

SEVILLA II

PLANNING APPLICATION

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- A3.1 4028-2 FRONT ELEVATIONS
- A3.2 4028-2 ELEVATIONS 'A' - SPANISH
- A3.3 4028-2 FLOOR PLAN 'B' - DESERT CONTEMPORARY
- A3.4 4028-2 ELEVATIONS 'B' - DESERT CONTEMPORARY
- A3.5 4028-2 FLOOR PLAN 'C' - PRAIRIE
- A3.6 4028-2 ELEVATIONS 'C' - PRAIRIE
- A4.0-A4.9 SHADE STUDY

PROJECT SITE:

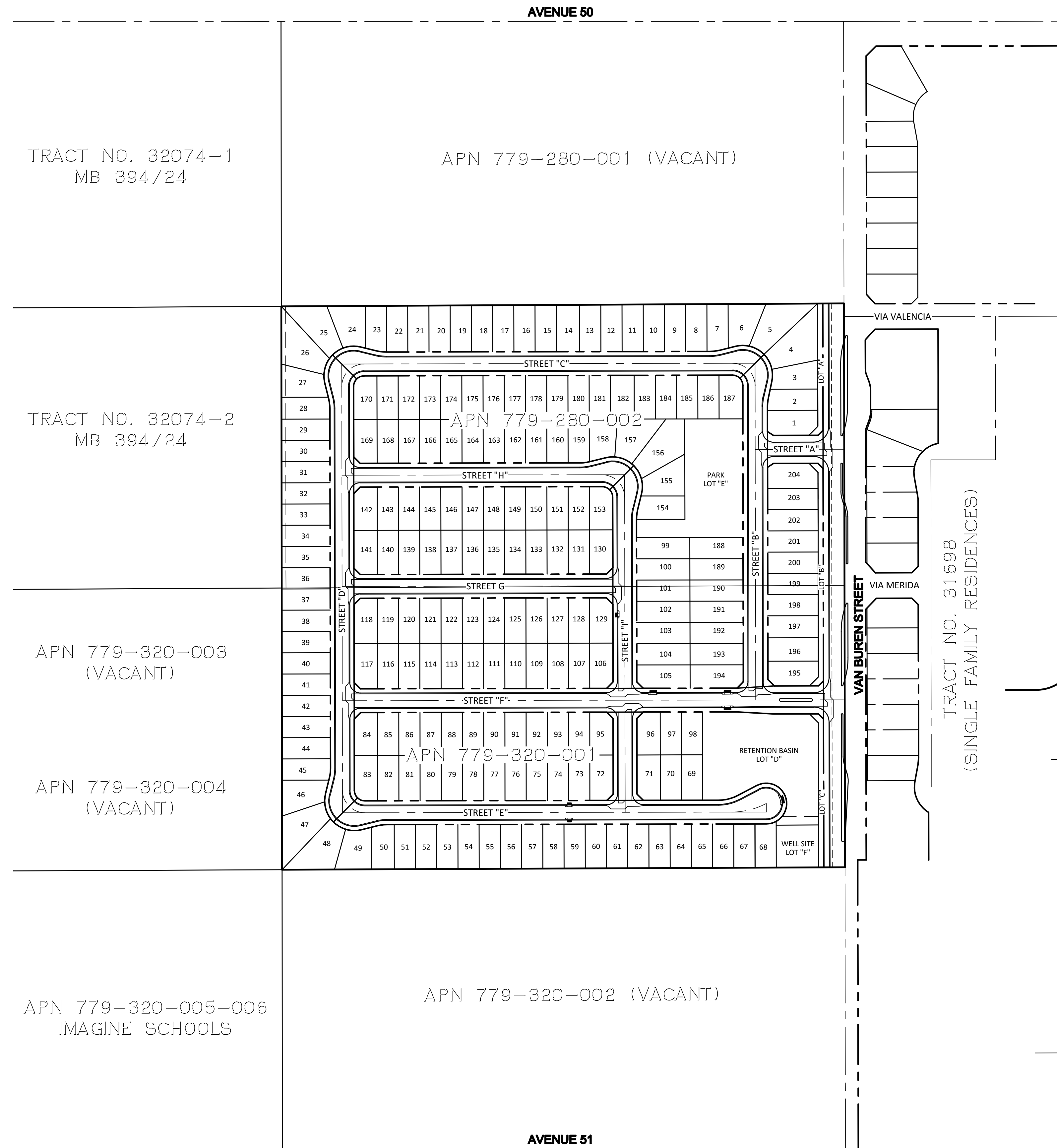
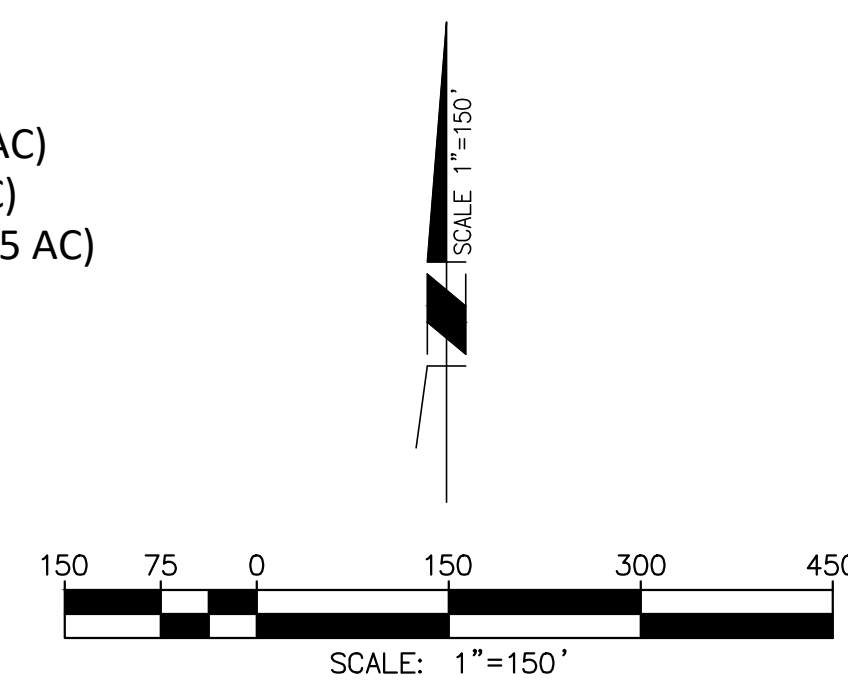
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)
PROPOSED ZONING: GENERAL NEIGHBORHOOD, PUD

EXISTING GENERAL PLAN: GENERAL NEIGHBORHOOD
PROPOSED GENERAL PLAN: GENERAL NEIGHBORHOOD

PROJECT SITE: 26.58 NET ACRES
39.35 GROSS ACRES

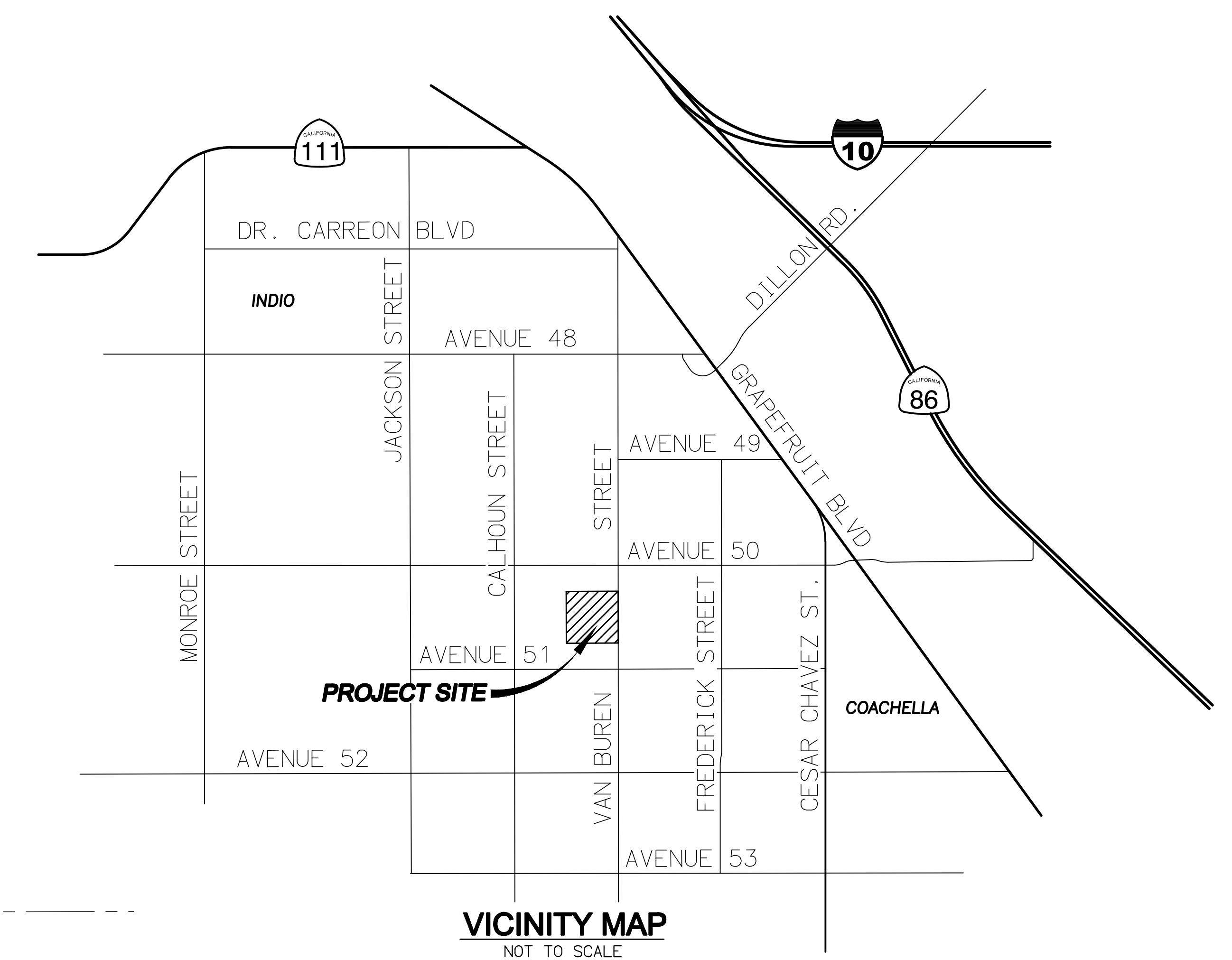
PROPOSED NET DENSITY: 7.7 DUA

TOTAL UNITS: 204 UNITS
PROPOSED LOT AREA: 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I": 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN): 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E": 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F": 10,000 SF (0.23 AC)



INDEX MAP
SCALE: 1"=150'

DEVELOPMENT STANDARDS		
STANDARD	EXISTING	PROPOSED
MIN. LOT SIZE	7,200 SF	5,000 SF
MIN. LOT DIMENSIONS	60' X 100'	50' X 100'
MIN. FRONT SETBACK	20'	20'
MIN. REAR SETBACK	15'	15'
MIN. SIDE SETBACK	5'	5'
MIN. CORNER LOT SETBACK FROM STREET	10'	10'
MIN. UNIT SIZE	1,150 SF	1,150 SF
MAX. LOT COVERAGE	40%	40%
MAX. BUILDING HEIGHT	35'	35'



VICINITY MAP
NOT TO SCALE

SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DATE:
2023.08.16

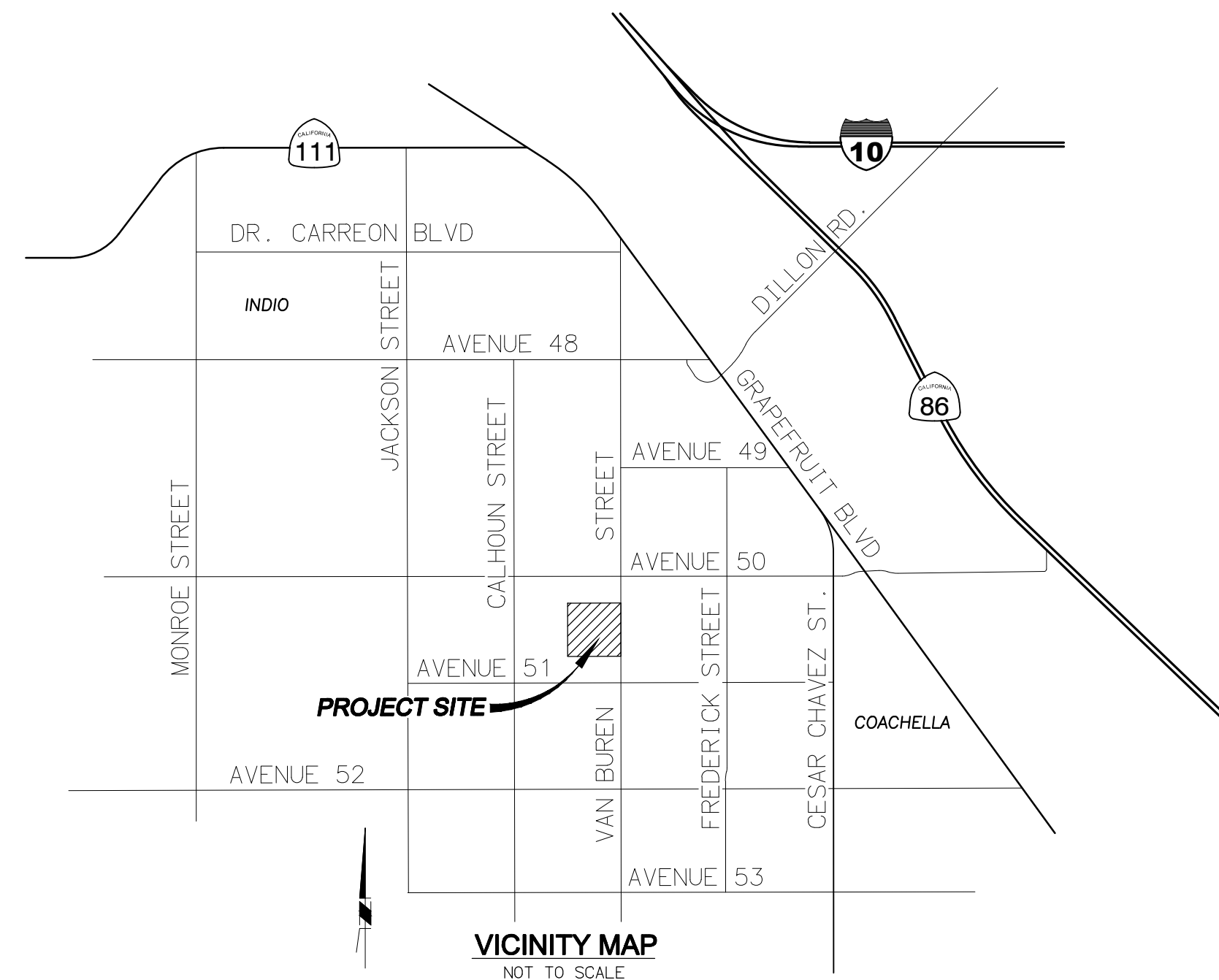
COVER SHEET

DRAWING NO:

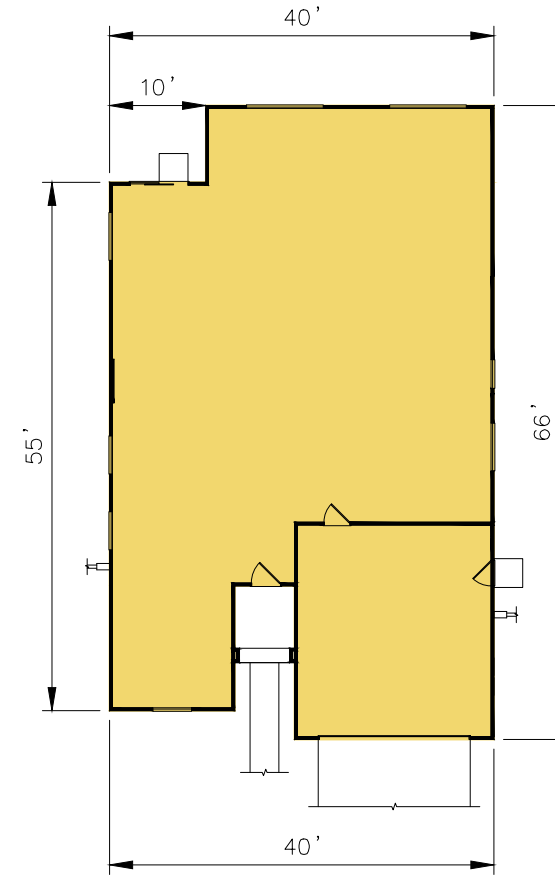
PUD.01

TENTATIVE TRACT NO. 38557 - PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN

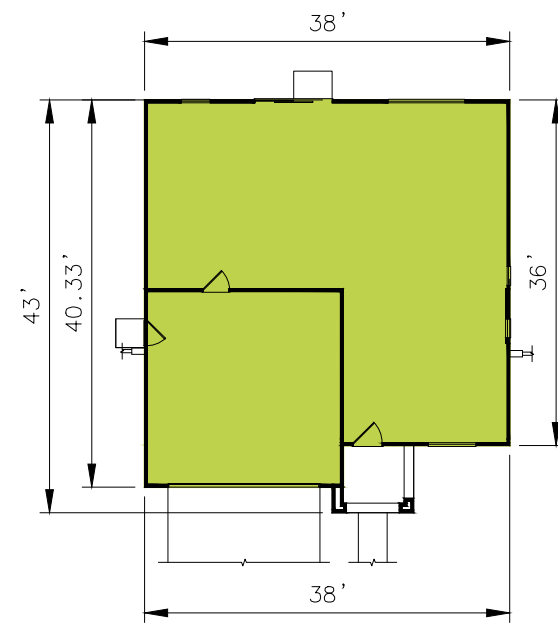
LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



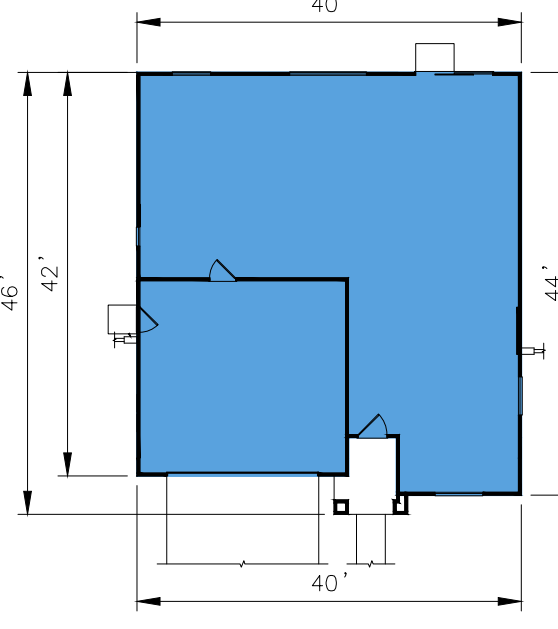
VICINITY MAP
NOT TO SCALE



PLAN 1 (4019-1)
NTS



PLAN 2 (3823-1)
NTS



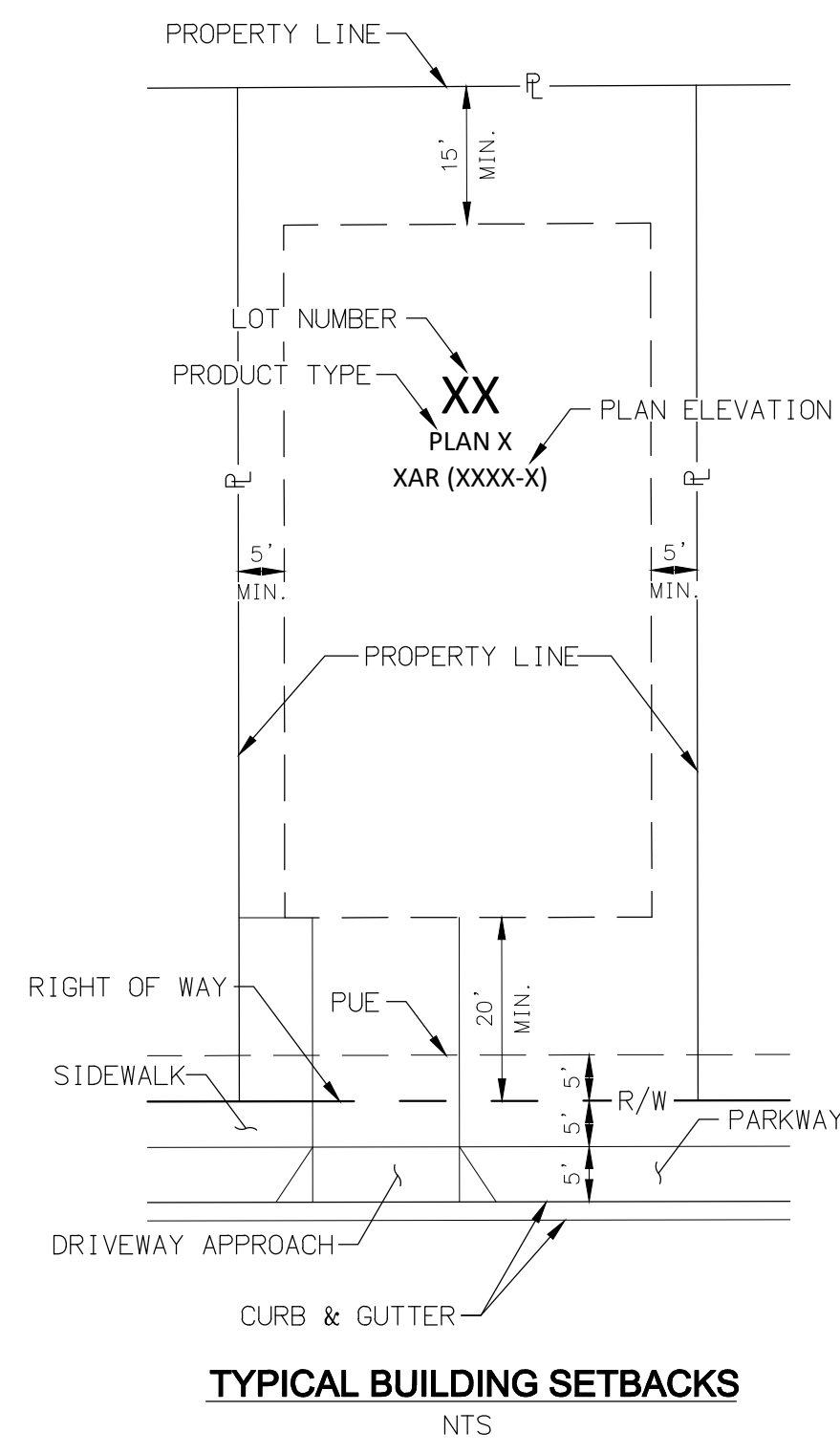
PLAN 3 (4028-2)
NTS

PLOT MIX

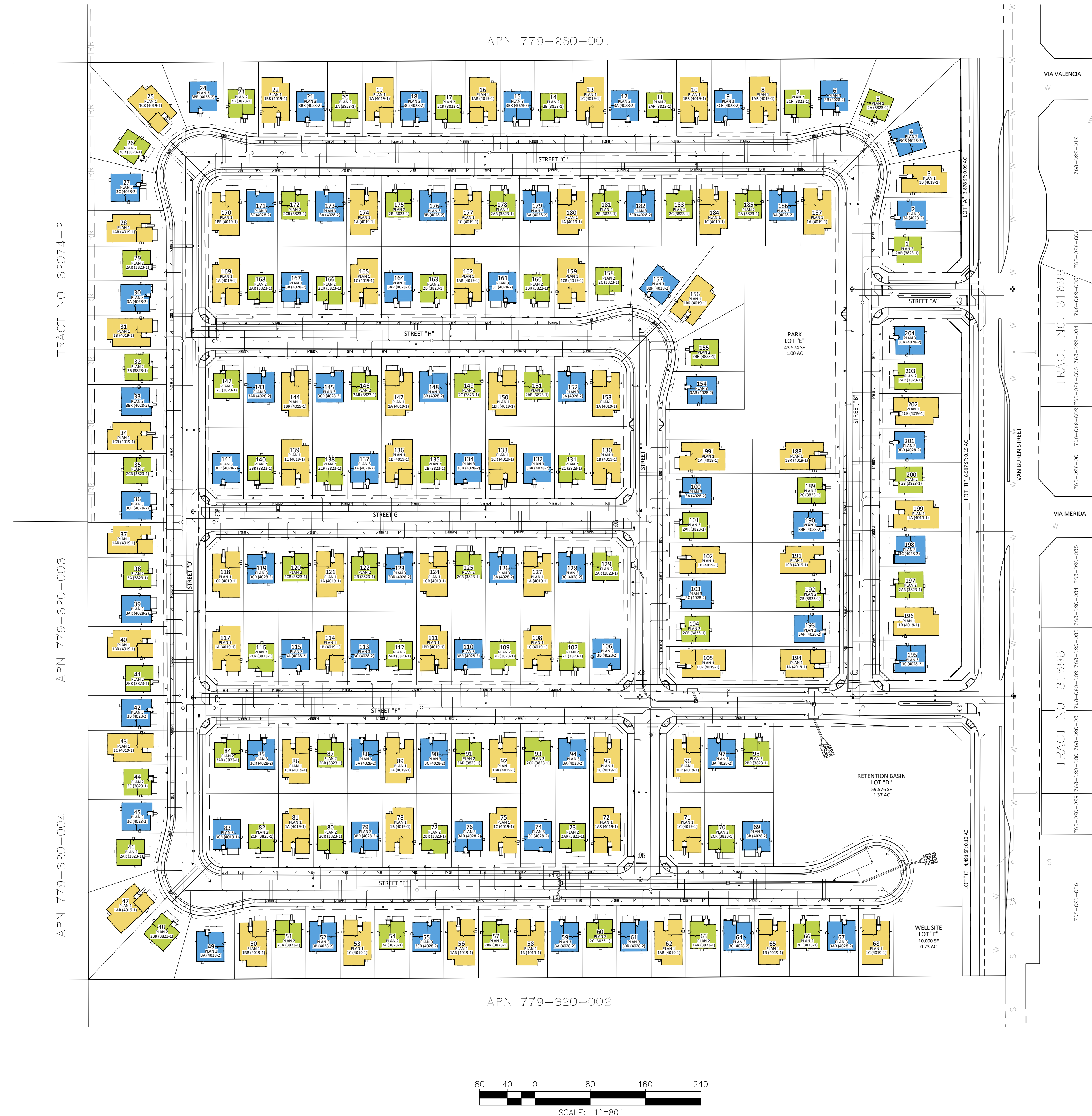
PLAN 1A (4019-1)	25 LOTS
PLAN 1B (4019-1)	22 LOTS
PLAN 1C (4019-1)	21 LOTS
TOTAL	68 LOTS
	% OF LOTS = 33.3%
PLAN 2A (3823-1)	26 LOTS
PLAN 2B (3823-1)	20 LOTS
PLAN 2C (3823-1)	22 LOTS
TOTAL	68 LOTS
	% OF LOTS = 33.3%
PLAN 3A (4028-2)	19 LOTS
PLAN 3B (4028-2)	24 LOTS
PLAN 3C (4028-2)	25 LOTS
TOTAL	68 LOTS
	% OF LOTS = 33.3%
OVERALL TOTAL	204 LOTS

LEGEND

STOP/STREET SIGN	
STREET LIGHT	
FIRE HYDRANT	
WATER METER/LATERAL	
WATER VALVE	
SEWER MANHOLE	
SEWER CLEANOUT/LATERAL	
CATCH BASIN	
CURB & GUTTER	
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
PROPOSED STORM DRAIN	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING IRRIGATION LINE	
"STOP" PAVEMENT MARKING	



TYPICAL BUILDING SETBACKS
NTS



SCALE: 1"=80'

SEVILLA II

Coachella, California

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APPLICANT:
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27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGEL; (760) 578-9334

OWNER OF RECORD:
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PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
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27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

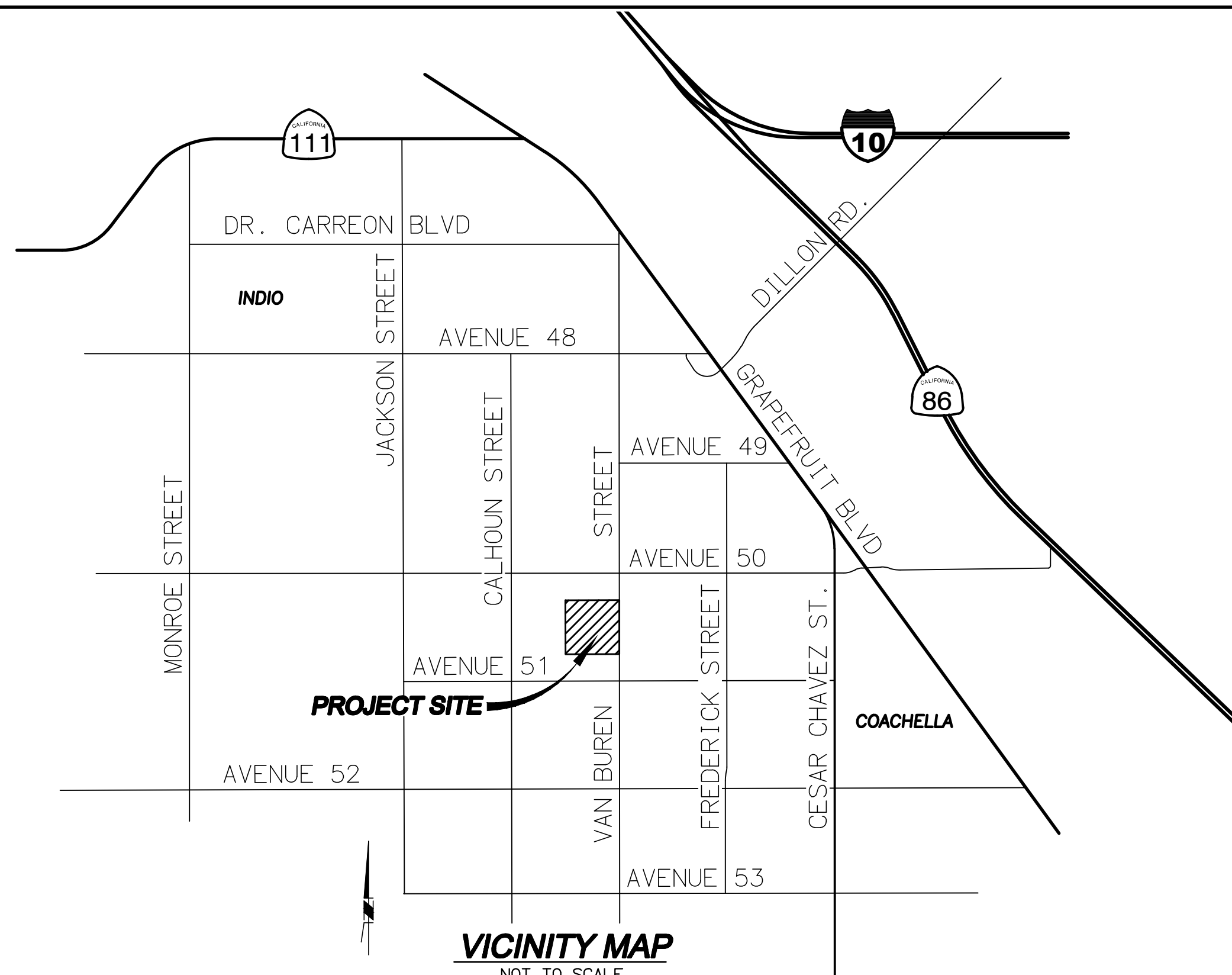
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DATE:
2023. 08. 16

DRAWING NO:
PUD.02

TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



VICINITY MAP
NOT TO SCALE

APPLICANT

PULTE GROUP, INC.
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI
PHONE: (760)578-9334

OWNER

NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481

LEGAL DESCRIPTION

LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063
A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO BASELINE AND MERIDIAN.

TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951)687-4252
DATE FLOWN: JULY 01, 2022

FLOOD ZONE

THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C2262H DATED MARCH 5, 2018.

