

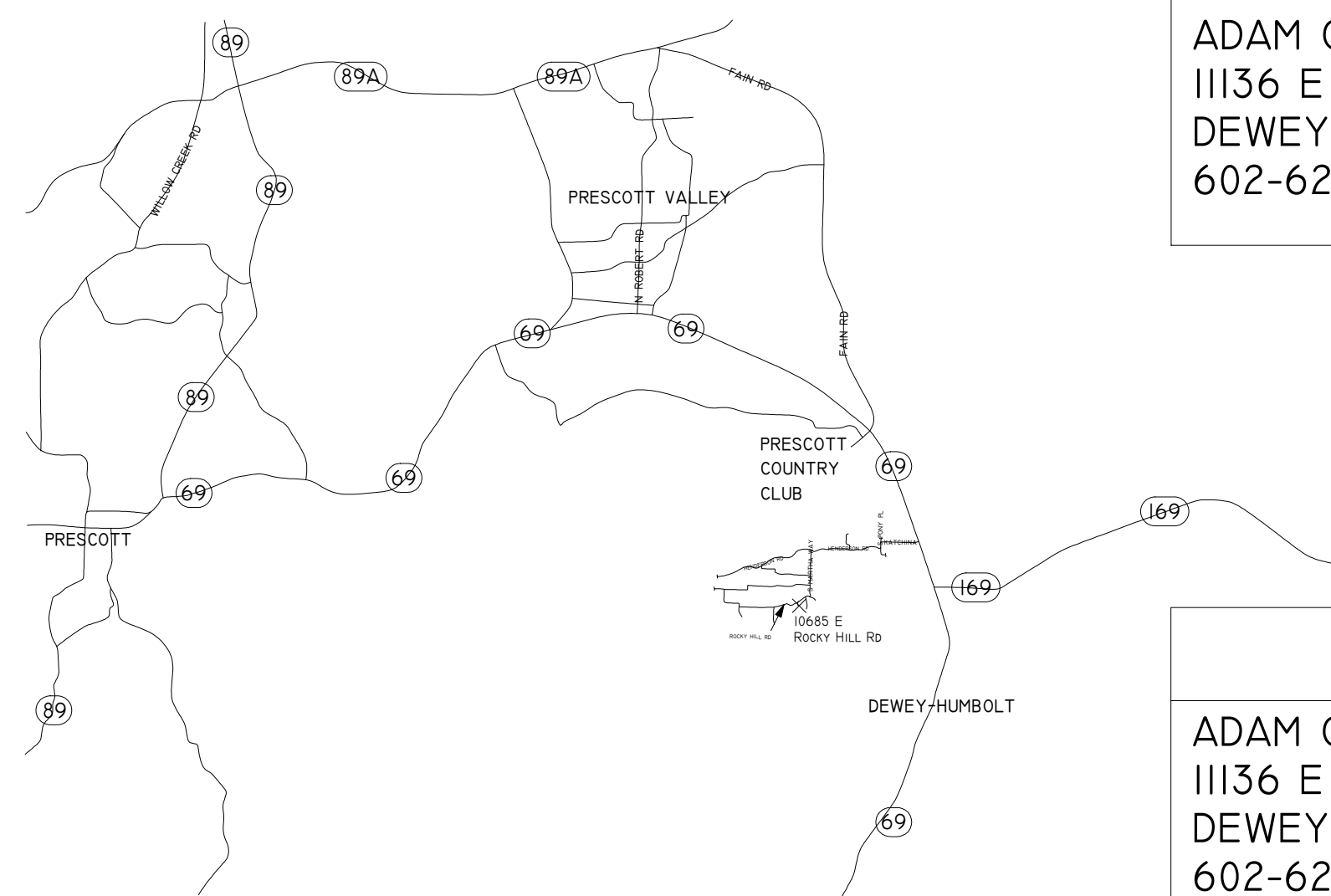
**SHEET INDEX**

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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 GROSS 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

pre-release draft

No.	Revision/Issue	Date

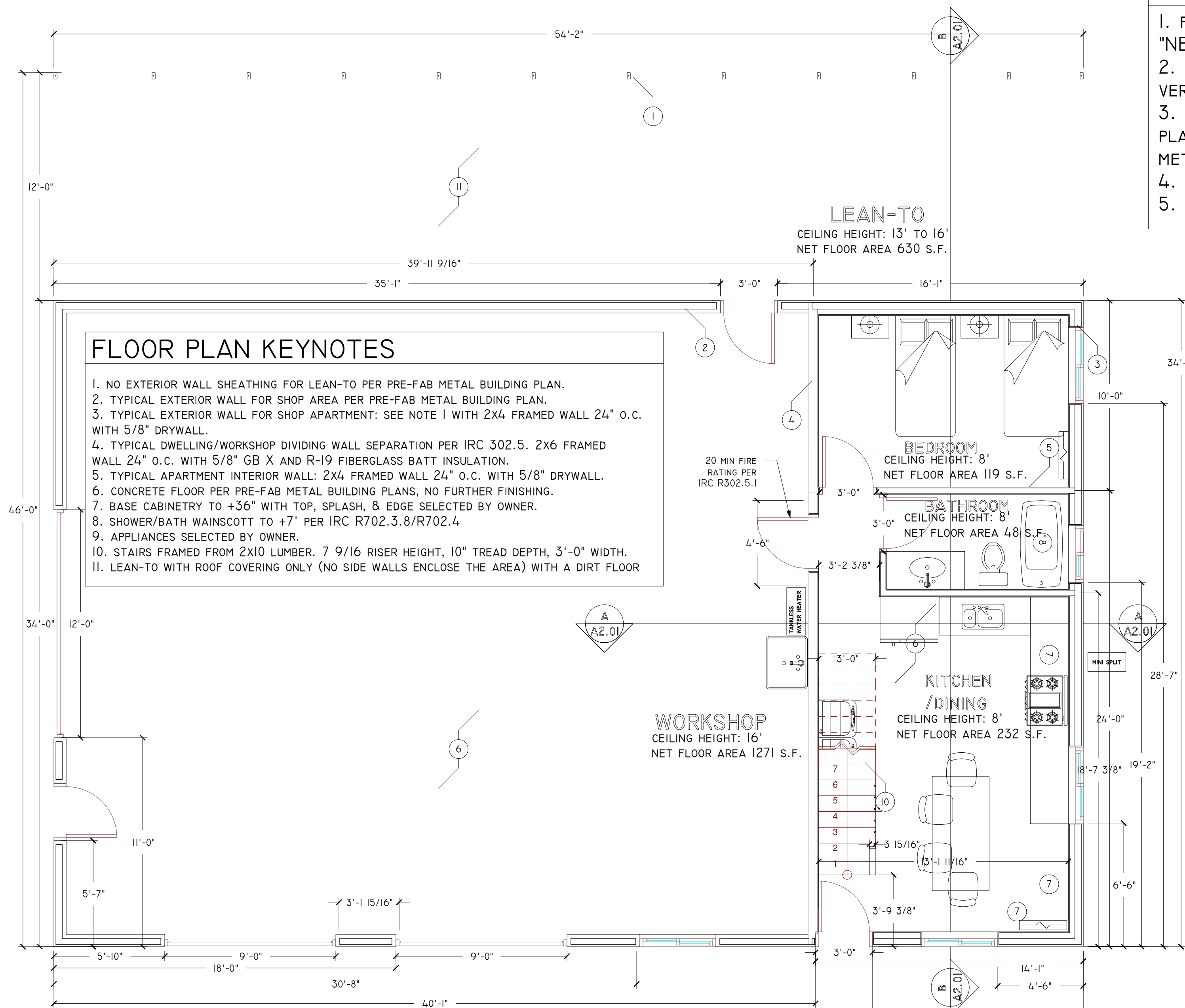
**GENERAL NOTES**

- FOR SITE PLAN SEE PLANS: "NEW SINGLE FAMILY RESIDENCE FOR ADAM & MAGGIE GOLDENSTEIN"
- THESE PLANS ARE FOR THE BUILT OUT GUESTHOUSE INSIDE THE WORKSHOP WHICH IS A VERSATUBE BRAND PRE-FAB METAL BUILDING WHICH HAS ITS OWN PLANS.
- IN CASE OF ANY CONTRADICTION OF THESE PLANS AND AN ENGINEERED PORTION OF THE PLANS OF THE PRE-FAB METAL BUILDING, THE ENGINEERED PLANS FROM THE PRE-FAB METAL BUILDING MANUFACTURER SHALL APPLY.
- SEE ADDITIONAL NOTES ON PAGE M1.01
- SEE MECHANICAL PLAN FOR HEATING AND COOLING DETAILS.

