



**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director

**FROM:** Steven Ester, Planner I

**RE:** Discussion and Possible Action on P19-0123 Beazer Homes at Harvest Residential Design Review. Rick Maddox, on behalf of Beazer Homes, is requesting approval of fourteen (14) new standard plans with a minimum of three (3) elevations each to be constructed on 191 lots in Parcels 1-2B, 1-6B, 1-7A, and 1-7B of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.

**DATE:** October 9, 2019

**STAFF RECOMMENDATION**

Staff recommends approval of P19-0123 Beazer Homes at Harvest Residential Design Review, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to approve P19-0123 Beazer Homes at Harvest Residential Design Review, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOAL(S)**



Secure Future

**SUMMARY**

Rick Maddox, on behalf of Beazer Homes, is requesting approval of fourteen (14) new standard plans with a minimum of three (3) elevations each to be constructed on 191 lots in Parcels 1-2B, 1-6B, 1-7A, and 1-7B of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. Parcels 1-2B, 1-6B, 1-7A, and 1-7B are all zoned R1-5 with a PAD Overlay. The proposed plans consist of 35' wide product on lot sizes of 45' x 125', and 45' wide product on lot sizes of 55' x 125'. Floor plans range in size from 2,177 square feet (total) to 4,299 square feet (total).

## HISTORY

November 2, 2016: Town Council approves Ordinance 619-16/RZ16-046 PAD Rezone for “Meridian Crossing.”

April 18, 2018: Town Council approves Ordinance 658-18/P17-0127 PAD Amendment for “Harvest Queen Creek” (formerly Meridian Crossing) to revise the previously approved development plan.

## DISCUSSION

Project Name	Harvest at Queen Creek (formerly Meridian Crossing)
Site Location	Southwest corner of Riggs and Gary roads
Current Zoning	R1-5/PAD
General Plan Designation	Neighborhood
Total Lots/Units	191 lots
Minimum Lot Width	Parcels 1-7A & 7B – 45 feet Parcels 1-2B & 6B – 55 feet
Minimum Lot Depth	Parcels 1-7A & 7B – 125 feet Parcels 1-2B & 6B – 125 feet
Minimum Lot Area	Parcels 1-7A & 7B – 5,625 square feet Parcels 1-2B & 6B – 6,875 square feet

Each plan offers a minimum of three (3) elevation styles that incorporate four-sided architectural treatments including but not limited to varying roof lines, stucco finishes, multiple paint schemes, trimmed windows, window shutters, wrought iron, panel siding, vents, and stone veneer. The proposed floor plans feature seven (7) single-story plans and seven (7) two-story plans in total. The proposed home designs complement existing neighborhoods both in character and in quality.

<b>35' Wide Plans</b>		
<b>Plan</b>	<b>Square Footage</b>	<b>Stories</b>
Plan V423	2,177 square feet	1
Plan V424	2,333 square feet	1
Plan V426	2,579 square feet	1
Plan V427	2,665 square feet	1
Plan V429	3,283 square feet	2
Plan V469	3,490 square feet	2
Plan V504	3,670 square feet	2

45' Wide Plans		
Plan	Square Footage	Stories
Plan V355	2,900 square feet	1
Plan V356	3,067 square feet	1
Plan V357	3,268 square feet	1
Plan V578	3,729 square feet	2
Plan V579	3,807 square feet	2
Plan V622	4,058 square feet	2
Plan V665	4,299 square feet	2

**ANALYSIS**

**Standard Plans Design Review for New Standard Plans:**

The proposed standard plans comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans proposed by Beazer Homes contain a variety of quality materials, and are consistent with surrounding areas.

**Lot Fit Analysis:**

Staff has reviewed the lot fit analysis for the fourteen (14) new standard plans and all plans meet the maximum lot coverage requirement. Staff has determined there is an adequate number of plans for this proposed subdivision, and will approve building permits subject to the lot fit analysis provided.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The same floor plan and building elevation shall not be utilized across from, or adjacent to each other.
3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, shall be screened and designed to appear as an integral part of the building.

**ATTACHMENTS**

1. Aerial Exhibit
2. Beazer Homes at Harvest Residential Design Review Submittal

**Project Name: Beazer Homes at Harvest RDR Aerial Exhibit**

**Case Number: P19-0123**

**Hearing Date: October 9, 2019 (Planning Commission)**







## Harvest Parcel 1-7A, 1-7B, 1-2B and 1-6B Queen Creek, Arizona

### Project Narrative

The community of Harvest parcel 1-7A(Lots 1-69 and 110-121), 1-7B (Lots 70-109), 1-2B(Lots 10-18, 42-49 and 56-82) and 1-6B (Lots 1-9, 24-27 and 36-48) is located on the west side of Signal Butte Rd at Durango Street between Riggs Rd and East Empire Boulevard in the Town of Queen-creek at zip code 85142. This community is comprised of four parcels with a grand total of 191 lots, the lot size breakdowns of those lots are (81+40) 45'x125' and the remaining (44+26) lots being a larger 55'x125'. Beazer will be building our core 35' wide product on 121 lots, in addition to these (7) 35 wide plans a brand new (7) 45' wide plans with square footages ranging from 1997 to 3376. 3 single stories and 4 two stories to include 2 +Tandem 1 car garages or storage being exclusively developed for this project. Both 35' wide and 45' wide product being offered are a grand total of (14) different and unique plans to be built within this project.

Each of these 14 homes at Harvest will have a combination of three unique elevations styles to select from, maximizing diversification across the streetscape. These elevation combinations are comprised of three diverse yet cohesive Architectural styles, the 1<sup>st</sup> being offered is a traditional Spanish/Territorial, 2<sup>nd</sup> will be a Craftsman/Farmhouse and 3<sup>rd</sup> will be a Modern Desert Prairie. Each elevation will have their own unique characteristics and Cladding materials rich in Architectural features, tailor made for that elevation style.

There is also a grand total of 10 different color schemes per each elevation to choose from as well as 04 enhanced paint schemes including specialized roof colors and stone selections to assist in diversification across the community.

One final note, in addition to a wide variety of Elevation articulation and a diverse color palate, each house will come with a professionally designed and installed front yard landscaping package utilizing a individualized plant selection requiring low-maintenance and an emphasis on water conservation.

### Plan Features:

- Elevations consist of: Spanish/Territorial, Craftsman/Farmhouse and Modern Desert
- 2<sup>nd</sup> story ceiling heights are 9'-0" ceiling heights
- Energy saving Cathedralized insulation provided in the attics for a conditioned attic air space.
- Each elevation has its own signature stamped steel garage door designated to that elevation specifically. Spanish/Tuscan= Sonoma Ranch, Craftsman= Lexington Farmhouse=Charleston and Traditional= Colonial Ranch
- All exterior materials, finishes, and lighting illustrated on the color renderings are standard



### **35 Wide Series:**

#### Plan V423-1,501 – (Plan-DD001):

- Base square footage: 1,501
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (3) bedroom two bath single story house with a great room, dining room, laundry room, front covered porch, rear covered patio and a 2-car garage.

#### Plan V424-1,685 – (Plan-DD002):

- Base square footage: 1,685
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (3) bedroom two bath single story house with a study, great room, dining area, laundry room, front covered porch, rear covered patio and a 2-car garage.

#### Plan V426-1,842 – (Plan-DD003):

- Base square footage: 1,842
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (3) bedroom two bath single story house with a study, great room, dining area, laundry room, front covered porch, rear covered patio and a 2 car garage.

#### Plan V427-1,943 – (Plan-DD004):

- Base square footage: 1,943
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (3) bedroom two bath single story house with a study, great room, dining area, laundry room, front covered porch, rear covered patio and a 2 car garage.

#### Plan V429-2,449 – (Plan-DD005):

- Base square footage: 2,449
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (3) bedroom, 2.5 bath, two story house with a great room, study, laundry room, front covered porch, rear covered patio and a 2 car garage.



Plan V469-2,805 - (Plan-DD006):

- Base square footage: 2,805
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (3) bedroom, 2.5 bath, two story house with a great room, breakfast nook, laundry room, game room, front covered porch, rear covered patio and a 2 car garage w/ storage area.

Plan V504-2,956 - (Plan-DD007):

- Base square footage: 2,926
- Typical width: 35'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- Is a (4) bedroom, 2.5 bath, two story houses with a great room, breakfast nook, laundry room, loft, front covered porch, rear covered patio and a 2 car garage.

## **45 Wide Series:**

Plan v355-2,000 - (DD45.11):

- Base square footage: 2,000
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (3) bedroom 2.5 bath single story house with a great room, dining room, laundry room, rear covered patio.
- 2 Car Garage + 1 Car Tandem.

Plan v356-2,227 - (DD45.12):

- Base square footage: 2,227
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (3) bedroom, 2.5 bath single story house with a great room, dining area, laundry room, rear covered patio
- 2 Car Garage + 1 Car Tandem.

Plan v357-2,423 - (DD45.13):

- Base square footage: 2,423
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (4) bedroom 2.5 bath single story house with a great room, dining, laundry room, front covered porch, rear covered patio
- 2 Car Garage + 1 Car Tandem.



Plan v578-2,769 - (DD45.24):

- Base square footage: 2,769
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (4) bedroom 4.5 bath two story house with a great room, Breakfast, dining/study, laundry room, front covered porch, rear covered patio.
- 2 Car Garage + 1 Car Tandem.

Plan v579-2,852 - (DD45.25):

- Base square footage: 2,852
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (4) bedroom, 4.5 bath, two story house with a great room, guest suite, dining/study, loft laundry room, front covered porch, rear covered patio.
- 2 Car Garage + 1 Car Tandem.

Plan v622-3,200 - (DD45.26):

- Base square footage: 3,200
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (4) bedroom, 2.5 bath, two story house with a great room, breakfast, dining, study/bedroom4, laundry room, front covered porch, rear covered patio.
- 2 Car Garage + 1 Car Tandem.

Plan v665-3,386 - (DD45.27):

- Base square footage: 3,386
- Typical width: 45'
- Elevations: Spanish/Territorial, Craftsman/Farmhouse and Traditional/Modern Desert
- (4) bedroom, 2.5 bath, two story house with a great room, breakfast, dining/study, laundry room, loft, 2<sup>nd</sup> floor storage, front covered porch, rear covered patio
- 2 Car Garage + 1 Car Tandem + storage.





## Architectural Styles

### *Spanish / Territorial*

The Spanish / Territorial style dates to the early Adobe heritage of the American southwest. The architectural features of this style are intended to reflect traditional architecture with local building materials such as stucco walls and clay tile roofs. Structures are typically one or two stories with rectangular axial floor plans. The houses have low pitched tile roofs with simple gables and shallow eaves. Windows are often a mixture of small square windows and long rectangular windows. The elevations are often very simply detailed, directly articulating the basic masonry massing of traditional structures. The charm of this style lies in its directness; its simple massing, limited use of ornament and its play of color and contrast with materials and textures.

### *Craftsman / Farmhouse*

Craftsman plans use simple forms and natural materials such as wood and stone to express a rural hand-crafted character. These homes often have breakfast or reading "nooks" and free-flow from the kitchen to the family and dining rooms making them particularly well suited to today's "open plan" living. The Craftsman style is exemplified by the work of two California Architect brothers, Charles Sumner Greene and Henry Mather Greene, in Pasadena in the early 20th century, who produced "ultimate bungalows" like the Gamble house of 1908. They can have a more "rustic" look and charm quality to them.

### *Traditional/ Modern Desert Prairie*

Traditional Southwest-style home plans came of age around the turn of the twentieth century. Often associated with a Pueblo revival, Mission Revival-style houses were all designed to blend in with the flat desert landscape. The typical Southwest-style house plan has sweeping horizontal lines and wide-open floor plans. Other common features of this style include overhanging eaves, rows of small windows, one-story projections, contemporary vertical elements and horizontal lines all blending together with modern material innovation helps move this classic style to the forefront of the desert vistas. Designs feature many different exteriors and shapes, all of them will share some familiar massing and shapes of the original style home designs from the early and mid-twentieth century with upgrades.

Designs feature many different exteriors and shapes. All of them will share some similarities of the original prairie-style home designs from the early and mid-twentieth century with upgrades.



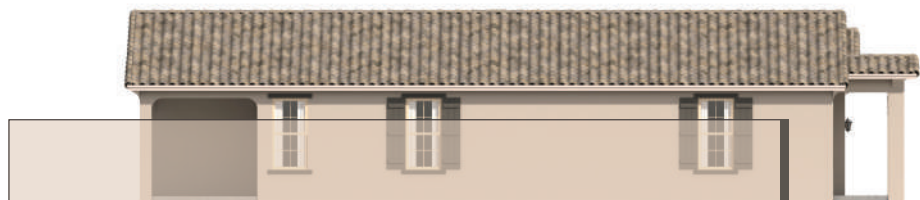
This is our interpretation of the City of Queen Creek Design Guidelines, to the best of our knowledge this meets or exceeds your criteria to build. If you have any concerns or questions, please contact me at either (480)407-7453 or via email [rick.maddox@beazer.com](mailto:rick.maddox@beazer.com).

Thank you for your time, and we at Beazer look forward to building in the Town of Queencreek.

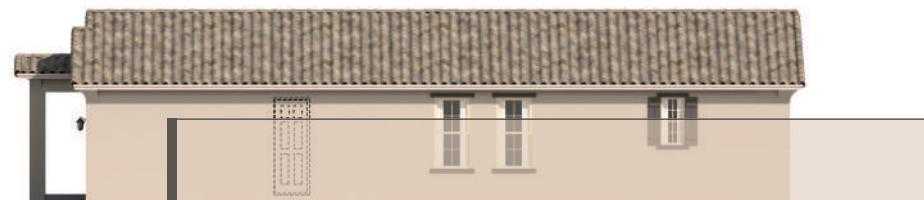
Rick Maddox  
Design and Planning Architectural Product Manager Phoenix  
Beazer Homes



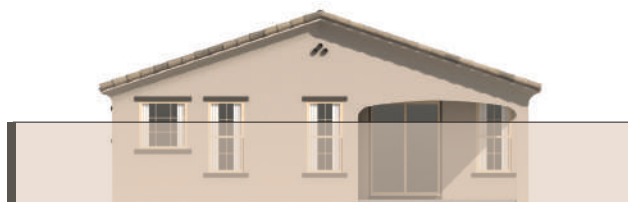
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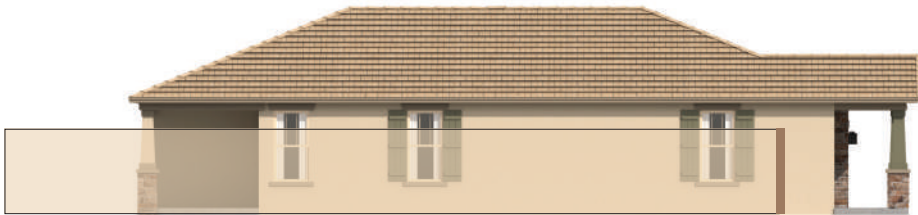
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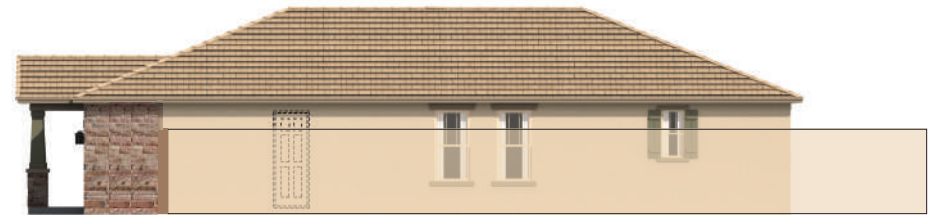
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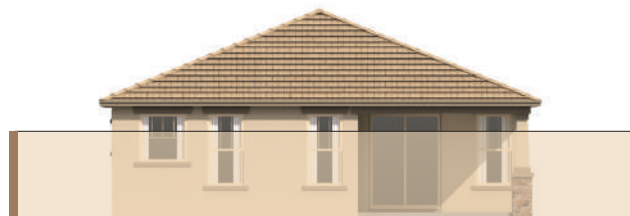
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Left Elevation



