



MEMORANDUM

To: Nana Appiah
From: Brennan Ray
Date: December 4, 2020
Update: January 26, 2021
RE: **250 Main Street
Site Plan Narrative**

I. INTRODUCTION

Vivo Investment Group (“Vivo”)¹ is looking to update and renovate approximately 3.5 acres located at 250 West Main Street (the “Site”). The Site currently consists of a vacant hotel (Ramada by Wyndham Mesa Downtown) and restaurant (il Vinaio). The hotel is presently closed as there were significant challenges in its current conditions that did not allow it to attract visitors including its location and the development of better located, newer lodging accommodations. As a result of the continued low occupancy the hotel and Site has become subject to vandalism, vagrancy, and multiple break-ins over the past year and other less-than-desirable activities. Vivo intends to convert the hotel into a vibrant multi-family community known as “Vivo Living Apartment Homes” with 130 studio residences, a density of approximately 37.14 dus/ac. Vivo will provide the City of Mesa (the “City”) with the type of new “[re]development” that is needed in the Downtown Area, potentially becoming a catalyst for future redevelopment in the area and providing much needed support for the commercial developments in the area and an alternative housing choice for people looking to live in the Downtown Area in close proximity to a Light Rail station.

The proposed changes (described in greater detail below) and conversion is a text-book example of adaptive reuse of an existing rundown, dilapidated building in an infill setting. Consistent with adaptive reuse principles, Vivo’s proposal rescues a discarded, unkempt building from a destructive fate and gives it new purpose—a purpose that is compatible with and furthers the City’s vision and goals for the Downtown Area. Through the adaptive reuse of the Site, additional people will be able to live in the Downtown Area, creating opportunities for economic growth to occur. Adaptive reuse of the hotel is one of the most maximized uses of recycling. Through it, the values of reuse/recycle/repurpose come to the surface and are put on display. Adaptive reuse is a valuable method to conserve materials on a community level.

¹ Vivo Investment Group is a full-service private real estate investment and management company that specializes in converting low-demand hotels to micro-apartment complexes while reducing traffic, waste, and sprawl.

II. EXISTING SITE

An aerial of the Site is included as *Exhibit 1*. The hotel is approximately 65,096 square feet and contains 130 rooms. *See Exhibit 2, Existing Site Plan*. The Site is zoned Downtown Core. Vivo's proposed redevelopment complies with the Downtown Core.

The Site is located in the Downtown, Transit Corridor – Station Area. One of the goals of this area is to create a pedestrian-friendly area with options for housing, employment, shopping, entertainment, and event. Where possible and practical, developments should provide ways to engage the street to help provide an active street life. The Site is also located within the Central Main Street Area Plan in the Downtown Transit Node Character Area. The Central Main Plan likewise promotes pedestrian-friendly developments that engage the street. Vivo's proposed redevelopment is supported by the General Plan and is consistent with the Downtown Core zoning. *See Appendix A: General Plan Compatibility*

III. PROPOSED REDEVELOPMENT PLAN

A. Main Street Frontage

Consistent with adopted plans for the Site, Vivo anticipates making modifications throughout the Site to enhance future residents experiences and the Main Street frontage to provide an active, engaging street presence. *See Exhibit 3, Proposed Site Plan, Exhibit 4, Landscape Plan, and Exhibit 5, Entry Enlargement Plan*. Specifically, Vivo is making changes to the porte-cochere and Main Street frontage. The proposed architectural and landscape modifications embody the City's desire to create a more active, urban Downtown experience by providing an architectural connection from the existing building to the pedestrian walkway along Main Street. *See Exhibit 6, Entry Elevations*. Vibrant modern signage is proposed atop the new distinctive steel structure magnifying the features' urban presence. Pedestrian level accent lighting highlights the new structure and encourages pedestrians to enter the Site. Within this proposed structure, the area has been redesigned from a vehicular focused environment to a pedestrian friendly patio space and adjacent dog park. To achieve these changes, the Main Street access will be modified by removing the western most vehicular access point. This change allows for additional landscaping area and improved parking and access into the property. The proposed enhancements transform the existing, neglected streetscape into an exciting, pedestrian friendly urban edge. *See Exhibit 7, Site Details*.

In addition to the main building enhancements, additional modifications are proposed to the western building. *See Exhibit 8, Co-Working Building Façade*. The existing stone wall that is on the building will remain, however several additional enhancements are being made to architecturally tie this building into the proposed changes on the main building. A standing seam metal roof with steel structures similar to the one being added to the porte-cochere will be added to this building. Internally lit steel shadow boxes with decorative panels will be placed on the building's exterior façade. The proposed improvements to this building will create a consistent architectural style along the Main Street frontage.

In addition to the Main Street changes, Vivo is proposing to gate the entire Site. *See Exhibit 9, Wall Plan and Wall/Fence Details*. The fencing provided along the northern property line is adjacent to an existing low concrete wall. View fencing will be installed in this location but will be setback from the property line between 2-5 feet so as to no interfere with the existing short

retaining wall. With the gating, pedestrian access through the Site to public sidewalks and the public transportation network will be better defined, resulting in greater pedestrian safety. As is detailed on the Pedestrian Circulation Plan, convenient pedestrian gates are provided with direct access to the public sidewalks. *See Exhibit 10, Pedestrian Circulation Plan.*

B. Interior Modifications

Lobby. The current lobby area will be converted to a lounge and game room space with a coffee station, refreshments area, communal tables and chairs, sofas, a small functioning meeting area and some signature games for all residents to access at their convenience. *See Exhibit 11, Proposed Game Room & Lounge Area Plan and Exhibit 12, Game Room & Lounge Area Perspectives.* Currently, the lobby includes a large L-shaped reception desk and check-in area that will be removed. The remaining floor layout will remain unchanged.

Bar/Restaurant. A section of the current bar and restaurant area will be converted to a co-working and lounge space equipped with a large conference table, smaller writing desks, ergonomic chairs, sofas and refreshment station, for use only by the residents and their guests. The co-working area is designed to provide a space where residents will be able to work in a more vibrant, social setting. Key features of the space (e.g. the fireplace) will remain unchanged while outdated features (e.g. the bar, terraced platform, etc.) will be removed. The remaining layout that will not be converted to the co-working/lounge space will become a self-storage area to be used solely by residents. *See Exhibit 13, Proposed Co-Working Area Plan and Exhibit 14, Co-Working Lounge Area Perspectives.*

Fitness Center. The current secondary dining area will be converted to a fully functioning fitness center with state-of-the-art equipment such as full-length mirrors, stationary bikes, ellipticals, treadmills, workout mats and weightlifting equipment. *See Exhibit 15, Proposed Fitness Center Layout and Exhibit 16, Fitness Center Perspective.*

Studio Apartments. In addition to the “common area” changes, Vivo is converting the existing hotel rooms into studio apartments. *See Exhibit 17, Studio Perspective.* The existing rooms will be remodeled by adding a kitchen sink, cook top, microwave, cabinets, and a refrigerator as well as upgrades to each bathroom and new flooring. *See Exhibit 18, Studio Floor Plans.*

C. Exterior Update

Vivo plans on updating the exterior colors of the building and door consistent with the concept images at *Exhibit 19, Proposed Exterior Painting Update.* Additionally panels have been added to all outward facing existing rails/fencing to tie in to the proposed Main Street frontage enhancements throughout the development. *See Exhibit 20, Railing Application.*

IV. SPECIAL USE PERMIT

In connection with the proposed changes, Vivo requests a Special Use Permit to reduce the minimum number of parking spaces and the number of covered parking spaces per residential unit. The City’s Zoning Ordinance in Section 11-32-3(A) requires 1.2 spaces per dwelling unit (26 or more total units) for apartments located within ¼ radius of a light rail station. The equates to approximately 156 parking spaces for the multi-family residential, in addition to the requirements for the restaurant (believed to be an additional 70 parking spaces) for a total requirement of

approximately 226 spaces. Vivo is providing 159 spaces. Additionally, there is a need to reduce the number of covered parking spaces in order to provide appropriate amounts of landscaping and landscaped parking islands throughout the development. Covered parking spaces (covering a total of 63 parking spaces) are provided along the Site's northern and eastern parking areas. The parking reduction is appropriate for a number of reasons including:

- The Site is a textbook example of adaptive reuse of existing building in an urban, infill setting;
- The provided parking is appropriate for the needs of a development with 130 studio units (which is a lower bedroom count than traditional multi-family developments with 1-, 2-, and 3-bedroom units);
- The Site is within approximately 50 feet of the Main Street Light Rail Station;
- The Site is within approximately 350 feet of State Rout 87/Country Club Drive and the number Valley Metro busses traveling along a high-capacity transit corridor; and
- The Site is within approximately 200 feet of Mesa Bike Route 3 (along 1st Street.

Further, the multi-family uses will continue to be served by the proposed parking. It is anticipated the parking demand generated by the development will not exceed the capacity, given the close proximity to the train station, nor will it detrimentally impact the supply of on-street parking in the area. The proposed reductions to the number of parking spaces and covered spaces are appropriate under the circumstances.

V. CONCLUSION

Vivo Living Apartment Homes will be an exciting, vibrant multi-family development that makes good use of this challenging, infill, adaptive reuse Site. The proposed changes are supported by the City's General Plan, consistent with the Site's Downtown Core zoning district, and are compatible with the surrounding area. Vivo Living Apartment Homes creates a sustainable solution for this Site and an attractive presence in the area.

Appendix A: General Plan Compatibility

The proposed redevelopment is supported by the City's General Plan goals, objectives, and policies as follows:

Guiding Principle 1: Create and maintain a variety of great neighborhoods.

Key Element 1: Safe, Clean and Healthy Living Environment

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards.
- Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoiding incompatible land uses and/or providing appropriate transitions between uses.
- Encouraging new development and redevelopment that improves walkability between housing and key amenities and services.
- Locate and design public spaces so that there is a high degree of natural surveillance.
- Provision of active outdoor open space for all ages.

Key Element 2: Build Community and Foster Social Interaction

- Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Key Element 3: Connectivity and Walkability

- It is also important to design and maintain neighborhoods to be walkable. Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- Block lengths developed consistent with the character area standards.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with nighttime lighting of the street, sidewalk and paths.
- Utilizing Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping, and buildings along streets.
 - Encouraging a development pattern that provides easy, multimodal access to shopping, work, recreation, and other nearby amenities.

Key Element 4: Provide for Diversity

- Having a variety of housing types provides interest to the built environment and provides the opportunity for differing people to live in close proximity to one another. The variety of housing also allows people to stay in the same neighborhood as their housing needs change throughout their life.

- Neighborhoods become interesting places to live when you can encounter a variety of people. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger.
- Encouraging a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

Key Element 5: Neighborhood Character and Personality

- Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods.
- Supporting new development and redevelopment projects that support the identity of the neighborhood and rejecting proposals which fail to do this.

Key Element 6: Quality Design and Development

- Requiring that all building facades that face a street or public space have architectural interest.
- Unique public or community spaces that provide a focal point to draw people together.
- Maintaining a pedestrian scale and attractiveness along streets

Neighborhoods Policy P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhoods Strategy S5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

Housing

- Providing a mix of high-quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and monitoring a variety of great neighborhoods.
- Encouraging the integration of a mix of housing options in each area of the city.
- Requiring the application of Crime Prevention Through Environmental Design principles to the development and redevelopment of multi residence projects.
- Requiring architectural design, outdoor space, and amenities that will maintain value over time, and including a requirement for perpetual maintenance of these original design features.

Housing Policy 1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.

RE: 250 W. Main
Site Plan Narrative
January 26, 2021

Redevelopment

Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.

Transportation

Transportation Goal 2

- Objective 2 – Make walking safe, convenient and enjoyable while encouraging social interaction in public places.