**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 LEAVING THE SHOP WITH ONLY ONE BEDROOM.

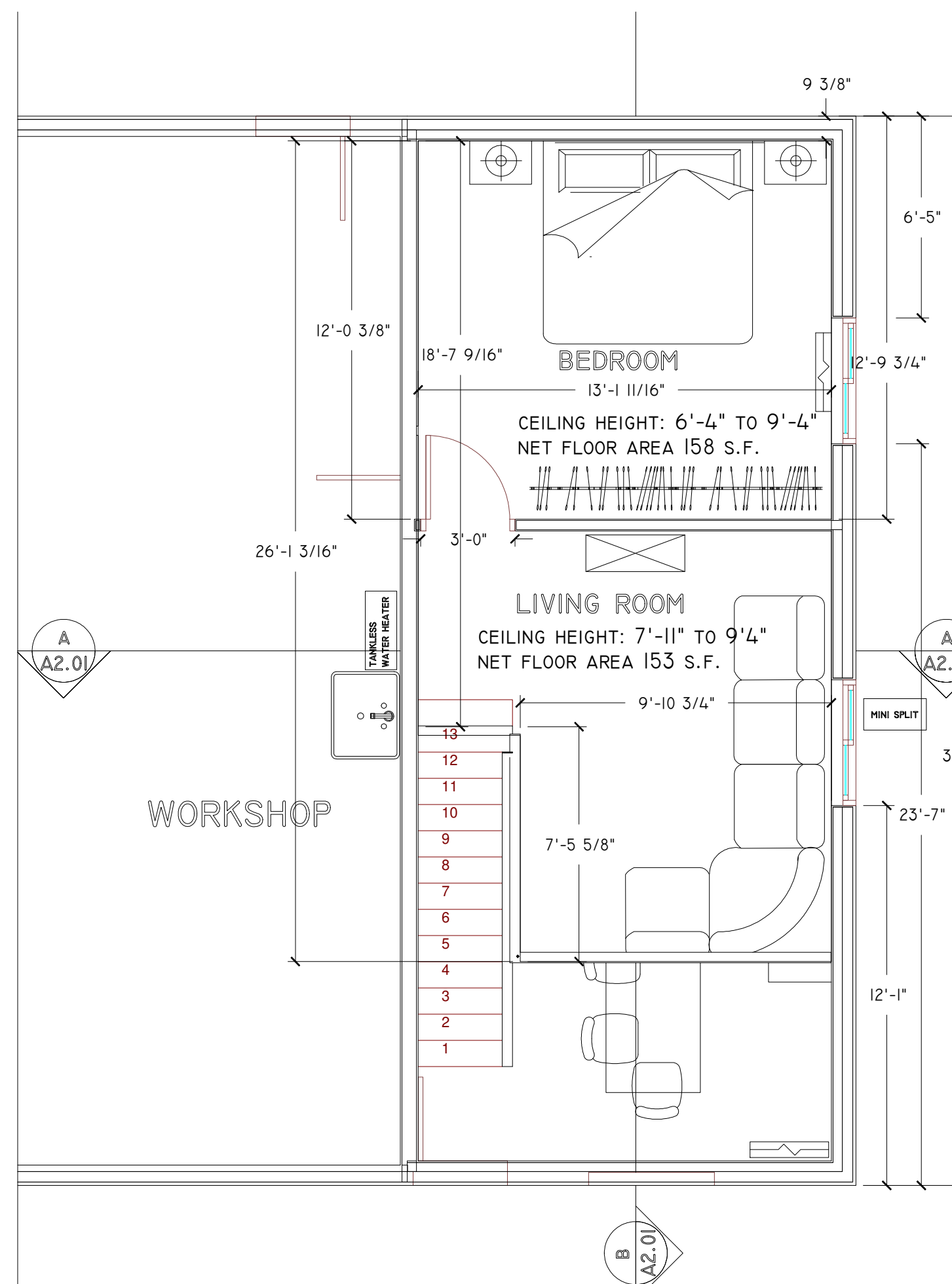
**WINDOWS:**  
UNLESS OTHERWISE NOTED ALL WINDOWS ARE 4'X4' VINYL GLIDER OPENING WITH A U-FACTOR OF 0.35 AND SHGC OF 0.41. WINDOWS IN BEDROOMS SHALL MEET IRC2012 EGRESS REQUIREMENTS.

**DOORS:**  
UNLESS OTHERWISE NOTED ALL DOORS ARE 3'X6'-8". DOORS OPENING INTO THE WORKSHOP SHALL MEET ALL REQUIREMENTS OF IRC2012 APPLICABLE TO GARAGE/DWELLING DOORS.



**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 1 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



**1ST FLOOR PLAN**

**2ND FLOOR PLAN**

1/4" = 1'-0"

1/4" = 1'-0"

Sheet Title

**COVER PAGE & FLOOR PLAN**

Project Name and Address

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

Drawn By  
ADAM GOLDENSTEIN

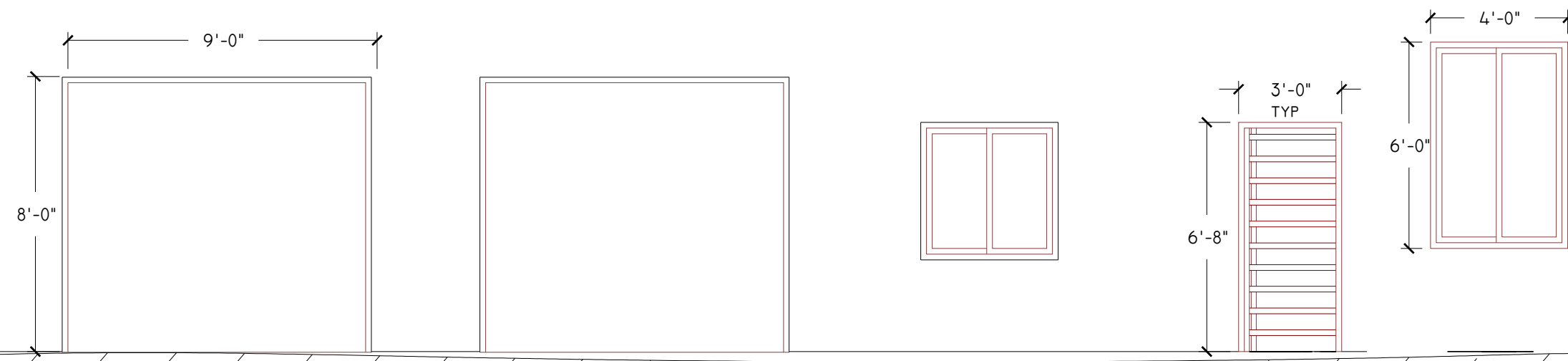
Date  
4/4/2018

Scale  
1/4" = 1'-0"

Sheet

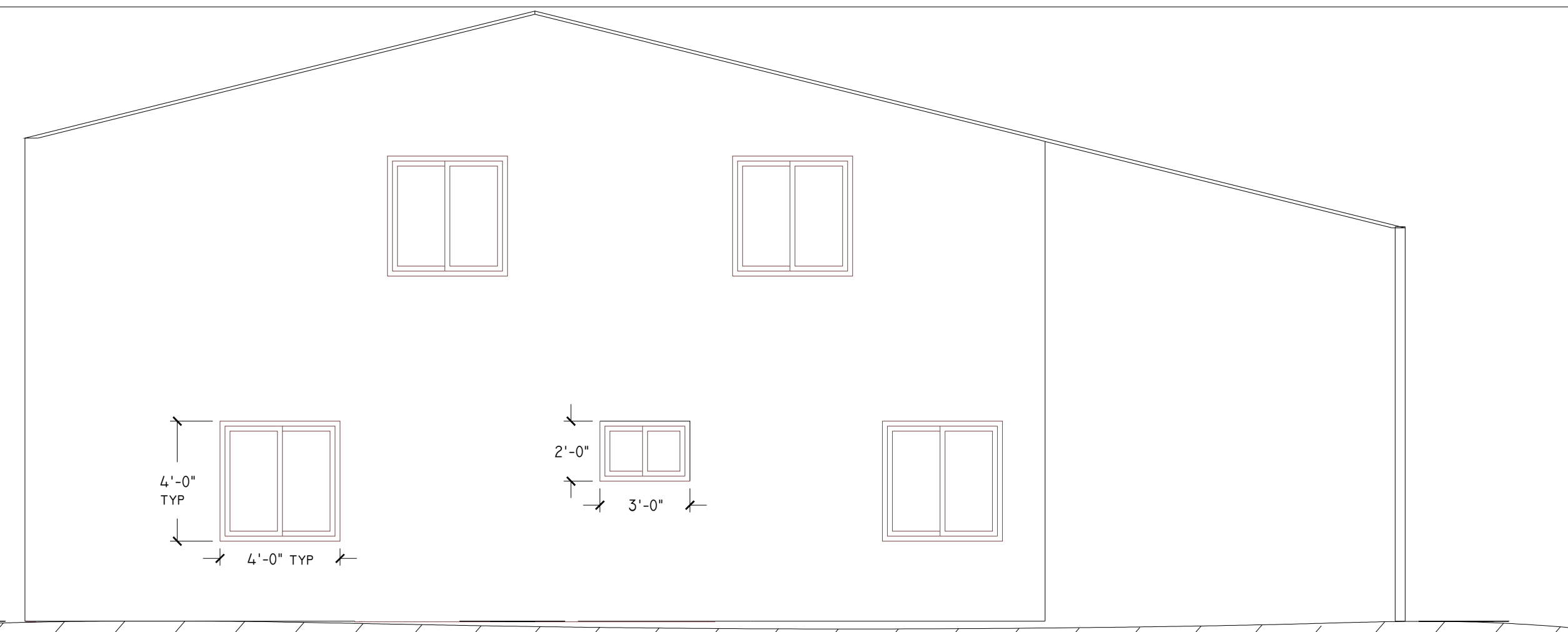
**A1.01**

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



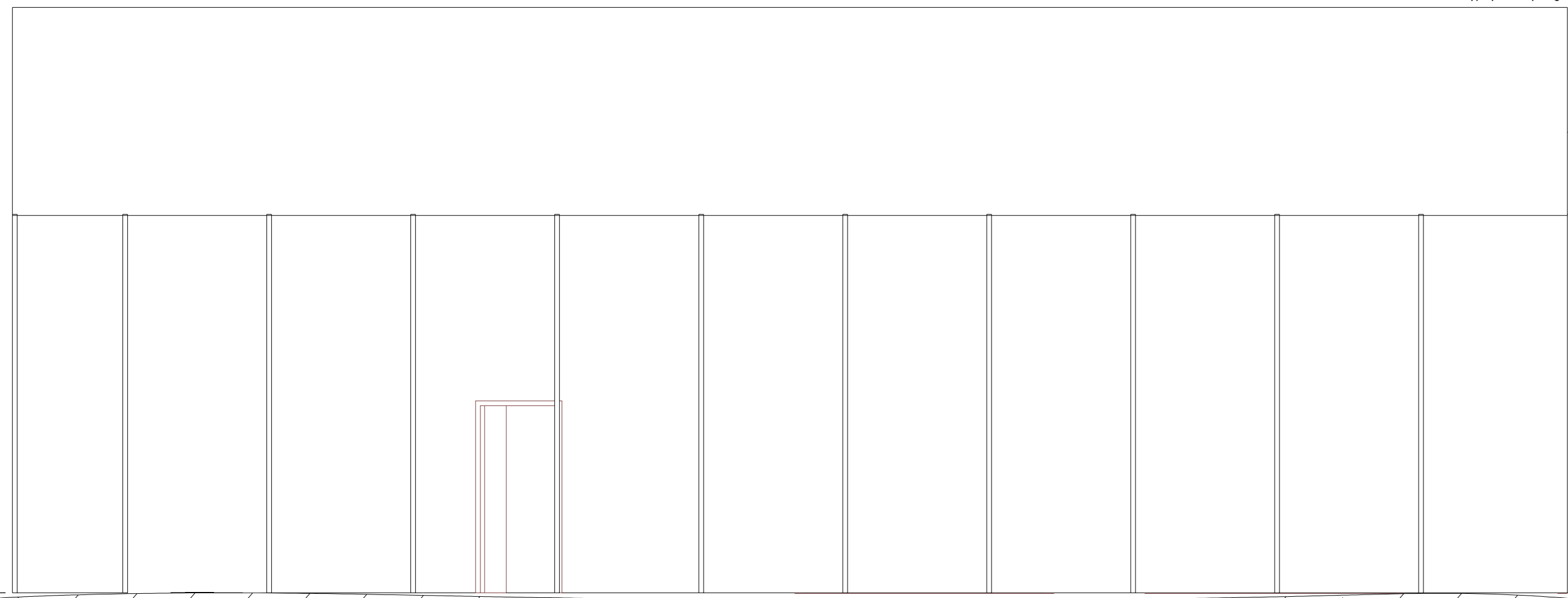
**SOUTH ELEVATION**

1/4" = 1'-0"



