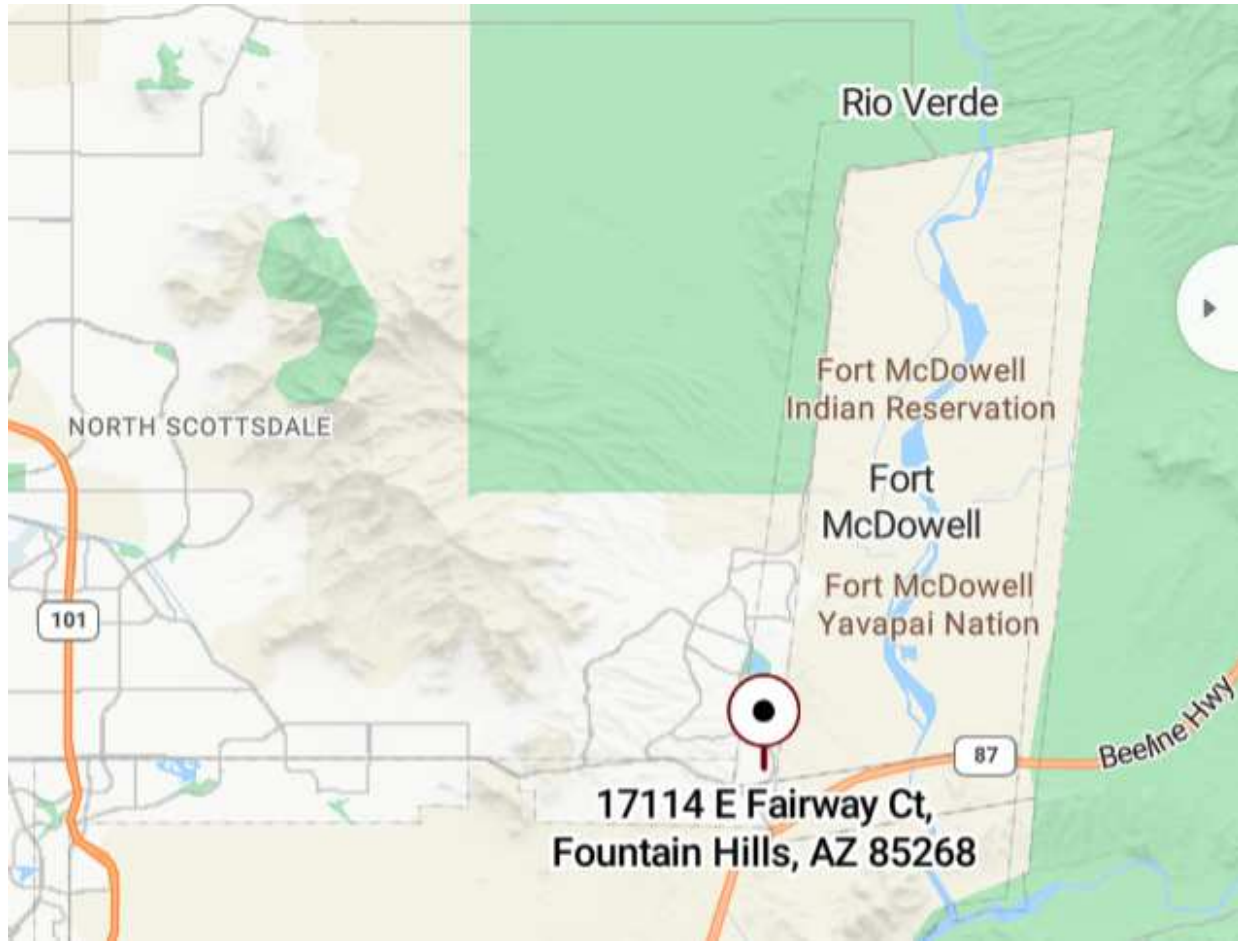
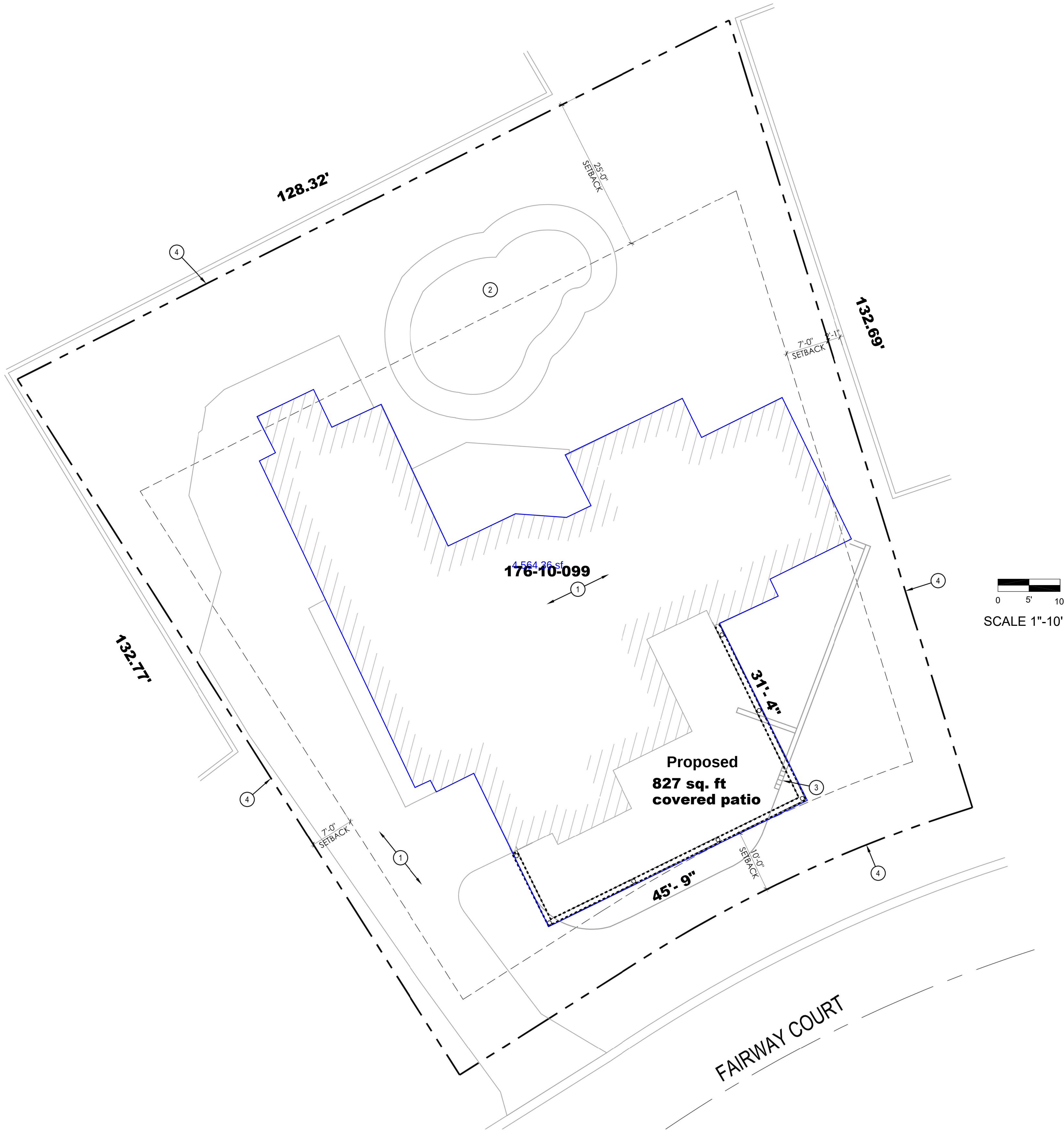




VICINITY MAP



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

LAYOUT PAGE TABLE	
SHEET	TITLE
SITE	SP
A-1	FOUNDATION
A-2	FLOOR PLAN
A-3	ROOF
A-4	ROOF DRAIN
A-5	SECTIONS
A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

Project Directory

OWNER:
SCHLUM JAY T/DENISE M.
17114 E FAIRWAY CT,
FOUNTAIN HILLS, AZ, 85268

PARCEL # 176-10-099
ZONING - R1-10
LOT - 14,309 SQ. FT.
LIVING -2,909 sq.ft.
GARAGE - 550 sq.ft.
COVERED PATIO - 970 sq.ft.
TOTAL UNDER ROOF = 3,459 SQ. FT

Governing Building Codes

- o 2018 International Building Code (IBC)
- o 2017 National Electrical Code (NEC)
- o 2018 International Energy Conservation Code (IECC)
- o 2018 International Fire Code (IFC)
- o 2018 International Fuel Gas Code (IFGC)
- o 2018 International Mechanical Code (IMC)
- o 2018 International Plumbing Code (IPC)
- o 2018 International Residential Code (IRC) with appendix G

Energy Note:

2018 IRC - New and/or remodeled building envelope areas shall comply with the following: Fenestration = 0.40 max U-Factor, 0.25 max SHGC. Min, R-19 @ frame walls & floors, R-4/6 @ Mass wall, R-38 @ ceilings. Duct insulation located outside the building envelope requires minimum R-8 and R-5 when located in floor joists. Minimize air leakage per R402.4.

SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED 9/29/2025

DATE: 9/16/25

DRAWN BY: LJB

SCALE:

TITLE:

