



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director
Erik Swanson, Planning Administrator

FROM: Christine Sheehy, Principal Planner

RE: **Discussion and Possible Action on P20-0200 Pulte Group Residential Design Review.** Pulte Group is requesting approval of five (5) standard plans with three (3) elevations each to be constructed on 80 lots in Parcel 3-1 of Harvest Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.

DATE: March 24, 2021

STAFF RECOMMENDATION

Staff recommends approval of P20-0200 Pulte Group Residential Design Review, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P20-0200 Pulte Group Residential Design Review, subject to the Conditions of Approval outlined in this report.

SUMMARY

Pulte Group is requesting approval of five (5) standard plans with three (3) elevations for each plan on 80 lots in Parcel 3-1 of the Harvest Queen Creek development, located at the southwest corner of Riggs and Gary roads. Parcel 3-1 is zoned R1-5 with a PAD Overlay. The proposed plans consist of 40' wide product with home depths ranging from 62' up to approximately 79', on lot sizes of approximately 50' x 125'. Floor plans range in size from 1,993 square feet (total) to 3,333 square feet (total). Two (2) of the standard plans (4019-8 and 4022-8) were previously approved for Parcel 1-4 also within Harvest Queen Creek, case P19-0098.

HISTORY

- Nov. 2, 2016 Town Council approved rezoning RZ16-046, for the Meridian Crossing PAD, Ordinance 619-16.
- April 18, 2018 The Town amended the R1-5/PAD Harvest Queen Creek Development Plan, Ordinance 658-18.

DISCUSSION

Subdivision Information	
Project Name	Harvest 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	80
Minimum Lot Width	50 feet
Minimum Lot Depth	125 feet
Minimum Lot Area	6,250 square feet

Each of the five (5) floor plans offers a minimum of three elevation styles per plan that incorporates four-sided architectural treatments including but not limited to varying roof lines, various stucco finishes, arched or flat windows with trim and concrete sills, ornamental wrought iron, window grids, shutters, decorative brackets and corbels, varied roof tiles, gable vents, stone and multiple paint schemes, meeting the requirements of the Single-Family Design Standards.

Two (2) of the standard plans (4019-8 and 4022-8) were previously approved for Parcel 1-4 also within Harvest Queen Creek, case P19-0098. The approved plans were both single story plans. The three (3) proposed new floor plans are all two-story. The plans offer a number of options including three car tandem garages. Elevation themes for all five plans include Spanish, Desert Prairie and Tuscan. Decorative elements and architectural treatments are provided as a standard feature on the front, sides, and rear elevations. Ledge stone and rubble stone veneer will be provided on the Desert Prairie and the Tuscan.

The housing product is one of several proposed by homebuilders for the Harvest Queen Creek development. Other similar RDR applications for Harvest at Queen Creek have been previously approved and several builders are under construction in Harvest Queen Creek such as David Weekley, Gehan, Landsea, Beazer and Richmond American.

Plan	Square Footage	Stories
Plan 4025-8	2,609 square feet	2
Plan 4028-8	2,821 square feet	2
Plan 4033-1	3,333 square feet	2
Plan 4019-8	1,993 square feet	1
Plan 4022-8	2,249 square feet	1

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans all comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans proposed by the Pulte Group contain a variety of quality materials, and are consistent with approved plans in the Harvest Queen Creek subdivision and surrounding areas.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the five (5) standard plans and all plans meet the maximum lot coverage. Staff has determined there is an adequate number of plans for this proposed subdivision.

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.

ATTACHMENTS

1. Aerial Exhibit
2. Pulte Group Design Review Submittal

Project Name: Pulte Group RDR

Case Number: P20-0200

Hearing Date: March 24, 2021 (Planning Commission)





December 17, 2020

Attn: Christine Sheehy
Planning Department
Town of Queen Creek
22358 S Ellsworth Rd
Queen Creek, AZ 85142-9311

Narrative

Harvest Residential Design Review

Plans

4019-8, 4022-8, 4025-8, 4028-8, 4033-1

Pulte is excited to offer our 4000 series plans in another parcel at Harvest in Queen Creek. We are offering a total of five plans which will be built in Parcel 3-1. Two of the plans (4019-8 and 4022-8) have been approved in the Town of Queen Creek case P19-0098 and are presently being built in parcel 1-4. Three of the plans (4025-8, 4028-8 and 4033-1) are 2-story and new to Harvest. There are 80 total lots at an average size of 50'x125' (6,250 SQ. FT.). We have carefully addressed the Town of Queen Creek's urban design principles and standards in developing these plans. The Harvest community will be comprised of an illustrious product that involves sustainable diversity in elevation styles, color palettes, architectural details, stone façade and landscape design.

Elevation Styles

The three different elevation styles chosen for Harvest are Spanish, Desert Prairie, and Tuscan. Each elevation style shall incorporate unique architectural characteristics and materials that honor that individual style. The series will offer 9 different neutral color schemes with unique, but complementary, accent colors to provide diversity throughout the community.

Spanish (Elevation A)

Spanish Revival architecture, including Spanish Colonial and Spanish Mission styles, are based on the historic influences of Spanish architecture that migrated to Arizona from California in the early 1900's. This style is typically comprised of flush gable roofs at a 4:12 to 5:12 slope. Gable edges are finished with a rolled tile or tight gable barge board and the eaves are usually edged with a sculpted stucco cornice. Clay or concrete Barrel roof tiles or S-Tiles are used to finish the look. Walls are primarily stucco with a smoother sand texture in colors of medium neutral taupes and warm beiges. Warm grey or dirty brown colors are used for trim elements and accent colors of olive, wine, or steel blue will complete the pallet. Windows are showcased as either arched or flat and are vertically proportioned. Garage doors have a wood plank-like appearance and wrought iron hardware. Other cosmetic features of the Spanish Revival architecture are arches, ornamental wrought iron, shutters for accent and color, round clay tile gable vents, pre-cast concrete trims, sills, surrounds and accents, sculpted stucco corbels and eaves, and wrought iron lanterns.

Pulte's version of the Spanish elevation style has 'S'-shaped, mission style, concrete roof tiles will come in a variety of colors to compliment the three neutral color pallets offered with this elevation. A wide variety of roof forms will be provided to give a separate look to each plan and all eave and rake overhangs will be 12" instead of the typical flush gables of the Spanish style. Prominent archways will lead you in and out of the home by way of a covered entry. Garage door styles will be a simple short

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Phone 480-391-6000 / pulte.com



panel look with optional windows to provide further diversity. These garage doors will be recessed and painted so they will blend in with the overall look of the home. Other features on this style of home will include decorative clay tile vents, decorative shutters, front window grids, wrought iron accents, and decorative Spanish corbels at the soffits and garage recess.

Desert Prairie (Elevation B)

Inspired by the Prairie School architecture of the mid-west, the Desert Prairie interpretation has a low, horizontal scale that feels anchored to the ground. Low sloping hipped roofs and masonry masses and wainscots are the key identifying features of this style. Wood fascia and flat concrete roof tiles are standard when it comes to this elevation style. Horizontal ledgestone or brick can be used as a wainscot on medium sand or dash textured stucco. Primary body colors are earthy, medium or dark tones with complimenting dark or light tones for trim and accents. Groupings of flat windows are very common for the Desert Prairie elevation style and prairie style window grids are standard. Horizontal panels are typically found on garage doors and upper window panels should be divided with grids to match. Typical features of the Desert Prairie style include strong horizontal lines, horizontal banding, extended eaves, bold entry towers, and strong masonry bases.

Pulte's Desert Prairie has flat concrete roof tiles with a wide range of colors. When entering this home, you will walk into a bold opening of thick ledge stone-wrapped columns. Entry towers with hip roofs are used on this elevation style. Three neutral color palettes compliment the color coordinated ledgestone and roof tiles. Garage doors are long panel, gallery style and painted to blend in with the homes overall look. Window options are available with this garage door style as well. Wrought iron accents, or decorative brackets, and prairie style window grids will put a final touch on this desert inspired look.

Tuscan (Elevation C)

The rural areas of Italy and France provide the inspiration for the Rural Mediterranean and Tuscan styles. Based on authentic agrarian designs of the region, this style is distinguished by an informal character, asymmetrical composition, textural materials, and earthy colors. Rake overhangs and exposed rafter tails are commonly used with this style along with concrete S-Tile or clay Barrel Tile. Rubble stone with flush grout joints or large field stone is typically used on a medium sand texture stucco. The color schemes for Tuscan architecture have a deep earthy base with medium to dark tones for trim and accent colors of dirty olive, deep wines, and rusty browns. Square topped windows, vertically proportioned, and carriage style garage doors with upper panel windows and divided grids are used to complete the look. Other cosmetic features of the Rural Mediterranean and Tuscan styles include towers to accent entries, full-massed stone veneer, ridge beams and corbels, pre-cast trim elements, asymmetrical massing, shutters for accent and color, and ornamental wrought iron.

Pulte's version of the Tuscan elevation style has exposed rafter tails and thick rubble stone veneer with wrought iron accents. A variety of roof forms help to differentiate each plan. Three deep earthy color palettes are available with this elevation style and a cohesive S-tile concrete roof will bring it all together. Recessed and painted carriage style garage doors with optional windows complete the design. Other features on this home will include a painted wood fascia, decorative corbels, stucco trim, decorative shutters, and raised entry towers.



Garage Treatment

All homes have been designed to minimize the impact of the garage door. Doors have been recessed 12" into the garage massing and painted a darker color than the main body. The garage massing has little to no architectural elements and has been recessed at least 5' from the front plane of the home. Front entryways have been enhanced and ornate detailing has been added to livable areas to draw the eye away from the garage.

Front Yard Landscape

Our buyers will have three front yard desert landscape packages to choose from. These packages include the Standard Desert package, the Upgraded Desert package, and the Riverbed package.

It is our goal, for Harvest, to build a community, not a subdivision, and form a partnership with the Town of Queen Creek so we can design and build a product that customers will be proud to call home. Please let me know if there is any additional information that I can provide to assist in the review.

Thank you,

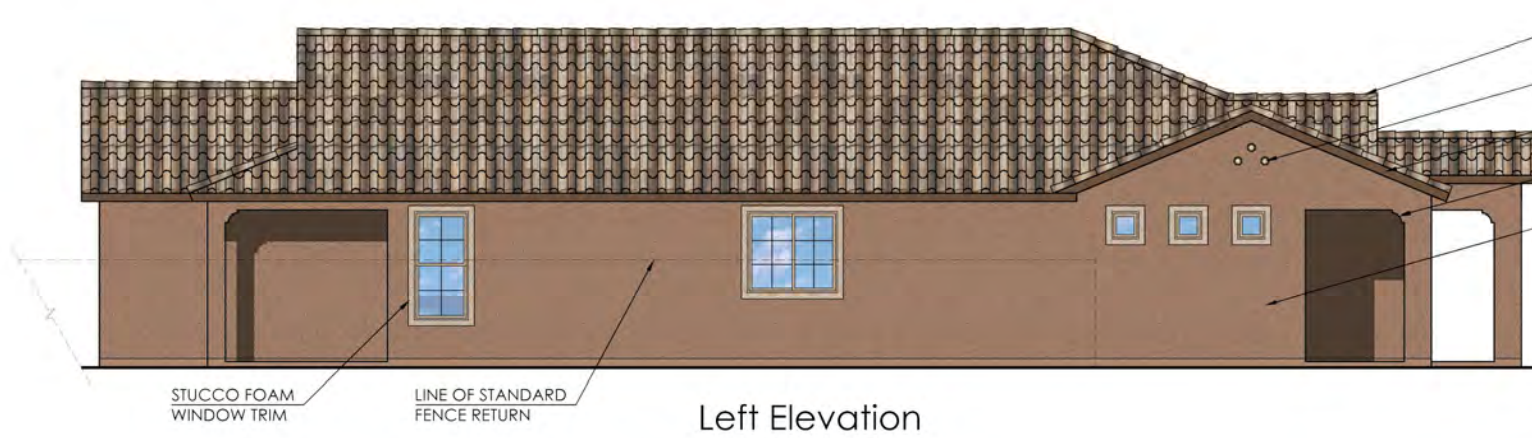
Gregory L. Hemmerlin

Pulte Group

Architectural Project Manager : : Arizona Division

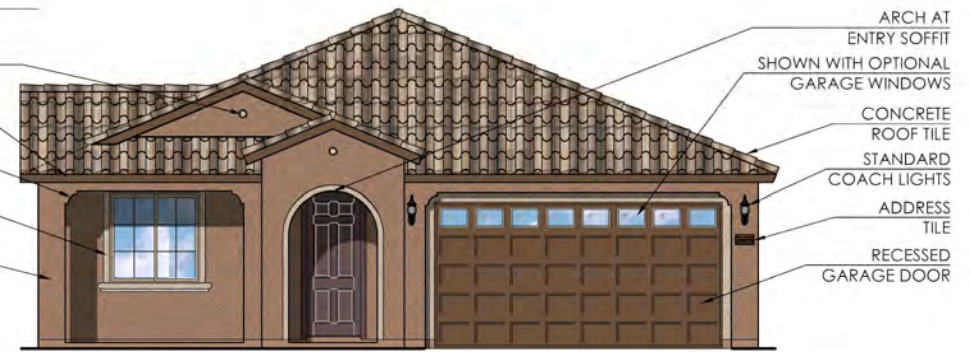
direct (480) 391-6027 : : cell (480) 297-8118

email : : gregory.hemmerlin@pulte.com

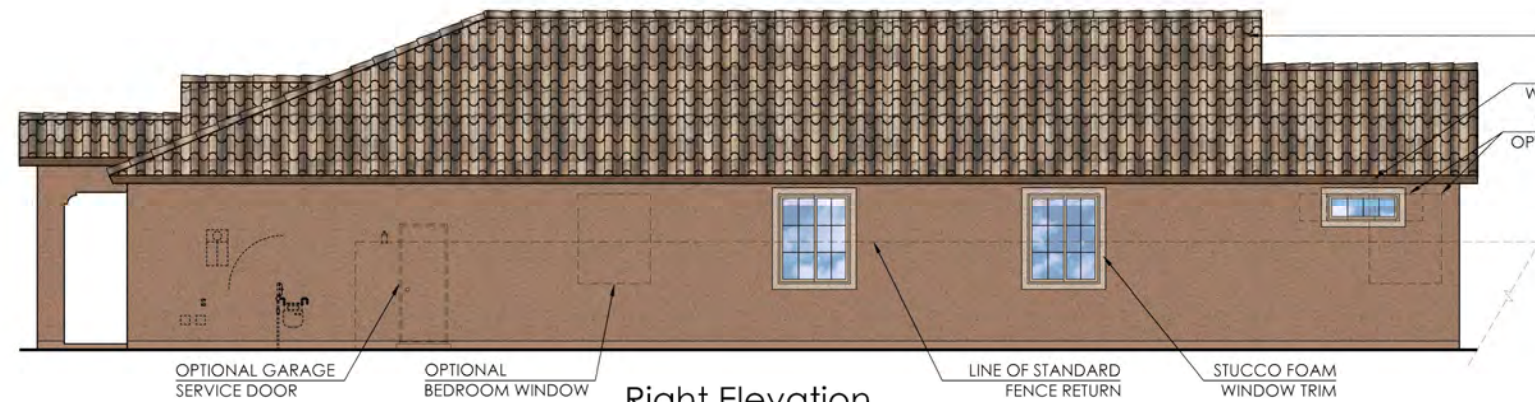


Left Elevation

- T/O RIDGE +/- 18'-3"
- CONCRETE ROOF TILE
- DECORATIVE TILE VENTS
- PAINTED WOOD FASCIA
- DECORATIVE CORBELS
- STUCCO WALL SYSTEM

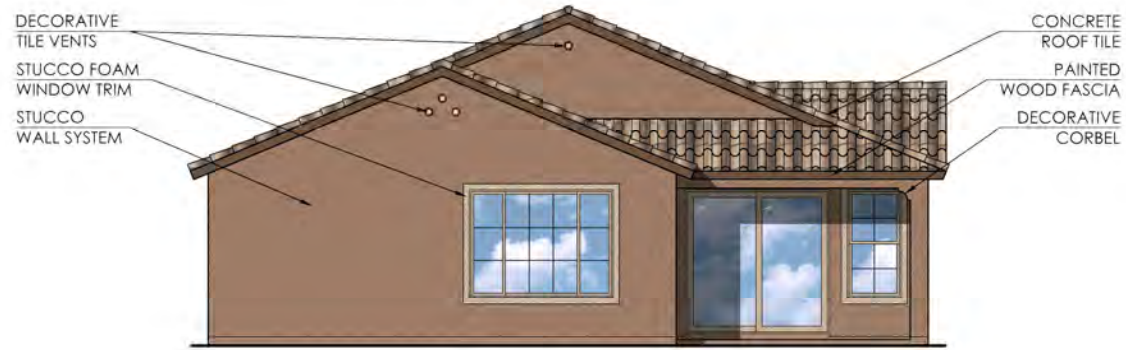


Front Elevation

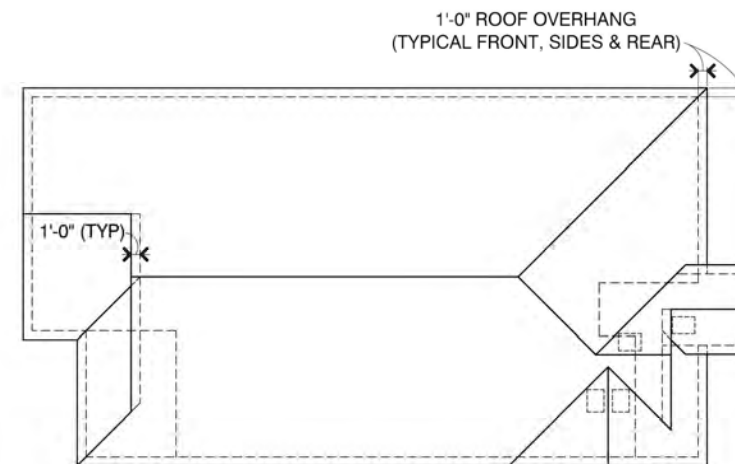


Right Elevation

- CONCRETE ROOF TILE
- PAINTED WOOD FASCIA
- WINDOWS AT OPTIONAL BATHS

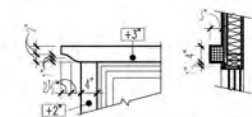


Rear Elevation



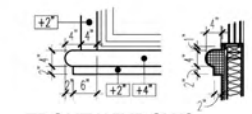
Roof Plan

STANDARD WINDOW TRIM DETAIL



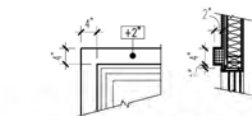
FRONT WINDOWS TOP - S-CURVE WRAP

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



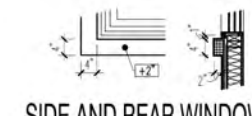
FRONT WINDOWS BOTTOM - WRAP PLANTER ROUND-SQUARE

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



SIDE AND REAR WINDOWS TOP - WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP

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

ELEVATION 'A'
SPANISH

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DRP PACKAGE.



4019-8 ■ 1,993 SQ. FT.

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7/16/2019



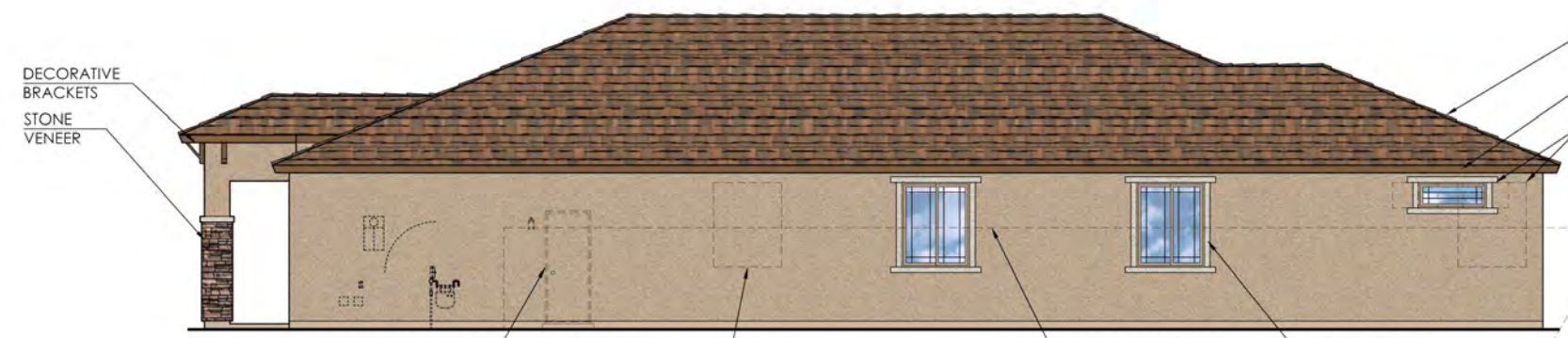
STUCCO FOAM WINDOW TRIM
LINE OF STANDARD FENCE RETURN
Left Elevation

- CONCRETE ROOF TILE
- PAINTED WOOD FASCIA
- DECORATIVE BRACKETS
- STUCCO WALL SYSTEM
- STONE VENEER



Front Elevation

- T/O RIDGE +/- 18'-3"
- DECORATIVE BRACKETS
- PAINTED WOOD FASCIA
- STUCCO FOAM WINDOW TRIM
- STUCCO WALL SYSTEM
- STONE VENEER
- SHOWN WITH OPTIONAL GARAGE WINDOWS
- CONCRETE ROOF TILE
- STANDARD COACH LIGHTS
- ADDRESS TILE
- RECESSED GARAGE DOOR



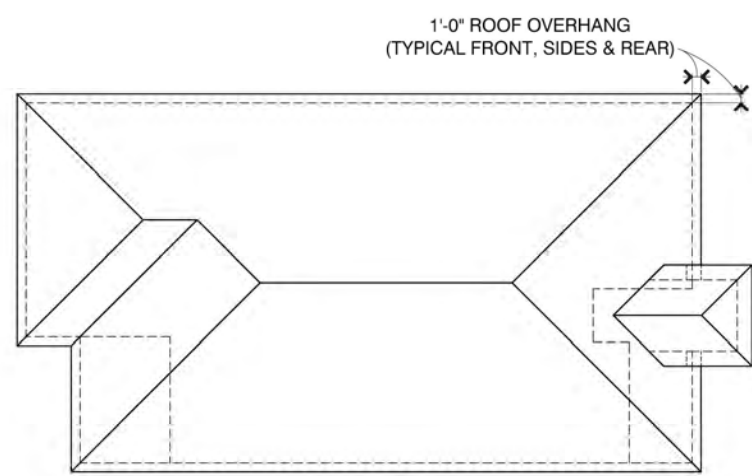
OPTIONAL GARAGE SERVICE DOOR
OPTIONAL BEDROOM WINDOW
Right Elevation

- CONCRETE ROOF TILE
- PAINTED WOOD FASCIA
- WINDOWS AT OPTIONAL BATHS



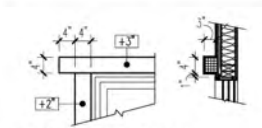
Rear Elevation

- STUCCO FOAM WINDOW TRIM
- STUCCO WALL SYSTEM
- CONCRETE ROOF TILE
- PAINTED WOOD FASCIA
- STUCCO FOAM TRIM



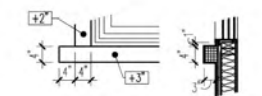
Roof Plan

STANDARD WINDOW TRIM DETAIL



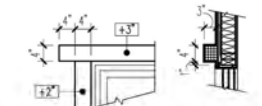
FRONT WINDOWS TOP - SQUARE WRAP

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



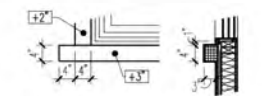
FRONT WINDOWS BOTTOM - WRAP SQUARE

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



SIDE AND REAR WINDOWS TOP - SQUARE WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE

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

ELEVATION 'B'
DESERT PRAIRIE

SCALE: 3/32"=1'-0"

