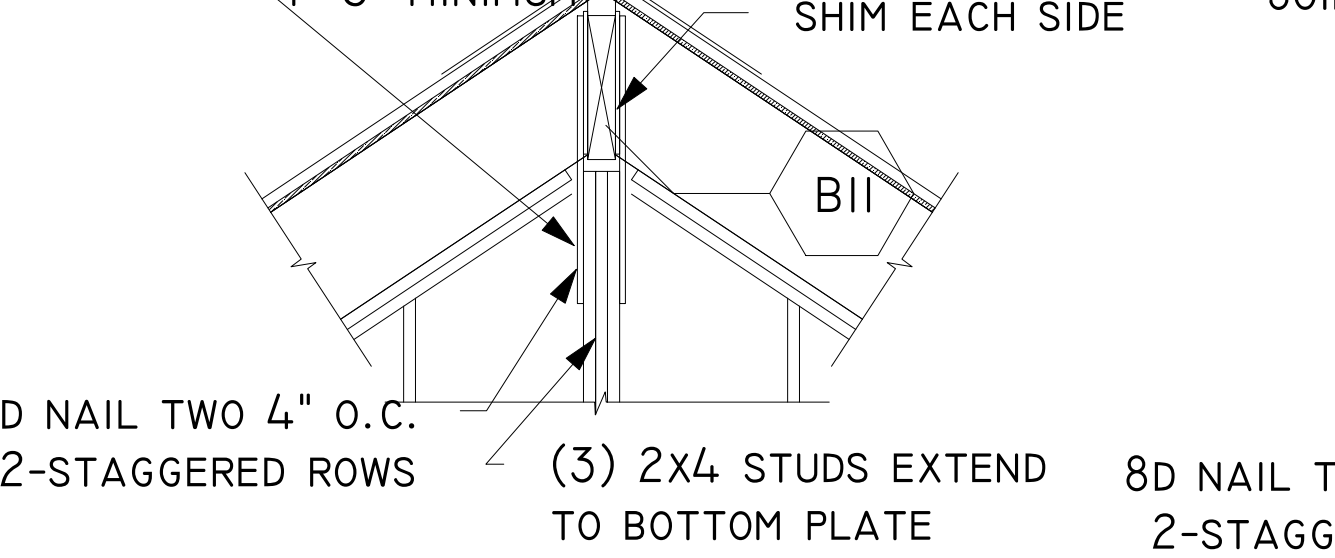
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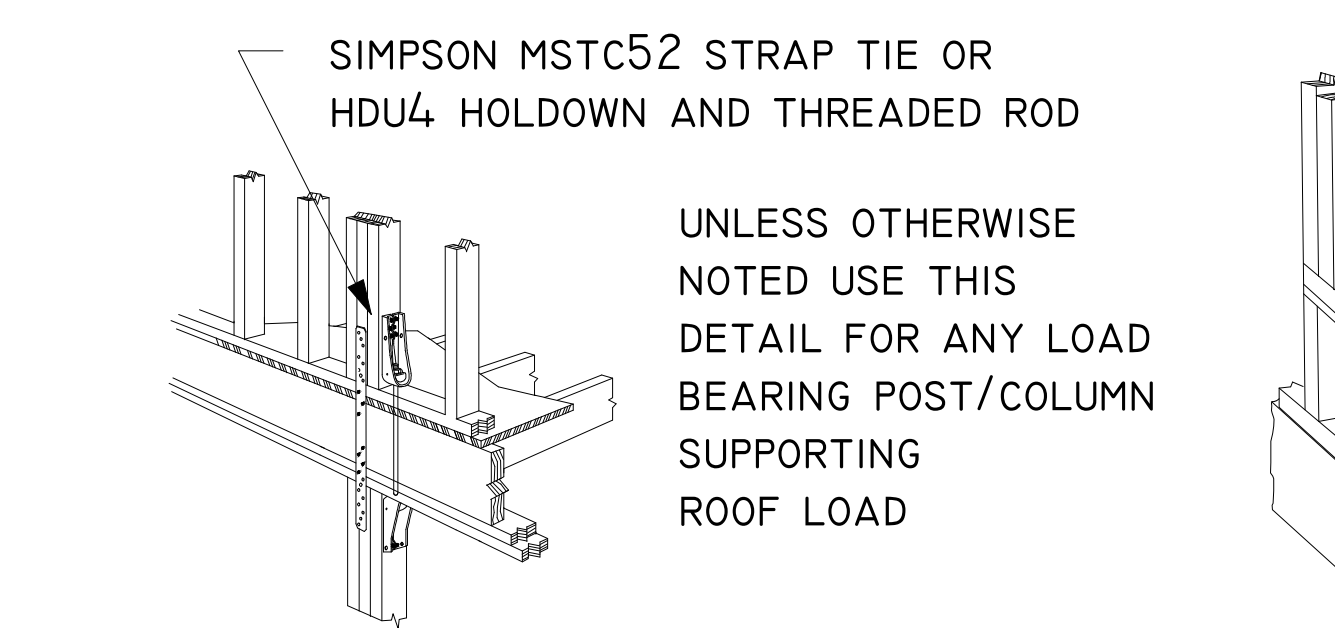
17 TYPICAL TJI END BEARING DETAIL
NOT TO SCALE



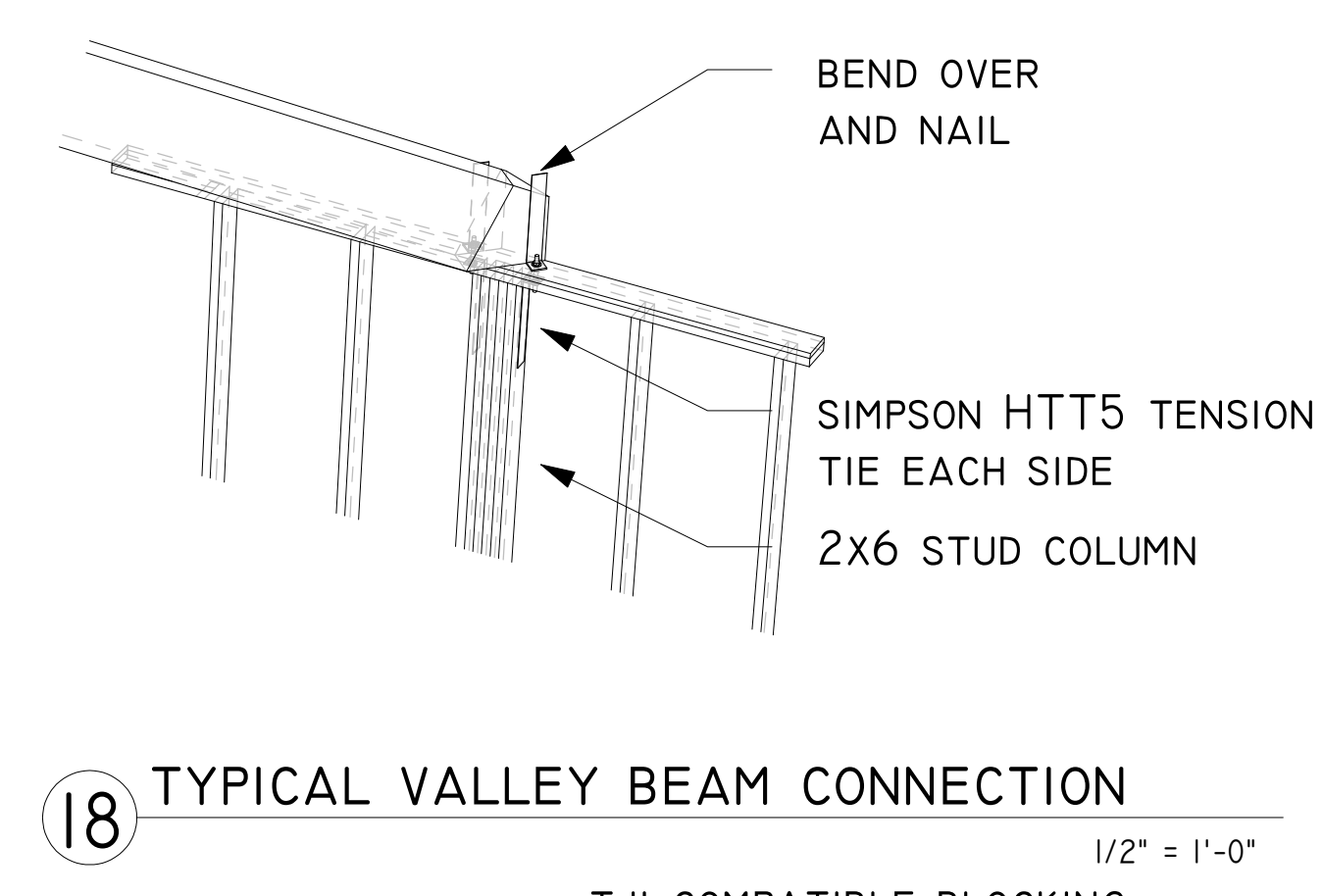
21 DROP BEAM AT EXTERIOR WALL
1/2" = 1'-0"



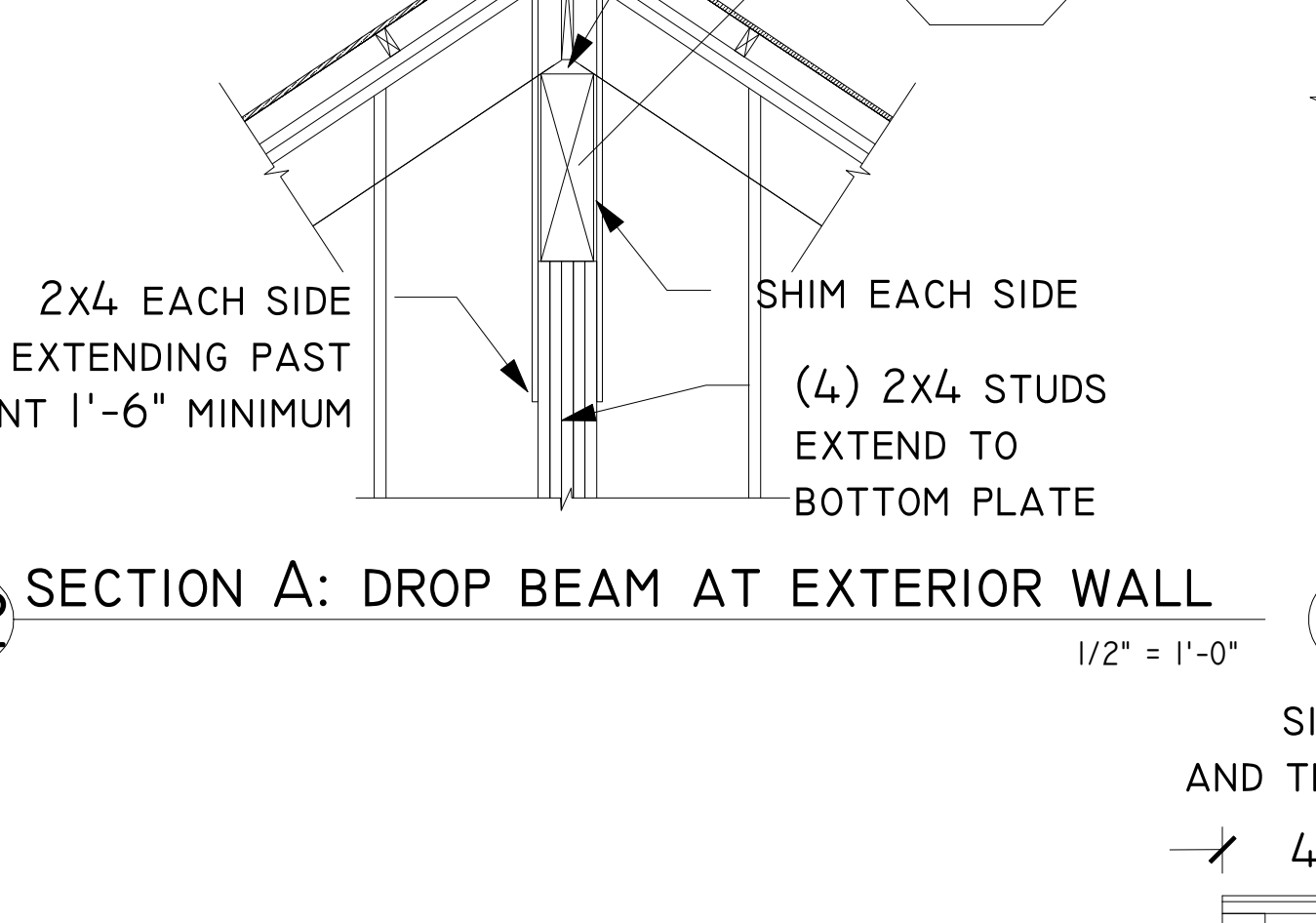
25 RIDGE BEAM / INTERIOR WALL
1/2" = 1'-0"



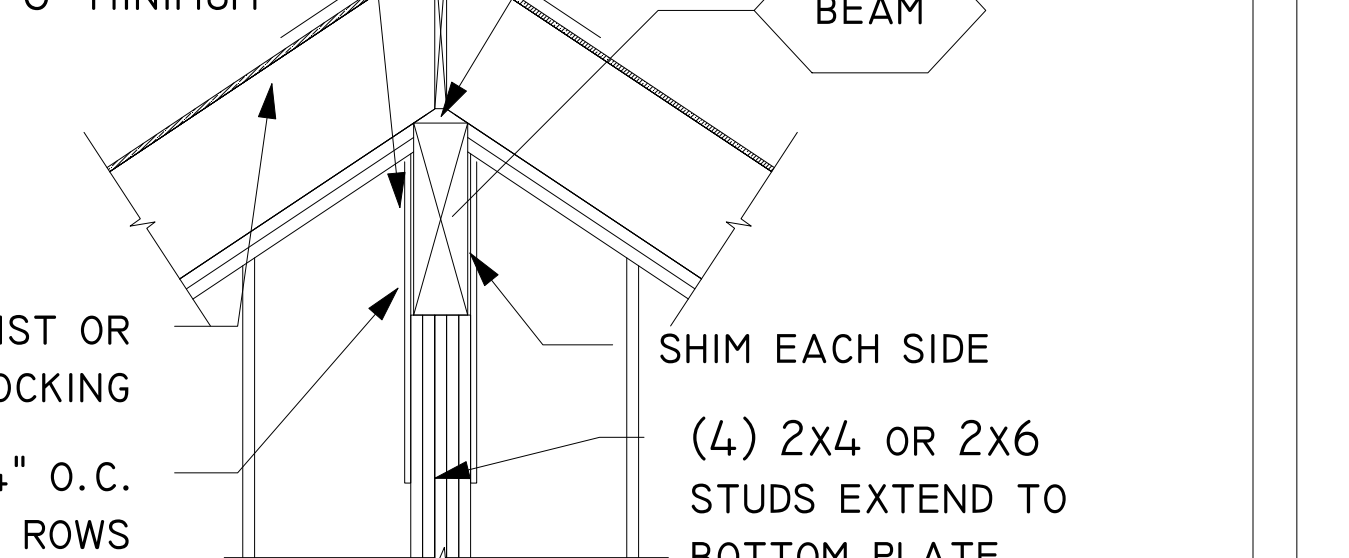
27 TYPICAL COLUMN BETWEEN FLOOR
1/2" = 1'-0"



