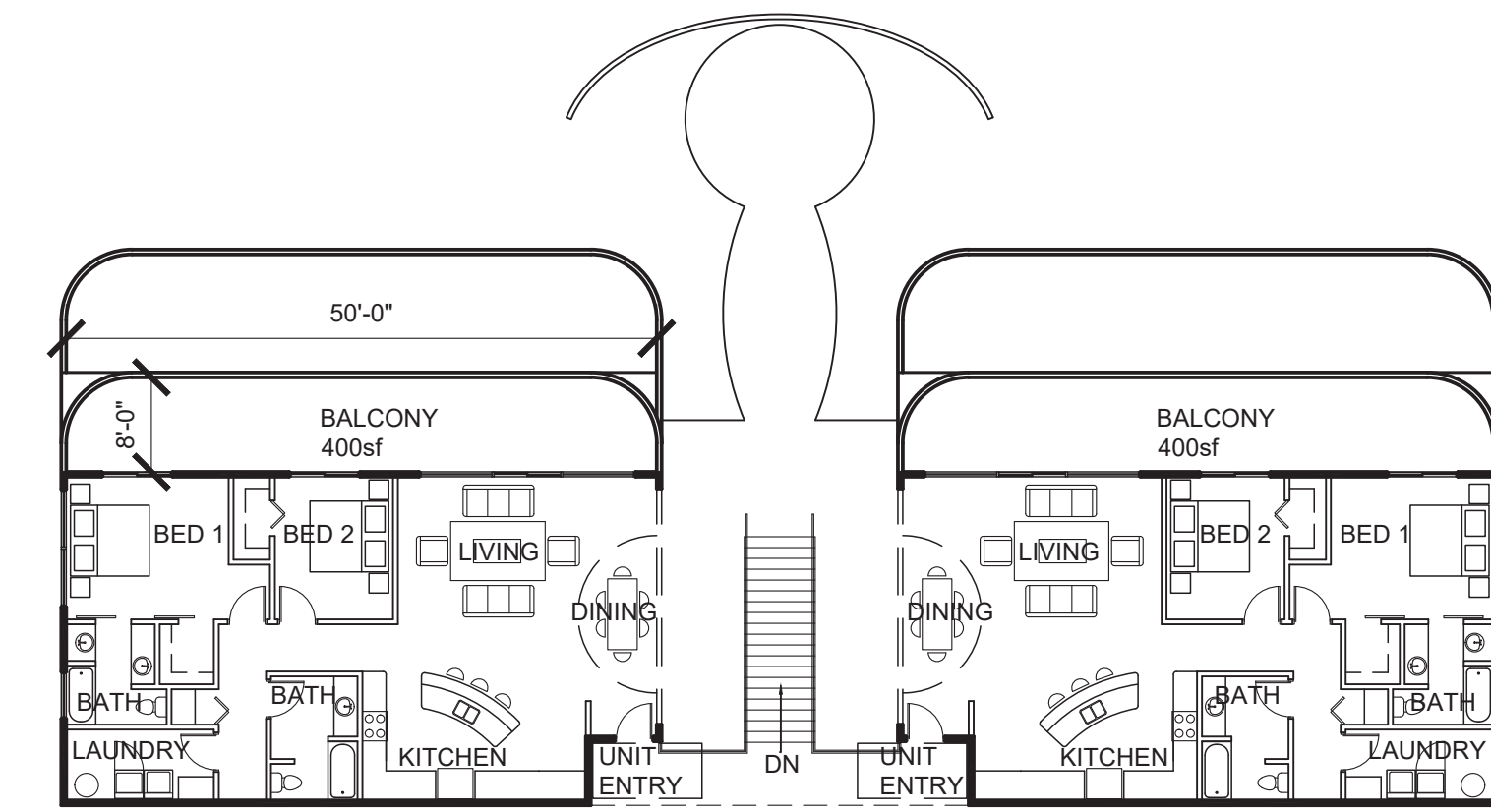
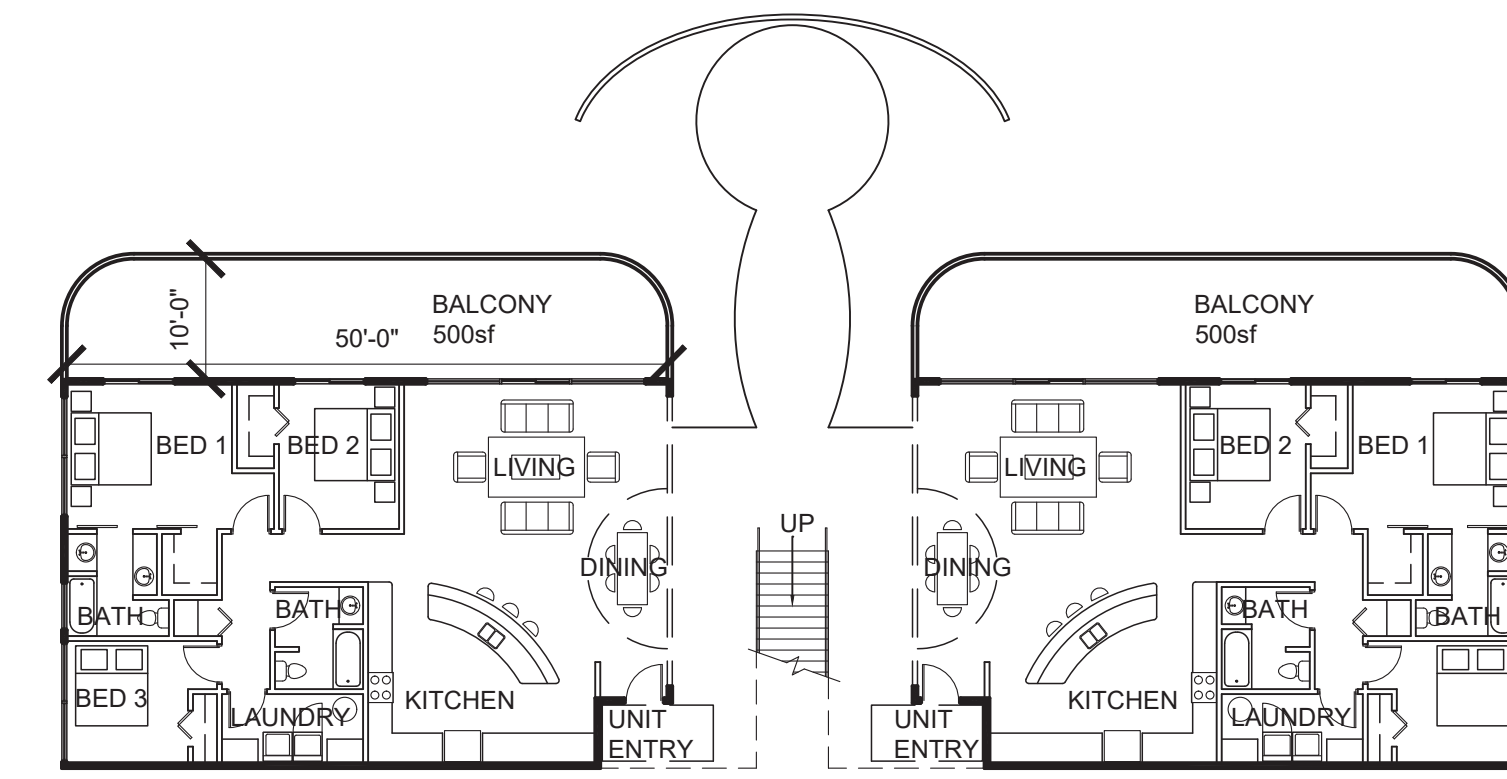


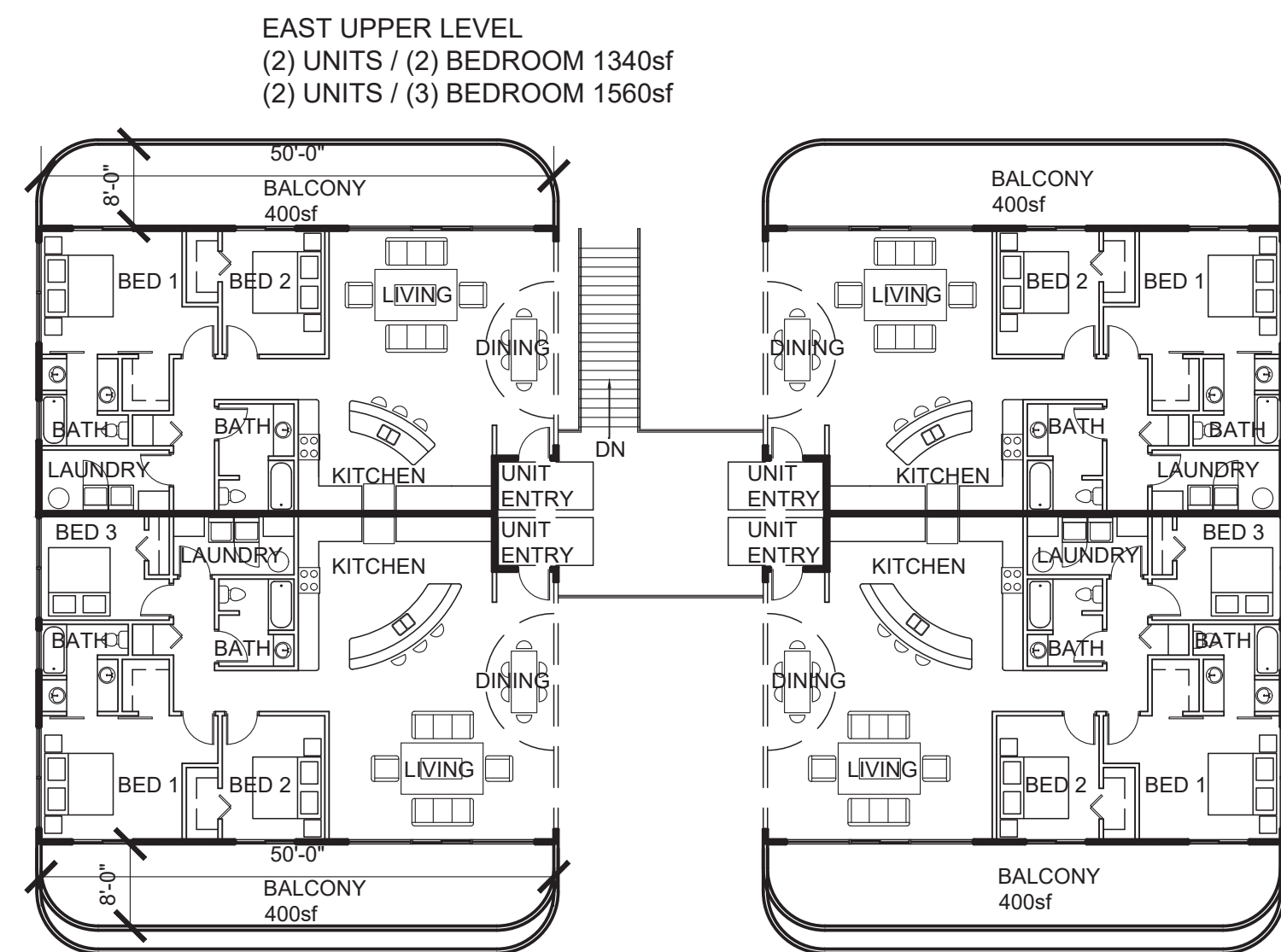
WEST UPPER LEVEL
 (2) UNITS / (2) BEDROOM 1340sf
 (2) UNITS / (3) BEDROOM 1560sf



