

ELUX AT MCQUEEN

A SNOWDEN COMMUNITY

Planned Area Development Preliminary Development Plan & Preliminary Plat

DECEMBER 2020

PAD/ PDP CASE NO.: PLH19-0063

PRE-PLAT CASE NO.: PLT19-0055

1ST SUBMITTAL: NOVEMBER 15, 2019

2ND SUBMITTAL: OCTOBER 29, 2020

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PROJECT INFORMATION:

Project Location:

Southeast corner of McQueen Road and the Loop 202 San Tan Freeway

Request:

Planned Area Development (PAD), Preliminary Development Plan (PDP),
 & Preliminary Plat (PPT)

PAD/ PDP Case No. PLH19-0063

PPT Case No. PLT19-0055

General Plan Designation:

Neighborhoods

Air Park Area Plan:

High Density Residential (HDR) (12.1-18.0 du/ac)

Existing Zoning:

AG-1

Proposed Zoning:

Planned Area Development (PAD)

Existing Use:

Vacant

Gross Area:

13.90 Ac.

Net Area:

12.87 Ac.

Maximum Proposed Dwelling Units:

162 Du.

Maximum Proposed Density:

12.59 Du./Ac.

Open Space:

3.95 Ac. (30.80% of Net)

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1 INTRODUCTION

Snowdon McQueen LLC is excited to bring ELUX at McQueen, an approximately 13.90-gross acre (12.87-net acre) community located in the City of Chandler (the “City”) at the southeast corner of McQueen Road and the Loop 202 Santan Freeway. The housing product designed for ELUX at McQueen is relatively unique to the region and was developed through a creative research and development process. Snowdon McQueen LLC intends for the ELUX at McQueen (or the “Site”) development to become a point of pride within the City, offering a distinct housing product and a uniquely themed community for current and future residents of the City of Chandler (See **Exhibit A: Vicinity Map**).

ELUX at McQueen is an ideally located residential development situated approximately two miles northwest of the Chandler Municipal Airport (the “Airport”), and adjacent to employment, commercial, recreational, municipal, and residential uses. The proximity of the Site to shopping and employment allows for the creation of a unique environment that responds to the housing needs of the surrounding area. ELUX at McQueen is anticipated to have one-hundred and sixty-two (162) single-family detached and attached units in a for rent community at an overall net density of approximately 12.59 du/ac.

This Site is an appropriate location to introduce this unique housing product and community. The proposed architectural character for ELUX at McQueen reflects the character of the vibrant and growing City. Additionally, throughout the community, thematic architectural and landscape elements will be designed and implemented to celebrate the modern, unique product and related land uses in the surrounding area. The quality and proposed aesthetics of ELUX at McQueen reflects Snowdon McQueen LLC’s commitment to progressive community design and development.

2 BACKGROUND

This project is proposing that approximately 13.90 gross acres be rezoned from AG-1 to PAD for a unique and high-quality residential development (See **Exhibit B: Existing & Proposed Zoning Map**). Simultaneous with the Rezoning request, this development is seeking a PDP approval for the site plan consisting of 162 detached and attached single-family for rent units. The proposed development is planned as a gated community and is planned to accommodate a net density of approximately 12.59 du/ac. This development meets the goals, policies, and intent of the General Plan and Area Plan, and is compatible with neighboring developments while providing an attractive presence in the area.

3 REQUEST

In order to achieve this development on the Site, Snowdon McQueen LLC is requesting:

- The Site to be rezoned from AG-1 to Planned Area Development (PAD) for Residential;
- Approval of the Preliminary Development Plan (PDP); and,
- Approval of the Preliminary Plat (PPT).

4 GENERAL PLAN & AREA PLAN COMPLIANCE

The City of Chandler General Plan designates the Site as Neighborhoods (See **Exhibit C: General Plan Land Use Map**). The Site’s development as a single-family for rent community is consistent with the underlying General Plan land use designation of Neighborhoods. Given that the Site is located adjacent to employment uses to the west, the Santan Freeway to the north, and medium density housing to the

east, and is in close proximity to the Airport and a future transit center at Arizona Avenue and Germann Road, high density housing is appropriate on the Site. Further, much of the immediate area has either been developed or is currently being developed with a variety of single-family residential densities. The Site is also located within the Chandler Airpark Area Plan, which designates the Site as High Density Residential (HDR) (12.1-18 du/ac) (See **Exhibit D: Chandler Airpark Area Plan**). The Site is proposed to have 162 units at 12.59 du/net acre which is consistent with the Chandler Airpark designation of HDR.

The proposed development also incorporates a different product type in a for rent setting, which creates a diverse housing market without introducing a development so different as to be inappropriate or incompatible with the existing neighborhoods. The proposed architectural style and enhanced landscape elements will bring aesthetic diversity to the area with a unique yet authentic character.

5 PLANNED AREA DEVELOPMENT

The Site is currently zoned AG-1 and Snowdon McQueen LLC is requesting the Site be rezoned to PAD for residential uses and will adhere to the development standards stated herein. ELUX at McQueen will be a unique housing type promoting connectivity within the community and offering clubhouse amenities for residents. Complementary architectural style and details will be utilized throughout the community.

The proposed Development Plan will establish a community with pedestrian courtyards, private rear yards, and community amenities (See **Exhibit E: Development Plan** and **Exhibit F: Landscape Plan**). ELUX at McQueen will include a total of 162 residences at a net density of approximately 12.59 dwelling units per acre. The southern boundary of the site adjacent to existing development has been designed to include additional buffering between existing single-family residences and proposed units. The Site provides approximately 3.95 acres of open space, or 30.80% of the total development's net acreage (See **Exhibit G: Open Space Plan**). The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. A 3,624 square-foot community clubhouse amenity is prominently featured within the community amenity area. The amenity area includes the clubhouse building, pool and spa, cabanas, barbeque, and seating areas. This amenity area will be easily accessible to all the residents of ELUX at McQueen via a six-foot (6') centralized sidewalk, supporting recreational activity and social interaction. As a major component of the community's identity, the clubhouse will complement the modern architectural style of the homes by using tile cladding, metal work on doors and windows, tempered glazing windows, and stucco finishes. Additionally, a second amenity area is provided on the eastern end of the development and includes a pickle ball court as well as shade features, turf areas, and site furnishings (See **Exhibit H: Amenity Plan**). This area is accessed by three (3), four (4), and five-foot (5') sidewalks surrounding and internal to the amenity. The community will have various sidewalks and pathways connecting residents to their homes, parking areas, open spaces, and community amenities and clubhouse (See **Exhibit I: Pedestrian Circulation Plan**).

The interior and exterior landscape theming of ELUX at McQueen will feature modern design elements and motifs which will help reflect the community's distinct style while maintaining an aesthetic balance with the surrounding area. The design of the perimeter walls will reflect the quality and character of the community (See **Exhibit J: Wall Plan** and **Exhibit K: Wall Details**). The primary gated entrance into the community is located off of McQueen Road. The community entrance will include a monument sign, accentuated with enhanced ornamental desert plantings organized in formal massings and patterns. A secondary access point for the community is proposed at the southeast corner of the development, connecting to Senate Street and Armstrong Way. Both the primary and secondary entryways will incorporate design elements such as CMU block raised planters, CMU block with stucco finishes, precast concrete caps, aluminum channel, and reverse pan channel lettering, to create a cohesive design (See

Exhibit L: Entry Plan & Details and **Exhibit M: Entry Monuments**). At the main entryway and at various points throughout the Site, low flying aircraft warning signs will be prominently displayed for residents and visitors (see **Exhibit N: Aircraft Warning Sign Plan**).

6 HOUSING PRODUCT

The ELUX at McQueen development is a single-family for rent product that lives like a traditional single-family residential home. These casita-style homes address the needs of modern families. The homes will be built with energy-efficient and sustainable construction technology. The proposed design of the development consists of 162 one and two-story, detached and attached residences to create a community that is attractively designed, aesthetically landscaped, and provides an appropriate use for the Site. The proposed development is planned as a gated community that will consist of approximately 162 residences at a net density of approximately 12.59 du/ac. The residences are a mix of one, two, and three bedrooms, with an appropriate mix of the residences being detached and attached in a duplex style. Unlike traditional apartment complexes, where most units are one and two bedrooms (typically 50-60% one bedrooms, 30-40% two bedrooms, and less than 10% three bedrooms), this project has an increased number of two- and three-bedroom residences (40% one bedrooms, 40 % two bedrooms, and 20% three bedrooms).

The residences are predominately grouped around pedestrian courtyards to create a sense of arrival, place, and connectivity within the greater context of the community (See **Exhibit O: Illustrative Rendering**). A unique feature is that every residence includes a private, enclosed rear yard which, in most cases, is nearly as wide as the residence itself. Small-scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

The amenity areas are designed to enhance the community identity and the quality of life of the residents by providing recreational opportunities and connectivity through the integration of effective and accessible internal open spaces. The amenity and theming elements have been integrated to maintain the overall character of the community. The primary amenity area (located at the southwest corner of the Site) will include a resort-style swimming pool and spa, seating areas for residents to relax and socialize, and a clubhouse with restroom facilities and resident amenities.

The product proposed for this Site represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. This development combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the expense or HOA fees of a typical single-family development. The casita-style residences include one and two-story options, with many containing no more than one unit per building, creating a “single-family subdivision” feel throughout the development.

Due to the design of the ELUX at McQueen community, attached garages will not be provided for all units. Detached garages and covered parking spaces will be provided and internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residence buildings to create a consistent design throughout the community. Parking canopy covers will be consistent with the building colors and will be architecturally integrated with the surrounding structures.

7 PROPOSED DEVELOPMENT STANDARDS

The following development standards are proposed for ELUX at McQueen:

Single-Family For Rent / Condo Plat

PERIMETER BUILDING SETBACKS	SINGLE-FAMILY FOR RENT PRODUCT
(SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	
Adjacent to McQueen Road	50'
Adjacent to Loop 202 Freeway	10'
Adjacent to single-family uses	35'
Adjacent to multi-family uses	10'
INTERIOR BUILDING SETBACKS	
(SETBACKS SHOWN ARE MEASURED FROM PROPERTY LINE TO BUILDING FOUNDATION, UNLESS OTHERWISE STATED)	
Side	0'
Separation between principal buildings (min.)	6'
BUILDING STANDARDS	
Building height (max.)	2-stories, 30'
Lot Coverage (max.)	40%

(See **Exhibit P: Elevations & Floor Plans**)

8 PARKING & REFUSE

The ELUX at McQueen development provides 327 parking spaces. Of the 327 parking spaces, 77 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The garages also provide a buffer for the property against the Loop 202 to the north. Refuse enclosures are distributed throughout the Site (See **Exhibit Q: Street Sections** and **Exhibit R: Parking & Trash Location Plan**).

9 GRADING AND DRAINAGE

There are no offsite flows that historically pass through the Site. The adjacent offsite streets and internal onsite streets will convey storm water to multiple surface retention basins and underground retention (See **Exhibit S: Preliminary Grading & Drainage Plan**).

10 INFRASTRUCTURE ANALYSIS

Onsite water and sewer mains will be private. A potable meter with a looped private water line will connect at McQueen Road and Senate Street. The 8" stub along McQueen Road will be utilized for sewer connection, and water service will be provided by the City of Chandler. Sewer service will also be provided by the City of Chandler.

11 PRELIMINARY PLAT

See **Exhibit T: Preliminary Plat**.

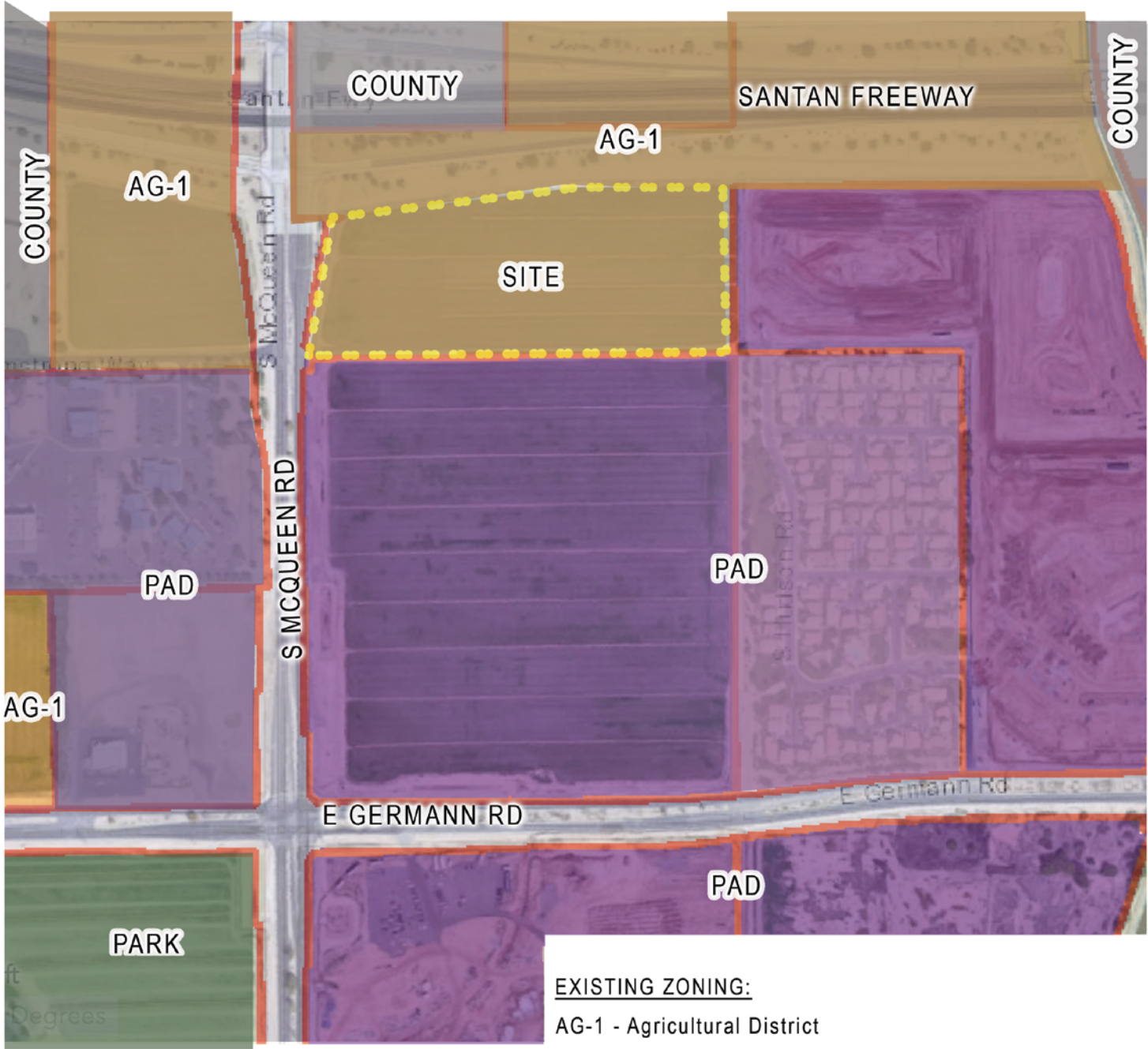
12 CONCLUSION

ELUX at McQueen will be a high quality, sustainable, and dynamic development on this Site. The proposed PAD and PDP meet the goals of the City by providing a vibrant community that is visually attractive and provides a unique single-family for rent product. Further, ELUX at McQueen will provide additional support to the existing and planned retail and employment uses in the area. ELUX at McQueen is a project that incorporates a compatible transitioning density. The proposed clubhouse, outdoor amenities, and courtyard-style layouts will help to create a close community by providing a creative space for families, friends and neighbors to enjoy together. Cohesive pedestrian connectivity throughout the development reinforces a desirable lifestyle and embraces place-making principles. A community with tasteful modern architectural design and themes that complement the surrounding developments, assures that ELUX at McQueen will be a valuable asset to the City and immediate area. The development also creates visual interest on the perimeter through an attractive perimeter wall, architectural facades, a creatively designed entryway, and a well-planned open space and amenity area. We request your approval.



EXHIBIT A: VICINITY MAP

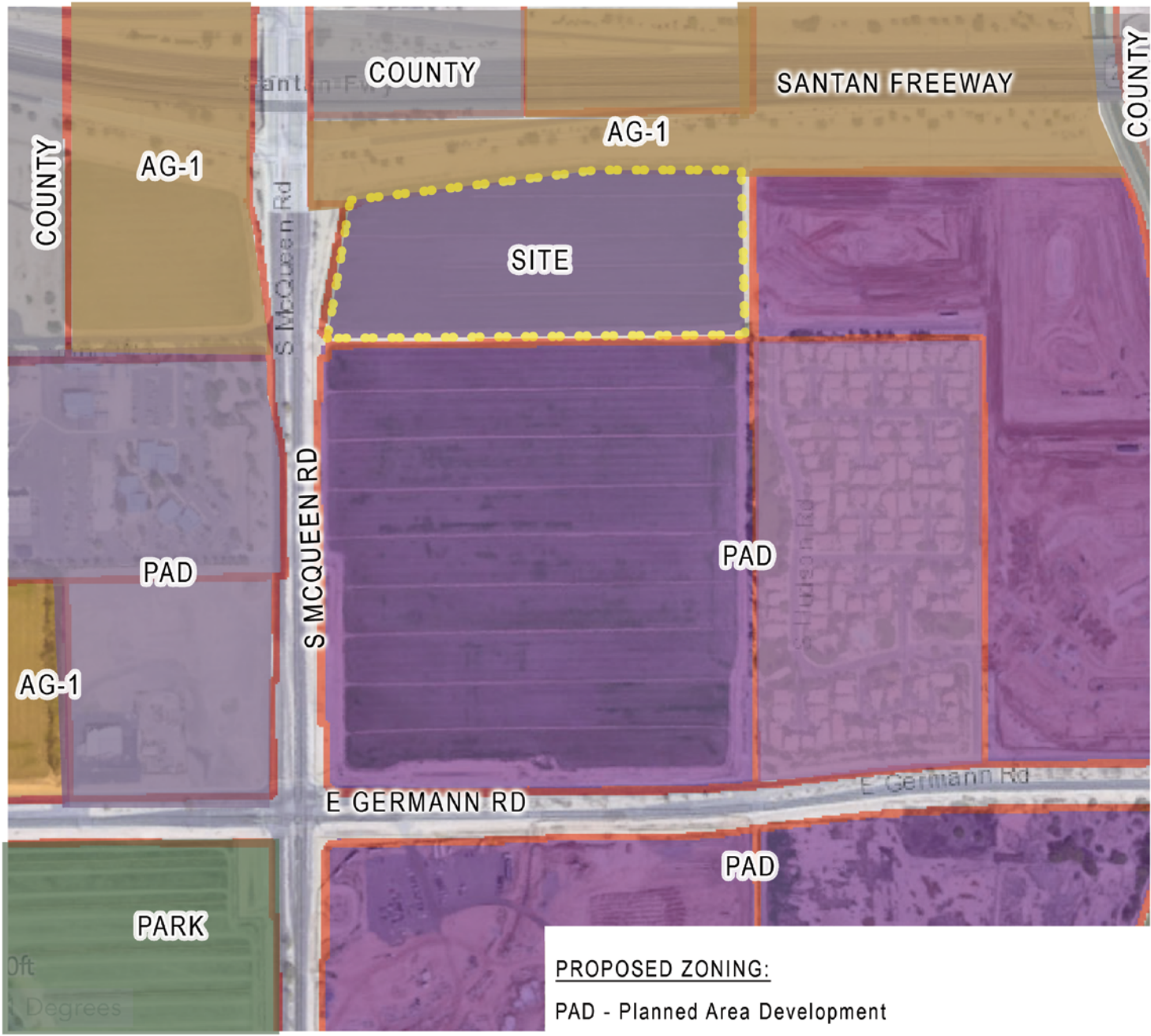




EXISTING ZONING MAP

LEGEND

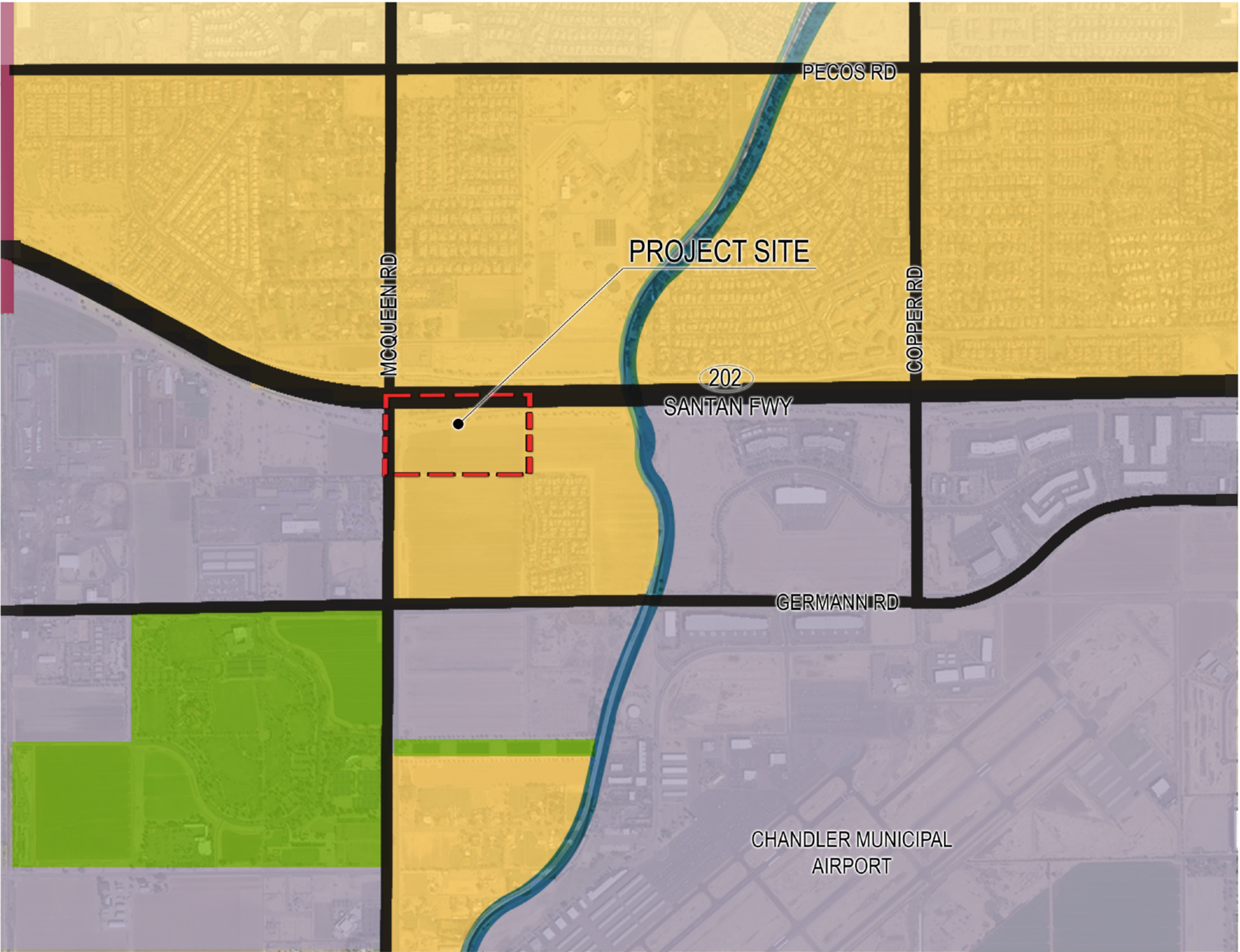
- | | |
|---|---|
|  PAD - Planned Area Development |  County Land |
|  AG-1 - Agricultural District |  Parks |



