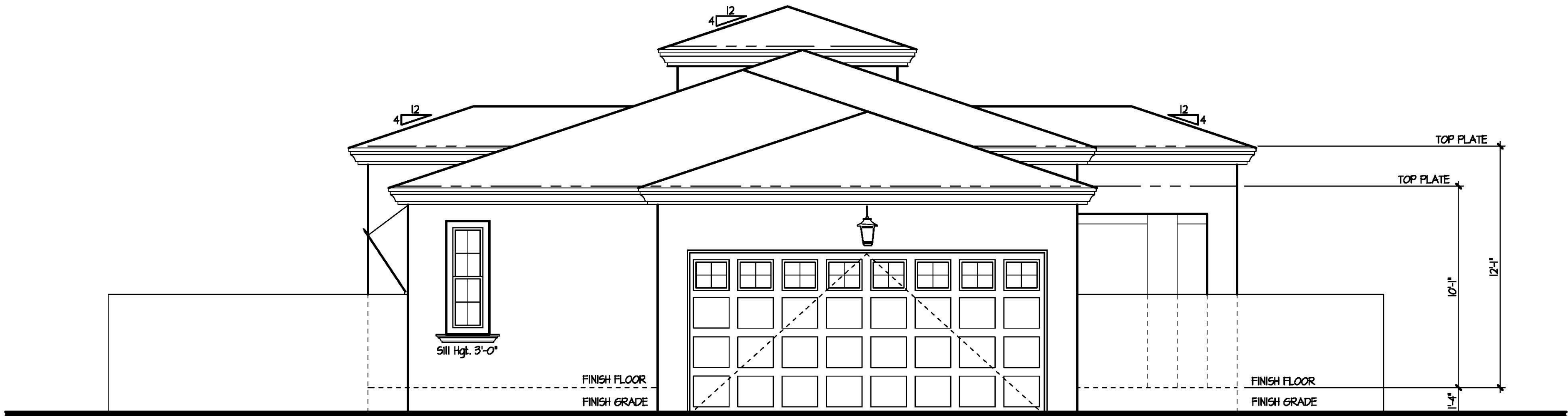




North Elevation

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



South Elevation

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

## GENERAL INFORMATION

- WESTERN ONE-KOTE STUCCO WALL FINISH (APMO UES-ER #302) *or* RESISTIVE BARRIER OF TYPE B ASPHALT-SATURATED RAS FELT.
- FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN #26 GA. CORROSION RESISTANT METAL & PER I.R.C. SEC. R103.4. ALL EXPOSED FLASHING SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR.
- KEEP SCREED SHALL BE OF #26 GAUGE CORROSION-RESISTANT METAL w/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" & PLACED A MINIMUM OF 3/4" BELOW FOUNDATION PLATE & A MIN. 6" A.F.F. @ ALL EXT. WALLS.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & APMO UES-ER #1400
- BUILT UP ROOFING w/ 3 LAYERS 15# FELT & 30# PER SQ. FOOT OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S SPECS. AND I.R.C. SEC. R103.9.
- ALL WINDOW FRAMES SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR - NO EXPOSED WOOD OR METAL.
- ALL VENTS, FLASHING, FASCIA, ELECTRICAL PANEL(S), ETC. TO BE PAINTED TO MATCH HOUSE.
- GARAGE DOORS SHALL BE METAL SECTIONAL ROLL-UP. WINDOWS ARE OPTIONAL w/ ANY GARAGE DOOR DESIGN.
- ALL FOAM POP-OUT PROJECTIONS SHALL HAVE STUCCO SYSTEM FINISH - UNDO.

