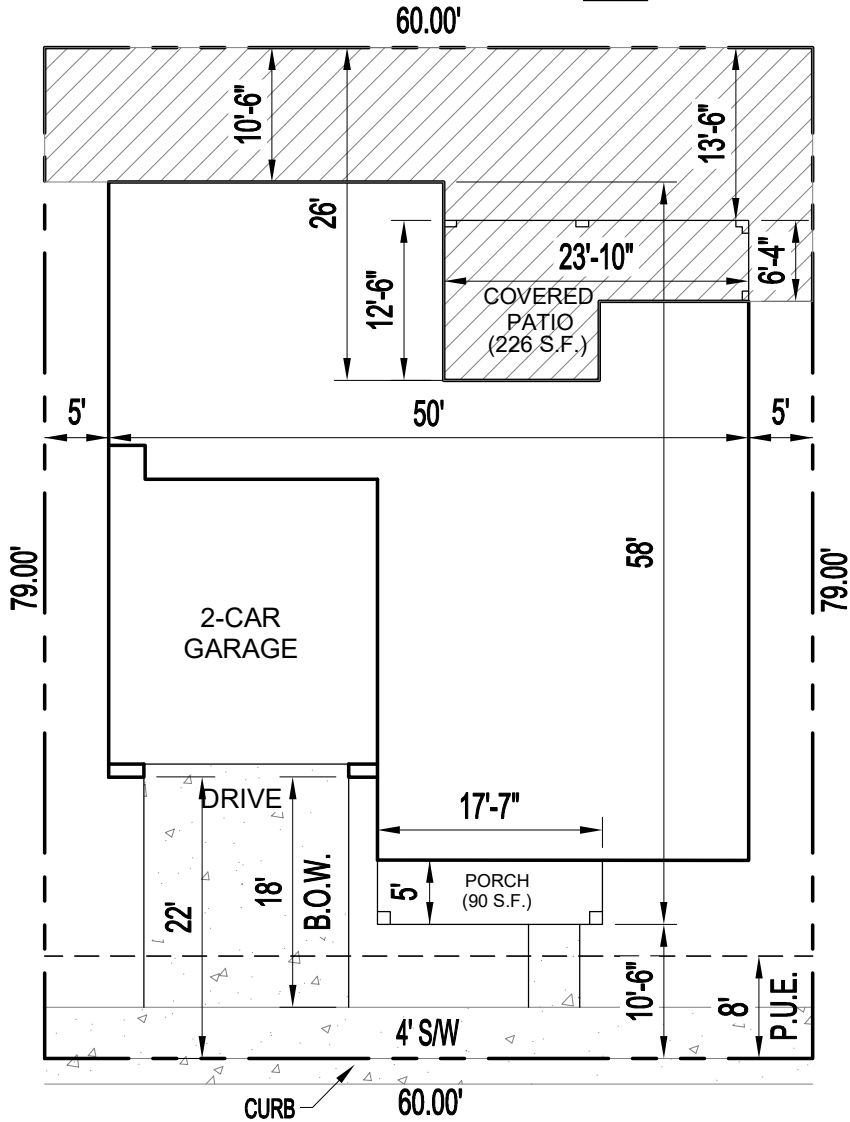


DATE DRAWN: 7-1-18
REVISED: 7-30-18
REVISED: 9-4-18

PLAN 2 PLOT PLAN

SCALE: 1" = 15'-0"

ON LOT OPEN SPACE = 974 S.F.



OFFERED ONLY ON LOTS 60' X 79'

LOT FIT ANALYSIS

LOT SIZE	PLAN 2	PLAN 2X	PLAN 3	PLAN 4	PLAN 5	PLAN 6
50 X 72	NO	NO	YES	YES	YES	NO
60 X 72	NO	NO	YES	YES	YES	NO
50 X 79	NO	NO	YES	YES	YES	NO
60 X 79	YES	YES	YES	YES	YES	YES

LIVABLE AREA	
1st FLOOR LIVABLE.....	1,718 Sq. Ft.
2nd FLOOR LIVABLE.....	0 Sq. Ft.
TOTAL LIVABLE.....	1,718 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	1,718 Sq. Ft.
GARAGE.....	484 Sq. Ft.
COVERED ENTRY.....	90 Sq. Ft.
COVERED PATIO(S).....	226 Sq. Ft.

COVERAGE	
ENCLOSED AREA.....	2,202 Sq. Ft.
TOTAL FOOTPRINT.....	2,518 Sq. Ft.
LOT AREA.....	4,740 Sq. Ft.
ENCLOSED COV. %.....	46.5 %
TOTAL COV. %.....	53.1 %

BUILDER: BELA FLOR COMMUNITIES

SUBDIVISION: BELLA ENCANTA

CITY/STATE: MESA, ARIZONA

HARDLINE
CAD Services, Inc. ////
9632 E. Navarro Avenue, Mesa, Arizona 85209
Ph. 480.599.6349 | email: hardlinecad@gmail.com

Plot Plans
Lot Fit Analysis
Model Complex
HS

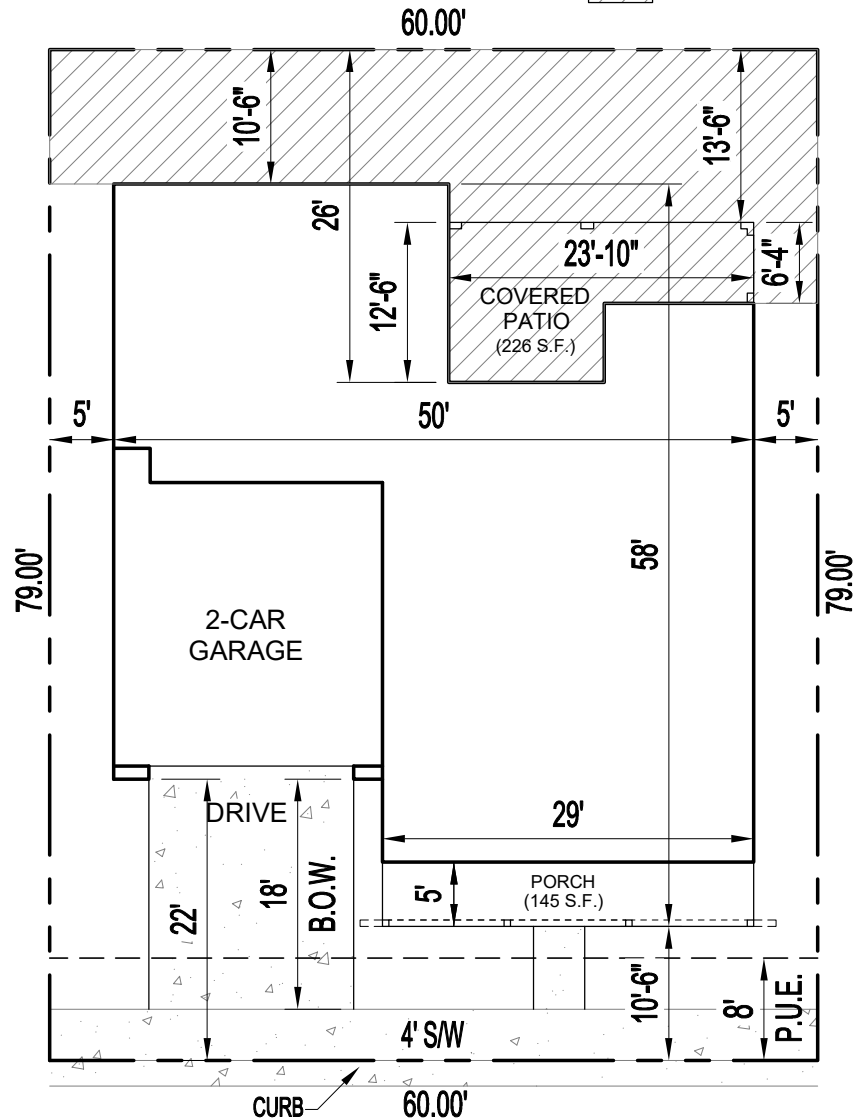
DATE DRAWN: 7-1-18
 REVISED: 7-30-18
 REVISED: 9-4-18

PLAN 2X PLOT PLAN

SCALE: 1" = 15'-0"



ON LOT OPEN SPACE = 974 S.F.



OFFERED ONLY ON LOTS 60' X 79'

LOT FIT ANALYSIS

LOT SIZE	PLAN 2	PLAN 2X	PLAN 3	PLAN 4	PLAN 5	PLAN 6
50 X 72	NO	NO	YES	YES	YES	NO
60 X 72	NO	NO	YES	YES	YES	NO
50 X 79	NO	NO	YES	YES	YES	NO
60 X 79	YES	YES	YES	YES	YES	YES

LIVABLE AREA

1st FLOOR LIVABLE.....	1,718	Sq. Ft.
GARAGE.....	484	Sq. Ft.
TOTAL LIVABLE.....	2,072	Sq. Ft.

FOOTPRINT AREA

1st FLOOR LIVABLE.....	1,718	Sq. Ft.
GARAGE.....	484	Sq. Ft.
COVERED ENTRY.....	145	Sq. Ft.
COVERED PATIO(S).....	226	Sq. Ft.

COVERAGE

ENCLOSED AREA.....	2,202	Sq. Ft.
TOTAL FOOTPRINT.....	2,573	Sq. Ft.
LOT AREA.....	4,740	Sq. Ft.
ENCLOSED COV. %.....	46.5	%
TOTAL COV. %.....	54.3	%

BUILDER: BELA FLOR COMMUNITIES

SUBDIVISION: BELLA ENCANTA

CITY/STATE: MESA, ARIZONA

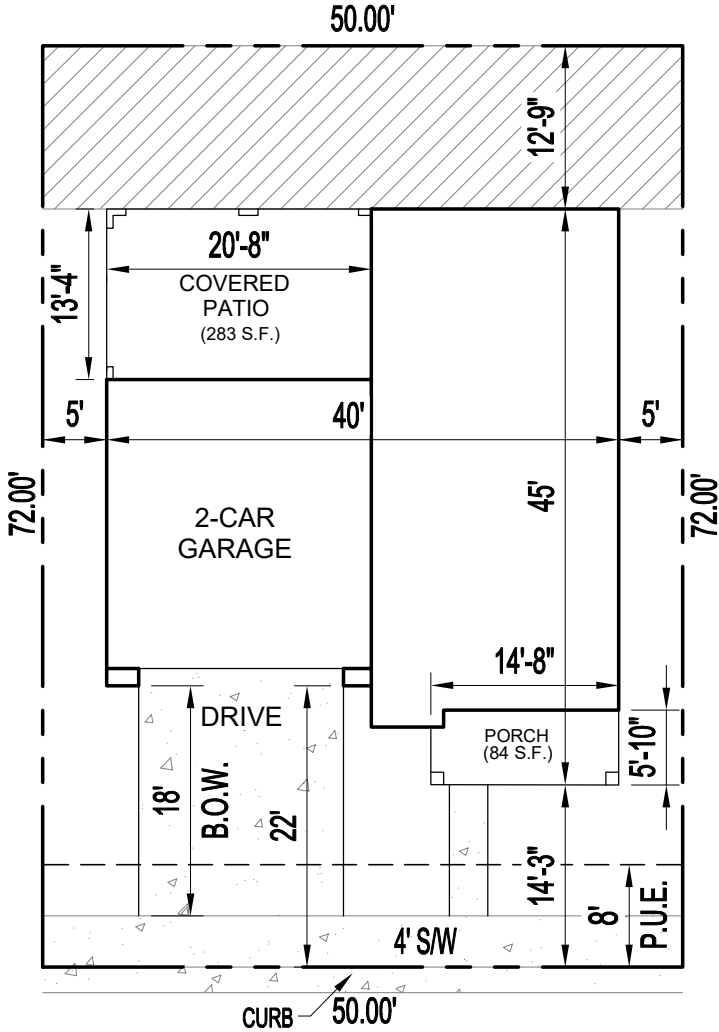
HARDLINE
CAD Services, Inc. // //
 9632 E. Navarro Avenue, Mesa, Arizona 85209
 Ph. 480.599.6349 | email: hardlinecad@gmail.com

Plot Plans
 Lot Fit Analysis
 Model Complex
HS

PLAN 3 PLOT PLAN

SCALE: 1" = 15'-0"

ON LOT OPEN SPACE = 638 S.F.



OFFERED ON ALL LOTS

LOT FIT ANALYSIS						
LOT SIZE	PLAN 2A	PLAN 2XA	PLAN 3A	PLAN 4A	PLAN 5A	PLAN 6A
50 X 72	NO	NO	YES	YES	YES	NO
50 X 75	NO	NO	YES	YES	YES	NO
50 X 82	NO	NO	YES	YES	YES	NO
60 X 75	YES	YES	YES	YES	YES	YES
60 X 82	YES	YES	YES	YES	YES	YES

LIVABLE AREA	
1st FLOOR LIVABLE.....	765 Sq. Ft.
GARAGE.....	441 Sq. Ft.
TOTAL LIVABLE.....	1,808 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	765 Sq. Ft.
GARAGE.....	441 Sq. Ft.
COVERED ENTRY.....	84 Sq. Ft.
COVERED PATIO(S).....	283 Sq. Ft.

COVERAGE	
ENCLOSED AREA.....	1,206 Sq. Ft.
TOTAL FOOTPRINT.....	1,573 Sq. Ft.
LOT AREA.....	3,600 Sq. Ft.
ENCLOSED COV. %.....	33.5 %
TOTAL COV. %.....	43.7 %

BUILDER: BELA FLOR COMMUNITIES

SUBDIVISION: BELLA ENCANTA

CITY/STATE: MESA, ARIZONA

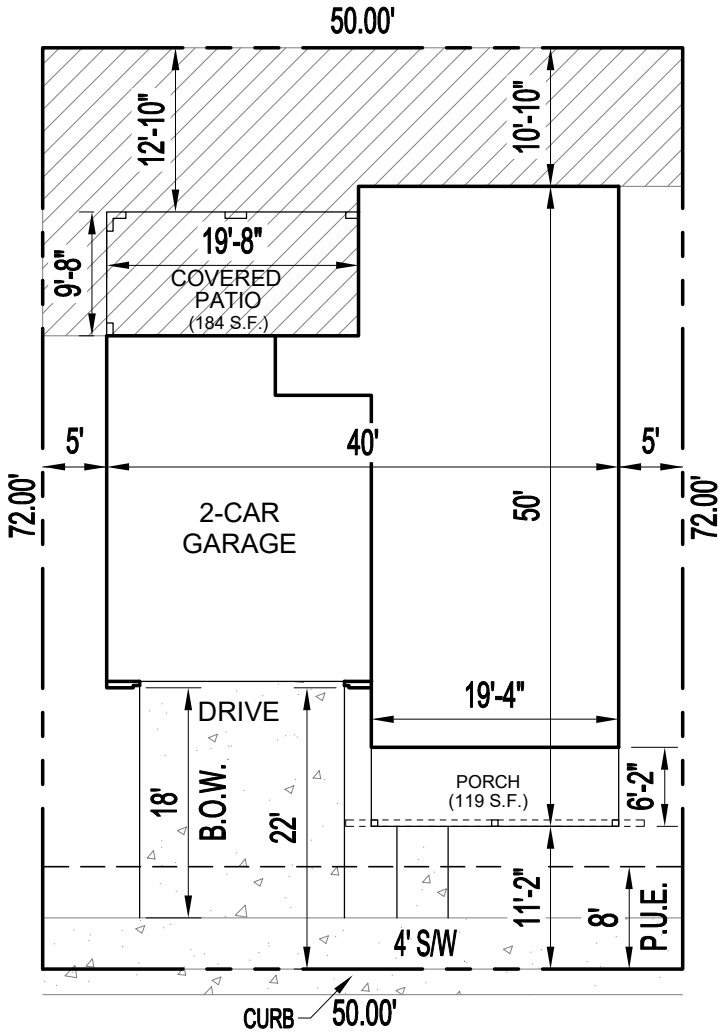
HARDLINE
CAD Services, Inc. // // //
9632 E. Navarro Avenue, Mesa, Arizona 85209
Ph. 480.599.6349 | email: hardlinecad@gmail.com

Plot Plans
Lot Fit Analysis
Model Complex
HS

PLAN 4 PLOT PLAN

SCALE: 1" = 15'-0"

ON LOT OPEN SPACE = 830 S.F.



OFFERED ON ALL LOTS

LOT FIT ANALYSIS						
LOT SIZE	PLAN 2A	PLAN 2XA	PLAN 3A	PLAN 4A	PLAN 5A	PLAN 6A
50 X 72	NO	NO	YES	YES	YES	NO
50 X 75	NO	NO	YES	YES	YES	NO
50 X 82	NO	NO	YES	YES	YES	NO
60 X 75	YES	YES	YES	YES	YES	YES
60 X 82	YES	YES	YES	YES	YES	YES

LIVABLE AREA	
1st FLOOR LIVABLE.....	896 Sq. Ft.
2nd FLOOR LIVABLE.....	1,106 Sq. Ft.
TOTAL LIVABLE.....	2,002 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	896 Sq. Ft.
GARAGE.....	531 Sq. Ft.
COVERED ENTRY.....	119 Sq. Ft.
COVERED PATIO(S).....	184 Sq. Ft.