ASSESSOR'S PARCEL NUMBER

779-280-002 & 779-320-001

ZONING

EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)

PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
87-225 OHARF STREET
THERMAL, CA 92274
PHONE: (760)399-5137

SITE DATA

PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

UTILITY PURVEYORS

WATER
COACHELLA WATER AUTHORITY
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

SEWER
COACHELLA SANITARY DISTRICT
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVENUE
INDIO, CA 92201
PHONE: (800)427-2200

ELECTRIC
IMPERIAL IRRIGATION DISTRICT
81-600 AVENUE 58
LA QUINTA, CA 92253
PHONE: (760)335-3640

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PHONE: (877)462-6640

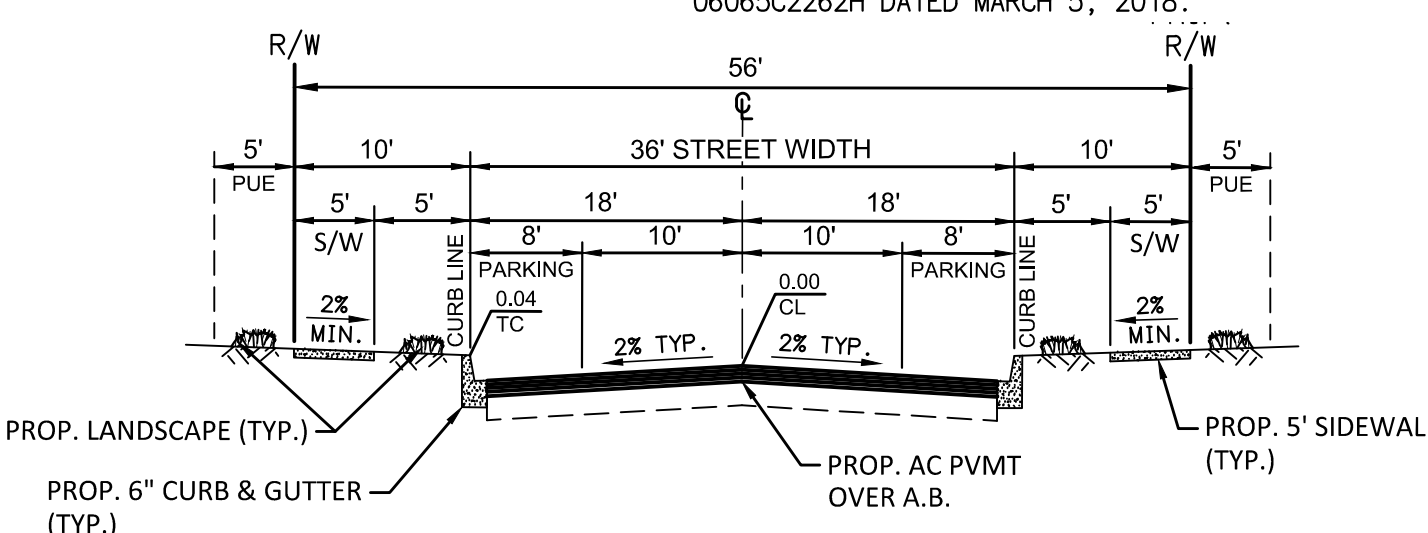
CABLE
SPECTRUM
41-725 COOK AVENUE
PALM DESERT, CA 92211
PHONE: (760)674-9656

LEGEND

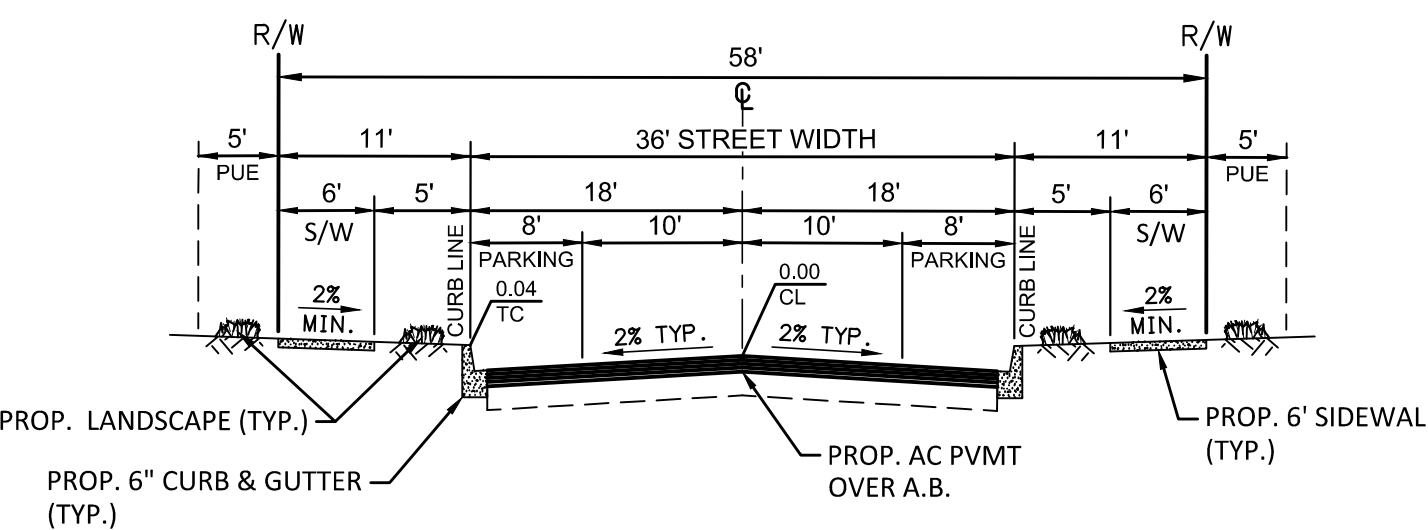
- PROPOSED PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING CIVID IRRIGATION LINE

ABBREVIATIONS

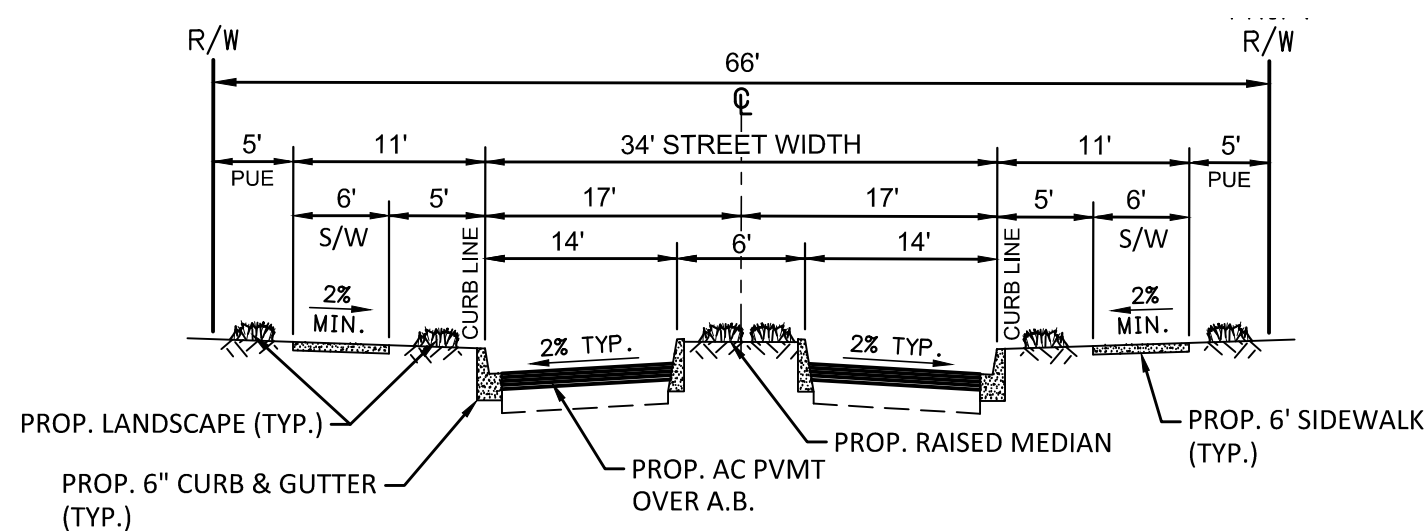
- | | | | |
|---------|---------------------------|------|-------------------------|
| A.B. | AGGREGATE BASE | PUE | PUBLIC UTILITY EASEMENT |
| AC | ACRE | PVMT | PAVEMENT |
| AC PVMT | ASPHALT CONCRETE PAVEMENT | R | RADIUS |
| AG | AGGREGATE | R/W | RIGHT OF WAY |
| C/L | CENTERLINE | S/W | SIDEWALK |
| EX | EXISTING | SF | SQUARE FOOTAGE |
| MH | MANHOLE | TYP. | TYPICAL |
| PROP. | PROPOSED | | |



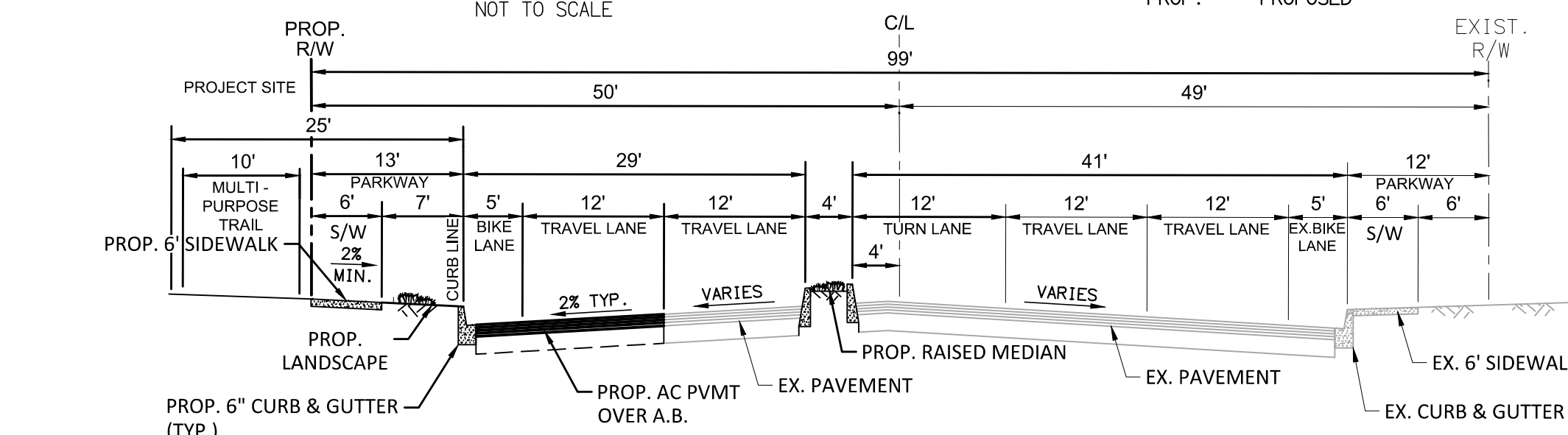
RESIDENTIAL STREET "C" - "I"
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



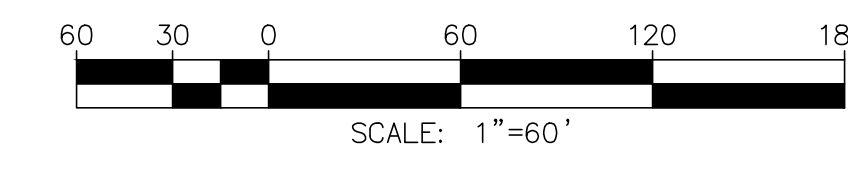
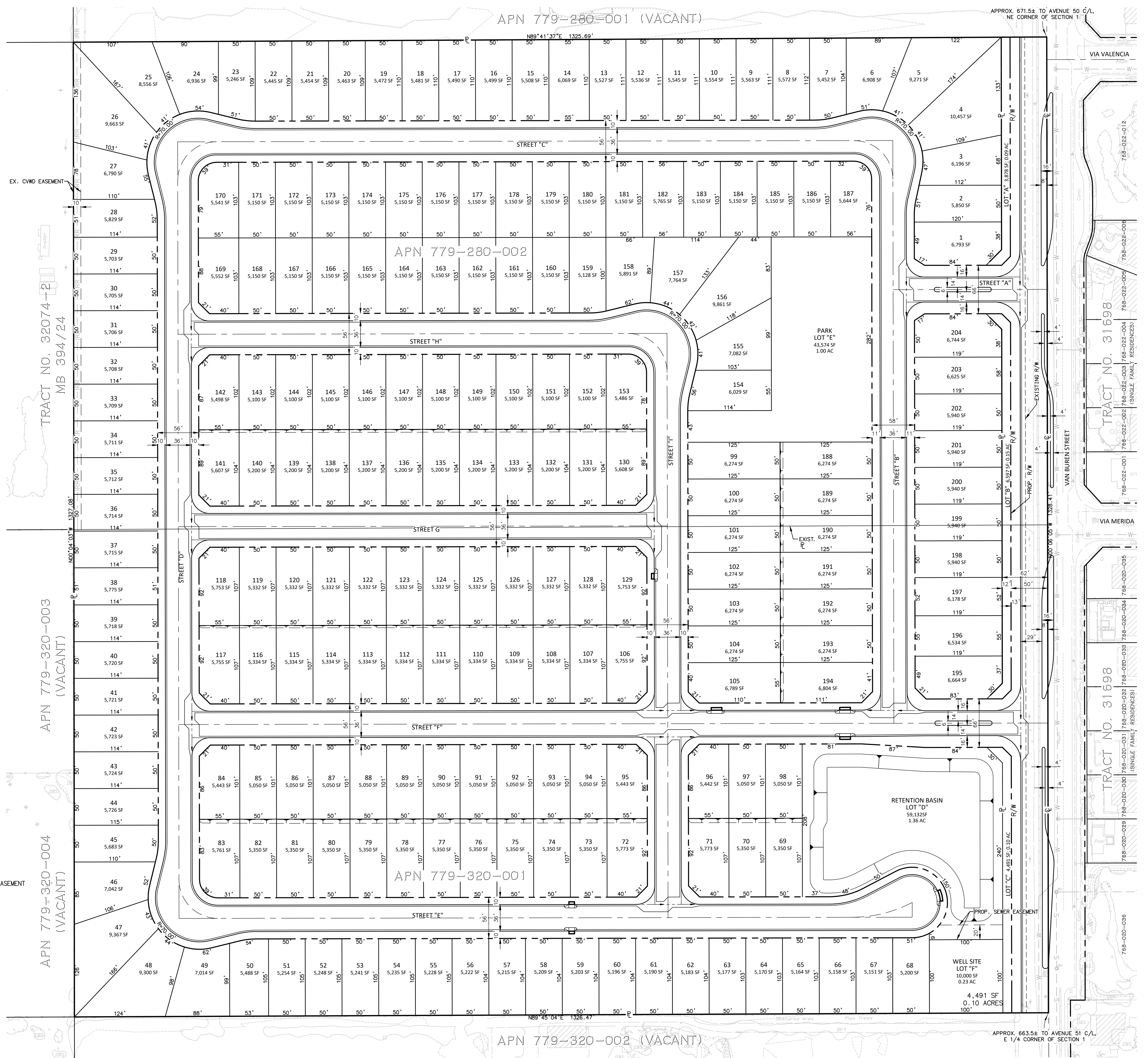
RESIDENTIAL STREET "B"
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



ENTRY WAY "A" & "F"
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



VAN BUREN STREET
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



DATE:
2023.08.16

SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:

PULTE GROUP, INC.
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ENGINEER:

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75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:

PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:

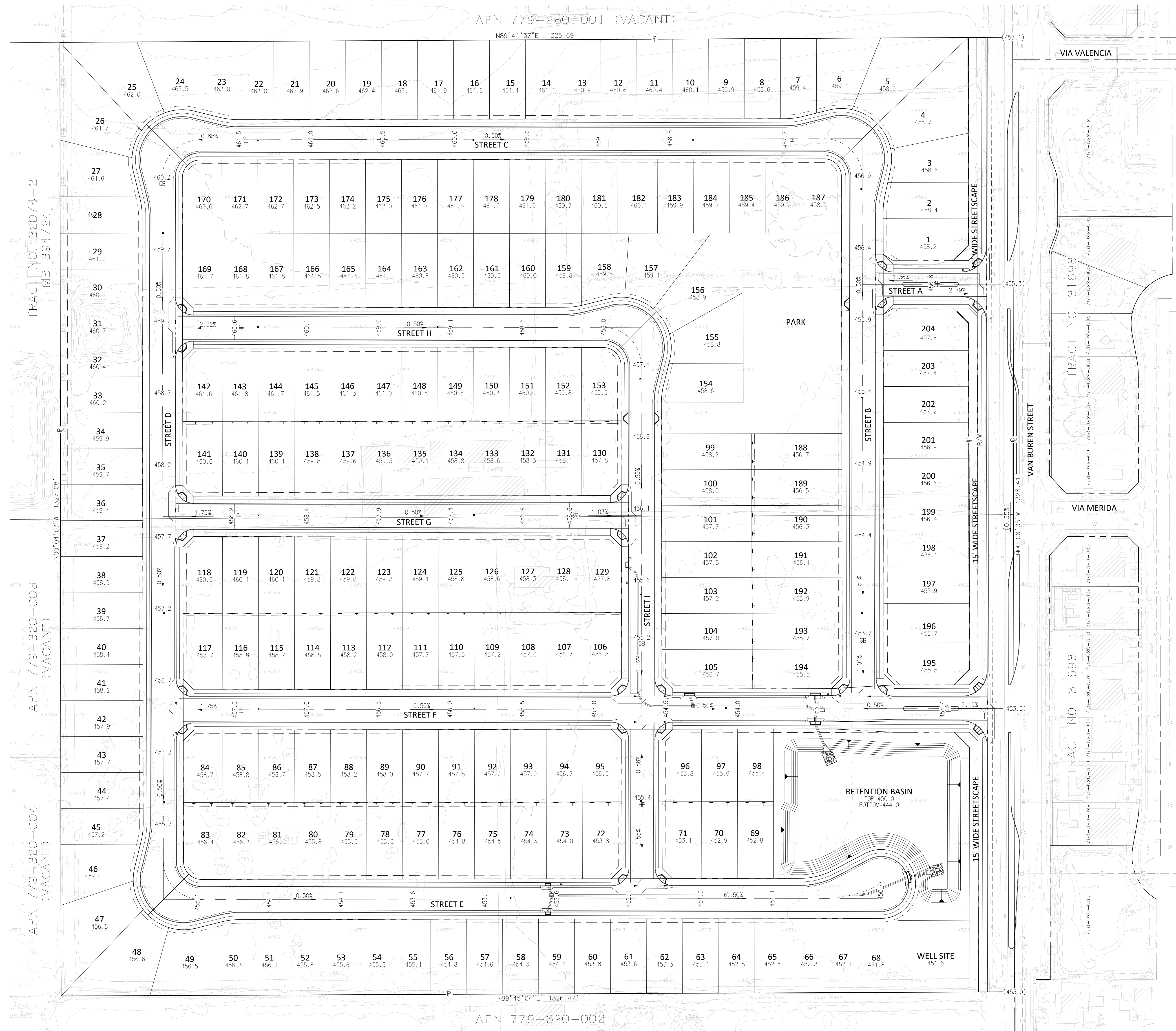
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO.:

C1.0

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 38557 - PRELIMINARY GRADING PLAN

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

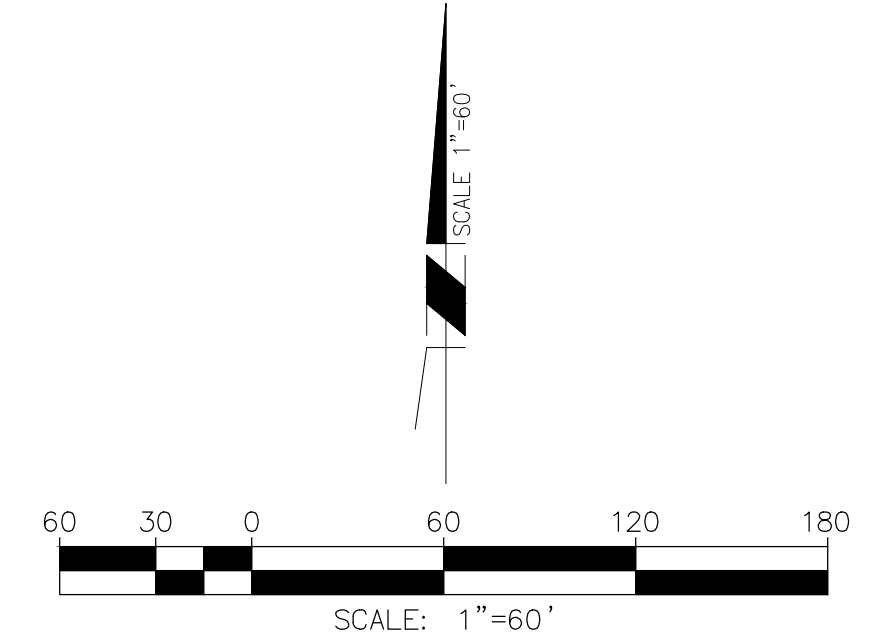


LEGEND

PAD ELEVATION	369.1
EXISTING ELEVATION	(100.50)
FINISHED ELEVATION	+101.50
CURB & GUTTER	
EDGE OF PAVEMENT	
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
PROPOSED STORM DRAIN	SD
UTILITY WATER LINE	W
UTILITY SEWER LINE	S
UTILITY IRRIGATION LINE	IR
SLOPE SYMBOL	

ABBREVIATIONS

GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
CL	CENTERLINE
R/W	RIGHT OF WAY
SD	STORM DRAIN



SEVILLA II

Coachella, California

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 75-410 GERALD FORD DRIVE, SUITE 100
 SAN DIEGO, CA 92124-1333
 CONTACT: STEVE WRAGG; (858) 614-5059

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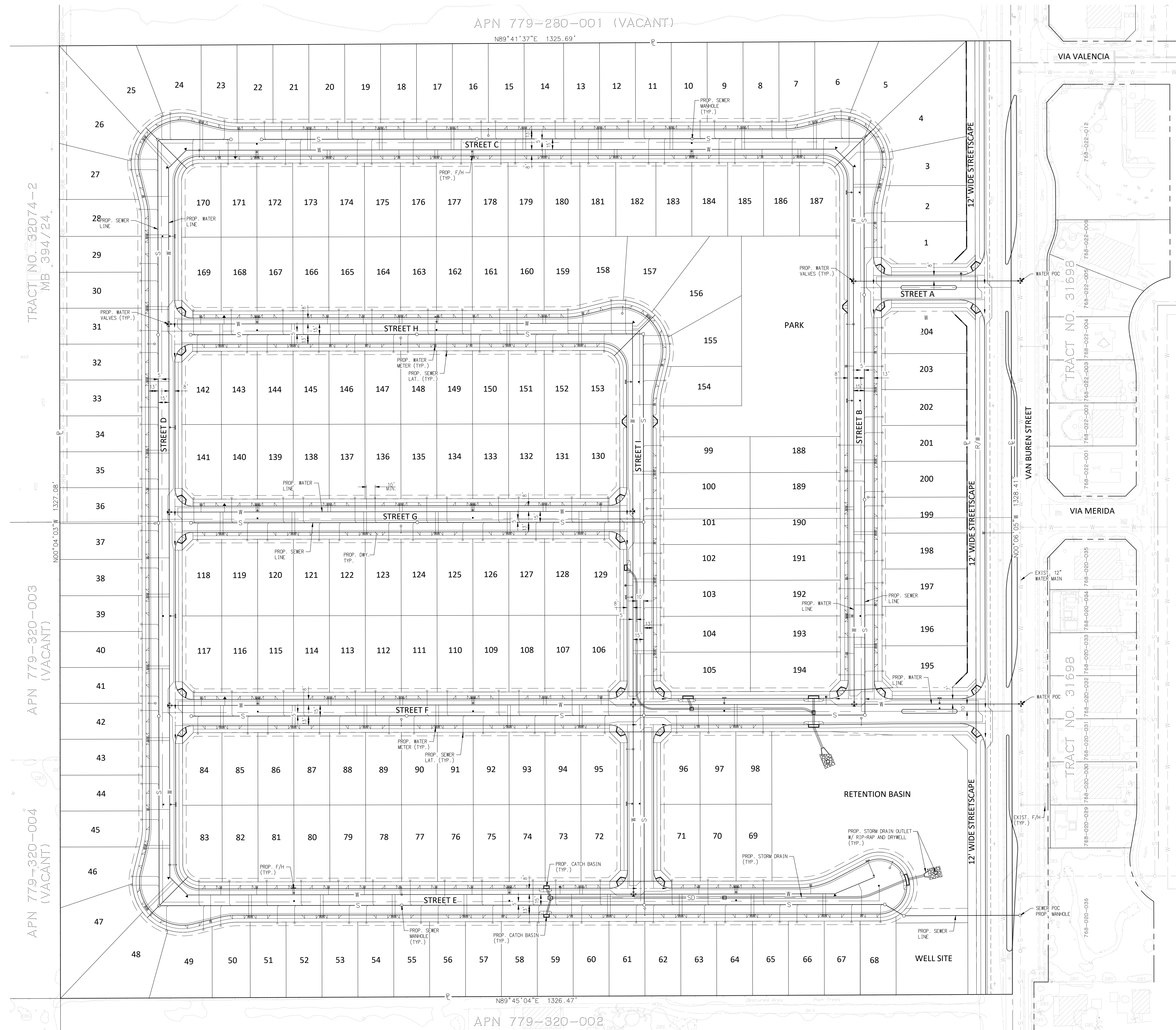
LANDSCAPE ARCHITECT:
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

DATE:
 2023.08.16

DRAWING NO:
C1.1

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 38557 - PRELIMINARY UTILITY PLAN

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

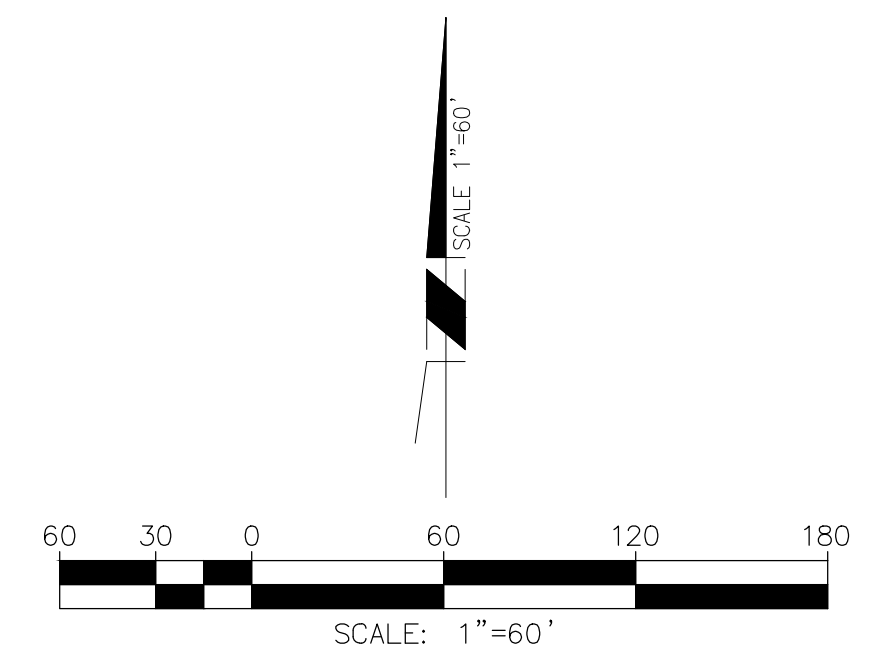


LEGEND

FIRE HYDRANT	
WATER METER/LATERAL	
WATER VALVE	
SEWER MANHOLE	
SEWER CLEANOUT/LATERAL	
CATCH BASIN	
CURB & GUTTER	
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
PROPOSED STORM DRAIN	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING IRRIGATION LINE	

ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
POC	POINT OF CONNECTION
TYP.	TYPICAL
DRY	DRIVEWAY
F/H	FIRE HYDRANT
C/L	CENTERLINE
R/W	RIGHT OF WAY
POC	POINT OF CONNECTION
IRR	IRRIGATION
SD	STORM DRAIN
S	SEWER
W	WATER



DATE:
2023.08.16

SEVILLA II

Coachella, California

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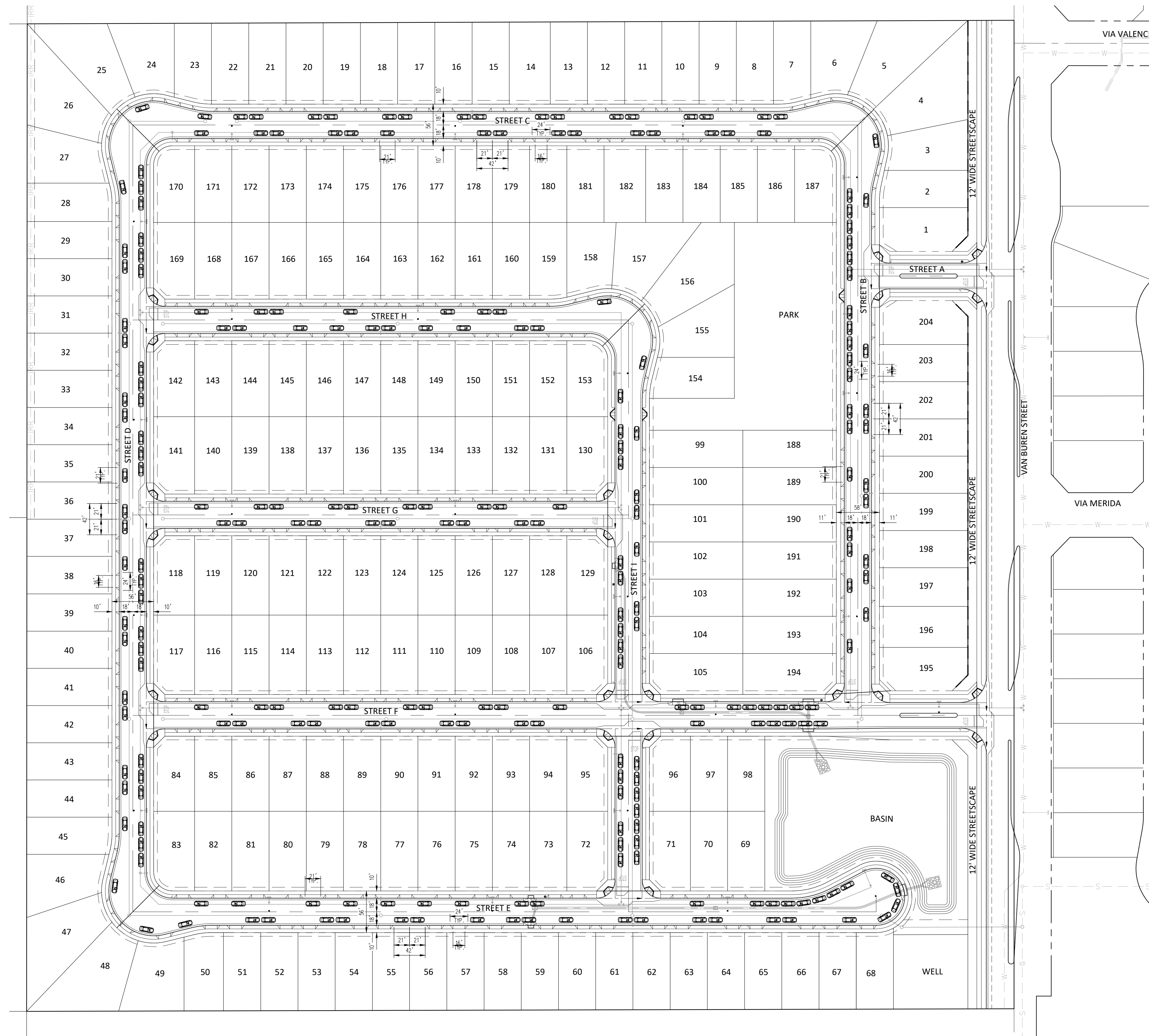
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CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

C1.2

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 38557 - PARKING ANALYSIS EXHIBIT

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



TOTAL IN-UNIT PARKING

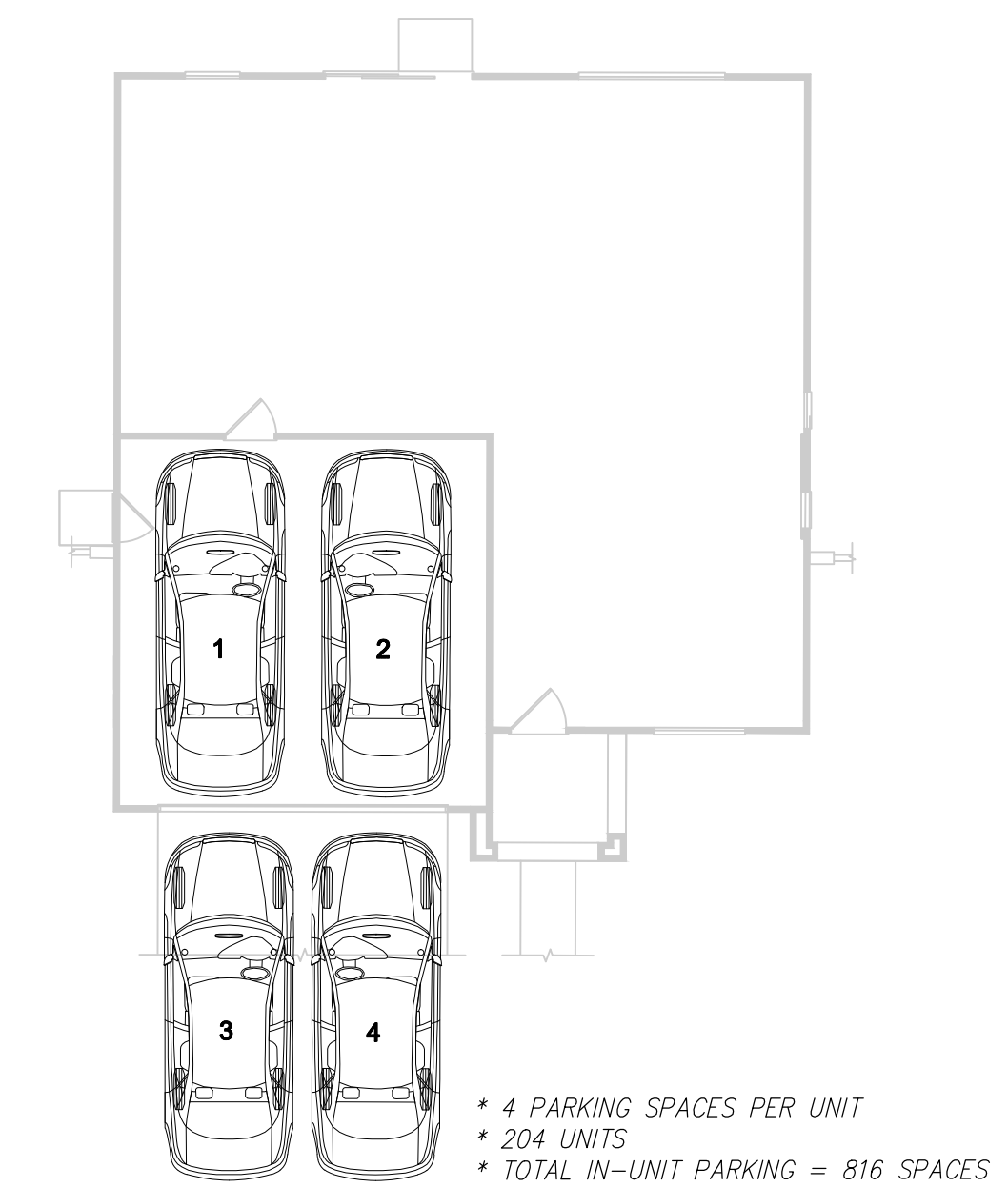
* 816 SPACES

TOTAL STREET PARKING

* 245 AVAILABLE SPACES

OVERALL PARKING

* 1,061 SPACES
 * 5:1 RATIO (5 SPACES PER UNIT)