Right Elevation

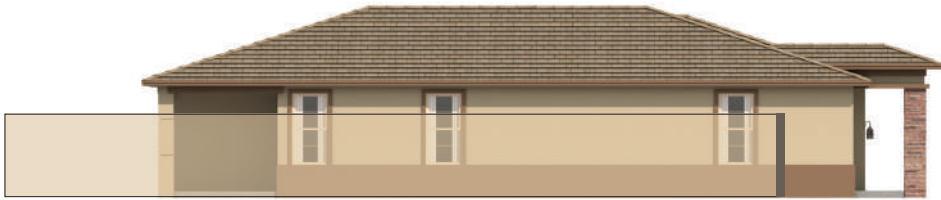


Rear Elevation





Front Elevation



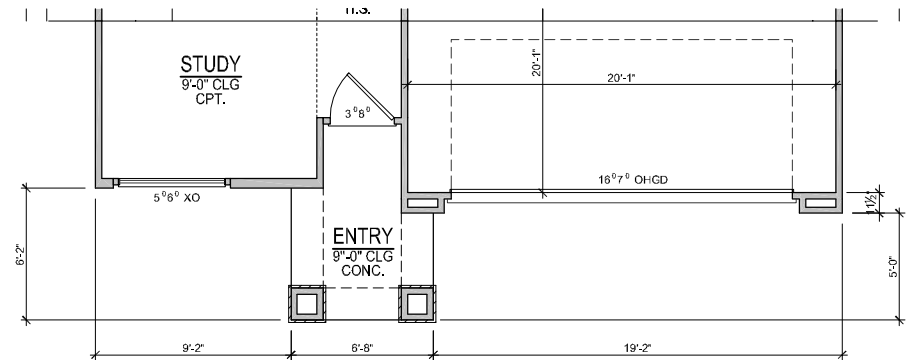
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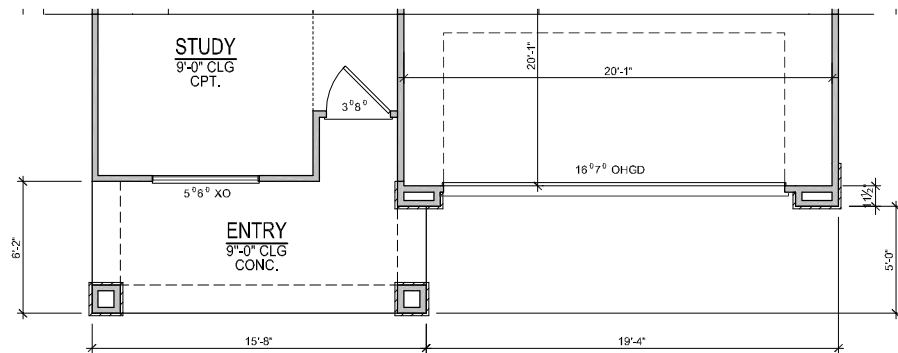
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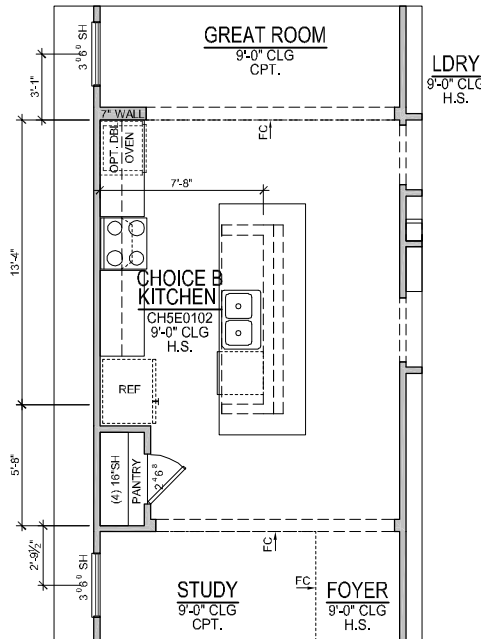
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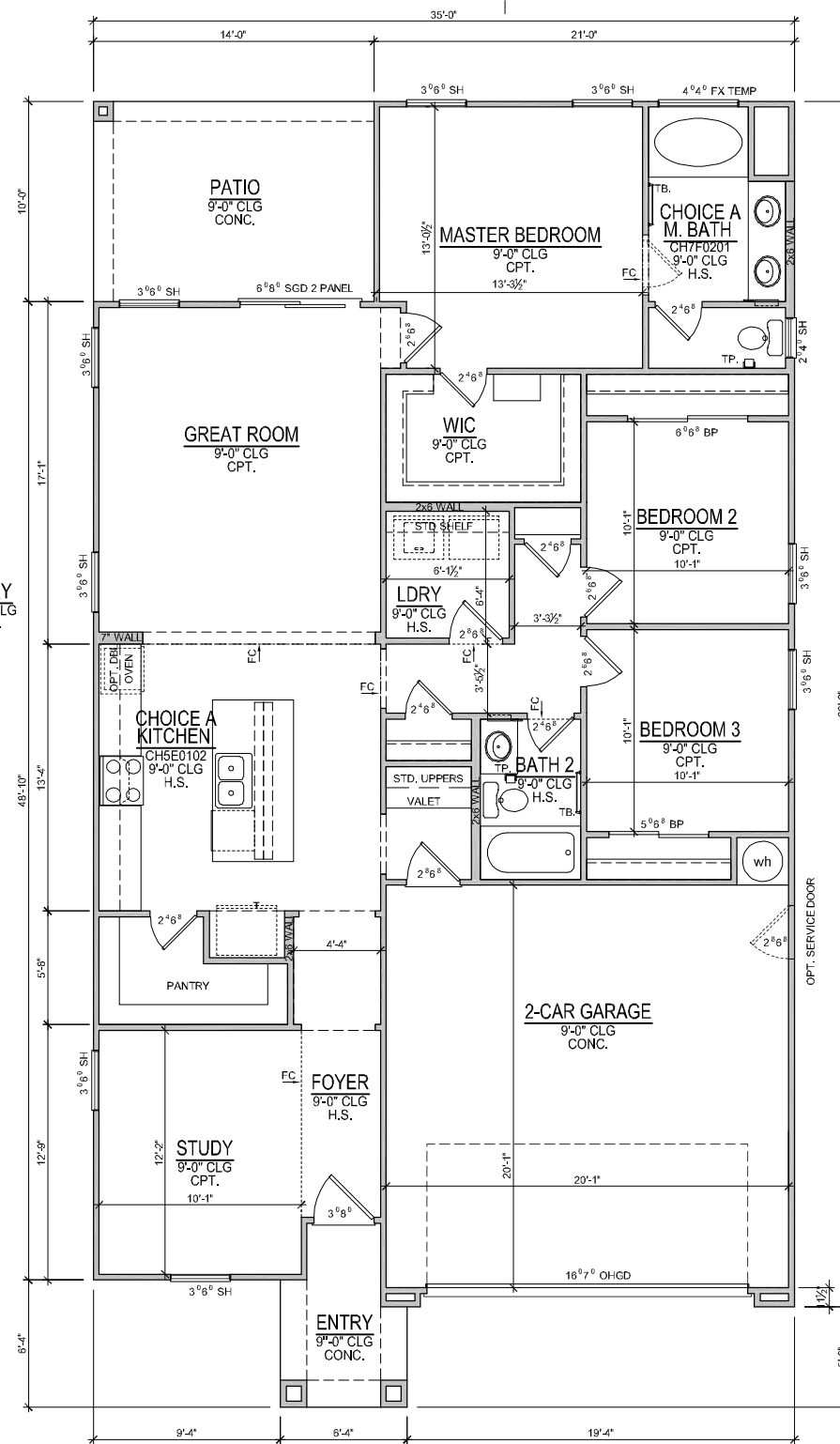
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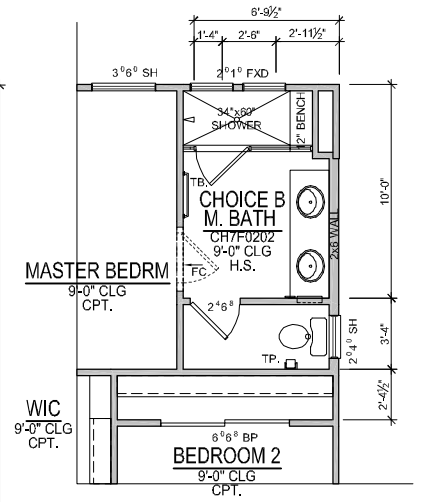
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**CHOICE B KITCHEN**  
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**PLAN 1 - FLOOR PLAN - SCL -**  
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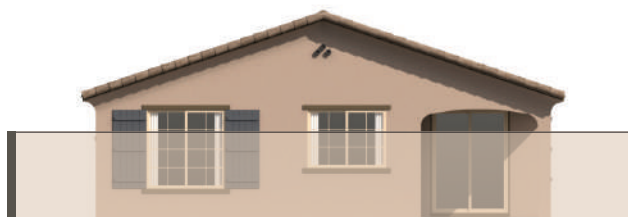
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Left Elevation



Right Elevation



Rear Elevation





Front Elevation



Left Elevation



Right Elevation

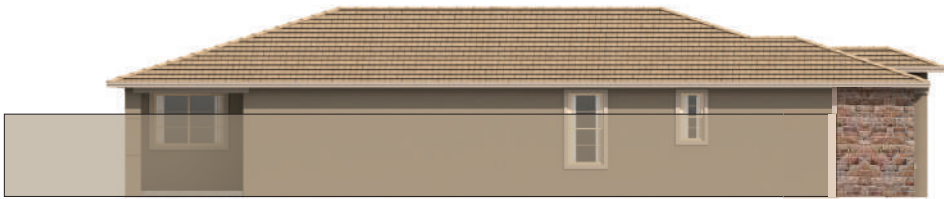


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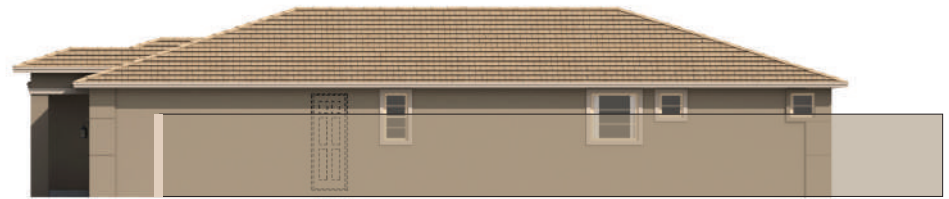




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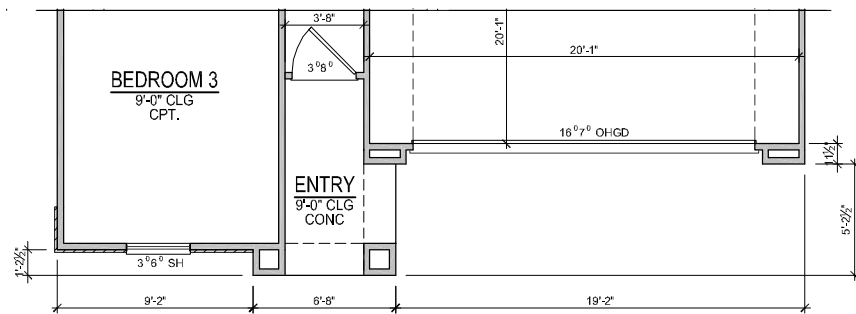
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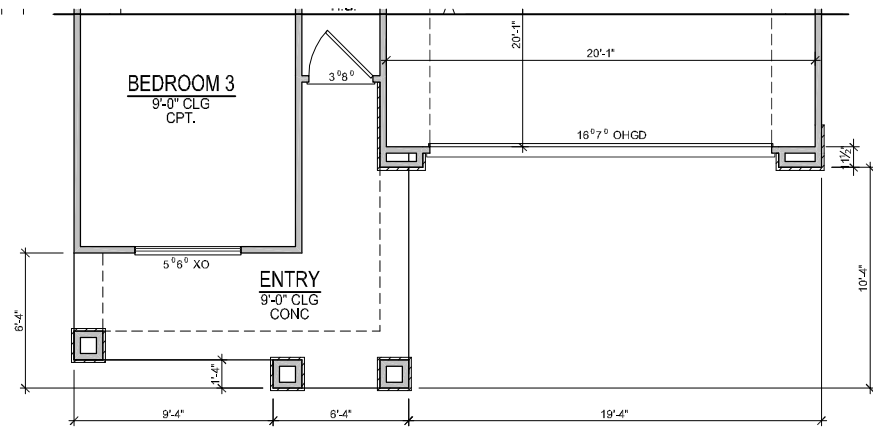
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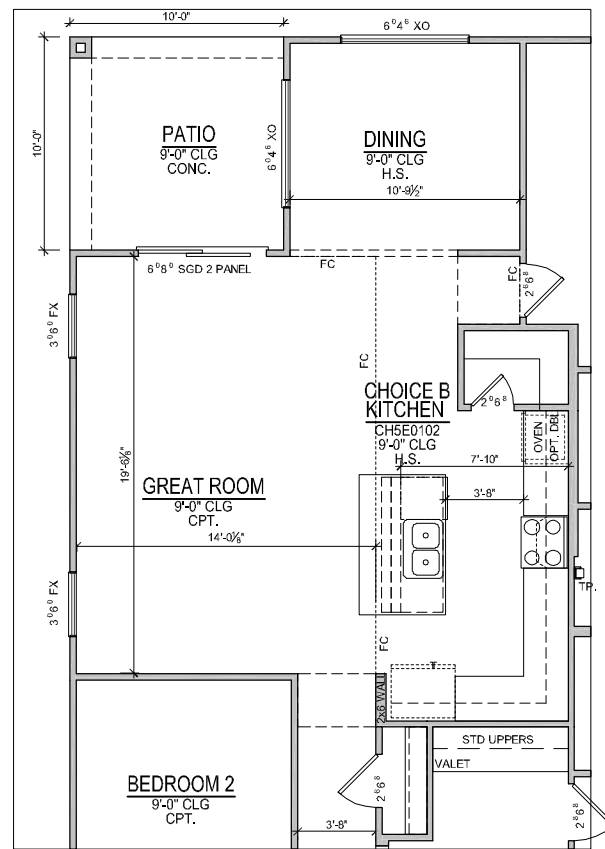
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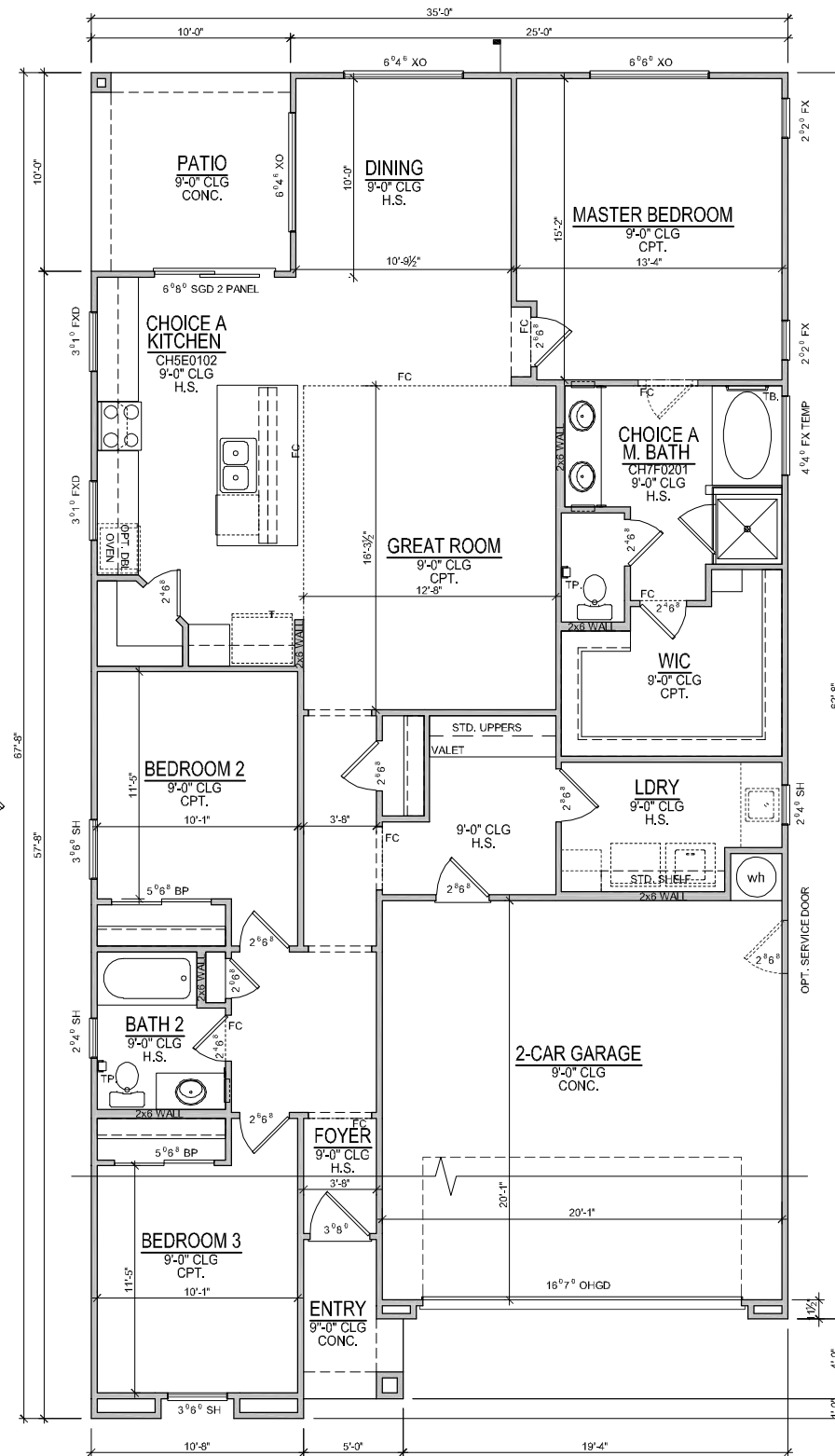
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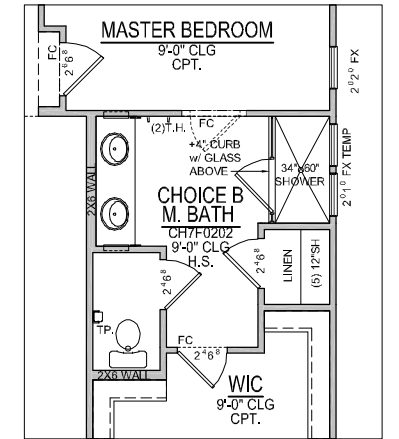
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**CHOICE B KITCHEN**  
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**PLAN 2 - FLOOR PLAN - SCL - 1675 SQ. FT.**  
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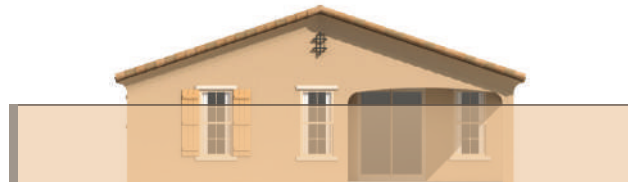
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Left Elevation



Right Elevation



Rear Elevation





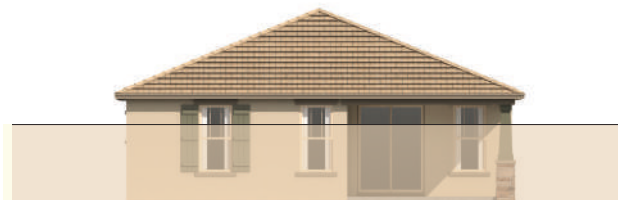
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Right Elevation