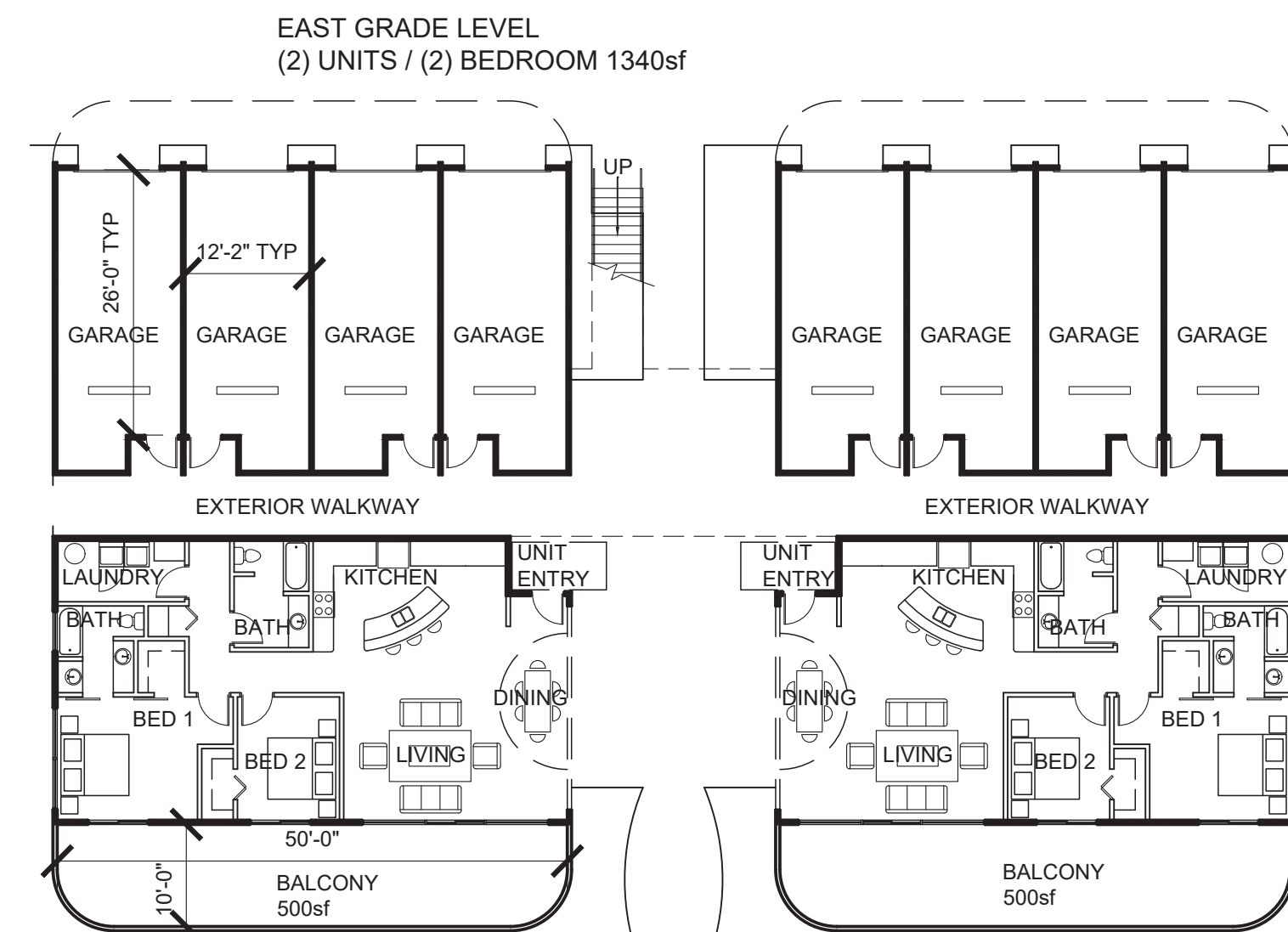
WEST GRADE LEVEL
 (2) UNITS / (2) BEDROOM 1340sf



WEST BELOW GRADE LEVEL
 (2) UNITS / (3) BEDROOM 1560sf



EAST UPPER LEVEL
 (2) UNITS / (2) BEDROOM 1340sf
 (2) UNITS / (3) BEDROOM 1560sf



EAST GRADE LEVEL
 (2) UNITS / (2) BEDROOM 1340sf

TYPICAL WEST BELOW GRADE FLOOR PLANS

scale: 1/16" = 1'-0"

UNITS

BELOW GRADE

(6) 3-BEDROOM

AT GRADE

(8) 2-BEDROOM

UPPER LEVEL

(8) 3-BEDROOM

(8) 2-BEDROOM

TOTALS

(14) 3-BEDROOM

(16) 2-BEDROOM

(30) UNITS

TYPICAL EAST AND WEST UPPER FLOOR PLANS

scale: 1/16" = 1'-0"

TYPICAL EAST AND WEST GRADE FLOOR PLANS

scale: 1/16" = 1'-0"

Westmount Estates
 1920 South Consolidated Canal Mesa, AZ
 East McKellips Road and North Stapley Drive

NOT FOR
 CONSTRUCTION

2/9/2020

A2.0

FLOOR PLANS

MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
	MASONRY SITE WALL SPLIT FACE OPAL
	MASONRY GARAGE WALL SPLIT FACE BERKELEY
	DOOR AND WINDOW FRAMES MEDIUM BRONZE
	STUCCO SW 6155 RICE GRAIN
	STUCCO TRIM SW 9117 URBAN JUNGLE
	BALCONY AND STAIRS GUARDRAIL WEATHERED STEEL
	GARAGE DOOR TRANSLUCENT GLASS

UNITED REALTY MTA LLC
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MESA, AZ 85211

OWNER:
THOMAS ADHOOT
DEREK OLSON

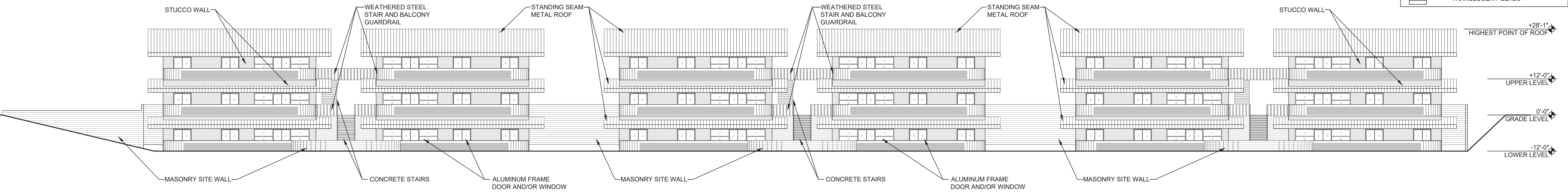
ARCHITECT:
VICTORIA SNIVELY
602-370-5183

Westmount Estates
1920 South Consolidated Canal Mesa, AZ
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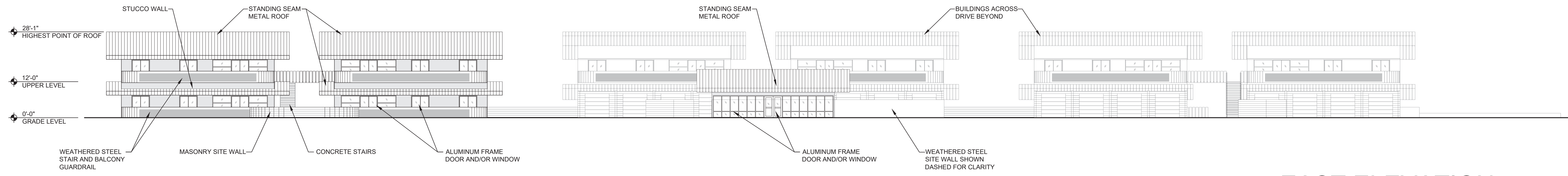
2/9/2021

A3.0
ELEVATIONS



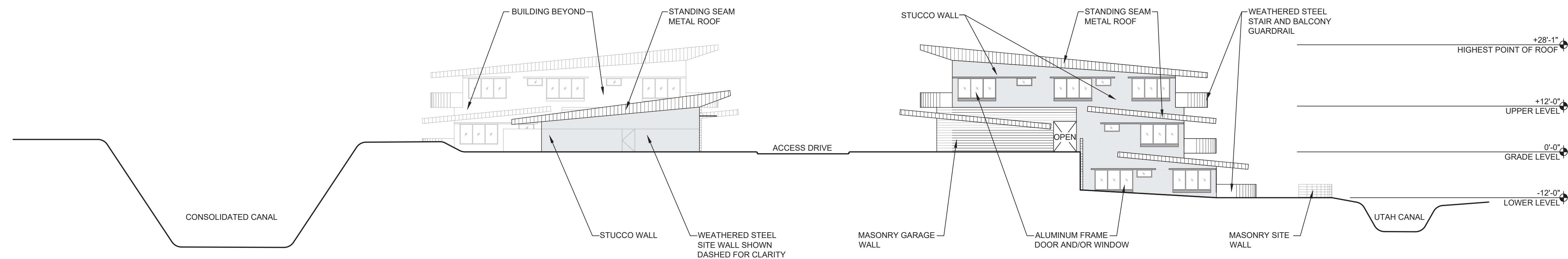
WEST ELEVATION

scale: 1/16" = 1'-0"



