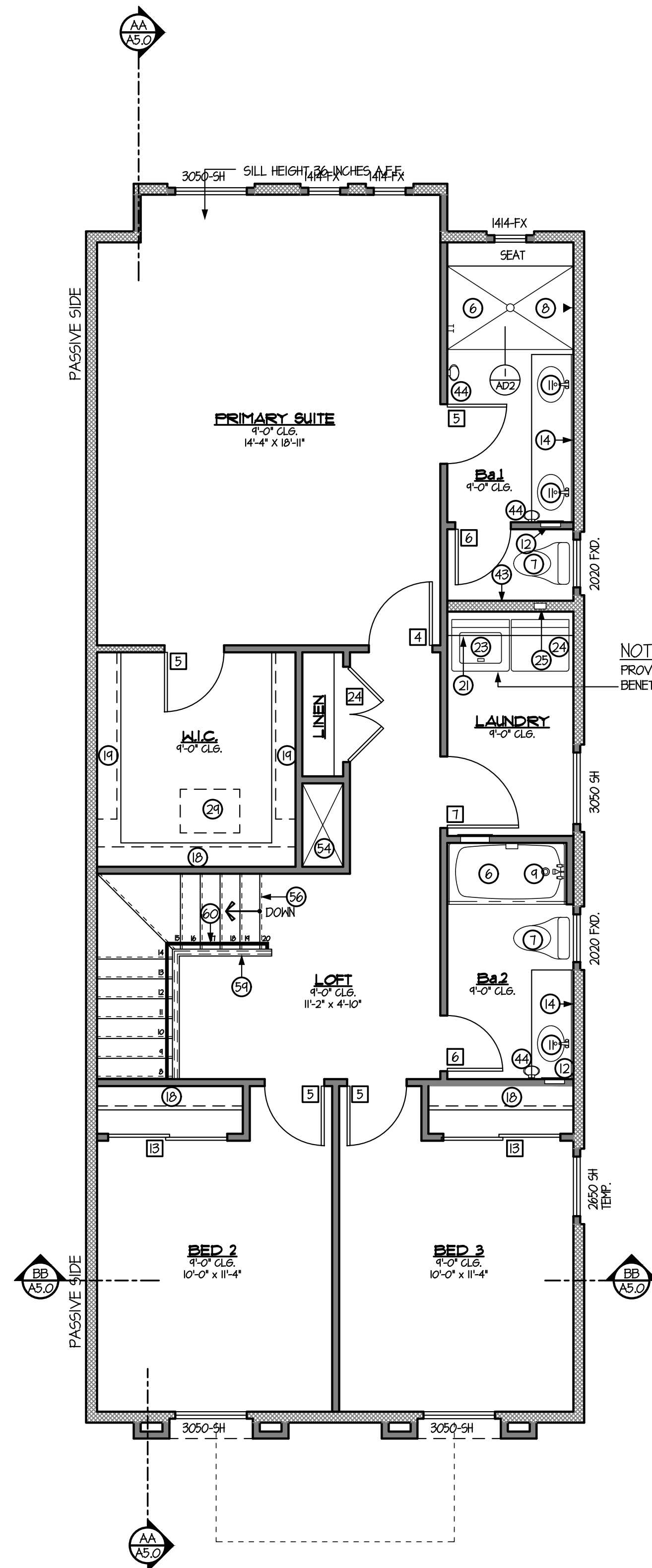
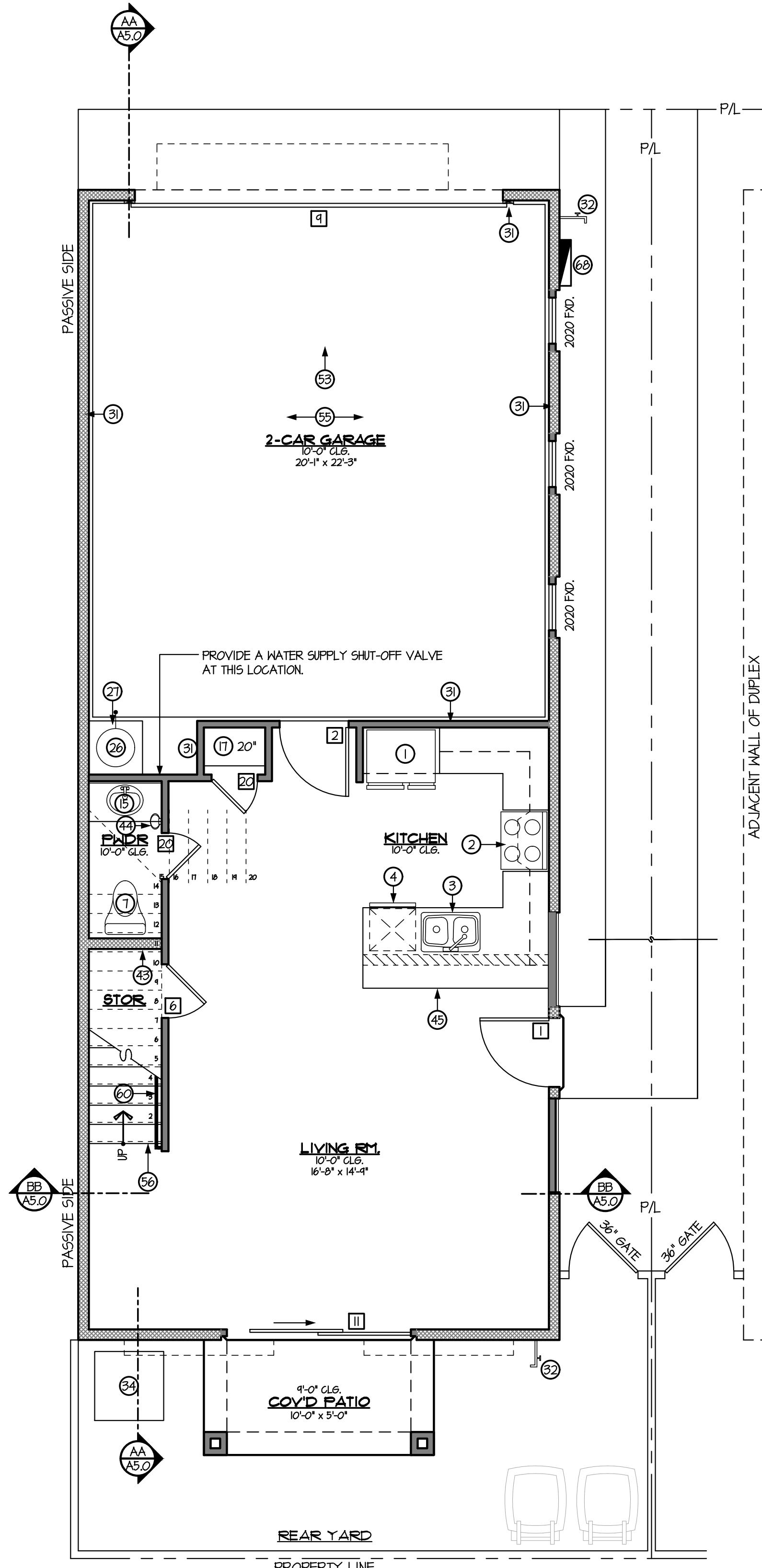




