DETACHED GAZEBO

MAIN HOUSE

DETACHED POOL HOUSE

HAWES ROAD

POOL

SPA

TURF

ULTIMATE OUTFALL
=1958.31

30'-0" SETBACK

81'-6 1/2"

80'-5 1/4"

77'-5 1/2"

44'-9 1/4"

35'-2 1/4"

30'-0" SETBACK

619'-3 7/8"

NATIVE PLANT INVENTORY

SCALE:1"=20'-0"

1

N

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence

3861 N. Hawes Road Mesa, AZ 85207

Peterson /Felstead L.L.C.
drafting and design services
PH. 480-586-8119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale
If Not Printed On 24"x36"
General Contractor/ Builder
To Verify All Dimensions
And Applications Of
Construction Prior To
Building Permit Submittal

Date: ----.--

Scale: AS NOTED

Drawn:

Job: Everson

Sheet
A2
Of Sheets

KEYNOTES - SYMBOLS

1	BASE CABINET W/COUNTERTOP (PER SPECS)	6	MW ABOVE 36" GAS RANGE (PER SPECS)	14	WATER RESISTANT GYP. BD. O/WALLS @ SHWR./TUB/W.C.	20	RECESSED SHOWER ACCESSORIES NICHE			31	SUPPLY A 14"x18" GRILLE ABOVE DOOR FOR UPPER COMBUSTION AIR	38	1/2" TYPE "MR" GYP. BD. @ ALL COVERED PATIOS, EXTERIOR GRADE
2	UPPER CABINETS (PER SPECS)	7	BUILT-IN WARMING DRAWER (PER SPECS)			21	24"x80" FACE FRAME CABINETS (PER SPECS)	26	24"x36" OVAL MIRROR				
3	BREAKFAST BAR W/COUNTERTOP (PER SPECS) COORDINATE HEIGHT W/OWNER	8	OPEN SHELVES (PER SPECS)	15	TUB & WALL COVERS (PER SPECS) OR WALLS W/ TILE TO MIN. 96"	22	FRAMED SHOWER SEAT @ +24" A.F.F. FINISH MATERIAL (PER SPECS)	27	TEMPERED GLASS SHOWER ENCLOSURE ON 2" CURB (PER SPECS)	32	COMBUSTION AND RELIEF GRILLES, 12" FROM FLR. & CLNG. W/GAS APPL.	39	BASE CABINET W/COUNTERTOP (PER SPECS)
4	36" REFRIGERATOR	9	UNDER COUNTER REFRIGERATOR (PER SPECS)									40	5/8" TYPE 'X' GYP. BD. @ ALL USEABLE AREAS UNDER STAIRS AND GARAGE WALLS USE 2 LAYERS @ GARAGE CEILING
4A	36" FREEZER	10	KITCHEN ISLAND W/COUNTERTOP (PER SPECS) COORDINATE HEIGHT W/OWNER	16	JETTED SPA TUB (PER SPECS) W/ ELECTRONIC DISCONNECT	23	RAISED PLATFORM @ +24" A.F.F. FOR TUB. FINISH MATERIAL (PER SPECS)	28	SOLID CORE DOOR, SELF CLOSING, 1-3/8", TIGHT FITTING	33	NATURAL GAS METER LOCATION		
4B	36" FREEZER	12	TRASH COMPACTOR							34	PROVIDE 100 SQ. IN. COMBUSTION AIR FOR GAS DRYER		
5	DISHWASHER	13	ICE MAKER							35	2x6 WALL		
18	BUILT-IN COFFEE (PER SPECS)	11	WET BAR W/COUNTERTOP (PER SPECS) COORDINATE HEIGHT W/OWNER	17	ACCESS PANEL FOR MOTOR & HEATER @ TUB	24	CULTURED MARBLE SHELF @ 6" ABOVE TOP OF TUB	29	LOUVERED MECH. DOORS VENT TO BE 6" FROM TOP OF DOOR AND 12" FROM BOTTOM OF DOOR	36	SOUND-INSULATED WALL	41	CLOSET SHELVES BY CLOSET SUBCONTRACTOR
				18	RECESSED MEDICINE CABINET (PER SPECS)							42	PLATFORM @ 18" A.F.F.
				19	48" MIR.,ENTIRE LENGTH (UNO) OF VANITY @ 3" ABOVE BACKSPLASH	25	PEDESTAL SINK-VERIFY VALVE LOCATION W/OWNER	30	ORNAMENTAL METAL DOOR (PER SPECS)	37	LOW WALL-SEE PLAN FOR HEIGHT	▶—	HOSE BIB W/ ANTI-SYPHON VALVE
												◀—	NATURAL GAS STUB OUT

AREA CALCULATIONS

MAIN HOUSE S.F. =	8,777
MAIN HOUSE LEVEL 2 S.F. =	1,080
GARAGE S.F. =	2,701
COVERED PATIO S.F. =	4,067
GUEST HOUSE S.F. =	934
POOL HOUSE S.F. =	600
WALK DECK =	1,020
DETACHED GARAGE LIVABLE S.F. =	953
DETACHED GARAGE BASKETBALL COURT S.F. =	2,269
total Livable S.F. =	12,344
Total Under Roof =	21,381

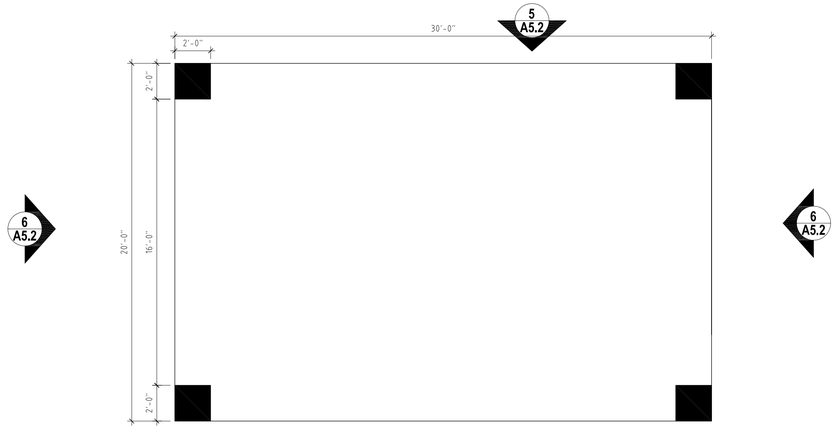
Provide An Approved Barrior Between Factory Fireplace Boxes and Chimneys and Building Insulation. Clearance Shall Be Maintained Between Chimney and Cumbustibule Barriors Per Manufacturer's Installation Instructions

EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH SECTION R 324 SECURITY STANDARDS OF THE CITY OF 2006 MESA RESIDENTIAL CODE