EAST ELEVATION

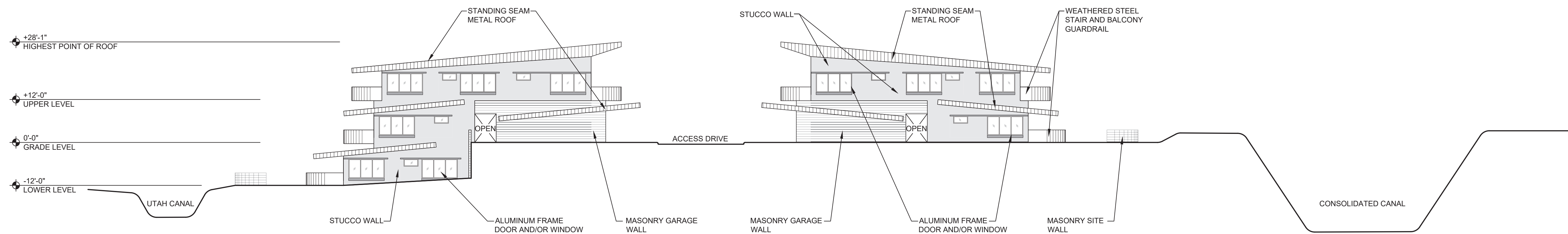
scale: 1/16" = 1'-0"



NORTH ELEVATION

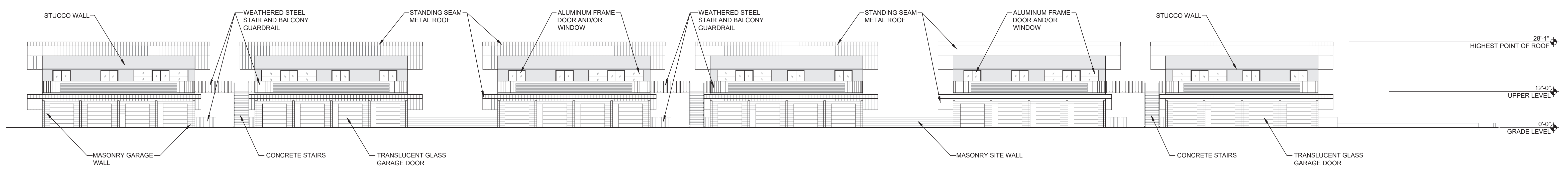
scale: 1/16" = 1'-0"

MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
	MASONRY SITE WALL SPLIT FACE OPAL
	MASONRY GARAGE WALL SPLIT FACE BERKELEY
	DOOR AND WINDOW FRAMES MEDIUM BRONZE
	STUCCO SW 6155 RICE GRAIN
	STUCCO TRIM SW 9117 URBAN JUNGLE
	BALCONY AND STAIRS GUARDRAIL WEATHERED STEEL
	GARAGE DOOR TRANSLUCENT GLASS



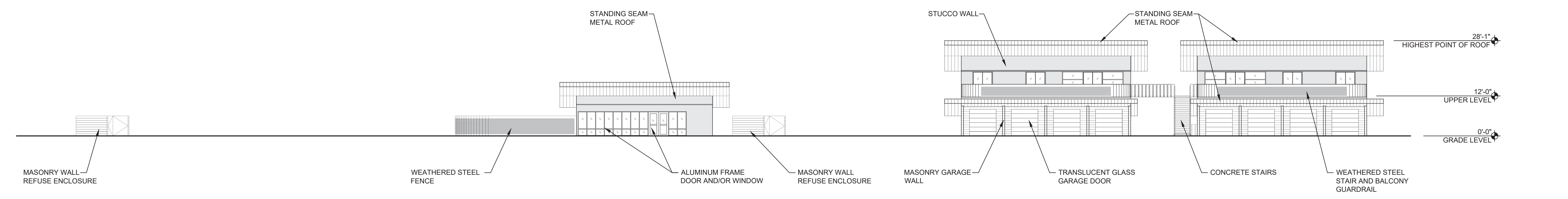
SOUTH ELEVATION

scale: 1/16" = 1'-0"



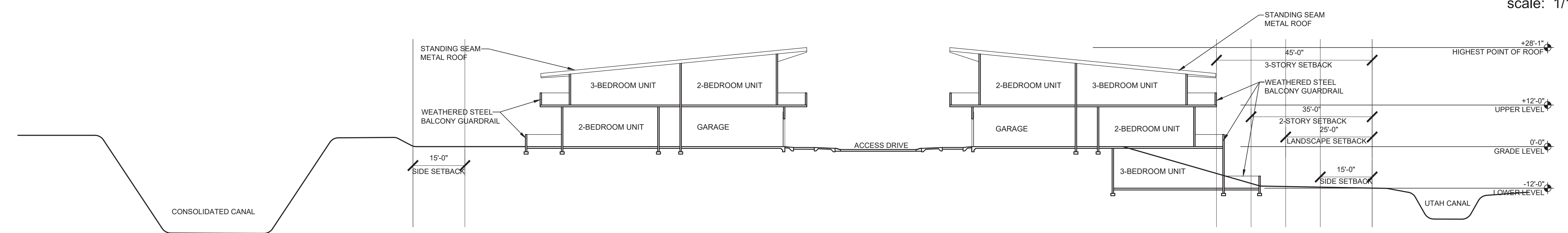
DRIVE WEST ELEVATION

scale: 1/16" = 1'-0"



DRIVE EAST ELEVATION

scale: 1/16" = 1'-0"



SITE SECTION DIAGRAM

scale: 1/16" = 1'-0"

Westmount Estates
 1920 South Consolidated Canal Mesa, AZ
 East McKellips Road and North Stapley Drive

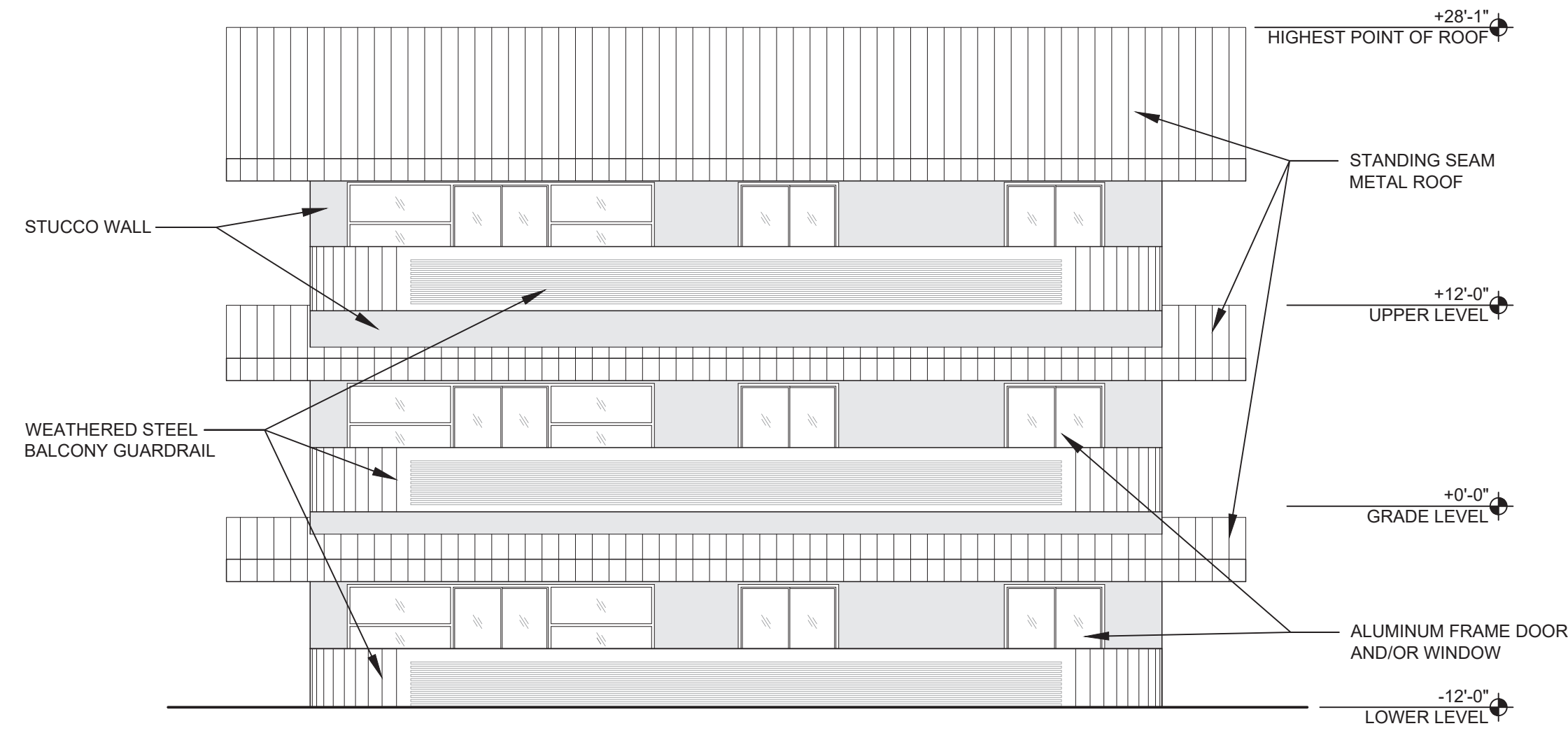
NOT FOR
 CONSTRUCTION

MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
	MASONRY SITE WALL SPLIT FACE OPAL
	MASONRY GARAGE WALL SPLIT FACE BERKELEY
	DOOR AND WINDOW FRAMES MEDIUM BRONZE
	STUCCO SW 6155 RICE GRAIN
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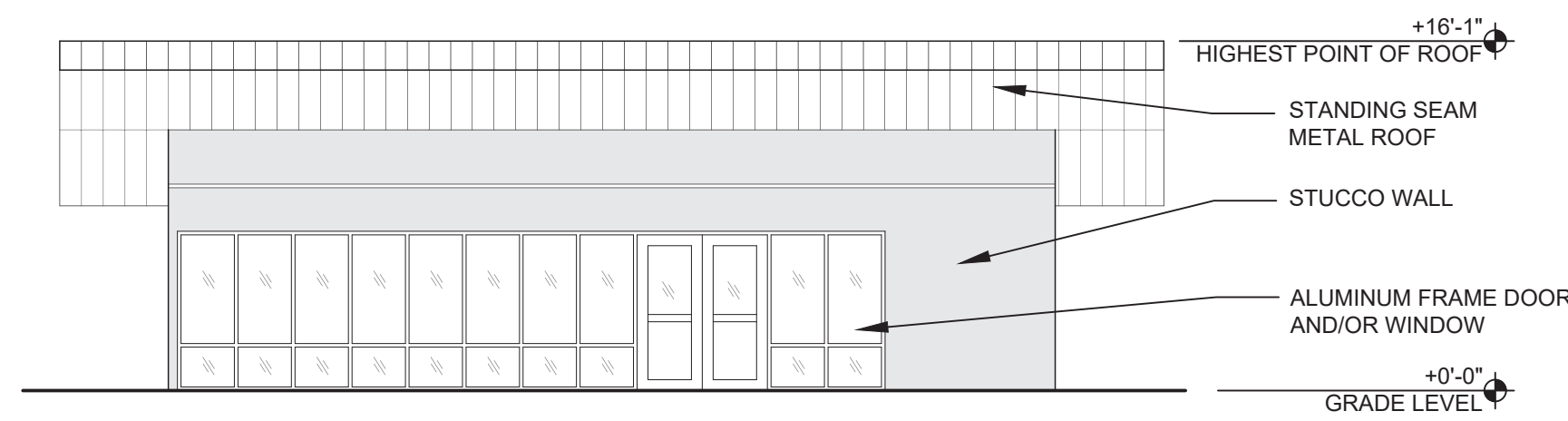
TYP THREE LEVEL REAR BLDG ELEV

scale: 1/8" = 1'-0"