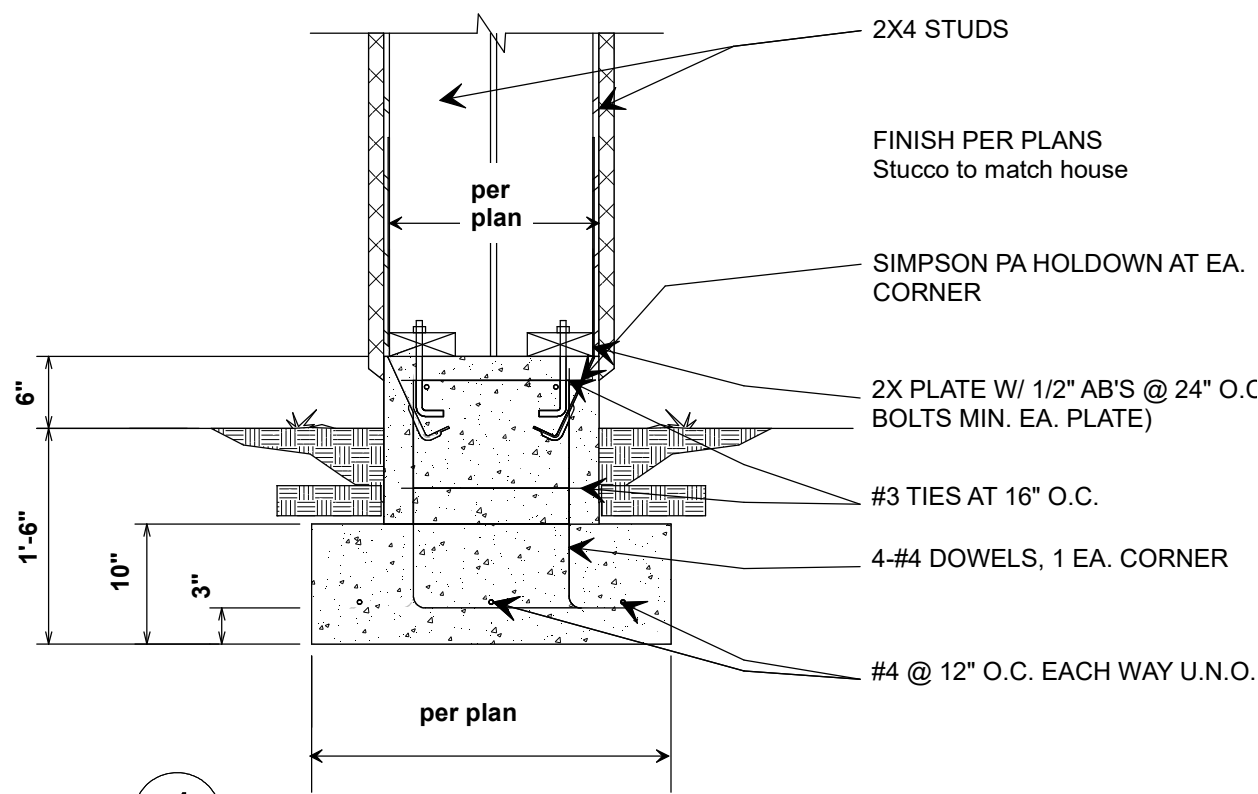
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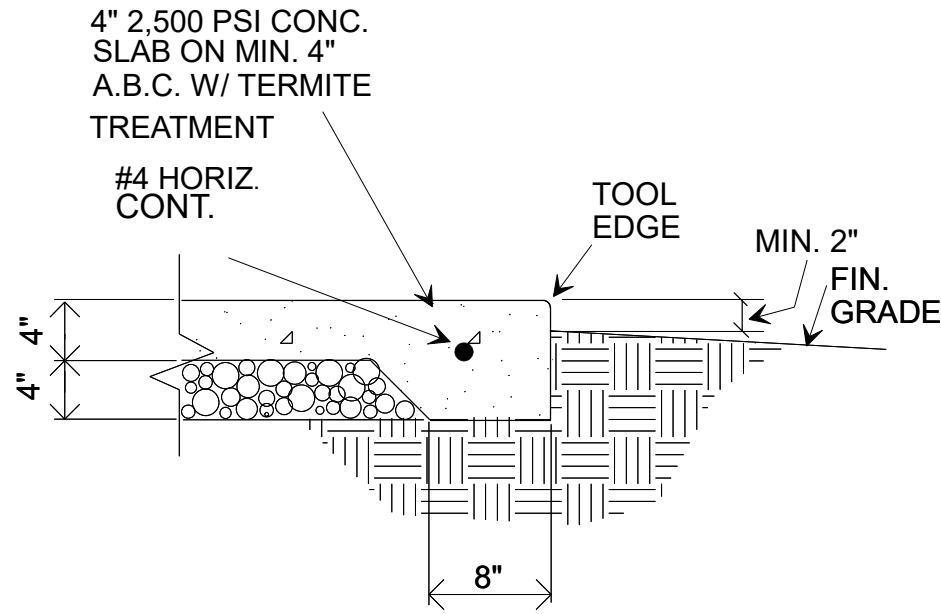
SITE

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LEO BRITTON 480.837.2067

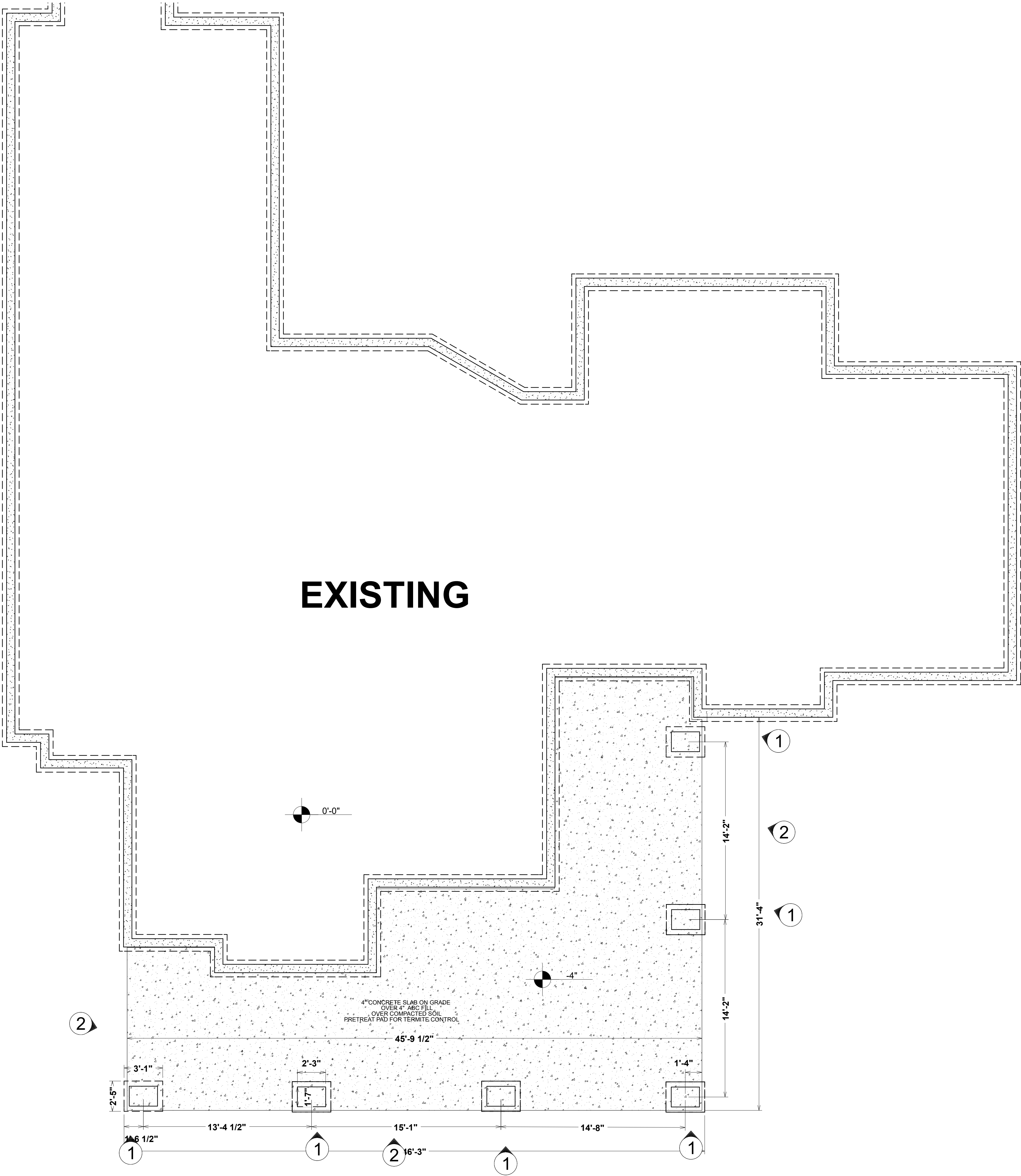
drawco6@hotmail.com



1 Framed Pier Footing



2 TYP. EXT. TURN-D'N.



LAYOUT PAGE TABLE	
SHEET	TITLE
SITE	SP
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A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

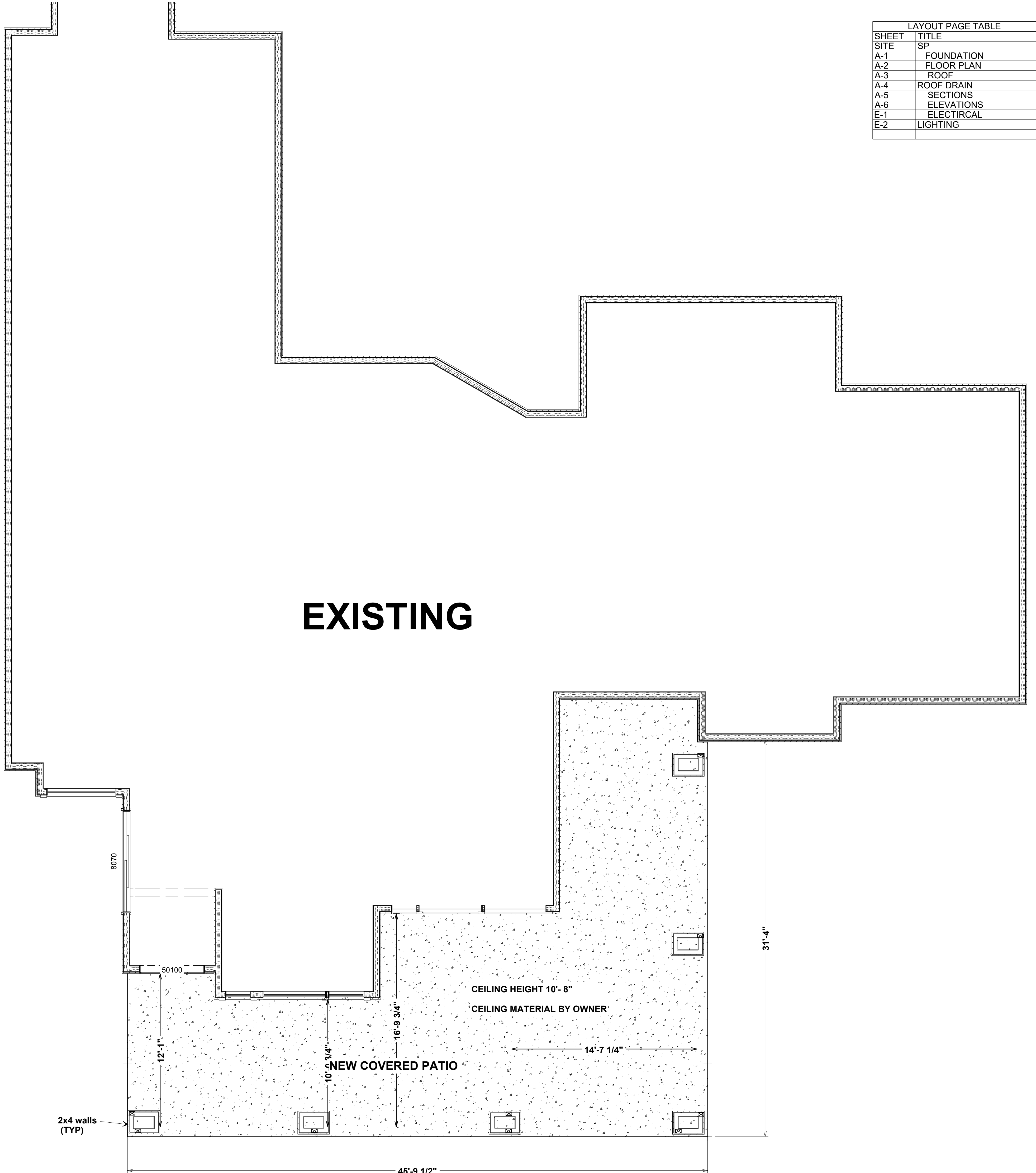
SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED 9/29/2025
DATE: 9/16/25
DRAWN BY: LJB
SCALE: 1/4" = 1'
TITLE: Foundation