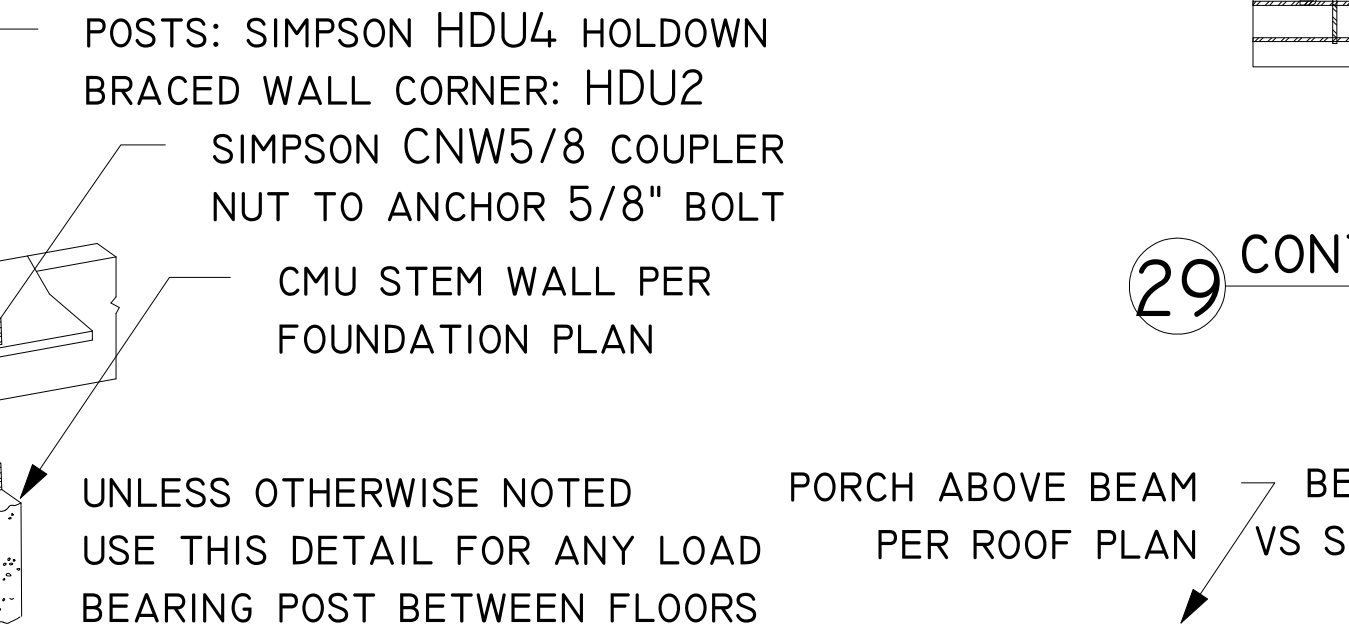
18 TYPICAL VALLEY BEAM CONNECTION
1/2" = 1'-0"



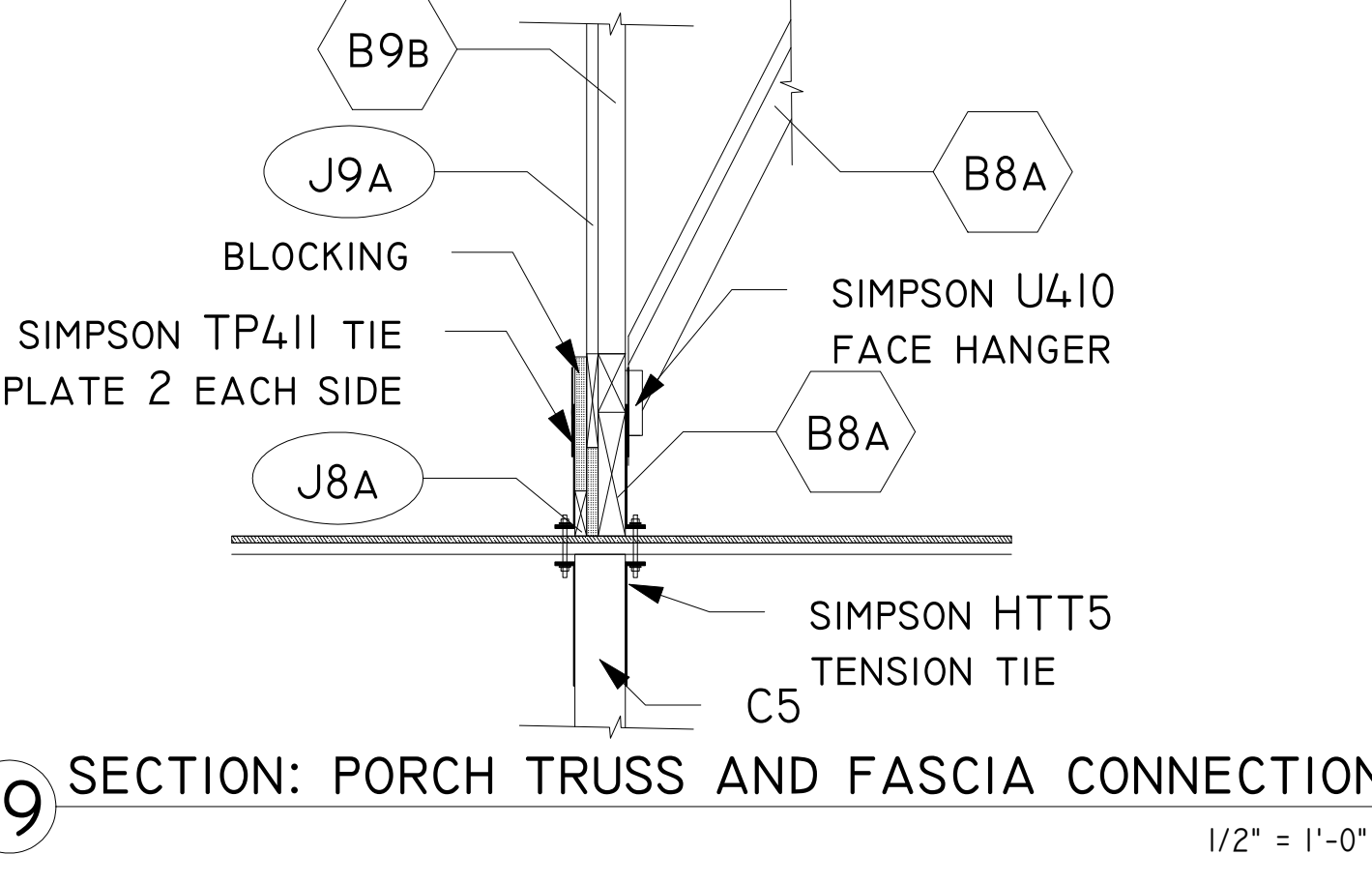
22 SECTION A: DROP BEAM AT EXTERIOR WALL
1/2" = 1'-0"



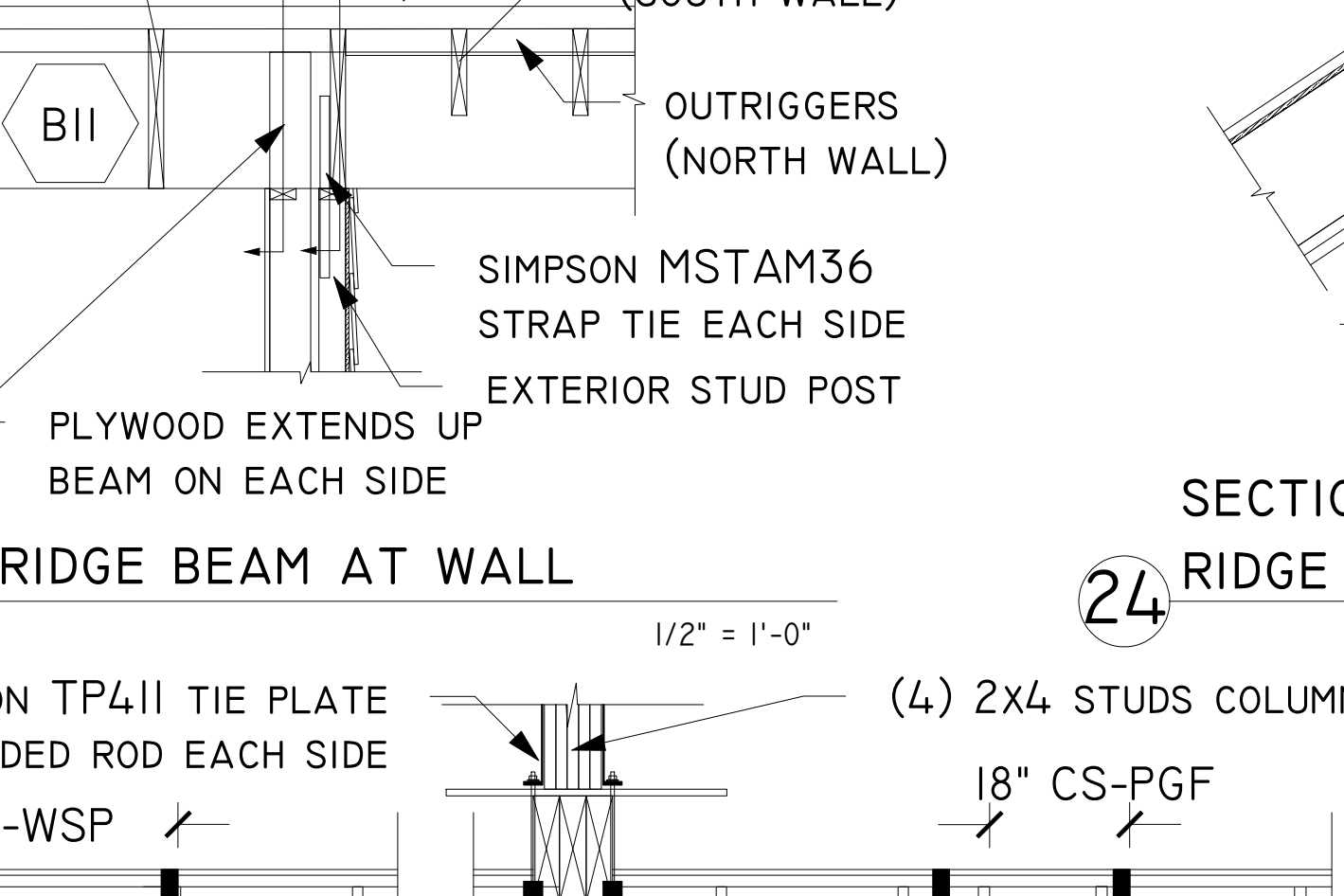
26 DROP BEAM AT INTERIOR WALL
1/2" = 1'-0"



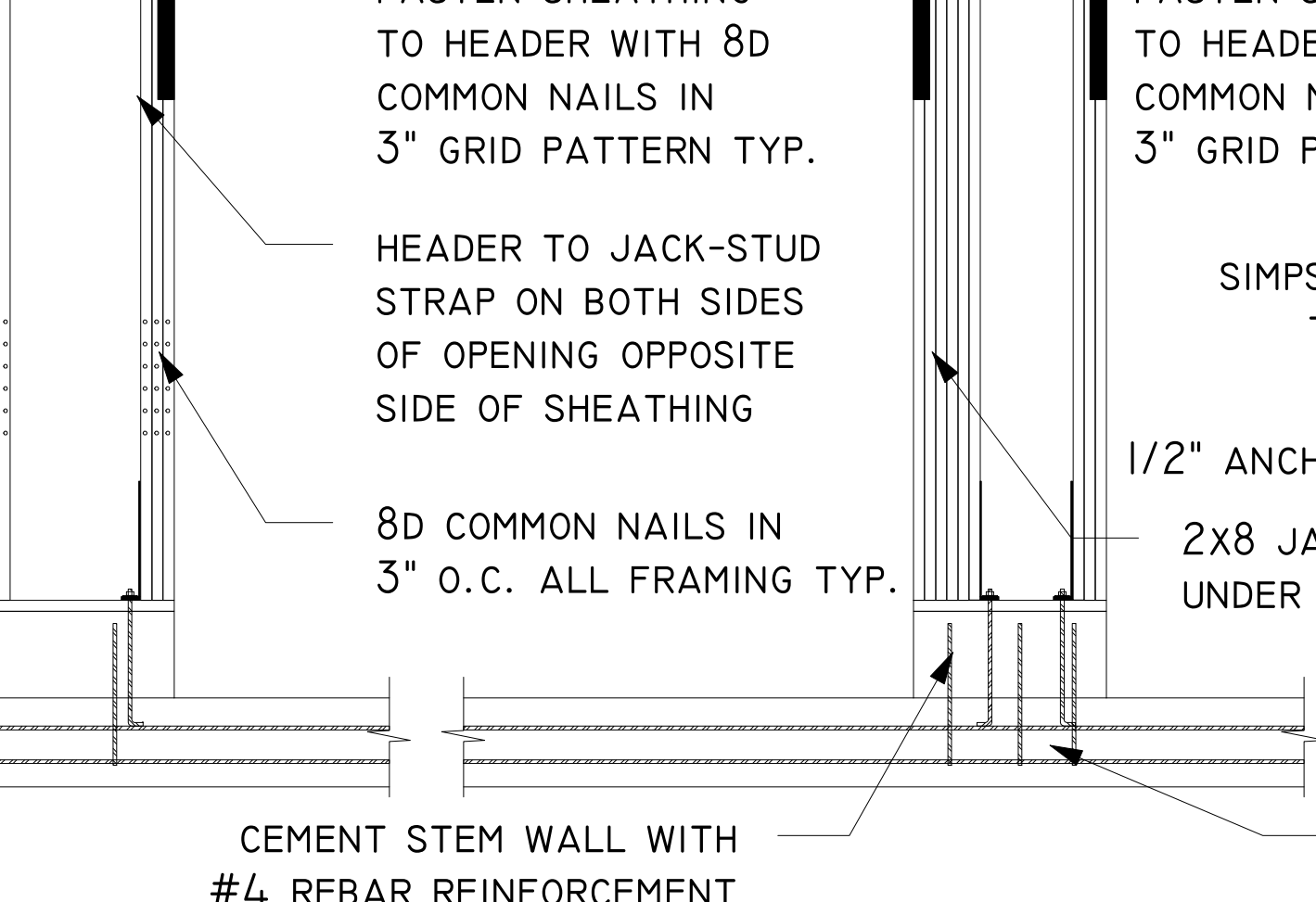
28 TYPICAL COLUMN AT STEM WALL
1/2" = 1'-0"



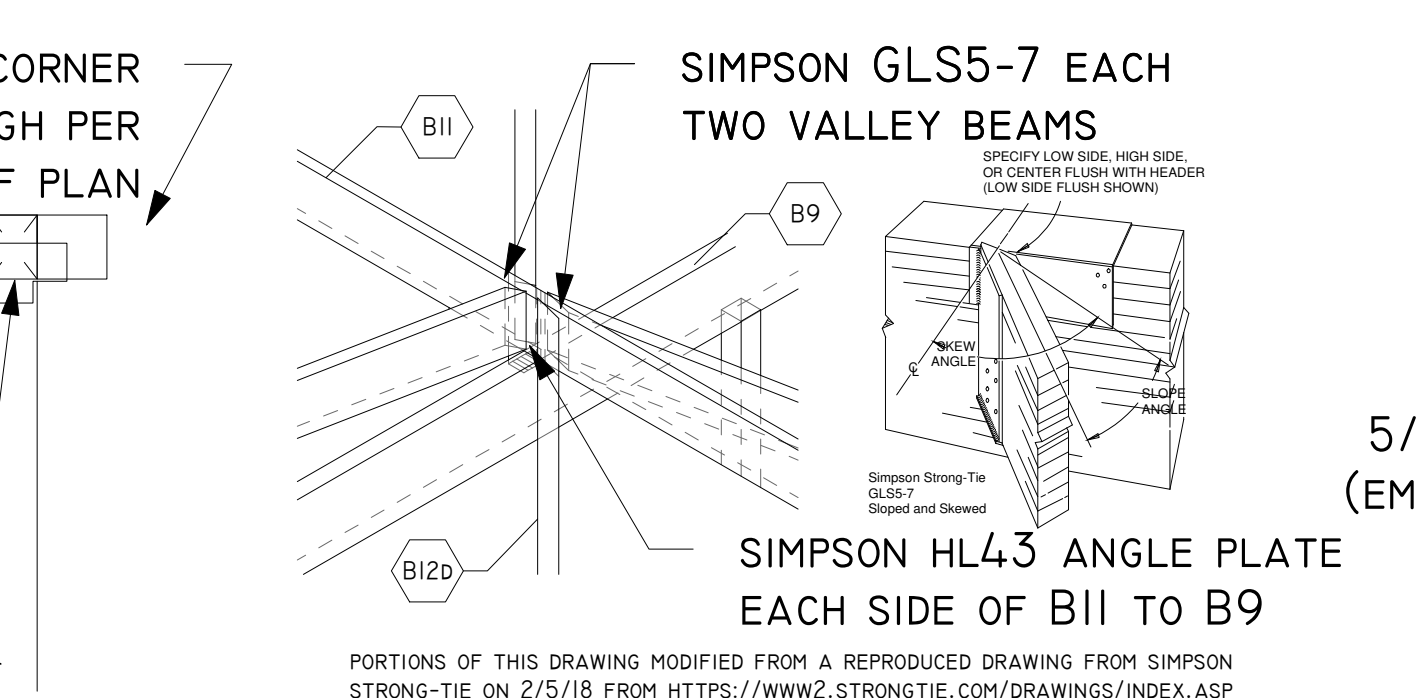
19 SECTION: PORCH TRUSS AND FASCIA CONNECTION
1/2" = 1'-0"



