

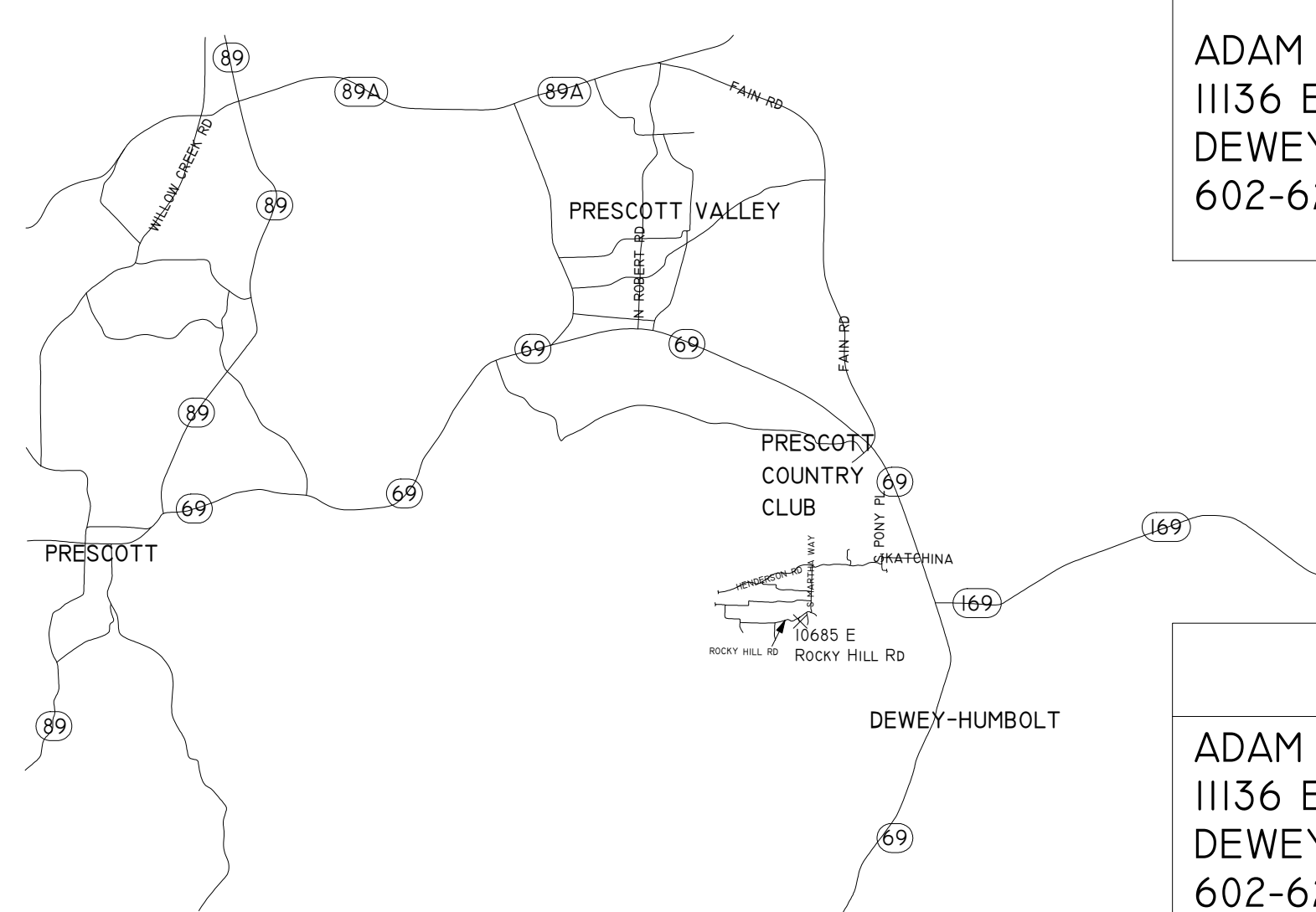
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SUMMARY

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	-
GUEST HOUSE NET FLOOR AREA 1ST FLOOR	426SF
GUEST HOUSE NET FLOOR AREA 2ST FLOOR	320SF
GUEST HOUSE TOTAL NET AREA	746SF
WORKSHOP GROSS AREA	1359SF
GROSS ENCLOSED AREA	1845SF
ROOF AREA	2492SF

VICINITY MAP



DESIGN BY

ADAM GOLDENSTEIN
11136 E HAVASUPAI TRAIL
DEWEY, AZ 8632
602-626-0980

BUILDER

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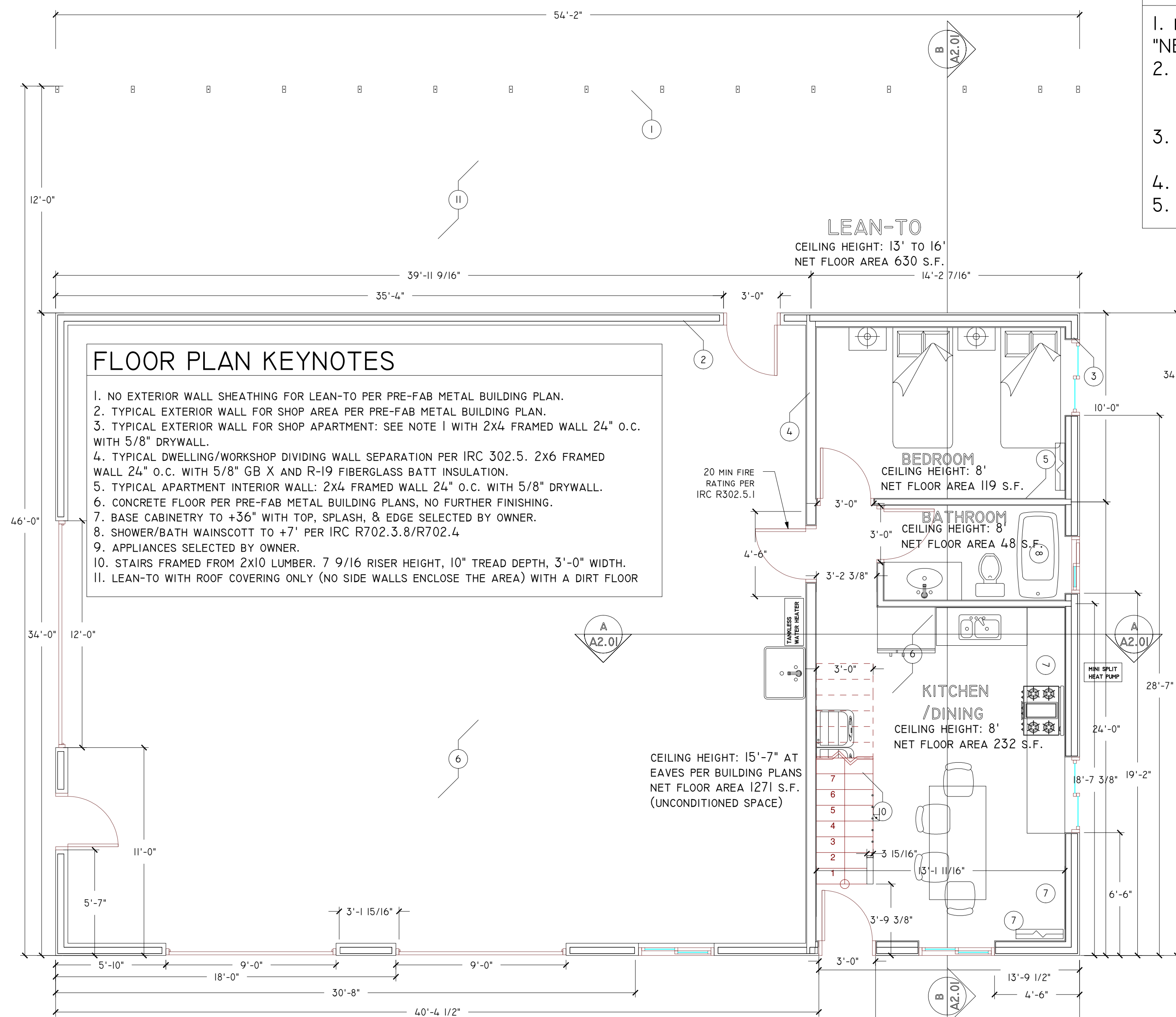
General Notes

Rev 1: Changes to page E1.01 only.
Added sub panel and misc electrical changes.

No.	Revision/Issue	Date
I	REVISION I	3/15/19
-	INITIAL RELEASE	5/18/18

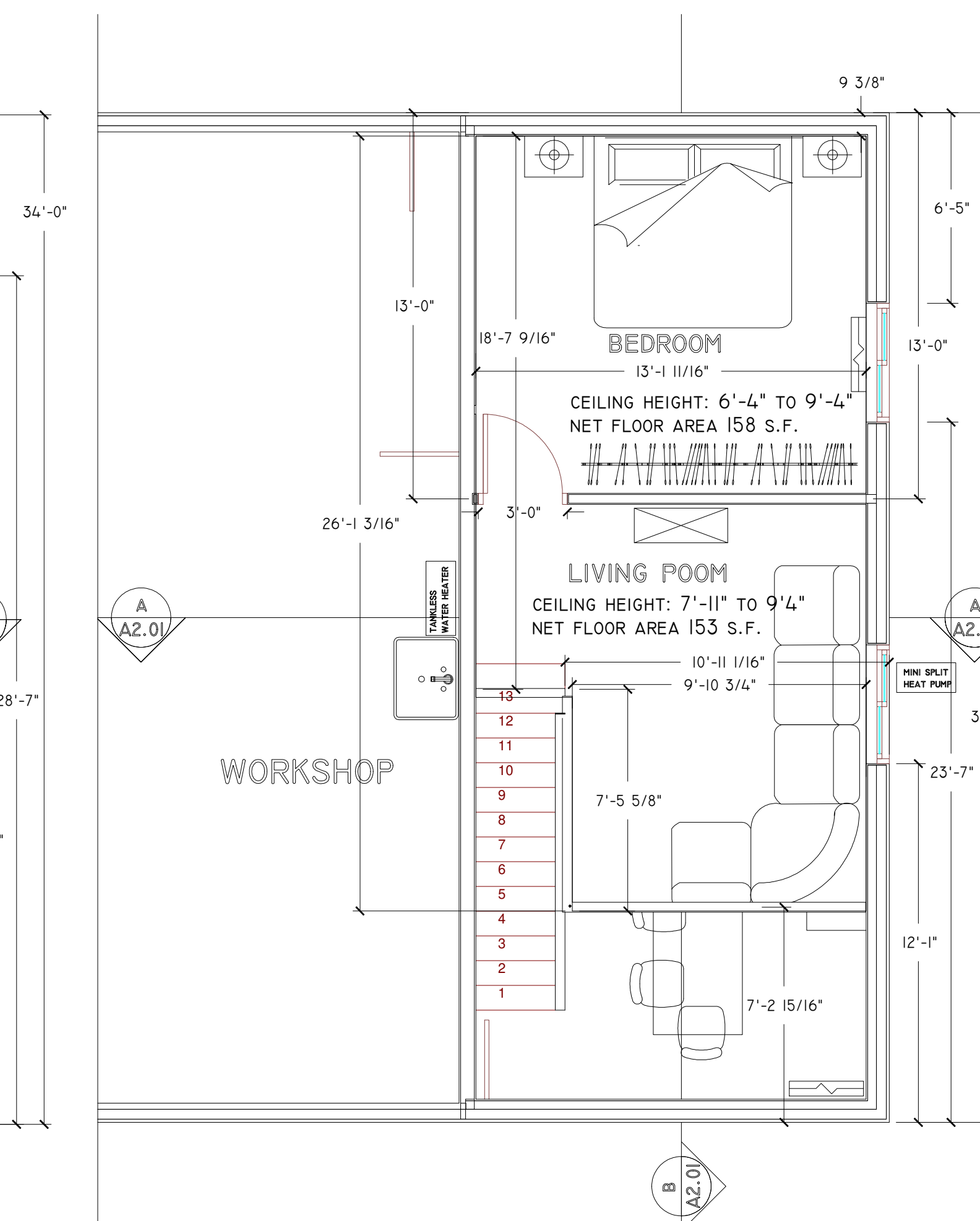
GENERAL NOTES

- FOR SITE PLAN SEE: "NEW SINGLE FAMILY RESIDENCE FOR ADAM & MAGGIE GOLDENSTEIN"
- THESE PLANS ARE FOR THE BUILT OUT GUEST HOUSE AND WORKSHOP FINISHING INSIDE A VERSATUBE BRAND PRE-FAB METAL BUILDING. FOR THE PRE-FAB METAL BUILDING PLANS SEE: "34 X 54'2" X 16' SUMMIT, 12' ROOF ONLY LEAN-TO"
- IN CASE OF ANY CONTRADICTION OF THESE PLANS AND AN ENGINEERED PORTION OF THE THE PRE-FAB METAL BUILDING PLANS, THE ENGINEERED PLANS SHALL APPLY.
- SEE ADDITIONAL NOTES ON PAGE MI.01
- SEE MECHANICAL PLAN FOR HEATING AND COOLING DETAILS.



