

Sienna Ridge

A Single-Family Home and Townhome Community Citizen Participation Report



**Request for a Rezoning to RM-2 PAD with Site Plan on Approximately 3.7
Acres**

**Generally located east of the Loop 202 Freeway, at the NWC and SWC of E.
Aspen Avenue and South 90th Street**

**SUBMITTED TO:
City of Mesa Planning Division**

**PREPARED BY:
Iplan Consulting**

**Plan Prepared: February 2023
Report Prepared: August 2023**



August 29, 2023

Overview:

This report provides the results of the implementation of the Citizen Participation Plan for Sienna Ridge. This site is Generally located east of the Loop 202 Freeway, at the NWC and SWC of E. Aspen Avenue and South 90th Street and is an application for the rezoning of 3.7 acres from AG to RM-2 PAD for 29 single-residence and townhome housing units. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, summary sheets, and other materials are attached.

Contact:

Jason Sanks, Iplan Consulting
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Phone: (602) 326-0581
Email: jason@iplanconsulting.com

Neighborhood Meeting:

The following date and location of the neighborhood meeting where citizens were invited to discuss the proposal (Notice letter and Summary are attached)

- 1) April 20, 2023 @ 6:30pm – Neighborhood Meeting held via Zoom video conference. Only one neighbor attended and expressed support for the project. She lives in Broadway Manor to our south and is also involved in the Broadway Manor Homeowners Association. Our team followed up with her the next day as a courtesy to her in case she had further questions in the future. (See attached Summary)

Correspondence and Telephone Calls:

- 1) April 5, 2023 – Notice of Neighborhood Meeting sent to all property owners within 500' of subject property. The letter was prepared to follow the City's preferred format from the Citizen Participation Plan guide, but also included additional information such as the colorized landscape plan, 3D images, and building elevations. (See attached Notice)
- 2) August 25, 2023 – Property posting was provided by a sign installed at the intersection of 90th Street and Aspen and included all of the required information as shown on the City's hearing sign posting template. An affidavit and photos of the sign were provided to the City. (See attached Affidavit)
- 3) August 29, 2023 - Notice of Public Hearings were prepared by the applicant, but sent by City staff, to all property owners within 500' of subject property. The letters were prepared following the City's preferred format from the Citizen Participation Plan guide provided and dropped off to City Staff on August 24, 2023, in advance of the August 29, 2023, deadline. (See attached Public Meeting Notice)

**Results:**

There were 103 people or entities on the contact list as of the date of this Citizen Participation Report (see attached).