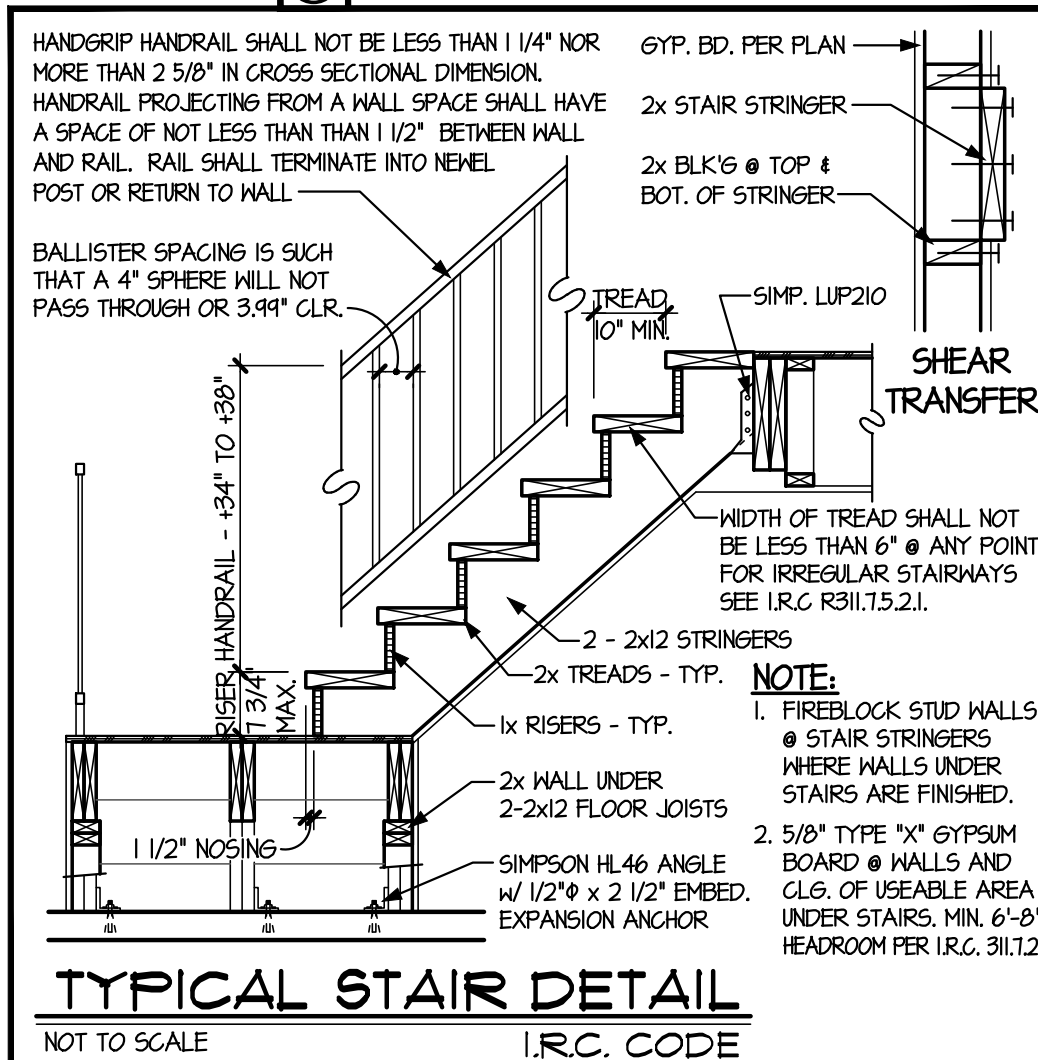
2ND FLOOR KEYNOTED FLOOR PLAN

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



1ST FLOOR KEYNOTED FLOOR PLAN

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



TYPICAL STAIR DETAIL
I.R.C. CODE

DOOR SCHEDULE					GENERAL INFORMATION	
No.	TYPE	SIZE	FUNCTION	NOTES		
1	B	3'-0" x 8'-0"	SWING		1. INSULATION: R-30R-30 (SEE SHEET E.C.O.) BLOWN-IN @ ATTIC - UNO. ON PLAN R-13 BATT @ EXT. 2x4 WALLS - UNO. ON PLAN R-14 BATT @ EXT. 2x6 WALLS - UNO. ON PLAN	
2	A	2'-8" x 6'-8"	SWING		2. PROVIDE R-13 BATT. (2x4 WALL) OR R-14 BATT (2x6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.	
3	B	2'-8" x 6'-8"	SWING		3. FOR GAS APPLIANCES & FIXTURES (IF APPLICABLE) PROVIDE COMBUSTION AIR & VENTILATION AIR PER I.R.C. SECTION G2401 & MANUFACTURERS RECOMMENDED CLEARANCES.	
4	C	2'-8" x 6'-8"	SWING		4. PROVIDE EXTERIOR TYPE GYP. BD. AT PATIO & PORCH CEILING - TAPE & TEXTURE PER PROJECT SPEC'S.	
5	C	2'-6" x 6'-8"	SWING		5. ALL ITEMS SHOWN W/ DASHED LINES ARE OPTIONAL - UNO.	
6	C	2'-4" x 6'-8"	SWING		6. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EGRESS WINDOWS - I.R.C. SECTION R301.1	
7	C	3'-0" x 6'-8"	SWING		7. WHEN APPLYING WATER-BASED TEXTURE MATERIAL, THE MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYP. BOARD SHALL BE USED - ESR #1530.	
8	-	-	-	-	8. GARAGE FLOOR SURFACE SHALL BE NONCOMBUSTIBLE AND SLOPED TO DRAIN TOWARD THE MAIN VEHICLE ENTRY. I.R.C. SECTION R304.1	
9	-	16'-0" x 8'-0"	OVERHEAD	METAL SECT.	9. KEYNOTES AND DOOR CALLOUTS NOT SHOWN ON PLAN ARE TO BE DISREGARDED AS THEY MAY NOT OCCUR.	
10	-	-	-	-		
11	D	8'-0" x 8'-0"	S.D.D.			
12	C	8'-0" x 6'-8"	BI-PASS			
13	C	5'-0" x 6'-8"	BI-PASS			
14	C	6'-0" x 6'-8"	BI-PASS			
15	B, D, E	2'-8" x 8'-0"	SWING			
16	B, D, E	3'-0" x 8'-0"	SWING			
17	C	3'-0" x 8'-0"	SWING	DOUBLE DOORS		
18	C	2'-6" x 6'-8"	SWING	DOUBLE DOORS		
19	C	1'-6" x 6'-8"	SWING			
20	C	2'-0" x 6'-8"	SWING			
21	D	2'-8" x 6'-8"	SWING	I-LITE		
22	C	2'-4" x 4'-0"	SWING	SLOPED TOP		
23	C	2'-6" x 6'-8"	SWING	BALL CATCH		
24	C	2'-0" x 6'-8"	SWING	BALL CATCH		
A = MIN. OF 1 3/8" SOLID CORE W/ SELF CLOSER, SELF LATCHING, 20 MIN. RATED W/ TIGHT FITTING GASKETS & SHEEP - I.R.C. SEC. R304.1 B = SOLID CORE C = HOLLOW CORE D = TEMPERED GLASS E = I-LITE DOOR						
KEYNOTES					No.	DESCRIPTION
					1	REFRIGERATOR - PRE-PLUMB FOR ICE MAKER
					2	ELECTRIC RANGE & OVEN W/ HOOD/MICROWAVE ABOVE - HOOD EXHAUST @ 11"
					3	DOUBLE SINK W/ DISPOSAL
					4	DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.C. SECTION P2101.1
					5	PANTRY - FACE FRAMED PANTRY CABINET
					6	CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO +12" ABV. DRAIN - I.R.C. SEC. R102.4.2
					7	WATER CLOSET PROVIDE A MIN. 15" ON EACH SIDE & 21" (MIN.) CLEAR IN FRONT - I.R.C. SEC. R301.1
					8	PRE-FAB SHOWER PAN W/ FIBERGLASS OR MARBLE TO +12" ABOVE DRAIN - TEMP. GLASS SURROUND
					9	TUB/SHOWER COMBO. W/ ROD FOR SHOWER CURTAIN
					10	GARDEN TUB W/ MARBLE TO +12" ABOVE TUB DECK - OPTIONAL WHIRLPOOL JETS
					11	SINK - OPTIONAL IF SHOWN WITH DASHED LINES
					12	RECESSED MEDICINE CABINET - HDR. @ +16" - OPTIONAL IF SHOWN WITH DASHED LINES
					13	MARBLE PONY WALL @ +20" OR PER PLAN - HOLD SHOWER GLASS TO TUB SIDE OF WALL
					14	42" HIGH MIRROR IN MASTER BATHROOM & ALL SECONDARY BATHROOMS - UNO. ON PLAN
					15	PEDESTAL SINK MIRROR ABOVE - OPTIONAL BASE CABINET(S) W/ SINK, MIRROR, & MEDICINE CABINET
					16	STOP AND DROP - SEE ELEVATION THIS SHEET
					17	5 - SHELVES EQUALLY SPACED - 16" DEEP UNLESS OTHERWISE SHOWN/NOTED ON PLAN
					18	1 ROD, 1 SHELF
					19	2 RODS, 2 SHELVES
					20	FACE FRAMED LINEN
					21	STD. 16" WIDE SHELF OR OPTIONAL WALL CABINETS
					22	TEMPERED GLASS
					23	WASHER - FLIP WASHER/DRYER LOCATION WHEN PLAN IS BUILT IN REVERSE - WASHER ALWAYS LEFT OF DRYER
					24	ELECTRIC DRYER
					25	4" Ø DRYER VENT THROUGH ROOF - NOT TO EXCEED 38'-0" PER I.R.C. SEC. G2401.5, G2401.5.1 & G2401.5.4
					26	ELECTRIC WATER HEATER W/ TEMPERATURE & PRESSURE RELIEF VALVE @ +6" ABOVE FINISH GRADE
					27	28" SQUARE PLATFORM @ +18" A.F.F.
					28	2'-14"x8" SCREENED LOUVERED METAL AIR VENTS - ONE +12" A.F.F. & ONE 12" BELOW CLG. W/ GAS WATER HEATER
					29	22x30 ATTIC SCUTTLE W/ INSULATION & WEATHERSTRIPPING PROVIDE TYPE 'X' GYP. BD. @ GAR. - I.R.C. R807.1/M1022.4
					30	TILED ROOF OVERHANG AT CORNER LOT PLAN
					31	5/8" TYPE 'X' GYPSUM BOARD @ WALLS & CEILING PER CITY REQUIREMENTS - I.R.C. TABLE 102.2.5
					32	HOSE BIBB - TYPICAL - ALTERNATE LOCATION IF SHOWN W/ DASHED LINES
					33	LINE OF CEILING CHANGE - MAY VARY PER ELEVATION AND/OR OPTIONAL VAULTED CEILING
					34	A.C. COMPRESSOR PAD
					35	OPT. DOOR W/ 42" SQ. CONC. STOOP (4" THICK SLOPED 1/4" P.L.F. MAX.) - PROVIDE ADDITIONAL TIRE STOP WHERE SHOWN
					36	OPTIONAL COUNTERTOP W/ BASE & UPPER CABINETS
					37	OPTIONAL SOFT WATER LOOP @ 24"x34" PLATFORM @ +18" - 10" Ø SOFTENER TANK; 8" Ø SALT TANK
					38	OPTIONAL LAUNDRY TUB - ALWAYS LEFT OF WASHER UNLESS OTHERWISE SHOWN/NOTED ON PLAN
					39	PAINTED WOOD BEAM
					40	GARDEN TUB/SHOWER W/ FIBERGLASS/MARBLE/TILE TO +12" ABOVE DRAIN - TEMP. GLASS SURROUND
					41	4x4 PAINTED WOOD BRACE
					42	3" Ø STEEL BOLLARD - MIN. 18" EMBEDMENT & +44" A.F.F.
					43	2x6 PLUMBING WALL
					44	TONE BAR @ +54" OR TONE RING @ +54" - PER PLAN OPTIONAL IF SHOWN WITH DASHED LINES
					45	ISLAND COUNTERTOP W/ 24" DEEP BASE CABINETS W/ 12" OVERHANG ON BREAKFAST NOOK SIDE
					46	BREAKFAST BAR TOP W/ 7" OVERHANG - FRAME WALL BELOW @ +45"
					47	RETURN WALL LOCATION
					48	FLAT SOFFIT - TOP @ +108"
					49	MASTIC APPLIED STONE/BRICK VENEER (ESR-315) - COMPLY W/ I.R.C. SEC. R102.1
					50	NOT USED
					51	3/4" Ø CONDUIT IN SLAB FOR ELECTRICAL OR R.O. LINE

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LA VIDA HOMES

KEYNOTED FLOOR PLANS

DRAWING TITLE:

DRAWN BY: KTB

DATE: 01.12.26

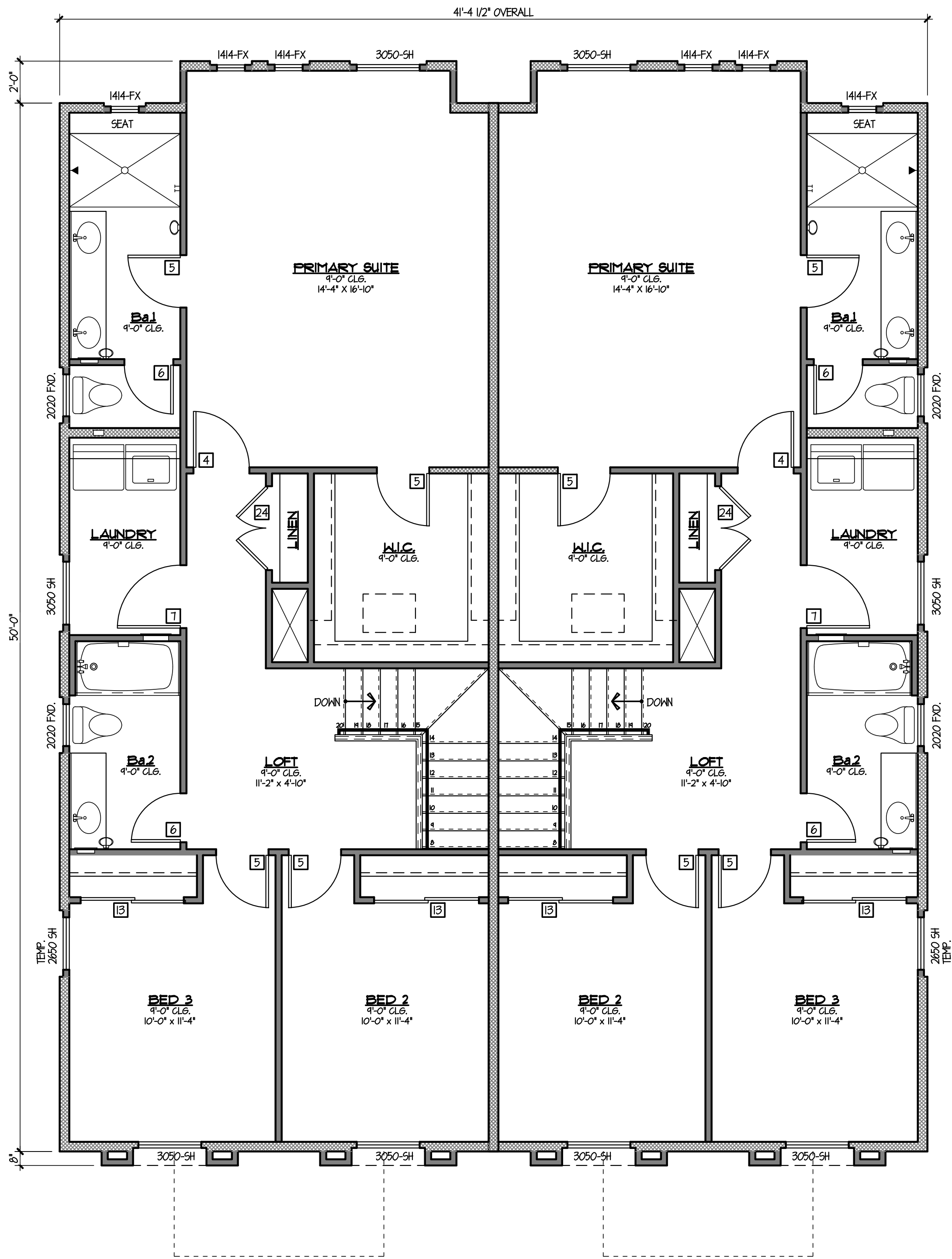
REVISION

PLAN: SxS DUPLEX

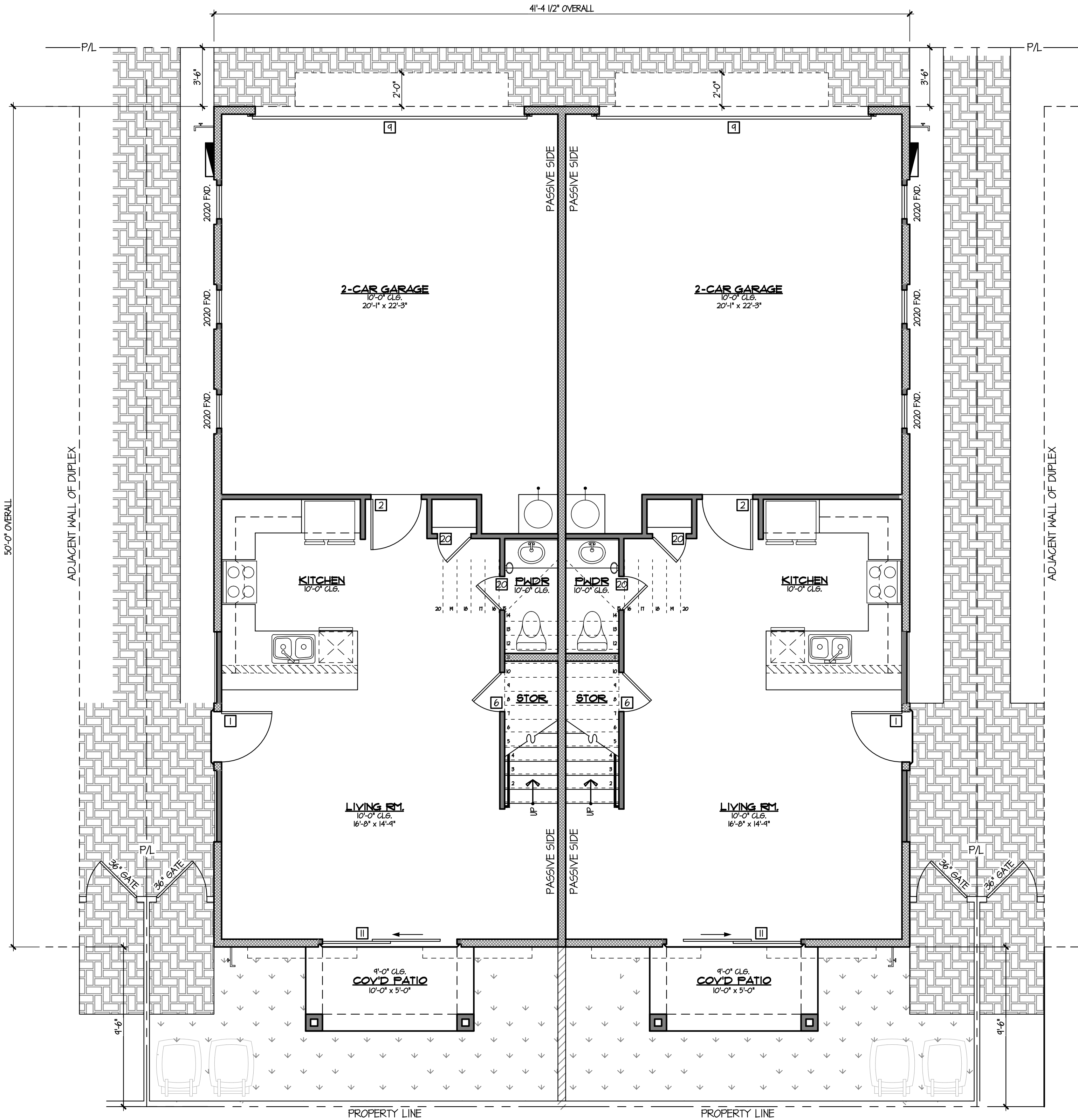
COMMUNITY: PARK NORTH

SHEET NO. A1.0

CITY OF MESA



2ND FLOOR BUILDING LAYOUT
SCALE: 1/4" = 1'-0"



1ST FLOOR BUILDING LAYOUT
SCALE: 1/4" = 1'-0"