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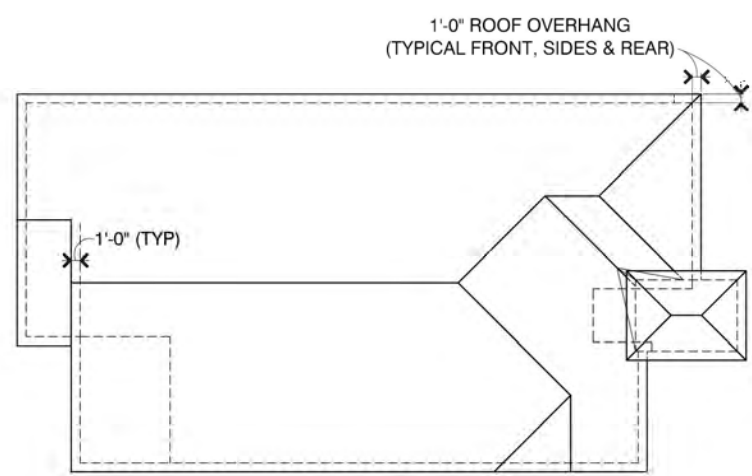
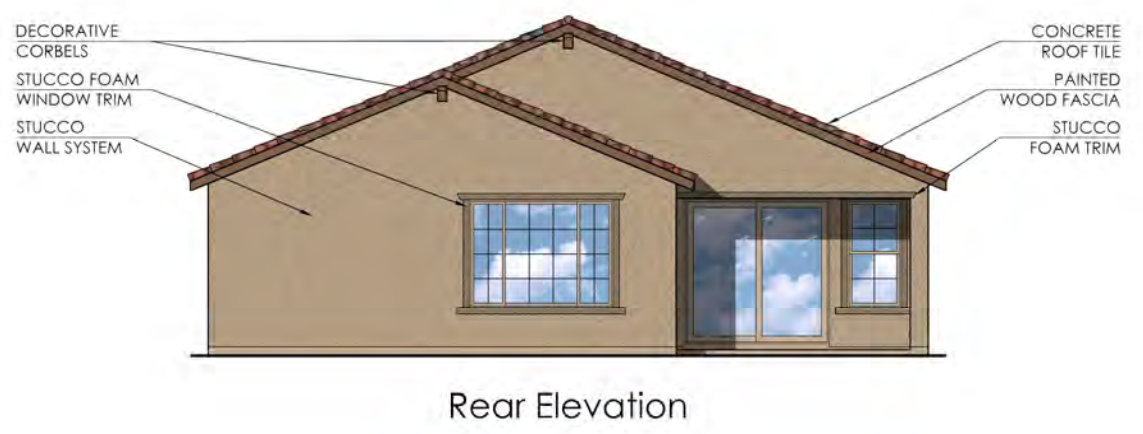
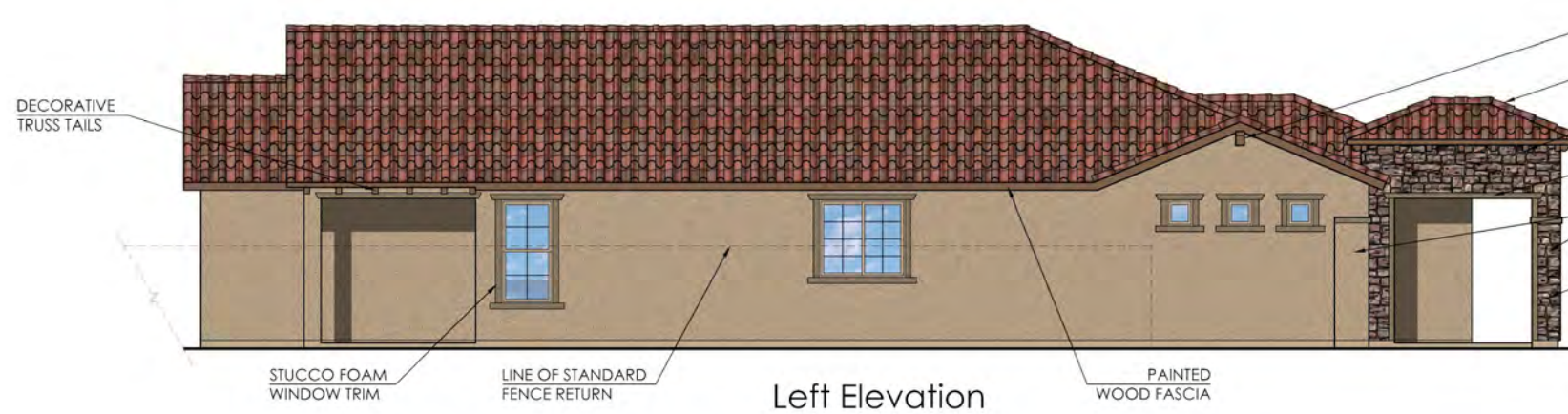


4019-8 ■ 1,993 SQ. FT.

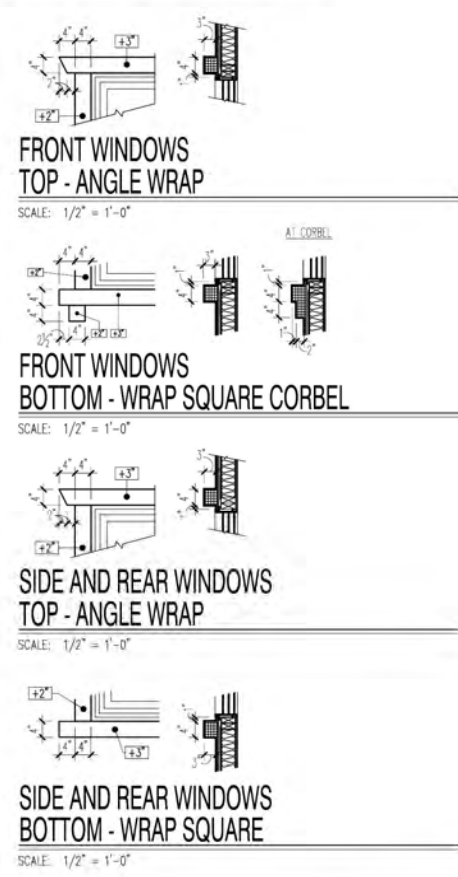
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STANDARD WINDOW TRIM DETAIL



ELEVATION 'C'
TUSCAN

SCALE: 3/32"=1'-0"

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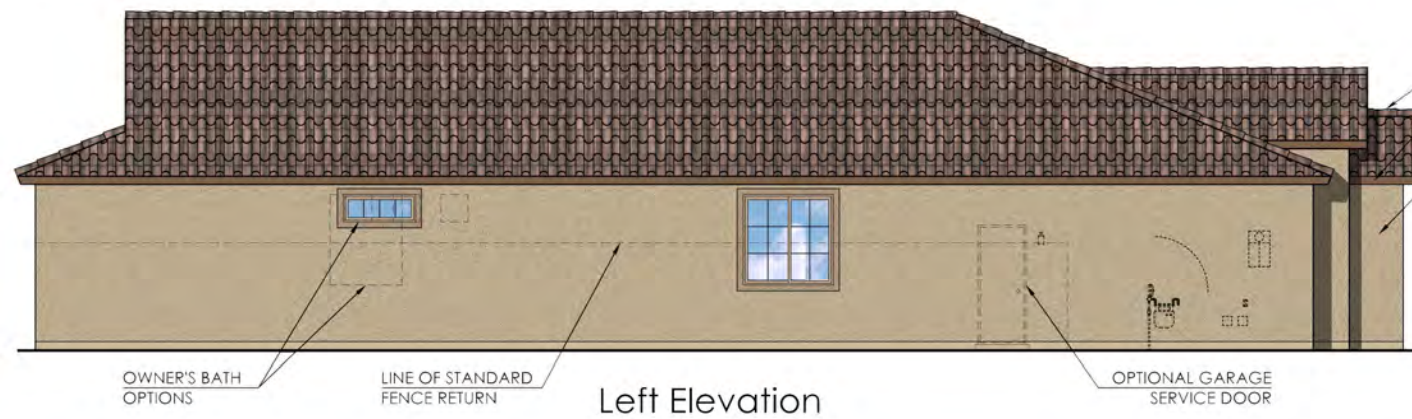


4019-8 ■ 1,993 SQ. FT.

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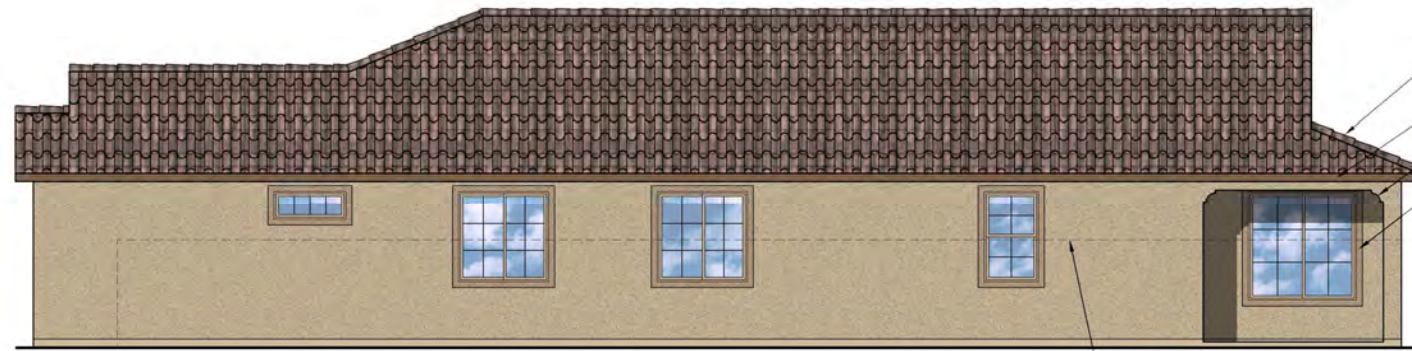
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Left Elevation



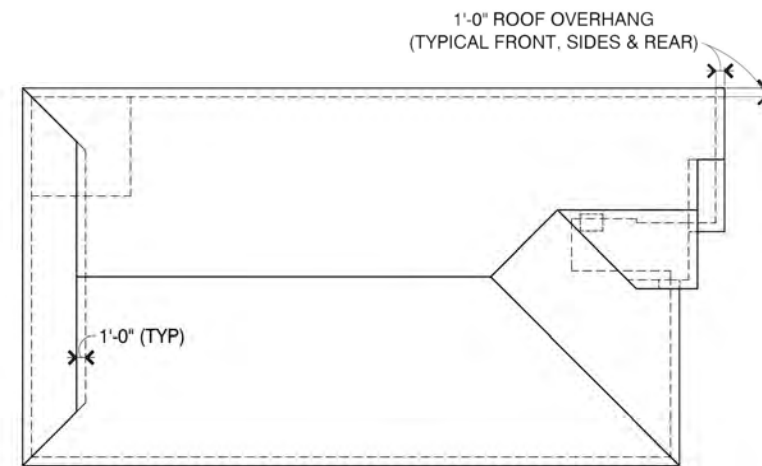
Front Elevation



Right Elevation

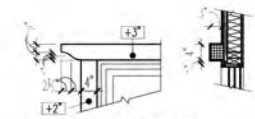


Rear Elevation



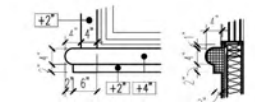
Roof Plan

STANDARD WINDOW TRIM DETAIL



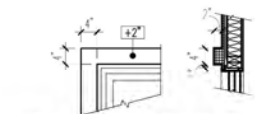
FRONT WINDOWS TOP - S-CURVE WRAP

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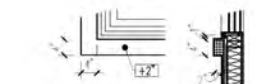
FRONT WINDOWS BOTTOM - WRAP PLANTER ROUND-SQUARE

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



SIDE AND REAR WINDOWS TOP - WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP

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

ELEVATION 'A'
SPANISH

SCALE: 3/32"=1'-0"

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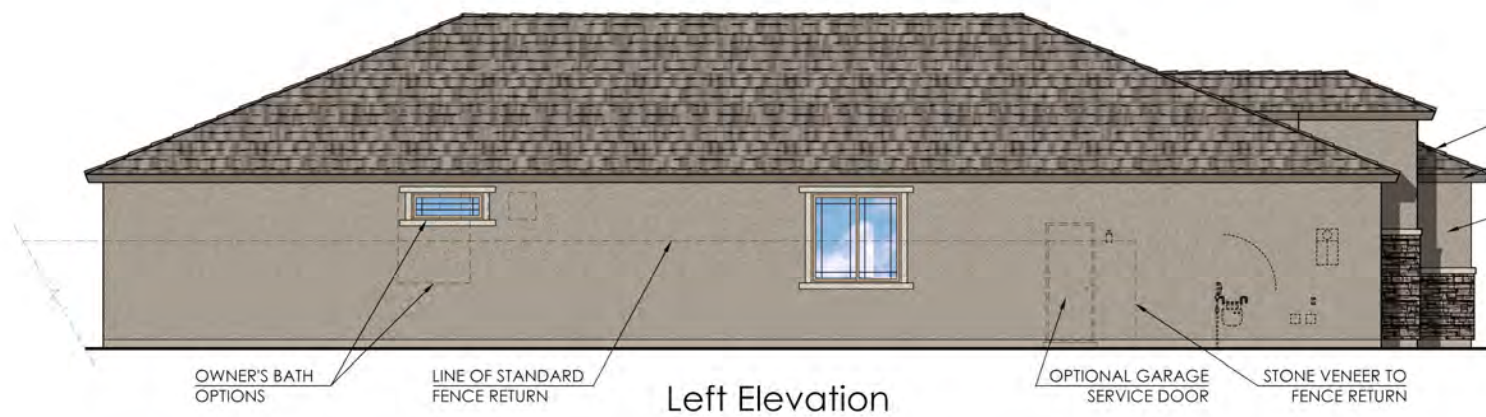


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7/16/2019



Left Elevation



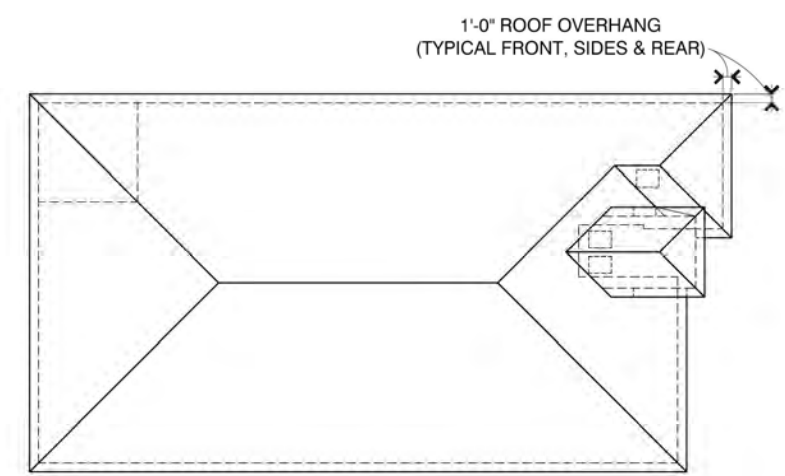
Front Elevation



Right Elevation

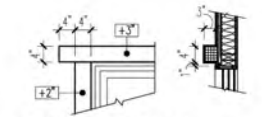


Rear Elevation



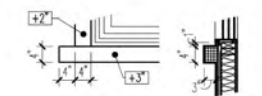
Roof Plan

STANDARD WINDOW TRIM DETAIL



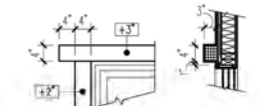
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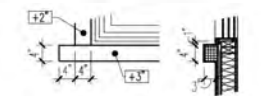
FRONT WINDOWS BOTTOM - WRAP SQUARE

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



SIDE AND REAR WINDOWS TOP - SQUARE WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE

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

ELEVATION 'B'
DESERT PRAIRIE

SCALE: 3/32"=1'-0"

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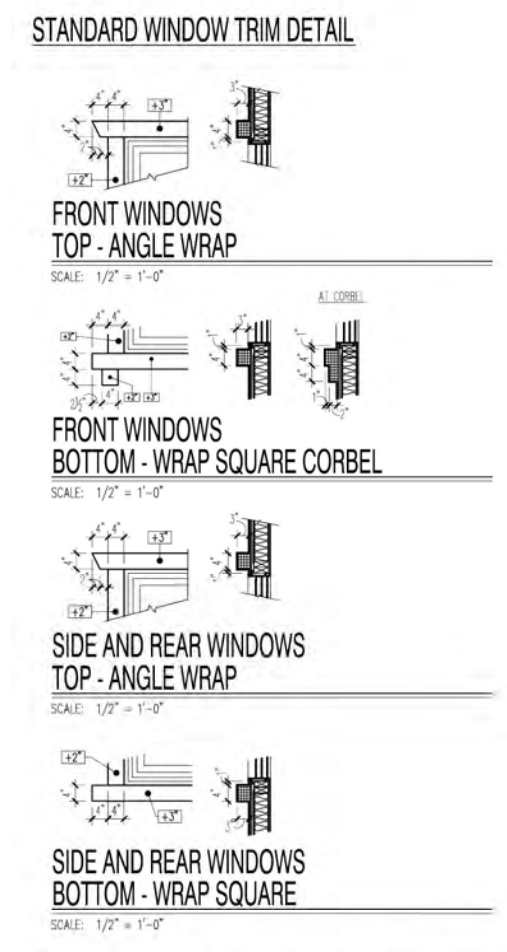
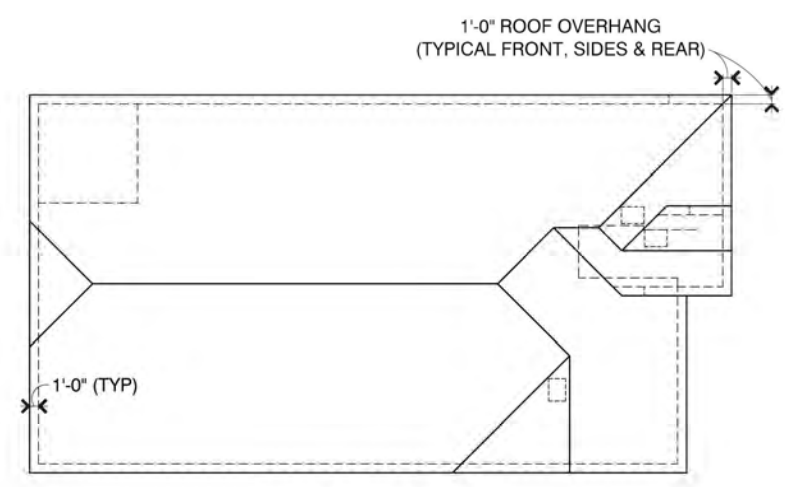
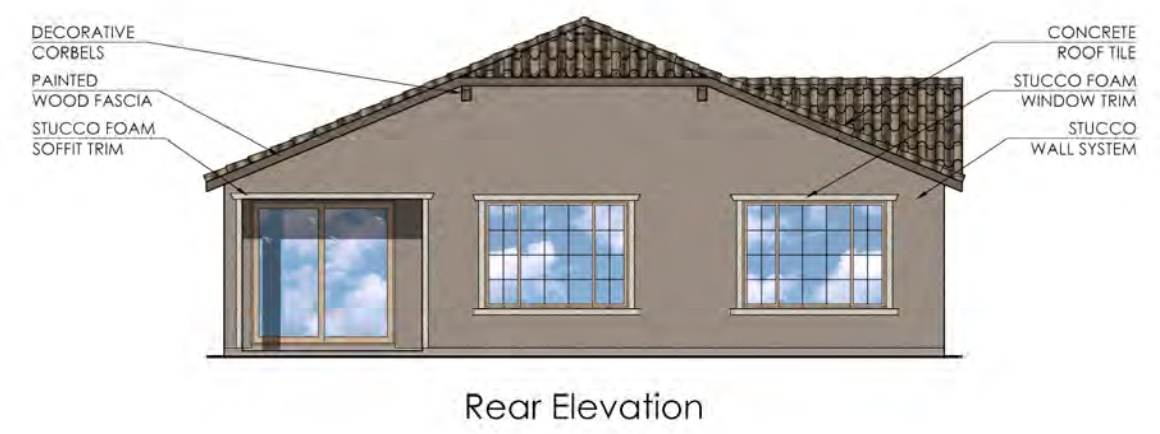
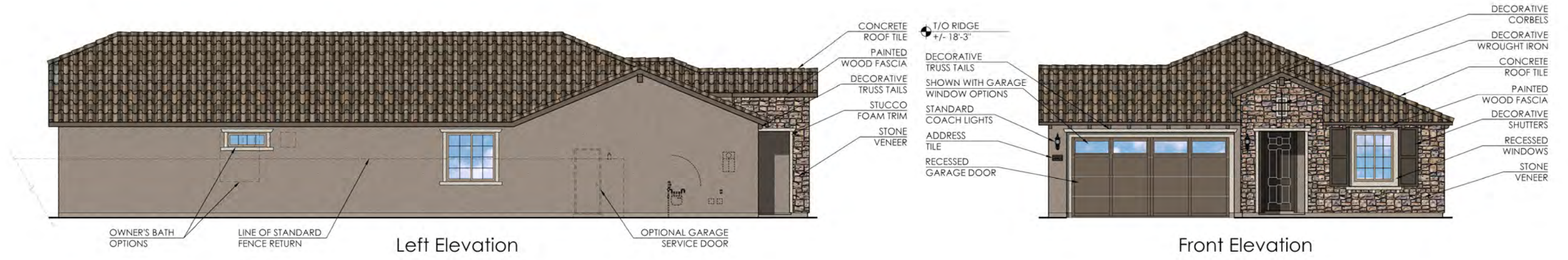


4022-8 ■ 2,249 SQ. FT.

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HARVEST - 4000 SERIES

7/16/2019



ELEVATION 'C' TUSCAN

SCALE: 3/32"=1'-0"

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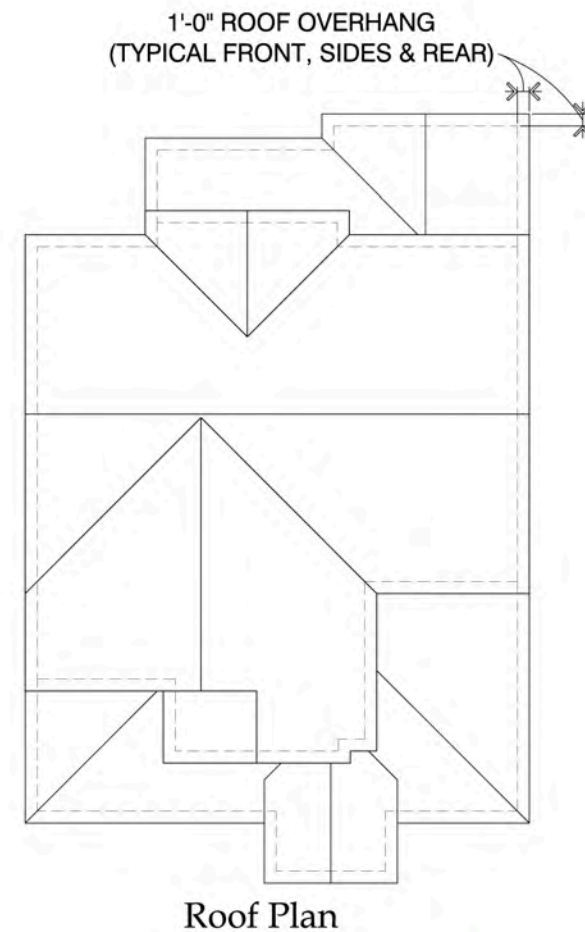
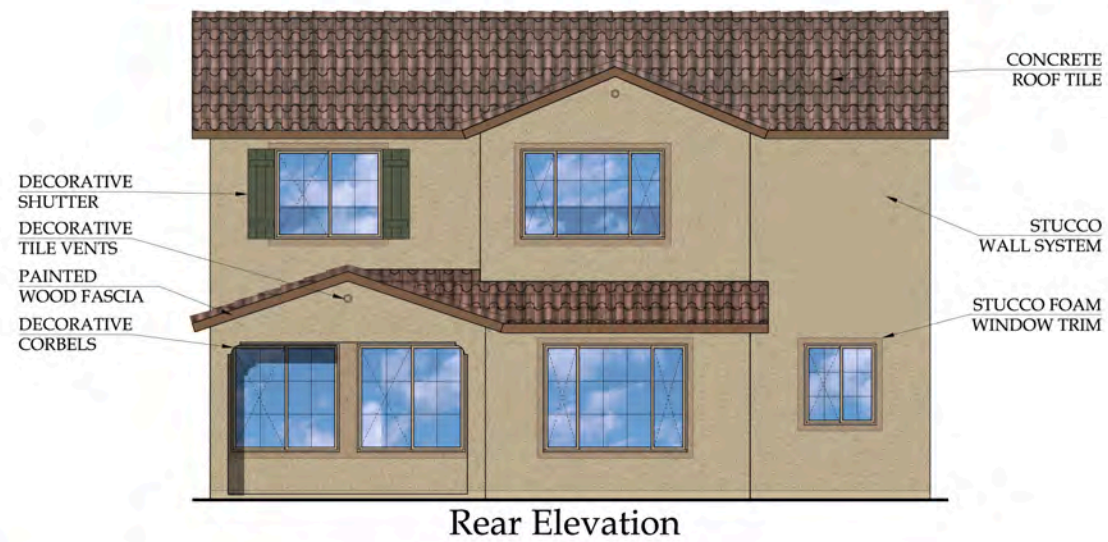
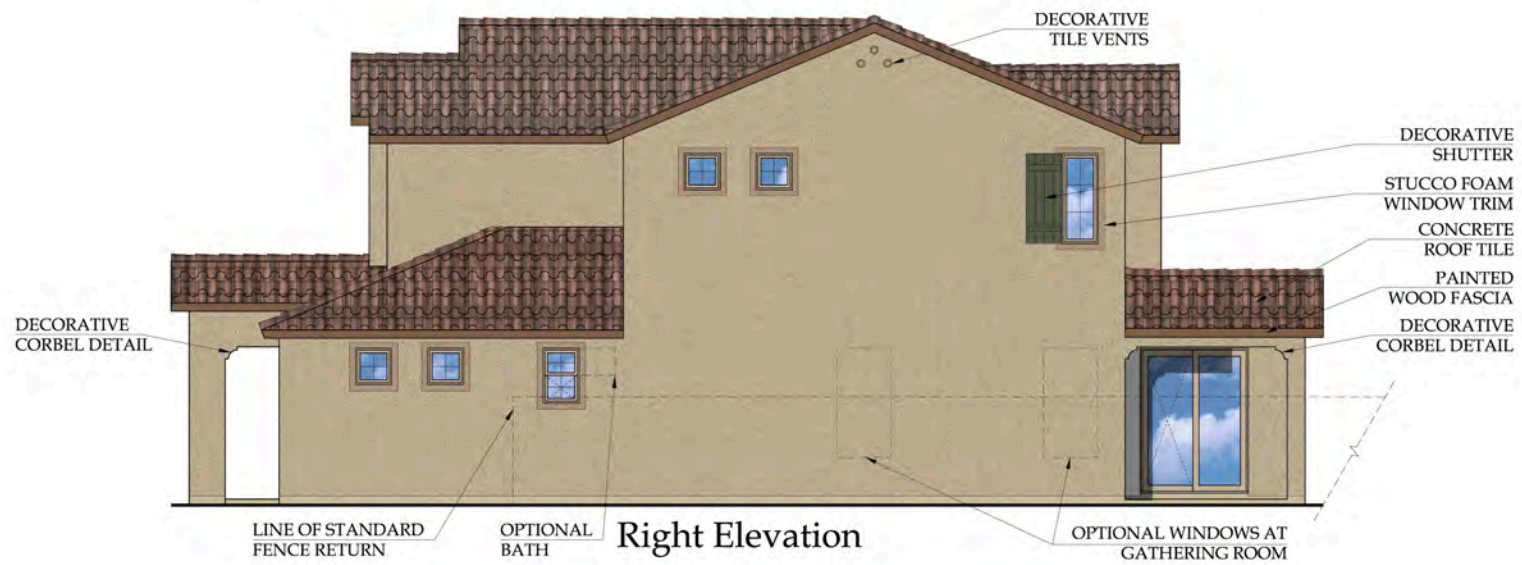


4022-8 ■ 2,249 SQ. FT.