FLOOR PLAN KEYNOTES

- NO EXTERIOR WALL SHEATHING FOR LEAN-TO PER PRE-FAB METAL BUILDING PLAN.
- TYPICAL EXTERIOR WALL FOR SHOP AREA PER PRE-FAB METAL BUILDING PLAN.
- TYPICAL EXTERIOR WALL FOR SHOP APARTMENT: SEE NOTE I WITH 2X4 FRAMED WALL 24" O.C. WITH 5/8" DRYWALL.
- TYPICAL DWELLING/WORKSHOP DIVIDING WALL SEPARATION PER IRC 302.5. 2X6 FRAMED WALL 24" O.C. WITH 5/8" GB X AND R-19 FIBERGLASS BATT INSULATION.
- TYPICAL APARTMENT INTERIOR WALL: 2X4 FRAMED WALL 24" O.C. WITH 5/8" DRYWALL.
- CONCRETE FLOOR PER PRE-FAB METAL BUILDING PLANS, NO FURTHER FINISHING.
- BASE CABINETRY TO +36" WITH TOP, SPLASH, & EDGE SELECTED BY OWNER.
- SHOWER/BATH WAINSCOTT TO +7" PER IRC R702.3.8/R702.4
- APPLIANCES SELECTED BY OWNER.
- STAIRS FRAMED FROM 2X10 LUMBER. 7 9/16 RISER HEIGHT, 10" TREAD DEPTH, 3'-0" WIDTH.
- LEAN-TO WITH ROOF COVERING ONLY (NO SIDE WALLS ENCLOSE THE AREA) WITH A DIRT FLOOR

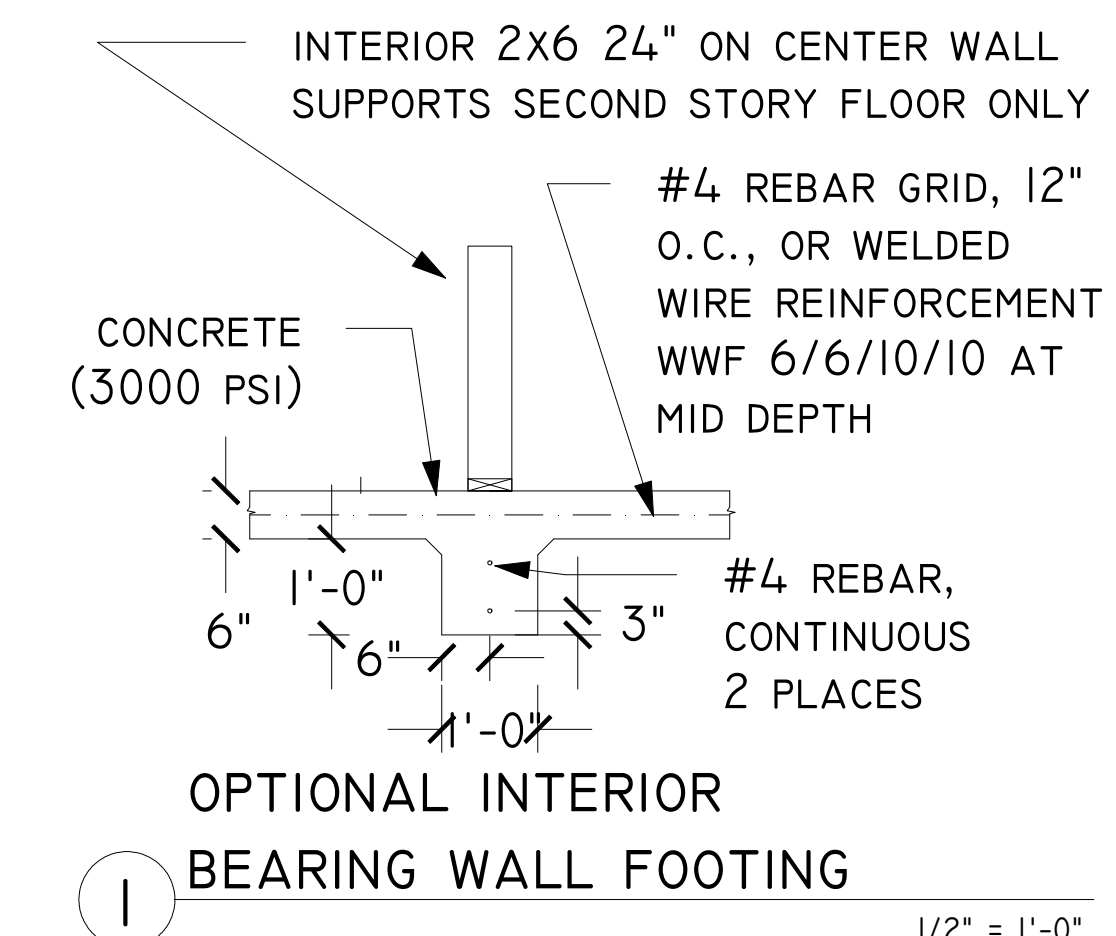


NOTE:
SECOND FLOOR BEDROOM WILL BE LIVED IN DURING CONSTRUCTION OF MAIN HOUSE. DUE TO SEPTIC SYSTEM SIZE LIMITATIONS THE DIVIDING WALL FOR THE SECOND FLOOR BEDROOM SHALL BE REMOVED BEFORE CERTIFICATE OF OCCUPANCY OF THE MAIN HOUSE LEAVING THE SHOP WITH ONLY ONE BEDROOM.

WINDOWS:
UNLESS OTHERWISE NOTED ALL WINDOWS ARE 4'X4" VINYL GLIDER OPENING WITH A U-FACTOR OF 0.35 AND SHGC OF 0.41. WINDOWS IN BEDROOMS SHALL MEET IRC2012 EGRESS REQUIREMENTS.

DOORS:
UNLESS OTHERWISE NOTED ALL DOORS ARE 3'X6'X8". DOORS OPENING INTO THE WORKSHOP SHALL MEET ALL REQUIREMENTS OF IRC2012 APPLICABLE TO GARAGE/DWELLING DOORS.

NOTE TO BUILDING OFFICIAL:
Please indicate if this detail is required or if the reinforced 6" slab per the pre-fab building plans is sufficient?



1ST FLOOR PLAN

1/4" = 1'-0"

2ND FLOOR PLAN

1/4" = 1'-0"

Sheet Title

COVER PAGE & FLOOR PLAN

GOLDENSTEIN RESIDENCE
WORKSHOP/GUEST HOUSE
10685 E ROCKY HILL RD
DEWEY, AZ 86327

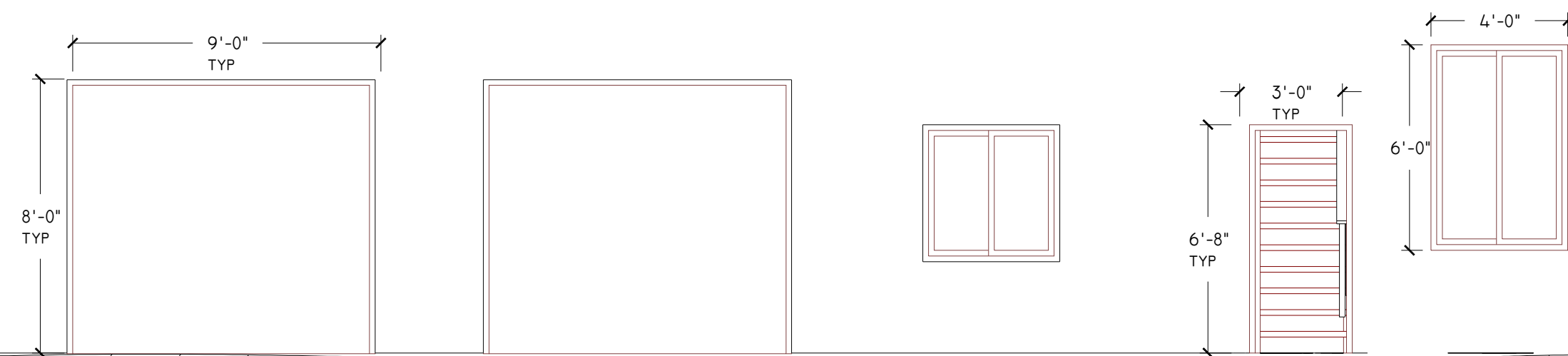
Project Name and Address

Drawn By
ADAM GOLDENSTEIN
Date
3/19/2019
Scale
1/4" = 1'-0"