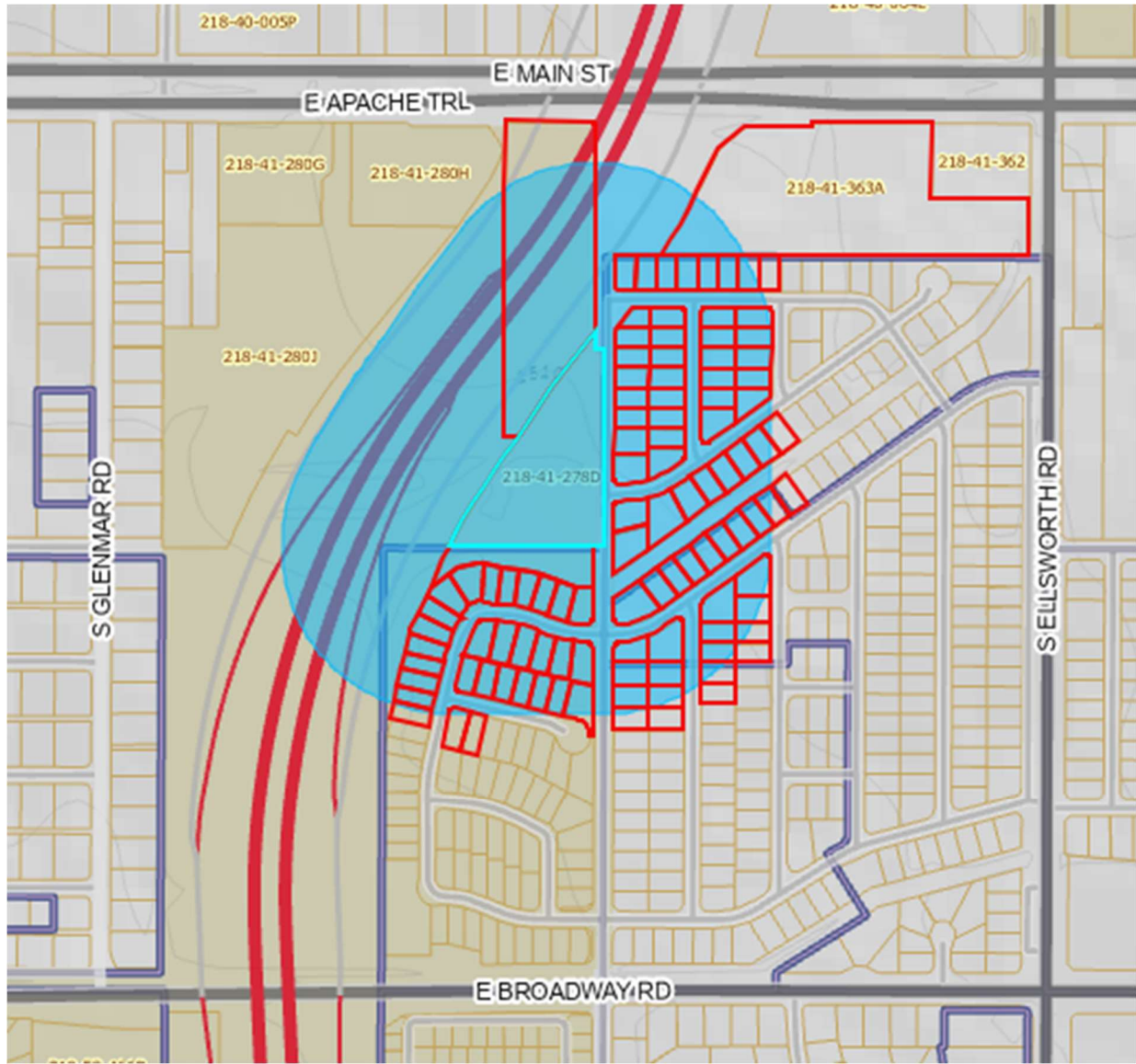
- 1) Summary of concerns are noted in the Neighborhood Meeting Summary and can be re-stated here as one neighbor attended in support of the project. She also represented the Broadway Manor HOA and they were pleased the property would develop as they had concerns about dust and urban camping on the vacant lot. She was also pleased with the architecture of the project. Her only concern was if there would be a lot of traffic associated with the project. She was advised that no, the Traffic Impact Study indicated that 90th Street (a collector) was well-suited to handle the marginal increase in traffic.
- 2) All concerns were addressed through the conversation between the neighbor and the development team.