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LA VIDA HOMES

DRAWING TITLE:
**BUILDING LAYOUT
1ST & 2ND FLOORS**

DRAWN BY:
KTB

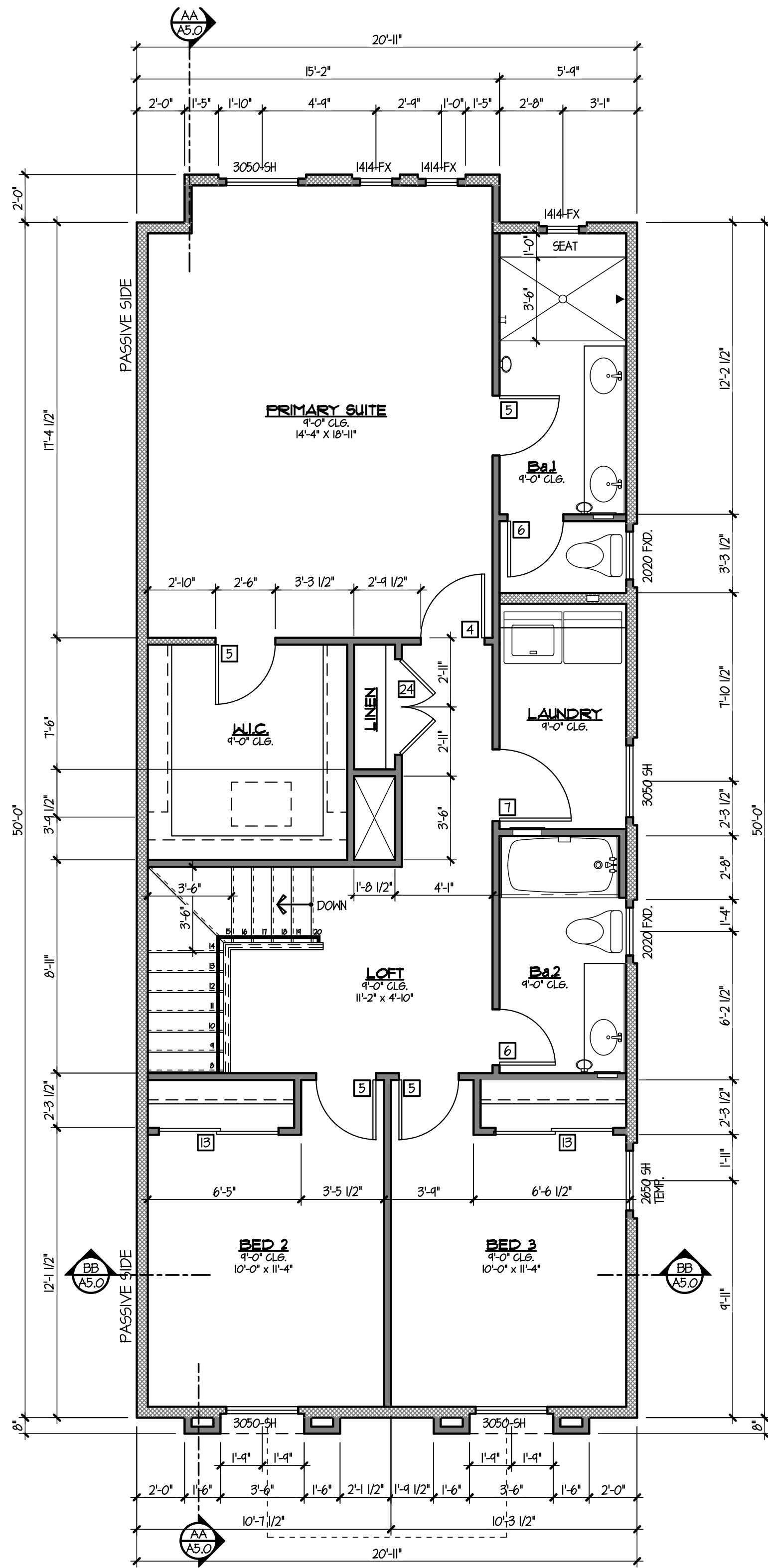
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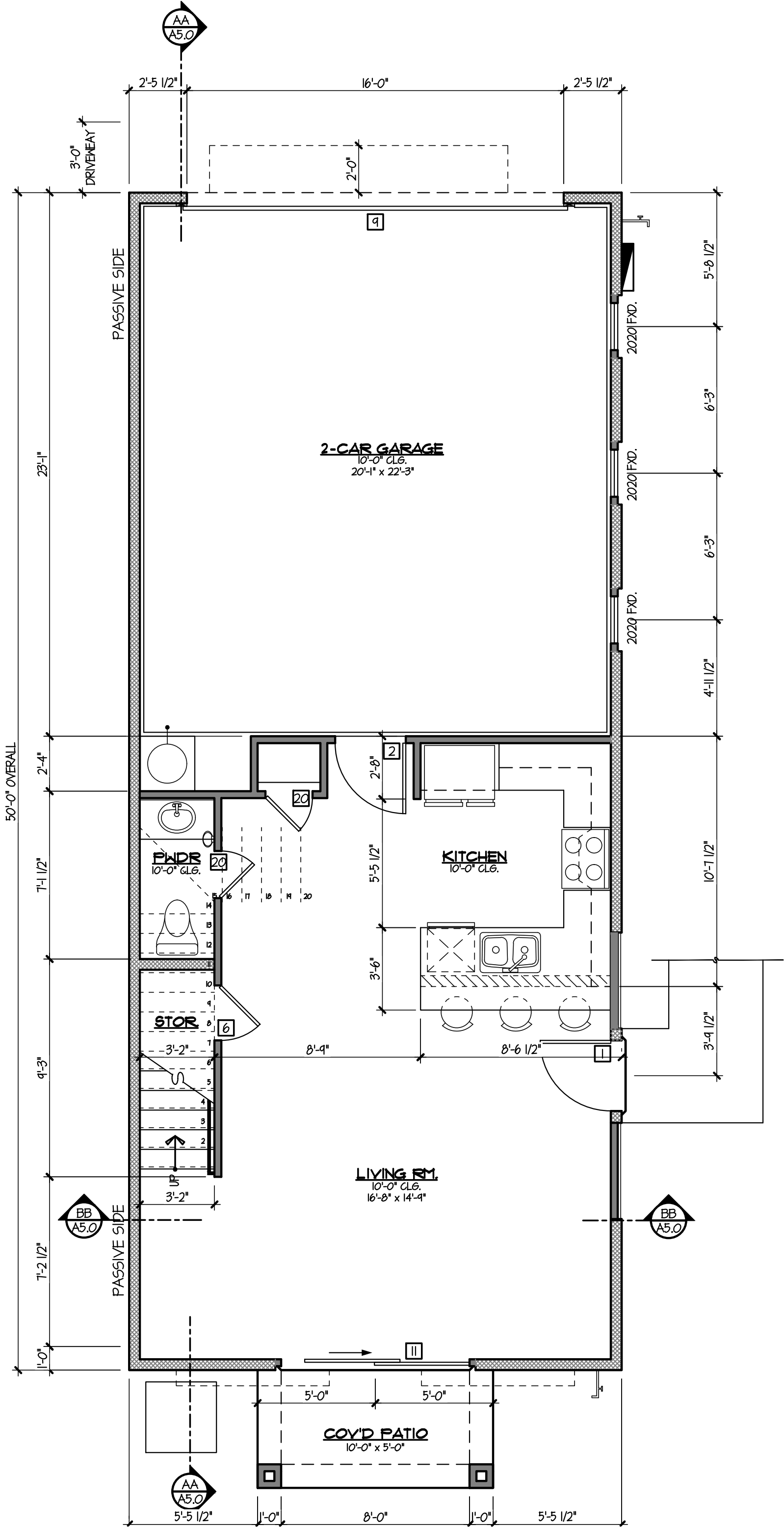
PLAN:
**SxS
DUPLEX**

COMMUNITY:
**PARK
NORTH**

SHEET NO.
A1.1



DIMENSIONED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

GENERAL INFORMATION

1. ALL EXTERIOR DOORS & WINDOWS TO BE STANDARD HEIGHT w/ STANDARD FRAMED OPENINGS - UNO. ON PLAN

2. WALL FRAMING - UNO. ON PLAN:
EXTERIOR WALLS - 2x4 @ 16" O.C. - UNO. ON PLAN
INTERIOR BRG. WALLS - 2x4 @ 16" O.C. - UNO. ON PLAN
INTERIOR NON-BRG. - 2x4 @ 24" O.C. - UNO. ON PLAN
ALL SHEARWALLS ARE TO BE CONSTRUCTED w/ 2x STUDS SPACED AT 16" O.C.

3. PROVIDE ADDITIONAL DRYWALL FOR DIMENSION DEVIATION WHEN SHEAR WALL IS INSTALLED.

4. WHEN PLAN IS BUILT IN REVERSE FLIP WASHER/DRYER LOCATIONS. WASHER ALWAYS TO BE LEFT OF DRYER. LAUNDRY TUB TO BE LEFT OF WASHER WHERE APPLICABLE.

5. DOUBLE ALL BEARING WALL STUDS PENETRATED BY PLUMBING WASTE AND/OR VENT LINES - TYPICAL.

6. PROVIDE BACKING FOR SHUTTERS, WROUGHT IRON RAILINGS, TONEL BARS, TONEL RINGS, ETC.

= SEE DOOR SCHEDULE ON SHEET A1.0 FOR COINCIDING DOOR INFORMATION



DIMENSIONED FLOOR PLANS

DRAWING TITLE:

DRAWN BY:
KTB

DATE:
01.12.26

REVISION	
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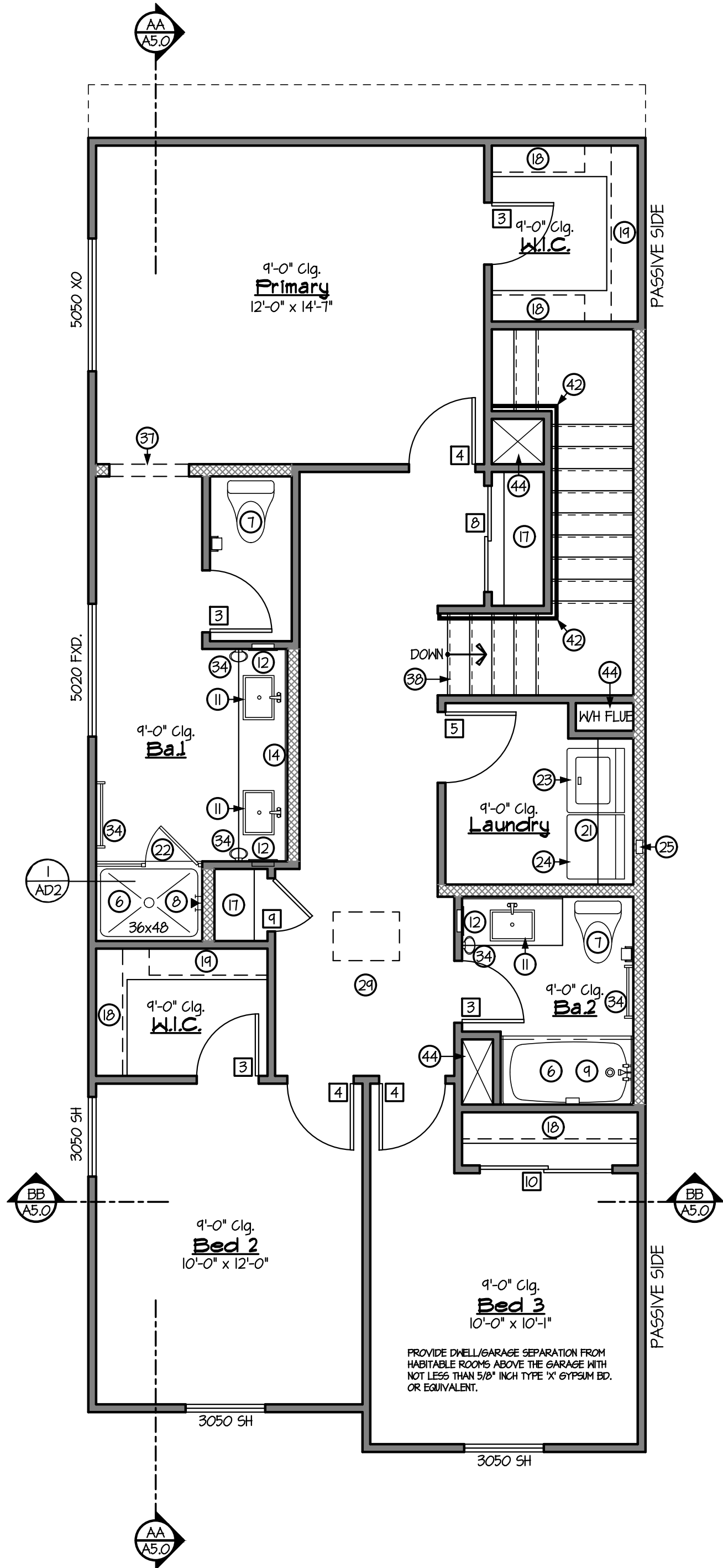
PLAN:
SxS
DUPLEX