TYP TWO LEVEL REAR BLDG ELEV

scale: 1/8" = 1'-0"



COMMON BLDG REAR ELEV

scale: 1/8" = 1'-0"



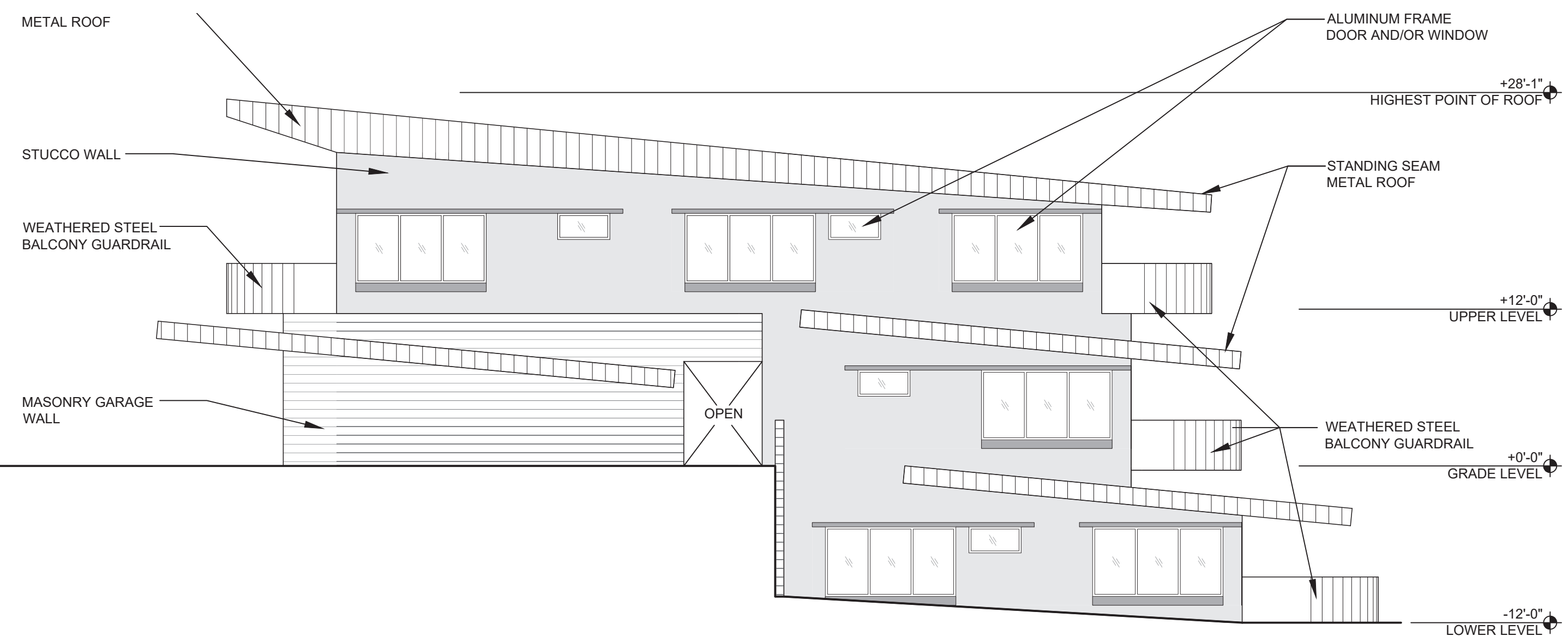
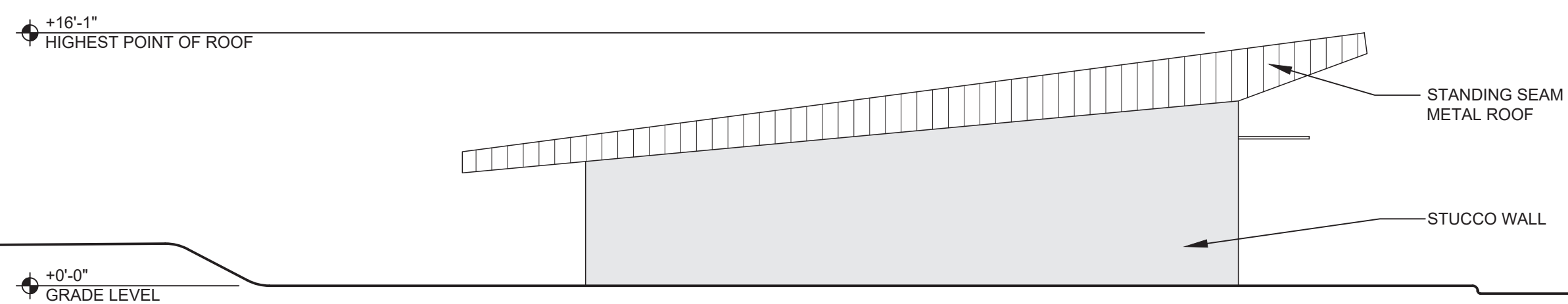
COMMON BLDG FRONT ELEV

scale: 1/8" = 1'-0"



TYP GARAGE BLDG ELEV

scale: 1/8" = 1'-0"



TYP SIDE BLDG ELEV

scale: 1/8" = 1'-0"

Westmount Estates
1920 South Consolidated Canal Mesa, AZ
East McKellips Road and North Stapley Drive

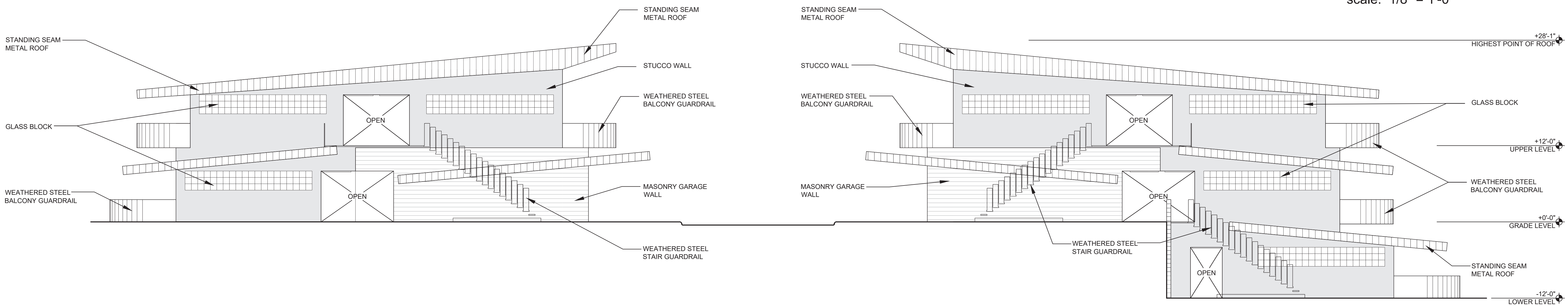
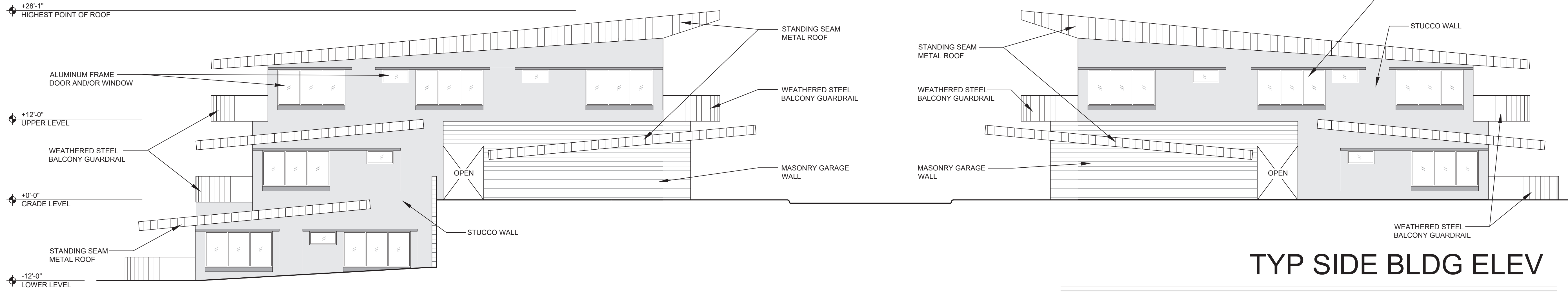
NOT FOR
CONSTRUCTION

11/3/2020

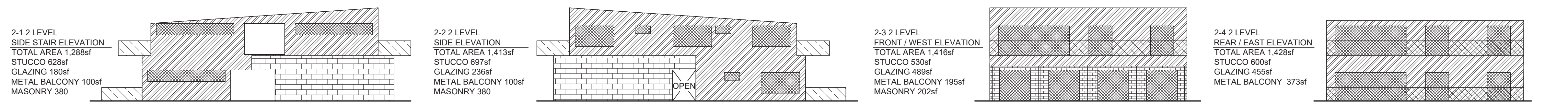
A3.2

ELEVATIONS

MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
	MASONRY SITE WALL SPLIT FACE OPAL
	MASONRY GARAGE WALL SPLIT FACE BERKELEY
	DOOR AND WINDOW FRAMES MEDIUM BRONZE
	STUCCO SW 6155 RICE GRAIN
	STUCCO TRIM SW 9117 URBAN JUNGLE
	BALCONY AND STAIRS GUARDRAIL WEATHERED STEEL
	GARAGE DOOR TRANSLUCENT GLASS

