

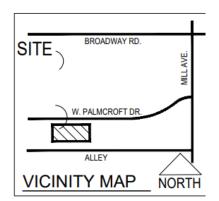
CITY OF TEMPE HISTORIC PRESERVATION COMMISSION

Meeting Date: 09/14/2022

Agenda Item: 4

ACTION: Request for a Certificate of Appropriateness for a driveway extension and new backyard detached casita and garage at the Roberts residence, located at 25 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District. The applicant and presenter is James Moffatt. **(PL220273/HP0220010)**

RECOMMENDATION: Approve, with conditions



Property Owner

Applicant Tempe Hist. Prop. Reg. Status National Register Status Kris Roberts and Debbie Roberts J. Moffatt + Associates, Inc. Designated Listed

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Zachary J. Lechner, Historic Preservation Officer, 480-350-8870

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Zachary J. Lechner, Historic Preservation Officer

COMMENTS:

The property (25 West Palmcroft Drive) is located just east of South Dateland Drive in the southwestern portion of the Date Palm Manor Subdivision. The property is a contributor to the Date Palm Manor Historic District, which is designated in the Tempe Historic Property Register and listed in the National Register of Historic Places.

Staff evaluation of the Certificate of Appropriateness request employed the Date Palm Manor National Register Nomination and the Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance.

HISTORIC OVERVIEW:

The Date Palm Manor Historic District is an example of a well-preserved neighborhood of custom-built homes, which exhibit the highest artistic expression of midcentury Ranch-style architecture.

Excerpt from the Date Palm Manor Historic District National Register <u>nomination</u>:

The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a lowpitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient mass production of homes to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of steel casement windows and other standardized building components cut construction time and costs considerably. The typical house built in the late 1940s or early 1950s was generally small with a simple design and a stark exterior with little or no ornamentation; collectively, all of the houses in a subdivision reflected the same standardized design with only slight variations. The early postwar Ranch style was greatly constrained by the restrictive guidelines of the Federal Housing Administration and the urgent need to efficiently build millions of new homes.

By the mid-1950s, building restrictions were eased and the typical Ranch house incorporated more decorative elements, such as brick wainscot, scroll-cut fascia, board-and-batten siding, eyebrow dormers, wrought iron porch posts, and weeping mortar. At this time, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an

average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

However, Date Palm Manor was unlike any other residential development in Tempe at the time. The houses were not built fast and efficiently, but with skilled craftsmanship and attention to detail that represent the highest artistic expression of the Ranch style. As there was clearly a growing market for expensive houses, there were no restraints on size and design. The Agnew Construction Company used a variety of building materials and decorative elements. As every house had a unique design, the neighborhood as a whole exhibits every plan and profile associated with the Ranch house. There are two houses not designed in the Ranch style, but rather, representative of the Contemporary and Split-Level styles. Agnew did use the nearly universal concrete block as his primary building material, but exterior walls were usually not plain block surfaces. Other contrasting materials—brick, wood, stucco, pierced block, metal and stone—were often overlaid or imbedded in the masonry for unique effect. Date Palm Manor was strikingly different in the mid-1950s, but it was a precursor to a new style of building that would become more common in the 1960s. The Housing Act of 1954 recognized the changes in the market, and lowered the amount of down payment required for houses costing up to \$25,000. This made it possible to finance larger houses. By 1960 there was much greater diversity in residential architecture. Houses generally became larger and more richly decorated, and builders started offering a greater variety of different models with more optional features.

Contributing resources in the Date Palm Manor Historic District exhibit a very high level of architectural integrity. The neighborhood clearly conveys its historic appearance and sense of place merit recognition for its outstanding examples of Ranch style architecture.

Built in 1955 across two lots (parcel numbers 133-20-022 and 133-20-023), the Roberts residence at 25 West Palmcroft Drive is unusually large for the neighborhood, measuring 4,065 square feet (3,123 square feet of living space and a 941-square foot garage).

PROJECT ANALYSIS:

The applicant seeks to extend the existing driveway and to build a new detached structure in the southwestern corner of the property (backyard) that will be include a 790-square foot building that will house both a guest casita and a garage. Per the City of Tempe Zoning and Development Code, this project will require neither a variance nor a use permit.

Guidelines from the <u>Secretary of the Interior's Standards for the Treatment of Historic Properties</u> relevant to this proposal include:

- Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.
- Designing a new addition that is compatible with the historic building.
- Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.
- Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
- Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.
- Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).
- Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.

The proposed addition's vertical cedar siding references the vertical wood elements of the existing home's façade in a restrained, tasteful manner. For the addition's siding, a color should be chosen that is either the same or a related shade to ensure compatibility with the color of the historic home's siding. Since the siding is a secondary feature on the historic home, using a siding on the addition with the same shade will still adequately differentiate the non-historic addition form the historic home.

The applicant proposes to paint the new detached garage door and exposed wood members, including the fascia, with the same orange color (Clark & Kensington custom color 109B440) that graces the existing home's garage. While this is likely not the original garage color, it would be advisable for the applicant to select another color that is compatible with but differentiated from the existing garage door color. This would help to clarify the non-historic nature of the garage/casita addition.

The footprint of the proposed garage/casita addition is fairly minimal. At 790 square feet (25 percent of the square footage of the historic home), it is an appropriate size that clearly marks it as subordinate to the larger historic home.

The height of the proposed garage/casita addition (11 feet, with an 8-foot top plate) is overall shorter than the historic home, whose roof varies in height from 11 feet, 7 inches to, at its highest point, 13 feet, 2 inches. The historic home's ceiling plate is 8 feet.

The applicant's proposal to use asphalt singles, which is compatible with the historic home's roofing material, is appropriate.

The major drawback to the addition's design is its placement on the property. In conflict with the Secretary of the Interior's Standards, the proposed addition would not be situated behind the existing structure. Rather, it would lay entirely to the west of the historic home. Since the privacy wall west of the home would be removed to accommodate an extension of the driveway to the addition, a necessary step to make the new garage/casita accessible from Palmcroft Drive, observers from the street would have an unobstructed view of the addition. When staff proposed that the applicant redesign the plans to place the addition behind the historic home, the applicant stated that the proposed addition is set back substantially from the existing structure and

suggested that repositioning the addition behind the historic home would take up too much rear yard space and require it to be placed over sewer lines.

Even with the nonideal placement of the addition, staff considers the applicant's plans acceptable from a historic preservation standpoint.

STAFF RECOMMENDATION:

Based upon the information provided and the above analysis, should the Commission approve a Certificate of Appropriateness for the proposed addition as part of case PL220273/HPO220010, staff recommends approval be subject to the following condition(s).

CONDITIONS OF APPROVAL:

- 1. The Certificate of Appropriateness shall only be valid after the property owner obtains all other necessary entitlements from the Planning Division.
- 2. Paint colors for the new addition shall be in a color range compatible with the historic building while still distinguishing the addition from the historic building.
- 3. The new addition's siding color shall be compatible with the color of the siding on the historic home.
- 4. All plans are to be approved as submitted. Any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.

SAMPLE MOTION:

I motion to approve the request for a Certificate of Appropriateness for a driveway extension and new backyard detached casita and garage at the Roberts residence, located at 25 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District. (PL220273/HP0220010)



DEVELOPMENT PROJECT FILE

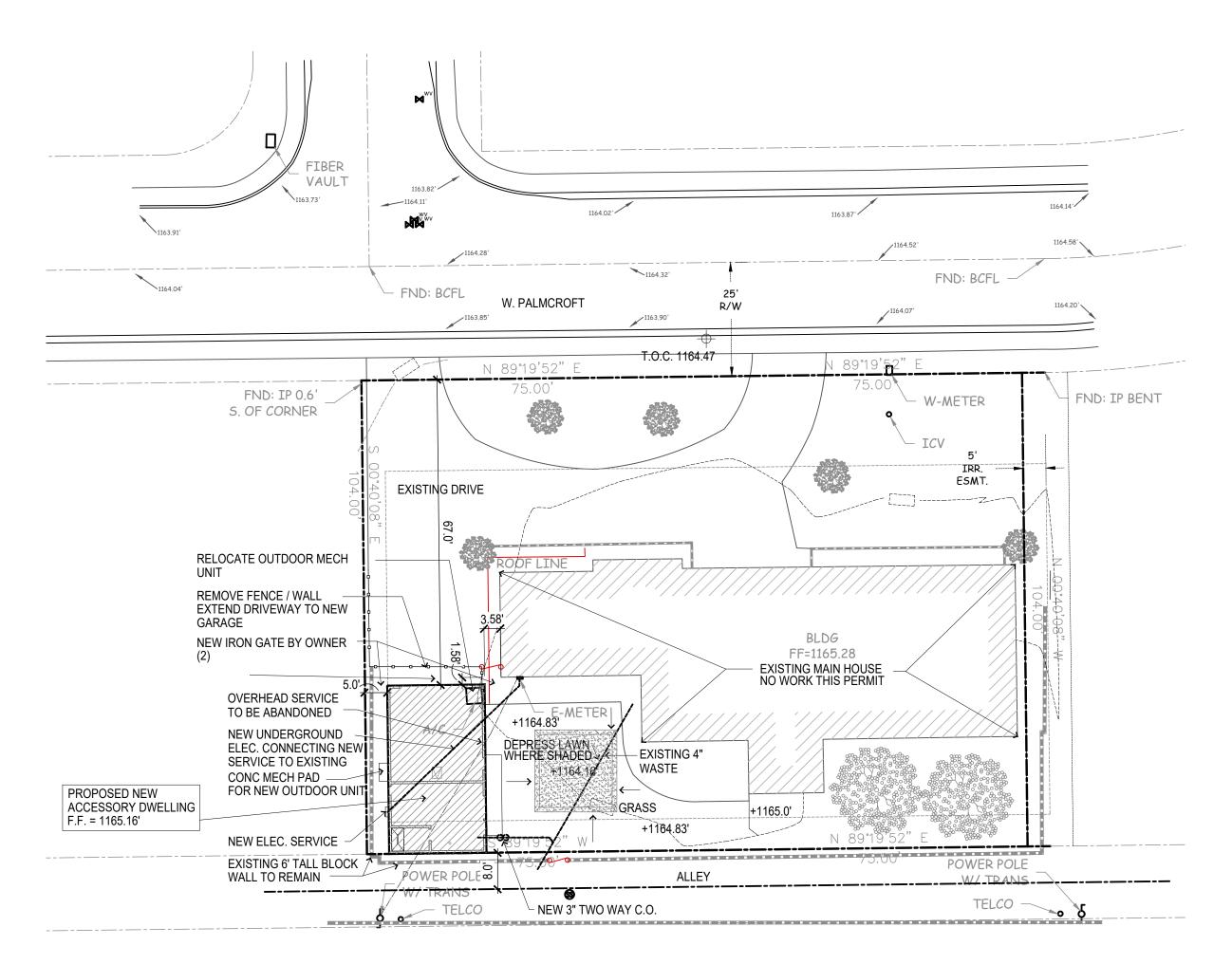
for Roberts Residence Addition (PL220273/HPO220010)

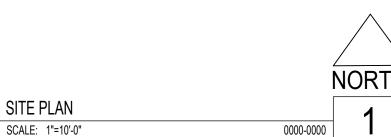
ATTACHMENTS:

- 1. Site Plan and Building Elevations
- 2. Cedar Siding Photo Example
- 3. Proposed Paint Color Example

A NEW 2 CAR GARAGE AND DETACHED GUEST CASITA FOR KRIS AND DEBBIE ROBERTS

TEMPE, ARIZONA





NOTES:

ADMINISTRATION OF THE WORK

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.

WORK RELATED TO THE DISCREPANCY.

PROTECT SYSTEMS AND FINISHES. ANY DAMAGES TO SUCH FINISHES SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE. CONTRACTOR SHALL REPLACE SYSTEMS AND FINISHES WITH LIKE NEW QUALITY CONSTRUCTION ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. SHALL CLEAN AND REPAIR ANY DAMAGES TO EXISTING SYSTEMS SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN SYSTEMS TO ORIGINAL CONDITION CONTRACTOR SHALL INSTALL NEW SYSTEMS

6. CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S) PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.

8. CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORD'N.

USE OF CONSTRUCTION DOCUMENTS

DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO

ACCOMMODATE ACTUAL FIELD CONDITIONS. 3. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS.

4. DIMENSIONS ARE FACE OF STUD OR TOP OF STRUCTURE UNLESS NOTED OTHERWISE.

1. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.

2.PENETRATIONS THROUGH SEPARATIONS SHALL COMPLY WITH 2012 IRC SECTION R302.5 DWELLING / GARAGE SEPARATIONS SHALL COMPLY WITH 2012 IRC SECTION

APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.

5. ALL STEEL PRODUCTS USED IN THE EXTERIOR WALLS SHALL BE

MOVEMENT OF THE MATERIAL WITHOUT DEFLECTION AND OILCANNING.

SLAB WHICH IS IN DIRECT CONTACT WITH THE EARTH, & SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD. ALL MARKED

8. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.

R703.6.1 WITH A MINIMUM 1 INCH 20 GA. GALVANIZED WIRE FABRIC LATH.

3. "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL

MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.

GENERAL NOTES

AND OR TO BE REUSED.

3. CONTRACTOR SHALL NOT RINSE AND DUMP AND CONSTRUCTION MATERIAL OR REFUSE IN ANY AREA. RINSING AND CLEANING SHALL BE ALLOWED ONLY IN CONFINED RECEPTACLES IN CONFORMANCE WITH GOVERNING MUNICIPALITES AND CODES.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY

3. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. LAY OUT WORK AS SOON AS POSSIBLE. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH

4. CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND

7. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.

EFFORTS OF ALL SUBCONTRACTORS. 10. ARCHITECT SHALL HAVE FULL ACCESS TO SITE AT ALL TIMES.

1. CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN ARCHITECT IF CLARIFICATION OR ADD'L. INFORMATION IS REQUIRED 2. THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN

DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR WITHOUT APPROVAL OF ARCHITECT.

3. ALL MATERIALS USED IN AIR DISTRIBUTION/ RETURN SHALL HAVE A FLAME- SPREAD RATING OF 25 AND SHALL BE APPROVED BY

4. ALL MATERIALS USED IN FIRE- RATED ASSEMBLIES SHALL BE

STAINLESS OR GALVANIZED. ALL EXTERIOR STEEL SHALL BE GALVANIZED UNLESS NOTED OR SPECIFIED OTHERWISE. 6. ALL SHEET METAL FLASHINGS SHALL ALLOW FOR THERMAL

7. ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON A CONCRETE

AND BRANDED BY AN APPROVED AGENCY PER IRC.

9. LATH MUST BE CORROSION RESISTANT AND AS SHOWN IN IRC

DEFINITIONS

1. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.

2. "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE.

MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. 4. "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL

5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE

FOR SIMILAR CONDITIONS THROUGHOUT. 6. "±" AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.

1. PROTECT AND PRESERVE ALL PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL CONFIRM WITH OWNER WHICH MATERIAL IS TO REMAIN AND WHICH IS AVAILABLE FOR REMOVAL.

2. PROTECT AND PRESERVE ALL MATERIALS TO REMAIN

PROJECT DESCRIPTION

PROJECT CONSISTS OF NEW DETACHED ACCESSORY GARAGE / DWELLING.

PROJECT DATA:

SITE ADDRESS

25 W. PALMCROFT TEMPE, ARIZONA 85281 ZONING DISTRICT

TAX ASSESSOR'S NUMBER

SETBACKS REQUIRED FRONT: 20 FEET

SIDES: 5 FEET REAR: 15 FEET MEASURED TO CENTER OF ALLEY SETBACKS PROVIDED ACCESSORY DWELLING

SIDES: 5 FEET REAR: 8 FEET MEASURED TO CENTER OF ALLEY

LEGAL DESCRIPTION

LOTS 24 AND 25, DATE PALM MANOR AMENDED, ACCORDING TO BOOK 59 OF MAPS, PAGE 8, RECORDS OF

MARICOPA COUNTY ARIZONA.

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION (IRC) AS AMENDED TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION 8 OF TEMPE CITY

TEMPE ZONING AND DEVELOPMENT CODE (ZDC)

OCCUPANCY / USE R-3 (PRIVATE RESIDENCE)

CONSTRUCTION TYPE

FIRE SPRINKLER SYSTEM NOT REQUIRED

PROPOSED HEIGHT MEASURED FROM CURB ELEVATION MIDPOINT OF PROPERTY = 1164.47 5' SIDE SETBACK ALLOWS FOR MAXIMUM HEIGHT OF 11.0' ABOVE 1164.47

OR 1175.47' ALLOWED PROPOSED ACCESSORY DWELLING HEIGHT = 1175.47'

AREA CALCULATION

EXISTING HOME AREA LIVABLE AREA

3124 SQ. FT. GARAGE/ STORAGE 941 SQ. FT. TOTAL EXISTING AREA 4065 SQ.FT

PROPOSED NEW AREA PROPOSED GARAGE

PROPOSED ACCESSORY DWELLING TOTAL PROPOSED NEW AREA

334 SQ. FT.

456 SQ. FT.

790 SQ.FT

7,020 SQ.FT.OR 45%

LOT COVERAGE CALC

AREA OF LOT LOT COVERAGE ALLOWED

PER CITY OF TEMPE LOT COVERAGE CALCULATION 4,855 SQ.FT.OR 31% LOT COVERAGE PROPOSED TOTAL

PROJECT TEAM: 25 W. PALMCROFT TEMPE, ARIZONA 85281

WESTERN GEOMATICS SERVICES

2925 E. RIGGS RD SUITE 8-191

J.MOFFATT + ASSOCIATES, INC

5800 E. THOMAS ROAD UNIT 104

SCOTTSDALE, ARIZONA 85251

CONTACT: QUINTON KUBICEK

SCOTTSDALE, ARIZONA 85251

CONTACT: ANDREA WOLFF

10781 S. MUSTANG DRIVE

GOODYEAR, ARIZONA 85338

CONTACT: DAVID HARTWIG

HARTWIG ENGINEERING, INC.

CHANDLER, ARIZONA 85249

OWNER BUILD

P: 480-656-7912

6197 S. RURAL RD

jmoffatt@jm-arch.com

3011 N. 73RD ST. #103

P: 602-322-0112

480-946-2010

480-970-1078

480-643-0432

STRUCTURAL: SE CONSULTANTS

TEMPE, ARIZONA 85283

CONTACT: JIM MOFFATT

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Moffatt

CASITA

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EXPIRES 12.31.23

SHEET INDEX:

A1.0 SITE PLAN

BUILDER:

A0.1 GENERAL INFORMATION

A2.0 FLOOR PLAN WITH DOOR AND WINDOW SCHEDULES

A3.0 ROOF PLAN

A4.0 BUILDING SECTIONS A5.0 EXISTING HOME EXTERIOR ELEVATIONS

A5.1 EXTERIOR ELEVATIONS

A7.0 MATERIAL SUMMARY, DETAILS

GSN GENERAL STRUCTURAL NOTES S2.0 FOUNDATION PLAN AND DETAILS S3.0 ROOF FRAMING PLAN AND DETAILS

MP1.0 MECH PLAN / PLUMBING PLAN / SCHEMATICS

E1.0 ONE LINE DIAGRAM, PANEL SCHEDULES

E1.1 ELECTRICAL SITE PLAN

E2.0 ELECTRICAL PLAN

DEFERRED SUBMITTALS:

107.3.4.1 DEFERRED SUBMITTALS. DEFERRAL OF ANY SUBMITTED ITEM SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE TITLE SHEET OF THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL, DEFERRED SUBMITTALS ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN SIXTY DAYS OF THE PERMIT ISSUANCE. DEFERRED SUBMITTAL ITEMS SHOWN ON THE CONSTRUCTION SHALL BE CLEARLY NOTED AS "FOR REFERENCE ONLY". DEFERRED SUBMITTALS DO NOT CONSTITUTE PHASED APPROVAL OF THE CONSTRUCTION.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:

1. PREMANUFACTURED ROOF TRUSSES.

REVISION

MM CHECKED DRAWING SITE PLAN

2202

W. PALMCROFT DR.

© 2022 By J. Moffatt + Associates, Inc.