SHEET:
A-1

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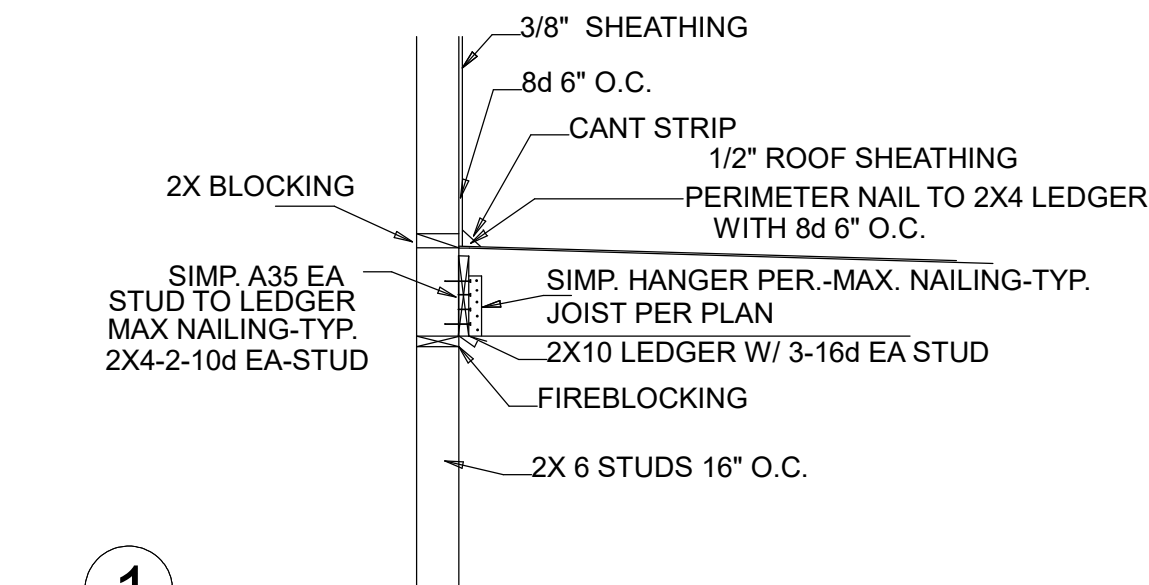


LAYOUT PAGE TABLE	
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A-5	SECTIONS
A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

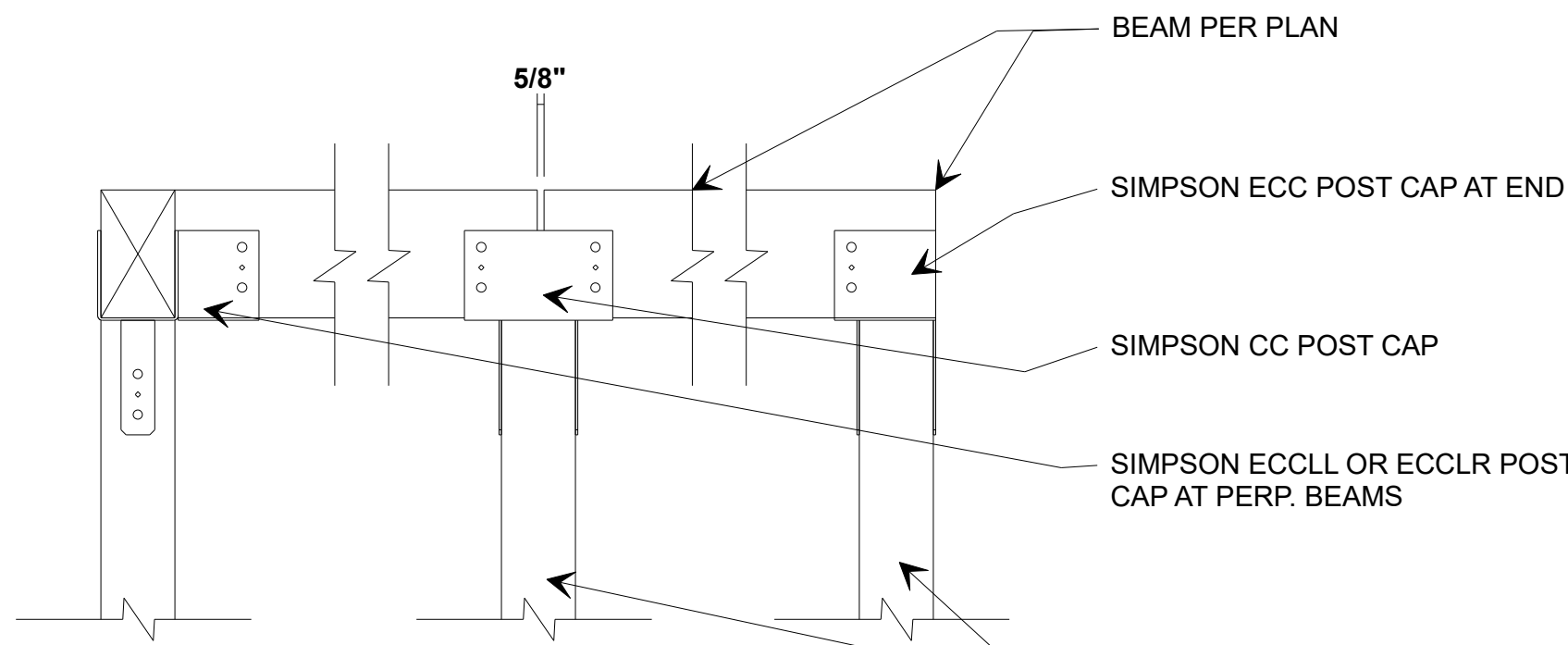
SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED 9/29/2025
DATE: 9/16/25
DRAWN BY: LJB
SCALE: 1/4" = 1'
TITLE: Floor Plan

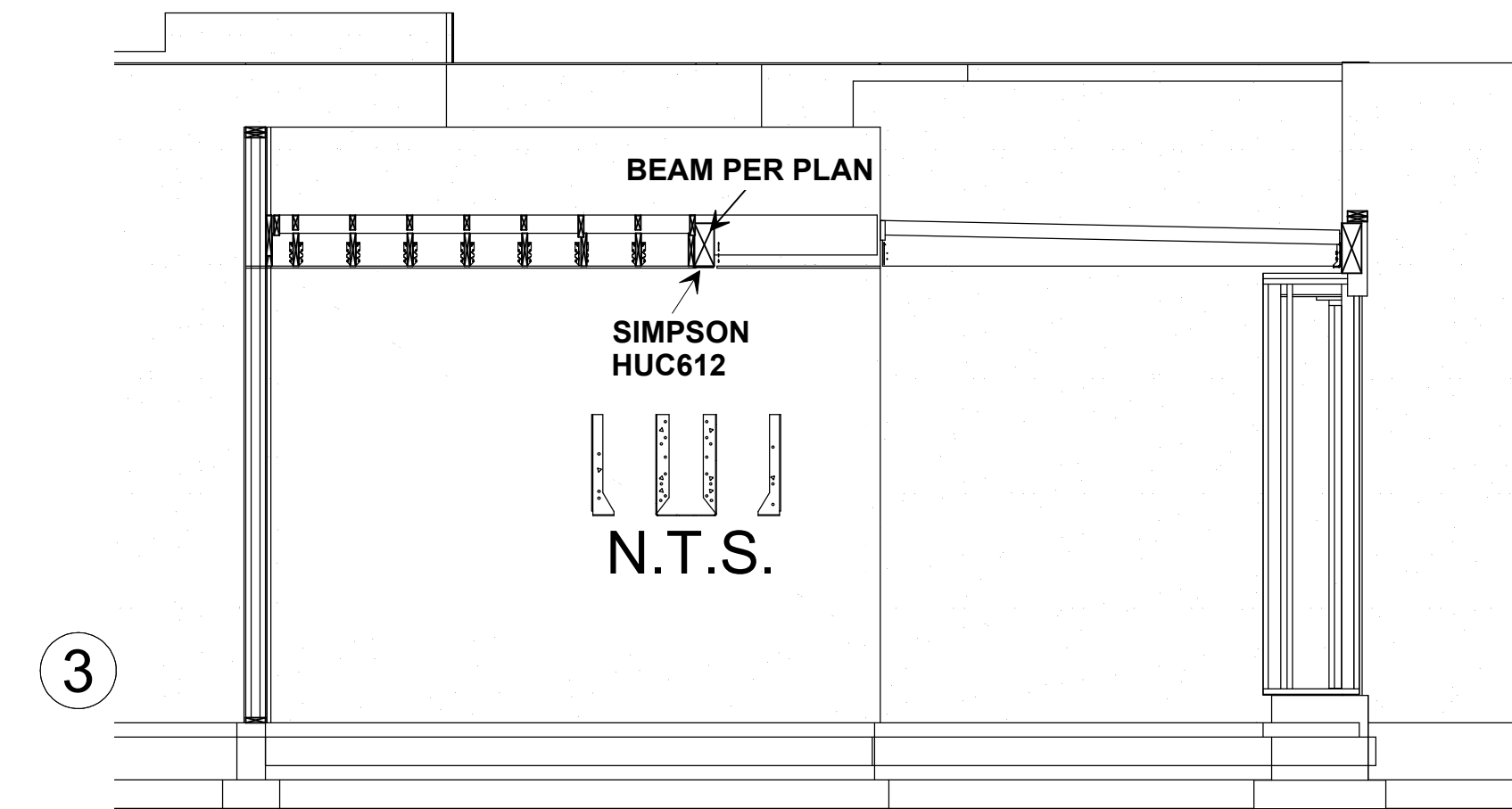
SHEET:
A-2



NAIL ON LEDGER



Beam(s) to Post



NAILING NOTES: (PER IRC TABLE R602.3(1)) (U.N.O.)

