

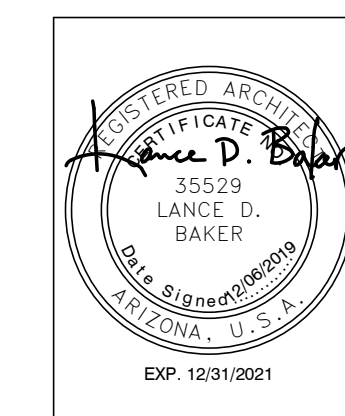
# FLEETWOOD 6 TOWNHOMES

## SCOTTSDALE, AZ



**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



REVISIONS	
1	12/06/19 [1st City Comments]

Phase: CD  
 Drawn By: NYK  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

Sheet:  
**A0.1**  
 COVER SHEET

### GOVERNING CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)
- 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2014 NATIONAL ELECTRICAL CODE (NEC)

ALL CITY OF SCOTTSDALE CODES AND AMENDMENTS

### SPECIAL INSPECTIONS

- STRUCTURAL - CONCRETE CONSTRUCTION
- STRUCTURAL - POST INSTALLED ANCHORS
- STRUCTURAL - MASONRY CONSTRUCTION
- STRUCTURAL - WELDS NOT IN SHOP OF APPROVED FABRICATOR
- STRUCTURAL - ANCHOR BOLTS
- SOILS - SPECIAL GRADING, EXCAVATION & FILL

### DEFERRED SUBMITTALS

- SIGNAGE (UNDER SEPARATE PERMIT)
- WOOD TRUSS & CALCULATIONS
- FIRE SPRINKLERS/FIRE PROTECTION (UNDER SEPARATE PERMIT)
- SEE STRUCTURAL FOR ADDITIONAL DEFERRED SUBMITTALS

### PROJECT DATA

#### BUILDING AND SITE BASICS:

PROJECT ADDRESS: 6900 E 1ST AVENUE  
 SCOTTSDALE, AZ, 85251

ASSESSORS PARCEL #: 130-11-055  
 130-11-056

NET LOT AREA: 13,150 S.F., 0.302 ACRES  
 GROSS LOT AREA: 20,926 S.F., 0.480 ACRES

BUILDING AREA TOTAL: 5,178 S.F.  
 FOOTPRINT: 12,310 S.F.  
 GROSS: 12,310 S.F.

No. OF TOWNHOMES: 4  
 2 BEDROOM  
 2 1 BEDROOM  
 TOTAL 6

#### SITE INFORMATION:

ZONING: C-2 DO (DOWNTOWN)

FLOOR AREA RATIO: MAX 1.30  
 12,310 / 13,150 = .91

#### PROPOSED SETBACKS:

FRONT 19'  
 NORTH SIDE 0'  
 SOUTH SIDE 16'  
 REAR 5'

MAX DENSITY: 23 DWELLING UNITS / ACRE  
 23 x 0.480 = 11.04 DU ALLOWED

PROPOSED DENSITY: 6 DWELLING UNITS

#### OPEN SPACE

PRIVATE OPEN SPACE REQUIRED: 12,310 x 0.10 = 1,231 SF  
 PROVIDED: 4,491 SF  
 FRONTAGE OPEN SPACE PROVIDED: 1,127 SF

### PROJECT DATA

#### BUILDING CODE INFORMATION:

BUILDING OCCUPANCY: SINGLE-FAMILY ATTACHED RESIDENTIAL  
 STORIES: 3

BUILDING HEIGHT: ALLOWED: 66'  
 PROPOSED: 42'

AREA SEPARATIONS REQUIRED: 1 HR (TABLE R302.1(2))  
 PROVIDED: 1 HR

FIRE SPRINKLERS REQUIRED: YES  
 FIRE SPRINKLERS PROVIDED: YES NFPA 13D

FIRE ALARM REQUIRED: NO  
 FIRE ALARM PROVIDED: NO

PARKING REQUIRED: 1.7 X 6 UNITS = 10.2  
 PARKING PROVIDED: 10 STANDARD SPACES

\*NOTE: SEE SITE PLAN FOR LOCATION OF ADAPTABLE ADA GARAGE PROVIDED. NO BICYCLE PARKING REQUIRED OR PROVIDED

#### REQUIRED U-FACTORS:

WOOD FRAME WALL: R-21  
 FLOOR: R-13  
 CEILING: R-38  
 SLAB: R-0  
 PROVIDE

REQUIRED FENESTRATION SHGC: 0.25

### PROJECT NARRATIVE

PROJECT CONSISTS OF A NEW BUILDING WITH SIX (6) SINGLE FAMILY ATTACHED UNITS. EACH UNIT CONSISTS OF A THREE STORY TOWNHOUSE UNIT WITH GARAGE ON THE GROUND FLOOR. TOWNHOUSE WILL BE DESIGNED AND CONSTRUCTED PER THE INTERNATIONAL RESIDENTIAL CODE.

### PROJECT TEAM

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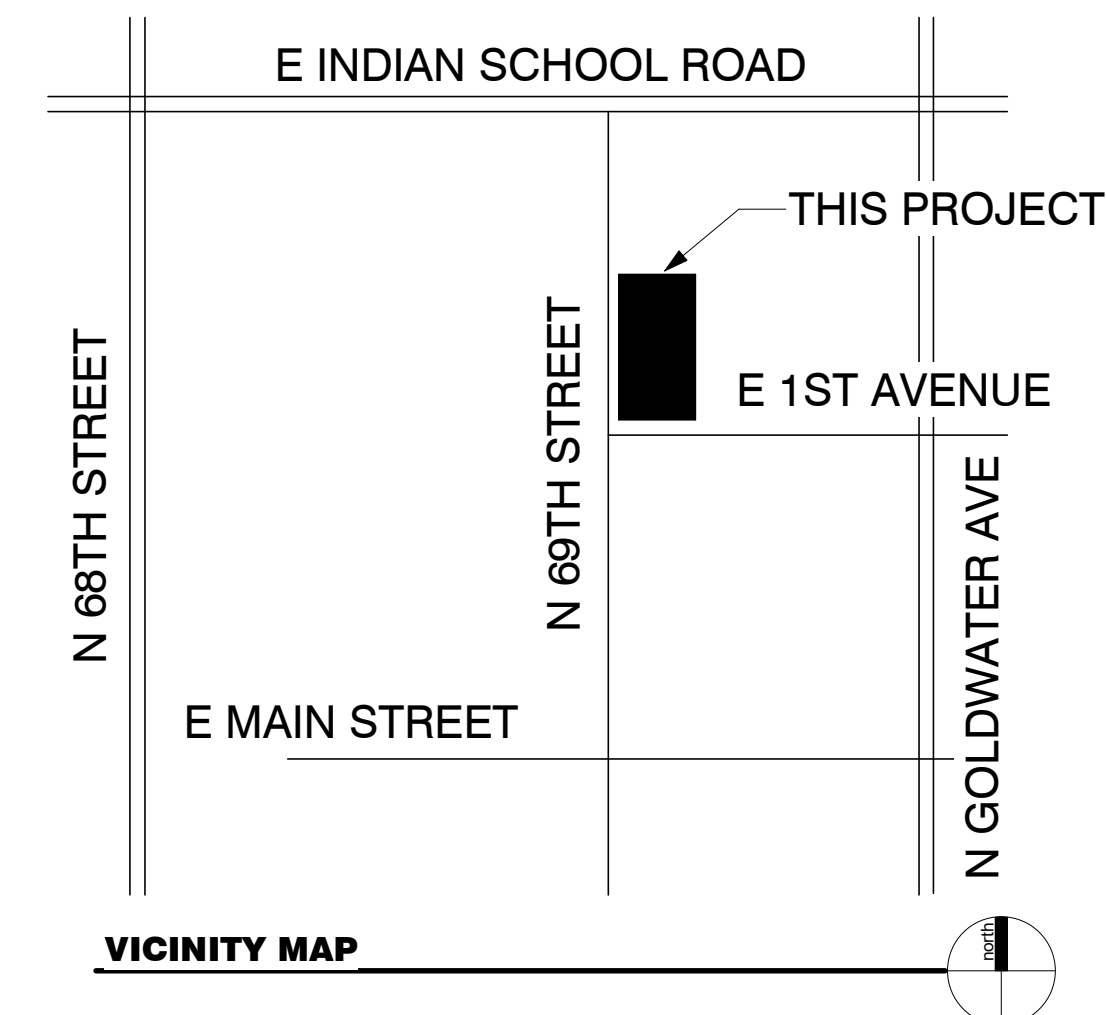
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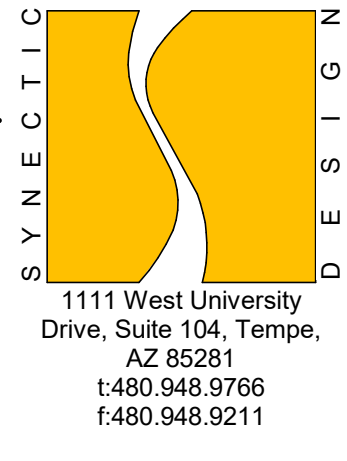
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VICINITY MAP



**STANDARDS AND REGULATIONS:**

- 1. CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER REQUIREMENTS AND SIMILAR STANDARDS.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY.
3. CONTRACTOR SHALL FURNISH COPIES OF ALL SUCH ITEMS TO OWNER AND ARCHITECT WITHIN TEN (10) DAYS OF RECEIPT.
4. IF PERMITS ARE ISSUED SUBJECT TO CERTAIN CONDITIONS OR REVISIONS TO THE WORK OR IF PERMITS ARE DELAYED FOR ANY REASON, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.
6. IF APPLICABLE, CONTRACTOR SHALL FILE NOTICE OF INTENT WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
7. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
8. CONTRACTOR SHALL BE FAMILIAR WITH REQUIREMENTS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
9. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL CEASE WORK IN THE AREA AND CONTACT ARCHITECT AND OWNER IMMEDIATELY.
10. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, FOUNTAINS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
11. ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
12. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
13. WORK UNDER BASE BID OF THE CONTRACT SHALL INCLUDE ALL ITEMS INDICATED OR SPECIFIED UNLESS SPECIFICALLY INDICATED AS 'NOT IN CONTRACT', NOTED 'N.I.C.' ALSO INCLUDED IS ANY AND ALL OFF-SITE WORK NECESSARY TO BRING WATER, SEWER, TELEPHONE, ELECTRICAL SERVICE AND OTHER UTILITIES SHOWN TO THE SITE, INCLUDING REPLACEMENT OF PAVING TO MEET REQUIREMENTS OF GOVERNING AUTHORITIES.
14. ERRORS IN SPELLING OR WORK OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT OR MEANING OF THESE DOCUMENTS.
15. SAFETY IN ALL PHASES OF CONSTRUCTION SHALL BE GOVERNED AT ALL TIMES BY PROVISIONS OF APPLICABLE LAWS.
16. CONTRACTOR SHALL COMPLY WITH, AND REQUIRE ALL SUB-CONTRACTORS TO COMPLY WITH APPLICABLE LICENSE LAWS AND BE DULY LICENSED THEREUNDER, AND HE SHALL ALSO COMPLY WITH THE PROVISIONS OF THE LATEST REVISIONS OF THE ARIZONA REVISED STATUTES, TITLE 32, CHAPTER 10.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT SUB-CONTRACTORS ARE APPROVED APPLICATORS OF THE MANUFACTURER WHERE REQUIRED.
18. THE CONTRACTOR, REGARDLESS OF ANYTHING IN THESE CONTRACT DOCUMENTS, ACCEPTS THE RESPONSIBILITY OF A WATERTIGHT, WEATHERTIGHT PROJECT.

**ADMINISTRATION OF THE WORK:**

- 1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
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.
4. CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT SYSTEMS AND FINISHES.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATED EFFORTS OF ALL SUB-CONTRACTORS.
7. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED.
8. CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATED EFFORTS OF ALL SUB-CONTRACTORS.
10. ALL BUILDINGS SHALL BE TESTED FOR EMERGENCY RADIO STRENGTH AT FRAMING STAGE OF CONSTRUCTION.

**USE OF CONSTRUCTION DOCUMENTS:**

- 1. THE 'CONSTRUCTION DOCUMENTS' CONSIST OF ALL DRAWINGS LISTED IN THE INDEX LOCATED ON THE COVER SHEET OF THIS DRAWING SET AS WELL AS THE ACCOMPANYING WRITTEN SPECIFICATIONS.
2. ALL WORK SHALL BE BID FROM COMPLETE SETS OF CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
4. THE DRAWINGS ARE SCHEMATIC IN NATURE.
5. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS.
6. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
7. WHERE DUPLICATE STANDARDS OR REQUIREMENTS ARE PROVIDED IN THESE CONSTRUCTION DOCUMENTS, THE MOST STRINGENT STANDARD OR REQUIREMENT THAT COMPLIES WITH THE APPLICABLE BUILDING CODE SHALL APPLY.
8. REFER TO ELECTRICAL, MECHANICAL, PLUMBING, LANDSCAPE & STRUCTURAL DRAWINGS FOR ADDITIONAL ITEMS AND REQUIREMENTS.

**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.

**DEFINITIONS:**

- 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.
4. '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.
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.
7. NOTES DESCRIBED AS 'GENERAL' APPLY TO ALL RELEVANT ASPECTS OF THE PROJECT, WHETHER OR NOT THERE ARE SPECIFIC REFERENCES IN THE CONSTRUCTION DOCUMENTS.

**MATERIALS:**

- 1. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
2. ALL MATERIALS USED IN AIR DISTRIBUTION/RETURN SHALL HAVE A FLAME-SPREAD RATINGS OF 25 AND SHALL BE APPROVED BY LOCAL BUILDING CODE AUTHORITIES.
3. ALL MATERIALS USED IN FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.
4. ALL STEEL PRODUCTS USED IN THE EXTERIOR WALLS SHALL BE STAINLESS OR GALVANIZED.
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.
7. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
8. LATH MUST BE CORROSION RESISTANT AND SHALL COMPLY WITH REQUIREMENTS OF APPROPRIATE STANDARDS INDICATED IN I.B.C. TABLE 2507.2 LATH SHALL BE A MINIMUM 1/2 INCH 20 GA. GALVANIZED WIRE FABRIC LATH.
9. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE.
10. EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS, OR CONDUITS SHALL BE CAULKED.
11. MINIMUM INSULATION SHALL BE: EXT. WALLS R-13, CEILINGS R-38.
12. WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE BY A MINIMUM 5/8" TYPE 'X' GYPSUM BOARD.
13. EXTERIOR LOCATIONS SHALL NOT USE GYPSUM WALLBOARD ON THE CEILING UNLESS THERE IS 12" OF PROTECTION BY A BEAM OR WALL OR HORIZONTAL DISTANCE OF 10 FEET.
14. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE, SUCH AS CERAMIC TILE.
15. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE & MECHANICAL ROOM CEILINGS AND WALLS, U.N.O.
16. GLASS AT SHOWER ENCLOSURES SHALL BE TEMPERED OR APPROVED EQUAL WITH A MINIMUM 22" CLEAR OPENING.
17. GLASS WITHIN HAZARDOUS AREAS, I.E.: a. ALL GLASS WITHIN 18" OF THE FLOOR, b. ALL GLASS WITHIN 5' OF WATER (POOL) SHALL BE SAFETY GLASS.
18. STUCCO SYSTEM SHALL MEET STANDARDS SET BY ICC-ES ESR #1807.
19. A MINIMUM 0.021" (26 GA.) CORROSION RESISTANT WEEP SCREED WITH A MINIMUM OF 3" ABOVE THE GRADE AND SHALL BE A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
20. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS.

**BUILDING CODE GENERAL NOTES:**

- 1. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHIC INFORMATION.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES 5% MINIMUM FOR THE FIRST 10'.
3. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
4. REFER TO CIVIL FOR UTILITY INFORMATION.
5. COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF METERS, DEVICES, AND ROUTING.
6. CONSTRUCTION AREA TO BE STAKED AND FENCED AT LINE OF DISTURBANCE.
7. MAINTAIN A MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.
8. VERIFY WITH THE OWNER THE DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
9. VERIFY ALL GRADES IN FIELD.
10. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH 4" CONCRETE SLAB OVER 4" A.B.C.
11. WATERPROOF ALL PLANTERS AND RETAINING WALLS.
12. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED, WHERE APPLICABLE, A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL MATCH THE ADJACENT BUILDING MATERIAL.
13. PROVIDE A LISTED AND APPROVED BBQ UNIT, IF APPLICABLE.
14. WATERPROOF ALL PLANTERS AND RETAINING WALLS.
15. OPENABLE AREA OF 5.7 SQUARE FEET AND A MINIMUM HEIGHT OF 24 INCHES AND A MINIMUM WIDTH OF 20 INCHES.
16. PROVIDE A MINIMUM OF 30 INCHES CLEAR (WIDE) BETWEEN FINISHED WALLS AT WATER CLOSET.
17. PROVIDE A MINIMUM OF 15 INCHES CLEAR FROM THE CENTER LINE OF THE WATER CLOSET TO THE CLOSEST FINISHED WALL.
18. THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE LANDINGS AND THE NOSING OF TREADS.
19. HANDRAILS SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE WITH NO SHARP CORNERS.
20. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

**BUILDING CODE GENERAL NOTES:**

- 21. REQUIRED EXITS: A) ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE; B) MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
22. LATERAL FORCE RESISTING FRAME WALLS SHALL COMPLY WITH I.R.C. SECTION R602.3.
23. PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED.
24. DOORS LEADING INTO THE HOUSE FROM THE GARAGE SHALL BE SELF-CLOSING, TIGHT FITTING SOLID DOORS WITH GASKETS AND SWEEP

**HVAC GENERAL NOTES:**

- 1. REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
2. THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4" DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 14', UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED.
3. LIGHTING LOCATION TAKES PRECEDENCE OVER REGISTERS, DIFFUSERS AND GRILLES.
4. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT.

**ELECTRICAL GENERAL NOTES:**

- 1. PROVIDE GFI RECEPTACLES WITHIN 6' OF ALL LAVS, SINKS AND BASINS AS WELL AS ALL EXTERIOR, BATHROOM & GARAGE LOCATIONS.
2. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE.
3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE 'LISTED' TO BE SUITABLE FOR SUCH LOCATION.
4. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT.
5. PROVIDE A SEPARATE 20-AMPERE BRANCH CIRCUIT TO THE LAUNDRY.
6. PROVIDE A MIN. OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST.
7. PROVIDE A SEPARATE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUIT FOR THE TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS.
8. SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM ALL DUCT OPENINGS.
9. PROVIDE A GROUNDING ELECTRODE OF NOT LESS THAN 20' OF #4 BARE COPPER (200 AMP SERVICE).
10. PROVIDE BONDING TO THE WATER PIPING, GAS & METAL BLDG. SYSTEMS (MIN. #4 FOR 200 AMP SERVICE).
11. EXISTING OUTLETS AND SWITCHES ARE NOT SHOWN.
12. SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM ALL DUCT OPENINGS.
13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND NATIONAL ELECTRICAL CODES.
14. ALL WIRE SHALL BE COPPER.
15. ELECTRICAL CONTRACTOR SHALL PROVIDE PRIMARY AND SECONDARY OVERCURRENT PROTECTION FOR ALL 12-VOLT TRANSFORMERS.
16. ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL LIGHTING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ANY APPLICABLE SUBCONTRACTOR.
17. ALL SUBSTITUTIONS TO BE APPROVED IN WRITING BY THE OWNER.
18. EQUIP TO DRYWALL. ALL ADJUSTABLE FIXTURES TO BE VERIFIED AFTER ROUGH-IN INSTALLATION IN FIELD BY THE ARCHITECT AND OWNER.
19. ALL RECESSED TRIMS AND/OR TRIM RINGS TO BE PAINTED TO MATCH PAINT COLOR OR WOOD STAIN OF CEILING IN ROOM.
20. ALL DEVICES (I.E., RECEPTACLES, PHONE JACKS, TV JACKS, ETC.) AT NEW AND EXISTING LOCATIONS SHALL BE DECORA STYLE.
21. OUT LET BOXES IN THE WALL BETWEEN THE RESIDENCE AND GARAGE SHALL BE METAL OR UL APPROVED FIRE RESISTIVE PLASTIC.
22. AUDIO/VISUAL SOUND SYSTEM AND SECURITY SYSTEM SHALL BE PRE-WIRED BY GENERAL CONTRACTOR.
23. PRE-WIRE FOR ROOF-MOUNTED SATELLITE TELEVISION SYSTEM TO BE COORDINATED WITH OWNER/ARCHITECT.
24. ALL LAMPS MUST BE ELECTRIC, WHERE HALOGEN LAMPS ARE SPECIFIED, USE MR-16 GE CONSTANT COLOR SERIES.
25. ELECTRICAL BOXES WHICH SUPPORT CEILING FANS TO BE UL LISTED FOR FAN SUPPORT.
26. ELECTRICAL BOXES WHICH SUPPORT CEILING FANS TO BE UL LISTED FOR FAN SUPPORT.
27. INSTALL ALL RECEPTACLES CENTERED AT 15" A.F.F. PER CODE.
28. ALL SWITCHES AND DIMMER DEVICES TO BE CENTERED AT 40" A.F.F.
29. ELECTRICAL CONTRACTOR TO BUDGET FOR INSTALLATION OF ALL LENSES AND LOUVERS SPECIFIED ON THE FIXTURE SCHEDULE.
30. THESE DRAWINGS REPRESENT A SCHEMATIC ELECTRICAL/LIGHTING LAYOUT ONLY. FIXTURES INDICATED ARE NOT DRAWN TO SCALE.

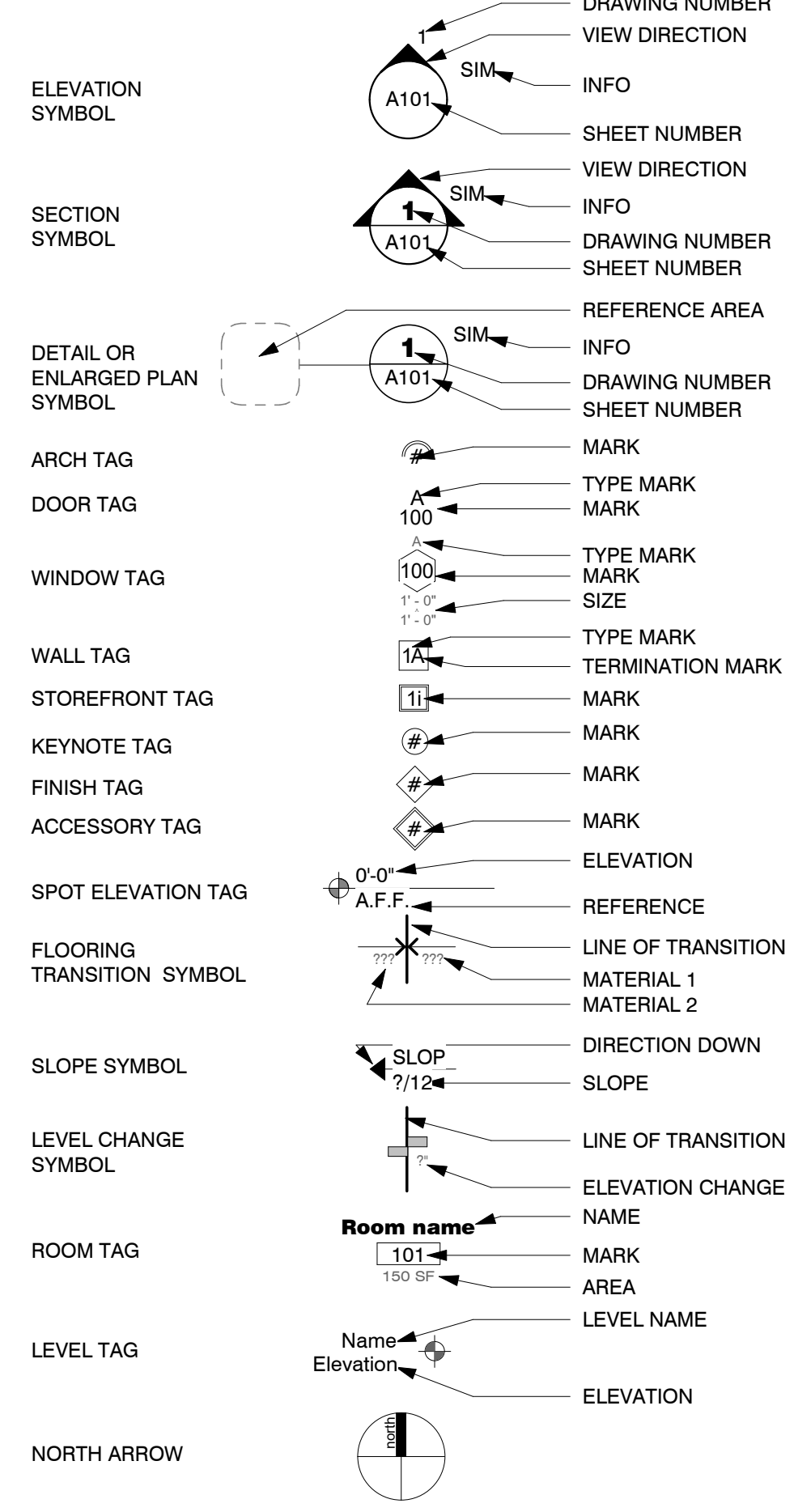
**PLUMBING GENERAL NOTES:**

- 1. PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS:
2. HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.
3. PROVIDE AN EXPANSION TANK AT THE WATER HEATER IF A BACKFLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
4. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
5. DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSAL SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 2" ABOVE THE FLOOD RIM OF THE SINK.
6. SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING.

**FIREBLOCKING NOTES:**

- 1. FIREBLOCKING SHALL COMPLY WITH I.R.C SECTION R302.11 AND SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
3. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7
5. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
7. FLOOR-CEILING ASSEMBLIES WITH A CONCEALED SPACE IN EXCESS OF 1000 SQUARE FEET SHALL HAVE DRAFT STOPS INSTALLED THAT DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
8. EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
A. 2" (51MM) NOMINAL LUMBER
B. TWO THICKNESSES OF 1" (25.4MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS
C. ONE THICKNESSES OF 23/32" (18.3MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32" (18.3MM) WOOD STRUCTURAL PANELS
D. ONE THICKNESS OF 3/4" (19.1MM) PARTICLEBOARD OR BACKED BY 3/4" (19.1MM) PARTICLEBOARD
E. ONE 1/2" (12.7MM) GYPSUM BOARD
F. ONE 1/4" (6.4MM) CEMENT BASED MILLBOARD
G. BATT'S OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
H. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION

**SYMBOL LEGEND**



**ABBREVIATIONS**

Table listing abbreviations and their full names: ABC AGGREGATE BASE COURSE, AB ANCHOR BOLT, AC AIR CONDITIONING, ACT ACOUSTIC CEILING TILE, ADAAG AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES, ADJ ADJUSTABLE, AFF ABOVE FINISHED FLOOR, AH AIR HANDLER, AHJ AUTHORITY HAVING JURISDICTION, ALUM ALUMINUM, ALT ALTERNATE, APPROX APPROXIMATELY, ARCH ARCHITECTURAL, BO BOARD, BO BOTTOM OF, CAB CABINET, CJ CONTROL JOINT, CL CENTERLINE, CLG CEILING, CLO CLOSET, CLR CLEAR, COL COLUMN, COMP COMPOSITE, COND CONDENSER, CONC CONCRETE, CONST CONSTRUCTION, CONT CONTINUOUS, CONTR CONTR, CPT CARPET, CT CERAMIC TILE, DET DETAIL, DF DRINKING FOUNTAIN, DIA DIAMETER, DIM DIMENSION, DISP DISPOSAL, DN DOWN, DWG DRAWING, EF EXHAUST FAN, EJ EXPANSION JOINT, ELEC ELECTRICAL, ELEV ELEVATION, EQ EQUAL, EQUIP EQUIPMENT, EXIST EXISTING, EXP EXPANSION, EXPANSIVE, EW EACH WAY, FEC FIRE EXTINGUISHER CABINET, FIN FINISH, FLUOR FLUORESCENT, FR FIRE RESISTANT, FRP FIBERGLASS REINFORCED PANEL, FTG FOOTING, FURN,F FURNACE, GAS GAS, GYP BD GYPSUM BOARD, HB HOSE BIBB, HDWR HARDWARE, HH HAND HELD, HM HOLLOW METAL, HORIZ HORIZONTAL, HOUR HOUR, HGT HEIGHT, INCAN INCANDESCENT, INSUL INSULATION, LAUN LAUNDRY, LAV LAVATORY, LE FOUND, LIN LINEN, MAX MAXIMUM, MC MEDICINE CABINET, MECH MECHANICAL, MIN MINIMUM, MIR MIRROR, MIS MISCELLANEOUS, MR MOISTURE RESISTANT, MTD,MTG MOUNTED, MOUNTING, NOT IN CONTRACT, NTS NOT TO SCALE, OCC ON CENTER, OCF OWNER FINISHED, CONTRACTOR INSTALLED, PERP PERPENDICULAR, PL PLATE, PLAM PLASTIC LAMINATE, PLBG PLUMBING, PLYWD PLYWOOD, PTD PAINTED, PWDR POWDER, RAD RADIUS, REF REFRIGERATOR, RCP REFLECTED CEILING PLAN, RO ROUGH OPENING, RS ROUGH SAWN, SES SERVICE ENTRY SECTION, SC SOLID CORE, SHT SHEET, SHTG SHEATHING, SHV SHELF(VES), SIM SIMILAR, SJ SAWCUT JOINT, SS STAINLESS STEEL, STRUCT STRUCTURAL, STL STEEL, TEL TELEPHONE, TO TOP OF, TOW TOP OF WALL, TPD TOILET PAPER DISPENSER, T, TEMP TEMPERED, TYP TYPICAL, UNO,UON UNLESS NOTED OTHERWISE, URINAL, VAC VACUUM, VCT VINYL COMPOSITE TILE, VERT VERTICAL, VIF VERIFY IN FIELD, VWC VINYL WALL COVERING, WB WALL BASE, WC WATER CLOSET, WD WOOD, WH WATER HEATER, WR WATER RESISTANT, WWF WELDED WIRE FABRIC

**FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251

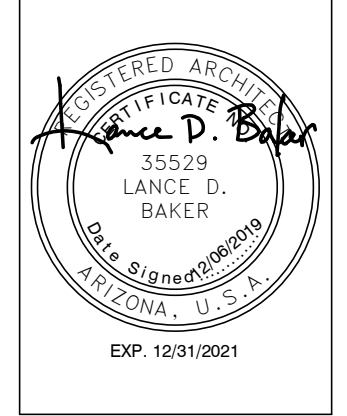
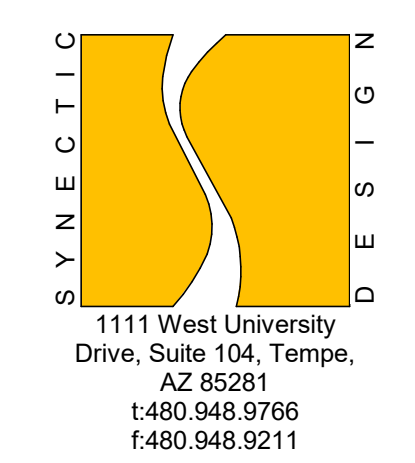


Table with 2 columns: REVISIONS, COMMENTS. Row 1: 1, 12/06/19, 1st City Comments.

Phase: CD  
Drawn By: NYK  
Reviewed By: LDB  
SDI Project No: 3876  
Date: 12/06/2019

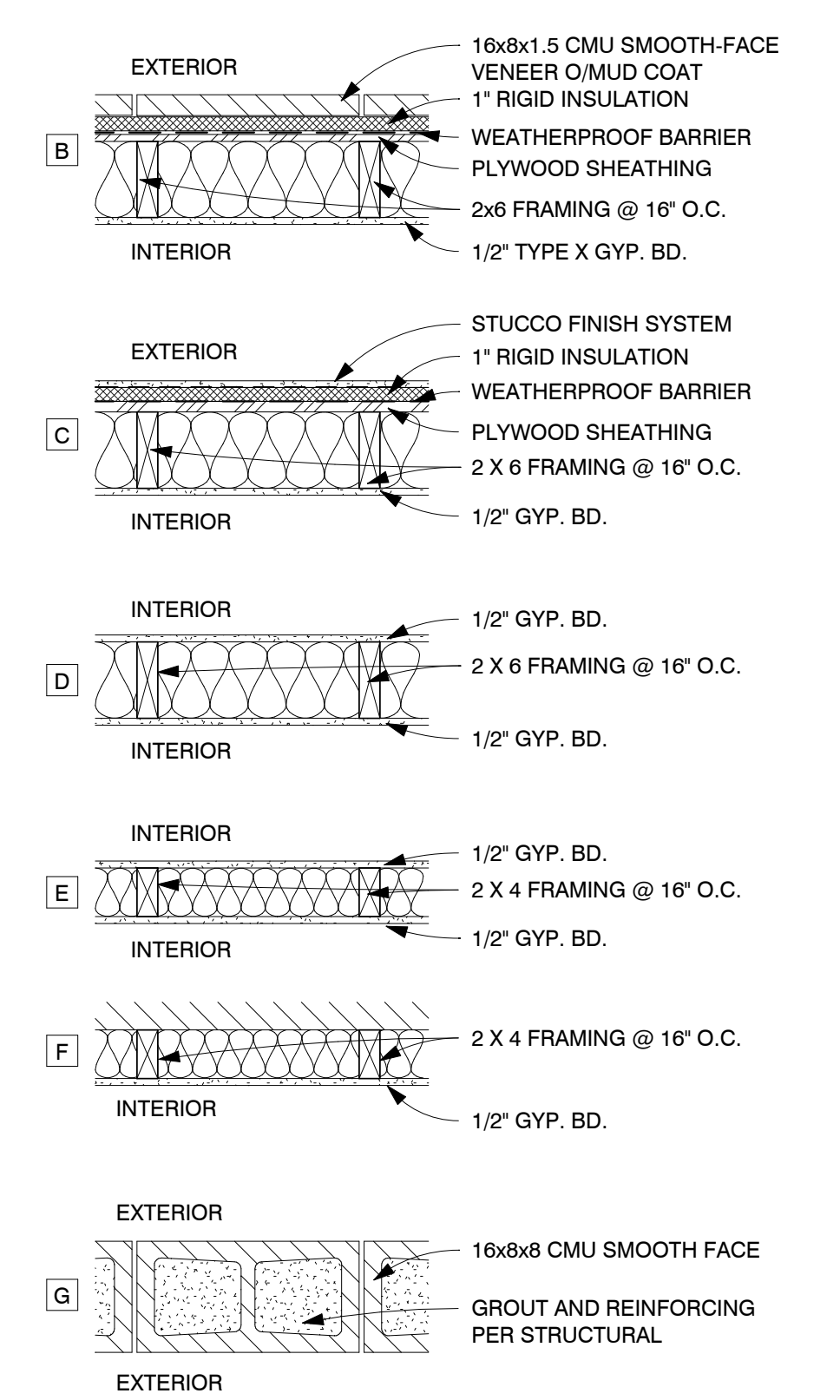
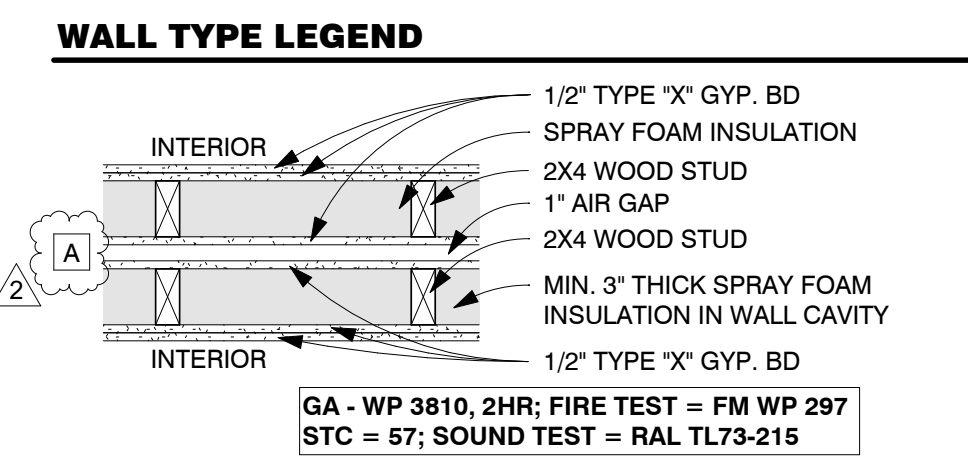


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- OVERALL BLDG PLAN GENERAL NOTES**
- FOR INTERIOR WALL LOCATIONS, REFER TO UNIT FLOOR PLANS
  - REFER TO DOOR AND WINDOW SCHEDULES FOR STYLE AND SIZE.
  - ALL FINISHES TO BE PER OWNER SPEC
  - ALL WINDOWS TO BE RECESSED MINIMUM 50% OF WALL DEPTH
  - ALL EXTERIOR DOORS TO BE RECESSED MINIMUM 30% OF WALL DEPTH
  - ALL WINDOWS DIMENSIONED TO CENTER UNLESS OTHERWISE NOTED.

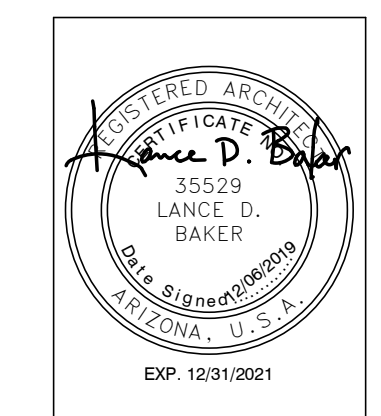
- KEYNOTES**
- 5/8" TYPE 'X' GYP BOARD TO BE AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE
  - ELECTRIC PANEL
  - METAL GATE WITH DECORATIVE WIRE MESH SCREENS, PAINTED
  - PARTIAL VIEW FENCE ON TOP OF CMU WALL - SEE DETAIL 15/A7.1
  - METAL FASCIA AT AWNING, PAINTED
  - BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
  - VERTICAL ROOF DRAIN LEADER LOCATION, VERIFY MIN. SLOPE REQUIREMENTS FOR HORIZONTAL POSITIONS



- NOTES:**
- USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
  - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
  - USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
  - PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
  - PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP SEPARATED BY MIN. 1/2" GYPSUM BOARD OR OTHER APPROVED THERMAL BARRIER PER IRC SECTION 318.4
  - PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
  - ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

**FLEETWOOD 6 TOWNHOMES  
 SINGLE FAMILY/ ATTACHED DEVELOPMENT**

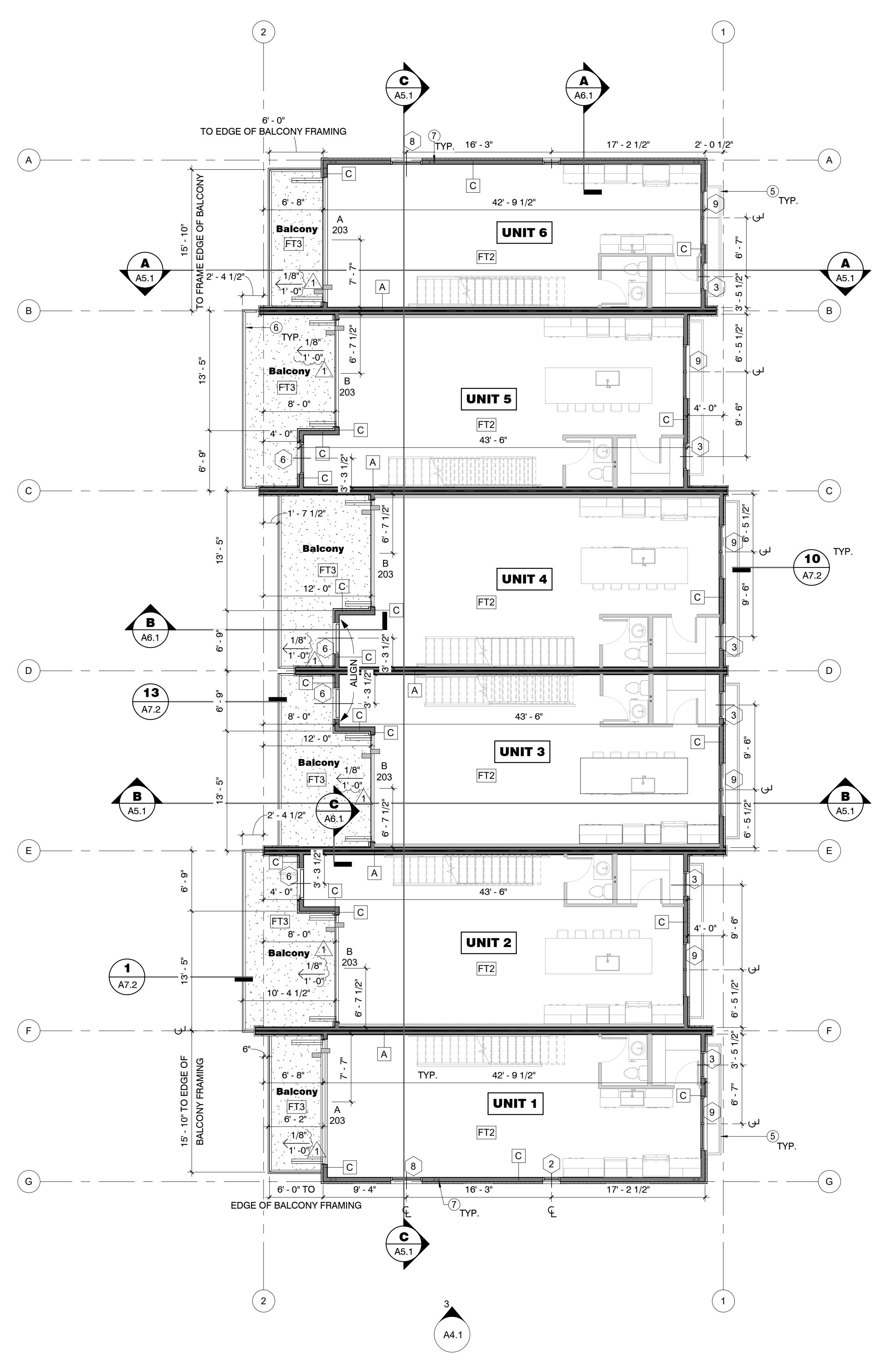
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 SCOTTSDALE, ARIZONA 85251



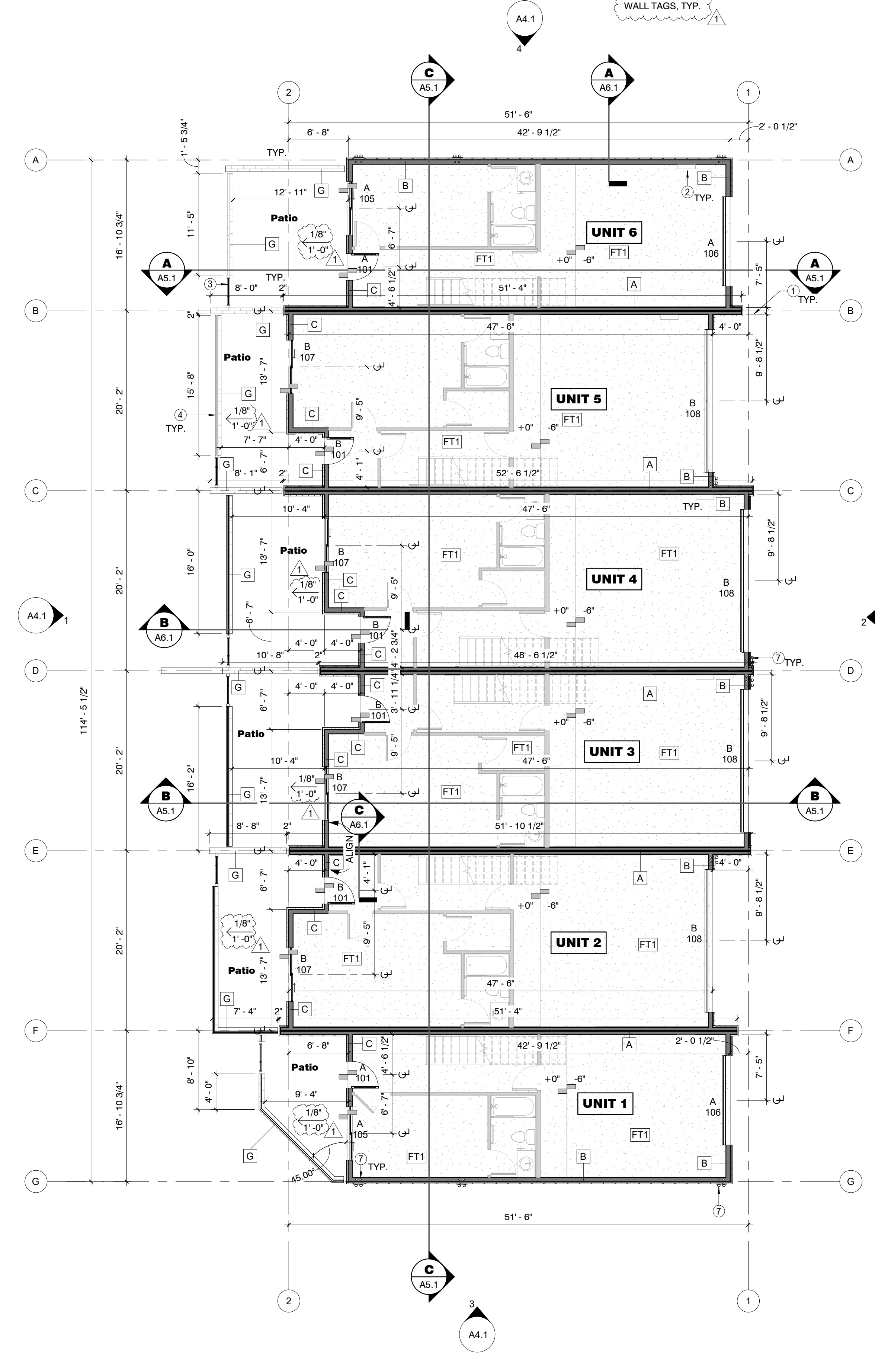
REVISIONS	
1	12/06/19 [1st City Comments]

Phase: CD  
 Drawn By: RFD  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

Sheet:  
**A2.1**  
 1ST & 2ND FLOOR PLANS



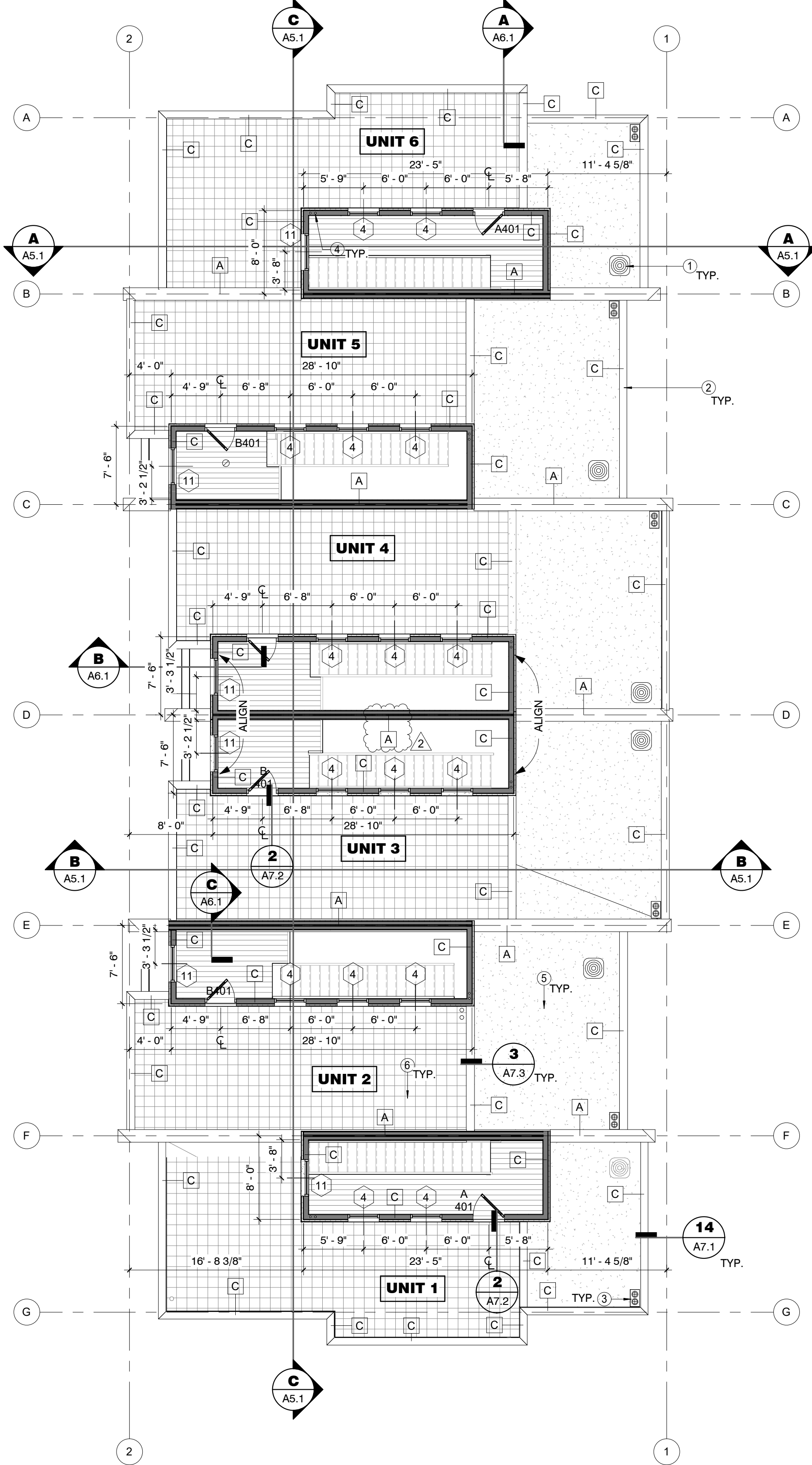
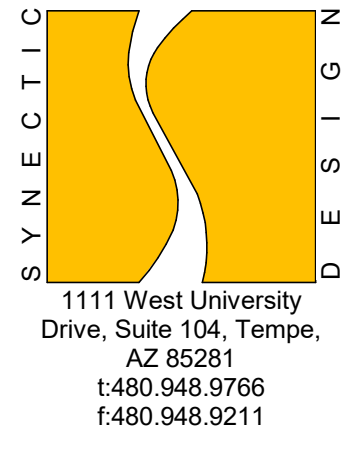
**2 BUILDING FLOOR PLAN - 2nd FLOOR**  
 1/8" = 1'-0"



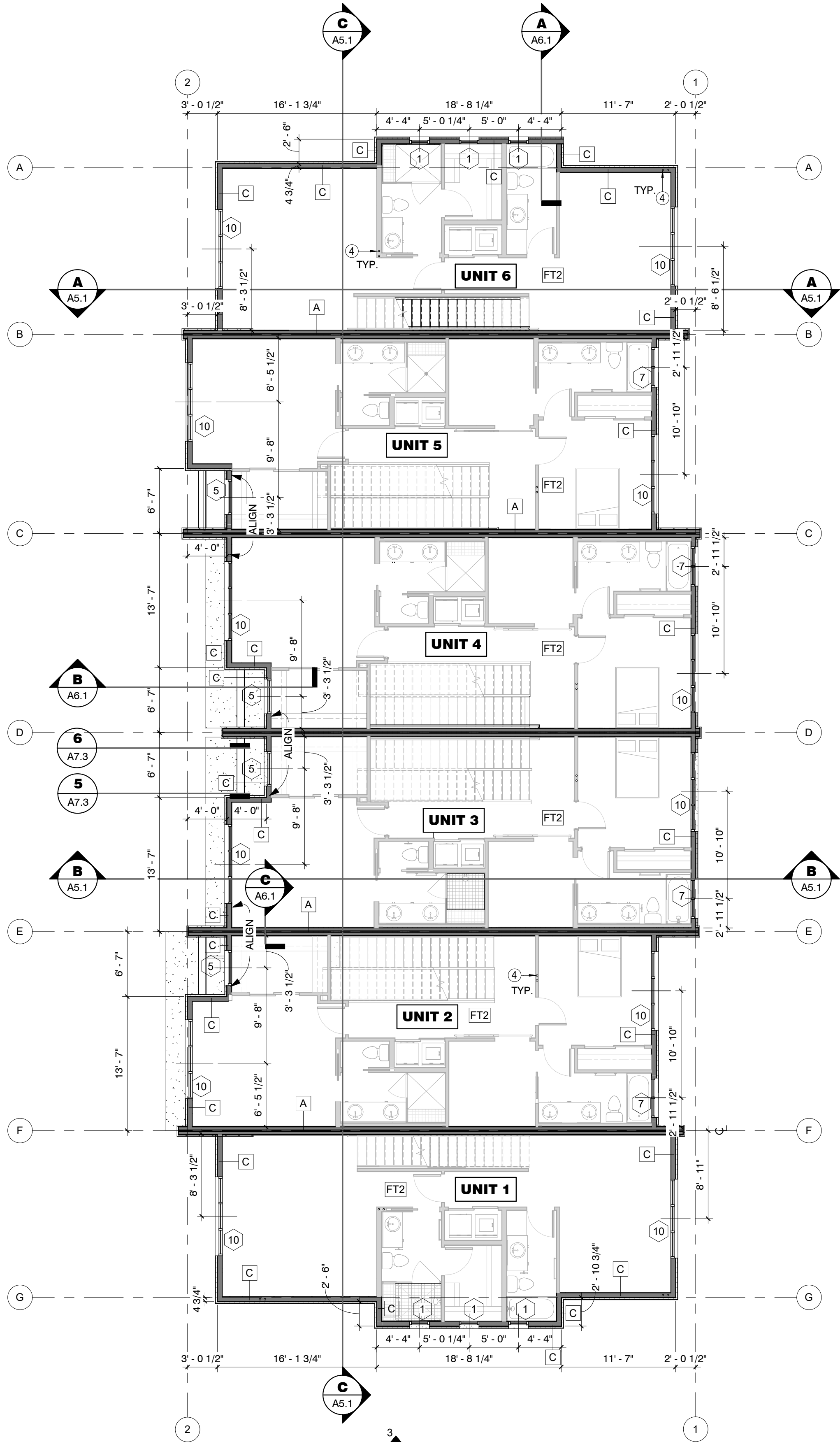
**1 BUILDING FLOOR PLAN - 1st FLOOR**  
 1/8" = 1'-0"

- NOTES:**
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS

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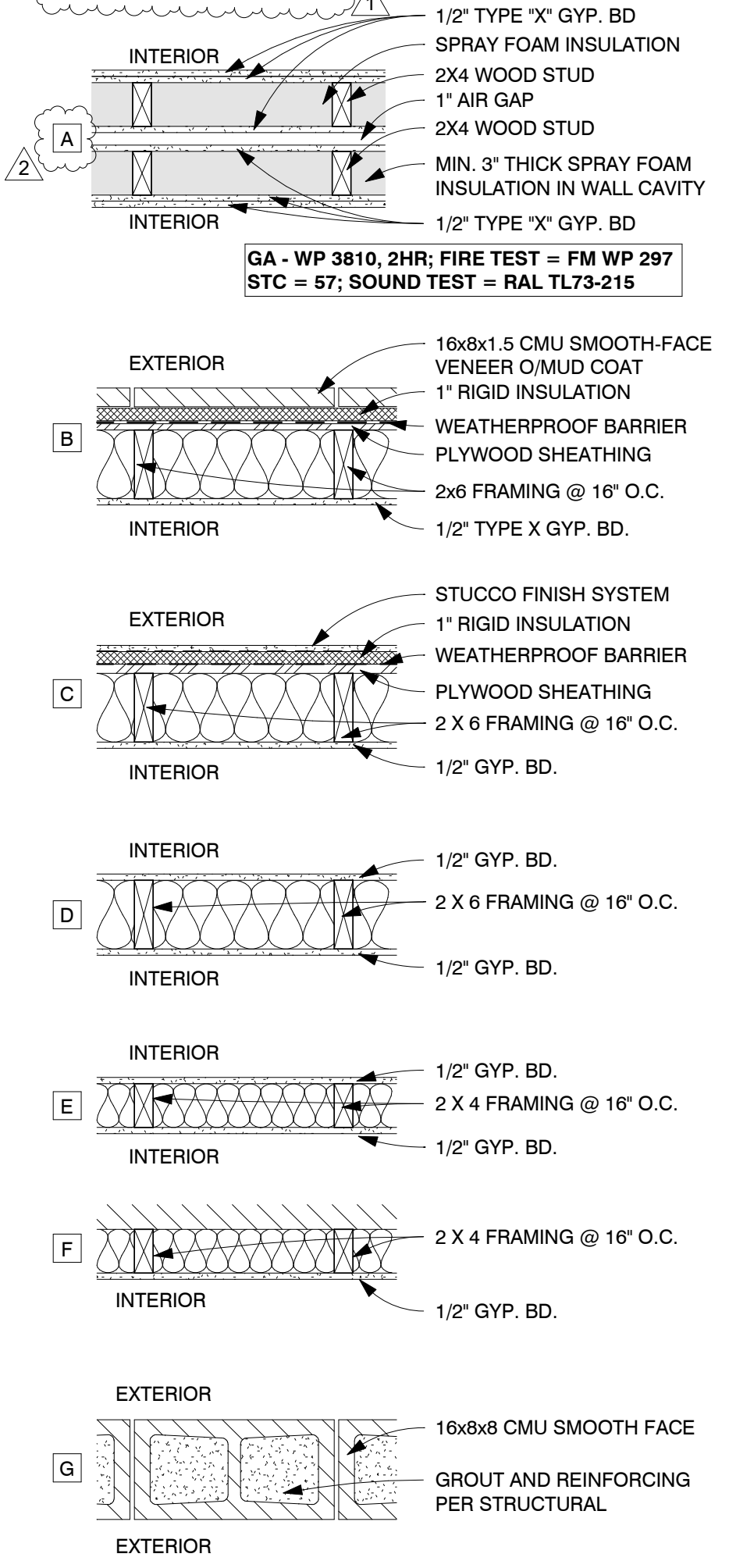
2 BUILDING FLOOR PLAN - ROOF DECK  
 1/8" = 1'-0"



1 BUILDING FLOOR PLAN - 3rd FLOOR  
 1/8" = 1'-0"

- KEYNOTES**
- MECHANICAL UNIT, TYP. TO BE FULLY SCREENED BY PARAPET
  - SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
  - ROOF DRAIN-OVERFLOW, SEE DETAIL 7/A7.2
  - VERTICAL ROOF DRAIN LEADER LOCATION, VERIFY MIN. SLOPE REQUIREMENTS FOR HORIZONTAL TRANSITIONS
  - SPRAY FOAM ROOFING
  - ROOF DECKING

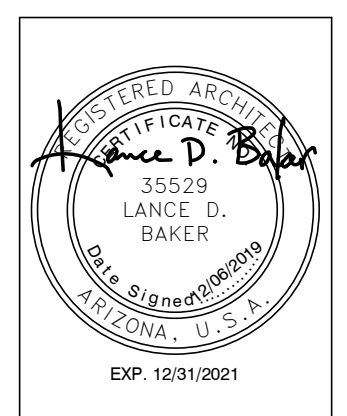
- OVERALL BLDG PLAN GENERAL NOTES**
- FOR INTERIOR WALL LOCATIONS, REFER TO UNIT FLOOR PLANS
  - REFER TO DOOR AND WINDOW SCHEDULES FOR STYLE AND SIZE.
  - ALL FINISHES TO BE PER OWNER SPEC.
  - WINDOWS TO BE RECESSED MINIMUM 50% OF WALL DEPTH.
  - DOORS TO BE RECESSED MINIMUM 30% OF WALL DEPTH.
  - ALL MECHANICAL EQUIPMENT TO BE SCREENED BY PARAPET WALLS.
  - WINDOW DIMENSIONS ARE TO CENTER OF WINDOW UNLESS OTHERWISE NOTED



- NOTES:**
- USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
  - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
  - USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
  - PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
  - PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP SEPARATED BY MIN. 1/2" GYPSUM BOARD OR OTHER APPROVED THERMAL BARRIER PER IRC SECTION 316.4
  - PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
  - ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