Sheet

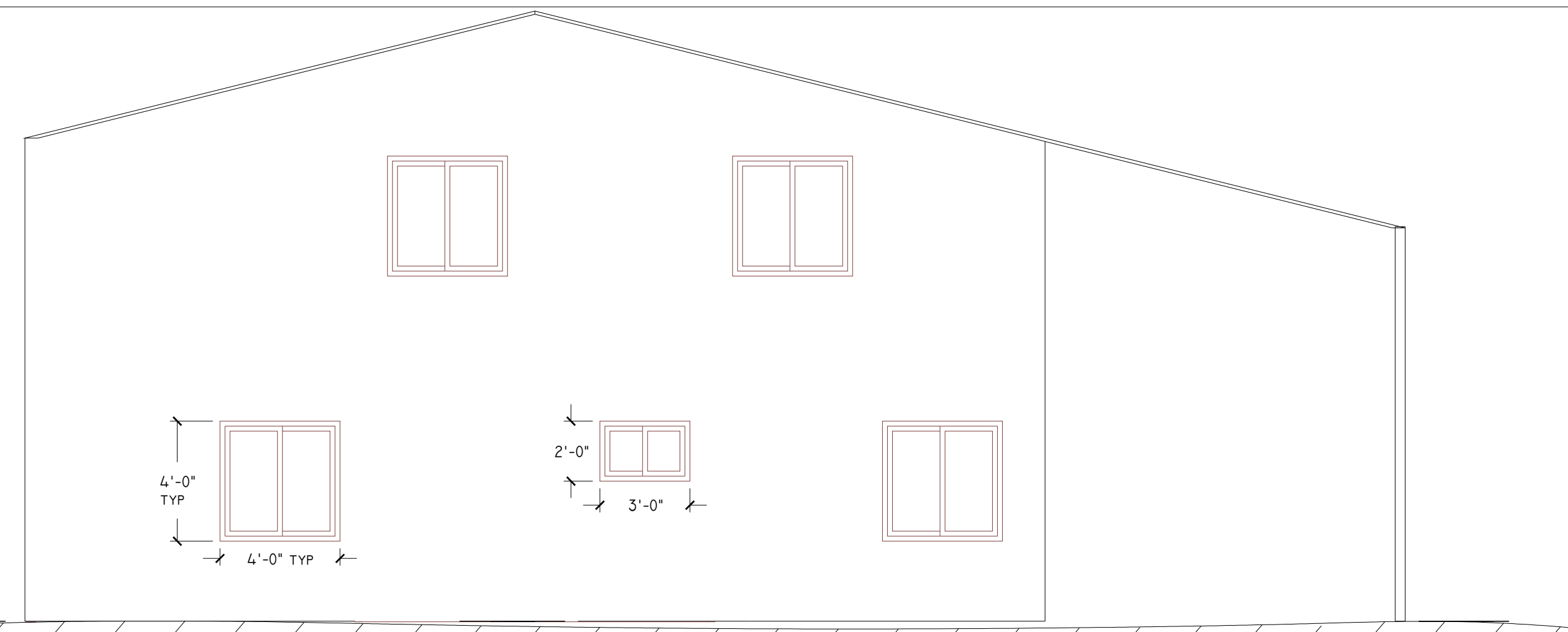
A1.01

NOTE:
SEE PREFAB METAL BUILDING PLANS
FOR WINDOW AND DOOR LOCATIONS



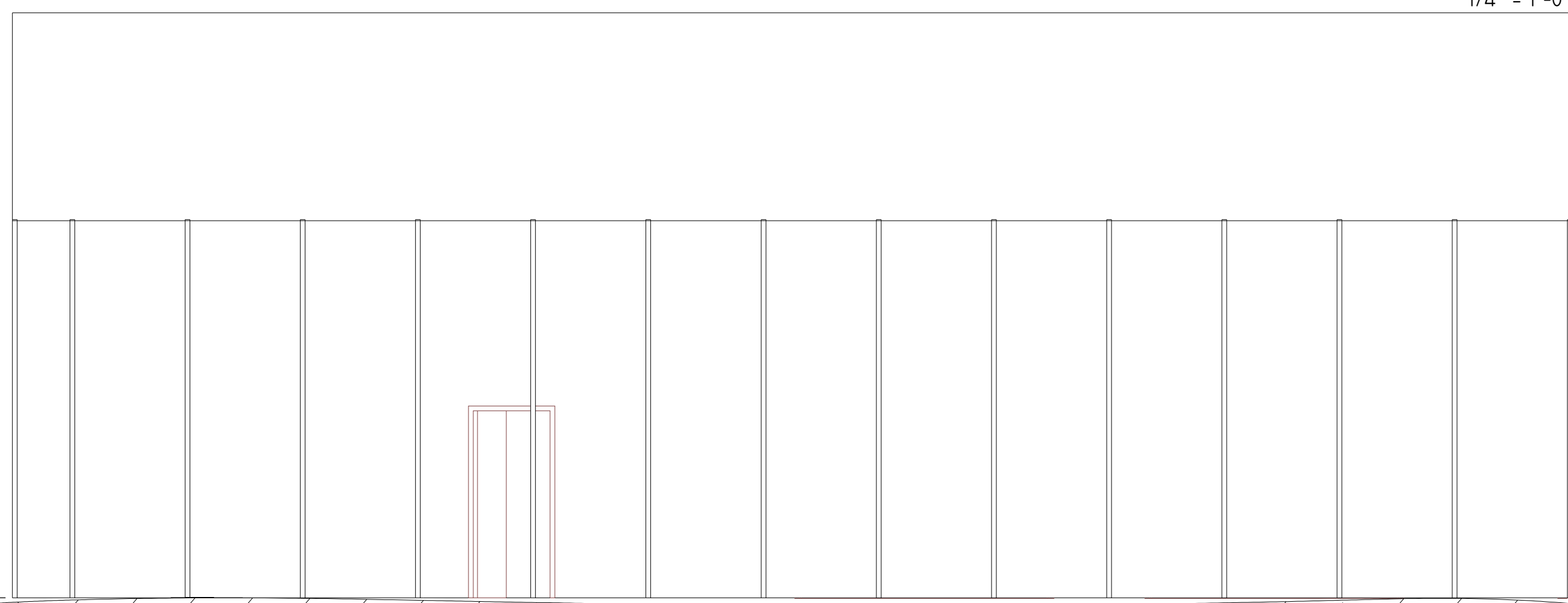
SOUTH ELEVATION

1/4" = 1'-0"



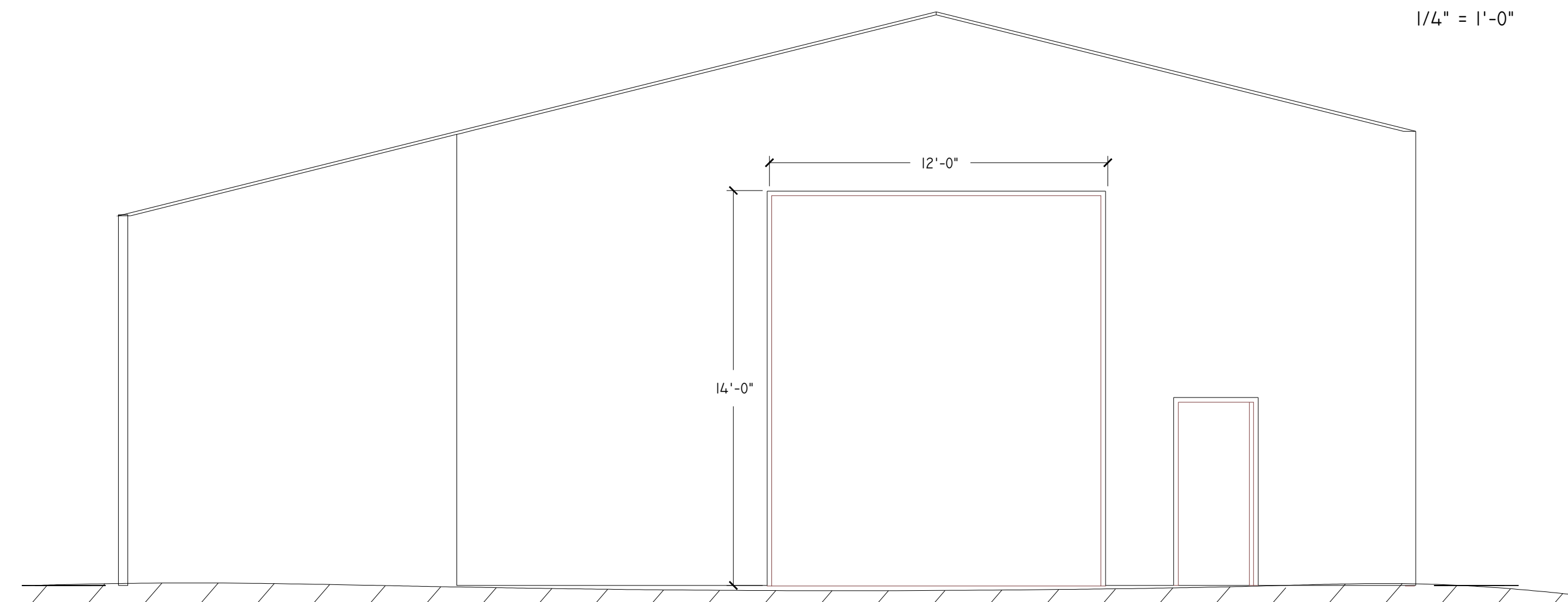
EAST ELEVATION

1/4" = 1'-0"



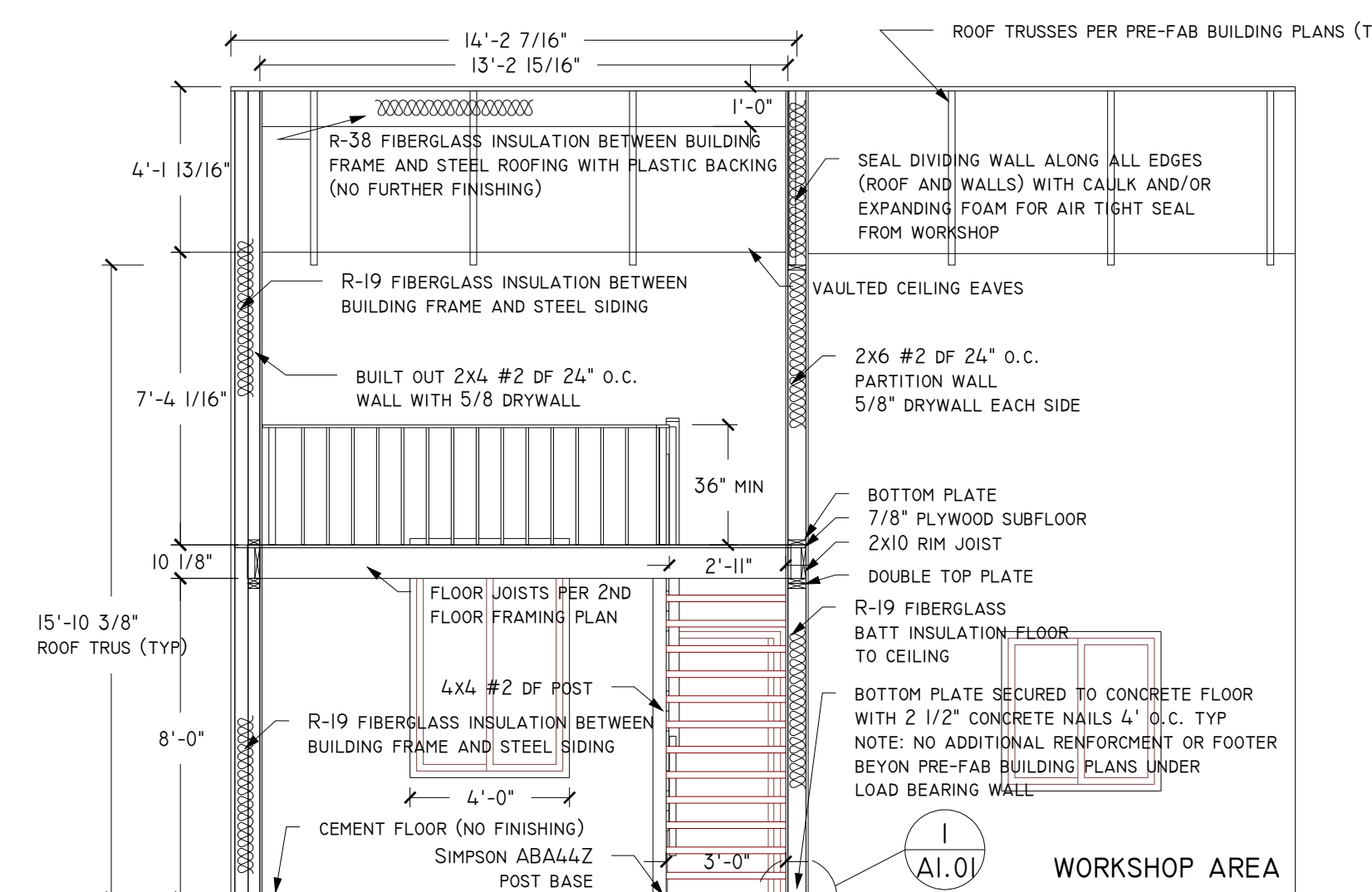
NORTH ELEVATION

1/4" = 1'-0"