Sienna Ridge Townhomes

Iplan Consulting



NEIGHBORHOOD NOTIFICATION 500' BUFFER MAP



Sienna Ridge Townhomes

Iplan Consulting



NEIGHBORHOOD NOTIFICATION 500' ADDRESS LIST

Parcel Number	Owner	Property Address
218-41-278D	5228 S BLACKSTONE LLC	
218-41-153	ACHINO RONALD	227 S 90TH PL MESA 85208
218-41-294	AMH 2014-2 BORROWER LLC	244 S 89TH ST MESA 85208
218-41-154	ANDERSON JOHN MICHAEL	233 S 90TH PL MESA 85208
218-41-129	APACHE PLACE LLC	227 S 90TH ST MESA 85208
218-41-279A	ADOT	8955 E APACHE MESA 85207
218-41-245	ARIZONA STATE OF	9014 E ALDER AVE MESA 85208
218-41-356	ATKINS JAMES/TAMMY	8953 E BALSAM AVE MESA 85208
218-41-268	BARASHKOVA TAMARA	129 S 90TH PL MESA 85208
218-41-127	BOYD DARLENE D	9102 E BALSAM AVE MESA 85208
218-41-123	BOYKIN KEN/STANLEY-BOYKIN KRISTI L	9024 E BALSAM AVE MESA 85208
218-41-358A	BROADWAY MANOR HOA	202 S 90TH ST MESA 85208
218-41-114	BRUCE E GORDON DECLARATION OF TRUST	217 S 90TH PL MESA 85208
218-41-289	BUSSO JORGE/ESTOPELLAN LUZ MARIA	214 S 89TH ST MESA 85208
218-41-264	CAIN MICHAEL L	101 S 90TH PL MESA 85208
218-41-119A	CHAPMAN TRAYNOR TRUST/ELLA JANE	9002 E BALSAM AVE MESA 85208
218-41-253	CHAVEZ ELQUEN M ROCHA/CARLOS	135 S 90TH ST MESA 85208
218-41-243	CORDOVA CANDELARIO/EUGENIO	9026 E ALDER AVE MESA 85208
218-41-353	CURTIS SHELDON L/SHORTER DOMINIQUE	8929 E BALSAM AVE MESA 85208
218-41-281	DACOSTA DANIEL	8962 E BALSAM AVE MESA 85208
218-41-287	EGELHOFF JULIE RENEE	8914 E BALSAM AVE MESA 85208
218-41-272	FELIX EDUARDO/DEBBIE	118 S 91ST ST MESA 85208
218-41-263	FERNANDEZ DONNA	102 S 90TH PL MESA 85208
218-41-242	FIGUEROA EMMANUEL/HAMELIN DESIREE	9032 E ALDER AVE MESA 85208
218-41-121	FLANARY JASPER J/BRENDA C	9014 E BALSAM AVE MESA 85208
218-41-357	GIOVANETTI MICHAEL J/KINDELLY K	8961 E BALSAM AVE MESA 85208
218-41-256	GRESKO CARRIE LYNNE	148 S 90TH PL MESA 85208
218-41-217	GRILL MICHAEL R/MARTHA E	9019 E ASPEN AVE MESA 85208
218-41-240	GUTIER VICTOR MANUEL RODRIGUEZ	9046 E ALDER AVE MESA 85208
218-41-131	HAMBY TIMOTHY WAYNE/MISTY MARIE	239 S 90TH ST MESA 85208
218-41-124	HANCOCK WILLIAM D	9028 E BALSAM AVE MESA 85208
218-41-267	HARTER JAMES/ROBERTA	123 S 90TH PL MESA 85208
218-41-284	HARTWIG DAVID/CAROL TR	8938 E BALSAM AVE MESA 85208
218-41-252	HATHORN TODD/CAROLYN	129 S 90TH ST MESA 85208
218-41-117A	HERNANDEZ JUDY L	202 S 90TH PL MESA 85208
218-41-349	HICKS JUSTIN L	8932 E BIRCHWOOD CIR MESA 85208
218-41-222	HILL CHRISTIANNE D	9045 E ASPEN AVE MESA 85208