VICINITY MAP

BROADWAY RD.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

(1.11.11.7.11.11.11.11.11.11.11.11.11.11.										
COMMUNITY NUMBER	PANEL#	SUFFIX	PANEL DATE	FIRM ZONE	MAP NUMBER					
040054	2240	М	9.18.20	Х	04013C2240M					

TOPOGRAPHIC SURVEY

LOTS 24 AND 25, DATE PALM MANOR AMENDED, ACCORDING TO BOOK 59 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY PERFORMED FOR THE BENEFIT OF KRIS AND DEBBIE ROBERTS

BENCHMARK

BRASS CAP AT THE INTERSECTION OF BROADWAY RD. AND COLLEGE AVE. ELEVATION = 1168.93' NAVD88

BASIS OF BEARING

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

PERTINENT DOCUMENTS

DEED: 2019-1031057 PLAT: BOOK 59, PAGE 81

SURVEY DATE 4/13/2022

LEGAL DESCRIPTION

LOTS 24 AND 25, DATE PALM MANOR AMENDED, ACCORDING TO BOOK 59 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY ARIZONA.

SURVEYOR'S NOTES

1) HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2) THE SURVEYOR HAS OBTAINED NO INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY OR GOVERNMENTAL AGENCY MAY REQUIRE.

3) USE OF THIS INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY WESTERN GEOMATICS SERVICES. WESTERN GEOMATICS SERVICES SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

4) A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE DEED WHICH MAY AFFECT THE PROPERTY HAVE NOT BEEN PLOTTED.

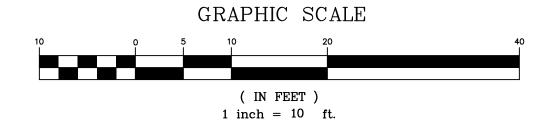
FEMA FLOOD INFORMATION

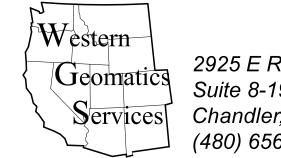
MAP NUMBER	COMMUNITY NUMBER	PANEL#	SUFFIX	PANEL DATE	FIRM ZONE
04013C2240M	040054	2240	М	9/18/2020	X

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ARIZONA.

25 SIGNED
JEFF R. COOK AZ Reg, No. 28719 Dat
My License renewal date is March 31, 2022

FIBER VAULT 1163.82' 1164.14' 1163.87' PALMCROFT DR. 1164.32 FND: BCFL FND: BCFL 1163.90' N 89°19'52" N 89°19'52" E 75.00 75.00 FND: IP 0.6' FND: IP FND: IP BENT W-METER S. OF CORNER ICV ESMT. LEGEND ● SET 1/2" REBAR W/CAP OR AS NOTED POWER POLE WV WATER VALVE ROOFLINE WM WATER METER * WATER SHUT OFF FIRE HYDRANT S SEWER MANHOLE GAS VALVE BLDG <u>APN 133-20-024</u> FF=1165.28 <u>APN 133-20-021</u> APN 133-20-022A E-METER A/C -S 89°19'52" W ------POWER POLE POWER POLE W/TRANS W/ TRANS





2925 E RIGGS RD

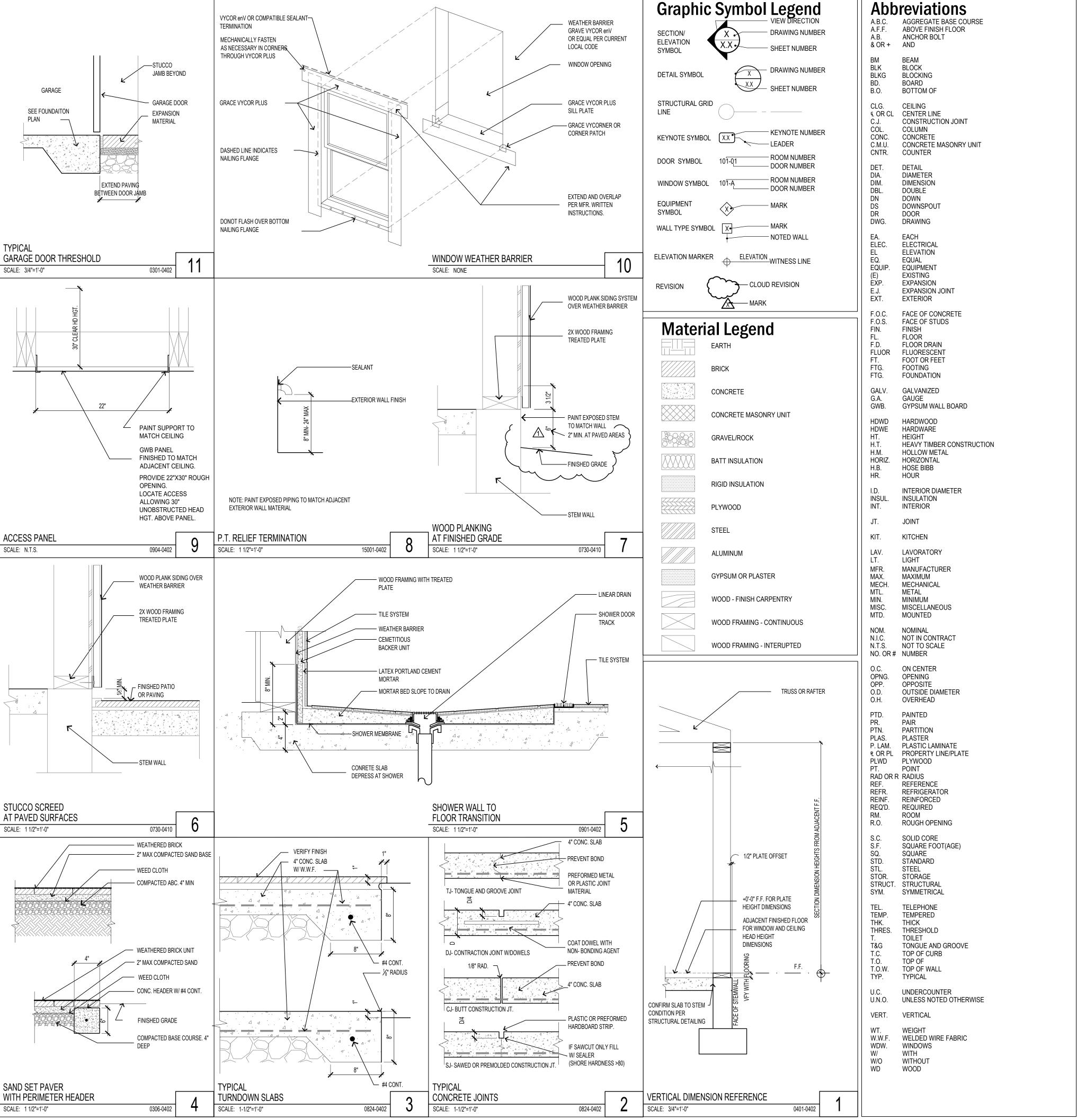
Suite 8-191
Chandler, AZ 85249
(480) 656-7912

O 4/20/22
NO. DATE

SCALE AS SHO

0	4/20/22	SUBMITTAL		СВ	JC	JC
10.	DATE		REVISIONS	BY	СНК	APP'D
SCA	ALE AS SH	OWN		WGS6	5553	

c. Four-foot-by-8 foot or 4-foot-by-9- foot panels shall be applied vertically.



Associates, Inc.
#1 Tempe, Arizona 85283
Cell: 602-319-9196
Office: 602-322-0112
jmoffatt@jm-arch.com

J Moffatt + Associate
6197 S. Rural Rd. #1 Tempe, Arize

30784
JAMES E.
MOFFAIT
7.8.22

A JONA, U.S.

EXPIRES 12.31.23

NEW DETACHED GARAGE AND GUEST CASITA ROBERTS HOUSE

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7.1.22

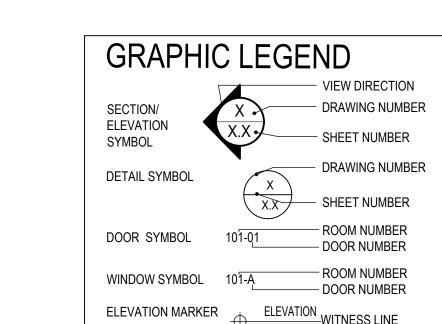
REVISION

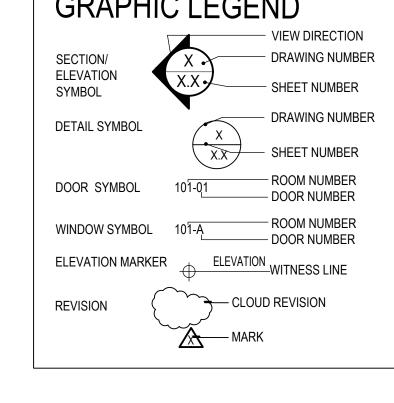
8.29.22 COMMENTS
CITY OF TEMPE

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DRAWING 2

2202







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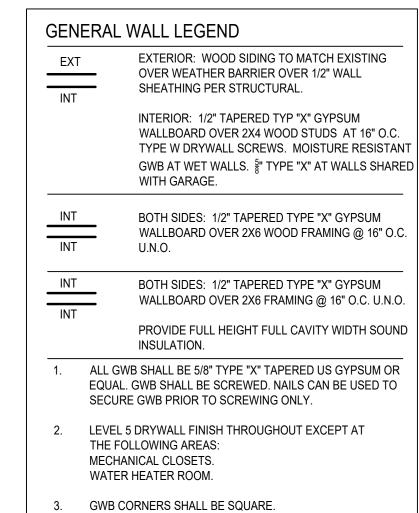
GARAGE

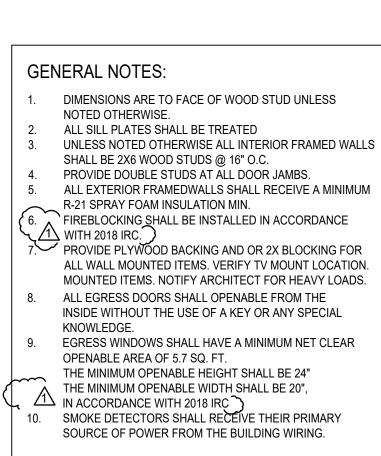
NEW DETACHED

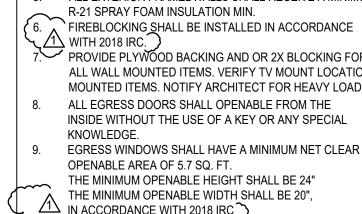
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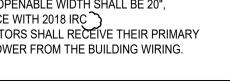


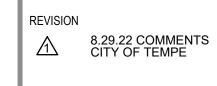


FLOOR PLAN

0000-0000

SCALE: 1/4"=1'-0"





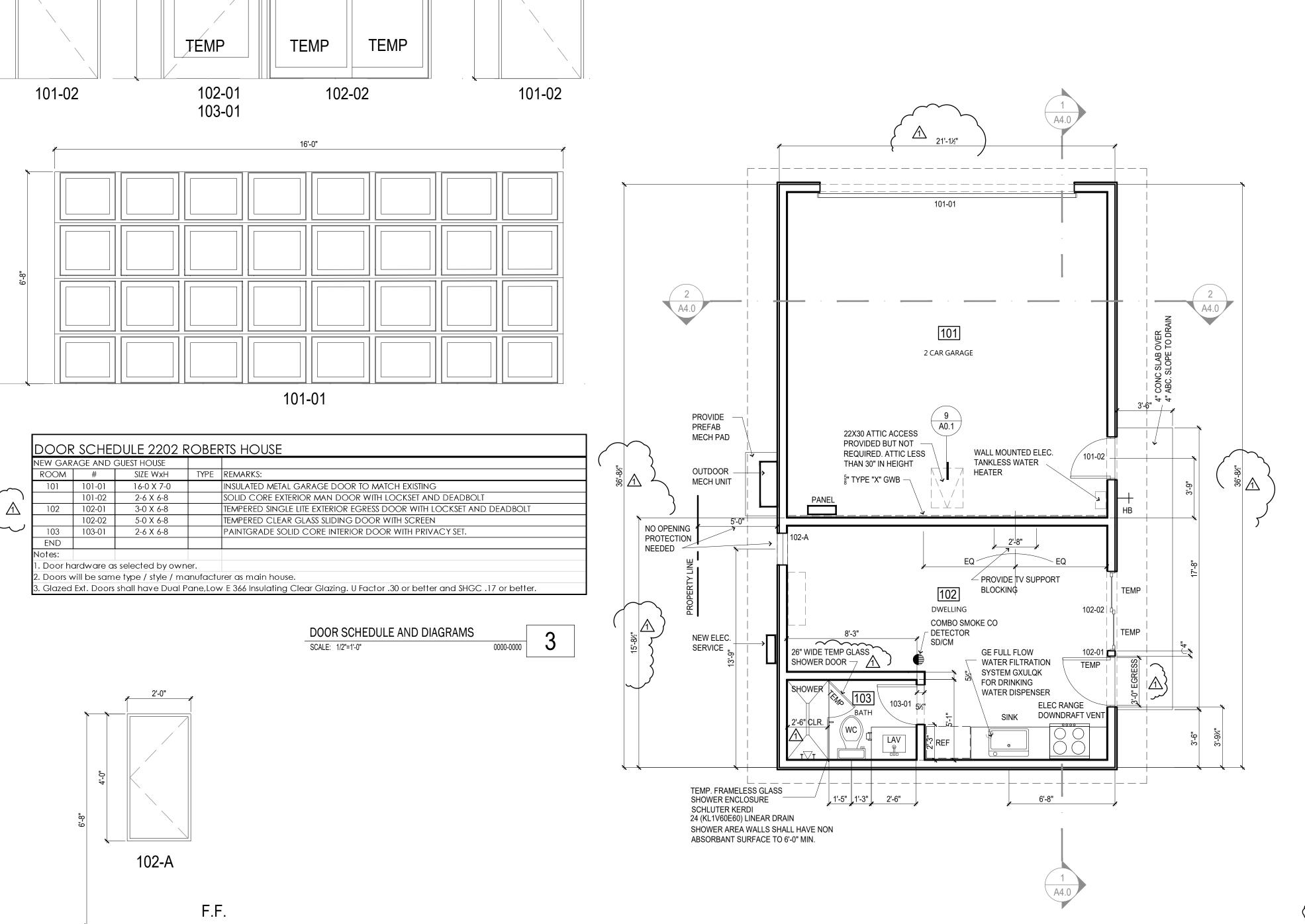
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CITY OF TEMPE

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DRAWING FLOOR PLAN

2202



WINDOW SCHEDULE 2202 ROBERTS HOUSE

type | details | remarks:

. Window shall be 1" Dual Pane, Low E 366 Insulation Clr. Glass U Factor .29 or better and SHGC .25 or better.

OPERABLE CASEMENT

SCALE: 1/2"=1'-0"