Rear Elevation





Front Elevation



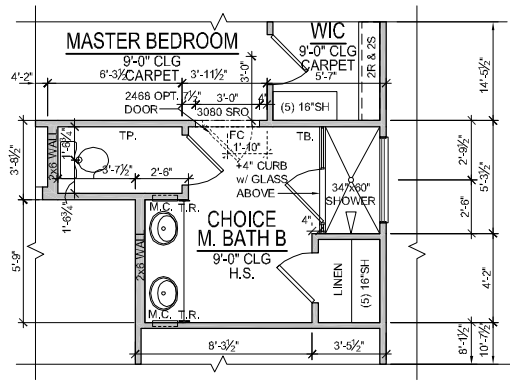
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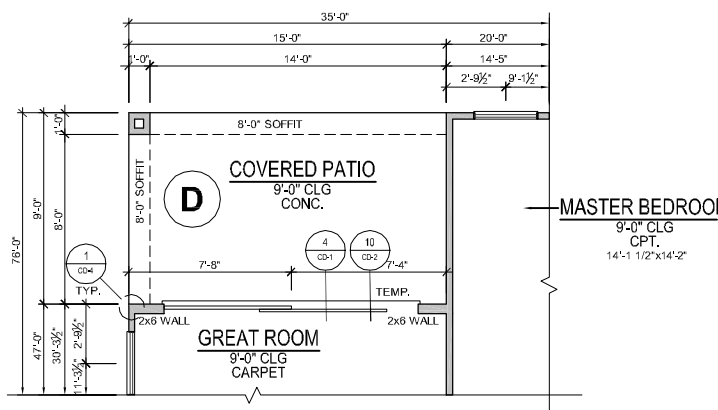
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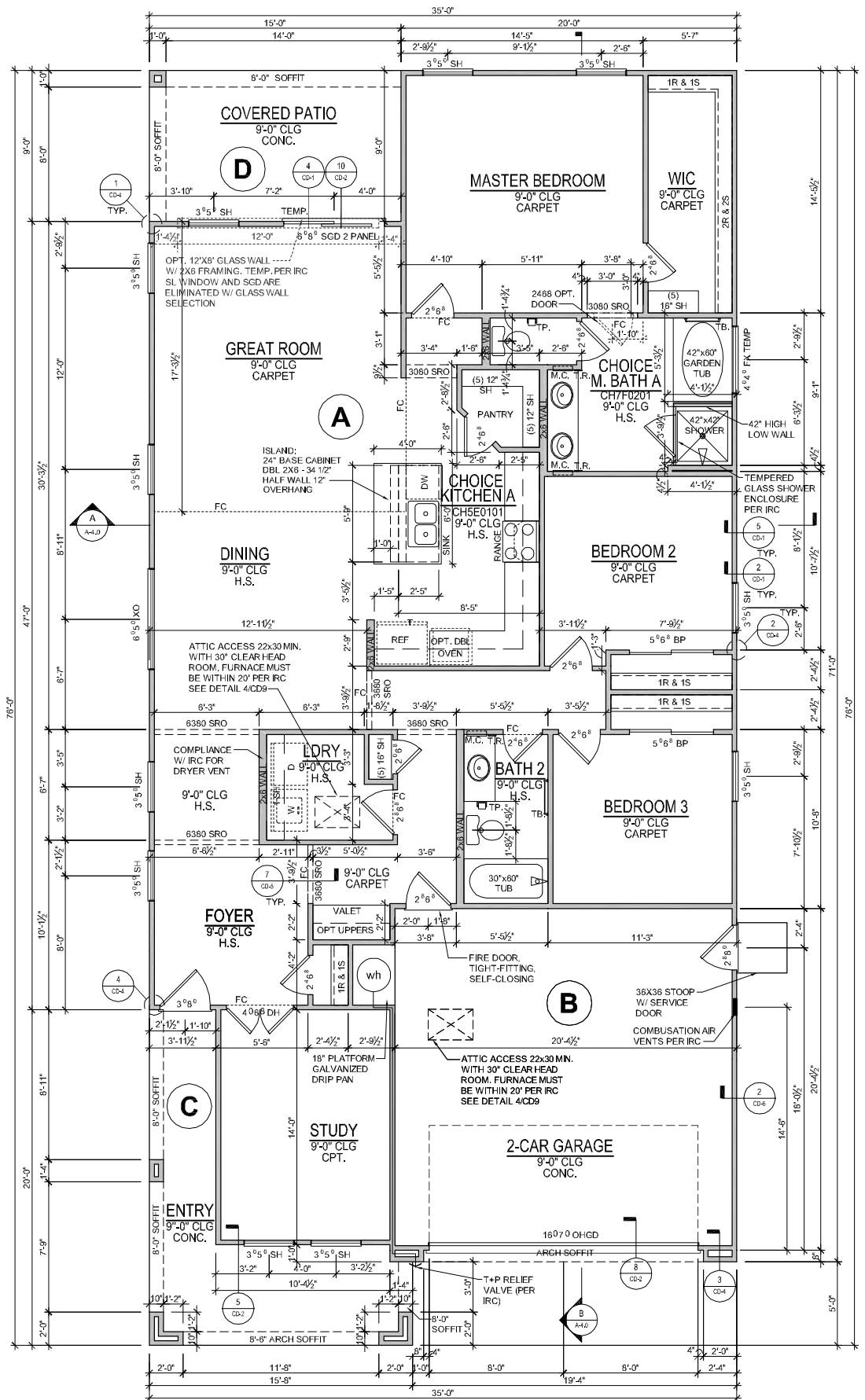
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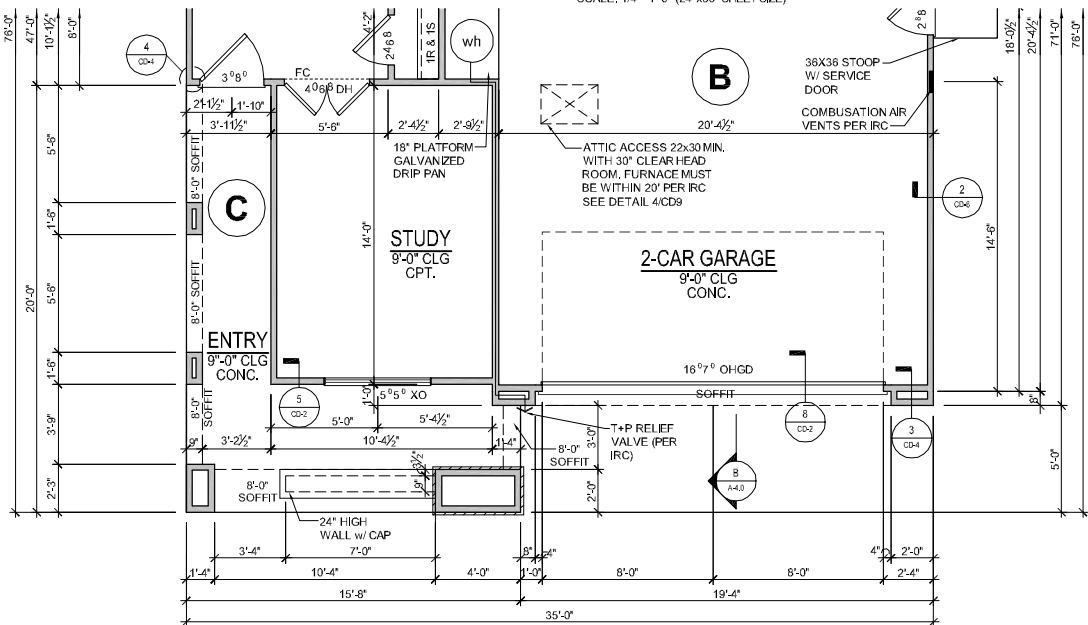
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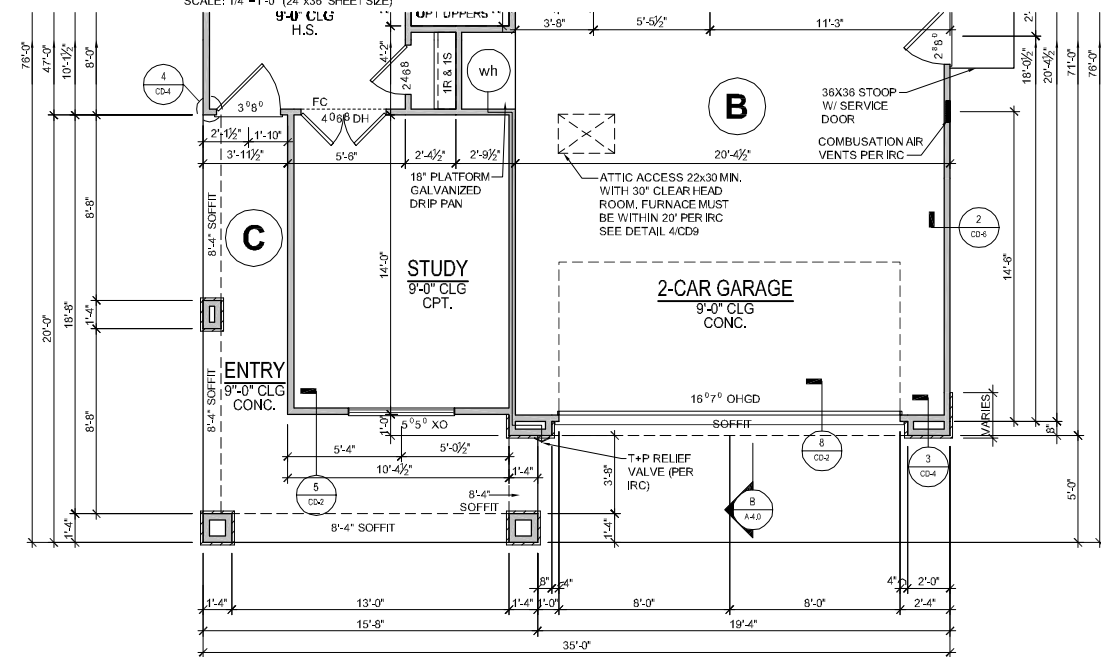
**OPTION EXTENDED COVERED PATIO w/ 12' SGD**  
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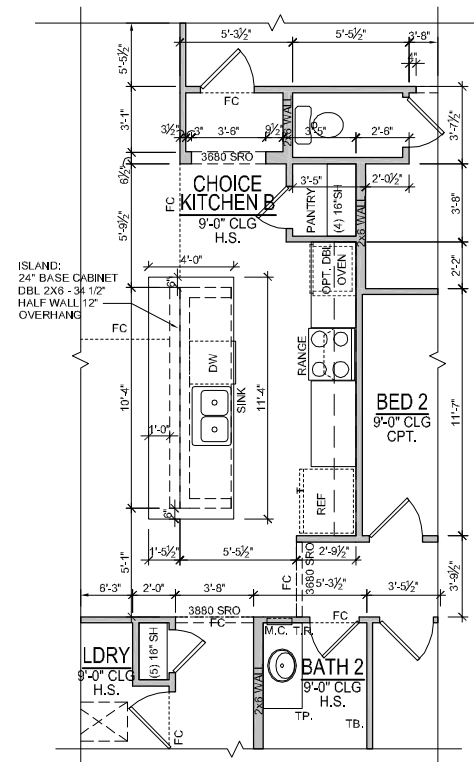
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**1st FLOOR PLAN - PRL**  
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**1st FLOOR PLAN - ACL**  
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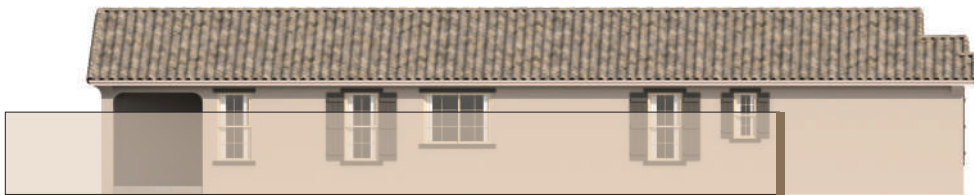


**CHOICE KITCHEN B**  
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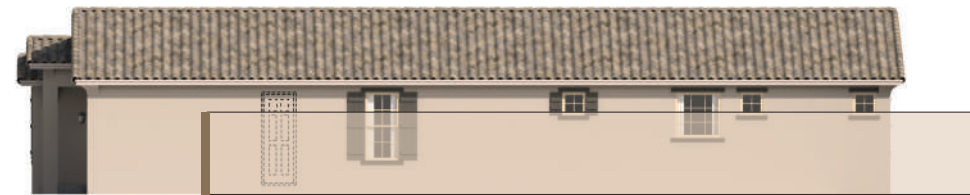
Square Footages Plan V426				
Area	Elev SCL	Elev ACL	Elev PRL	
A Livable First Floor	1842 SF	1842 SF	1842 SF	
B Garage	438 SF	438 SF	438 SF	
C Front Porch	148 SF	148 SF	148 SF	
D Covered Patio	135 SF	135 SF	135 SF	
Total Under Roof	2563 SF	2563 SF	2563 SF	



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

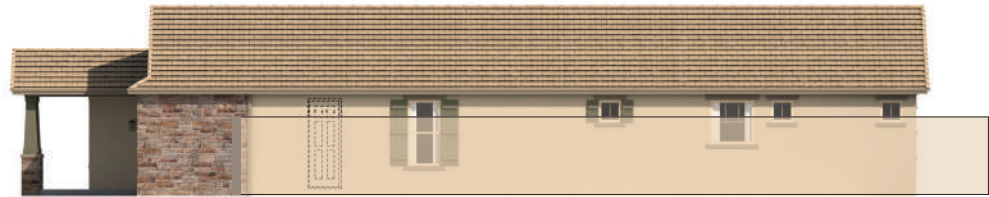




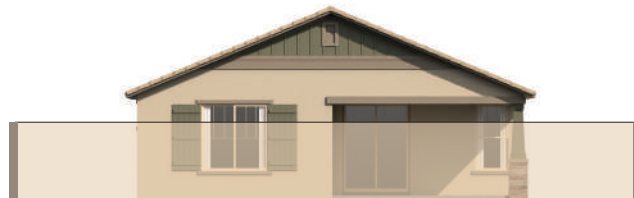
Front Elevation



Left Elevation



Right Elevation



Rear Elevation





Front Elevation



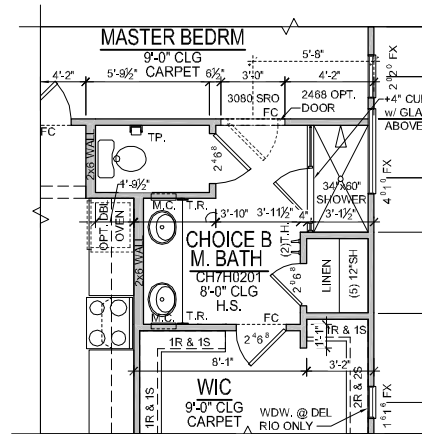
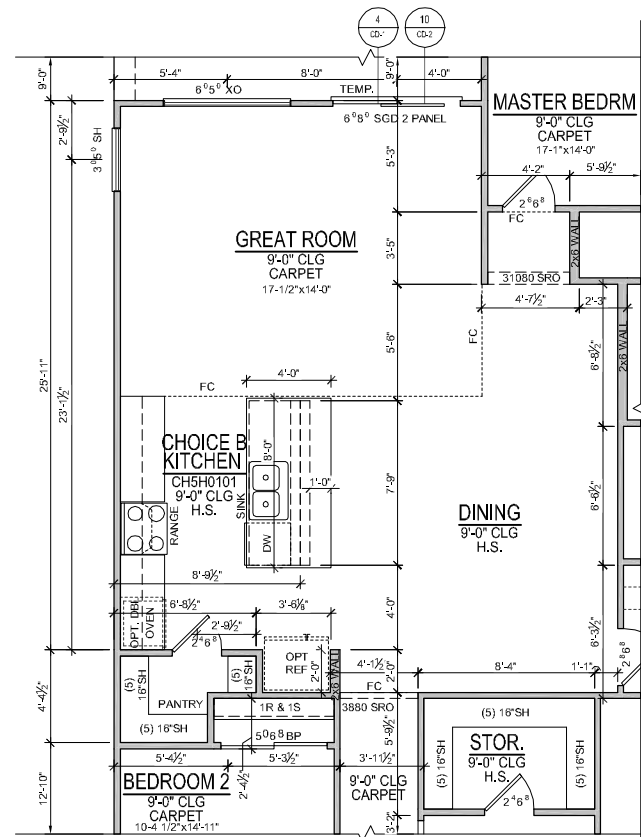
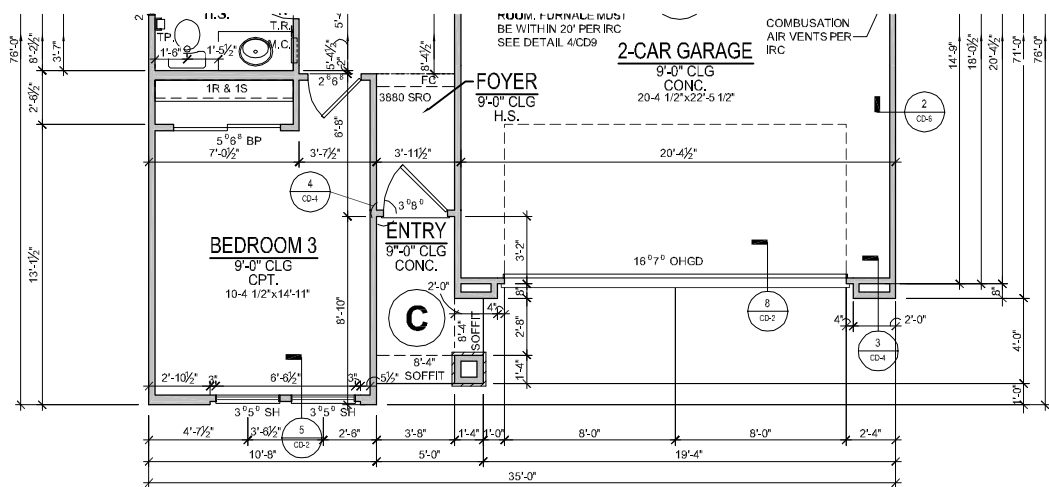
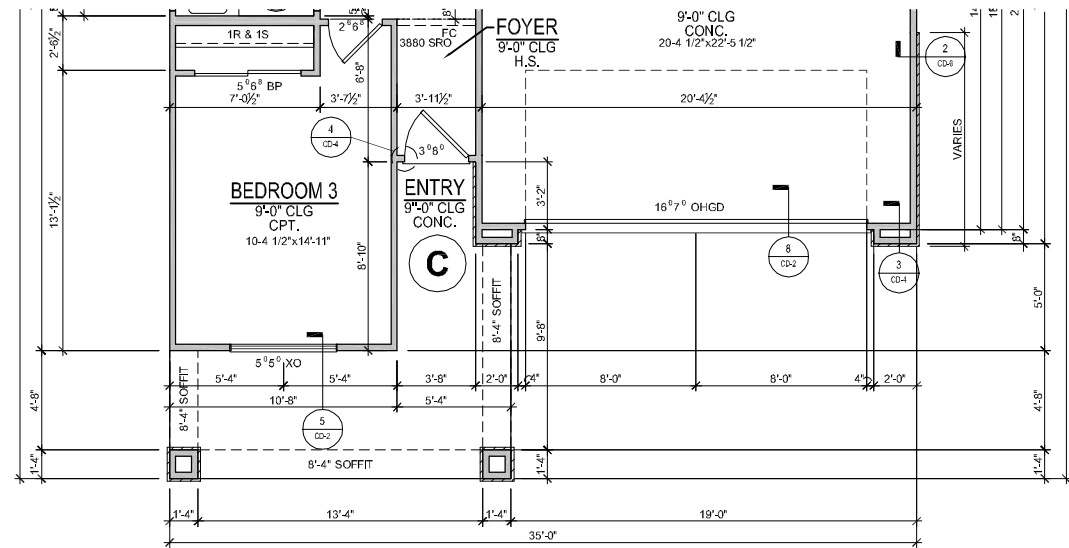
Left Elevation



