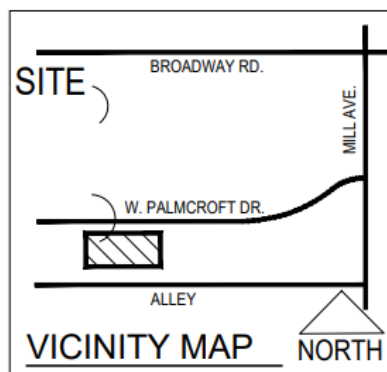


**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**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/HPO220010)**

RECOMMENDATION: Approve, with conditions



Property Owner

Kris Roberts and Debbie Roberts

Applicant

J. Moffatt + Associates, Inc.

Tempe Hist. Prop. Reg. Status

Designated

National Register Status

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 [nomination](#):

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 low-pitched 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 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 [Secretary of the Interior's Standards for the Treatment of Historic Properties](#) 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 from 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:

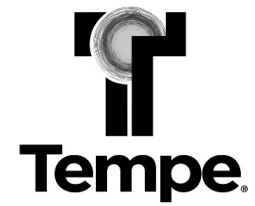
Based upon the information provided and the above analysis, should the Commission approve a Certificate of Appropriateness for the proposed addition as part of case PL220273/HPO220010, staff recommends approval be subject to the following condition(s).

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/HPO220010)



DEVELOPMENT PROJECT FILE

for

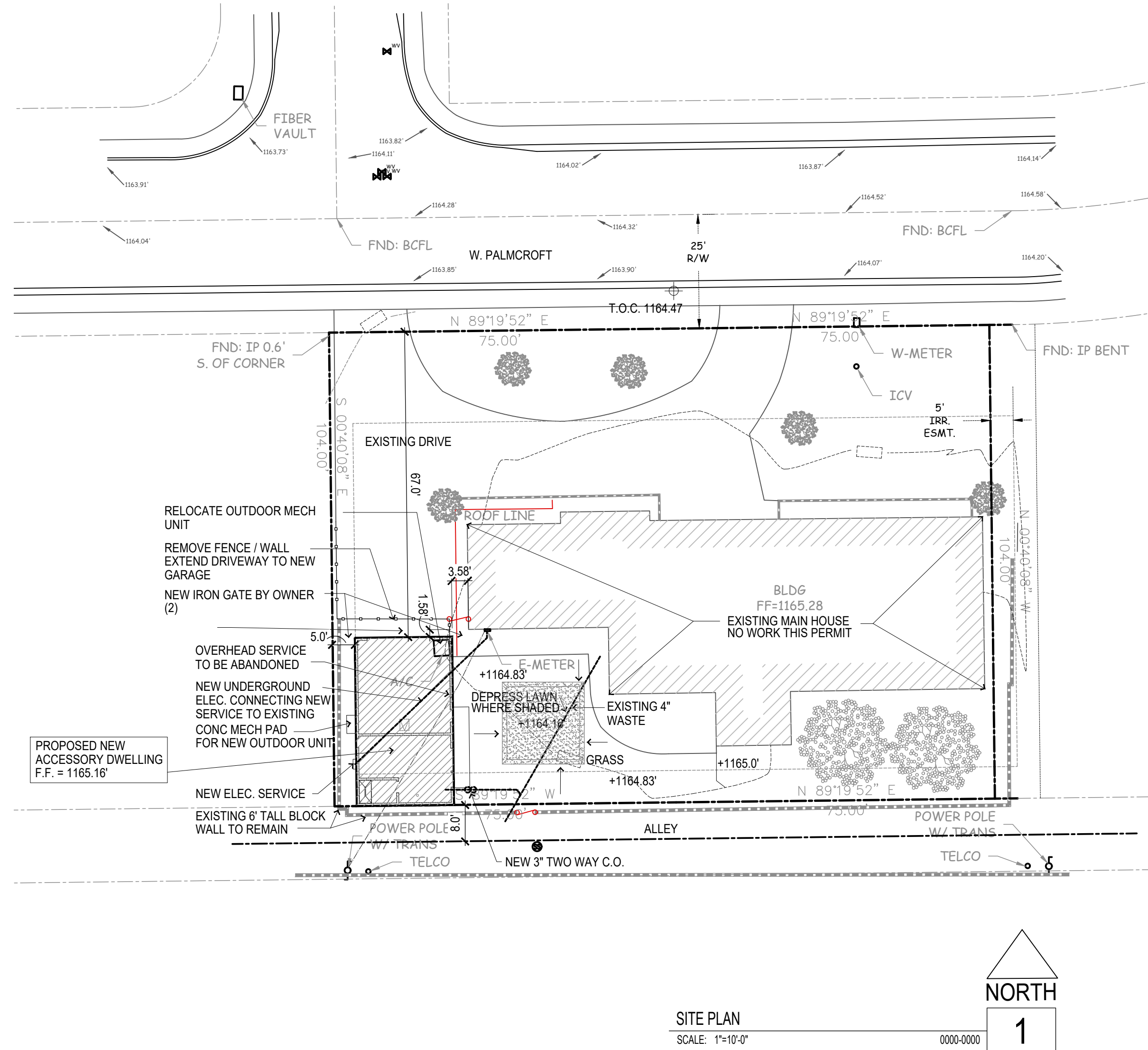
Roberts Residence Addition
(PL220273/HPO220010)

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

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.
- 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.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND 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.
- 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.
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNERS' (OR BUILDING OWNERS') PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
- 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.
- CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORD. EFFORTS OF ALL SUBCONTRACTORS.
- ARCHITECT SHALL HAVE FULL ACCESS TO SITE AT ALL TIMES.

USE OF CONSTRUCTION DOCUMENTS

- CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDL. INFORMATION IS REQUIRED.
- THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
- DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR WITHOUT APPROVAL OF ARCHITECT.
- DIMENSIONS ARE FACE OF STUD OR TOP OF STRUCTURE UNLESS NOTED OTHERWISE.

MATERIALS

- ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
- PENETRATIONS THROUGH SEPARATIONS SHALL COMPLY WITH 2012 IRC SECTION R302.5 DWELLING / GARAGE SEPARATIONS SHALL COMPLY WITH 2012 IRC SECTION R302.6
- ALL MATERIALS USED IN AIR DISTRIBUTION/ RETURN SHALL HAVE A FLAME SPREAD RATING OF 25 AND SHALL BE APPROVED BY LOCAL BUILDING CODE AUTHORITIES.
- ALL MATERIALS USED IN FIRE RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.
- ALL STEEL PRODUCTS USED IN THE EXTERIOR WALLS SHALL BE STAINLESS OR GALVANIZED. ALL EXTERIOR STEEL SHALL BE GALVANIZED UNLESS NOTED OR SPECIFIED OTHERWISE.
- ALL SHEET METAL FLASHINGS SHALL ALLOW FOR THERMAL MOVEMENT OF THE MATERIAL WITHOUT DEFLECTION AND OILCANNING.
- 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 IRC.
- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- LATH MUST BE CORROSION RESISTANT AND AS SHOWN IN IRC R703.6.1 WITH A MINIMUM 1 INCH 20 GA. GALVANIZED WIRE FABRIC LATH.

DEFINITIONS

- "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.
- "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.
- "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.
- "MINIMUM" OR "MIN" 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.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
- "*" AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.

GENERAL NOTES

- PROTECT AND PRESERVE ALL PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL CONFIRM WITH OWNER WHICH MATERIAL IS TO REMAIN AND WHICH IS AVAILABLE FOR REMOVAL.
- PROTECT AND PRESERVE ALL MATERIALS TO REMAIN AND OR TO BE REUSED.
- 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 MUNICIPALITIES AND CODES.

PROJECT DESCRIPTION

PROJECT CONSISTS OF NEW DETACHED ACCESSORY GARAGE / DWELLING.

PROJECT DATA:

SITE ADDRESS
25 W. PALMCROFT
TEMPE, ARIZONA 85281
ZONING DISTRICT
R1-6
TAX ASSESSOR'S NUMBER
133-20-022A

SETBACKS REQUIRED
FRONT: 20 FEET
SIDES: 5 FEET
REAR: 15 FEET MEASURED TO CENTER OF ALLEY

SETBACKS PROVIDED ACCESSORY DWELLING
FRONT: 67 FEET
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.

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

OCCUPANCY / USE
R-3 (PRIVATE RESIDENCE)

CONSTRUCTION TYPE
V-B

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	456 SQ. FT.
PROPOSED ACCESSORY DWELLING	334 SQ. FT.
TOTAL PROPOSED NEW AREA	790 SQ.FT.

LOT COVERAGE CALC

AREA OF LOT	15,600 S.F.
LOT COVERAGE ALLOWED	7,020 SQ.FT OR 45%
PER CITY OF TEMPE LOT COVERAGE CALCULATION	
LOT COVERAGE PROPOSED TOTAL	4,855 SQ.FT OR 31%

PROJECT TEAM:

OWNER: KRIS AND DEBBIE ROBERTS
25 W. PALMCROFT
TEMPE, ARIZONA 85281

BUILDER: OWNER BUILD

SURVEYOR: WESTERN GEOMATICS SERVICES
2925 E. RIGGS RD SUITE 8-191
CHANDLER, ARIZONA 85249
P: 480-656-7912

ARCHITECT: J.MOFFATT + ASSOCIATES, INC
6197 S. RURAL RD
TEMPE, ARIZONA 85283
P: 602-322-0112
jmoффatt@jm-arch.com
CONTACT: JIM MOFFATT

STRUCTURAL: SE CONSULTANTS
5800 E. THOMAS ROAD UNIT 104
SCOTTSDALE, ARIZONA 85251
480-946-2010
CONTACT: QUINTON KUBICEK

MECHANICAL MANUALS: SE CONSULTANTS
3011 N. 73RD ST. #103
SCOTTSDALE, ARIZONA 85251
480-970-1078
CONTACT: ANDREA WOLFF

ELECTRICAL: HARTWIG ENGINEERING, INC.
10781 S. MUSTANG DRIVE
GOODYEAR, ARIZONA 85338
480-643-0432
CONTACT: DAVID HARTWIG

SHEET INDEX:

- A1.0 SITE PLAN SURVEY
- 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:

- PREMANUFACTURED ROOF TRUSSES.

Architect: J Moffatt + Associates, Inc.
6197 S. Rural Rd. #1 Tempe, Arizona 85288
Cell: 602-319-9199
Office: 602-322-0111
jmoффatt@jm-arch.com
www.jm-arch.com

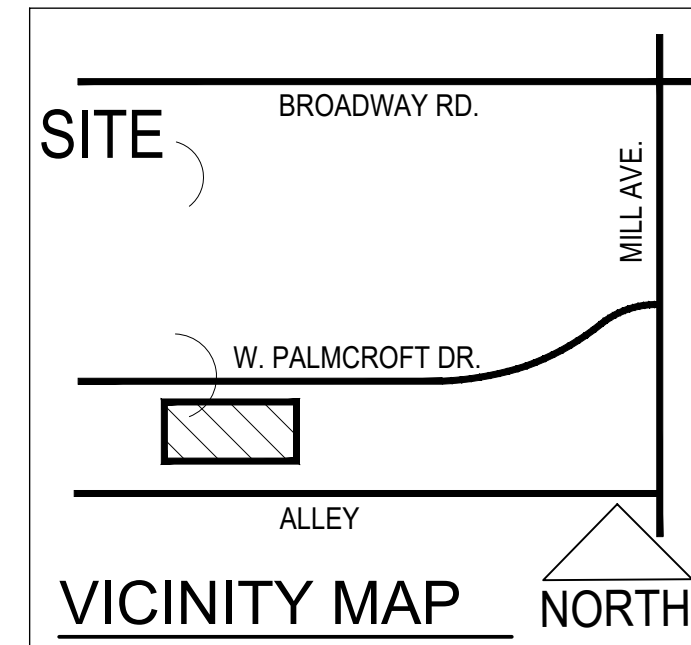
30784 JAMES E. MOFFATT
7.8.22
EXPIRES 12.31.23

A NEW DETACHED GARAGE AND GUEST CASITA ROBERTS HOUSE 25 W PALMCROFT TEMPE ARIZONA

DATE: 7.1.22
REVISION: 8.29.22 COMMENTS: CITY OF TEMPE

DRAWN: MM
CHECKED: JM
DRAWING: 2202
SITE PLAN

A1.0



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE	MAP NUMBER
040054	2240	M	9.18.20	X	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 SHOWN 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

- 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.
- 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.
- 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.
- 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	M	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.

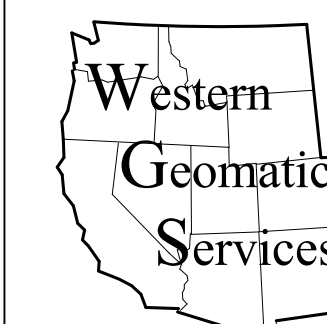
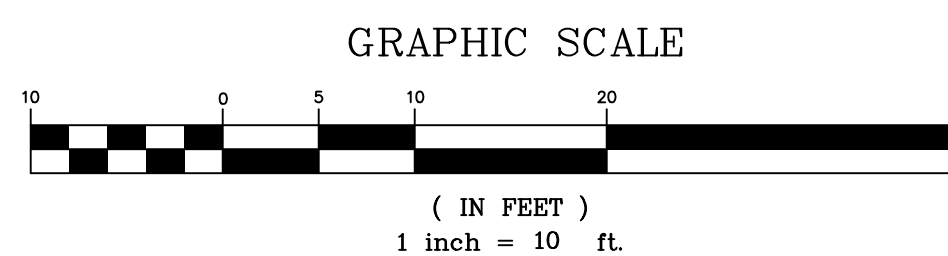
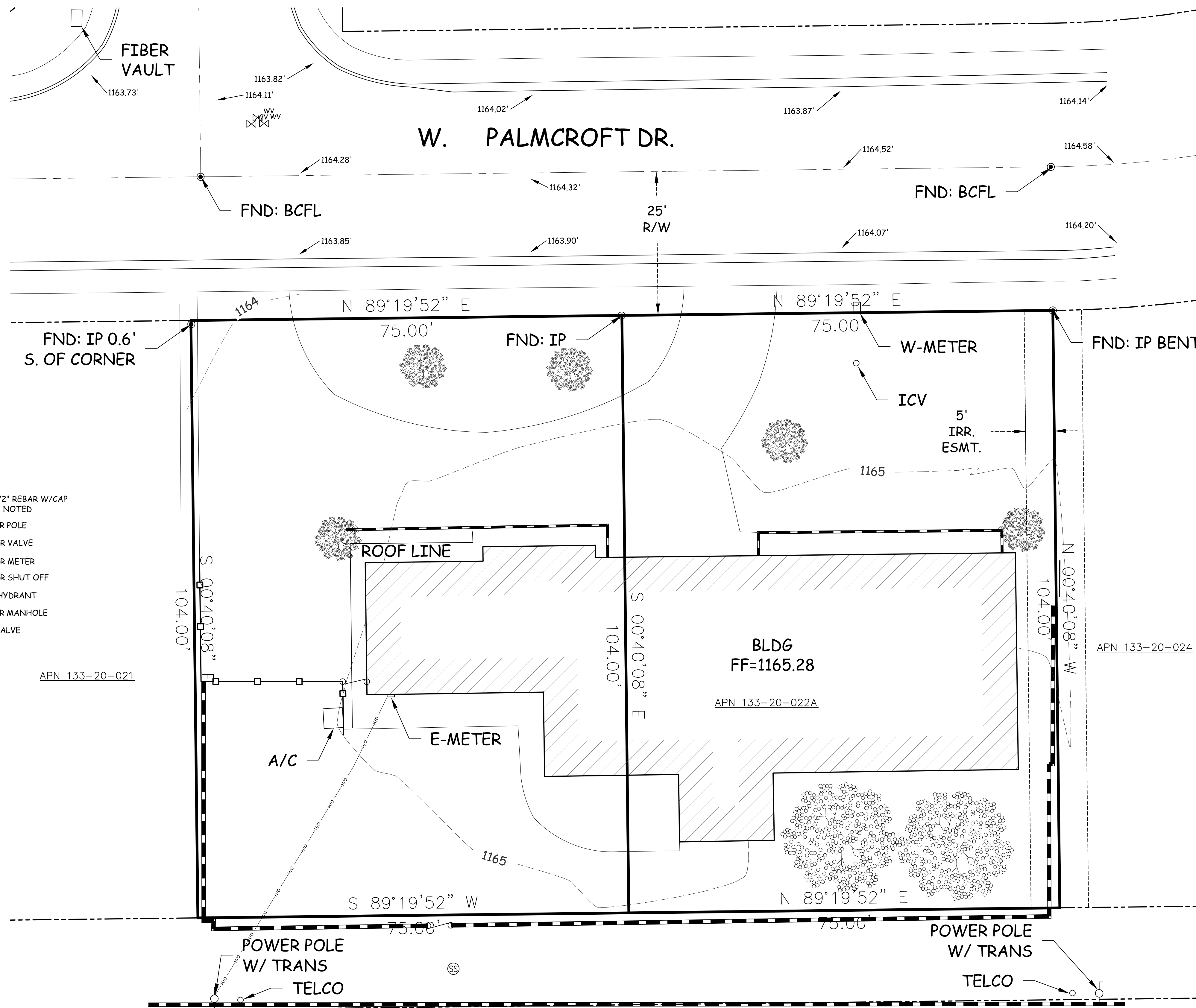


EXPIRES: 3/31/2025

SIGNED *Jeff R. Cook* Date 4/20/22
JEFF R. COOK AZ Reg. No. 28719 Date
My License renewal date is March 31, 2022

LEGEND

- SET 1/2" REBAR W/CAP OR AS NOTED
- ⊕ POWER POLE
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊕ WATER SHUT OFF
- ⊕ FIRE HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ GAS VALVE



2925 E RIGGS RD
Suite 8-191
Chandler, AZ 85249
(480) 656-7912

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	4/20/22	SUBMITTAL	CB	JC	JC
SCALE AS SHOWN			WGS6553		

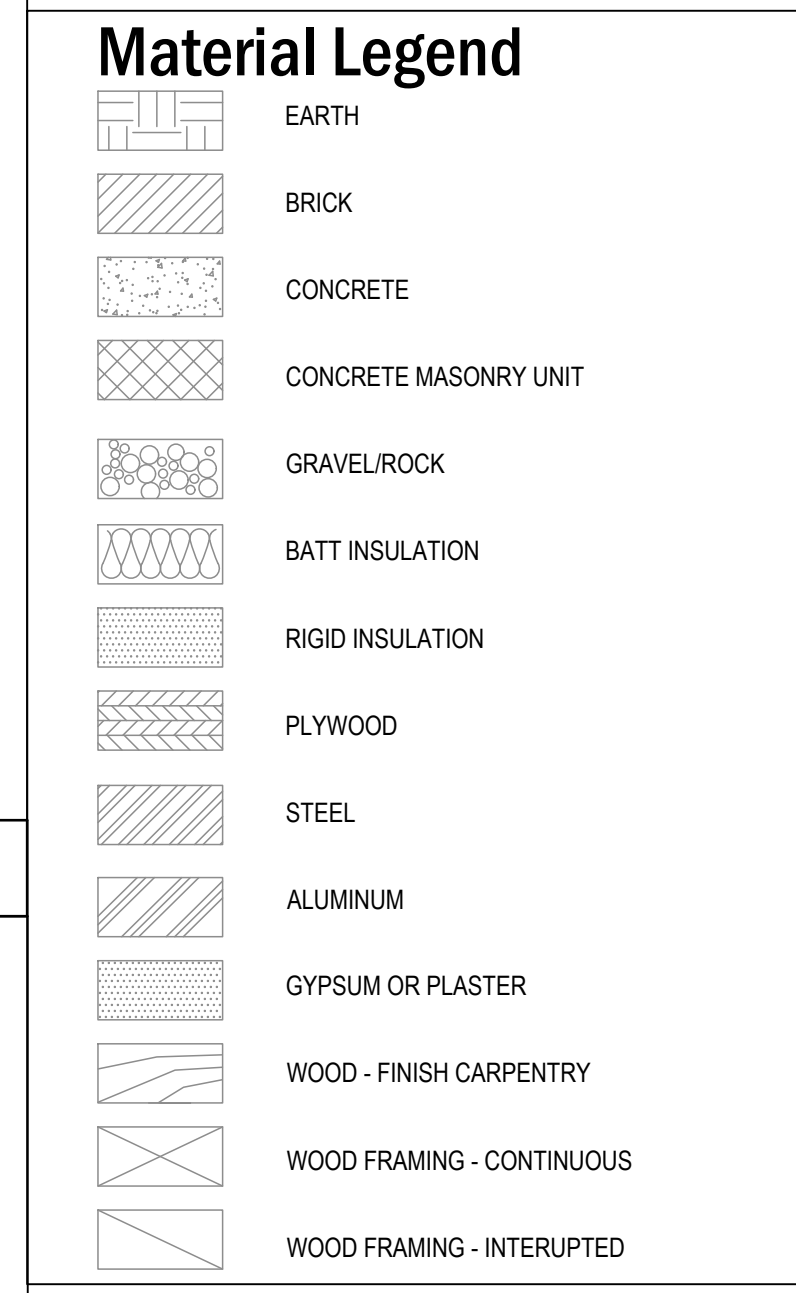
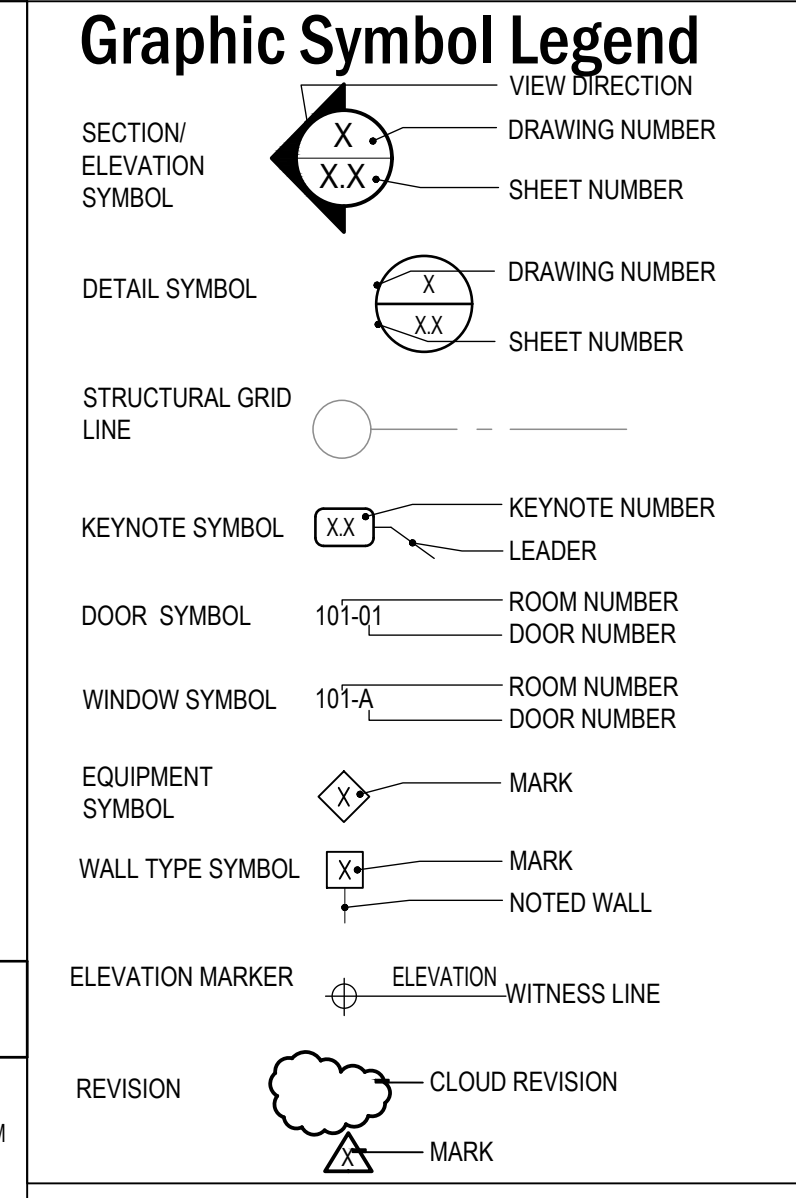
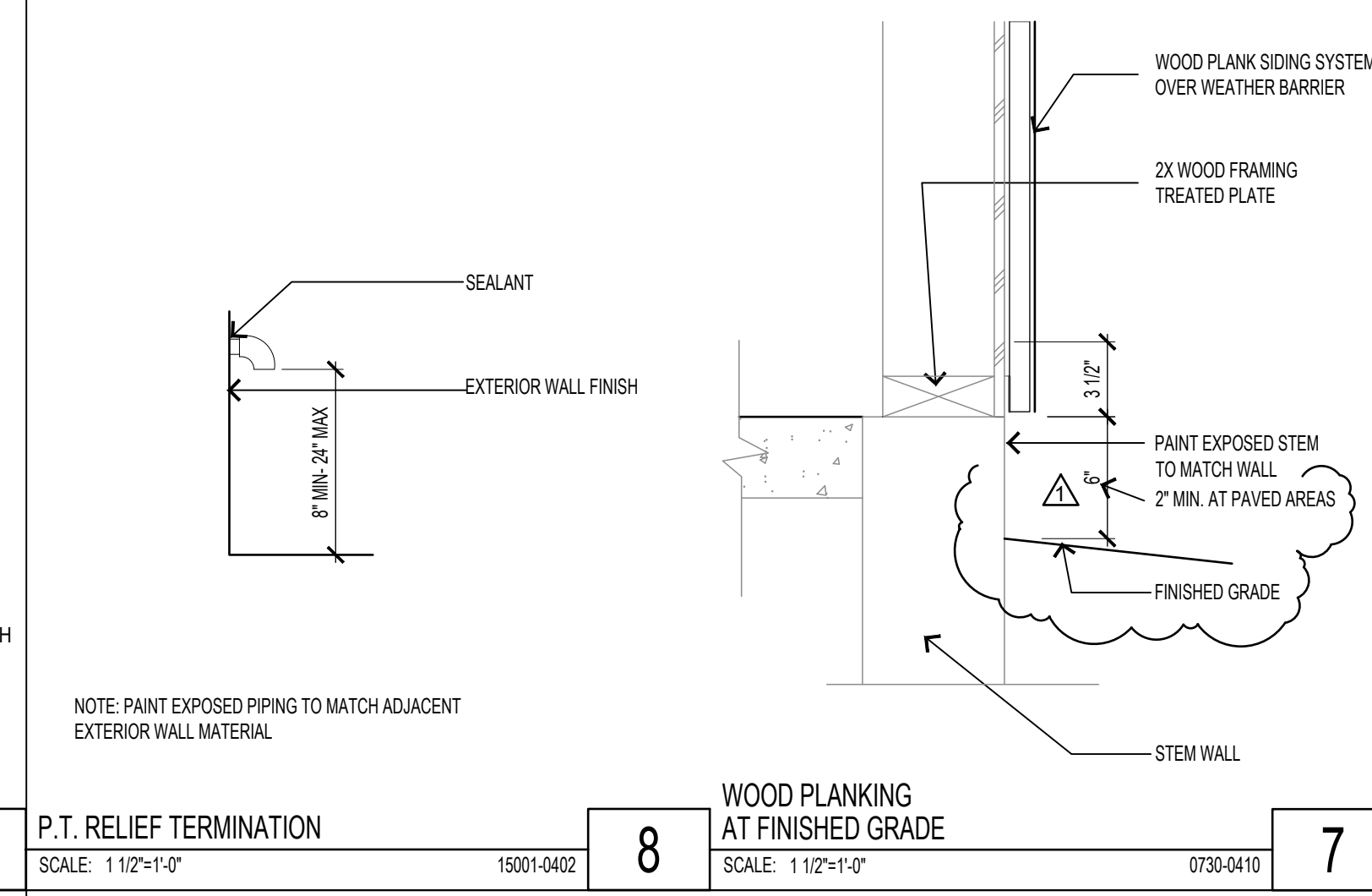
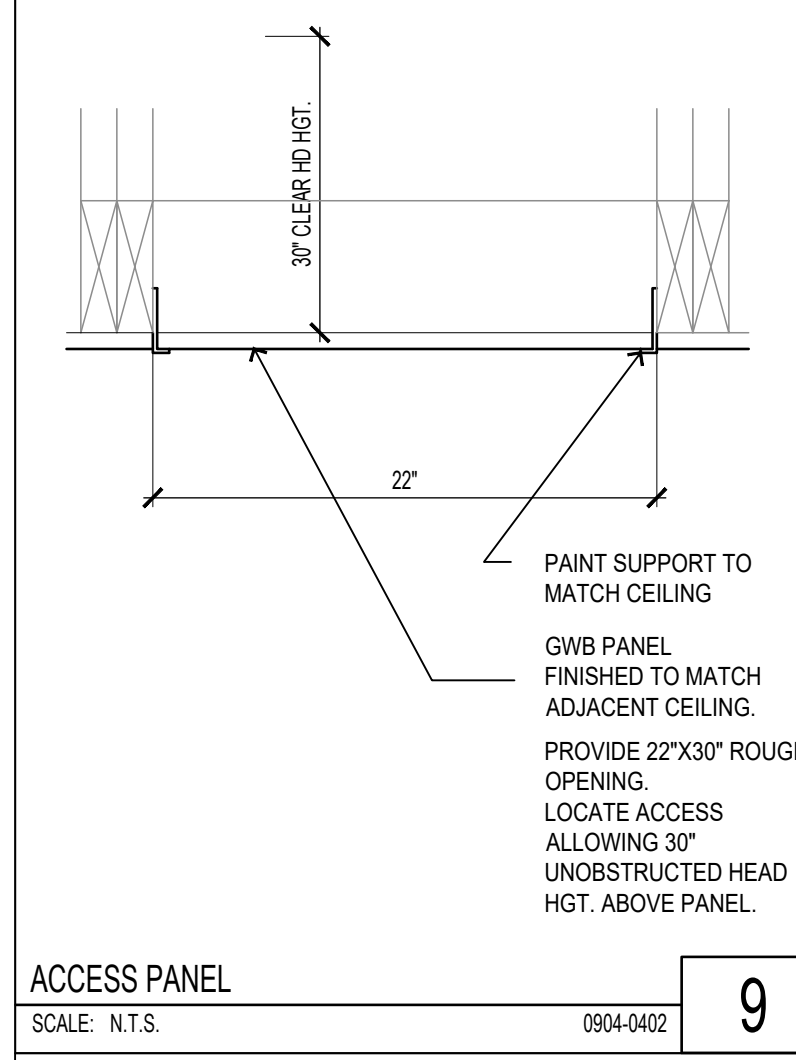
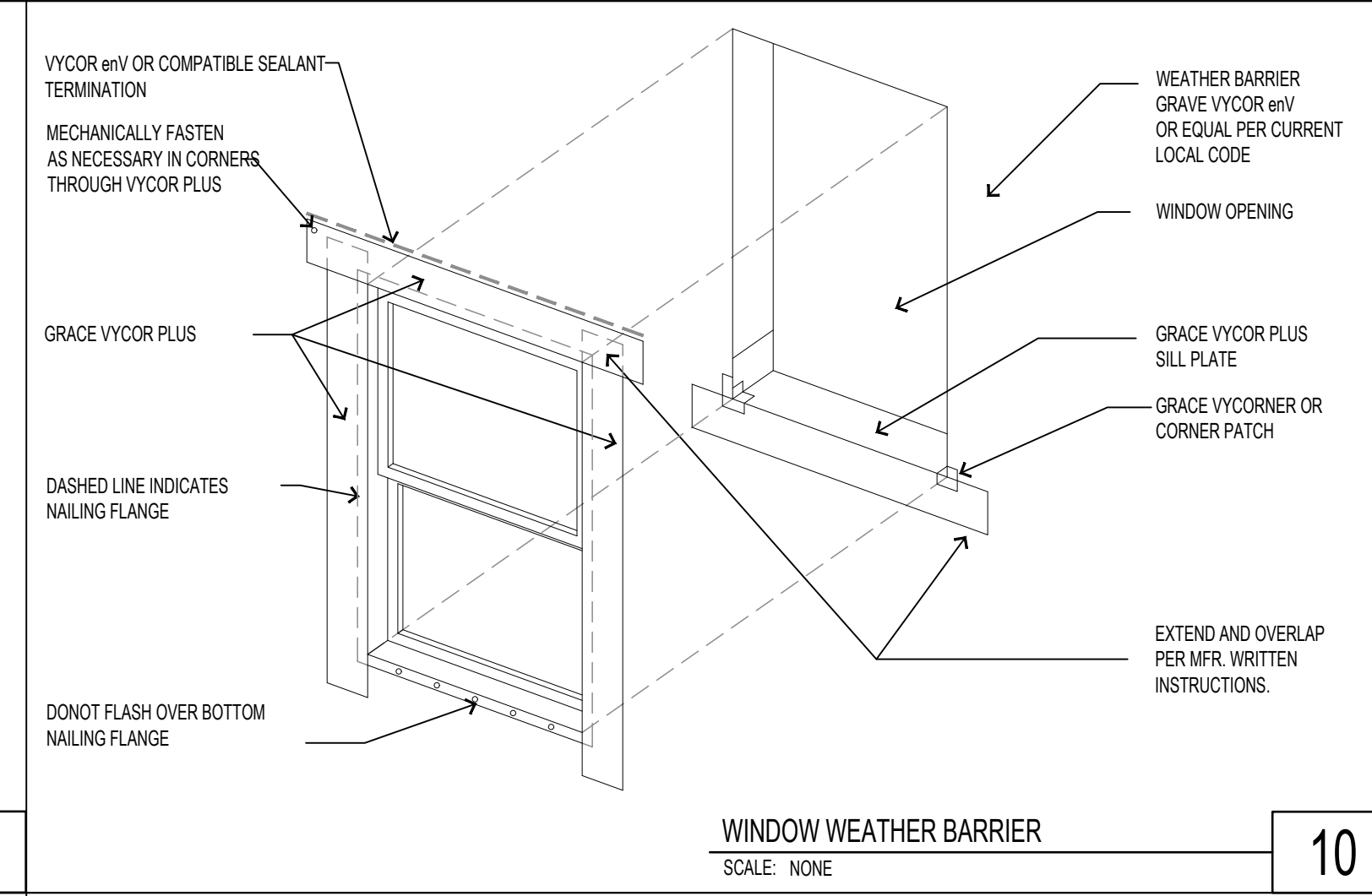
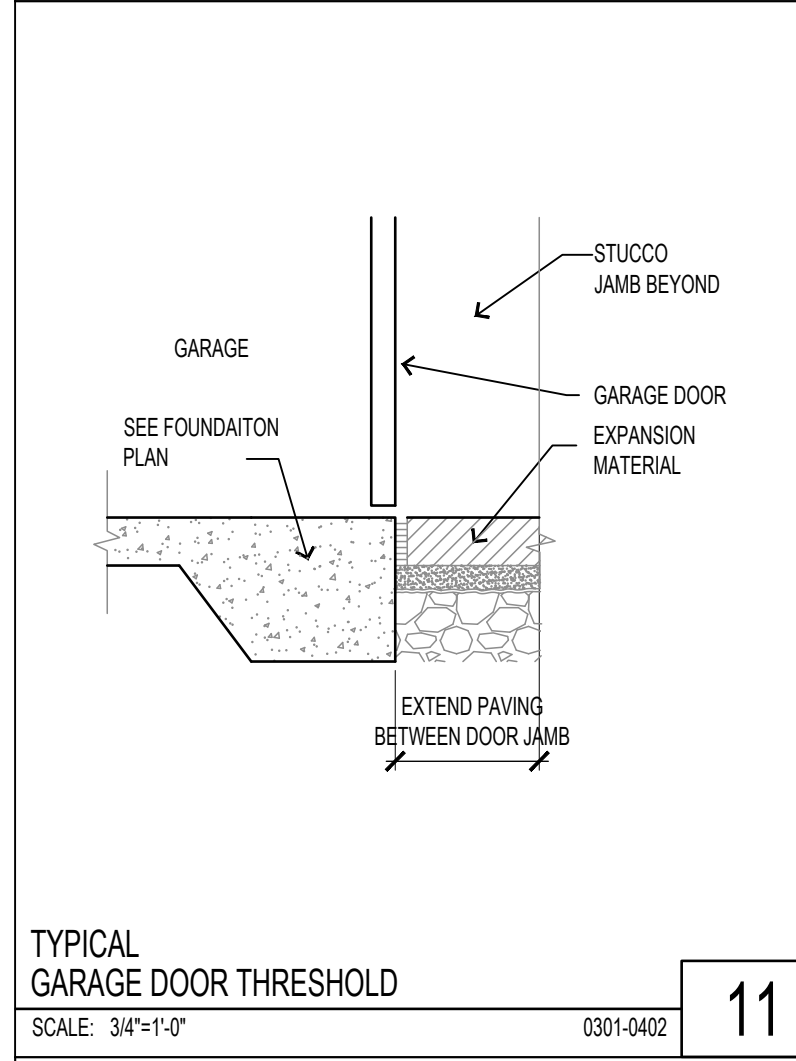
Ceiling Joist Span Table
 Uninhabitable attics without storage, live load = 10 psf.