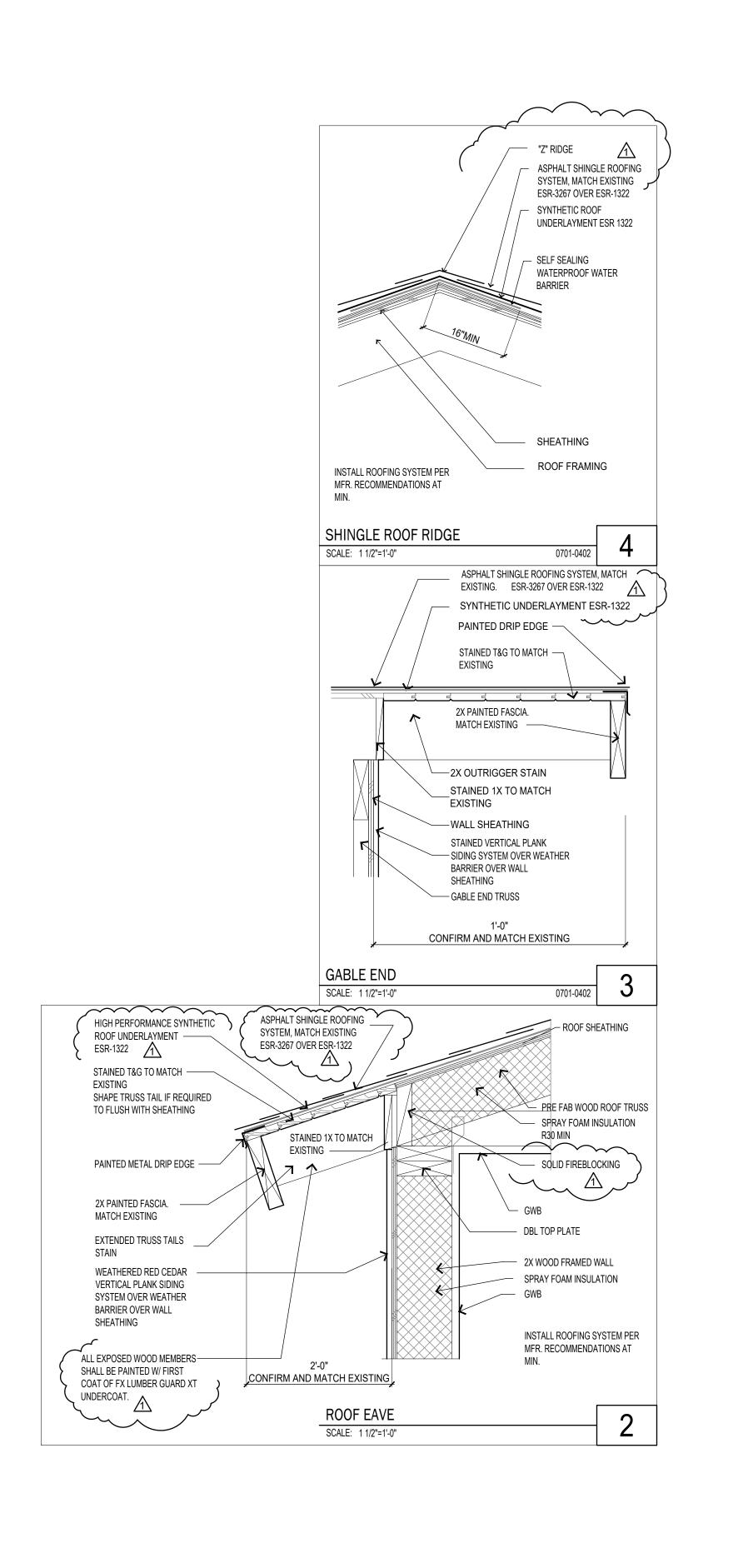
WINDOW SCHEDULE AND DIAGRAMS

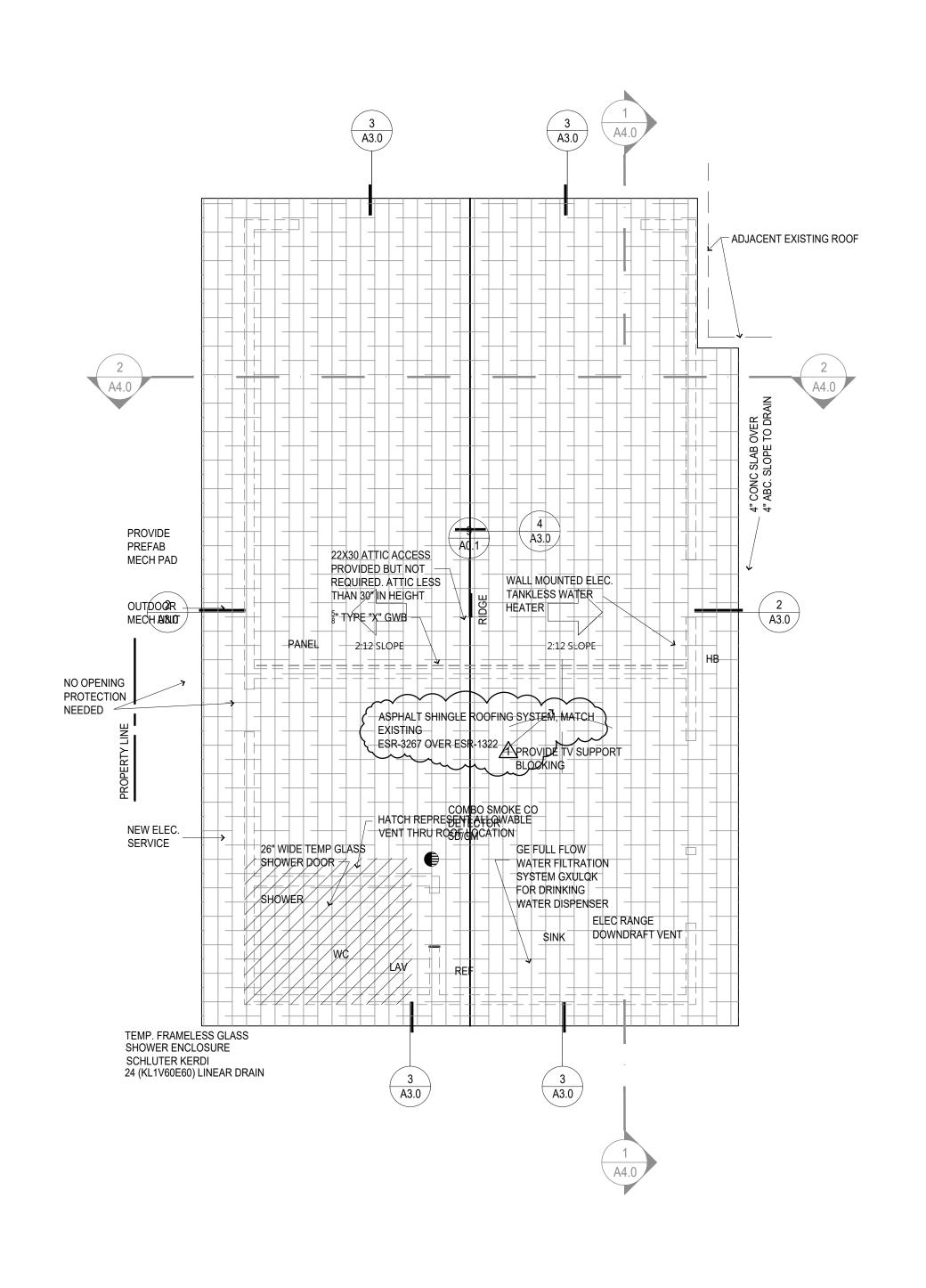
NEW GARAGE AND GUEST HOUSE

END

102 | 102-A | 2-0X4-0

2. Window to be chosen by owner.





CASITA GUEST AND GARAGE A NEW DETACHED

Associates, Inc.

J Moffatt +

Architect:

6197 S. Ru

EXPIRES 12.31.23

7.1.22 REVISION 8.29.22 COMMENTS CITY OF TEMPE DRAWN MM CHECKED JM

DRAWING

NORTH

0000-0000

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ROOF PLAN

INSTALL ROOFING SYSTEM AND ALL COMPONENTS PER MANUFACTURERS WRITTEN INSTRUCTIONS.

ROOFING NOTES:

1. ROOFING SHALL BE ASPHALT SHINGLE ROOFING SYSTEM,

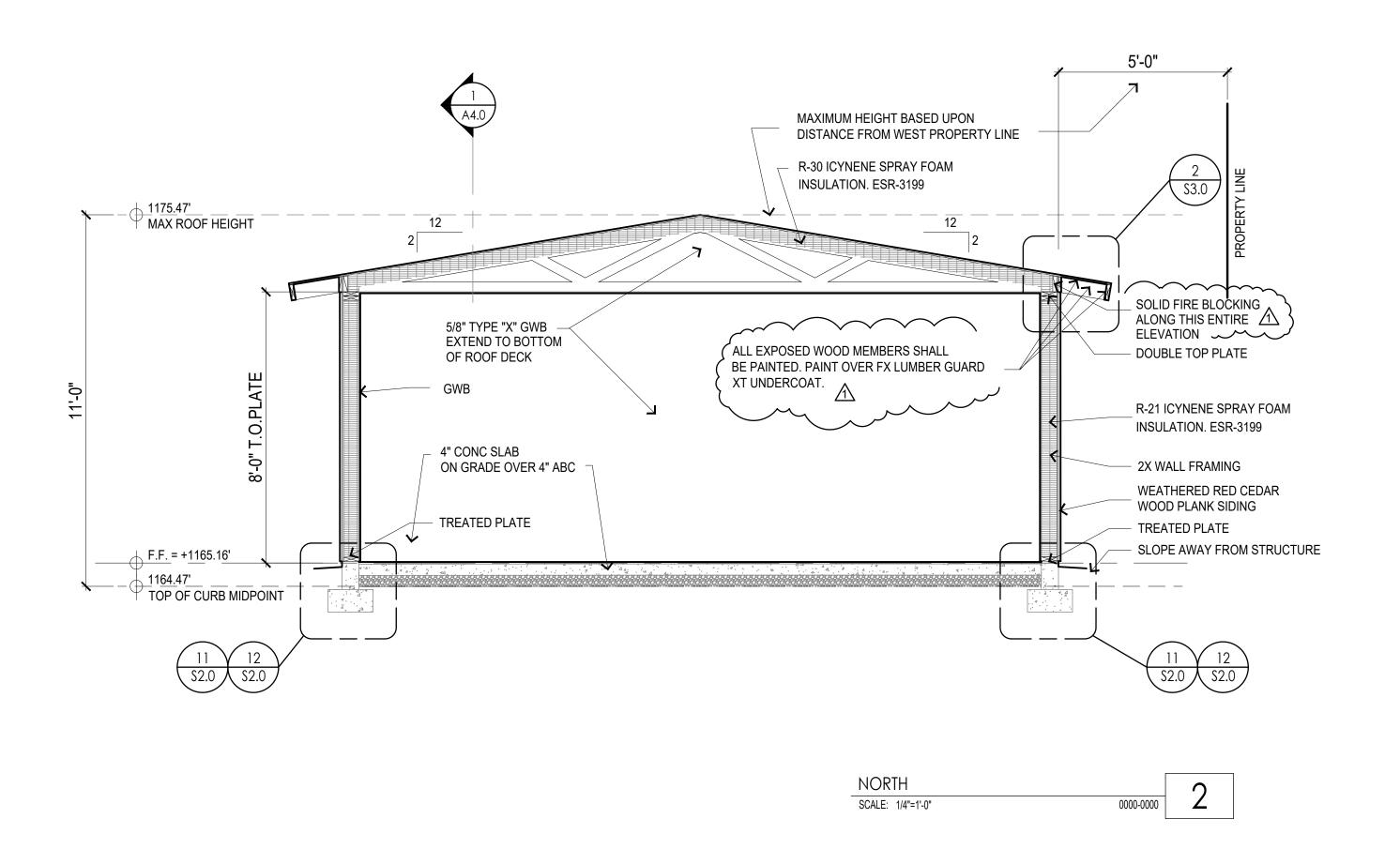
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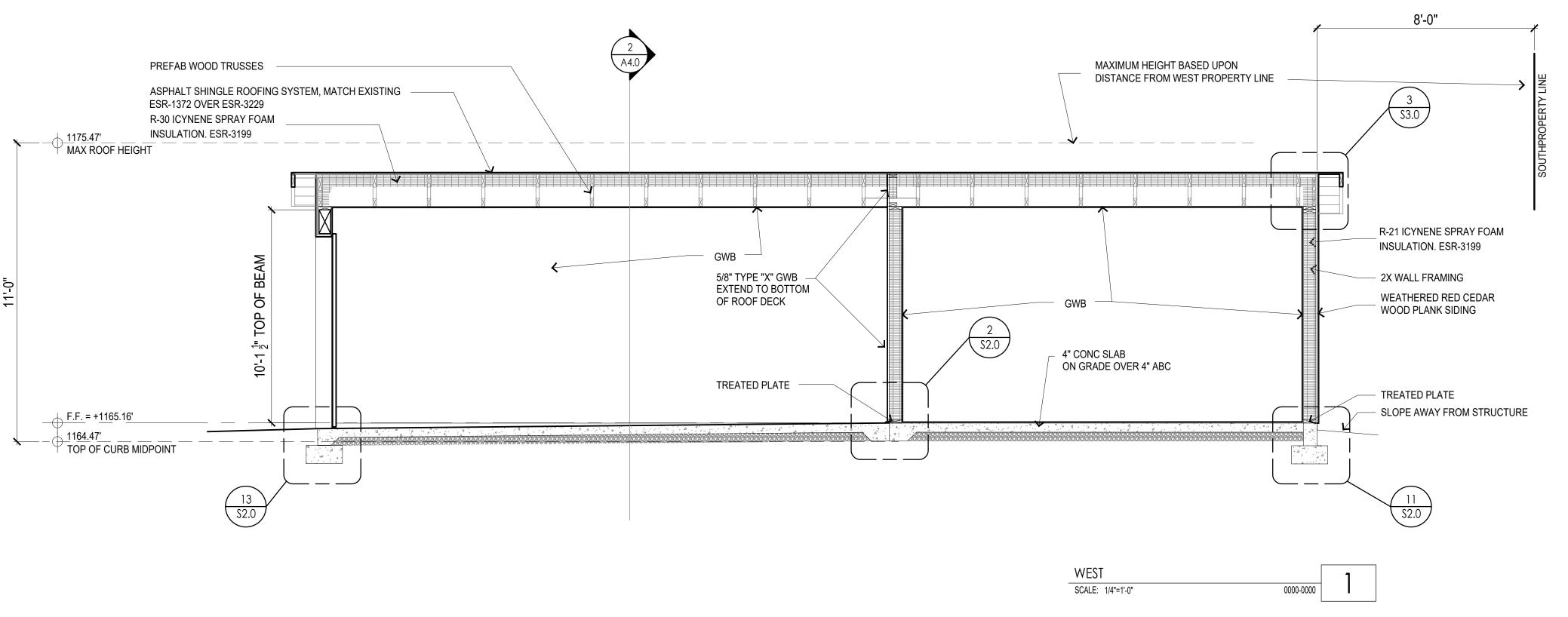
2. DRIP EDGE SHALL BE PAINTED. MATCH EXISTING.

ROOFING NOTES:

ROOF PLAN SCALE: 1/4"=1'-0"

2202





Architect:
30784
JAMES E.
MOFFATT
7.8.22

EXPIRES 12.31.23

Associates, Inc

J Moffatt +

DETACHED GARAGE AND GUEST CA
ROBERTS HOUSE
25 W PALMCROFT
-- *PF ARIZONA

DATE
7.1.22

REVISION

**A 8.29.22 COMMENTS
CITY OF TEMPE

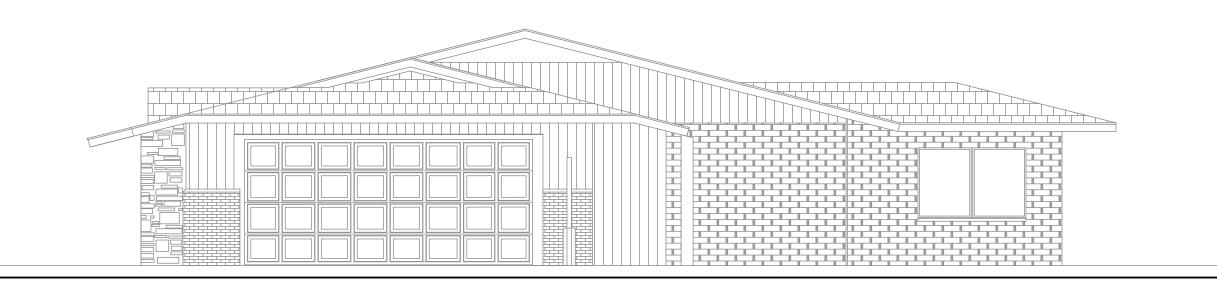
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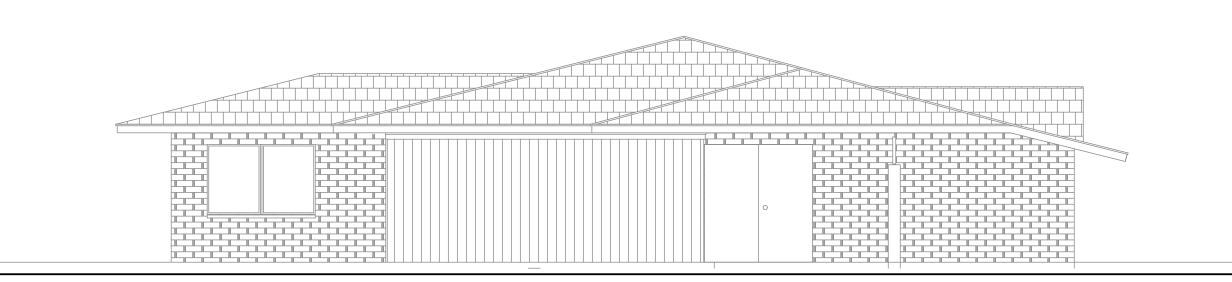
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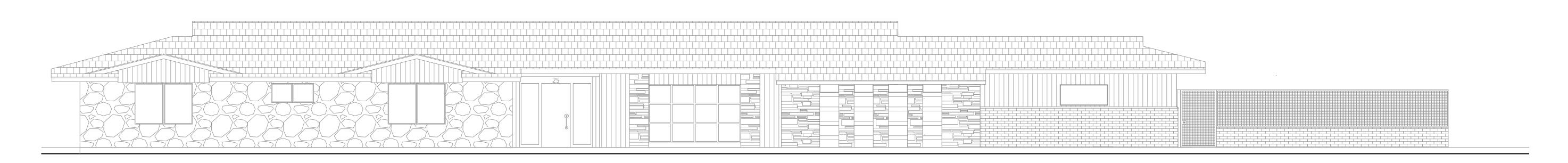
2202

EXISTING
SOUTH EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"





EXISTING
WEST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0" 0000-0000 3 EXISTING
EAST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"



EXISTING
NORTH EXTERIOR ELEVATION

SCALE: 3/8"=1'-0"

A NEW DETACHED GARAGE AND GUEST CASITA

ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

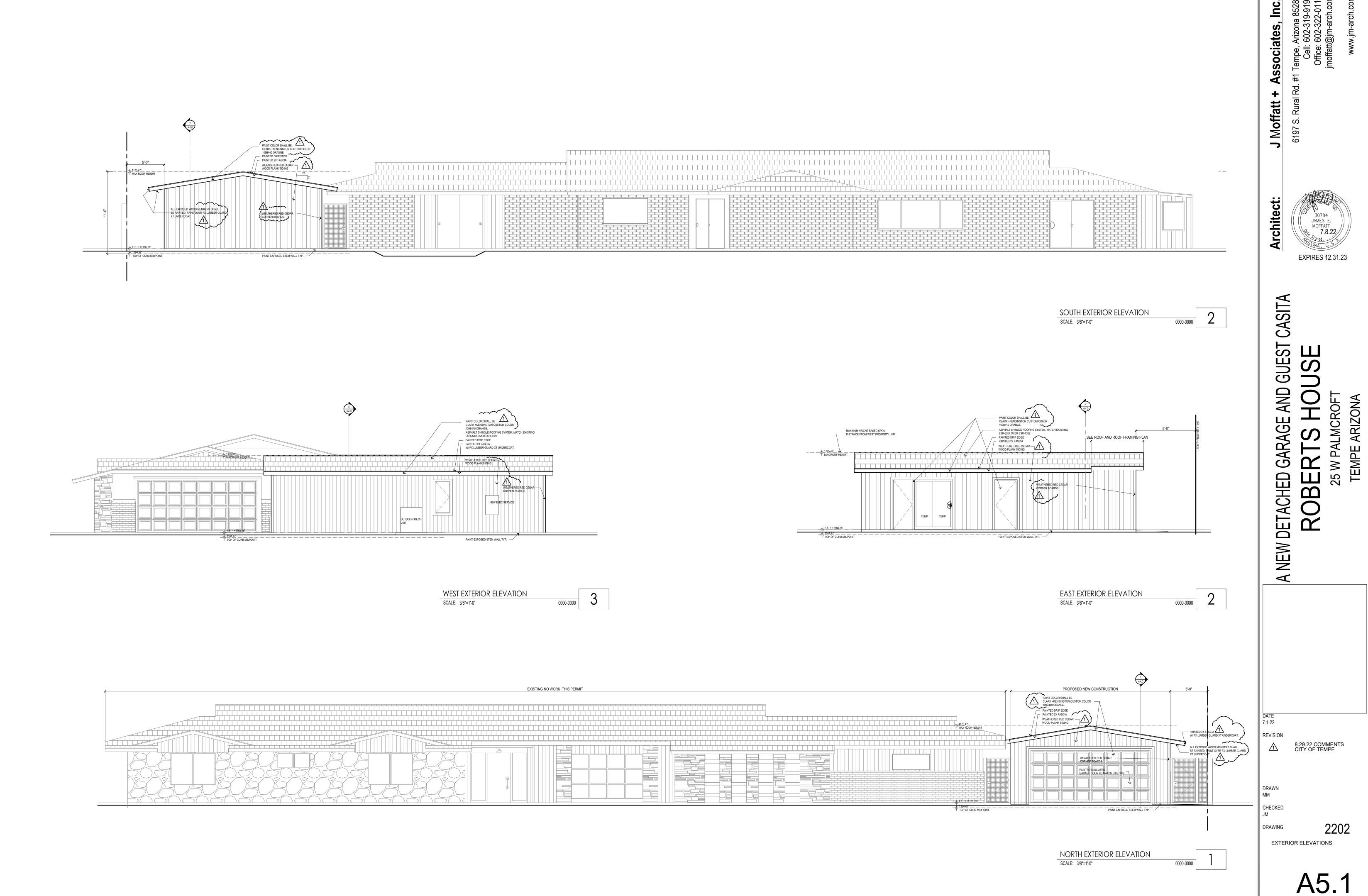
DATE 7.1.22 REVISION

DRAWN MM

CHECKED JM DRAWING

2202 EXISTING EXTERIOR ELEVATIONS

A5.0



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2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.

3. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. LAY OUT WORK AS SOON AS POSSIBLE. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH

WORK RELATED TO THE DISCREPANCY. 5. CONTRACTOR SHALL PROMPTLY REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. 6. CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S) PROCEDURES FOR MAINTAINING A

SECURE SITE AND BUILDING. 7. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY

ACCEPTANCE OF THE CONDITIONS. 8. CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORD'N. EFFORTS OF ALL SUBCONTRACTORS.

