



Medina Station PAD Parcel C

Citizen Participation Report

Quality Multiple Residence Development on
Parcel C of the Medina Station PAD

Located at the Southeast Corner of
South Signal Butte Road and East Southern Avenue

Parcel No. 220-82-018J

Submittal Date: October 14, 2025

Citizen Participation Report – Medina Station-Parcel C

Overview:

Quarles & Brady LLP (“Quarles”) on behalf of Bowman Consulting Group, Ltd. (“Applicant”) submits this Citizen Participation Report on behalf of Hillpointe, LLC (“Hillpointe” or the “Developer”) in regard to the proposed multiple residence development (the “Development”) within the Medina Station Planned Area Development (“PAD”).

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the Development. This property is located at the Southeast Corner of South Signal Butte Road and East Southern Avenue on Parcel No. 220-82-018J (the “Property”). The Developer proposes a Specific Plan that implements the key components of the approved Conceptual Plan and requests **(1)** site plan approval and **(2)** design review approval for the Development. This report provides evidence that citizens, neighbors, public agencies, and interested people have had adequate opportunities to learn about and comment on the proposed plans and actions addressed in the application. Affidavits of Public Notice and Notification Letters are attached.

Development Team

Developer / Applicant

Hillpointe, LLC
3773 Cherry Creek Drive North
Suite #801 East Tower
Denver, CO 80209
ATTN: Mark Foster
Email: mfoster@hillpointe.com
(303) 910-5470

Applicant

Bowman Consulting Group, Ltd.
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
ATTN: Nathan Larson
nlarson@bowman.com
(480) 267-9978

Zoning Attorney

Quarles & Brady LLP
2 N. Central Avenue
Phoenix, AZ 85004
ATTN: Peter Furlow
Email: Peter.Furlow@quarles.com
(602) 229-5253

Neighborhood Notifications and Correspondence:

During the approved previous rezoning process for the Medina Station PAD, the previous applicant completed a Citizen Participation Process, which included hosting a neighborhood meeting. Registered neighborhood associations and Homeowners Associations within one mile of the project and property owners within 1000-ft of the property were notified of the proposed master plan development, which includes a commercial center and two multiple residence developments. The proposed multiple residence is permitted by-right within the Medina Station PAD and the City did not require an additional neighborhood meeting.

In order to provide effective citizen participation in conjunction with the Site Plan Review application, the following actions were taken to inform the community of the proposed Development and public hearing before the City of Mesa Planning and Zoning Board.

1. **October 1, 2025:** City Staff provided a contact list to notify citizens and agencies in this area including:
 - a. All registered neighborhood associations and Homeowners Associations within one mile of the Property
 - b. Property owners within 1,000 feet of the Property
 - c. The Council Member and Council Coordinator
2. **October 3, 2025:** Notification letters were sent to all contacts listed in the above notification list describing the project and identifying the date, time, and location for the public hearing before the Planning and Zoning Board.
3. **October 6, 2025:** Two public notice signs were posted on the Property along the perimeter right-of-way within each quarter-mile of frontage identifying the date, time, and location for the public hearing before Planning and Zoning Board.

Affidavit of Public Notice and Notification Letter is attached.

Results:

There were 49 contacts on the notification list as of the date of this Citizen Participation Report (see attached).

1. Summary of concerns, issues, and problems:
 - a. No individuals contacted the Development Team to express any concerns.
2. How concerns issues and problems were addressed:
 - a. No individuals contacted the Development Team to express any concerns.
3. Concerns, issues, and problems not addressed and why:
 - a. The Development Team has not received any public feedback. The Development Team will continue to be open to any public comments and will address accordingly.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 10/06/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00426, on SEC Signal Butte Rd & Southern Ave. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

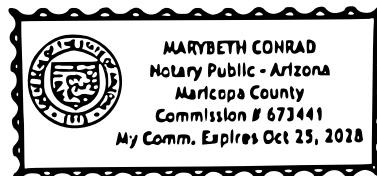
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

meghan liggett

SUBSCRIBED AND SWORN before me on 10/06/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 22, 2025

CASE: ZON25-00426

**Request: Site Plan Review for the development
of a 276-unit multiple residence development.**

Applicant: Peter Furlow, Quarles & Brady LLP

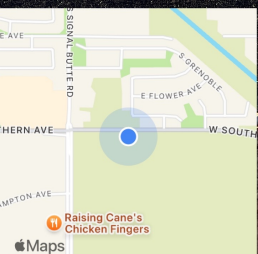
Phone: (602) 229-5253

Planning Division (480) 644-2385

Posting date: 10/6/25

October 6, 2025 at 7:42 AM
+33.393100,-111.595321

W Southern Ave
Mesa AZ 85208
United States



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 22, 2025

CASE: ZON25-00426

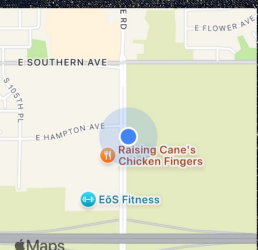
**Request: Site Plan Review for the development
of a 276-unit multiple residence development.**

Applicant: Peter Furlow, Quarles & Brady LLP

Phone: (602) 229-5253

Planning Division (480) 644-2385

Posting date: 10/6/25



October 6, 2025 at 7:24 AM
+33.390505,-111.597778
S Signal Butte Rd
Mesa AZ 85208
United States



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **October 7, 2025**.

Date: 10/3/2025

I, Peter Furlow, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00426** on the 3rd day of October, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

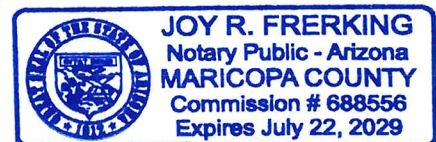
Applicant's/Representative's signature: PW Furlow

SUBSCRIBED AND SWORN before me this 6th day of October, 2025.

