

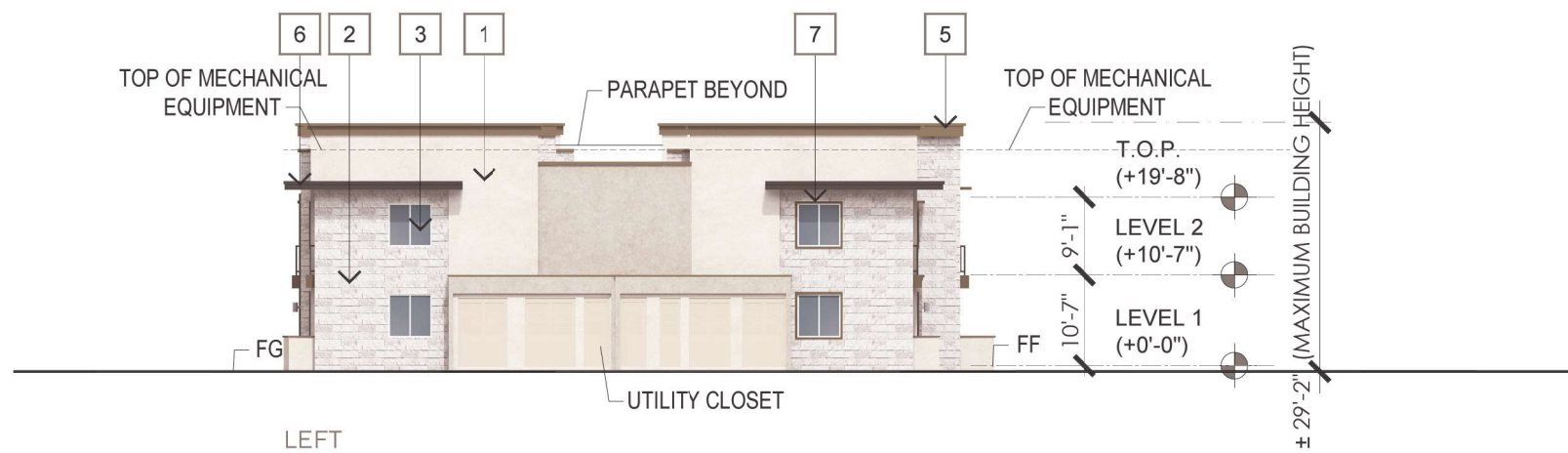
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD

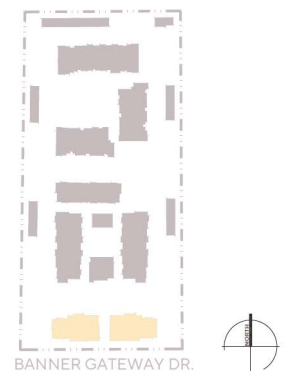


FRONT



LEFT

BUILDING A		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	72%	28%
REAR	70%	30%
LEFT	73%	27%
RIGHT	73%	27%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING A - ELEVATIONS



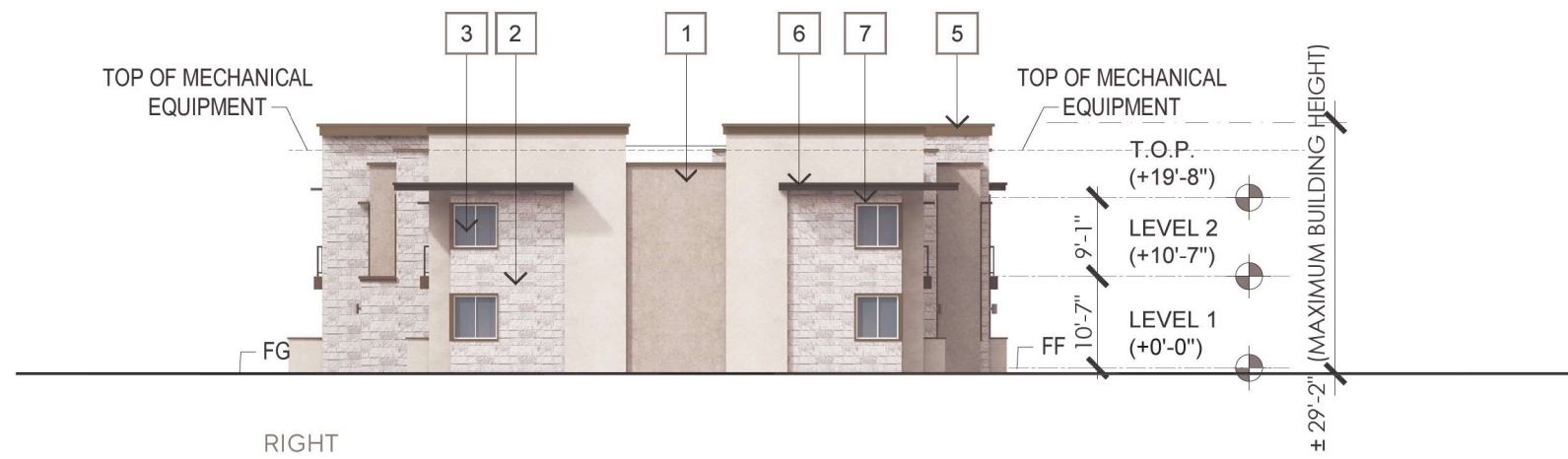
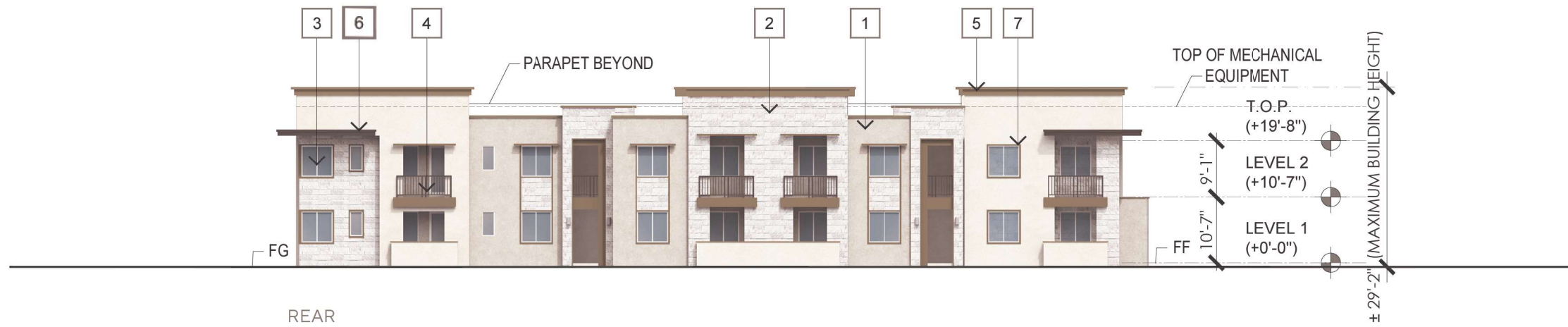
A7

JOB NO. 2021-0179
DATE 10-21-2024

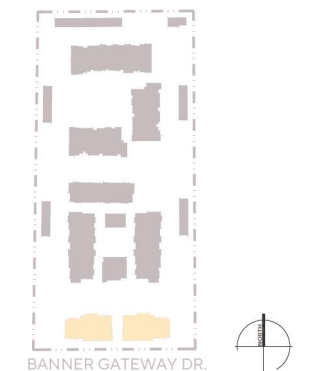
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING A		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	72%	28%
REAR	70%	30%
LEFT	73%	27%
RIGHT	73%	27%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING A - ELEVATIONS



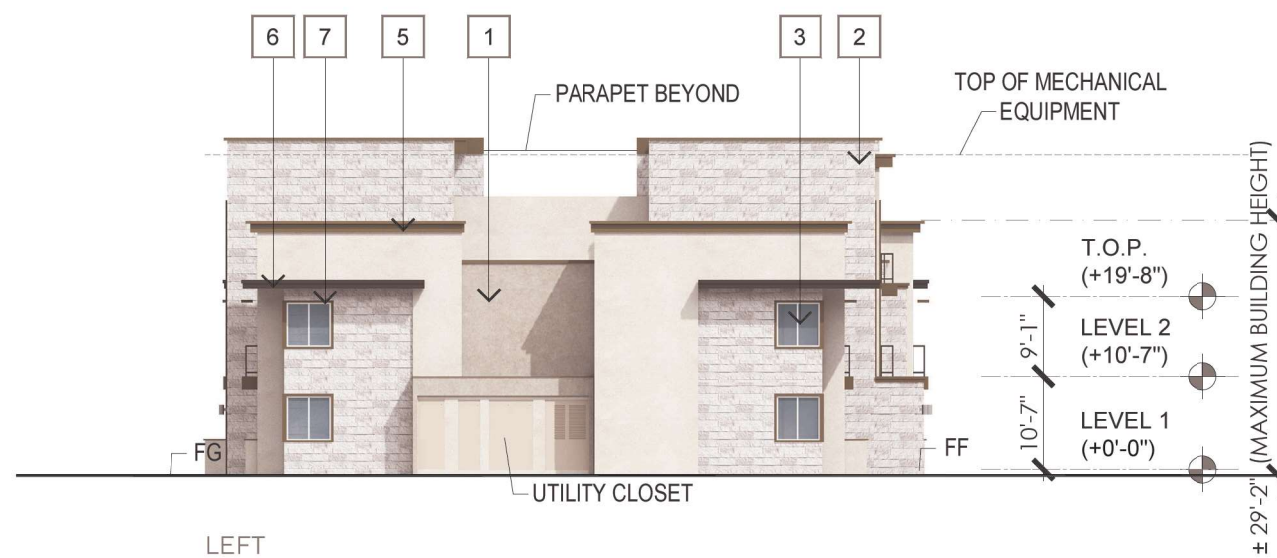
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JOB NO. 2021-0179
DATE 10-21-2024

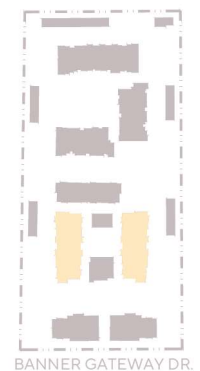
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING B		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	74%	26%
REAR	75%	25%
LEFT	72%	28%
RIGHT	70%	30%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING B - ELEVATIONS



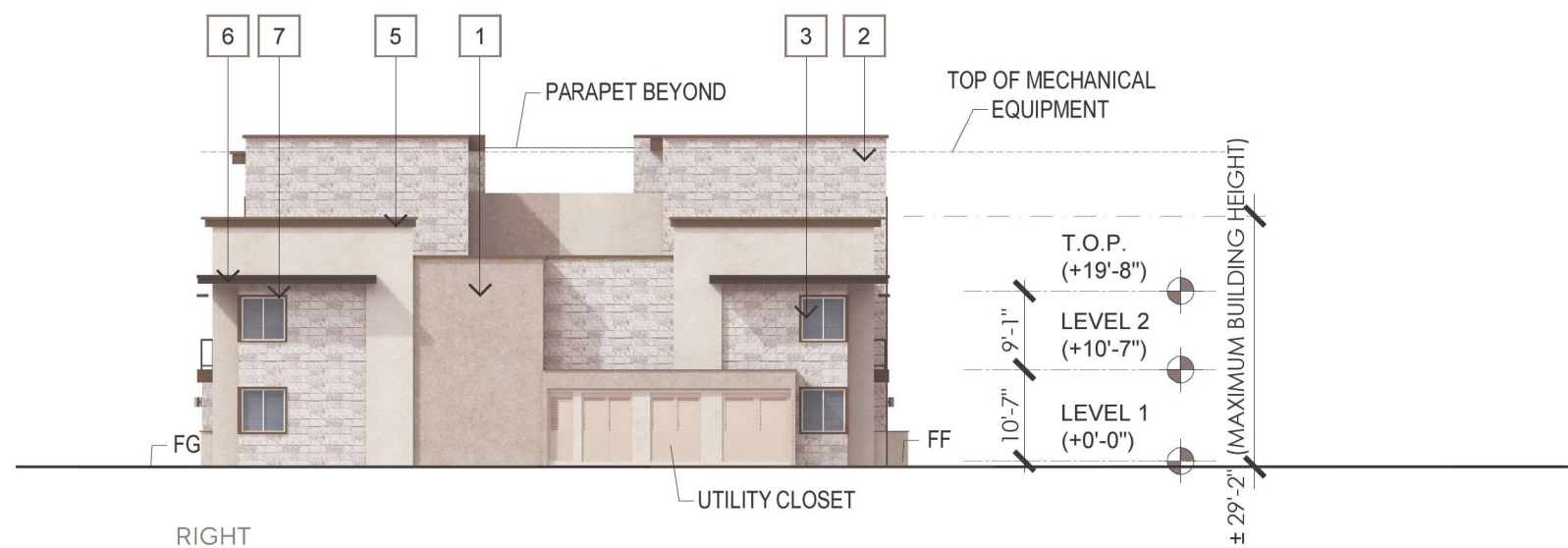
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JOB NO. 2021-0179
DATE 10-21-2024

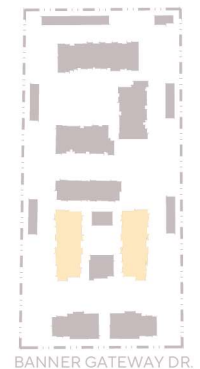
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING B		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	74%	26%
REAR	75%	25%
LEFT	72%	28%
RIGHT	70%	30%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING B - ELEVATIONS



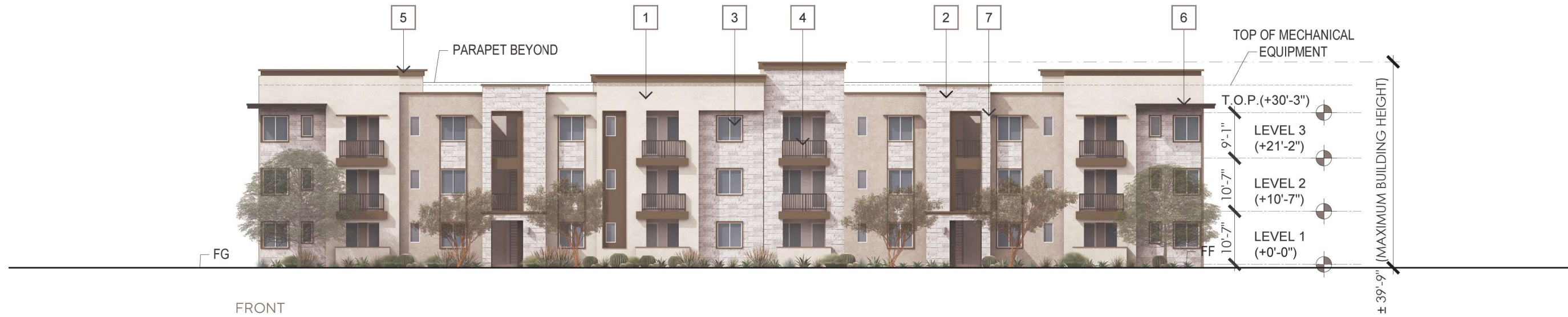
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JOB NO. 2021-0179
DATE 10-21-2024

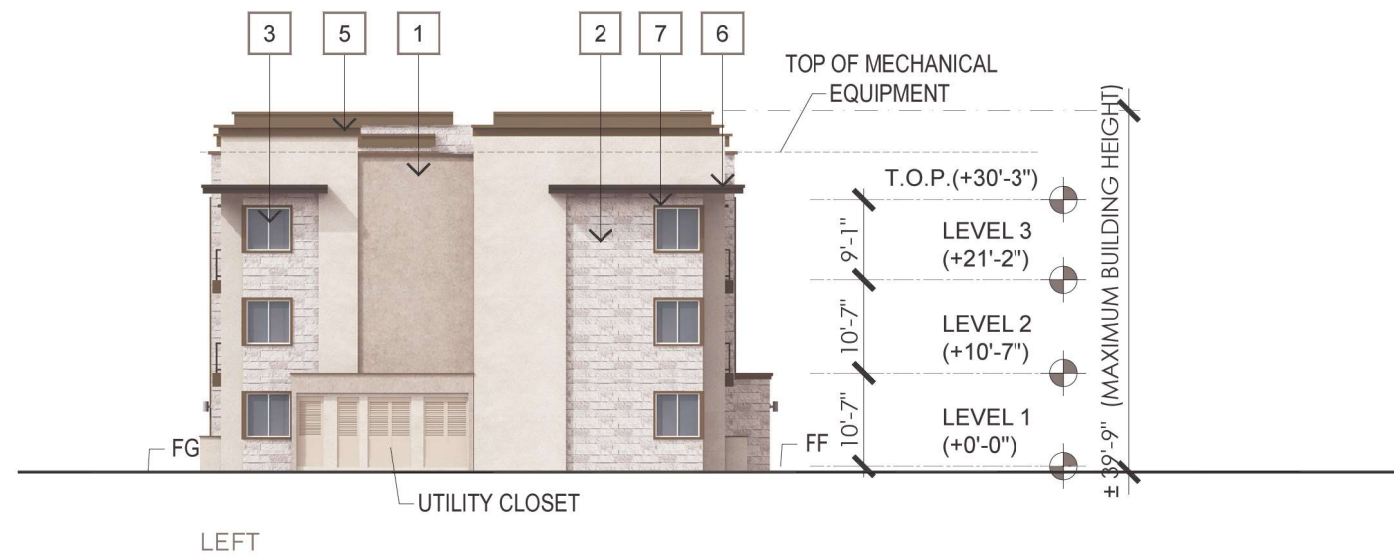
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD

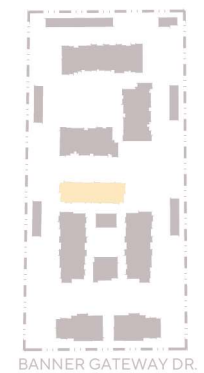


FRONT



LEFT

BUILDING C		
	PRIMARY MATERIALS	SECONDARY MATERIAL STONE VENEER
FRONT	72%	28%
REAR	74%	26%
LEFT	74%	26%
RIGHT	75%	25%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING C - ELEVATIONS



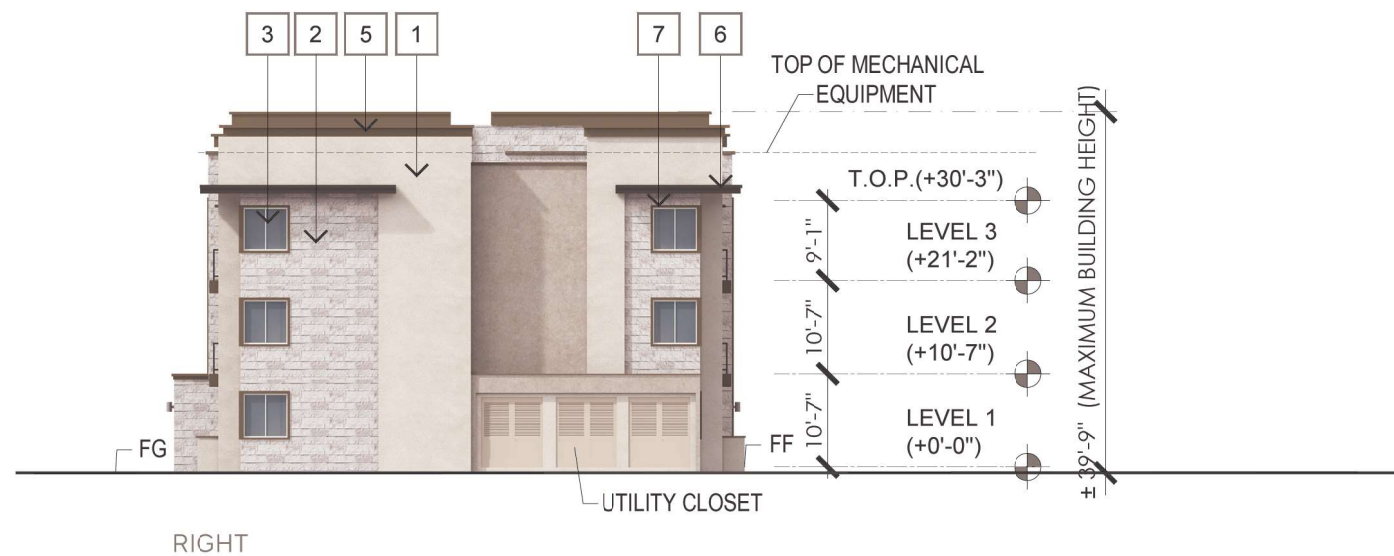
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JOB NO. 2021-0179
DATE 10-21-2024

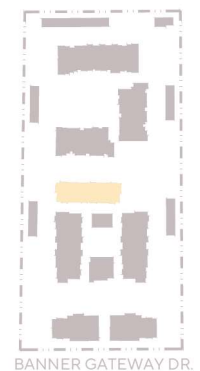
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING C		
	PRIMARY MATERIALS	SECONDARY MATERIAL STONE VENEER
FRONT	72%	28%
REAR	74%	26%
LEFT	74%	26%
RIGHT	75%	25%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING C - ELEVATIONS



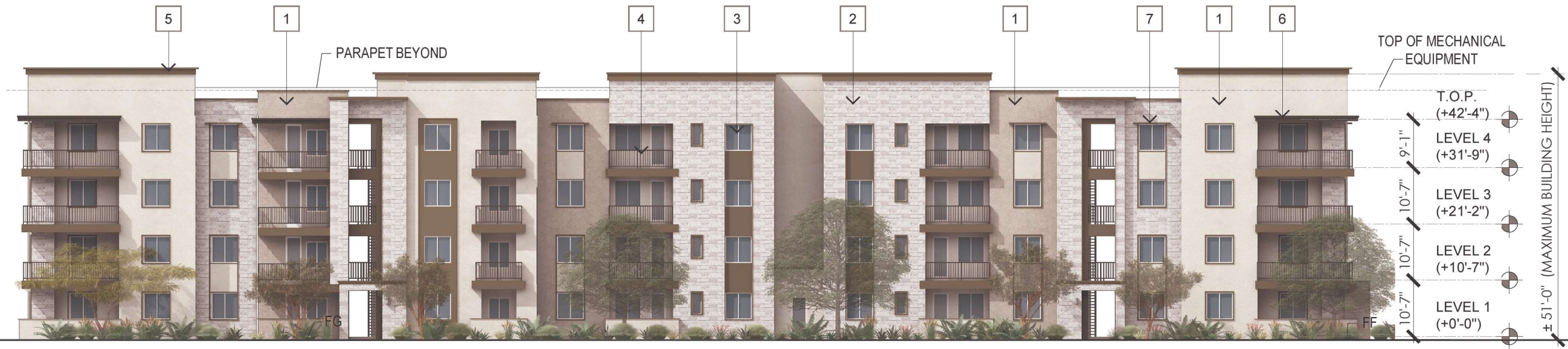
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JOB NO. 2021-0179
DATE 10-21-2024

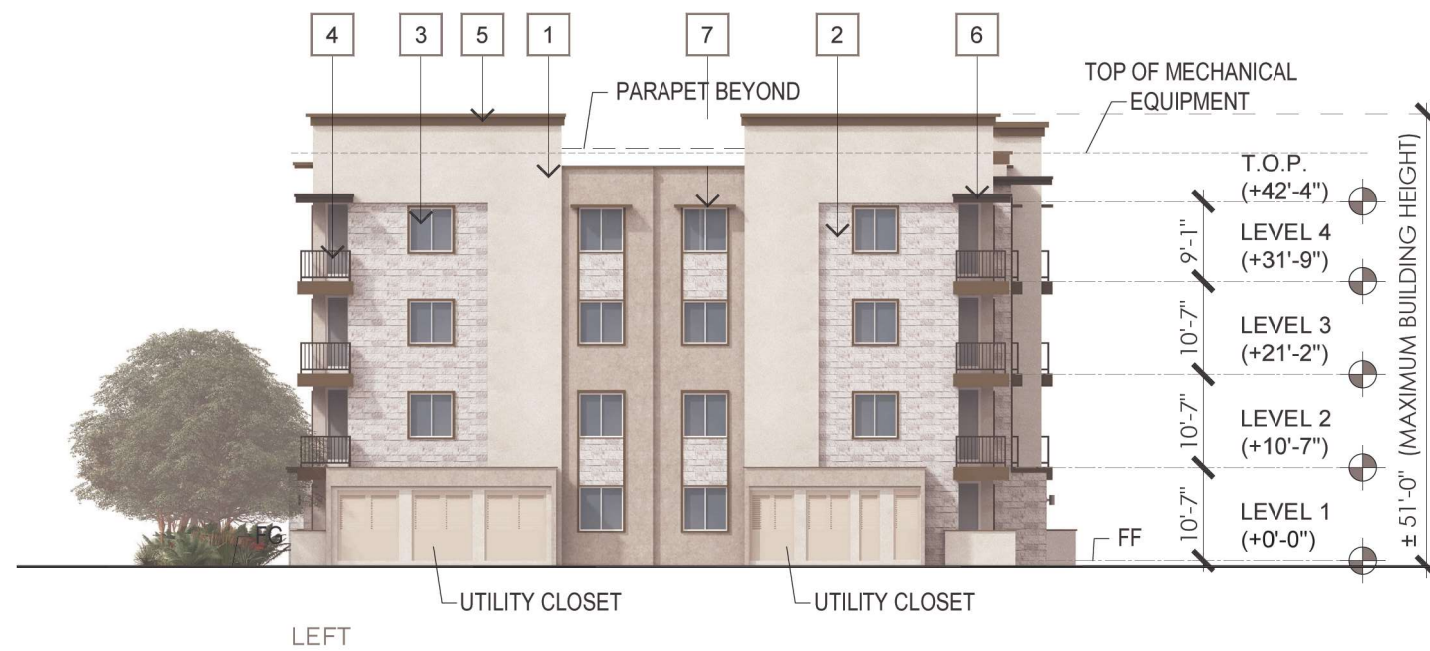
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD

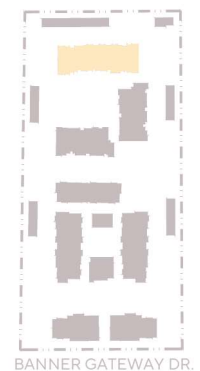


FRONT



LEFT

BUILDING D		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	73%	27%
REAR	73%	27%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY DR.



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING D - ELEVATIONS



A17

JOB NO. 2021-0179
DATE 10-21-2024

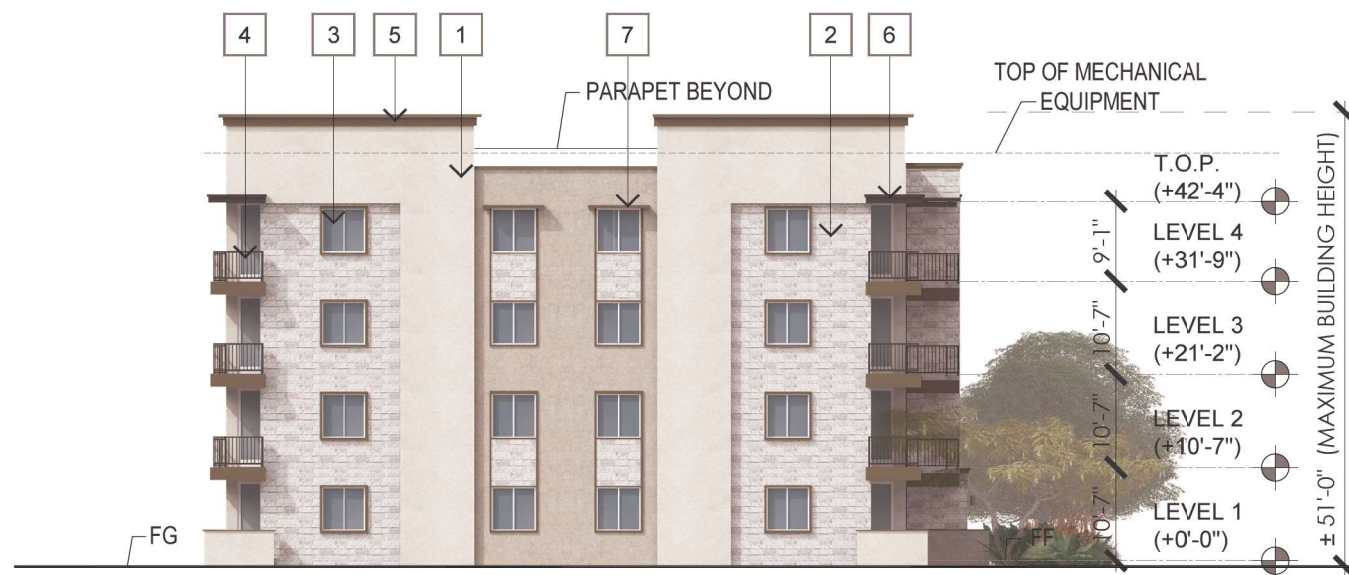
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD

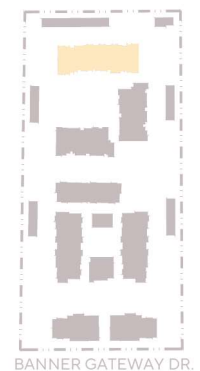


REAR



RIGHT

BUILDING D		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	73%	27%
REAR	73%	27%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING D - ELEVATIONS



A18

JOB NO. 2021-0179
DATE 10-21-2024

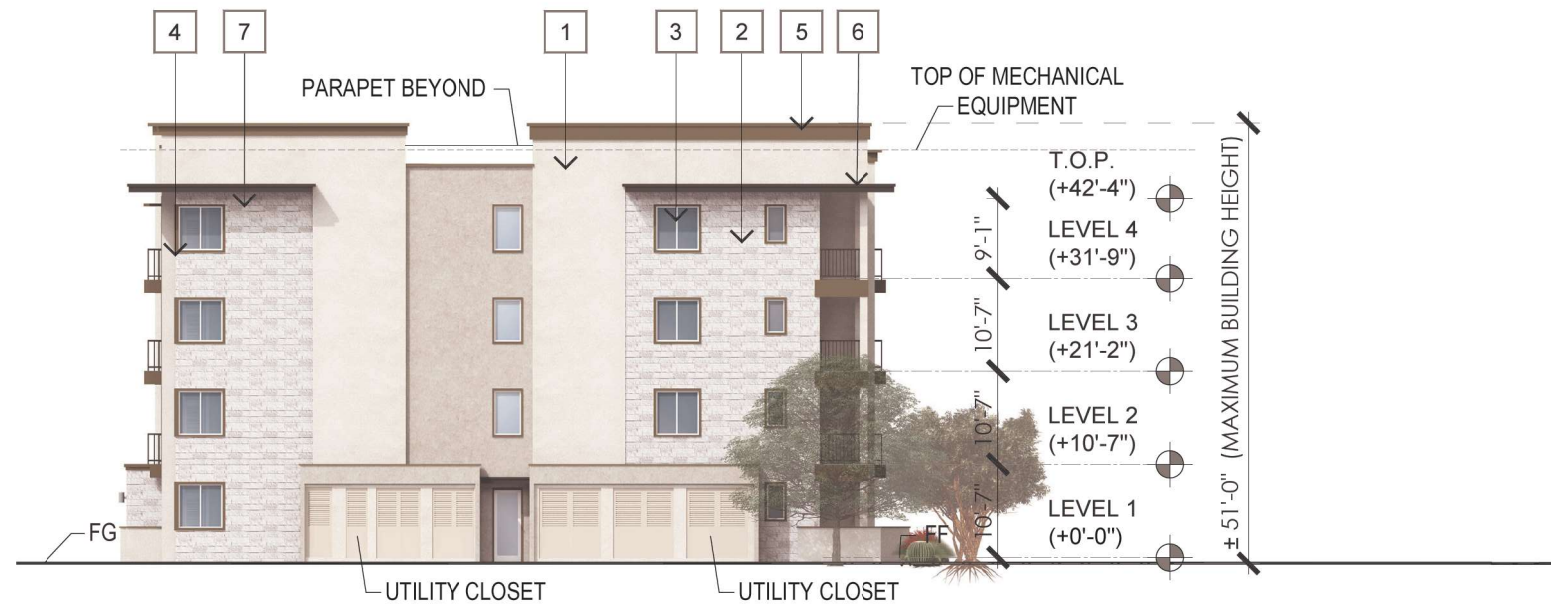
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD

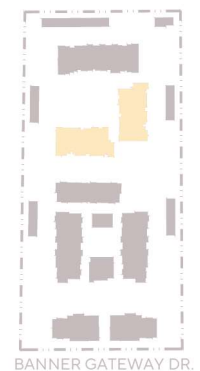


FRONT



LEFT

BUILDING E		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	73%	27%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY DR.



BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING E - ELEVATIONS



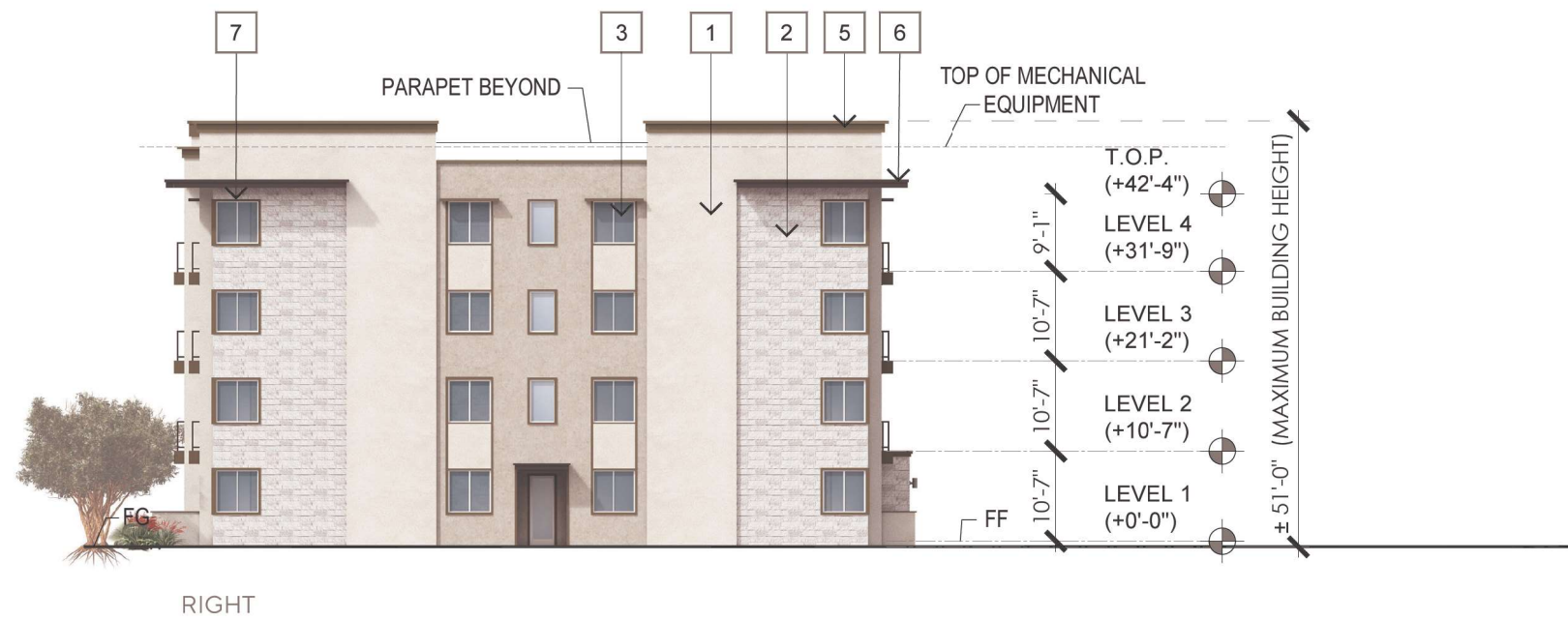
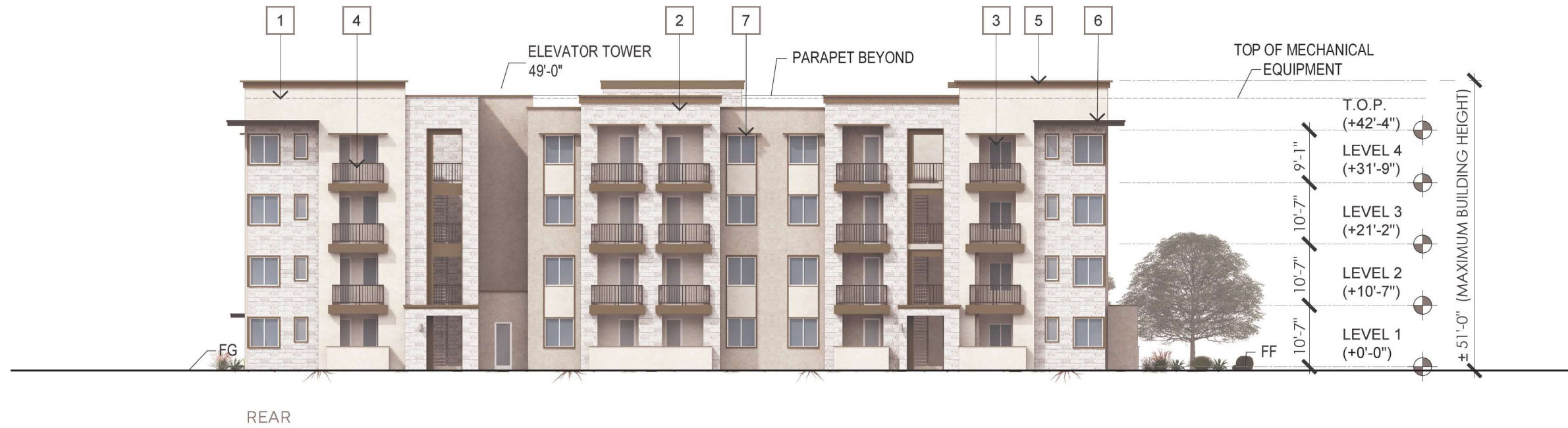
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JOB NO. 2021-0179
DATE 10-21-2024

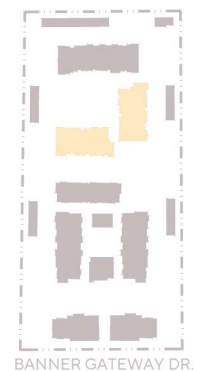
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 VINYL WINDOWS
- 4 METAL RAILINGS
- 5 CORNICE CAP
- 6 ARCHITECTURAL OVERHANG
- 7 DECORATIVE TRIM

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



BUILDING E		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	73%	27%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



OAKDALE
COMMUNITIES

BANNER GATEWAY RESIDENCES

MESA, AZ

BUILDING E - ELEVATIONS



A21

JOB NO. 2021-0179
DATE 10-21-2024



FRONT

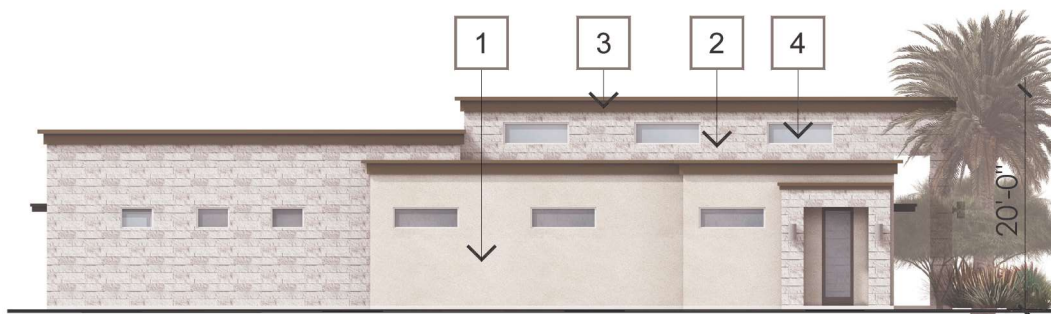
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 CORNICE CAP
- 4 VINYL WINDOWS
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 ARCHITECTURAL OVERHANG

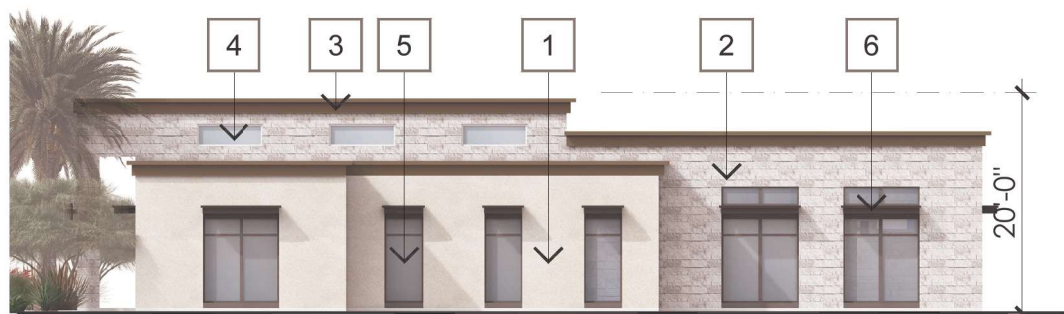
FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



REAR

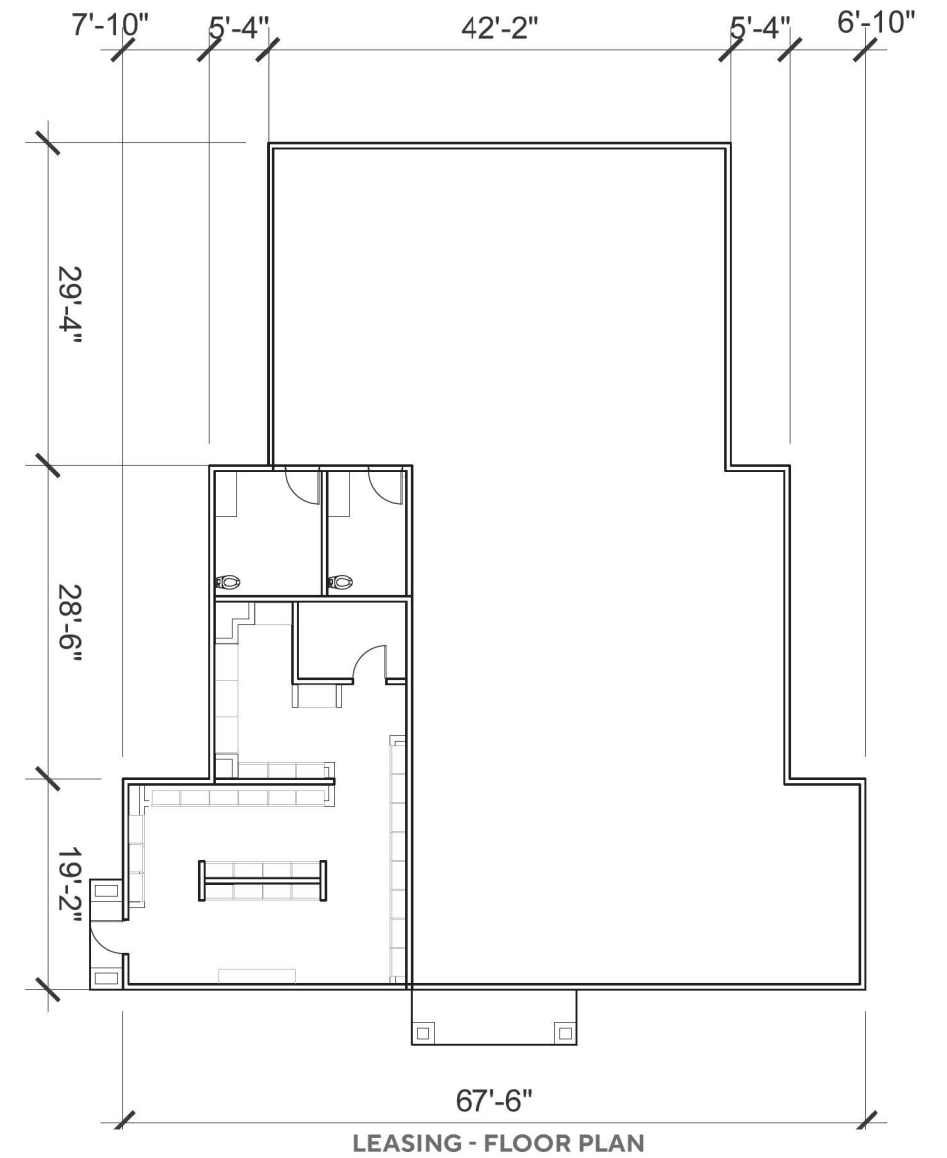


LEFT



RIGHT

LEASING		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY RESIDENCES

MESA, AZ

LEASING - ELEVATIONS & FLOOR PLANS



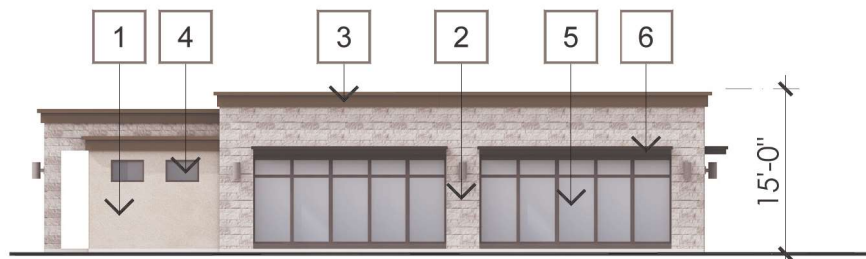
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JOB NO. 2021-0179
DATE 10-21-2024

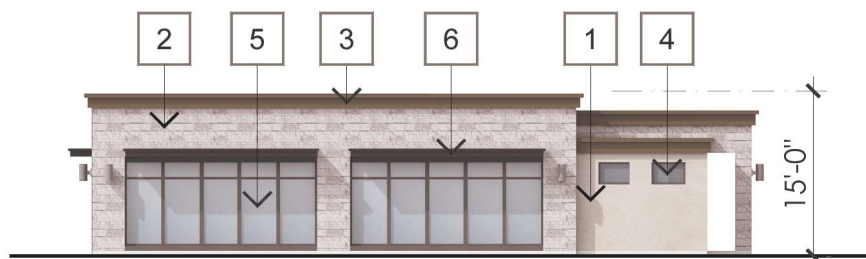
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 CORNICE CAP
- 4 VINYL WINDOWS
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 ARCHITECTURAL OVERHANG

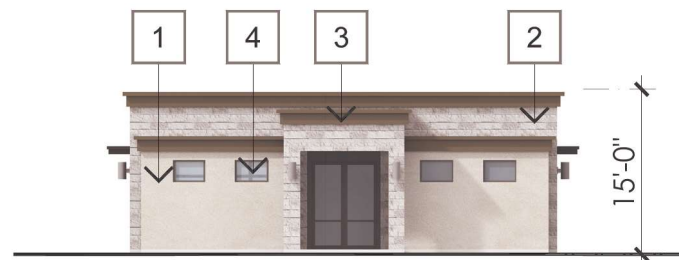
FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



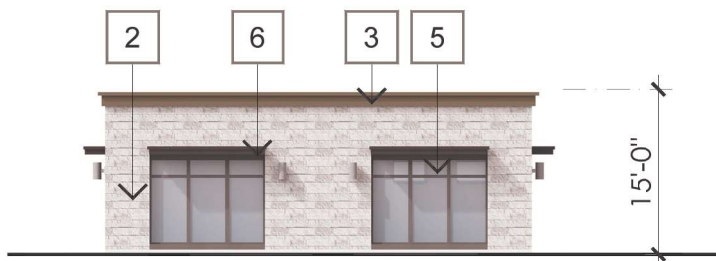
RIGHT



LEFT

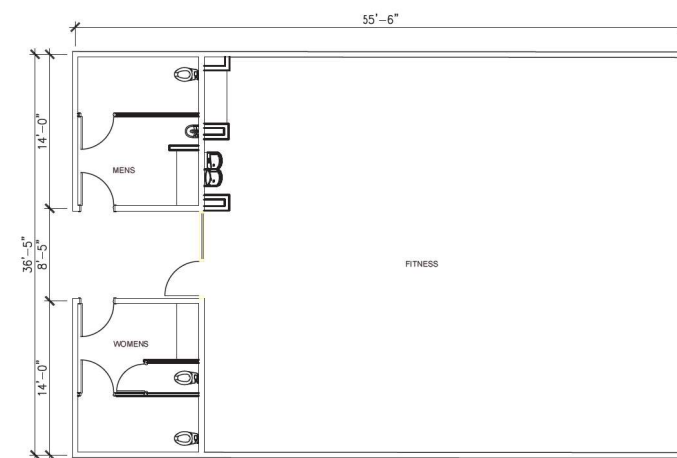


FRONT



REAR

FITNESS		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	48%	52%
LEFT	68%	32%
RIGHT	68%	32%



FITNESS - FLOOR PLAN



BANNER GATEWAY RESIDENCES

MESA, AZ

FITNESS - ELEVATIONS & FLOOR PLAN



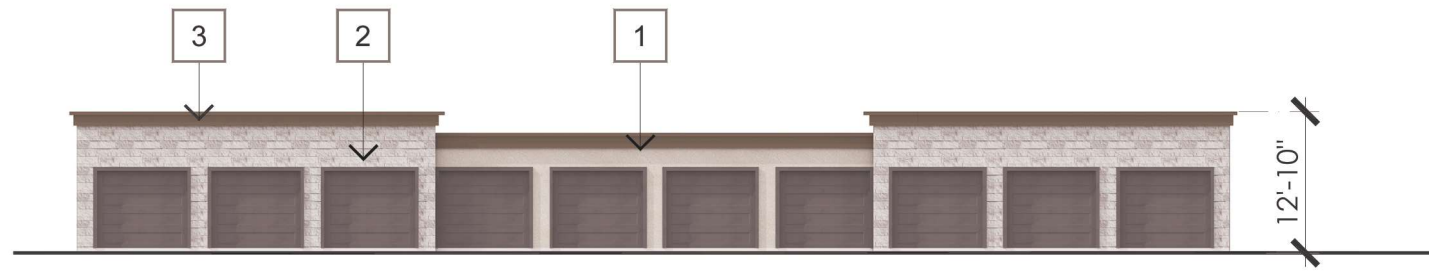
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JOB NO. 2021-0179
DATE 10-21-2024

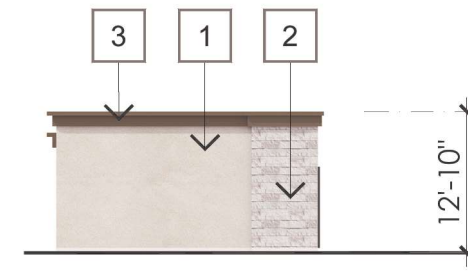
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 CORNICE CAP
- 4 VINYL WINDOWS
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 ARCHITECTURAL OVERHANG