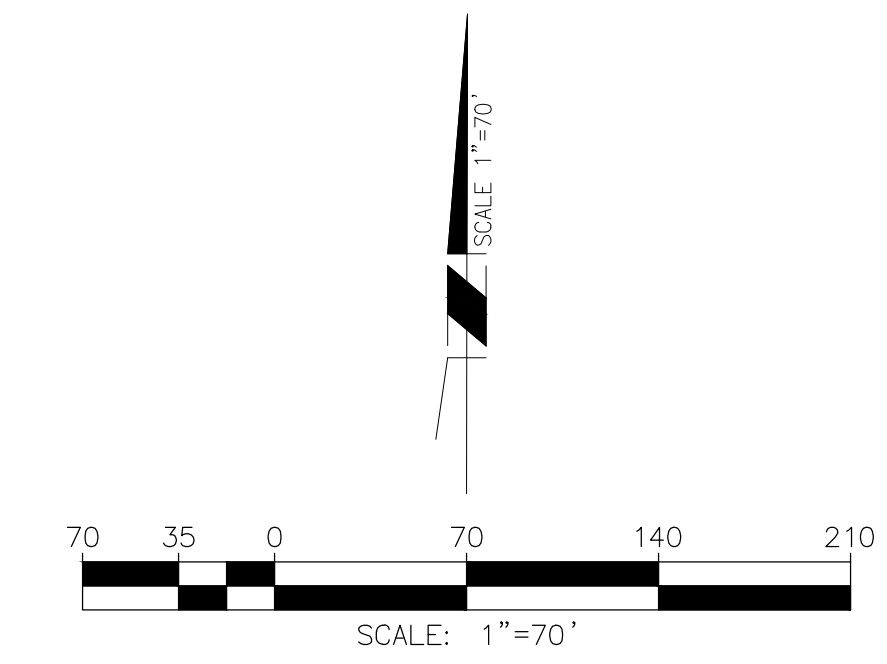


TYPICAL PARKING LAYOUT PER DWELLING

SCALE 1"=10'

LEGEND

- STOP/STREET SIGN
- STREET LIGHT
- FIRE HYDRANT
- WATER VALVE
- SEWER MAN-HOLE
- CATCH BASIN
- DRIVEWAY APPROACH
- CURB & GUTTER
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY (R/W)
- EASEMENT LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING IRRIGATION LINE
- "STOP" PAVEMENT MARKING



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
 MISSION VIEJO, CA 92691
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
 NIGOSIAN FAMILY FARMS, INC.
 PO BOX 276
 COACHELLA, CA 92236
 CONTACT: NICK NIGOSIAN

PLANNER:
 MICHAEL BAKER INTERNATIONAL
 9755 CLAIREMONT MESA BLVD, SUITE 100
 SAN DIEGO, CA 92124-1333
 CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
 MICHAEL BAKER INTERNATIONAL
 75-410 GERALD FORD DRIVE, SUITE 100
 PALM DESERT, CA 92211
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
 MISSION VIEJO, CA 92691
 CONTACT: DUSTIN MOYER

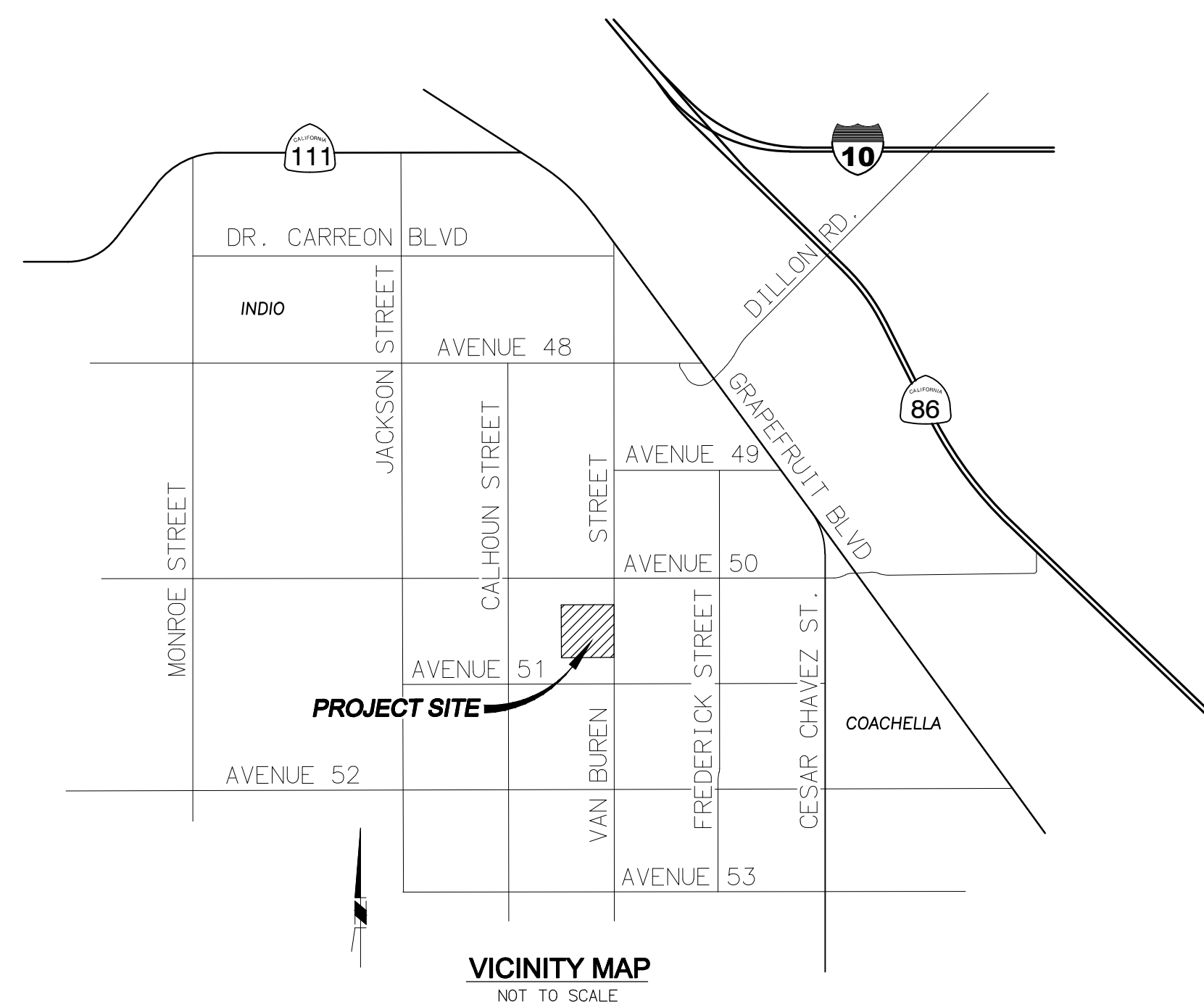
LANDSCAPE ARCHITECT:
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

DATE:
 2023.08.16

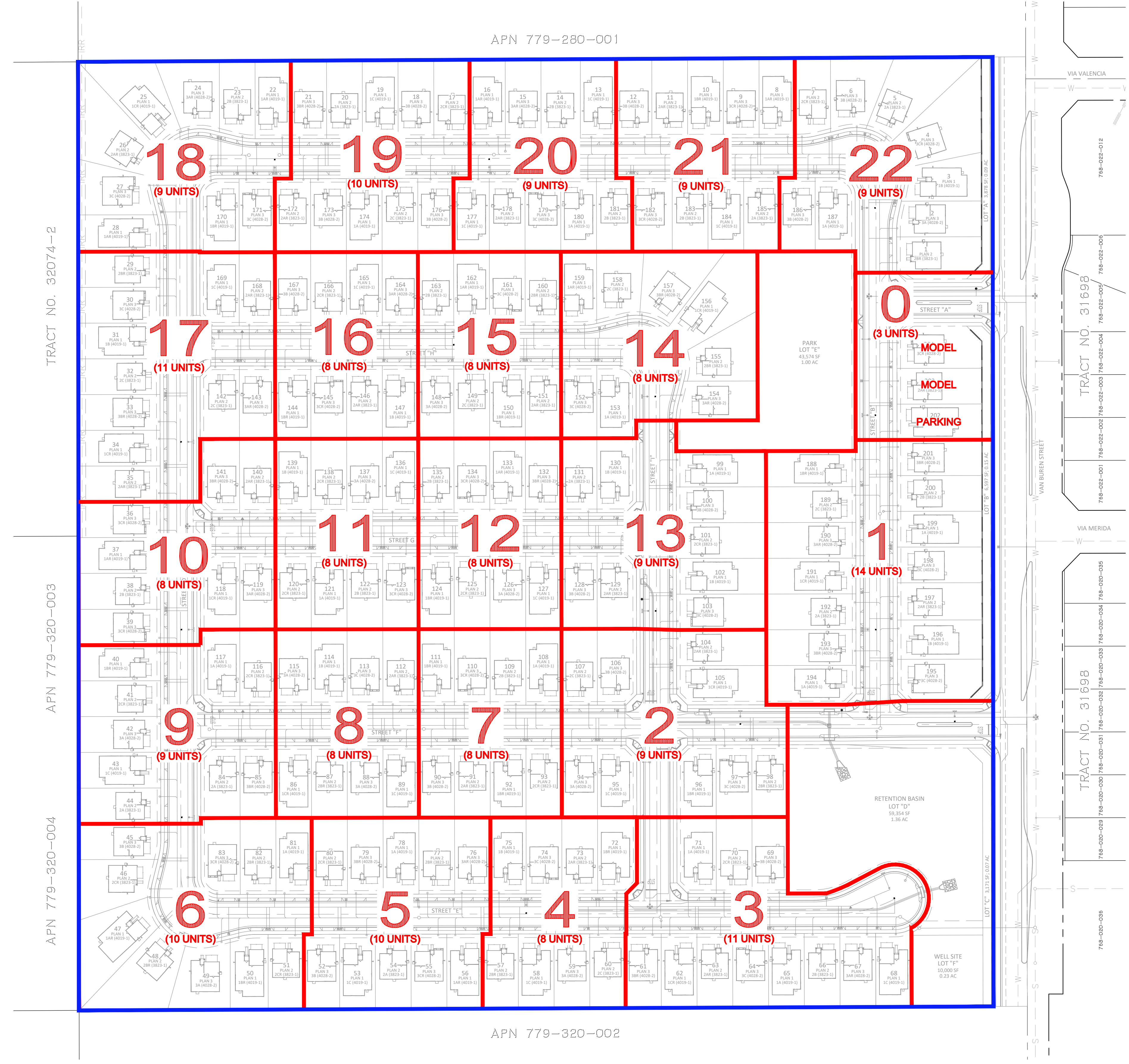
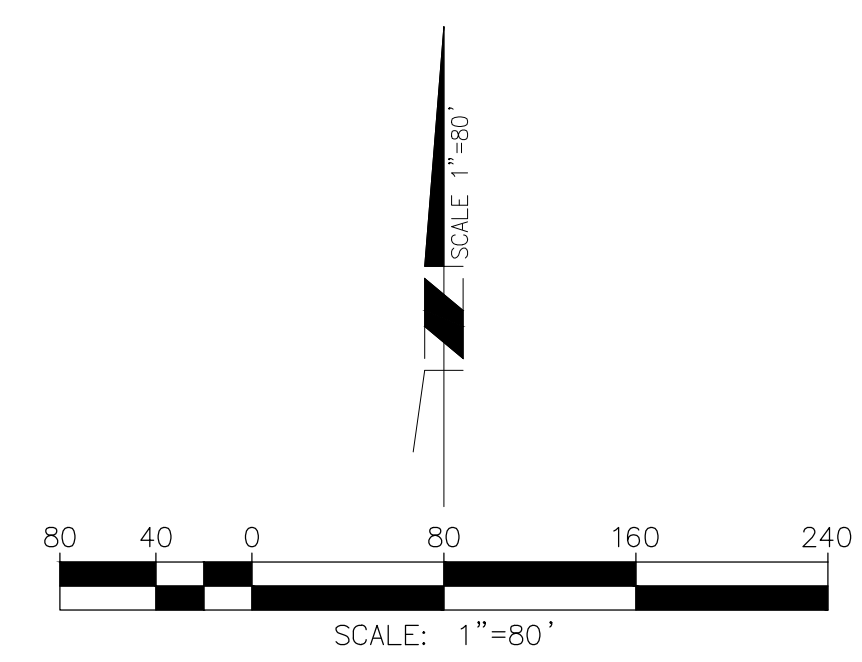
DRAWING NO:
C1.4

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 38557 - PARKING ANALYSIS EXHIBIT

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



PHASING	
PHASE #	# OF LOTS
0	3
1	14
2	9
3	11
4	8
5	10
6	10
7	8
8	8
9	9
10	8
11	8
12	8
13	9
14	8
15	8
16	8
17	11
18	9
19	10
20	9
21	9
22	9
TOTAL	= 204



SEVILLA II

Coachella, California
 APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
 MISSION VIEJO, CA 92691
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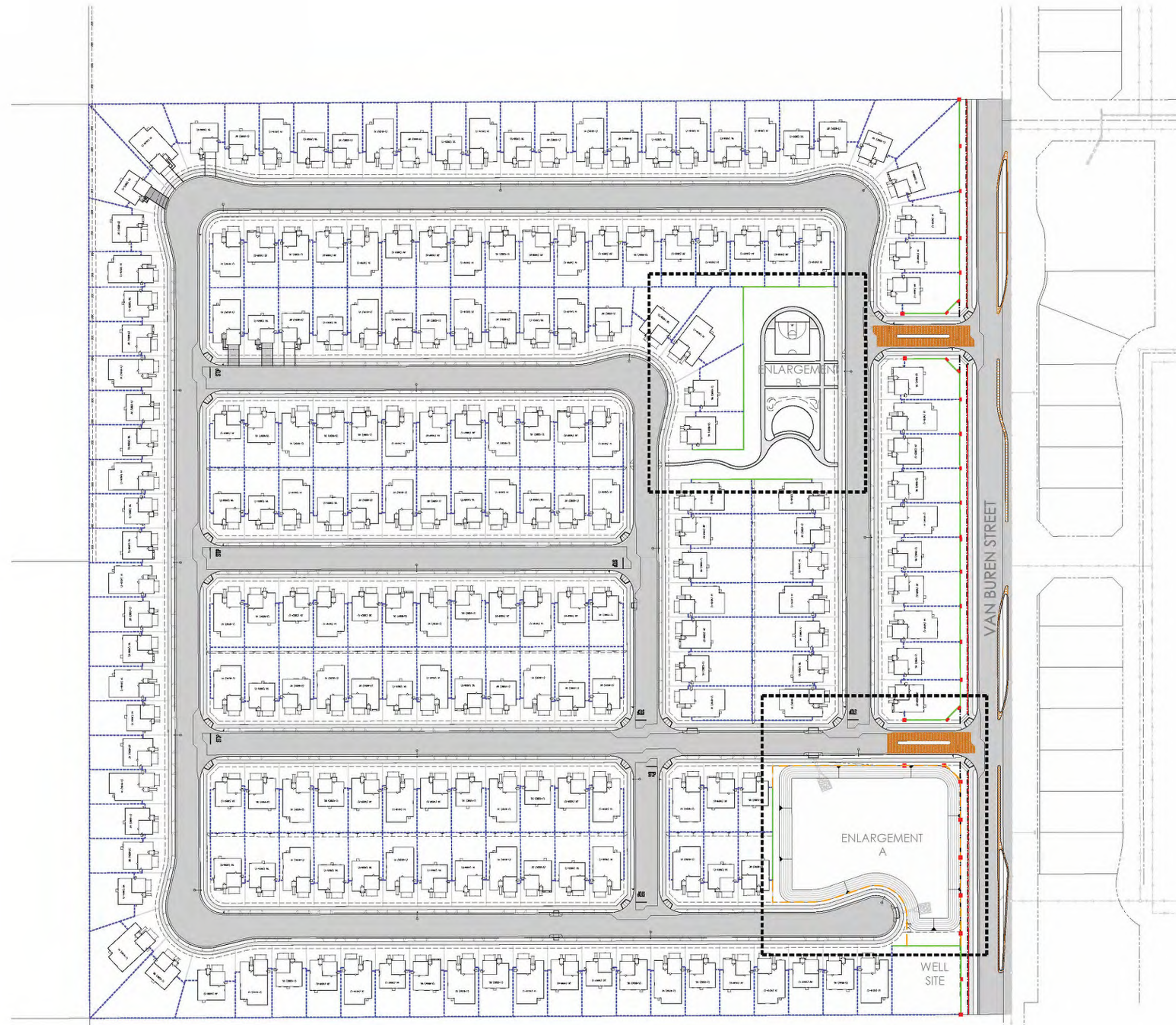
ENGINEER:
 MICHAEL BAKER INTERNATIONAL
 75-410 GERALD FORD DRIVE, SUITE 100
 PALM DESERT, CA 92211
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
 PULTE GROUP, INC.
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 MISSION VIEJO, CA 92691
 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

DATE:
 2023. 08. 16

DRAWING NO:
C1.5



LEGEND	
	6' HT SPLIT FACE BLOCK WALL W/ PRECISION WALL CAP AND 6X12 HALF PILASTER
	6' HT PRECISION BLOCK WALL W/ ROLLED MORTAR CAP.
	6' HT DECORATIVE TUBULAR STEEL FENCE, COLOR WHITE
	2' HT VINYL EQUESTRIAN SPLIT TRAIL FENCE, COLOR WHITE
	12' x 12" PRECISION BLOCK PILASTER W/ CAP



SPLIT FACE BLOCK WALL W/ PRECISION PILASTER



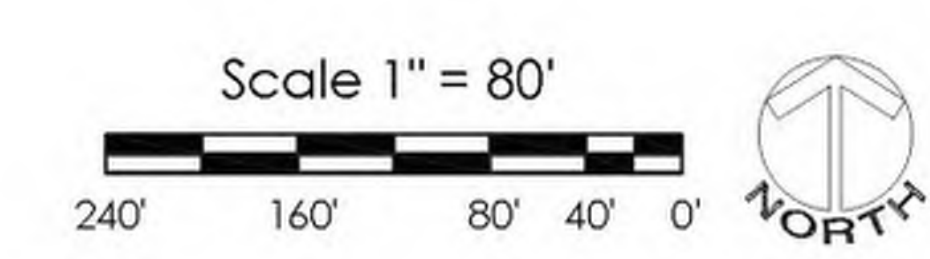
PRECISION BLOCK WALL



DECORATIVE TUBULAR STEEL FENCE



EQUESTRIAN TRAIL FENCE



SEVILLA II

OVERALL WALL & FENCE PLAN

DATE: 2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
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CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
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75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
L1.0



PLANT SCHEDULE (TREE SHALL BE PLANTED @ A MIN. 6 FOOT HEIGHT AND A MIN. TRUNK CALIPER OF 2")

TREES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ACACIA ANEURA MULGA	24" BOX	L 0.2	15
	ACACIA SALICINA WILLOW ACACIA	24" BOX	L 0.2	26
	CORDIA BOISSIERI ANACAHUITA	15 GAL	L 0.2	17
	OLNEYA TESOTA DESERT IRONWOOD	24" BOX	L 0.2	22
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	L 0.2	23
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS HYBRID MESQUITE STANDARD	24" BOX	L 0.2	40
PALMS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	PHOENIX DACTYLIFERA DATE PALM	15' BTH	MOD 0.5	60
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	BACCHARIS X 'STARN' TM STARN THOMPSON COYOTE BRUSH	5 GAL	L 0.2	169
	BOUGAINVILLEA X 'RASBERRY ICE' BOUGAINVILLEA	15 GAL	M 0.5	34
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	L 0.2	15
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL	L 0.2	185
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	L 0.2	76
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL	L 0.2	17
	GOSSYPIUM HARKNESSII SAN MARCOS HIBISCUS	5 GAL	L 0.2	21
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' BAROMETERBUSH	5 GAL	L 0.2	127
	ROSMARINUS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	M 0.5	74
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	M 0.5	148

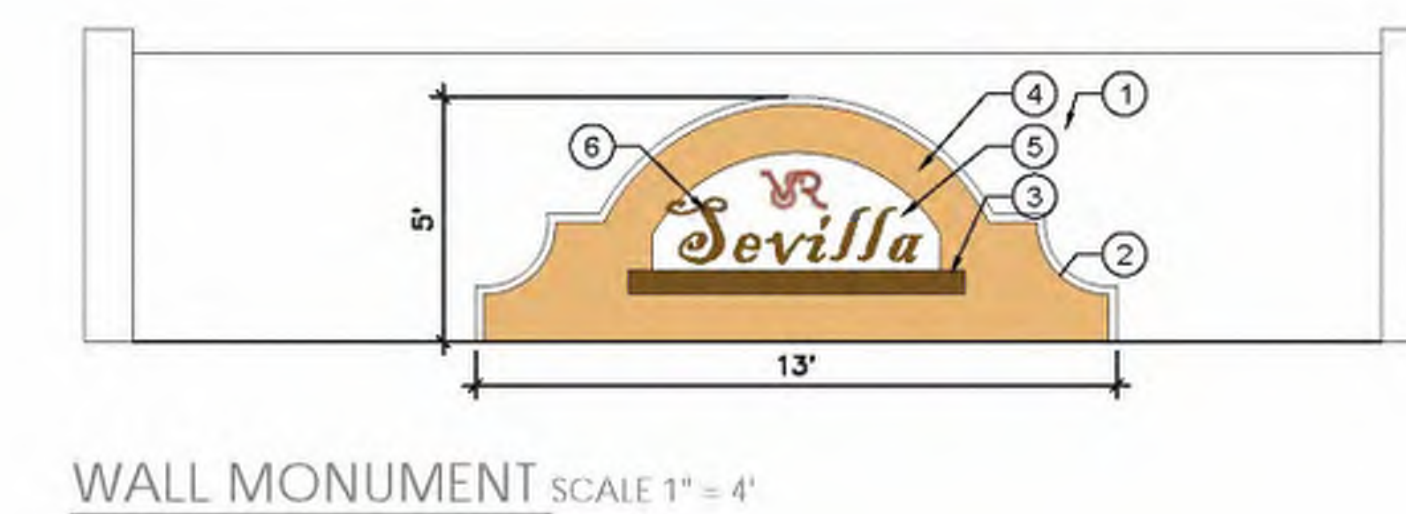
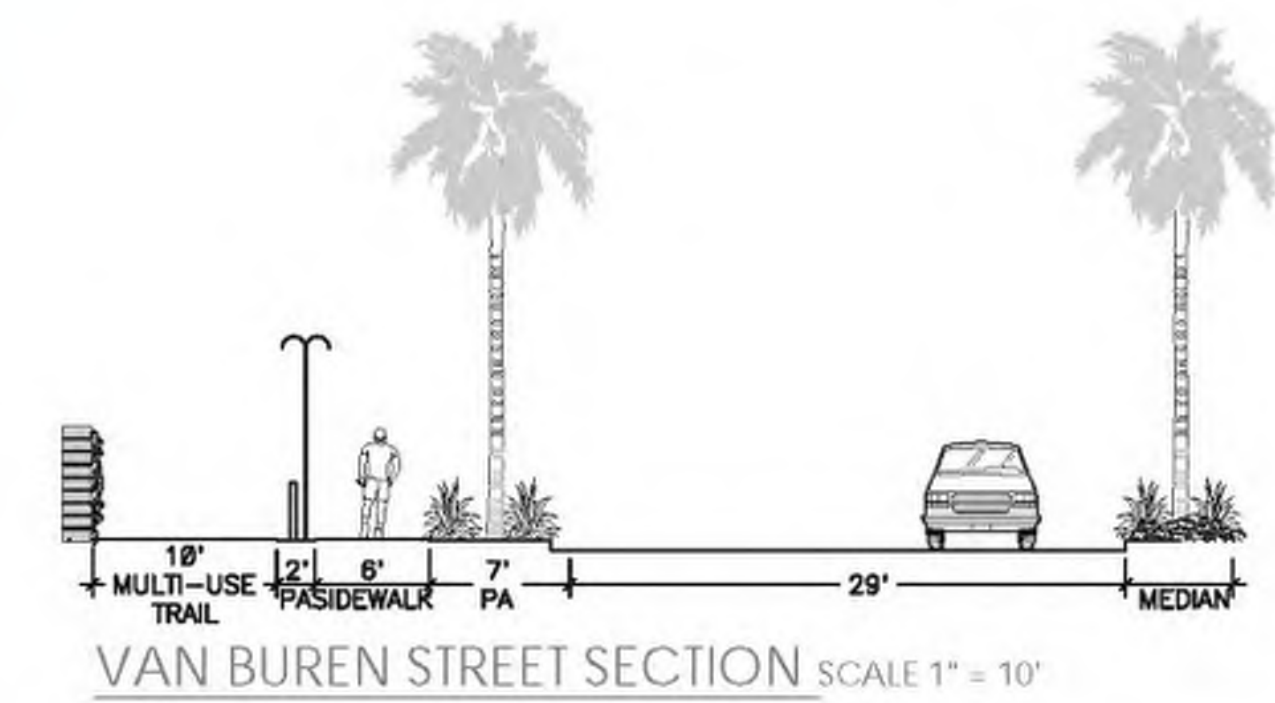
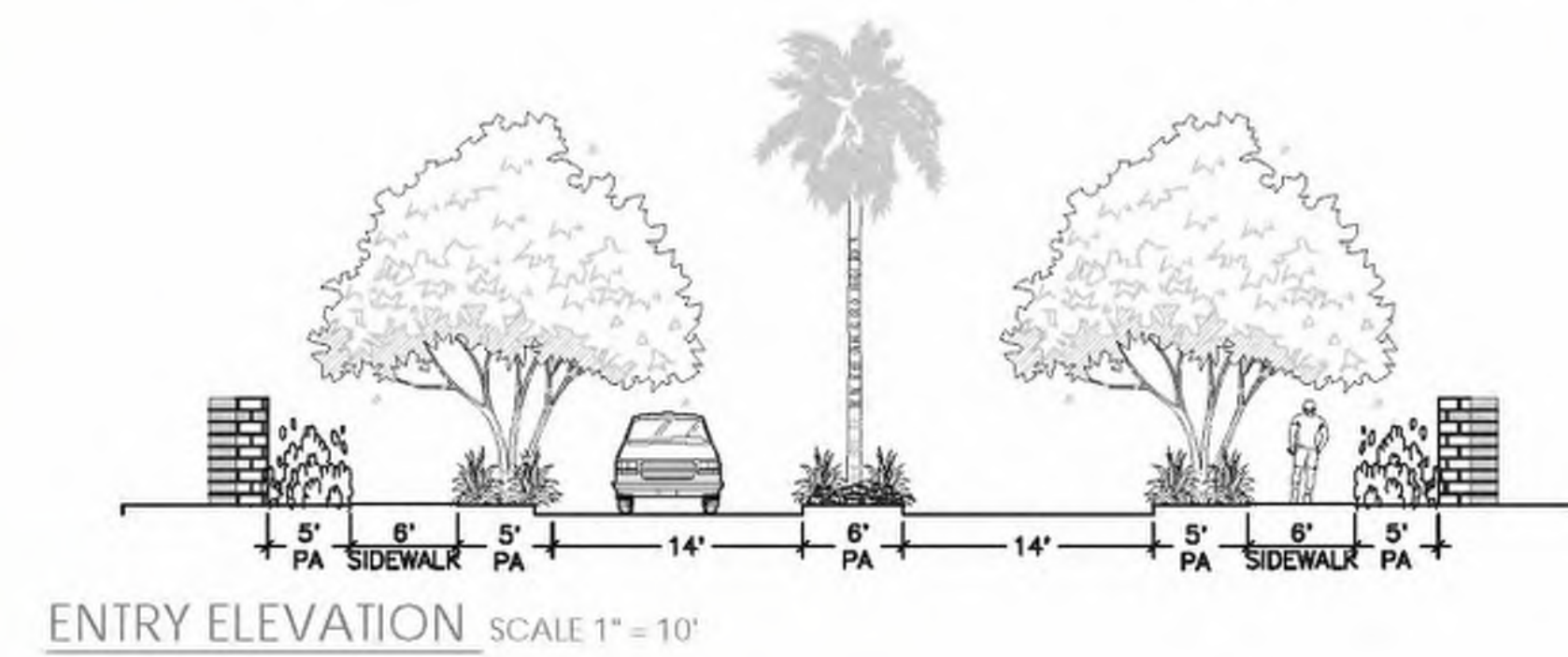
ACCENTS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	15 GAL	M 0.5	72
	AGAVE AMERICANA CENTURY PLANT	5 GAL	L 0.2	40
	AGAVE MURPHEYI 'RODNEY' RODNEY MURPHY'S CENTURY PLANT	5 GAL	L 0.2	50
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	5 GAL	L 0.2	6
	FOUQUIERIA SPLENDENS COOTILLO	15 GAL	VL 0.1	49
	HESPERALOE 'DESERT FLAMENCO' TM DESERT FLAMENCO RED YUCCA	5 GAL	L 0.2	376
	HESPERALOE FUNIFERA GIANT HESPERALOE	15 GAL	L 0.2	89
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL	L 0.2	50
VINES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	CALLIANDRA HAEMATOCEPHALA PINK POWDERPUFF WIRE TO WALL	15 GAL	M 0.5	88
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ARIZONA RIVER ROCK 80% SIZE 1.5"-3" & 20% SIZE 3"-8"	-	-	11,077 SF
	LAWN TIFWAY HYBRID MERMUDA GRASS OVERSEED WITH PERINAL RYE GRASS IN THE FALL AND WINTER MONTHS.	SOD	H 0.8	5,784 SF

GROUND COVER

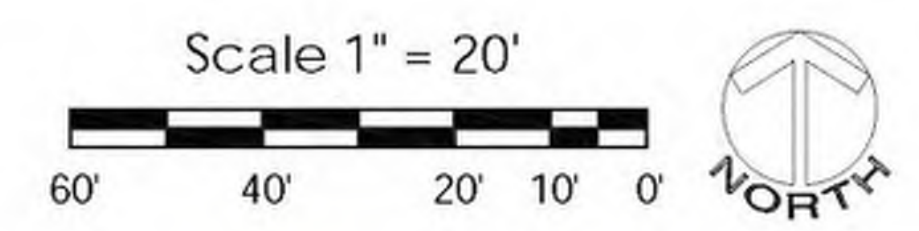
	BOULDERS - T.B.S. SEE PLAN FOR SIZE, LOCATIONS		2		6
	3/4" GRAVEL "CALIFORNIA GOLD" BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN, AND COBBLE AREAS. CONTRACTOR TO SUPPLY SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. COLOR TO BE SOUTHWEST GOLD BY SOUTHWEST BOULDER WEED BARRIER UNDER GRAVEL				
	STEEL HEADER TO BE BROWN				

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TREE UPLIGHT KICHLER 16020AZT27 60 DEGREE FLOOD	14
	PALM UPLIGHT KICHLER 16019AZT27 35 DEGREE FLOOD	22
	STREET LIGHT AGRARIAN STYLE	31



- KEYNOTE:**
- ① PROPERTY LINE WALL. SEE SHEET L-2000 DETAIL A
 - ② BRICK IRM TO BE BY CORONADO STONE. 2-1/2" BRICK MOLDING IN TIBICOCA COLOR.
 - ③ HAND HEWN, STAINED TIMBER ACCENT
 - ④ STUCCO, LIGHT SAND FINISH, COLOR TO MATCH BUILDING ACCENT COLOR
 - ⑤ STUCCO, LIGHT SAND FINISH, COLOR TO BE WHITE
 - ⑥ SIGNAGE, BY OWNER