Joy R. Frerking
Notary Public

Case Number: **ZON25-00426**

Project Name: Medina Station PAD - Parcel C



Arizona Renaissance Community Association
DEERAY REGNELL
1600 W BROADWAY RD, 200
Tempe, AZ 85282

Coyote Landing HOA
Barry Delanoy
7255 EAST HAMPTON AVE, 101
Mesa, AZ 85209

Crismon Creek Village
Steve Atkins
1650 S Crismon Rd, 28
Mesa, AZ 85209

Parkwood East Homeowner's Association
Mark Calvert
3260 E. Indian School Rd
Phoenix, AZ 85018

Parkwood Ranch Community Master Association
Donnis Plumb
10458 E El Moro Ave
Mesa, AZ 85208

Parkwood Ranch Community Master Association
Jennifer Sherwood
10247 E Crescent Ave
Mesa, AZ 85208

Silverwood Homeowners' Association
Wendy Brown
7255 E Hampton Ave, 101
Mesa, AZ 85209

Sunland Springs Village Garden Condominiums
Patricia Ballantine
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

Councilmember Alicia Goforth
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services Department
ATTN: Kellie Rorex
PO Box 1466
Mesa, AZ 85211

Arizona Renaissance Community Association
Linda Riggs
10942 E Florian Ave
Mesa, AZ 85208

Crismon Creek Homeowners Association
Anthony Childers
10244 E Jerome Ave
Mesa, AZ 85209

Desert Village Homeowner's Association
Jimmy Angell
11120 E LaSalle
Mesa, AZ 85208

Parkwood East II Community Association
Melvin Harris
11355 E Elena Ave
Mesa, AZ 85208

Parkwood Ranch Community Master Association
Misti Rash
10614 E Carmel Ave
Mesa, AZ 85208

Signal Butte Manor Homeowners Association
Amber rose Franco
633 E Ray Rd, 122
Gilbert, AZ 85296

Sunland Springs Village
Michael Tucker
11023 E Naranja Ave
Mesa, AZ 85209

Sunland Springs Village Golf Condominiums
Alan Broughton
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

John Zielonka
PO Box 1466
Mesa, AZ 85211

City of Mesa
ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211

Arizona Renaissance Community Association
Samer Abdeh
10950 E Florian Ave
Mesa, AZ 85208

Crismon Creek Homeowners Association
Scott Boek
10152 E Jacob
Mesa, AZ 85209

Eastgate Homeowners Association
Dale Wempen
1102 S 114th St, 130
Mesa, AZ 85208

Parkwood Ranch Community Master Association
Roberta Cullen
10418 E Diamond Ave
Mesa, AZ 85208

Parkwood Ranch Community Master Association
Kristen Reynolds
10223 E Crescent Ave
Mesa, AZ 85208

Silverwood Homeowners' Association
Eli Farias
11455 E Flossmoor Ave
Mesa, AZ 85208

Sunland Springs Village
Margaret Santarossa
11214 E Laguna Azul Circle
Mesa, AZ 85209

Villages of Eastridge Homeowners Association
Jeff Lee
2125 S Archer
Mesa, AZ 85209

City of Mesa Development Services Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211