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



FRONT

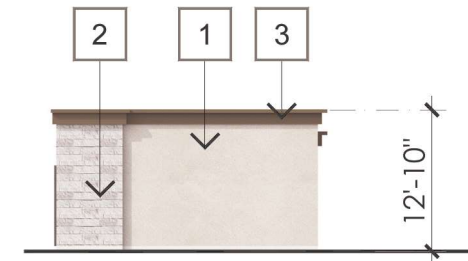


SIDE



BACK

GARAGE

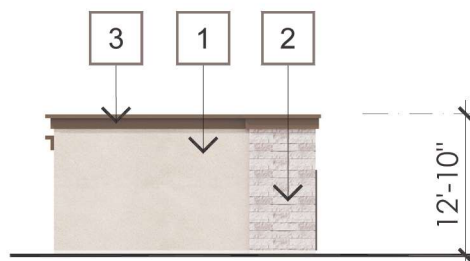


SIDE

GARAGE		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	74%	26%
LEFT	75%	25%
RIGHT	75%	25%

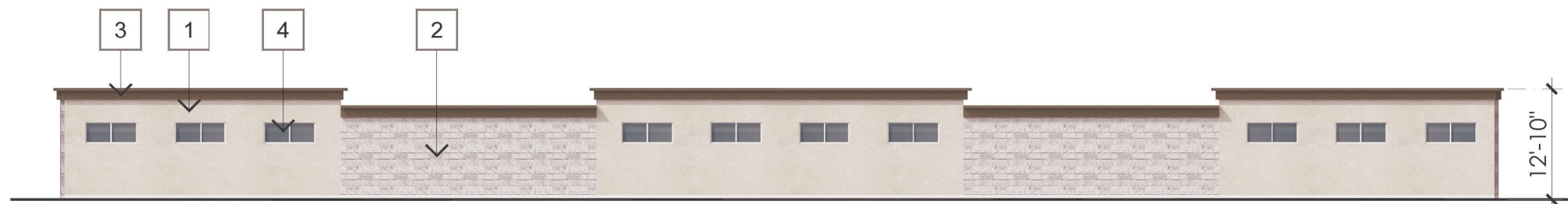


FRONT



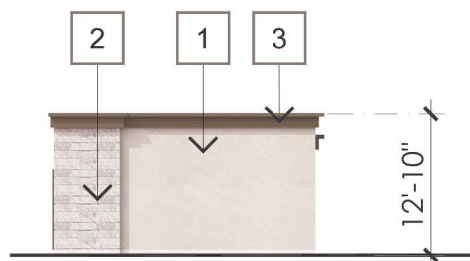
SIDE

GARAGE WITH WINDOW		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	74%	26%
REAR	74%	26%
LEFT	75%	25%
RIGHT	75%	25%

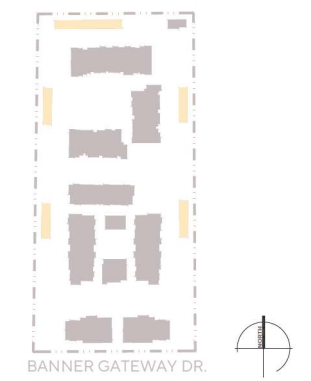


BACK

GARAGE WITH WINDOW



SIDE



BANNER GATEWAY RESIDENCES

MESA, AZ

GARAGE ELEVATIONS



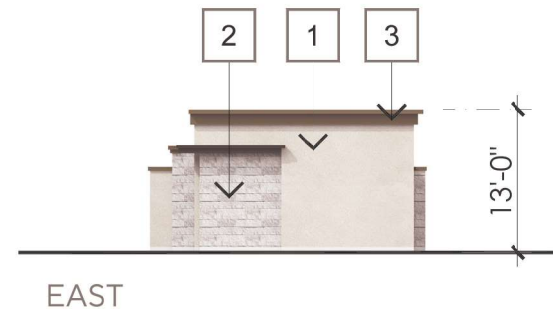
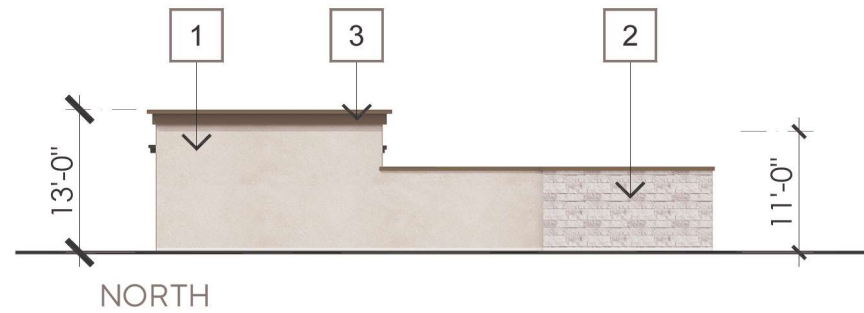
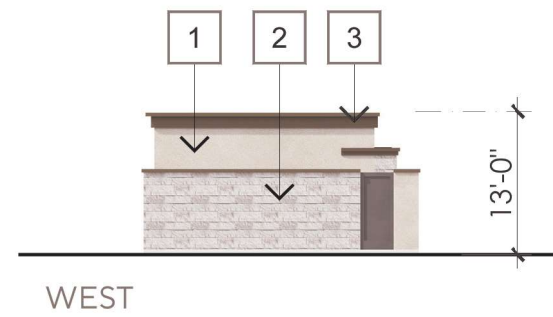
A27

JOB NO. 2021-0179
DATE 10-21-2024

MATERIAL / COLOR LEGEND

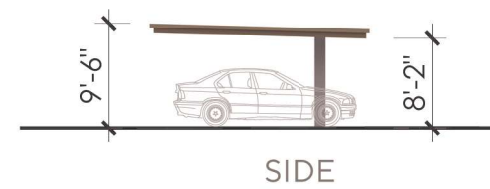
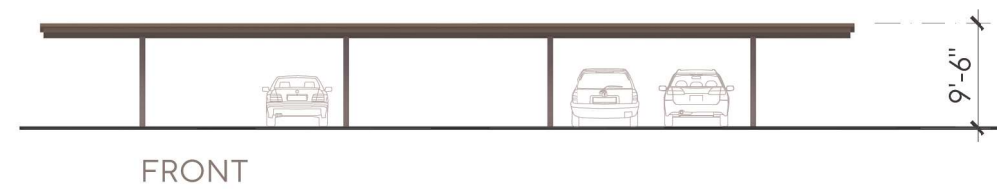
- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 CORNICE CAP
- 4 VINYL WINDOWS
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 ARCHITECTURAL OVERHANG

FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD

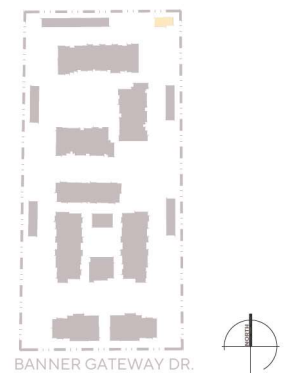


TRASH		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
SOUTH	60%	40%
NORTH	75%	25%
WEST	12%	88%
EAST	66%	34%

TRASH & MAINTENANCE



CARPORT



BANNER GATEWAY RESIDENCES

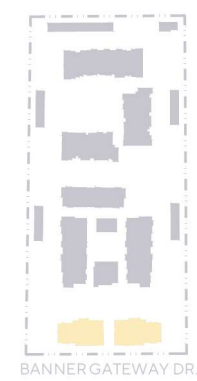
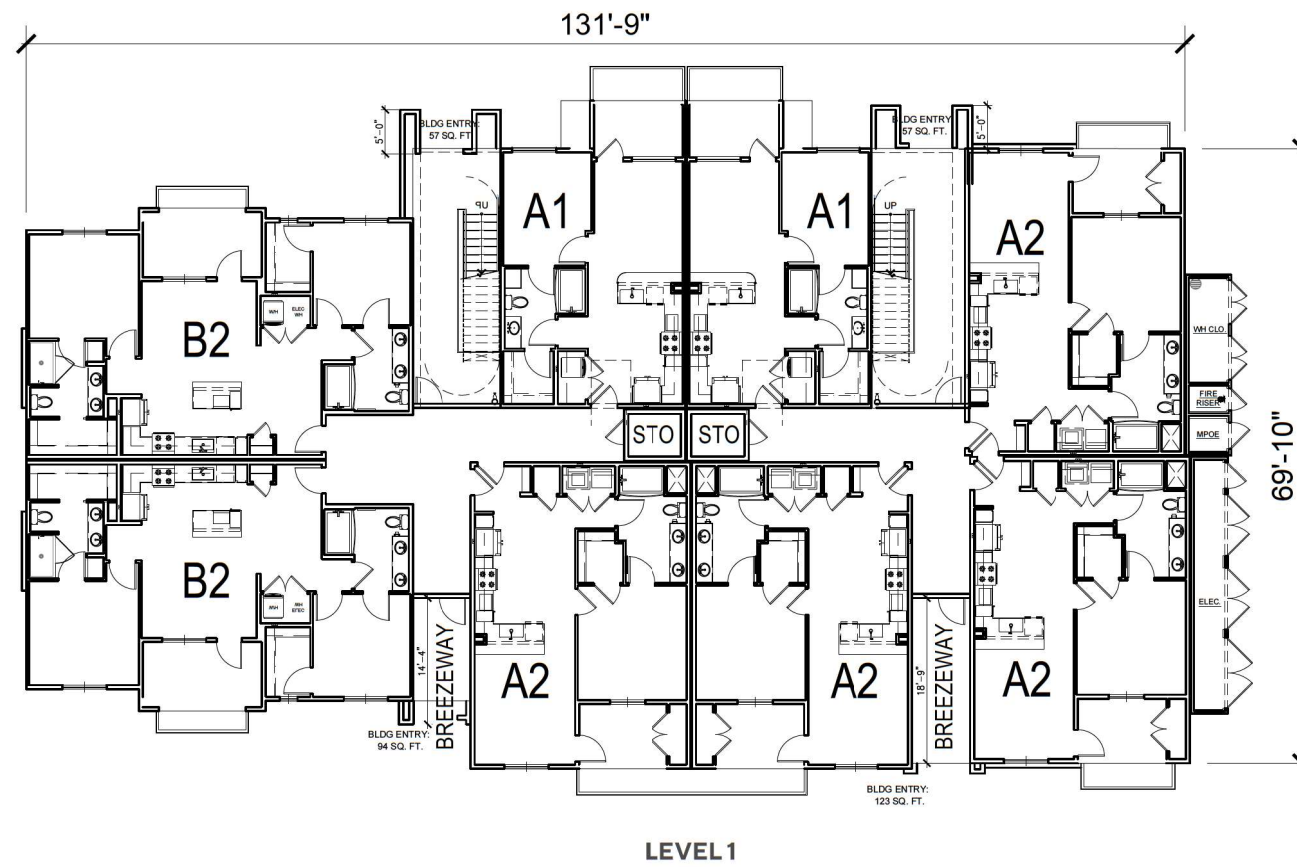
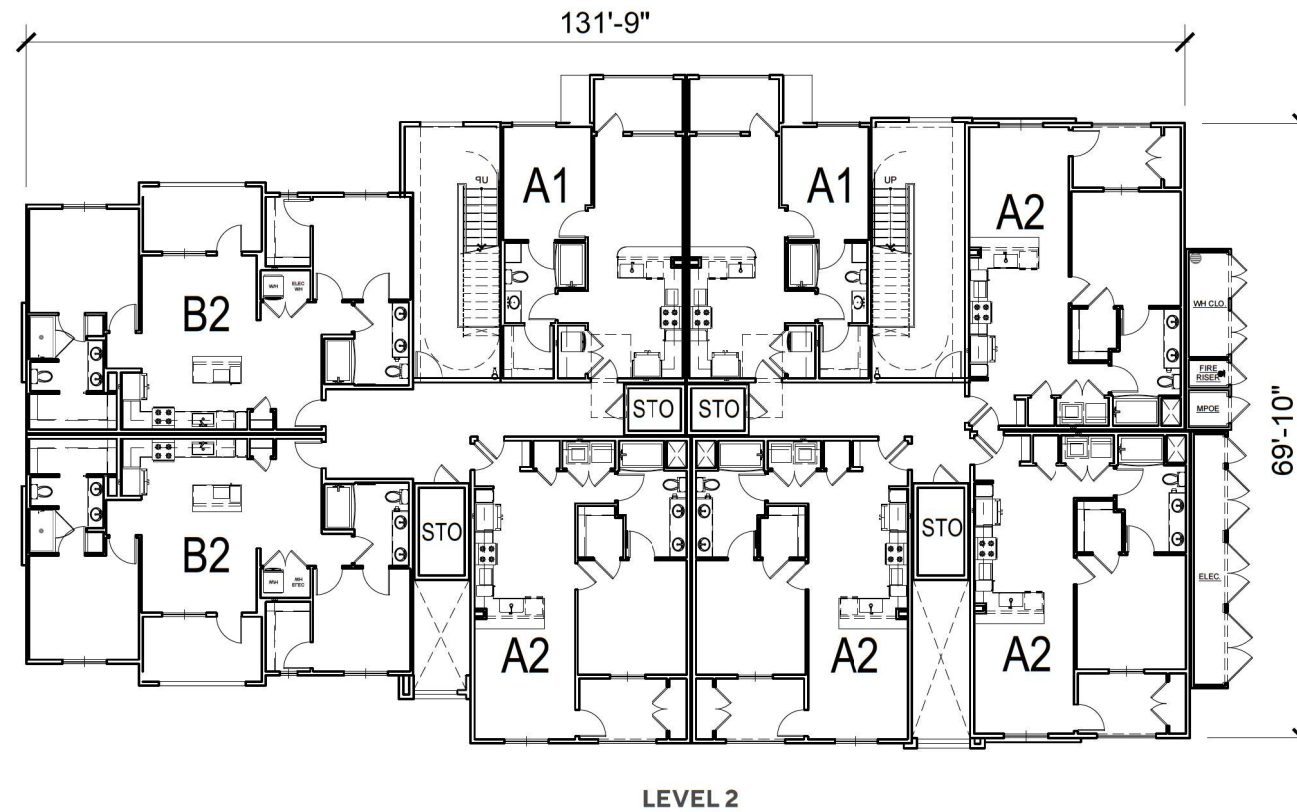
MESA, AZ