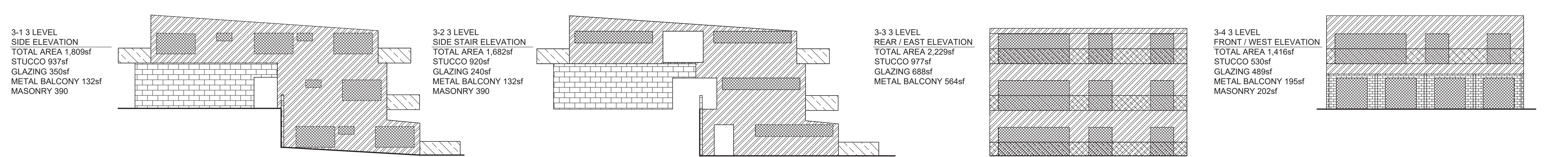


(2) 2 LEVEL STRUCTURES



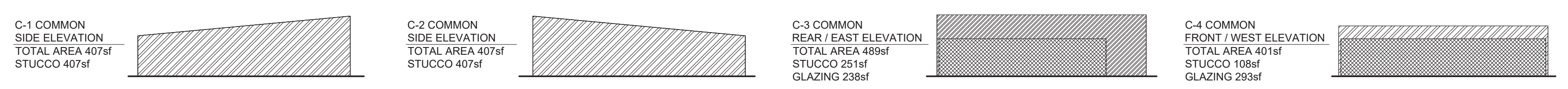
2 LEVEL TOTALS	
TOTAL AREA	5,545sf
STUCCO	2,455sf = 44%
GLAZING	1,360sf = 25%
METAL BALCONY	768sf = 14%
MASONRY	962sf = 17%
PRIMARY MATERIALS	
STUCCO + GLAZING + MASONRY	= 86%
TWO PRIMARY EXTERIOR MATERIALS	
STUCCO 44% AND GLAZING 25%	

(6) 3 LEVEL STRUCTURES



3 LEVEL TOTALS	
TOTAL AREA	7,136sf
STUCCO	3,364sf = 47%
GLAZING	1,767sf = 25%
METAL BALCONY	1,023sf = 14%
MASONRY	982sf = 14%
PRIMARY MATERIALS	
STUCCO + GLAZING + MASONRY	= 86%
TWO PRIMARY EXTERIOR MATERIALS	
STUCCO 47% AND GLAZING 25%	

(1) COMMON STRUCTURE



COMMON TOTALS	
TOTAL AREA	1,704sf
STUCCO	1,173sf = 69%
GLAZING	531sf = 31%
PRIMARY MATERIALS	
STUCCO + GLAZING	= 100%
TWO PRIMARY EXTERIOR MATERIALS	
STUCCO 69% AND GLAZING 31%	

ELEV MATERIAL CALCS

scale: 1/16" = 1'-0"

Westmount Estates
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MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
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	MASONRY GARAGE WALL SPLIT FACE BERKELEY
	DOOR AND WINDOW FRAMES MEDIUM BRONZE
	STUCCO SW 6155 RICE GRAIN
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DEREK OLSON

ARCHITECT:
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602-370-5183



WEST ELEVATION

scale: 1/16" = 1'-0"



EAST ELEVATION

scale: 1/16" = 1'-0"



NORTH ELEVATION

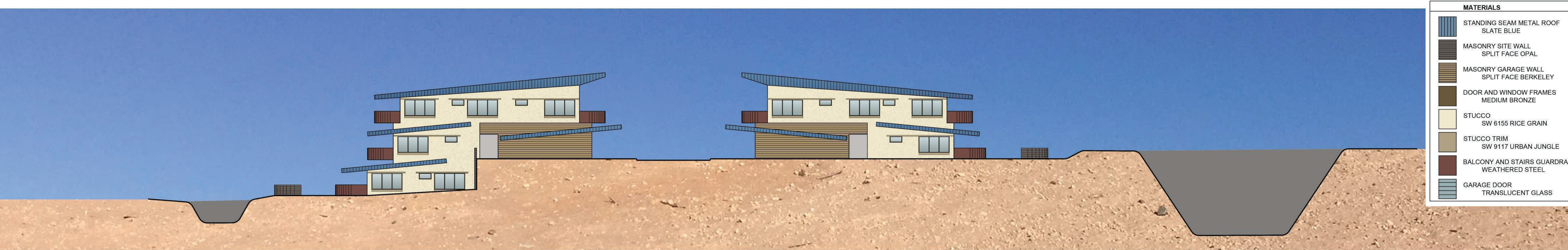
scale: 1/16" = 1'-0"

Westmount Estates
1920 South Consolidated Canal Mesa, AZ
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CONSTRUCTION

A4.0

ELEVATIONS



MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
	MASONRY SITE WALL SPLIT FACE OPAL
	MASONRY GARAGE WALL SPLIT FACE BERKELEY
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	STUCCO SW 6155 RICE GRAIN
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	GARAGE DOOR TRANSLUCENT GLASS

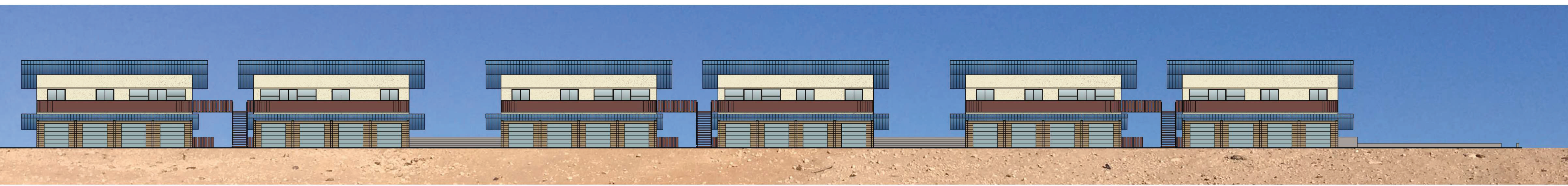
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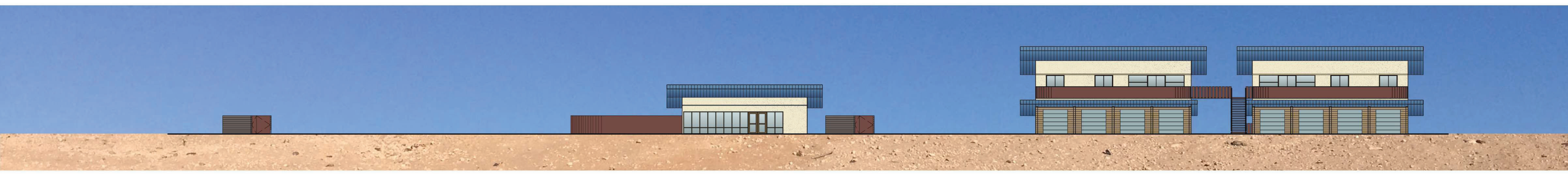
SOUTH ELEVATION

scale: 1/16" = 1'-0"



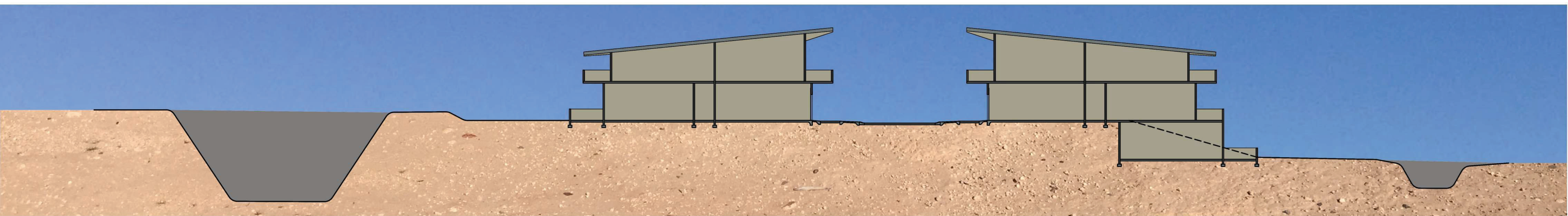
DRIVE WEST ELEVATION

scale: 1/16" = 1'-0"



DRIVE EAST ELEVATION

scale: 1/16" = 1'-0"



SITE SECTION DIAGRAM

scale: 1/16" = 1'-0"

Westmount Estates
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 East McKellips Road and North Stapley Drive

NOT FOR
 CONSTRUCTION

A4.1
 ELEVATIONS

MATERIALS	
	STANDING SEAM METAL ROOF SLATE BLUE
	MASONRY SITE WALL SPLIT FACE OPAL
	MASONRY GARAGE WALL SPLIT FACE BERKELEY
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TYP THREE LEVEL REAR BLDG ELEV

scale: 1/8" = 1'-0"



TYP TWO LEVEL REAR BLDG ELEV

scale: 1/8" = 1'-0"



COMMON BLDG REAR ELEV

scale: 1/8" = 1'-0"



COMMON BLDG FRONT ELEV

scale: 1/8" = 1'-0"



TYP GARAGE BLDG ELEV

scale: 1/8" = 1'-0"

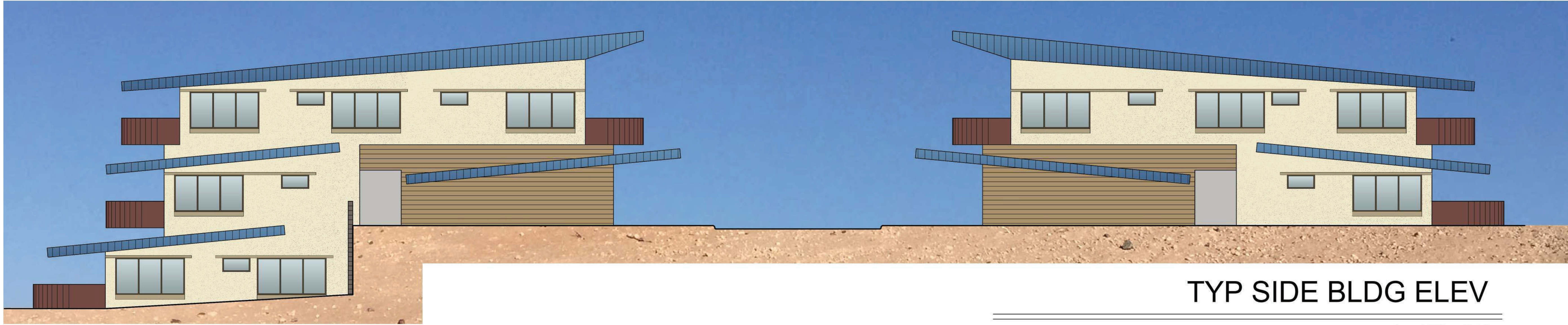


TYP SIDE BLDG ELEV

scale: 1/8" = 1'-0"

