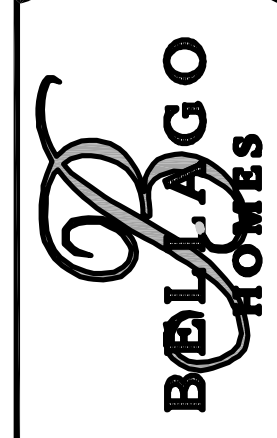
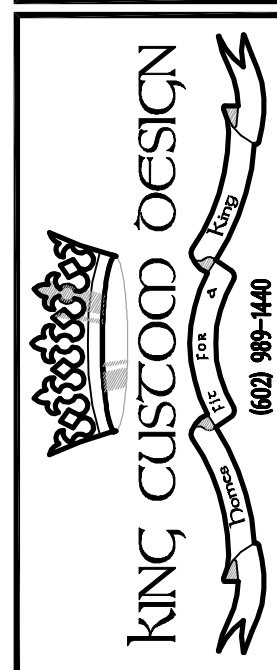


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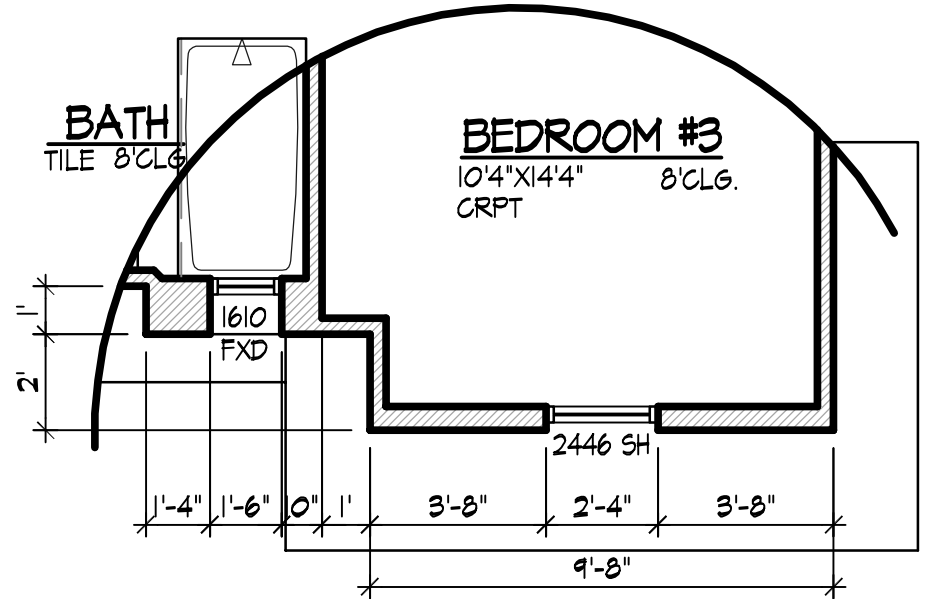


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PHONE: 602-491-0555

PLAN #1670

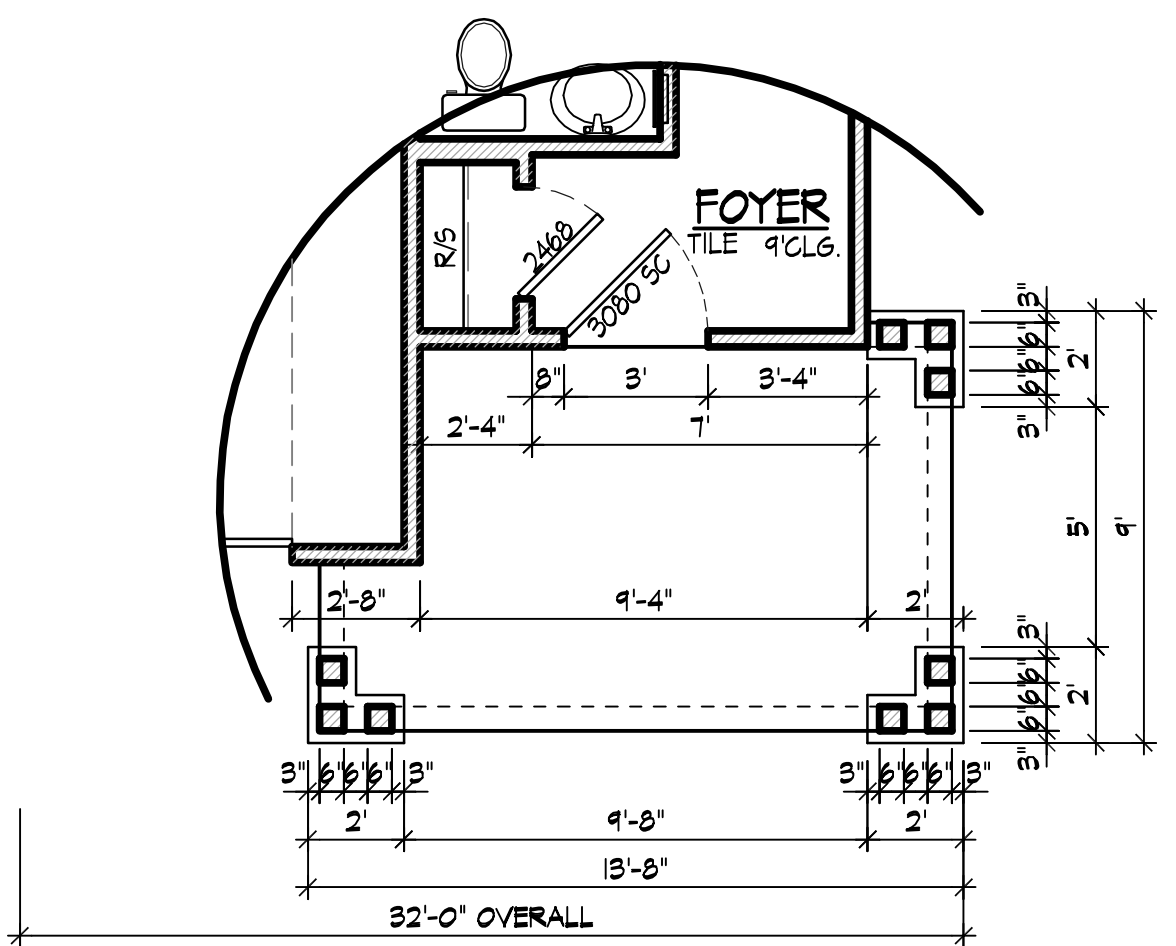
FLOOR PLANS

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1670M
SHEET:
A-3



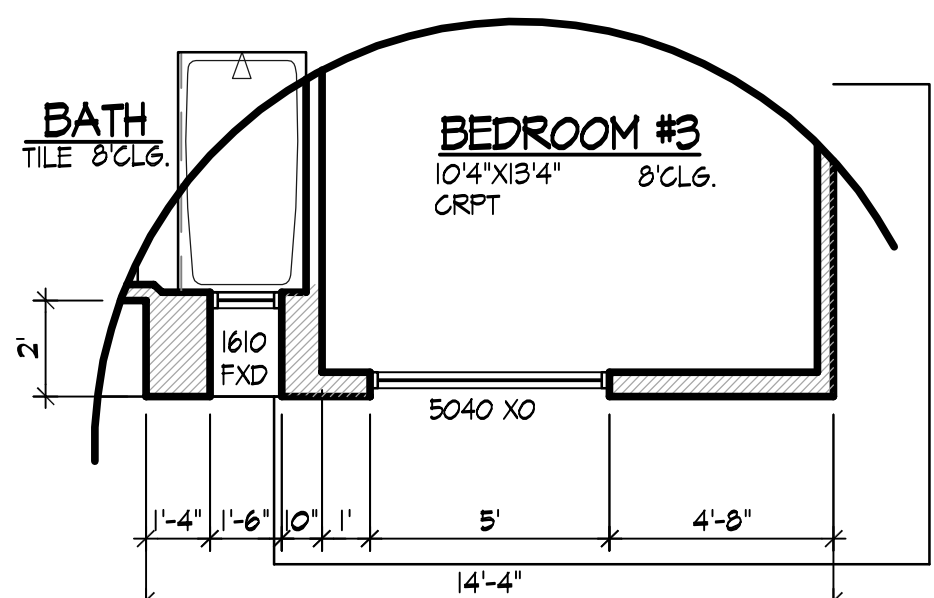
UPPER FLOOR PLAN 'B'