W 1ST ST

HWY 87/COUNTRY CLUB DR

N MORRIS

N ROBSON

W MAIN ST

S ROBSON

BUILDING 4

BUILDING 5

BUILDING 3

BUILDING 2

BUILDING 1

RESTAURANT

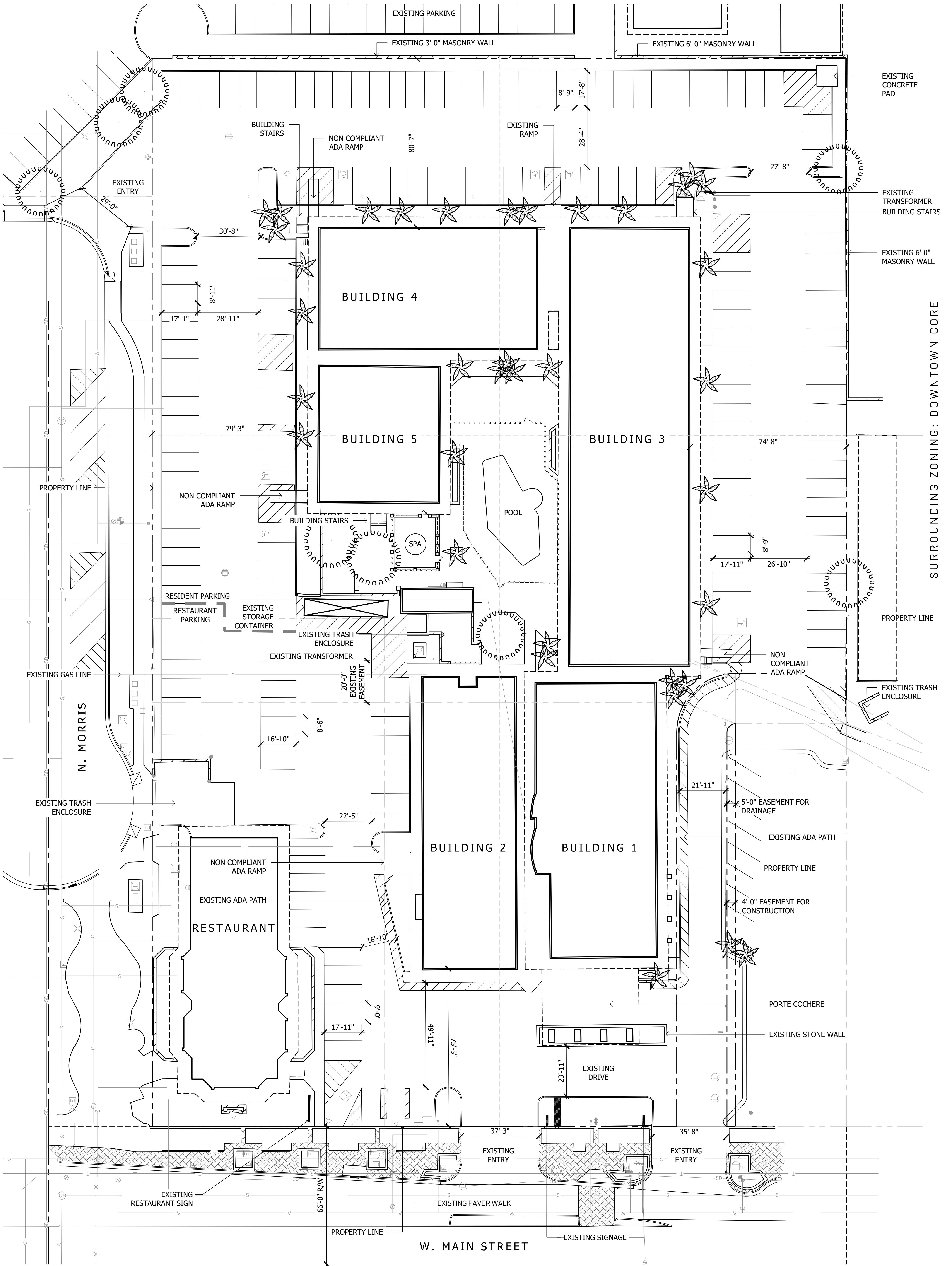
VIVO - DOWNTOWN MESA

Context Site Plan with Aerial

Scale 1:50' Date: 10-26-2020

ABLSTUDIO.COM

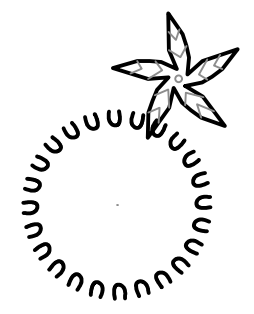


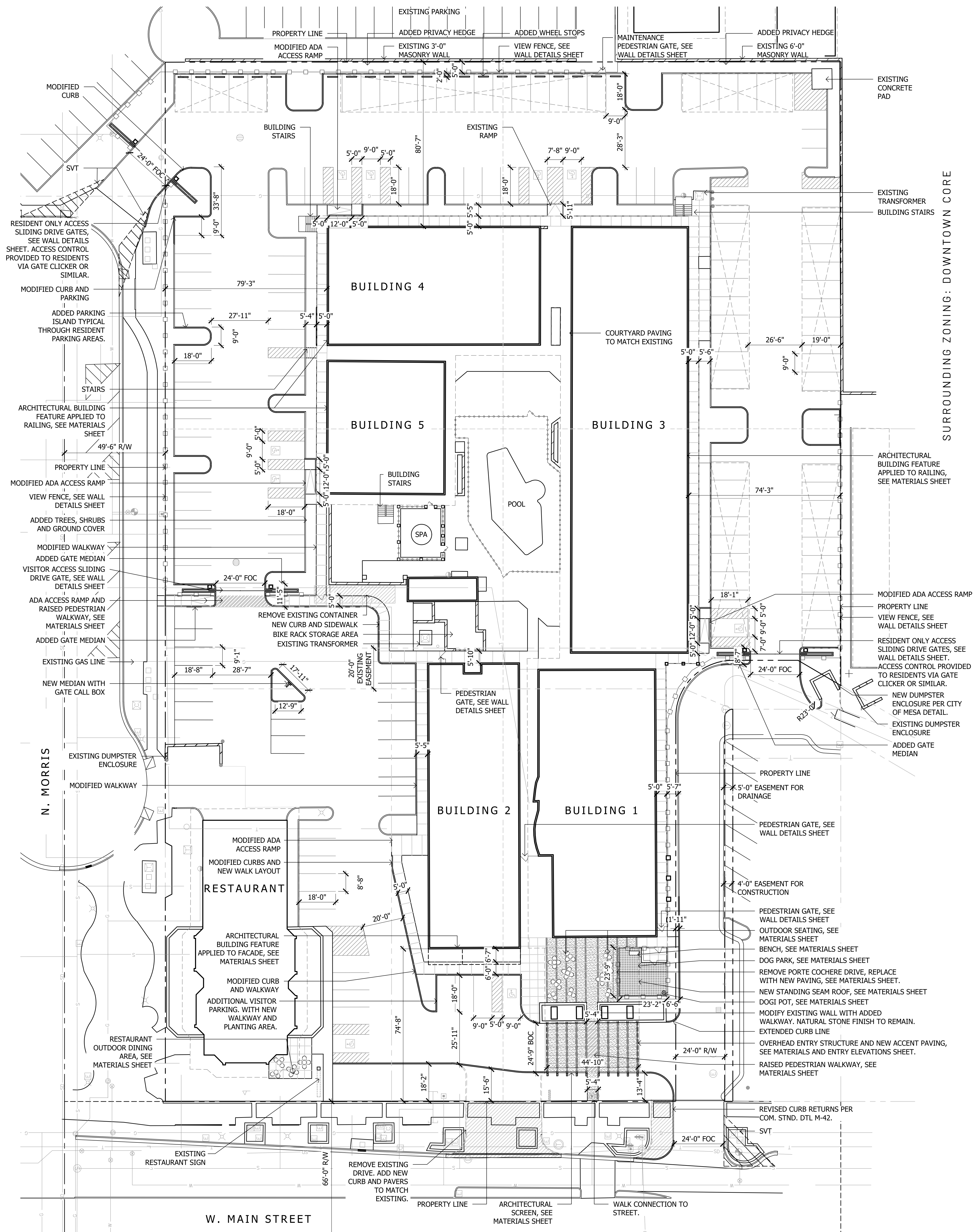


SURROUNDING ZONING: DOWNTOWN CORE

PLANT MATERIALS LEGEND

- Trees
- Existing Palm Tree
- Existing Shade Tree





SURROUNDING ZONING: DOWNTOWN CORE

PARKING CALCULATIONS

Hotel/Apartments				
Description	ADA	Covered	Uncovered	Total Spaces
Required	6*	0	150	156**
Existing	7	0	125	132
Proposed	8	63	57	128

Restaurant			
Description	ADA	Other spaces	Total Spaces
Required	3*	67	70***
Existing	1	38	39
Proposed	1	30	31

*Based on typical ADA Accessibility Standards
 **1.2 x # of units (130)
 ***SF / 75 (SF=5,252)

LAND AREA

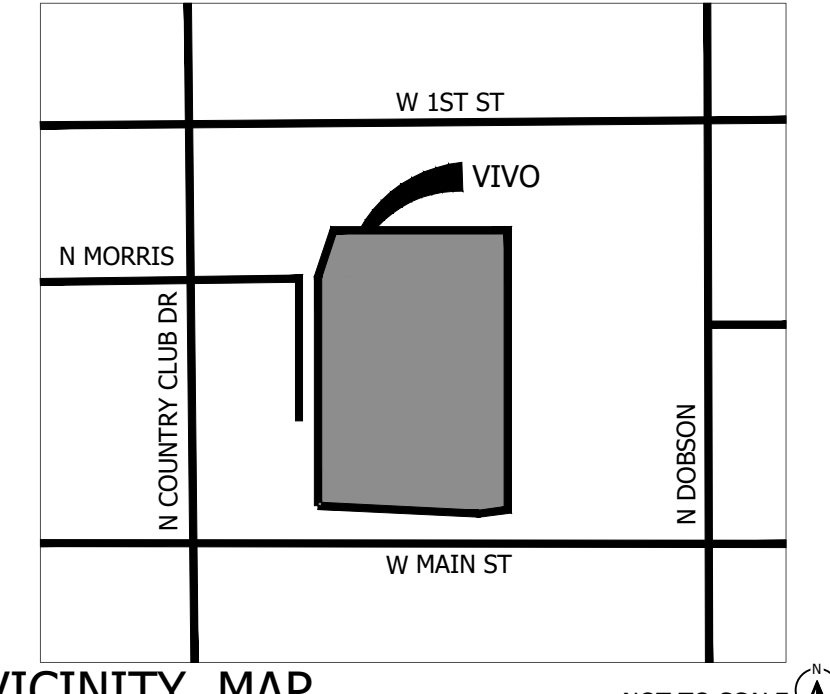
152,531 Square Feet
 3.502 Acres

BUILDING INFORMATION

Description	Type	Stories	Height	Area
Building 1	Hotel Building	2 stories	22' +/-	7,392 sf
Building 2	Building	1 story	17' +/-	6,388 sf
Building 3	Hotel Building	2 stories	22' +/-	12,065 sf
Building 4	Hotel Building	2 stories	22' +/-	6,090 sf
Building 5	Hotel Building	2 stories	22' +/-	3,801 sf
Building 6	Maint/Pool Eq.	1 story	9' +/-	415 sf
Resturant	Resturant	1 story	18' +/-	5,242 sf

Total Units

130 units



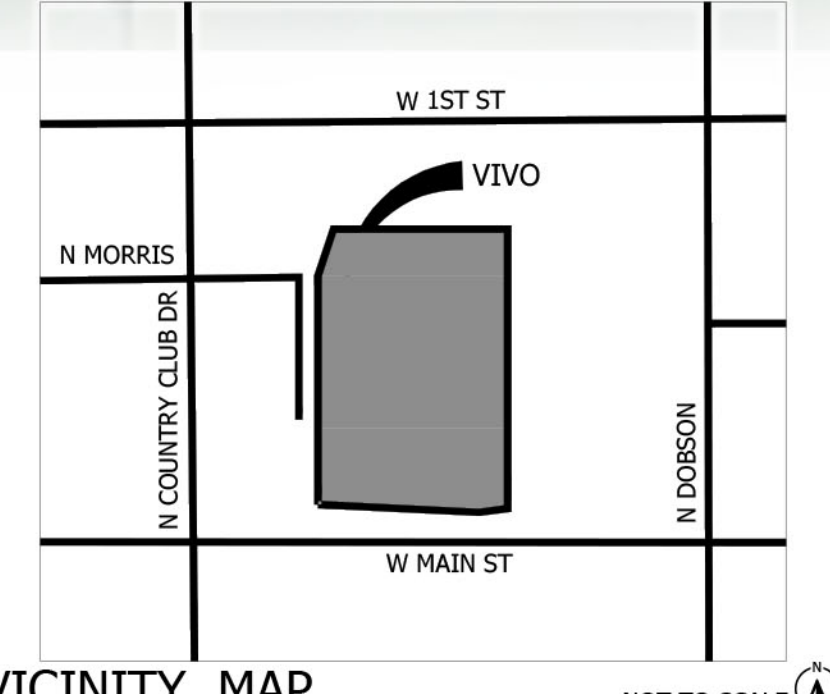
VICINITY MAP

NOT TO SCALE

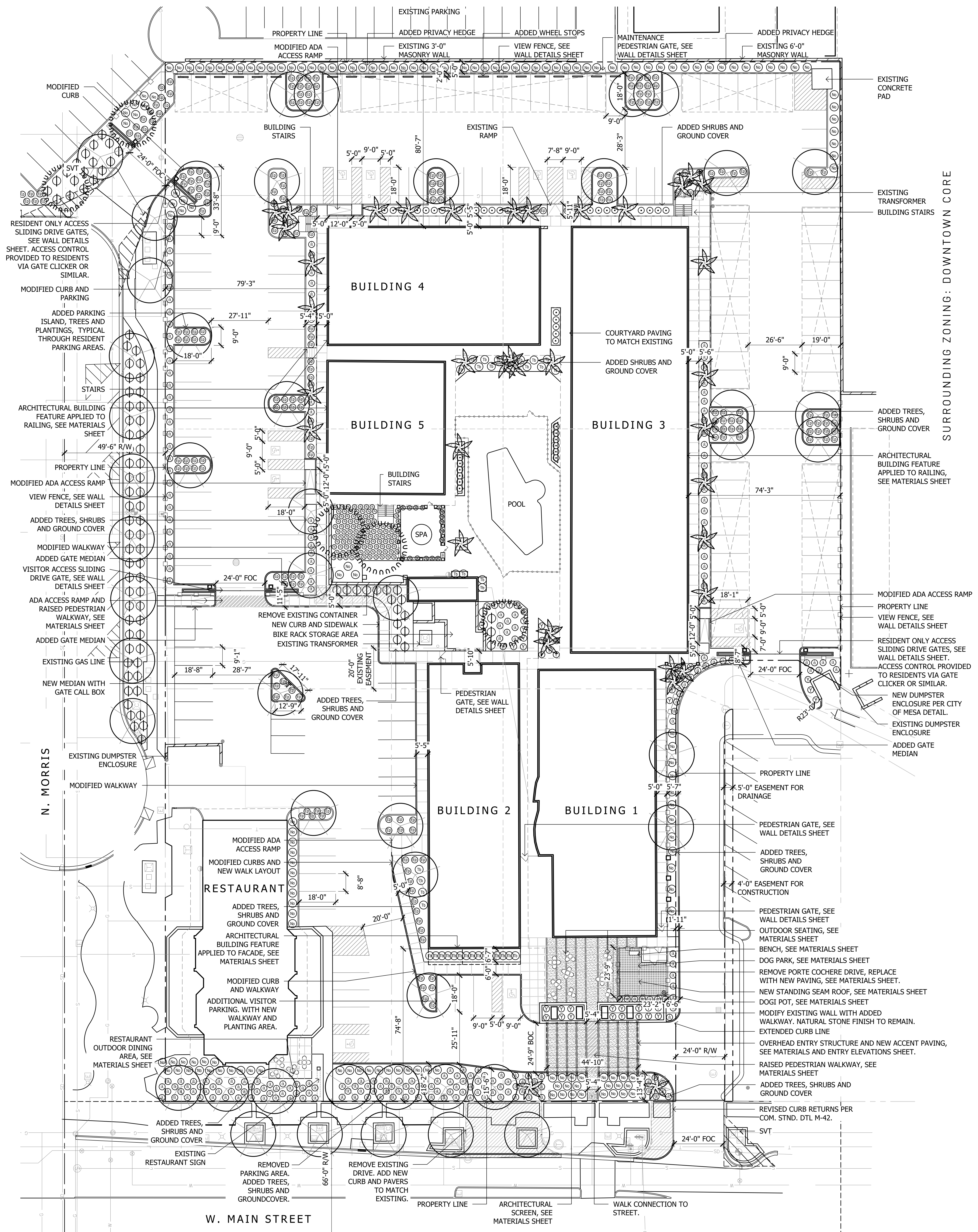


PLANT MATERIALS LEGEND

Trees	Shrubs	Shrubs (Continued)	Groundcovers
Existing Palm Tree	Eremophila glabra spp. carosa Winter Blaze	Teucrium fruticans Bush Germander	Eremophila prostrata Outback Sunrise Eremophila
Washingtonia filifera California Fan Palm	Leucophyllum frutescens 'compacta' Compact Texas Sage	Olea europaea "Little Ollie" Little Ollie Dwarf Olive	Lantana sp. 'New Gold' Lantana
Existing Shade Tree	Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	Eremophila hygrophana Blue Bells	Rosmarinus officinalis 'Prostratus' Trailing Rosemary
Shade Tree	Rosmarinus officinalis 'Tuscan Blue' Rosemary	Teucrium chamaedrys Germander	