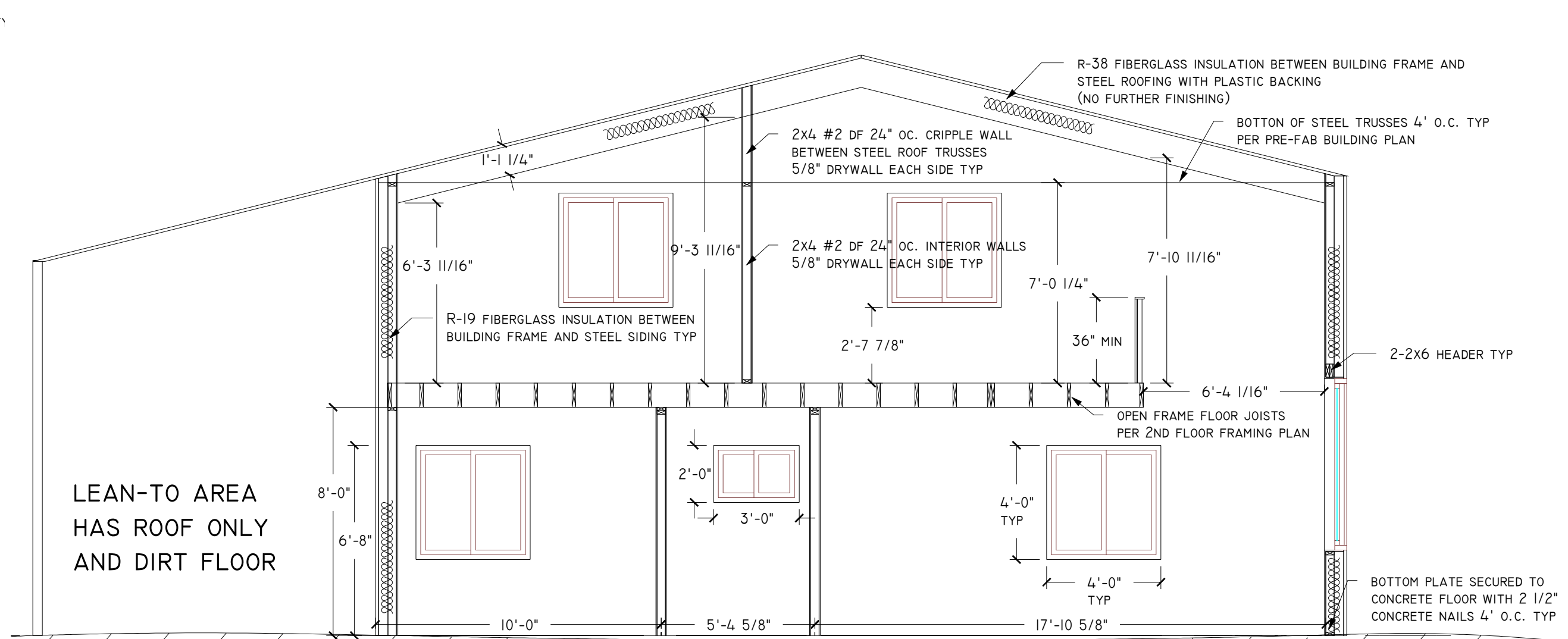
WEST ELEVATION

1/4" = 1'-0"



BUILDING SECTION 'A'

1/4" = 1'-0"

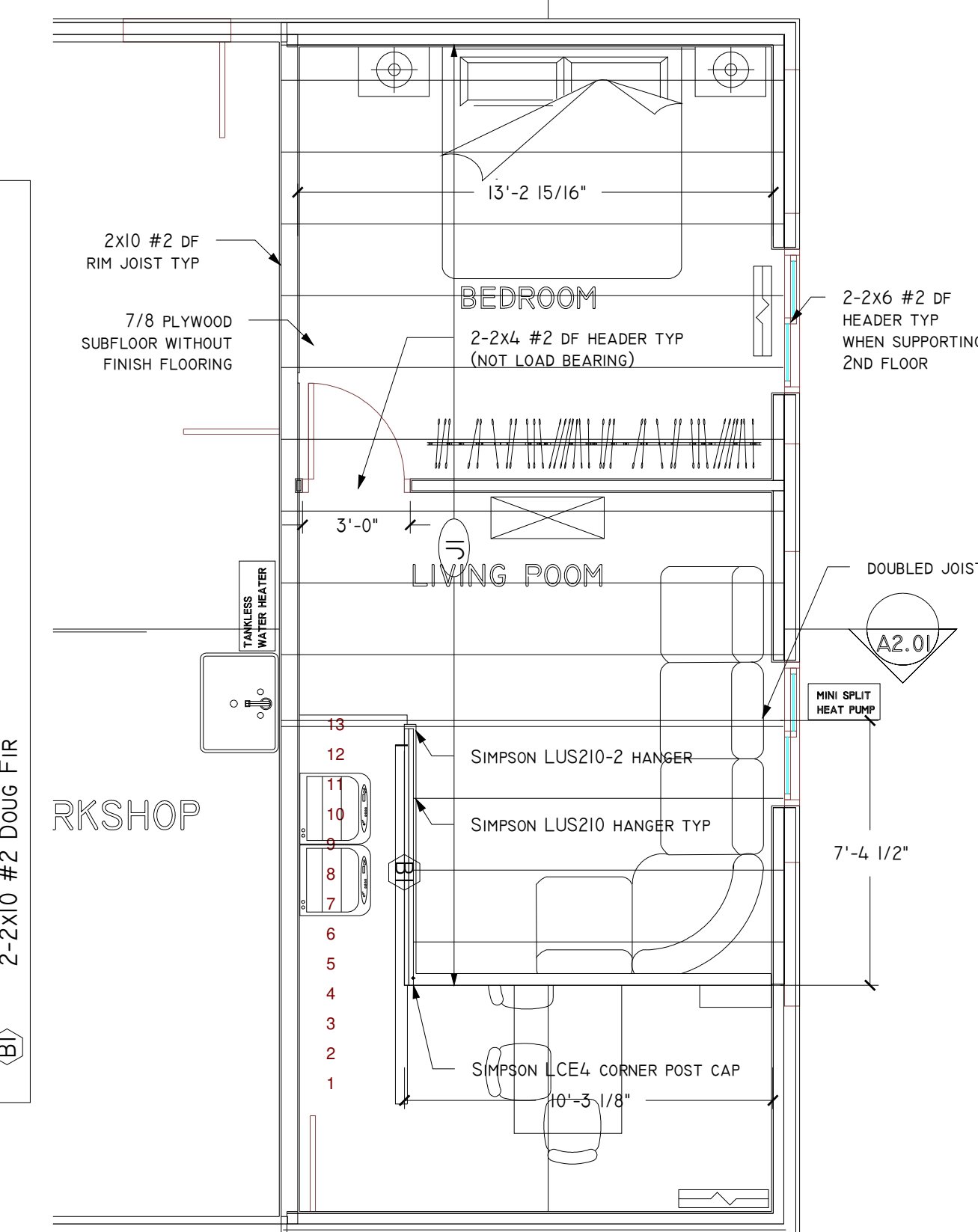


BUILDING SECTION 'B'

1/4" = 1'-0"

MEMBER SCHEDULE NOTES

(J)	2X10 #2 DOUG FIR 16" O.C., 13'-2 15/16" SPAN, 13'-9" LENGTH
(B)	2-2X10 #2 DOUG FIR



**2ND FLOOR
FRAMING PLAN**

1/4" = 1'-0"

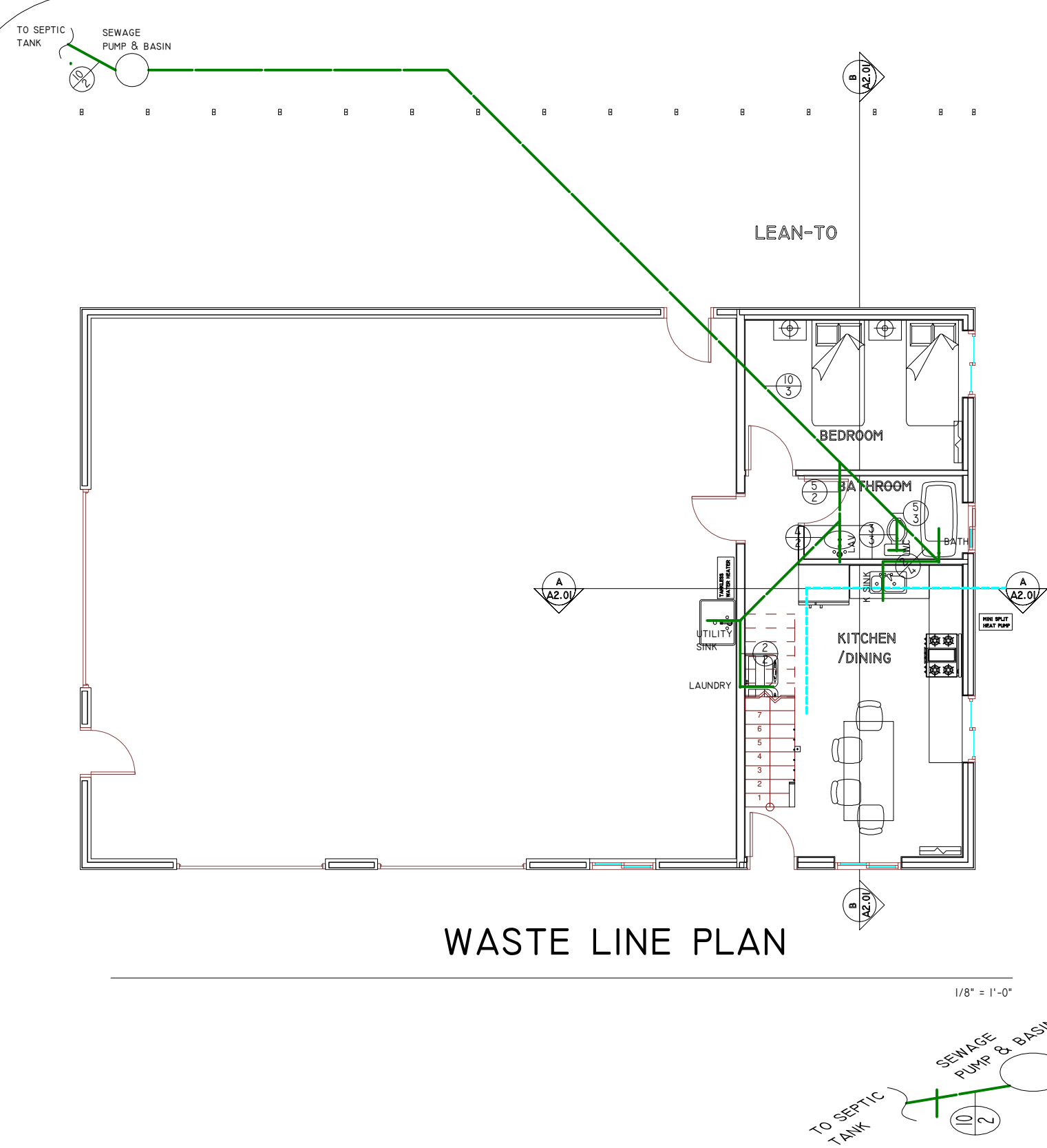
General Notes
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I	REVISION I	3/15/19
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ELEVATION, SECTION
& FRAMING PLAN

**GOLDENSTEIN RESIDENCE
WORKSHOP/GUEST HOUSE**
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet A2.01
Date 3/19/2019	
Scale 1/4" = 1'-0"	