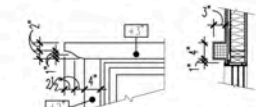
(c) Copyright 2019 PulteGroup, Inc.

HARVEST - 4000 SERIES

7/18/2019

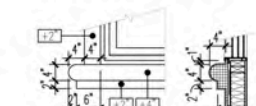


STANDARD WINDOW TRIM DETAIL



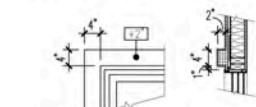
FRONT WINDOWS TOP - S-CURVE WRAP

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



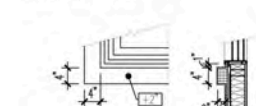
FRONT WINDOWS BOTTOM - WRAP PLANTER ROUND-SQUARE

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



SIDE AND REAR WINDOWS TOP - WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP

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

ELEVATION 'A'
SPANISH

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



4025-8 ■ 2,609 SQ. FT.

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1/14/2021



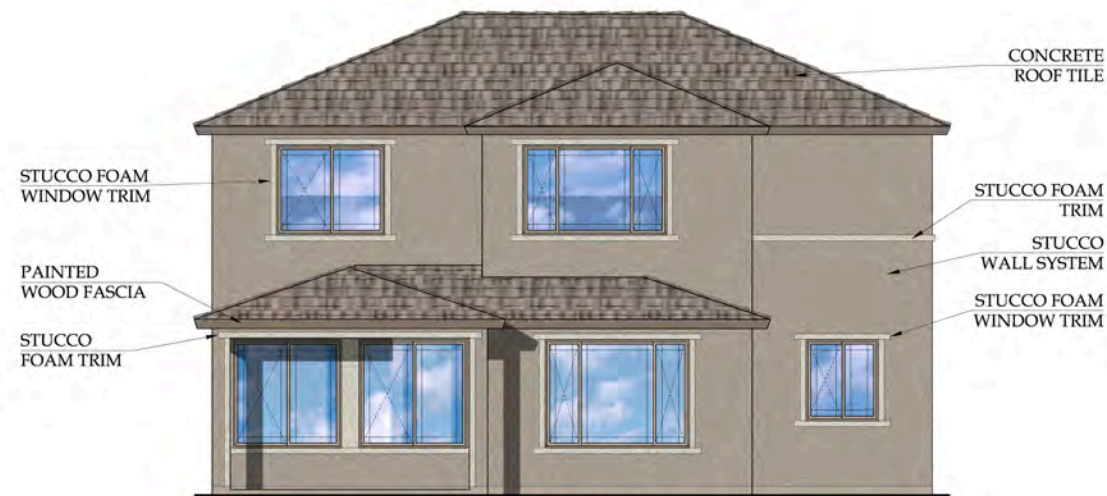
Left Elevation



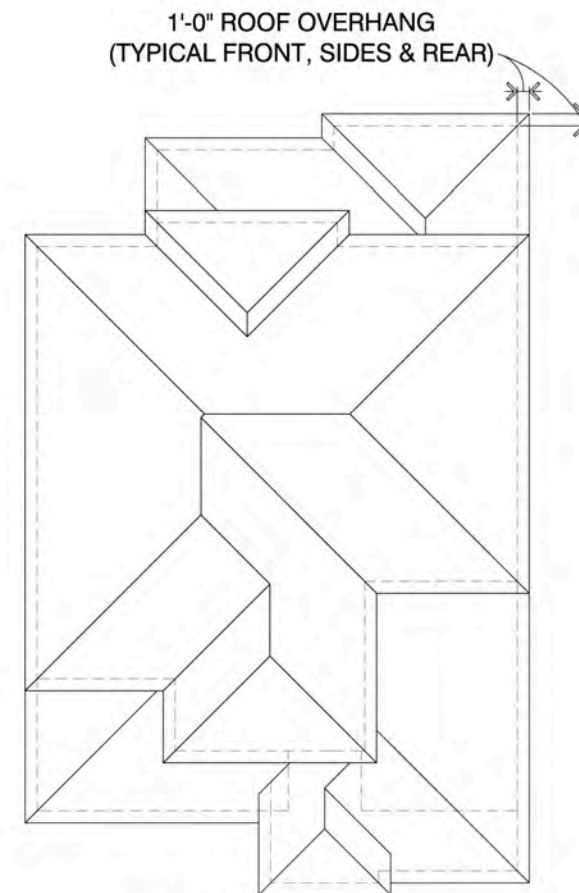
Front Elevation



Right Elevation

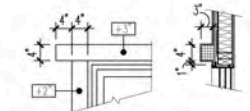


Rear Elevation



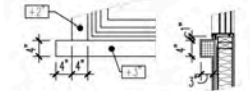
Roof Plan

STANDARD WINDOW TRIM DETAIL



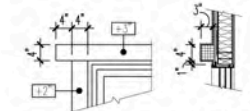
FRONT WINDOWS TOP - SQUARE WRAP

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



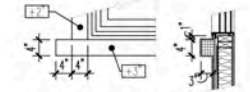
FRONT WINDOWS BOTTOM - WRAP SQUARE

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



SIDE AND REAR WINDOWS TOP - SQUARE WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE

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

ELEVATION 'B'
DESERT PRAIRIE

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

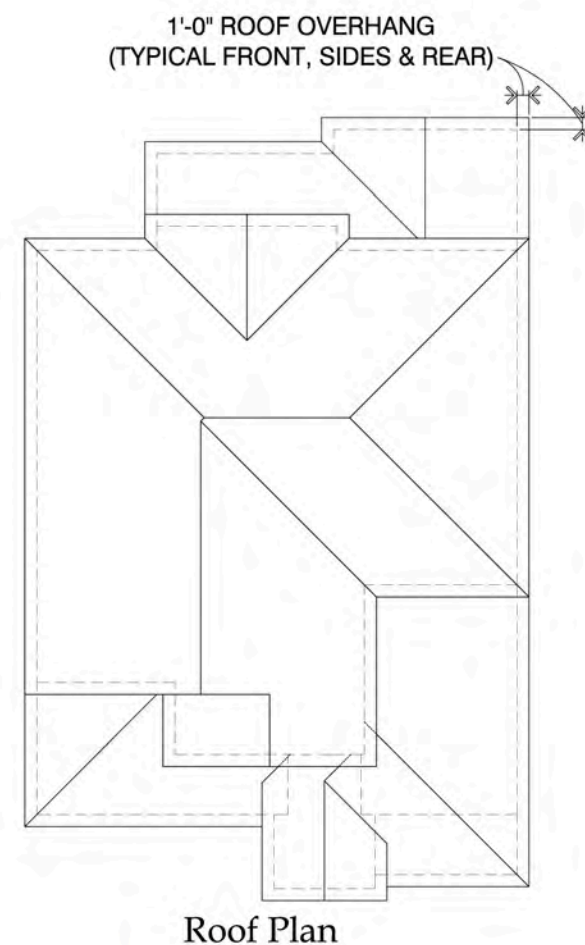


4025-8 ■ 2,609 SQ. FT.

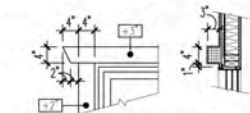
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1/14/2021

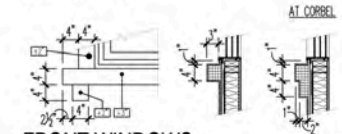


STANDARD WINDOW TRIM DETAIL



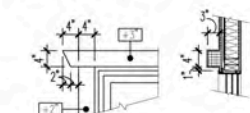
FRONT WINDOWS TOP - ANGLE WRAP

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



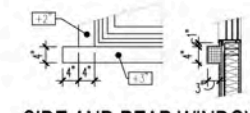
FRONT WINDOWS BOTTOM - WRAP SQUARE CORBEL

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



SIDE AND REAR WINDOWS TOP - ANGLE WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE

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

ELEVATION 'C'
TUSCAN

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

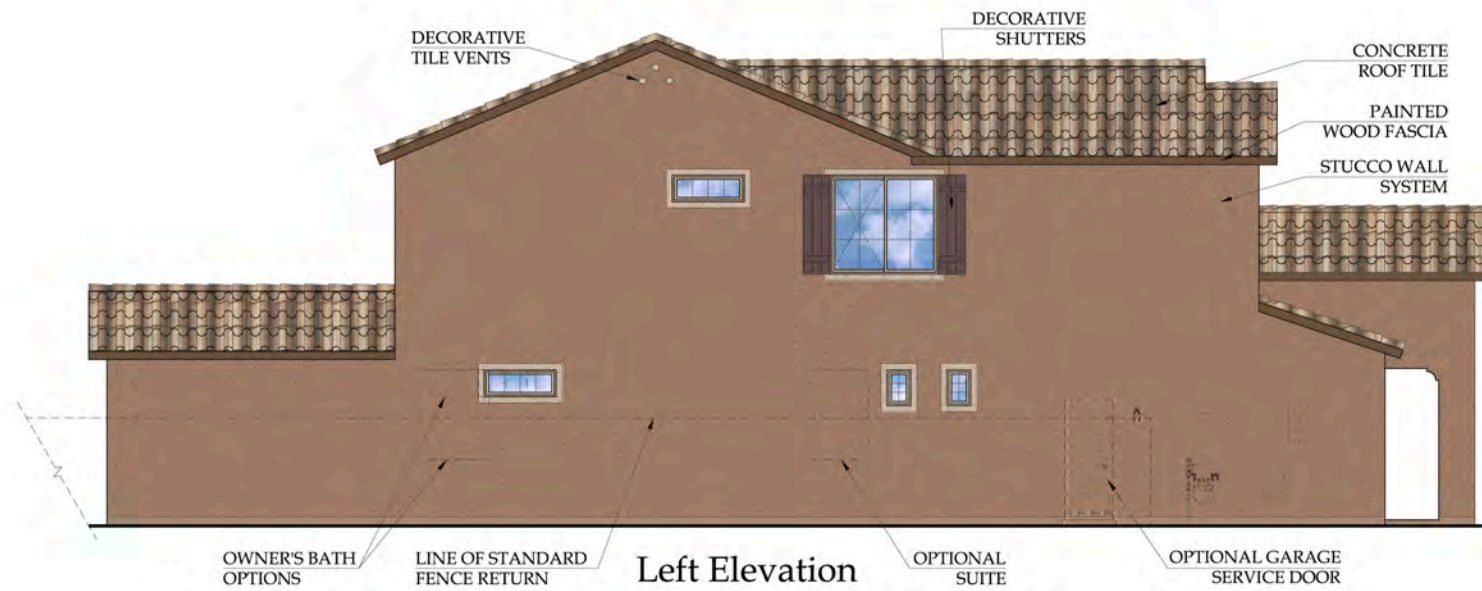


4025-8 ■ 2,609 SQ. FT.

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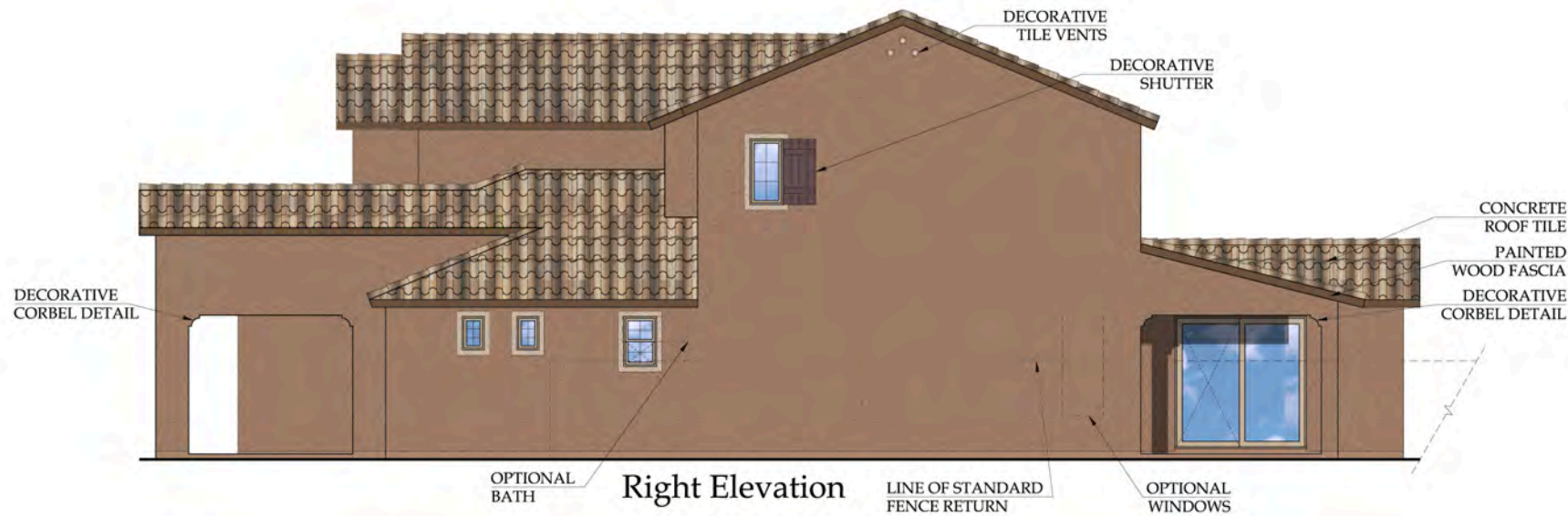
1/14/2021



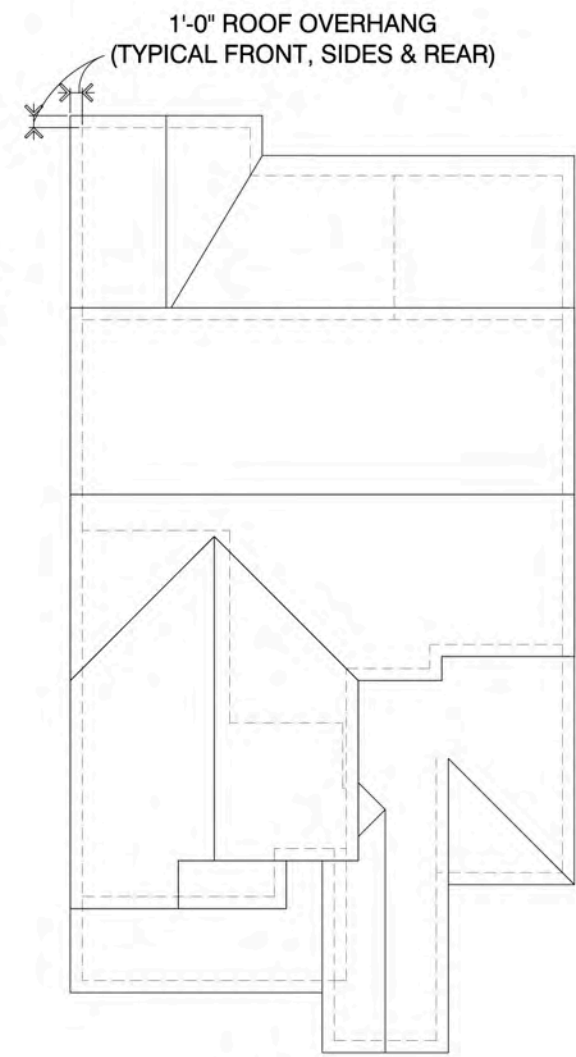
Left Elevation



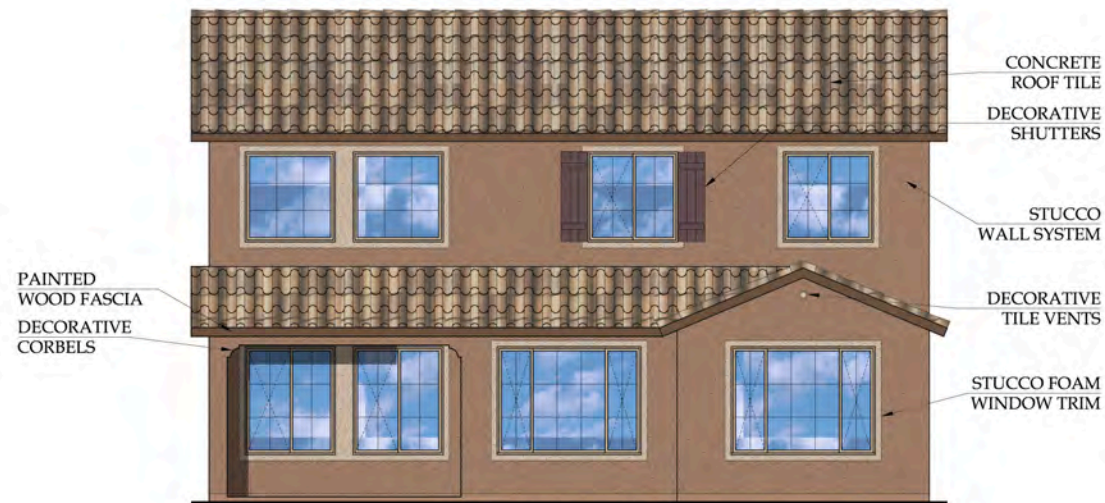
Front Elevation



Right Elevation

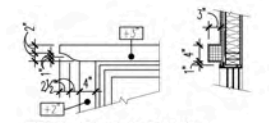


Roof Plan



Rear Elevation

STANDARD WINDOW TRIM DETAIL



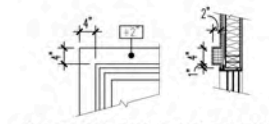
FRONT WINDOWS TOP - S-CURVE WRAP

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



FRONT WINDOWS BOTTOM - WRAP PLANTER ROUND-SQUARE

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



SIDE AND REAR WINDOWS TOP - WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP

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

ELEVATION 'A'
SPANISH

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

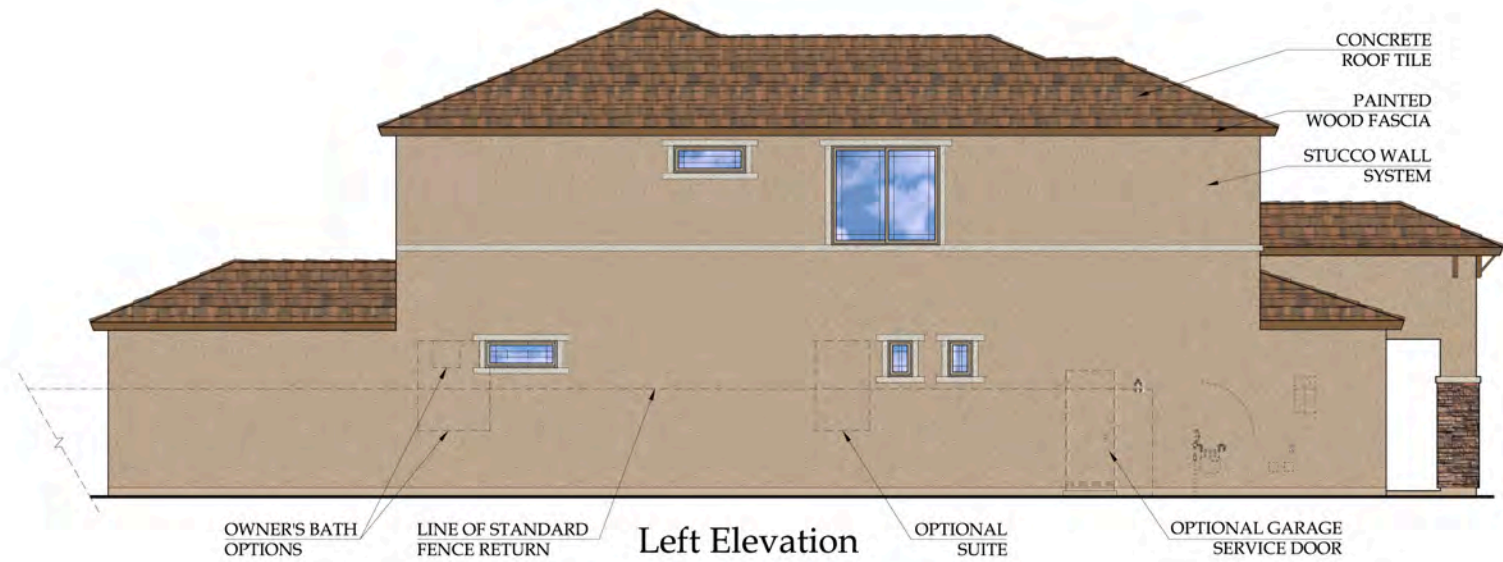


4028-8 ■ 2,821 SQ. FT.