SEVILLA II

ENLARGEMENTS - RETENTION & SOUTH ENTRY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
9755 CLAIREMONT MESA BLVD, SUITE 100
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

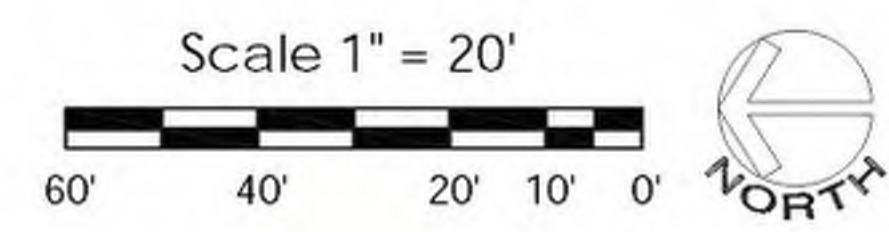
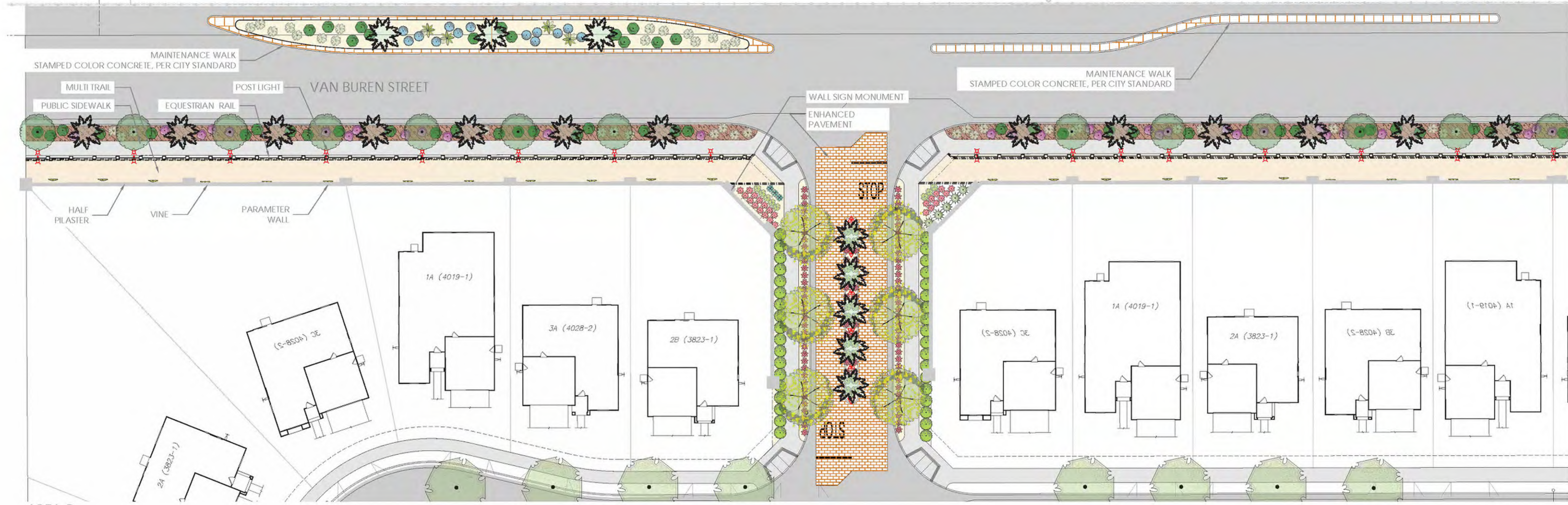
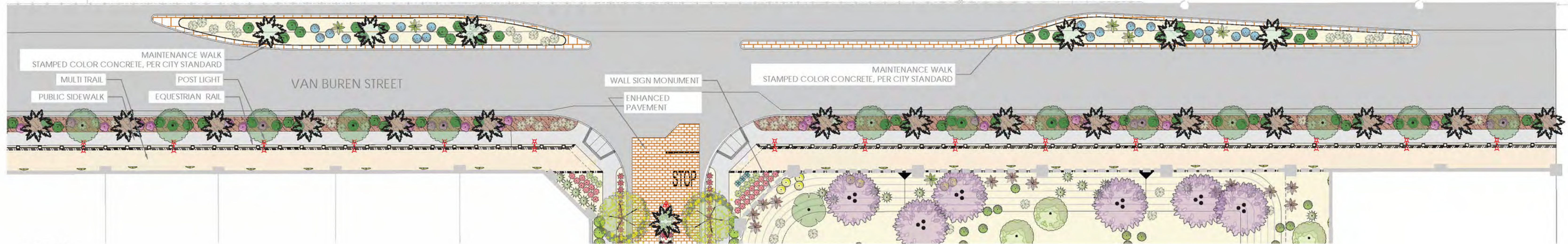
ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

L1.1



SEVILLA II

ENLARGEMENTS - NORTH ENTRY, PARKWAY, & MEDIAN

DATE: 2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

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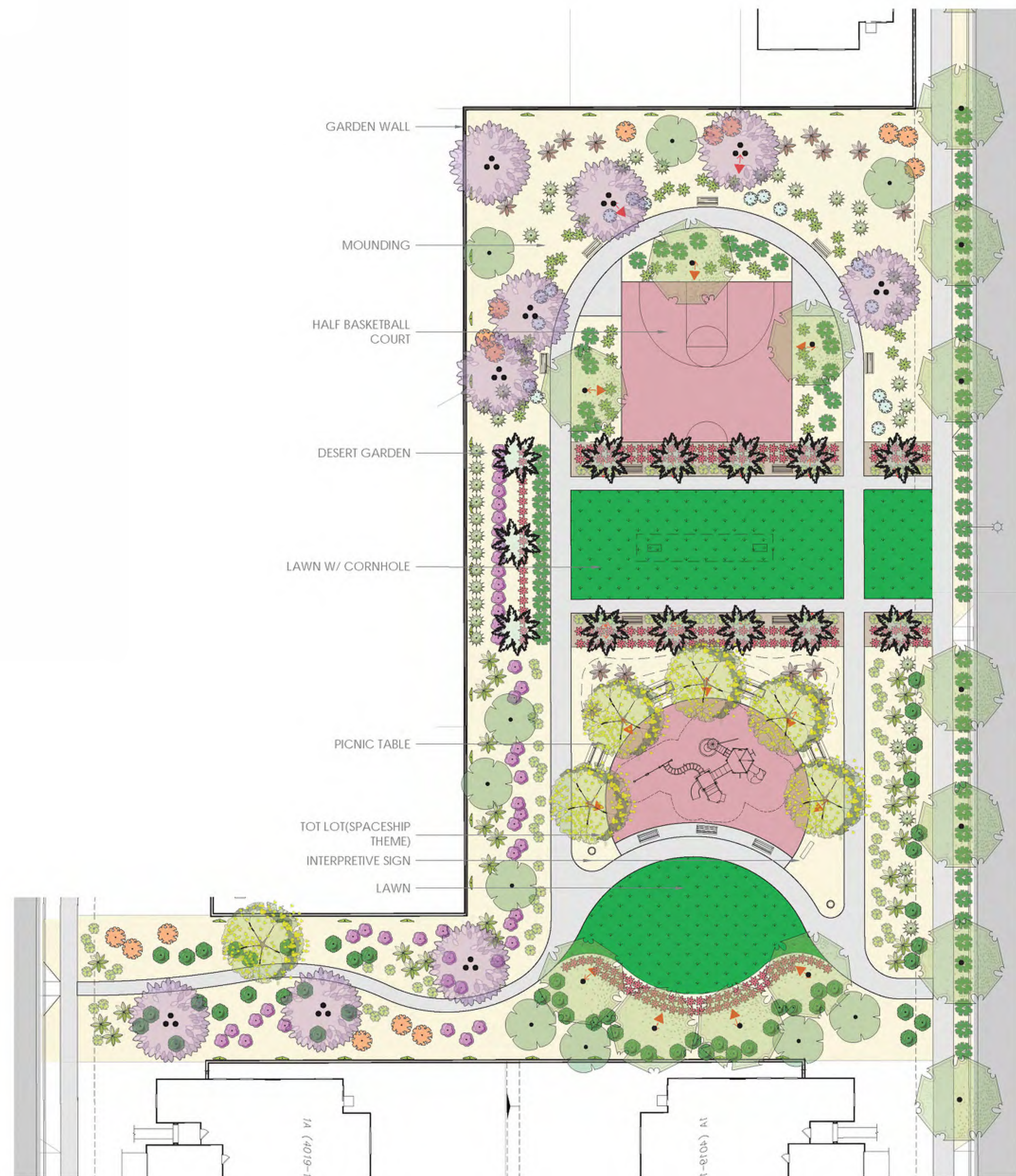
PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
L1.2



B. PARK



PICNIC TABLE



BENCH



DESERT GARDEN



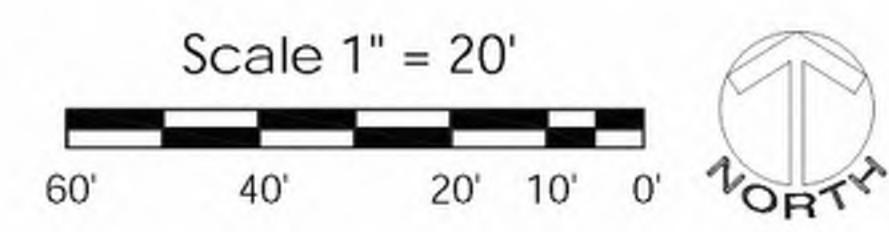
PALMS



SHADE TREES



TOT LOT (SPACESHIP THEME)



SEVILLA II

ENLARGEMENTS - PARKS

DATE: 2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

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DRAWING NO:
L1.3



ACACIA ANEURA



CORDIA BOISSIERI



OLNEYA TESOTA



PROSOPIS CHILENSIS



CITRUS



DATE PALM



ACACIA SALICINA



STREET LIGHT



ACACIA REDOLENS



BACCHARIS



CAESALPINIA-PULCHERRIMA



CALLIANDRA-X-SIERRA-STARR



DALEA CAPITATA 'SIERRA GOLD'



ENCELIA-FARINOSA



EREMOPHILA HYGROPHANA
BLUEBELL



GOSSYPIUM HARKNESSII



LEUCOPHYLLUM-RIO BRAVO



ROSMARINUS OFFICINALIS
HUNTINGTON CARPET



TECOMA CAPENSIS



BOUGAINVILLEA RASPBERRY ICE



ENHANCED PAVEMENT



AGAVE AMERICANA



AGAVE MURPHEYI 'RODNEY'



FOUQUIERIA SPLENDENS



NOLINA SEROTINA



HESPERALOE-PARVIFLORA-DESERT
FLAMENCO



3/4" GRAVEL - CALIFORNIA GOLD



1.5-3" & 3-8" ARIZONA RIVER PEBBLE

SEVILLA II

IMAGES

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

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DRAWING NO:

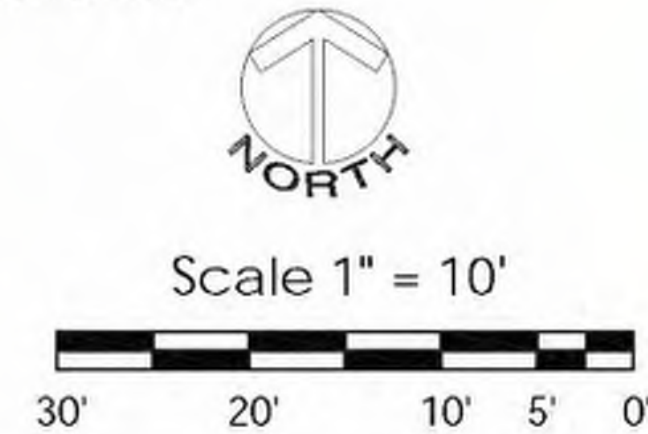
L1.4



CORNER LOT & STANDARD LOT



CUL DE SAC LOT







CORNER LOT




	ACCENT TREES ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	1
	SHADE TREES(24" BOX) (TREE SHALL BE PLANTED AT A MINIMUM 6 FOOT HEIGHT AND A MINIMUM TRUNK CALIPER OF 2") OLNEYA TESOTA / DESERT IRONWOOD PROSOPIS CHILENSIS 'PHOENIX' / THORNLESS HYBRID MESQUITE	4
	LARGE ACCENTS (5 GAL) DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	1
	LARGE SHRUBS (5 GAL) BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA SIMMONDSIA CHINENSIS 'VISTA' / JOJOBA TECOMA X 'SOLAR FLARE' / ORANGE YELLOW BELLS	1
	MEDIUM ACCENTS (5 GAL) AGAVE MURPHEI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	5
	MEDIUM SHRUBS (5 GAL) CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPILUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	10
	SMALL ACCENTS (5 GAL) ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	27
	SMALL SHRUB & GROUNDCOVERS (5 GAL) EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	18
NOTE: 3/4" GRAVEL 'CALIFORNIA GOLD' BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL.		

STANDARD LOT

	ACCENT TREES ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	1
	SHADE TREES(24" BOX) (TREE SHALL BE PLANTED AT A MINIMUM 6 FOOT HEIGHT AND A MINIMUM TRUNK CALIPER OF 2") OLNEYA TESOTA / DESERT IRONWOOD PROSOPIS CHILENSIS 'PHOENIX' / THORNLESS HYBRID MESQUITE	2
	LARGE ACCENTS (5 GAL) DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	2
	MEDIUM ACCENTS (5 GAL) AGAVE MURPHEI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	4
	MEDIUM SHRUBS (5 GAL) CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPILUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	6
	SMALL ACCENTS (5 GAL) ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	9
	SMALL SHRUB & GROUNDCOVERS (5 GAL) EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5
NOTE: 3/4" GRAVEL 'CALIFORNIA GOLD' BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL.		

CUL DE SAC LOT

	ACCENT TREES ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	2
	LARGE ACCENTS (5 GAL) DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	2
	LARGE SHRUBS (5 GAL) BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA SIMMONDSIA CHINENSIS 'VISTA' / JOJOBA TECOMA X 'SOLAR FLARE' / ORANGE YELLOW BELLS	3
	MEDIUM ACCENTS (5 GAL) AGAVE MURPHEI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	5

	MEDIUM SHRUBS (5 GAL) CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPILUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	9
	SMALL ACCENTS (5 GAL) ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	8
	SMALL SHRUB & GROUNDCOVERS (5 GAL) EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	2
NOTE: 3/4" GRAVEL 'CALIFORNIA GOLD' BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL.		

SEVILLA II

TYPICAL FRONT YARD

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

L1.5



PLAN 1A | 4019-1
TRANSITIONAL SPANISH



PLAN 2B | 3823-1
DESERT CONTEMPORARY



PLAN 3C | 4028-2
PRAIRIE

SEVILLA II

STREET SCENE

DATE:
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

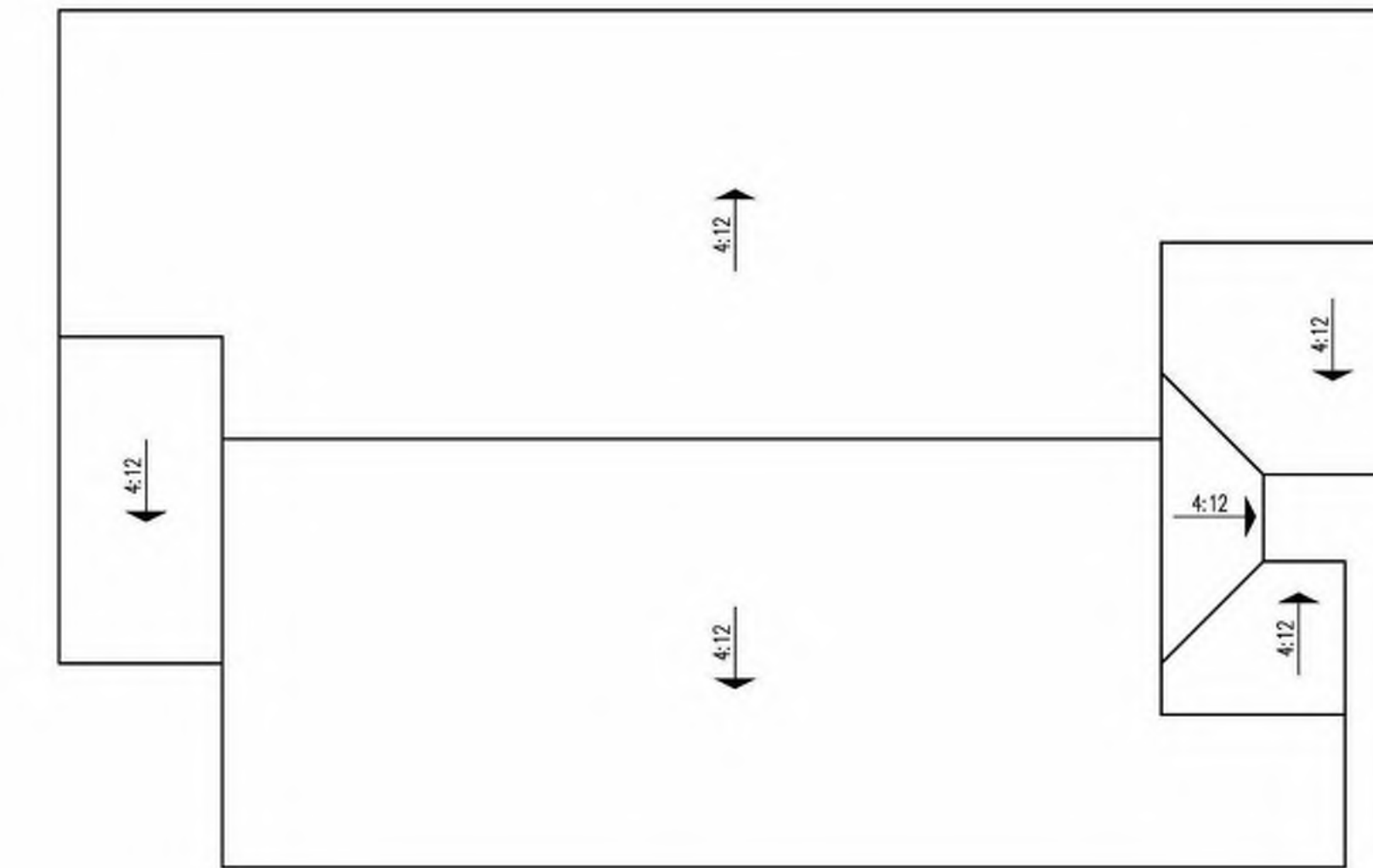
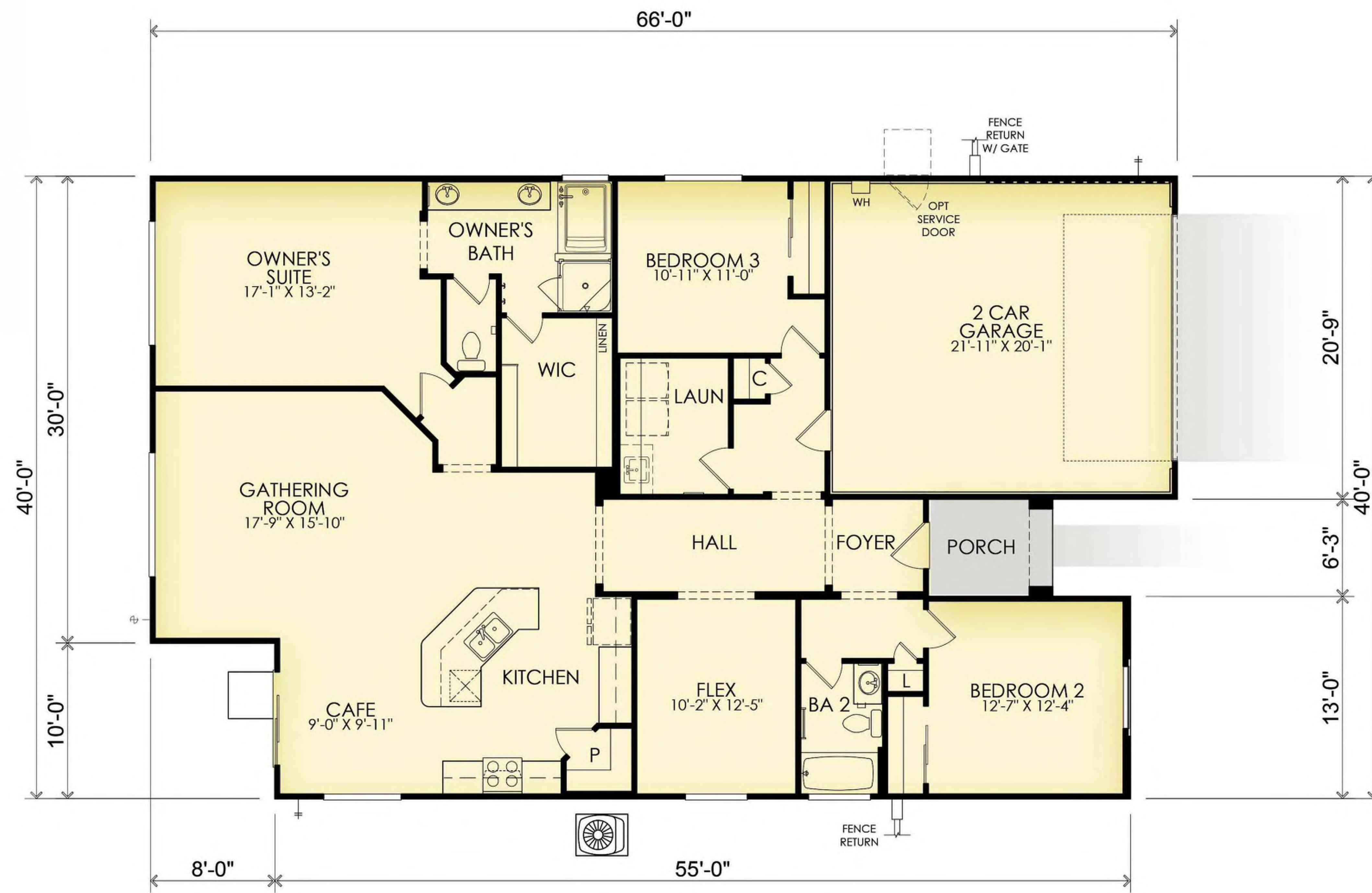
ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A1.0



Floor Area Table

1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

SEVILLA II

FLOOR PLAN "A" - SPANISH

DATE: 2023.08.16

Coachella, California APN: 779-280-002 & 779-320-001	APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059	ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	DRAWING NO: A1.1
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A - TRANSITIONAL SPANISH
SCHEME 3



C - PRAIRIE
SCHEME 7



B - DESERT CONTEMPORARY
SCHEME 6

SEVILLA II

FRONT ELEVATIONS

DATE:
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
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CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A1.2

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. STUCCO PROJECTION AT FRONT CORNERS
- F. SCORED STUCCO ACCENTS
- G. RECESSED WINDOW
- H. DISTINCT "A" ELEVATION COACH LIGHT
- I. DISTINCT "A" ELEVATION FRONT DOOR
- J. DISTINCT "A" ELEVATION GARAGE DOOR

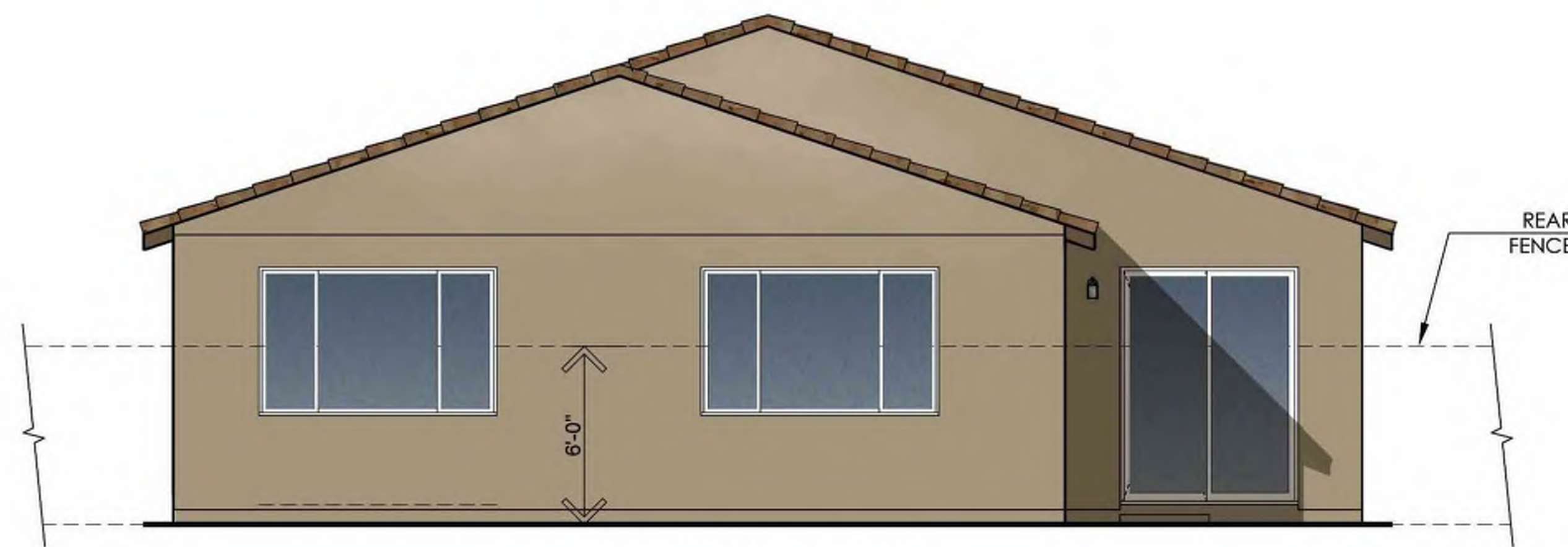


Front Elevation 'A' - Transitional Spanish

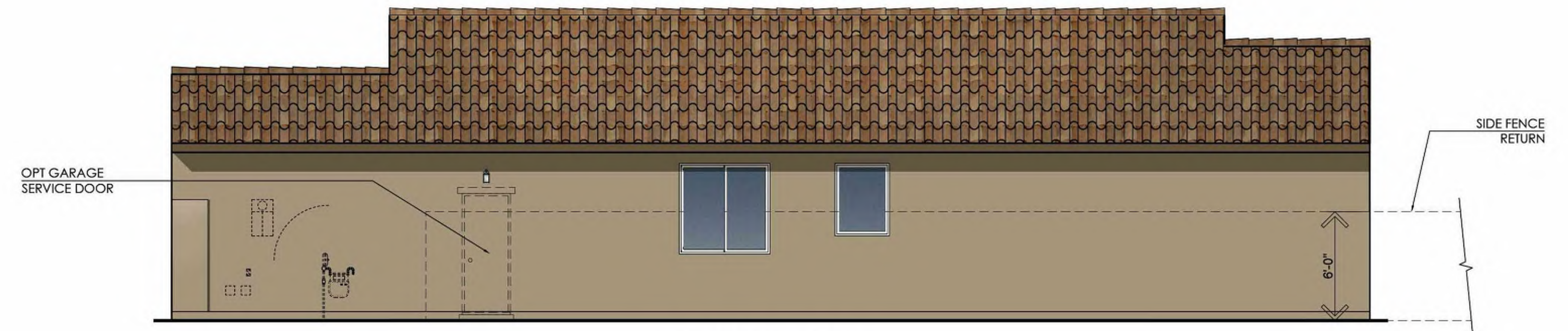
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



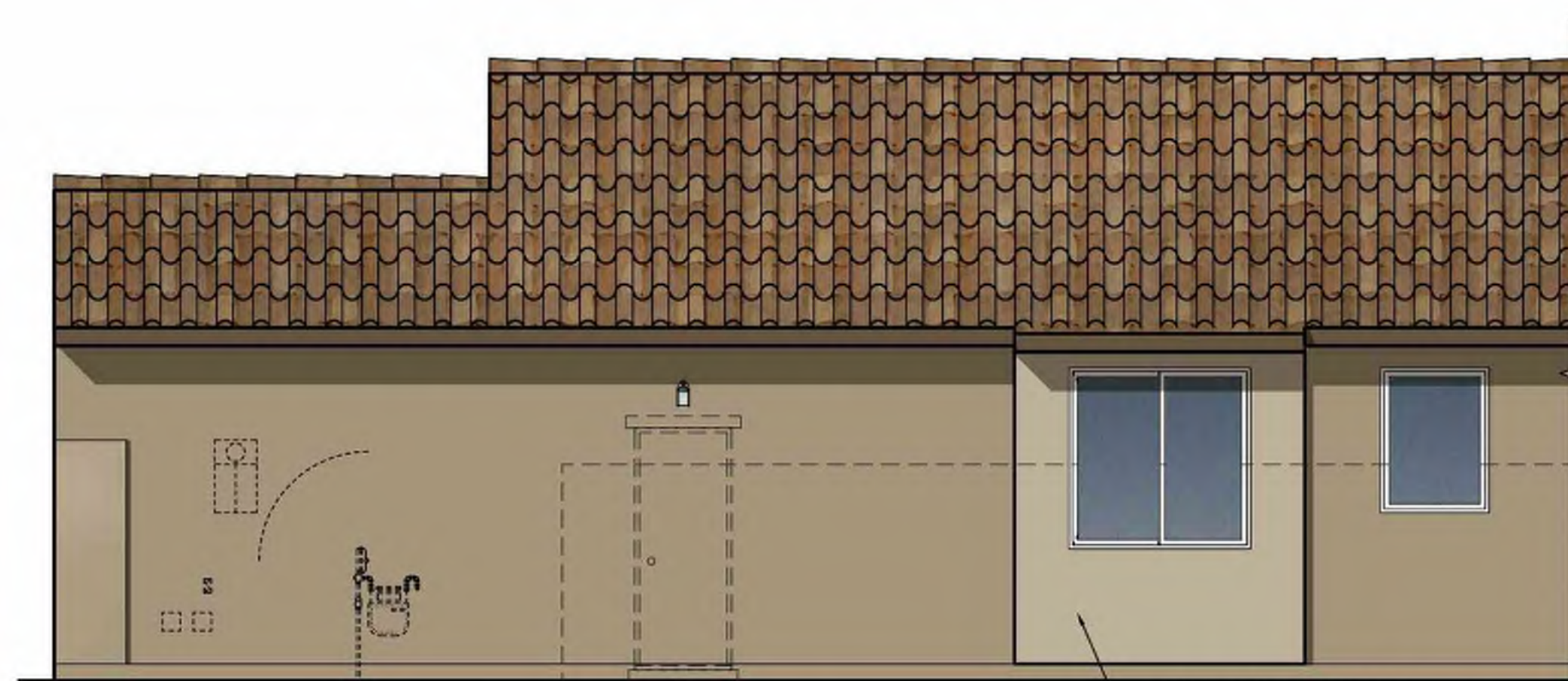
Left Elevation



Rear Elevation



Right Elevation

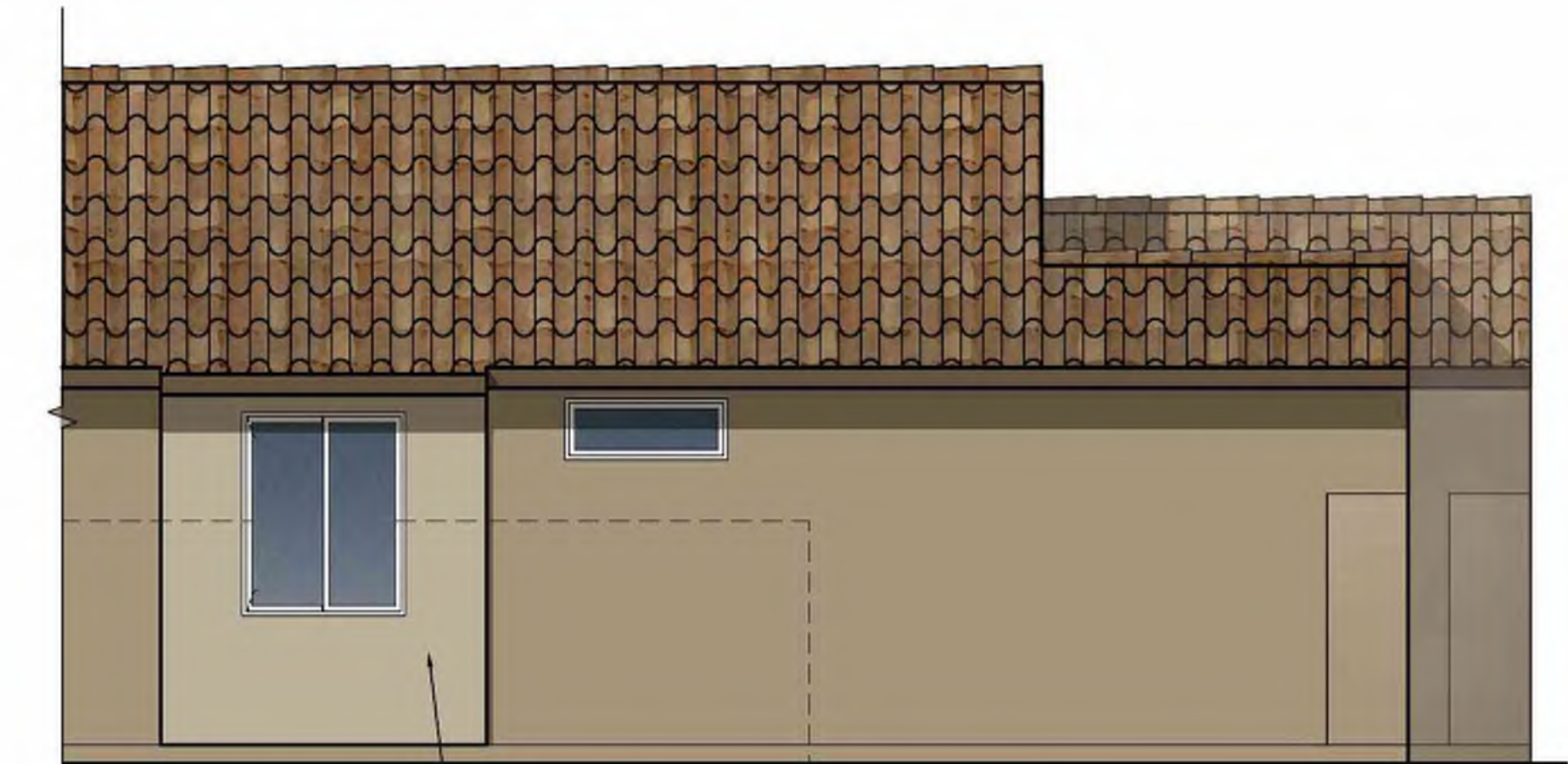


Right Elevation "Enhanced"