**NOTE:**  
THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE OWNER - CITIES OF AVONDALE, PEORIA & SURPRISE.

## KEYNOTES

No	DESCRIPTION
1	CONCRETE TILE <i>or</i> 30# FELT PAPER
2	ONE-KOTE STUCCO SYSTEM <i>or</i> FOAM BOARD (ON AIS BOARD @ ATTIC AREAS), (APMO UES-ER #302)
3	KEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEM BELOW TO MATCH BLDG.
4	BARGE - SEE TYPICAL DETAIL
5	FASCIA - SEE TYPICAL DETAIL
6	2x6 FOAM POP-OUT w/ STUCCO FINISH - UNDO. ON PLAN
7	2x4 FOAM POP-OUT w/ STUCCO FINISH - UNDO. ON PLAN
8	2x6 FOAM POP-OUT w/ STUCCO FINISH - UNDO. ON PLAN
9	MASTIC APPLIED STONE/BRICK VENEER (ESR-254B) - COMPLY w/ I.R.C. SEC. R103.9
10	LOUVERED METAL VENT w/ CORROSIVE RESISTIVE METAL MESH - SEE VENT CALCULATIONS FOR SIZE
11	6" SQUARE SCUPPER w/ 2x4 FOAM POP-OUT SURROUND
12	2-14"x8" SCREENED LOUVERED METAL AIR VENTS - ONE 1/2" A.F.F. & ONE 12" BELOW O.G. w/ GAS WATER HEATER
13	ARCHITECTURAL CORBELS - SEE DETAIL THIS SHEET
14	ARCHITECTURAL TILE VENTS - PAINT NATURAL TERRACOTTA COLOR
15	6x6 ROUGH SAWN RAFTER
16	MASONITE SHINGLES - INSTALL PER MFR. SPECS.
17	12" WIDE PAINTED SHUTTER - MATCH ADJACENT WINDOW HEIGHT
18	24" WIDE PAINTED SHUTTER - MATCH ADJACENT WINDOW HEIGHT
19	6x6 HOOD POST
20	RETURN WALL LOCATION
21	ADDRESS PLATE LOCATION - SEE DETAIL 14/ADI FOR MORE INFORMATION
22	COACH LIGHT LOCATION
23	STEPS AT PORCH - A 12" MINIMUM VERTICAL CHANGE IS REQUIRED AT THE FACE OF THE FRONT PORCH
24	5/4 HARDITRIM - 2x4
25	HARDIESHINGLE STAGGERED EDGE SIDING <i>or</i> FOAM <i>or</i> BUILDING PAPER - INSTALL PER MANUF. SPECS.
26	5/4 HARDITRIM WRAPPED COLUMN
27	SCORED STUCCO POPOUT

DRAWING TITLE:

NORTH and SOUTH  
KEYNOTED BUILDING ELEVATIONS

DRAWN BY:

KTB

DATE:

11.11.19

REVISION

1	.
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3	.
4	.

PLAN:

1850

COMMUNITY:

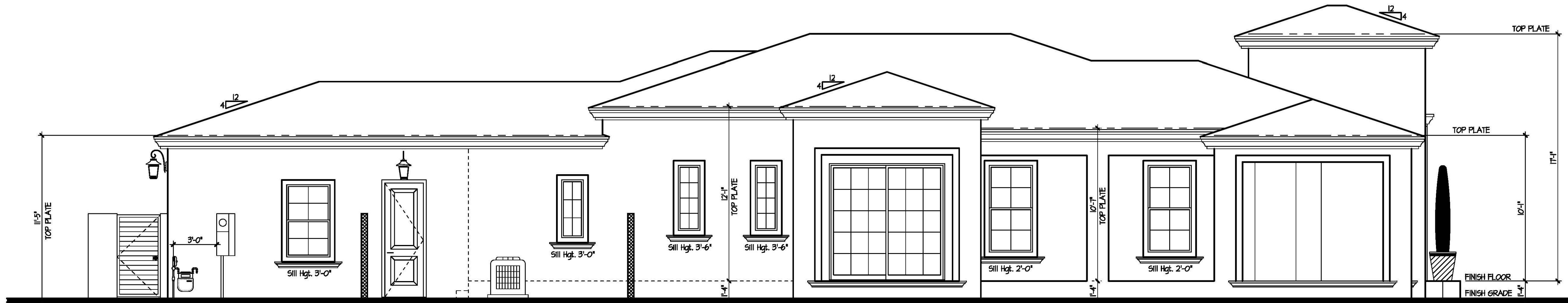
1st Avenue  
& Mesa Drive

SHEET NO.