- NOTES:**
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS
  - PROVIDE THERMAL INSULATION AT ALL EXTERIOR WALLS CONTINUOUS
  - PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET AND MOISTURE PRONE AREAS, TYP.
  - REFER TO IECC SECTION R402 COMPLIANCE TABLES, FOR REQUIRED INSULATION VALUES AND ADDITIONAL INFORMATION
  - PROVIDE BATT INSULATION OF CLASS 'A' FIRE RATING WITH FLAME SPREAD INDEX OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450 BASIS OF DESIGN FOR PLASTIC PAVER SYSTEM IS 12"x12" RUGGED GRIP-LOC TILES, COLOR 'GRAPHITE' OR APPROVED EQUAL. FINAL APPROVAL PER OWNER.
  - FINAL FINISH SELECTION PER OWNER SPECIFICATIONS

**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/06/19	1st City Comments
2	12/06/19	Owner Revisions

Phase: CD  
 Drawn By: RFD  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

**ROOF DRAINAGE**

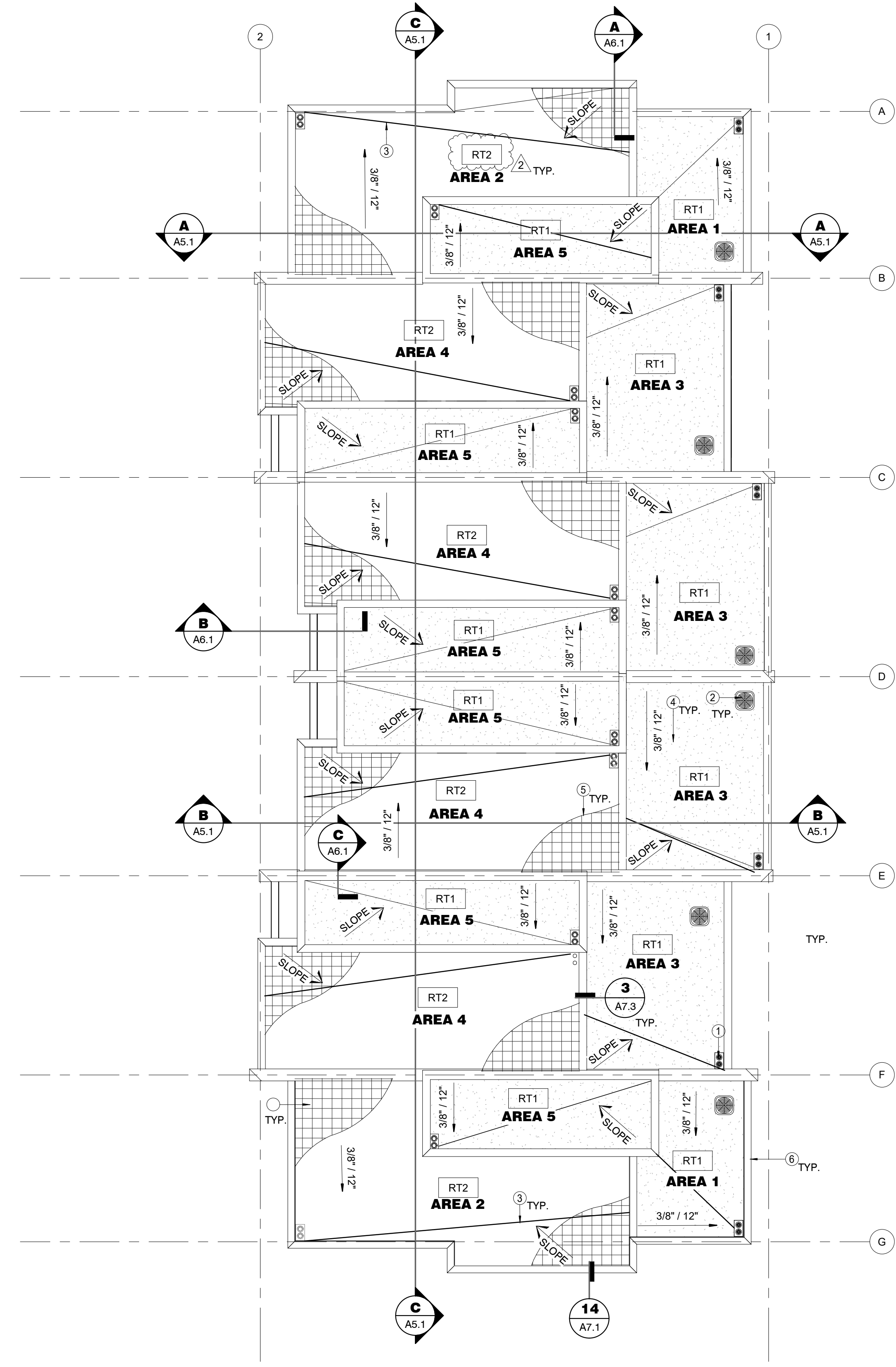
AREA 1:	HORIZONTALLY PROJECTED ROOF AREA:	156 SF
	3"/HR RAINFALL CAPACITY:	156 X .0312=4.86
	ROOF DRAIN DIAMETER:	2"
AREA 2:	HORIZONTALLY PROJECTED ROOF AREA:	438 SF
	3"/HR RAINFALL CAPACITY:	438 X .0312=13.66
	ROOF DRAIN DIAMETER:	2"
AREA 3:	HORIZONTALLY PROJECTED ROOF AREA:	271 SF
	3"/HR RAINFALL CAPACITY:	271 X .0312=8.45
	ROOF DRAIN DIAMETER:	2"
AREA 4:	HORIZONTALLY PROJECTED ROOF AREA:	388 SF
	3"/HR RAINFALL CAPACITY:	388 X .0312=12.10
	ROOF DRAIN DIAMETER:	2"
AREA 5:	HORIZONTALLY PROJECTED ROOF AREA:	186 SF
	3"/HR RAINFALL CAPACITY:	186 X .0312=5.80
	ROOF DRAIN DIAMETER:	2"

**KEYNOTES**

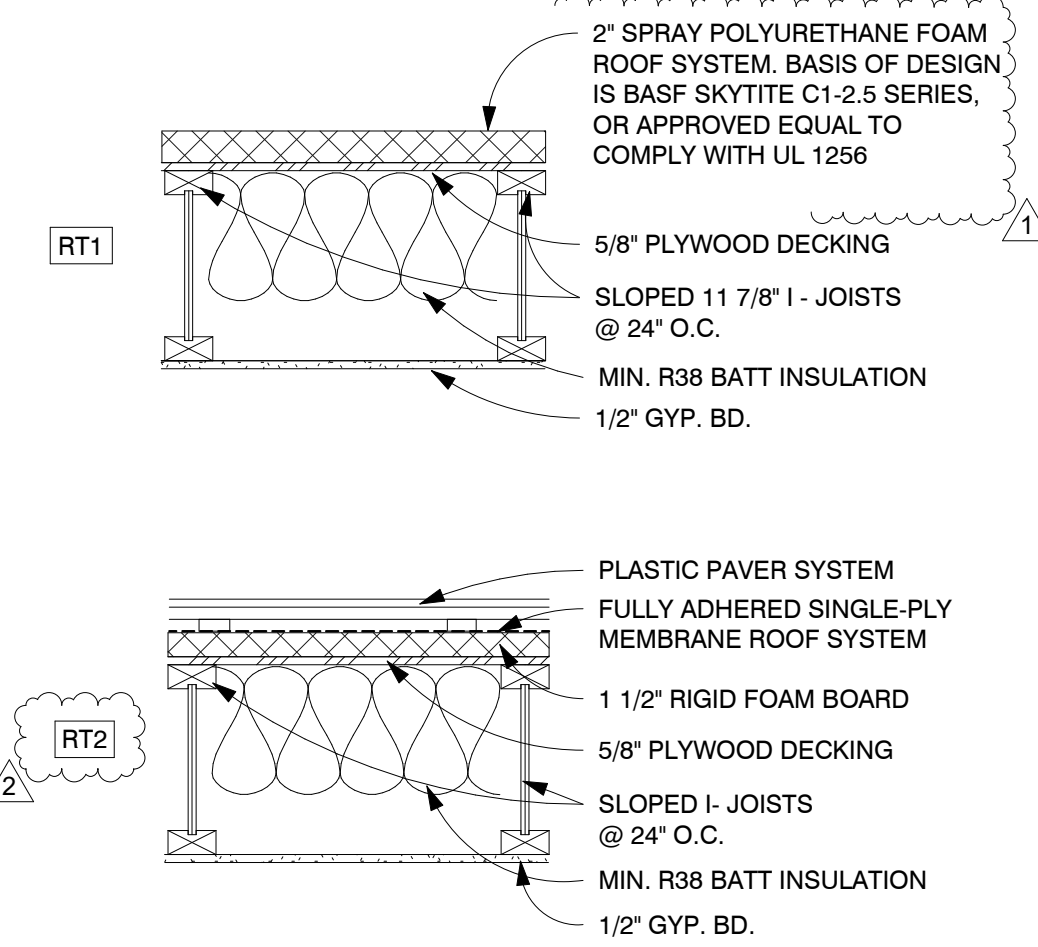
- 1 ROOF DRAIN-OVERFLOW, SEE DETAIL 7/A7.2.
- 2 MECHANICAL UNIT, TYP. TO BE FULLY SCREENED BY PARAPET
- 3 PLYWOOD ROOF CRICKET, SLOPE TO DRAIN AWAY FROM BUILDING, TYP.
- 4 SPRAY FOAM ROOFING
- 5 PLASTIC ROOF DECK TILES
- 6 SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1

**ROOF PLAN GENERAL NOTES**

- A. MECHANICAL UNITS TO BE ON BUILT UP PODIUM, HIDDEN BEHIND PARAPET WALLS.
- B. ROOF DRAINS SIZED TO HANDLE SPECIFIC SQUARE FOOTAGE OF ROOF.



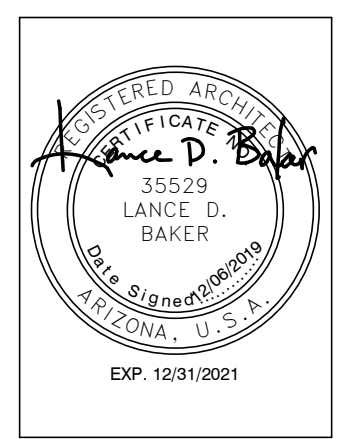
**ROOF TYPE LEGEND**



- NOTES:**
- 1 REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS
  - 2 REFER TO IECC SECTION R402 COMPLIANCE TABLES, FOR REQUIRED INSULATION VALUES AND ADDITIONAL INFORMATION
  - 3 PROVIDE BATT INSULATION OF CLASS 'A' FIRE RATING WITH FLAME SPREAD INDEX OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450
  - 4 BASIS OF DESIGN FOR PLASTIC PAVER SYSTEM IS 12"x12" RUGGED GRIP-LOC TILES, COLOR "GRAPHITE" OR APPROVED EQUAL. FINAL APPROVAL PER OWNER.

**FLEETWOOD 6 TOWNHOMES  
 SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



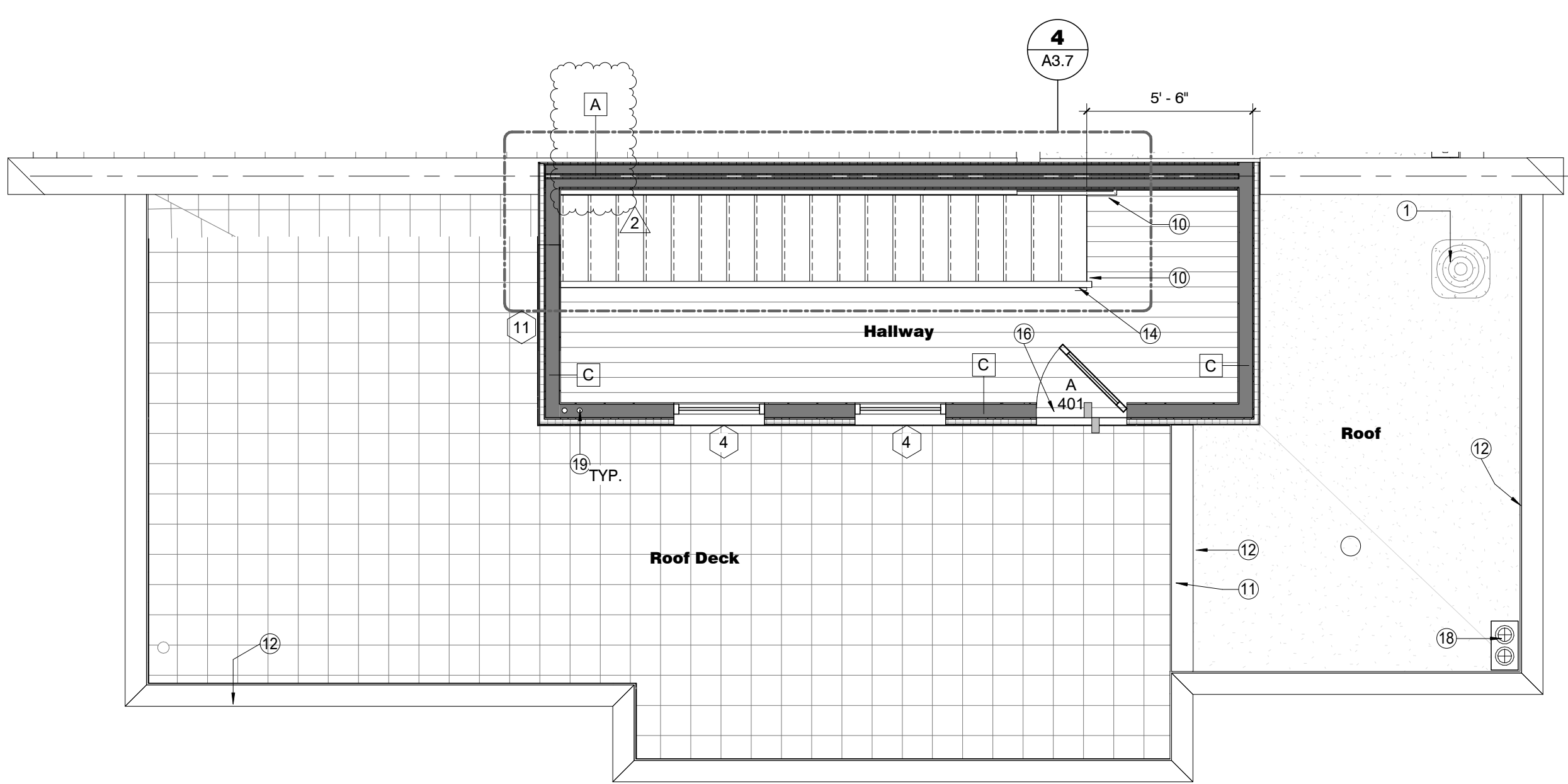
REVISIONS	
2	12/06/19 Owner Revisions

Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

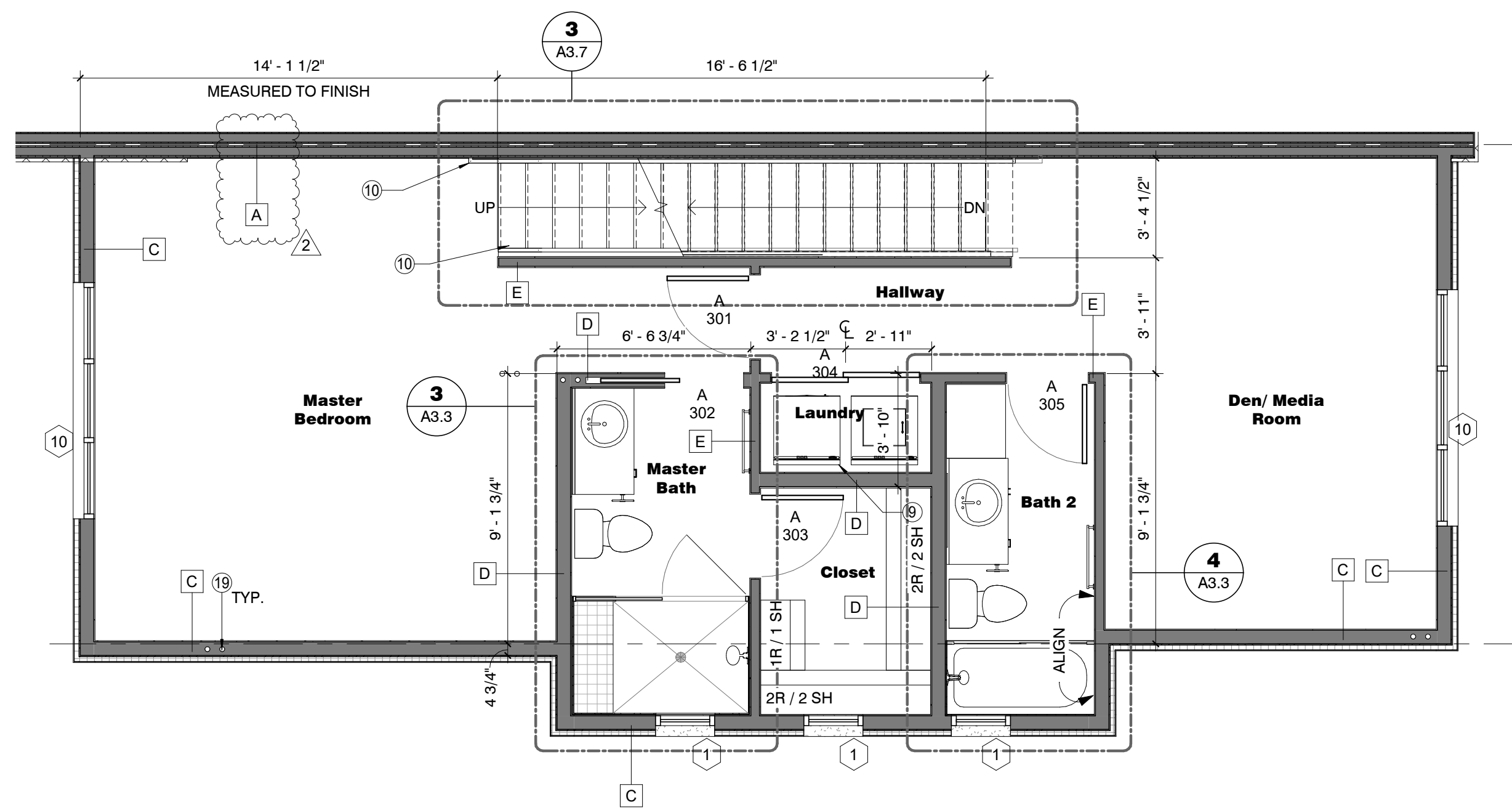
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1 ROOF PLAN  
 1/8" = 1'-0"

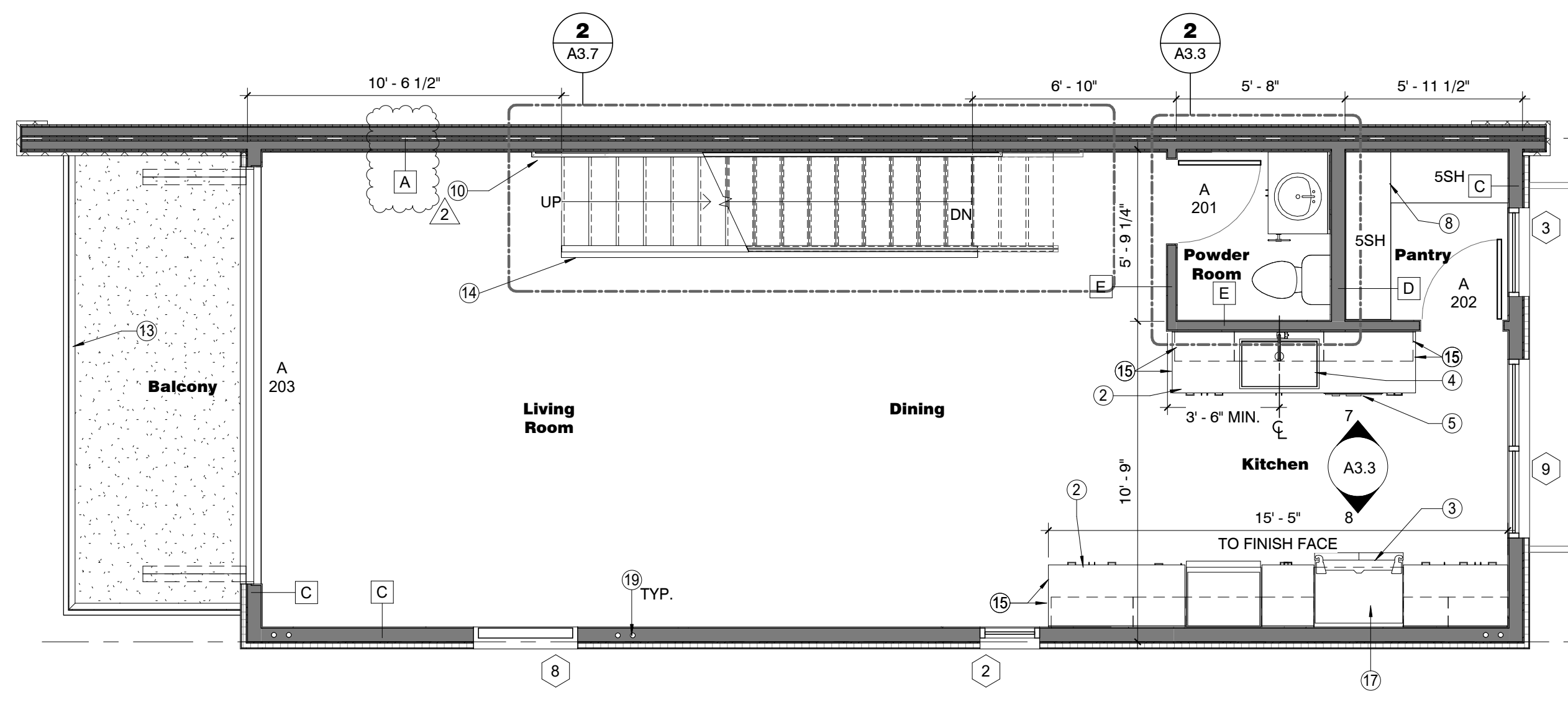
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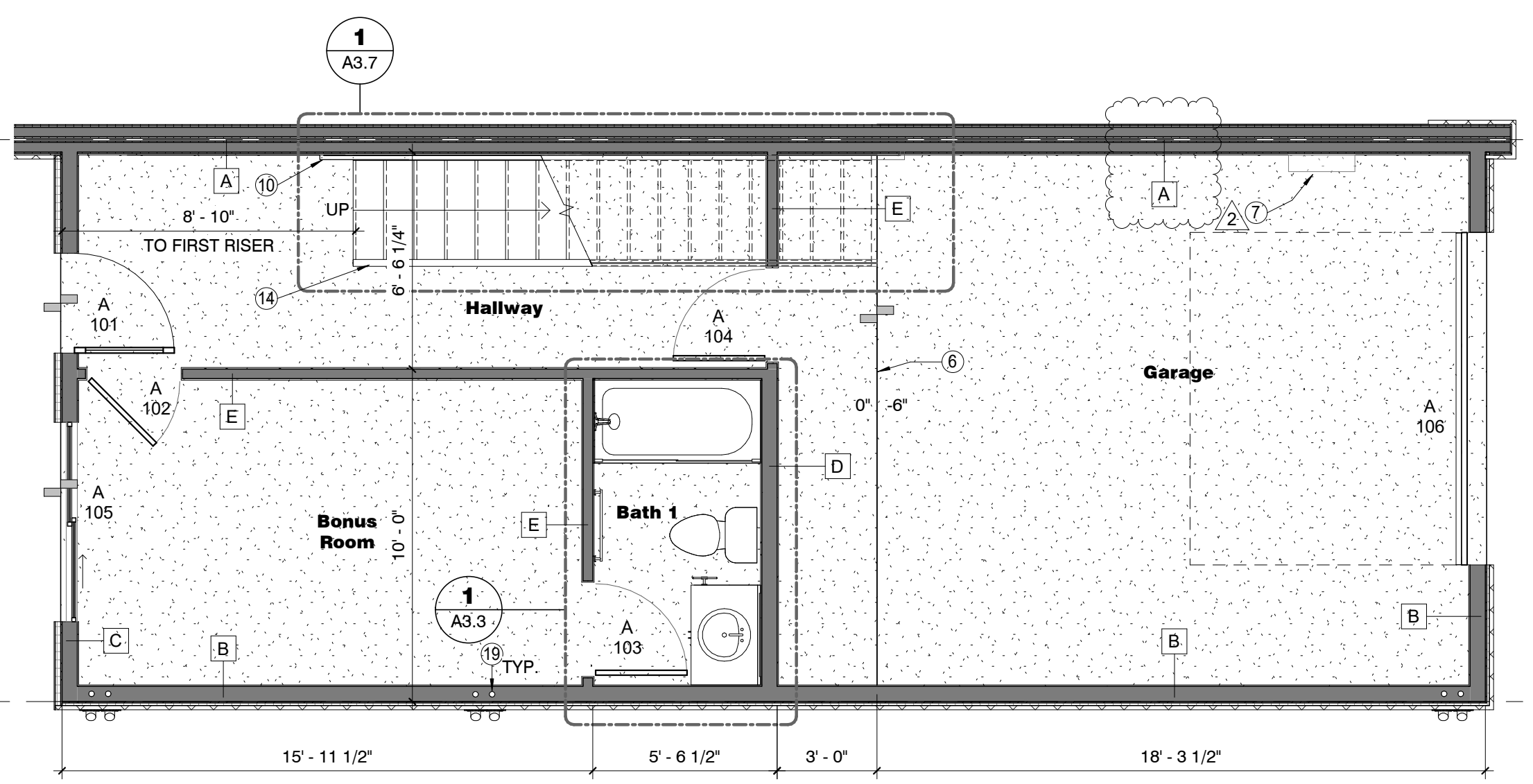
4 UNITS 1 & 6 - UNIT PLAN - ROOF DECK  
1/4" = 1'-0"



3 UNITS 1 & 6 - UNIT PLAN - 3rd FLOOR  
1/4" = 1'-0"



2 UNITS 1 & 6 - UNIT PLAN - 2nd FLOOR  
1/4" = 1'-0"



1 UNITS 1 & 6 - UNIT PLAN - 1st FLOOR  
1/4" = 1'-0"

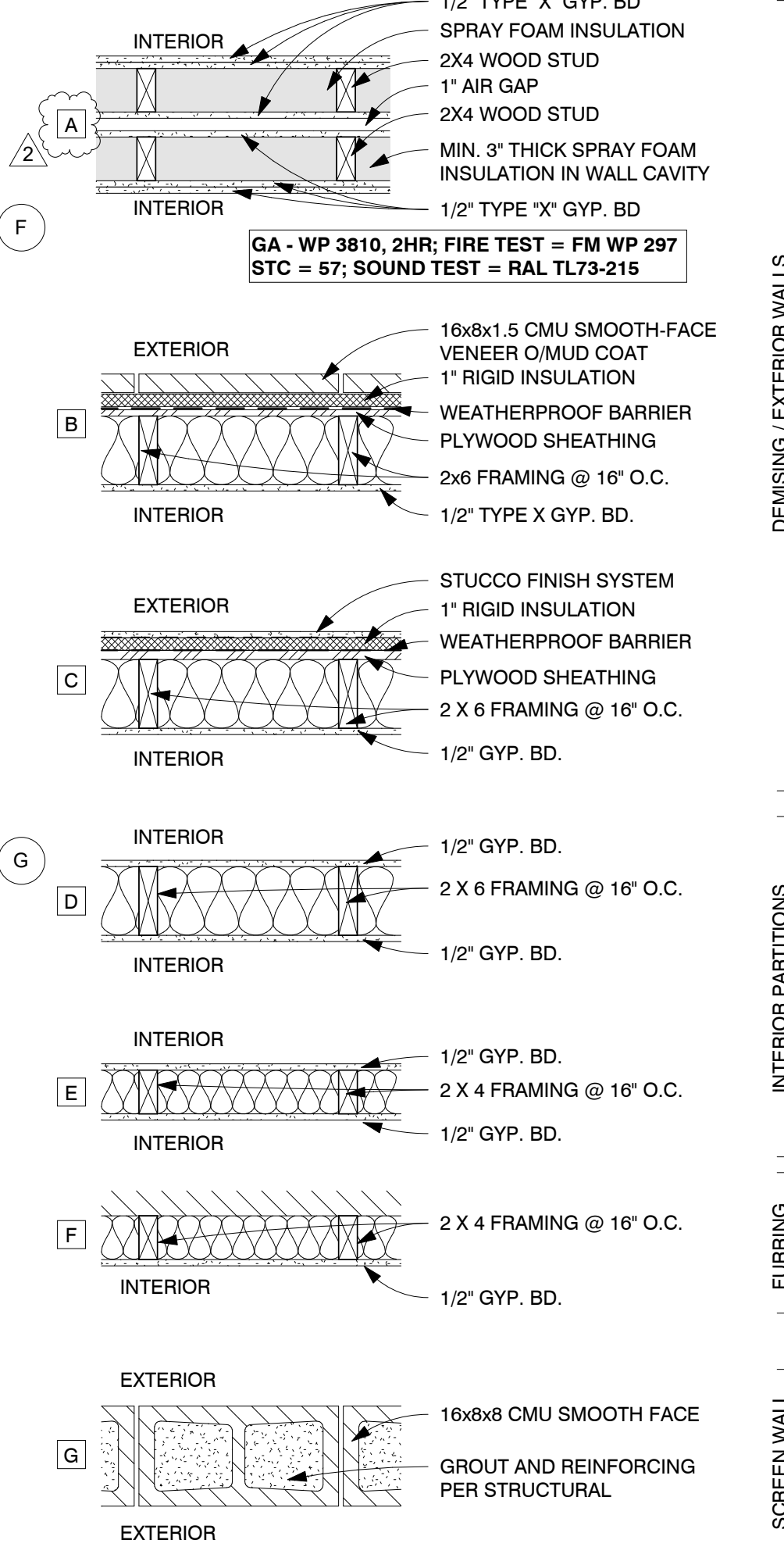
**KEYNOTES**

- 1 MECHANICAL UNIT, TYP. TO BE FULLY SCREENED BY PARAPET
- 2 COUNTER TOP, BASE & UPPER CABINET
- 3 REFRIGERATOR
- 4 KITCHEN SINK
- 5 DISHWASHER
- 6 6" TALL CURB STOP
- 7 ELECTRIC PANEL
- 8 PANTRY SHELVING
- 9 WASHER AND DRYER BY OTHERS
- 10 HAND RAIL AT 36" MIN. A.F.F. REFER TO 3/A3.10 FOR REQUIREMENTS
- 11 LOW WALL 42" A.F.F.
- 12 SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
- 13 BALCONY STAIR GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
- 14 INTERIOR STAIR GUARDRAIL 42" A.F.F. MIN REFER TO 2/A3.10 FOR REQUIREMENTS
- 15 PROVIDE FINISH FACE FOR UPPER AND LOWER END CABINETS
- 16 4" HIGH THRESHOLD BETWEEN ROOF DECK AND PENTHOUSE
- 17 PROVIDE MIN. 36" CLEAR FOR REFRIGERATOR
- 18 ROOF DRAIN-OVERFLOW. SEE DETAIL 7/A7.2
- 19 VERTICAL ROOF DRAIN LEADER LOCATION. VERIFY MIN. SLOPE REQUIREMENTS FOR HORIZONTAL TRANSITIONS

**FLOOR PLAN GENERAL NOTES**

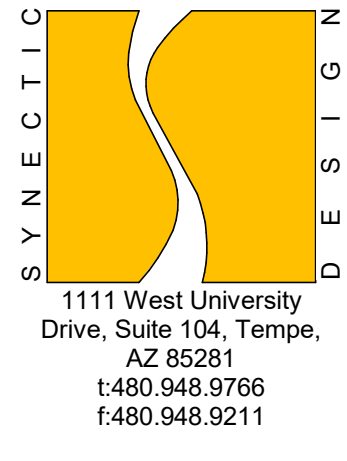
- A. ALL APPLIANCES TO BE PER OWNER SPEC
- B. ALL PLUMBING FIXTURES TO BE PER OWNER SPEC
- C. ALL FINISHES TO BE PER OWNER SPEC
- D. CABINETRY TO BE SPECIFIED BY OWNER
- E. EXTERIOR DIMENSIONS FOUND ON OVERALL BUILDING PLANS

**WALL TYPE LEGEND**

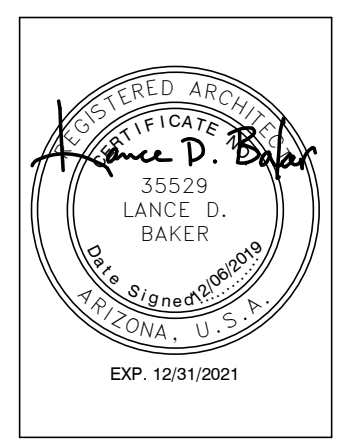


**NOTES**

1. USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
2. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
3. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
4. PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
5. PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP SEPARATED BY MIN. 1/2" GYPSUM BOARD OR OTHER APPROVED THERMAL BARRIER PER IRC SECTION 316.4
6. PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
7. ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE



**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



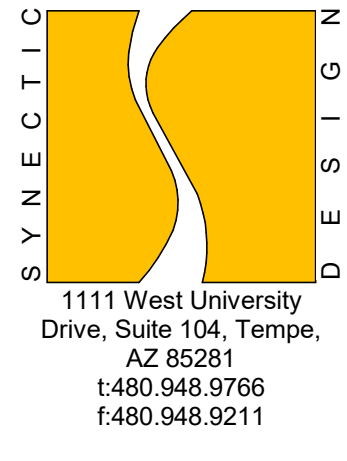
REVISIONS	
2	12/06/19 Owner Revisions

Phase: CD  
 Drawn By: RFD  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

Sheet:  
**A3.1**  
 UNITS 1 & 6 UNIT FLOORPLANS

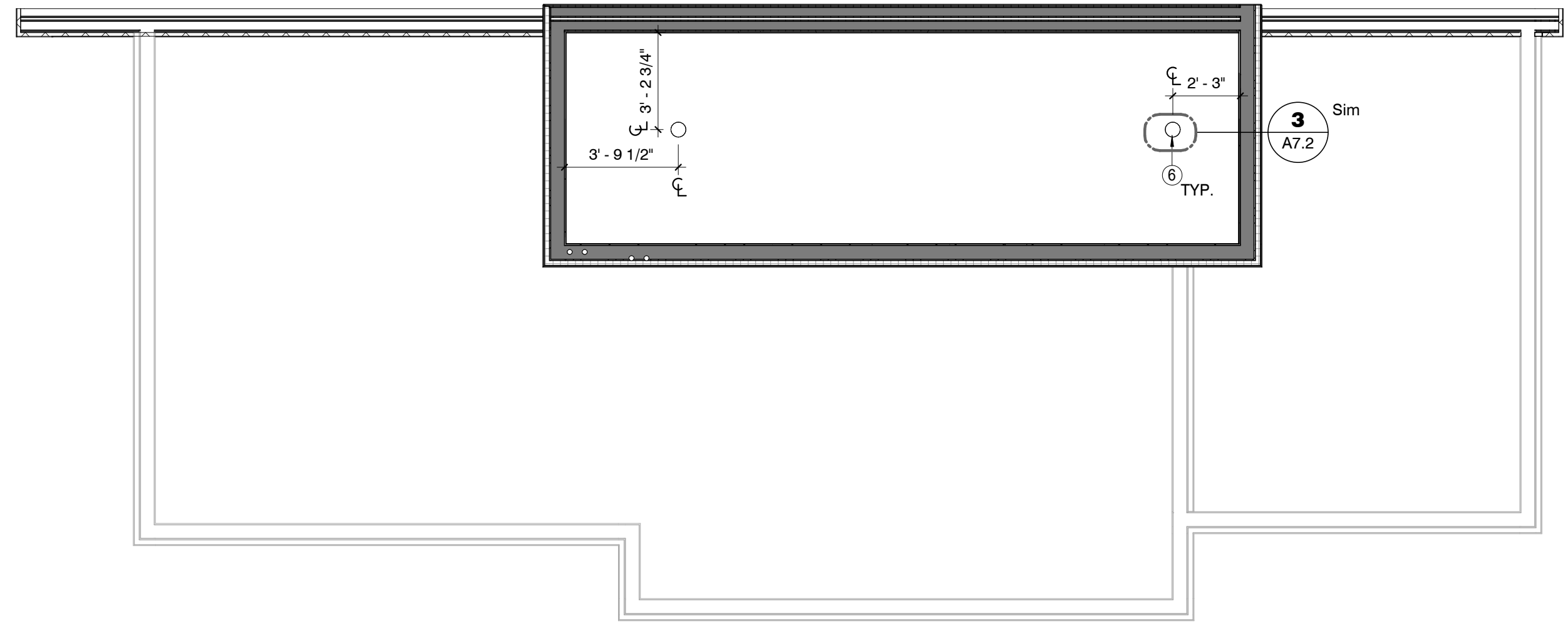
19-ZN-2018 35-DR-2018

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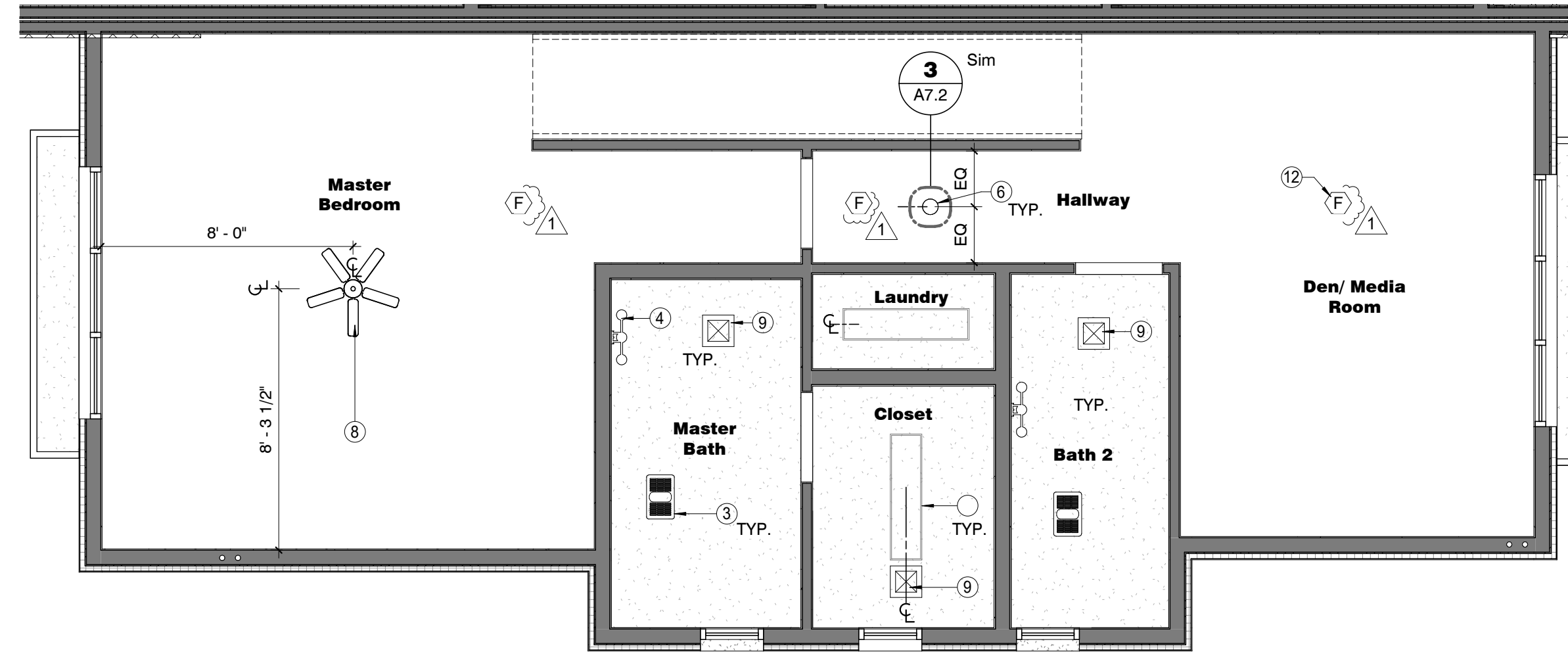


- KEYNOTES**
- 1 JUNCTION BOX - TO BE CAPPED UNLESS OTHERWISE NOTED BY OWNER
  - 2 5/8" TYPE 'X' GYP BOARD TO BE AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE
  - 3 EXHAUST FAN
  - 4 VANITY LIGHT FIXTURE
  - 5 DECORATIVE LIGHT FIXTURE
  - 6 RECESSED CAN LIGHT
  - 7 FLUORESCENT LIGHT
  - 8 CEILING FAN
  - 9 MECHANICAL SUPPLY GRILL, REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION
  - 10 MECHANICAL RETURN GRILL, REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION
  - 11 COUNTER TOP, BASE & UPPER CABINET
  - 12 COMBINATION SMOKE/CO DETECTOR, TYP. SEE ELECTRICAL PLANS FOR MORE INFORMATION.

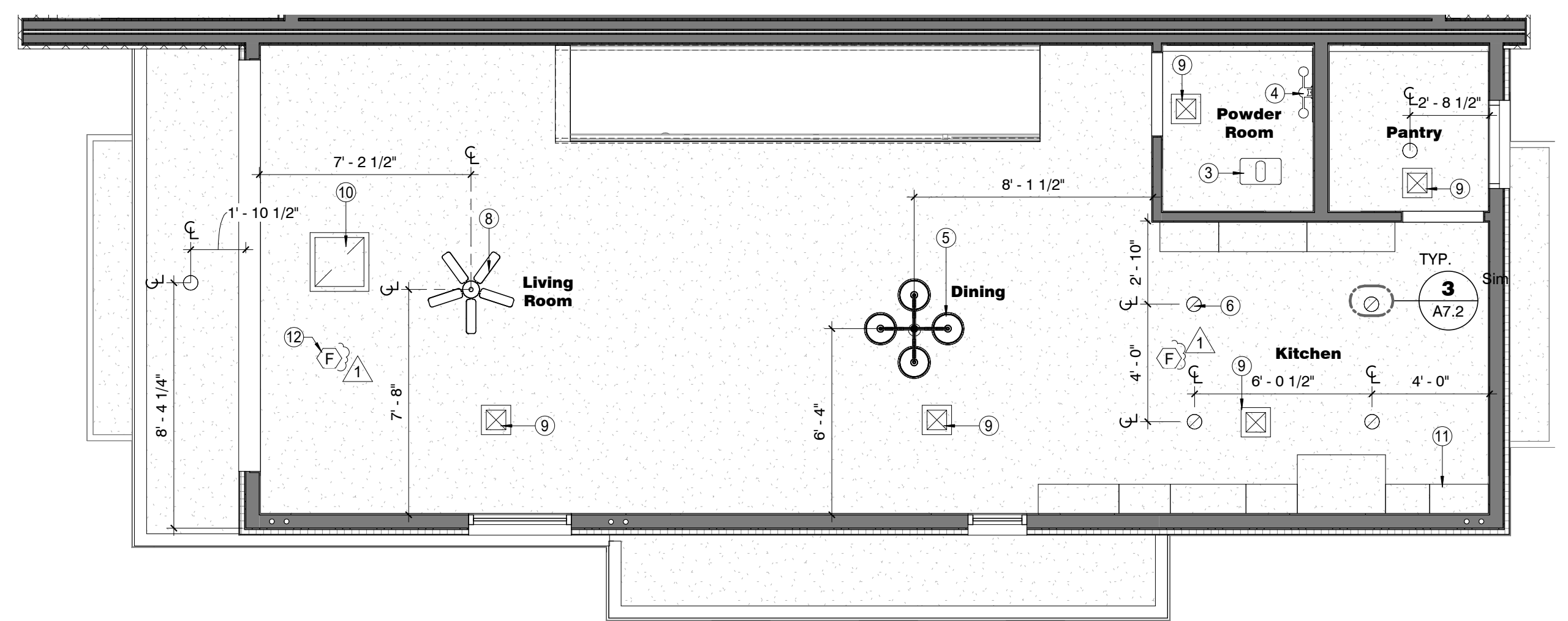
- REFLECTED CEILING PLAN GENERAL NOTES**
- A. MINIMUM 5/8" TYPE X GYP BOARD AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE.
  - B. PLUMBING FIXTURES TO BE PER OWNERS SPEC
  - C. LIGHTING FIXTURES TO BE PER OWNERS SPEC
  - D. ALL LIGHTING DIMENSIONED TO CENTER OF FIXTURE UNLESS NOTED OTHERWISE
  - E. CENTER BATHROOM LIGHT FIXTURES ABOVE VANITY MIRRORS UNLESS NOTED OTHERWISE.



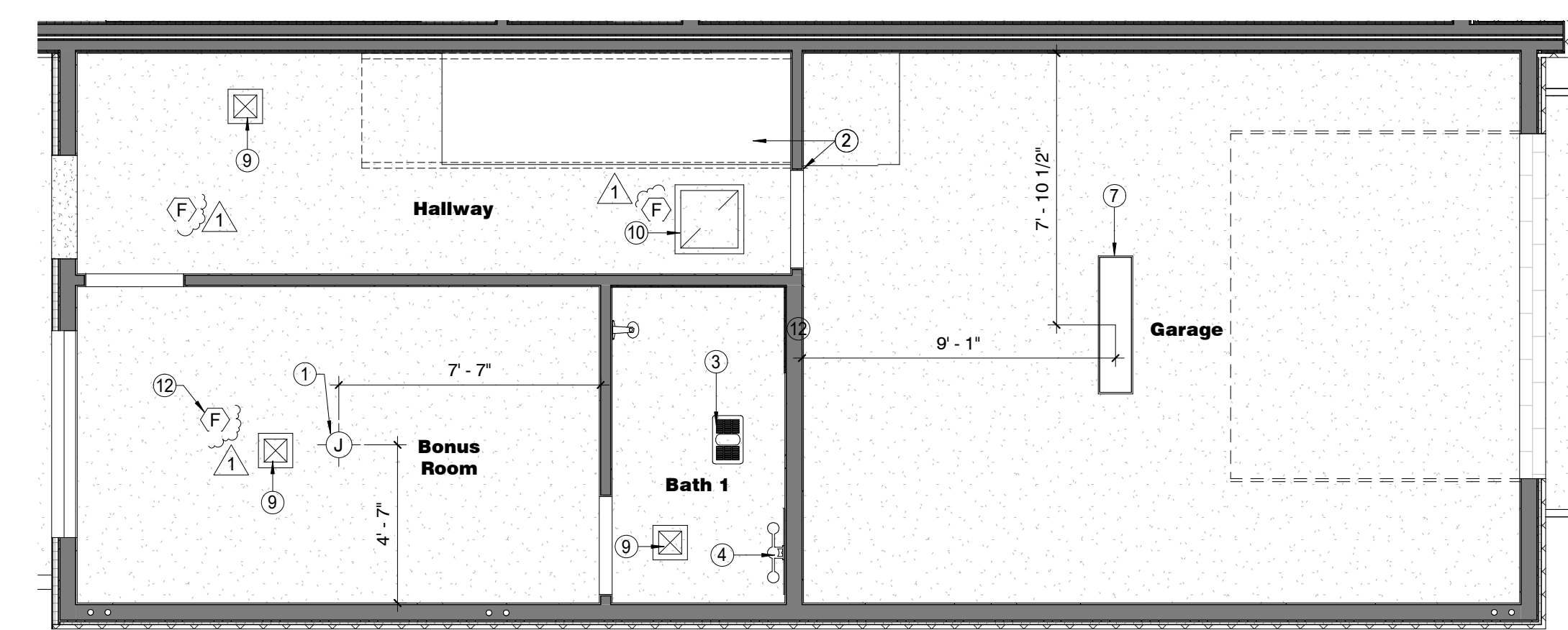
4 Roof Deck Unit 1 RCP  
1/4" = 1'-0"



3 3RD FLOOR UNIT 1 & 6 RCP  
1/4" = 1'-0"



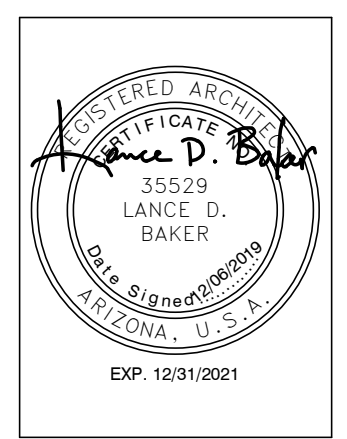
2 2ND FLOOR UNIT 1 & 6 RCP  
1/4" = 1'-0"



1 1ST FLOOR UNIT 1 & 6 RCP  
1/4" = 1'-0"

**FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY/ ATTACHED DEVELOPMENT**

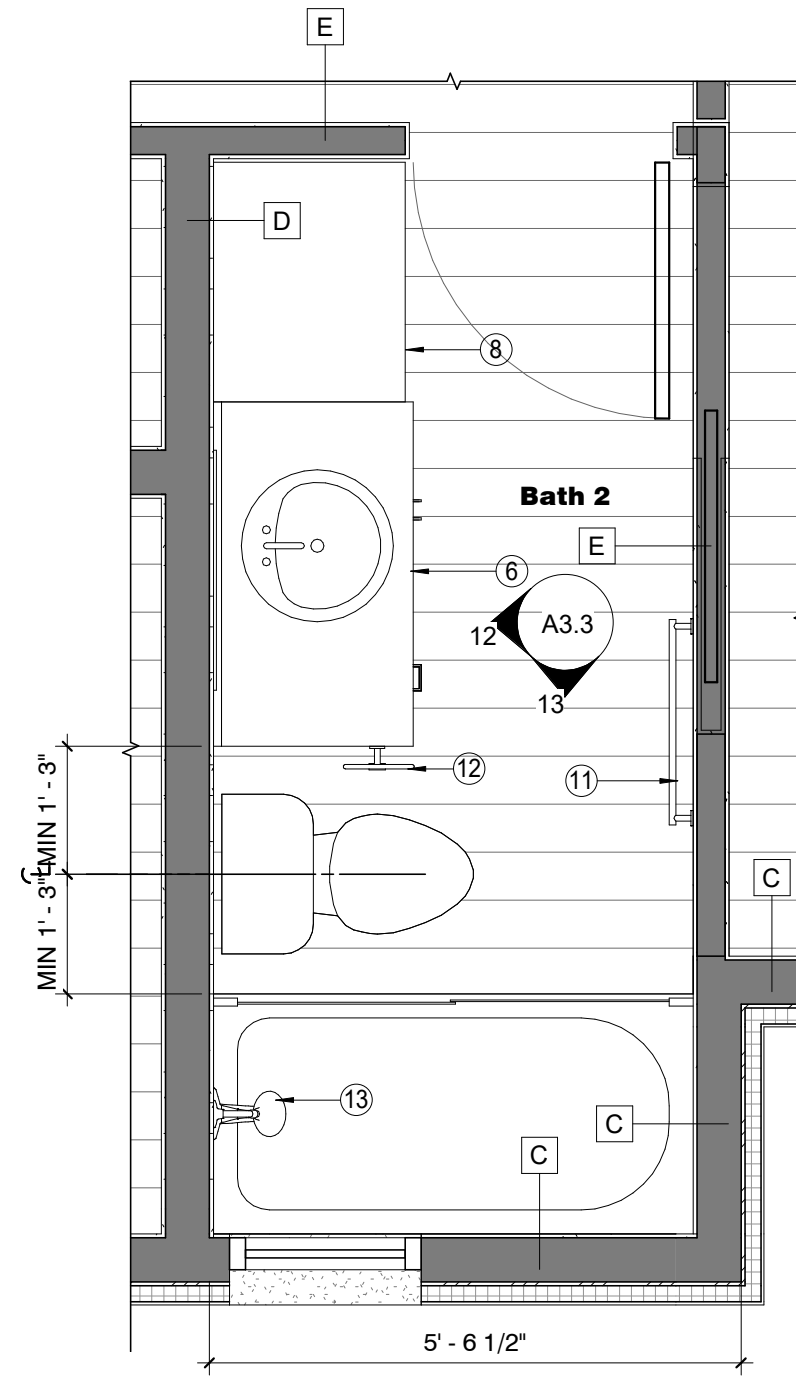
6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



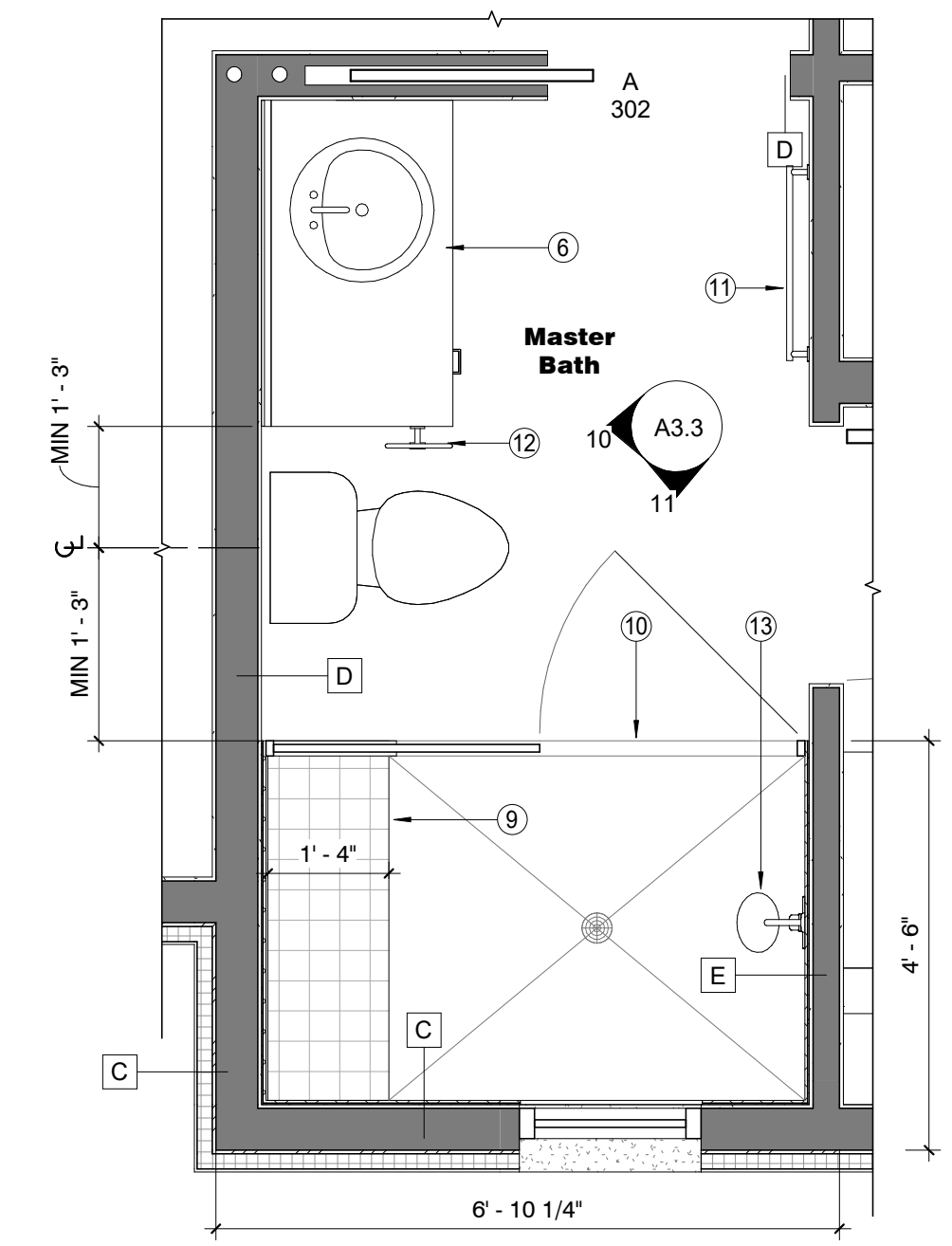
REVISIONS	
1	12/06/19 [1st City Comments]

Phase: CD  
 Drawn By: NYK  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

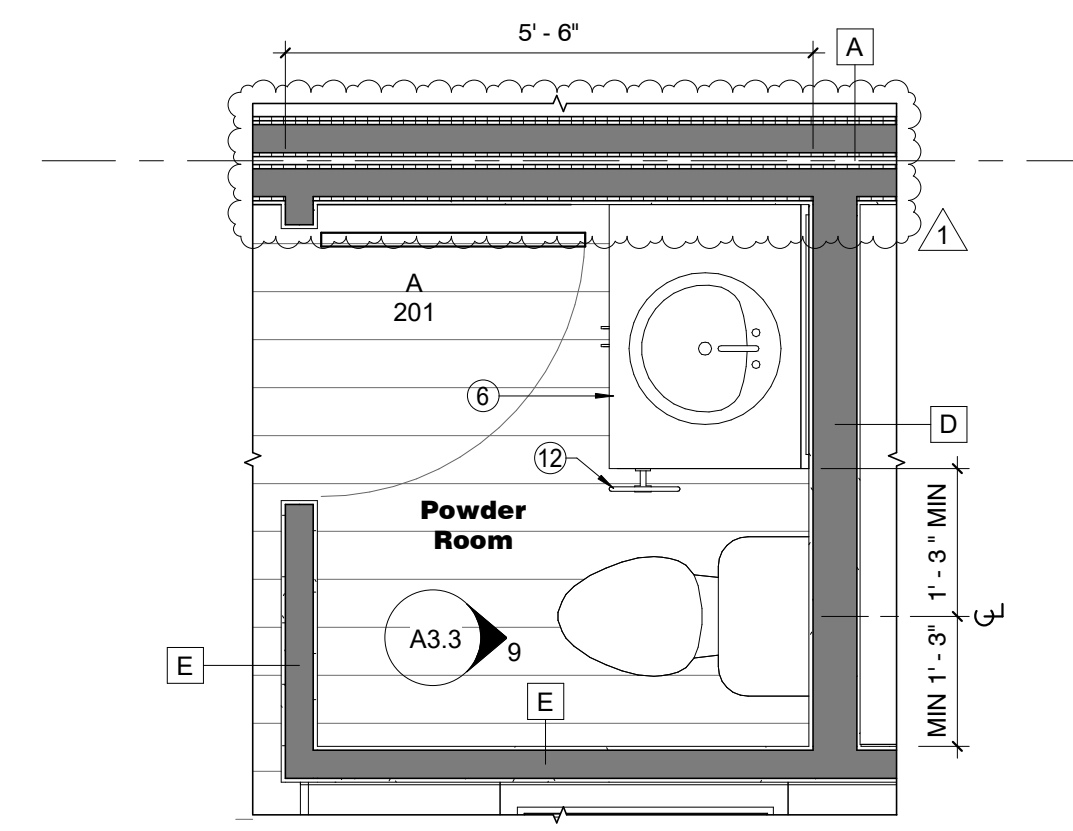
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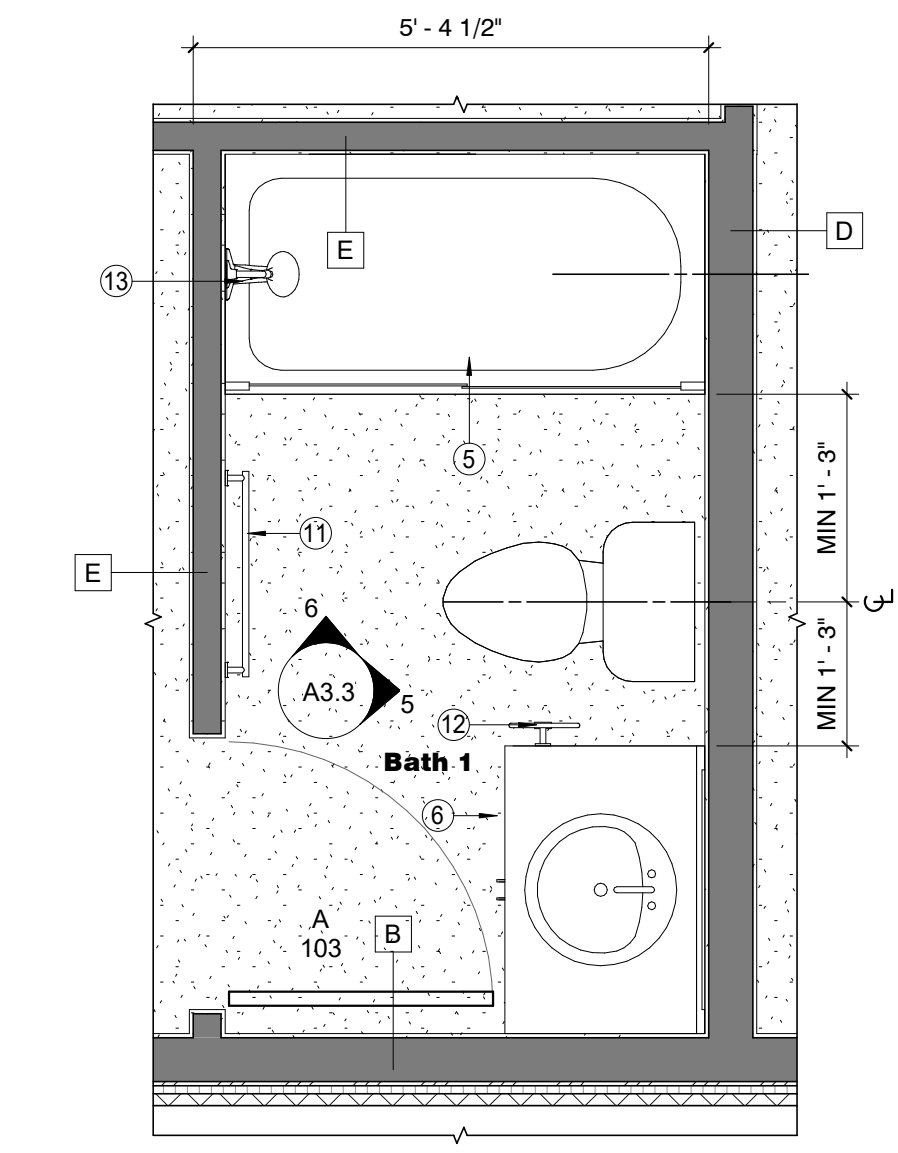
**4 ENLARGED PLAN - UNIT 1 & 6 - BATH 2**  
1/2" = 1'-0"