Ceiling Joist Spacing In inches	Species and Grade	Deadload = 5 psi				
		2x4	2x6	2x8	2x10	
12	Douglas Fir -Larch	SS	13-2	20-8	>26	>26
	Douglas Fir -Larch	#1	12-8	19-11	>26	>26
	Douglas Fir -Larch	#2	12-5	19-6	25-8	>26
	Douglas Fir -Larch	#3	10-10	15-10	20-1	>26
	Hem-Fir	SS	12-5	19-6	25-8	>26
	Hem-Fir	#1	12-2	19-1	25-2	>26
	Hem-Fir	#2	11-7	18-2	24-0	>26
	Hem-Fir	#3	10-10	15-10	20-1	>26
	Southern Pine	SS	12-11	20-3	>26	>26
	Southern Pine	#1	12-8	19-11	>26	>26
	Southern Pine	#2	12-5	19-6	25-8	>26
	Southern Pine	#3	11-6	17-0	21-8	>26
	Spruce-pine-Fir	SS	12-2	19-1	25-2	>26
	Spruce-pine-Fir	#1	11-10	18-8	24-7	>26
Spruce-pine-Fir	#2	11-10	18-8	24-7	>26	
Spruce-pine-Fir	#3	10-10	15-10	20-1	24-6	
16	Douglas Fir -Larch	SS	11-11	18-9	24-8	>26
	Douglas Fir -Larch	#1	11-6	18-1	23-10	>26
	Douglas Fir -Larch	#2	11-3	17-8	23-0	>26
	Douglas Fir -Larch	#3	9-5	13-9	17-5	21-3
	Hem-Fir	SS	11-3	17-8	23-4	>26
	Hem-Fir	#1	11-0	17-4	22-10	>26
	Hem-Fir	#2	10-6	16-6	21-9	>26
	Hem-Fir	#3	9-5	13-9	17-5	21-3
	Southern Pine	SS	11-9	18-5	24-3	>26
	Southern Pine	#1	11-6	18-1	23-1	>26
	Southern Pine	#2	11-3	17-8	23-4	>26
	Southern Pine	#3	10-0	14-9	18-9	22-2
	Spruce-pine-Fir	SS	11-0	17-4	22-10	>26
	Spruce-pine-Fir	#1	10-9	16-11	22-4	>26
Spruce-pine-Fir	#2	10-9	16-11	22-4	>26	
Spruce-pine-Fir	#3	9-5	13-9	17-5	21-3	
24	Douglas Fir -Larch	SS	10-5	16-4	21-7	>26
	Douglas Fir -Larch	#1	10-0	15-9	20-1	24-6
	Douglas Fir -Larch	#2	9-10	14-10	18-9	22-11
	Douglas Fir -Larch	#3	7-8	11-2	14-2	17-4
	Hem-Fir	SS	9-10	15-6	20-5	>26
	Hem-Fir	#1	9-8	15-2	19-7	23-11
	Hem-Fir	#2	9-2	14-5	18-6	22-7
	Hem-Fir	#3	7-8	11-2	14-2	17-4
	Southern Pine	SS	10-3	16-1	21-2	>26
	Southern Pine	#1	10-0	15-9	20-10	>26
	Southern Pine	#2	9-10	15-6	20-1	23-11
	Southern Pine	#3	8-2	12-0	15-4	18-1
	Spruce-pine-Fir	SS	9-8	15-2	19-11	25-5
	Spruce-pine-Fir	#1	9-5	14-9	18-9	22-11
Spruce-pine-Fir	#2	9-5	14-9	18-9	22-11	
Spruce-pine-Fir	#3	7-8	11-2	14-2	17-4	

Nailing Schedule

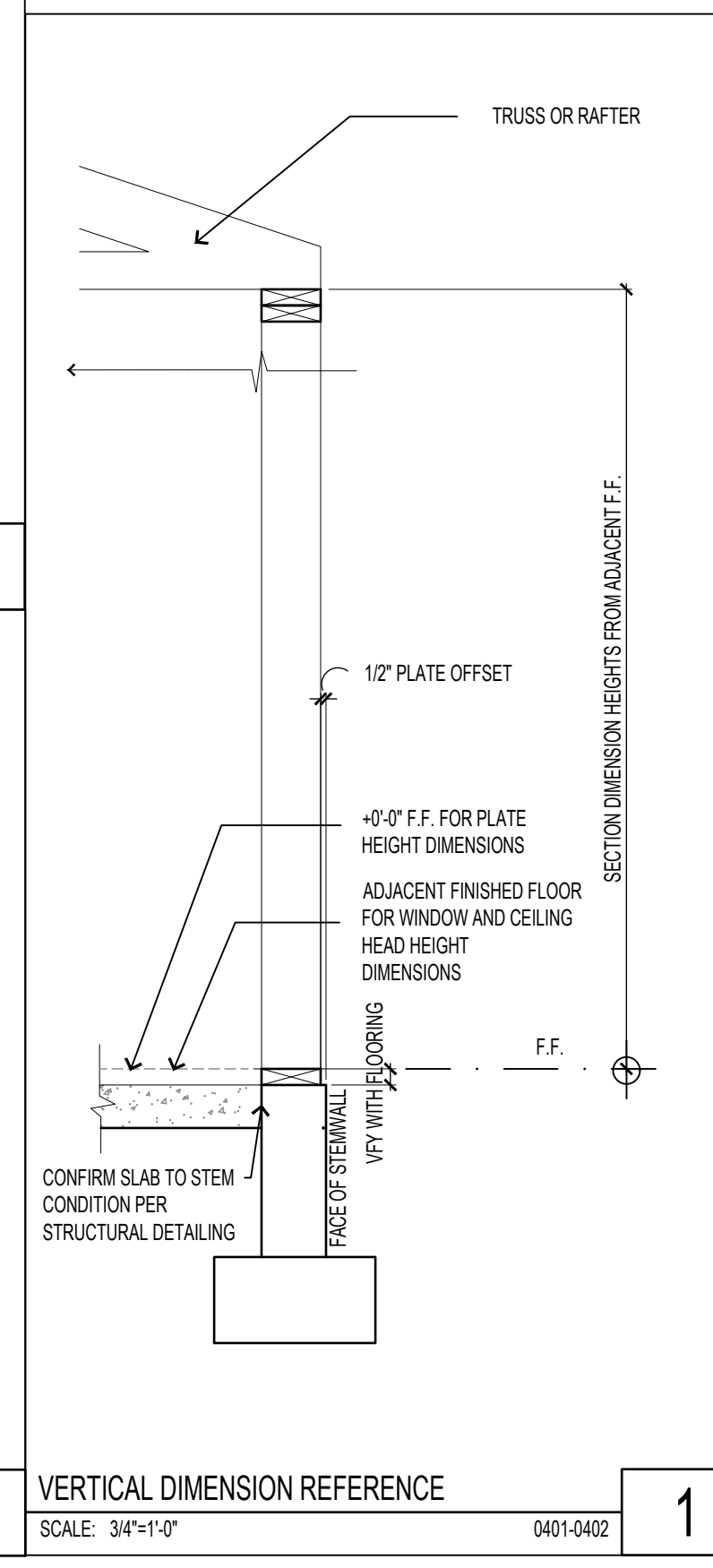
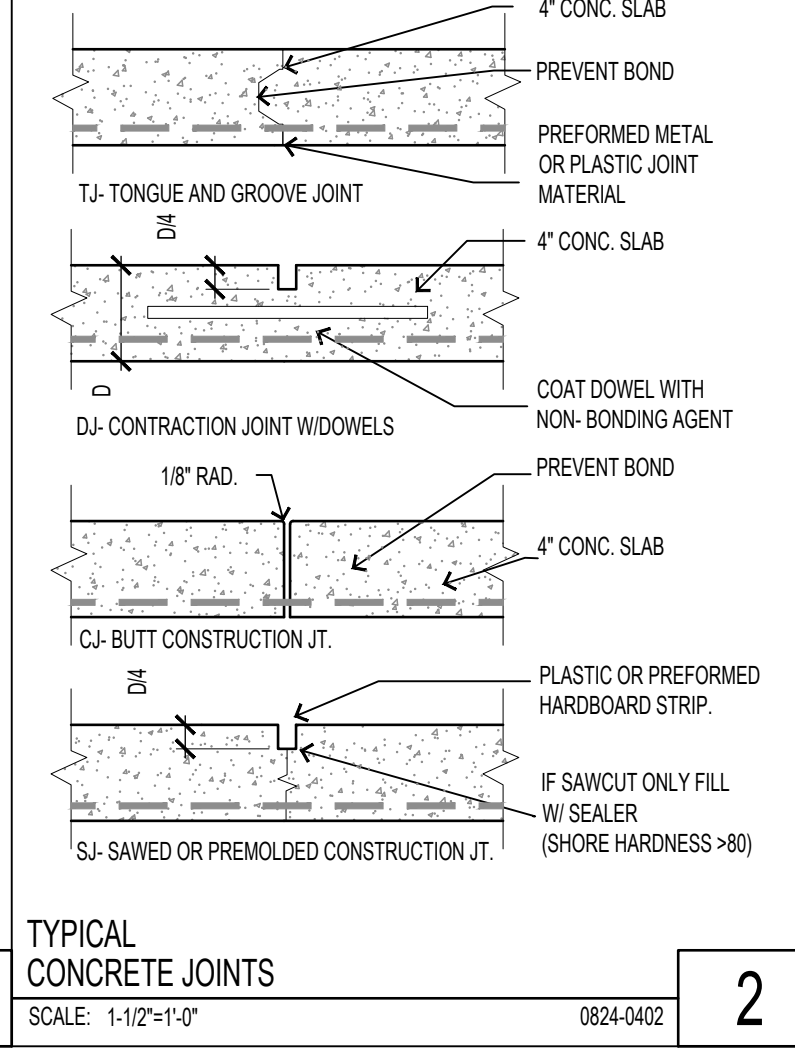
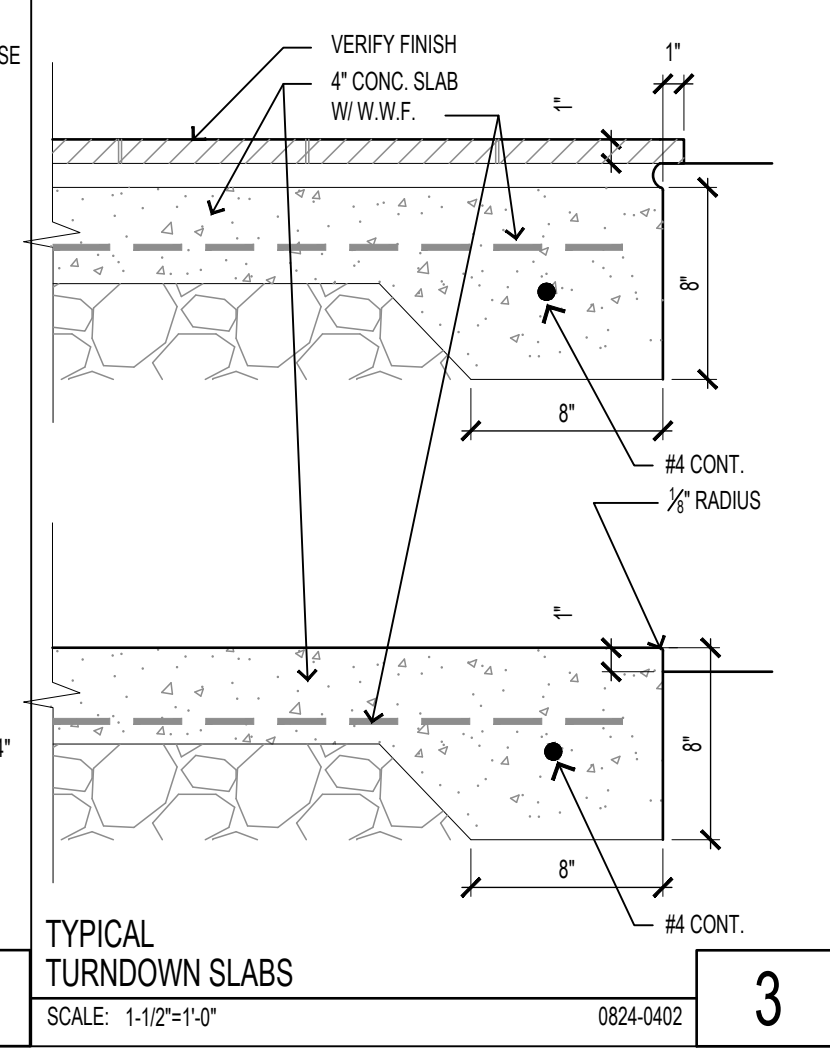
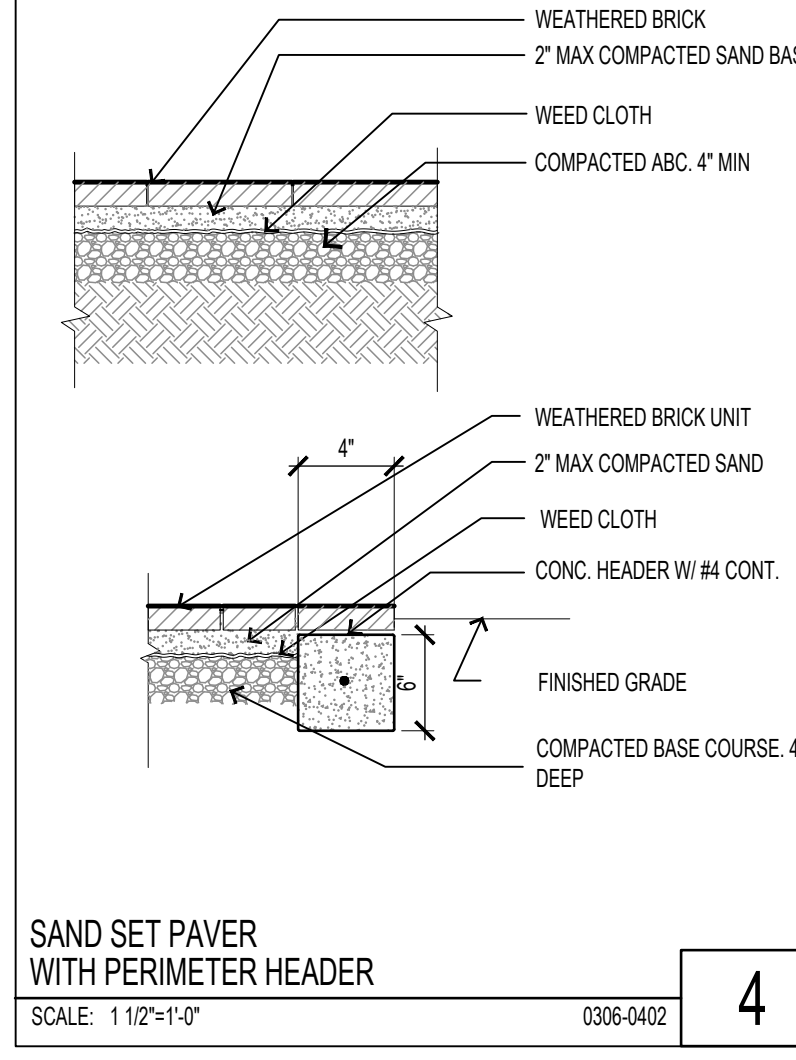
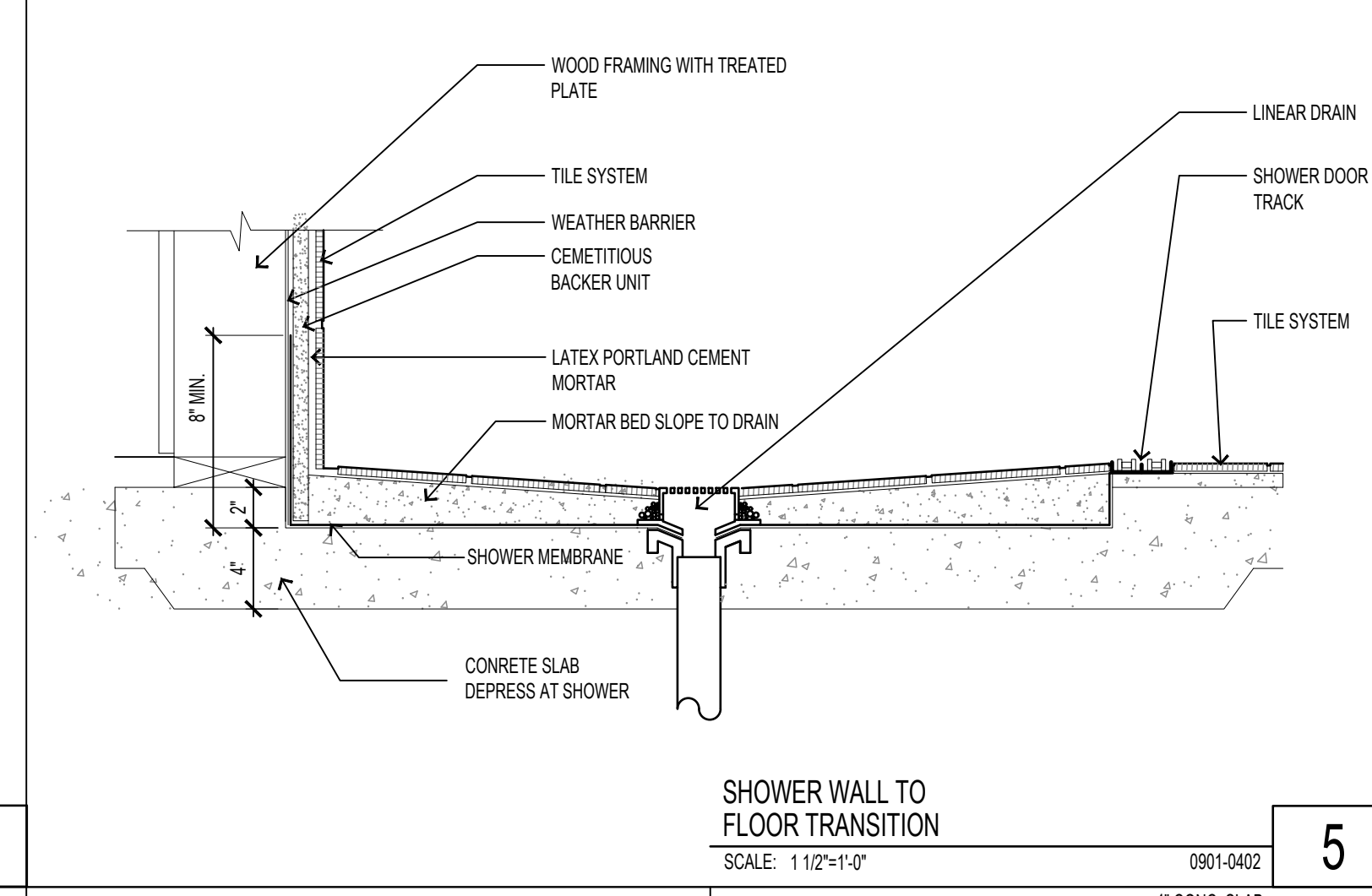
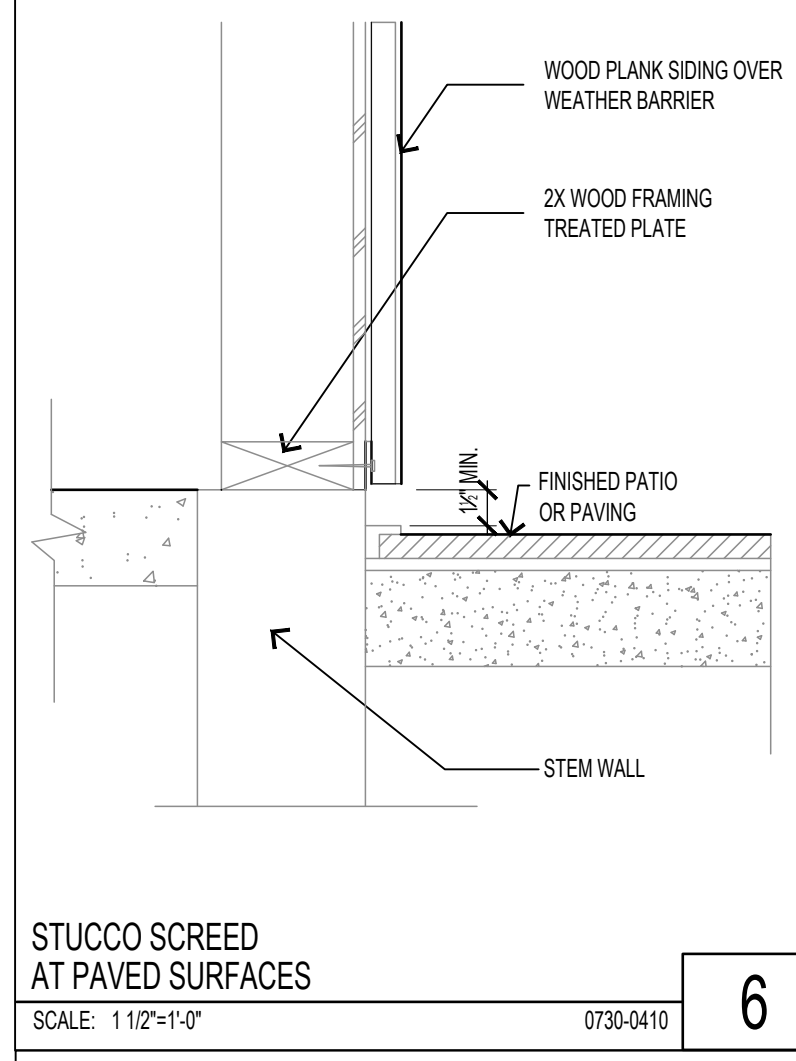
Building Elements	Fastener	Spacing	
Joist to sill or girder, toe nail	3-8d		
Sole plate to joist or blocking, face nail	16d	16 - OC	
Top or sole late to stud, end nail	2-16d		
Stud to sole plate, toe nail	3-8d or 2-16d		
Double Studs, face nail	10d	24 - OC	
Double top plates, face nail	10d	24 - OC	
Sole plate to joist or blocking at braced wall panels	3-16d	16 - OC	
Double top plates, minimum 48-inch offset of end joints, face nail in lapped areas	8-16d		
Blocking between joists or rafters to top plate, toe nail	3-8d		
Rim joist to top plate, toe nail	8d	6 - OC	
Top plates, laps at corners and intersections, face nail	2-10d		
Built up header, two pieces with 1/2" spacer edge	16d	16 - OC each	
Ceiling joists to plate, toe nail	3-8d		
Continuous header to stud, toe nail	4-8d		
Ceiling joist, laps over partitions, face nail	3-10d		
Ceiling joist parallel to rafters, face nail	3-10d		
Rafter to plate, toe nail	2-16d		
1x brace to each stud and plate, face nail	2-8d		
Built up corner studs	10d	24 - OC	
Roof rafters to ridge, valley or hip rafters	toe nail	4-16d	
toe nail	3-16d		
Rafter ties to rafters, face nail	3-8d		
Wood structural panels, subfloor, roof and wall sheathing to framing	Fastener	Edges	Intermediate
5/16-1/2	6d common nail	6 OC	12 OC
	8d common nail	6 OC	12 OC
19/32 - 1	8d common nail	6 OC	12 OC
1 1/8 - 1 1/4	10d common nail	6 OC	12 OC
	8d deformed nail	6 OC	12 OC
cellulosic fiberboard sheathing	1 1/2 galv. roofing nail	3 OC	6 OC

a. All nails are smooth common, box or deformed shanks except where otherwise stated.
 b. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
 c. Four-foot-by-8 foot or 4-foot-by-9-foot panels shall be applied vertically.