A4.0

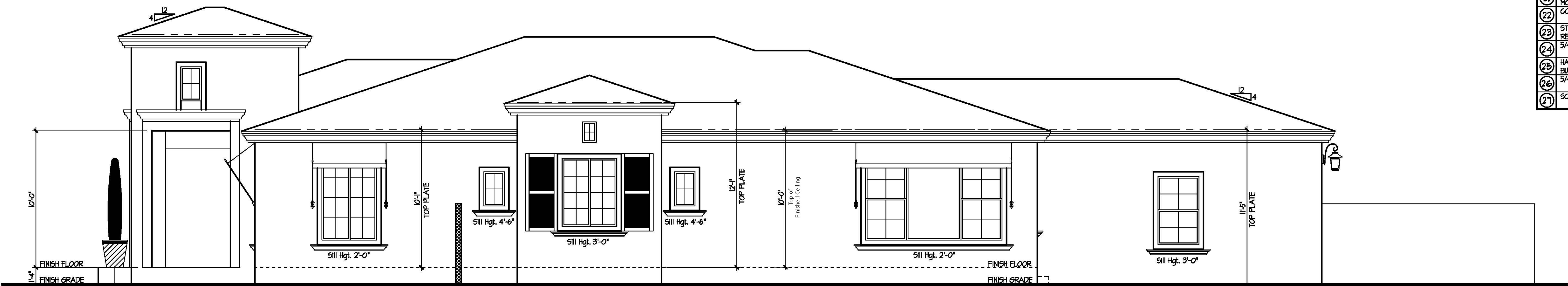
CITY OF MESA





East Elevation

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



West Elevation

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

GENERAL INFORMATION

1. WESTERN ONE-KOTE STUCCO WALL FINISH (APMO UES-ER #302) *or* RESISTIVE BARRIER OF TYPE B ASPHALT-SATURATED RAS FELT.
2. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN #26 GA. CORROSION RESISTANT METAL & PER I.R.C. SEC. R103.4. ALL EXPOSED FLASHING SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR.
3. KEEP SCREED SHALL BE OF #26 GAUGE CORROSION-RESISTANT METAL, w/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" & PLACED A MINIMUM OF 3/4" BELOW FOUNDATION PLATE & A MIN. 6" A.F.F. @ ALL EXT. WALLS.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & APMO UES-ER #1900
5. BUILT UP ROOFING w/ 3 LAYERS 15# FELT & 30# PER SQ. FOOT OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S SPECS. AND I.R.C. SEC. R103.9.
6. ALL WINDOW FRAMES SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR - NO EXPOSED WOOD OR METAL.
7. ALL VENTS, FLASHINGS, FASCIA, ELECTRICAL PANEL(S), ETC. TO BE PAINTED TO MATCH HOUSE.
8. GARAGE DOORS SHALL BE METAL SECTIONAL ROLL-UP. WINDOWS ARE OPTIONAL w/ ANY GARAGE DOOR DESIGN.
9. ALL FOAM POP-OUT PROJECTIONS SHALL HAVE STUCCO SYSTEM FINISH - UNO.

NOTE:  
THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE OWNER - CITIES OF AVONDALE, PEORIA & SURPRISE.

