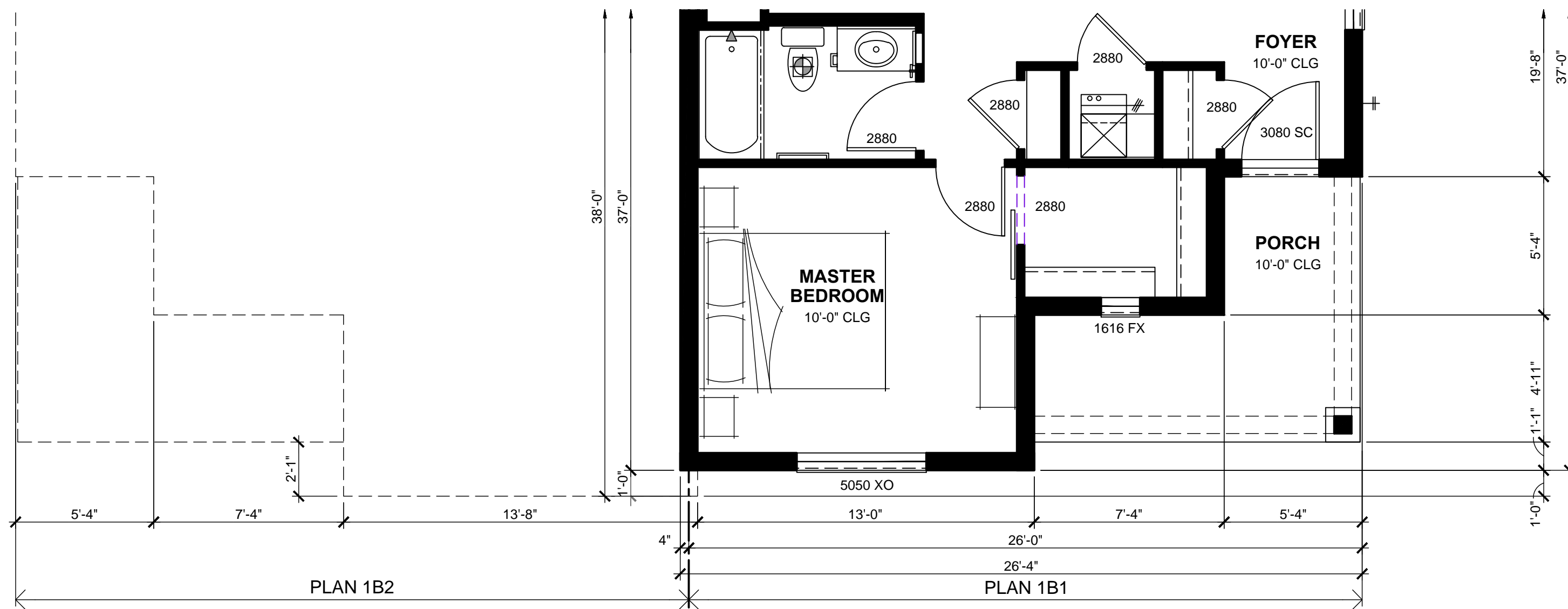
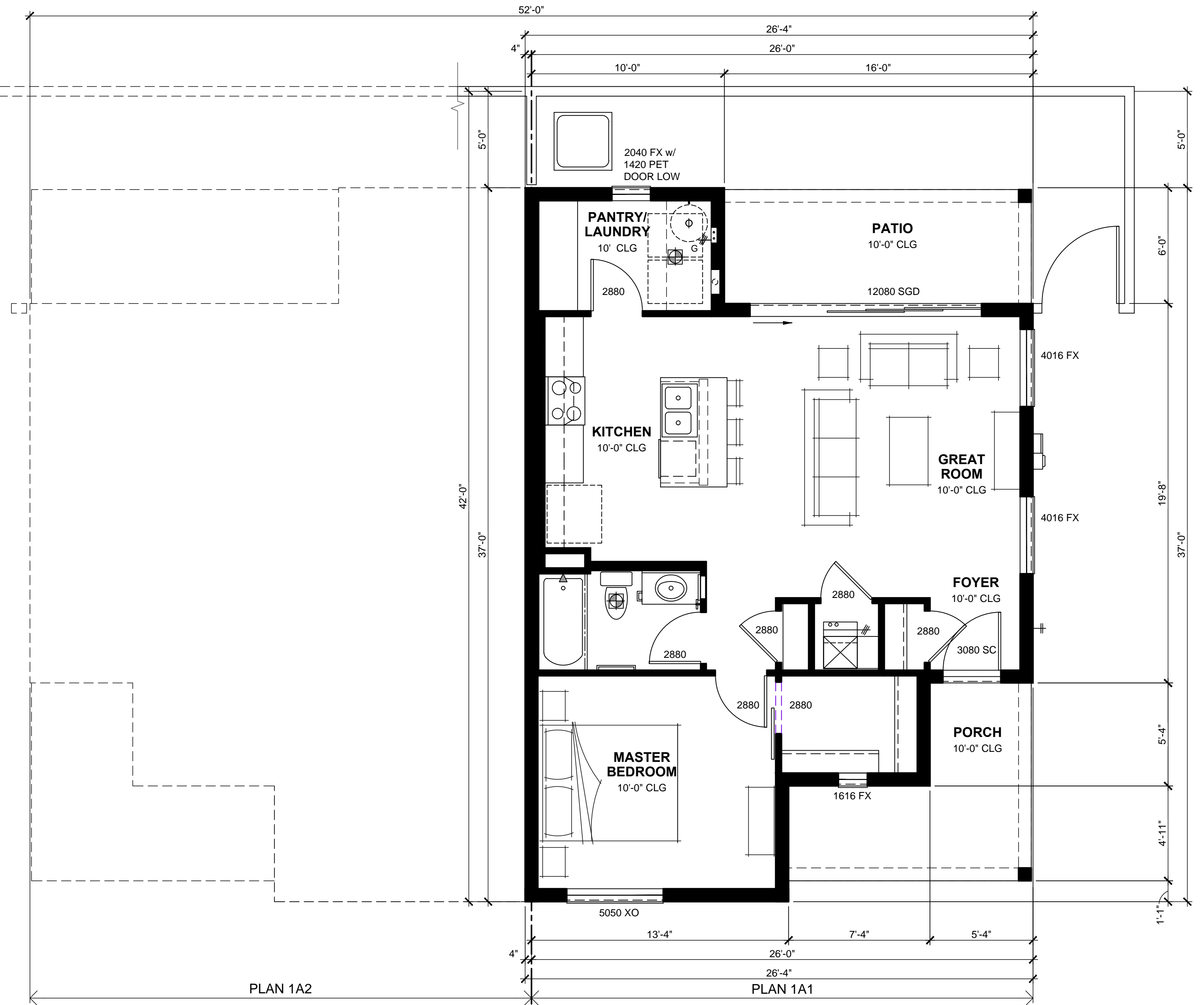


Partial Floor Plan
Elevation C
1/4" = 1'-0"



Partial Floor Plan
Elevation B
1/4" = 1'-0"



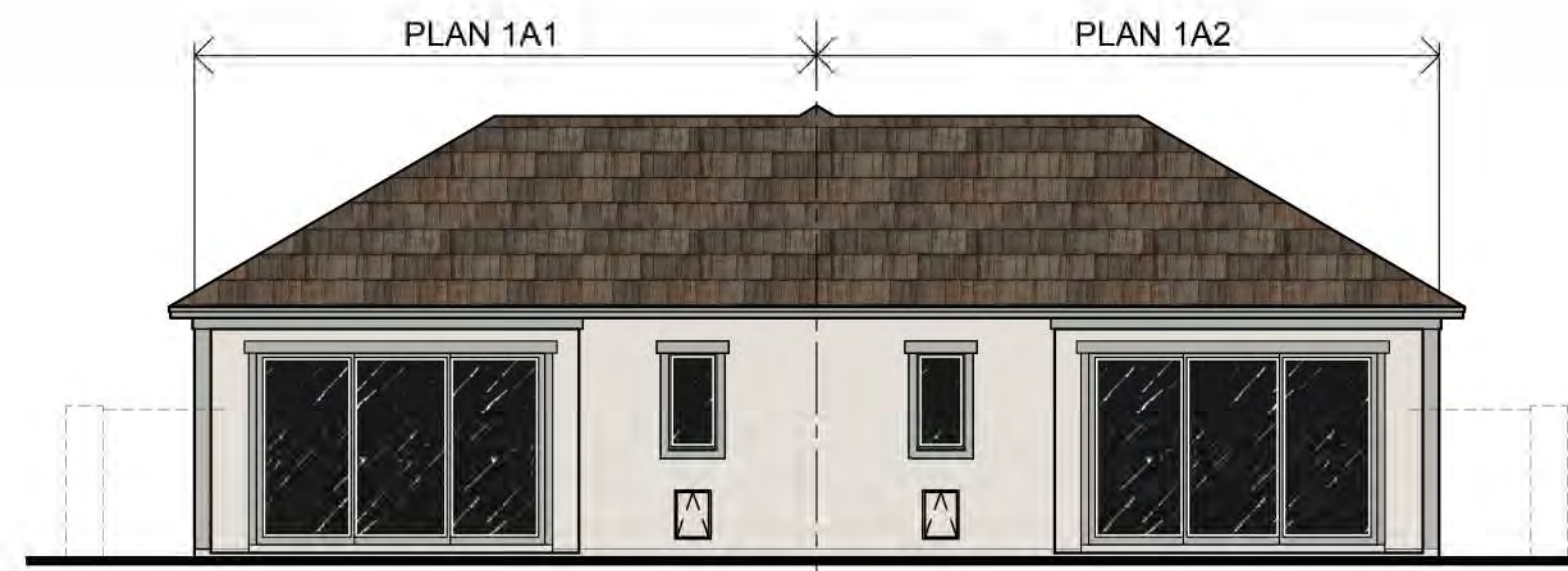
Floor Plan
Elevation A
1/4" = 1'-0"

Plan 1 - 754 SF (768 SF) | 1 and 2 Family Rental Units

1-15-2019



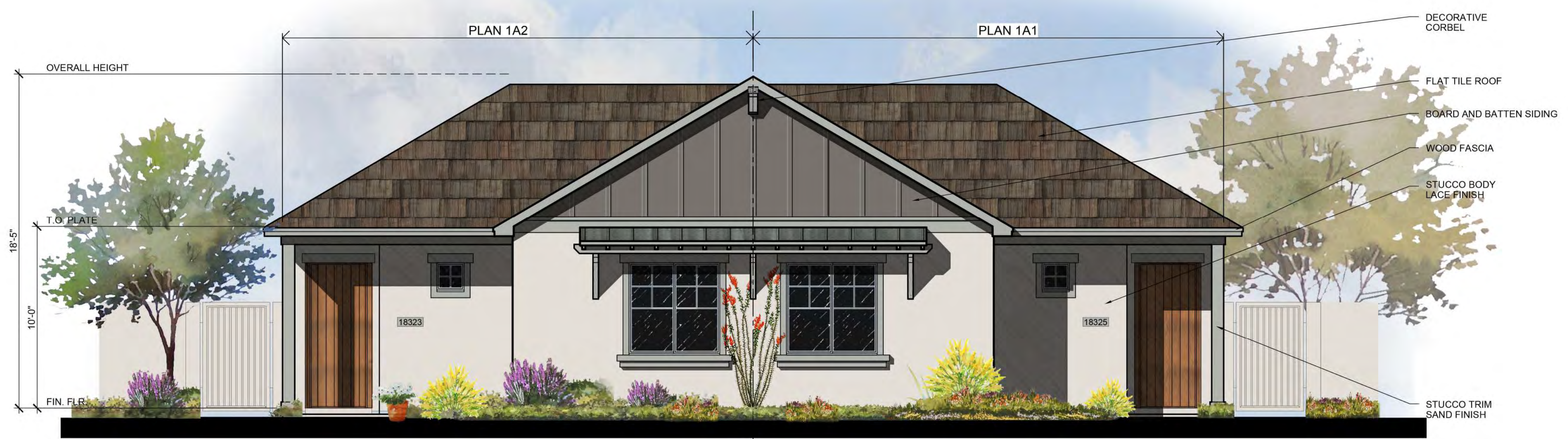
Right Elevation
Elevation A - Cottage 1/8" = 1'-0"