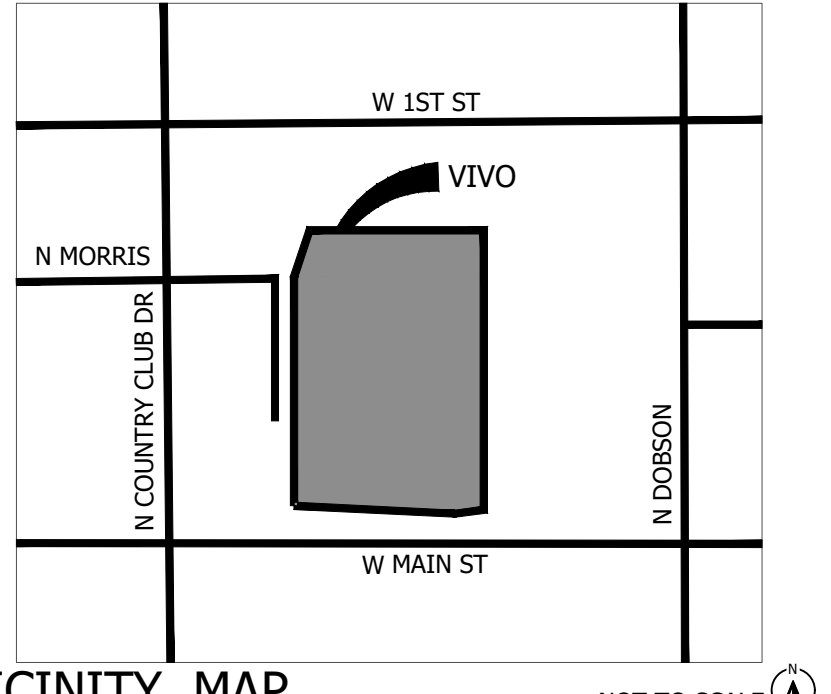


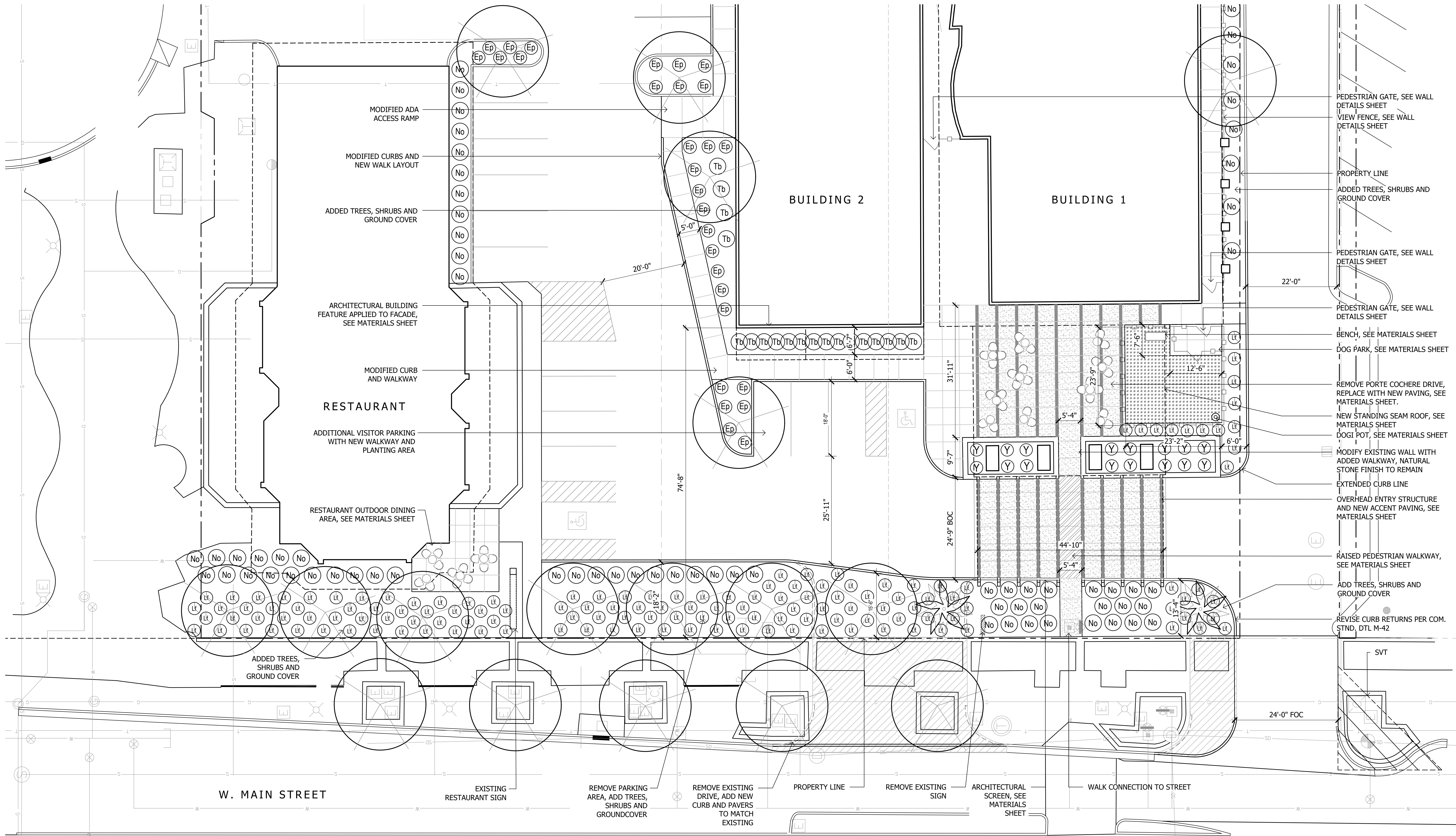
VICINITY MAP NOT TO SCALE



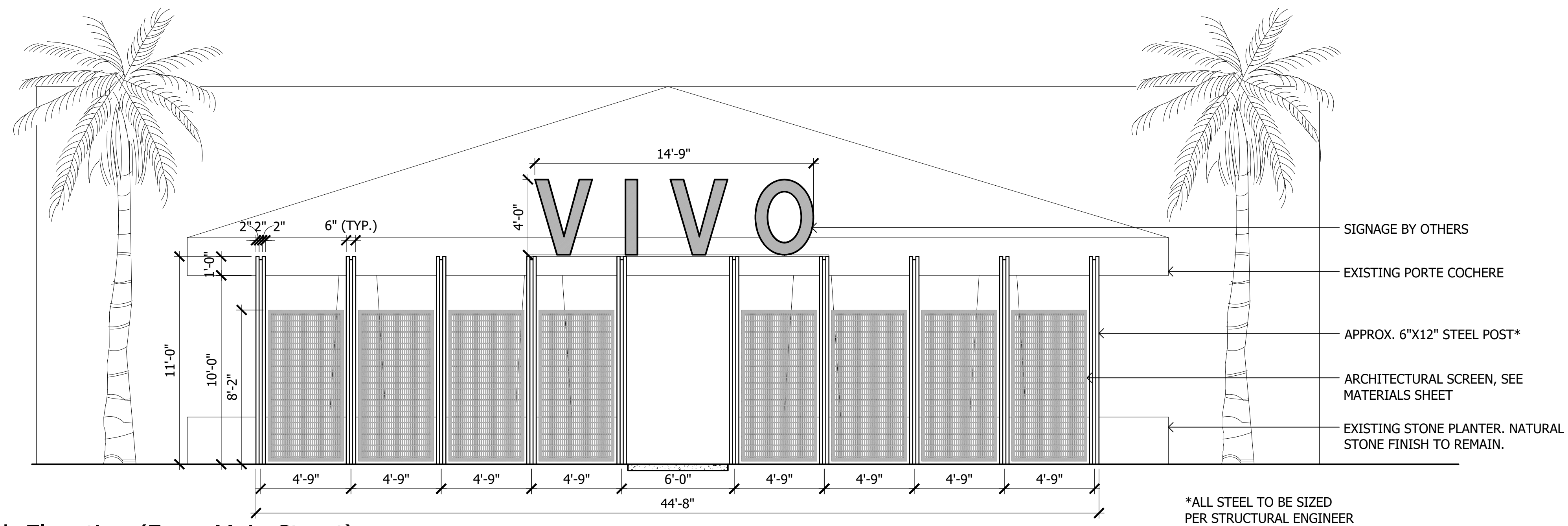
PLANT MATERIALS LEGEND

Trees	Shrubs	Shrubs (Continued)	Groundcovers
Existing Palm Tree	Eremophila glabra spp. carnosus Winter Blaze	Teucrium fruticans Bush Germander	Eremophila prostrata Outback Sunrise Eremophila
Washingtonia filifera California Fan Palm	Leucophyllum frutescens 'compacta' Compact Texas Sage	Olea europaea "Little Ollie" Little Ollie Dwarf Olive	Lantana sp. 'New Gold' Lantana
Existing Shade Tree	Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	Eremophila hygrophana Blue Bells Blue Bells	Rosmarinus officinalis 'Prostratus' Trailing Rosemary
Shade Tree	Rosmarinus officinalis 'Tuscan Blue' Rosemary	Teucrium chamaedrys Germander	

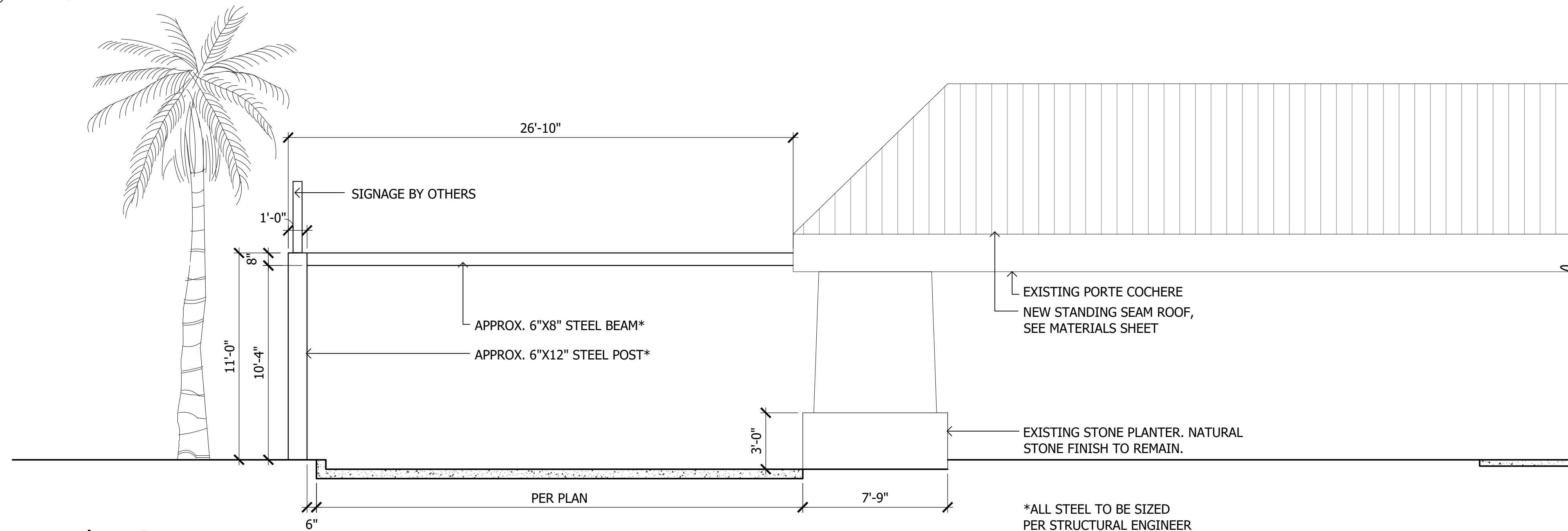




- PEDESTRIAN GATE, SEE WALL DETAILS SHEET
- VIEW FENCE, SEE WALL DETAILS SHEET
- PROPERTY LINE
- ADDED TREES, SHRUBS AND GROUND COVER
- PEDESTRIAN GATE, SEE WALL DETAILS SHEET
- PEDESTRIAN GATE, SEE WALL DETAILS SHEET
- BENCH, SEE MATERIALS SHEET
- DOG PARK, SEE MATERIALS SHEET
- REMOVE PORTE COCHERE DRIVE, REPLACE WITH NEW PAVING, SEE MATERIALS SHEET.
- NEW STANDING SEAM ROOF, SEE MATERIALS SHEET
- DOG POT, SEE MATERIALS SHEET
- MODIFY EXISTING WALL WITH ADDED WALKWAY, NATURAL STONE FINISH TO REMAIN
- EXTENDED CURB LINE
- OVERHEAD ENTRY STRUCTURE AND NEW ACCENT PAVING, SEE MATERIALS SHEET
- RAISED PEDESTRIAN WALKWAY, SEE MATERIALS SHEET
- ADD TREES, SHRUBS AND GROUND COVER
- REVISE CURB RETURNS PER COM. STND. DTL M-42

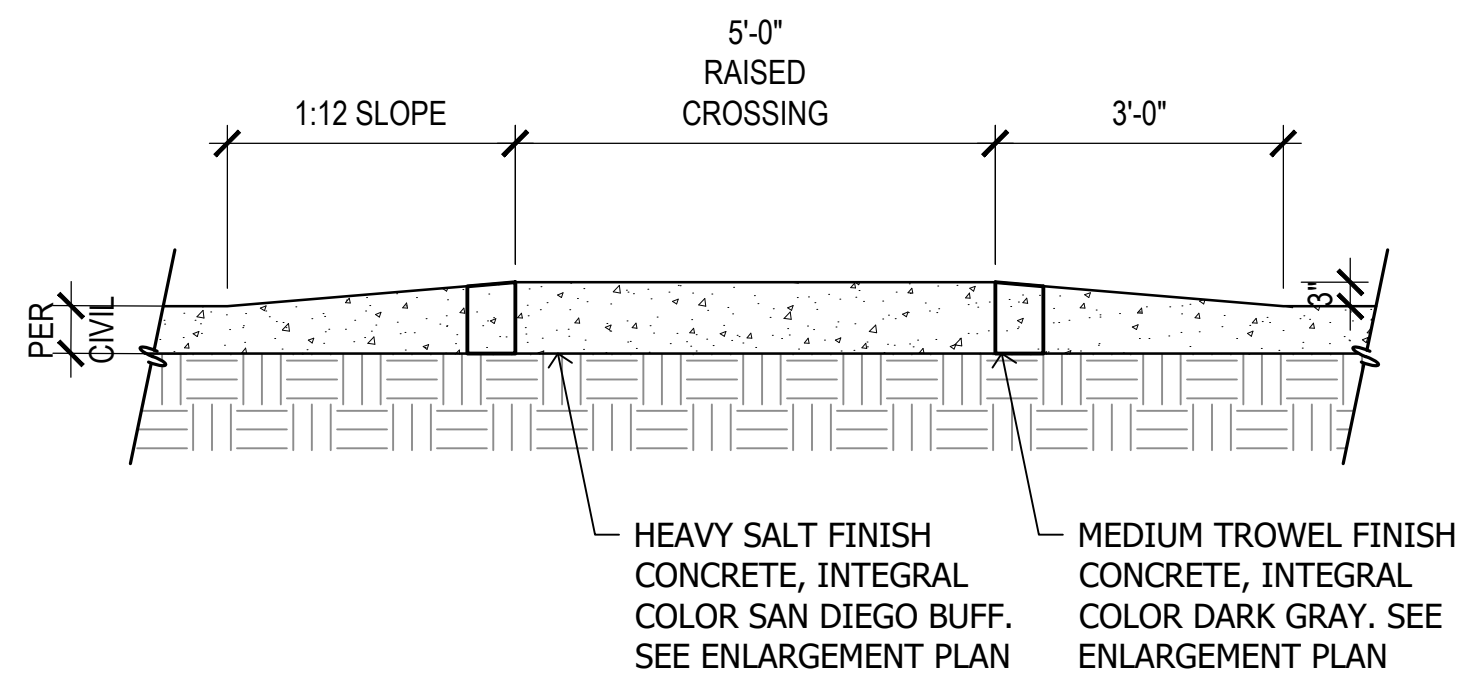


1 North Elevation (From Main Street)
SCALE: 1/4"=1'-0"

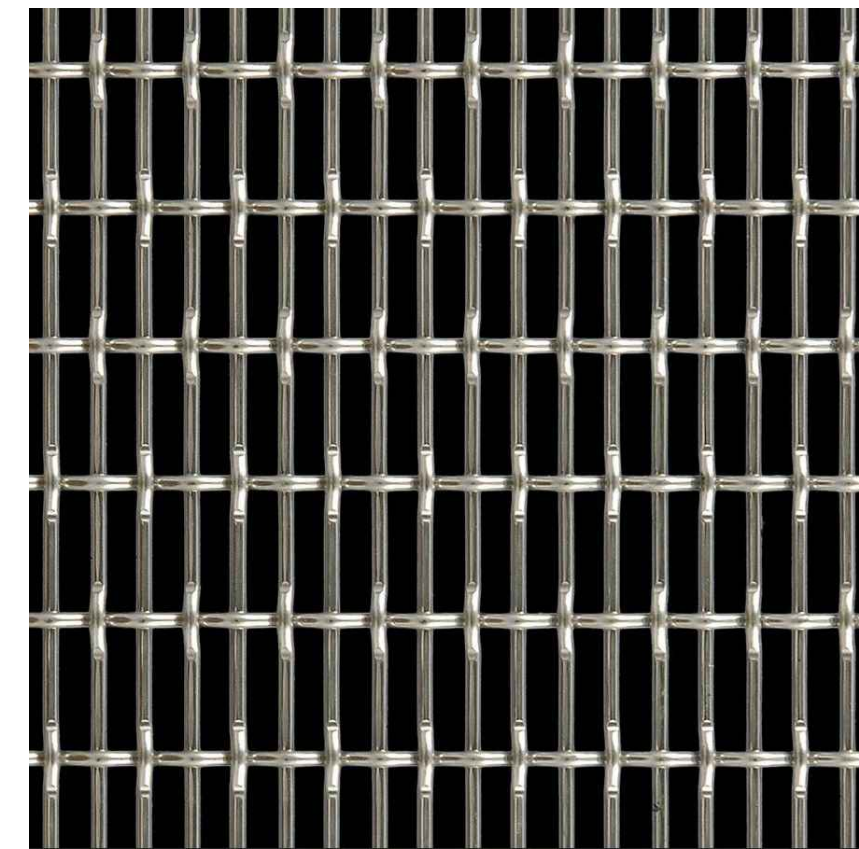


2 East Elevation
SCALE: 1/4"=1'-0"





1 Pedestrian Walkway Section
SCALE: 1/2"=1'-0"



- NOTES*:
- MANU: MCNICHOLS
 - MATERIAL: PAINTED STEEL
 - COLOR: TBD BASED ON BUILDING & ACCENT COLORS
 - PATTERN OPENNESS: 58%

*FINAL SIZE/PATTERN DENSITY OF STEEL PANEL TO BE DETERMINED BASED ON STRUCTURAL ENGINEERING REQUIREMENTS

*PANEL TO MEET ADA & APPLICABLE ARCHITECTURE REQUIREMENTS FOR LIFE SAFETY

*SEE ENTRY ELEVATIONS, WALL DETAILS, AND CO-WORKING BUILDING FACADE SHEETS FOR APPLICATION

2 Architectural Screen
SCALE: NTS

- NOTES:
- MANU: DAVIS COLORS
 - DARKER BAND, MEDIUM TROWEL FINISH
 - SEE ENTRY ENLARGEMENT SHEET

Dark Gray (Carbon)
*8084

- NOTES:
- MANU: DAVIS COLORS
 - HEAVY SALT FINISH
 - SEE ENTRY ENLARGEMENT SHEET

San Diego Buff
5237

3 Porte Cochere & Drive Entry Paving
SCALE: NTA



4 Synthetic Lawn
SCALE: NTA



5 Standing Seam Roof
SCALE: NTS



6 Dogi-Pot
SCALE: NTS



- NOTES:
- PRODUCT NAME: AASON STEEL GARDEN BENCH
 - MANU: RED BARREL STUDIO
 - MATERIAL: STEEL
 - COLOR: BLACK
 - OVERALL DIMENSIONS: 32.5" H x 50.5" W x 25" D
 - SEAT DIMENSIONS: 17" H x 50.5" W x 16.5" D
 - OVERALL PRODUCT WEIGHT: 28.5 lb.