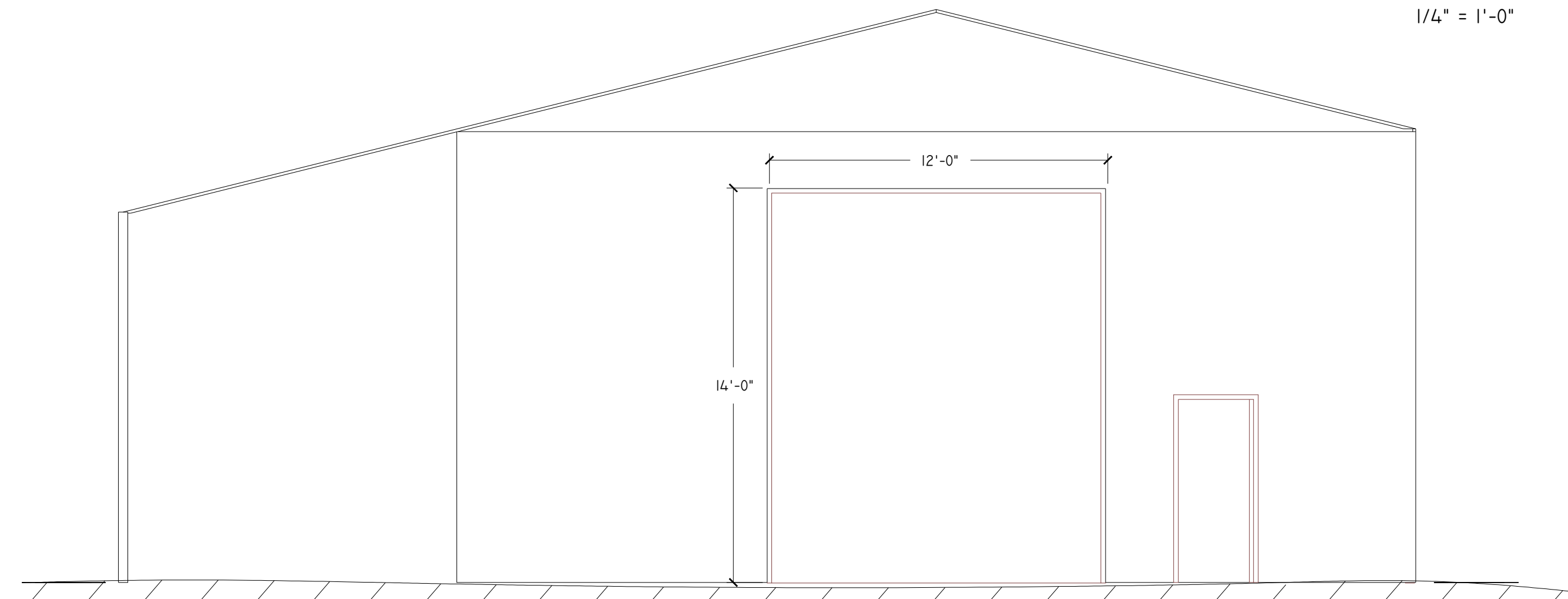
**EAST ELEVATION**

1/4" = 1'-0"



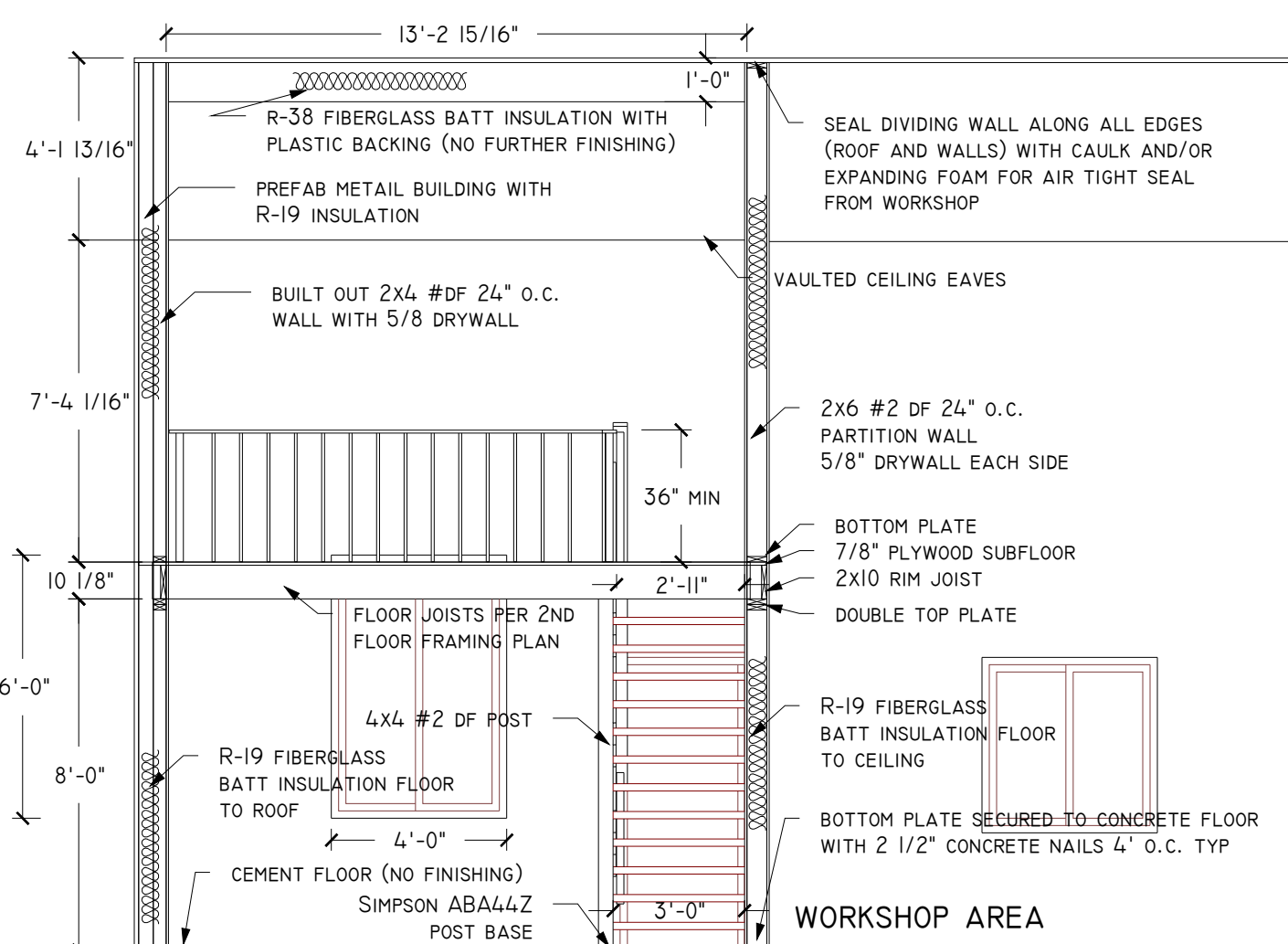
**NORTH ELEVATION**

1/4" = 1'-0"



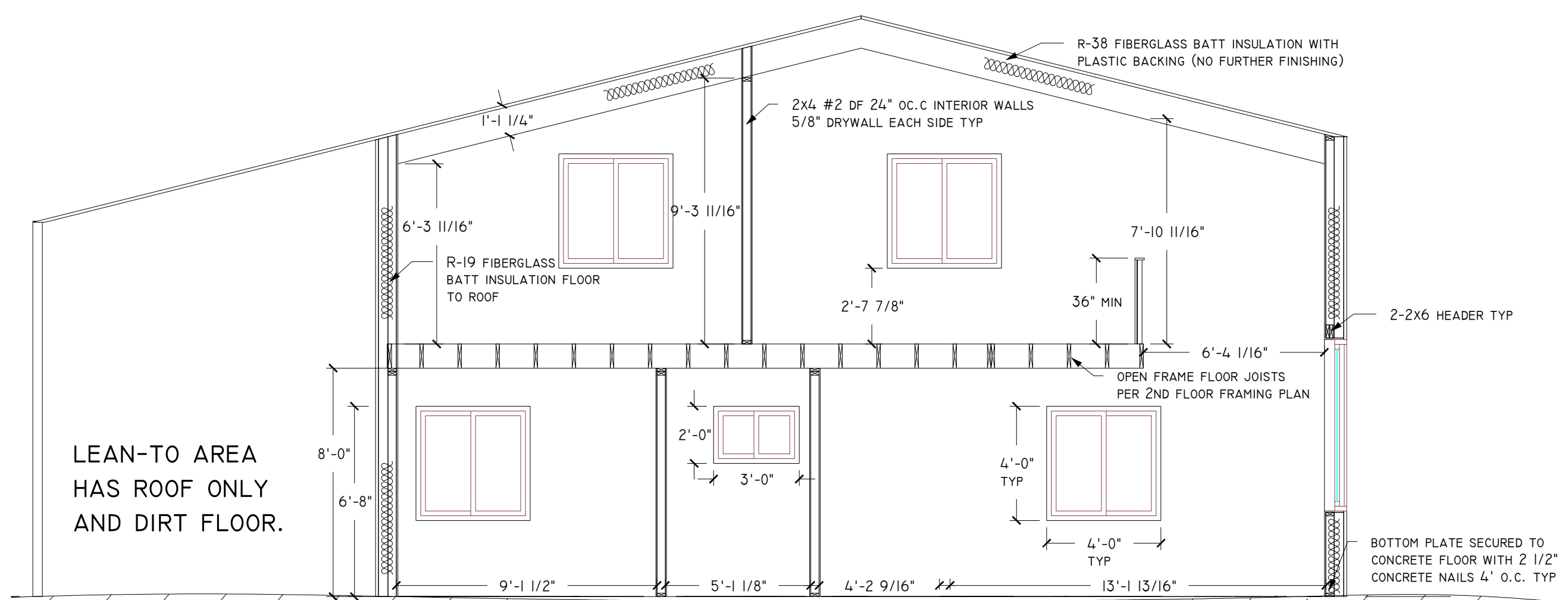
**WEST ELEVATION**

1/4" = 1'-0"