Rear Elevation
Elevation A - Cottage 1/8" = 1'-0"



Left Elevation
Elevation A - Cottage 1/8" = 1'-0"



Front Elevation
Elevation A - Cottage 1/4" = 1'-0"

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

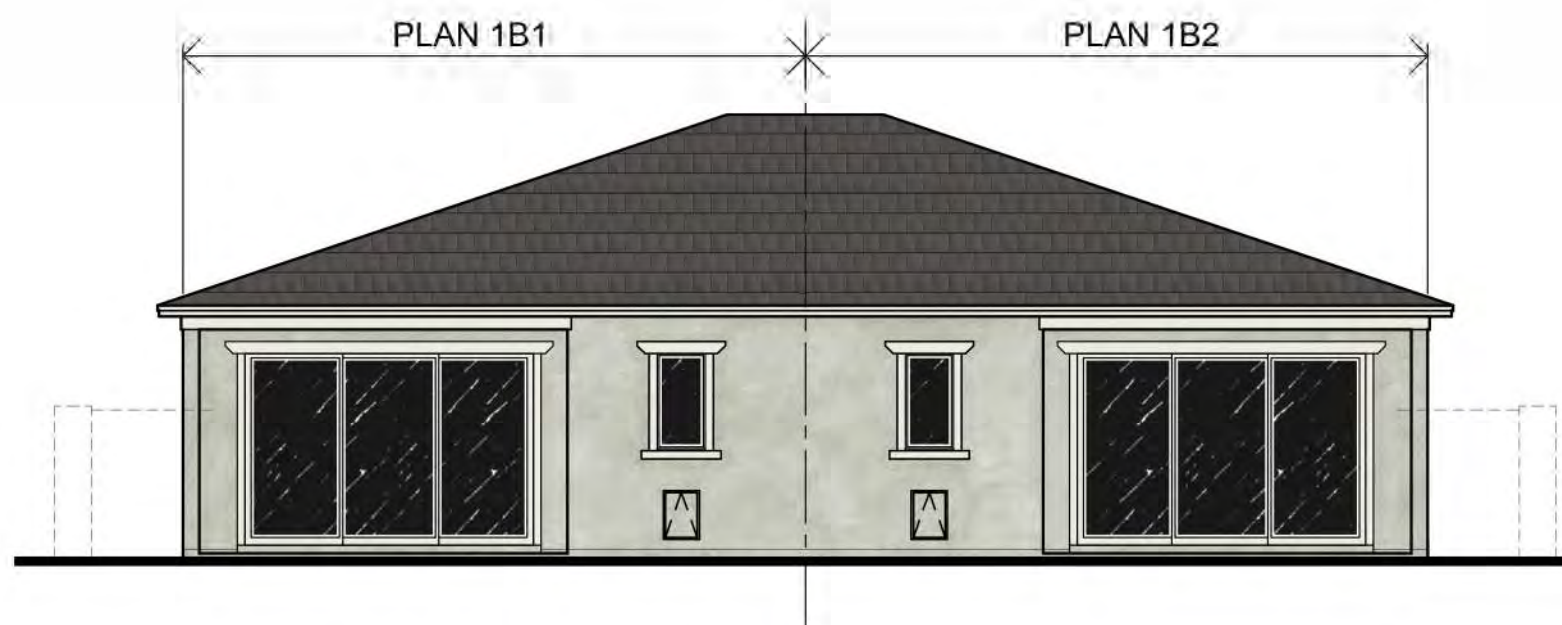
1-16-2019



Right Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman

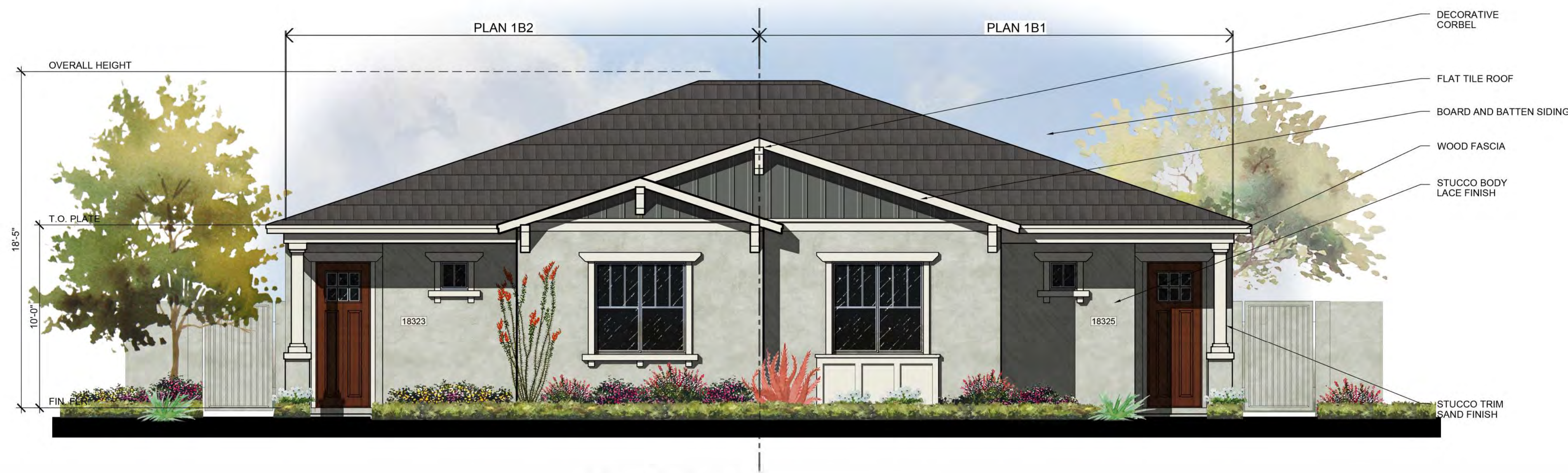
1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Front Elevation

Elevation B - Craftsman

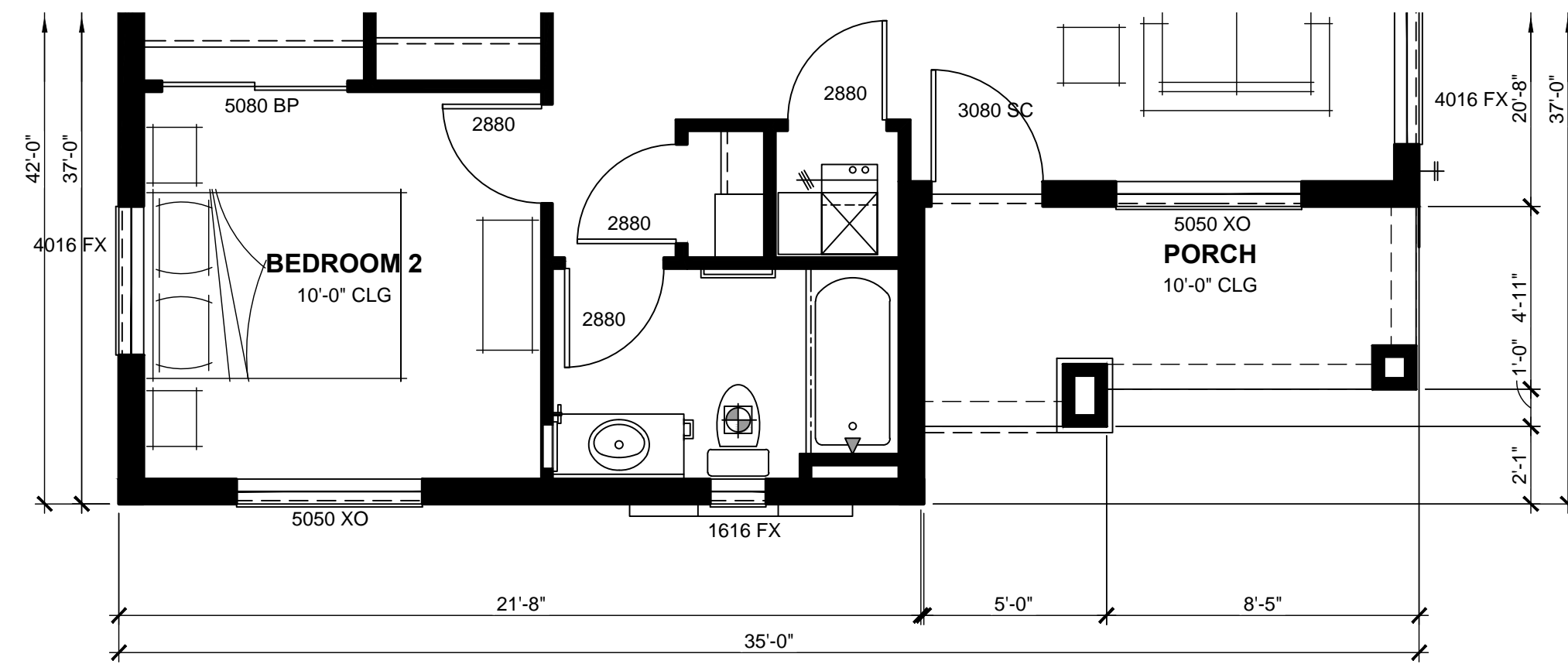
1/4" = 1'-0"

- DECORATIVE CORBEL
- FLAT TILE ROOF
- BOARD AND BATTEN SIDING
- WOOD FASCIA
- STUCCO BODY LACE FINISH
- STUCCO TRIM SAND FINISH

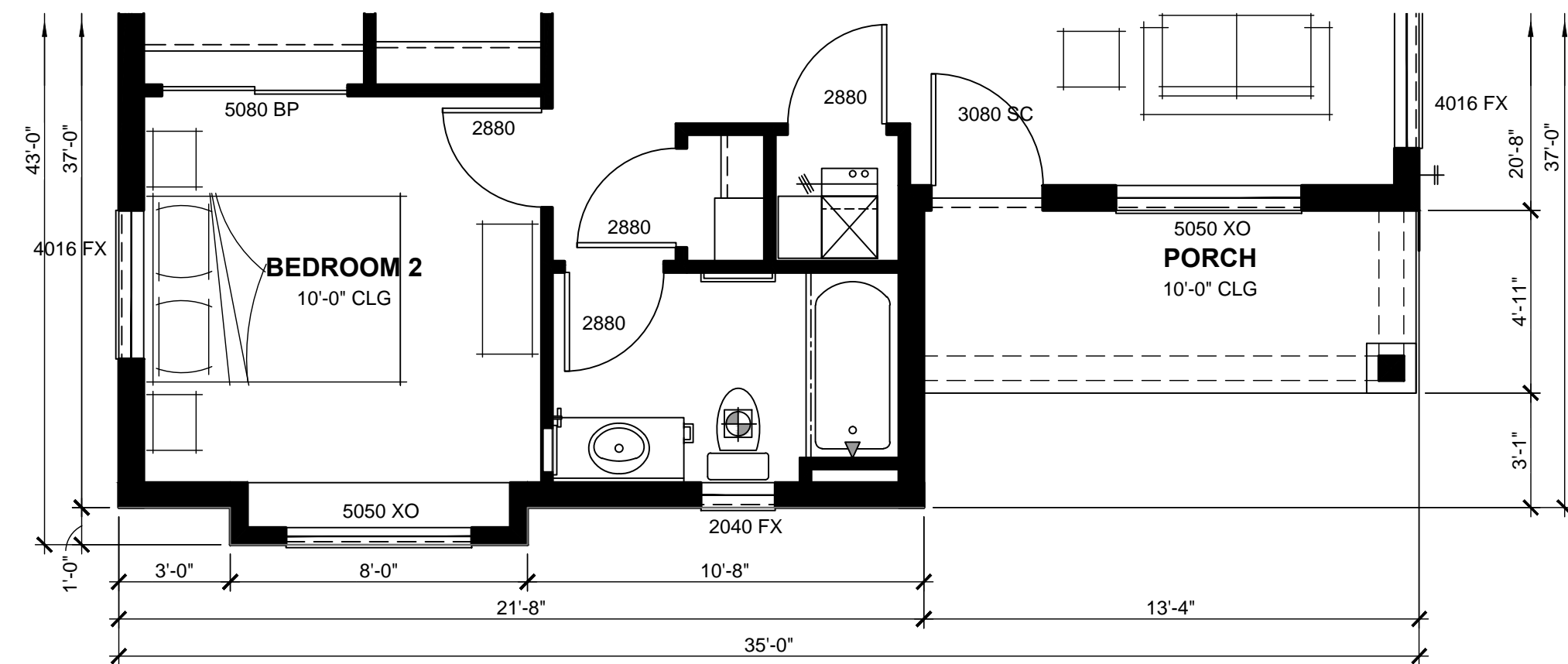
- OVERALL HEIGHT
- T.O. PLATE
- 18'-5"
- 10'-0"
- FIN

