



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

- GENERAL**
- 1.01 LINE OF ROOF OVERHANG ABOVE
 - 1.02 LINE OF ROOF GUTTER
 - 1.03 LINE OF BEAM ABOVE
 - 1.04 FINISH GRADE
 - 1.05 LINE OF FOOTING BELOW
 - 1.06 LINE EXISTING GRADE
 - 1.07 LINE OF CEILING TRANSITION ABOVE
 - 1.08 LINE OF WALL BEYOND
 - 1.09 OUTLINE OF HOUSE BELOW
 - 1.10 EDGE OF ROOF
 - 1.11 RIDGE LINE
 - 1.12 LINE OF FOOTING BELOW
 - 1.13 LINE OF CHANGE IN CEILING HEIGHT
 - 1.14 LINE OF FLOOR TRANSITION
- SITEWORK**
- 2.01 RE-GRADE SITE TO NEW GRADES. SEE CIVIL
 - 2.02 EXISTING CONTOUR LINES
 - 2.03 STEEL POOL FENCE AND GATES. WALL TO MAINTAIN 9' POOL SAFETY BARRIER
 - 2.04 NOT USED.
 - 2.05 CONCRETE PAVERS OR COLORED EXPOSED AGGREGATE CONCRETE.
 - 2.06 LARGE BOULDERS FOR RETAINING ALONG STEEP SLOPES.
- CONCRETE**
- 3.01 CONCRETE FLATWORK, SANDBLASTED OR ACID ETCHED.
 - 3.02 4" CONCRETE SLAB ON 4" ABC
 - 3.03 CONCRETE FOOTING. SEE FOUNDATION PLAN
 - 3.04 PRECAST CONCRETE WINDOW SILL
 - 3.05 FRONT POOL RETAINING WALL - COLORED CONCRETE.
 - 3.06 NOT USED.
 - 3.07 CONCRETE STEPS ON 4" ABC
 - 3.08 NOT USED.
 - 3.09 CONCRETE HEARTH
 - 3.10 NOT USED.
 - 3.11 RECESSED CONCRETE FLOOR WITH EPOXY FINISH AT GARAGE. SLOPE TO EXTERIOR
 - 3.12 CONCRETE TURN DOWN AT SLAB EDGE
- MASONRY**
- 4.01 SMOOTH FACE CMU.
 - 4.02 SPLIT FACE CMU.
 - 4.03 MESASTONE.
 - 4.04 CMU CHIMNEY TO BE NOT MORE THAN 4' ABOVE AND NOT LESS THAN 2' ABOVE ANY ROOF WITHIN 10'.
 - 4.05 CMU SITE RETAINING WALL
 - 4.06 CAP BLACK. - INVERTED U' WITH REBAR AND GROUT.

- METAL**
- 5.01 STEEL COLUMN
 - 5.02 STEEL BEAM
 - 5.03 CUSTOM STEEL BEAM WITH DRAINAGE CHANNEL
 - 5.04 STEEL HANDRAIL
 - 5.05 STEEL RAILING
 - 5.06 STEEL GATE AND FENCE
 - 5.07 CHIMNEY CAP 1/4" THICK STEEL RAIN PROTECTION CAP AND WIRE MESH SPARK ARRESTOR
- WOOD, PLASTICS, AND COMPOSITES**
- 6.01 TYPICAL INTERIOR WOOD STUD WALL: 2x4 AT 24" ON CENTER WITH 5/8" GYP BOARD ON EACH SIDE
 - 6.02 2x6 STUD WALL BEHIND PLUMBING FIXTURES OR OTHER THICKENED WALL WITH 5/8" GYP BOARD AT INTERIOR SIDE
 - 6.03 WOOD STUD WALL FURR-OUT OVER CMU EXTERIOR WALL: 2x4 AT 24" ON CENTER WITH 5/8" GYP BOARD AT INTERIOR SIDE
 - 6.04 2x6 AT 16" ON CENTER EXTERIOR WALL, (WITH STUCCO FINISH WHERE NOTIFIED)
 - 6.05 WOOD TRUSSES
 - 6.06 GLU-LAM BEAM
 - 6.07 WOOD JOISTS
 - 6.08 TJI JOISTS
 - 6.09 WOOD POST
 - 6.10 WOOD CEILING BOARDS
 - 6.11 PLYWOOD SHEATHING.
- THERMAL & MOISTURE PROTECTION**
- 7.01 BELOW GRADE WATERPROOF MEMBRANE WITH PROTECTION BOARD
 - 7.02 PERFORATED DRAINS FOR UNDERGROUND WALLS, SLOPE TO DAYLIGHT
 - 7.03 WATERPROOF ROOF MEMBRANE
 - 7.04 STANDING SEAM METAL ROOFING
 - 7.05 METAL FASCIA, REVEAL AND DRIP EDGE, SEE DETAIL
 - 7.06 COATED FOAM ROOFING
 - 7.07 CONTINUOUS SPRAY-IN OPEN CELL ESR-3102 FOAM INSULATION IN ALL WALLS AND ROOF FOR R-VALUES IN SPECIFICATIONS
 - 7.08 CRICKETS SLOPED TO DRAIN.