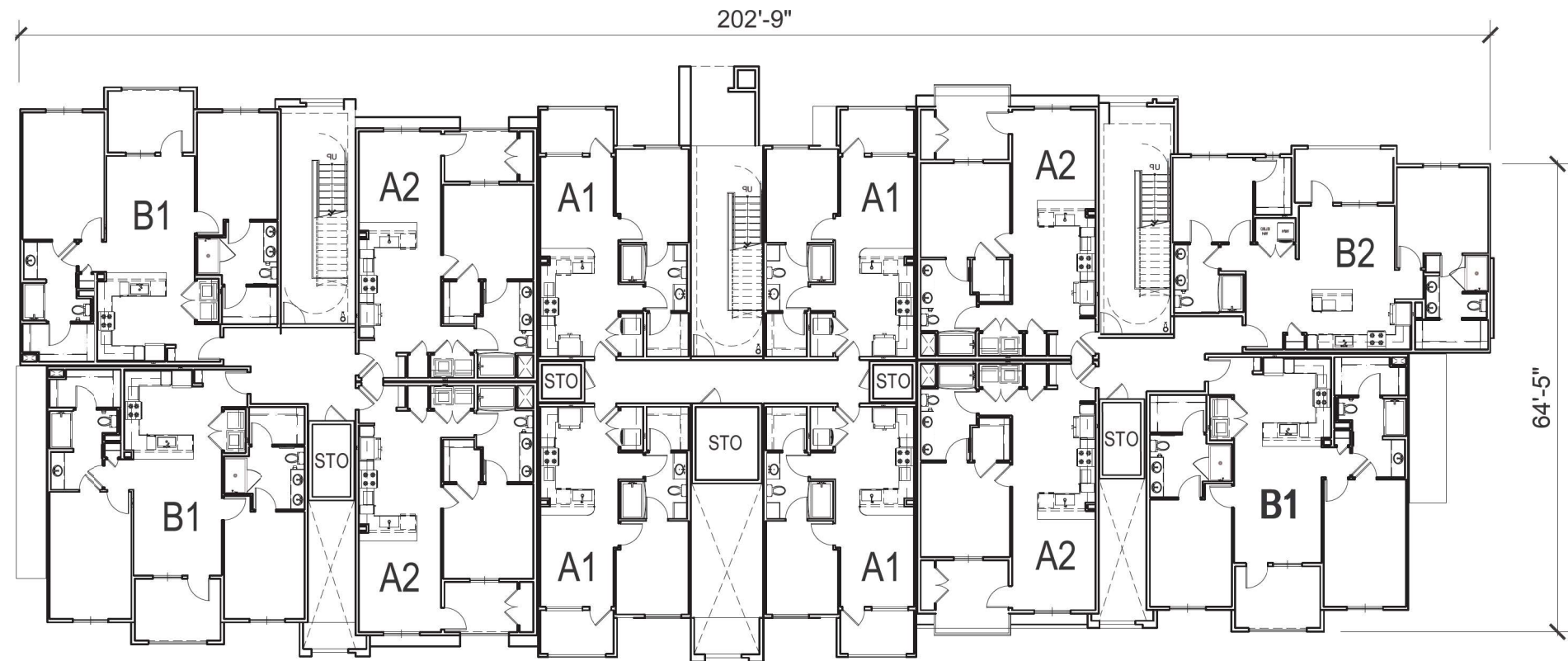
TRASH & CARPORT ELEVATIONS



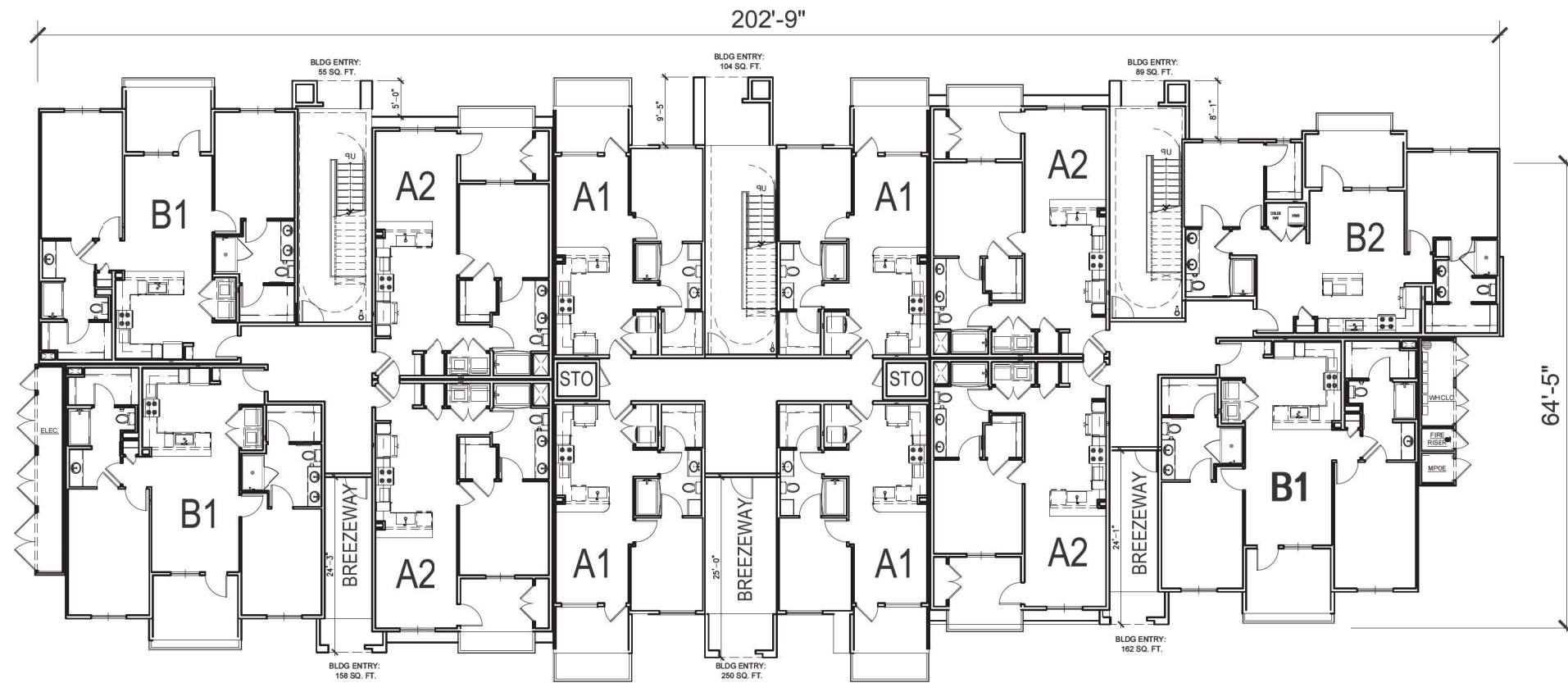
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JOB NO. 2021-0179
DATE 10-21-2024

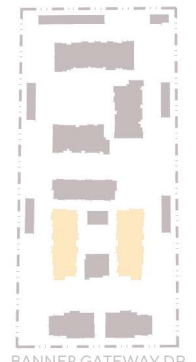




LEVEL 2



LEVEL 1



BANNER GATEWAY DR.



OAKDALE
COMMUNITIES

BANNER GATEWAY RESIDENCES

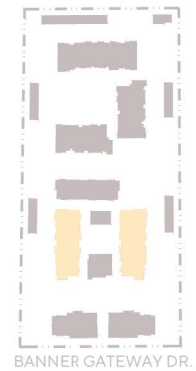
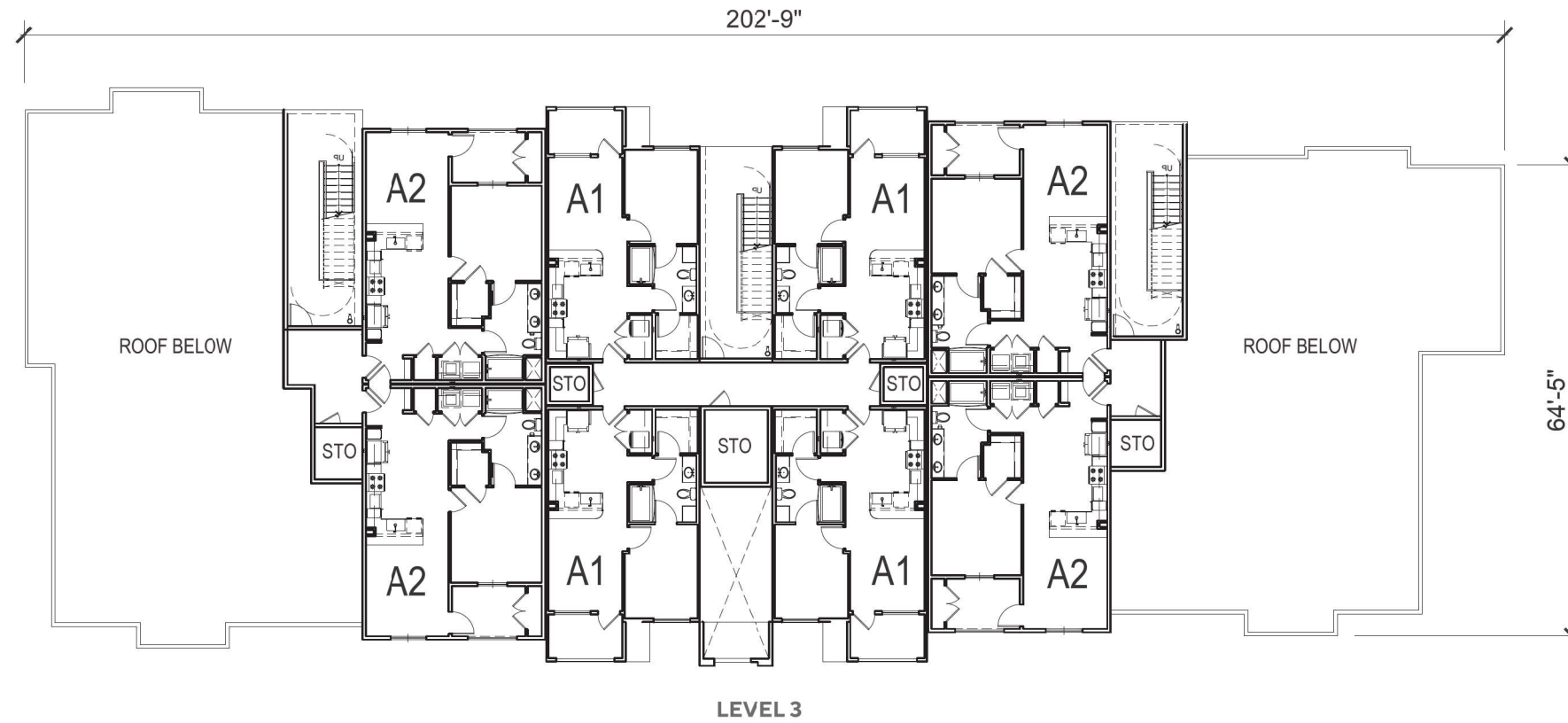
MESA, AZ

BUILDING B - FLOOR PLANS



A9

JOB NO. 2021-0179
DATE 10-21-2024



OAKDALE
COMMUNITIES

BANNER GATEWAY RESIDENCES

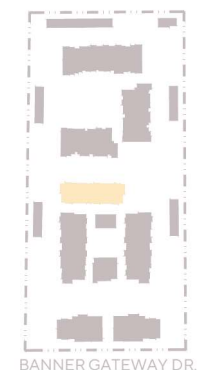
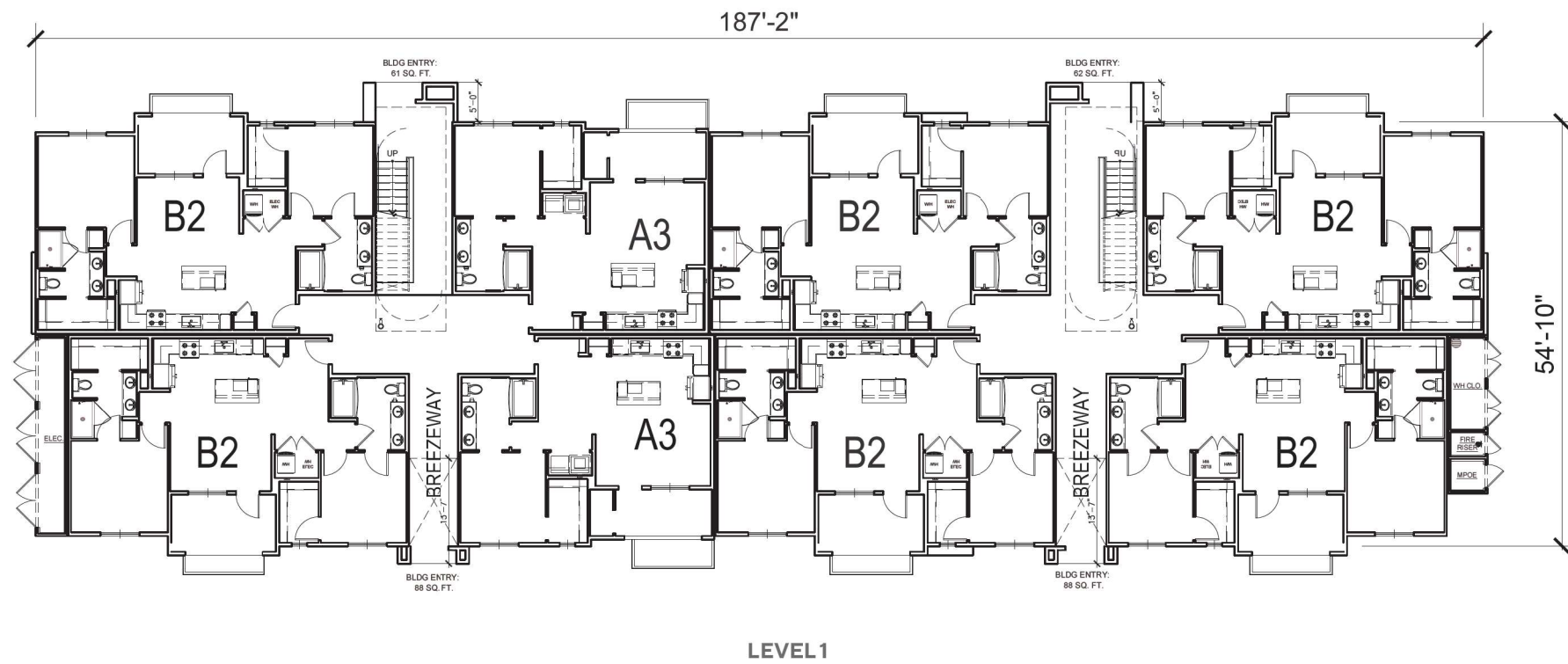
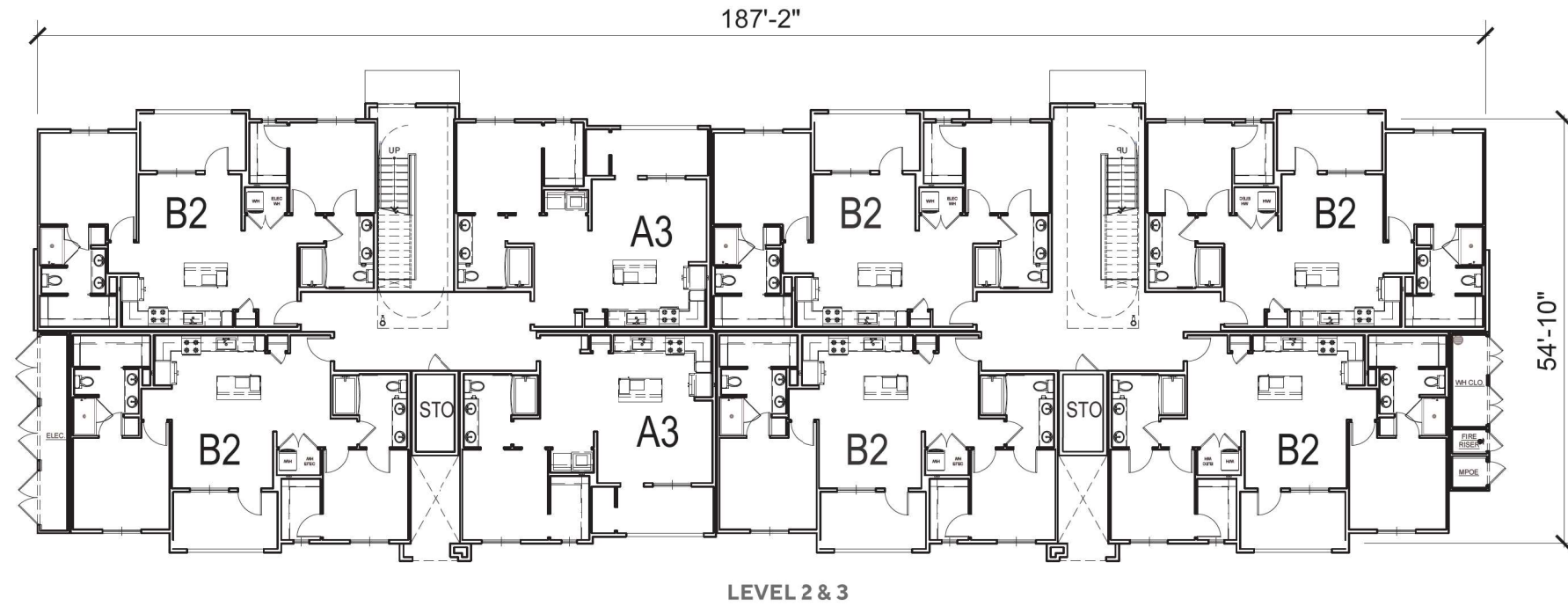
MESA, AZ

