



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1324



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1670



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY



FRONT ELEVATION C
CRAFTSMAN

PLAN 1799



FRONT ELEVATION A
SPANISH COLONIAL



FRONT ELEVATION B
SPANISH MONTEREY

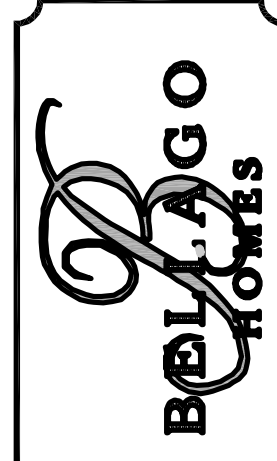
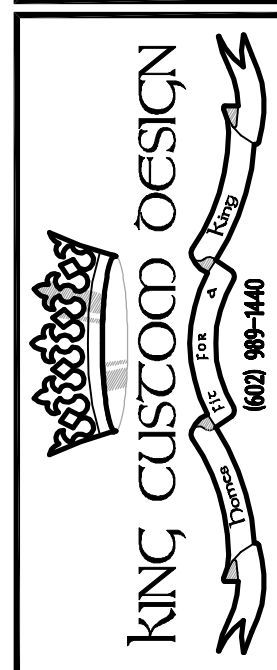


FRONT ELEVATION C
CRAFTSMAN

PLAN 2035

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11/14/15	KK
3/23/16	KK

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PHONE: 602-481-0535

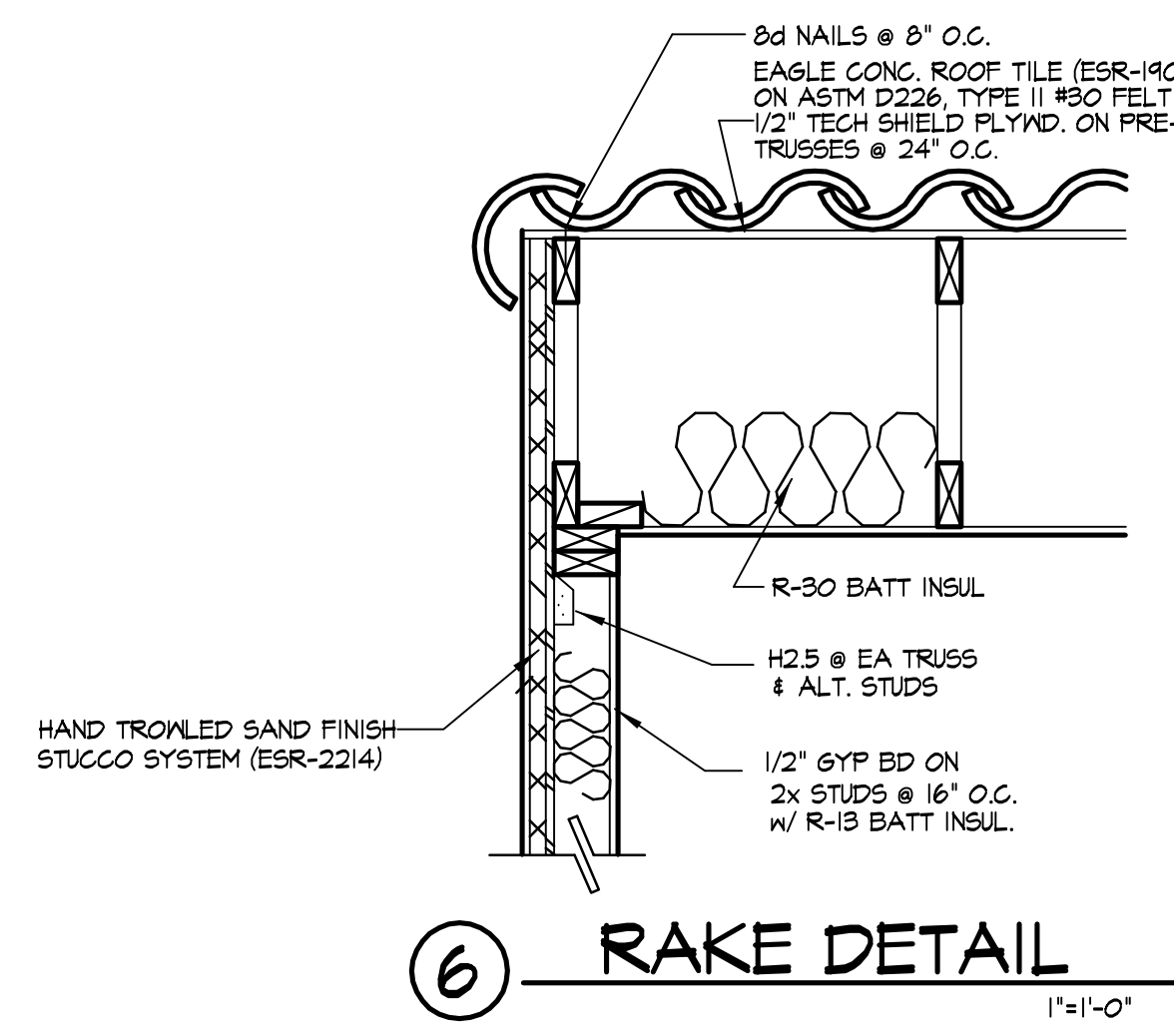
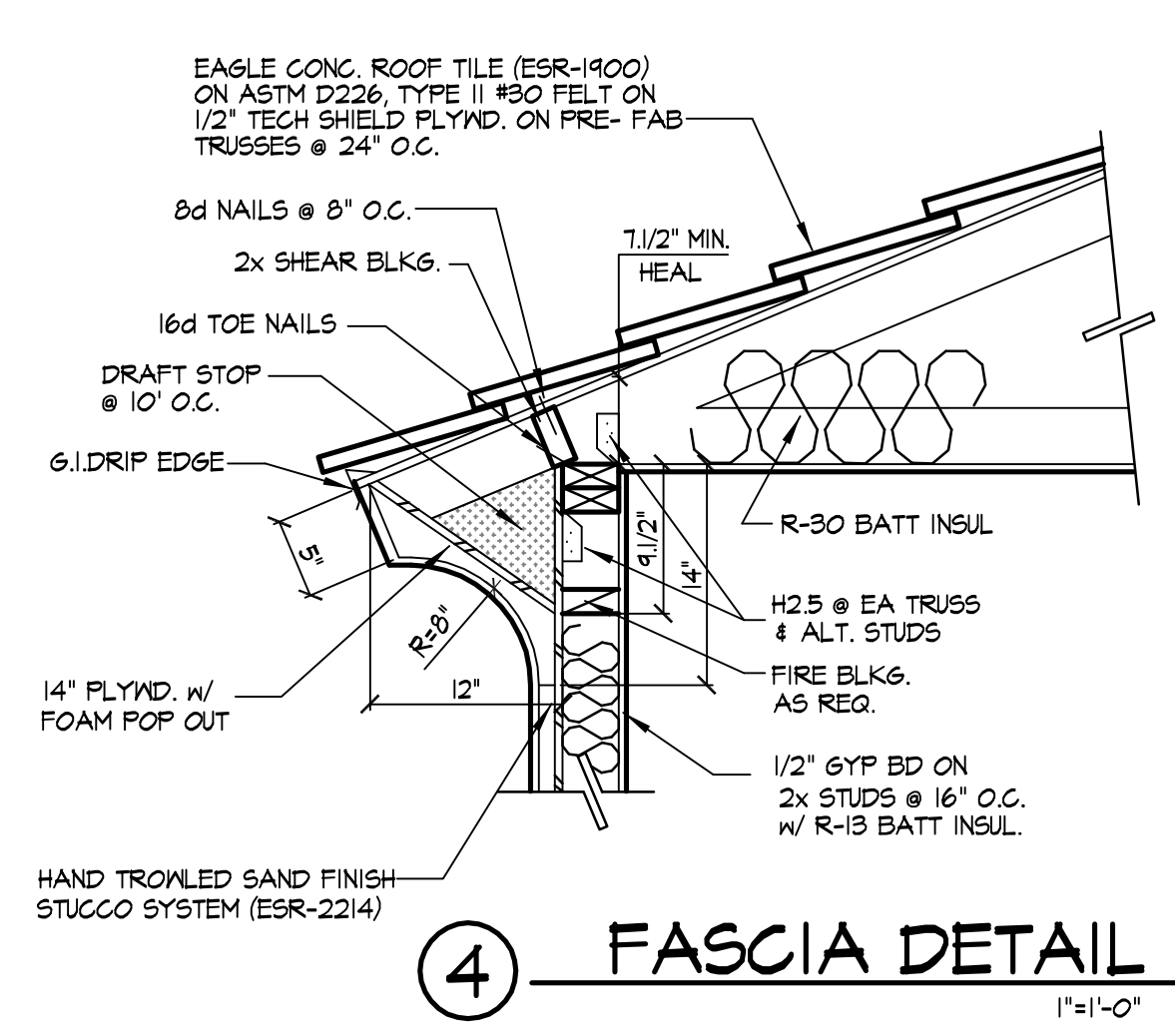
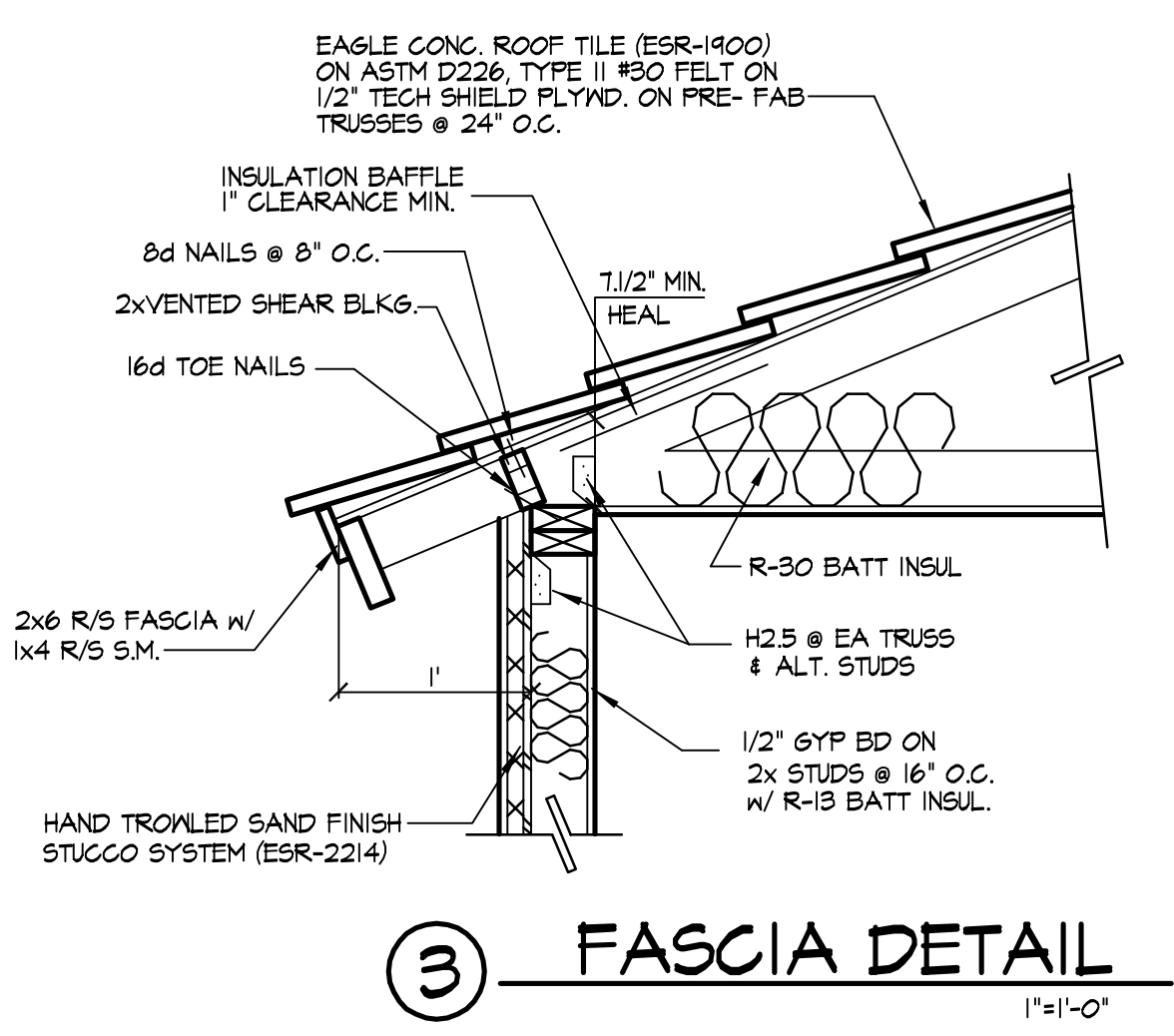
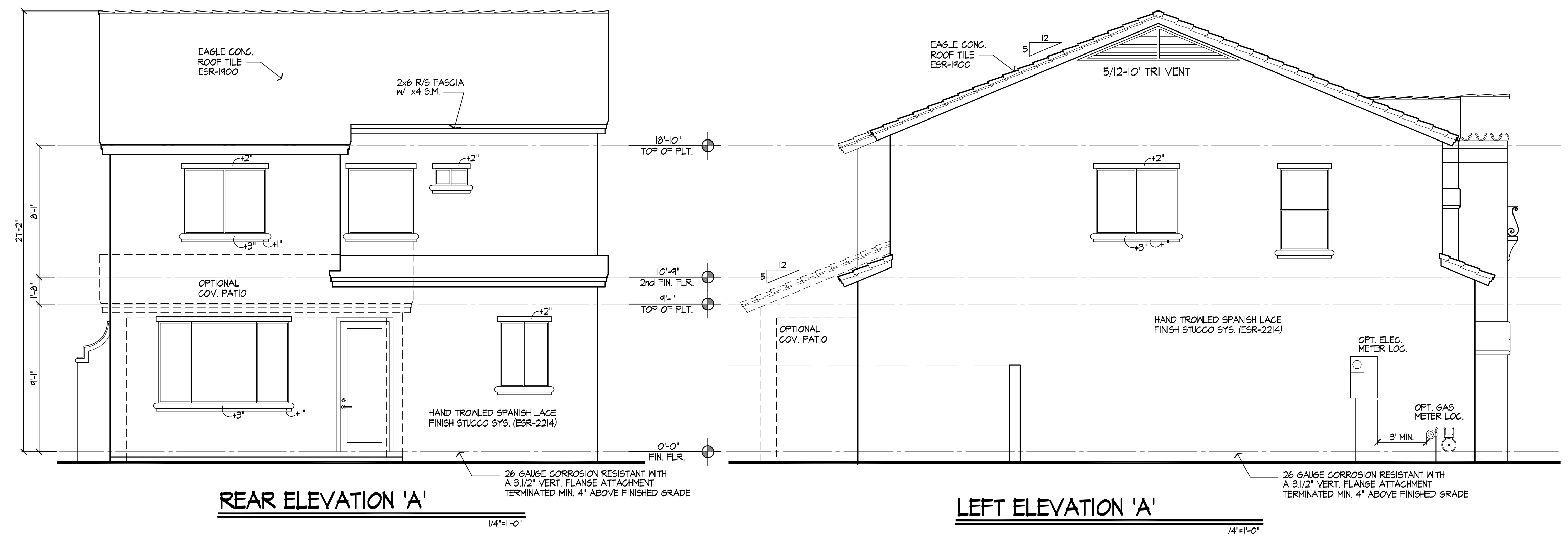
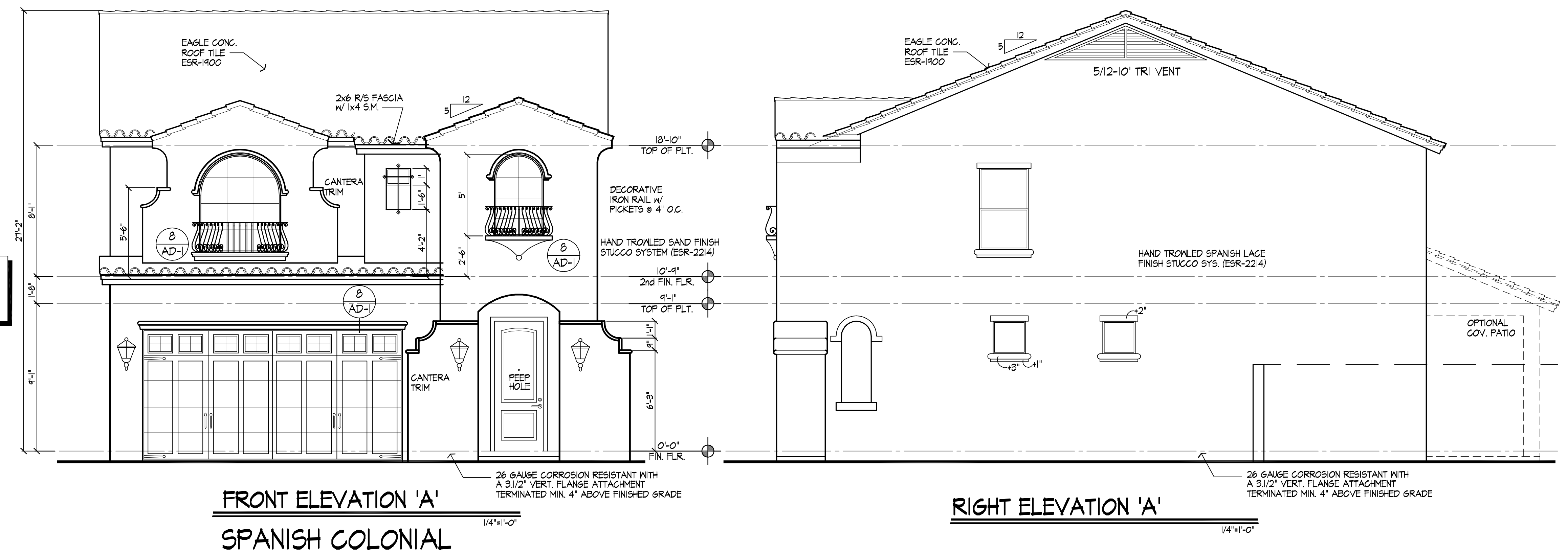
PLAN #1670

ELEVATIONS
SPANISH COLONIAL

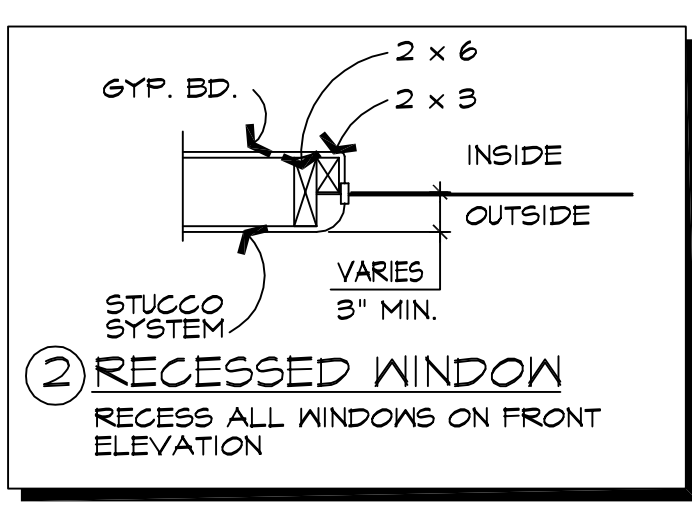
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DRAWN: K.KING
JOB: BEL-1670M
SHEET:

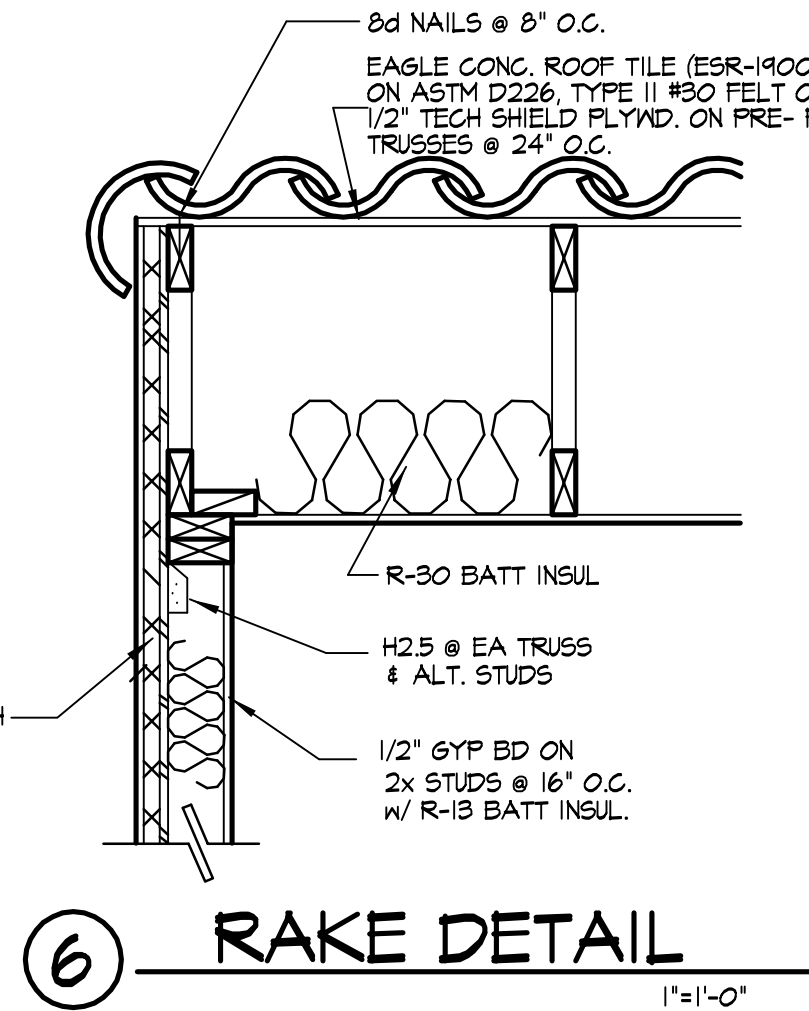
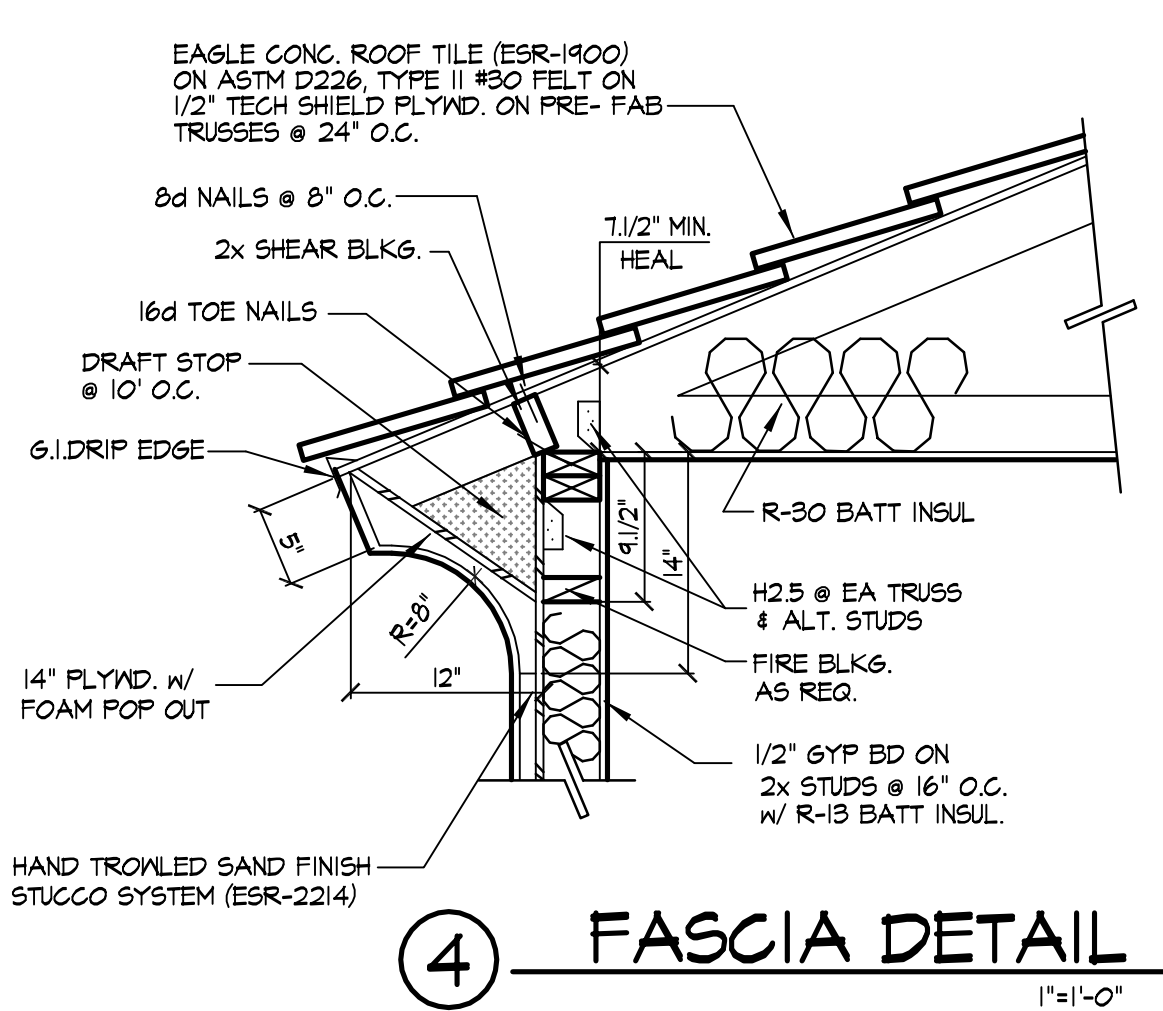
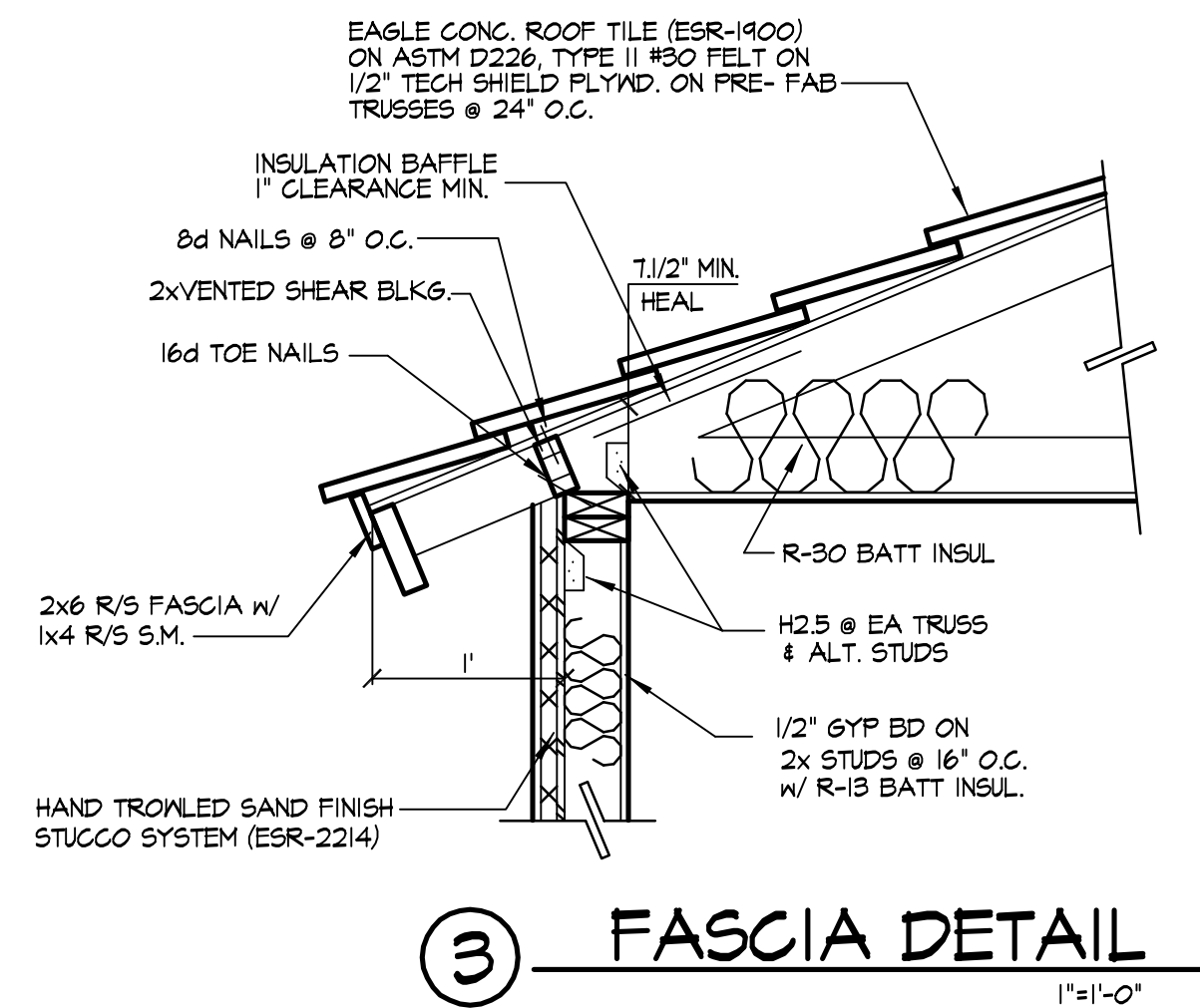
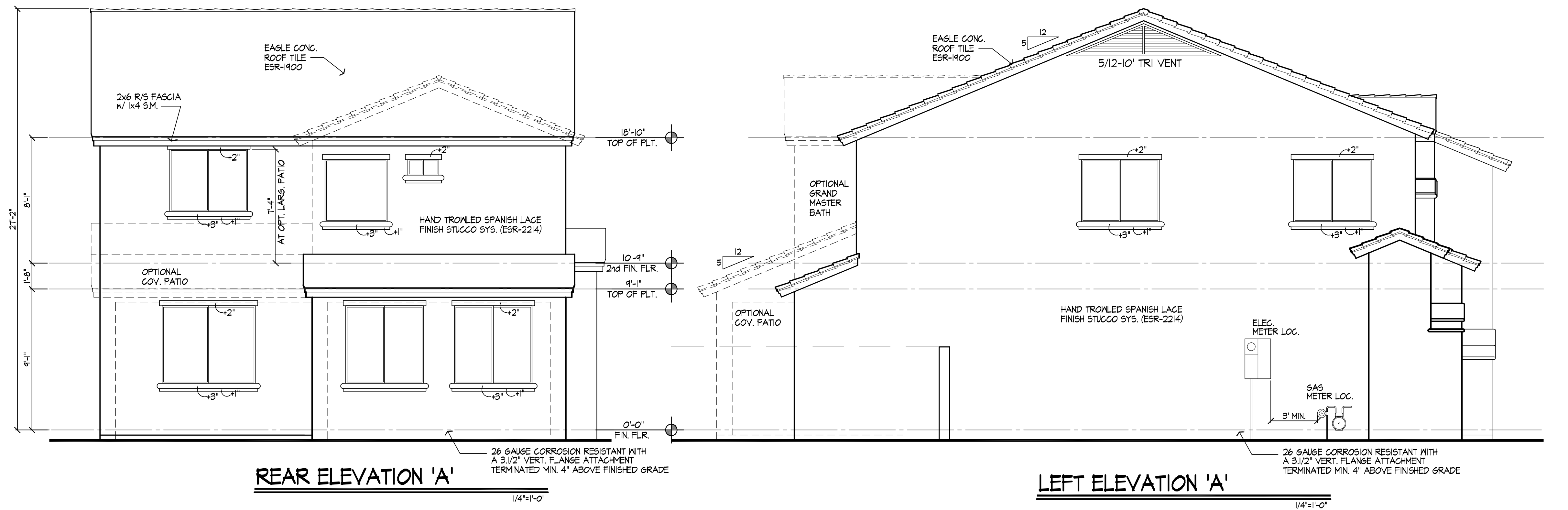
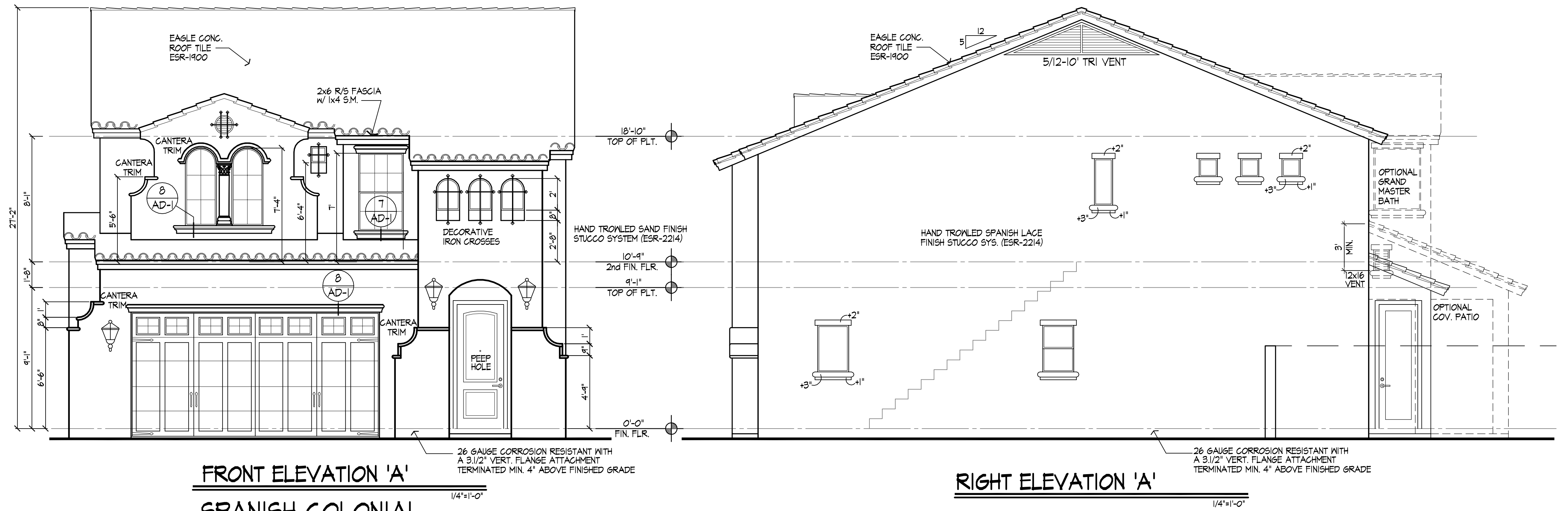
A-4a

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

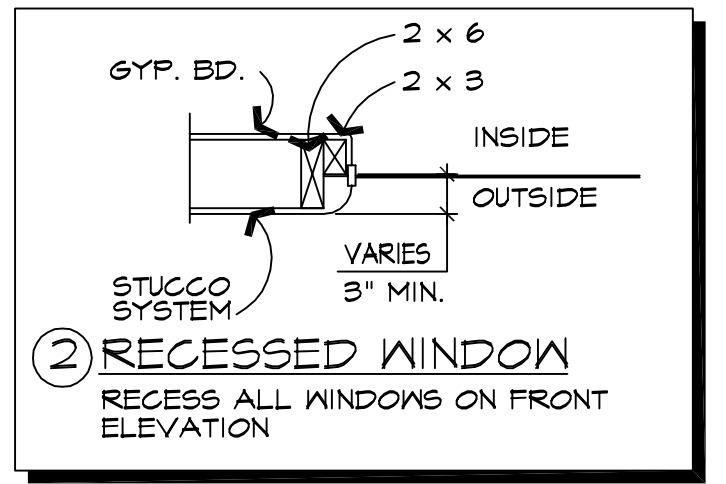


SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-2214)
MAG- ONE COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD OR GABLE-GUARD (UL ERI4313-01)
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.