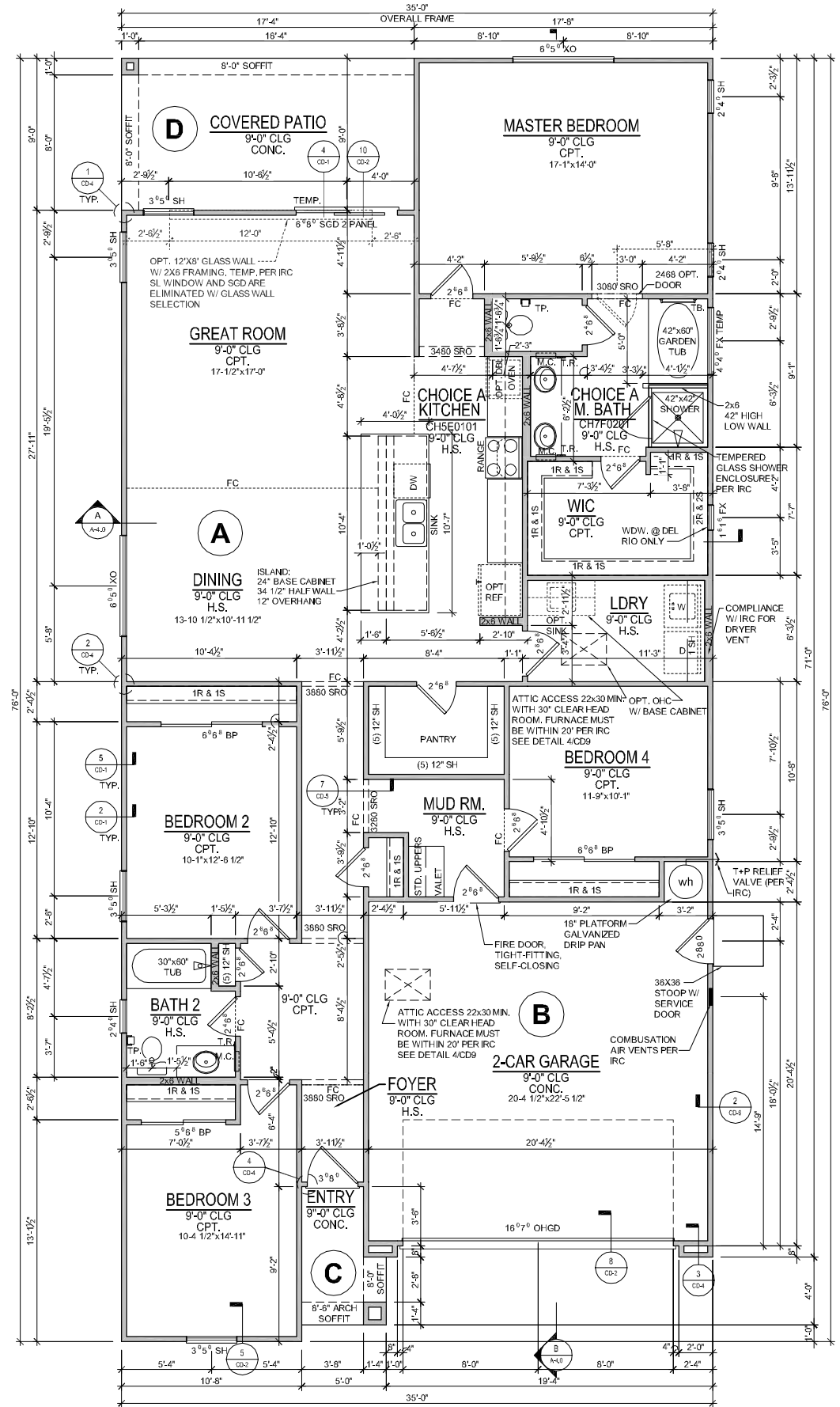
Right Elevation



Rear Elevation



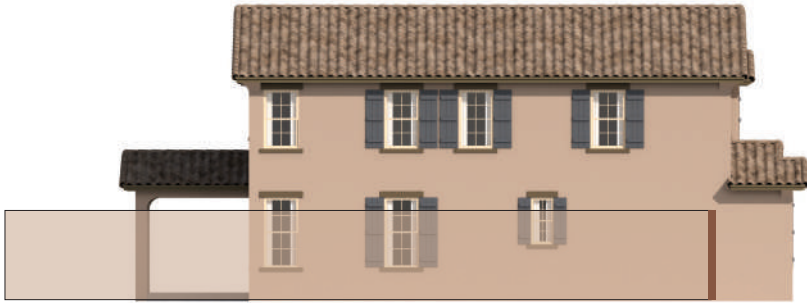
Square Footages Plan V427				
Area	Elev SCL	Elev ACL	Elev PRL	
A Livable First Floor	1942 SF	1943 SF	1943 SF	
B Garage	437 SF	437 SF	437 SF	
C Front Porch	35 SF	137 SF	35 SF	
D Covered Patio	156 SF	156 SF	156 SF	
Total Under Roof	2570 SF	2673 SF	2571 SF	



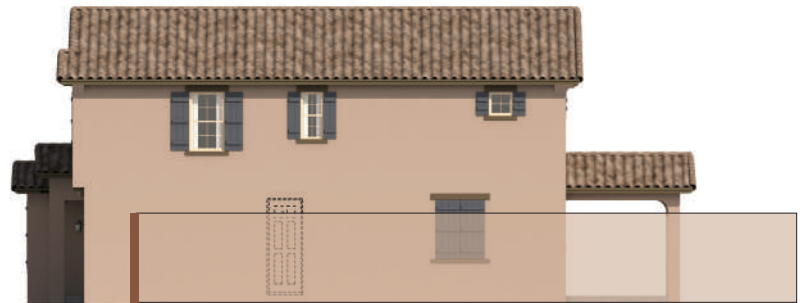
1st FLOOR PLAN - SCL  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

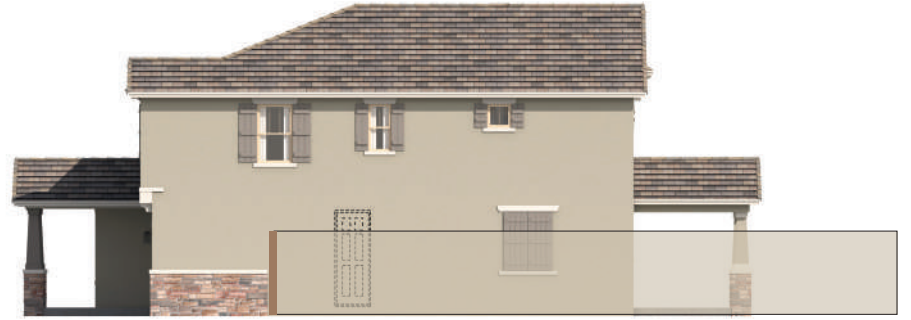




Front Elevation



Left Elevation



Right Elevation



Rear Elevation

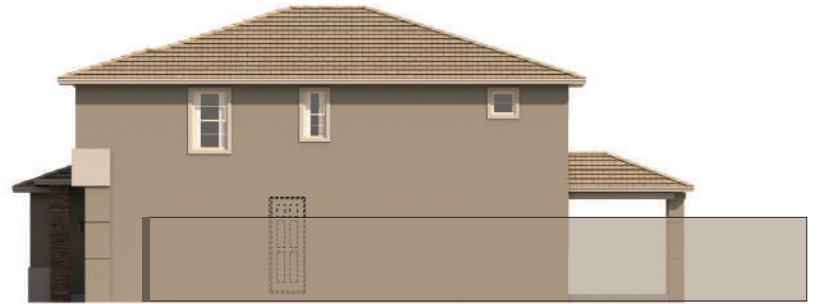




Front Elevation



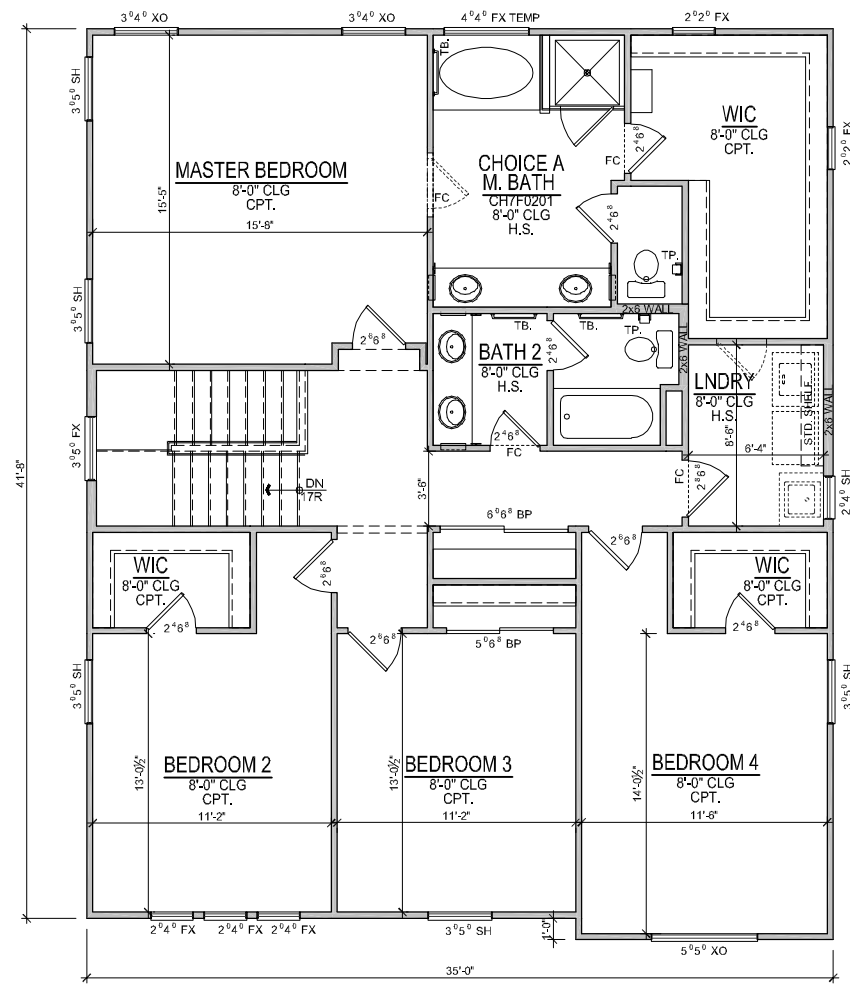
Left Elevation



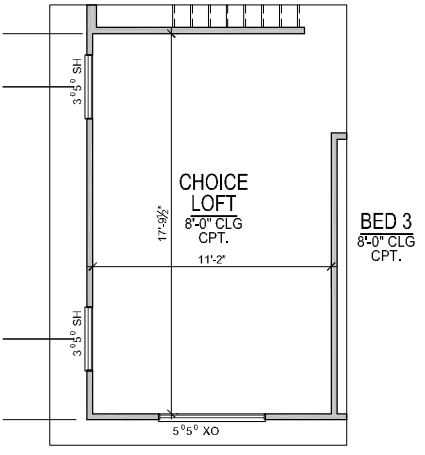
Right Elevation



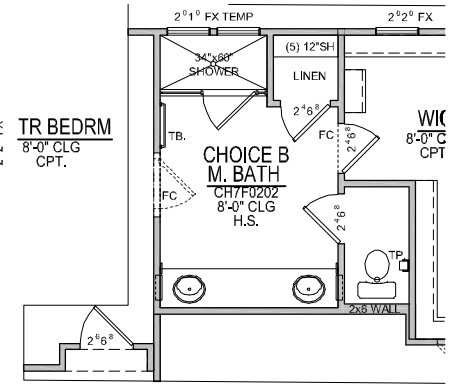
Rear Elevation



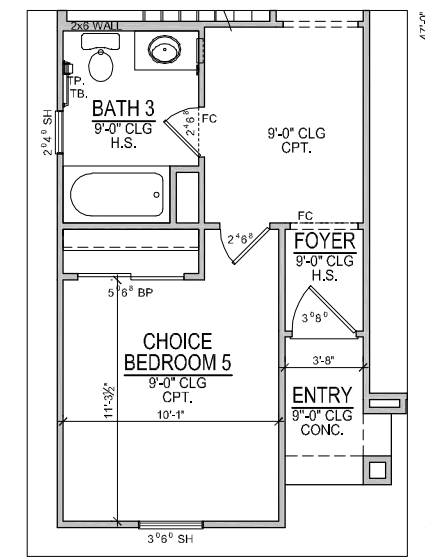
**PLAN 5 - 2nd FLOOR PLAN - SCL - 1398 SQ. FT.**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



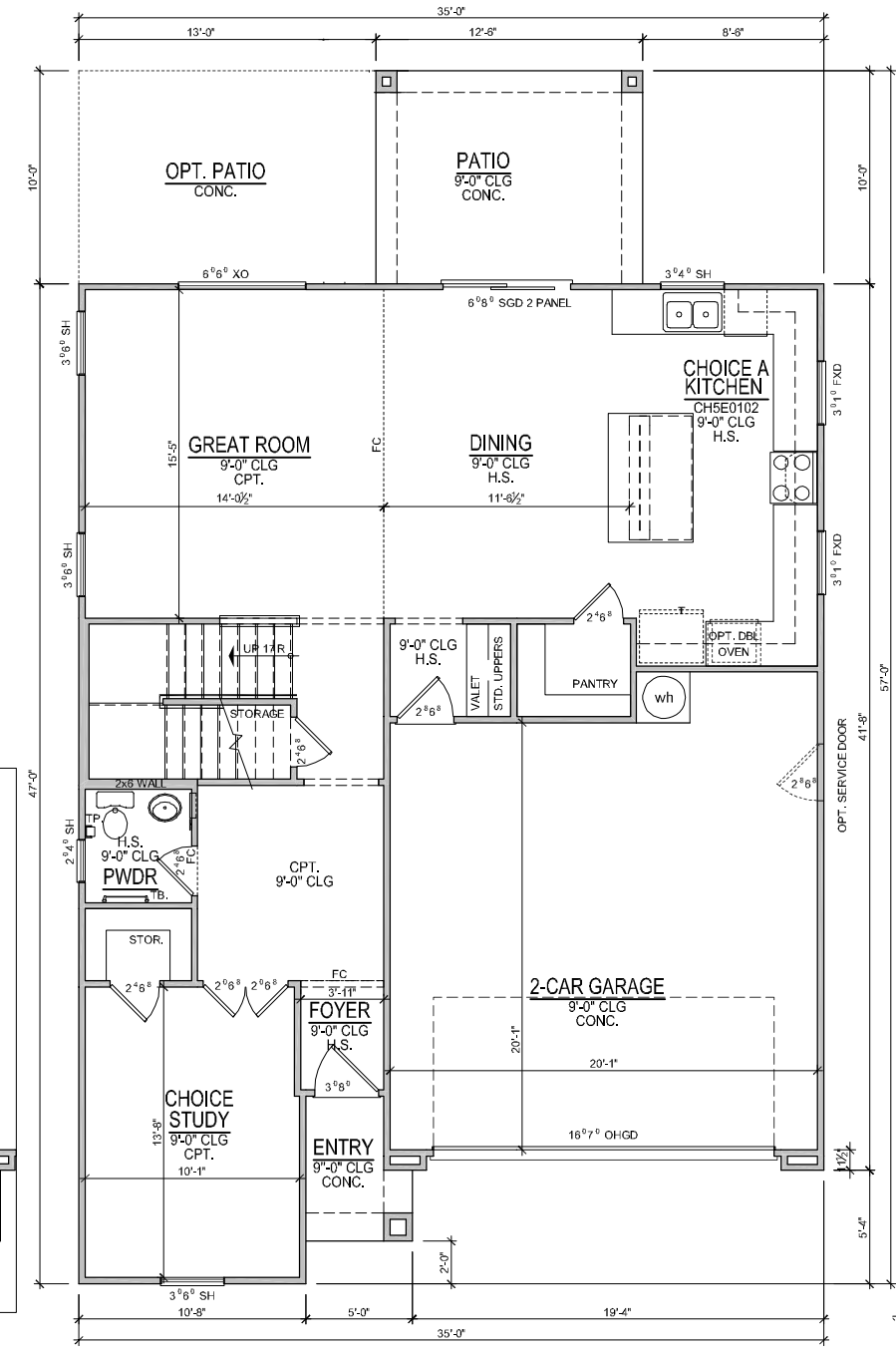
**CHOICE LOFT**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



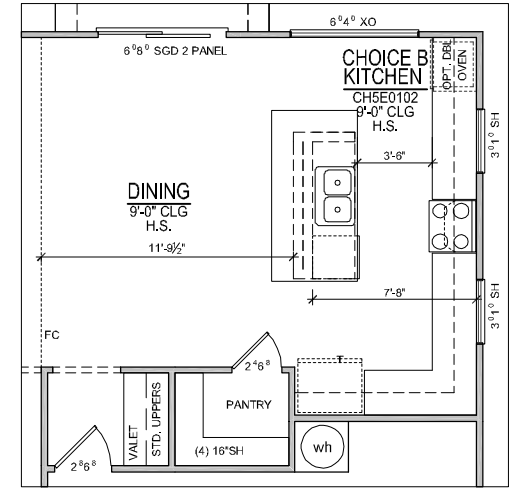
**CHOICE B MASTER BATH**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**BEDROOM 5**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

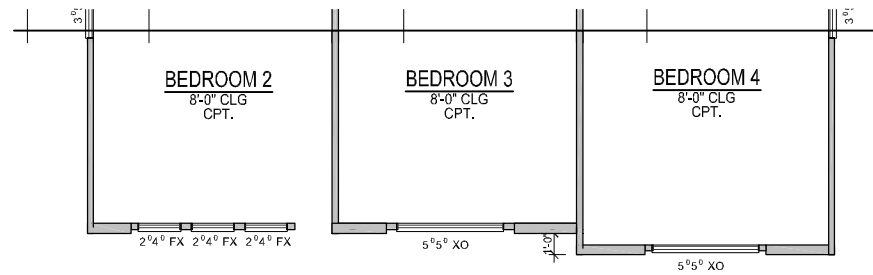


**PLAN 5 - 1st FLOOR PLAN - SCL - 1055 SQ. FT.**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

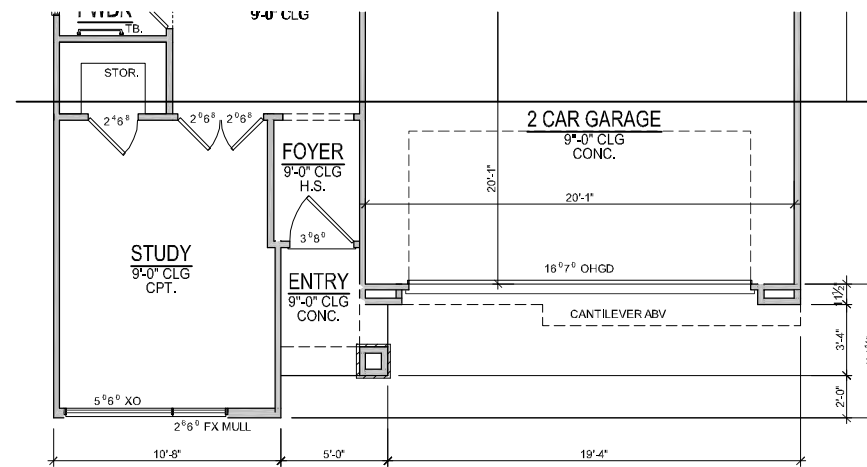


**CHOICE B KITCHEN**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

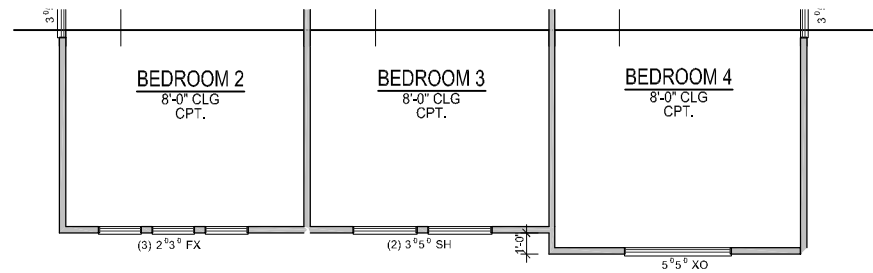
Square Footages Plan V429			
Area	Elev SCL	Elev ACL	Elev PRL
<b>A</b> First Floor	1051 SF	1051 SF	1051 SF
<b>B</b> Second Floor	1398 SF	1398 SF	1398 SF
<b>Total Living</b>	<b>2449 SF</b>	<b>2449 SF</b>	<b>2449 SF</b>
<b>C</b> Garage	452 SF	452 SF	452 SF
<b>D</b> Front Porch	29 SF	133 SF	29 SF
<b>E</b> Covered Patio	125 SF	125 SF	125 SF
<b>Total Under Roof</b>	<b>3055 SF</b>	<b>3159 SF</b>	<b>3055 SF</b>
Square Footage Options			
Area	Square Footage		
<b>F</b> Opt. Extended Patio	+130 SF		