BUILDING B - FLOOR PLANS



A10

JOB NO. 2021-0179
DATE 10-21-2024



OAKDALE
COMMUNITIES

BANNER GATEWAY RESIDENCES

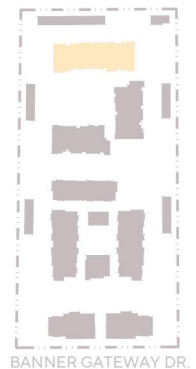
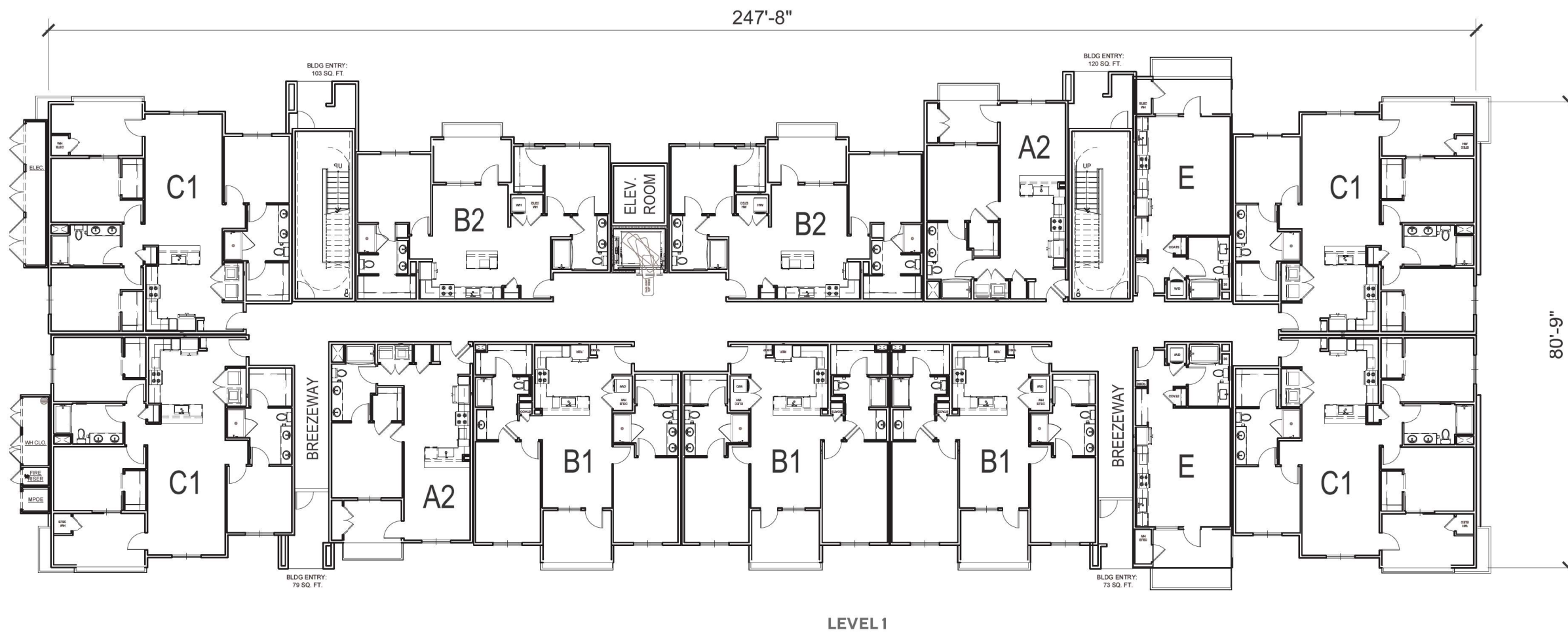
MESA, AZ

BUILDING C - FLOOR PLANS



A13

JOB NO. 2021-0179
DATE 10-21-2024



OAKDALE
COMMUNITIES

BANNER GATEWAY RESIDENCES

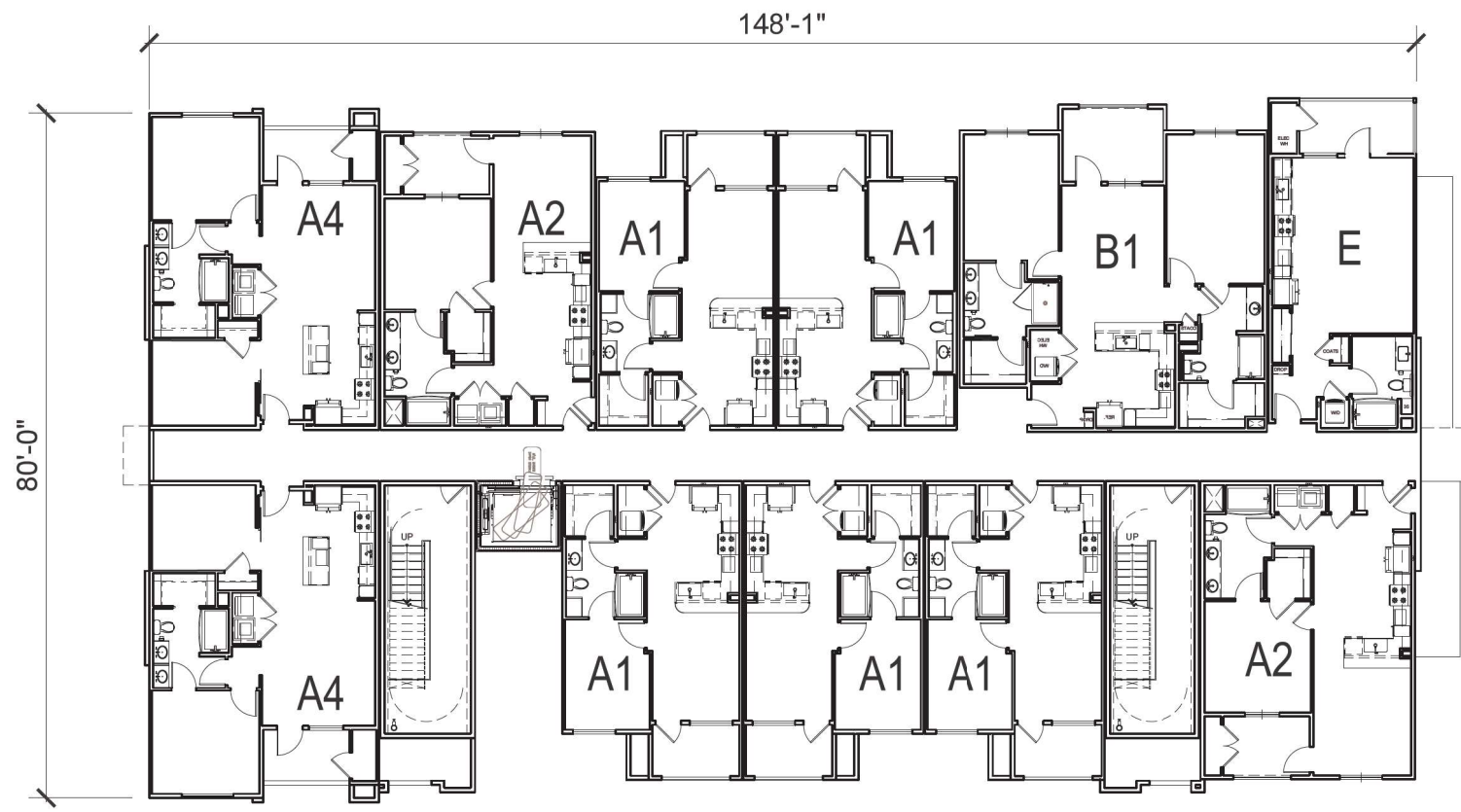
MESA, AZ

BUILDING D - FLOOR PLANS

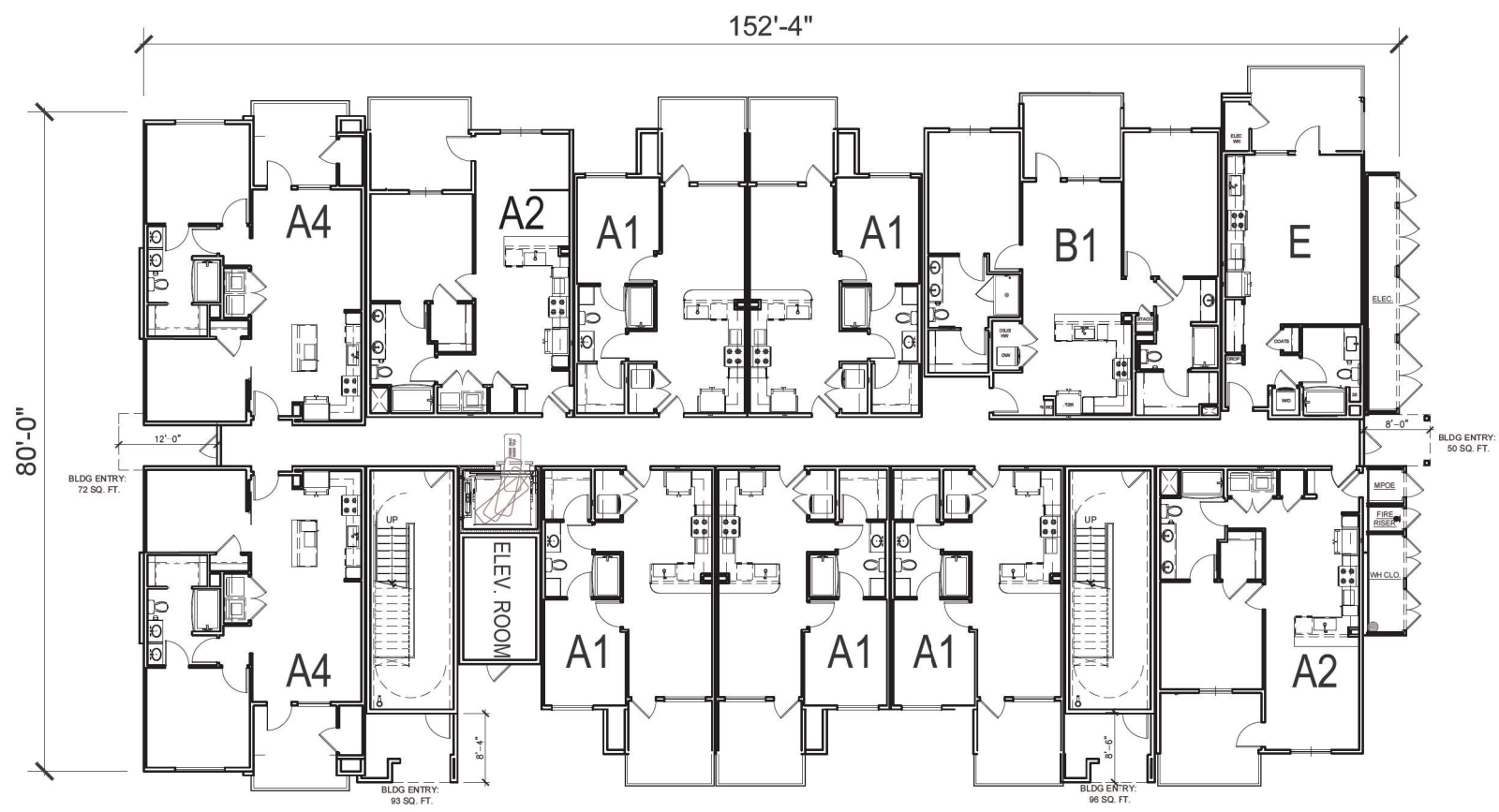


A16

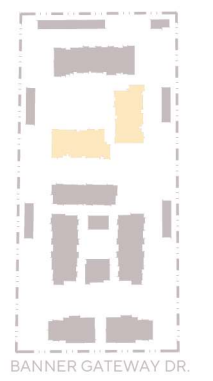
JOB NO. 2021-0179
DATE 10-21-2024



LEVEL 2 & 4



LEVEL 1



OAKDALE
COMMUNITIES

BANNER GATEWAY RESIDENCES

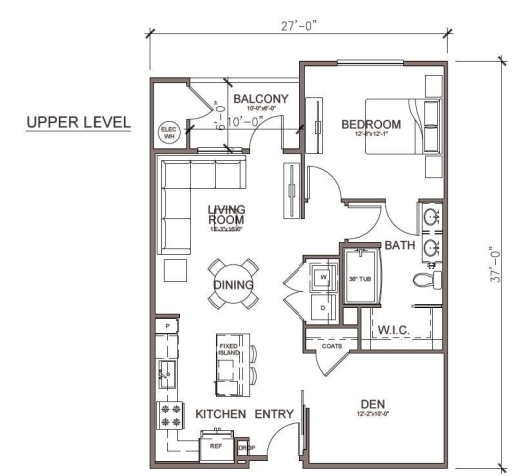
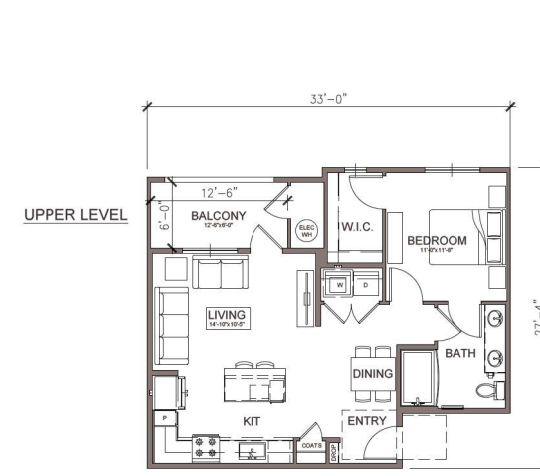
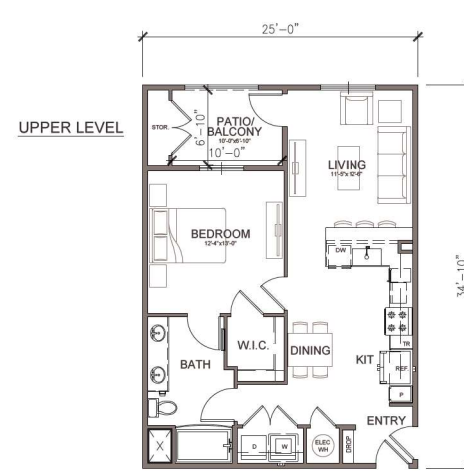
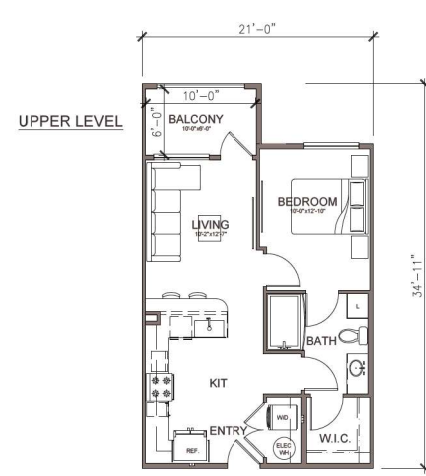
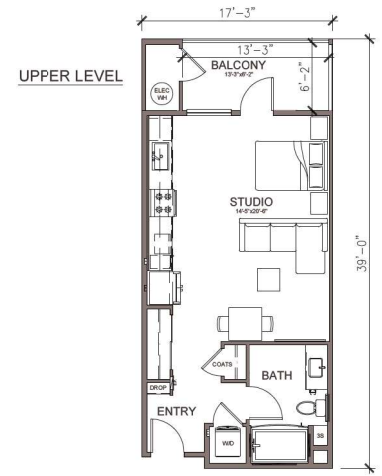
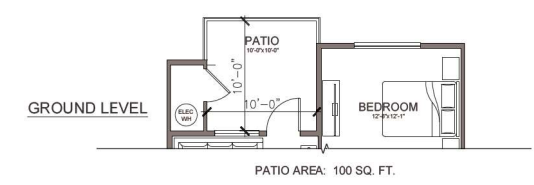
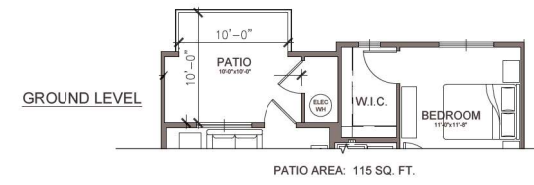
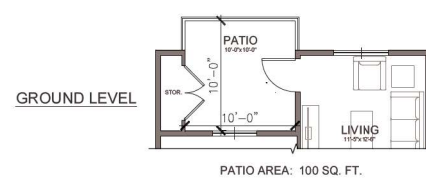
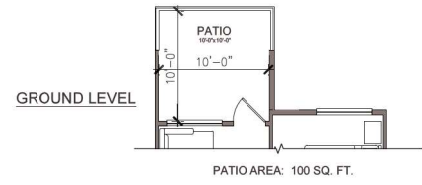
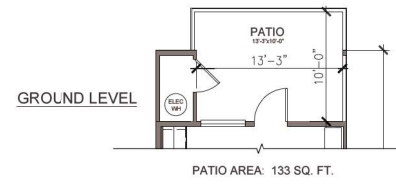
MESA, AZ

BUILDING E - FLOOR PLANS



A19

JOB NO. 2021-0179
DATE 10-21-2024



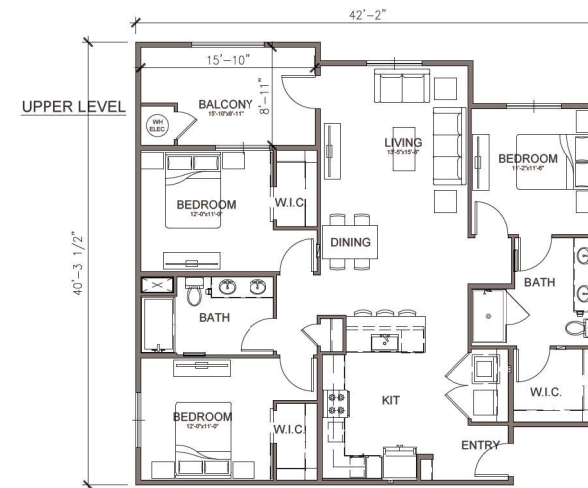
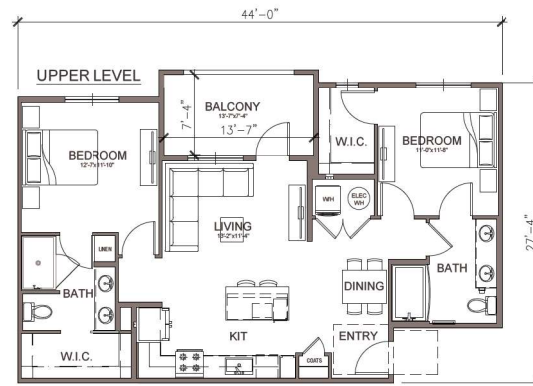
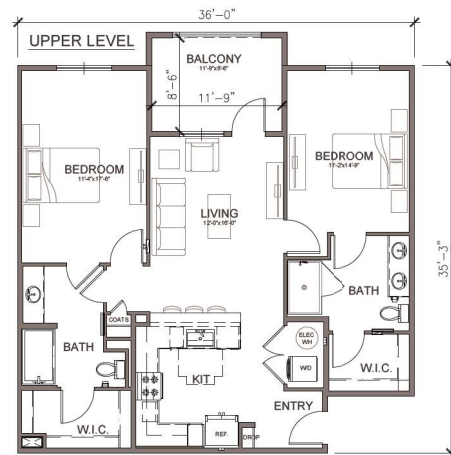
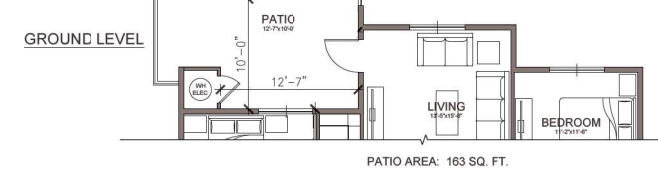
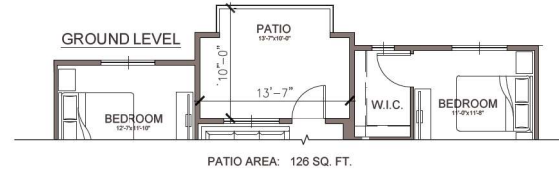
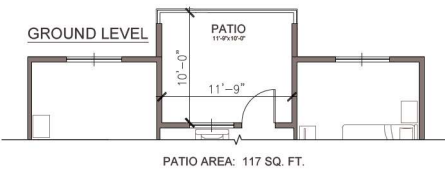
UNIT E - ANSI A: STUDIO
LIVABLE AREA: 555 SQ. FT.
BALCONY AREA: 60 SQ. FT.