1502 SIGNALBUTTE ROAD LLC
10971 COVENTRY PL
NORTH TUSTIN, CA 92705

AMERICA FIRST FEDERAL CREDIT
UNION
PO BOX 9199
OGDEN, UT 84409

ANTHEM IAG LLC
4000 MACARTHUR BLVD STE 600
NEWPORT BEACH, CA 92660

ARIZONA RENAISSANCE
COMMUNITY ASSOC
633 E RAY RD 122
GILBERT, AZ 85296

ALETA S BAKER
10955 E FLOSSMOOR AVE
MESA, AZ 85208

BELA FLOR HOLDINGS LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205

KEVIN CASSMAN
10937 E FLOSSMOOR AVE
MESA, AZ 85208

ELLSWORTH INCOME PROPERTIES
LLC
1155 S POWER RD
MESA, AZ 85206

ELLSWORTH INCOME PROPERTIES
LLC
2424 RIDGE RD
ROCKWALL, TX 75087

FLOSSMOOR 11007 LLC
8448 E TETON CIR
MESA, AZ 85207

JEAN LOCASCIO FAMILY TRUST
10931 E FLOSSMOOR AVE
MESA, AZ 85208

JACQUELINE MARIE LEATHER
10949 E FLOSSMOOR AVE
MESA, AZ 85208

MG INVESTMENT LLC
12017 N 62ND PL
SCOTTSDALE, AZ 85254

PAPA LOCA PROPERTIES LLC
2152 S VINEYARD #116
MESA, AZ 85210

PENDING
PENDING, PENDING
PENDING,

SIMONCRE BUDDY LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

JUAN/CECILIA SOLIS
10961 E FLOSSMOOR AVE
MESA, AZ 85208

STAR 2022-SFR3 BORROWER L P
1131 W WARNER RD STE 102
TEMPE, AZ 85284

SILVANO/ACDAELA VALENCIA
1054 E BENBOW ST
COVINA, CA 91724

WS HOLDINGS I LLC
4215 N WINFIELD SCOTT PLZ
SCOTTSDALE, AZ 85251

APN	Neighborhood or Owner Name	FirstName	LastName	Mailing Address	Unit	Mailing City	Mailing State	Mailing Zip
	Arizona Renaissance Community Association	DEERAY	REGNELL	1600 W BROADWAY RD	200	Tempe	AZ	85282
	Arizona Renaissance Community Association	Linda	Riggs	10942 E Florian Ave		Mesa	AZ	85208
	Arizona Renaissance Community Association	Samer	Abdeh	10950 E Florian Ave		Mesa	AZ	85208
	Coyote Landing HOA	Barry	Delanoy	7255 EAST HAMPTON AVE	101	Mesa	AZ	85209
	Crismon Creek Homeowners Association	Anthony	Childers	10244 E Jerome Ave		Mesa	AZ	85209
	Crismon Creek Homeowners Association	Scott	Boek	10152 E Jacob		Mesa	AZ	85209
	Crismon Creek Village	Steve	Atkins	1650 S Crismon Rd	28	Mesa	AZ	85209
	Desert Village Homeowner's Association	Jimmy	Angell	11120 E LaSalle		Mesa	AZ	85208
	Eastgate Homeowners Association	Dale	Wempen	1102 S 114th St	130	Mesa	AZ	85208
	Parkwood East Homeowner's Association	Mark	Calvert	3260 E. Indian School Rd		Phoenix	AZ	85018
	Parkwood East II Community Association	Melvin	Harris	11355 E Elena Ave		Mesa	AZ	85208
	Parkwood Ranch Community Master Association	Roberta	Cullen	10418 E Diamond Ave		Mesa	AZ	85208
	Parkwood Ranch Community Master Association	Donnis	Plumb	10458 E El Moro Ave		Mesa	AZ	85208
	Parkwood Ranch Community Master Association	Misti	Rash	10614 E Carmel Ave		Mesa	AZ	85208
	Parkwood Ranch Community Master Association	Kristen	Reynolds	10223 E Crescent Ave		Mesa	AZ	85208
	Parkwood Ranch Community Master Association	Jennifer	Sherwood	10247 E Crescent Ave		Mesa	AZ	85208
	Signal Butte Manor Homeowners Association	Amber rose	Franco	633 E Ray Rd	122	Gilbert	AZ	85296
	Silverwood Homeowners' Association	Eli	Farias	11455 E Flossmoor Ave		Mesa	AZ	85208
	Silverwood Homeowners' Association	Wendy	Brown	7255 E Hampton Ave	101	Mesa	AZ	85209
	Sunland Springs Village	Michael	Tucker	11023 E Naranja Ave		Mesa	AZ	85209
	Sunland Springs Village	Margaret	Santarossa	11214 E Laguna Azul Circle		Mesa	AZ	85209
	Sunland Springs Village Garden Condominiums	Patricia	Ballantine	16625 S Desert Foothills Pkwy		Phoenix	AZ	85048
	Sunland Springs Village Golf Condominiums	Alan	Broughton	16625 S Desert Foothills Pkwy		Phoenix	AZ	85048
	Villages of Eastridge Homeowners Association	Jeff	Lee	2125 S Archer		Mesa	AZ	85209
	Councilmember Alicia Goforth			PO Box 1466		Mesa	AZ	85211
	John Zielonka			PO Box 1466		Mesa	AZ	85211
	City of Mesa Development Services Department			ATTN: Nana Appiah	PO Box 1466	Mesa	AZ	85211
	City of Mesa Development Services Department			ATTN: Kellie Rorex	PO Box 1466	Mesa	AZ	85211
	City of Mesa			ATTN: Marc Hershberg	20 E Main St Ste 750	Mesa	AZ	85211
22082012	1502 SIGNALBUTTE ROAD LLC			10971 COVENTRY PL		NORTH TUSTIN	CA	92705
22082022	AMERICA FIRST FEDERAL CREDIT UNION			PO BOX 9199		OGDEN	UT	84409
22076002W	ANTHEM IAG LLC			4000 MACARTHUR BLVD STE 600		NEWPORT BEACH	CA	92660
22076198	ARIZONA RENAISSANCE COMMUNITY ASSOC			633 E RAY RD 122		GILBERT	AZ	85296
22076102		ALETA S	BAKER	10955 E FLOSSMOOR AVE		MESA	AZ	85208
22082018H	BELA FLOR HOLDINGS LLC			1635 N GREENFIELD RD STE 115		MESA	AZ	85205
22076105		KEVIN	CASSMAN	10937 E FLOSSMOOR AVE		MESA	AZ	85208
22082009	ELLSWORTH INCOME PROPERTIES LLC			1155 S POWER RD		MESA	AZ	85206
22082011	ELLSWORTH INCOME PROPERTIES LLC			2424 RIDGE RD		ROCKWALL	TX	75087
22076100	FLOSSMOOR 11007 LLC			8448 E TETON CIR		MESA	AZ	85207
22076106	JEAN LOCASCIO FAMILY TRUST			10931 E FLOSSMOOR AVE		MESA	AZ	85208
22076103		JACQUELIN	LEATHER	10949 E FLOSSMOOR AVE		MESA	AZ	85208
22081984	MG INVESTMENT LLC			12017 N 62ND PL		SCOTTSDALE	AZ	85254

22082008	PAPA LOCA PROPERTIES LLC			2152 S VINEYARD 116		MESA	AZ	85210
22082018L	PENDING			PENDING	PENDING	PENDING		
22082018G	SIMONCRE BUDDY LLC			6900 E 2ND ST		SCOTTSDALE	AZ	85251
22076101		JUAN/CECI	SOLIS	10961 E FLOSSMOOR AVE		MESA	AZ	85208
22076104	STAR 2022-SFR3 BORROWER L P			1131 W WARNER RD STE 102		TEMPE	AZ	85284
22076099		SILVANO/A	VALENCIA	1054 E BENBOW ST		COVINA	CA	91724
22076002X	WS HOLDINGS I LLC			4215 N WINFIELD SCOTT PLZ		SCOTTSDALE	AZ	85251



One Renaissance Square
Two North Central Avenue
Suite 600
Phoenix, Arizona 85004-2322
602-229-5200
Fax 602-229-5690
www.quarles.com

Attorneys at Law in
Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
San Diego
St. Louis
Tampa
Tucson
Washington, D.C.

Writer's Direct Dial: 602-229-5253
E-Mail: Peter.Furlow@quarles.com

October 3, 2025

Re: Proposed High-Quality Multiple Residence Development Located at the Southeast Corner of South Signal Butte Road and East Southern Avenue in Mesa, AZ.

Dear *Property Owner* or *Neighborhood Association Representative*,

The law firm of Quarles & Brady LLP represents Hillpointe, LLC (the "**Applicant**"), in regard to its proposed multiple residential development within "Parcel C" of the Medina Station Planned Area Development ("**PAD**") located at the southeast corner of Signal Butte Road and East Southern Avenue in Mesa, Arizona, Maricopa County Parcel No. 220-82-018J (the "**Property**"). See Parcel Exhibit Attached. The case numbers assigned to this project is **ZON25-00426** and **DRB25-00425**. The multiple residence development will consist of 276 rental units within nine 3-story residential buildings (the "**Development**"). The Development will also include on-site amenities including a club house, pool area, and shared community spaces. With the pending development of this entire Medina Station area, the introduction of a new high-quality multiple residence development will bring the influx of residents within East Mesa needed to support new and emerging commercial and retail uses in the immediate vicinity.

This letter is being sent to all property owners within 1000 feet of the property and to nearby Homeowners Associations and Neighborhood Associations per the notification processes set forth by the City of Mesa Planning Division. To achieve the proposed Development, the Applicant is requesting approval of: **(1) Site Plan** and **(2) Administrative Design Review**. The Development is compatible with the long-term goals for this area in Mesa.

Enclosed is a copy of the site plan and elevations of the proposed development. This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **October 22, 2025, at 4:00 PM. The meeting will be held at Mesa City Hall located at 20 East Main Street.**

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

If you are unable to attend, or would simply like to discuss the project, please contact me via email at Peter.Furlow@Quarles.com or by phone at 602-229-5253 to learn more about the proposal and/or ask any questions. I encourage you to reach out to me first if you have any questions. You can also reach out to the City Planner assigned to this case Kellie Rorex at (480) 644-6711 or Kellie.Rorex@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

You are welcome to attend the hearing to learn about the case and make your opinions known. Please confirm the hearing details with the City of Mesa Planning Department before attending as they are subject to change.

Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter.