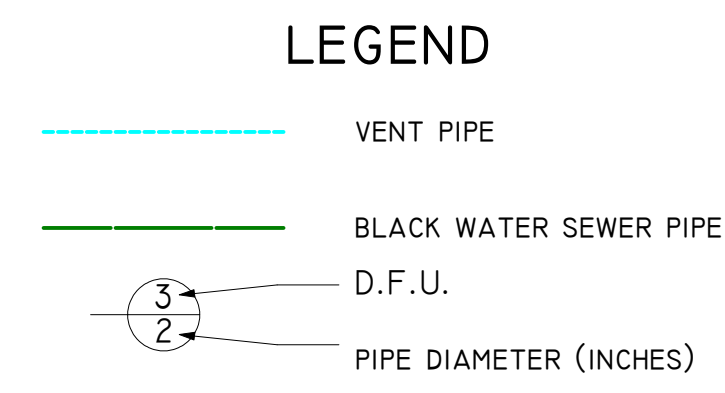


WASTE LINE PLAN

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

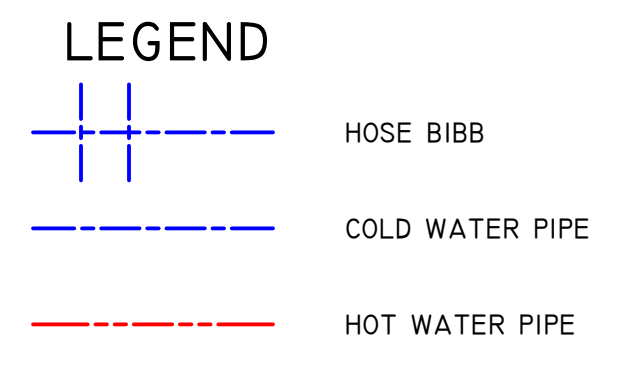
TYPE OF FIXTURE OR GROUP OF FIXTURES	(D.F.U.)
BAR SINK	1
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	2
BIDET	1
CLOTHES WASHER STANDPIPE	2
DISHWASHER	2
FLOOR DRAIN	0
KITCHEN SINK	2
LAVATORY	1
LAUNDRY TUB	2
SHOWER STALL	2
WATER CLOSET (1.6 GPF)	3
WATER CLOSET (> 1.6 GPF)	4
FULL-BATH 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

- NOTES**
- PLUMBING SHALL COMPLY WITH IRC2012 P3001.
 - 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.
 - 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.
 - CLEAN-OUTS SHALL BE INSTALLED ACCORDING TO P3005.2
 - 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.
 - WALL HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.
 - WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE CAULKED FOR A WATER RESISTANT BARRIER.
 - 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".
 - THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.