7 Dog Park Bench
SCALE: NTS



8 Parking Canopy
SCALE: NTS



- NOTES:
- PRODUCT NAME: POLYTEC 42 GALLON SQUARE DARK BLUE WASTE CONTAINER WITH DOME LID
 - MANU: COMMERCIAL ZONE
 - MATERIAL: POLYETHYLENE
 - COLOR: BLUE
 - OVERALL DIMENSIONS: 41.75" H x 18.5" W x 18.5" D
 - CAPACITY: 42 GAL

9 Trash Can
SCALE: NTS



- NOTES:
- PRODUCT NAME: 5 PIECE METAL OUTDOOR DINING SET WITH WOOD-LIKE DINING TABLE
 - MANU: PHI VILLA
 - MATERIAL: TABLE - PREMIUM PVC, FRAME - POWDER COATED MATERIAL, CHAIR - METAL STEEL
 - COLOR: TABLE TOP - BROWN, TABLE FRAME AND CHAIRS - BLACK
 - DIMENSIONS: TABLE - L 37" x W 37" x H 28", 1.57" UMBRELLA HOLE; CHAIRS - L 25.2" x W 22.8" x H 35", SEAT HEIGHT - 17"

10 Patio Dining Table and Chairs with Umbrella Option (Outdoor Dining & Porte Cochere)
SCALE: NTS

- NOTES:
- PRODUCT NAME: OUTDOOR/INDOOR SEAT CUSHION 2-PC SET
 - MANU: SONOMA GOODS FOR LIFE
 - COVER MATERIAL: PRINTED POLYESTER
 - FILL MATERIAL: BONDED POLYESTER INSERT
 - COLOR: GRAY
 - DIMENSIONS: 20" W x 18" D x 3" THICK



- NOTES:
- PRODUCT NAME: MEGAN 9' MARKET UMBRELLA
 - MANU: ARLMONT & CO.
 - CANOPY MATERIAL: POLYESTER
 - POLE MATERIAL: POWDER-COATED ALUMINUM
 - COLOR: NAVY BLUE
 - OPEN UMBRELLA: 9' W x 9' D
 - POLE HEIGHT: 7'9 1/2"
 - POLE DIAMETER: 1.5"

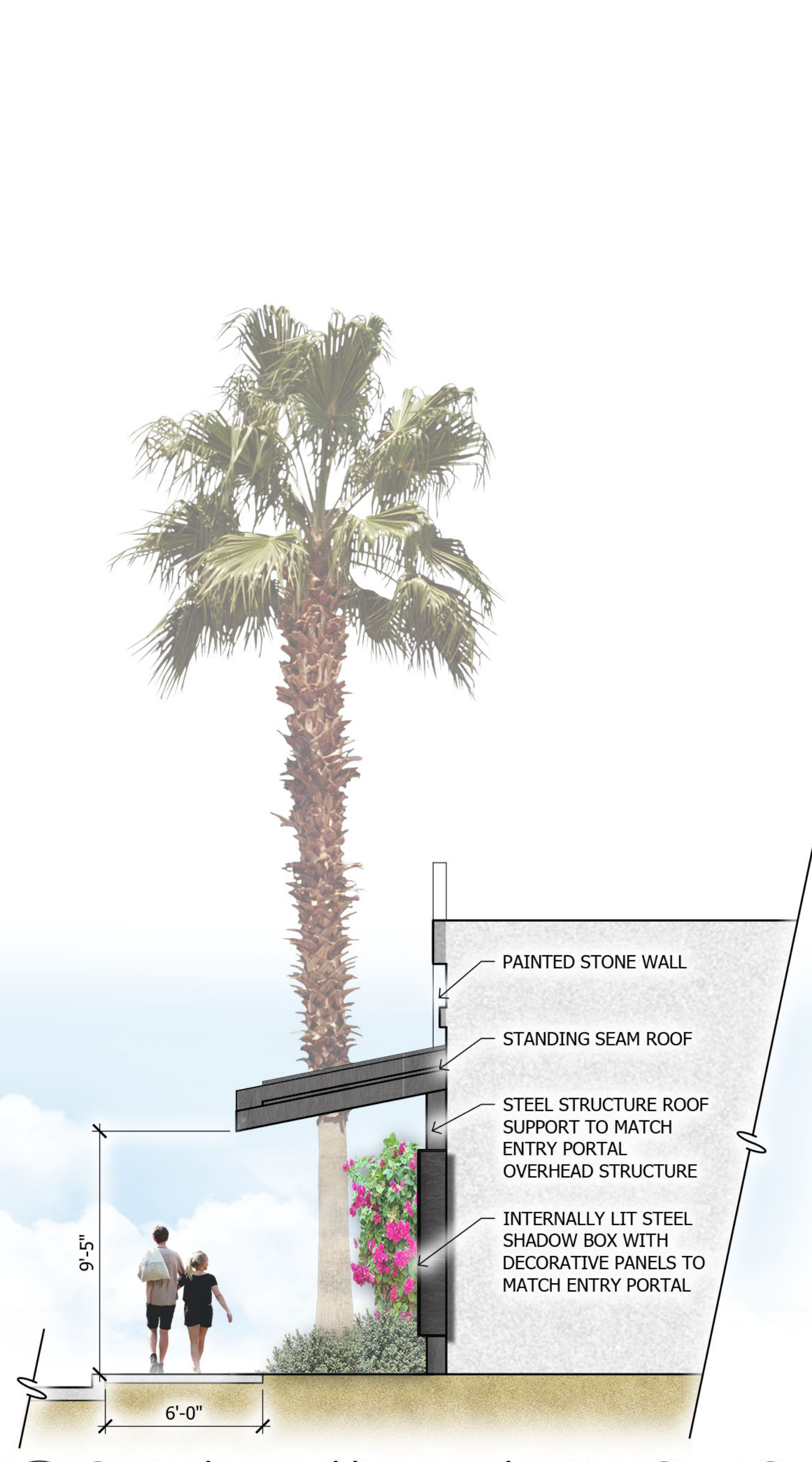


- NOTES:
- PRODUCT NAME: ASHMORE RESIN FREE-STANDING UMBRELLA BASE
 - MANU: LARK MANOR
 - MATERIAL: RESIN
 - COLOR: BLACK/GREY
 - DIMENSIONS: 2 5/8" H x 1' 7 3/8" W x 1' 7 3/8" D
 - BASE DIAMETER: 1' 7 3/8"

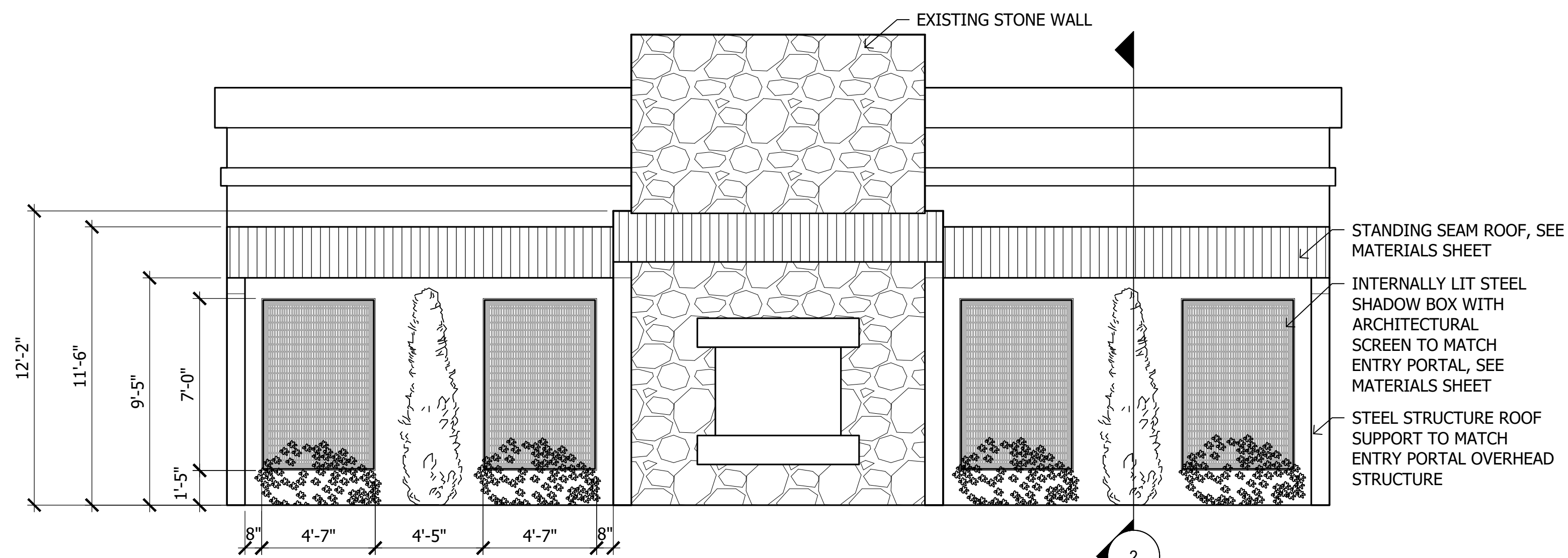




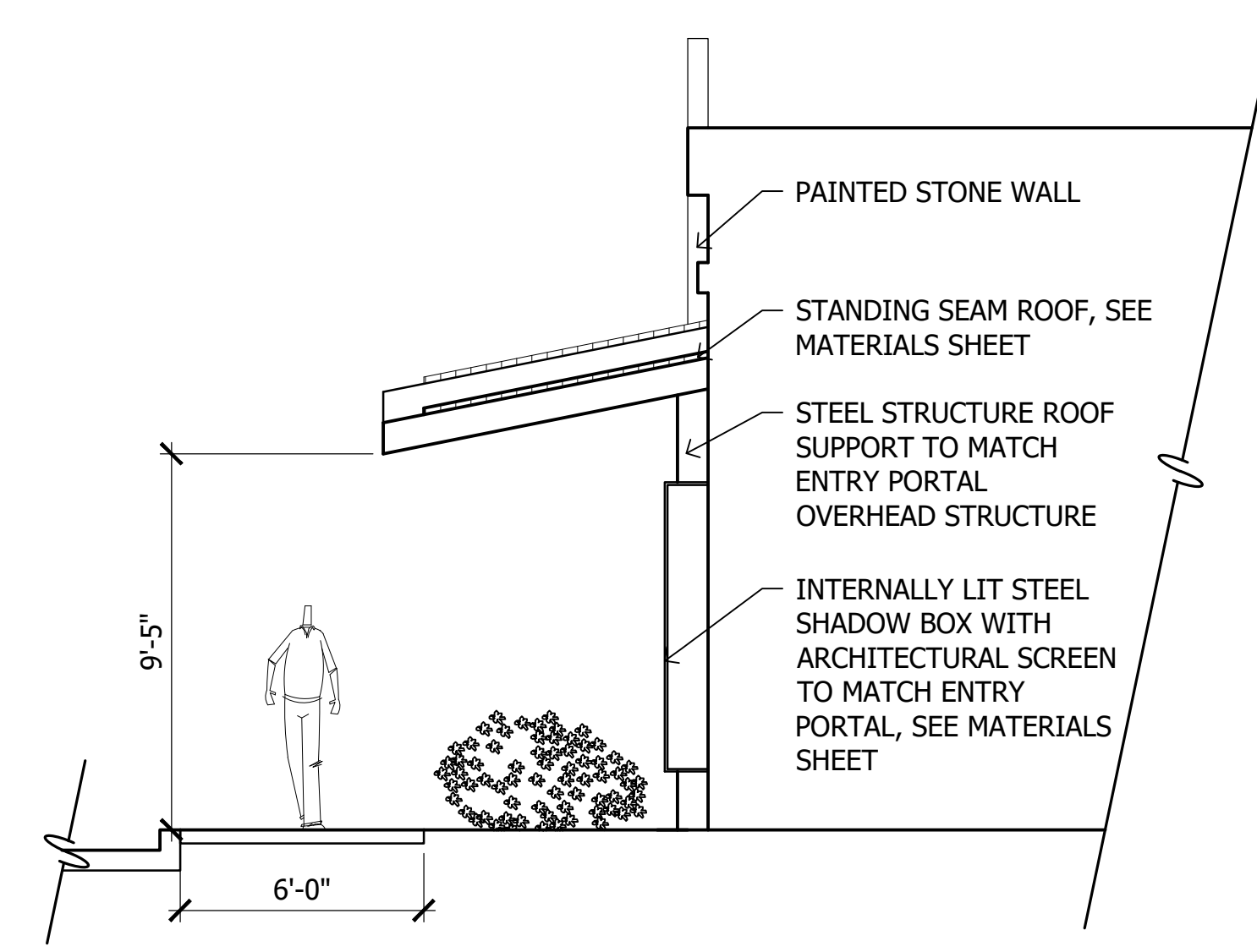
1 Co-Working Building Facade - Main Street Elevation
SCALE: 1/4"=1'-0"



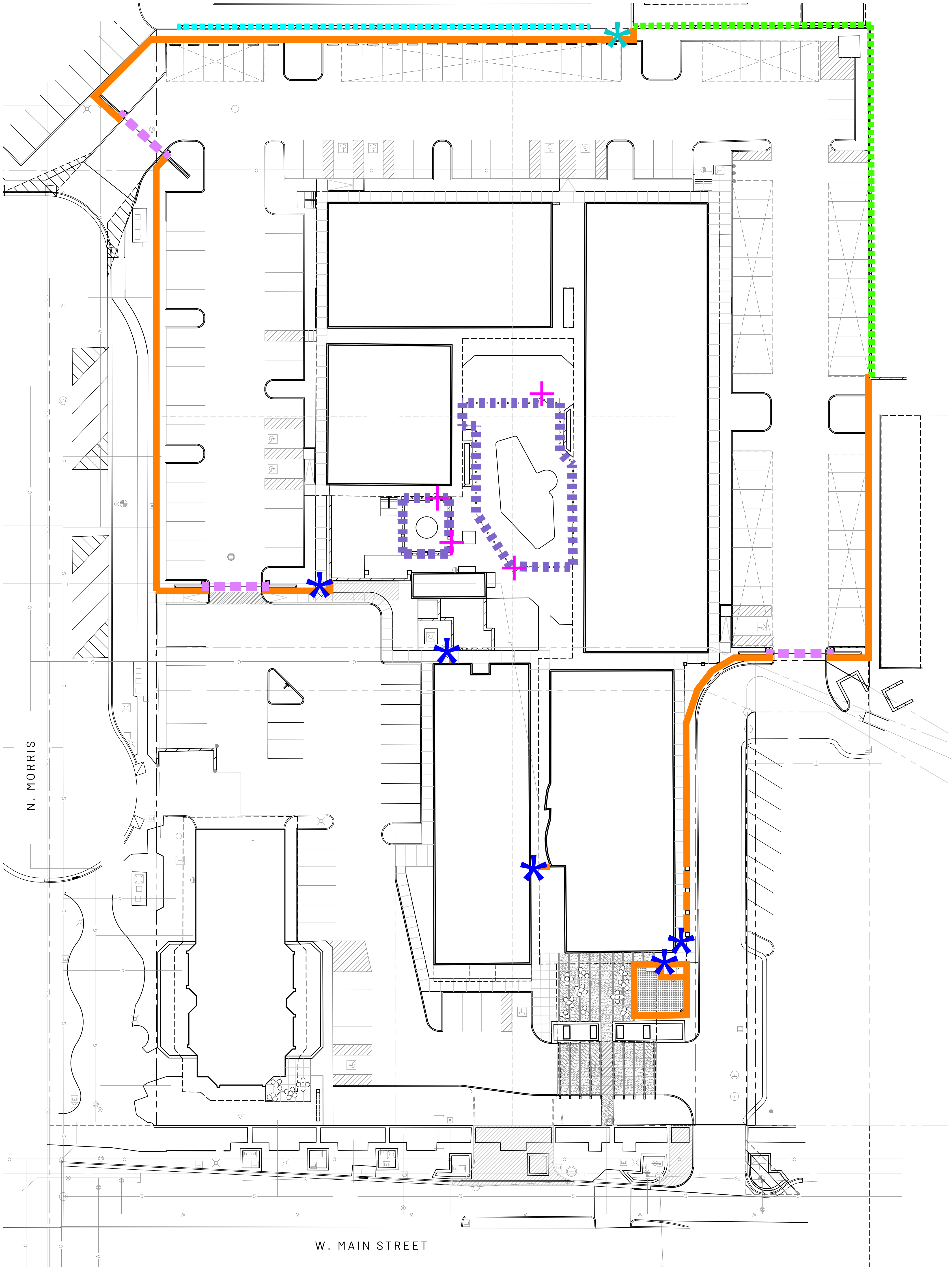
2 Co-Working Building Facade - Main Street Section
SCALE: 1/4"=1'-0"



