

Park North



By:

Excolo Management, LLC

Case Nos.: ZON24-00708 & DRB24-00707

Resubmittal: March 9, 2026

Resubmittal: April 20, 2026

Resubmittal: June 15, 2026

Resubmittal: July 13, 2026

Development Team

Developer:

Excolo Management, LLC
Attn: Rob Stephan
6628 E Baseline Rd STE 102
Mesa, AZ 85206
rstephan@excolomgmt.com

Planning & Engineering:

EPS Group, Inc.
Attn: Ox Auxier
1130 N. Alma School Road, Suite 120
Mesa, Arizona 85201
dan.auxier@epsgroupinc.com

Landscape Architect:

Werk, LLC
Attn: Jesse Westad
7520 E. 2nd Street, Ste 1004
Scottsdale, AZ 85251
jesse@werkurbandesign.com

Zoning:

Ray Law Firm
Attn: Brennan Ray
2325 E. Camelback Rd., Suite 400
Phoenix, AZ 85016
(602) 558-9934
bray@raylawaz.com

TABLE OF CONTENTS

<i>I. Introduction</i>	<i>1</i>
<i>II. Site and Surrounding Area.....</i>	<i>2</i>
<i>III. Proposed Rezone</i>	<i>3</i>
<i>IV. PAD Criteria</i>	<i>9</i>
<i>V. Conformance with General Plan.....</i>	<i>10</i>
<i>VI. Site Plan.....</i>	<i>13</i>
<i>VII. Conclusion.....</i>	<i>15</i>

Table of Exhibits

No.	Description
1	Aerial
2	Site Plan
3	Preliminary Landscape Plan
4	Amenity Area
5	Building Elevations
6	Floor Plans
7	Wall Plan & Details
8	Monument Details
9	Existing and Proposed Zoning

I. INTRODUCTION

Excolo Management, LLC ("Excolo") is the proposed developer of approximately 5.05 gross acres (5.05± net acres) located at 6912 East Guadalupe Road, generally east of the northeast corner of Power Road and Guadalupe Road (the "Site"). *See Exhibit 1, Aerial.* Excolo proposes developing this challenging, infill Site with a high-quality, amenitized, platted, single family, attached residential development known as "Park North." Park North provides additional housing choices in the area, offering future residents the opportunity to live in a well-located residential community with amenities, proximate to a City park, commercial, and employment uses. Excolo's single family attached residences are an excellent use of this vacant, infill Site and will benefit the adjacent properties and area.

To achieve this, Excolo seeks to rezone the Site from LC-PAD (Limited Commercial with Planned Area Development overlay) to RM-3-PAD (Multi-Residence with a Planned Area Development overlay), and obtain Design Review approval. This rezone request will establish a new PAD overlay on the Site. This application is the result of many discussions with the community and City to prepare a development plan for this challenging infill site that best meets the needs of the community as a whole. *See Exhibit 10, Existing and Proposed Zoning.* This application addresses market conditions, is compatible with nearby uses, and reflects the changing needs of the area.

This development directly addresses Mesa's critical housing needs as identified in the City's 2024 Balanced Housing Plan. The Plan documents a significant shortage of housing units for a wide range of demographics. With the City needing approximately 14,650 new housing units over the next decade to accommodate projected population growth, Park North's residences represent precisely the type of 'missing middle' housing that the Plan identifies as essential for a balanced housing ecosystem.

The Site has failed to develop under its current zoning. This Site has limited access due to its location which is bounded by a drainage channel, City park and a commercial development. The only access point to the public street is through a private access easement across a small commercial parcel to the west, making the Site challenging for many uses and for development overall. If the Site were to be developed for commercial uses, it would require at least three access points to meet circulation and access requirements, and the bridge over the existing drainage channel would be twice as much as the one required for residential uses. Private deed restrictions on the Site restrict some commercial uses including automotive uses and fuel stations. The proximity of the school to the south across Guadalupe Road, would prohibit uses that include alcohol sales such as a restaurant. These factors limit the possible viable development options for the Site under the current zoning. There have been considerable changes in the way people live, shop, and work over this same time period. The proposed Rezone is consistent with the Mesa General Plan, will enhance the surrounding area, complement adjacent uses, and promote the health and welfare of current and future Mesa residents.

The design and layout of the Site are intended to complement adjacent parcels west, northwest, east, and north of the Site. The integration of residential with neighborhood commercial and park uses creates a mixed-use, pedestrian-oriented environment on a parcel with development challenges due to the existence of the drainage channel. By creating the physical infrastructure—pedestrian connections to the commercial and park uses, enhanced streetscape—the economic

foundation of consistent foot traffic and proximate population density can be built. This catalytic effect embodies the General Plan's Evolve growth strategy, setting the stage for future redevelopment of an underperforming arterial corner into a resilient, economically vibrant neighborhood where housing, commercial services, and open space function as an integrated system.

II. SITE AND SURROUNDING AREA

The Mesa General Plan 2050 identifies the property as having a Neighborhood Center placetype with an Evolve growth strategy. The Site, along with approximately 7 additional acres located directly to the west and northwest that front onto Power Road and Guadalupe Road, are zoned LC-PAD (Limited Commercial with a Planned Area Development overlay). The Site is directly adjacent to commercial uses and a City park.

	General Plan Land Use Designation & Growth Strategy	Zoning	Existing Use
Site	Neighborhood Center / Evolve	L-C PAD (Proposed RM-3 PAD)	Vacant Land
North	Mixed Residential / Sustain	RS-6 PAD	City Park
South	Parks Open Space / Conserve	PS	Junior High School
West	Neighborhood Center / Evolve	L-C PAD	Standalone commercial building
East	Parks Open Space / Conserve	RS-7 PAD	City Park

The Site is zoned for commercial uses and despite unprecedented growth for these types of uses, it has failed to develop consistent with the entitlements. The Site's constraints (infill nature, existence of a drainage channel, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. This trend was accelerated during the COVID-19 pandemic, which has further impacted traditional brick-and-mortar retail developments.

It is well-documented that Arizona is facing a significant housing crisis due to rising housing costs, lack of housing available for the workforce, and a decline in office tenancy which has increased the need for work from home options. The Park North residential community will provide additional housing options that are needed in the City.

III. PROPOSED REZONE

This application requests rezoning from LC-PAD to RM-3-PAD to accommodate a single family attached residential development consistent with the General Plan 2050 Neighborhood Center placetype. The development introduces a platted housing option, providing additional housing choices for people looking to live in this area. Park North will consist of a maximum of 78 single family attached residential units on approximately 5.05 gross acres (5.05 net acres), a density of 15.4 dwelling units per net acre. The development provides two unit sizes with different features to meet diverse housing needs while maintaining compatibility with surrounding land uses.

This development directly advances multiple goals from Mesa's Balanced Housing Plan:

- **Goal 1 - Innovative Development Standards:** The requested PAD deviations described below represent exactly the type of flexible zoning approach the Plan recommends to boost housing supply. By allowing reduced setbacks, reduced lot dimensions, and increased lot coverage for platted residences, this development demonstrates how modified standards can achieve quality infill development.
- **Goal 2 - Expand Housing Options:** Park North introduces a platted single family attached residential product not readily available in the area, expanding housing choices as recommended in Strategy H1 of the General Plan and addressing the Plan's identified need for middle housing types.

Development Standards

The development requests several modifications to the RM-3 zoning standards through the use of a Planned Area Development (PAD) overlay. The proposed PAD overlay for Park North represents a thoughtful adjustment of Mesa's zoning standards to create a high-quality, platted residential community that addresses critical housing needs while respecting the unique constraints of this infill site. These deviations are necessary to accommodate the proposed residences that are not directly contemplated by any of the City's existing zoning districts. While RM-3 is the most appropriate available category, it is intended for traditional multi-story apartment complexes and does not account for and creates a barrier for the distinct lotting, layout, or design characteristics of individually platted, residences. The PAD overlay serves as the appropriate mechanism to bridge this gap and ensure a high-quality, well-integrated residential community. Considering this, Park North has been planned with the following development standards with deviations requested in **bold**:

Development Standards		
Zoning Category	RM-3	
	City of Mesa Standard	Proposed w/ PAD
Side by Side Units		
Minimum Lot Area	6,000 sq ft	1,575 sq ft
Minimum Lot Width	25'	25'
Minimum Lot Depth	94'	63'
Minimum Front Setback	20'	3' 6" – garage and livable
Minimum Rear Setback	30'	9' 6"
Minimum Side Yard Setback	0' 10' end unit	0' 4' end unit
Max. Building Coverage (% of lot)	50%	69%
Max. Lot Coverage (% of lot with all roofed areas)	70%	83%
Minimum Open Space / unit	120 sq ft	250 sq ft
Min. Covered Private Open Space	50% or 60 sq ft	42% or 50 sq ft
Primary Entrance Location	Front	Side
Roofed Projection at Entrance	5' depth 50 sq ft	3.5' 25 sq ft
Recessed Living Space (from garage)	3'	2'
Façade Articulation - Recesses or Projections	4' by 25'	2' by 13'
Max. Fence/Wall Height (front yard)	3.5'	No fence in front yard
Minimum Building Materials by Elevation (per each elevation)	2 materials 25% coverage	Metal/Aluminum Primary Material (Front All)* 2+ materials (All elevations) 25% coverage (All elevations)
Front to Back Units		
Minimum Lot Area	6,000 sq ft	1,984 sq ft
Minimum Lot Width	25'	31'
Minimum Lot Depth	94'	64'
Minimum Front Setback	20'	12' Livable/18' Garage
Minimum Rear Setback	30'	0'
Minimum Side Yard Setback	10' livable / 7' Patio (as a projection)	10' livable / 6' 6" Patio (as a projection)
Max. Building Coverage (% of lot)	50%	53%
Max. Lot Coverage (% of lot with all roofed areas)	70%	88%
Min. Covered Private Open Space	50%	53%
Minimum Open Space / unit	120 sq ft	460 sq ft
Primary Entrance Location	Front	Side
Roofed Projection at Entrance	5' depth 50 sq ft	3.5' 25.4'
Recessed Living Space (from garage)	3'	4' - 6'

Max. Fence/Wall Height (front yard)	3.5'	10' 1" Entry Gate, 6' Wall and 7' Gate
Minimum Building Materials by Elevation (per each elevation)	2 materials 25% coverage	1 material (Rear All)* 0% coverage (Rear All)* Metal/Aluminum Primary Material (Front All)* 2+ materials (All Other Elevations) 25-53% (All Other Elevations)
Community Common Areas and Exterior Lot Line		
Minimum Landscaped Front Setback (Drainage Channel Parcel & Guadalupe)	30'	0'
Perimeter Landscape		

*Alternative Compliance

Justifications for Deviations

Although additional details for the various deviations are grouped below, as a whole, Park North meets or exceeds the City's RM-3 standards by providing the following items:

- Providing .21± acres of common open space, and a total of 49,582± square feet of open spaces when combined with private open space (13,650 square feet required) exceeding the City's requirements by over approximately 350%;
- The architecture exceeds the minimum requirement for alternative materials, with masonry, board-and-batten treatments, shutters, or trellis' comprising 53% to 62% of each elevation;
- Pedestrian connectivity to the commercial use and City park to engage connectivity between uses;
- Enhanced landscaping north of the north property line and east of the east property line that exceeds City requirements by providing 44 trees (0 required);
- A ramada, barbeque station, seating nodes, tot lot, and shade trees in the common amenity area;
- Designated pedestrian paths through the community; and
- Landscaping along the entire frontage along Guadalupe Road, south of the drainage channel on both sides of the existing meandering detached sidewalk to improve the streetscape and soften the impact of the drainage channel.

Lot Area, Width, and Depth

The proposed lot dimensions for the Side-by-Side and Back-to-Back residences deviate from the RM-3 standards but are consistent and typical with the proposed attached housing. These reductions are not indicative of diminished quality or intensity; rather, they reflect the use of individual lots for each residence, as opposed to a single large parcel under common ownership as

is typically found in RM-3 developments. The Site is designed to function as a cohesive whole, with open space provided in shared, accessible areas rather than just on a per-lot basis. The RM-3 standard for open space is 9,360± square feet (120 sf/unit) and includes common and private open space. Park North far exceeds this requirement, providing 32,300± square feet (414 sf/unit) of private open space (rear and/or side yards) and 16,808± square feet of usable common open space (215 sf/unit), for a total of 49,108± square feet of total open space (630 sf/unit). Providing approximately 1.127± acres of total open space (22.4% of the net site area) is not achievable by complying with the typical standards. These modifications support an efficient, context-sensitive development pattern that aligns with the General Plan's goals for infill and housing diversity.

Setbacks (Front, Side, Rear) & Fences

Setback deviations include a 4-foot (side by side end units) and 5-foot (front to back end units) side setback; a 10-foot (side by side units) and 0-foot (front to back units) rear setback; a 3-foot (side by side) and a 12-foot (front to back) front setback; and a 0-foot front setback for the overall parcel along Guadalupe Road at the drainage channel shared property line. The side and rear setbacks are typical of residence developments where units share common walls. Reduced rear setbacks at the north property line are mitigated through enhanced landscaping for the City park.

To the south of the community, there is a drainage channel that runs the entire width of the Site which is within a separate assessor tax parcel. As such, the Site is unique in that it has no frontage on a public or private street. The drainage channel separates the community from Guadalupe Road, providing a 70-foot buffer, which in effect increases the front yard setback from the road. The landscape in front of the units along the south private access drive helps fulfill the front landscape requirement. Additionally, Park North has agreed to landscape 32-feet of land between the drainage channel and Guadalupe Rd to significantly improve walkability and the overall streetscape along the entire Park North frontage as a benefit to the community.

There are restrictions imposed by Flood Control District for landscaping and structures within their 20-foot easement area and as such, a new fence or wall cannot be installed. Instead, landscaping is being installed along the canal to buffer any vehicle lights from Guadalupe Road. Given the type of residential community and that the southern property line does not function as a front yard for a single residence but rather for the community as a whole, this condition provides privacy to the residents and appropriate buffering from Guadalupe Road.

The outdoor living area for the individual lots in the Front to Back units have been maximized by extending fenced yard area to within 6-feet of the front property line. Each of the Front to Back Units includes a prominent front yard entry feature that is 10-feet, 1-inch tall to the top of the roof with a 7-foot tall front pedestrian entry gate, and a 4-foot solid wall with a 2-foot post and rail on top. The proposed architecturally designed fence and gate adds interest and provides for an inviting entry for each of these residential units.

Similar to the requested modifications to the lot area, width, and depth, changes in the setback are driven by creating a platted single family attached residential community with 22.5% of total open space provided. Additionally, designated pedestrian paths are provided throughout the community to provide safe and efficient circulation between the residences and amenities.

Collectively, these setbacks support a compact, walkable design while maintaining appropriate separation and privacy between the units.

Building Coverage & Architectural Design

The proposed 53% (front to back units) and 69% (side by side units) building coverage and 88% (front to back units) and 83% (side by side units) lot coverage exceeds the RM-3 standard due to the small size of each individually platted lot. However, these figures do not reflect an increase in bulk or intensity. As described above, the overall site provides a total of 22.4% open space where only 6% is required, including private yards and shared open space and amenity areas, demonstrating that the development balances building footprint with meaningful outdoor space. Additionally, the development provides ample resident amenities, which includes seating areas, a ramada, tot lot, and barbeque equipment.

Each of the side by side residential units will provide a minimum vertical projection or recess of at least 2-feet by 13-feet, below the required amount, but will still provide ample building articulation and variation along these facades. A stamped asphalt pedestrian pathway runs along the front of these units, and landscape areas are at the corners of each unit to provide additional detail and variation along these facades. Each unit also includes a varied and architecturally designed garage door with a popout above, and the vertical projections at the second floor include a building material change, with varying window sizes and pitched rooflines. The side by side unit garages are recessed 2-feet from the upper story, rather than 3-feet to maximize the building square footage and garage depth. The architecturally designed garage doors and design of the projection at the second story improve the variation of design on the front building façade to adjust for the reduction in the recessed garage. These combined design details provide for an attractive and appropriate façade treatment for these unit types to balance the reductions requested for these standards.

Both the side by side and front to back units have been designed with the primary building entrance on the side of the units to provide for the best layout of the building on the lot and maximize the private open space. On the front to back units, this entrance is behind the front entry gate and within the private open space, secured from the street. On the side by side units, the primary entrance is across from and within the same area as the next door unit and is not secluded and completely private. These conditions meet the same intent of the primary entrance facing on the public right-of way for safety reasons and meet CPTED design principles. As designed, each condition for these units will achieve the same safety goal with eyes on the primary entrance.

The roofed projection at the primary entrance of each unit will be a minimum of 3.5-feet wide with 25 square feet of coverage rather than the required 5-feet wide with 50 square feet of coverage. This design alternative still meets the intent of providing shade and coverage from the elements during entry into the residential unit. The lot plan and proximity of the two-story buildings to each other within this community provides additional shade within the side yards where the primary entrances are located, effectively achieving the same objective with a larger covered entrance.

Park North delivers a quality ‘missing middle’ housing product that advances multiple Mesa General Plan objectives while respecting neighborhood context. Rather than forcing traditional apartment standard requirements onto individually platted residence lots, these thoughtful adjustments create a development that: activates a long-vacant infill site, complements

adjacent commercial and park uses; creates a walkable community with connectivity to adjacent uses; and sets a precedent for quality infill development. The modifications are minimal, purposeful, and result in a development that exceeds the quality and community benefits of a standard RM-3 development.

Alternative Compliance

Under Title 11- Zoning Ordinance Article 2 Chapter 5-5.B.6.b.iv Alternative Compliance is permitted so as not to limit creative solutions under the Design Standards section of the Zoning Ordinance if the design meets the following criteria:

“The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the urban design characteristics as described in the City's General Plan.”

The elevations for Park North are required to meet standards for multi-family development architectural design under RM-3. In RM districts the building design standards are intended to provide four-sided architecture due to the nature of multi-family developments where buildings are typically setback significantly from each other and visible from all sides. In RM districts, under §11-5-5(B)(5)(a), elevations are required to provide a minimum of two building materials and 25% coverage of each elevation with each of those materials. This is intended to elevate the architectural design of the buildings which are seen from all sides. However, the Park North residential product type is more similar to single family detached housing permitted in the RS districts. In the RS districts, only one material and 15% coverage of each elevation with the one material is required. This differing requirement between RM and RS districts is due to the nature of the development types and the number of sides of the building that the overall community sees or interacts with. Park North has much smaller building setbacks than traditional RM zoned developments, making it more typical of RS zoned developments which surround the Site. While the Site is being rezoned to RM due the proposed density for Park North and to meet other development standards, the development is by nature more like that of RS districts. The elevations proposed exceed the requirements of the RS districts for single family residential development and meet the requirements of the RM district on all but eleven of the 20 Park North elevation sides as outlined in the Development Standards table above. This includes a limited number and percentage of materials on the back elevations of all front to back elevations, and the use of metal/aluminum as a primary elevation material for the garage doors on the front of all front to back and side by side elevations. The proposed design of Park North elevates the architectural design of the surrounding community and meets the intent of the design standard for the RM district. The proposed Park North development meets the following urban design characteristics of the Neighborhood Center Placetype in the 2050 General Plan.