USE OF CONSTRUCTION DOCUMENTS

1. CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADD'L INFORMATION IS REQUIRED. 2. THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.

3. DIMENSIONS ARE FACE OF STUD OR TOP OF STRUCTURE UNLESS NOTED OTHERWISE.

MATERIALS

1. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR. 2. MEMBRANE PENETRATIONS IN GARAGE WALLS SHALL COMPLY WITH CURRENT IBC REQUIREMENTS.

3. ALL MATERIALS USED IN AIR DISTRIBUTION/ RETURN SHALL HAVE A FLAME- SPREAD RATING OF 25 AND SHALL BE APPROVED BY LOCAL BUILDING CODE AUTHORITIES.

4. ALL MATERIALS USED IN FIRE- RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES. 5. ALL SHEET METAL FLASHINGS SHALL ALLOW FOR THERMAL

MOVEMENT OF THE MATERIAL WITHOUT DEFLECTION AND

OILCANNING. 6. ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON A CONCRETE SLAB WHICH IS IN DIRECT CONTACT WITH THE EARTH, & SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED AND BRANDED BY AN APPROVED AGENCY PER IBC.

9. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP. 8. LATH MUST BE CORROSION RESISTANT AND AS SHOWN IN IRC CHAPTER 7 WITH A MINIMUM 1 INCH 20 GA. GALVANIZED WIRE FABRIC LATH.

DEFINITIONS

1. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES. 2 "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE. 3. "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.

MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT 5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE

4. "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL

FOR SIMILAR CONDITIONS THROUGHOUT. 6. "±" AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.

INSTRUCTION TO BIDDERS

1. BID DOCUMENTS

A. EXAMINATION ALL BIDDERS SHALL CAREFULLY EXAMINE THE BID DOCUMENTS AND CONSTRUCTION DRAWINGS TO FULLY UNDERSTAND THE SCOPE OF WORK. VISIT THE SITE WHERE THE WORK SHALL BE PERFORMED.

INFORM THEMSELVES ABOUT LOCAL CONDITIONS, EXISTING SITE CONDITIONS AND ALL LIMITATIONS. INCLUDE IN THE PROPOSAL A SUM SUFFICIENT TO COVER THE COST OF ALL ITEMS INCLUDED IN THE SCOPE OF WORK DESCRIBED OR NOTED BY ANY AND ALL DOCUMENTS IN THE SET AND IMPOSED BY LOCAL CONDITIONS.

B. INTERPRETATIONS NOTIFY THE ARCHITECT, IN WRITING PRIOR TO SUBMISSION OF THE BID, OF ANY AMBIGUITY, INCONSISTENCY, ERROR, OR OMISSION IN THE BID DOCUMENTS AND CONSTRUCTION DRAWINGS OR QUESTIONS AND DOUBTS TO INTENDED MEANING OF CONSTRUCTION DRAWINGS OR QUESTIONS AND DOUBTS TO INTENDED MEANING OF CONSTRUCTION DRAWINGS OR QUESTIONS AND DOUBTS TO INTENDED MEANING OF CONSTRUCTION DRAWINGS OR QUESTIONS AND DOUBTS TO INTENDED MEANING OF CONSTRUCTION DRAWINGS OR QUESTIONS AND DOUBTS TO INTENDED MEANING OF CONSTRUCTION DRAWINGS OR QUESTIONS AND DOUBTS TO INTENDED MEANING OF CONSTRUCTION DRAWING OF

THE BID DOCUMENTS, CONSTRUCTION DRAWINGS AND SCOPE OF WORK. CLARIFICATIONS OR CORRECTIONS OF ALL NOTIFICATIONS RECEIVED IN WRITTING WILL BE ADDRESSED IN WRITTEN ADDENDUM BY THE ARCHITECT. THIS ADDENDUM WILL BECOME A PART OF THE BID DOCUMENTS AND CONSTRCUTION DRAWINGS.

SUBSITUTIONS ARE ALLOWED. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT IN WRITING THE SUBSTITUTE PROPOSED.

EXECUTION OF WORK

. EXAMINATION

ACCEPTANCE OF CONDITIONS: EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER OR APPLICATOR PRESENT WHERE INDICATED. FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. RECORD OBSERVATIONS.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS.

VERIFY SPACE REQUIREMENTS AND DIMENSIONS OF ITEMS SHOWN DIAGRAMMATICALLY ON DRAWINGS. 2. CONSTRUCTION LAYOUT

A. ENGAGE A PROFESSIONAL ENGINEER TO LAY OUT THE WORK USING ACCEPTED SURVEYING PRACTICES. B. NOTIFY ARCHITECT WHEN DEVIATIONS FROM REQUIRED LINES AND LEVELS EXCEED ALLOWABLE TOLERANCES. 3. INSTALLATION

MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTAL WORK LEVEL. WHERE SPACE IS LIMITED, INSTALL COMPONENTS TO MAXIMIZE SPACE AVAILABLE FOR MAINTENANCE AND EASE OF REMOVAL FOR REPLACEMENT. C. COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT

CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS

SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY. ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND

4. PROTECTION OF INSTALLED CONSTRUCTION

RELATIVE HUMIDITY.

PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.

PROVIDE FINAL PROTECTION AND MAIINTAIN CONDITIONS THAT ENSURE INSTALLED WORK IS WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR TEMPERATURE AND

5. CORRECTION OF WORK

THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT WORKTHAT DOES NOT

CONFORM TO THE CONTRACT DOCUMENTS. REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION. RESTORE DAMAGED

SUBSTRATES AND FINISHES. 1) REPAIRING INCLUDES REPLACING DEFECTIVE PARTS, REFINISHING DAMAGED SURFACES. TOUCHING UP WITH MATCHING MATERIALS. AND PROPERLY ADJUSTING OPERATING EQUIPMENT

REMOVE AND REPLACE DAMAGED SURFACES THAT ARE EXPOSED TO VIEW IF URFACES CANNOT BE REPAIRED WITHOUT VISISBLE EVIDENCE OF REPAIR.

REPAIR COMPONENTS THAT DO NOT OPERATE PROPERLY. REMOVE AND REPLACE OPERATING COMPONENTS THAT CANNOT BE REPAIRED.

REMOVE AND REPLACE CHIPPED, SCRATCHED, AND BROKEN GLASS OR REFLECTIVE

CLOSEOUT PROCEDURES

. SUBSTANTIAL COMPLETION

PREPARE A LIST OF ITEMS TO BE COMPLETED AND CORRECTED (PUNCH LIST) ADVISE OWNER OF PENDING INSURANCE CHAGEOVER REQUIREMENTS. SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENACE SERVICE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

OBTAIN AND SUBMIT RELEASES PERMITTING OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES PREPARE AND SUBMIT PROJECT RECORD DOCUMENTS, OPERATION AND

MAINTENANCE MANUALS. DELIVER TOOLS, SPARE PARTS, EXTRA MATERIALS, AND SIMILAR ITEMS TO LOCATION DESIGNATED BY OWNER. LABEL WITH MANUFACTURERS NAME AND MODEL NUMBER WHERE APPLICABLE.

MAKE FINAL CHANGEOVER OF PERMANENT LOCKS AND DELIVER KEYS TO OWNER. COMPLETE STARTUP TESTING OF SYSTEMS. SUBMIT TEST/ADJUST/BALANCE RECORDS. COMPLETE FINAL CLEANING REQUIREMENTS

TOUCH UP AND OTHERWISEREPAIR AND RESTORE MARRED EXSPOED FINISHES TO ELIMINATE VISUAL DEFECTS.

2. FINAL COMPLETION SUBMIT A FINAL APPLICATION FOR PAYMENT.

PROVIDE DOCUMENT CONSISTENT WITH AIA DOCUMENT G707, LATEST EDITION, ONSENT OF SURETY TO FINAL PAYMENT. PROVIDE DOCUMENT CONSISTENT WITH AIA DOCUMENT G706A, LATEST EDITION, CONTRACTORS AFFIDAVIT OF RELEASE OF LIENS.

SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION. ON RECEIPT OF REQUEST. ARCHITECT WILL EITHER PROCEED WITH INSPECTION OR NOTIFY CONTRACTOR OF UNFULFILLED REQUIREMENTS . WARRANTIES

BIND WARRANTIES AND BONDS IN HEAVY DUTY, 3 RING BINDER, VINYL-COVERED, LOOSE LEAF BINDERS. PROVIDE TWO COPIES TO OWNER. 1. SPARE MATERIAL

PROVIDE ONE GALLON OF ALL PAINT COLORS USED ON THE PROJECT. PROVIDE FIVE GALLONS OF EXTERIOR PAINT COLOR USED ON THE PROJECT. PROVIDE WRITTEN INFORMATION FOR ROOFING MATERIALS PAINT MANUFACTURERS, STONE SUPPLIERS, ETC INCLUDING TELEPHONE NUMBERS, TYPE

5. RECORD DOCUMENTS PROVIDE ONE CLEAN COPY OF THE CONSTRUCTION DRAWINGS AND ONE MARKED UP SET SHOWING LOCATION AND DEPTH OF INSTALLED UTILITIES AND HIDDEN ASPECTS OF THE PROJECT AS WELL AS CHANGES TO THE LOCATION OF PERTINENT INFORMATION.

EXCAVATION SUPPORT AND PROTECTION

. MONITOR EXCAVATION SUPPORT AND PROTECTION SYSTEMS DAILY DURING EXCAVATION PROGRESS AND FOR AS LONG AS EXCAVATION REMAINS OPEN. PROMPTLY CORRECT BULGES. BREAKAGE, OR OTHER EVIDENCE OF MOVEMENT TO ENSURE THAT EXCAVATION SUPPORT AND PROTECTION SYSTEMS REMAIN STABLE. ALL EXCAVATION SUPPORT AND PROTECTION SYSTEMS SHALL CONFORM TO THOSE

OUTLINED IN THE GENERAL STRUCTURAL NOTES AND IN CONFORMANCE TO THE INTERNATIONAL BUILDING CODE AND OR GEOTECHNICAL REPORT. EARTHWORK

ALL EARTHWORK SHALL CONFROM AT MINIMUM TO IBC CHAPTER 18 SOILS AND EXCAVATION.

TERMITE CONTROL

1. SOIL TREATMENT

PROVIDE TECHNICAL INFORMATION, APPLICATION LOCATIONS AND CHEMICAL DATA TO OWNER PRIOR TO PRE TREATING ANY ELEMENT BEFORE CONSTRUCTION. DO NOT APPLY ANY TREATMENT PRIOR TO OWNER APPROVAL OF MATERIALS AND LOCATIONS OF APPLICATION.

FOR BIDDING PURPOSES INCLUDE PRETREATMENT OF CHEMICAL BENEATH ALL SLABS ON GRADE AND THE FIRST 12" OF ALL WOOD FRAMING.

CONTRACTOR SHALL SUBMIT PROPOSED MATERIALS FOR APPROVAL PRIOR TO

A. SOIL TREATMENT APPLICATION REPORT: INCLUDE THE FOLLOWING: 1. DATE AND TIME OF APPLICATION

2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION 3. BRAND NAME AND MANUFACTURER OF TERMITICIDE 4. QUANTITY OF UNDILUTED TERMITICIDE USED. 5. DILUTIONS, METHODS, VOLUMES AND RATES OF APPLICATRION USED. 6. AREAS OF APPLICATION. 7. WATER SOURCE FOR APPLICATION.

INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICTION WHERE PROJECT IS LOCATED.

PRODUCTS MUST BE EPA REGISTERED COMPLYING WITH LOCAL AUTHORITIES HAVING JURISDICTION WHERE PROJECT IS LOCATED.

CAST IN PLACE CONCRETE

ALL WORK SHALL CONFORM TO IBC CHAPTER 19 AND GENERAL STRUCTURAL NOTES.

MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING READY MIXED CONCRETE PRODUCTS AND THAT COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.

2. MATERIALS

A. PER GENERAL STRUCTURAL NOTES

PROVIDE EXPANSION AND ISOLATION JOINT FILLER STRIPS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER AT ALL SLAB PERIMETER AGAINST STEM WALLS.

. CONCRETE MIXING IN CONFORMANCE WITH ASTM C 94/C 94M.

WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEG. F., REDUCE MIXING AND DELIVERY TIME FROM 1-½ HOURS TO 75 MINUTES; WHEN AIR TEMPERATURE IS ABOVE 90 DEG F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

. FINISH FOR ALL EXPOSED CONCRETE SLABS MATCH EXISTING CONCRETE

JOINT SEALANTS

SLAB FINISH U.N.O.

USE JOINT SEALANTS COMPATIBLE WITH INTENDED APPLICATION AND NON STAINING OR CORROSIVE TO ADJOINING MATERIALS.

PROVIDE JOINT SEALANTS, BACKING, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMOSTRATED BY SEALANT MANUFACTURER, BASED UPON TESTING AND FIELD EXPERIENCE.

INTERIOR AND EXTERIOR SEALANTS SHALL BE HIGHEST PERFORMING ULTRA LOW OR NON VOC TYPE.

SUBMIT TECHNICAL DATA FOR PROPOSED SEALANTS TO ARCHITECT AND

BUILDING INSULATION

A. ALL WORK SHALL CONFORM TO ICYNENE WRITTEN INSTRUCTIONS.

A. ICYNENE CLASSIC PLUS (LD-C-70) OPEN CELL SPRAY FOAM INSULATION

B. MINIMUM R-21 EXTERIOR WALLS.

C. MINIMUM R-30 AT CEILINGS. COVER BOTTOM OF TOP CHORD ROOF TRUSSES. D. SUBSTITUTIONS ACCEPTABLE. SUBMIT TECHNICAL DATA TO ARCHITECT FOR APPROVAL PRIOR TO BIDDING.

ASPHALT SHINGLE ROOFING

1. QUALITY ASSURANCE

A. MANUFACTURER QUALIFICATIONS: A LICENSED CONTRACTOR APPROVED BY THE MANUFACTURER.

B. ALL WORK SHALL CONFORM TO ROOFING MANUFACTURERS WRITTEN

A. MATCH EXISTING ASPHALT SHINGLE ROOFING

INSTRUCTIONS AND IBC CHAPTER 15.

B. DECK DEFENSE HIGH PERFORMANCE SYNTHETIC ROOF UNDERLAYMENT.

WEATHERLOCK MAT SELF SEALING WATERPROOFING BARRIER AT EAVES,

RAKES, RIDGES AND VALLEYS PER MANUFACTURERS WRITTEN INSTRUCTIONS.

D. SUBSTITUTIONS ACCEPTABLE. SUBMIT TECHNICAL DATA TO ARCHITECT FOR APPROVAL PRIOR TO BIDDING.

GYPSUM BOARD

1. QUALITY ASSURANCE

1) FINISHES: 48"X48" FOR EACH TEXTURE USED ON WORK.

B. TRIM ACCESSORIES: 1) FULL SIZE SAMPLE 12" LONG MINIMUM FOR EACH TRIM ACCESSORY USED. 2. PRODUCTS

A. TYPE "X" 5/8" TAPERED AT ALL WALL LOCATIONS UNLESS NOTED OTHERWISE. B. MOISTURE AND MOLD RESISTANT RESISTANT 5/8" TAPERED WHERE NOTED. . 1) USE AT WET LOCATIONS NOT COVERED WITH ADDITIONAL FINISH (STONE

DO NOT USE AT CEILING LOCATIONS. C. TILE BACKING PANEL: WATER RESISTANT GYPSUM BACKING BOARD. $\frac{5}{8}$ " IS AN ACCEPTABLE SUBSTITUTION FOR 1/2" CEMENT BOARD.

MANUFACTURERS: 1) AMERICAN GYPSUM CO. 2) USG CORPORATION 3) NATIONAL GYPSUM COMPANY

. JOINT TAPE: PAPER. 3. EXECUTION

4) APPROVED EQUALS

A. FINISHING GYPSUM BOARD SEE FLOOR PLAN NOTES. B. SQUARE CORNER BEAD.

MECHANICAL SYSTEM 1. QUALITY ASSURANCE

 A. SEE MECHANICAL PLANS 2. SUBMITTALS

SUBMIT SAMPLE LITERATURE OF ALL EQUIPMENT, REGISTERS AND DIFFUSERS PRIOR TO ORDERING FOR OWNER AND ARCHITECT APPROVAL. PAINT DUCTWORK EXPOSED TO VIEW FLAT BLACK TO THE EXTENT NECESSARY

TO HIDE ALL RAW METAL DUCT THROATS AND COMPONENTS.

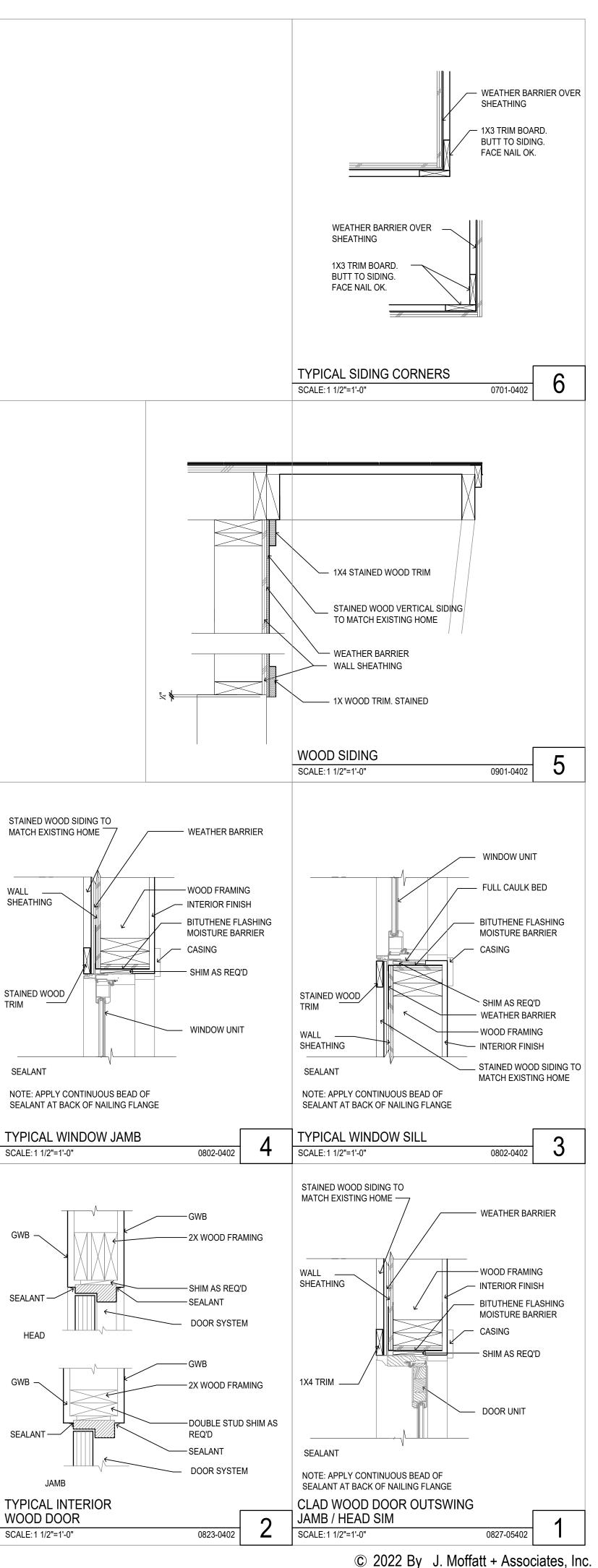
ELECTRICAL

1. QUALITY ASSURANCE A. SEE ELECTRICAL PLANS

2. SWITCHES AND PLATES.

A. ALL SWITCHES AND PLATES SHOULD MATCH THE EXISTING HOME. CONFIRM WITH OWNER PRIOR TO WORK.

WALL



ssociates att Moff 6197

rchitect: JAMES E.