Sienna Ridge Townhomes

Iplan Consulting



218-41-116	HOLDER KYLE PATRICK	201 S 90TH PL MESA 85208
218-41-269	HOLDERBY NATHAN N SR	137 S 90TH PL MESA 85208
218-41-346	HUANG ANDY/YONEMASU SAYAKA	8952 E BIRCHWOOD CIR MESA 85208
218-41-125	HUGHES FIDEL/MARY	9032 E BALSAM AVE MESA 85208
218-41-219	JONES DANIELLE M	9029 E ASPEN AVE MESA 85208
218-41-292	JONES JANET LOUISE	232 S 89TH ST MESA 85208
218-41-118	JUDKINS JARON D	201 S 90TH ST MESA 85208
218-41-251	JUN SUNG	123 S 90TH ST MESA 85208
218-41-218	KANSCHAT RONALD E	9025 E ASPEN AVE MESA 85208
218-41-354	KATIFI AMEER	8937 E BALSAM AVE MESA 85208
218-41-258	KHAN SHAFAT U/JANICE L	136 S 90TH PL MESA 85208
218-41-130	KIMBER BRIAN/POWELL CHERYL BROOKE	233 S 90TH ST MESA 85208
218-41-274	KINNARD DANNY D JR	102 S 91ST ST MESA 85208
218-41-111	LAZCANO ALVARO	212 S 91ST ST MESA 85208
218-41-115	LAZCANO ALVARO	209 S 90TH PL MESA 85208
218-41-257	LLOYD ELIZABETH J	142 S 90TH PL MESA 85208
218-41-270	LONG XIAOZHOU	130 S 91ST ST MESA 85208
218-41-338	LOPEZ JOSEPH A	8925 E BIRCHWOOD CIR MESA 85208
218-41-110	LUGO VERONICA URIBE	202 S 91ST ST MESA 85208
218-41-113	LUNA MIGUEL GARCIA/JAIMES ROSALES	222 S 91ST ST MESA 85208
218-41-291	MALDONADO LISA ANNA	226 S 89TH ST MESA 85208
218-41-128	MARIN JUVENTINO	9108 E BALSAM AVE MESA 85208
218-41-259	MARTINEZ DANIEL SALVADOR F	130 S 90TH PL MESA 85208
218-41-122	MARTINEZ MARIA/MACIAS LUIS	9020 E BALSAM AVE MESA 85208
218-41-348	MAURIZO PAUL J	8938 E BIRCHWOOD CIR MESA 85208
218-41-337	MCCUNE PATRICK D/BRENDA	8919 E BIRCHWOOD CIR MESA 85208
218-41-112	MERANTE DOROTHY/PALAFIX FRANCISCO	218 S 91ST ST MESA 85208
218-41-126	MERCADO SAUL SOSA	9038 E BALSAM AVE MESA 85208
218-41-266	MESSMER RONALD F/MARILYN TR	117 S 90TH PL MESA 85208
218-41-262	MIRANDA JESUS A/LUNA MARIA C	112 S 90TH PL MESA 85208
218-41-295	MMR REAL ESTATE HOLDINGS LLC	250 S 89TH ST MESA 85208
218-41-260	MONK DAVID/CINDRA	124 S 90TH PL MESA 85208
218-41-350	MOSTRALES JESSE	8926 E BIRCHWOOD CIR MESA 85208
218-41-273	MOUSY HELMEY K/HANNA EIZABIL E	112 S 91ST ST MESA 85208
218-41-265	MOUSY HELMY/HANNA EIZABIL	111 S 90TH PL MESA 85208
218-41-249A	NGABU HUBERT NSONA	111 S 90TH ST MESA 85208
218-41-352	NOWAKOWSKI KURTIS	8921 E BALSAM AVE MESA 85208
218-41-248A	ORTEGA EDER VALDEZ	101 S 90TH ST MESA 85208
218-41-250	PAMELA LYNETTE NORRIS PROP TRUST	117 S 90TH ST MESA 85208
218-41-150	PATRON AGUSTIN/VIZCARRA MELVA	240 S 90TH PL MESA 85208

Sienna Ridge Townhomes

Iplan Consulting



218-41-290	PEREZ GABRIEL RAMOS/DE AVILA ELENA	220 S 89TH ST MESA 85208
218-41-288	PITTMAN CRAIG N	208 S 89TH ST MESA 85208
218-41-282	PROGRESS RESIDENTIAL BORROWER 14 LLC	8954 E BALSAM AVE MESA 85208
218-41-215	RAMOS JOSE	167 S 90TH ST MESA 85208
218-41-151	SAGASTA TOMMY A	234 S 90TH PL MESA 85208
218-41-261	SALINAS JOSE V MARTINEZ	118 S 90TH PL MESA 85208
218-41-351	SARRA L STEVEN	8920 E BIRCHWOOD CIR MESA 85208
218-41-152A	SCHNEBLY DWIGHT WILCOX	228 S 90TH PL MESA 85208
218-41-271	SCHNEIDER JEAN & MARILYN SCHNEIDER	124 S 91ST ST MESA 85208
218-41-363A	SIMONCRE RUBICON V LLC	40 S ELLSWORTH RD MESA 85207
218-41-347	SMITH SUSAN E	8944 E BIRCHWOOD CIR MESA 85208
218-41-214	SPRINGATE KENNETH R/DEANNA K	9114 E BALSAM AVE MESA 85208
218-41-244	STENNERSON WAYNE E/JUDITH A	9020 E ALDER AVE MESA 85208
218-41-355	STRANGIS PASQUALE/THERESA	8945 E BALSAM AVE MESA 85208
218-41-286	TAYLOR KENNETH/TYLER KANDICE	8922 E BALSAM AVE MESA 85208
218-41-254	THIEL JULIE A/DECORSE MICHAEL W	143 S 90TH ST MESA 85208
218-41-241	TORRES ARMANDO/HERNANDEZ OLIVIA	9038 E ALDER AVE MESA 85208
218-41-345	TREVINO MICHEAL/DODGE LINDA J	8960 E BIRCHWOOD CIR MESA 85208
218-41-221	TRIPLETT MAXINE	9039 E ASPEN AVE MESA 85208
218-41-283	VO PROPERTIES LLC	8946 E BALSAM AVE MESA 85208
218-41-220	WEAVER BARBARA J	9035 E ASPEN AVE MESA 85208
218-41-255	WELLMAN COREY	151 S 90TH ST MESA 85208
218-41-293	WINGERTSON STEVEN R/DIANE K	238 S 89TH ST MESA 85208
218-41-285	YAMASA CO LTD	8930 E BALSAM AVE MESA 85208
218-41-216	ZACHARA JENNIE K	159 S 90TH ST MESA 85208
218-41-223	ZAMBRANO BLANCA MARIBEL RODRIGUEZ	9051 E ASPEN AVE MESA 85208