COVERAGE	
ENCLOSED AREA.....	1,427 Sq. Ft.
TOTAL FOOTPRINT.....	1,730 Sq. Ft.
LOT AREA.....	3,600 Sq. Ft.
ENCLOSED COV. %.....	39.6 %
TOTAL COV. %.....	48.1 %

BUILDER: BELA FLOR COMMUNITIES

SUBDIVISION: BELLA ENCANTA

CITY/STATE: MESA, ARIZONA

HARDLINE
CAD Services, Inc. // // //
9632 E. Navarro Avenue, Mesa, Arizona 85209
Ph. 480.599.6349 | email: hardlinecad@gmail.com

Plot Plans
Lot Fit Analysis
Model Complex
HS

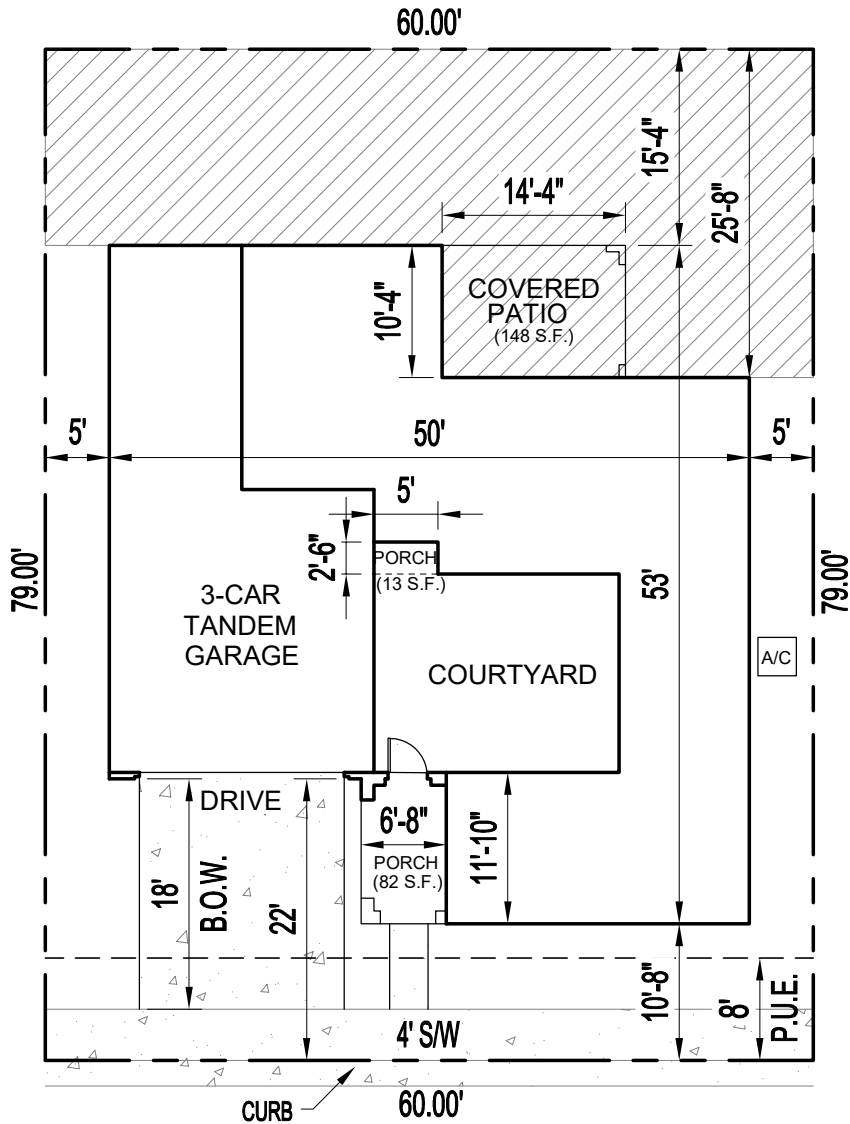


DATE DRAWN: 7-1-18
REVISED: 7-30-18
REVISED: 9-4-18

PLAN 6 PLOT PLAN

SCALE: 1" = 15'-0"

ON LOT OPEN SPACE = 1,220 S.F.



OFFERED ONLY ON LOTS 60' X 79'

LOT FIT ANALYSIS

LOT SIZE	PLAN 2	PLAN 2X	PLAN 3	PLAN 4	PLAN 5	PLAN 6
50 X 72	NO	NO	YES	YES	YES	NO
60 X 72	NO	NO	YES	YES	YES	NO
50 X 79	NO	NO	YES	YES	YES	NO
60 X 79	YES	YES	YES	YES	YES	YES

LIVABLE AREA

1st FLOOR LIVABLE.....	1,129	Sq. Ft.
2nd FLOOR LIVABLE.....	1,218	Sq. Ft.
TOTAL LIVABLE.....	2,347	Sq. Ft.

FOOTPRINT AREA

1st FLOOR LIVABLE.....	1,129	Sq. Ft.
GARAGE.....	654	Sq. Ft.
COVERED ENTRY.....	95	Sq. Ft.
COVERED PATIO(S).....	148	Sq. Ft.

COVERAGE

ENCLOSED AREA.....	1,783	Sq. Ft.
TOTAL FOOTPRINT.....	2,026	Sq. Ft.
LOT AREA.....	4,740	Sq. Ft.
ENCLOSED COV. %.....	37.6	%
TOTAL COV. %.....	42.7	%

BUILDER: BELA FLOR COMMUNITIES

SUBDIVISION: BELLA ENCANTA

CITY/STATE: MESA, ARIZONA

HARDLINE
CAD Services, Inc. // // //
9632 E. Navarro Avenue, Mesa, Arizona 85209
Ph. 480.599.6349 | email: hardlinecad@gmail.com

Plot Plans
Lot Fit Analysis
Model Complex
HS

Farmhouse A

- 1. Flat Concrete Shake Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Vertical Siding
- 4. Stucco o/ Foam Trim
- 5. SmartSide Trim
- 6. Steel Sectional Garage Door
- 7. Elevation Specific Entry Door
- 8. Fascia & Barge Board
- 9. Outlooker
- 10. Wood Post, Kickers, & Beam
- 11. Architectural Canopy
- 12. Coach Light

Modern Prairie B

- 1. Flat Concrete Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Lap Siding
- 4. Masonry Veneer
- 5. Stucco o/ Foam Trim
- 6. SmartSide Trim
- 7. Steel Sectional Garage Door
- 8. Elevation Specific Entry Door
- 9. Fascia & Barge Board
- 10. Coach Light

Modern C

- 1. Flat Concrete Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Lap Siding
- 4. Corrugated Metal Siding
- 5. Masonry Veneer
- 6. Stucco o/ Foam Trim
- 7. SmartSide Trim
- 8. Steel Sectional Garage Door
- 9. Elevation Specific Entry Door
- 10. Fascia & Barge Board
- 11. Coach Light



COLOR SCHEME 2

Front Elevation A
Farmhouse



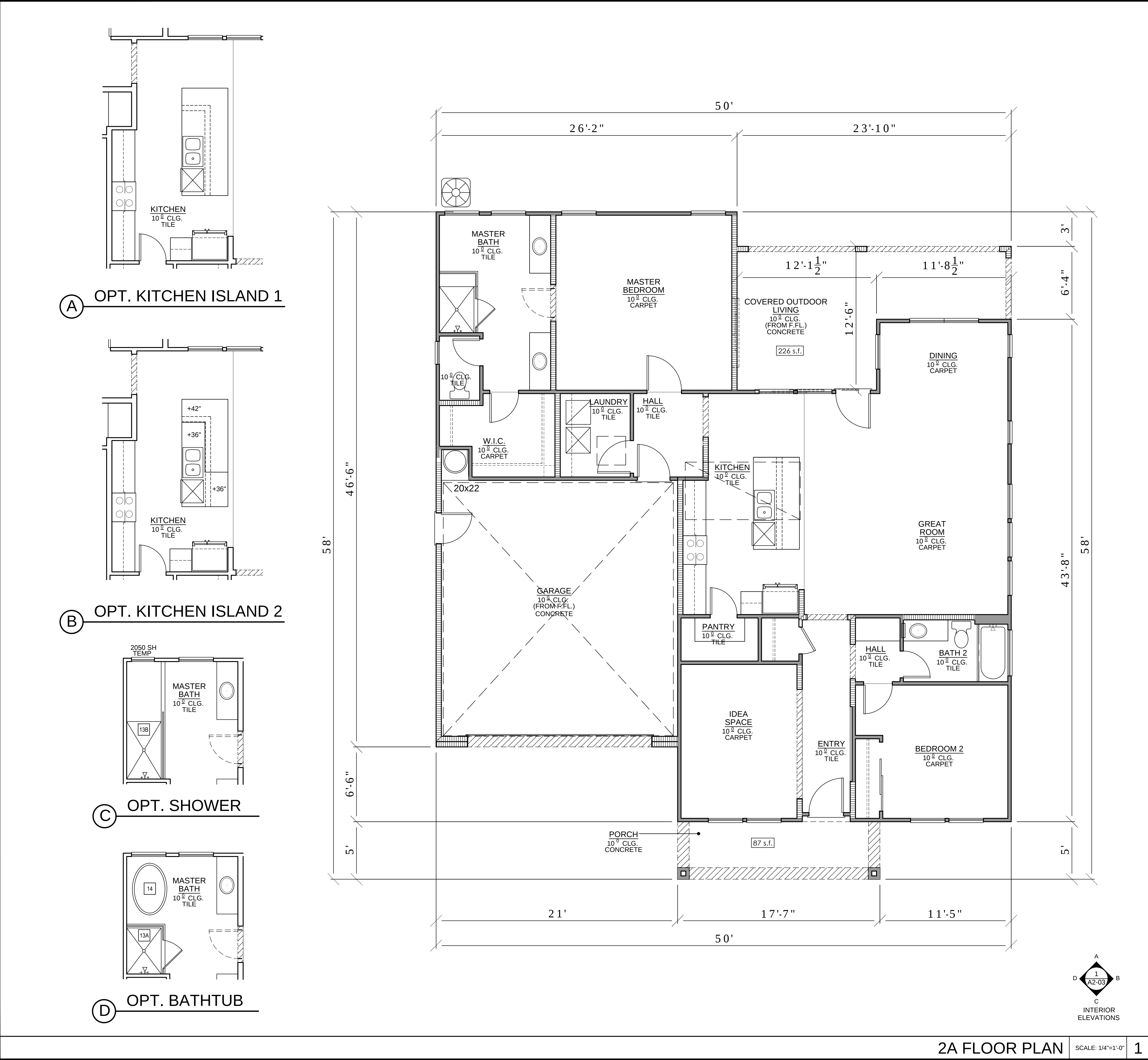
COLOR SCHEME 4

Front Elevation B
Modern Prairie



COLOR SCHEME 9

Front Elevation C
Modern



KEYNOTES

1

DOUBLE SINK WITH GARBAGE DISPOSAL.

2

DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.

3

39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS

4

30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.

5

36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.

6

30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.

7

BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.

8

PEDESTAL SINK AT POWDER ROOM

9

RECESSED MEDICINE CABINET

10

2 X 6 STUDS AT 16" O.C., U.N.O.

11

36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

12

32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/ 'HARD-BACKER' BOARD OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

13A

PRE-FAB SHOWER PAN 36"x48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

13B

WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

14

FREE-STANDING TUB

15

TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.

16

AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION

17

22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.

18

WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR

19

DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14" MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)

20

STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)

21

3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)

22

SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5

23

HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.

24

1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC

25

2X8 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.

26

OPTIONAL LAUNDRY SINK

NOTES

2X4 STUDS AT 16" o.c. U.N.O.

2X6 STUDS AT 16" o.c. U.N.O.

2X8 STUDS AT 16" o.c. U.N.O.

9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

FIRST FLOOR

1,718 S.F.

TOTAL LIVING AREA

1,718 S.F.

GARAGE

484 S.F.

'A' ELEV FRONT PORCH (SHOWN)

87 S.F.

'B' ELEV FRONT PORCH

87 S.F.

'C' ELEV FRONT PORCH

87 S.F.

COVERED OUTDOOR LIVING

226 S.F.

ktgy

Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer

Bela Flor
COMMUNITIES

1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA

Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

PLAN 2A
FLOOR PLAN
AND OPTIONS

A2.2

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

2A FLOOR PLAN

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

1

COPYRIGHT ©

Farmhouse A

- 1. Flat Concrete Shake Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Vertical Siding
- 4. Stucco o/ Foam Trim
- 5. SmartSide Trim
- 6. Decorative Shutters
- 7. Steel Sectional Garage Door
- 8. Elevation Specific Entry Door
- 9. Fascia & Barge Board
- 10. Outlooker
- 11. Wood Post, Kickers, & Beam
- 12. Coach Light

Modern Prairie B

- 1. Flat Concrete Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Lap Siding
- 4. Masonry Veneer
- 5. Stucco o/ Foam Trim
- 6. SmartSide Trim
- 7. Steel Sectional Garage Door
- 8. Elevation Specific Entry Door
- 9. Fascia & Barge Board
- 10. Coach Light

Modern C

- 1. Flat Concrete Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Lap Siding
- 4. Corrugated Metal Siding
- 5. Stucco o/ Foam Trim
- 6. SmartSide Trim
- 7. Steel Sectional Garage Door
- 8. Elevation Specific Entry Door
- 9. Fascia & Barge Board
- 10. Coach Light



COLOR SCHEME 2

Front Elevation A
Farmhouse



COLOR SCHEME 4

Front Elevation B
Modern Prairie



COLOR SCHEME 9

Front Elevation C
Modern



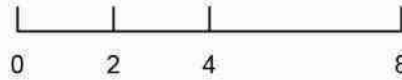
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Bela Flor Communities
1635 N. Greenfield Road Suite 115
Mesa, AZ 85205