- Orienting all buildings toward the internal drives;
- Buildings are designed with unified architectural styles with similar colors textures, materials, finishes, and form;
- Parking is primarily located inside residential garages, on the sides of buildings;

- Gathering spaces are provided for the community to enhance the pedestrian experience and sense of community;
- Pedestrian circulation is clearly delineated by using colored and textured materials;
- Shade elements, both landscape and architectural, are provided at prominent pedestrian points such as entries and common open space; and
- Pedestrian paths connect adjacent residential, commercial and park uses.

Alternative compliance is justified for this design standard as it elevates the typical architectural design of single family residential developments, develops this long vacant infill site with a quality residential development, and it meets or exceeds the design objectives of the 2050 General Plan.

IV. PAD CRITERIA

Excolo's proposed development satisfies the PAD criteria found in Section 11-22-1:

A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

The development incorporates a well-designed, centrally located open space and amenity area that is held in common ownership and scaled appropriately to serve the community. A variety of spaces, including a ramada, shaded seating areas, playground, barbeques, corn hole boards, bicycle racks, and passive gathering areas, are thoughtfully placed to ensure accessibility and promote interaction among residents. The residential units are oriented to front directly onto the private drives with designated pedestrian pathways, activating the community with pedestrian-friendly design. Pedestrian connections are provided to the park to the north, and to the commercial uses to the west and northwest. This arrangement encourages walkability, supports connectivity between uses, and enhances the sense of place within the broader context.

B. Options for the design and use of private or public streets;

The Site is a challenging infill site with no changes proposed to the existing public streets. Guadalupe Road is fully built.

C. Preservation of significant aspects of the natural character of the land;

There is nothing remarkable about this vacant commercially zoned property that would require retention or preservation with the redevelopment. As is shown in the exhibits, the proposed layout and elevations bring housing options to the area, providing critical support to the struggling existing commercial development.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

Excolo has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, infill redevelopment Site. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments west, northwest, and to the park to the north and east of the Site. Particular attention has also been given to provide pedestrians with convenient access to the centrally located amenities and open space area.

E. Sustainable property owners' associations;

The development will be managed by a single property management company or homeowners' association.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

Covenants, conditions, and restrictions will be prepared for the development.

G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

The proposed development is a thoughtfully organized residential community that integrates a variety of land use elements, including multi-unit housing, open space amenities, and pedestrian connections, into a cohesive and synergistic Site design. The layout places active uses central to the Site and pedestrian connections external to the Site engage directly with the adjacent commercial and park uses. Internal amenities such as the ramada, barbeque area, playground, and gathering spaces serve residents and contribute to a lively and walkable neighborhood environment.

The development exemplifies the Balanced Housing Plan's vision for integrated communities. By providing housing units nearby to major employers (Banner Gateway Medical Center's 60 acre medical campus and hospital with 286 beds, Mesa Gateway Airport, Arizona State Polytechnic Campus, Walmart, and Target), the development reduces commute times and transportation costs for households - critical given that transportation represents the second-largest household expense at 15% of income. This proximity to employment helps support local businesses through increased population density and consumer spending.

V. CONFORMANCE WITH GENERAL PLAN

The Site has a General Plan placetype designation of Neighborhood Center and growth strategy designation of Evolve. These designations are consistent with the Site's proposed use which supports the adjacent businesses and offers new housing opportunities for the area. The rezoning request to RM-3 is consistent with the Neighborhood Center placetype zoning districts.

The Neighborhood Center placetype is generally intended for small scale commercial uses to support nearby residents. This placetype designation also allows different types of multiple residence housing as a primary land use. Given the physical and locational characteristics of this Site, particularly its lack of direct street access given its position behind the existing drainage channel, make it an unlikely to develop with sustainable commercial uses. Instead, these constraints make the Site far more appropriate for medium-density residential development.

The Evolve growth strategy is intended to encourage development of vacant, transition, or underdeveloped land to support reinvestment in Mesa, with expected substantial changes along major transportation corridors and transit routes. This long vacant site can finally be developed consistent with its growth strategy and only as a result of thoughtful planning and consideration of the development challenges with single family attached residences under the current Zoning Ordinance standards.

The Park North community design incorporates the Urban Design Characteristics of the Neighborhood Center placetype, making this medium density residential development appropriate for development on the Site. The specific Neighborhood Center Urban Design Characteristics supported by this development include:

- *Buildings are oriented towards street.* The southernmost residential units are all facing Guadalupe Road.
- *Buildings have a unified architectural style with similar colors textures, materials and finishes.* The community has been designed with two different elevation types to help vary and breakup the elevation planes, but are complementary to each other and provide a cohesive community design.
- *Parking is located behind or along sides of buildings.* Parking in the community is primarily located inside garages and in the access aisles toward the back of the Site. While some parking is located within driveways of certain units, the paver materials used for the driveways help soften the appearance of the front yards and are not intended to be the primary parking for residents.
- *Utility and solid waste facilities are screened from streets.* All utility connections and meters will be setback from Guadalupe Road, and not on the front elevations in the front yards of the residences.
- *Gathering spaces such as plazas are provided to enhance the pedestrian experience and sense of community.* The centrally located outdoor community amenity area is connected to each residence through designated pathways, offering residents a space to gather and connect as a community.
- *Pedestrian circulation is clearly delineated by using color and textured materials.* There are stamped asphalt pedestrian pathways throughout the community leading between residences, to the central amenity area, and commercial uses adjacent to the Site.
- *Shade elements, both landscape and architectural, are provided at prominent pedestrian points such as entries, common open space and along paths serving parking lots.* The ramada located within the community amenity space and near the entrance and trees throughout the Site provide ample shade and comfort for pedestrians.
- *Pedestrian and bicycle paths connect adjacent residential uses.* The development will have pedestrian connections to the adjacent commercial and park uses through pedestrian gates to be installed in Park North that will connect to pathways leading into the community.

The proposed development supports several Core Values, Guiding Principles, and Strategies of the General Plan, including:

- **Diverse and Thriving Economy:** The development directly supports this Core Value by strengthening the relationship between housing and nearby employment. Providing a new residential community located in nearby proximity to major employment opportunities

create opportunities for reduced vehicular dependency, enhanced walkability, improved quality of life for residents and workers, strengthened economic vitality of adjacent commercial establishments, and a more integrated live-work-play environment.

- **Housing Attainability:** Park North adds 78 residences to the City’s housing inventory at a time when the City and the region face significant housing challenges. This housing development introduces a platted housing option different from other housing types in the area, providing additional choices to the community. The connectivity to the adjacent park and commercial uses enhances resident quality of life and housing value through convenient nearby services and amenities. The development supports the Housing Guiding Principle (“Our housing is attainable for all”) and Strategy H1 (“Create more opportunities for housing options”) by introducing a medium-density housing type that enhances local housing diversity. The residence format, with 3-bedroom units, specifically addresses the needs of families and workforce households that are priced out of single-family homes but seek alternatives to apartment living.
- **Complete Communities:** Park North adds a residential use in close proximity to major employment centers (Banner Health, ASU Polytechnic campus, Mesa Gateway Airport, among others), shopping, dining, and services. This supports Strategy N1 (“Promote complete communities”) and encourages a live-work-play environment that is walkable and less reliant on vehicles. the integration of land uses embodies the complete community concept central to the General Plan.
- **Infill and Revitalization:** The Site is a long-vacant, infill, commercially zoned parcel that has not developed under its current entitlements despite significant growth in the area. The adaptive approach—recognizing the Site's constraints (limited street access and position behind a drainage channel) and converting it to residential represents textbook infill redevelopment that activates underutilized land and is encouraged by Strategy LU3 (“Encourage infill and redevelopment to meet the community’s strategic needs”) and Strategy N2 (“Promote adaptive reuse and infill”).
- **Employment Support:** By adding housing within a short drive of major employers, the development enhances workforce accessibility and local economic competitiveness. This supports the Economic Development Guiding Principle and Strategy ED1 (“Attract businesses and employers”) by making it easier for employees to live near their jobs.
- **Growth Strategy – Evolve:** The Site falls within the General Plan’s *Evolve* category, which encourages redevelopment, increased density, and improved integration of residential and employment uses. Park North embodies this strategy by
 - Activating a long-vacant parcel with a use that responds to demonstrated market conditions
 - Increasing residential density appropriate for its location
 - Creating pedestrian connections between residential, commercial, and park uses

In addition to the General Plan, Park North aligns with the Goals of the Balanced Housing Plan:

- Increased population density supporting local retail (addressing retail vacancy concerns)

- Workforce retention near employment centers (supporting Goal 4)
- Property tax generation without significant infrastructure demands
- Catalyst effect for future redevelopment of underperforming commercial properties

VI. SITE PLAN

Careful consideration has gone into planning this community. Excolo, as an experienced developer, has created a platted community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, underutilized Site. *See Exhibit 2, Site Plan and Exhibit 3, Preliminary Landscape Plan.* The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial and park uses west and north of the Site by way of pedestrian gates. Particular attention has also been given to provide pedestrians with convenient access to the centrally located amenities and open space area.

Park North is comprised of 2-story single family attached residences. *See Exhibit 5, Building Elevations.* The buildings are appropriately located throughout the Site, with the buildings arranged along a looped private access drive with open space and amenities at the center, creating a centralized neighborhood gathering area. *See Exhibit 4, Amenity Area.*

Access to the development is provided via one primary entry point off of Guadalupe Road which will be achieved by constructing a bridge over the drainage channel, and one gated emergency access only drive through the commercial development to the west through a private access easement. The internal circulation network consists of 26- to 28-foot-wide private access aisles inclusive of 2.6- to 3-foot stamped asphalt pedestrian walkways and crosswalks throughout the development to facilitate pedestrian movement. There are three pedestrian connections at the northwest, northeast and southwest areas of the Site leading to the park and commercial uses with 5-foot sidewalks that connect to the pedestrian walkway network in Park North to provide convenient access to the adjacent uses, supporting reduced vehicular dependency and enhanced walkability. There is also a landscaped 5-foot pathway that connects the amenity area to the sidewalk along Guadalupe Road.

Landscaping, Amenities, and Open Space

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native and native adapted, desert oasis landscaping at focal points to create an environment of luxury resort living at Park North. *See Exhibit 3, Preliminary Landscape Plan.* As shown on the Conceptual Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, both echoing the architectural character and responding to the desert landscape surrounding it. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscape palette is a combination of native and non-native plant material that draws from the lush desert look and feel of an adapted Sonoran Desert residential experience. The use of

large growth trees within the amenity area creates ample shade for residents using this open space area. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, texture, and seasonal color, while focusing on shade in the pedestrian areas. The hardscape and pedestrian amenities throughout the Site integrate design cues from the architectural vernacular and design elements of the building architecture. Together these elements embrace the architecture of the proposed buildings and blend with the existing built environment of the area.

The open space amenity area is a primary focal point within this development. It is located at the entrance into the Site which includes significant hardscape and landscape enhancements, focusing on creating a "sense of arrival". ***See Exhibit 4, Amenity Plan.*** Residents will benefit from the amenity package in the 0.38 acre common open space area. This central hub serves as the community focal point, complemented by a 240 square-foot ramada, seating areas, barbeque equipment, corn hole boards, tot lot and ample shade trees, shrubs and groundcover. The development also demonstrates a strong commitment to open space, providing a total of 1.127± acres of combined open space, which is 22.3±% of the net site area. This open space is divided between 0.38± acres of common open space and 0.74± acres of private open space.

Along the north and east property lines, within the City park, 45 trees proposed to be comprised of eucalyptus, live oak, and willow species will be planted as part of the Park North development to provide shade in the rear yards of those units and add a visual buffer between the park and residences, creating privacy for the residential homes. The City Parks and Recreation Department has agreed to the planting of these trees and will take over maintenance of the trees as part of the City's Trees Are Cool initiative to achieve a goal of planting one million trees by 2050. Each residential unit located at the center of the looped private access drive will have one live oak tree adjacent to the driveway, to soften the building elevations and provide shade. Along the western property line, 10 trees of varying species and ample shrubs and groundcover will be planted behind the residential units to create a buffer from the adjacent commercial use and shade for the private rear yards.

Architecture

The architecture for Park North is intentionally elevated and supports the request for PAD deviations and meeting the listed architectural deviations through the City's "alternative compliance" provisions. Across just 41 residential buildings, there are 5 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, metal accent roofs, and flat cement tile roofs. The proposed architecture for Park North will feature modern farmhouse and ranch exterior styles utilizing clean, simple forms with four different color schemes that blend and complement the desert landscape. ***See Exhibit 5, Building Elevations.*** Park North contains 3-bedroom homes. Materials utilized will be stucco, fiber cement board and batten, and flat concrete roof tile. ***See Exhibit 6, Color & Material Palette.*** The colors and elevation accent treatments will vary from one unit to the next to create individuality and add diversity, while the primary second floor masses will tie together across the building creating a strong visual element and presence throughout the community. ***See Exhibit 7, Floor Plans.***

Rooflines, second-story masses, patios, and facades are all strongly articulated so that garages are visually de-emphasized and building mass is broken into smaller, human-scaled components, satisfying the intent of the City's 3-foot garage overhang on most units and other prescriptive façade standards through alternative compliance rather than strict dimensional replication. Where the Zoning Ordinance requires only 120 square feet of private open space per unit, with 60 square feet covered, our homes provide roughly 424 square feet of private open space per unit on average. In addition, every façade substantially exceeds the minimum requirement for alternative materials, with masonry, board-and-batten treatments, shutters, or trellis' comprising at 53% to 62% of each elevation, ensuring all four sides of the buildings are well-composed and visually rich. Collectively, this level of variation, material quality, façade articulation, and private open-space-driven architecture demonstrates that the requested architectural deviations—implemented through alternative compliance—are minor, purposeful, and result in a community that far surpasses a code-minimum RM-3 development.

Parking & Circulation

The proposed development plan exceeds the City's parking requirements for single family attached residential developments. The required parking is 2 spaces per unit for a total of 156 spaces. The development plan provides 156 garage spaces, 72 driveway spaces, and 16 guest spaces (along private access drive) including one ADA space, for a total of 244 parking spaces. Parking is provided near the central resident amenity area, with additional parking along the west and eastern ends of the community. There is a 36-foot wide driveway/bridge from Guadalupe Road for resident that will be constructed over the drainage channel. There is a secondary access to Guadalupe Road through the commercial development to the west over a private access easement which is gated for emergency access only. There is one 26' wide circular private access aisle that loops around the community, meeting the required Fire apparatus access width.

Walls, Fencing and Entry Monument

The theme walls, view fencing, and entry monument have been designed to be consistent with the residential building elevations and landscaping theme. *See Exhibit 8, Wall Plan & Details and Exhibit 9, Monument Details.* The site elements are a mixture of accent metal, wrought iron fencing, and smooth face and split face CMU walls to complement the residential building architecture. These elements transition into the landscape with the use of a strong foundation planting palette.

VII. CONCLUSION

Park North is a thoughtfully designed, high-quality, platted residential community that takes a challenging infill Site and creates a vibrant and livable community. The development offers a well-rounded lifestyle for future residents while enhancing the surrounding area through intentional design, strong pedestrian connectivity, and direct engagement with the adjacent commercial uses to the east. This proposal aligns with the goals and policies of the City's General Plan and is compatible with surrounding development. The result is a sustainable, visually appealing community that contributes positively to the character of the area. We respectfully request your approval.

EXHIBIT 1

VICINITY MAP



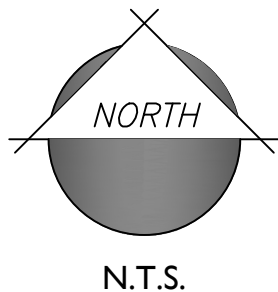
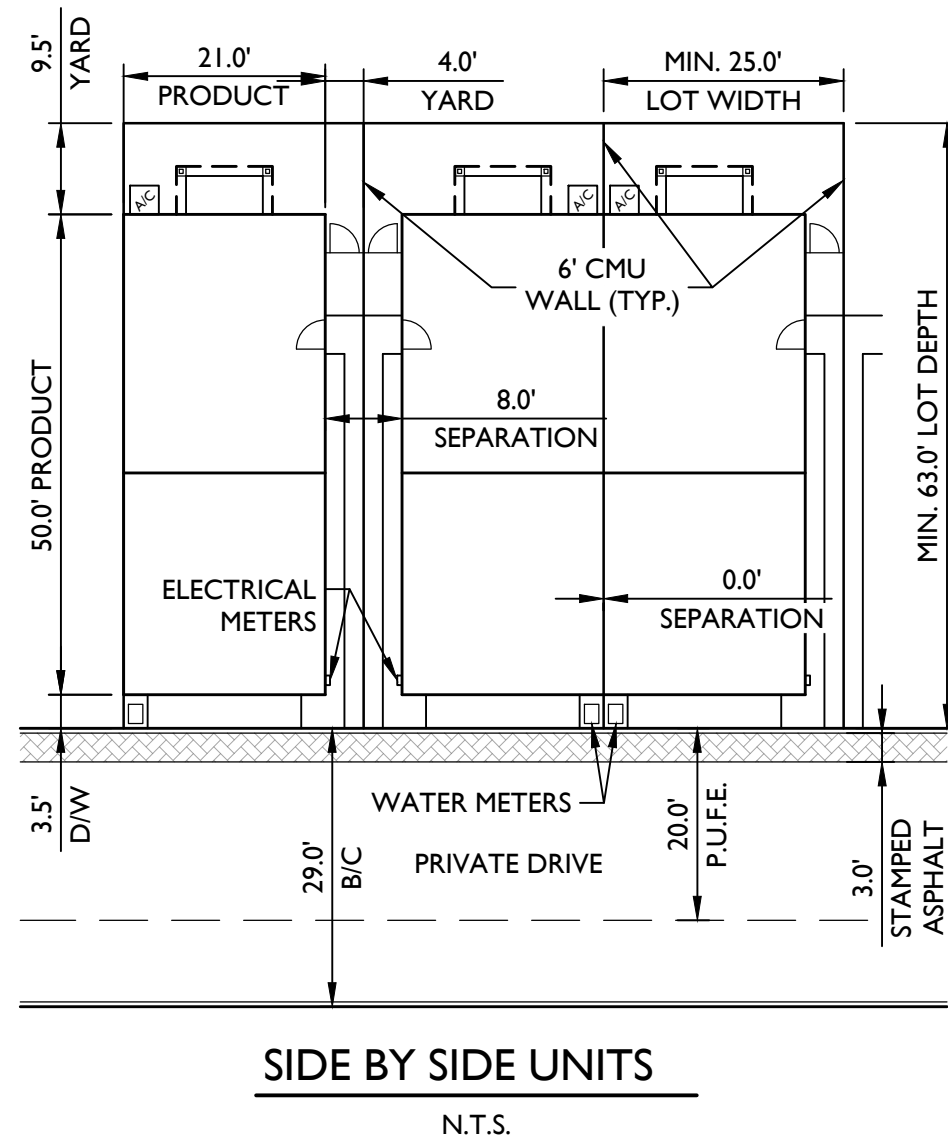
AERIAL MAP



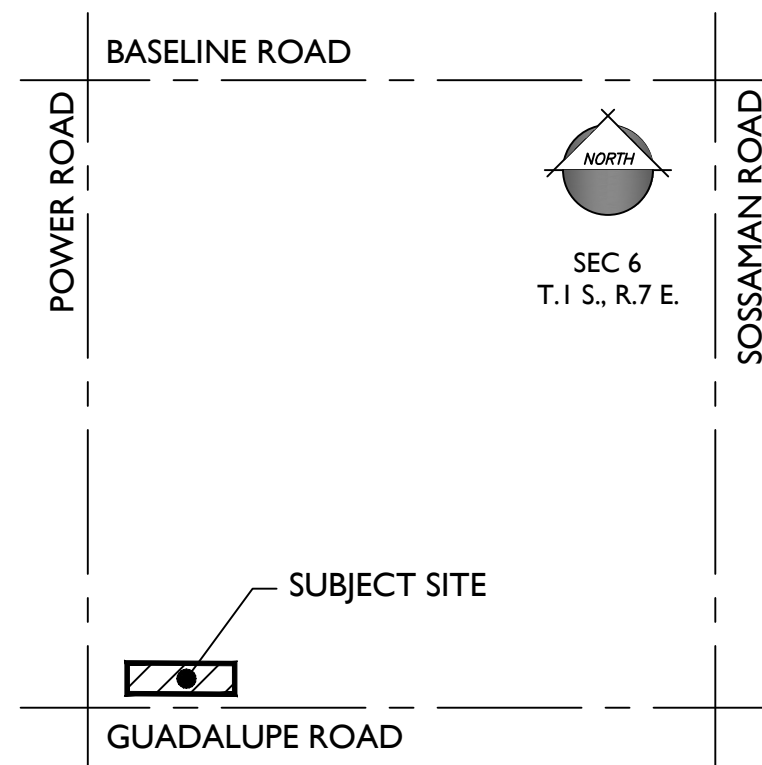
EXHIBIT 2

Jul 13, 2026 5:12pm S:\Projects\2023\23-0217\Planning\Drawings\Preliminary Site Plan\23-0217 - SP01.dwg

A PORTION OF SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA



N.T.S.