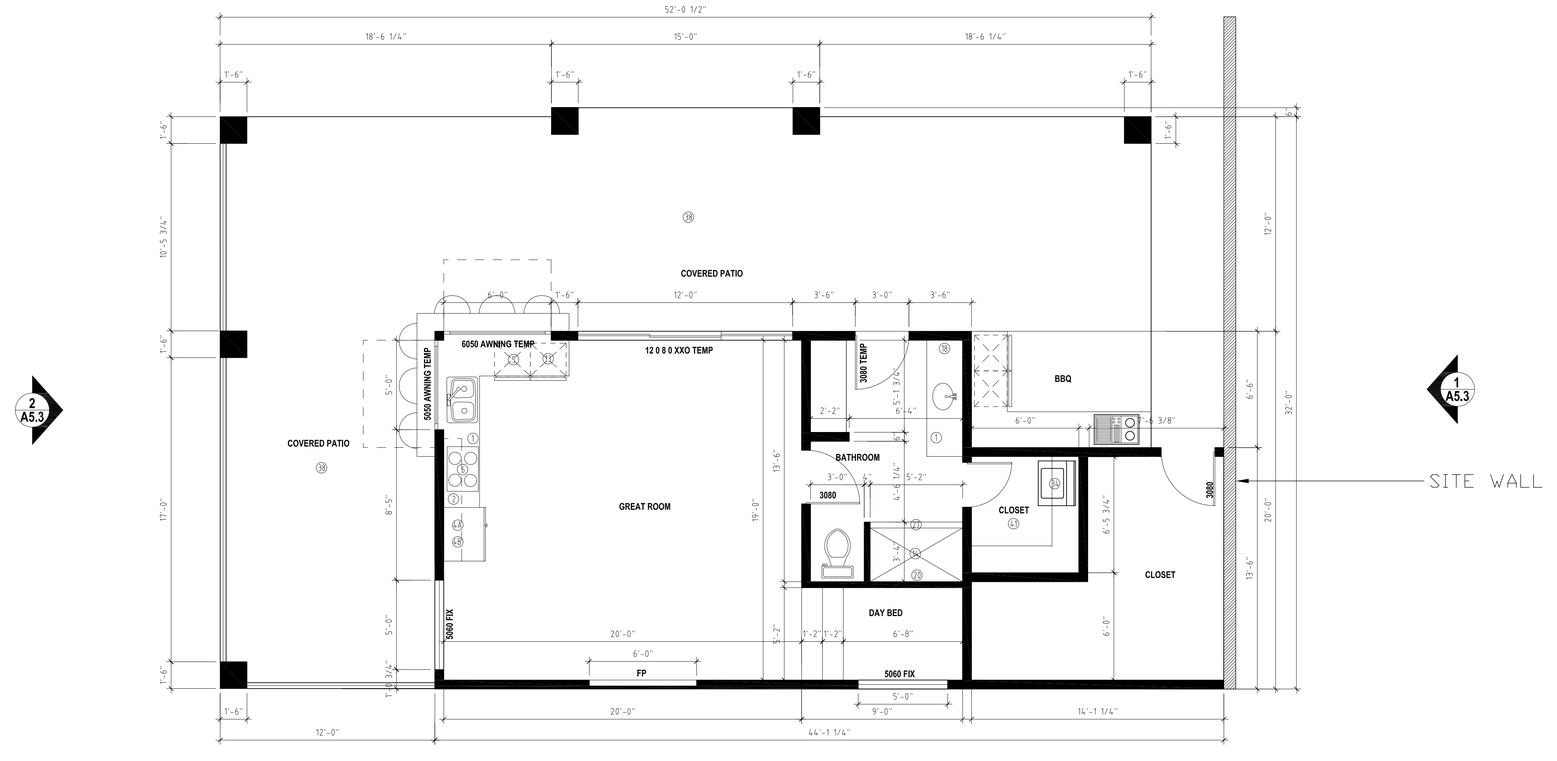
TOP OF EXTERIOR FOUNDATION SHALL BE 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE. PER IRC2006 R403.1.7.3

REF. DETAIL 7 ON A8 FOR WINDOW SILL AND HEAD DETAILS IN ALL SLEEPING AREAS PROVIDE AN OPENABLE WDW. OR DOOR AREA 5.7 SQ. FT. DIRECTLY TO THE OUTSIDE. MIN NET OPENING WIDTH SHALL BE 20" AND HEIGHT 24" WITH A MAX SILL HEIGHT OF 44"

SEE CIVIL PLAN FOR SITE DATA



GAZEBO FLOOR PLAN
SCALE:1/4"=1'-0" 1



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

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence

3861 N. Hawes Road Mesa, AZ 85207

Peterson/Felstead L.L.C.
drafting and design services
PH. 480-586-8119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale If Not Printed On 24"x36" General Contractor/ Builder To Verify All Dimensions And Applications Of Construction Prior To Building Permit Submittal

Date: --.--.--

Scale: AS NOTED

Drawn:

Job: Everson

Sheet **A3.3**

Of Sheets

NOTES:

- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS.
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- REF. DETAIL 6/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- REF. 3/8 FOR SCUPPER DETAIL
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"

PER 2006 IRC SECTION R1005.2, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY BUILT CHIMENY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

M.A.G. REQUIREMENTS:

1. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE N.A.O.S. WILL BE PERMANENTLY MAINTAINED AS NATURAL AREA OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY OR OTHER ENTITY. N.A.O.S. SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFSITE/LOWER AREAS.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL BE USED, WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV)* GREATER THAN 40 PERCENT.

*LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.

6. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED).
7. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT.

EXTERIOR WALL FINISH SCHEDULE

1. ALL EXTERIOR STUCCO TO BE WESTERN ONE COAT STUCCO SYSTEM (ESR #1607) ON METAL LATH ON 1"-1 1/2" # T&G E.P.S. BD. (I.C.B.O.#4169) ON ONE LAYER GRADE "D" BUILDING PAPER.

NOTE:

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM:

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS.
AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL WOOD-BASED SHEATHING.

FLASHING NOTE:

PROVIDE WEATHER FLASHING/ PROOFING AT EXTERIOR WALL PENETRATIONS INCLUDING WINDOWS, DOORS, VENTS..... PER R703.1.2.8.