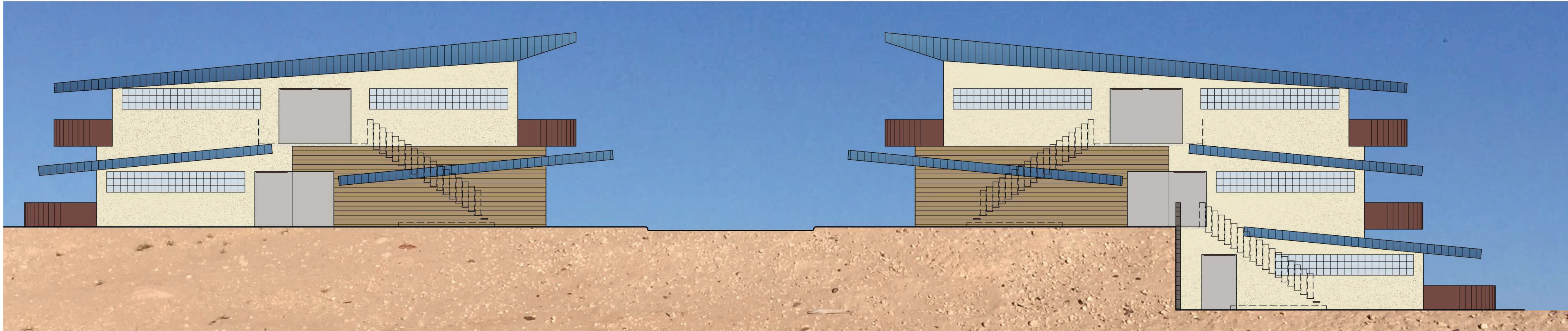
Westmount Estates
 1920 South Consolidated Canal Mesa, AZ
 East McKellips Road and North Stapley Drive

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 CONSTRUCTION



TYP SIDE BLDG ELEV

scale: 1/8" = 1'-0"

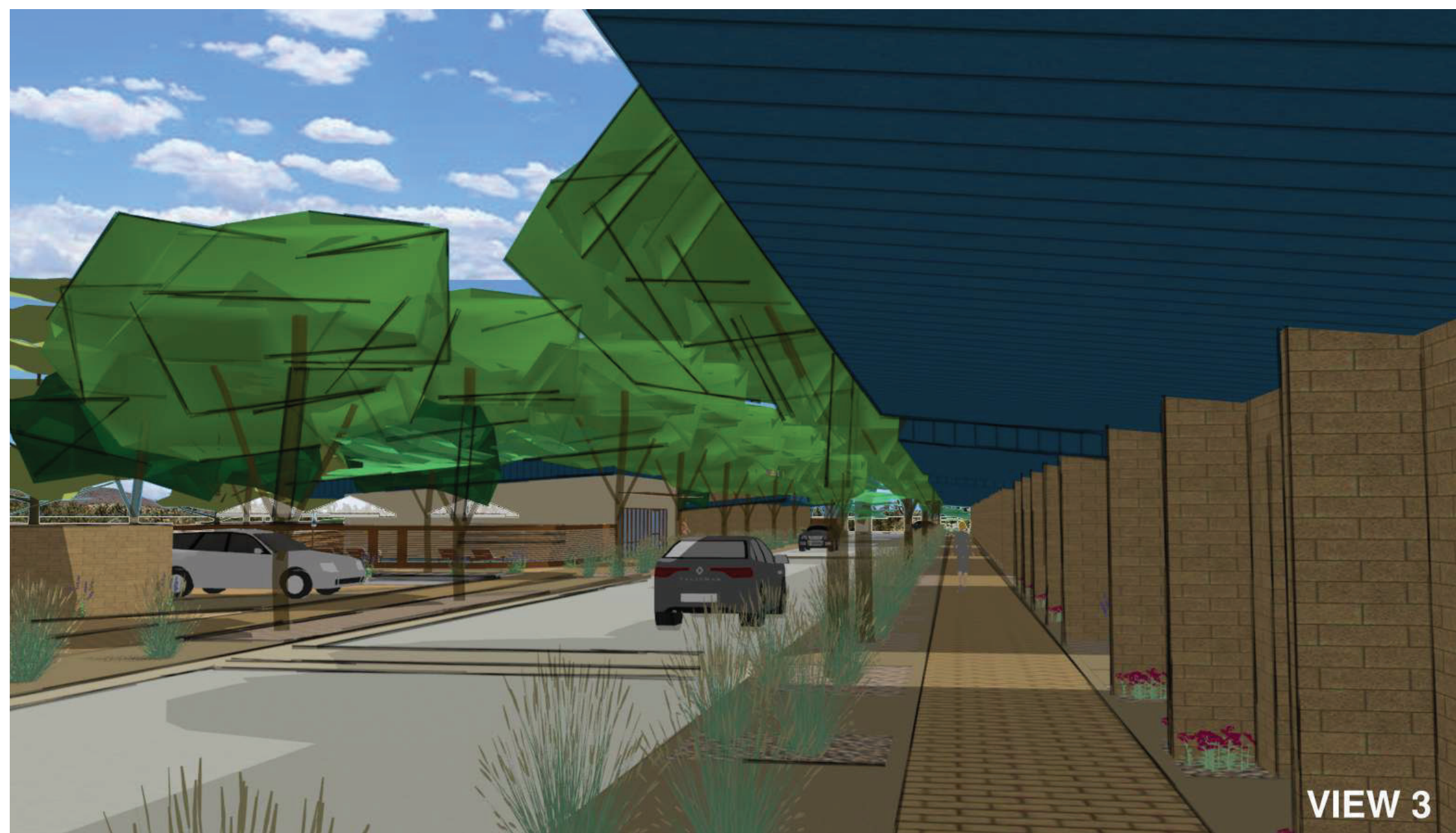


TYP STAIR SIDE BLDG ELEV

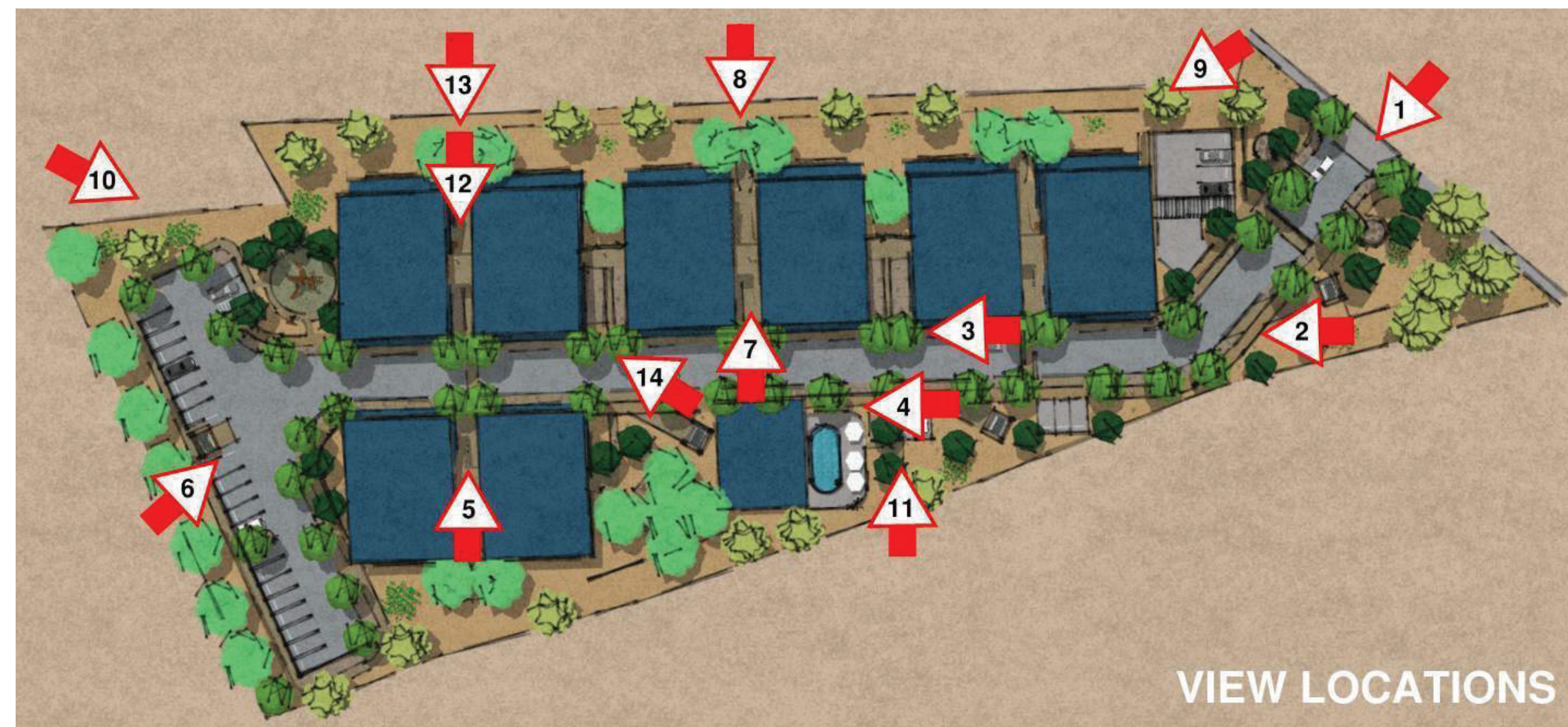
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Westmount Estates
1920 South Consolidated Canal Mesa, AZ
East McKellips Road and North Stapley Drive