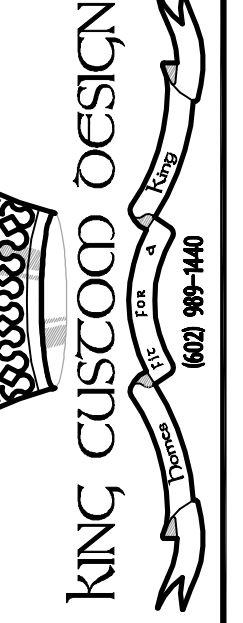


SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-2214)
MAG- ONE COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD OR GABLE-GUARD (UL ERI4313-01)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



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12/11/15	KK
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PLAN #1799

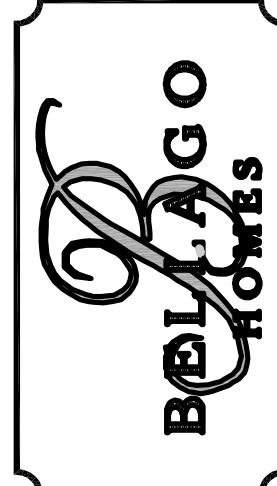
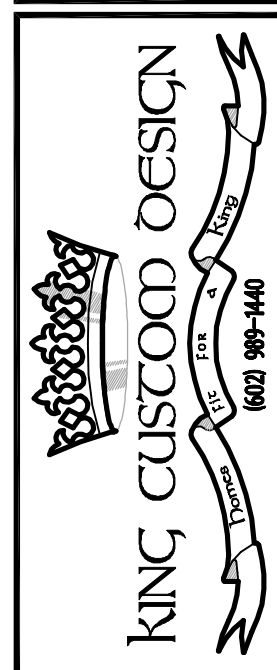
ELEVATIONS
SPANISH COLONIAL

DATE: 6/3/15
SCALE: 1/4\"/>

A-4a

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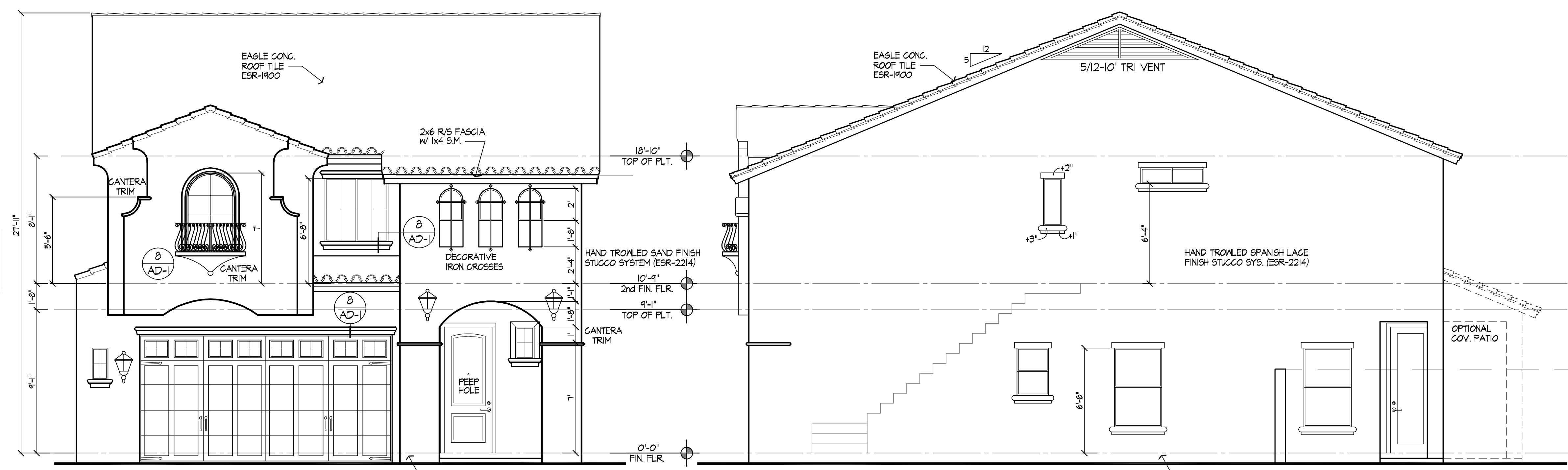
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WINK@BELLASOHOMES.COM
MESA, ARIZONA 85213
PHONE: 602-481-0535

PLAN #2035

ELEVATIONS
SPANISH COLONIAL

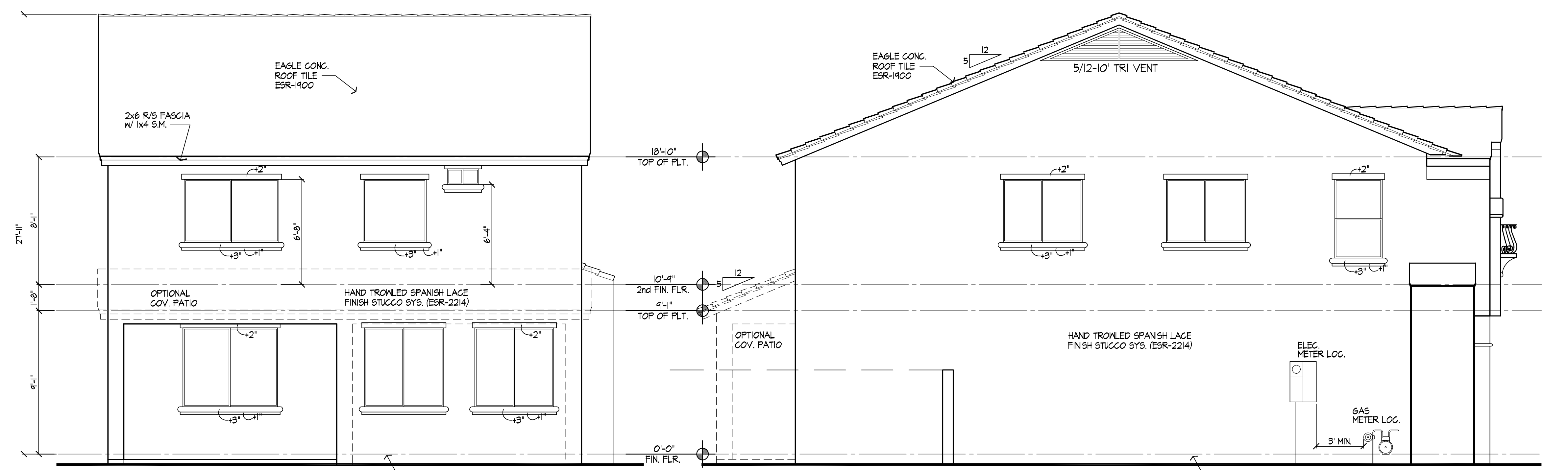
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SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-2035
SHEET:

A-4a



FRONT ELEVATION 'A'
SPANISH COLONIAL

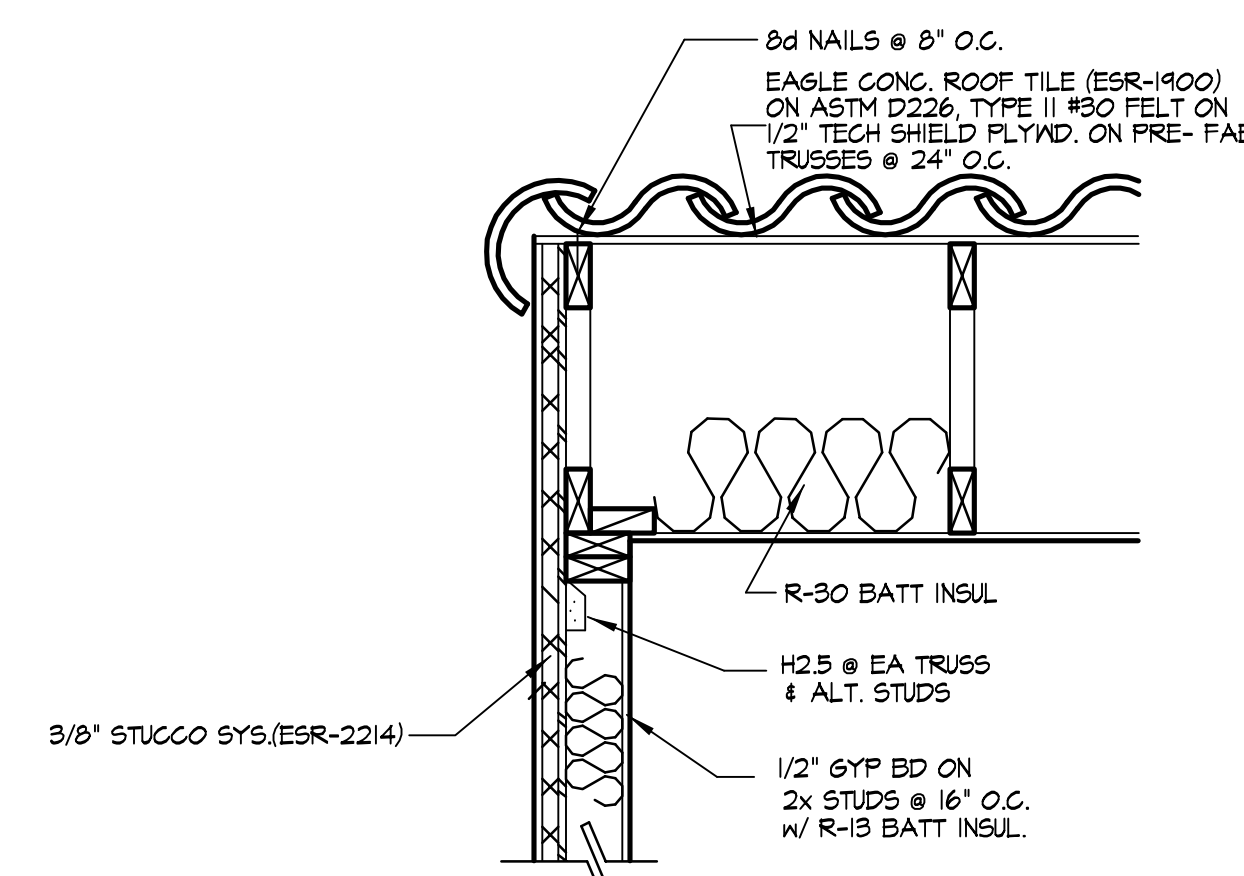
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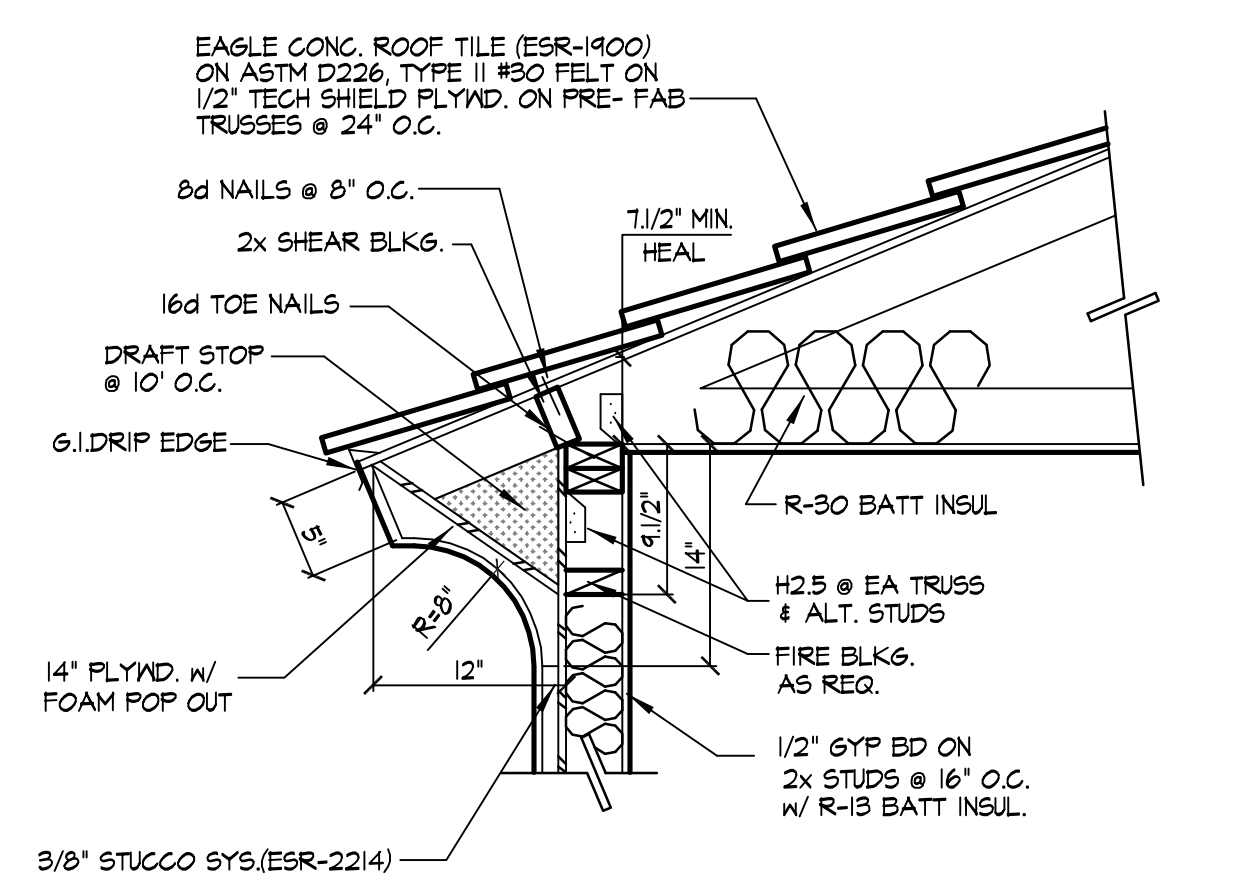
REAR ELEVATION 'A'

LEFT ELEVATION 'A'

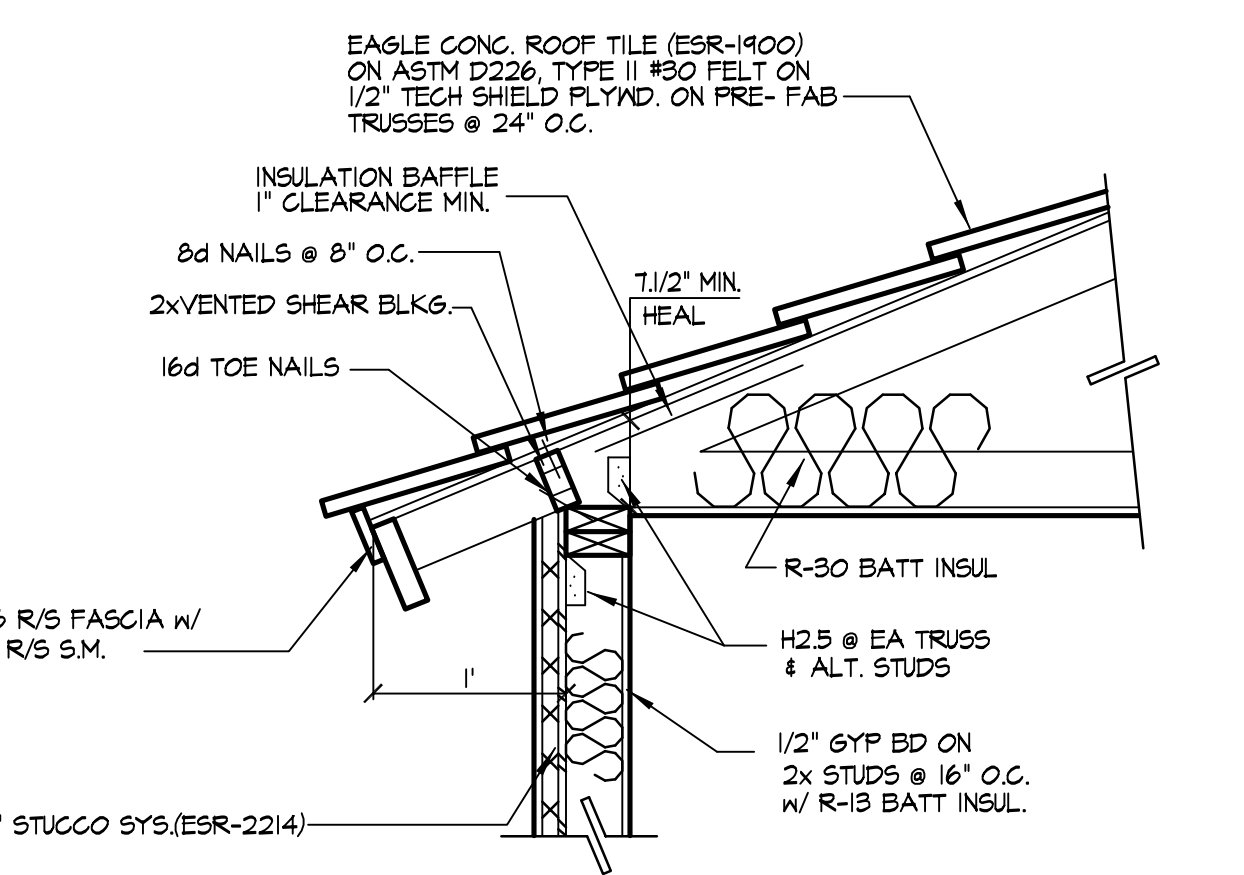
DECORATIVE IRON RAIL
KING ARCHITECTURAL METALS
UPPER STORY WINDOWS
13-TT284-504-22" TALL



6 RAKE DETAIL
1"=1'-0"

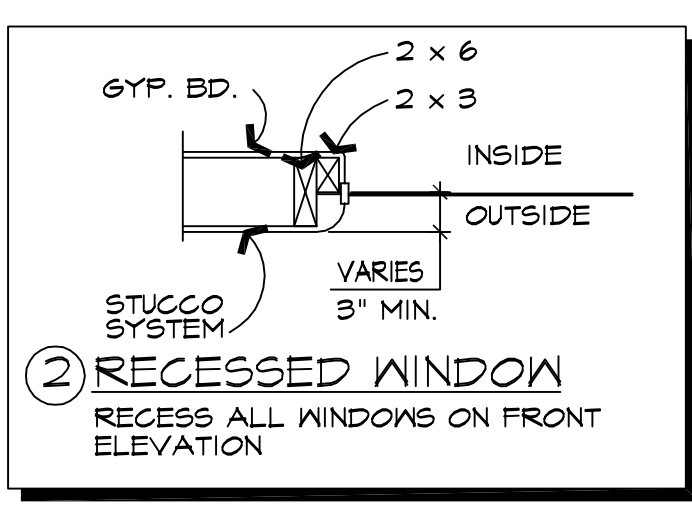


4 FASCIA DETAIL
1"=1'-0"



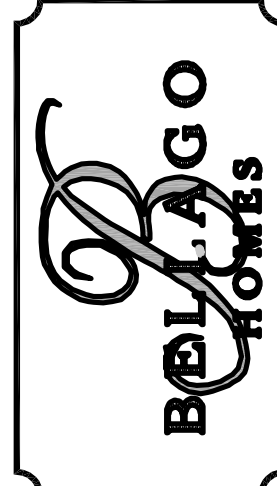
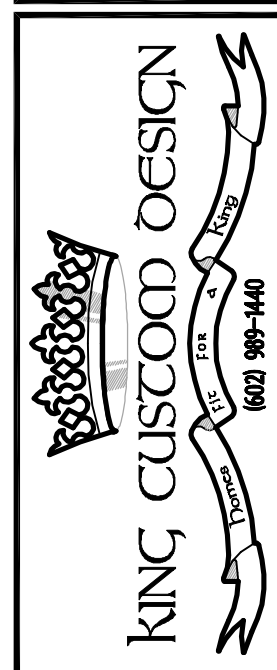
3 FASCIA DETAIL
1"=1'-0"

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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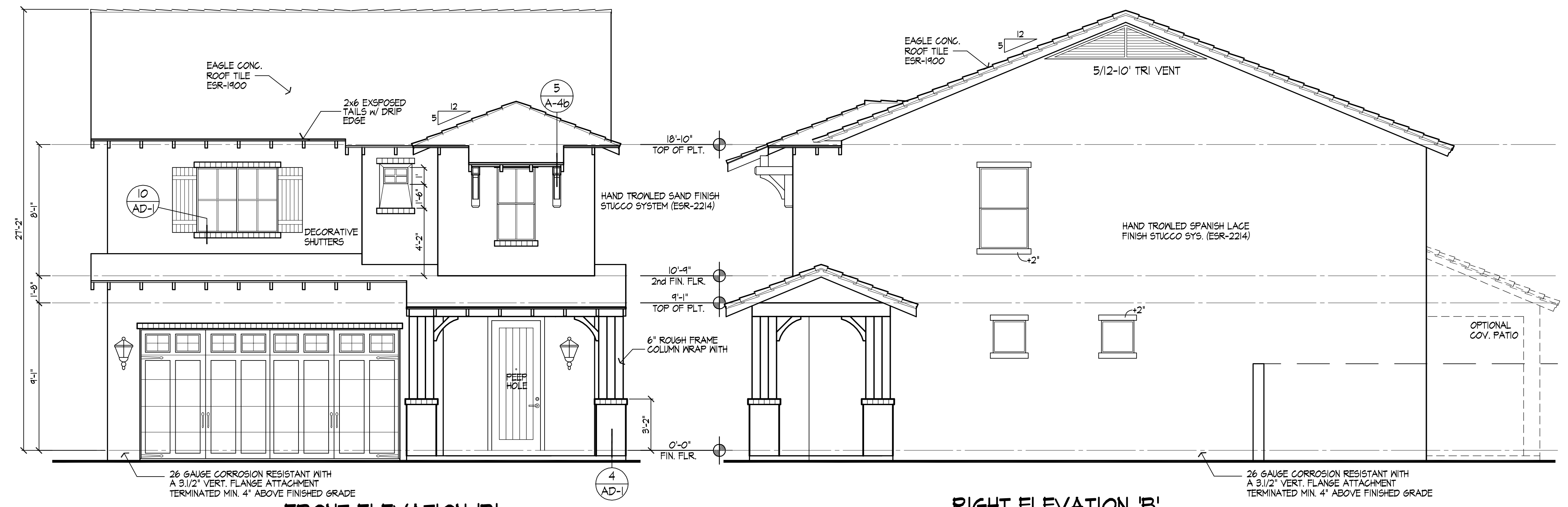
BELLASO DEVELOPMENT LLC.
1206 NORTH LINDSAY ROAD
MESA, ARIZONA 85205
PHONE: 602-491-0535

PLAN #1670

ELEVATIONS
SPANISH MONTEREY

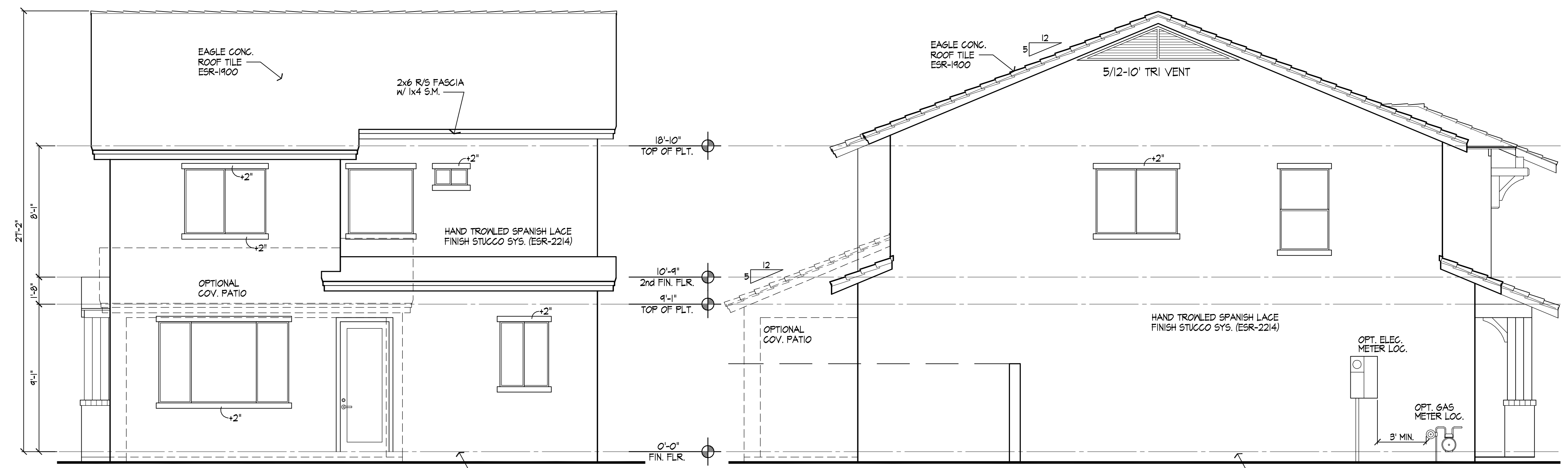
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DRAWN: K.KING
JOB: BEL-1670M
SHEET:

A-4b



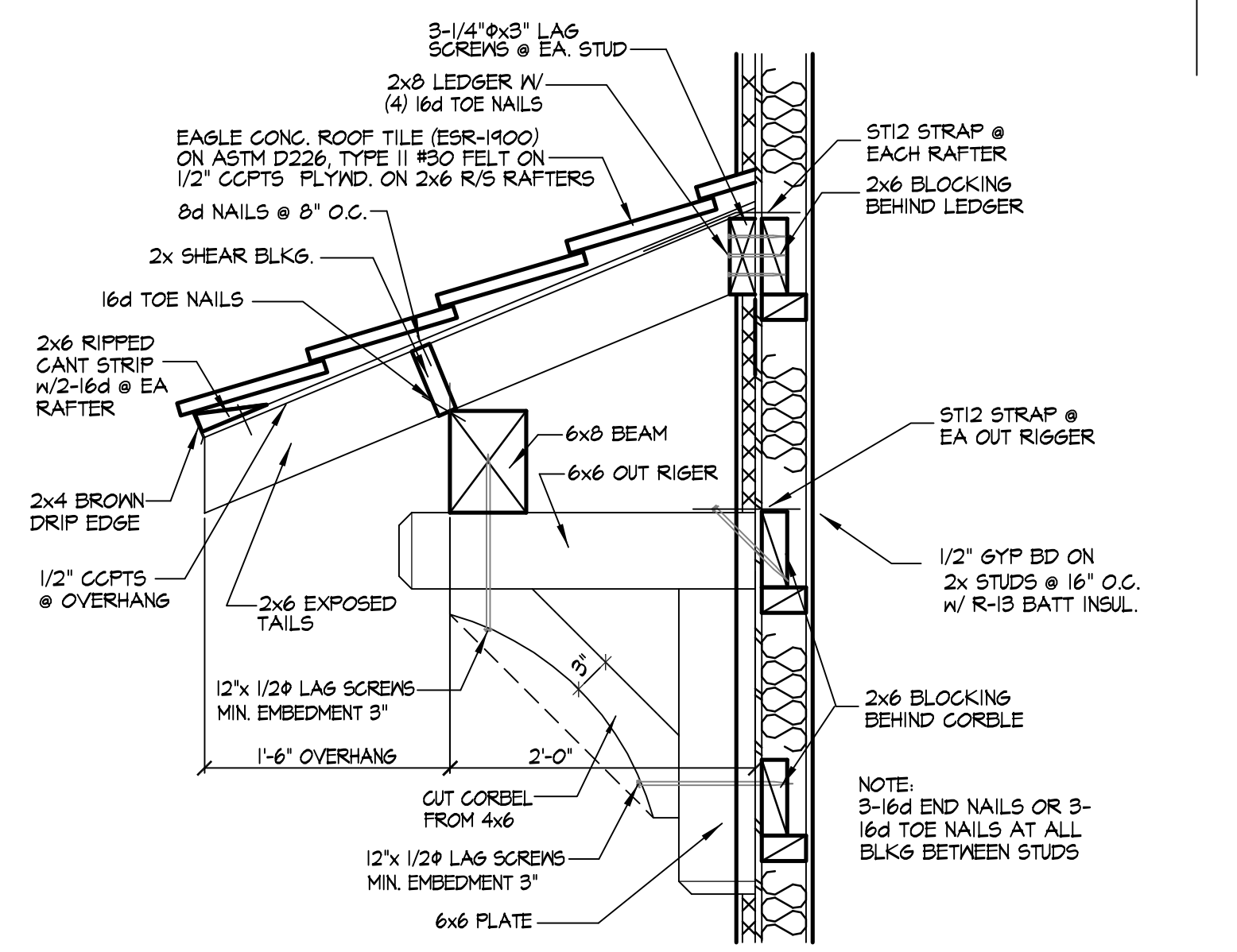
FRONT ELEVATION 'B'
SPANISH MONTEREY

RIGHT ELEVATION 'B'

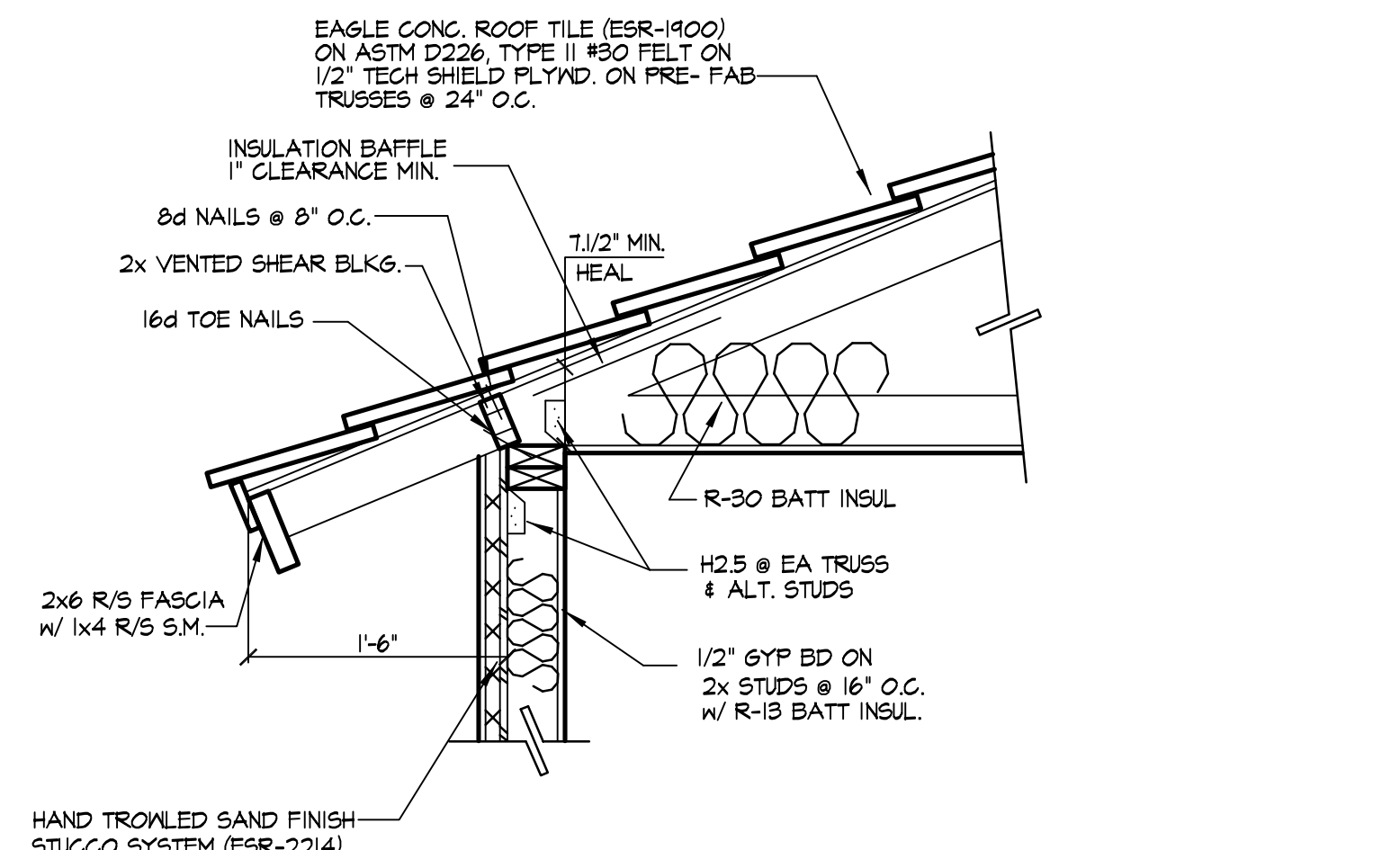


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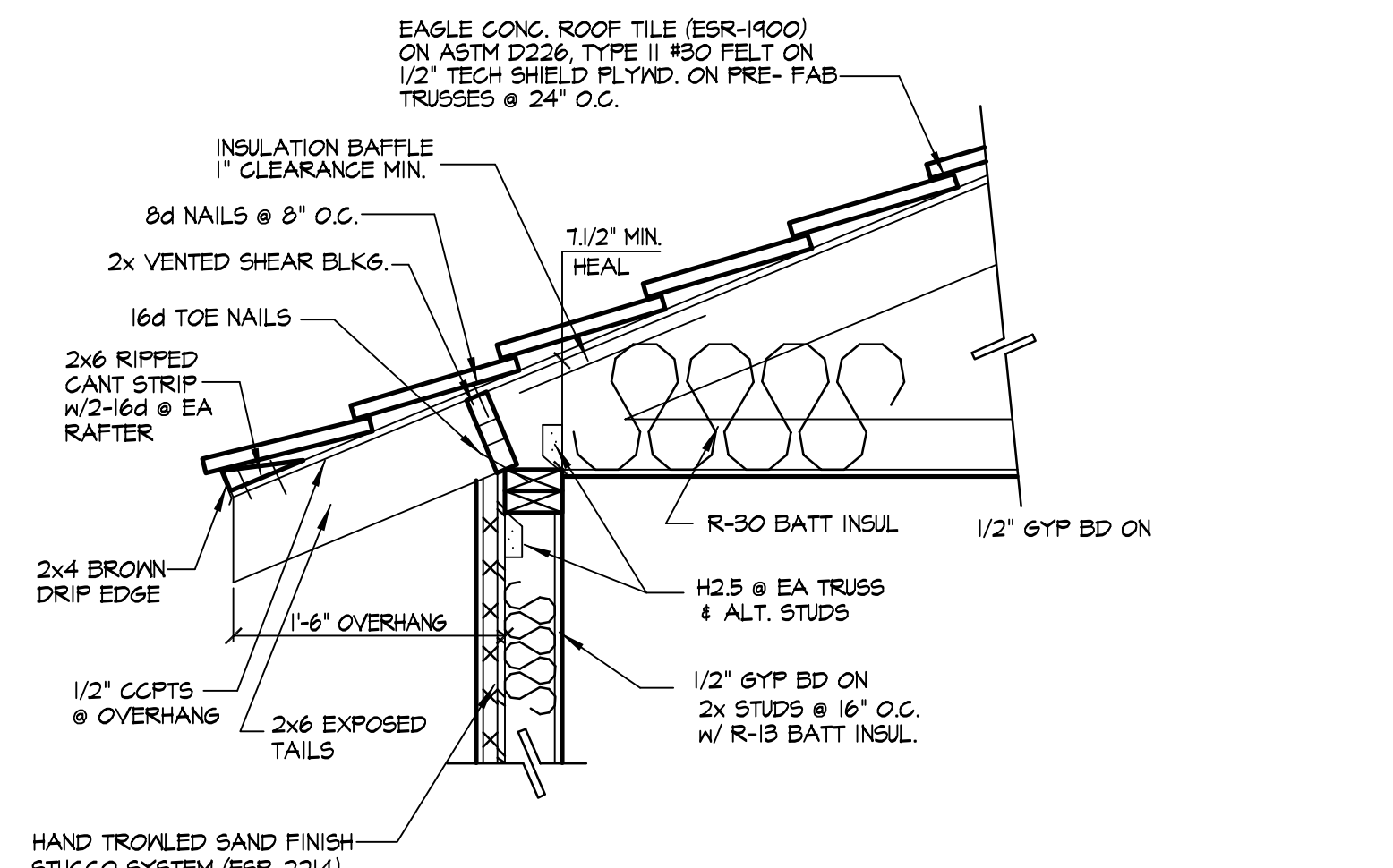
LEFT ELEVATION 'B'