<u>PROPERTY OWNER:</u> EXDEVY PARK NORTH LLC 6628 E. BASELINE ROAD, STE 102 MESA, AZ 85206 CONTACT: EXCOLO MANAGEMENT	<u>PLANNER & ENGINEER:</u> EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, STE 120 MESA, AZ 85201 TEL: 480-503-2250 CONTACT: DAVID HUGHES david.hughes@epsgruoinc.com
<u>DEVELOPER:</u> EXCOLO MANAGEMENT 6628 E. BASELINE ROAD, STE 102 MESA, AZ 85206 TEL: 602-469-9988 CONTACT: ROB STEPHAN rstephan@excolomgmt.com	<u>LANDSCAPE ARCHITECT:</u> WERK URBAN DESIGN 901 BERRYHILL ROAD, STE B2 CHARLOTTE, NC 28208 TEL: 704-628-1922 CONTACT: HOLLIE COLONY, P.L.A. ASLA hollie@werkurbandesign.com

APN:	304-05-982A
ADDRESS:	6912 E. GUADALUPE RD MESA, AZ 85209
EXISTING GENERAL PLAN:	NEIGHBORHOOD CENTER
EXISTING ZONING:	LC PAD
PROPOSED ZONING:	RM-3 PAD
GROSS AREA:	5.05 ACRES
NET AREA:	5.05 ACRES
NO. UNITS:	
SIDE / SIDE UNITS	42 UNITS
FRONT / BACK UNITS	36 UNITS
TOTAL	78 UNITS
NET DENSITY:	15.4 DU/AC
BUILDING COVERAGE:	
SIDE / SIDE UNITS	69%
FRONT / BACK UNITS	53%
LOT COVERAGE:	
SIDE / SIDE UNITS	83%
FRONT / BACK UNITS	88%
PARKING REQUIRED:	156 SPACES (2 PER UNIT)
PARKING PROVIDED:	
GARAGE	156 SPACES
DRIVEWAY	72 SPACES
GUEST	16 SPACES (1 ADA)
TOTAL	244 SPACES (1 ADA)
PARKING RATIO:	3.1 SPACES PER UNIT
REQUIRED OPEN SPACE:	13,650 SF (175 SF PER UNIT)
PROVIDED OPEN SPACE:	
PRIVATE	31,968 SF (410 SF PER UNIT)
COMMON	15,358 SF (197 SF PER UNIT)
TOTAL	47,326 SF (607 SF PER UNIT)
OPEN SPACE:	21.5% OF NET AREA

1. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
2. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF MESA STANDARDS, AS MODIFIED HEREIN.
3. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL, AND COLLECTOR STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF THE REQUIRED STREETLIGHTS.
5. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
6. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
7. THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THIS CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENTS HAS BEEN SATISFIED.

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
GAS	CITY OF MESA
TELEPHONE	LUMEN / COX COMMUNICATIONS
CABLE TV	LUMEN / COX COMMUNICATIONS
REFUSE	CITY OF MESA
SCHOOL DISTRICT	GILBERT PUBLIC SCHOOL DISTRICT
FIRE	CITY OF MESA
POLICE / SECURITY	CITY OF MESA



Mesa, Arizona

Cover Sheet

Project:

Revisions:

MARCH 9, 2026 - 1ST PRE. SITE PLAN SUBMITTAL
MARCH 27, 2026 - 2ND PRE. SITE PLAN SUBMITTAL
APRIL 15, 2026 - 3RD PRE. SITE PLAN SUBMITTAL
JUNE 15, 2026 - 4TH PRE. SITE PLAN SUBMITTAL
JULY 13, 2026 - 5TH PRE. SITE PLAN SUBMITTAL

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One-Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: []
 Drawn by: L

Preliminary
Not For
Construction
Or
Recording

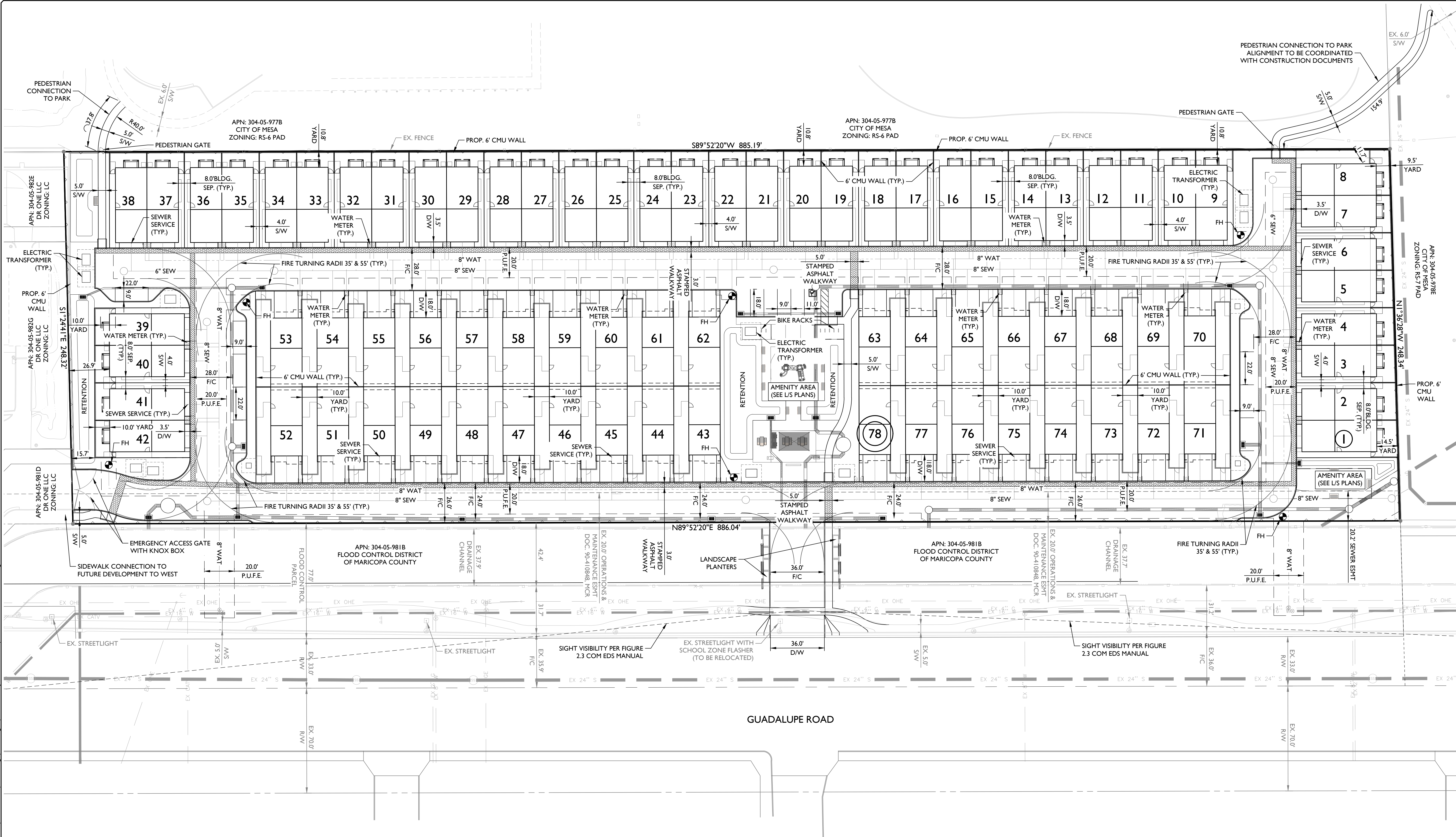
Job No.
23-021

SP01

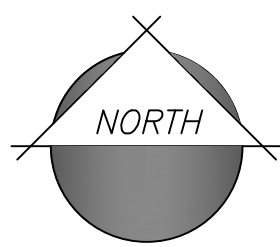
Sheet No
1
of 2

23-0217 - Park North - Site Plan

Jul 13, 2026 5:13pm S:\Projects\2023\23-0217\Planning\Drawings\Preliminary Site Plan\23-0217 - SP02.dwg dhughes



- LEGEND**
- PROPERTY CORNER
 - FIRE HYDRANT (FH)
 - MANHOLE
 - ESMT
 - FH
 - R/W
 - F/C
 - P.U.F.E.
 - PROPERTY BOUNDARY
 - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - EASEMENT
 - LOT LINE
 - SEWER LINE
 - WATER LINE



30 0 30 60
scale: 1" = 30' feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: **Park North**
Mesa, Arizona

Site Plan

Revisions:

MARCH 9, 2026 - 1ST PRE SITE PLAN SUBMITTAL
MARCH 27, 2026 - 2ND PRE SITE PLAN SUBMITTAL
APRIL 15, 2026 - 3RD PRE SITE PLAN SUBMITTAL
JUNE 15, 2026 - 4TH PRE SITE PLAN SUBMITTAL
JULY 13, 2026 - 5TH PRE SITE PLAN SUBMITTAL

Call at least two full working days before you begin excavation.

ARIZONA
Professional Engineer
No. 11111 - 11111 (11111) (11111)
In Maricopa County: (002263-1100)

Designer: DH
Drawn by: LFT

Preliminary
Not For
Construction
Or
Recording

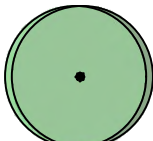
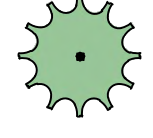
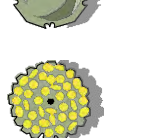
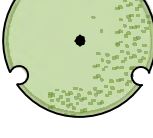
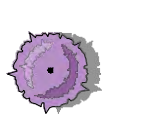
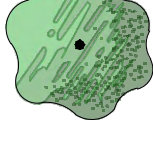
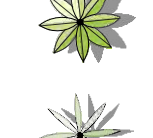
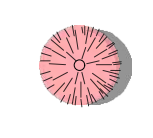
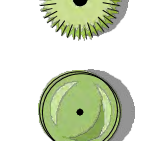
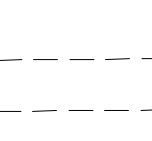
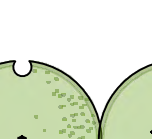
Job No.
23-0217

SP02

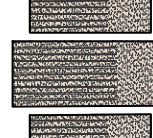
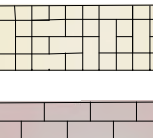
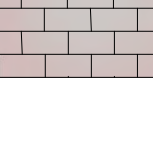
Sheet No.
2
of 2

EXHIBIT 3

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	VEG CREDIT	SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	VEG CREDIT
TREES									
	8	Chilopsis linearis Desert Willow	36" Box	50		63	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
	18	Cupressus sempervirens Italian Cypress	24" Box	50		42	Dodonaea viscosa Hop Bush	5 gal	50
	41	Eucalyptus papuana Ghost Gum	24" Box	100		77	Encelia farinosa Brittlebush	5 gal	10
	18	Pistacia x 'Red Push' Pistache	24" Box	50		14	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25
	35	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	100		36	Ficus pumila Creeping Fig	5 gal	5
120 SUBTOTAL:						40	Lantana montevidensis Purple Trailing Lantana	5 gal	25
ACCENTS & GRASSES									
	111	Aloe barbadensis Medicinal Aloe	5 gal	10		99	Lantana x 'New Gold' New Gold Lantana	5 gal	25
	49	Asclepias subulata Desert Milkweed	5 gal	5		82	Ruellia brittoniana Purple Ruellia	5 gal	10
	29	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal	5		5	Sophora secundiflora Texas Mountain Laurel	15 gal	50
	30	Muhlenbergia rigens Deer Grass	5 gal	5		31	Sphagneticola trilobata Yellow Dot	5 gal	25
	91	Portulacaria afra Elephant's Food	5 gal	10		62	Tecoma x 'sparky' Tecoma Sparky	5 gal	25
310 SUBTOTAL:					551 SUBTOTAL:				

HARDSCAPE SCHEDULE

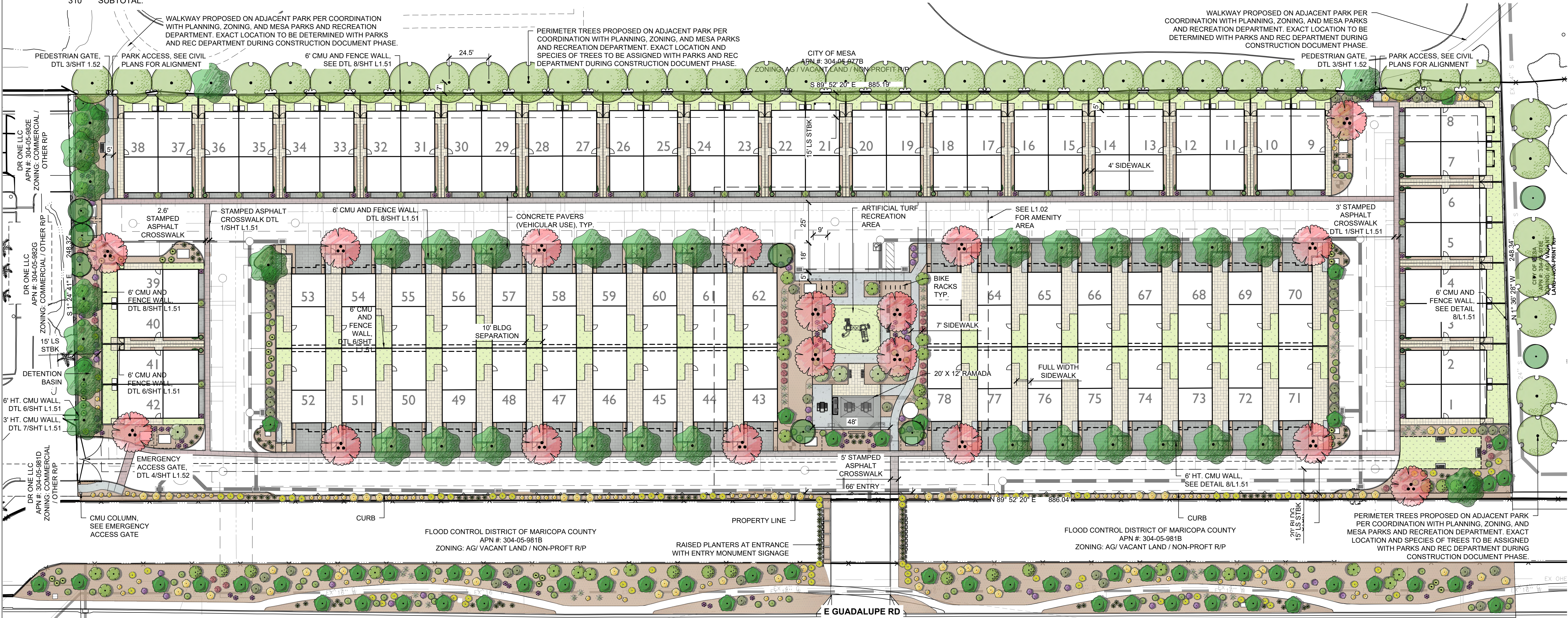
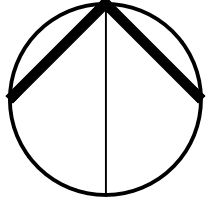
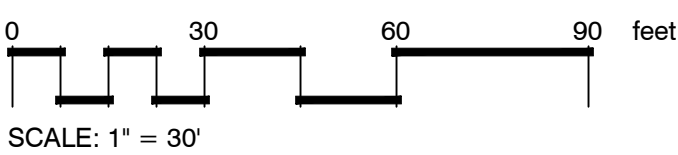
SYMBOL	DESCRIPTION	QTY
	QCP Groove Table Model: Q-GROOVE-72T Color: Latte Finish: HPC Sandstone	3
----	EDGER - STEEL	461 lf
	12 Furnishings Anova INF24L5R Infinity bench, 19in. H x 24in. W x 60in. L. Recycled Plastic. Frame: White Powdercoat-Textured Slat: Cedar Recycled Plastic-Smooth	12
	32 Exterior Improvements 1/2" Screened - 2" Depth Color: Mahogany	48,891 sf
	Athletic and Recreational Surfacing Turf - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	15,200 sf
	Paving Concrete Pavers Vehicular Rated	13,341 sf
	Concrete	4,325 sf
	Concrete Pavers	21,058 sf
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	118,776 sf

CITY OF MESA LANDSCAPE NOTES

- A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)
- B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I) 2&3
- C. ALL PLANT MATERIAL SHALL BE KEPT IN NATURAL STATE AND THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
- D. LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.
- E. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN. 11-33-2(A)
- F. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPARTMENT'S CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)

GENERAL NOTES

1. LANDSCAPING IN THE MARICOPA COUNTY FLOOD CONTROL DISTRICT OWNED PARCEL WILL MEET MCFCD SPECIFICATIONS AND GUIDELINES SET DURING CONSTRUCTION DOCUMENT PHASE.