COMMUNITY:
PARK
NORTH

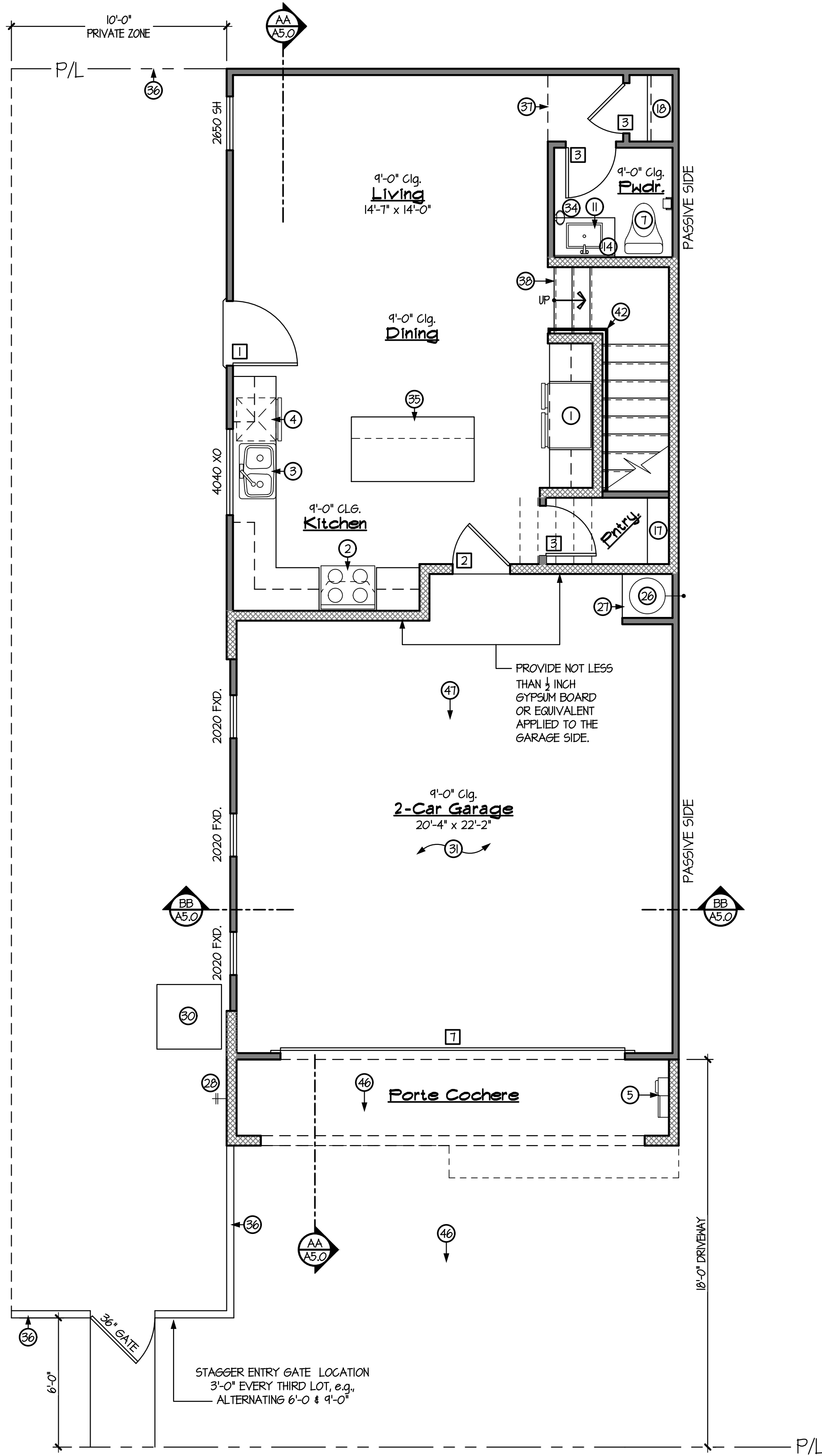
SHEET NO.

A2.0

CITY OF MESA



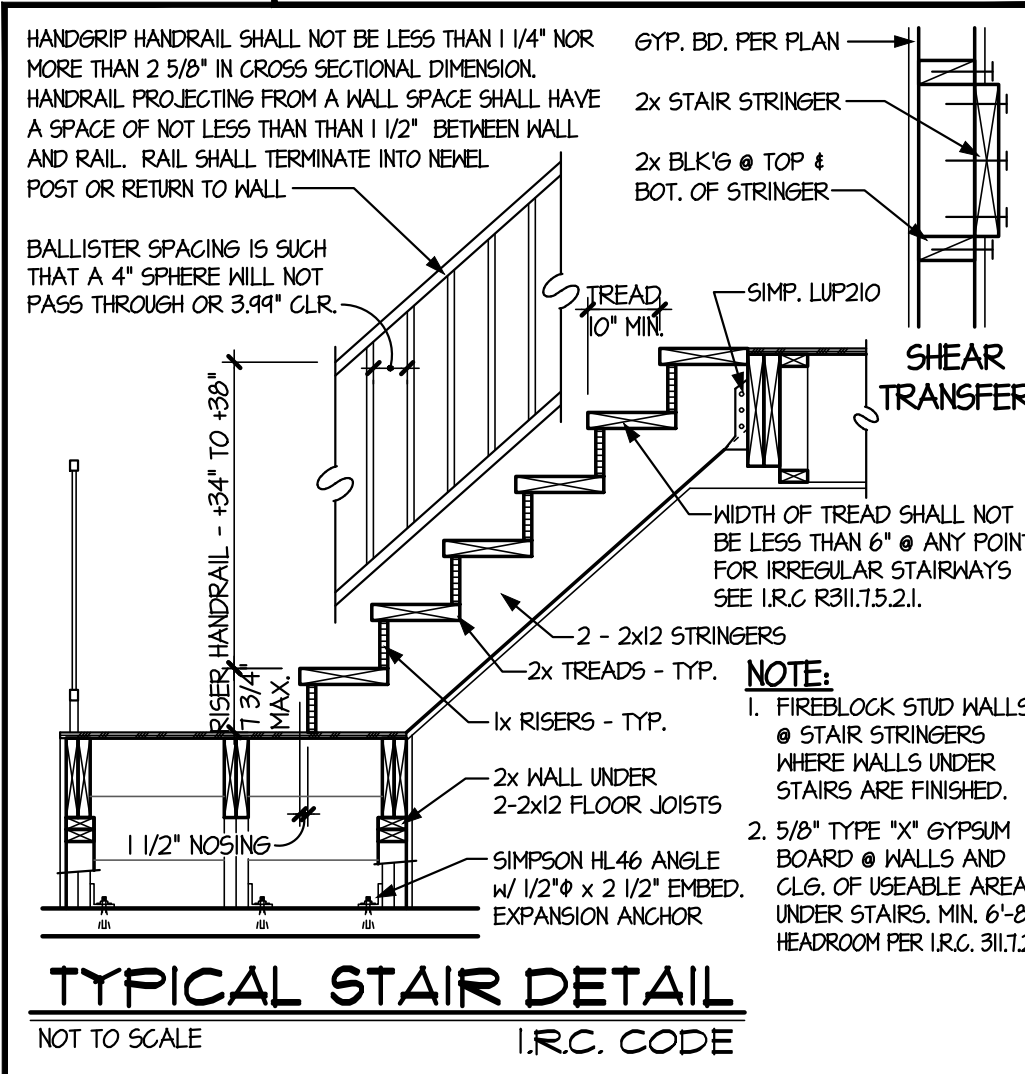
2ND FLOOR KEYNOTED PLAN
SCALE: 1/4" = 1'-0"



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

DOOR SCHEDULE				
No.	TYPE	SIZE	FUNCTION	NOTES
1	B, D, E	3'-0" x 8'-0"	SWING	FRENCH DOOR
2	A / G	2'-8" x 8'-0"	SWING	
3	C	2'-4" x 8'-0"	SWING	
4	C	2'-6" x 8'-0"	SWING	
5	C	2'-8" x 8'-0"	SWING	
6	C	3'-0" x 8'-0"	SWING	
7	-	16'-0" x 7'-0"	O.H. METAL SECT.	
8	C	4'-0" x 8'-0"	BI-PASS	
9	C	2'-0" x 8'-0"	SWING	
10	C	5'-0" x 8'-0"	BI-PASS	
11	A / B	3'-0" x 8'-0"	SWING	

A = MIN. OF 1 3/8" FIBERGLASS W/ SELF CLOSER, SELF LATCHING, & TIGHT FITTING GASKETS & SHEEP - I.R.C. SEC. R302.5.1
B = FIBERGLASS D = TEMPERED GLASS F = METAL
C = HOLLOW CORE E = I-LITE DOOR G = SOLID CORE



GENERAL INFORMATION	
INSULATION: R-30/R-30 (SEE SHEET E.C.O.) BLOWN-IN @ ATTIC - UNO. ON PLAN R-13 BATT'S @ EXT. 2x4 WALLS - UNO. ON PLAN R-14 BATT'S @ EXT. 2x6 WALLS - UNO. ON PLAN	
2. PROVIDE R-13 BATT. (2x4 WALL) OR R-14 BATT (2x6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.	
3. FOR GAS APPLIANCES & FIXTURES (IF APPLICABLE) PROVIDE COMBUSTION AIR & VENTILATION AIR PER I.R.C. SECTION G2407 & MANUFACTURERS RECOMMENDED CLEARANCES.	
4. PROVIDE EXTERIOR TYPE GYP. BD. AT PATIO & PORCH CEILING'S - TAPE & TEXTURE PER PROJECT SPEC'S.	
5. ALL ITEMS SHOWN W/ DASHED LINES ARE OPTIONAL - UNO.	
6. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EGRESS WINDOWS - I.R.C. SECTION R301.1	
7. WHEN APPLYING WATER-BASED TEXTURE MATERIAL, THE MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYP. BOARD SHALL BE USED - ESR #1530.	
8. GARAGE FLOOR SURFACE SHALL BE NONCOMBUSTIBLE AND SLOPED TO DRAIN TOWARD THE MAIN VEHICLE ENTRY. I.R.C. SECTION R304.1	
9. KEYNOTES AND DOOR CALLOUTS NOT SHOWN ON PLAN ARE TO BE DISREGARDED AS THEY MAY NOT OCCUR.	
= 2x4 WALL = 2x6 WALL	
KEYNOTES	
No.	DESCRIPTION
1	COUNTER DEPTH REFRIGERATOR
2	PRE-FLUMB FOR ICE MAKER
3	ELECTRIC RANGE & OVEN W/ HOOD/MICROWAVE ABOVE HOOD EXHAUST @ +11" - OPTIONAL GAS
4	DOUBLE SINK W/ DISPOSAL
5	DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.C. P2711
6	ELECTRICAL SERVICE PANEL
7	CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO +12" ABV. DRAIN - I.R.C. SEC. R102.4.2
8	WATER CLOSET PROVIDE A (MIN) 15" ON EACH SIDE & 21" (MIN) CLEAR IN FRONT - I.R.C. SEC. R507.1
9	PRE-FAB SHOWER PAN W/ FIBERGLASS OR MARBLE TO +12" ABOVE DRAIN - TEMP. GLASS SURROUND
10	60"x32" TUB/SHOWER COMBO W/ ROD FOR SHOWER CURTAIN
11	60" X 42" SLIDE-IN GARDEN TUB W/ MARBLE TO +12" ABOVE TUB DECK
12	SINK - OPTIONAL IF SHOWN WITH DASHED LINES
13	RECESSED MEDICINE CABINET - HDR. @ +16" - OPTIONAL IF SHOWN WITH DASHED LINES
14	MARBLE PONY WALL @ +20" OR PER PLAN - HOLD SHOWER GLASS TO TUB SIDE OF WALL
15	48" HIGH MIRROR IN OWNER'S BATHROOM & ALL SECONDARY BATHROOMS - UNO. ON PLAN
16	PEDESTAL SINK W/ OVAL MIRROR ABOVE - OPTIONAL BASE CABINET(S) W/ SINK, MIRROR, & MEDICINE CABINET
17	3/4"Ø CONDUIT IN SLAB FOR ELECTRICAL OR R.O. LINE
18	5 - SHELVES EQUALLY SPACED - 12" DEEP UNLESS OTHERWISE SHOWN/NOTED ON PLAN.
19	1 ROD, 1 SHELF
20	2 RODS, 2 SHELVES
21	3"Ø STEEL BOLLARD - MIN. 18" EMBEDMENT & +44" A.F.F.
22	STD. 16" WIDE SHELF OR OPTIONAL WALL CABINETS BOTTOM TO BE AT +60" A.F.F.
23	TEMPERED GLASS
24	WASHER - FLIP WASHER/DRYER LOCATION WHEN PLAN IS BUILT IN REVERSE - WASHER ALWAYS LEFT OF DRYER
25	ELECTRIC DRYER
26	4"Ø DRYER VENT THROUGH ROOF - NOT TO EXCEED 35'-0" PER I.R.C. SEC. G2404.5, G2404.5.1 & G2430.5.4
27	ELECTRIC WATER HEATER W/ TEMPERATURE & PRESSURE RELIEF VALVE @ +6" ABOVE FINISH GRADE
28	28" SQUARE PLATFORM @ +18" A.F.F.
29	HOSE BIBB - TYPICAL - ALTERNATE LOCATION IF SHOWN W/ DASHED LINES
30	22x30 ATTIC SCUTTLE W/ INSULATION & WEATHERSTRIPPING - PROVIDE TYPE 'X' GYP. BD. @ GAR. - I.R.C. R507.1/NIQ22.4
31	A.C. COMPRESSOR PAD - ALTERNATE LOCATION IF SHOWN W/ DASHED LINES. VERIFY LOC. ON PLOT PLAN.
32	5/8" TYPE 'X' GYPSUM BOARD @ WALLS & CEILING PER CITY REQUIREMENTS - I.R.C. TABLE T02.3.5
33	OPT. DOOR W/ 42" SQ. CONC. STOOP (4" THICK SLOPED 1/4" P.L.F. MAX.) - PROVIDE ADDITIONAL TIRE STOP WHERE SHOWN
34	OPT. COUNTERTOP W/ BASE & UPPER CABINETS - CABINETS ARE SET AT 34" FROM FINISHED FLOOR OR 54-1/2" FROM UNFINISHED FLOOR
35	TOWEL BAR @ +54" OR TOWEL RING @ +54" - PER PLAN OPTIONAL IF SHOWN WITH DASHED LINES
36	ISLAND COUNTERTOP W/ 24" DEEP BASE CABINETS W/ 12" OVERHANG
37	RETURN WALL LOCATION
38	FLAT SOFFIT - 46" TOP @ 9'-0" CLG.
39	STAIRS PER I.R.C. SEC. R311.1.4 - RISE = 7 1/2" RUN = 10" (MAX. RISE=7 3/4" - MIN. RUN=10")
40	GUARDRAIL @ +36" MIN. W/ SPINDLES @ 4" O.C. - INSTALL @ 4" WIDE PONY WALL BELOW @ +4" - I.R.C. R312.3
41	HANDRAIL @ +34" MIN. TO 38" MAX. INSTALLED @ 4" WIDE PONY WALL @ +42" MIN. - I.R.C. R311.7.1
42	OPT. SPINDLES @ 4" O.C. W/ GUARDRAIL @ +36" MIN. - INSTALL @ 4" WIDE PONY WALL @ +4" - I.R.C. R312.1
43	HANDRAIL - +34" TO +38" MAX. - I.R.C. R311.7.1
44	4" WIDE PONY WALL @ +42"
45	MECHANICAL CHASE
46	CLOSURE WALL BELOW STAIRS
47	SLOPE 1/4" PER LINEAL FOOT @ EXTERIOR SLABS
48	SLOPE 1/8" PER LINEAL FOOT @ GARAGE SLAB