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

1-16-2019



Partial Floor Plan
Elevation C
1/4" = 1'-0"



Partial Floor Plan
Elevation B
1/4" = 1'-0"



Floor Plan
Elevation A
1/4" = 1'-0"

Plan 2 - 1,062 SF | 1 and 2 Family Rental Units

1-15-2019



Right Elevation

Elevation A - Cottage 1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage 1/8" = 1'-0"



Left Elevation

Elevation A - Cottage 1/8" = 1'-0"



Front Elevation

Elevation A - Cottage 1/4" = 1'-0"

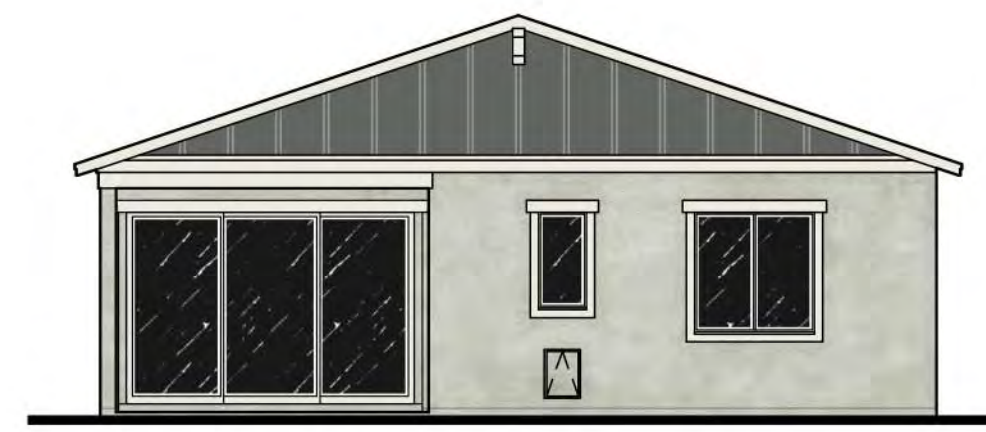
Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

1-16-2019



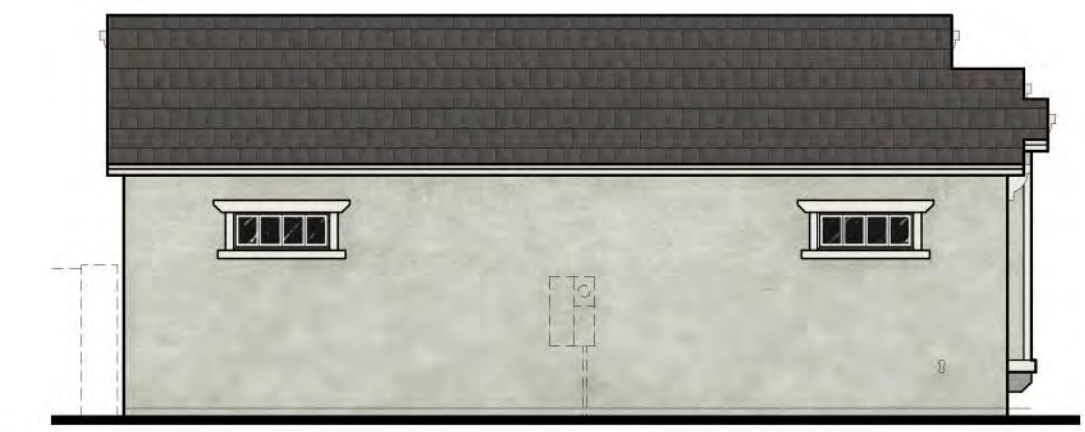
Right Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman 1/8" = 1'-0"

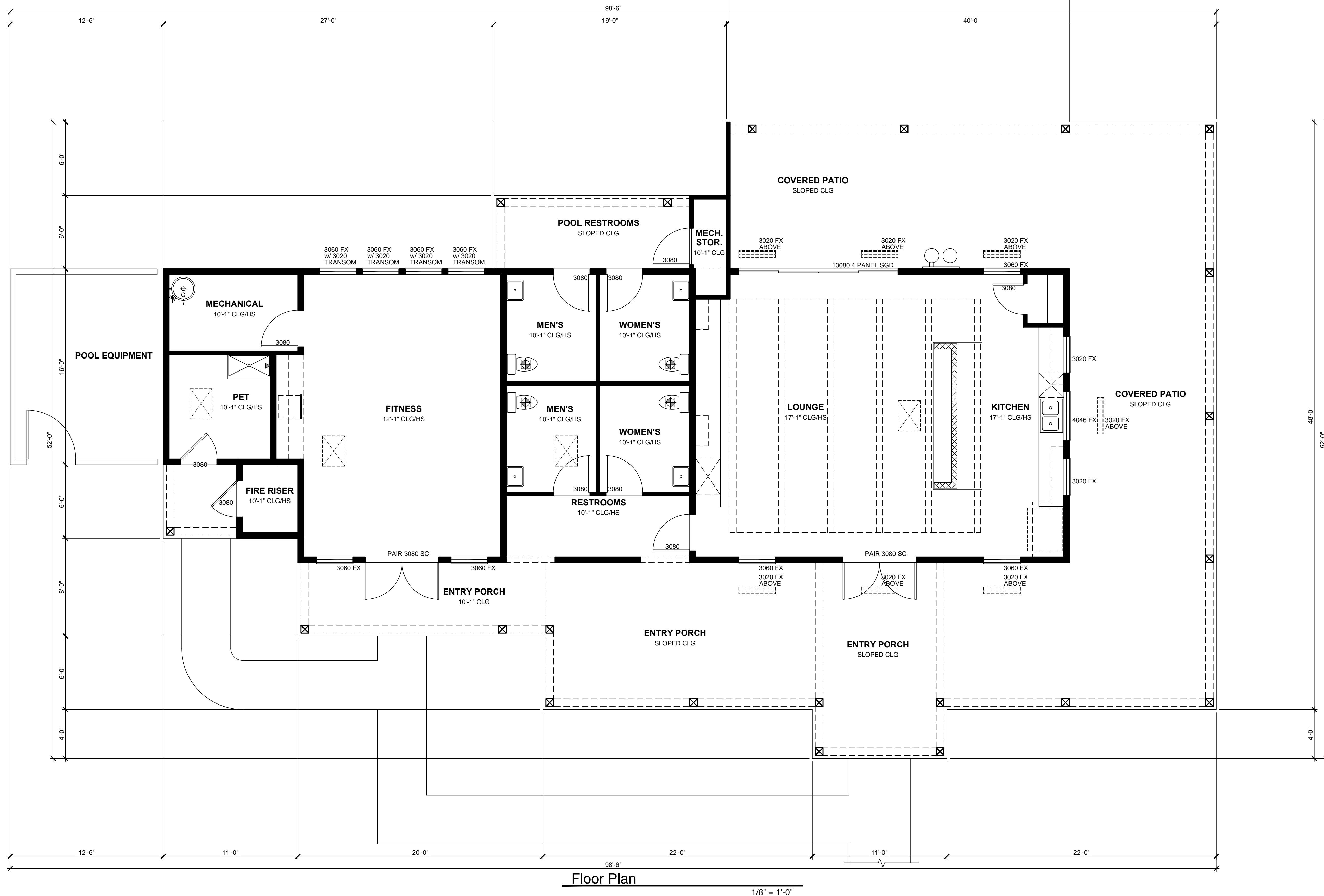


Front Elevation

Elevation B - Craftsman 1/4" = 1'-0"

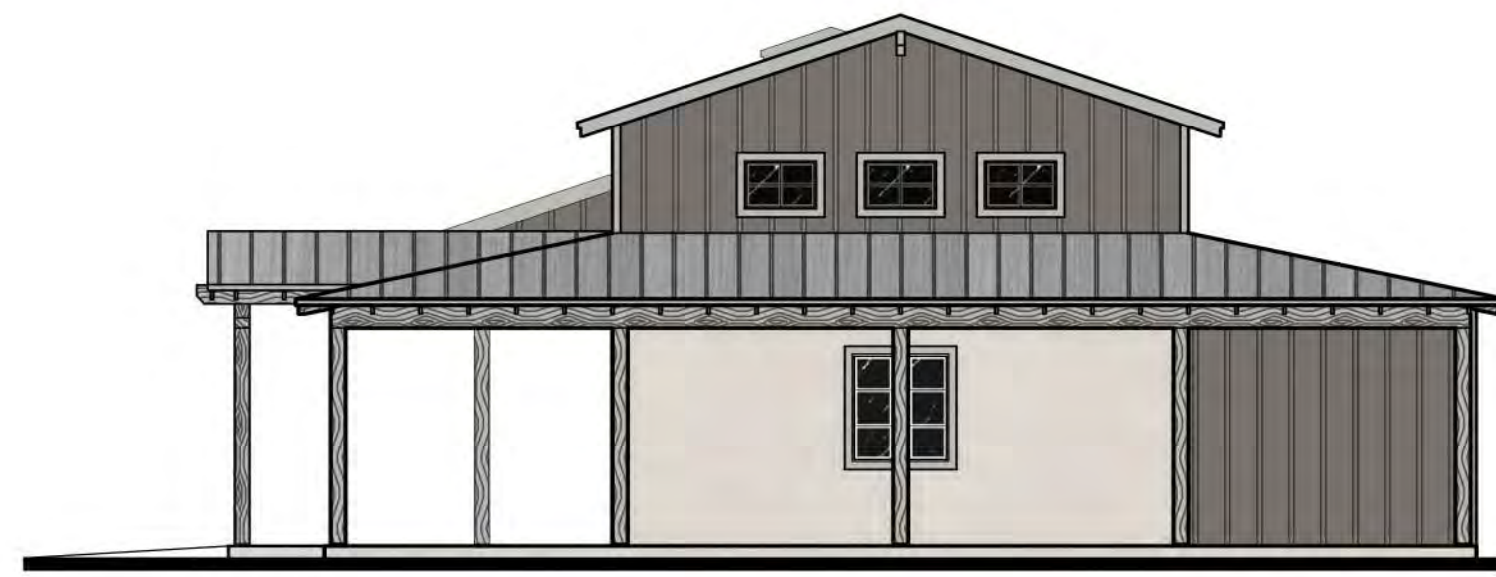
Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