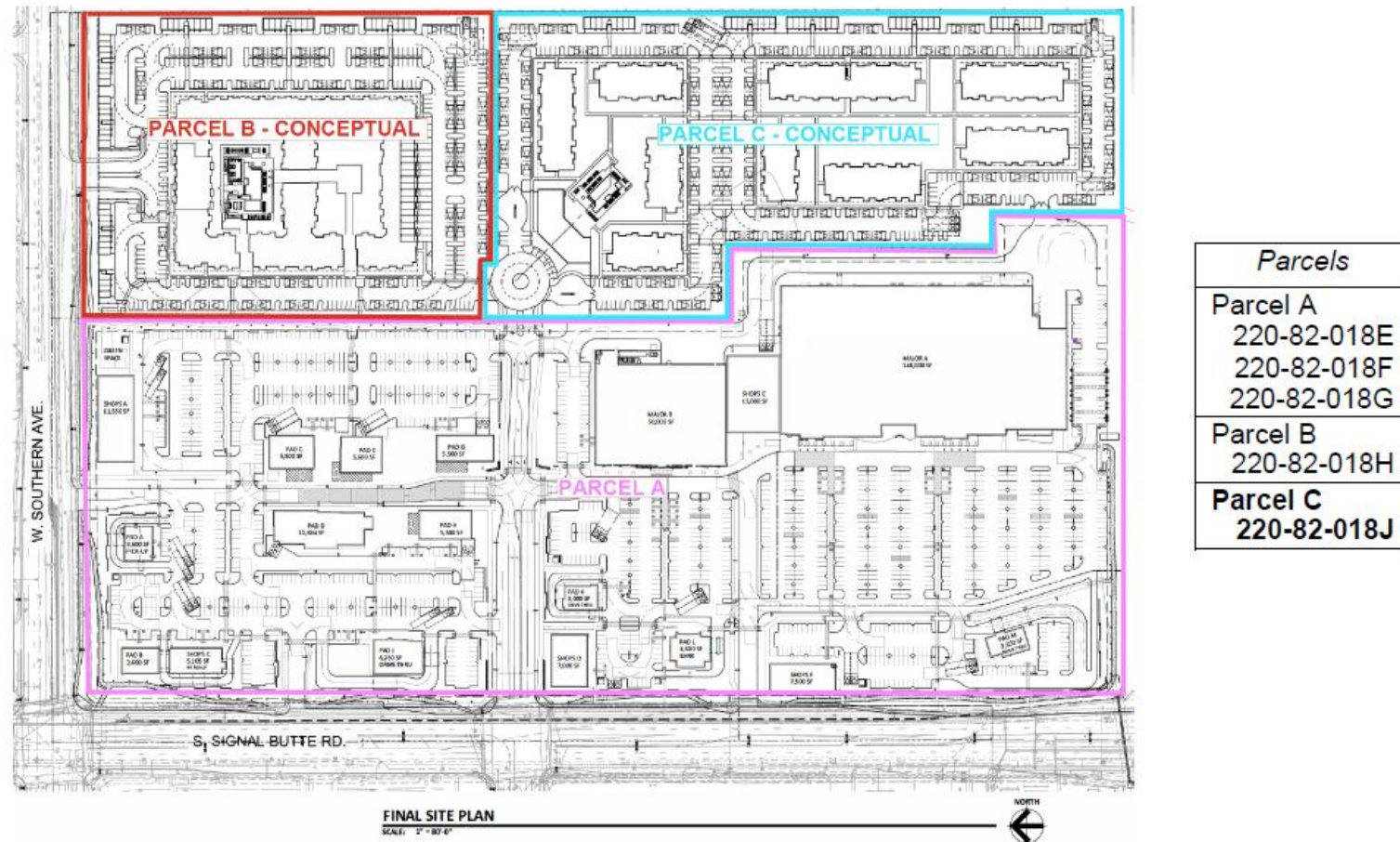
Very truly yours,
QUARLES & BRADY LLP

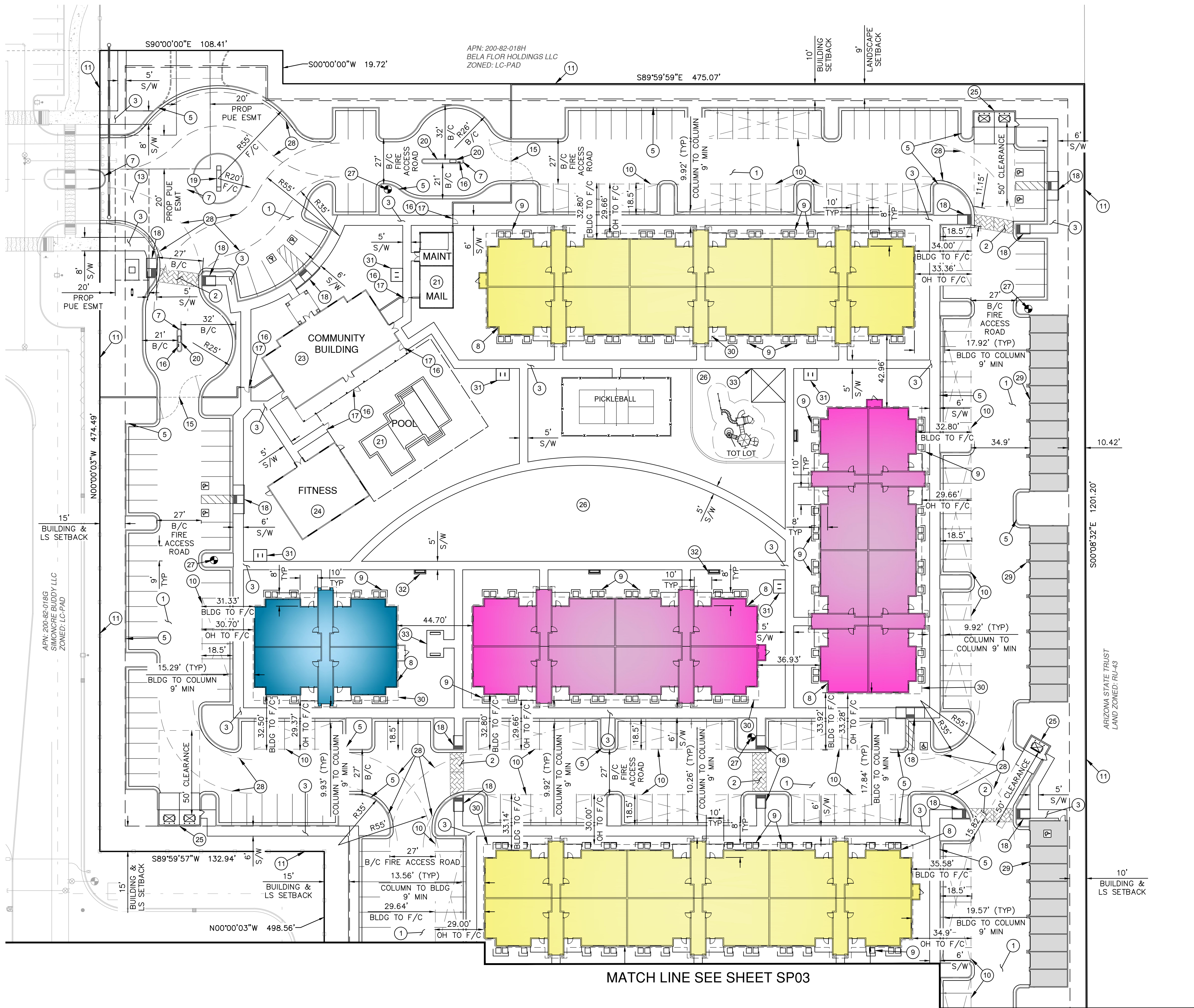


Peter W. Furlow

Attachments: Parcel Exhibit, Proposed Site Plan, Proposed Elevations

Parcel C is located in the Southeast Corner of the Medina Station PAD, consisting of approximately 13.52 acres.

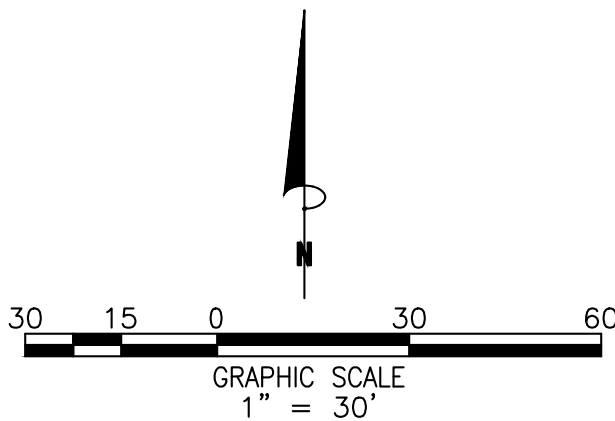




KEY NOTES

- 1 ASPHALT
- 2 ALTERNATIVE PAVEMENT CROSSWALK PER MSDG 4.2.2 (TYP)
- 3 BROOM FINISHED CONCRETE SIDEWALK PER MSDG 4.2.2. 5' WIDTH UNLESS OTHERWISE SPECIFIED
- 4 NOT USED
- 5 6" CURB AND GUTTER, DEPRESSED GUTTER
- 6 6" CURB AND GUTTER
- 7 6" SINGLE CURB
- 8 3-STORY MULTIFAMILY BUILDING
- 9 A/C UNIT WITH SCREENING, SEE LANDSCAPE PLAN (TYP)
- 10 PROPOSED COVERED PARKING (TYP)
- 11 PERIMETER BLOCK WALL. SEE LANDSCAPE PLAN
- 12 PROPOSED SOUND WALL
- 13 PRIMARY PROJECT ENTRY
- 14 EMERGENCY ACCESS GATE
- 15 INGRESS/EGRESS GATE
- 16 KEY SWIPE
- 17 PEDESTRIAN GATE
- 18 PEDESTRIAN RAMP WITH DETECTABLE WARNINGS
- 19 ENTRY MONUMENT
- 20 SITE MAP MONUMENT
- 21 POOL COMPLEX
- 22 MAIL KIOSK/MAINTENANCE BUILDING
- 23 COMMUNITY BUILDING
- 24 FITNESS CENTER
- 25 REFUSE ENCLOSURE PER COM STD DET M-62, SEE LANDSCAPE PLANS
- 26 OPEN SPACE
- 27 PROPOSED FIRE HYDRANT (TYP)
- 28 35' INSIDE RADIUS 55' OUTSIDE RADIUS (TYP)
- 29 GARAGE
- 30 BUILDING OVERHANG (OH)
- 31 BICYCLE PARKING, SEE LANDSCAPE PLAN
- 32 BENCH, SEE LANDSCAPE PLAN
- 33 SHADE STRUCTURE, SEE LANDSCAPE PLAN

NOTE:
1. SEE DETAIL SHEET FOR BUILDING AND GROUND FLOOR PATIO DIMENSIONS.
2. SEE ARCHITECTURE PLANS FOR UNIT BALCONY AND PATIO RAILING.
3. ALL DIMENSION TO BACK OF CURB (B/C) UNLESS OTHERWISE NOTED.