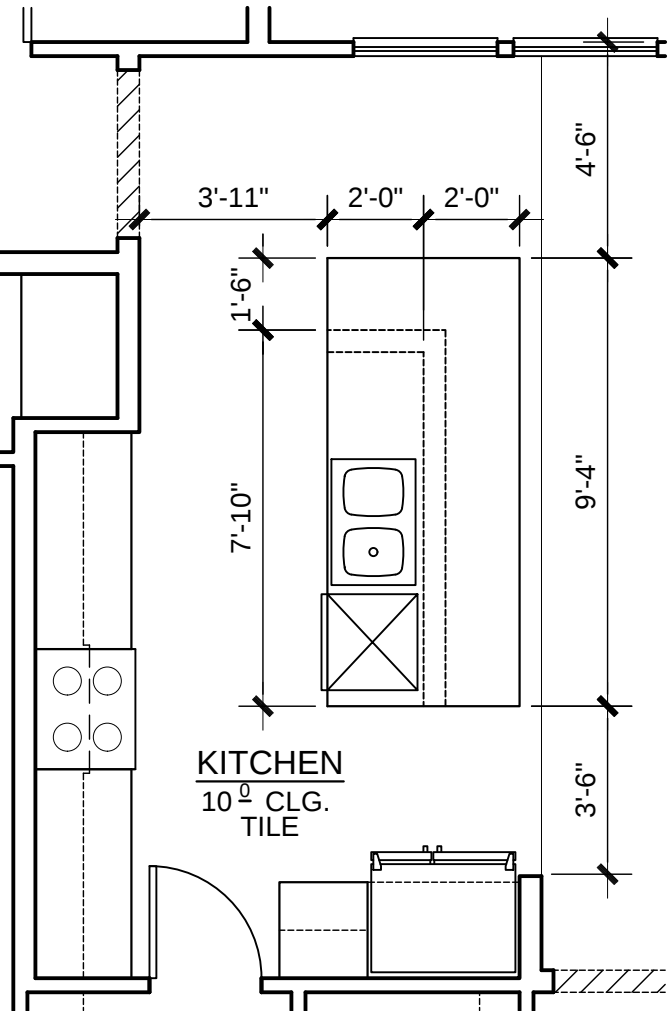
BELLA ENCANTA
ARIZONA # 2017-0479

SCHEMATIC DESIGN
JULY 03, 2018

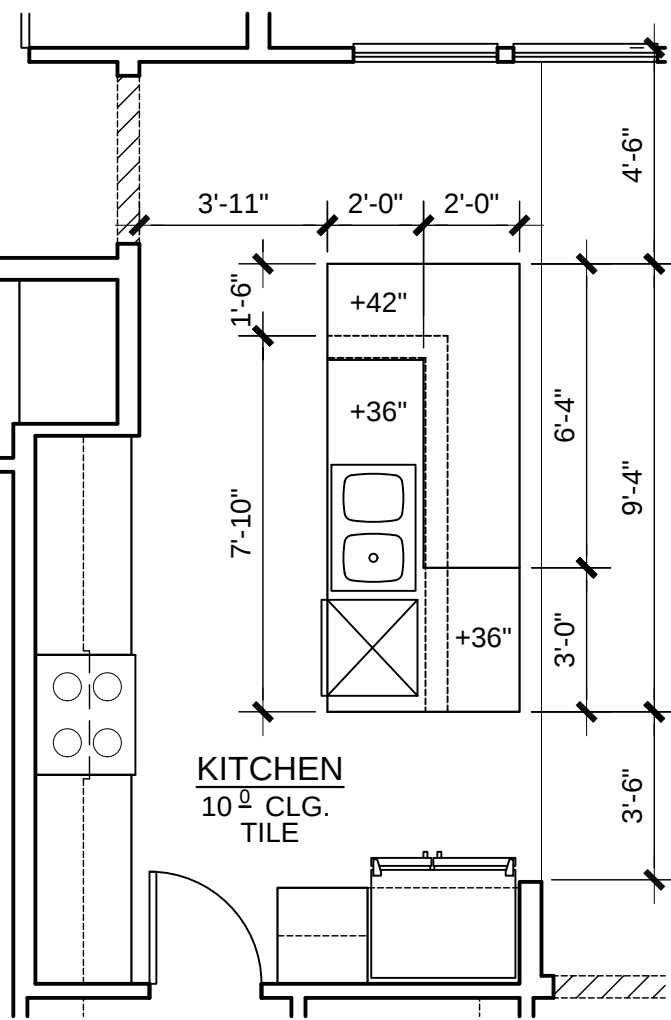


PLAN 2X
FRONT ELEVATIONS

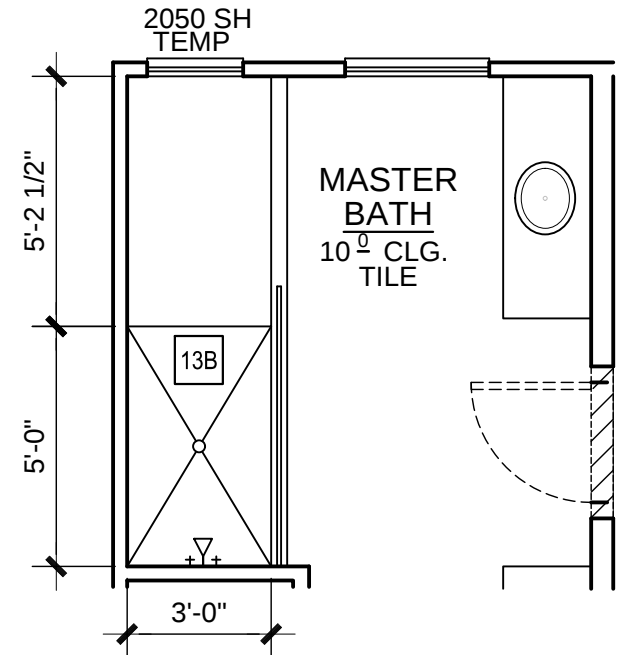
A2X.1



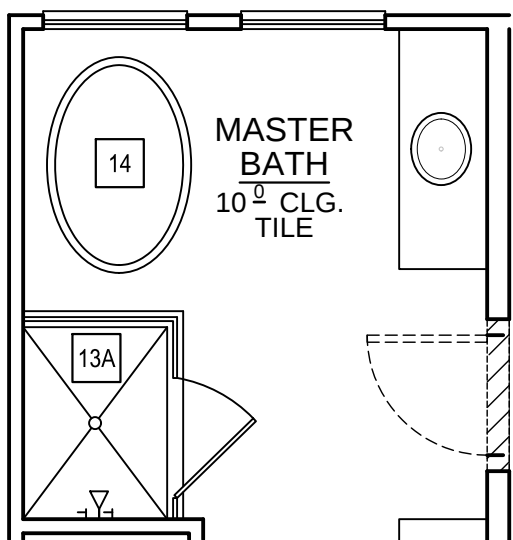
A OPT. KITCHEN ISLAND 1



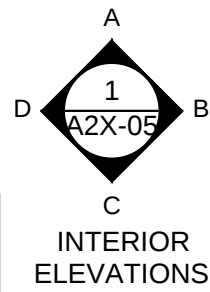
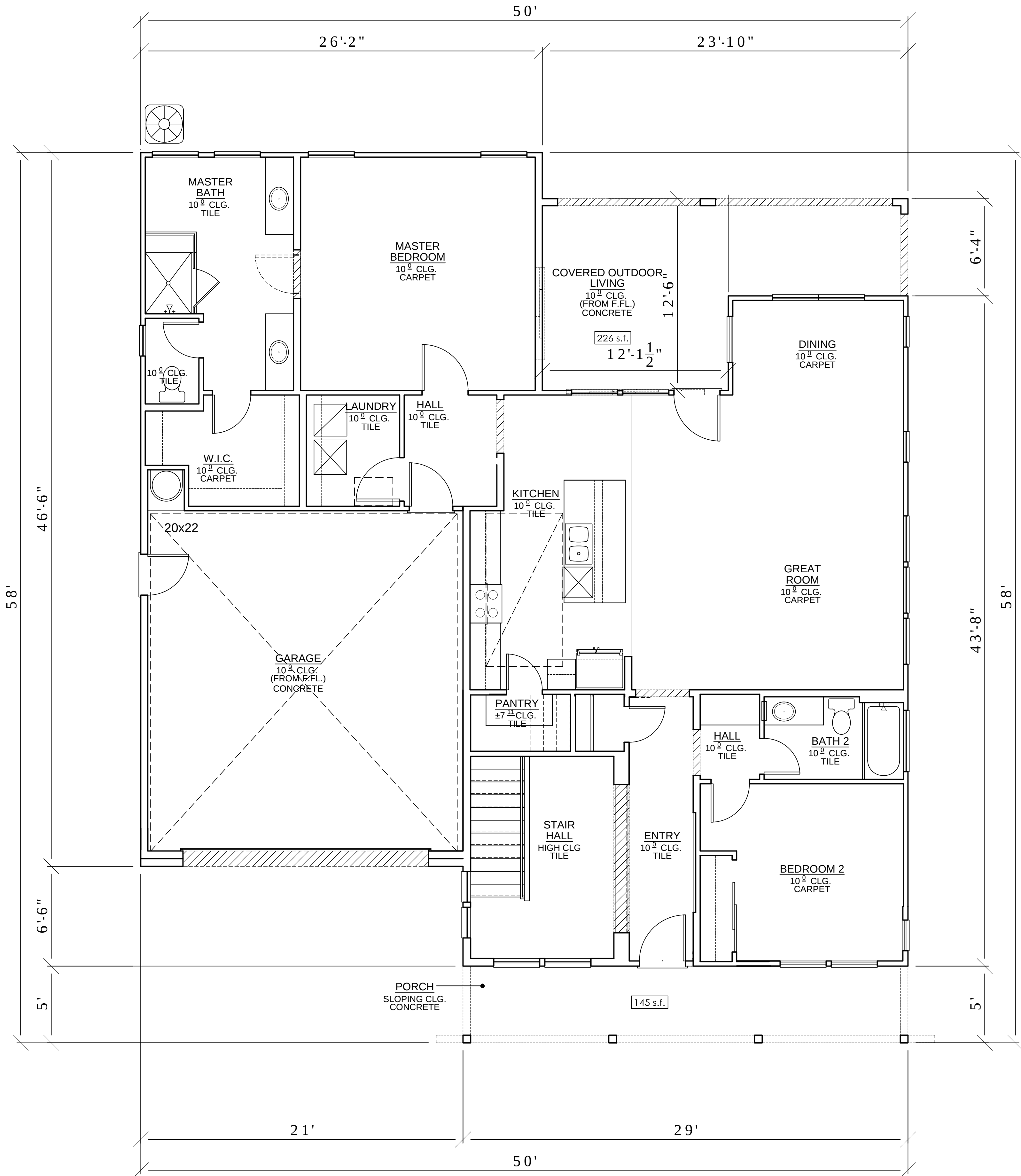
B OPT. KITCHEN ISLAND 2



C OPT. SHOWER



D OPT. BATHTUB



REFER TO "2A" FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

2XA FIRST FLOOR PLAN

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

1

KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL.
- DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- PEDESTAL SINK AT POWDER ROOM
- RECESSED MEDICINE CABINET
- 2 X 6 STUDS AT 16" O.C., U.N.O.
- 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O' 'HARD-BACKER' BOARD OR APPROVED EQ. AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- PRE-FAB SHOWER PAN 36"x48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- FREE-STANDING TUB
- TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4. SEC 502.2.1. SEC 504.4.2. AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- OPTIONAL LAUNDRY SINK

NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

FIRST FLOOR	1,718 S.F.
SECOND FLOOR	354 S.F.
TOTAL LIVING AREA	2,072 S.F.
GARAGE	484 S.F.
'A' ELEV FRONT PORCH (SHOWN)	145 S.F.
'B' ELEV FRONT PORCH	145 S.F.
'C' ELEV FRONT PORCH	92 S.F.
COVERED OUTDOOR LIVING	226 S.F.



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA

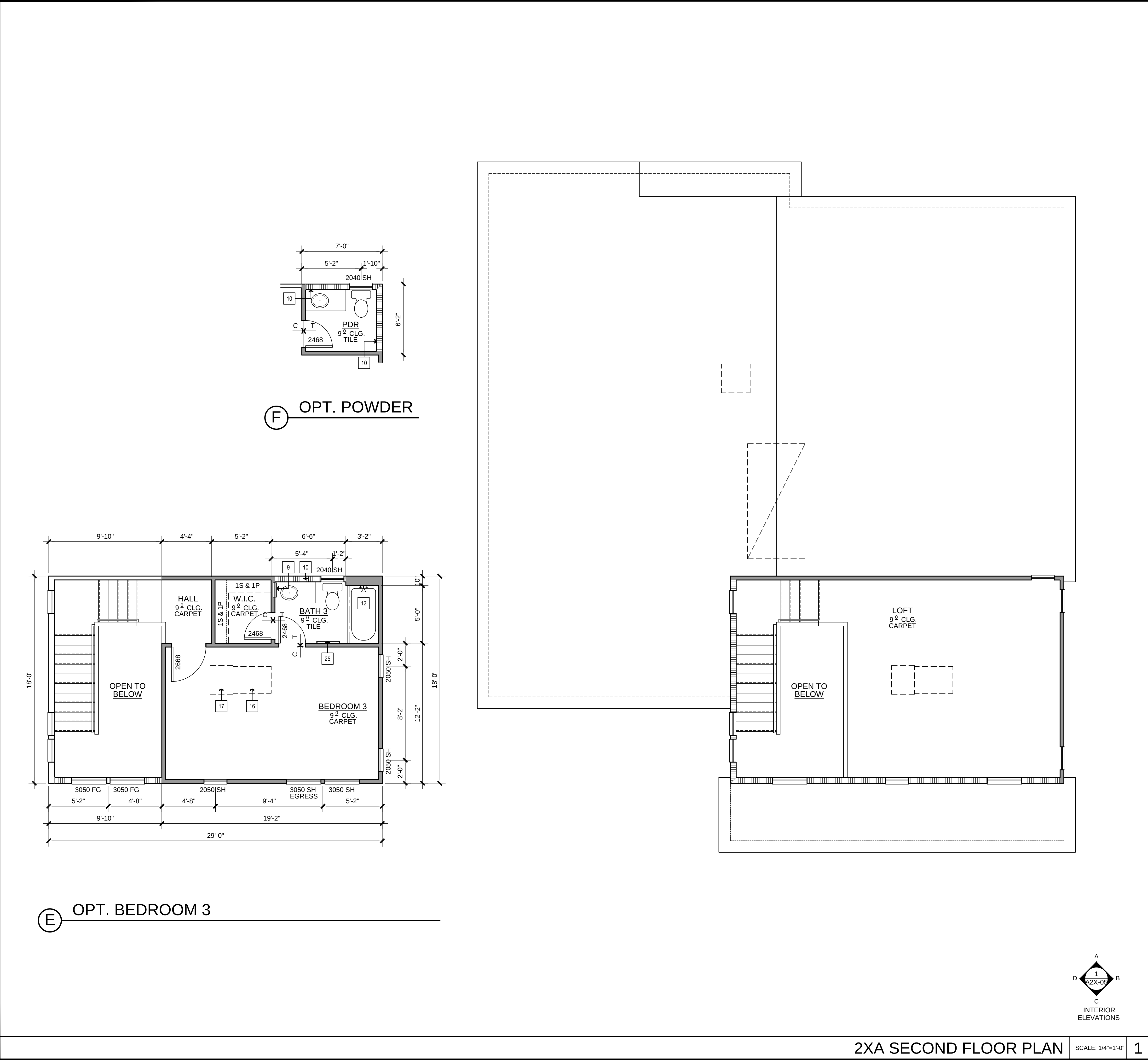
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor throughoughtly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 2XA
FIRST FLOOR PLAN
AND OPTIONS

A2X.2



KEYNOTES

1

DOUBLE SINK WITH GARBAGE DISPOSAL.

2

DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.

3

39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS

4

30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.

5

36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.

6

30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.

7

BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.

8

PEDESTAL SINK AT POWDER ROOM

9

RECESSED MEDICINE CABINET

10

2 X 6 STUDS AT 16" O.C., U.N.O.

11

36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

12

32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/ 'HARD-BACKER' BOARD OR APPROVED EQ. AND CURTAIN ROD PLANCES OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)

13A

PRE-FAB SHOWER PAN 36"X48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

13B

WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

14

FREE-STANDING TUB

15

TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.

16

AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2. VERIFY WITH MECHANICAL FOR LOCATION

17

22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.

18

WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR

19

DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)

20

STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)

21

3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)

22

SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5

23

HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.

24

1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC

25

2X8 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.

26

OPTIONAL LAUNDRY SINK

NOTES

2X4 STUDS AT 16" o.c. U.N.O.

2X6 STUDS AT 16" o.c. U.N.O.

2X8 STUDS AT 16" o.c. U.N.O.

9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION, ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

SEE SHEET A2X-01

A

1

A2X-05

B

C

INTERIOR ELEVATIONS

2XA SECOND FLOOR PLAN

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

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 2XA
SECOND FLOOR
PLAN

A2X.3

Farmhouse A

- 1. Flat Concrete Shake Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Vertical Siding
- 4. Stucco o/ Foam Trim
- 5. SmartSide Trim
- 6. Steel Sectional Garage Door
- 7. Elevation Specific Entry Door
- 8. Fascia & Barge Board
- 9. Outlooker
- 10. Stucco Post
- 11. Architectural Canopy
- 12. Coach Light

Modern Prairie B

- 1. Flat Concrete Roof Tile
- 2. Exterior Stucco
- 3. Architectural Stucco Detailing
- 4. Masonry Veneer
- 5. Stucco o/ Foam Trim
- 6. SmartSide Trim
- 7. Steel Sectional Garage Door
- 8. Elevation Specific Entry Door
- 9. Fascia & Barge Board
- 10. Coach Light

Modern C

- 1. Flat Concrete Roof Tile
- 2. Exterior Stucco
- 3. SmartSide Lap Siding
- 4. Corrugated Metal Siding
- 5. Stucco o/ Foam Trim
- 6. SmartSide Trim
- 7. Steel Sectional Garage Door
- 8. Elevation Specific Entry Door
- 9. Fascia & Barge Board
- 10. Coach Light



COLOR SCHEME 3

Front Elevation A
Farmhouse



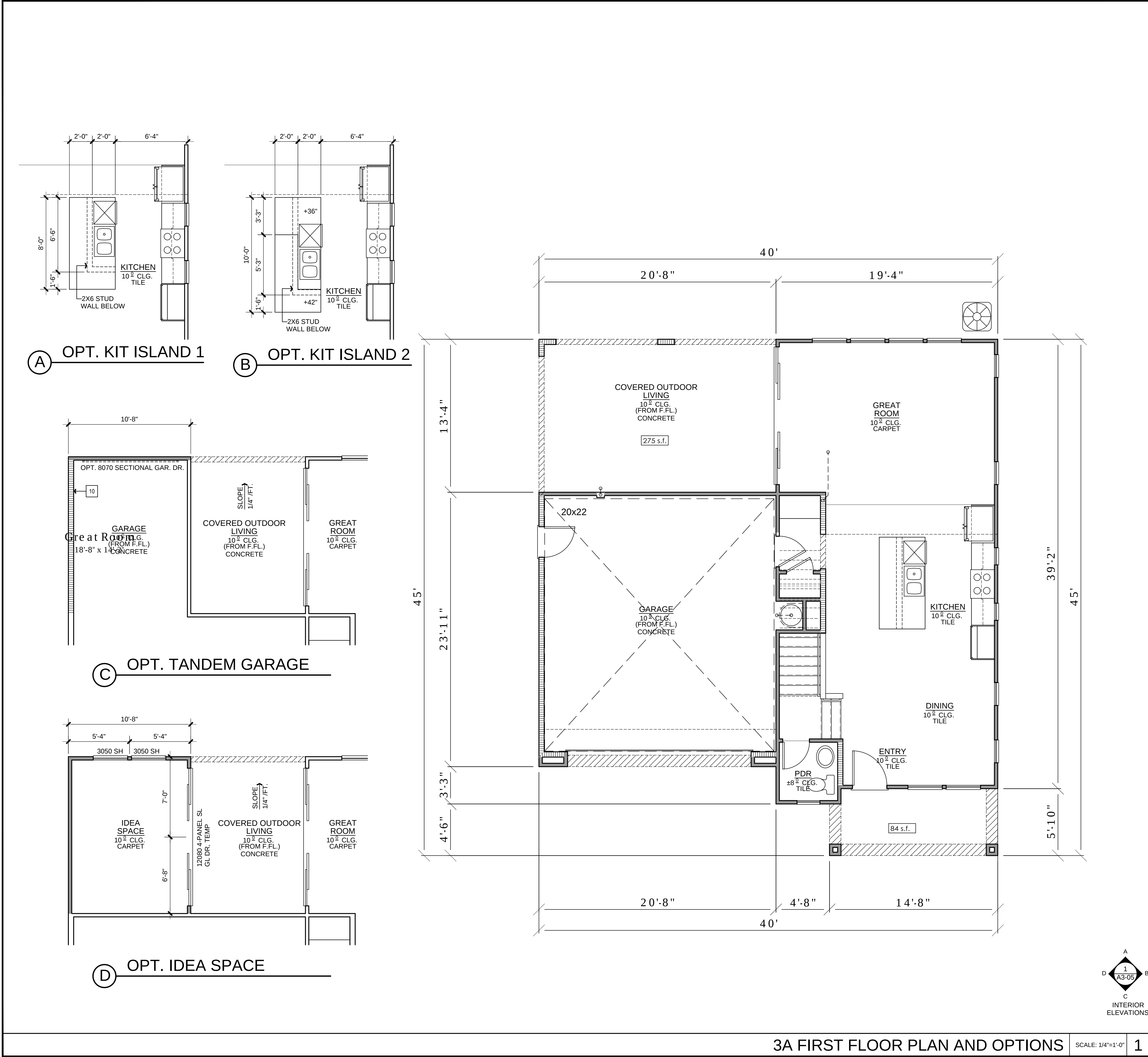
COLOR SCHEME 6

Front Elevation B
Modern Prairie



COLOR SCHEME 8

Front Elevation C
Modern



KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL.
- DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- PEDESTAL SINK AT POWDER ROOM
- RECESSED MEDICINE CABINET
- 2 X 6 STUDS AT 16" O.C., U.N.O.
- 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH: SOLID-SURFACE SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/"HARD-BACKER" BOARD OR APPROVED EQ. AND CURTAIN ROD PLANCES OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- PRE-FAB SHOWER PAN 36"x48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- FREE-STANDING TUB
- TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4. SEC 502.2.1. SEC 504.4.2. AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- OPTIONAL LAUNDRY SINK

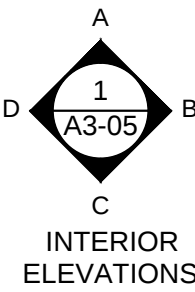
NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

FIRST FLOOR	765 S.F.
SECOND FLOOR	1,043 S.F.
TOTAL LIVING AREA	
1,808 S.F.	
GARAGE	441 S.F.
'A' ELEV FRONT PORCH (SHOWN)	84 S.F.
'B' ELEV FRONT PORCH	106 S.F.
'C' ELEV FRONT PORCH	88 S.F.
COVERED OUTDOOR LIVING	275 S.F.
COVERED OUTDOOR LIVING AT OPT. TANDEM GARAGE OR IDEA SPACE	137 S.F.
OPT. TANDEM GARAGE OR IDEA SPACE	+146 S.F.