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Harvest - 4000 Series

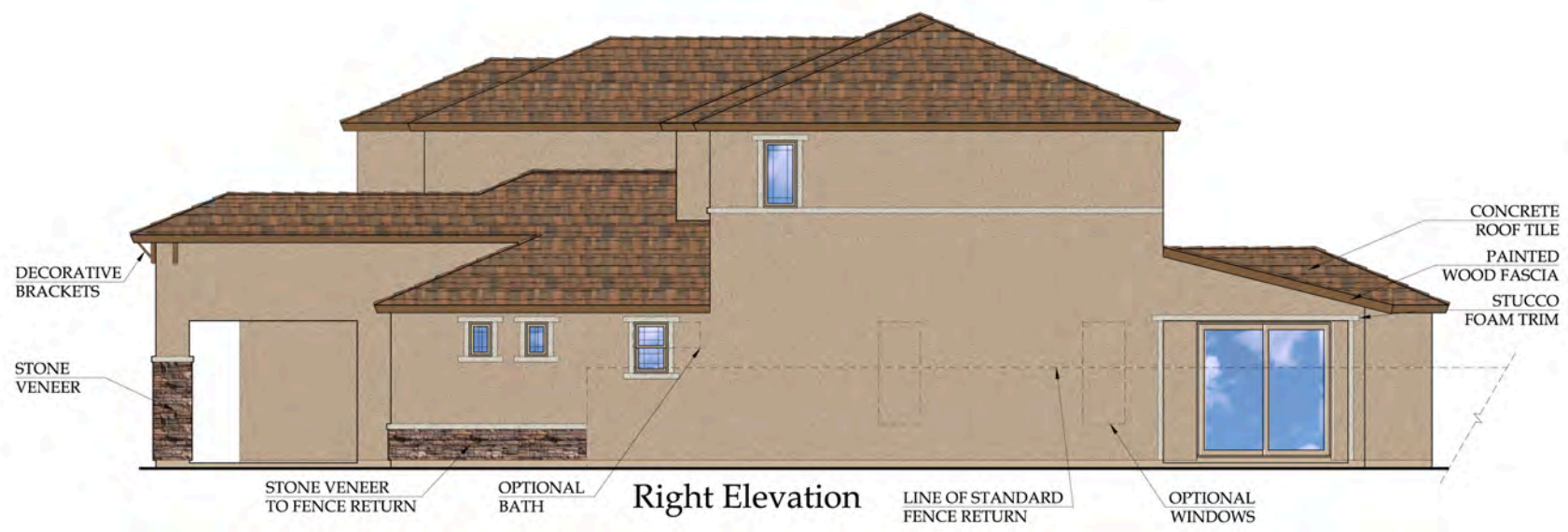
1/15/2021



Left Elevation



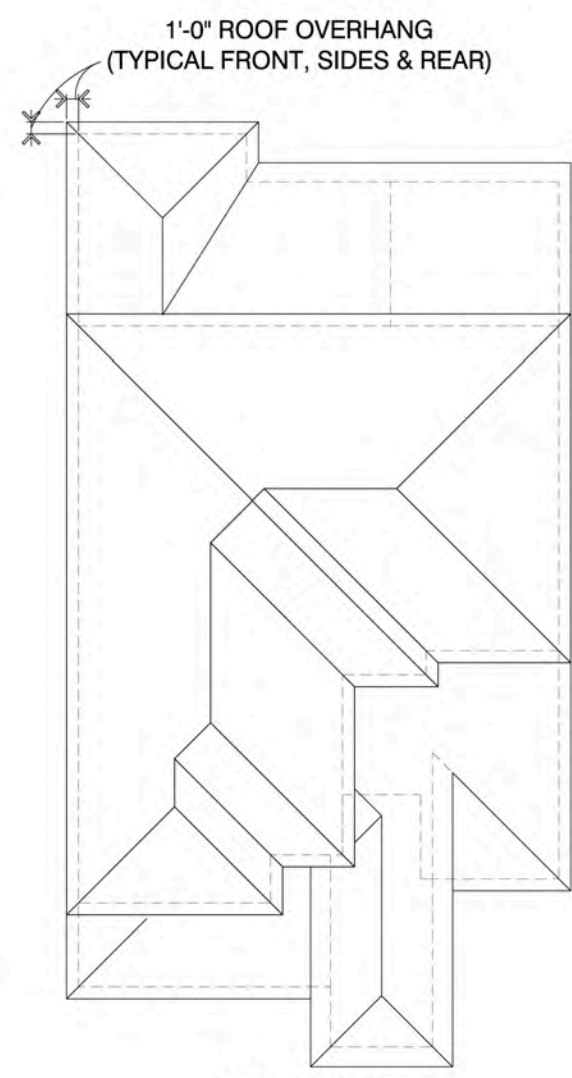
Front Elevation



Right Elevation

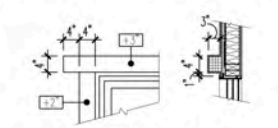


Rear Elevation



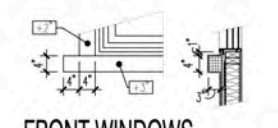
Roof Plan

STANDARD WINDOW TRIM DETAIL



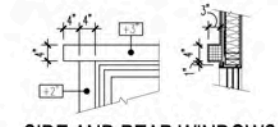
FRONT WINDOWS TOP - SQUARE WRAP

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



FRONT WINDOWS BOTTOM - WRAP SQUARE

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



SIDE AND REAR WINDOWS TOP - SQUARE WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE

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

ELEVATION 'B'
DESERT PRAIRIE

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

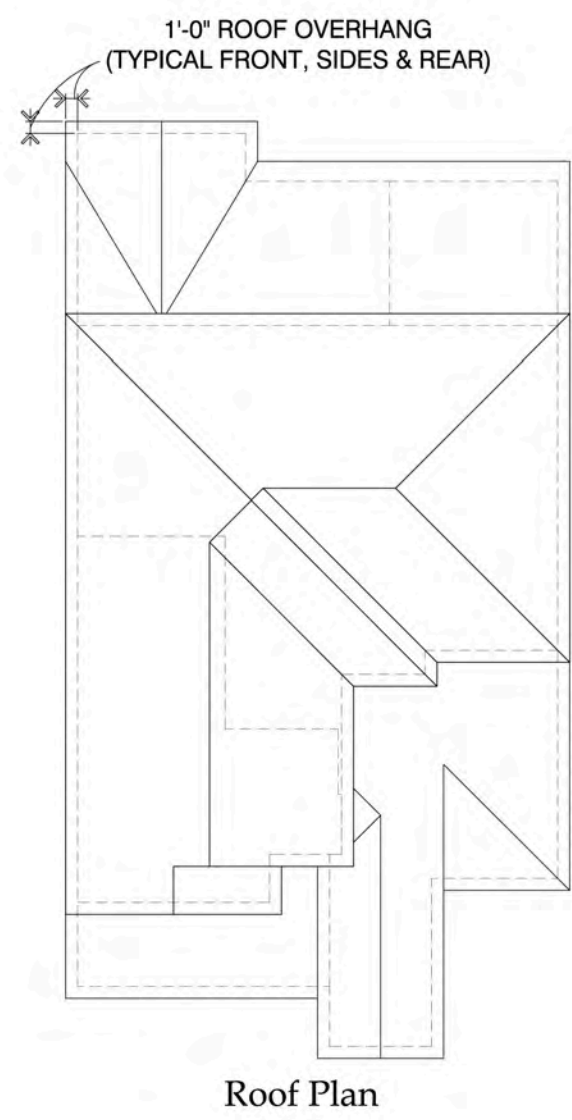
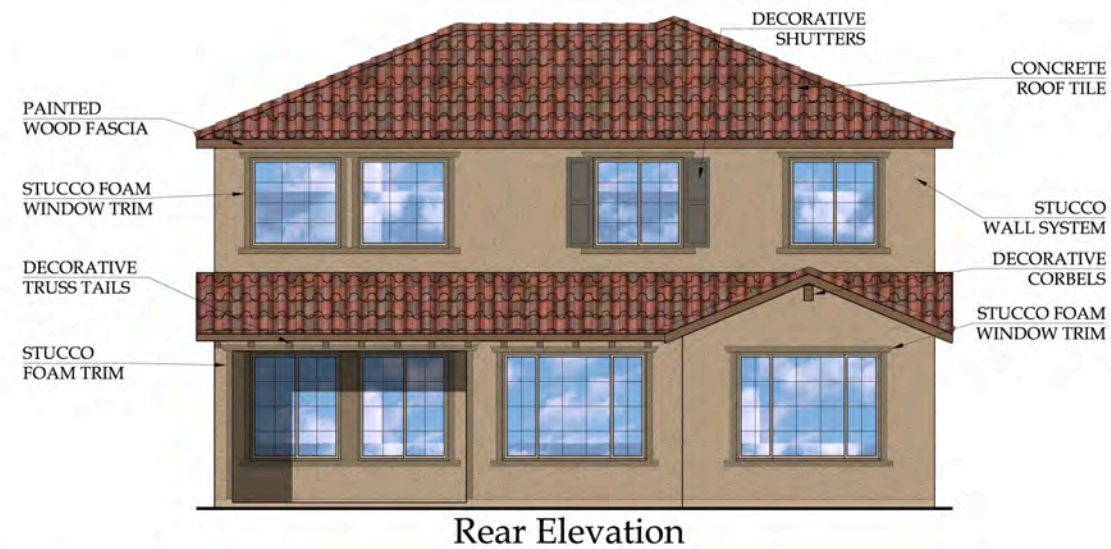
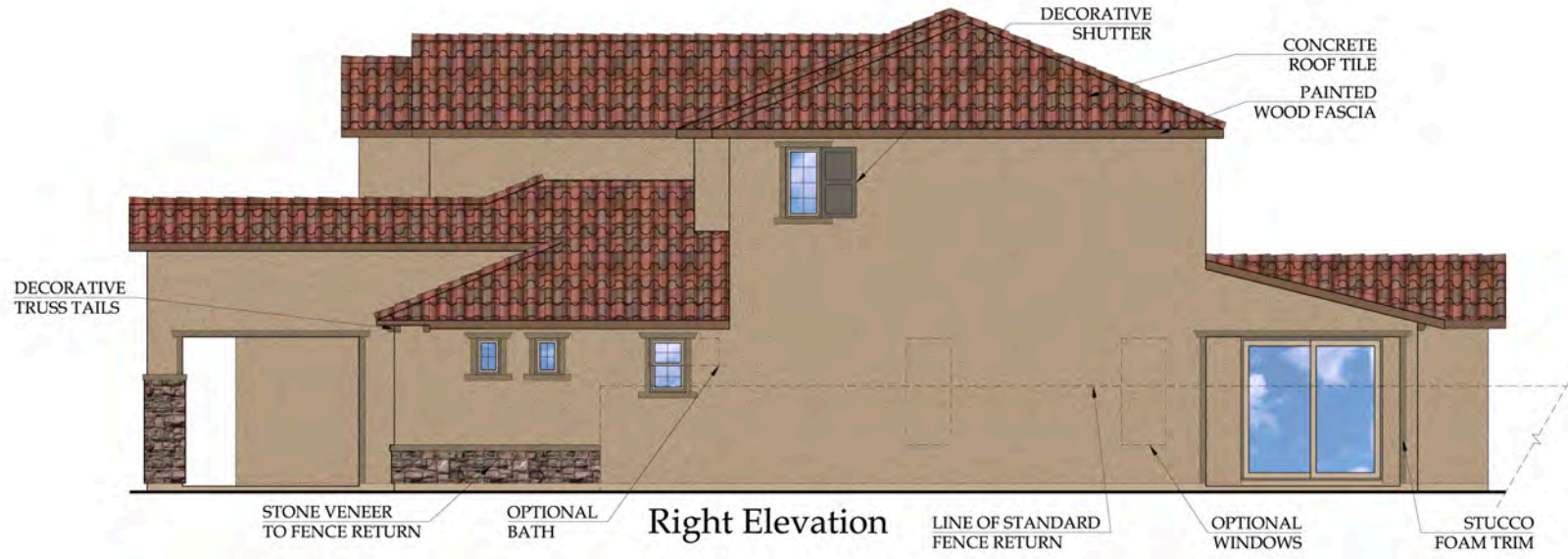
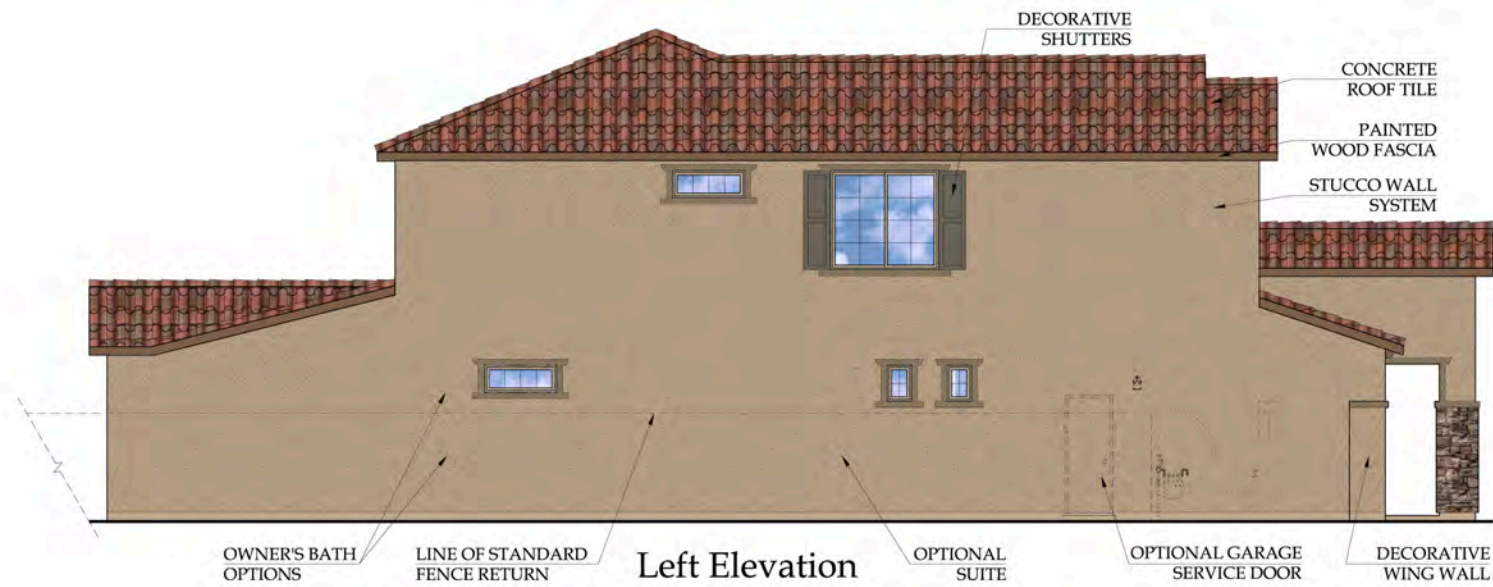


4028-8 ■ 2,821 SQ. FT.

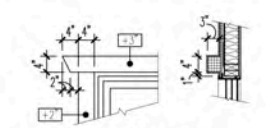
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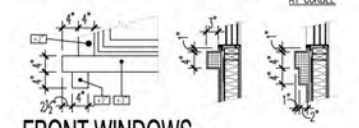


STANDARD WINDOW TRIM DETAIL



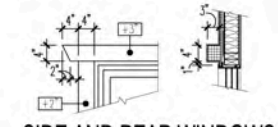
FRONT WINDOWS TOP - ANGLE WRAP

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



FRONT WINDOWS BOTTOM - WRAP SQUARE CORBEL

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



SIDE AND REAR WINDOWS TOP - ANGLE WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE

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

**ELEVATION 'C'
TUSCAN**

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

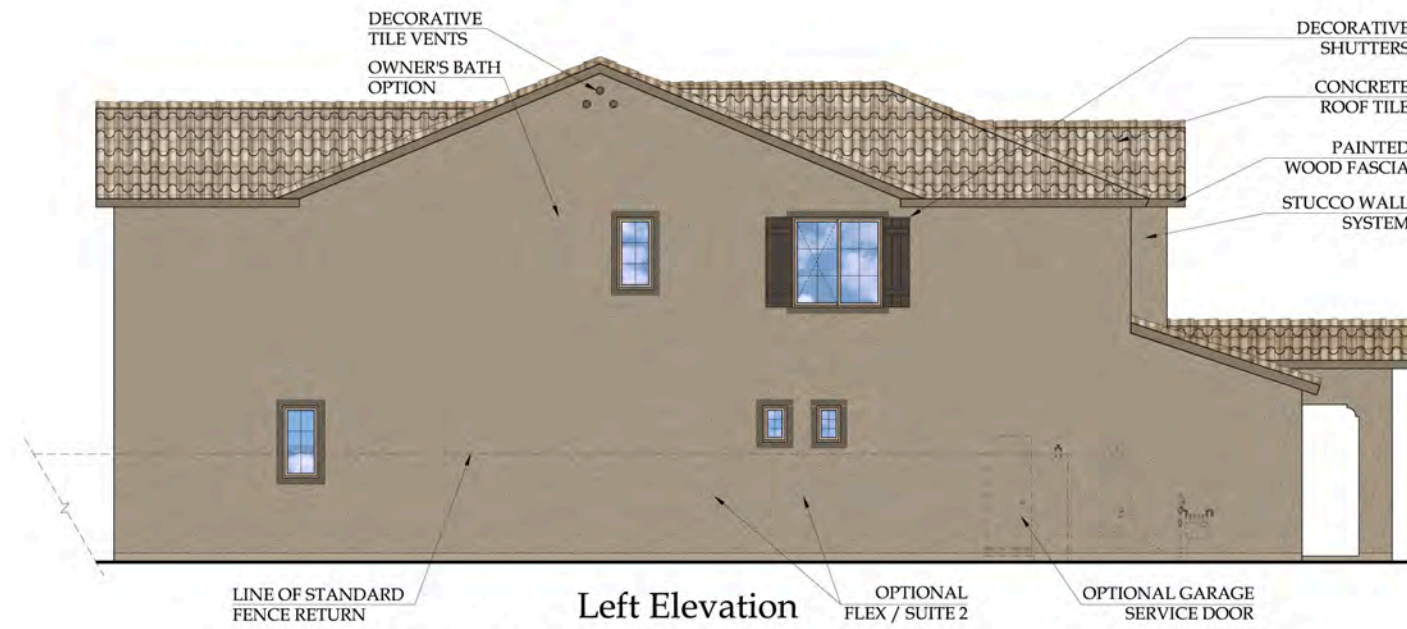


4028-8 ■ 2,821 SQ. FT.

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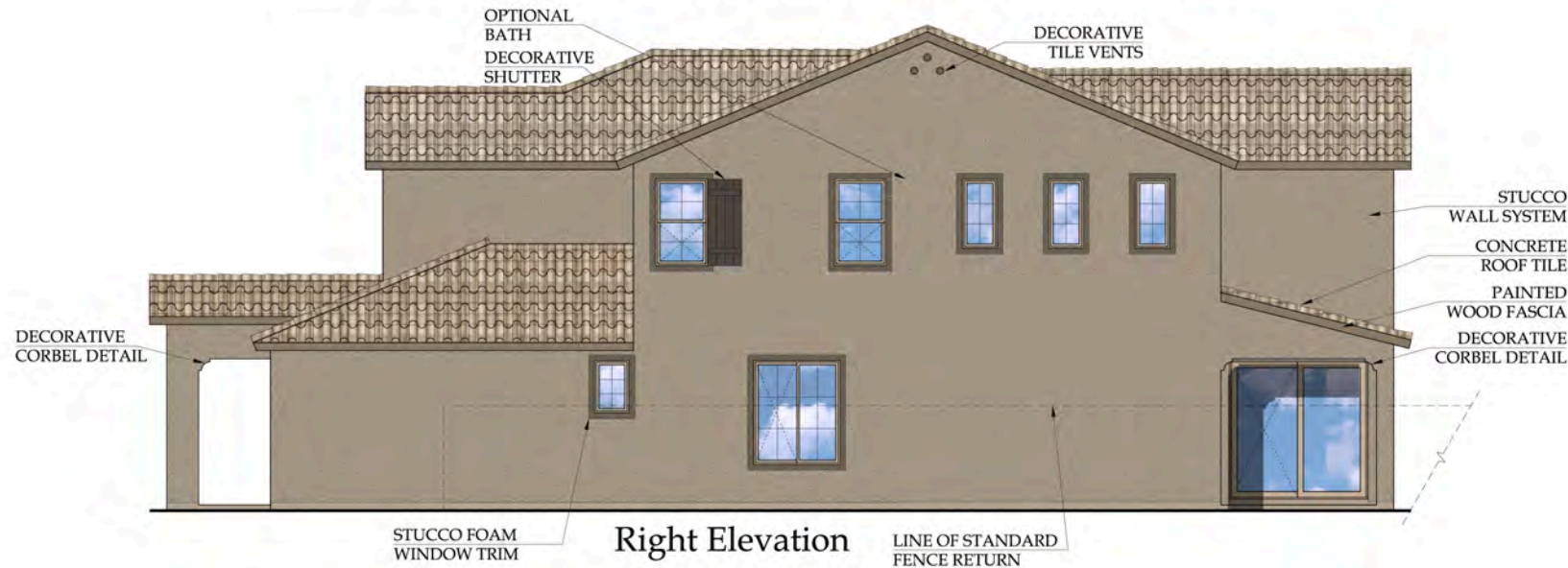
1/15/2021



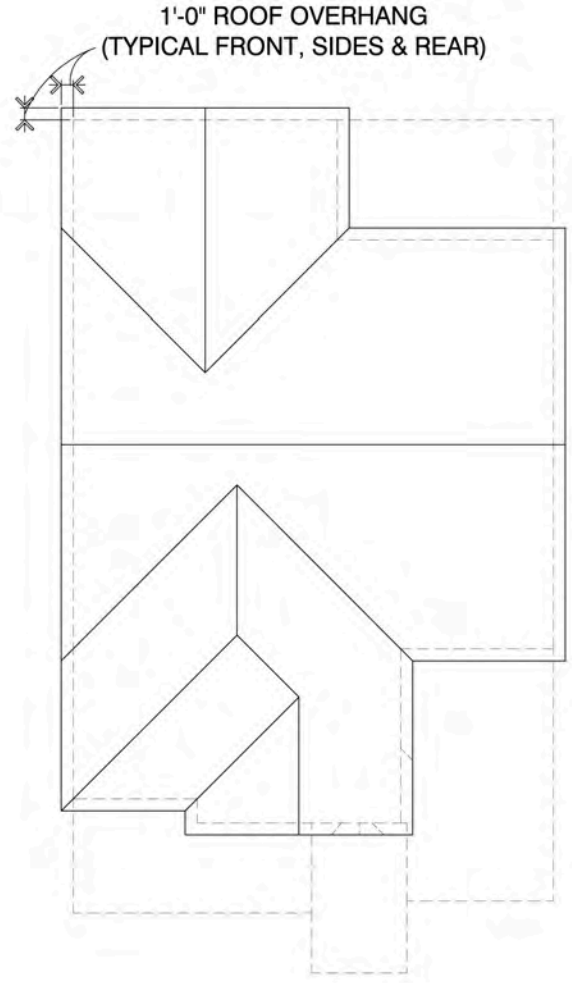
Left Elevation



Front Elevation

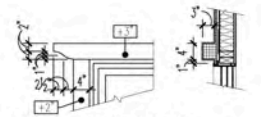


Right Elevation



Roof Plan

STANDARD WINDOW TRIM DETAIL



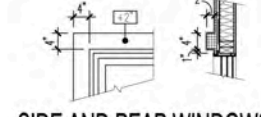
FRONT WINDOWS TOP - S-CURVE WRAP

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



FRONT WINDOWS BOTTOM - WRAP PLANTER ROUND-SQUARE

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



SIDE AND REAR WINDOWS TOP - WRAP

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



SIDE AND REAR WINDOWS BOTTOM - WRAP

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



Rear Elevation



4033-1 ■ 3,333 SQ. FT.

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1/15/2021

ELEVATION 'A'
SPANISH

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



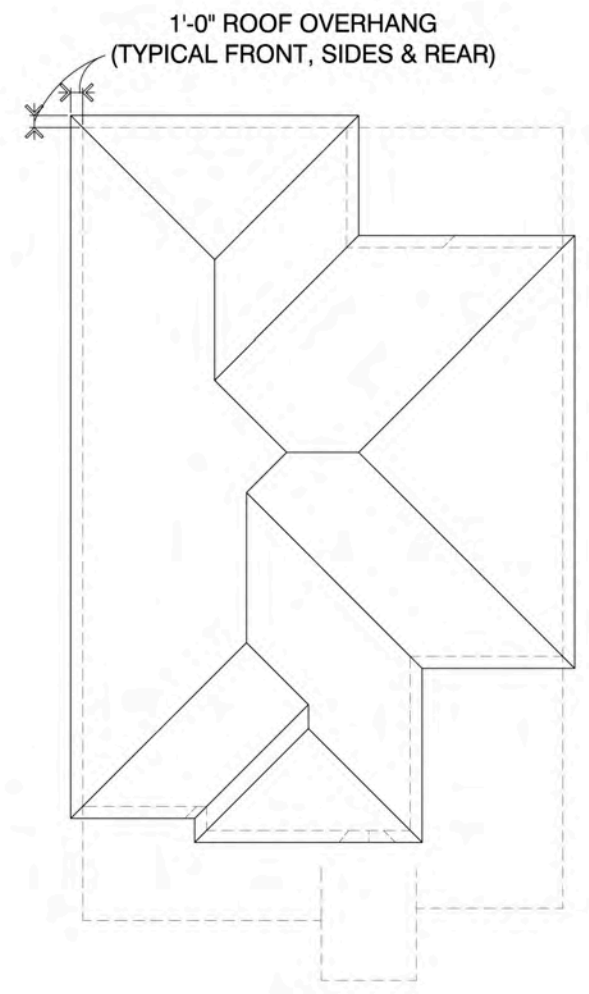
Left Elevation



Front Elevation



Right Elevation



Roof Plan

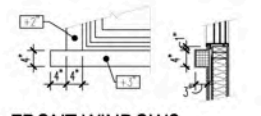


Rear Elevation

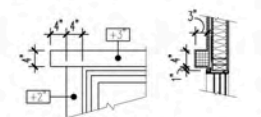
STANDARD WINDOW TRIM DETAIL



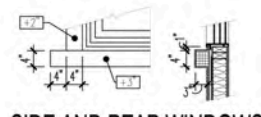
FRONT WINDOWS TOP - SQUARE WRAP
SCALE: 1/2" = 1'-0"



FRONT WINDOWS BOTTOM - WRAP SQUARE
SCALE: 1/2" = 1'-0"



SIDE AND REAR WINDOWS TOP - SQUARE WRAP
SCALE: 1/2" = 1'-0"



SIDE AND REAR WINDOWS BOTTOM - WRAP SQUARE
SCALE: 1/2" = 1'-0"

ELEVATION 'B'
DESERT PRAIRIE

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



4033-1 ■ 3,333 SQ. FT.