PROPOSED ZONING MAP

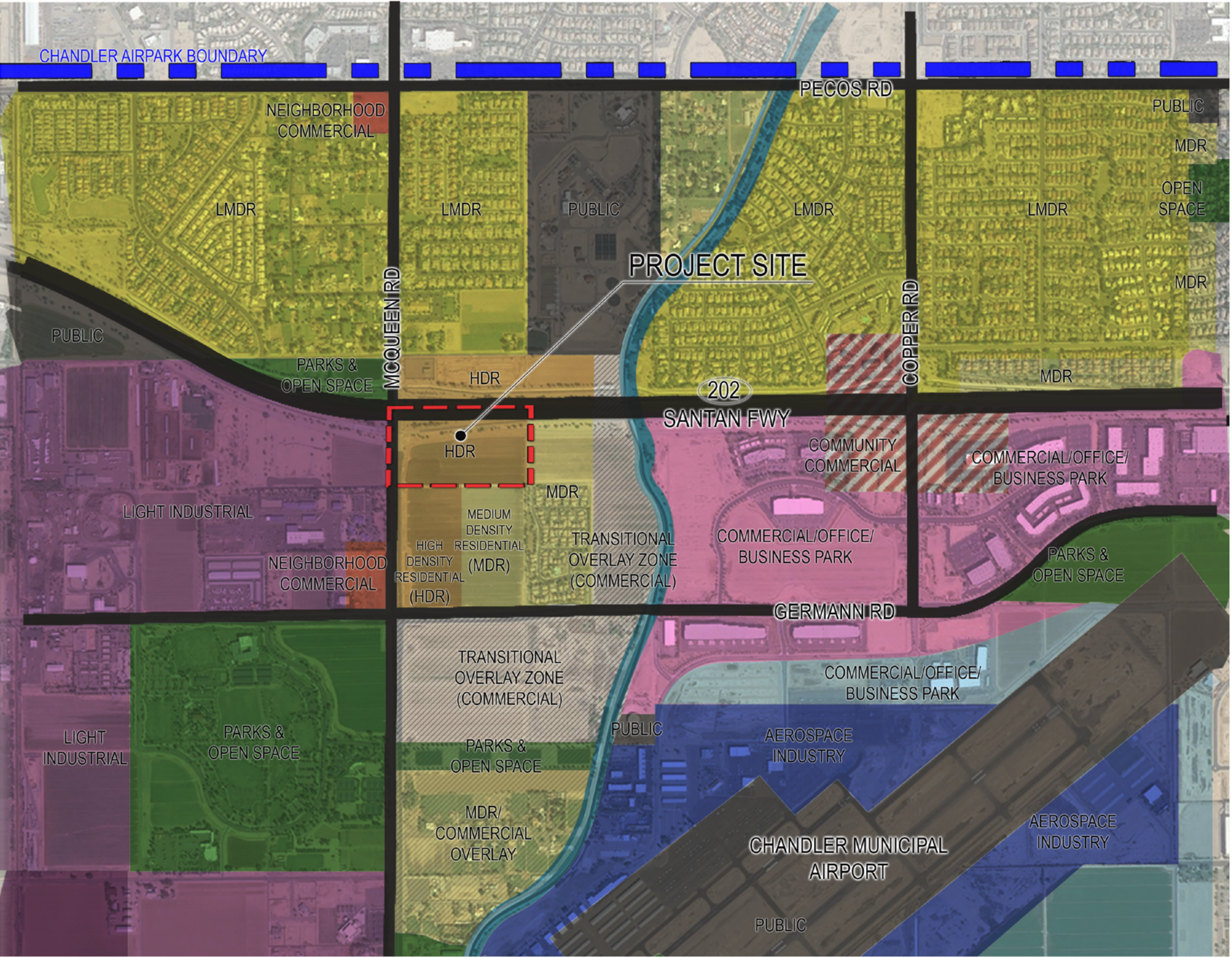
LEGEND

- | | |
|--|---|
|  PAD - Planned Area Development |  County Land |
|  AG-1 - Agricultural District |  Parks |



- GENERAL PLAN MAP LEGEND
- Neighborhoods
 - Regional Commercial
 - Employment
 - Recreation/Open Space
 - Growth Areas

GENERAL PLAN MAP



LAND USE LEGEND

- PR (0-15 D.U. PER ACRE)
300 ACRES
- LDR (16-25 D.U. PER ACRE)
1000 ACRES
- LMDR (26-35 D.U. PER ACRE)
240 ACRES
- MDR (36-45 D.U. PER ACRE)
200 ACRES
- HDR (46-55 D.U. PER ACRE)
150 ACRES
- NEIGHBORHOOD COMMERCIAL
10 ACRES
- COMMUNITY COMMERCIAL
75 ACRES
- REGIONAL COMMERCIAL
240 ACRES
- SPECIAL USE COMMERCIAL
100 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK
640 ACRES
- LIGHT INDUSTRIAL
50 ACRES
- INDUSTRIAL
280 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK
(TRUCKWAY ACCESS)
440 ACRES
- AEROSPACE INDUSTRY (FBO)
297 ACRES
- PUBLIC / SEMI-PUBLIC FACILITIES
470 ACRES
- PARKS AND OPEN SPACE
500 ACRES
- TRANSITIONAL OVERLAY ZONE
(TO ANY COMMERCIAL USE)
220 ACRES
- STUDY AREA BOUNDARY AND
AIRPORT OVERLAY DISTRICT

EXISTING

SMCQUEEN ROAD

202 SANTAN FWY



Site Data		
Gross Acreage	13.90 AC.	
Net Acreage	12.87 AC.	
Private Open Space	1.08 AC.	8.4%
Common Open Space	2.88 AC.	22.3%
Total Open Space	3.95 AC.	30.8%
Building Type A (1 Bed / 1 Story)	14 Units	8.6%
Building Type A-D (1 Bed / 1 Story)	40 Units	24.7%
Building Type B (2 Bed / 1 Story)	42 Units	25.9%
Building Type B-D (2 Bed / 1 Story)	12 Units	7.4%
Building Type C (3 Bed / 2 Story)	12 Units	7.4%
Building Type C-D (3 Bed / 2 Story)	20 Units	12.3%
Building Type D (1 Bed / 2 Story)	11 Units	6.8%
Building Type E (2 Bed / 2 Story)	11 Units	6.8%
Total	162 Units	12.59 DU/AC

EXHIBIT E: DEVELOPMENT PLAN



S MCQUEEN ROAD

202 SANTAN FWY

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Total	162 Units	12.59 DU/AC

DEVELOPMENT PLAN



202 SANTAN FWY

SMCQUEEN ROAD



DEVELOPMENT PLAN



N

202 SANTAN FWY

SMCQUEEN ROAD



PLANT MATERIALS LEGEND

Tree	Size	Height	Width	Caliper	Extra Large Shrubs	Size	Large Shrubs	Size	Medium Shrubs	Groundcovers	Size	Cacti/ Accents	Size	Cacti/ Accents Cont.	Size	Vines	Size	
 California Fanpalme California Gold	24" Box	6' Min.	3' Min.	1" Min.		5 gal	 Orange Eucalyptus Silver Cassia	5 gal	 Eremophila glabra spp. canosus Winter Blaze	5 gal	 Chrysopsis mexicana Damselita	1 gal	 Agave americana 'Marginalis' Vasegated Century Plant	5 gal	 Muhlenbergia lindheimeri Autumn Glow	5 gal	 Bougainvillea 'California Gold' Orange Eucalyptus	5 gal
 Fraxinus Greggii Little Leaf Ash	24" Box	NA	NA	1" Min.		5 gal	 Caesalpinia gileadensis Yellow Bird of Paradise	5 gal	 Eremophila prostrata Outback Scented Eremophila	5 gal	 Agave bovicornuta Cow's Horn	1 gal	 Muhlenbergia rigens Deer Grass	1 gal	 Ficus pumila Creeping Fig	5 gal		
 Olea europaea 'Nirvana' Olive	36" Box Multi	8' Min.	5' Min.			5 gal	 Caesalpinia mexicana Mexican Bird of Paradise	5 gal	 Leucophyllum frutescens 'compacta' Lynn's Legacy Sage	5 gal	 Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal	 Agave salmiana x ferex Large Leaf Agave	5 gal	 Muhlenbergia rigida 'Nashville' Nashville Muley Grass	5 gal	 Inerts	
 Ficus tinctoria Minkie Tree	24" Box	NA	NA	1" Min.		5 gal	 Cordia Boissieri Anacardita	5 gal	 Leucophyllum frutescens 'Rio Bravo' Rio Bravo Sage	5 gal	 Lantana montevidensis Purple Trailing Lantana	1 gal	 Bougainvillea gracilis Blond Ambition	1 gal	 Nolina mataspensis Beagras	5 gal	 Decomposed Granite 2" Depth in All Planting Areas	
 Ficus chinensis Chinese Pistache	24" Box	7' Min.	2.5' Min.	1" Min.		5 gal	 Dodonaea viscosa Japanese Tree	5 gal	 Leucophyllum japonicum Japanese Tree	5 gal	 Lantana sp. New Gold Lantana	1 gal	 Daylily Green Desert Spoon	5 gal	 Opuntia sp. Kelly's Choice Kelly's Choice Pinky Pear	5 gal	 Turf - Midson Sed	
 Ebenopsis elaeagnus Texas Ebony	15 gal.	4' Min.	3' Min.	0.5" Min.		5 gal	 Tecoma stans 'Orange Jubilee' Orange Jubilee	5 gal	 Nerara Oleander 'Little Red' Oleander 'Little Red'	5 gal	 Lantana sp. New Red Lantana	1 gal	 Euphorbia antisyphilitica Candelilla	1 gal	 Portulacaria afra variegata Dwarf Elephant Foot	5 gal	 6" Concrete Header	
 Prosopis juliflora Thornless Mesquite	15 gal.					5 gal	 Tecoma sp. 'Sparky' Sparky	5 gal	 Salvia divinorum Chapel Sage	5 gal	 Russelia equisetiformis Coral Fountain	5 gal	 Euphorbia rigida Copper Plant	5 gal	 Yucca baccata Banana Yucca	15 gal.	 6" Concrete Header	
 Quercus virginiana 'Nathredra' Oak	24" Box	7' Min.	3' Min.	1.0"			 Vauquelinia californica Arizona Rosewood		 Toxicaria chamaedrys 'bractatum' Prostratum	1 gal	 Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal	 Yucca pallida Pale Leaf Yucca	5 gal	 Yucca repens Twisted Leaf Yucca	5 gal	 Concrete Turndown	
 Ulmus parvifolia 'Mile' Elm	24" Box	7' Min.	3' Min.	1" Min.														

NOTES:
1. ALL TREES SHALL COMPLY WITH THE LATEST REVISED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 160306(A), ZONING CODE.

202 SANTAN FWY

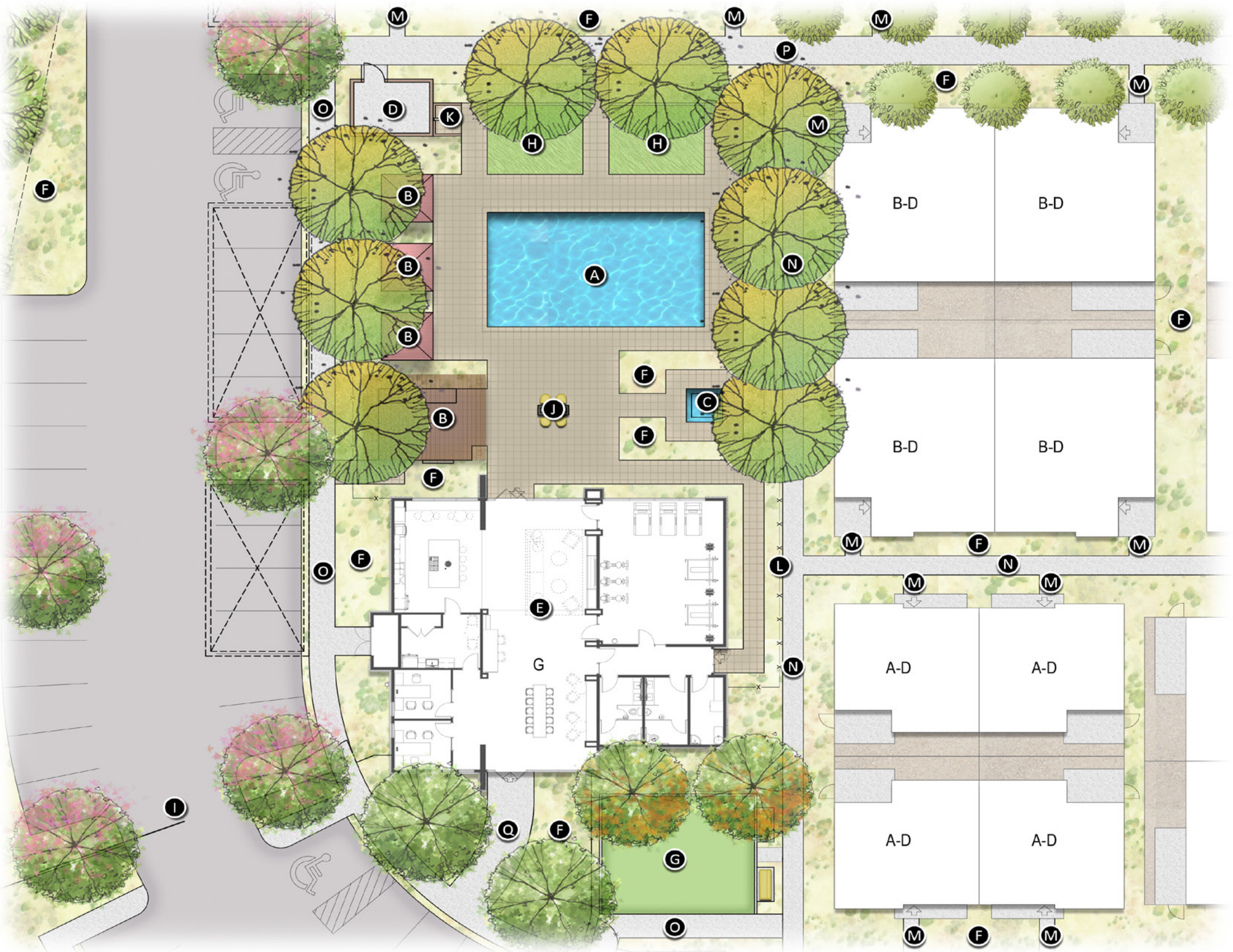
S MCQUEEN ROAD



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EXHIBIT G: OPEN SPACE PLAN





- KEYNOTES
- A POOL
 - B SHADE FEATURE
 - C SPA
 - D POOL EQUIPMENT
 - E AMENITY BUILDING
 - F PLANTING AREA
 - G TURF
 - H SYNTHETIC TURF
 - I VEHICULAR ENTRY GATE
 - J FIRE PIT
 - K OUTDOOR SHOWER
 - L POOL BARRIER FENCE
 - M 3'-0" SIDEWALK
 - N 4'-0" SIDEWALK
 - O 5'-0" SIDEWALK
 - P 6'-0" SIDEWALK
 - Q 9'-0" SIDEWALK

KEYNOTES

- A** PICKLE BALL COURT
- B** SHADE FEATURE
- C** FESTOON LIGHTS
- D** SITE FURNISHING
- E** TURF
- F** STABILIZED DECOMPOSED GRANITE
- G** PLANTING AREA
- H** 3'-0" SIDEWALK
- I** 4'-0" SIDEWALK
- J** 5'-0" SIDEWALK