EXPIRES 12.31.23

CASITA

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NEW \triangleleft 7.1.22 REVISION

CHECKED DETAILS MATERIAL SUMMARY

3 P.S.F. **NOOD SIDING** 1/2" GWB SHEET 2.2 1.7 2X6 @ 16" O.C. INSULATION 0.5 MISC. ALLOWANCE 0.6 TOTAL FRAMED WALL DEADLOAD 8 P.S.F.

MATERIALS STRENGTH CONCRETE

2500 P.S.I. @ 28 DAYS FOUNDATIONS, SLAB MASONRY NET AREA COMPRESSIVE STRENGTH 1500 P.S.I. HOLLOW CONCRETE BLOCK UNITS ASTM C90, GRADE N MORTAR TYPE S LUMBER (2005 NDS) Fv psi SAWN: 2X-4X SPRUCE PINE FIR STUD GRADE 675 1.2e6 2X-4X SPRUCE PINE FIR NO. 1 / NO. 2 135 125 1.3e6 6X SPRUCE PINE FIR NO.1 1.6e6 2X-4X DOUG FIR LARCH NO.2 900 180 1350 170 1.6e6 6X DOUG FIR LARCH NO.1 2400 1.8e6 24F-V4 D.F.-L SIMPLE SPANS 240 1.8e6 24F-V8 D.F.-L CONT. AND CANTILEVERED 2400 240 PLYWOOD:

FLOOR:1 1/8" APA RATED SHEATHING, 42/20, EXPOSURE 1 1/2" APA RATED SHEATHING, 32/16, EXPOSURE 1 3/8" APA RATED SHEATHING, 24/0, EXPOSURE 1 WALL: WALL: 15/32" APA RATED SHEATHING, 32/16, EXPOSURE 1 STEEL REBAR:

60,000 #4 AND SMALLER ASTM A615, Gr.40 ASTM A615, Gr.60 60,000 #5 AND LARGER **BOLTS AND ANCHORS:** F3125, A325 120,000 ANCHOR RODS: F1554 Gr.36 36,000 (BENT, HEADED AND THREADED) 50,000 STRUCTURAL (W SHAPES) ASTM A500 Grade B TUBE STEEL (HSS) 42,000 ASTM A501 36,000 BARS AND PLATES 36,000 WELDING E70XX

DESIGN IS BASED UPON 1500 P.S.I. SOIL BEARING PRESSURE

Provide all temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.

Any members required to support equipment from the framing shown shall be designed and provided by the

For connections, see details. If not shown or noted, minimum connections to be included in cost shall be two 3/4" diameter bolts or 3/16" fillet weld 4" long using 1/4" connection material and detailed to minimize bending in connection. Proceed after clarification through shop drawing submittal.

Expansion bolts in concrete, drawings shall be Kwik-Bolt II or TZ by Hilti, or exceeding those for Hilti, per current ICC Research Recommendation. Embed 3-1/4" minimum for 3/4" diameter bolts. Where spalling is anticipated due to insufficient edge distance, use threaded anchor rod epoxied into drilled hole. Note: All epoxy anchors use

"Compressible material" shall be sponge rubber.

Options and approved substitutions are for Contractor's convenience. He shall be responsible for all changes and additional costs necessary and he shall coordinate all details.

Any engineering design provided by others and submitted for review shall be by an insured Structural Engineer with continuous five years of experience in the type of design submitted.

Unless noted otherwise, details on Structural Drawings are typical as indicated by cuts, references, or titles.

In case of conflicts, more costly requirements govern for bidding. Submit clarification request prior to proceeding

Verify all dimensions with Architectural Drawings.

Contractor shall establish and verify in field all existing conditions affecting new construction. Contact Architect immediately if existing conditions are not as depicted in drawings.

All construction meeting or crossing expansion or shrinkage control joints in framed floors or roofs must have provisions to accommodate the movement or must be delayed until the joint is closed.

Grout other than for filling masonry cells, shall be non-shrink, non-metallic, meeting ASTM C-827, C-191, and C-109, mixed and installed per manufacturer's specifications. Minimum compressive strength 5,000 p.s.i. in two

Shall meet all the requirements of ACI 301-15 or 11 with Type II cement. Minimum 28 day strength 3,000 p.s.i., except as follows:

Sidewalks curbs, and gutters, slabs on grade.....2,500 p.s.i.

Wall foundations, grade beams, slabs on grade......2,500 p.s.i.

No admixtures without approval. Admixtures containing chlorides shall not be used. Concrete shall not be in contact with aluminum.

Fly ash shall not be used.

Mechanically vibrate all concrete when placed, except that slabs on grade need be vibrated only around embedded items. Slump 4 inches for slabs not on grade and 5 inches for other concrete. Do not tamp slabs. Use roller bug, vibrating screed or bull float to finish. Do not add water to concrete at site.

All reinforcing, including dowels and anchor bolts, shall be securely tied in location before placing concrete or grout. Dowels will not be allowed to be "stabbed" in.

Cure uncovered slabs on grade and job cast precast panels with polyethylene for 5 days. Tape joints with 6 inch laps and cover with sand. Curing compound for other work shall be compatible with applied finish, conform to ASTM C-309 and shall be clear on uncovered structure and white pigmented on covered structure. Apply at a rate sufficient to retain moisture, but not less than 1 gallon per 200 square feet.

Cast slabs on grade in alternate sections, unless permanent forms are used. Wait 48 hours between all adiacent concrete castings. Revibrate tops of columns and caissons soon after placing concrete to close plastic shrinkage cracks. Do not place concrete in lengths exceeding 100 feet.

The Contractor shall fix all cracks and displacements larger than 1/16" up to the project completion.

Minimum strength for removal of bottom forms and shoring shall be 75% of specified strength at 28 days.

All concrete which during the life of the structure will be subjected to freezing temperatures while wet, shall have a water cement ratio not exceeding 0.53 by weight and shall contain entrained air as per ACI 301. Such concrete shall include exterior slabs, perimeter foundations, exterior curbs and gutters, etc.

When span L exceeds 10'-0", camber up all concrete beams and slabs L/400 at midspan. Camber up all overhangs L3 "00 at edge of cantilever. Record cambers at undersides of structure immediately before and after reshoring and immediately after deshoring.

An anticipated deflections of steel floor beams and girders under weight of wet concrete are L/400. Set screeds to compensate for the deflections and any construction deviations within specified tolerances, so that the finished floor is level. Allow 1/2 inch additional concrete in the bid for leveling.

IGH-RANGE WATER REDUCING ADMIXTURE (SUPER PLASTICIZER):

The Contractor shall use super plasticizer admix in locations indicated on drawings and shall consider its use where congestion of rebar is likely to cause rock pockets. The cement for the mix shall be Type II. The rate of placing such concrete shall be reduced or the form strength shall be increased to safely resist increased pressure

The use of the admix shall be in strict accordance with the manufacturer's specifications and ACI recommendations. Do not use with colored concrete.

Maximum slump may be increased over specified slump but shall not exceed 8".

CMU units 1,500 p.s.i. minimum. Block units grade N medium weight. Running bond. Mortar type S. Grout 2,000 p.s.i. Mechanical vibrate grout in vertical spaces. Maximum grout lift without cleanouts 4'-0" in block walls. Stay each end and at 8'-0" o.c. vertically each vertical rebar using single wire and loop type ties.

Do not build when air temperature is less than 40 degrees F. Place pipes or conduits in sleeves or hollow unfilled See Architectural Drawings for expansion or control joints. However, the spacing shall not exceed 24 feet. Do not locate a joint at less than 2'-0" from bearing of beam or lintel, framing perpendicular to wall.

8" Wall Vertical Reinforcing: In center of grout continuous full height of wall as follows:

- #5 at all corners, intersections, wall ends, and each side of joints.
- #5 at jambs of opening up to 6'-0" wide.
- 2 #5 at jambs of opening up to 12'-0" wide.
- L #5 at 48" o.c. elsewhere.

Dowel all rebar to foundation.

Horizontal Reinforcing: In minimum 8" deep grouted bond beam two #5, at top of parapets and structurally connected roof and floor levels. Add a mid-height bond beam when the wall is higher than 12'-0" to bearing, or higher than 16'-0" to top of parapet. Provide ladder type #9 joint reinforcing at 16" o.c. Place bond beam bars at oof and floor lines continuous through joints. Cut other bars and joint reinforcing at wall joints. Grout barrier below bond beams shall be continuous wire lath.

Wall Openings: Minimum 1 - #4 in 8" bond beam above and below openings extending 24" beyond jambs. See Lintel Schedule for bond beam requirements for openings larger than 2'-0".

Structural Steel Construction shall conform with the latest AISC "code of standard practice for steel building and bridges, AISC "specification for structural steel buildings - allowable stress design and plastic design", including commentary, and applicable provisions of AWS "structural welding code." paragraph 4.2.1 of the AISC "code of standard practice for steel buildings and bridges" is hereby modified by deletion of the following sentence: "this approval constitutes the owners acceptance of all responsibility for the design adequacy of any detail configuration of connection developed by the fabricator as part of their preparation of these shop drawings.

Steel W-sections shall be ASTM 992 (Fy = 50KSI) Steel Tubes shall be ASTM A500 (Fy = 46KSI) Other structural shapes and plates shall be ASTM A36 (Fy = 36KSI) Bolts shall be ASTM A325 designation. (ASTM F3125) Anchor bolts and plain threaded bars and anchors shall be ASTM A36 or A307, grade A.

Bolts, anchor bolts, expansion bolts, etc. shall be installed with steel washers.

Welding electrodes shall conform to AWS D1.1, grade E70XX, E90 series electrodes shall be used for ASTM A706 reinforcing bars. All welding shall be done by welders holding valid certificates issued by an accepted testing agency and having current experience in types of welds shown on the drawings or notes. all welding on drawings are shown as shop welds. contractor may shop weld or field weld per their discretion. shop welds or field welds shall be shown on shop drawings.

drypack for column base plates and bearing plates shall be five star grout or an equal non-metallic shrinkageresitant grout.

ASTM A-615 Grade 40 amd 60 except as follows:

Velded anchors.......Grade 40, chemical analysis limited per AWS spec for weld without preheat. Also see Welding" below.

All reinforcing bars deformed except #2 bars and wire mesh. Latest ACI Code and Detailing Manual apply. Unless indicated otherwise in details clear concrete cover to any reinforcing including ties is as follows:

"Unformed concrete placed against rough earth......3

Formed concrete exposed to earth.....2"

2" coverage for formed concrete exposed to earth or weather is required for #6 or larger rebar. Smaller learances permissible for precast or prestressed

AP SPLICES IN MASONRY: Shall be 48 diameters.

ESH SPLICES: Wire spacing plus 2 inches.

E: See drawings. Unless noted otherwise, provide the following lap splices: #3, 18"; #4, 24"; #5, 30"; #6, 36" #7, 53"

Mimimum clear cover for spliced reinforcing is greater than one bar diameter, and minimum clear spacing is greater than two bar diameters.

Splice bottom bar over supports and top bar at midspan only.

Where bars are shown spliced, they may run continuous at Contractor's option.

All splice locations subject to approval. Provide required shop drawings and fabricate after the Architect's review. See Shop Drawing section above. Place rebar per CRSI Manual.

Rebar spacings given are maximum on center whether stated as "o.c." or not, and all rebar is continuous whether stated as "cont." or not. Provide bent corner rebar to match and lap with horizontal rebars at corners and intersection of walls, beams, bond beams and footings per ACI Manual. Dowel all vertical rebar to foundations. Securely tie all rebar, including dowels, in location before placing concrete or grout.

Where reinforcing is shown continuous thru construction joints, Lenton Form Savers dowel bar splice devices as nanufactured by ERICO Products, Inc. (or equivalent) may be used. Sizes and types shall be selected to develop the full tension strength of the bar per ICC Research report.

Fibermesh" or equivalent independently tested polypropylene fibers may be substituted at a rate of 1.5 pounds per cubic yard of concrete for welded wire fabric in slabs on grade.

GENERAL: All Wood Frame wall Construction shall comply with the provisions of Chapter 6 of the Current adopted I.C.C. Building Codes.

> Do not notch or drill joist, beams or any load bearing member without prior approval of the Structural Engineer.

WOOD GRADE: All stress grade lumber construction shall comply with ANSI/NFPA N.D.S. Standards. All lumber, each piece, shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee. Regardless of required grade stamp and certifications, all lumber, each piece, in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the A.L.S.C. Grade loss resulting from effects of weathering, handling, storage, re-sawing, or dividing lengths, will be cause for rejection.

BOTTOM PLATES: Shall be Borate treated D.F. #2 or better. TOP PLATES: BEARING WALL STUDS: Schedule on

<u>Project</u>

Shall be D.F. #2 or better. Shall be D.F. #2 or better for studs 10'-0" high or less. See Bearing Wall Stud Framing Plan.

GLULAM BEAM: Douglas Fir with either 24F-V4 per Structural Calcs and Beam Schedule. Materials manufacture and quality control per ANSI/SITC 190.1, except that the moisture content at the time of manufacture shall not exceed 11 percent. Fabrication and handling by AITC licensed fabricator, per latest ANSI/AITC190.1 Standards. Beams to bear an ANSI quality mark.

The fabricator shall have a minimum of five years continuous experience immediately prior to this work. Use wet service condition adhesive. Camber = L/300 where L = span.

Beams to be Architectural, Industrial appearance grade individually or load wrapped. Seal surfaces with sealer

All Exterior Glulam Beams shall be protected from the elements with G.I. flashing and/or wood sealer.

Inspection of Glulam Beams:

1. G.L.B.'s and their plated / bolted connections shall be inspected prior to erection at the job site by an ICC certified independent inspector with experience in inspecting glulam beams and/or timber framing.

2. Where, as cautioned by American Institute of Timber Construction, tension may occur perpendicular to grain due to wood shrinkage restrained by connection or other reasons, the laminator shall install vertical dowels in glued holes to arrest cracks. Size of dowels and the spacing shall be determined by the laminator for each specific occurrence, regardless of when such cracks occur.

3. All tension lamination finger joints shall be proof-load tested and test results submitted for review.

West Coast Douglas Fir for Posts and 6x beams shall be free of heart centers and select Sawn Lumber: structural. Built-up beams and 4x joists shall be D.F.#1, U.N.O. All other structural framing shall be D.F.#2 or

Sprinkler load allowance is 1.5 lbs. per square foot. Suspend sprinklers so that this allowance is not exceeded on any member. Add members if necessary.

Double up studs at jambs of openings up to 6'-0". Provide triple studs at larger opening jambs. Provide horizontal

Connections: All framed connections shall be made with framing anchors each side, joist hangers, seats and caps, by Simpson or approved equal, appropriate for the member, for uplift and downwards loads, in accordance with current ICC reports. For nailing see schedule and / or construction detail. Field drill all anchor bolt holes for proper spacing location. Provide cut washers at bolts in wood. Pre-drill all holes for nails larger than 20d. Fasten plywood with 8d common or with .131" x 2" P-nails or No. 13 gage x 1-1/2" long staples, minimum 7/16" o.c. crown. Staples and P-nails shall be installed per ICC-ESR-1539. Fastener spacing shall be 6" at edge supports and 12" at intermediate supports including each of any multiple members, except that the spacing shall not exceed 10" on floor. Minimum edge distance 3/8".

WOOD SHEATHING:

All sheathing shall conform to product standard: A.P.A. P.S. 2-10.

blocking at 4'-0"o.c. vertically staggered, in all bearing walls.

All sheathing shall be APA rated with exterior glue (U.N.O.) lay up sheathing with face grain perpendicular to supports and stagger joints (U.N.O.) No unblocked panels less than 16" wide shall be used.

Roof Sheathing shall be 1/2" thick plywood, CDX sheathing structural 2 or better (U.N.O.) or 1/2" thick O.S.B. per A.P.A. reg. All roof sheathing shall be gapped 1/8" min., 1/4" max.

I.C.C. approved O.S.B. may be used in lieu of plywood per N.E.R. - #108, Exposure 1. (O.S.B. is NOT allowed at All wood sheathing shall conform to the following nominal thickness, span index ratio and be attached as follows:

USE Thickness Span Index Edge Attachment Intermediate Attachment

8d @ 12" o.c. 8d @ 6" o.c. 8d @ 12" o.c.

Shear Wall: 3/8"(U.N.O.)* 24 / 0 See Shear Wall Schedule

* U.N.O. on Shear Wall Schedule

TRUSS JOIST OR WEB JOIST: Fabricator shall be responsible for design using the following loads: Roof per plan - 7 day duration - horizontal projection.

DEAD LOAD: Per plan - including weight of joist excluding mechanical units.

Mechanical Equipment: See Mechanical Drawings. Add joist under mechanical equipment.

All construction per current ICC report. Prior to manufacturing, fabricator shall submit design calculations and shop drawings sealed by an Engineer registered in Arizona for review. All permanent and temporary bracing and fastening at bearings shall be by manufacturer. First web member shall be framed so as not to require more than 1-1/2" high notch in supporting wood.

S: The manufacturer of the trusses shall be preapproved for the proposed application, by the building department.

See the plans for the design live load and dead load.

DEFERRED SUBMITTALS

Drawings and calculations shall be sealed by an Arizona Registered Engineer and must be forwarded to the Municipal Inspector with a notation from the Engineer of Record that they have been reviewed and approved for general conformance with the original design of the structure. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Offical. These documents shall be submitted to the Development Service Department Field Inspector prior to istallation. The following items shall have deferred submittals:

1. Pre-Engineered Wood Trusses

L. The structural shop drawing review is intended to help the Engineer verify his design concept. It is the Contractor's responsibility to check his own shop drawings and those of his Subcontractors.

2. The structural shop drawings will be returned for resubmittal if not checked by Contractor or a cursory review shows major errors which should have been found by the Contractor's checking.

3. CONCRETE MIX DESIGNS: Submittals shall be prepared or certified to conform to ACI Code by an independent testing laboratory prior to submitting to architect. Each separate mix design shall be included with a cover letter indicating all locations on the project where the mix will be used.

4. When required by the Building Department, for the categories listed below, shop drawings and calculations shall be submitted for structural review. Provide drawings and calculations to S. E. Consultants, Inc. for review prior to submitting for plan review.

 Wood trusses. 2. Glulam beams. Spliced reinforcing

5. Any resubmittal of a detail sheet with added information shall be accompanied by location plan identifying the members involved, and clouding around added information.

6. Dimensions will not be checked. Dimension checking and checking of design changes proposed by Contractor without prior consultation with the Engineer shall be checked only if the Contractor wishes them to be checked at

7. Any Engineering submitted for review shall be appropriately sealed. Full responsibility of such Engineering rests with the person sealing the design

t is the Contractor's responsibility to inspect all structural work for conformance with the contract documents. Any structural inspection provided by others does not relieve him of this responsibility. Any structural deviations rom the contract documents that are found at a later date and are declared to be significant by the Structural ingineer shall be corrected by the Contractor with all dispatch. The Structural Inspector is not authorized to lirect or approve any changes from the contract documents. If the Contractor wishes to question the Structural Inspector's interpretation of the contract documents, he may do so directly with the Architect or the Structural

The Structural Inspector is not authorized to stop or delay the work. If the contractor elects to continue with a certain work after being notified by the Structural Inspector that such work is unacceptable, he does so at his own responsibility and risks correcting the work at a less opportune time.

he Structural Inspector is not inspecting for OSHA compliance and temporary construction, such as bracing. The Contractor is responsible for providing adequate facilities for the Structural Inspector, to allow him to perform

his work safely and efficiently.