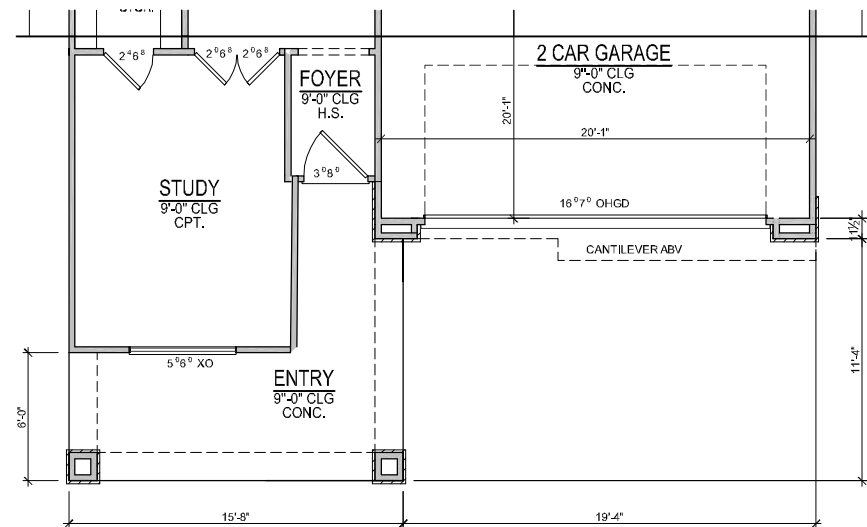
**PLAN 5 - PARTIAL 2ND FLOOR PLAN - PRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 5 - PARTIAL 1ST FLOOR PLAN - PRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 5 - PARTIAL 2ND FLOOR PLAN - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 5 - PARTIAL 1ST FLOOR PLAN - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

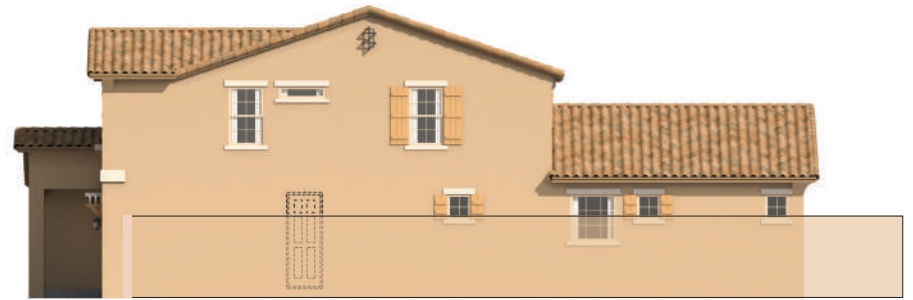
Square Footages Plan V429				
	Area	Elev SCL	Elev ACL	Elev PRL
<b>A</b>	First Floor	1051 SF	1051 SF	1051 SF
<b>B</b>	Second Floor	1398 SF	1398 SF	1398 SF
	<b>Total Living</b>	<b>2449 SF</b>	<b>2449 SF</b>	<b>2449 SF</b>
<b>C</b>	Garage	452 SF	452 SF	452 SF
<b>D</b>	Front Porch	29 SF	133 SF	29 SF
<b>E</b>	Covered Patio	125 SF	125 SF	125 SF
	<b>Total Under Roof</b>	<b>3055 SF</b>	<b>3159 SF</b>	<b>3055 SF</b>
Square Footage Options				
	Area	Square Footage		
<b>F</b>	Opt. Extended Patio	+130 SF		



Front Elevation



Left Elevation



Right Elevation



Rear Elevation





Front Elevation



Left Elevation

Right Elevation



Rear Elevation



Front Elevation



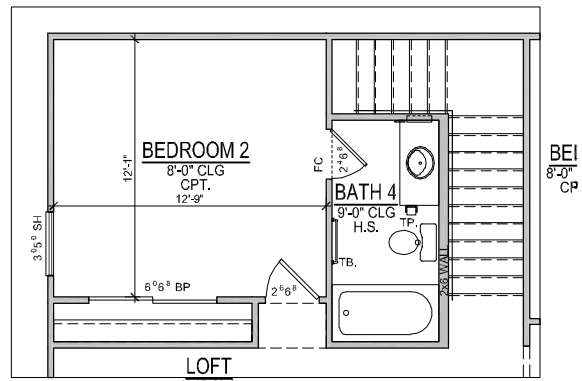
Left Elevation



Right Elevation

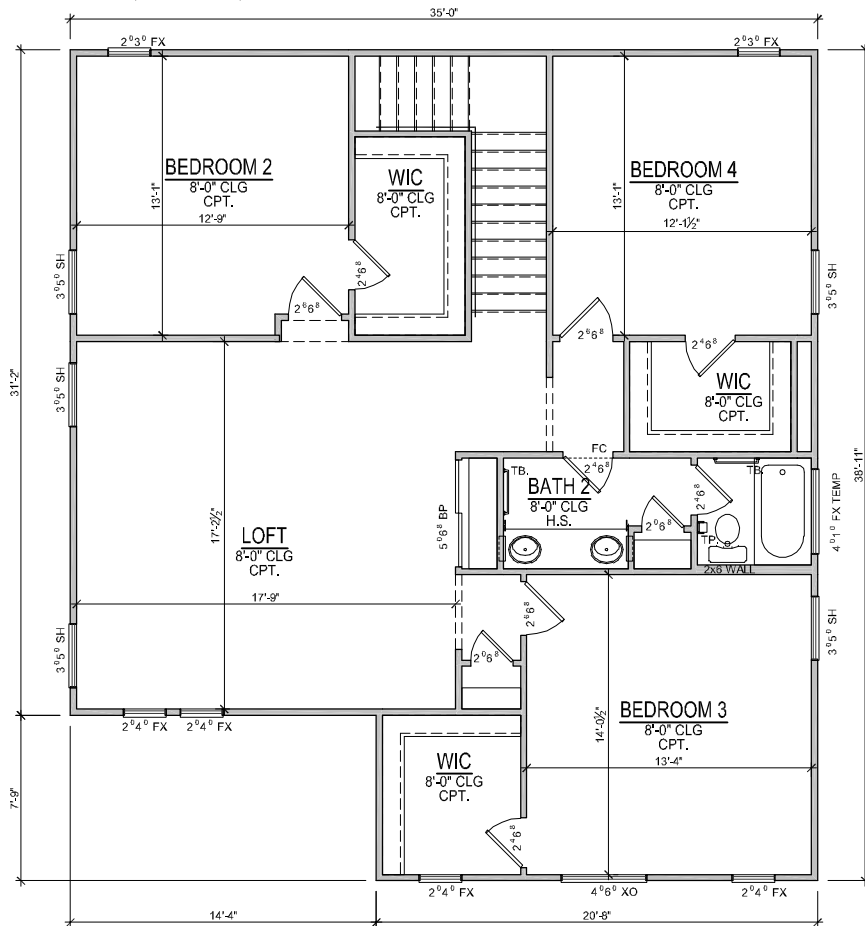


Rear Elevation



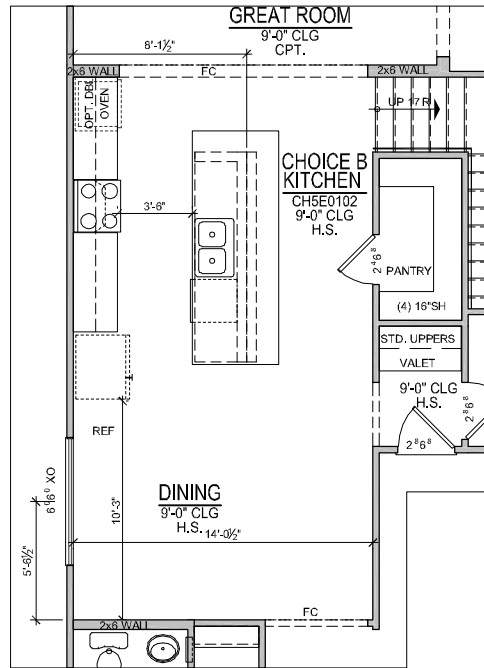
**BEDROOM 2 SUITE**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



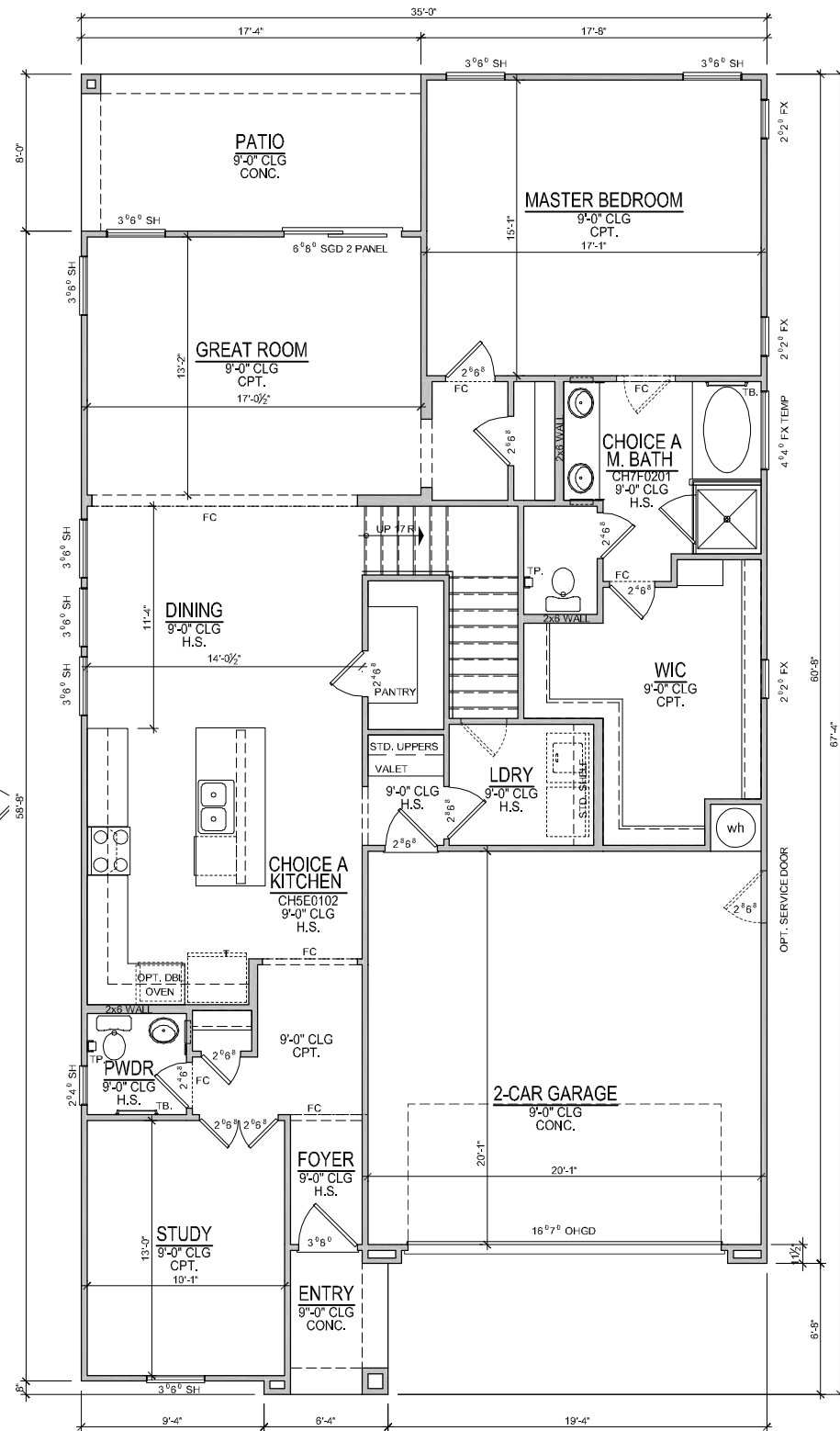
**PLAN 6 - 2nd FLOOR PLAN - SCL - 1190 SQ. FT.**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



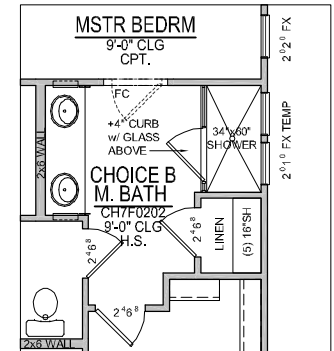
**CHOICE B KITCHEN**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



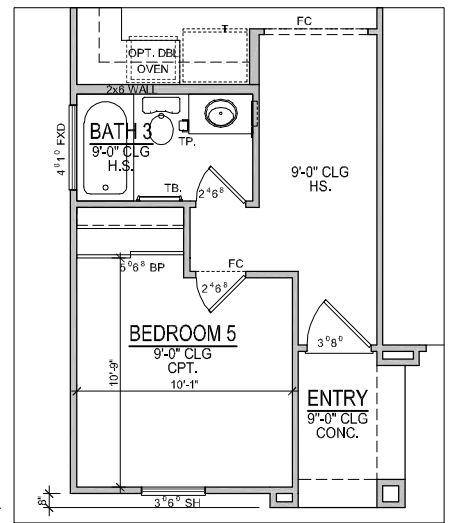
**PLAN 6 - 1st FLOOR PLAN - SCL - 1603 SQ. FT.**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**CHOICE B MASTER BATH**

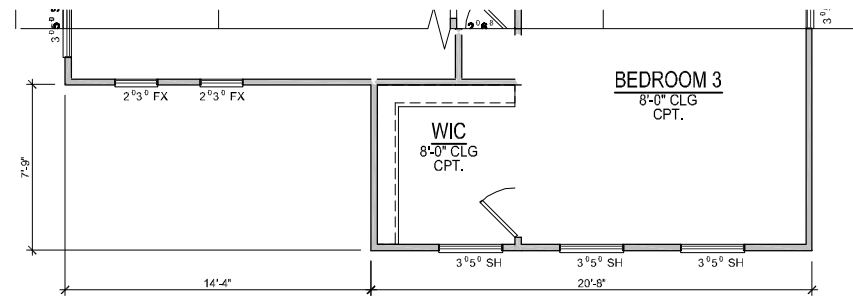
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



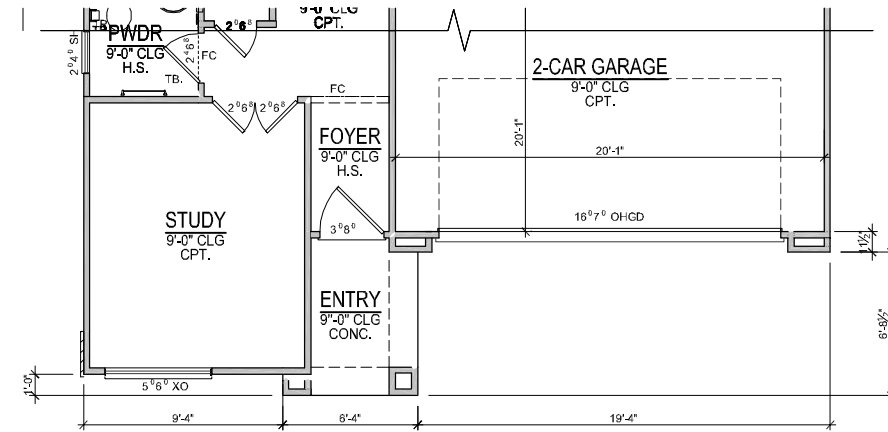
**BEDROOM 5**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

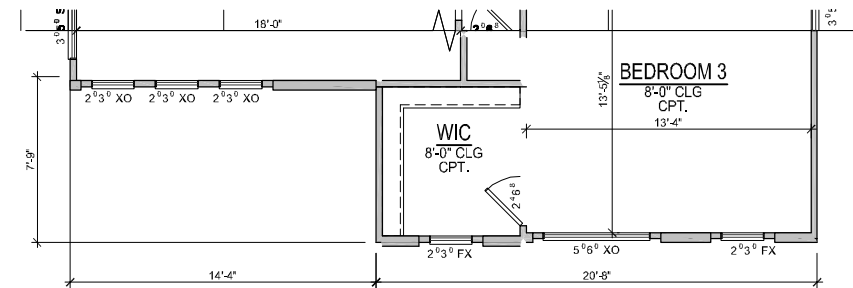
Square Footages Plan V469			
Area	Elev SCL	Elev ACL	Elev PRL
<b>A</b> First Floor	1611 SF	1607 SF	1608 SF
<b>B</b> Second Floor	1194 SF	1194 SF	1194 SF
<b>Total Living</b>	<b>2805 SF</b>	<b>2801 SF</b>	<b>2802 SF</b>
<b>C</b> Garage	436 SF	436 SF	436 SF
<b>D</b> Front Porch	36 SF	125 SF	36 SF
<b>E</b> Covered Patio	140 SF	140 SF	140 SF
<b>Total Under Roof</b>	<b>3416 SF</b>	<b>3501 SF</b>	<b>3413 SF</b>



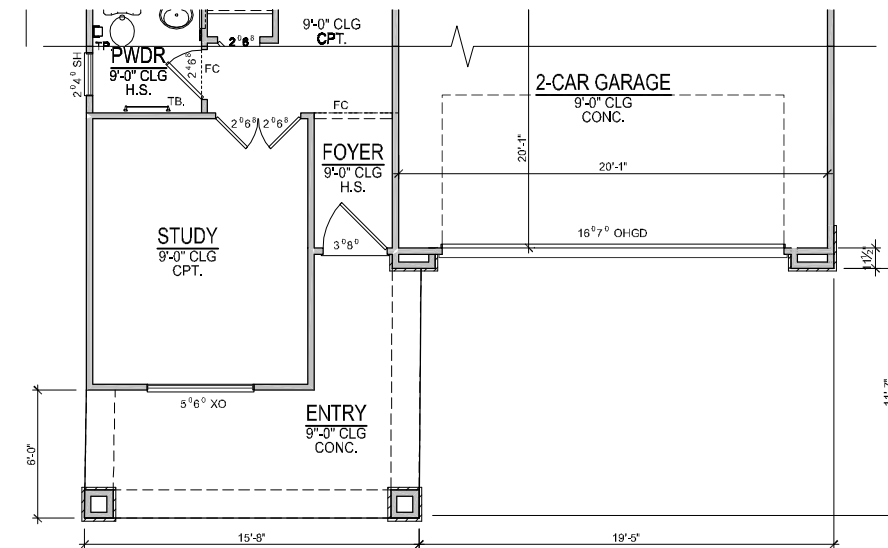
**PLAN 6 - PARTIAL 2ND FLOOR PLAN - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 6 - PARTIAL 1ST FLOOR PLAN - PRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 6 - PARTIAL 2ND FLOOR PLAN - PRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 6 - PARTIAL 1ST FLOOR PLAN - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