**3 ENLARGED PLAN - UNIT 1 & 6 - MASTER BATH**  
1/2" = 1'-0"



**2 ENLARGED PLAN - UNIT 1 & 6 - POWDER ROOM**  
1/2" = 1'-0"

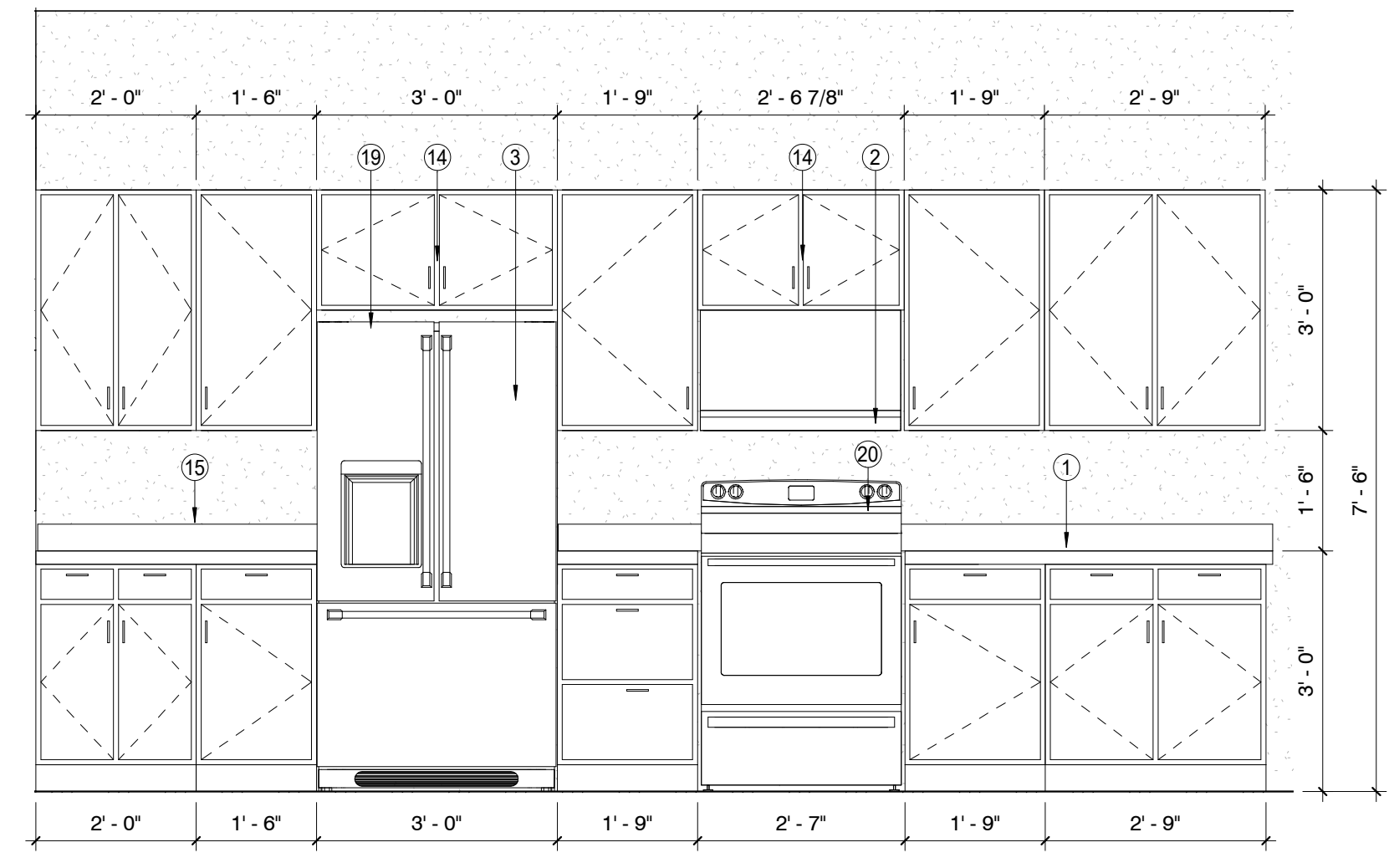


**1 ENLARGED PLAN - UNIT 1 & 6 - BATHROOM 1**  
1/2" = 1'-0"

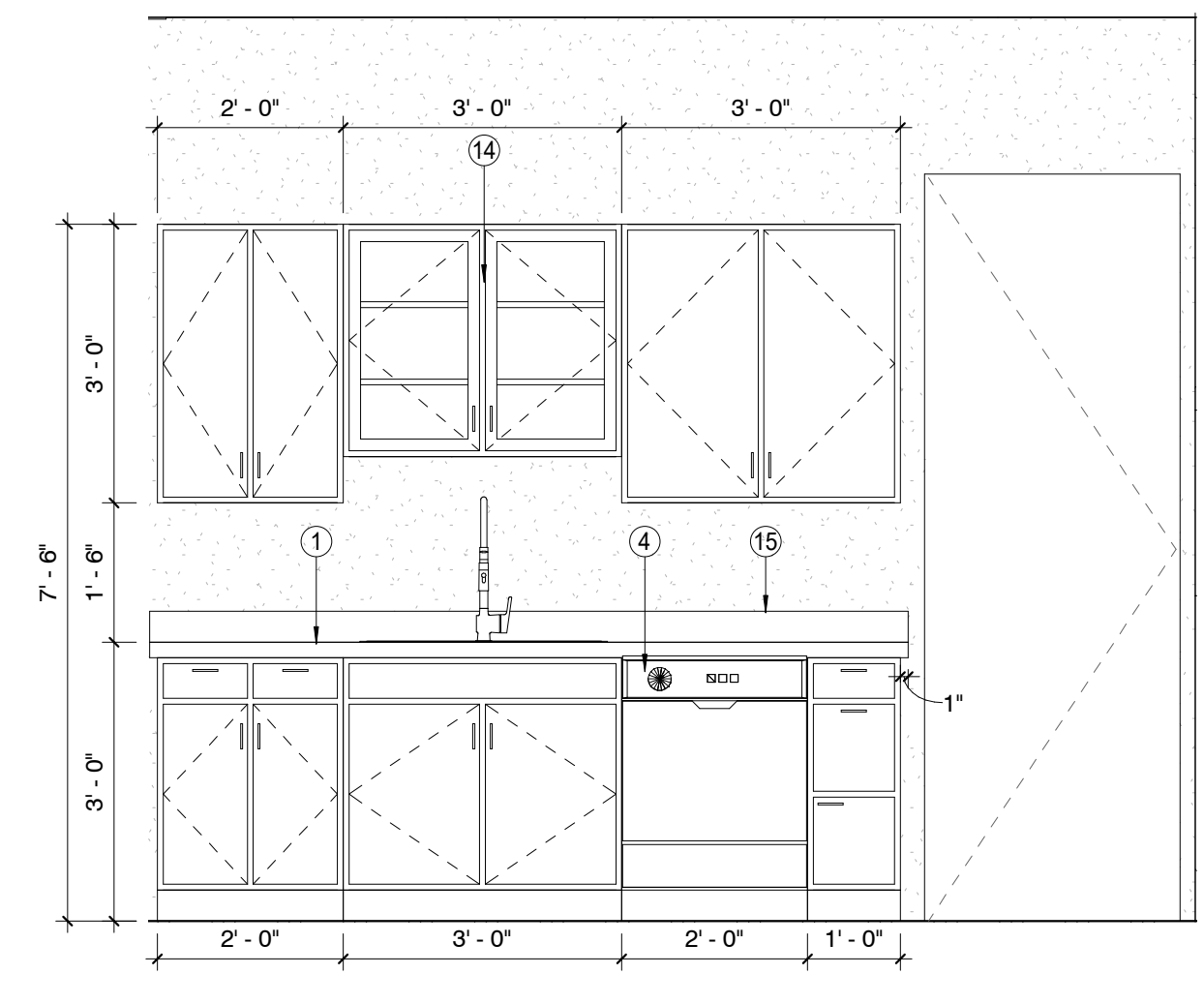
- KEYNOTES**
- 1 COUNTER TOP, BASE & UPPER CABINET
  - 2 RANGE HOOD
  - 3 REFRIGERATOR
  - 4 DISHWASHER
  - 5 BATHTUB / SHOWER COMBO
  - 6 VANITY SINK, COUNTER AND BASE CABINET
  - 7 VANITY MIRROR
  - 8 BUILT-IN LINEN
  - 9 BUILT-IN BENCH SEATING- 18" A.F.F.
  - 10 SHOWER ENCLOSURE WITH TEMPERED GLASS AND MINIMUM 22" OPENING
  - 11 TOWEL BAR
  - 12 TOILET PAPER RING
  - 13 SHOWER AND BATHTUB FIXTURES
  - 14 SPECIALTY CABINETS
  - 15 4" BACKSPLASH TO MATCH COUNTER TOP
  - 16 VANITY LIGHT FIXTURE
  - 17 4" BACKSPLASH TO MATCH VANITY COUNTER TOP
  - 18 TILE SURROUND AT SHOWER AND BATHTUBS
  - 19 PROVIDE MIN. 36" CLEAR FOR REFRIGERATOR
  - 20 OVEN

**ENLARGED PLAN/INTERIOR ELEV. GENERAL NOTES**

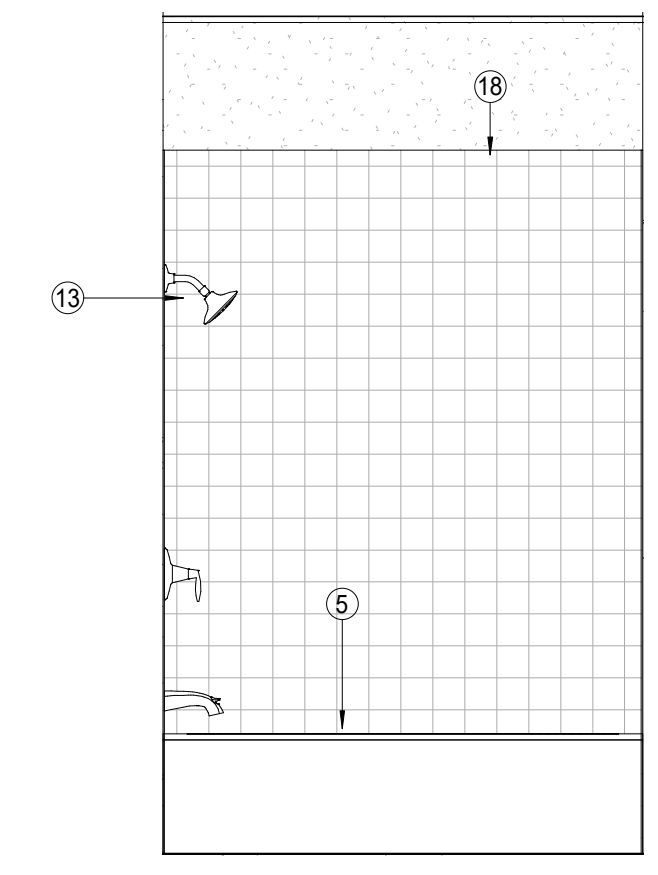
- A. ALL PLUMBING FIXTURES TO BE PER OWNER SPEC
- B. ALL BATH ACCESSORIES TO BE PER OWNER SPEC
- C. ALL APPLIANCES TO BE PER OWNER SPEC
- D. ALL MILLWORK / CABINERY TO BE PER OWNER SPEC
- E. ALL LIGHTING FIXTURES TO BE PER OWNER SPEC
- F. ALL FINISHES PER OWNERS SPEC
- G. NON-ABSORBENT MATERIAL TO ME A MINIMUM OF 6" A.F.F. ABOVE SHOWER BASE OR BATHTUB
- H. LOWER CABINETS TO HAVE 36" MINIMUM CLEAR SPACE FOR REFRIGERATOR.
- I. CENTER BATHROOM LIGHT FIXTURES OVER VANITIES UNLESS OTHERWISE NOTED



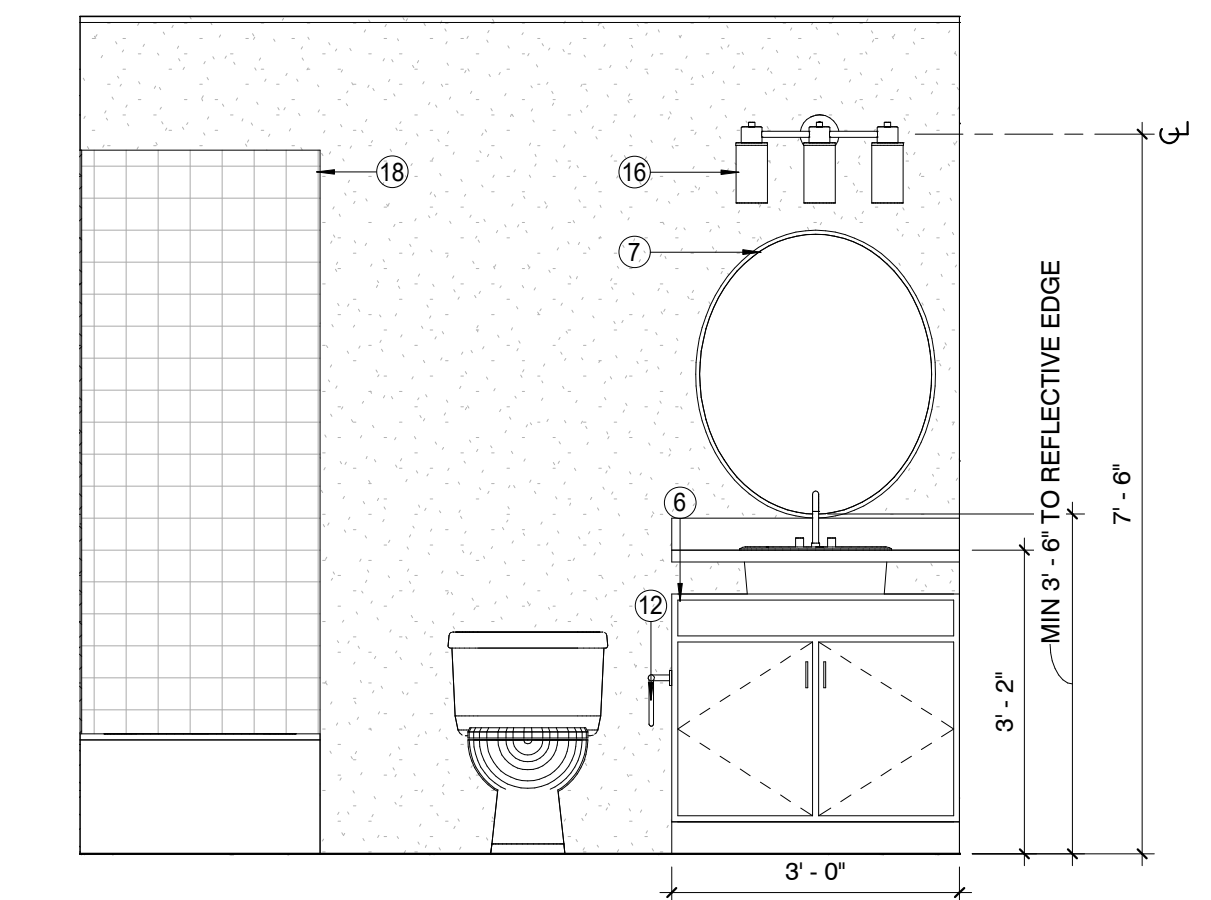
**8 INT. ELEV. - UNIT 1 & 6 - KITCHEN**  
1/2" = 1'-0"



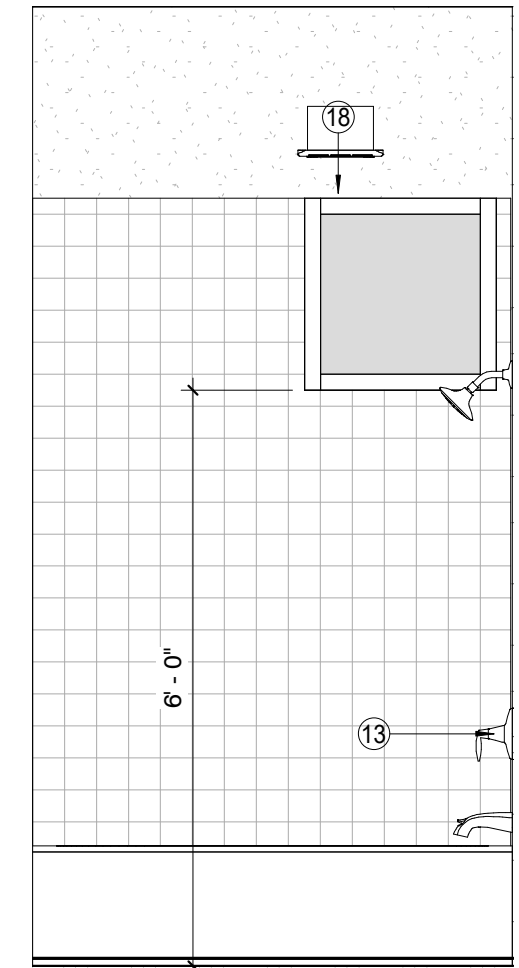
**7 INT. ELEV. - UNIT 1 & 6 - KITCHEN**  
1/2" = 1'-0"



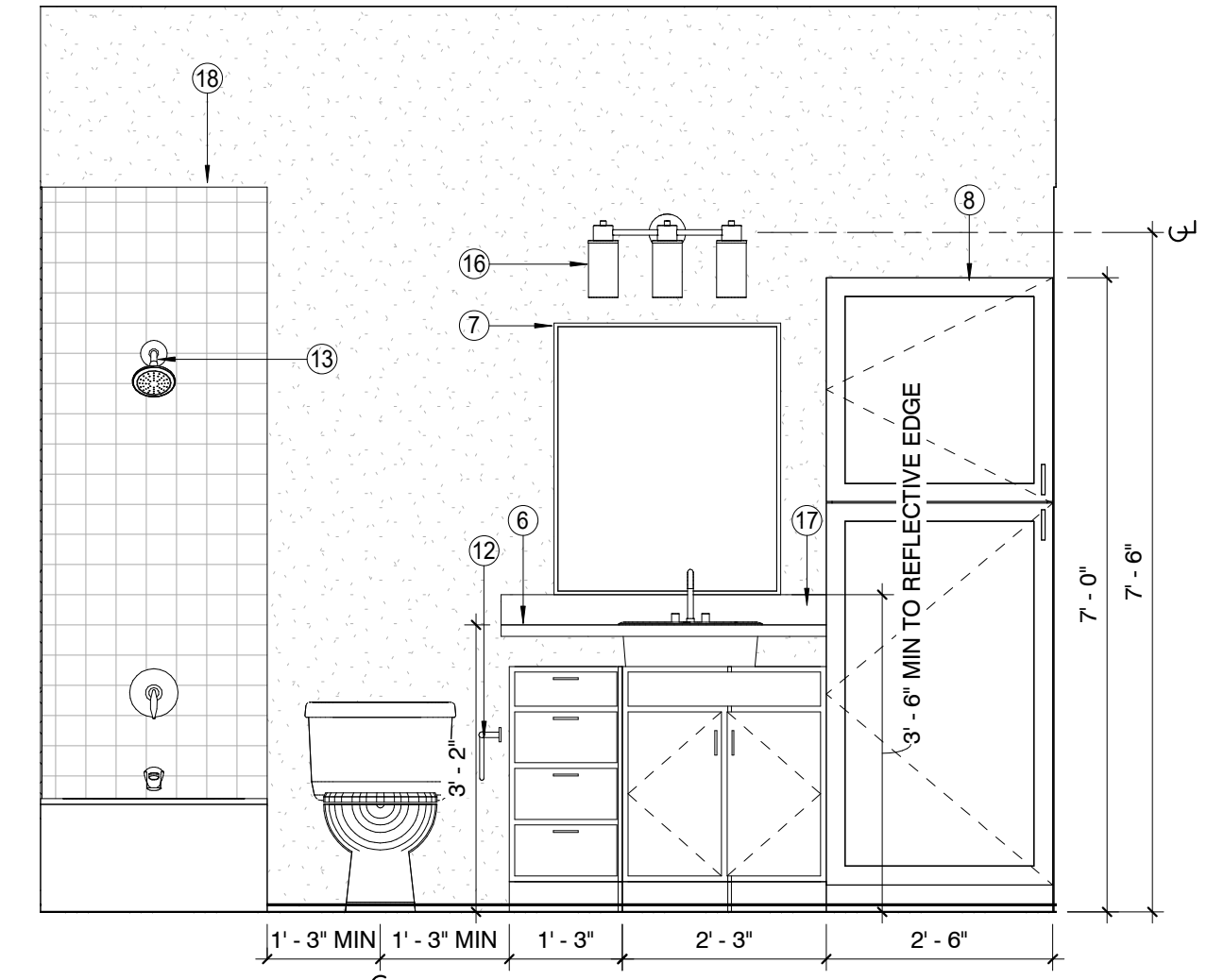
**6 INT. ELEV. - UNIT 1 & 6 - BATH**  
1/2" = 1'-0"



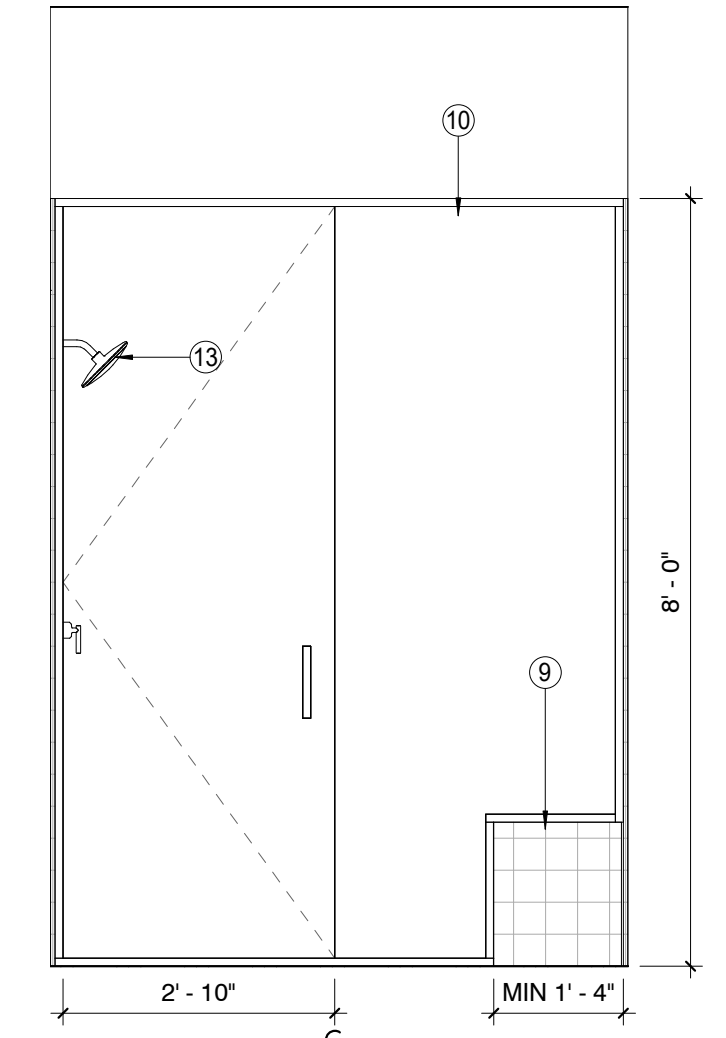
**5 INT. ELEV. - UNIT 1 & 6 - BATH 1**  
1/2" = 1'-0"



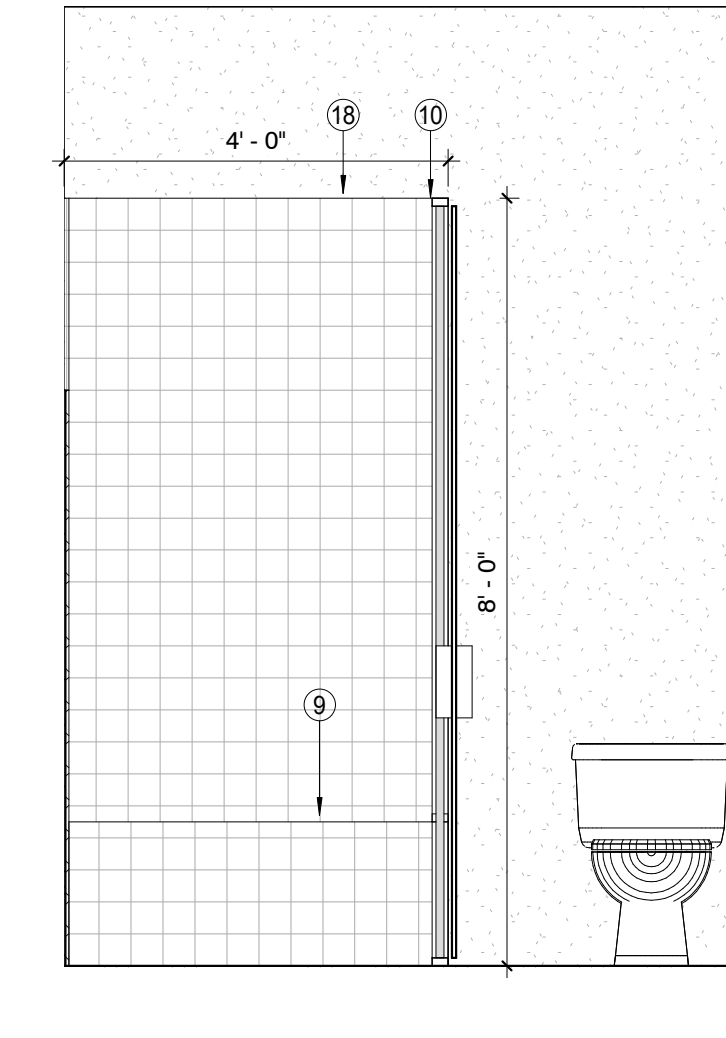
**13 INT. ELEV. - UNIT 1 & 6 - BATH**  
1/2" = 1'-0"



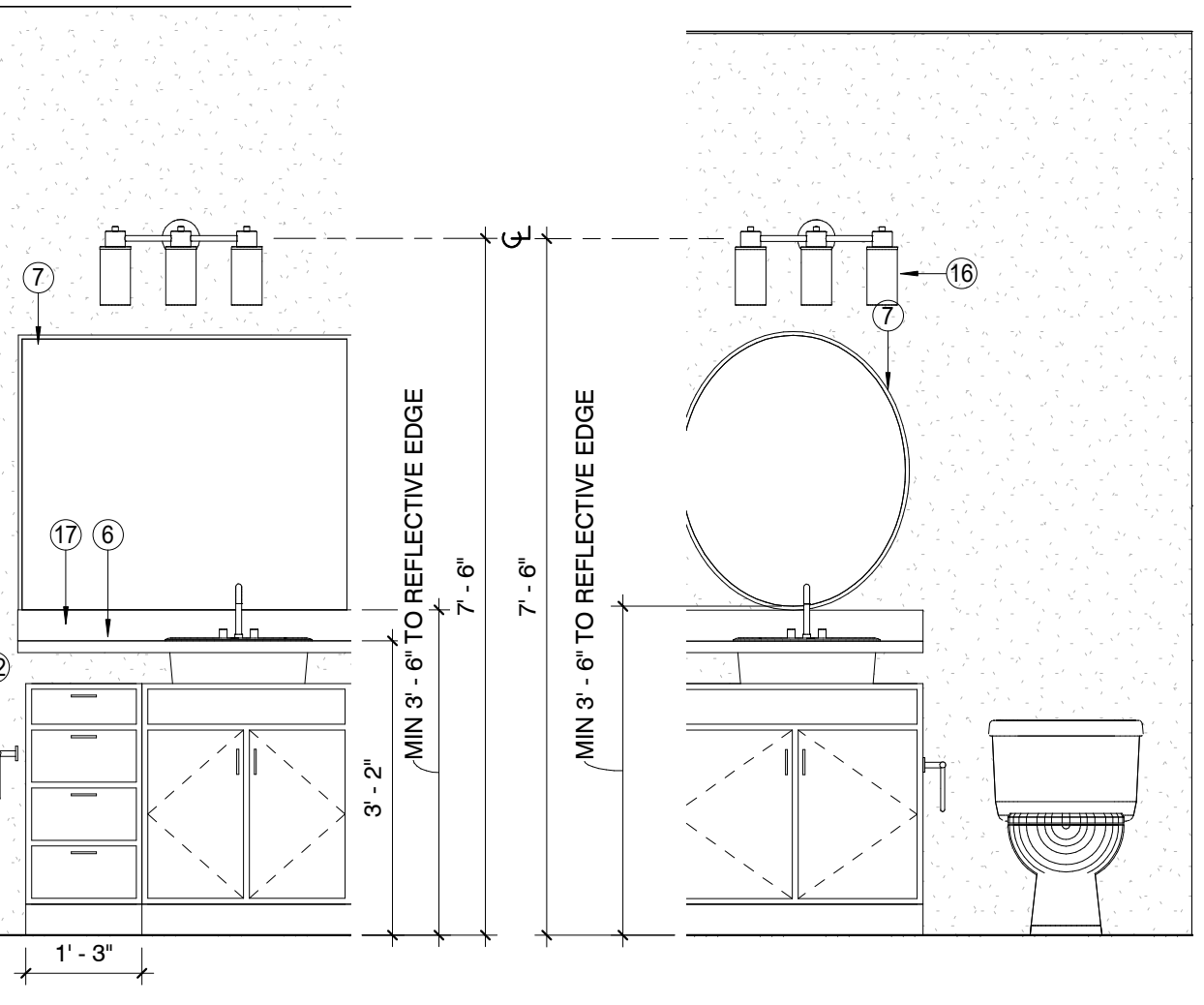
**12 INT. ELEV. - UNIT 1 & 6 - BATH 2**  
1/2" = 1'-0"



**11 INT. ELEV. - UNIT 1 & 6 - MASTER BATH**  
1/2" = 1'-0"



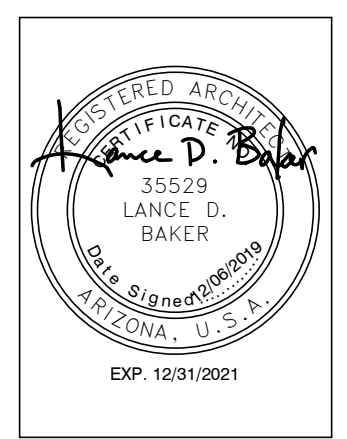
**10 INT. ELEV. - UNIT 1 & 6 - MASTER BATH**  
1/2" = 1'-0"



**9 INT. ELEV. - UNIT 1 & 6 - POWDER RM**  
1/2" = 1'-0"

**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**

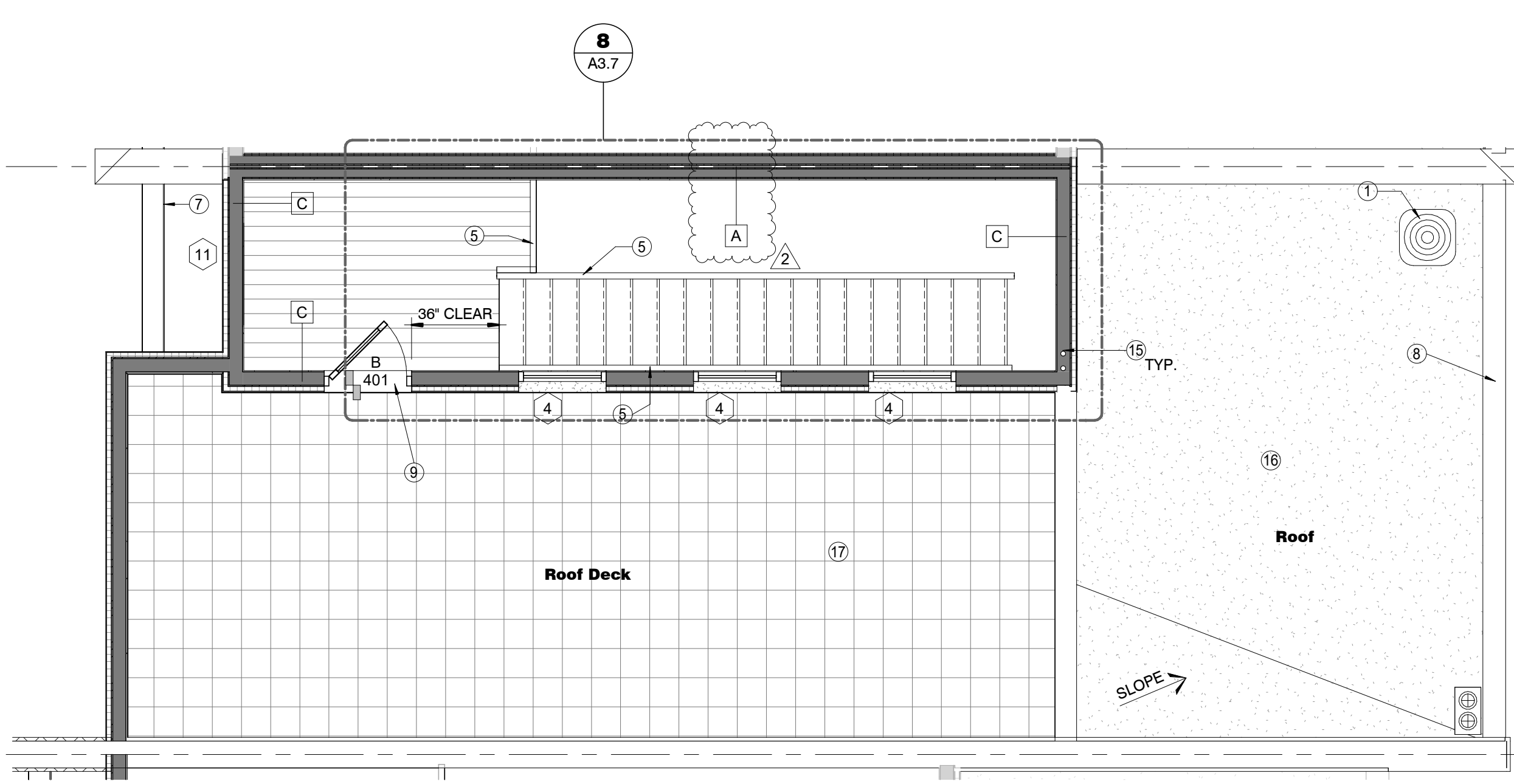
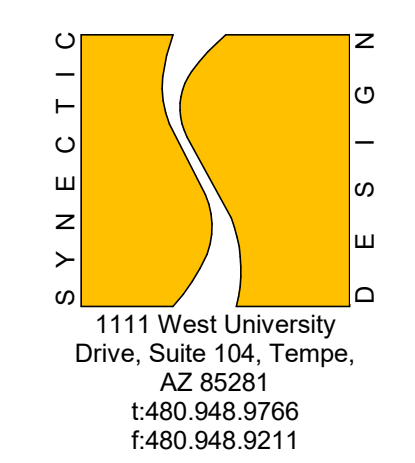
6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



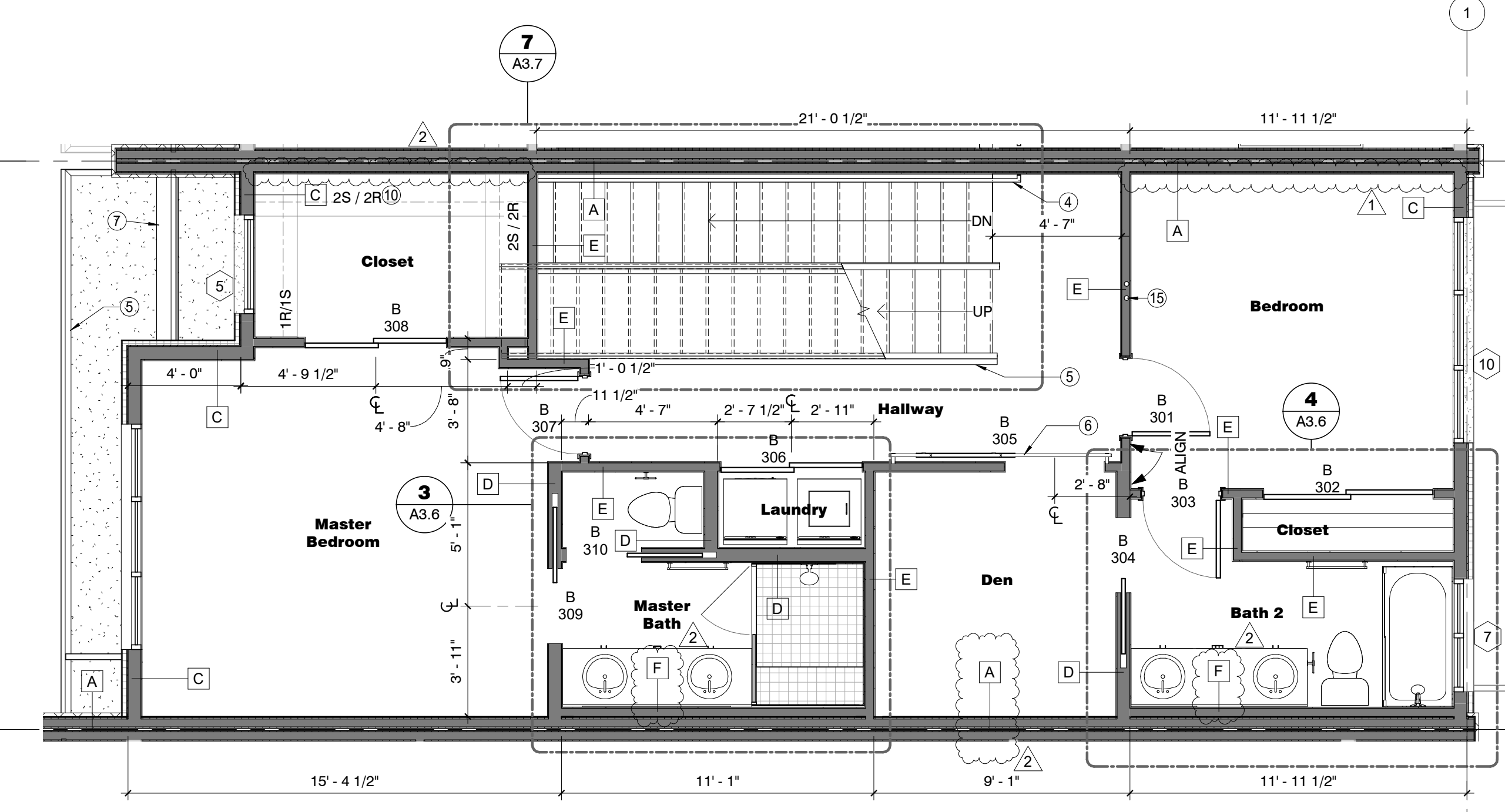
REVISIONS	
1	12/06/19 [1st City Comments]

Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

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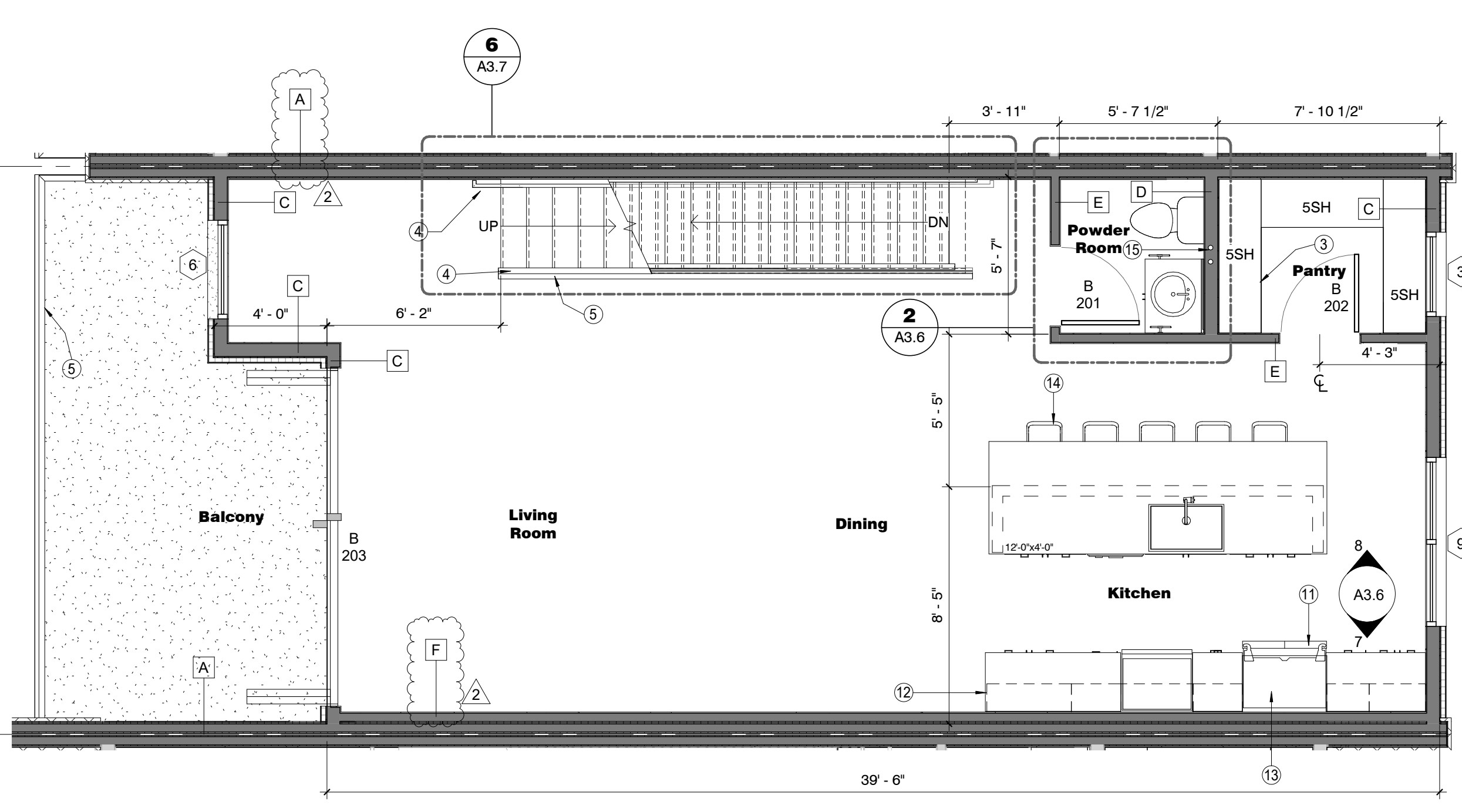
4 UNITS 2-5 - UNIT PLAN - ROOF DECK  
1/4" = 1'-0"



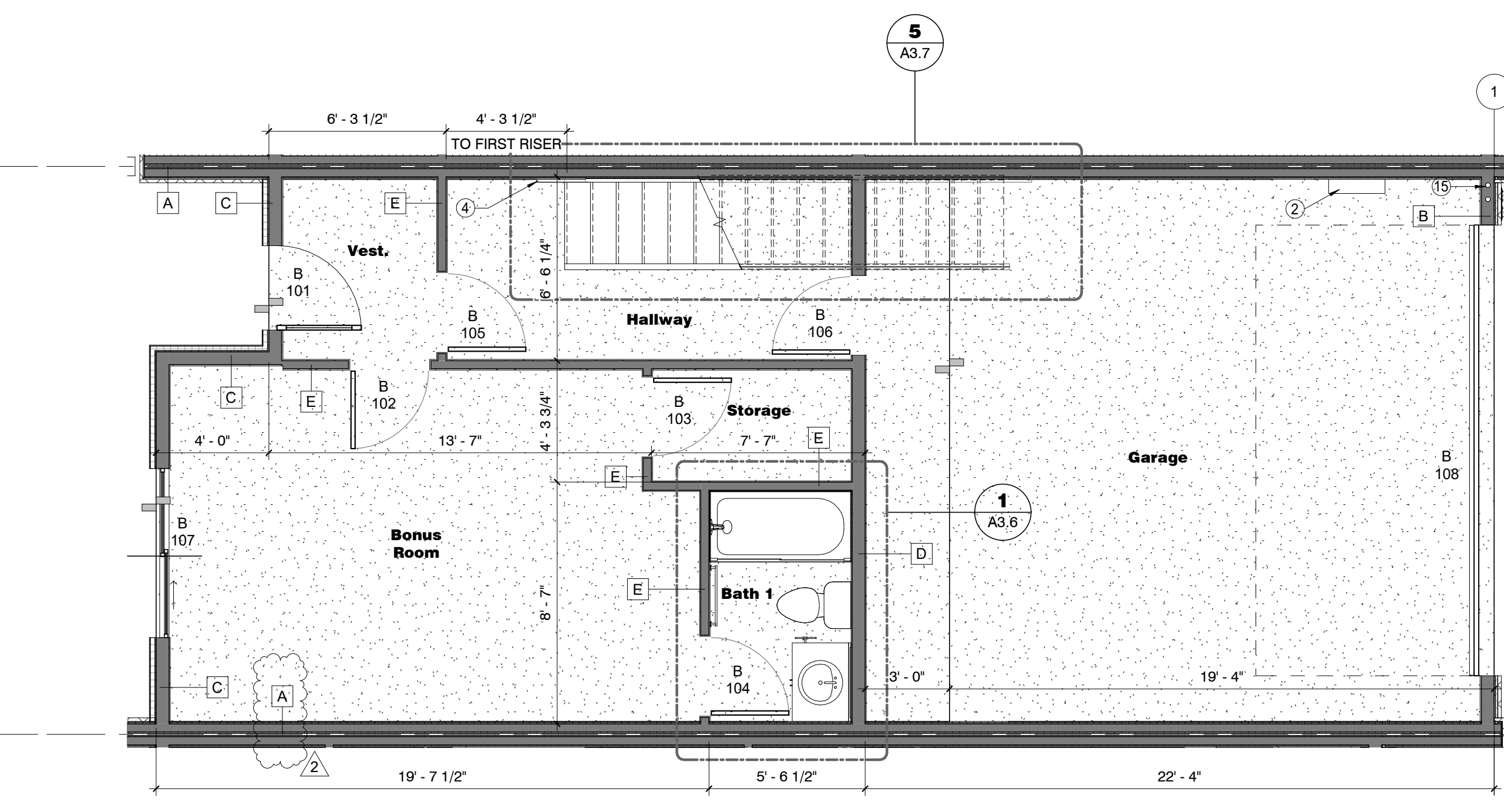
3 UNITS 2-5 - UNIT PLAN - 3rd FLOOR  
1/4" = 1'-0"

- KEYNOTES**
- MECHANICAL UNIT, TYP. TO BE FULLY SCREENED BY PARAPET
  - ELECTRIC PANEL
  - PANTRY SHELVING
  - HAND RAIL AT 36" MIN. A.F.F. REFER TO 3/A3.10 FOR REQUIREMENTS
  - BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
  - BARN DOOR
  - METAL SHADE LOUVERS, PAINTED - 6/A7.3 and 5/A7.3
  - SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
  - 4" HIGH THRESHOLD BETWEEN ROOF DECK AND PENTHOUSE
  - CLOSET ROD / SHELVING - PER OWNER SPEC
  - REFRIGERATOR
  - PROVIDE FINISH FACE FOR UPPER AND LOWER END CABINETS
  - PROVIDE MIN. 36" CLEAR FOR REFRIGERATOR
  - FURNITURE BY OTHERS
  - VERTICAL ROOF DRAIN LEADER LOCATION, VERIFY MIN. SLOPE REQUIREMENTS FOR HORIZONTAL TRANSITIONS
  - SPRAY FOAM ROOFING
  - ROOF DECKING

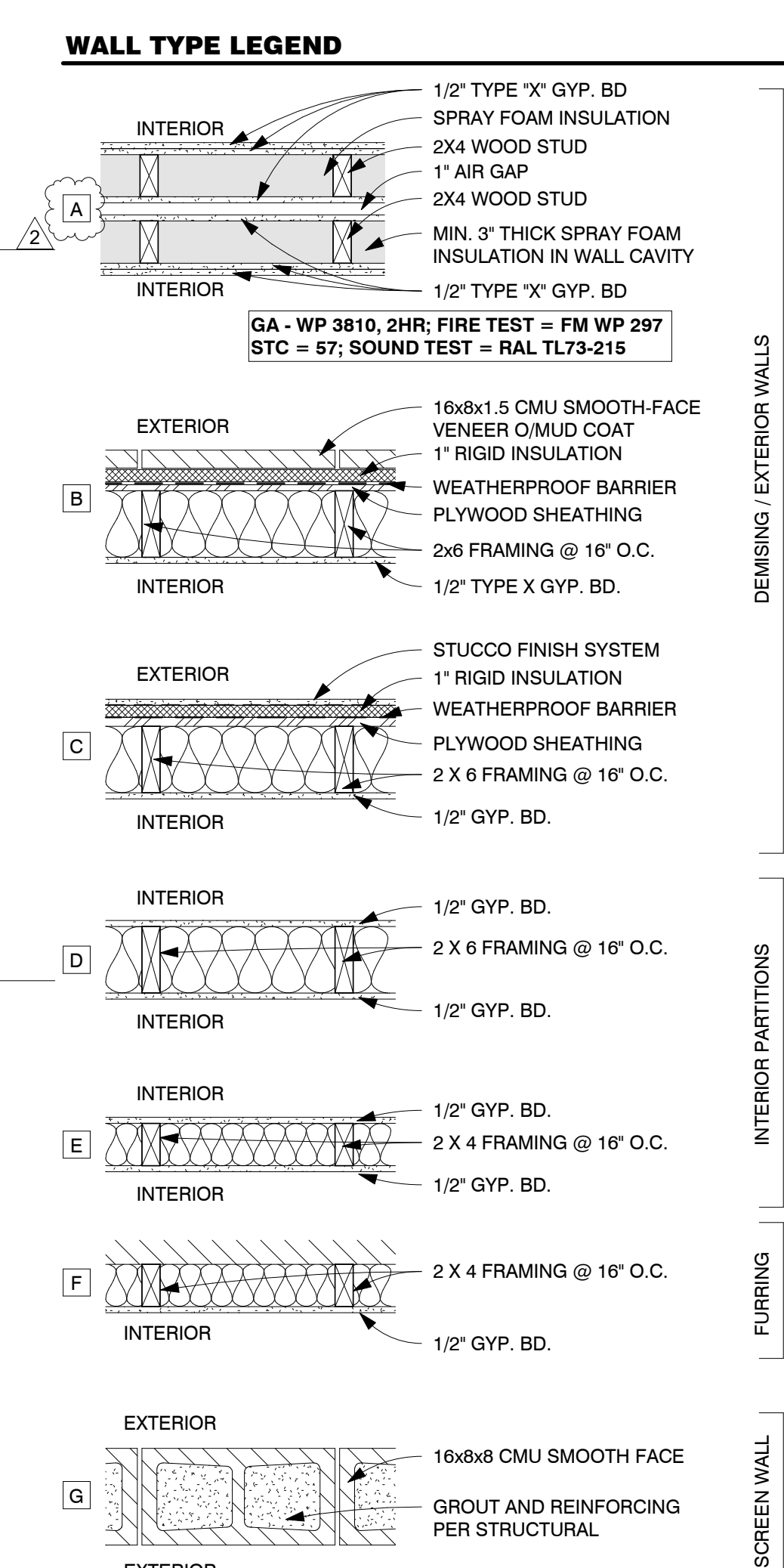
- FLOOR PLAN GENERAL NOTES**
- ALL APPLIANCES TO BE PER OWNER SPEC
  - ALL PLUMBING FIXTURES TO BE PER OWNER SPEC
  - ALL FINISHES TO BE PER OWNER SPEC
  - CABINETRY TO BE SPECIFIED BY OWNER
  - EXTERIOR DIMENSIONS FOUND ON OVERALL BUILDING PLANS



2 UNITS 2-5 - UNIT PLAN - 2nd FLOOR  
1/4" = 1'-0"

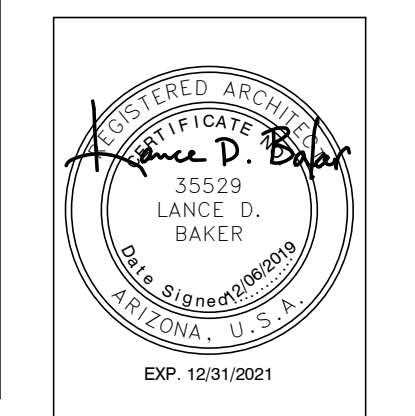


1 UNITS 2-5 - UNIT PLAN - 1st FLOOR  
1/4" = 1'-0"



- NOTES:**
- USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
  - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
  - USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
  - PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
  - PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP SEPARATED BY MIN. 1/2" GYPSUM BOARD OR OTHER APPROVED THERMAL BARRIER PER IRC SECTION 316.4
  - PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
  - ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



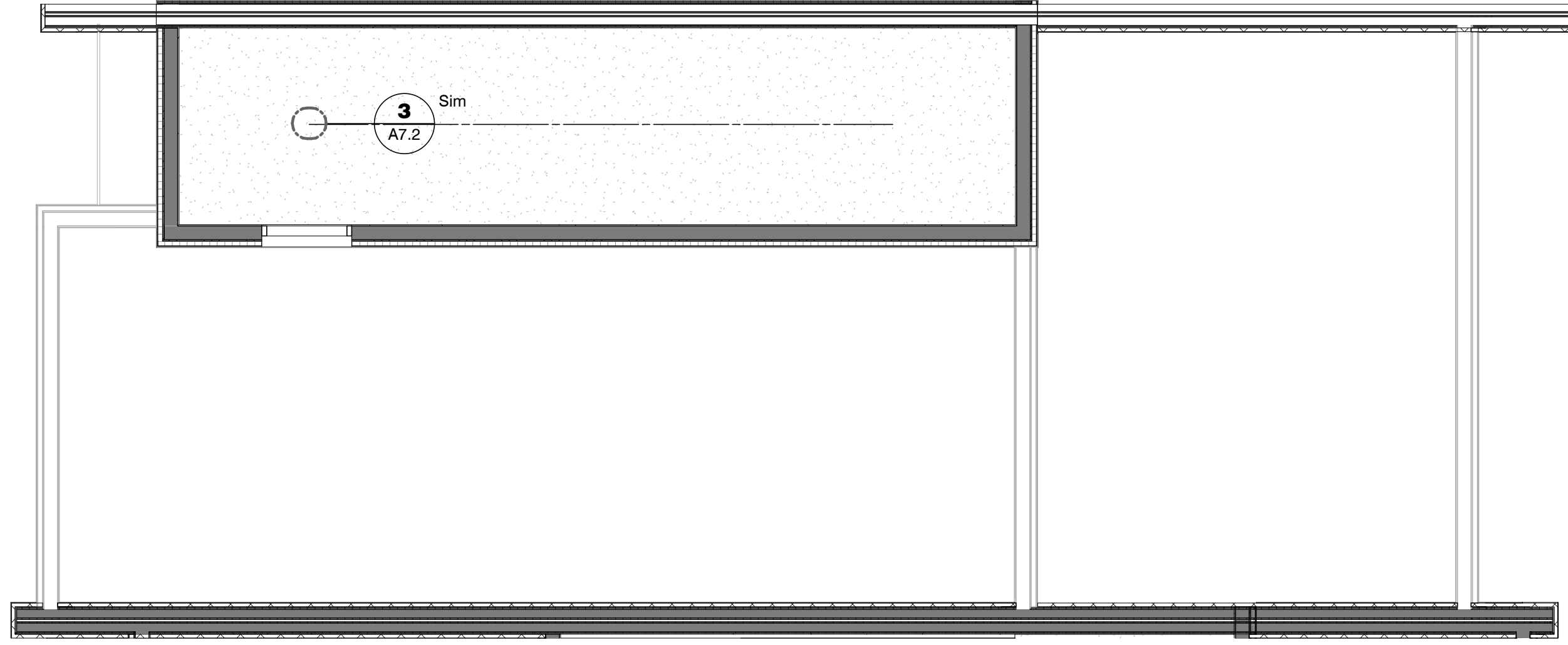
REVISIONS	
1	12/06/19 1st City Comments
2	12/06/19 Owner Revisions

Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

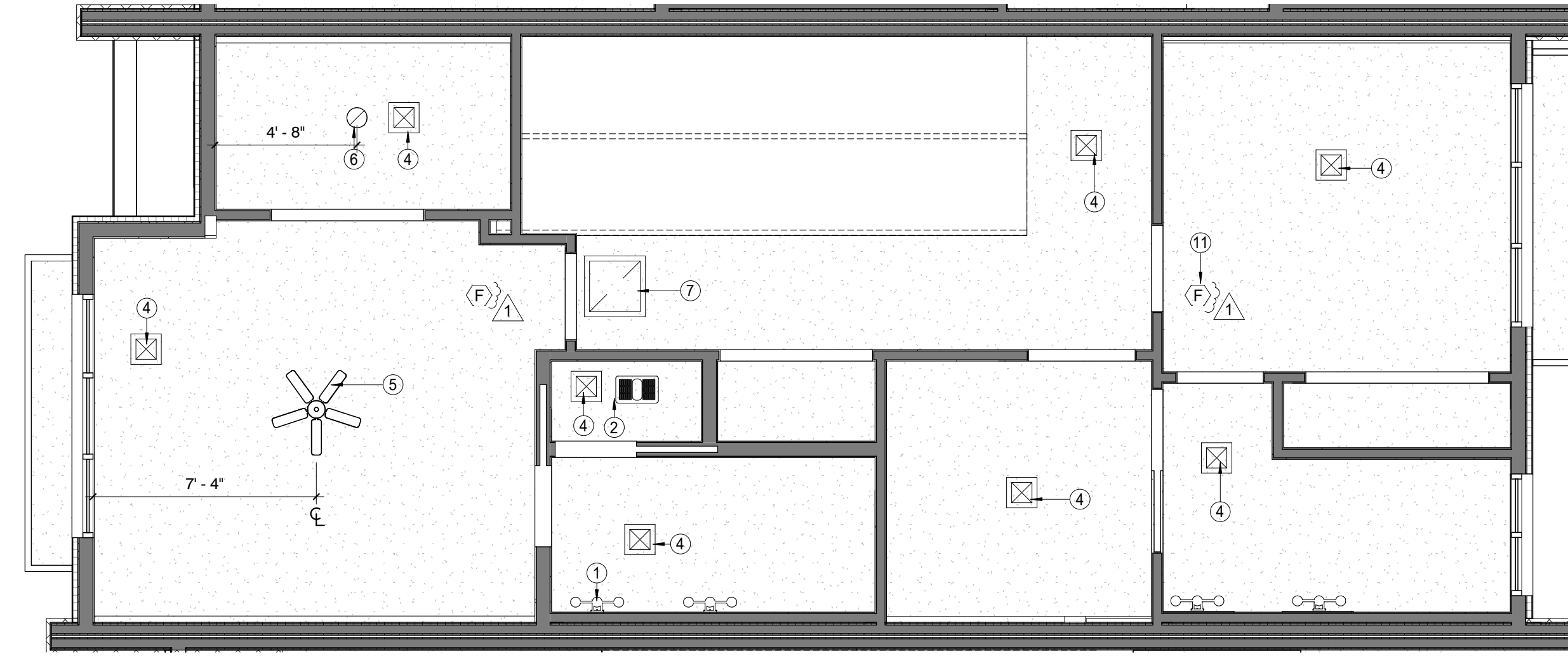
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**A3.4**  
 UNITS 2-5 UNIT FLOORPLANS

19-ZN-2018 35-DR-2018

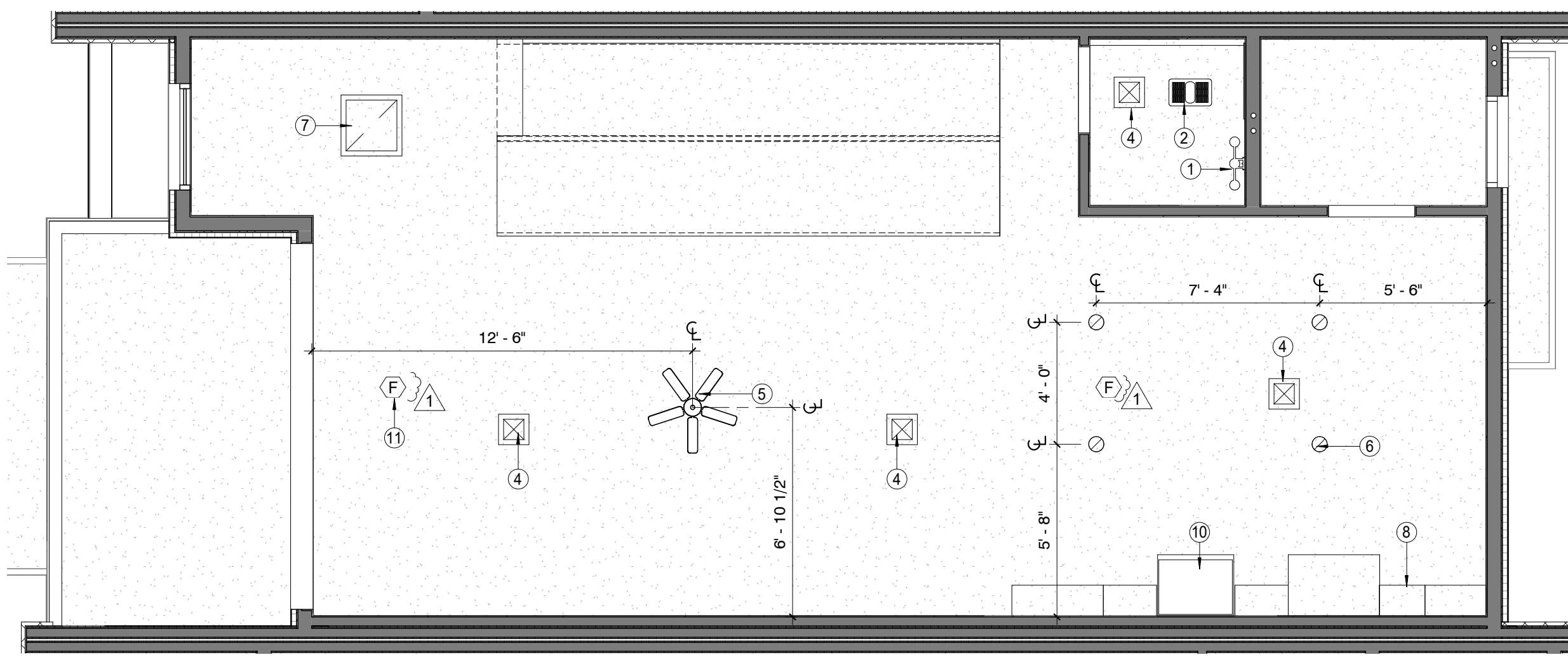
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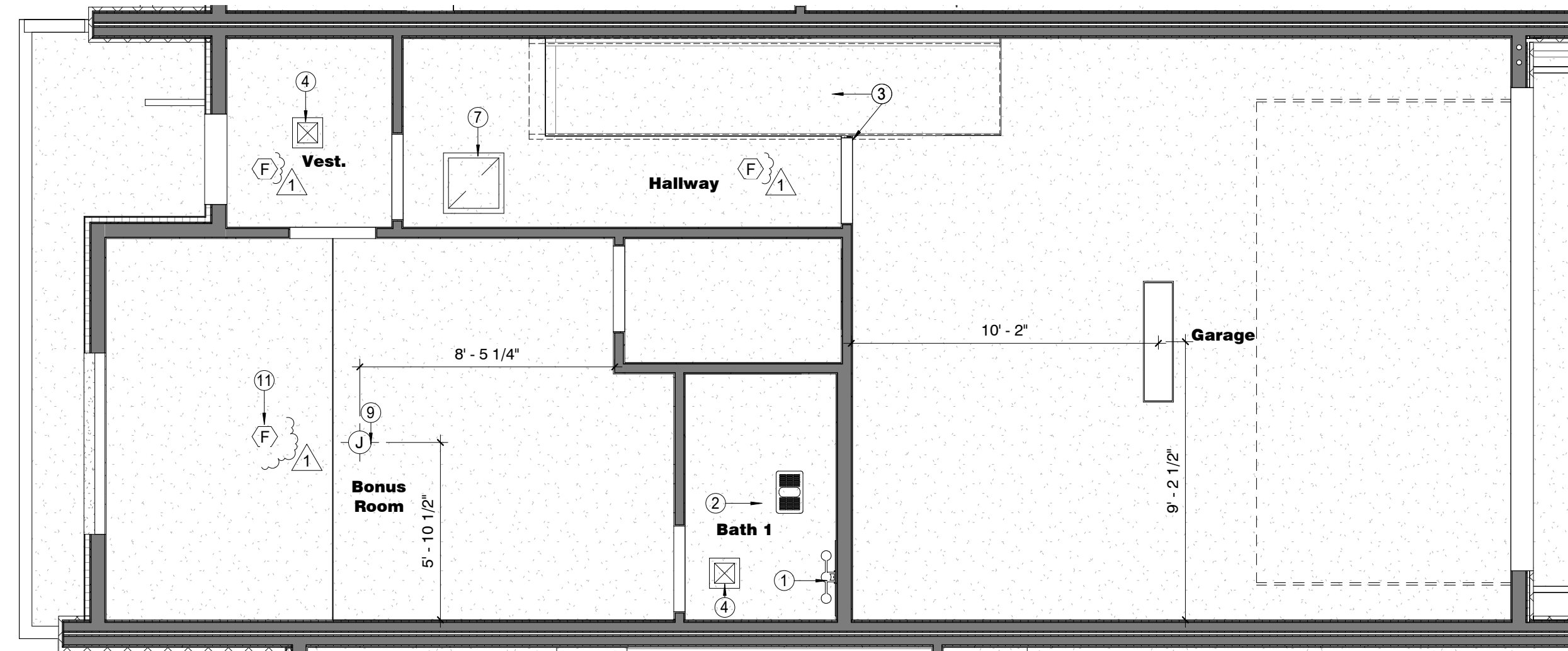
4 Roof Deck Unit 2-5 RCP  
 1/4" = 1'-0"



3 3RD FLOOR UNIT 2-5 RCP  
 1/4" = 1'-0"



2 2ND FLOOR UNIT 2-5 RCP  
 1/4" = 1'-0"



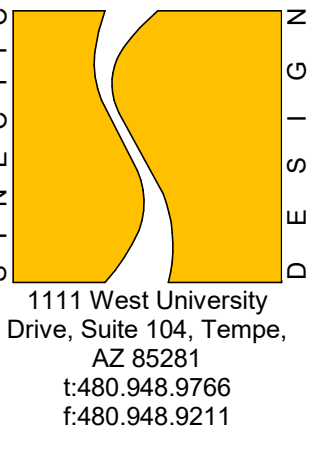
1 1ST FLOOR UNIT 2-5 RCP  
 1/4" = 1'-0"

**KEYNOTES**

- 1 VANITY LIGHT FIXTURE
- 2 EXHAUST FAN
- 3 5/8" TYPE 'X' GYP BOARD TO BE AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE
- 4 MECHANICAL SUPPLY GRILL. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION
- 5 CEILING FAN
- 6 RECESSED CAN LIGHT
- 7 MECHANICAL RETURN GRILL. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION
- 8 COUNTER TOP, BASE & UPPER CABINET
- 9 JUNCTION BOX - TO BE CAPPED UNLESS OTHERWISE NOTED BY OWNER
- 10 RANGE HOOD
- 11 COMBINATION SMOKE/CO DETECTOR, TYP. SEE ELECTRICAL PLANS FOR MORE INFORMATION.