KEYNOTES

NO	DESCRIPTION
(1)	CONCRETE TILE <i>or</i> 30# FELT PAPER
(2)	ONE-KOTE STUCCO SYSTEM <i>or</i> FOAM BOARD (ON AIS BOARD @ ATTIC AREAS), (APMO UES-ER #302)
(3)	KEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEM BELOW TO MATCH BLDG. BARGE - SEE TYPICAL DETAIL
(4)	FASCIA - SEE TYPICAL DETAIL
(5)	2x6 FOAM POP-OUT w/ STUCCO FINISH - UNO. ON PLAN
(6)	2x4 FOAM POP-OUT w/ STUCCO FINISH - UNO. ON PLAN
(7)	2x6 FOAM POP-OUT w/ STUCCO FINISH - UNO. ON PLAN
(8)	MASTIC APPLIED STONE/BRICK VENEER (ESR-254B) - COMPLY w/ I.R.C. SEC. R103.9
(9)	LOUVERED METAL VENT w/ CORROSIVE RESISTIVE METAL MESH - SEE VENT CALCULATIONS FOR SIZE
(10)	6" SQUARE SCUPPER w/ 2x4 FOAM POP-OUT SURROUND
(11)	2-14"x8" SCREENED LOUVERED METAL AIR VENTS - ONE 1/2" A.F.F. & ONE 12" BELOW O.G. w/ GAS WATER HEATER
(12)	ARCHITECTURAL CORBELS - SEE DETAIL THIS SHEET
(13)	ARCHITECTURAL TILE VENTS - PAINT NATURAL TERRACOTTA COLOR
(14)	6x6 ROUGH SAWN RAFTER
(15)	MASONITE SHINGLES - INSTALL PER MFR. SPECS.
(16)	12" WIDE PAINTED SHUTTER - MATCH ADJACENT WINDOW HEIGHT
(17)	24" WIDE PAINTED SHUTTER - MATCH ADJACENT WINDOW HEIGHT
(18)	6x6 HOOD POST
(19)	RETURN WALL LOCATION
(20)	ADDRESS PLATE LOCATION - SEE DETAIL #14/1 FOR MORE INFORMATION
(21)	COACH LIGHT LOCATION
(22)	STEPS AT PORCH - A 12" MINIMUM VERTICAL CHANGE IS REQUIRED AT THE FACE OF THE FRONT PORCH
(23)	5/4 HARDIETRIM - 2x4
(24)	HARDIESHINGLE STAGGERED EDGE SIDING <i>or</i> FOAM <i>or</i> BUILDING PAPER - INSTALL PER MANUF. SPECS.
(25)	5/4 HARDIETRIM WRAPPED COLUMN
(26)	SCORED STUCCO POPOUT

DRAWING TITLE:

EAST and WEST  
KEYNOTED BUILDING ELEVATIONS

DRAWN BY:

KTB

DATE:

11.11.19

REVISION

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PLAN:

1850

COMMUNITY:

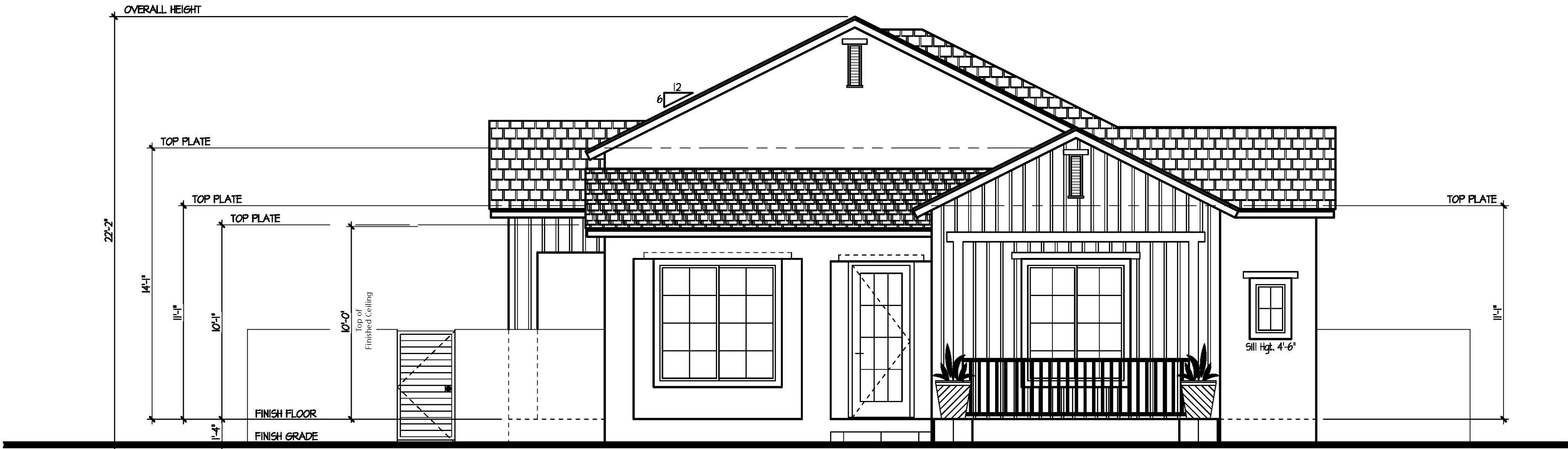
1st Avenue  
& Mesa Drive

SHEET NO.