**BUILDING SECTION 'A'**

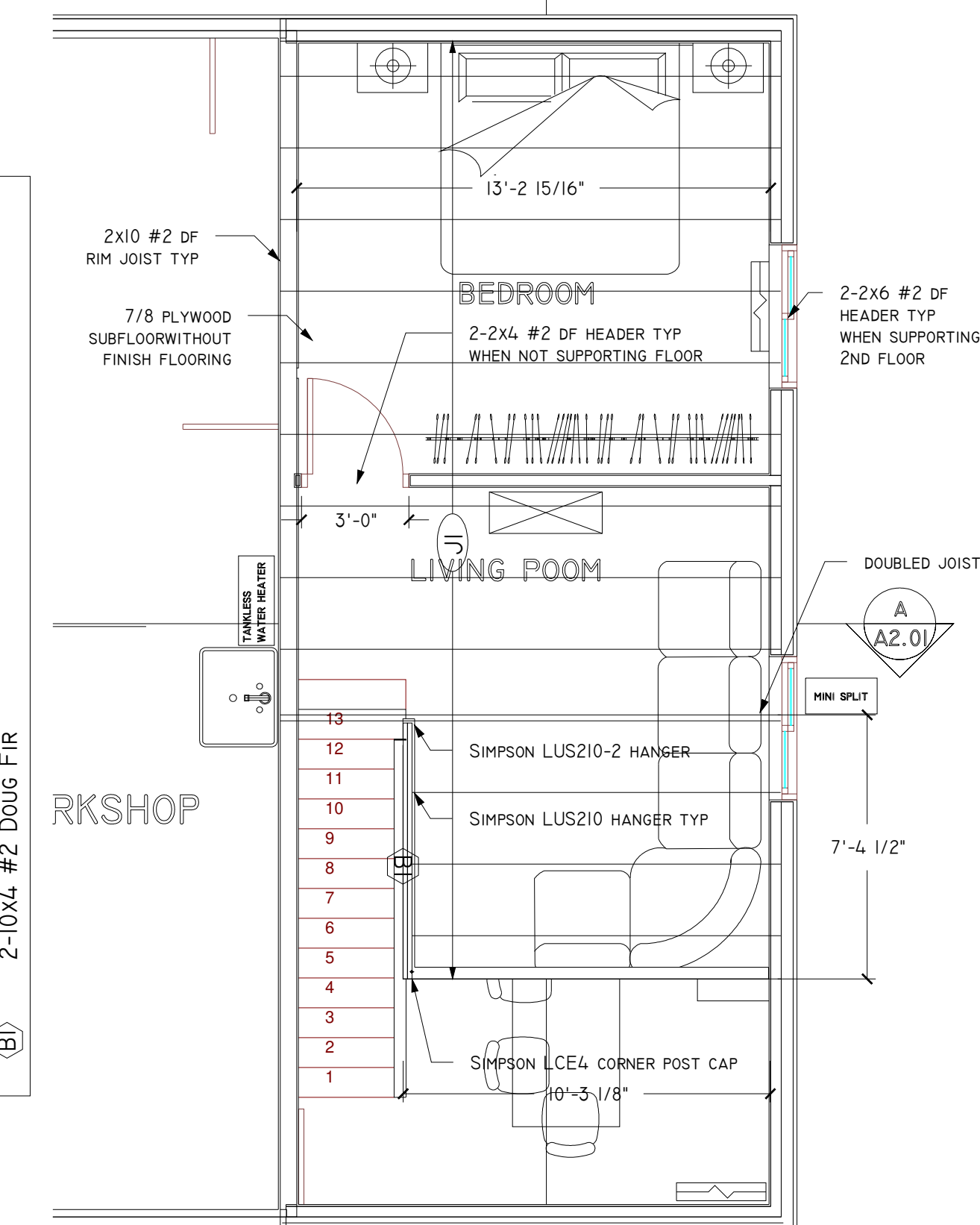
1/4" = 1'-0"



**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)	2-10X4 #2 DOUG FIR	



**2ND FLOOR  
FRAMING PLAN**

1/4" = 1'-0"

General Notes

pre-release draft

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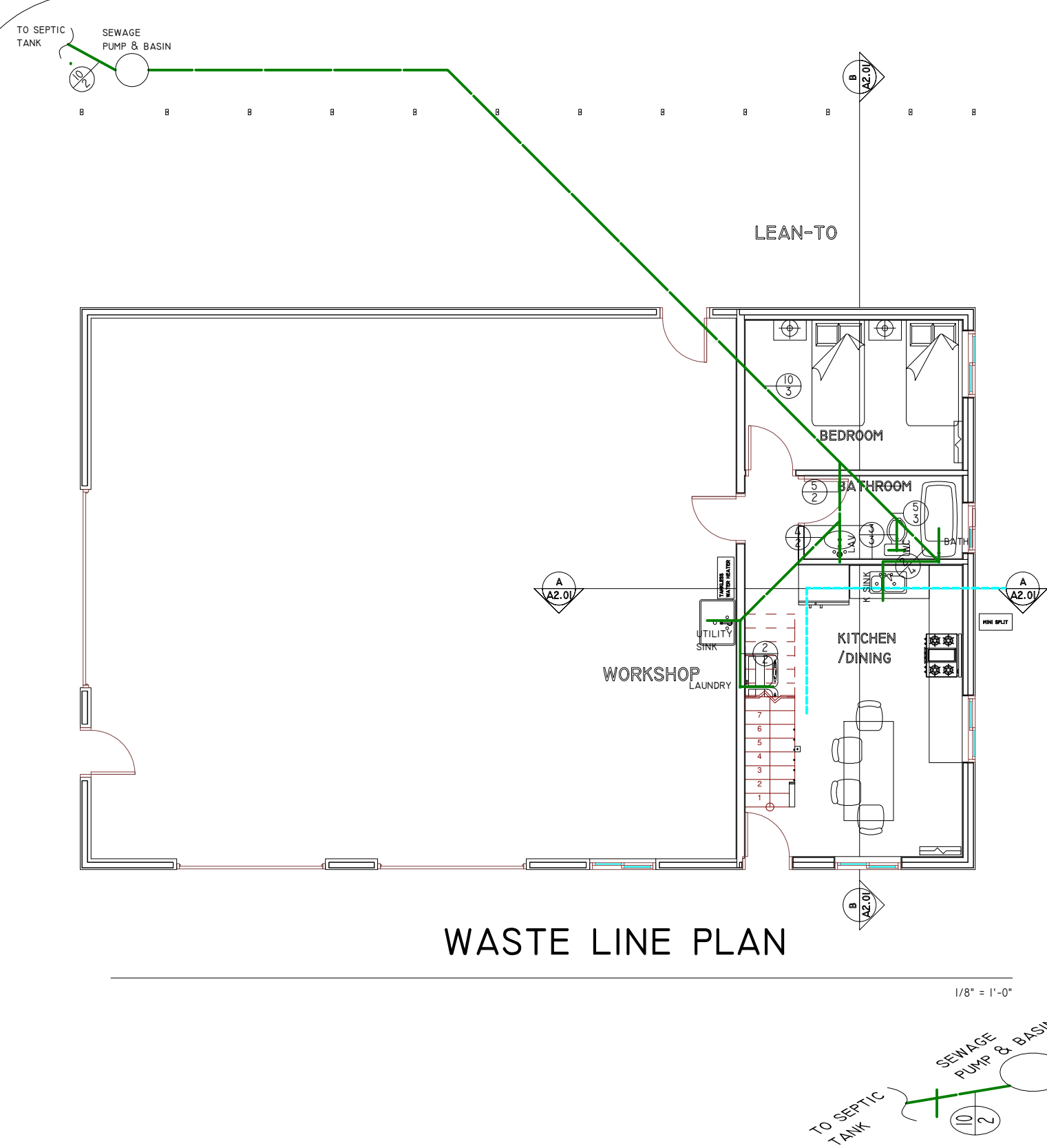
**ELEVATION, SECTION  
& FRAMING PLAN**

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

Drawn By  
**ADAM GOLDENSTEIN**  
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**A2.01**



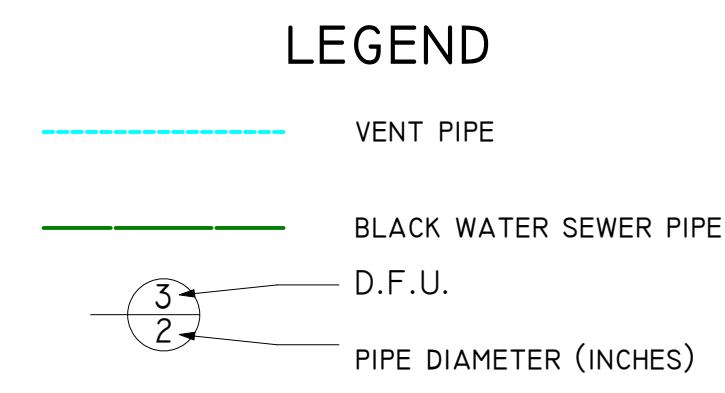


WASTE LINE PLAN

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

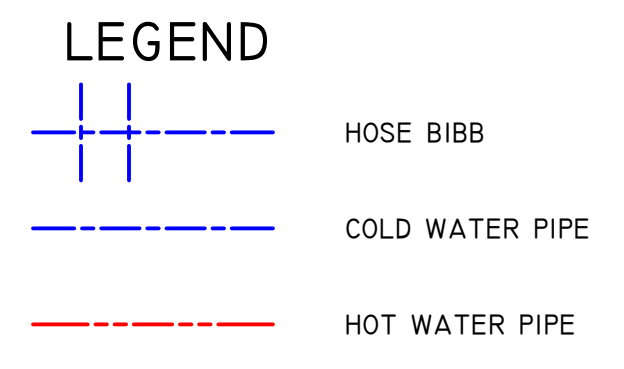
TYPE OF FIXTURE OR GROUP OF FIXTURES	(D.F.U.)
BAR SINK	1
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	2
BIDET	1
CLOTHES WASHER STANDPIPE	2
DISHWASHER	2
FLOOR DRAIN	0
KITCHEN SINK	2
LAVATORY	1
LAUNDRY TUB	2
SHOWER STALL	2
WATER CLOSET (1.6 GPF)	3
WATER CLOSET (> 1.6 GPF)	4
FULL-BATH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