- OPENINGS**
- 8.01 CUSTOM FRONT DOOR SEE DETAIL.
 - 8.02 ALUMINUM WINDOW WALL
 - 8.03 INTERIOR WOOD DOOR & FRAME
 - 8.04 INTERIOR WOOD POCKET DOOR
 - 8.05 ALUMINUM FRAME AND GLASS DOOR
 - 8.06 ALUMINUM FRAME SLIDING DOORS
 - 8.07 FIXED INSULATED GLAZING IN ALUMINUM FRAME
 - 8.08 FIBER GLASS DOOR.
 - 8.09 ALUMINUM OPERABLE WINDOW
 - 8.10 FRAME INFILL WALL WITH BREAK METAL
 - 8.11 SECTIONAL GARAGE DOOR
- FINISHES**
- 9.01 5/8" THICK GYPSUM WALL BOARD - TYPICAL THROUGHOUT INTERIOR (PAINT U.N.O.)
 - 9.02 5/8" THICK DENS-GLASS GOLD BOARD AT STUCCO SOFFITS AND WET ROOMS.
 - 9.03 METAL BEAD BETWEEN DISSIMILAR MATERIALS - TYPICAL
 - 9.04 STUCCO
 - 9.05 STONE PATIO TILE.
 - 9.06 TILE SHOWER - FLOORS, NICHES, FULL HEIGHT WALLS
 - 9.07 RECESSED WALL NICHE FOR SOAP AND BOTTLES, LOCATION AND CONFIGURATION TO BE COORDINATED WITH OWNER AND CONTRACTOR
 - 9.08 EXPOSED INTERIOR CONCRETE FLOOR.
 - 9.09 TILE (BATHS)
 - 9.10 CARPET FLOORING OVER CONCRETE SLAB.
- SPECIALTIES**
- 10.01 RECESSED ROLLER SHADE POCKET
 - 10.02 1/2" THICK TEMPERED CLEAR GLASS SHOWER DOOR
 - 10.03 1/2" THICK TEMPERED TRANSLUCENT GLASS SHOWER PANEL
 - 10.04 SAFE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
 - 10.05 ELECTRIC FLOOR HEATING IN MASTER BATH. SEE SPECIFICATIONS.
- FURNISHINGS**
- 12.01 WINDOW SHADES - PROVIDE POWER.
 - 12.02 CASEWORK, CABINETS, SHELVING AND ACCESSORIES UNDER ALLOWANCE
 - 12.03 STONE OR QUARTZ COUNTERTOP
 - 12.04 SOLID SURFACE COUNTERTOP

- FIRE SPRINKLERS**
- 21.01 FIRE RISER
- PLUMBING FIXTURES**
- 22.01 GAS METER
 - 22.02 GAS CONNECTION
 - 22.03 GAS SHUT OFF VALVE
 - 22.04 WATER HEATER - ELEVATED 18" ABOVE FLOOR
 - 22.05 TRENCH DRAIN AT ALL SHOWERS
 - 22.06 INTERIOR PLUMBING FIXTURES AND TRIM UNDER ALLOWANCE
 - 22.07 NOT USED.
 - 22.08 WATER SOFTENING SYSTEM.
 - 22.09 ROOF AND OVERFLOW DRAIN.
- HEATING VENTILATION AND AIR CONDITIONING**
- 23.01 MECHANICAL AIR HANDLER
 - 23.02 MECHANICAL CONDENSER UNIT
 - 23.03 MECHANICAL FLOOR MOUNTED AIR SUPPLY DIFFUSER
 - 23.04 MECHANICAL WALL MOUNTED RETURN AIR DIFFUSER
- ELECTRICAL**
- 26.01 ELECTRICAL SERVICE ENTRANCE
 - 26.02 ELECTRICAL SUB PANEL

KEYNOTES - REFER TO SPECIFICATIONS FOR MATERIAL DESCRIPTIONS

PROJECT DATA

OWNERS: JAMES & ANNE WILSON
PROJECT ADDRESS: 3759 N HAWES RD.
MESA, ARIZONA 85207
MCR#: 219-35-241
A.P.N.:
PERMIT #:
SUBDIVISION: MOUNTAIN ESTATES AT LAS SENDAS, LOT 13
LOT #: 13
PROPERTY ZONING: RS-90
OS: 15-77
R-3 (PRIVATE RESIDENCE)
OCCUPANCY: VB
CONSTRUCTION TYPE: 2015 IRC, 2012 IBC, 2012 IMC, 2012 IPC, 2011 NEC AND 2012 IECC
BUILDING CODES:
PROJECT AREAS:
LOT AREA: 90,509 S.F. (2.078 ACRES)