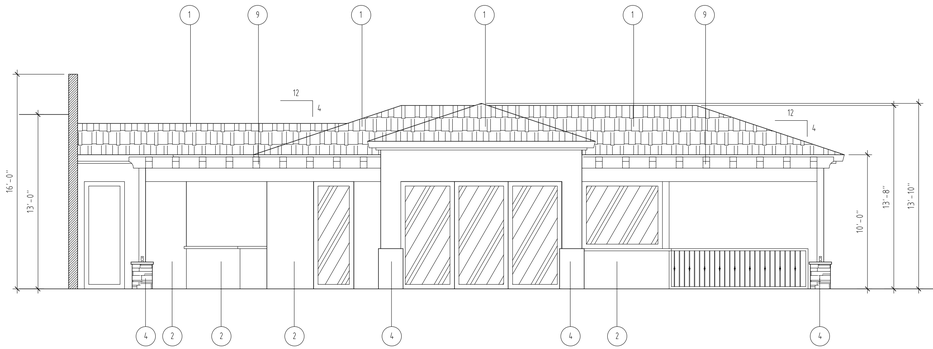
NOTE:

(T) DENOTES TEMPERED GLASS WINDOWS

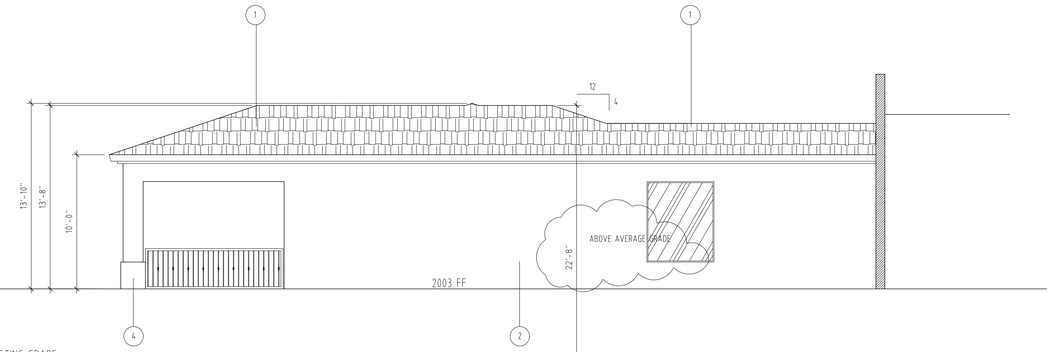
SEE FLOOR PLAN FOR WINDOW OPERATION DESIGNATIONS

NOTES:

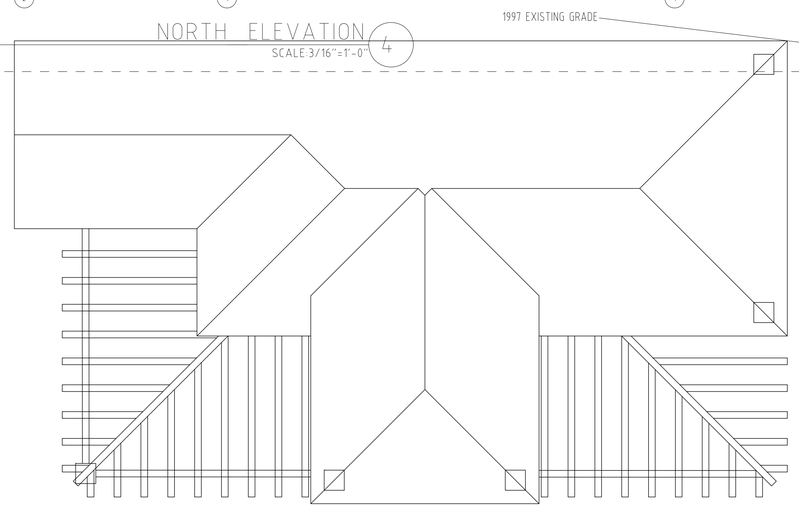
1. - Concrete Roof Tile - Eagle Roofing
   199 Charcoal Range Profile: Golden Eagle Weight: Lightweight - 99710 ICBO# ER-3761
2. - Western "One Kote" Stucco, ICBO #3899 w/ DUNN EDWARDS Paint, Warm White DEW380 RL#005 LRV 93 Fascia Color: Winter Morn DET617 RL#914 LRV 70
3. - Decorative Steel Door
4. - CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE
5. - Decorative Cantera - THE CANTERA STONE SOURCE - Tobacco Light ESR - 2239 - APPLIED OVER STUCCO SCRATCH COAT
7. - Decorative Iron Railing - Black
8. - Ultra Grain Garage Door - GALLERY COLLECTION - WALNUT
9. - ROUGH SAWN WOOD TRELLIS - STAINED WALNUT
10. - ATAS STANDING SEAM METAL ROOF - CHARCOAL



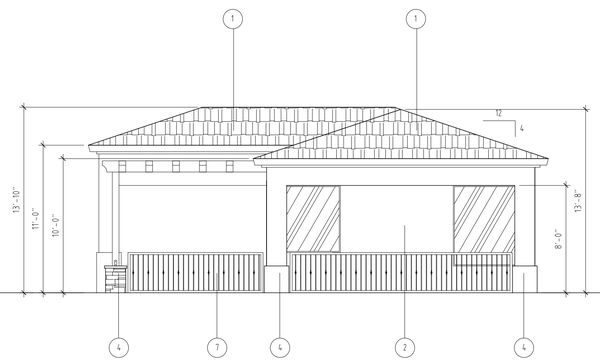
NORTH ELEVATION 4
SCALE: 3/16"=1'-0"



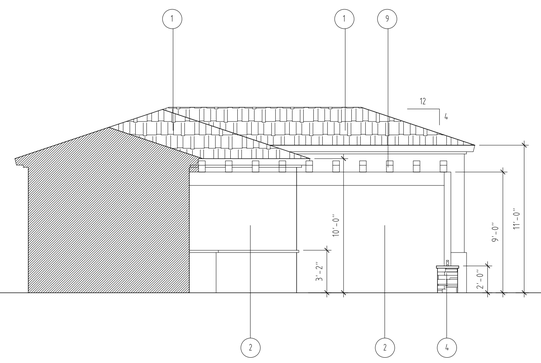
SOUTH ELEVATION 3
SCALE: 3/16"=1'-0"



- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS ONLY ONE CARRIAGE FIXTURE ALLOWED ON REAR OF HOME UNDER COVERED PATIO
- ROOF VENTING TO BE O'HAGIN VENTILATION SYSTEM
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- ALL WINDOWS - REF. DETAIL 7/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"
- REF. 6/8 FOR SPIRAL STAIR



WEST ELEVATION 2
SCALE: 3/16"=1'-0"



EAST ELEVATION 1
SCALE: 3/16"=1'-0"

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence

3861 N. Hawes Road Mesa, AZ 85207

Peterson / Felstead LLC.
drafting and design services
PH: 480-586-3119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale If Not Printed On 24"x36" General Contractor/ Builder To Verify All Dimensions And Applications Of Construction Prior To Building Permit Submittal

Date: --.--.--

Scale: AS NOTED

Drawn:

Job: Everson

Sheet **A5.3**
Of Sheets

NOTES:

- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS.
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- REF. DETAIL 6/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- REF. 3/8 FOR SCUPPER DETAIL
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"

PER 2006 IRC SECTION R1005.2, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY BUILT CHIMENY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

M.A.G. REQUIREMENTS:

1. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE N.A.O.S. WILL BE PERMANENTLY MAINTAINED AS NATURAL AREA OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY OR OTHER ENTITY. N.A.O.S. SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFSITE/LOWER AREAS.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL BE USED, WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV)* GREATER THAN 40 PERCENT.

*LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.

6. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED).
7. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT.

EXTERIOR WALL FINISH SCHEDULE

1. ALL EXTERIOR STUCCO TO BE WESTERN ONE COAT STUCCO SYSTEM (ESR #1607) ON METAL LATH ON 1"– 1 1/2" # T&G E.P.S. BD. (I.C.B.O.#4169) ON ONE LAYER GRADE "D" BUILDING PAPER.

NOTE:

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM:

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL WOOD-BASED SHEATHING.

FLASHING NOTE:

PROVIDE WEATHER FLASHING/ PROOFING AT EXTERIOR WALL PENETRATIONS INCLUDING WINDOWS, DOORS, VENTS..... PER R703.1.2.8.

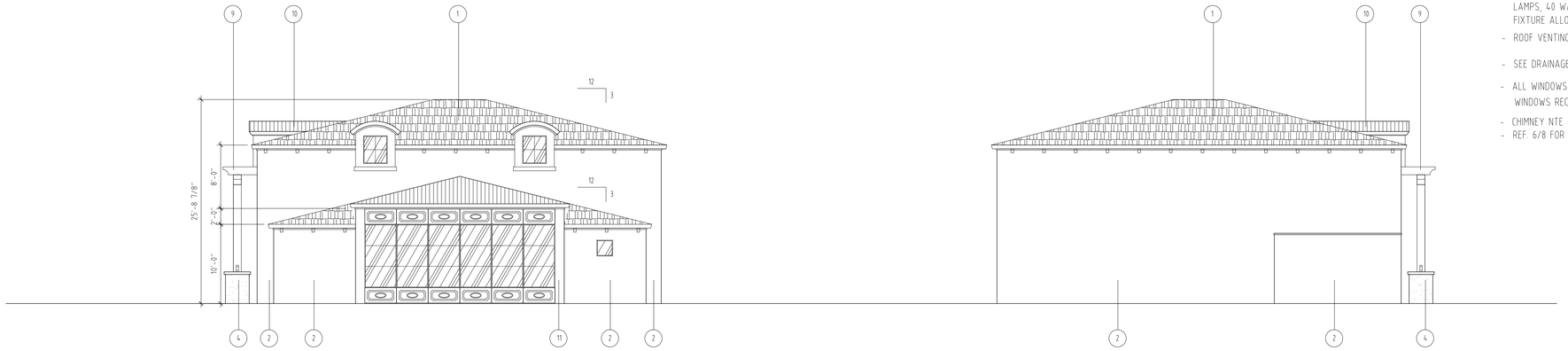
NOTE:

(T) DENOTES TEMPERED GLASS WINDOWS

SEE FLOOR PLAN FOR WINDOW OPERATION DESIGNATIONS

NOTES:

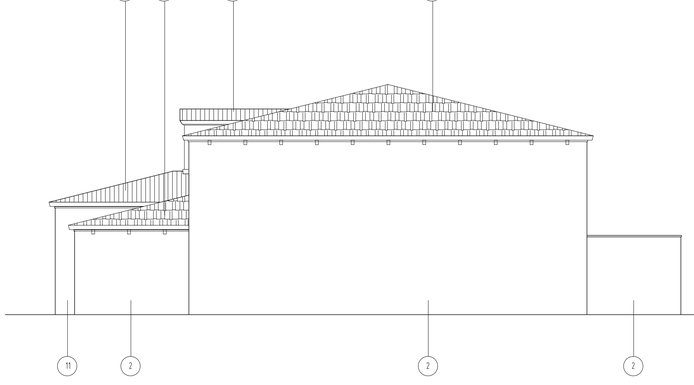
1. Concrete Roof Tile - Eagle Roofing
   199 Charcoal Range Profile: Golden Eagle Weight: Lightweight - 99710 ICBO# ER-3761
2. Western "One Kote" Stucco, ICBO #3899 w/ DUNN EDWARDS Paint, Warm White DEW380 RL#005 LRV 93 Fascia Color: Winter Morn DET617 RL#914 LRV 70
3. Decorative Steel Door
4. CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE
5. Decorative Cantera - THE CANTERA STONE SOURCE - Tobacco Light ESR - 2239 - APPLIED OVER STUCCO SCRATCH COAT
7. Decorative Iron Railing - Black
8. Ultra Grain Garage Door - GALLERY COLLECTION - WALNUT
9. ROUGH SAWN WOOD TRELLIS - STAINED WALNUT
10. ATAS STANDING SEAM METAL ROOF - CHARCOAL
11. ATAS STANDING SEAM METAL ROOF - BLACK



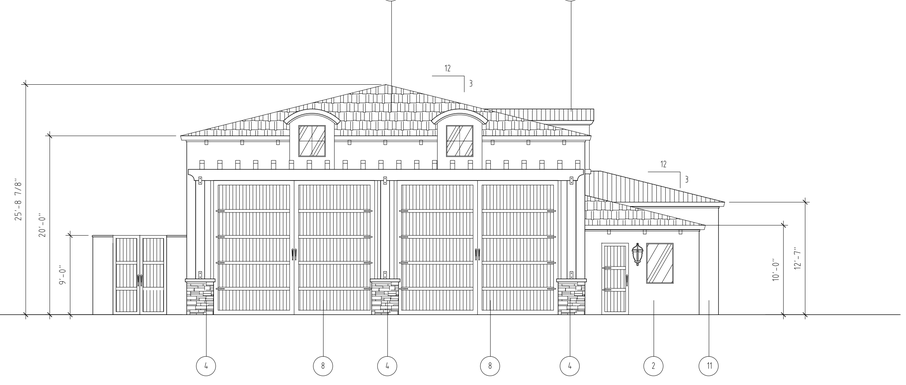
SOUTH ELEVATION 4
SCALE:1/8"=1'-0"

NORTH ELEVATION 3
SCALE:1/8"=1'-0"

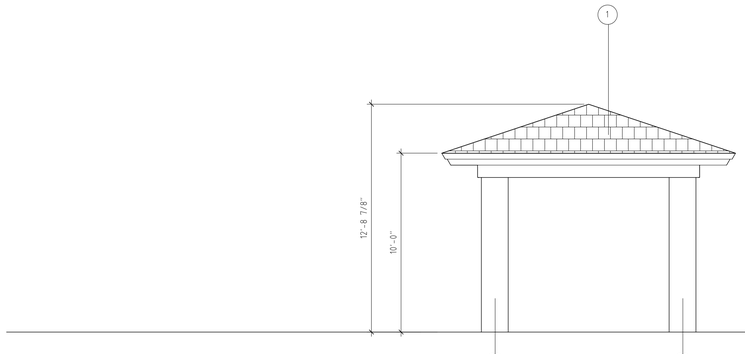
- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS ONLY ONE CARRIAGE FIXTURE ALLOWED ON REAR OF HOME UNDER COVERED PATIO
- ROOF VENTING TO BE O'HAGIN VENTILATION SYSTEM
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- ALL WINDOWS - REF. DETAIL 7/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"
- REF. 6/8 FOR SPIRAL STAIR