NOTICE OF ONLINE NEIGHBORHOOD MEETING

Project Name: Sienna Ridge Single-Family Homes and Townhomes - Rezoning

Project Location: 3.7 Acres at the northwest corner of E. Aspen Ave & 90th Street

Dear Neighbor,

On behalf of the owner/developer of the property, this letter is being sent to notify you of a proposed rezoning of 3.7 acres of property at the northwest corner of E. Aspen Ave. and 90th Street (Loop 202 Freeway to west and north). We are requesting to rezone the remnant ADOT parcel from RS-43 (Single-Residence) to RM-2 (Multiple Residence) with a Planned Area Development (PAD) to build new single-family homes and townhomes with a centralized amenity area. The small enclave of 29 homes will have single-family homes aligned along 90th Street with townhomes interior to the property surrounding a pool, clubhouse, BBQ station, and children's play area. Please see the project "Site Plan" attached to this letter for reference. Below is a street view of what the single-family homes would look like along 90th Street:



The centralized amenity area will provide a beautiful area for the new residents to enjoy their community. They can swim, barbecue with friends, allow their children to play, and enjoy the clubhouse. The pool area is in the middle of the community, so there will not be any noise or other nuisances to the surrounding community from this outdoor area. A perspective view of the amenity area is shown as follows:

Amenity Area Features

- Clubhouse
- Pool
- Lounge Chairs
- Tot Lot
- BBQ
- Tables/Chairs
- Picnic Table
- Guest Parking





As part of our Citizen Participation Plan and to notify and involve affected and interested members of the community, we will be holding an open Neighborhood Meeting ONLINE to discuss any issues or concerns relating to this project.

The online Neighborhood Meeting information is as follows:

Date:	Thursday, April 20, 2023
Start Time:	6:30 PM
Location:	ONLINE – Zoom Meeting ID: <u>85746582631</u> , Passcode: <u>293544</u>

Since the meeting is being held online, you may choose to participate in the meeting by using your computer, smartphone or tablet. Please use the Zoom application if you already have it installed on your device. If you do not already have it installed, you can use your web browser and access www.zoom.com and select the “Join A Meeting” link at the top of the web page. From there, you can enter the Meeting ID and Passcode provided above. Please note that if you are using a desktop computer rather than a laptop, you will need a microphone/webcam and speakers to listen and be heard in the meeting.

If you would like to participate by telephone only, or if your computer does not have a microphone/webcam and speakers, you can call into: (346) 248-7799. You will need the Meeting ID and Passcode shown above to join the call. We appreciate your time and consideration and look forward to your attendance in the online meeting. Please also note that if you cannot attend the neighborhood meeting but would like additional information or wish to share your comments or concerns, you are welcome to call or email me.