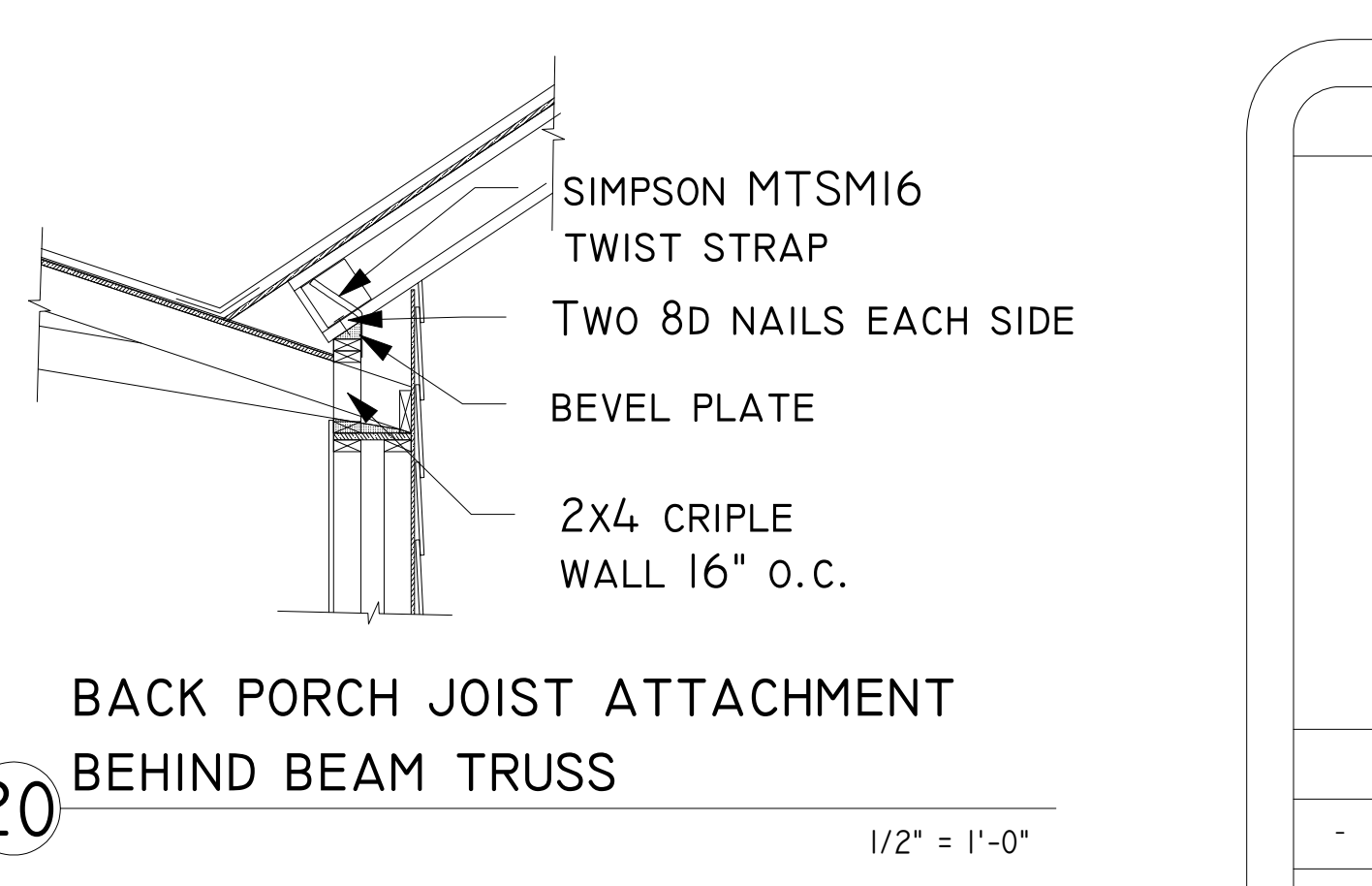
23 RIDGE BEAM AT WALL
1/2" = 1'-0"



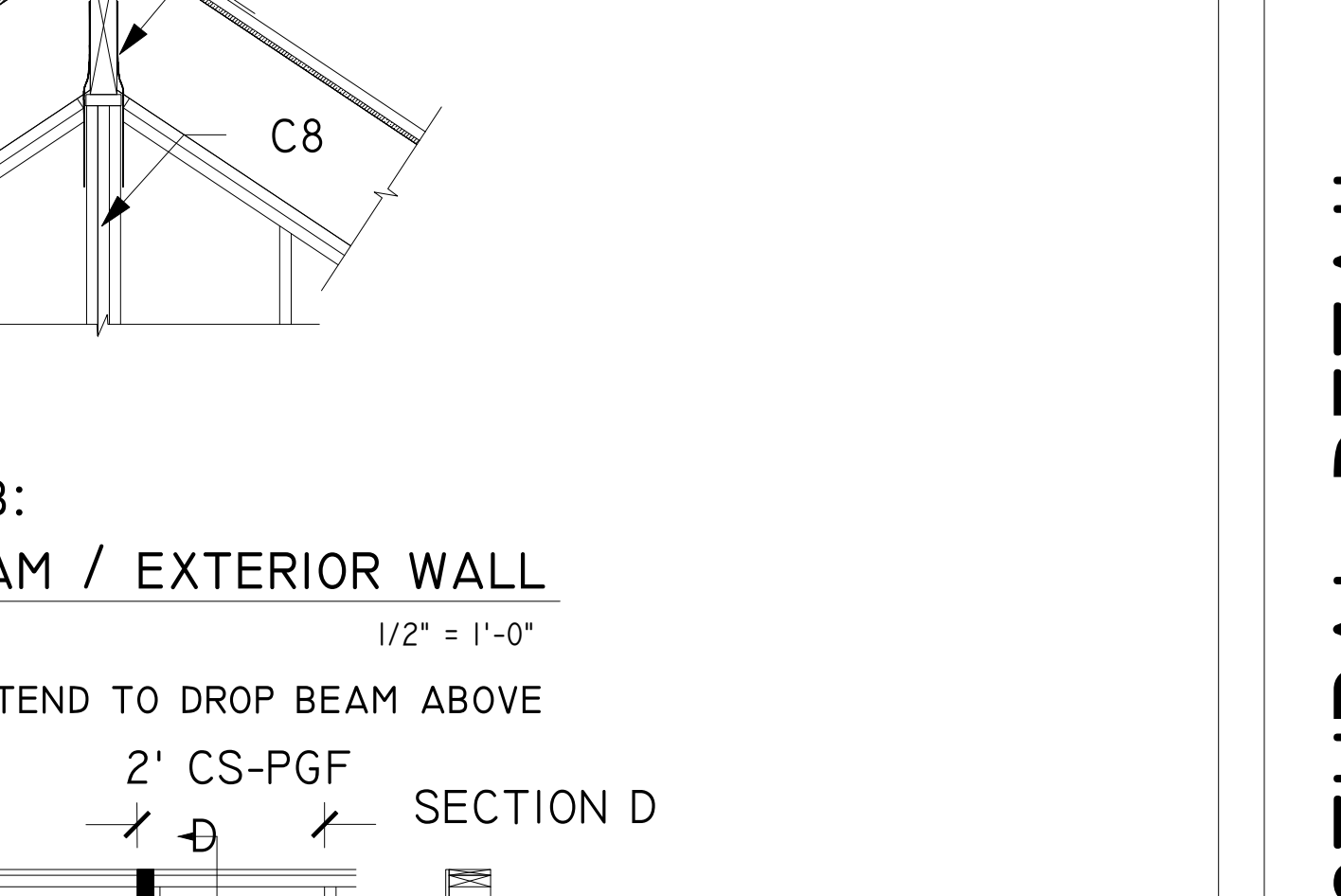
29 CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION AT GARAGE DOORS
NOT TO SCALE



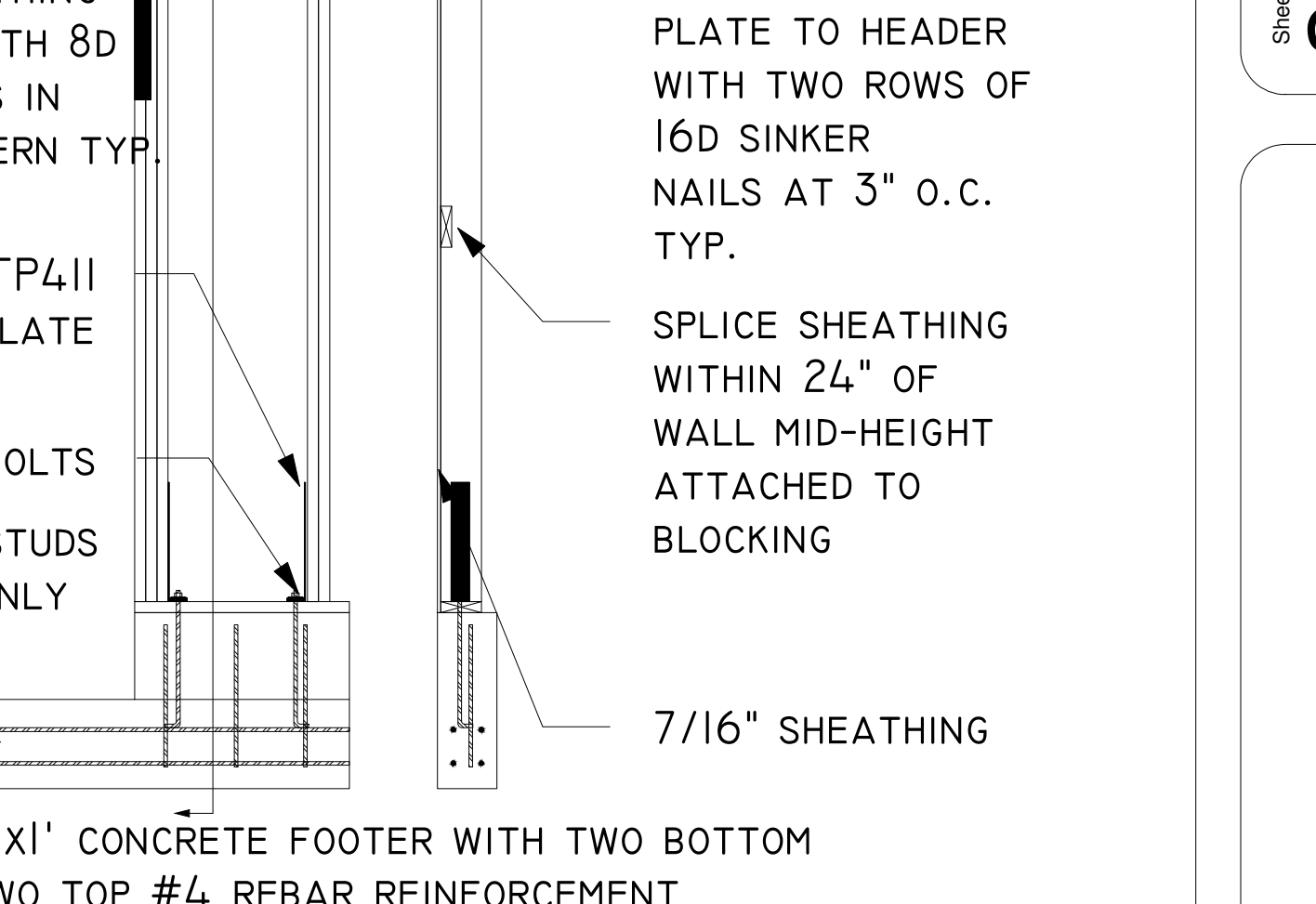
30 TYPICAL PORCH EXTENSION
1/2" = 1'-0"



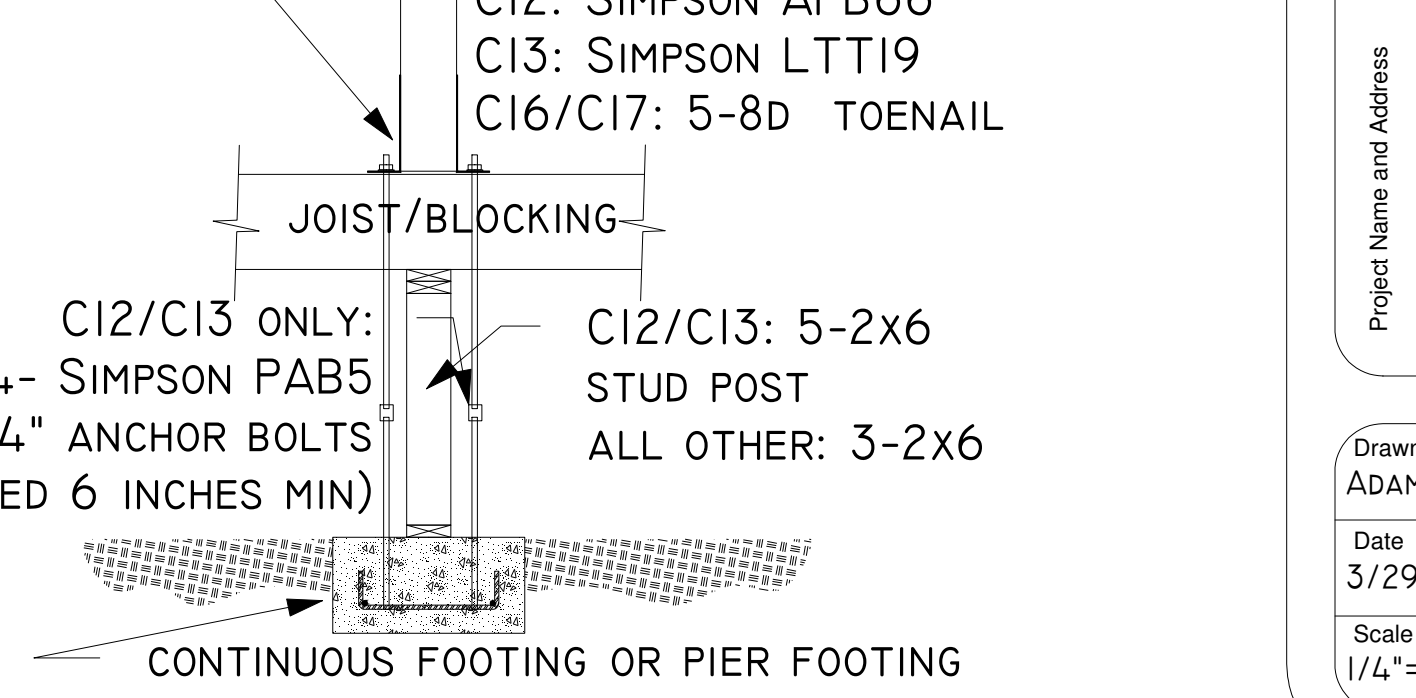
20 BACK PORCH JOIST ATTACHMENT BEHIND BEAM TRUSS
1/2" = 1'-0"



24 RIDGE BEAM / EXTERIOR WALL
1/2" = 1'-0"



32 COLUMN HOLD DOWN AT CRIPPLE WALL
1/2" = 1'-0"



31 CROSS GABLE APEX
NOT TO SCALE

General Notes		
No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

STRUCTURAL DETAIL VIEWS

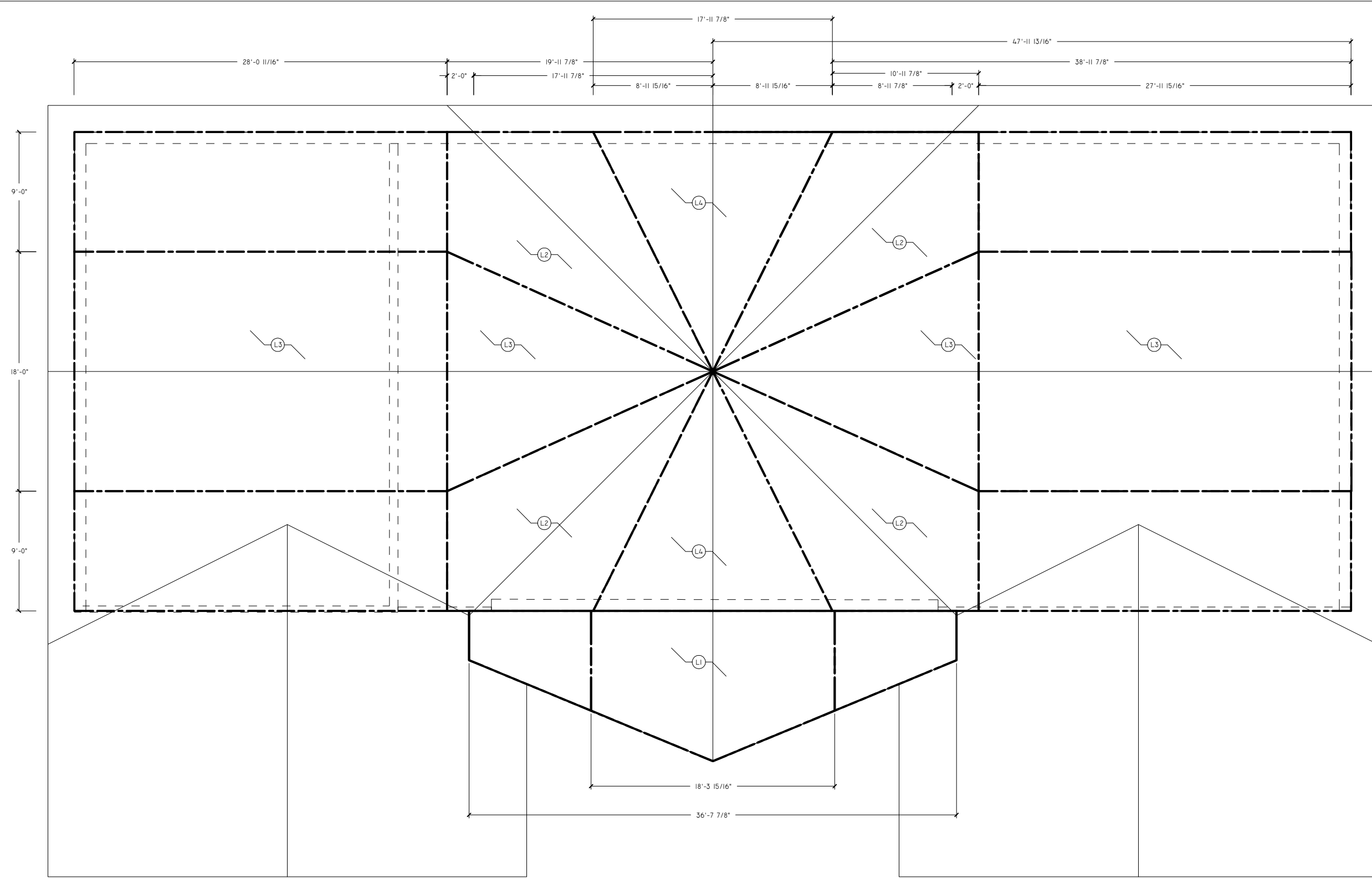
GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