SITE PLAN
MEDINA STATION-PARCEL C
MARIKOPA COUNTY
MESA, ARIZONA

PROJECT NUMBER



PLAN STATUS	
6/30/25	2ND SUBMITTAL
7/25/25	3RD SUBMITTAL
8/19/25	4TH SUBMITTAL

DATE	DESCRIPTION	
DB DESIGN	SA DRAWN	DMF CHKD
SCALE	H: 1"=30' V: NONE	
JOB No. 052056-01-001		
DATE : 8/19/25		

SP02
SHEET 02 OF 05

Bowman

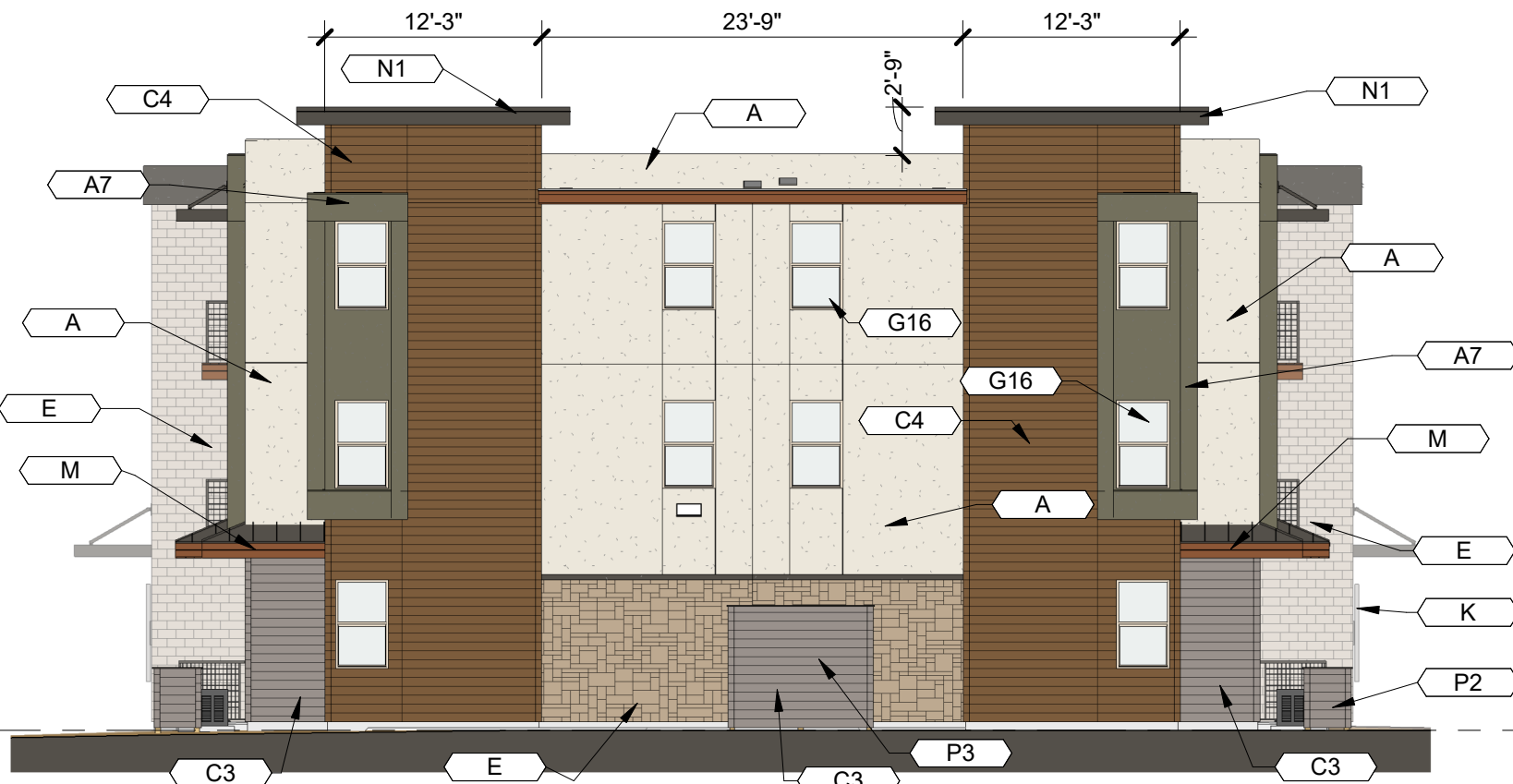
Bowman Consulting Group Ltd
1600 N. Desert Drive Ste 210
Tempe, Arizona 85288
Phone: (480) 629-8830
www.bowman.com
© 2025 Bowman Consulting Group Ltd



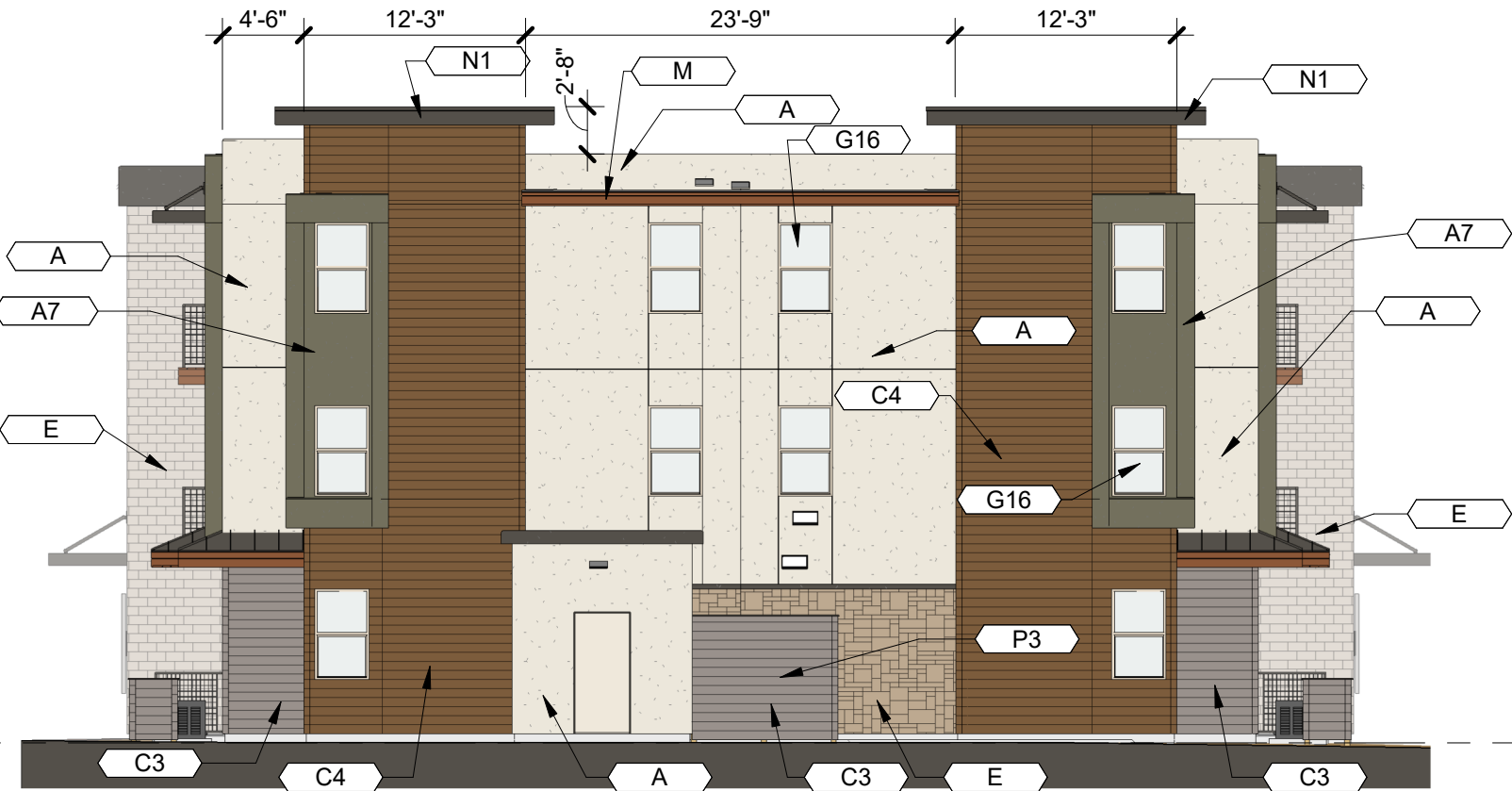
MATERIAL SQUARE FOOTAGE CALCULATIONS - 12 UNIT BUILDING				
		KEYNOTE	AREA S.F.	%
FRONT ELEVATION				
TOTAL AREA S.F.			2,678	
GLAZING		G8, G16	0	0%
TOTAL MATERIAL AREA=			2,678	
PRIMARY MATERIALS (50% MAX EA.):				
SMOOTH FINISH STUCCO		A, A1 & A7	1,260	47%
SECONDARY MATERIALS (40% MAX EA & 60% MAX TOT) :				
COMPOSITE WOOD DECKING (SADDLE)		M	78	3%
DECORATIVE METAL ROOF/AWNINGS		L1, H1	72	3%
GLAZING		G8, G16	400	15%
FIBER CEMENT PANEL (ASH & CEDAR)		C3 & C4	710	27%
MASONRY (NATURAL TRAVERTINE STONE) S.F.		E	156	6%
TOTAL SECONDARY MATERIALS S.F. THIS ELEVATION			1,416	53%
			2,676	100%
REAR ELEVATION				
TOTAL AREA S.F.			2,678	
GLAZING		G8, G16	0	0%
TOTAL MATERIAL AREA=			2,678	
PRIMARY MATERIALS (50% MAX EA.):				
SMOOTH FINISH STUCCO		A, A1 & A7	1,260	47%
SECONDARY MATERIALS (40% MAX EA & 60% MAX TOT) :				