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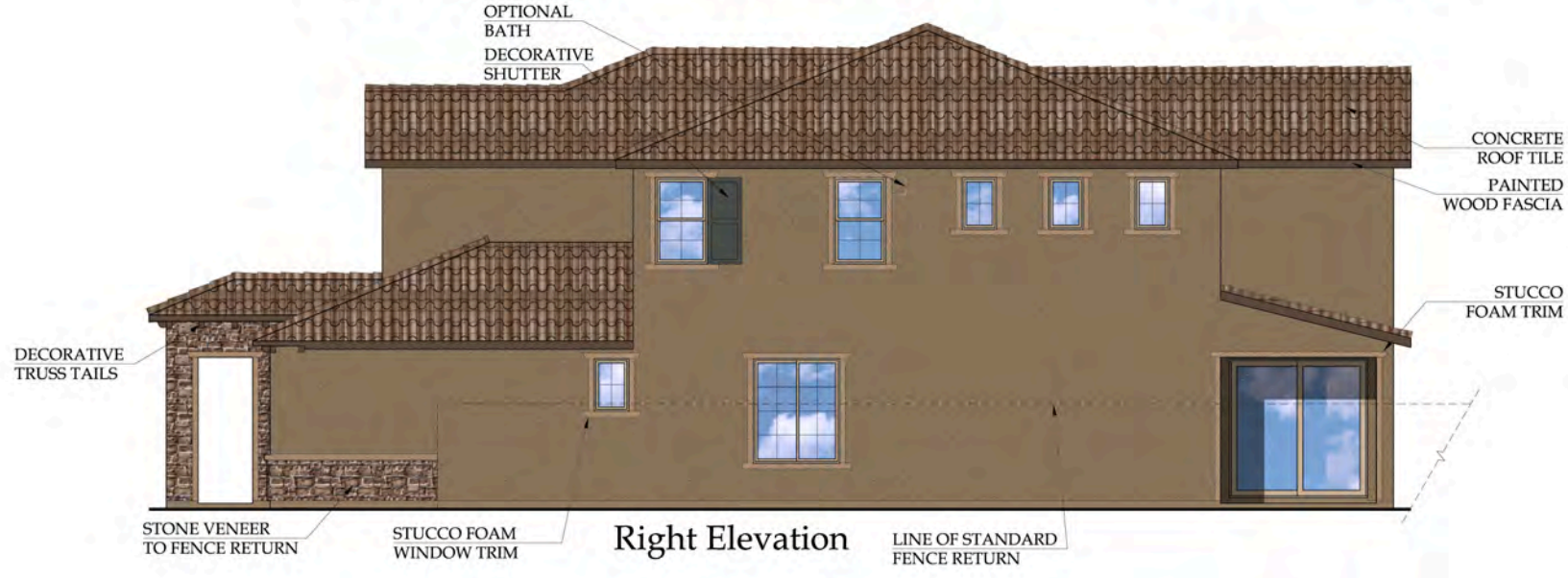
1/15/2021



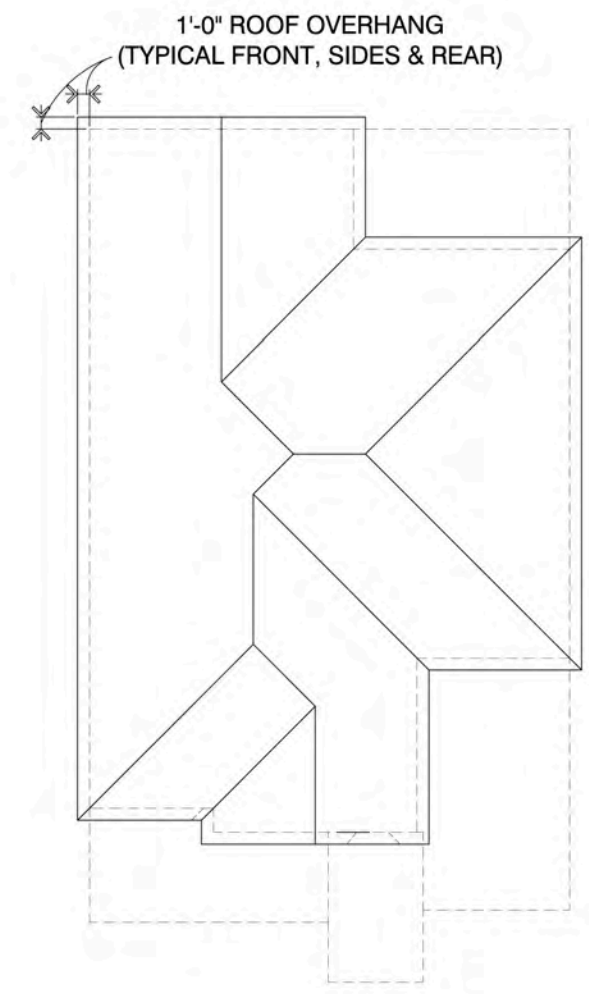
Left Elevation



Front Elevation



Right Elevation

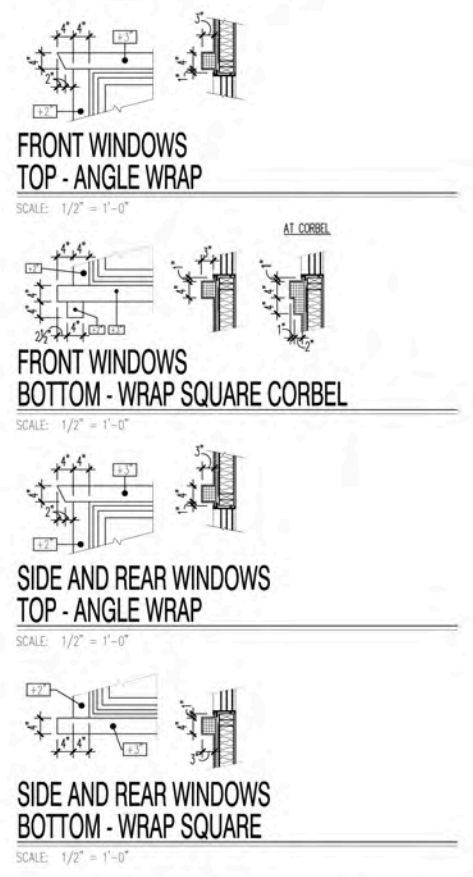


Roof Plan



Rear Elevation

STANDARD WINDOW TRIM DETAIL



ELEVATION 'C'
 TUSCAN

SCALE: 3/32"=1'-0"

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

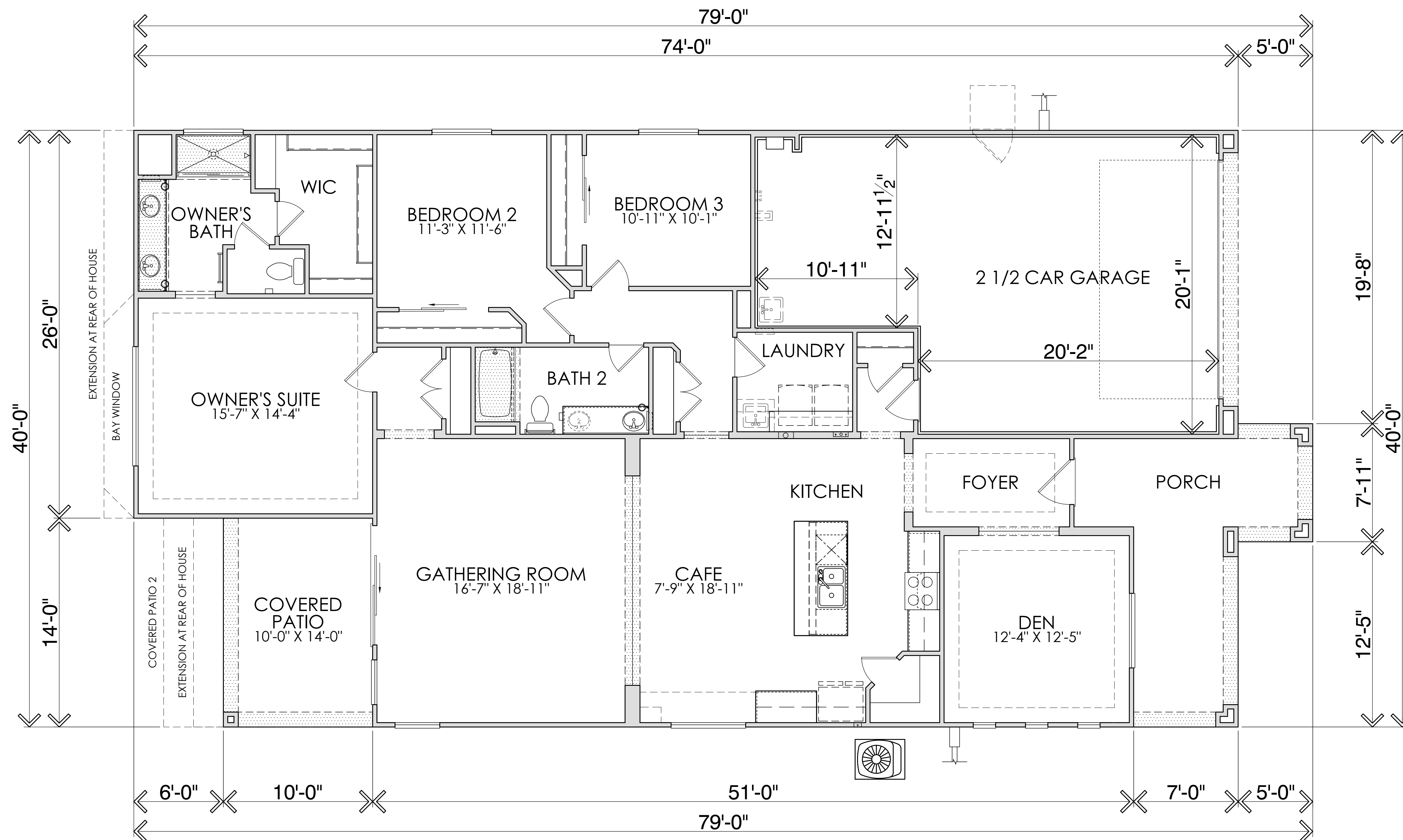


4033-1 ■ 3,333 SQ. FT.

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**FLOORPLAN
ELEVATION 'A'**
SCALE: 1/8"=1'-0"

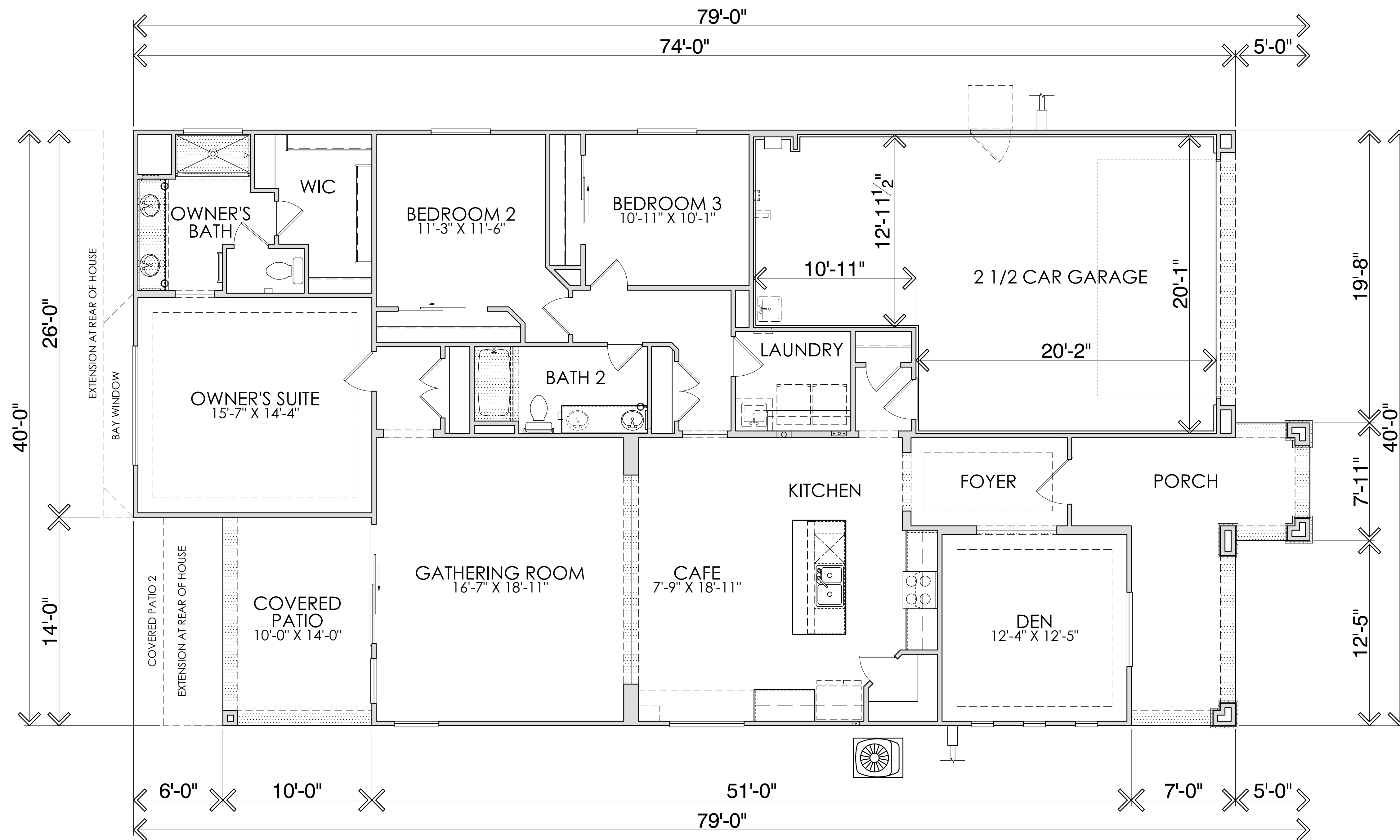


4019-8 ■ 1,993 SQ. FT.

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**FLOORPLAN
ELEVATION 'B'**
SCALE: 1/8"=1'-0"

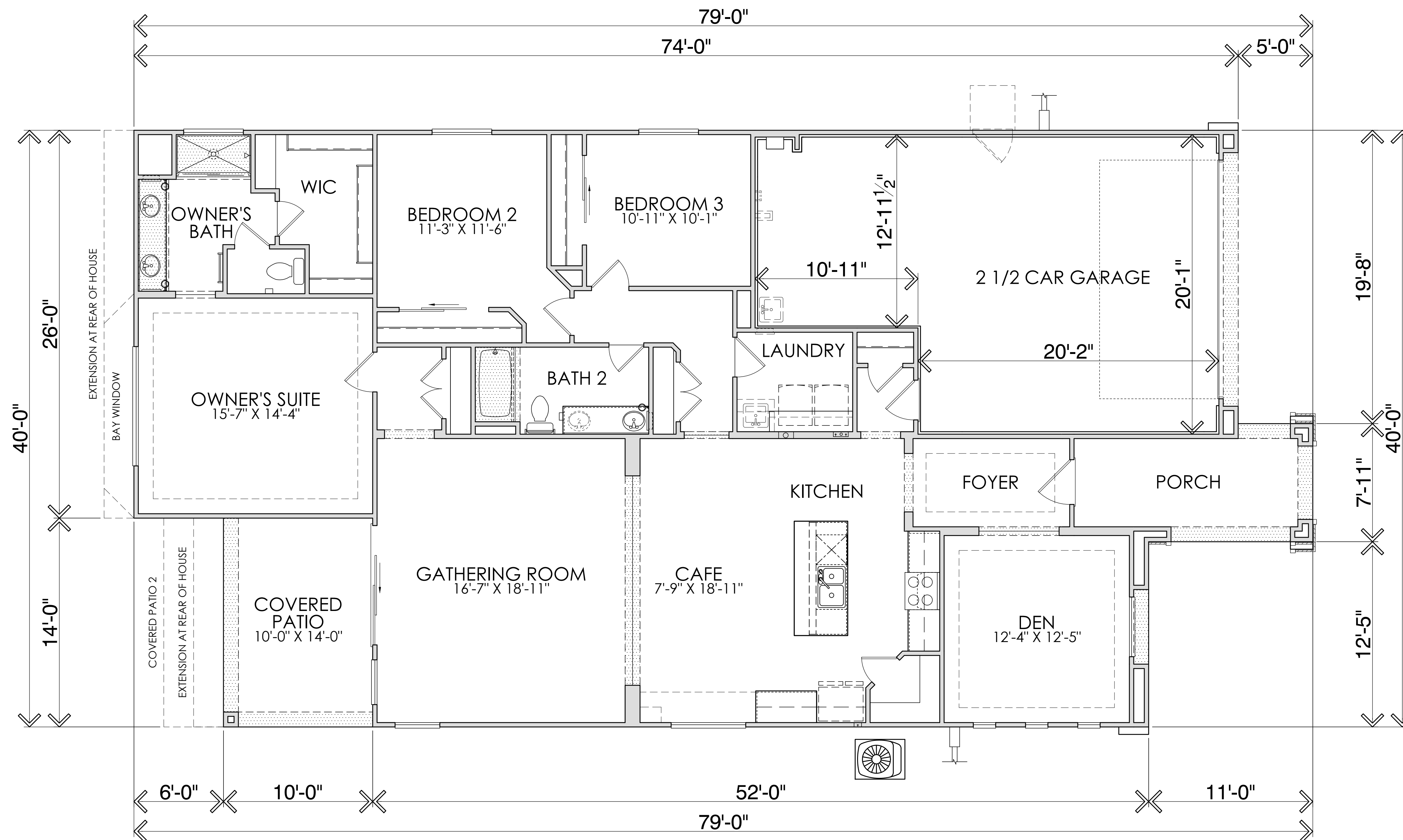


4019-8 ■ 1,993 SQ. FT.

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7/18/2019



**FLOORPLAN
 ELEVATION 'C'**
 SCALE: 1/8"=1'-0"

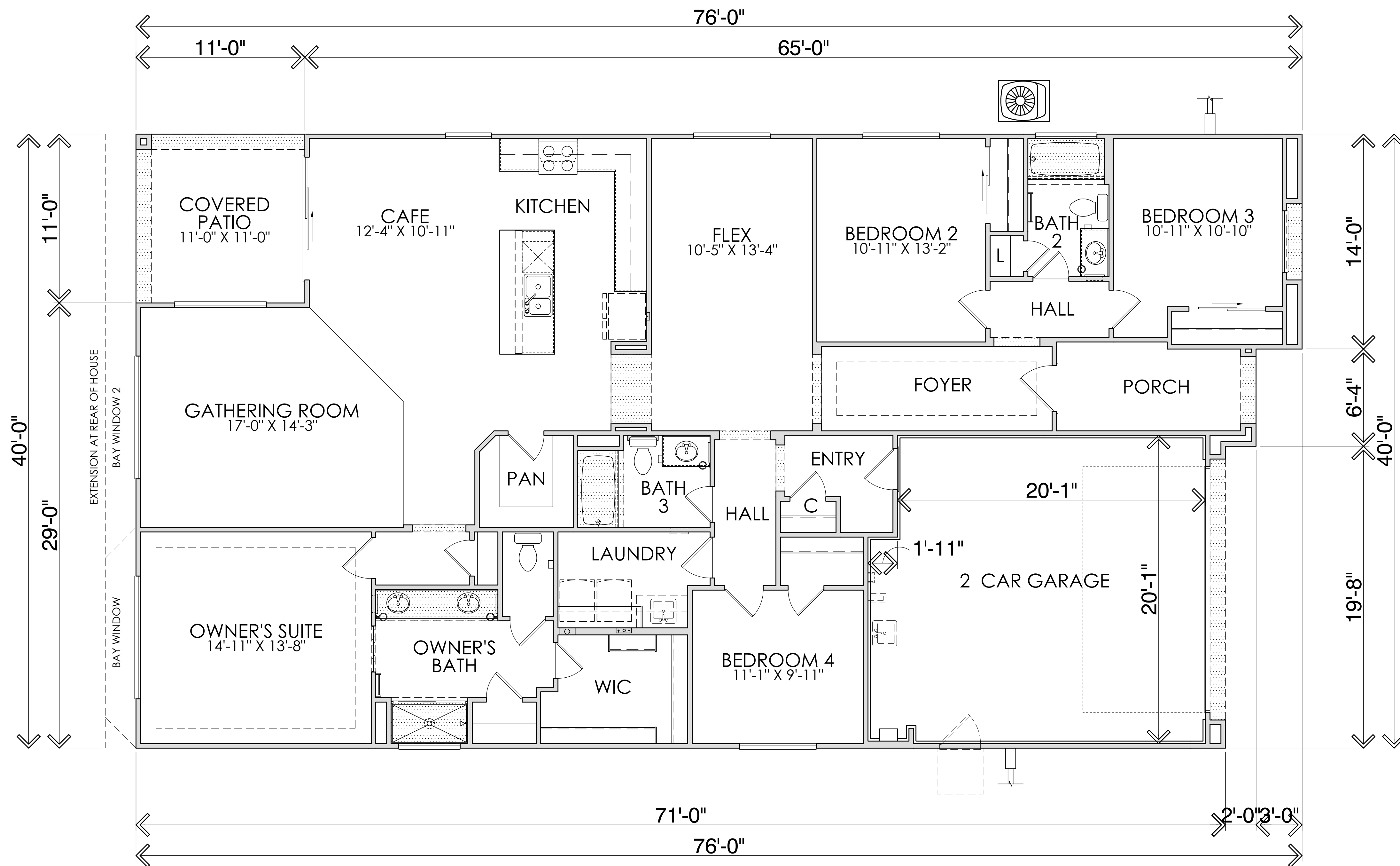


4019-8 ■ 1,993 SQ. FT.

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7/18/2019



**FLOORPLAN
ELEVATION 'A'**
SCALE: 1/8"=1'-0"

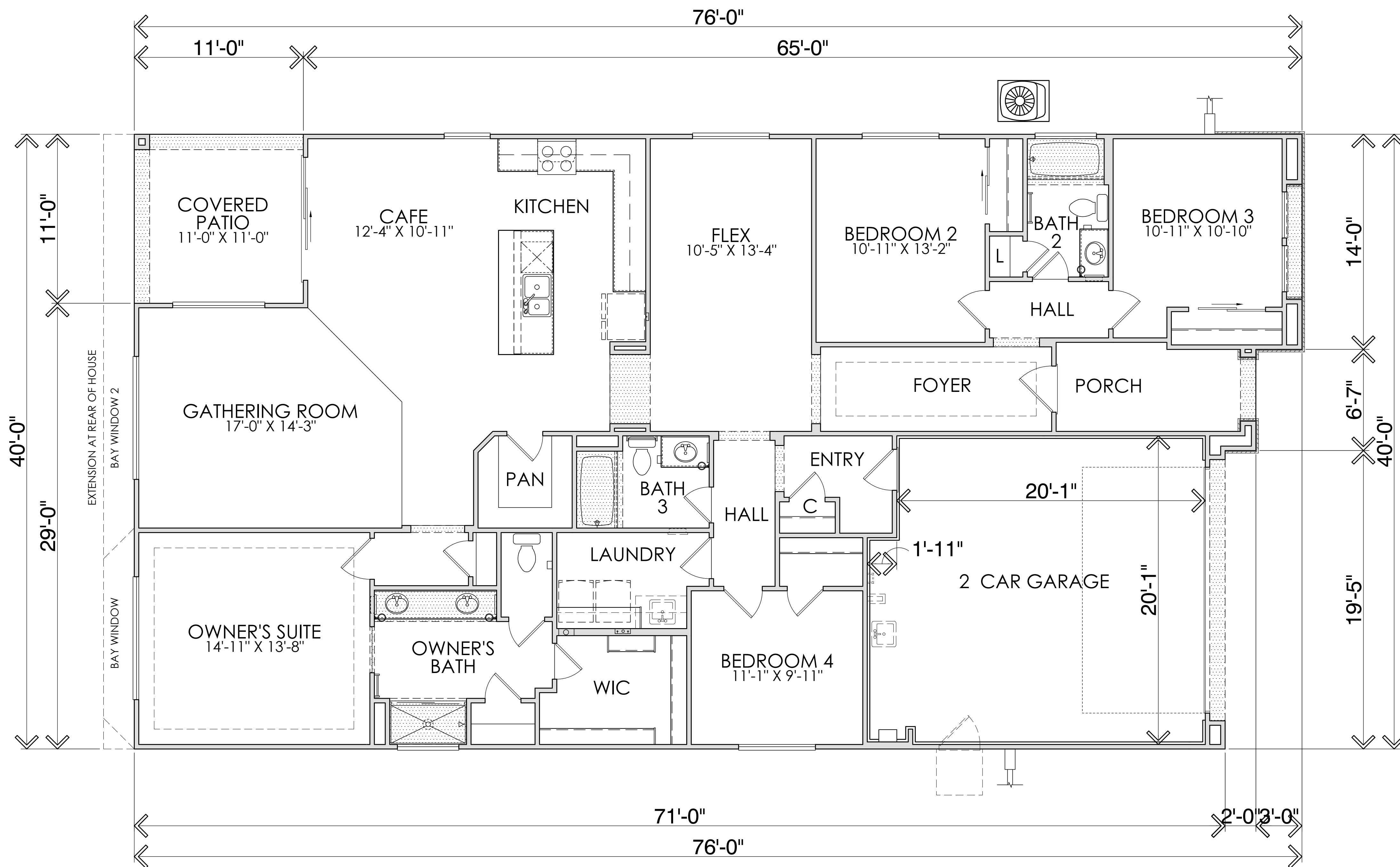


4022-8 ■ 2,249 SQ. FT.