5 WINDOW ANNING

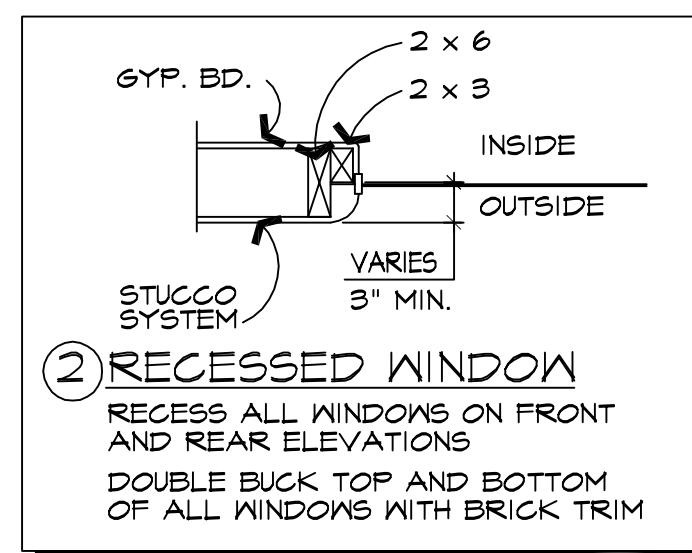


4 FASCIA DETAIL



3 FASCIA DETAIL

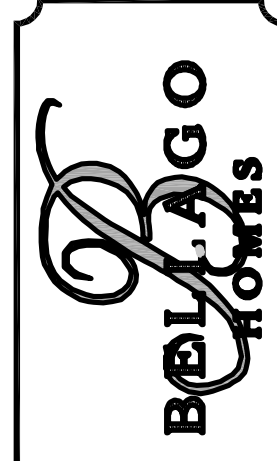
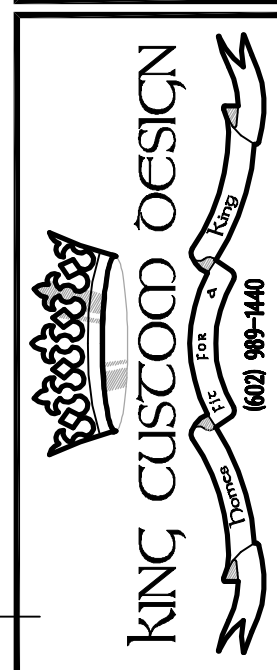
SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-2214)
MAG- ONE COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD OR GABLE-GUARD (UL ERI4313-01)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



2 RECESSED WINDOW
RECESS ALL WINDOWS ON FRONT AND REAR ELEVATIONS
DOUBLE BUCK TOP AND BOTTOM OF ALL WINDOWS WITH BRICK TRIM

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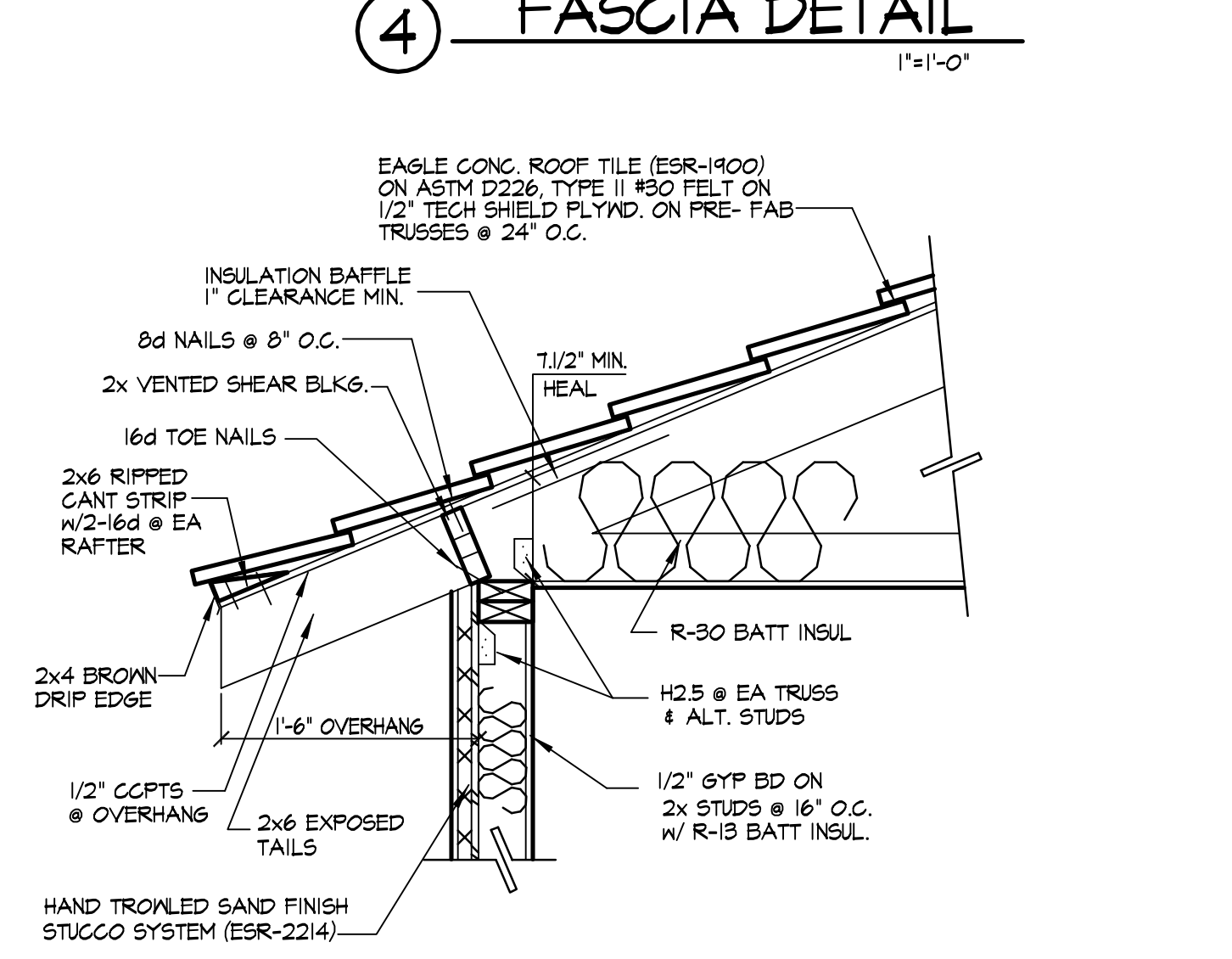
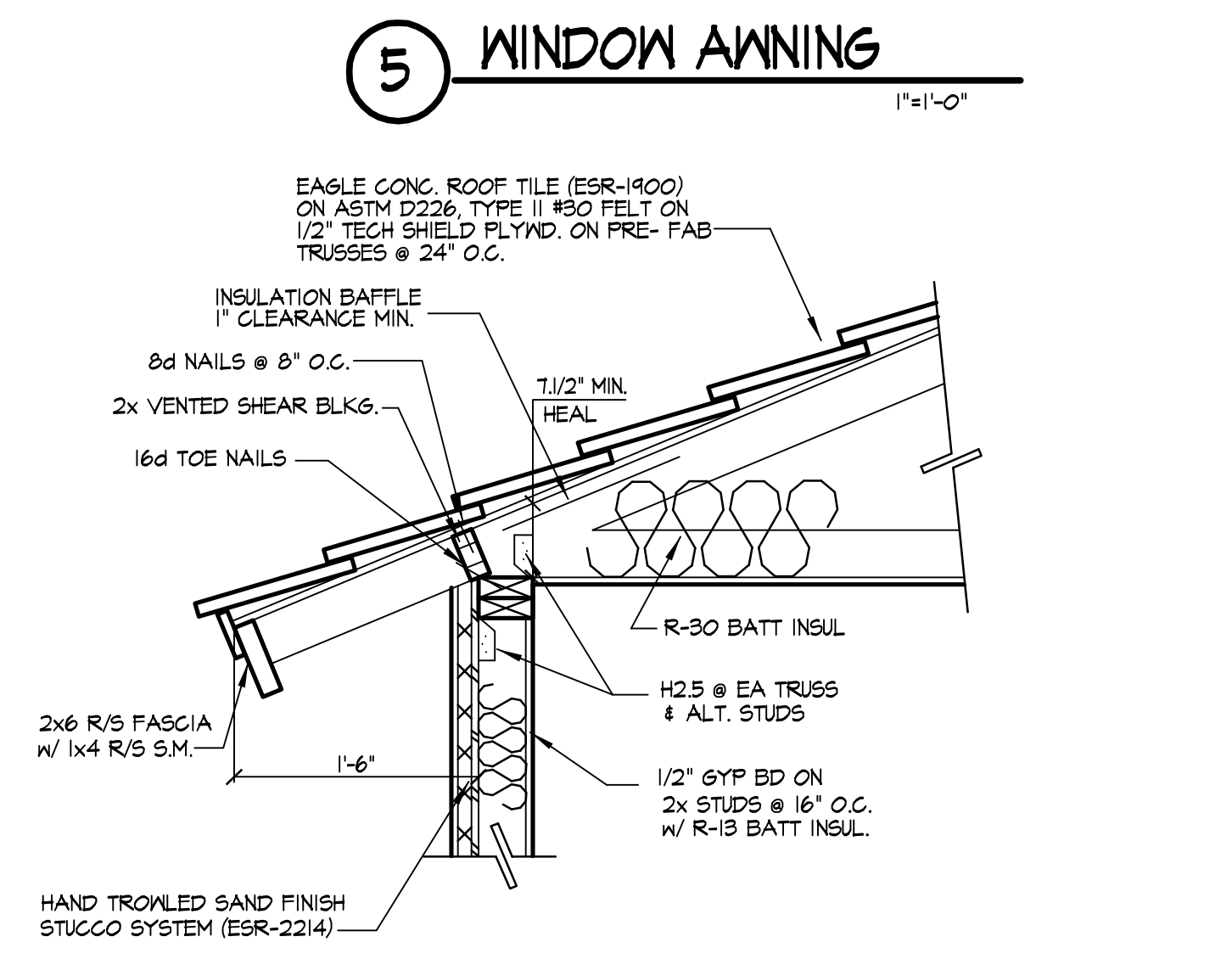
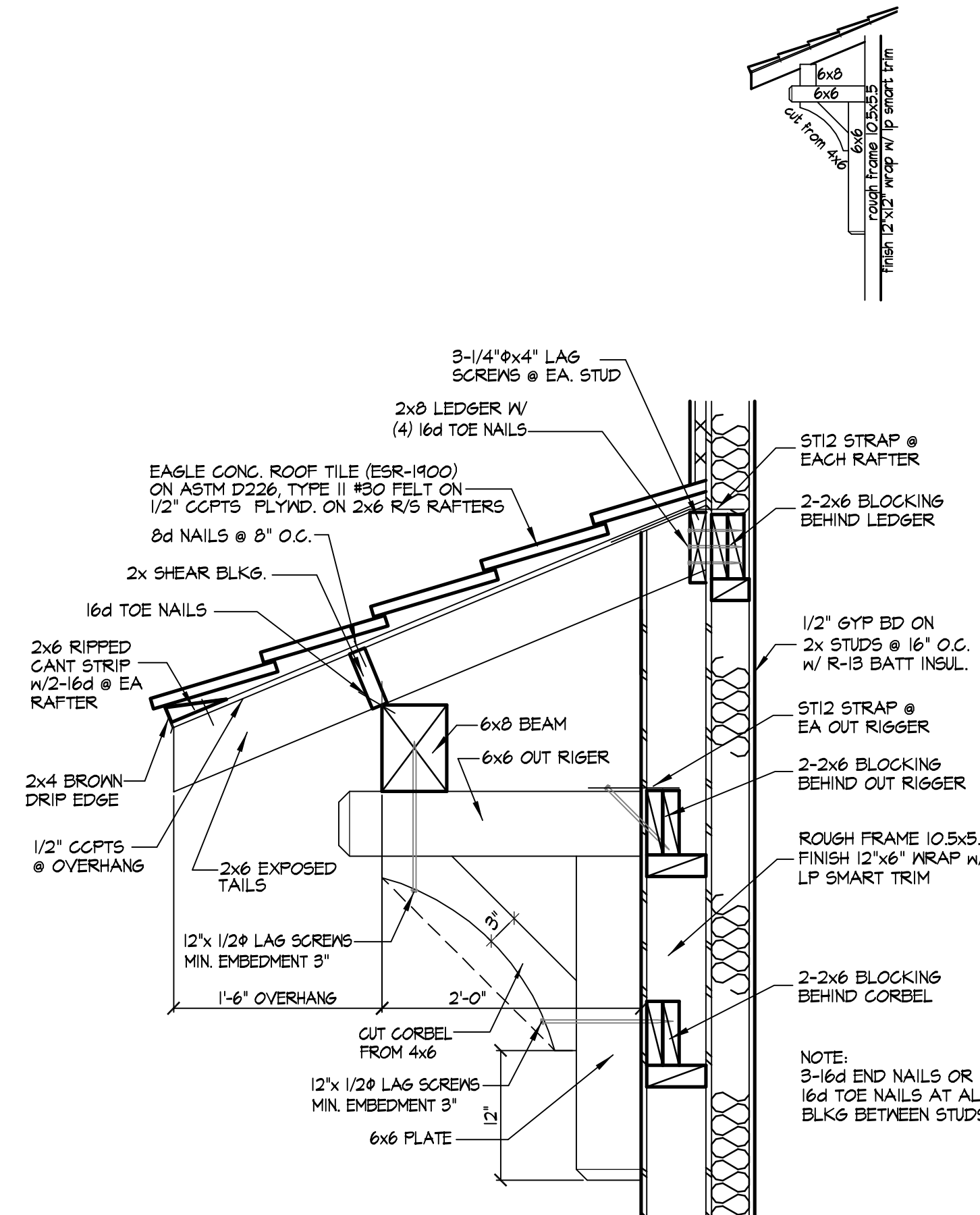
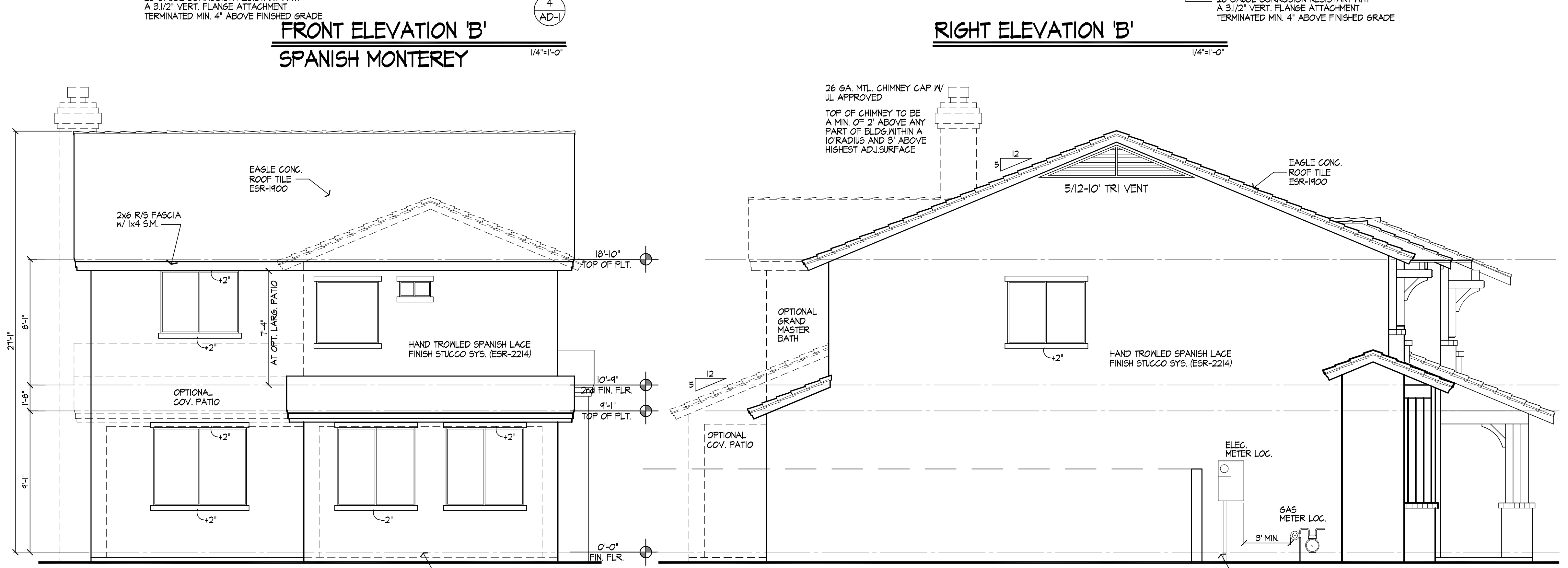
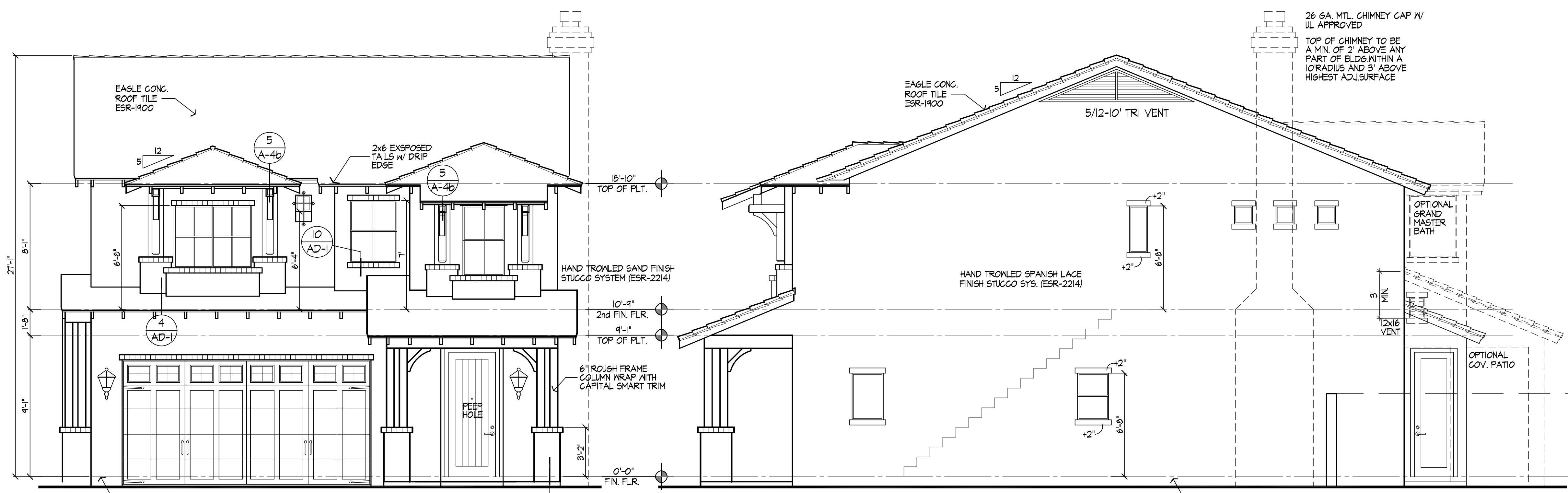


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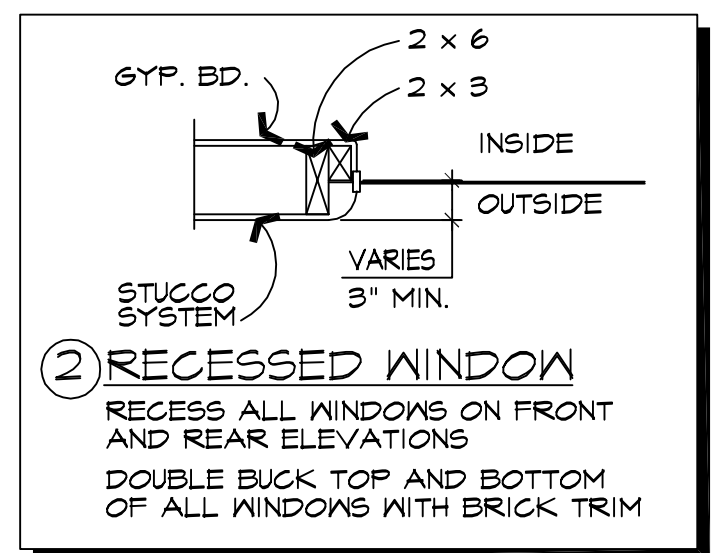
PLAN #1799

ELEVATIONS
SPANISH MONTEREY

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1799
SHEET:
A-4b

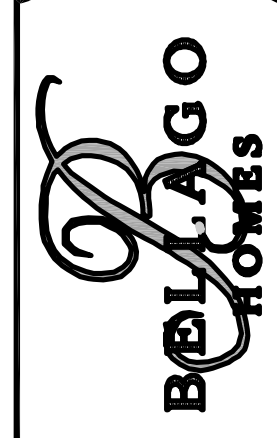
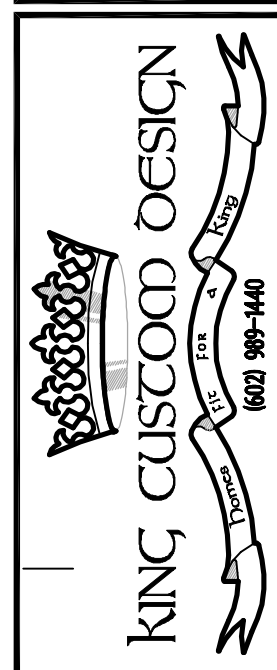


SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-2214)
MAG- ONE COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD OR GABLE-GUARD (IL ER493-01)
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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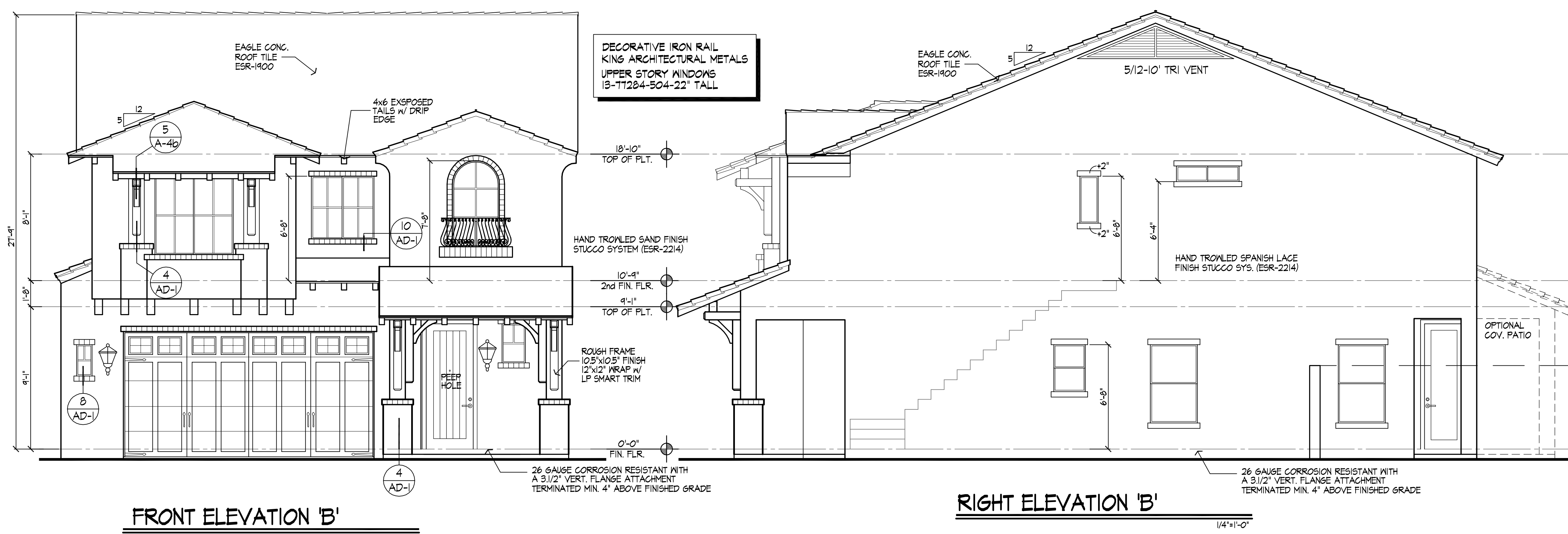
BELLASO DEVELOPMENT LLC.
1806 NORTH LINDSAY ROAD
MESA, ARIZONA 85215
PHONE: 602-491-0535

PLAN #2035

ELEVATIONS
SPANISH MONTEREY

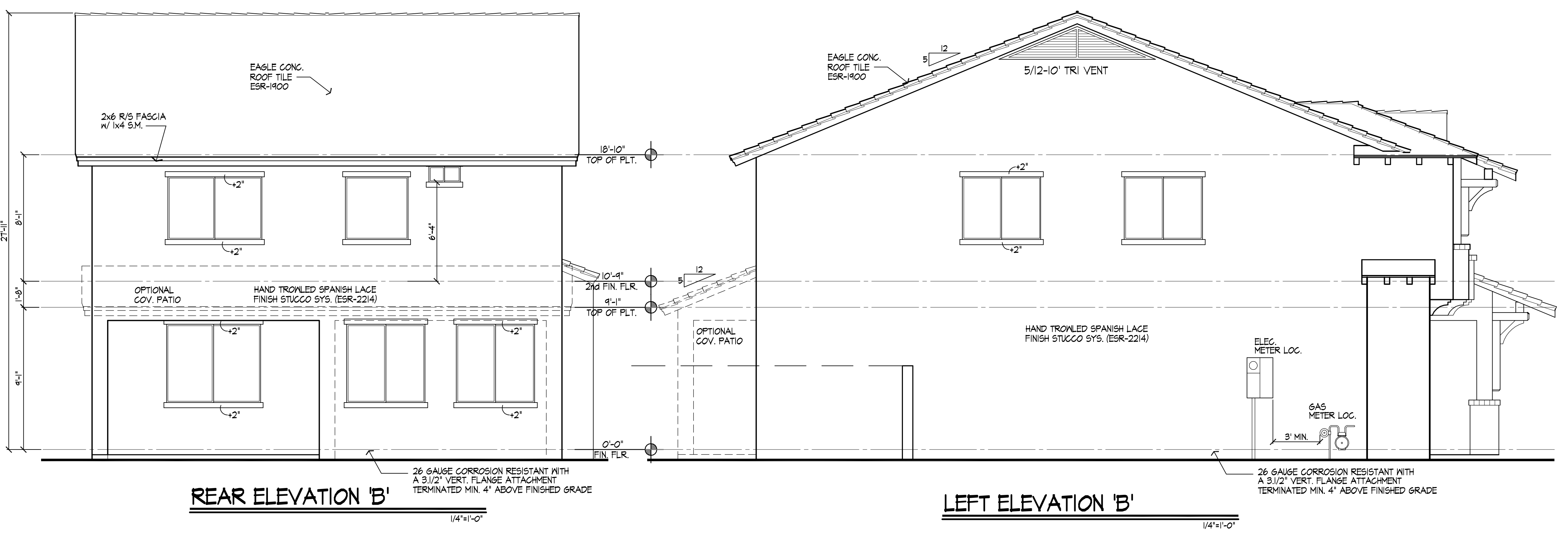
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SCALE: 1/4"=1'-0"
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JOB: BEL-2035
SHEET:

A-4b



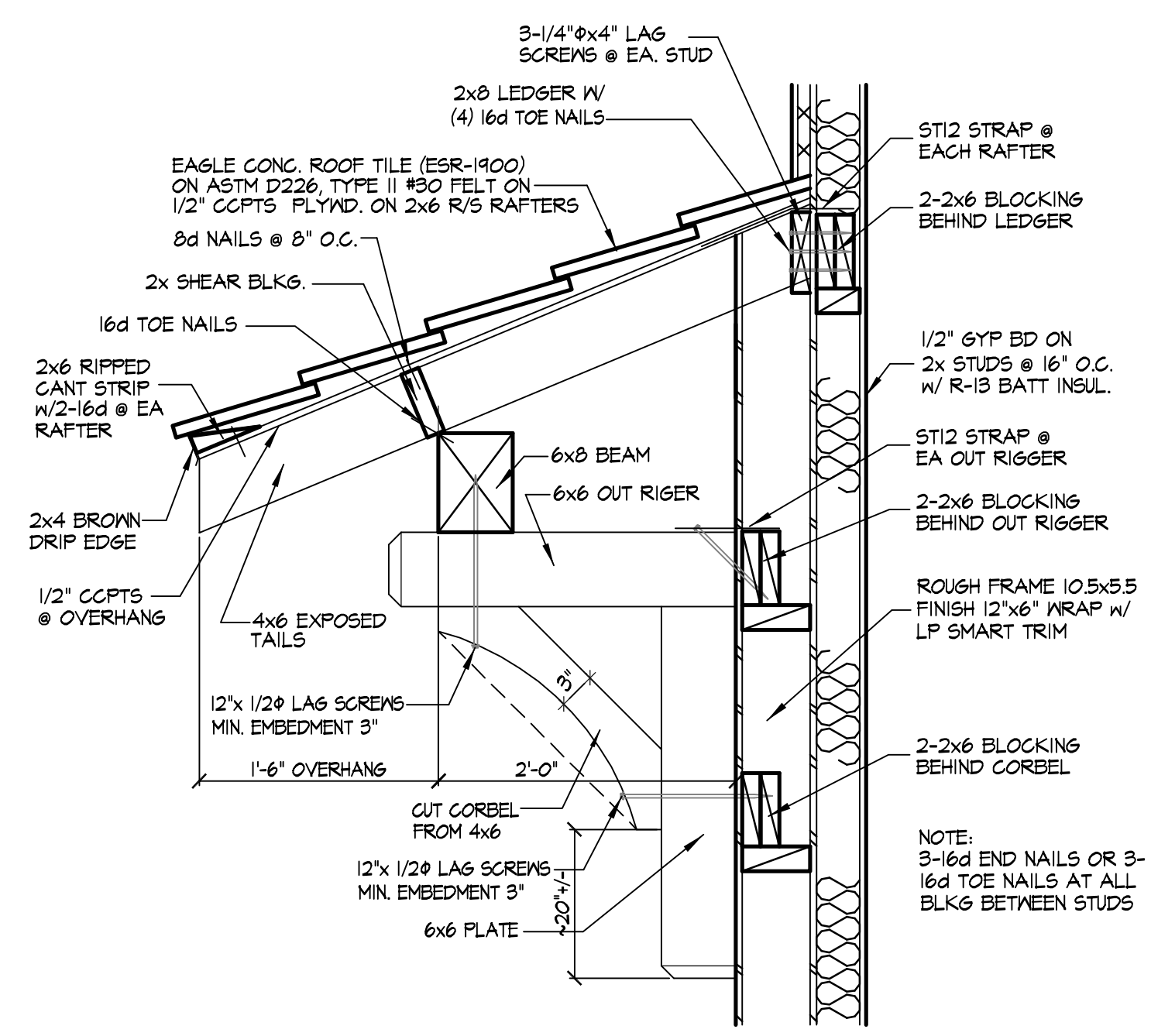
FRONT ELEVATION 'B'
SPANISH MONTEREY

RIGHT ELEVATION 'B'

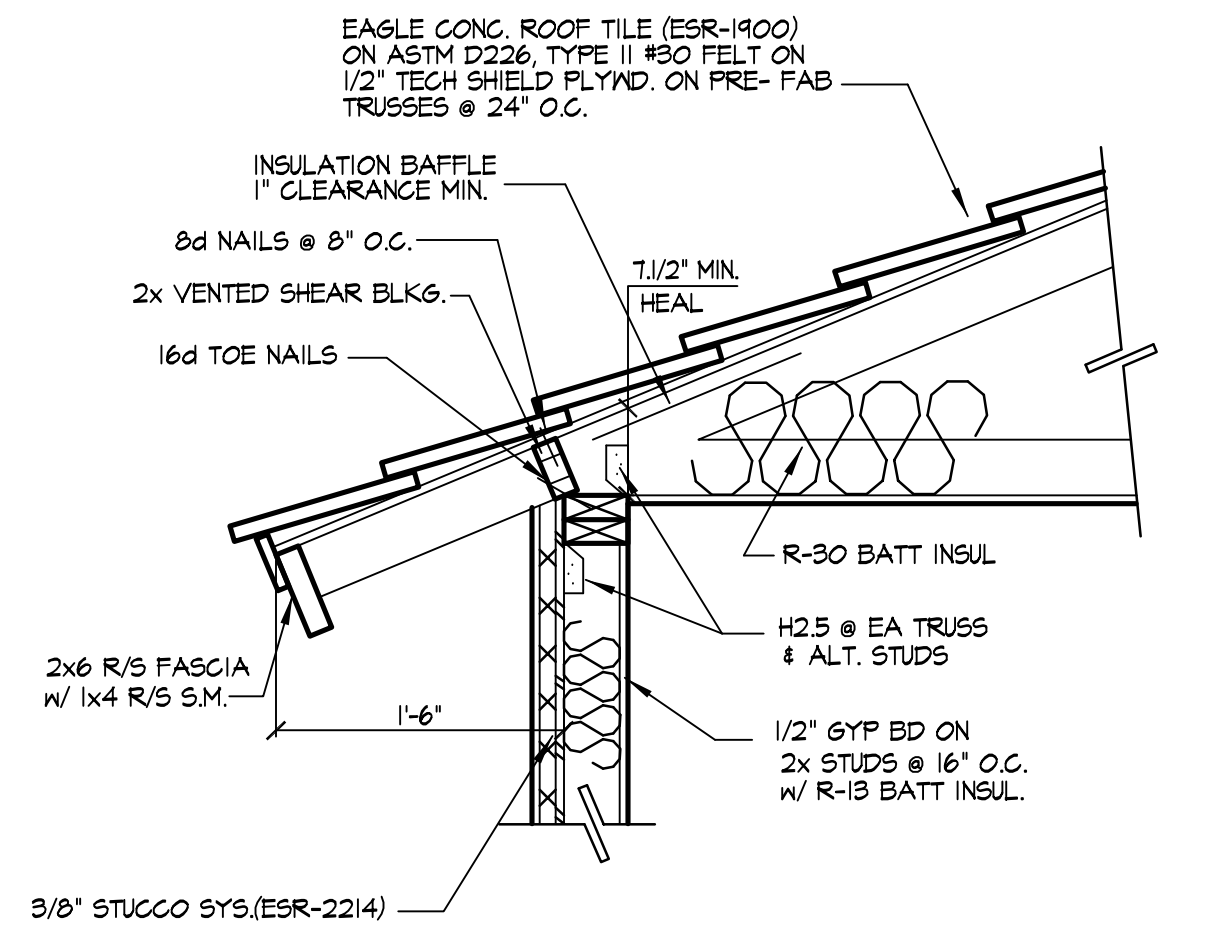


REAR ELEVATION 'B'

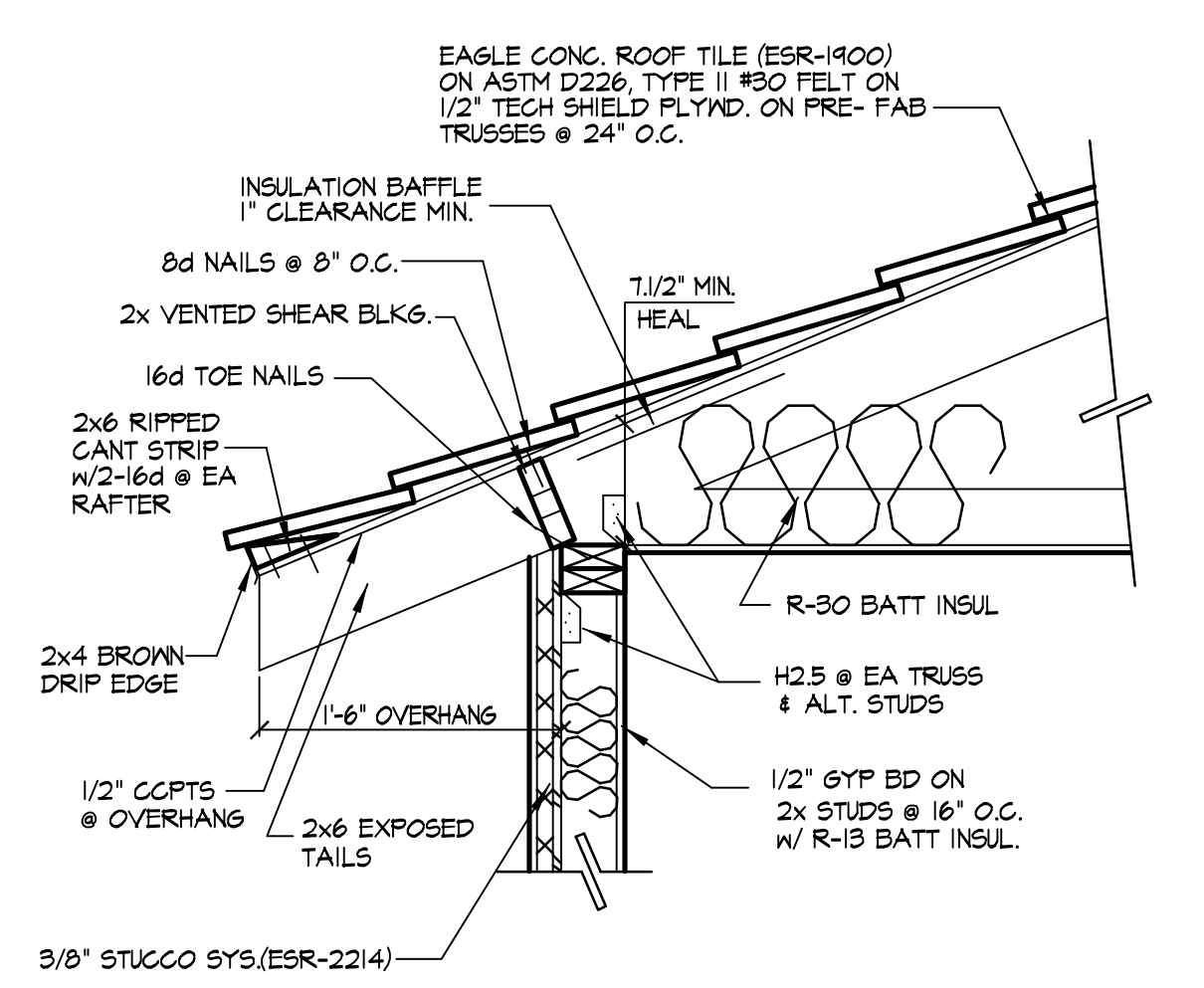
LEFT ELEVATION 'B'



5 WINDOW AWNING

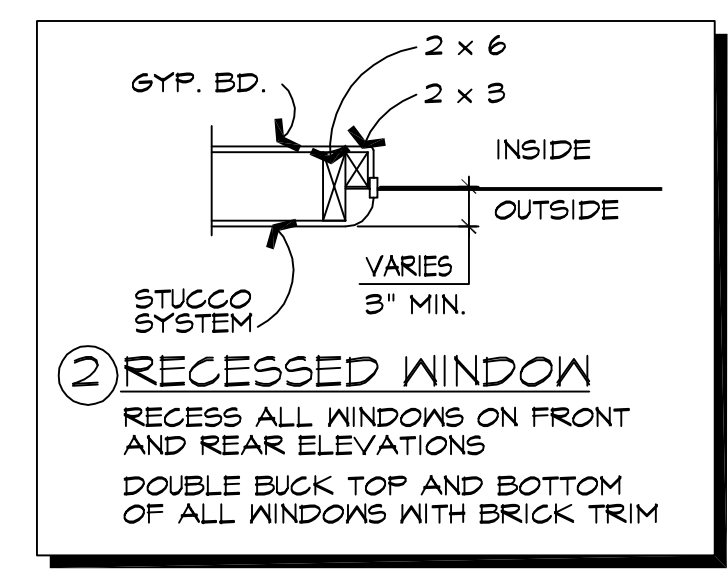


4 FASCIA DETAIL



3 FASCIA DETAIL

SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERMALL 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 ERI4913-01)
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.