S MCQUEEN ROAD

202 SANTAN FWY

SYMBOL	DESCRIPTION
	3'-0" SIDEWALK
	4'-0" SIDEWALK
	5'-0" SIDEWALK
	6'-0" SIDEWALK
	9'-0" SIDEWALK

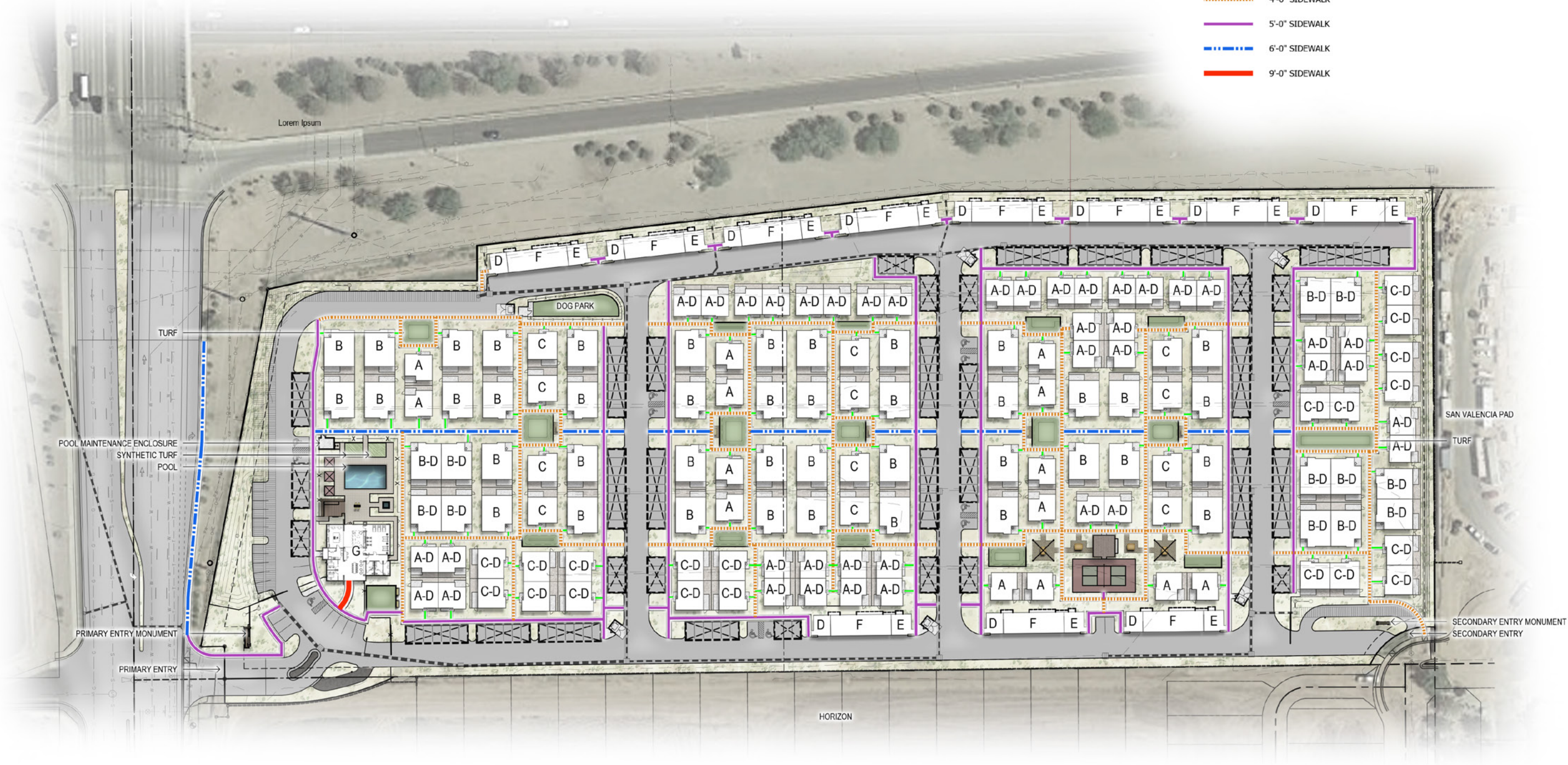


EXHIBIT I: PEDESTRIAN CIRCULATION PLAN



S MCQUEEN ROAD

202 SANTAN FWY

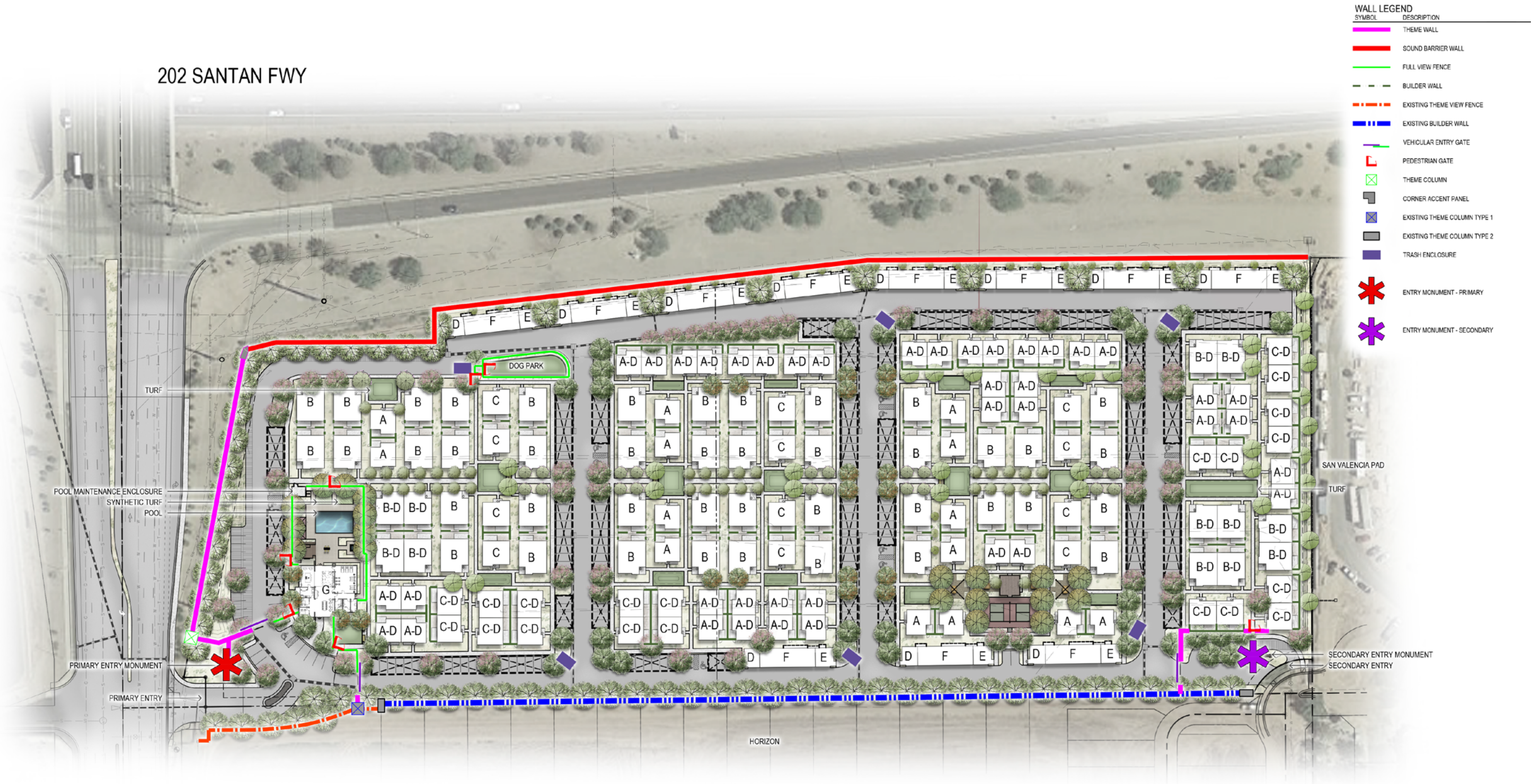
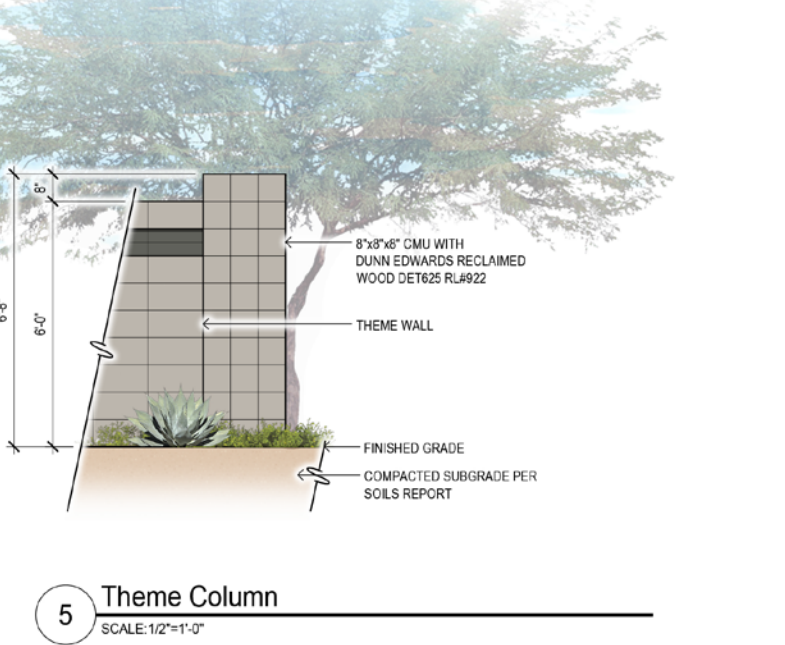
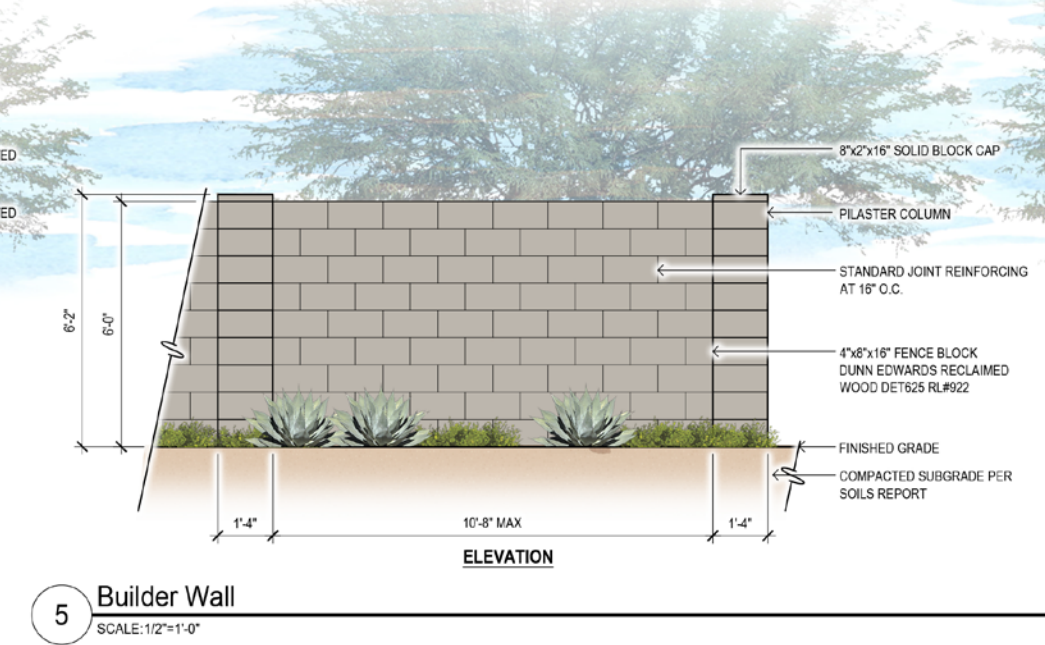
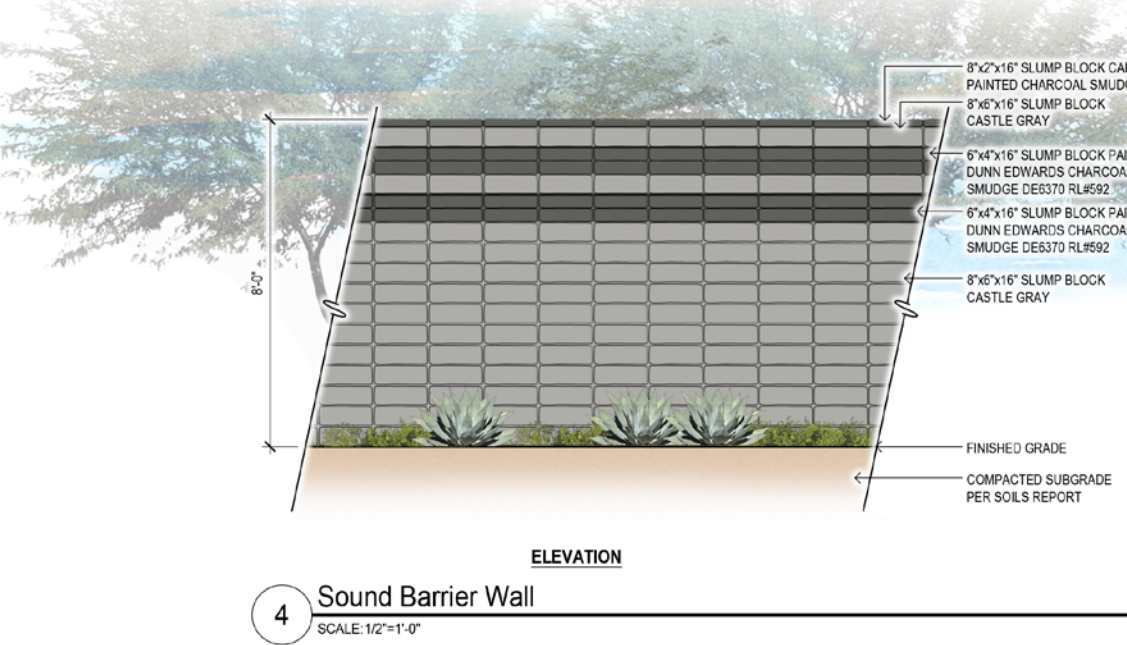
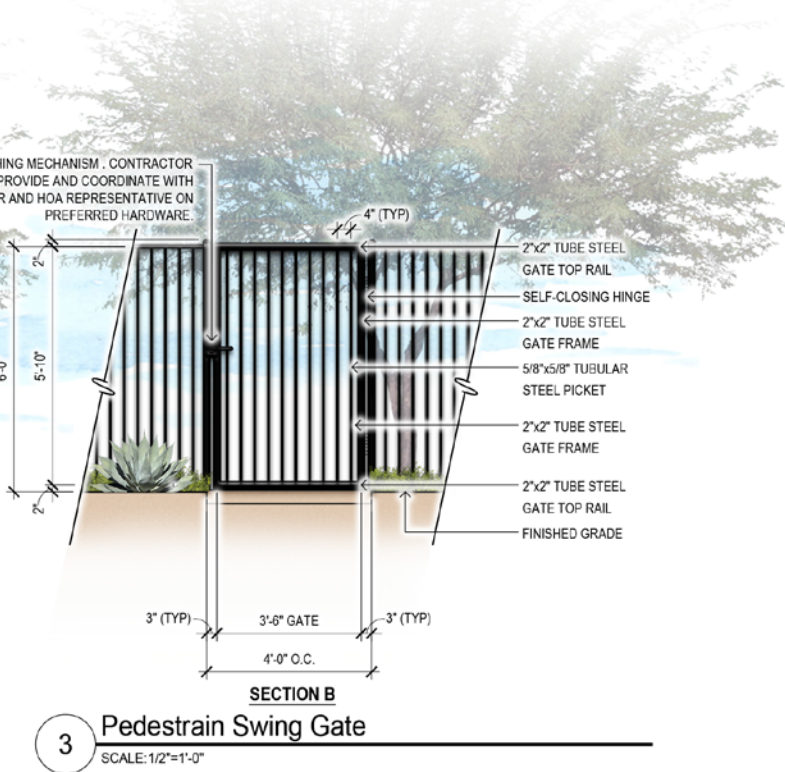
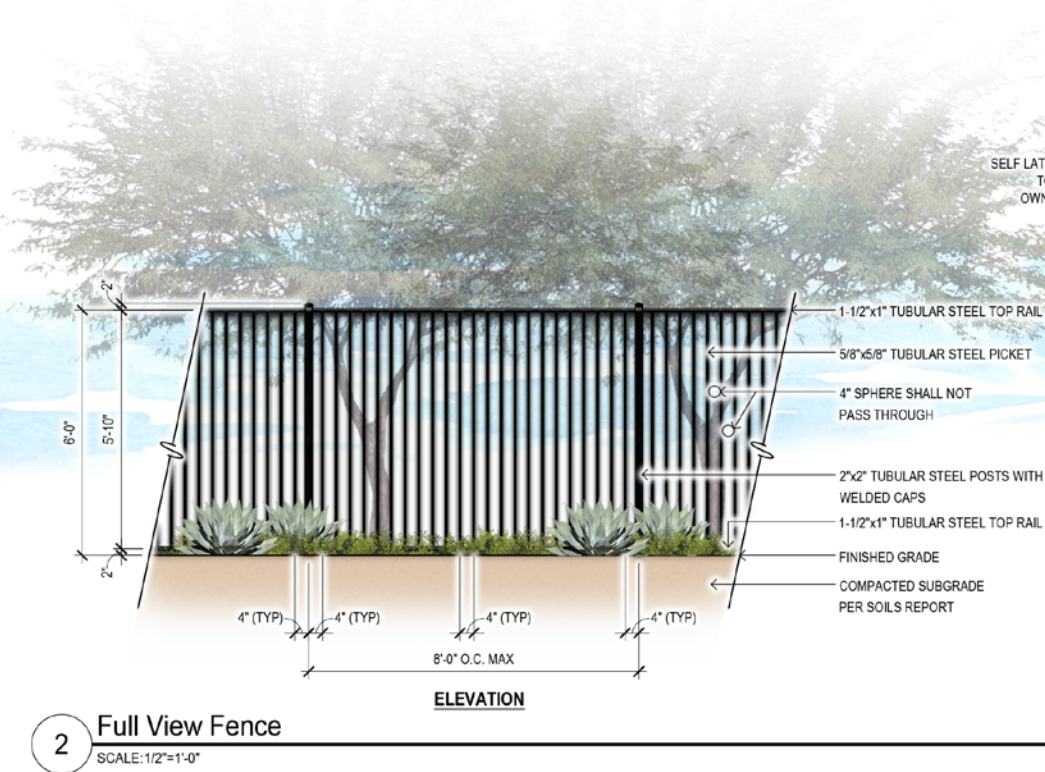
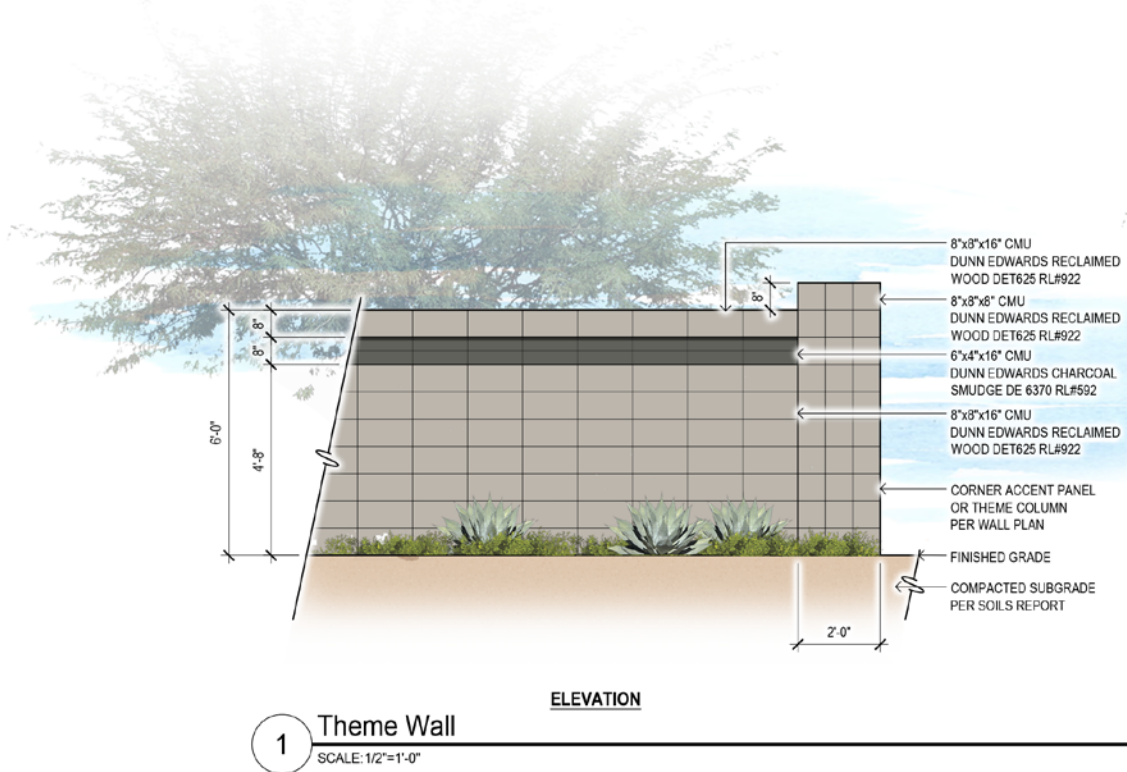


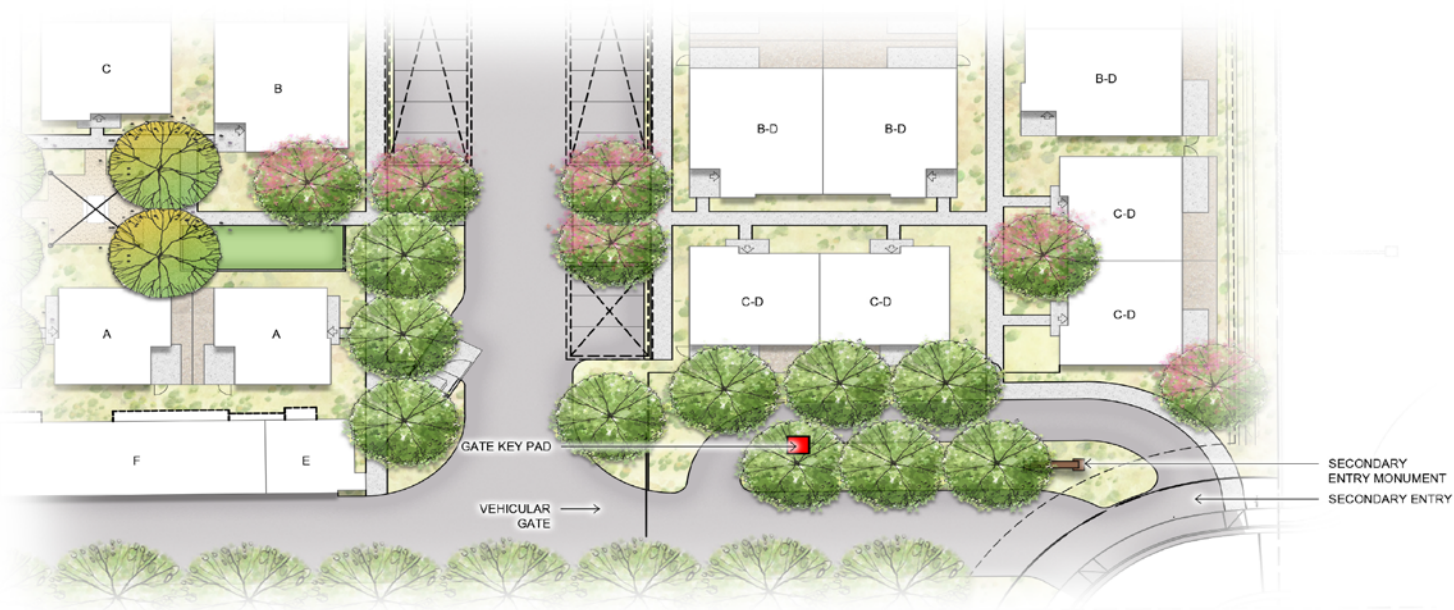
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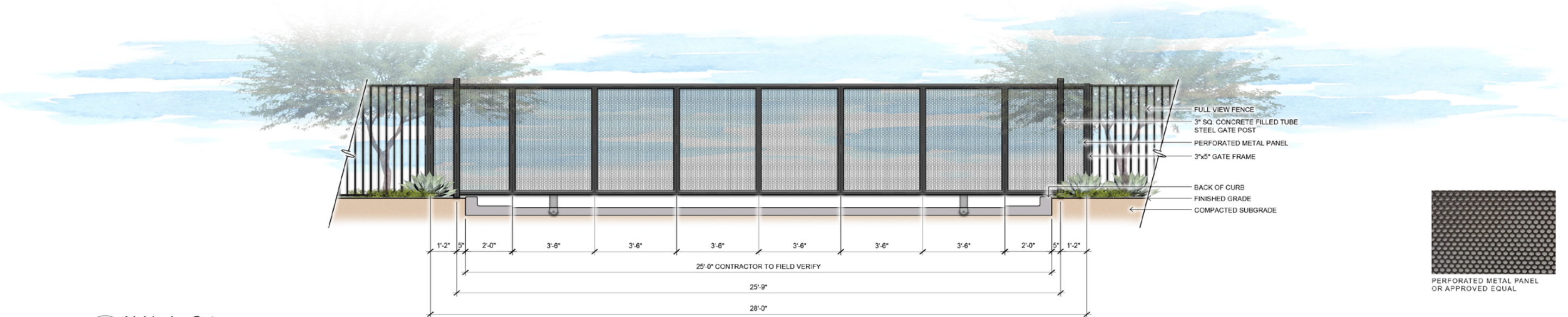




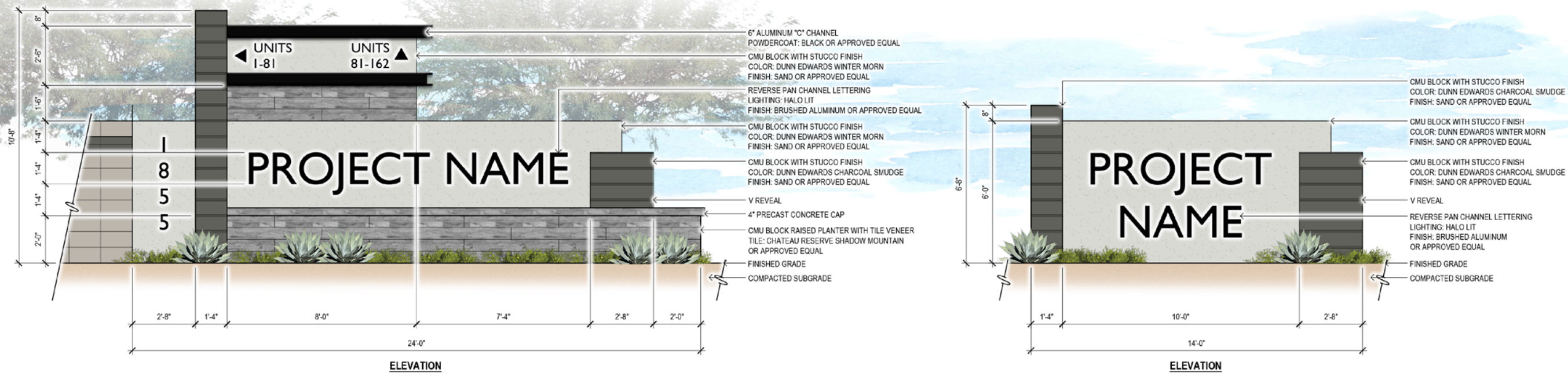
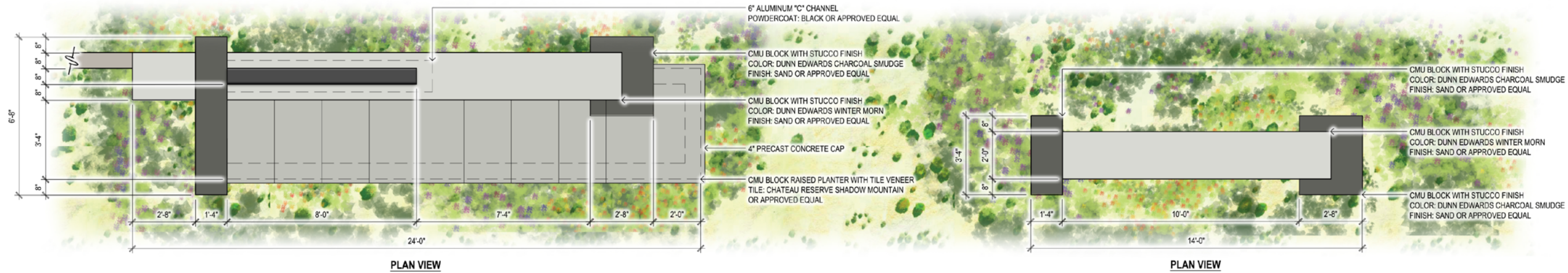
Primary Entry
SCALE: 1"=20'-0"