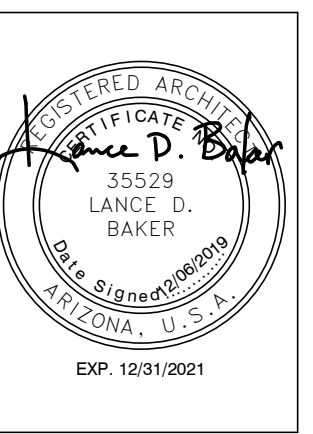
**REFLECTED CEILING PLAN GENERAL NOTES**

- A. MINIMUM 5/8" TYPE X GYP BOARD AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE.
- B. PLUMBING FIXTURES TO BE PER OWNERS SPEC
- C. LIGHTING FIXTURES TO BE PER OWNERS SPEC
- D. ALL LIGHTING DIMENSIONED TO CENTER OF FIXTURE UNLESS NOTED OTHERWISE
- E. CENTER BATHROOM LIGHT FIXTURES ABOVE VANITY MIRRORS UNLESS NOTED OTHERWISE.



**FLEETWOOD 6 TOWNHOMES  
 SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251

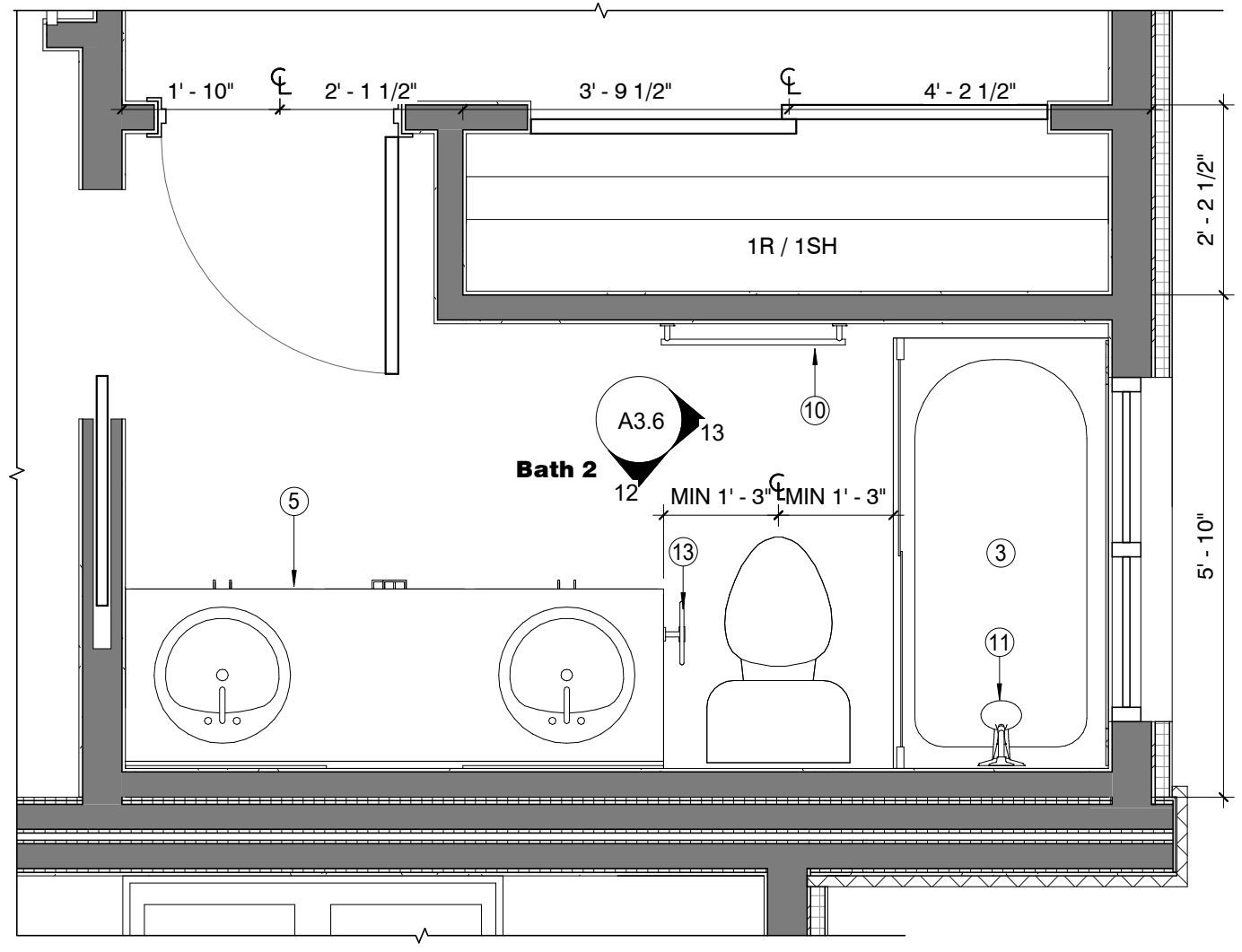


REVISIONS	
1	12/06/19 1st City Comments

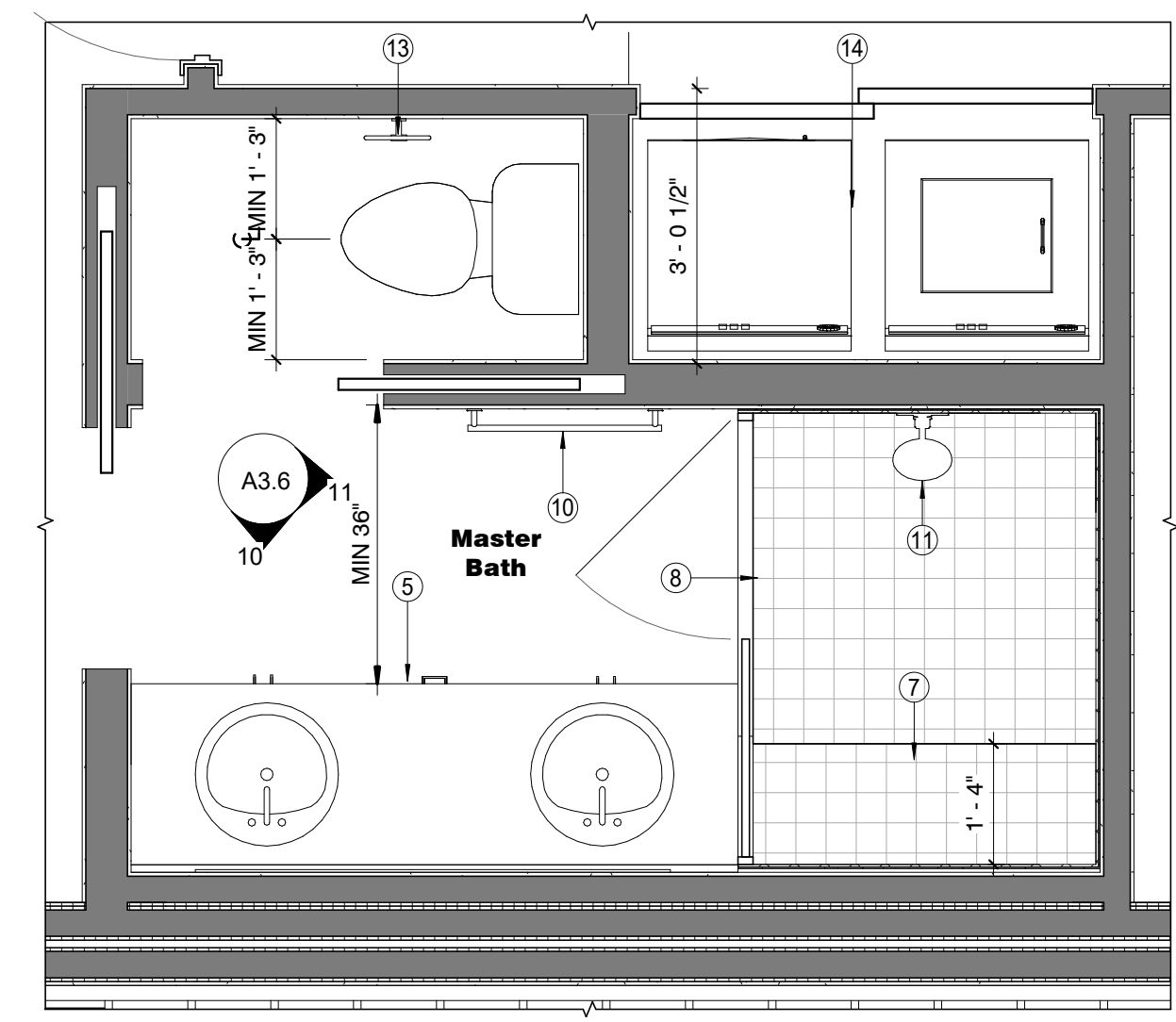
Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

Sheet:  
**A3.5**  
 UNITS 2-5 REFLECTED  
 CEILING PLANS

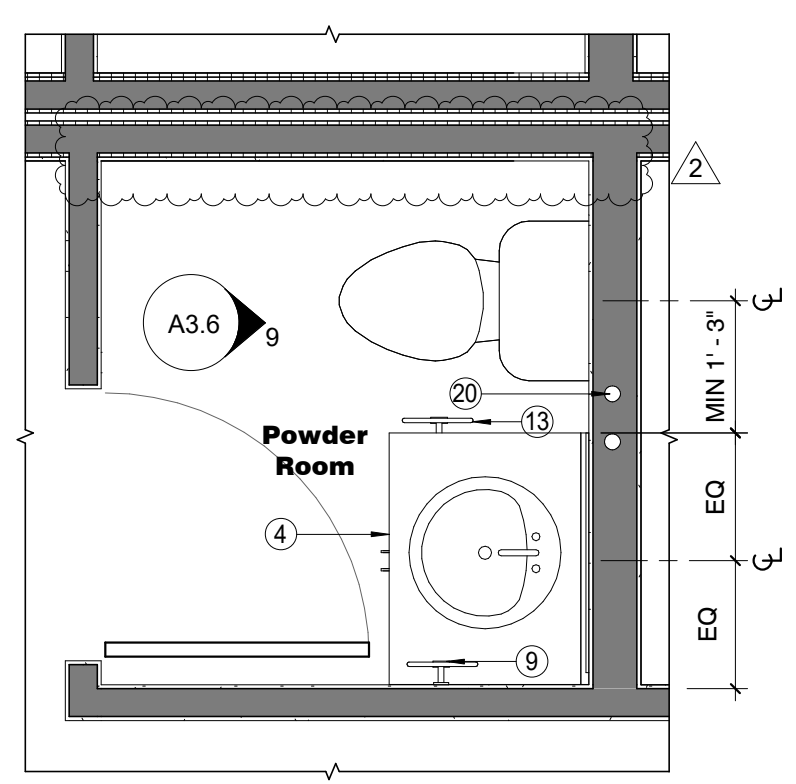
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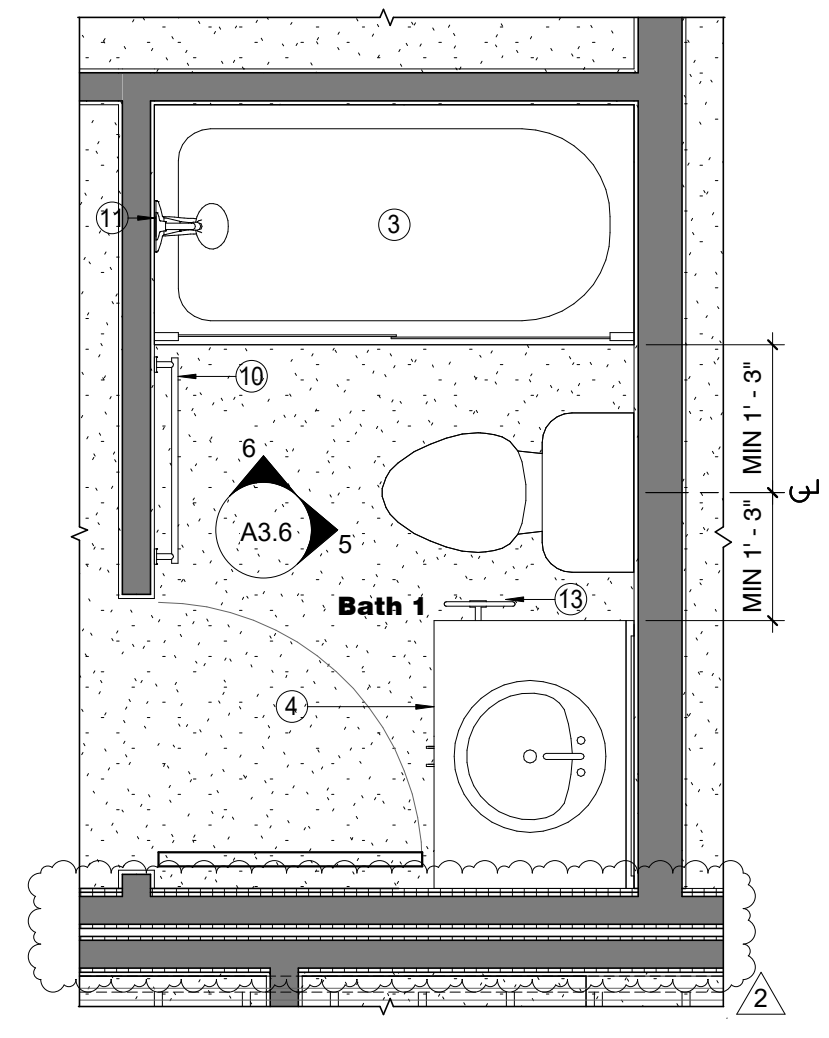
4 ENLARGED PLAN - UNITS 2-5 - BATH 2  
1/2" = 1'-0"



3 ENLARGED PLAN - UNITS 2-5 - MASTER BATH / LAUNDRY  
1/2" = 1'-0"



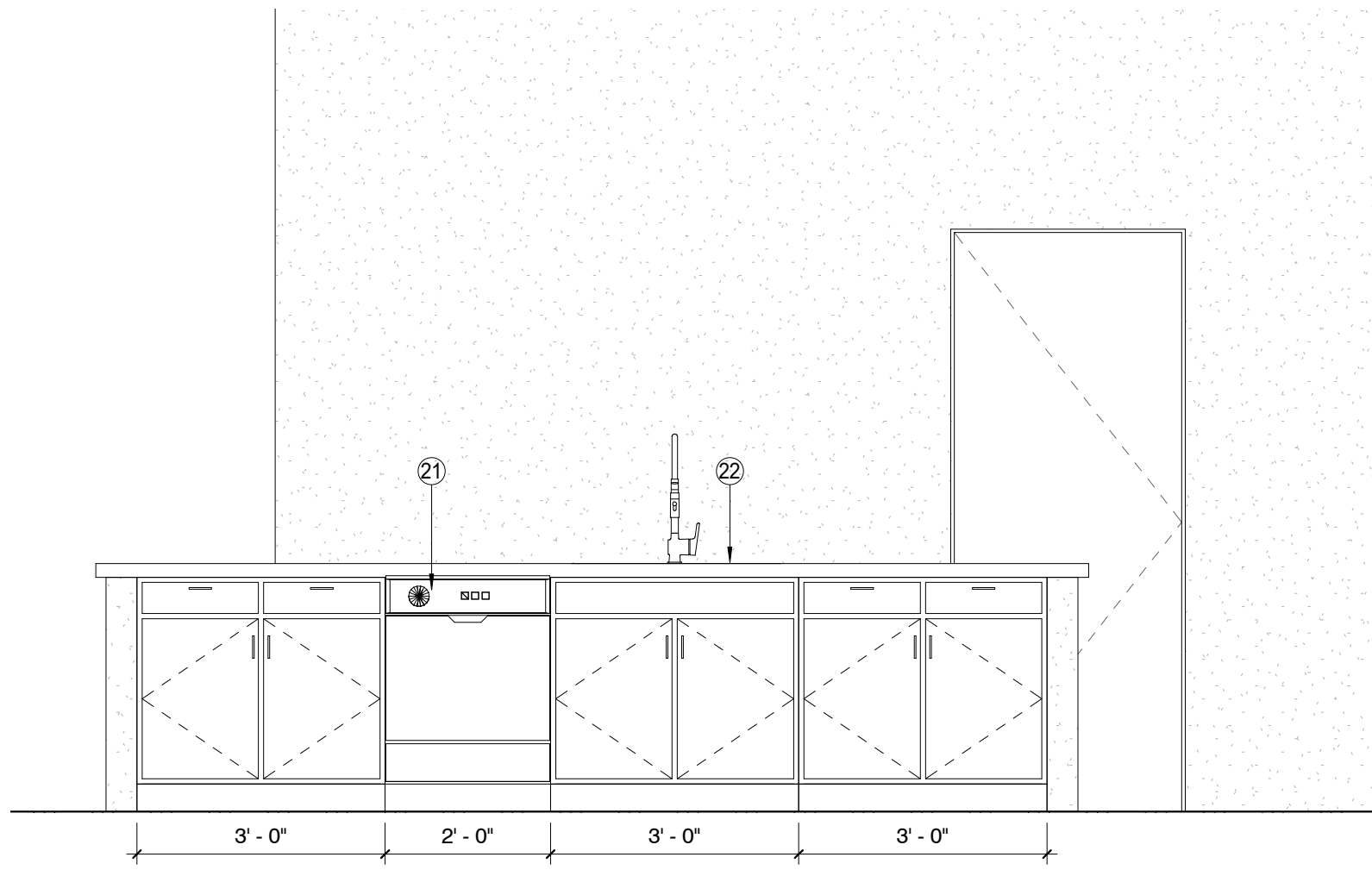
2 ENLARGED PLAN - UNITS 2-5 - POWDER ROOM  
1/2" = 1'-0"



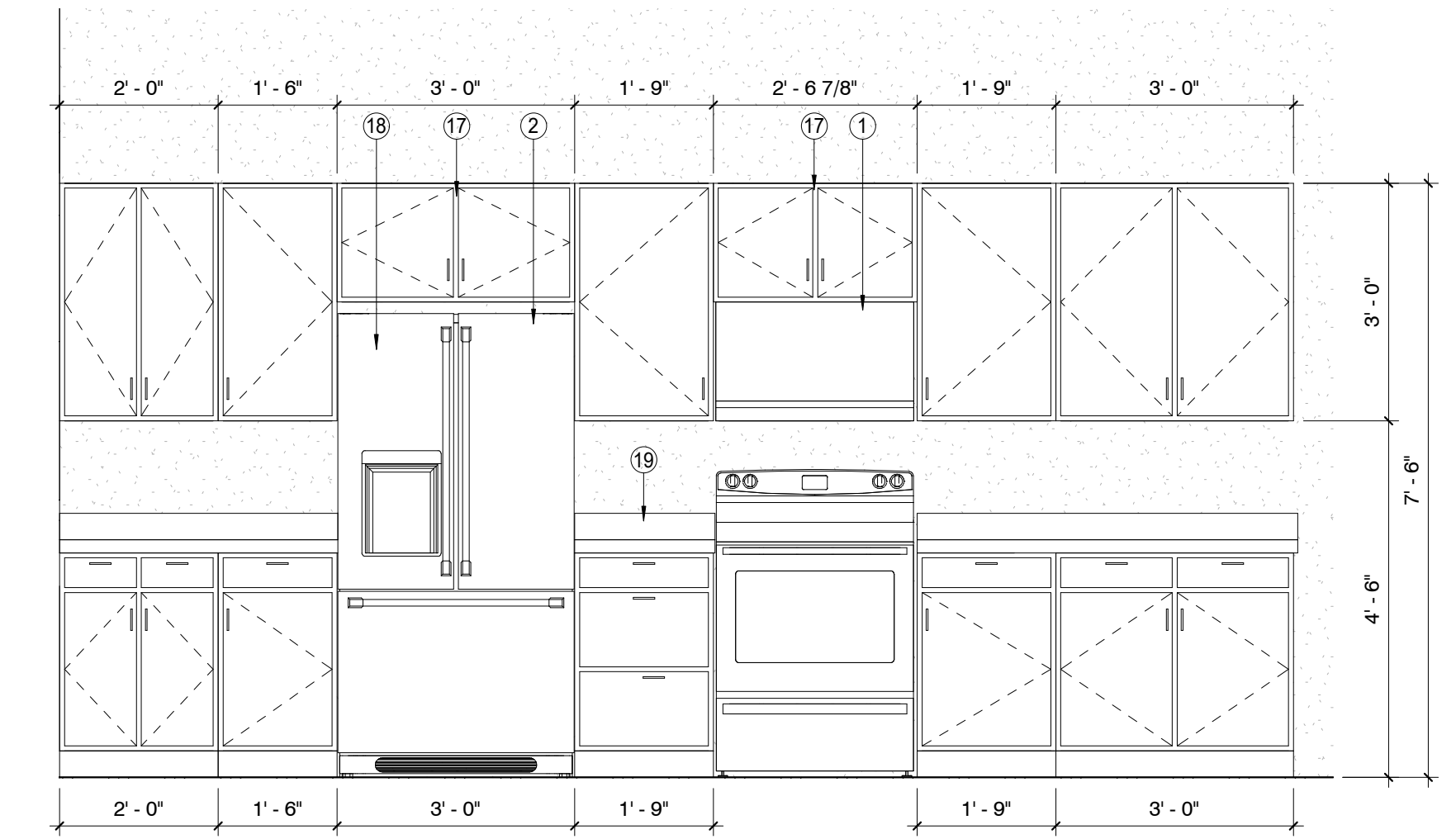
1 ENLARGED PLAN - UNITS 2-5 - BATHROOM 1  
1/2" = 1'-0"

- KEYNOTES**
- 1 RANGE HOOD
  - 2 REFRIGERATOR
  - 3 BATHTUB / SHOWER COMBO
  - 4 VANITY SINK, COUNTER AND BASE CABINET
  - 5 SINK VANITY, COUNTER AND BASE CABINET
  - 6 VANITY MIRROR
  - 7 BUILT-IN BENCH SEATING - 18" A.F.F.
  - 8 SHOWER ENCLOSURE WITH TEMPERED GLASS AND MINIMUM 22" OPENING
  - 9 TOWEL RING
  - 10 TOWEL BAR
  - 11 SHOWER AND BATHTUB FIXTURES
  - 12 4" BACKSPLASH TO MATCH VANITY COUNTER TOP
  - 13 TOILET PAPER RING
  - 14 WASHER AND DRYER BY OTHERS
  - 15 VANITY LIGHT FIXTURE
  - 16 TILE SURROUND AT SHOWER AND BATHTUBS
  - 17 SPECIALTY CABINETS
  - 18 PROVIDE MIN. 36" CLEAR FOR REFRIGERATOR
  - 19 4" BACKSPLASH TO MATCH COUNTER TOP
  - 20 VERTICAL ROOF DRAIN LEADER LOCATION, VERIFY MIN. SLOPE REQUIREMENTS FOR HORIZONTAL TRANSITIONS
  - 21 DISHWASHER
  - 22 KITCHEN SINK

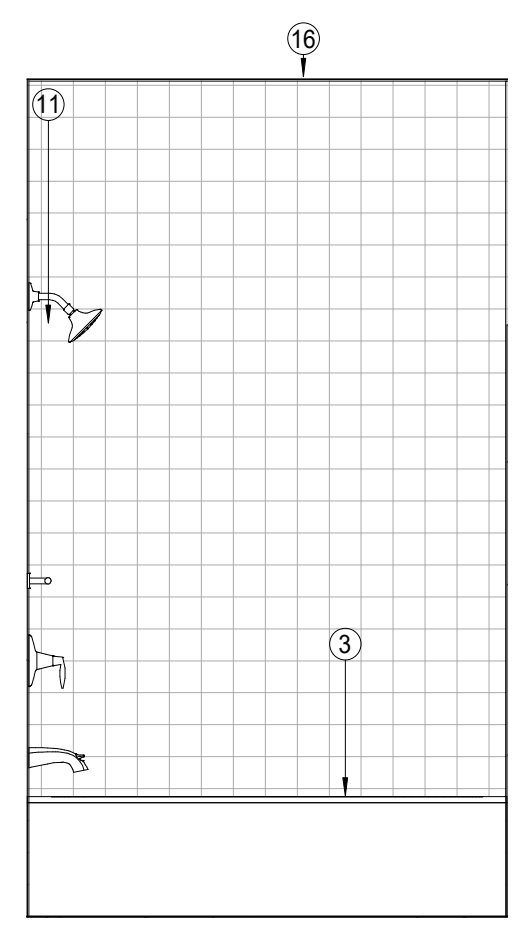
- ENLARGED PLAN/INTERIOR ELEV. GENERAL NOTES**
- A. ALL PLUMBING FIXTURES TO BE PER OWNER SPEC
  - B. ALL BATH ACCESSORIES TO BE PER OWNER SPEC
  - C. ALL APPLIANCES TO BE PER OWNER SPEC
  - D. ALL MILLWORK / CABINETRY TO BE PER OWNER SPEC
  - E. ALL LIGHTING FIXTURES TO BE PER OWNER SPEC
  - F. ALL FINISHES PER OWNERS SPEC
  - G. NON-ABSORBENT MATERIAL TO ME A MINIMUM OF 6" A.F.F. ABOVE SHOWER BASE OR BATHTUB.
  - H. LOWER CABINETS TO HAVE 36" MINIMUM CLEAR SPACE FOR REFRIGERATOR.
  - I. CENTER BATHROOM LIGHT FIXTURES OVER VANITIES UNLESS OTHERWISE NOTED



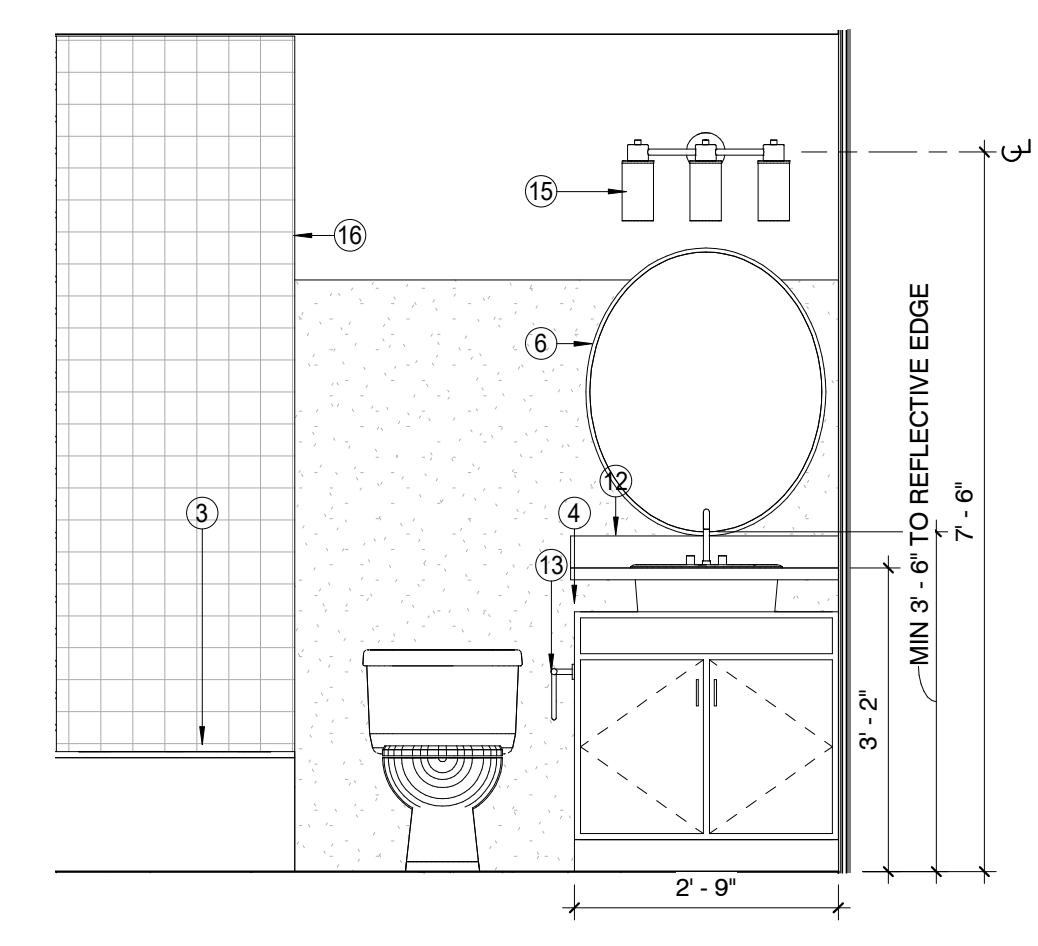
8 INT. ELEV. - UNITS 2-5 - KITCHEN  
1/2" = 1'-0"



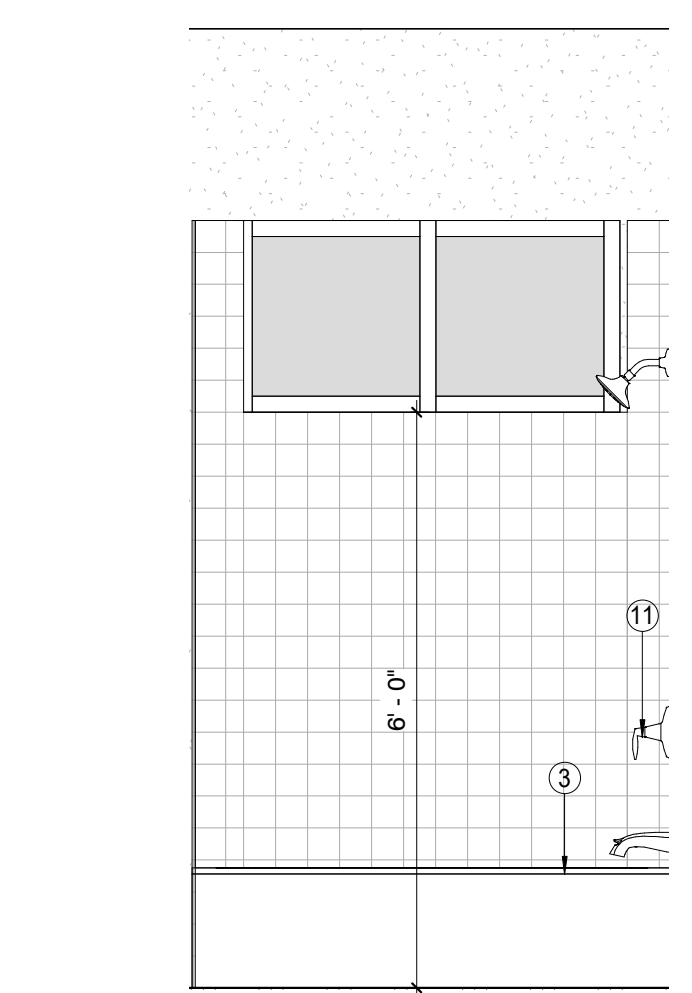
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1/2" = 1'-0"



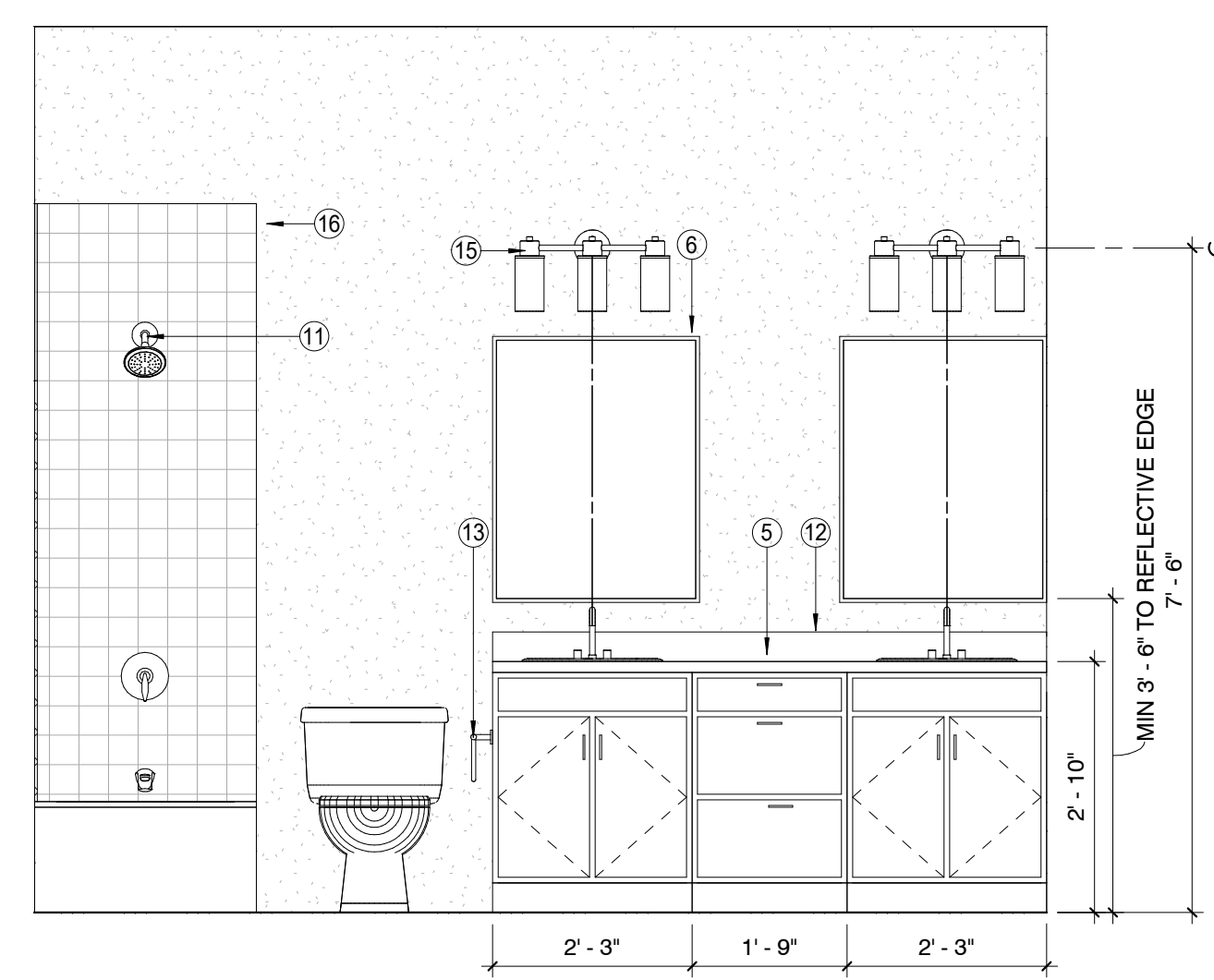
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1/2" = 1'-0"



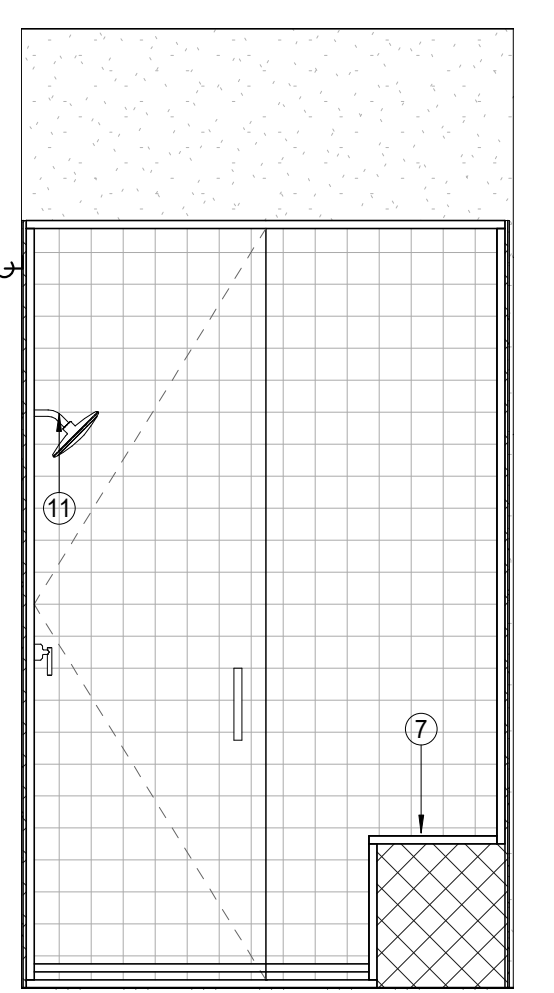
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1/2" = 1'-0"



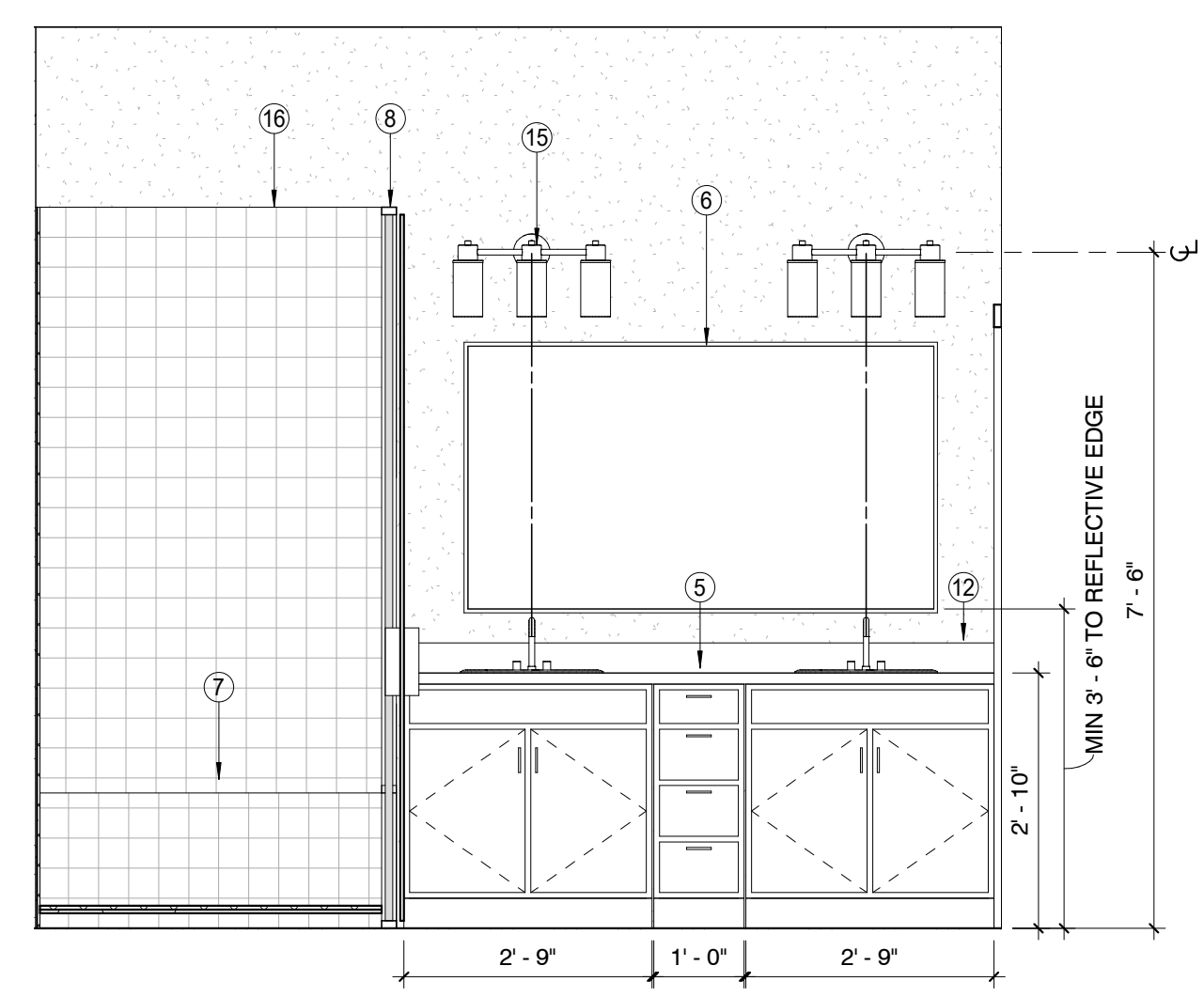
13 INT. ELEV. - UNITS 2-5 - BATH 2  
1/2" = 1'-0"



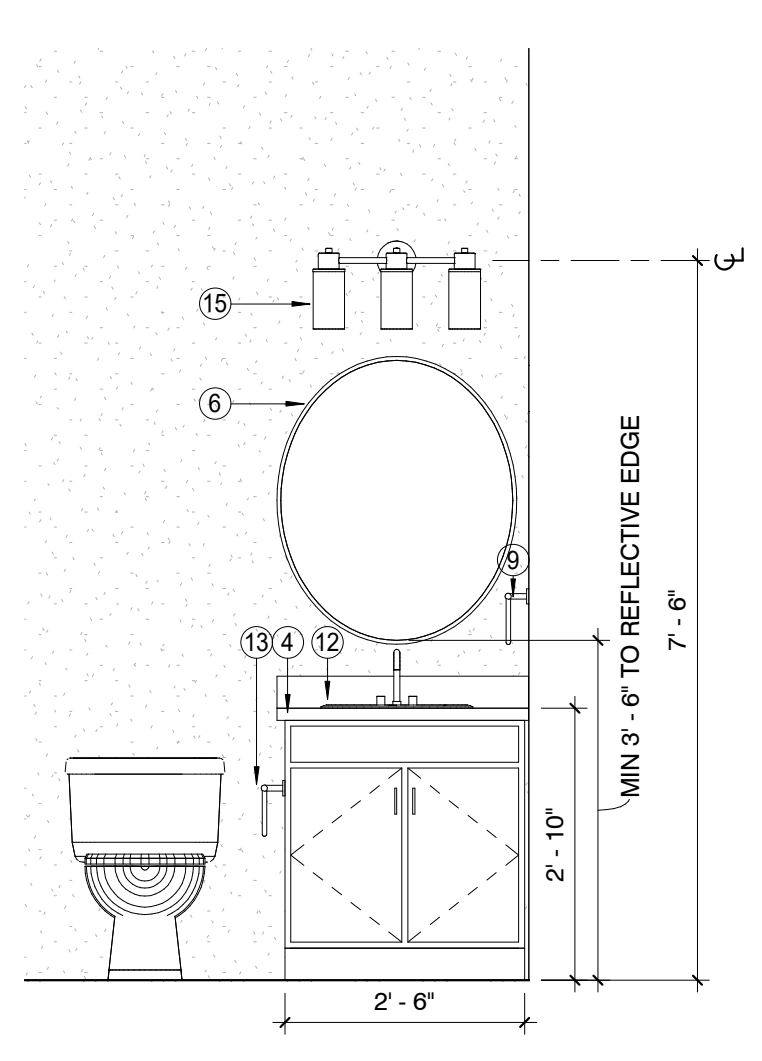
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1/2" = 1'-0"



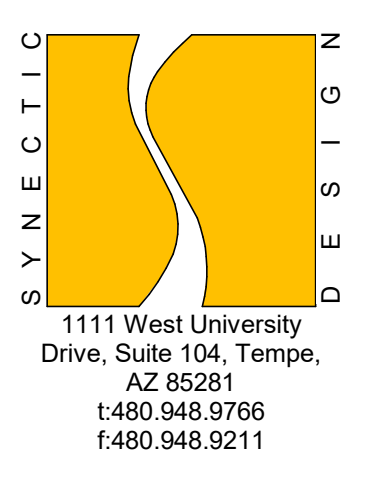
11 INT. ELEV. - UNITS 2-5 - MASTER BATH  
1/2" = 1'-0"



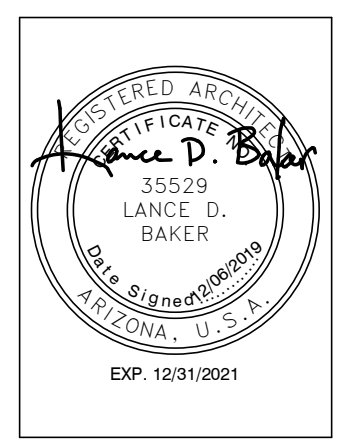
10 INT. ELEV. - UNITS 2-5 - MASTER BATH  
1/2" = 1'-0"



9 INT. ELEV. - UNITS 2-5 - POWDER RM  
1/2" = 1'-0"



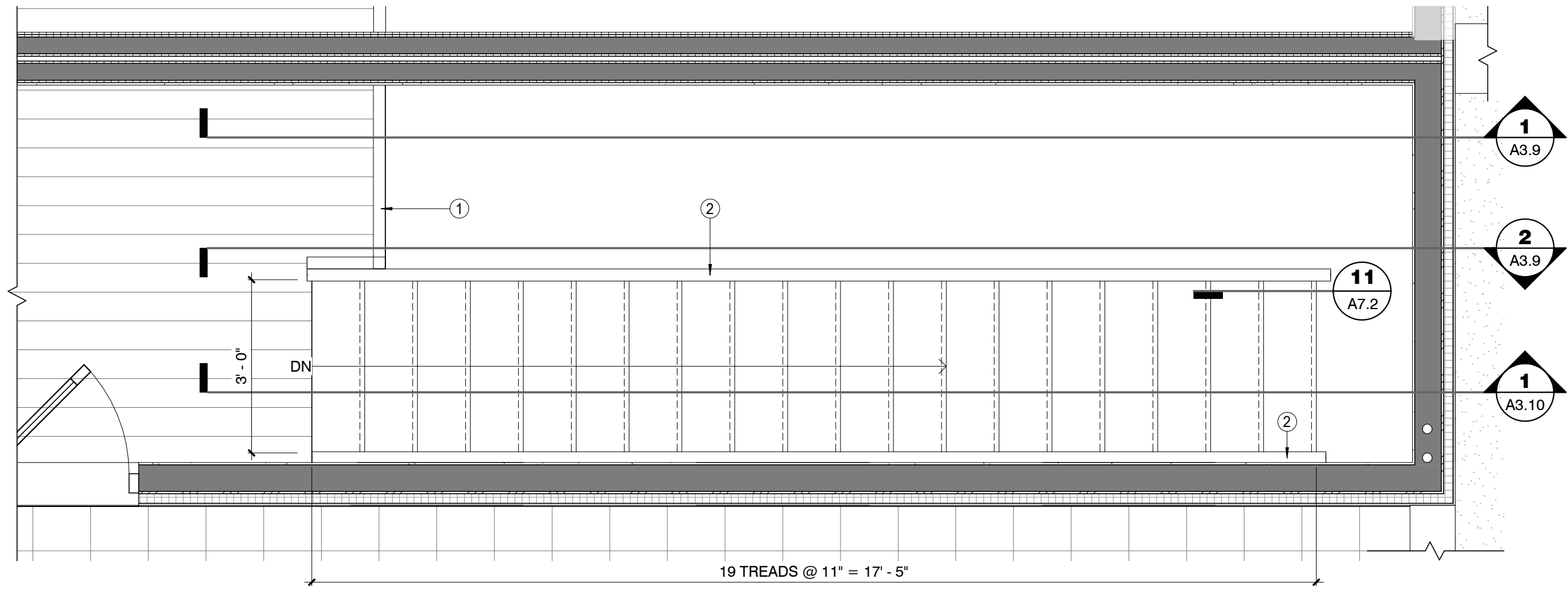
**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY / ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



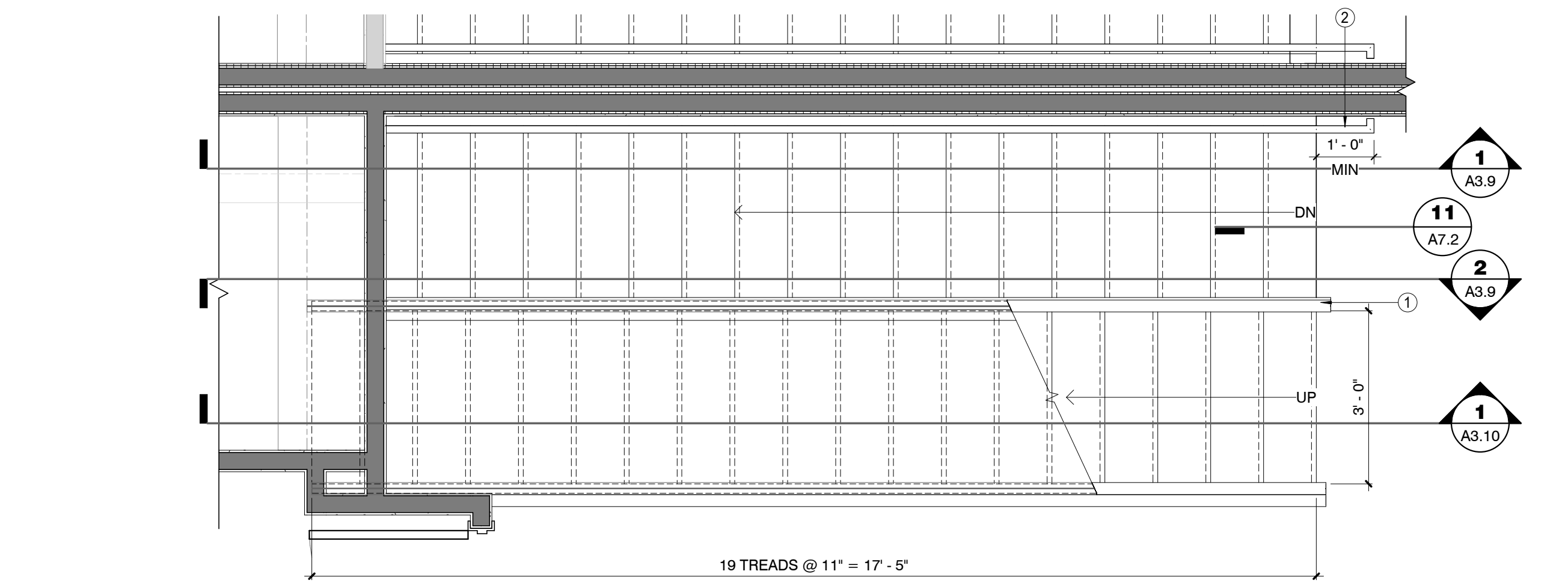
REVISIONS	
2	12/06/19 Owner Revisions

Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

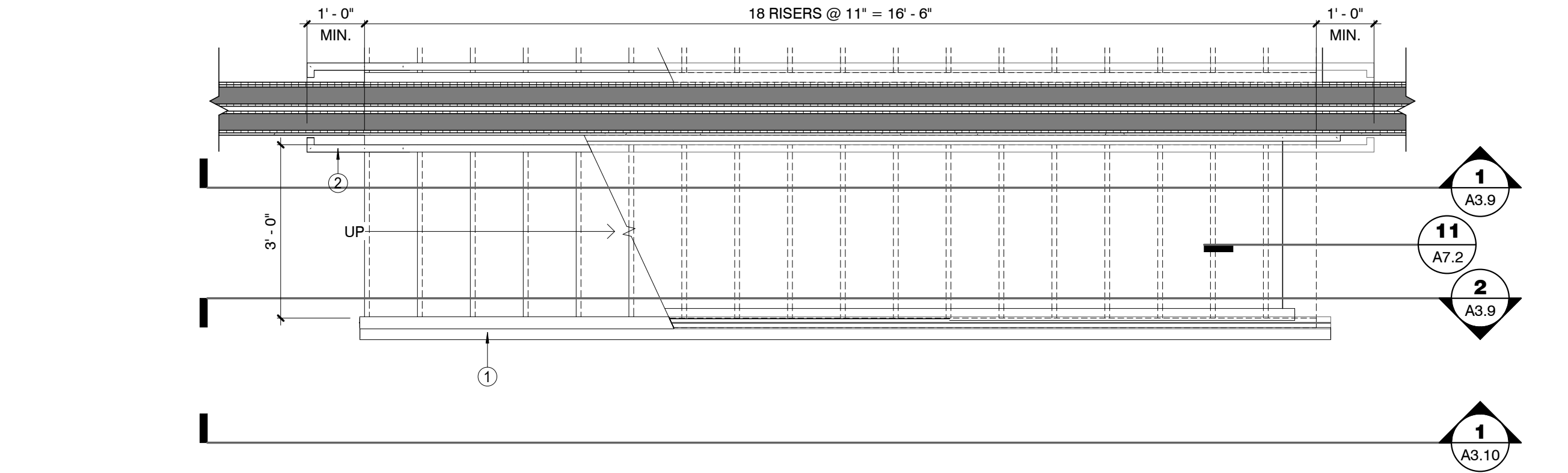
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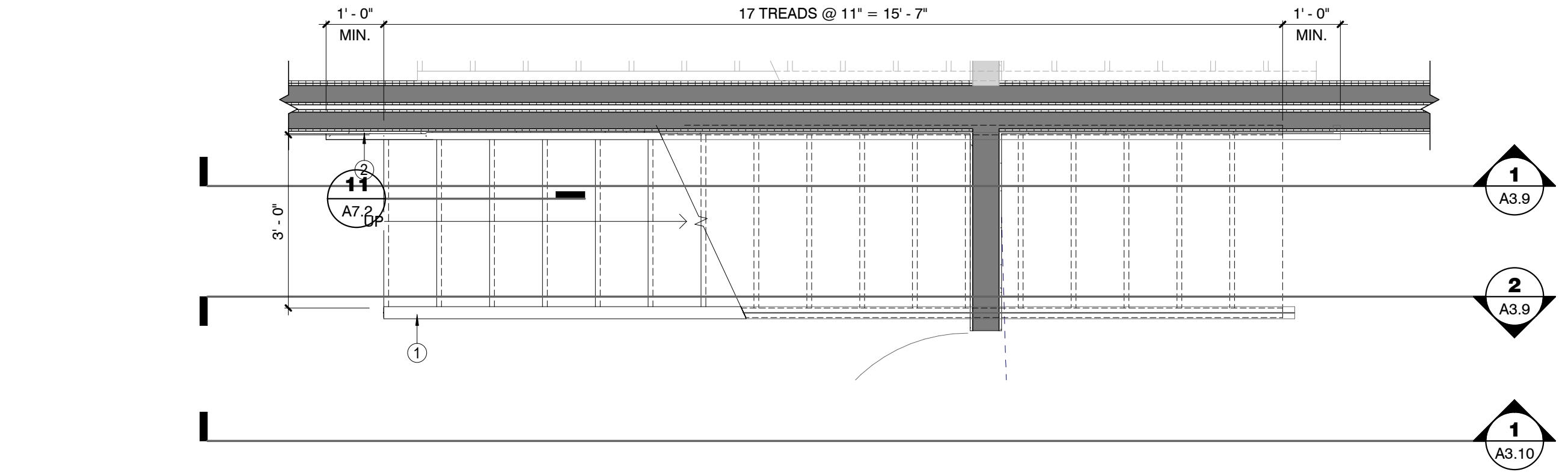
8 UNITS 2-5 - ENLARGED STAIR PLAN - ROOF DECK  
1/2" = 1'-0"