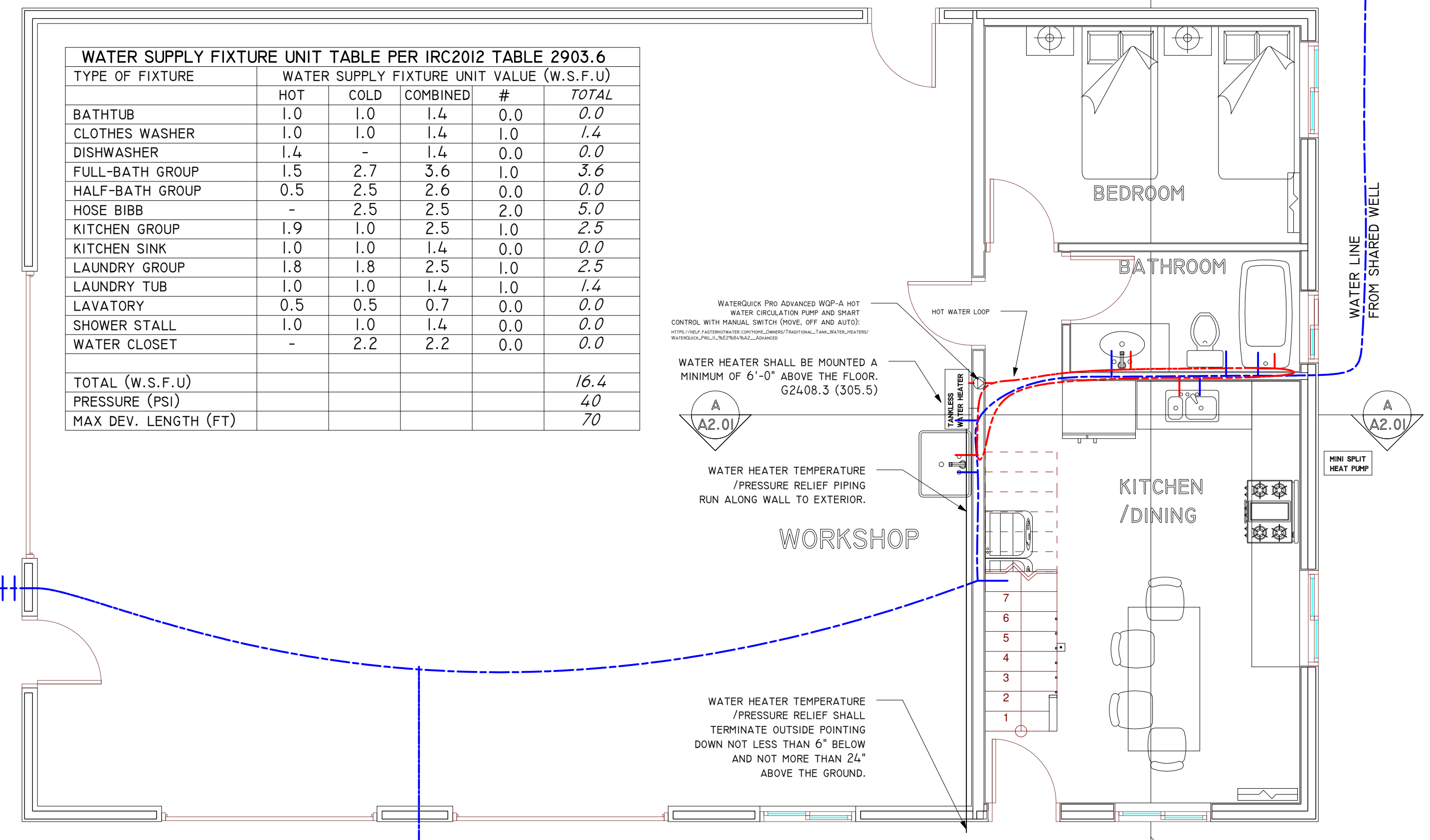
WASTE LINE PLAN

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

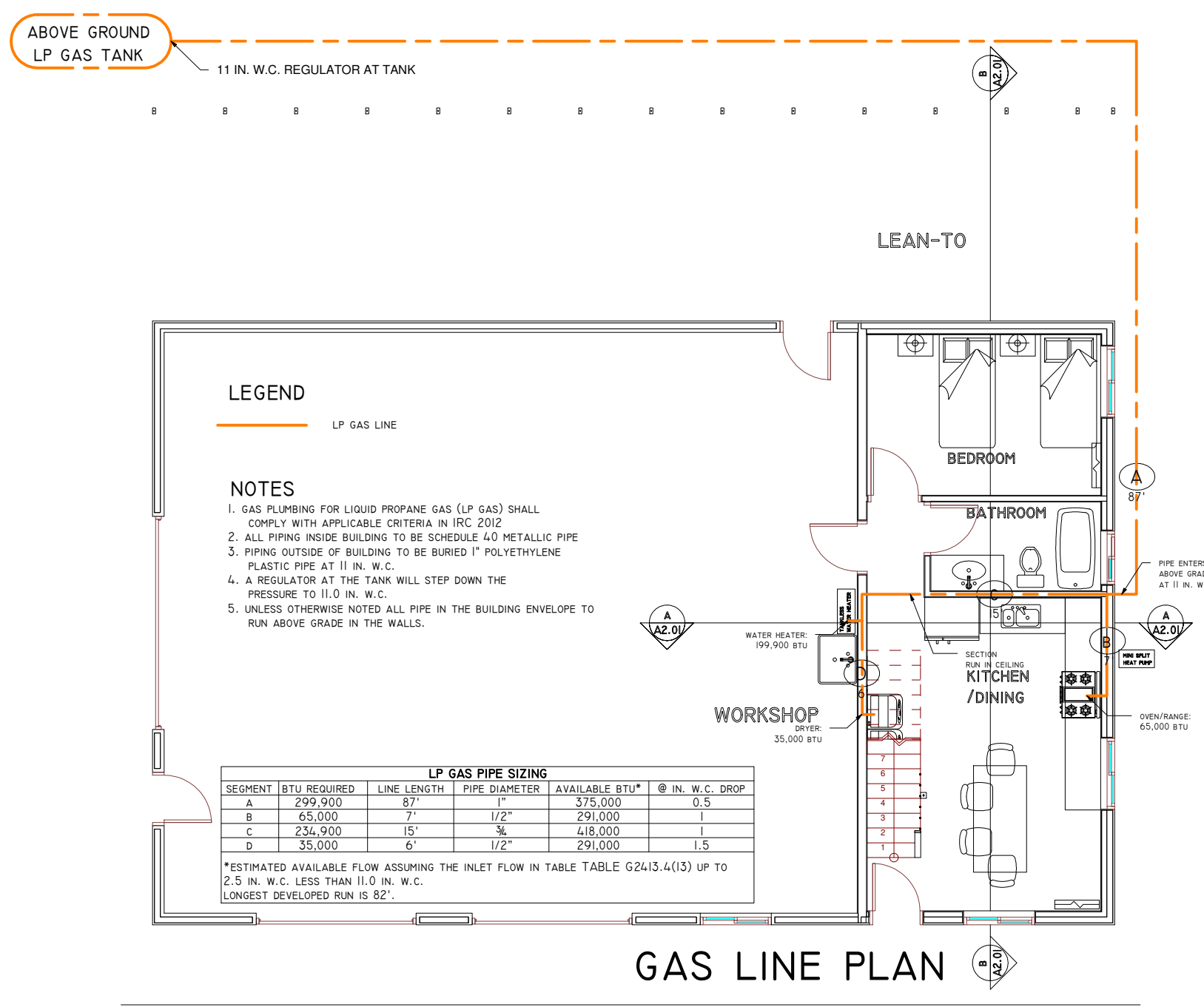


WATER SUPPLY FIXTURE UNIT TABLE PER IRC2012 TABLE 2903.6

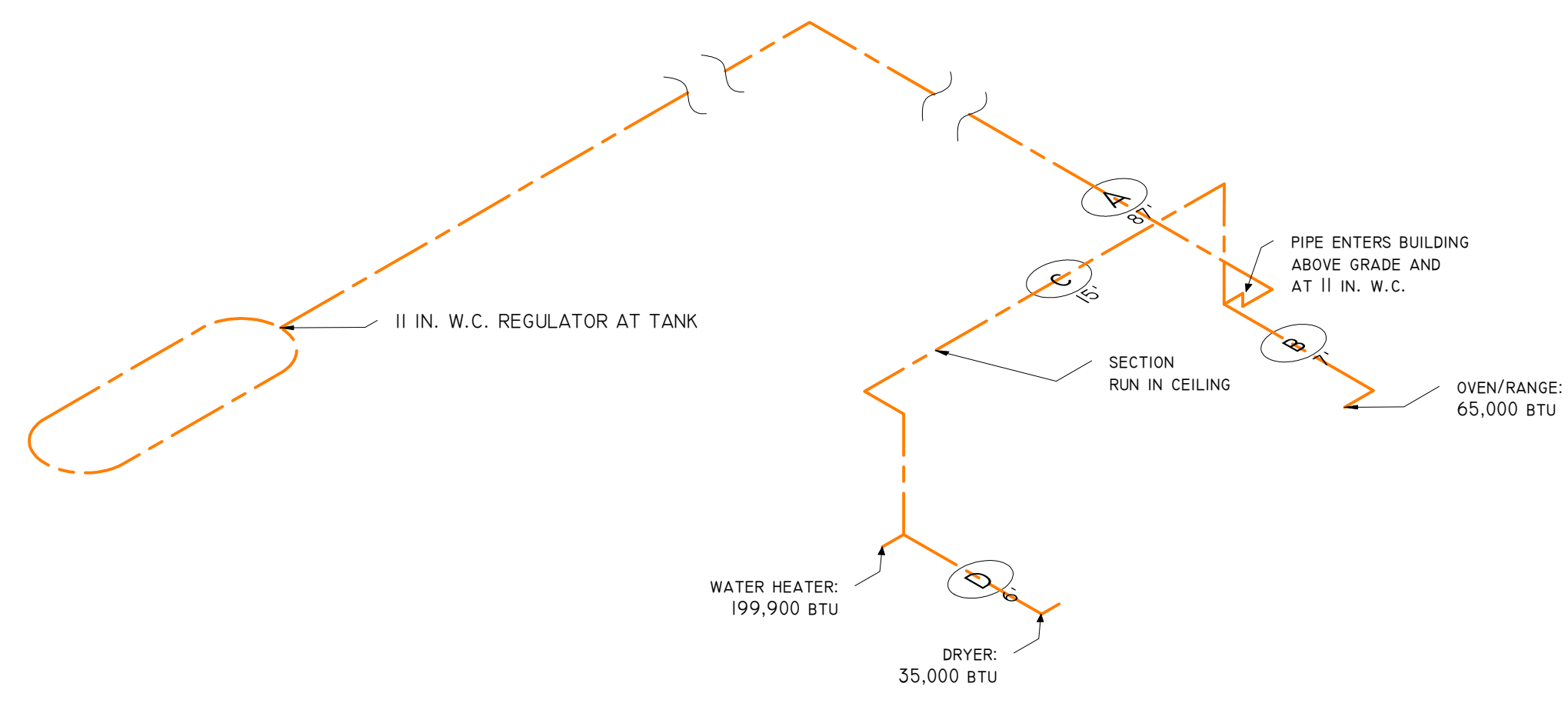
TYPE OF FIXTURE	WATER SUPPLY FIXTURE UNIT VALUE (W.S.F.U.)				TOTAL
	HOT	COLD	COMBINED	#	
BATHTUB	1.0	1.0	1.4	0.0	0.0
CLOTHES WASHER	1.0	1.0	1.4	1.0	1.4
DISHWASHER	1.4	-	1.4	0.0	0.0
FULL-BATH GROUP	1.5	2.7	3.6	1.0	3.6
HALF-BATH GROUP	0.5	2.5	2.6	0.0	0.0
HOSE BIBB	-	2.5	2.5	2.0	5.0
KITCHEN GROUP	1.9	1.0	2.5	1.0	2.5
KITCHEN SINK	1.0	1.0	1.4	0.0	0.0
LAUNDRY GROUP	1.8	1.8	2.5	1.0	2.5
LAUNDRY TUB	1.0	1.0	1.4	1.0	1.4
LAVATORY	0.5	0.5	0.7	0.0	0.0
SHOWER STALL	1.0	1.0	1.4	0.0	0.0
WATER CLOSET	-	2.2	2.2	0.0	0.0
TOTAL (W.S.F.U.)					16.4
PRESSURE (PSI)					40
MAX DEV. LENGTH (FT)					70



SUPPLY WATER LINE PLAN



GAS LINE PLAN



GAS LINE PLAN

General Notes

Rev 1: Changes to page E1.01 only.
Added sub panel and misc electrical changes.

No.	Revision/Issue	Date
I	REVISION I	3/15/19
-	INITIAL RELEASE	5/18/18

PLUMBING PLANS
 Sheet Title

GOLDENSTEIN RESIDENCE
 WORKSHOP/GUEST HOUSE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet PI.01
Date 3/19/2019	
Scale 1/4" = 1'-0"	

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENCE CODE WITH LOCAL AMENDMENTS AS ADOPTED BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION.
- DISCREPANCY 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.
- ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURERS' LITERATURE, SPECIFICATIONS AND/OR INSTRUCTIONS.
- ALL WORK SHALL HAVE UNIMPEDED EMERGENCY ACCESS VIA AN EXTERIOR DOORWAY OR EGRESS WINDOW WHERE THE MINIMUM OPENING SIZE IS 5.7 FT²; MINIMUM OPENING HEIGHT IS 24"; MINIMUM OPENING WIDTH IS 20"; AND MEETING ALL REQUIREMENTS OF IRC.
- PROVIDE SPIKE OR DETACHERS ON SEPARATE ELECTRICAL CIRCUITS WITH BATTERY BACKUPS PER IRC SECTION R317.
- ALL WEATHERABLE AREAS SHALL BE HEATED TO MAINTAIN A MINIMUM OF 68 DEGREES F PER IRC SECTION R302.6.
- PROVIDE THERMITE TREATMENT PER STATE REQUIREMENTS AND IRC SECTION R302.6. DO NOT DISTURB AFTER APPLICATION AND RETREAT IF CONCRETE IS NOT Poured WITHIN 12 HOURS.
- 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. PROVIDE 2 LAYERS OF 1/2" OR GREATER TYPE C WHEN T.J./J.L/S OR 2x4 G.C. ARE USED.
- 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.
- WHEN GYPSUM WALL BOARD IS USED IN TUB/SHOWER AREAS A MOISTURE RATED PRODUCT SHALL BE USED TO A MINIMUM OF 72" ABOVE WATERPROOFING DRAINS.
- ALL BUILDING JOINTS, SEAMS, PENETRATIONS, AND OTHER SOURCES OF AIR LEAKAGE THROUGH THE BUILDING THERMAL ENVELOPE SHALL BE CALKED, WEATHER STRIPPED, WEATHERED OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.
- 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-30 CEILING.

FOUNDATION NOTES

- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL, OR ON ENGINEERED CONTROLLED FILL AND SHALL EXTEND A MINIMUM OF 18" BELOW THE FRONT LINE / FINISHED GRADE.
- DESIGN SOIL BEARING: 1500 PSF 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.
- ALL VESIGATION AND FOREIGN OBJECTS SHALL BE REMOVED BEFORE PRIOR TO THE PLACEMENT OF FOOTINGS, SLAB OR OTHER UNDERGROUND INSTALLATIONS.
- ALL COMPACTED PROCEDURES IN NATURAL GROUND OR ENGINEERED FILL BEHIND THE BEARING HEIGHT 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.
- ALL CONCRETE WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS OUTLINED IN IRC TABLE R302.2.2 AND AC308. QUALITY OF ASSURANCE AND CONTROL OF ALL CONCRETE WORK IS TO CONFORM TO CURRENT ACI SPECIFICATIONS.
- CONCRETE SLABS AND OTHER FLAT WORK SHALL BE GIVEN A MINIMUM 72 HOURS CURING PRIOR TO ANY FORM OF LOADING AND 28 DAYS MINIMUM OF 28 DAYS BEFORE VEHICULAR TRAFFIC.
- INTERIOR CONCRETE SLABS ARE TO BE TROWELED SMOOTH, EXTERIOR BROOM FINISHED AT EXPOSED AREAS UNLESS OTHERWISE NOTED.
- ALL CONCRETE MATERIAL SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 BAGS PER 100 SQ. FEET 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 BEEN DELIVERED AND IN TRUCKS ON THE JOB SITE FOR MORE THAN 90 MINUTES WILL NOT BE ACCEPTED.
- 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.

FRAMING NOTES

- 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 DEFLECTIVE MEMBERS, LEVEL OR RE-LEVEL WALLS, FLOOR AND WINDOW JAMBS PRIOR TO WALLBOARD, AND MEMBERS ALTERED OR DAMAGED BY OTHER TRADES.
- PLYWOOD SHEATHING SHALL BE CDX (OR CDX WHEN EXPOSED) OR CDL, THICKNESS PER PLANS AND SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY.
- ALL EXTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY REGARDLESS OF MINIMUM BRACED WALL REQUIREMENTS.
- SOLE PLATES SHALL BE PREASURE TREATED AND BE TERMITE, FUNGUS, AND DECAY RESISTANT.
- 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:

JUSTS NO. 2	BEAMS 4" WIDTH NO. 2
LEADERS AND TOP PLATES: NO. 2	2x4 AND 2x6 STUDS: NO. 2
POSTS: 4x4 NO. 2	POSTS: 4x4 NO. 2

- 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.
- 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 PLATE IN CASE OF OMISSION.

DESIGN LOADS:
FLOOR DEAD: 15 PSF, LIVE LOAD: 40 PSF

GENERAL FASTENER NOTES

- ALL WALL OR SHEATHING, ROOF OR DECKING SHALL BE FASTENED TO STUDS OR JOISTS WITH STAPLED OR NAILING. NAILS USED FOR FINISHING AND SHEATHING CONNECTIONS SHALL HAVE A MINIMUM CORROSION RESISTANCE TO EXCEED 100 HOURS. NAILS SHALL BE CORROSION RESISTANT TO EXCEED 100 HOURS.
- ALL NAILS OR STAPLES SHALL BE 17 GA. AND 100% FOR SHEATHING CONNECTIONS. NAILS SHALL BE 18 GA. AND 100% FOR SHEATHING CONNECTIONS.
- ALL NAILS SHALL BE DRIVEN AT RIGHT ANGLES TO THE SURFACE AND SHALL BE DRIVEN AT ALL CORNERS WHERE FINISHING AND SHEATHING ARE TO BE JOINED. NAILS SHALL BE DRIVEN AT ALL CORNERS AND SHALL BE DRIVEN FROM INSIDE, EXTERIOR AND UNDER THE WALLS AND SHALL BE DRIVEN TO MAKE THE WALL FINISHING.
- ALL NAILS OR STAPLES USED FOR SHEATHING SHALL BE DRIVEN AT ALL CORNERS AND SHALL BE DRIVEN FROM INSIDE, EXTERIOR AND UNDER THE WALLS AND SHALL BE DRIVEN TO MAKE THE WALL FINISHING.
- ALL NAILS OR STAPLES USED FOR SHEATHING SHALL BE DRIVEN AT ALL CORNERS AND SHALL BE DRIVEN FROM INSIDE, EXTERIOR AND UNDER THE WALLS AND SHALL BE DRIVEN TO MAKE THE WALL FINISHING.