Abbreviations

A.B.C.	AGGREGATE BASE COURSE
A.F.F.	ABOVE FINISH FLOOR
A.B.	ANCHOR BOLT
& OR +	AND
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD.	BOARD
B.O.	BOTTOM OF
CL.G.	CEILING
C OR CL	CENTER LINE
C.J.	CONSTRUCTION JOINT
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DBL.	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DR	DOOR
DRG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EL	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
(E)	EXISTING
EXP.	EXPANSION JOINT
E.J.	EXTERIOR
EXT.	EXTERIOR
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUDS
FIN.	FINISH
FL.	FLOOR
F.D.	FLOOR DRAIN
FLUOR	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
FTG.	FOUNDATION
GALV.	GALVANIZED
G.A.	GAUGE
GWB.	GYPHUM WALL BOARD
HDWD	HARDWOOD
HDWRE	HARDWARE
HT.	HEIGHT
H.T.	HEAVY TIMBER CONSTRUCTION
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
HR.	HOUR
I.D.	INTERIOR DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LT.	LIGHT
MFR.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
PTD.	PAINTED
PR.	PAIR
PTN.	PARTITION
PLAS.	PLASTER
P.LAM.	PLASTIC LAMINATE
PLW	PLYWOOD
PLWD	PLYWOOD
PT.	POINT
PT.	POINT
RAD OR R	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
S.F.	SQUARE FOOT(A)GE
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SYM.	SYMMETRICAL
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
THRES.	THRESHOLD
T.	TOILET
T&G	TONGUE AND GROOVE
T.C.	TOP OF CURB
T.O.	TOP OF
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.C.	UNDERCOUNTER
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
WDW.	WINDOWS
W	WITH
W/O	WITHOUT
WD	WOOD



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Architect:

A NEW DETACHED GARAGE AND GUEST CASITA

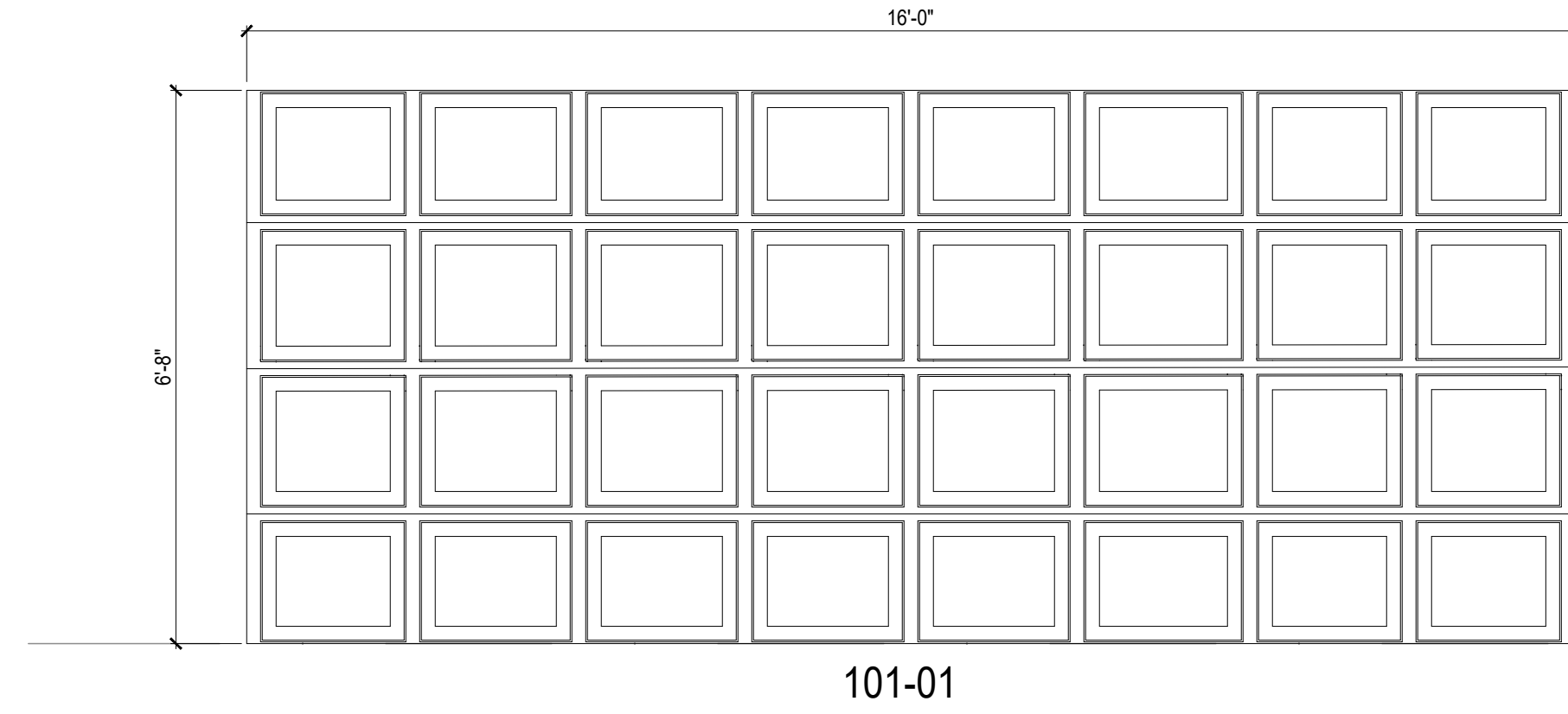
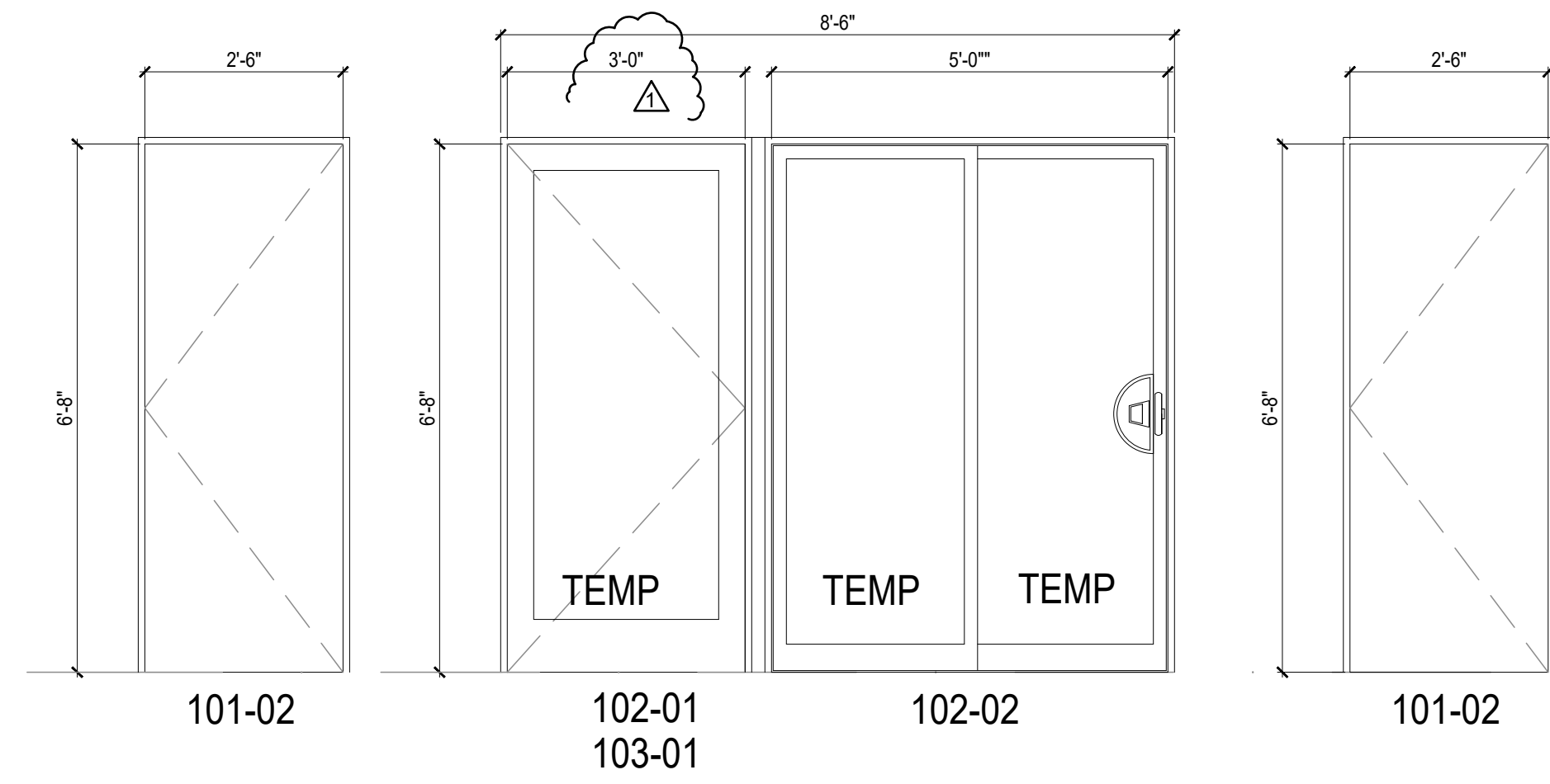
ROBERTS HOUSE
 25 W PALMCROFT
 TEMPE ARIZONA

DATE: 7.1.22
 REVISION: 8.28.22 COMMENTS CITY OF TEMPE

DRAWN: MM
 CHECKED: JM
 DRAWING: 2202
 GENERAL INFORMATION

EXPIRES 12.31.23

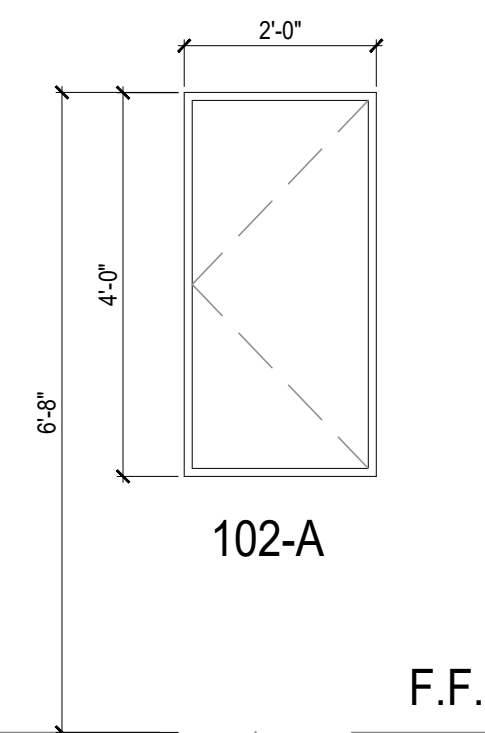
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DOOR SCHEDULE 2202 ROBERTS HOUSE				
NEW GARAGE AND GUEST HOUSE				
ROOM	#	SIZE WxH	TYPE	REMARKS:
101	101-01	14-0 X 7-0		INSULATED METAL GARAGE DOOR TO MATCH EXISTING
	101-02	2-4 X 6-8		SOLID CORE EXTERIOR MAIN DOOR WITH LOCKSET AND DEADBOLT
102	102-01	3-0 X 6-8		TEMPERED SINGLE LITE EXTERIOR EGRESS DOOR WITH LOCKSET AND DEADBOLT
	102-02	5-0 X 6-8		TEMPERED CLEAR GLASS SLIDING DOOR WITH SCREEN
	103-01	2-6 X 6-8		PAINTGRADE SOLID CORE INTERIOR DOOR WITH PRIVACY SET.
END				

Notes:
 1. Door hardware as selected by owner.
 2. Doors will be same type / style / manufacturer as main house.
 3. Glazed Ext. Doors shall have Dual Pane, Low E 366 Insulating Clear Glazing, U Factor .30 or better and SHGC .17 or better.

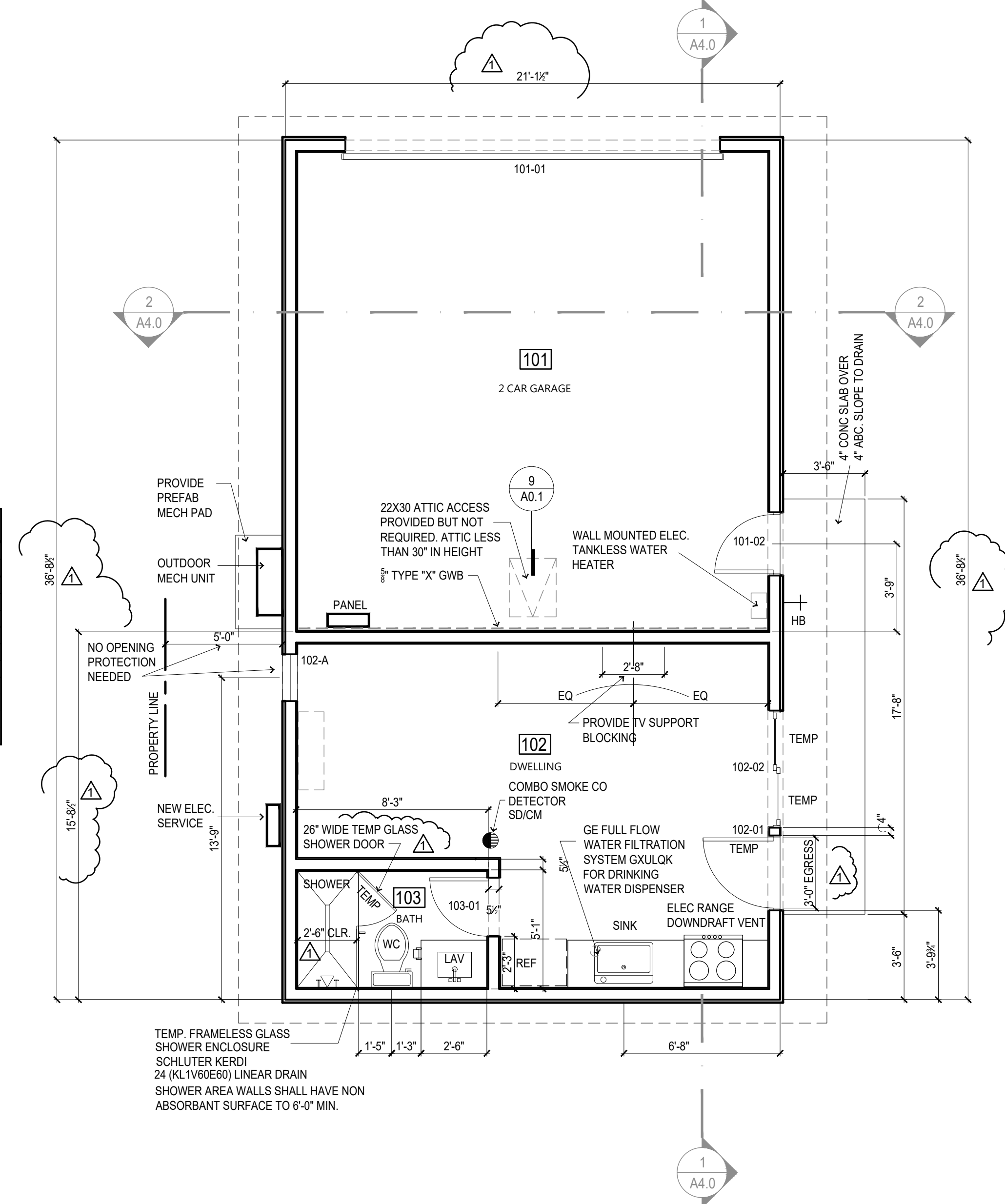
DOOR SCHEDULE AND DIAGRAMS
SCALE: 1/2"=1'-0" 0000-0000 3



WINDOW SCHEDULE 2202 ROBERTS HOUSE					
NEW GARAGE AND GUEST HOUSE					
ROOM	#	SIZE WxH	TYPE	DETAILS	REMARKS:
102	102-A	2-0X4-0			OPERABLE CASEMENT
END					

Notes:
 1. Window shall be 1" Dual Pane, Low E 366 Insulation Clr. Glass U Factor .29 or better and SHGC .25 or better.
 2. Window to be chosen by owner.

WINDOW SCHEDULE AND DIAGRAMS
SCALE: 1/2"=1'-0" 0000-0000 2



FLOOR PLAN
SCALE: 1/4"=1'-0" 0000-0000 1

GRAPHIC LEGEND	
SECTION/ ELEVATION SYMBOL	VIEW DIRECTION DRAWING NUMBER SHEET NUMBER
DETAIL SYMBOL	DRAWING NUMBER SHEET NUMBER
DOOR SYMBOL	ROOM NUMBER DOOR NUMBER
WINDOW SYMBOL	ROOM NUMBER DOOR NUMBER
ELEVATION MARKER	ELEVATION WITNESS LINE
REVISION	CLOUD REVISION MARK

GENERAL WALL LEGEND	
EXT	EXTERIOR: WOOD SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER 1/2" WALL SHEATHING PER STRUCTURAL.
INT	INTERIOR: 1/2" TAPERED TYP "X" GYPSUM WALLBOARD OVER 2X4 WOOD STUDS AT 16" O.C. TYPE W DRYWALL SCREWS. MOISTURE RESISTANT GWB AT WET WALLS. 1/2" TYPE "X" AT WALLS SHARED WITH GARAGE.
INT	BOTH SIDES: 1/2" TAPERED TYPE "X" GYPSUM WALLBOARD OVER 2X6 WOOD FRAMING @ 16" O.C. U.N.O.
INT	BOTH SIDES: 1/2" TAPERED TYPE "X" GYPSUM WALLBOARD OVER 2X6 FRAMING @ 16" O.C. U.N.O.
INT	PROVIDE FULL HEIGHT FULL CAVITY WIDTH SOUND INSULATION.

- ALL GWB SHALL BE 5/8" TYPE "X" TAPERED US GYPSUM OR EQUAL. GWB SHALL BE SCREWED. NAILS CAN BE USED TO SECURE GWB PRIOR TO SCREWING ONLY.
- LEVEL 5 DRYWALL FINISH THROUGHOUT EXCEPT AT THE FOLLOWING AREAS: MECHANICAL CLOSETS. WATER HEATER ROOM.
- GWB CORNERS SHALL BE SQUARE.

GENERAL NOTES:	
1.	DIMENSIONS ARE TO FACE OF WOOD STUD UNLESS NOTED OTHERWISE.
2.	ALL SILL PLATES SHALL BE TREATED UNLESS NOTED OTHERWISE ALL INTERIOR FRAMED WALLS SHALL BE 2X6 WOOD STUDS @ 16" O.C.
3.	PROVIDE DOUBLE STUDS AT ALL DOOR JAMBS.
4.	ALL EXTERIOR FRAMED WALLS SHALL RECEIVE A MINIMUM R-21 SPRAY FOAM INSULATION MIN.
5.	FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH 2018 IRC.
6.	PROVIDE PLYWOOD BACKING AND OR 2X BLOCKING FOR ALL WALL MOUNTED ITEMS. VERIFY TV MOUNT LOCATION. MOUNTED ITEMS. NOTIFY ARCHITECT FOR HEAVY LOADS.
7.	ALL EGRESS DOORS SHALL OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
8.	EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM OPENABLE HEIGHT SHALL BE 24" THE MINIMUM OPENABLE WIDTH SHALL BE 20" IN ACCORDANCE WITH 2018 IRC.
9.	SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING.

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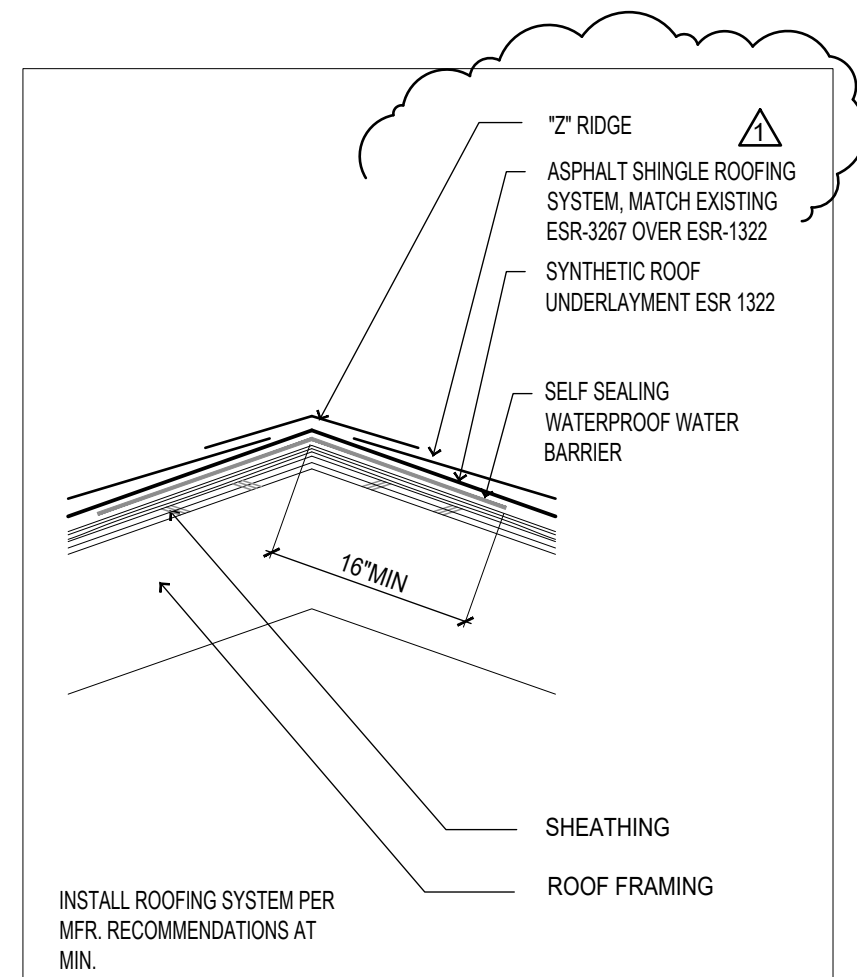
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 JAMES E. MOFFATT
 7.8.22
 State of Arizona
 ARCHITECT
 EXPIRES 12.31.23

A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
 25 W PALMCROFT
 TEMPE ARIZONA

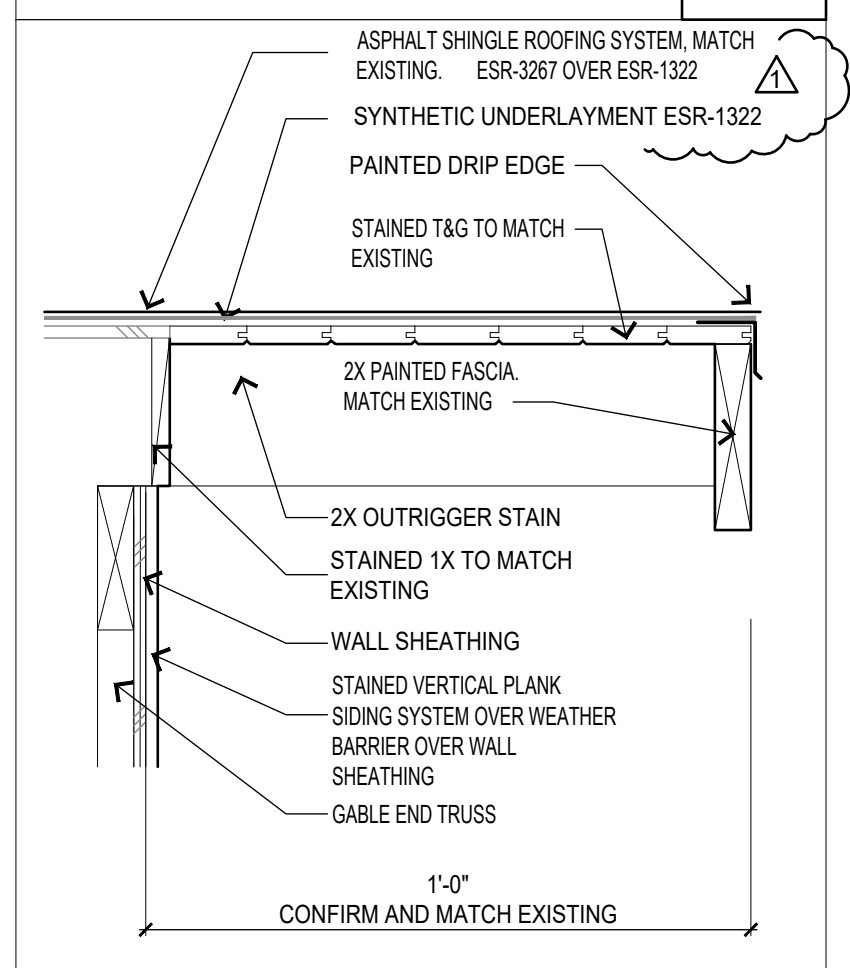
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7.1.22	
	8.29.22 COMMENTS CITY OF TEMPE

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 CHECKED JM
 DRAWING FLOOR PLAN
 2202