2 RECESSED WINDOW
RECESS ALL WINDOWS ON FRONT AND REAR ELEVATIONS
DOUBLE BUCK TOP AND BOTTOM OF ALL WINDOWS WITH BRICK TRIM

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PHONE: 602-481-0535

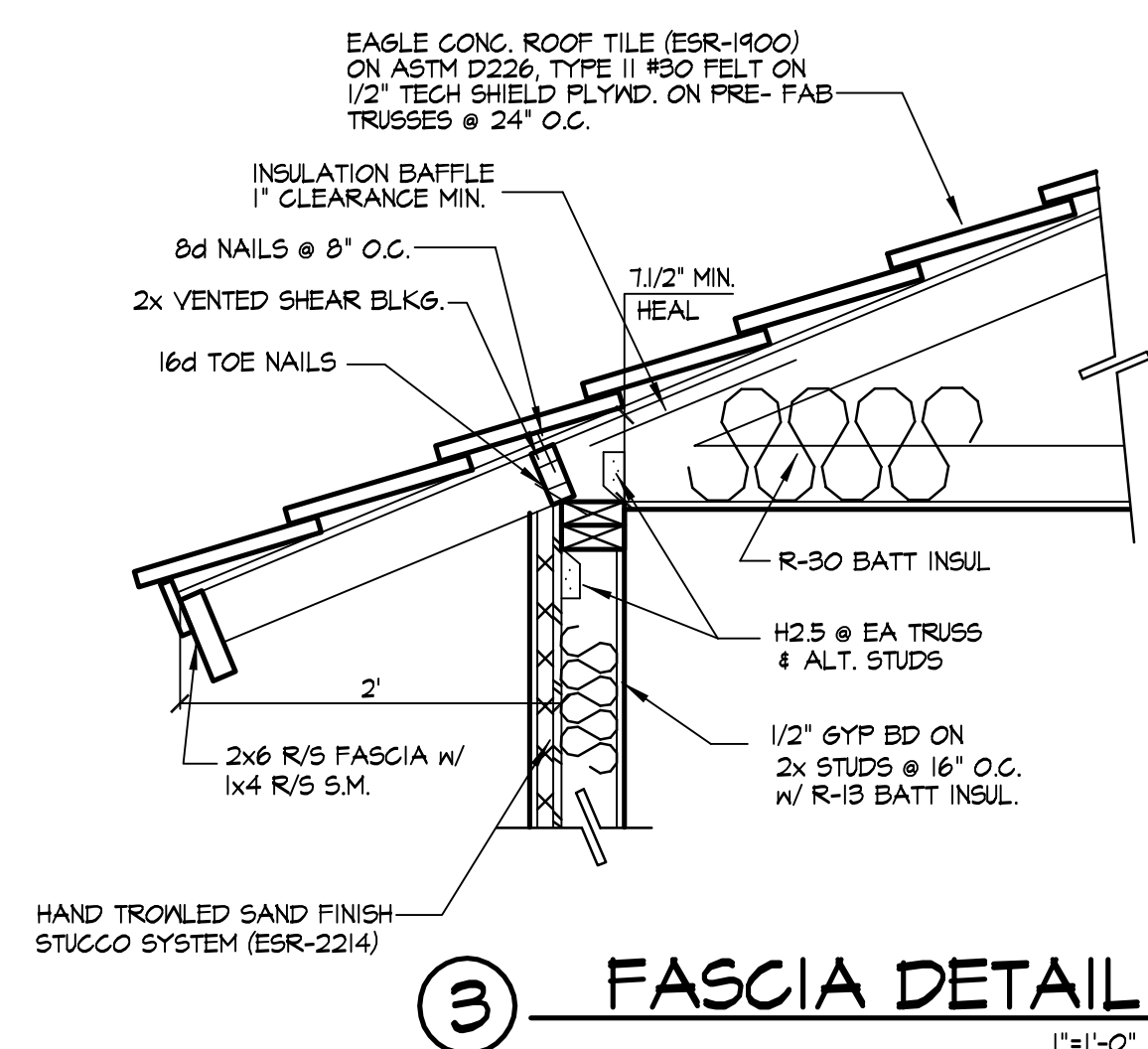
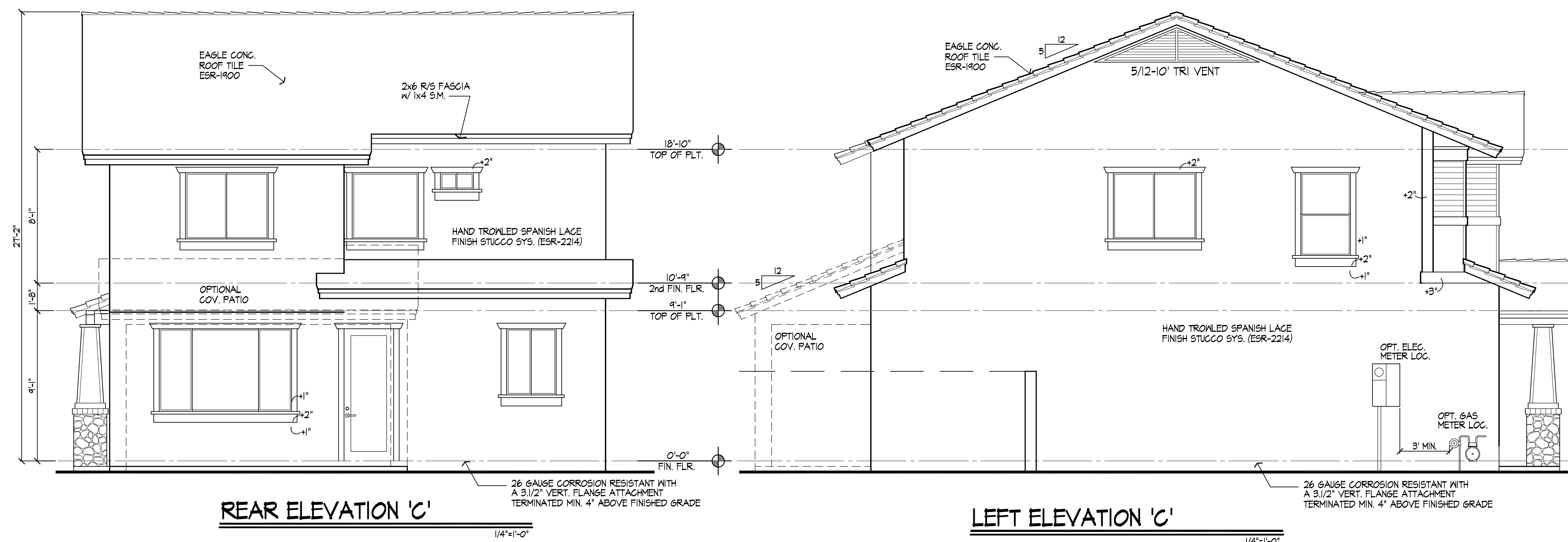
PLAN #1670

ELEVATIONS

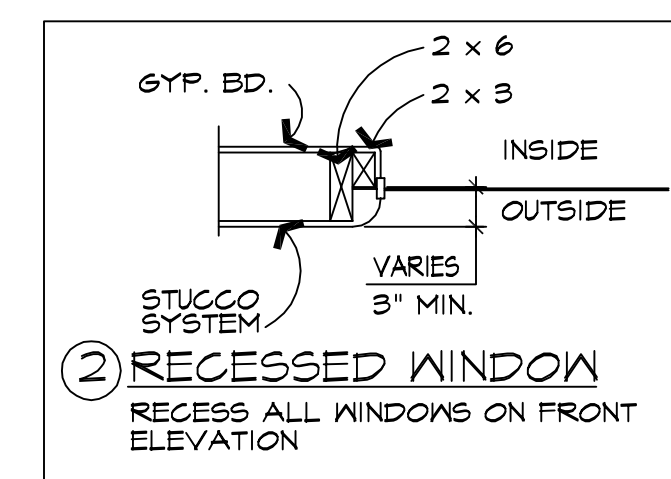
CRAFTSMAN

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

A-4c

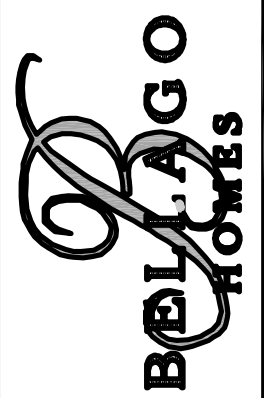
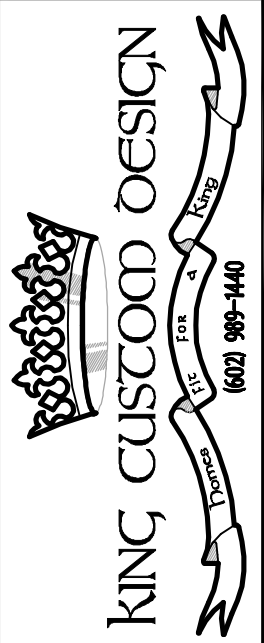


SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SPRUE WALL STUCCO SYS (ESR-2214)
MAG-ONE COAT STUCCO
COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED
BY MANUFACTURER APPROVED INSTALLERS
OVER INSULFOAM ONE COAT STUCCO INSULATION BOARD
OR GABLE-GUARD (UL E184313-01)
OVER A WEATHER BARRIER CONSISTING OF
(1) 6" OF #5 POLYSTYRENE FOAM COVERING WITH
ASTM D 226 TYPE "B" WITH MINIMUM 2" HORIZONTAL
LAP & 6" VERTICAL LAP.



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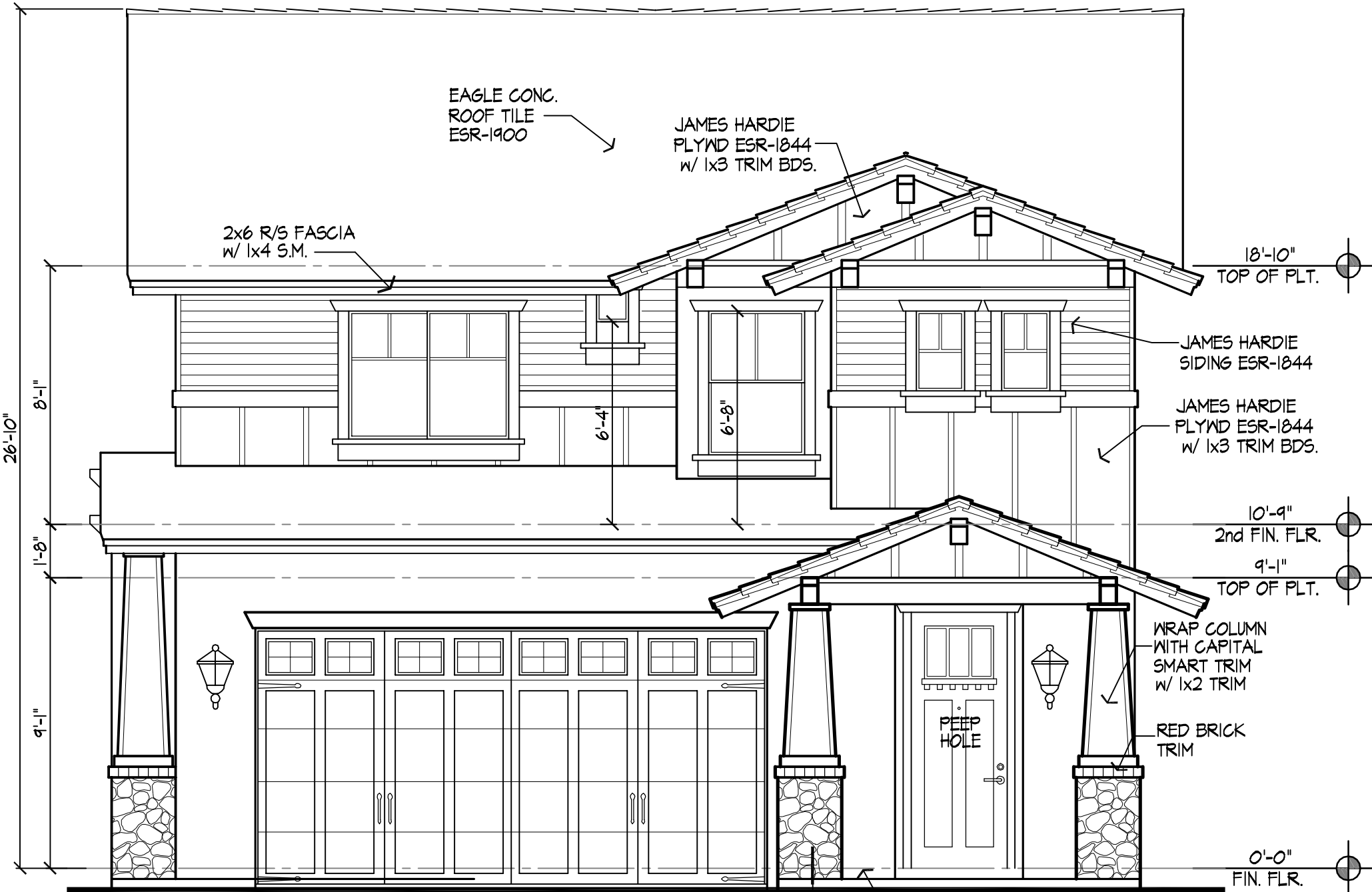
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WINK@BELLASOHOMES.COM
MESA, ARIZONA 85213
PHONE: 602-481-0535

PLAN #1799

ELEVATIONS
CRAFTSMAN

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1799
SHEET:

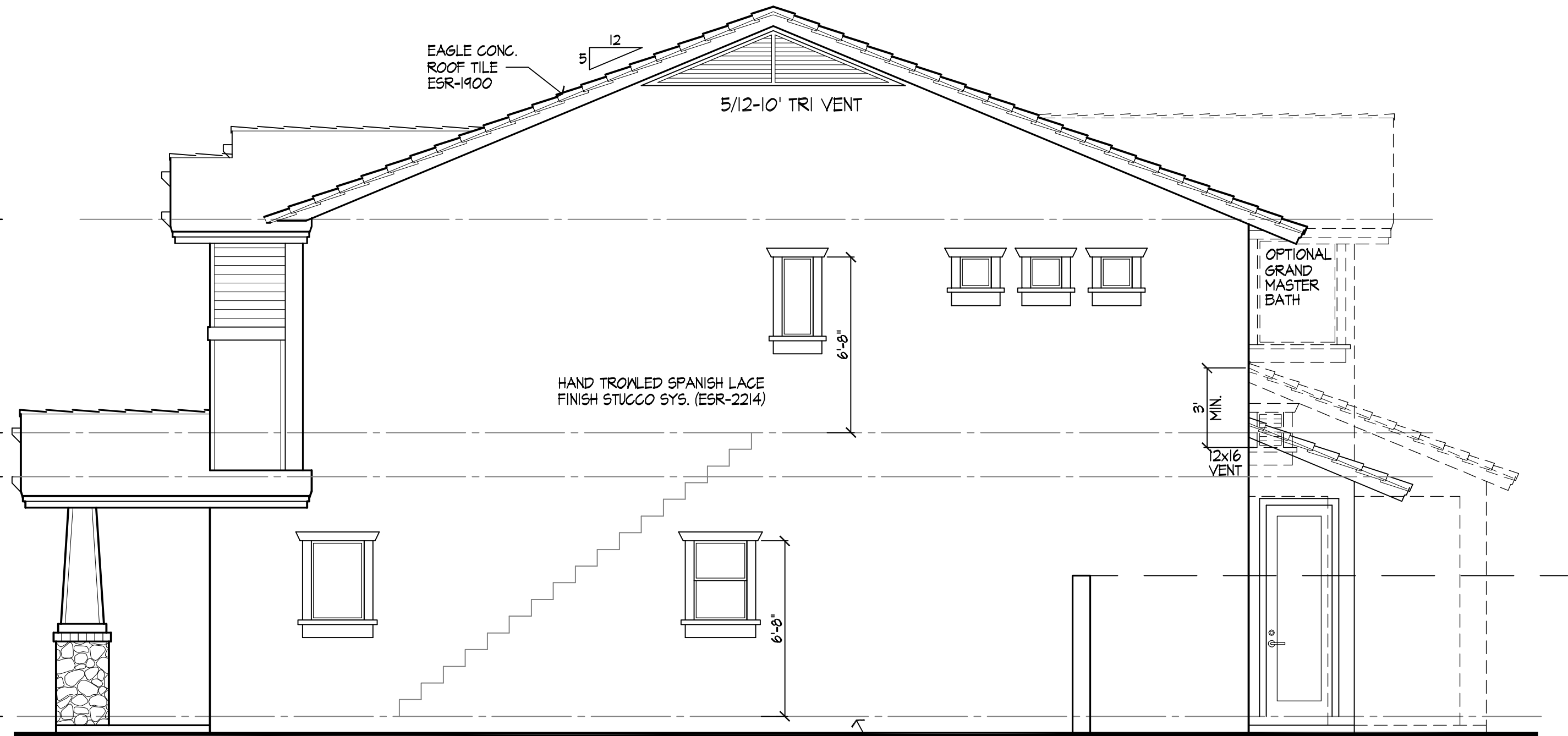
A-4c



FRONT ELEVATION 'C'
CRAFTSMAN

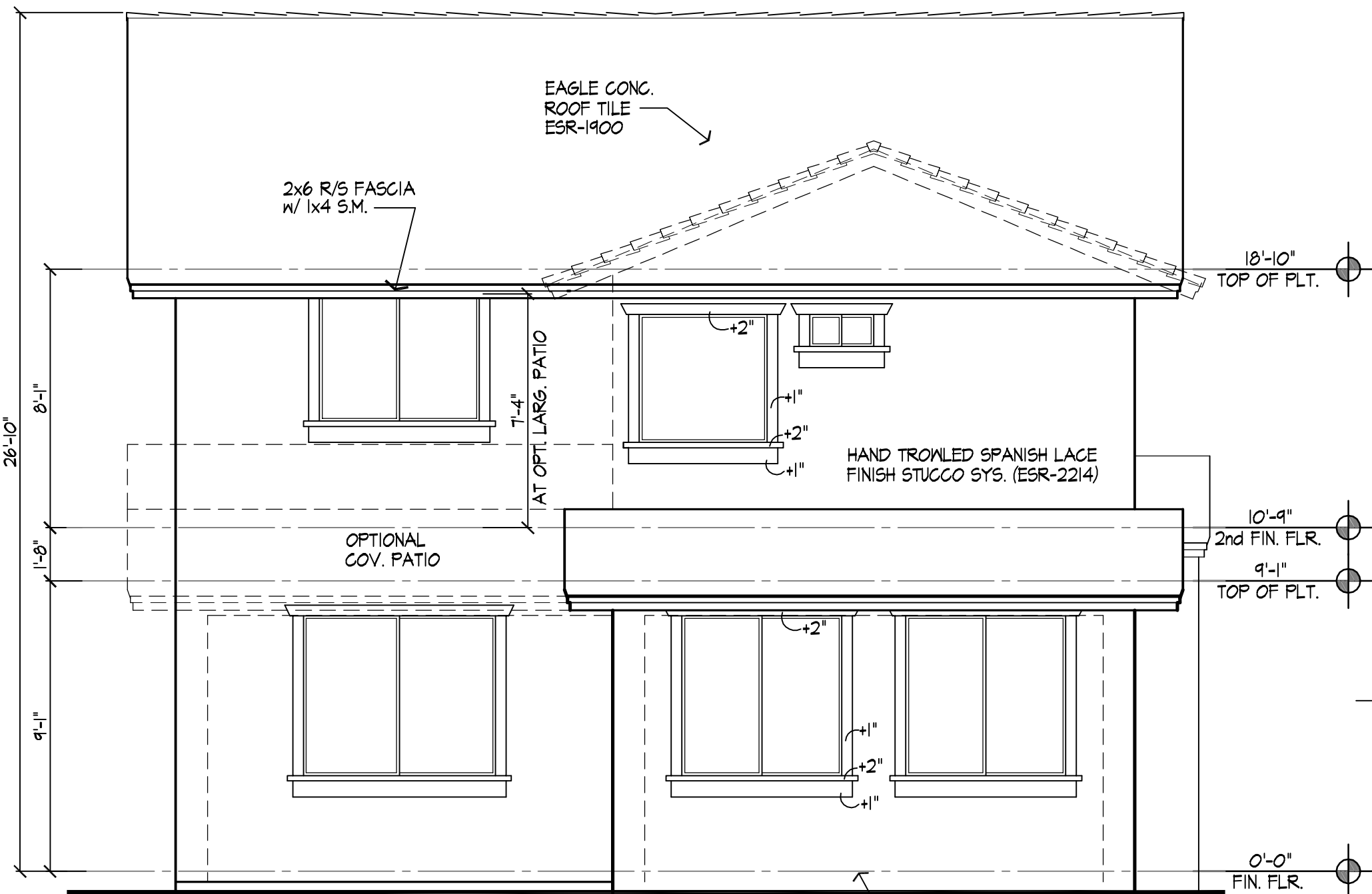
1/4"=1'-0"

ALL TRIM AROUND WINDOWS IN SIDING
MALLS TO BE LP SMART TRIM
ALL TRIM AROUND WINDOWS IN STUCCO
MALLS TO BE STUCCO POP-OUTS



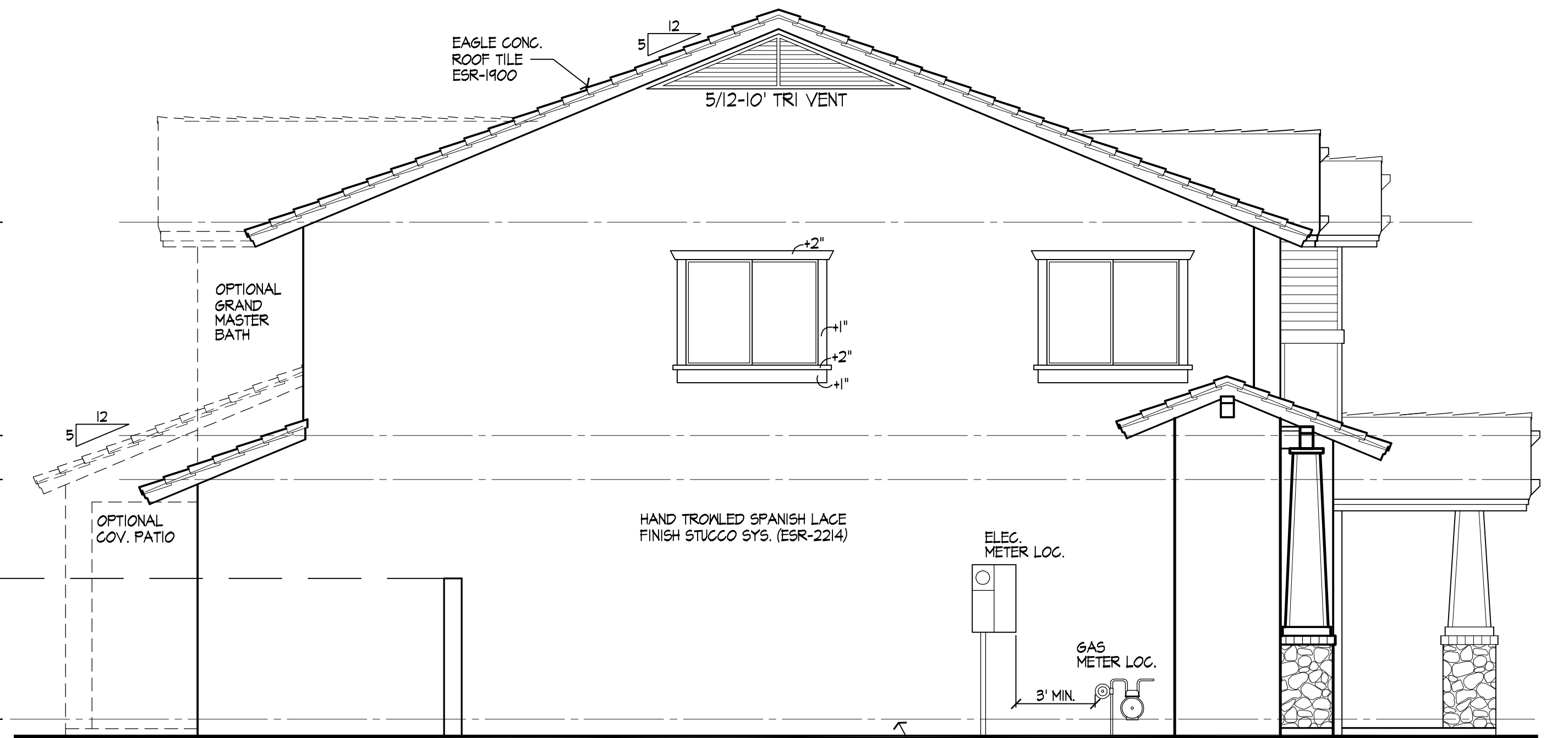
RIGHT ELEVATION 'C'

1/4"=1'-0"



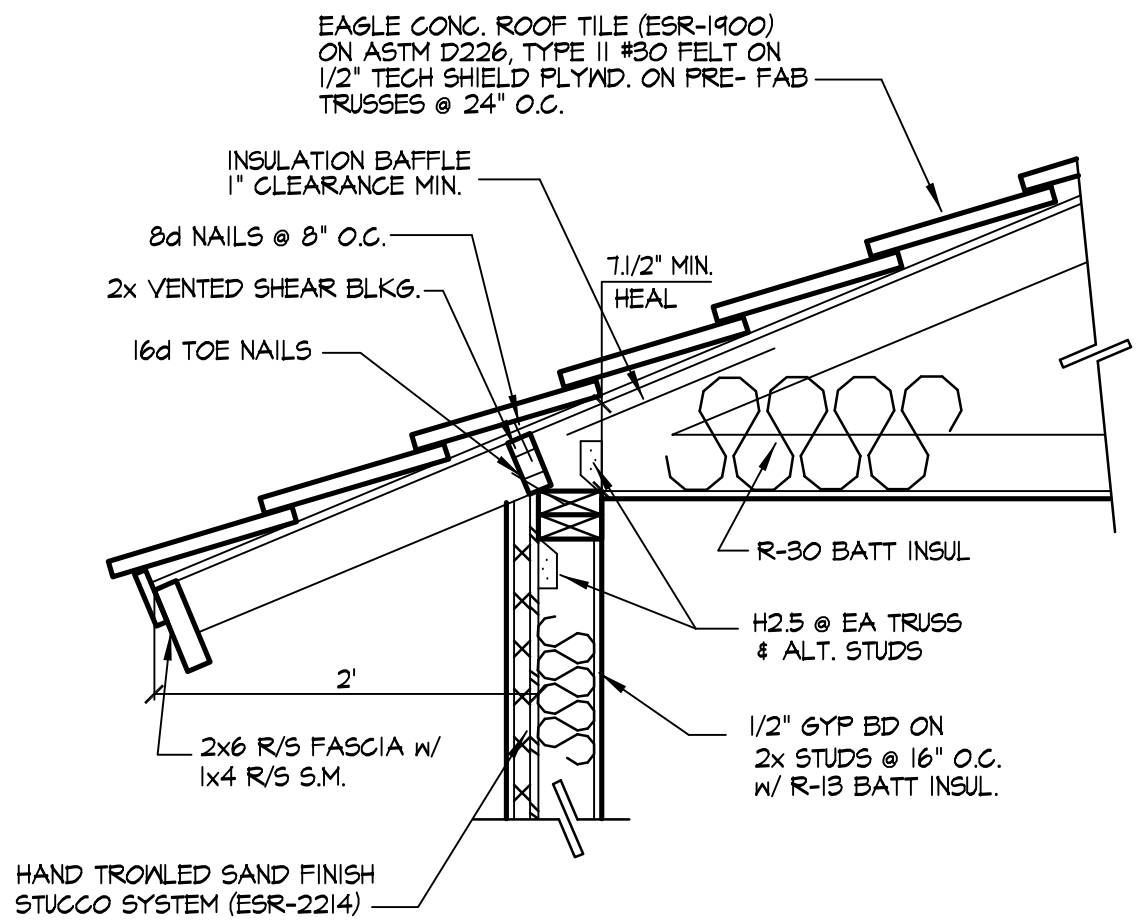
REAR ELEVATION 'C'

1/4"=1'-0"



LEFT ELEVATION 'C'

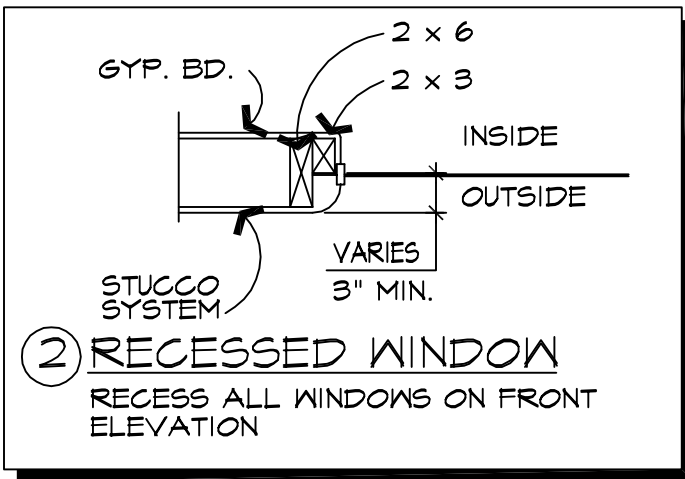
1/4"=1'-0"



③ FASCIA DETAIL

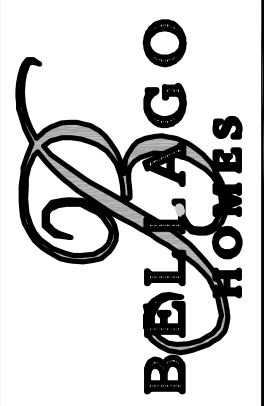
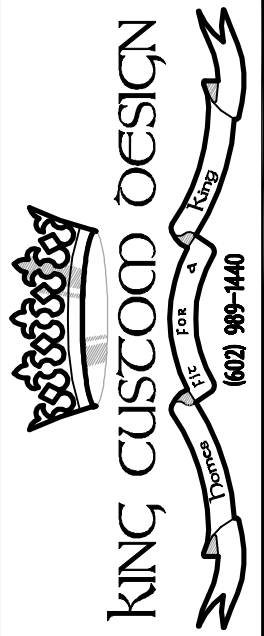
1"=1'-0"

SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERMALL 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 ERI4913-01)
OVER A WEATHER BARRIER CONSISTING OF (1) LAYER OF OF #15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE I WITH MINIMUM 2" HORIZONTAL LAP AND 6" VERTICAL LAPS.