Drawn By
ADAM GOLDENSTEIN
Date
3/29/2018
Scale
1/4" = 1'-0"

Sheet
S5.02

BEAM SCHEDULE			
MEMBER	BEARING	SPAN	ATTACHMENT
B1	4-1 3/4" x 16" LVL	4 1/2" x 6"	18'-0 1/2"
B2	4-1 3/4" x 16" LVL	5 1/2" x 6"	23'-4 1/8"
B3	3 1/8" x 12" DF 24F-VL GULLAM	5 1/2" x 2 1/2"	20'-0 3/4"
B4	3 1/8" x 12" DF 24F-VL GULLAM	10" x 2 1/2"	19'-7"
B5	3 1/2" x 2" DF 24F-VL GULLAM	5 1/2" x 5 1/2"	25' 6 1/8"
B6	2-1 3/4" x 11 7/8" LVL	4 1/2" x 4 1/2"	5'-0 1/2"
B7	6x8 ROUGH SAWN DF	2 1/2" x 5 1/2"	3'-3"
B8	2-1 3/4" x 11 7/8" LVL	2" x 2"	17'-2 7/16"
B9	5 1/2" x 16" DF 24F-VL GULLAM	10" x 10"	32'-0 7/8"
B10	5 1/2" x 16" DF 24F-VL GULLAM	1" x 5 9/16"	15'-3 1/8"
B11	5 1/2" x 16" DF 24F-VL GULLAM	5 1/2" x 3 1/2"	NA
B12	OMITTED	OMITTED	OMITTED
B13	2-1 3/4" x 16" LVL	5 1/2" x 10" / 2"	OMITTED
B14	2-1 3/4" x 16" LVL	2" x 10"	17'-1 9/16"
B15	2-1 3/4" x 16" LVL	5 1/2" x 2"	24'-0 3/8"
B16	5.5"x24" DF 24F-VL GULLAM	5 1/2" x 3"	23' 3 1/8"
B17	6.75"x24" DF 24F-VL GULLAM	4" x 5"	29'-4 1/8"
B18	6.75"x24" DF 24F-VL GULLAM	2" x 3"	10'-7 7/16"
B19	5.5"x24" DF 24F-VL GULLAM	4" x 5 1/2"	29'-4 1/8"
B20	6x8 ROUGH SAWN DF	2" x 3" MITER	6'-4"
B21	6x8 ROUGH SAWN DF	3" x 3" 45 MITER	8'-8"

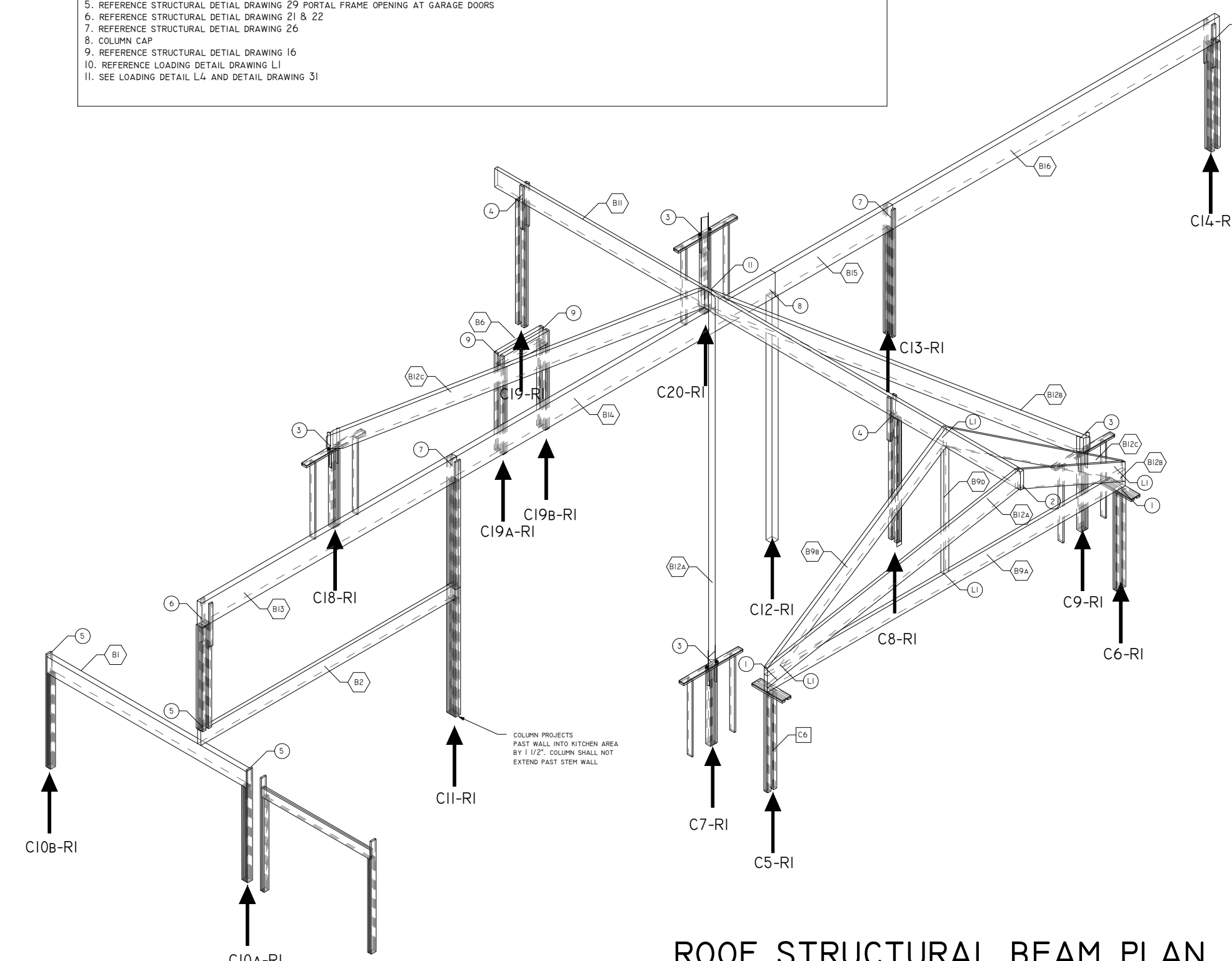
COLUMN SCHEDULE		
COLUMN	LENGTH	ATTACHMENT: BOTTOM/TOP
C1-C4	6x6 POST DF #2	SEE DETAIL 6 & 30
C5-C8	4-2x4 DF #2	SEE DETAIL 28 & 19
C9-C10	4-2x4 DF #2	SEE DETAIL 28 & 18
C11	4-2x4 DF #2	SEE DETAIL 28, 27, 21, 25
C12	SEE DETAIL 29	SEE DETAIL 29
C13	3-2x4 POST DF #2	SEE DETAIL 29 & 27
C14	7x7 PARALLEL	SEE DETAIL 22, SIMPSON CCT3 COLUMN CAP
C15	4-2x4 POST DF #2	SEE DETAIL 32
C16	4-2x4 POST DF #2	SEE DETAIL 28, 21, 27
C17	3-2x4 POST DF #2	5-RD TORNAIL / 5-RD TORNAIL
C18	6x6 POST DF #2	SEE DETAIL 32 / 2/DIAPHR
C19	6x6 POST DF #2	SEE DETAIL 32 / SIMPSON PCZ3 POST CAP



ROOF BEAM LOADING TRIBUTARY AREAS

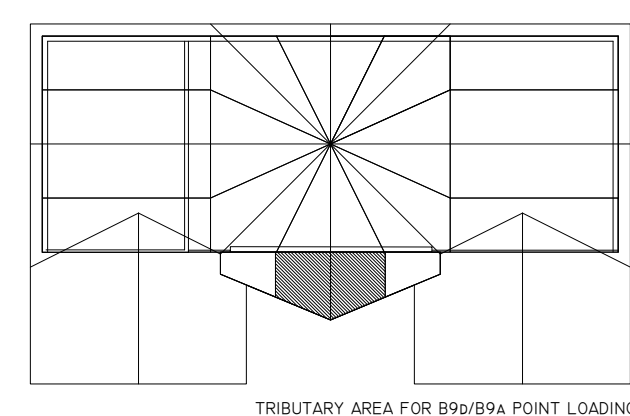
1/8" = 1'-0"

- STRUCTURAL BEAM ATTACHMENT NOTES**
1. REFERENCE STRUCTURAL DETAIL DRAWINGS 19 & 20
 2. SIMPSON LUGS FACE HANGER FOR B12/B11 AND B10/B11
 3. REFERENCE STRUCTURAL DETAIL DRAWING 8
 4. REFERENCE STRUCTURAL DETAIL DRAWING 23, 24, & 25
 5. REFERENCE STRUCTURAL DETAIL DRAWING 29 PORTAL FRAME OPENING AT GARAGE DOORS
 6. REFERENCE STRUCTURAL DETAIL DRAWING 21 & 22
 7. REFERENCE STRUCTURAL DETAIL DRAWING 26
 8. COLUMN CAP
 9. REFERENCE STRUCTURAL DETAIL DRAWING 16
 10. REFERENCE LOADING DETAIL L1
 11. SEE LOADING DETAIL L4 AND DETAIL DRAWING 31

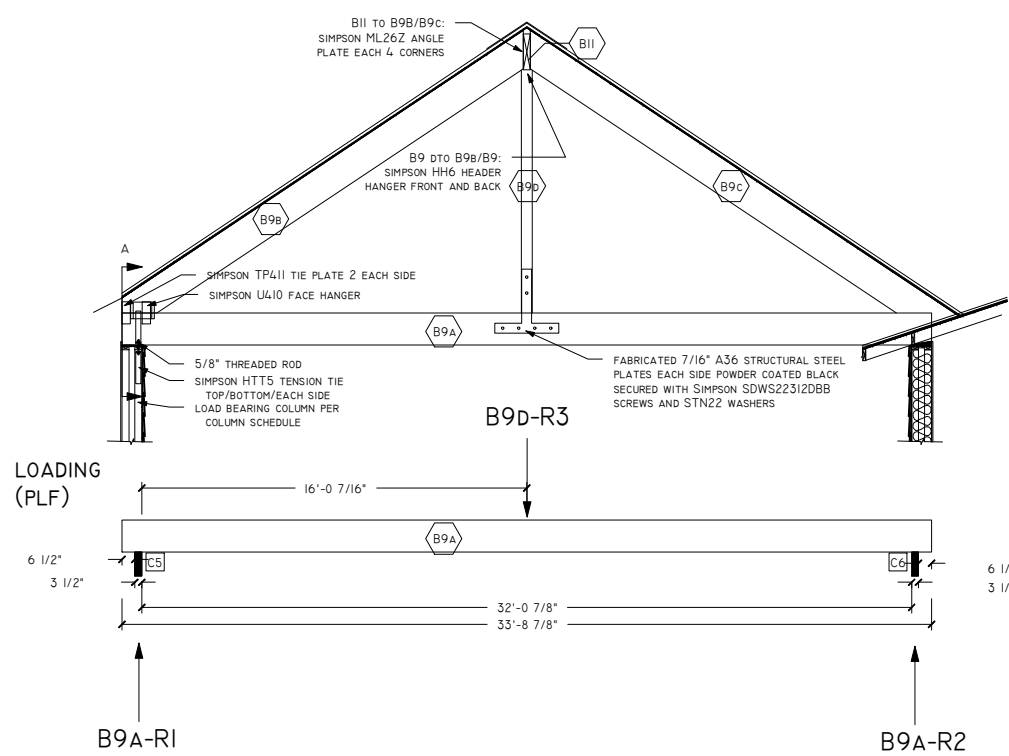


ROOF STRUCTURAL BEAM PLAN

NOT TO SCALE

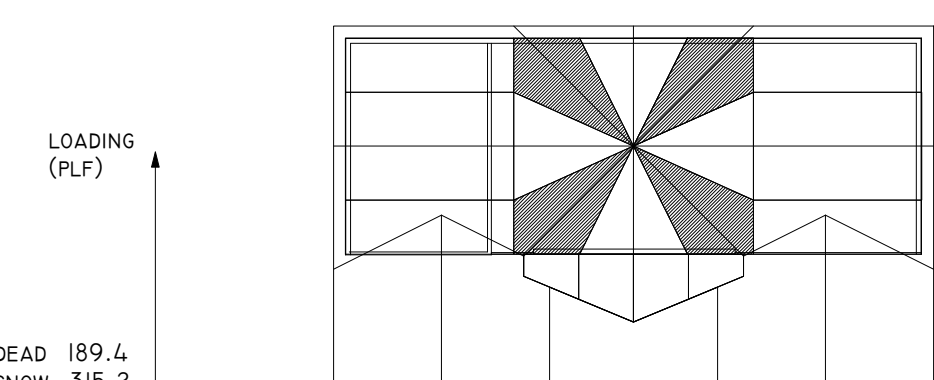


TRIBUTARY AREA FOR B90/B91 POINT LOADING



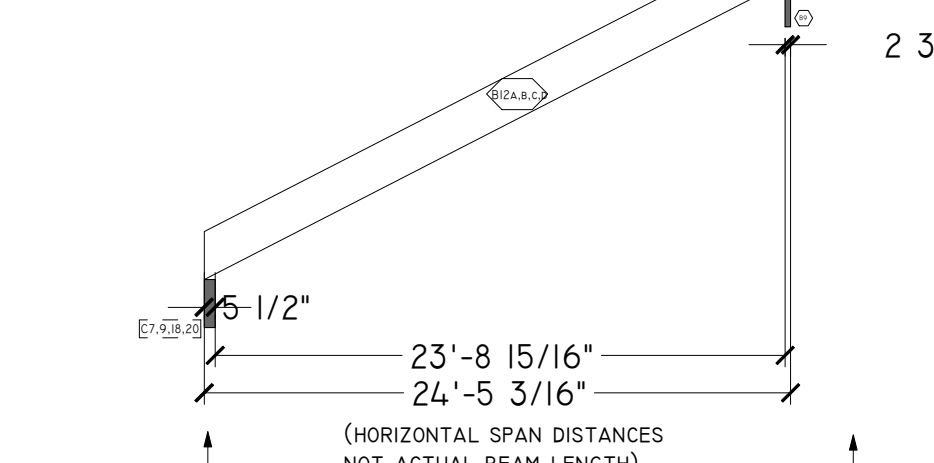
L1 PORCH TRUSS BEAM LOADING

1/8" = 1'-0"