3A FIRST FLOOR PLAN AND OPTIONS

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

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

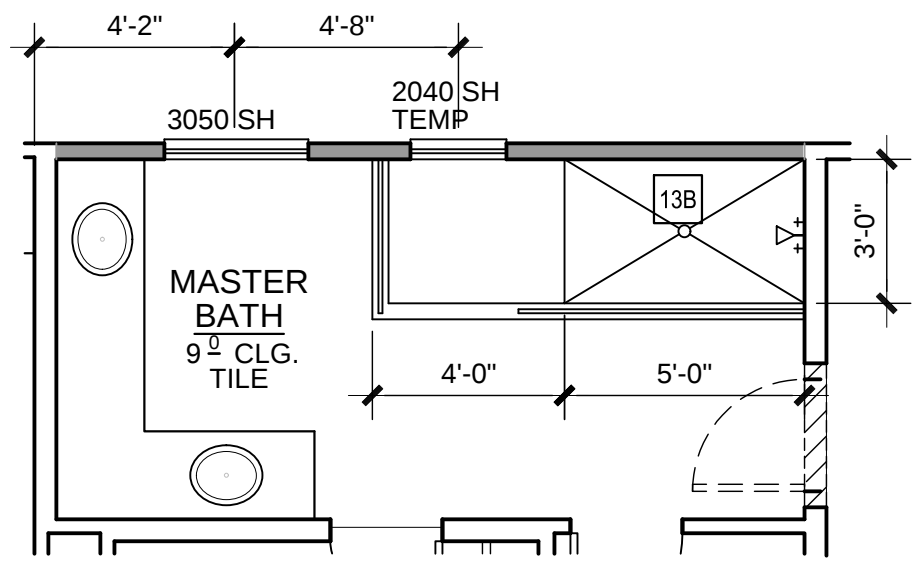
BELLA ENCANTA
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

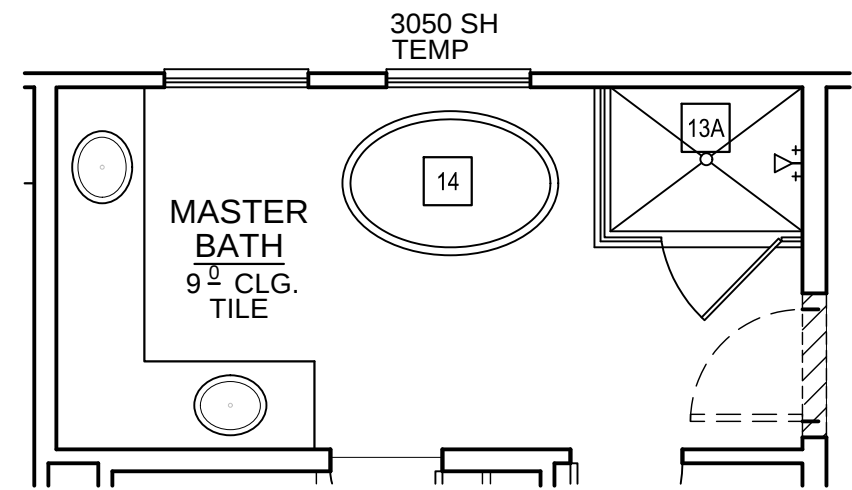
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 3A
FIRST FLOOR PLAN
AND OPTIONS

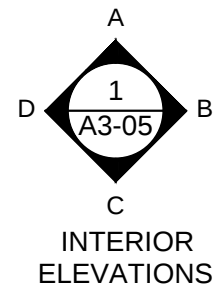
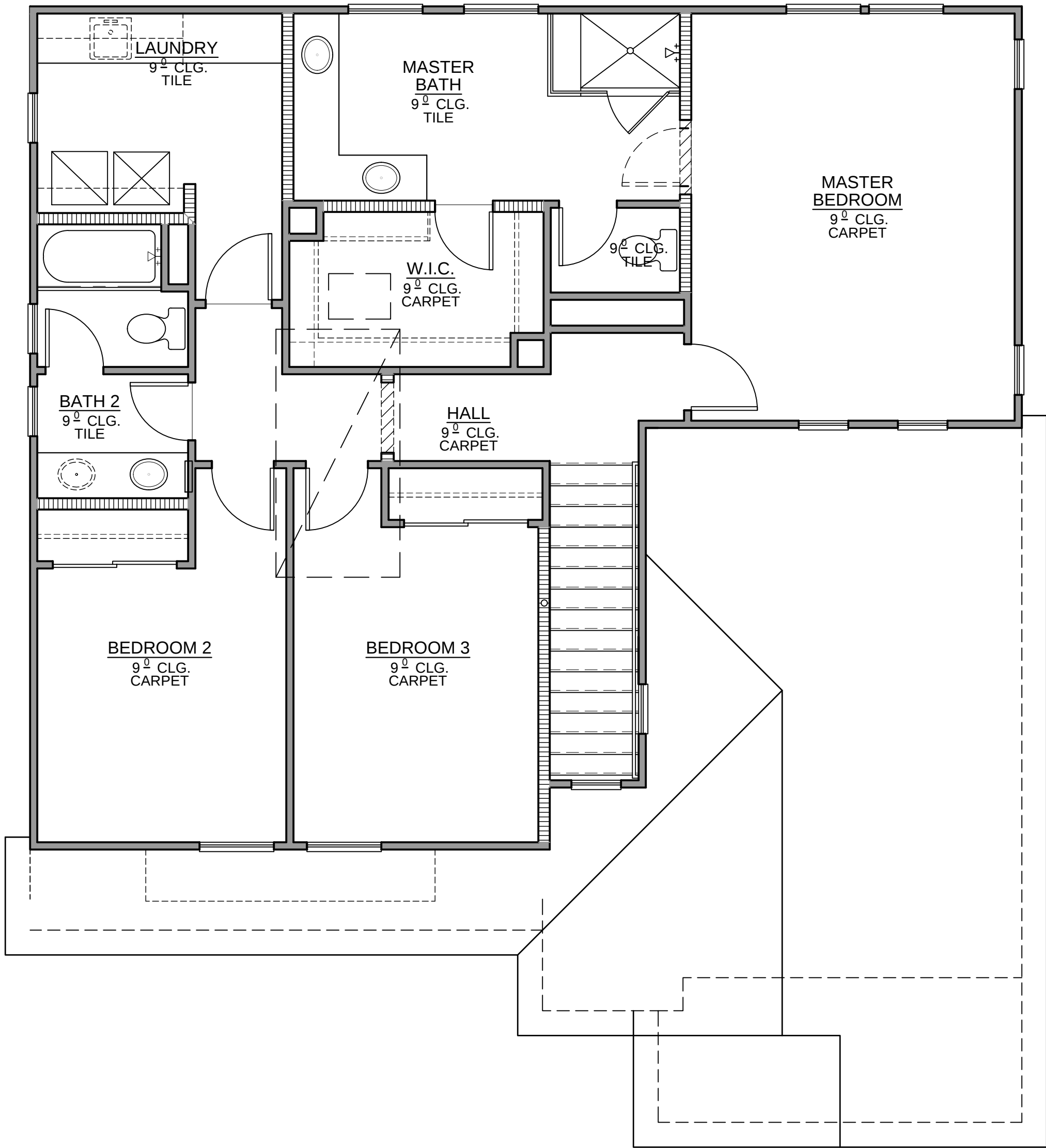
A3.2



E OPT. SHOWER



F OPT. BATHTUB



KEYNOTES

- 1 DOUBLE SINK WITH GARBAGE DISPOSAL.
- 2 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 3 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 4 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 5 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 6 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- 7 BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- 8 PEDESTAL SINK AT POWDER ROOM
- 9 RECESSED MEDICINE CABINET
- 10 2 X 6 STUDS AT 16" O.C., U.N.O.
- 11 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 12 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/ 'HARD-BACKER' BOARD OR APPROVED EQ. AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- 13A PRE-FAB SHOWER PAN 36"X48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 13B WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 14 FREE-STANDING TUB
- 15 TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- 16 AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 17 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- 18 WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- 19 DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4. SEC 502.2.1. SEC 504.4.2. AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- 20 STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 21 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- 22 SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- 23 HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 24 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 25 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- 26 OPTIONAL LAUNDRY SINK

NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

SEE SHEET A3-01



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rlflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 3A
SECOND FLOOR PLAN
AND OPTIONS

A3.3

- Farmhouse A**
1. Flat Concrete Shake Roof Tile
 2. Exterior Stucco
 3. SmartSide Vertical Siding
 4. Stucco o/ Foam Trim
 5. SmartSide Trim
 6. Decorative Shutters
 7. Steel Sectional Garage Door
 8. Elevation Specific Entry Door
 9. Fascia & Barge Board
 10. Outlooker
 11. Wood Post, Kickers, & Beam
 12. Coach Light

- Modern Prairie B**
1. Flat Concrete Roof Tile
 2. Exterior Stucco
 3. SmartSide Lap Siding
 4. Architectural Stucco Detailing
 5. Masonry Veneer
 6. Stucco o/ Foam Trim
 7. SmartSide Trim
 8. Steel Sectional Garage Door
 9. Elevation Specific Entry Door
 10. Fascia & Barge Board
 11. Coach Light

- Modern C**
1. Flat Concrete Roof Tile
 2. Exterior Stucco
 3. SmartSide Lap Siding
 4. Corrugated Metal Siding
 5. Stucco o/ Foam Trim
 6. SmartSide Trim
 7. Steel Sectional Garage Door
 8. Elevation Specific Entry Door
 9. Fascia & Barge Board
 10. Coach Light



COLOR SCHEME 3

Front Elevation A
Farmhouse



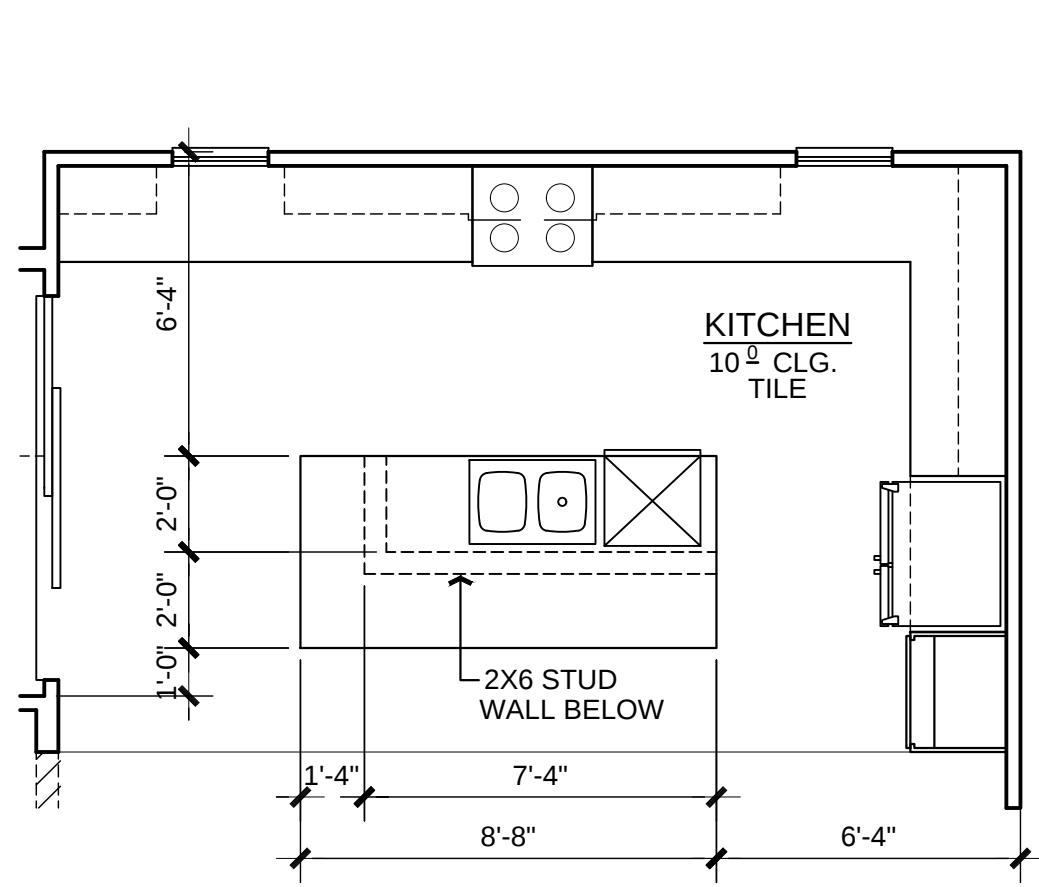
COLOR SCHEME 6

Front Elevation B
Modern Prairie

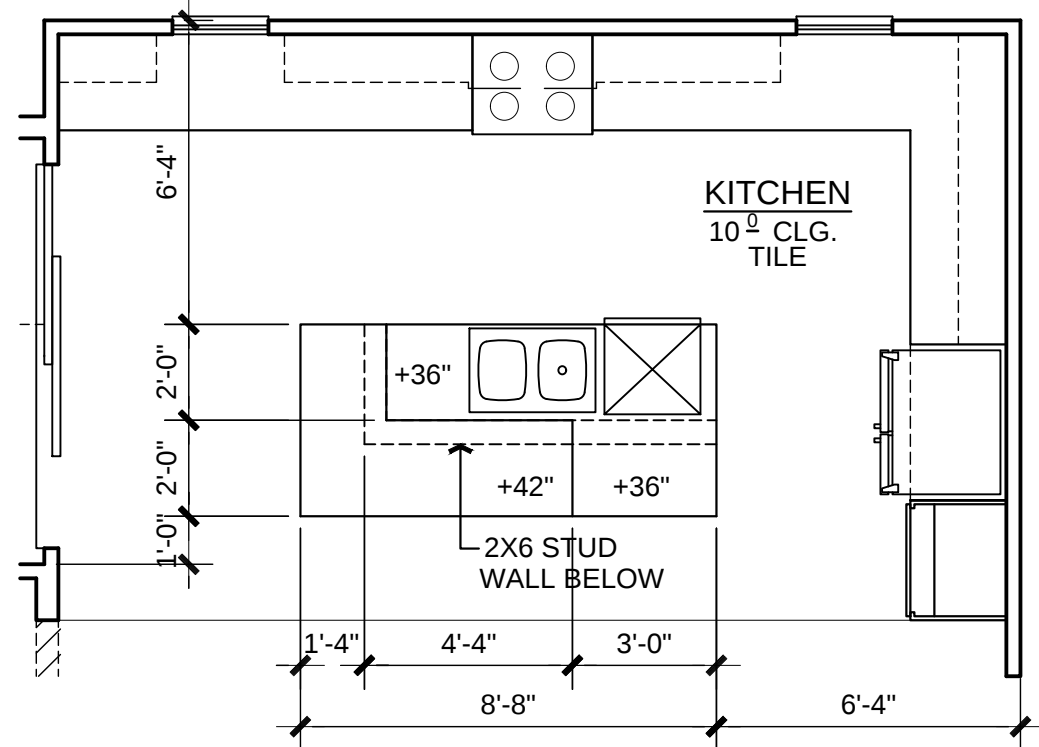


COLOR SCHEME 9

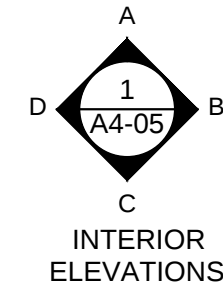
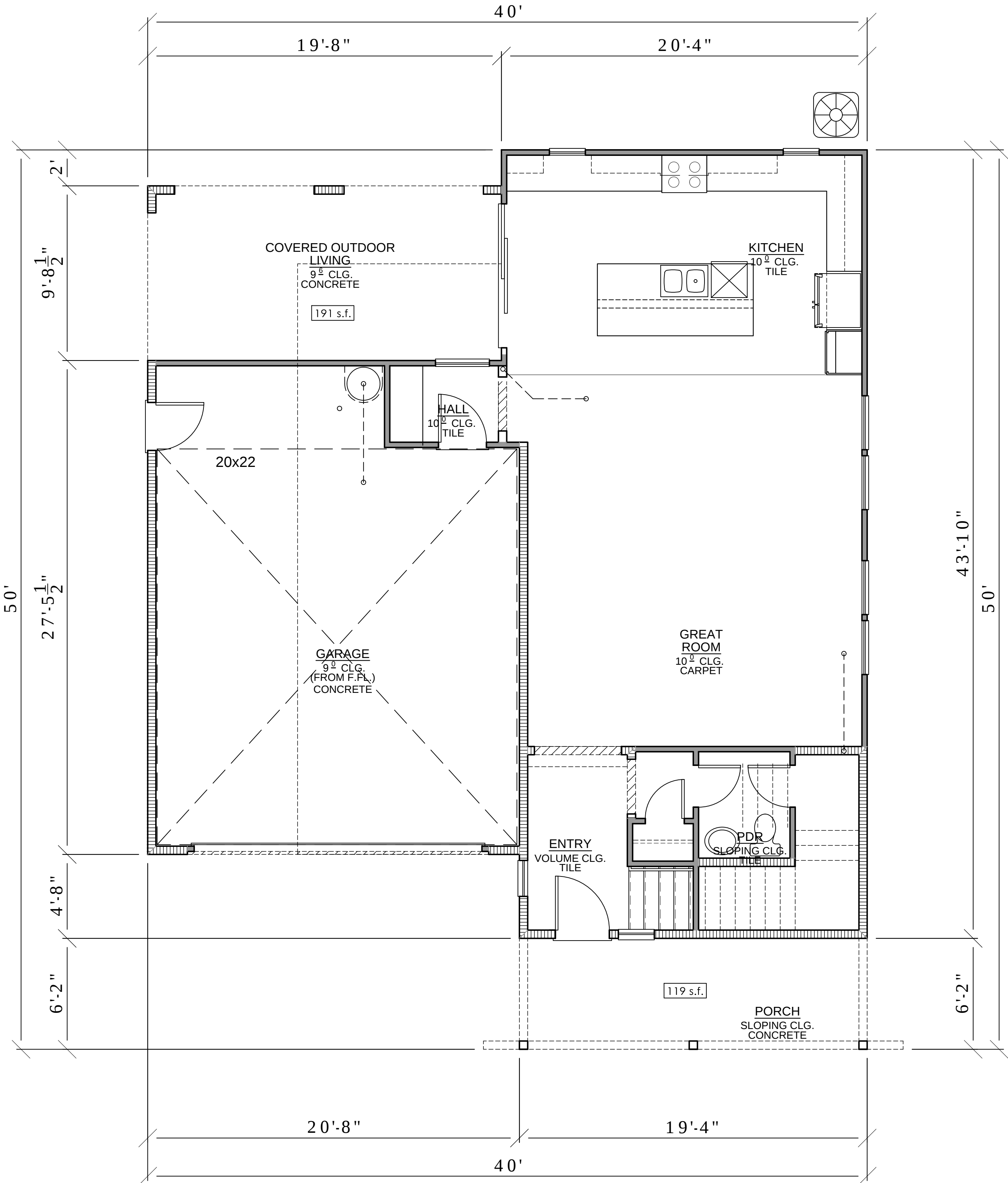
Front Elevation C
Modern