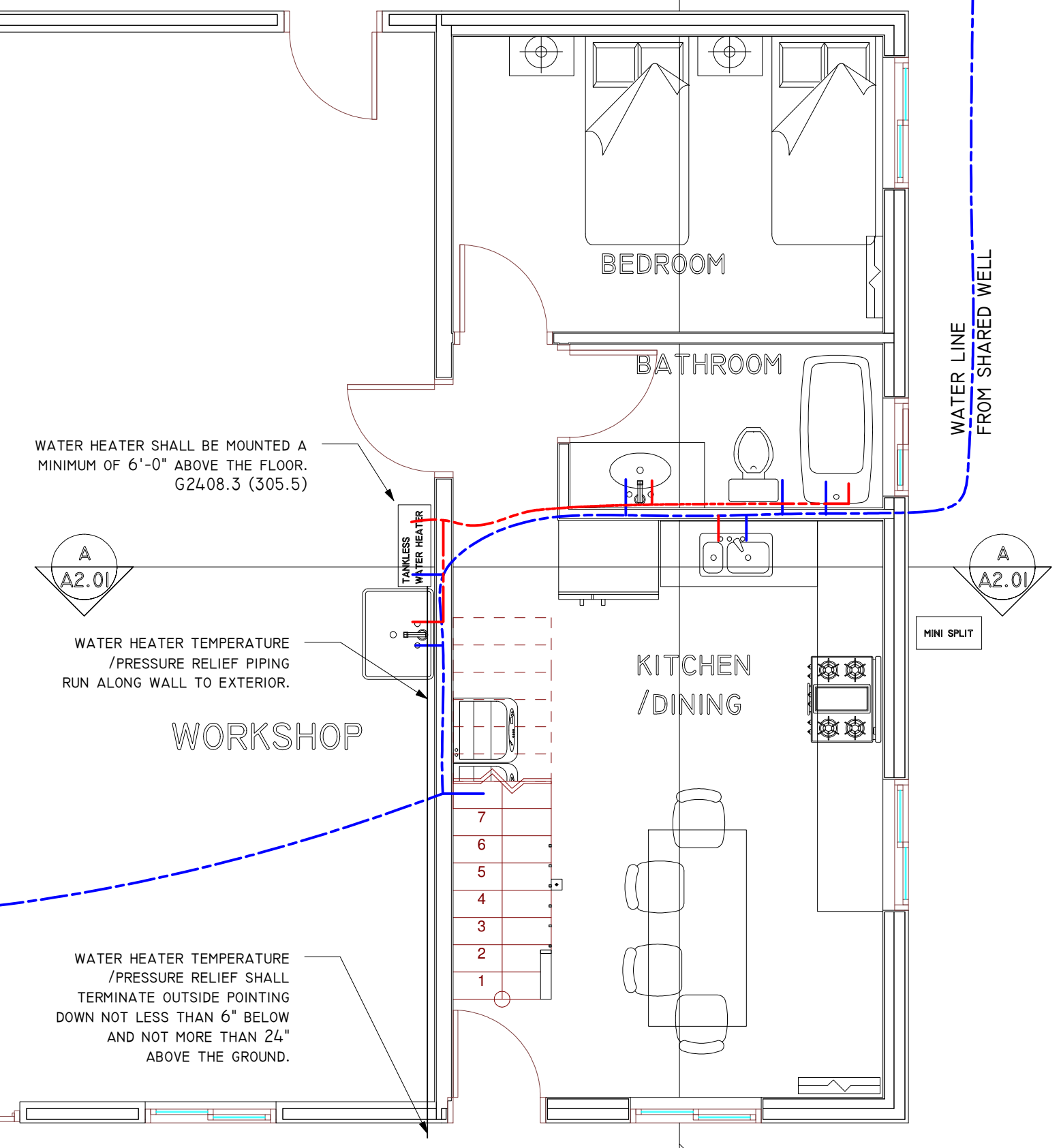
WASTE LINE PLAN

- 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.) SHALL OPEN NOT LESS THAN 25PSI BUT NOT OVER 150PSI AND OPEN NOT GREATER THAN 210 DEG F.