1/4"=1'-0"



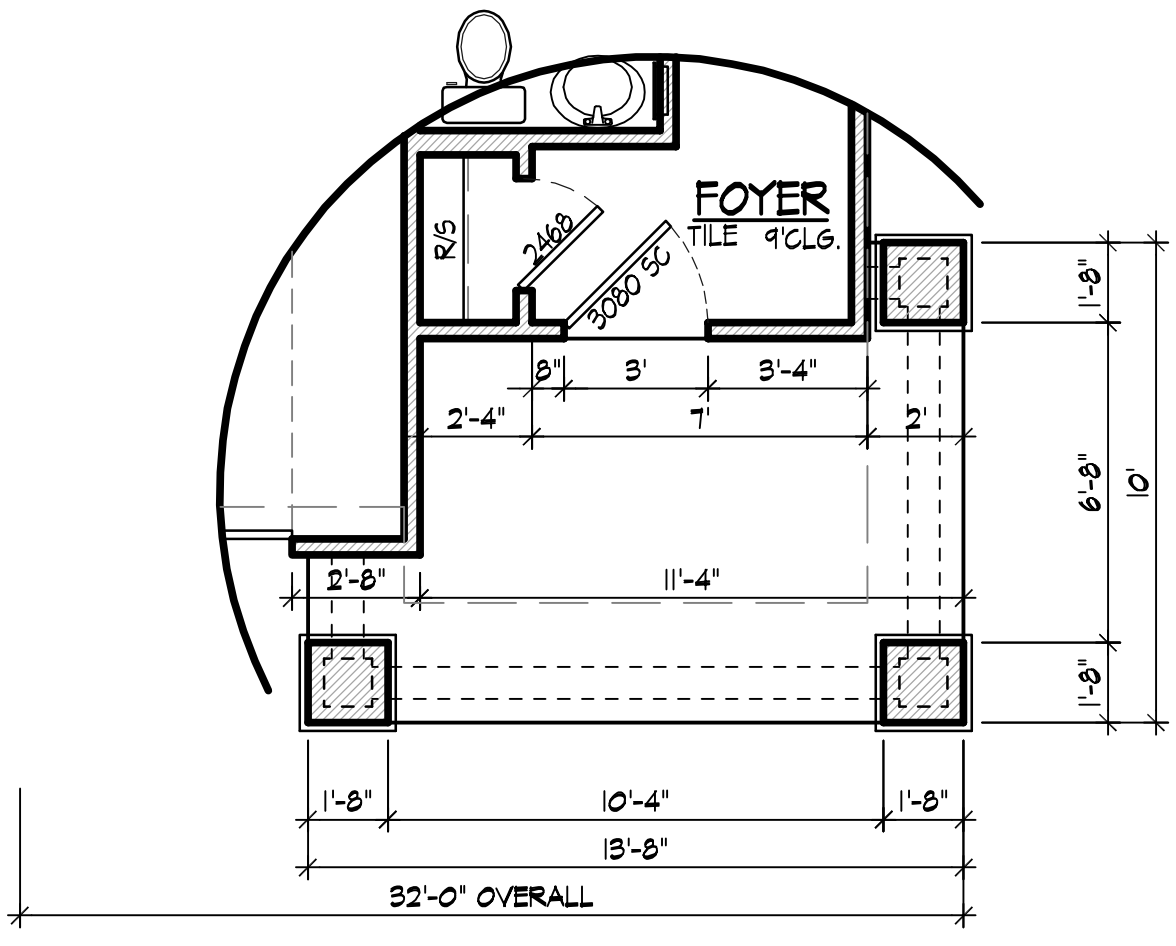
LOWER FLOOR PLAN 'B'

1/4"=1'-0"



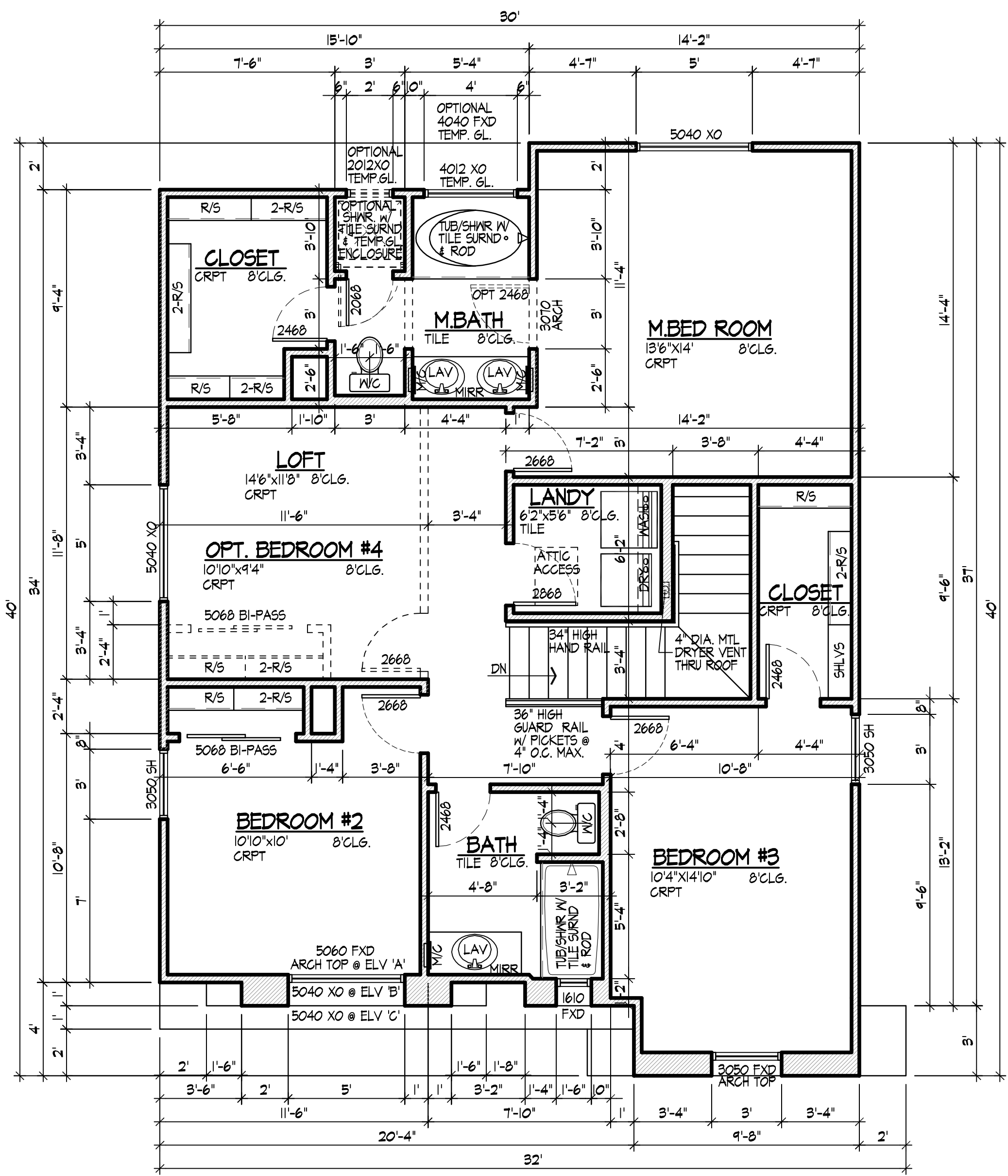
UPPER FLOOR PLAN 'C'