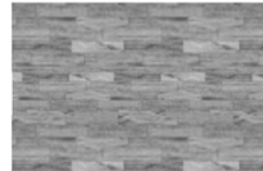
Secondary Entry
SCALE: 1"=20'-0"



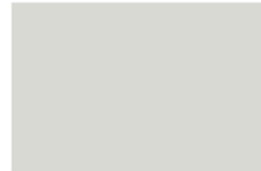
Vehicular Gate
SCALE: 1/2"=1'-0"



1 Primary Entry Monument
SCALE: 1/2"=1'-0"



CHATEAU RESERVE SHADOW MOUNTAIN
TILE VENEER OR APPROVED EQUAL



CMU BLOCK WITH STUCCO FINISH
DUNN EDWARDS WINTER MORN
OR APPROVED EQUAL



CMU BLOCK WITH STUCCO FINISH
DUNN EDWARDS CHARCOAL SMUDGE
OR APPROVED EQUAL

2 Secondary Entry Monument
SCALE: 1/2"=1'-0"

S MCQUEEN ROAD

202 SANTAN FWY



"LOW FLYING AIRCRAFT" ADVISORY SIGN



ADVISORY SIGN EXAMPLE



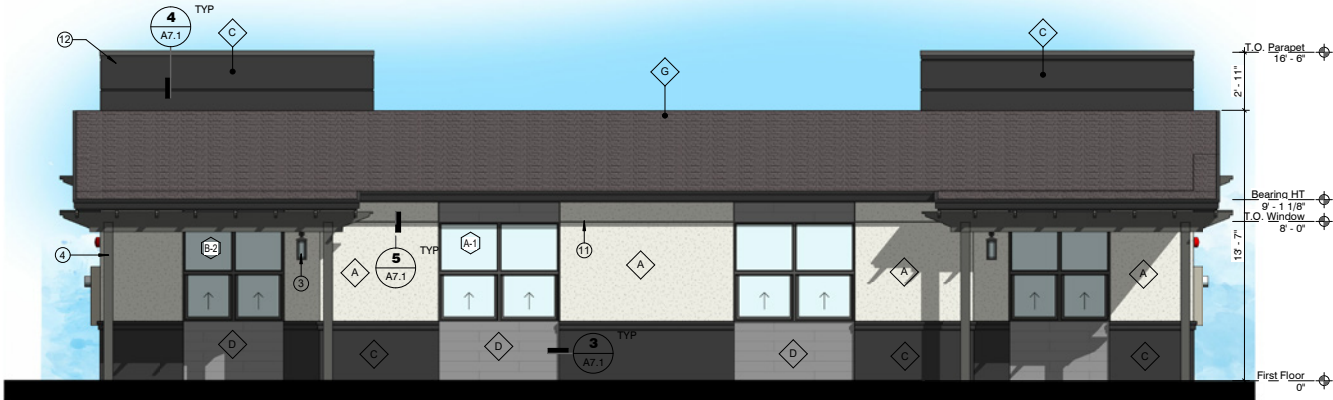


EXHIBIT O: ILLUSTRATIVE RENDERING

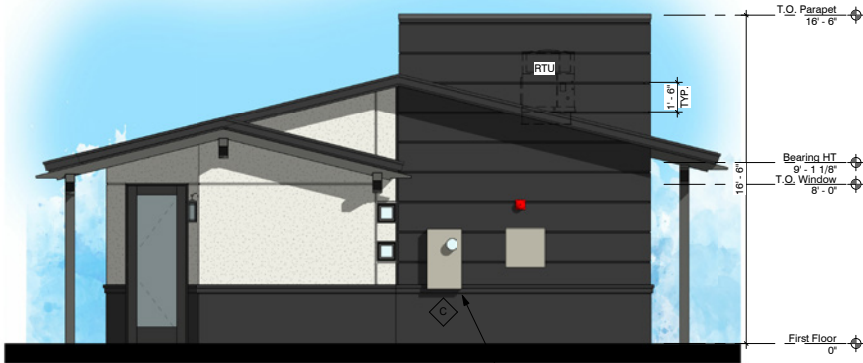


ILLUSTRATIVE RENDERING

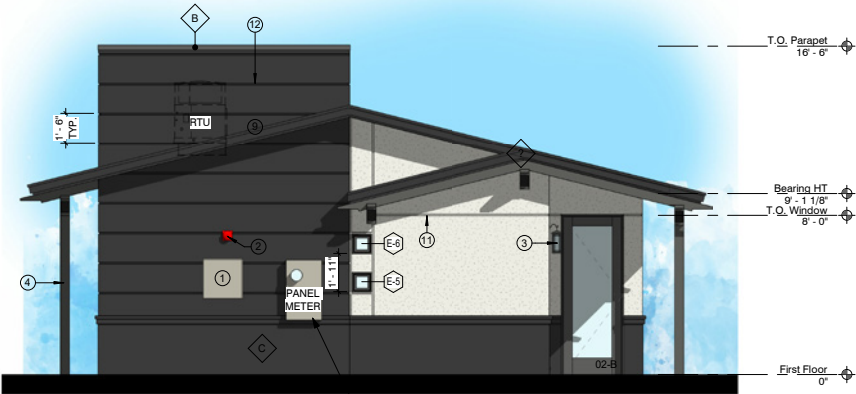
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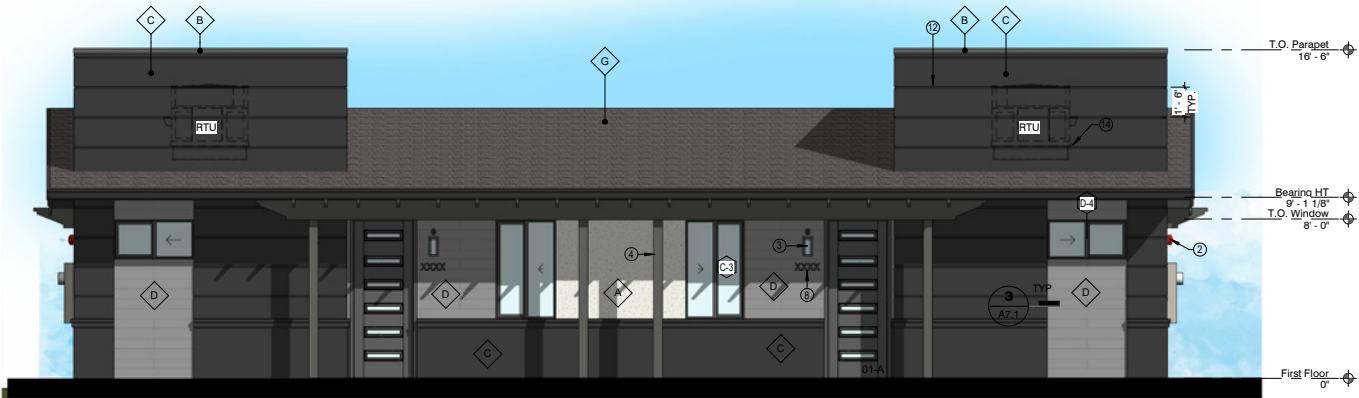
3 Back Elevation
1/4" = 1'-0"



4 Left Side Elevation
1/4" = 1'-0"



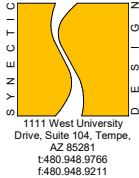
2 Right Side Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL. AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
- 2 FIRE ALARM BELL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
- 3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
- 4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
- 8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
- 9 THICKENED RIGID INSULATION ADDITIONAL 1-1/2" TYP WITH HORIZONTAL V REVEAL TYP
- 11 STUCCO CONTROL JOINT SEE 5/A7.1
- 12 STUCCO V REVEL SEE 4/A7.1
- 14 LINE OF ROOF BEYOND



MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DES6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CRA2 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DES6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0"

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)(13), ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



REVISIONS

Phase: PDP
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-22

Sheet:
A3.1
EXTERIOR ELEVATIONS
UNIT TYPE A-DUPLEX



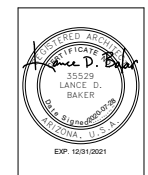


- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL
AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND
A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED
SUBMITTAL
- 2 FIRE ALARM BELL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON
SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION
DEFERRED SUBMITTAL
- 3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE. SEE ID,
AND ELECTRICAL SHEETS
- 4 WOOD POST FOR SHADE CANOPY WITH X TRIM AT TOP AND BASE
CONNECTIONS. SEE STRUCTURAL SHEETS
- 8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
- 9 THICKENED RIGID INSULATION ADDITIONAL 1-1/2" TYP WITH
HORIZONTAL V REVEAL TYP
- 11 STUCCO CONTROL JOINT SEE 5/A7.1
- 12 STUCCO V REVEAL SEE 4/A7.1
- 14 LINE OF ROOF BEYOND

FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DE1617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR2 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION
FFE = FIRST FLOOR 0'

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. ALL MASONRY WALLS SHALL BE GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ALL ROOF ACCESS DOORS SHALL BE LOCATED INSIDE THE BUILDING.
4. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.
5. ARCHITECTUALLY INTEGRATED ROOF DRAINS SHALL REQUIRE AN ADDITIONAL ARTICLE BEYOND PAINT ACENTS. SECTION 35-1002 (E)(1)(I), ZONING CODE.
6. SCREENING SHALL BE ARCHITECTUALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1002 (E)(1)(I), ZONING CODE.
7. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

[illegible]

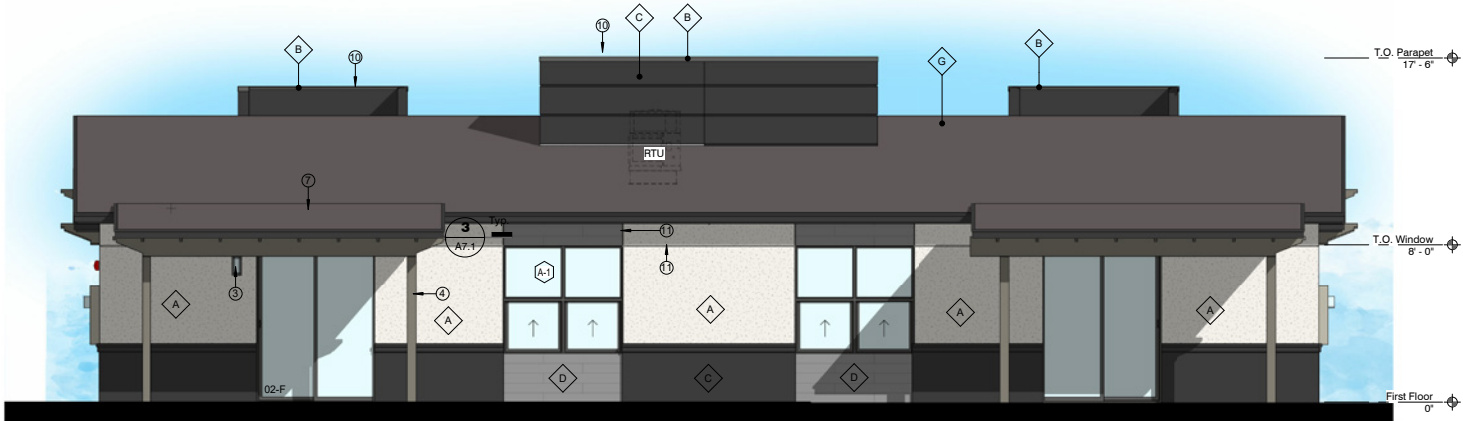
Phase:	PDP
Drawn By:	BLB
Reviewd By:	LDB
SDI Project No:	4014
Date:	2020-07-28
	Sheet:

A3.1

EXTERIOR ELEVATIONS
UNIT TYPE A



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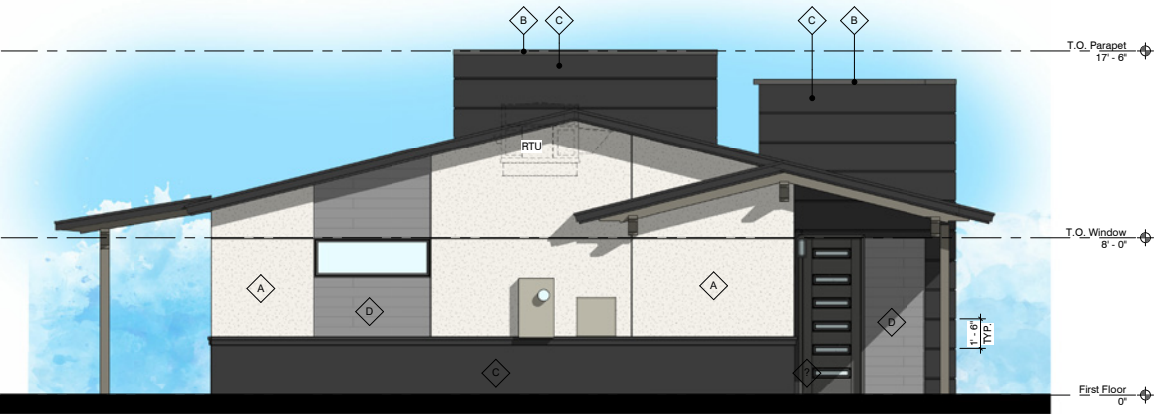
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1/4" = 1'-0"

SHEET KEYED NOTES

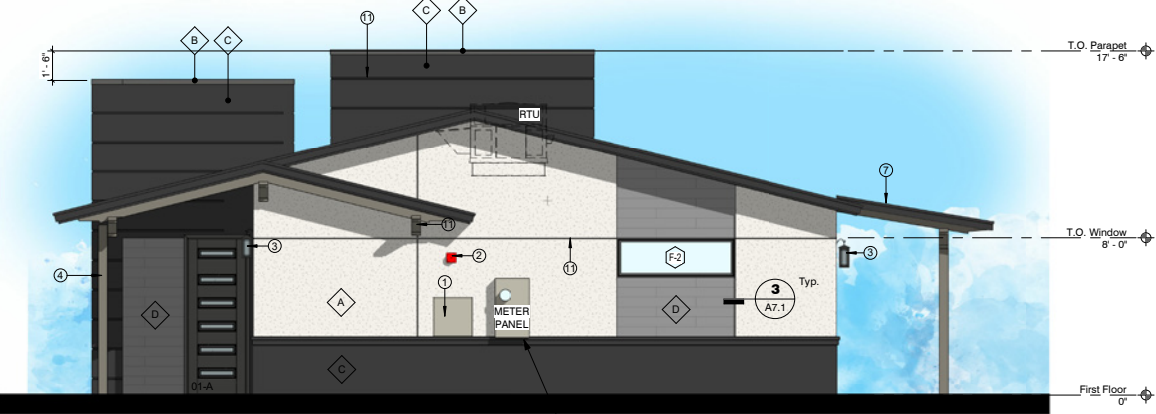
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- 2 FIRE ALARM BELL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
- 3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
- 4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
- 7 SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12')
- 8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
- 10 PRE-FINISHED METAL PARAPET CAP TYPICAL
- 11 STUCCO CONTROL JOINT SEE S/A7.1



FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE SMOOTH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CRA2 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

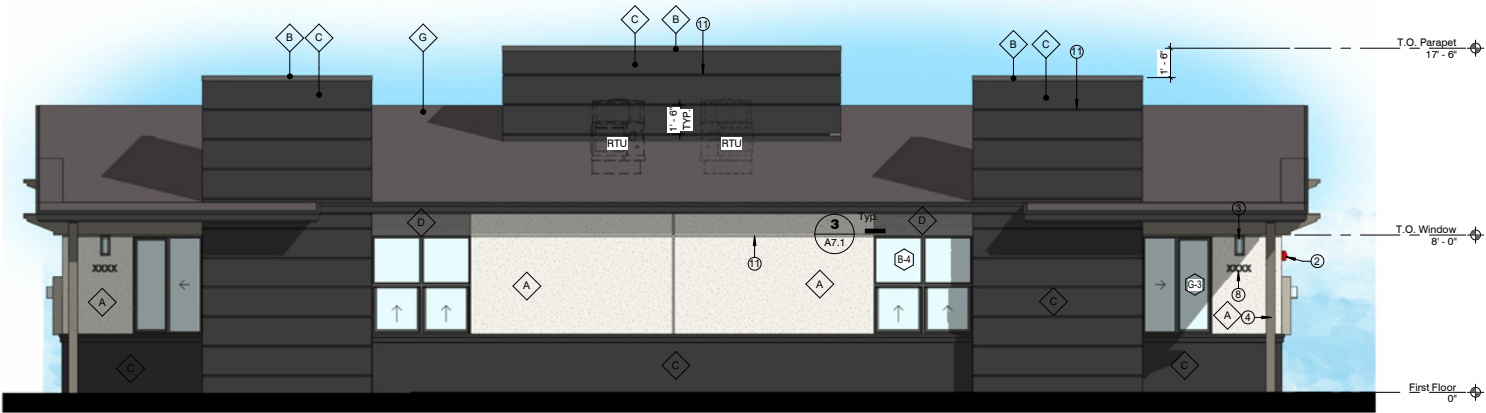


4 Left Side Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

SES METERS TO BE FULLY SCREENED WITH ENHANCED LANDSCAPE PLANTINGS.



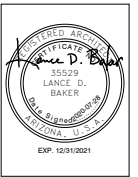
1 Front Elevation
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0"

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)(13), ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



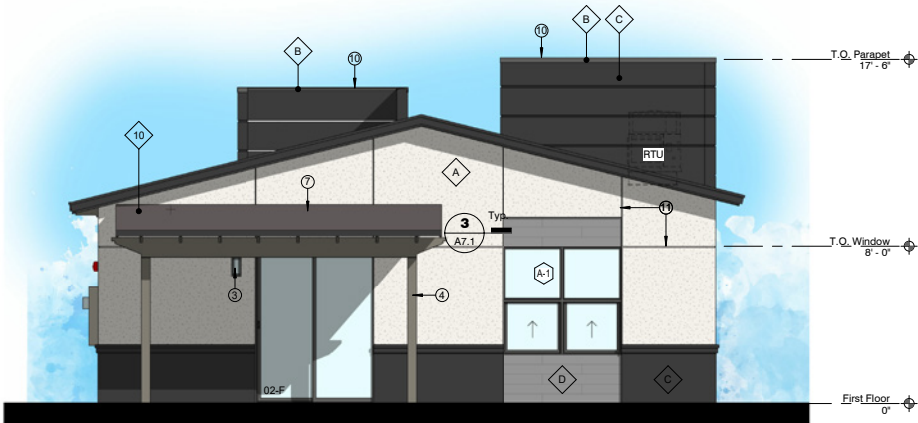
REVISIONS	

Phase: PDP
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-22

Sheet:
A3.3
EXTERIOR ELEVATIONS
UNIT TYPE B DUPLEX



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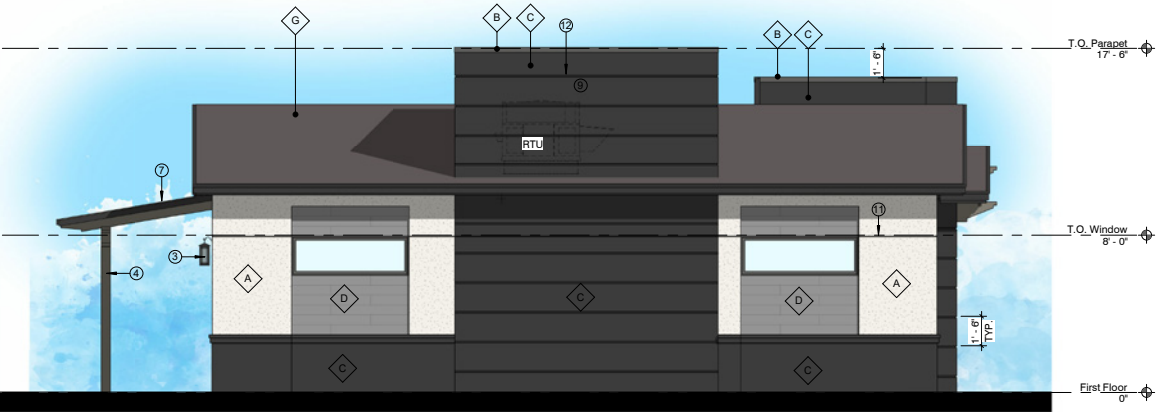
3 Back Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

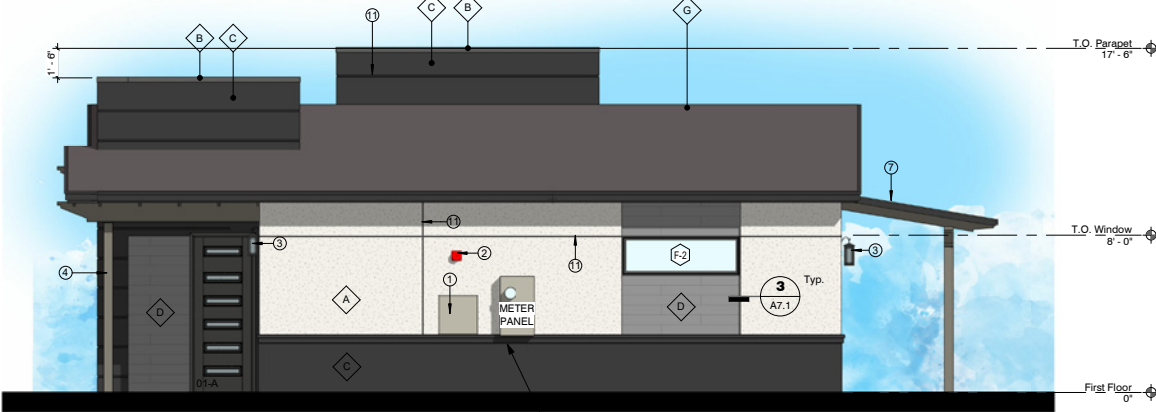
- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
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- 3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
- 4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
- 7 SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12')
- 8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
- 9 THICKENED RIGID INSULATION ADDITIONAL 1-1/2" TYP WITH HORIZONTAL V REVEAL TYP
- 10 PRE-FINISHED METAL PARAPET CAP TYPICAL
- 11 STUCCO CONTROL JOINT SEE 5/A7.1
- 12 STUCCO V REVEL SEE 4/A7.1

SYNECTIC
1111 West University
Drive, Suite 104, Tempe,
AZ 85281
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f:480.948.9211