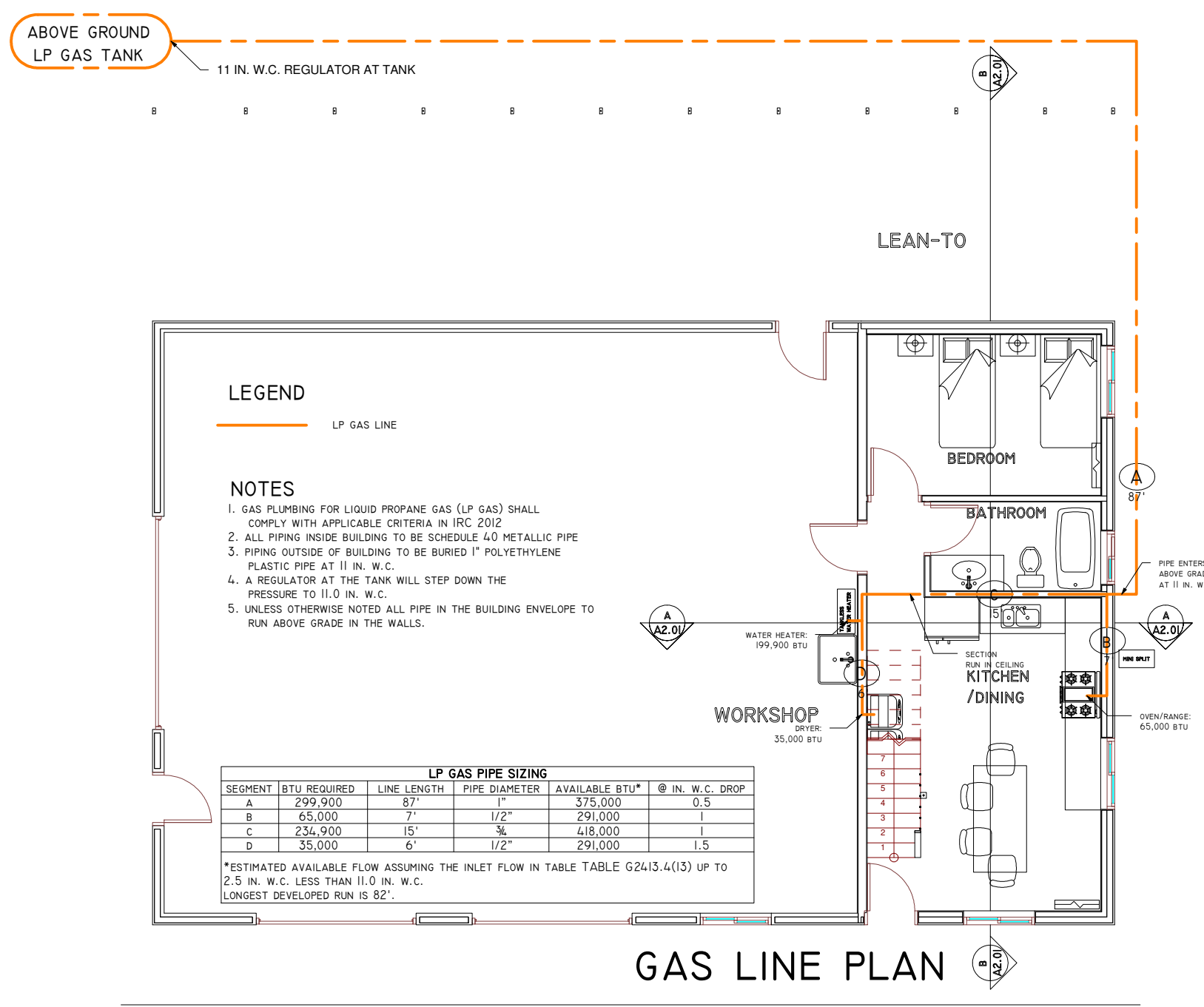


**WATER SUPPLY FIXTURE UNIT TABLE PER IRC2012 TABLE 2903.6**

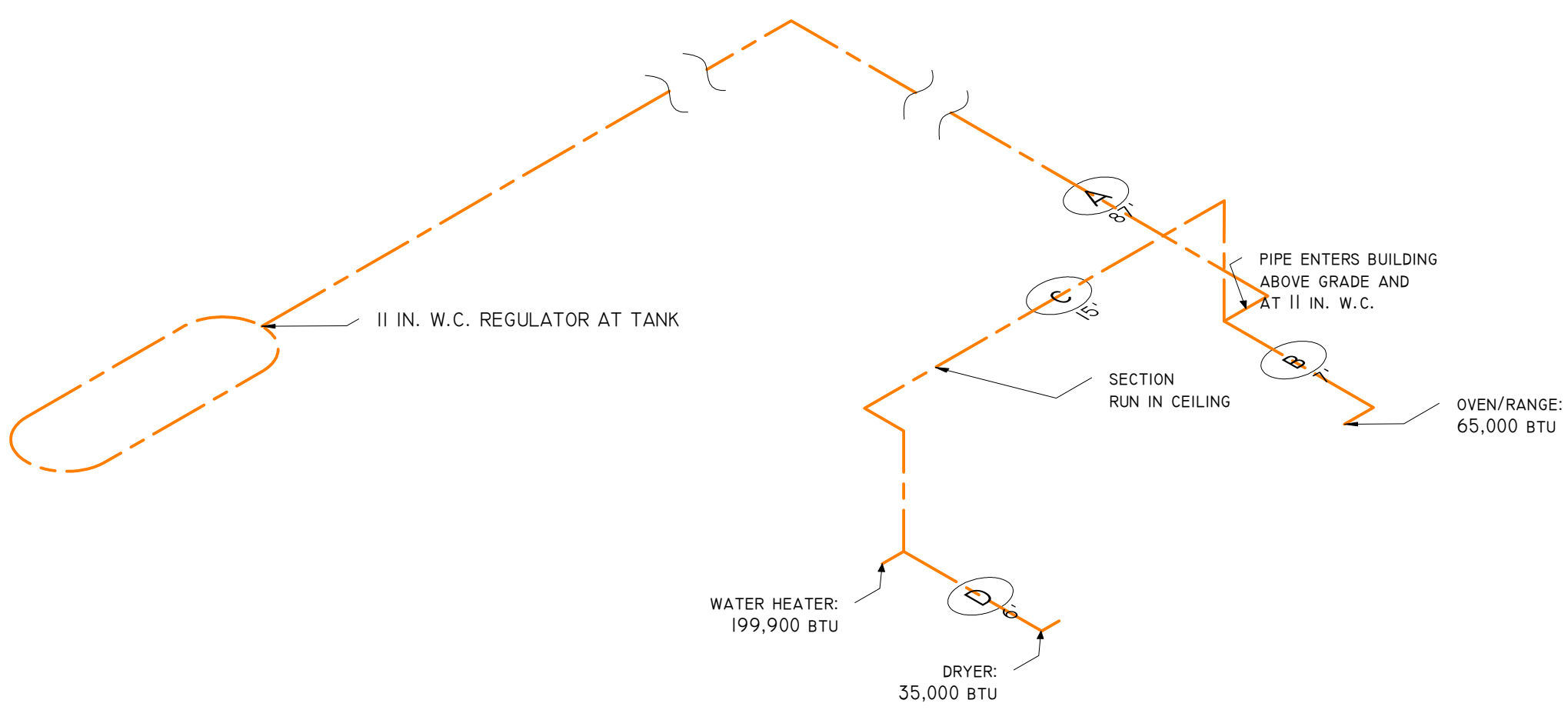
TYPE OF FIXTURE	WATER SUPPLY FIXTURE UNIT VALUE (W.S.F.U.)			
	HOT	COLD	COMBINED	#
BATHTUB	1.0	1.0	1.4	0.0
CLOTHES WASHER	1.0	1.0	1.4	1.0
DISHWASHER	1.4	-	1.4	0.0
FULL-BATH GROUP	1.5	2.7	3.6	1.0
HALF-BATH GROUP	0.5	2.5	2.6	0.0
HOSE BIBB	-	2.5	2.5	2.0
KITCHEN GROUP	1.9	1.0	2.5	1.0
KITCHEN SINK	1.0	1.0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



SUPPLY WATER LINE PLAN



GAS LINE PLAN



GAS LINE PLAN

**General Notes**

No.	Revision/Issue	Date

Sheet Title  
**PLUMBING PLANS**

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

Drawn By  
**ADAM GOLDENSTEIN**

Date  
**4/4/2018**

Scale  
**1/4" = 1'-0"**

Sheet  
**PI.01**

1/4" = 1'-0"

1/4" = 1'-0"



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.	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 THEM.												
3.	ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURERS' LITERATURE, SPECIFICATIONS AND/OR INSTRUCTIONS.												
4.	ALL BARRIERS SHALL HAVE UNIMPEDED EMERGENCY ACCESS VIA AN EXTERIOR DOORWAY OR EGRESS WINDOW WHERE THE MINIMUM OPENING SIZE IS 5.7 FT <sup>2</sup> ; 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 R302.6.												
7.	PROVIDE TERMITES TREATMENT PER STATE REQUIREMENTS AND IRC SECTION R532.4; 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 1/2" 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 1.5"/1.75" OR 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 R502.4.												
10.	WHEN GYPSUM WALL BOARD IS USED IN TUB/SHOWER AREAS A MOISTURE RATED PRODUCT SHALL BE USED TO A MINIMUM OF 72" ABOVE WATERPROOFING DRAINS.												
11.	ALL BUILDING JOINTS, SEAM PENETRATIONS, AND OTHER SOURCES OF AIR LEAKAGE THROUGH THE BUILDING THERMAL ENVELOPE SHALL BE CALLED, WEATHER STOPPED, WEATHERED OR OTHERWISE TIGHTENED 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-30 CEILING.												
FOUNDATION NOTES													
1.	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.												
2.	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.												
3.	ALL VESTIGIAL AND FOREIGN OBJECTS SHALL BE REMOVED BEFORE PRIOR TO THE PLACEMENT OF FOOTINGS, SLAB OR OTHER UNDERGROUND INSTALLATIONS.												
4.	ALL CONSTRUCTION PROCEDURES IN NATURAL GROUND OR ENGINEERED FILL BELOW 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.												
5.	ALL CONCRETE WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS OUTLINED IN IRC TABLE R602.2.2 AND AC308; 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 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 BROOK FINISHED AT EXPOSED AREAS UNLESS OTHERWISE NOTED.												
8.	ALL CONCRETE MATERIAL SHALL HAVE A MINIMUM CONTENT OF 5 BAGS PER 100 SQ. YD. MINIMUM 2500 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 BEEN DELIVERED AND IN TRUCKS ON THE JOB SITE FOR MORE THAN 90 MIN. 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 R602.												
2.	CONCRETE MASONRY UNITS SHALL BE HOLLOW, LOAD BEARING, AND CONFORM TO ASTM C90, TYPE I WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 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 HORIZONTAL REINFORCING BELL 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 METHOD OF CONSTRUCTION. INSTALL BLOCKING, BRACING, AND ADDITIONAL MEMBERS AS REQUIRED BY CODE, WHETHER CALLED OUT IN THE DRAWING OR NOT. PROVIDE OR REPLACE WALLS, BRACING 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, FLOOR AND WINDOW JAMBS PRIOR TO WALLBOARD, AND MEMBERS ALTERED OR DAMAGED BY OTHER TRADES.												
2.	PLYWOOD SHEATHING SHALL BE CDX (CCK WHEN EXPOSED) OR OSB, THICKNESS PER PLAN 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.	SOLE PLATES SHALL BE PRESSURE TREATED AND BE TERMITES, 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 INSPECTORS BUREAU. ALL 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:												
<table border="1"> <tr> <td>JOISTS NO. 2</td> <td></td> </tr> <tr> <td>BEAMS 4" WIDTH, NO. 2</td> <td></td> </tr> <tr> <td>LEDGERS AND TOP PLATES NO. 2</td> <td></td> </tr> <tr> <td>2x4 AND 2x6 STUDS, NO. 2</td> <td></td> </tr> <tr> <td>POSTS, 4x4, NO. 2</td> <td></td> </tr> <tr> <td>POSTS, 4x6 AND LARGER, NO. 1</td> <td></td> </tr> </table>		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	
JOISTS NO. 2													
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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 ANCHORAGE, BRACING, AND SPLICES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, WHETHER CALLED OUT ON THE DRAWINGS OR NOT.												
7.	PROVIDE POSITIVE METAL CONNECTIONS 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 WINDSON.												
DESIGN LOADS: ROOF DEAD: 10PSF, LIVE: 20 PSF, SNOW: 30 PSF FLOOR DEAD: 15 PSF, LIVE: 40 PSF, WIND: 90 MPH													

GENERAL FASTENER NOTES			
1. ALL WALL OR CEILING CORNERS, END OR SPANED JOINTS, ROOF AND INTERIOR WALL SHEATHING AND SHEATHING CONNECTIONS SHALL HAVE A MINIMUM ANCHOR BOLT OR OTHER FASTENER AS SHOWN. BOLT OR OTHER FASTENER SHALL BE 3/8" DIA. AND 12" LONG UNLESS OTHERWISE NOTED.			
2. ALL WALLS SHALL BE BRACED AT JOINTS FROM THE END OF THE BRACE TO THE END OF THE BRACE. BRACING SHALL BE 2x4 OR 2x6 UNLESS OTHERWISE NOTED.			
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FASTENER SCHEDULE - GENERAL STRUCTURAL MEMBERS			
LINE CONNECTION	FASTENER	LOCATION	
1	JOIST TO SILL OR GIRDER	3-8D TYPICAL	
2	BRIDGING TO JOIST	2-8D 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 TYPICAL	
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	BLOCKING BETWEEN JOISTS OR MATTERS TO TOP PLATE	3-8D TYPICAL	
11	RIM JOIST TO TOP PLATE	80 AT 6" O.C. TYPICAL	
12	TOP PLATE LAPS, CORNERS AND INTERSECTIONS	2-160 FACE NAIL	
13	CONTINUOUS HEADER, TWO PIECES	160 / 16" O.C. ALONG EDGE TYPICAL	
14	CONTINUOUS HEADER TO STUD	4-80 TYPICAL	
15	MATFER TO PLATE	3-8D 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	
FASTENER SCHEDULE - WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING			
LINE PANEL THICKNESS	FASTENER	SPACING (EDGE)	SPACING (FIELD)
1	1/2" CDX	80 (SUB-FLOOR WALLS), 80 (ROOF/P	6" 12" C
2	1/2" CDX	80	6" 12" C
3	1 1/8" - 1/4"	100	6" 12" C
FASTENER G			
LINE PANEL THICKNESS	FASTENER	SPACING (EDGE)	SPACING (FIELD)
1	5/8"	1,500 (DRYWALL SCREWS)	7"

JACK STUD SCHEDULE (NO POINT LOADS)	
OPENING WIDTH	LOGS REQUIRED
0'-0" TO 4'-0"	(2)-2x4
4'-0" TO 6'-0"	(2)-2x6
6'-0" TO 8'-0"	(2)-2x8
8'-0" TO 10'-0"	(2)-2x10
10'-0" TO 12'-0"	(2)-2x12
12'-0" TO 18'-0"	SEE FLOOR PLAN

HEADER SCHEDULE (NO POINT LOADS)	
OPENING WIDTH	HEADER SIZE
0'-0" TO 4'-0"	(2)-2x4
4'-0" TO 6'-0"	(2)-2x6
6'-0" TO 8'-0"	(2)-2x8
8'-0" TO 10'-0"	(2)-2x10
10'-0" TO 12'-0"	(2)-2x12
12'-0" TO 18'-0"	SEE FLOOR PLAN