1 Co-Working Building Facade - Main Street Elevation
SCALE: 1/4"=1'-0"

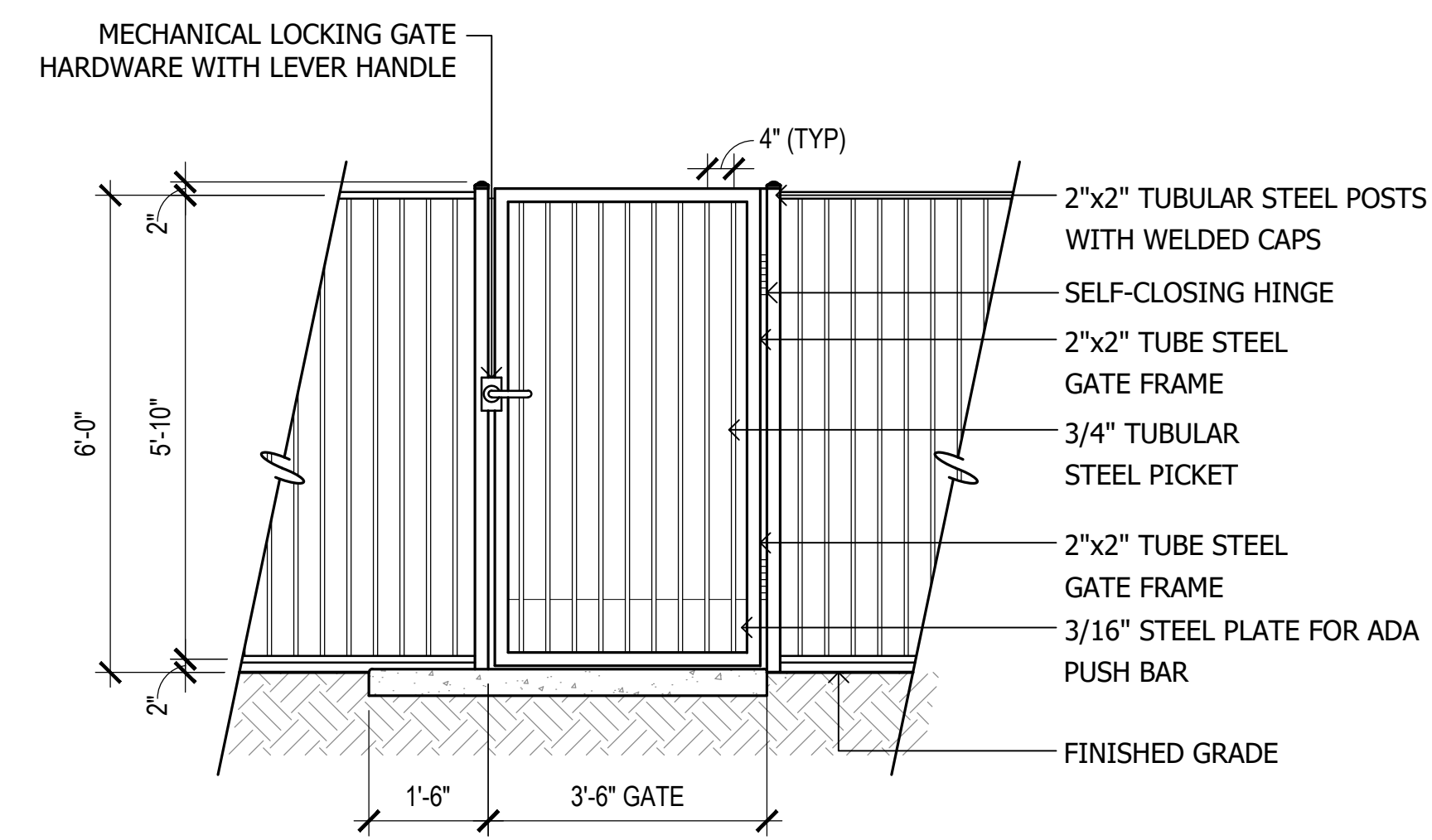
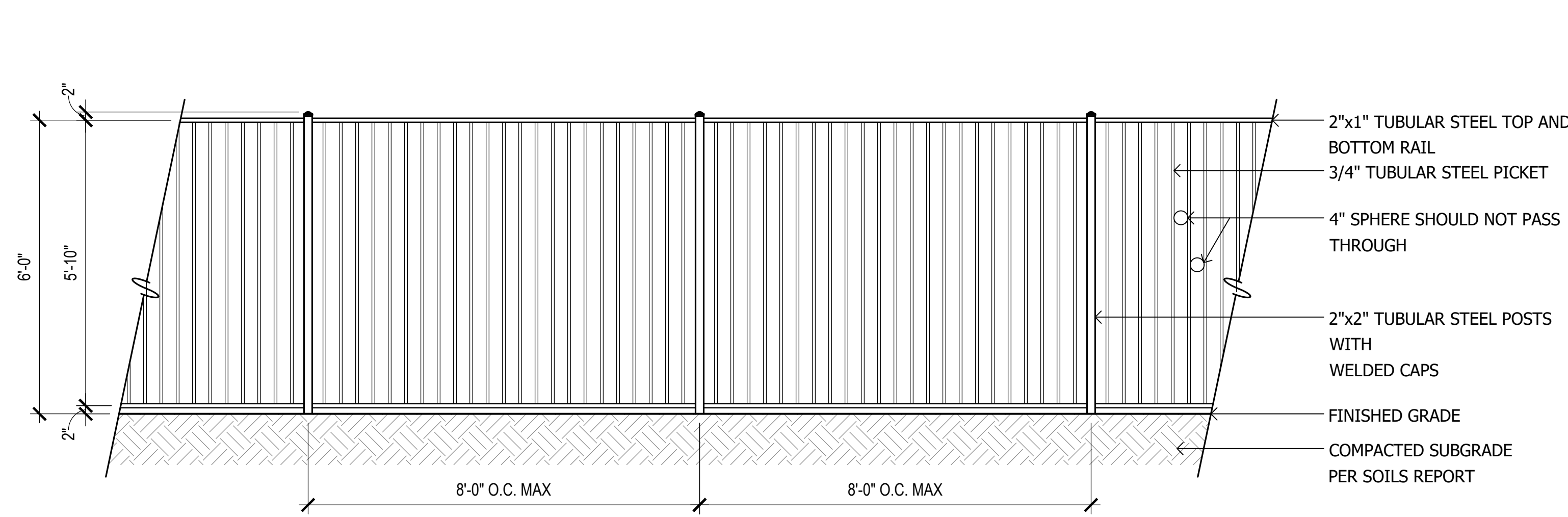


2 Co-Working Building Facade - Main Street Section
SCALE: 1/4"=1'-0"



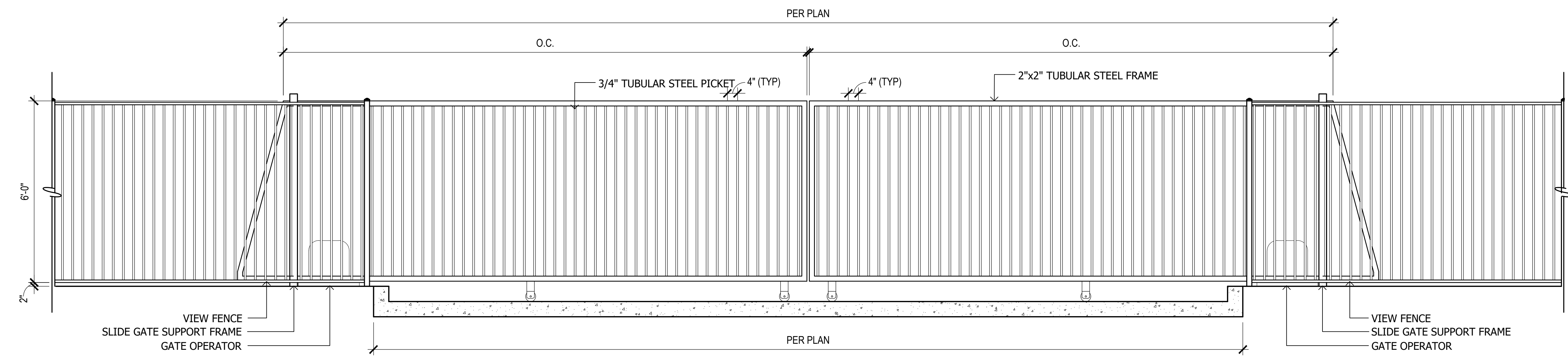
WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QUANTITY
	VIEW FENCE	DETAIL 1, WALL DETAILS	957 LF
	SLIDING VEHICULAR GATE	DETAIL 3, WALL DETAILS	3 EA
	PEDESTRIAN GATE	DETAIL 2, WALL DETAILS	5 EA
	MAINTENANCE GATE	DETAIL 2, WALL DETAILS	1 EA
	EXISTING POOL GATE		
	EXISTING 6'-0" PERIMETER WALL		
	EXISTING 3'-0" PERIMETER WALL		
	EXISTING POOL FENCE		

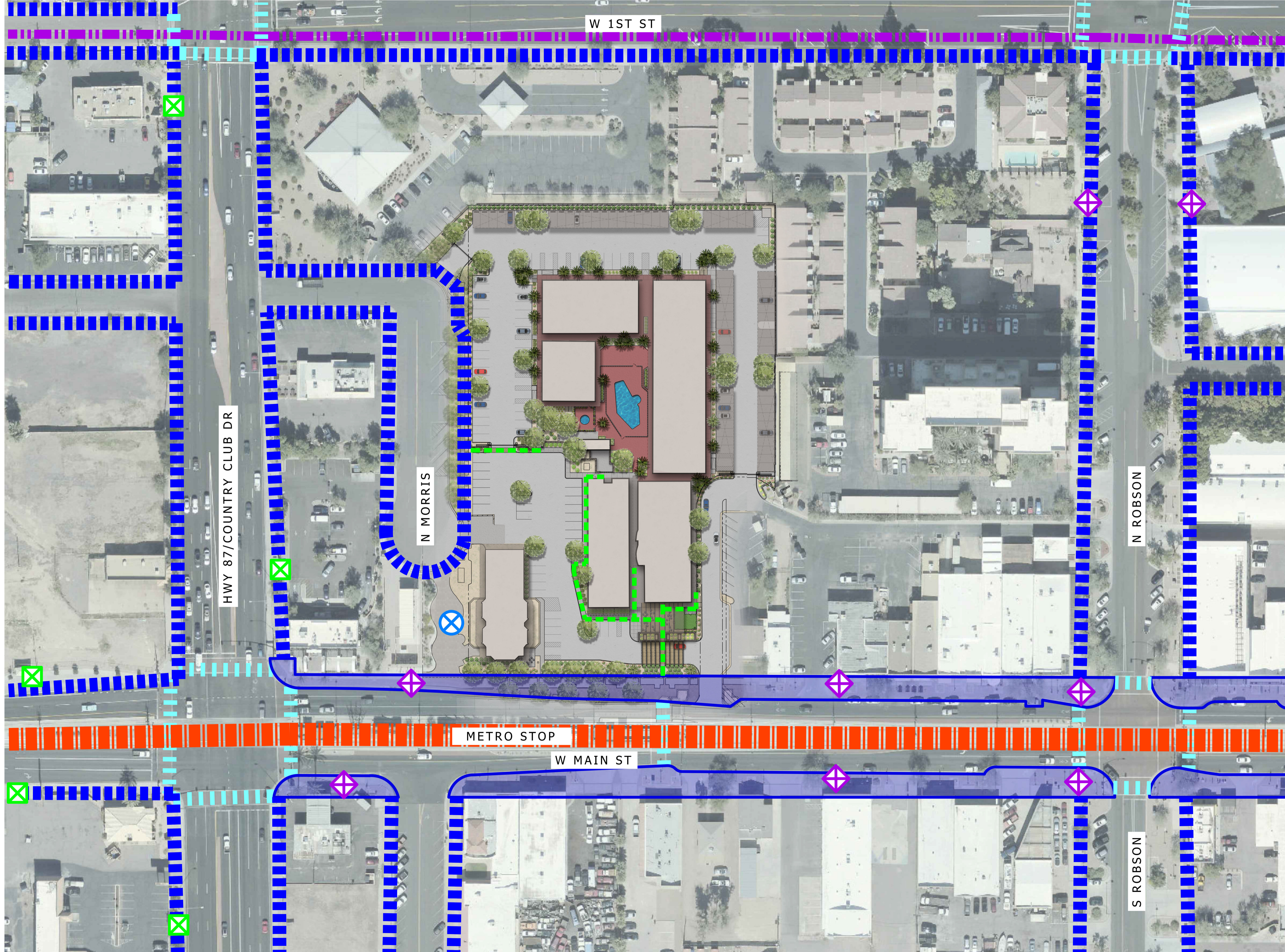



1 View Fence
 SCALE: 1/2"=1'-0"

2 Pedestrian/ Maintenance Gate
 SCALE: 1/2"=1'-0"



3 Sliding Vehicular Gate (matching resident and visitor gates)
 SCALE: 1/2"=1'-0"



- LEGEND**
-  VALLEY METRO LIGHT RAIL
 -  VALLEY METRO BUS STOP
 -  PUBLIC PLAZA
 -  BIKE RACK
 -  MESA BIKE ROUTE 3 PER CITY OF MESA
 -  PEDESTRIAN WALKWAY - WIDTH VARIES
 -  MAIN STREET URBAN PEDESTRIAN SPACE
 -  CROSSWALK
 -  SITE CONNECTION

Proposed Game Room & Lounge Area



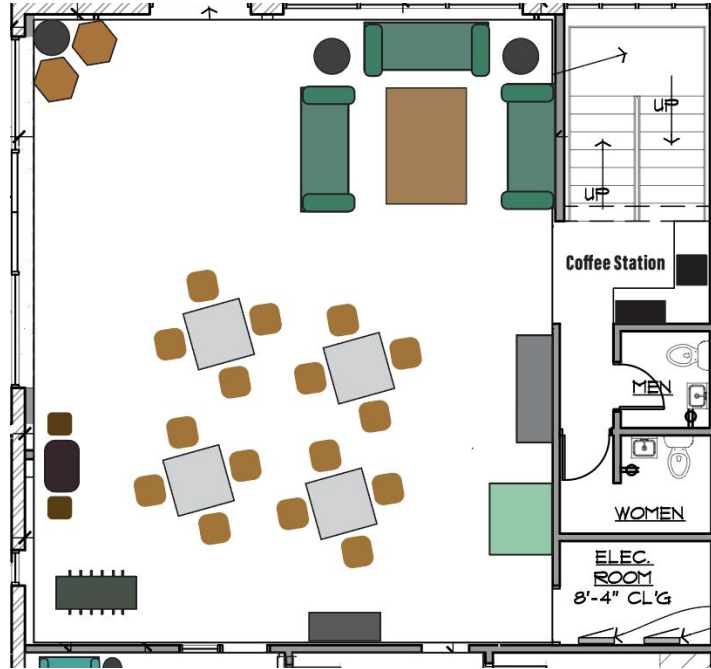
Seating for guests and residents



Vintage Arcade Game



Foosball Table



Coffee Station Inspiration

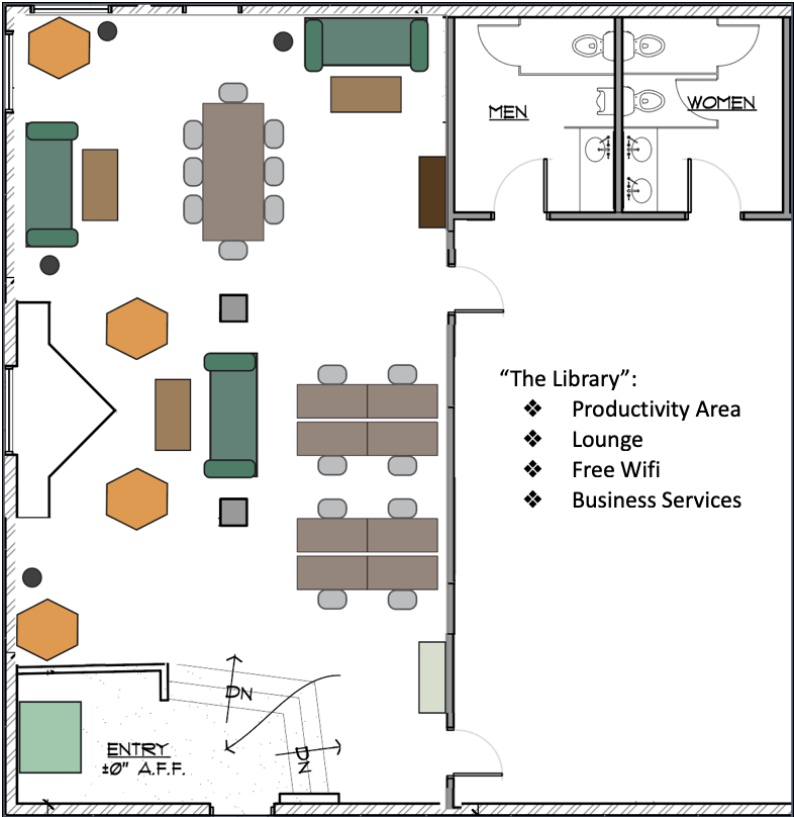
COFFEE	2.5
ESPRESSO	3.5
MACCHIATO	3
CAPPUCINO	3.5
LATTE	4
MOLTO	3
HANDPOURED COFFEE	4.5
TEA	4.5
ORZIO	6
COLD BREW BOTTLE	4