+2" STUCCO POPOUT W/ACCENT COLOR AND EXTENDED TRUSS TAILS ENHANCED LOTS ONLY



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

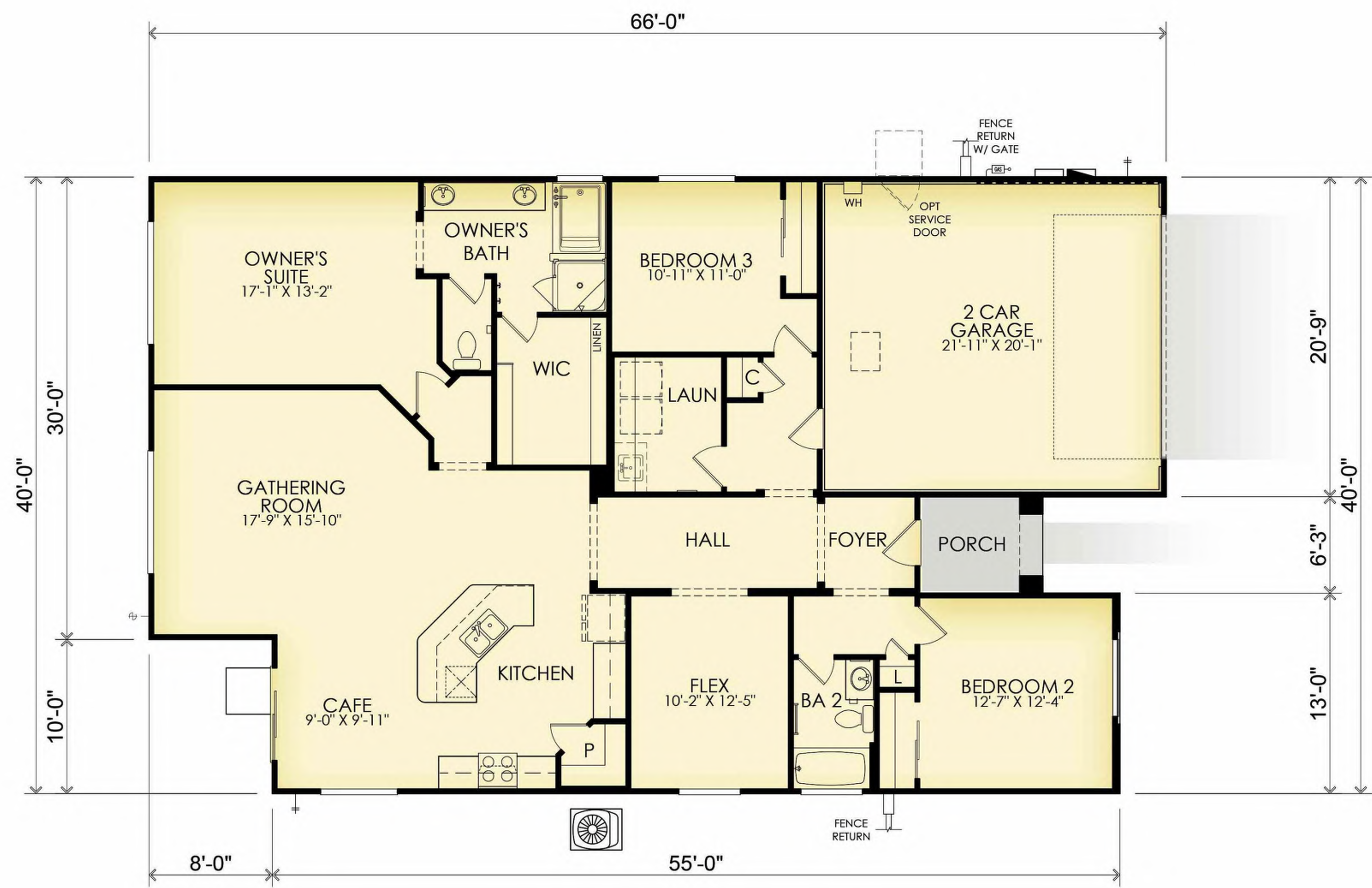
+2" STUCCO POPOUT W/ACCENT COLOR AND EXTENDED TRUSS TAILS ENHANCED LOTS ONLY

SEVILLA II

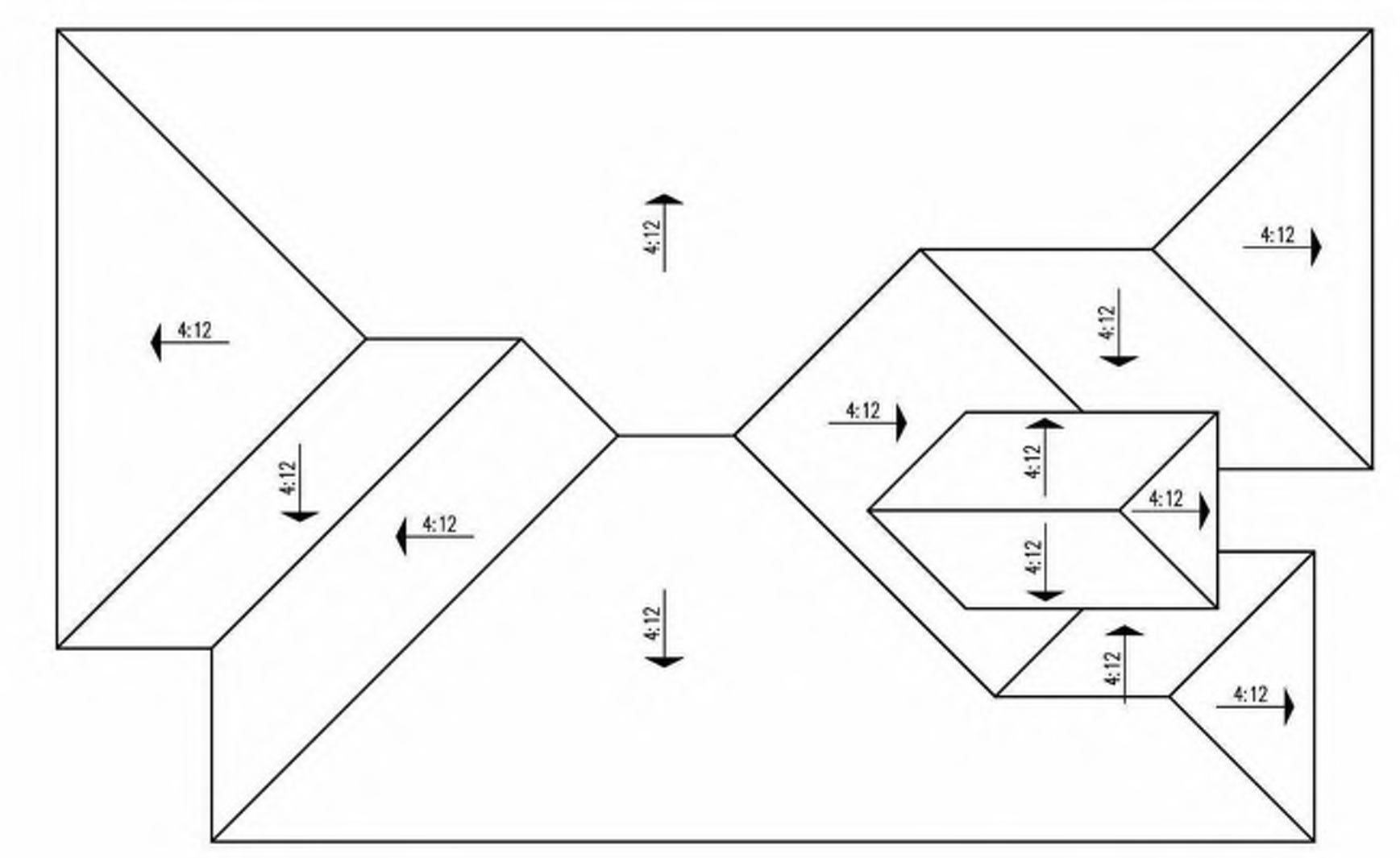
ELEVATIONS 'A' - SPANISH

DATE: 2023.08.16

<p>Coachella, California APN: 779-280-002 & 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. 9755 CLAIREMONT MESA BLVD, SUITE 276 PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: A1.3</p>
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Floor Plan



Roof Plan



Exterior Wall Light at Elevation 'B'

Floor Area Table	
1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

SEVILLA II

FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California APN: 779-280-002 & 779-320-001	APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059	ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	DRAWING NO: <h1>A1.4</h1>
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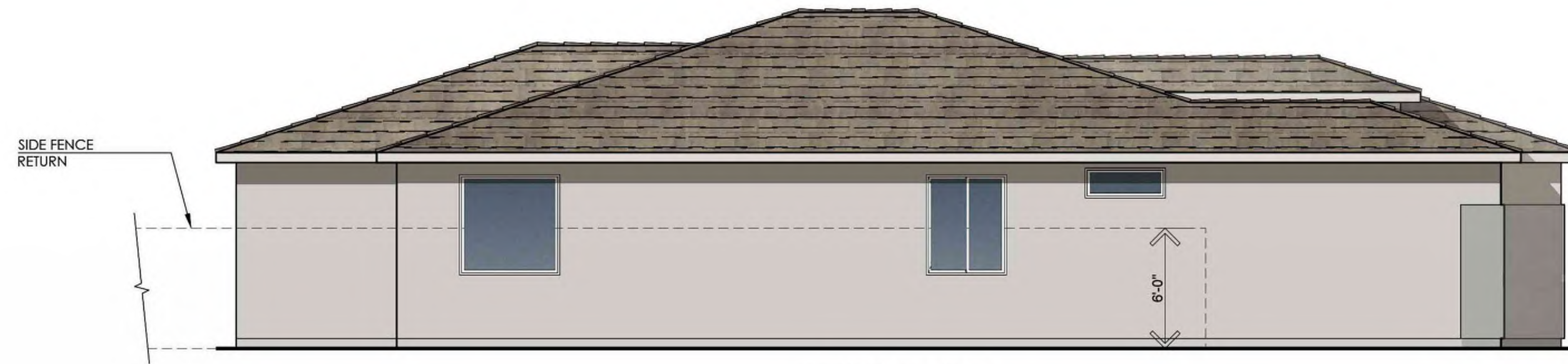
Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO PROJECTIONS WITH ACCENT COLOR
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. RECESSED WINDOW
- F. DISTINCT "B" ELEVATION COACH LIGHT
- G. DISTINCT "B" ELEVATION FRONT DOOR
- H. DISTINCT "B" ELEVATION GARAGE DOOR



Front Elevation 'B' - Desert Contemporary

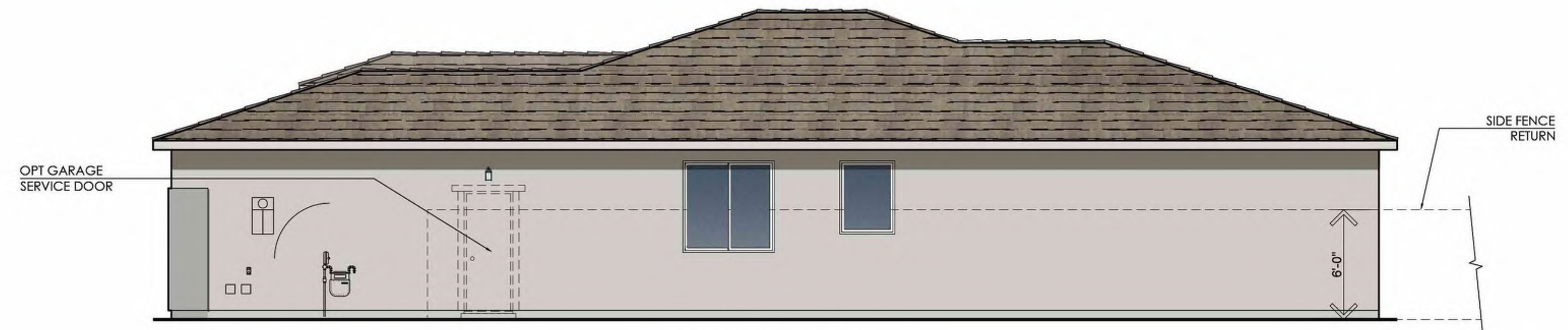
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



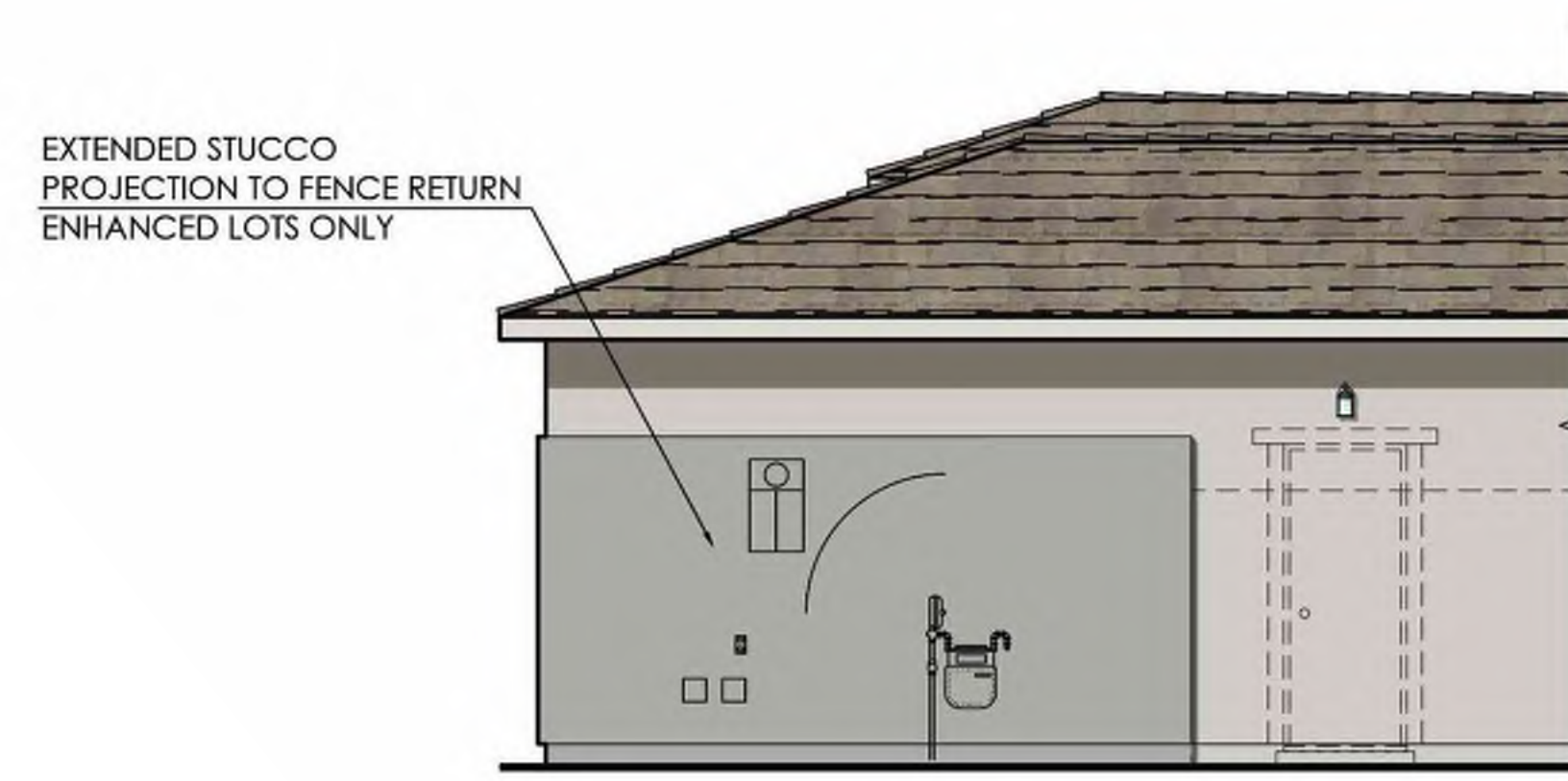
Left Elevation



Rear Elevation



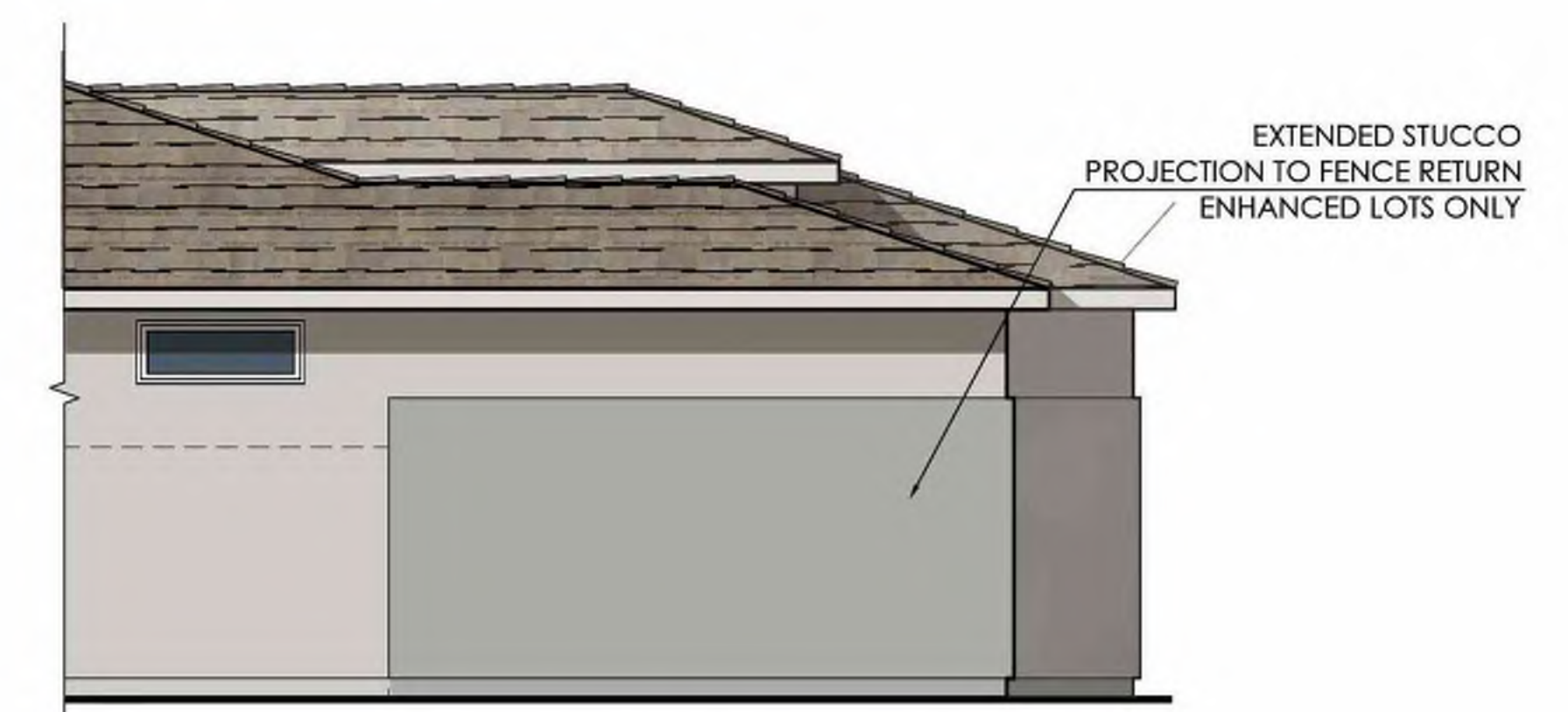
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



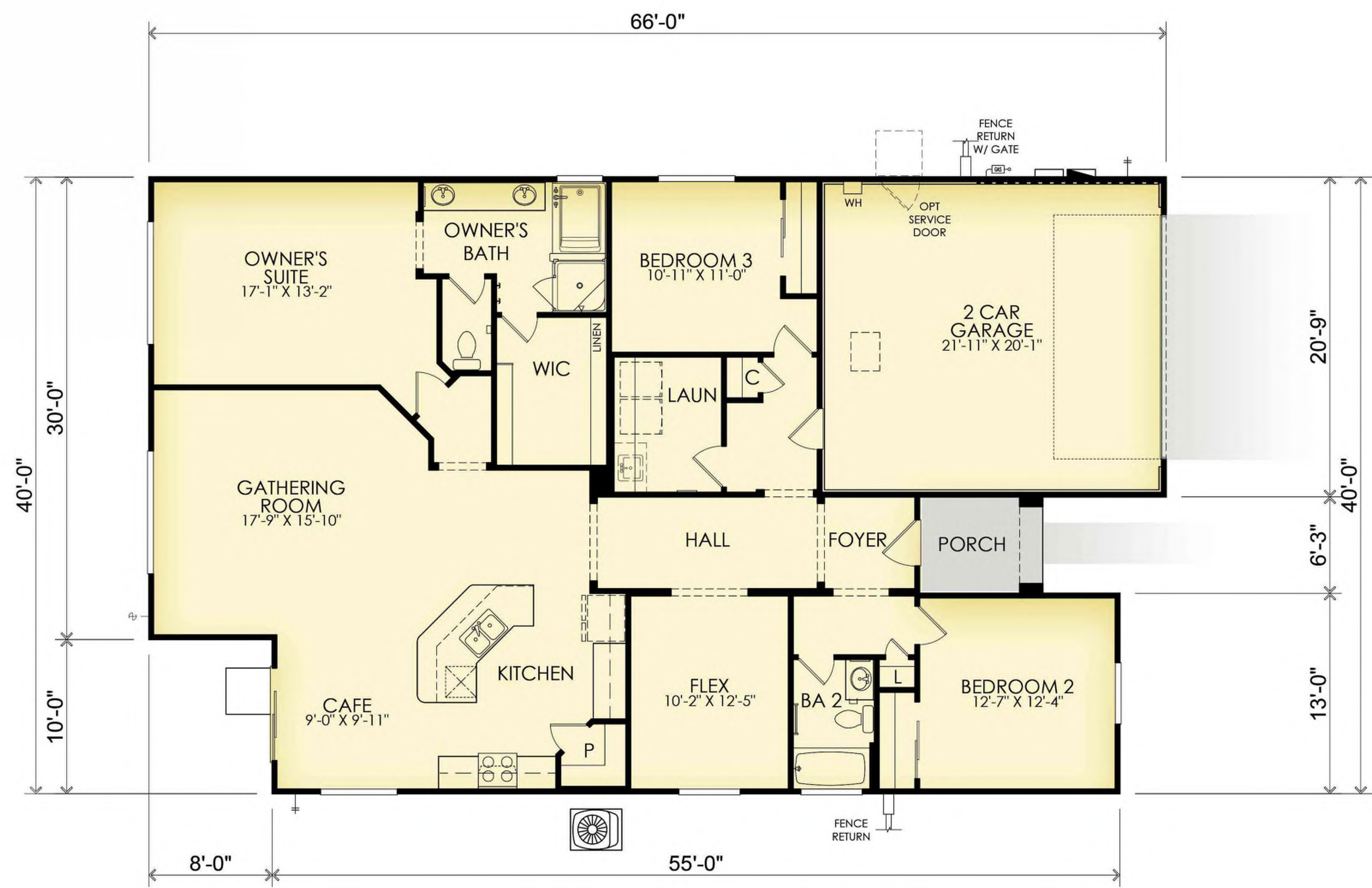
Left Elevation "Enhanced"

SEVILLA II

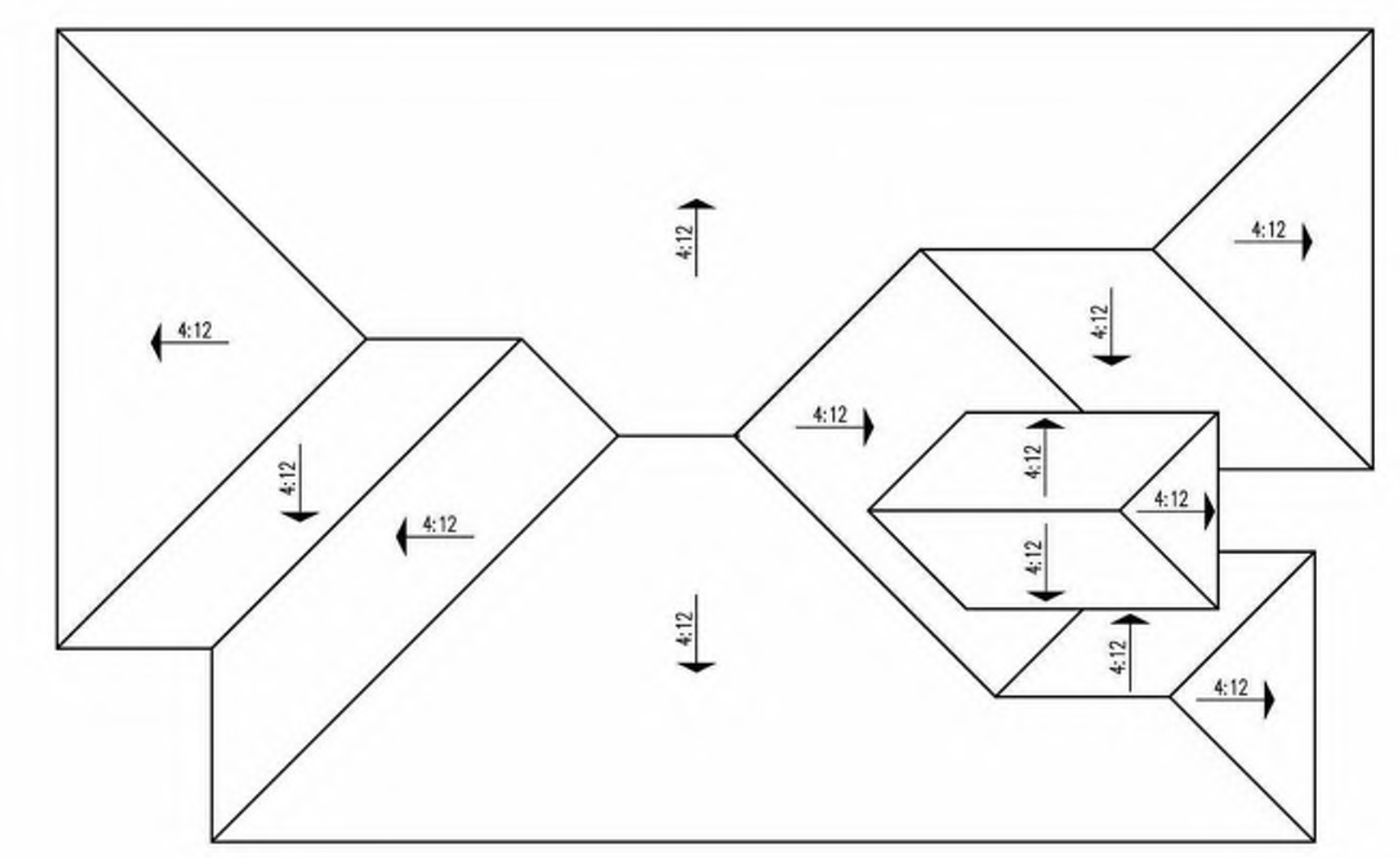
ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

<p>Coachella, California APN: 779-280-002 & 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: A1.5</p>
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Floor Plan



Roof Plan



Exterior Wall Light at Elevation 'C'

Floor Area Table	
1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

SEVILLA II

FLOOR PLAN 'C' - PRAIRIE

DATE: 2023.08.16

<p>Coachella, California APN: 779-280-002 & 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: A1.6</p>
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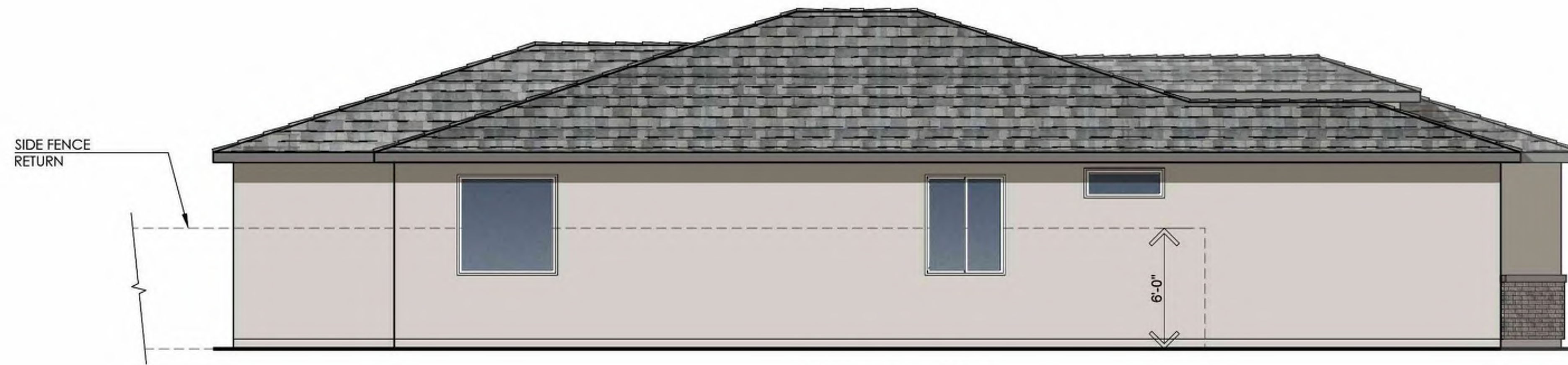
Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. DECORATIVE VENEER
- F. DISTINCT "C" ELEVATION COACH LIGHT
- G. DISTINCT "C" ELEVATION FRONT DOOR
- H. DISTINCT "C" ELEVATION GARAGE DOOR