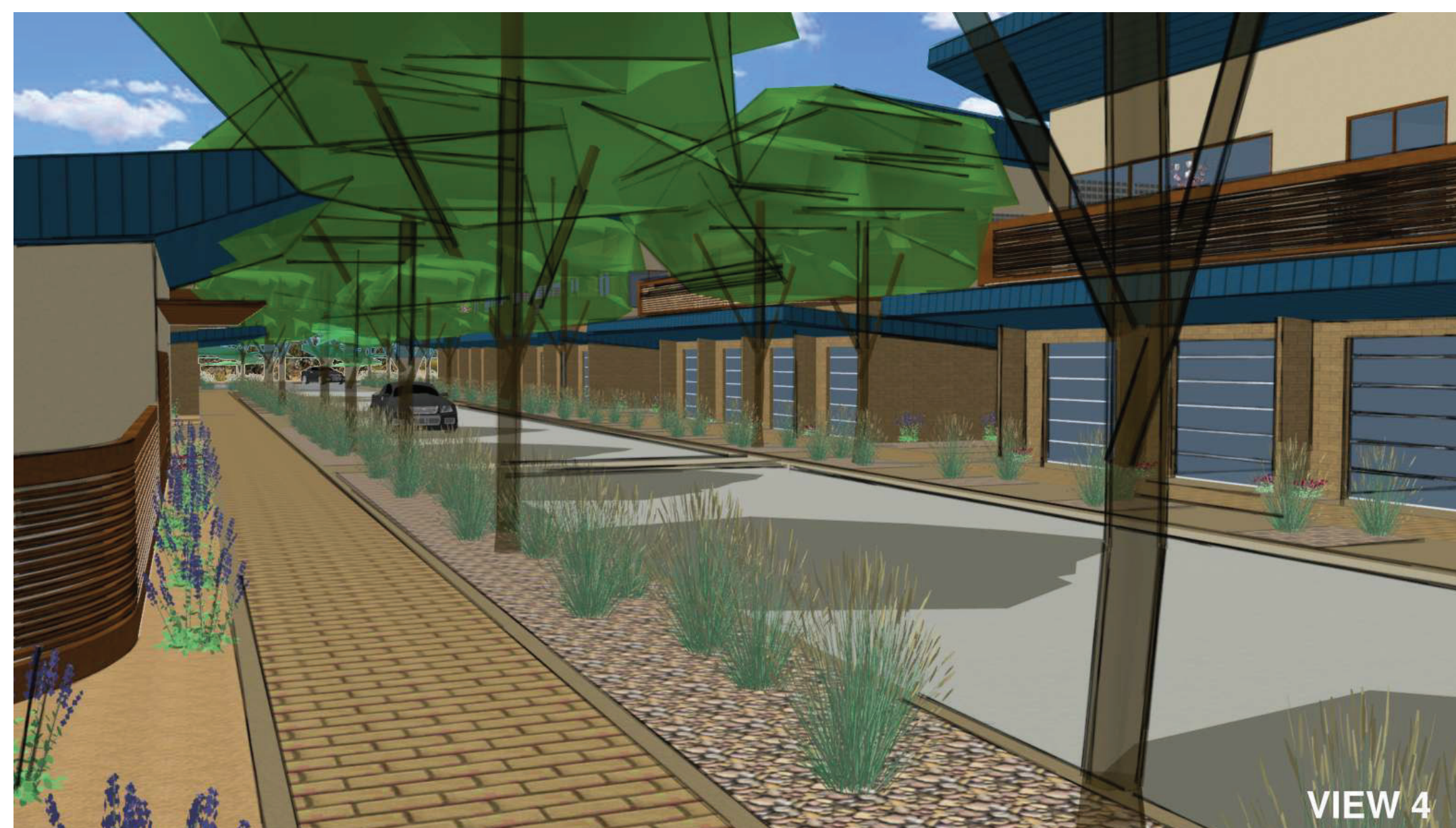
NOT FOR
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VIEW 3 WALKWAY



LOCATIONS OF VIEWS



VIEW 4 WALKWAY



VIEW 1 ENTRY



VIEW 5 STAIR BETWEEN BUILDINGS



VIEW 2 SIDE THREE STORY BUILDING WEST

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Westmount Estates
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East McKellips Road and North Stapley Drive