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7/18/2019



**FLOORPLAN
ELEVATION 'B'**
SCALE: 1/8"=1'-0"

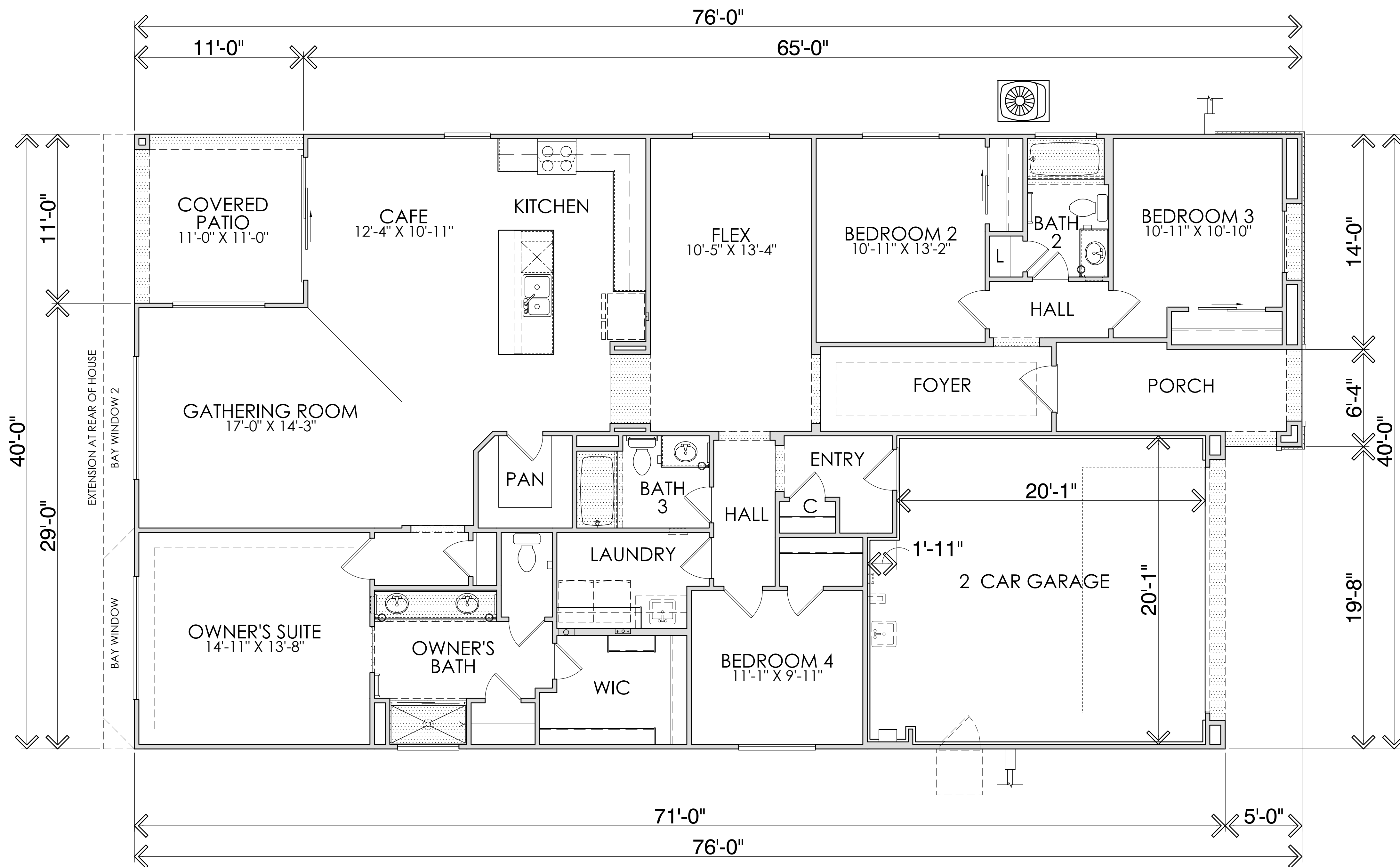


4022-8 ■ 2,249 SQ. FT.

(c) Copyright 2019 PulteGroup, Inc.

HARVEST - 4000 SERIES

7/18/2019



**FLOORPLAN
ELEVATION 'C'**
SCALE: 1/8"=1'-0"

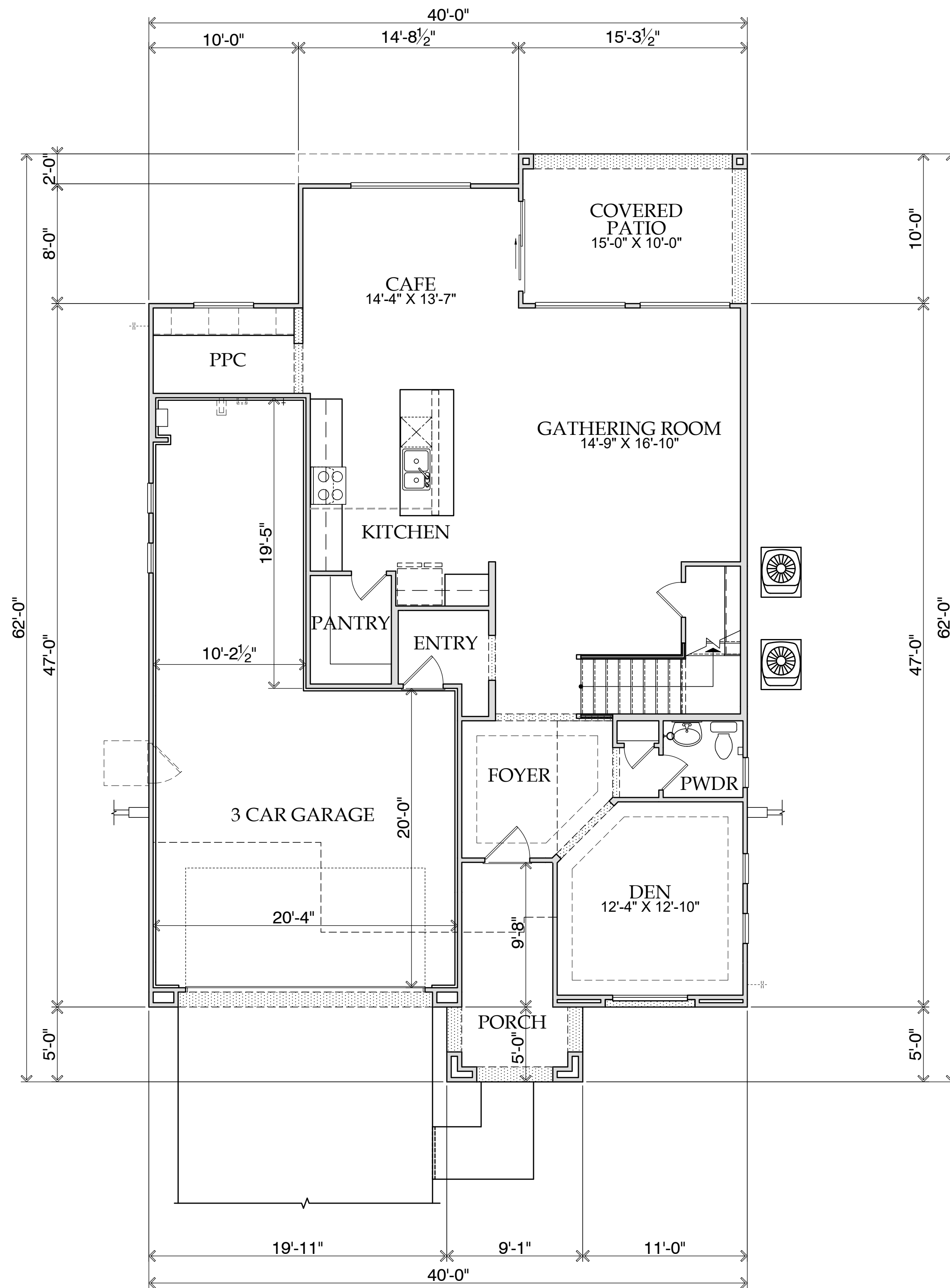


4022-8 ■ 2,249 SQ. FT.

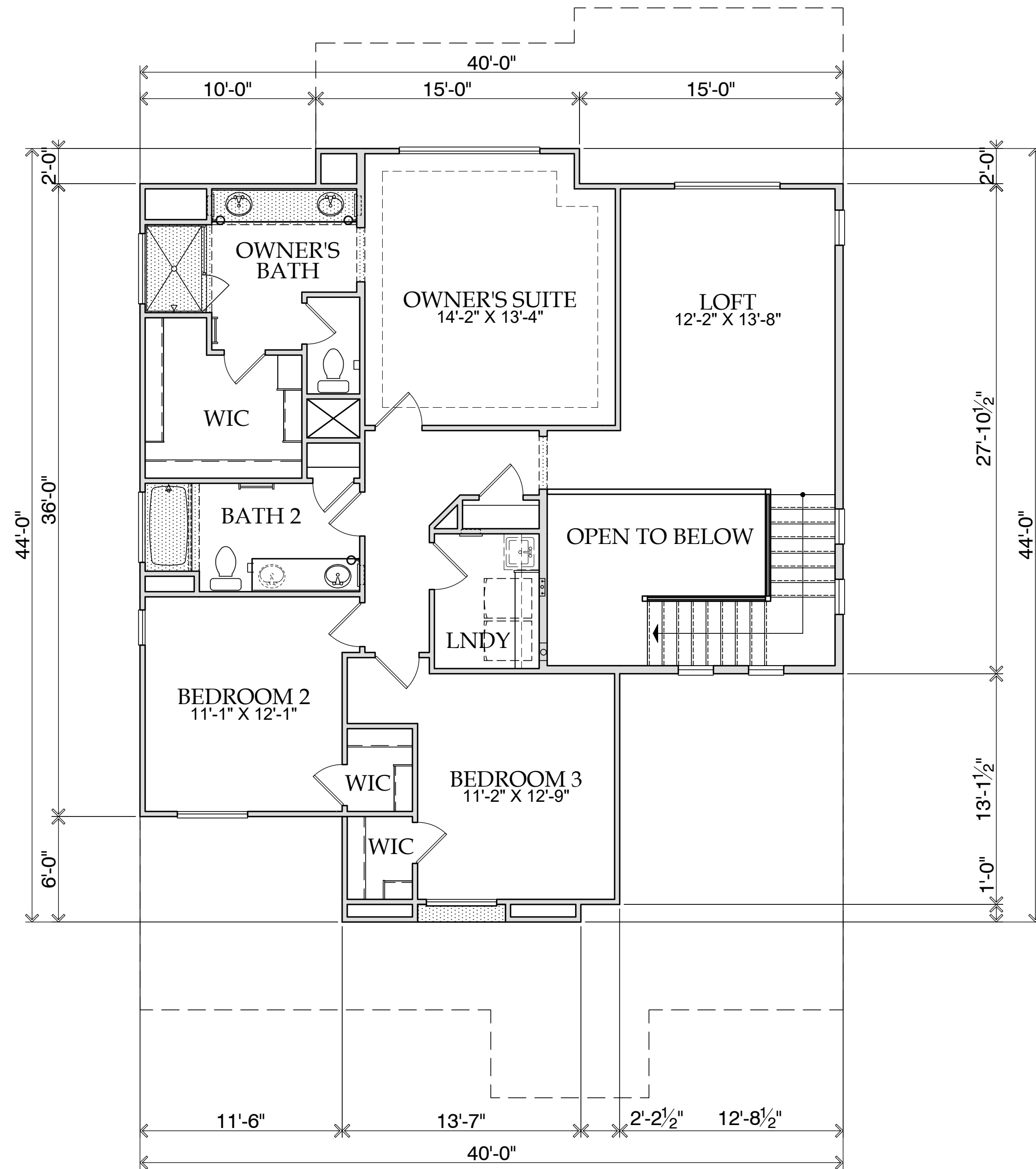
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7/18/2019



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4025-8 ■ 2,609 SQ. FT.

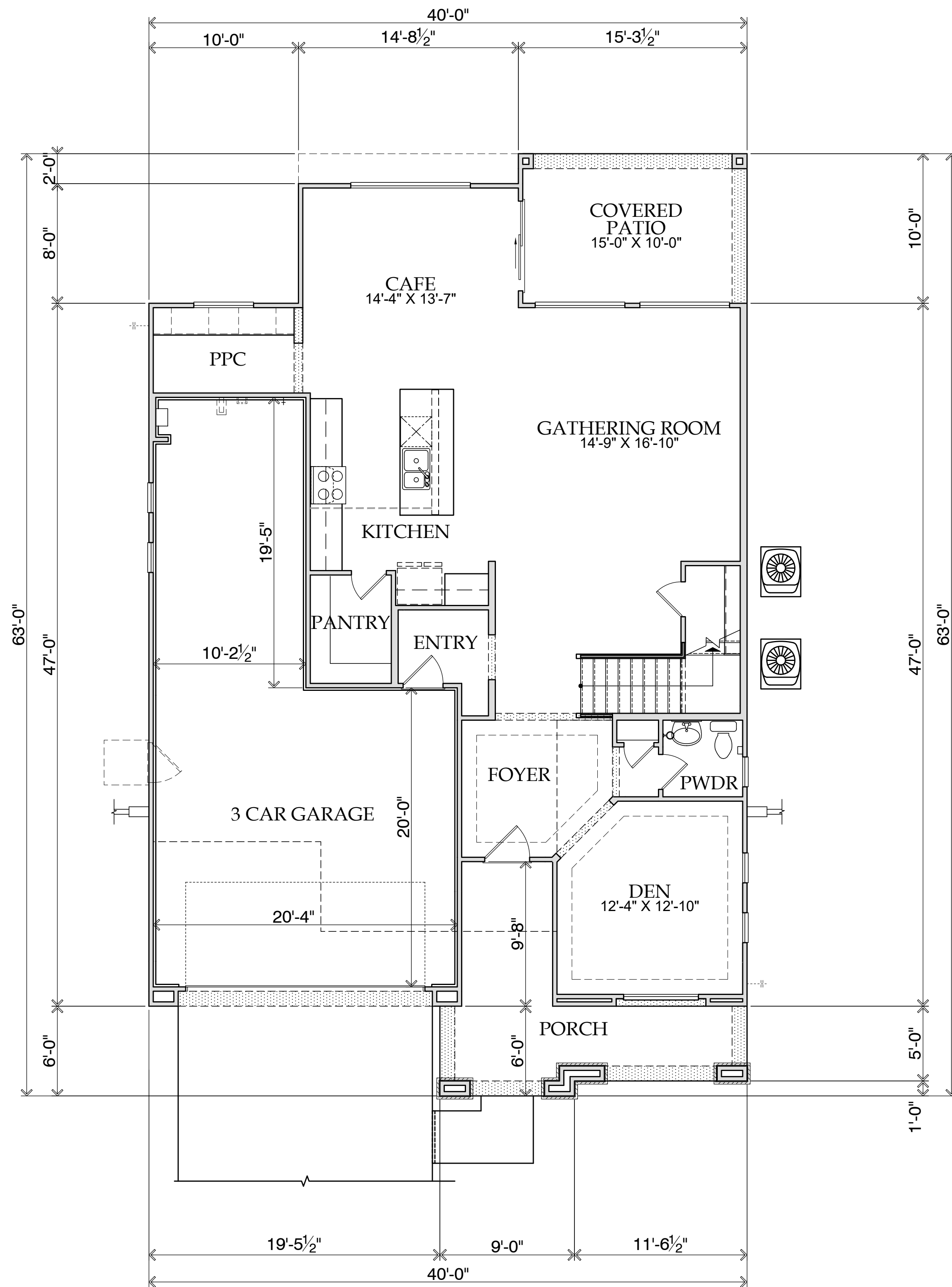
(c) Copyright 2020 PulteGroup, Inc.

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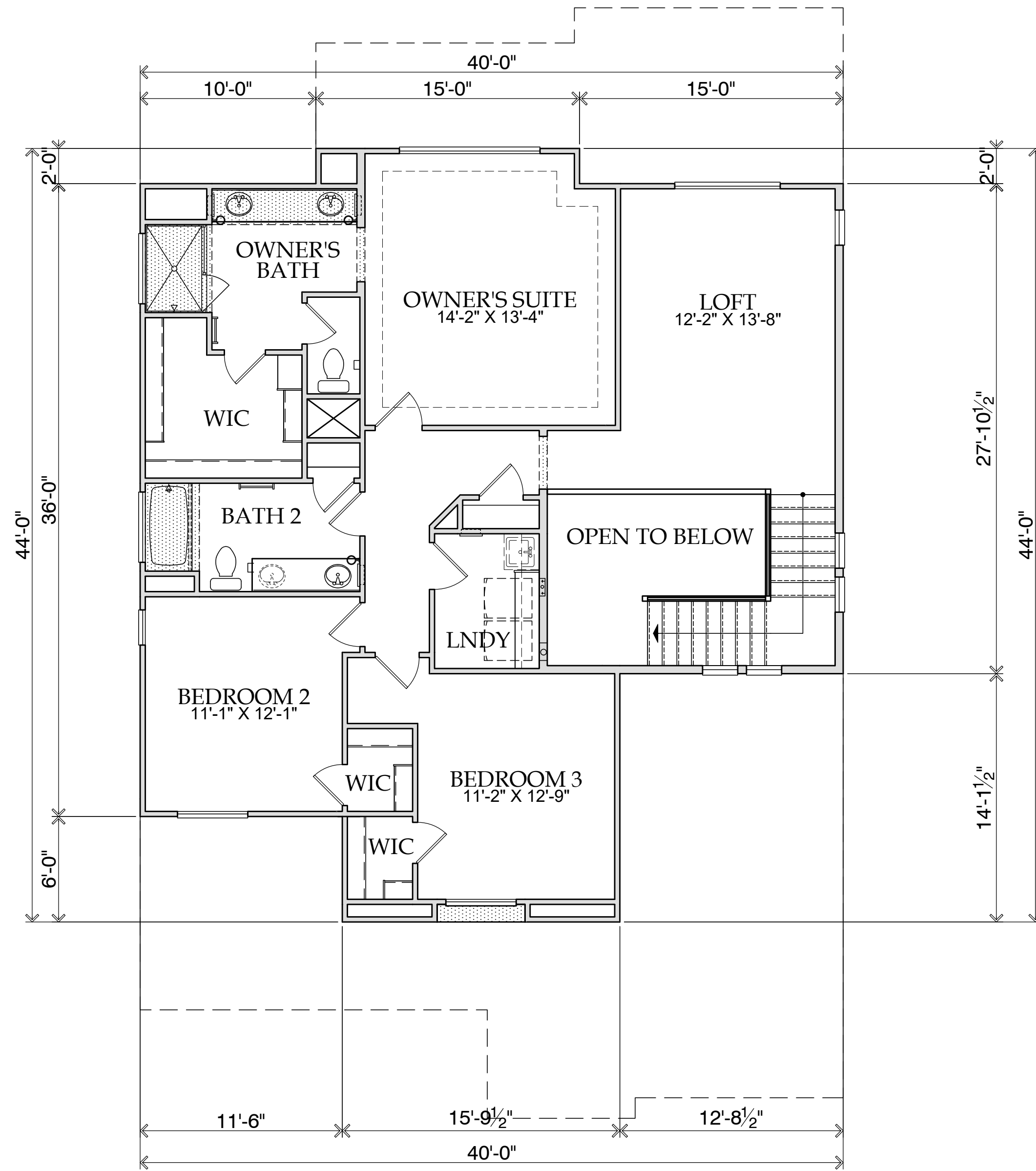
12/15/2020

ELEVATION 'A'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4025-8 ■ 2,609 SQ. FT.

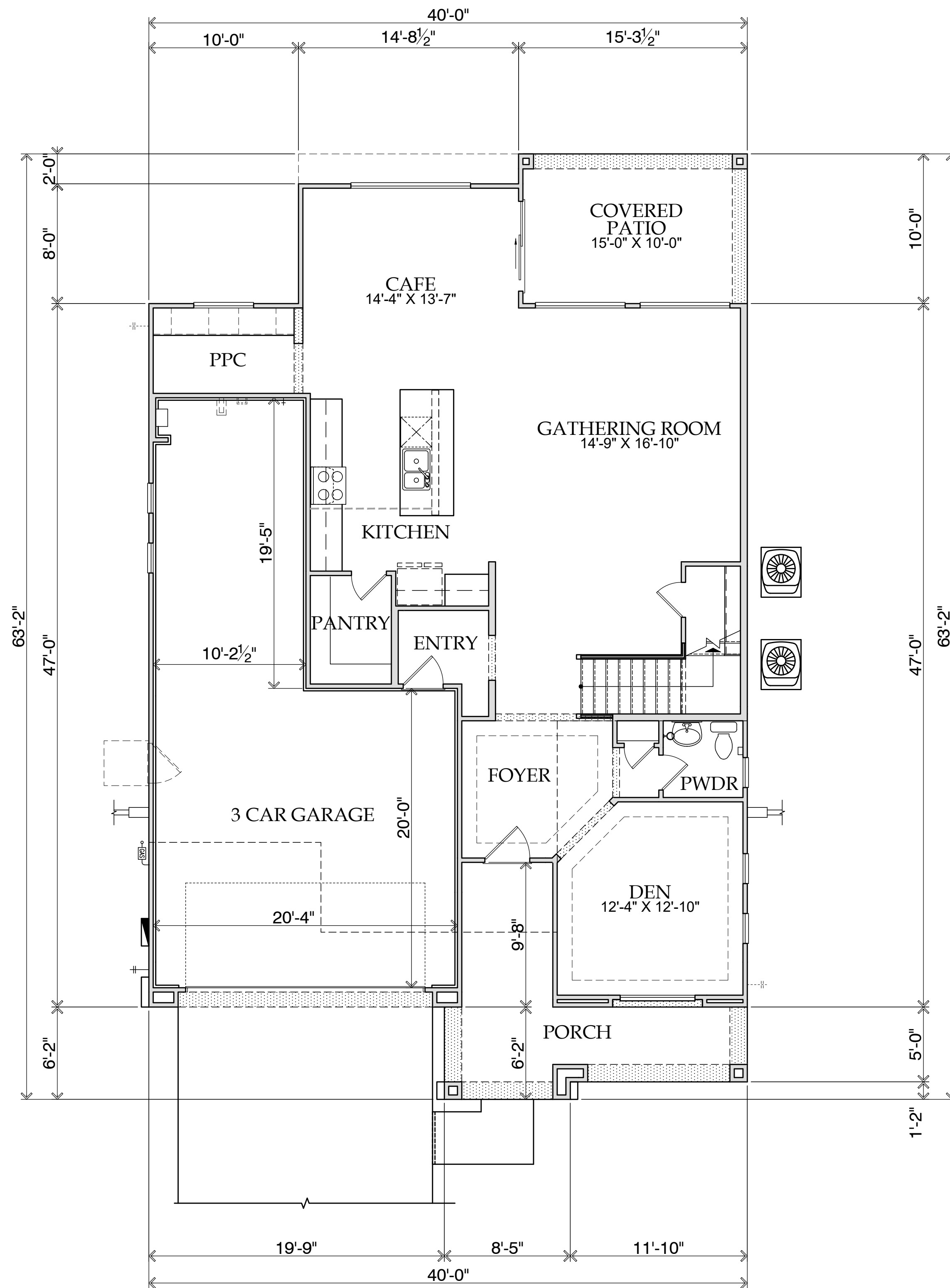
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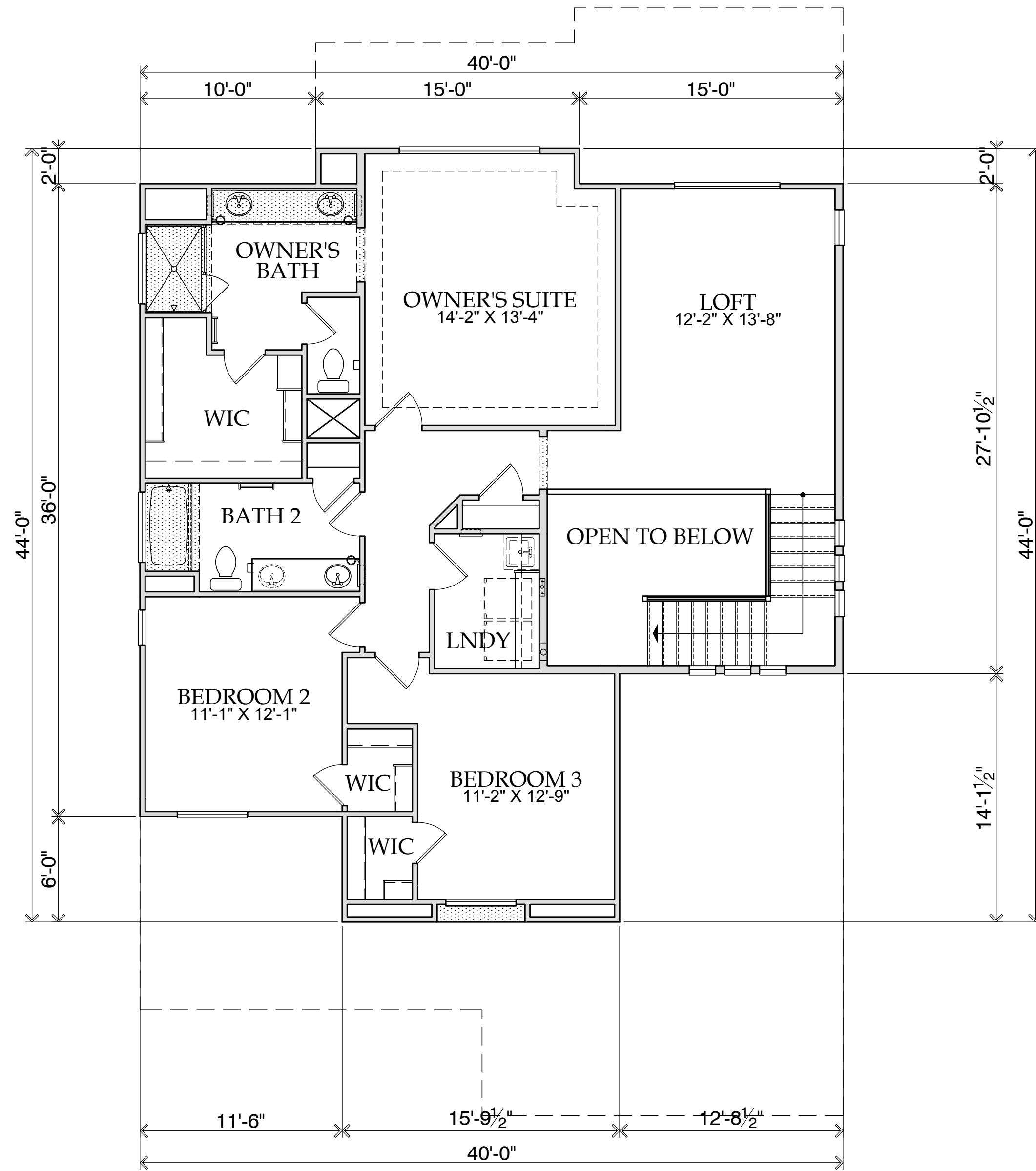
12/15/2020