REVISIONS	BY
11/18/15	KK
12/11/15	KK
3/15/16	KK

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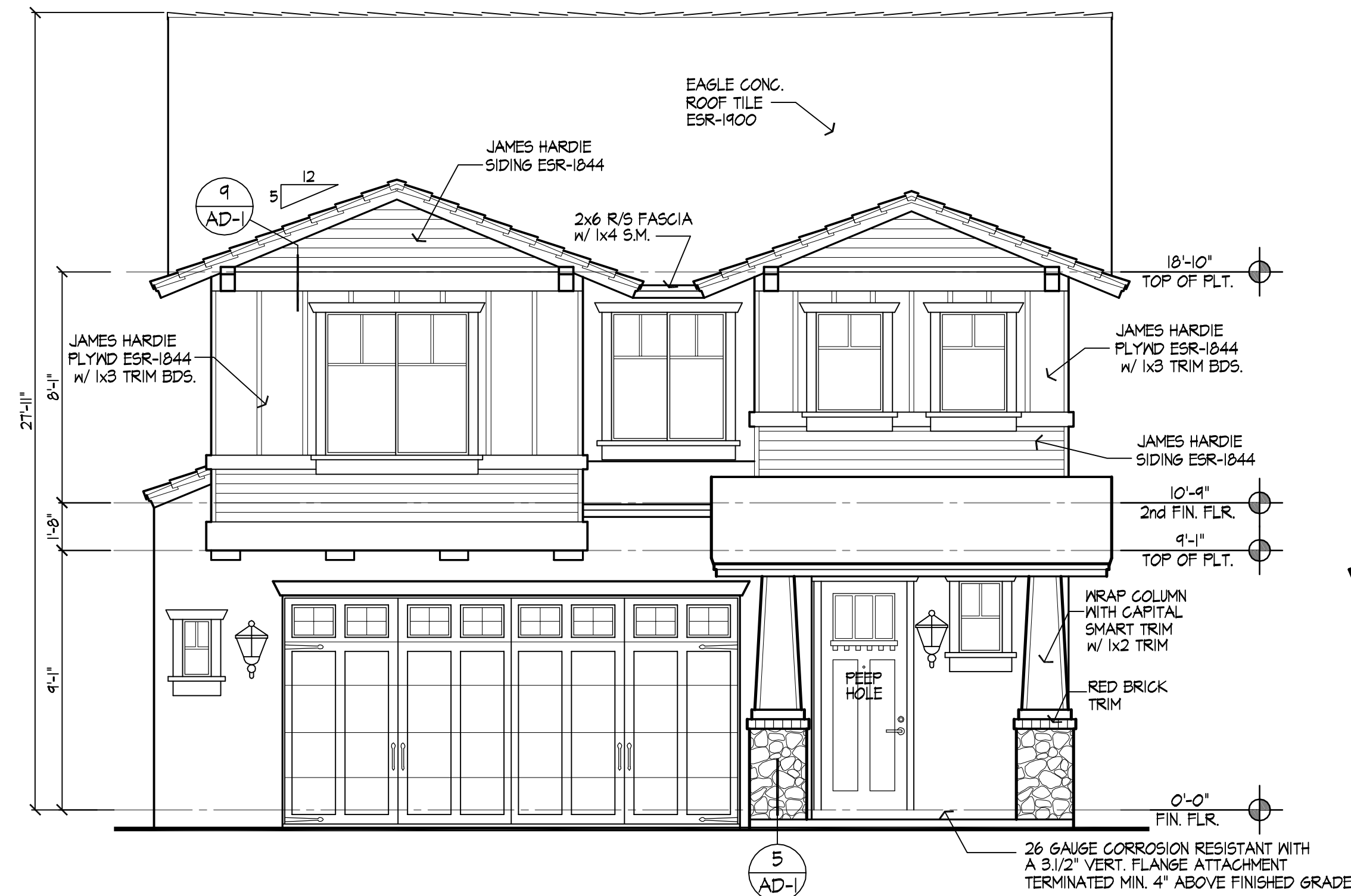
BELLASGO DEVELOPMENT LLC.
1206 NORTH LINDSAY ROAD
MESA, ARIZONA 85213
PHONE: 602-491-0535

PLAN #2035

ELEVATIONS
CRAFTSMAN

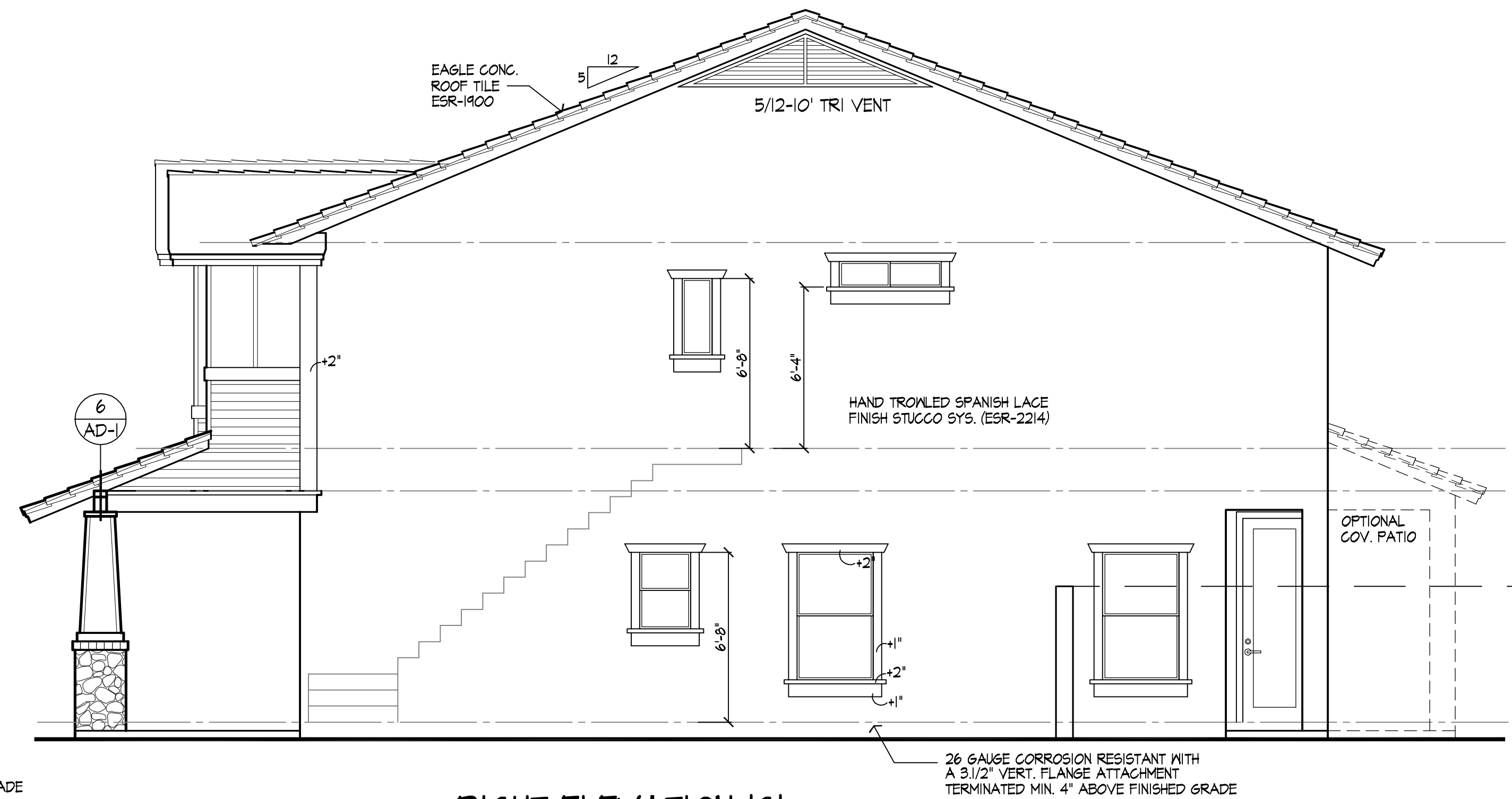
DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-2035
SHEET:

A-4c

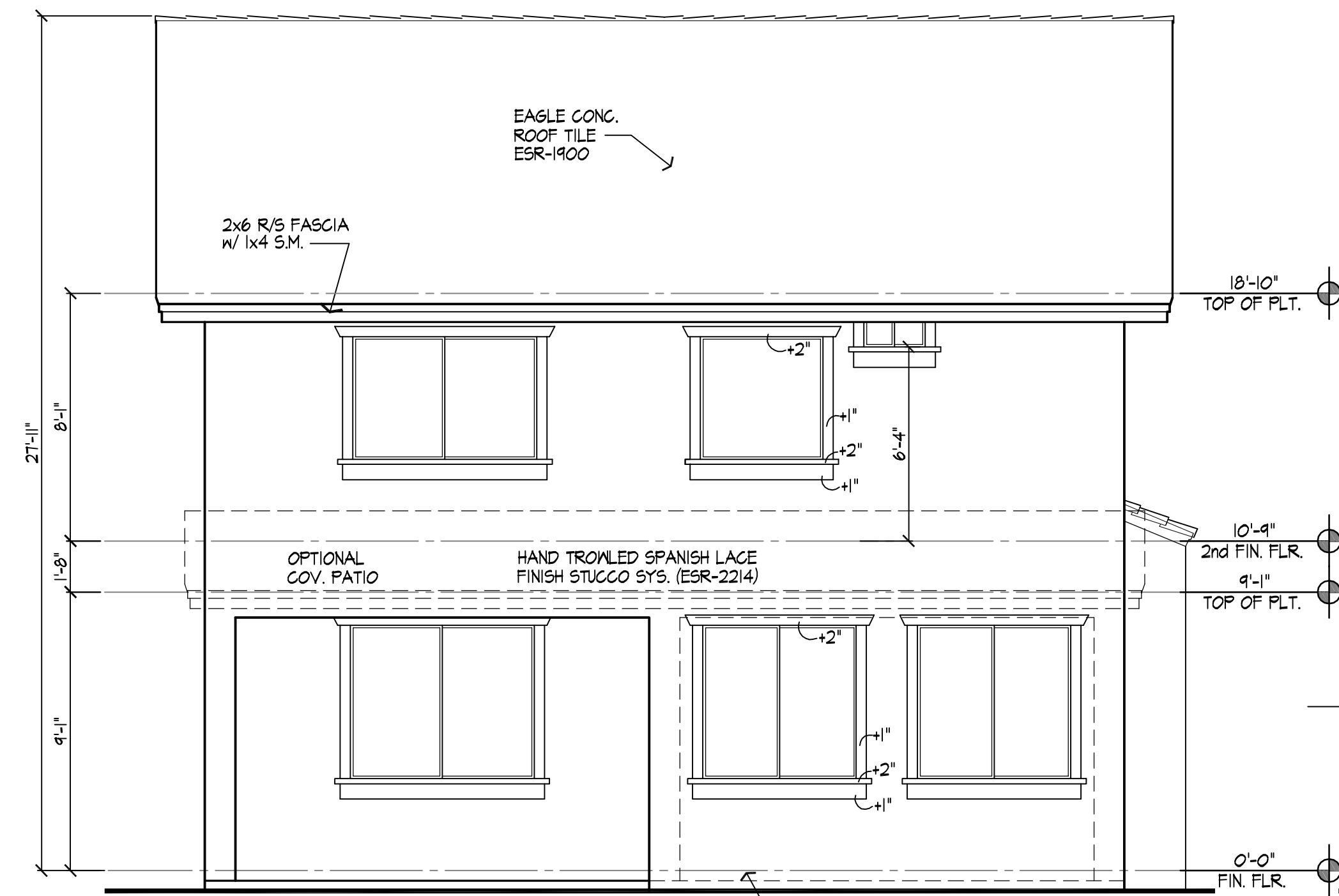


FRONT ELEVATION 'C'
CRAFTSMAN

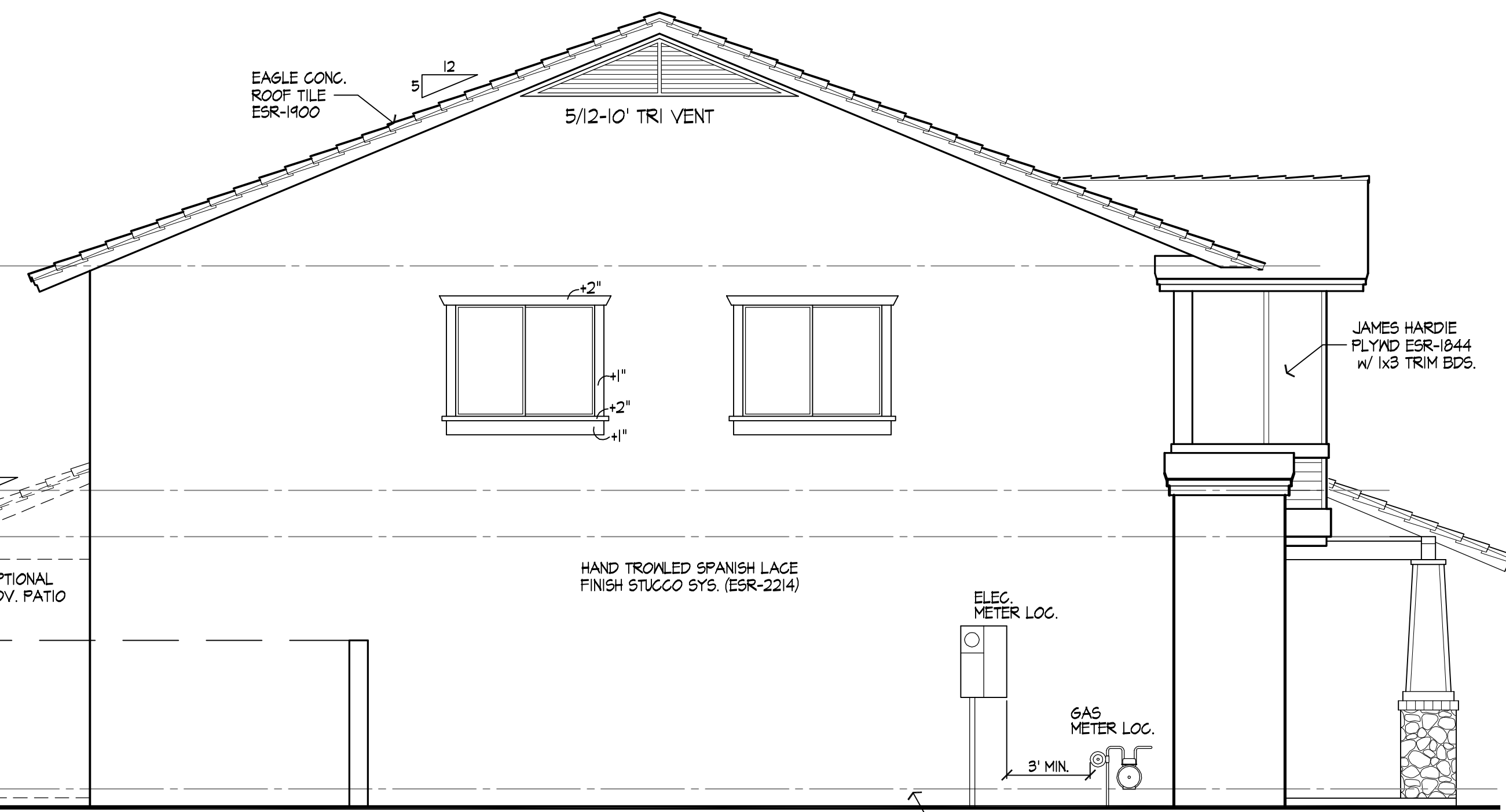
ALL TRIM AROUND WINDOWS IN SIDING
WALLS TO BE LP SMART TRIM
ALL TRIM AROUND WINDOWS IN STUCCO
WALLS TO BE STUCCO POP-OUTS



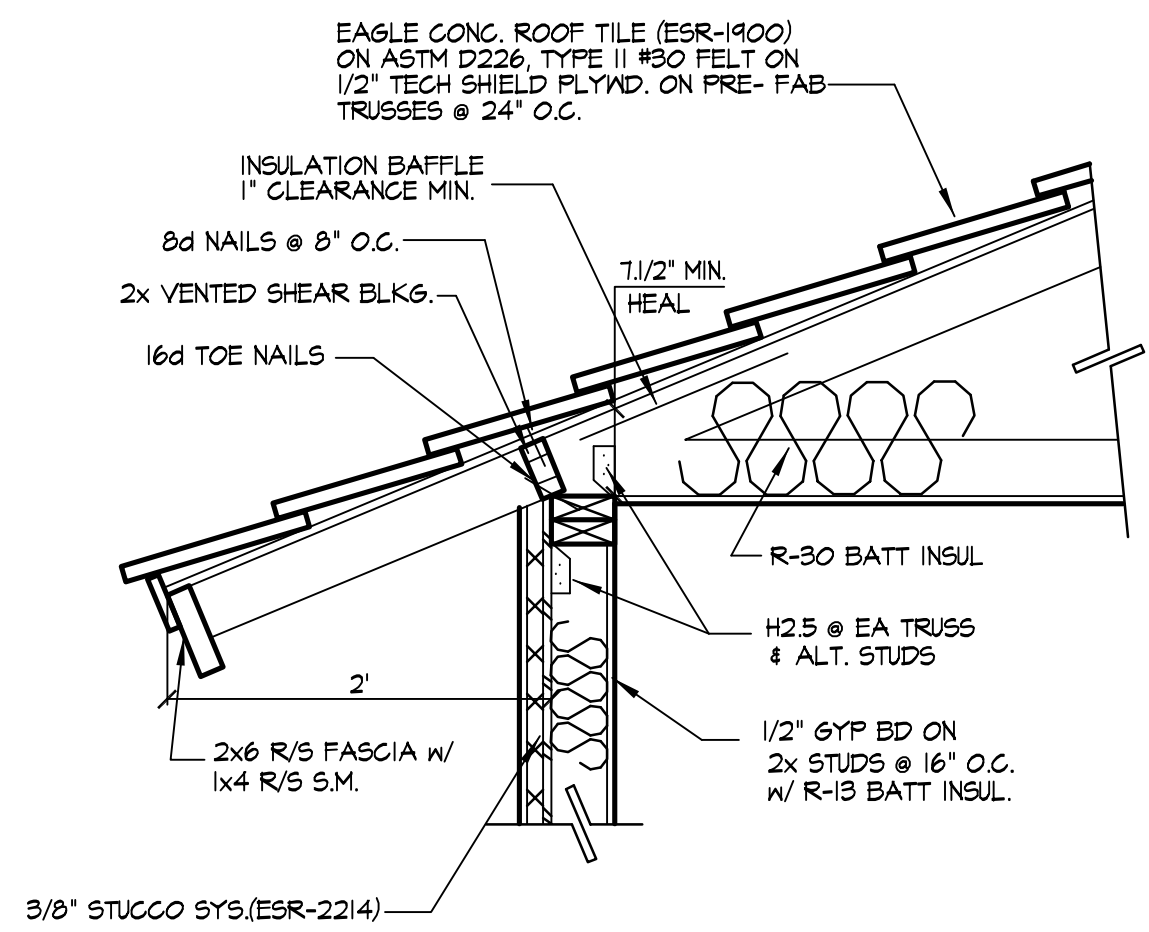
RIGHT ELEVATION 'C'



REAR ELEVATION 'C'

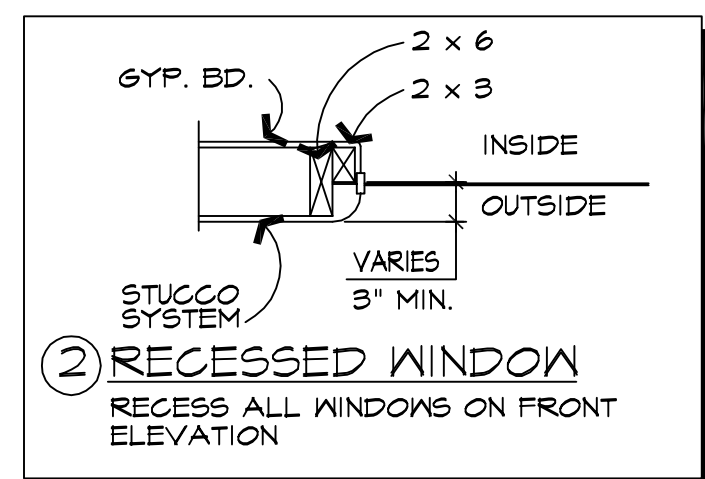


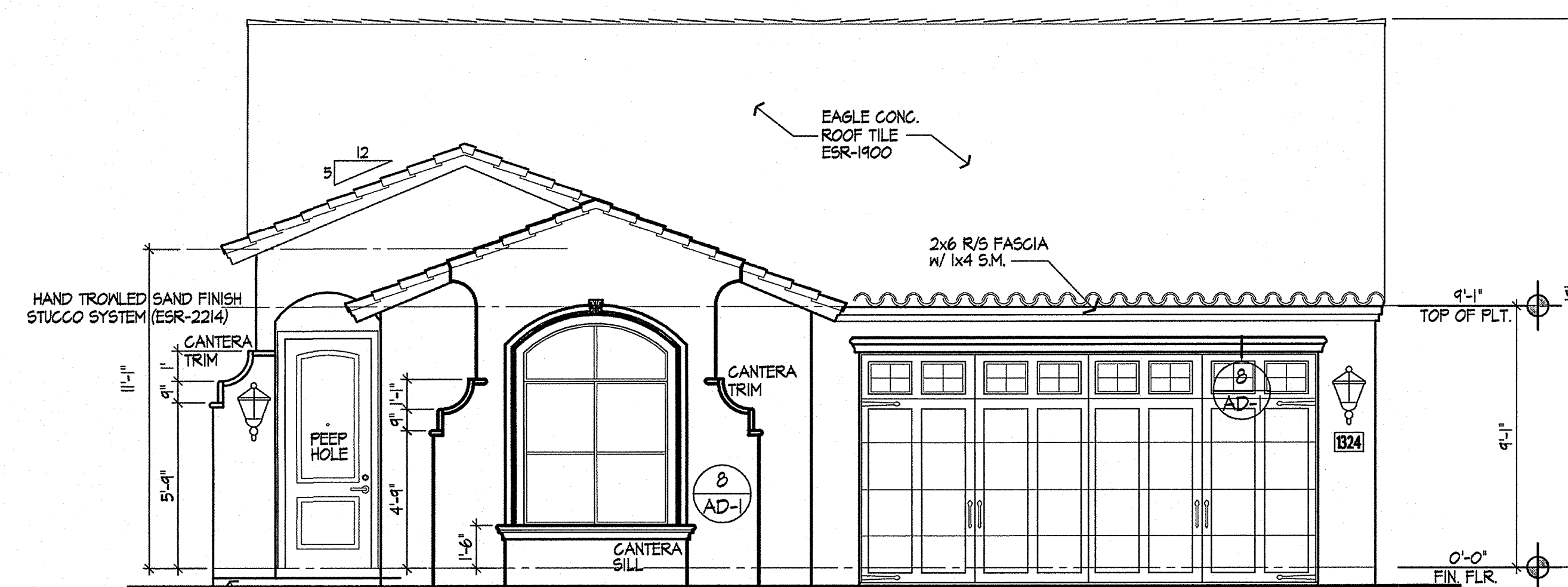
LEFT ELEVATION 'C'



③ FASCIA DETAIL
1"=1'-0"

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

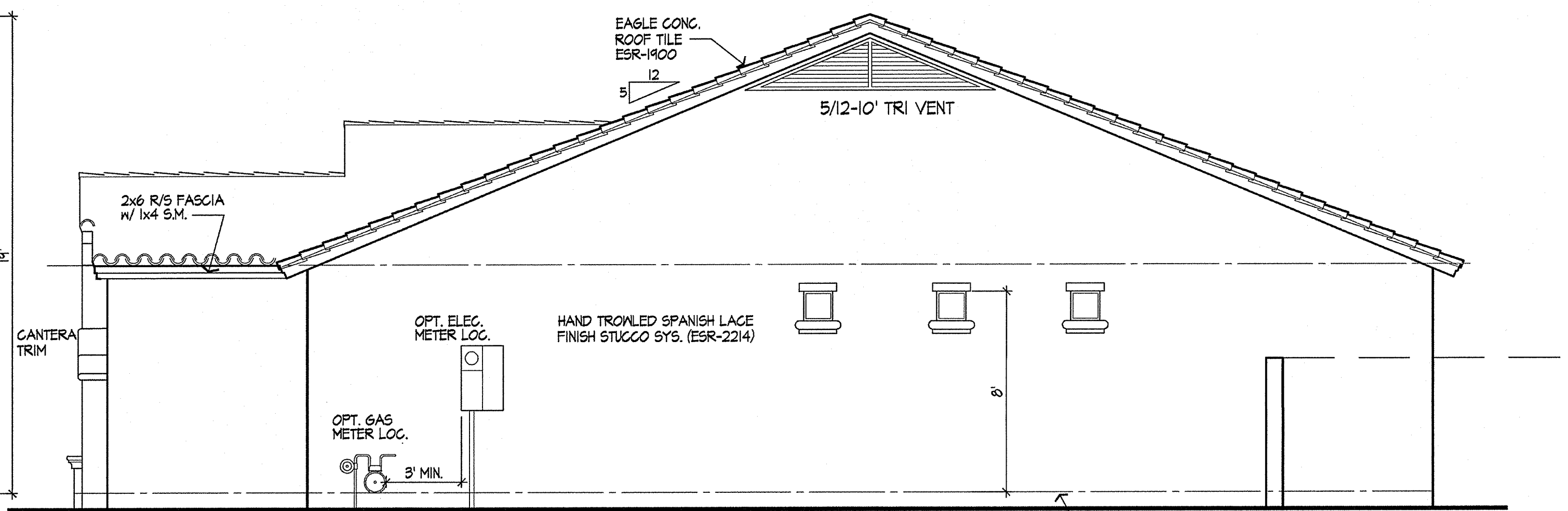




FRONT ELEVATION 'A'

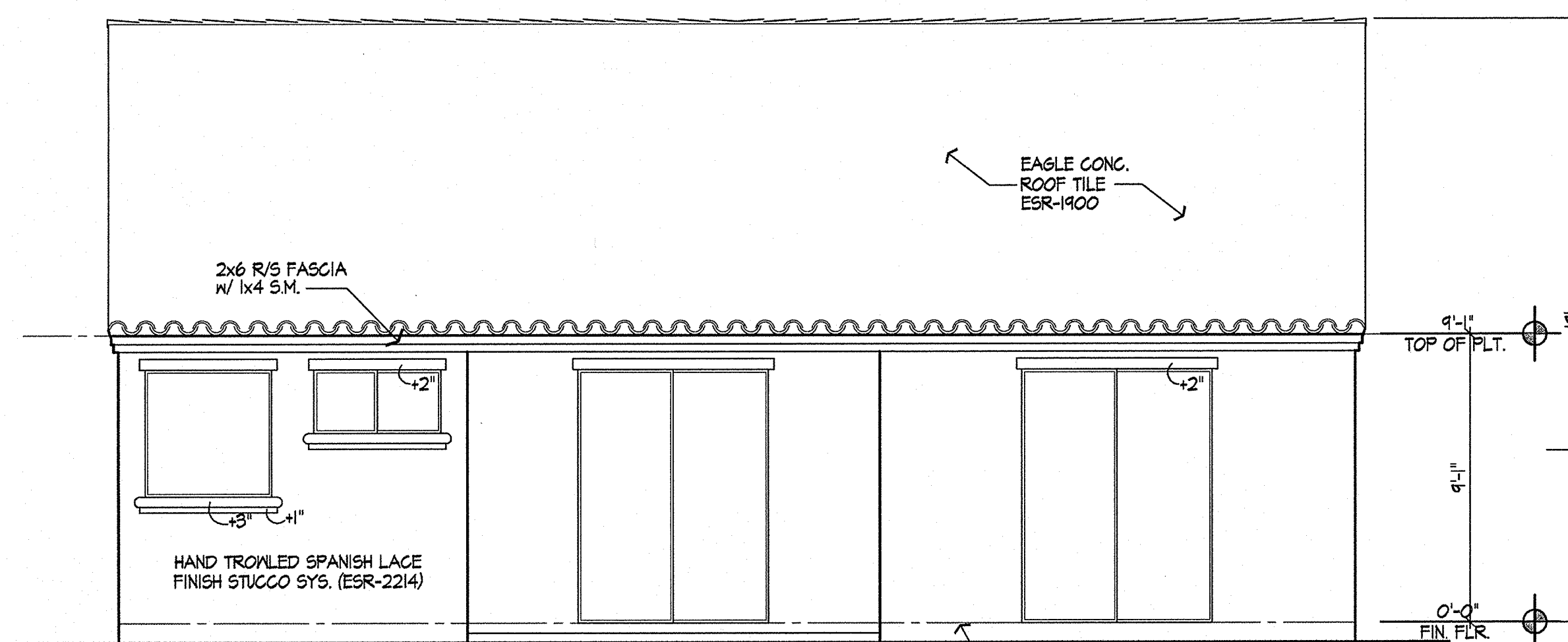
SPANISH COLONIAL

1/4"=1'-0"



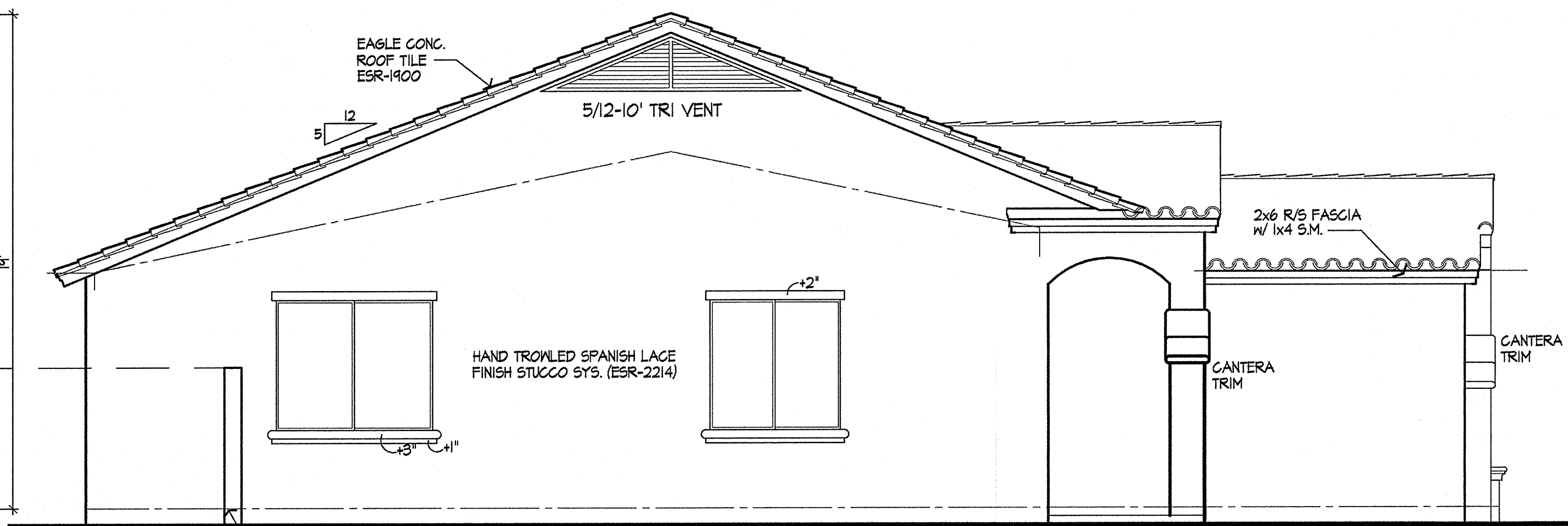
RIGHT ELEVATION 'A'

1/4"=1'-0"



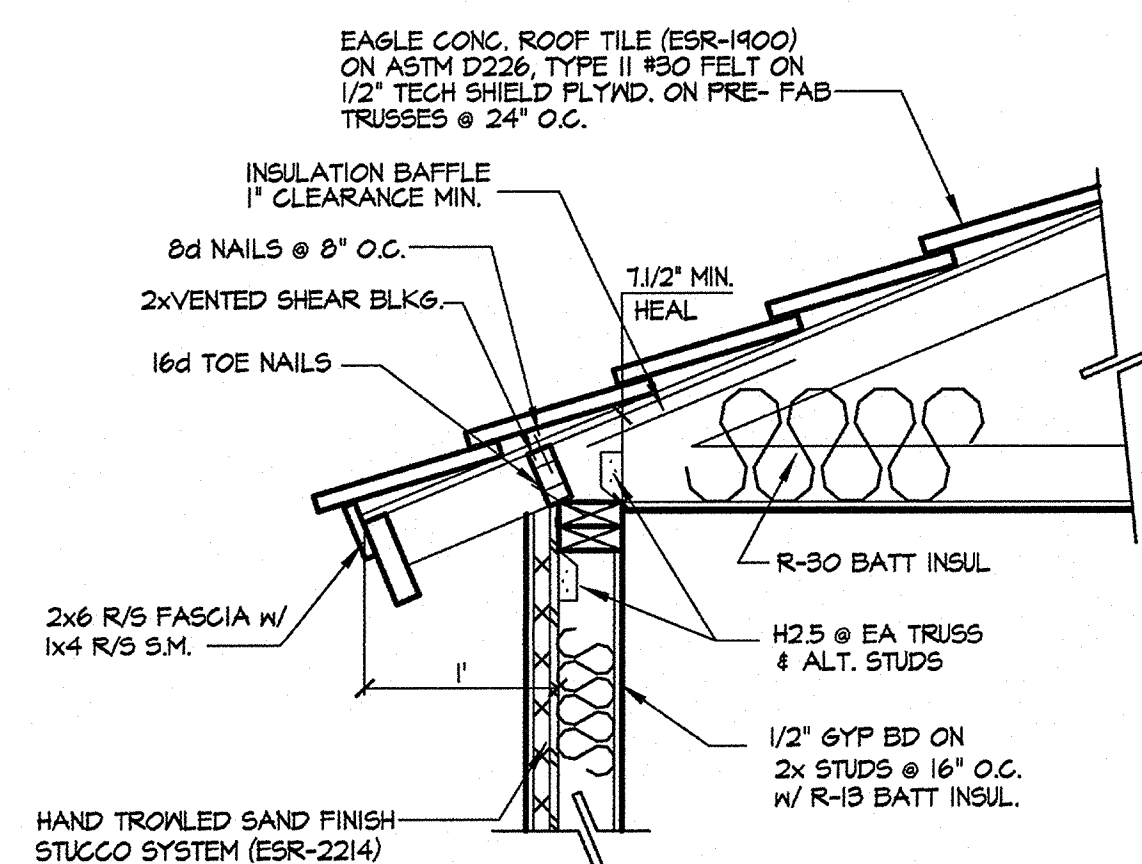
REAR ELEVATION 'A'

1/4"=1'-0"



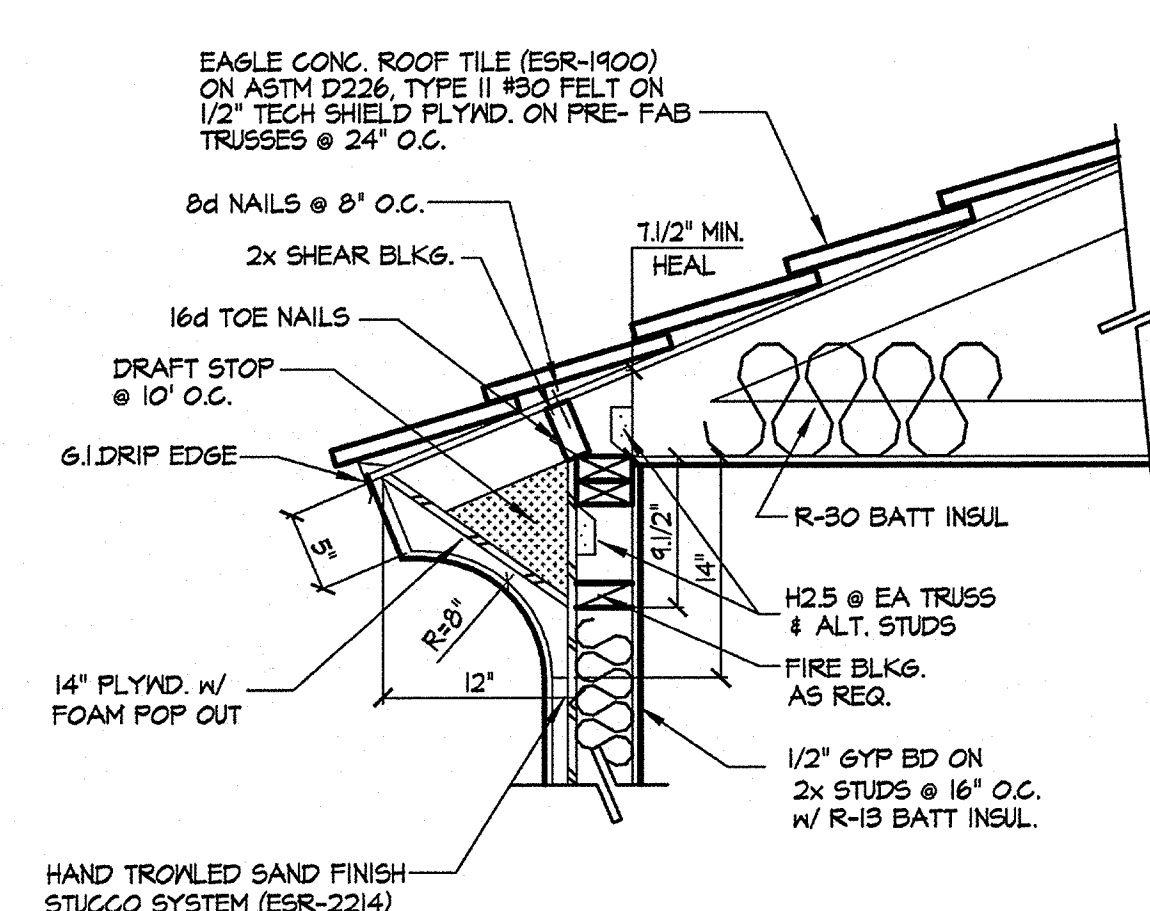
LEFT ELEVATION 'A'