1/19/2021

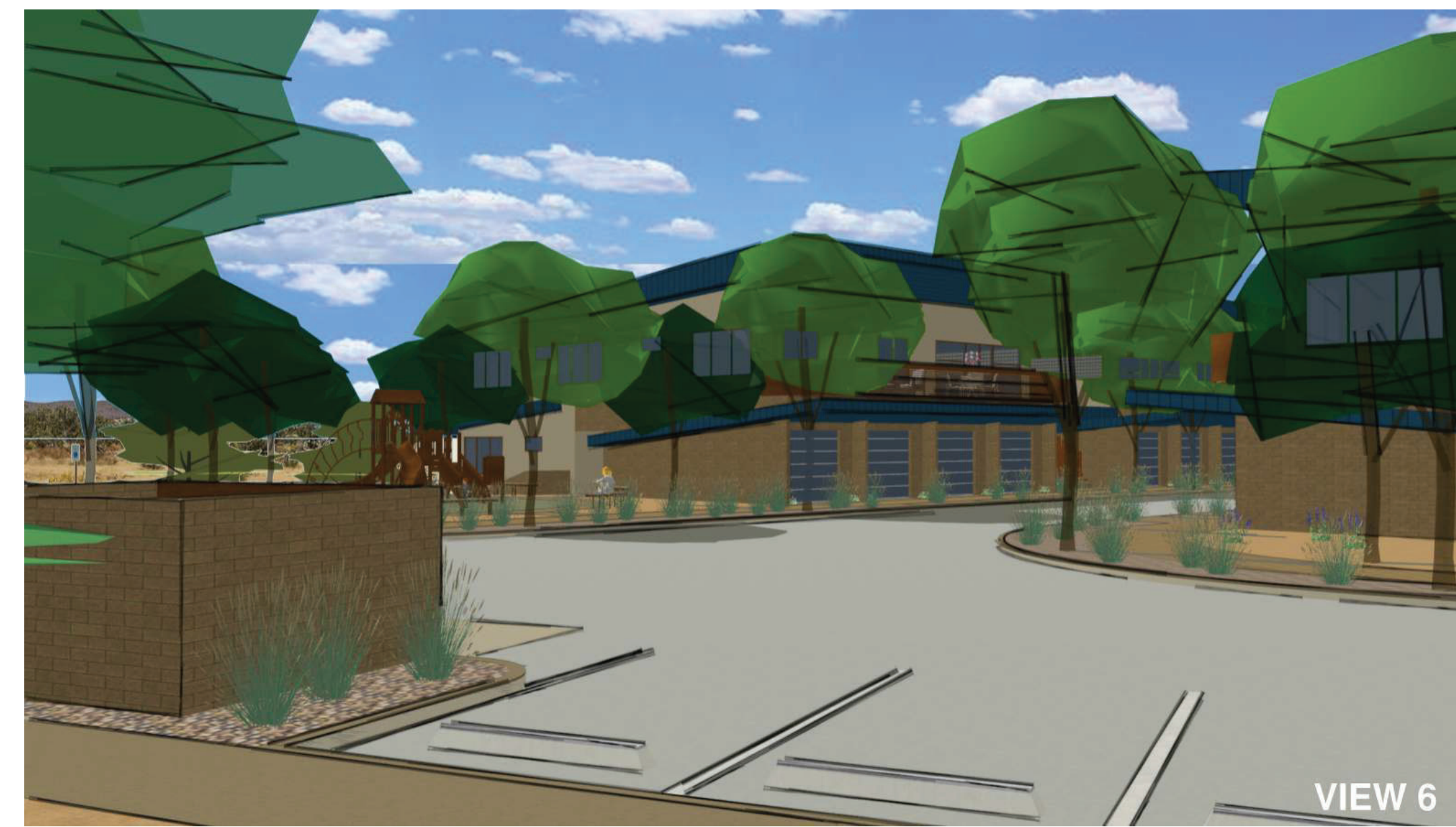
A5.0

MODEL
RENDERINGS



VIEW 9

VIEW 9 NORTHWEST



VIEW 6

VIEW 6 SOUTH PARKING



VIEW 10

VIEW 10 SOUTH ABOVE



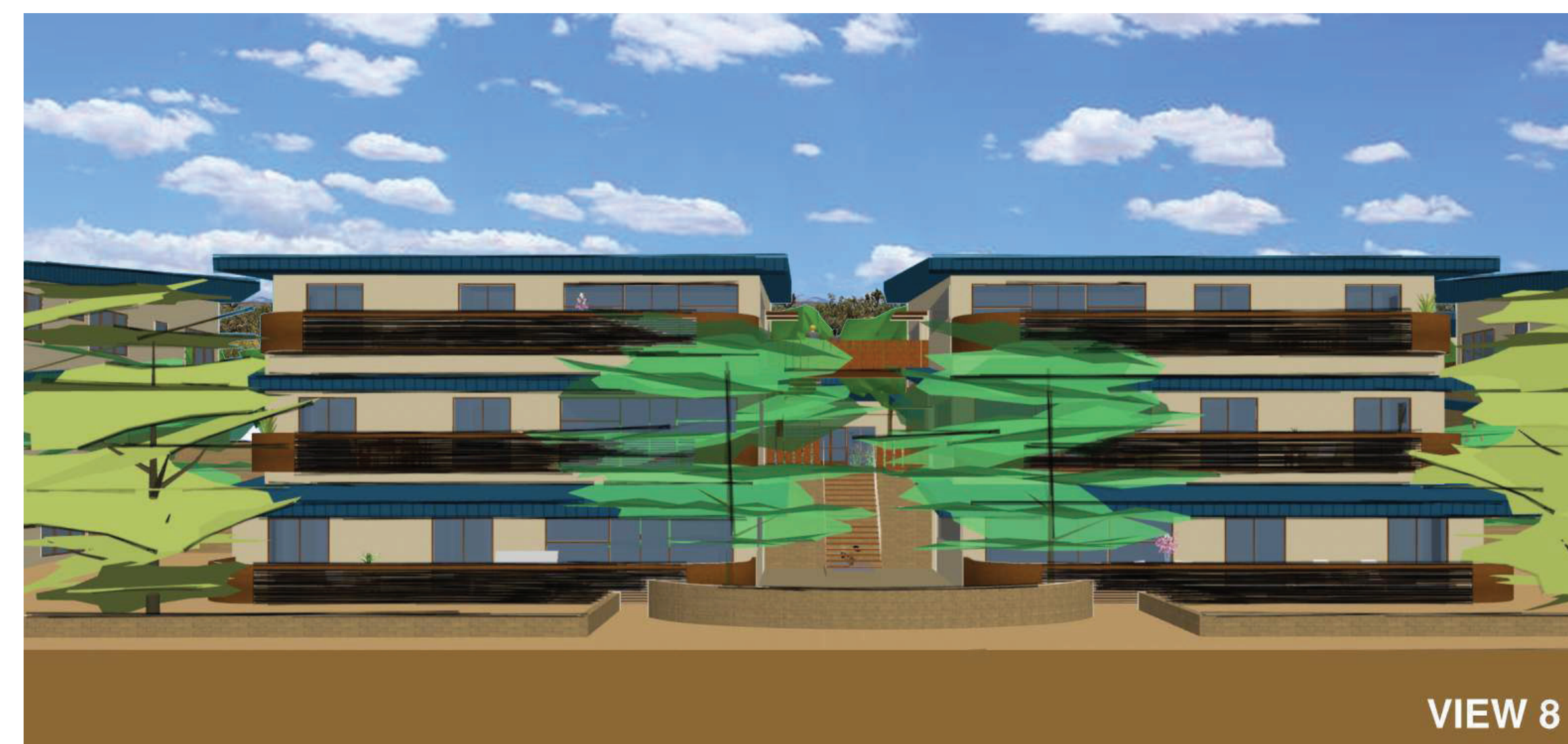
VIEW 7

VIEW 7 CROSSWALK



VIEW 11

VIEW 11 POOL PARKING



VIEW 8

VIEW 8 UTAH CANAL

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Westmount Estates
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1/19/2021

A5.1

MODEL
RENDERINGS



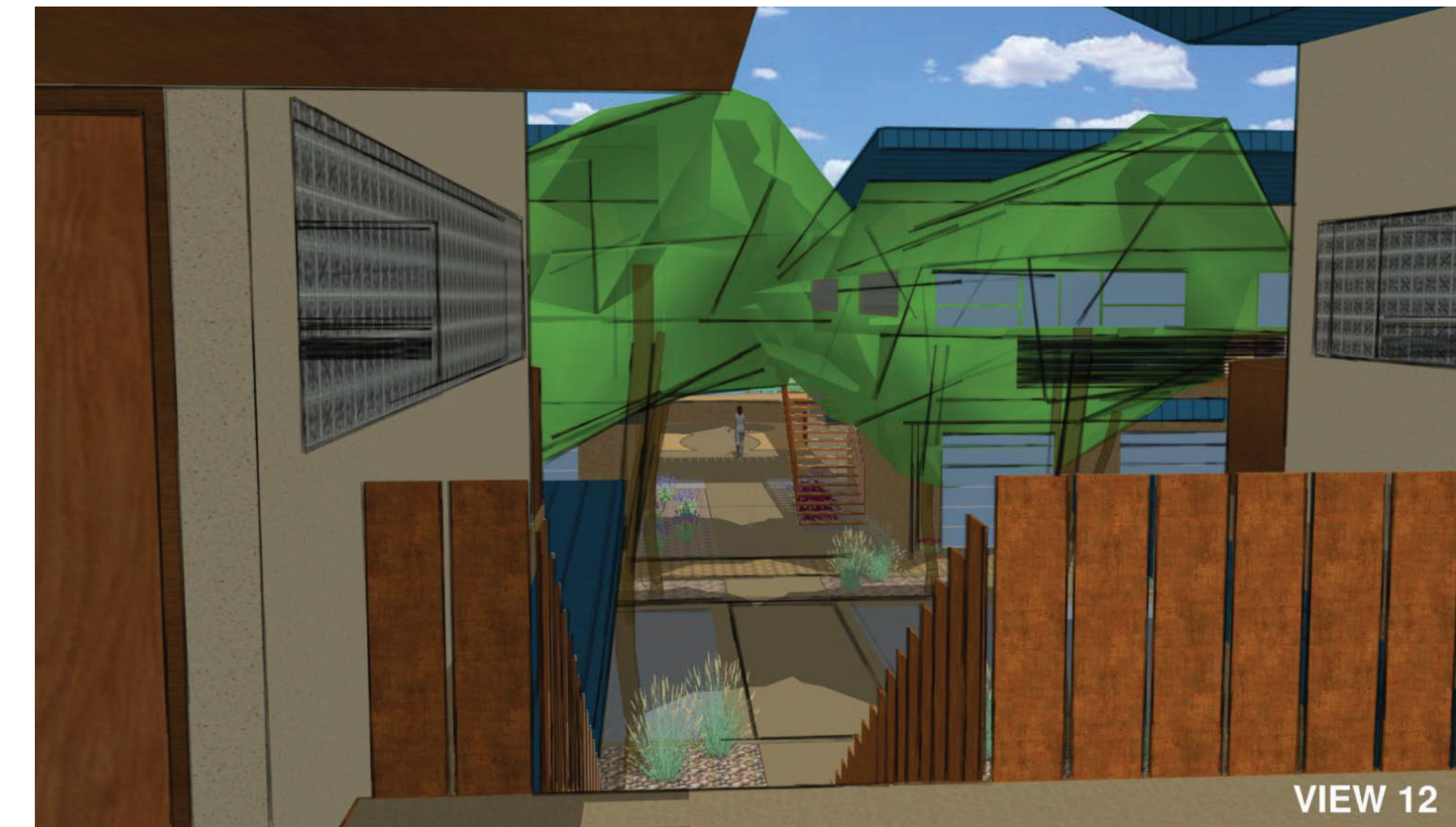
NEIGHBORHOOD VIEW WEST OF PROPERTY TO EAST



NEIGHBORHOOD VIEW EAST OF PROPERTY TO WEST

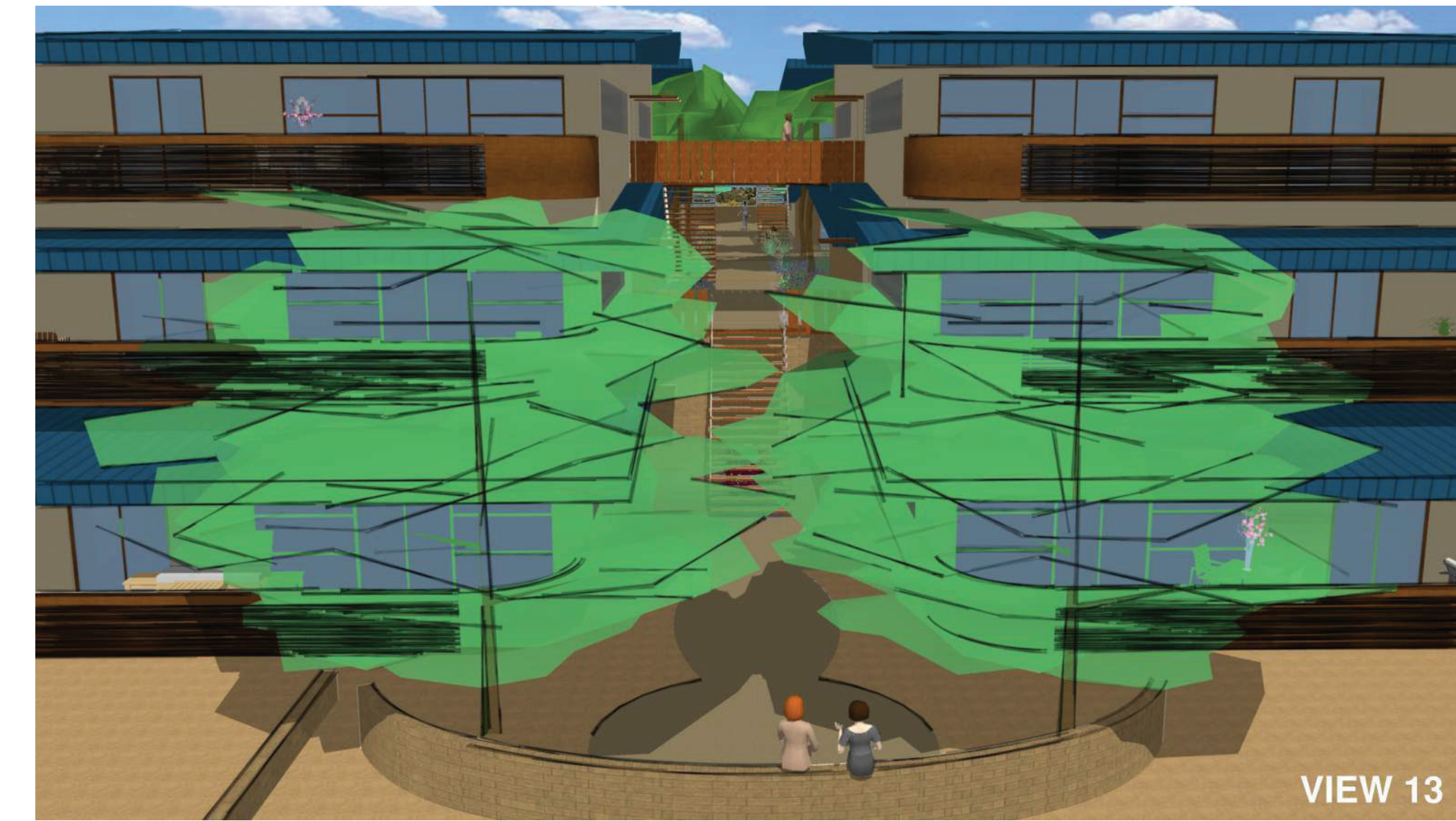


NEIGHBORHOOD VIEW NORTH OF PROPERTY TO SOUTH



VIEW 12

VIEW 12 UPPER LEVEL STAIR



VIEW 13

VIEW 13 WEST ELEVATION



VIEW 14

VIEW 14 ABOVE

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1/19/2021

A5.2

MODEL
RENDERINGS

WINDOW AND
DOOR FRAMES
MEDIUM BRONZE

STUCCO TRIM
SW 9117
'URBAN JUNGLE'

STUCCO
SW 6155
'RICE GRAIN'

STANDING SEAM
METAL ROOF
'SLATE BLUE'

SW 9117
Urban Jungle

SW 6155
Rice Grain

SITE WALL MASONRY
SPLIT FACE OPAL

GARAGE MASONRY
SPLIT FACE BERKELEY

BALCONY AND STAIRS GUARDRAIL
WEATHERED STEEL

WESTMOUNT ESTATES MATERIAL BOARD