Special inspection by a Municipal approved special inspectors is required for the following types of work in conformance with the current adopted International Building Code (I.B.C.). The Special Inspection(s) noted below are required for the following Construction Categories: Those Categories noted N / A are not applicable to this Project.

MASONRY CONSTRUCTION:

POST-INSTALLED EPOXY & MECHANICAL ANCHORS / EPOXIED REINFORCING DOWELS:

FIELD WELDING: A. Rebar splice welding. B. Structural Componants

CONCRETE FOUNDATION: A. Materials

2 - 8d common (2 1/2" x 0.131") 2. Bridging or blocking to joist, rafter or truss toe nail each end - 3" 14 gage staples, 7/16" crown 3. 1" x 6" subfloor or less to each joist 2 - 8d common (2 1/2" x 0.131" face nail 4. Wider than 1" x 6" subfloor to each joist 3 - 8d common (2 1/2" x 0.131") face nail 2 - 16d common (3 1/2" x 0.162") 5. 2" subfloor to joist or girder face nail 6. Bottom / Sole plate to joist or blocking 16d (3 1/2" x 0.135") 12" o.c. face nail 3" 14 gage staple, 7/16" crown 3 - 16d (3 1/2" x 0.135") Bottom / Sole plate to joist or blocking at 16" o.c. face nail braced wall panel 4 - 3" 14 gage staples, 7/16" crown 2 - 16d common (3 1/2" x 0.162") 7. Top plate to top plate, at end joints end nail 3 - 3" x 0.131" nails 3 - 3" 14 gage staples, 7/16" crown 4 - 8d common (2 1/2" x 0.131") 4 - 3" x 0.131" nails toe nail 3 - 3" 14 gage staples, 7/16" crown 8. Stud to top or bottom / sole plate - 16d common (3 1/2" x 0.162") end nail 3 - 3" 14 gage staples, 7/16" crown 16d (3 1/2" x 0.162") at 24" o.c. 9. Double studs 3" x 0.131" nail at 8" o.c. face nail 3" 14 gage staple at 8" o.c., 7/16" crown 10. Double top plates 16d (3 1/2" x 0.135") at 16" o.c. typical face nail 3" x 0.131" nail at 12" o.c 3" 14 gage staple at 12" o.c. 8 - 16d common (3 1/2" x 0.162") Double top plates 12 - 3" x 0.131" nails lap splice 12 - 3" 14 gage staples 2 - 8d common (2 1/2" x 0.131") 11. Blocking between joist or rafters to top plate - 3" x 0.131" nails toe nail each end 2 - 3" 14 gage staples, 7/16" crown - 8d common (2 1/2" x 0.131") toe nail each end - 3" 14 gage staples, 7/16" crown Blocking between joist or rafters not at wall 2 - 16d common (2 1/2" x 0.131") end nail 3 - 3" 14 gage staples, 7/16" crown 16d common (3 1/2" x 0.162") Flat blocking to truss & web filler 3" x 0.131" nails face nail 3" x 14 gage staples, 7/16" crown 8d (2 1/2" x 0.131") 12. Rim joist to top plate 6" o.c. toe nail 3" x 14 gage staple, 7/16" crown. 2 - 16d common (3 1/2" x 0.162") 13. Top plates, laps and intersections face nail 3 - 3" 14 gage staples, 7/16" crown 14. Continuous header, two pieces 16d common (3 1/2" x 0.162") 16" o.c. along edge 3 - 8d common (2 1/2" x 0.131") 15. Ceiling joists to plate 5 - 3" x 0.131" nails toe nail each joist 5 - 3" 14 gage staples, 7/16" crown 4 - 8d common (2 1/2" x 0.131") 16. Continuous header to studs 3 - 16d common (3 1/2" x 0.162") minimum 17. Ceiling joists, laps over partitions (see Section 2308.7.3.1, Table 2308.7.3.1) 4 - 3" x 0.131" nails 4 - 3" 14 gage staples, 7/16" crown 3 - 16d common (3 1/2" x 0.162") minimum Ceiling joists to parallel rafters 4 - 3" x 0.131" nails (see Section 2308.7.3.1, Table 2308.7.3.1) 4 - 3" 14 gage staples, 7/16" crown 3 - 10d common (2 1/2" x 0.131") 9. Rafter to plate toe nail 3 - 3" x 0.131" nails (see Section 2308.7.5, Table 2308.7.5) 3 - 3" 14 gage staples 2 - 8d common (2 1/2" x 0.131") 20. 1" diagonal brace to each stud and plate 2 - 3" x 0.131" nails face nail 3 - 3" 14 gage staples 2 - 8d common (2 1/2" x 0.131") 21. 1" x 6" sheathing to each bearing face nail 22. 1" x 8" & wider sheathing to each bearing | 3 - 8d common (2 1/2" x 0.131") face nail 16d common (3 1/2" x 0.162") 24" o.c. 3" x 0.131" nails 23. Built-up corner studs 16" o.c. 3" 14 gage staples 20d common (4" x 0.192") at 32" o.c. face nail at top and bottom 3" x 0.131" nail at 24" o.d staggered on opposite sides 3" 14 gage staple at 24" o.c. 24. Built-up girder and beams - 20d common (4" x 0.192") face nail at ends and at each 3 - 3" x 0.131" nails 3 - 3" 14 gage staples 16d common (3 1/2" x 0.162") 25. 2" planks at each bearing 3 - 10d common (3" x 0.148") 26. Collar tie to rafter face nail 4 - 3" x 0.131" nails 4 - 3" 14 gage staples, 7/16" crown 3 - 10d common (3" x 0.148") 27. Rafter or truss to top plate 4 - 3" x 0.131" nails toe nail 4 - 3" 14 gage staples, 7/16" crown - 16d common (3 1/2" x 0.162") 3 - 3" 14 gage staples, 7/16" crown 28. Roof rafter to 2x ridge, valley or hip 3 - 10d common (3 1/2" x 0.162") toe nail 4 - 3" 14 gage staples, 7/16" crown 3 - 16d common (3 1/2" x 0.162") 29. Joist to rim / band joist 4 - 3" x 0.131" nails 4 - 3" 14 gage staples, 7/16" crown 3 - 16d common (3 1/2" x 0.162") 30. Ledger strip face nail at each joist or rafter 4 - 3" x 0.131" nails 4 - 3" 14 gage staples, 7/16" crown 1. Wood structural panels and particleboard 1/2" or less 2-3/8" x 0.113" nailⁿ Subfloor, roof and wall sheathing (to framing) 1-3/4" 16 gage 8d^d or 6d^e 19/32" to 3/4" 2-3/8" x 0.113" nail^p 2" 16 gage[®] 1-1/8" to 1-1/4" 10d^d or 8d[‡] Single floor (combination subfloor-underly- 3/4" or less 1 1/8" to 1 1/4" 10d^d or 8d[₽] 1/2" or less 32. Panel siding (to framing) No. 11 gage roofing nåil 6d common nail (2" x 0.113") No. 16 gage staple 33. Fiberboard sheathing No. 11 gage roofing nail No. 16 gage staple 34. Interior paneling a. Common or box nails are permitted to be used except where j. Casing $(1\frac{1}{2}$ " X 0.080") or finish $(1\frac{1}{2}$ " x 0.072") nails spacec b. Nails spaced at 6 inches on center at edges, 12 inches at

FASTENING a,

- 8d common (2 1/2" x 0.131")

3 - 3" 14 gage staples, 7/16" crown

CONNECTION

1. Joist to sill, top plate or girder

LOCATION

toe nail

intermediate supports except 6 inches at supports where spans more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall

0.131"; 10d - 3" x 0.148"). d. Common (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x

sheathing are permitted to be common, box or casing.

c. Common or deformed shank (6d - 2" x 0.113"; 8d - $2\frac{1}{2}$ " x

f. Corrosion-resistant siding (6d - $1\frac{7}{8}$ " x 0.106"; 8d - $2\frac{3}{8}$ " x 0.128") or casing (6d - 2" x 099"; 8d - $2\frac{1}{2}$ " x 0.113") nail. g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing.

e. Deformed shank (6d - 2" x 0.113"; 8d - $2\frac{1}{2}$ " x 0.131"; 10d - 3" x

inches on center at intermediate supports for nonstructural h. Corrosion-resistant roofing nails with $\frac{1}{16}$ -inch-diamter head and $1\frac{1}{2}$ -inch length for $\frac{1}{2}$ -inch sheathing and $1\frac{3}{4}$ -inch length for

Spacing shall be 6 inches on center on the edges and 12

i. Corrosion-resistant staples with nominal $\frac{7}{16}$ -inch crown and $1\frac{1}{4}$ -inch length for $\frac{1}{2}$ -inch sheathing and $\frac{1}{2}$ -inch length for $\frac{25}{32}$ -inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the

long direction of the panel, unless otherwise marked).

inches on panel edges, 12 inches at intermediate supports. k. Panel supports at 24 inches. Casing or finish nails spaced inches on panel edges, 12 inches at intermediate supports. I. For roof sheathing applications, 8d nails $(2\frac{1}{2}" \times 0.113")$ are minimum required for wood structural panels. m. Staples shall have a minimum crown width of $\frac{1}{16}$ inch. n. For roof sheathing applications, fasteners spaced 4 inches center at edges, 8 inches at intermediate supports. o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3

center at edges, 6 inches at intermediate supports for roof sheathing. p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

GENERAL STRUCTURAL NOTES

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EXPIRES 12.31.23

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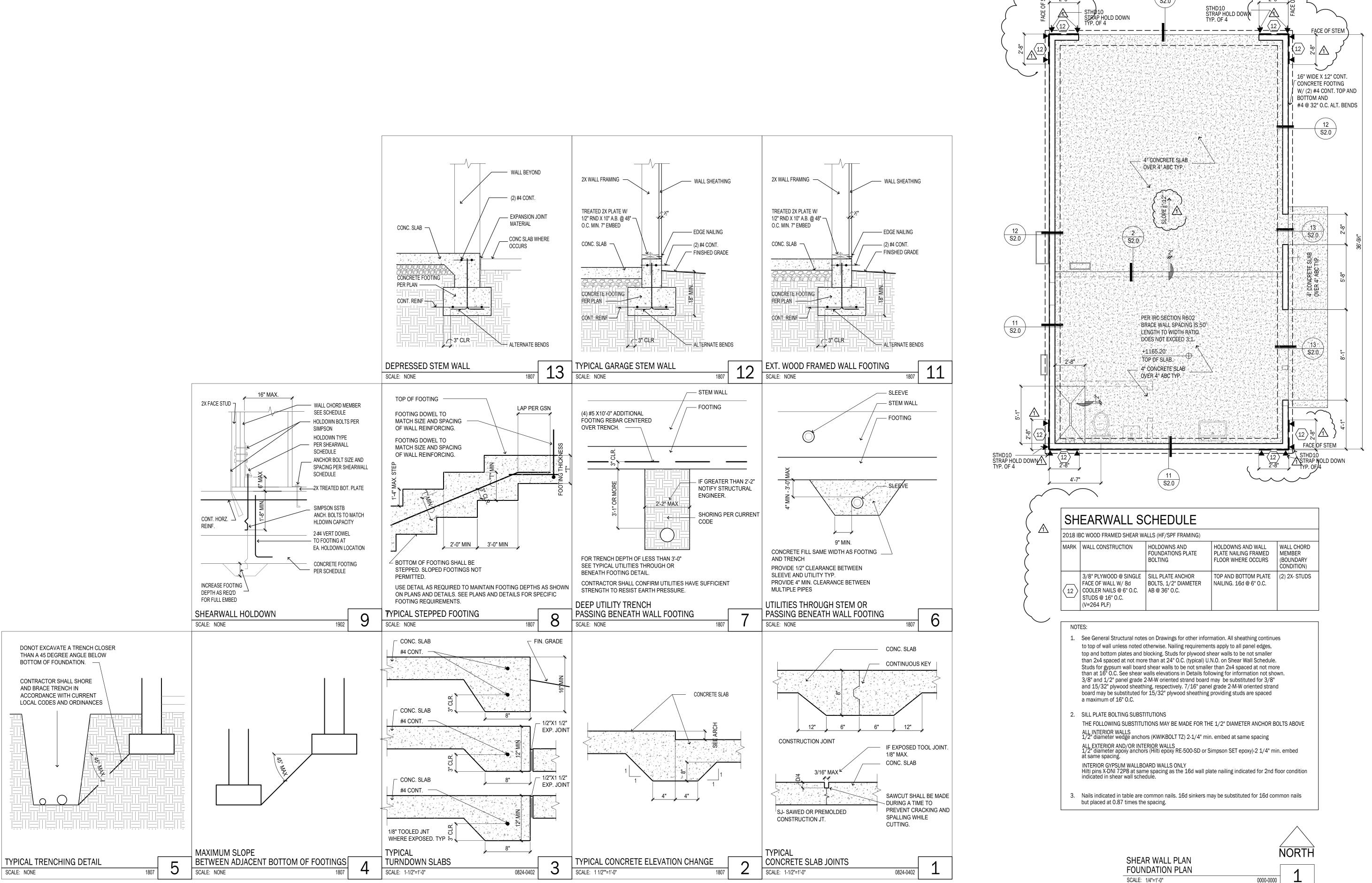
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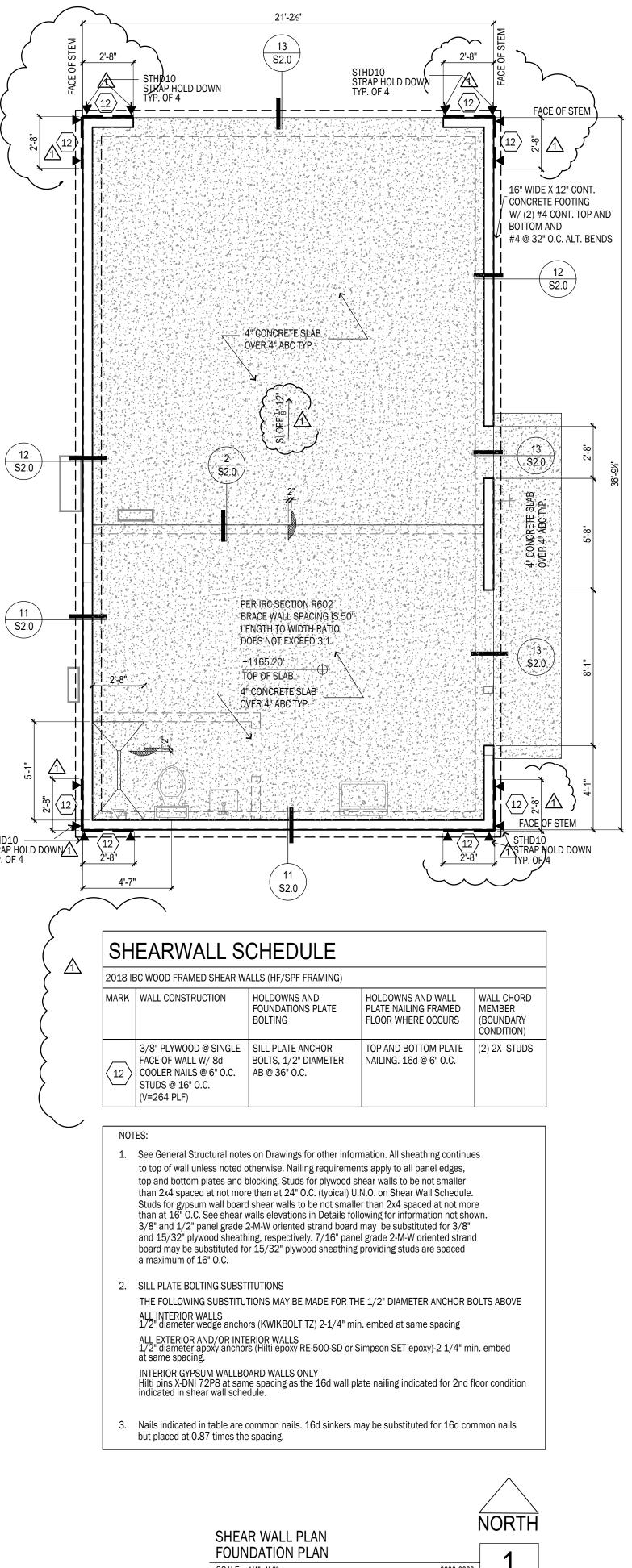
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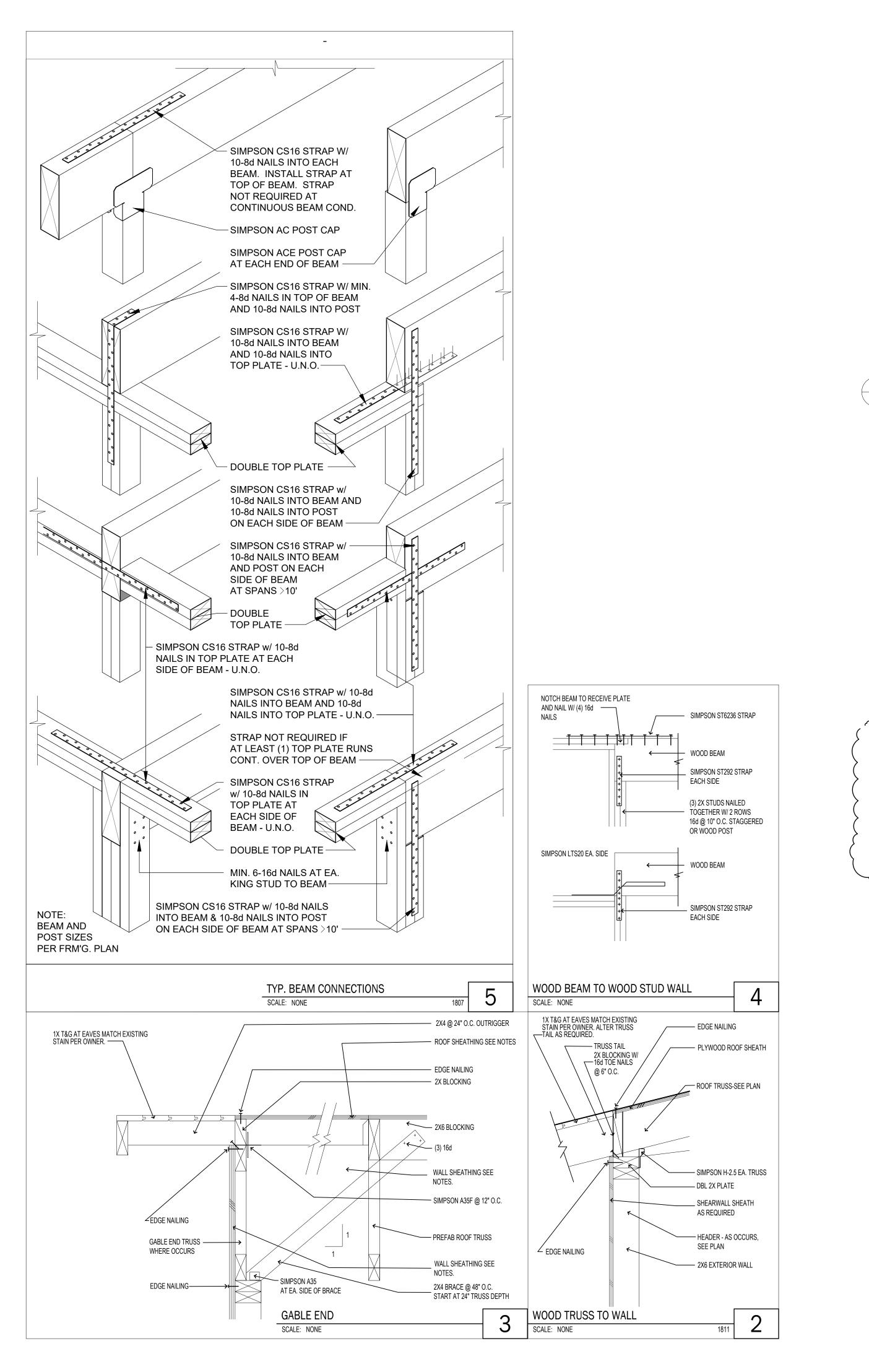
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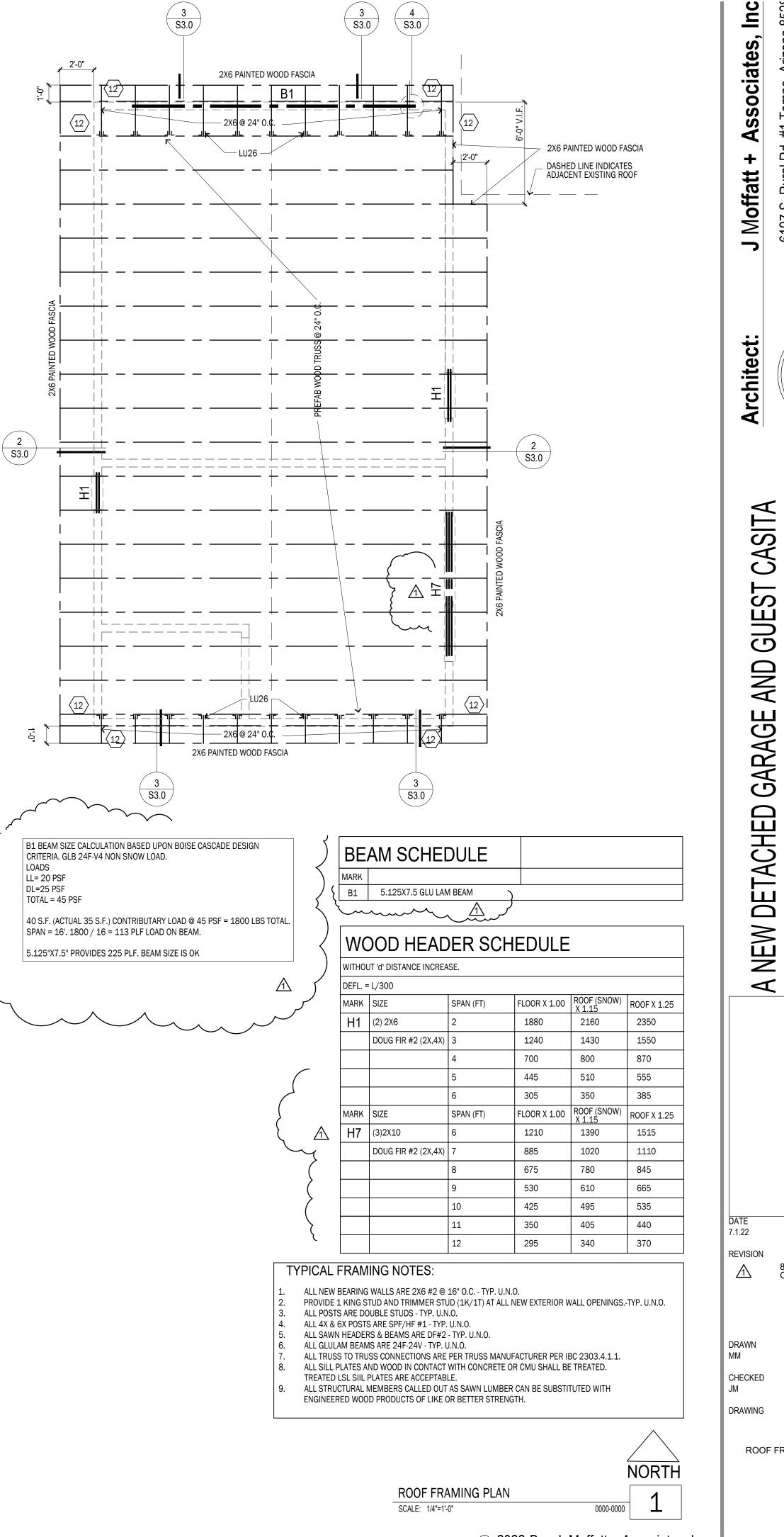
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JM DRAWING