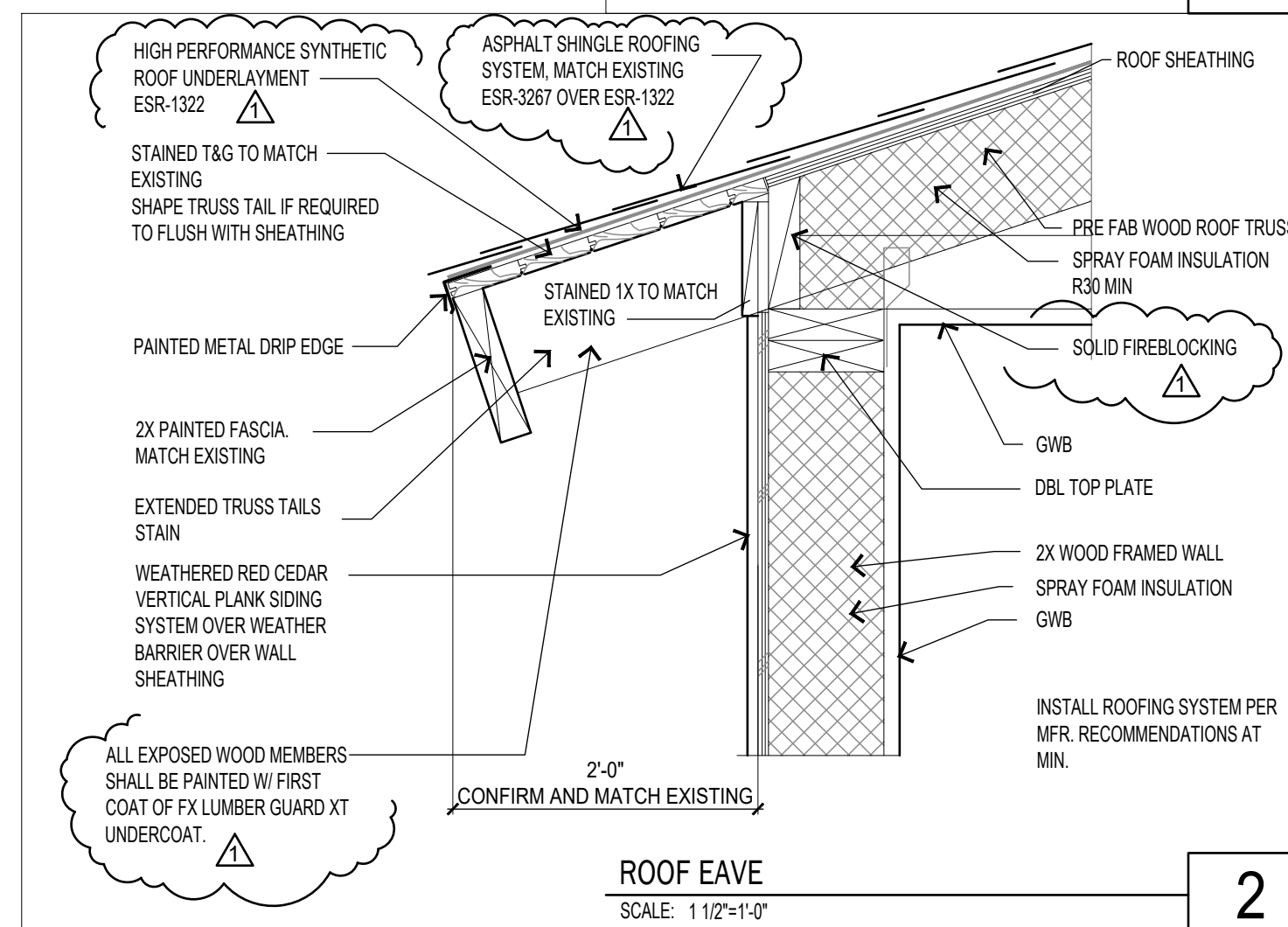
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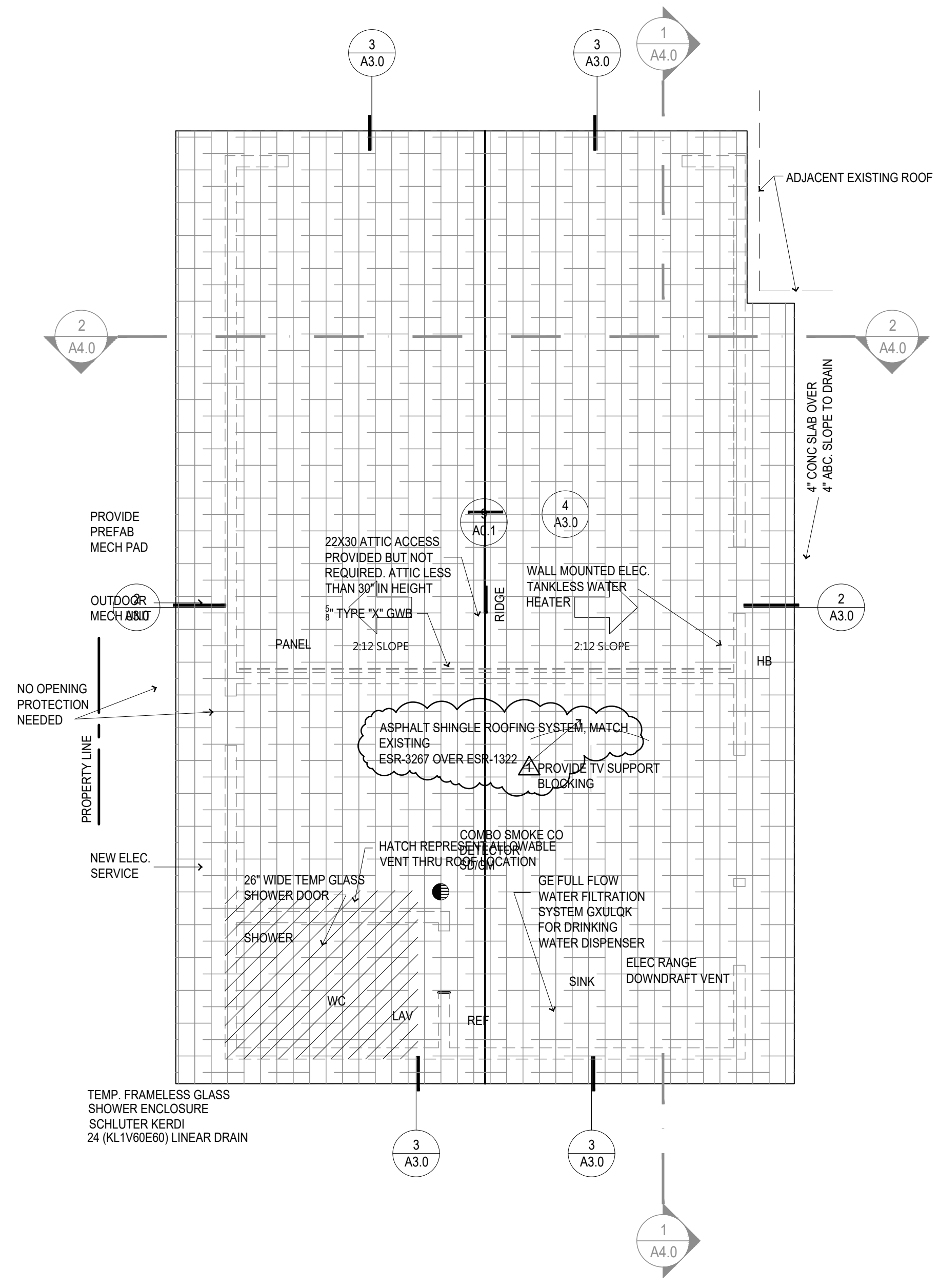
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GABLE END
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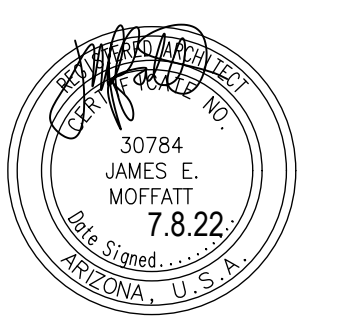
ROOF EAVE
SCALE: 1 1/2"=1'-0" **2**



- ROOFING NOTES:**
- ROOFING SHALL BE ASPHALT SHINGLE ROOFING SYSTEM, MATCH EXISTING. ESR-3267 OVER ESR-1322. DRIP EDGE SHALL BE PAINTED. MATCH EXISTING.
 - INSTALL ROOFING SYSTEM AND ALL COMPONENTS PER MANUFACTURERS WRITTEN INSTRUCTIONS.

ROOF PLAN
SCALE: 1/4"=1'-0" 0000-0000 **1**

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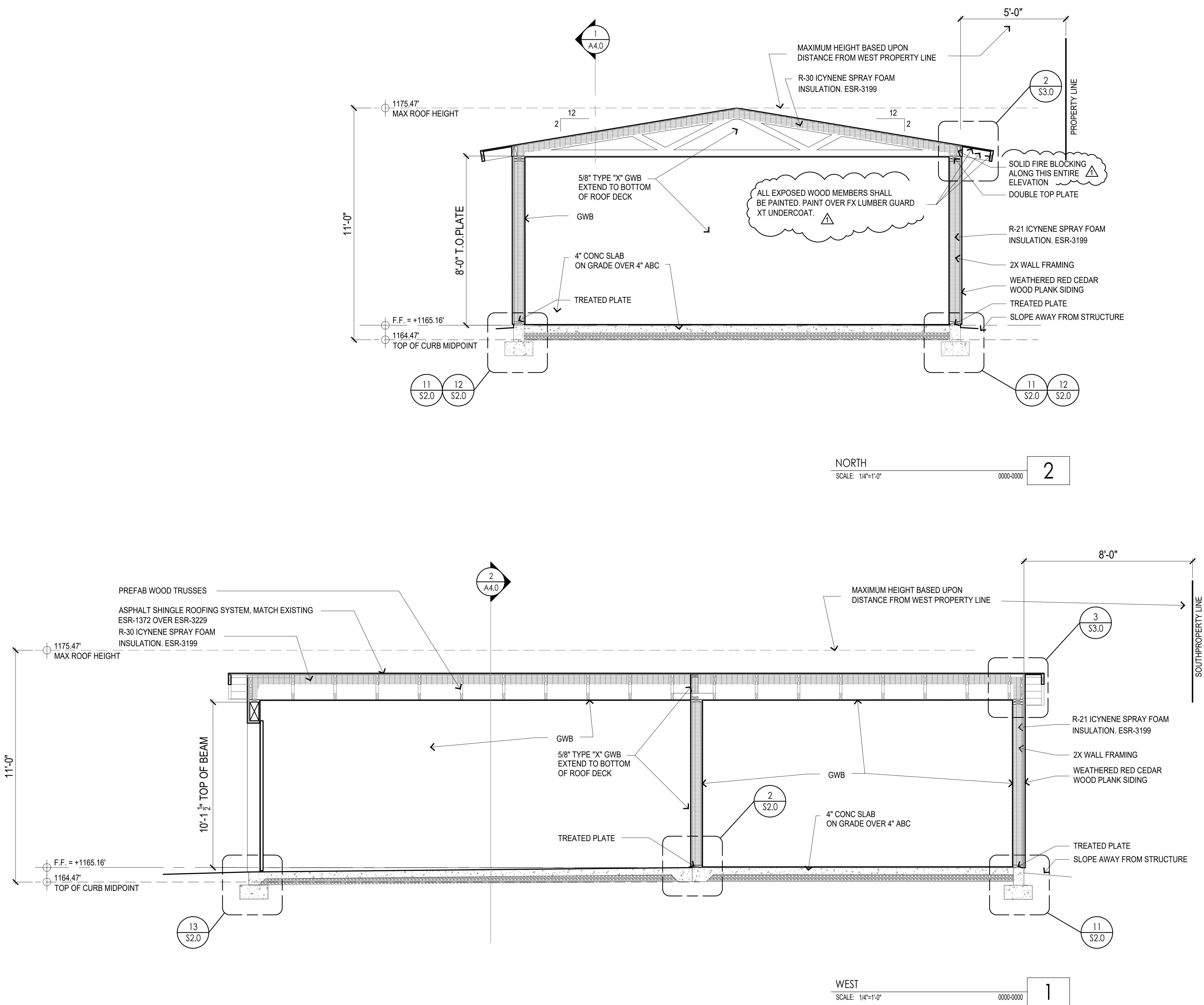
A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

DATE: 7.1.22
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CHECKED: JM
DRAWING: 2202

ROOF PLAN

A3.0



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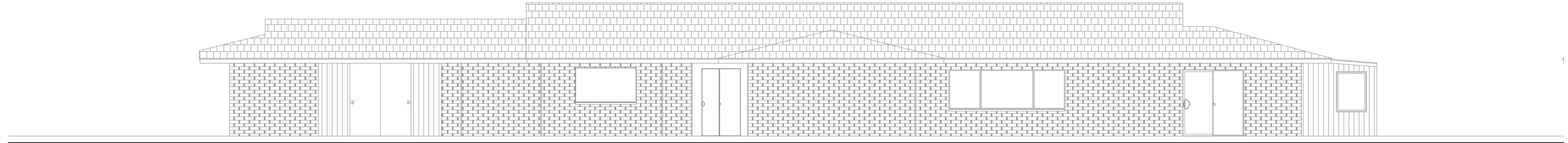
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 25 W PALMCROFT
 TEMPE ARIZONA

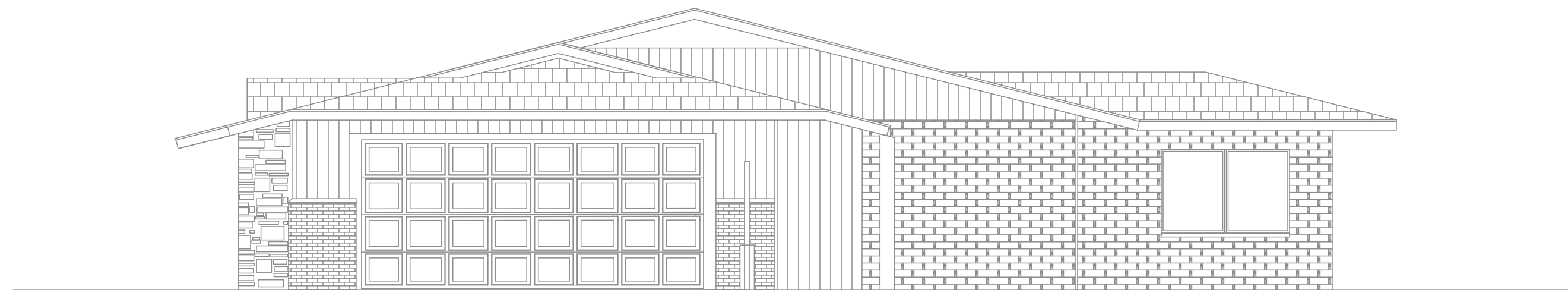
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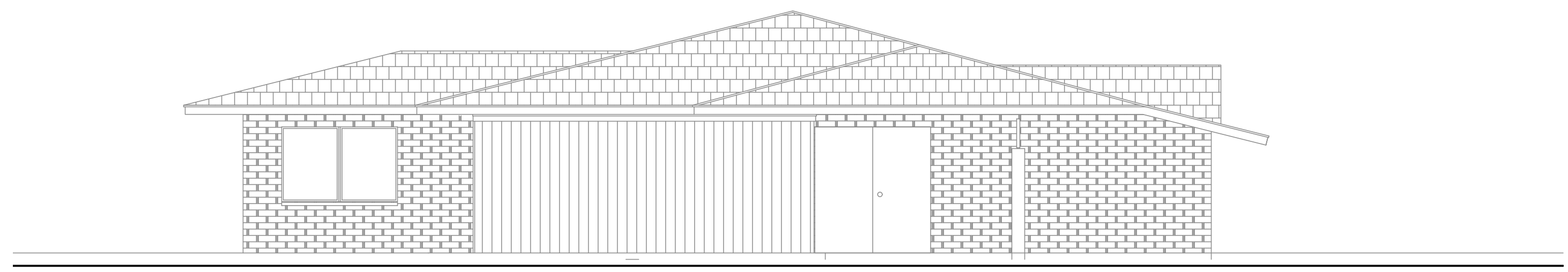
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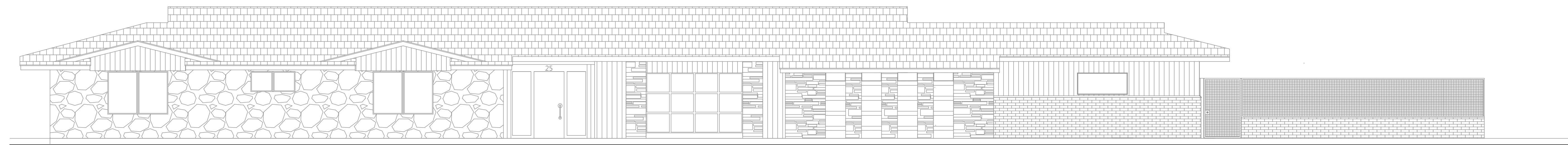
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EXISTING WEST EXTERIOR ELEVATION
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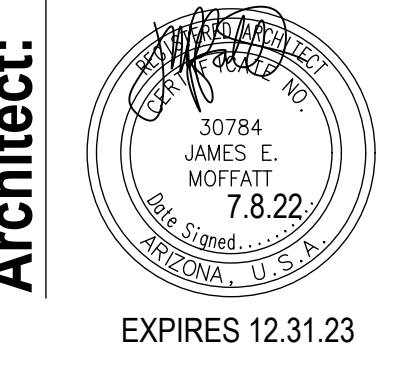


EXISTING EAST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0" 0000-0000 2



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

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A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA



DATE
7.1.22

REVISION

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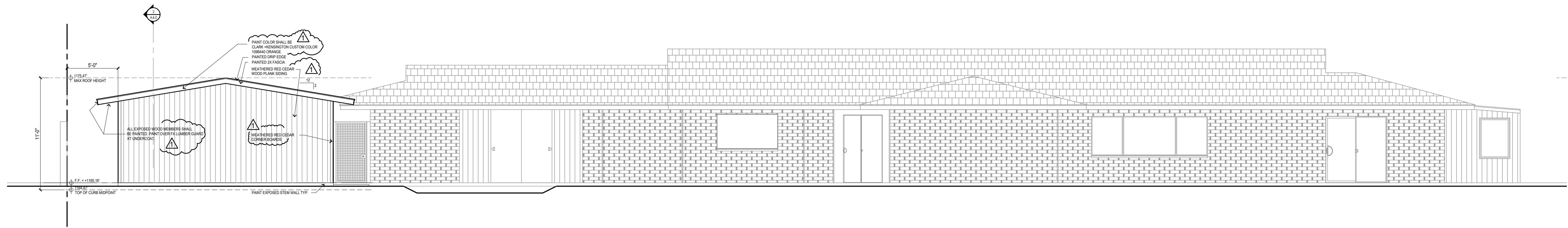
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JM

DRAWING

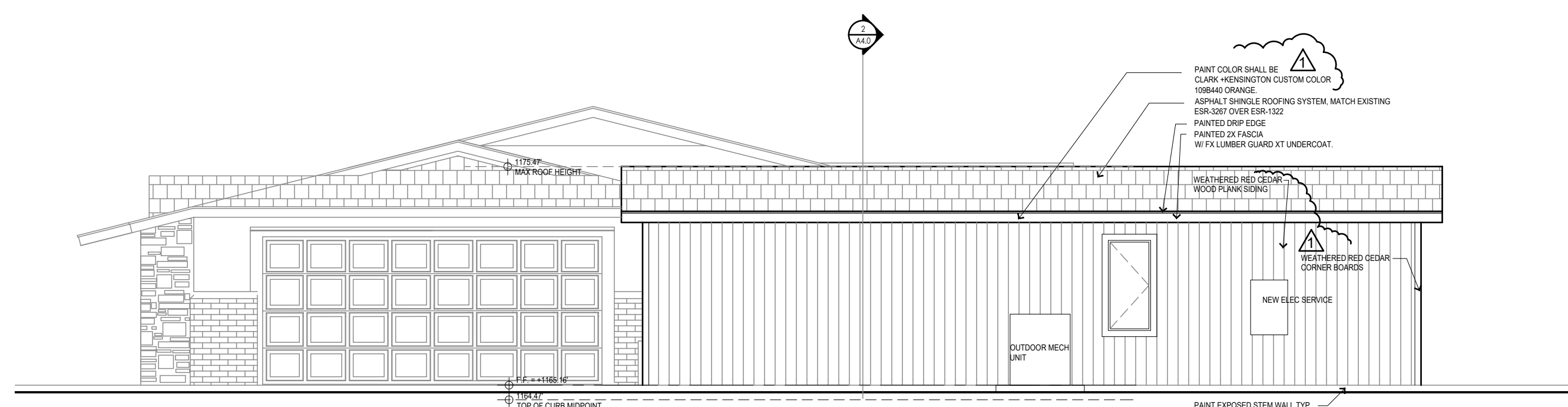
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EXISTING EXTERIOR ELEVATIONS

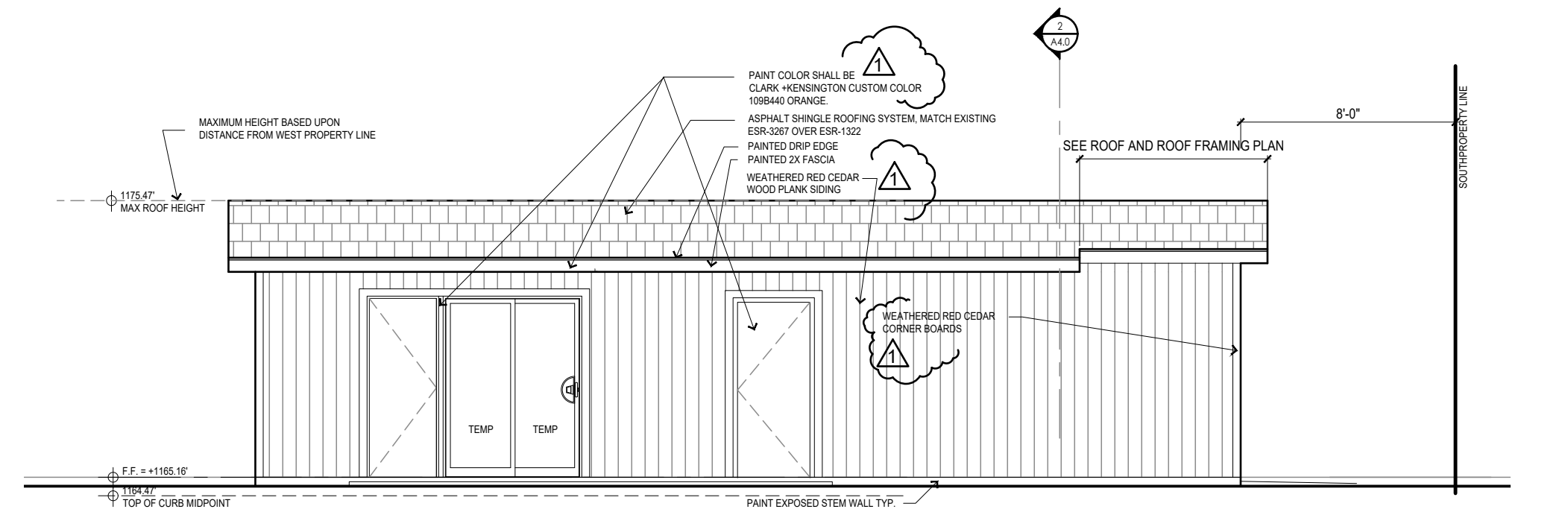
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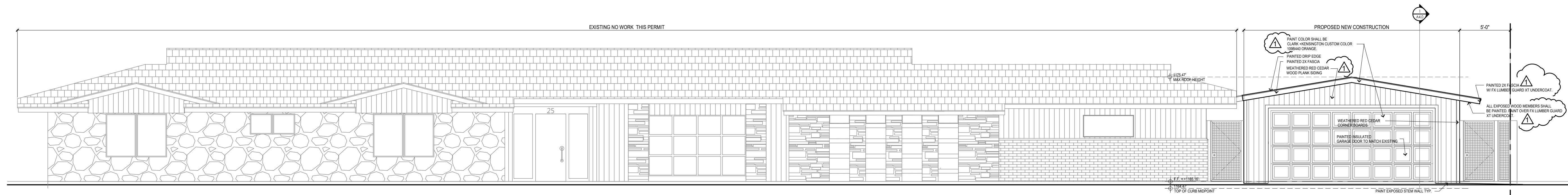
SOUTH EXTERIOR ELEVATION
SCALE: 3/8"=1'-0" 0000-0000 2



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



EAST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0" 0000-0000 2



NORTH EXTERIOR ELEVATION
SCALE: 3/8"=1'-0" 0000-0000 1

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Architect:

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JAMES E. MOFFATT
7.8.22
Arizona, U.S.A.
EXPIRES 12.31.23

A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

DATE
7.1.22

REVISION
8.29.22 COMMENTS
CITY OF TEMPE

DRAWN
MM

CHECKED
JM

DRAWING
2202
EXTERIOR ELEVATIONS

A5.1

ADMINISTRATION OF THE WORK

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.
- 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.
- CONTRACTOR SHALL PROMPTLY REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNERS (OR BUILDING OWNERS) PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
- 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.
- CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORDS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATE EFFORTS OF ALL SUBCONTRACTORS.

USE OF CONSTRUCTION DOCUMENTS

- CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
- THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
- DIMENSIONS ARE FACE OF STUD OR TOP OF STRUCTURE UNLESS NOTED OTHERWISE.

MATERIALS

- ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
- MEMBRANE PENETRATIONS IN GARAGE WALLS SHALL COMPLY WITH CURRENT IBC REQUIREMENTS.
- ALL MATERIALS USED IN AIR DISTRIBUTION/RETURN SHALL HAVE A FLAME-SPREAD RATING OF 25 AND SHALL BE APPROVED BY LOCAL BUILDING CODE AUTHORITIES.
- ALL MATERIALS USED IN FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY UL, OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.
- ALL SHEET METAL FLASHINGS SHALL ALLOW FOR THERMAL MOVEMENT OF THE MATERIAL WITHOUT DEFLECTION AND OIL-CANNING.
- 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.
- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- LATH MUST BE CORROSION RESISTANT AND AS SHOWN IN IRC CHAPTER 7 WITH A MINIMUM 1 INCH 20 GA. GALVANIZED WIRE FABRIC LATH.

DEFINITIONS

- "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.
- "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.
- "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.
- "MINIMUM" OR "MIN" 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.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
- "±" AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.

INSTRUCTION TO BIDDERS

1. BID DOCUMENTS

- 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, INCLUDING 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.
- 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 THE BID DOCUMENTS, CONSTRUCTION DRAWINGS AND SCOPE OF WORK.

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

- SUBSTITUTIONS**
SUBSTITUTIONS 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.
- CONSTRUCTION LAYOUT**
 - ENGAGE A PROFESSIONAL ENGINEER TO LAY OUT THE WORK USING ACCEPTED SURVEYING PRACTICES.
 - NOTIFY ARCHITECT WHEN DEVIATIONS FROM REQUIRED LINES AND LEVELS EXCEED ALLOWABLE TOLERANCES.
- 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.
 - 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 PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.
 - CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECT TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
 - ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND CONTRACTION.
- PROTECTION OF INSTALLED CONSTRUCTION**
 - PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED WORK IS WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
 - COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR TEMPERATURE AND RELATIVE HUMIDITY.

5. CORRECTION OF WORK

- THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.
- REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION. RESTORE DAMAGED SUBSTRATES AND FINISHES.
 - 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 SURFACES CANNOT BE REPAIRED WITHOUT VISIBLE 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 SURFACES.

CLOSEOUT PROCEDURES

- SUBSTANTIAL COMPLETION**
 - PREPARE A LIST OF ITEMS TO BE COMPLETED AND CORRECTED (PUNCH LIST).
 - ADVISE OWNER OF PENDING INSURANCE CHANGEOVER REQUIREMENTS.
 - SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE 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/ADJUSTANCE RECORDS.
 - COMPLETE FINAL CLEANING REQUIREMENTS.
 - TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES TO ELIMINATE VISUAL DEFECTS.
- FINAL COMPLETION**
 - SUBMIT A FINAL APPLICATION FOR PAYMENT.
 - PROVIDE DOCUMENT CONSISTENT WITH AIA DOCUMENT G707, LATEST EDITION, CONSENT 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.
- 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 AND COLOR FOR EACH.
- 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 WITH THE INTERNATIONAL BUILDING CODE AND/OR GEOTECHNICAL REPORT.

EXCAVATION SUPPORT AND PROTECTION

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EARTHWORK

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

TERMITE CONTROL

- SOIL TREATMENT**
 - PROVIDE TECHNICAL INFORMATION, APPLICATION LOCATIONS AND CHEMICAL DATA TO OWNER PRIOR TO APPLYING 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 APPLICATION.
- SOIL TREATMENT APPLICATION REPORT**: INCLUDE THE FOLLOWING:
 - DATE AND TIME OF APPLICATION
 - MOISTURE CONTENT OF SOIL BEFORE APPLICATION
 - BRAND NAME AND MANUFACTURER OF TERMITICIDE
 - QUANTITY OF UNDILUTED TERMITICIDE USED
 - DILUTIONS, METHODS, VOLUMES AND RATES OF APPLICATION USED
 - AREAS OF APPLICATION
 - WATER SOURCE FOR APPLICATION
- INSTALLER QUALIFICATIONS**: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITICIDE 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 941 941 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.
- MATERIALS**
 - PER GENERAL STRUCTURAL NOTES
- RELATED MATERIALS**
 - 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 941 941.
 - WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEG. F., REDUCE MIXING AND DELIVERY TIME FROM 1½ HOURS TO 75 MINUTES; WHEN AIR TEMPERATURE IS ABOVE 90 DEG. F., REDUCE MIXING AND DELIVERY TIME TO 80 MINUTES.
- FINISH**
 - FOR ALL EXPOSED CONCRETE SLABS MATCH EXISTING CONCRETE SLAB FINISH U.N.O.

JOINT SEALANTS

- WORK**
 - 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 DEMONSTRATED 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 OWNER FOR APPROVAL.

BUILDING INSULATION

- WORK**
 - ALL WORK SHALL CONFORM TO ICYNENE WRITTEN INSTRUCTIONS.
- MATERIALS**
 - ICYNENE CLASSIC PLUS (LD-C-70) OPEN CELL SPRAY FOAM INSULATION SYSTEM.
 - MINIMUM R-21 EXTERIOR WALLS.
 - MINIMUM R-30 AT CEILINGS. COVER BOTTOM OF TOP CHORD ROOF TRUSSES.
 - SUBSTITUTIONS ACCEPTABLE. SUBMIT TECHNICAL DATA TO ARCHITECT FOR APPROVAL PRIOR TO BIDDING.

ASPHALT SHINGLE ROOFING

- QUALITY ASSURANCE**
 - MANUFACTURER QUALIFICATIONS: A LICENSED CONTRACTOR APPROVED BY THE MANUFACTURER.
 - ALL WORK SHALL CONFORM TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND IBC CHAPTER 15.
- MATERIALS**
 - MATCH EXISTING ASPHALT SHINGLE ROOFING SYSTEM.
 - DECK DEFENSE HIGH PERFORMANCE SYNTHETIC ROOF UNDERLAYMENT.
 - WEATHERLOCK MAT SELF SEALING WATERPROOFING BARRIER AT EAVES, RAKES, RIDGES AND VALLEYS PER MANUFACTURERS WRITTEN INSTRUCTIONS.
 - SUBSTITUTIONS ACCEPTABLE. SUBMIT TECHNICAL DATA TO ARCHITECT FOR APPROVAL PRIOR TO BIDDING.