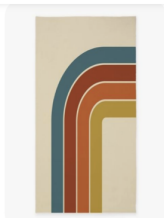




Proposed Co-Working Area



- "The Library":**
- ❖ Productivity Area
 - ❖ Lounge
 - ❖ Free Wifi
 - ❖ Business Services







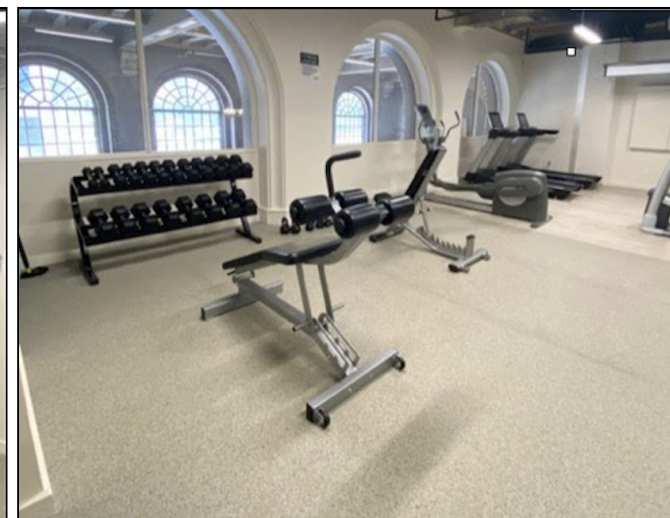
The Base
COWORKING



Fitness center layout

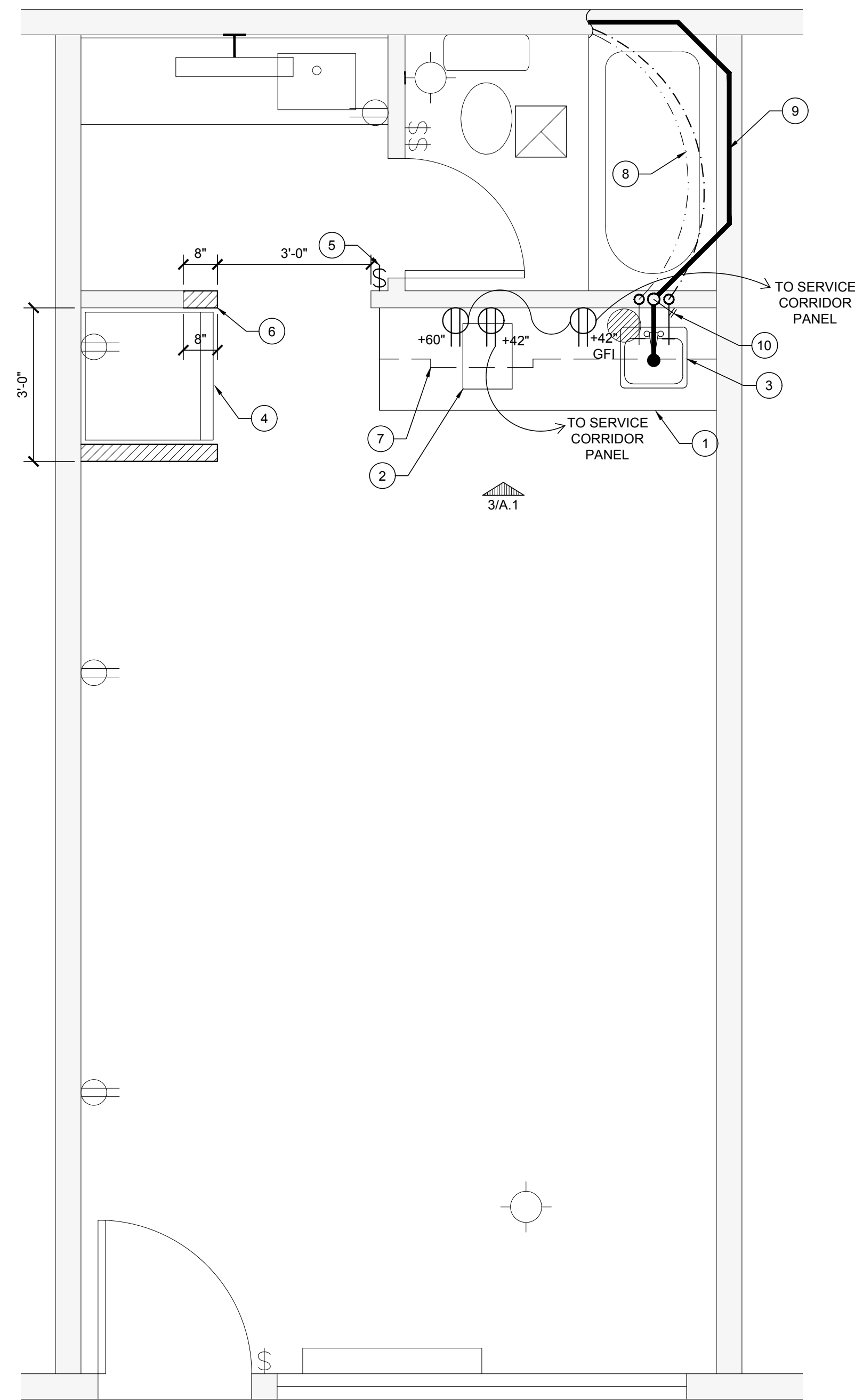


Example photos from Vivo Ogden





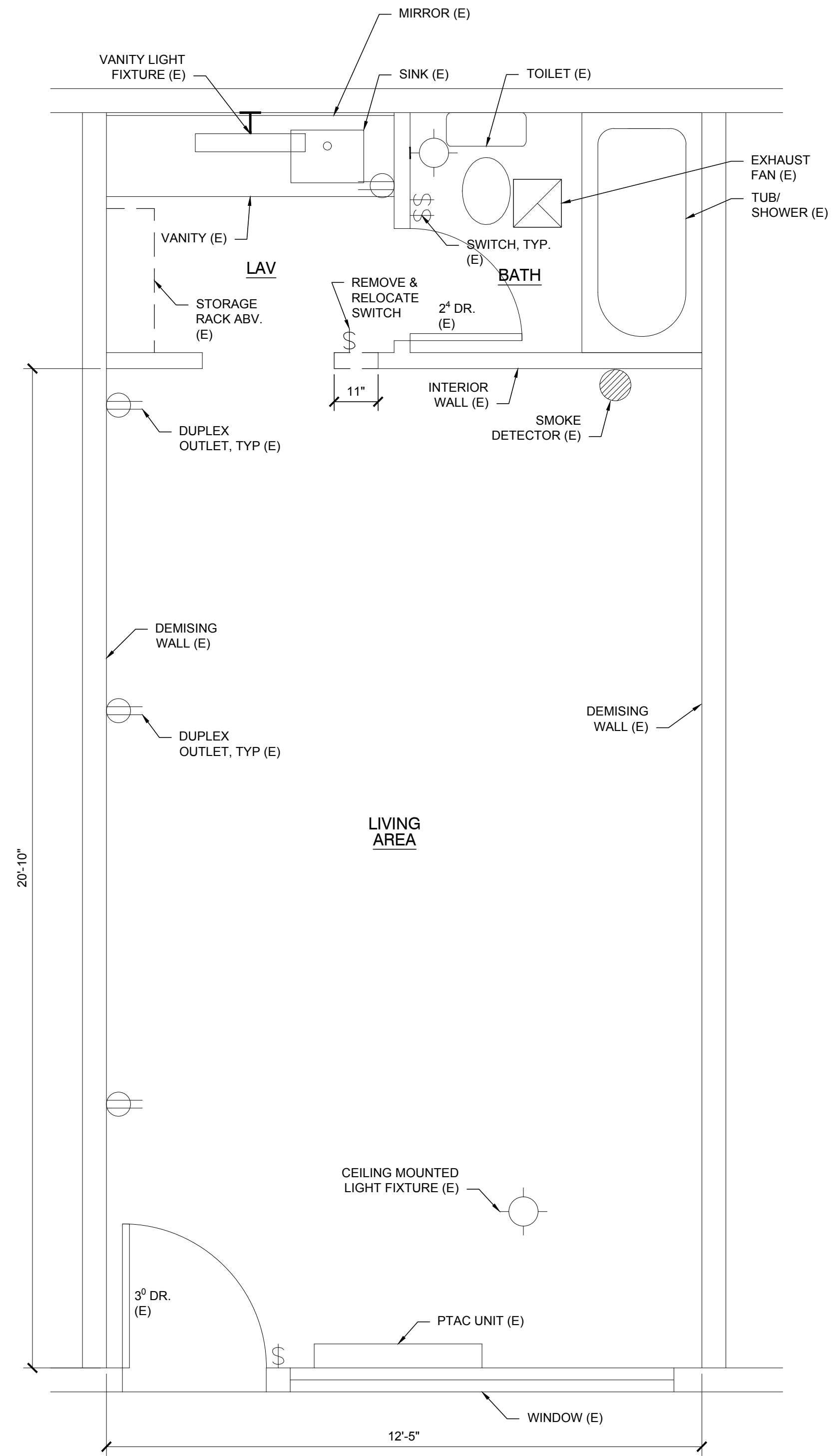
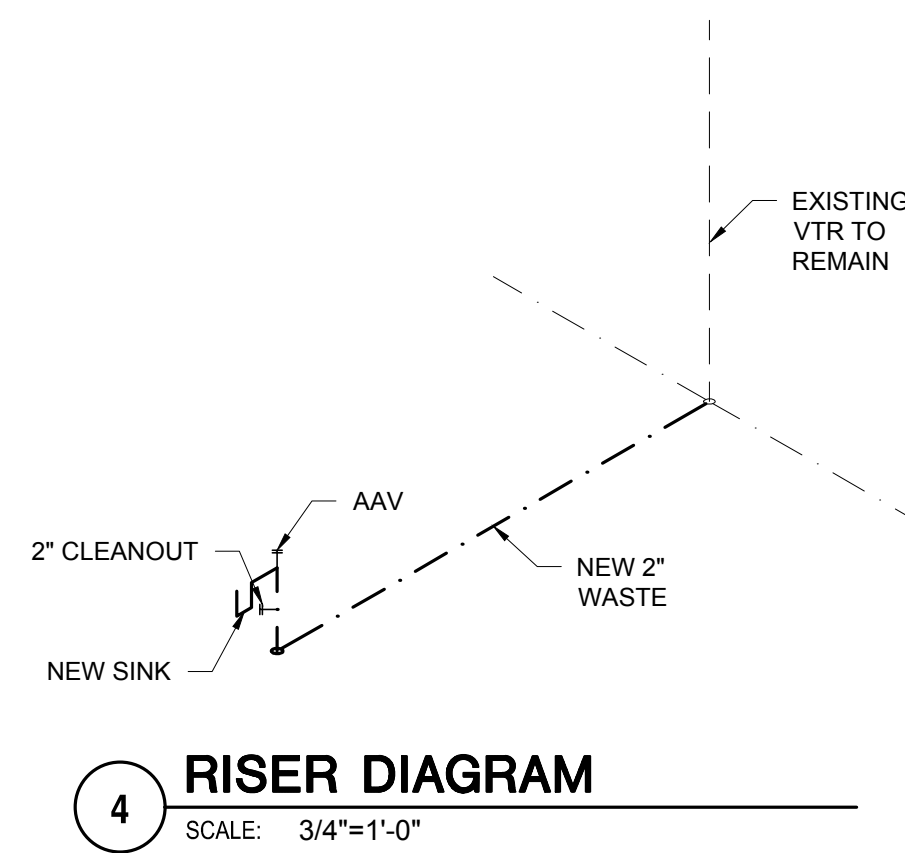




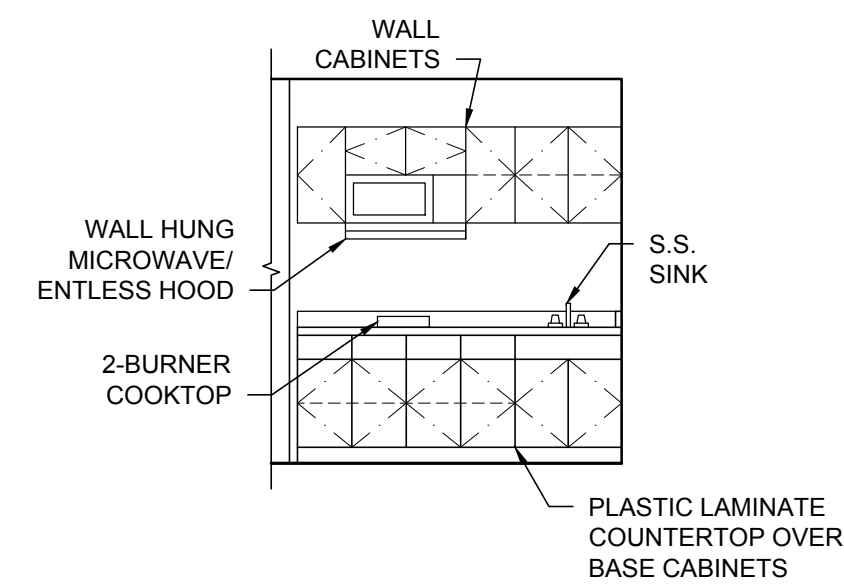
2 NEW FLOOR PLAN
SCALE: 1/2"=1'-0"
348 S.F.

- FLOOR PLAN KEYNOTES:**
1. NEW "WHITE SHAKER" BASE AND WALL CABINETS W/ SOLID SURFACE COUNTER TOP
 2. 1-BURNER COOKTOP
 3. S.S. SINK
 4. REFRIGERATOR
 5. RE-LOCATED LIGHT SWITCH
 6. NEW 2x4 WOOD STUD WALL @ 24" O.C. WITH 5/8" GYP. BRD. BOTH SIDES AND AT END CAP. PATCH AND REPAIR AS REQUIRED FOR LIKE NEW FINISH.
 7. WALL HUNG MICROWAVE/VENTLESS HOOD
 8. NEW 1/1" HOT AND COLD WATER LINES, CONNECT TO EXISTING MINIMUM 3/4"
 9. TIE NEW 2" PVC WASTE TO EXISTING 3" WASTE STACK ABOVE SLAB
 10. 2" WCO AAV

- KITCHEN EQUIPMENT SPECS:**
1. REFRIGERATOR FRIGIDAIRE - TOP MOUNT (18.0 CU.FT.) (MODEL - FHT1821T - S/WB)
 2. KITCHEN SINK MADAKET COLLECTION - PREMIUM SELF RIMMING STAINLESS STEEL (MODEL - NS3322 - 8)
 3. COOK TOP SUMMIT - 115V ONE BURNER, BLACK CERAMIC GLASS. (MODEL - CR1115)
 4. MICROWAVE GE PROFILE - 1.5 CU.FT. - UNDER MOUNT TO WALL CABINET TYPE (MODEL - PEB9159SJS)
 5. KITCHEN CABINETS WHITE "SHAKER" STYLE BASE AND UPPER CABINETS
 6. COUNTER TOP SOLID SURFACE AND 4" BACKSPLASH, COLOR AND EDGE AS SELECTED BY OWNER.