1/4"=1'-0"



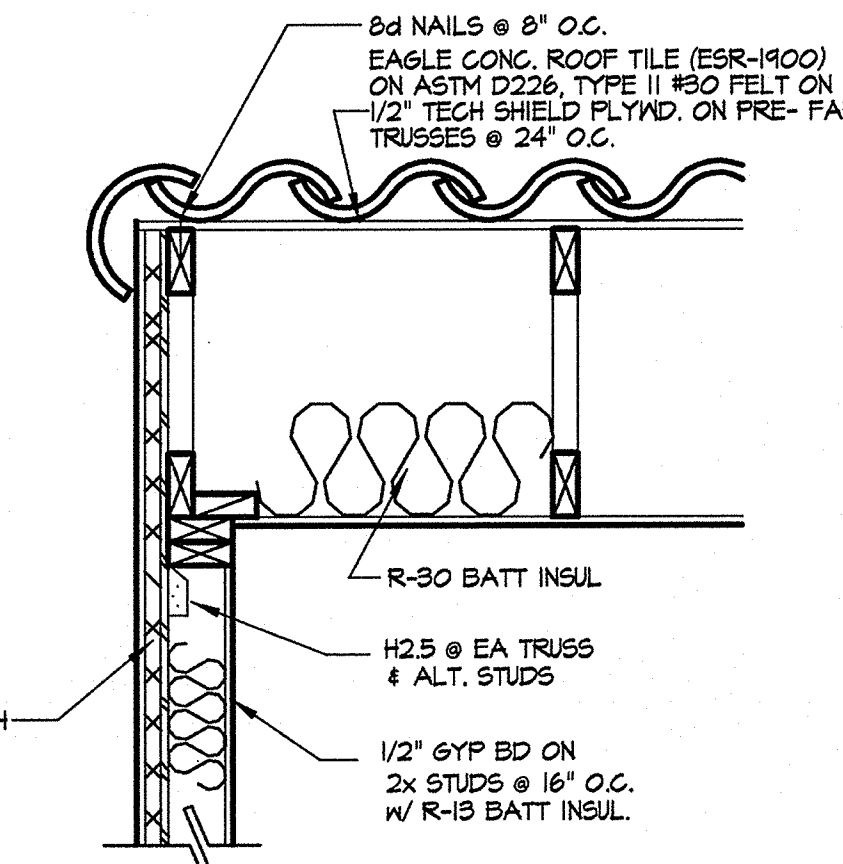
③ FASCIA DETAIL

1"=1'-0"



④ FASCIA DETAIL

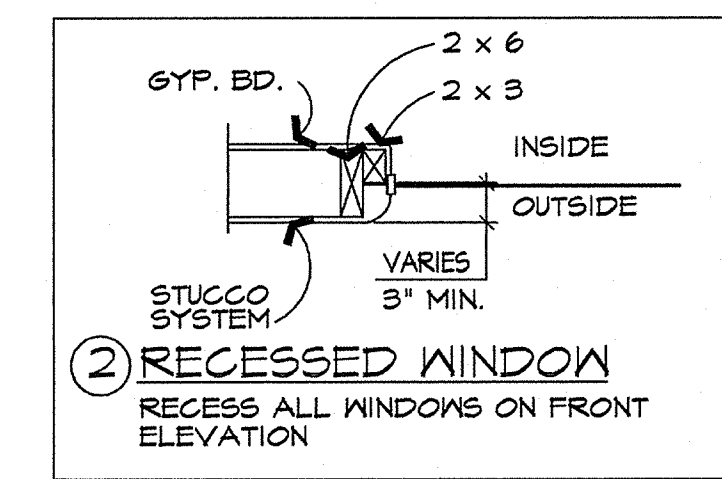
1"=1'-0"



⑥ RAKE DETAIL

1"=1'-0"

SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS. (ESR-2214)
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REVISIONS	BY
3/20/15	KK
11/14/15	KK
3/23/16	KK

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602-895-1440

BELLAGO HOMES

BELLAGO DEVELOPMENT LLC.
1806 NORTH LINDSEY ROAD
MESA, ARIZONA 85213
PHONE: 602-481-0535

PLAN #1324
Monticello

ELEVATION 'A'
SPANISH COLONIAL

DATE: 6/5/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1324
SHEET:

A-4a

REVISIONS

3/20/15

11/14/15

3/23/16

KK

KK

KK

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BELLAGO HOMES

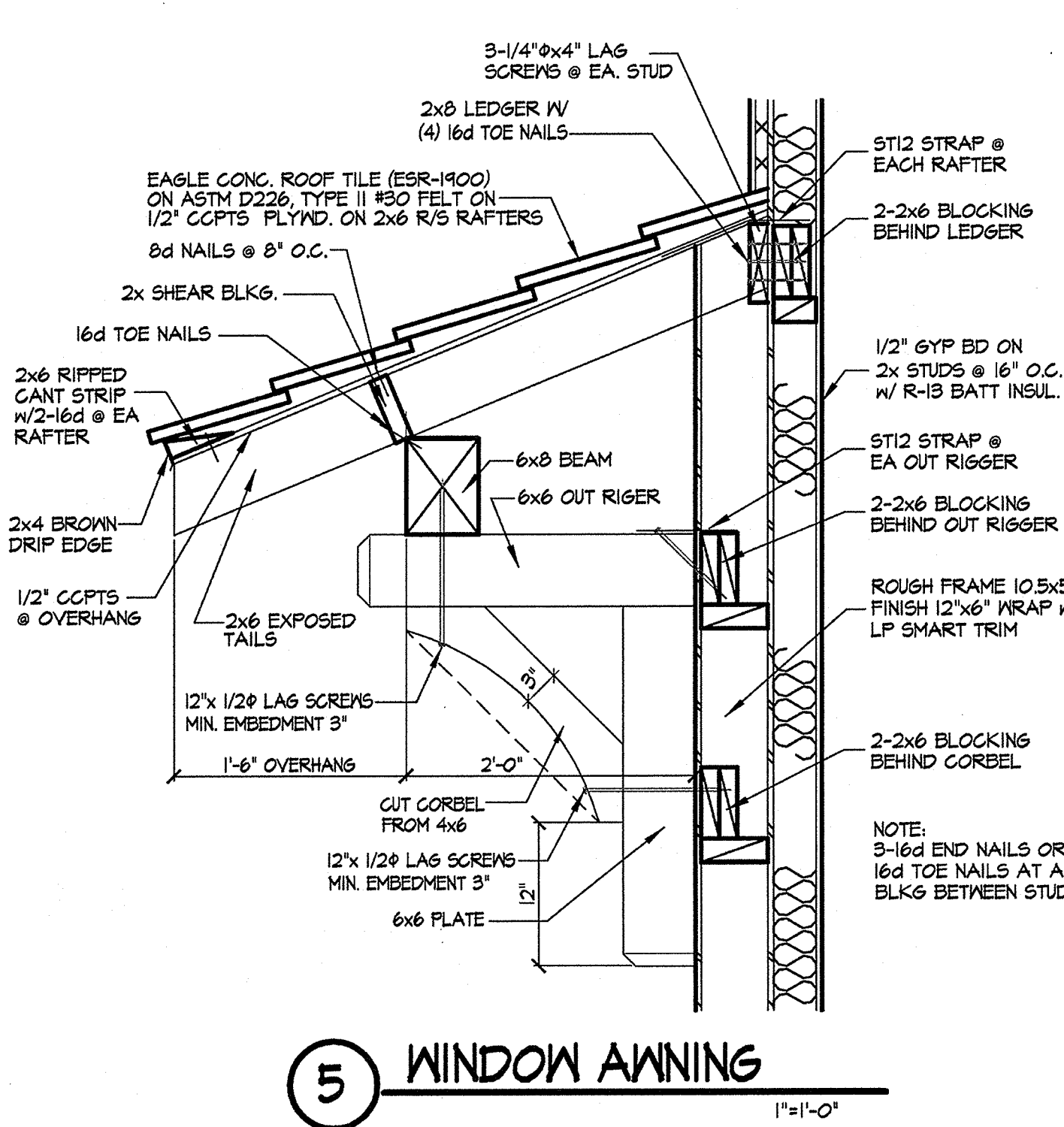
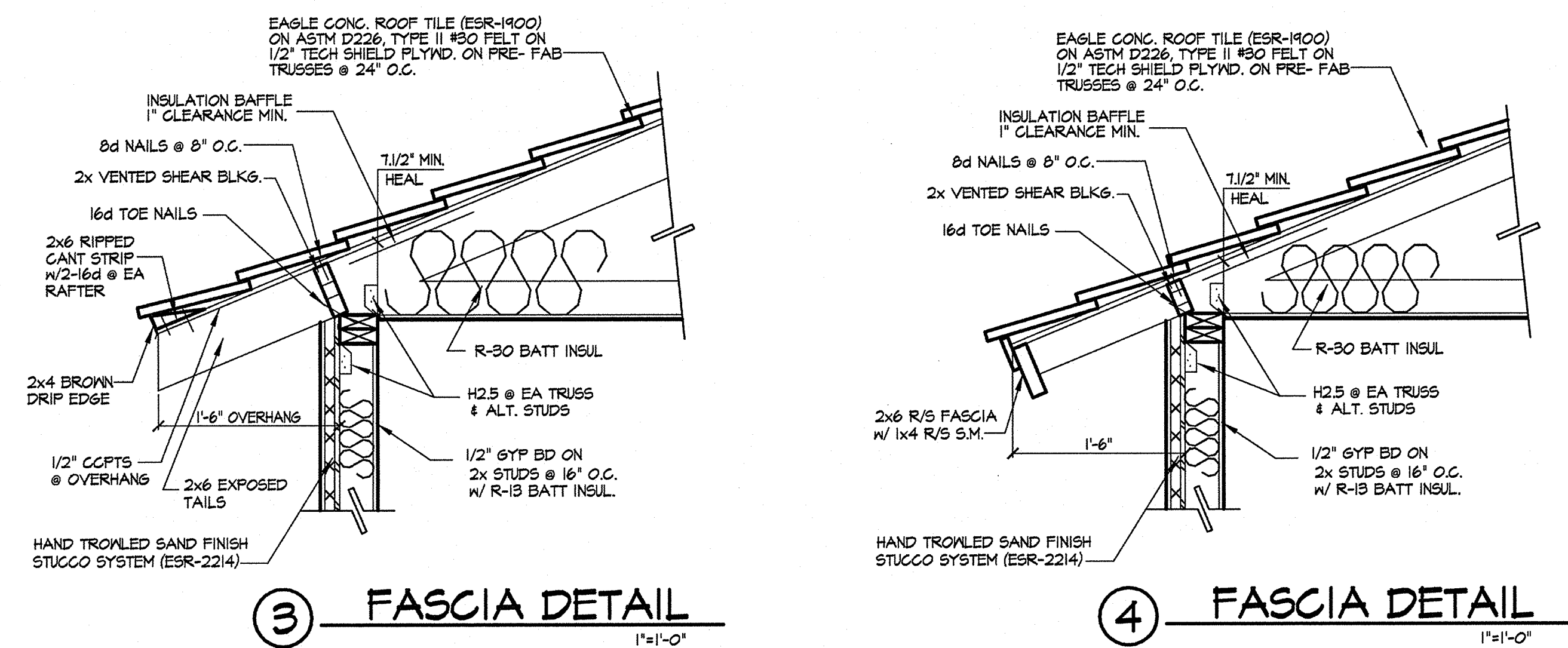
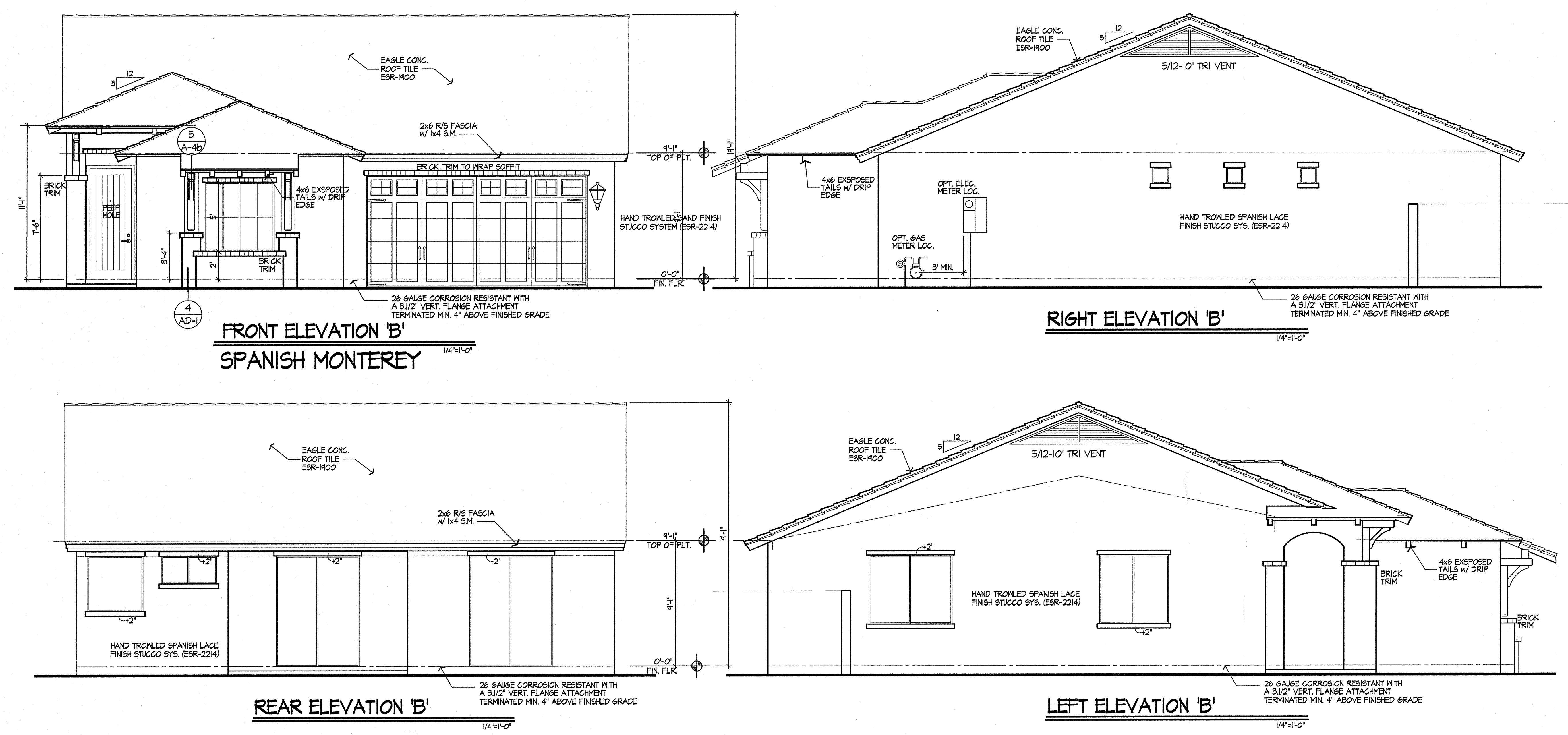
BELLAGO DEVELOPMENT, LLC
1806 NORTH LINDSAY ROAD
MESA, ARIZONA 85213
PHONE: 602-481-0535

PLAN #B24
Monticello

ELEVATION 'B'
SPANISH MONTEREY

DATE: 6/5/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-B24
SHEET:

A-4b



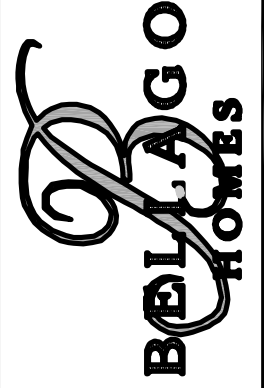
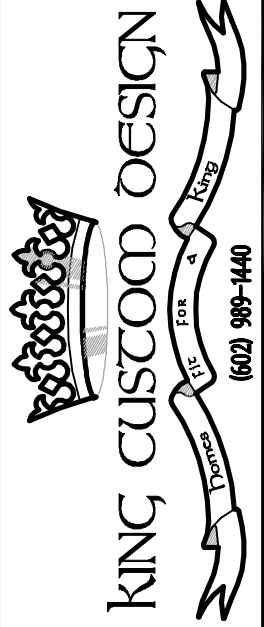
SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERWALL STUCCO SYS.(ESR-2214)
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OVER A WEATHER BARRIER CONSISTING OF
(1) LAYER OF OF #15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE I WITH MINIMUM 2" HORIZONTAL LAP AND 6" VERTICAL LAPS.

NOTE:
3-16d END NAILS OR 3-16d TOE NAILS AT ALL BLKG BETWEEN STUDS

② RECESSED WINDOW
RECESS ALL WINDOWS ON FRONT AND REAR ELEVATIONS
DOUBLE BUCK TOP AND BOTTOM OF ALL WINDOWS WITH BRICK TRIM

REVISIONS	BY
4/8/15	KK
11/14/15	KK
3/23/16	KK

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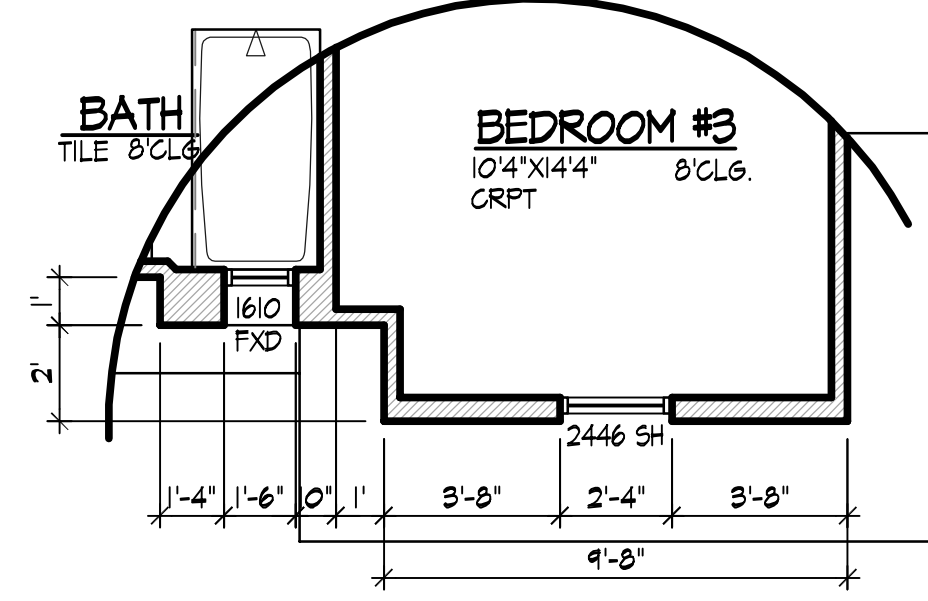
BELLASO DEVELOPMENT LLC.
1806 NORTH LINDSAY ROAD
MESA, ARIZONA 85203
PHONE: 602-491-0555

PLAN #1670

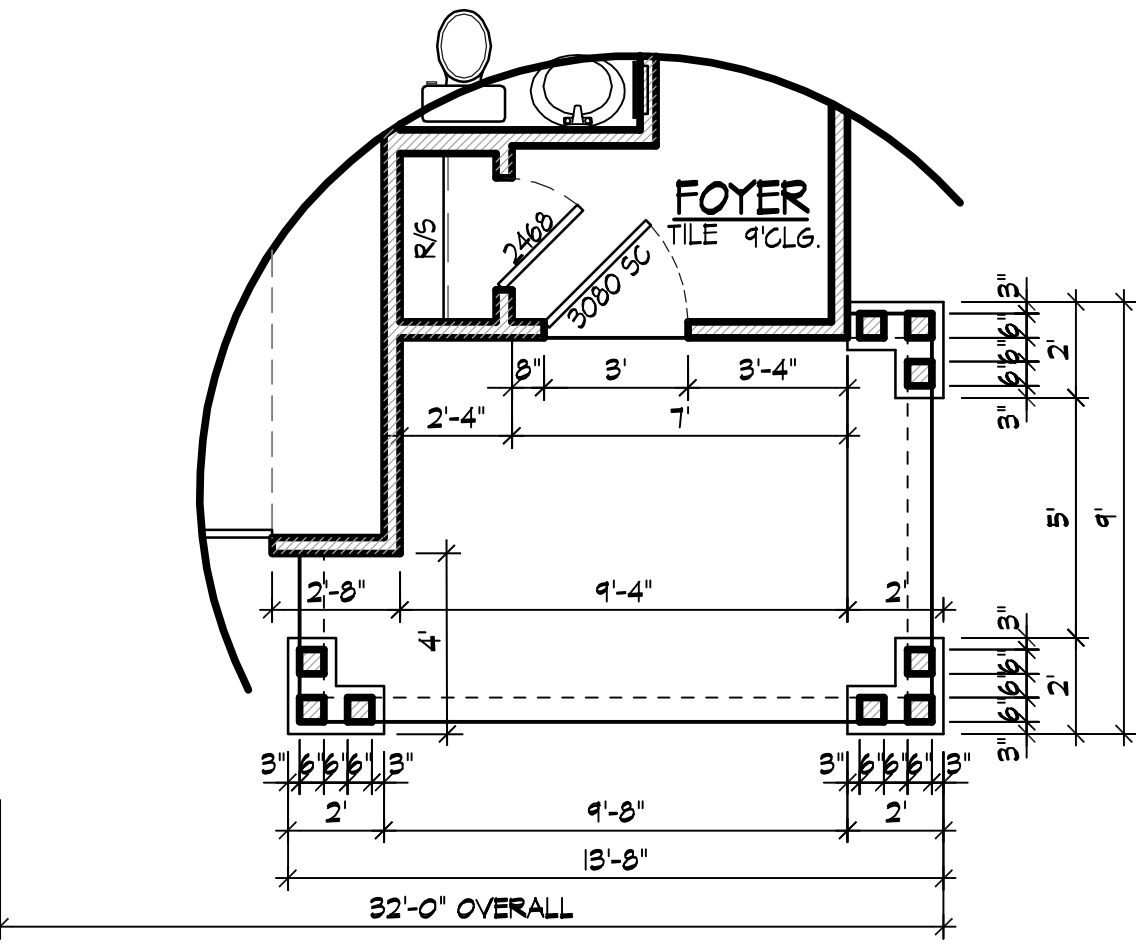
FLOOR PLANS

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

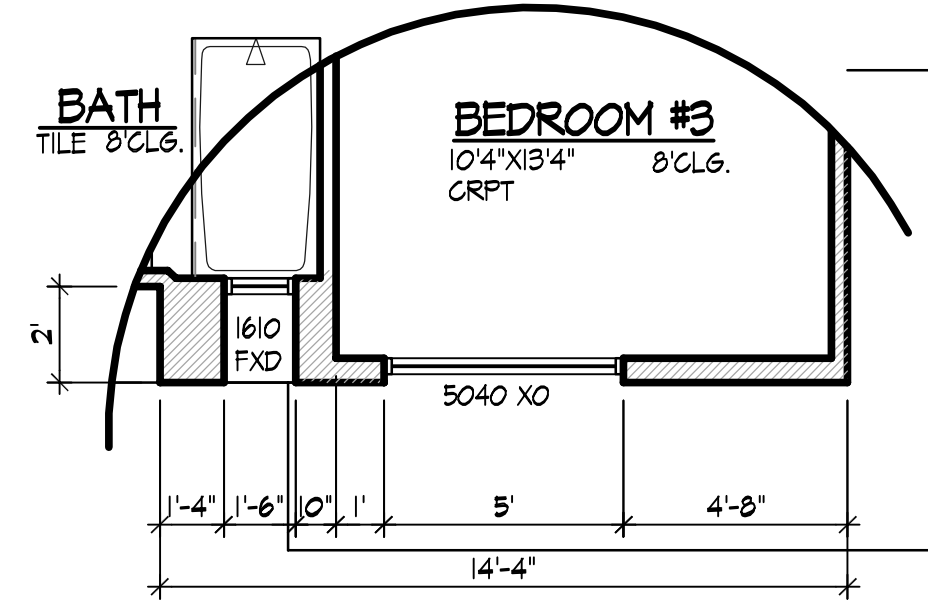
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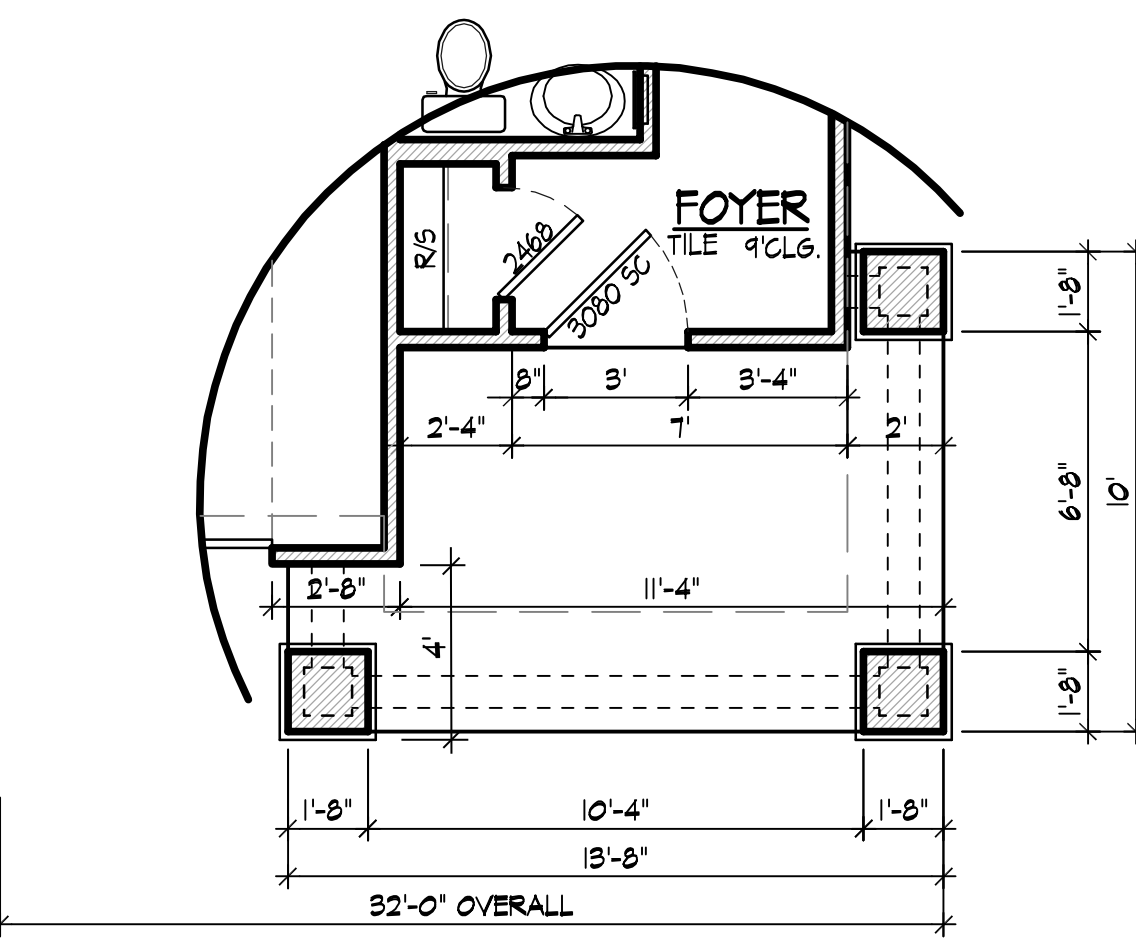
UPPER FLOOR PLAN 'B'



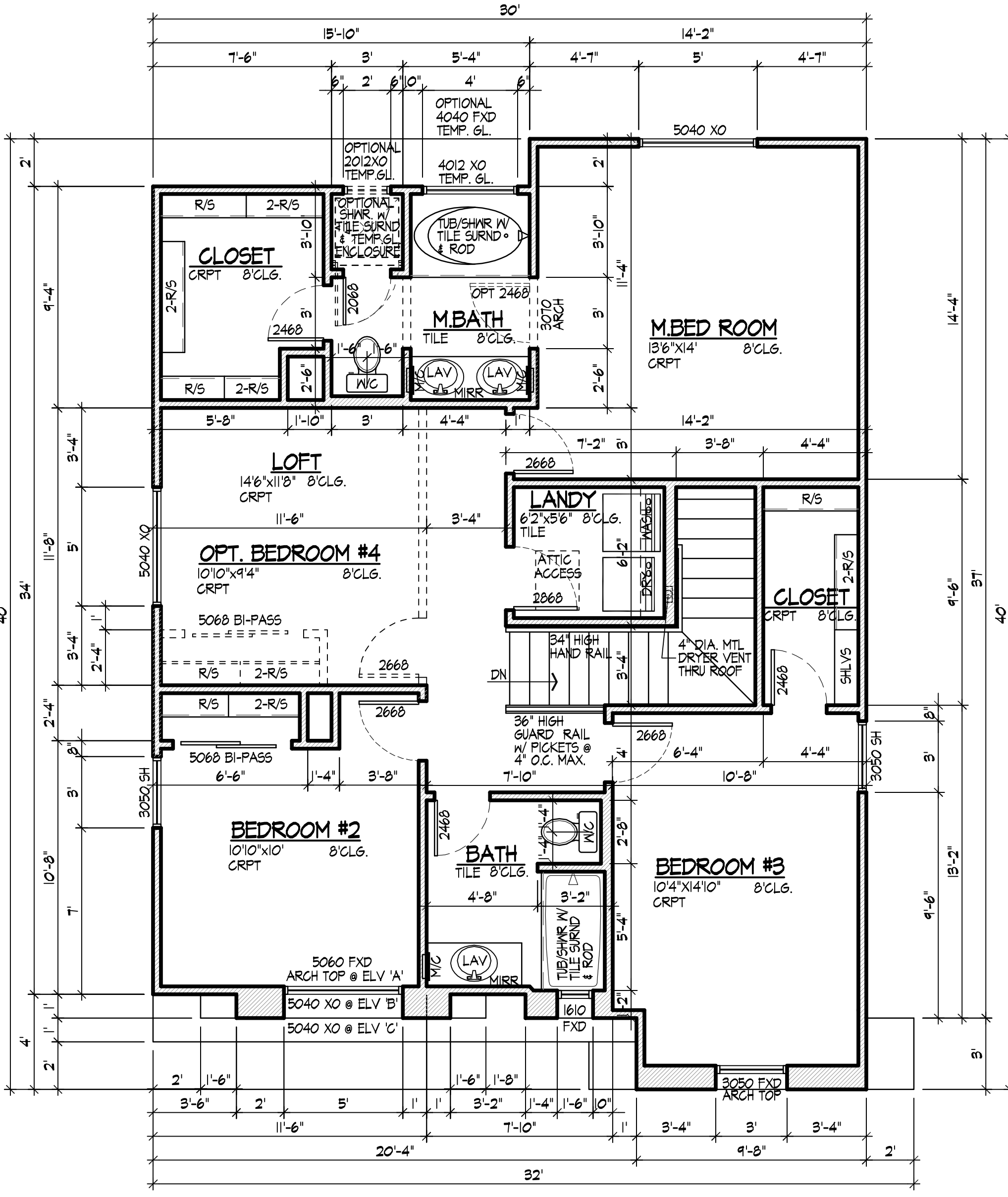
LOWER FLOOR PLAN 'B'



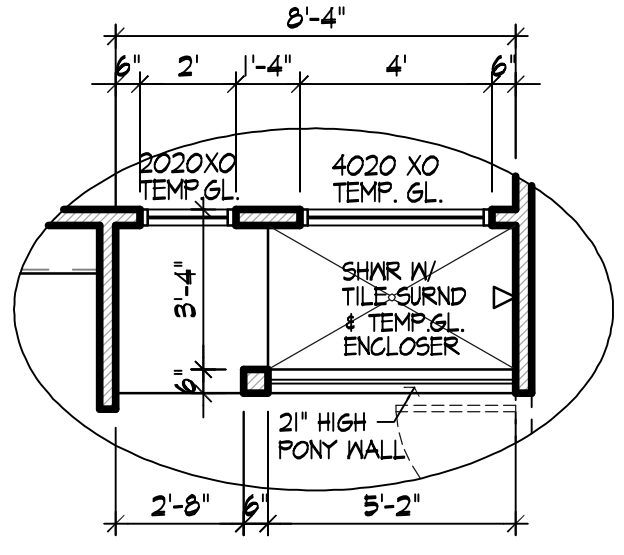
UPPER FLOOR PLAN 'C'



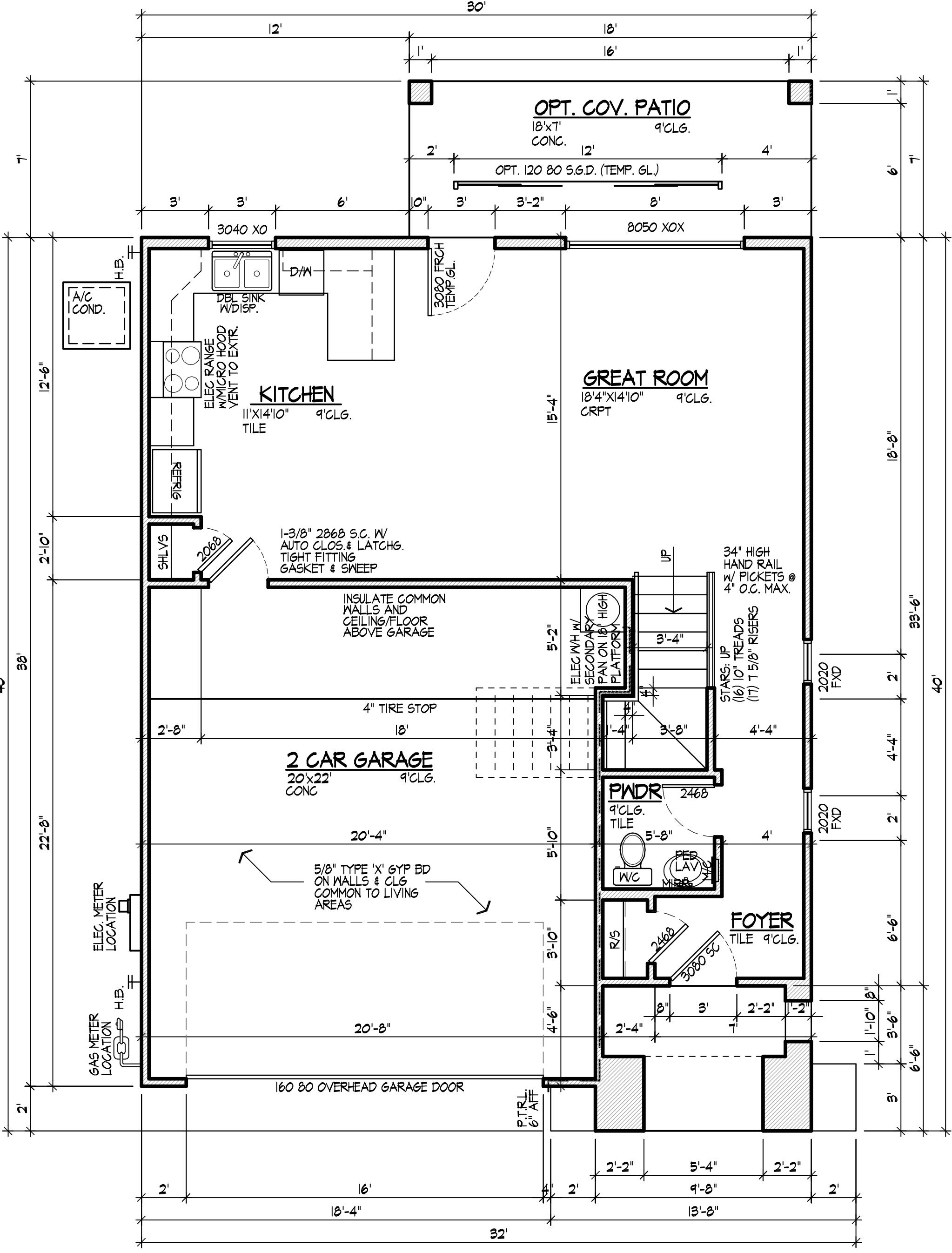
LOWER FLOOR PLAN 'C'



UPPER FLOOR PLAN 'A'



GRAND MASTER SHOWER OPT.