GYPSUM BOARD

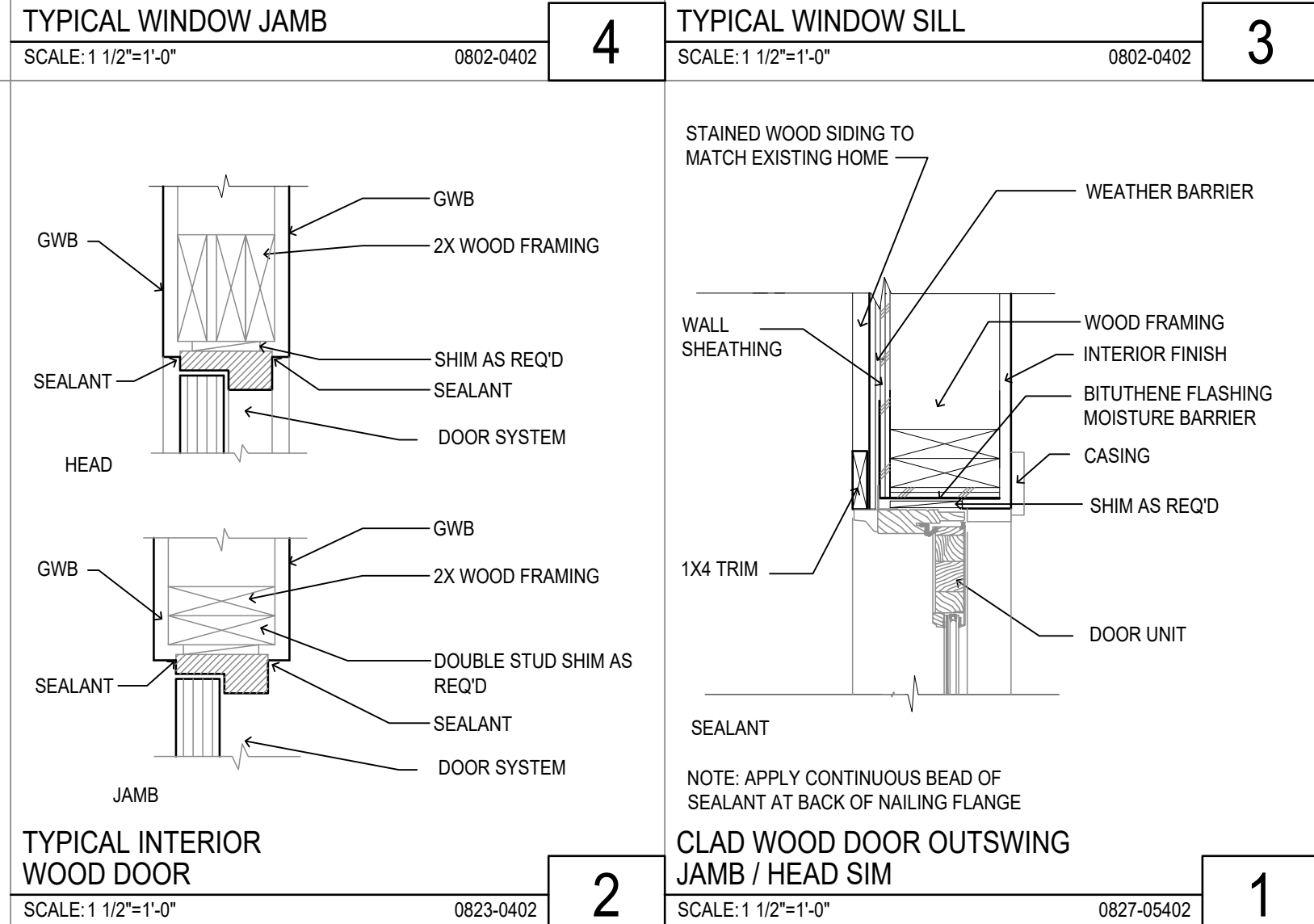
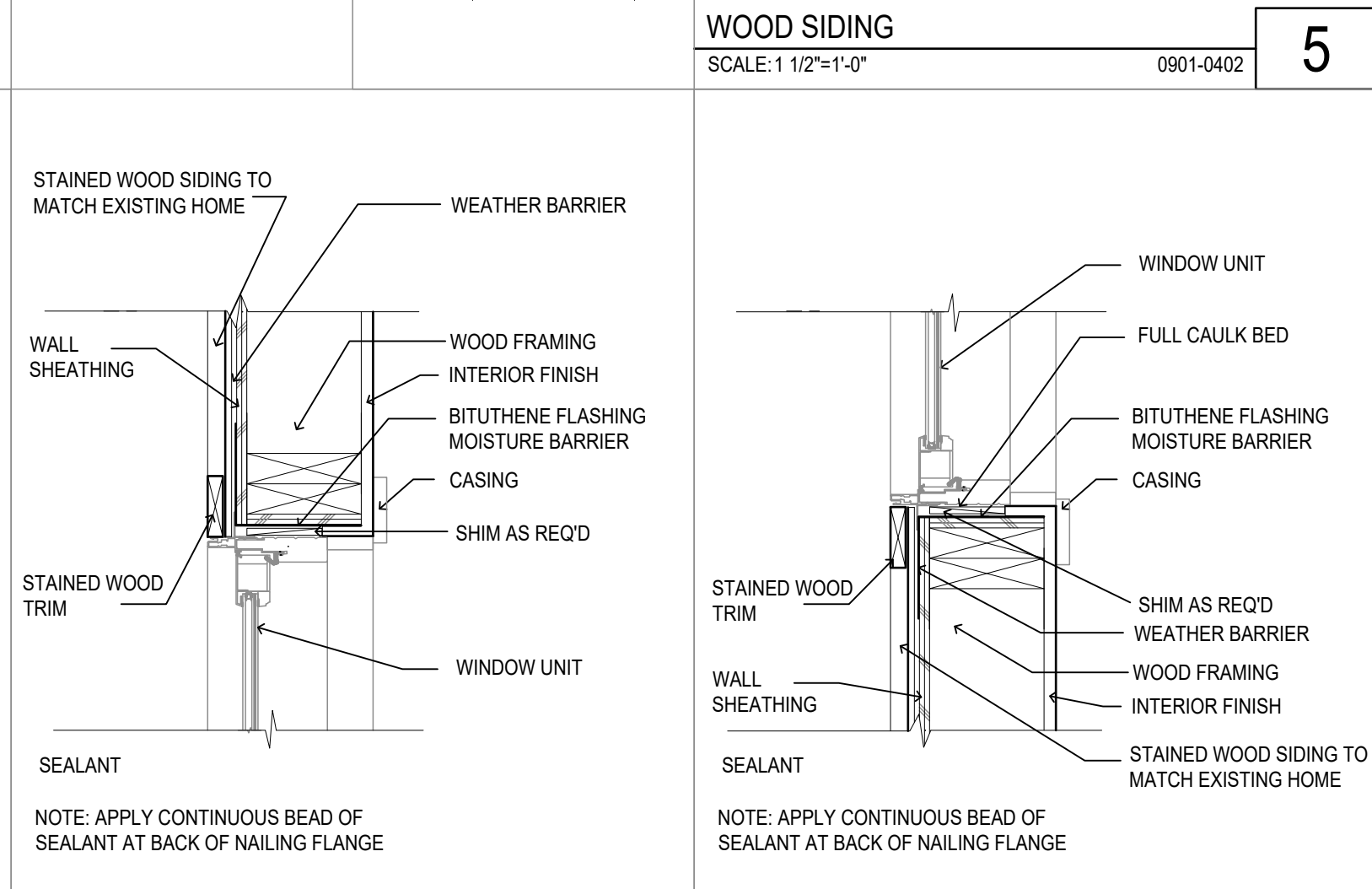
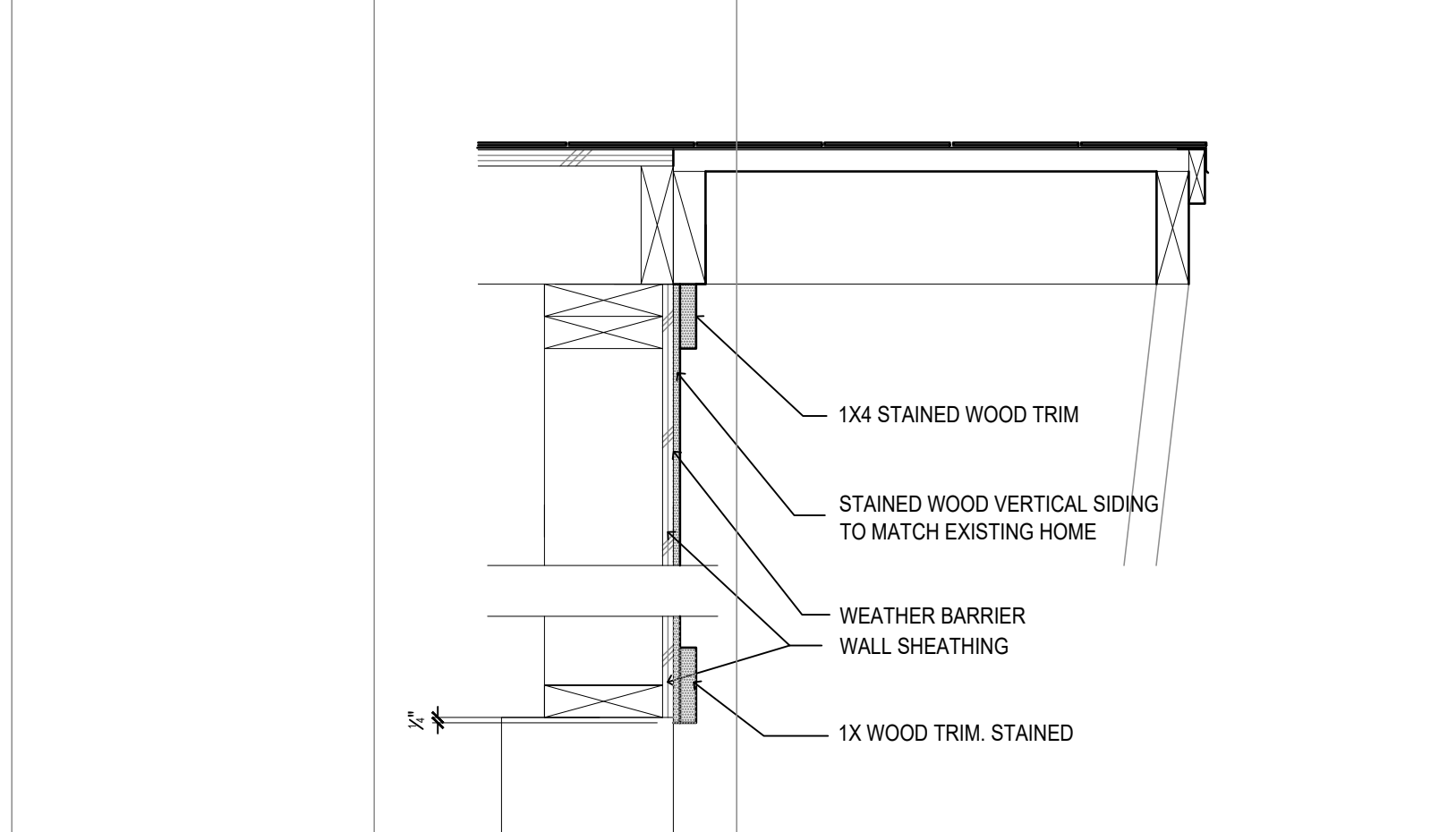
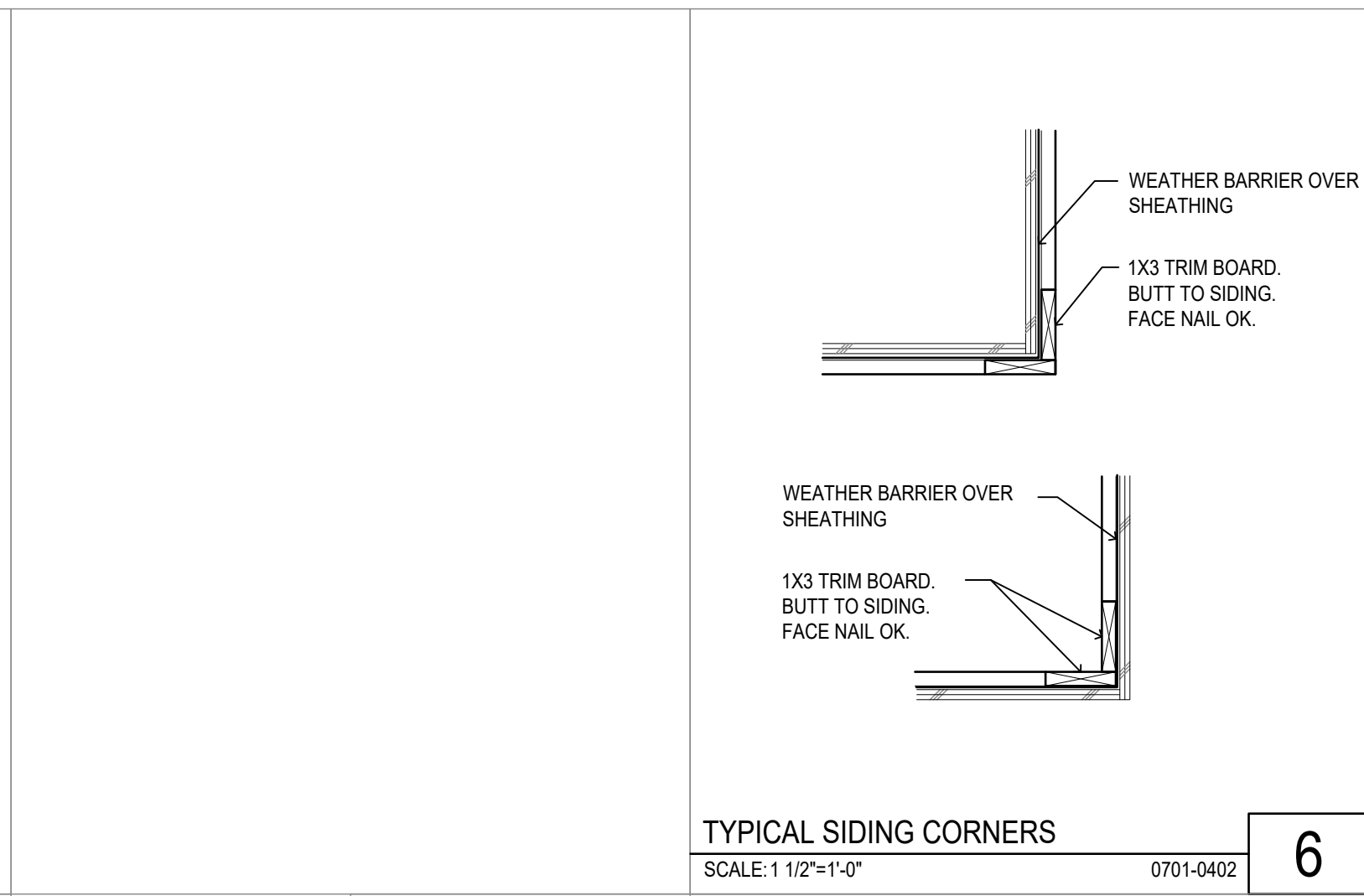
- QUALITY ASSURANCE**
 - SAMPLES:
 - FINISHES: 48"X48" FOR EACH TEXTURE USED ON WORK.
 - TRIM ACCESSORIES:
 - FULL SIZE SAMPLE 12" LONG MINIMUM FOR EACH TRIM ACCESSORY USED.
 - PRODUCTS**
 - TYPE "X" 5/8" TAPERED AT ALL WALL LOCATIONS UNLESS NOTED OTHERWISE.
 - MOISTURE AND MOLD RESISTANT RESISTANT 5/8" TAPERED WHERE NOTED:
 - USE AT WET LOCATIONS NOT COVERED WITH ADDITIONAL FINISH (STONE, TILE, ETC)
 - DO NOT USE AT CEILING LOCATIONS.
 - TILE BACKING PANEL: WATER RESISTANT GYPSUM BACKING BOARD, 5/8" IS AN ACCEPTABLE SUBSTITUTION FOR 1/2" CEMENT BOARD.
 - MANUFACTURERS**:
 - AMERICAN GYPSUM CO.
 - USG CORPORATION
 - NATIONAL GYPSUM COMPANY
 - APPROVED EQUALS
 - JOINT TAPE: PAPER.**
- EXECUTION**
 - FINISHING GYPSUM BOARD SEE FLOOR PLAN NOTES.
 - SQUARE CORNER BEAD.

MECHANICAL SYSTEM

- QUALITY ASSURANCE**
 - SEE MECHANICAL PLANS.
- 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

- QUALITY ASSURANCE**
 - SEE ELECTRICAL PLANS.
 - ALL SWITCHES AND PLATES SHOULD MATCH THE EXISTING HOME. CONFIRM WITH OWNER PRIOR TO WORK.



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Architect:

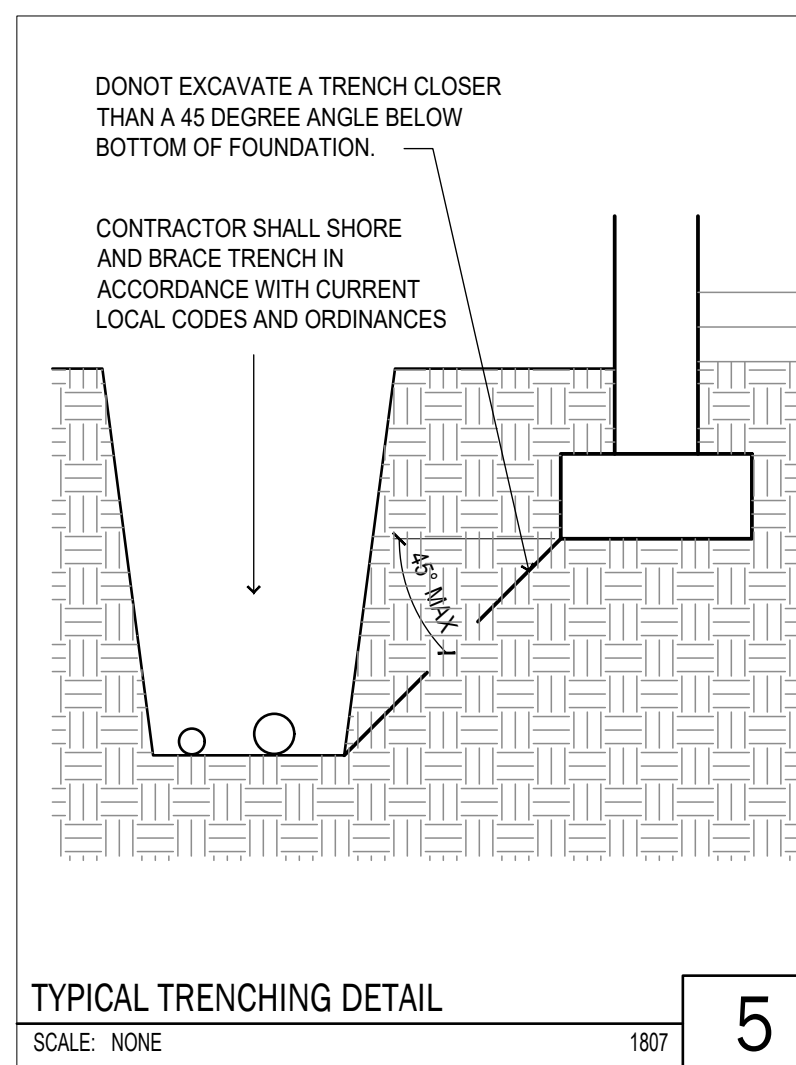
30784 JAMES E. MOFFATT
7.8.22
Arizona, U.S.A.

EXPIRES 12.31.23

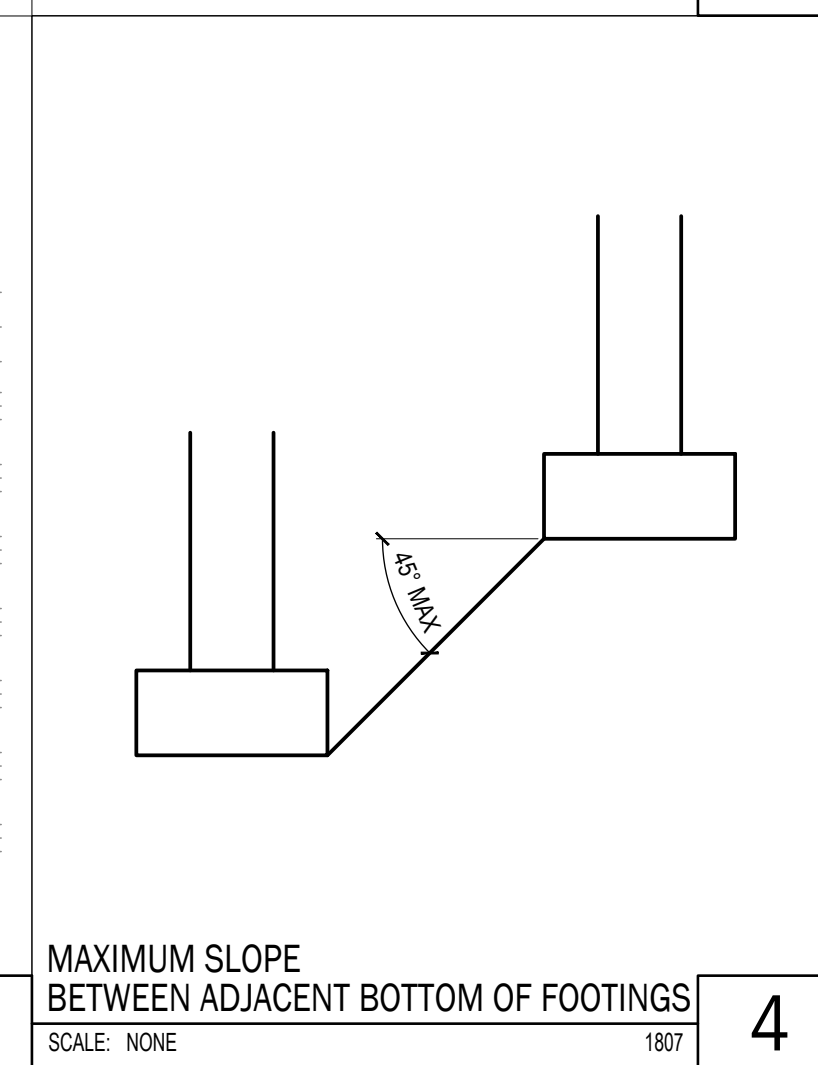
A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

DATE	7.1.22
REVISION	
DRAWN	MM
CHECKED	JM
DRAWING	2202
DETAILS	
MATERIAL SUMMARY	

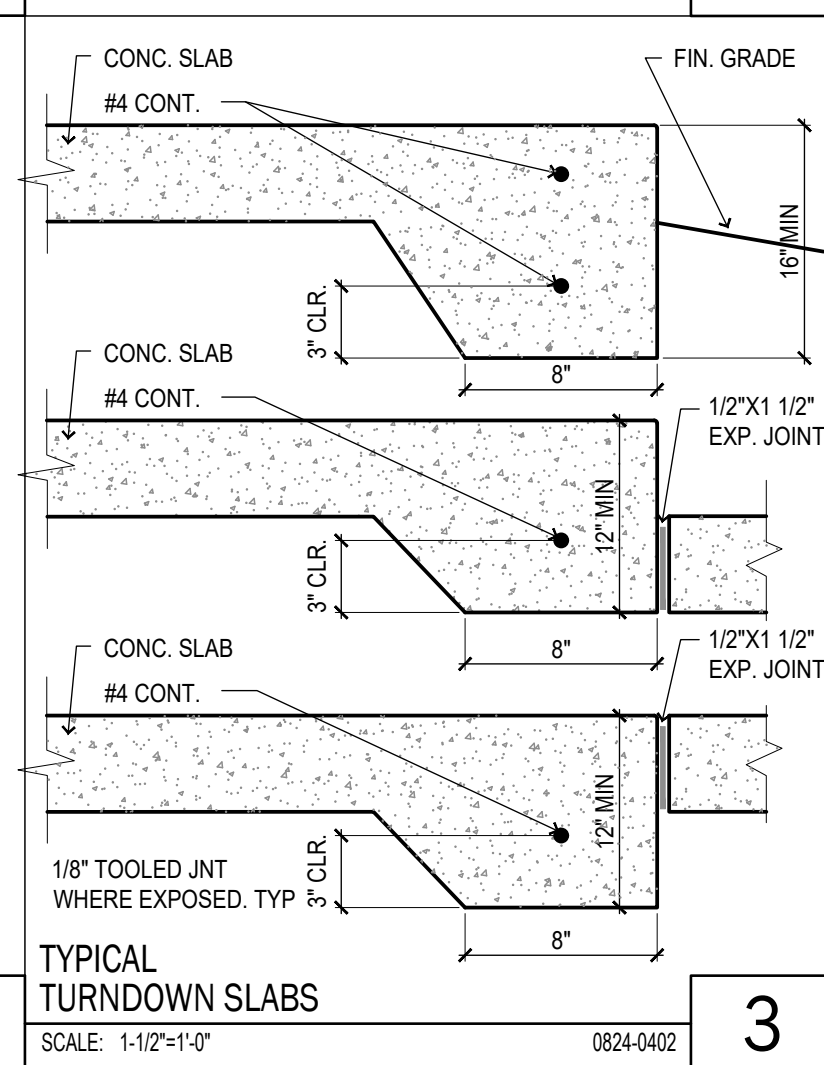
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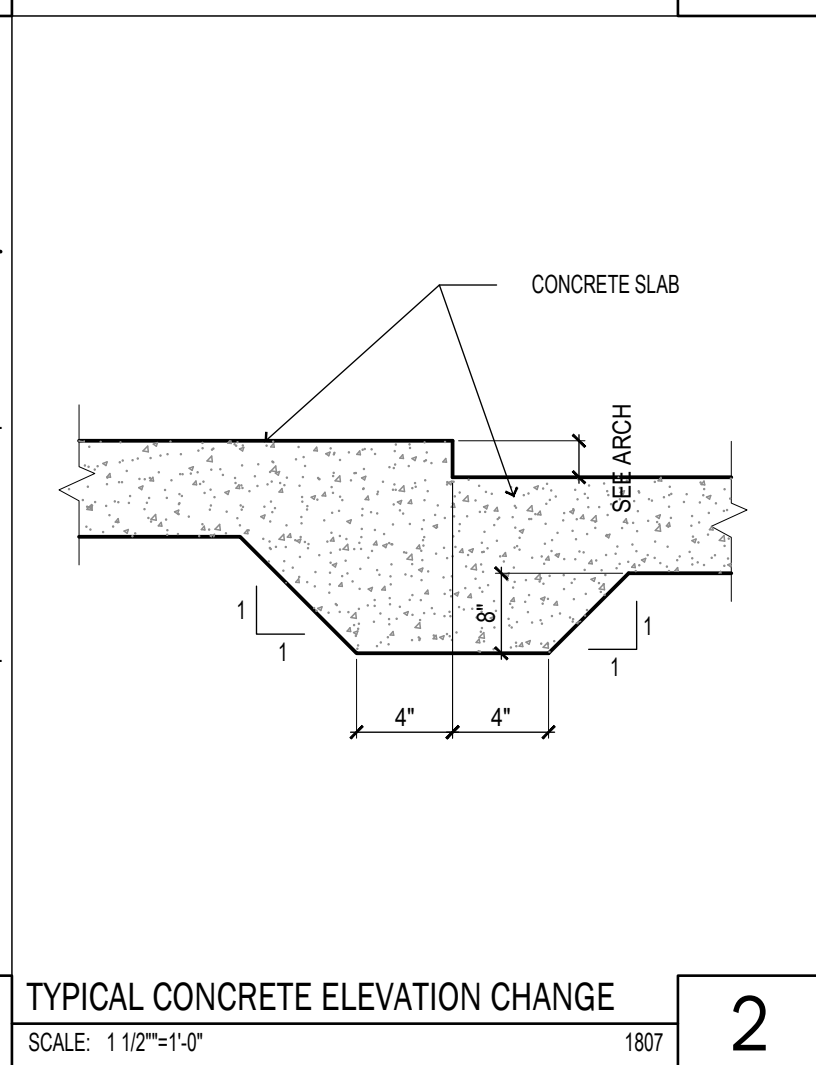
TYPICAL TRENCHING DETAIL
SCALE: NONE 1807 **5**