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LA VIDA HOMES

DRAWING TITLE:
KEYNOTED FLOOR PLAN
PLAN 1

DRAWN BY:

DATE:
01.12.26

REVISION

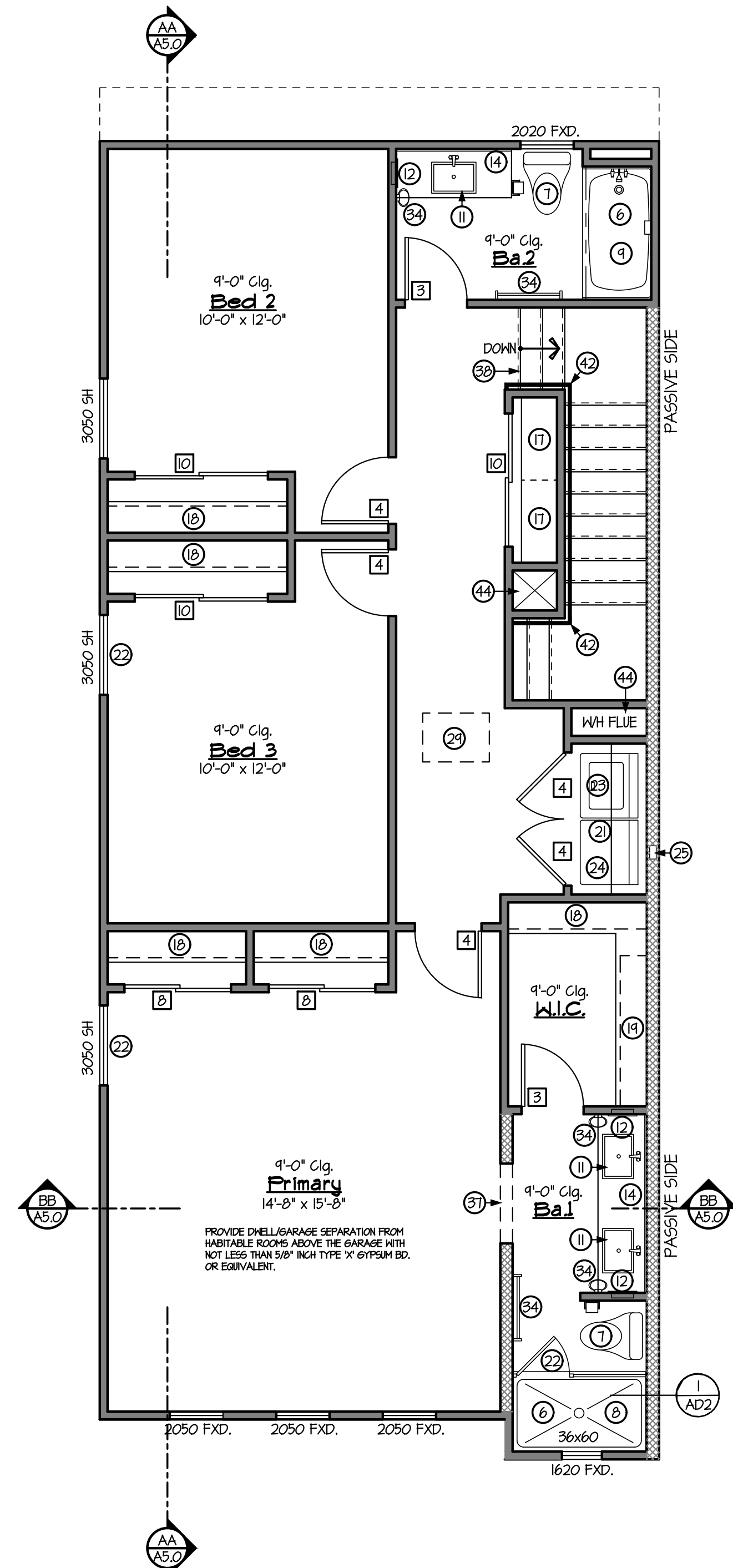
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PLAN:
Front-Back Duplex

COMMUNITY:
PARK NORTH

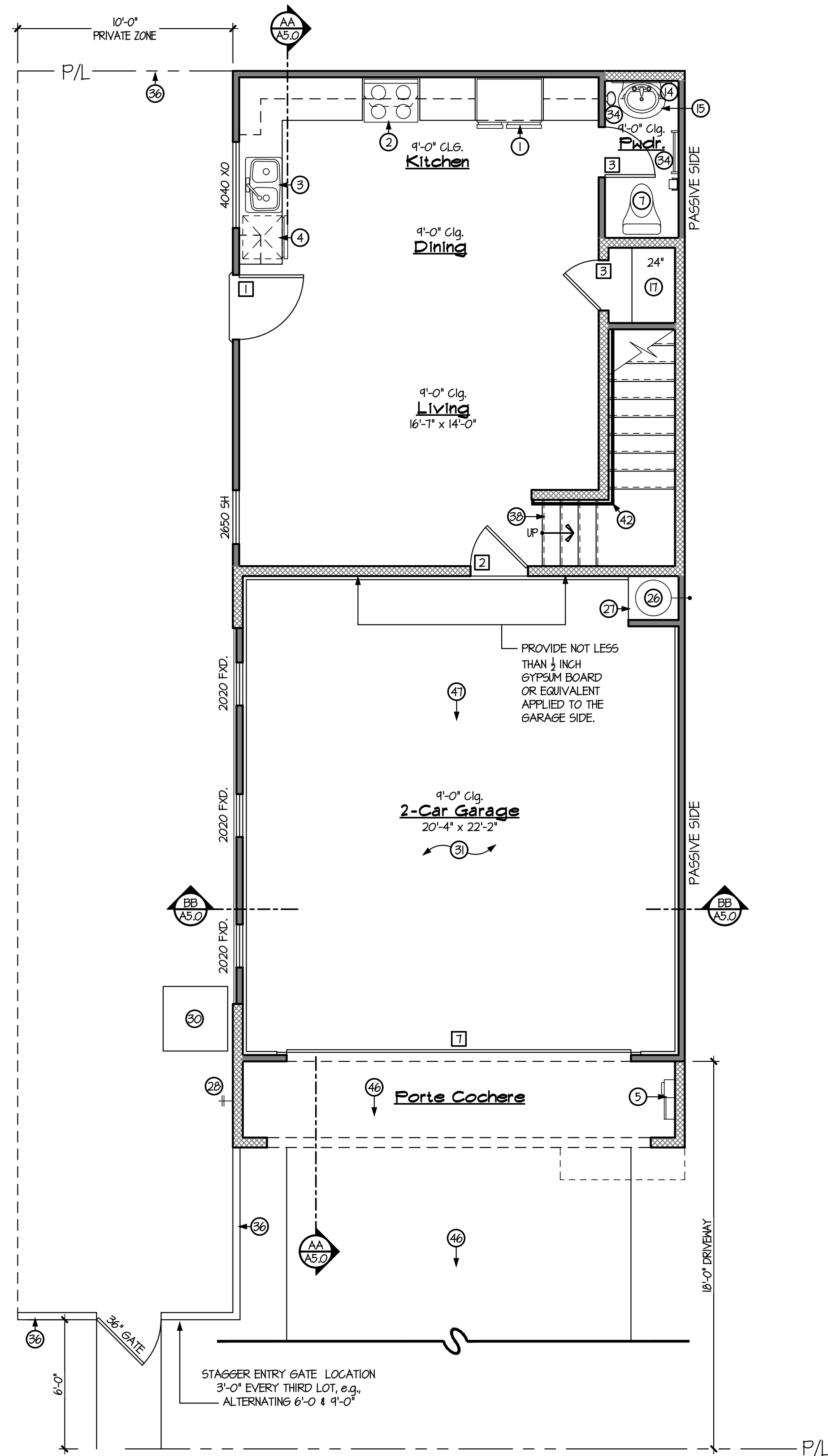
SHEET NO.
A1.0

Mesa, Arizona



2ND FLOOR KEYNOTED PLAN

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



1ST FLOOR KEYNOTED PLAN

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

DOOR SCHEDULE				
NO.	TYPE	SIZE	FUNCTION	NOTES
[1]	B, D, E	3'-0" x 8'-0"	SKING	FRENCH DOOR
[2]	A / G	2'-8" x 8'-0"	SKING	
[3]	C	2'-4" x 8'-0"	SKING	
[4]	C	2'-6" x 8'-0"	SKING	
[5]	C	2'-8" x 8'-0"	SKING	
[6]	C	3'-0" x 8'-0"	SKING	
[7]	-	16'-0" x 7'-0"	O.H. METAL SECT.	
[8]	C	4'-0" x 8'-0"	BI-PASS	
[9]	C	2'-0" x 8'-0"	SKING	
[10]	C	5'-0" x 8'-0"	BI-PASS	
[11]	A / B	3'-0" x 8'-0"	SKING	

A = MIN. OF 1 3/8" FIBERGLASS w/ SELF CLOSER, SELF LATCHING & TIGHT FITTING GASKETS & SWEEP - I.R.C. SPEC. R302.5J.
B = FIBERGLASS **D = TEMPERED GLASS** **F = METAL**
C = HOLLOW CORE **E = FLUTE DOOR** **G = SOLID CORE**

GENERAL INFORMATION

INSULATION:

- R-30R-30 (SEE SHEET ECG) BLOWN-IN ATTIC - UNO. ON PLAN
- R-19 BATTIS @ EXT. 2X6 WALLS - UNO. ON PLAN
- R-19 BATTIS @ EXT. 2X6 WALLS - UNO. ON PLAN

2. PROVIDE R-19 BATT. (2X4 WALL) OR R-19 BATT (2X6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.

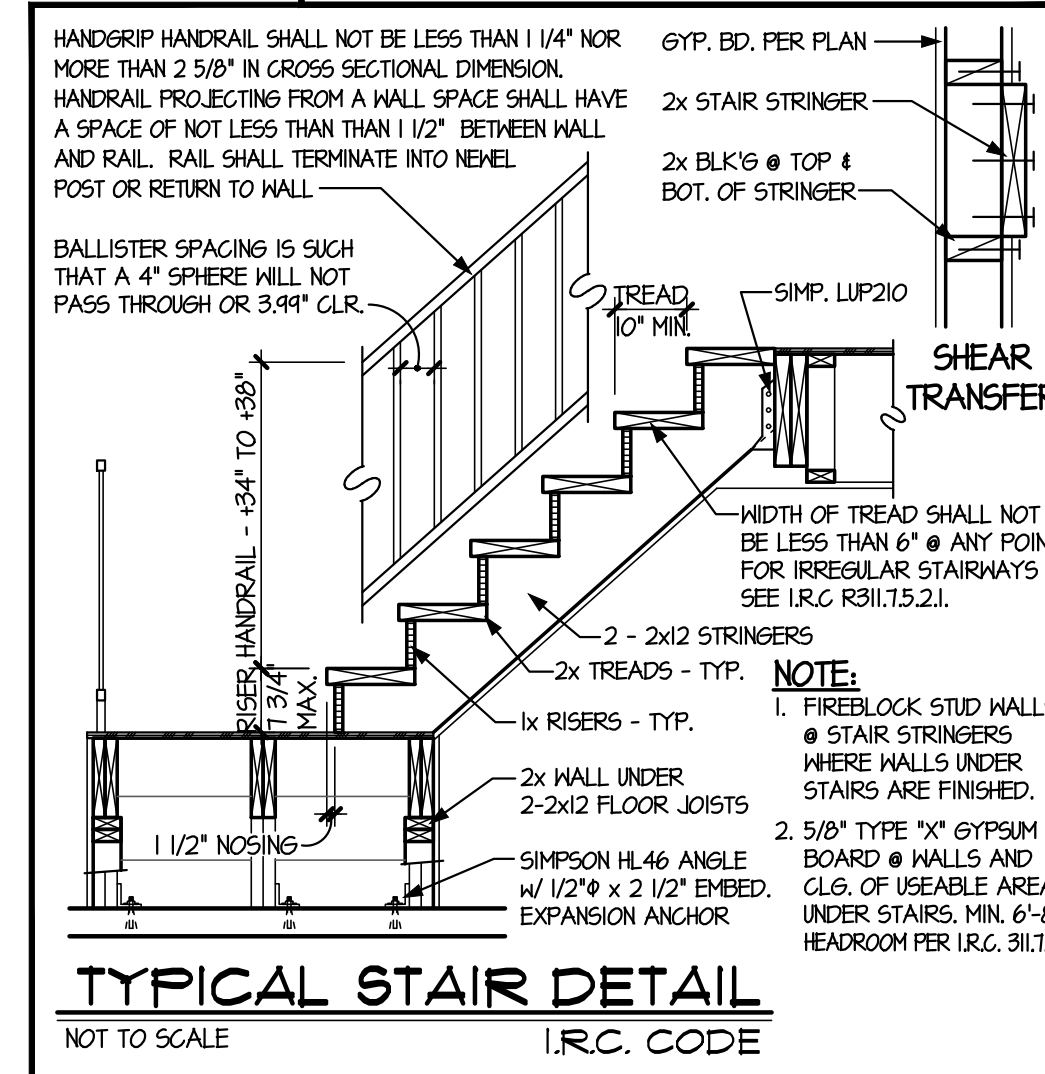
3. FOR GAS APPLIANCES & FIXTURES (IF APPLICABLE) PROVIDE COMBUSTION AIR & VENTILATION AIR PER I.R.C. SECTION 6204.7 & MANUFACTURERS RECOMMENDED CLEARANCES.