A OPT. KIT ISLAND 1



B OPT. KIT ISLAND 2



KEYNOTES

- 1 DOUBLE SINK WITH GARBAGE DISPOSAL.
- 2 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 3 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 4 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 5 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 6 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- 7 BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- 8 PEDESTAL SINK AT POWDER ROOM
- 9 RECESSED MEDICINE CABINET
- 10 2 X 6 STUDS AT 16" O.C., U.N.O.
- 11 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 12 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/"HARD-BACKER" BOARD OR APPROVED EQ. AND CURTAIN ROD PLANCES OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- 13A PRE-FAB SHOWER PAN 36"x48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 13B WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 14 FREE-STANDING TUB
- 15 TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- 16 AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 17 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- 18 WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- 19 DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- 20 STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 21 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- 22 SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- 23 HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 24 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 25 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- 26 OPTIONAL LAUNDRY SINK

NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
- 8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

FIRST FLOOR	896 S.F.
SECOND FLOOR	1,106 S.F.
TOTAL LIVING AREA	
2,002 S.F.	
GARAGE	531 S.F.
'A' ELEV FRONT PORCH (SHOWN)	119 S.F.
'B' ELEV FRONT PORCH	119 S.F.
'C' ELEV FRONT PORCH	63 S.F.
COVERED OUTDOOR LIVING	191 S.F.



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rlflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



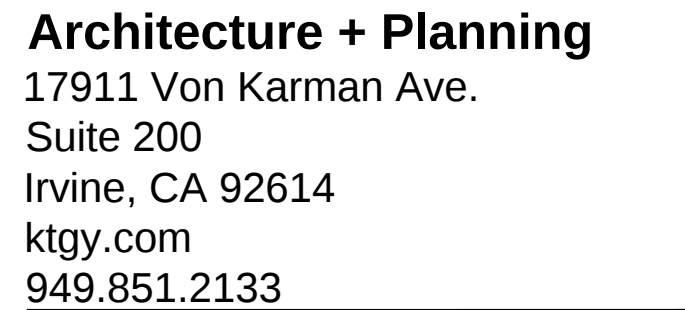
1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 4A
FIRST FLOOR PLAN
AND OPTIONS



Project Contact: Russell Flynn
Email: rflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA

Mesa, AZ

[illegible]

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 4A SECOND FLOOR PLAN AND OPTIONS

A4.3

KEYNOTES

- 1 DOUBLE SINK WITH GARBAGE DISPOSAL.

2 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.

3 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-FAB REVERSE OSMOSIS.

4 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.

5 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.

6 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.

7 BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES, (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.

8 RECESSED SINK AT POWDER ROOM.

9 PEDESTAL MEDICINE CABINET

10 2 X 6 STUDS AT 16" O.C., U.N.O.

11 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER HARD-BACKER OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC.

12 32" X 80" 1-Piece TUB AND SHOWER W/ 68" SURROUND "O" HARD-BACKER BOARD OR APPROVED EQ. AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 80" SHOWER).

13A PRE-FAB SHOWER PAN 36"x48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER HARD-BACKER OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

13B WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER HARD-BACKER OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

14 FREE-STANDING TUB.

15 TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRU)TANKLESS MODEL BR34) OR CLIENT-APPROVED EQUIV. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.

16 AIR HANDLER IN ATTIC PER IMC 904.10, PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION

17 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAN MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAUL. PROVIDE A VINYL FLOOR WEATHER-SEAL TO COMPLY W/ IECC.

18 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR

19 DRYER SPACE: PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14" MAX LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)

20 STANDARD 12" DEEP SHELVE ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)

21 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)

22 SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 12" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 8"8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 12" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5

23 HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 V WATEROFF DISCONNECT AND, WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.

24 12" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC

25 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.

26 OPTIONAL LAUNDRY SINK

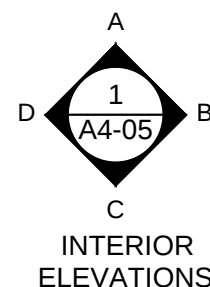
NOTES

- | | |
|---|---------------------------------------|
|  | 2X4 STUDS AT 16" o.c. U.N.O. |
|  | 2X6 STUDS AT 16" o.c. U.N.O. |
|  | 2X8 STUDS AT 16" o.c. U.N.O. |
|  | 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O. |
| | 8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O. |

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION

SEE SHEET A4-01

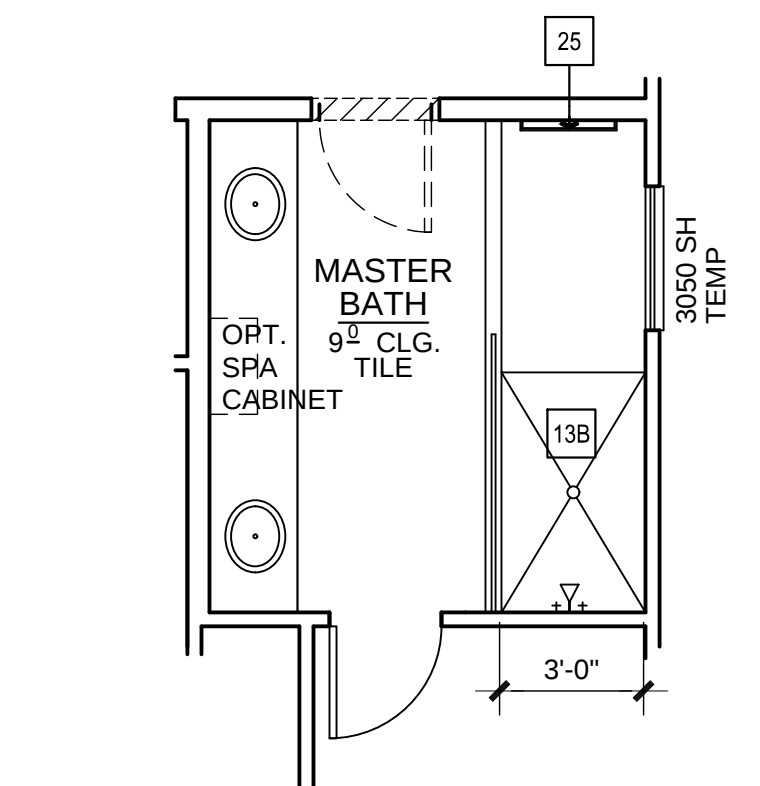


4A SECOND FLOOR PLAN AND OPTIONS

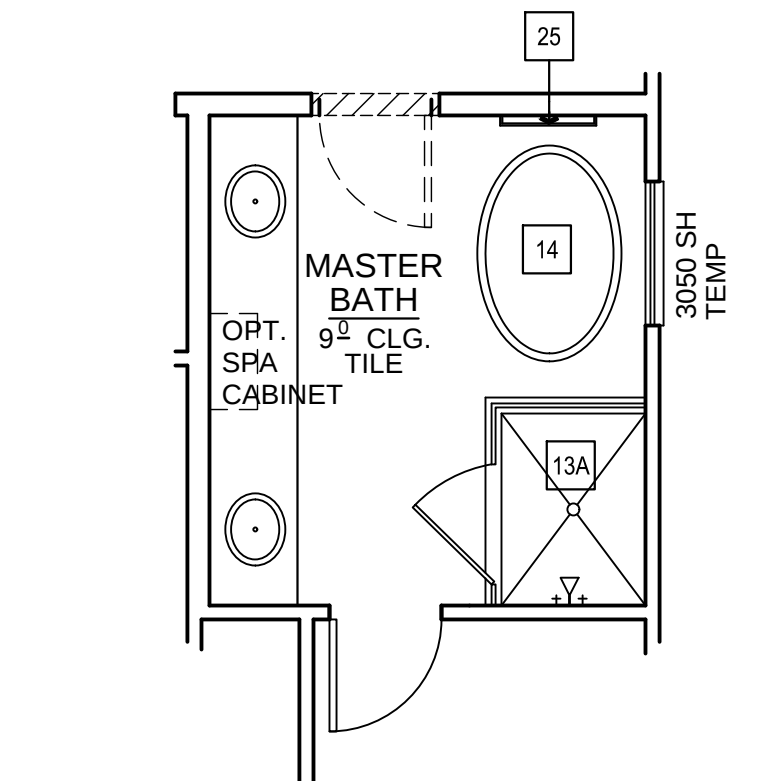
SCALE: 1/4"=1'-0"

1

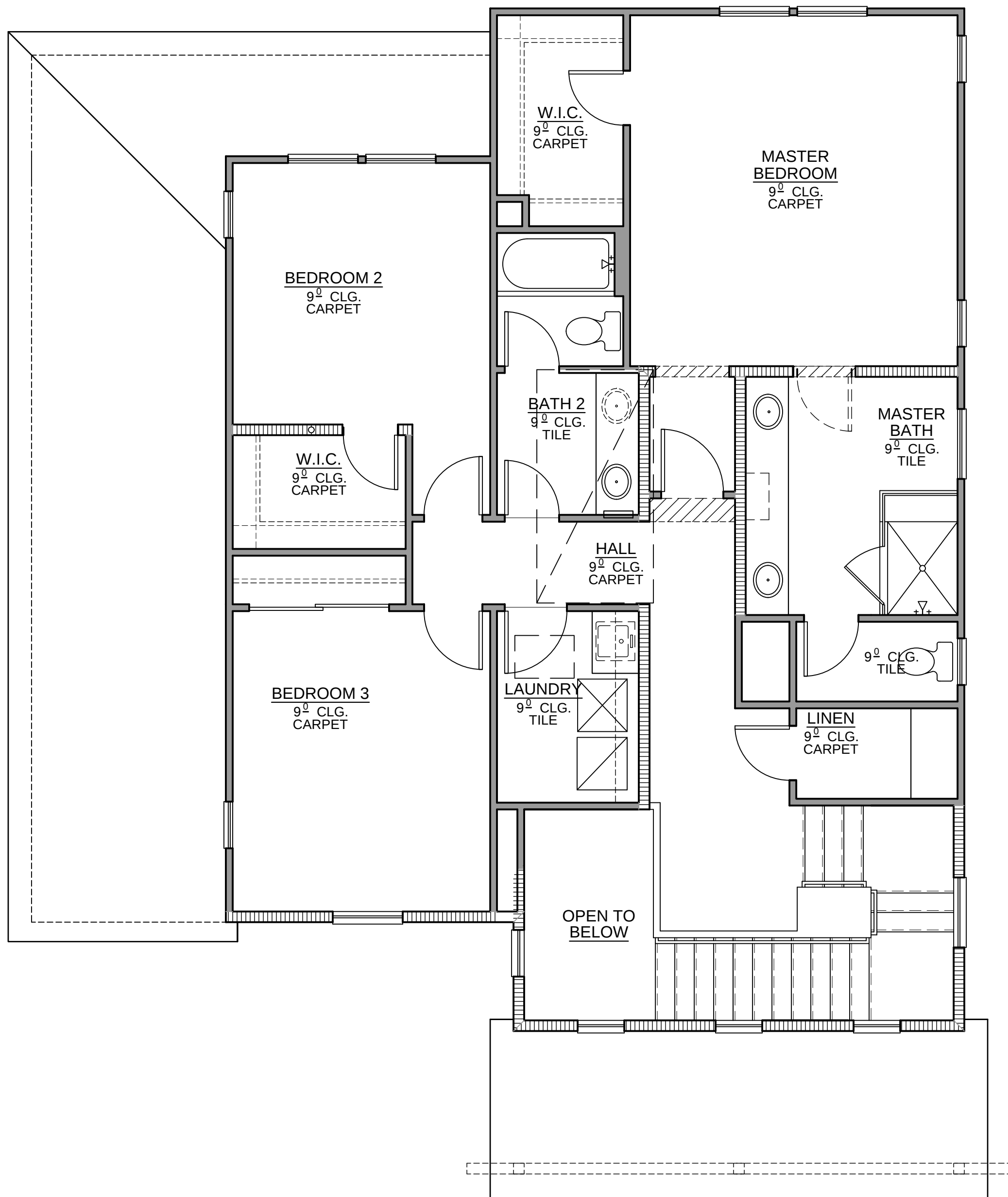
COPYRIGHT ©



☐ OPT. SHOWER



OPT. BATHTUB



Farmhouse A

1. Flat Concrete Shake Roof Tile
2. Exterior Stucco
3. SmartSide Vertical Siding
4. Stucco o/ Foam Trim
5. SmartSide Trim
6. Steel Sectional Garage Door
7. Elevation Specific Entry Door
8. Fascia & Barge Board
9. Outlooker
10. Architectural Canopy
11. Coach Light

Modern Prairie B

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Architectural Stucco Detailing
5. Stucco o/ Foam Trim
6. SmartSide Trim
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Coach Light

Modern C

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Corrugated Metal Siding
5. Masonry Veneer
6. Stucco o/ Foam Trim
7. SmartSide Trim
8. Steel Sectional Garage Door
9. Elevation Specific Entry Door
10. Fascia & Barge Board
11. Coach Light



COLOR SCHEME 1

Front Elevation A
Farmhouse



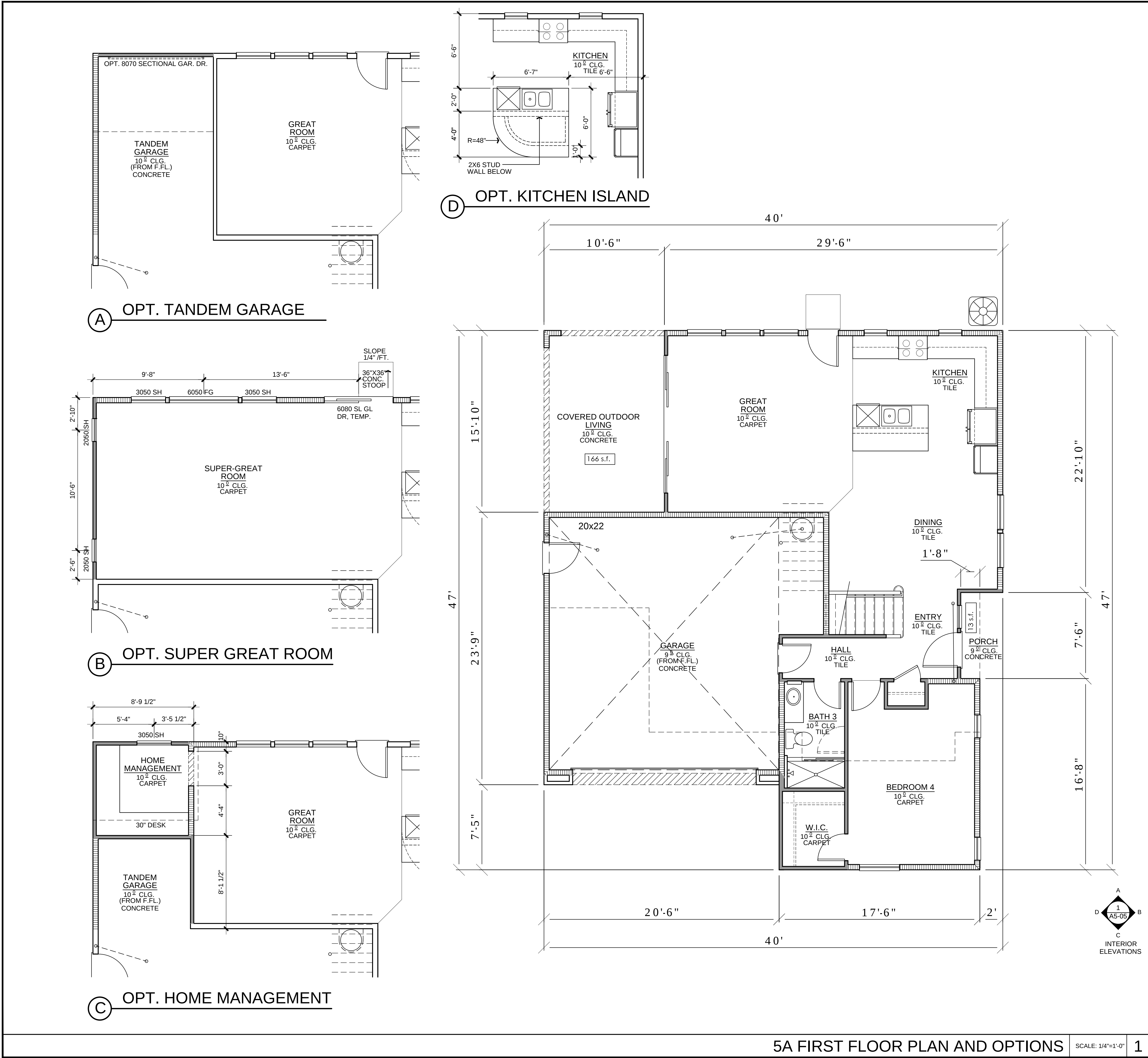
COLOR SCHEME 5

Front Elevation B
Modern Prairie



COLOR SCHEME 7

Front Elevation C
Modern



KEYNOTES

1

DOUBLE SINK WITH GARBAGE DISPOSAL.