UNIT A1 - ANSI B: 1BR / 1BA
LIVABLE AREA: 609 SQ. FT.
BALCONY AREA: 61 SQ. FT.

UNIT A2 - ANSI A (ALT 2): 1BR / 1BA
LIVABLE AREA: 778 SQ. FT.
BALCONY AREA: 69 SQ. FT.

UNIT A3 - ANSI B: 1BR / 1BA
LIVABLE AREA: 735 SQ. FT.
BALCONY AREA: 75 SQ. FT.

UNIT A4 - ANSI B: 1BR / 1BA / DEN
LIVABLE AREA: 888 SQ. FT.
BALCONY AREA: 60 SQ. FT.



UNIT B1 - ANSI A: 2BR / 2BA
LIVABLE AREA: 1157 SQ. FT.
BALCONY AREA: 100 SQ. FT.

UNIT B2 - ANSI B: 2BR / 2BA
LIVABLE AREA: 1045 SQ. FT.
BALCONY AREA: 100 SQ. FT.

UNIT C1 - ANSI A: 3BR / 2BA
LIVABLE AREA: 1415 SQ. FT.
BALCONY AREA: 129 SQ. FT.



BANNER GATEWAY RESIDENCES

MESA, AZ

UNIT PLANS



A22

JOB NO. 2021-0179
DATE 10-21-2024



FRONT

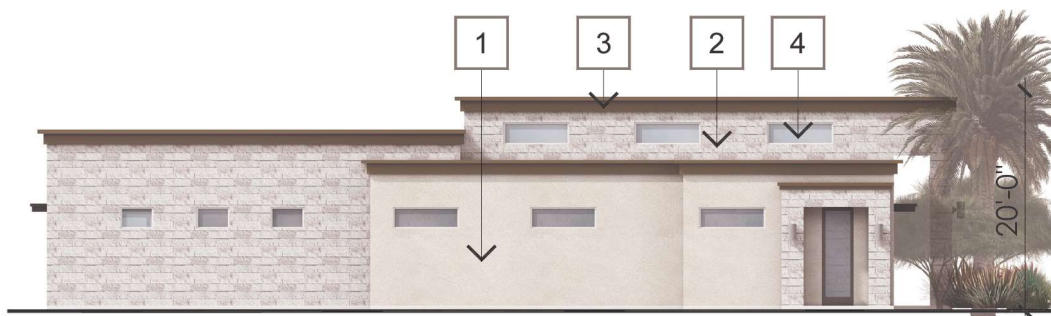
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 CORNICE CAP
- 4 VINYL WINDOWS
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 ARCHITECTURAL OVERHANG

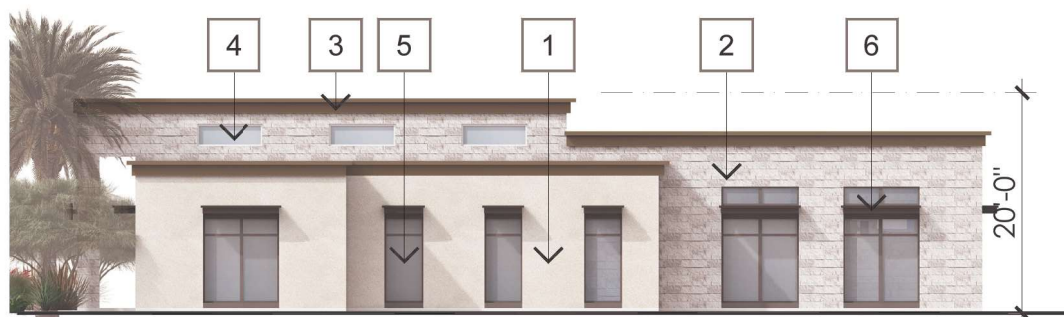
FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



REAR

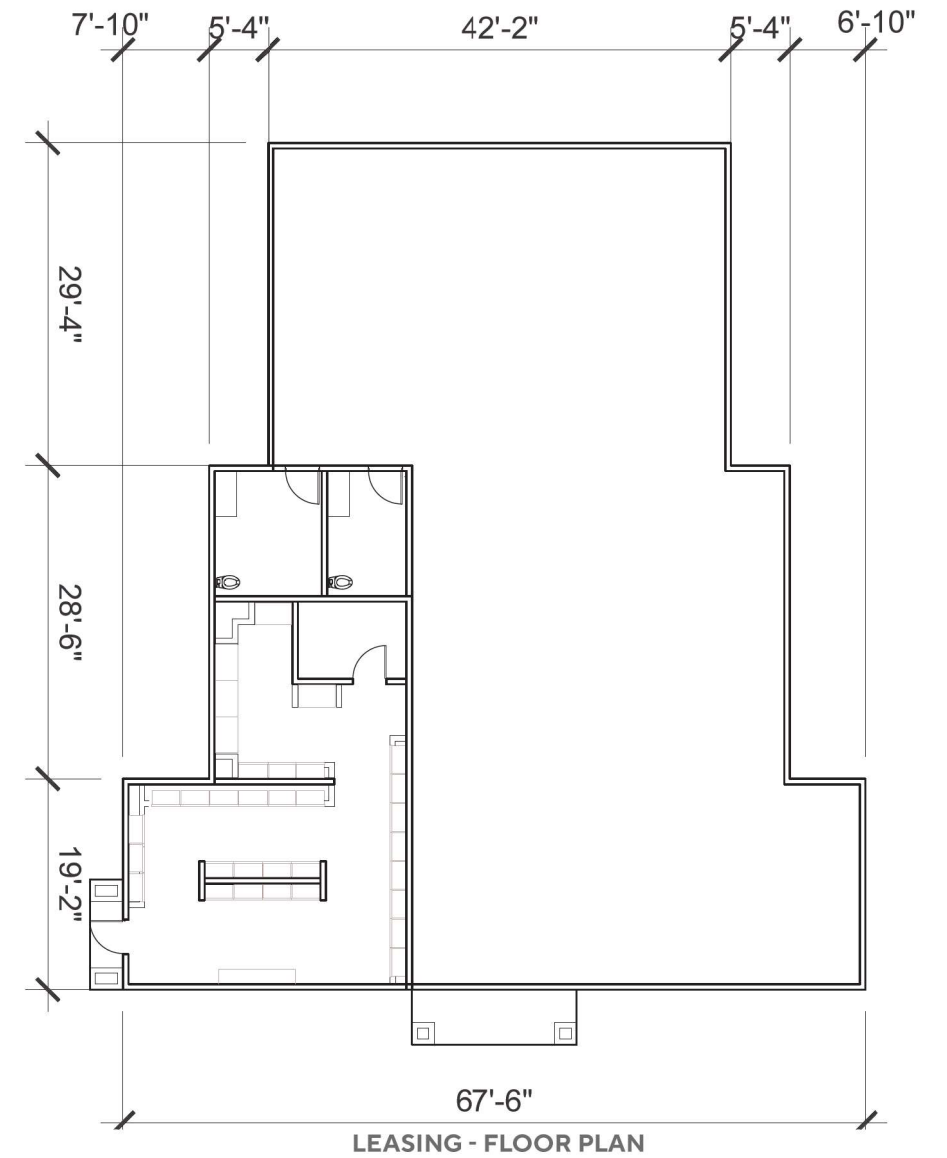


LEFT



RIGHT

LEASING		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



BANNER GATEWAY RESIDENCES

MESA, AZ

LEASING - ELEVATIONS & FLOOR PLANS



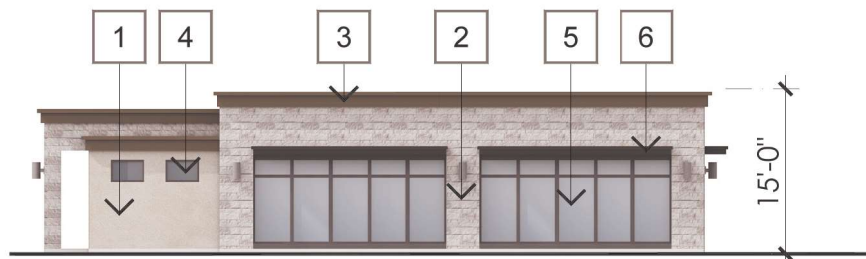
A24

JOB NO. 2021-0179
DATE 10-21-2024

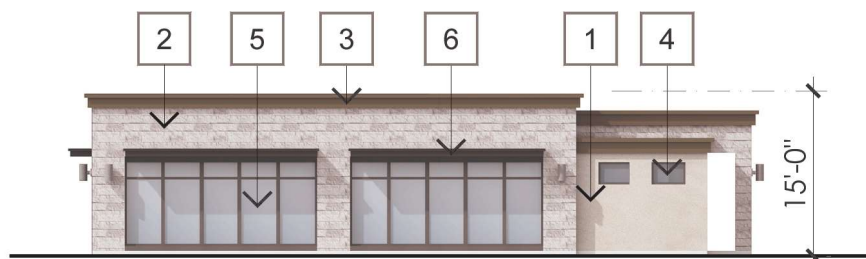
MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
- 2 STONE VENEER
- 3 CORNICE CAP
- 4 VINYL WINDOWS
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM
- 6 ARCHITECTURAL OVERHANG

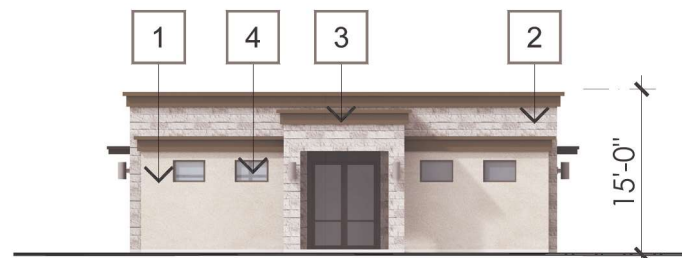
FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



RIGHT



LEFT

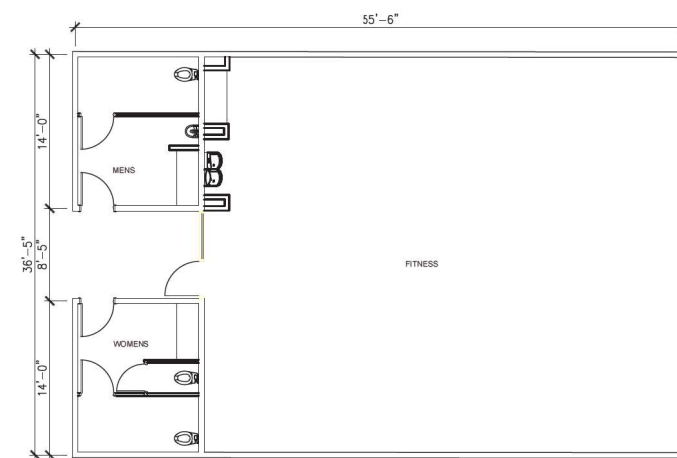


FRONT



REAR

FITNESS		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	48%	52%
LEFT	68%	32%
RIGHT	68%	32%



FITNESS - FLOOR PLAN



BANNER GATEWAY RESIDENCES

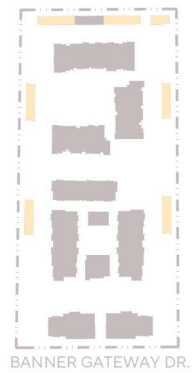
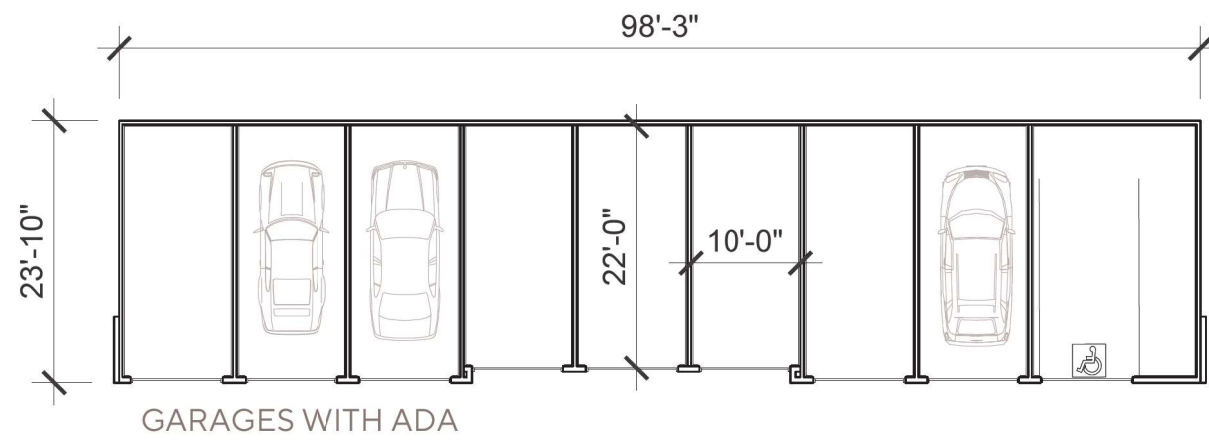
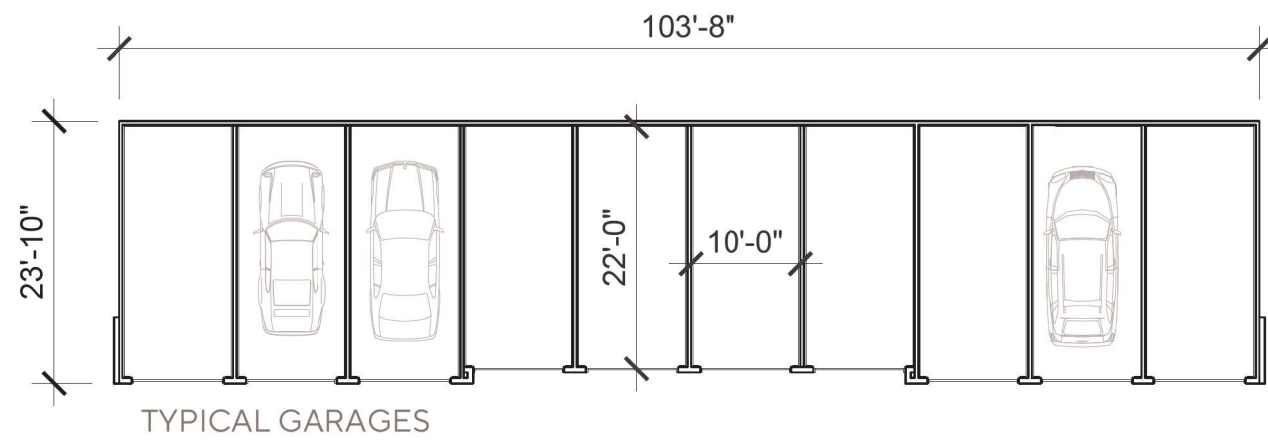
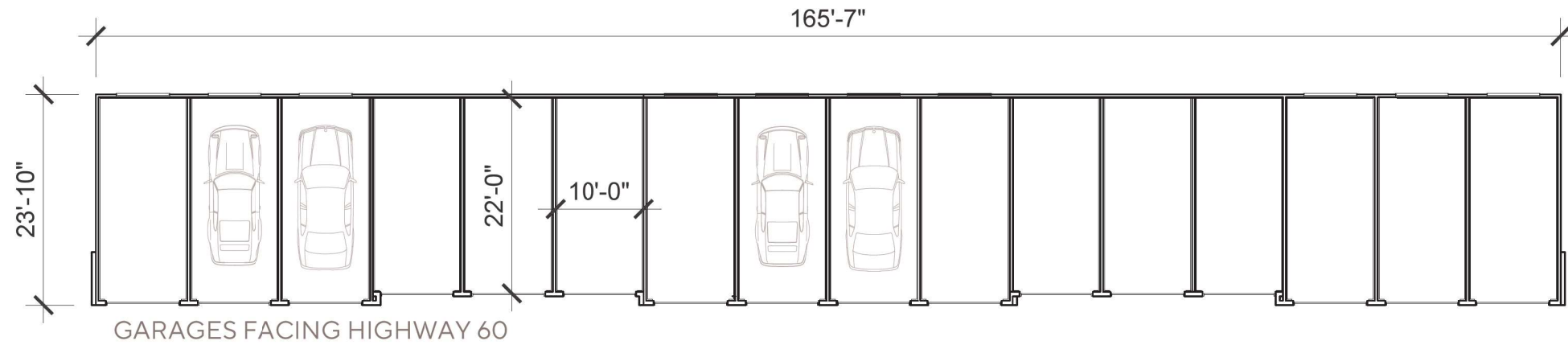
MESA, AZ