1-16-2019



Residence Club Building - 1,656 SF | 1 and 2 Family Rental Units

1-15-2019



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"

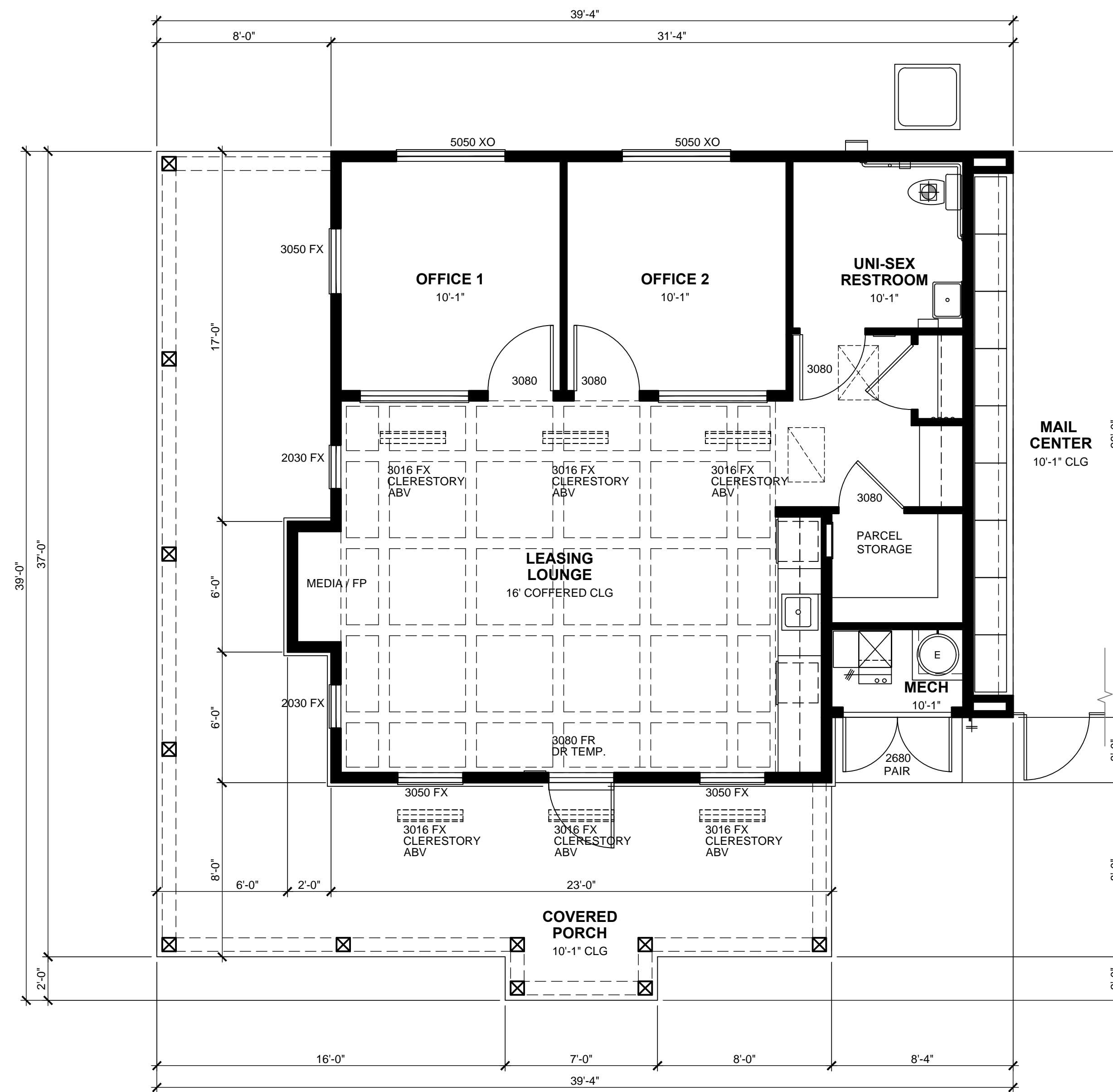


Front Elevation

1/4" = 1'-0"

Residence Club Building | One & Two Family Rental Community

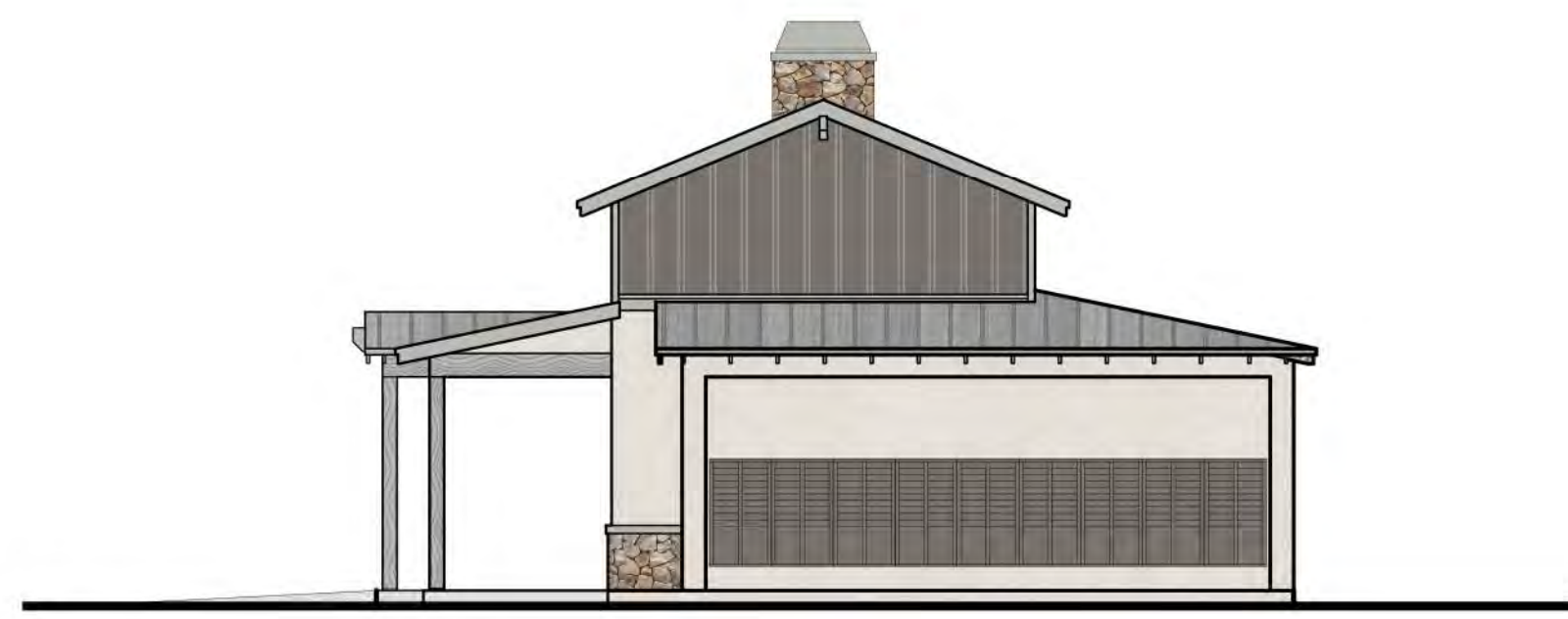
1-16-2019



Floor Plan
1/8" = 1'-0"

Leasing Building - 848 SF | 1 and 2 Family Rental Units

1-15-2019



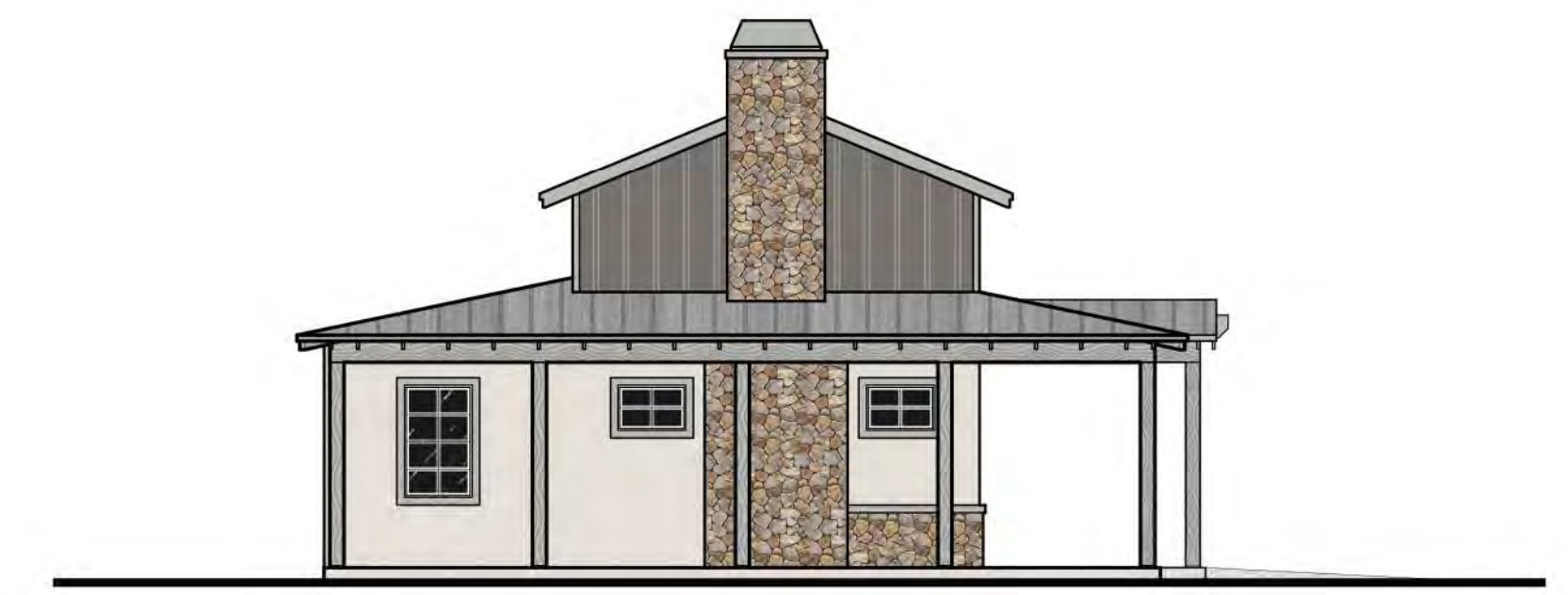
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