1/4"=1'-0"



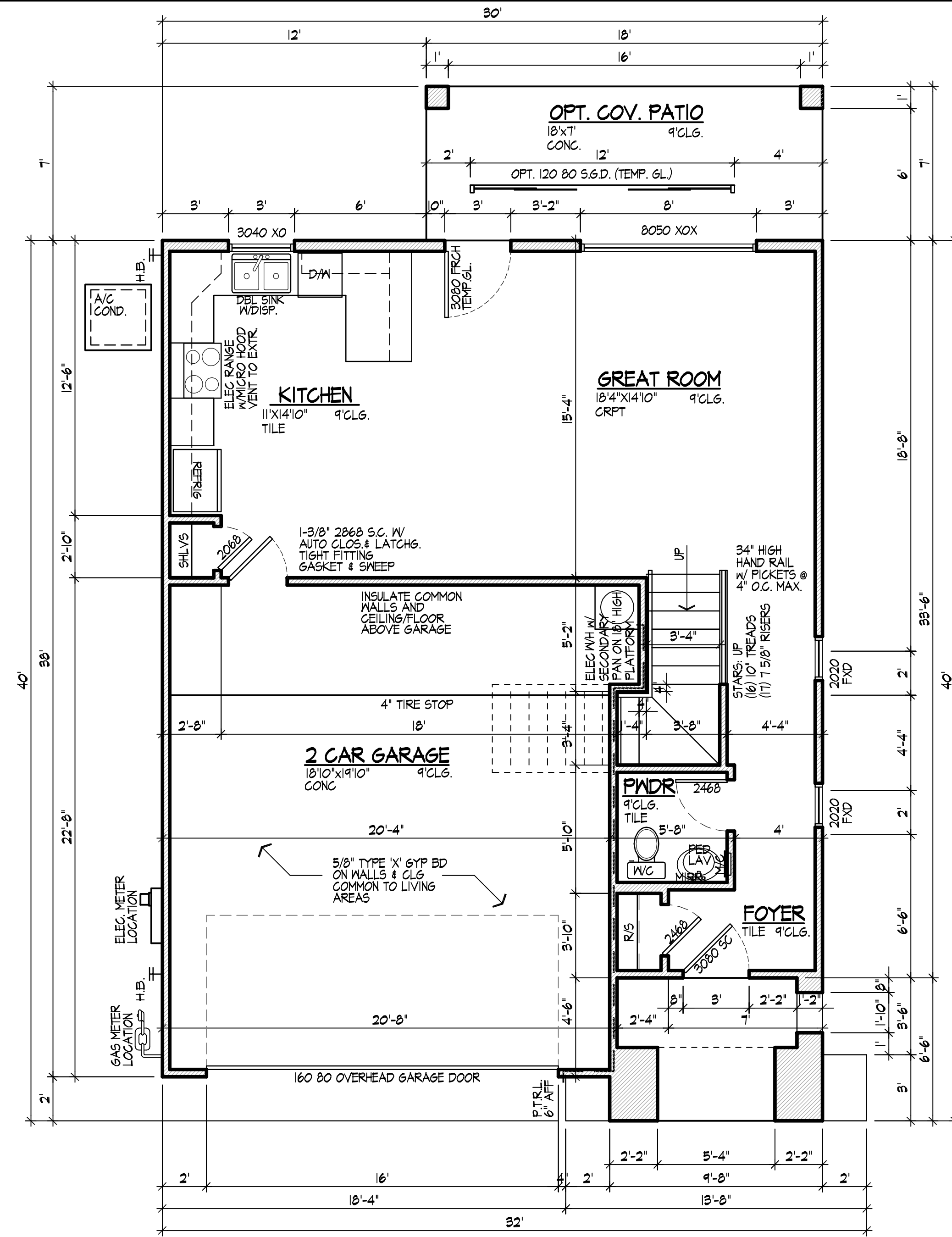
LOWER FLOOR PLAN 'C'

1/4"=1'-0"



UPPER FLOOR PLAN 'A'

1/4"=1'-0"



LOWER FLOOR PLAN 'A'

1/4"=1'-0"

- NOTE:**
- SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEETROCK AND CERAMIC TILE OR EQUAL TO A HEIGHT OF 10' ABOVE DRAIN. A VAPOR RETARDER IS NOT PERMITTED BEHIND MOISTURE RESISTANT SHEETROCK, AND MOISTURE RESISTANT SHEETROCK IS NOT PERMITTED ON CEILINGS. VERIFY PER TYPE OF TILE INSTALLATION. SEE R 102.3.3 & R 103.4.2.
 - MINIMUM 22" CLEAR OPENINGS @ DOOR.
 - PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) ACCESSIBLE FROM INSIDE) GARAGES.
 - PROVIDE 100 SQ. IN. OF MAKE UP AIR PER I.M.C., IN LAUNDRY ROOM.
 - PROVIDE APPROVED AIRSAP AT DISHWASHER.
 - APPLIANCES WHICH DEPEND UPON THE COMBUSTION OF FUEL SHALL NOT BE INSTALLED IN BEDROOMS, OR BATHROOMS OR ROOMS WHICH OPEN TO THE BEDROOM OR BATHROOM (I.E. CLOSETS).
 - TOTAL LENGTH OF 4" DRYER EXHAUST SHALL NOT EXCEED 25' WHEN FITTINGS USED. REDUCE LENGTH PER IRC M502.6
 - ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
 - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 - REAR YARDS WHICH ARE THE ONLY EMERGENCY EGRESS ROUTE FROM BEDROOM(S) AND THAT ARE NON APPROACHABLE FROM PUBLIC OR DEDICATED COMMON WAYS ARE PROHIBITED.
 - IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH. MAXIMUM WINDOW SILL HEIGHT 44".
 - ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 4 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS.
 - FRONT DOOR TO HAVE A PEEP HOLE VIEWER HAVING A FIELD OF VISION OF NOT LESS THAN 180 DEGREES
 - ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH SECTION R 325 SECURITY STANDARDS OF CITY OF MESA RESIDENTIAL CODE.

- PLUMBING NOTE:**
- PIPING TYPE AS FOLLOWS:
- WASTE LINE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
 - VENT PIPE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
 - COPPER TUBING USED IN WATER PIPING MUST BE SPECIFIED TYPE "M" MINIMUM WEIGHT IN THE BUILDINGS ABOVE SLABS & COPPER TUBING USED IN WATER PIPING BELOW FLOOR SLABS MUST BE TYPE "L" MINIMUM WEIGHT INSTALLED WITH JOINTS.
 - ALL HOSE BIBS SHALL HAVE ANTI SIPHON VALVES INSTALLED.
 - GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED, BLACK OR YELLOW BRASS.