2

DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.

3

39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS

4

30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.

5

36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.

6

30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.

7

BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.

8

PEDESTAL SINK AT POWDER ROOM

9

RECESSED MEDICINE CABINET

10

2 X 6 STUDS AT 16" O.C., U.N.O.

11

36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

12

32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/ 'HARD-BACKER' BOARD OR APPROVED EQ. AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)

13A

PRE-FAB SHOWER PAN 36"X48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

13B

WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC

14

FREE-STANDING TUB

15

TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.

16

AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2. VERIFY WITH MECHANICAL FOR LOCATION

17

22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.

18

WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR

19

DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4. SEC 502.2.1. SEC 504.4.2. AND SEC 504.4.2.1. 4" DIA 14" MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)

20

STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)

21

3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)

22

SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5

23

HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.

24

1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC

25

2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.

26

OPTIONAL LAUNDRY SINK

NOTES

2X4 STUDS AT 16" o.c. U.N.O.

2X6 STUDS AT 16" o.c. U.N.O.

2X8 STUDS AT 16" o.c. U.N.O.

9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION, ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

FIRST FLOOR

1,022 S.F.

SECOND FLOOR

1,174 S.F.

TOTAL LIVING AREA

2,196 S.F.

GARAGE

464 S.F.

'A' ELEV FRONT PORCH (SHOWN)

13 S.F.

'B' ELEV FRONT PORCH

13 S.F.

'C' ELEV FRONT PORCH

31 S.F.

COVERED OUTDOOR LIVING

166 S.F.

OPT. TANDER OR SUPER GREAT ROOM

+166 S.F.

OPT. HOME MANAGEMENT

+72 S.F.

OPT. GARAGE STORAGE

+100 S.F.

ktgy

Architecture + Planning

17911 Von Karman Ave.

Suite 200

Irvine, CA 92614

ktgy.com

949.851.2133

KTGY Project No:

2017-0479

Project Contact:

Russell Flynn

Email:

rflynn@ktgy.com

Principal:

Chris Texter

Project Designer:

Chris Texter

Developer

Bela Flor

COMMUNITIES

1635 N. Greenfield Road Suite 115

Mesa, Arizona 85205

BELLA ENCANTA

Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

PLAN 5A

FIRST FLOOR PLAN

AND OPTIONS

A5.2

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

1

AS-05

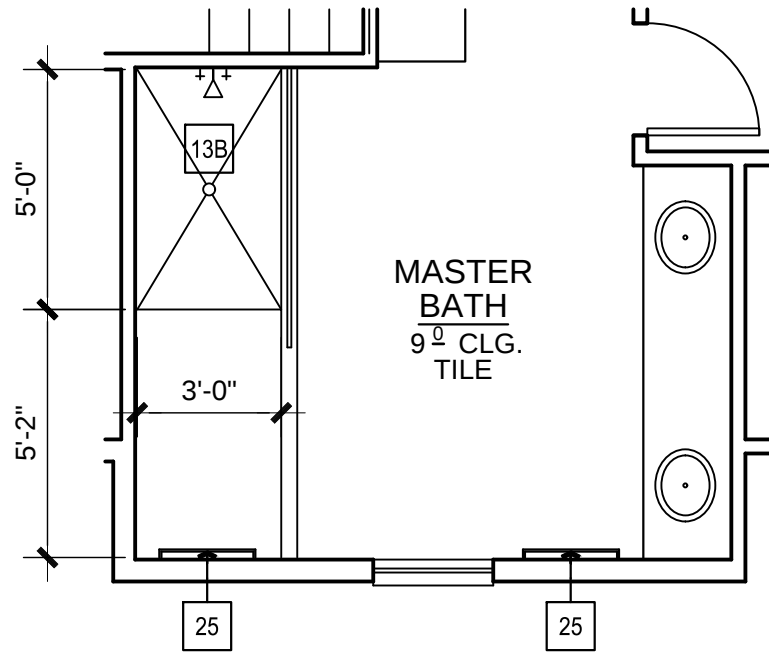
C

INTERIOR ELEVATIONS

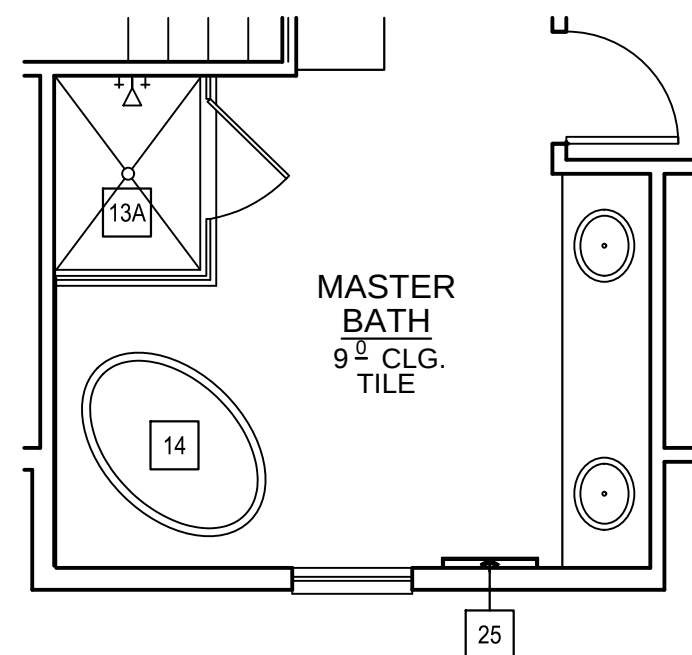
SCALE: 1/4"=1'-0"

1

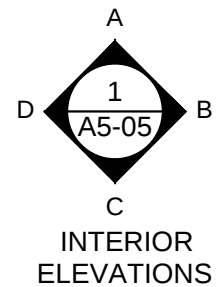
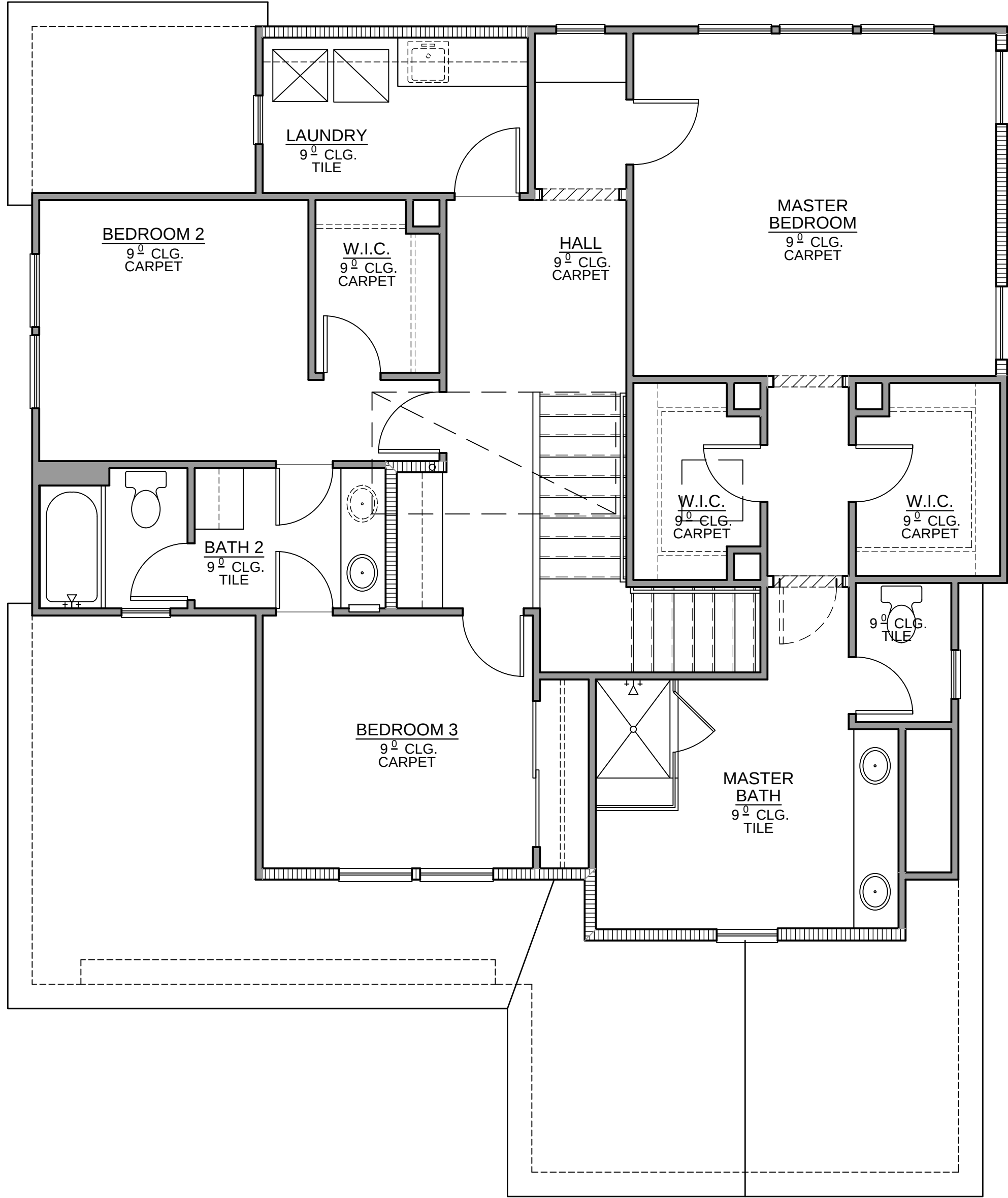
COPYRIGHT ©



E OPT. SHOWER



F OPT. BATHTUB



KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL.
- DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- PEDESTAL SINK AT POWDER ROOM
- RECESSED MEDICINE CABINET
- 2 X 6 STUDS AT 16" O.C., U.N.O.
- 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/"HARD-BACKER" BOARD OR APPROVED EQ. AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- PRE-FAB SHOWER PAN 36"X48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER "HARD-BACKER" OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- FREE-STANDING TUB
- TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14" MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- OPTIONAL LAUNDRY SINK

NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

SEE SHEET A5-01



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 5A
SECOND FLOOR PLAN
AND OPTIONS

A5.3

Farmhouse A

1. Flat Concrete Shake Roof Tile
2. Exterior Stucco
3. SmartSide Vertical Siding
4. Stucco o/ Foam Trim
5. SmartSide Trim
6. Steel Sectional Garage Door
7. Elevation Specific Entry Door
8. Fascia & Barge Board
9. Outlooker
10. Exposed Rafters
11. Wood Kickers & Beam
10. Architectural Canopy
11. Coach Light

Modern Prairie B

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Masonry Veneer
5. Stucco o/ Foam Trim
6. SmartSide Trim
7. Steel Sectional Garage Door
8. Elevation Specific Entry Door
9. Fascia & Barge Board
10. Coach Light

Modern C

1. Flat Concrete Roof Tile
2. Exterior Stucco
3. SmartSide Lap Siding
4. Corrugated Metal Siding
5. Masonry Veneer
6. Stucco o/ Foam Trim
7. SmartSide Trim
8. Steel Sectional Garage Door
9. Elevation Specific Entry Door
10. Fascia & Barge Board
11. Coach Light



COLOR SCHEME 2

Front Elevation A
Framhouse

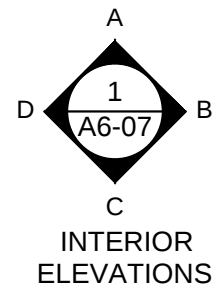
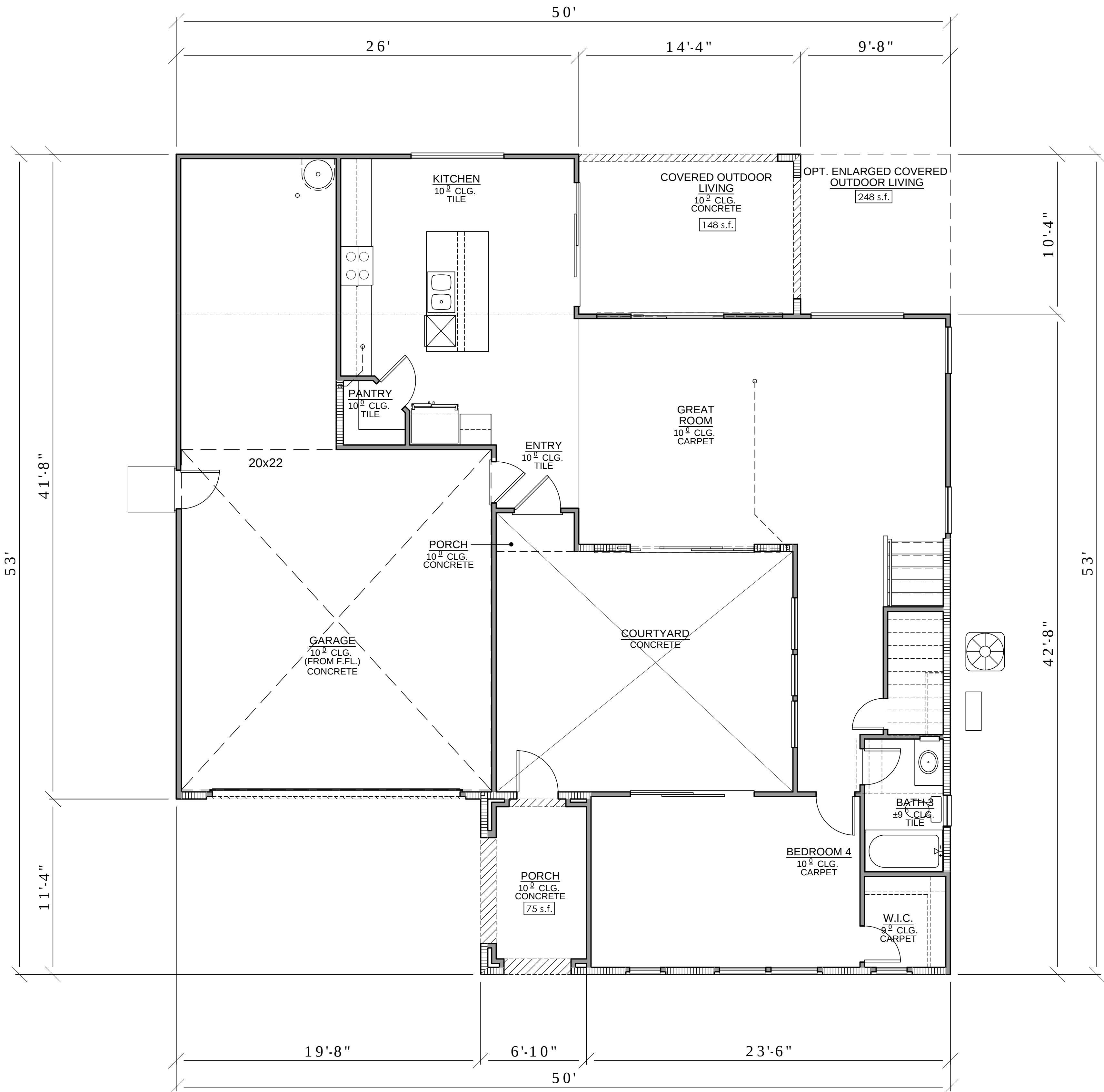


COLOR SCHEME 4

COLOR SCHEME 8

Front Elevation B
Modern Prairie

Front Elevation C
Modern



6A FIRST FLOOR PLAN

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

1

KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL.
- DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- PEDESTAL SINK AT POWDER ROOM
- RECESSED MEDICINE CABINET
- 2 X 6 STUDS AT 16" O.C., U.N.O.
- 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O' 'HARD-BACKER' BOARD OR APPROVED EQ. AND CURTAIN ROD PLANCES OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- PRE-FAB SHOWER PAN 36"X48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- FREE-STANDING TUB
- TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 2X6 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- OPTIONAL LAUNDRY SINK

NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.	
FIRST FLOOR	1,129 S.F.
SECOND FLOOR	1,218 S.F.
TOTAL LIVING AREA	2,347 S.F.
GARAGE	654 S.F.
'A' ELEV FRONT PORCH (SHOWN)	75 S.F.
'B' ELEV FRONT PORCH	75 S.F.
'C' ELEV FRONT PORCH	75 S.F.
COVERED OUTDOOR LIVING	148 S.F.
OPT. ENLARGED COVERED OUTDOOR LIVING	+100 S.F.
OPT. ENLARGED KITCHEN OR IDEA ROOM	+200 S.F.
OPT. IDEA ROOM 2	+141 S.F.
GARAGE STORAGE AT OPT. IDEA ROOM 2	+59 S.F.