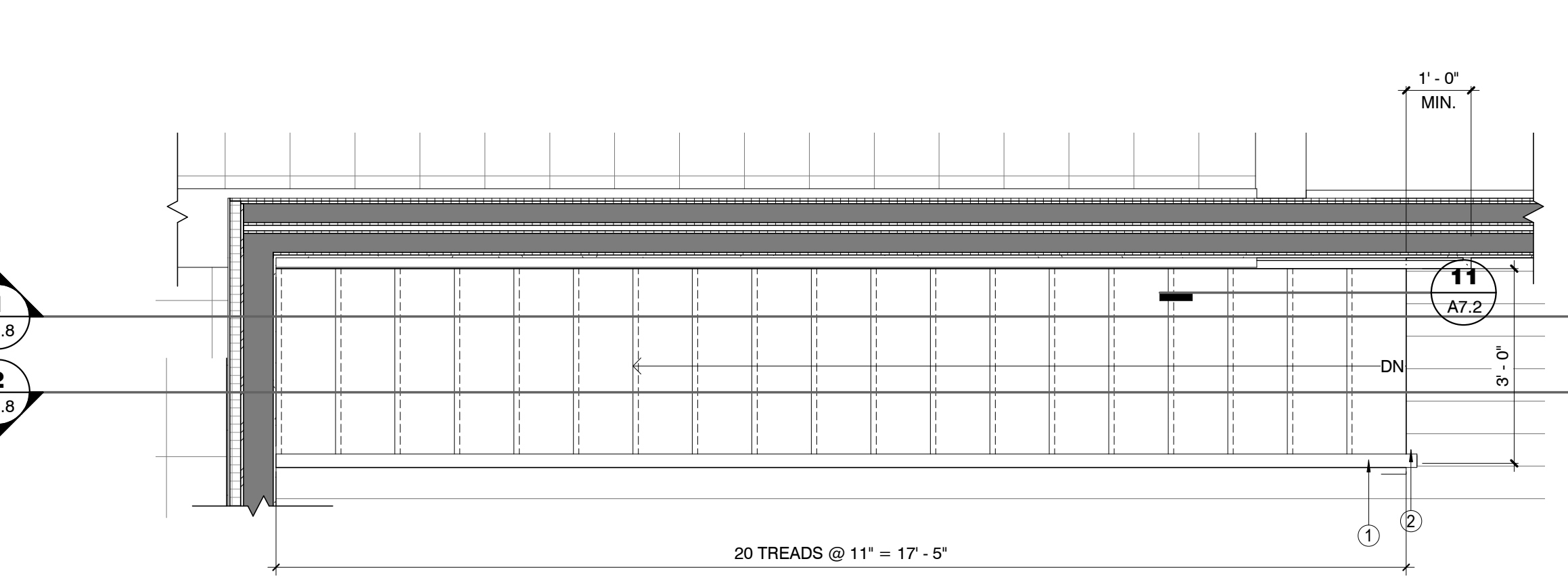
7 UNITS 2-5 - ENLARGED STAIR PLAN - 3rd FLOOR  
1/2" = 1'-0"



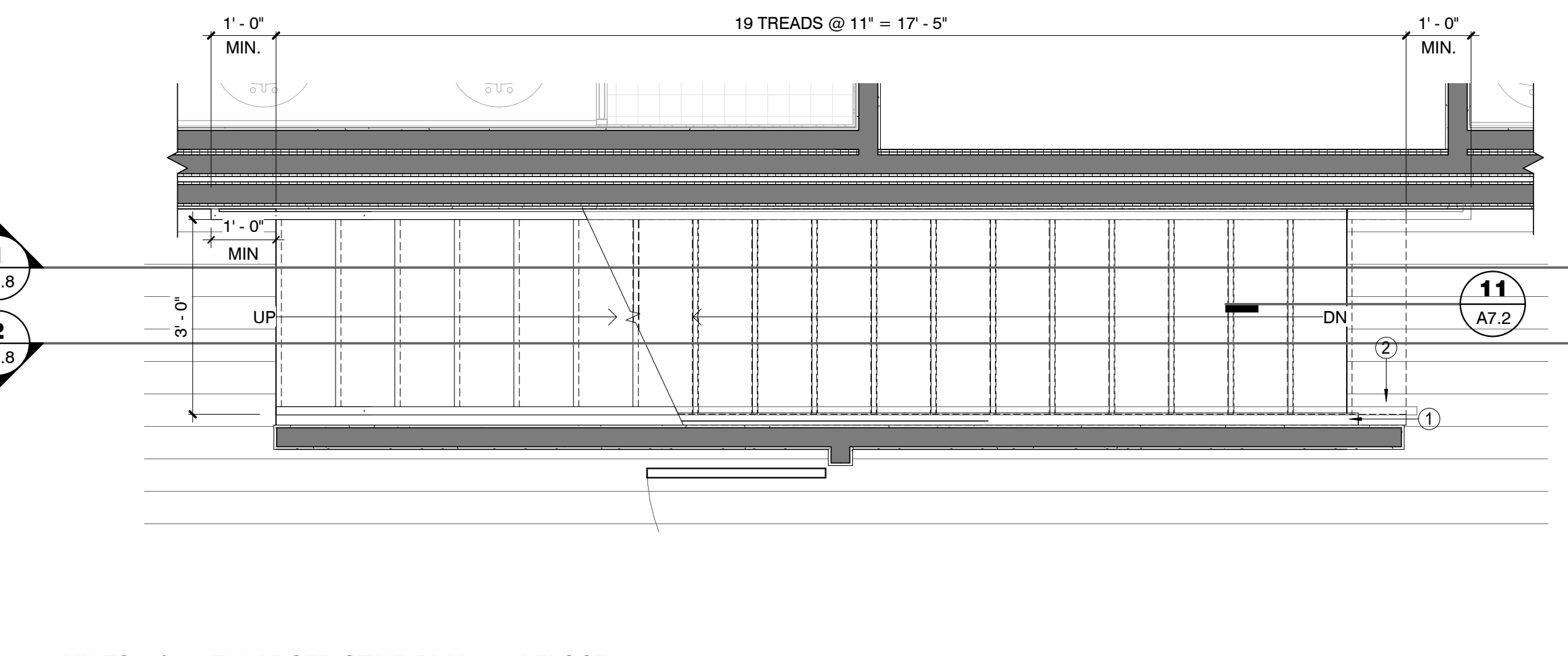
6 UNITS 2-5 - ENLARGED STAIR PLAN - 2nd FLOOR  
1/2" = 1'-0"



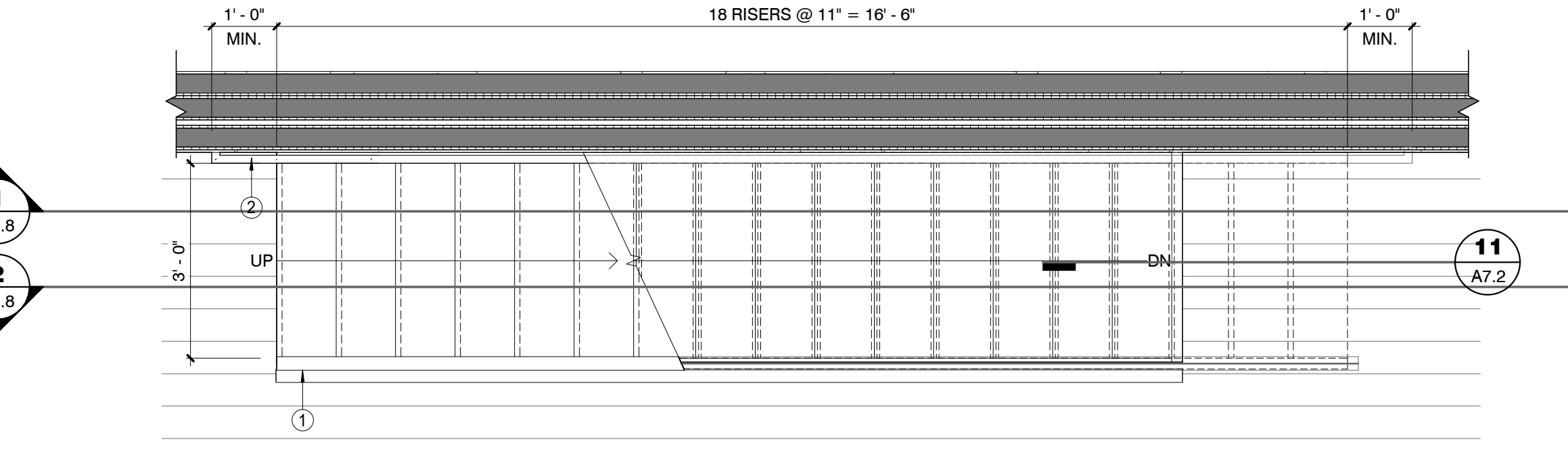
5 UNITS 2-5 - ENLARGED STAIR PLAN - 1st FLOOR  
1/2" = 1'-0"



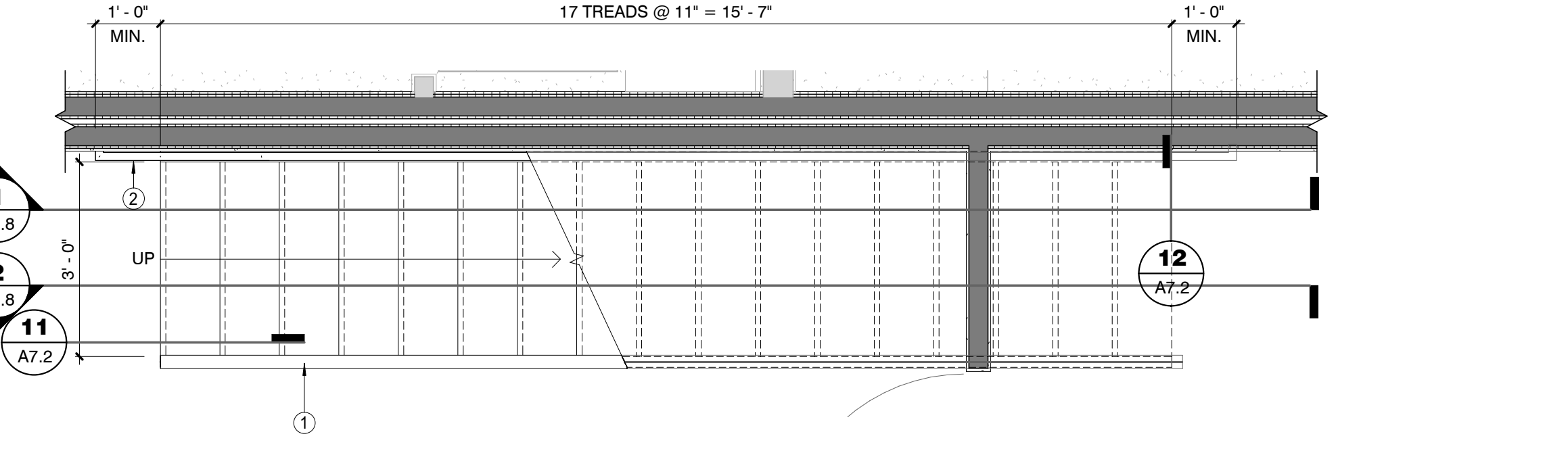
4 UNITS 1 & 6 - ENLARGED STAIR PLAN - ROOF DECK  
1/2" = 1'-0"



3 UNITS 1 & 6 - ENLARGED STAIR PLAN - 3rd FLOOR  
1/2" = 1'-0"



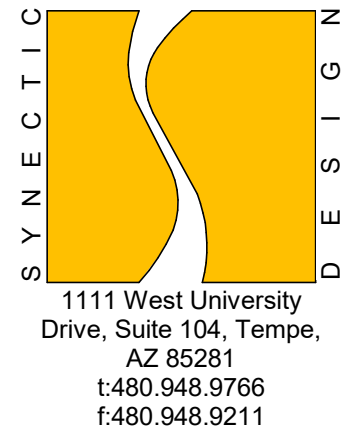
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1/2" = 1'-0"



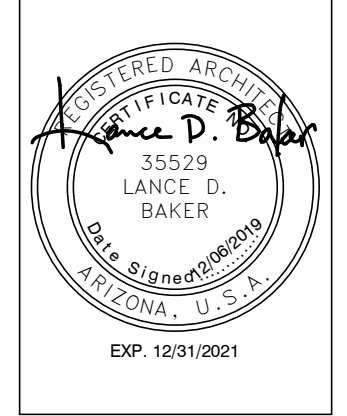
1 UNITS 1 & 6 - ENLARGED STAIR PLAN - 1st FLOOR  
1/2" = 1'-0"

- KEYNOTES**
- BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
  - HAND RAIL AT 36" MIN. A.F.F. REFER TO 3/A3.10 FOR REQUIREMENTS

- BUILDING SECTION GENERAL NOTES**
- REFER TO FLOOR PLAN AND ROOF PLAN FOR ADDITIONAL INFORMATION.
  - RISER HEIGHT NOT TO EXCEED 7 3/4". MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS.
  - TREADS NOT TO BE LESS THAN 10" IN DEPTH.
  - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, THE LENGTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE FLIGHT SERVED.
  - HANDRAIL TO BE ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR AND HEIGHT TO NOT BE LESS THAN 34 INCHES OR GREATER THAN 38 INCHES.
  - STAIRWAYS SHALL BE ILLUMINATED IN ACCORDANCE TO SECTION R303.7.
  - GUARD/ HANDRAIL POSTS SHALL BE SPACED SO THAT A 4 INCH SPHERE CANNOT PASS THROUGH.
  - STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.



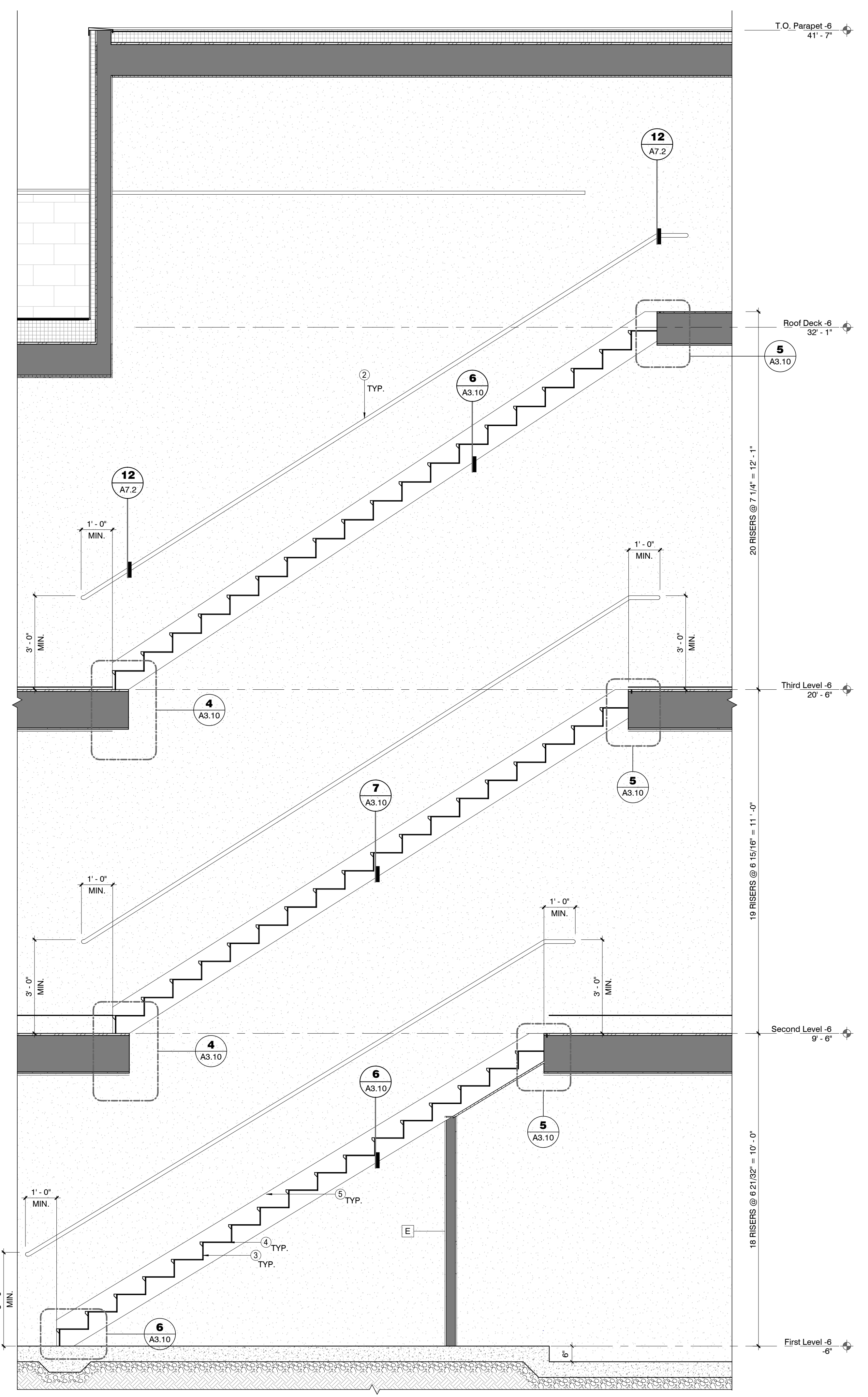
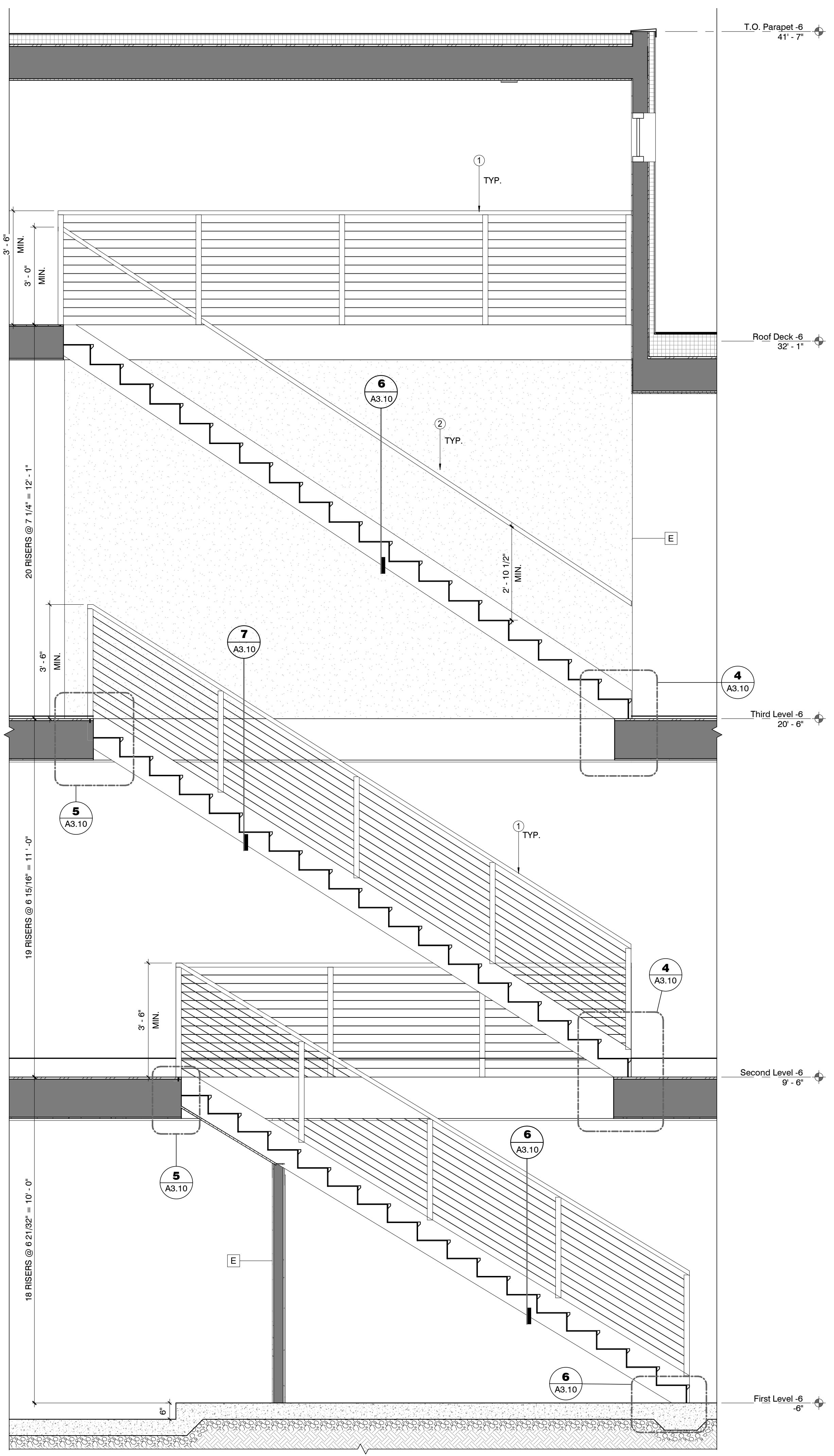
**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251



NO.	REVISIONS

Phase: CD  
 Drawn By: RFD  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

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**KEYNOTES**

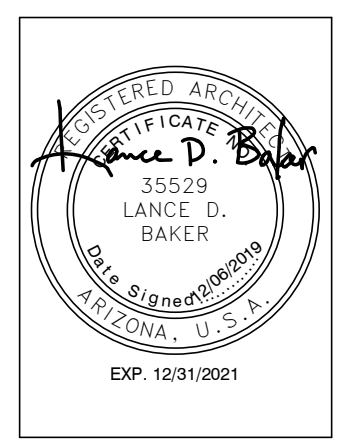
- 1 BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
- 2 HAND RAIL AT 36" MIN. A.F.F. REFER TO 3/A3.10 FOR REQUIREMENTS
- 3 WOODEN STAIR RISER
- 4 WOODEN STAIR TREAD
- 5 STAIR STRINGER

**BUILDING SECTION GENERAL NOTES**

- A. REFER TO FLOOR PLAN AND ROOF PLAN FOR ADDITIONAL INFORMATION.
- B. RISER HEIGHT NOT TO EXCEED 7 3/4". MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS.
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**SYNECTIC DESIGN**  
 1111 West University Drive, Suite 104, Tempe, AZ 85281  
 480.948.9766  
 480.948.9211

**FLEETWOOD 6 TOWNHOMES  
 SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251

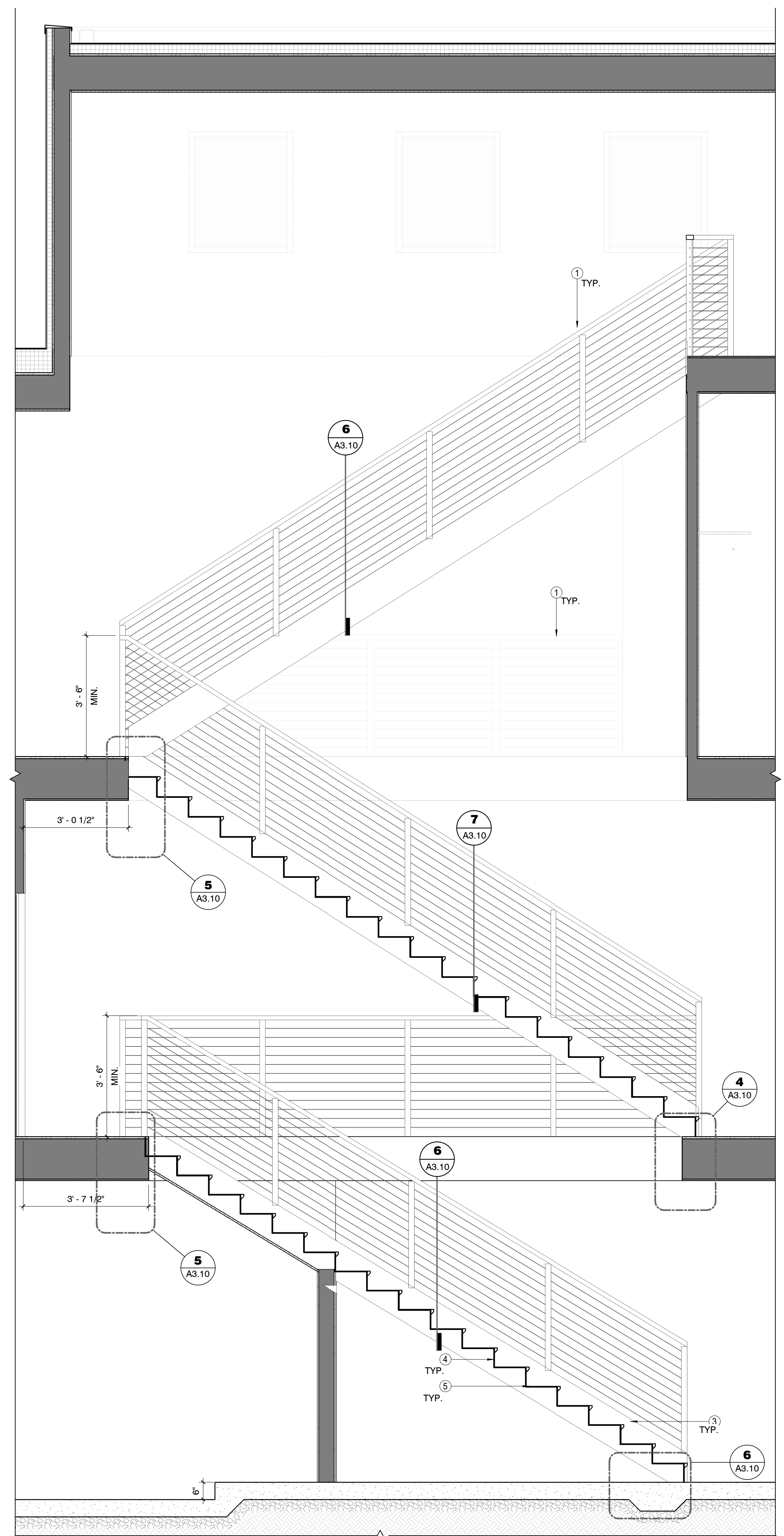


NO.	REVISIONS

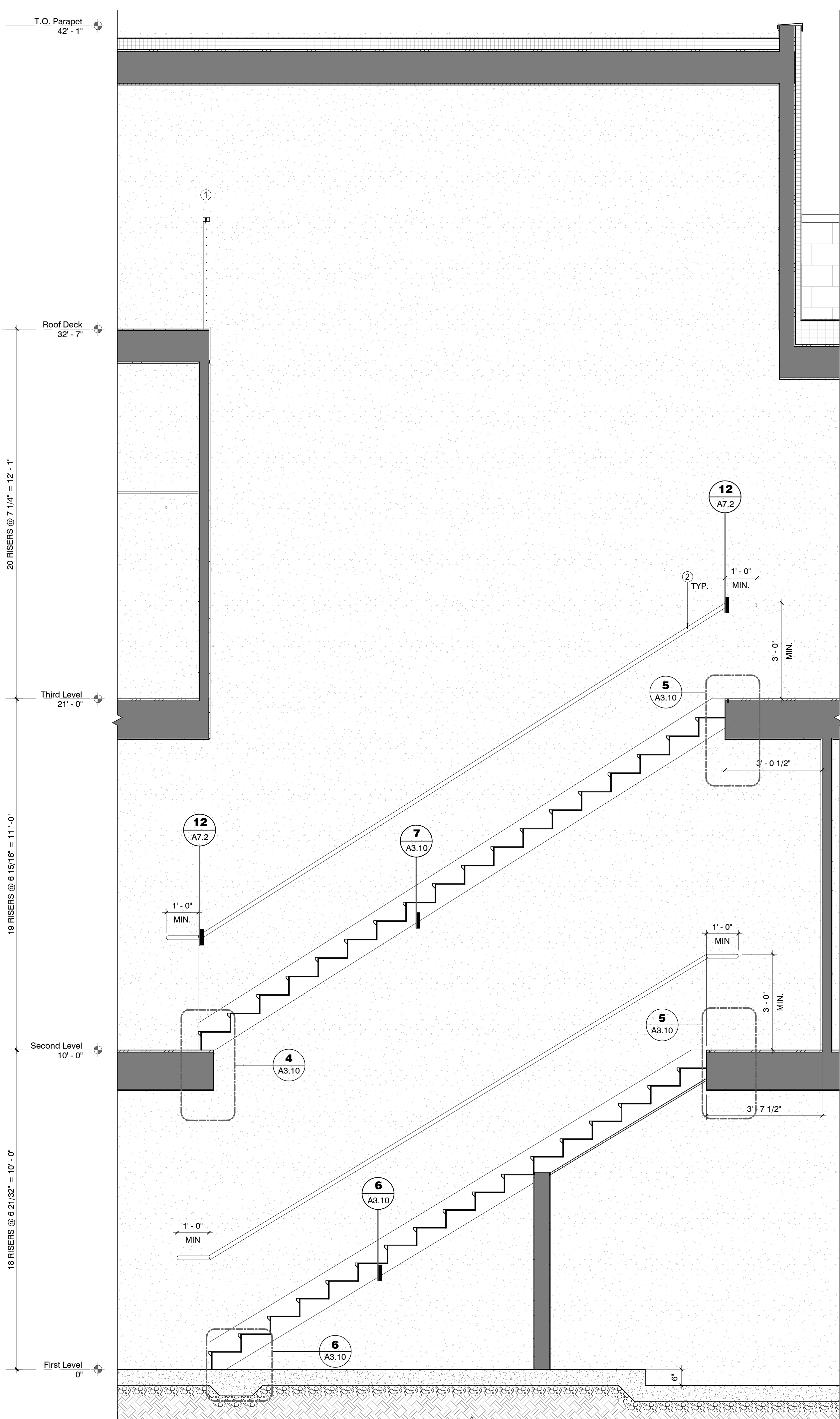
Phase: CD  
 Drawn By: RFD  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

Sheet:  
**A3.8**  
 UNITS 1 & 6 STAIR SECTIONS

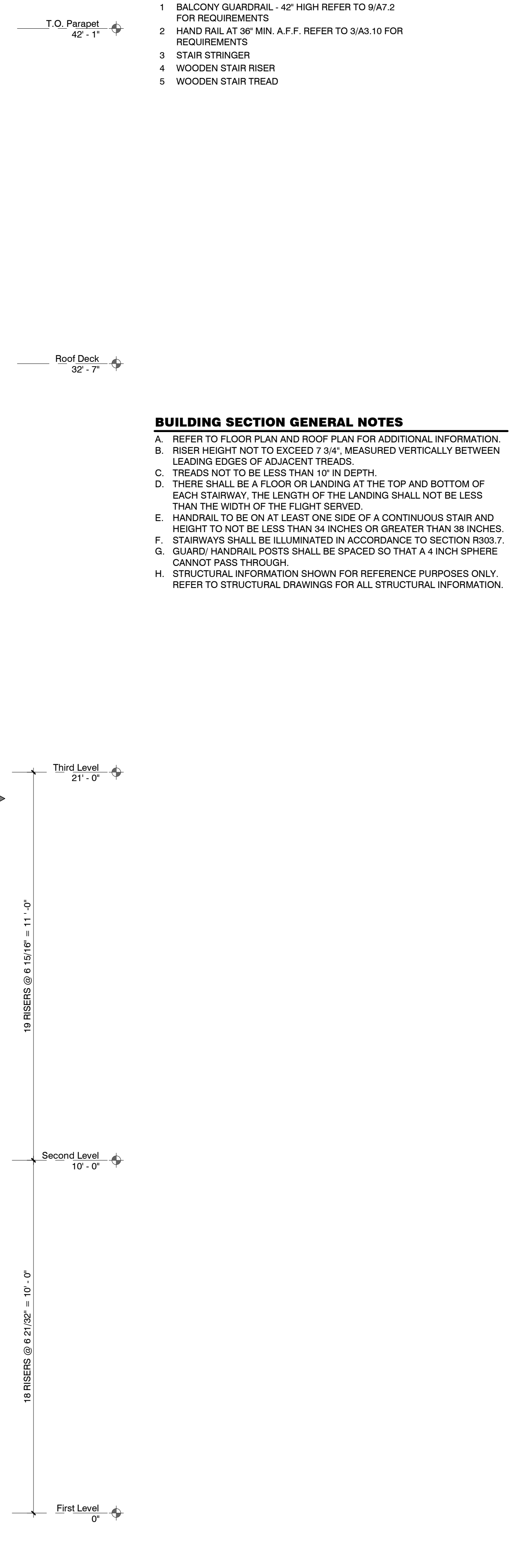
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② UNITS 2-5 - STAIR SECTION  
 1/2" = 1'-0"



① UNITS 2-5 - STAIR SECTION  
 1/2" = 1'-0"



**KEYNOTES**

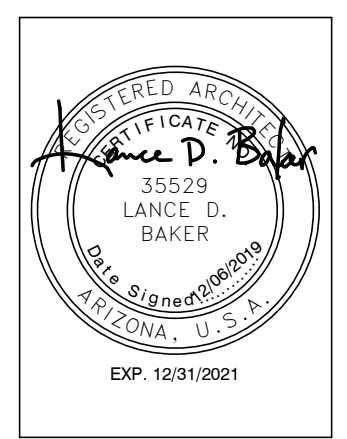
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**BUILDING SECTION GENERAL NOTES**

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**SYNECTIC DESIGN**  
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**FLEETWOOD 6 TOWNHOMES  
 SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251

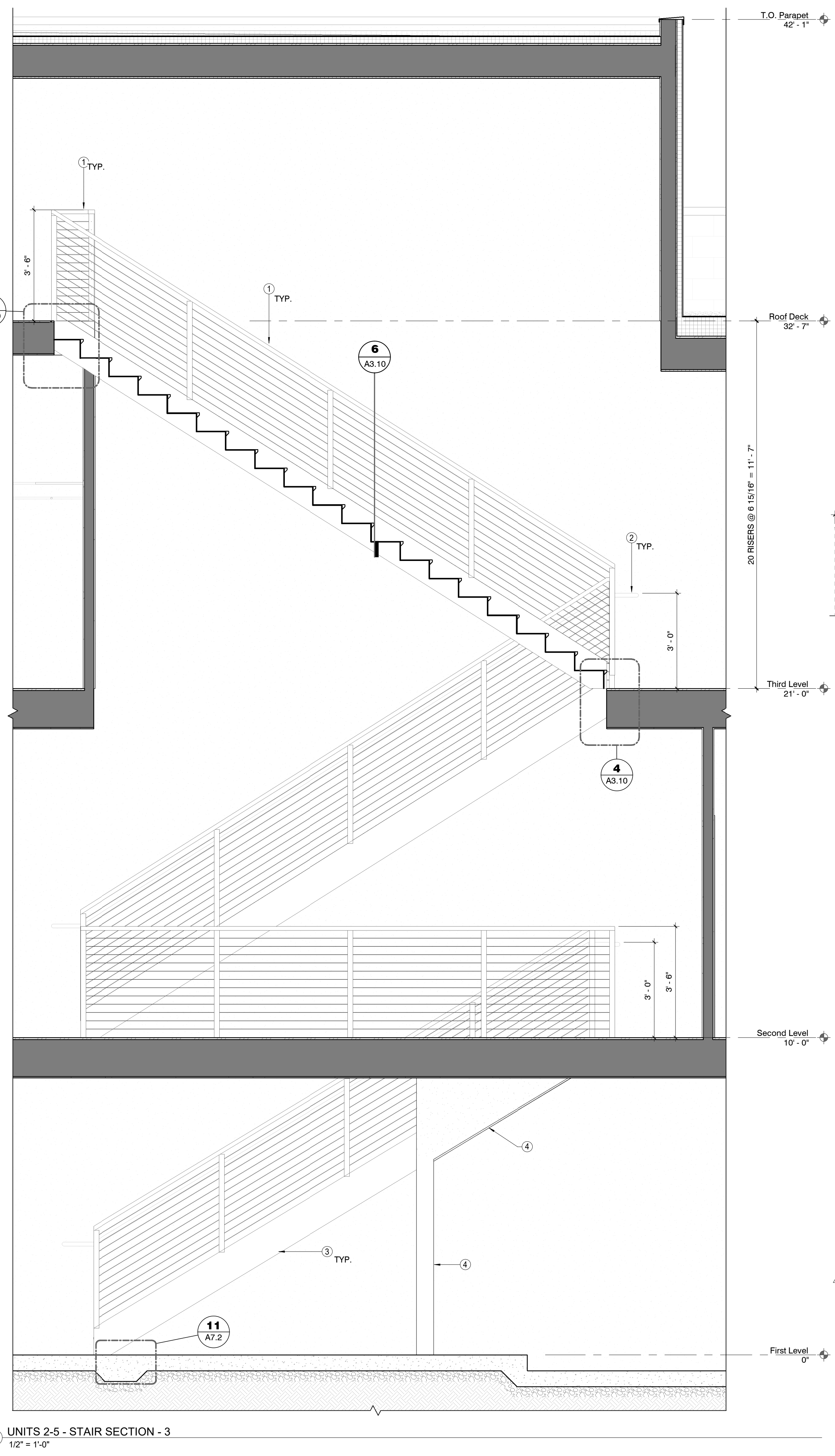
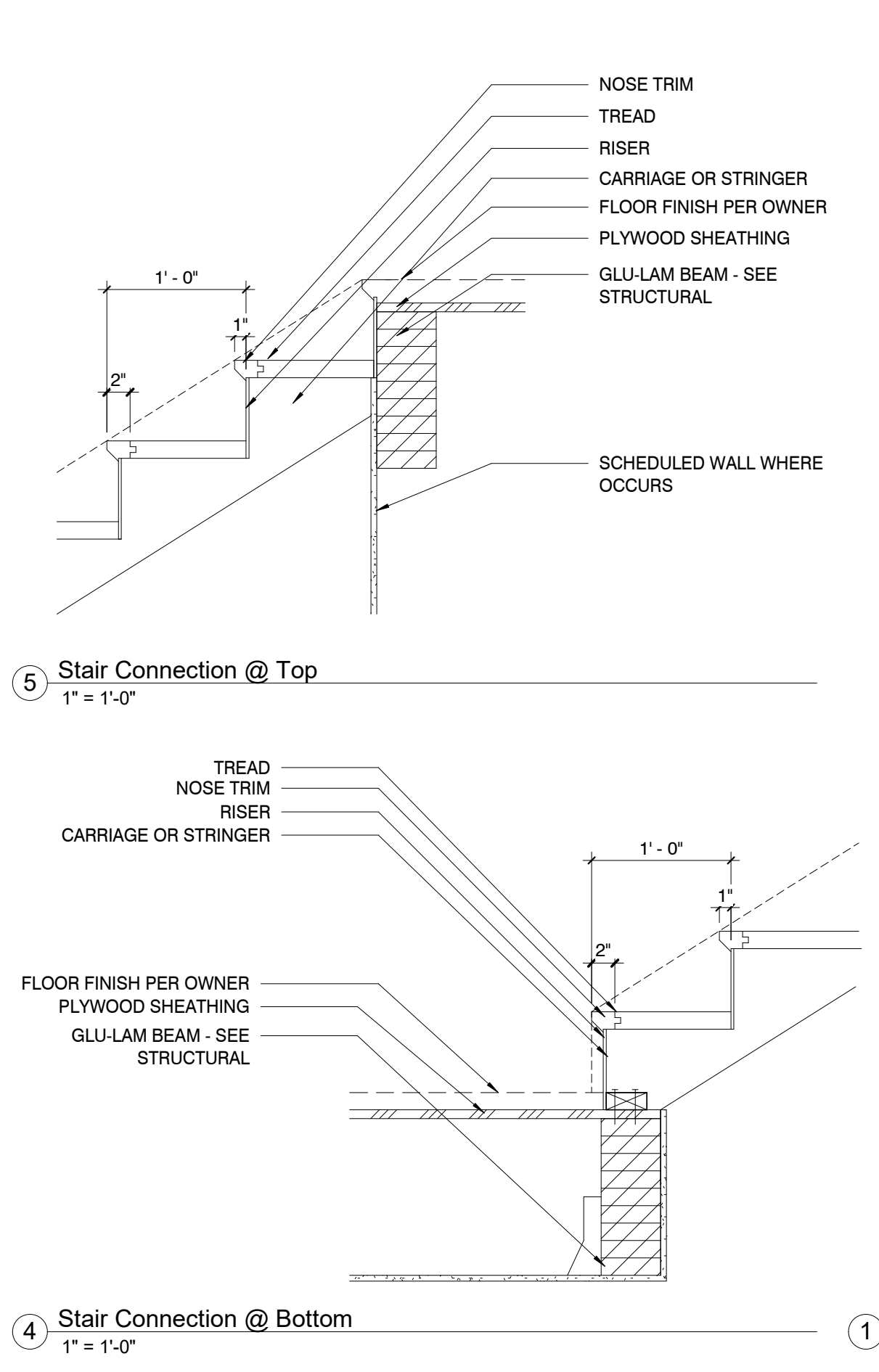
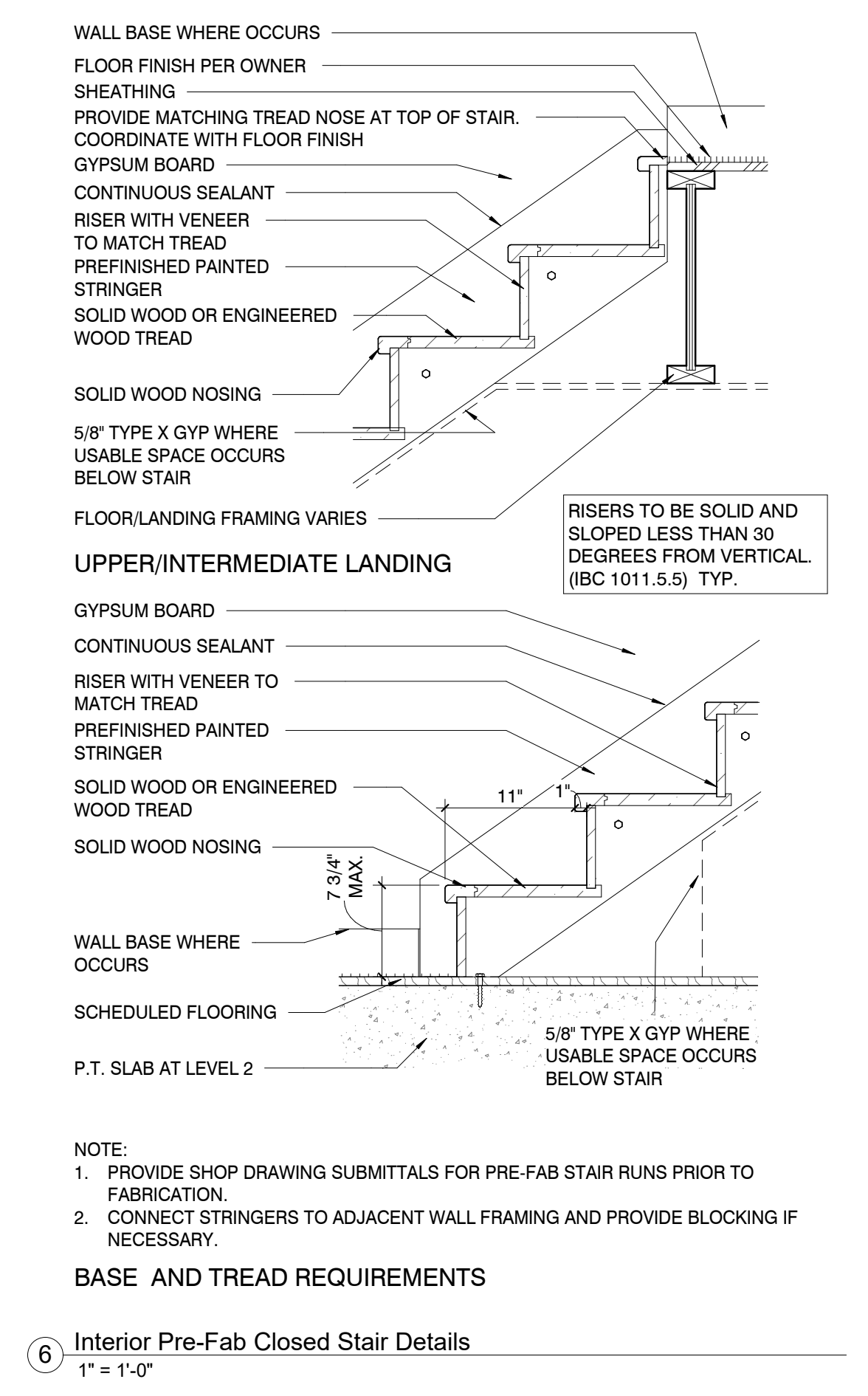
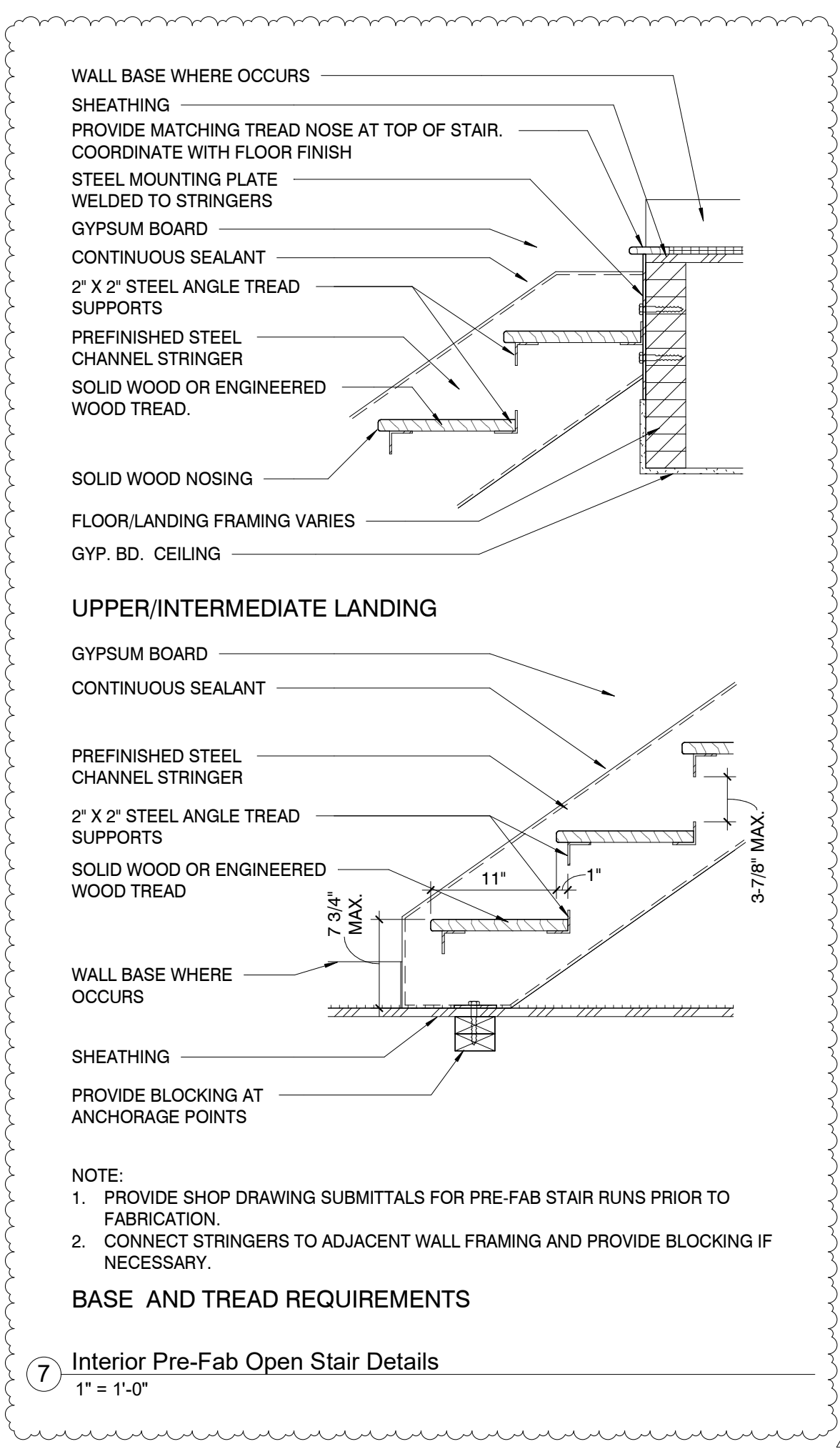


NO.	REVISIONS

Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

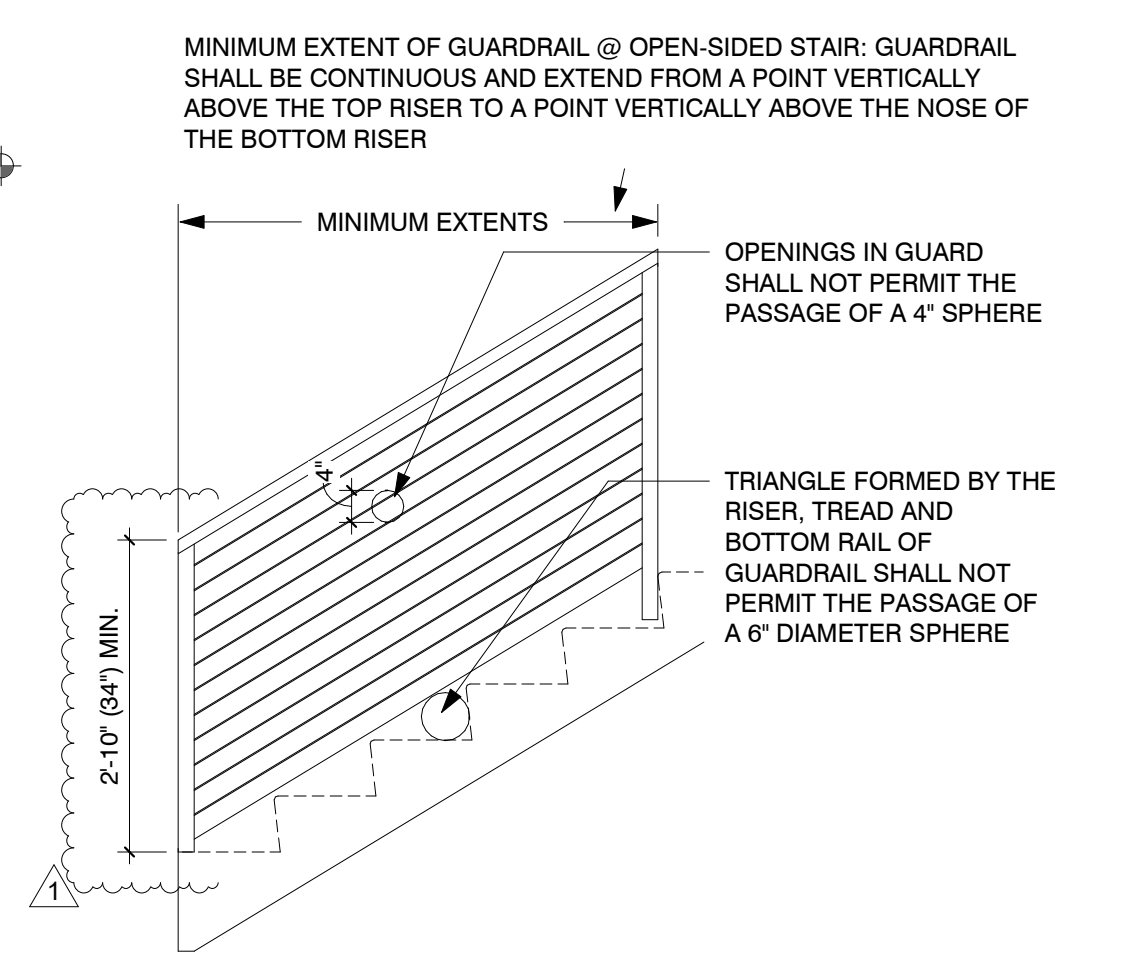
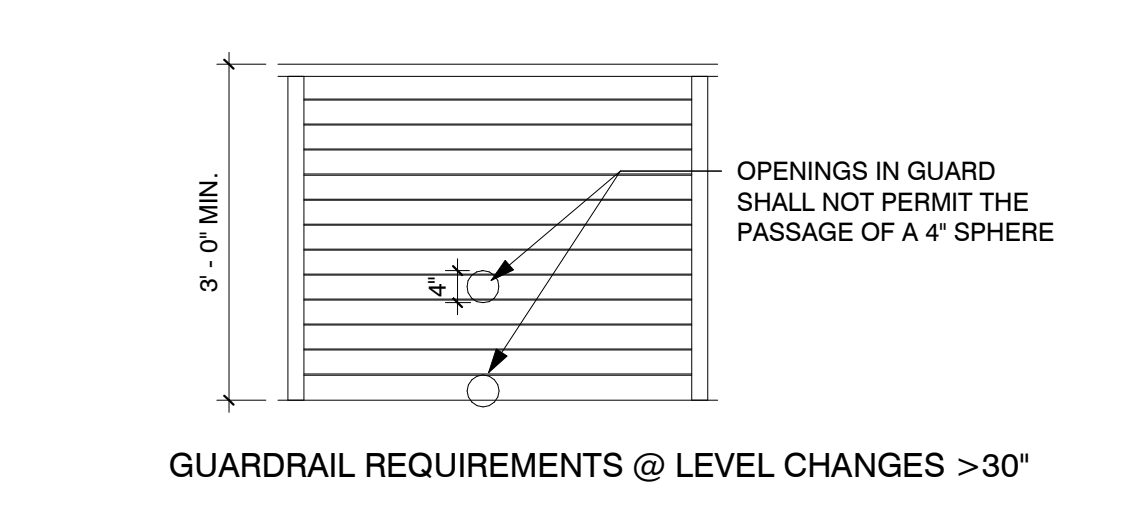
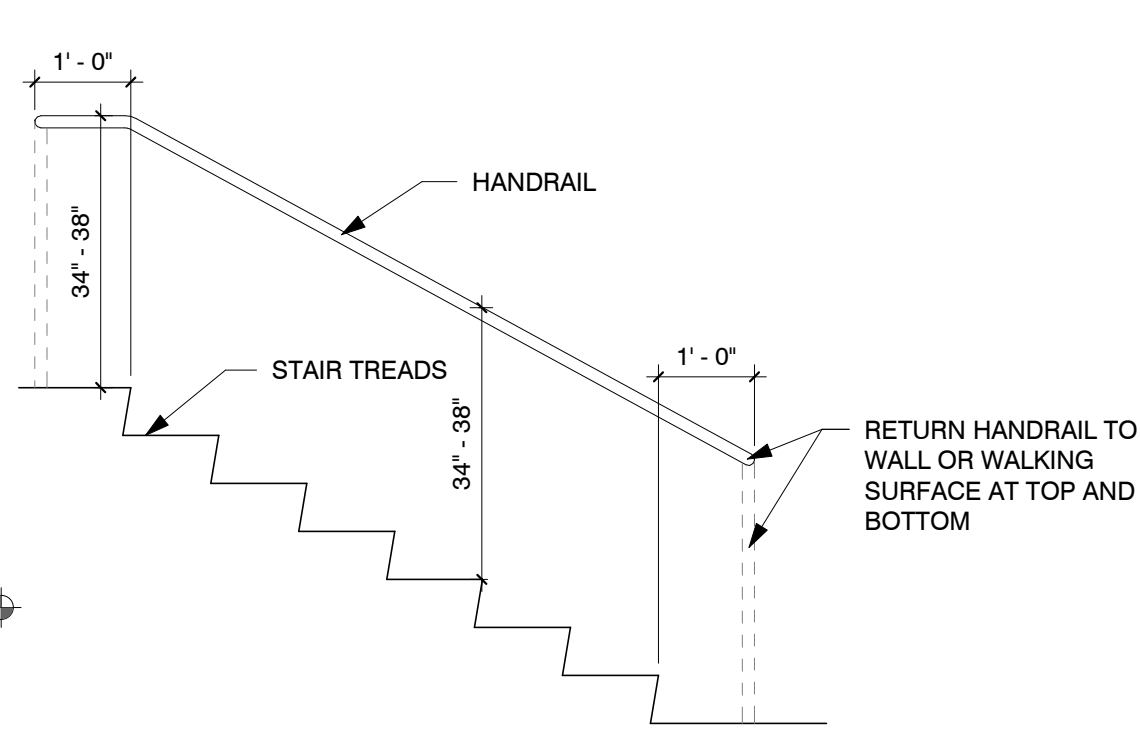
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**A3.9**  
 UNITS 2-5 STAIR SECTIONS

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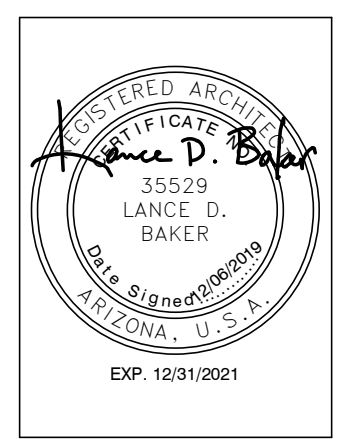
- KEYNOTES**
- BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
  - HAND RAIL AT 36" MIN. A.F.F. REFER TO 3/A3.10 FOR REQUIREMENTS
  - STAIR STRINGER
  - 5/8" TYPE X' GYP BOARD TO BE AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE

- BUILDING SECTION GENERAL NOTES**
- REFER TO FLOOR PLAN AND ROOF PLAN FOR ADDITIONAL INFORMATION.
  - RISER HEIGHT NOT TO EXCEED 7 3/4", MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS.
  - TREADS NOT TO BE LESS THAN 10" IN DEPTH.
  - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, THE LENGTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE FLIGHT SERVED.
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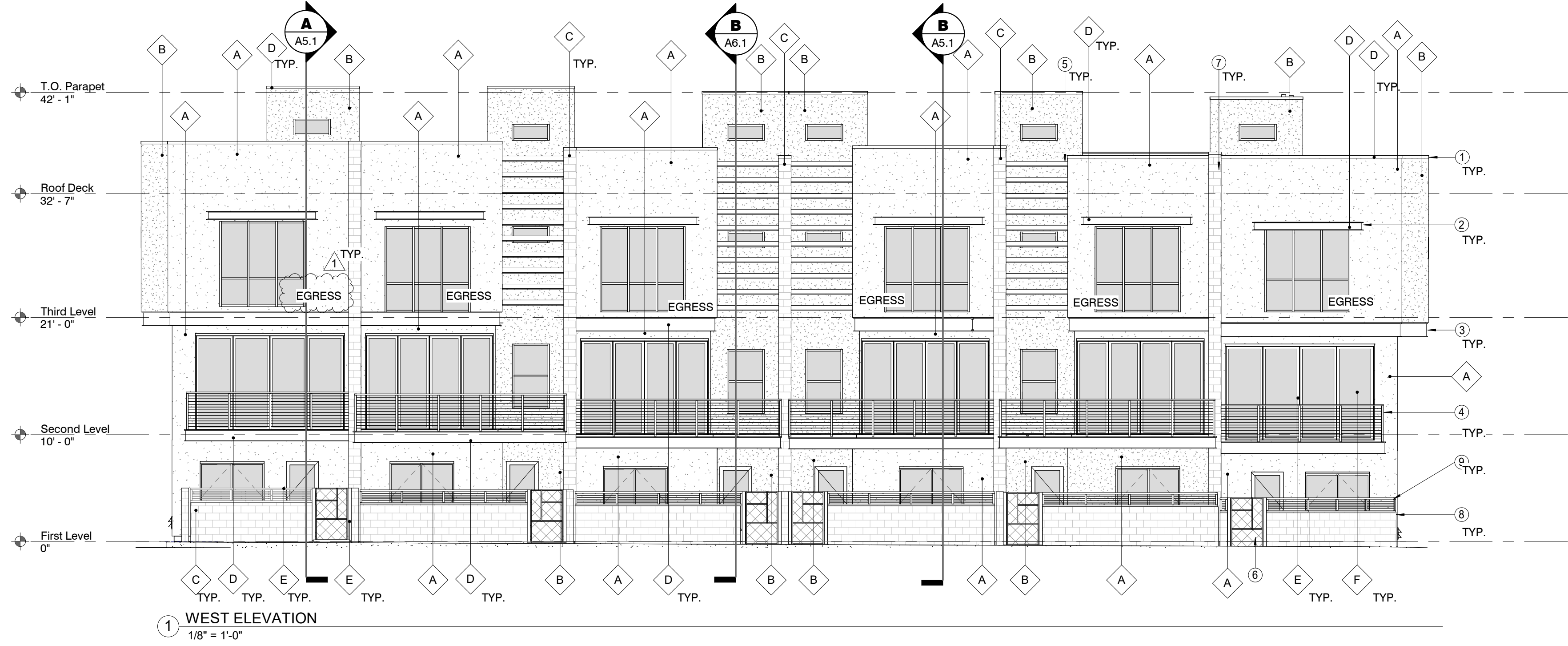
- 2 Residential Stair Guardrail Requirements**  
 1/2" = 1'-0"
- NOTE:  
 1. AT A MINIMUM, PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS.  
 2. IN ADDITION TO THESE REQUIREMENTS PROVIDE GUARDRAILS WHERE SHOWN IN THE CONSTRUCTION DOCUMENTS.