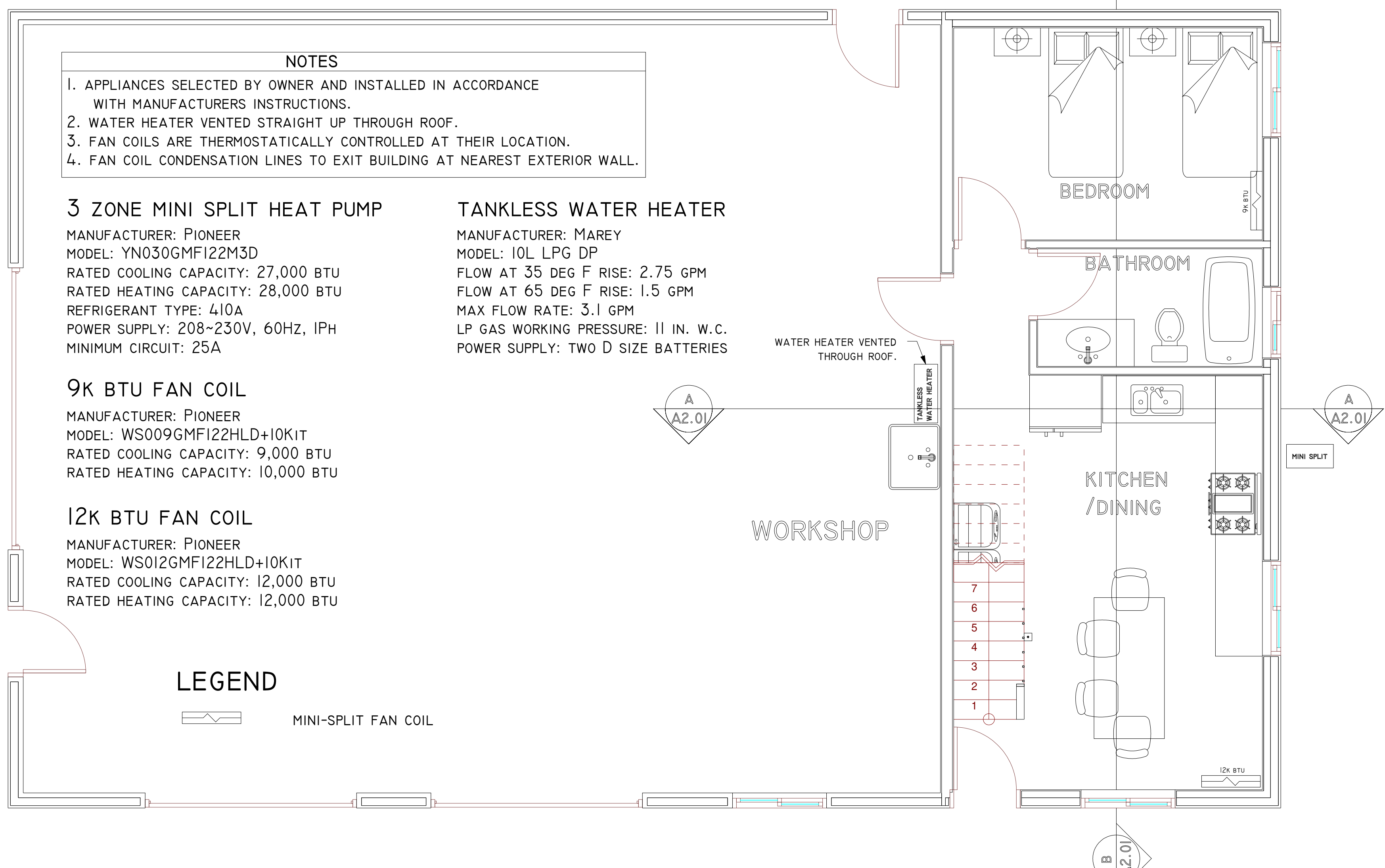
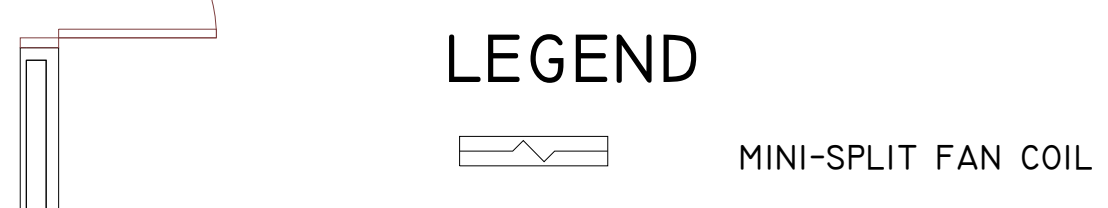
- NOTES**
- APPLIANCES SELECTED BY OWNER AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
  - WATER HEATER VENTED STRAIGHT UP THROUGH ROOF.
  - FAN COILS ARE THERMOSTATICALLY CONTROLLED AT THEIR LOCATION.
  - FAN COIL CONDENSATION LINES TO EXIT BUILDING AT NEAREST EXTERIOR WALL.

**3 ZONE MINI SPLIT HEAT PUMP**  
 MANUFACTURER: PIONEER  
 MODEL: YN030GMFI22M3D  
 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: WS009GMFI22HLD+10KIT  
 RATED COOLING CAPACITY: 9,000 BTU  
 RATED HEATING CAPACITY: 10,000 BTU

**12K BTU FAN COIL**  
 MANUFACTURER: PIONEER  
 MODEL: WS012GMFI22HLD+10KIT  
 RATED COOLING CAPACITY: 12,000 BTU  
 RATED HEATING CAPACITY: 12,000 BTU



# 1ST FLOOR MECHANICAL PLAN

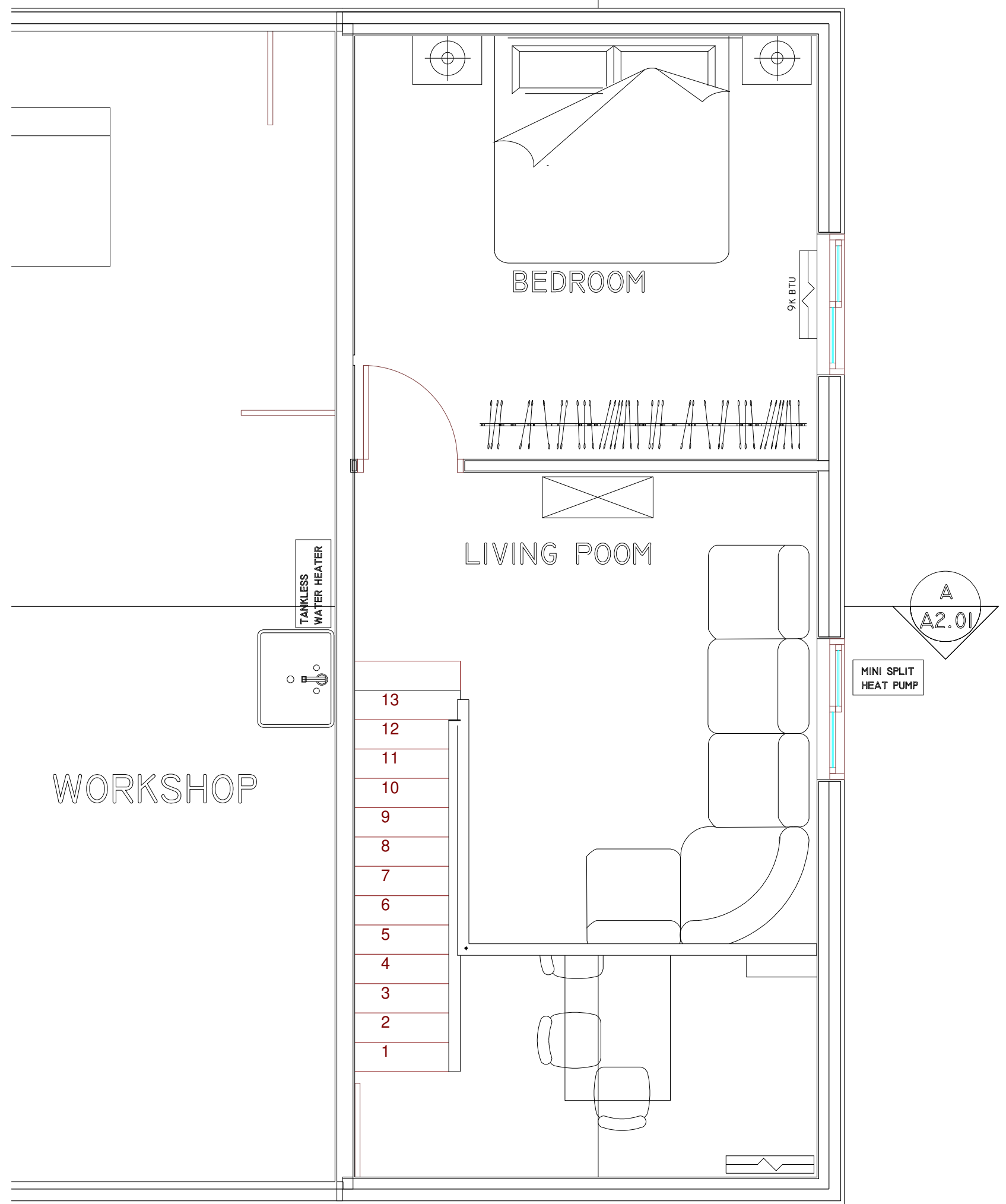
1/4" = 1'-0"

General Notes		
No.	Revision/Issue	Date

MECHANICAL PLANS  
 & GENERAL NOTES

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

Drawn By <b>ADAM GOLDENSTEIN</b>	Sheet <b>MI.01</b>
Date 4/4/2018	
Scale 1/4" = 1'-0"	



# 2ND FLOOR MECHANICAL PLAN

1/4" = 1'-0"

PANEL SCHEDULE						
200 AMP SUB PANEL 120/240 V 1PH. 3-WIRE						
CRKT	DESCRIPTION	WIRE	BRK	BRK	WIRE	DESCRIPTION
1	OVEN	#6	2P-50	IP-20	#12	BATH GFCI
3	OVEN	#6	2P-50	IP-20	#12	KITCHEN APPLIANCE
5	DRYER	#10	2P-30	IP-20	#12	KITCHEN APPLIANCE
7	DRYER	#10	2P-30	IP-20	#12	DW GFCI
9	FAN COILS	#12	IP-20	IP-20	#12	REC AFCI
11	LIGHTS AFCI	#14	IP-15	IP-20	#12	REC AFCI
13	LIGHTS AFCI	#14	IP-15	IP-20	#6	SHOP 220
15	SHOP 220	#6	2P-50	2P-50	#6	SHOP 220
17	SHOP 220	#6	2P-50	2P-50	#6	SHOP 220
19	SHOP GFCI	#12	IP-20	2P-50	#14	SHOP GFCI
21	SHOP GFCI	#14	IP-15	IP-15	#14	SHOP GFCI
23	SHOP LIGHTS	#14	IP-15	IP-15	#14	SHOP LIGHTS
25	SEWAGE PUMP	#14	IP-15	-	-	-