COMPOSITE WOOD DECKING (SADDLE)		M	78	3%
DECORATIVE METAL ROOF/AWNINGS		L1, H1	72	3%
GLAZING		G8, G16	400	15%
FIBER CEMENT PANEL (ASH & CEDAR)		C3 & C4	710	27%
MASONRY (NATURAL TRAVERTINE STONE) S.F.		E	156	6%
TOTAL SECONDARY MATERIALS S.F. THIS ELEVATION			1,416	53%
			2,676	100%
SIDE ELEVATION (W/ FIRE RISER ROOM)				
TOTAL AREA S.F.			1,858	
GLAZING		G8, G16	0	0%
TOTAL MATERIAL AREA=			1,858	
PRIMARY MATERIALS (50% MAX EA.):				
SMOOTH FINISH STUCCO		A, A1 & A7	850	46%
SECONDARY MATERIALS (40% MAX EA & 60% MAX TOT) :				
COMPOSITE WOOD DECKING (SADDLE)		M	33	2%
DECORATIVE METAL ROOF/AWNINGS		L1, H1	14	1%
GLAZING		G8, G16	150	8%
FIBER CEMENT PANEL (ASH & CEDAR)		C3 & C4	697	38%
MASONRY (NATURAL TRAVERTINE STONE) S.F.		E	116	6%
TOTAL SECONDARY MATERIALS S.F. THIS ELEVATION			1,010	54%
			1,860	100%
SIDE ELEVATION (W/O FIRE RISER ROOM)				
TOTAL AREA S.F.			1,879	
GLAZING		G8, G16	0	0%
TOTAL MATERIAL AREA=			1,879	
PRIMARY MATERIALS (50% MAX EA.):				
SMOOTH FINISH STUCCO		A, A1 & A7	789	42%
SECONDARY MATERIALS (40% MAX EA & 60% MAX TOT) :				
COMPOSITE WOOD DECKING (SADDLE)		M	33	2%
DECORATIVE METAL ROOF/AWNINGS		L1, H1	14	1%
GLAZING		G8, G16	150	8%
FIBER CEMENT PANEL (ASH & CEDAR)		C3 & C4	706	38%
MASONRY (NATURAL TRAVERTINE STONE) S.F.		E	190	10%
TOTAL SECONDARY MATERIALS S.F. THIS ELEVATION			1,093	58%
			1,882	100%