Thanks,

Jason Sanks

Iplan Consulting

V: 602-326-0581

E: Jason@iplanconsulting.com



Single-Family Homes – Building Elevations



STREET SCENE OF SINGLE FAMILY HOMES ON 90TH STREET



FRONT ELEVATION PLAN 4

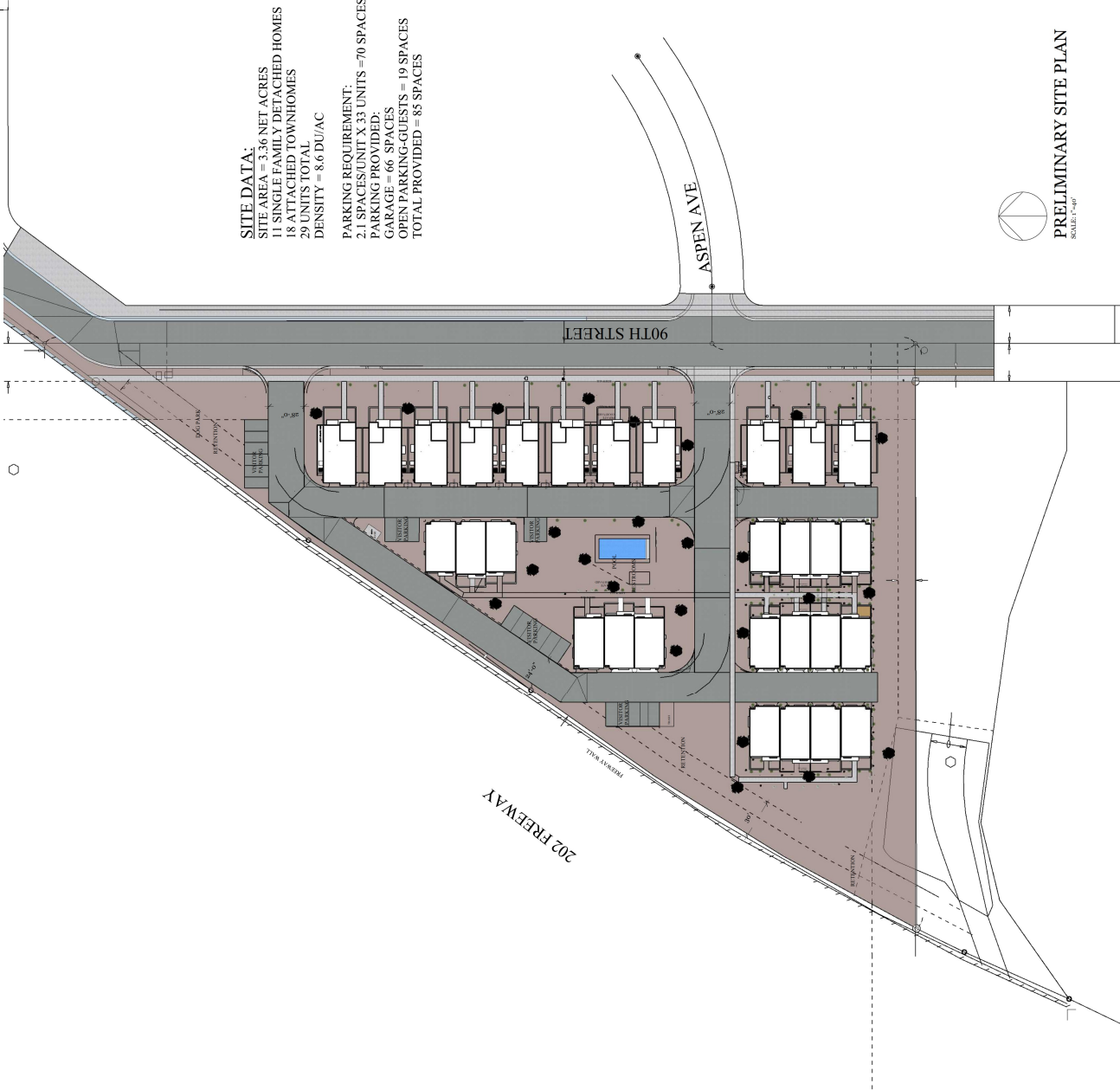
FRONT ELEVATION PLAN 3

FRONT ELEVATION PLAN 4

Townhomes – Building Elevations



FRONT ELEVATION - FOURPLEX



SITE DATA:
SITE AREA = 3.6 NET ACRES
11 SINGLE FAMILY DETACHED HOMES
18 ATTACHED TOWNHOMES
29 UNITS TOTAL
DENSITY = 8.6 DU/AC

PARKING REQUIREMENT:
2.1 SPACES/UNIT X 33 UNITS = 70 SPACES
PARKING PROVIDED:
GARAGE = 66 SPACES
OPEN PARKING-GUESTS = 19 SPACES
TOTAL PROVIDED = 85 SPACES

**A. David
Gibson
ARCHITECT,
LLC**

2158 E. Virginia Street
Salt Lake City, UT 84143
(801) 350-7702
david@gibsonarchitects.com

The design represented by these drawings may not be
electronically, photographically, or otherwise be
copied without the written authorization of A. David
Gibson, Architects, LLC.