WERK | Urban design
WERK, LLC.
17201 E 2nd Street, Suite 1004
Scottsdale, AZ 85261
P: 480-463-8822
www.werklandscape.com

EXCOLO
DEVELOPMENT

LANDSCAPE PLAN

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

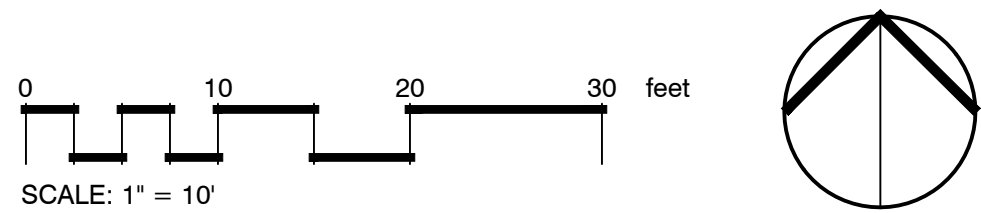
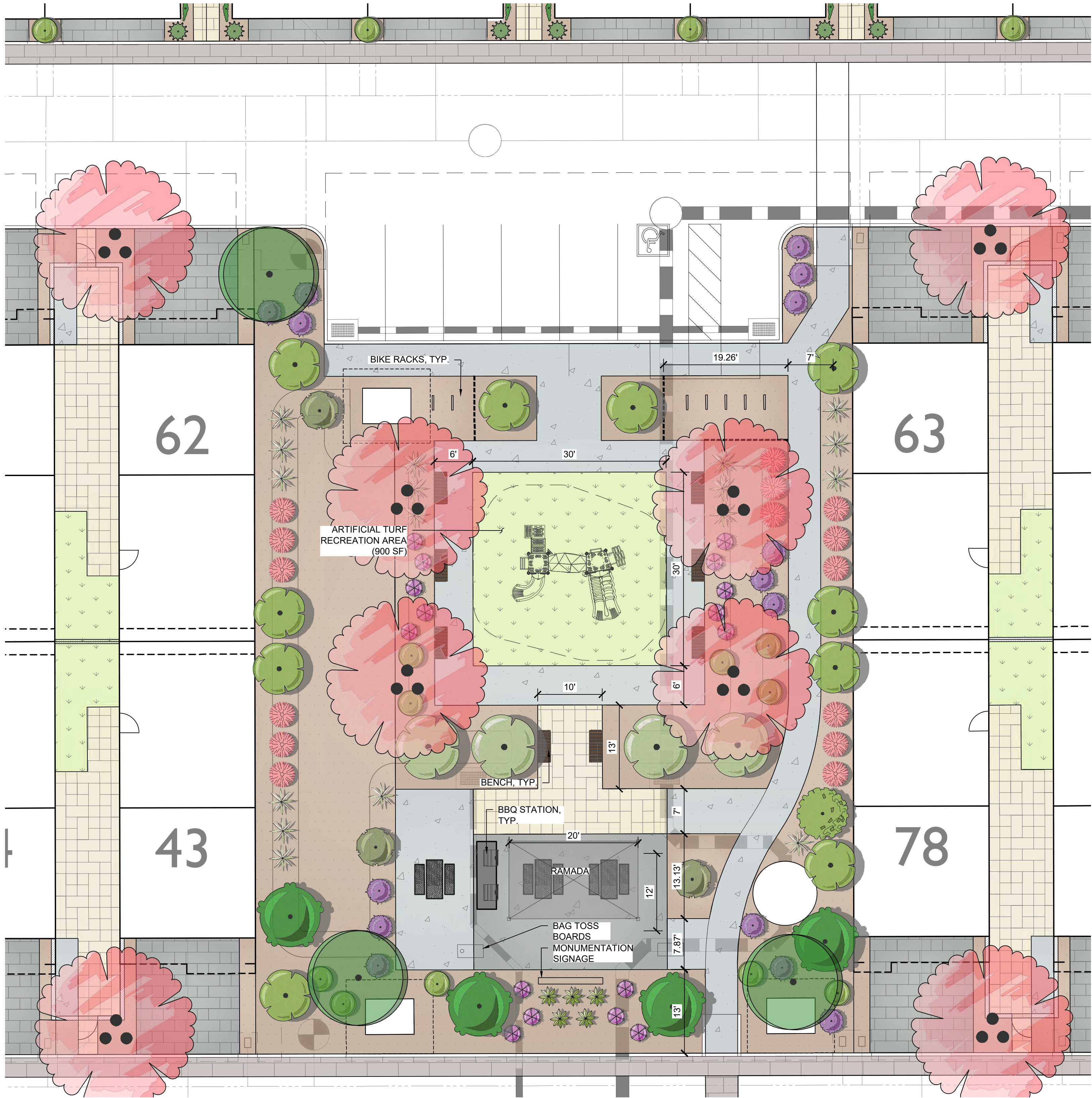
PROJECT No:
24021

SCALE (H): 1"=30'-0"
SCALE (V): NONE
DRAWN BY: JMC
DESIGN BY: JAW
CHECK BY: JAW
DATE: 07/13/2026

NO RESURFACING REQUIRED
70% PERMITS
EXPIRES 03/31/2029

L1.01
2 OF 6 SHEETS

EXHIBIT 4



AMENITY PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
TREES			
	3	Chilopsis linearis Desert Willow	36" Box
	4	Pistacia x 'Red Push' Pistache	24" Box
	7	SUBTOTAL:	
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
ACCENTS & GRASSES			
	5	Aloe barbadensis Medicinal Aloe	5 gal
	17	Asclepias subulata Desert Milkweed	5 gal
	15	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal
	10	Portulacaria afra Elephant's Food	5 gal
	47	SUBTOTAL:	
GROUNDCOVER & SHRUBS			
	4	Caesalpinia mexicana Mexican Bird of Paradise	15 gal
	3	Dodonaea viscosa Hop Bush	5 gal
	1	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal
	15	Lantana montevidensis Purple Trailing Lantana	5 gal
	16	Ruellia brittoniana Purple Ruellia	5 gal
	4	Sophora secundiflora Texas Mountain Laurel	15 gal
	10	Sphagneticola trilobata Yellow Dot	5 gal
	53	SUBTOTAL:	

AMENITY HARDSCAPE LEGEND

SYMBOL	DESCRIPTION	QTY
	QCP Groove Table Model: Q-GROOVE-72T Color: Latte Finish: HPC Sandstone	3
	EDGER - STEEL	33 lf
12 Furnishings		
	Anova INF24L5R Infinity bench. 19in. H x 24in. W x 60in. L. Recycled Plastic. Frame: White Powdercoat-Textured Slat: Cedar Recycled Plastic-Smooth	8
32 Exterior Improvements		
	1/2" Screened - 2" Depth Color: Mahogany	6,336 sf
Athletic and Recreational Surfacing		
	TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	900 sf
Paving		
	Concrete Pavers Vehicular Rated	630 sf
	Concrete	2,415 sf
	Concrete Pavers	340 sf

WERK | Urban design
WERK, LLC.
17202 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
P: 480-435-1022
www.WERKlandscape.com

EXCOLO
DEVELOPMENT

REV	DESCRIPTION	BY	DATE	APPR

AMENITY AREA

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

PROJECT No.
24021

SCALE (H): 1"=10'-0"

SCALE (V): NONE

DRAWN BY: JMC

DESIGN BY: JAW

CHECK BY: JAW

DATE: 07/13/2026

202511.03.dwg

L1.02
3 OF 6 SHEETS

c:\bentley\project\user\landscape\WERK\24021.dwg and jmc.dwg msa ac\Camp\24021.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION FROM WERK, LLC SHALL BE AT USER'S RISK.

EXHIBIT 5

SIDE BY SIDE RIGHT SIDE 'A'
MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	3%
SIDING =	47%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	38%

SIDE BY SIDE REAR 'A'
MATERIAL PERCENTAGES

STUCCO POP-OUTS =	2%
WINDOW SCREENS =	10%
SIDING =	40%
METAL ROOF =	35%
STUCCO =	40%



RIGHT ELEVATION 'A'

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



REAR ELEVATION 'A'

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

SIDE BY SIDE LEFT SIDE 'A'
MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	3%
SIDING =	47%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	38%

SIDE BY SIDE FRONT 'A'
MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	.5%
STUCCO =	16.5%



LEFT ELEVATION 'A'

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



FRONT ELEVATION 'A'

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

BUNGALOW / CRAFTSMAN

SIDE BY SIDE DUPLEX
PARK NORTH



BAXLEY ARCHITECTURAL & CONSULTING
1208 E. Warner Rd., Ste. 220, Gilbert, AZ 85236 Ph. 480.944.9314

SIDE BY SIDE RIGHT SIDE 'B'
MATERIAL PERCENTAGES

STUCCO POP-OUTS =	3%
BRICK VENEER =	42%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	45%



RIGHT ELEVATION 'B'

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

SIDE BY SIDE REAR 'B'
MATERIAL PERCENTAGES

STUCCO POP-OUTS =	2%
BRICK VENEER =	40%
CORBELS =	3%
STUCCO =	55%



REAR ELEVATION 'B'

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

SIDE BY SIDE LEFT SIDE 'B'
MATERIAL PERCENTAGES

STUCCO POP-OUTS =	3%
BRICK VENEER =	42%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	45%



LEFT ELEVATION 'B'

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

SIDE BY SIDE FRONT 'B'
MATERIAL PERCENTAGES

STUCCO POP-OUTS =	2%
GARAGE DOORS =	45%
BRICK VENEER =	30%
WOOD CORBELS =	3%
STUCCO =	20%



FRONT ELEVATION 'B'

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

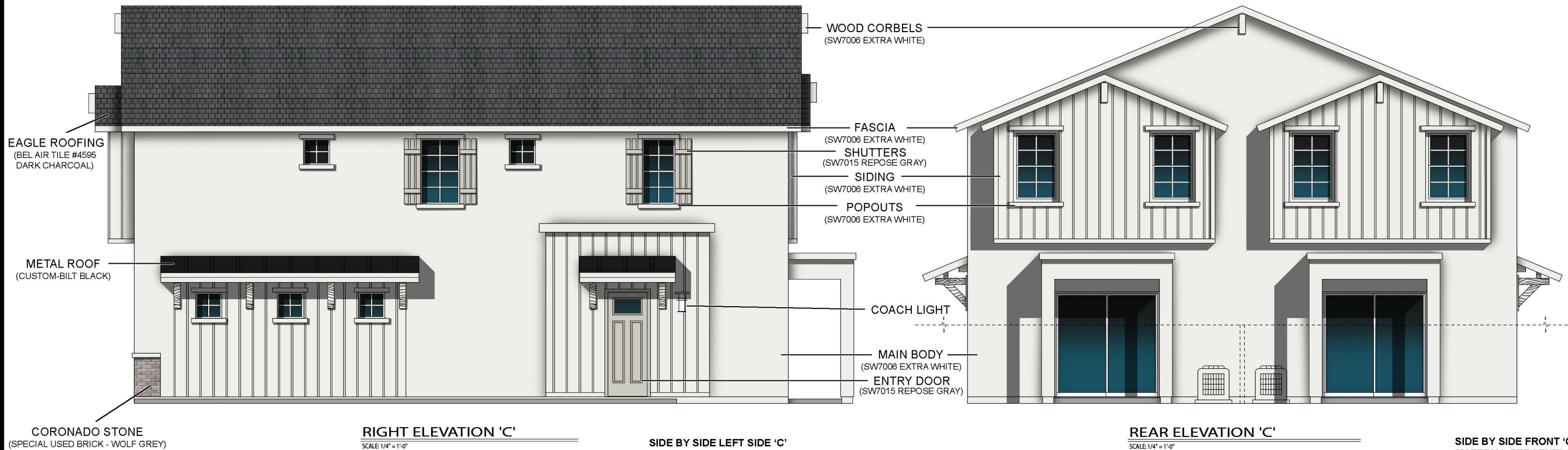
TRADITIONAL RANCH

SIDE BY SIDE RIGHT SIDE 'C'
MATERIAL PERCENTAGES

STUCCO POP-OUTS = 3%
SIDING = 47%
FRONT DOOR = 5%
SHUTTERS = 5%
STUCCO = 40%

SIDE BY SIDE REAR 'C'
MATERIAL PERCENTAGES

STUCCO POP-OUTS = 2%
SIDING = 40%
STUCCO = 58%

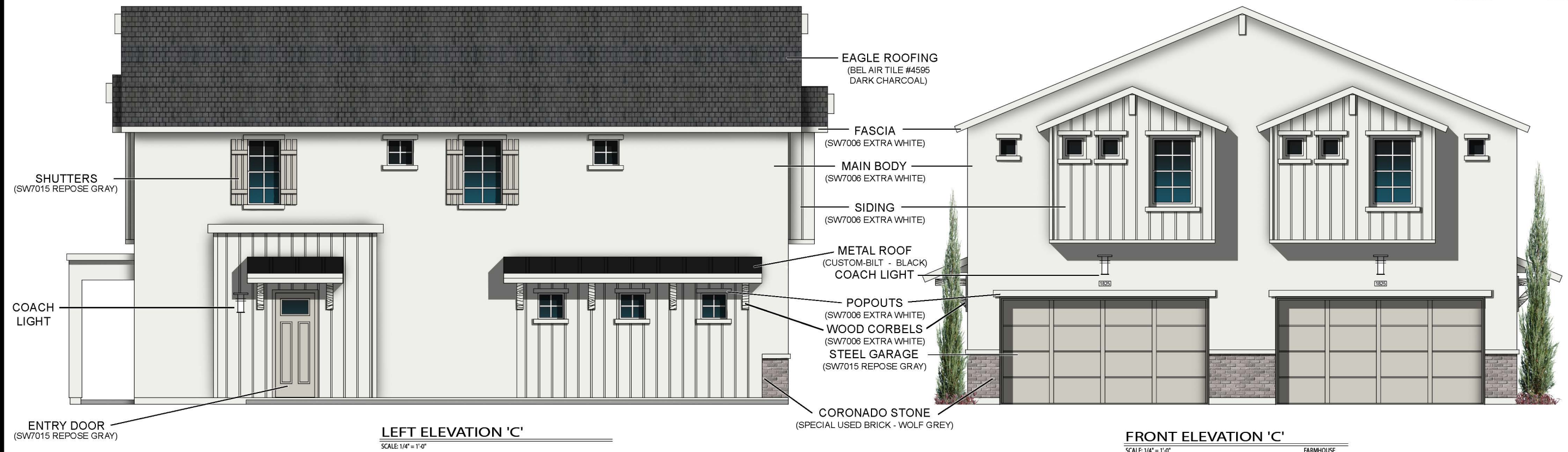


SIDE BY SIDE LEFT SIDE 'C'
MATERIAL PERCENTAGES

STUCCO POP-OUTS = 3%
SIDING = 47%
FRONT DOOR = 5%
SHUTTERS = 5%
STUCCO = 40%

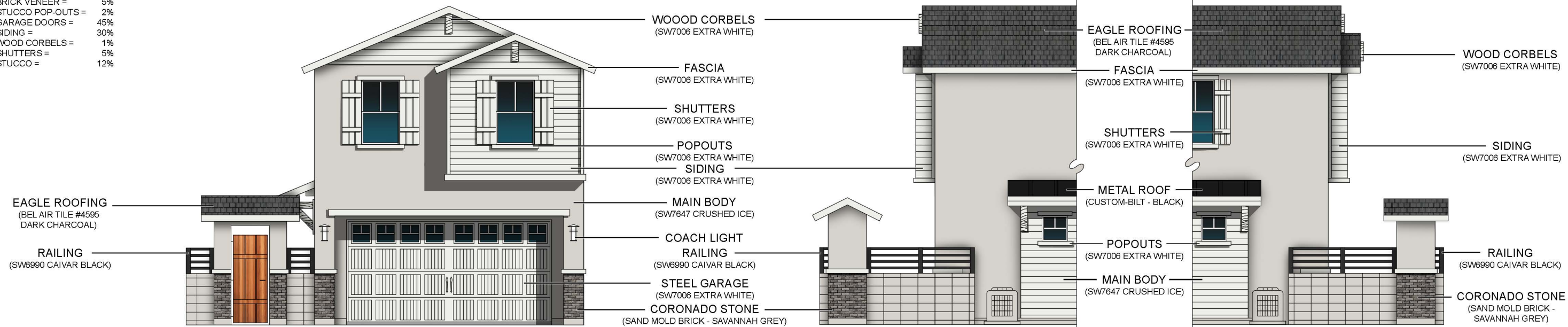
SIDE BY SIDE FRONT 'C'
MATERIAL PERCENTAGES

BRICK VENEER = 6%
STUCCO POP-OUTS = 3%
GARAGE DOORS = 45%
SIDING = 25%
WOOD CORBELS = .05%
STUCCO = 20.95%



PLAN 1 FRONT 'A'
MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	2%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	1%
SHUTTERS =	5%
STUCCO =	12%



PLAN 1
FRONT ELEVATION - 'A'

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

RANCH TERRITORIAL

PLAN 2
ENTRY GATE - SIDE VIEW
PARTIAL RIGHT ELEVATION - 'A'

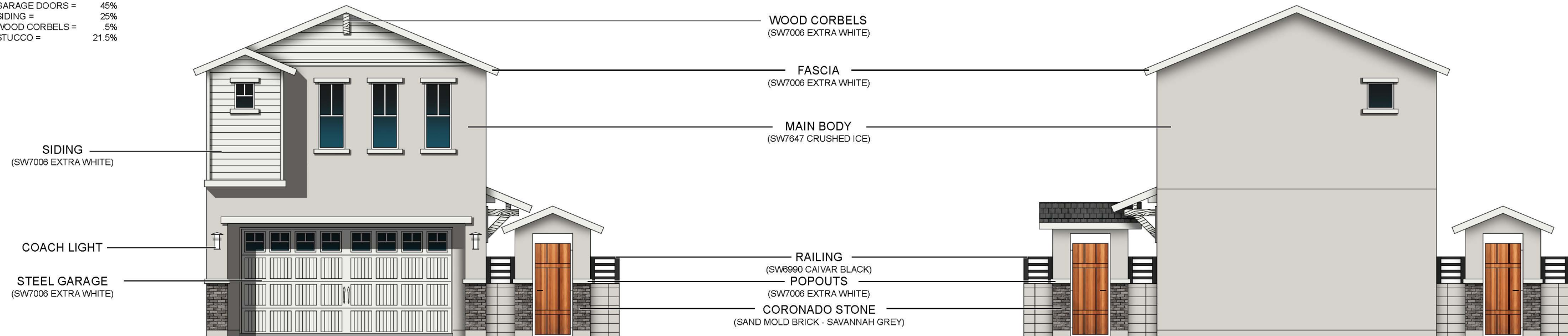
SCALE: 1/4" = 1'-0"