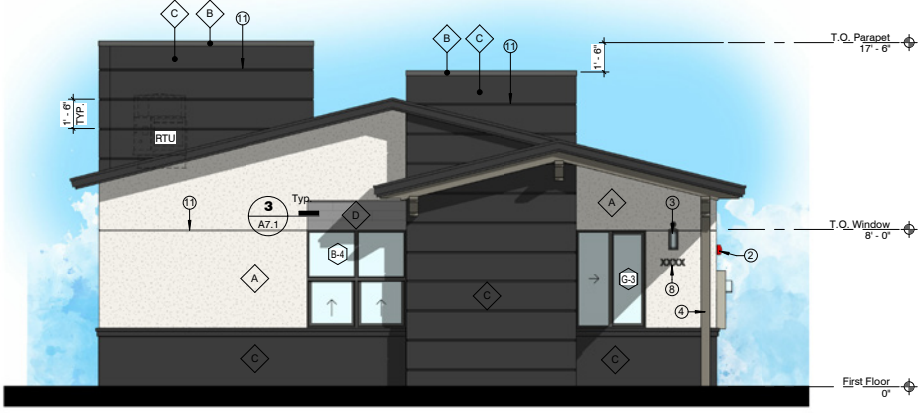
FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET017 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DES070 - CHARCOAL SMLUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	



4 Left Side Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRROING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'

COC REQUIRED NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)(13), ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28

Sheet:
A3.3
EXTERIOR ELEVATIONS
UNIT TYPE B



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- EXTERIOR ELEVATION GENERAL NOTES**
 - SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
 - SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION
FFE=FIRST FLOOR 0"
- COC REQUIRED NOTES**
 - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 - SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 - ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
 - SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)(15), ZONING CODE.
 - SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS - DE6370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

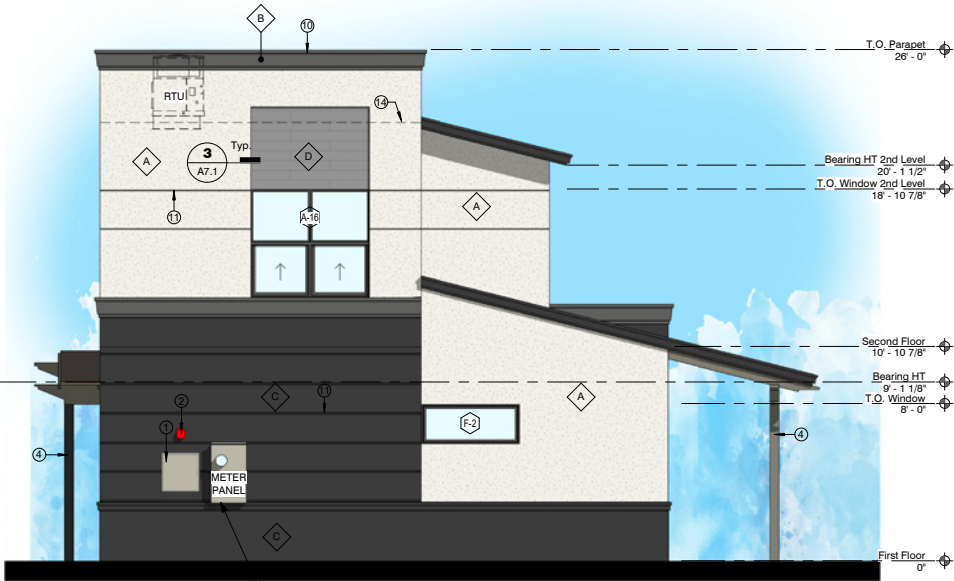
- SHEET KEYED NOTES**
 - FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
 - FIRE ALARM BELL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
 - WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
 - WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
 - SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12")
 - BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
 - PRE-FINISHED METAL PARAPET CAP TYPICAL
 - STUCCO CONTROL JOINT SEE 5/A7.1
 - STUCCO V REVEL SEE 4/A7.1
 - LINE OF ROOF BEYOND



3 Rear Elevation
1/4" = 1'-0"



2 Left Side Elevation
1/4" = 1'-0"

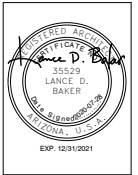


4 Right Side Elevation
1/4" = 1'-0"

SES METERS TO BE FULLY SCREENED WITH ENHANCED LANDSCAPE PLANTINGS.



1 Front Elevation
1/4" = 1'-0"



REVISIONS	

Phase: PDP
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-23
Sheet:

A3.5
EXTERIOR ELEVATIONS
UNIT TYPE C DUPLEX



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- SHEET KEYED NOTES**
- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
 - 2 FIRE ALARM BELL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
 - 3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
 - 4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
 - 7 SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12')
 - 8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
 - 10 PRE-FINISHED METAL PARAPET CAP TYPICAL
 - 11 STUCCO CONTROL JOINT SEE 5/A7.1
 - 14 LINE OF ROOF BEYOND

FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DES370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS DES370 - CHARCOAL SMUDGE	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

- EXTERIOR ELEVATION GENERAL NOTES**
- 1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
 - 2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'

- COC REQUIRED NOTES**
- 1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 - 2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 - 3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
 - 4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)13, ZONING CODE.
 - 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

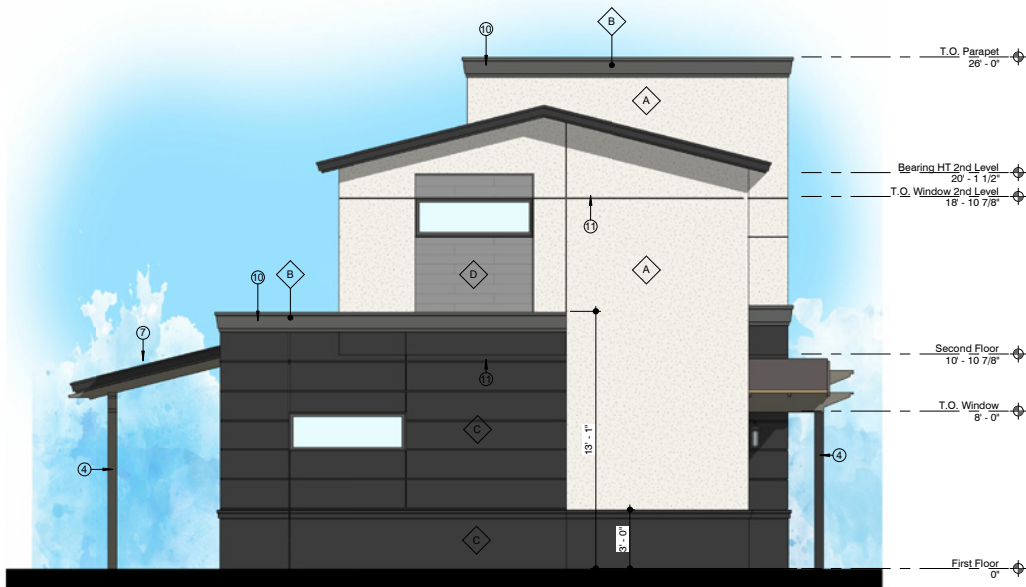
A3.5
EXTERIOR ELEVATIONS
UNIT TYPE C



4 Right Side Elevation
1/4" = 1'-0"



3 Rear Elevation
1/4" = 1'-0"



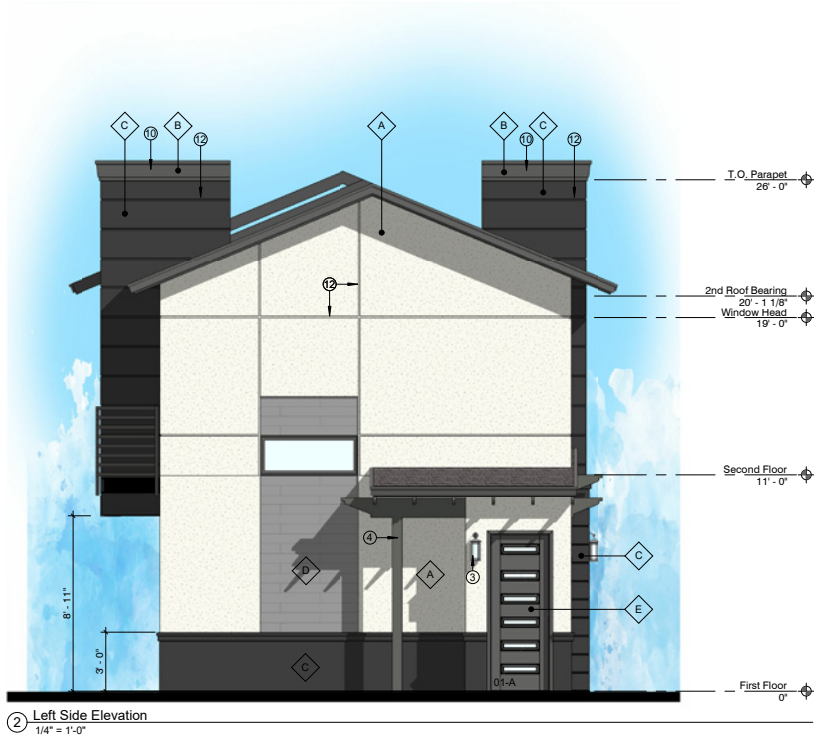
2 Left Side Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"



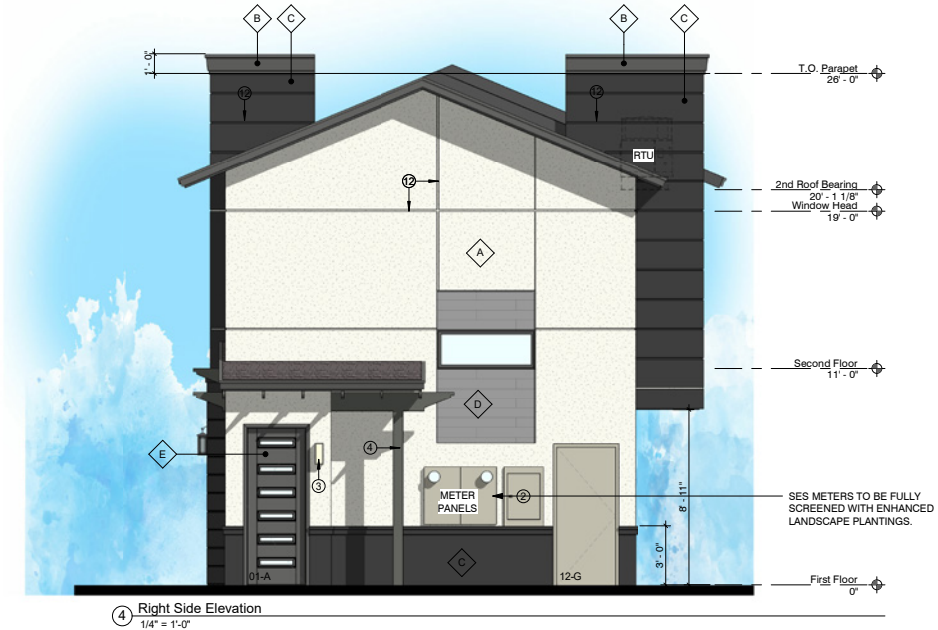
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FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CR42 - 6" x 48"	
E	DOORS AND WINDOWS	DE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

- EXTERIOR ELEVATION GENERAL NOTES**
- SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
 - SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
 - TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T*

- COC REQUIRED NOTES**
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 - SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 - ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
 - SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)13, ZONING CODE.
 - SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



- SHEET KEYED NOTES**
- FIRE ALARM PANEL (DEFERRED SUBMITTAL)
 - WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE. SEE ID, AND ELECTRICAL SHEETS
 - STEEL COLUMN FOR SHADE CANOPY, SEE STRUCTURAL SHEETS
 - PRE-FINISHED METAL PARAPET CAP TYPICAL
 - STUCCO V REVEL SEE 4/A7.1

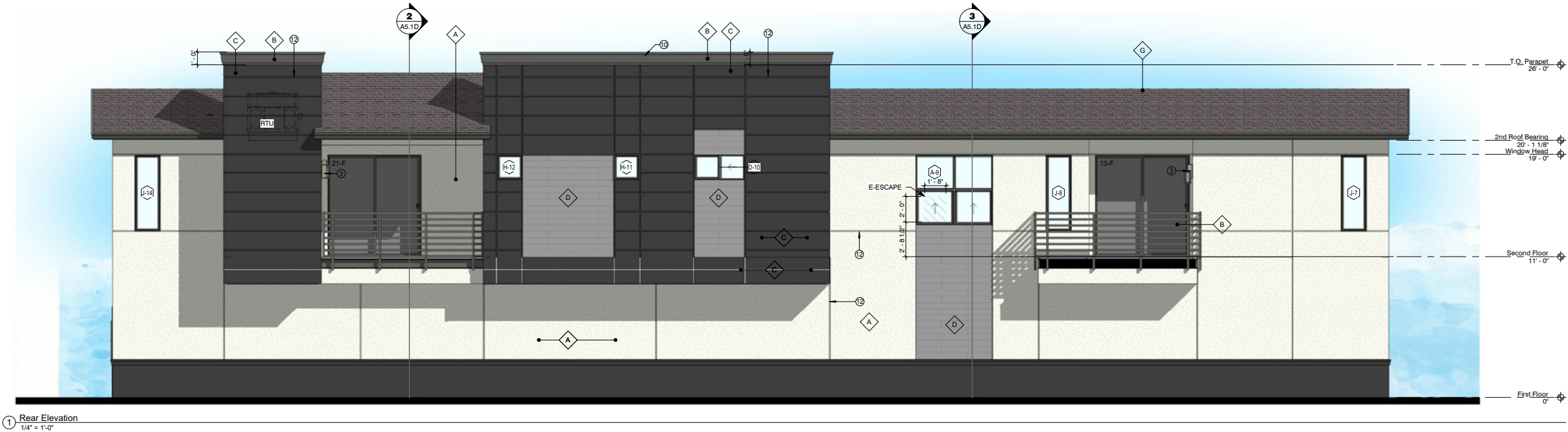
SYNEDIC
1111 West University
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f:480.948.9211



REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:
A3.7
EXTERIOR ELEVATIONS
UNIT TYPE D

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1 Rear Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

- 3 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE, SEE ID, AND ELECTRICAL SHEETS
- 10 PRE-FINISHED METAL PARAPET CAP TYPICAL
- 12 STUCCO V REVEL SEE 4/A7.1

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MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET817 - SAND FINISH	
B	METAL TRIM / FASCIA	TBD	METALWOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CH42 - 6" x 48"	
E	DOORS AND WINDOWS	DE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370	
F	GLAZING	TBD	CLEAR LOW-E	
G	FLAT CONCRETE ROOF TILES	EAGLE	4503 SIERRA MADRE	

EXTERIOR ELEVATION GENERAL NOTES

- 1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
- 2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
- 3. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T*

COC REQUIRED NOTES

- 1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- 2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
- 4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)13, ZONING CODE.
- 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



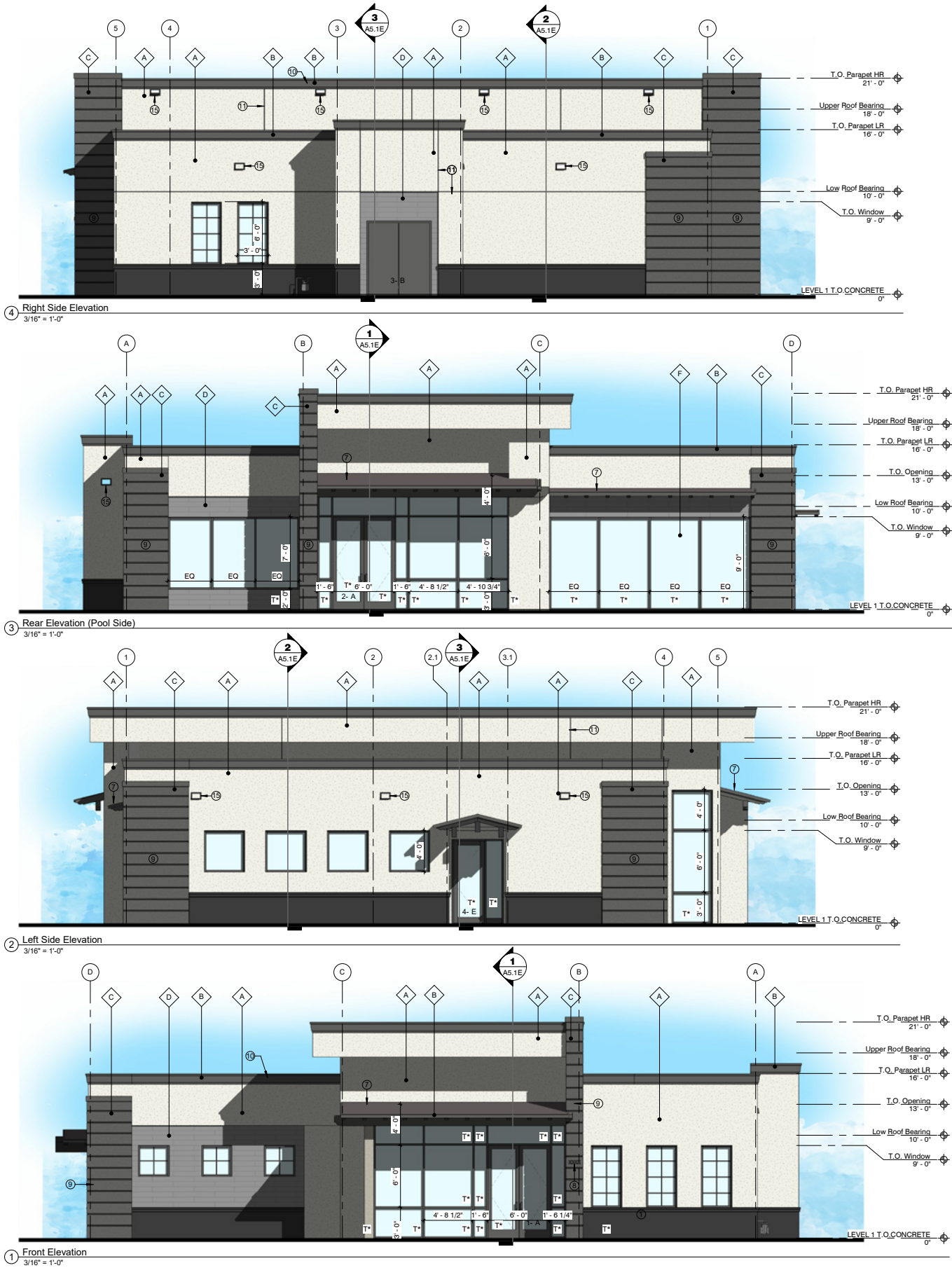
REVISIONS

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

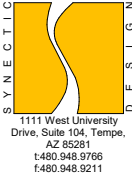
A3.8
EXTERIOR ELEVATIONS
UNIT TYPE D



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- SHEET KEYED NOTES**
- 1 FIRE DEPARTMENT CONNECTION F.D.C.
 - 7 SHADE CANOPY SLOPE AWAY FROM BUILDING (MIN. 1/4" / 12')
 - 8 BUILDING ADDRESS SEE ARCHITECTURAL SITE PLAN
 - 9 THICKEND RIGID INSULATION ADDITIONAL 1-1/2" WITH HORIZONTAL V REVEAL TYP
 - 10 PRE-FINISHED METAL PARAPET CAP TYPICAL
 - 11 STUCCO CONTROL JOINT SEE SJA7.1
 - 15 OVERFLOW SCUPPER. MATCH FINISH TO METAL PARAPET CAP



FINISH SCHEDULE EXTERIOR				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - WINTER MORN DET617 - SAND FINISH	
B	METAL TRIM / FASICA	TBD	METAL WOOD BRONZE - SMOOTH	
C	STUCCO FINISH SYSTEM	QUIKRETE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370 - SAND FINISH	
D	TILE CLADDING	MARAZZI	CHATEAU RESERVE - SHADOW MOUNTAIN CRA2 - 6" x 48"	
E	DOORS, AND WINDOWS	DE	DUNN EDWARDS - CHARCOAL SMUDGE DE6370	
F	GLAZING	TBD	CLEAR LOW-E	

- EXTERIOR ELEVATION GENERAL NOTES**
1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION AND OR MIRROING. ORIENTATION SHOWN IS FOR REFERENCE ONLY
 2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION FFE=FIRST FLOOR 0'
 3. SEE SHEET A7.1E FOR TYPICAL STOREFRONT DETAILS
 4. TEMPERED GLAZING PANELS AT LOCATIONS INDICATED WITH T*

- COC REQUIRED NOTES**
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(E)(15), ZONING CODE.
 4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(E)13, ZONING CODE.
 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

Elux at McQueen
1855 S McQueen Rd
Chandler, AZ 85286



REVISIONS	

Phase: POP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A3.9
EXTERIOR ELEVATIONS
TYPE G



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SHEET KEYED NOTES

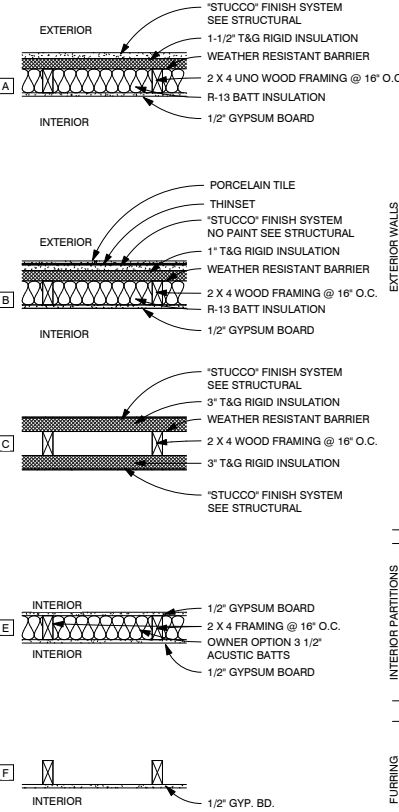
- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
- 4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS, SEE STRUCTURAL SHEETS
- 17 4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING GROOM FINISH PERPENDICULAR TO SLOPE, SEE STRUCTURAL, AND CIVIL SHEETS

GENERAL PLAN NOTES:

- 1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITION INFORMATION AS NOTED.
- 2. SEE SHEET A8.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
- 3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
- 4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
- 5. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 6. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
- 7. REF - REFRIGERATOR, SEE ID SHEETS
- 8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
- 9. MICRO - MICROWAVE, SEE ID SHEETS
- 10. DW - DISHWASHER, SEE ID SHEETS
- 11. UC REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
- 12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
- 14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
- 16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
- 17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
- 18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
- 19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS
- 20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS
- 21. MIRROR LOCATIONS, SEE ID, SHEETS
- 22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS
- 23. SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SLIDING GLASS BYPASS SHOWER DOOR WITH TEMPERED GLASS, SEE ID, AND PLUMBING SHEETS
- 24. SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
- 25. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
- 26. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
- 27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS

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WALL TYPE ASSEMBLIES



WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN

WALL NOTES:

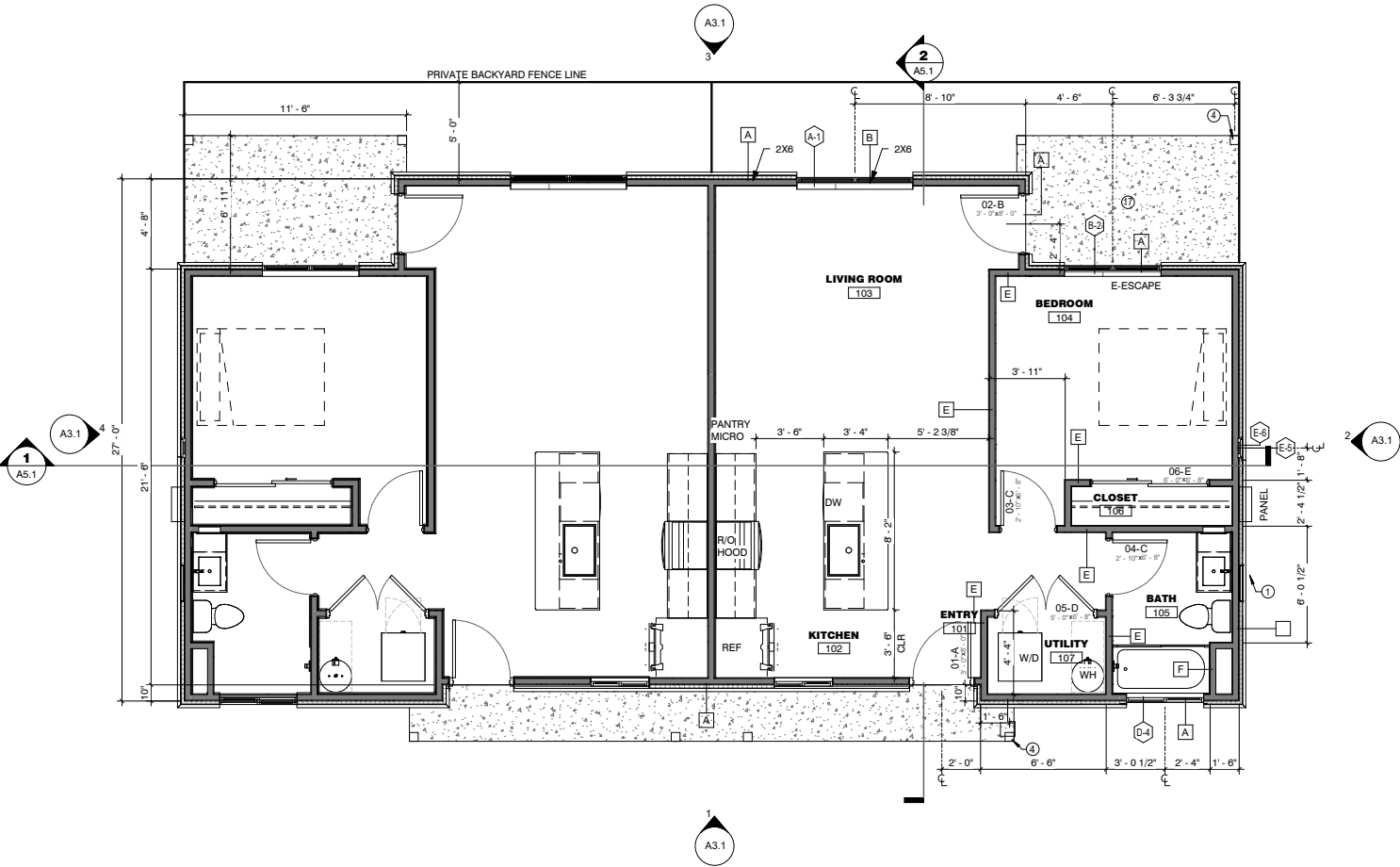
- 1 USE 5/8\"/>



REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-22

Sheet:
A2.1
FLOOR PLAN
UNIT TYPE A



1 Floor Plan
1/4" = 1'-0"

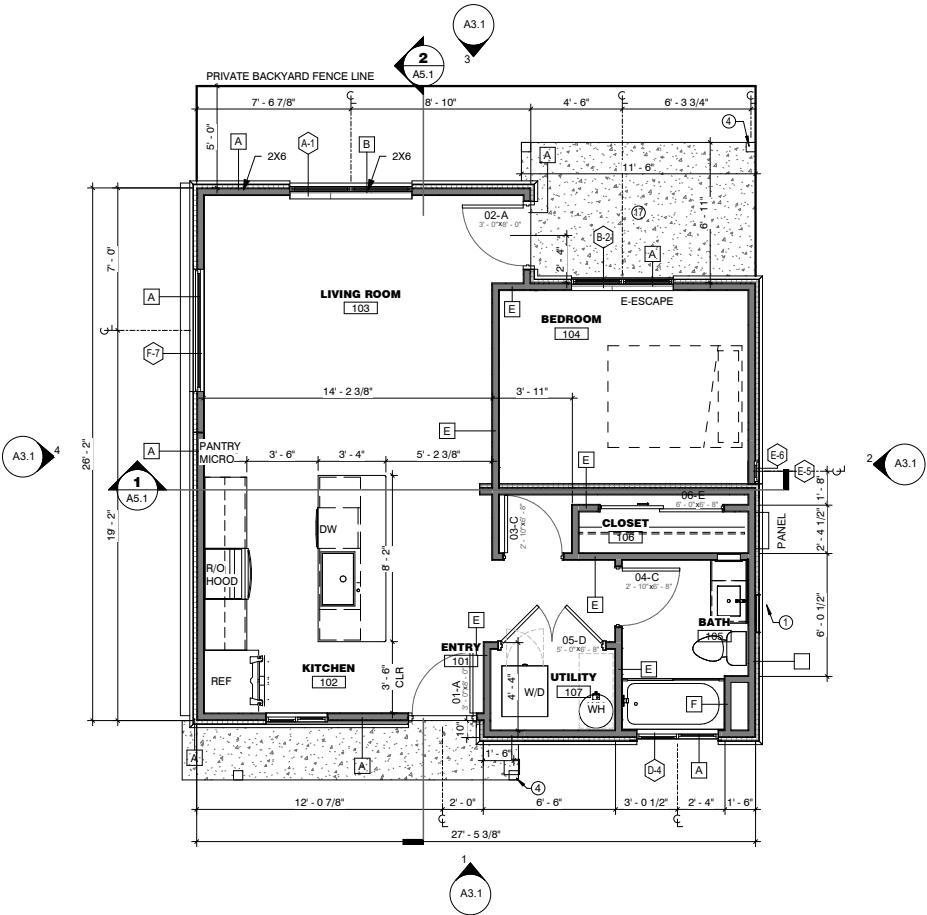
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SHEET KEYED NOTES:

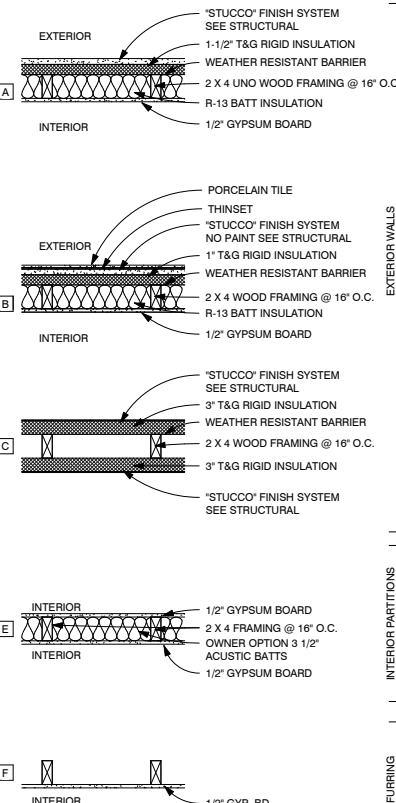
- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
- 4 WOOD POST FOR SHADE CANOPY WITH 1X TRIM AT TOP AND BASE CONNECTIONS. SEE STRUCTURAL SHEETS
- 17 4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING BROOM FINISH PERPENDICULAR TO SLOPE. SEE STRUCTURAL AND CIVIL SHEETS

GENERAL PLAN NOTES:

- 1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITION INFORMATION AS NOTED.
- 2. SEE SHEET A1.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
- 3. METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
- 4. PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
- 5. RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 6. WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
- 7. REF - REFRIGERATOR, SEE ID SHEETS
- 8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
- 9. MICRO - MICROWAVE, SEE ID SHEETS
- 10. DW - DISHWASHER, SEE ID SHEETS
- 11. UC REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
- 12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
- 14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
- 16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
- 17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
- 18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS
- 19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS
- 20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS
- 21. MIRROR LOCATIONS, SEE ID, SHEETS
- 22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS
- 23. SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SLIDING GLASS BYPASS SHOWER DOOR WITH TEMPERED GLASS, SEE ID, AND PLUMBING SHEETS
- 24. SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
- 25. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
- 26. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
- 27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS



WALL TYPE ASSEMBLIES:



WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN

WALL 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
- 6 OWNER OPTION PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
- 7 ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE IF ON CONCRETE



REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28

Sheet:

A2.1
FLOOR PLAN
UNIT TYPE A

1 Floor Plan
1/4" = 1'-0"

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SHEET KEYED NOTES

- 1 FIRE SPRINKLER EQUIPMENT ACCESS PANEL PAINT TO MATCH WALL, AT BUILDINGS DELINEATED TO BE SPRINKLERED ON SHEETS A1.11 AND A1.12. SEE FIRE SPRINKLERS / FIRE PROTECTION DEFERRED SUBMITTAL
- 17 4" CONCRETE SLAB WITH THICKENED EDGE OVER 4" A.B.C. SLOPE 1/8" / 12" AWAY FOR BUILDING BROOM FINISH PERPENDICULAR TO SLOPE, SEE STRUCTURAL AND CIVIL SHEETS

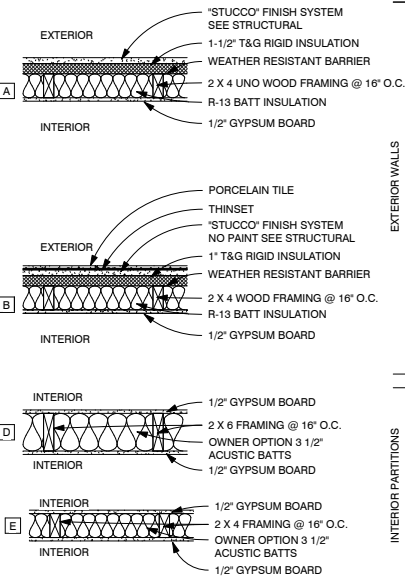
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- 1. SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, AND ADDITION INFORMATION AS NOTED.
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- 7. REF - REFRIGERATOR, SEE ID SHEETS
- 8. R/O HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
- 9. MICRO - MICROWAVE, SEE ID SHEETS
- 10. DW - DISHWASHER, SEE ID SHEETS
- 11. UC REF - REFRIGERATOR UNDERCOUNTER, SEE ID SHEETS
- 12. WD - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- 13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS
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- 15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS
- 16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS
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SYNECTIC
DESIGN

1111 West University
Drive, Suite 104, Tempe,
AZ 85281
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WALL TYPE ASSEMBLIES



WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN



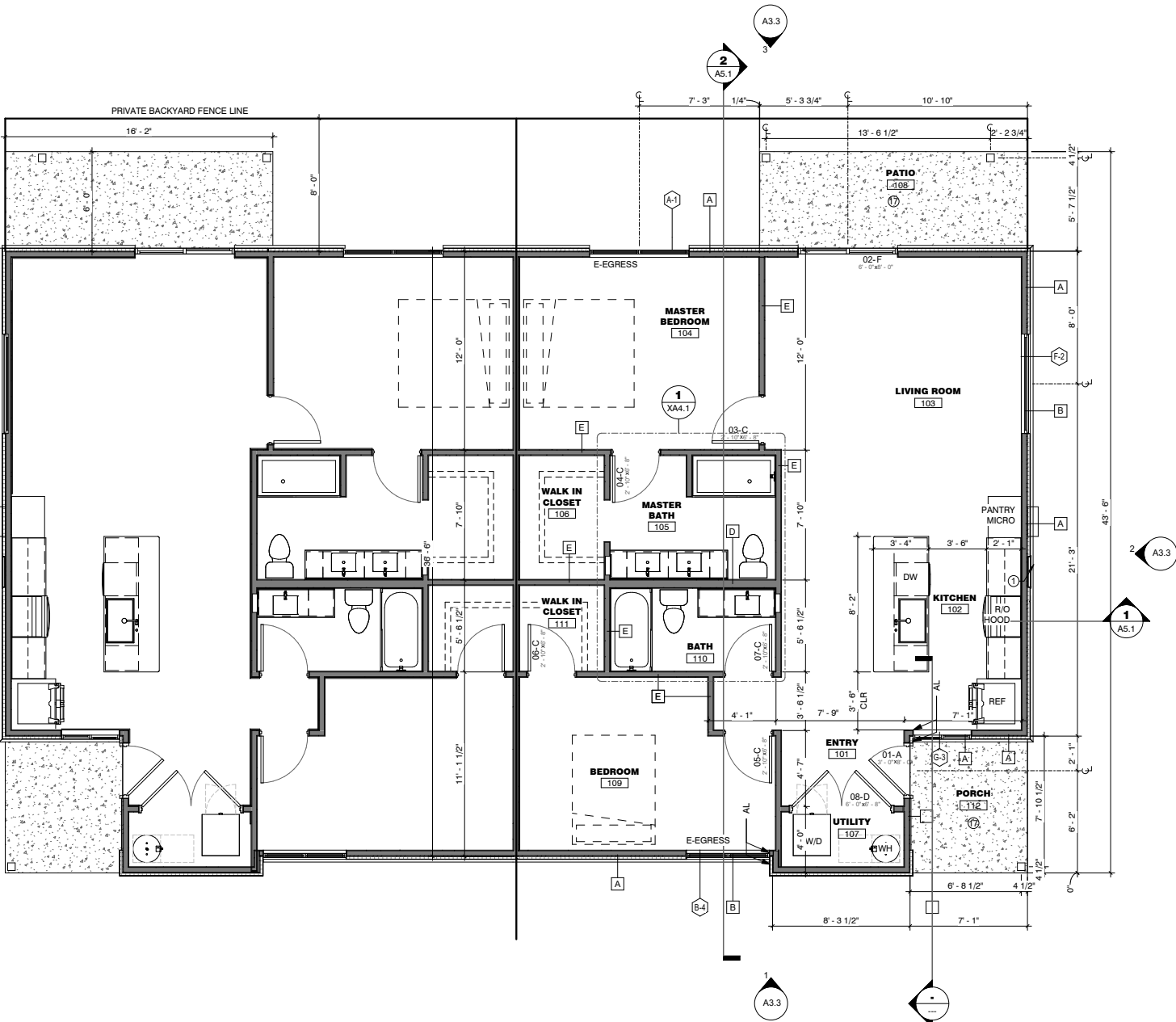
REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-22

Sheet:
A2.3
FLOOR PLAN
UNIT TYPE B

WALL 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
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- 7. ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE IF ON CONCRETE



1 Floor Plan
1/4" = 1'-0"

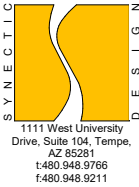
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SHEET KEYED NOTES

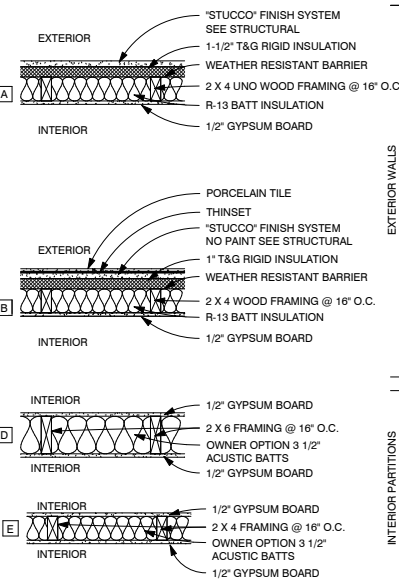
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WALL TYPE ASSEMBLIES



WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN



REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28

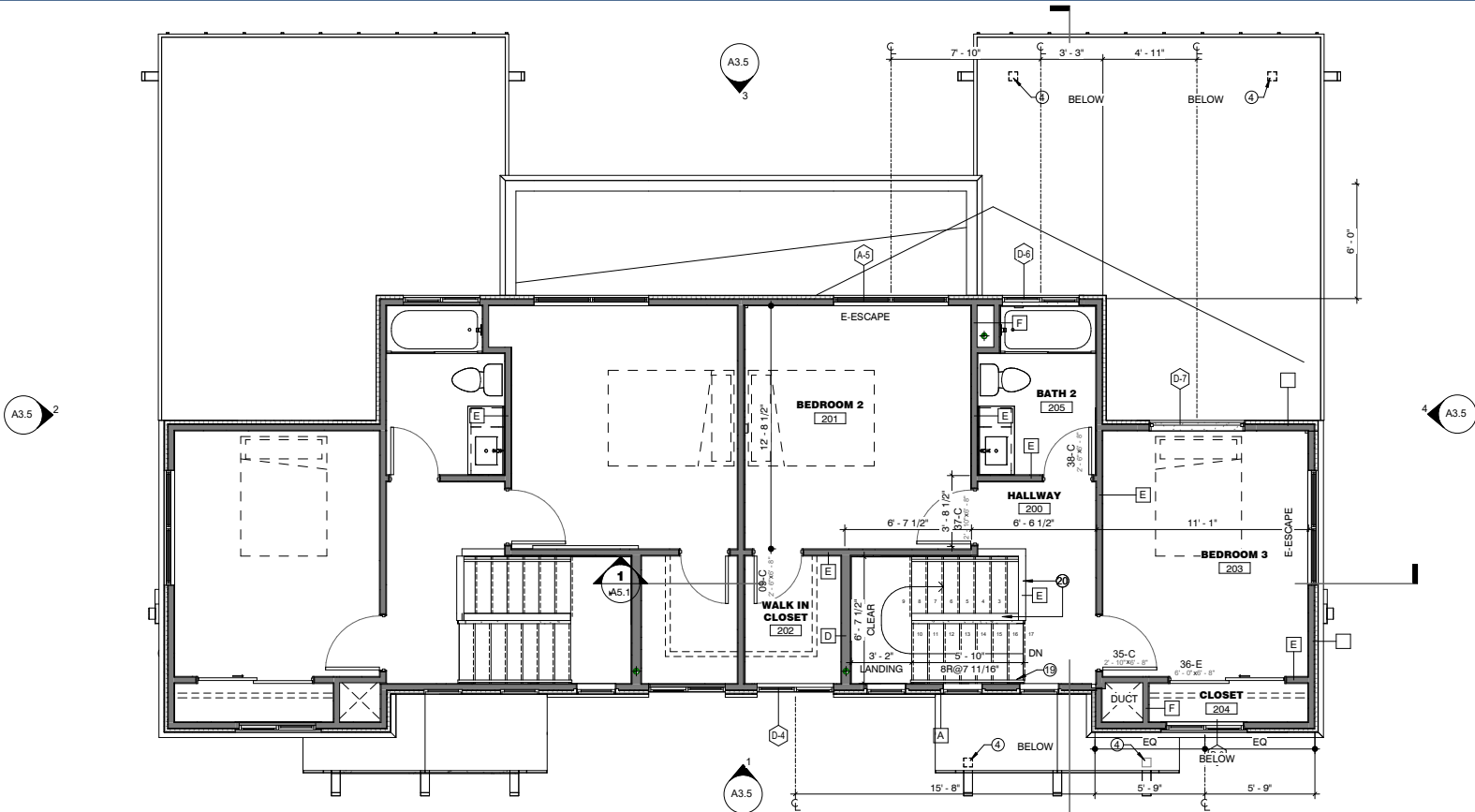
Sheet:
A2.3
FLOOR PLAN
UNIT TYPE B

1 Floor Plan
1/4" = 1'-0"

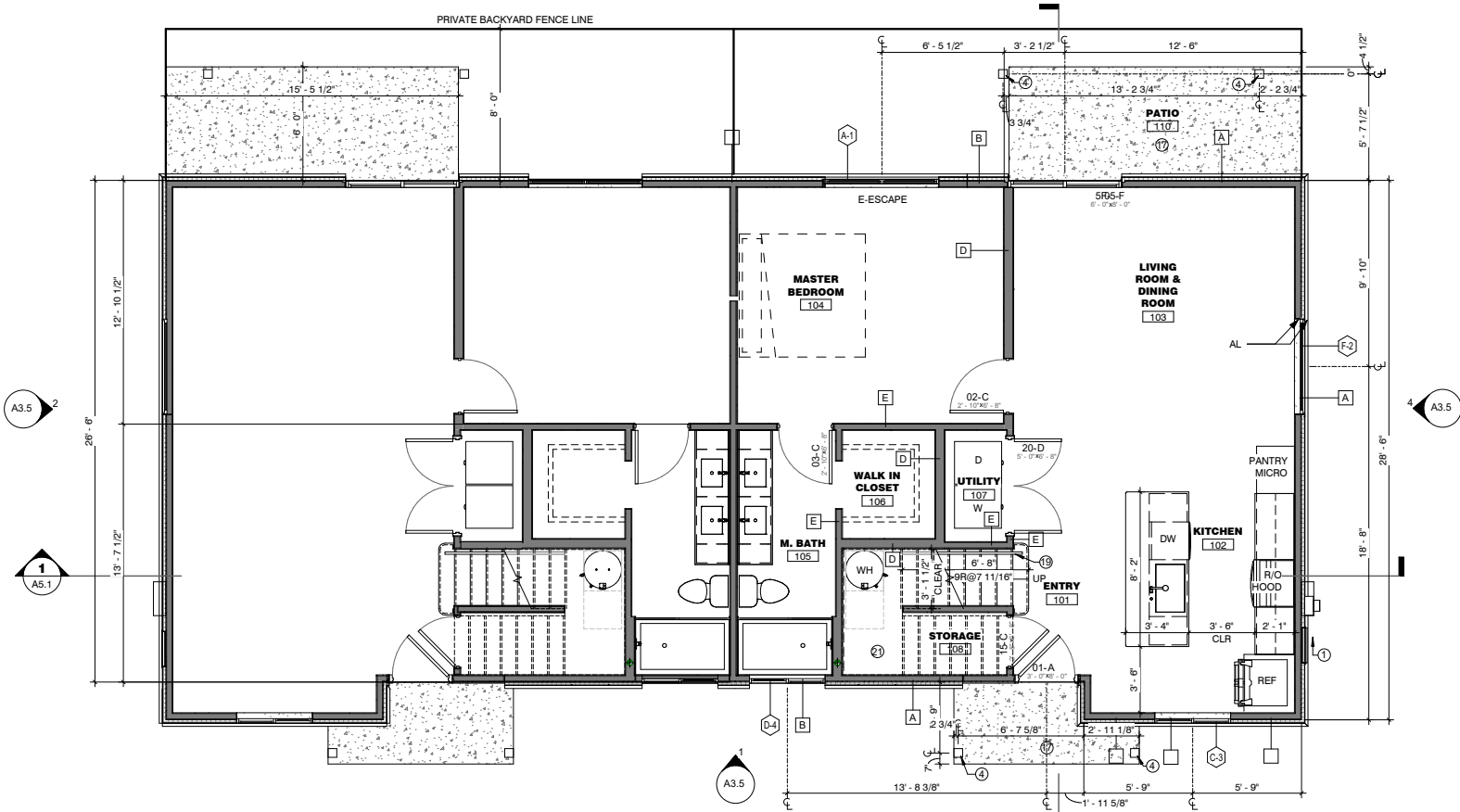
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- 21 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF STAIRS AND LANDING