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rlflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

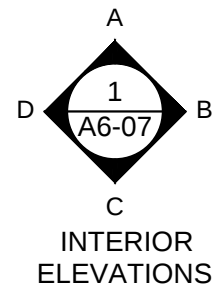
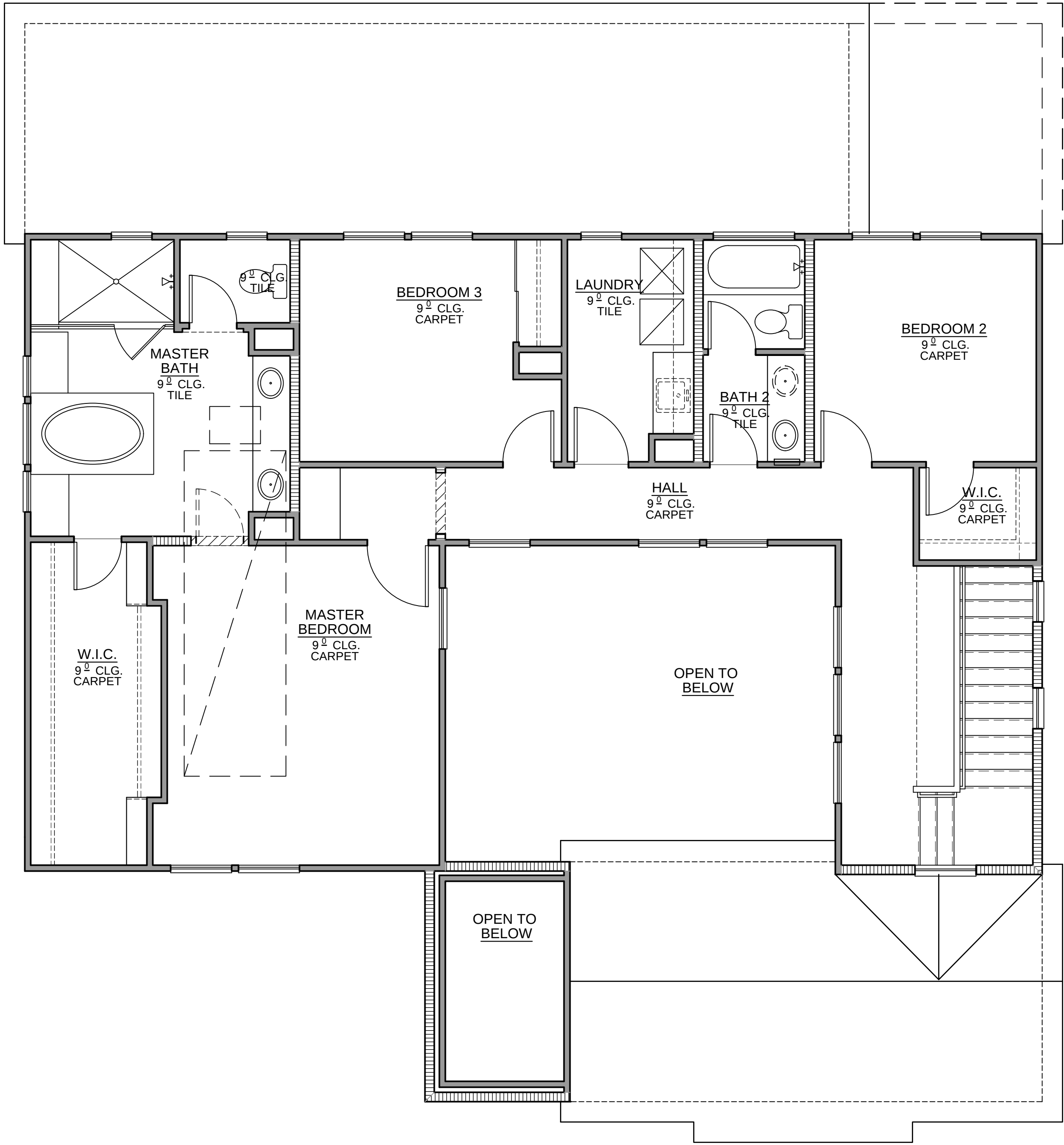
BELLA ENCANTA
Mesa, AZ

No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PLAN 6A
FIRST FLOOR PLAN

A6.2



KEYNOTES

- 1 DOUBLE SINK WITH GARBAGE DISPOSAL.
- 2 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
- 3 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 4 30" ELECTRIC SLIDE-IN RANGE WITH LIGHT AND FAN AND MICROWAVE ABOVE.
- 5 36" DROP-IN ELECTRIC COOKTOP WITH HOOD AND LIGHT ABOVE.
- 6 30" WIDE BUILT-IN ELECTRIC SINGLE-OVEN WITH MICROWAVE ABOVE.
- 7 BUILT-IN PANTRY WITH (5) 12" AND 16" DEEP SHELVES. (5) 16" DEEP SHELVES AT WOOD-FRAMED PANTRY WITH DOOR.
- 8 PEDESTAL SINK AT POWDER ROOM
- 9 RECESSED MEDICINE CABINET
- 10 2 X 6 STUDS AT 16" O.C., U.N.O.
- 11 36" X 60" DROP-IN ACRYLIC TUB ON DECK WITH SOLID-SURFACE SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 12 32" X 60" 1-PIECE TUB AND SHOWER W/ 68" SURROUND O/'HARD-BACKER' BOARD OR APPROVED EQ. AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES. (OPT. 32" X 60" SHOWER.)
- 13A PRE-FAB SHOWER PAN 36"x48" (U.N.O. ON PLANS) W/ 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 13B WALK-IN SHOWER WITH PRE-FAB SHOWER PAN AND 68" (MIN.) SURROUND OVER 'HARD-BACKER' OR APPROVED EQ. BOARD W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE IPC
- 14 FREE-STANDING TUB
- 15 TANK-TYPE FLOOR-MOUNTED ELECTRIC WATER HEATER WITH SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE AND DRAIN TO OUTSIDE. SEE DETAIL(S). OPTIONAL TANKLESS ELECTRIC (TRUTANKLESS MODEL BR34) OR CLIENT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS. VERIFY SIZE, LOCATION AND REQUIRED CLEARANCE WITH MANUFACTURER PRIOR TO COMMENCING CONSTRUCTION.
- 16 AIR HANDLER IN ATTIC PER IMC 904.10. PROVIDE LIGHT, POWER AND ACCESS. UPRIGHT AND HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN ATTIC PROVIDED THE REQUIRED LISTINGS AND CLEARANCES ARE OBSERVED. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE & VENT TO OUTSIDE PER IMC CHAPTER 8. INTAKE AIR PER IMC CHAPTER 7. PROVIDE ADDITIONAL GALV. METAL PAN WITH SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE PER IMC 310.2 VERIFY WITH MECHANICAL FOR LOCATION
- 17 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE CRC. PROVIDE SWITCH LIGHT, 110 V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC.
- 18 WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) SMITTY PAN W/ DRAIN @ 2ND FLOOR
- 19 DRYER SPACE : PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CMC SEC. 504.4, SEC 502.2.1, SEC 504.4.2, AND SEC 504.4.2.1. 4" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX. PROVIDE RECESSED DRYER VENT BOX - VERIFY LOCATION AND TYPE OF RECESS WITH BUILDER AND ENGINEERS. (DRYER TO OCCUR AT RIGHT SIDE OF WASHER, TYP.)
- 20 STANDARD 12" DEEP SHELF ABOVE WASHER / DRYER AND SINGLE-POLE ABOVE LOWER CABINET. (OPT. LAUNDRY SINK)
- 21 3" DIAMETER CONCRETE-FILLED STEEL PIPE. EXTEND 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL(S)
- 22 SEPARATION REQUIRED - PER IRC R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE 702.3.5
- 23 HEAT PUMP ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
- 24 1/2" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 25 2X8 FLAT BLOCKING AT +54" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- 26 OPTIONAL LAUNDRY SINK

NOTES

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- 2X8 STUDS AT 16" o.c. U.N.O.
- 9'-0" INT SOFFIT AT 1ST FLOOR, U.N.O.
- 8'-0" INT SOFFIT AT 2ND FLOOR, U.N.O.

SQUARE FOOTAGE

NOTE: ALL SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION, ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

SEE SHEET A6-01



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2017-0479

Project Contact: Russell Flynn
Email: rlflynn@ktgy.com

Principal: Chris Texter
Project Designer: Chris Texter

Developer



1635 N. Greenfield Road Suite 115
Mesa, Arizona 85205

BELLA ENCANTA
Mesa, AZ

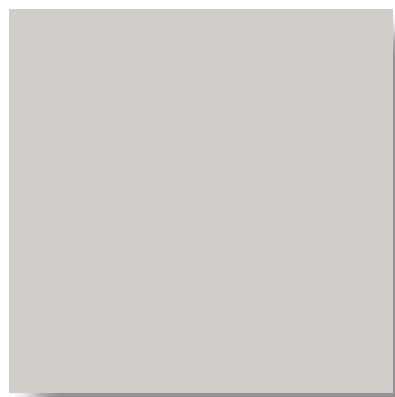
No.	Date	Description
	2018/07/03	Entitlement Set

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

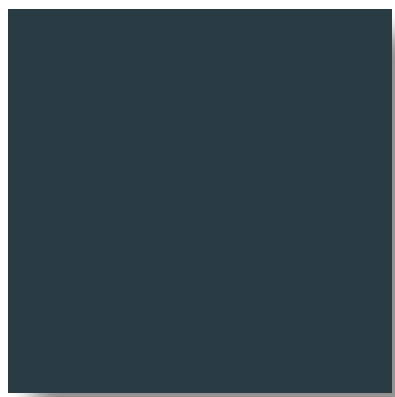
PLAN 6A
SECOND FLOOR PLAN

A6.3

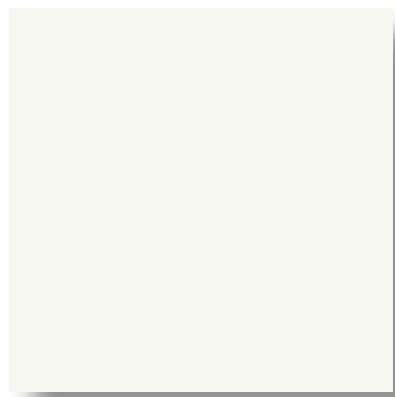
SCHEME 1



STUCCO BODY
SW7671-ON THE ROCKS



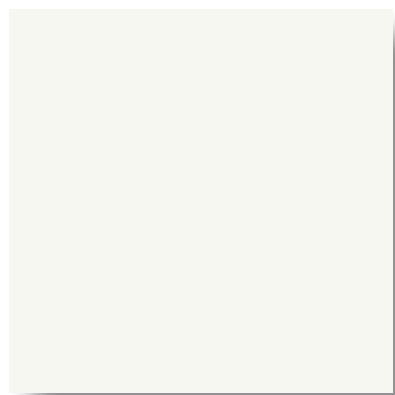
SIDING BODY | BOARD & BATTEN
ALL SIDING TRIMS | TRIM BOARDS
SW6237-DARK KNIGHT



FASCIA | EAVES | CORBELS
SW7757-HIGH REFLECTIVE WHITE



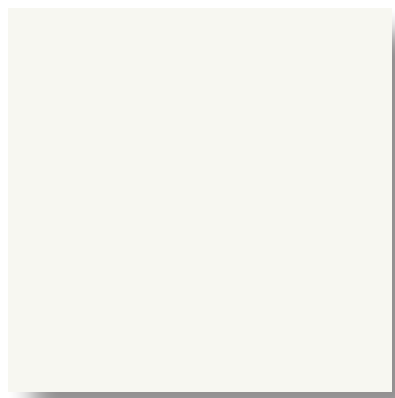
ENTRY DOOR
EYEBROWS O/ GARAGE & WINDOW
SW6138-ARTIFACT



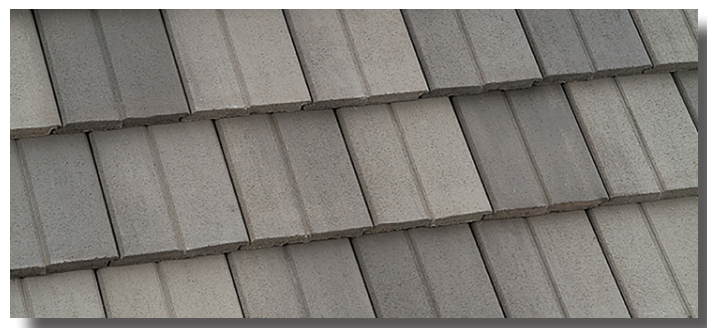
TRIM AT STUCCO
GARAGE | GARAGE TRIM | POTSHELF @ SIDING
SW7757-HIGH REFLECTIVE WHITE



METAL ROOF
CUSTOM BILT ROOF | OLD TOWNE GRAY

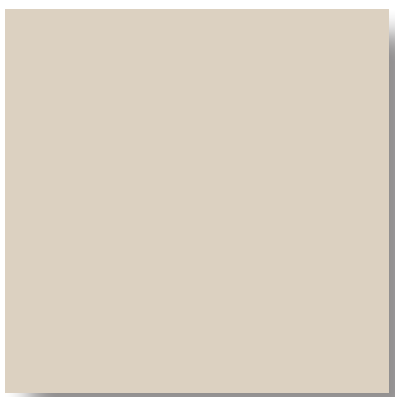


SHUTTERS
SW7757-HIGH REFLECTIVE WHITE



ROOF MATERIAL
EAGLE ROOFING
DOUBLE EAGLE SLATE PROFILE | 4097 SLATE RANGE

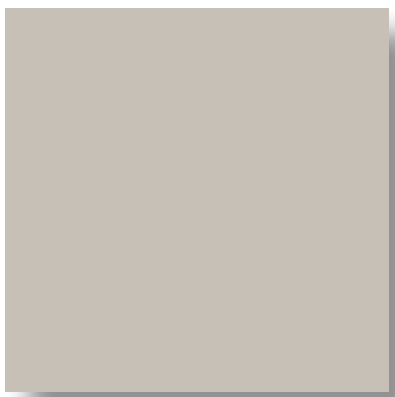
SCHEME 2



STUCCO BODY
SW7531-CANVAS TAN



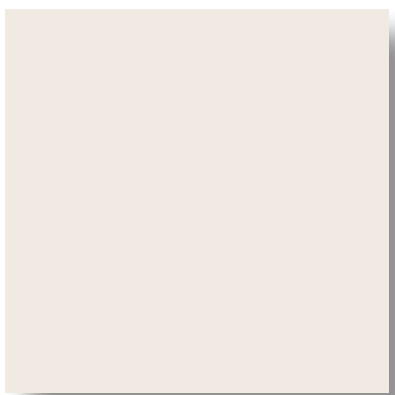
SIDING BODY | BOARD & BATTEN
ALL SIDING TRIMS | TRIM BOARDS
SW7598-SIERRA REDWOOD



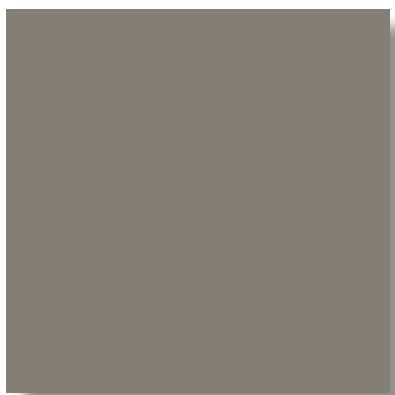
FASCIA | EAVES | CORBELS
SW7641-COLONNADE GRAY