1 DEMOLITION FLOOR PLAN
SCALE: 1/2"=1'-0"



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



9516 E. VENTASO CIRCLE
TUCSON, AZ 85715
PHONE: (520) 401-9183

PROJECT: 20-580
DATE: 9/5/2020
DRAWN: WJM
CHECKED: GG

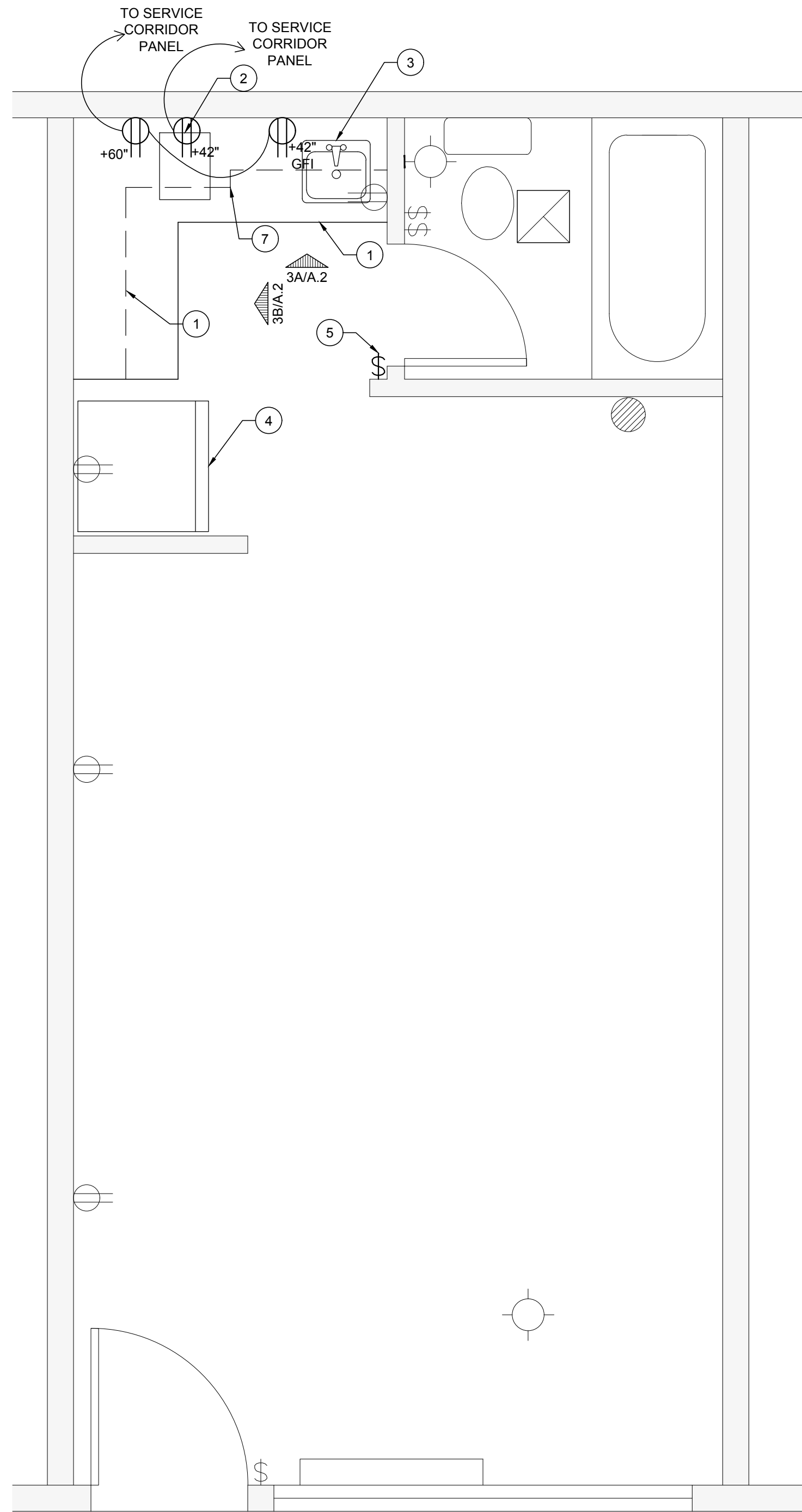
REGISTERED PROFESSIONAL ARCHITECT
CERTIFICATE NO. 15839
GENE GOLDSTEIN
DATE SIGNED: [Signature]
ARIZONA U.S.A.
Expires 12/31/2020

COPYRIGHT, BRAMIC DESIGN GROUP, PLLC
DO NOT SCALE DRAWING

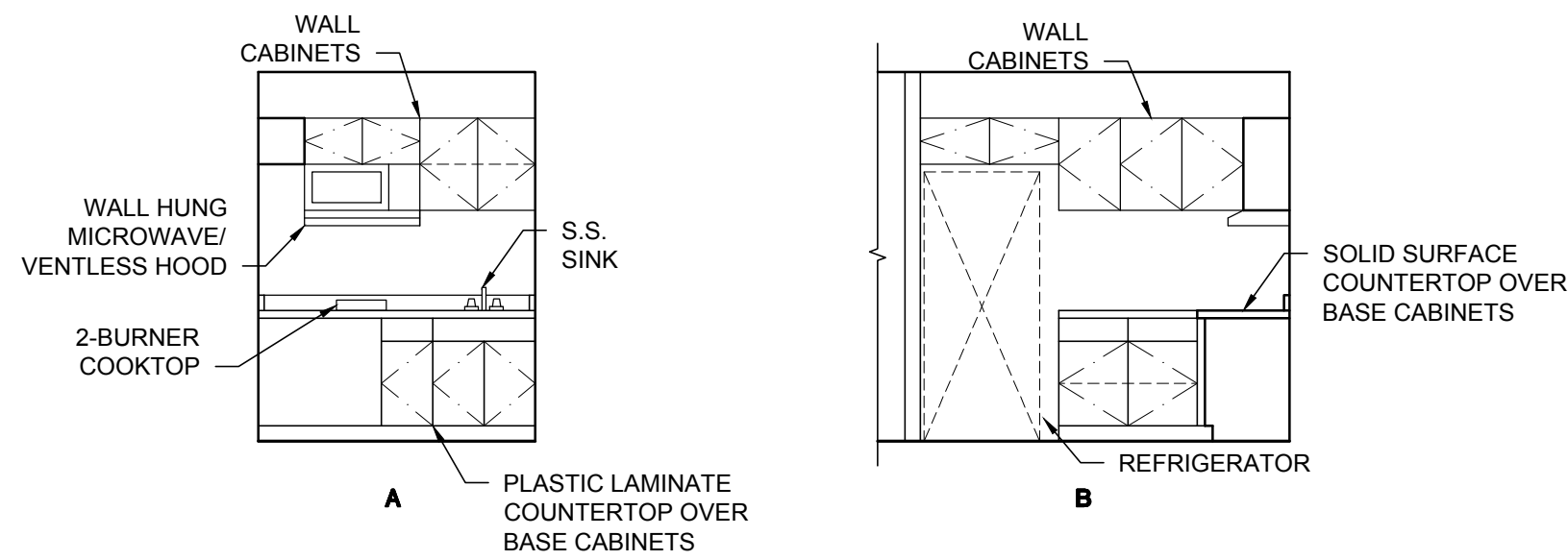
Remodeling
for
**Vivo Mesa
Hotel Rooms**
250 W. Main Street
Mesa, Arizona 85201

**Type 'A'
Demolition &
New Floor Plans**

SHEET: **A.1**



2 NEW FLOOR PLAN
SCALE: 1/2"=1'-0"
348 S.F.



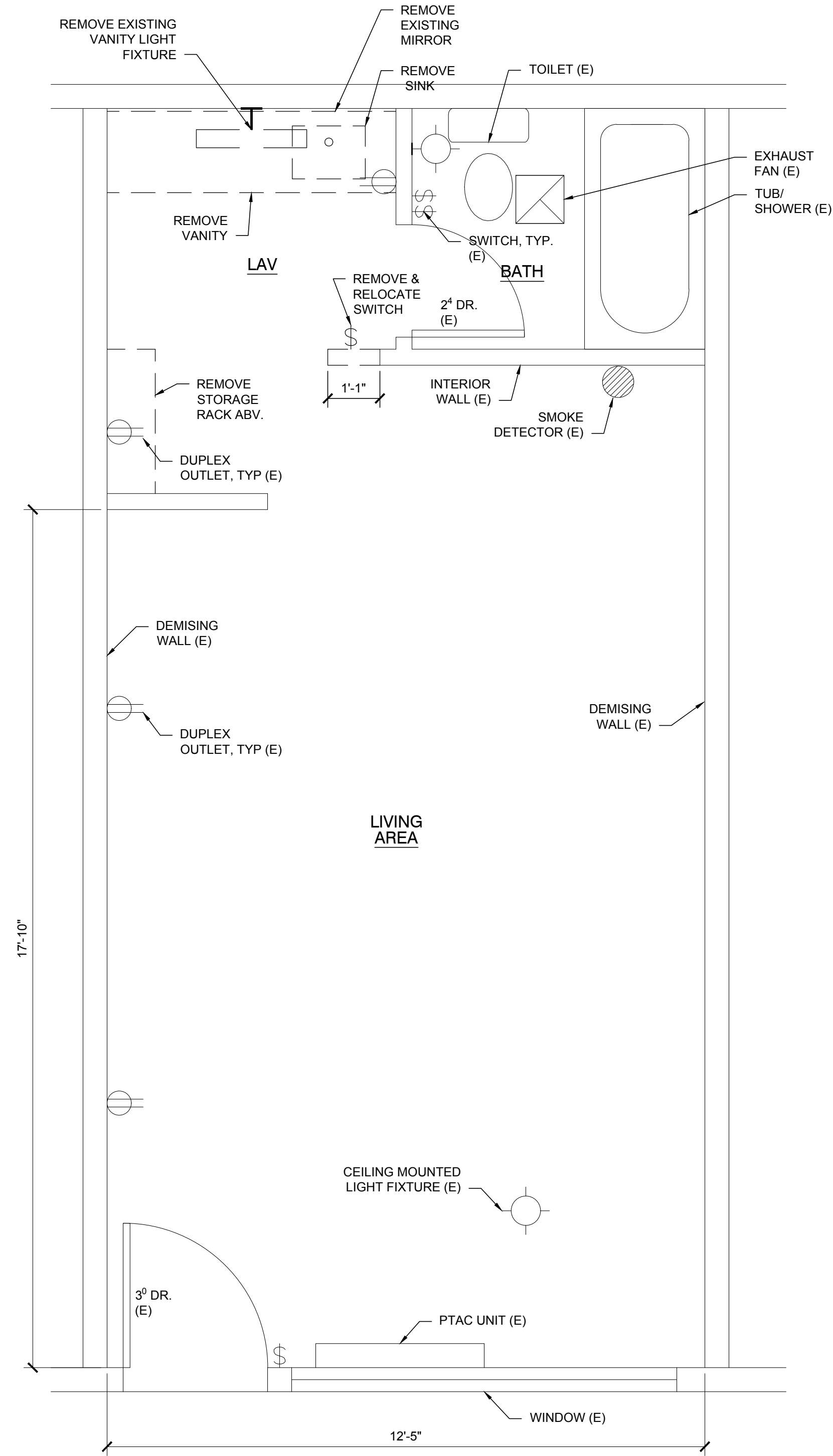
3 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES:

1. NEW "WHITE SHAKER" BASE AND WALL CABINETS W/ SOLID SURFACE COUNTER TOP
2. 1-BURNER COOKTOP
3. S.S. SINK
4. REFRIGERATOR
5. RE-LOCATED LIGHT SWITCH
6. NEW 2x4 WOOD STUD WALL @ 24" O.C. WITH 5/8" GYP. BRD. BOTH SIDES AND AT END CAP. PATCH AND REPAIR AS REQUIRED FOR LIKE NEW FINISH
7. WALL HUNG MICROWAVE/VENTLESS HOOD

KITCHEN EQUIPMENT SPECS:

- | | |
|---------------------|--|
| 1. REFRIGERATOR | FRIGIDAIRE - TOP MOUNT (18.0 CU.FT.) (MODEL - FHT1821T - S/WB) |
| 2. KITCHEN SINK | MADAKET COLLECTION - PREMIUM SELF RIMMING STAINLESS STEEL (MODEL - NS3322 - 8) |
| 3. COOK TOP | SUMMIT - 115V ONE BURNER, BLACK CERAMIC GLASS. (MODEL - CR1115) |
| 4. MICROWAVE | GE PROFILE - 1.5 CU.FT. - UNDER MOUNT TO WALL CABINET TYPE (MODEL - PEB9159SJSS) |
| 5. KITCHEN CABINETS | WHITE "SHAKER" STYLE BASE AND UPPER CABINETS |
| 6. COUNTER TOP | SOLID SURFACE AND 4" BACKSPLASH, COLOR AND EDGE AS SELECTED BY OWNER. |



1 DEMOLITION FLOOR PLAN
SCALE: 1/2"=1'-0"



9516 E. VENTASO CIRCLE
TUCSON, AZ 85715
PHONE: (520) 401-9183
PROJECT: 20-580
DATE: 9/5/2020
DRAWN: WJM
CHECKED: GG

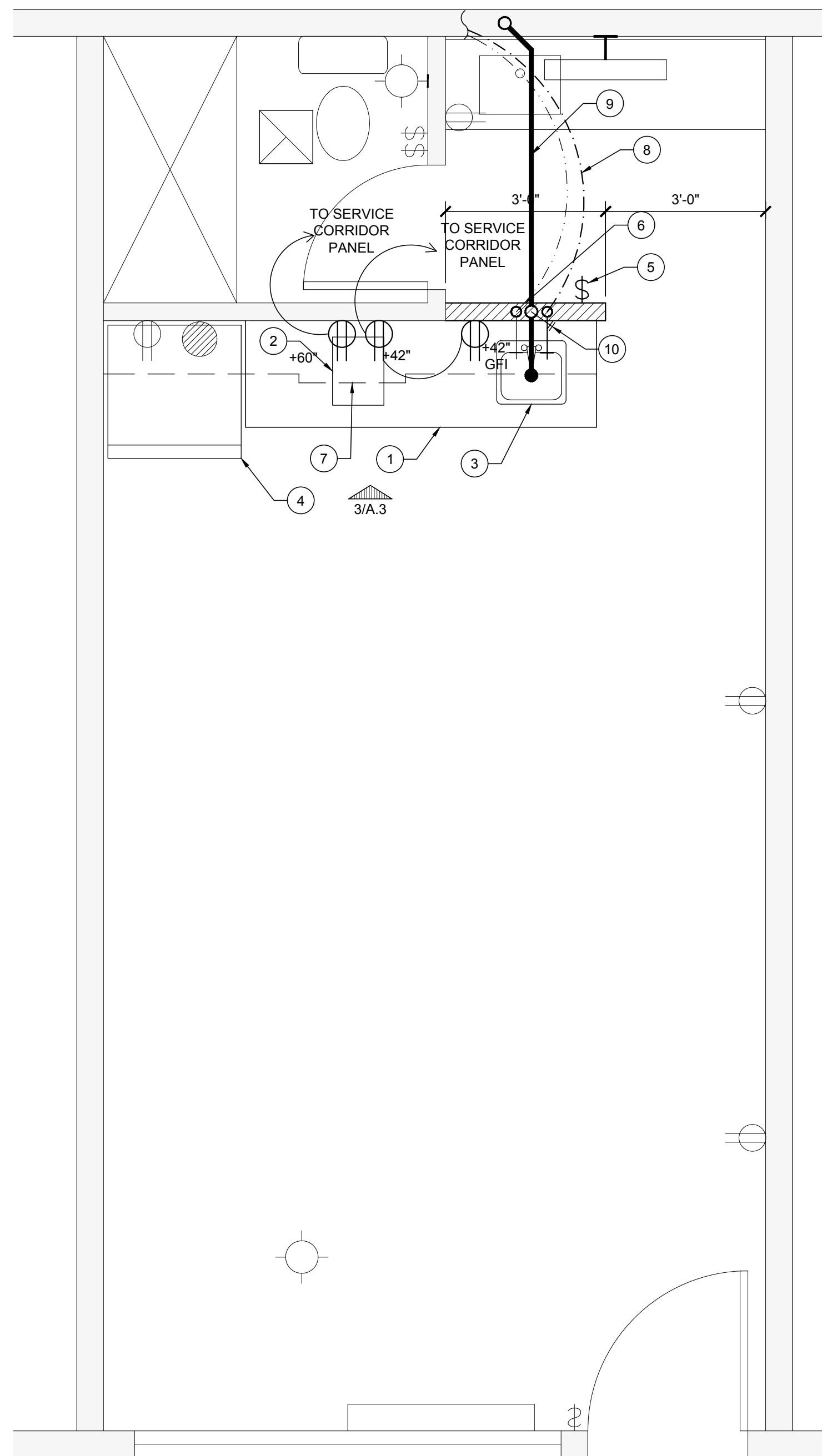
REGISTERED PROFESSIONAL ARCHITECT
15839
GENE GOLDSTEIN
DATE SIGNED: 9/5/2020
ARIZONA U.S.A.
Expires 03/31/2020