A4.1

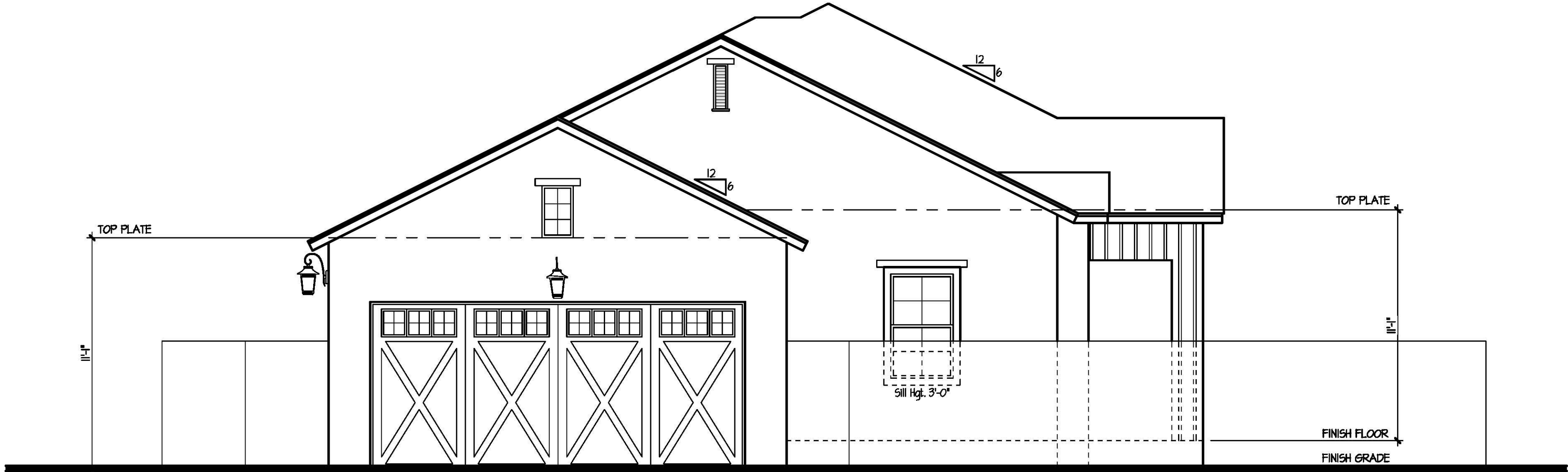
CITY OF MESA





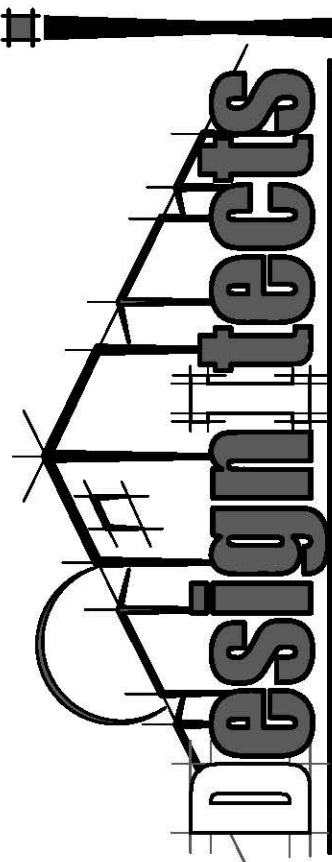
North Elevation

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



South Elevation

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



2915 E. Baseline Rd., Ste. 124, Gilbert, AZ 85234  
31 South Robson, Suite 102, Mesa, Arizona 85210 Ph. 480.644.9314

DRAWING TITLE:

NORTH and SOUTH  
KEYNOTED BUILDING ELEVATIONS

DRAWN BY:

KTB

DATE:

11.11.19

REVISION

1	
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PLAN:

1950

COMMUNITY:

1st Avenue  
& Mesa Drive

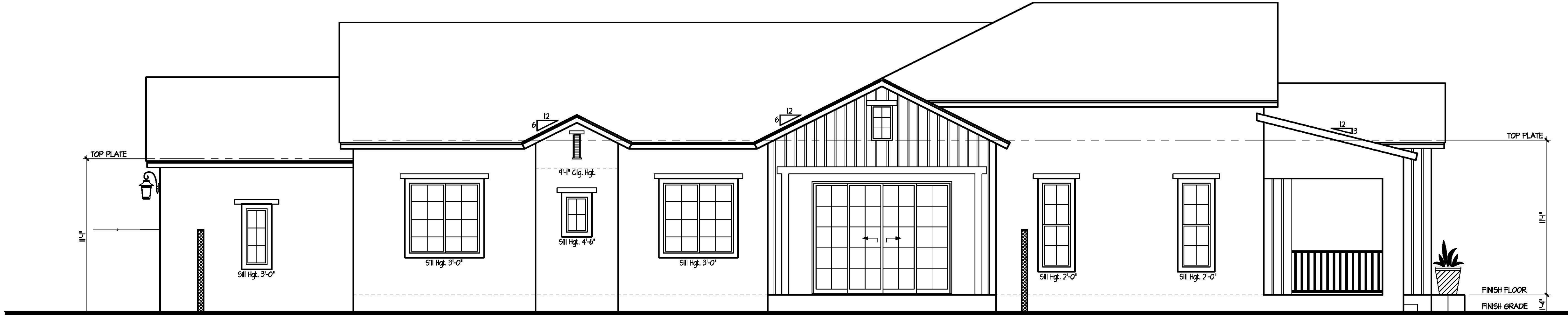
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CITY OF MESA