SIENNA RIDGE

PROJECT
29 SINGLE FAMILY DETACHED
& ATTACHED LUXURY HOMES

OWNER
SILVERADO DEVELOPMENT INC.

DRAWN BY
DG

ISSUE
4/13/22

RE-ISSUE
AM.DD.YY

DESCRIPTION
PRELIMINARY
SITE PLAN



PRELIMINARY SITE PLAN
SCALE: 1"=40'

A0.1

NEIGHBORHOOD MEETING SUMMARY

Iplan Consulting



Project Name: Sienna Ridge Single-Family Homes and Townhomes
Project Location: NWC and SWC of E. Aspen Ave. and S. 90th St.
Mesa, AZ

Meeting Date: April 20, 2023
Meeting Time: 6:30pm
Location: via Zoom video conference

Attendees: Applicants, Greg Davis and Jason Sanks. Owner, Margaret Pacult. One Neighbor, Diane Wingerson.

Summary: Iplan representative Jason Sanks opened the meeting at 6:30pm and was joined by Greg Davis, Margaret Pacult, and Diane Wingerson - a neighbor from Broadway Manor. Mr. Sanks presented that the purpose of the neighborhood meeting was to discuss the project's rezoning case details, outline the process of rezoning and site plan review at the City, and to answer any questions that the public may have.

Since just Ms. Wingerson attended the meeting, the presentation largely focused on a conversation between Mr. Sanks and Ms. Wingerson. Ms. Wingerson expressed support for the project and said that she was happy to see that the vacant, dirt lot would be developing into new homes. Currently, there is a general concern in the neighborhood that the lot could be used for urban camping by the homeless, or that on occasion could be used by off-roaders that would make noise and kick up dust. She noted that based on the visuals provided to her in the letter and in the meeting presentation, Sienna Ridge is a good-looking project. She also said that although she already had some indication that the HOA was supportive, she would follow up with them after the meeting and let Iplan know if there were any concerns.

Ms. Wingerson made one note that she wanted to be sure that there would not be a significant traffic increase expected. Mr. Sanks reviewed this with her and stated that the 29 additional units would add some cars to the road but in the context of the hundreds of existing homes around the site, the increase would be fairly minimal and that 90th Street was a collector roadway well-suited to handle the traffic. He also stated that a Traffic Impact Statement had been provided to the City so that the traffic impacts could be more closely evaluated.

Mr. Sanks ended the Zoom video conference meeting at 6:45pm after finishing his conversation with Ms. Wingerson.

Following the meeting, Mr. Sanks shared the PowerPoint presentation from the neighborhood meeting via email to Ms. Wingerson in case she wanted to share it with the HOA. She confirmed receipt of the presentation in an email response. Since that time, Mr. Sanks has not had additional communication with Ms. Wingerson.

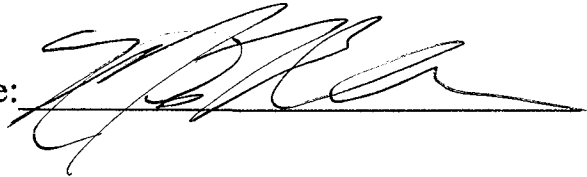
AFFIDAVIT OF PUBLIC POSTING

Date: August 28, 2023

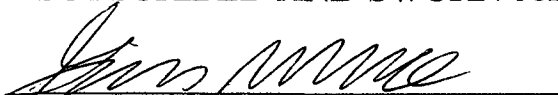
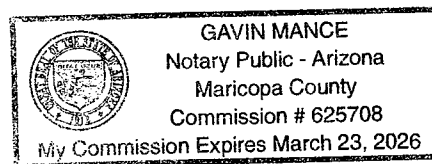
I, Mario Mangiamale, AICP, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON23-00140 on the 28th day of August, 2023. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices 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:



SUBSCRIBED AND SWORN before me this 29 day of August, 2023.