Front Elevation 'C' - Prairie

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



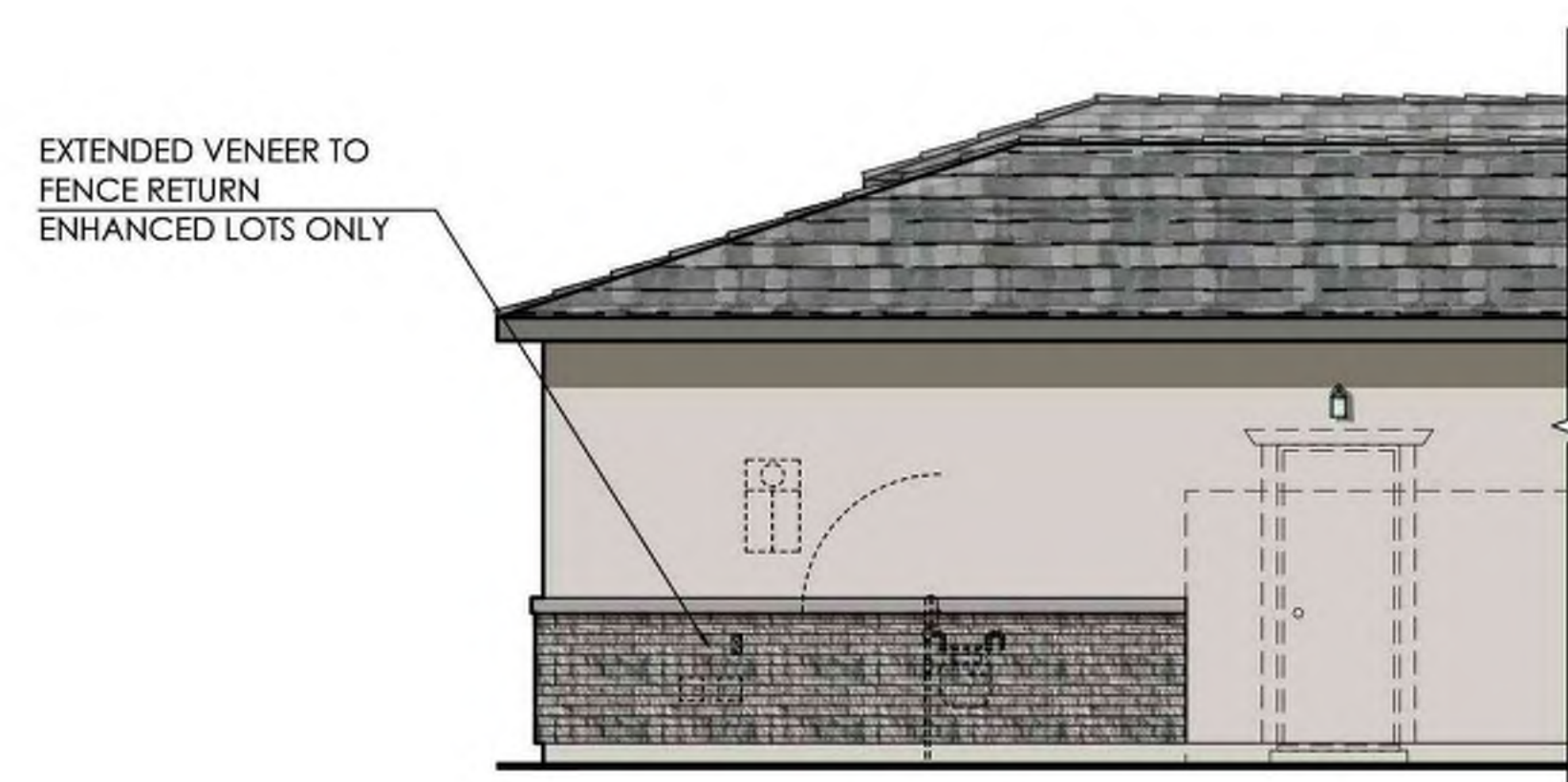
Left Elevation



Rear Elevation



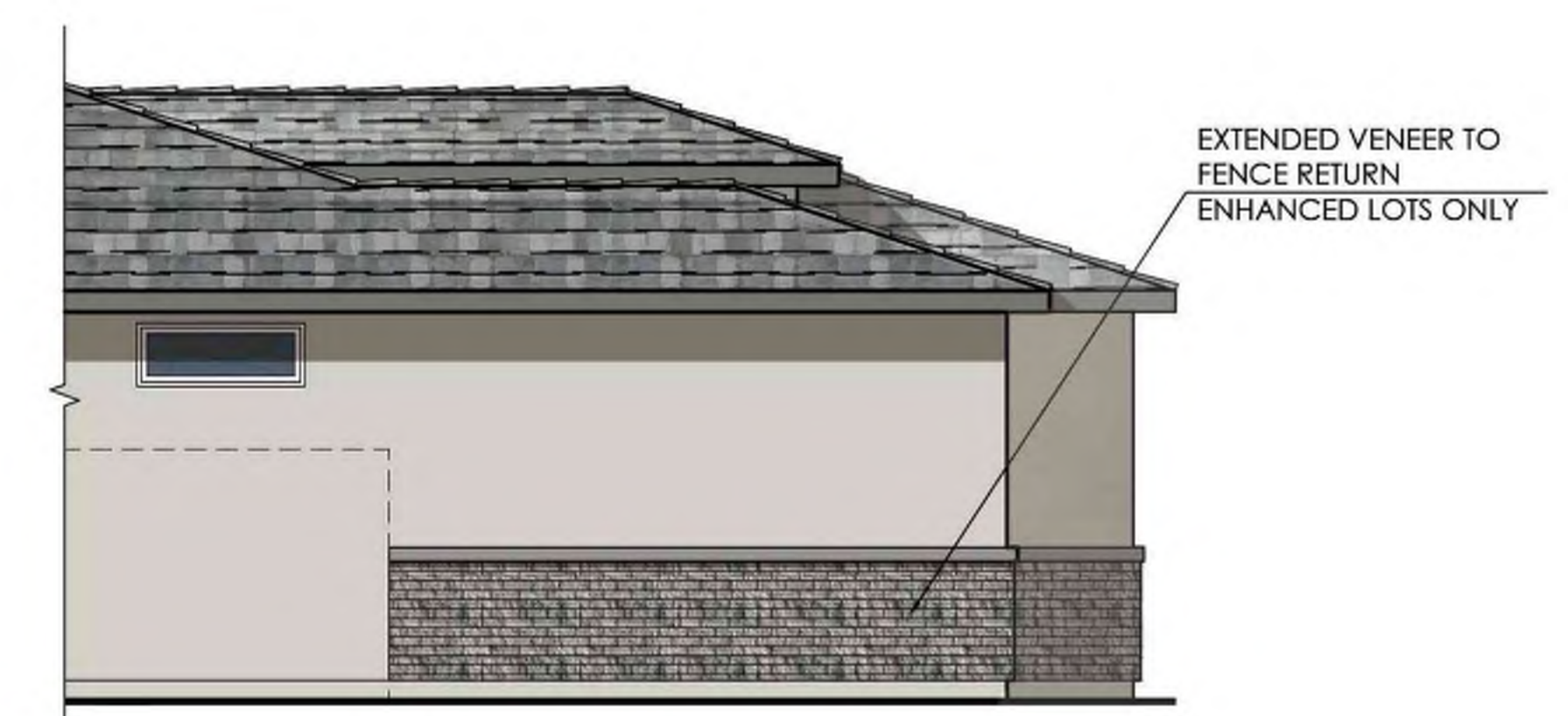
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

SEVILLA II

ELEVATIONS 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

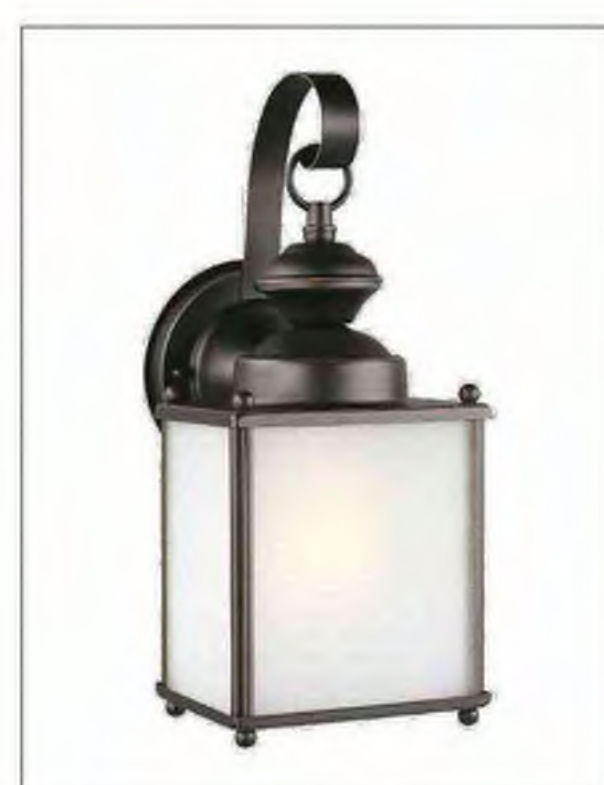
ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

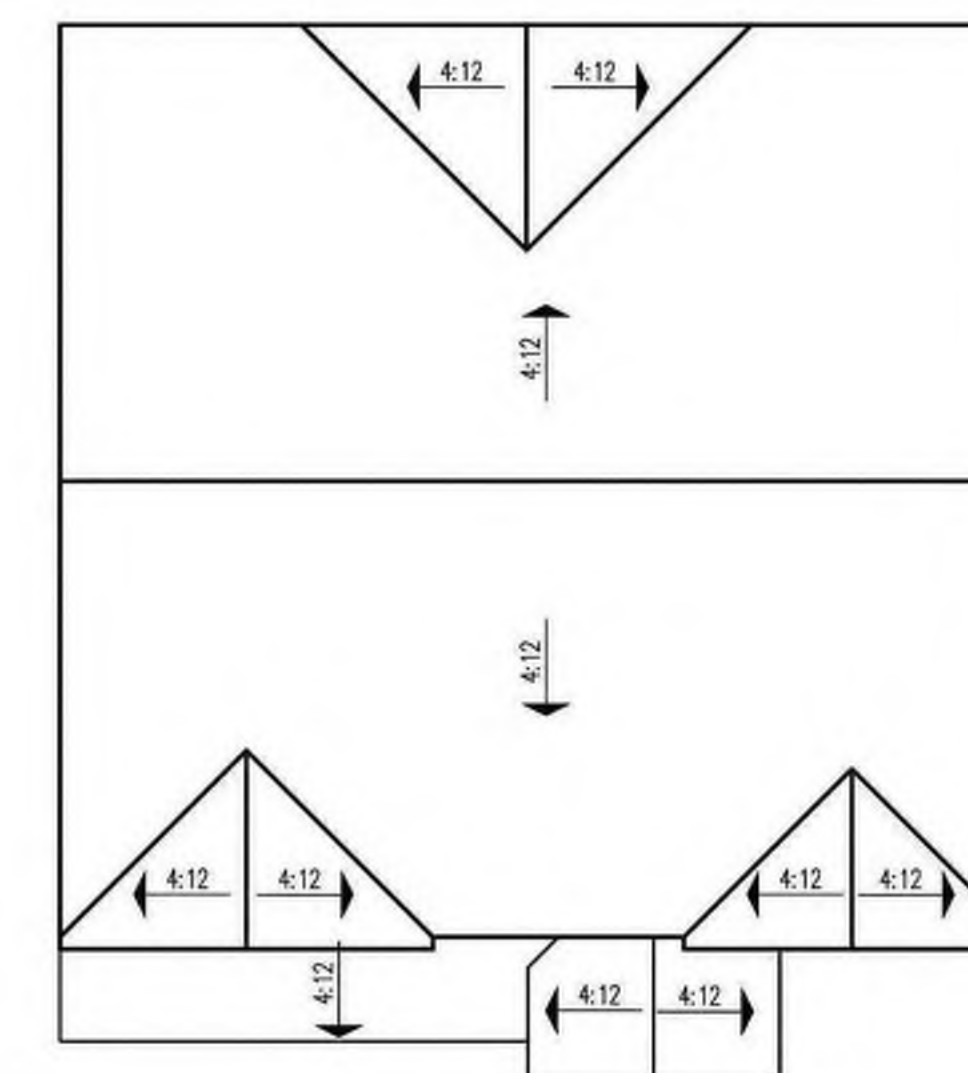
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A1.7



Exterior Wall Light
at Elevation 'A'



Roof Plan



First Floor Plan

Floor Area Table	
1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	54 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'A' - SPANISH

DATE:
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A2.0



A - TRANSITIONAL SPANISH
SCHEME 1



C - PRAIRIE
SCHEME 8



B - DESERT CONTEMPORARY
SCHEME 4

SEVILLA II

FRONT ELEVATIONS

DATE:
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
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PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
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9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A2.1



Front Elevation 'A' - Transitional Spanish

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

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. STUCCO PROJECTION AT FRONT CORNERS
- F. SCORED STUCCO ACCENTS
- G. RECESSED WINDOWS
- H. DISTINCT "A" ELEVATION COACH LIGHT
- I. DISTINCT "A" ELEVATION FRONT DOOR
- J. DISTINCT "A" ELEVATION GARAGE DOOR

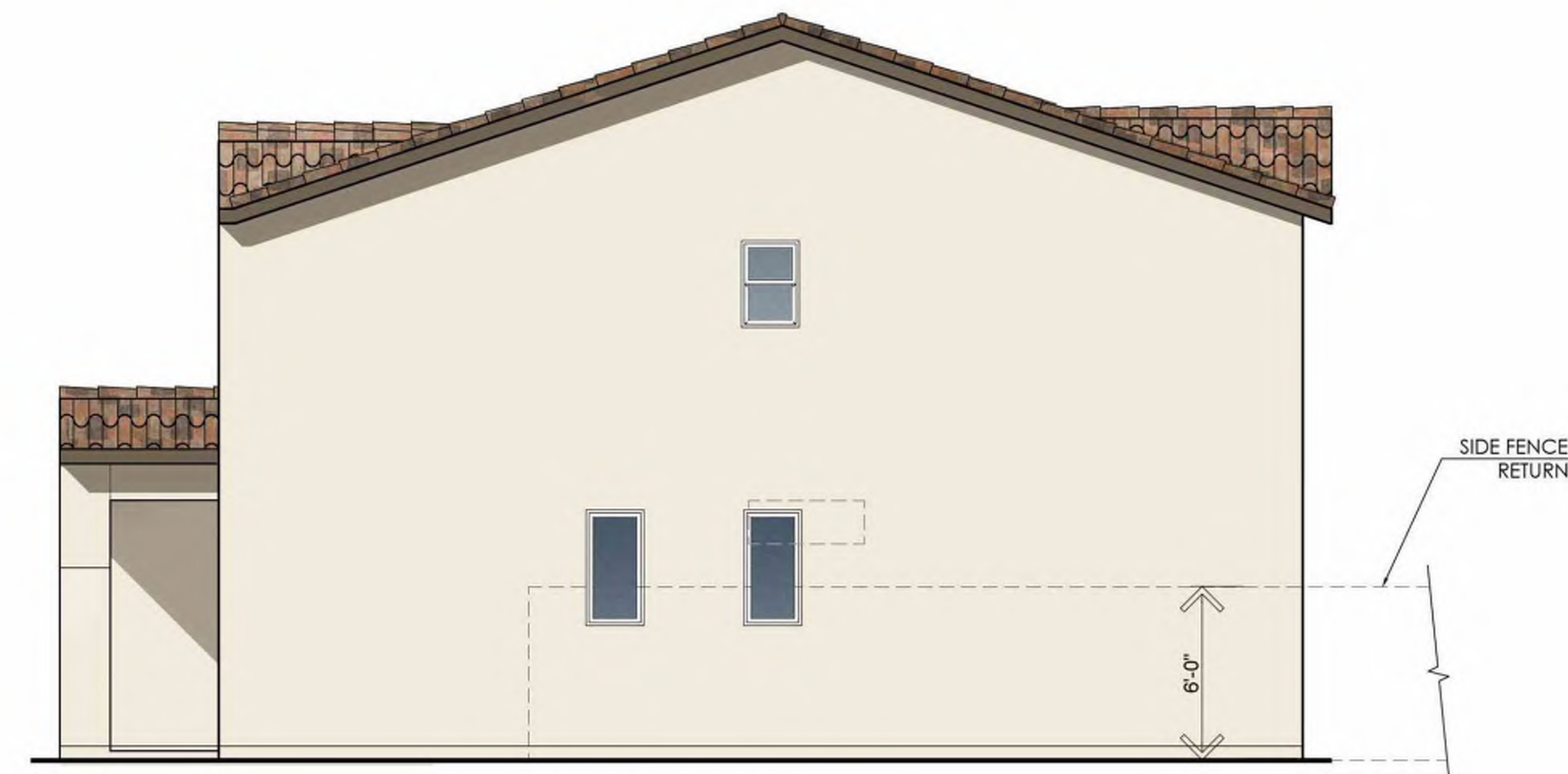


Left Elevation

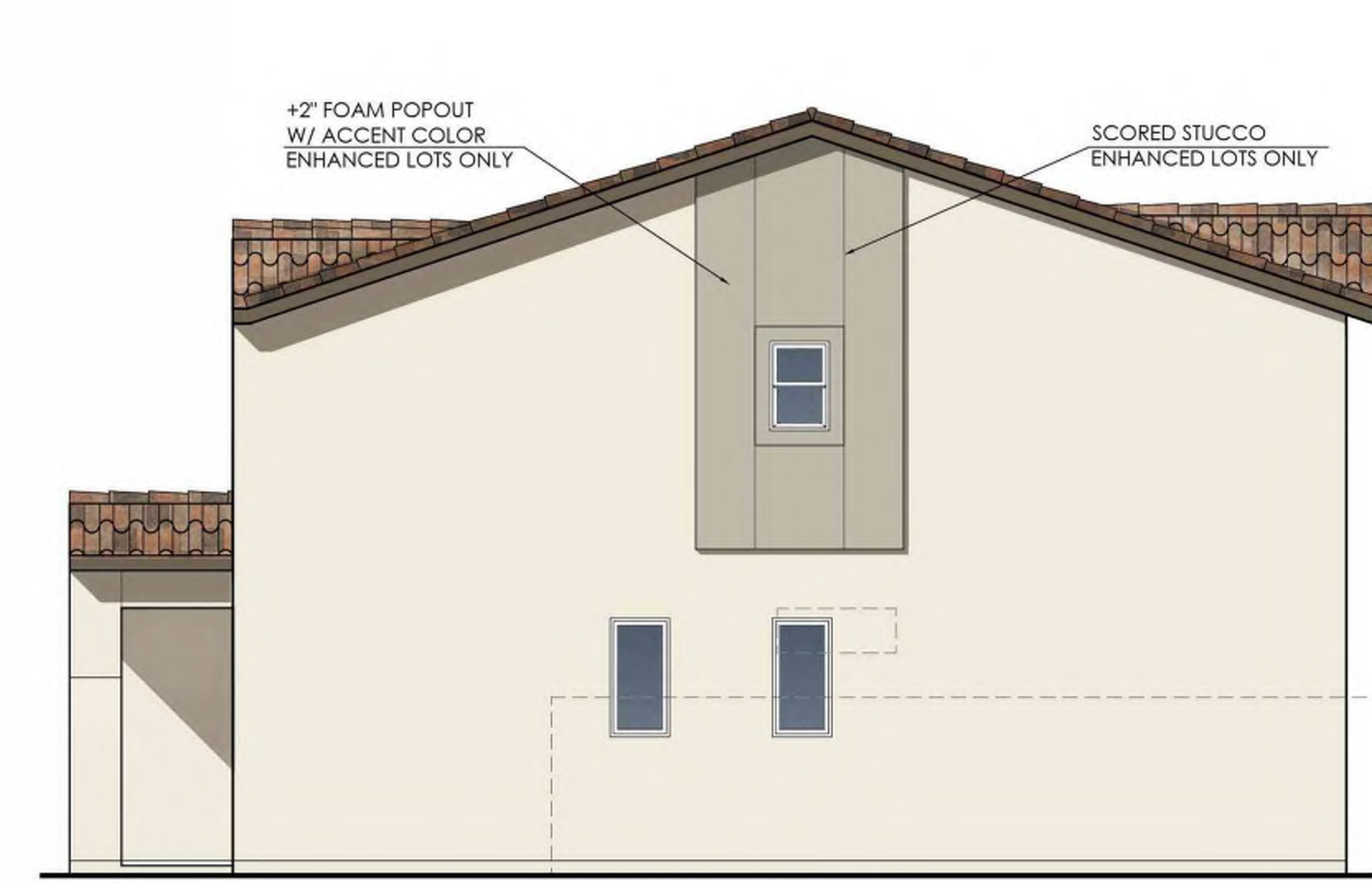
OPT GARAGE SERVICE DOOR



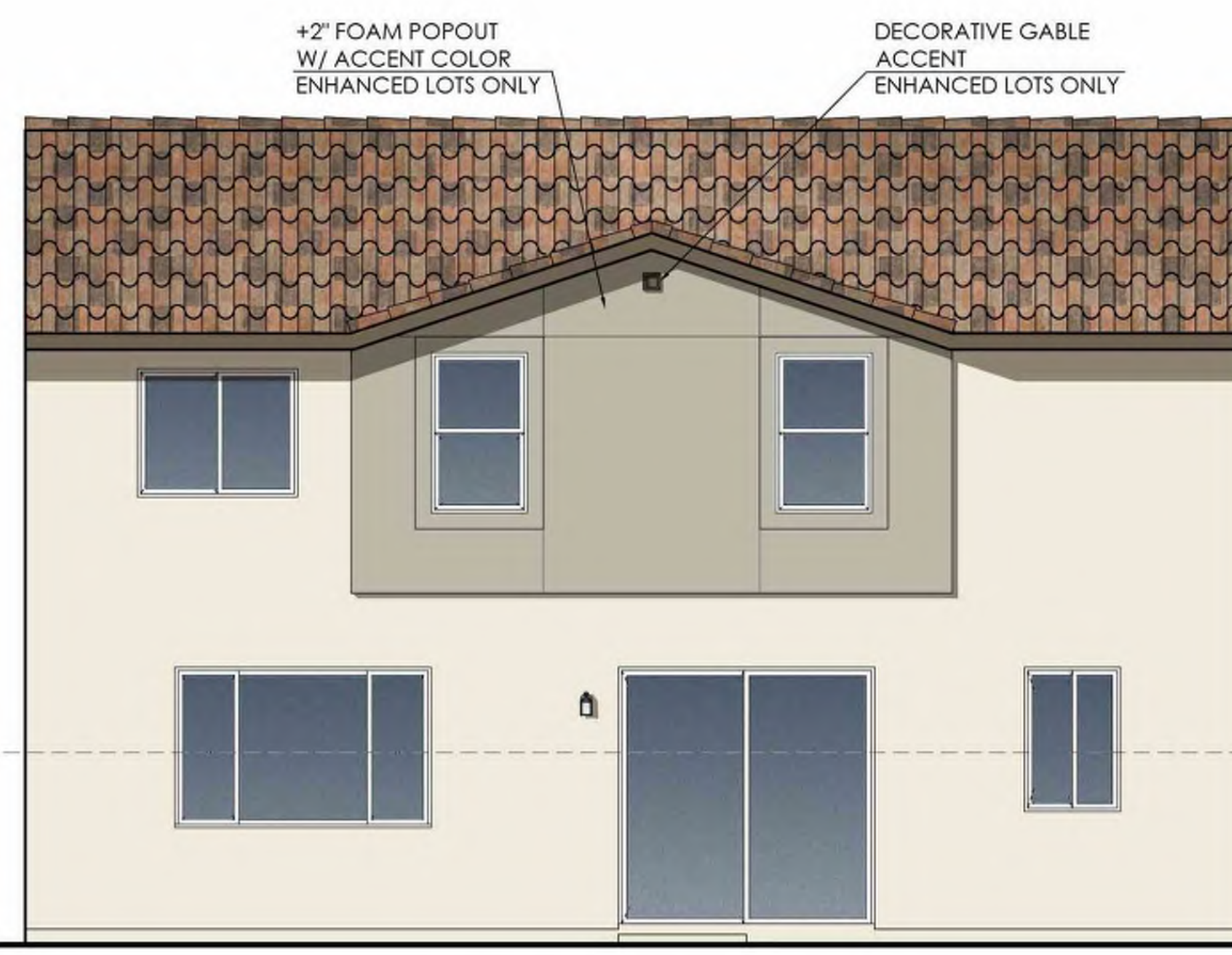
Rear Elevation



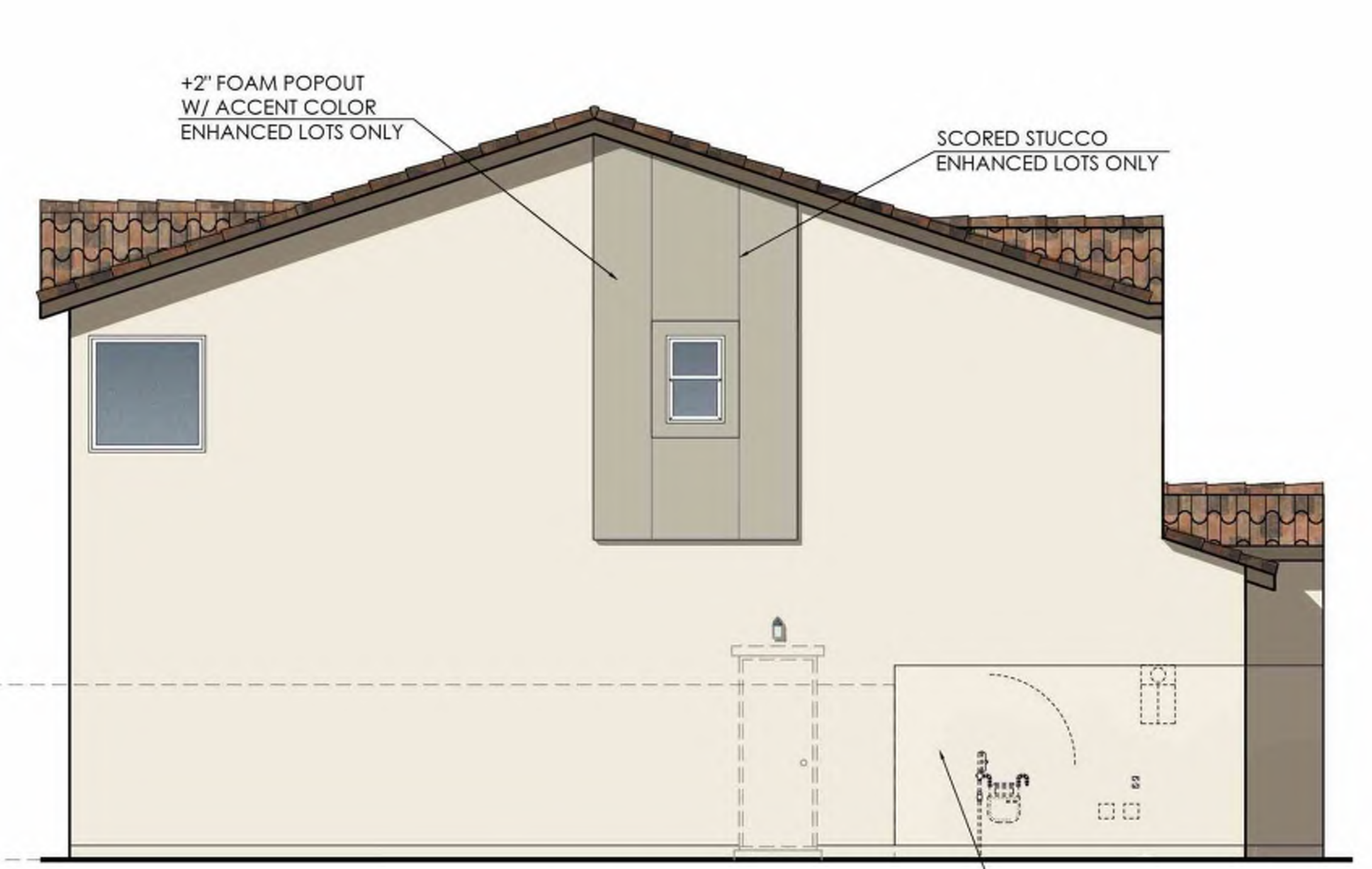
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

EXTENDED STUCCO PROJECTION TO FENCE RETURN ENHANCED LOTS ONLY

SEVILLA II

ELEVATIONS "A" - SPANISH

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

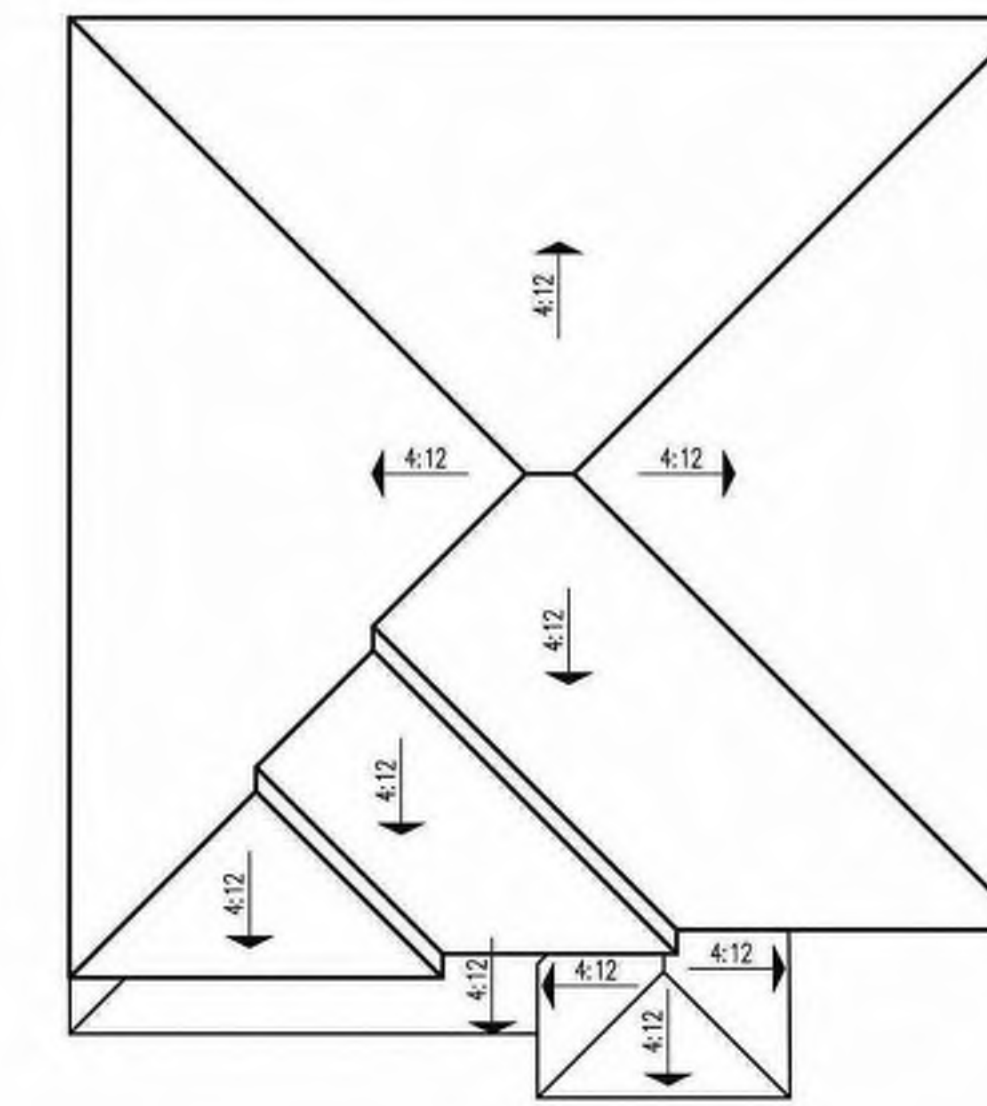
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A2.2



Exterior Wall Light
at Elevation 'B'



Roof Plan



First Floor Plan

Floor Area Table

1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	54 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California APN: 779-280-002 & 779-320-001	APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059	ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	DRAWING NO: <h1>A2.3</h1>
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T/O RIDGE
+24'-11"

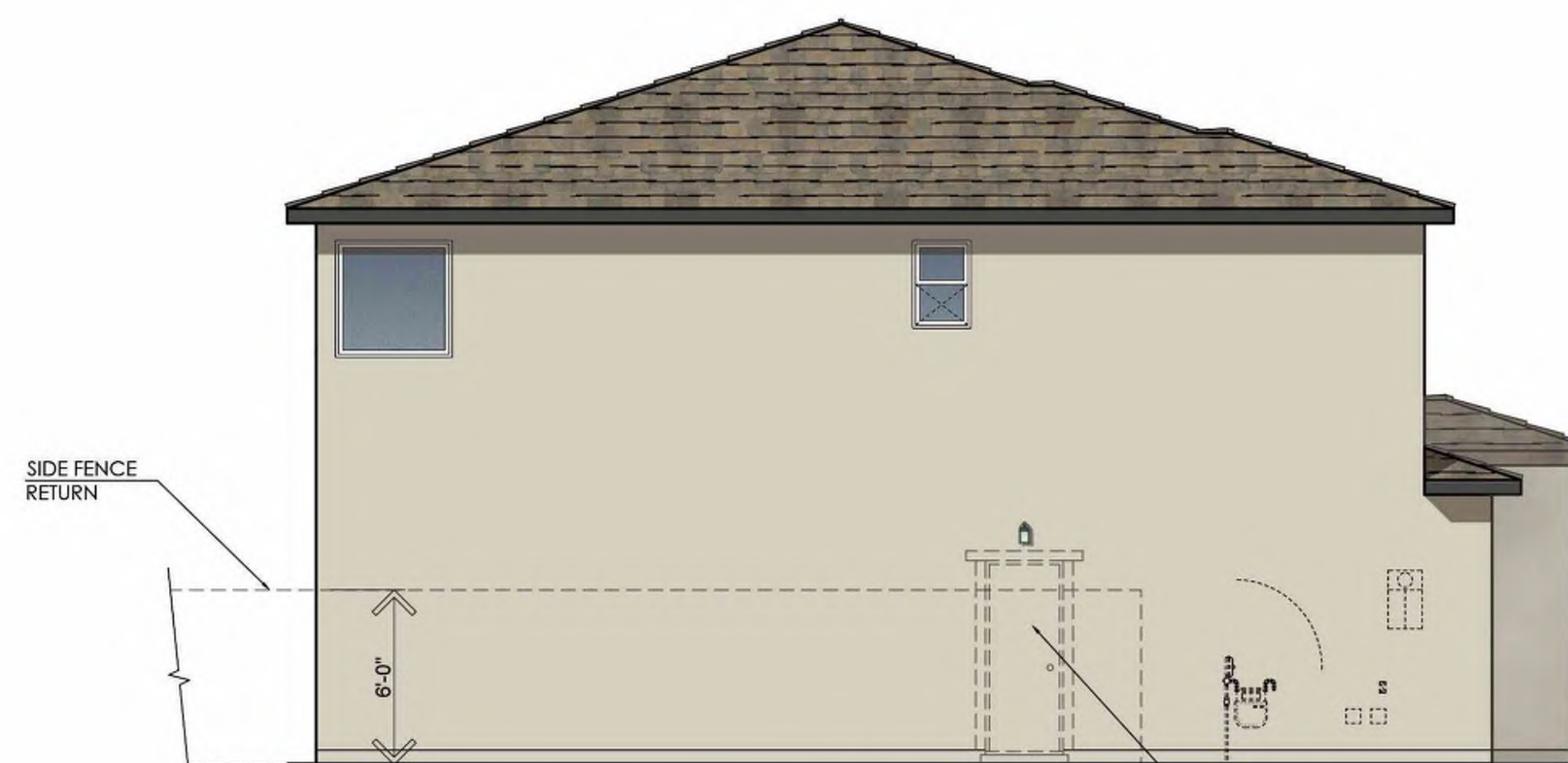


Front Elevation 'B' - Contemporary

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

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. OPTIONAL WINDOWS AT GARAGE DOOR
- D. SCORED STUCCO ACCENTS
- E. RECESSED WINDOWS
- F. DISTINCT "B" ELEVATION COACH LIGHT
- G. DISTINCT "B" ELEVATION FRONT DOOR
- H. DISTINCT "B" ELEVATION GARAGE DOOR