FOUNDATION PLAN

2202





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EXPIRES 12.31.23

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REVISION 8.29.22 COMMENTS CITY OF TEMPE

2202

ROOF FRAMING PLAN

MECHANICAL PLAN

0000-0000

SCALE: 1/4"=1'-0"

OUTDOOR UNIT -

208/230 60A

LG LSU180SV5 HEAT PUMP

PROVIDE MECH CONC OR PREFAB PAD

MINI SPLIT DUCTLESS

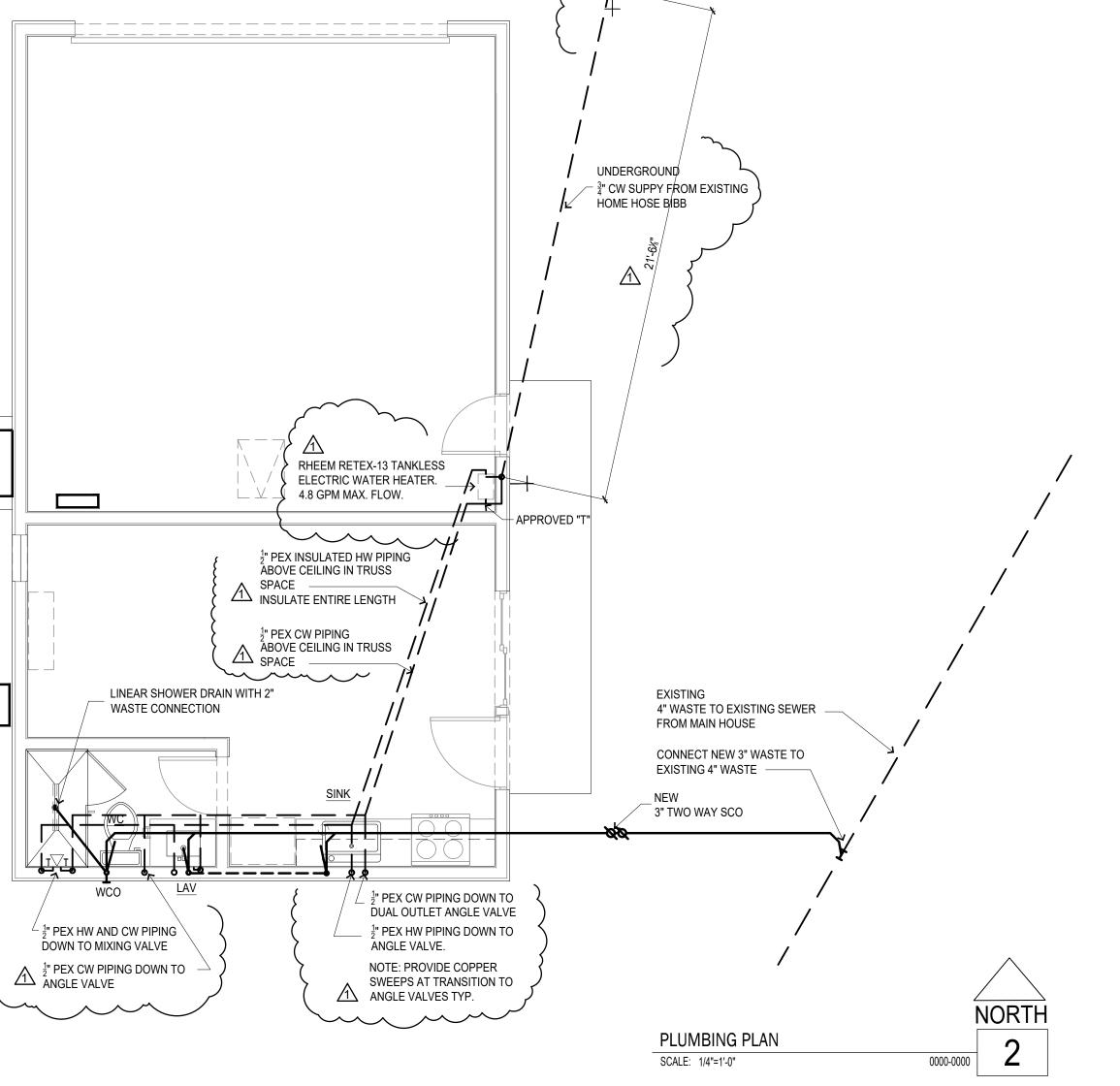
LG LSN180HSV5 HEAT PUMP 208/230 60A VIA OUTDOOR UNIT

INDOOR UNIT -

- THIS DRAWING IS SCHEMATIC AND DIAGRAMMATIC IN NATURE. ALL INSTALLATION SHALL BE IN CONFORMANCE TO CURRENT CODES AND GOVERNING MUNICIPALITIES.
- SLOPE ALL HORIZONTAL WASTE: 1/4" PER FOOT FOR UP T 3" PIPE. 1/8" PER FOOT FOR 4" AND LARGER
- INSTALLED DIELECTRIC ISOLATORS AT ALL DISSIMILAR METAL CONNECTIONS. USE MINIMUM NUMBER OF VENTS.
- HOSE BIBBS SHALL HAVE BACKFLOW PREVENTER INSTALLED PER IRC. P2902.3. WATER PIPING:

COPPER TYPE "L" HARD DRAWN, ASTM B88 FOR ALL ABOVE GROUND INSTALLATIONS. COPPER TYPE "K" SOFT DRAWN, ASTM B88 FOR ALL BELOW GROUND OR BELOW CONCRETE

- INSTALLATIONS. PROVIDE PLASTIC SLEEVE AT ALL PENETRATIONS.
 POLYETHYLENE TUBING (PEX) IAPMO APPROVED, NSF-61 LISTED IS ACCEPTABLE IF
- ALLOWED BY GOVERNING JURISDICTION. WROUGHT COPPER ASTM B16.22
- A. PLASTIC UNDERGROUD WATER PIPING SHALL HAVE A CONTINUOUS 18 GA (OR LARGER) COPPER TRACER WIRE INSTALLED WITH AND ATTACHED TO THE PLASTIC WATER PIPING MATERIAL AT 8'-0" O.C. THIS WIRE SHALL EXTEND FROM THE SERVICE CONNECTION AT THE METER BOX TO THE RISER THAT SUPPLIES THE BUILDING SERVED. THIS TRACER WIRE SHALL VISIBLY TERMINATE 12" ABOVE GROUND AT THE WATER SERVICE RISER. LANDSCAPE IRRIGATION WATER SYSTEMS
- WASTE AND VENT: PLASTIC ABS SCHEDULE 40 IAPMO APPROVED. DWV TYPE SOLVENT WELD.
- CAST IRON STANDARD WEIGHT COATED INSIDE AND OUT CISPI 301 NO HUB SOIL AND VENT PIPE FOR SOIL AND WASTE LINES IN OR UNDER CONCRETE, STORM DRAINS AND VENTS LARGER
- A. PLASTIC UNDERGROUND SEWER PIPING SHAL HAVE A CONTINUOUS 18 GA. (OR LARGE) COPPER TRACER WIRE INSTALLED WITH AND ATTACHED TO THE PLASTIC SEWER
- 8'-0" O.C. THIS WIRE SHALL EXTEND FROM THE SEWER PIPE CONNECTION AT THE PROPERTY OR RIGHT OF WAY LINE TO THE CONNECTION AT THE BUILDING DRAIN. VISIBLY TERMINATE THE TRACER WIRE 12" ABOVE GROUND AT THE SEWER / BUILDING DRAIN CONNECTION.



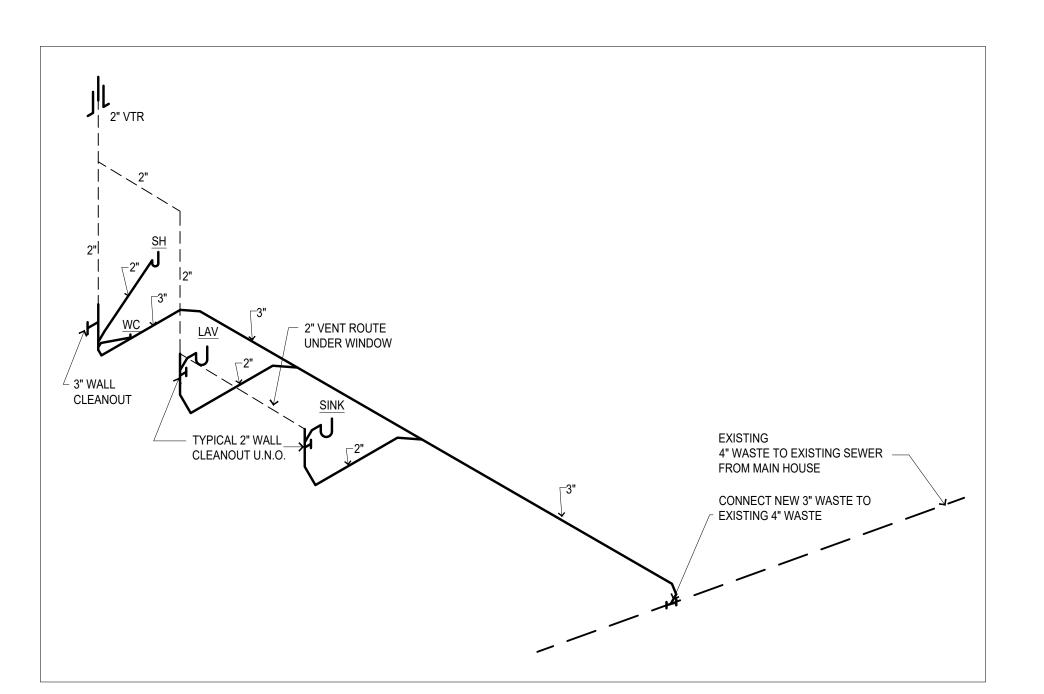
EXECUTION TESTING AND INSPECTIONS

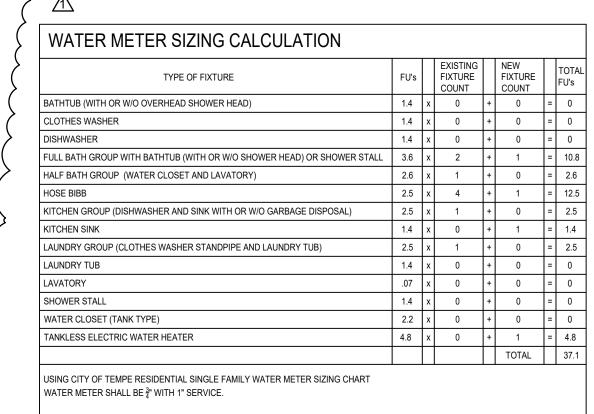
1. ALL WORK TO BE TESTED AND APPROVED BEFORE COVERING AS DIRECTED BY ARCHITECT.

- REMAKE ALL LEAKING JOINTS WATER SYSTEM: 150 PSI HYDROSTATIC PRESSURE HELD FOR FOUR (4) HOURS.
- SANITARY WASTE AND VENT SYSTEM: FILL WITH WATER TO HIGHESTPOINT IN THE SYSTEM AND LET STAND WITHOUT LOSS FOR TWO HOURS.
- GAS SYSTEM: HOLD AT 50 PSI PNEUMATIC FOR FOUR (4) HOURS WITH NO PRESSURE LOSS. STERILIZATION: (DOMESTIC WATER SYSTEM) AFTER TESTS HAVE BEEN COMPLETED AND PASSED, THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM SHALL BE THOROUGHLY FLUSHED WITH WATER UNTIL ALL ENTRAINED DIRT AND MUD HAVE BEEN REMOVED, AND SHALL BE STERILIZED WITH SOLUTIONS OF EITHER LIQUID CHLORINE CONFORMING TO FEDERAL SPECIFICATION BB-B-120 OR HYPOCHLORITE CONFORMING TO FED. SPEC. O-C-114, TYPE II, GRADE G, OR FED
- SPEC. O-S-602, GRADE A OR B. THE CHLORINATING MATERIAL SHALL PROVIDE A DOSAGE OF NOT LESS THAN 50 PARTS PER MILLION AND SHALL BE INTRODUCED INTO THE SYSTEM IN AN APPROVED MANNER, AND RETAINED IN THE SYSTEM FOR 8 HOURS BEFORE FLUSHING.
- 1. FLASHING: SUPPLY FLASHING FOR ALL VENT PIPE AND OTHER TYPES OF PIPING THOUGH ROOF TO BE INSTALLED WITH ROOFING. FLASH VENTS WITH STONEMAN S1300-4 OR WITH SHEET LEAD WEIGHING NOT LESS THAN 4 POUNDS PER SQUARE FOOT OR EQUAL. EXTEND FLASHING INTO ROOFING AT LEAST 10" FROM VENT AND TURN FLASHING OVER AND DOWN INTO WET VENT

UNDERGROUND WATER PIPING

UNDERGROUND WATER PIPING: BURY ALL UNDERGROUND WATER PIPING A MINIMUM OF 24" BLOEW FINISHED GRADE. INSTALL COPPER LINES BELOW CONCRETE FLOORS SO THAT NO JOINTS OCCUR BELOW FLOOR AND WRAP WITH 20 MILS OF POLYETHYLENE TAPE WITH A MINIMUM OF 50%