ENTRY DOOR
EYEBROWS O/ GARAGE & WINDOW
SW7068-GRIZZLE GRAY



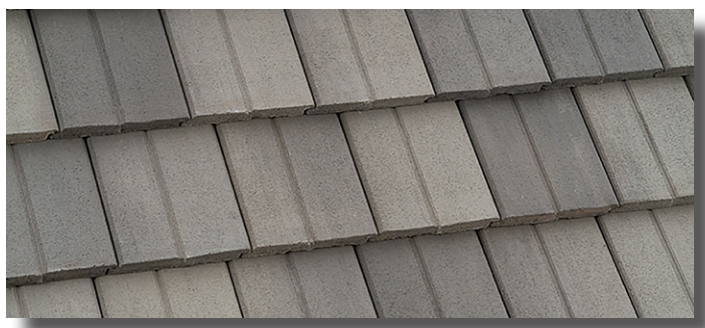
TRIM AT STUCCO
GARAGE | GARAGE TRIM | POTSHELF @ SIDING
SW8917-SHELL WHITE



METAL ROOF
CUSTOM BILT ROOF | ZINC GRAY

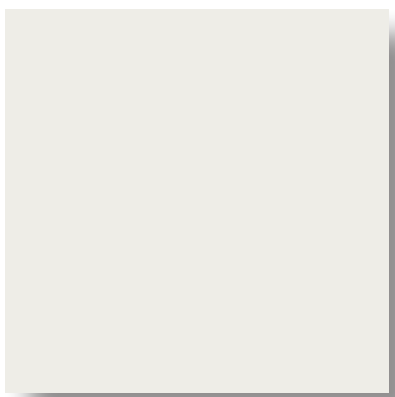


SHUTTERS
SW7068-GRIZZLE GRAY

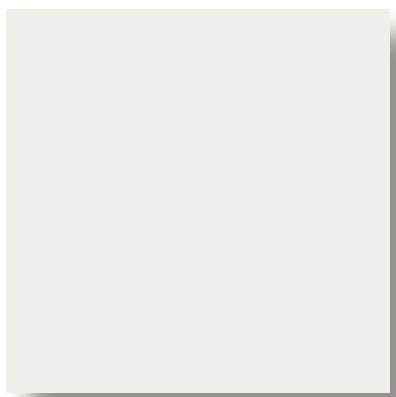


ROOF MATERIAL
EAGLE ROOFING
DOUBLE EAGLE SLATE PROFILE | 4097 SLATE RANGE

SCHEME 3



STUCCO BODY
SW7005-PURE WHITE



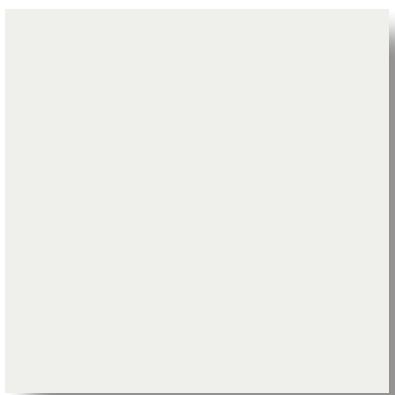
SIDING BODY | BOARD & BATTEN
ALL SIDING TRIMS | TRIM BOARDS
SW7006-EXTRA WHITE



FASCIA | EAVES | CORBELS
SW7645-THUNDER GRAY



ENTRY DOOR
EYEBROWS O/ GARAGE & WINDOW
SW7645-THUNDER GRAY



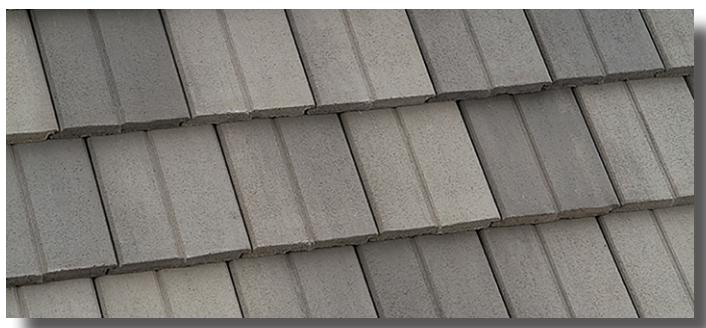
TRIM AT STUCCO
GARAGE | GARAGE TRIM | POTSHELF @ SIDING
SW7006-EXTRA WHITE



METAL ROOF
CUSTOM BILT ROOF | OLD TOWN GRAY

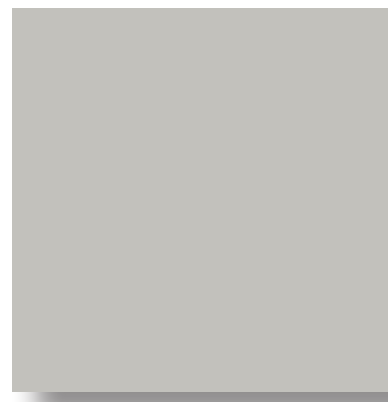


SHUTTERS
SW7645-THUNDER GRAY



ROOF MATERIAL
EAGLE ROOFING
DOUBLE EAGLE SLATE PROFILE | 4097 SLATE RANGE

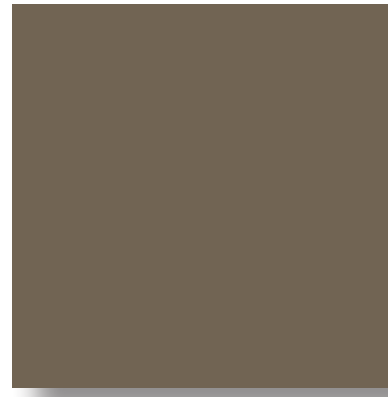
SCHEME 4



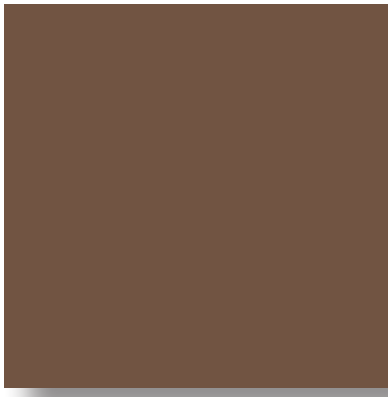
STUCCO BODY
STUCCO TRIM AT WINDOWS
SW7649-SILVERPLATE



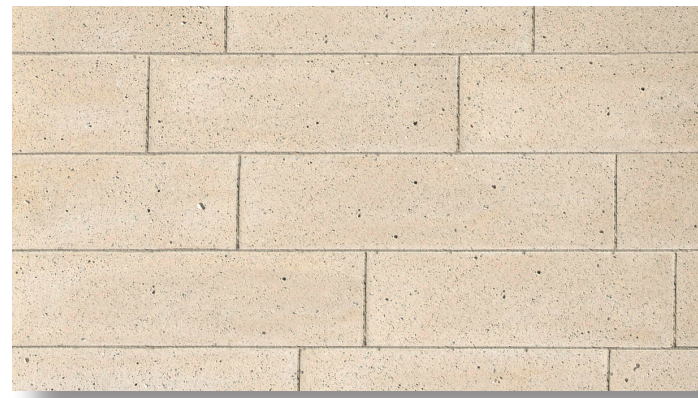
SIDING BODY | GARAGE DOORS
ALL SIDING TRIMS | TRIM BOARDS | GARAGE TRIM
SW7546-PRAIRIE GRASS



FASCIA | EAVES |
OTHER TRIM
SW7040-SMOKEHOUSE



ENTRY DOORS
EYEBROWS O/ GARAGE | FRIEZE BELOW FASCIA BOARD
SW6068-BREVITY BROWN



STONE VENEER
CREATIVE MINES | TIGHTFIT DRYSTACK | CRAFT INNER PIECE | ENLIGHTEN



ROOF MATERIAL
EAGLE ROOFING
DOUBLE EAGLE SHAKE PROFILE | 5087 BROWN GRAY RANGE

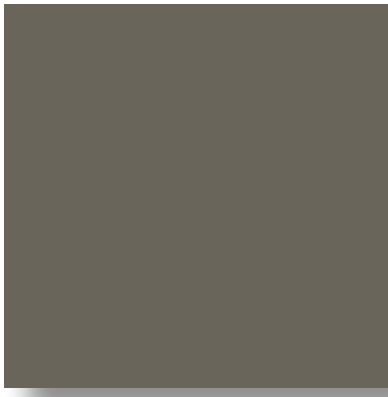
SCHEME 5



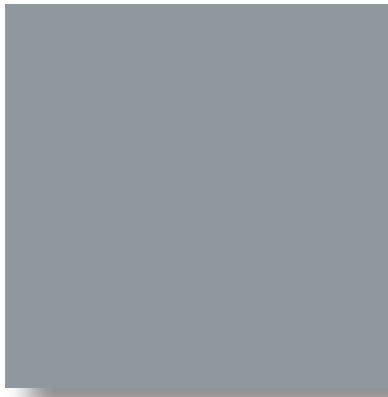
STUCCO BODY
STUCCO TRIM AT WINDOWS
SW6169-SEDATE GRAY



SIDING BODY | GARAGE DOORS
ALL SIDING TRIMS | TRIM BOARDS | GARAGE TRIM
SW7703-EARTHEN JUG



FASCIA | EAVES |
OTHER TRIM
SW7047-PORPOISE



ENTRY DOORS
EYEBROWS O/ GARAGE | FRIEZE BELOW FASCIA BOARD
SW7664-STEELY GRAY



STONE VENEER
ELDORADO STONE | TIGHTFIT DRYSTACK | RIDGETOP18 | WHISPER WHITE

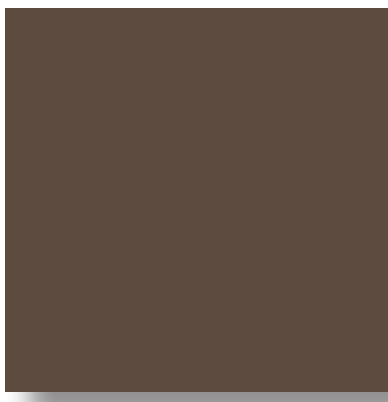


ROOF MATERIAL
EAGLE ROOFING
DOUBLE EAGLE SHAKE PROFILE | 5087 BROWN GRAY RANGE

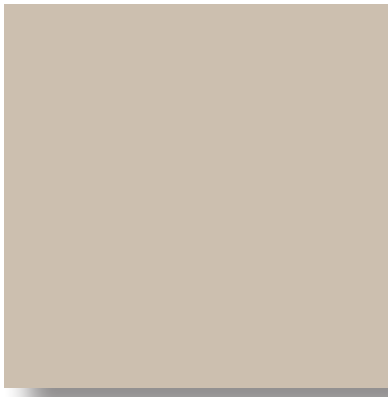
SCHEME 6



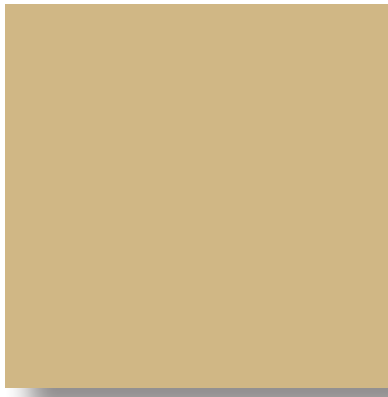
STUCCO BODY
STUCCO TRIM AT WINDOWS
SW0023-PEWTER TANKARD



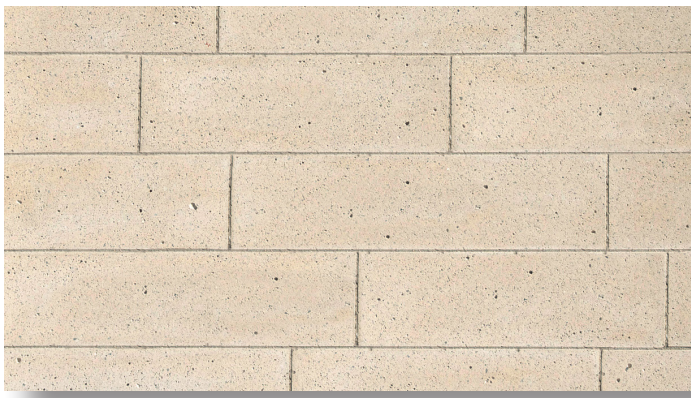
SIDING BODY | GARAGE DOORS
ALL SIDING TRIMS | TRIM BOARDS | GARAGE TRIM
SW2808-ROOKWOOD DARK BROWN



FASCIA | EAVES |
OTHER TRIM
SW7547-SANDBAR



ENTRY DOORS
EYEBROWS O/ GARAGE | FRIEZE BELOW FASCIA BOARD
SW6129-RESTRAINED GOLD



STONE VENEER
CREATIVE MINES | TIGHTFIT DRYSTACK | CRAFT INNER PIECE | ENLIGHTEN



ROOF MATERIAL
EAGLE ROOFING
DOUBLE EAGLE SHAKE PROFILE | 5087 BROWN GRAY RANGE

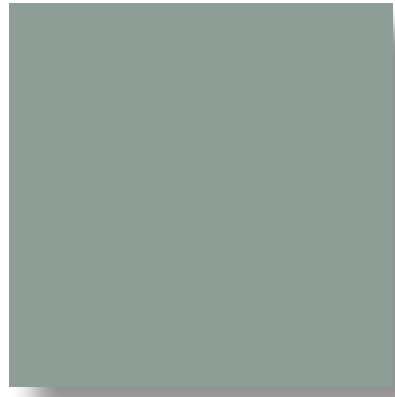
SCHEME 7



STUCCO BODY |
GARAGE DOOR/TRIM
SW7065-ARGOS



SIDING BODY 1
SIDING TRIM AT WINDOWS
SW7599-BRICK PAVEN



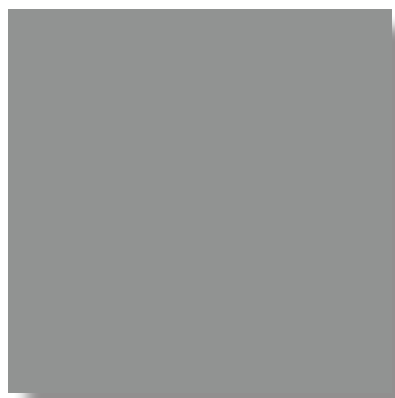
SIDING BODY 2
SIDING TRIM AT WINDOWS
SW9133-JASPER STONE



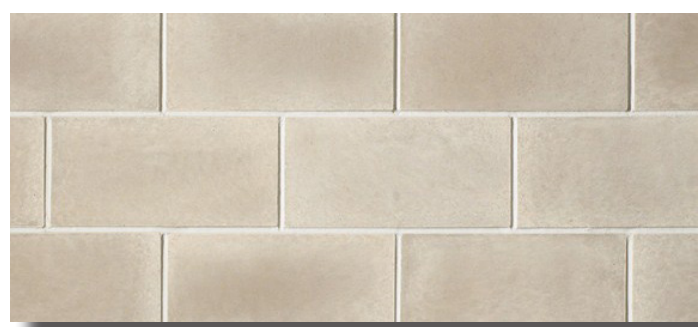
FASCIA | EAVES | WINDOW
TRIM AT STUCCO
SW7063-NEBULOUS WHITE



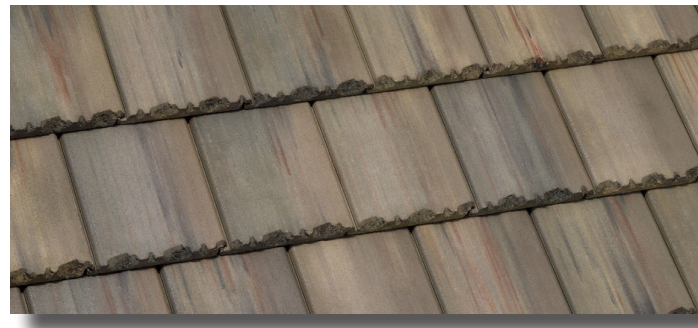
ENTRY DOORS
SW6363-GINGERY



METAL ROOF
CUSTOM BILT ROOF | OLD TOWNE GRAY



STONE VENEER
BORAL | CAST-FIT | PARCHMENT

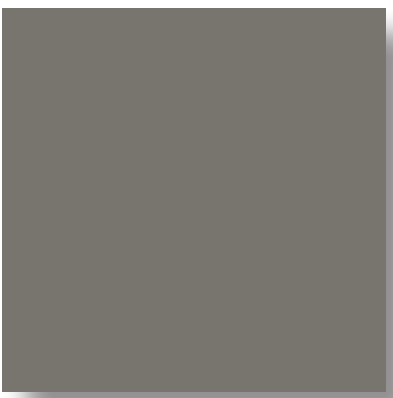


ROOF MATERIAL
EAGLE ROOFING
FLAT TAPERED PROFILE | 49634 KINGS CANYON BLEND

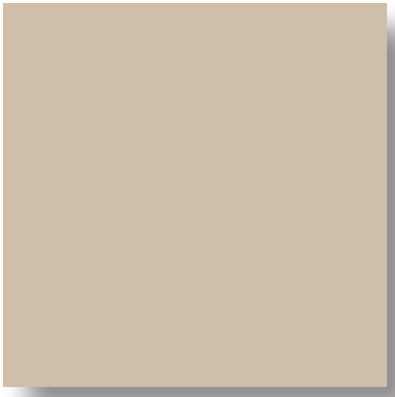
SCHEME 8



STUCCO BODY |
GARAGE DOOR/TRIM
SW6211-RAINWASHED



SIDING BODY 1
SIDING TRIM AT WINDOWS
SW7019-GAUNTLET GRAY



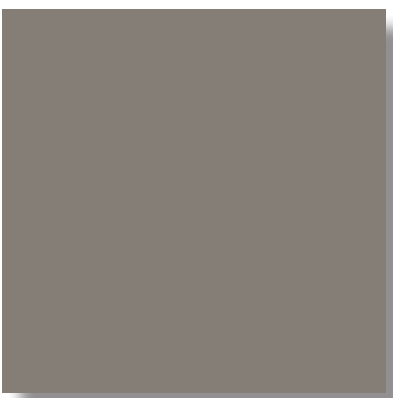
SIDING BODY 2
SIDING TRIM AT WINDOWS
SW9110-MALABAR



FASCIA | EAVES | WINDOW
TRIM AT STUCCO
SW7005-PURE WHITE



ENTRY DOORS
SW9186-CARAMELIZED



METAL ROOF
CUSTOM BILT ROOF | ZINC GRAY

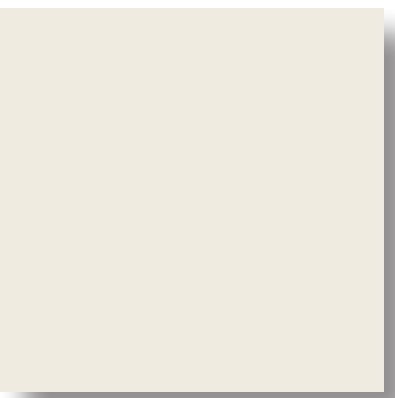


STONE VENEER
BORAL | PRO-FIT TERRAIN LEDGESTONE | ETHOS



ROOF MATERIAL
EAGLE ROOFING
FLAT TAPERED PROFILE | 49634 KINGS CANYON BLEND

SCHEME 9



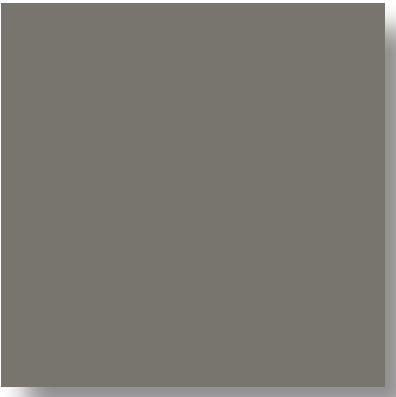
STUCCO BODY |
GARAGE DOOR/TRIM
SW8917-SHELL WHITE



SIDING BODY 1
SIDING TRIM AT WINDOWS
SW7015-REPOSE GRAY



SIDING BODY 2
SIDING TRIM AT WINDOWS
SW6479-DRIZZLE



FASCIA | EAVES | WINDOW
TRIM AT STUCCO
SW7019-GAUNTLET GRAY



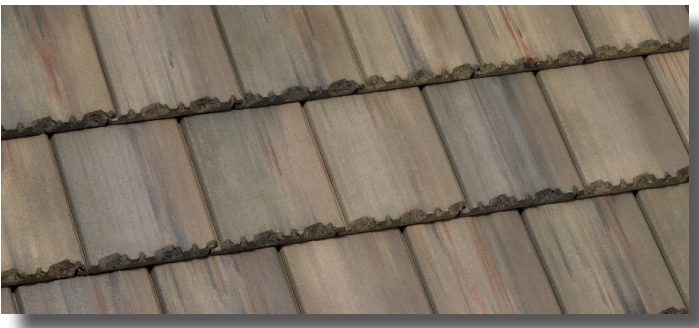
ENTRY DOORS
SW2858-HARVEST GOLD



METAL ROOF
CUSTOM BILT ROOF | OLD TOWNE GRAY



STONE VENEER
CREATIVE MINES | TIGHTFIT DRYSTACK | CARFT URBAN SQUARES | SANDOLLAR



ROOF MATERIAL
EAGLE ROOFING
FLAT TAPERED PROFILE | 49634 KINGS CANYON BLEND