Notary Public

Case Number: ZON23-00140

Project Name: Sienna Ridge

**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

**PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA**

4:00 PM DATE: SEPTEMBER 13, 2023

CASE: ZON23-00140

**Request: Rezone from Single Residence-43 (RS-43)
to Multiple Residence-2 with a Planned Area
Development overlay (RM-2 PAD) and Site Plan
Review. This request will allow for a multiple
residence development.**

Applicant: JASON SANKS

Phone: (602) 326-0581

Planning Division (480) 644-2385

Posting Date: 08-29-2023

**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

**PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA**

4:00 PM DATE: SEPTEMBER 13, 2023

CASE: ZON23-00140

**Request: Rezone from Single Residence-43 (RS-43)
to Multiple Residence-2 with a Planned Area
Development overlay (RM-2 PAD) and Site Plan
Review. This request will allow for a multiple
residence development.**

Applicant: JASON SANKS

Phone: (602) 326-0581

Planning Division (480) 644-2385

Posting Date: 08-29-2023



Dear Neighbor,

We have applied for a Rezone from Single Residence-43 (RS-43) to Multiple Residence-2 with a Planned Area Development overlay (RM-2 PAD) and Site Plan Review for the property located within the 100 block of South 90th Street (west side). This request is for development of a multiple residence development of single-family homes and townhomes. The case number assigned to this project is ZON23-00140.

This letter is being sent to all property owners within 500 feet of the property, and Homeowner's Associations within ½ mile, at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602) 326-0581 or e-mail me at jason@iplanconsulting.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 13, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

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](https://www.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.

The City of Mesa has assigned this case to Joshua Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.Grandlienard@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.

Sincerely,

Jason Sanks
Iplan Consulting



SINGLE-FAMILY HOMES - FRONT ELEVATION



PERCENTAGES OF MATERIALS USED ON EXTERIOR WALLS:
MATERIAL SURFACE AREA INCLUDING STUCCO AND SCORED STUCCO = 3,328 S.F.
MATERIAL SURFACE AREA INCLUDING BOARD & BATTEN = 777 S.F.
777 S.F./3,328 S.F. = 24% BOARD & BATTEN
100% -24% = 76 % STUCCO

DETACHED HOUSING
FRONT ELEVATIONS

A. David
Gibson
ARCHITECT,
LLC

2158 E. Virginia Street
Mesa, AZ 85213
(480) 330-7192
david@adgibsonarchitects.com

The designs represented by these drawings may not be electronically, photographically, or otherwise be copied without the written authorization of A. David Gibson, Architects, LLC.

SIENNA RIDGE

PROJECT
29 SINGLE FAMILY DETACHED
& ATTACHED LUXURY HOMES

OWNER
SILVERADO DEVELOPMENT INC.

DRAWN BY
DG

ISSUE
8/11/23

RE-ISSUE
MM.DD.YY

DESCRIPTION
PRELIMINARY
BUILDING
MATERIALS

A0.1

Townhomes - Front Elevation

1' STUCCO BOX POPOUT

SCORED STUCCO

METAL SHADE CANOPY AROUND WINDOW

CONTRAST COLOR STUCCO

FIBER CEMENT BOARD & BATTEN SIDING

PERCENTAGES OF MATERIALS USED ON EXTERIOR WALLS:
MATERIAL SURFACE AREA INCLUDING STUCCO AND SCORED STUCCO = 4,088 S.F.
MATERIAL SURFACE AREA INCLUDING BOARD & BATTEN = 1,303 S.F.
1,303 S.F./4,088 S.F.= 31% BOARD & BATTEN
100% -31% = 69 % STUCCO

ATTACHED HOUSING
FRONT ELEVATIONS

A0.4

A. David
Gibson
ARCHITECT,
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SIENNA RIDGE

PROJECT
29 SINGLE FAMILY DETACHED
& ATTACHED LUXURY HOMES

OWNER
SILVERADO DEVELOPMENT INC.

DRAWN BY
DG

ISSUE
8/11/23

RE-ISSUE
MM.DD.YY

DESCRIPTION
PRELIMINARY
BUILDING
MATERIALS