BUILDING ENVELOPE	ALLOWABLE	ACTUAL
ALLOWABLE DISTURBED AREA 50% OF ENTIRE LOT:	45,254 S.F.	44,564 S.F. (49.24 %)
+ADD'L 10% FOR TEMPORARY CONSTRUCTION ACCESS/DRAINAGE: (REVEG. AREA)	9,051 S.F.	2,132 S.F. (2.36 %)
+ADD'L 10% DRIVEWAY/UTILITY EXCEPTION AREAS: (REVEG. AREA)	9,051 S.F.	3,261 S.F. (3.6 %)
TOTAL DISTURBED AREA:	63,356 S.F. (70.0 %)	49,957 S.F. (55.2 %)
HOUSE AREAS:		
MAIN HOUSE:	TOTAL: 5,806 S.F. GARAGE: 791 S.F. MAIN HOUSE TOTAL LIVABLE: 5,015 S.F.	
CASITA:	TOTAL: 2,273 S.F. CASITA GARAGE: 1,598 S.F. CASITA TOTAL LIVABLE: 675 S.F. TOTAL LIVABLE: 5,690 S.F.	
MAIN HOUSE ROOF AREA:	7,594 S.F.	
CASITA ROOF AREA:	2,764 S.F.	
ACTUAL ROOF AREA (11.44%):	10,358 S.F.	
MAXIMUM ROOF AREA ALLOWED (30%):	27,153 S.F.	

WATER SUPPLY: CITY OF MESA
SANITARY SEWER: CITY OF MESA
ELECTRIC: SRP
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: CITY OF MESA
CABLE TV: CENTURY LINK, COX COMMUNICATIONS
NOTE:
A SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13D AND CITY OF MESA ORDINANCE.

DESERT UPLANDS GENERAL NOTES

- ALL IMPROVEMENTS, INCLUDING DRIVEWAYS AND UTILITY TRENCHING, SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE AND TEMPORARY PROTECTIVE FENCE, OCCUPYING NOT MORE THAN 50% OF THE TOTAL LOT AREA. THERE SHALL BE A MINIMUM 10' SETBACK FROM ANY PROPERTY LINE TO THE PERMANENT BUILDING ENVELOPE LINE THAT SHALL REMAIN UNDISTURBED EXCEPT FOR THE ALLOWED DRIVEWAY, UTILITY TRENCHING, AND TEMPORARY CONSTRUCTION ACCESS AREA.
- ALL AREAS TO BE PROTECTED FROM DISTURBANCE SHALL BE FENCED IN THE FIELD PRIOR TO ANY PLANT REMOVAL, GRADING, OR CONSTRUCTION. AREAS OUTSIDE OF THE FENCED BUILDING ENVELOPE SHALL REMAIN IN AN UNDISTURBED STATE, BOTH DURING AND AFTER CONSTRUCTION. ANY CONSTRUCTION OR DISTURBANCE OUTSIDE OF THE APPROVED BUILDING ENVELOPE AND TEMPORARY PROTECTIVE FENCE MAY BE SUBJECT TO A NOTICE OF VIOLATION.
- TEMPORARY PROTECTIVE FENCING SHALL NOT BE INSTALLED UNTIL THE TEMPORARY PROTECTIVE FENCE LOCATION IS APPROVED AND A SEPARATE PERMIT IS ISSUED. TEMPORARY PROTECTIVE FENCE LOCATION SHALL BE INSPECTED AND APPROVED BY A ZONING INSPECTOR PRIOR TO ANY PLANT REMOVAL, GRADING, TRENCHING, OR CONSTRUCTION ON THE LOT. CALL 480-644-2240 TO SCHEDULE A TEMPORARY PROTECTIVE FENCE INSPECTION TO BE PERFORMED BY ZONING INSPECTION STAFF.
- ANY DISTURBANCE OUTSIDE THE FENCED BUILDING ENVELOPE DURING THE COURSE OF CONSTRUCTION IS CONSIDERED A VIOLATION TO THE APPROVED BUILDING ENVELOPE AND SITE PLAN. ADDITIONAL PLAN REVIEW AND PERMIT FEES ARE REQUIRED FOR AN ADDENDUM CHANGE TO THE APPROVED PLANS. PROVIDE A REVISED SITE PLAN AND CONSTRUCTION PLANS FOR REVIEW THAT INCLUDE ALL PROPOSED CHANGES. PROVIDE A LANDSCAPE REVEGETATION PLAN FOR ALL DISTURBED AREAS THAT INCLUDE PLANTS FROM THE PREFERRED DESERT UPLANDS PLANT LIST AND HYDRO-SEED MIX. THE SUBMITTAL SHALL BE MADE TO THE BUILDING SAFETY OFFICE AT 55 N. CENTER ST. PLAN REVIEW APPROVAL AND ADDENDUM PERMIT SHALL BE OBTAINED PRIOR TO MAKING ANY CHANGES IN THE FIELD. CHANGES IN THE FIELD WITHOUT FIRST OBTAINING APPROVAL OR REQUIRED PERMIT COULD DELAY FINAL INSPECTION APPROVAL.

KQ ARCHITECTS
2716 N 16th Street
Phoenix, Arizona 85006
phone 602.468.9250
fax 602.468.9212
web www.kqarchitects.com



HAWES ROAD HOUSE
James & Anne Wilson - Owners
3759 North Hawes Road
Mesa, Arizona 85207
Lot 13 - Mountain Estates @ Las Sendas
APN: 219-35-241

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J. LEONARD
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