WASTE AND VENT SCHEMATIC SCALE: NONE

ssociates,

Moffatt 6197

CASITA

GUEST

AND

GARAGI

A NEW DETACHE

DRAWN CHECKED

7.1.22

2202 DRAWING

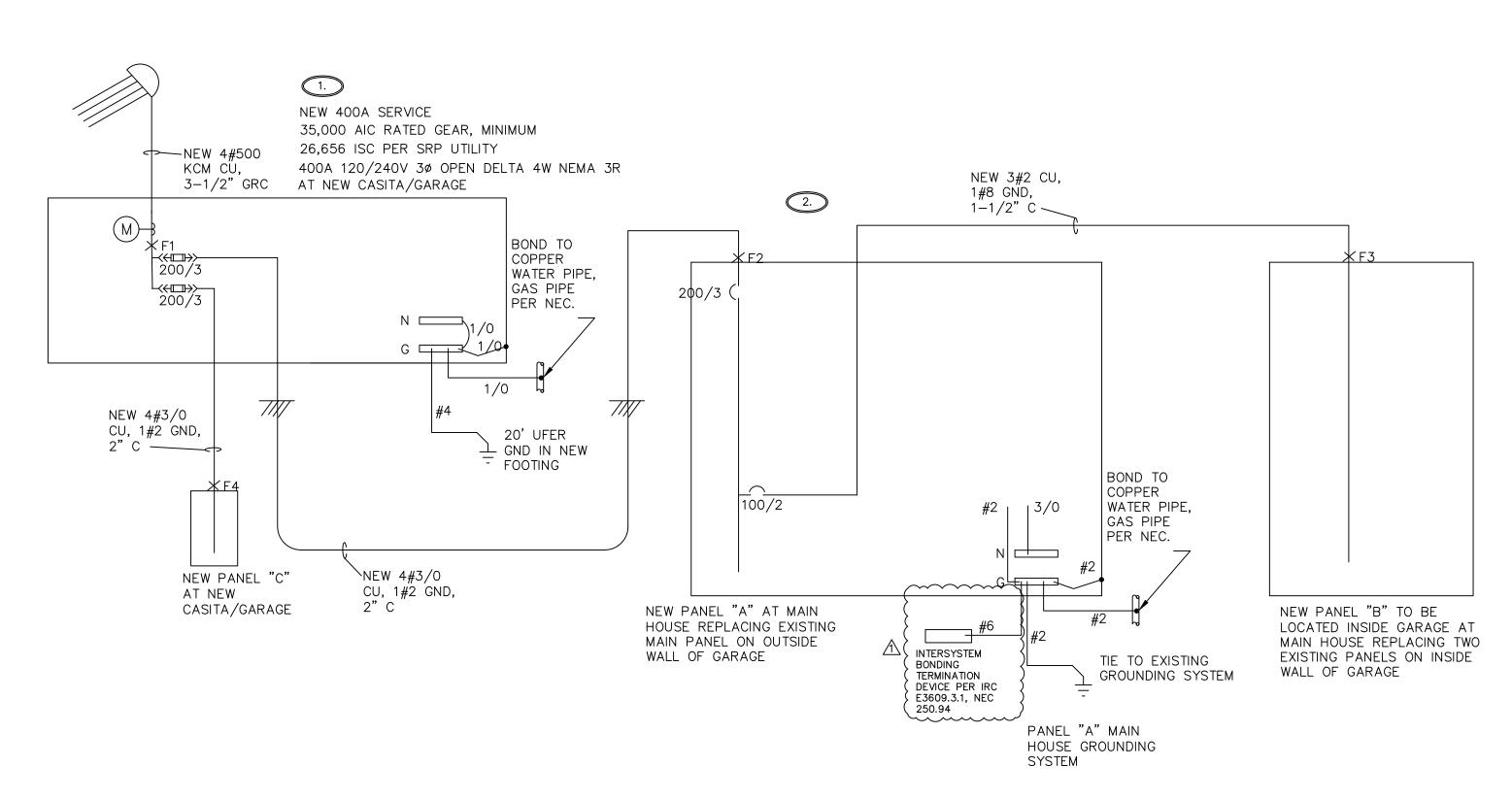
MECHANICAL AND PLUMBING PLAN

PANELBO	ARD		Α	(SCH	HEDULE
MAINS: 200A, MAIN CIRCUIT BREA				LOCATIO	N: EXISTING GARAGE OUTSIDE	
VOLTAGE: 120/240V, 3ø, 4W	LC	LOAD – VA MOUN			NG: SURFACE	
TYPE: NEMA 3R	T - T - T					C:: 35K/10K SERIES RATED
CIRCUIT DESCRIPTION	BKR CIR CO		Bø	Cø	CIR NUM BKF	CIRCUIT DESCRIPTION
EAST A/C	30 / 1 -	-			2 30	WEST A/C
_	3 -		_		4 /	-
-	3 5 -			-	6 / 3	_
RADAR OVEN	20 7 <u>-</u> 1 -	-			8 /	AIR COMPRESSOR
SPACE	9 -	_			10 / 2	_
DRYER	30 11 -		-	-	100	PANEL B
	2 13 -	-			14 / 2	_
SPACE	15 -	_			16	-
EXISTING LOAD	20 17 -		-	-	18	-
_	19 –	-			20	-
_	21 -	_			22	-
_	23 -			1 1	24	-
_	25 -	-			26	-
_	27 –	_	=		28	-
_	29 -			1	30	-
_	31 -	-			32	-
_	33 -	1	_		34	-
_	35 -		,	-	36	SPACE FOR PV
_	37 -	-			38	SPACE FOR PV
_	39 -	_	=		40	SPACE FOR PV
_	-	┨				_
LOAD / CONTINUOUS NON-CONTINU	JOUS	-	_	-		
CONTINUOUS (C) NON-CONTINUOUS TOTAL LOAD CONNECTED 25% OF CONT. LOAD CODE			- - - -			EE LOAD CALCULATIONS

PANELB	$\cup A$	ΚL)	Е	3	S(\mathcal{H}	EDULE	
MAINS: 100A MAIN LUGS ONLY						LOC	ATION	: GARAGE, INSIDE	
VOLTAGE: 120/240V, 1ø, 3W				LOAD	- VA	мои	NTING: SURFACE		
TYPE: NEMA 1						MIN.	AIC.:	: 35K/10K SERIES RATED	
CIRCUIT DESCRIPTION		CIR NUM		Aø	Bø	CIR NUM	BKR	CIRCUIT DESCRIPTION	
STOVE/RANGE	30/	1	-	<u>-</u>		2	30 /	EXISTING LOAD	
-	/ 2	3	-			4	/2	_	
OVEN	30/	5	-	-		6	20/1	AFCI BEDROOM	
-	/ 2	7	-		-	8	20/	AFCI BEDROOM	
WELDER RECEPT	50/	9	-	-		10	20/	AFCI KITCH LTG	
-	$\sqrt{2}$	11	-		-	12	20 1	AFCI DINING RM RECEPTS	
AFCI GAS DRYER	20 1	13	-	1 1		14	20 / 1	AFCI BEDROOM	
AFCI WASHER	20/1	15	1		_	16	20 1	BATHROOM RECEPTS	
AFCI REF	20/1	17	-	-		18	20 1	M BATH RECEPTS	
AFCI FREEZER	20/1	19	-			20	20 1	AFCI LIVING RM RECEPTS	
AFCI/GFCI GARB DISP	20/1	21	-	-		22	20/1	GFCI GARAGE DOOR OPENER	
AFCI/GFCI DISHSWASHER	20/1	23	-		-	24	20 1	AFCI EXISTING LOAD	
-		25	1	-		26		-	
-		27	-		-	28		-	
-		29	-	-		30		-	
-		31	-			32		-	
-		33	-	_		34		_	
-		35	-		_	36		-	
-		37	-	-		38		_	
-		39	-			40		_	
-		41	-	-		42		_	
LOAD / CONTINUOU		_		-	-			1	
CONTINUOU	s (c)								
NON-CONT					_		SE	E LOAD CALCULATIONS	
TOTAL LOAD CONNECTED 25% OF CO	NT IO	AD							

4. 5.	$\overline{7}$.				NEV	V		
PANELBOARD			C SCHEDULE					
MAINS: 200A MAIN LUGS ONLY			LOCA		LOCA	TION	: AT NEW CASITA/GARAGE BLDG	
/OLTAGE: 120/240V, 3ø, 4W			LOAD - VA MOU		MOUN	ITINC	S: SURFACE	
TYPE: NEMA 1			HI LEG		MIN.	AIC.:	35K/10K SERIES RATED	
CIRCUIT DESCRIPTION	BKR CIR CO		Вø	Cø	CIR NUM	_	CIRCUIT DESCRIPTION	
AFCI DINING RECEPTS	20 1 -			1	2	<u>5/1</u>	AFCI KIT AREA LIGHTING	
SPACE	3 -		_		4		SPACE	┨
OUTDOOR UNIT HEAT PUMP	60 5 -		1	_	6	15/	INDOOR UNIT HEAT PUMP	
	2 7 -		-	1	8	/ 2		1
SPACE	-	_	_		10		SPACE	
RANGE	50 11 -		,	_	12	30/	TANKLESS WATER HEATER	
_	2 13 -			1	14	/ 2		
SPACE	15 -	_	-	ł	16		SPACE	
BATHROOM RECEPTS	20 17 -	•		_	18	20/	GFCI GARAGE DOOR OPENER	
AFCI KIT SM APPLIANCE	20 19 -	. -		,	20	GARAGE RECEPTS		
SPACE	21 -	<u> </u>			22	_	SPACE	
AFCI KIT SM APPLIANCE	20 23 -		-	_	24	5/1	EXTERIOR LIGHTING	
AFCI KIT MICROWAVE	20 25 -	. –		1	26	20/	EXTERIOR RECEPTS	
SPACE	27 -	<u>-</u>			28		SPACE	
AFCI KIT REF	20 29 -	:	7	<u>-</u> -	30	<u>5/1</u>	SMOKE DETECTORS	
AFCI BED AREA RECEPTS	20 31 -			1	32		_	1
SPACE	33 -				34		_	
AFCI BED AREA LTG	15 35 -		7		36		SPACE FOR PV	
_	37 -	-		•	38	SPACE FOR PV		
_	39 -		_		40	SPACE FOR PV		
	41 -	<u>:</u>		<u> </u>	42		SPACE FOR PV	
LOAD / CONTINUOUS	IUOUS	-	_		_	-		
CONTINUOUS NON-CONTIN TOTAL LOAD CONNECTED						SEE	E LOAD CALCULATIONS	
25% OF CON	IT. LOAD							

	FAULT CA	LCULATIO	NS FOR SING							
(3.)	FAULT F1 PER UTILITY COMPANY:				26,656	ISC	F1H, F1M			
			INITIAL							
	FAULT	PANEL	ISC	DIST	VOLTAGE	CABLE	C FACTOR	F	M	ISC
	F2	Α	26,626	60	240	3/0	13923	0.83	0.55	14,573
	F3	В	14,573	5	240	#2	5903	0.10	0.91	13,214
	F4	С	26,626	30	240	3/0	13923	0.41	0.71	18,836





	HOUSE	HOUSE	CASITA	SES		
	PNL A	PNL B	PNL C			
	600	3000	330	3930	Sq Ft	
GENERAL LTG/REC@3VA/SF	1800	9000	990	11790		
KIT SM APPLIANCE		4500	3000	7500		
KIT OVEN	8000		8000	16000		
KIT RANGE	8000			8000		
KIT DW		900		900		
KIT GARB DISP		900		900		
KIT MICROWAVE	1500		1500	3000		
KIT REFRIGERATOR/FR		900	900	1800		
KIT HOOD FAN		200	200	400		
DINING		1500	1500	3000		
WELDER OUTLET		9600		9600		
AIR COMPRESSOR	6000			6000		
DRYER(GAS)	3.2.0	1150		1150		
WASHER		1150		1150		
AUNDRY		1500		1500		
GARAGE DOOR OPENER		1600	1600	3200		
WATER HEATER *		.000	11500	11500		
PANEL B 40% LOADS	32900		1.000			
	52000					
SUBTOTAL	58200	32900	29190	87390	VA	
TIDOT 40 000VA O 4000V	40000	40000	40000	40000	\ / A	
FIRST 10,000VA @ 100%	10000		10000	10000		
REMAINING @40% (220.83(B))	19280	9160	7676	30956		
HP1 WEST (3 PH)	5328			5328		
HP2 EAST (3 PH)	4284			4284		
HP3-CASITA*			8172	8172		
NSIDE FAN 1*		1150		1150		
NSIDE FAN 2*		1150		1150		
PANEL B 100% LOADS	2300					
ANEL D 100% LOADS	2300					
TOTALS	38892	21460	25848	61040	\/	
AMPERES AT 240V 1 PHASE **	162		20040			
ADVICEDED BY 74UV I PHASE	PNL A	PNL B	PNL C	SES	^	
TWI EILEG TH 240V 11 HITOE	FINI A	LINLB	FINL	-14		
IVIII ENEC 7(1 240V 11 11/10E						
CORRECTED VALUES**	-14 148			240		

General Notes

1. COMPLY WITH STATE AND LOCAL CODES. OBTAIN ALL NECESSARY PERMITS. ALL ELECTRICAL EQUIPMENT TO BE LISTED. COORDINATE WITH UTILITY COMPANY.

2. ALL WIRING COPPER, EXCEPT AS NOTED. WIRING INSULATION TYPE THHN/THWN INTERIOR, XHHW-2 EXTERIOR MINIMUM.

3. COORDINATE ELECTRICAL WORK WITH OTHER TRADES. INSTALL WIRING PER MANUFACTURERS REQUIREMENTS

4. DESIGNED PER 2017 NEC.

	ELECTRICAL	LEGEN	D
	SURFACE/PENDANT LIGHT FIXTURE	\Diamond	MOTOR, HP INDICATED
0	SURFACE LIGHT FIXTURE	<u></u>	CIRCUIT BREAKER
□→	RECESSED WALL WASHER DIRECTION INDICATED	__	FUSED DISCONNECT
	RECESSED LIGHT FIXTURE		PULLOUT TYPE
<u>P</u>	WALL MOUNTED LIGHT	60A - □]-	FUSE/DISCONNECT FUSE
	FAN/LIGHT	-	SWITCH
	RECESSED LIGHT CEILING FAN/LIGHT		DISCONNECT
	SURFACE FLUORESCENT	\boxtimes	STARTER
(T)	EXIT SIGN	\bowtie	COMBO STARTER DISCONNECT
V P	EMERGENCY LIGHT	~~	OVERLOADS
	EMERGENCT LIGHT	S S ₃ S _D	SWITCH 3-WAY SWITCH
(A)	EXHAUST FAN	$S_{\rm D}^3$	DIMMER SWITCH
	TELEPHONE RECEPTACLE	S _F	FAN SWITCH
	DATA RECEPTACLE	S ₃	SWITCH FOR LIGHTS
	SPECIAL RECEPT, (DRYER, RANGE)	Ja ,	DESIGNATED WITH "a"
	SPECIAL RECEPT, (DRYER, RANGE) DRYER MOUNTED @+48"AFF RANGE MOUNTED @ 4"AFF	$M \rightarrow 1$	CT METER
	DUPLEX RECEPTACLE, NEMA 5-15R (MINIMUM)		
GFCI	050, 050505,0,5	(M)	METER
	GFCI RECEPTACLE	-	HOMERUN TO PANEL
WP	RECEPT MOUNTED ABOVE COUNTER OR AT +48" AFF		CONCEALED WIRING UNLESS NOTED OTHERWISE
ĞFÇI	WEATHERPROOF COVER ON GFCI RECEPTACLE	(SD)	EXPOSED WIRING UNLESS NOTED OTHERWISE SMOKE DETECTOR
₩	RECEPTACLE-220V AMPS AS NOTED	SD	SMOKE DETECTOR
#	RECEPTACLE-4 PLEX	F	FIRE ALARM PULL STATION
	FLOOR BOX RECEPTACLE	HS	FIRE ALARM HORN/STROBE
	TV/CABLE RECEPTACLE	FACP	FIRE ALARM CONTROL PANEL
S_{M}	MANUAL MOTOR STARTER W/ OVERLOADS	HD	FIRE ALARM HEAT DETECTOR
$ \rightarrow \vdash$	CONTACTS N.O.	MD	MOTION DETECTOR
- 	CONTACTS N.C.		OCCUPANCY SENSOR
-0-	COIL		POWER PACK
	N.O. PUSHBUTTON		TOWERTAGE
	N.C. PUSHBUTTON	Ţ.	GROUNDING ELECTRODE
oto	FLOAT N.C.	- -} -}	TRANSFORMER
1000	FLOAT N.O.	WP 1	WEATHERPROOF
6		PC I	PHOTOCELL
	H.O.A. SWITCH	(E) E	EXISTING
		` '	NEW
		NL N	IIGHT LIGHT
		\bigcirc	JUNCTION BOX
		<u> </u>	DONCTION BOX

ELECTRICAL NOTES

8. LABEL EXISTING CIRCUITS
ACCORDING TO THEIR
ACTUAL USE. ENGINEER HAS MADE SOME ASSUMPTIONS AS TO LABELING ON EXISTING 20A SINGLE POLE BRANCH CIRCUITS. NEW PANELBOARD "B" REPLACES TWO EXISTING PANELBOARDS IN GARAGE. ROUTE EXISTING BRANCH CIRCUITS TO NEW PANELBOARD.

1. PROVIDE NEW SERVICE ON NEW CASITA/GARAGE BUILDING, NEW PANEL "C". PROVIDE NEW FEEDER, NEW PANELBOARDS "A" AND "B" AT EXISTING HOUSE, CONNECT TO EXISTING

J. DISTANCES FROM SERVICE FUTRANCE SECTION (SES) ENTRANCE SECTION (SES) TO
PANELBOARDS ARE CRITICAL
FOR SHORT CIRCUIT
CURRENT ATTENTUATION AND MUST BE MAINTAINED AT OR GREATER THAN THE VALUE SHOWN IN THE SHORT CIRCUIT CALCULATIONS. NOTIFY ENGINEER IF DISTANCES ARE LESS THAN SHOWN FOR RE-EVALUATION OF EQUIPMENT.

4. COMPLY WITH 2017 NEC 110.22 (PANEL CIRCUIT IDENTIFICATION) & 210.12(A) (ARC FAULT PROTECTION REQUIREMENTS FOR KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY OR SIMILAR ROOMS OR AREAS).

5. CHANGE CIRCUIT IDENTIFICATION TO REFLECT ACTUAL AREA CIRCUIT SERVES, PER FIELD
CONDITIONS. EVERY CIRCUIT
AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE. NEC 408.4 NO "GENERAL LIGHTING" AS THEY MUST BE LABELED SPECIFIC FOR THEIR USE.

6. VERIFY CIRCUIT BREAKER WITH UNIT NAMEPLATE, VOLTAGE, MCA, WRE SIZE. ADJUST AS NEEDED.

7. CONTRACTOR MAY HAVE MORE OR FEWER CIRCUIT BREAKERS THAN AS SHOWN.

HE PROJECT # 2022048 Hartwig Engineering Inc David Hartwig, P.E. 10781 S Mustang Drive Goodyear AZ 85338 480-643-0432 david@hartwigengineering.com

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Associates, Inc.

J Moffatt

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DAVID ROBERT HARTWIG **\8/31/2022**/ EXPIRES 03/31/2024

7/28/2022 REVISION 8/31/2022

7/28/2022

DRAWN DRH CHECKED DRH

DRAWING

2202

E1.0

AND

GARAGE

A NEW DETACHED (

ROBEF

SMOKE AND CARBON MONOXIDE COMBO DETECTORS SHALLS BE HARDWIRED INTO RESIDENCES ELECTRICAL SYSTEM,

3- DESIGNATES A THREEWAY SWITCH IF USED

DUPLEX RECEPTACLE

RECESSED CLOCK RECEPTACLE

4- DESIGNATES A FOURWAY SWITCH IF USED

DEDICATED CIRCUIT ELECTRONIC EQUIPMENT RECEPTACLE.

GFCI DESIGNATES GROUND FAULT CIRCUIT

WP DESIGNATES A WATER PROOF RECEPTACLE
AFCI ARC FAULT CURRENT INTERUPTOR

TR DESIGNATES TAMPER RESISTANT

DECORATIVE, WALL MOUNTED LIGHT FIXTURE "J" BOX.
TO BE CHOSEN BY OWNER

RECESSED ULTRA SLIM LED KIT

#A. COMMERICAL ELECTRIC MODEL 91476 4" SQUARE
COLOR SELECTABLE. WET RATED

RECESSED SHOWER LIGHT, IC RATED, WET LOCATIONS

W/ BATTERY BACKUP INTERCONNECT

#F. HALO ALBALITE SPLAY H2IC-120

SD/CM
KIDDE P4010ACLEDSCO-2

EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS. (M1507.2

EXHAUST FANS IN BATHROOMS WITH SHOWER OR TUB SHALL BE PROVIDED WITH A DELAY TIMER OR HUMIDITY/CONDENSATION CONTROL SENSOR. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (R303.3) AMENDED.

> ELECTRICAL SYMBOL LEGEND SCALE: NONE

7.1.22

8.29.22 COMMENTS CITY OF TEMPE

DRAWN CHECKED

DRAWING

ELECTRICAL PLAN