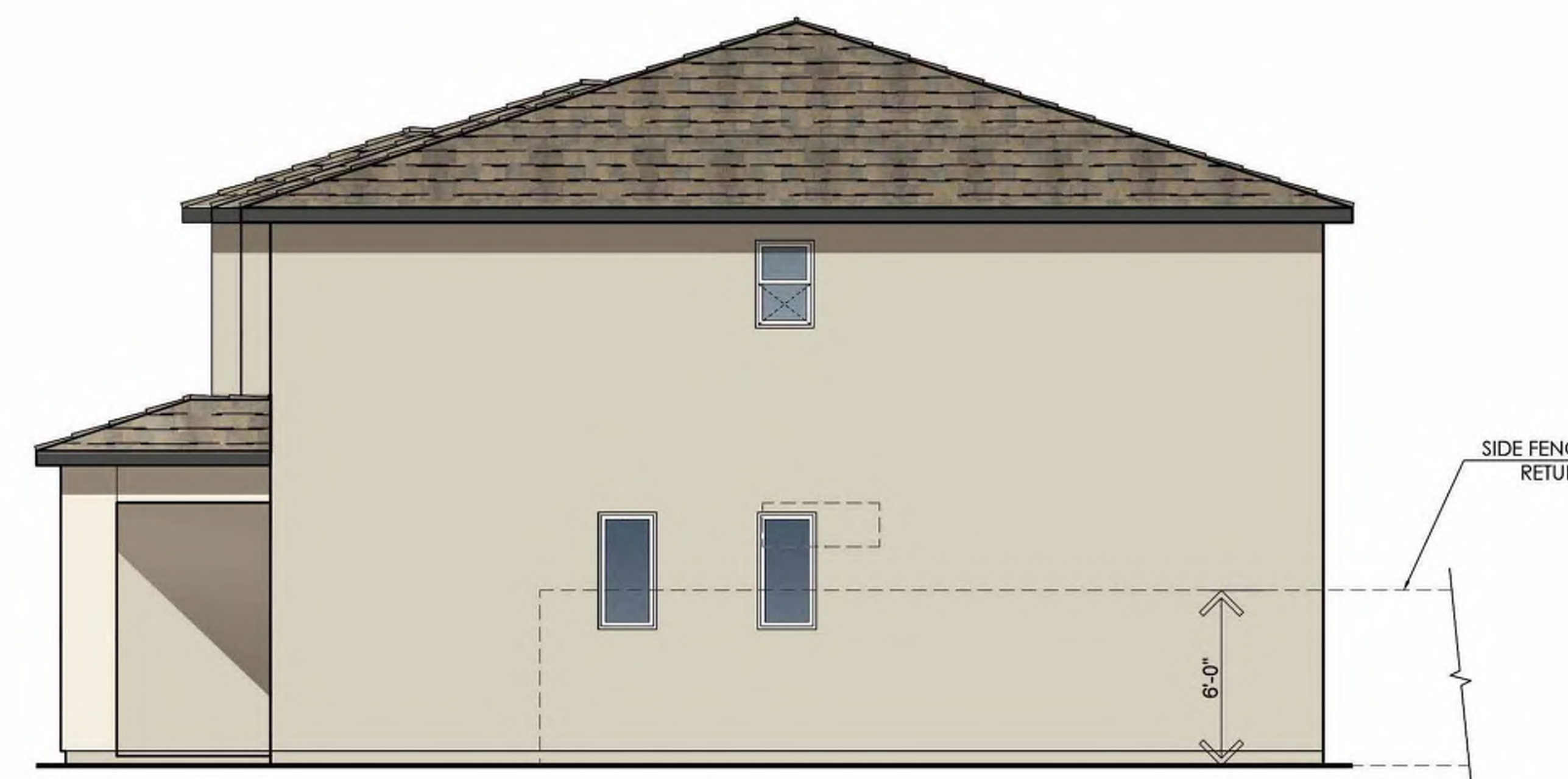


Left Elevation

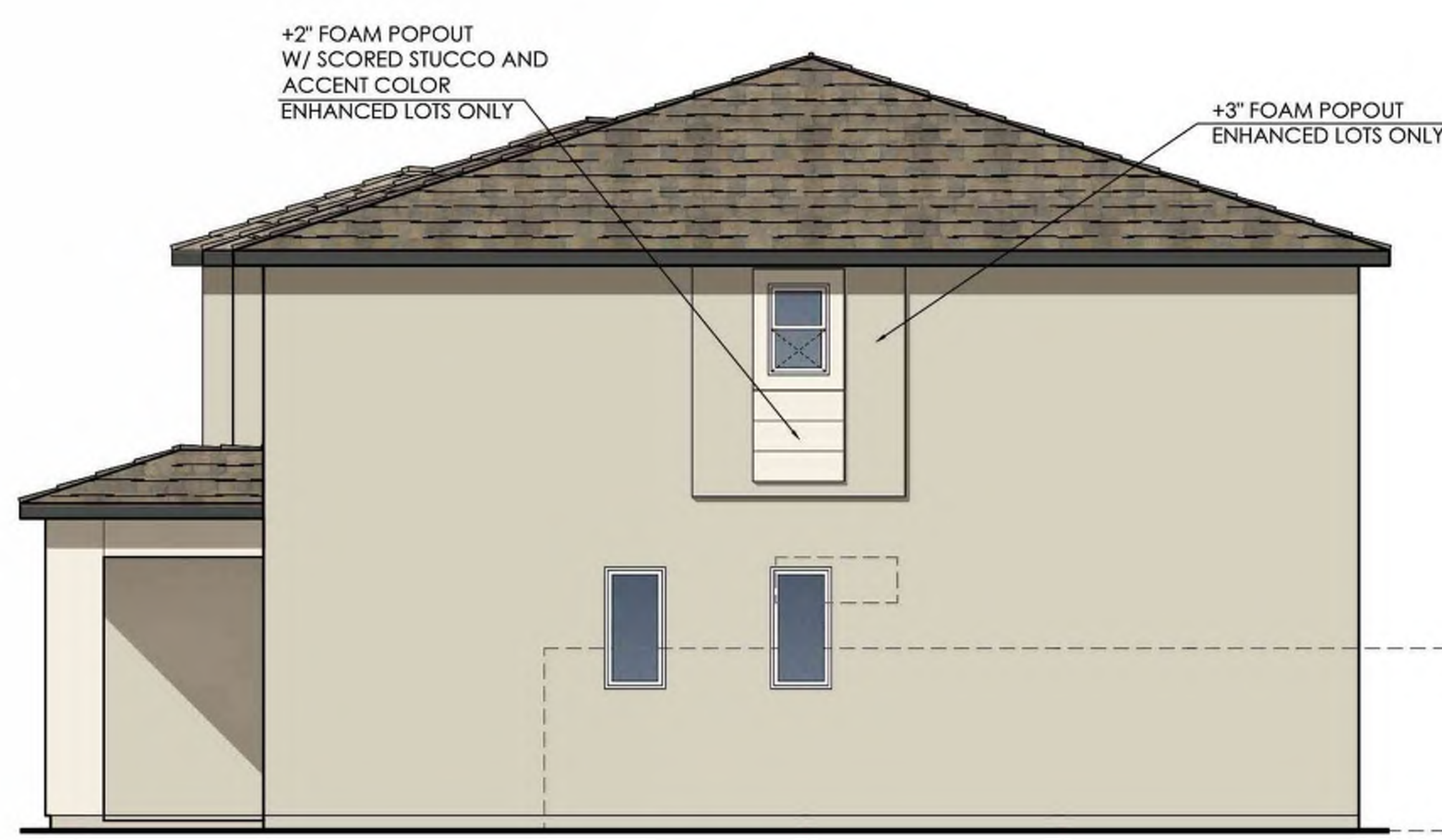
OPT GARAGE SERVICE DOOR



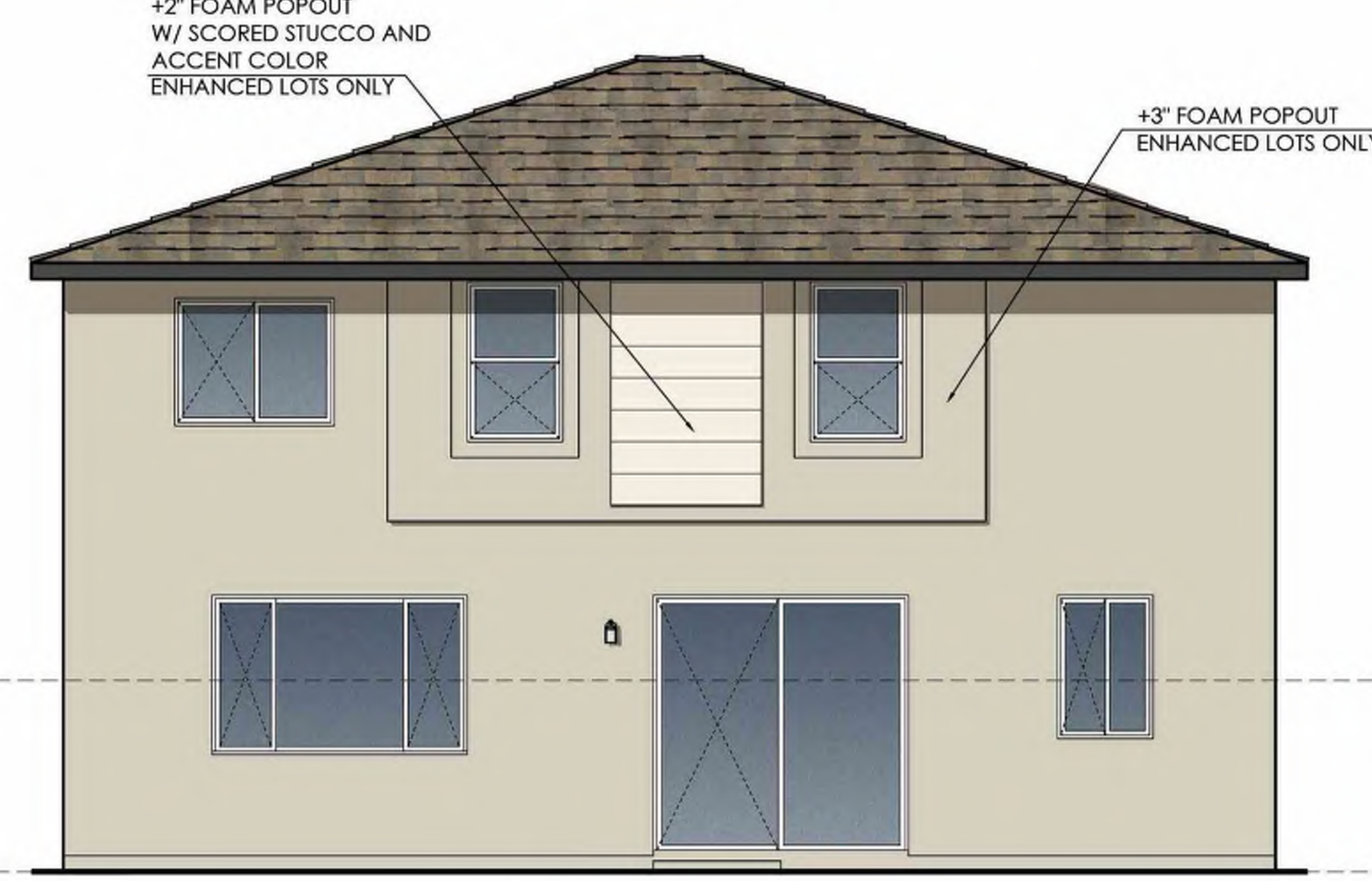
Rear Elevation



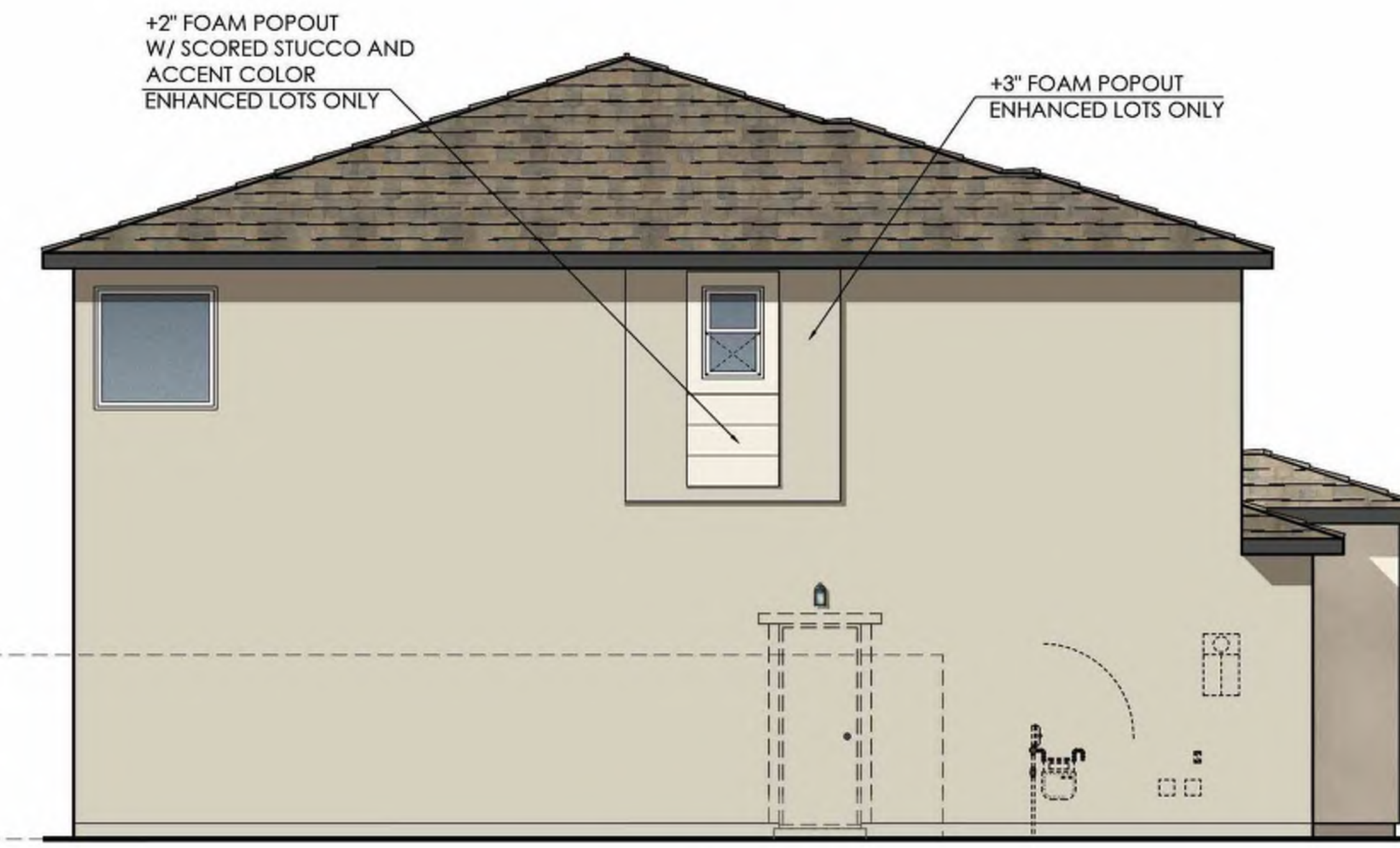
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

SEVILLA II

ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

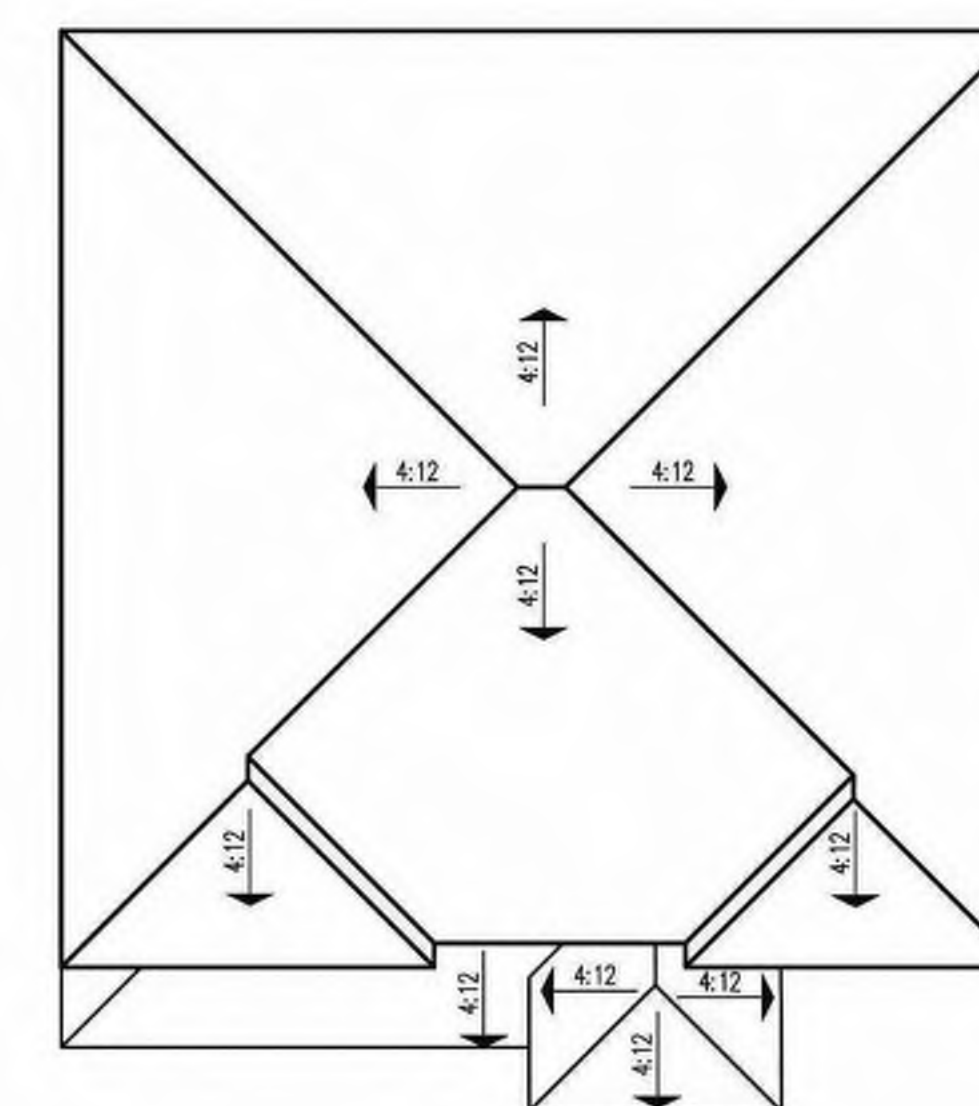
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A2.4



Exterior Wall Light
at Elevation 'C'

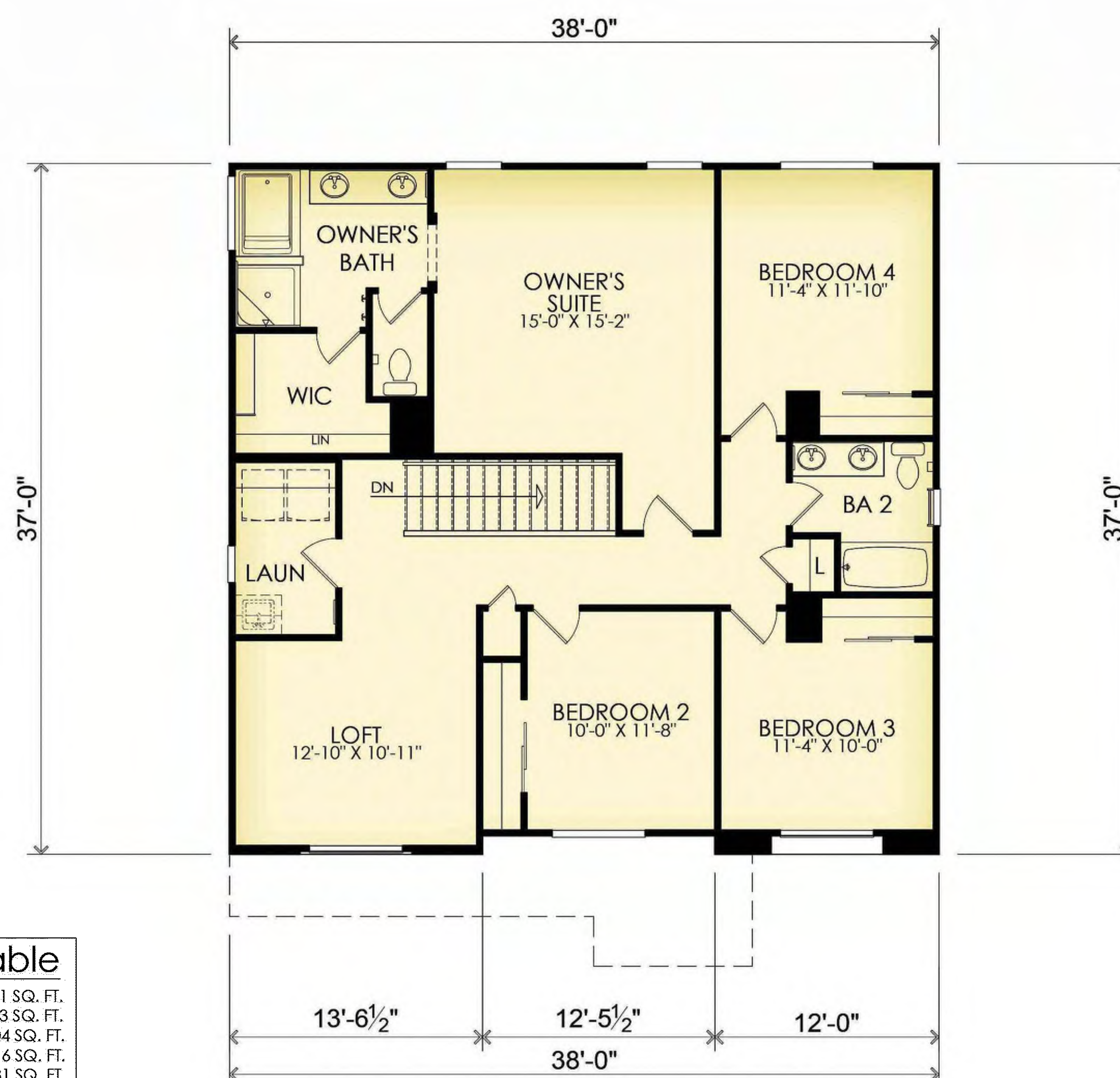


Roof Plan



First Floor Plan

Floor Area Table	
1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	31 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'C' - PRAIRIE

DATE:
2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.5

T/O RIDGE
+24'-11"

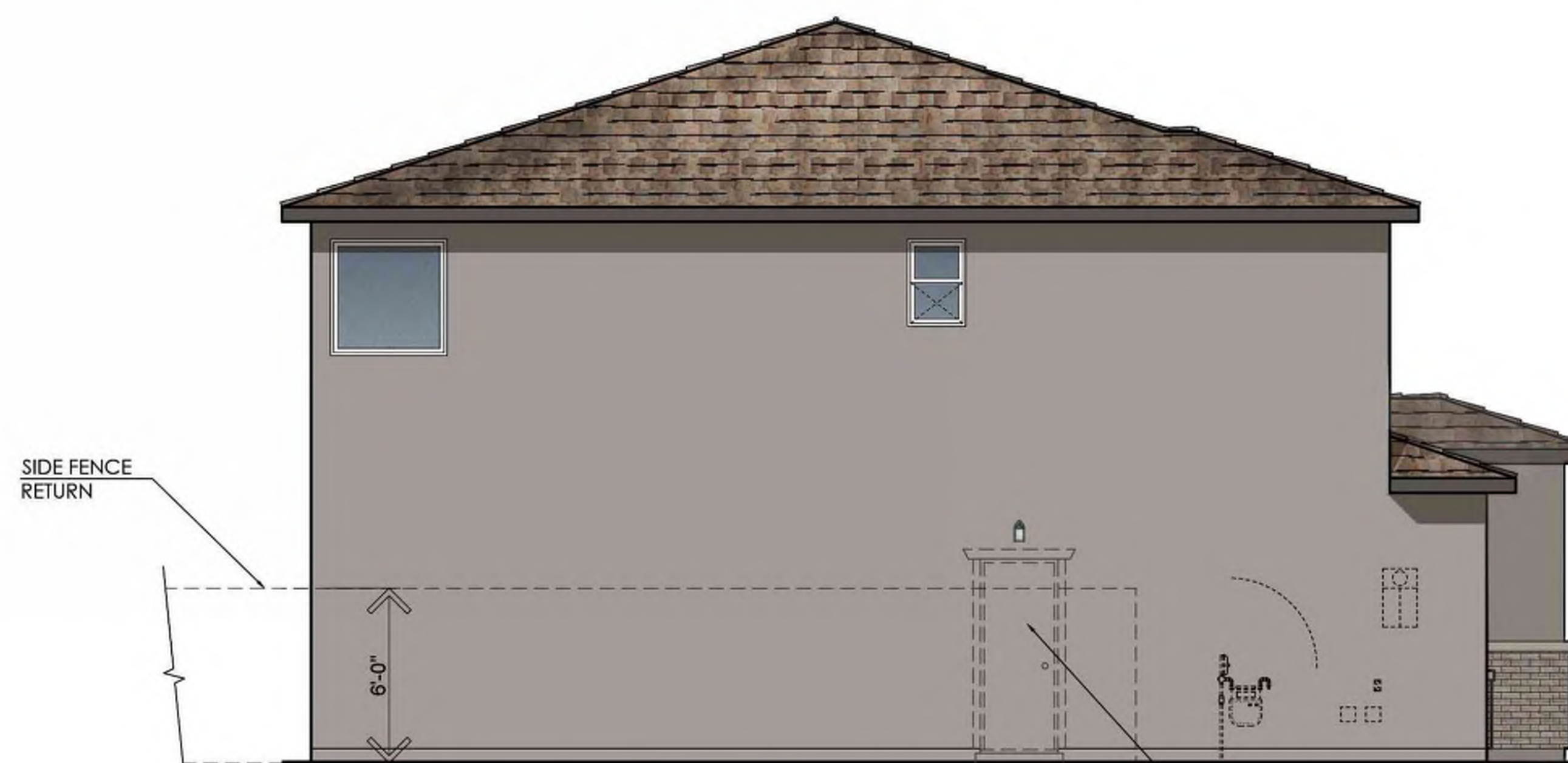


Front Elevation 'C' - Prairie

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

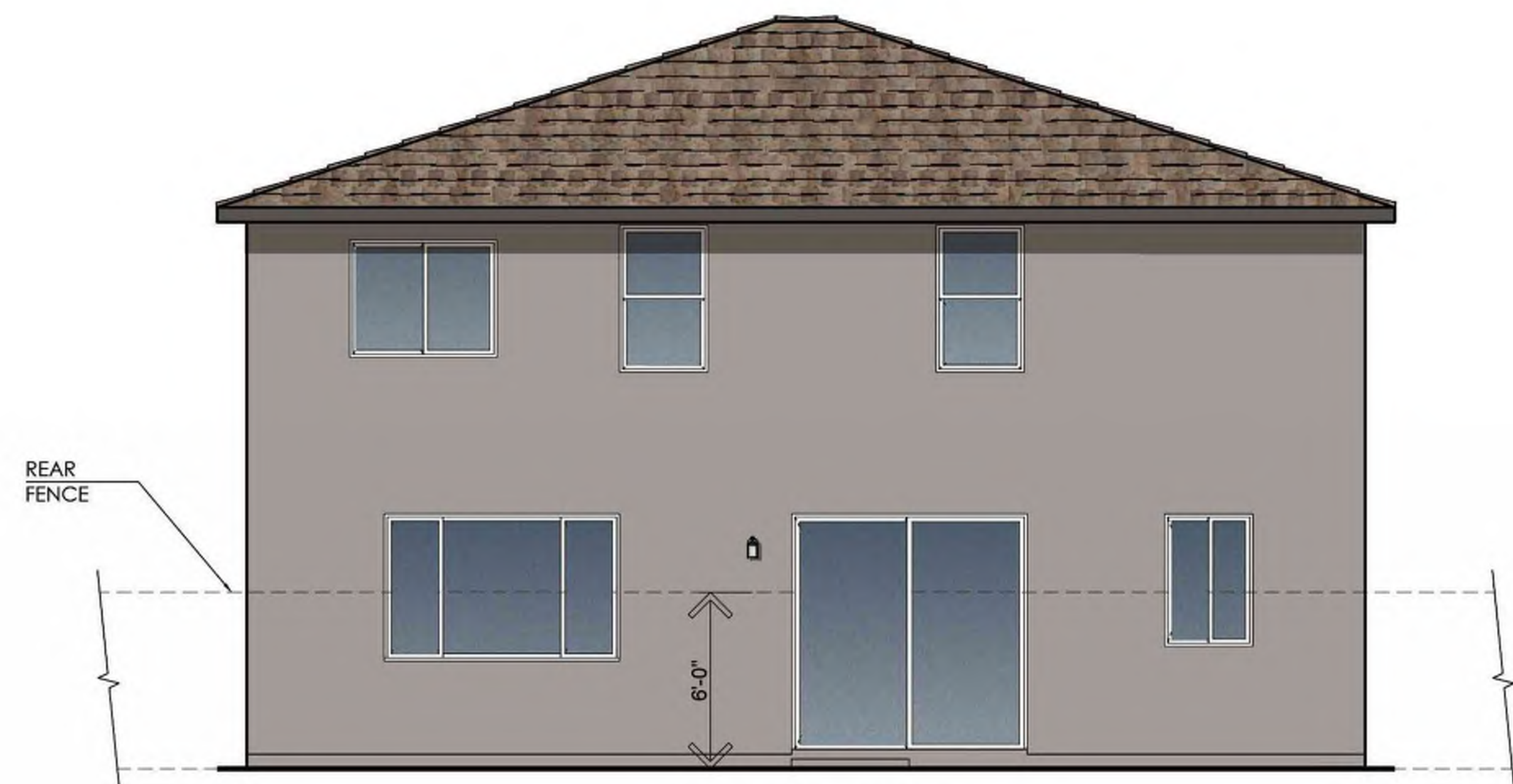
Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. RECESSED WINDOWS
- F. DECORATIVE VENEER
- G. DISTINCT "C" ELEVATION COACH LIGHT
- H. DISTINCT "C" ELEVATION FRONT DOOR
- I. DISTINCT "C" ELEVATION GARAGE DOOR