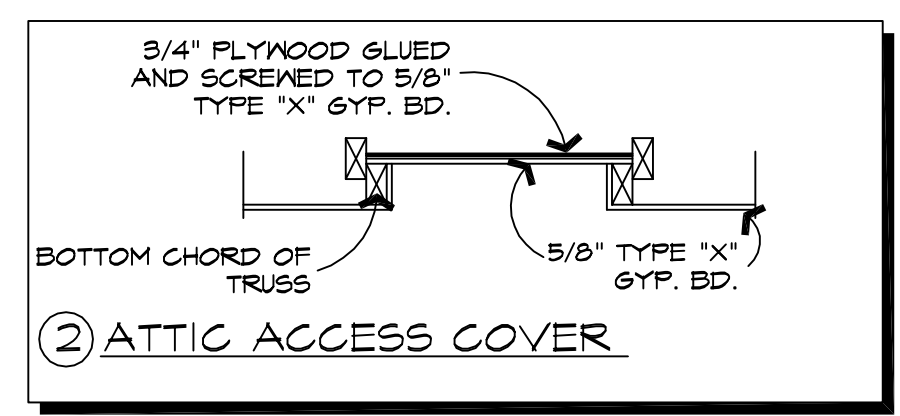
- NOISE ATTENUATION STIPULATIONS:**
- PROVIDE EXTERIOR WALL INSULATION EQUAL TO A VALUE OF R-14 WHERE ADJACENT TO LIVABLE AREAS.
 - PROVIDE CEILING INSULATION EQUAL TO A VALUE OF R-38 OVER
 - ALL EXTERIOR DOORS EXITING FROM LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED, WITH WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.
 - ALL EXTERIOR WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DOUBLE GLAZED (DUAL PANE).
 - SOLE PLATES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.

AREA SCHEDULE				
ALL ELEVATIONS	LIVABLE	U/R	U/R W/PATIO	
(A) MAIN FLOOR LIVABLE 'A', 'B' & 'C'	600			
(B) UPPER FLOOR LIVABLE 'A'	1,085			
(C) UPPER FLOOR LIVABLE 'B'	1,082			
(D) UPPER FLOOR LIVABLE 'C'	1,071			
(E) 2-CAR GARAGE		498		
(F) OPTIONAL COVERED PATIO			126	
(G) COVERED PORCH 'A'		61		
(H) COVERED PORCH 'B'		97		
(I) COVERED PORCH 'C'		103		
TOTAL - 'A'	1,685	2,244		2,310
TOTAL - 'B'	1,682	2,277		2,403
TOTAL - 'C'	1,671	2,278		2,404

GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C.

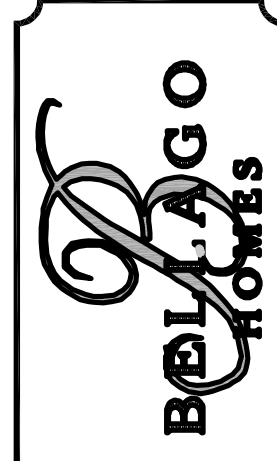
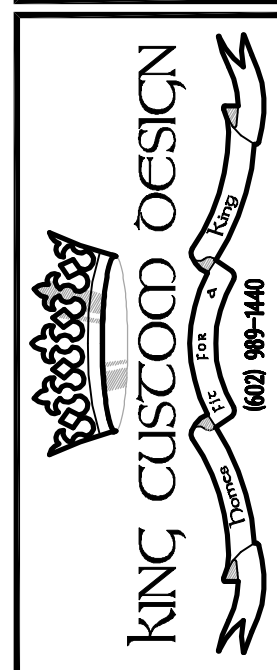
OR

USE LABELED 1/2" S&G- RESISTANT GYPSUM CEILING BOARD, TABLE R102.3.5 (d).