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16"OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

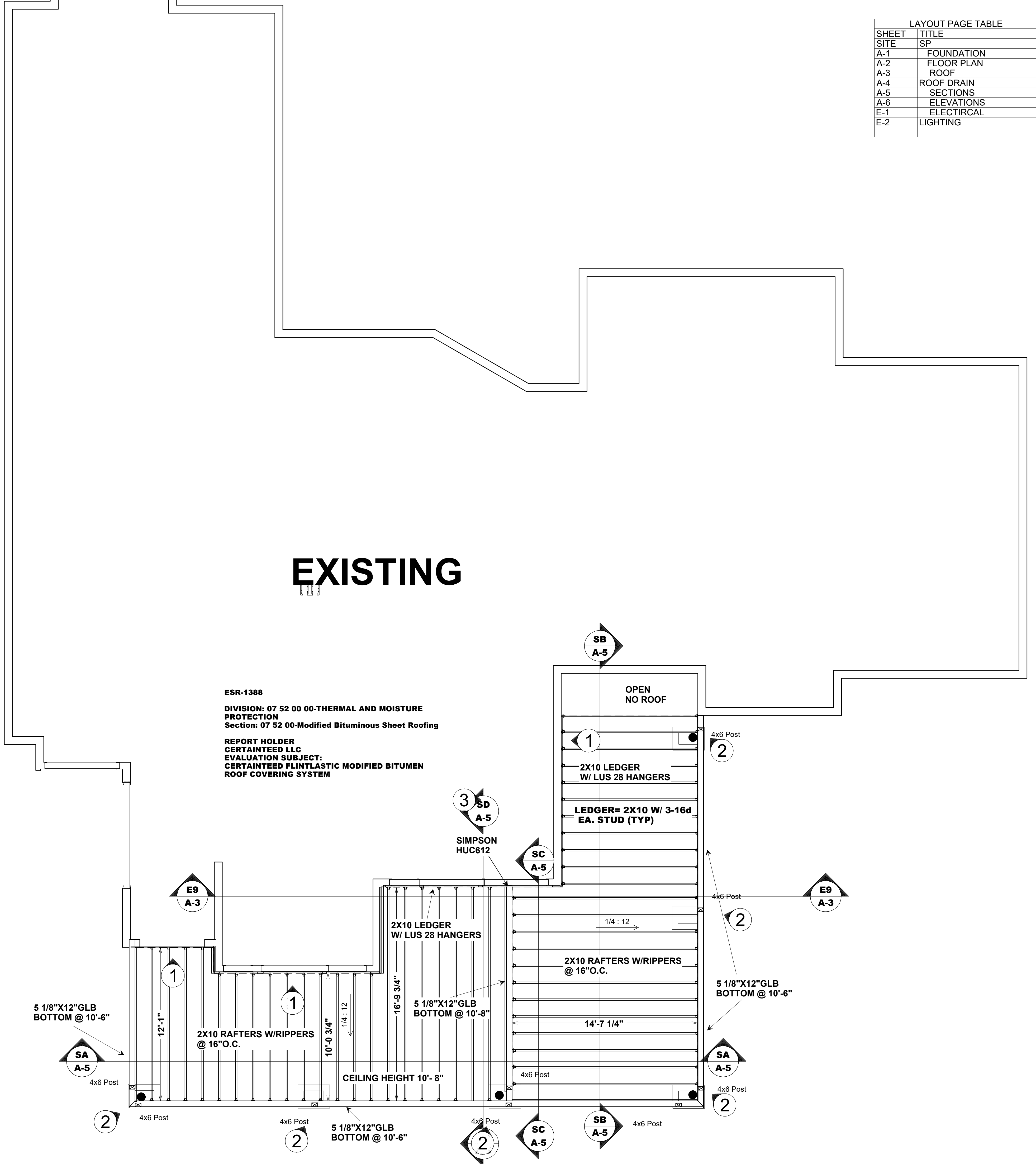
FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

ROOF SHEATHING NOTES:
CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" PLANKS

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (3)-10d
TOE NAIL (2)-16d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

ROOF SHEATHING NOTES:
15/32" OSB/CDX, SPAN INDEX 32/16, STAGGER EDGES. COMPLY WITH IBC 2306.2 (1) – PS1 AND PS2, OR BETTER. NAIL SUPPORTED EDGES WITH 8D @ 6" OC AND 8D @ 12" OC AT INTERMEDIATE SUPPORTS.

WALL SHEATHING NOTES:
3/8" OSB/CDX, SPAN INDEX 24/0, STAGGER EDGES, ALL EDGES BLOCKED WITH 2X- FRAMING. COMPLY WITH IBC 2306.3, STRUCTURAL GRADE 1. NAIL EDGES WITH 8D @ 4" OC AND 8D @ 12" OC AT INTERMEDIATE SUPPORTS.



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A-4	ROOF DRAIN
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A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED 9/29/2025

DATE: 9/16/25

DRAWN BY: LJB

SCALE: 1/4" = 1'

TITLE:
ROOF

SHEET:

A-3

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RD2130

COMBINATION ROOF DRAIN AND OVERFLOW

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and (mm)) are Subject to Manufacturing Tolerances and Change Without Notice

1

Product	'A' Connections	Dome Open Area Sq. In. [cm²]
RD2130-NH2	2 [51] No-Hub	82 [529]
RD2130-NH3	3 [76] No-Hub	
RD2130-NH4	4 [102] No-Hub	

Options:

-C

Underdeck Clamp

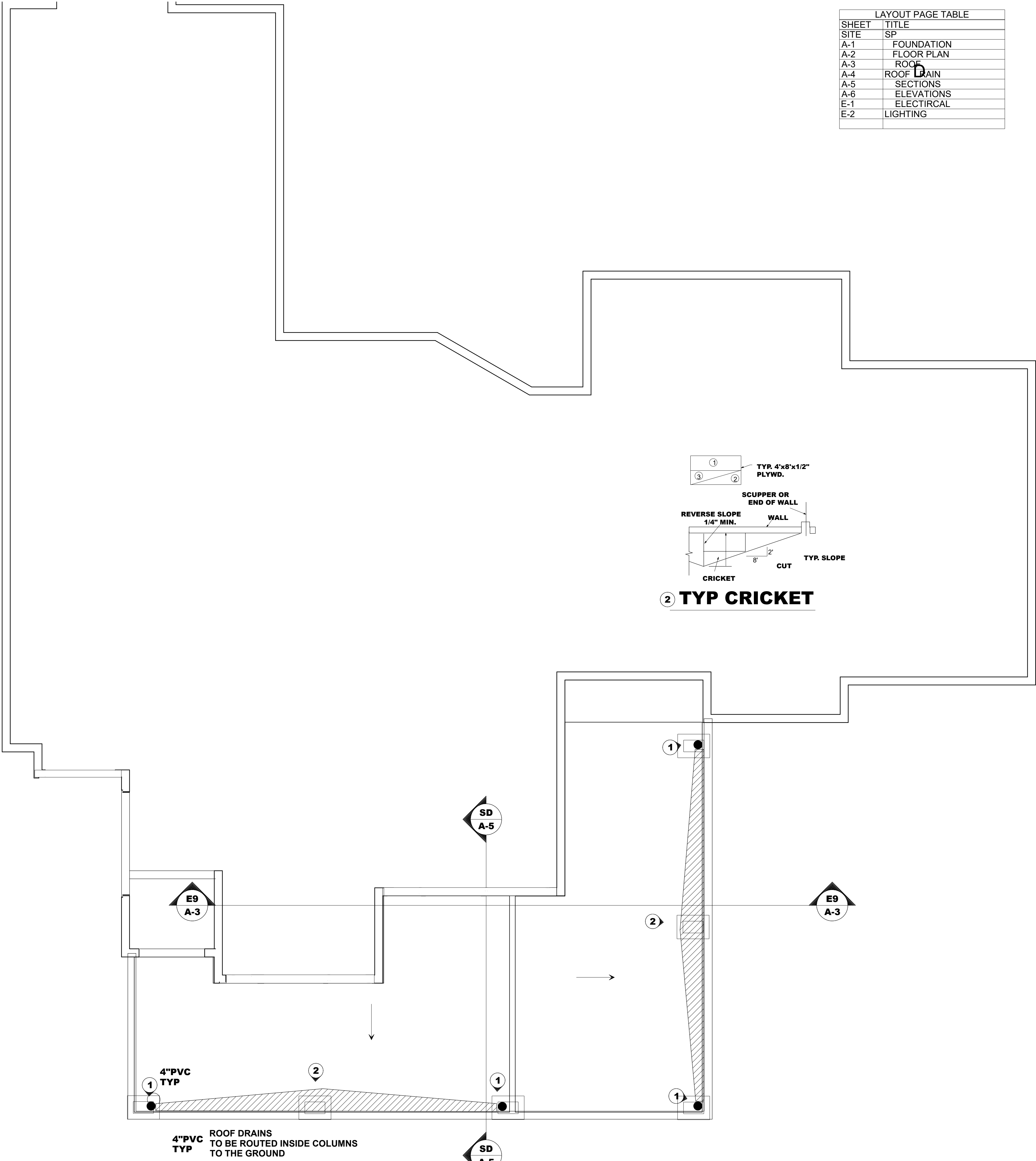
-VP

Vandal-Proof Screws for Dome

Typical Installation

Features

- This unique drain offers connections for an overflow drain pipe to protect the roof from overflow conditions.
- Integral roof sump receiver.
- Cast iron clamp device is provided to ensure strength and stability necessary for a water-tight seal.



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A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