2 Level 2 Floor Plan
1/4" = 1'-0"

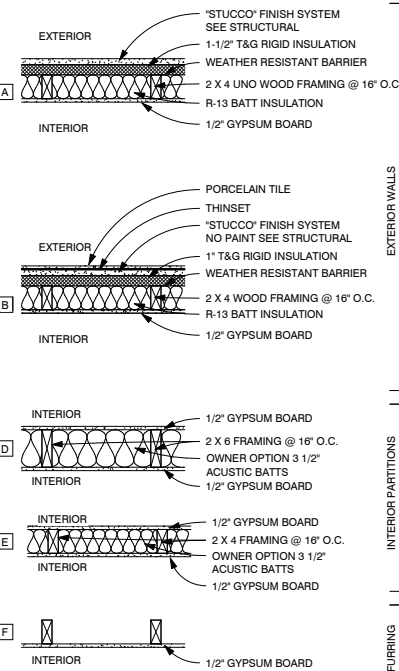


1 Level 1 Floor Plan
1/4" = 1'-0"

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WALL TYPE ASSEMBLIES



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REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-10-23

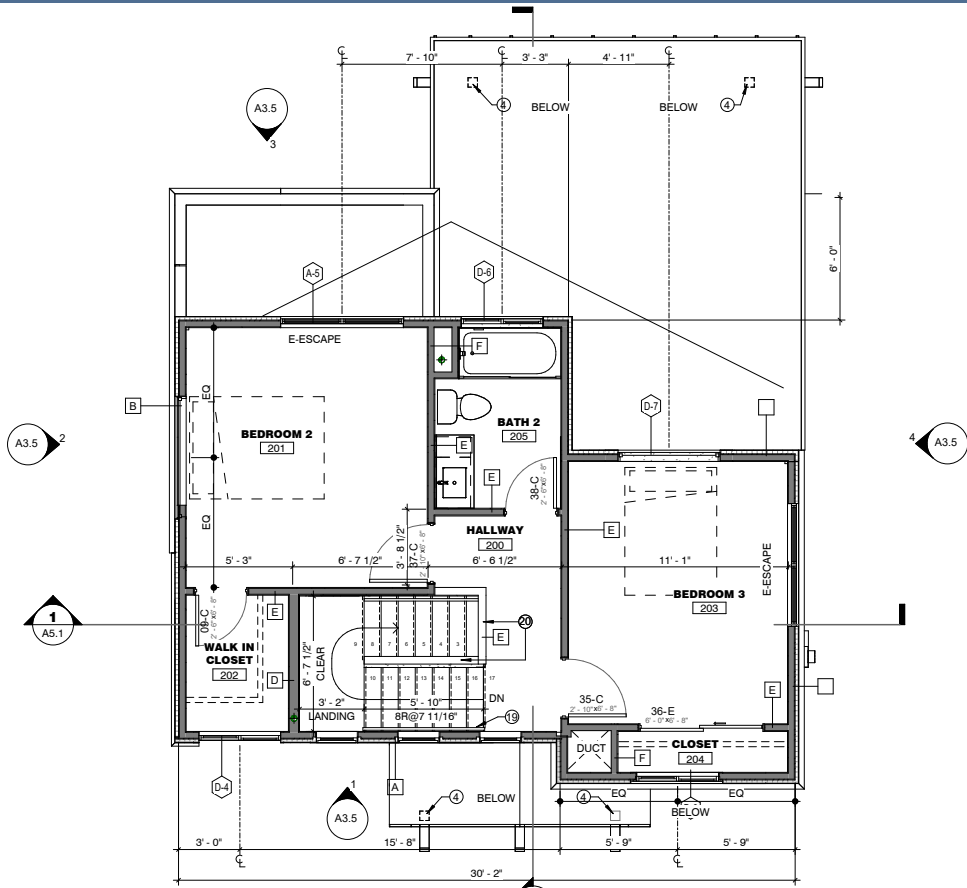
Sheet:

A2.5
FLOOR PLANS
UNIT TYPE C

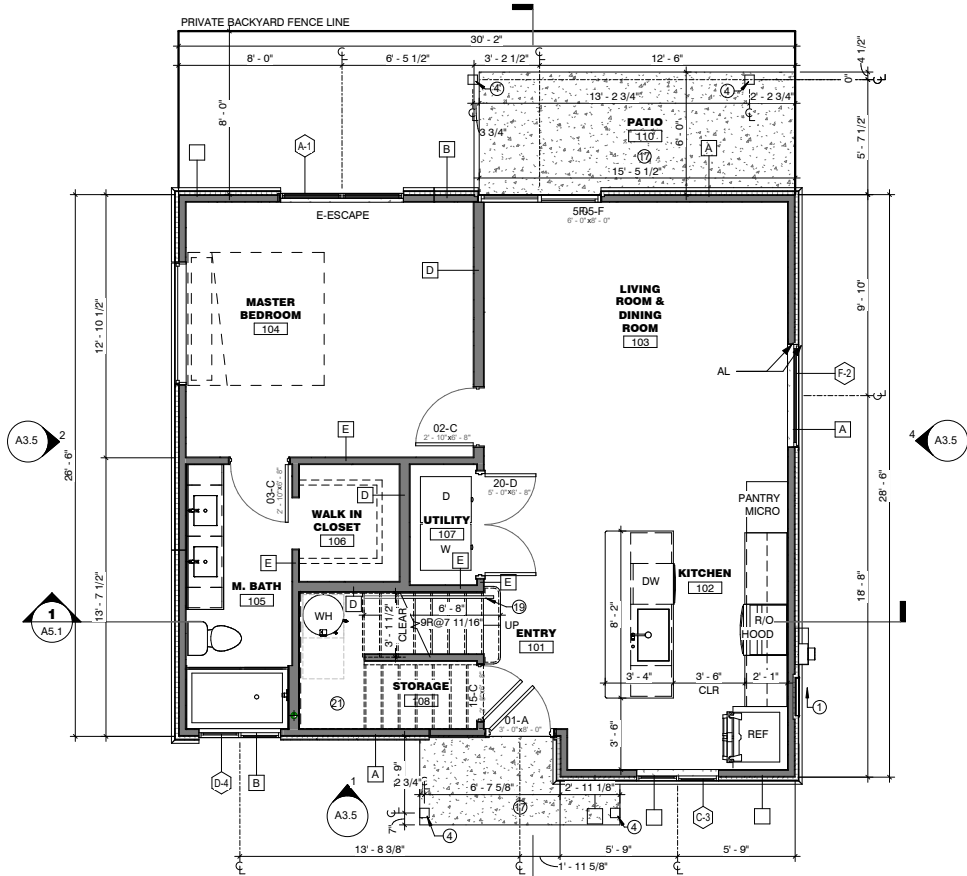
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2 Level 2 Floor Plan
1/4" = 1'-0"

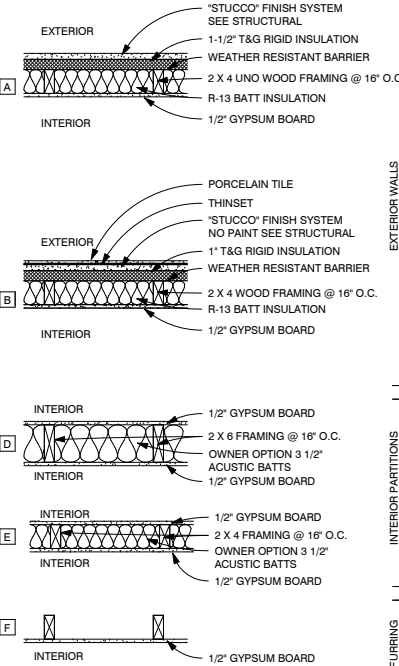


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1/4" = 1'-0"

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REVISIONS	

Phase: PDP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2020-07-28
Sheet:

A2.5
FLOOR PLANS
UNIT TYPE C

SHEET KEYED NOTES

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12. W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS

13. W - WASHER SEE ID, PLUMBING AND ELECTRICAL SHEETS

14. D - DRYER ELECTRIC, VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS

15. KITCHEN SINK TO BE UNDERMOUNT DISPOSAL AIR SWITCH ACTIVATED, SEE ID AND PLUMBING DRAWINGS

16. COUNTERTOPS TO BE SOLID SURFACE OR SIMILAR NON-ABSORBENT MATERIAL, SEE ID SHEETS

17. UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
18. BASE CABINET(S) LOCATIONS, SEE ID SHEETS

19. CLOSET SHELF, ROD AND OR BUILT-IN SHELVING, SEE ID, SHEETS

20. RECESSED MEDICINE CABINET LOCATIONS, SEE ID, SHEETS

21. MIRROR LOCATIONS, SEE ID, SHEETS

22. BATHTUB WITH SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SEE ID, AND PLUMBING SHEETS

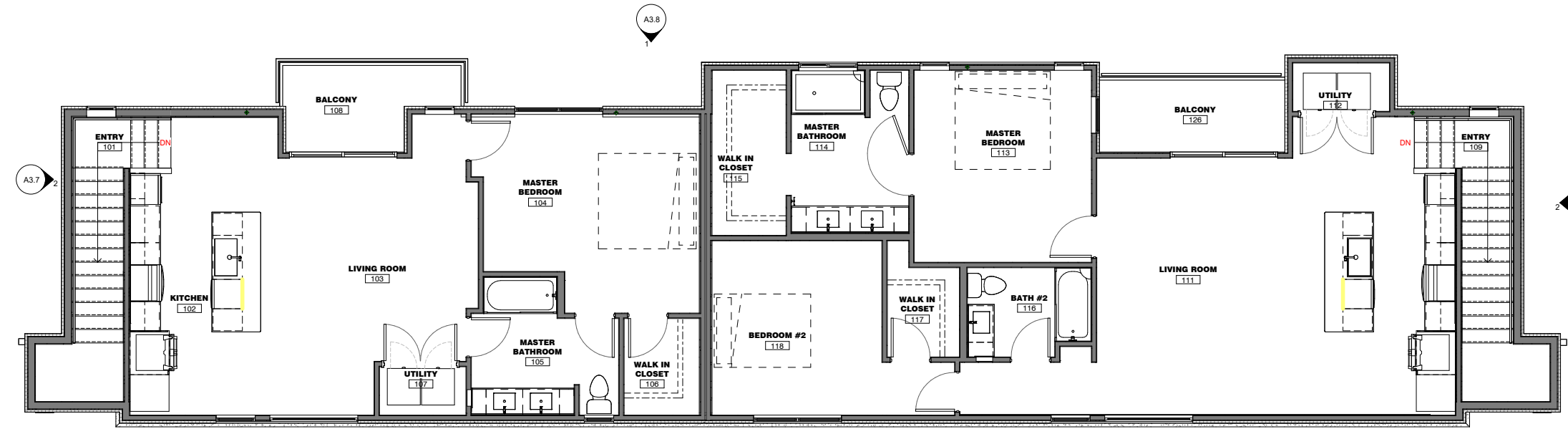
23. SHOWER, PROVIDE NONABSORBENT WALL SURFACE TO 6'-0" A.F.F. MINIMUM REQUIREMENT, SLIDING GLASS BYPASS SHOWER DOOR WITH TEMPERED GLASS, SEE ID, AND PLUMBING SHEETS

24. SMOKE DETECTOR(S) LOCATIONS, SEE ELECTRICAL SHEETS

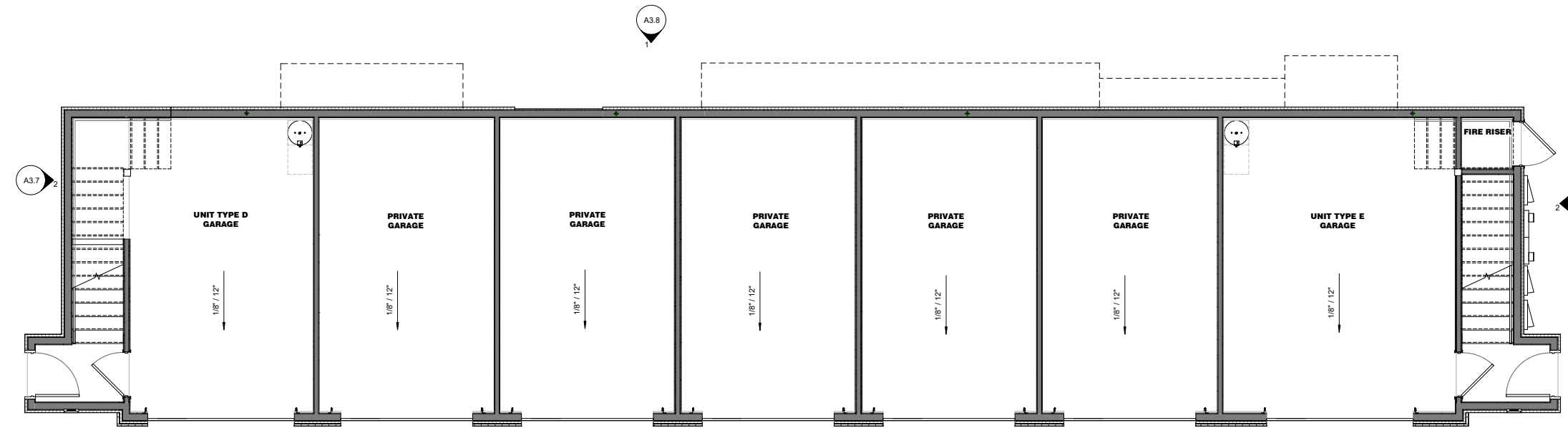
25. WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS

26. RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS

27. CEILING FAN AT EACH BEDROOM AND LIVING ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS

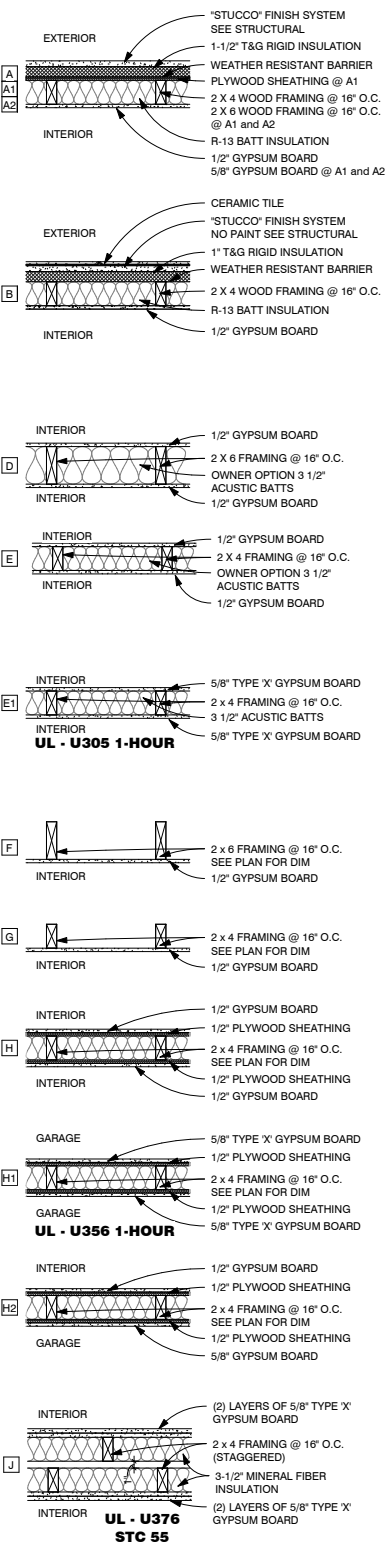


UNIT D and E Level 2 Floor Plan
1/4" = 1'-0"



UNIT D and E Level 1 Floor Plan
1/4" = 1'-0"

WALL TYPE ASSEMBLIES



- 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

6. PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS

7. ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

SYNCTIC
1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t:480.948.9766
f:480.948.9211

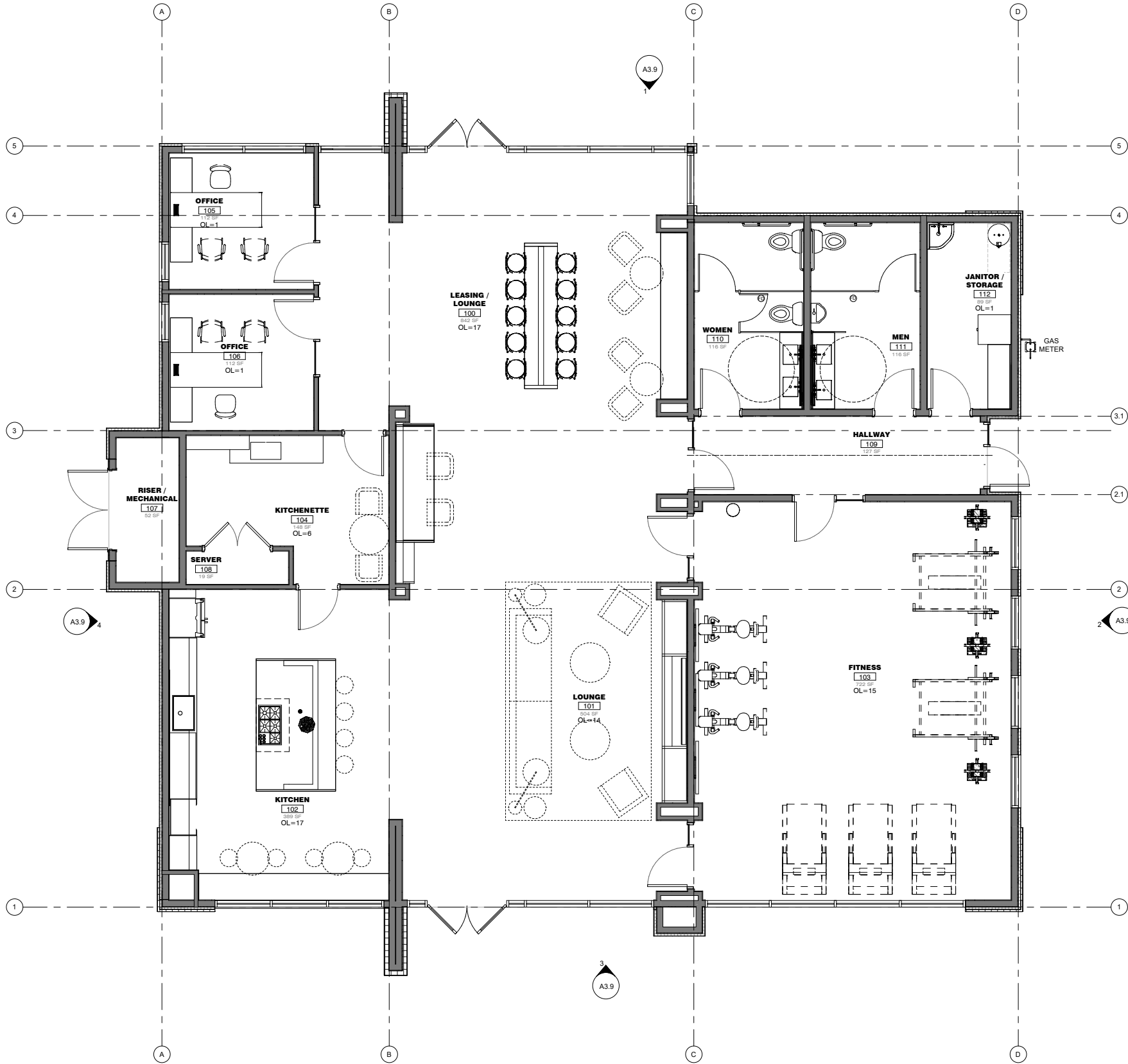
REVISIONS	

Phase: POP
Drawn By: BLB
Reviewed By: LDB
SDI Project No: 4014
Date: 2019-11-11
Sheet:

A2.7
FLOOR PLANS
UNIT TYPE D

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OCCUPANT LOAD:	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BUSINESS			
RM 105 - OFFICE	112	150 GROSS	0.75
RM 106 - OFFICE	112	150 GROSS	0.75
ASSEMBLY (UNCONCENTRATED)			
RM 100 - LEASING/LOUNGE	250	15 NET	16.7
RM 101 - LOUNGE	205	15 NET	13.7
RM 102 - KITCHEN	250	15 NET	16.7
RM 104 - KITCHENETTE	85	15 NET	5.6
FITNESS			
RM 103 - FITNESS	722	50 GROSS	14.4
ACCESSORY AREA			
RM 112 - JANITOR/STORAGE	89	300 GROSS	0.30
TOTAL			68.9



1 Clubhouse and Leasing Office Floor plan
1/4" = 1'-0"

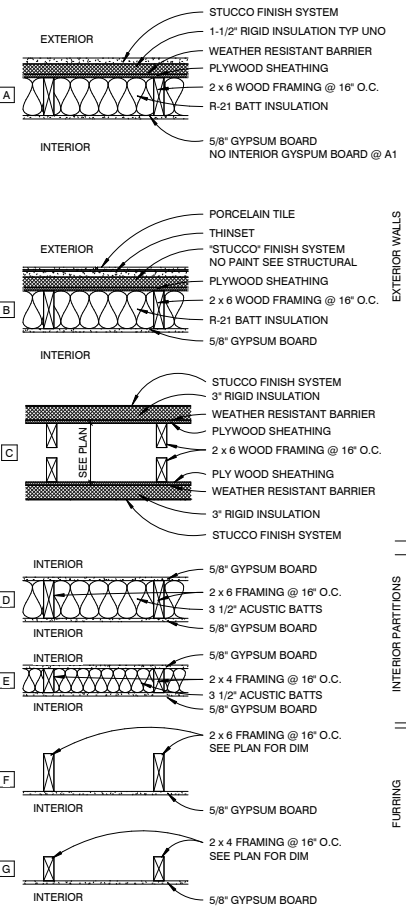
WALL TYPES INDICATED ON THESE PLANS TO BE WALL TYPE 1A AT LOCATIONS INDICATED ON SHEETS A1.11 AND A1.12 FSD AND FIRE RATED PLAN