LOWER FLOOR PLAN 'A'

- 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 PANE 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.

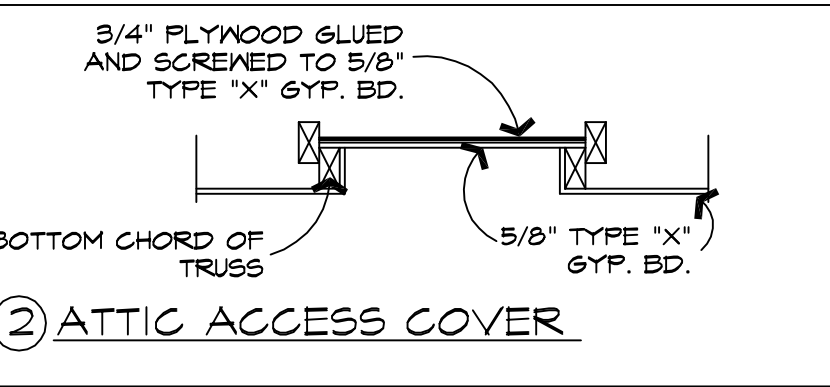
- NOISE ATTENUATION STIPULATIONS:**
- PROVIDE EXTERIOR WALL INSULATION EQUAL TO A VALUE OF R-14 WHERE ADJACENT TO LIVABLE AREAS.
 - PROVIDE CEILING INSULATION EQUAL TO A VALUE OF R-38 OVER
 - ALL EXTERIOR DOORS EXISTING FROM LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED, WITH WEATHER TIGHT GASKETS AND 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

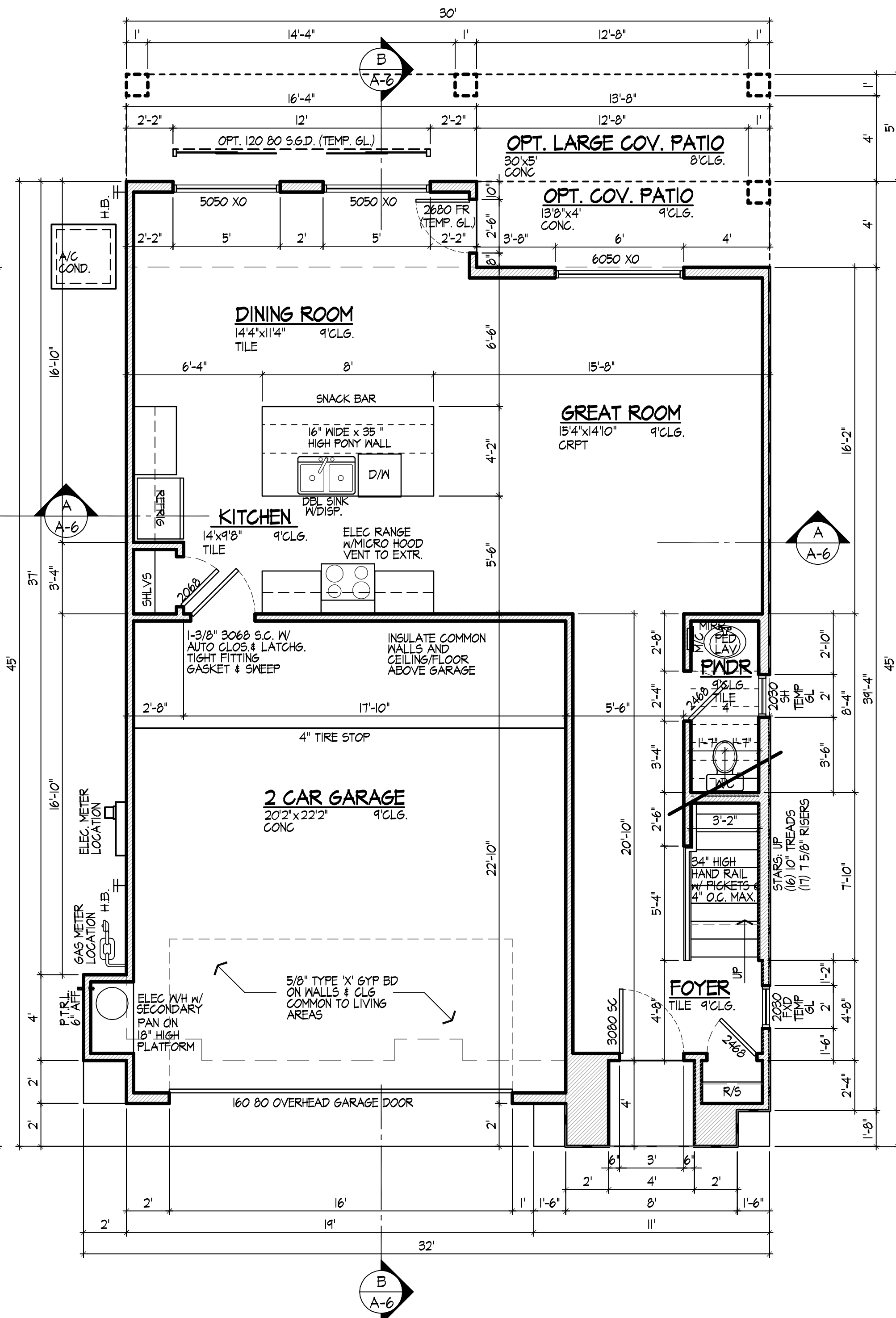
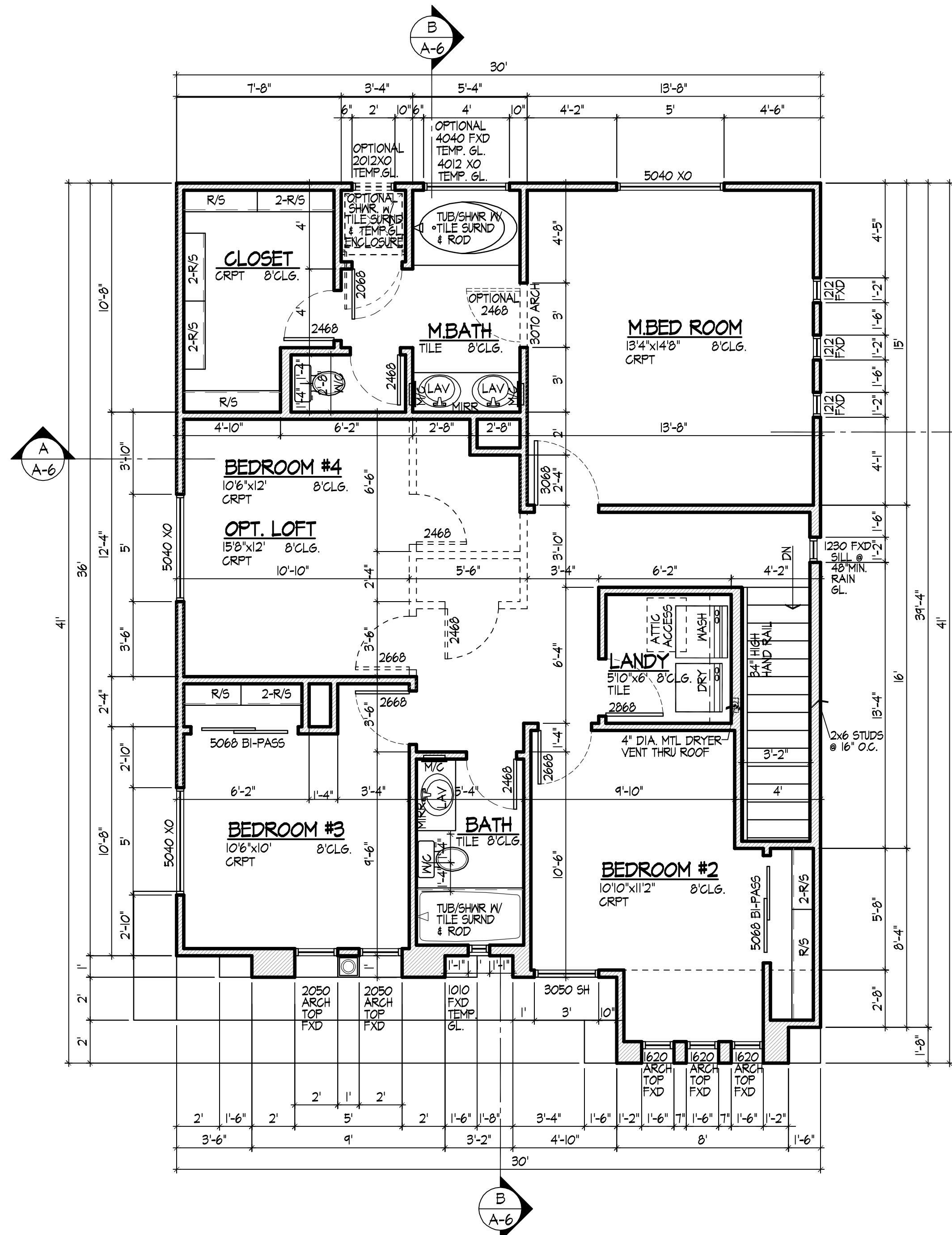
GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C.

OR

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



AREA SCHEDULE						
ALL ELEVATIONS	LIVABLE	W/R	OPT. PATIO	OPT. LR.G. PATIO	GRAND MB LIV.	GRAND MB W/R
(A) MAIN FLOOR LIVABLE 'A','B' & 'C'	763					
(B) UPPER FLOOR LIVABLE 'A'	1,061					
(C) UPPER FLOOR LIVABLE 'B' & 'C'	1,069					
(D) 2-CAR GARAGE		469				
(E) OPTIONAL PATIO			55			
(F) OPTIONAL LARGE PATIO				150		
(G) COVERED PORCH 'A'		27				
(H) COVERED PORCH 'B' & 'C'		71				
(I) GRAND MASTER BATH 'A' (+65)					1,146	
(J) GRAND MASTER BATH 'B' & 'C' (+65)					1,130	
TOTAL - 'A'	1,844	2,340	2,395	2,545	1,909	2,405
TOTAL - 'B'	1,832	2,378	2,433	2,583	1,874	2,443
TOTAL - 'C'	1,832	2,378	2,433	2,583	1,874	2,443



NOTE:

1. 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 1023.8 & R103.4.2.
2. MINIMUM 22" CLEAR OPENING @ DOOR.
3. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGES.
4. PROVIDE 100 SQ. IN. OF MAKE UP AIR PER I.M.C., IN LAUNDRY ROOM.
5. PROVIDE APPROVED AIRGAP AT DISHWASHER.
6. APPLIANCES WHICH DEPEND UPON THE COMBUSTION OF FUEL SHALL NOT BE INSTALL IN BEDROOMS, OR BATHROOMS OR ROOMS WHICH OPENS TO THE BEDROOM OR BATHROOM (I.E. CLOSETS).
7. TOTAL LENGTH OF 4" DRYER EXHAUST SHALL NOT EXCEED 25' WHEN FITTINGS USED, REDUCE LENGTH PER IRC M1502.6
8. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
9. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
10. 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.
11. IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 57 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".
12. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 9 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS.
13. FRONT DOOR TO HAVE A PEEP HOLE VIEWER HAVING A FIELD OF VISION OF NOT LESS THAN 180 DEGREES.
14. 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:
- A. WASTE LINE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
 - B. VENT PIPE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV.
 - C. 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.
 - D. ALL HOSE BIBS SHALL HAVE ANTI SIPHON VALVES INSTALLED.
 - E. GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED, BLACK OR YELLOW BRASS.

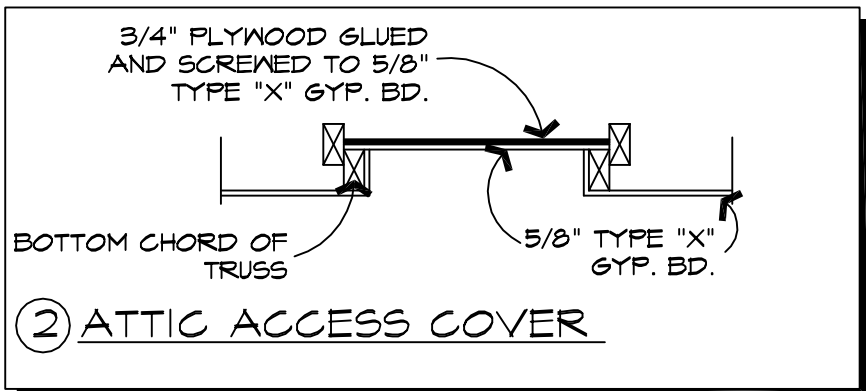
NOISE ATTENUATION STIPULATIONS:

1. PROVIDE EXTERIOR WALL INSULATION EQUAL TO A VALUE OF R-19 WHERE ADJACENT TO LIVABLE AREAS.
2. PROVIDE CEILING INSULATION EQUAL TO A VALUE OF R-38 OVER
3. ALL EXTERIOR DOORS EXITING FROM LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED WITH WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.
4. ALL EXTERIOR WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DOUBLE GLAZED (DUAL PANE).
5. SOLE PLATES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.

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.

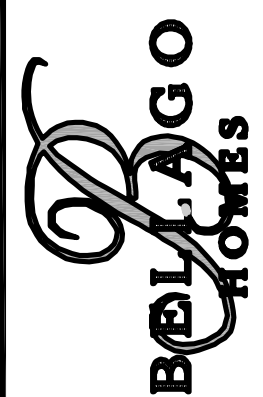
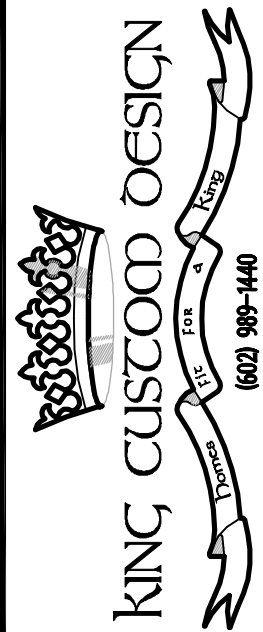
OR

USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, TABLE R102.9.5 (d).



REVISIONS	BY
11/18/15	KK
12/11/15	KK
3/22/16	KK

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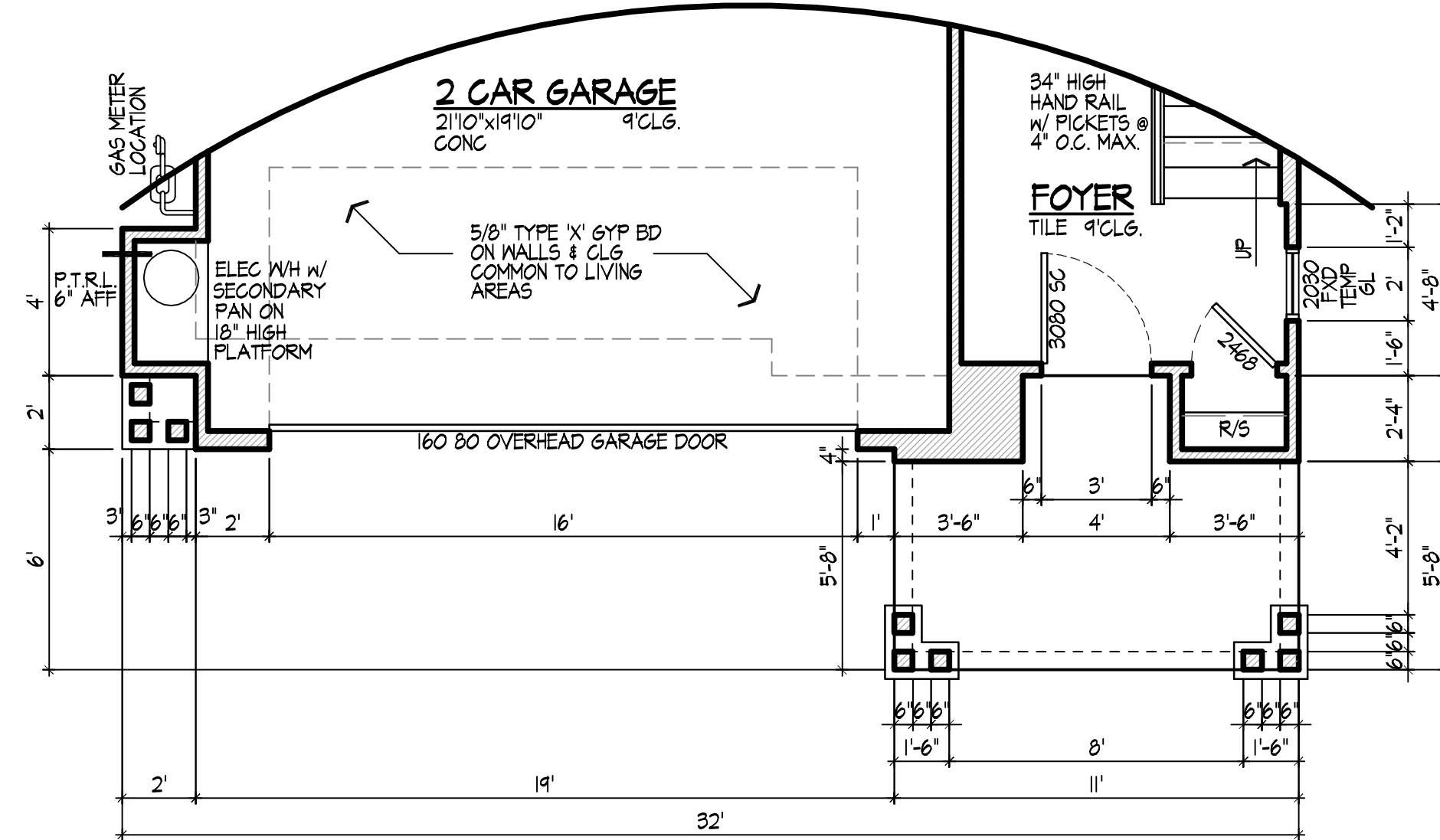
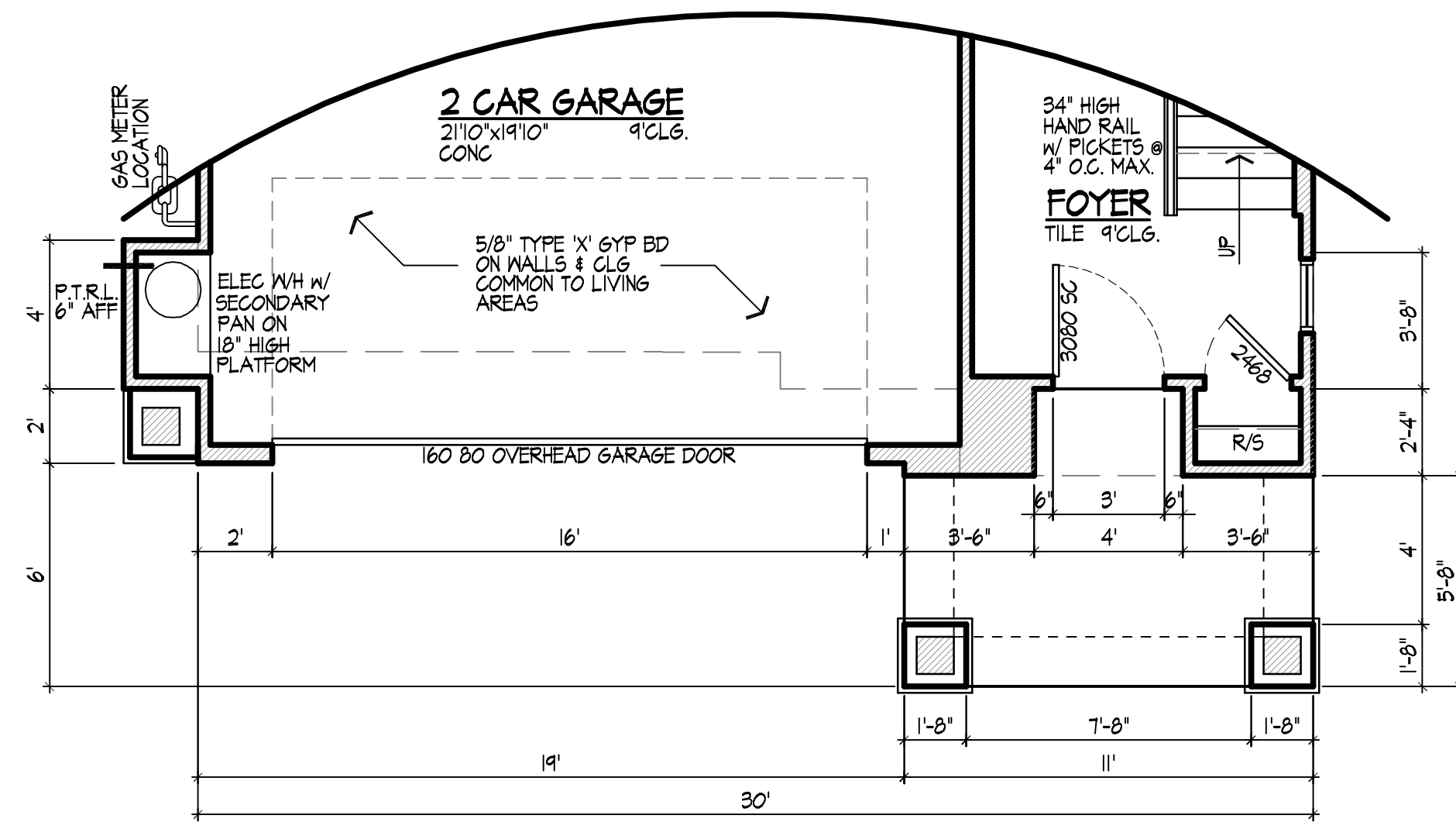
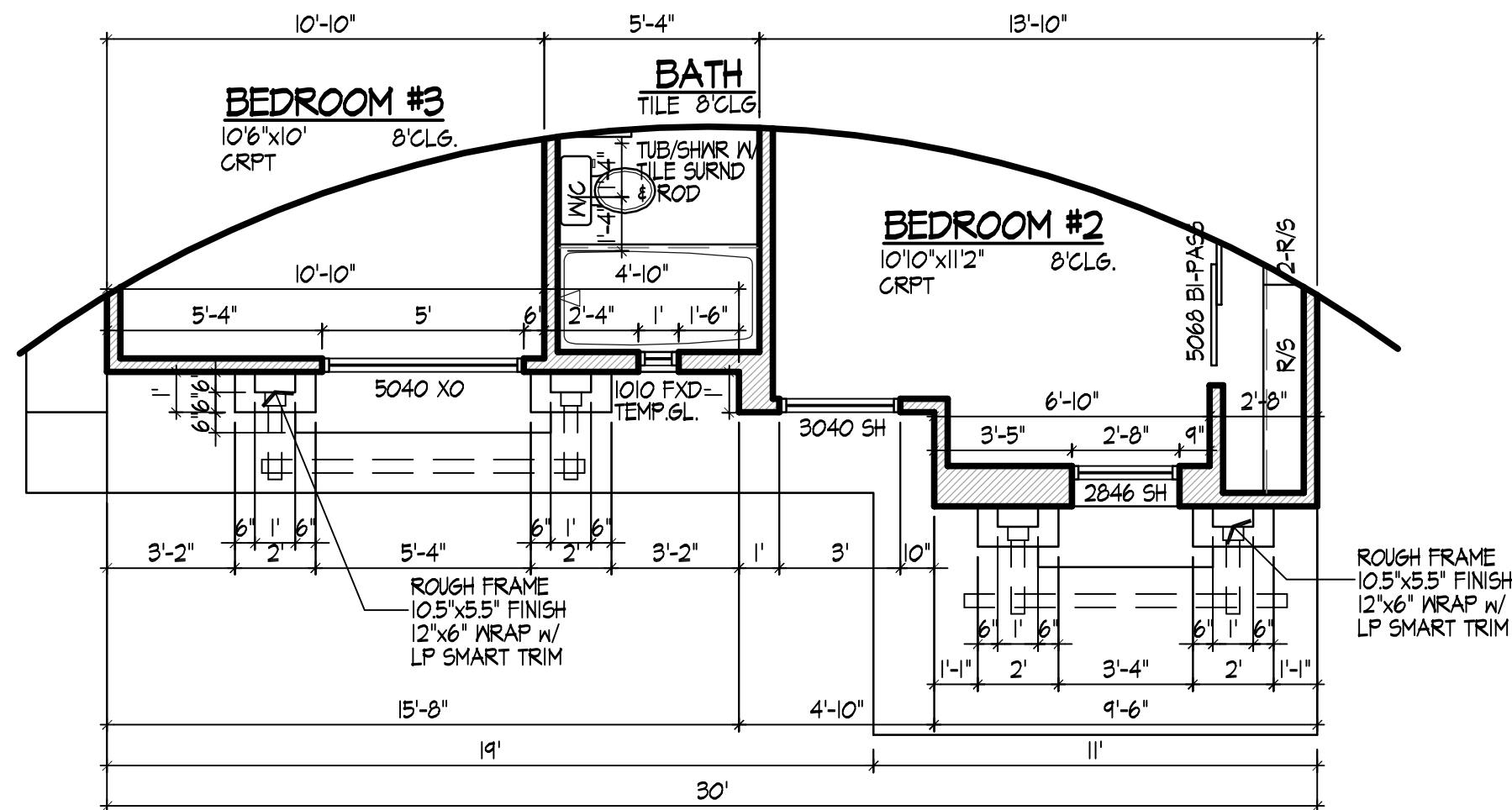
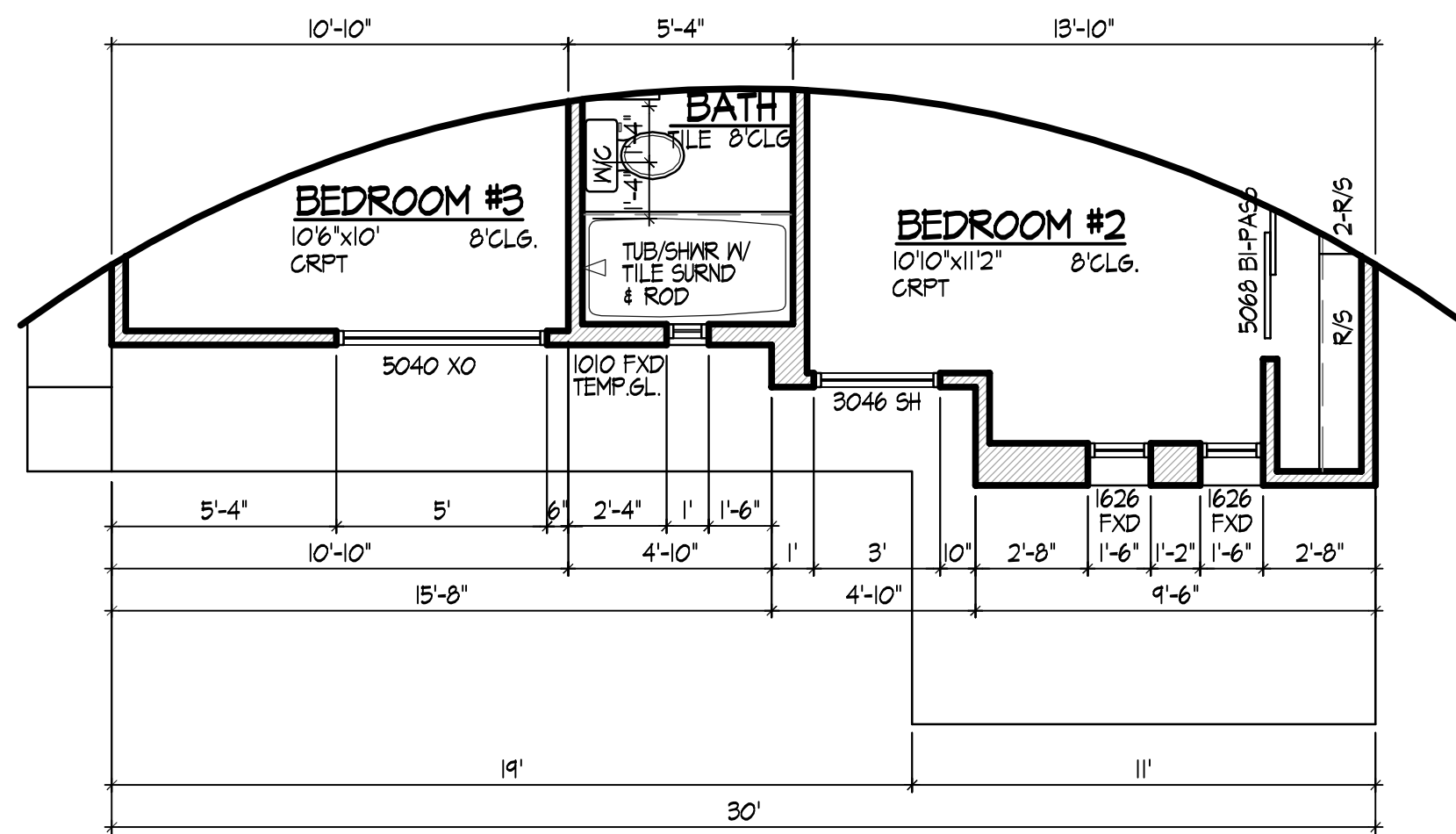
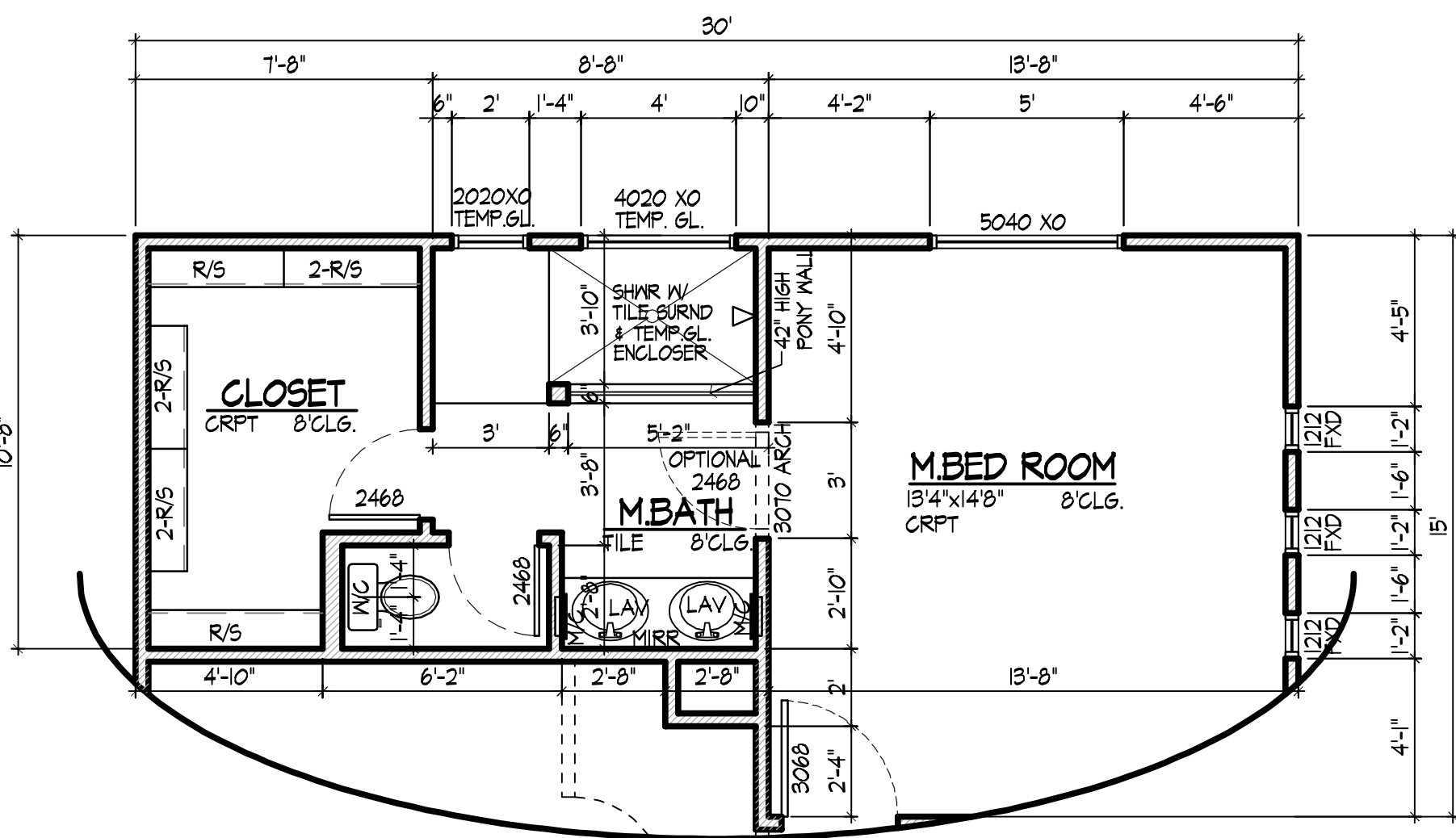
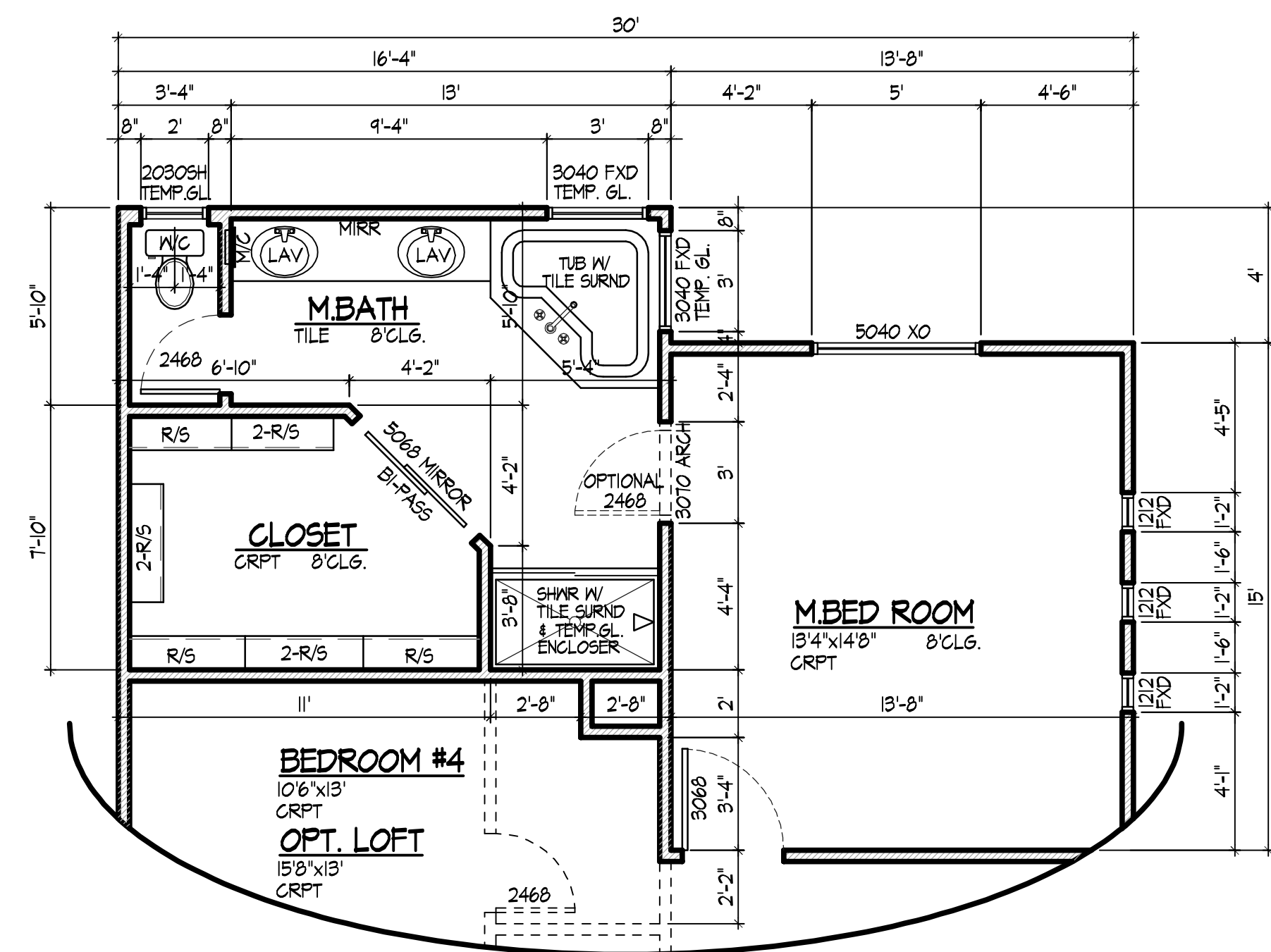
BELLAGO DEVELOPMENT LLC.
1206 NORTH LINDSAY ROAD
MESA, ARIZONA 85205
PHONE: 602-481-0535