**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251

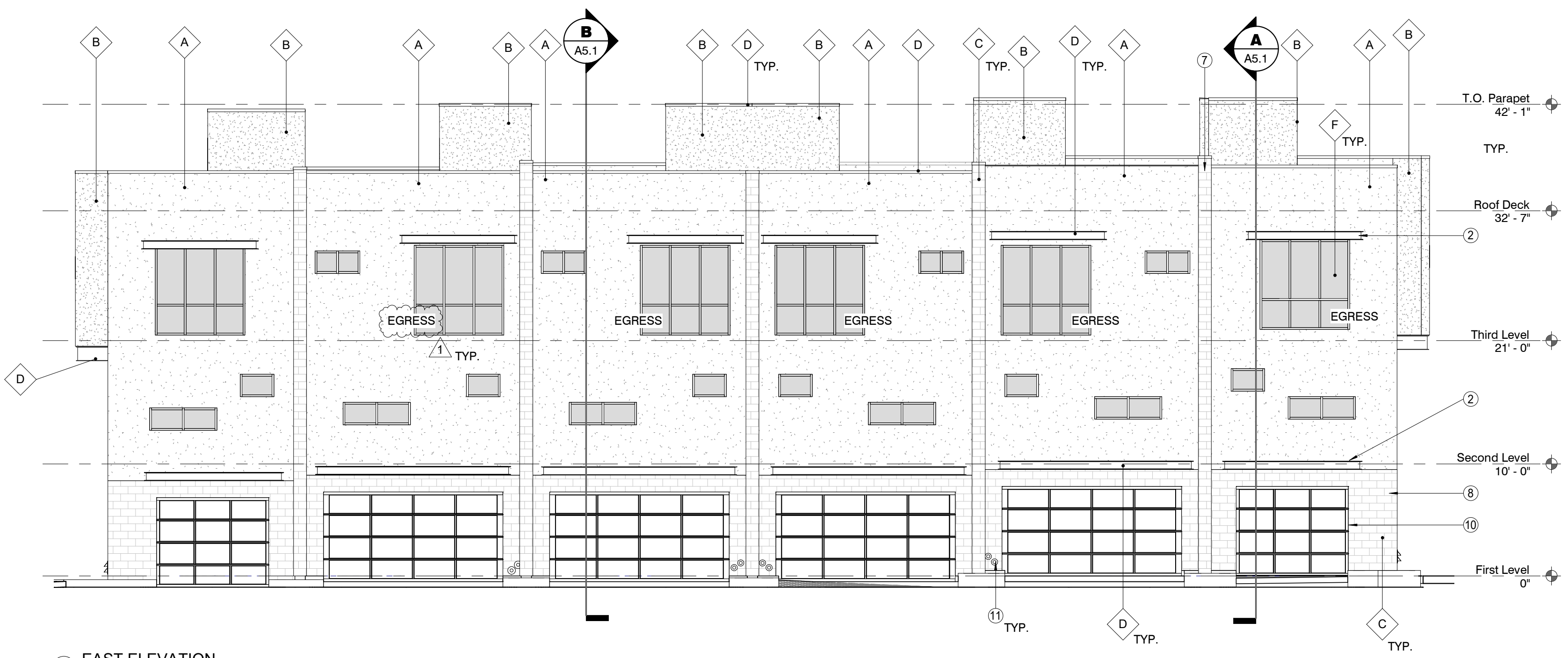


REVISIONS		
1	12/06/19	1st City Comments
2	12/06/19	Owner Revisions

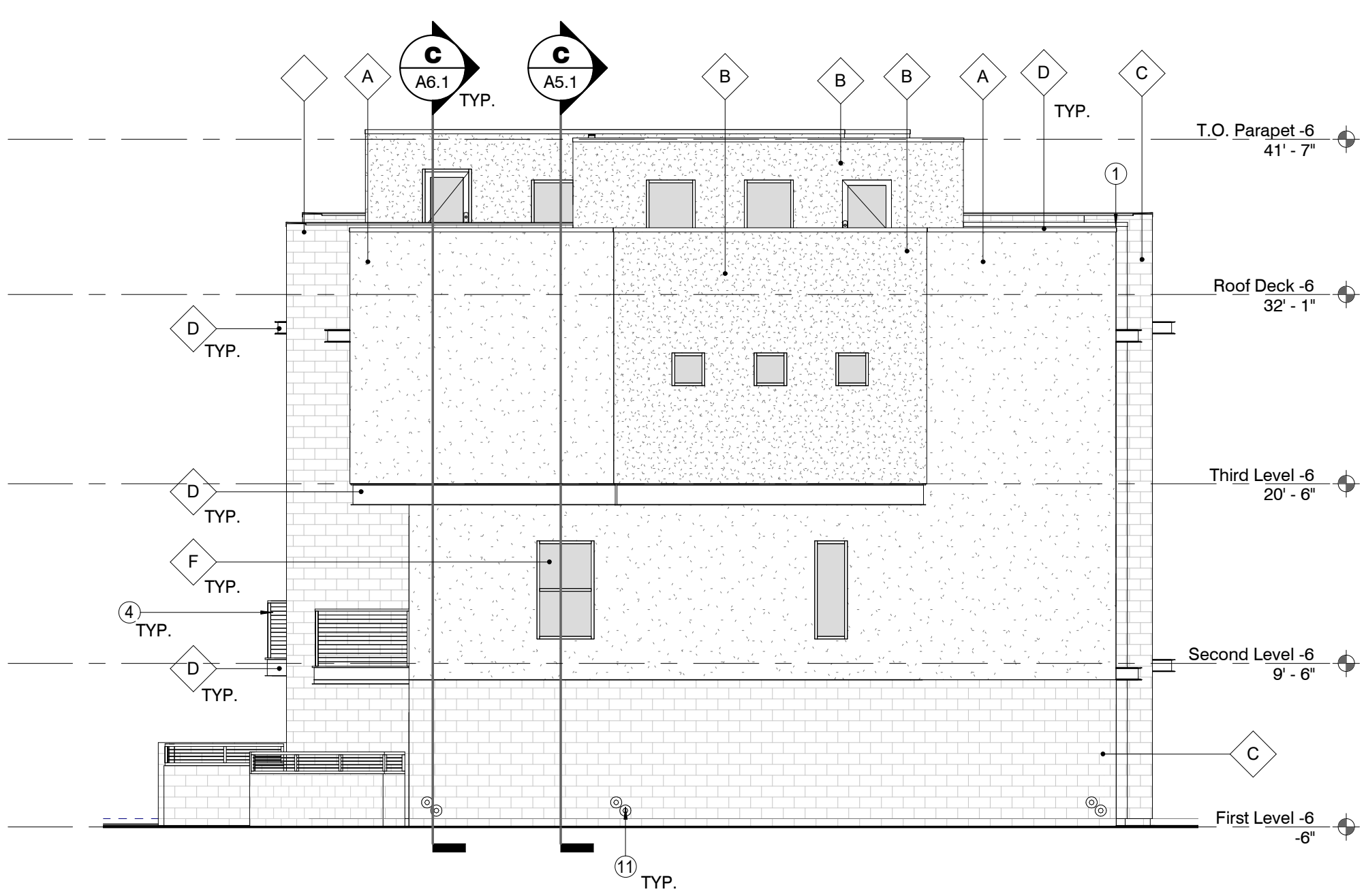
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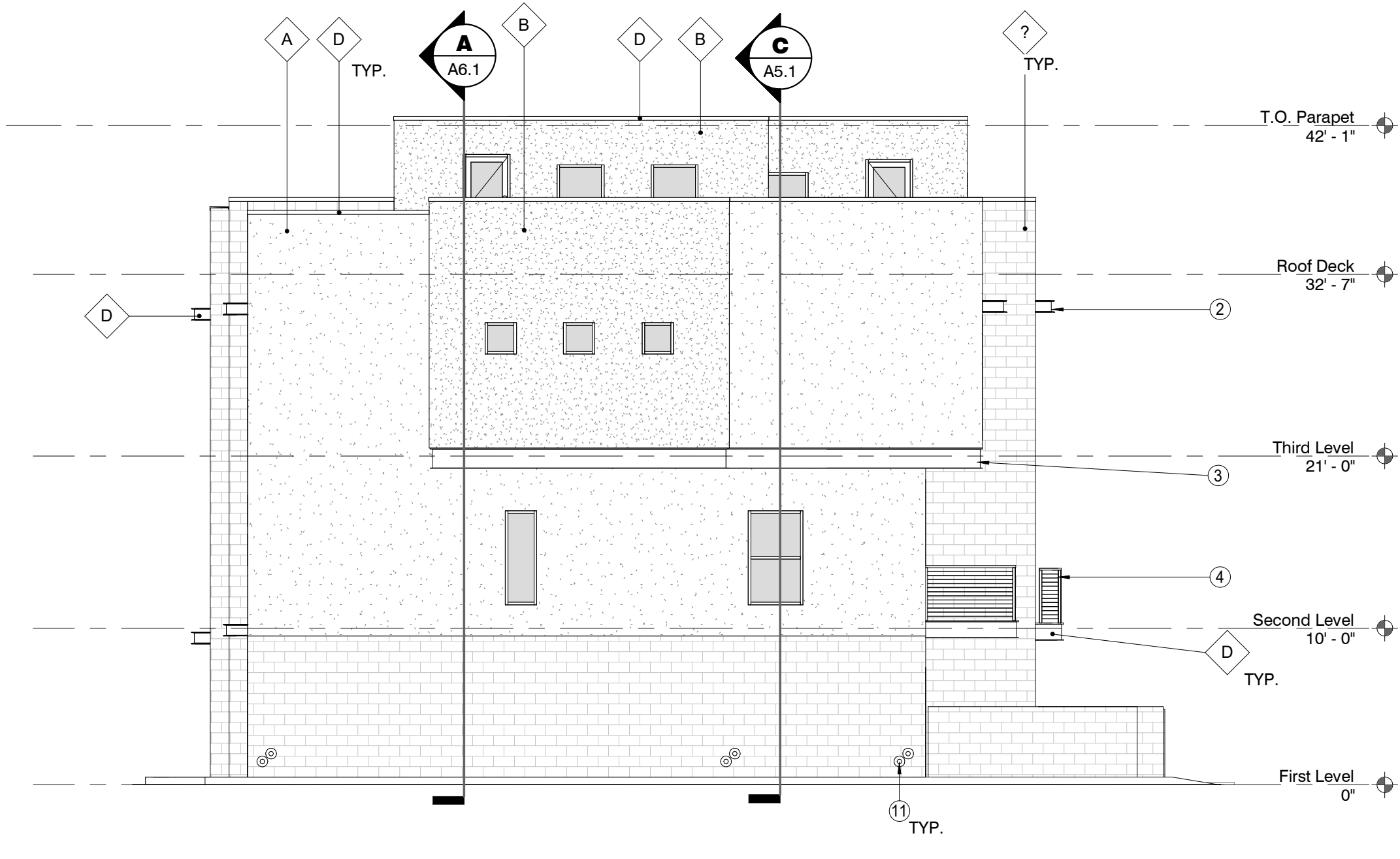
1 WEST ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



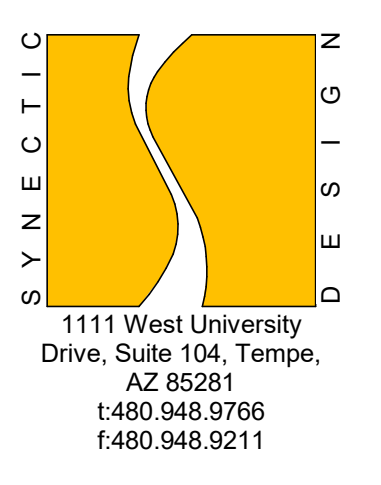
4 NORTH ELEVATION  
1/8" = 1'-0"

- KEYNOTES**
- 1 SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
  - 2 METAL FASCIA AT AWNING, PAINTED
  - 3 METAL FASCIA AT SOFFIT, PAINTED
  - 4 BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
  - 5 METAL SHADE LOUVERS, PAINTED - 6/A7.3 and 5/A7.3
  - 6 METAL GATE WITH DECORATIVE WIRE MESH SCREENS, PAINTED
  - 7 5/8" TYPE 'X' GYP BOARD TO BE AT UNDERSIDE OF STAIRS AND WALLS ADJACENT TO GARAGE
  - 8 EXPOSED GROUND FACE CMU VENEER
  - 9 PARTIAL VIEW FENCE ON TOP OF CMU WALL - SEE DETAIL 15/A7.1
  - 10 METAL AND FROSTED GLASS SECTIONAL OVERHEAD GARAGE DOORS
  - 11 ROOF DRAIN OUTLET

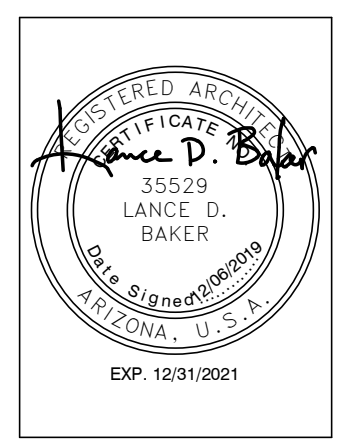
**EXTERIOR FINISH LEGEND**

DESCRIPTION	PAINTED STUCCO
A	MFR BENJAMIN MOORE FINISH SMOOTH COLOR DISTANT GRAY LRV 90
B	MFR BENJAMIN MOORE FINISH SMOOTH COLOR YARMOUTH BLUE LRV 52
C	CONCRETE MASONRY MFR TRENDSTONE STYLE GROUND FACE COLOR HUNTINGTON GRAY
D	METAL MFR TO BE DETERMINED COLOR SMOKE GRAY
E	ANODIZED ALUMINUM MFR TO BE DETERMINED COLOR CLEAR
F	GLASS STYLE LOW-E DUAL PANE COLOR GRAY TINTED

- EXTERIOR ELEVATION GENERAL NOTES**
- A REFER TO CIVIL FOR FINISHED PAD AND FINISHED FLOOR ELEVATIONS
  - B REFER TO WINDOW AND DOOR SCHEDULES FOR WINDOW STYLE, SIZE AND HEIGHT
  - C ALL PROPOSED MECHANICAL UNITS ARE SCREENED BY PARAPET WALLS
  - D REFER TO FINISH SCHEDULE FOR ALL FINISH MATERIALS AND COLORS



**FLEETWOOD 6 TOWNHOMES  
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 6902-6908 EAST 1ST AVE  
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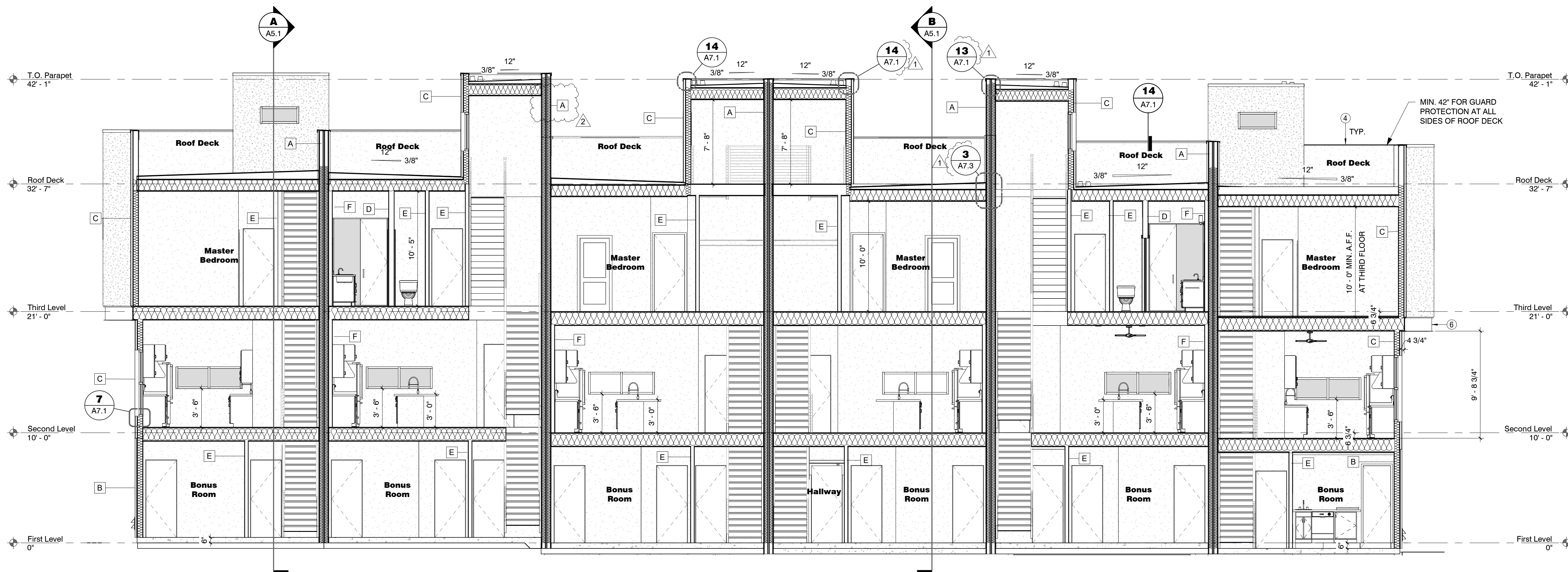


**REVISIONS**

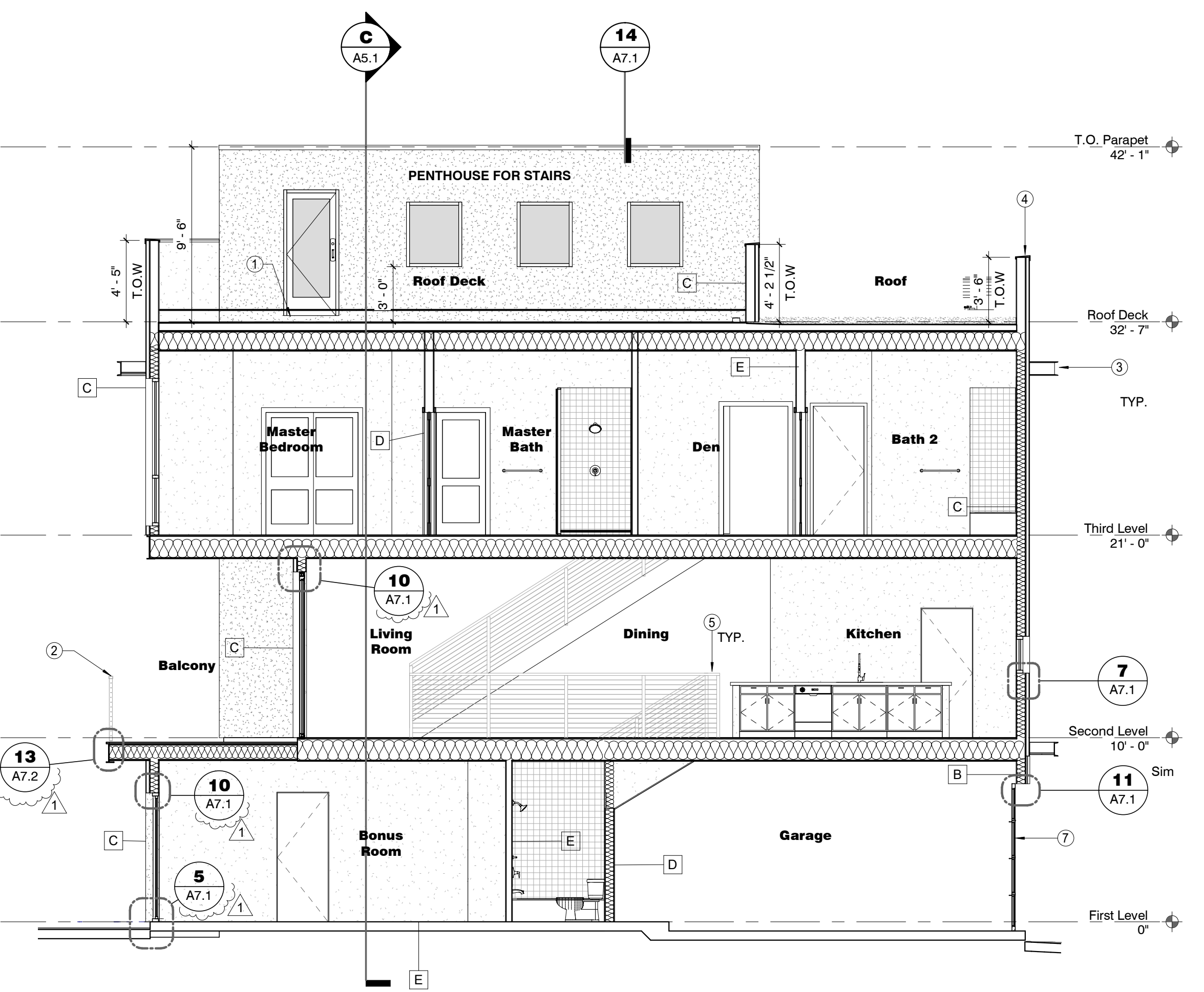
NO.	DATE	DESCRIPTION
1	12/06/19	1st City Comments

Phase: CD  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No: 3876  
 Date: 12/06/2019

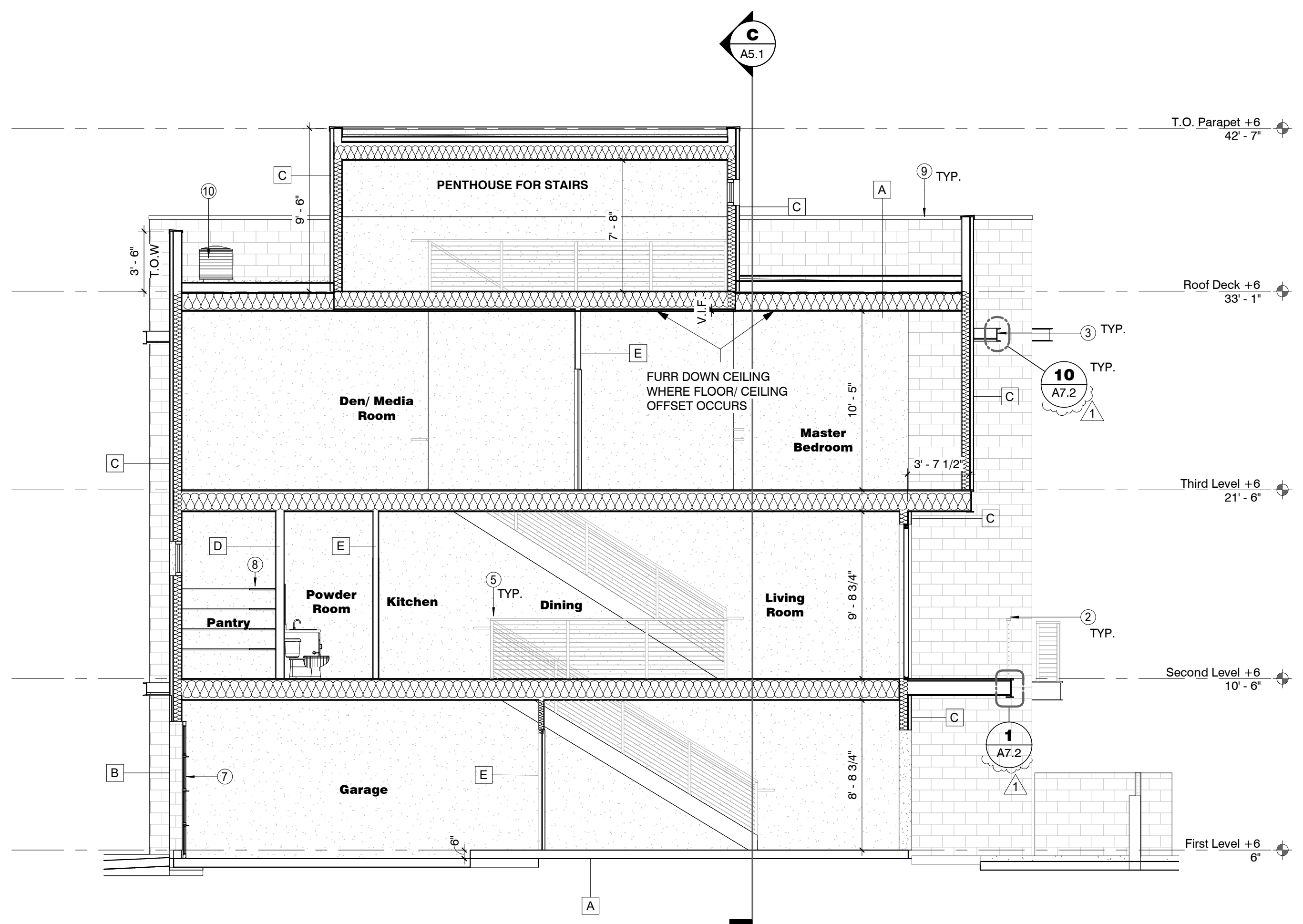
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**C SECTION C**  
3/16" = 1'-0"



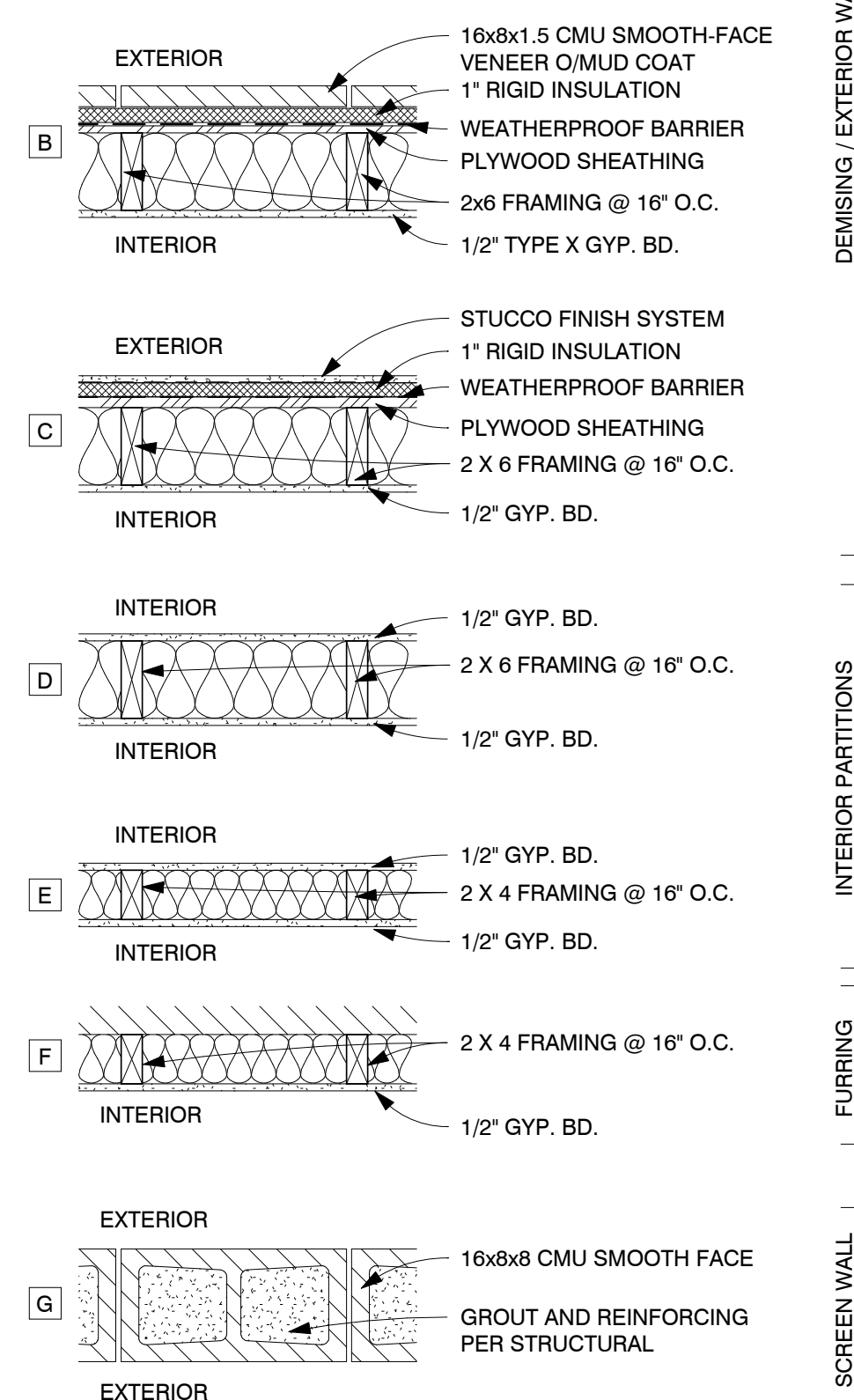
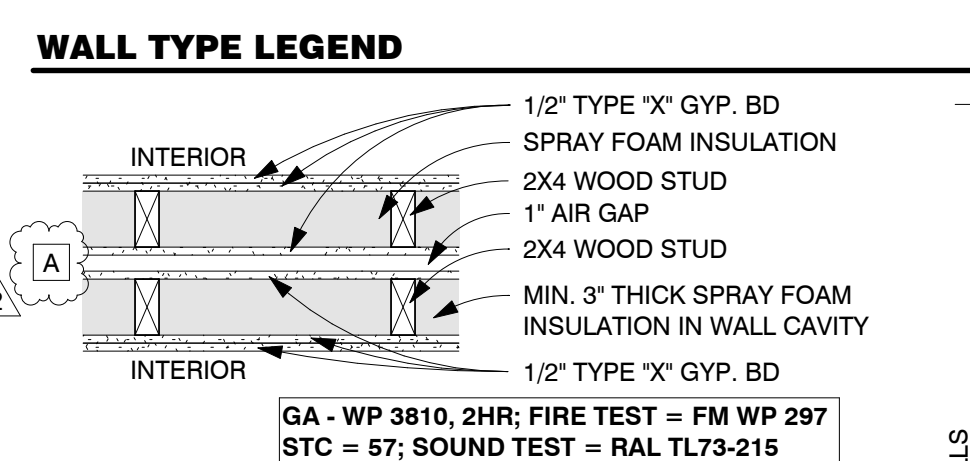
**B SECTION B**  
3/16" = 1'-0"



**A SECTION A**  
3/16" = 1'-0"

- KEYNOTES**
- 4" HIGH THRESHOLD BETWEEN ROOF DECK AND PENTHOUSE
  - BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
  - METAL FASCIA AT AWNING, PAINTED
  - SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
  - INTERIOR STAIR GUARDRAIL 42" A.F.F. MIN REFER TO 2/A3.10 FOR REQUIREMENTS
  - METAL FASCIA AT SOFFIT, PAINTED
  - METAL AND FROSTED GLASS SECTIONAL OVERHEAD GARAGE DOORS
  - PANTRY SHELVING
  - SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
  - MECHANICAL UNIT, TYP. TO BE FULLY SCREENED BY PARAPET

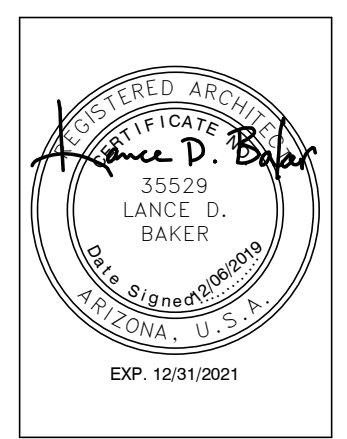
- BUILDING SECTION GENERAL NOTES**
- REFER TO FLOOR PLAN AND ROOF PLAN FOR ADDITIONAL INFORMATION.
  - RISER HEIGHT NOT TO EXCEED 7 3/4". MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS.
  - TREADS NOT TO BE LESS THAN 10" IN DEPTH.
  - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, THE LENGTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE FLIGHT SERVED.
  - HANDRAIL TO BE ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR AND HEIGHT TO NOT BE LESS THAN 34 INCHES OR GREATER THAN 38 INCHES.
  - STAIRWAYS SHALL BE ILLUMINATED IN ACCORDANCE TO SECTION R303.7.
  - GUARD/HANDRAIL POSTS SHALL BE SPACED SO THAT A 4 INCH SPHERE CANNOT PASS THROUGH.
  - STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.



- NOTES:**
- USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
  - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
  - USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
  - PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
  - PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP SEPARATED BY MIN. 1/2" GYPSUM BOARD OR OTHER APPROVED THERMAL BARRIER PER IRC SECTION 316.4
  - PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
  - ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

**SYNECTIC**  
 1111 West University  
 Drive, Suite 104, Tempe,  
 AZ 85281  
 1480.948.9766  
 1480.948.9211

**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY/ ATTACHED DEVELOPMENT**  
 6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251

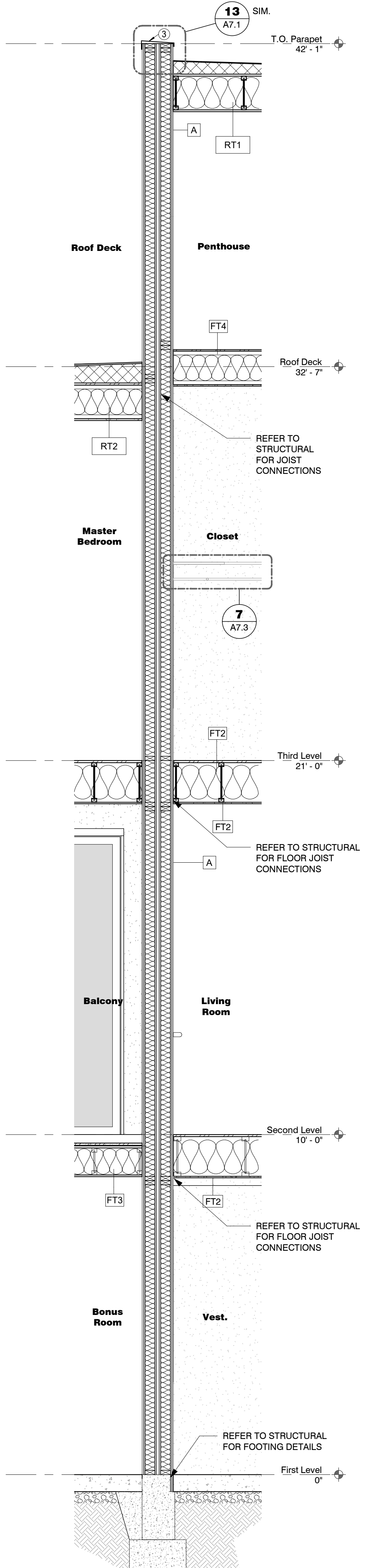


REVISIONS	
1	12/06/19 1st City Comments
2	12/06/19 Owner Revisions

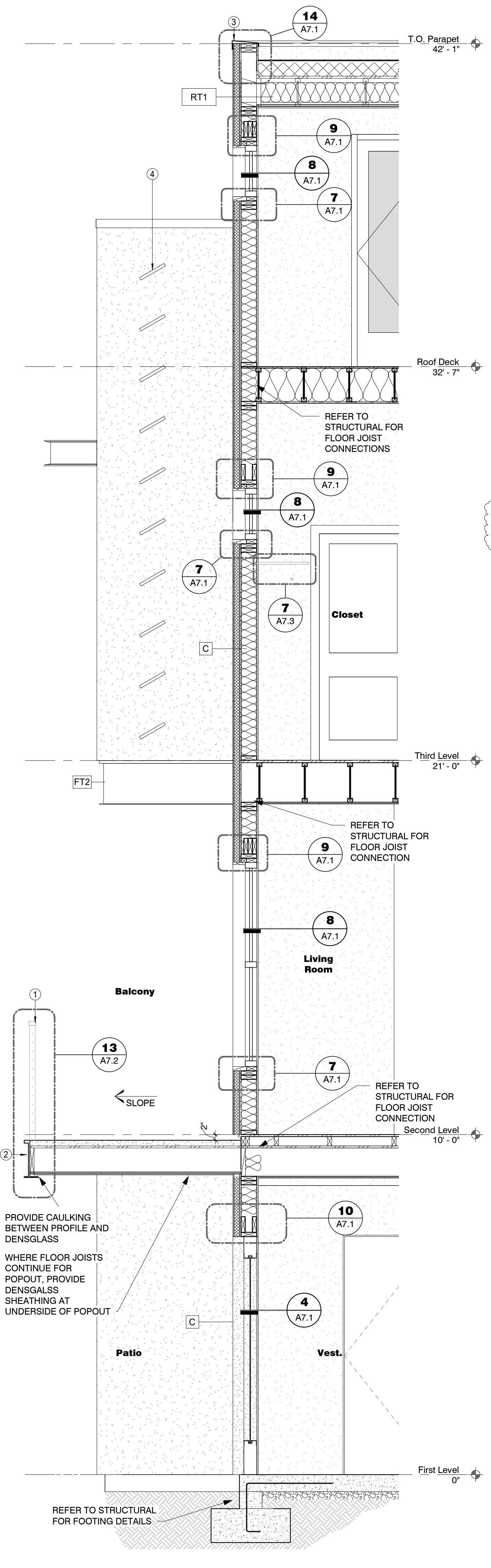
Phase: CD  
 Drawn By: NYK  
 Reviewed By: LDB  
 SDI Project No: 3876  
 Date: 12/06/2019

Sheet:  
**A5.1**  
 BUILDING SECTIONS

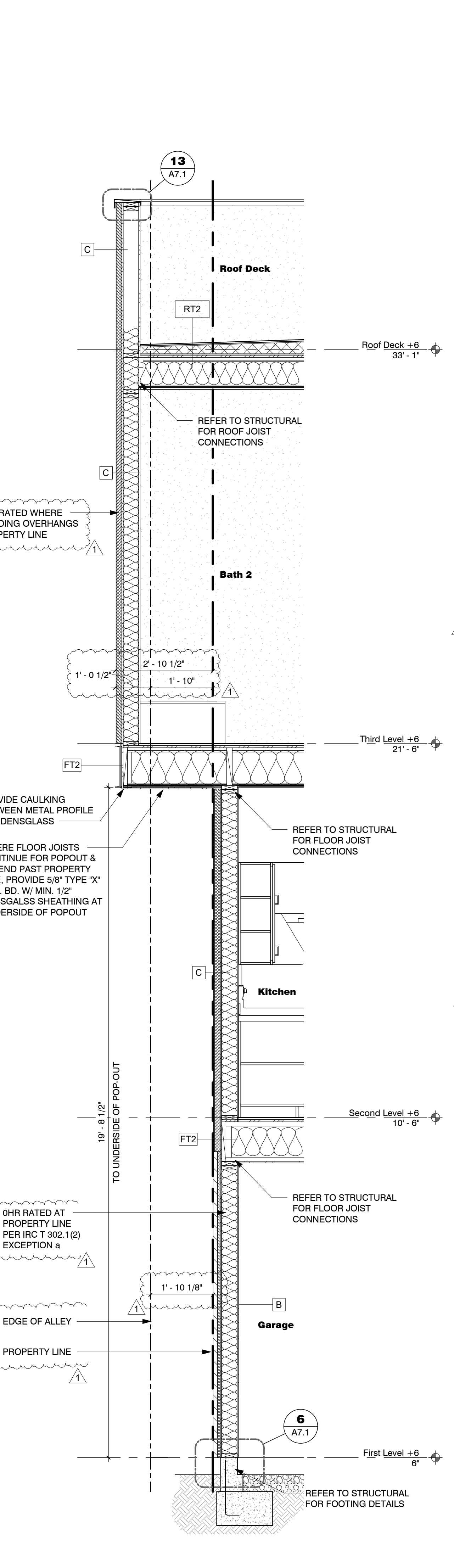
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**C WALL SECTION C**  
1/2" = 1'-0"

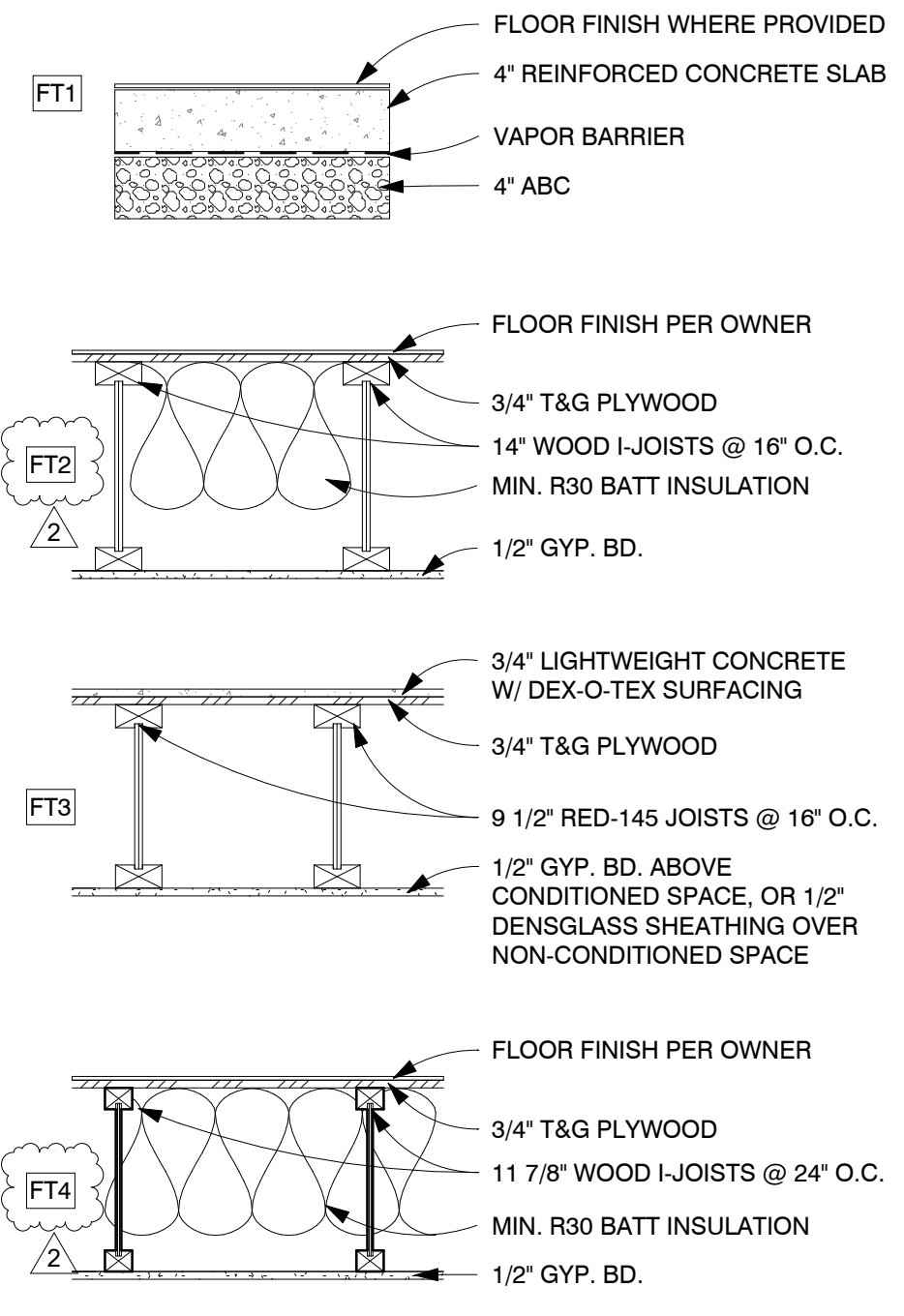


**B WALL SECTION B**  
1/2" = 1'-0"



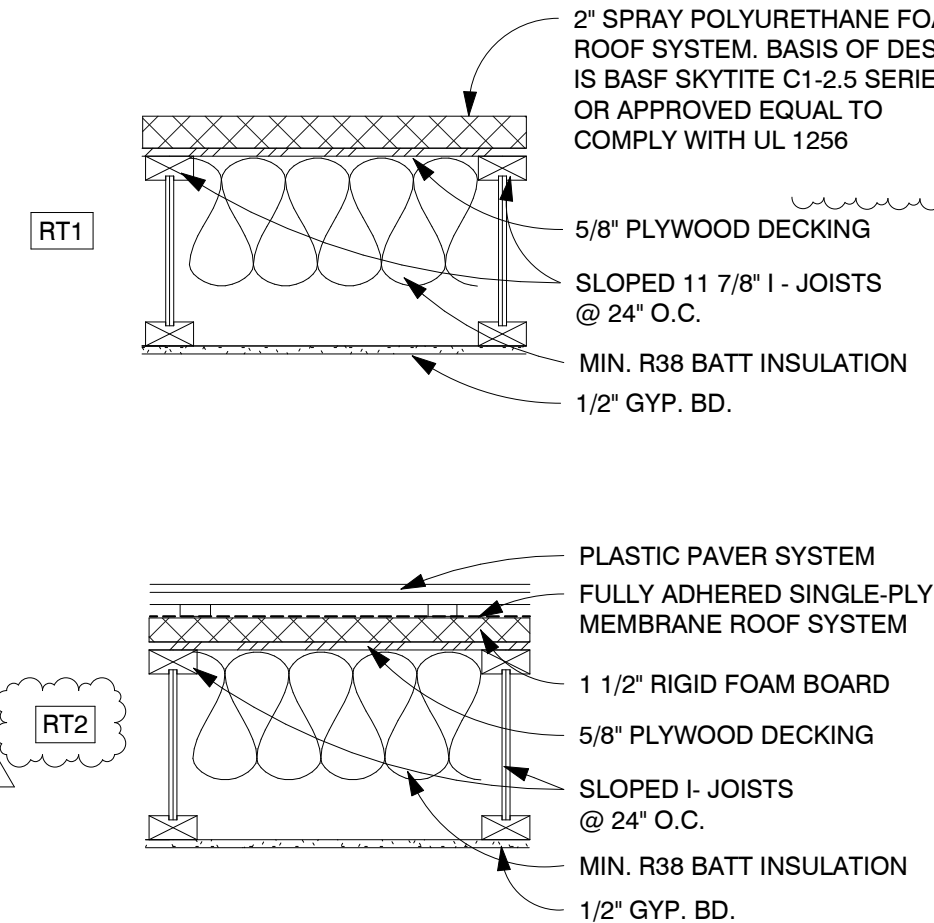
**A WALL SECTION A**  
1/2" = 1'-0"

**FLOOR TYPE LEGEND**



- NOTES:**
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS
  - PROVIDE THERMAL INSULATION AT ALL EXTERIOR WALLS CONTINUOUS TO UNDERSIDE OF STRUCTURE.
  - PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET AND MOISTURE PRONE AREAS, TYP.
  - REFER TO IECC SECTION R402 COMPLIANCE TABLES, FOR REQUIRED INSULATION VALUES AND ADDITIONAL INFORMATION
  - PROVIDE BATT INSULATION IN FLOOR / CEILING CONDITIONS WHERE NON-CONDITIONED SPACE IS ABOVE OR BELOW.
  - FINAL FINISH SELECTION PER OWNER SPECIFICATIONS

**ROOF TYPE LEGEND**



- NOTES:**
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS
  - REFER TO IECC SECTION R402 COMPLIANCE TABLES, FOR REQUIRED INSULATION VALUES AND ADDITIONAL INFORMATION
  - PROVIDE BATT INSULATION OF CLASS 'A' FIRE RATING WITH FLAME SPREAD INDEX OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450
  - BASIS OF DESIGN FOR PLASTIC PAVER SYSTEM IS 12"x12" RUGGED GRIP-LOC TILES, COLOR "GRAPHITE" OR APPROVED EQUAL. FINAL APPROVAL PER OWNER.

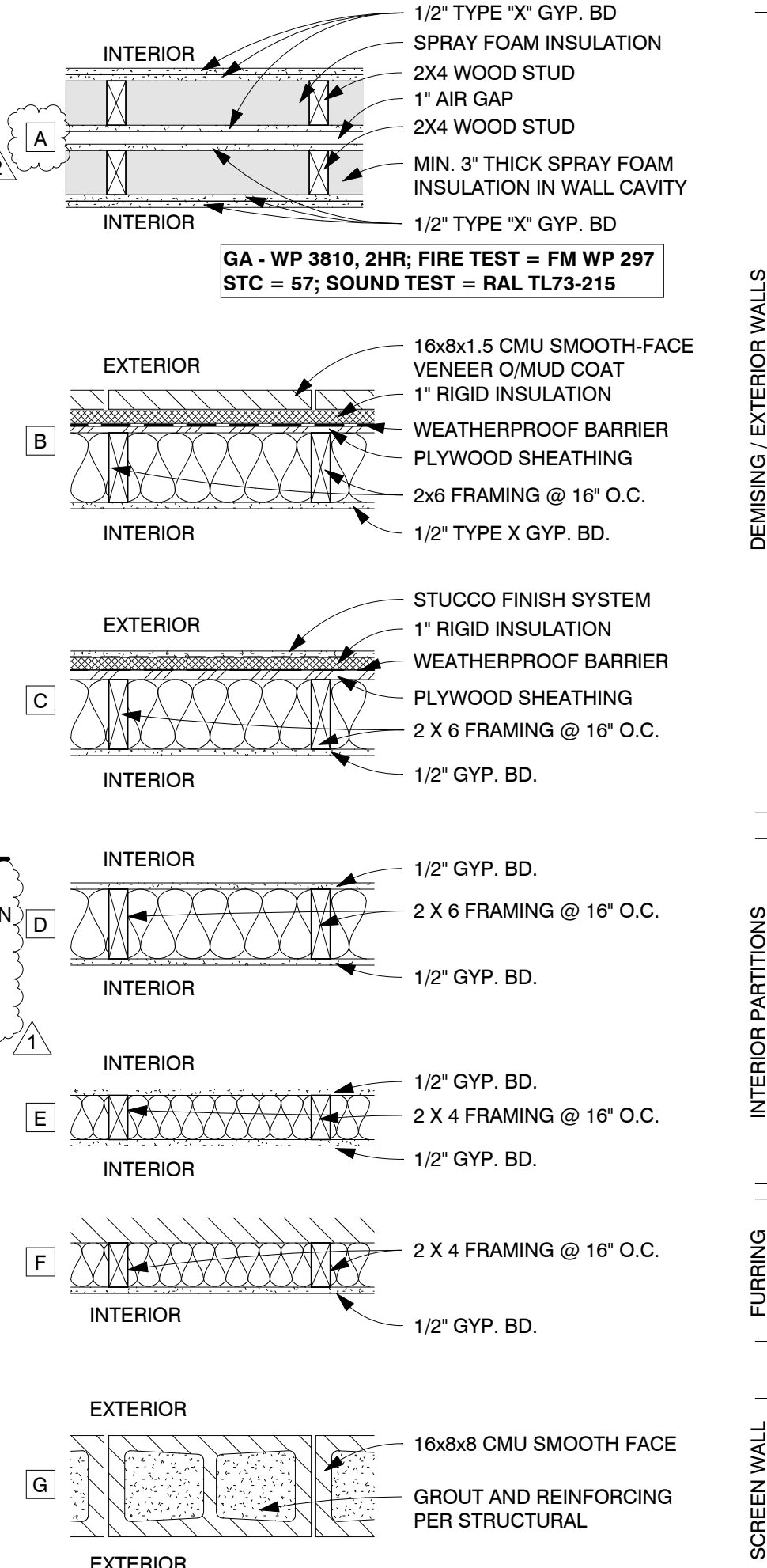
**KEYNOTES**

- BALCONY GUARDRAIL - 42" HIGH REFER TO 9/A7.2 FOR REQUIREMENTS
- METAL FASCIA AT BALCONY EDGE, PAINTED
- SHEET METAL PARAPET CAP - SEE DETAIL 13 / A7.1 OR 14 / A7.1
- METAL SHADE LOUVERS, PAINTED - 6/A7.3 and 5/A7.3

**WALL SECTION GENERAL NOTES**

- REFER TO STRUCTURAL PLANS AND DETAILS FOR SPECIFIC SIZING, CALL OUTS AND MATERIALS.
- ALL FINISH MATERIALS TO BE PER SCHEDULE

**WALL TYPE LEGEND**



- NOTES:**
- USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS
  - USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS
  - USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE/BRICK VENEERS
  - PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES
  - PROVIDE FULL DEPTH THERMAL INSULATION IN FURRING @ EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP SEPARATED BY MIN. 1/2" GYPSUM BOARD OR OTHER APPROVED THERMAL BARRIER PER IRC SECTION 318.4
  - PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
  - ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

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**FLEETWOOD 6 TOWNHOMES**  
**SINGLE FAMILY / ATTACHED DEVELOPMENT**

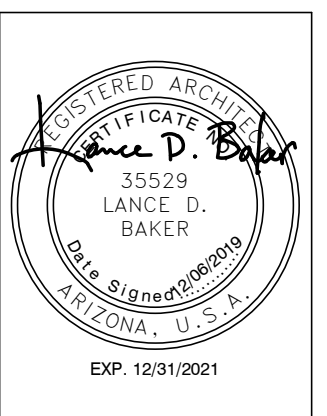
6902-6908 EAST 1ST AVE  
 SCOTTSDALE, ARIZONA 85251

REVISIONS	
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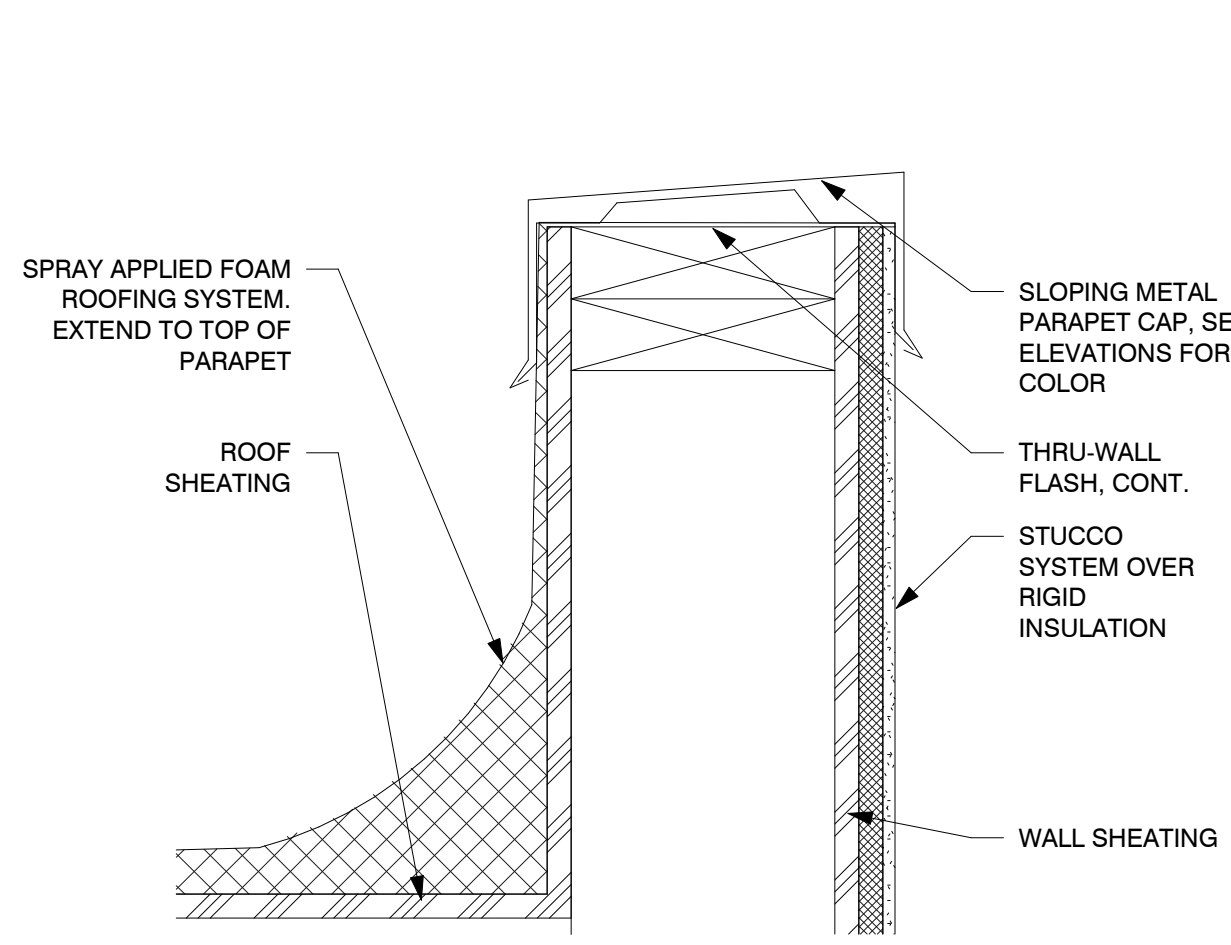
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WALL SECTIONS