Remodeling
for
**Vivo Mesa
Hotel Rooms**
250 W. Main Street
Mesa, Arizona 85201

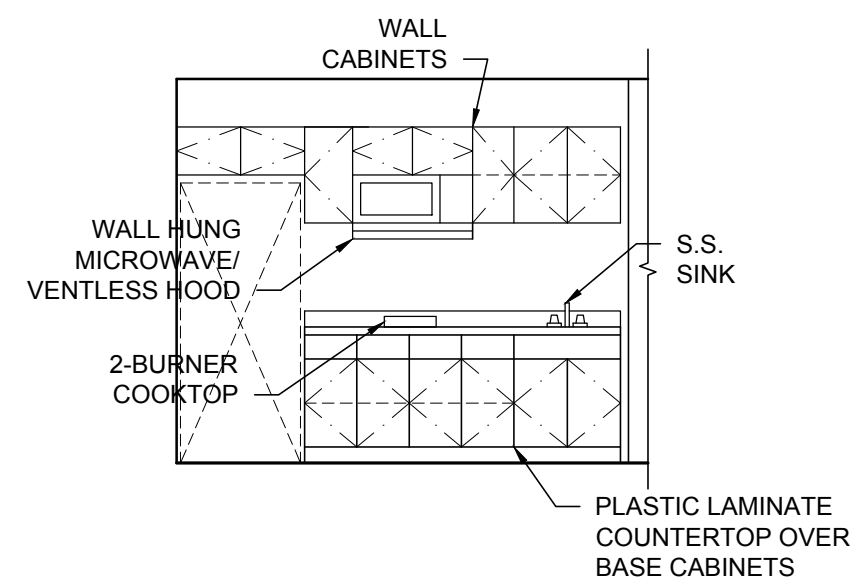
**Type 'B'
Demolition &
New Floor Plans**

COPYRIGHT, BRAMIC DESIGN GROUP, PLLC
DO NOT SCALE DRAWING

SHEET: **A.2**



2 NEW FLOOR PLAN
SCALE: 1/2"=1'-0"
348 S.F.



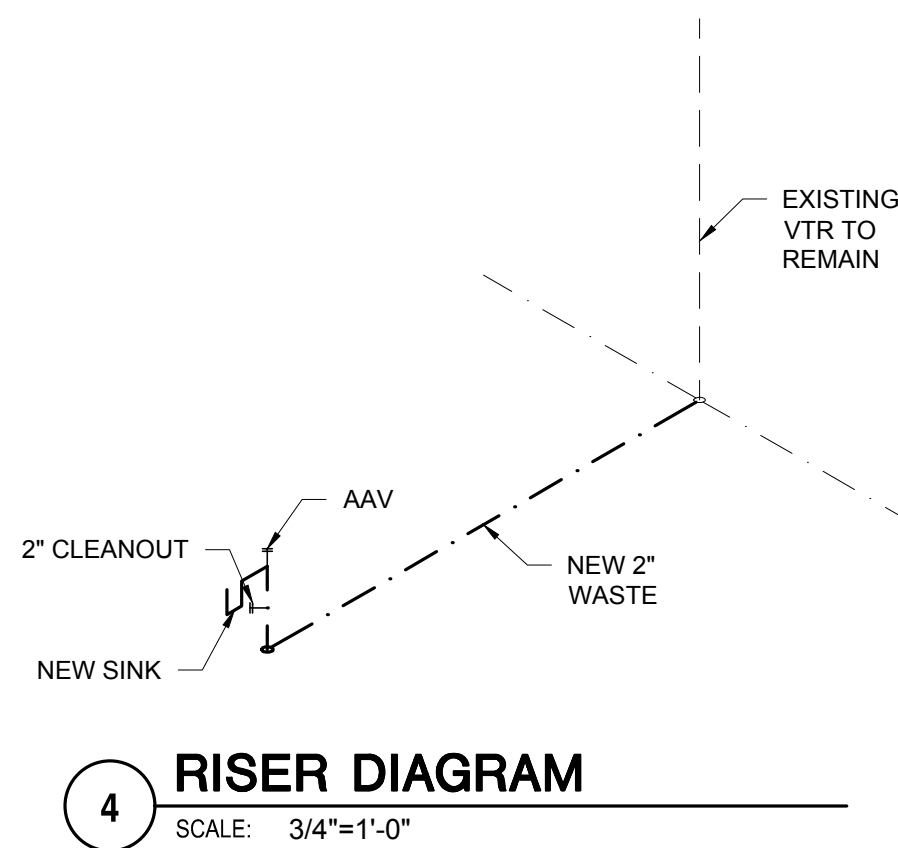
3 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES:

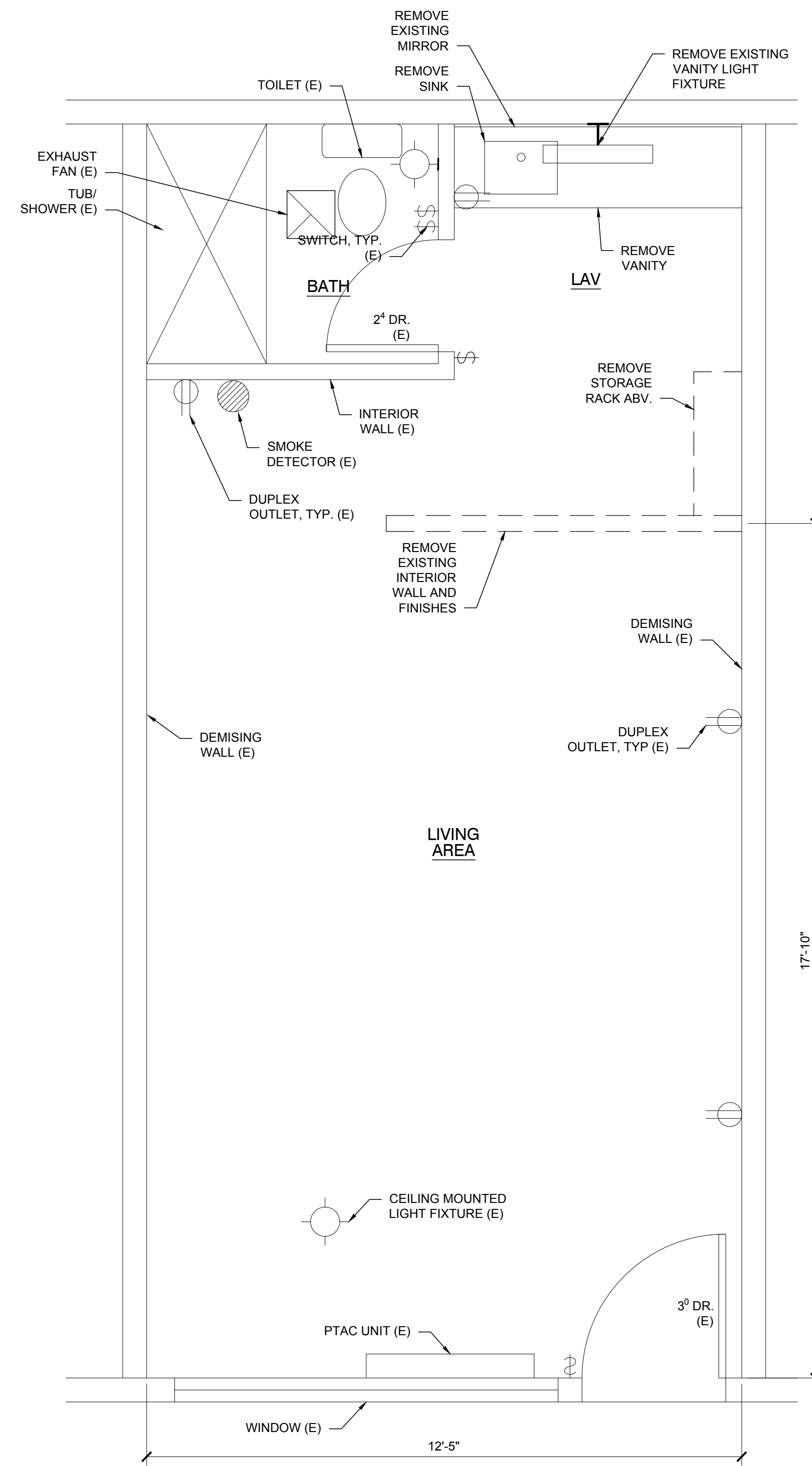
1. NEW "WHITE SHAKER" BASE AND WALL CABINETS W/ SOLID SURFACE COUNTER TOP
2. 1-BURNER COOKTOP
3. S.S. SINK
4. REFRIGERATOR
5. RE-LOCATED LIGHT SWITCH
6. NEW 2x4 WOOD STUD WALL @ 24" O.C. WITH 5/8" GYP. BRD. BOTH SIDES AND AT END CAP. PATCH AND REPAIR AS REQUIRED FOR LIKE NEW FINISH
7. WALL HUNG MICROWAVE/VENTLESS HOOD
8. NEW 1/2" HOT AND COLD WATER LINES, CONNECT TO EXISTING MINIMUM 3/4"
9. TIE NEW 2" PVC WASTE TO EXISTING 2" RISER
10. 2" WCO AAV

KITCHEN EQUIPMENT SPECS:

- | | |
|---------------------|---|
| 1. REFRIGERATOR | FRIGIDAIRE - TOP MOUNT (18.0 CU.FT.) (MODEL - FHT1821T - S/WB) |
| 2. KITCHEN SINK | MADAKET COLLECTION - PREMIUM SELF TRIMMING STAINLESS STEEL (MODEL - NS3322 - 8) |
| 3. COOK TOP | SUMMIT - 115V SINGLE BURNER, BLACK CERAMIC GLASS. (MODEL - CR11115) |
| 4. MICROWAVE | GE PROFILE - 1.5 CU.FT. - UNDER MOUNT TO WALL CABINET TYPE (MODEL - PEB9159SJS) |
| 5. KITCHEN CABINETS | WHITE "SHAKER" STYLE BASE AND UPPER CABINETS |
| 6. COUNTER TOP | SOLID SURFACE AND 4" BACKSPLASH, COLOR AND EDGE AS SELECTED BY OWNER. |



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



1 DEMOLITION FLOOR PLAN
SCALE: 1/2"=1'-0"



9516 E. VENTASO CIRCLE
TUCSON, AZ 85715
PHONE: (520) 401-9183

PROJECT: 20-580
DATE: 9/5/2020
DRAWN: WJM
CHECKED: GG

REGISTERED PROFESSIONAL ARCHITECT
15839
GENE GOLDSTEIN
DATE SIGNED: 9/13/2020
ARIZONA U.S.A.
Expires 9/13/2020

Remodeling
for
**Vivo Mesa
Hotel Rooms**
250 W. Main Street
Mesa, Arizona 85201

**Type 'C'
Demolition &
New Floor Plans**

SHEET: **A.3**

COPYRIGHT, BRAMIC DESIGN GROUP, PLLC
DO NOT SCALE DRAWING

VIVO

LIVING



Existing



Proposed

Brand color palette



VIVO

LIVING



Existing



Proposed

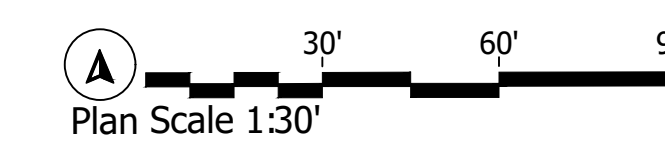
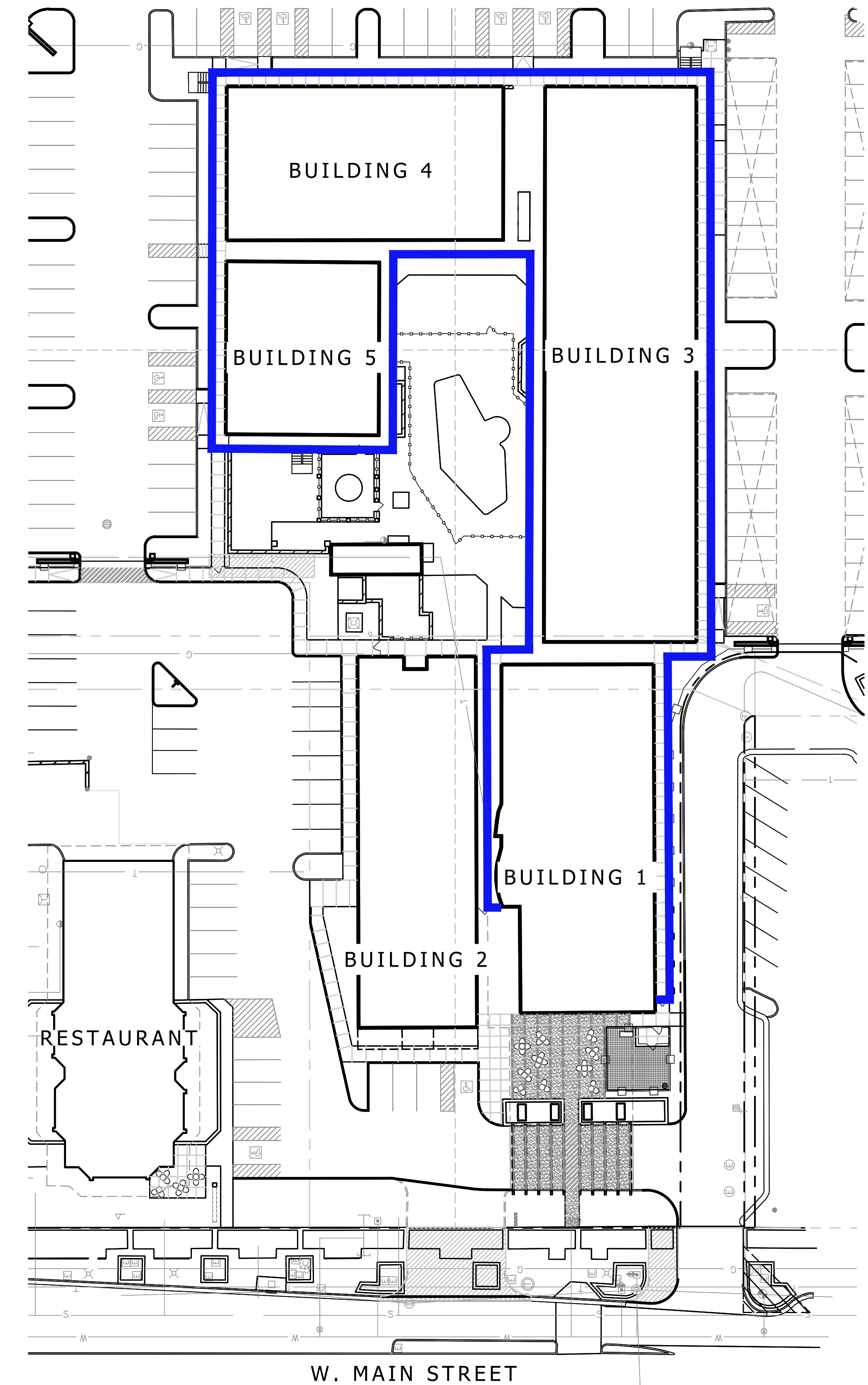
Brand color palette





ARCHITECTURAL SCREEN MATERIAL PLACED ON EXISTING 2ND STORY HANDRAILS ON THE RESIDENTIAL BUILDINGS. FINAL PAINT COLOR TO BE COORDINATED WITH ARCHITECTURAL COLOR PALETTE. SCREEN MATERIAL WILL MATCH MATERIALS USED AT ENTRY AND ON BUILDING 2.

1 Concept Handrail Illustration
SCALE: NTS



SYMBOL	DESCRIPTION	QUANTITY
	EXISTING HANDRAIL LOCATIONS	1,159 LF