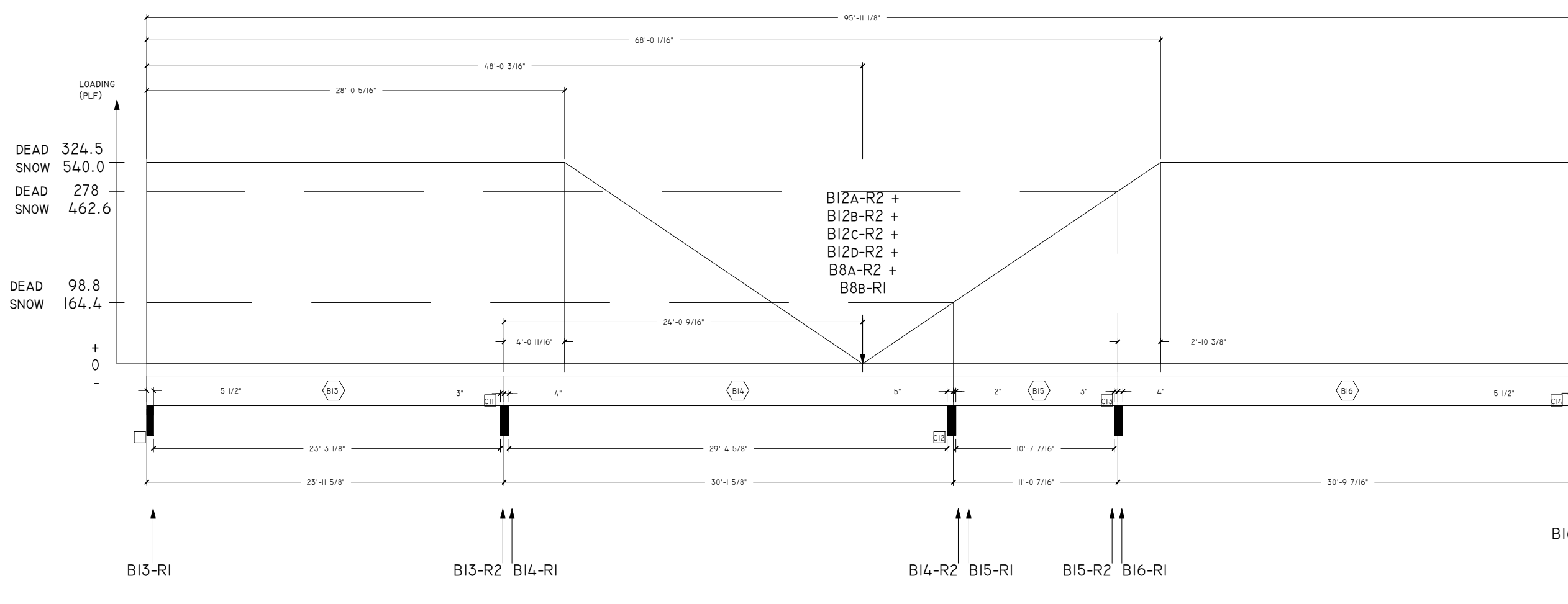
LOADING (PLF)

DEAD 189.4
SNOW 315.2
TOTAL 504.6



L2 VALLEY BEAM(S) LOADING

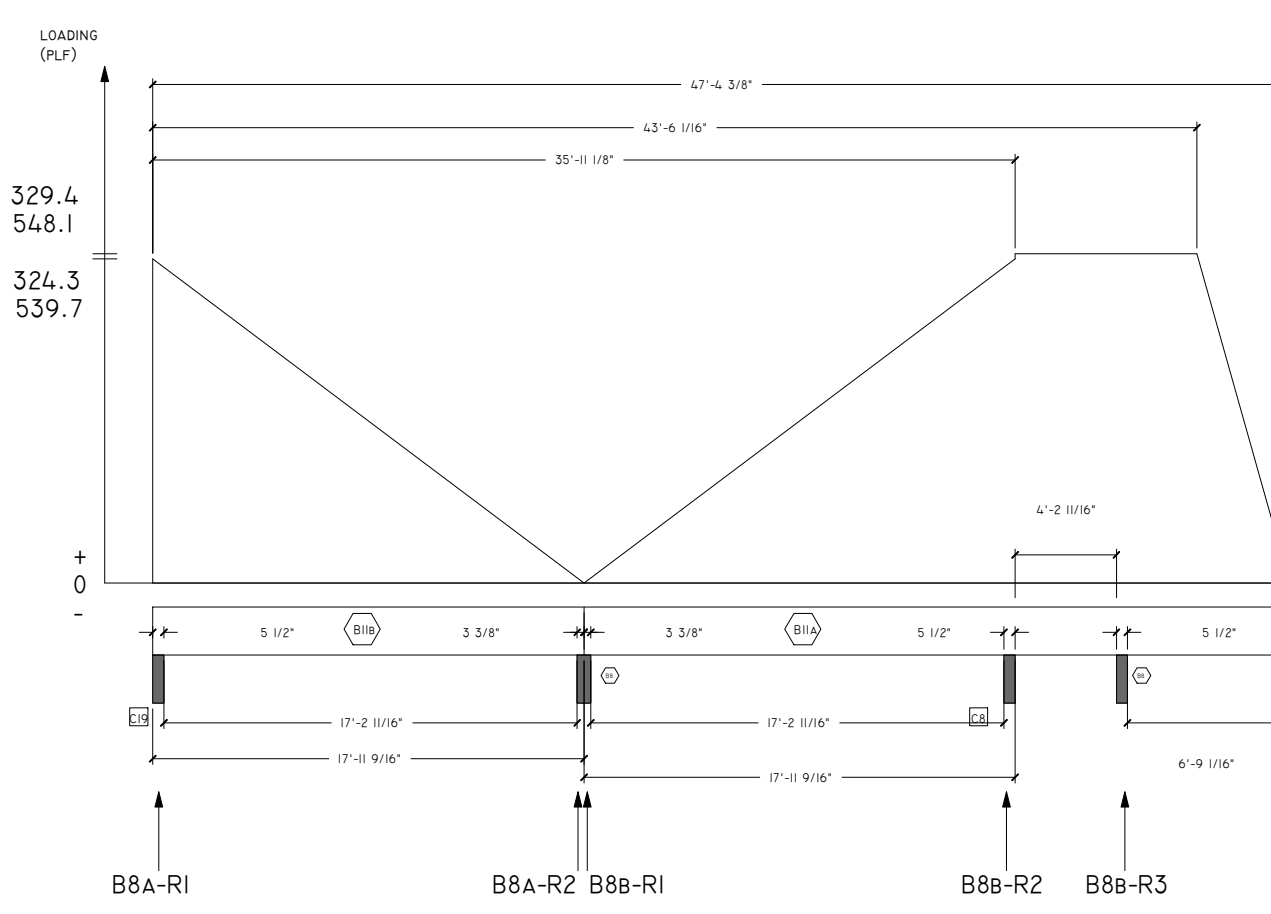
1/8" = 1'-0"



L3 MAIN RIDGE DROP BEAM(S) LOADING DIAGRAM

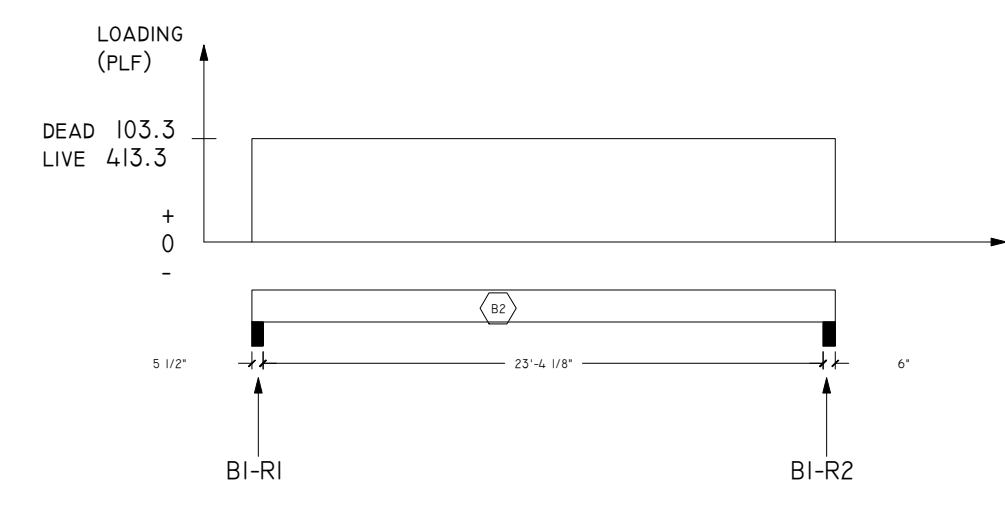
1/8" = 1'-0"

NOTE:
LOAD CALCULATIONS FOR BEAMS AND COLUMNS/POSTS SUBMITTED SEPARATELY.



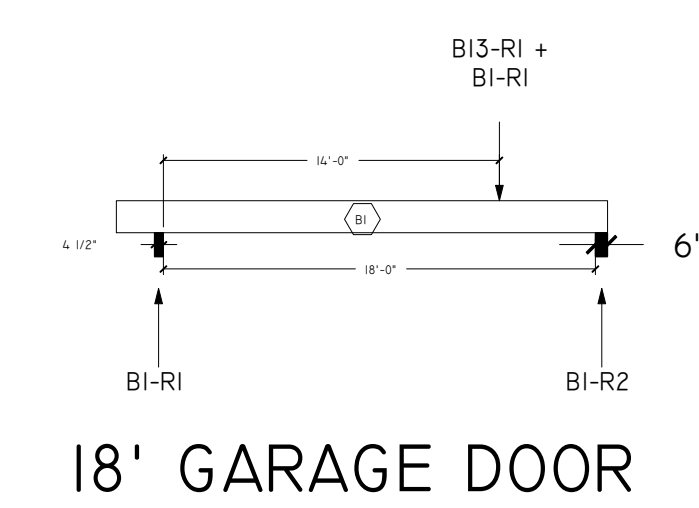
L4 CROSS RIDGE BEAM LOADING

1/8" = 1'-0"



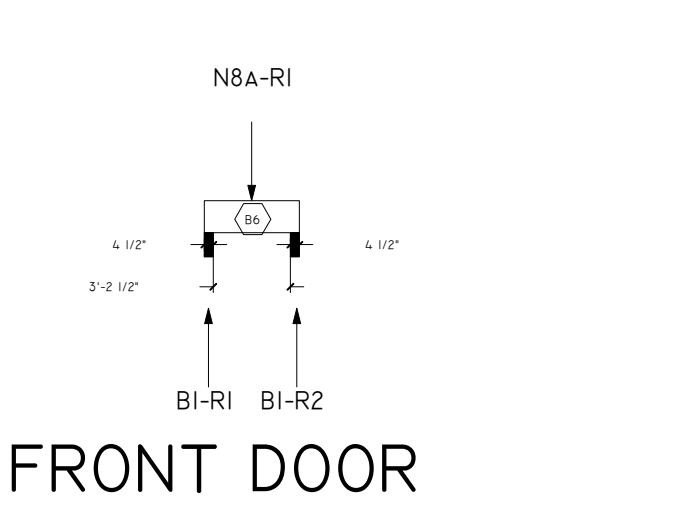
L5 ATTIC FLOOR BEAM ABOVE GARAGE

1/8" = 1'-0"



L6 18' GARAGE DOOR HEADER LOADING

1/8" = 1'-0"



L6 FRONT DOOR HEADER LOADING

1/8" = 1'-0"

General Notes

-	INITIAL RELEASE	29-09-18
No.	Revision/Issue	Date

STRUCTURAL BEAM PLAN

Sheet Title

GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

Project Name and Address

Drawn By
ADAM GOLDENSTEIN
Date
3/29/2018
Scale
1/4" = 1'-0"

Sheet

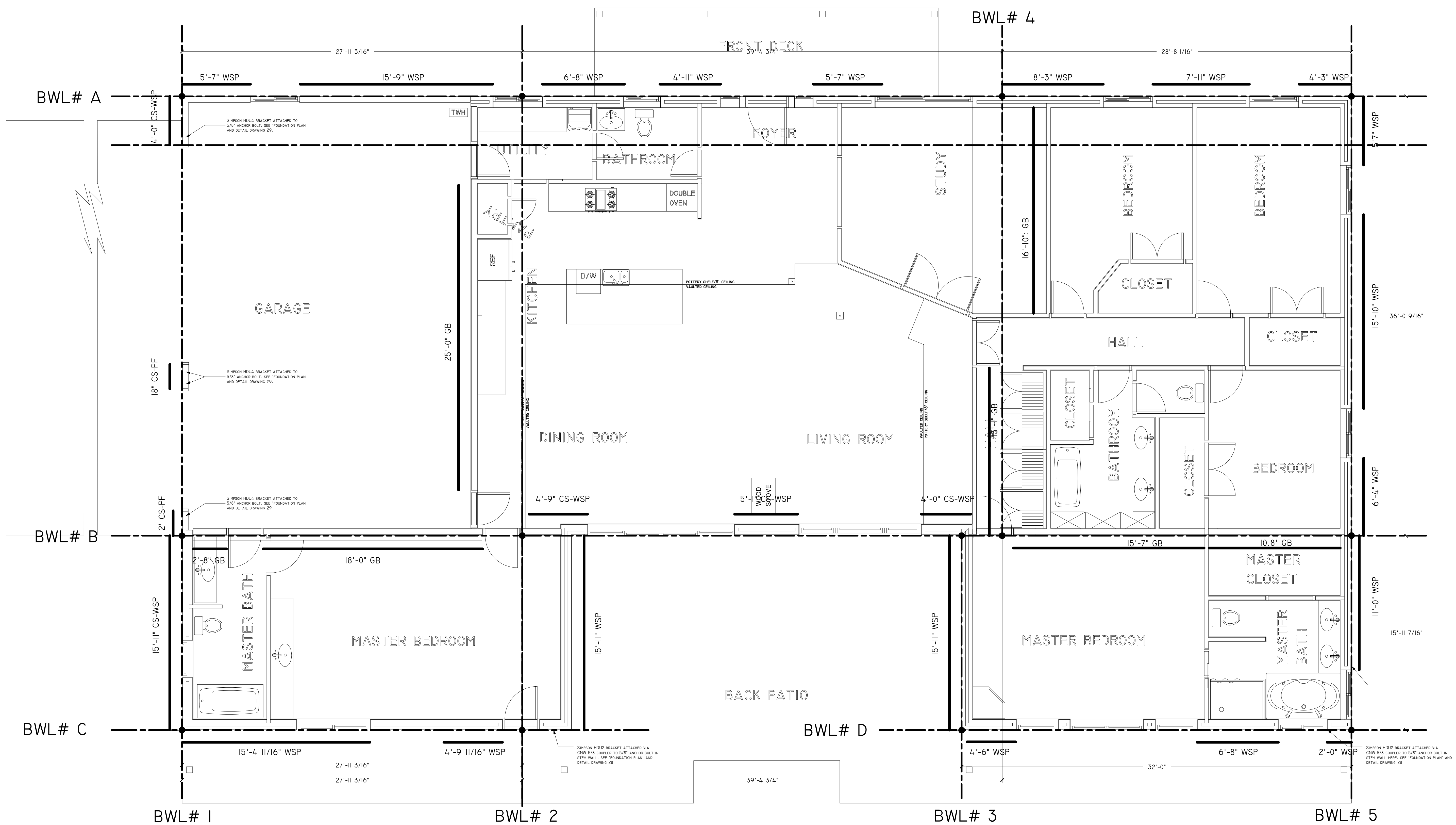
S7.01

BRACED WALL NOTES

1. FOUNDATION ATTACHMENTS/HOLD DOWNS ARE REQUIRED BY BRACED WALL PLAN AND ARE IN ADDITION TO THOSE SPECIFIED ON THE FOUNDATION PLAN AND COLUMN SCHEDULE.