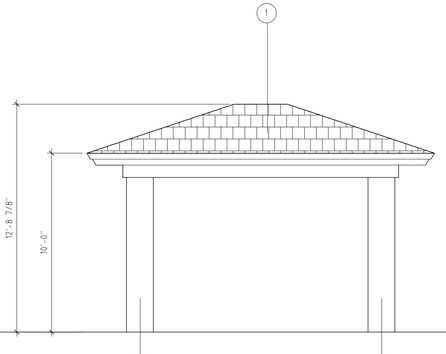
EAST ELEVATION 2
SCALE:1/8"=1'-0"



WEST ELEVATION 1
SCALE:1/8"=1'-0"



EAST&WEST ELEVATIONS 6
SCALE:1/4"=1'-0"



NORTH&SOUTH ELEVATIONS 5
SCALE:1/4"=1'-0"

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence

3861 N. Hawes Road Mesa, AZ 85207

Peterson /Felstead L.L.c.
drafting and design services
PH. 480-586-8119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale
If Not Printed On 24"x36"
General Contractor/ Builder To Verify All Dimensions And Applications Of Construction Prior To Building Permit Submittal

Date: --.--.--

Scale: AS NOTED

Drawn:

Job: Everson

Sheet **A5.2**
Of Sheets

NOTES:

- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- REF. DETAIL 6/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- REF. 3/8 FOR SCUPPER DETAIL
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"

PER 2006 IRC SECTION R1005.2, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY BUILT CHIMENY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

M.A.G. REQUIREMENTS:

1. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE N.A.O.S. WILL BE PERMANENTLY MAINTAINED AS NATURAL AREA OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY OR 6. OTHER ENTITY. N.A.O.S. SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFSITE/LOWER AREAS.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL BE USED, WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV)* GREATER THAN 40 PERCENT.

*LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.

EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED).

7. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT.

EXTERIOR WALL FINISH SCHEDULE

1. ALL EXTERIOR STUCCO TO BE WESTERN ONE COAT STUCCO SYSTEM (ESR #1607) ON METAL LATH ON 1"– 1 1/2" # T&G E.P.S. BD. (I.C.B.O.#4169) ON ONE LAYER GRADE "D" BUILDING PAPER.

NOTE:

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM:

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL WOOD-BASED SHEATHING.

FLASHING NOTE:

PROVIDE WEATHER FLASHING/ PROOFING AT EXTERIOR WALL PENETRATIONS INCLUDING WINDOWS, DOORS, VENTS..... PER R703.1.2.8.

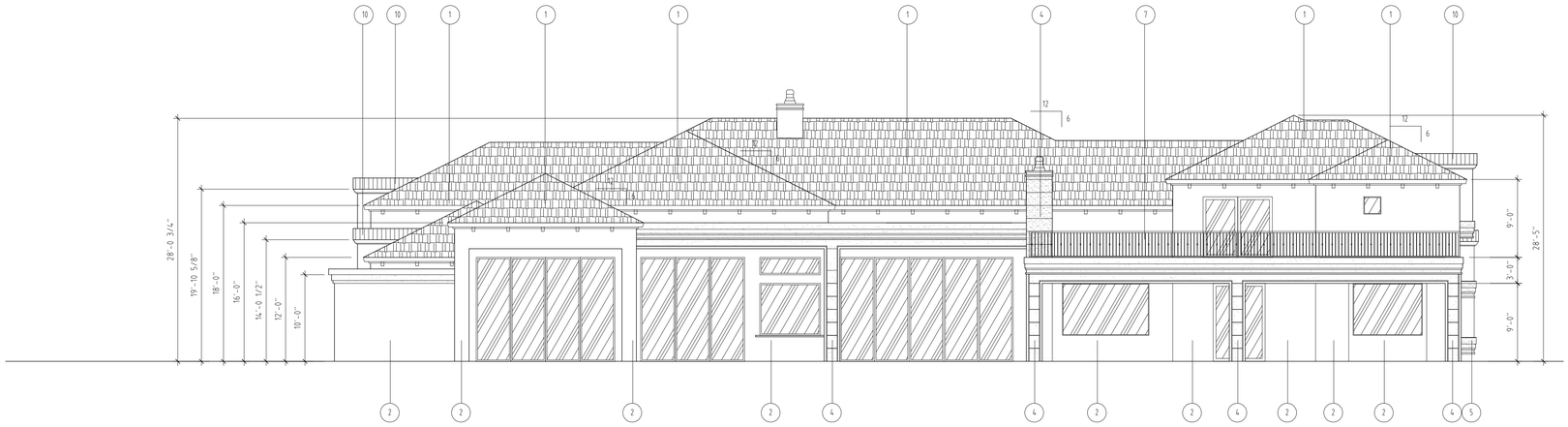
NOTE:

(T) DENOTES TEMPERED GLASS WINDOWS

SEE FLOOR PLAN FOR WINDOW OPERATION DESIGNATIONS

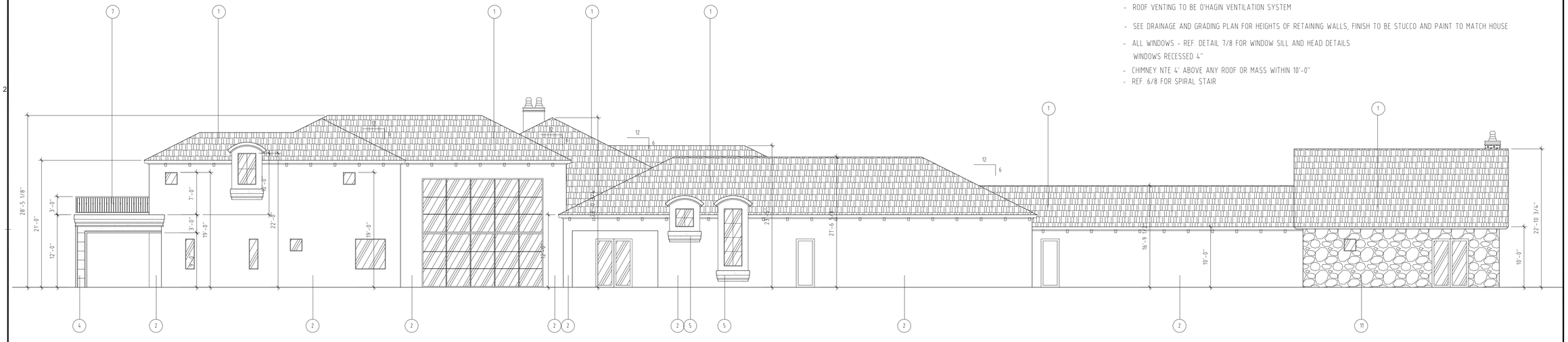
NOTES:

1. - Concrete Roof Tile - Eagle Roofing 199 Charcoal Range Profile: Golden Eagle Weight: Lightweight - 99710 ICBO# ER-3761
2. - Western "One Kote" Stucco, ICBO #3899 w/ DUNN EDWARDS Paint, Warm White DEW380 RL#005 LRV 93 Fascia Color: Winter Morn DET617 RL#914 LRV 70
3. - Decorative Steel Door
4. - CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE
5. - Decorative Cantera - THE CANTERA STONE SOURCE - Tobacco Light ESR - 2239 - APPLIED OVER STUCCO SCRATCH COAT
7. - Decorative Iron Railing - Black
8. - Ultra Grain Garage Door - GALLERY COLLECTION - WALNUT
9. - ROUGH SAWN WOOD TRELLIS - STAINED WALNUT
10. - ATAS STANDING SEAM METAL ROOF - CHARCOAL
11. -CORANADO STONE - TUSCANVILLA



REAR ELEVATION
SCALE:1/8"=1'-0" (1)

- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS ONLY ONE CARRIAGE FIXTURE ALLOWED ON REAR OF HOME UNDER COVERED PATIO
- ROOF VENTING TO BE O'HAGIN VENTILATION SYSTEM
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- ALL WINDOWS - REF. DETAIL 7/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"
- REF. 6/8 FOR SPIRAL STAIR



SIDE ELEVATION
SCALE:1/8"=1'-0" (2)

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence
3861 N. Hawes Road Mesa, AZ 85207

Peterson /Felstead L.L.C.
drafting and design services
PH. 480-586-8119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale If Not Printed On 24"x36" General Contractor/ Builder To Verify All Dimensions And Applications Of Construction Prior To Building Permit Submittal

Date: ---.--.--

Scale: AS NOTED

Drawn:

Job: Everson

Sheet **A5**
Of Sheets

NOTES:

- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- REF. DETAIL 6/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- REF. 3/8 FOR SCUPPER DETAIL
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"

PER 2006 IRC SECTION R1005.2, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY BUILT CHIMENY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

M.A.G. REQUIREMENTS:

1. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE N.A.O.S. WILL BE PERMANENTLY MAINTAINED AS NATURAL AREA OPEN SPACE THROUGH EASEMENT, DONATION, OF DEDICATION TO THE CITY OR OTHER ENTITY. N.A.O.S. SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFSITE/LOWER AREAS.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL BE USED, WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV)* GREATER THAN 40 PERCENT.

*LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.

EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED).

6.

7. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT.

EXTERIOR WALL FINISH SCHEDULE

1. ALL EXTERIOR STUCCO TO BE WESTERN ONE COAT STUCCO SYSTEM (ESR #1607) ON METAL LATH ON 1"– 1 1/2" # T&G E.P.S. BD. (I.C.B.O.#4169) ON ONE LAYER GRADE "D" BUILDING PAPER.

NOTE:

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM:

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL WOOD-BASED SHEATHING.

FLASHING NOTE:

PROVIDE WEATHER FLASHING/ PROOFING AT EXTERIOR WALL PENETRATIONS INCLUDING WINDOWS, DOORS, VENTS..... PER R703.1.2.8.

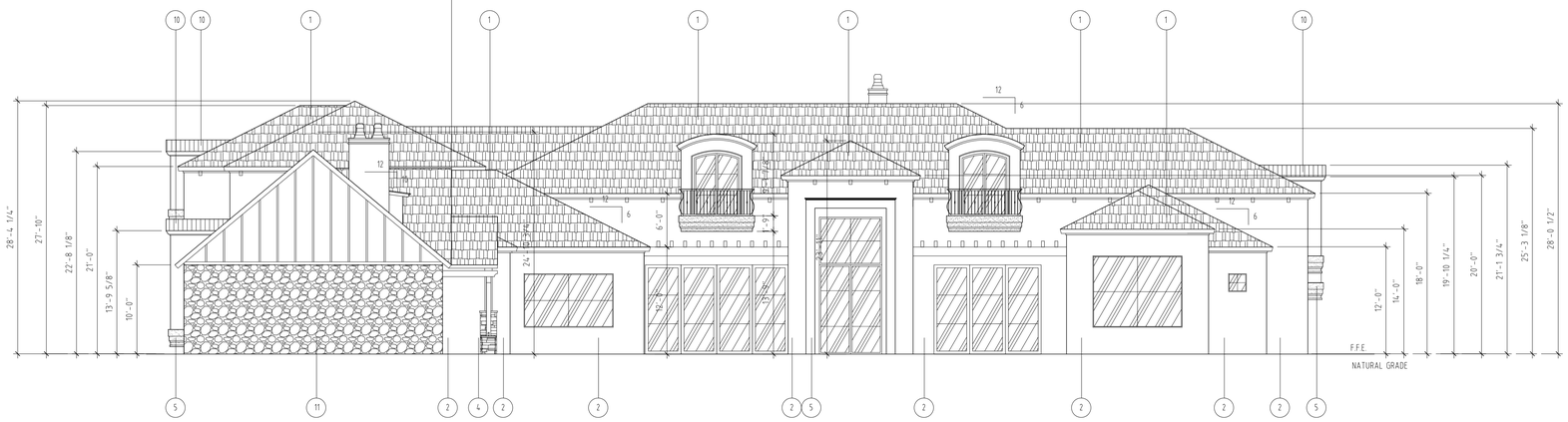
NOTE:

(T) DENOTES TEMPERED GLASS WINDOWS

SEE FLOOR PLAN FOR WINDOW OPERATION DESIGNATIONS

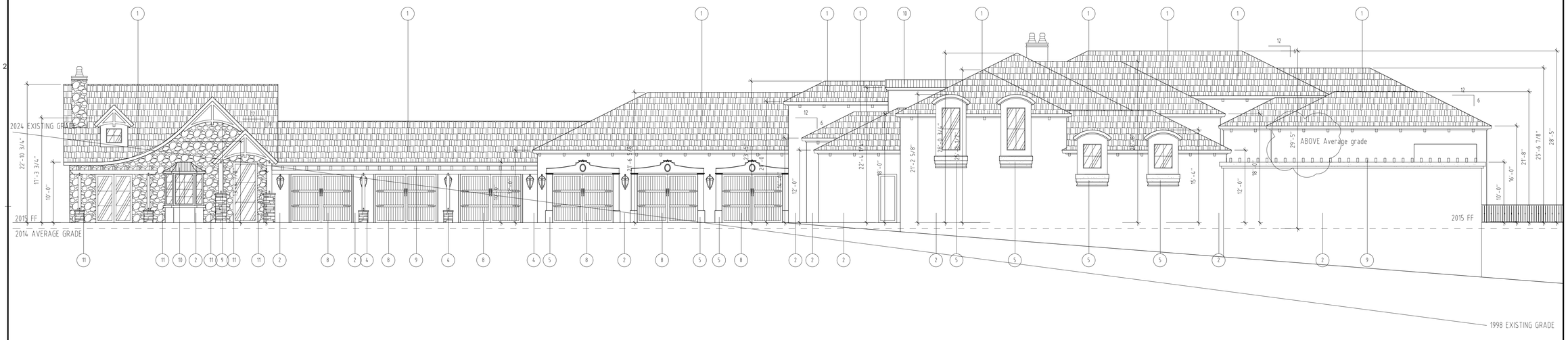
NOTES:

1. - Concrete Roof Tile - Eagle Roofing
   199 Charcoal Range Profile: Golden Eagle Weight: Lightweight - 99710 ICBO# ER-3761
2. - Western "One Kote" Stucco, ICBO #3899 w/ DUNN EDWARDS Paint, Warm White DEW380 RLW405 LRV 93 Fascia Color: Winter Morn DET617 RLW914 LRV 70
3. - Decorative Steel Door
4. - CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE
5. - Decorative Cantera - THE CANTERA STONE SOURCE - Tobacco Light ESR - 2239 - APPLIED OVER STUCCO SCRATCH COAT
7. - Decorative Iron Railing - Black
8. - Ultra Grain Garage Door - GALLERY COLLECTION - WALNUT
9. - ROUGH SAWN WOOD TRELLIS - STAINED WALNUT
10. - ATAS STANDING SEAM METAL ROOF - CHARCOAL
11. -CORANADO STONE - TUSCANVILLA



FRONT ELEVATION
SCALE:1/8"=1'-0" (1)

- LIGHT FIXTURES SHALL COMPLY WITH LAS SENDAS DESIGN GUIDELINES: INCANDESCENT LAMPS, 40 WATT MAX., FROSTED BULBS, SEEDED OR SANDBLASTED GLASS ONLY ONE CARRIAGE FIXTURE ALLOWED ON REAR OF HOME UNDER COVERED PATIO
- ROOF VENTING TO BE O'HAGIN VENTILATION SYSTEM
- SEE DRAINAGE AND GRADING PLAN FOR HEIGHTS OF RETAINING WALLS, FINISH TO BE STUCCO AND PAINT TO MATCH HOUSE
- ALL WINDOWS - REF. DETAIL 7/8 FOR WINDOW SILL AND HEAD DETAILS
  WINDOWS RECESSED 4"
- CHIMNEY NTE 4' ABOVE ANY ROOF OR MASS WITHIN 10'-0"



SIDE ELEVATION
SCALE:1/8"=1'-0" (2)

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence

3861 N. Hawes Road Mesa, AZ 85207

Peterson /Felstead L.L.C.
drafting and design services
PH. 480-586-8119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale If Not Printed On 24"x36" General Contractor/ Builder To Verify All Dimensions And Applications Of Construction Prior To Building Permit Submittal

Date: ---.--.--

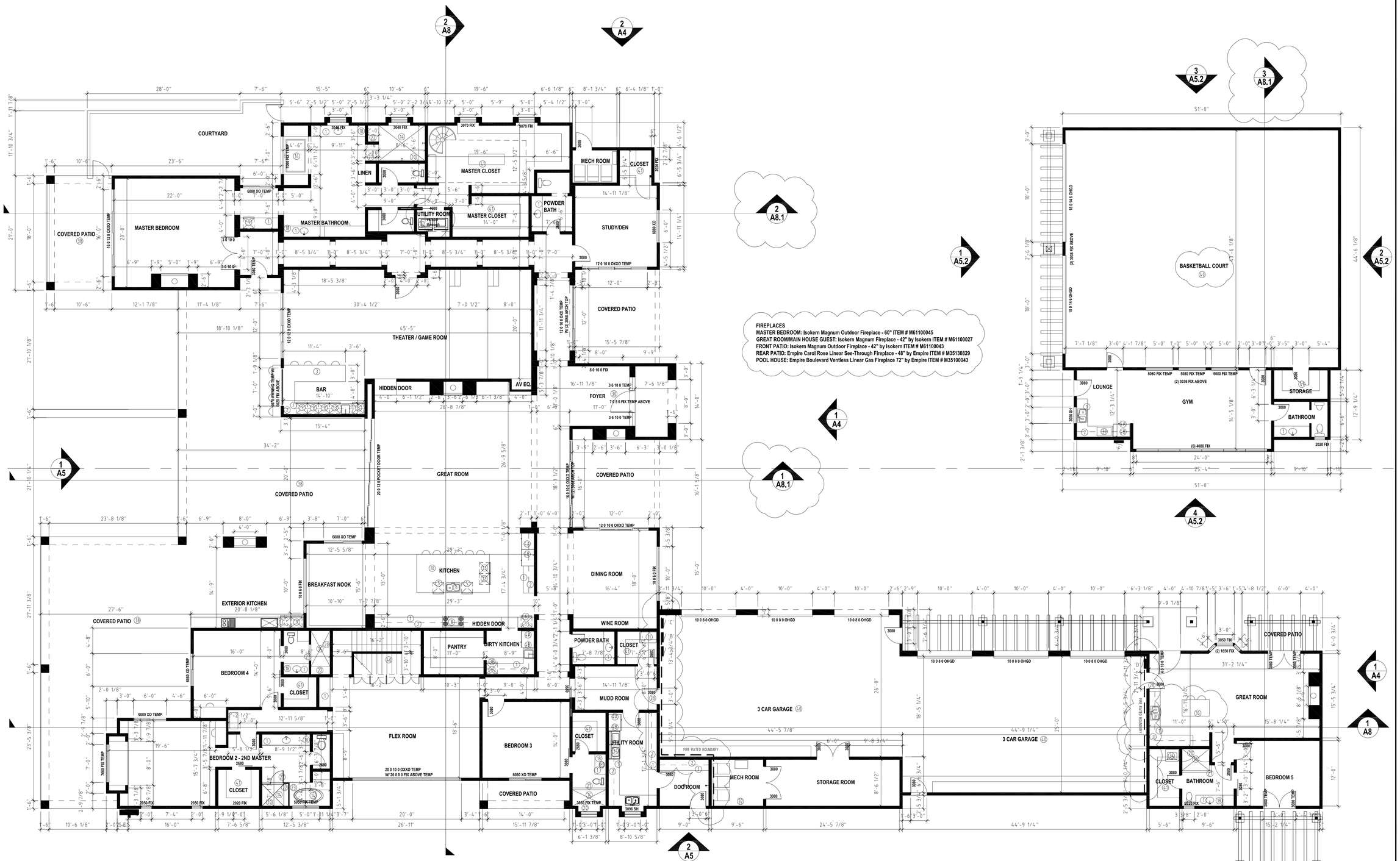
Scale: AS NOTED

Drawn:

Job: Everson

Sheet **A4**

Of Sheets



FIREPLACES
MASTER BEDROOM: Isokern Magnum Outdoor Fireplace - 60" ITEM # M61100045
GREAT ROOM/MAIN HOUSE GUEST: Isokern Magnum Fireplace - 42" by Isokern ITEM # M61100027
FRONT PATIO: Isokern Magnum Outdoor Fireplace - 42" by Isokern ITEM # M61100043
REAR PATIO: Empire Carol Rose Linear See-Through Fireplace - 48" by Empire ITEM # M35130829
POOL HOUSE: Empire Boulevard Ventless Linear Gas Fireplace 72" by Empire ITEM # M35100043

KEYNOTES - SYMBOLS

(1)	BASE CABINET W/COUNTERTOP (PER SPECS)	(6)	BUILT-IN MW/OVEN (PER SPECS)	(14)	WATER RESISTANT GYP. BD. D/WALLS @ SHWR./TUB/W.C.	(20)	RECESSED SHOWER ACCESSORIES NICHE
(2)	UPPER CABINETS (PER SPECS)	(7)	BUILT-IN WARMING DRAWER (PER SPECS)	(15)	TUB & WALL COVERS (PER SPECS) OR WALLS W/ TILE TO MIN. 96"	(21)	24"x80" FACE FRAME CABINETS (PER SPECS)
(3)	BREAKFAST BAR W/COUNTERTOP (PER SPECS) COORDINATE HEIGHT W/OWNER	(8)	60" GAS RANGE WITH HOOD ABOVE	(16)	JETTED SPA TUB (PER SPECS) W/ ELECTRONIC DISCONNECT	(22)	FRAMED SHOWER SEAT @ +24" A.F.F. FINISH MATERIAL (PER SPECS)
(4)	BUILT-IN COFFEE (PER SPECS)	(9)	UNDER COUNTER REFRIGERATOR (PER SPECS)	(17)	ACCESS PANEL FOR MOTOR & HEATER @ TUB	(23)	RAISED PLATFORM @ +24" A.F.F. FOR TUB. FINISH MATERIAL (PER SPECS)
(4A)	36" REFRIGERATOR	(10)	KITCHEN ISLAND W/COUNTERTOP (PER SPECS) COORDINATE HEIGHT W/OWNER	(18)	RECESSED MEDICINE CABINET (PER SPECS)	(24)	CULTURED MARBLE SHELF @ 6" ABOVE TOP OF TUB
(4B)	36" FREEZER	(11)	DEEP FREEZER	(19)	48" MIR.ENTIRE LENGTH (UNO) OF VANITY @ 3" ABOVE BACKSPLASH	(25)	PEDESTAL SINK-VERIFY VALVE LOCATION W/OWNER
(5)	DISHWASHER	(12)	UNDER CABINET FRIDGE DRAWERS				
		(13)	ICE MAKER				

(26)	24"x36" OVAL MIRROR	(31)	SUPPLY A 14"x18" GRILLE ABOVE DOOR FOR UPPER COMBUSTION AIR	(38)	1/2" TYPE "MR" GYP. BD. @ ALL COVERED PATIOS, EXTERIOR GRADE
(27)	TEMPERED GLASS SHOWER ENCLOSURE ON 2" CURB (PER SPECS)	(32)	COMBUSTION AND RELIEF GRILLES, 12" FROM FLR. & CLNG. W/GAS APPL	(39)	MICROWAVE
(28)	SOLID CORE DOOR, SELF CLOSING, 1-3/8", TIGHT FITTING	(33)	NATURAL GAS METER LOCATION	(40)	5/8" TYPE 'X' GYP. BD. @ ALL USEABLE AREAS UNDER STAIRS AND GARAGE WALLS USE 2 LAYERS @ GARAGE CEILING
(29)	LOUVERED MECH. DOORS VENT TO BE 6" FROM TOP OF DOOR AND 12" FROM BOTTOM OF DOOR	(34)	PROVIDE 100 SQ. IN COMBUSTION AIR FOR GAS DRYER	(41)	CLOSET SHELVES BY CLOSET SUB(CONTRACTOR)
		(35)	2x6 WALL	(42)	PLATFORM @ 18" A.F.F.
		(36)	SOUND-INSULATED WALL		HOSE BIB W/ ANTI-SYPHON VALVE
(30)	ORNAMENTAL METAL DOOR (PER SPECS)	(37)	LOW WALL-SEE PLAN FOR HEIGHT		NATURAL GAS STUB OUT

AREA CALCULATIONS

MAIN HOUSE S.F. =	8,777
MAIN HOUSE LEVEL 2 S.F. =	1,080
GARAGE S.F. =	2,701
COVERED PATIO S.F. =	4,067
GUEST HOUSE S.F. =	934
POOL HOUSE S.F.	600
WALK DECK =	1,020
DETACHED GARAGE LIVABLE S.F. =	953
DETACHED GARAGE BASKETBALL COURT S.F. =	2,269
total Livable S.F. =	12,344
Total Under Roof =	21,381

Provide An Approved Barrior Between Factory Fireplace Boxes and Chimneys and Building Insulation. Clearance Shall Be Maintained Between Chimney and Cumbustibule Barriors Per Manufacturer's Installation Instructions

EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH SECTION R 324 SECURITY STANDARDS OF THE CITY OF 2006 MESA RESIDENTIAL CODE

TOP OF EXTERIOR FOUNDATION SHALL BE 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE. PER IRC2006 R403.1.7.3

REF. DETAIL 7 ON A8 FOR WINDOW SILL AND HEAD DETAILS IN ALL SLEEPING AREAS PROVIDE AN OPENABLE WDW. OR DOOR AREA 5.7 SQ. FT. DIRECTLY TO THE OUTSIDE. MIN NET OPENING WIDTH SHALL BE 20" AND HEIGHT 24" WITH A MAX SILL HEIGHT OF 44"

SEE CIVIL PLAN FOR SITE DATA

FLOOR PLAN
SCALE: 1/8"=1'-0" 1

allen homes llc
DESIGN & BUILD COMPANY
WWW.allenhomes.org
"Designed for living...Built for life."

Wheeler Residence
3861 N. Hawes Road Mesa, AZ 85207

Peterson / Felstead L.L.C.
drafting and design services
PH. 480-586-8119 pfdesigngroup@outlook.com

Note: Drawing Not To Scale
If Not Printed On 24"x36"
General Contractor / Builder
To Verify All Dimensions
And Applications Of
Construction Prior To
Building Permit Submittal

Date: --.--.--
Scale: AS NOTED
Drawn:
Job: Everson
Sheet A3
Of Sheets