LINE CONNECTION	FASTENER	LOCATION
1 JOIST TO SILL OR GIRDER	3-50	TYPICAL
2 BRIDGING TO JOIST	2-80	TYPICAL EACH END
3 SOLE PLATE TO JOIST OR BLOCKING	160 AT 16" O.C.	TYPICAL FACE NAIL
4 SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	2-160 AT 16" O.C.	BRACED WALL PANEL
5 TOP PLATE TO STUD	2-160	END NAIL
6 STUD TO SOLE PLATE	4-80 / 2-160	TYPICAL / END NAIL
7 DOUBLE STUDS	160 AT 24" O.C.	FACE NAIL
8 DOUBLE TOP PLATES	160 AT 16" O.C.	TYPICAL FACE NAIL
9 DOUBLE TOP PLATES 24" OFFSET OF END JOINTS	8-160	FACE NAIL IN LAPPED AREA
10 BRIDGING BETWEEN JOISTS OR MATTERS TO TOP PLATE	2-80	TYPICAL
11 RIM JOIST TO TOP PLATE	80 AT 6" O.C.	TYPICAL
12 TOP PLATE LAPS, CORNERS AND INTERSECTIONS	160	FACE NAIL
13 CONTINUOUS HEADER, TWO PIECES	160	16" O.C. ALONG EDGE
14 CONTINUOUS HEADER TO STUD	4-80	TYPICAL
15 MATTER TO PLATE	3-80	TYPICAL
16 BUILT-UP CORNER STUDS	160	2x4 T.C.
17 BUILT-UP GIRDER AND BEAMS	200 32" O.C.	FACE NAIL 32" O.C. STAGGERED
18 JOIST TO BAND JOIST	5-160	B FACE NAIL AT ENDS AND SPLICES

LINE PANEL THICKNESS	FASTENER	SPACING (EDGE)	SPACING (FIELD)
1 5/8" 1/2"	80 (SUB-FLOOR WALLS), 80 (ROOF/F	6"	12"
2 1/2" 1/2"	80	6"	12"
3 1 1/8" 1/4"	100	6"	12"

LINE PANEL THICKNESS	FASTENER	SPACING (EDGE)	SPACING (FIELD)
1 5/8"	1-1/4" DRYWALL SCREWS	7"	7"

OPENING WIDTH	LOGS REQUIRED
0'-0" TO 4'-0"	(2)-2x4
4'-0" TO 5'-0"	(2)-2x4
5'-0" TO 6'-0"	(2)-2x4
6'-0" TO 8'-0"	SEE FLOOR PLAN

OPENING WIDTH	HEADER SIZE
0'-0" TO 4'-0"	(2)-2x8
4'-0" TO 5'-0"	(2)-2x10
5'-0" TO 6'-0"	(2)-2x12
6'-0" TO 8'-0"	SEE FLOOR PLAN

NOTES

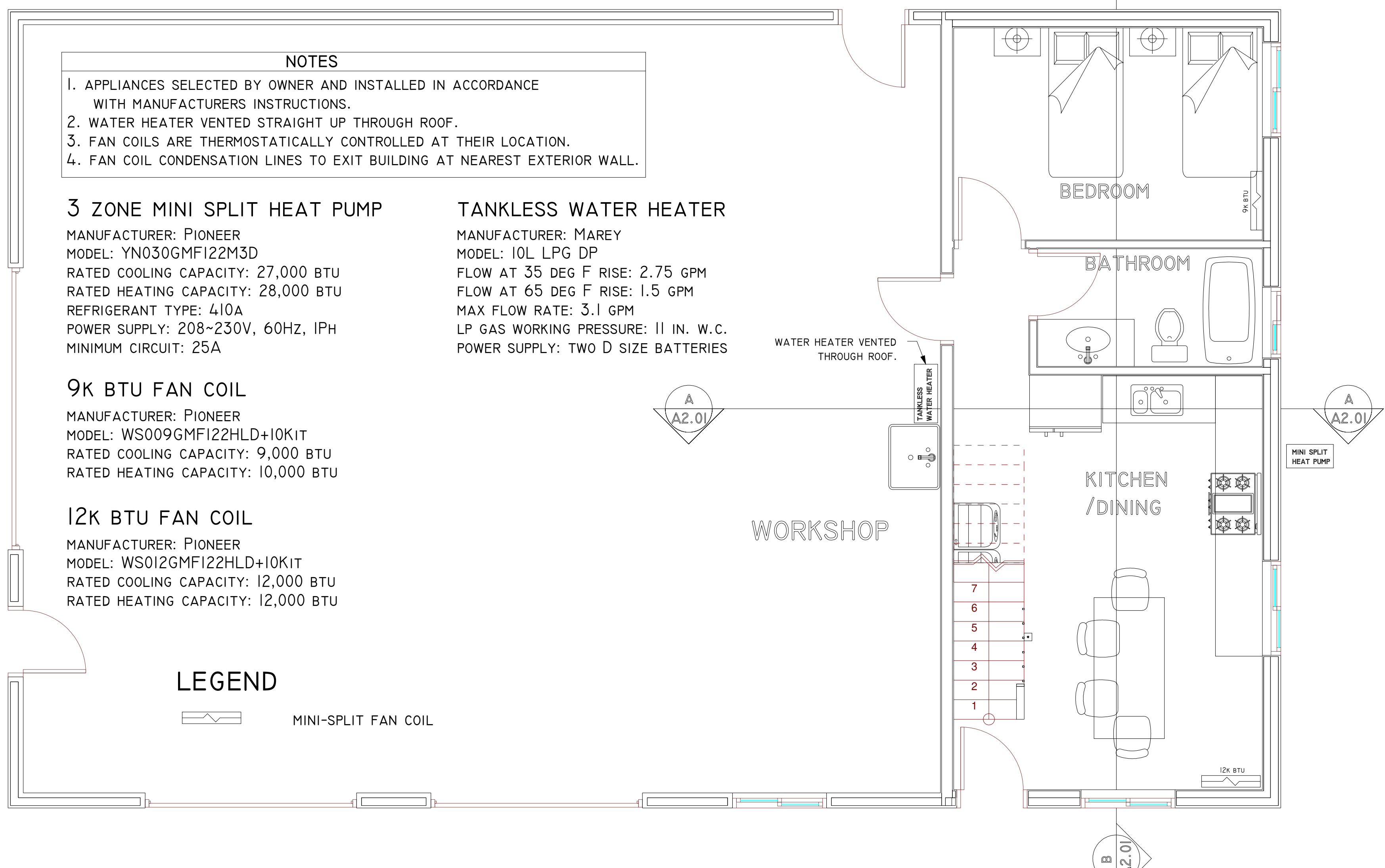
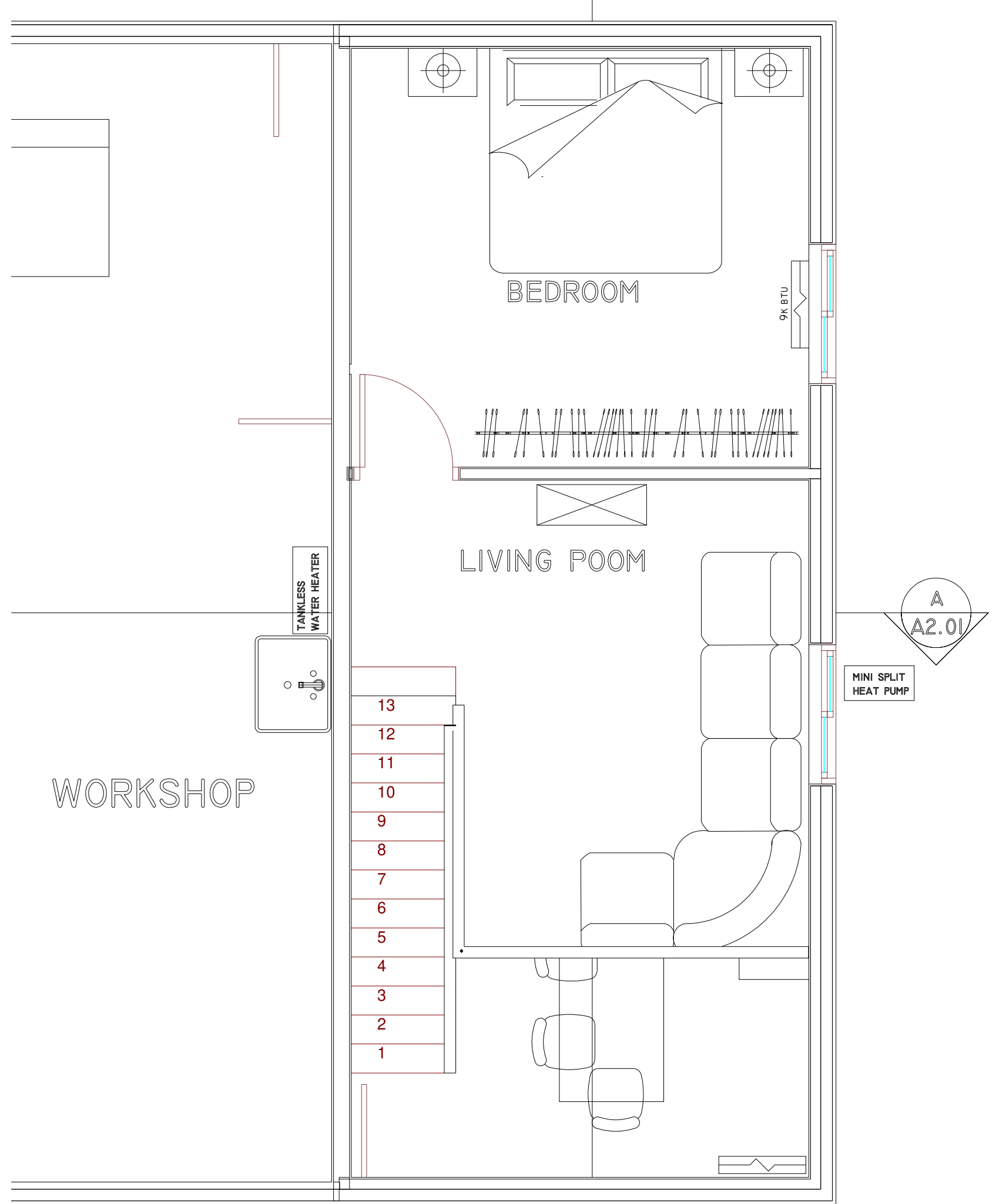
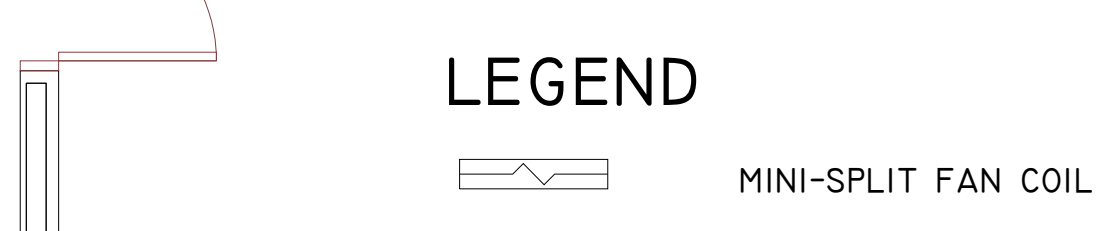
- APPLIANCES SELECTED BY OWNER AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- WATER HEATER VENTED STRAIGHT UP THROUGH ROOF.
- FAN COILS ARE THERMOSTATICALLY CONTROLLED AT THEIR LOCATION.
- FAN COIL CONDENSATION LINES TO EXIT BUILDING AT NEAREST EXTERIOR WALL.

3 ZONE MINI SPLIT HEAT PUMP
 MANUFACTURER: PIONEER
 MODEL: YN030GMF122M3D
 RATED COOLING CAPACITY: 27,000 BTU
 RATED HEATING CAPACITY: 28,000 BTU
 REFRIGERANT TYPE: 410A
 POWER SUPPLY: 208-230V, 60HZ, 1PH
 MINIMUM CIRCUIT: 25A

TANKLESS WATER HEATER
 MANUFACTURER: MAREY
 MODEL: 10L LPG DP
 FLOW AT 35 DEG F RISE: 2.75 GPM
 FLOW AT 65 DEG F RISE: 1.5 GPM
 MAX FLOW RATE: 3.1 GPM
 LP GAS WORKING PRESSURE: 11 IN. W.C.
 POWER SUPPLY: TWO D SIZE BATTERIES

9K BTU FAN COIL
 MANUFACTURER: PIONEER
 MODEL: WS009GMF122HLD+10KIT
 RATED COOLING CAPACITY: 9,000 BTU
 RATED HEATING CAPACITY: 10,000 BTU

12K BTU FAN COIL
 MANUFACTURER: PIONEER
 MODEL: WS012GMF122HLD+10KIT
 RATED COOLING CAPACITY: 12,000 BTU
 RATED HEATING CAPACITY: 12,000 BTU



1ST FLOOR MECHANICAL PLAN

1/4" = 1'-0"

General Notes

Rev 1: Changes to page E1.01 only. Added sub panel and misc electrical changes.