PLAN #1799

FLOOR PLANS

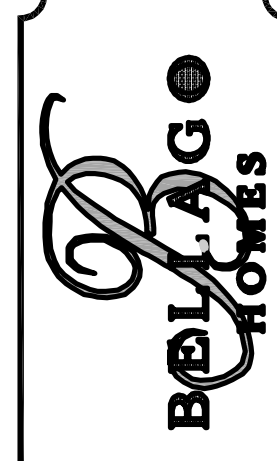
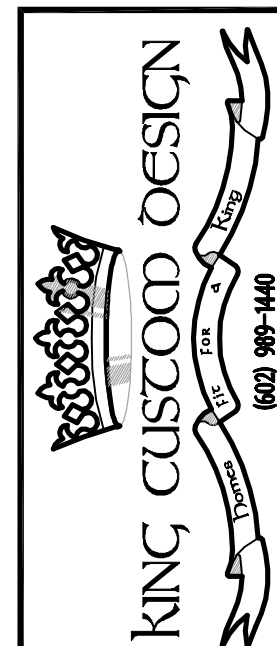
DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1799
SHEET:

A-3a



REVISIONS	BY
11/18/15	KK
12/11/15	KK
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1806 NORTH LINDSAY ROAD
WENK BELLAGOHOMES.COM
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PHONE: 602-491-0535

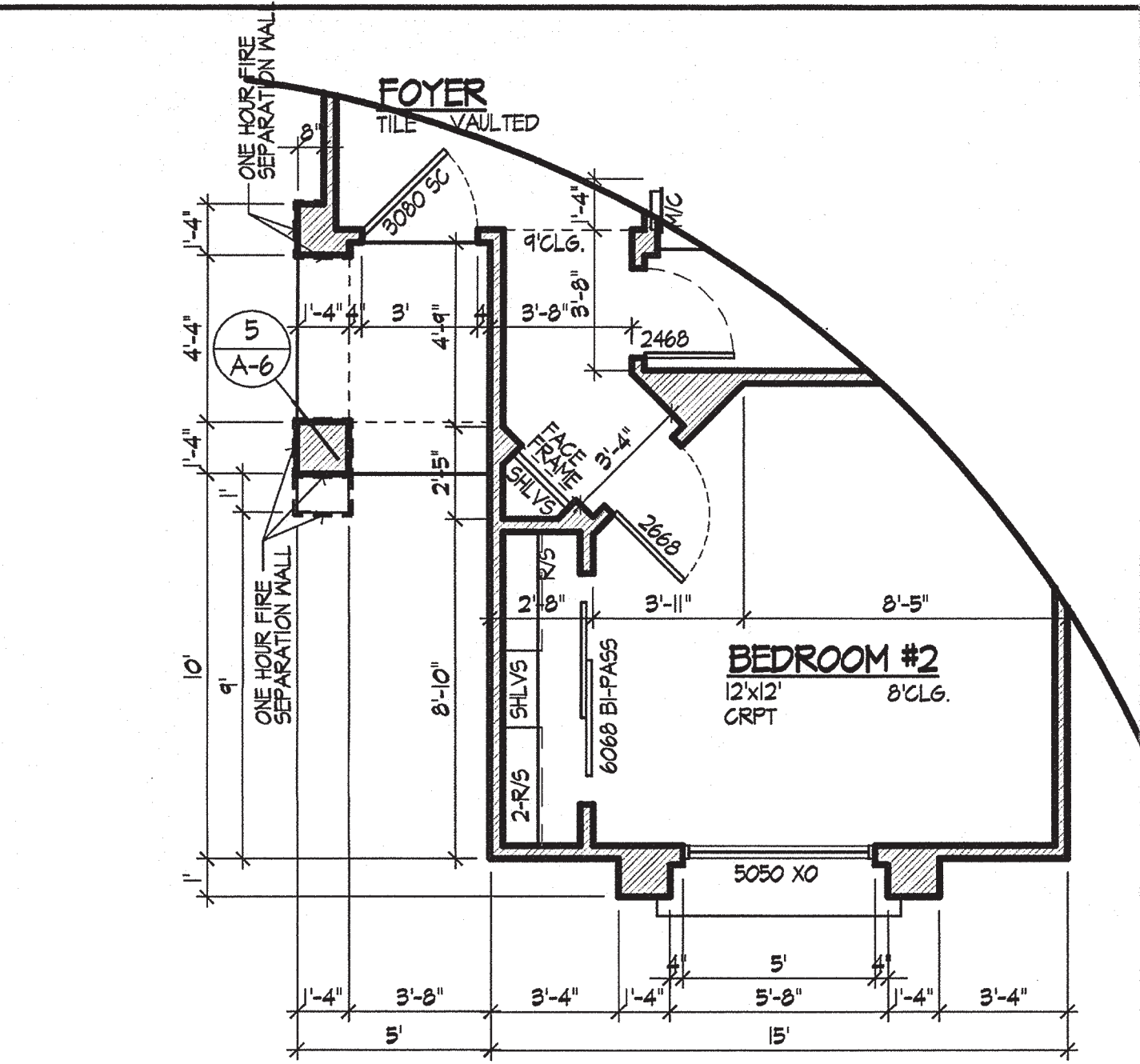
PLAN #1799

FLOOR PLAN OPTIONS

DATE: 6/3/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1799
SHEET:
A-3b

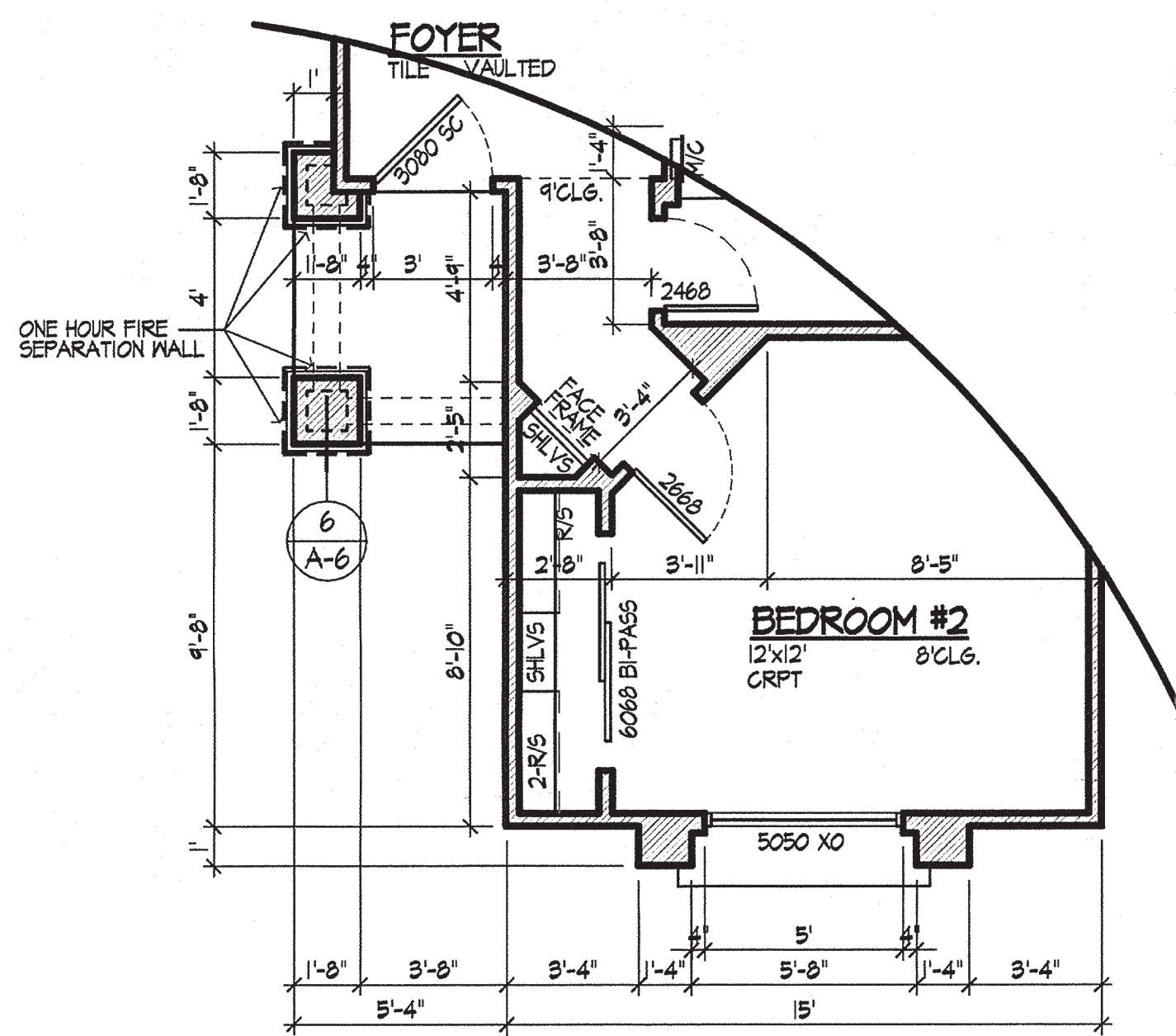


A-3b



FLOOR PLAN ELEV. 'B'

1/4"=1'-0"



FLOOR PLAN ELEV. 'C'

1/4"=1'-0"

- NOTE:**
1. 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 1023.3 & R 103.4.2.
 2. MINIMUM 22" CLEAR OPENING @ DOOR.
 3. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) ACCESSIBLE FROM (INSIDE) GARAGES.
 4. PROVIDE 100 SQ. IN. OF MAKE UP AIR PER I.M.C., IN LAUNDRY ROOM.
 5. PROVIDE APPROVED AIRSAP AT DISHWASHER.
 6. 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).
 7. TOTAL LENGTH OF 4" DRYER EXHAUST SHALL NOT EXCEED 25' WHEN FITTINGS USED, REDUCE LENGTH PER IRC M502.6
 8. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
 9. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 10. 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.
 11. 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".
 12. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANE WITH 4 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS.
 13. FRONT DOOR TO HAVE A PEEP HOLE VIEWER HAVING A FIELD OF VISION OF NOT LESS THAN 180 DEGREES.
 14. ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH SECTION R 525 SECURITY STANDARDS OF CITY OF MESA RESIDENTIAL CODE.

PLUMBING NOTE:

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

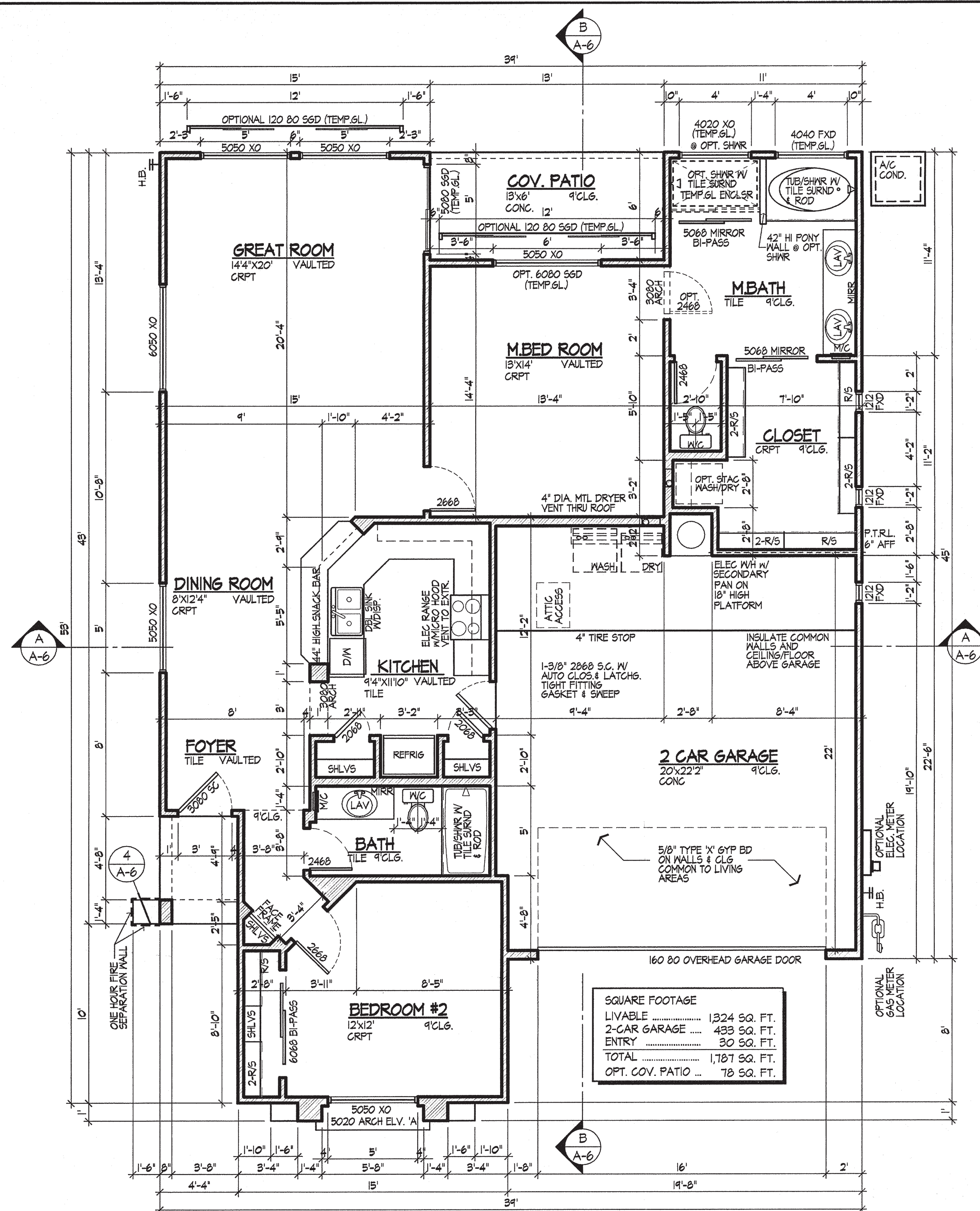
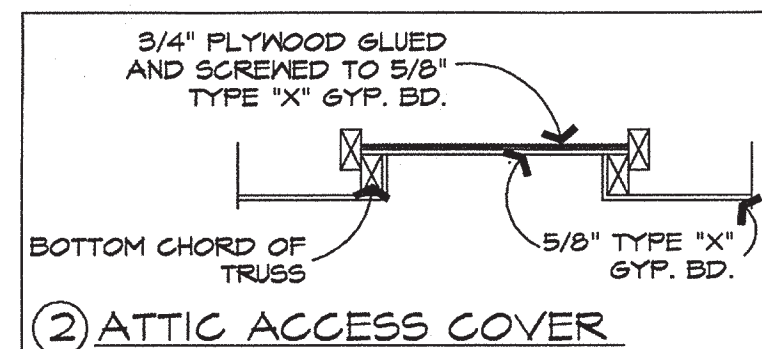
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OR

USE LABELED 1/2" SAS-RESISTANT GYPSUM CEILING BOARD, TABLE R1023.5 (d).



FLOOR PLAN

1/4"=1'-0"

APPLICANT

CITY OF MESA-REVIEWED
FOR CODE COMPLIANCE
DATE 8/16/16 BY ccc

REVISIONS	BY
3/20/15	KK
11/4/15	KK
3/23/16	KK
8/1/16	KK

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KING CUSCOM DESIGN
1000 N. LINDSAY ROAD
MESA, ARIZONA 85213
PHONE: 602-989-1440

BELLAGO HOMES

BELLAGO DEVELOPMENT LLC
1206 NORTH LINDSAY ROAD
MESA, ARIZONA 85213
PHONE: 602-481-0535

PLAN #1324
Monticello

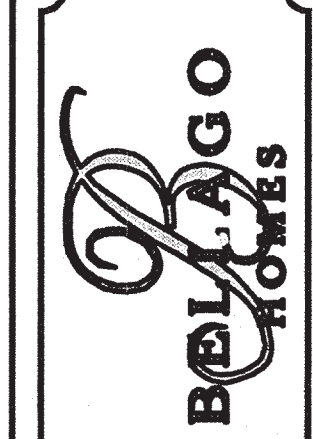
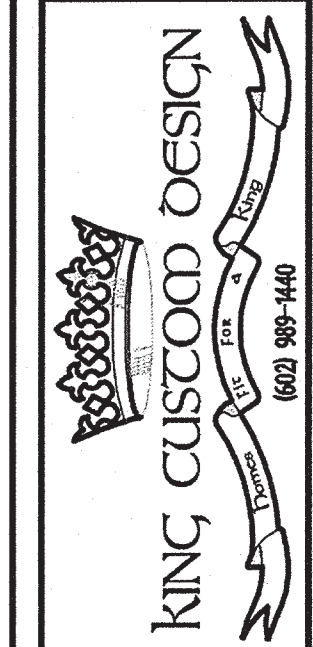
FLOOR PLANS

DATE: 6/5/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1324
SHEET:

A-3

REVISIONS	BY
3/20/15	KK
11/14/15	KK
3/23/16	KK

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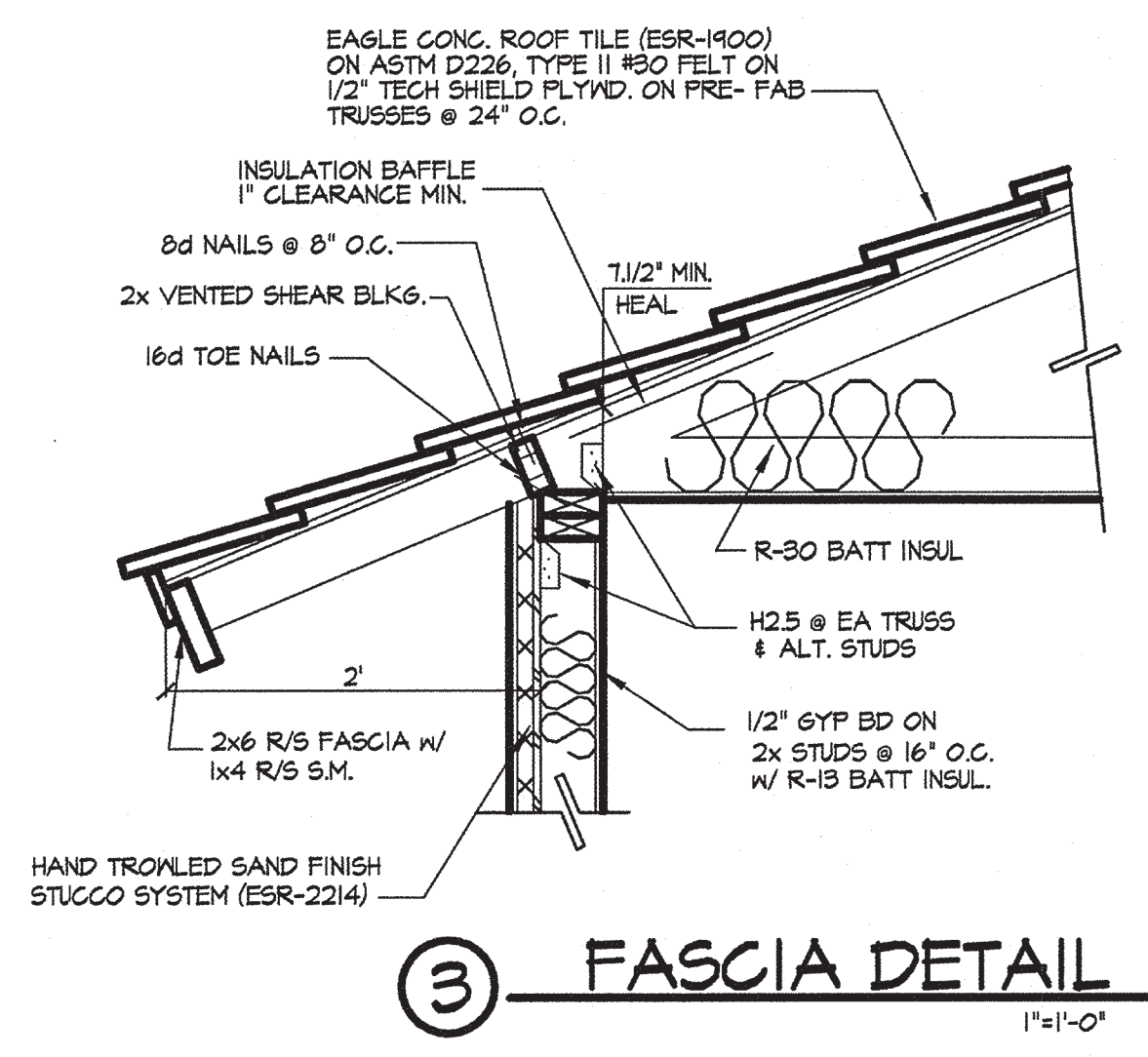
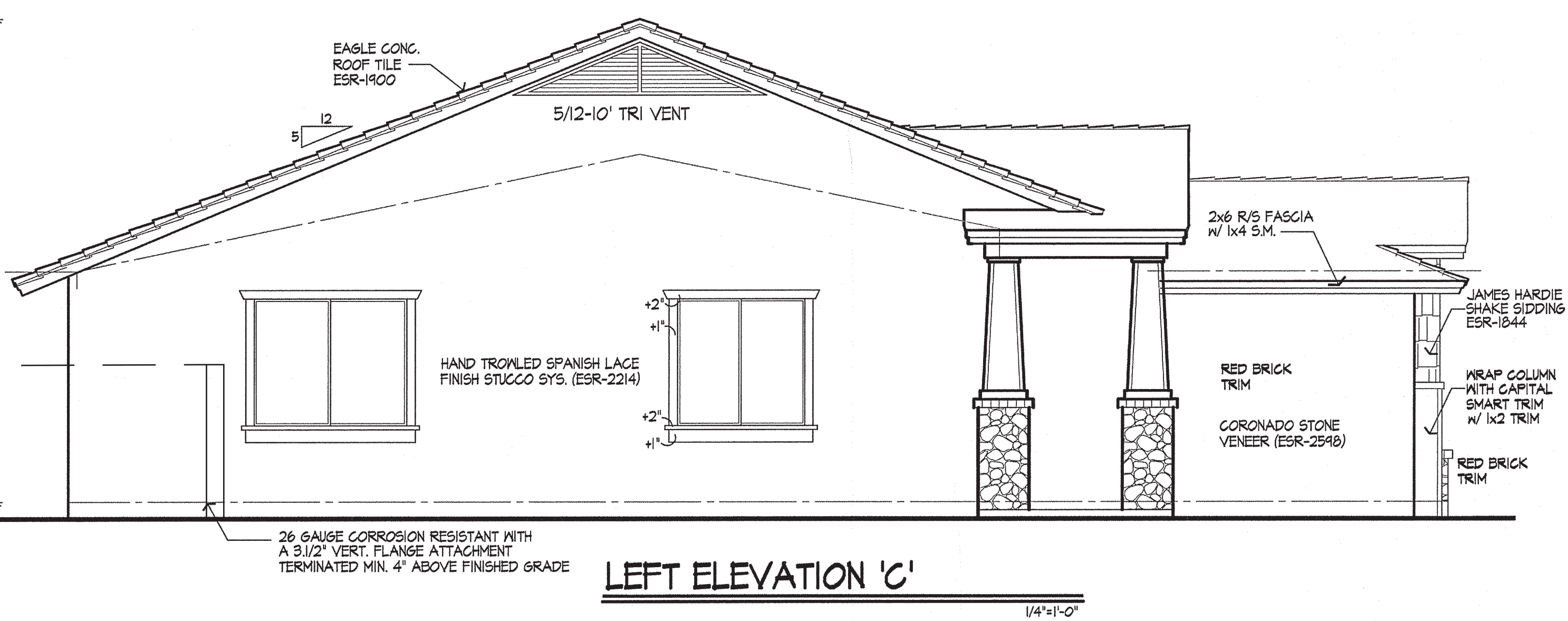
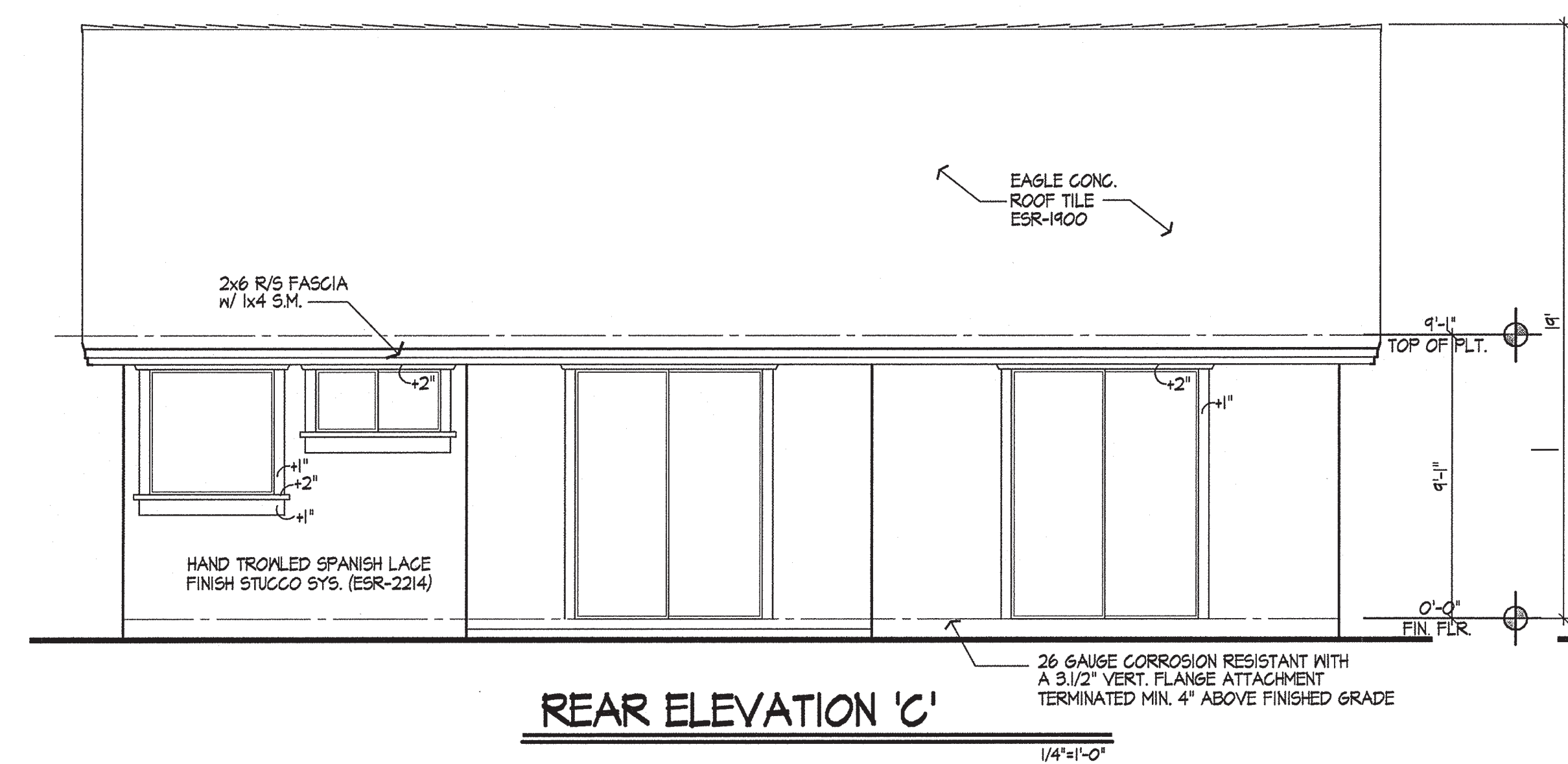
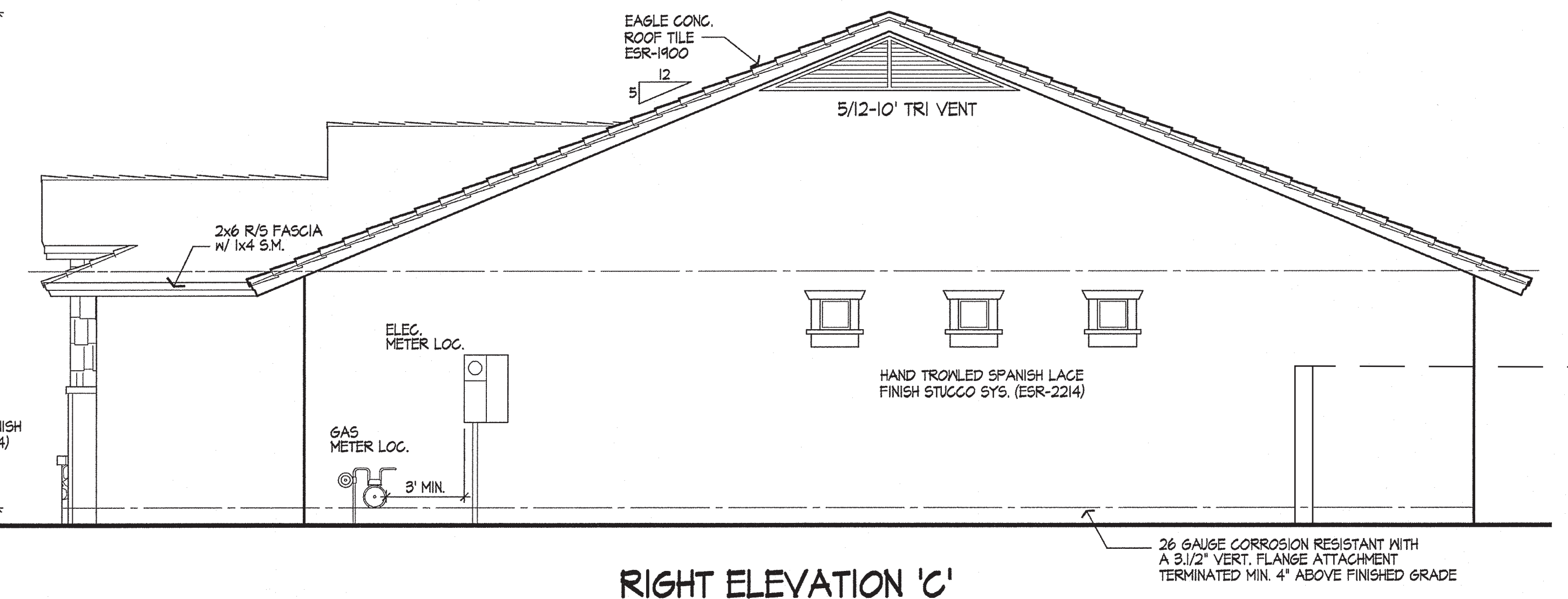
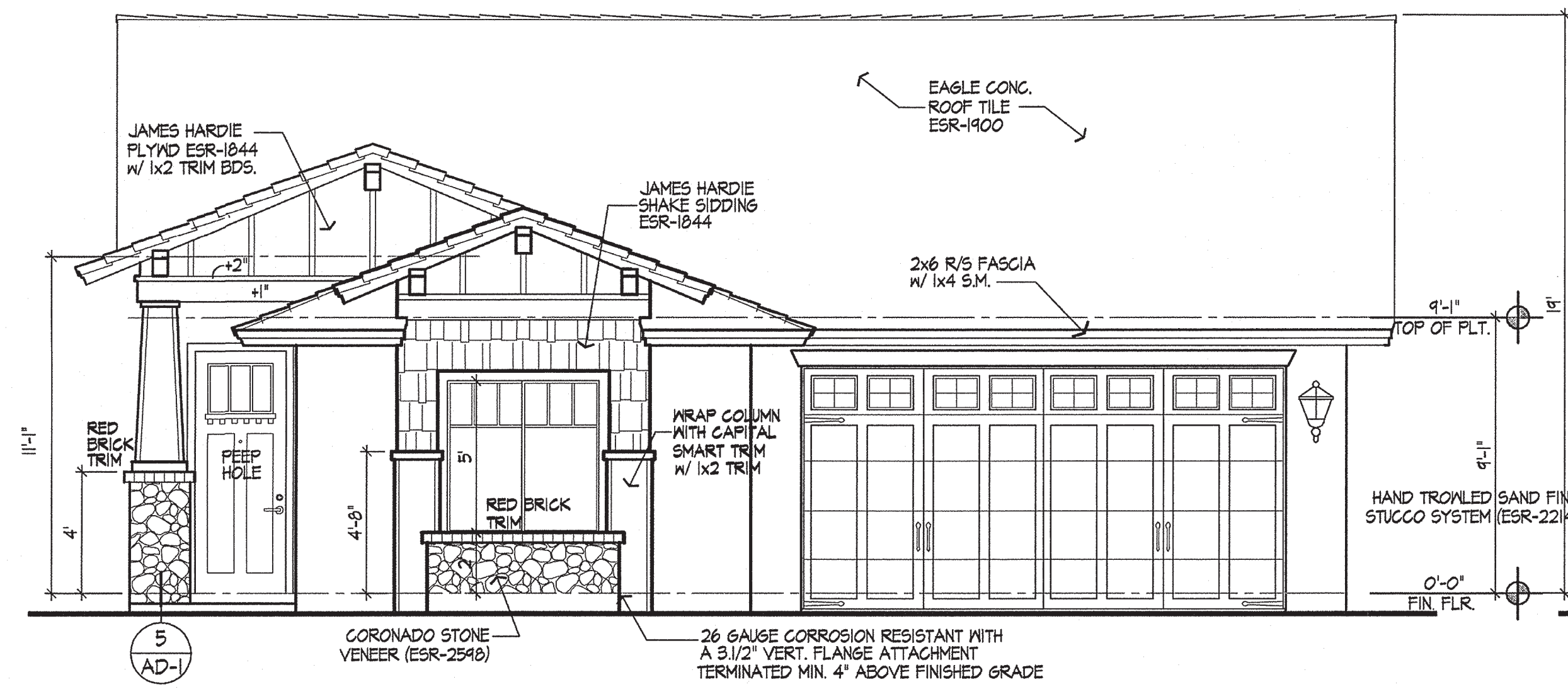


BELLAGO DEVELOPMENT, LLC.
1806 NORTH LINDSAY ROAD
MESA, ARIZONA 85213
PHONE: 602-481-0555

PLAN #1324
Monticello

ELEVATION 'C'
CRAFTSMAN

DATE: 6/5/15
SCALE: 1/4"=1'-0"
DRAWN: K.KING
JOB: BEL-1324
SHEET:
A-4c



SAND FINISH ON FRONT ELEVATION
SPANISH LACE FINISH ON SIDES AND REAR ELEVATION
SUPERMALL 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.