SHEET KEYED NOTES

GENERAL PLAN NOTES:

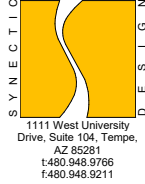
- SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES, BUILT-IN, AND ADDITION INFORMATION AS NOTED.
- SEE SHEET A8.1 FOR DOOR AND WINDOW TYPE, SIZE, AND ADDITIONAL INFORMATION
- METER - ELECTRICAL METER (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
- PANEL - ELECTRICAL DISTRIBUTION PANEL (TYPICAL LOCATION UNLESS SHOWN OTHERWISE), SEE ELECTRICAL SHEETS
- GAS METER - GAS METER, SEE PLUMBING SHEETS
- RTU - ROOF TOP HVAC UNIT CURB MOUNTED SCREENED BY PARAPET OR ATTACHED PRE-MANUFACTURED SCREEN, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- WH - ELECTRIC WATER HEATER, SEE ID, PLUMBING AND ELECTRICAL SHEETS
- REF - REFRIGERATOR, SEE ID SHEETS
- COOKTOP & HOOD - LISTED AND APPROVED RANGE TOP/OVEN AND HOOD EXHAUST VENT DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL AND ELECTRICAL SHEETS
- MICRO - MICROWAVE, SEE ID SHEETS
- DW - DISHWASHER, SEE ID SHEETS
- WALL OVENS, SEE ID SHEETS
- W/D - WASHER / DRYER ELECTRIC STACKED, VENT DRYER DIRECTLY TO EXTERIOR, SEE ID, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS
- UPPER CABINET(S) LOCATIONS, SEE ID SHEETS
- BASE CABINET(S) LOCATIONS, SEE ID SHEETS
- BUILT-IN SHELVING, SEE ID, SHEETS
- MIRROR LOCATIONS, SEE ID, SHEETS
- SMOKE DETECTORS LOCATIONS, SEE ELECTRICAL SHEETS
- WALL MOUNTED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
- RECESSED LIGHT FIXTURE LOCATIONS, SEE ID, AND ELECTRICAL SHEETS
- CEILING FANS IN FITNESS ROOM, PROVIDE REQUIRED BRACING, SEE ID, AND ELECTRICAL SHEETS
- SEE EXTERIOR ELEVATIONS FOR STOREFRONT SIZING

WALL TYPE LEGEND



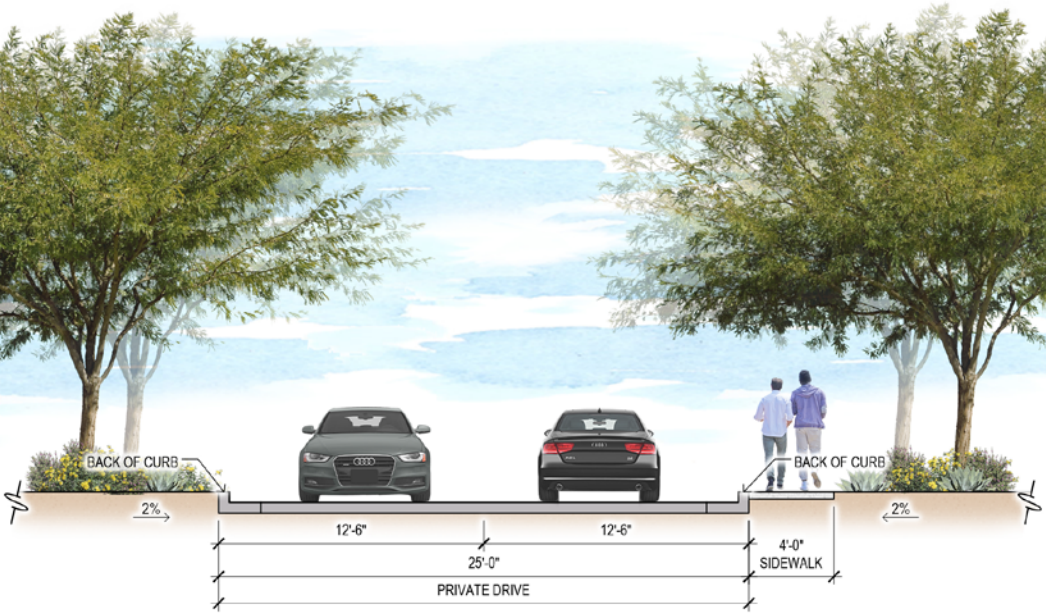
NOTES:

- 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
- PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS
- ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE

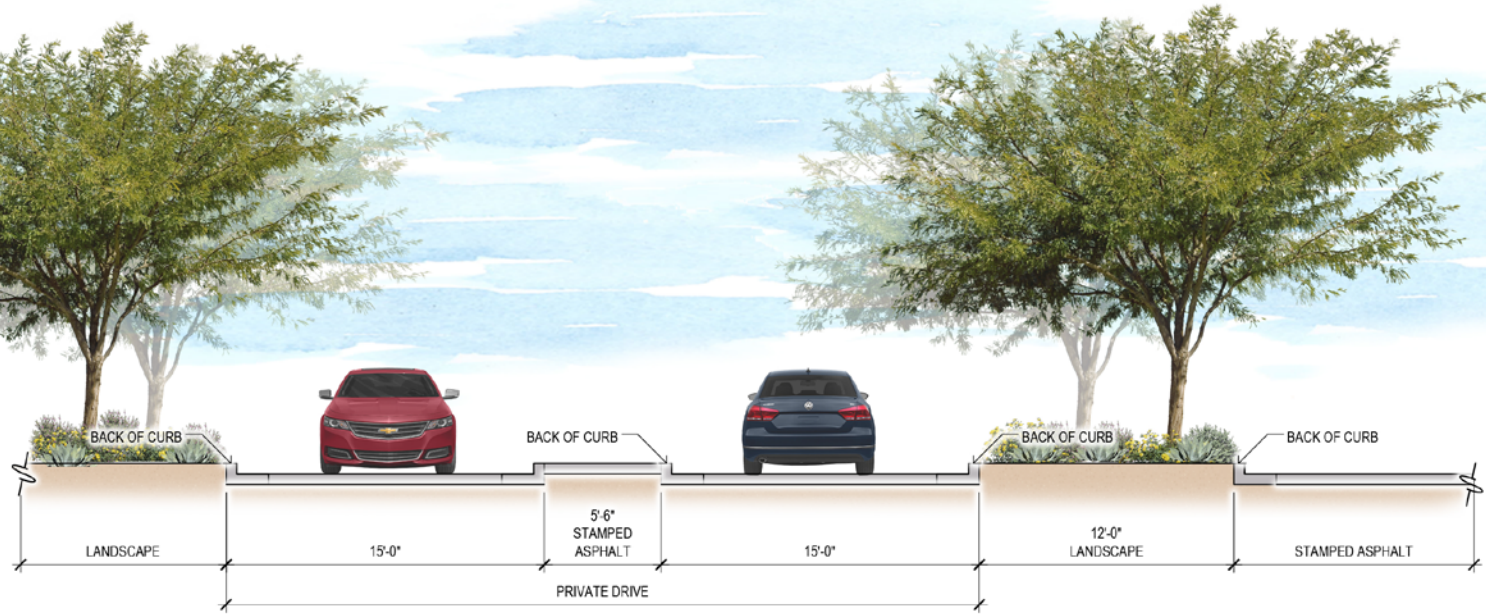


REVISIONS	
Phase:	PDP
Drawn By:	BLB
Reviewed By:	LDB
SDI Project No:	4014
Date:	2019-11-11
Sheet:	
A2.8	
FLOOR PLAN	
TYPE G	

A DRIVE AISLE
SCALE: 1/4"=1'-0"



B ENTRY DRIVE
SCALE: 1/4"=1'-0"



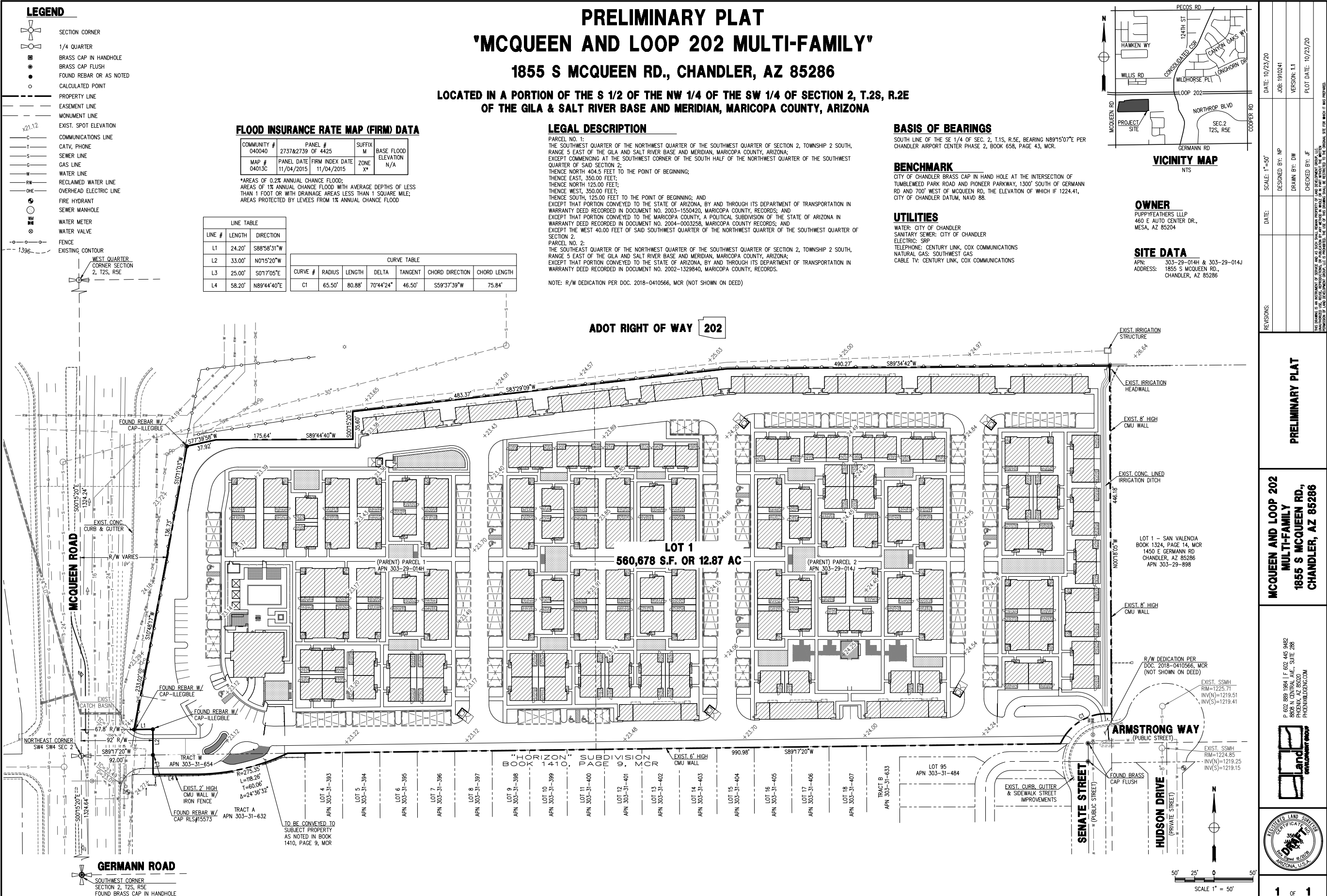
S MCQUEEN ROAD

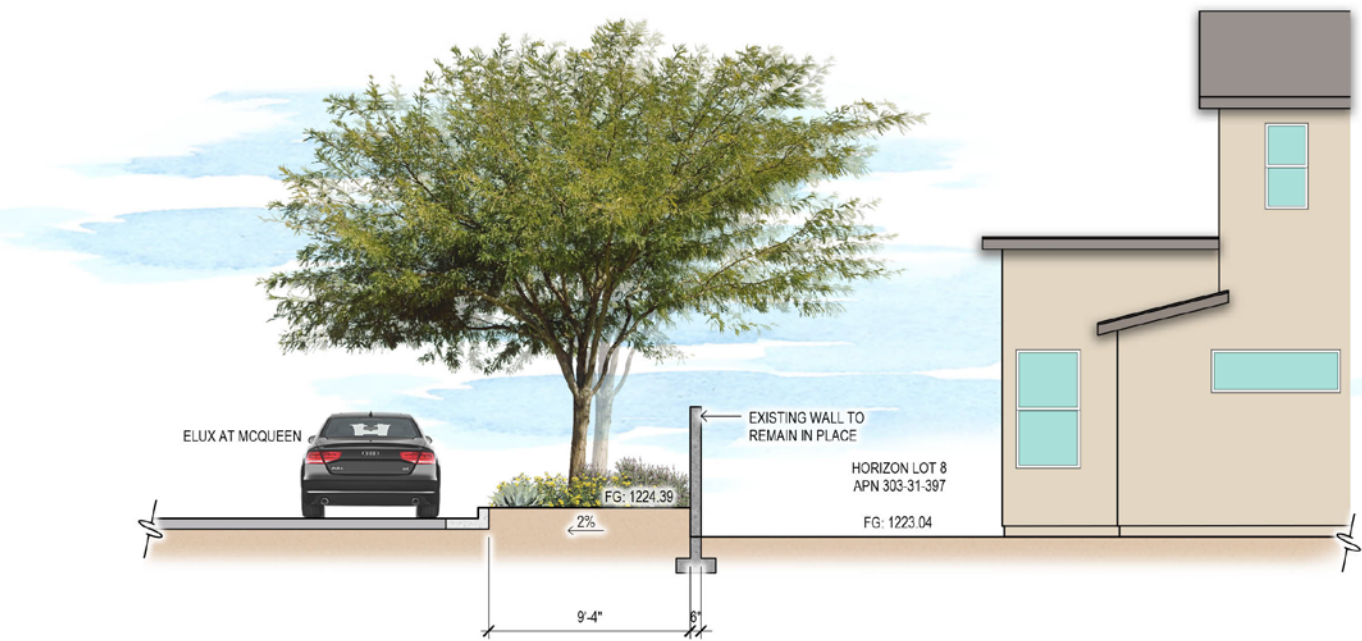
202 SANTAN FWY

PARKING			
TOTAL		REQUIRED	PROVIDED
●	COVERED	162	184
●	UNCOVERED	85	13
●	GUEST	40	40
●	GARAGE	NA	77
●	ADA ACCESSIBLE	13	13
TOTAL PARKING		300	327
●	TRASH ENCLOSURE		6

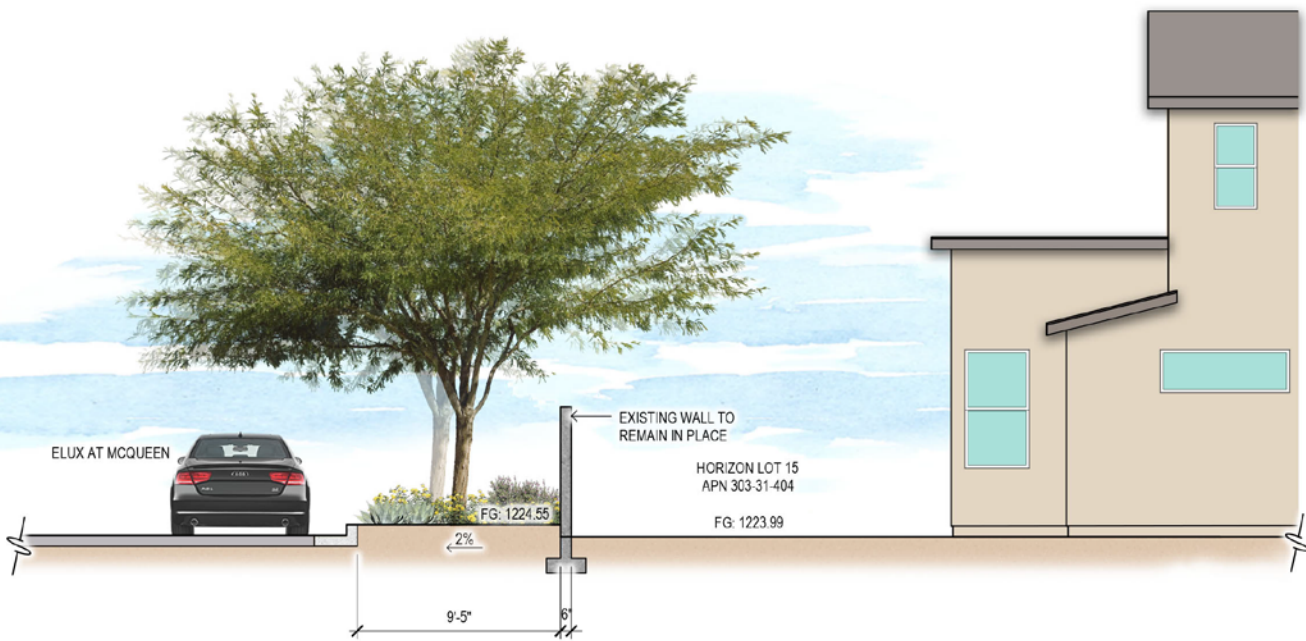




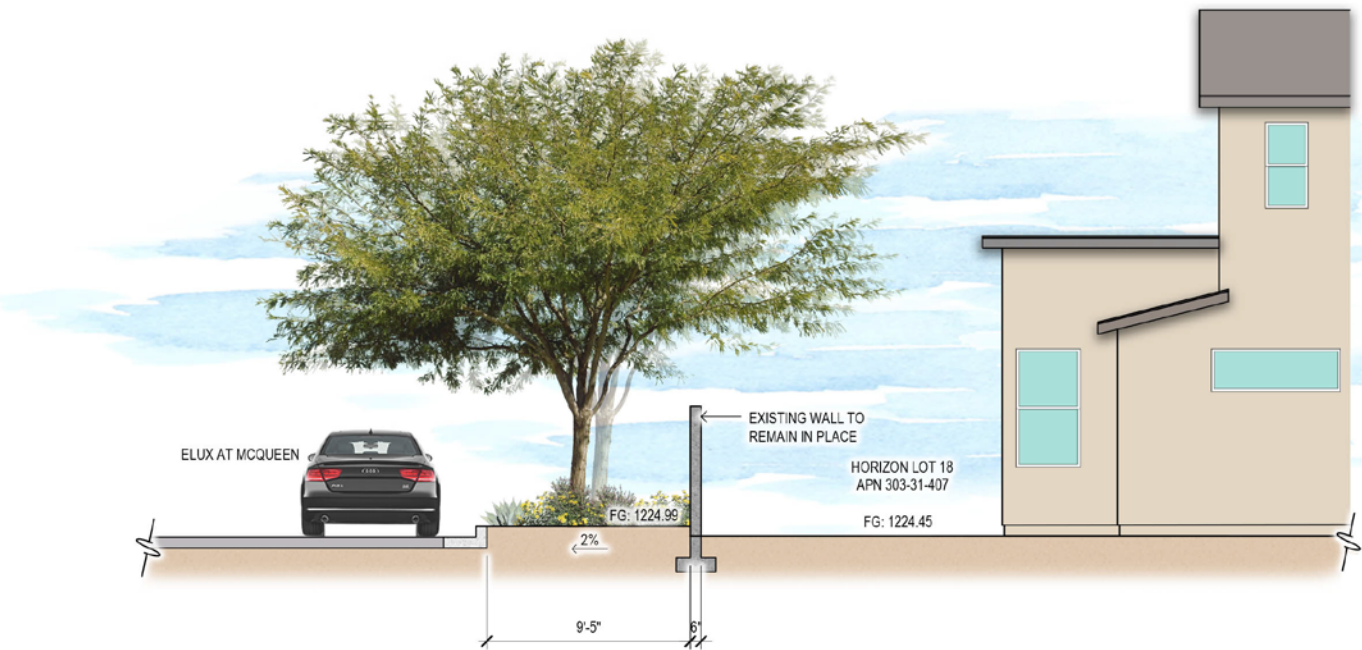




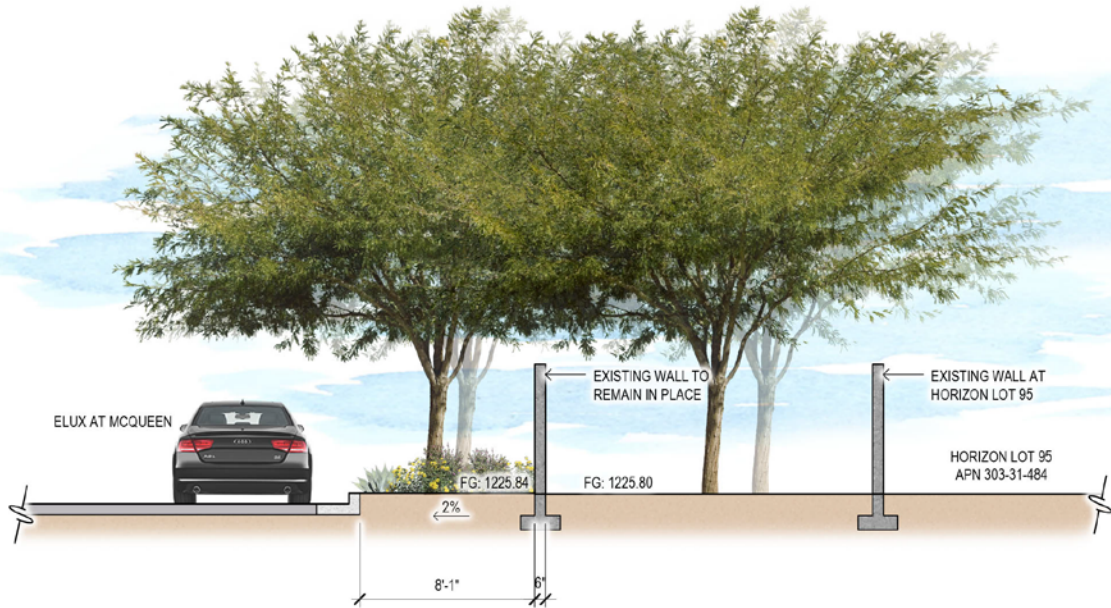
A Section
SCALE: 1/4"=1'-0"



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



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



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

*REFER TO DEVELOPMENT PLAN (EXHIBIT E) FOR SECTION LOCATIONS