ELEVATION 'B'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



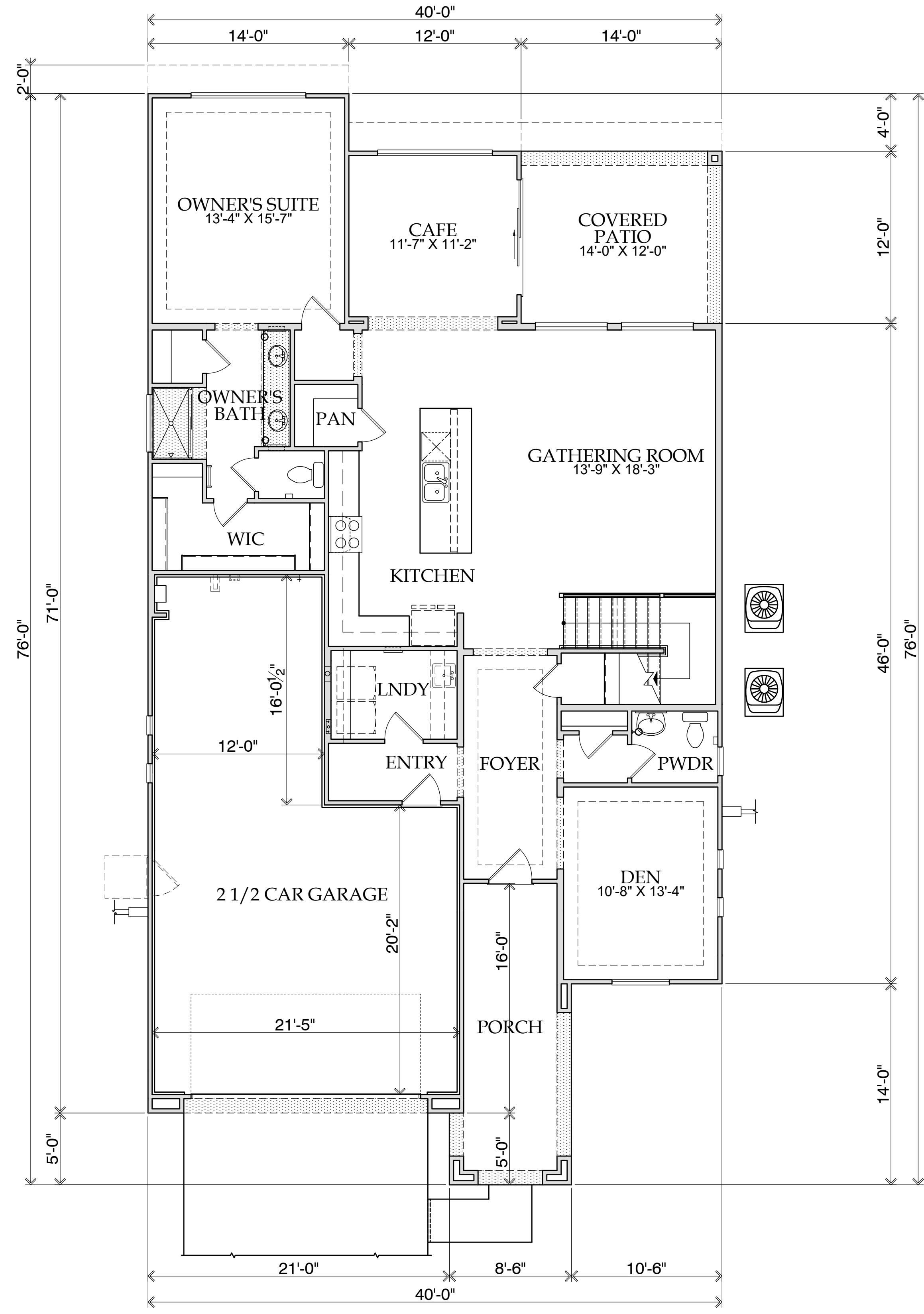
4025-8 ■ 2,609 SQ. FT.

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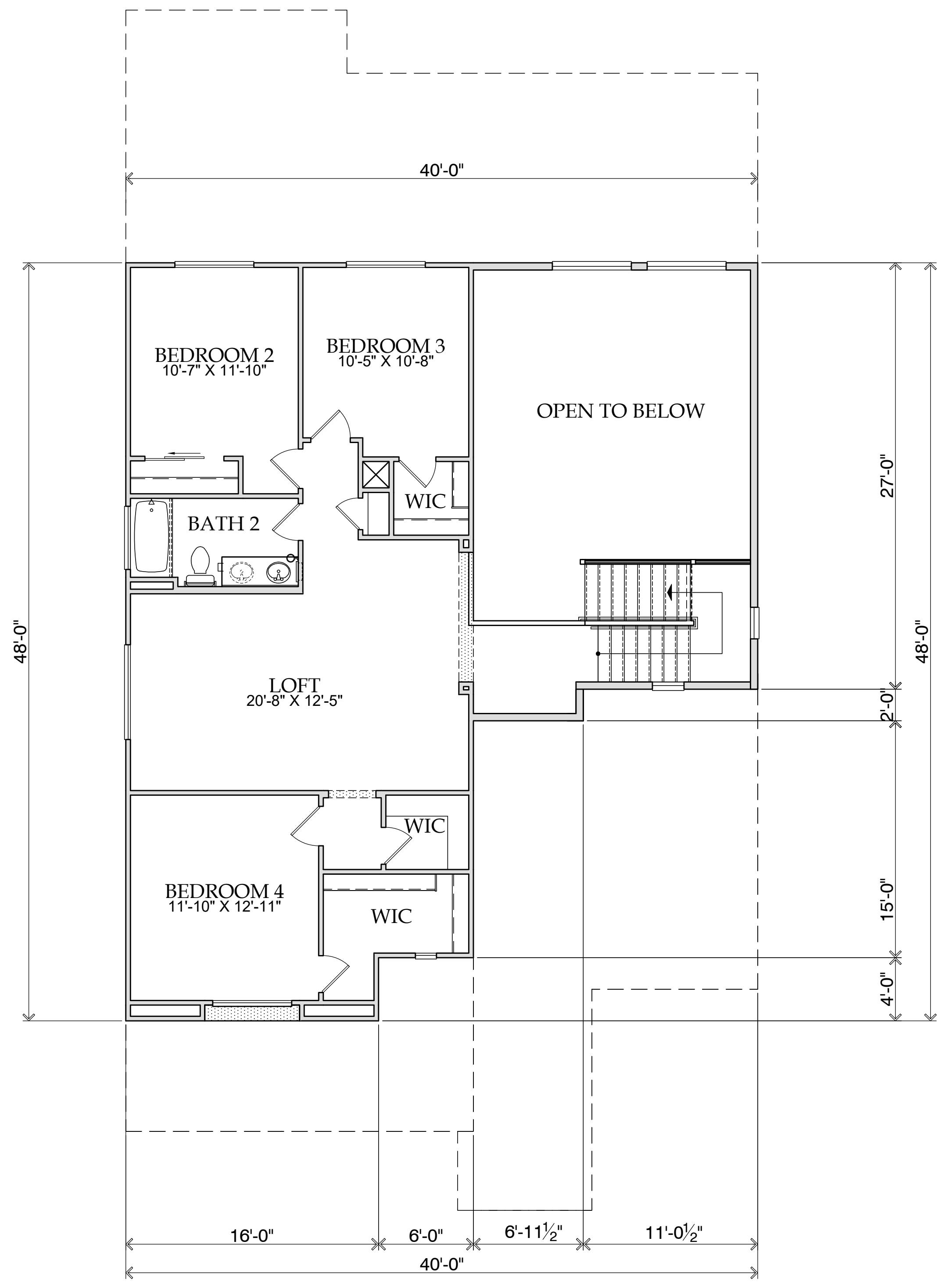
Harvest - 4000 Series

12/15/2020

ELEVATION 'C'
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4028-8 ■ 2,821 SQ. FT.

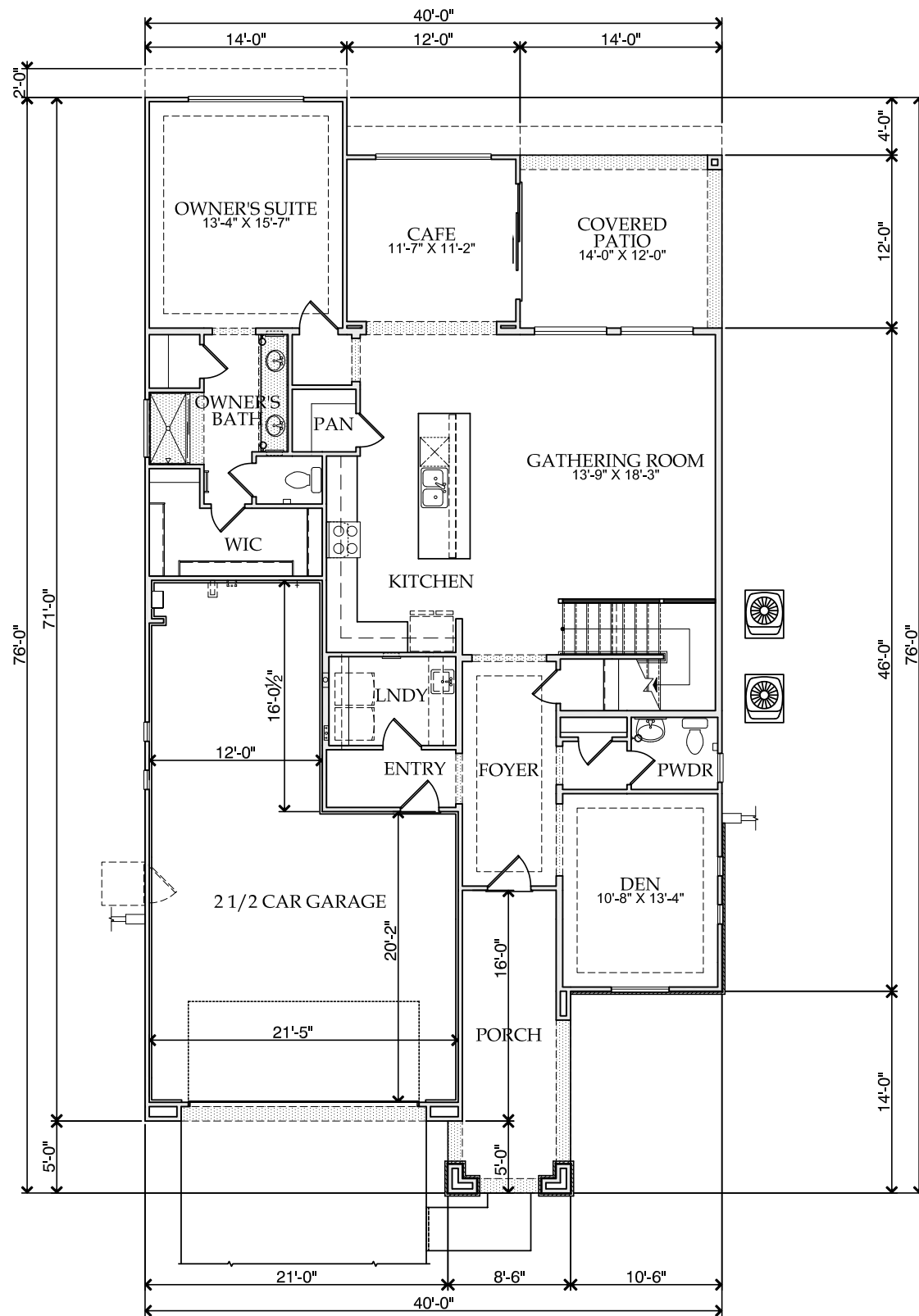
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Harvest - 4000 Series

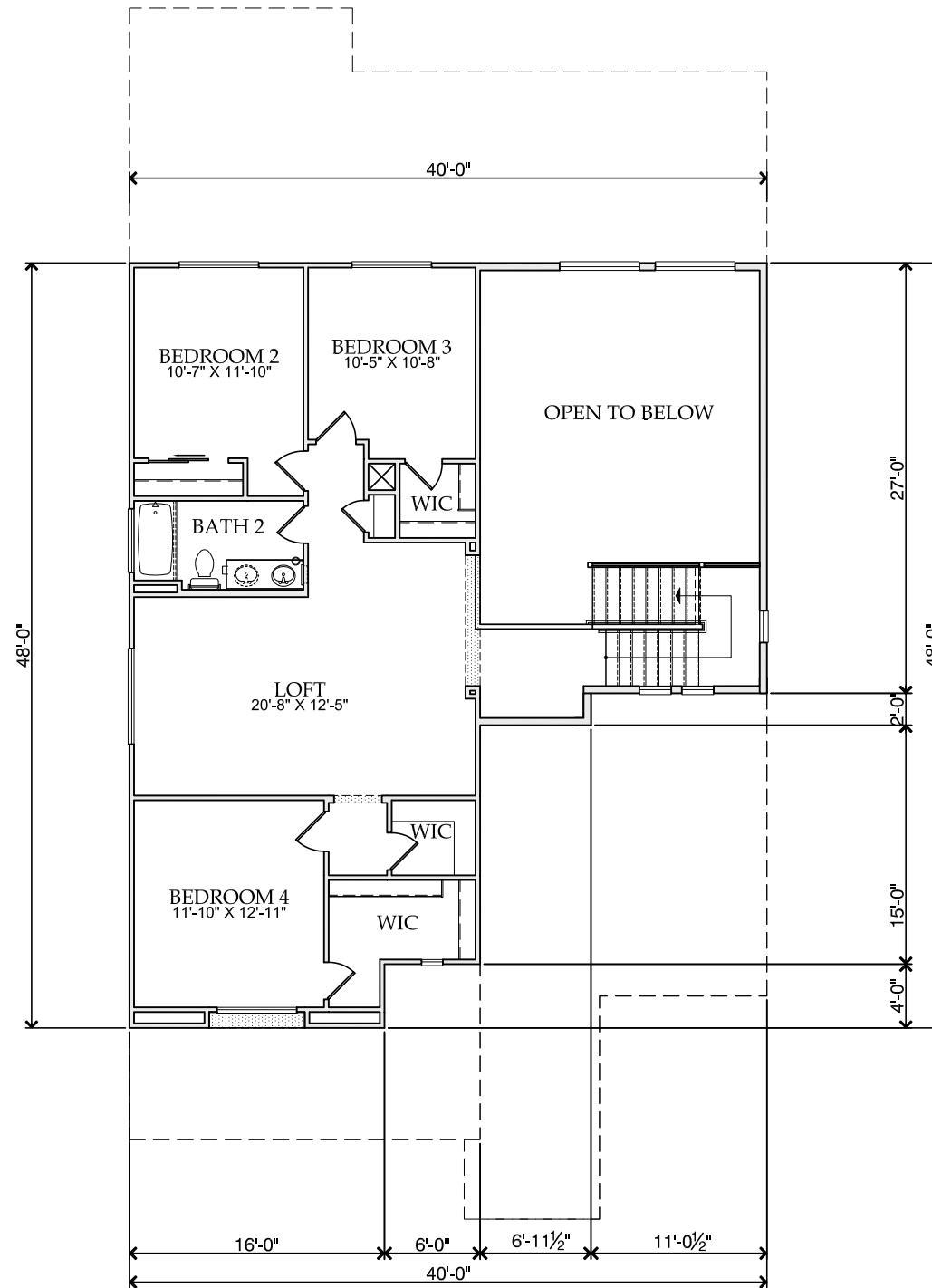
12/15/2020

ELEVATION 'A'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4028-8 ■ 2,821 SQ. FT.

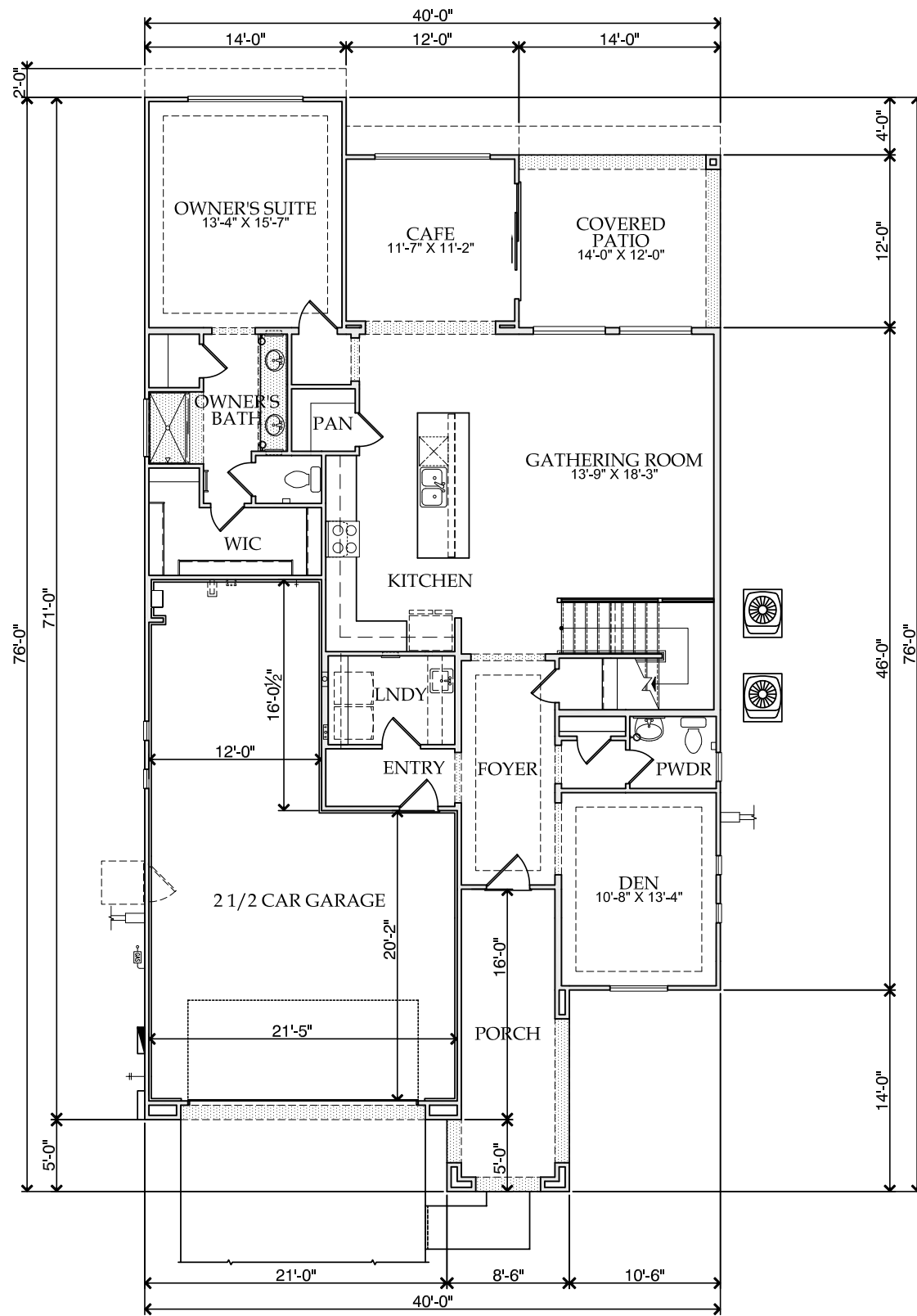
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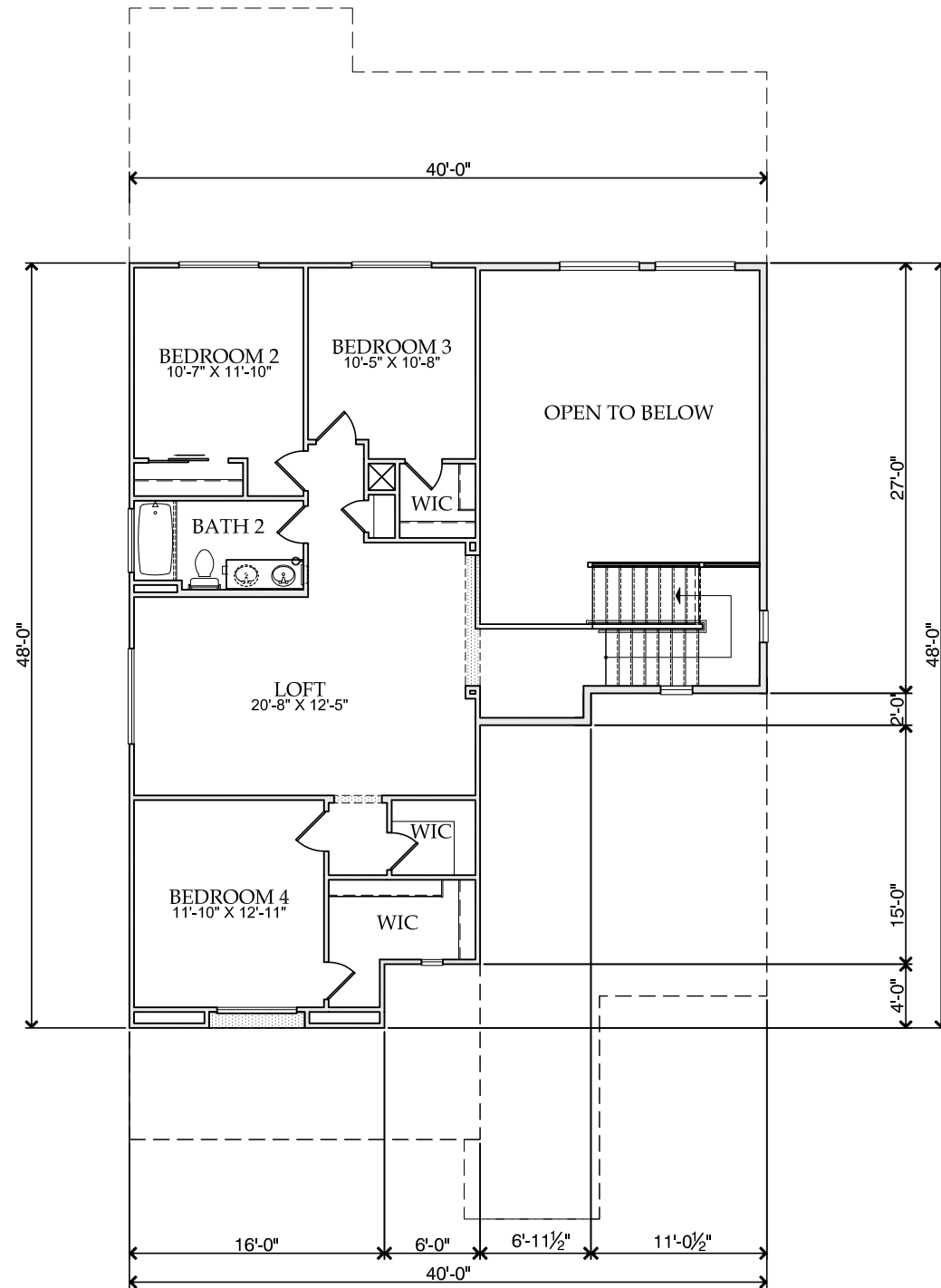
1/15/2021

ELEVATION 'B'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4028-8 ■ 2,821 SQ. FT.