19-ZN-2018 35-DR-2018

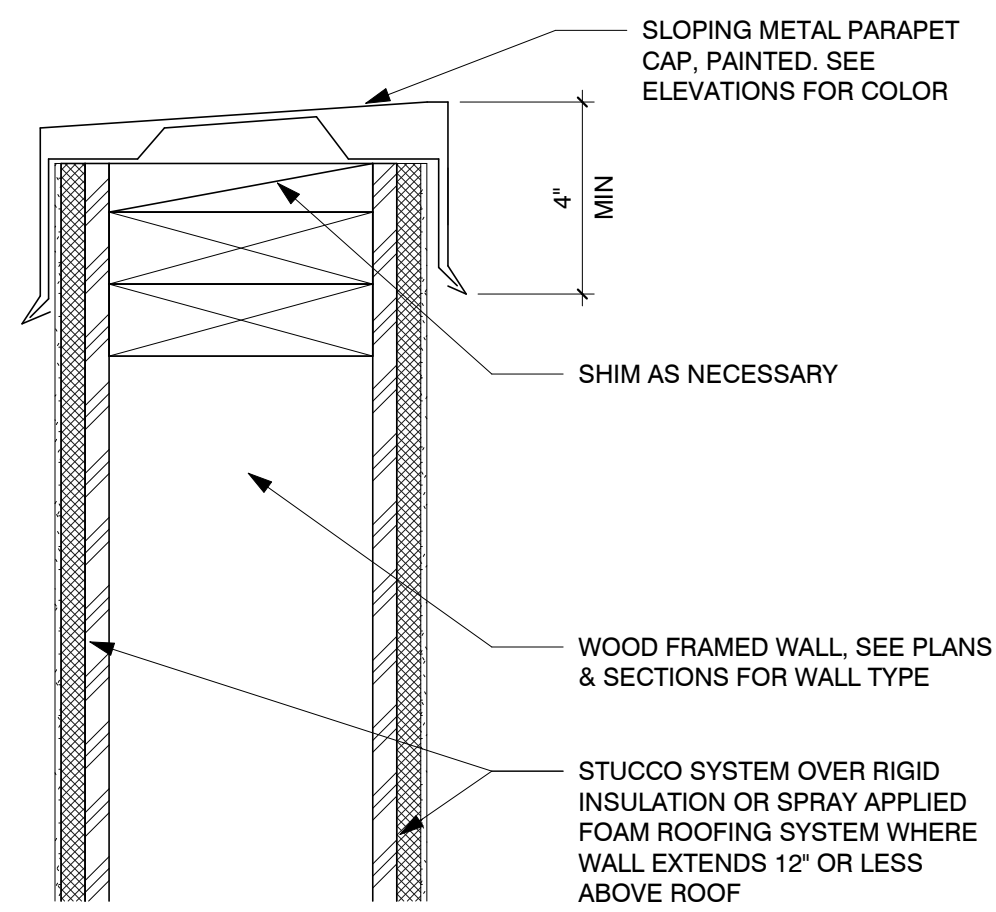


REVISIONS	
2	12/06/19 Owner Revisions

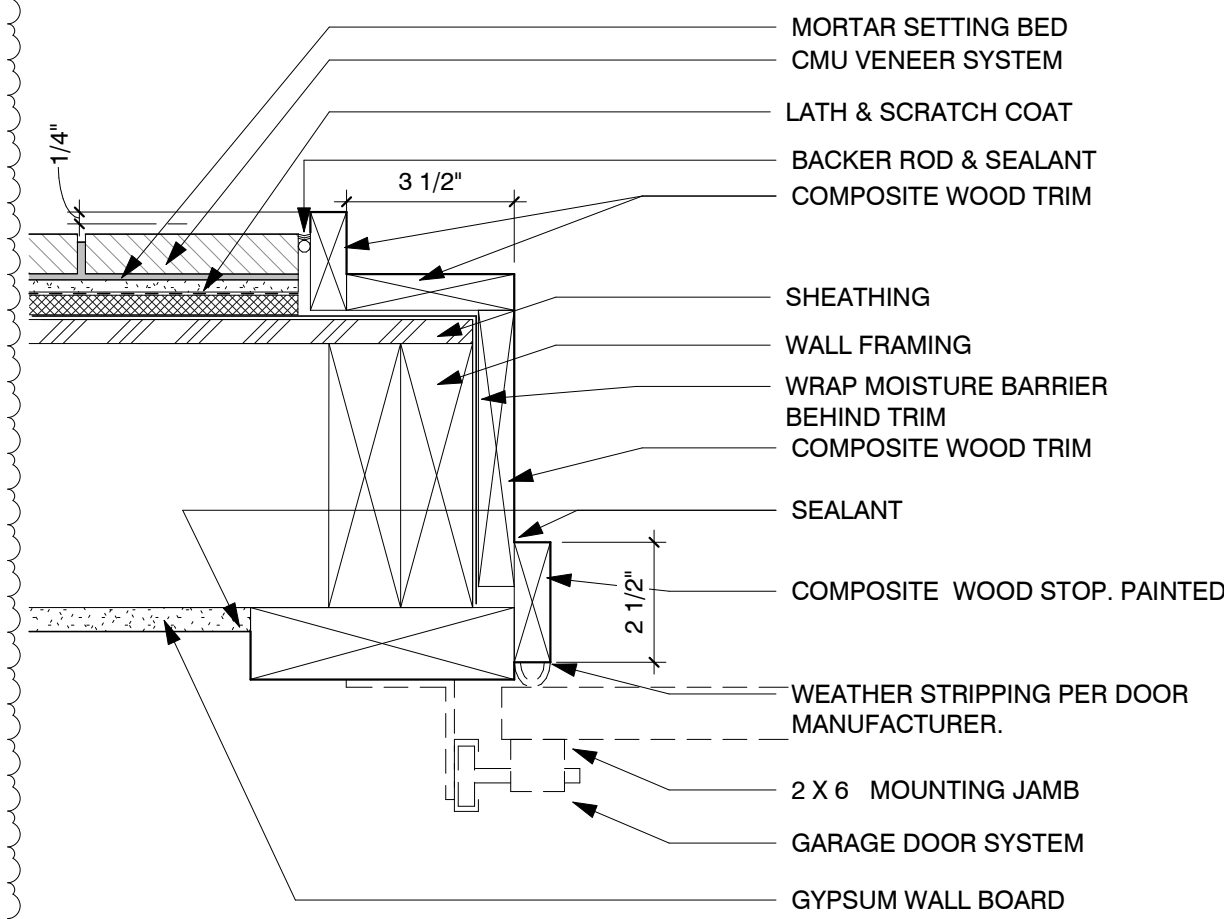
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 Drawn By: LDB  
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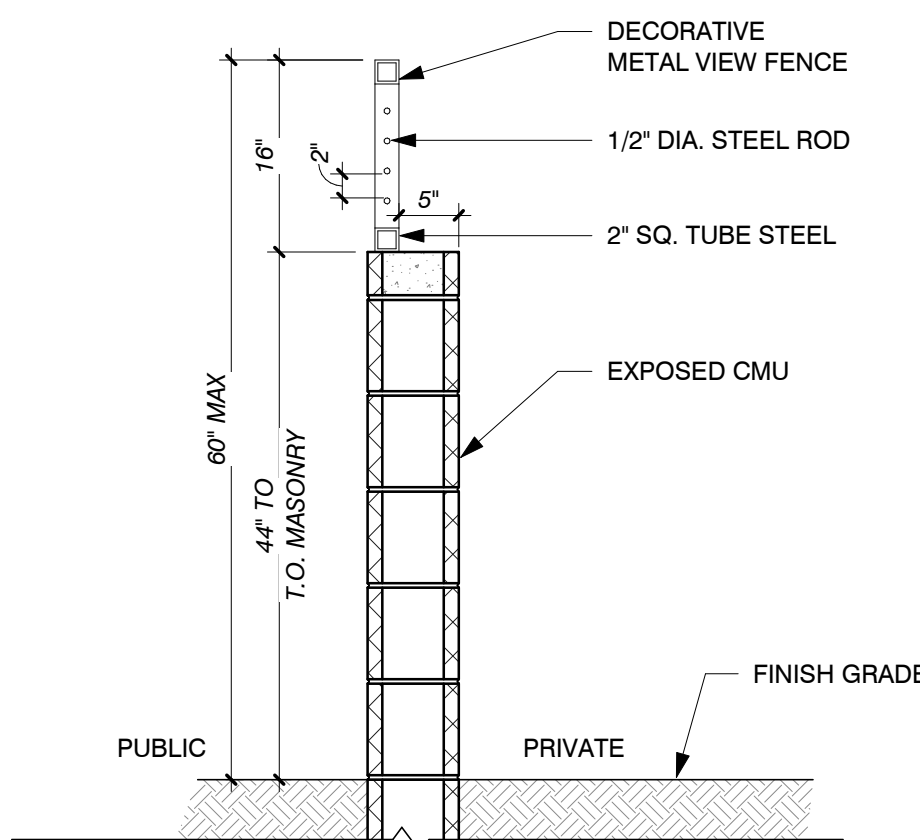
14 Parapet Metal Cap  
 3" = 1'-0"



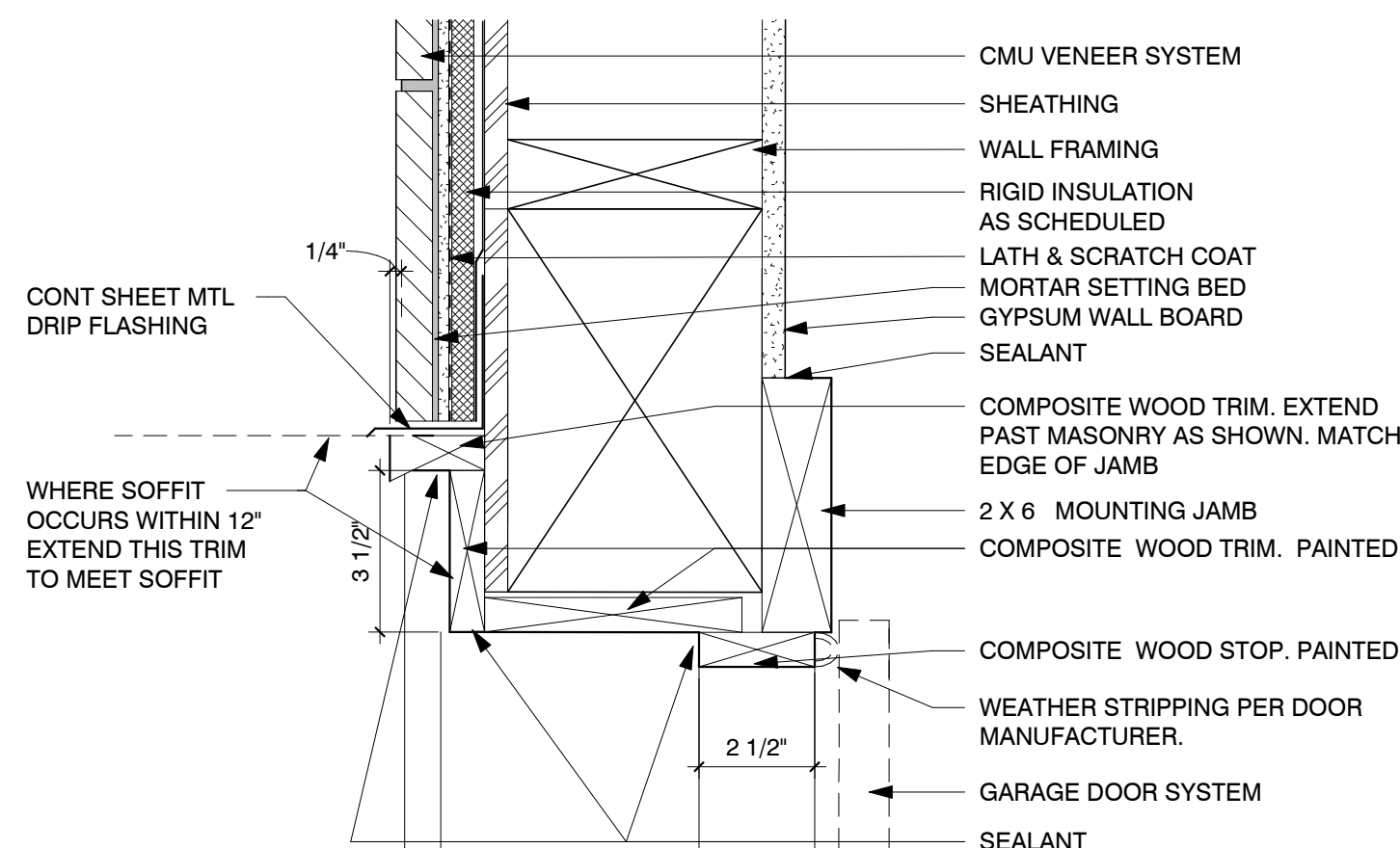
13 Parapet Metal Cap at Wood Wall  
 3" = 1'-0"



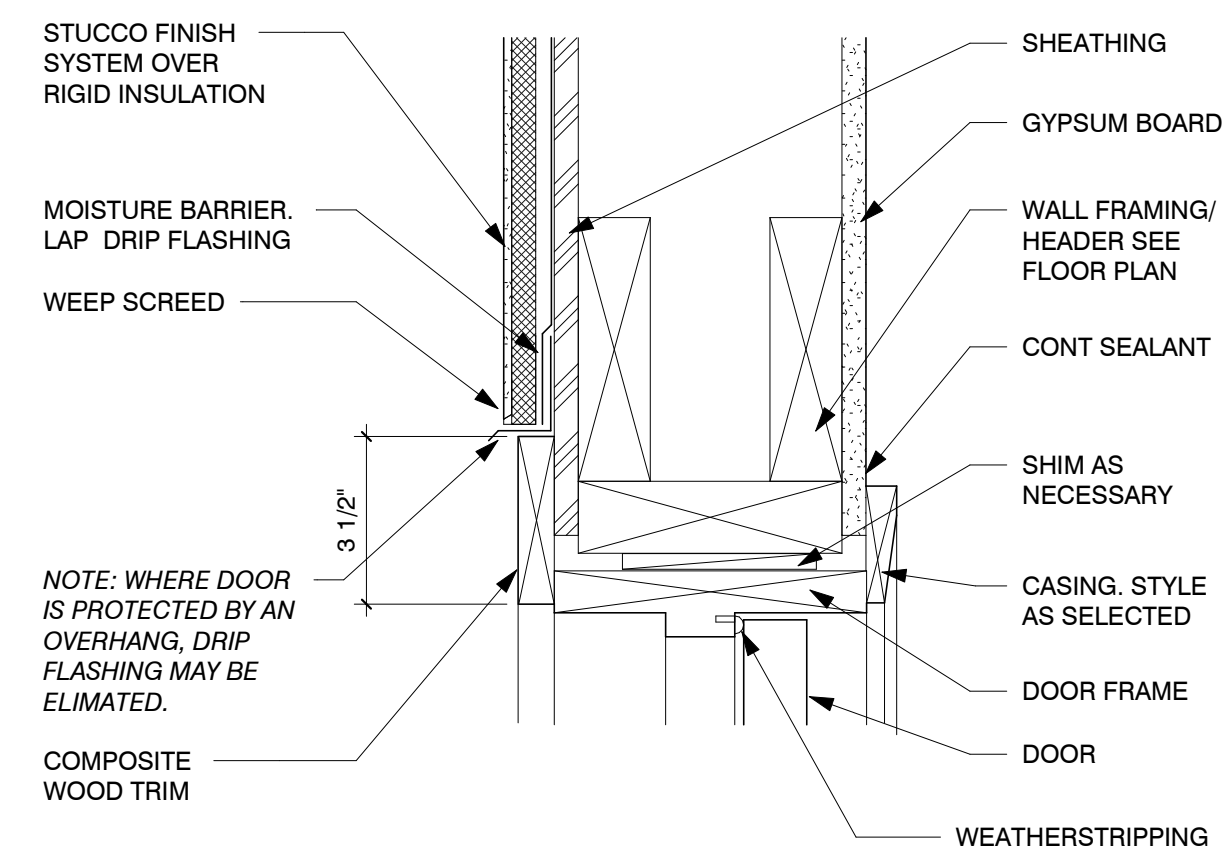
12 Garage Door Jamb  
 3" = 1'-0"



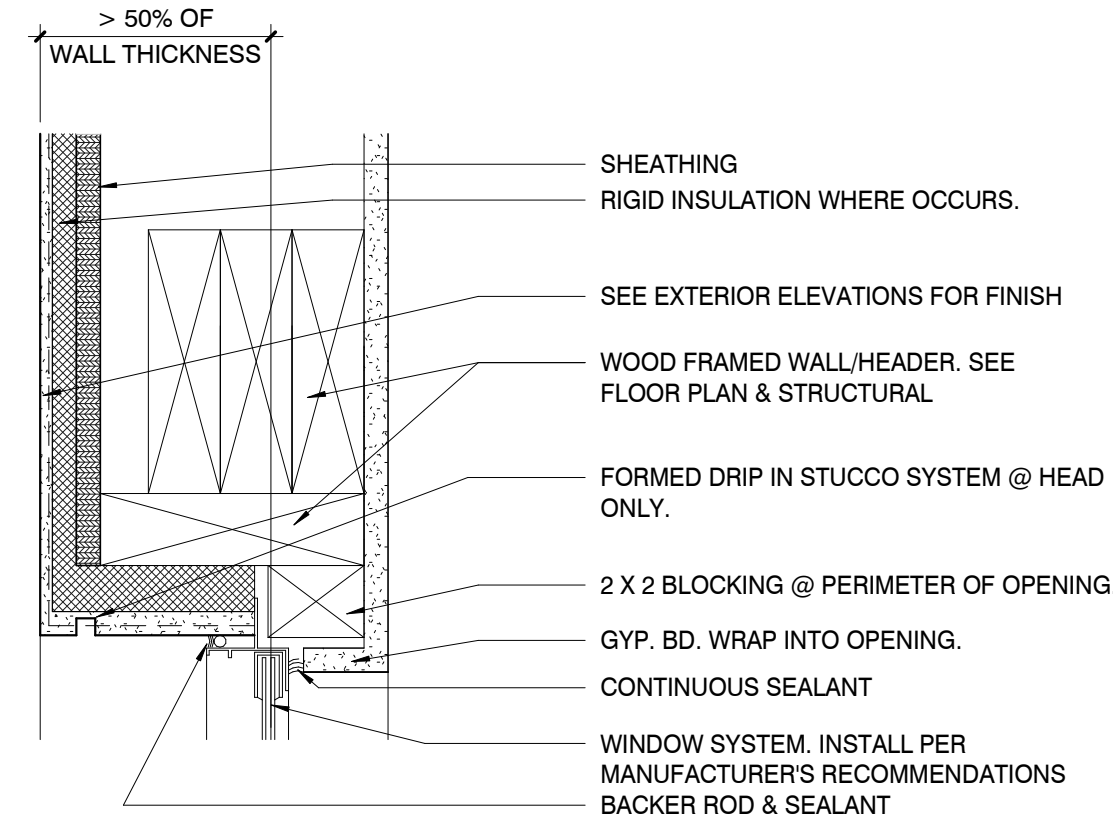
15 Patio Walls w/ Wrought Iron  
 3/4" = 1'-0"



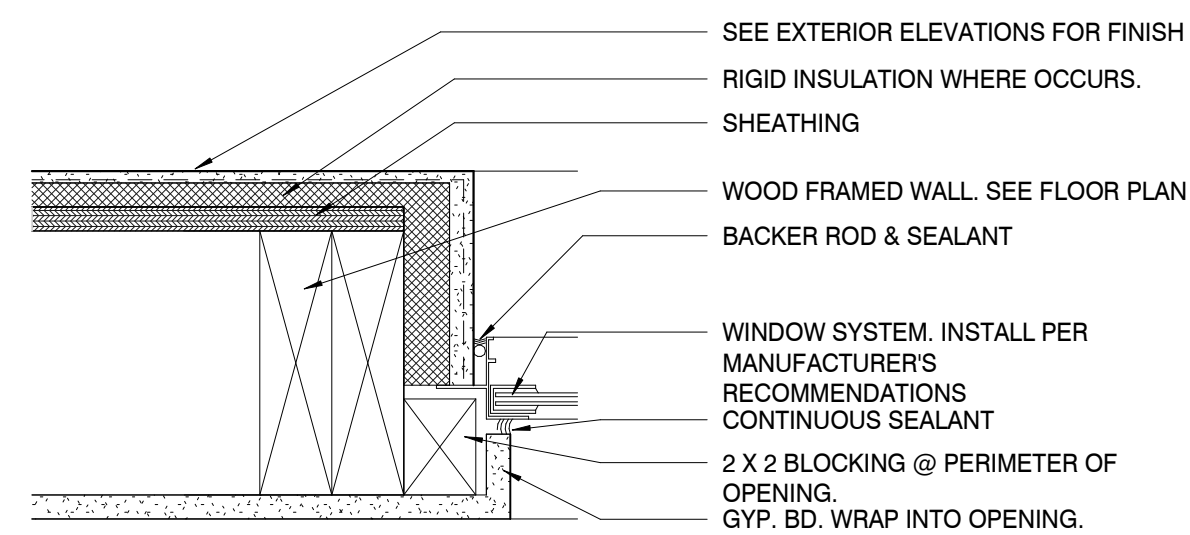
11 Garage Door Head  
 3" = 1'-0"



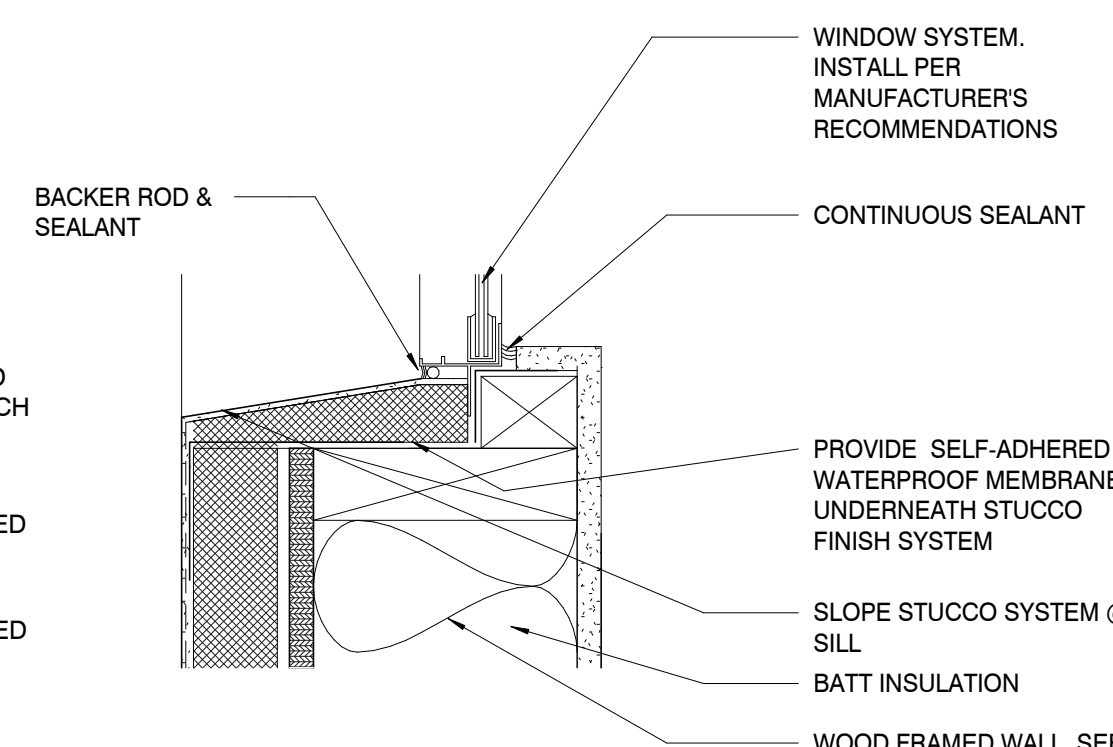
10 Exterior Door Head  
 3" = 1'-0"



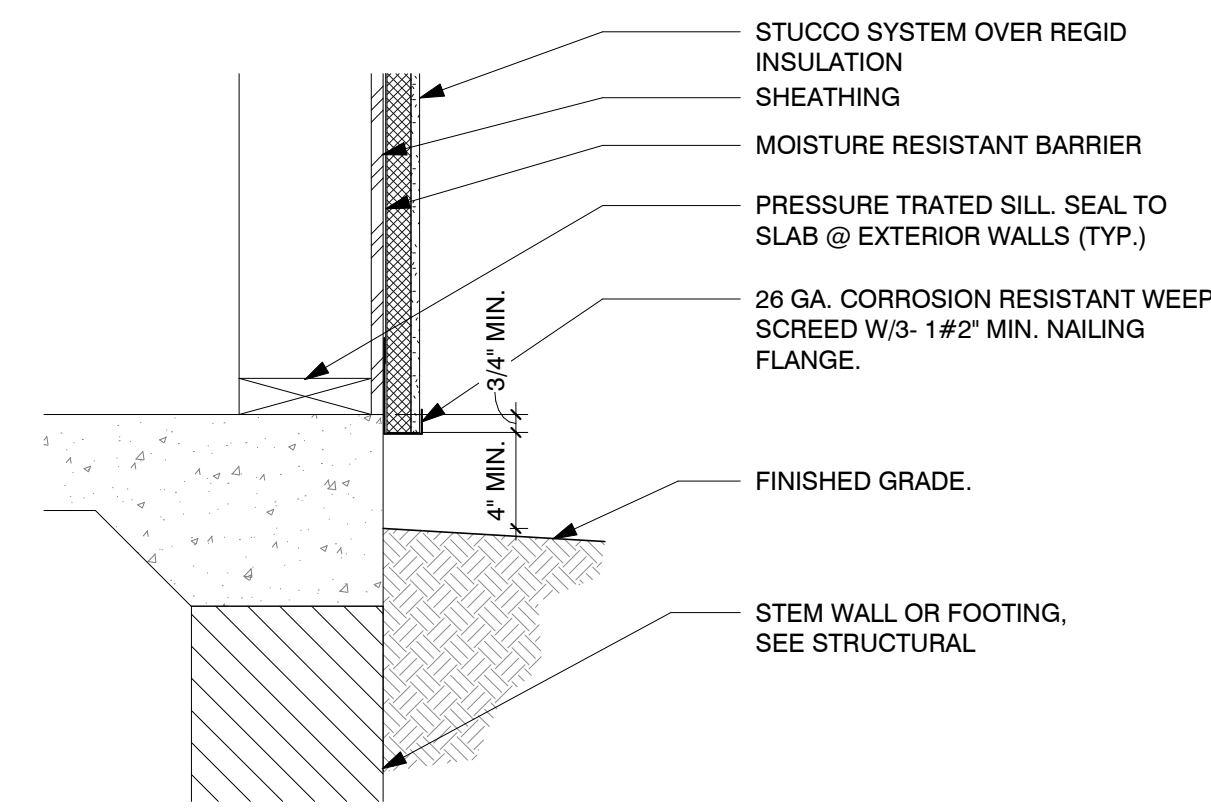
9 Window Head  
 3" = 1'-0"



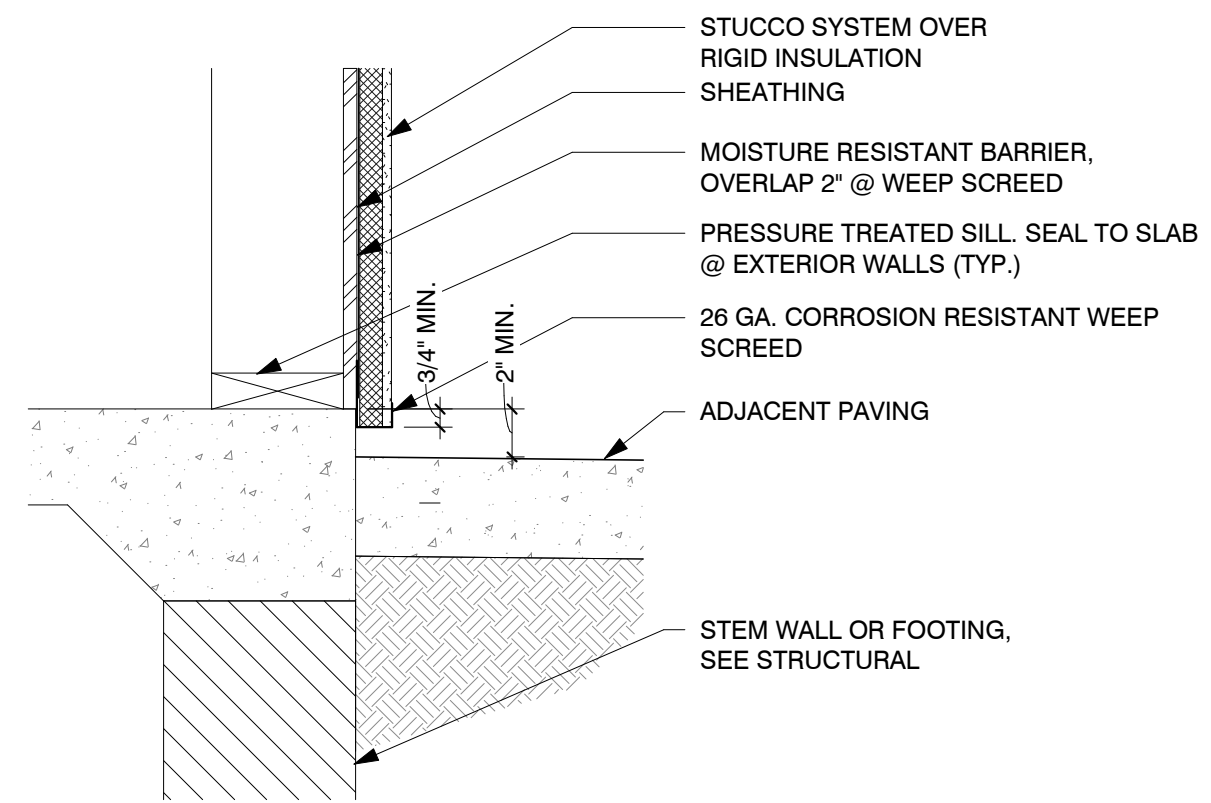
8 Window Jamb  
 3" = 1'-0"



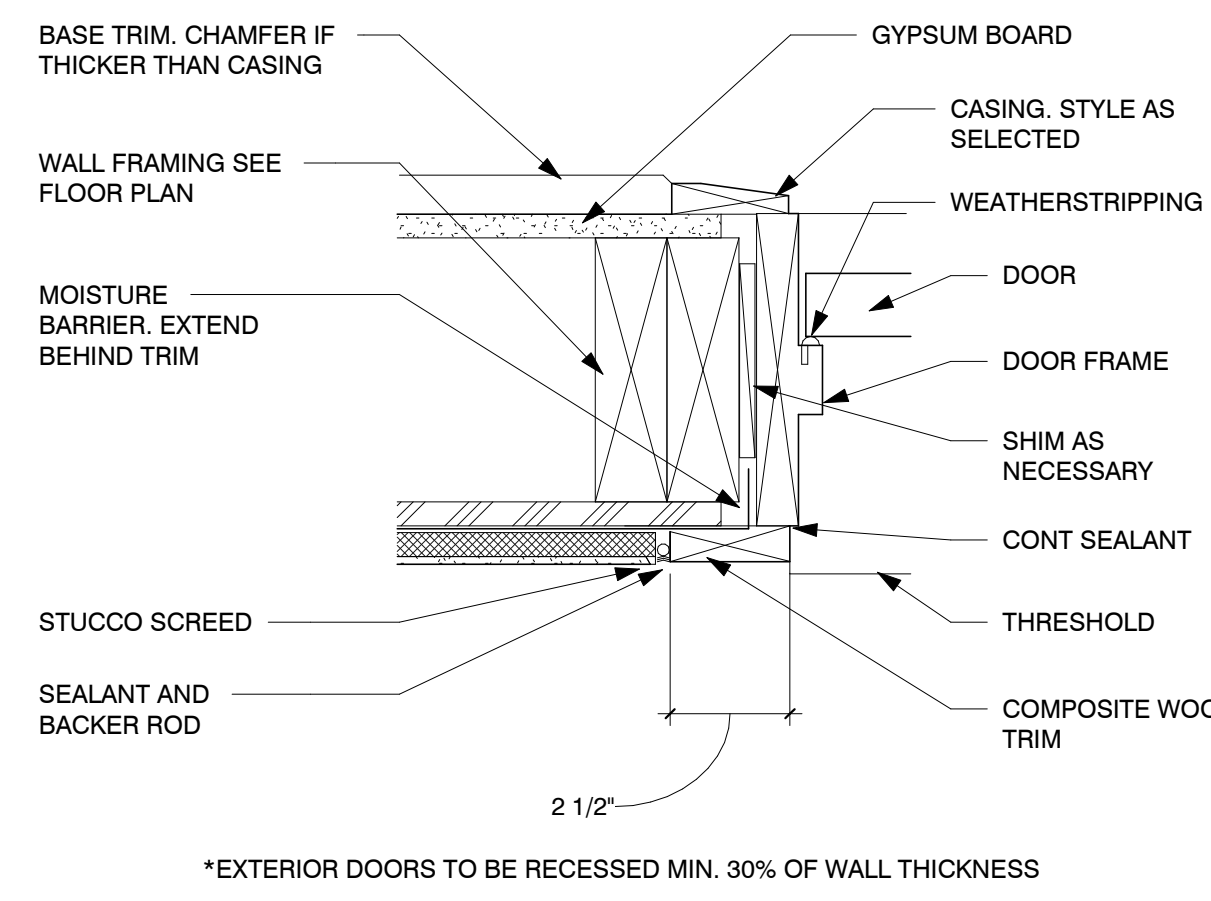
7 Window Sill  
 3" = 1'-0"



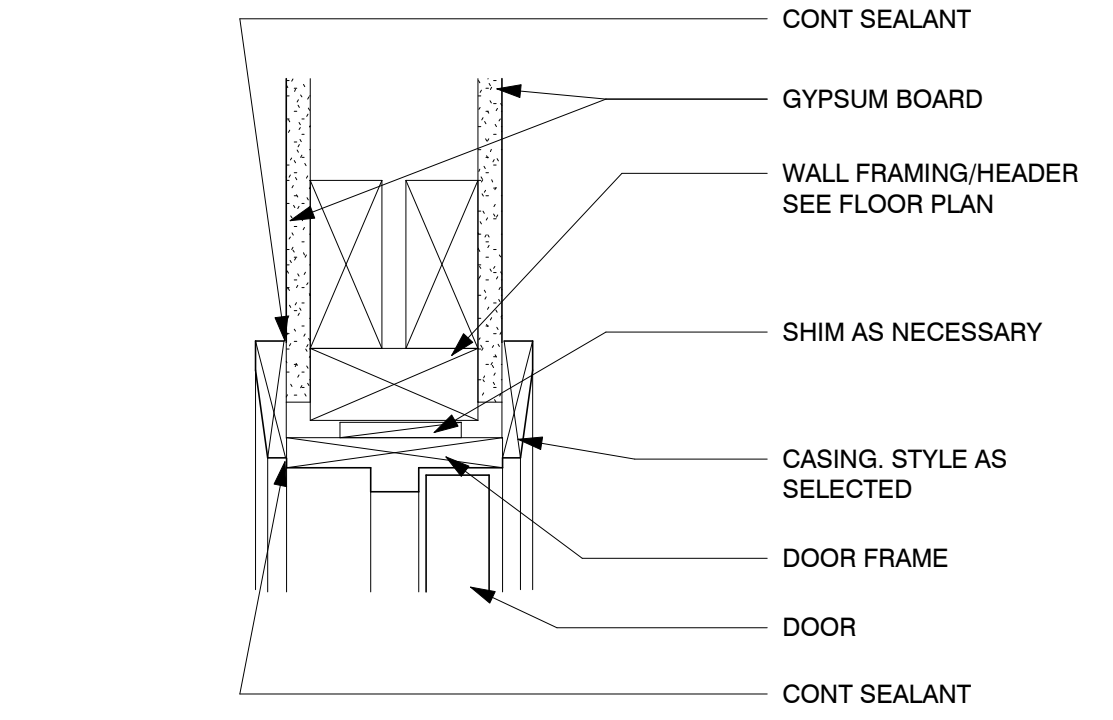
6 Stucco Weep Screed @ Grade  
 1 1/2" = 1'-0"



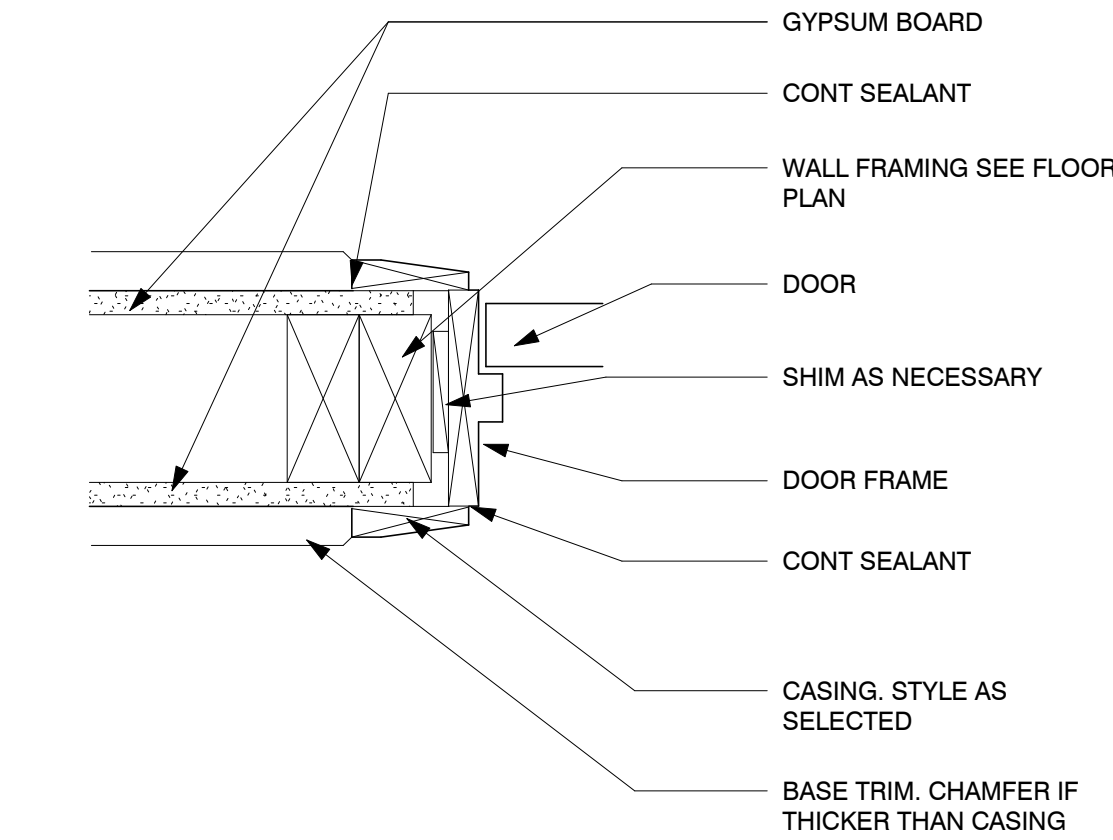
5 Stucco Weep Screed @ Paving  
 1 1/2" = 1'-0"



4 Exterior Door Jamb  
 3" = 1'-0"



HEAD

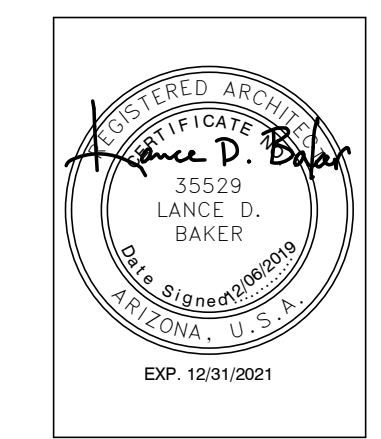


JAMB

1 Interior Door Head & Jamb  
 3" = 1'-0"

DETAIL REMOVED

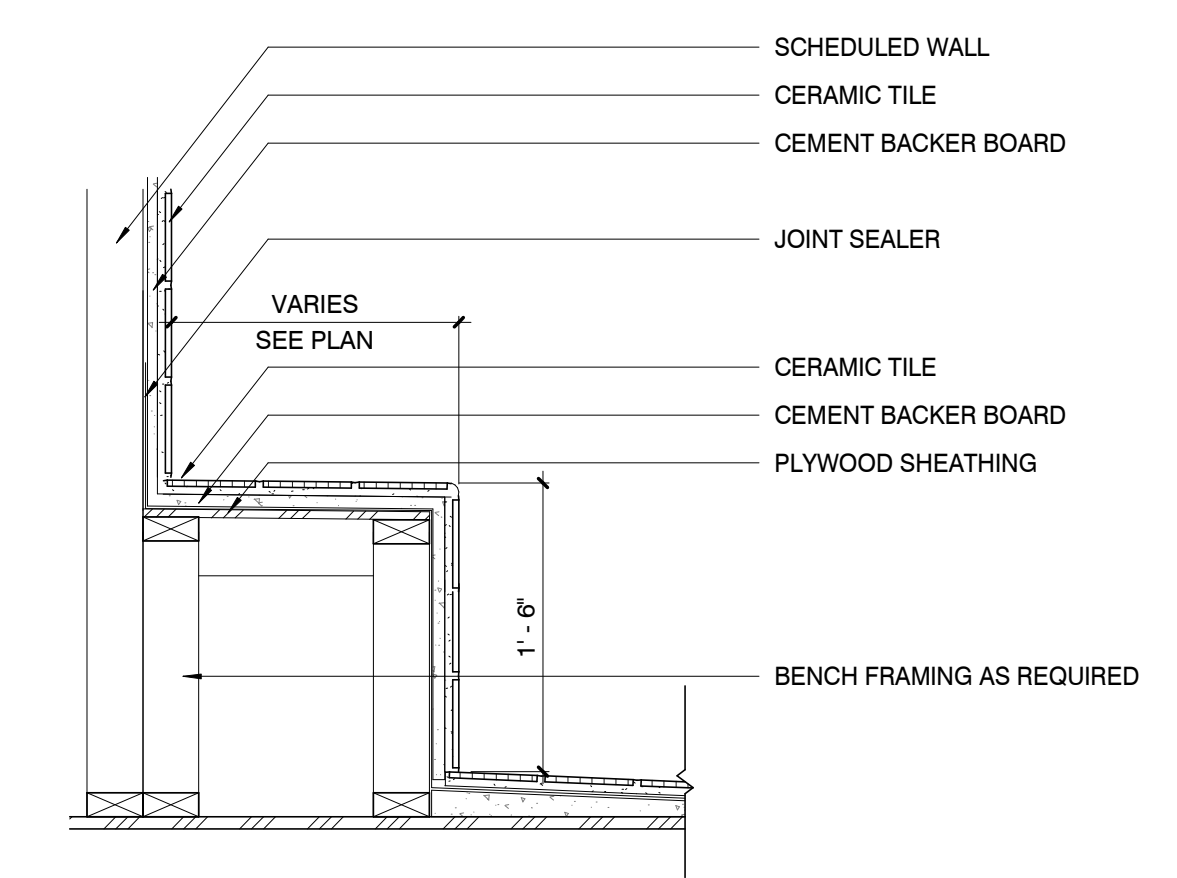
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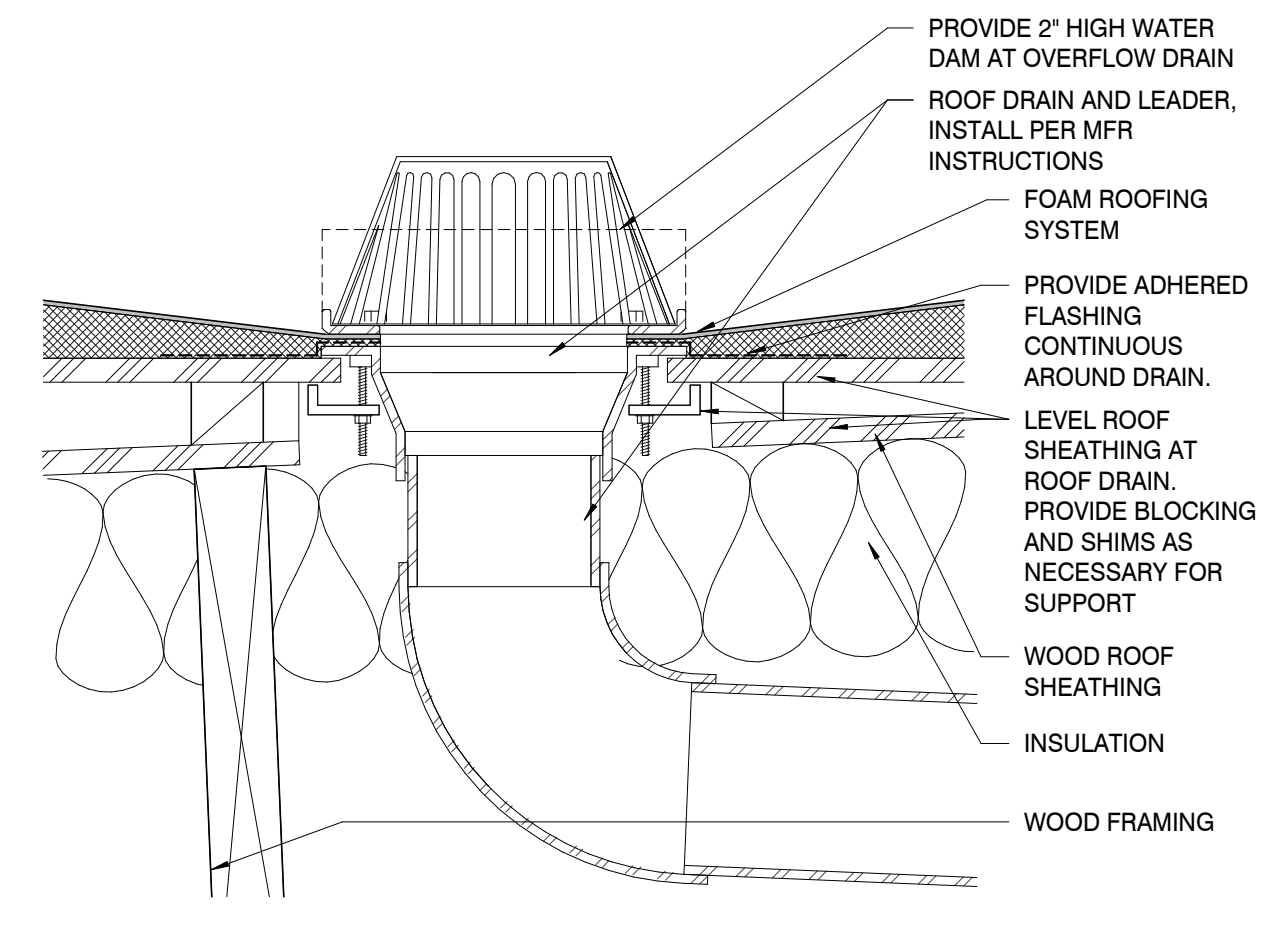
REVISIONS	
1	12/06/19 [1st City Comments]

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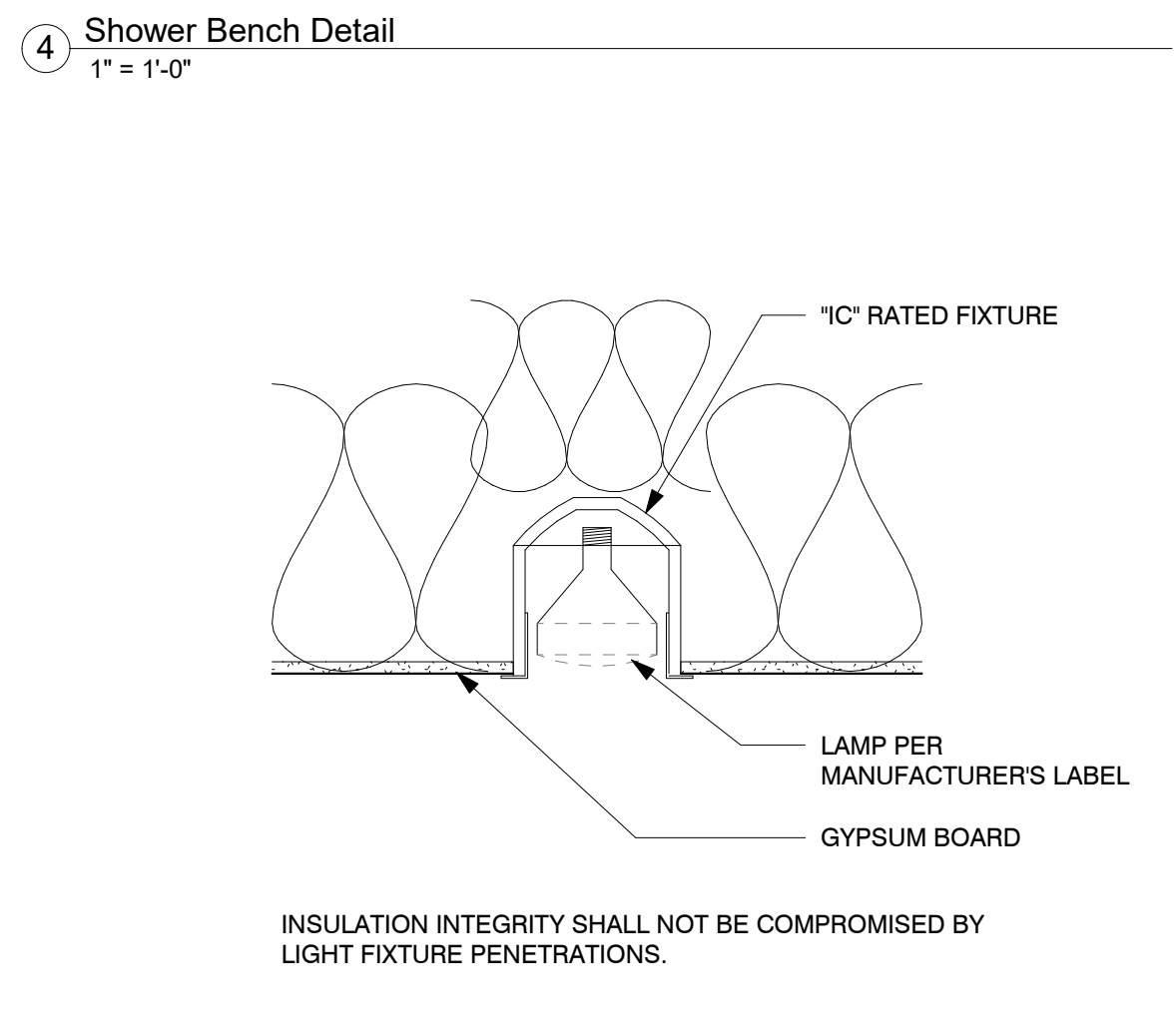
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 DETAILS



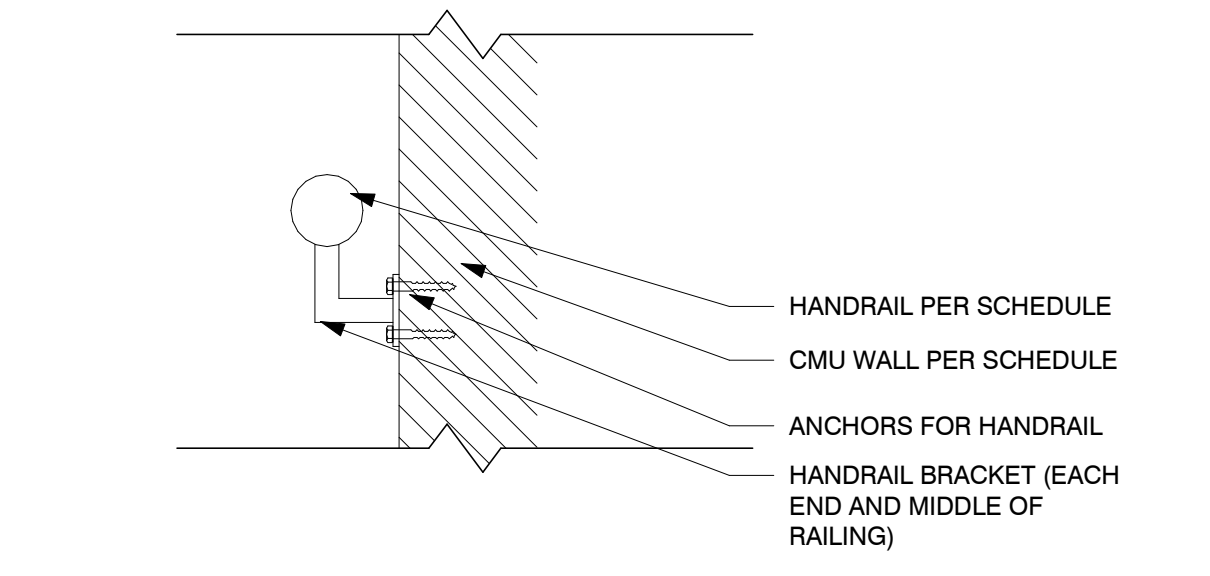
4 Shower Bench Detail  
 1" = 1'-0"



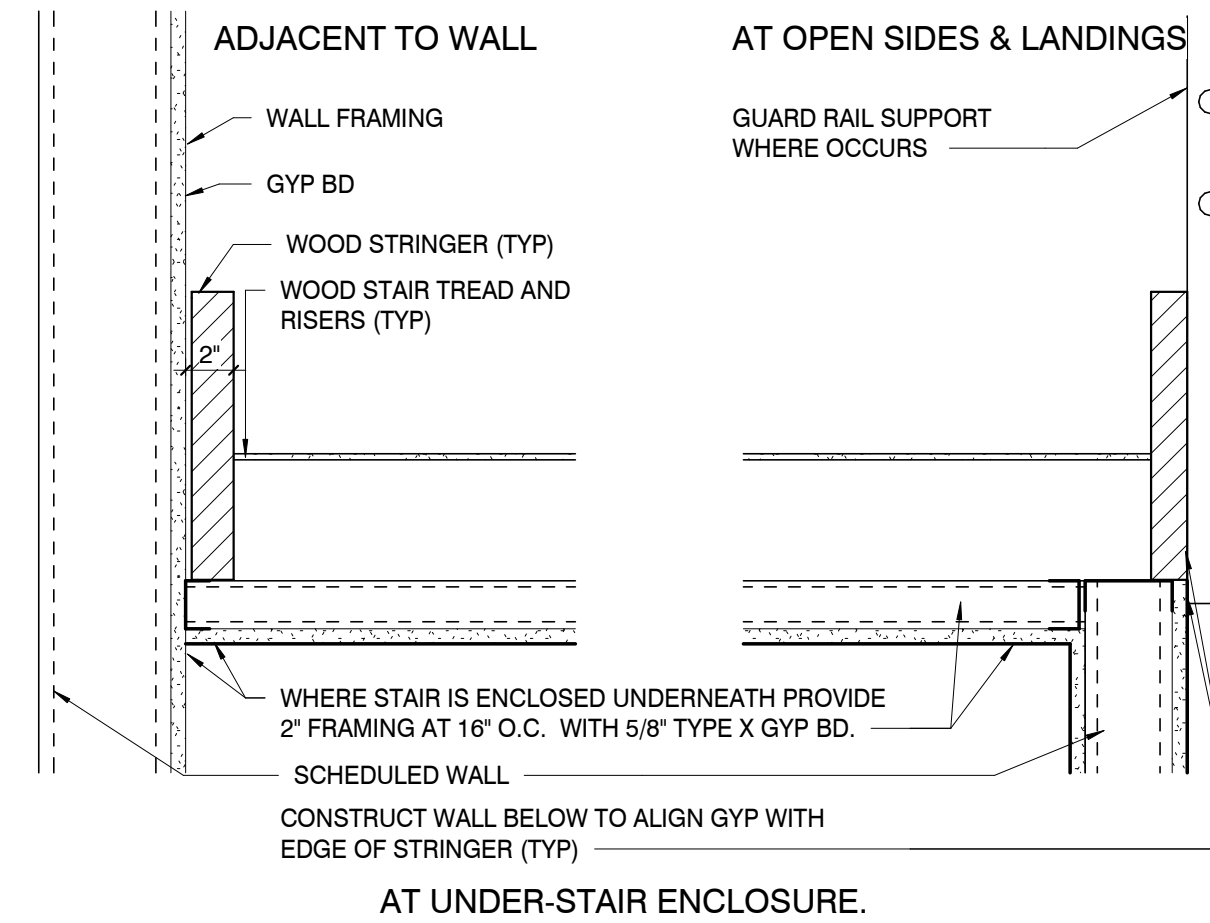
7 Typical Roof Drain / Overflow  
 3" = 1'-0"



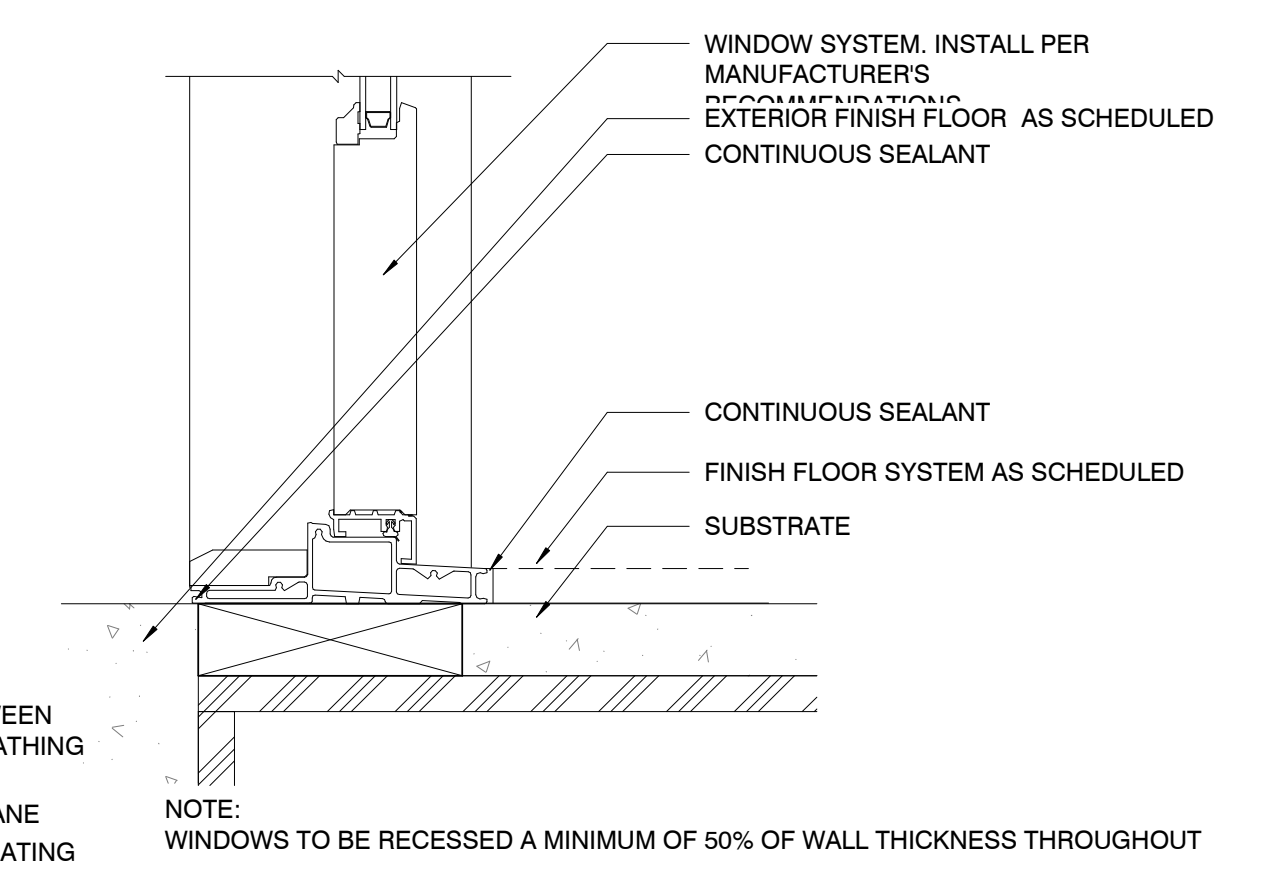
3 Recessed Can Installation  
 1 1/2" = 1'-0"