PLAN 1
ENTRY GATE - SIDE VIEW
PARTIAL LEFT ELEVATION - 'A'

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

PLAN 2 FRONT 'A'
MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	25%
WOOD CORBELS =	.5%
STUCCO =	21.5%



PLAN 2
FRONT ELEVATION - 'A'

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

RANCH TERRITORIAL

PLAN 1 or 2
REAR ELEVATION - 'A'

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

RANCH TERRITORIAL

FRONT - BACK DUPLEX

PARK NORTH

PLAN 2 RIGHT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 5%
CORBELS = 1.5%
STUCCO = 50.5%

PLAN 1 LEFT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 5%
CORBELS = 1.5%
STUCCO = 50.5%



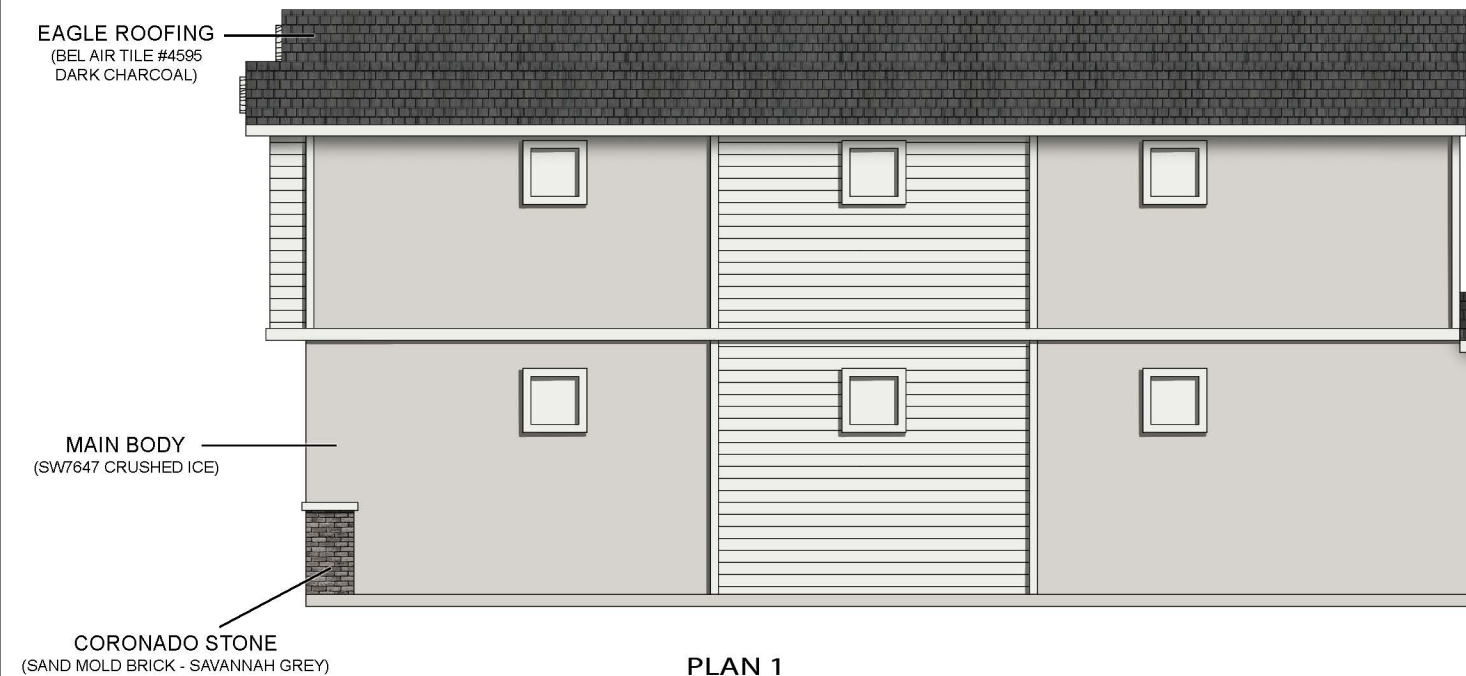
PLAN 2
RIGHT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
RANCH TERRITORIAL



PLAN 1
LEFT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
RANCH TERRITORIAL

PLAN 1 RIGHT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 10%
SIDING = 35%
STUCCO = 53%

PLAN 2 LEFT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 10%
SIDING = 35%
STUCCO = 53%



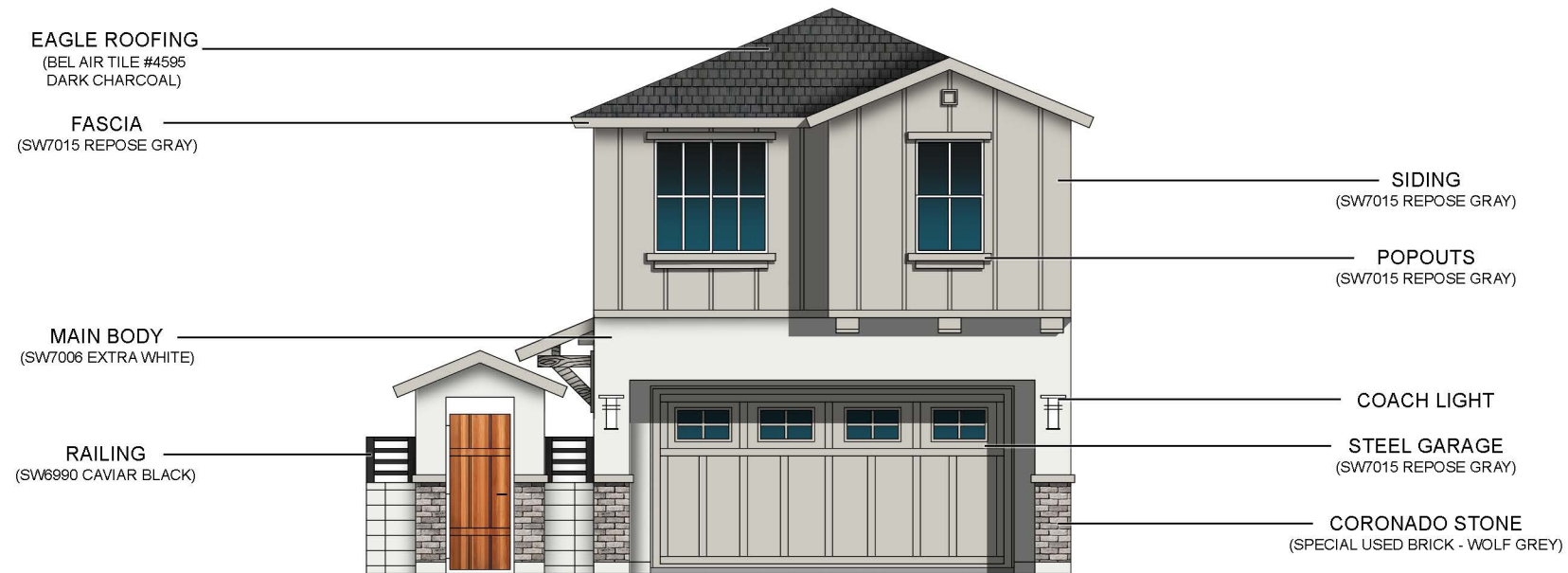
PLAN 1
RIGHT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
RANCH TERRITORIAL



PLAN 2
LEFT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
RANCH TERRITORIAL

PLAN 1 FRONT 'B'
MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	1%
STUCCO =	16%



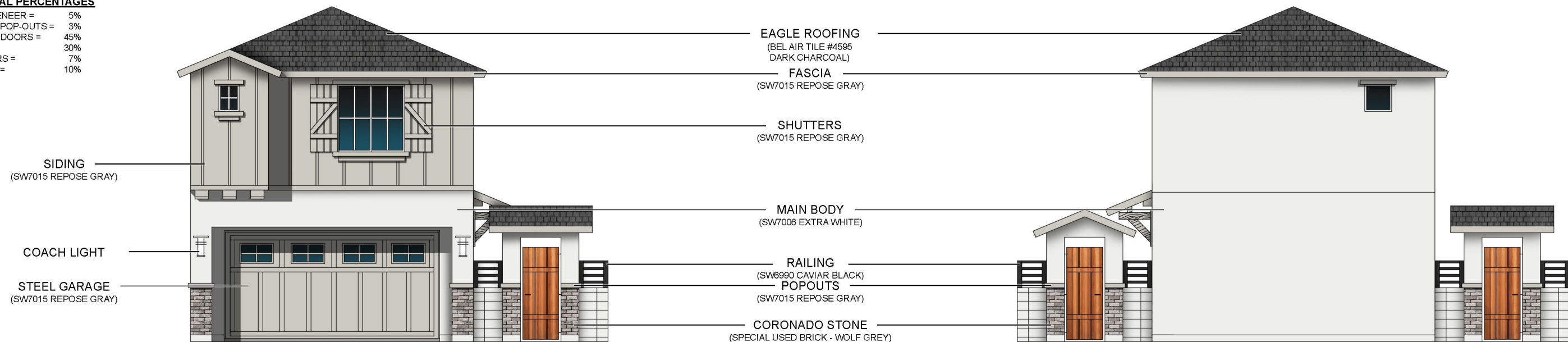
PLAN 1
FRONT ELEVATION - 'B'

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

WESTERN REGIONAL FARMHOUSE

PLAN 2 FRONT 'B'
MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
SHUTTERS =	7%
STUCCO =	10%



PLAN 2
FRONT ELEVATION - 'B'

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

WESTERN REGIONAL FARMHOUSE

PLAN 1 and 2
REAR ELEVATION - 'B'

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

WESTERN REGIONAL FARMHOUSE

PLAN 2 RIGHT SIDE 'B'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 10%
CORBELS = 2%
STUCCO = 50%

PLAN 1 LEFT SIDE 'B'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 4%
SHUTTERS = 5%
CORBELS = 2%
STUCCO = 51%

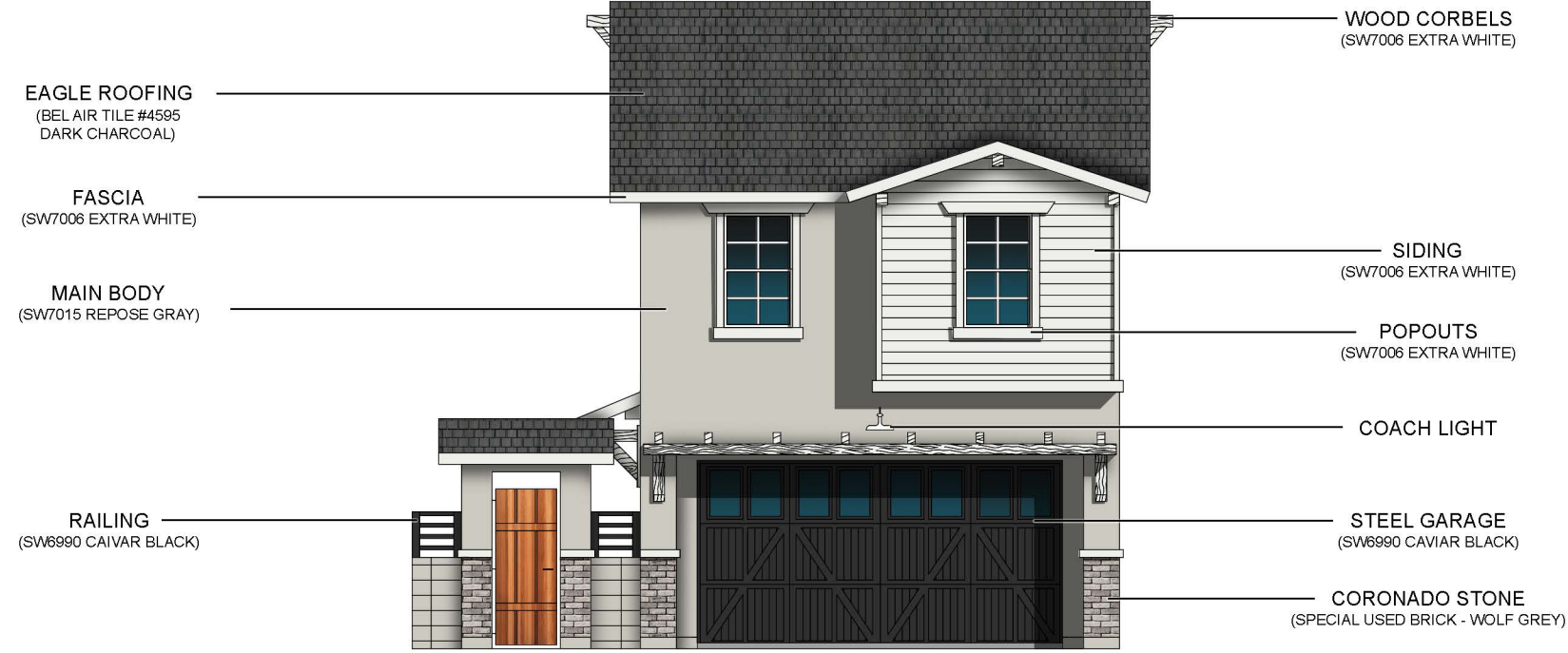


PLAN 1 RIGHT SIDE 'B'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 10%
SIDING = 35%
STUCCO = 53%

PLAN 2 LEFT SIDE 'B'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 10%
SIDING = 35%
STUCCO = 53%

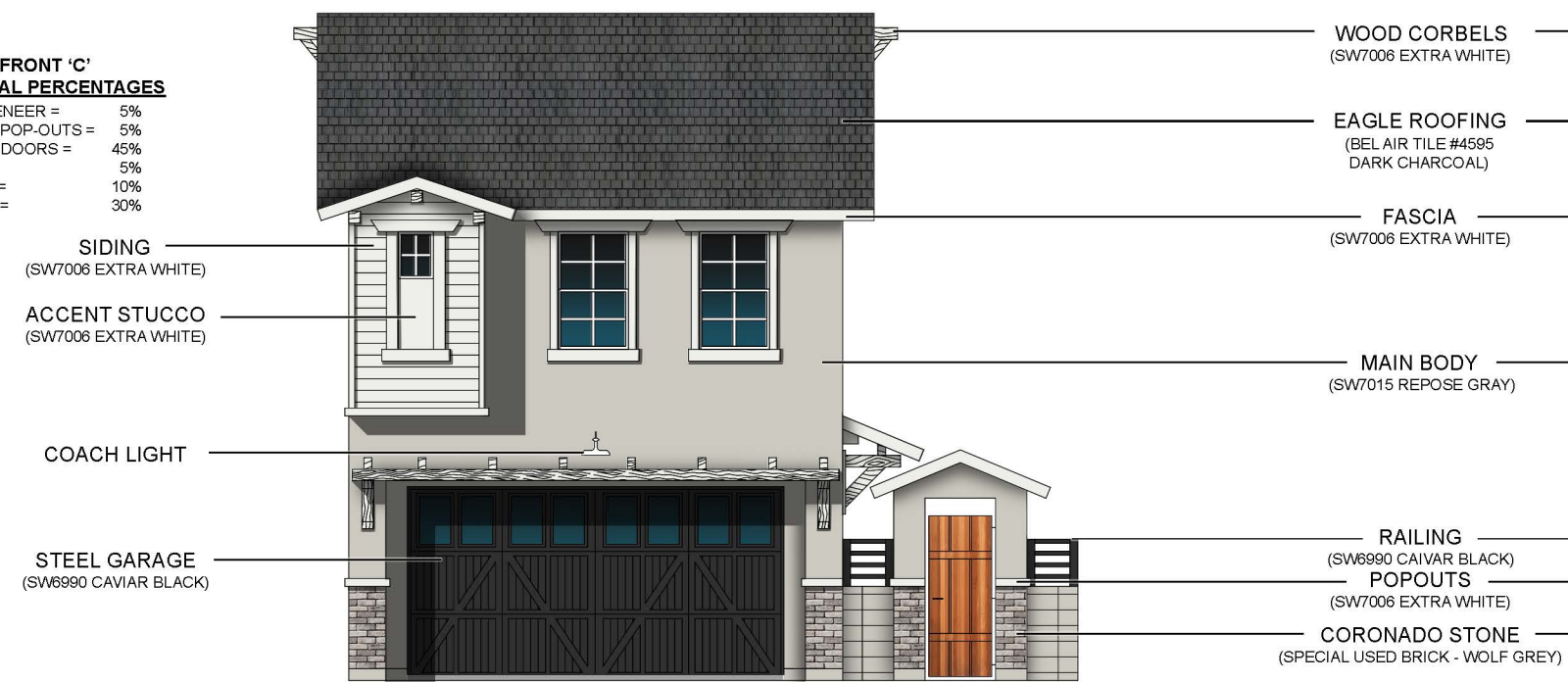


PLAN 1 FRONT 'C'
MATERIAL PERCENTAGES
BRICK VENEER = 5%
STUCCO POP-OUTS = 5%
GARAGE DOORS = 45%
SIDING = 10%
TRELLIS = 10%
STUCCO = 25%



PLAN 1
FRONT ELEVATION - 'C'
SCALE: 1/4" = 1'-0" BUNGALOW / CRAFTSMAN

PLAN 2 FRONT 'C'
MATERIAL PERCENTAGES
BRICK VENEER = 5%
STUCCO POP-OUTS = 5%
GARAGE DOORS = 45%
SIDING = 5%
TRELLIS = 10%
STUCCO = 30%



PLAN 2
FRONT ELEVATION - 'C'
SCALE: 1/4" = 1'-0" BUNGALOW / CRAFTSMAN



PLAN 1 and 2
REAR ELEVATION - 'C'
SCALE: 1/4" = 1'-0" BUNGALOW / CRAFTSMAN

PLAN 2 RIGHT SIDE 'C'
MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	3%
SIDING =	38%
FRONT DOOR =	5%
SHUTTERS =	10%
CORBELS =	2%
STUCCO =	40%

PLAN 1 LEFT SIDE 'C'
MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	3%
SIDING =	38%
FRONT DOOR =	5%
SHUTTERS =	5%
CORBELS =	2%
STUCCO =	45%



PLAN 2
RIGHT ELEVATION - 'C'

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

BUNGALOW / CRAFTSMAN

PLAN 1
LEFT ELEVATION - 'C'