BRACED WALL CALCULATIONS (PER R602.10.3 WITH APPLICABLE ADJUSTMENTS)

WALL #	CEILING HEIGHT	TYPE(S) OF BRACED WALL PANEL	DISTANCE BETWEEN BRACED WALLS	REQUIRED TOTAL LENGTH OF BRACING	PROVIDED TOTAL LENGTH OF BRACING	NOTES
A 1-2	9'	WSP	28'-5"	11.2'	21'-4"	
A 2-4	8'	WSP	38'-7"	15.3'	17'-4"	
A 4-5	8'	WSP	28'-11"	11.2'	20'-5"	
B 1-2	8'	GB	28'-5"	19.3'	20'-8"	
B 2-4	8'	WSP	38'-10"	12.2'	14'-0"	
B 4-5	8'	GB	28'-11"	19.3'	26'-5"	
C 1-2	8'	WSP	28'-5"	11.2'	20'-2"	
D 3-5	8'	WSP	31'-2"	12'	13'-2"	
1 A-B	8'	CS-PF	36'-1"	15.3'	17.9'	SEE DRAWING DETAIL 28
1 B-C	8'	WSP	15'-11"	8.1'	15'-11"	
2 A-B	9'	GB	36'-1"	21.8'	25'-0"	
2 B-C	8'	WSP	15'-11"	8.1'	15'-11"	
3 B-D	8'	WSP	15'-11"	8.1'	15'-11"	
4 A-B	8'	GB	36'-1"	25.4'	30'-7"	
5 A-B	8'	WSP	36'-1"	15.3'	22'-3"	
5 B-C	8'	WSP	15'-11"	8.1'	11'-0"	



General Notes

-	INITIAL RELEASE	29-09-18
No.	Revision/Issue	Date

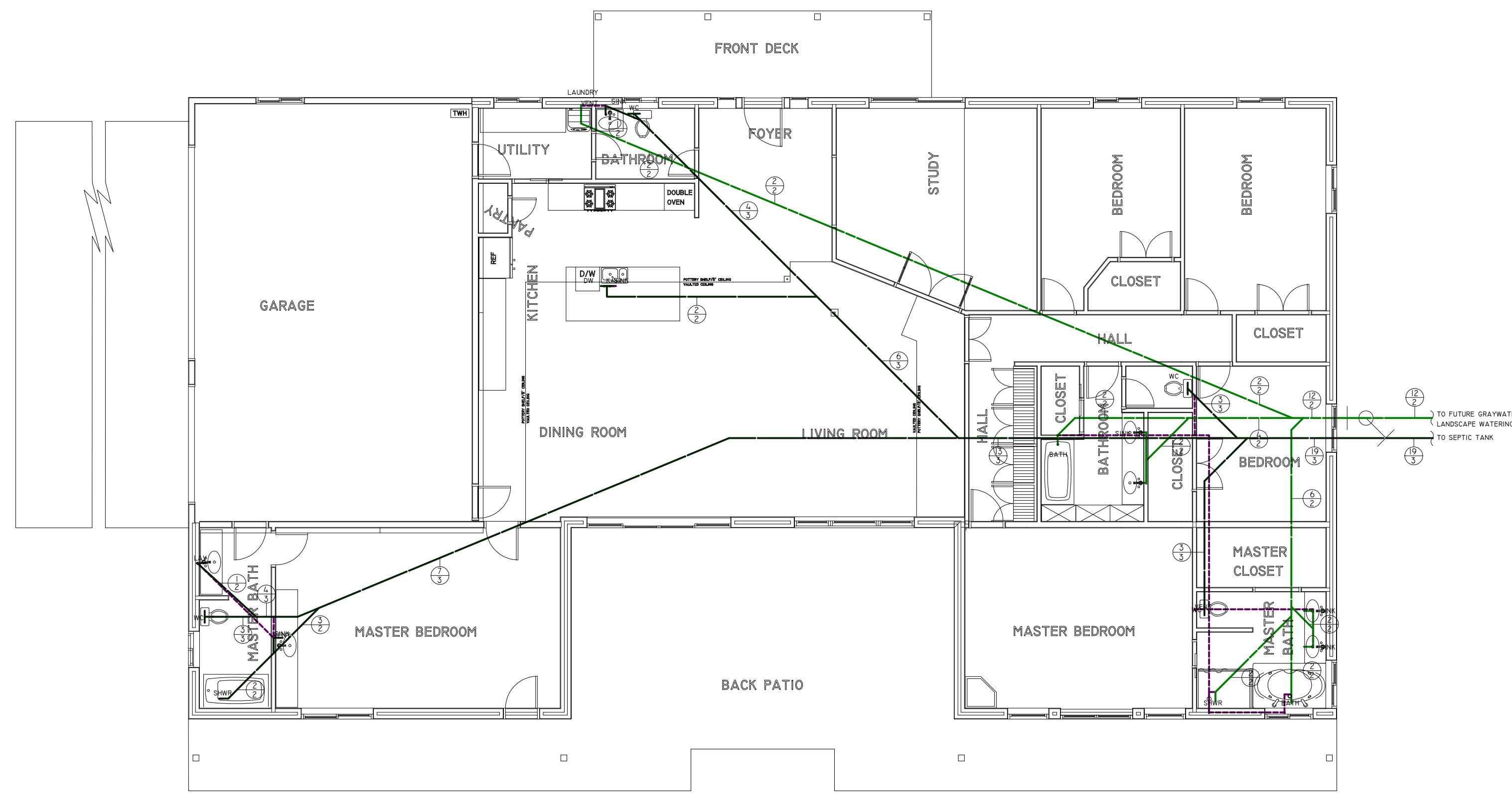
BRACED WALL LINE PLAN

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

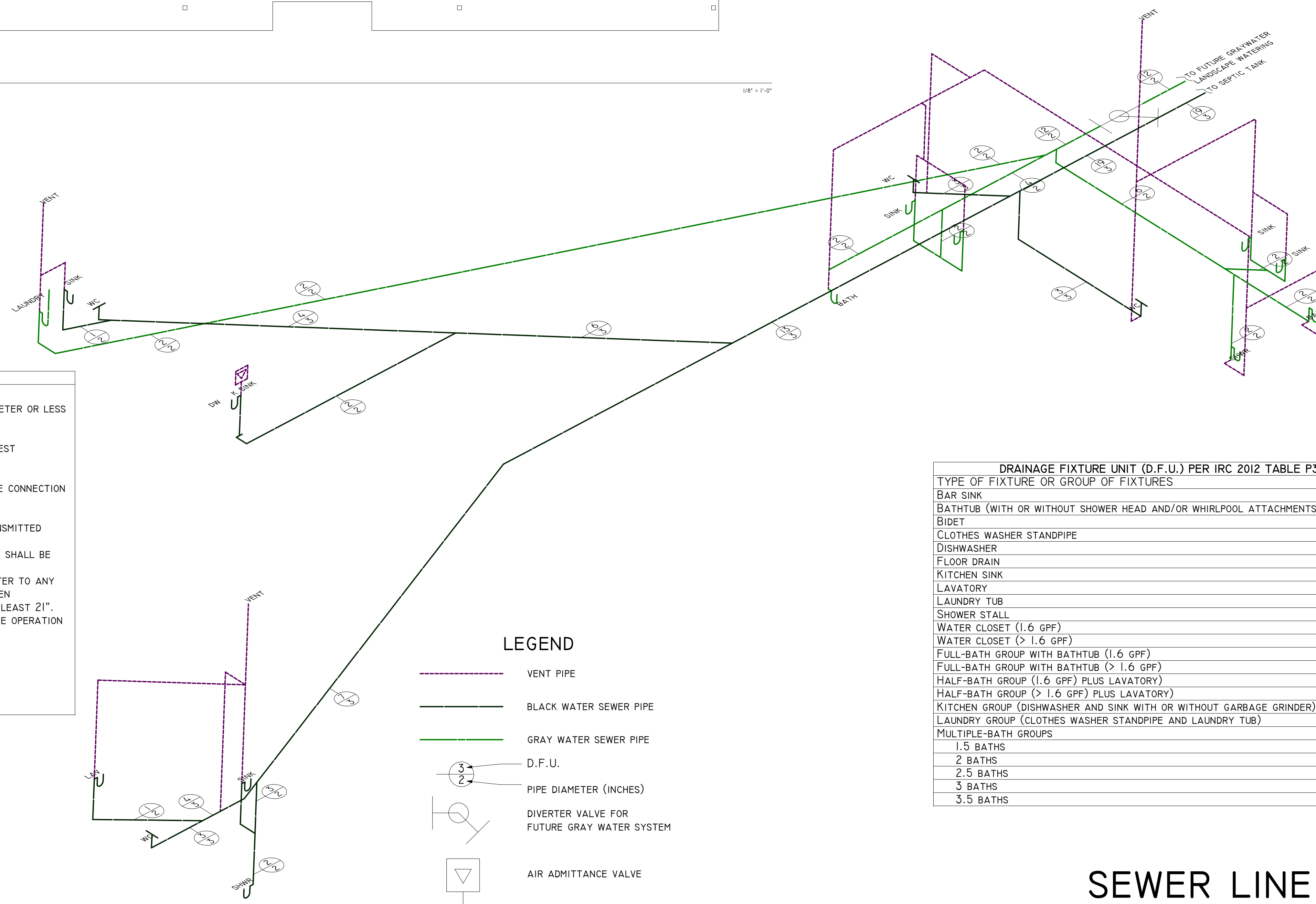
Drawn By ADAM GOLDENSTEIN	Sheet S7.02
Date 3/29/2018	
Scale 1/4" = 1'-0"	

BRACED WALL PLAN

1/4" = 1'-0"



1/8" = 1'-0"



- NOTES**
1. PLUMBING SHALL COMPLY WITH IRC2012 P3001.
 2. MAIN SEWER PIPING SHALL BE A MINIMUM OF 1/4" PER FOOT SLOPE FOR 2.5" DIAMETER OR LESS AND 1/8" PER FOOT FOR 3" DIAMETER OR MORE.
 3. THE SEWER PIPING SYSTEM SHALL BE VENTED BY ONE OR MORE VENT PIPES WHO'S AGGREGATE CROSS-SECTIONAL AREA SHALL NOT BE LESS THAN THAT OF THE LARGEST REQUIRED BUILDING SEWER.
 4. CLEAN-OUTS SHALL BE INSTALLED ACCORDING TO P3005.2
 5. FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES SHALL BE SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR, WHERE SO DESIGNED VIA COPPER, BRASS OR OTHER CORROSION-RESISTANT MATERIAL.
 6. WALL HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.
 7. WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE CAULKED FOR A WATER RESISTANT BARRIER.
 8. WATER CLOSETS AND LAVATORIES SHALL NOT BE CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30" CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. ADDITIONALLY, THE FRONT SHALL HAVE A CLEARANCE OF AT LEAST 21".
 9. THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

- LEGEND**
- VENT PIPE
 - BLACK WATER SEWER PIPE
 - GRAY WATER SEWER PIPE
 - D.F.U.
 - PIPE DIAMETER (INCHES)
 - DIVERTER VALVE FOR FUTURE GRAY WATER SYSTEM
 - AIR ADMITTANCE VALVE

DRAINAGE FIXTURE UNIT (D.F.U.) PER IRC 2012 TABLE P3004.1

TYPE OF FIXTURE OR GROUP OF FIXTURES	(D.F.U.)
BAR SINK	1
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	2
BIDET	1
CLOTHES WASHER STANDPIPE	2
DISHWASHER	2
FLOOR DRAIN	0
KITCHEN SINK	2
LAVATORY	1
LAUNDRY TUB	2
SHOWER STALL	2
WATER CLOSET (1.6 GPF)	3
WATER CLOSET (> 1.6 GPF)	4
FULL-BATH GROUP WITH BATHTUB (1.6 GPF)	5
FULL-BATH GROUP WITH BATHTUB (> 1.6 GPF)	6
HALF-BATH GROUP (1.6 GPF) PLUS LAVATORY	4
HALF-BATH GROUP (> 1.6 GPF) PLUS LAVATORY	5
KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT GARBAGE GRINDER)	2
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	3
MULTIPLE-BATH GROUPS	
1.5 BATHS	7
2 BATHS	8
2.5 BATHS	9
3 BATHS	10
3.5 BATHS	11

SEWER LINE PLAN

1/4" = 1'-0"

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

SEWER LINE PLAN

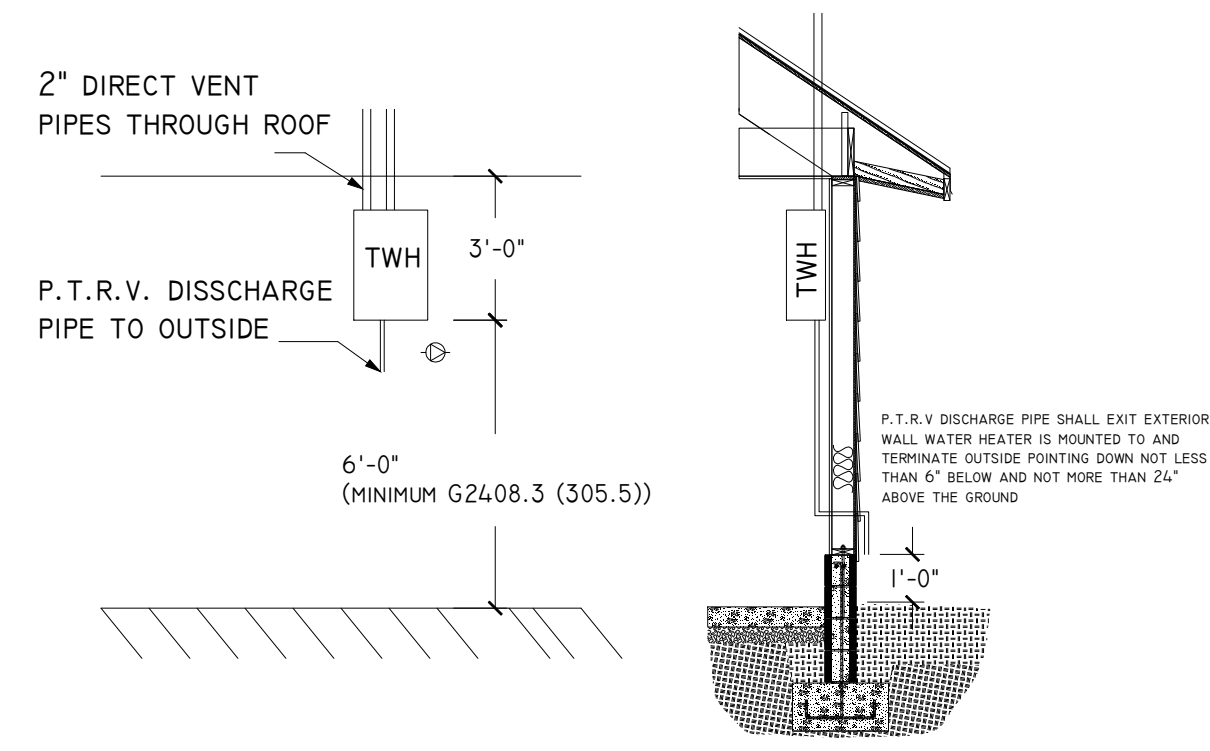
GOLDENSTEIN RESIDENCE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

PI.01

Project Name and Address: GOLDENSTEIN RESIDENCE, 10685 E ROCKY HILL RD, DEWEY, AZ 86327

Drawn By: ADAM GOLDENSTEIN, Date: 3/29/2018, Scale: 1/4" = 1'-0", Sheet: PI.01

P.T.R.V. DRAIN TERMINATION

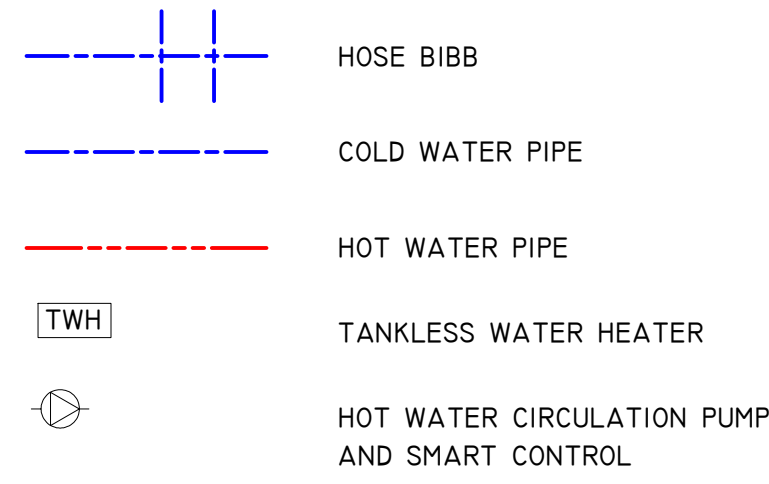


WATERQUICK Pro Advanced WQP-A HOT WATER CIRCULATION PUMP AND SMART CONTROL WITH MANUAL SWITCH (MOVE, OFF AND AUTO):
<http://www.waterquick.com/waterquick/waterquick-pro-advanced-wqp-a-hot-water-circulation-pump-and-smart-control>

NOTES

1. ALL WATER LINE MAIN RUNS USE 3/4" PEX.
2. ALL RUNS FROM MANIFOLDS TO FIXTURES USE 1/2" PEX.
3. ALL HOT WATER LINES SHALL BE INSULATED WITH R2 MINIMUM.
4. HOT WATER HEATER SHALL BE EQUIPPED WITH A PRESSURE TEMPERATURE RELIEF VALVE (P.T.R.V.), SHALL OPEN NOT LESS THAN 25PSI BUT NOT OVER 150PSI, AND OPEN NOT GREATER THAN 210 DEG F.