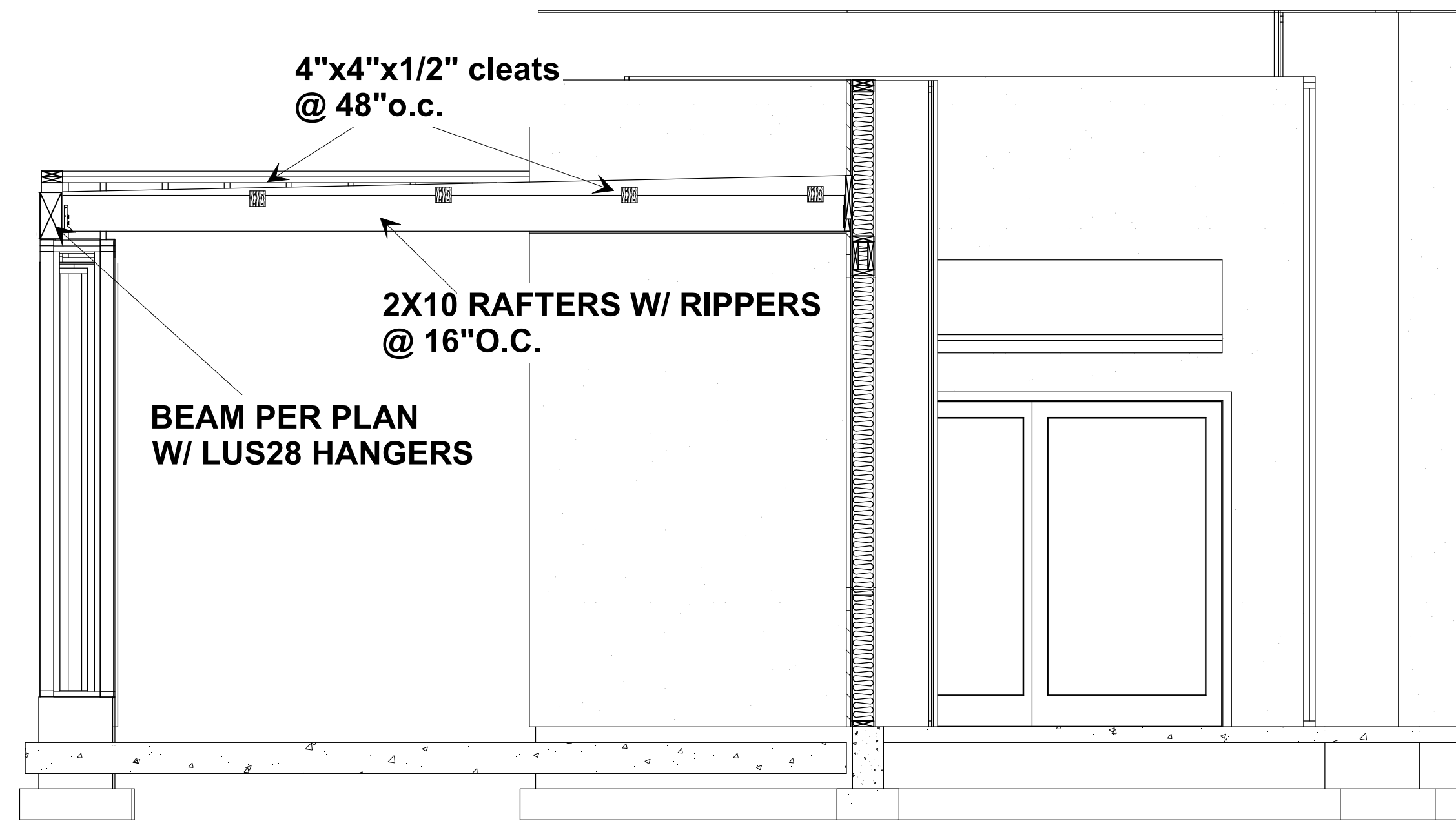
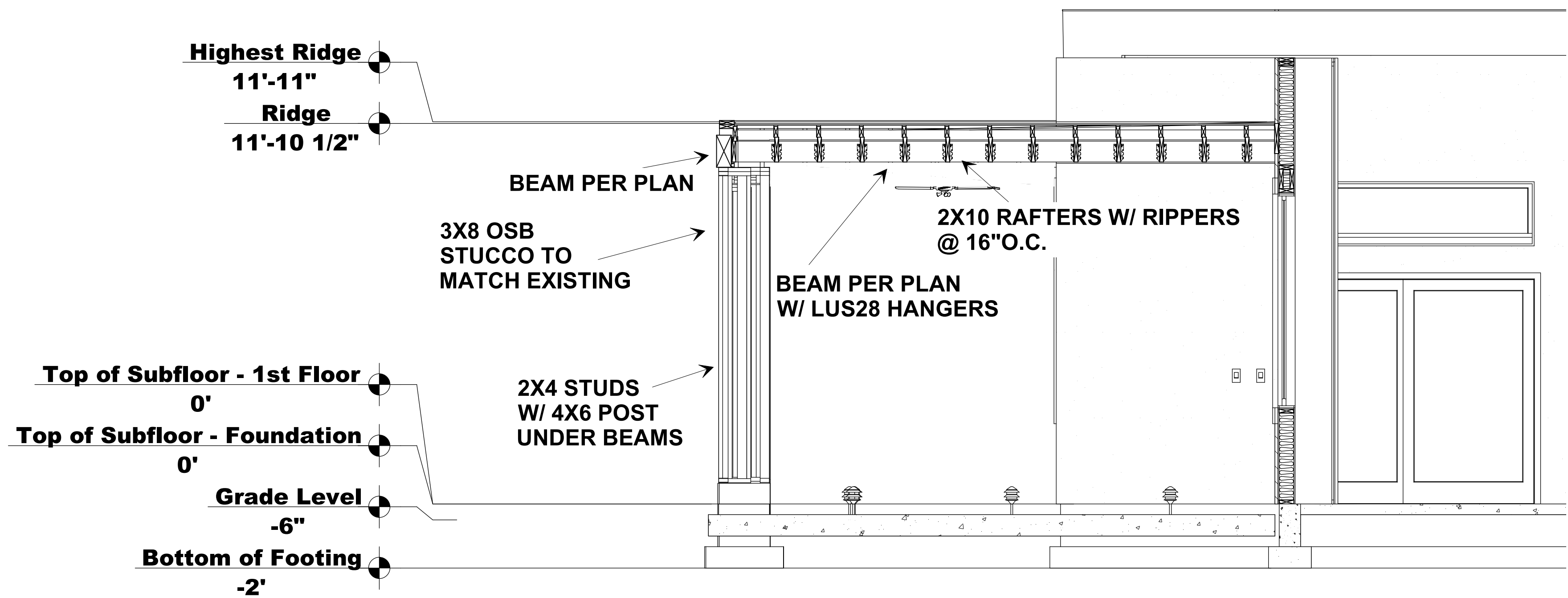
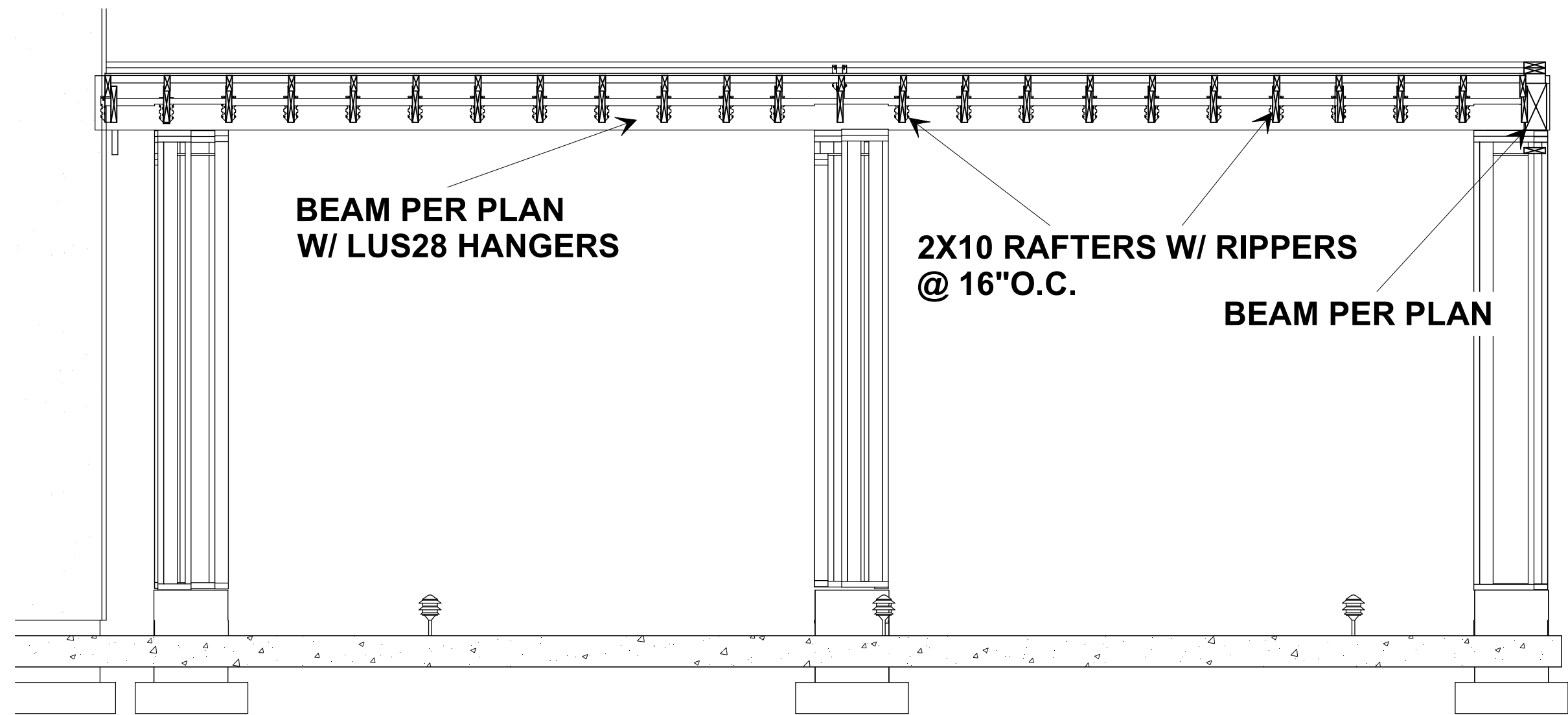
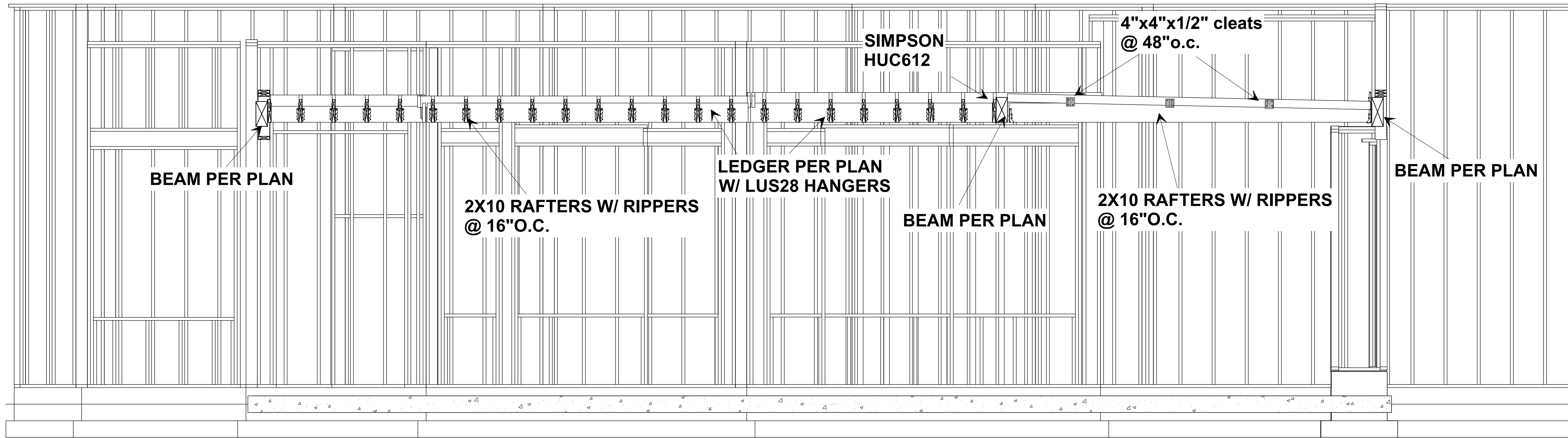
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17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED	9/29/2025
DATE:	9/16/25
DRAWN BY:	LJB
SCALE:	1/4" = 1'
TITLE:	Roof Drain
SHEET:	

A-4

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LAYOUT PAGE TABLE	
SHEET	TITLE
SITE	SP
A-1	FOUNDATION
A-2	FLOOR PLAN
A-3	ROOF
A-4	ROOF DRAIN
A-5	SECTIONS
A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