KEYNOTES	
TAG	KEYNOTE TEXT
A	SMOOTH FINISH STUCCO, PAINTED (CREAMY WHITE)
A1	SMOOTH FINISH STUCCO, PAINTED (DARK BRONZE)
A7	SMOOTH FINISH STUCCO, PAINTED (SAGE GREEN LIGHT)
C3	FIBER CEMENT PANEL, WOOD, COLOR ASH, TO BE SELECTED BY OWNER
C4	FIBER CEMENT PANEL, WOOD, COLOR CEDAR, TO BE SELECTED BY OWNER
E	ADHERED STONE VENEER, SPLIT FACED TRAVERTINE, (PATTERN AND COLOR TO BE SELECTED BY OWNER)
G3	METAL CLAD FULL LITE DOOR (1 LITE), PAINTED (SW 7048 DARK BRONZE)
G16	VINYL WINDOW (NO MUNTINS) MOUNTED TO EXTERIOR, NOT RECESSED
H1	PRE-FABRICATED METAL CANOPY (BRONZE COLOR)
K	5' VERTICAL LINEAR DECORATIVE COLUMN SCIENCE, (2) AT EACH ENTRY COLUMNS (SEE MATERIAL BOARD)
K2	BALCONY LIGHTING (SEE MATERIAL BOARD)
L1	STANDING SEAM METAL ROOF, COLOR: BRONZE (TO BE SELECTED BY OWNER)
M	WOOD AND COMPOSITE DECKING SHADE STRUCTURE, TYPICALLY 30" DEEP, COLOR SADDLE, TO BE SELECTED BY OWNER
N1	FIBER CEMENT TRIM PAINTED (DARK BRONZE)
P2	AC EQUIPMENT SCREEN, SEE SHEET A11
P3	ELECTRICAL EQUIPMENT SCREEN, SEE SHEET A11