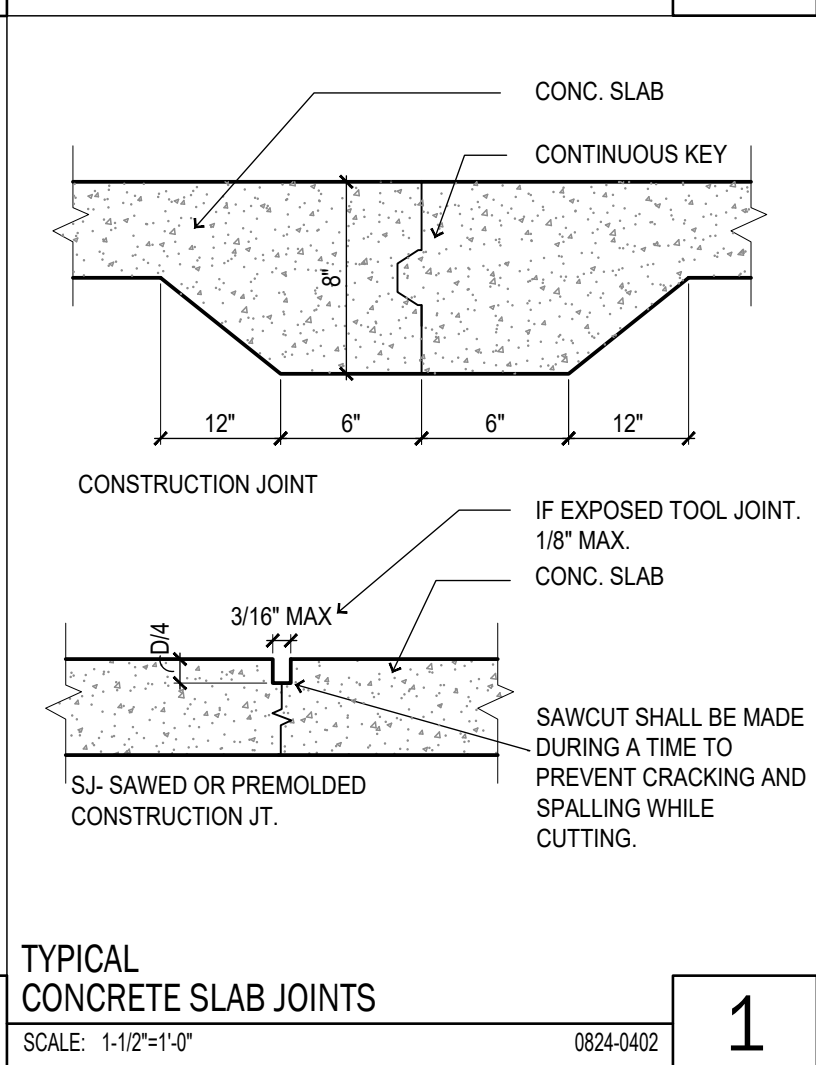
MAXIMUM SLOPE BETWEEN ADJACENT BOTTOM OF FOOTINGS
SCALE: NONE 1807 **4**



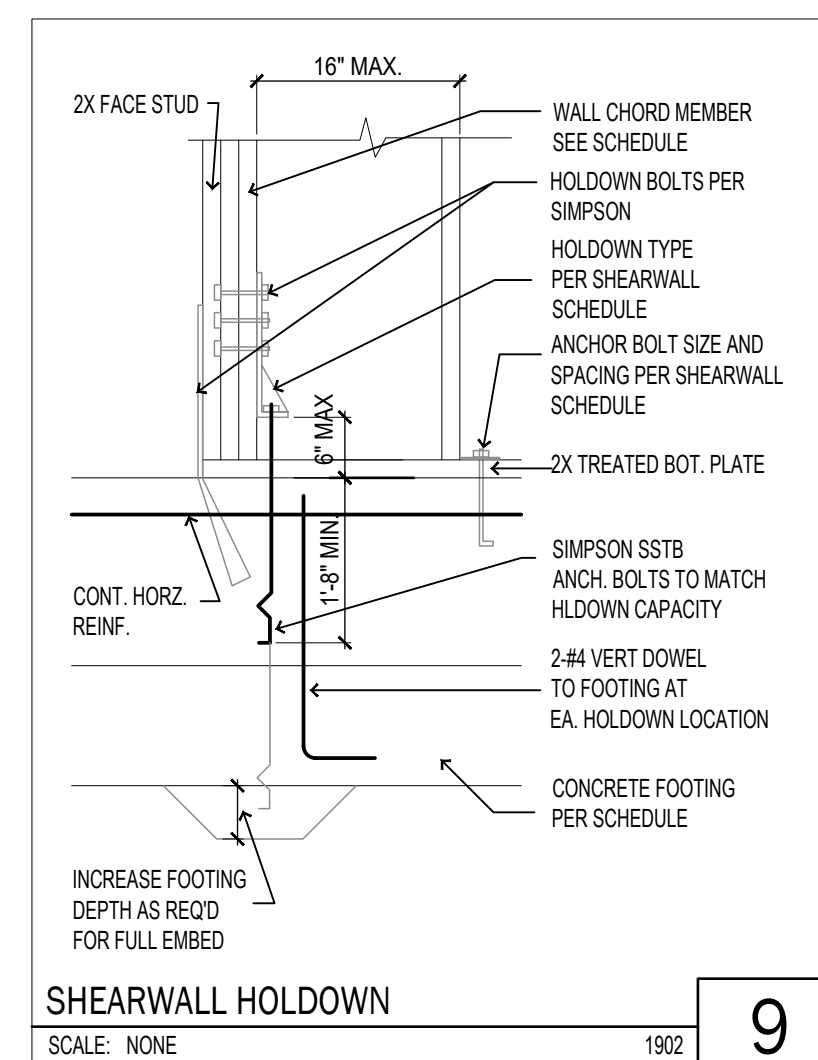
TYPICAL TURNDOWN SLABS
SCALE: 1-1/2"=1'-0" 0824-0402 **3**



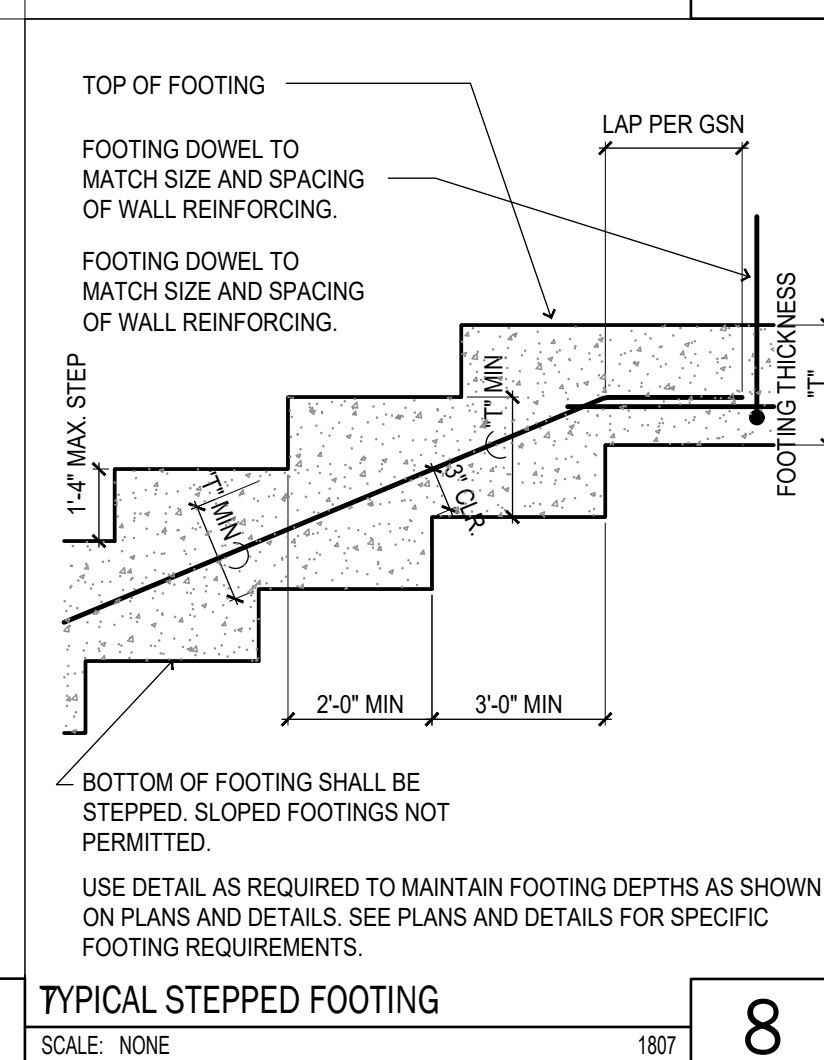
TYPICAL CONCRETE ELEVATION CHANGE
SCALE: 1-1/2"=1'-0" 1807 **2**



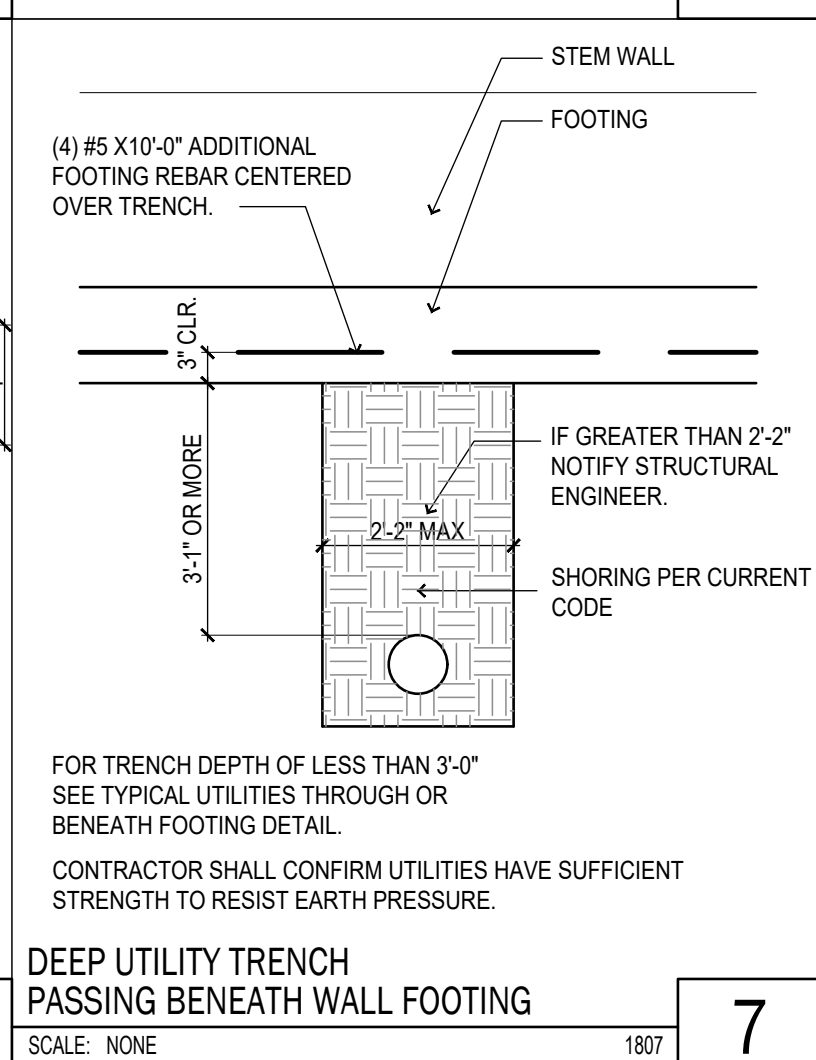
TYPICAL CONCRETE SLAB JOINTS
SCALE: 1-1/2"=1'-0" 0824-0402 **1**



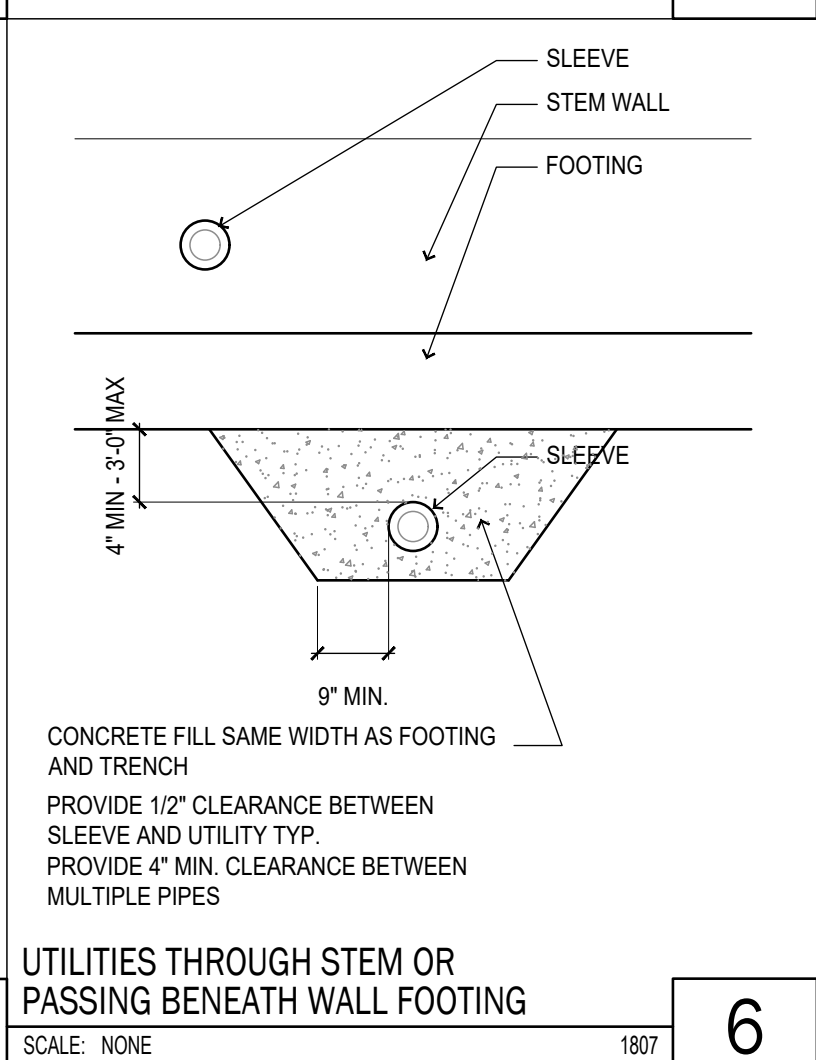
SHEARWALL HOLDOWN
SCALE: NONE 1902 **9**



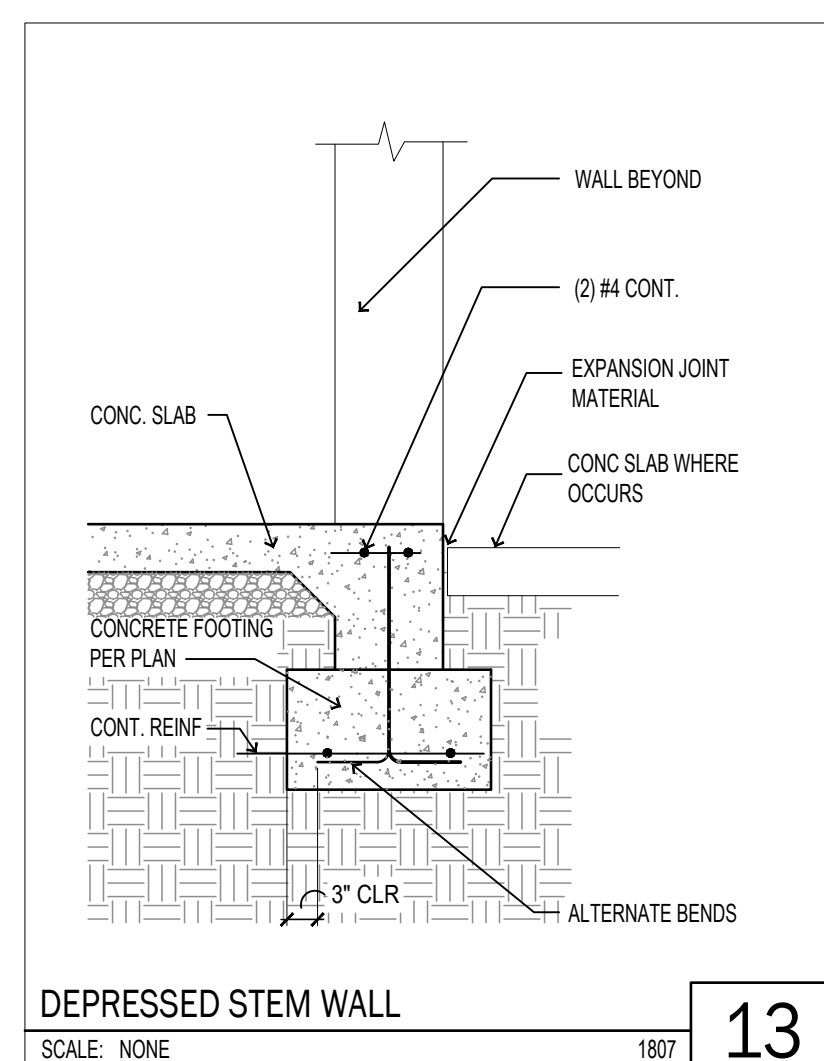
TYPICAL STEPPED FOOTING
SCALE: NONE 1807 **8**



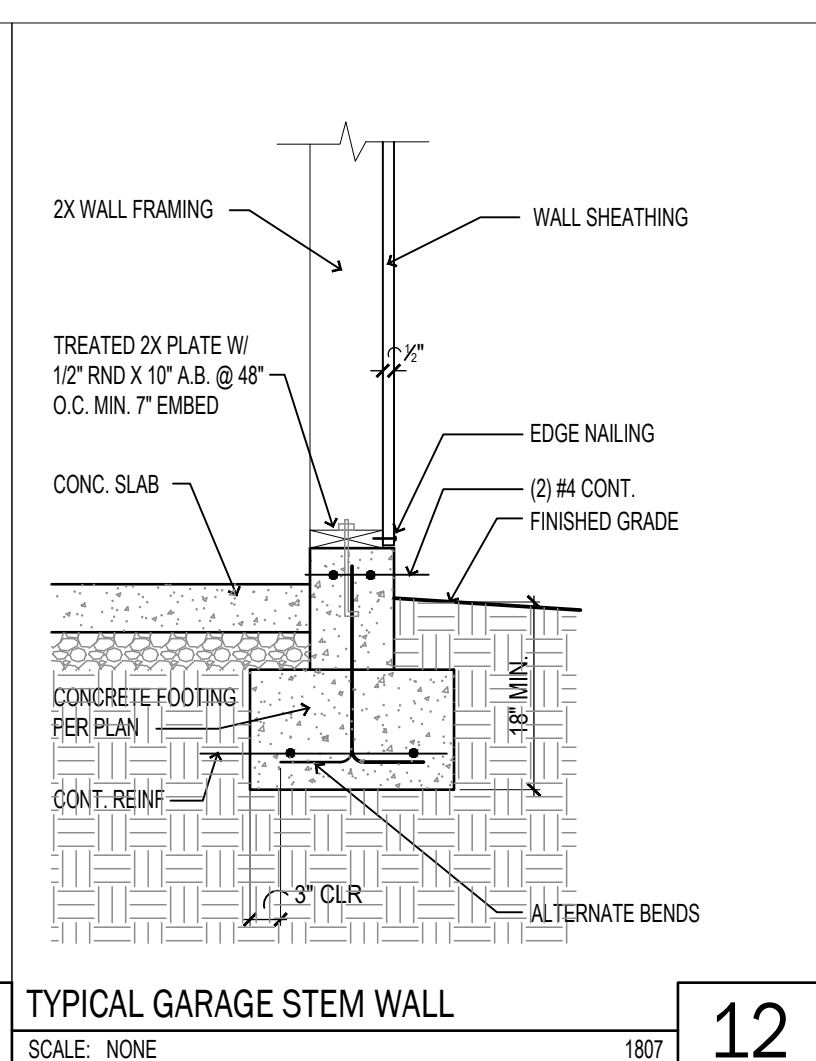
DEEP UTILITY TRENCH PASSING BENEATH WALL FOOTING
SCALE: NONE 1807 **7**



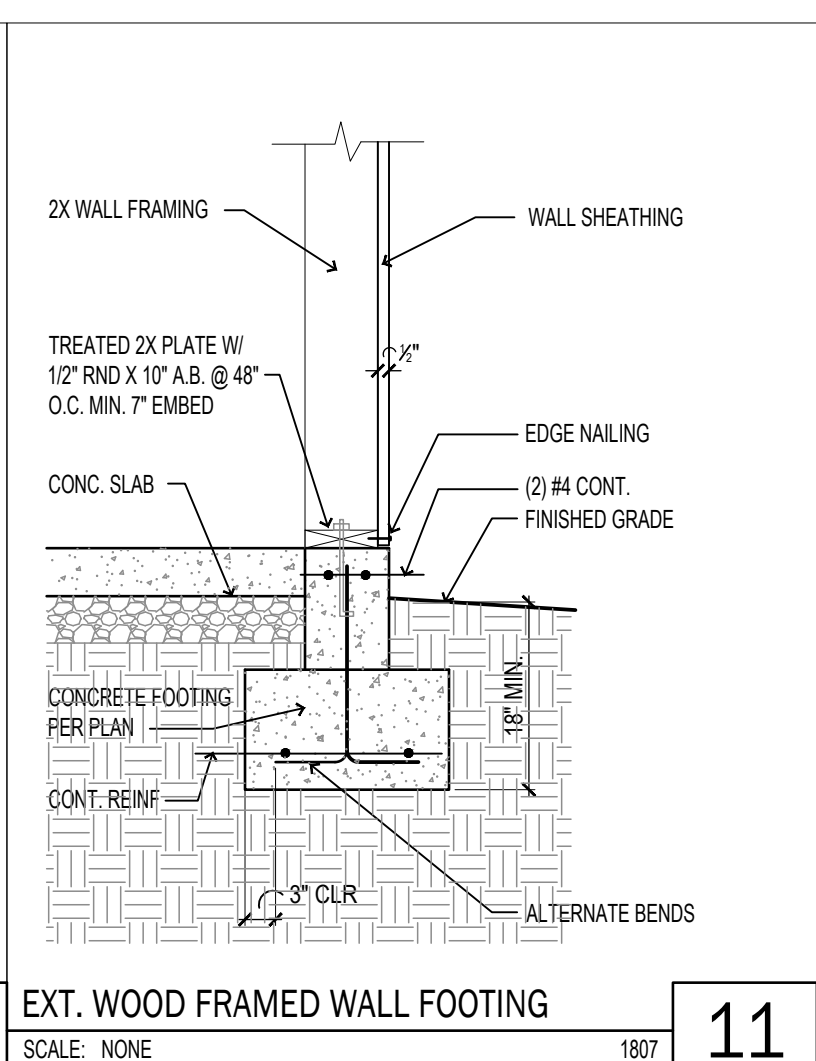
UTILITIES THROUGH STEM OR PASSING BENEATH WALL FOOTING
SCALE: NONE 1807 **6**



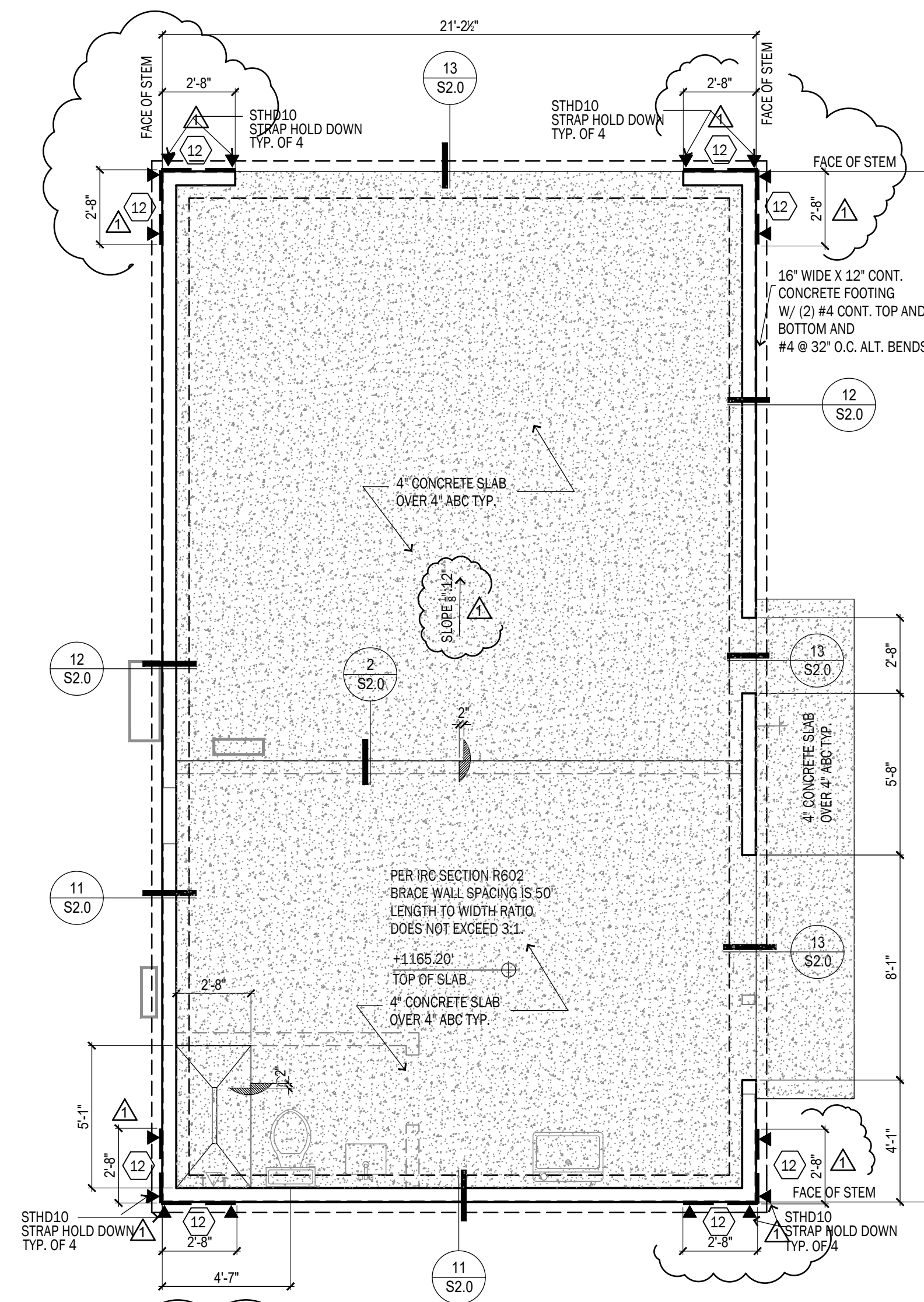
DEPRESSED STEM WALL
SCALE: NONE 1807 **13**



TYPICAL GARAGE STEM WALL
SCALE: NONE 1807 **12**

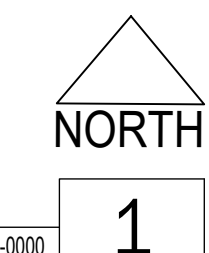


EXT. WOOD FRAMED WALL FOOTING
SCALE: NONE 1807 **11**

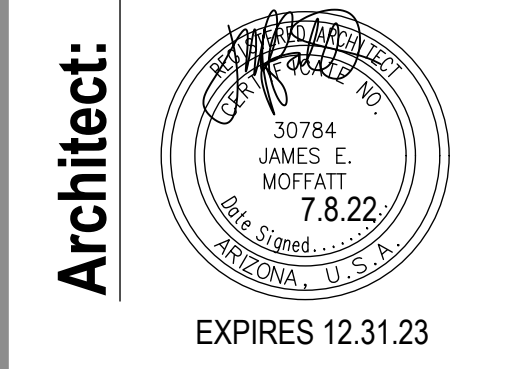


SHEARWALL SCHEDULE				
2018 IBC WOOD FRAMED SHEAR WALLS (HF/SPF FRAMING)				
MARK	WALL CONSTRUCTION	HOLD-DOWNS AND FOUNDATIONS PLATE BOLTING	HOLD-DOWNS AND WALL PLATE NAILING FRAMED FLOOR WHERE OCCURS	WALL CHORD MEMBER (BOUNDARY CONDITION)
12	3/8" PLYWOOD @ SINGLE FACE OF WALL W/ Sd COOLER NAILS @ 6" O.C. STUDS @ 16" O.C. (V=264 PLF)	SILL PLATE ANCHOR BOLTS, 1/2" DIAMETER AB @ 36" O.C.	TOP AND BOTTOM PLATE NAILING, 16d @ 6" O.C.	(2) 2X STUDS

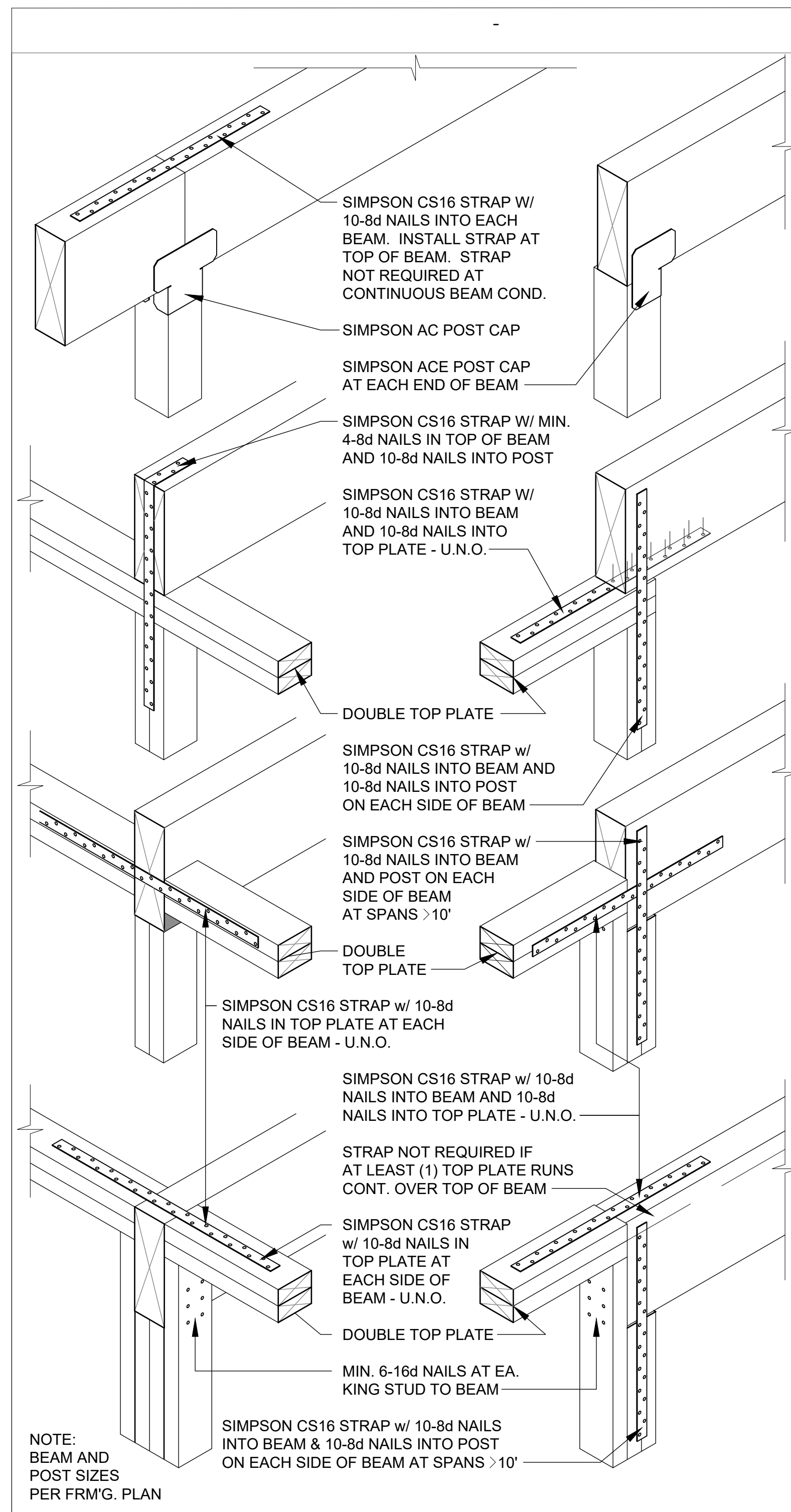
- NOTES:**
- See General Structural notes on Drawings for other information. All sheathing continues to top of wall unless noted otherwise. Nailing requirements apply to all panel edges, top and bottom plates and blocking. Studs for plywood shear walls to be not smaller than 2x4 spaced at not more than 24" O.C. (typical) U.N.C. on Shear Wall Schedule. Studs for gypsum wall board shear walls to be not smaller than 2x4 spaced at not more than 16" O.C. See shear walls elevations in Details following for information not shown. 3/8" and 1/2" panel grade 2-M-W oriented strand board may be substituted for 3/8" and 15/32" plywood sheathing, respectively. 7/16" panel grade 2-M-W oriented strand board may be substituted for 15/32" plywood sheathing providing studs are spaced a maximum of 16" O.C.
 - SILL PLATE BOLTING SUBSTITUTIONS**
THE FOLLOWING SUBSTITUTIONS MAY BE MADE FOR THE 1/2" DIAMETER ANCHOR BOLTS ABOVE
ALL INTERIOR WALLS
1/2" diameter wedge anchors (KWIKBOLT TZ) 2-1/4" min. embed at same spacing
ALL EXTERIOR AND/OR INTERIOR WALLS
1/2" diameter epoxy anchors (Hilti epoxy RE-500-SD or Simpson SET epoxy) 2-1/4" min. embed at same spacing.
INTERIOR GYPSUM WALLBOARD WALLS ONLY
Hilti pins X-DNI 72P8 at same spacing as the 16d wall plate nailing indicated for 2nd floor condition indicated in shear wall schedule.
 - Nails indicated in table are common nails. 16d sinkers may be substituted for 16d common nails but placed at 0.87 times the spacing.