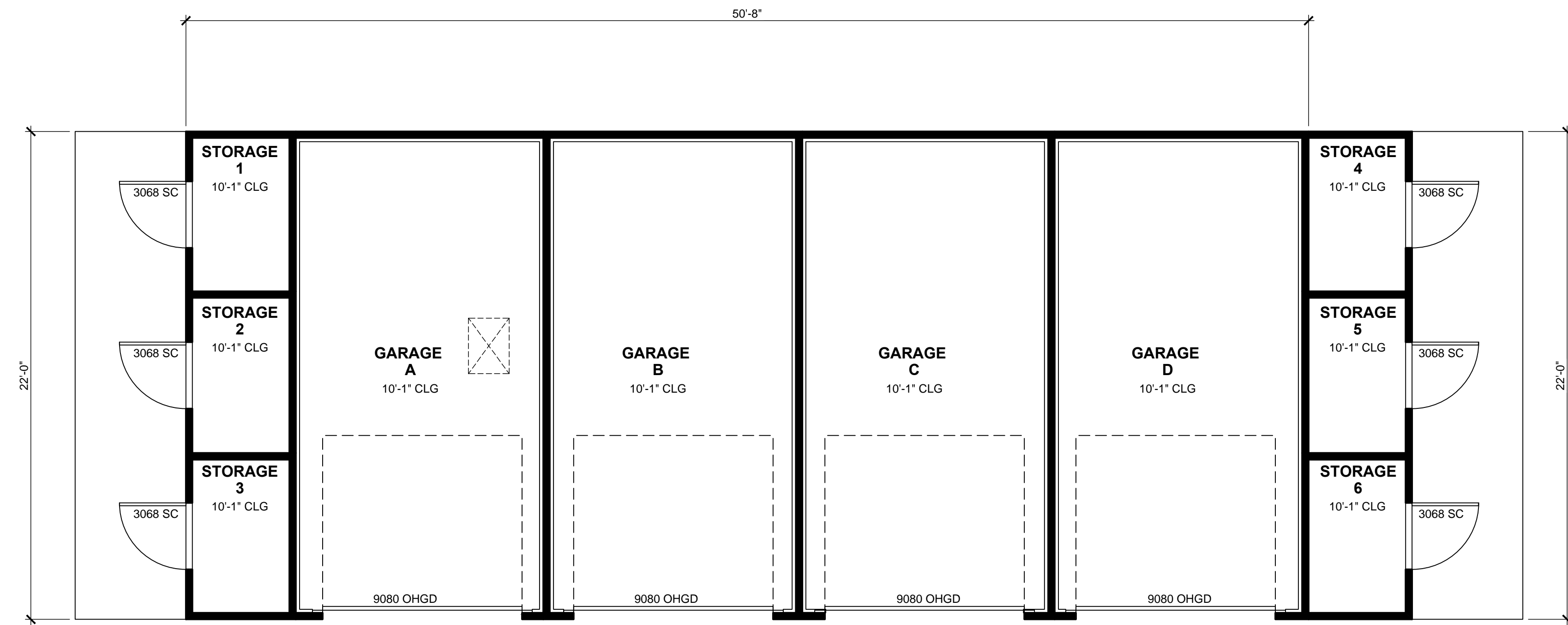
Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"



Floor Plan
 1/8" = 1'-0"

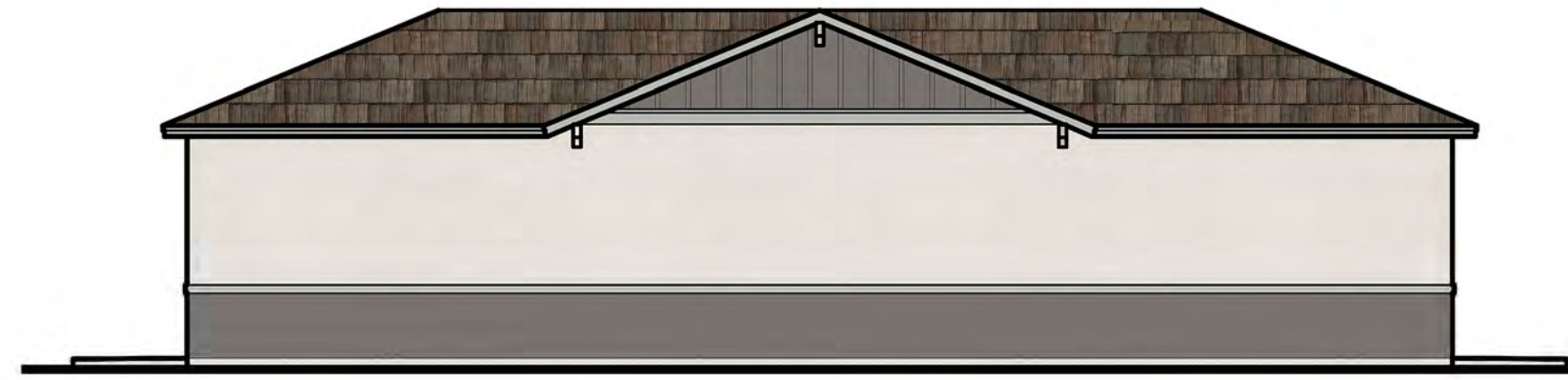
Garag3e / Storage Building - 1,217 SF | 1 and 2 Family Rental Units

1-15-2019



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage / Storage Building | One & Two Family Rental Community

03-13-2019

COTTAGE



Body Color

Incredible White, SW7028



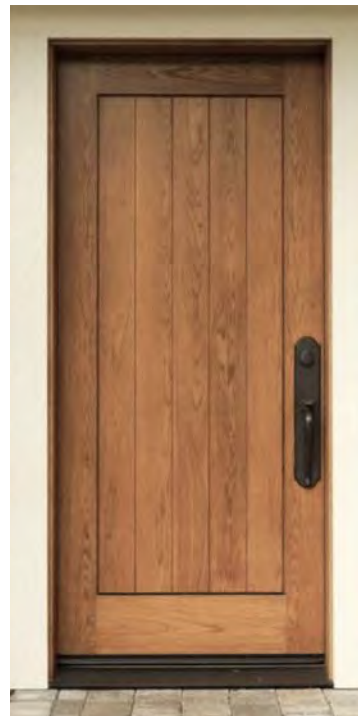
Trim/Accent Color

Magnetic Gray, SW7058

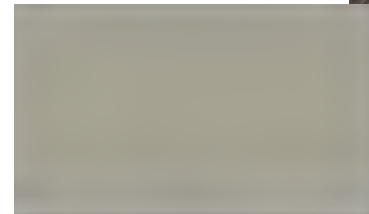


Concrete Roof Tile Color

Guantlet Gray, SW7019



Entry Door Style & Honey Oak Color



Ash Gray Standing Seam Metal Roof



Concrete Roof Tiles



Lighting Style Direction

CRAFTSMAN



Body Color

Contented, SW6091



Trim/Accent Color

Alabaster, SW7008



Board & Batten Siding Color

Grizzle Gray, SW7068



Lighting Style Direction



Concrete Roof Tiles



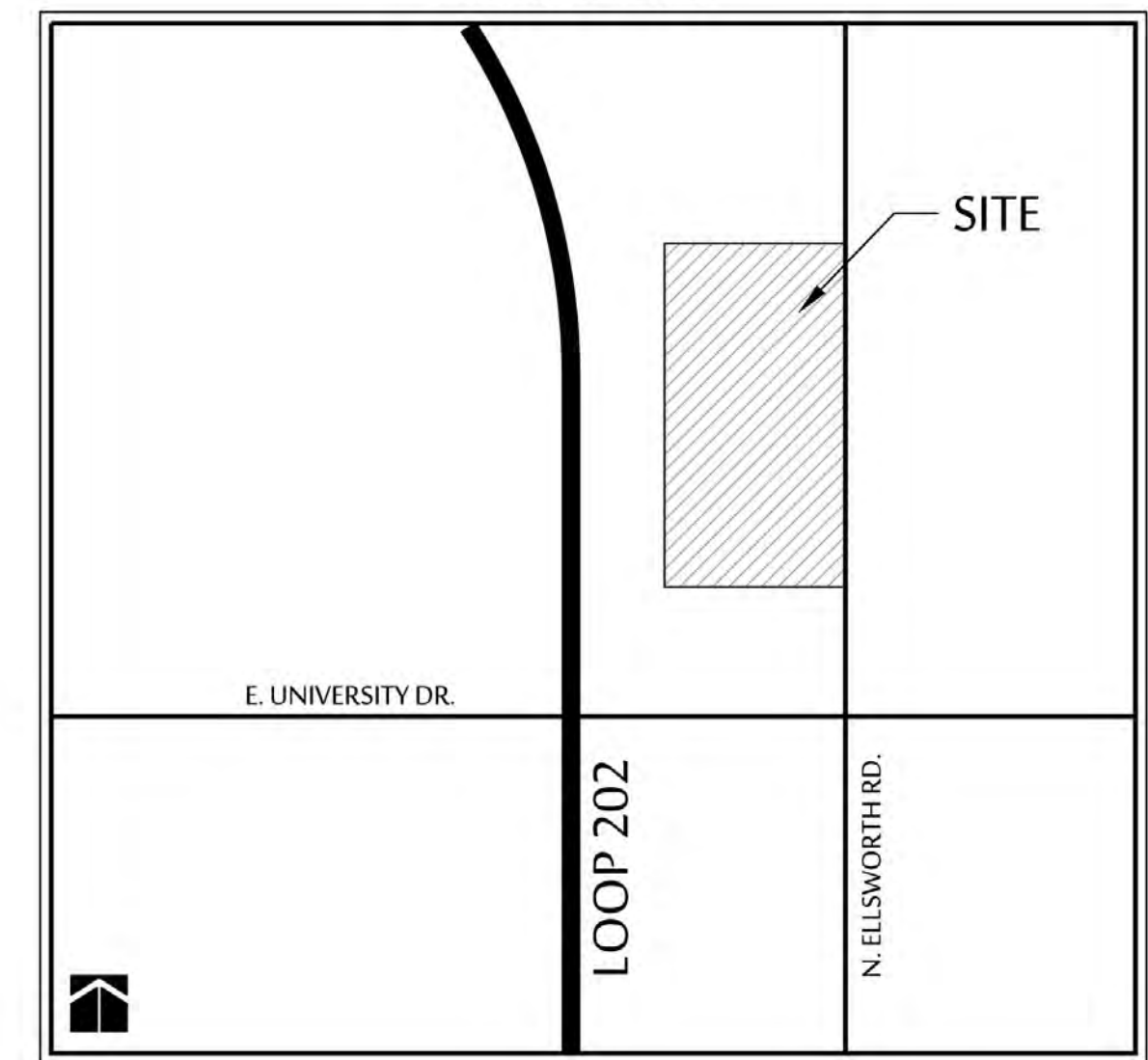
Entry Door Style & Mahogany Color



LAND PLAN SUMMARY

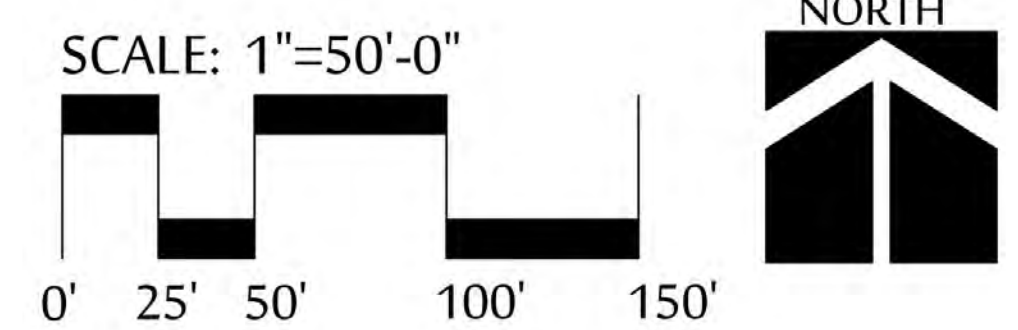
| | |
|---|--|
| <p>SITE AREA: ≈ 13.05 ACRES</p> <p>UNITS: 135 (10.34 DU/ACRE) - 1 BEDROOM UNITS: 46 (34%) - 2 BEDROOM UNITS: 89 (66%)</p> <p>REQUIRED PARKING: 281 SPACES PROVIDED PARKING: 282 SPACES - UNCOVERED: 107 (ESTIMATE) - COVERED: 135 (ESTIMATE) - GARAGES: 40 (10' X 20' GARAGES) - STORAGE UNITS: TO BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END. TOTAL QUANTITY: 60</p> <p>- ACCESSIBLE: 6 SPACES</p> | <p>LEGEND</p> <p>1 BEDROOM UNIT</p> <p>2 BEDROOM UNIT</p> |
|---|--|