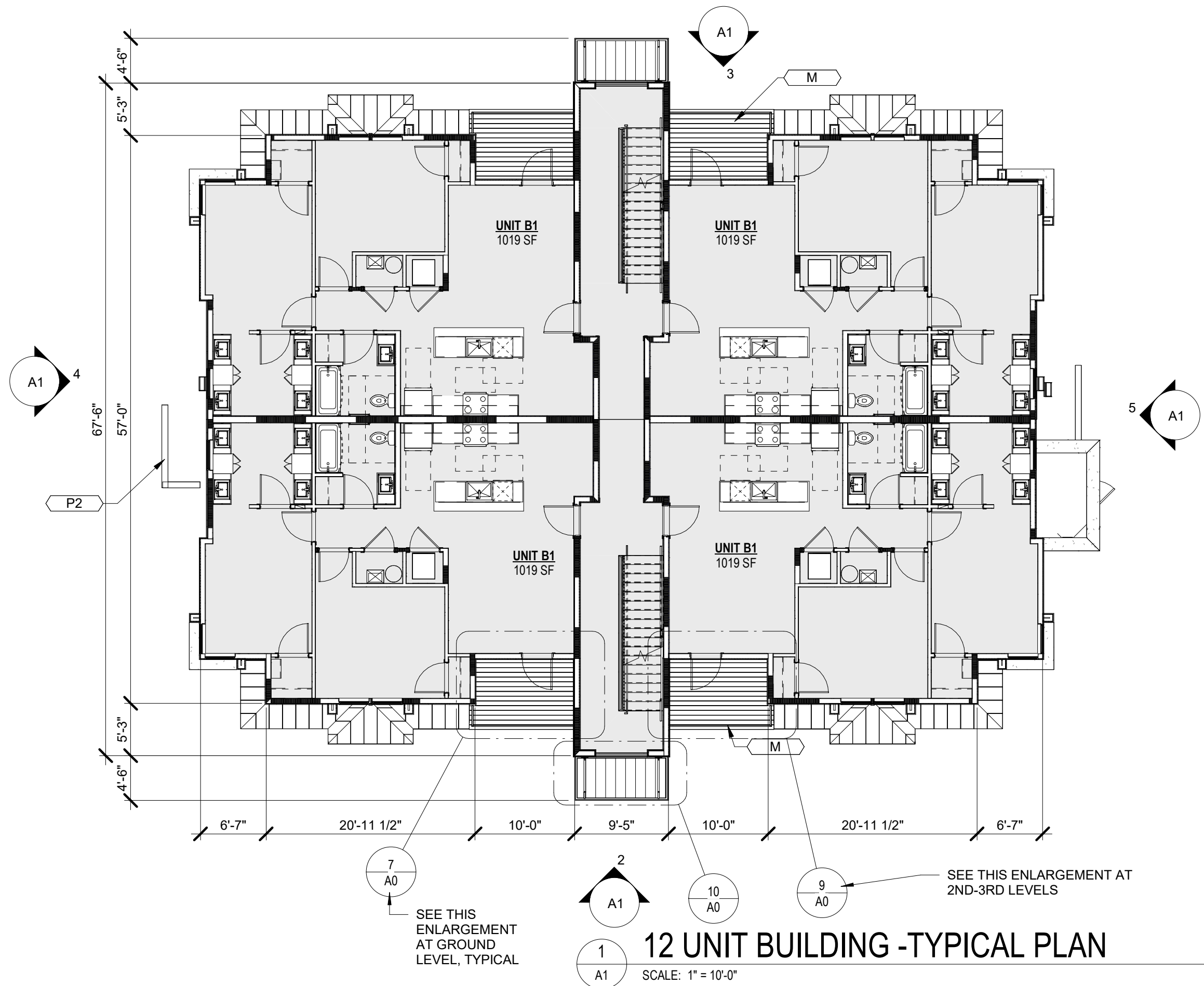
WINDOW SHADING:
FRONT = 18, REAR = 18, LEFT = 8, RIGHT = 8
TOTAL WINDOWS THIS BUILDING = 52
WINDOWS WITH SHADE DEVICE ABOVE = 16
TOTAL PERCENTAGE THIS ELEV. = 31 %



4 TYP. MULTIFAMILY BUILDING - LEFT ELEVATION
SCALE: 1" = 10'-0"



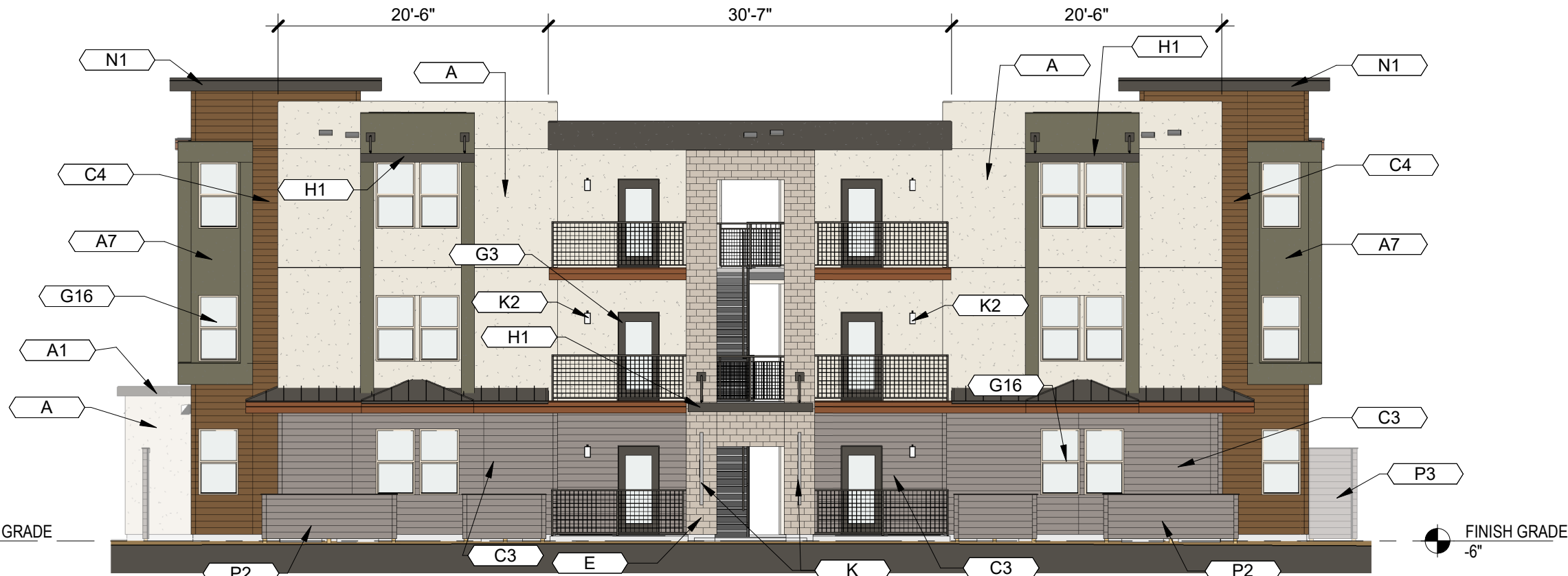
5 TYP. MULTIFAMILY - RIGHT ELEVATION
SCALE: 1" = 10'-0"



12 UNIT BUILDING - TYPICAL PLAN
SCALE: 1" = 10'-0"



2 12 UNIT BUILDING - FRONT ELEVATION
SCALE: 1" = 10'-0"



3 12 UNIT BUILDING - REAR ELEVATION
SCALE: 1" = 10'-0"



KSH ENGINEERING

8830 Macon Highway
Building 300
Athens, GA 30606



101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

POINTE GRAND MEDINA STATION

MESA, ARIZONA

KSH# 202513

12 UNIT BUILDING - PLANS & ELEVATIONS

SITE SUBMISSION SET

DRAWING DATE: 10/01/25

SHEET: A1

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