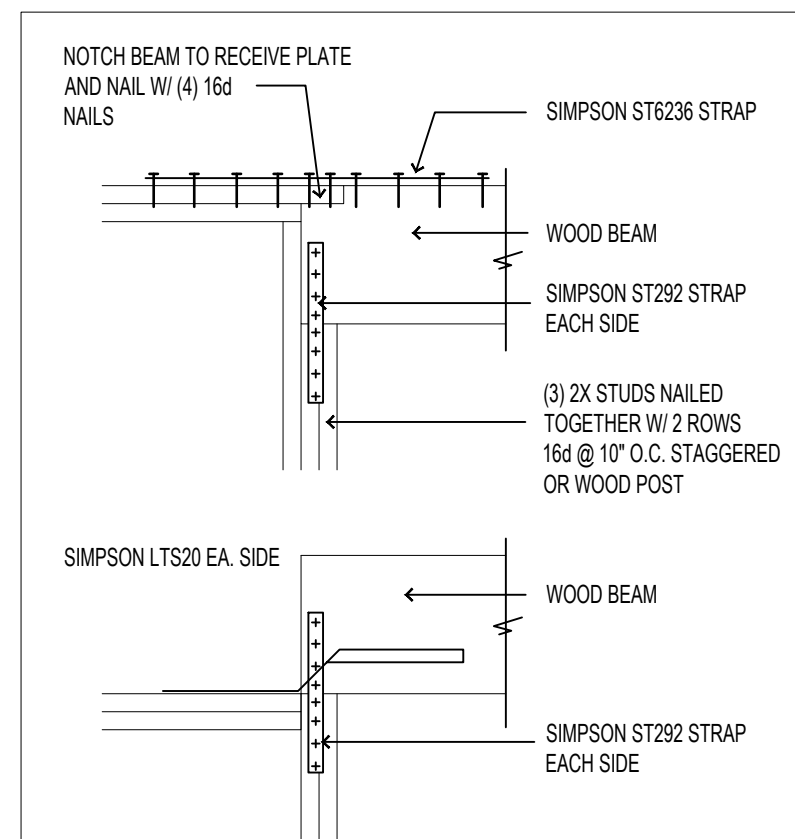
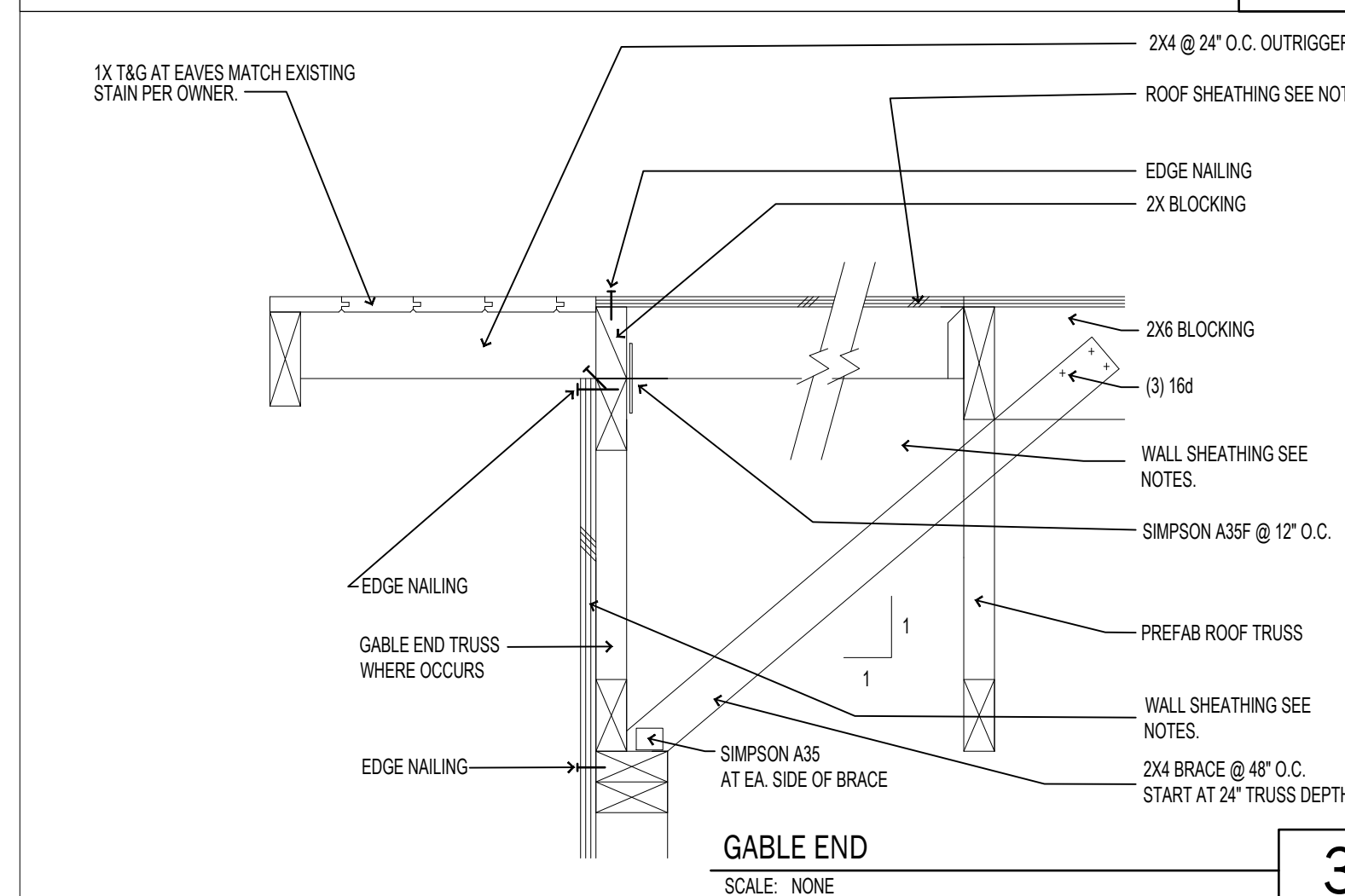
SHEAR WALL PLAN FOUNDATION PLAN
SCALE: 1/4"=1'-0" 0000-0000 **1**



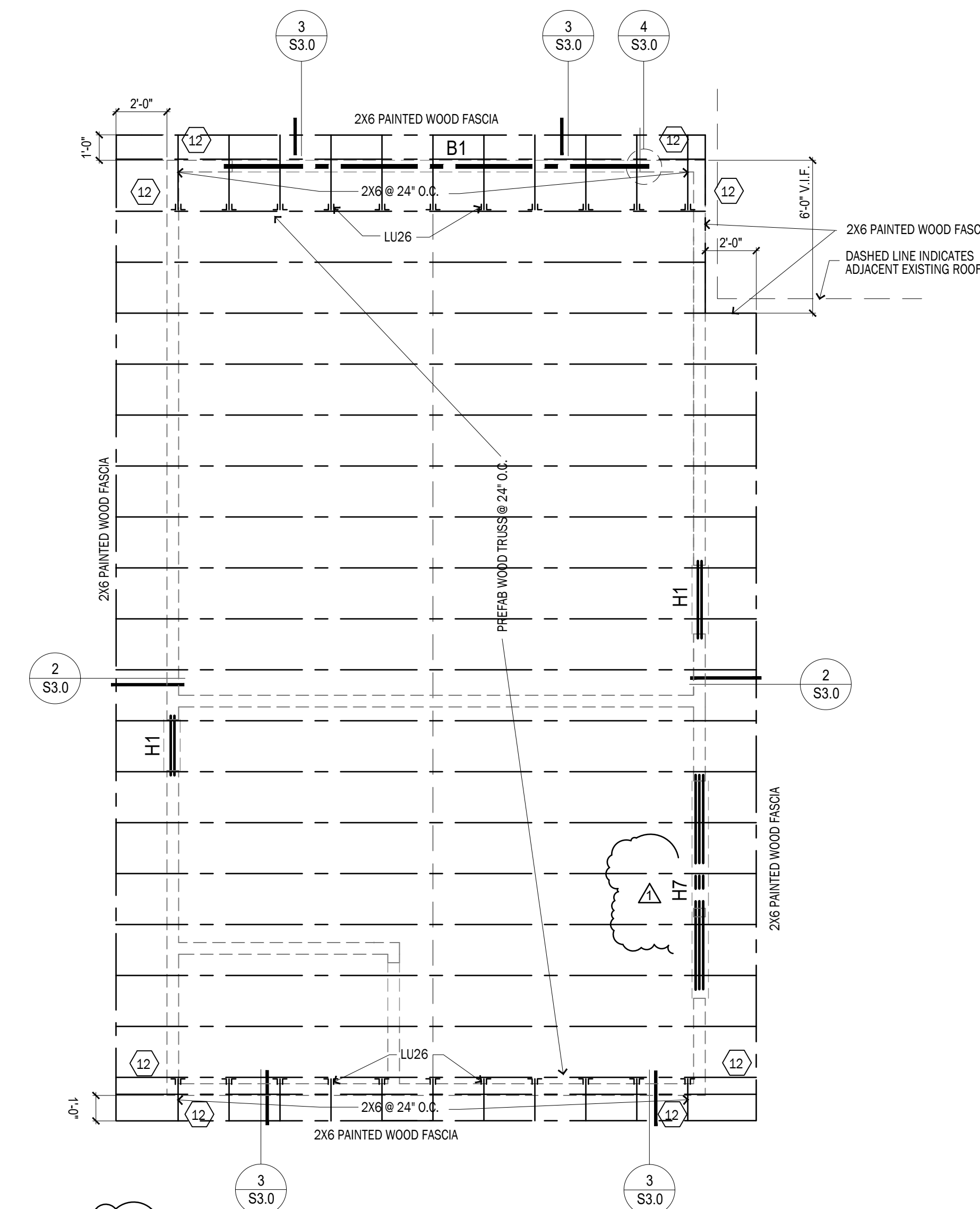
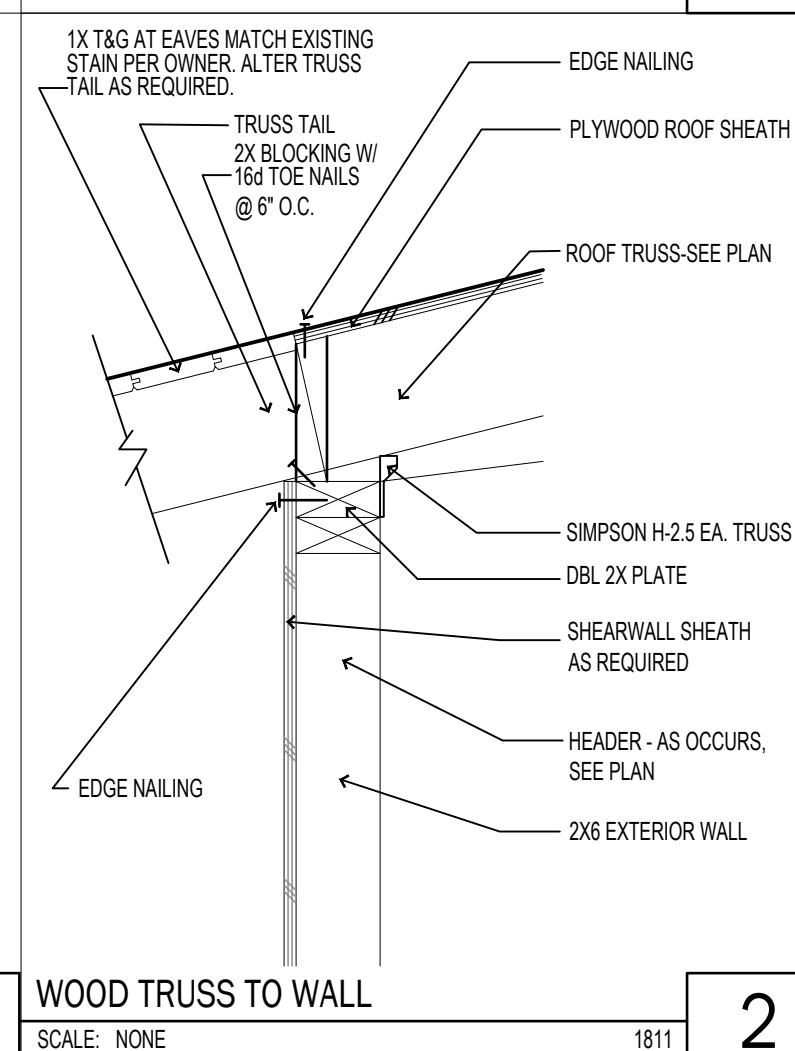
A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA



TYP. BEAM CONNECTIONS
SCALE: NONE 1807 5



WOOD BEAM TO WOOD STUD WALL
SCALE: NONE 1811 4



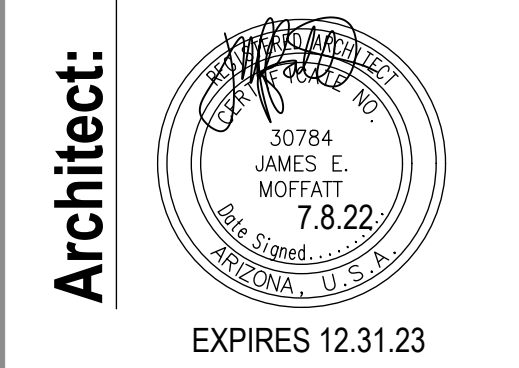
B1 BEAM SIZE CALCULATION BASED UPON BOISE CASCADE DESIGN CRITERIA. GLB 24F-V4 NON SNOW LOAD.
LOADS
LL= 20 PSF
DL= 25 PSF
TOTAL = 45 PSF
40 S.F. (ACTUAL 35 S.F.) CONTRIBUTORY LOAD @ 45 PSF = 1800 LBS TOTAL
SPAN = 16' 1800 / 16 = 113 PLF LOAD ON BEAM.
5.125'X7.5' PROVIDES 225 PLF. BEAM SIZE IS OK

BEAM SCHEDULE	
MARK	SIZE
B1	5.125X7.5 GLU LAM BEAM

WOOD HEADER SCHEDULE					
WITHOUT 'd' DISTANCE INCREASE.					
DEFL. = L/300					
MARK	SIZE	SPAN (FT)	FLOOR X 1.00	ROOF (SNOW) X 1.15	ROOF X 1.25
H1	(2) 2X6	2	1880	2160	2350
	DOUG FIR #2 (2X,4X)	3	1240	1430	1550
		4	700	800	870
		5	445	510	555
		6	305	350	385
MARK	SIZE	SPAN (FT)	FLOOR X 1.00	ROOF (SNOW) X 1.15	ROOF X 1.25
H7	(3)2X10	6	1210	1390	1515
	DOUG FIR #2 (2X,4X)	7	885	1020	1110
		8	675	780	845
		9	530	610	665
		10	425	495	535
		11	350	405	440
		12	295	340	370

- TYPICAL FRAMING NOTES:
- ALL NEW BEARING WALLS ARE 2X6 #2 @ 16" O.C. - TYP. U.N.O.
 - PROVIDE 1 KING STUD AND TRIMMER STUD (1X/1T) AT ALL NEW EXTERIOR WALL OPENINGS-TYP. U.N.O.
 - ALL POSTS ARE DOUBLE STUDS - TYP. U.N.O.
 - ALL 4X & 6X POSTS ARE SPF/HF #1 - TYP. U.N.O.
 - ALL SAWN HEADERS & BEAMS ARE DF#2 - TYP. U.N.O.
 - ALL GLULAM BEAMS ARE 24F-24V - TYP. U.N.O.
 - ALL TRUSSES TO TRUSS CONNECTIONS ARE PER TRUSS MANUFACTURER PER IBC 2303.4.1.1.
 - ALL SILL PLATES AND WOOD IN CONTACT WITH CONCRETE OR CMU SHALL BE TREATED. TREATED LSL SILL PLATES ARE ACCEPTABLE.
 - ALL STRUCTURAL MEMBERS CALLED OUT AS SAWN LUMBER CAN BE SUBSTITUTED WITH ENGINEERED WOOD PRODUCTS OF LIKE OR BETTER STRENGTH.

ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" 0000-0000 1



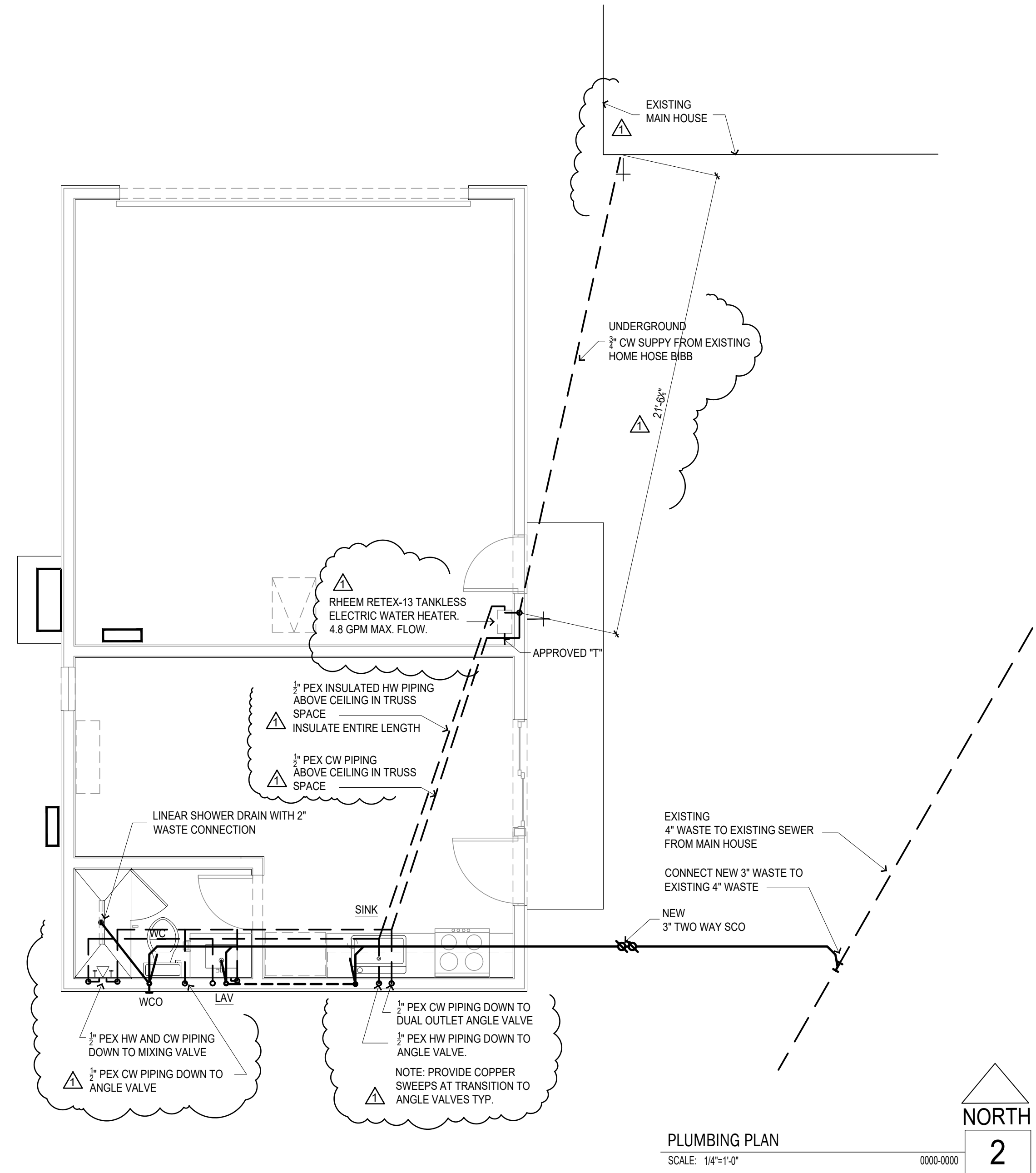
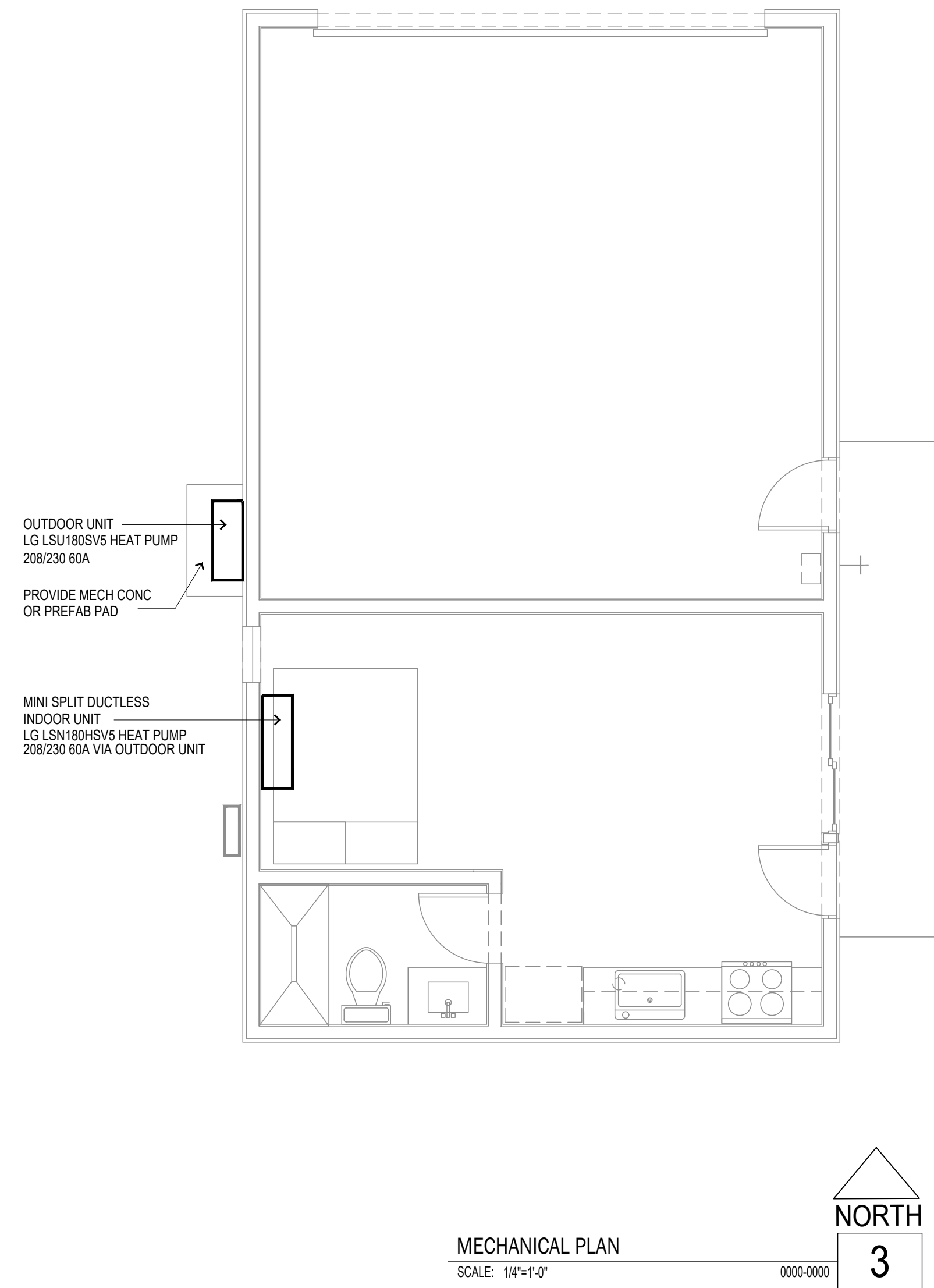
A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

DATE: 7.1.22
REVISION: 8.29.22 COMMENTS CITY OF TEMPE

DRAWN: MM
CHECKED: JM
DRAWING: 2202

ROOF FRAMING PLAN

S3.0



PLUMBING NOTES:

- 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 TO 2" 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 P2920.3.
- WATER PIPING:
COPPER TYPE "L" HARD DRAWN, ASTM B88 FOR ALL ABOVE GROUND INSTALLATIONS.
COPPER TYPE "M" SOFT DRAWN, ASTM B88 FOR ALL BELOW GROUND OR BELOW CONCRETE INSTALLATIONS.
PROVIDE PLASTIC SLEEVE AT ALL PENETRATIONS.
POLYETHYLENE TUBING (PEX) APPROVED, NSF-61 LISTED IS ACCEPTABLE IF ALLOWED BY GOVERNING JURISDICTION.
FITTINGS:
WROUGHT COPPER ASTM B16.22
A. PLASTIC UNDERGROUND 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 SERVICE. 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 (APMO APPROVED)
DWI TYPE SOLVENT WELD
CAST IRON STANDARD WEIGHT COATED INSIDE AND OUT CSPI 301 NO HUB SOIL AND VENT PIPE FOR SOIL AND WASTE LINES IN OR UNDER CONCRETE, STORM DRAINS AND VENTS LARGER THAN 2".
A. PLASTIC UNDERGROUND SEWER PIPING SHALL HAVE A CONTINUOUS 18 GA. (OR LARGER) COPPER TRACER WIRE INSTALLED WITH AND ATTACHED TO THE PLASTIC SEWER PIPING AT 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

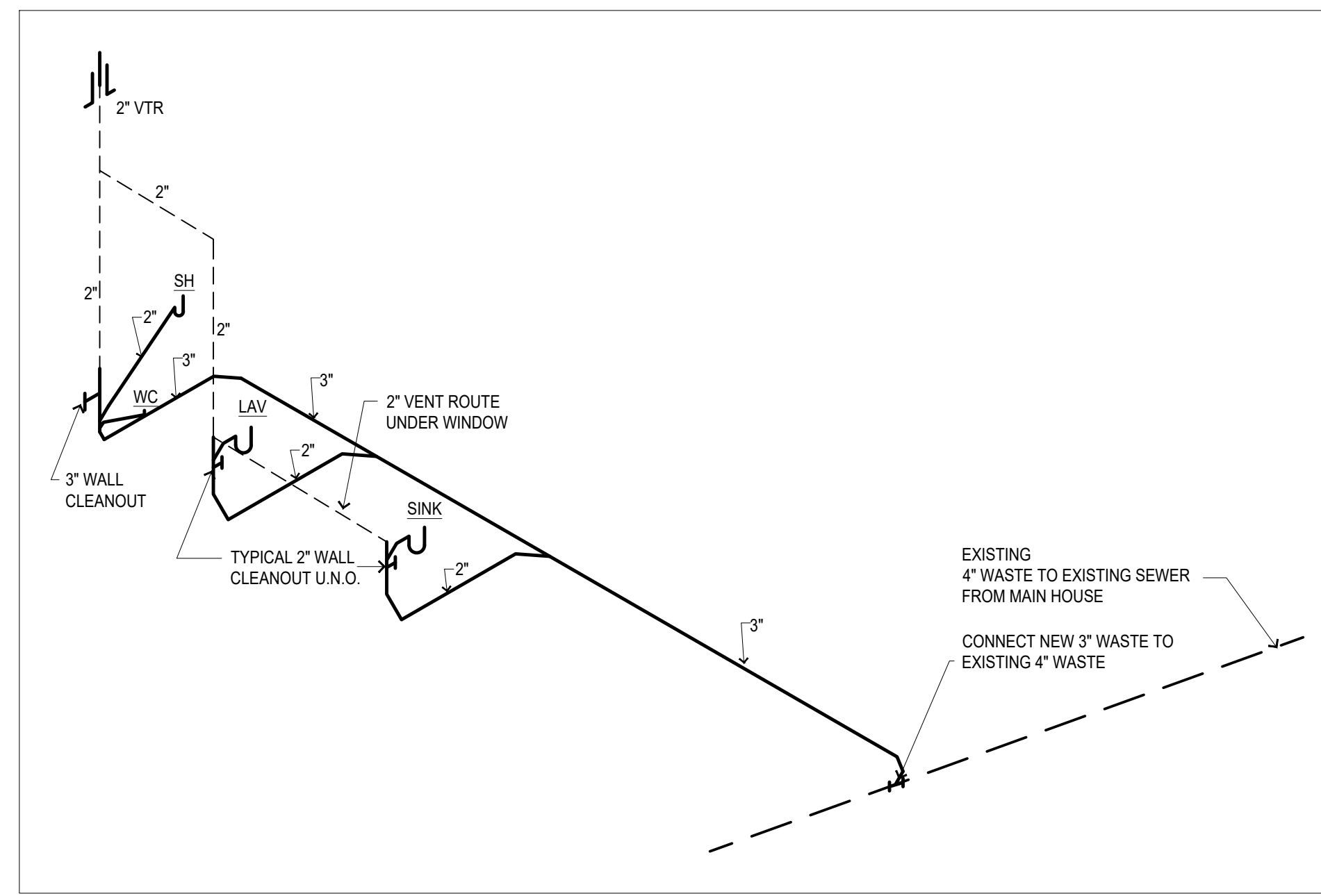
- ALL WORK TO BE TESTED AND APPROVED BEFORE COVERING AS DIRECTED BY ARCHITECT.
- REMAKE ALL LEAKING JOINTS.
- WATER SYSTEM: 150 PSI HYDROSTATIC PRESSURE HELD FOR FOUR (4) HOURS.
- SANITARY WASTE AND VENT SYSTEM: FILL WITH WATER TO HIGHEST POINT IN THE SYSTEM AND LET STAND WITHOUT LOSS FOR TWO HOURS.
- 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-8-120 OR HYPOCHLORITE CONFORMING TO FED. SPEC. C-C-114, TYPE II, GRADE G, OR FED SPEC. D-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.