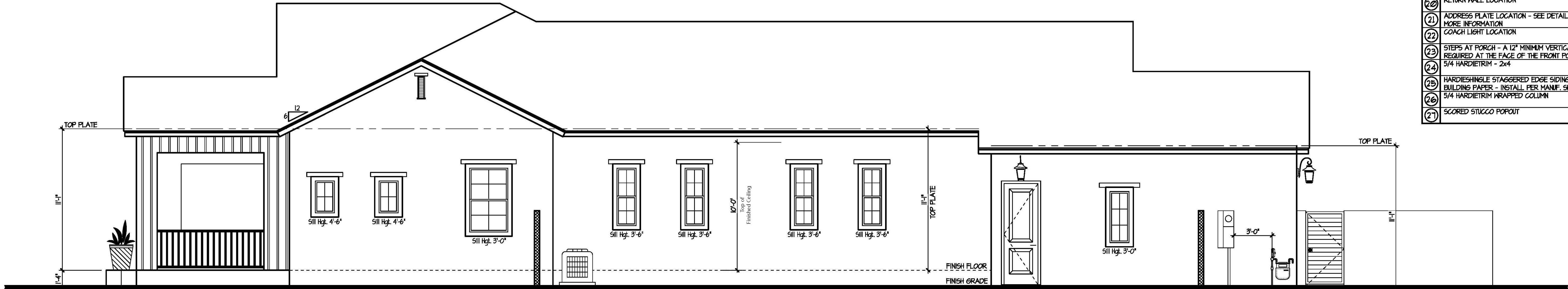






East Elevation

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



West Elevation

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

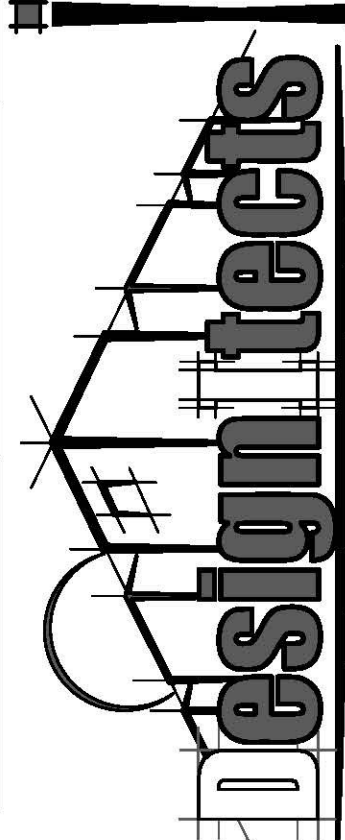
GENERAL INFORMATION

1. WESTERN ONE-KOTE STUCCO WALL FINISH (IAPMO UES-ER #302) *or* RESISTIVE BARRIER OF TYPE 15 ASPHALT-SATURATED RAG FELT.
2. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN #26 GA. CORROSION RESISTANT METAL & PER I.R.C. SEC. R103.4. ALL EXPOSED FLASHING SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR.
3. WEEP SCREED SHALL BE OF #26 GAUGE CORROSION-RESISTANT METAL w/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" & PLACED A MINIMUM OF 3/4" BELOW FOUNDATION PLATE & A MIN. 6" A.F.F. @ ALL EXT. WALLS.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & IAPMO UES-ER #1900
5. BUILT UP ROOFING w/ 3 LAYERS 15# FELT & 30# PER SQ. FOOT OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S SPECS. AND I.R.C. SEC. R103.5.1.
6. ALL WINDOW FRAMES SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR - NO EXPOSED WOOD OR METAL.
7. ALL VENTS, FLASHINGS, FASCIA, ELECTRICAL PANEL(S), ETC. TO BE PAINTED TO MATCH HOUSE.
8. GARAGE DOORS SHALL BE METAL SECTIONAL ROLL-UP. WINDOWS ARE OPTIONAL w/ ANY GARAGE DOOR DESIGN.
9. ALL FOAM POP-OUT PROJECTIONS SHALL HAVE STUCCO SYSTEM FINISH - UNO.

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KEYNOTES

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4	FASCIA - SEE TYPICAL DETAIL
5	2x6 FOAM POP-OUT w/ STUCCO FINISH - UNO. ON PLAN
6	2x4 FOAM POP-OUT w/ STUCCO FINISH - UNO. ON PLAN
7	2x6 FOAM POP-OUT w/ STUCCO FINISH - UNO. ON PLAN
8	MASTIC APPLIED STONE/BRICK VENEER (ESR-2548) - COMPLY w/ I.R.C. SEC. R103.8
9	LOUVERED METAL VENT w/ CORROSIVE RESISTIVE METAL MESH - SEE VENT CALCULATIONS FOR SIZE
10	6" SQUARE SCUPPER w/ 2x4 FOAM POP-OUT SURROUND
11	2-14"x8" SCREENED LOUVERED METAL AIR VENTS - ONE 1/2" A.F.F. & ONE 12" BELOW G.L.S. w/ GAS WATER HEATER
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19	RETURN WALL LOCATION
20	ADDRESS PLATE LOCATION - SEE DETAIL 19/ADI FOR MORE INFORMATION
21	COACH LIGHT LOCATION
22	STEPS AT PORCH - A 12" MINIMUM VERTICAL CHANGE IS REQUIRED AT THE FACE OF THE FRONT PORCH
23	5/4 HARDIETRIM - 2x4
24	HARDIESHINGLE STAGGERED EDGE SIDING <i>or</i> FOAM <i>or</i> BUILDING PAPER - INSTALL PER MANUF. SPECS.
25	5/4 HARDIETRIM WRAPPED COLUMN
26	SCORED STUCCO POPOUT



DRAWING TITLE:  
**EAST and WEST  
KEYNOTED BUILDING ELEVATIONS**

DRAWN BY:  
KTB

DATE:  
11.11.19

REVISION
1
2
3
4

PLAN:  
**1950**

COMMUNITY:  
**1st Avenue  
& Mesa Drive**

SHEET NO.  
**A4.1**

CITY OF MESA