VICINITY MAP



VITA AT THE 202
CONCEPTUAL - SITE LAND PLAN

N/NWC OF UNIVERSITY DR. AND ELLSWORTH ROAD - MESA, AZ
 MARCH 4, 2019





CONCEPTUAL PLANT PALETTE

- TREES (24" BOX MIN. 25% OF TOTAL TREES TO BE 36" BOX)**
- MULGA (ACACIA ANEURA)
- ASH TREE (FRAXINUS SPECIES)
- ACACIA (ACACIA SPECIES)
- DESERT WILLOW (CHILOPSIS SPECIES)
- ELM TREE (ULMUS SPECIES)
- SISSOO TREE (DALBERGIA SISSOO)
- TEXAS EBONY (EBENOPSIS EBANO)
- PALO VERDE (PARKINSONIA SPECIES)
- RED PUSH PISTACHE (PISTACIA CHINENSIS 'RED PUSH')
- MASTIC TREE (PISTACIA LENTISCUS)
- ORANGE TREE (CITRUS SPECIES)
- HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')
- MESQUITE TREE (PROSOPIS SPECIES)
- MEDITERRANEAN FAN PALM (CHAMAEROPS SPECIES)
- DATE PALM (PHOENIX SPECIES)
- SHRUBS - 5 GAL. MIN.**
- BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
- RUSSELLIA (RUSSELLIA SPECIES)
- DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
- FAIRY DUSTER (CALLIANDRA SPECIES)
- BRITTLEBUSH (ENCELIA FARINOSA)
- OUTBACK CASSIA (CASSIA SPECIES)
- EMU BUSH (EREMOPHILA SPECIES)
- TEXAS SAGE (LEUCOPHYLLUM SPECIES)
- JOJOBA (SIMMONDSIA CHINENSIS)
- BAJA RUELLIA (RUELLIA PENINSULARIS)
- SALVIA (SALVIA SPECIES)
- TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA) ARIZONA
- YELLOW BELLS (TECOMA SPECIES)
- ORANGE JUBILEE (TECOMA SPECIES)
- ACCENT PLANTS - 5 GAL. MIN.**
- AGAVE (AGAVE SPECIES)
- ALOE (ALOE SPECIES)
- DESERT SPOON (DASYLIRION WHEELERI)
- HEDGEHOG CACTUS (ECHINOCEREUS ENGELMANNII)
- BARREL CACTUS (FEROCACTUS SPECIES)
- GIANT HESPERALOE (HESPERALOE FUNIFERA)
- RED YUCCA (HESPERALOE PARVIFLORA)
- PRICKLY PEAR (OPUNTIA SPECIES)
- MUHLENBERGIA (MUHLENBERGIA SPECIES)
- BOUTELOUA (BOUTELOUA SPECIES)
- NOLINA (NOLINA SPECIES)
- LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)
- YUCCA (YUCCA SPECIES)
- GROUNDCOVER - 3 GAL. MIN.**
- EREMOPHILA SP. 'OUTBACK SUNRISE'
- VERBENA (GLANDULARIA SPECIES)
- LANTANA (LANTANA SPECIES)
- IRENE ROSEMARY (ROSMARINUS SPECIES)
- ACACIA (ACACIA SPECIES)
- WEDELIA (WEDELIA SPECIES)
- DECOMPOSED GRANITE**
- 3/4" SCREENED - 2" DEPTH
- COLOR: TO BE DETERMINED
- TURF**
- 'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)

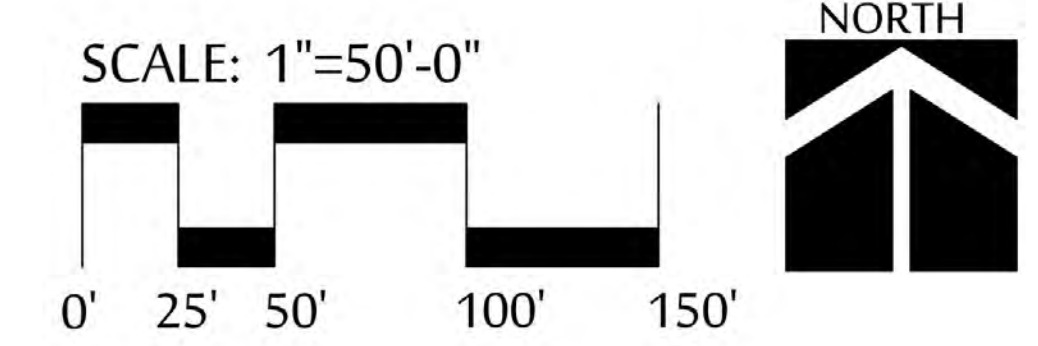
NOTES:

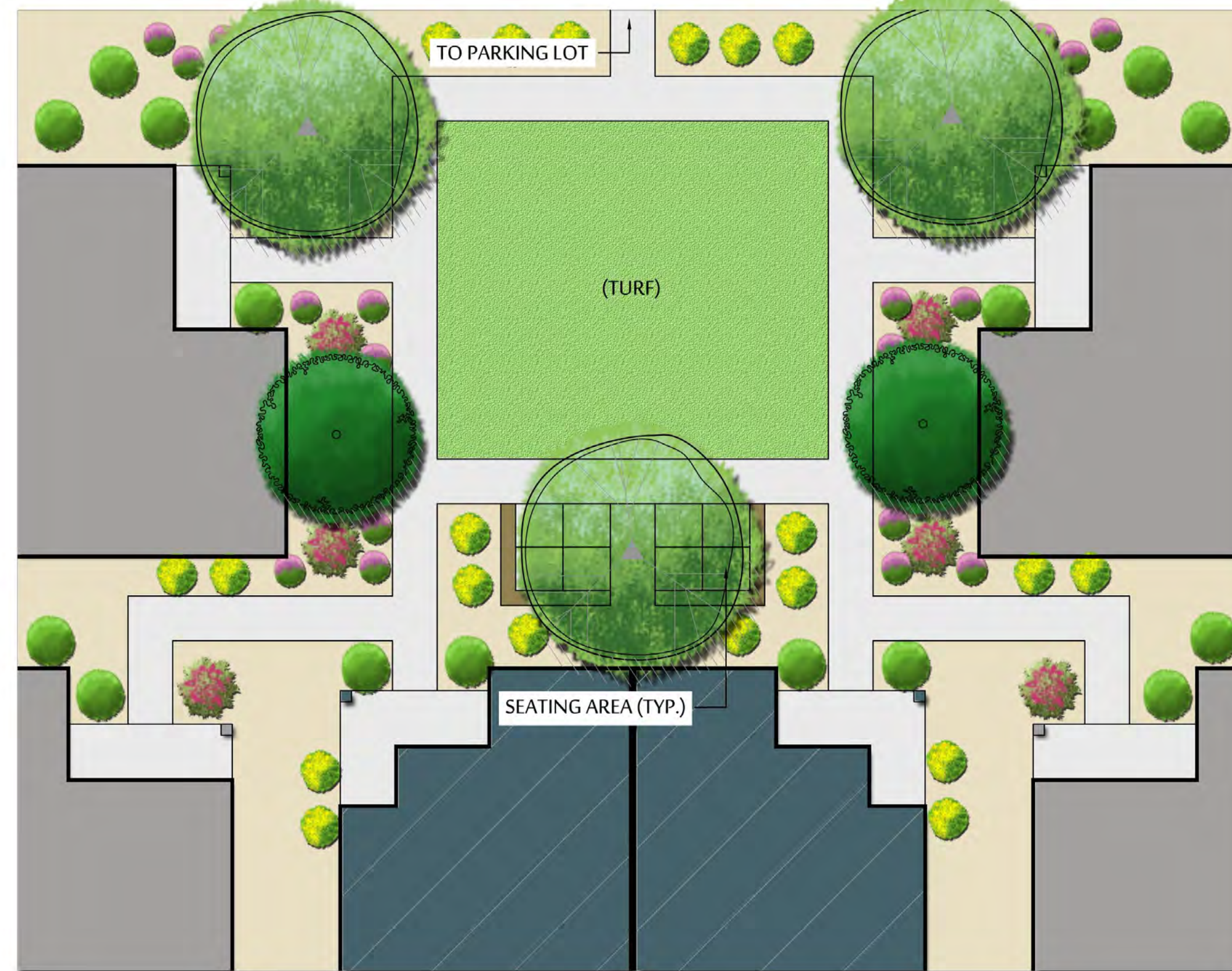
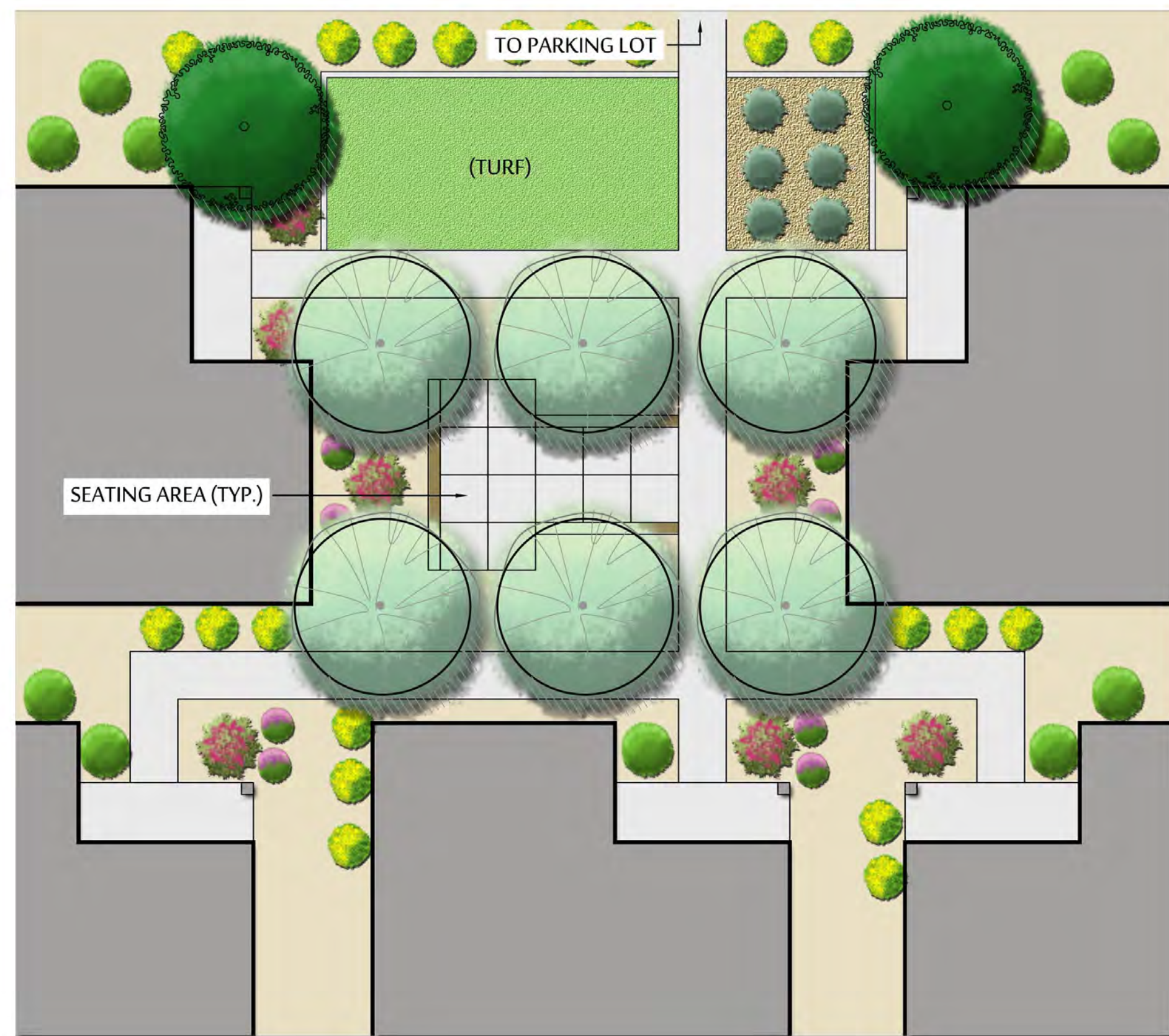
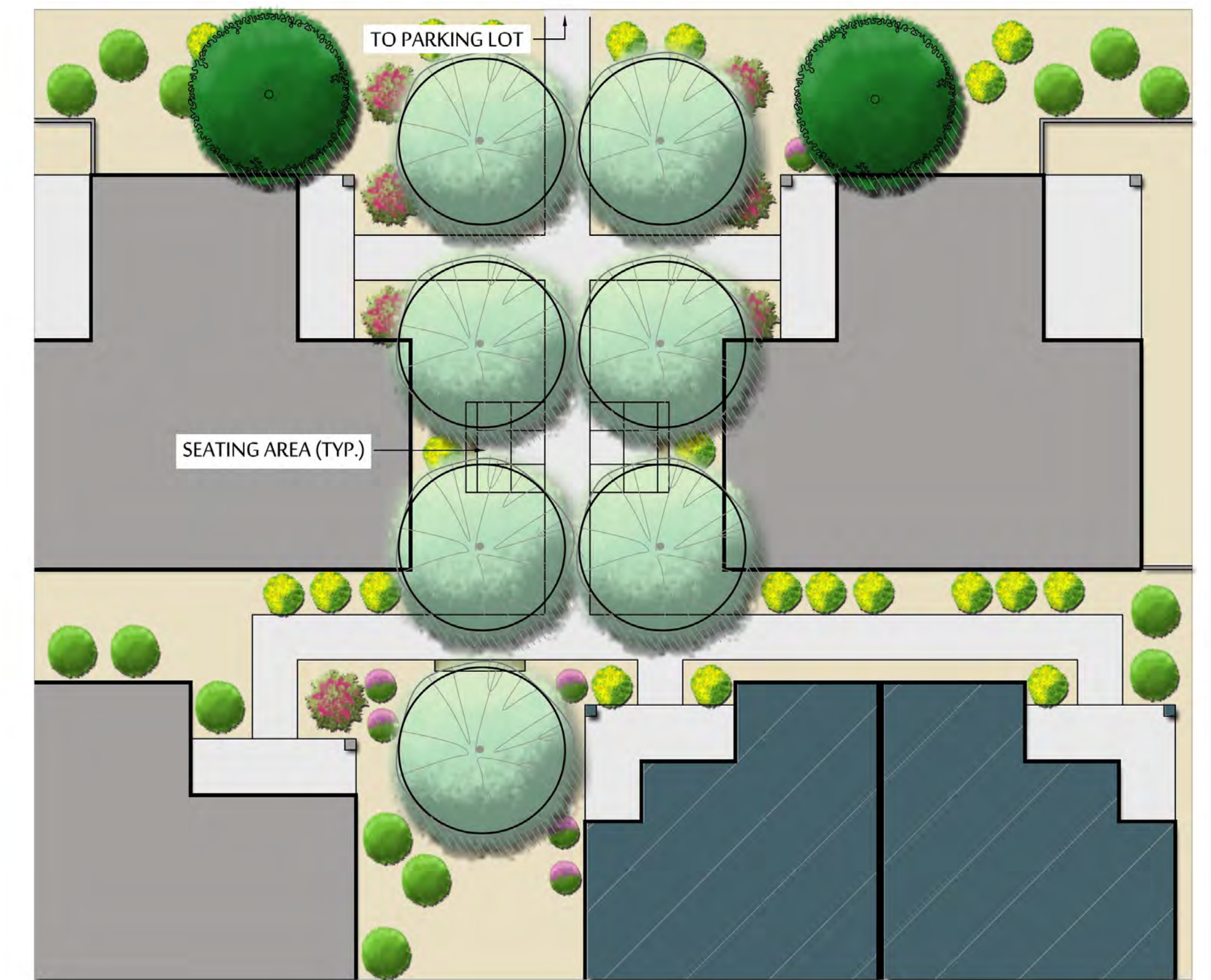
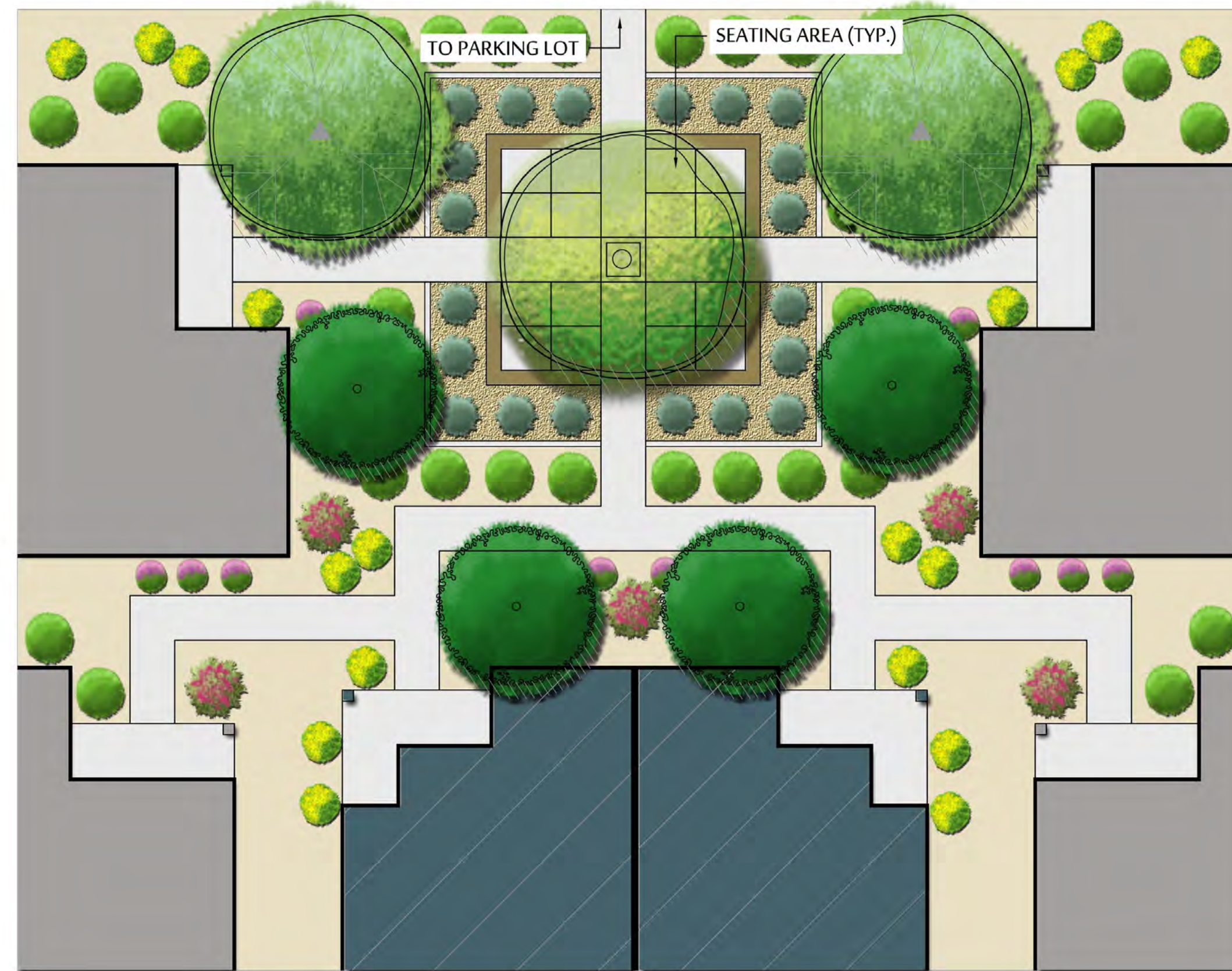
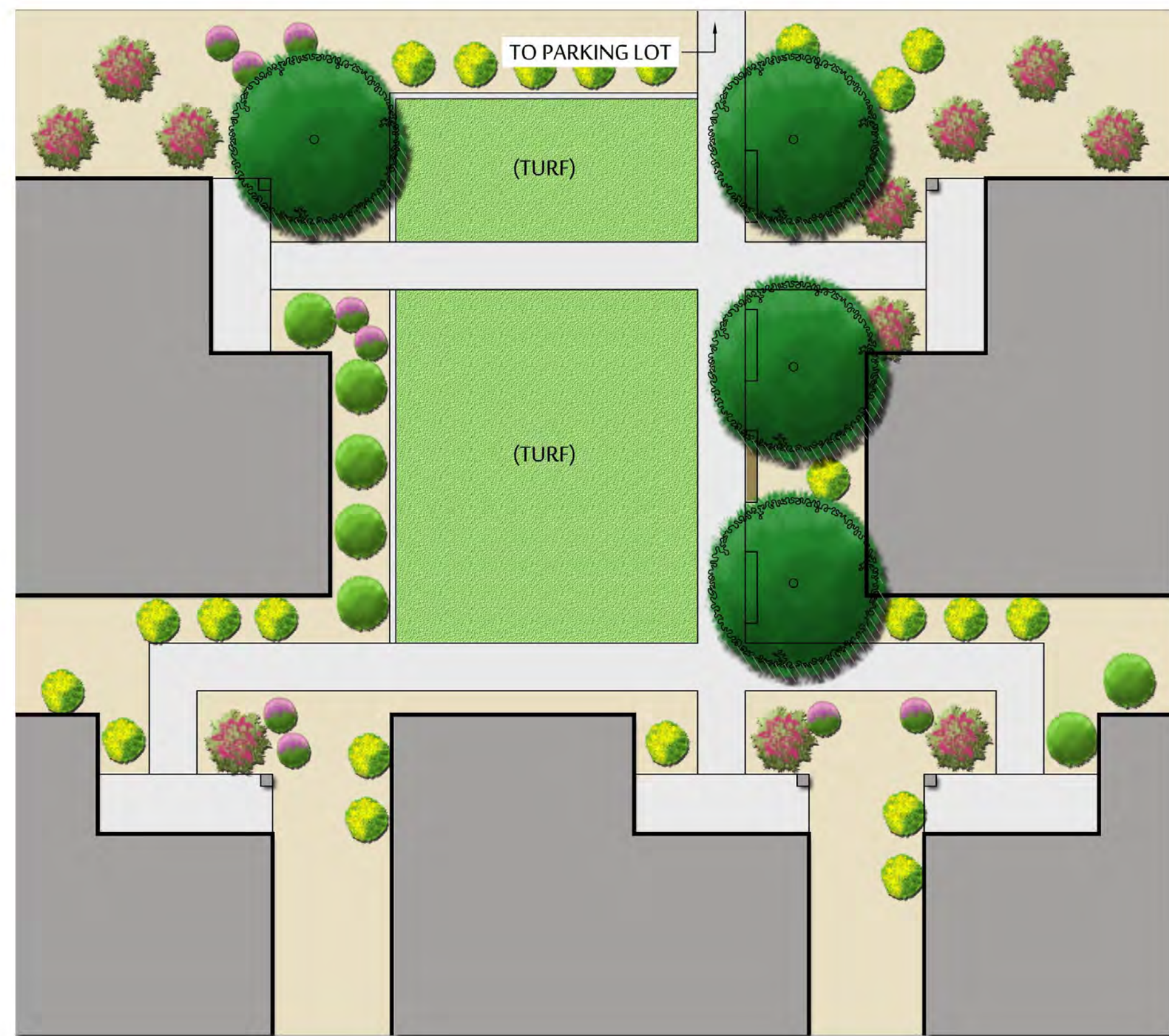
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

STREET FRONTAGE PLANTING REQUIREMENTS: 750 LN.FT
 REQUIRED PLANT MATERIAL: 30 TREES / 180 SHRUBS, ACCENTS & GROUND COVERS.
 PROVIDED PLANT MATERIAL: 30 TREES / 180 SHRUBS, ACCENTS & GROUND COVERS MIN.
 (FINAL LANDSCAPE PLANS TO MEET OR EXCEED THE 1 TREE / 6 SHRUBS PER 25 LN.FT OF FRONTAGE).