4. PROVIDE EXTERIOR TYPE GYP. BD. AT PATIO & PORCH CEILINGSS - TAPE & TEXTURE PER PROJECT SPECS.

5. ALL ITEMS SHOWN W/ DASHED LINES ARE OPTIONAL - UNO.

6. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EGRESS WINDOWS - I.R.C. SECTION R310.1

7. WHEN APPLYING WATER-BASED TEXTURE MATERIAL, THE MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR 1/2" SAS RESISTANT



KEYNOTES	
No	DESCRIPTION
1	COUNTER DEPTH REFRIGERATOR
2	FREE-FLOWING FOR ICE MAKERS
3	ELECTRIC RANGE & OVEN w/ HOOD/MICROWAVE ABOVE HOOD EXHAUST & 1" P.V. - OPTIONAL GAS
4	DOUBLE SINK w/ DISPOSAL
5	DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.C. P.271
6	ELECTRICAL SERVICE PANEL
7	CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER w/ TILE MARBLE OR EG. TO 1/2" ABV. DRAIN - I.R.C. SEC. R102.4
8	WALL CLOSET PROVIDE A (MIN) 1/5" ON EACH SIDE & 21" (MIN) CLEAR IN FRONT - I.R.C. SEC. R501.1
9	2"-F45 SHOWER PAN w/ FIBERGLASS OR MARBLE TO 1/2" ABOVE DRAIN - TEMP. GLASS SURROUND
10	60"x32" TUB/SHOWER COMBO. w/ ROD FOR SHOWER CURTAIN
11	60" x 42" SLIDE-IN GARDEN TUB w/ MARBLE TO 1/2" ABOVE TUB DECK
12	SINK - OPTIONAL IF SHOWN WITH DASHED LINES
13	RECESSED MEDICINE CABINET - HDR. @ 1/6" - OPTIONAL IF SHOWN WITH DASHED LINES
14	MARBLE PANT W/ 1/2" OTR. OR PER PLAN - HOLD SHOWER GLASS TO SUB OF WALL
15	60" HIGH MIRROR IN OWNER'S BATHROOM # 1 ALL SECONDARY BATHROOMS - UNLO. ON PLAN
16	PEDESTAL SINK w/ OVAL MIRROR ABOVE - OPTIONAL BAZE CABINET(S) w/ SINK, MIRROR, & MEDICINE CABINET
17	3/4" CONDUIT IN SLAB FOR ELECTRICAL OR R.O. LINE
18	5 - SHELVES EQUALLY SPACED - 1/2" DEEP UNLESS OTHERWISE SHOWN/NOTED ON PLAN.
19	1 ROD, 1 SHELF
20	2 RODS, 2 SHELVES
21	3" Ø STEEL BOLLARD - MIN. 1/8" EMBEDMENT & 1/4" AFF.
22	STD. 16" WIDE SHELF OR OPTIONAL WALL CABINETS BOTTOM TO BE AT 60" AFF.
23	TEMPERED GLASS
24	WASHER - FLIP WASHER/DRYER LOCATION WHEN PLAN IS BUILT IN REVERSE - WASHER ALWAYS LEFT OF DRYER
25	4" Ø DRYER VENT THROUGH ROOF - NOT TO EXCEED 35.0' PER I.R.C. SEC. G2429.5, G2439.5.1 & G2439.5.4
26	ELECTRIC WATER HEATER w/ TEMPERATURE & PRESSURE RELIEF VALVE @ 16" ABOVE FINISH GRADE
27	28" SQUARE PLATFORM @ 1/8" AFF.
28	HOSE BIBB - TYPICAL - ALTERNATE LOCATION IF SHOWN w/ DASHED LINES
29	22x30 ATTIC SCUTTLE w/ INSULATION & WEATHERSTRIPPING
30	22x30 ATTIC SC. GYP. BLD. @ GAR. - I.R.C. R207.101/102.2.4
31	A.C. COMPRESSOR PAD - ALTERNATE LOCATION IF SHOWN w/ DASHED LINES. VERIFY LOC. ON PLOT PLAN.
32	5/8" TYPE "X" GYPSUM BOARD OF WALLS & CEILING PER LOCAL CODE
33	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
34	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
35	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
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72	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
73	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
74	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
75	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
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95	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
96	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE
97	1/2" TYPE "X" GYPSUM BOARD OF CEILING PER LOCAL CODE

DRAWING TITLE:

KEYNOTED FLOOR PLAN
PLAN 2

DRAWN BY:

DATE: 01.12.26

REVISION

PLAN:

Front-Back Duplex

COMMUNITY

PARK NORTH

SHEET NO.

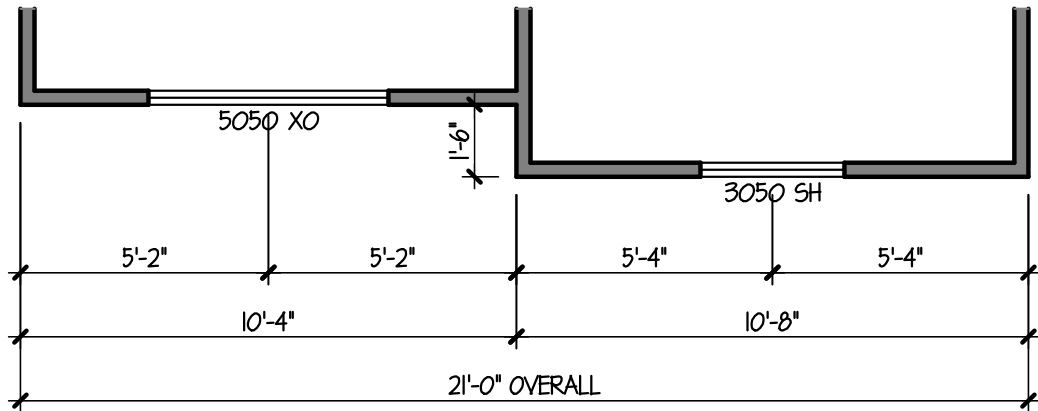
A1.1

Mesa, Arizona

PLAN 1
OPT'L 2ND FLOOR PLAN - 'B'

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

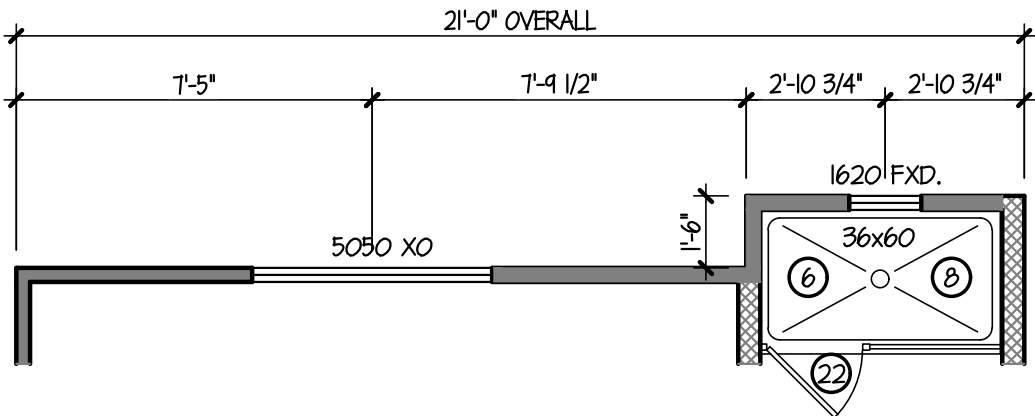
NOTE:
SEE FULL PLANSET
FOR INFORMATION
NOT SHOWN ON THIS
PARTIAL PLAN.



PLAN 2
OPT'L 2ND FLOOR PLAN - 'B'

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

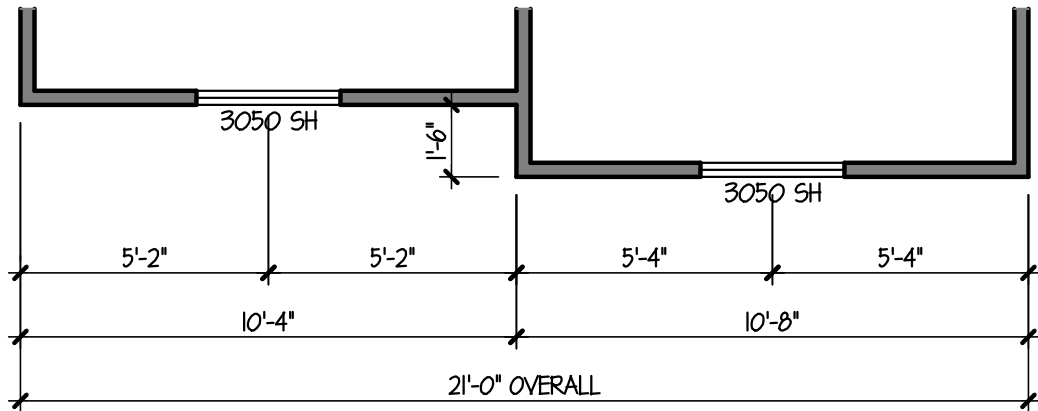
NOTE:
SEE FULL PLANSET
FOR INFORMATION
NOT SHOWN ON THIS
PARTIAL PLAN.



PLAN 1
OPT'L 2ND FLOOR PLAN - 'C'

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

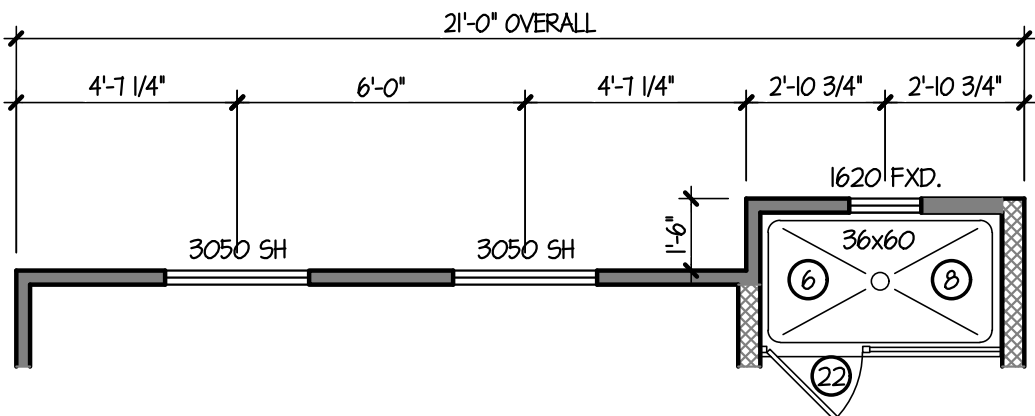
NOTE:
SEE FULL PLANSET
FOR INFORMATION
NOT SHOWN ON THIS
PARTIAL PLAN.



PLAN 2
OPT'L 2ND FLOOR PLAN - 'C'

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

NOTE:
SEE FULL PLANSET
FOR INFORMATION
NOT SHOWN ON THIS
PARTIAL PLAN.



DOOR SCHEDULE				
No.	TYPE	SIZE	FUNCTION	NOTES
1	B, D, E	3'-0" x 8'-0"	SWING	FRENCH DOOR
2	A / G	2'-8" x 8'-0"	SWING	
3	C	2'-4" x 8'-0"	SWING	
4	C	2'-6" x 8'-0"	SWING	
5	C	2'-8" x 8'-0"	SWING	
6	C	3'-0" x 8'-0"	SWING	
7	-	16'-0" x 7'-0"	O.H. METAL SECT.	
8	C	4'-0" x 8'-0"	BI-PASS	
9	C	2'-0" x 8'-0"	SWING	
10	C	5'-0" x 8'-0"	BI-PASS	
11	A / B	3'-0" x 8'-0"	SWING	

A = MIN. OF 1 3/8" FIBERGLASS W/ SELF CLOSER, SELF LATCHING, & TIGHT FITTING GASKETS & SNEEP - I.R.G. SEC. R302.5.1
B = FIBERGLASS D = TEMPERED GLASS F = METAL
C = HOLLOW CORE E = I-LITE DOOR 6 = SOLID CORE

- GENERAL INFORMATION
- INSULATION:
R-30(R-30) [SEE SHEET E.C.] BLOWN-IN @ ATTIC - UNO. ON PLAN
R-13 BATTIS @ EXT. 2x4 WALLS - UNO. ON PLAN
R-14 BATTIS @ EXT. 2x6 WALLS - UNO. ON PLAN
2. PROVIDE R-13 BATT. (2x4 WALL) OR R-14 BATT (2x6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.
3. FOR GAS APPLIANCES & FIXTURES (IF APPLICABLE) PROVIDE COMBUSTION AIR & VENTILATION AIR PER I.R.G. SECTION G24.07 & MANUFACTURERS RECOMMENDED CLEARANCES.
4. PROVIDE EXTERIOR TYPE GYP. BD. AT PATIO & PORCH CEILINGSS - TAPE & TEXTURE PER PROJECT SPEC'S.
5. ALL ITEMS SHOWN W/ DASHED LINES ARE OPTIONAL - UNO.
6. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EGRESS WINDOWS. - I.R.G. SECTION R30.1
7. WHEN APPLYING WATER-BASED TEXTURE MATERIAL, THE MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR 1/2" S&S RESISTANT GYP. BOARD SHALL BE USED - ESR #1530.
8. GARAGE FLOOR SURFACE SHALL BE NONCOMBUSTIBLE AND SLOPED TO DRAIN TOWARD THE MAIN VEHICLE ENTRY. I.R.G. SECTION R30.1
9. KEYNOTES AND DOOR CALLOUTS NOT SHOWN ON PLAN ARE TO BE DISREGARDED AS THEY MAY NOT OCCUR.
- 2x4 WALL
2x6 WALL