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

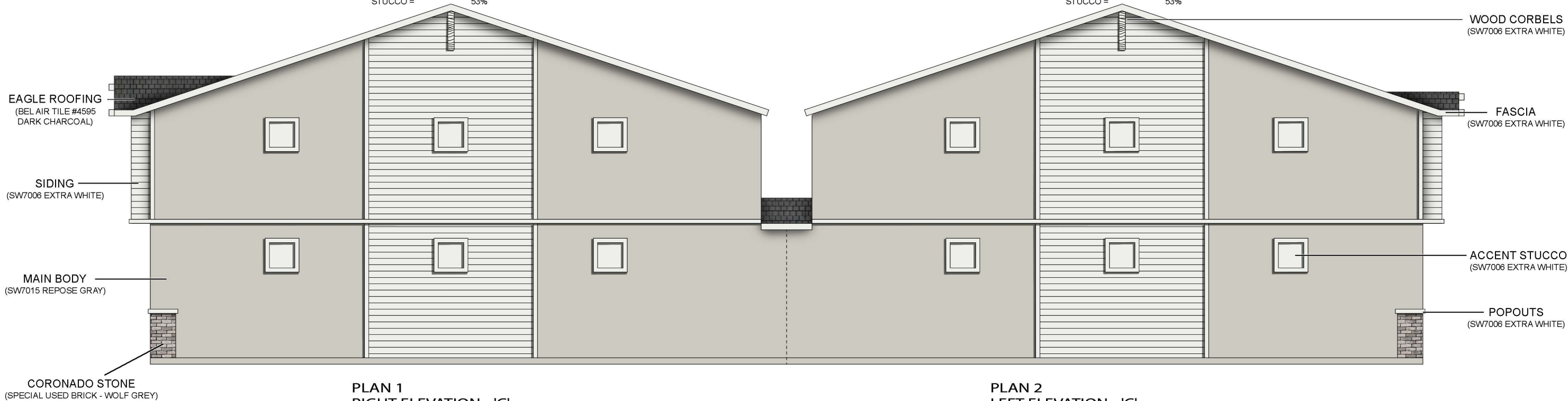
BUNGALOW / CRAFTSMAN

PLAN 1 RIGHT SIDE 'C'
MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	10%
SIDING =	35%
STUCCO =	53%

PLAN 2 LEFT SIDE 'C'
MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	10%
SIDING =	35%
STUCCO =	53%



PLAN 1
RIGHT ELEVATION - 'C'

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

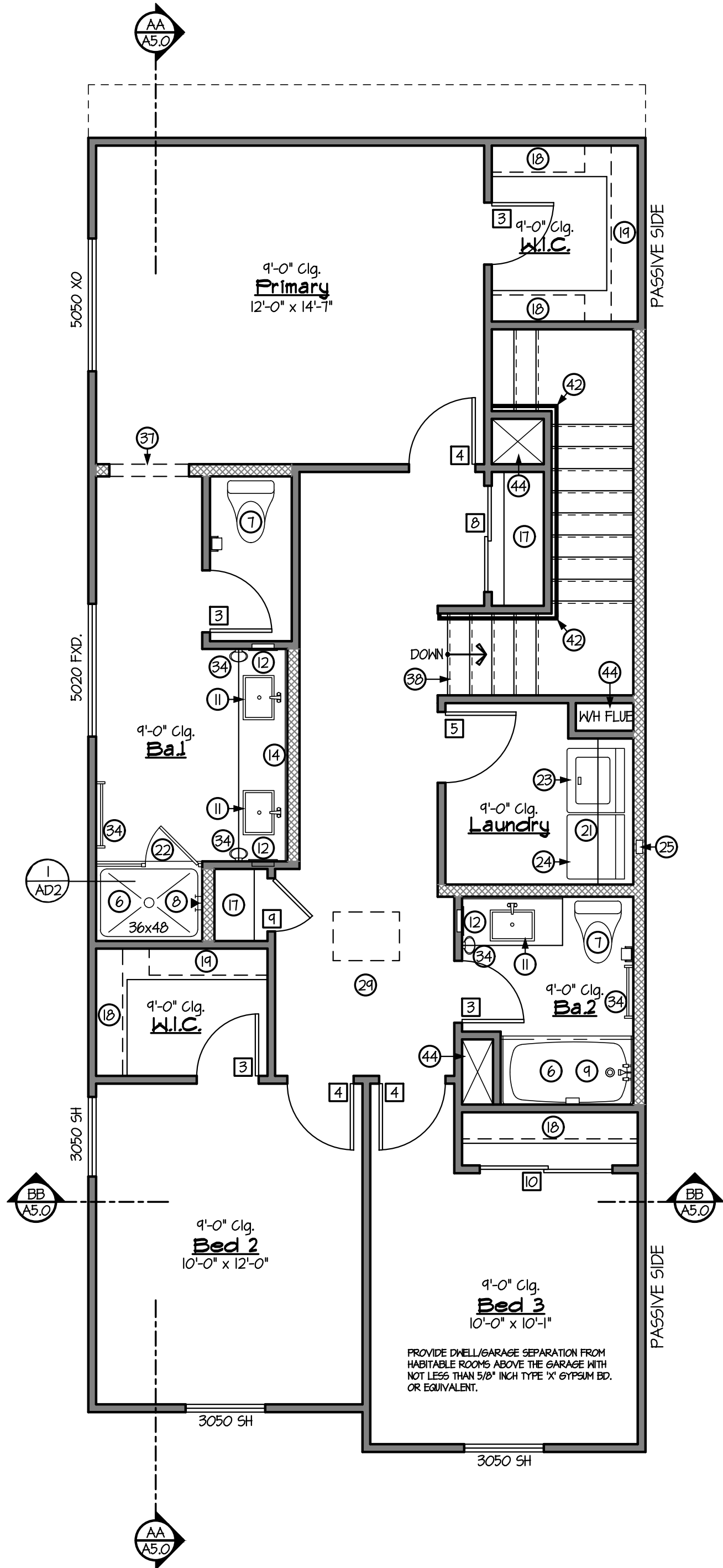
BUNGALOW / CRAFTSMAN

PLAN 2
LEFT ELEVATION - 'C'

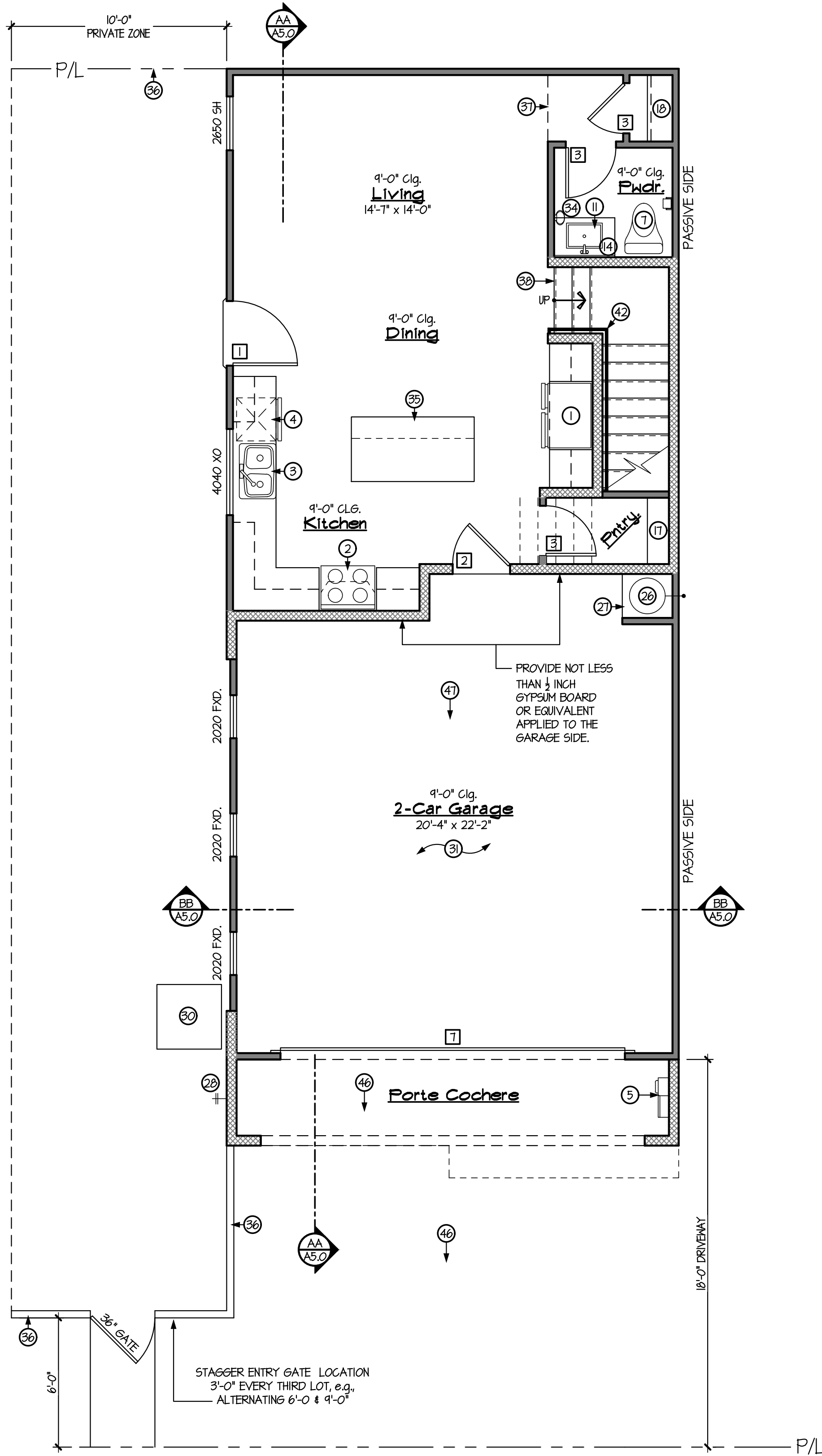
SCALE: 1/4" = 1'-0"

BUNGALOW / CRAFTSMAN

EXHIBIT 6



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



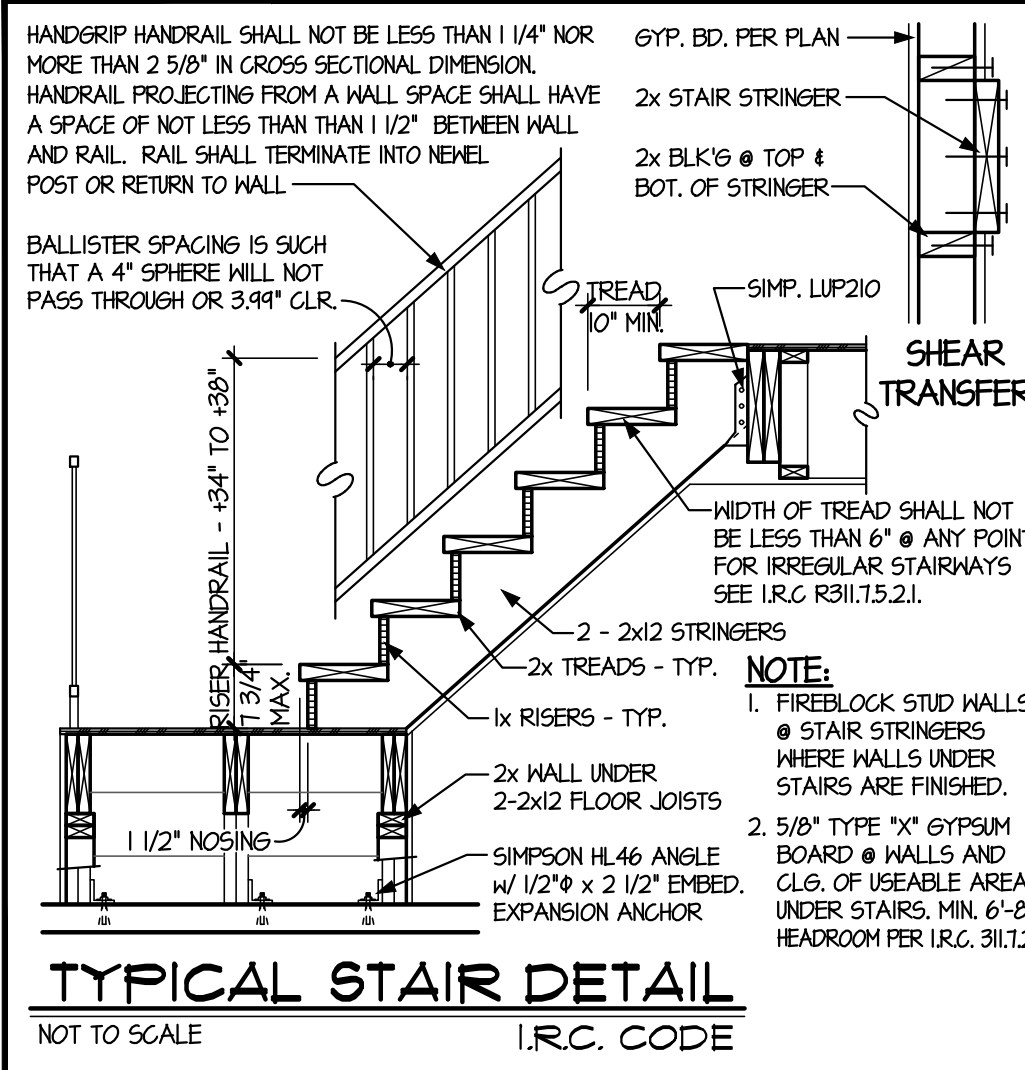
1ST FLOOR KEYNOTED PLAN
SCALE: 1/4" = 1'-0"

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 @ EXT. 2x4 WALLS - UNO. ON PLAN R-14 BATT @ 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 & 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 PRE-PLUMB FOR ICE MAKER
2	ELECTRIC RANGE & OVEN W/ HOOD/MICROWAVE ABOVE HOOD EXHAUST @ +11" - OPTIONAL GAS
3	DOUBLE SINK W/ DISPOSAL
4	DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.C. P211
5	ELECTRICAL SERVICE PANEL
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. R307.1
8	PRE-FAB SHOWER PAN W/ FIBERGLASS OR MARBLE TO +12" ABOVE DRAIN - TEMP. GLASS SURROUND
9	60"x32" TUB/SHOWER COMBO W/ ROD FOR SHOWER CURTAIN
10	60" x 42" SLIDE-IN GARDEN TUB W/ MARBLE TO +12" ABOVE TUB DECK
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	48" HIGH MIRROR IN OWNER'S BATHROOM & ALL SECONDARY BATHROOMS - UNO. ON PLAN
15	PEDESTAL SINK W/ OVAL MIRROR ABOVE - OPTIONAL BASE CABINET(S) W/ SINK, MIRROR, & MEDICINE CABINET
16	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.C. SEC. G2404.5, G2404.5.1 & G2430.5.4
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.C. R801.1/1022.4
30	A.C. COMPRESSOR PAD - ALTERNATE LOCATION IF SHOWN W/ DASHED LINES. VERIFY LOC. ON PLOT PLAN.
31	5/8" TYPE 'X' GYPSUM BOARD @ WALLS & CEILING PER CITY REQUIREMENTS - I.R.C. TABLE T02.3.5
32	OPT. DOOR W/ 42" SQ. CONC. STOOB (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.C. 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 @ 4" WIDE PONY WALL BELOW @ +4" - I.R.C. R312.3
40	HANDRAIL @ +34" MIN. TO 38" MAX. INSTALLED @ 4" WIDE PONY WALL @ +42" MIN. - I.R.C. R311.7.1
41	OPT. SPINDLES @ 4" O.C. W/ GUARDRAIL @ +36" MIN. - INSTALL @ 4" WIDE PONY WALL @ +4" - I.R.C. R312.1
42	HANDRAIL - +34" TO +38" MAX. - I.R.C. R311.7.1
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

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

LA VIDA HOMES

DRAWING TITLE:
KEYNOTED FLOOR PLAN
PLAN 1

DRAWN BY:

DATE:
01.12.26

REVISION

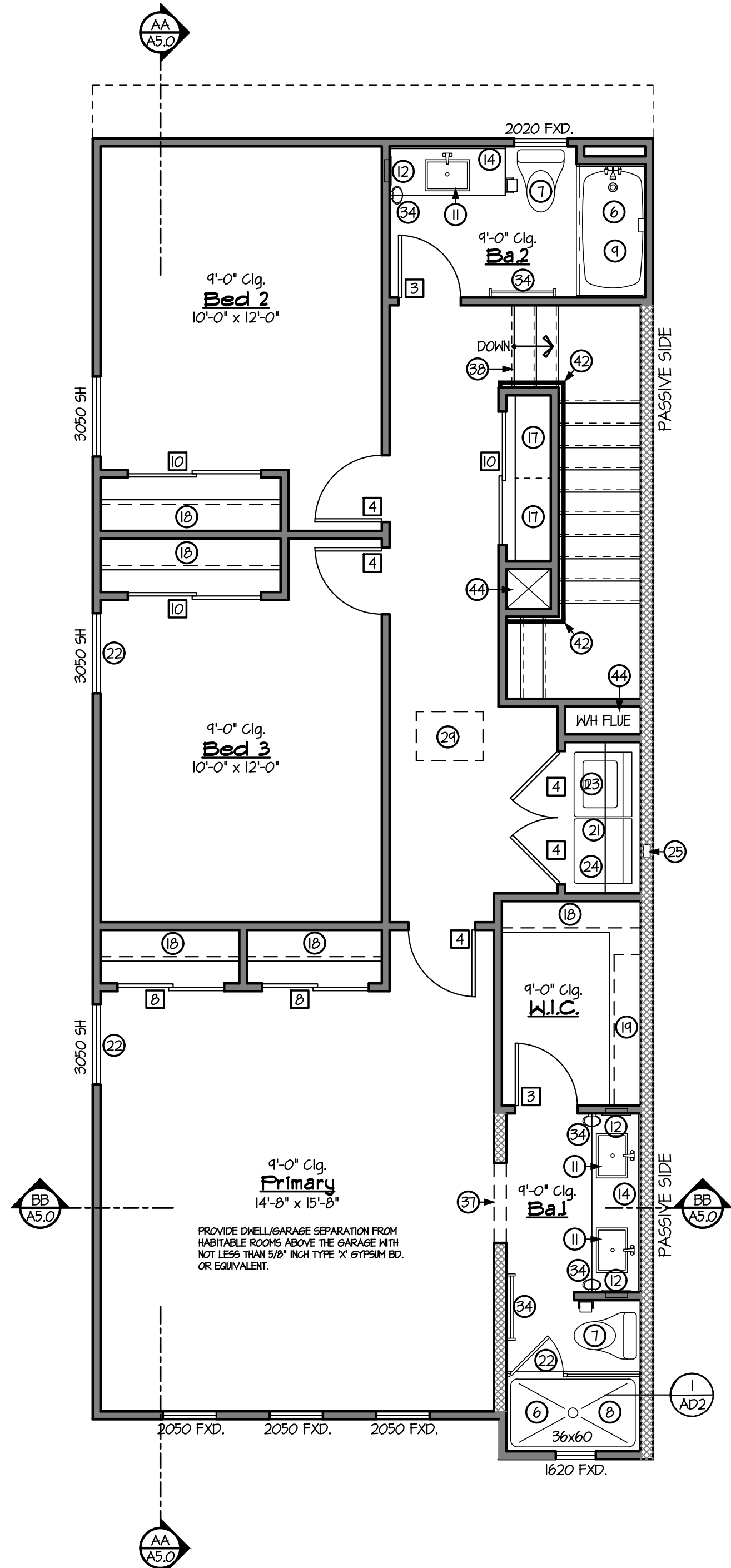
△	
△	
△	
△	
△	

PLAN:
Front-Back Duplex

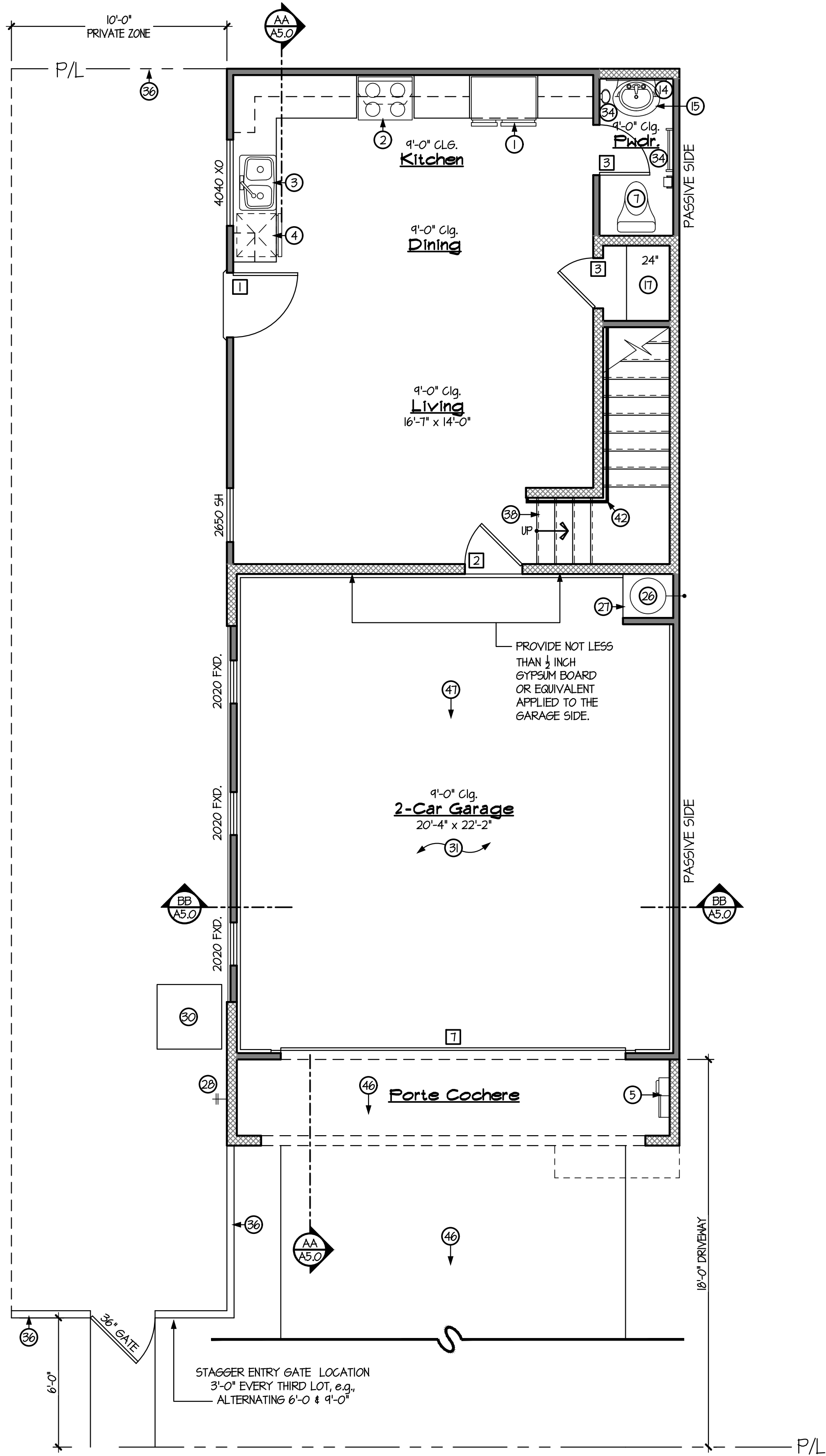
COMMUNITY:
PARK NORTH

SHEET NO.
A1.0

Mesa, Arizona



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

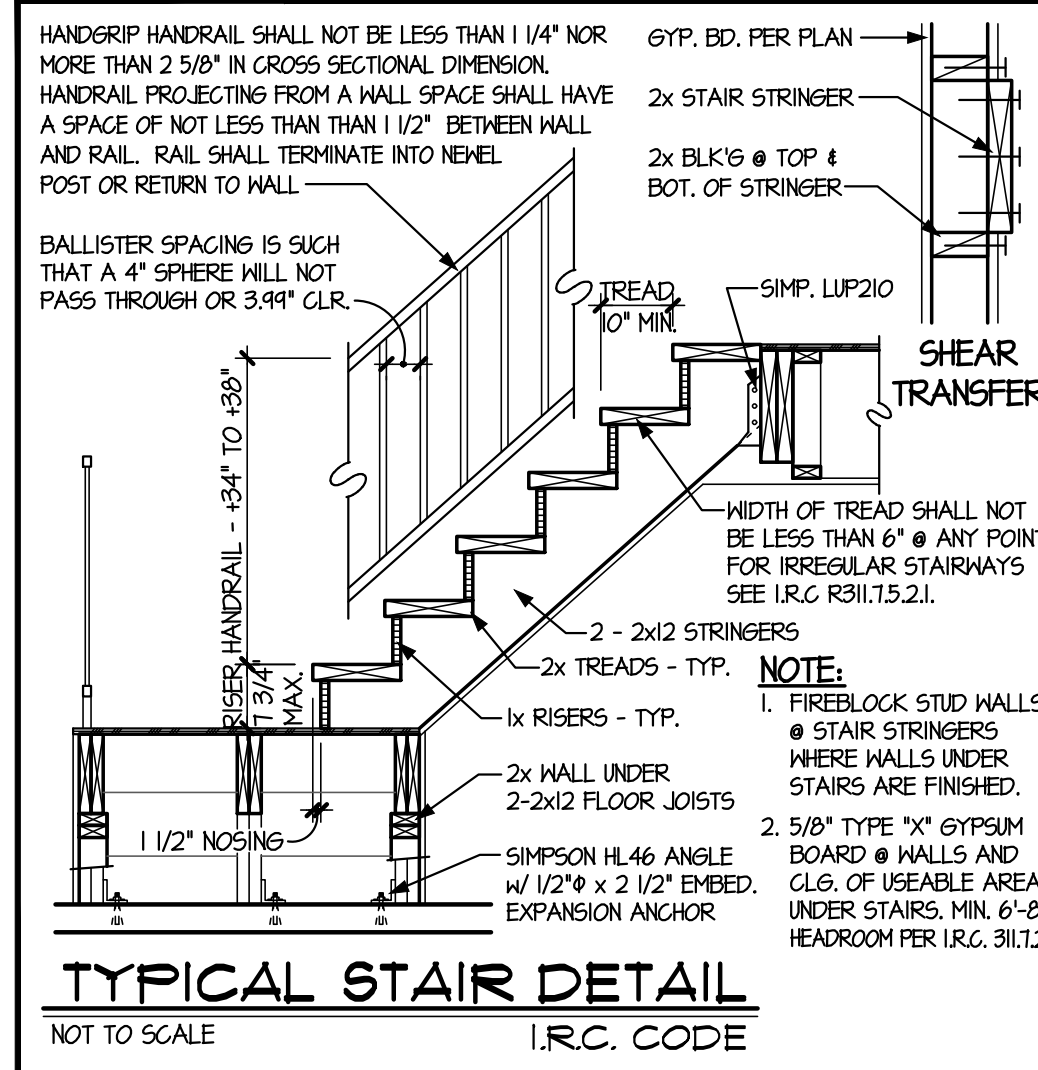


1ST FLOOR KEYNOTED PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE				
No.	TYPE	SIZE	FUNCTION	NOTES
1	B, D, E	3'-0" x 8'-0"	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 6 = SOLID CORE

GENERAL INFORMATION	
INSULATION: R-30/R-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. 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 & 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 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" S&G 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.	



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.C. 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.C. SEC. R102.4.2
8	WATER CLOSET PROVIDE A (MIN) 15" ON EACH SIDE & 21" (MIN) CLEAR IN FRONT - I.R.C. 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
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	PROVIDE TYPE 'X' GYP. BD. @ GAR. - I.R.C. R307.1/NIQ22.4
28	A.C. COMPRESSOR PAD - ALTERNATE LOCATION IF SHOWN w/ DASHED LINES. VERIFY LOC. ON PLOT PLAN.
29	5/8" TYPE 'X' GYPSUM BOARD o/ WALLS & CEILING PER CITY REQUIREMENTS - I.R.C. TABLE T02.3.5
30	OPT. DOOR w/ 42" SQ. CONC. STOOP (4" THICK SLOPED 1/4" P.L.F. MAX.) - PROVIDE ADDITIONAL TIRE STOP WHERE SHOWN
31	OPT. COUNTERTOP w/ BASE & UPPER CABINETS - CABINETS ARE SET AT 34" FROM FINISHED FLOOR OR 34-1/2" FROM UNFINISHED FLOOR
32	TOWEL BAR @ +54" OR TOWEL RING @ +54" - PER PLAN OPTIONAL IF SHOWN WITH DASHED LINES
33	ISLAND COUNTERTOP w/ 24" DEEP BASE CABINETS w/ 12" OVERHANG
34	RETURN WALL LOCATION
35	FLAT SOFFIT - 46" TOP @ 9'-0" CLG.
36	STAIRS PER I.R.C. SEC. R311.1.4 - RISE = 7 1/2" RUN = 10" (MAX. RISE=7 3/4" - MIN. RUN=10")
37	GUARDRAIL @ +36" MIN. w/ SPINDLES @ 4" O.C. - INSTALL o/ 4" WIDE PONY WALL BELOW @ +4" - I.R.C. R312.3
38	HANDRAIL @ +34" MIN. TO 38" MAX. INSTALLED o/ 4" WIDE PONY WALL @ +42" MIN. - I.R.C. R311.7.1
39	OPT. SPINDLES @ 4" O.C. w/ GUARDRAIL @ +36" MIN. - INSTALL o/ 4" WIDE PONY WALL @ +4" - I.R.C. R312.1
40	HANDRAIL - +34" TO +38" MAX. - I.R.C. R311.7.1
41	4" WIDE PONY WALL @ +42"
42	MECHANICAL CHASE
43	CLOSURE WALL BELOW STAIRS
44	SLOPE 1/4" PER LINEAL FOOT @ EXTERIOR SLABS
45	SLOPE 1/8" PER LINEAL FOOT @ GARAGE SLAB

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

LA VIDA HOMES

KEYNOTED FLOOR PLAN
PLAN 2

DRAWING TITLE:

DRAWN BY:

DATE: 01.12.26

REVISION

△

△

△

△

△

△

△

△

△

△

PLAN:

COMMUNITY:

SHEET NO.

Front-Back Duplex

PARK NORTH

A1.1



DOOR SCHEDULE					GENERAL INFORMATION
No.	TYPE	SIZE	FUNCTION	NOTES	
1	B	3'-0" x 8'-0"	SKINS		1. INSULATION: R-30R-30 (SEE SECT. E02) BLOWN-IN @ ATTIC - UNO. ON PLAN R-13 BATTS @ EXT. 2x4 WALLS - UNO. ON PLAN R-19 BATTS @ EXT. 2x6 WALLS - UNO. ON PLAN
2	A	2'-8" x 8'-0"	SKINS		2. PROVIDE R-13 BATT, (2x4 WALL) OR R-19 BATT (2x6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.
3	B	2'-8" x 6'-8"	SKINS		3. FOR GAS APPLIANCES & FIXTURES (IF APPLICABLE) PROVIDE COMBUSTION AIR VENTILATION AIR PER I.R.C. SECTION 6240.1 & MANUFACTURERS RECOMMENDED CLEARANCES.
4	C	2'-8" x 6'-8"	SKINS		4. PROVIDE EXTERIOR TYPE GYP. BD. AT PATIO & PORCH CEILING - TAPE & TEXTURE PER PROJECT SPECS.
5	C	6'-0" x 6'-8"	SKINS		5. ALL ITEMS SHOWN W/ DASHED LINES ARE OPTIONAL - UNO.
6	C	2'-4" x 6'-8"	SKINS		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"	SKINS		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" 5/8" RESISTANT GYP. BOARD SHALL BE USED - ESR #1330.
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.		
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"	SKINS		
16	B, D, E	3'-0" x 8'-0"	SKINS		
17	C	3'-0" x 8'-0"	SKINS	DOUBLE DOORS	
18	C	2'-6" x 6'-8"	SKINS	DOUBLE DOORS	
19	C	1'-6" x 6'-8"	SKINS		
20	C	2'-0" x 6'-8"	SKINS		
21	D	2'-8" x 6'-8"	SKINS	I-LITE	
22	C	2'-4" x 4'-0"	SKINS	SLOPPED TOP	
23	C	2'-6" x 6'-8"	SKINS	BALL CATCH	
24	C	2'-0" x 6'-8"	SKINS	BALL CATCH	

A = MIN. OF 1 3/8" SOLID CORE W/ SELF CLOSER, SELF LATCHING, 20 MIN. RATED W/ TIGHT FITTING GASKETS & SWEEP. # TIGHT FITTING GASKETS & SWEEP - I.R.C. SEC. R304.1 B = SOLID CORE C = HOLLOW CORE D = TEMPERED GLASS E = LITE DOOR	
--	--

No.	DESCRIPTION (CONT.)
25	SLOPE 1/4" PER LINEAL FOOT @ EXTERIOR SLABS
26	SLOPE 1/8" PER LINEAL FOOT @ GARAGE SLAB
27	MECHANICAL CHASE
28	2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON CLG. UNDER HABITABLE SPACE ABOVE
29	STAIRS PER I.R.C. SEC. R313.8 - RISE = 7 1/2" RUN = 10" (MAX. RISE=7 3/4" - MIN. RUN=10")
30	GUARDRAIL @ 36" MIN. W/ SPINDLES @ 4" O.C. - INSTALL 0' 4" WIDE PONY WALL BELOW @ 4" - I.R.C. R312.3
31	HANDRAIL @ 34" MIN. TO 38" MAX. INSTALLED @ 4" WIDE PONY WALL @ 36" MIN. - I.R.C. R313.8.1
32	OPT. GUARDRAIL @ 4" O.C. W/ GUARDRAIL @ 36" MIN. - INSTALL 0' 4" WIDE PONY WALL @ 4" - I.R.C. R312.3
33	HANDRAIL @ 34" TO 38" MAX - I.R.C. R313.8.1
34	6" WIDE PONY WALL @ 36"
35	CLOSURE WALL BELOW STAIRS
36	42" SQUARE CONCRETE STOOP - SLOPE 1/4" P.L.F. MAX. - OPT. IF SHOWN W/ DASHED LINES. DELETE W/ OPT. COVERED PATIO.
37	30" WIDE DESK W/ OPEN SHELVES ABOVE - PROVIDE HOLE W/ PLASTIC CAP IN COUNTER TOP FOR MIRRORS
38	7" WIDE KNEE SPACE - DELETE WITH OPTIONAL SINK.
39	OPTIONAL 6" CMJL. COURTYARD WALL W/ STUCCO FINISH & 4'-0" WIDE WROUGHT IRON GATE
40	FRAMED SOFFIT ABOVE BEAM ABOVE - MATCH ADJACENT COLUMN WIDTH - UNLESS OTHERWISE SHOWN/NOTED ON PLAN
41	200 AMP ELECTRICAL SERVICE PANEL LOCATION.

Labels in diagram:
 GYP. BD. PER PLAN
 2x STAIR STRINGER
 2x BLK @ TOP & BOT. OF STRINGER
 TREAD 10" MIN.
 SIMP. LUF210
 SHEAR TRANSFER
 WIDTH OF TREAD SHALL NOT BE LESS THAN 6" ANY POINT FOR IRREGULAR STAIRWAYS SEE I.R.C. R311.5,2.1
 2 - 2x12 STRINGERS
 2x TREADS - TYP.
 1x RISERS - TYP.
 2x WALL UNDER 2x12 FLOOR JOISTS
 SIMPSON HL46 ANGLE W/ 1/2" x 2 1/2" EMBED. EXPANSION ANCHOR

WALL NOT BE LESS THAN 1 1/4" NOR 2025 SECTIONAL DIMENSION.
 FROM A WALL SPACE SHALL HAVE MORE THAN 1 1/2" BETWEEN WALL TERMINATE INTO NEHEL WALL

5x SICH NAL NOT 4" CLR.

STAIR DETAIL
I.R.C. CODE

NOTE:
 1. FIREBLOCK STUD WALLS @ STAIR STRINGERS WHERE WALLS UNDER STAIRS ARE FINISHED.
 2. 5/8" TYPE 'X' GYPSUM BOARD @ WALLS AND CLG. OF USEABLE AREA UNDER STAIRS. MIN. 6'-8" HEADROOM PER I.R.C. 311.2

No.	DESCRIPTION
42	REFRIGERATOR - PRE-PRIOR FOR ICE MAKER
43	ELECTRIC RANGE & OVEN W/ HOOD/MICROWAVE ABOVE HOOD EXHAUST - I.T.T.
44	DOUBLE SINK W/ DISPOSAL
45	DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.C. R201.201.101.1 I.R.C. P2711
46	PANTRY - FACE FRAMED
47	CABINET, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO 1/2" ABV. DRAIN - I.R.C. SEC. R102.4
48	WATER CLOSET PROVIDE A (MIN) 1/8" ON EACH SIDE & 21" (MIN) CLEAR IN FRONT - I.R.C. SEC. R307.1
49	PRE-FAB SHOWER PAN W/ FIBERGLASS OR MARBLE TO 1/2" ABOVE DRAIN - TEMP. GLASS SURROUND
50	TUB/SHOWER COMBO. W/ ROD FOR SHOWER CURTAIN
51	GARDEN TUB W/ MARBLE TO 1/2" ABOVE TUB DECK - OPTIONAL WHIRLPOOL JETTS
52	SINK - OPTIONAL IF SHOWN WITH DASHED LINES

DRAWING TITLE:

KEYNOTED FLOOR PLANS

DRAWN BY:
KTB

DATE: 01.12.26
REVISION

1	.
2	.
3	.
4	.
5	.