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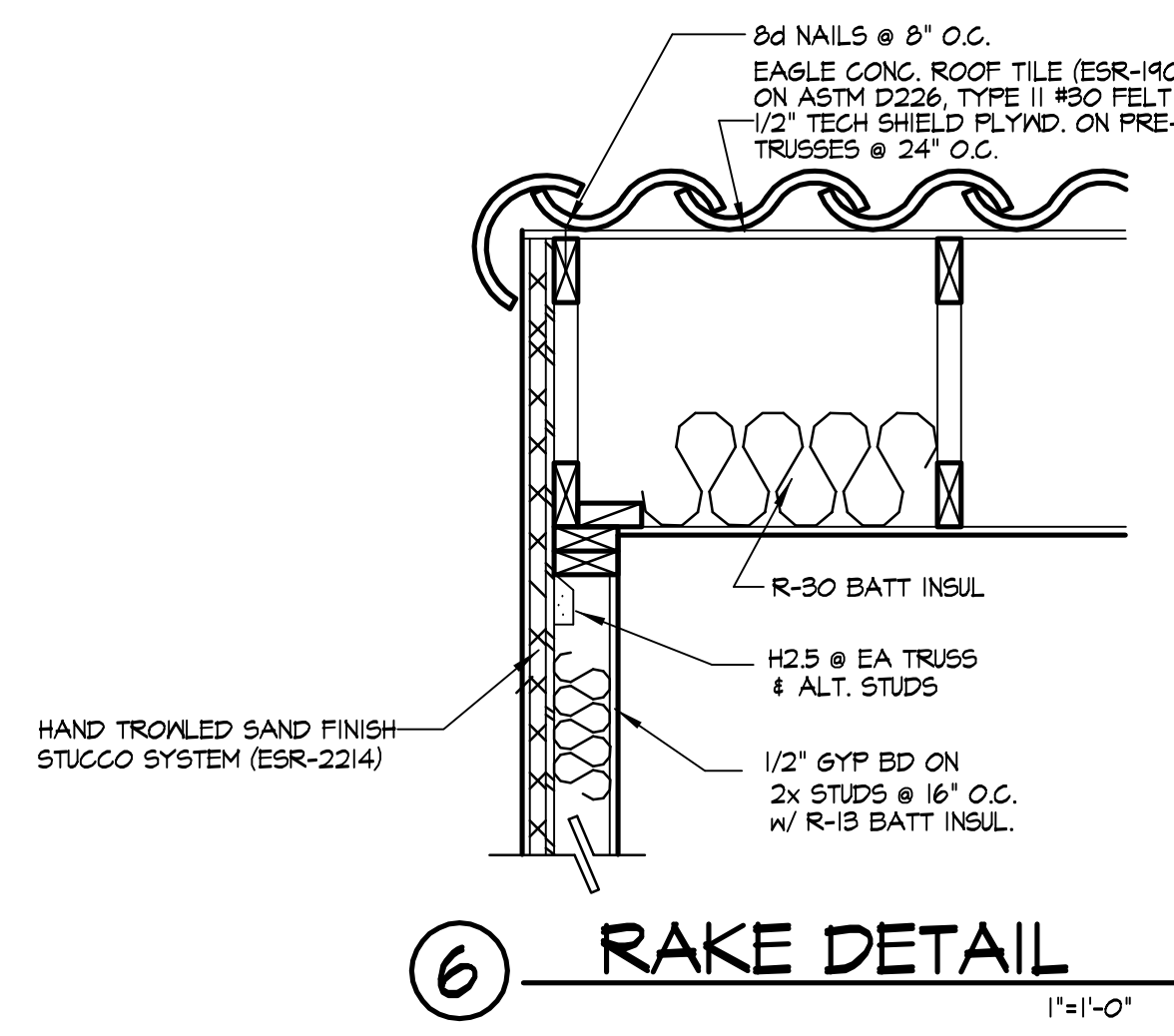
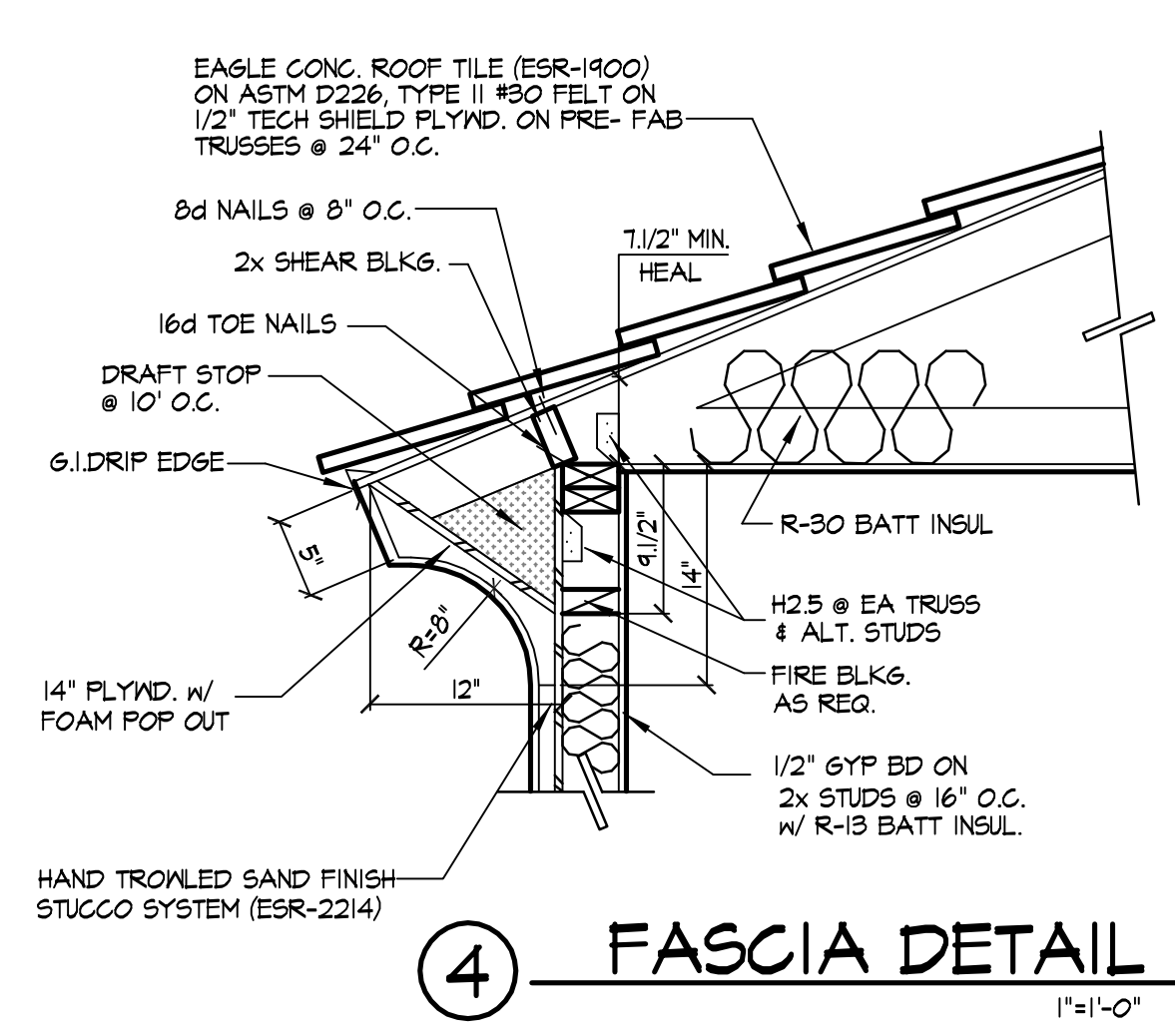
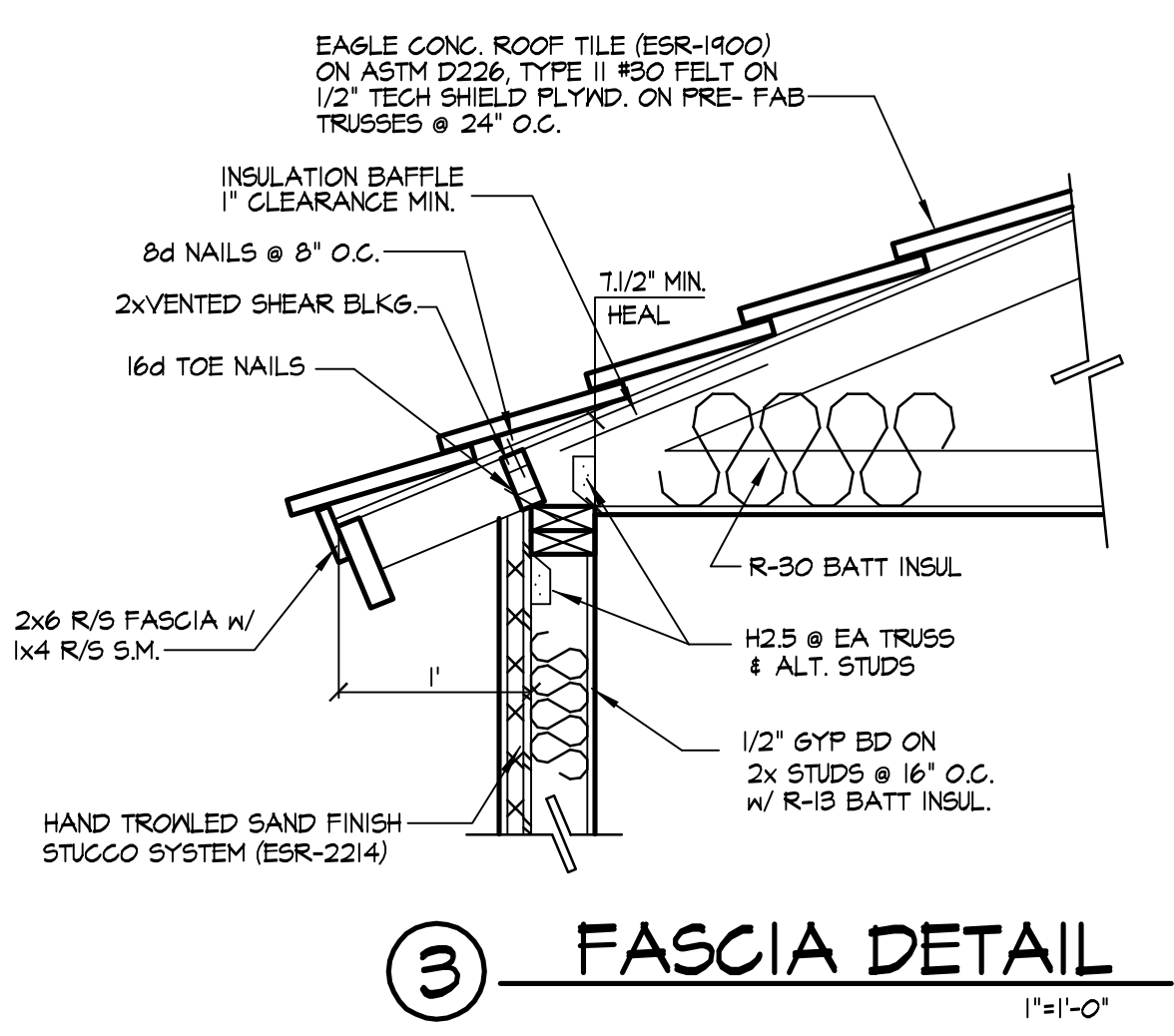
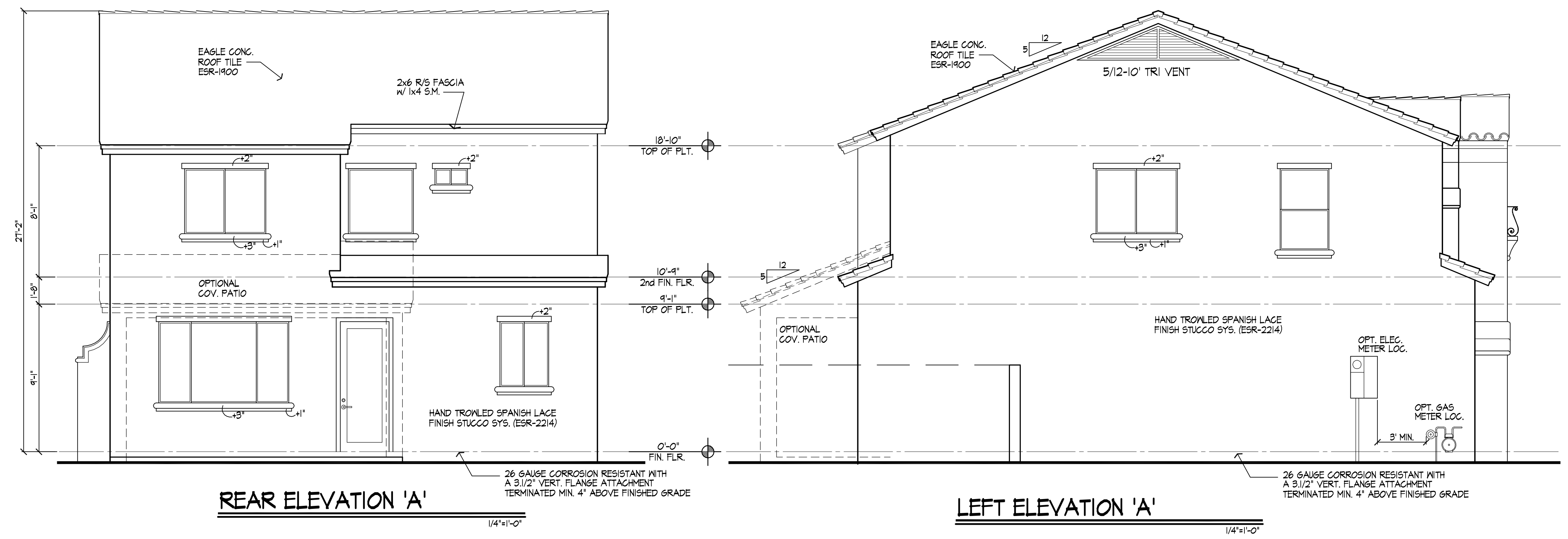
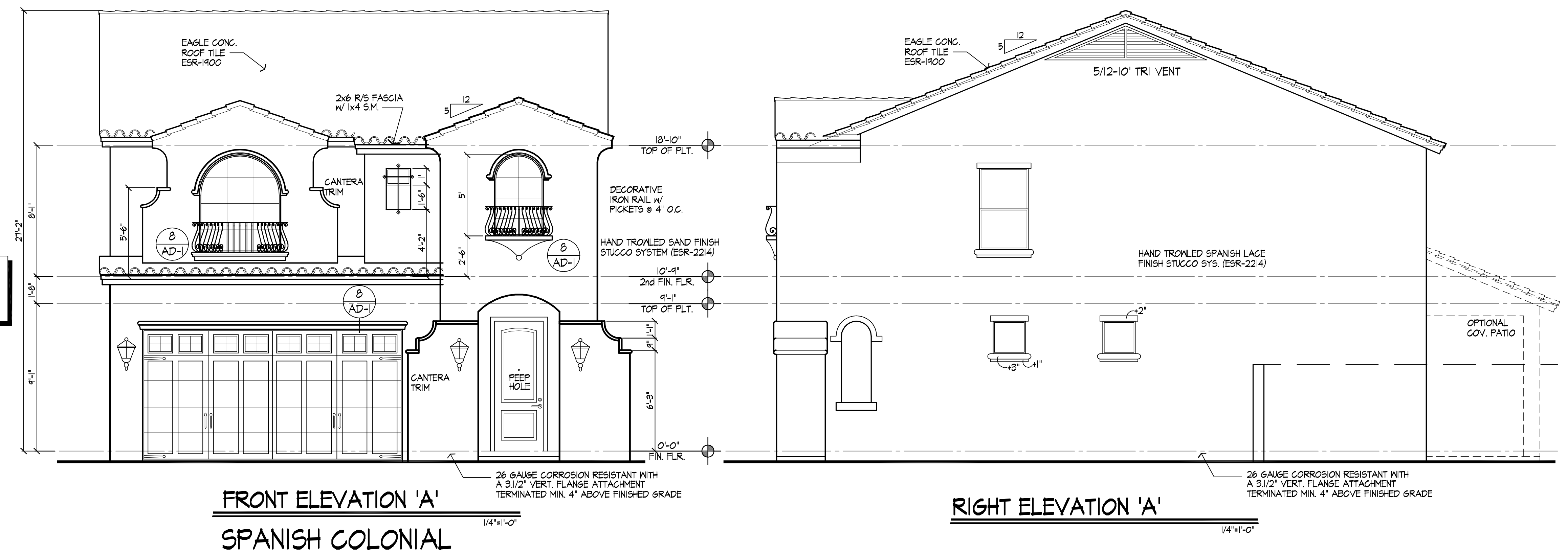
PLAN #1670