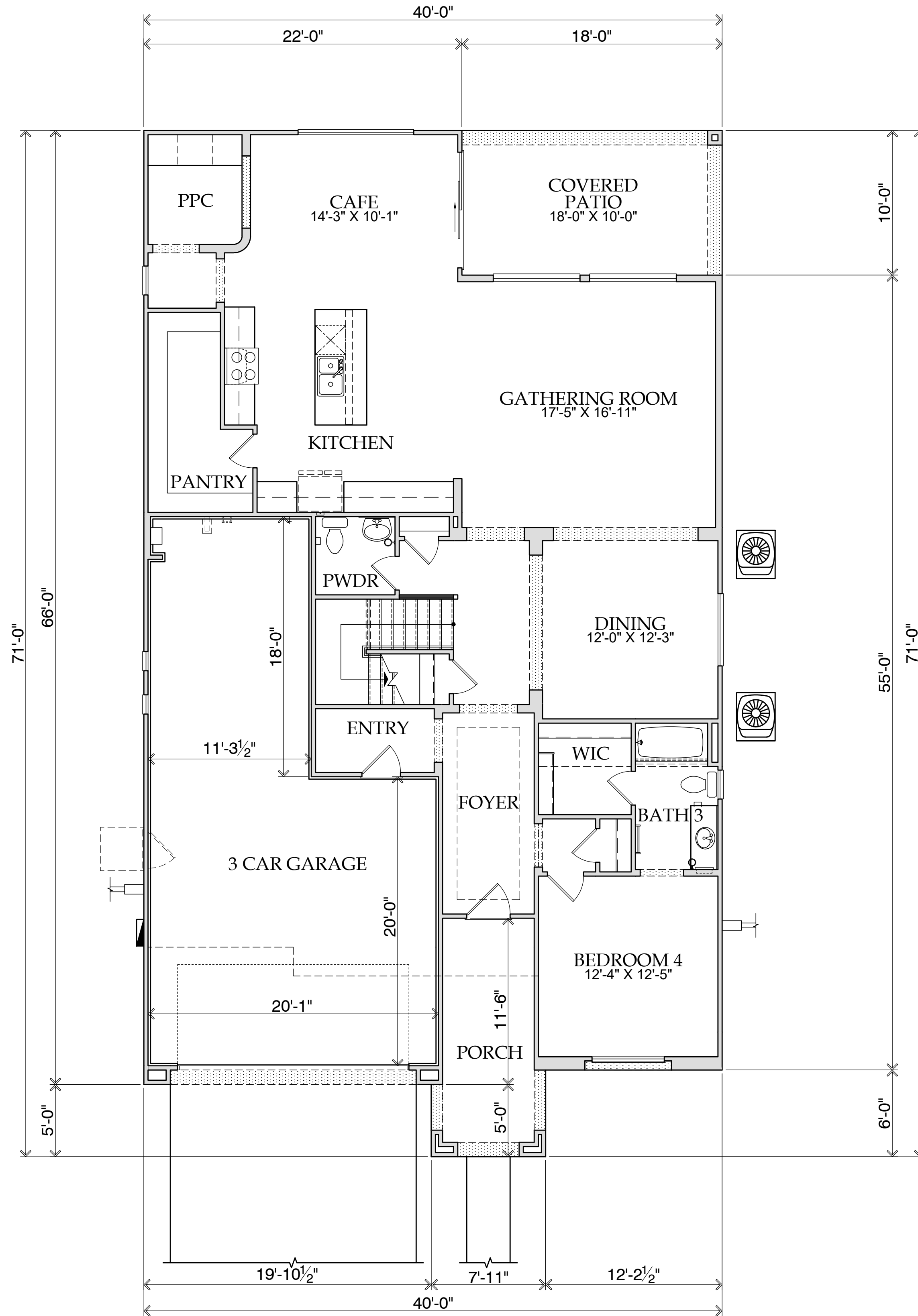
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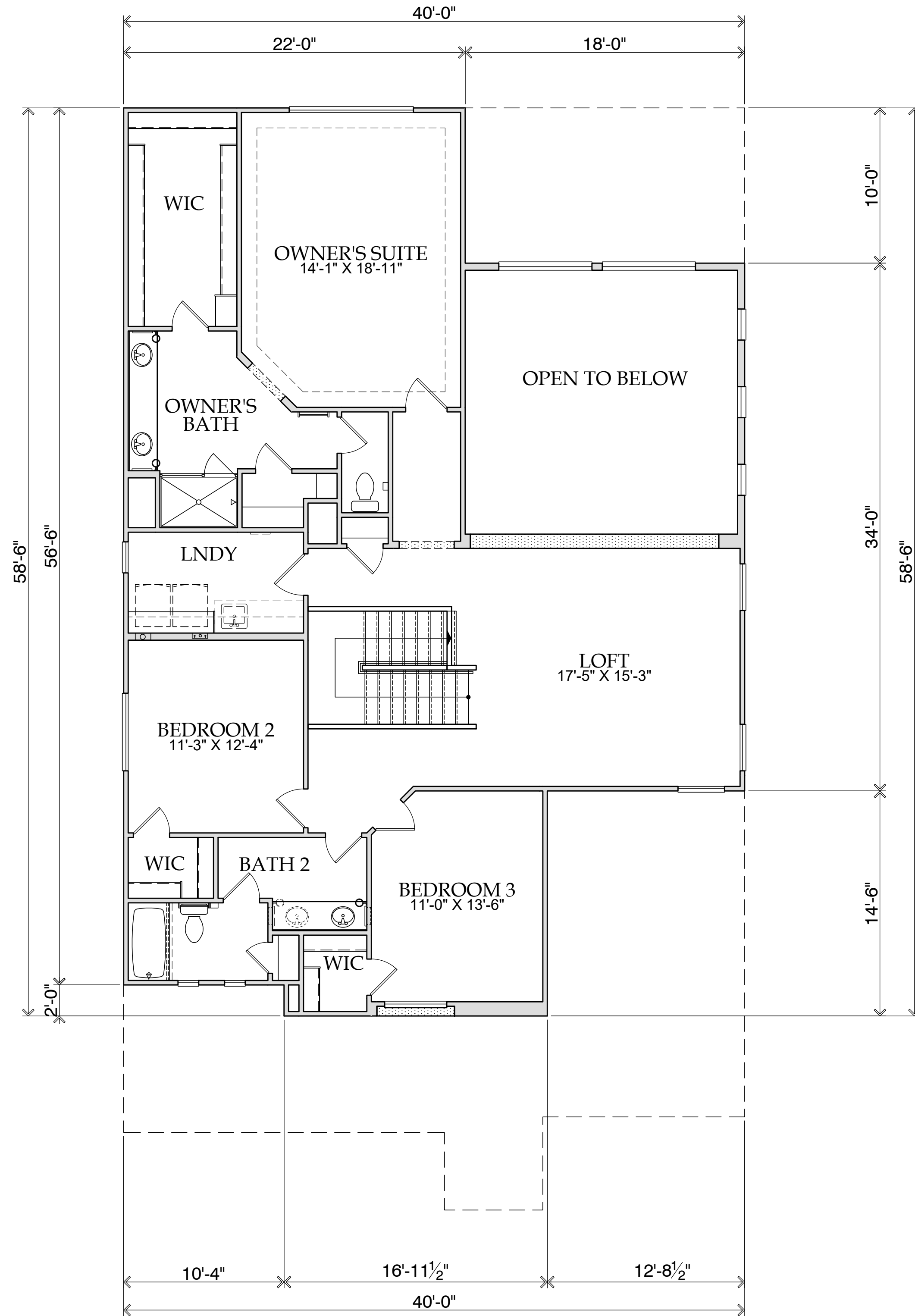
1/15/2021

ELEVATION 'C'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4033-1 ■ 3,333 SQ. FT.

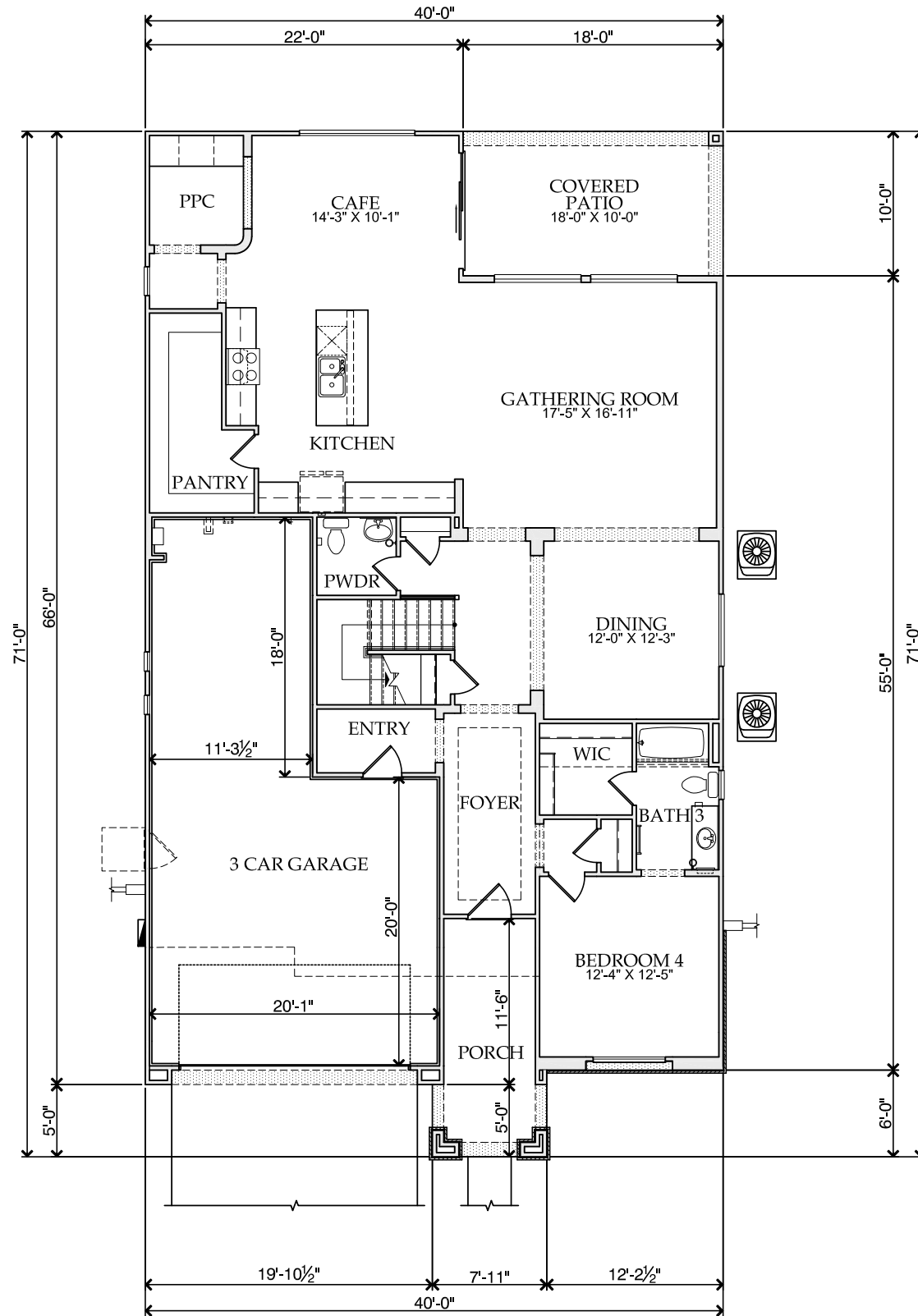
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Harvest - 4000 Series

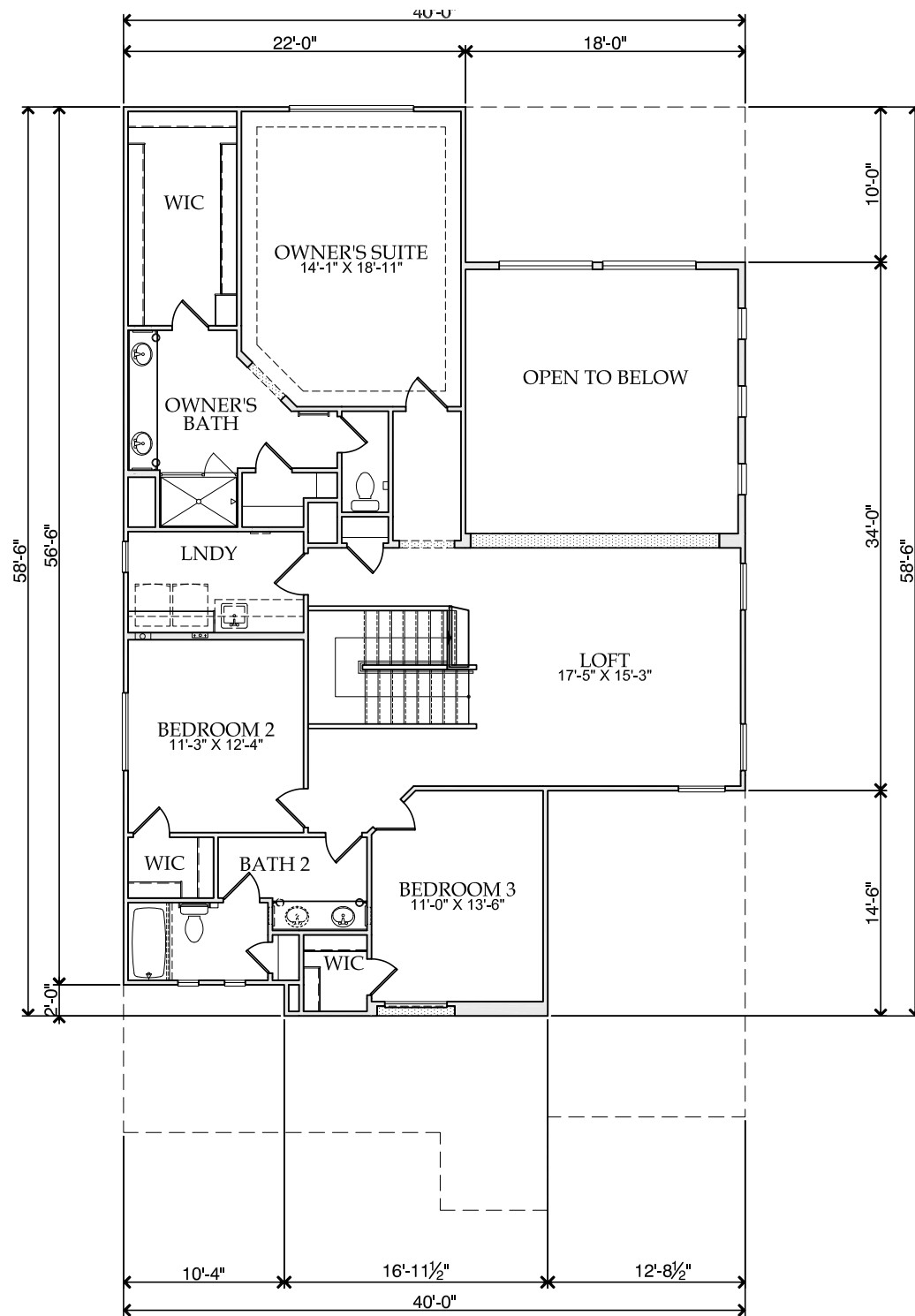
12/16/2020

ELEVATION 'A'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4033-1 ■ 3,333 SQ. FT.

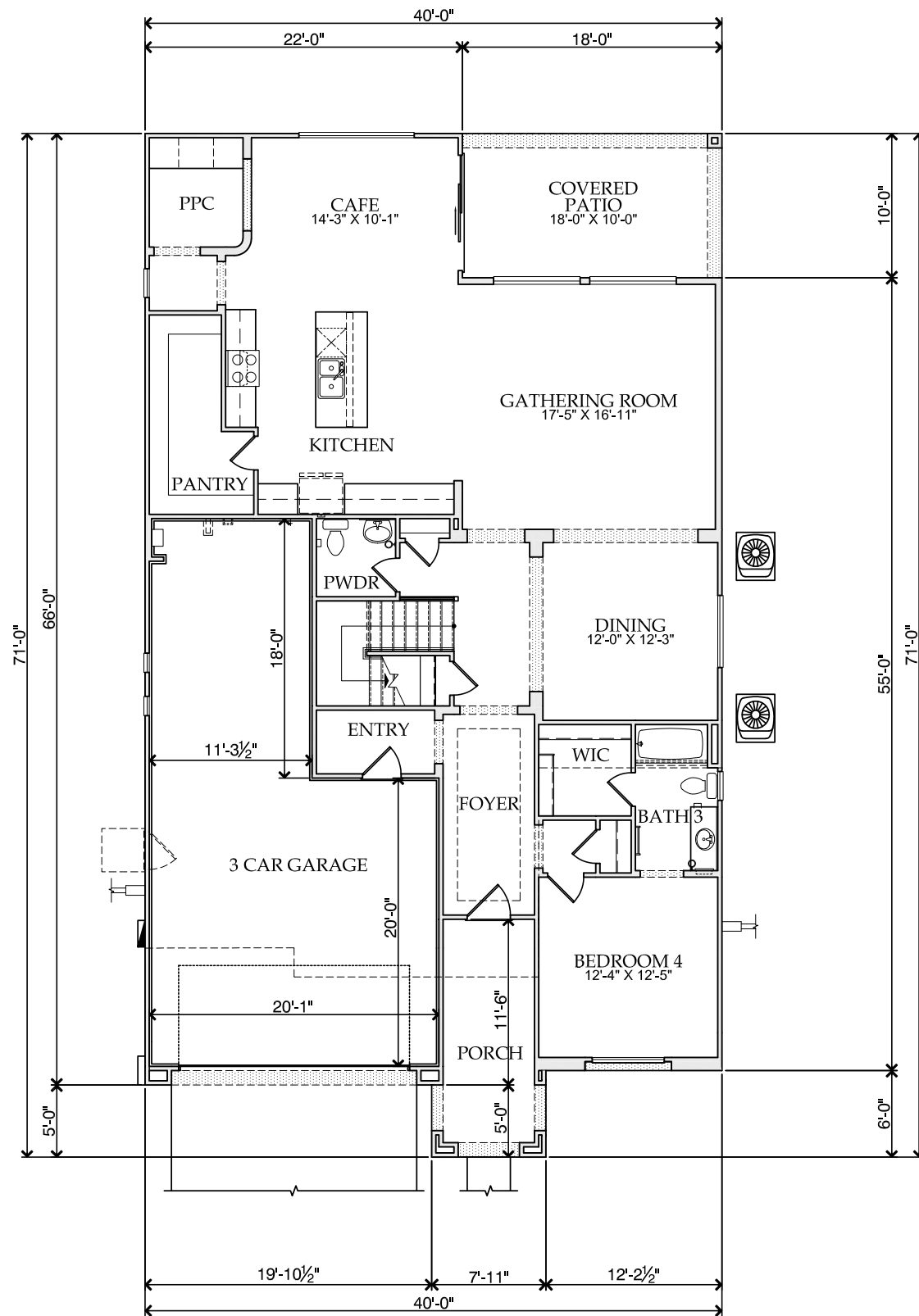
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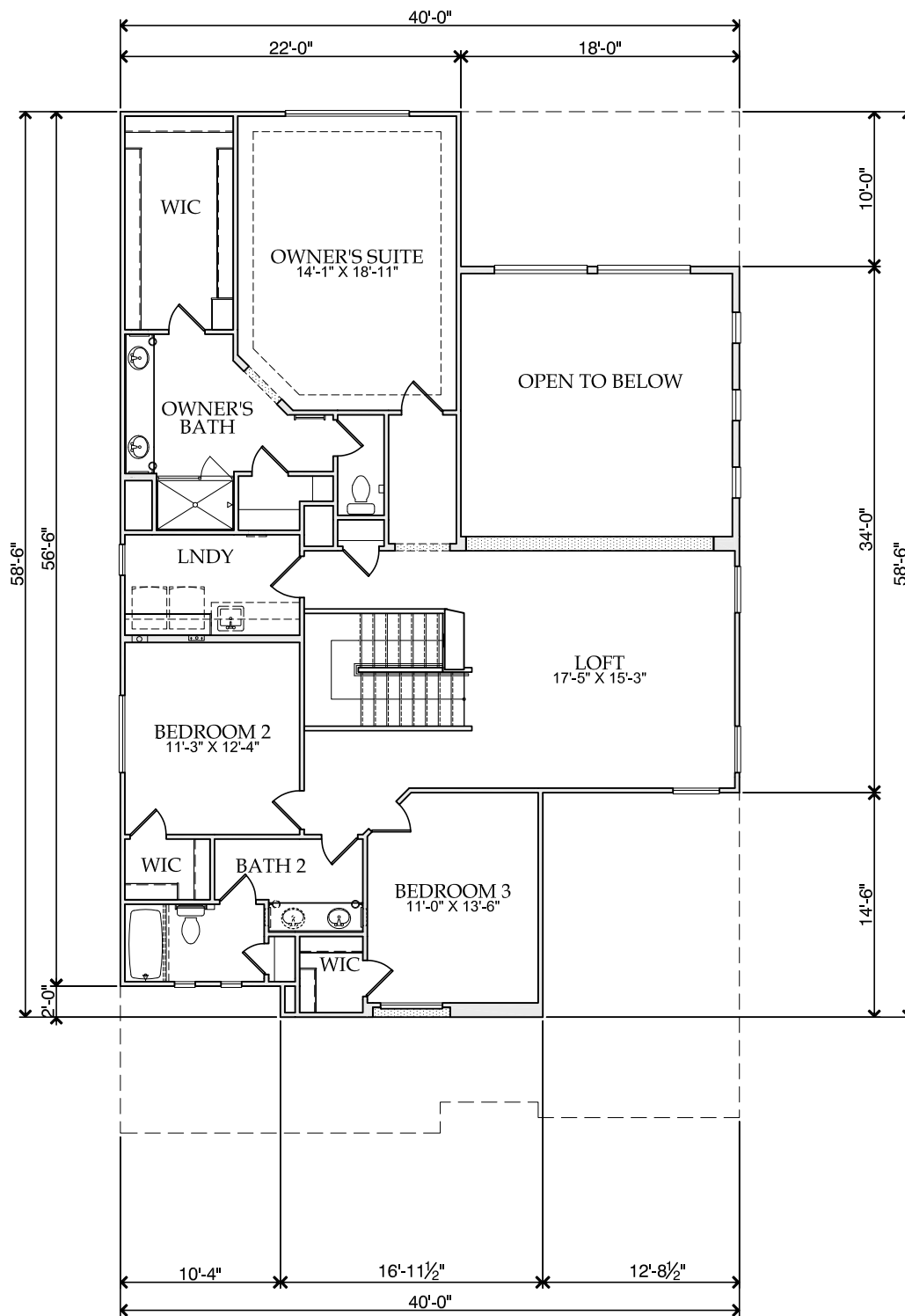
1/15/2021

ELEVATION 'B'

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



4033-1 ■ 3,333 SQ. FT.

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1/15/2021

ELEVATION 'C'

SCALE: 3/16"=1'-0"