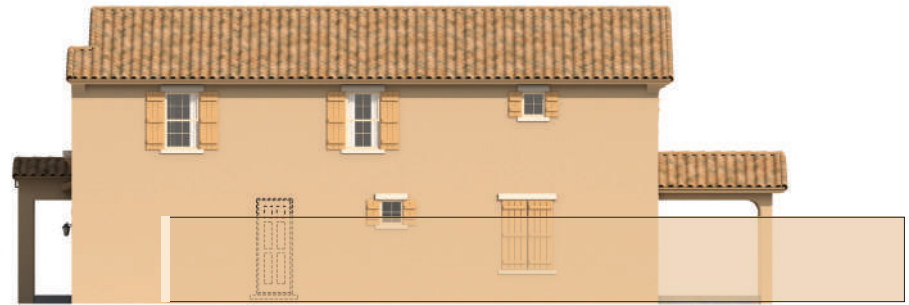




Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

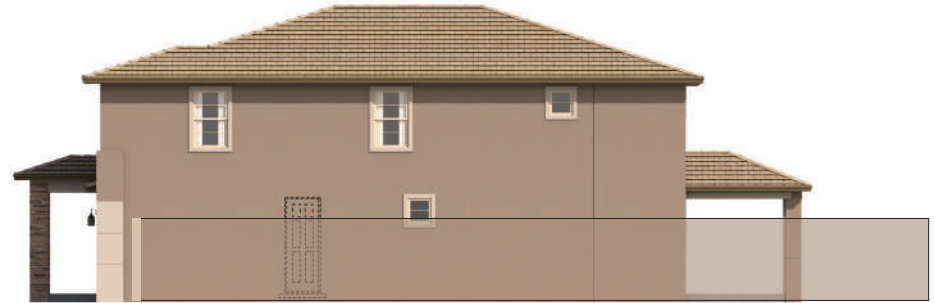




Front Elevation



Left Elevation

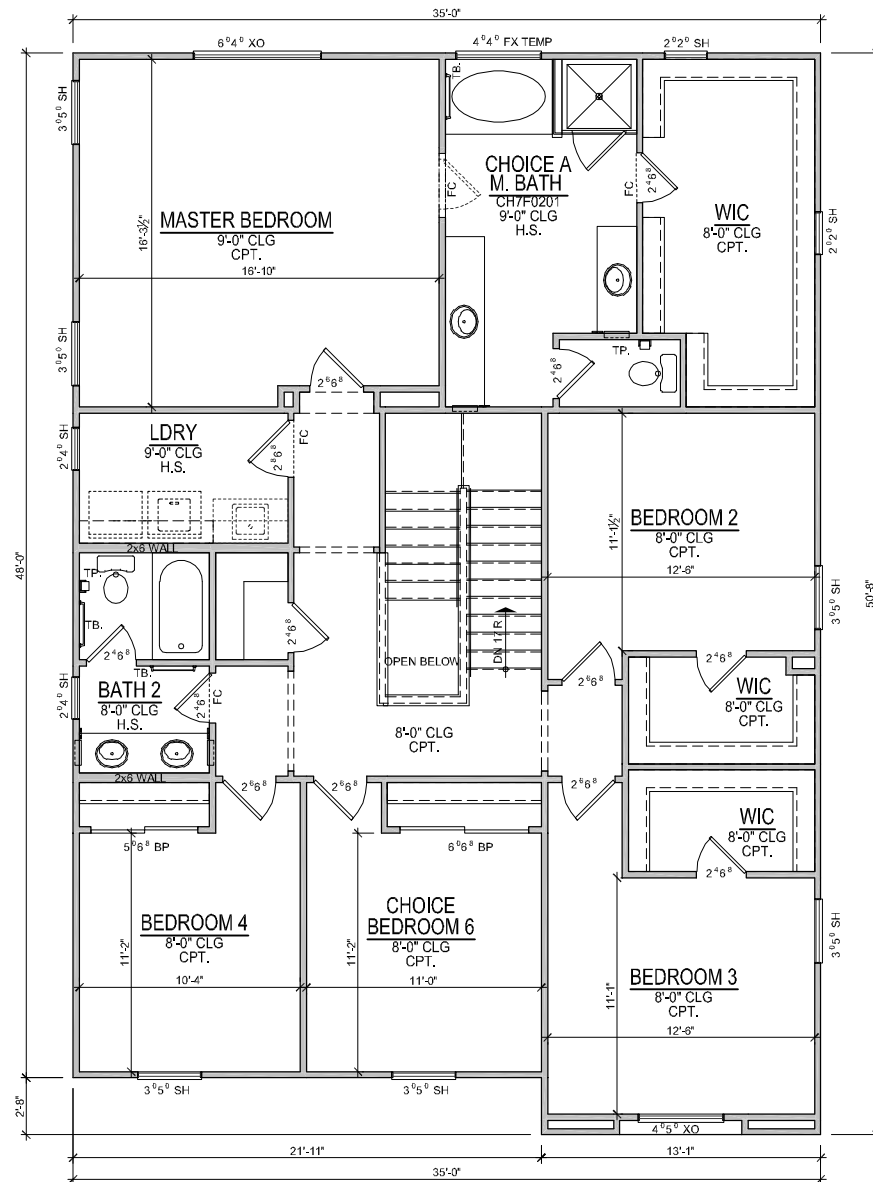


Right Elevation

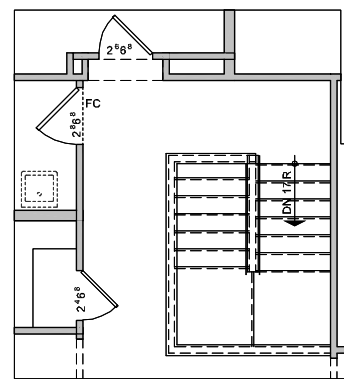


Rear Elevation

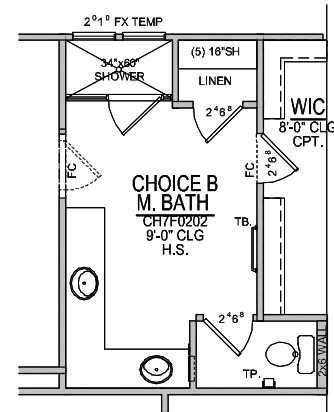




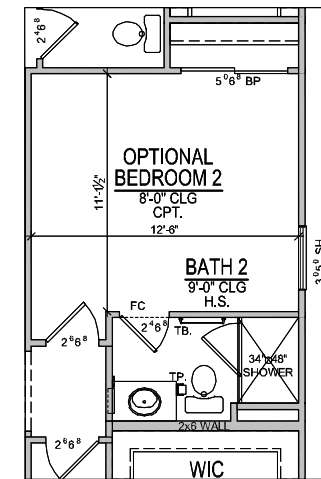
**PLAN 7 - 2nd FLOOR PLAN - SCL - 1631 SQ. FT.**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



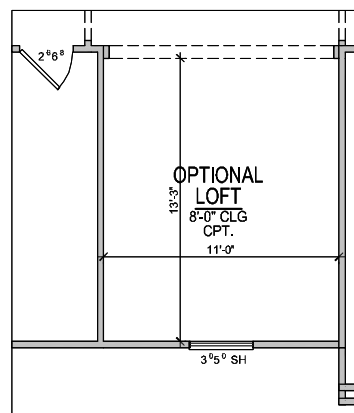
**UPPER LEVEL CHOICE STAIRS**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



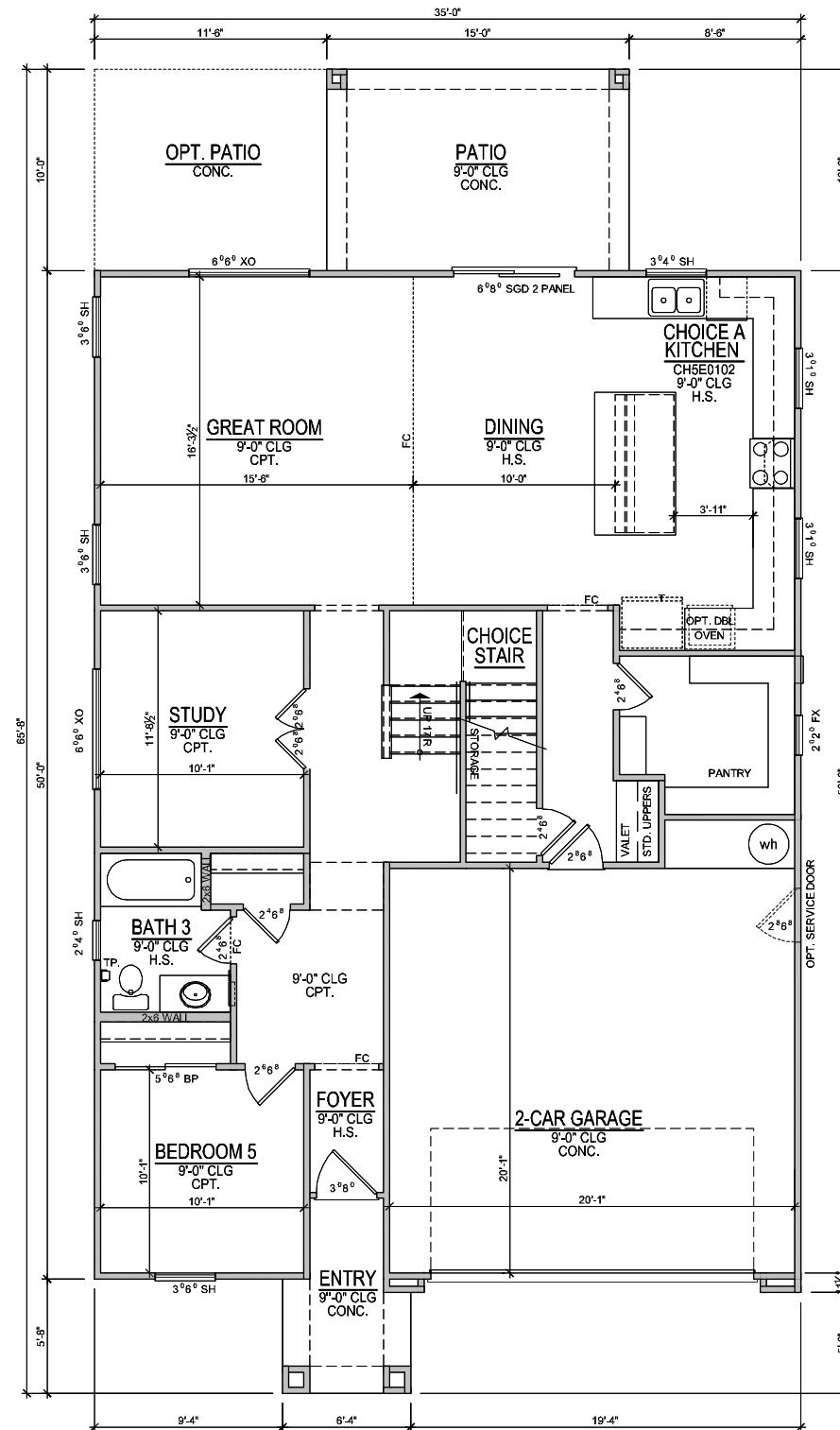
**CHOICE B MASTER BATH**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



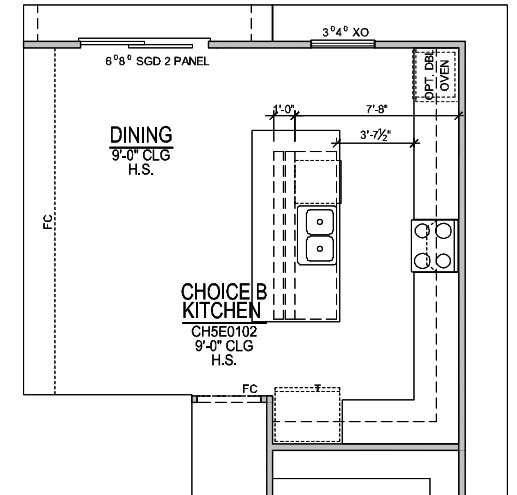
**OPTIONAL BED 2 SUITE**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



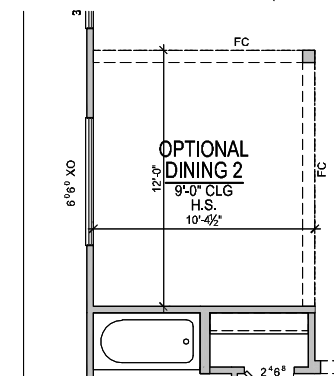
**OPTIONAL LOFT ILO BED 6**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



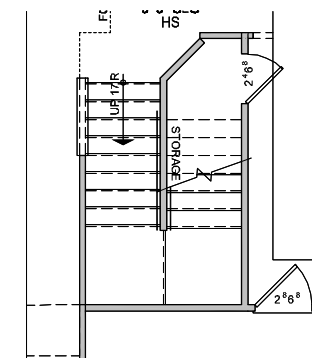
**PLAN 7 - 1st FLOOR PLAN - SCL - 1303 SQ. FT.**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



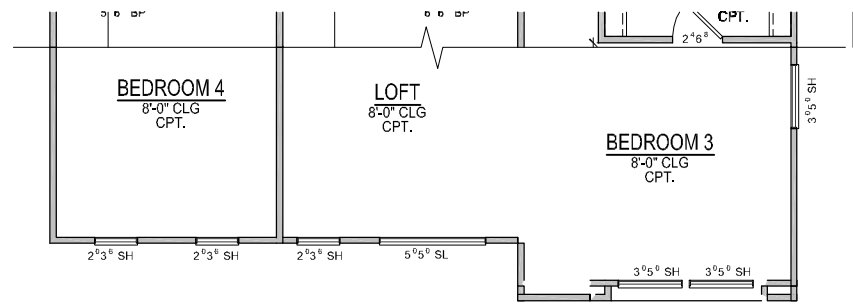
**CHOICE B KITCHEN**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



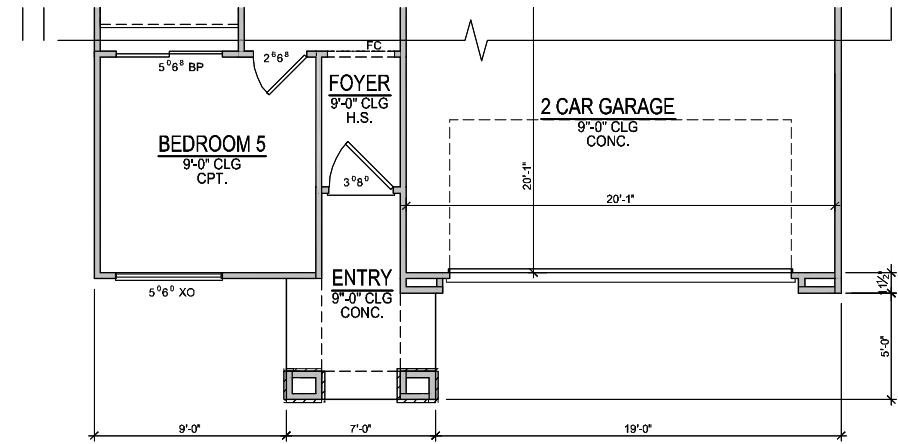
**OPTIONAL DINING 2**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



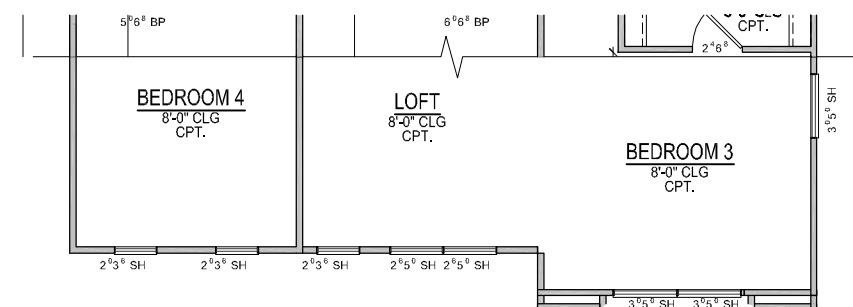
**MAIN LEVEL CHOICE STAIRS**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



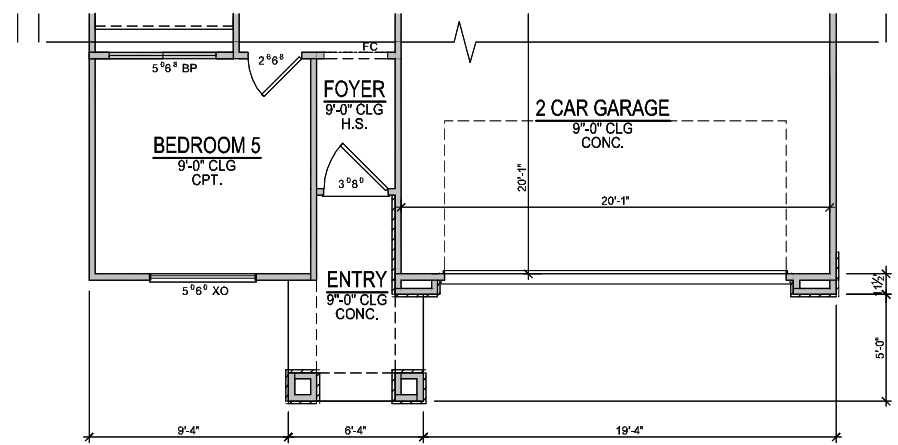
**PLAN 7 - PARTIAL 2ND FLOOR PLAN - PRL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 7 - PARTIAL 1ST FLOOR PLAN - PRL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 7 - PARTIAL 2ND FLOOR PLAN - ACL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**PLAN 7 - PARTIAL 1ST FLOOR PLAN - ACL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