ELEVATIONS
SPANISH COLONIAL

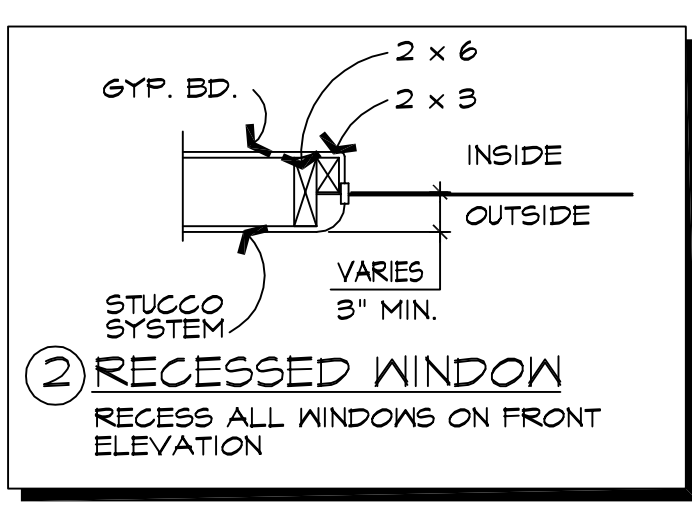
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SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1670M
SHEET:

A-4a

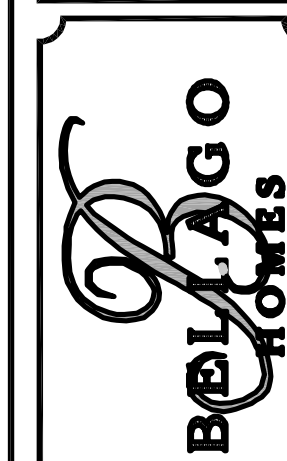
DECORATIVE IRON RAIL
KING ARCHITECTURAL METALS
UPPER STORY WINDOWS
13-TT284-504-22" TALL



SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-2214)
MAG- ONE COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD OR GABLE-GUARD (UL ERI4313-01)
OVER A WEATHER BARRIER CONSISTING OF
(1) LAYER OF #15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE I WITH MINIMUM 2" HORIZONTAL LAP AND 6" VERTICAL LAPS.