ELECTRICAL LOAD CALCULATIONS		
1836 S.F x 3 WATTS	5508	WATTS
RANGE OVEN	8000	WATTS
ELEC DRYER	5000	WATTS
BATH GFCI X1	1500	WATTS
CLOTHES WASHER	1500	WATTS
LAUNDRY	1500	WATTS
KITCHEN APPLIANCE X2	3000	WATTS
REFRIGERATOR	1500	WATTS
DW/DISPOSAL	2250	WATTS
WORKSHOP 220V x5	55000	WATTS
<b>TOTAL</b>	<b>84758</b>	<b>WATTS</b>
IST 10KW AT 100%	10000	WATTS
REMAINDER AT 40%	29903	WATTS
<b>TOTAL</b>	<b>39903</b>	<b>WATTS</b>
TOTAL/240V	166	AMPS
MINI SPLIT	15	AMPS
SEWAGE PUMP	15	AMPS
<b>TOTAL SERVICE LOAD</b>	<b>196</b>	<b>AMPS</b>

**ELECTRICAL NOTES**

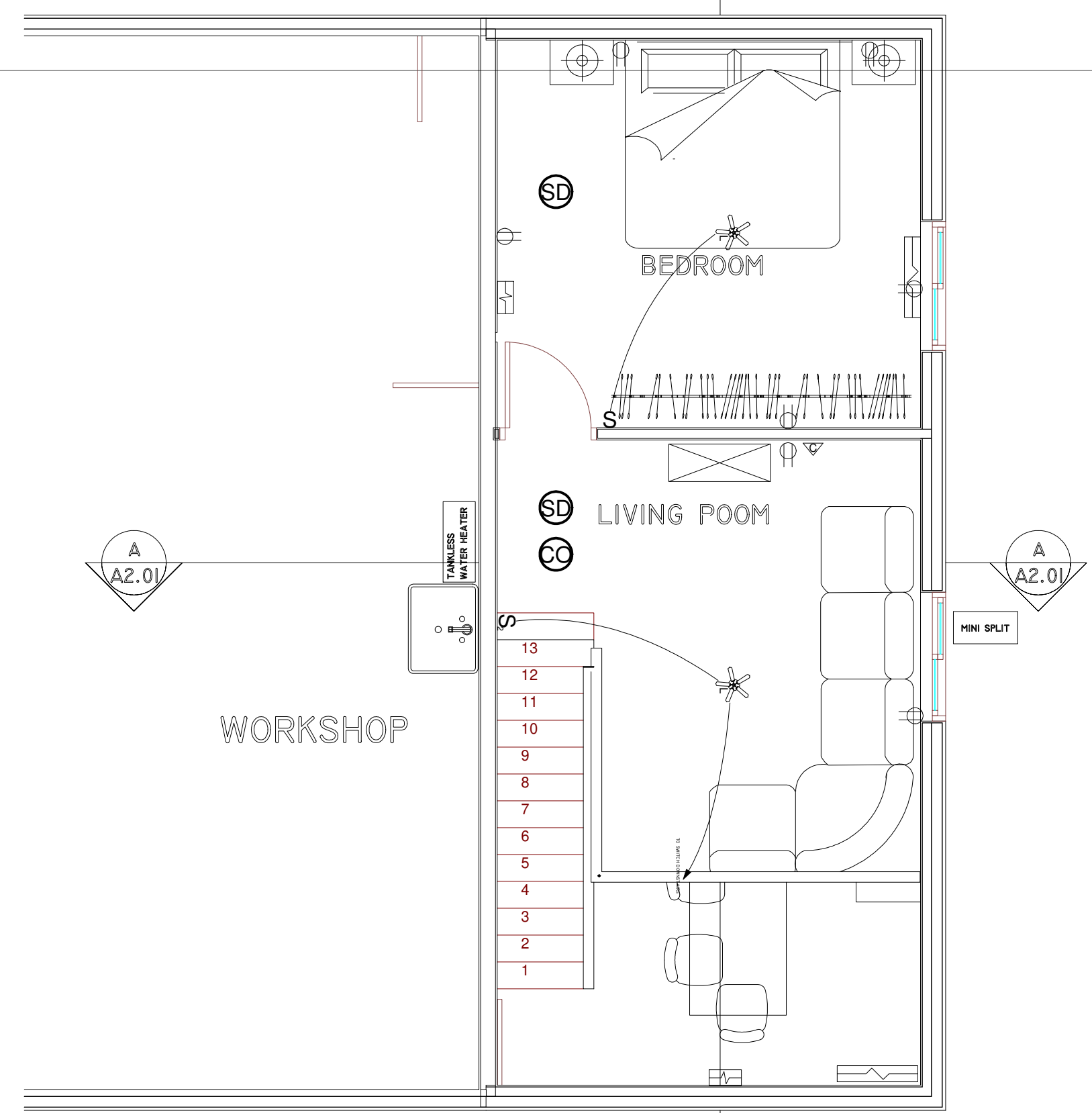
- UNLESS OTHERWISE NOTED ALL OUTLETS ARE 110V AND 15A.
- ELECTRICAL DESIGN AND INSTALLATION SHALL COMPLY WITH IRC 2012 NOT LIMITED TO THE SELECT PORTIONS REPRODUCED HERE FOR CONVENIENCE:
  - RECEPTACLES SPACING SHALL SUCH THAT NO POINT ALONG THE FLOOR LINE EXCEEDS 6' FOR ANY WALL SPACE 2' OR MORE PER 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 (110V)		SWITCH, SINGLE POLE
	OUTLET, DUPLEX, WEATHERPROOF (110V)		SWITCH, DOUBLE POLE
	220V OUTLET		SWITCH, THREE WAY
	LIGHT FIXTURE, WALL		SWITCH, FOUR WAY
	LIGHT FIXTURE, CEILING		SWITCH, WEATHERPROOF DIMMER SWITCH
	LIGHT FIXTURE, RECESSED		TELEPHONE JACK
	FLUORESCENT LIGHT		COMPUTER JACK
	CEILING FAN		TV CABLE
	CEILING FAN W/ LIGHT		SMOKE DETECTOR
	EXHAUST FAN		CARBON MONOXIDE DETECTOR
	MINI SPLIT FAN COIL		
	WHIRLPOOL TUB		

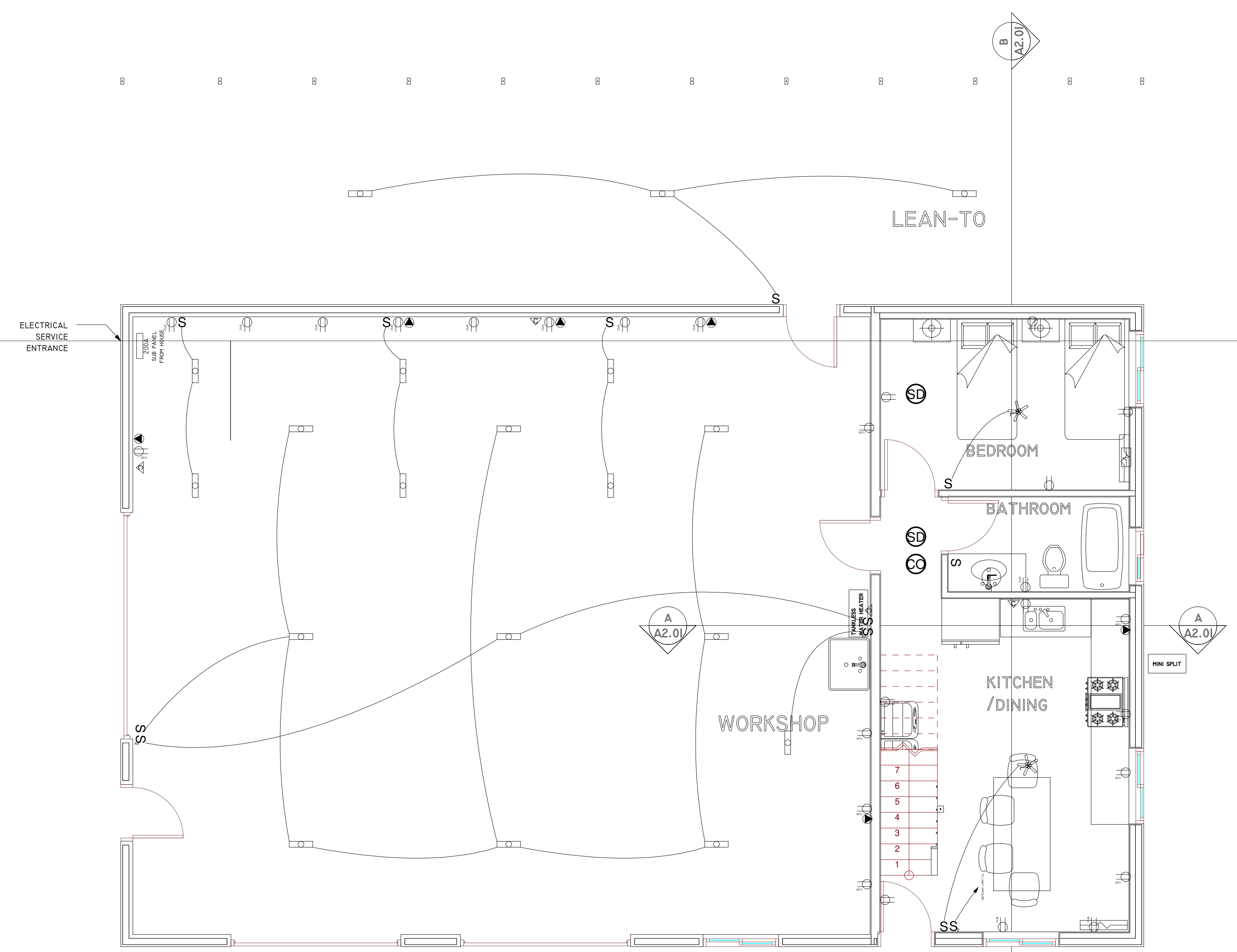
**General Notes**

No.	Revision/Issue	Date



**2ND FLOOR ELECTRICAL PLAN**

1/4" = 1'-0"



**1ST FLOOR ELECTRICAL PLAN**

1/4" = 1'-0"

**MECHANICAL PLANS & GENERAL NOTES**

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