Front Elevation



Left Elevation



Right Elevation



Rear Elevation





Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation









Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

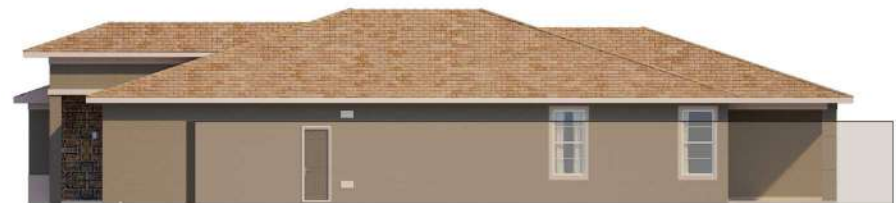




Front Elevation



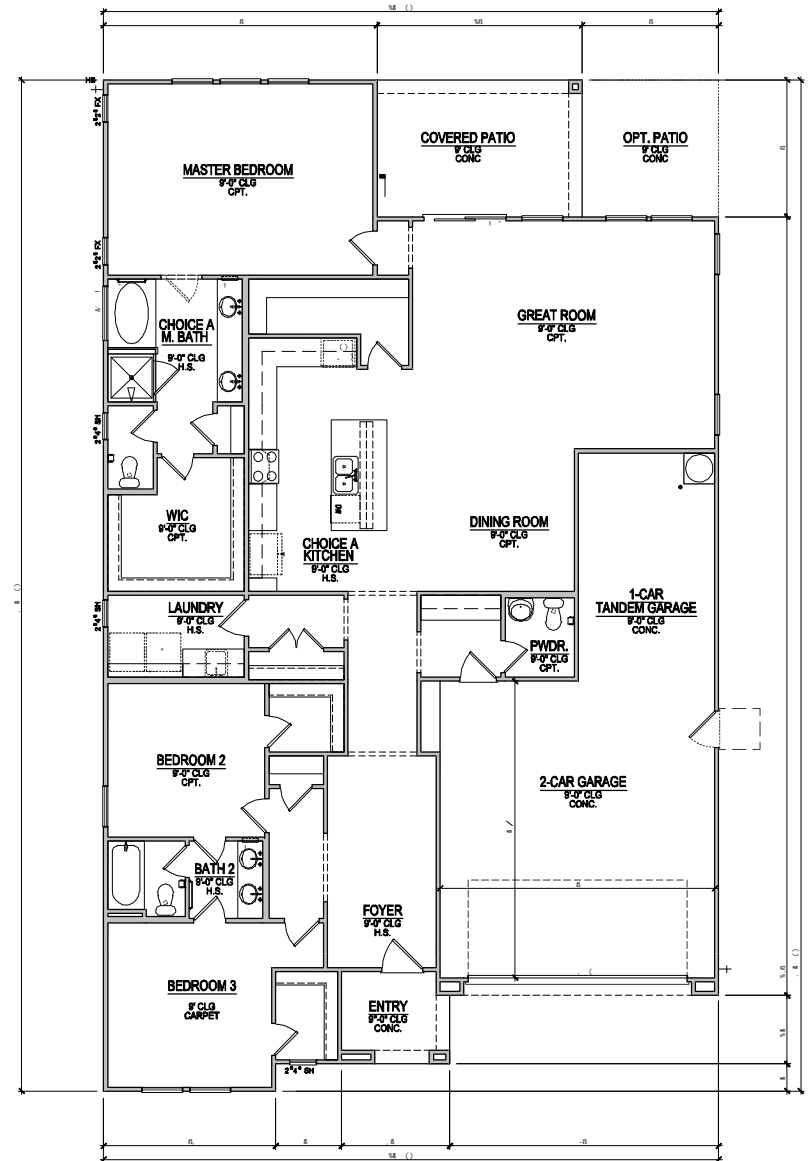
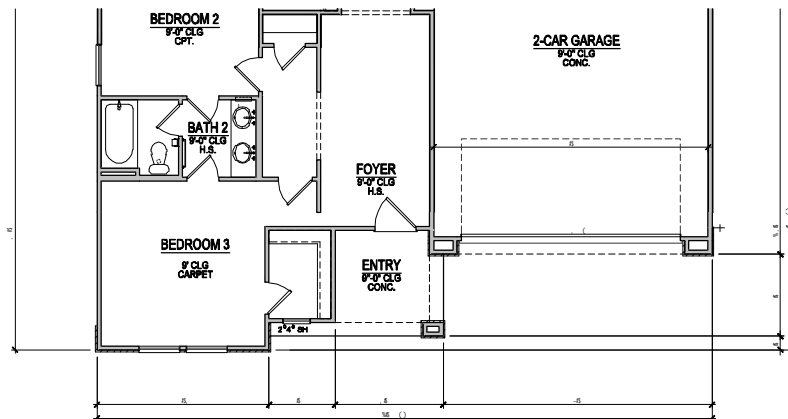
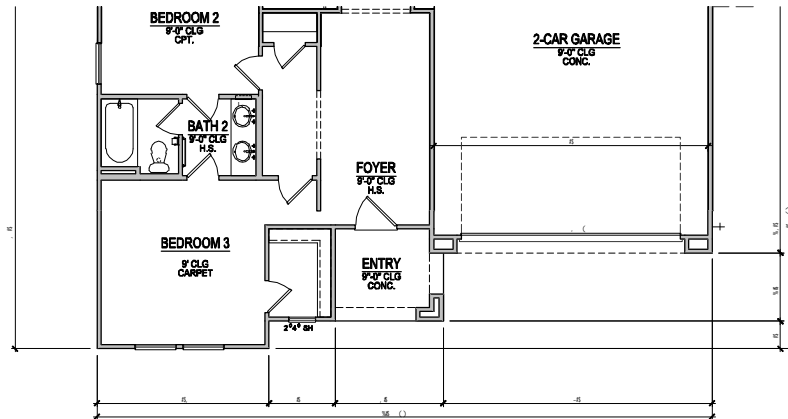
Left Elevation



Right Elevation

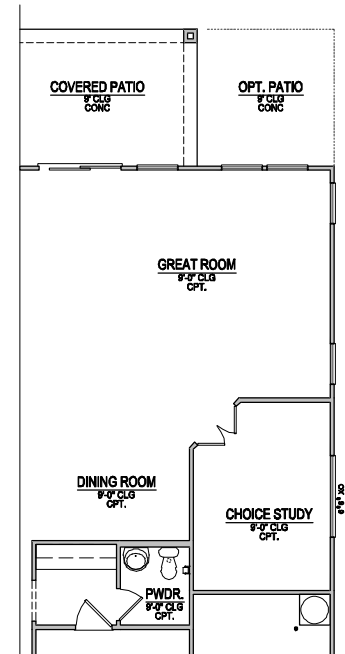
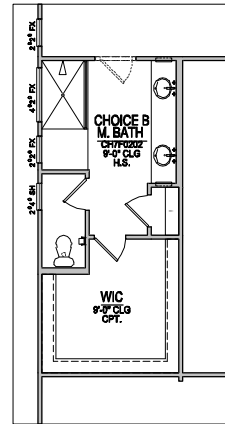
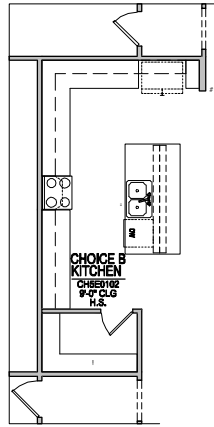


Rear Elevation



Square Footages PLAN V356				
Area	Elev SCL	Elev ACL	Elev PRL	
<b>A</b> Livable First Floor	2227 SF	2227 SF	2227 SF	
<b>B</b> Garage	648 SF	648 SF	648 SF	
<b>C</b> Front Porch	42 SF	54 SF	42 SF	
<b>D</b> Covered Patio	150 SF	150 SF	150 SF	
<b>Total Under Roof</b>	<b>3067 SF</b>	<b>3079 SF</b>	<b>3067 SF</b>	

Square Footage Options	
Area	Square Footage
<b>E</b> Opt. Patio Extension	+100 SF







Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation

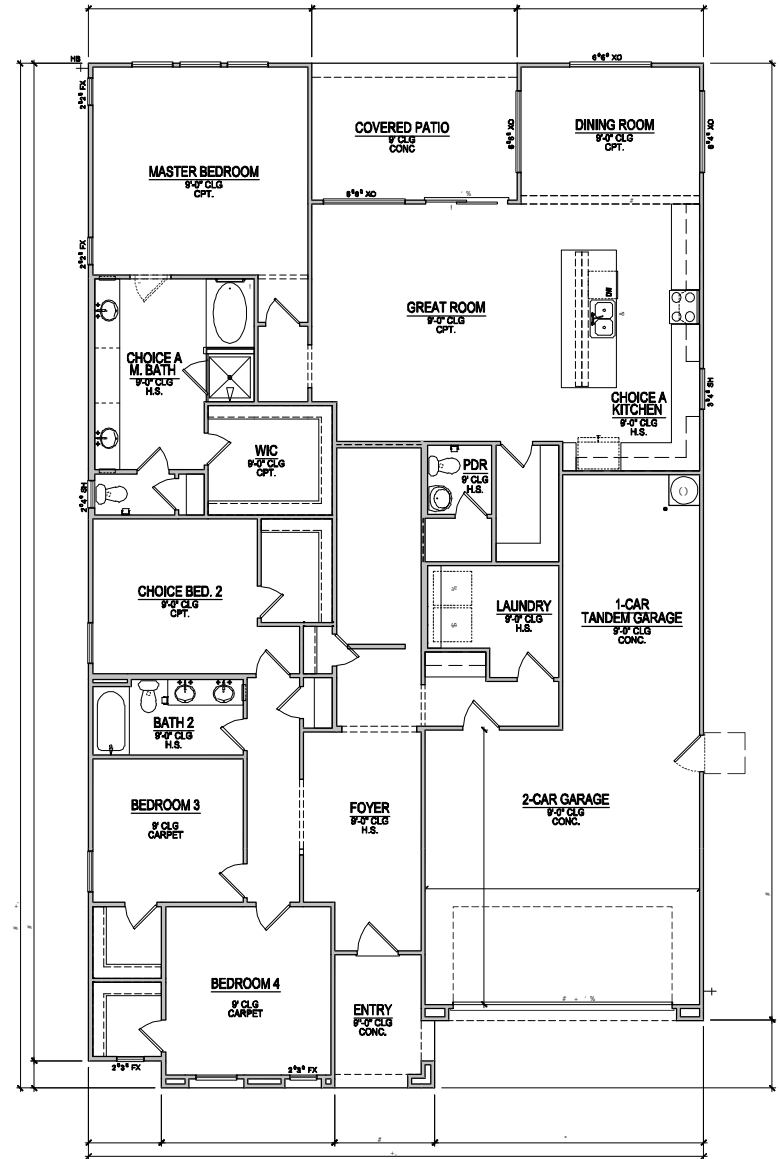
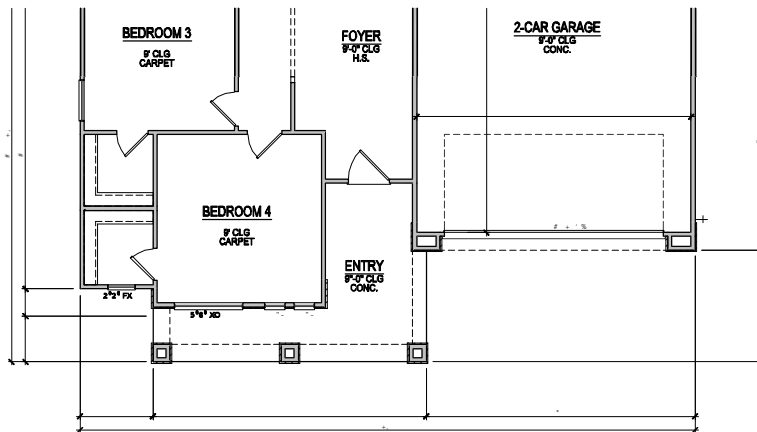
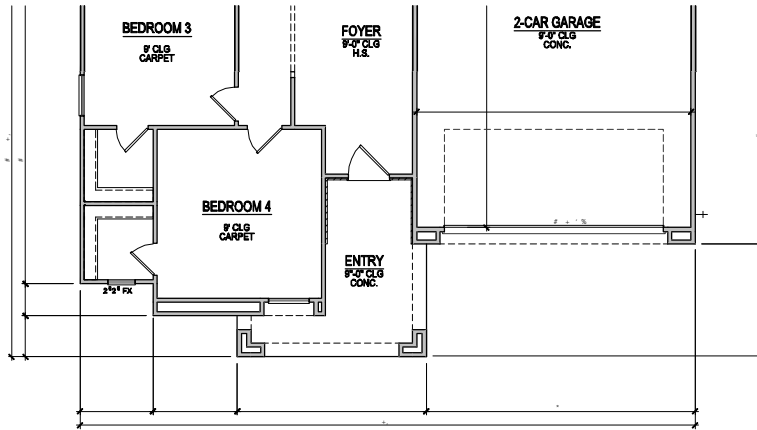


Right Elevation

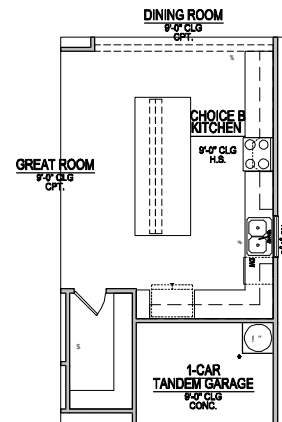
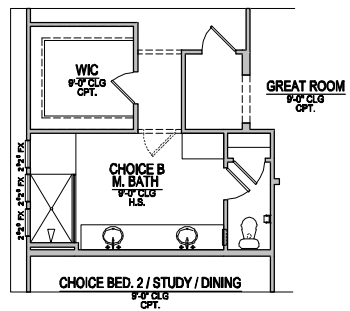
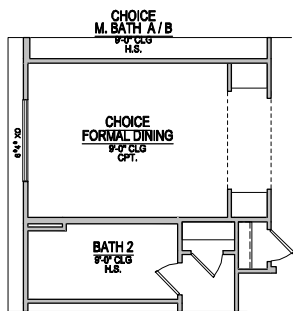
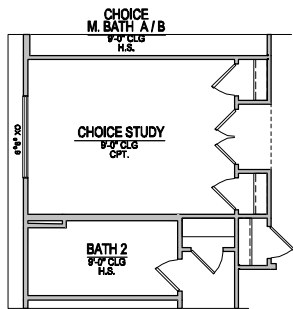


Rear Elevation





Square Footages PLAN V357				
	Area	Elev SCL	Elev ACL	Elev PRL
<b>A</b>	Livable First Floor	2423 SF	2414 SF	2427 SF
<b>B</b>	Garage	628 SF	628 SF	628 SF
<b>C</b>	Front Porch	67 SF	142 SF	110 SF
<b>D</b>	Covered Patio	150 SF	150 SF	150 SF
	Total Under Roof	3268 SF	3334 SF	3315 SF





Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation





Front Elevation



Left Elevation



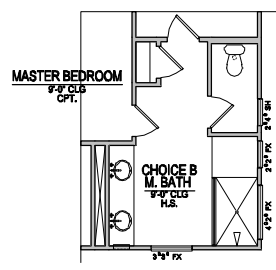
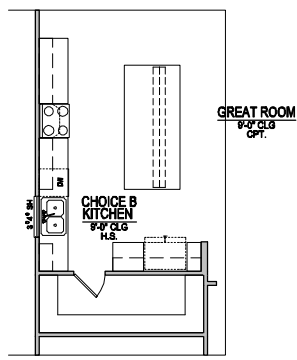
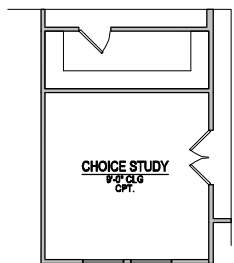
Right Elevation



Rear Elevation











Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation





Front Elevation



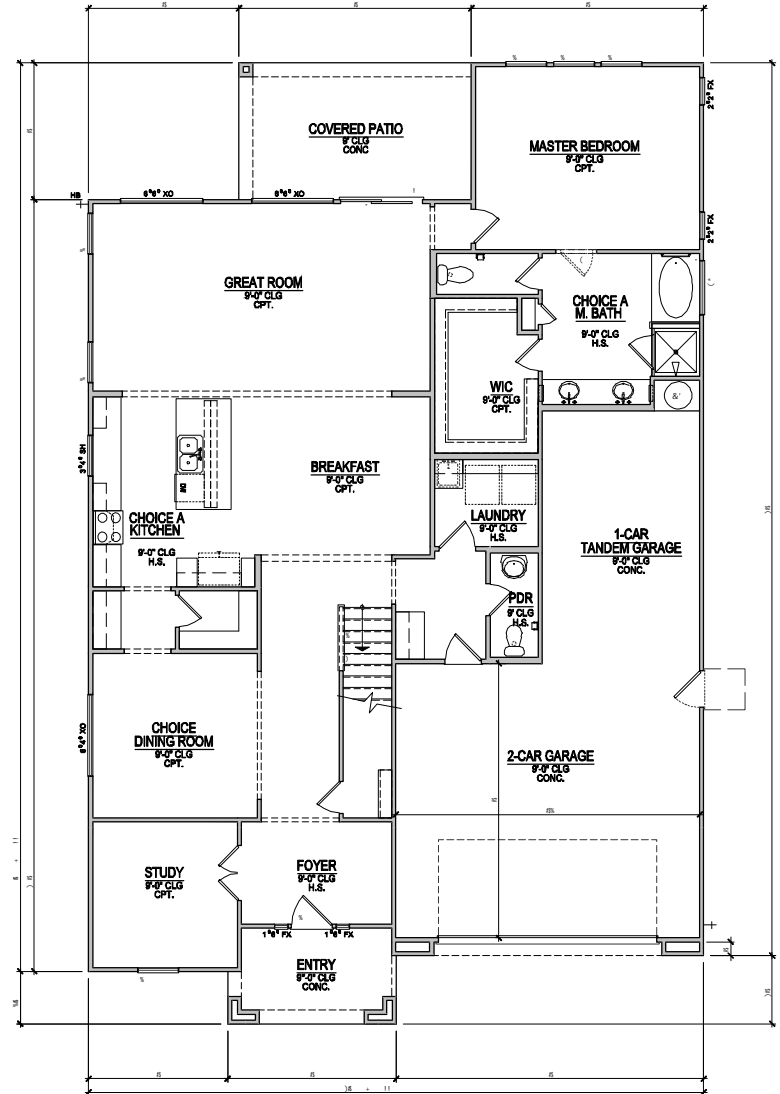
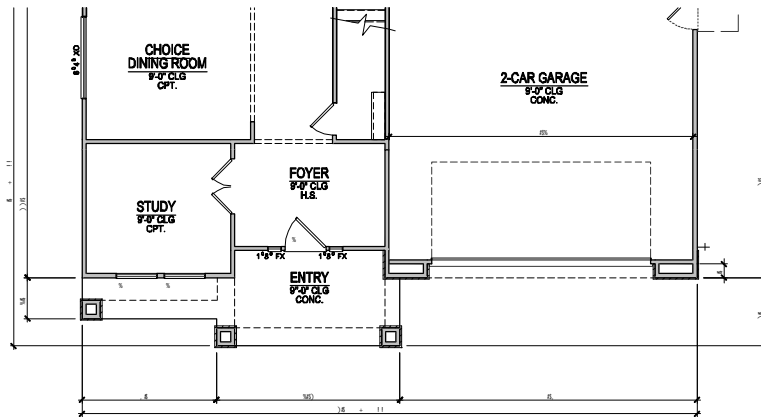
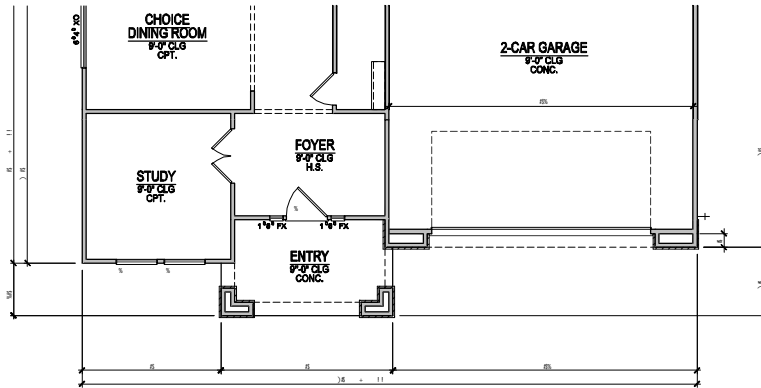
Left Elevation