FLASHING

- FLASHING: SUPPLY FLASHING FOR ALL VENT PIPE AND OTHER TYPES OF PIPING THROUGH 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 OPENING.

UNDERGROUND WATER PIPING

- UNDERGROUND WATER PIPING: BURY ALL UNDERGROUND WATER PIPING A MINIMUM OF 24" BELOW 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% OVERLAP.



WATER METER SIZING CALCULATION

TYPE OF FIXTURE	FU's	EXISTING FIXTURE COUNT	NEW FIXTURE COUNT	TOTAL FU's
BATH TUB (WITH OR W/O OVERHEAD SHOWER HEAD)	1.4	x	0	= 0
CLOTHES WASHER	1.4	x	0	= 0
DISHWASHER	1.4	x	0	= 0
FULL BATH GROUP WITH BATH TUB (WITH OR W/O SHOWER HEAD) OR SHOWER STALL	3.6	x	2	= 10.8
HALF BATH GROUP (WATER CLOSET AND LAVATORY)	2.6	x	1	= 2.6
HOSE BIBB	2.5	x	4	= 12.5
KITCHEN GROUP (DISHWASHER AND SINK WITH OR W/O GARBAGE DISPOSAL)	2.5	x	1	= 2.5
KITCHEN SINK	1.4	x	0	= 1.4
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	2.5	x	1	= 2.5
LAUNDRY TUB	1.4	x	0	= 0
LAVATORY	0.7	x	0	= 0
SHOWER STALL	1.4	x	0	= 0
WATER CLOSET (TANK TYPE)	2.2	x	0	= 0
TANKLESS ELECTRIC WATER HEATER	4.8	x	0	= 4.8
TOTAL				37.1

USING CITY OF TEMPE RESIDENTIAL SINGLE FAMILY WATER METER SIZING CHART
WATER METER SHALL BE 3/4" WITH 1" SERVICE.

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Cell: 602-319-9119
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Architect:
30784 JAMES E. MOFFATT
DATE STAMPED: 7.8.22
ARIZONA, U.S.A.
EXPIRES 12.31.23

ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

A NEW DETACHED GARAGE AND GUEST CASITA

DATE: 7.1.22
REVISION: 8.29.22 COMMENTS CITY OF TEMPE

DRAWN: MM
CHECKED: JM
DRAWING: 2202
MECHANICAL AND PLUMBING PLAN

MP1.0

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NEW REPLACING EXISTING (5, 7)

PANELBOARD A SCHEDULE

MAINS: 200A MAIN CIRCUIT BREAKER
VOLTAGE: 120/240V, 3Ø, 4W
TYPE: NEMA 3R

LOCATION: EXISTING GARAGE OUTSIDE
MOUNTING: SURFACE
MIN. AIC: 35K/10K SERIES RATED

CIRCUIT DESCRIPTION	BKFR NUM	CON NUM (C)	LOAD - VA			CIRCUIT DESCRIPTION
			HI LEG	LO LEG	NEUTRAL	
EAST A/C	30	1	--	--	--	WEST A/C
--	3	--	--	--	--	--
--	3	--	--	--	--	--
--	4	--	--	--	--	--
RADAR OVEN	20	7	--	--	--	AIR COMPRESSOR
SPACE	1	--	--	--	--	--
DRYER	30	31	--	--	--	PANEL B
--	13	--	--	--	--	--
--	2	--	--	--	--	--
SPACE	15	--	--	--	--	--
EXISTING LOAD	20	1	--	--	--	--
--	19	--	--	--	--	--
--	21	--	--	--	--	--
--	23	--	--	--	--	--
--	25	--	--	--	--	--
--	27	--	--	--	--	--
--	29	--	--	--	--	--
--	31	--	--	--	--	--
--	33	--	--	--	--	--
--	35	--	--	--	--	SPACE FOR PV
--	37	--	--	--	--	SPACE FOR PV
--	39	--	--	--	--	SPACE FOR PV
LOAD /	CONTINUOUS (C)	--	--	--	--	SEE LOAD CALCULATIONS
LOAD /	NON-CONTINUOUS	--	--	--	--	SEE LOAD CALCULATIONS
TOTAL LOAD	CONTINUOUS (C)	--	--	--	--	SEE LOAD CALCULATIONS
	NON-CONTINUOUS	--	--	--	--	SEE LOAD CALCULATIONS
	CONNECTED	--	--	--	--	SEE LOAD CALCULATIONS
	75% OF CONT. LOAD	--	--	--	--	SEE LOAD CALCULATIONS
	CODE	--	--	--	--	SEE LOAD CALCULATIONS

NEW REPLACING EXISTING (4, 5, 8, 7)

PANELBOARD B SCHEDULE

MAINS: 100A MAIN LUGS ONLY
VOLTAGE: 120/240V, 1Ø, 3W
TYPE: NEMA 1

LOCATION: GARAGE, INSIDE
MOUNTING: SURFACE
MIN. AIC: 35K/10K SERIES RATED

CIRCUIT DESCRIPTION	BKFR NUM	CON NUM (C)	LOAD - VA			CIRCUIT DESCRIPTION
			HI LEG	LO LEG	NEUTRAL	
STOVE/RANGE	30	1	--	--	--	EXISTING LOAD
--	2	--	--	--	--	--
OVEN	30	5	--	--	--	AFCI BEDROOM
--	7	--	--	--	--	AFCI BEDROOM
WELDER RECEPT	50	9	--	--	--	AFCI KITCH LTG
--	11	--	--	--	--	AFCI DINING RM RECEPTS
AFCI GAS DRYER	20	13	--	--	--	AFCI BEDROOM
AFCI WASHER	20	15	--	--	--	BATHROOM RECEPTS
AFCI REF	20	17	--	--	--	M BATH RECEPTS
AFCI FREEZER	20	19	--	--	--	AFCI LIVING RM RECEPTS
AFCI/GFCI GARB DISP	20	21	--	--	--	GFCI GARAGE DOOR OPENER
AFCI/GFCI DISHWASHER	20	23	--	--	--	AFCI EXISTING LOAD
--	25	--	--	--	--	--
--	27	--	--	--	--	--
--	29	--	--	--	--	--
--	31	--	--	--	--	--
--	33	--	--	--	--	--
--	35	--	--	--	--	--
--	37	--	--	--	--	--
--	39	--	--	--	--	--
LOAD /	CONTINUOUS (C)	--	--	--	--	SEE LOAD CALCULATIONS
LOAD /	NON-CONTINUOUS	--	--	--	--	SEE LOAD CALCULATIONS
TOTAL LOAD	CONTINUOUS (C)	--	--	--	--	SEE LOAD CALCULATIONS
	NON-CONTINUOUS	--	--	--	--	SEE LOAD CALCULATIONS
	CONNECTED	--	--	--	--	SEE LOAD CALCULATIONS
	75% OF CONT. LOAD	--	--	--	--	SEE LOAD CALCULATIONS
	CODE	--	--	--	--	SEE LOAD CALCULATIONS

NEW (4, 5, 7)

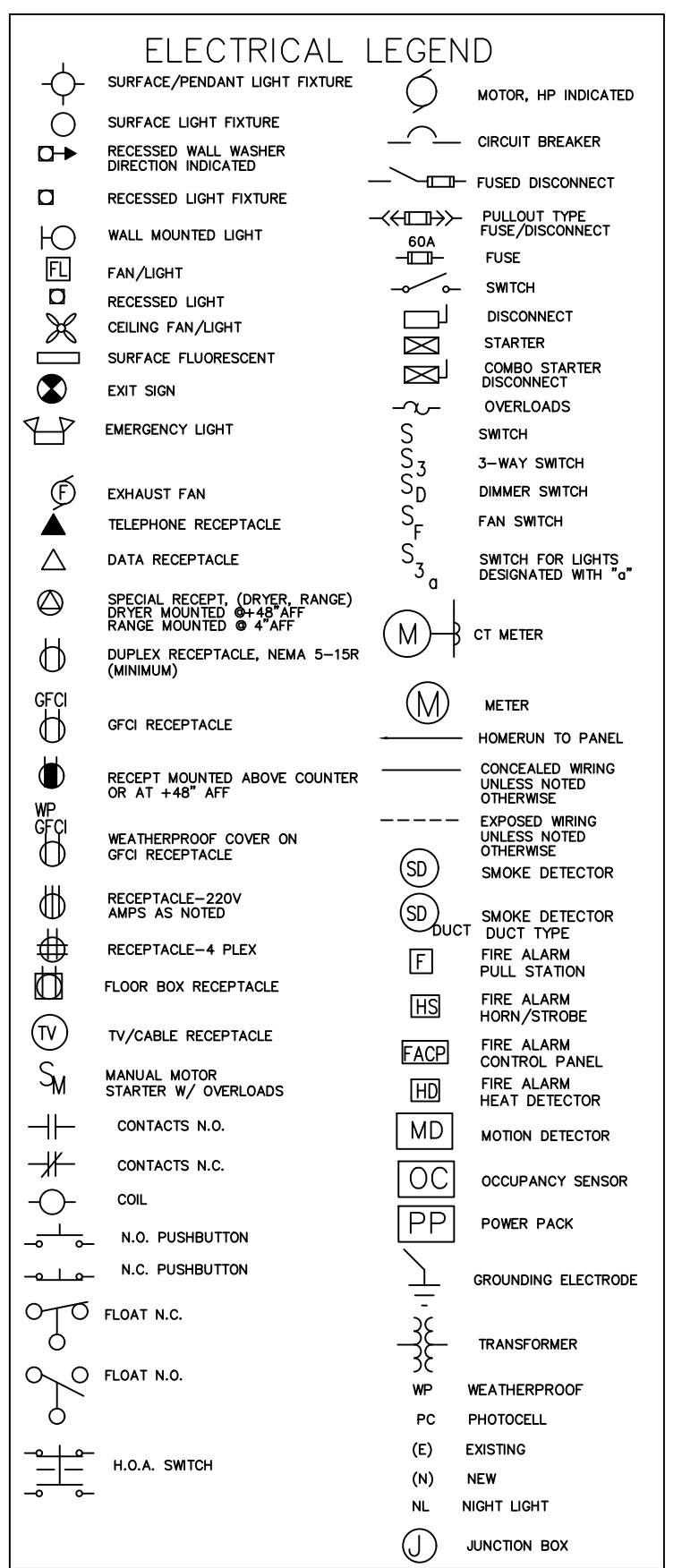
PANELBOARD C SCHEDULE

MAINS: 200A MAIN LUGS ONLY
VOLTAGE: 120/240V, 3Ø, 4W
TYPE: NEMA 1

LOCATION: AT NEW CASITA/GARAGE BLDG
MOUNTING: SURFACE
MIN. AIC: 35K/10K SERIES RATED

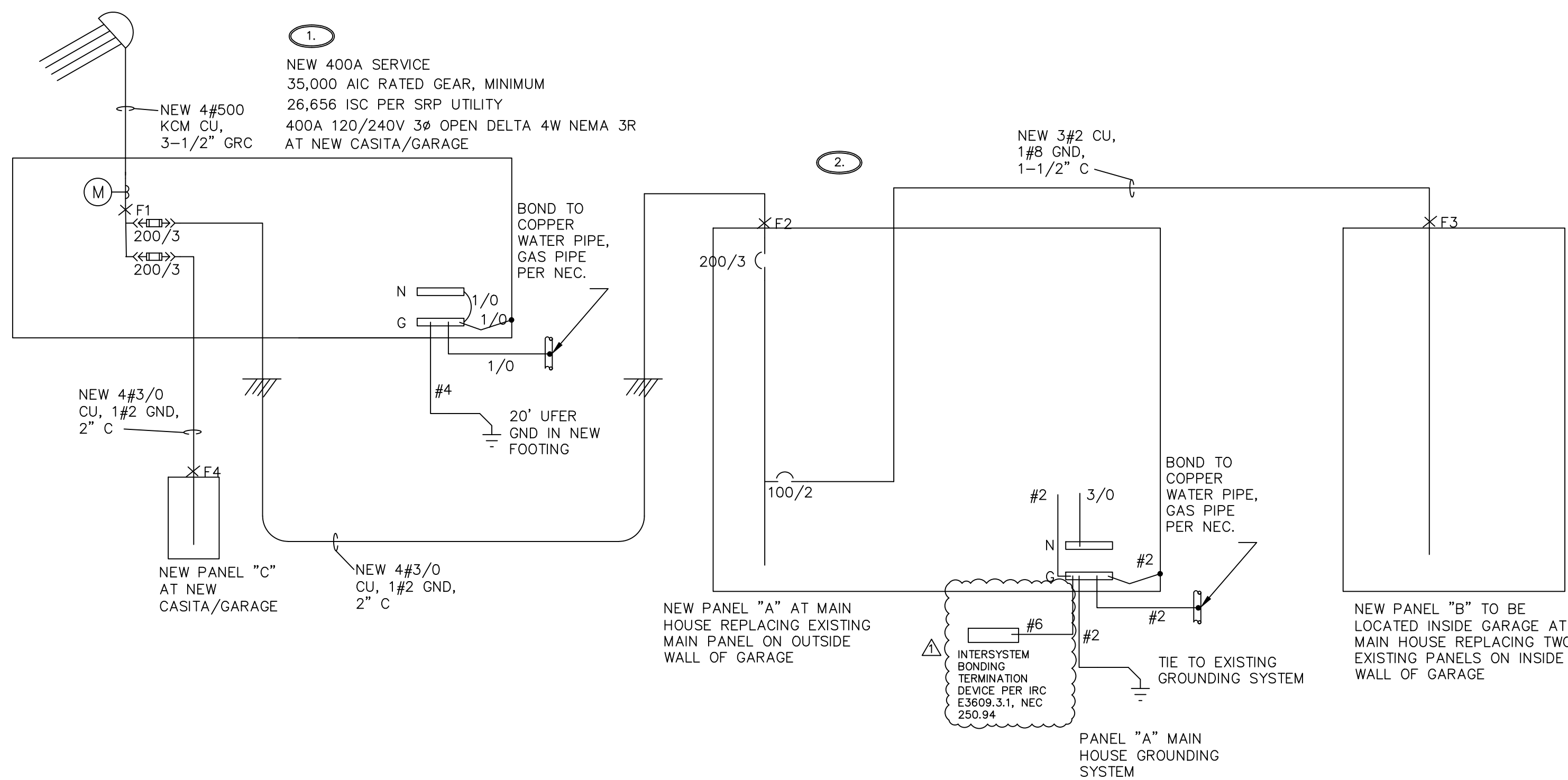
CIRCUIT DESCRIPTION	BKFR NUM	CON NUM (C)	LOAD - VA			CIRCUIT DESCRIPTION
			HI LEG	LO LEG	NEUTRAL	
AFCI DINING RECEPTS	20	1	--	--	--	AFCI KIT AREA LIGHTING
SPACE	3	--	--	--	--	SPACE
OUTDOOR UNIT HEAT PUMP	60	3	--	--	--	INDOOR UNIT HEAT PUMP
SPACE	2	--	--	--	--	SPACE
SPACE	9	--	--	--	--	SPACE
RANGE	50	11	--	--	--	TANKLESS WATER HEATER
--	2	--	--	--	--	--
SPACE	15	--	--	--	--	SPACE
BATHROOM RECEPTS	20	17	--	--	--	GFCI GARAGE DOOR OPENER
AFCI KIT SM APPLIANCE	20	19	--	--	--	GARAGE RECEPTS
SPACE	21	--	--	--	--	SPACE
AFCI KIT SM APPLIANCE	20	23	--	--	--	EXTERIOR LIGHTING
AFCI KIT MICROWAVE	20	25	--	--	--	EXTERIOR RECEPTS
SPACE	27	--	--	--	--	SPACE
AFCI KIT REF	20	29	--	--	--	SMOKE DETECTORS
AFCI BED AREA RECEPTS	20	31	--	--	--	--
SPACE	33	--	--	--	--	--
AFCI BED AREA LTG	15	35	--	--	--	SPACE FOR PV
--	37	--	--	--	--	SPACE FOR PV
--	39	--	--	--	--	SPACE FOR PV
--	41	--	--	--	--	SPACE FOR PV
LOAD /	CONTINUOUS (C)	--	--	--	--	SEE LOAD CALCULATIONS
LOAD /	NON-CONTINUOUS	--	--	--	--	SEE LOAD CALCULATIONS
TOTAL LOAD	CONTINUOUS (C)	--	--	--	--	SEE LOAD CALCULATIONS
	NON-CONTINUOUS	--	--	--	--	SEE LOAD CALCULATIONS
	CONNECTED	--	--	--	--	SEE LOAD CALCULATIONS
	75% OF CONT. LOAD	--	--	--	--	SEE LOAD CALCULATIONS
	CODE	--	--	--	--	SEE LOAD CALCULATIONS

- 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.



3. FAULT CALCULATIONS FOR SINGLE AND THREE PHASE
FAULT F1 PER UTILITY COMPANY:

FAULT	PANEL	ISC	DIST	VOLTAGE	CABLE	C FACTOR	F	M	ISC
F2	A	26.626	60	240	3/0	13923	0.83	0.55	14,573
F3	B	14.573	5	240	#2	5903	0.10	0.91	13,214
F4	C	26.626	30	240	3/0	13923	0.41	0.71	18,836



LOAD CALCULATIONS ROBERTS EXISTING MAIN HOUSE AND NEW CASITA

	HOUSE PNL A	HOUSE PNL B	CASITA PNL C	SES
GENERAL LTG/REC@3VA/SF	600	3000	330	3930 Sq Ft
KIT SM APPLIANCE	1800	9000	990	11790 VA
KIT OVEN	8000	8000	16000	
KIT RANGE	8000	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)		1150	1150	
WASHER		1150	1150	
LAUNDRY		1500	1500	
GARAGE DOOR OPENER		1600	3200	
WATER HEATER *		11500	11500	
PANEL B 40% LOADS	32900			
SUBTOTAL	58200	32900	29190	87390 VA
FIRST 10,000VA @ 100%	10000	10000	10000	10000 VA
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
INSIDE FAN 1"		1150	1150	
INSIDE FAN 2"		1150	1150	
PANEL B 100% LOADS	2300			
TOTALS	38892*	21460	25848	61040 VA
AMPERES AT 240V 1 PHASE **	162	89	108	254 A
	PNL A	PNL B	PNL C	SES
	-14		-14	
CORRECTED VALUES**	148 A		240 A	

* ASSUMED VALUES
** NOTE: PANEL "A" AND SES AMPS VALUES ARE 14 A LESS THAN THE SINGLE PHASE CALCULATIONS DUE TO THE TWO 3-PHASE HEAT PUMPS

8. LABEL EXISTING CIRCUITS ACCORDING TO THEIR ACTUAL USE. ENGINEER HAS MADE SOME ASSUMPTIONS AS TO LABELING ON EXISTING HOUSE. 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".
 2. PROVIDE NEW FEEDER, NEW PANELBOARDS "A" AND "B" AT EXISTING HOUSE. CONNECT TO EXISTING LOADS.
 3. DISTANCES FROM SERVICE ENTRANCE SECTION (SES) TO PANELBOARDS ARE CRITICAL FOR SHORT CIRCUIT CURRENT ATTENUATION 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, WIRE SIZE, ADJUST AS NEEDED.
 7. CONTRACTOR MAY HAVE MORE OR FEWER CIRCUIT BREAKERS THAN AS SHOWN.

A NEW/EXISTING ONE-LINE DIAGRAM

SCALE: NONE

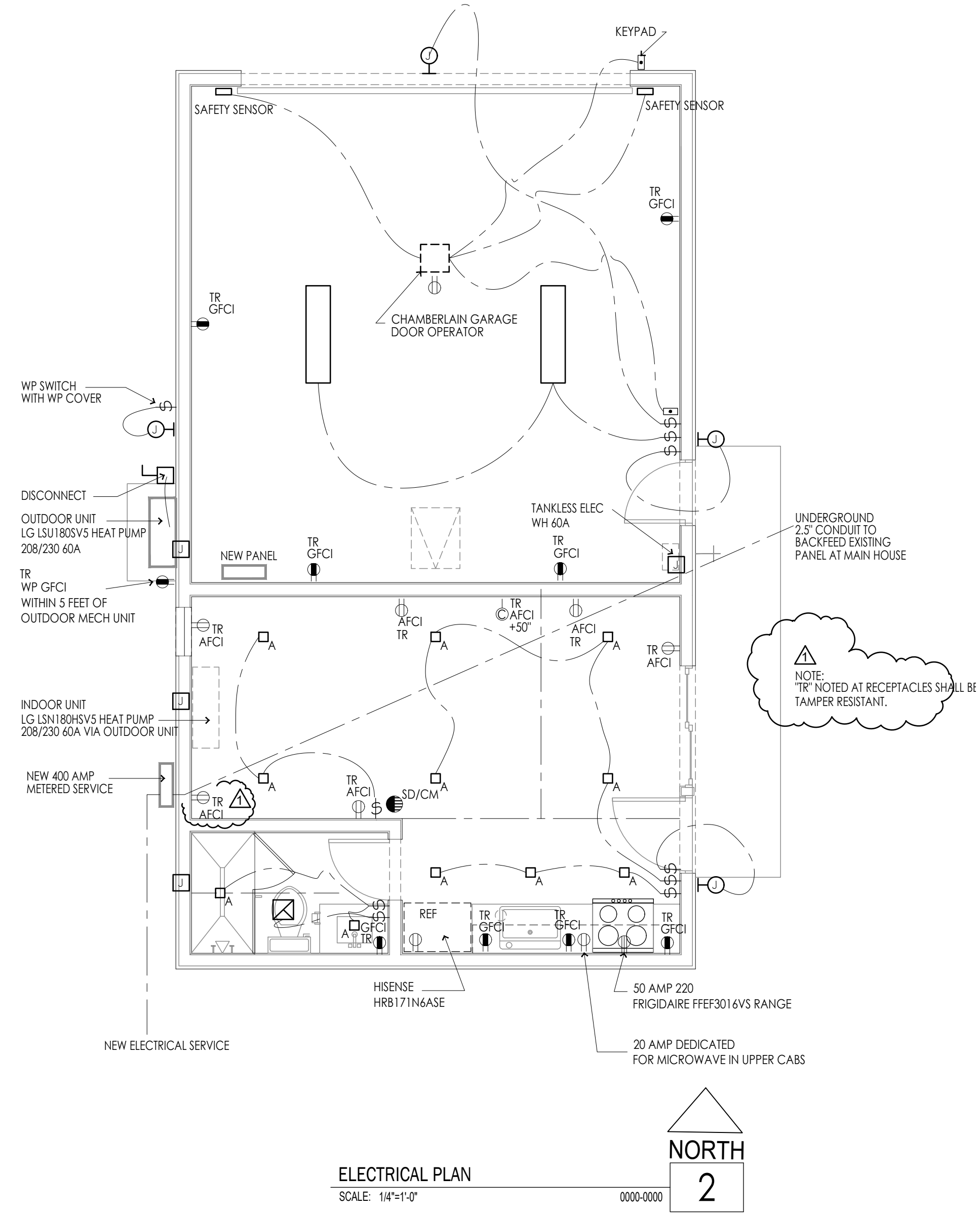
J Moffatt + Associates, Inc.
6197 S. Rural Rd. #1 Tempe, Arizona 85283
Cell: 602-319-9196
Office: 602-322-0112
jmoffatt@jim-atrch.com
www.jim-atrch.com

A NEW GARAGE AND CASITA ROBERTS HOUSE
25 W PALMCROFT TEMPE, ARIZONA



DATE: 7/28/2022
REVISION: CITY COM 8/31/2022
DRAWN: DRH
CHECKED: DRH
DRAWING: 2202

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

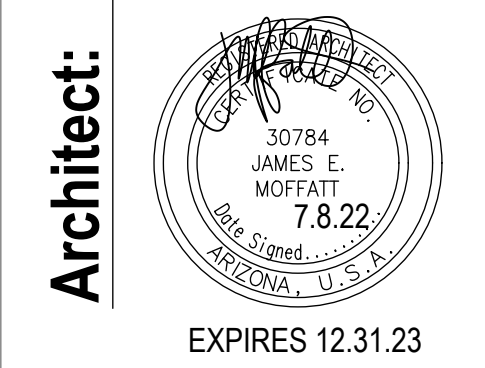


- ELECTRICAL SYMBOL LEGEND**
SCALE: NONE 0000-0000 1
- ⊞ SWITCH
 - 3- DESIGNATES A THREEWAY SWITCH IF USED
 - 4- DESIGNATES A FOURWAY SWITCH IF USED
 - ⊕ DUPLEX RECEPTACLE
 - ⊙ DEDICATED CIRCUIT ELECTRONIC EQUIPMENT RECEPTACLE
 - ⊖ RECESSED CLOCK RECEPTACLE
 - ⊖ GFCI DESIGNATES GROUND FAULT CIRCUIT INTERRUPTOR
 - ⊖ WP DESIGNATES A WATER PROOF RECEPTACLE
 - ⊖ AFCI ARC FAULT CURRENT INTERRUPTOR
 - ⊖ TR DESIGNATES TAMPER RESISTANT
 - ⊖ DECORATIVE WALL MOUNTED LIGHT FIXTURE "J" BOX TO BE CHOSEN BY OWNER
 - ⊖ RECESSED ULTRA SLIM LED KIT
 - #A. COMMERCIAL ELECTRIC MODEL 91476 4" SQUARE COLOR SELECTABLE, WET RATED
 - ⊖ RECESSED SHOWER LIGHT, IC RATED, WET LOCATIONS
 - #F. HALO ALBALITE SPLAY H2IC-120
 - SD/CM KIDDE P4010ACLEDSCO-2 SMOKE AND CARBON MONOXIDE COMBO DETECTORS SHALL BE HARDWIRED INTO RESIDENCES ELECTRICAL SYSTEM, W/ BATTERY BACKUP INTERCONNECT WALL MOUNTED DETECTOR ACCEPTABLE WHERE CODE COMPLIANT.
 - ⊖ JUNCTION BOX FOR ITEM INDICATED ON PLAN
 - ⊖ DISCONNECT SWITCH

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

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.

NOTE:
TR NOTED AT RECEPTACLES SHALL BE TAMPER RESISTANT.



A NEW DETACHED GARAGE AND GUEST CASITA
ROBERTS HOUSE
25 W PALMCROFT
TEMPE ARIZONA

DATE: 7.1.22

REVISION:

8.29.22	COMMENTS
	CITY OF TEMPE

DRAWN: MM
CHECKED: JM
DRAWING: 2202
ELECTRICAL PLAN



Paul's Ace HDW E. Broadway
Manual Entry



NEW Clark + Kensington Exterior / 109 Semi Gloss /

Ounces: Shots: 1/8
Shots:

109B440

Gallon

2/15/2022
1:53:24 PM

O1	1		2
S2		9	2
W1	5	20	1
Y1	5	3	1

9-0-6