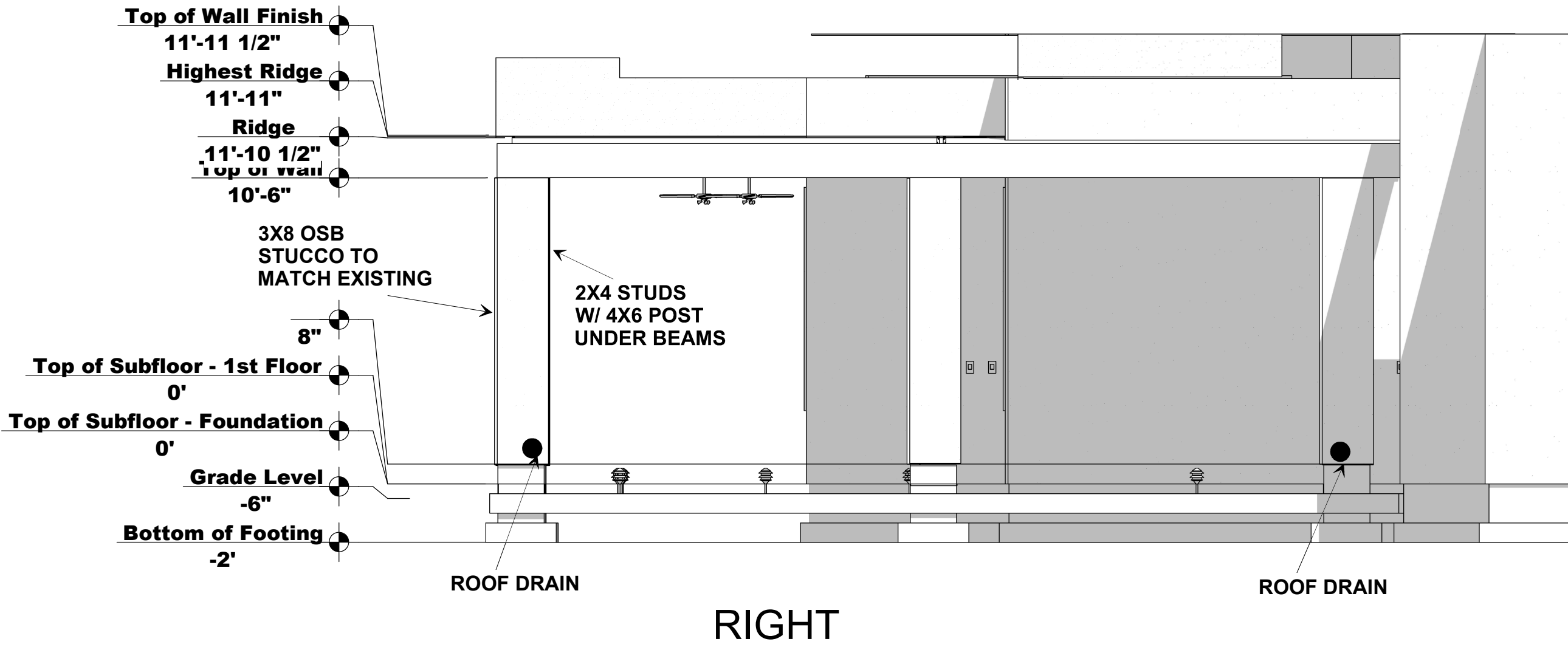
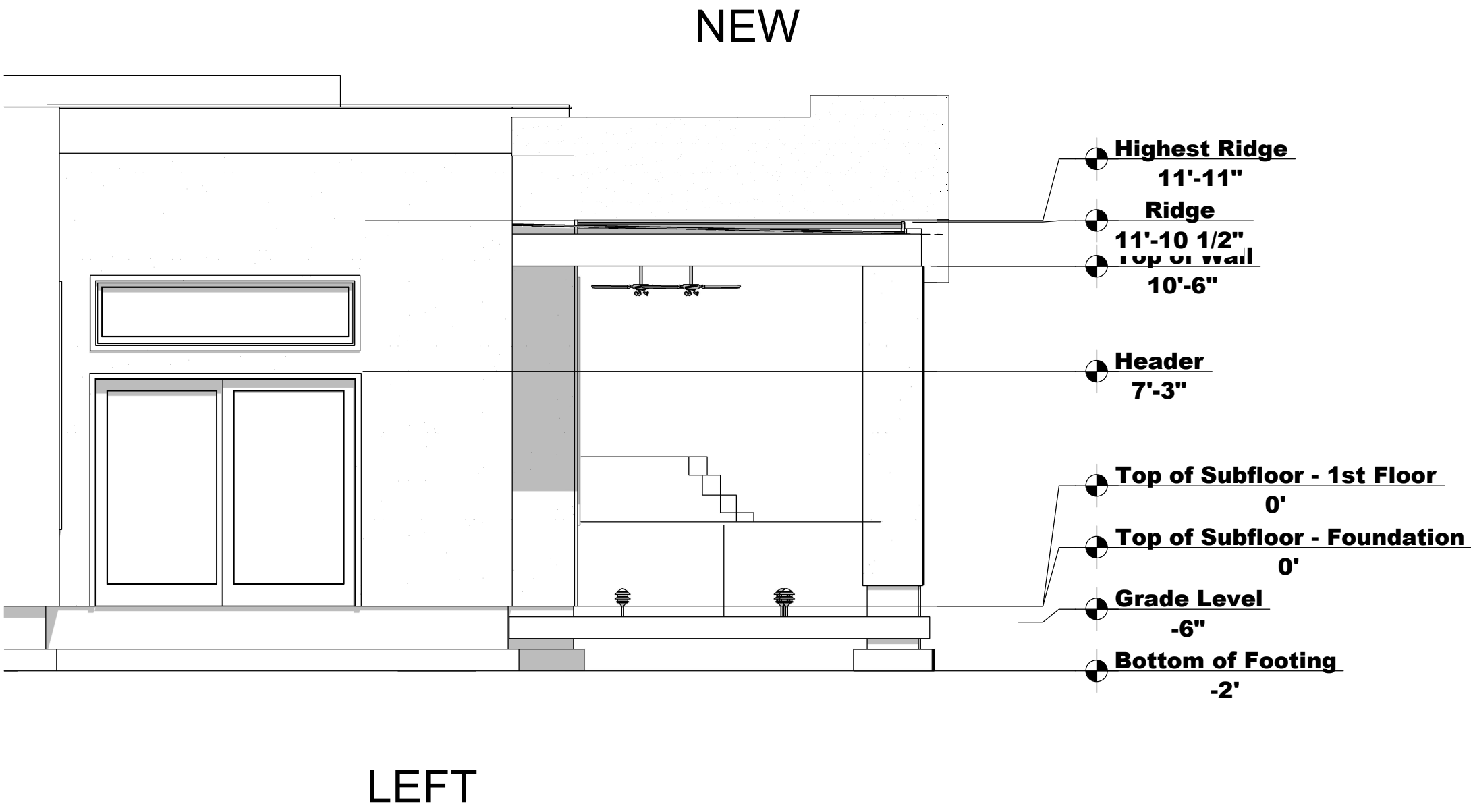
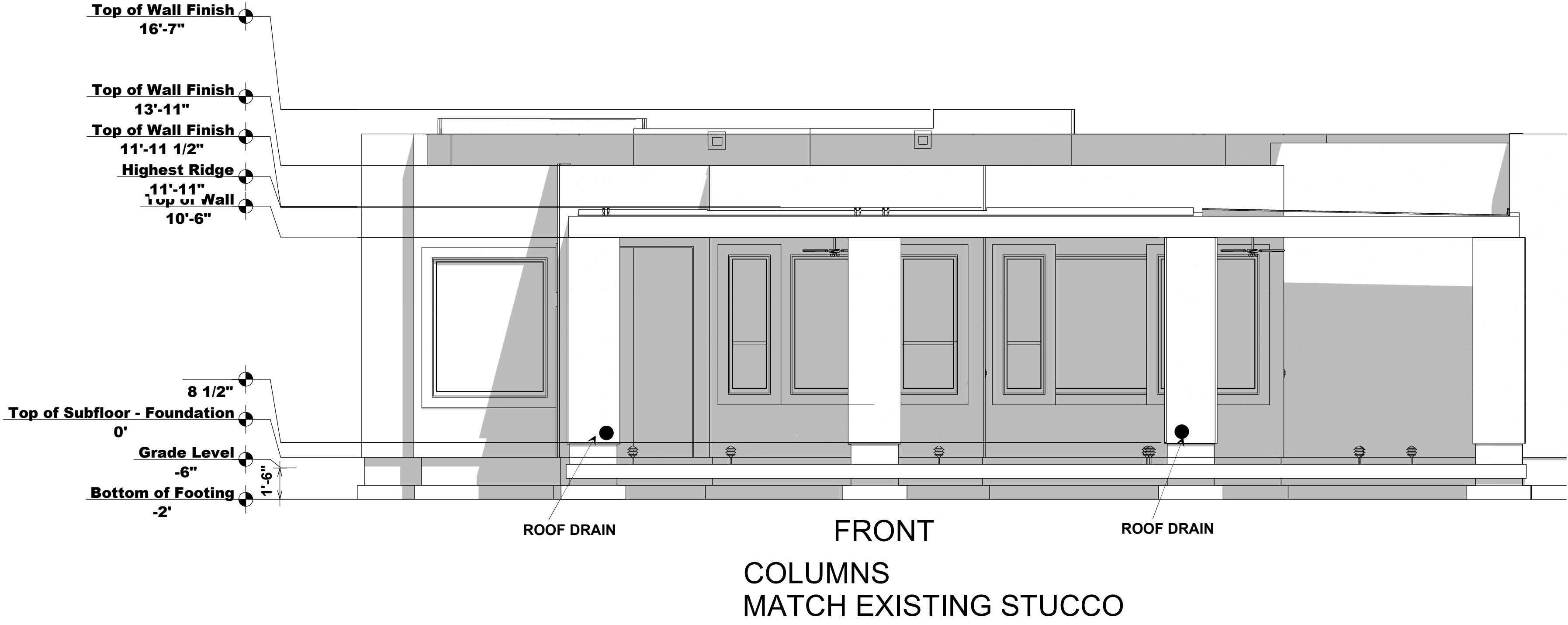
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DATE: 9/16/25
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SCALE:
TITLE: Sections
SHEET:

A-5

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LAYOUT PAGE TABLE	
SHEET	TITLE
SITE	SP
A-1	FOUNDATION
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A-4	ROOF DRAIN
A-5	SECTIONS
A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING



SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED 9/29/2025

DATE: 9/16/25

DRAWN BY: LJB

SCALE: 1/4" = 1'

TITLE:
Elevations

SHEET:

A-6

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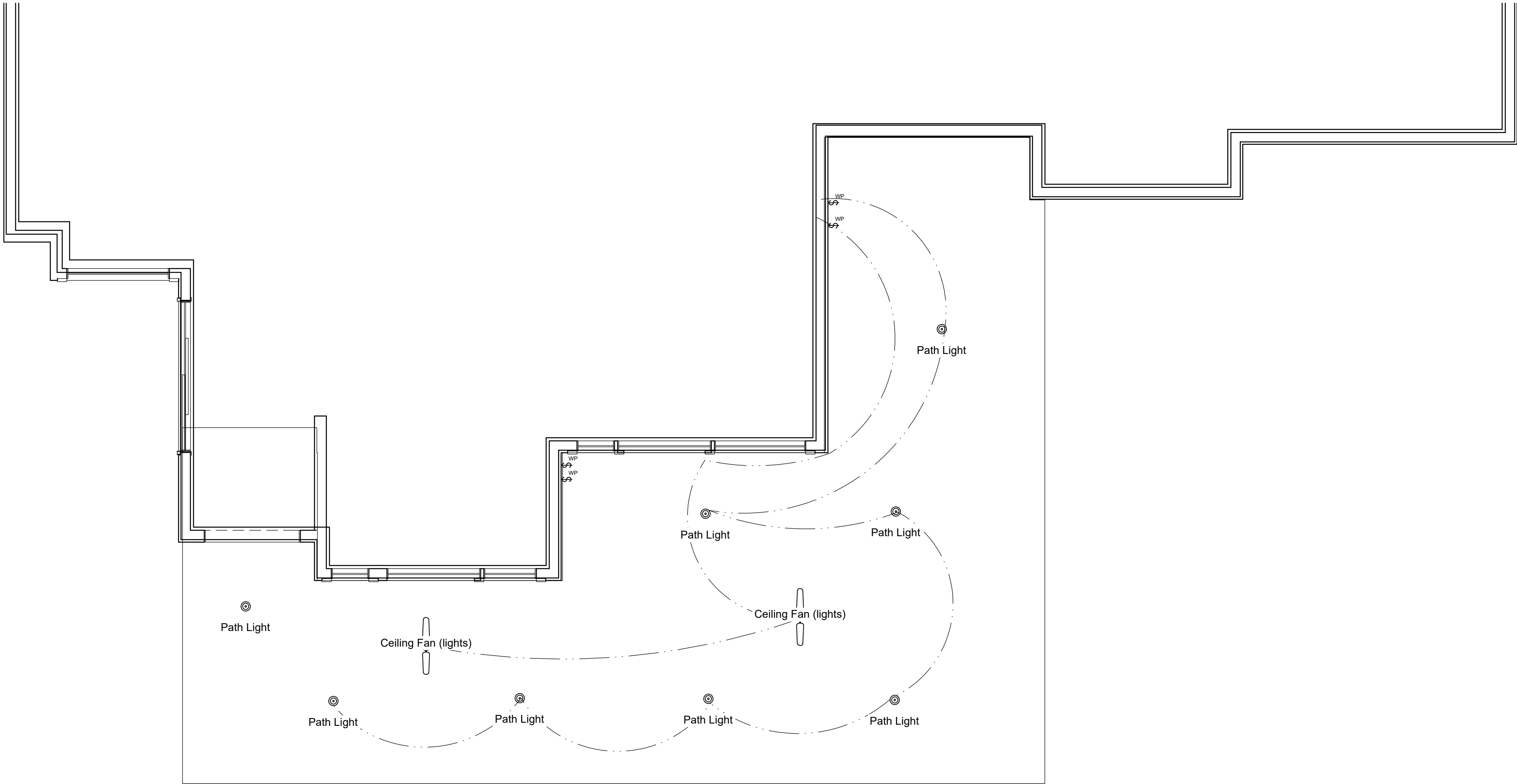
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LAYOUT PAGE TABLE	
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A-6	ELEVATIONS
E-1	ELECTIRCAL
E-2	LIGHTING

Lighting cut sheets for outside fixtures and bulbs to verify Dark Sky compliance. No less than 90% of all fixtures will be high efficacy.

Note:
Branch circuits and outlets in the garage must be 20 amp rated.

2. Type of exterior lights;
3. Lumens:
a. 2250 lumens or greater must be fully shielded;
b. between 1125 and 2250 lumens must be at least partially shielded
c. lights without any shielding may have a max 1125 lumens output
4. Correlated Color Temperature (CCT, measured in Kelvin; lighting must be 3000K or less).
POOLS: Must provide a cut sheet for the bulb(s) that show they are 3000K or less. (Specifications and/or cuts sheets for lumens and shielding NOT required.)
Please remember that all new and replacement light fixtures and/or new or replacement bulbs must also comply with Chapter 8 - Outdoor Lighting Control of the Town of Fountain Hills Zoning Ordinance (which includes the above requirements).
Also please note that this may affect low-voltage landscape lighting

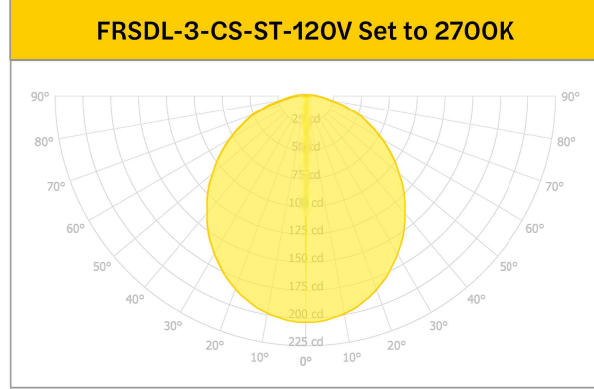
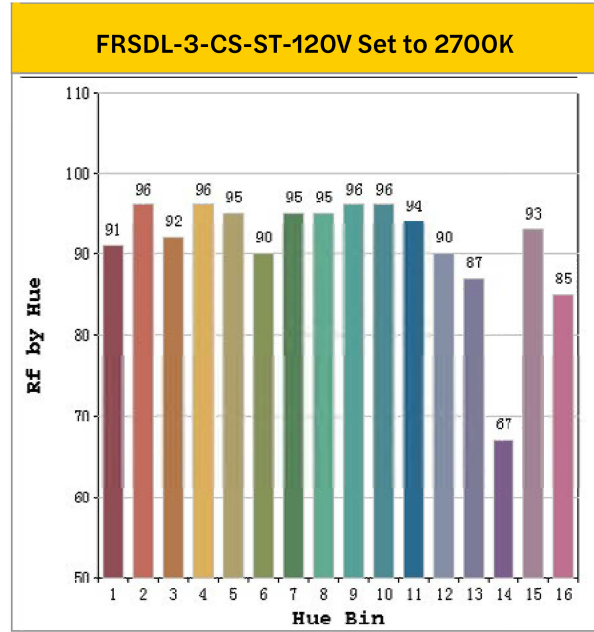




LED Luminaires

Fire Rated Slim Downlight Photometric Information

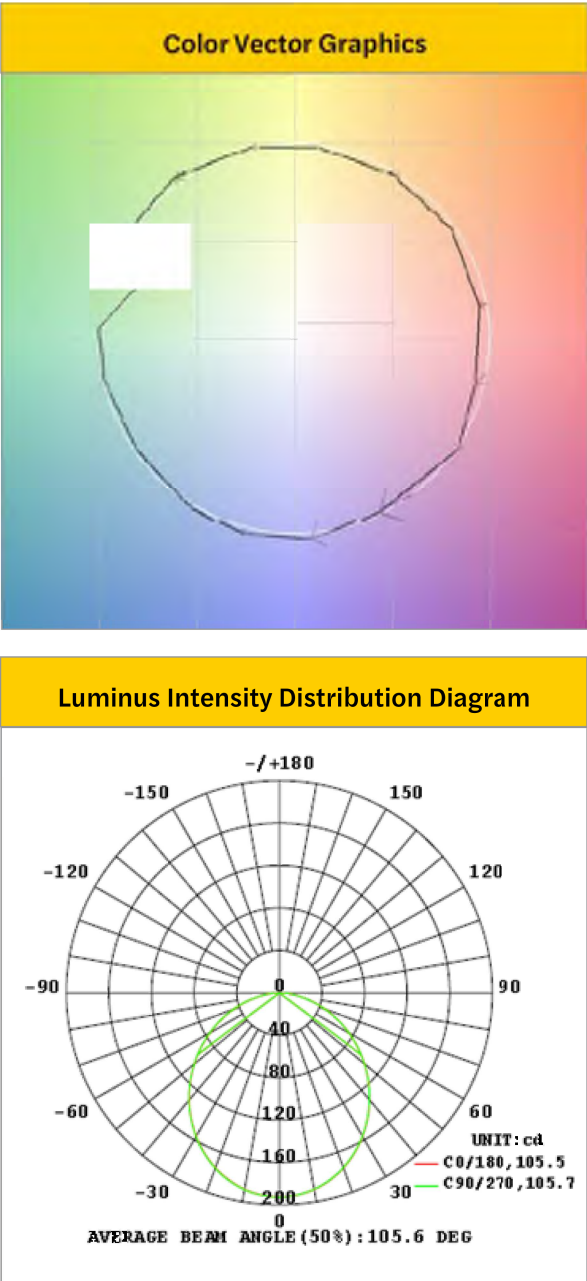
89200 FRSDL-3-CS-ST-120V



Zonal Lumen Summary		
Zone	Lumens	% Luminaire
0-30	146.6	28.6%
0-60	408.7	79.8%
0-90	512.3	100.0%

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

Information	
RF	92
RG	101



LED Luminaires

Fire Rated Slim Downlight Performance Table

Product Code	Wattage	2700K		3000K		3500K		4000K		5000K	
		Lumen (lm)	Efficacy (lm/W)	Lumen (lm)	Efficacy (lm/W)	Lumen (lm)	Efficacy (lm/W)	Lumen (lm)	Efficacy (lm/W)	Lumen (lm)	Efficacy (lm/W)
FRSDL-3-CS-ST-120V	6.5	513	79	530	83	544	86	543	86	528	82
FRSDL-3-CS-BT-120V	6.5	512	80	529	83	542	86	541	86	526	83
FRSDL-4-CS-ST-120V	11	920	86	958	90	993	94	990	94	930	87
FRSDL-4-CS-BT-120V	11	920	85	958	90	992	94	991	93	931	86
FRSDL-6-CS-ST-120V	15	1272	88	1315	92	1366	96	1380	97	1328	92
FRSDL-6-CS-BT-120V	15	1274	90	1314	92	1360	97	1368	98	1308	91
FRSDL-8-CS-ST-120V	19	1609	88	1666	93	1743	98	1741	98	1651	91
FRSDL-8-CS-BT-120V	19	1686	94	1739	98	1809	103	1803	103	1703	96

Specifications Table

	FRSDL-3-CS-xx-120V	FRSDL-4-CS-xx-120V	FRSDL-6-CS-xx-120V	FRSDL-8-CS-xx-120V
Nominal Wattage	6.5W	11W	15W	19W
Delivered Lumens	500	900	1250	1600
Efficacy (lm/W)	80	85	88	88
CRI	Selectable - 2700K, 3000K, 3500K, 4000K, 5000K			
CR*	90+			
Volts	110°			
L70 Lifetime	60,000			
Volts (Hz)	120V, 50/60Hz			
Power Factor	>0.9			
Dimm	Triac Dimming			
Housing	Steel			
Lens	Polycarbonate			
Operating Temperature	-20°C to 40°C			
Listings	cULus, FCC, RoHS, Wet Location, IC Rated, Air Tight, Fire Rated, TAA, CA T24-JAB, Energy Star®			
Environment	Wet Location, IC Rated, Air Tight, Fire Rated			
Warranty	5 Years Standard			

Dimmer Compatability List

Dimmer Brand	Series	Dimmer Model
LUTRON	Maestro C-L	MACL-153M
LUTRON	Skylink C-L	SCL-153P
LEVITON	Sunslide	8504
LUTRON	Divi C-L	DVCL-153P
LEGRAND	Radiant	RHCLAS3PTC
LEGRAND	Harmony	DCLAS3PTCCCV6
LEGRAND	Harmony	HCLAS3PTCCCV6
LUTRON	Skylink	CTCL-153PDH-WH
LEVITON	Illumina Tech	RSO-RP36-RDM
LUTRON	Divi C-L	DVWCL-153PH-WH

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LED Luminaires

Fire Rated Slim Downlight

- Fire Resistant
- Select from Five Color Temperatures
- IC, Air Tight and Wet Location Rated
- Triac Dimmable

Specifications

Description

The Fire Rated Slim Downlight family is designed to provide a cost effective solution for use in fire rated ceiling systems. The low profile fixture design provides smooth or baffled trim options, easy installation with a spring clip mounting and is rated to withstand heat and fire of up to 1100°C for 2 hours. It is the clean, modern way to light residential, multi-family and healthcare facilities requiring fire protection.