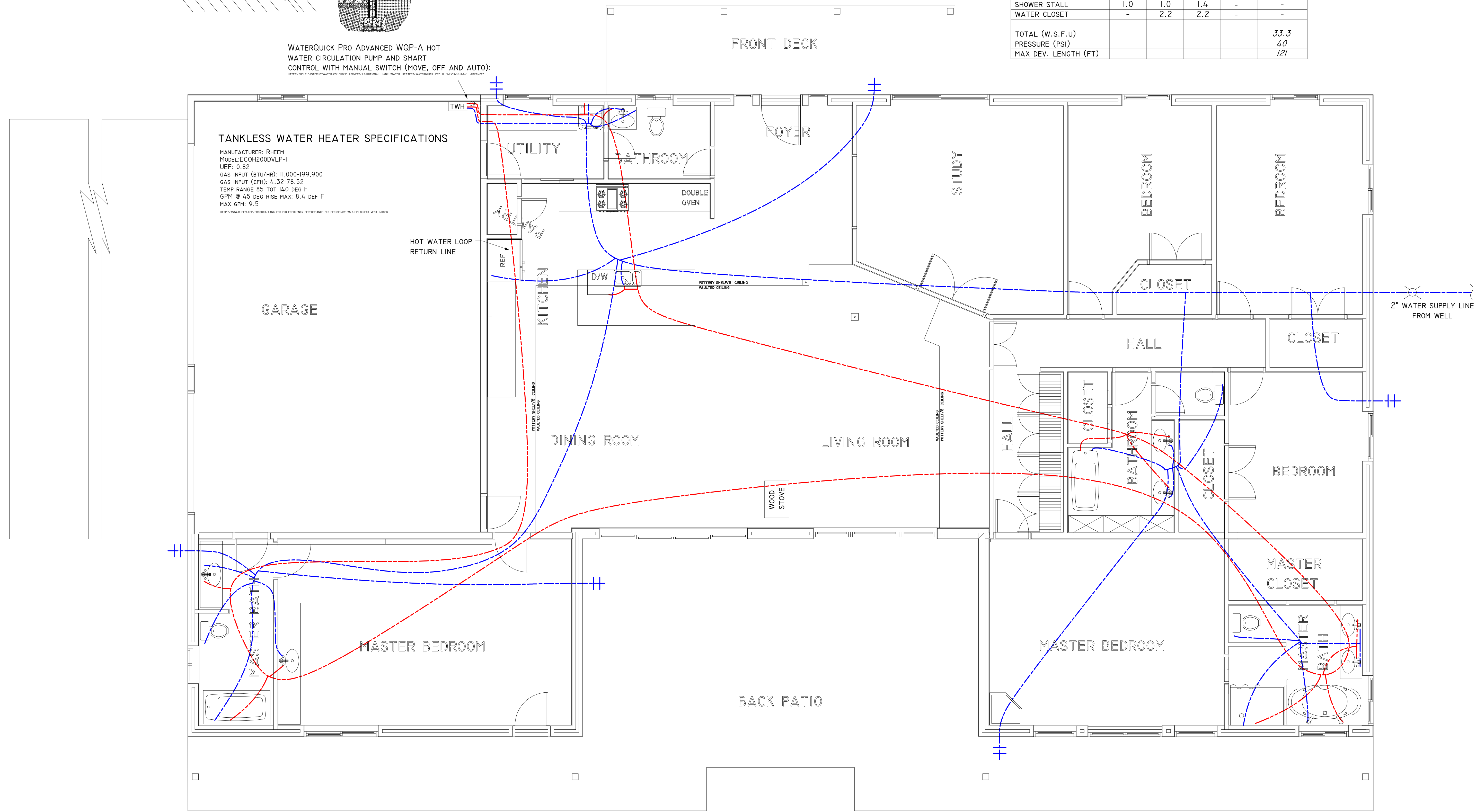
LEGEND



TYPE OF FIXTURE	WATER SUPPLY FIXTURE UNIT VALUE (W.S.F.U)			
	HOT	COLD	COMBINED	#
BATHTUB	1.0	1.0	1.4	-
CLOTHES WASHER	1.0	1.0	1.4	1.0
DISHWASHER	1.4	-	1.4	-
FULL-BATH GROUP	1.5	2.7	3.6	4.0
HALF-BATH GROUP	0.5	2.5	2.6	-
HOSE BIBB	-	2.5	2.5	5.0
KITCHEN GROUP	1.9	1.0	2.5	1.0
KITCHEN SINK	1.0	1.0	1.4	-
LAUNDRY GROUP	1.8	1.8	2.5	1.0
LAUNDRY TUB	1.0	1.0	1.4	-
LAVATORY	0.5	0.5	0.7	-
SHOWER STALL	1.0	1.0	1.4	-
WATER CLOSET	-	2.2	2.2	-
TOTAL (W.S.F.U)				33.3
PRESSURE (PSI)				40
MAX DEV. LENGTH (FT)				121

TANKLESS WATER HEATER SPECIFICATIONS

MANUFACTURER: RHEEM
 MODEL: ECHO200DVLPI-1
 UEF: 0.82
 GAS INPUT (BTU/HR): 11,000-199,900
 GAS INPUT (CFH): 4.32-78.52
 TEMP RANGE 85 TOT 140 DEG F
 GPM @ 45 DEG RISE MAX: 8.4 DEF F
 MAX GPM: 9.5
<http://www.rheem.com/products/tankless-hot-water-heaters>



General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

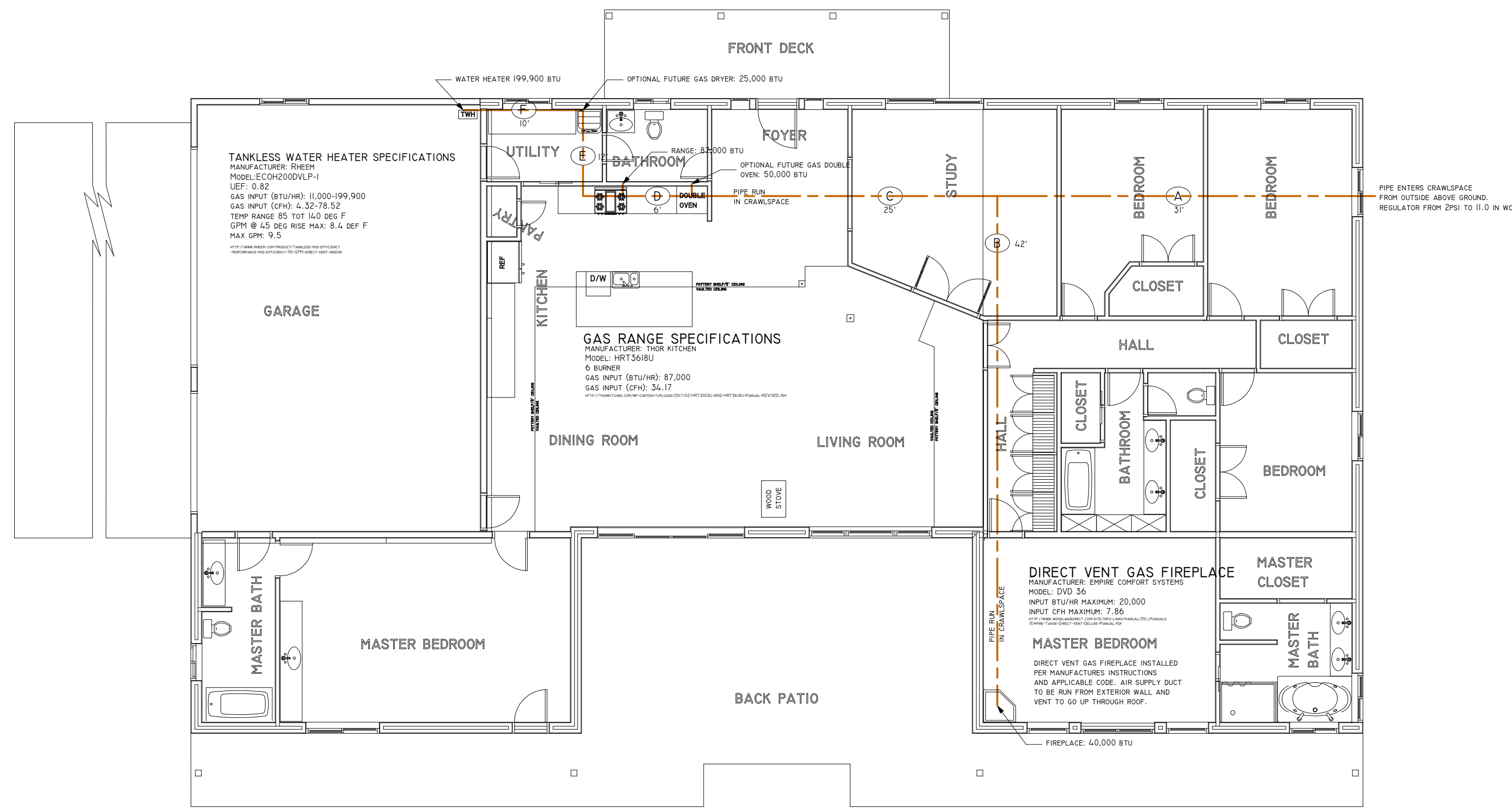
WATER LINE PLAN

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet PI.02
Date 3/29/2018	
Scale 1/4" = 1'-0"	

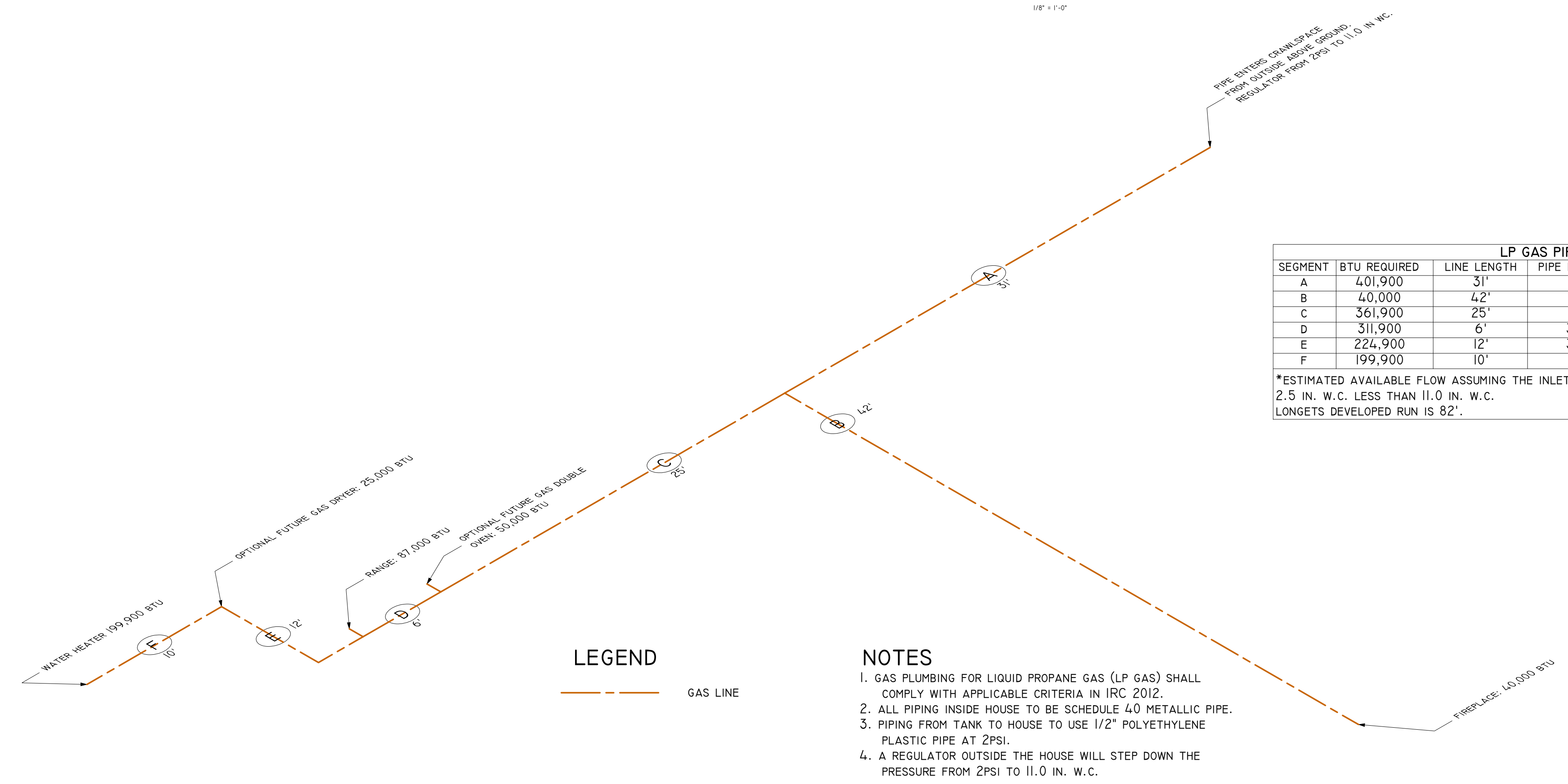
WATER LINE PLAN

1/4" = 1'-0"



GAS LINE PLAN

1/8" = 1'-0"



LP GAS PIPE SIZING					
SEGMENT	BTU REQUIRED	LINE LENGTH	PIPE DIAMETER	AVAILABLE BTU*	@ IN. W.C. DROP
A	401,900	31'	1"	632,000	0.5
B	40,000	42'	1/2"	122,000	1
C	361,900	25'	1"	632,000	1
D	311,900	6'	3/4"	608,000	1.5
E	224,900	12'	3/4"	418,000	2
F	199,900	10'	1/2"	291,000	2.5

*ESTIMATED AVAILABLE FLOW ASSUMING THE INLET FLOW IN TABLE G2413.4(13) UP TO 2.5 IN. W.C. LESS THAN 11.0 IN. W.C. LONGEST DEVELOPED RUN IS 82'.

GAS LINE PLAN

1/4" = 1'-0"

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

Sheet Title
GAS LINE PLAN

Project Name and Address
GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet PI.03
Date 3/29/2018	
Scale 1/4" = 1'-0"	

NOTES

1. AIR DUCTING MAY BE PLASTIC OR METAL, RIGID OR FLEXIBLE MATERIAL PROVIDED IT IS INTENDED TO BE USED FOR AIR DUCTING.
2. ALL DUCTING IS RUN IN CONDITIONED SPACE OF THE BUILDING AND THEREFORE DOES NOT REQUIRE INSULATION.
3. ALL HYDRONIC PIPING IS RUN INSIDE THE BUILDING IS RUN IN CONDITIONED SPACE AND THEREFORE DOES NOT REQUIRE INSULATION. HYDRONIC PIPING OUTSIDE SHALL HAVE FREEZE PROTECTION AND A MINIMUM OF R2 WEATHERPROOF INSULATION.
4. FAN COILS MAY BE WALL MOUNTED OR CEILING MOUNTED PER OWNERS REQUIREMENTS.
5. DOUBLE OVEN IS ELECTRIC, RANGE IS PROPANE GAS.
6. CONDENSATION LINES FOR FAN COILS RUN TO NEAREST EXTERIOR WALL AND EXIT THROUGH RIM BOARD.