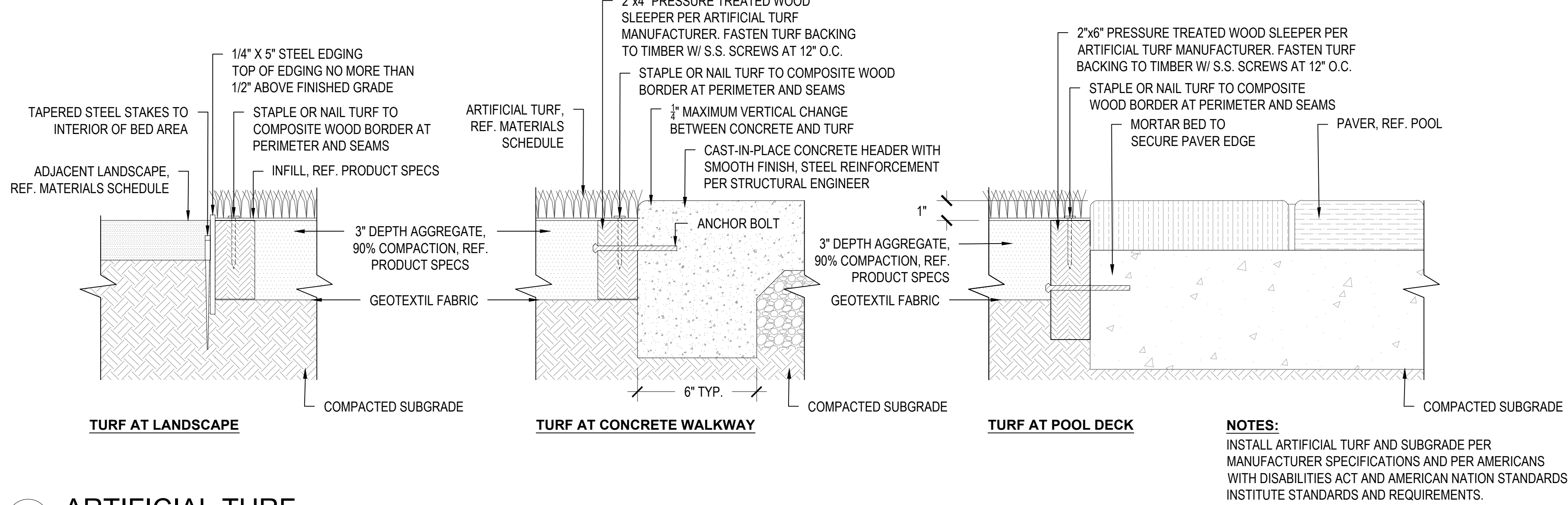
PLAN:
**SxS
DUPLEX**

COMMUNITY:
PARK NORTH
SHEET NO.

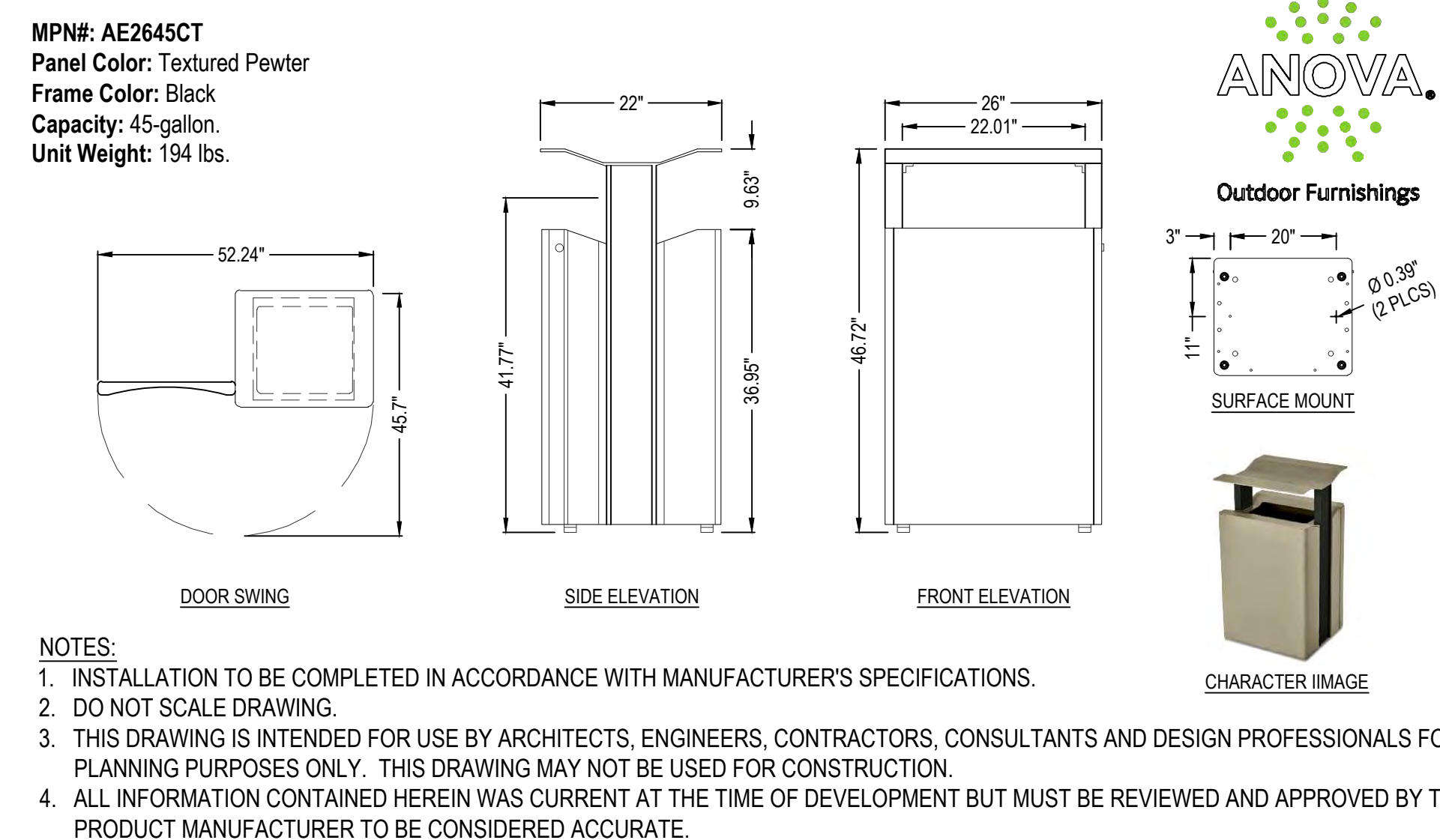
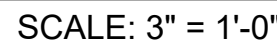
A1.0

CITY OF MESA

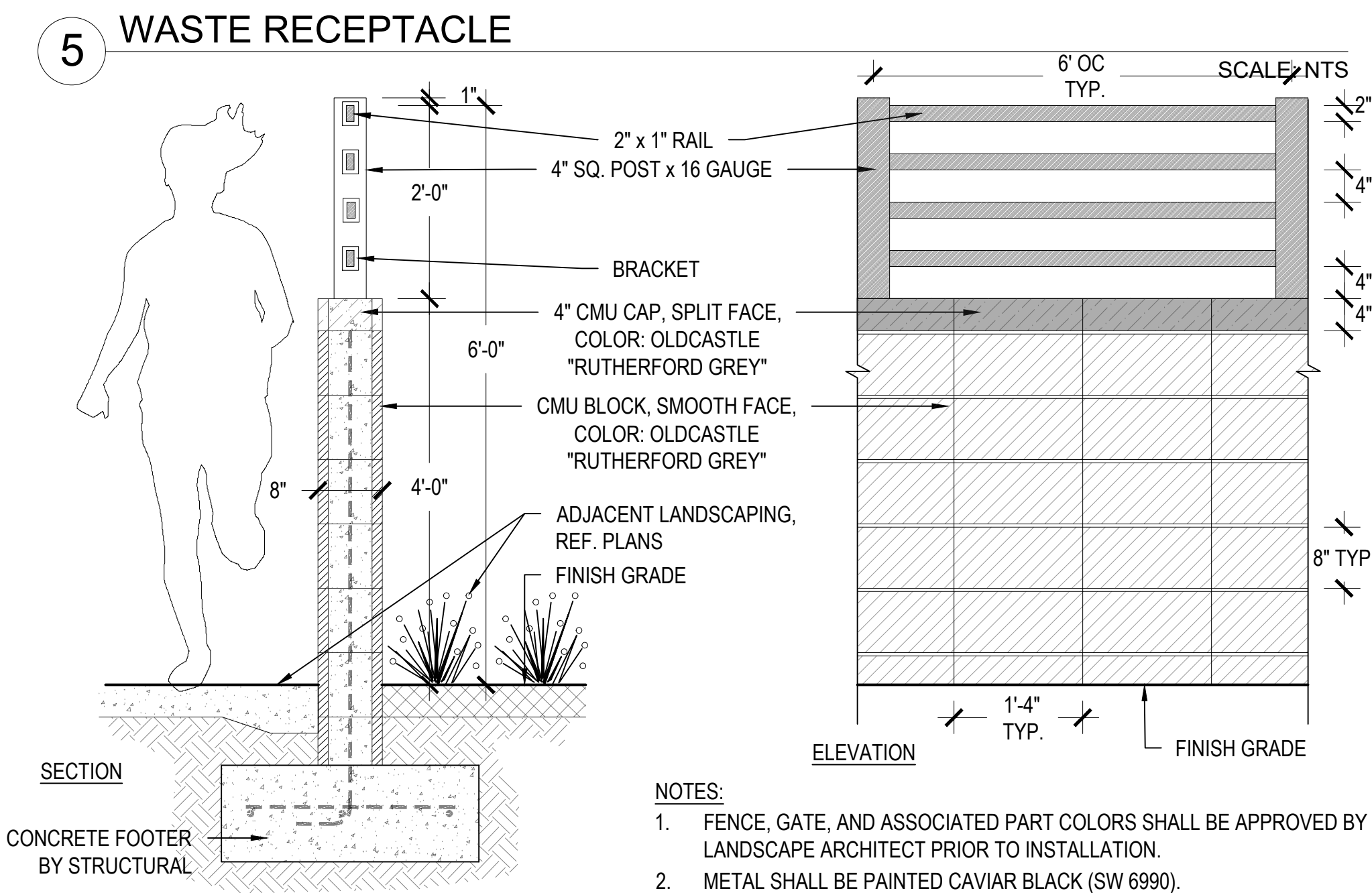
EXHIBIT 7



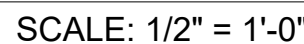
SCALE: NTS



SCALE: 1/2" = 1'-0'

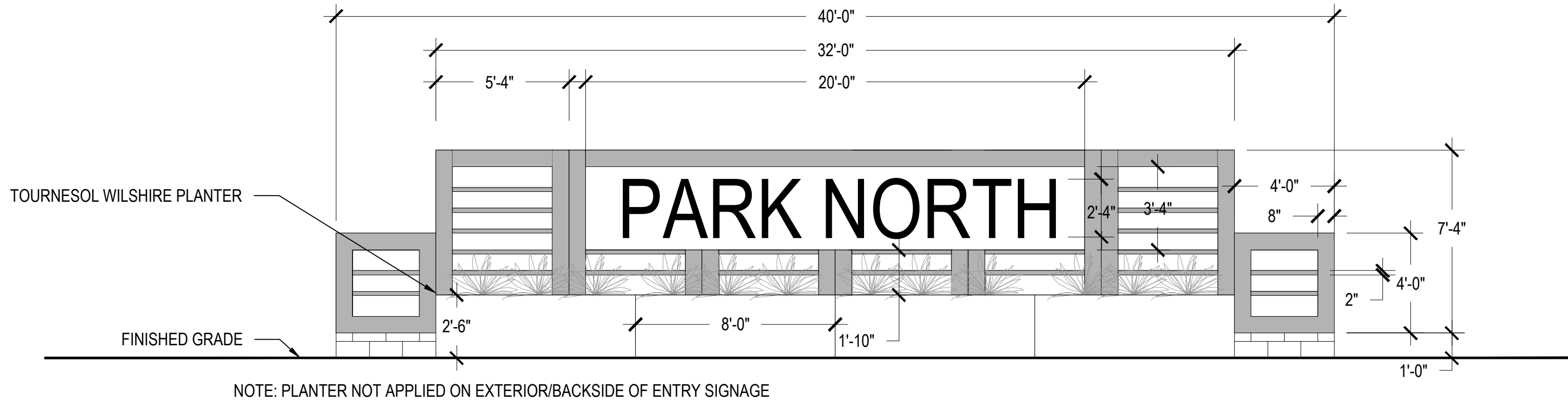


SCALE: 1/2" = 1'-0'



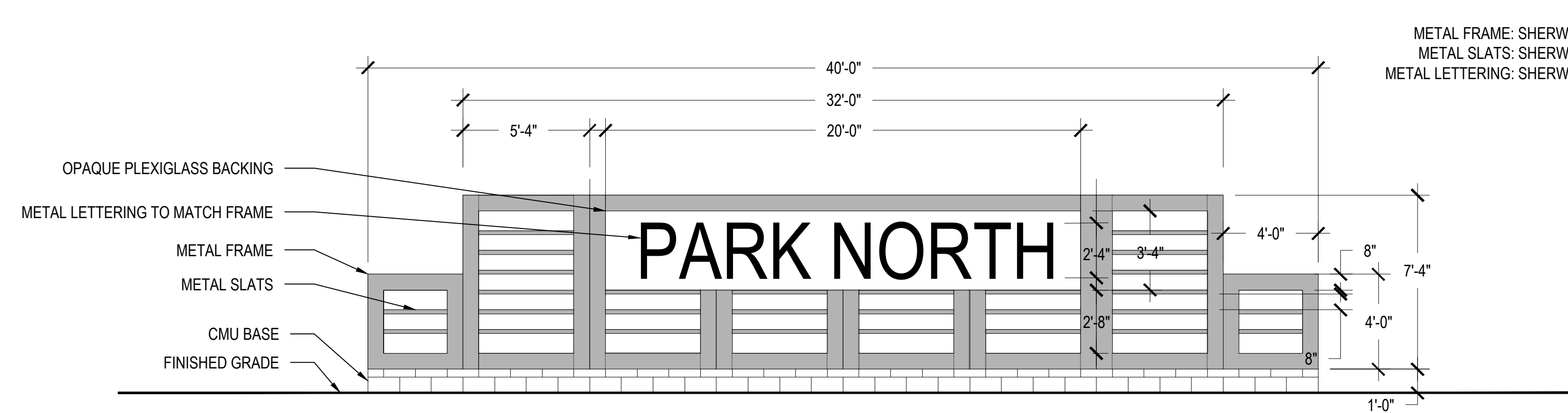
SCALE: 3/4" = 1'-0"

EXHIBIT 8



1 SIGN ELEVATION - DRIVE AISLE WITH PLANTER

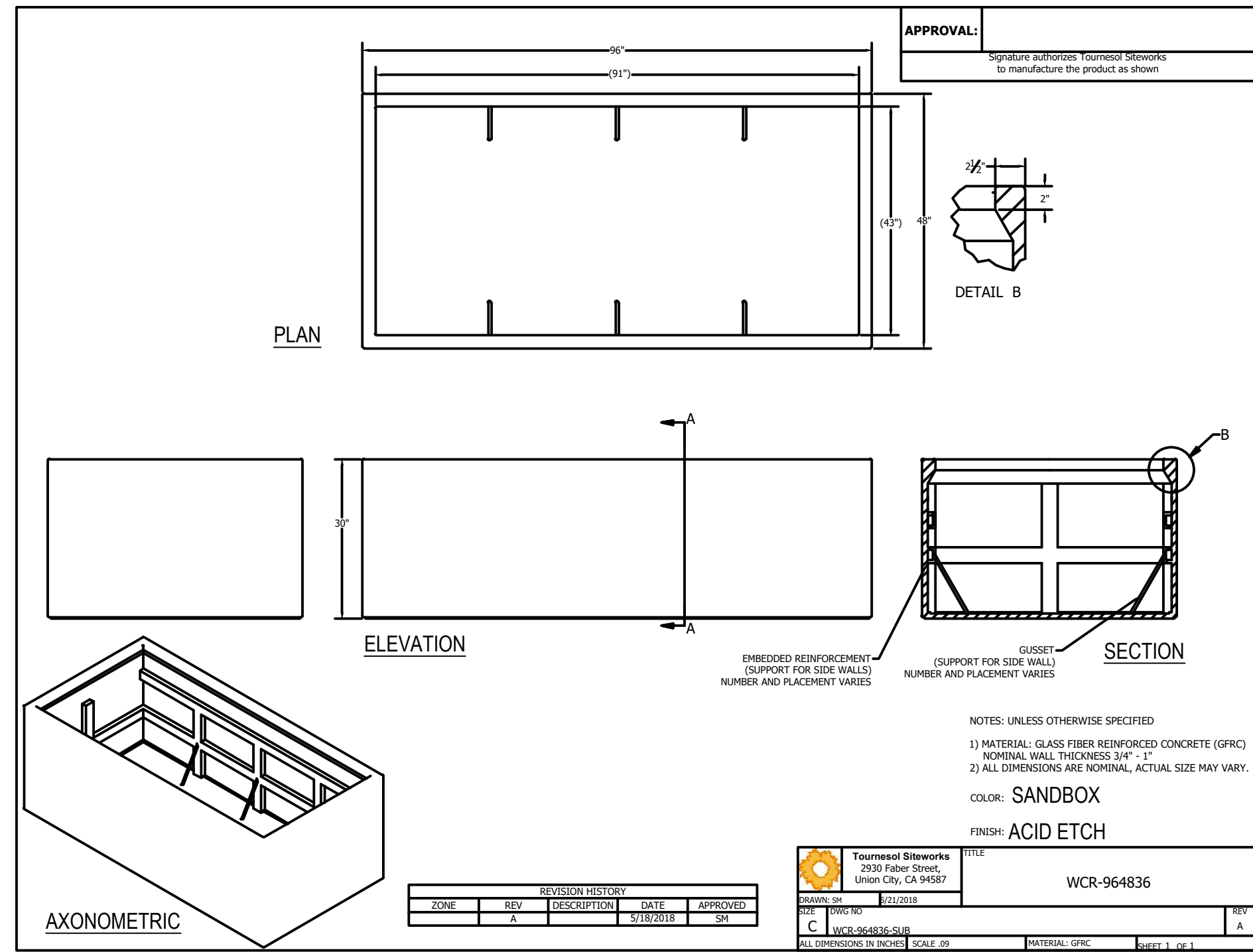
SCALE: 1/4" = 1'-0"



COLOR SCHEDULE
METAL FRAME: SHERWIN-WILLIAMS, IRON ORE (SW-7069)
METAL SLATS: SHERWIN-WILLIAMS, IRON ORE (SW-7069)
METAL LETTERING: SHERWIN-WILLIAMS, IRON ORE (SW-7069)
CMU BASE: NATURAL GRAY

3 SIGN ELEVATION

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



5 TOURNESOL WILSHIRE PLANTER

SCALE: 1/2" = 1'-0"



2 ENTRANCE SIGNAGE RENDER - DRIVE AISLE

NTS



4 ENTRANCE SIGNAGE RENDER - EXTERIOR

NTS

REV	DESCRIPTION	BY	DATE	APPR

EXHIBIT 9

ZONING MAP

EXISTING



PROPOSED