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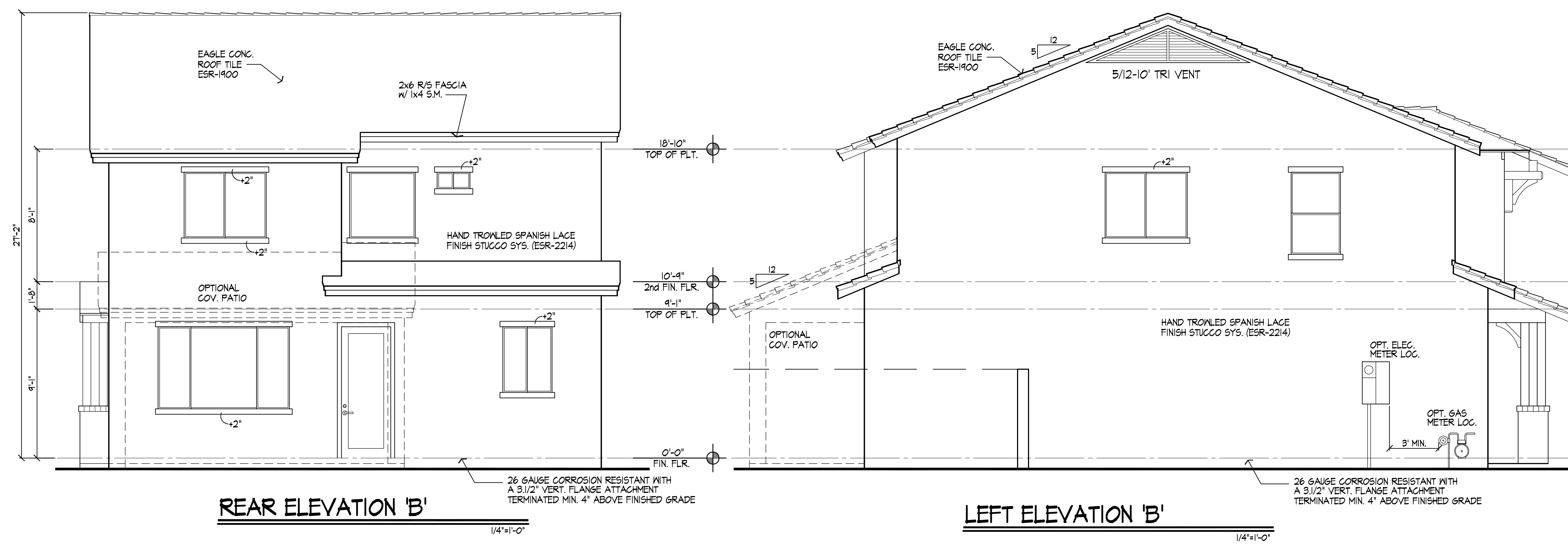
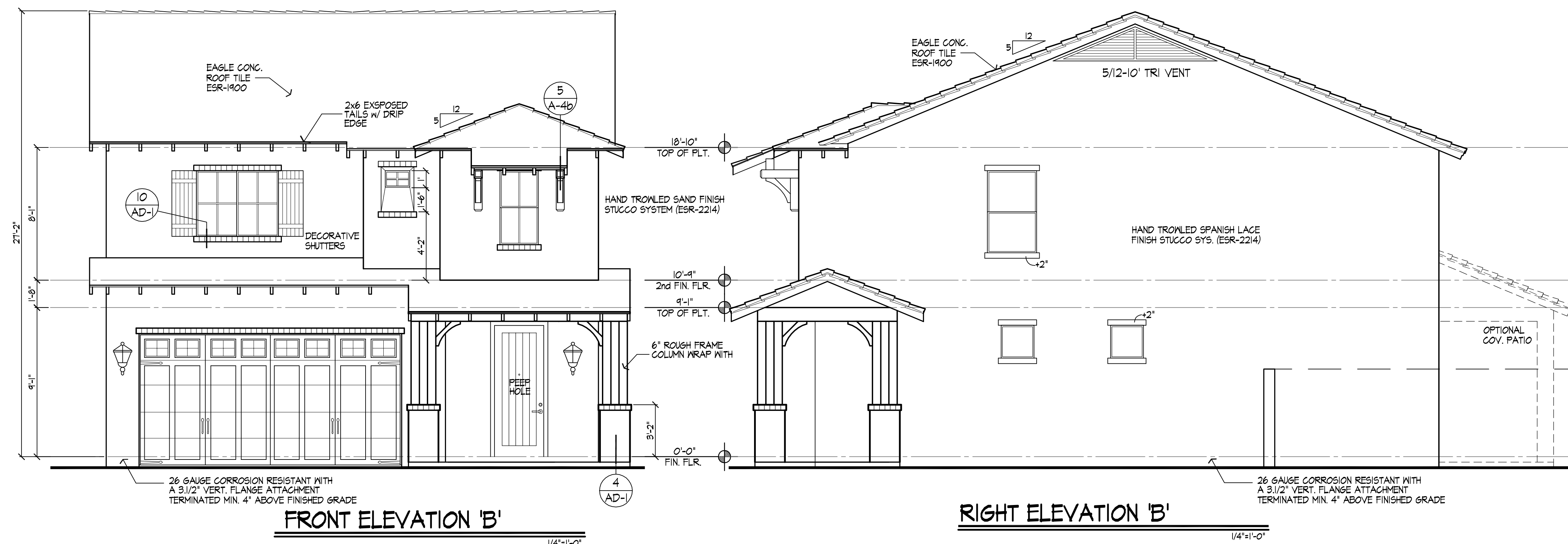
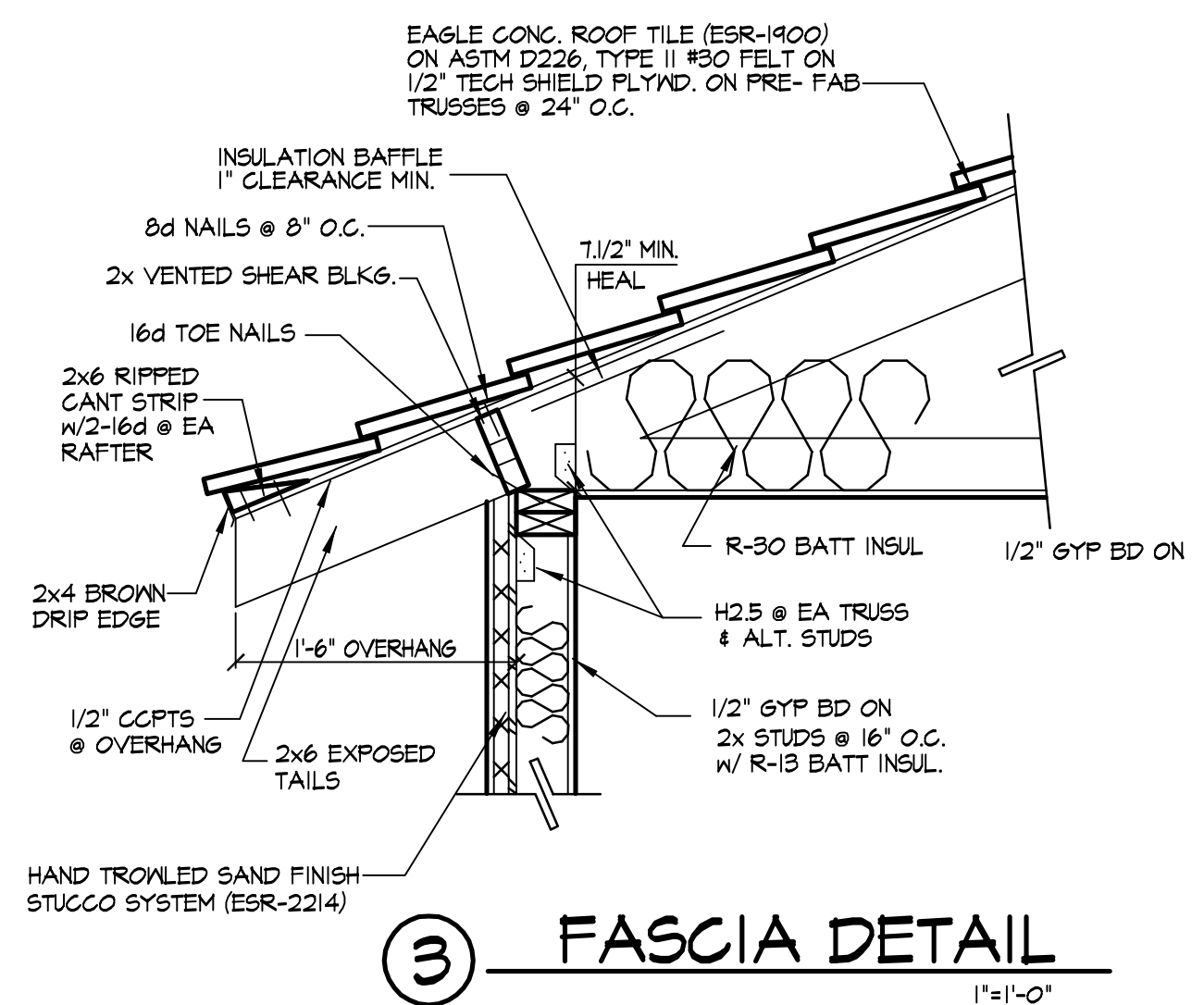
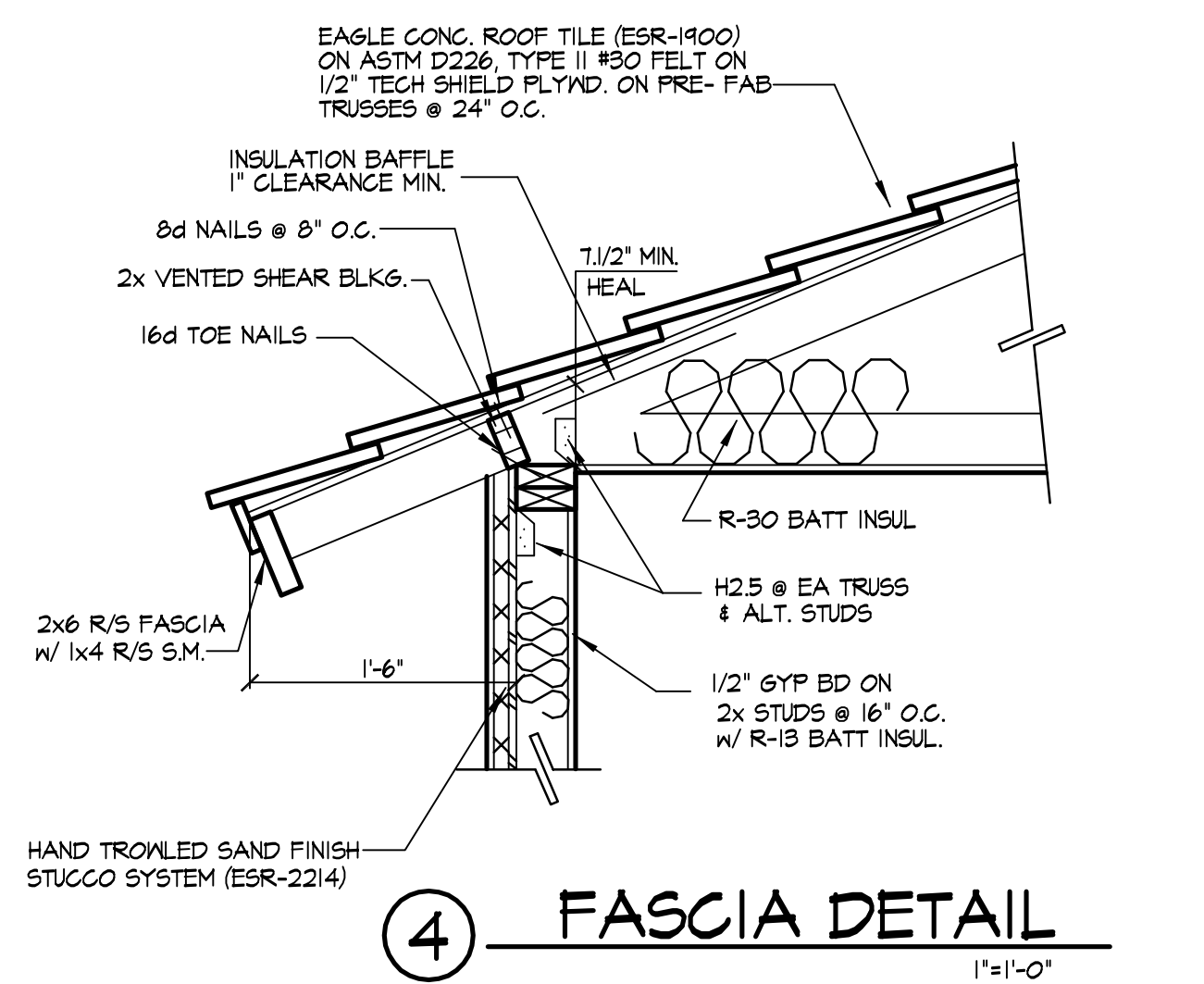