FITNESS - ELEVATIONS & FLOOR PLAN



A25

JOB NO. 2021-0179
DATE 10-21-2024



BANNER GATEWAY RESIDENCES

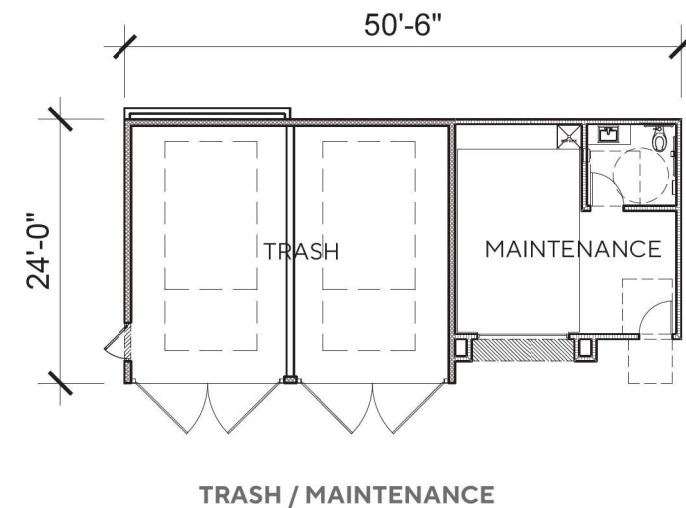
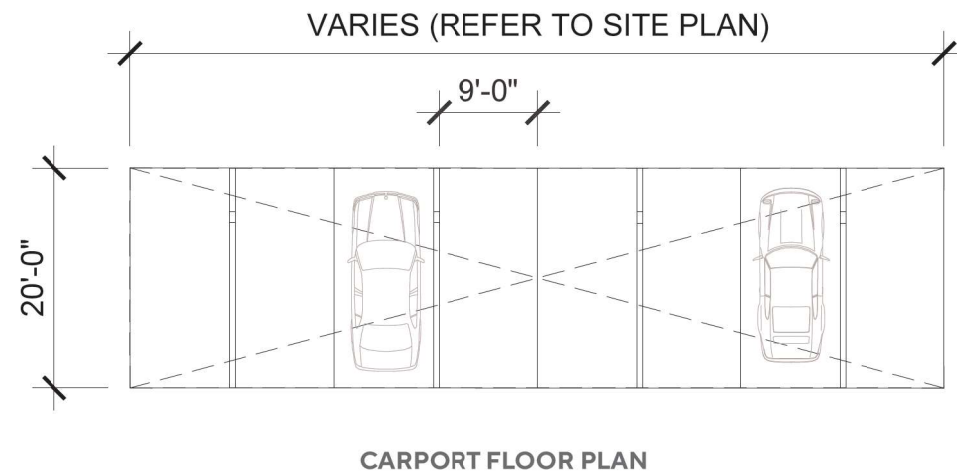
MESA, AZ

GARAGE FLOOR PLANS



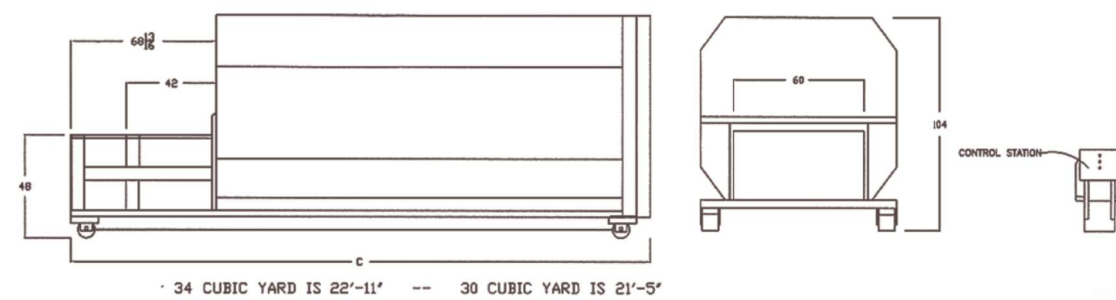
A26

JOB NO. 2021-0179
DATE 10-21-2024



TRASH SUMMARY						
SOLID WASTE						
UNITS	C.Y. PER UNIT	TOTAL C.Y.	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	# PICK-UPS/WK	TOTAL COMPACTED TRASH PER PICK UP (C.Y.)
260	0.5	130	3	43.33	2	22
RECYCLING						
UNITS	C.Y. PER UNIT	TOTAL C.Y.	COMPACTION RATIO	TRASH (C.Y.)	# PICK-UPS/WK	TOTAL COMPACTED TRASH PER PICK UP (C.Y.)
260	0.5	130	3	43.33	2	22

NOTE: The trash and recycling are managed through a third party valet service where trash and recycling are collected throughout the residences and will be compacted in the trash enclosure. The Compact ratio is 3:1 and the pick up is twice a week.



BANNER GATEWAY RESIDENCES

MESA, AZ

TRASH & CARPORT FLOOR PLANS



A28

JOB NO. 2021-0179
DATE 10-21-2024

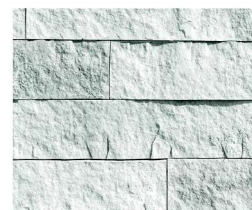


BUILDING E
REAR ELEVATION

LEASING BUILDING
FRONT ELEVATION



1. PAINTED STUCCO 20/30 FINISH



2. STONE VENEER SPLIT LIMESTONE WHITE



3. VINYL WINDOWS WHITE



4. ALUMINUM STOREFRONT TO MATCH PAINT SPEC E OR EQUIVALENT



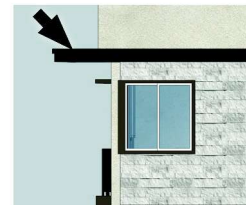
5. METAL RAILING & STAIRS TO MATCH PAINT SPEC D



6. AWNINGS TO MATCH PAINT SPEC C



7. METAL AWNING TO MATCH PAINT SPEC D



8. ARCHITECTURAL OVERHANG TO MATCH PAINT SPEC D



9. ARCHITECTURAL TRIMS TO MATCH PAINT SPEC E



10. DECORATIVE TRIM BANDS TO MATCH PAINT SPEC C



11. CORNICE CAPS TO MATCH PAINT SPEC C



A. SW 7011 NATURAL CHOICE



B. SW 7024 FUNCTIONAL GRAY



C. SW 7034 STATUS BRONZE



D. SW 6258 TRICORN BLACK



E. SW 7069 IRON ORE



OAKDALE COMMUNITIES

BANNER GATEWAY RESIDENCES

MESA, AZ

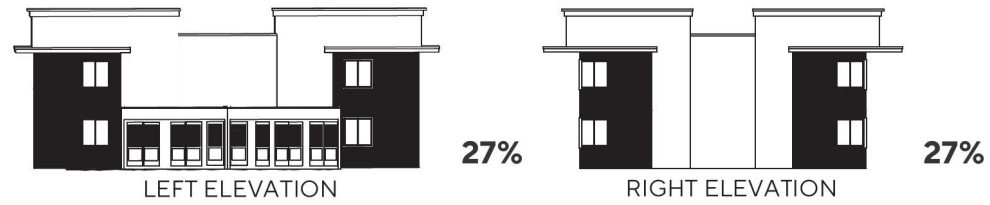
COLOR & MATERIAL BOARD



A34

JOB NO. 2021-0179
DATE 10-21-2024

BUILDING A



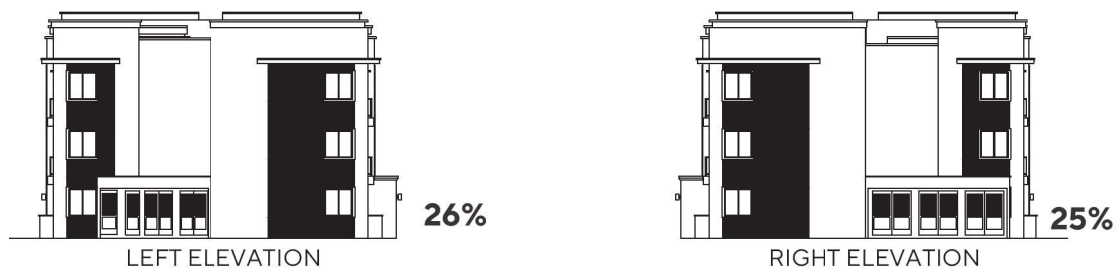
BUILDING B



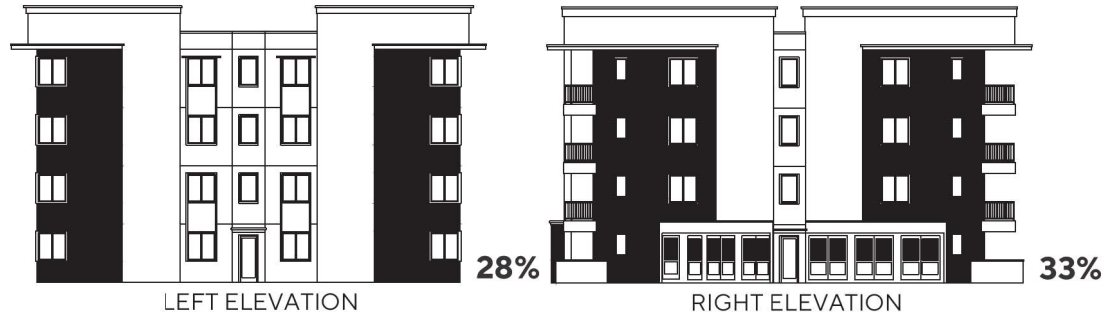
LEGEND



BUILDING C



BUILDING E



BANNER GATEWAY RESIDENCES

MESA, AZ

MATERIAL FACADE ANALYSIS 01





A30

JOB NO. 2021-0179
DATE 10-21-2024

BUILDING D

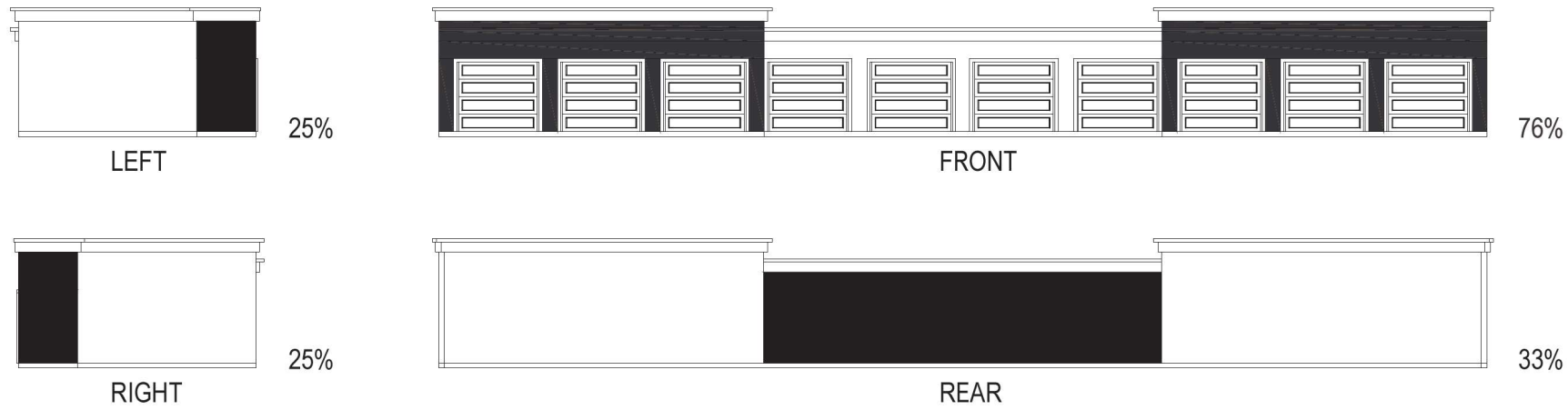
LEGEND

 STUCCO

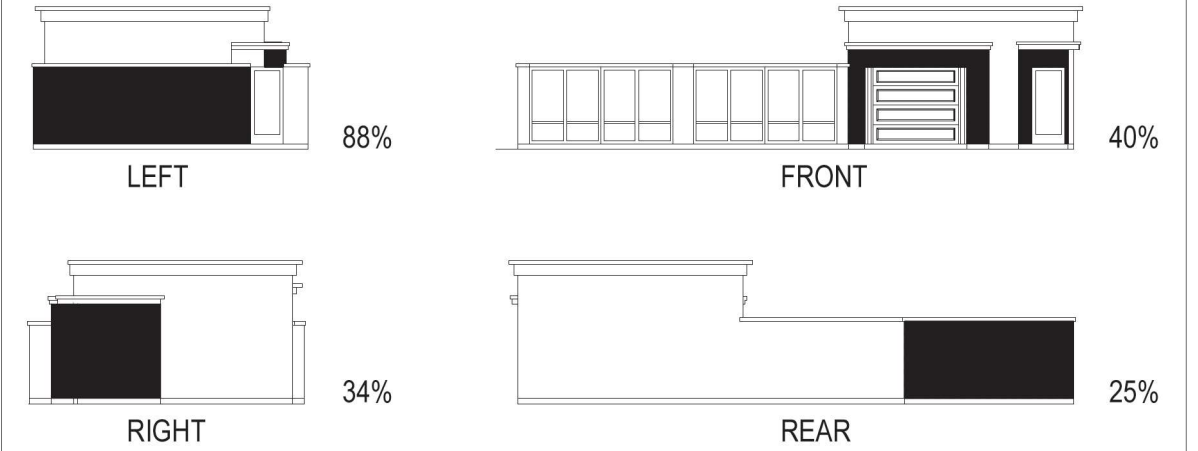
 STONE VENEER



GARAGES



TRASH ENCLOSURE



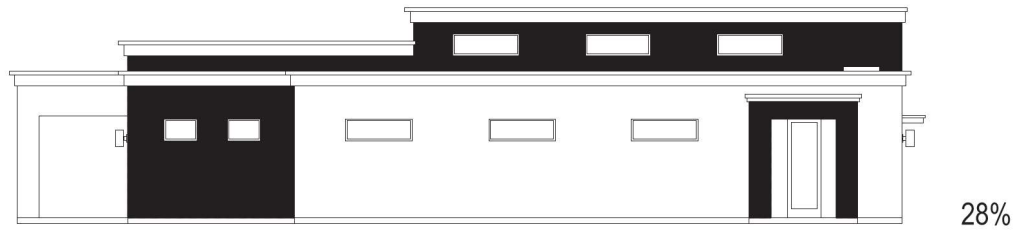
LEASING



FRONT



REAR



LEFT

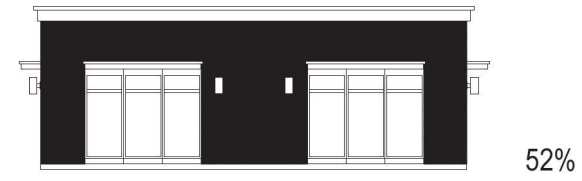


RIGHT

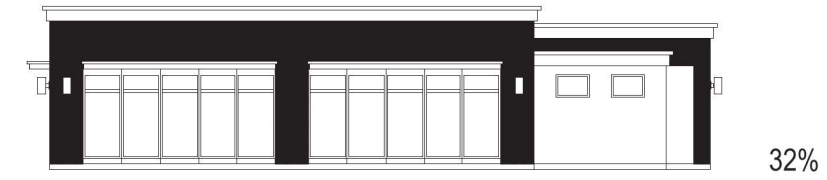
FITNESS



FRONT



REAR



LEFT



RIGHT