PIPE/DUCTING LEGEND

- HYDRONIC SUPPLY LINE
- HYDRONIC RETURN LINE
- HRV FRESH SUPPLY AIR
- EXHAUST AIR (HRV OR BLOWER)

MECHANICAL SYMBOLS LEGEND

- FL CL SUPPLY DUCT (FLOOR & CEILING)
- FL CL EXHAUST DUCT (FLOOR & CEILING)
- FL CL RETURN DUCT (FLOOR & CEILING)
- FL CL TRANSFER DUCT (FLOOR & CEILING)
- TWH TANKLESS WATER HEATER MOUNTED TO EXTERIOR WALL (COMBUSTION ARE VENTED DIRECTLY TO THE OUTSIDE)

General Notes

No.	Revision/Issue	Date
-	INITIAL RELEASE	29-09-18

MECHANICAL PLAN

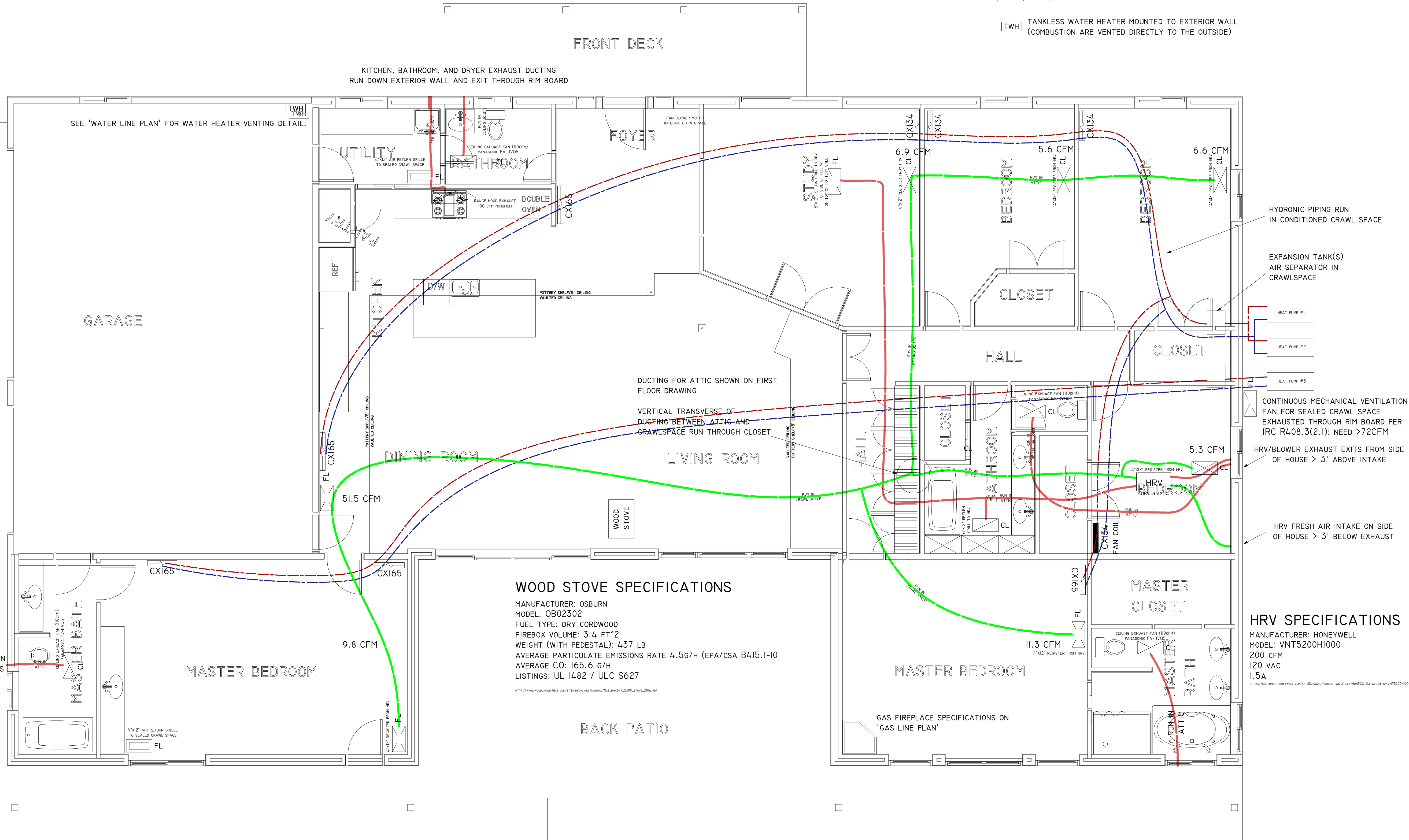
GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Project Name and Address

Drawn By
 ADAM GOLDENSTEIN
 Date
 3/29/2018
 Scale
 1/4" = 1'-0"

Sheet

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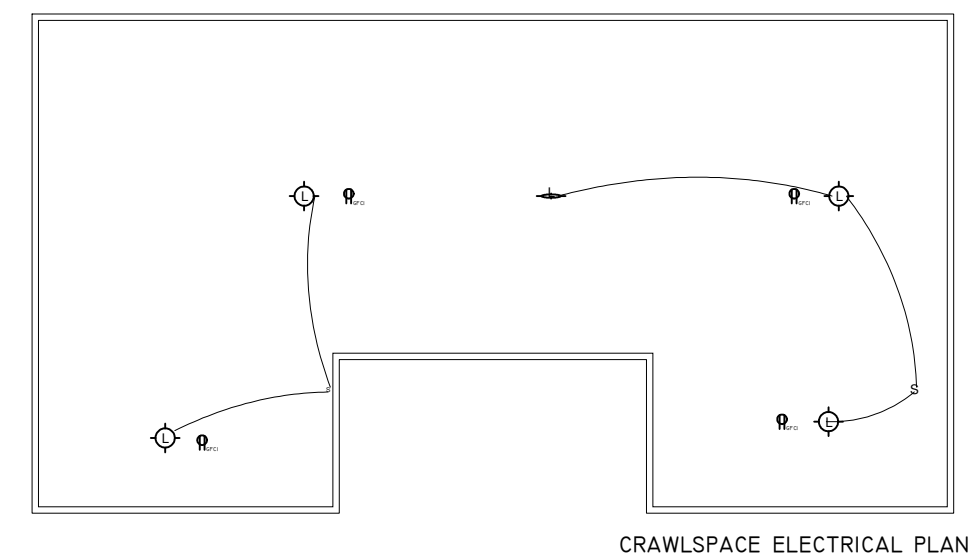


WOOD STOVE SPECIFICATIONS
 MANUFACTURER: OSBURN
 MODEL: OB02302
 FUEL TYPE: DRY CORDWOOD
 FIREBOX VOLUME: 3.4 FT³
 WEIGHT (WITH PEDESTAL): 437 LB
 AVERAGE PARTICULATE EMISSIONS RATE 4.5g/h (EPA/CSA B415.1-10)
 AVERAGE CO: 165.6 g/h
 LISTINGS: UL 1482 / ULC S627
<http://www.woodandirect.com/site/info/LINKS/PDF/OSBURN%20OB02302%2010%2016.pdf>

HRV SPECIFICATIONS
 MANUFACTURER: HONEYWELL
 MODEL: VNT5200H1000
 200 CFM
 120 VAC
 1.5A
http://www.honeywell.com/us/pdfs/PRODUCT_APPS/Literature/CC-CL-14-USA-EN-VNT5200H1000.pdf

MECHANICAL PLAN

1/4" = 1'-0"



ELECTRICAL SYMBOLS LEGEND

- ⊕ OUTLET, DUPLEX (110V)
- ⊕ OUTLET, DUPLEX, WEATHERPROOF (110V)
- ⊕ 220V OUTLET
- ⊕ LIGHT FIXTURE, WALL
- ⊕ LIGHT FIXTURE, CEILING
- ⊕ LIGHT FIXTURE, RECESSED
- ⊕ FLOURESCENT LIGHT
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ EXHAUST FAN
- ⊕ FAN COIL
- ⊕ WHIRLPOOL TUB
- ⊕ SWITCH, SINGLE POLE
- ⊕ SWITCH, DOUBLE POLE
- ⊕ SWITCH, THREE WAY
- ⊕ SWITCH, FOUR WAY
- ⊕ SWITCH WEATHERPROOF
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE JACK
- ⊕ COMPUTER JACK
- ⊕ TV CABLE
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR

- ELECTRICAL NOTES**
- UNLESS OTHERWISE NOTED ALL OUTLETS ARE 110V AND 15A.
 - ELECTRICAL DESIGN AND INSTALLATION SHALL COMPLY WITH IRC 2012 NOT LIMITED TO THE SELECT PORTIONS REPRODUCED HERE FOR CONVENIENCE:
 - RECEPTACLES SPACING SHALL SUCH THAT NO POINT ALONG THE FLOOR LINE EXCEEDS 6' FOR ANY WALL SPACE 2' OR MORE PER IRC 2012 E3901.2
 - RECEPTACLES 65" IN HEIGHT OR LESS SHALL BE TAMPER RESISTANT PER IRC 2012 E4002.14
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN THE DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
 - FACE PLATES SHALL BE GROUNDED PER IRC 2012 E4001.11.1.
 - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE USED FOR ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT OUTLETS IN DWELLING AREAS.
 - GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE USED FOR ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT OUTLETS IN GARAGE/WORKSHOP/EXTERIOR AREAS.
 - 120-VOLT, SINGLE PHASE, 15- AND 20 -AMP OUTLETS INSTALLED PER IRC 2012 E3902.12.
 - SMOKE DETECTORS SHALL MEET REQUIREMENTS OF R314.1 WHICH INCLUDE BEING UL217 LISTED AND INTERCONNECTED.
 - CARBON MONOXIDE DETECTORS SHALL MEET REQUIREMENTS OF R314.1 WHICH INCLUDE BEING UL2075 LISTED.
 - ALL EXTERIOR LIGHTING FIXTURES SHALL BE AIMED OR SHIELDED SO THAT THE DIRECT ILLUMINATION SHALL BE CONFINED TO THE PROPERTY BOUNDARIES AND MEET THE TOWN OF DEWEY-HUMBOLDT'S LIGHT POLLUTION CONTROL ZONING (TOWN CODE SECTIONS 153.150-153.155).

ELECTRICAL LOAD CALCULATIONS

5230 S.F x 3 WATTS	15690	WATTS
OVEN	8000	WATTS
ELEC DRYER	5000	WATTS
JET TUB	1500	WATTS
BATH GFCI X4	7200	WATTS
DOOR MOTOR	1500	WATTS
CLOTHES WASHER	1500	WATTS
LAUNDRY	1500	WATTS
APPLIANCE X2	3000	WATTS
REFRIGERATOR	1500	WATTS
DW/DISPOSAL	2250	WATTS
TOTAL	48640	WATTS
IST 10KW AT 100%	10000	WATTS
REMAINDER AT 40%	15456	WATTS
TOTAL	25456	WATTS
24976/240V	106	AMPS
HEAT PUMP #1	13	AMPS
HEAT PUMP #2	13	AMPS
HEAT PUMP #3	13	AMPS
CRAWLSPACE FAN	1	AMPS
TOTAL SERVICE LOAD	146	AMPS

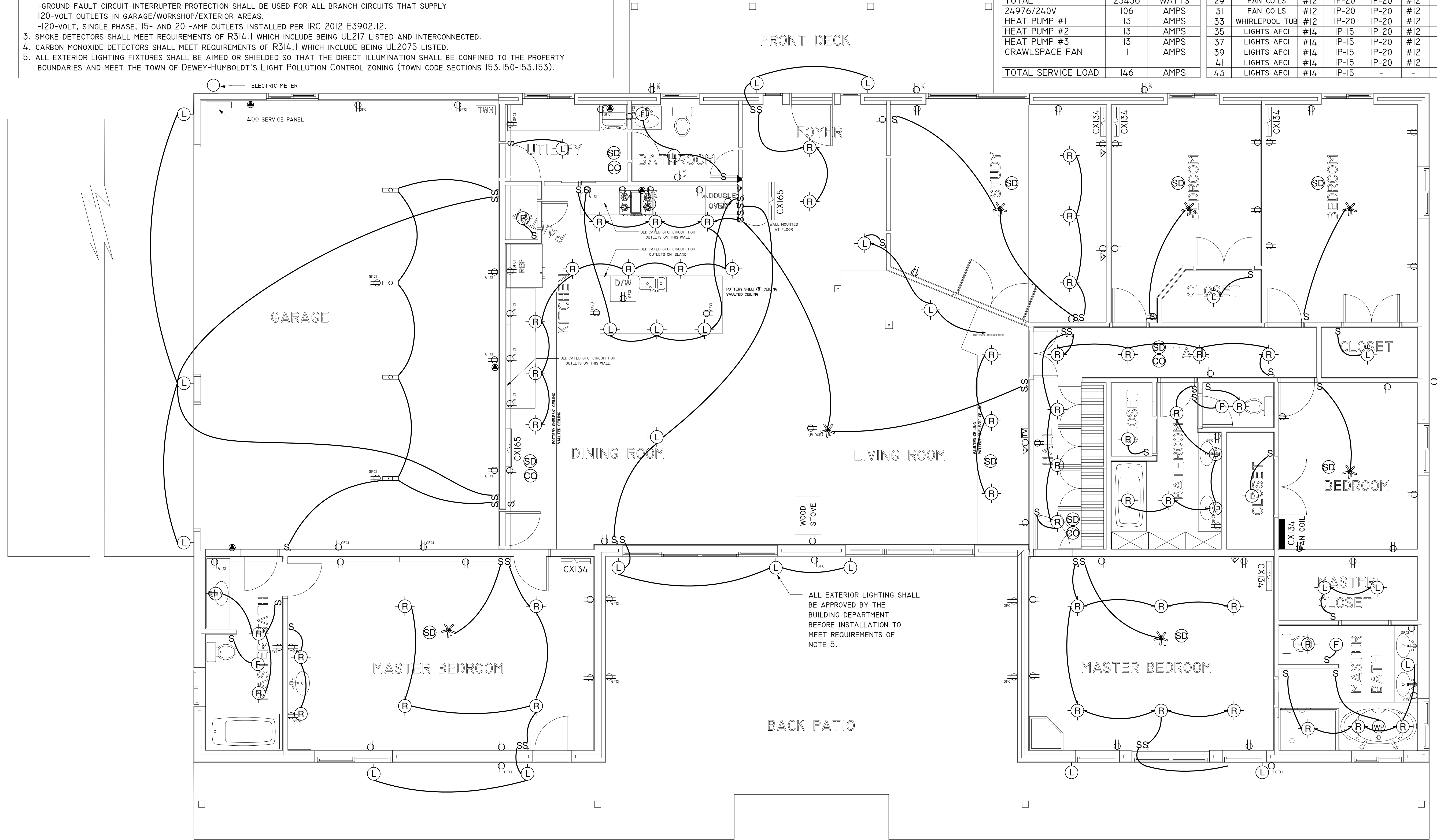
PANEL SCHEDULE

400 AMP MB PANEL 120/240 V IPH, 3-WIRE

CRKT	DESCRIPTION	WIRE	BRK	BRK	WIRE	DESCRIPTION	CRKT
1	SUB PNL, SHOP	#2	2P-200	IP-15	#14	LIGHTS AFCI	2
3	SUB PNL, SHOP	#2	2P-200	IP-20	#12	BATH GFCI	4
5	OVEN	#6	2P-50	IP-20	#12	BATH GFCI	6
7	OVEN	#6	2P-50	IP-20	#12	BATH GFCI	8
9	GARAGE 220	#6	2P-50	IP-20	#12	BATH GFCI	10
11	GARAGE 220	#6	2P-50	IP-20	#12	GARAGE GFCI	12
13	DRYER	#10	2P-30	IP-20	#12	GARAGE GFCI	14
15	DRYER	#10	2P-30	IP-20	#12	APPLIANCE	16
17	2 TON HP #1	#12	2P-20	IP-20	#12	APPLIANCE	18
19	2 TON HP #1	#12	2P-20	IP-20	#12	APPLIANCE	20
21	2 TON HP #2	#12	2P-20	IP-20	#12	DW GFCI	22
23	2 TON HP #2	#12	2P-20	IP-20	#12	REC AFCI	24
25	2 TON HP #3	#12	2P-20	IP-20	#12	REC AFCI	26
27	2 TON HP #3	#12	2P-20	IP-20	#12	REC AFCI	28
29	FAN COILS	#12	IP-20	IP-20	#12	REC AFCI	30
31	FAN COILS	#12	IP-20	IP-20	#12	REC AFCI	32
33	WHIRLPOOL TUB	#12	IP-20	IP-20	#12	REC AFCI	34
35	LIGHTS AFCI	#14	IP-15	IP-20	#12	REC AFCI	36
37	LIGHTS AFCI	#14	IP-15	IP-20	#12	REC AFCI	38
39	LIGHTS AFCI	#14	IP-15	IP-20	#12	EXT GFCI	40
41	LIGHTS AFCI	#14	IP-15	IP-20	#12	EXT GFCI	42
43	LIGHTS AFCI	#14	IP-15	-	-	-	44

General Notes

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HEAT PUMP DETAIL
 CHELTRIX INC.
 MODEL: CX34
 2 TONS COOLING / 3 TONS HEATING
 115V COOLING 26,615 BTU COP 6.75 EI
 115V HEATING 33,815 BTU COP 3.92
 WWW.CHELTRIX.COM

HEAT PUMP #1
CX34 CHILLER HEAT PUMP 220V 15A

HEAT PUMP #2
CX34 CHILLER HEAT PUMP 220V 15A

HEAT PUMP #3
CX34 CHILLER HEAT PUMP 220V 15A

ALL EXTERIOR LIGHTING SHALL BE APPROVED BY THE BUILDING DEPARTMENT BEFORE INSTALLATION TO MEET REQUIREMENTS OF NOTE 5.

ELECTRICAL PLAN

GOLDENSTEIN RESIDENCE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet
Date 3/29/2018	EI.01
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ELECTRICAL PLAN