VITA AT THE 202
CONCEPTUAL - LANDSCAPE PLAN
 N/NWC OF UNIVERSITY DR. AND ELLSWORTH ROAD - MESA, AZ
 MARCH 4, 2019





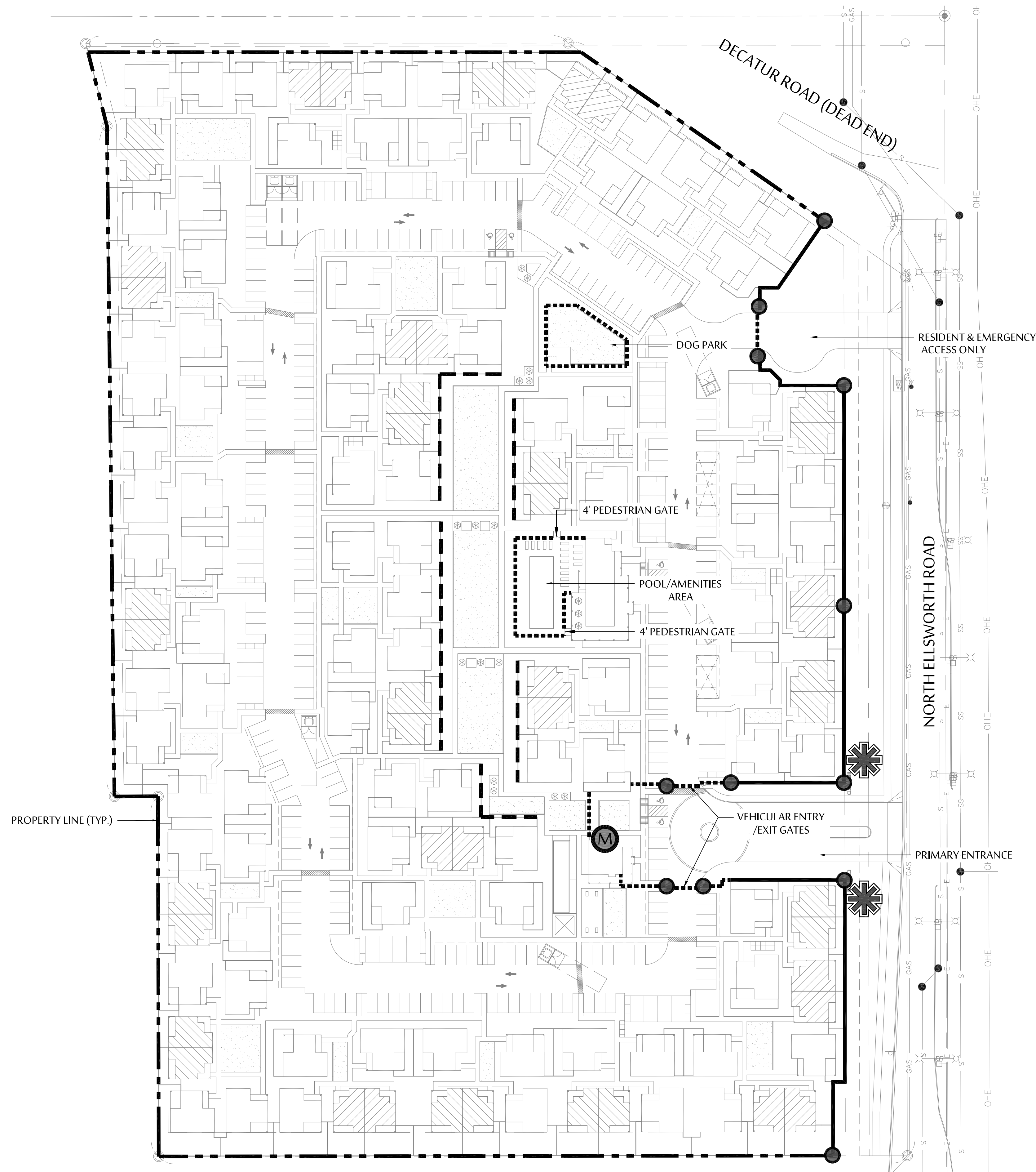
VITA
COMMUNITIES

VITA AT THE 202
INDIVIDUAL UNIT CLUSTER COURTYARD CONCEPTS

N/NWC OF UNIVERSITY DR. AND ELLSWORTH ROAD - MESA, AZ

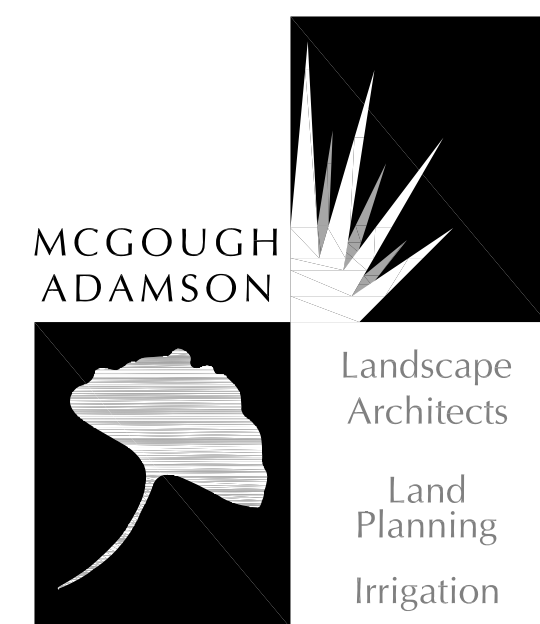
MARCH 4, 2019

NOTE: THE CONCEPTUAL COURTYARDS SHOWN ON THIS SHEET ARE MEANT TO SHOW THE VERSATILITY AND VARIETY OF SPACES THAT CAN BE CREATED WITHIN EACH CLUSTER OF UNITS. ACTUAL COURTYARD DESIGNS MAY VARY BASED ON THE FINAL LAYOUT OF THE UNIT CLUSTERS. THESE DESIGNS MAY BE REDUCED OR ENHANCED. THE IDEA IS TO PROVIDE A CHANGING LANDSCAPE AS RESIDENTS MOVE THROUGH THE COMMUNITY BY CREATING SPACES UNIQUE TO EACH CLUSTER. THIS CAN BE DONE BY PROGRAMMING THE SPACES DIFFERENTLY AS WELL AS USING DIFFERENT PLANT PALETTE COMBINATIONS IN EACH COURTYARD. CLUSTERS MAY BE PROGRAMMED FOR PASSIVE SEATING AND GATHERING, WHILE OTHERS MAY BE PROGRAMMED TO MAXIMIZE TURF FOR THE RESIDENTS TO USE FOR PETS OR SMALL GAMING. CREATING VARIETY IN THE COMMUNITY PROMOTES RESIDENT CIRCULATION, INTEREST AND A SENSE OF OWNERSHIP AND PRIDE WITHIN THEIR CLUSTER. IT BRINGS TO LIFE THE IDEA OF A GARDEN COMMUNITY WITH SMALL OUTDOOR OPEN SPACES ADJACENT TO EVERY UNITS FRONT DOOR.



WALL PLAN LEGEND

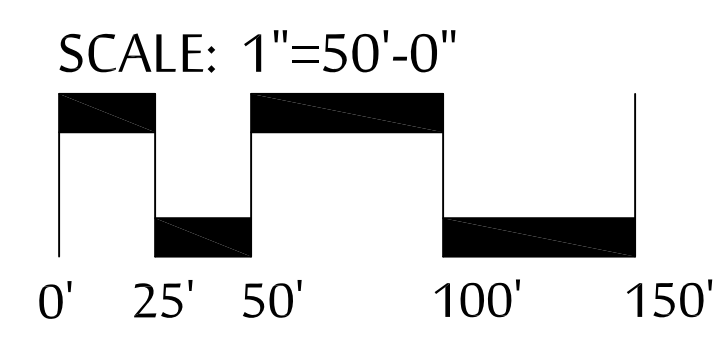
| | |
|---|--|
| | PROJECT THEME WALL |
| | PARTIAL VIEW FENCE |
| | FULL VIEW FENCE |
| | BUILDER WALL |
| ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE 4" FENCE BLOCK | |
| | PROJECT THEME COLUMNS |
| | PROJECT ENTRANCE/SIGN MONUMENT |
| | COMMUNITY MAILBOX CLUSTER - SEE ARCHITECTURAL PLANS |



VITA
COMMUNITIES

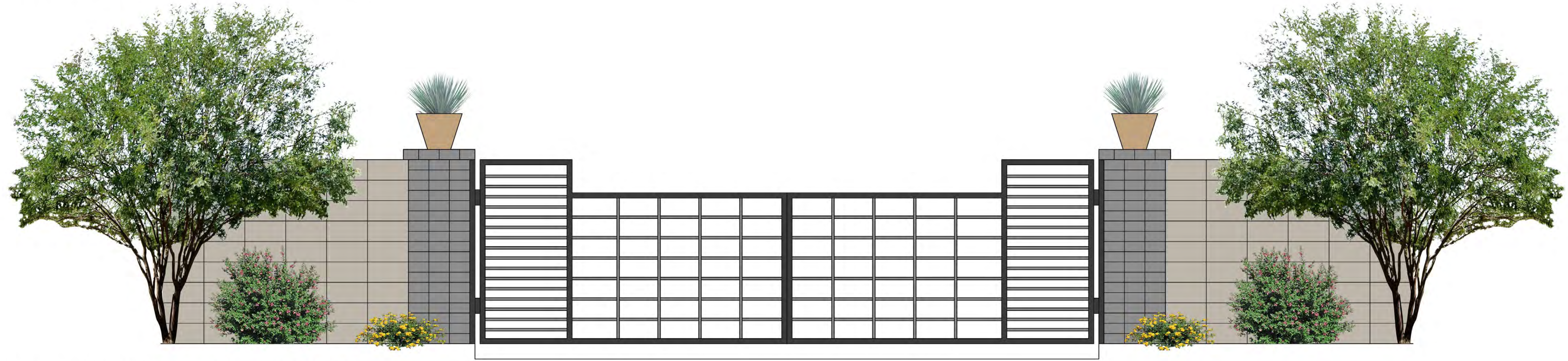
VITA AT THE 202
CONCEPTUAL - WALL PLAN

N/NWC OF UNIVERSITY DR. AND ELLSWORTH ROAD - MESA, AZ
MARCH 4, 2019





PRIMARY ENTRANCE MONUMENT ELEVATION



VEHICULAR ENTRANCE/EXIT GATE ELEVATION



PRIMARY THEME WALL AND STREETScape ELEVATION



VITA
COMMUNITIES

VITA AT THE 202
CONCEPTUAL HARDSCAPE & COMMUNITY THEME DETAILS

N/NWC OF UNIVERSITY DR. AND ELLSWORTH ROAD - MESA, AZ
MARCH 4, 2019

**Vita at the 202
SWC of Ellsworth Rd & Decatur Rd.**

**Color Samples
Additional Options**

Craftsman



Craftsman Paint Colors:

- Body: SW6178, Clary Sage
- Trim: Sw7011, Natural Choice

Cottage



Cottage Paint Colors:

- Body: SW2822, Downing Sand
- Trim: SW7041, Van Dyke Brown