Right Elevation

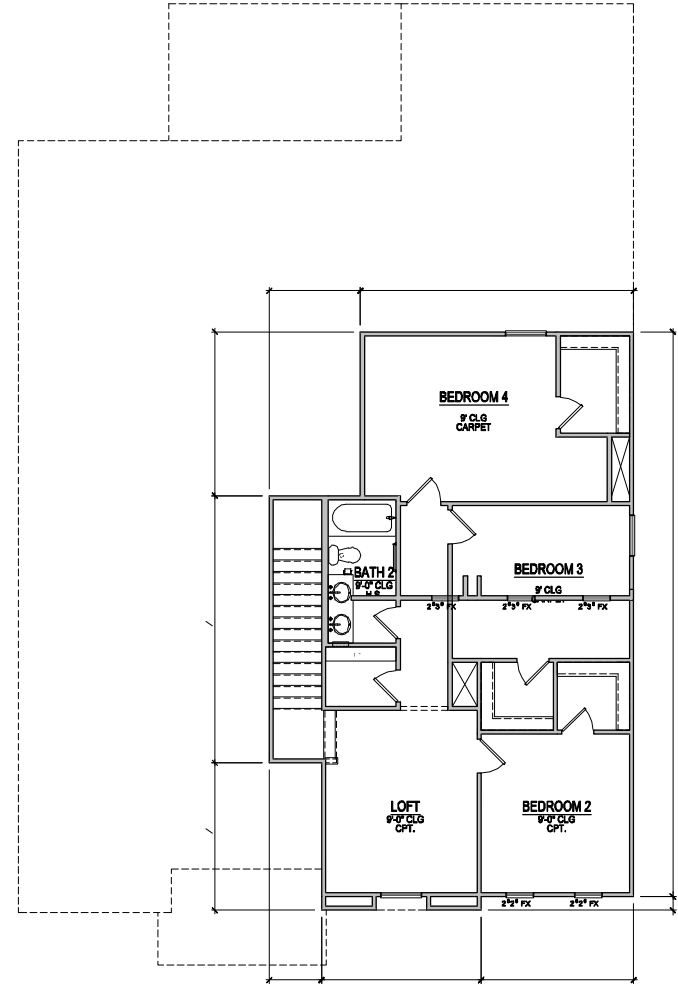
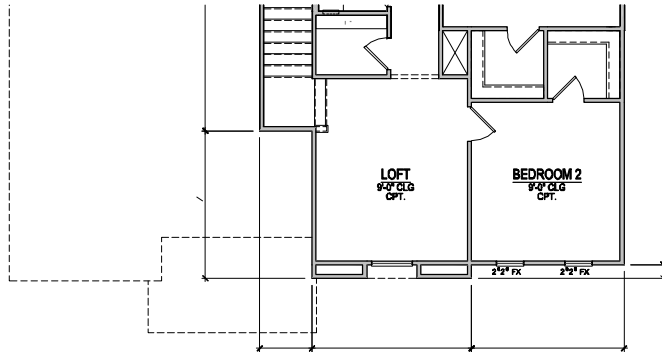
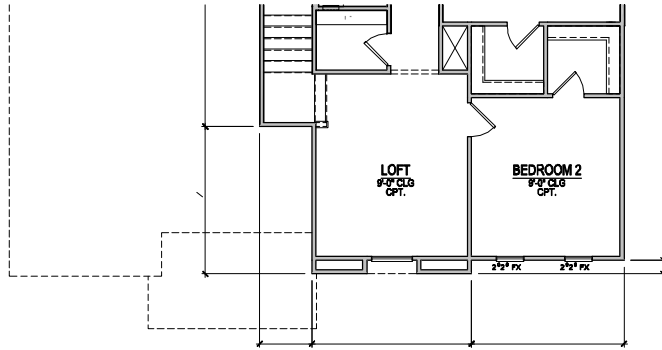


Rear Elevation



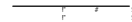
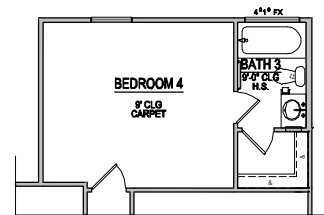
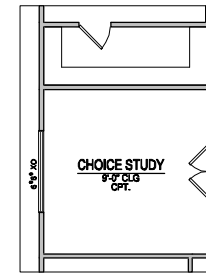
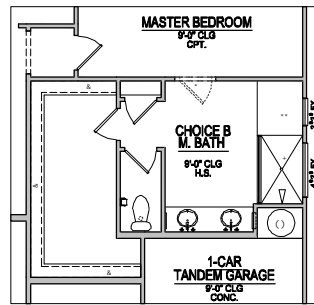
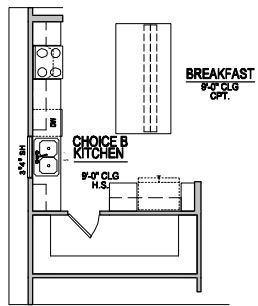
Square Footages PLAN V579				
	Area	Elev SCL	Elev ACL	Elev PRL
A	First Floor	1938 SF	1925 SF	1938 SF
B	Second Floor	914 SF	914 SF	914 SF
	Total Living	2852 SF	2839 SF	2852 SF
C	Garage	706 SF	706 SF	706 SF
D	Front Porch	79 SF	114 SF	80 SF
E	Covered Patio	170 SF	170 SF	170 SF
	Total Under Roof	3807 SF	3829 SF	3808 SF
Square Footage Options				
	Area	Square Footage		
F	Opt. Patio Extension	+100 SF		





Square Footages PLAN V579				
	Area	Elev SCL	Elev ACL	Elev PRL
A	First Floor	1938 SF	1925 SF	1938 SF
B	Second Floor	914 SF	914 SF	914 SF
	Total Living	2852 SF	2839 SF	2852 SF
C	Garage	706 SF	706 SF	706 SF
D	Front Porch	79 SF	114 SF	80 SF
E	Covered Patio	170 SF	170 SF	170 SF
	Total Under Roof	3807 SF	3829 SF	3808 SF
Square Footage Options				
	Area	Square Footage		
F	Opt. Patio Extension	+100 SF		







Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation





Front Elevation



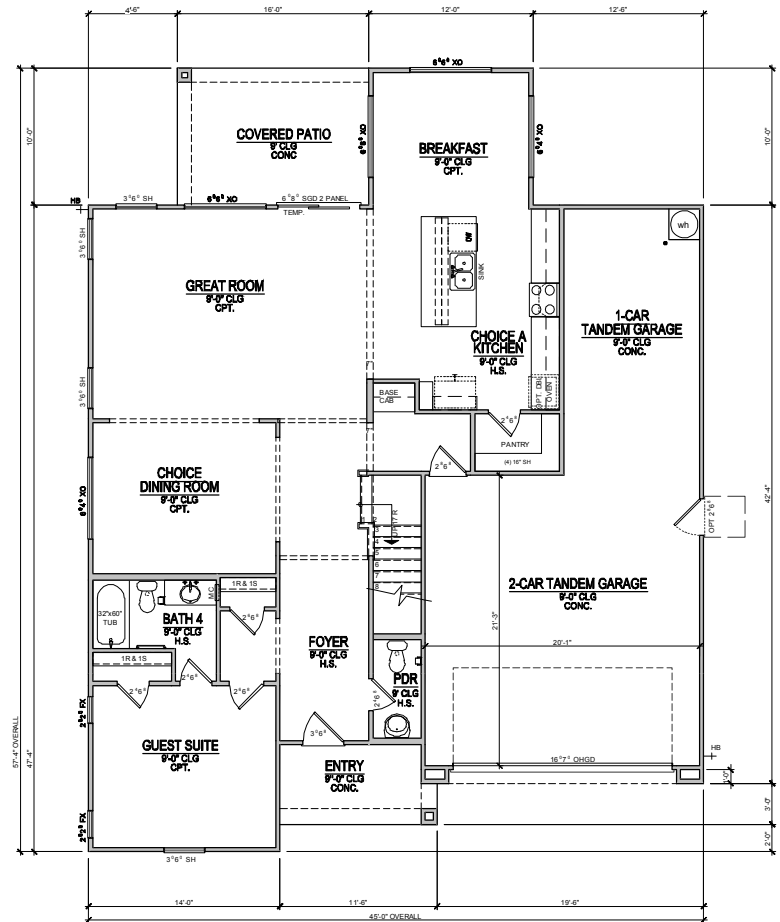
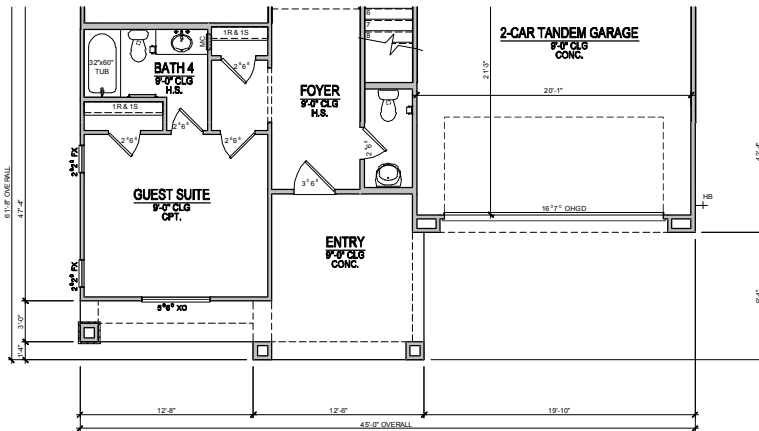
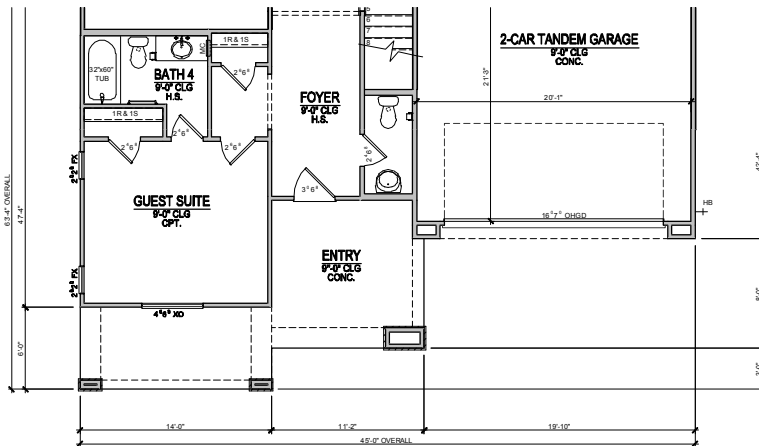
Left Elevation



Right Elevation



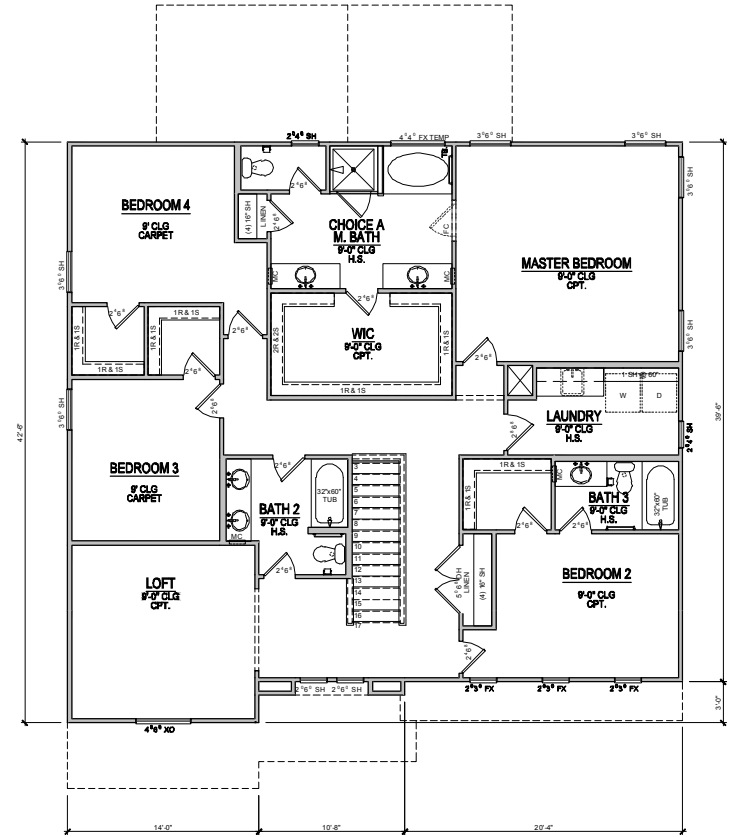
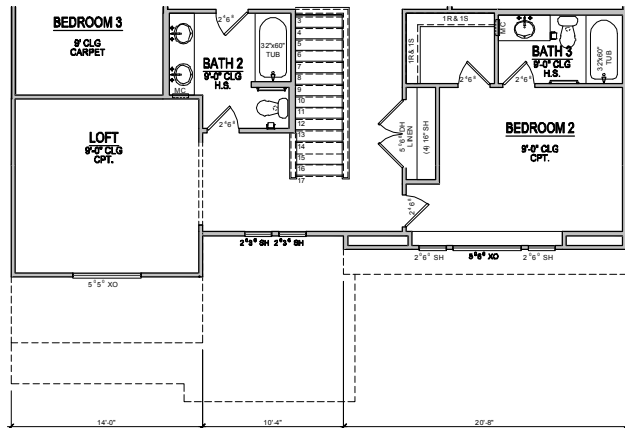
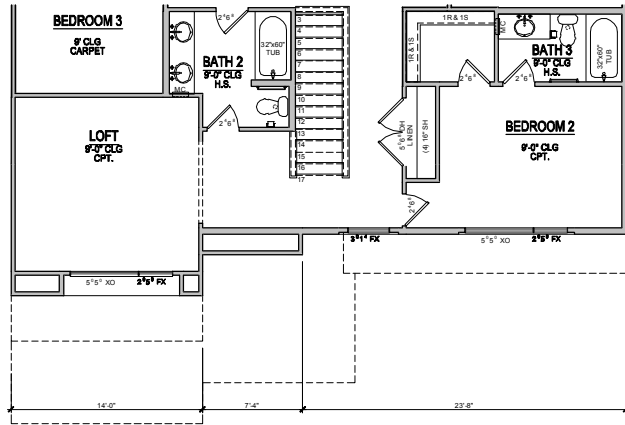
Rear Elevation



Square Footages PLAN V622			
Area	Elev SCL	Elev ACL	Elev PRL
<b>A</b> First Floor	1403 SF	1403 SF	1403 SF
<b>B</b> Second Floor	1783 SF	1798 SF	1797 SF
Total Living	3186 SF	3201 SF	3200 SF
<b>C</b> Garage	663 SF	663 SF	663 SF
<b>D</b> Front Porch	64 SF	177 SF	203 SF
<b>E</b> Covered Patio	160 SF	160 SF	160 SF
Total Under Roof	4058 SF	4186 SF	4211 SF

Square Footage Options	
Area	Square Footage
<b>F</b> Opt. Patio Extension	+205 SF

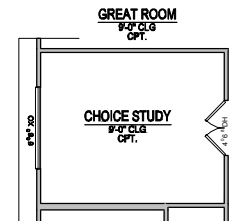
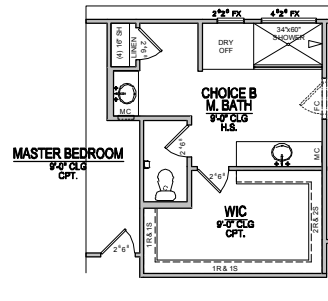
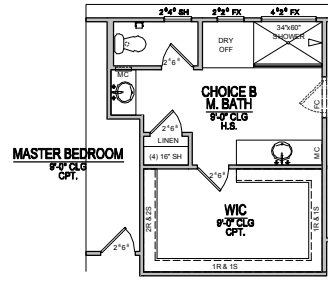
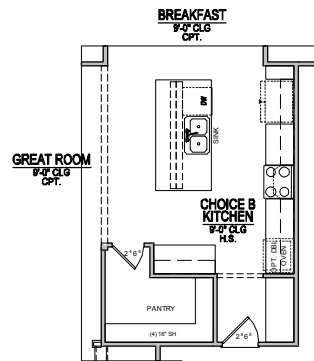
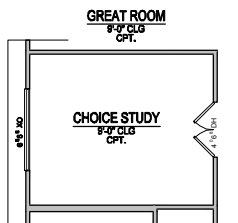
Jun 11, 2019 - 849am



Square Footages PLAN V622			
Area	Elev SCL	Elev ACL	Elev PRL
<b>A</b> First Floor	1403 SF	1403 SF	1403 SF
<b>B</b> Second Floor	1783 SF	1798 SF	1797 SF
Total Living	3186 SF	3201 SF	3200 SF
<b>C</b> Garage	663 SF	663 SF	663 SF
<b>D</b> Front Porch	64 SF	177 SF	203 SF
<b>E</b> Covered Patio	160 SF	160 SF	160 SF
Total Under Roof	4058 SF	4186 SF	4211 SF

Square Footage Options	
Area	Square Footage
<b>F</b> Opt. Patio Extension	+205 SF

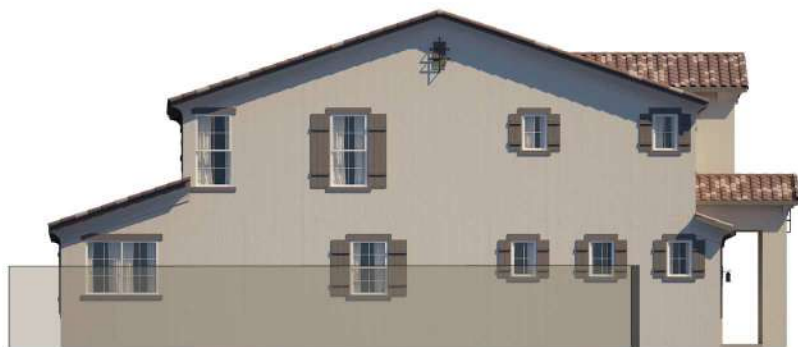
Jun 11, 2019 - 848am







Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Front Elevation



Left Elevation



Right Elevation



Rear Elevation