KEYNOTES

No.	DESCRIPTION
1	COUNTER DEPTH REFRIGERATOR
2	PRE-PLUMB FOR ICE MAKER
3	ELECTRIC RANGE & OVEN W/ HOOD/MICROWAVE ABOVE HOOD EXHAUST @ +11" - OPTIONAL GAS
4	DOUBLE SINK W/ DISPOSAL
5	DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.G. P211
6	ELECTRICAL SERVICE PANEL
7	CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO +12" ABV. DRAIN - I.R.G. SEC. R102.4.2
8	WATER CLOSET PROVIDE A (MIN) 15" ON EACH SIDE & 21" (MIN) CLEAR IN FRONT - I.R.G. SEC. R307.1
9	PRE-FAB SHOWER PAN W/ FIBERGLASS OR MARBLE TO +12" ABOVE DRAIN - TEMP. GLASS SURROUND
10	60"x32" TUB/SHOWER COMBO. W/ ROD FOR SHOWER CURTAIN
11	60" X 42" SLIDE-IN GARDEN TUB W/ MARBLE TO +12" ABOVE TUB DECK
12	SINK - OPTIONAL IF SHOWN WITH DASHED LINES
13	RECESSED MEDICINE CABINET - HDR. @ +16" - OPTIONAL IF SHOWN WITH DASHED LINES
14	MARBLE PONY WALL @ +20" OR PER PLAN - HOLD SHOWER GLASS TO TUB SIDE OF WALL
15	48" HIGH MIRROR IN OWNER'S BATHROOM & ALL SECONDARY BATHROOMS - UNO. ON PLAN
16	PEDESTAL SINK W/ OVAL MIRROR ABOVE - OPTIONAL BASE CABINET(S) W/ SINK, MIRROR, & MEDICINE CABINET 3/4"Ø CONDUIT IN SLAB FOR ELECTRICAL OR R.O. LINE
17	5 - SHELVES EQUALLY SPACED - 12" DEEP UNLESS OTHERWISE SHOWN/NOTED ON PLAN.
18	1 ROD, 1 SHELF
19	2 RODS, 2 SHELVES
20	3"Ø STEEL BOLLARD - MIN. 18" EMBEDMENT & +44" A.F.F.
21	STD. 16" WIDE SHELF OR OPTIONAL WALL CABINETS BOTTOM TO BE AT +60" A.F.F.
22	TEMPERED GLASS
23	WASHER - FLIP WASHER/DRYER LOCATION WHEN PLAN IS BUILT IN REVERSE - WASHER ALWAYS LEFT OF DRYER
24	ELECTRIC DRYER
25	4"Ø DRYER VENT THROUGH ROOF - NOT TO EXCEED 35'-0" PER I.R.G. SEC. G24.04.5, G24.04.5.1 & G24.04.5.4
26	ELECTRIC WATER HEATER W/ TEMPERATURE & PRESSURE RELIEF VALVE @ +6" ABOVE FINISH GRADE
27	28" SQUARE PLATFORM @ +18" A.F.F.
28	HOSE BIBB - TYPICAL - ALTERNATE LOCATION IF SHOWN W/ DASHED LINES
29	22x30 ATTIC SCUTTLE W/ INSULATION & WEATHERSTRIPPING - PROVIDE TYPE 'X' GYP. BD. @ GAR. - I.R.G. R807.1/NIQ22.4
30	A.C. COMPRESSOR PAD - ALTERNATE LOCATION IF SHOWN W/ DASHED LINES. VERIFY LOC. ON PLOT PLAN.
31	5/8" TYPE 'X' GYPSUM BOARD O' WALLS & CEILING PER CITY REQUIREMENTS - I.R.G. TABLE T02.3.5
32	OPT. DOOR W/ 42" SQ. CONC. STOOP (4" THICK, SLOPED 1/4" P.L.F. MAX) - PROVIDE ADDITIONAL TIRE STOP WHERE SHOWN
33	OPT. COUNTERTOP W/ BASE & UPPER CABINETS - CABINETS ARE SET AT 34" FROM FINISHED FLOOR OR 54-1/2" FROM UNFINISHED FLOOR
34	TOWEL BAR @ +54" OR TOWEL RING @ +54" - PER PLAN OPTIONAL IF SHOWN WITH DASHED LINES
35	ISLAND COUNTERTOP W/ 24" DEEP BASE CABINETS W/ 12" OVERHANG
36	RETURN WALL LOCATION
37	FLAT SOFFIT - 46" TOP @ 9'-0" CLG.
38	STAIRS PER I.R.G. SEC. R311.1.4 - RISE = 7 1/2" RUN = 10" (MAX. RISE=7 3/4" - MIN. RUN=10")
39	GUARDRAIL @ +36" MIN. W/ SPINDLES @ 4" O.C. - INSTALL O' 4" WIDE PONY WALL BELOW @ +4" - I.R.G. R312.3
40	HANDRAIL @ +34" MIN. TO 38" MAX. INSTALLED O' 4" WID PONY WALL @ +42" MIN. - I.R.G. R311.7
41	OPT. SPINDLES @ 4" O.C. W/ GUARDRAIL @ +36" MIN. - INSTALL O' 4" WIDE PONY WALL @ +4" - I.R.G. R312.1
42	HANDRAIL - +34" TO +38" MAX - I.R.G. R311.7
43	4" WIDE PONY WALL @ +42"
44	MECHANICAL CHASE
45	CLOSURE WALL BELOW STAIRS
46	SLOPE 1/4" PER LINEAL FOOT @ EXTERIOR SLABS
47	SLOPE 1/8" PER LINEAL FOOT @ GARAGE SLAB

DRAWING TITLE:

FLOOR PLAN OPTIONS - 'B' & 'C'

DRAWN BY:

DATE: 01.12.26

REVISION

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PLAN:

Front-Back Duplex

COMMUNITY:

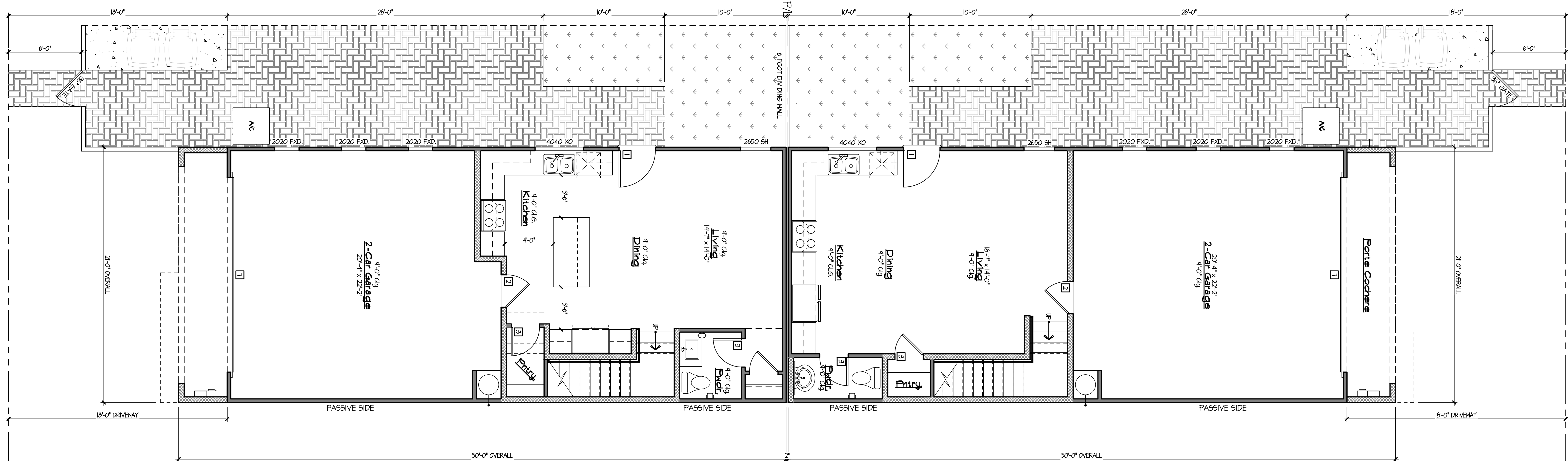
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SHEET NO.

A1.2

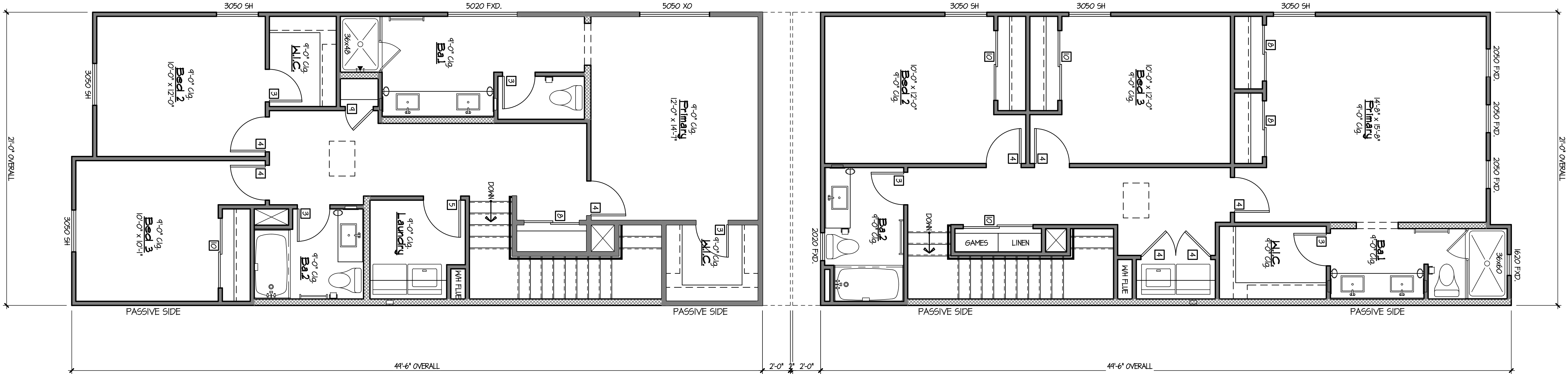
Mesa, Arizona





1ST FLOOR BUILDING LAYOUT

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



2ND FLOOR BUILDING LAYOUT

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

DRAWING TITLE:

DRAWN BY: KTB

DATE: 01.12.26

REVISION

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2	
3	
4	

PLAN:

Front-Back Duplex

COMMUNITY:

PARK NORTH

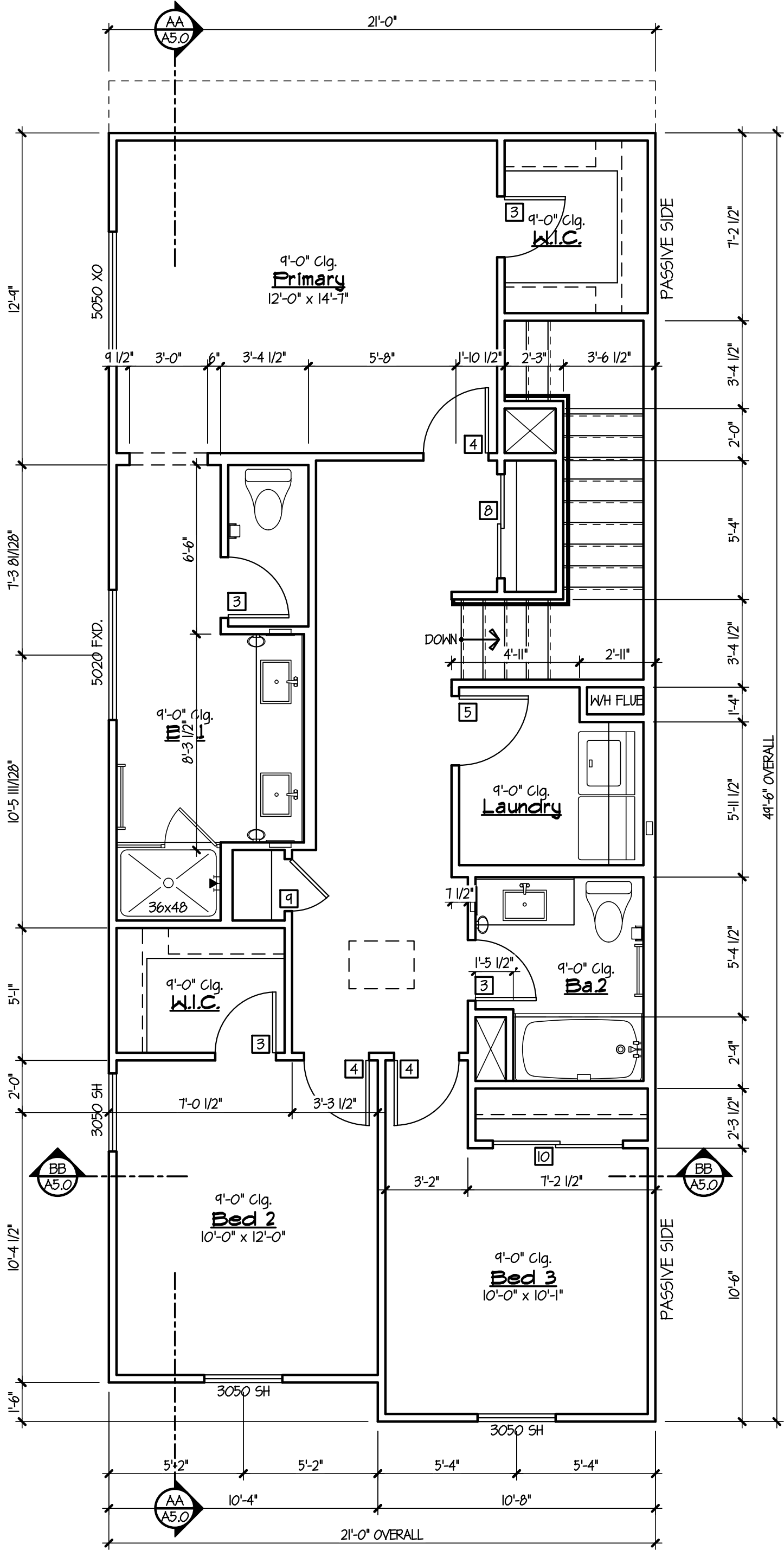
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DUPLEX BUILDING LAYOUT
1ST & 2ND FLOORS
PLANS 1 & 2