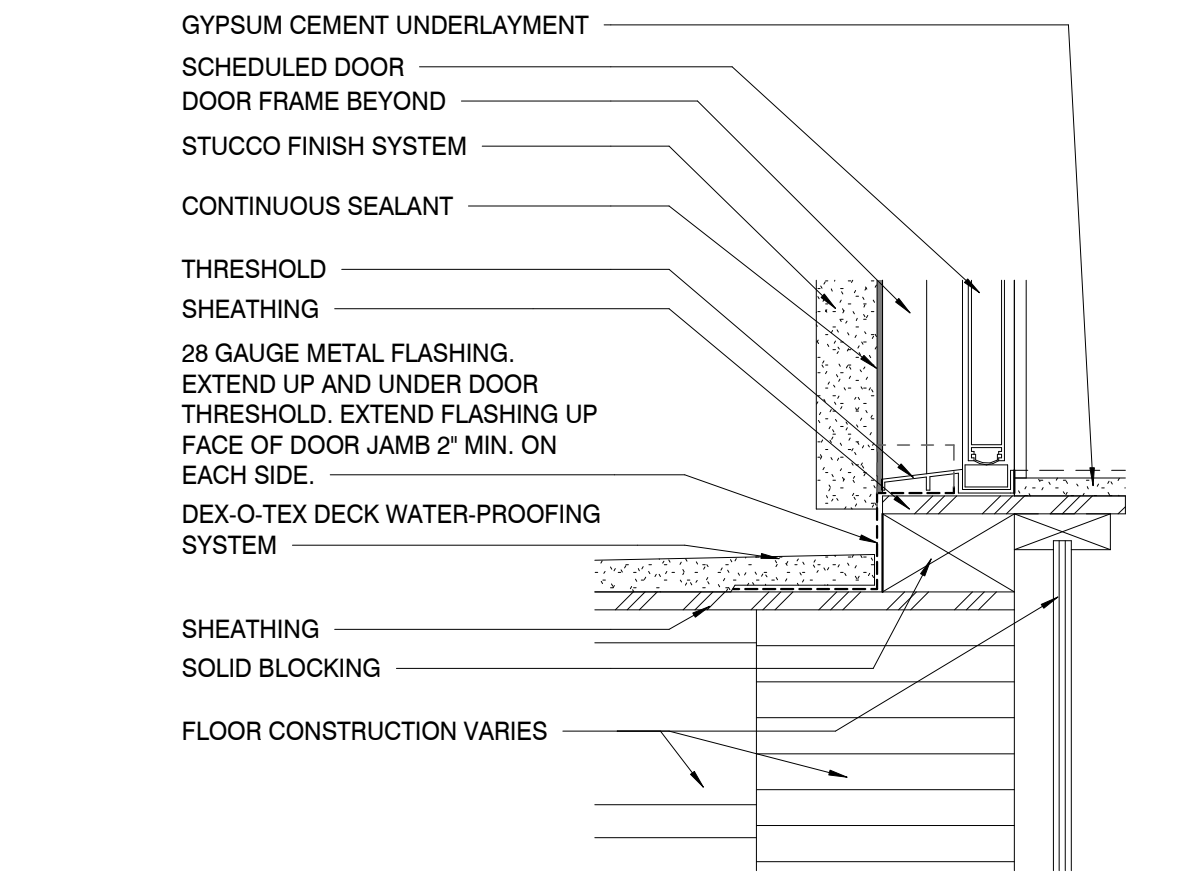
12 Handrail to CMU connection  
 1 1/2" = 1'-0"



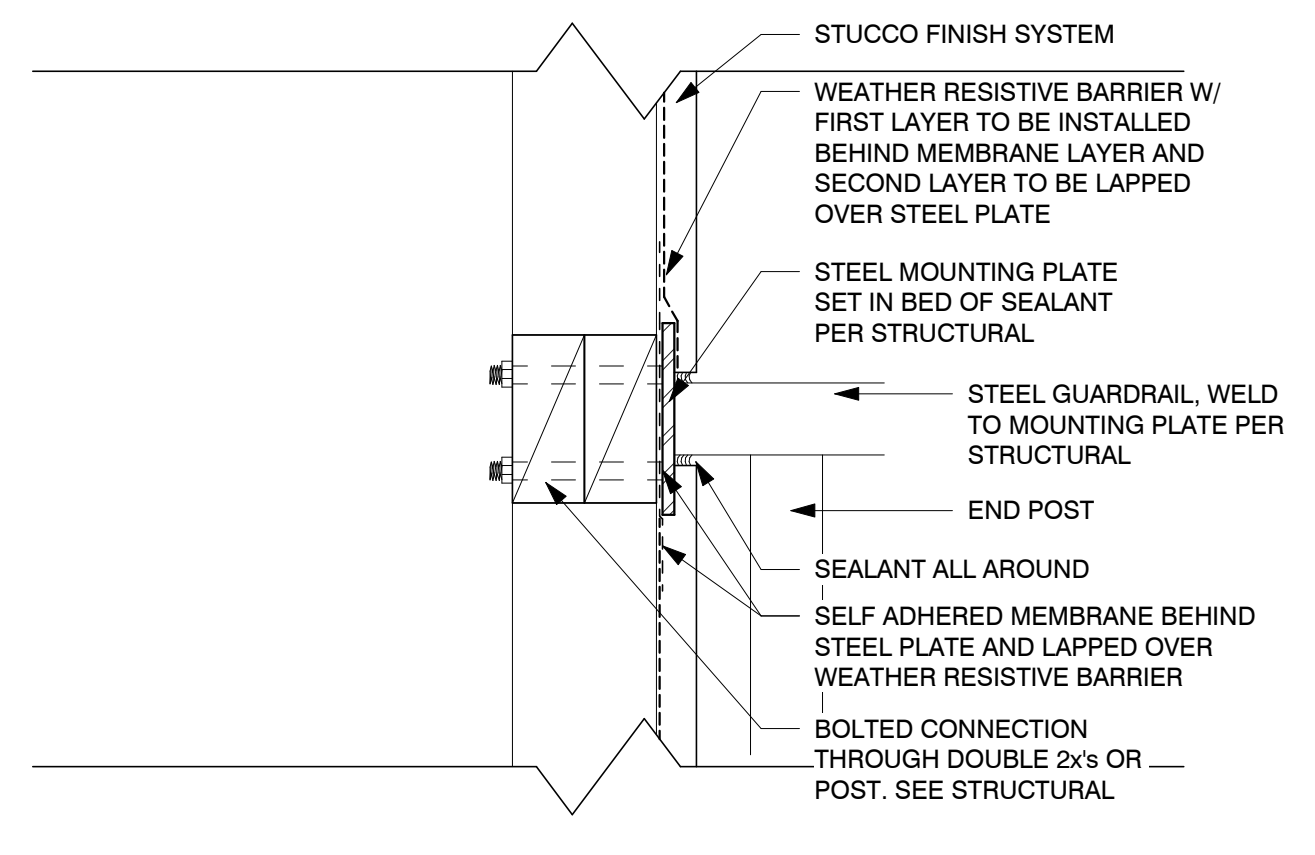
11 Interior Stair Section  
 1 1/2" = 1'-0"



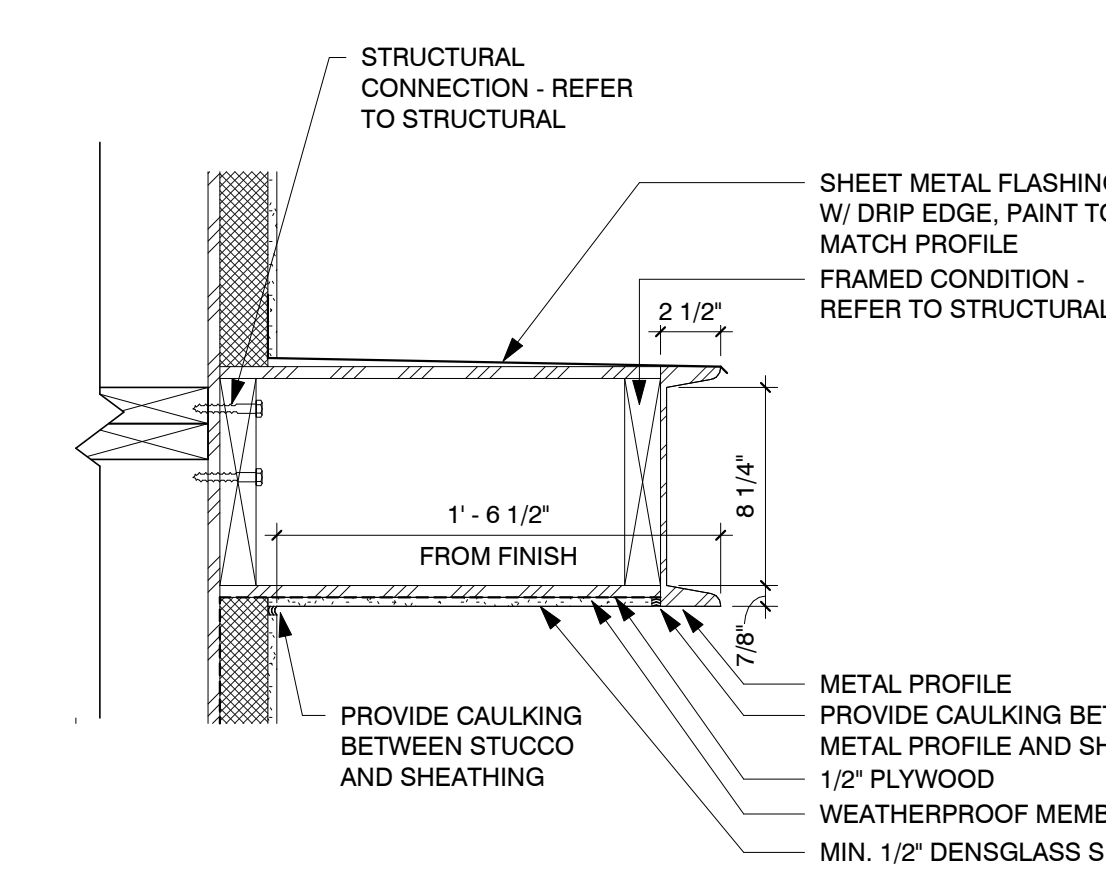
6 RW Typical Window Sill Detail On Floor  
 3" = 1'-0"



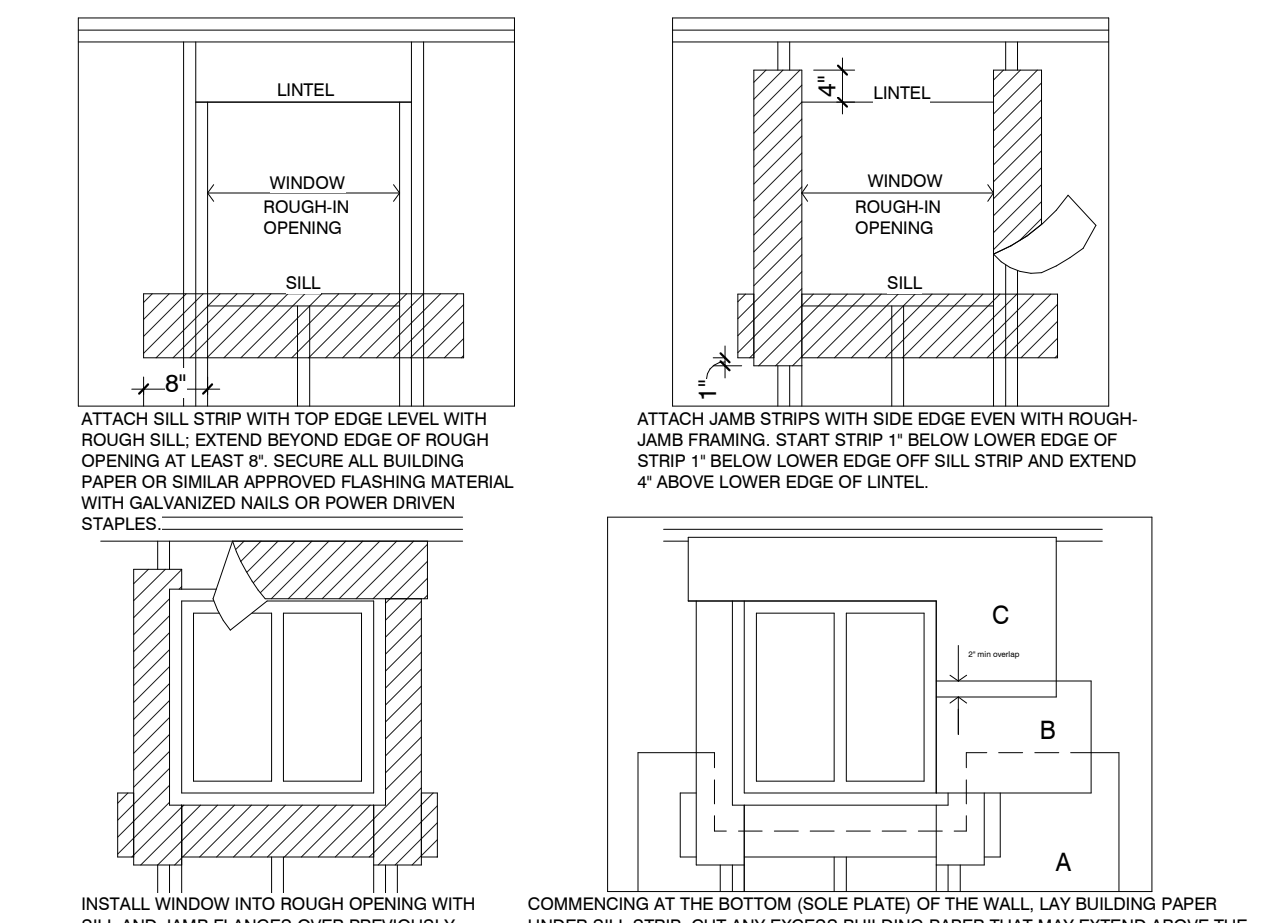
2 Deck Waterproofing at Level 3 Door Threshold  
 1 1/2" = 1'-0"



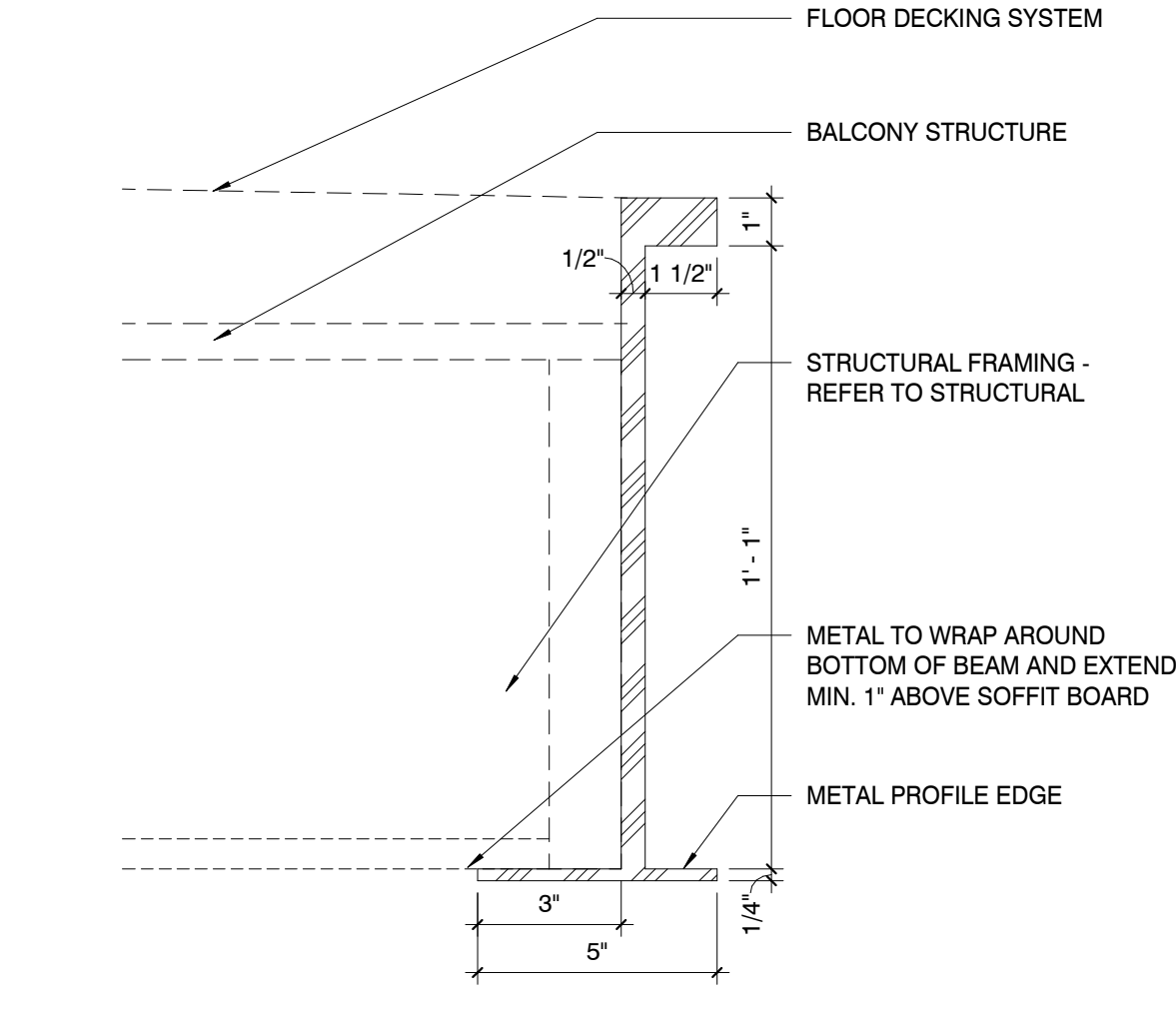
14 BALCONY RAIL ATTACHMENT DETAIL  
 3" = 1'-0"



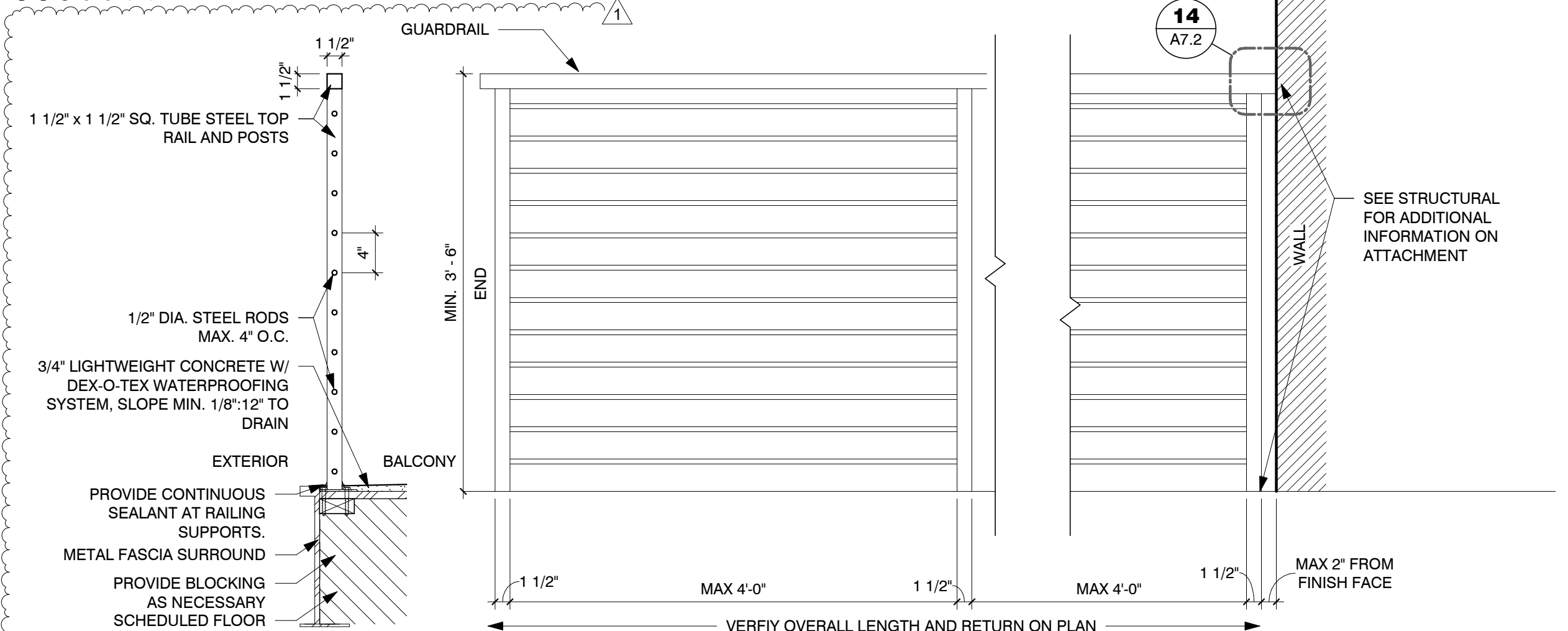
10 Typical Overhang Detail  
 1 1/2" = 1'-0"



5 Building Paper Window Flashing  
 1/2" = 1'-0"

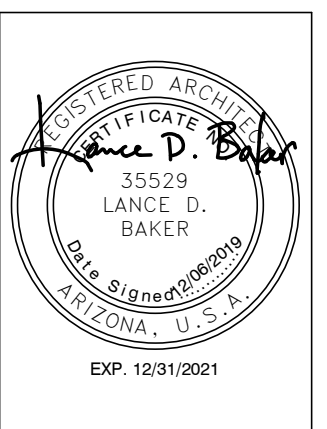


1 Metal Fascia @ Balcony  
 3" = 1'-0"



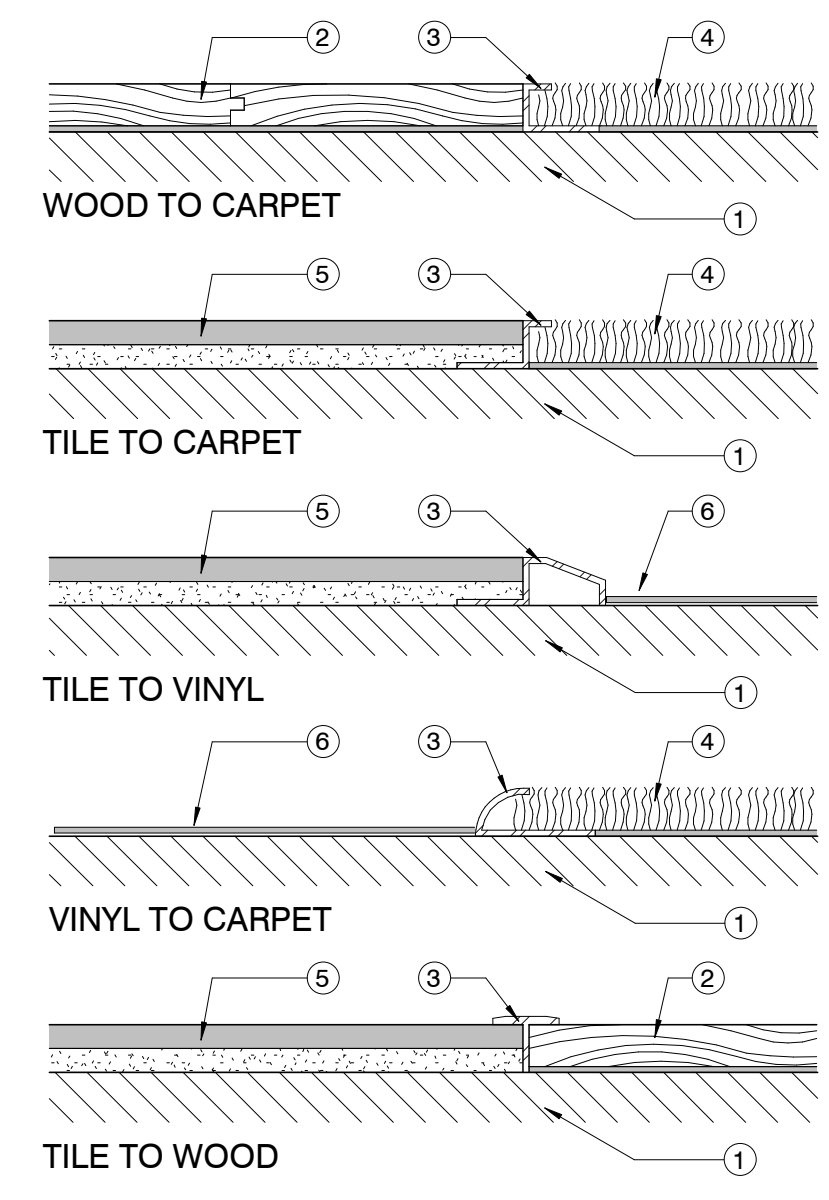
13 BALCONY RAILING  
 1" = 1'-0"

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REVISIONS	
1	12/06/19 1st City Comments

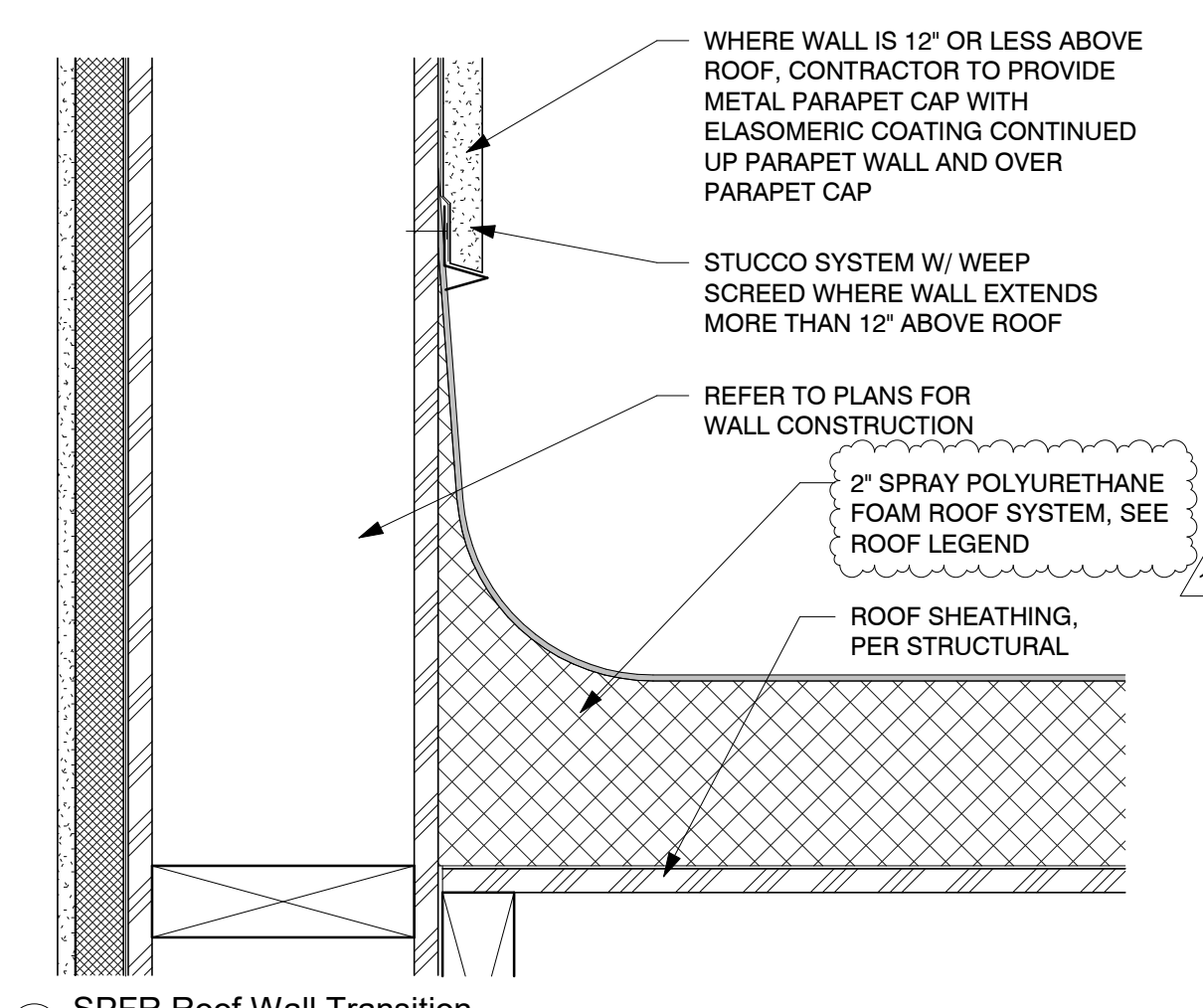
Phase: CD  
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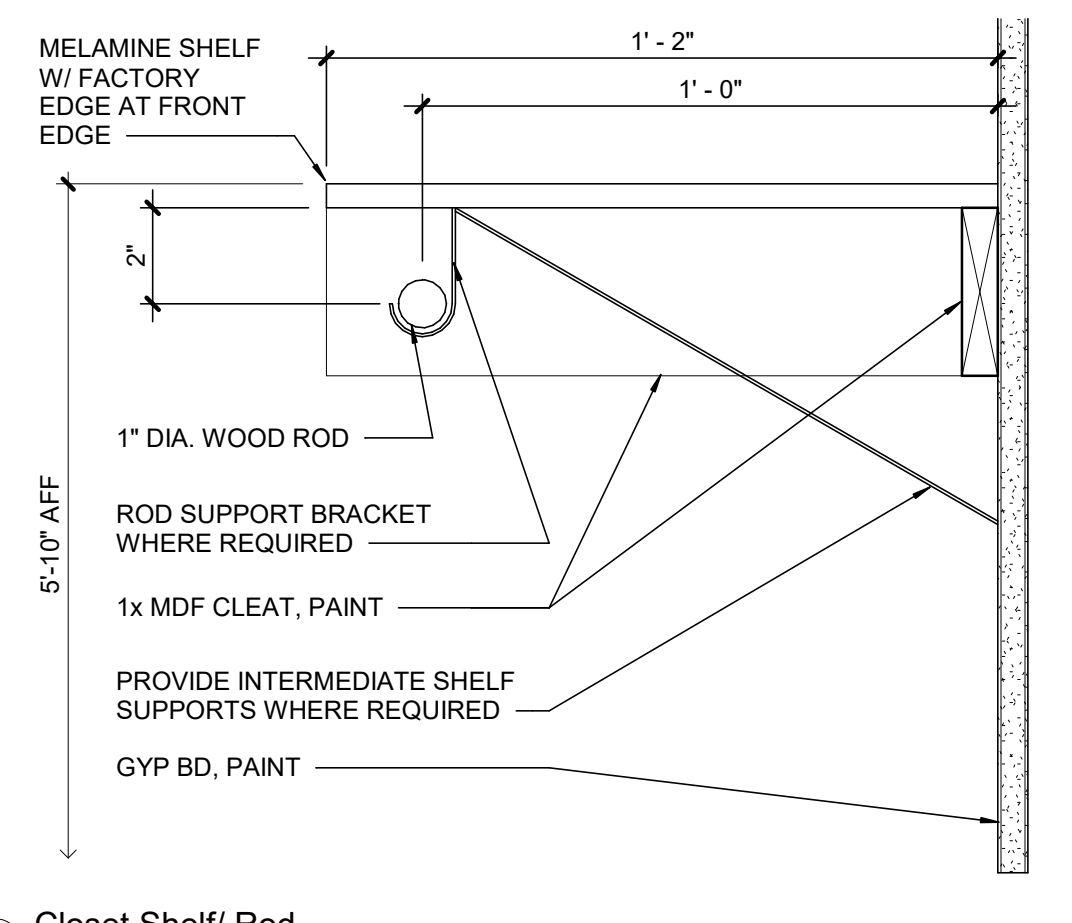
**KEYNOTES:**  
 1. SUBSTRATE (VARIES)  
 2. WOOD FLOORING  
 3. CONTINUOUS METAL TRANSITION STRIP AS SHOWN.  
 4. CARPET.  
 5. TILE  
 6. VINYL TILE

**GENERAL NOTES:**  
 A. TRANSITION STRIPS COLOR SHALL MATCH THROUGHOUT THE PROJECT  
 B. COORDINATE TRANSITION STRIP HEIGHTS/SLOPE WITH MATERIALS USED  
 C. VERIFY FLOORING INSTALLATION METHODS TO BE UTILIZED ON THE PROJECT. COORDINATE INSTALLATION SEQUENCE  
 D. AT CONTRACTORS OPTION, AT WOOD FLOORING INSTALLATIONS, USE WOOD TRANSITIONS OF MATCHING FINISH IN PLACE OF METAL STRIPS.

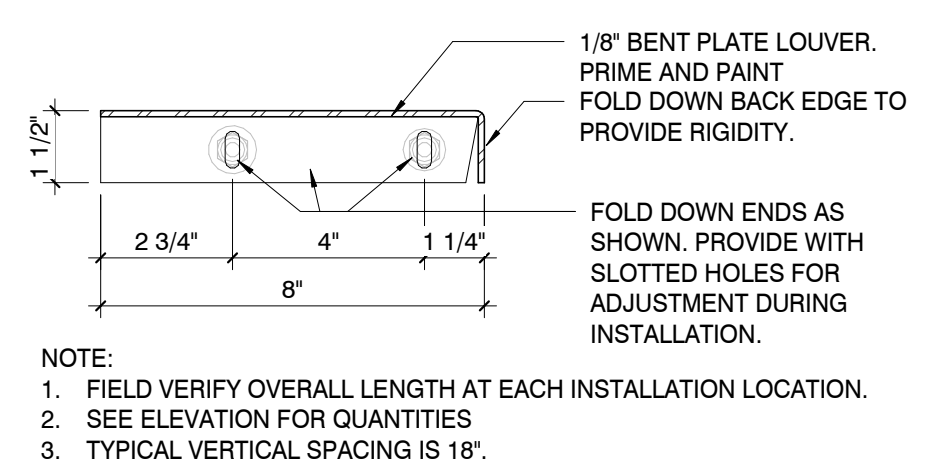
2 Flooring Transitions  
 1:1



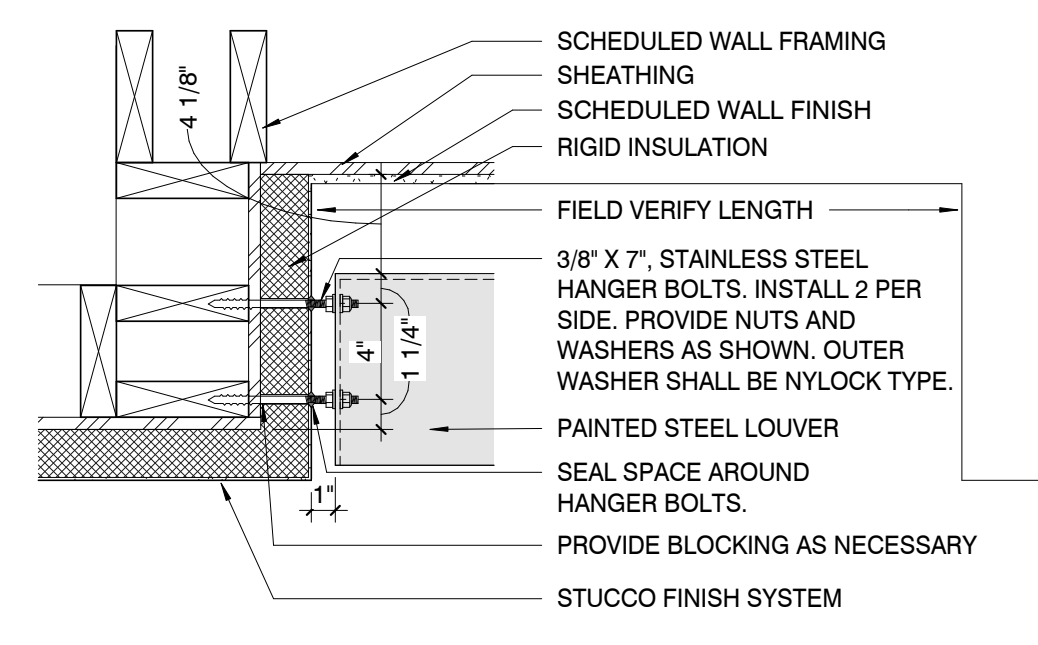
3 SPFR Roof Wall Transition  
 3\"/>



7 Closet Shelf/ Rod  
 3\"/>

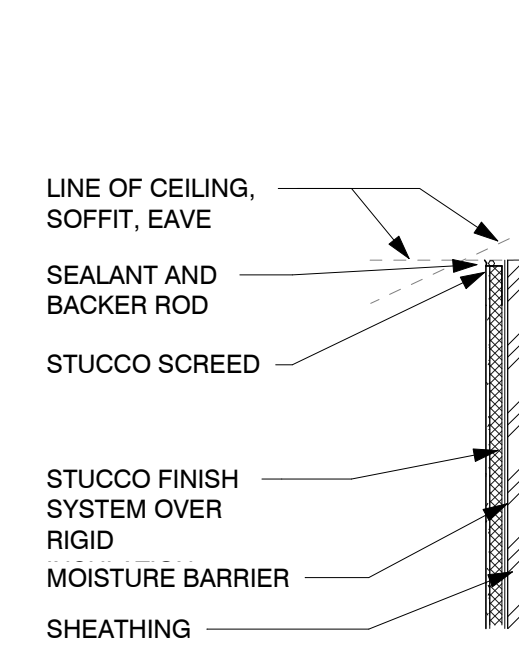


6 Horizontal Louver Section  
 3\"/>

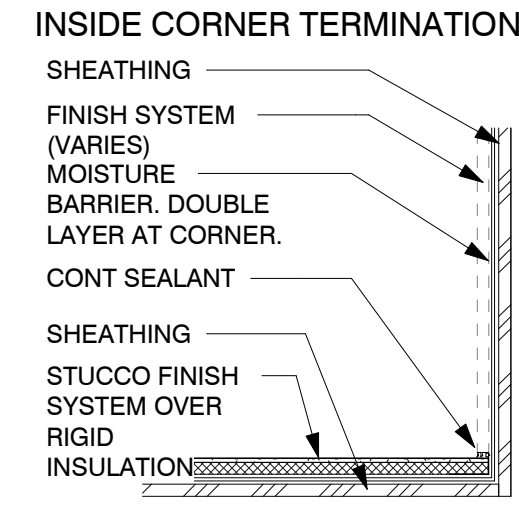


5 Horizontal Louver Jamb  
 1 1/2\"/>

TOP EDGE TERMINATION

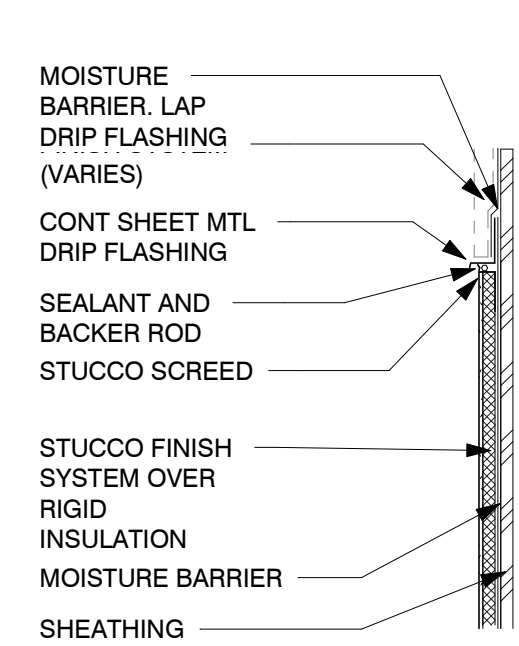


@ CLG/SOFFIT/EAVE

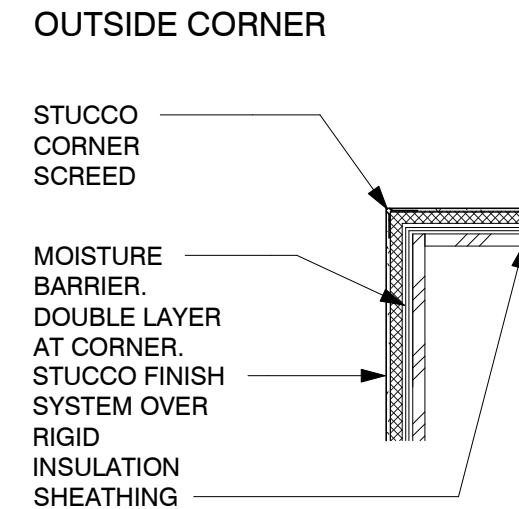


@ MATERIAL CHANGE

BOTTOM EDGE TERMINATION

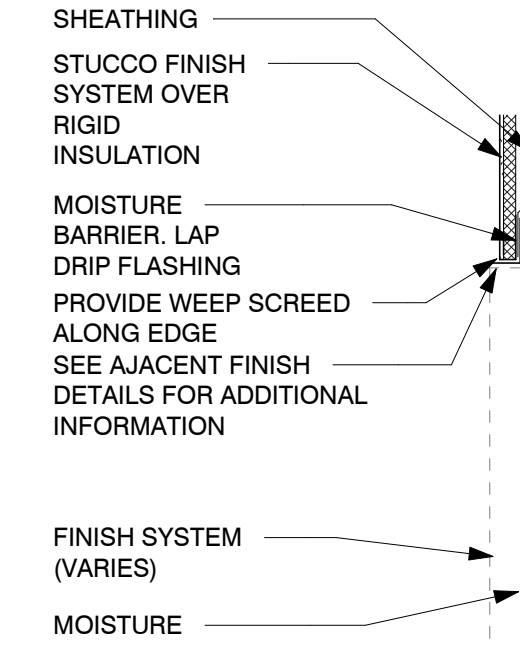


@ MATERIAL CHANGE

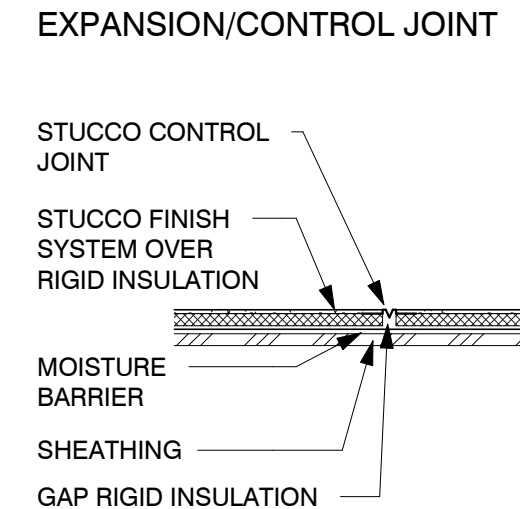


@ MATERIAL CONTINUATION

EXPANSION/CONTROL JOINT

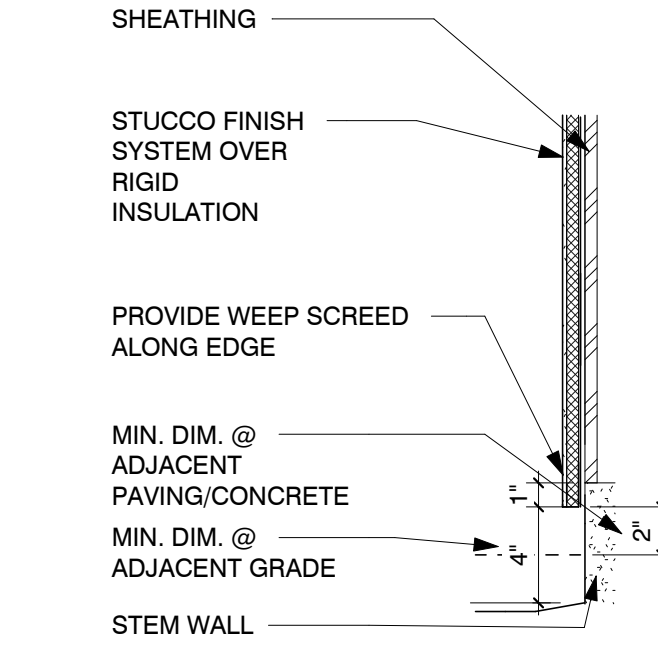


@ MATERIAL CHANGE



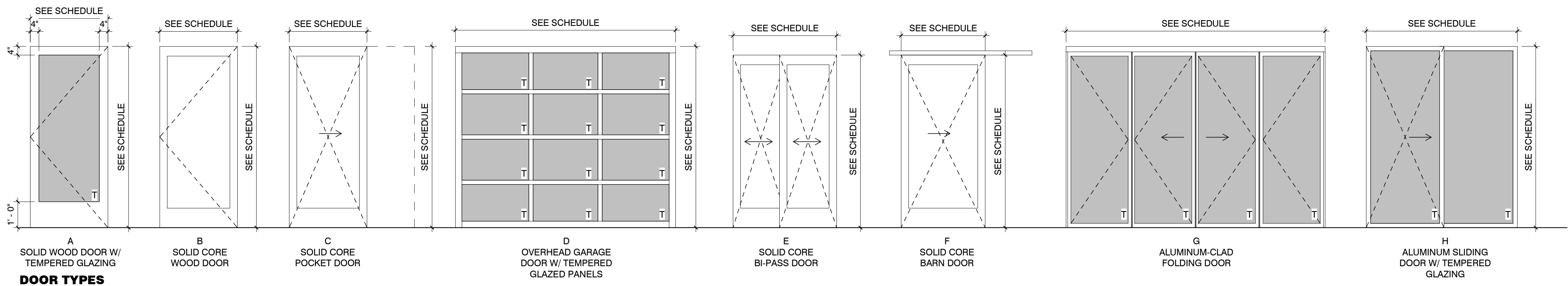
@ HORIZONTAL/VERTICAL

STUCCO



@ FLOOR/GRADE (WEEP SCREED)

**NOTES:**  
 1. SEE ELEVATIONS FOR EXENT OF FINISHES  
 2. PROVIDE CONTROL JOINTS WHERE RECOMMENDED BY STUCCO SYSTEM MANUFACTURER.  
 3. COORDINATE DETAILS SHOWN WITH MANUFACTURER'S SPECIFIC RECOMMENDATIONS.  
 4. DO NOT OBSTRUCT OR OTHERWISE SEAL WEEP HOLES IN STUCCO SCREEDS.  
 5. SUBSTRATE MAY BE MASONRY IN SOME INSTANCES. SEE PLAN  
 6. SEE WINDOW AND DOOR DETAILS FOR ADDITIONAL DETAILING AS APPLICABLE



**DOOR TYPES**

DOOR SCHEDULE - UNIT 1 / 6													
#	TYPE	WIDTH	HEIGHT	FINISH	FRAME	HARDWARE CODE	GLAZING			DETAILS			NOTES
							TEMPERED	U-FACTOR	MAX SHGC	HEAD	JAMB	SILL	
A 101	A	3'-0"	7'-0"	WOOD/GLASS	WOOD	1	X	0.40	0.25	9 / A7.1	10 / A7.1		
A 102	L	2'-9"	7'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
A 103	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
A 104	L	2'-9"	7'-0"	PAINT	WOOD	4				1 / A7.1	1 / A7.1		20 MIN RATED
A 105	H	6'-0"	6'-8"	ALUM./GLASS	ALUMINUM	6	X	0.40	0.25				
A 106	D	10'-0"	8'-0"	ALUM./GLASS	ALUMINUM	6	X	0.40	0.25				
A 201	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
A 202	M	2'-8"	8'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
A 203	G	14'-0"	9'-0"	ALUM CLAD/ GLASS	ALUMINUM	6	X	0.40	0.25				ANDERSEN OUTSWING FOLDING DOOR / CONTEMPORARY STYLE
A 301	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
A 302	BB	2'-8"	6'-8"	PAINT	WOOD	6							
A 303	L	2'-9"	7'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
A 304	E	5'-0"	6'-8"	PAINT	WOOD	6							
A 305	M	2'-8"	8'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
A 401	A	3'-0"	6'-8"	WOOD/GLASS	WOOD	1	X	0.40	0.25	9 / A7.1	10 / A7.1		

DOOR SCHEDULE - UNITS 2, 3, 4, 5													
#	TYPE	WIDTH	HEIGHT	FINISH	FRAME TYPE	HARDWARE CODE	GLAZING			DETAILS			NOTES
							TEMPERED	U-FACTOR	MAX SHGC	HEAD	JAMB	SILL	
B 101	A	3'-0"	7'-0"	WOOD/GLASS	WOOD	1	X	0.40	0.25				
B 102	L	2'-9"	7'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
B 103	L	2'-9"	7'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
B 104	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
B 105	L	2'-9"	7'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
B 106	L	2'-9"	7'-0"	PAINT	WOOD	4				1 / A7.1	1 / A7.1		20 MIN. RATED
B 107	H	6'-0"	6'-8"	ALUM./GLASS	ALUMINUM	6	X	0.40	0.25				
B 108	E	16'-0"	8'-0"	ALUM./GLASS	ALUMINUM	6	X	0.40	0.25				
B 201	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
B 202	L	2'-9"	7'-0"	PAINT	WOOD	5				1 / A7.1	1 / A7.1		
B 203	G	12'-0"	9'-0"	ALUM CLAD/ GLASS	ALUMINUM	6	X	0.40	0.25				ANDERSEN OUTSWING FOLDING DOOR / CONTEMPORARY STYLE
B 301	L	2'-9"	7'-0"	PAINT	WOOD	2				9 / A7.1	1 / A7.1		
B 302	E	6'-0"	6'-8"	PAINT	WOOD	6							
B 303	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
B 304	BB	2'-8"	6'-8"	PAINT	WOOD	6							
B 305	F	3'-6"	7'-0"	PAINT	WOOD	6							
B 306	E	5'-0"	6'-8"	PAINT	WOOD	6							
B 307	L	2'-9"	7'-0"	PAINT	WOOD	2				1 / A7.1	1 / A7.1		
B 308	F	5'-0"	6'-8"	PAINT	WOOD	6							
B 309	BB	2'-8"	6'-8"	PAINT	WOOD	6							
B 310	BB	2'-8"	6'-8"	PAINT	WOOD	6							
B 312	A	4'-0"	6'-8"			(none)							
B 313	A	4'-0"	6'-8"			(none)							
B 314	T	3'-0"	6'-8"			(none)							
B 315	CC	2'-10"	6'-8"			(none)							
B 316	V	2'-6"	7'-0"			(none)							
B 401	A	2'-8"	6'-8"	WOOD/GLASS	WOOD	3	X	0.40	0.25	9 / A7.1	10 / A7.1		

DOOR HARDWARE - KEY SCHEDULE																					
KEY NAME	BUTT HINGES - 3 PER LEAF	BUTT HINGES - 4 PER LEAF	NRP BUTT HINGES - 3 PER LEAF	SELF CLOSING	DEADBOLT - DOUBLE CYLINDER	DEADBOLT - CYLINDER/THUMBTURN	ENTRY LOCKSET	PRIVACY LOCKSET	PASSAGE LOCKSET	KICKPLATE	ASTRAGAL	WEATHER STRIPPING	SILENCERS	FLOOR STOP	WALL STOP	THRESHOLD	SWEEP	FLUSH BOLT	PANIC HARDWARE	HARDWARE INCLUDED	
1	Yes																				
2	Yes						Yes								Yes						
3	Yes		Yes	Yes	Yes	Yes		Yes				Yes				Yes	Yes				
4	Yes		Yes	Yes	Yes	Yes		Yes						Yes							
5	Yes													Yes							
6																					Yes

- NOTES:**
- HAND ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
  - HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
  - VERIFY WITH DOOR MANUFACTURER FOR REQUIRED DOOR HARDWARE WHERE HARDWARE IS INCLUDED/ PROVIDED WITH DOOR
  - DOORS BETWEEN RESIDENCE SPACES AND GARAGE SHALL BE MIN. 1 3/8" THICK, TIGHT FITTING W/ GASKETS AND SWEEP. SOLID CORE OR HONEYCOMB-CORE DOORS WITH SELF-CLOSING DEVICE OR MUST BE MIN. 20 MINUTE FIRE-RATED

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	CEILING	FINISHES				
			NORTH	SOUTH	EAST	WEST	
Balcony	DX	SB	EPS	EPS	EPS	EPS	
Bath 2	CFT	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	
Bedroom	CPT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Bonus Room	EC	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Closet	CPT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Den	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Dining	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Garage	EC	X GYP BD	CMU	CMU	GYP BD	X GYP BD	
Hallway	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Kitchen	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Laundry	CFT	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	
Living Room	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Master Bath	CFT	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	
Master Bedroom	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Pantry	CFT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Powder Room	CFT	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	MR GYP BD	
Storage	EC	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	
Vest.	EC	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	

ROOM FINISH LEGEND - KEY SCHEDULE		
FINISH CODE	FINISH TYPE	FINISH DESCRIPTION
RUB	BASE	4" RUBBER COVE BASE. COLOR TO BE SELECTED
WD	BASE	3" WOOD BASE TRIM
SB	CEILING	DENSGLOSS SOFFIT BOARD
GYP BD	CEILING	5/8" GYPSUM BOARD, TAPE, TEXTURE & PAINT. SMOOTH FINISH
MR GYP BD	CEILING	5/8" MOISTURE RESISTANT GYPSUM BOARD, TAPE, TEXTURE & PAINT. SMOOTH FINISH
CPT	FLOOR	CARPET
VCT	FLOOR	VINYL COMPOSITION TILE
DX	FLOOR	DEX-O-TEX FLOORING SYSTEM
EC	FLOOR	EXPOSED, SEALED CONCRETE
CFT	FLOOR	CERAMIC FLOOR TILE
PT-1	PAINT	ALL PAINT TO BE DUNN EDWARDS 'DROPLET WHITE', PROVIDE SEMI-GLOSS IN DAMP AREAS. FLAT ON CEILINGS & IN GARAGE AND EGGSHELL ON REMAINING AREAS
CT-1	WALL	CERAMIC WALL TILE
GYP BD	WALL	1/2" GYPSUM BOARD, TAPE, TEXTURE & PAINT. SMOOTH FINISH.
MR GYP BD	WALL	1/2" MOISTURE RESISTANT GYPSUM BOARD, TAPE, TEXTURE & PAINT. SMOOTH FINISH
CMU	WALL	EXPOSED CMU
EPS	WALL	EXTERIOR FINISH SYSTEM - SEE ELEVATIONS
X GYP BD	WALL/ CEILING	5/8" TYPE 'X' GYPSUM BOARD, TAPE, TEXTURE & PAINT. SMOOTH FINISH

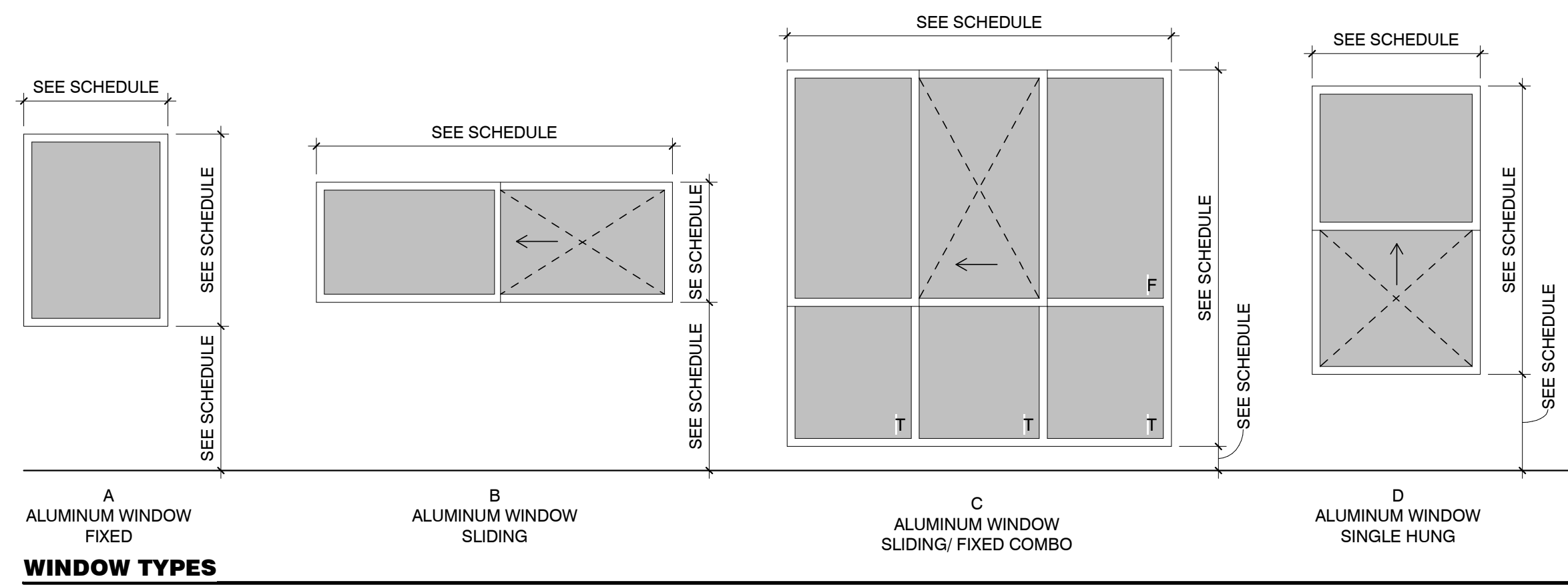
- ROOM FINISH GENERAL NOTES:**
- ALL FRAMING SUPPORTS FOR MOISTURE RESISTANT GYPSUM BOARD, (SUCH AS GYPSUM BACKER BOARD) ON CEILINGS SHALL NOT EXCEED 12 INCHES O.C. FOR 1/2" THICK BOARD AND 16" O.C. FOR 5/8" THICK BOARD
  - STANDARD COLOR, SIZE AND STYLE OF INTERIOR FINISH ITEMS TO BE SELECTED BY OWNER
  - INTERIOR FINISHES ARE PRELIMINARY AND SUBJECT TO SUBSTITUTION BASED ON FINISH OPTIONS AT TIME OF SALE OF TOWNHOUSE UNITS

WINDOW SCHEDULE												
#	TYPE	WIDTH	HEIGHT	SILL HEIGHT	FRAME FINISH	TYPE	GLAZING			DETAILS		
							TEMPERED	U-FACTOR	MAX SHGC	HEAD	JAMB	SILL
1	A	2'-0"	2'-0"	6'-0"	ALUMINUM			0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
2	A	2'-0"	6'-0"	1'-0"	ALUMINUM		X	0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
3	A	3'-0"	2'-0"	6'-0"	ALUMINUM			0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
4	B	3'-0"	3'-6"	3'-0"	ALUMINUM		X	0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
5	B	3'-6"	1'-6"	6'-6"	ALUMINUM		X	0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
6	D	3'-6"	6'-0"	2'-0"	ALUMINUM	EGRESS		0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
7	B	4'-0"	2'-0"	6'-0"	ALUMINUM			0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
8	A	3'-6"	6'-0"	1'-0"	ALUMINUM		X	0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
9	B	6'-0"	2'-0"	3'-6"	ALUMINUM			0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
10	C	6'-0"	8'-0"	6"	ALUMINUM	EGRESS	X	0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1
11	B	3'-6"	1'-6"	5'-0"	ALUMINUM			0.40	0.25	8 / A7.1	7 / A7.1	6 / A7.1

**GLAZING HAZARDS**

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

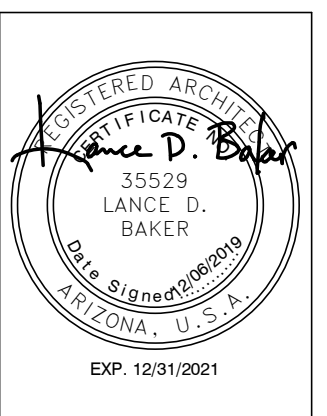
- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE HAVE THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 & 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR.
  - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZ. OF THE PLANE OF THE GLAZING.
- GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- GLASS BLOCK PANELS
  - GLASS BLOCK PANELS SHALL HAVE A MIN. 3" THICKNESS AT THE MORTAR JOINT.
  - MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
  - GLASS BLOCK SHALL BE LAID IN TYPE N MORTAR. MORTAR SHALL HAVE 750 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH
  - BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED.
  - GLASS BLOCK PANELS SHALL HAVE REINFORCEMENT IN THE HORIZONTAL MORTAR JOINTS THAT ARE IMMEDIATELY BELOW THE HIGHEST COURSE AND IMMEDIATELY ABOVE THE LOWEST COURSE OF THE GLASS PANEL AREA. REINFORCEMENT SHALL BE CONTINUOUS 2"x8" LADDER TYPE GALVANIZED 9 GAUGE HORIZONTAL JOINT REINFORCEMENT.
  - EXTERIOR GLASS BLOCK PANELS SHALL BE PROVIDED WITH 1/2" EXPANSION JOINTS AT THE SIDES AND TOP. EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILIENT MATERIAL.
  - GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.



**WINDOW TYPES**

**FLEETWOOD 6 TOWNHOMES  
SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS	
1	12/06/19 [1st City Comments]

Phase: CD  
Drawn By: KC  
Reviewed By: LDB  
SDI Project No: 3876  
Date: 12/06/2019

Sheet:  
**A8.1**  
SCHEDULES