No.	Revision/Issue	Date
I	REVISION I	3/15/19
-	INITIAL RELEASE	5/18/18

MECHANICAL PLANS & GENERAL NOTES
 GOLDENSTEIN RESIDENCE
 WORKSHOP/GUEST HOUSE
 10685 E ROCKY HILL RD
 DEWEY, AZ 86327

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Drawn By ADAM GOLDENSTEIN	Sheet MI.01
Date 3/19/2019	
Scale 1/4" = 1'-0"	

2ND FLOOR MECHANICAL PLAN

1/4" = 1'-0"

SUB PANEL #1 SCHEDULE						
200 AMP SUB PANEL 120/240 V 1PH. 3-WIRE						
CRKT	DESCRIPTION	WIRE	BRK	BRK	WIRE	DESCRIPTION
1	SUB PNL, APARTMENT	1/0	2P-120	IP-15	#12	SEWAGE PUMP
3	SUB PNL, APARTMENT	1/0	2P-120	IP-15	#14	SHOP LIGHTS
5	SHOP REC	#14	IP-20	-	-	-

SUB PANEL #2 SCHEDULE						
120 AMP SUB PANEL 120/240 V 1PH. 3-WIRE						
CRKT	DESCRIPTION	WIRE	BRK	BRK	WIRE	DESCRIPTION
1	OVEN	#6	2P-50	IP-25	#8	HVAC
3	OVEN	#6	2P-50	IP-25	#8	HVAC
5	DRYER	#10	2P-30	IP-20	#12	BATH GFCI
7	DRYER	#10	2P-30	IP-20	#12	KITCHEN APPLIANCE
9	LAUNDRY GFCI	#14	IP-20	IP-20	#12	KITCHEN APPLIANCE
11	LIGHTS/REC AFCI	#14	IP-15	IP-20	#12	DW GFCI
13	LIGHTS/REC AFCI	#14	IP-15	IP-15	#12	LIGHTS/REC AFCI
14	LIGHTS/REC AFCI	#14	IP-15	-	-	-

SUB PANEL #1 ELECTRICAL LOAD CALCULATIONS			
SUB PANEL #2 TOTAL /240V	92	AMPS	
SEWAGE PUMP/ 120V	12	AMPS	
SHOP LIGHTS, REC/ 120V	13	AMPS	
TOTAL SERVICE LOAD	105	AMPS	

SUB PANEL #2 ELECTRICAL LOAD CALCULATIONS			
750 S.F x 3 WATTS	2250	WATTS	
RANGE OVEN	8000	WATTS	
ELEC DRYER	5000	WATTS	
BATH GFCI X1	1500	WATTS	
LAUNDRY	1500	WATTS	
KITCHEN APPLIANCE X2	3000	WATTS	
REFRIGERATOR	1500	WATTS	
DW/DISPOSAL	2250	WATTS	
TOTAL	25000	WATTS	
IST 10KW AT 100%	10000	WATTS	
REMAINDER AT 40%	6000	WATTS	
TOTAL	16000	WATTS	
TOTAL/240V	67	AMPS	
MINI SPLIT/240V	25	AMPS	
TOTAL SERVICE LOAD	92	AMPS	

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 153.150-153.153).

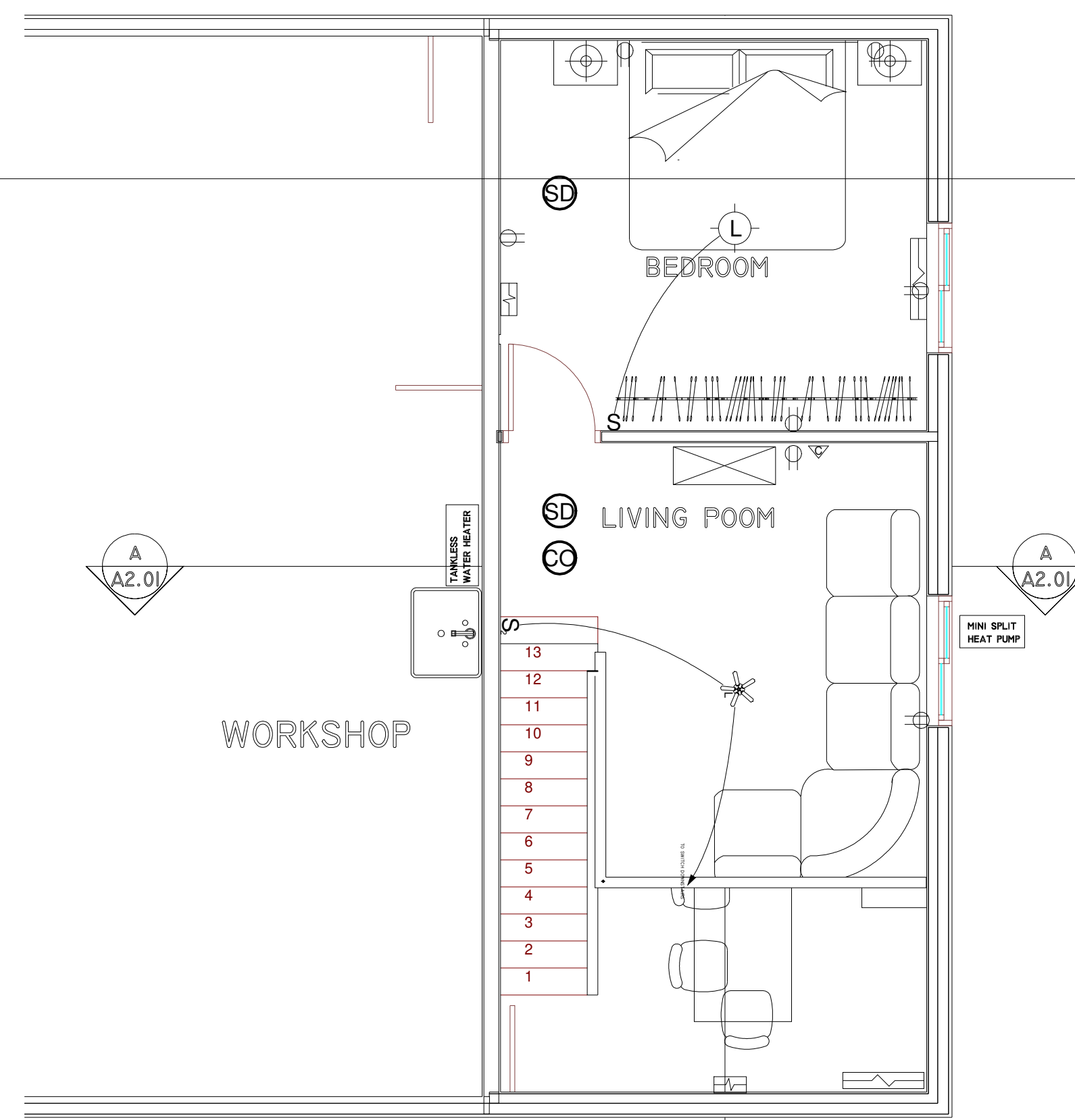
ELECTRICAL SYMBOLS LEGEND

	OUTLET, DUPLEX (120V)		SWITCH, SINGLE POLE
	OUTLET, DUPLEX, WEATHERPROOF (120V)		SWITCH, DOUBLE POLE
	220V OUTLET		SWITCH, THREE WAY
	LIGHT FIXTURE, WALL		SWITCH, FOUR WAY
	LIGHT FIXTURE, CEILING		SWITCH, WEATHERPROOF
	LIGHT FIXTURE, RECESSED		DIMMER SWITCH
	FLUORESCENT LIGHT		TELEPHONE JACK
	CEILING FAN		COMPUTER JACK
	CEILING FAN W/ LIGHT		TV CABLE
	EXHAUST FAN		SMOKE DETECTOR
	MINI SPLIT FAN COIL		CARBON MONOXIDE DETECTOR
	WHIRLPOOL TUB		

General Notes

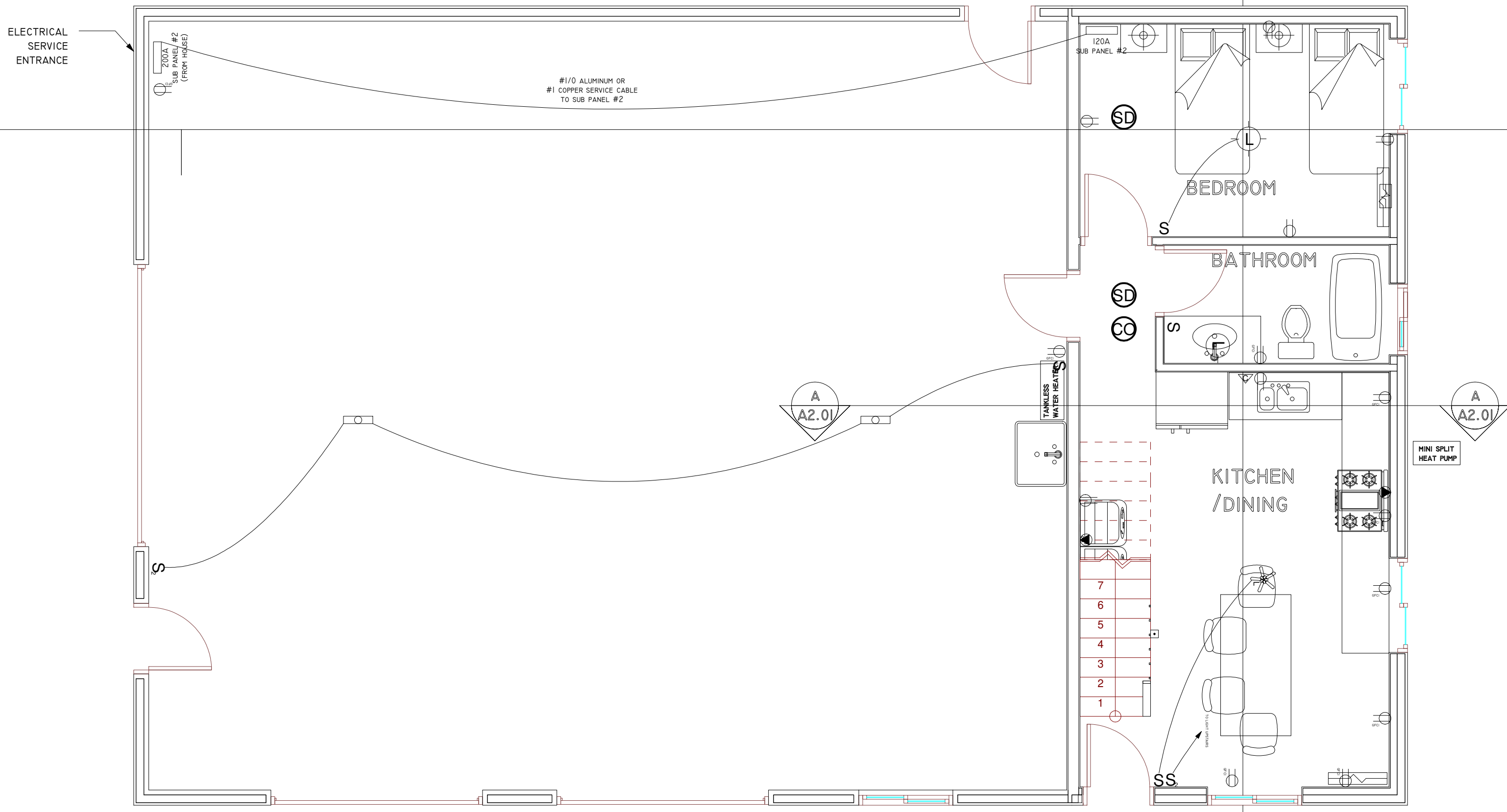
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2ND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL PLAN

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WORKSHOP/GUEST HOUSE
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Date 3/19/2019	
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