PLAN #1670

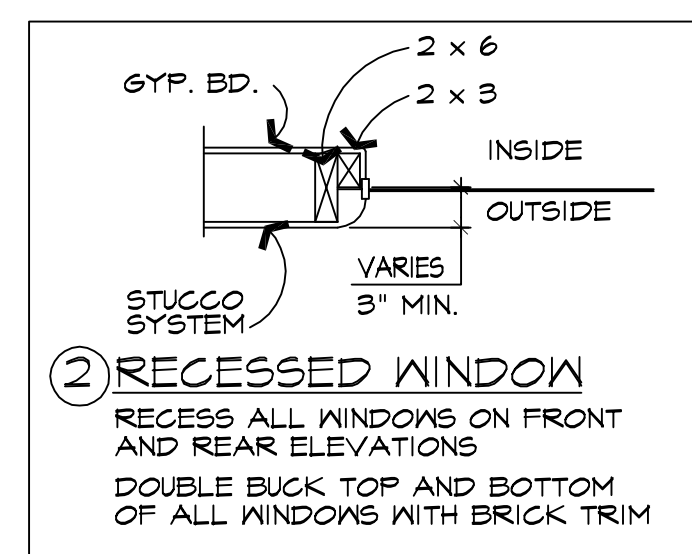
ELEVATIONS
SPANISH MONTEREY

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1670M
SHEET:

A-4b



SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-224)
MAG- ONE COAT STUCCO
COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED
BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM OR ONE COAT STUCCO INSULATION BOAR
OR GABLE-GUARD (UL JR4913-01)
OVER A WEATHER BARRIER CONSISTING OF
1) LAYERS OF 2" OF ASPHALT FELT COMPLYING WITH
ASTM D 709 TYPE 2
2) 2" HORIZONTAL
1/4" AND 1/2" VERTICAL 1/4" EPS



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THE KING OF CUSTOM DESIGN

DESIGN FOR A KING

BELLAGO

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PLAN #1670

ELEVATIONS

CRAFTSMAN

DATE: 6/3/15
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DRAWN: K.KING
JOB: BEL-1670M
SHEET:

A-40