Performance

- Field Selectable CCT (2700K, 3000K, 3500K, 4000K, 5000K)
- 90 CRI
- 120V, 50/60 Hz Triac Dimming Driver to 10%
- L70 Lumen Maintenance > 80,000 Hours
- Up to 109 lumens per Watt
- 5 Year Limited Warranty

Certifications

- cULus Rated for Wet Locations
- 2 Hour Fire Rating per UL263/ASTM E119/CAN ULC-S101-07
- IC Rated for direct contact with insulation
- Air Tight Certified per ASTM E283-2004
- Energy Star Rated
- TAA Compliant
- Complies with California T24 standards
- RoHS compliant
- FCC Part 15 compliant

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:



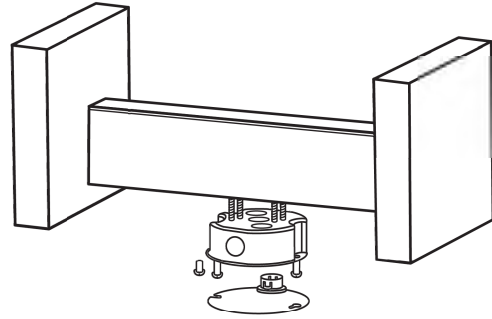
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A-6	ELEVATIONS
A-7	ELECTRICAL
A-8	LIGHTING

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Installation Instructions RACO Cat. #s 296, 296-1 & 299

1-1/2" Deep ceiling box. 296, 296-1, Cubic capacity 15.8 Cu.in.
2-1/8" Deep ceiling box. 299 Cubic capacity 22.4 Cu.in.
Maximum Support: Fan ~ 70 lbs, Fixture- 150 lbs.
U.S. Patent 7,148,420
For use with new construction and remodel applications. Mounts to support in between joists. Includes mounting holes for fan or fixture.
Use disposable steel protection cover for mudding/painting operation.
Cover will protect wiring while router is used to cut drywall.
Includes:
Steel box, Disposable Steel Protection Cover, 2 x #10-32 (Grade 5) Fan mounting screws 4 x Wood screws, 1 x Ground screw, 1 x Nonmetallic connector.



- Installation Instructions: New Construction**
- Install 2" x 4" support between joist, setback (see diagram).
 - Remove desired knock out (side or bottom).
 - Mount box on wood using 4 wood screws provided. **Screws must be driven perpendicular to joist. Screws should be fully embedded but not over tightened.**
 - Install NM connector through inside of box in knockout and run Nonmetallic sheathed wiring.
 - Install ground screw provided and connect ground wire.
 - Follow fan or fixture mounting instructions.
 - Use 10-32 screws (provided) if mounting a fan, or fixture over 50 lbs.
 - Use 8-32 (not provided) screws if mounting a light fixture.
- Installation Instructions: Remodeling (Attic access required)**
- Cut 4-1/8" dia. hole through drywall
 - Continue as described in new construction instructions.

"A" Setback for 5/8" drywall			
Cat.No.	296	296-1	299
English	1"	1"	1-5/8"
Metric	2.5cm	2.5cm	4.1cm

Caution: Disconnect power supply. Use RACO® supplied screws only (except 8-32 screws for light fixtures). Connector installation through inside of the box. Maximum NM cable 10-3 with ground.

RA-323 Instr rev7

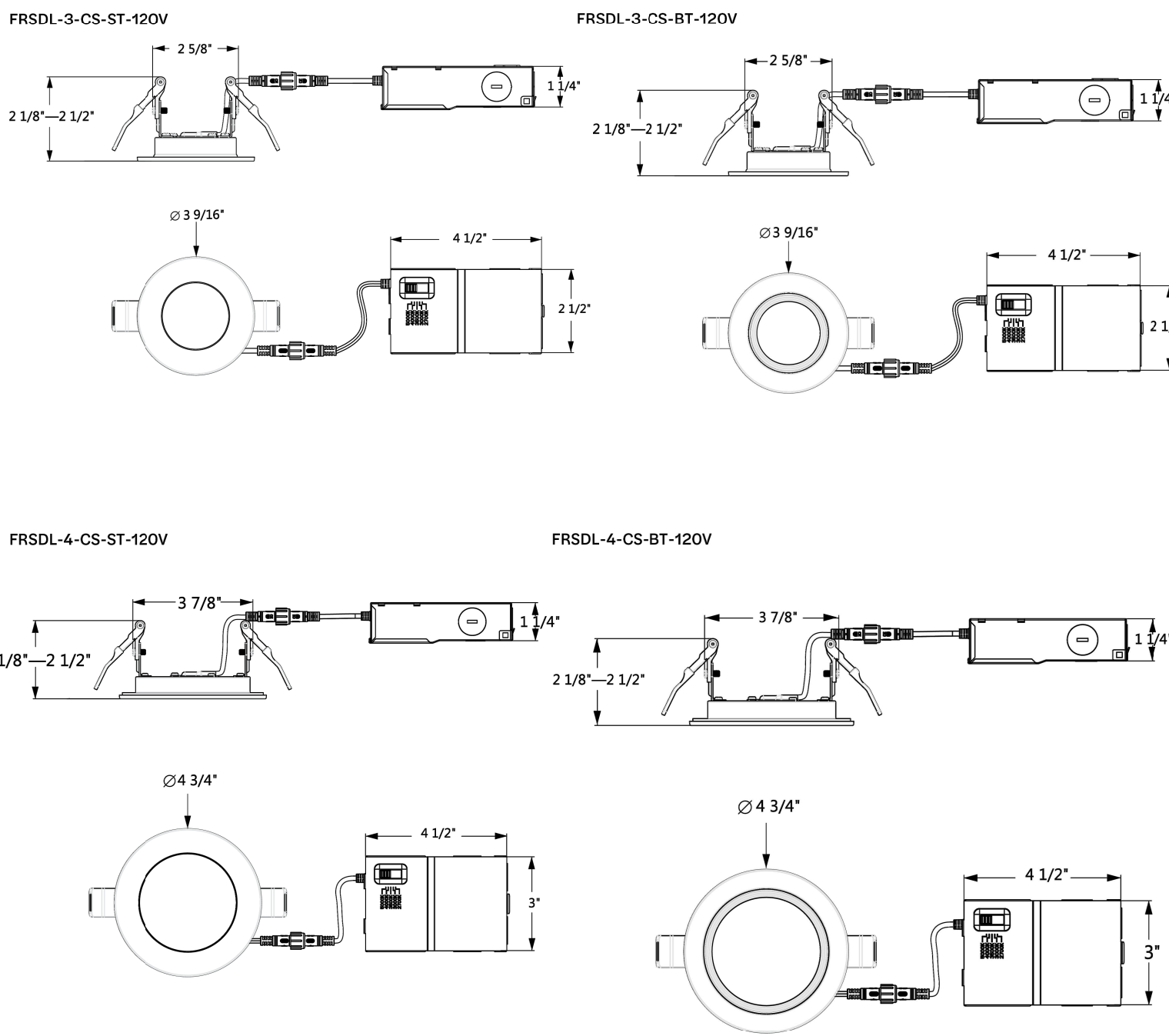
MADE IN CHINA

119136



LED Luminaires

Fire Rated Slim Downlight Dimensions



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LED Luminaires

Fire Rated Slim Downlight

Ordering Logic:

Series	Product Size	CRI/CCT	Trim	Voltage/Dimming
FRSDL = Fire Rated Slim Downlight	3 = 3" 4 = 4" 6 = 6" 8 = 8"	CS = 90 CRI, Selectable 2700K, 3000K, 3500K, 4000K, 5000K	ST = SMOOTH TRIM BT = BAFFLE TRIM	120V ~ 120V, Triac Dimming

Ordering Information

Product SKU	Product Code	Product Description
89200	FRSDL-3-CS-ST-120V	Fire Rated 3in Slim Downlight Color Selectable 6.5W 500 Lumen Smooth Trim 120V Triac Dimmable T2
89201	FRSDL-3-CS-BT-120V	Fire Rated 3in Slim Downlight Color Selectable 6.5W 500 Lumen Baffle Trim 120V Triac Dimmable T24
89202	FRSDL-4-CS-ST-120V	Fire Rated 4in Slim Downlight Color Selectable 11W 900 Lumen Smooth Trim 120V Triac Dimmable T24
89203	FRSDL-4-CS-BT-120V	Fire Rated 4in Slim Downlight Color Selectable 11W 900 Lumen Baffle Trim 120V Triac Dimmable T24
89204	FRSDL-6-CS-ST-120V	Fire Rated 6in Slim Downlight Color Selectable 15W 1250 Lumen Smooth Trim 120V Triac Dimmable T24
89205	FRSDL-6-CS-BT-120V	Fire Rated 6in Slim Downlight Color Selectable 15W 1250 Lumen Baffle Trim 120V Triac Dimmable T24
89206	FRSDL-8-CS-ST-120V	Fire Rated 8in Slim Downlight Color Selectable 19W 1600 Lumen Smooth Trim 120V Triac Dimmable T24
89207	FRSDL-8-CS-BT-120V	Fire Rated 8in Slim Downlight Color Selectable 19W 1600 Lumen Baffle Trim 120V Triac Dimmable T24
Accessories		
89166	FSDL/SP3RD	ProLED Select Direct Fit Slim Downlight Rough In Pan 3"
89104	FSDL/SP4RD	ProLED Select Direct Fit Slim Downlight Rough In Pan 4"
89105	FSDL/SP6RD	ProLED Select Direct Fit Slim Downlight Rough In Pan 6"
89129	DFDL-RP-468-RD	ProLED Select Direct Fit Slim Downlight Adjustable Rough In Pan 4", 6", 8"
89142	ACC-NCP-ABH-4R	4" Round New Construction Pan w/Adjustable Bar Hangers
89143	ACC-NCP-ABH-6R	6" Round New Construction Pan w/Adjustable Bar Hangers

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SCHLUM
17114 E FAIRWAY COURT
FOUNTAIN HILLS AZ, 85268

REVISED 9/29/2025

DATE: 9/16/25

DRAWN BY: LJB

SCALE: 1/4" = 1'

TITLE:
Lighting

SHEET:

E-2

DRAWN
DRAFTING AND DESIGN
LEO DIBETON 480.837.2067

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