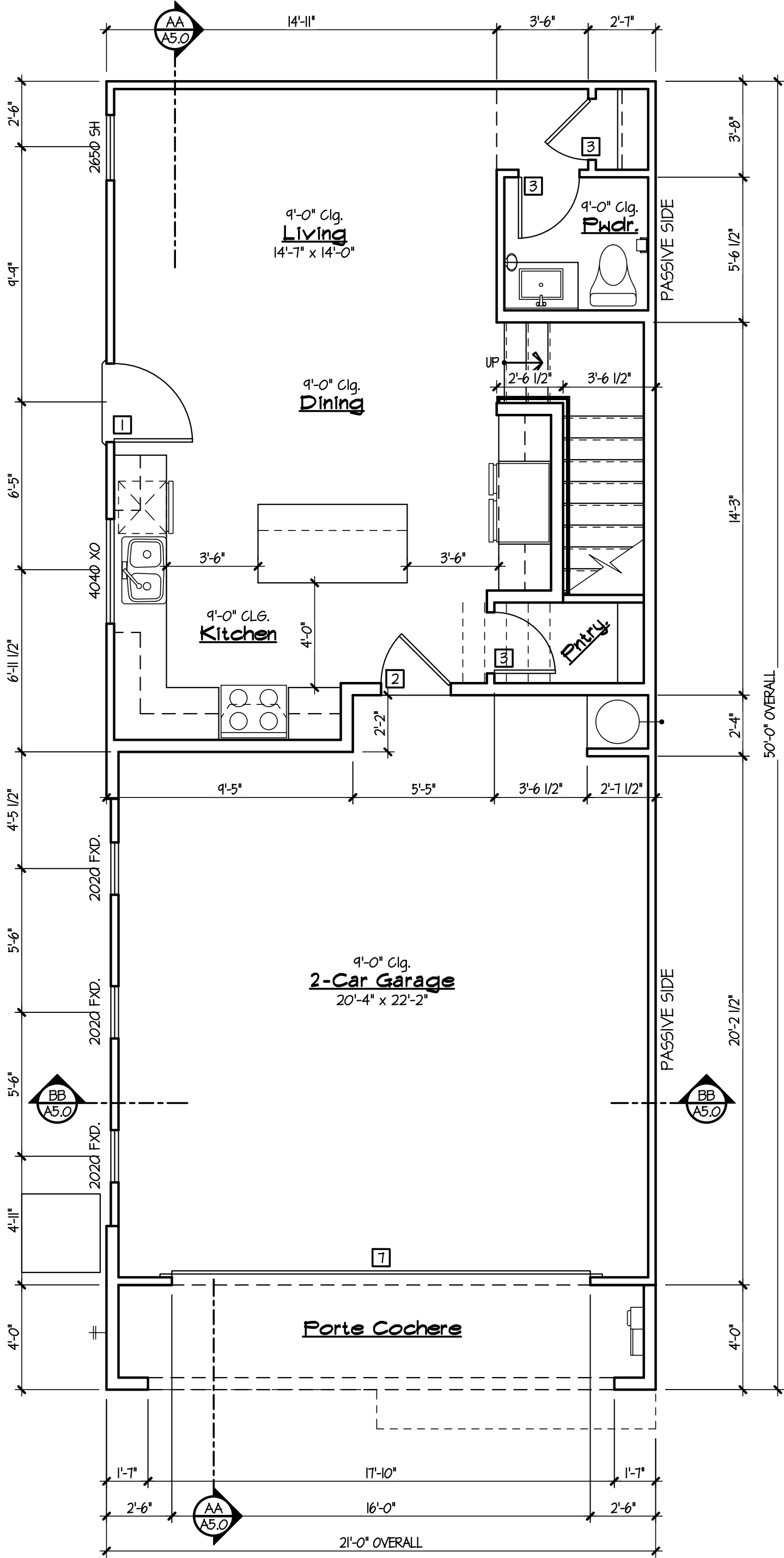


BAXLEY ARCHITECTURAL & CONSULTING
1206 E. Warner Rd., Ste. 220 Gilbert, AZ 85296 Ph. 480.644.9314



2ND FLOOR DIMENSIONED
PLAN

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



1ST FLOOR DIMENSIONED
PLAN

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

GENERAL INFORMATION

- ALL EXTERIOR DOORS & WINDOWS TO BE STANDARD HEIGHT w/ STANDARD FRAMED OPENINGS - UNO. ON PLAN
- WALL FRAMING - UNO. ON PLAN:
EXTERIOR WALLS - 2x4 @ 16" O.C. - UNO. ON PLAN
INTERIOR BRG. WALLS - 2x4 @ 16" O.C. - UNO. ON PLAN
INTERIOR NON-BRG. - 2x4 @ 24" O.C. - UNO. ON PLAN
ALL SHEARWALLS ARE TO BE CONSTRUCTED w/ 2x STUDS SPACED AT 16" O.C.
- PROVIDE ADDITIONAL DRYWALL FOR DIMENSION DEVIATION WHEN SHEAR WALL IS INSTALLED.
- DOUBLE ALL BEARING WALL STUDS PENETRATED BY PLUMBING WASTE AND/OR VENT LINES - TYPICAL.
- PROVIDE BACKING FOR SHUTTERS, WROUGHT IRON RAILINGS, TOWEL BARS, TOWEL RINGS, ETC.



DRAWING TITLE:

DIMENSIONED FLOOR PLAN
PLAN 1

DRAWN BY:

DATE:
01.12.26

REVISION
1.
2.
3.
4.
5.

PLAN:

Front-Back
Duplex

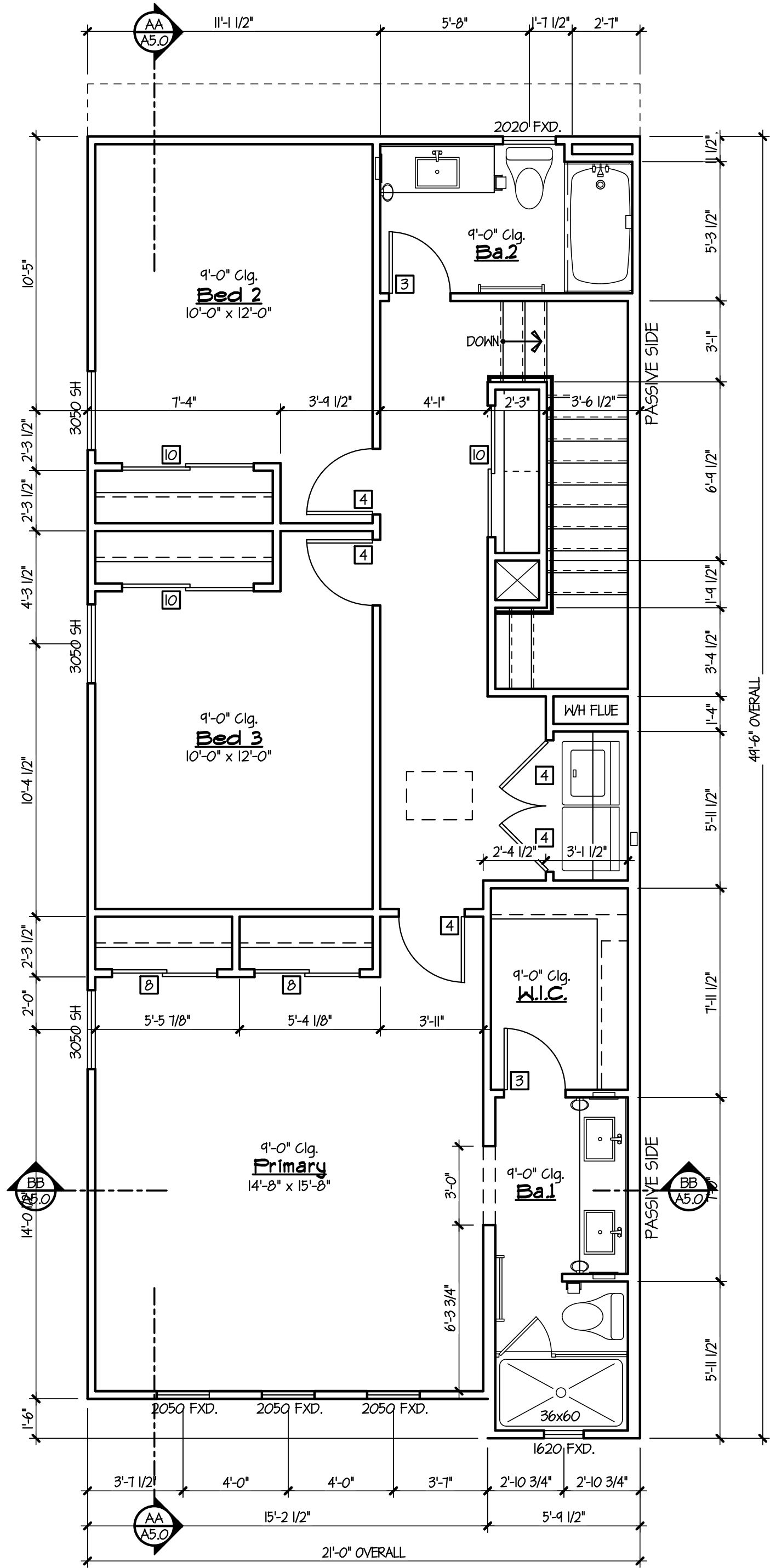
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PARK
NORTH

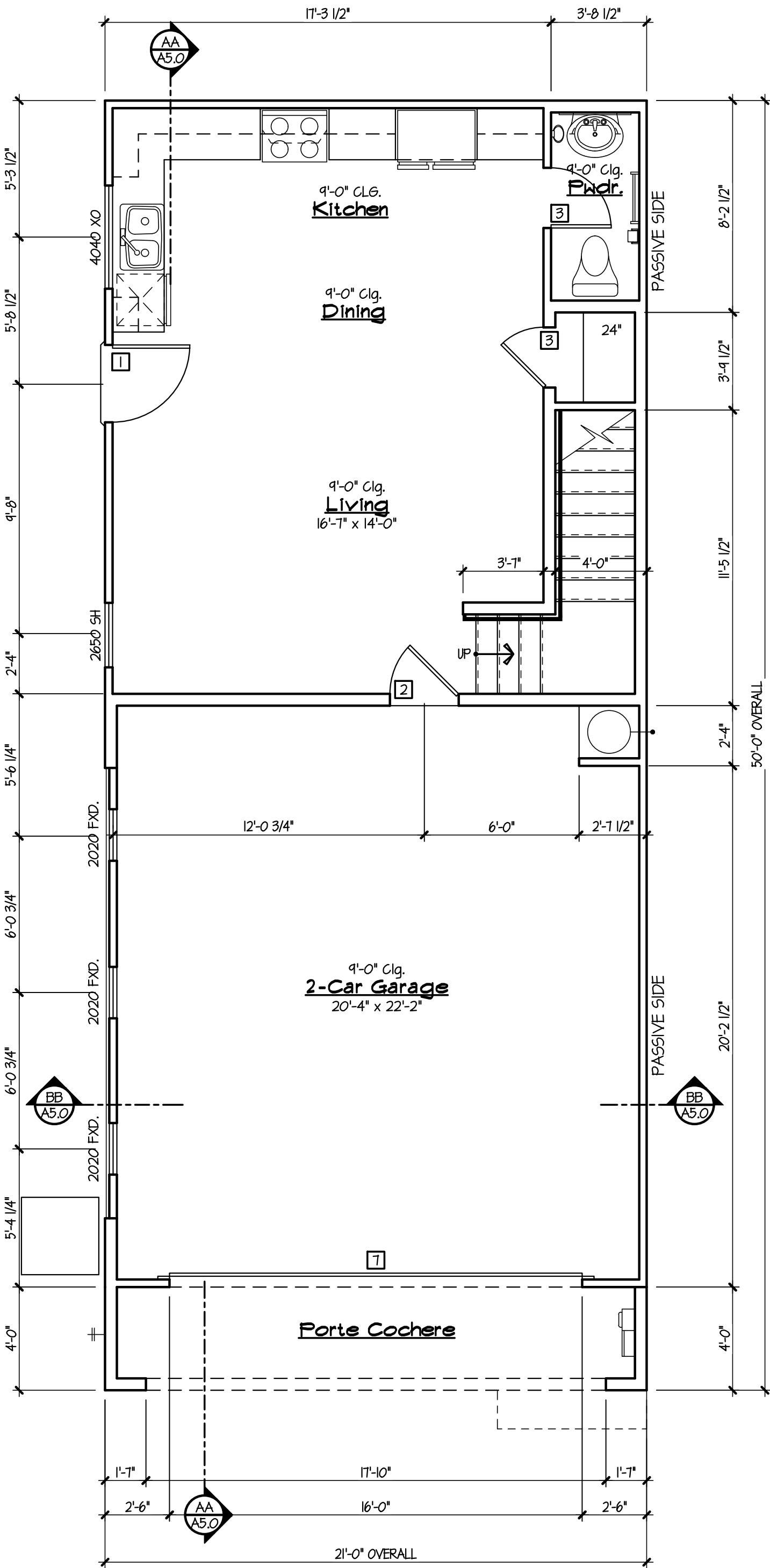
SHEET NO.

A2.0

Mesa, Arizona



2ND FLOOR KEYNOTED PLAN
SCALE: 1/4" = 1'-0"



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

- GENERAL INFORMATION
1.

ALL EXTERIOR DOORS & WINDOWS TO BE STANDARD HEIGHT w/ STANDARD FRAMED OPENINGS - UNO. ON PLAN
2.

WALL FRAMING - UNO. ON PLAN:
EXTERIOR WALLS - 2x4 @ 16" O.C. - UNO. ON PLAN
INTERIOR BRG. WALLS - 2x4 @ 16" O.C. - UNO. ON PLAN
INTERIOR NON-BRG. - 2x4 @ 24" O.C. - UNO. ON PLAN
ALL SHEARWALLS ARE TO BE CONSTRUCTED w/ 2x STUDS SPACED AT 16" O.C.
3.

PROVIDE ADDITIONAL DRYWALL FOR DIMENSION DEVIATION WHEN SHEAR WALL IS INSTALLED.
4.

DOUBLE ALL BEARING WALL STUDS PENETRATED BY PLUMBING WASTE AND/OR VENT LINES - TYPICAL.
5.

PROVIDE BACKING FOR SHUTTERS, WROUGHT IRON RAILINGS, TOWEL BARS, TOWEL RINGS, ETC.



DRAWING TITLE:
DIMENSIONED FLOOR PLAN
PLAN 2

DRAWN BY:

DATE:
01.12.26

REVISION	
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PLAN:
Front-Back Duplex

COMMUNITY:
PARK NORTH

SHEET NO.
A2.1