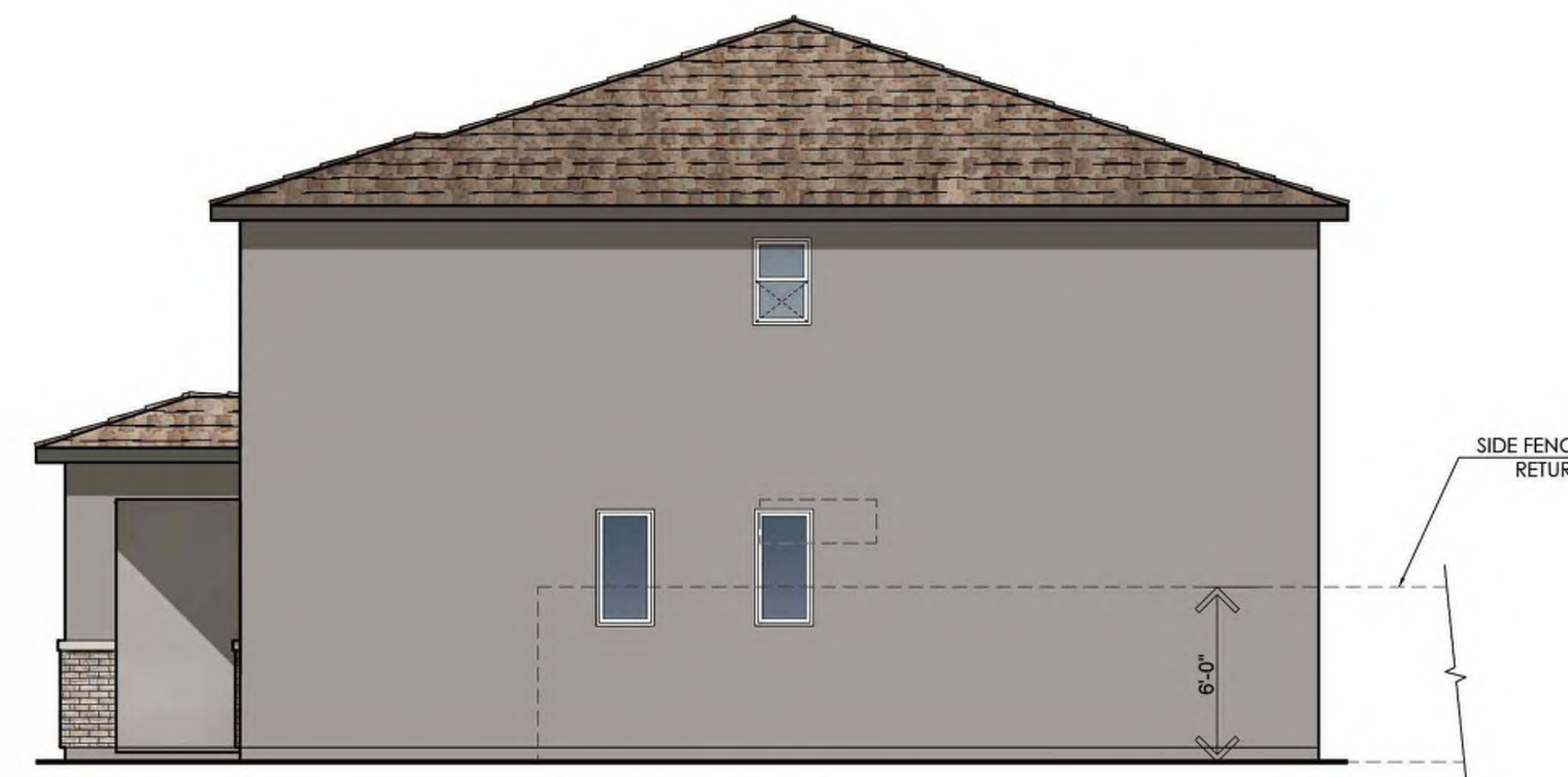


Left Elevation

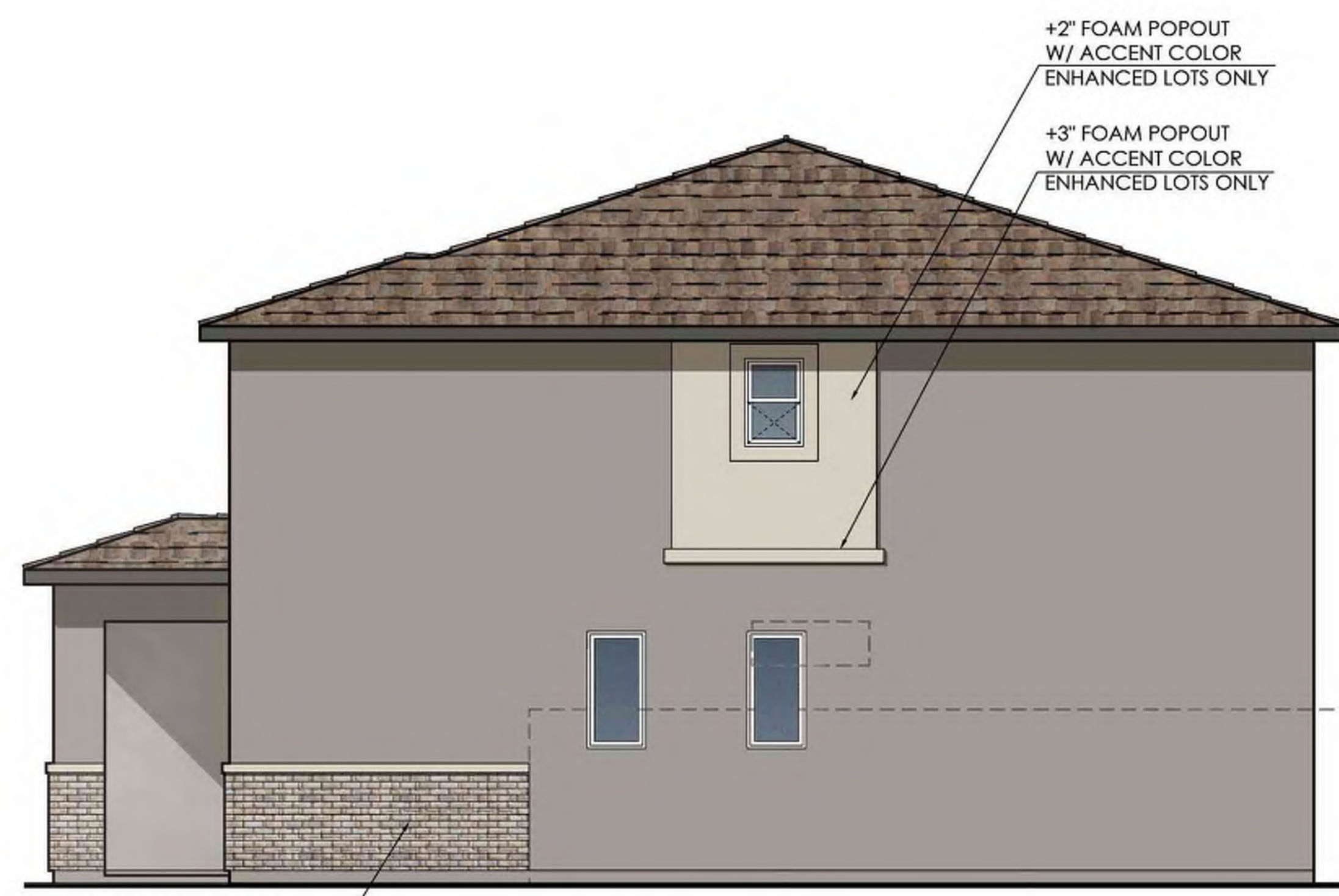
OPT GARAGE SERVICE DOOR



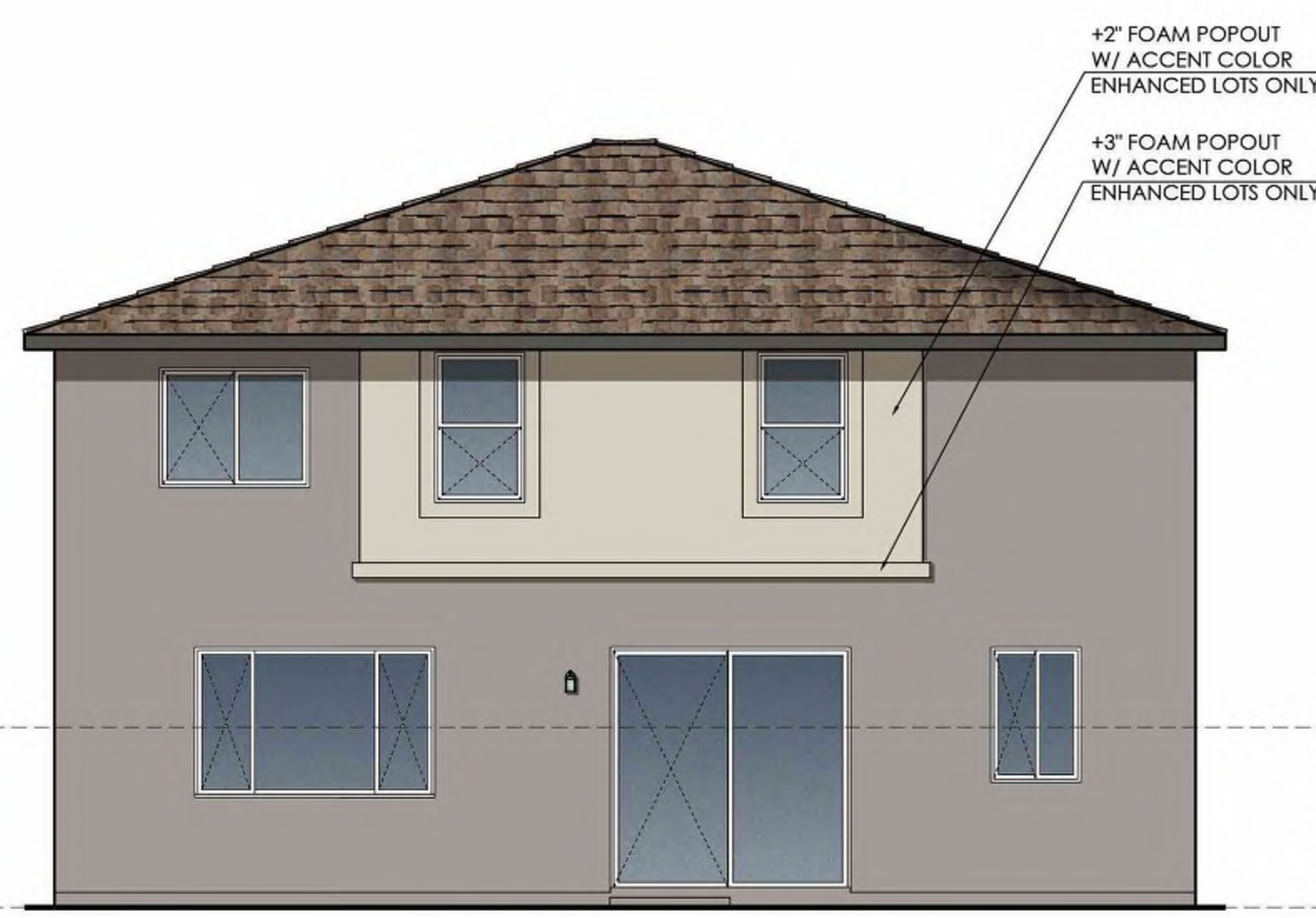
Rear Elevation



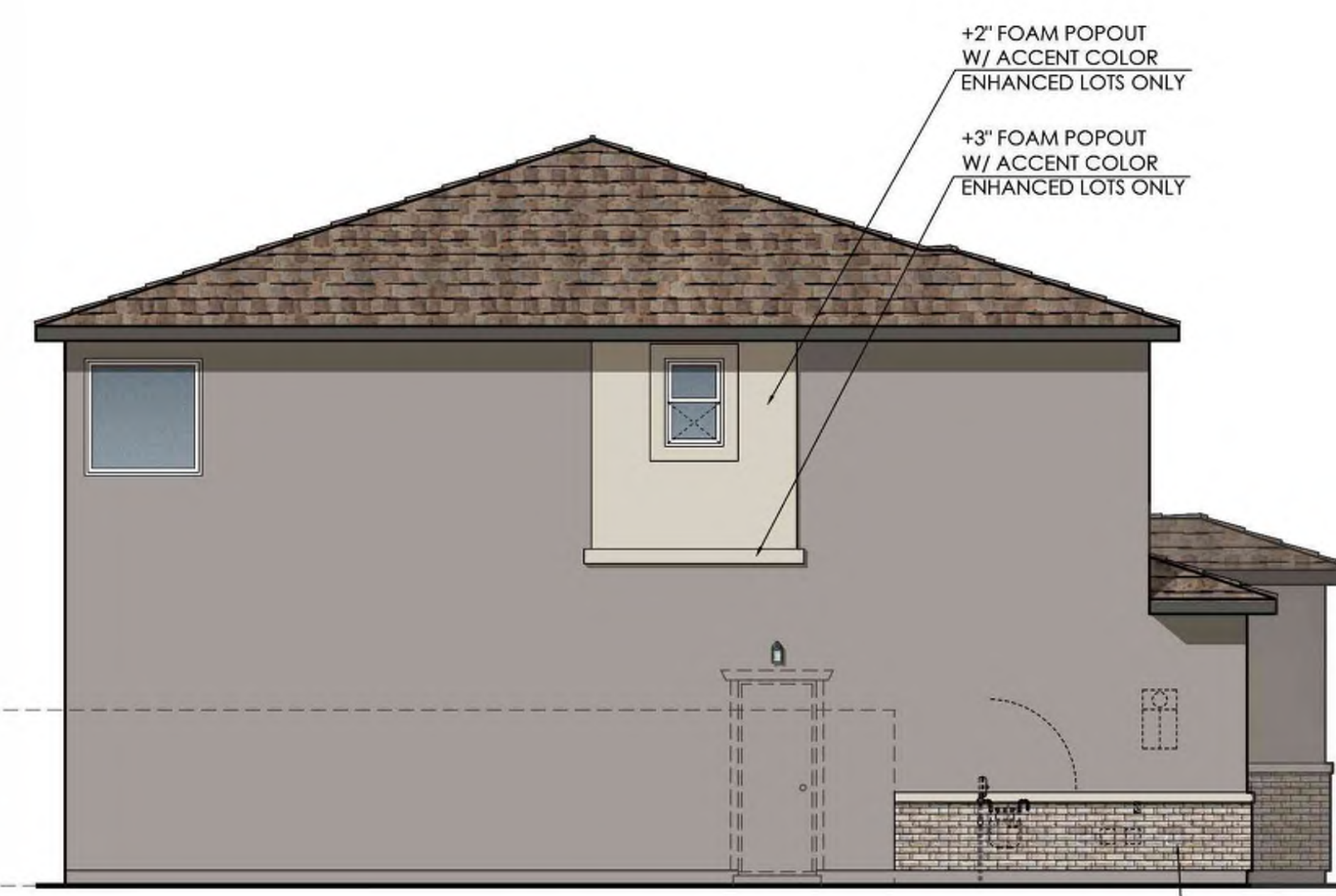
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

SEVILLA II

ELEVATIONS 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

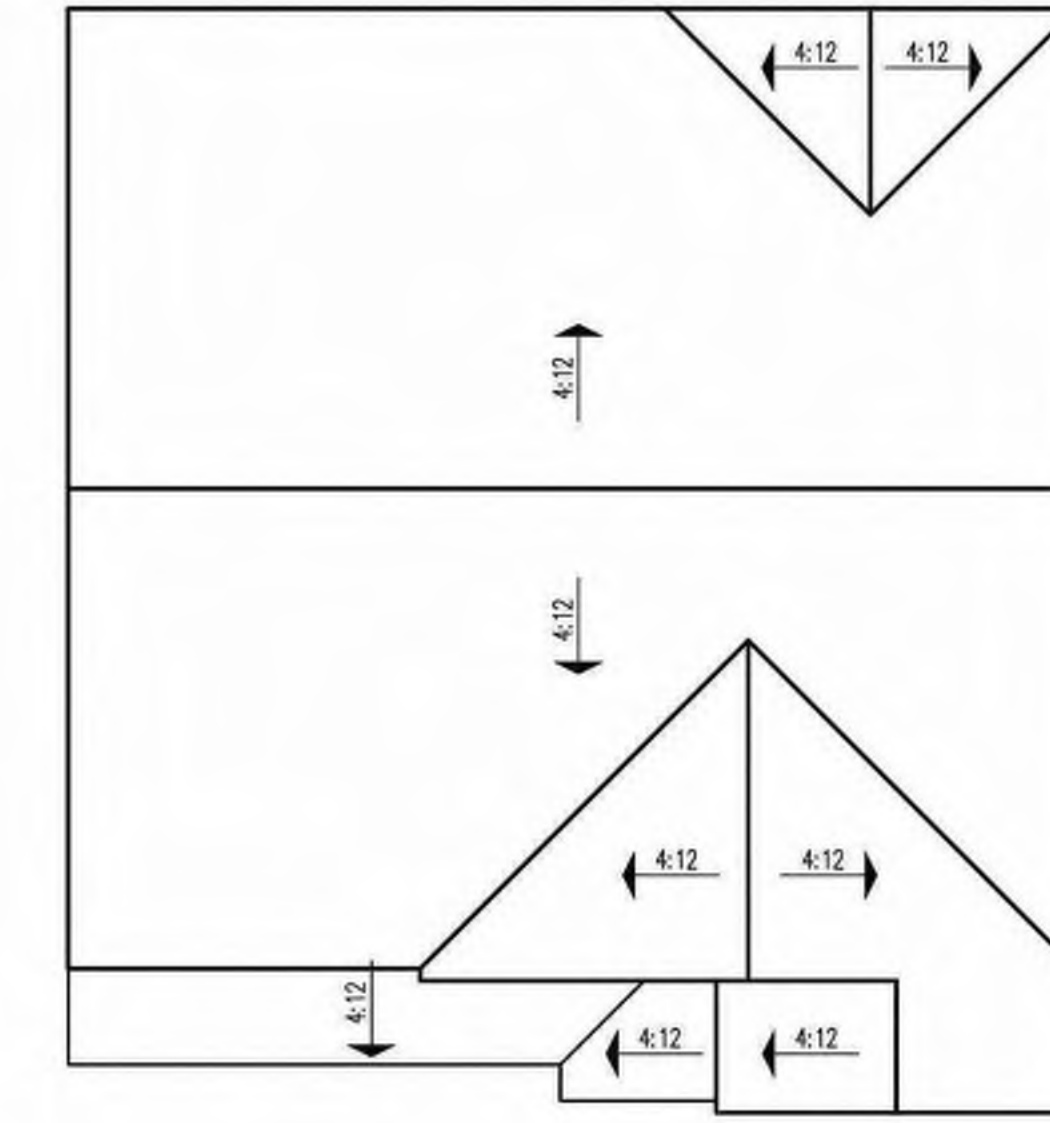
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.6



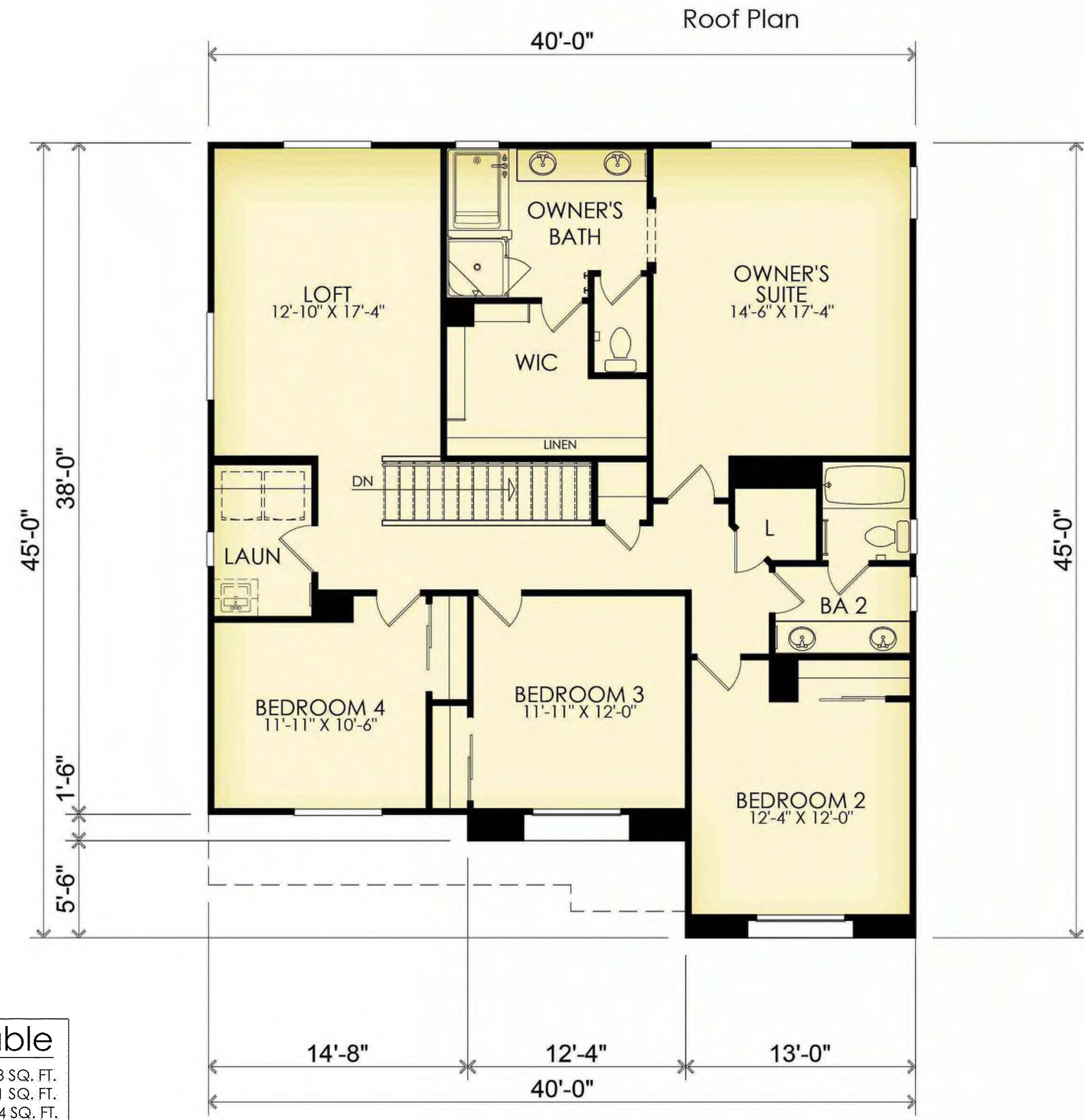
Exterior Wall Light
at Elevation 'A'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	48 SQ. FT.

SEVILLA II

FLOOR PLAN 'A' - SPANISH

DATE: 2023.08.16

<p>Coachella, California APN: 779-280-002 & 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: A3.0</p>
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A - TRANSITIONAL SPANISH
SCHEME 2



C - PRAIRIE
SCHEME 9



B - DESERT CONTEMPORARY
SCHEME 5

SEVILLA II

FRONT ELEVATIONS

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A3.1

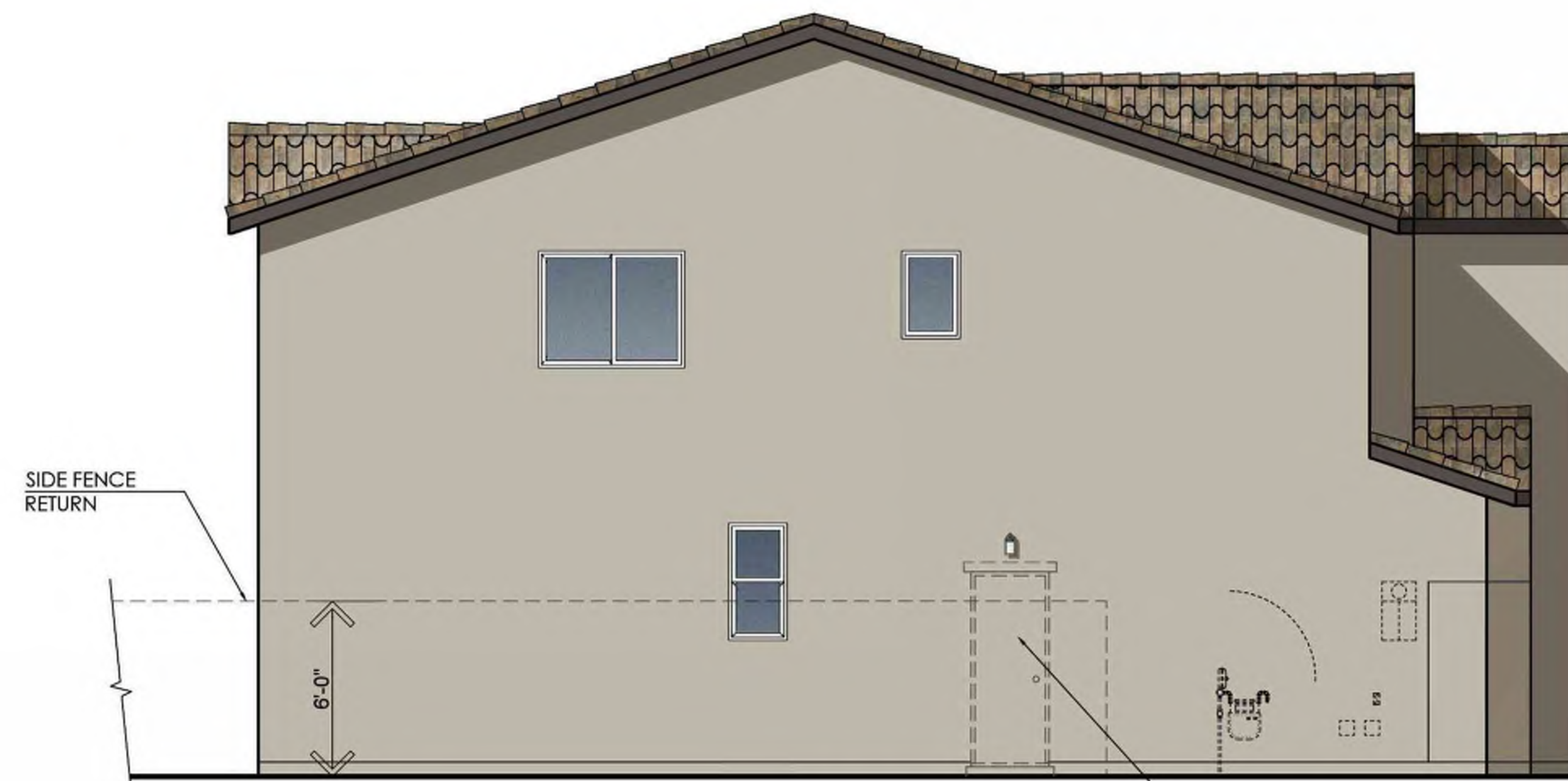
Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. STUCCO PROJECTION AT FRONT CORNERS
- F. SCORED STUCCO ACCENTS
- G. RECESSED WINDOWS
- H. DISTINCT "A" ELEVATION COACH LIGHT
- I. DISTINCT "A" ELEVATION FRONT DOOR
- J. DISTINCT "A" ELEVATION GARAGE DOOR



Front Elevation 'A' - Transitional Spanish

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

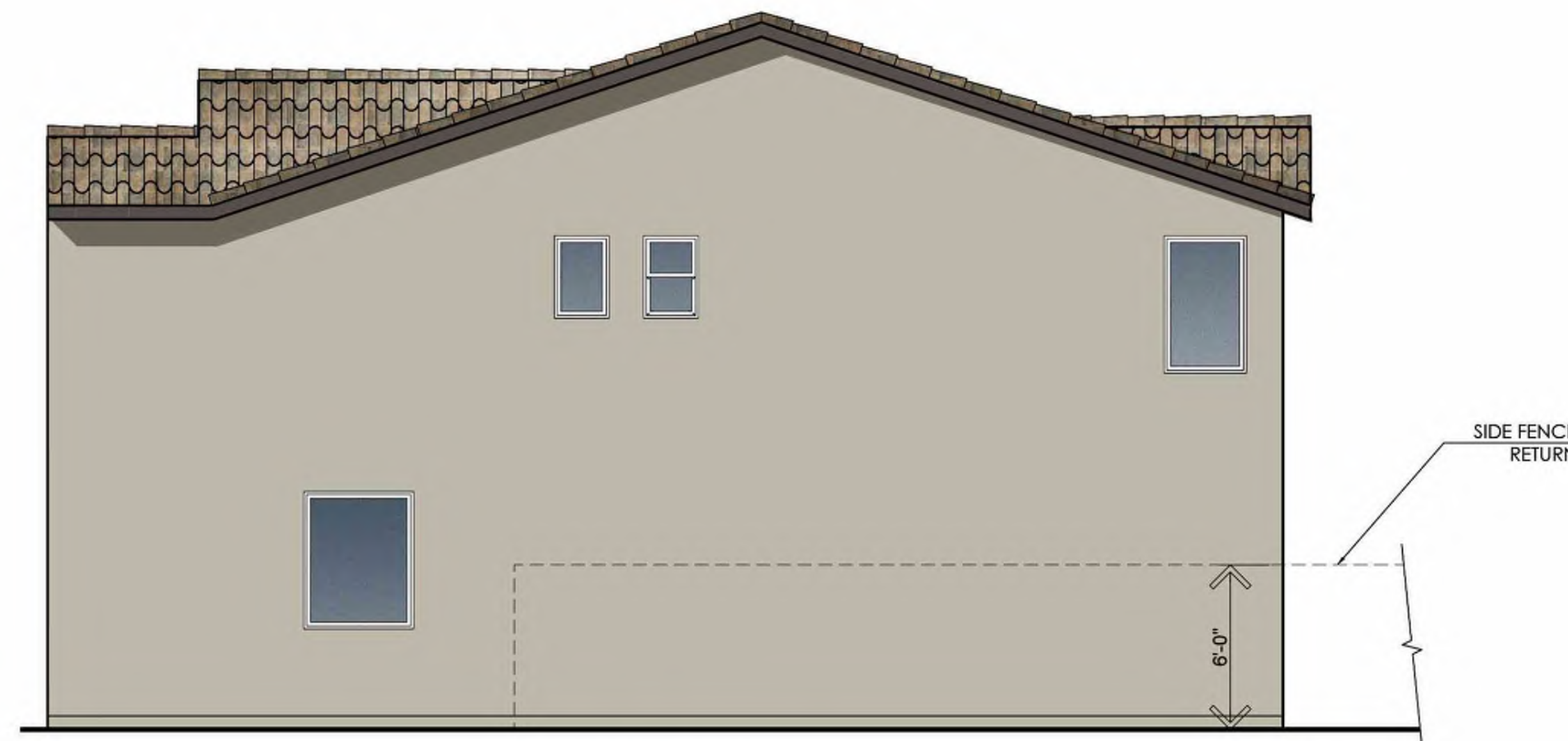


Left Elevation

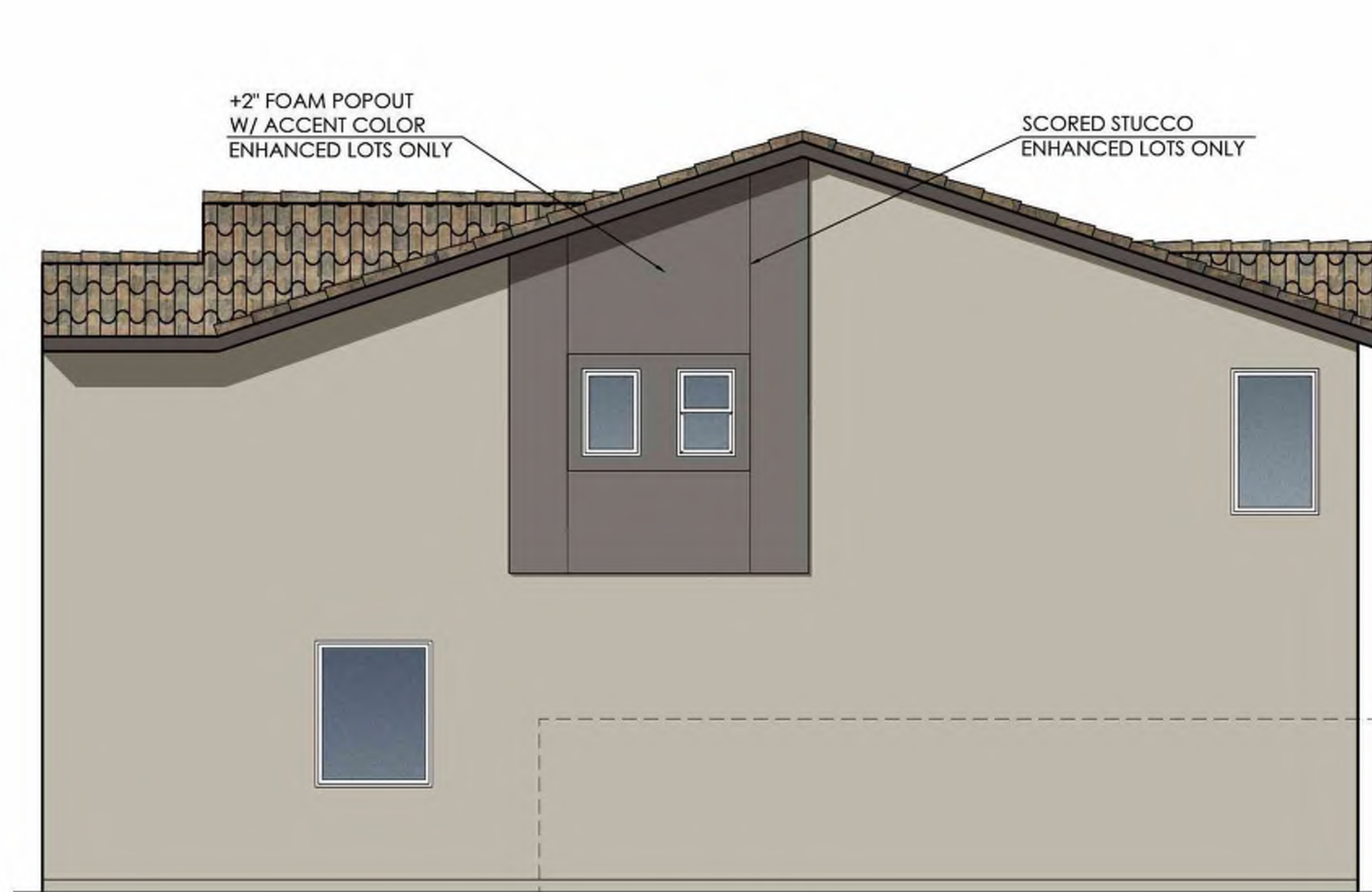
OPT GARAGE SERVICE DOOR



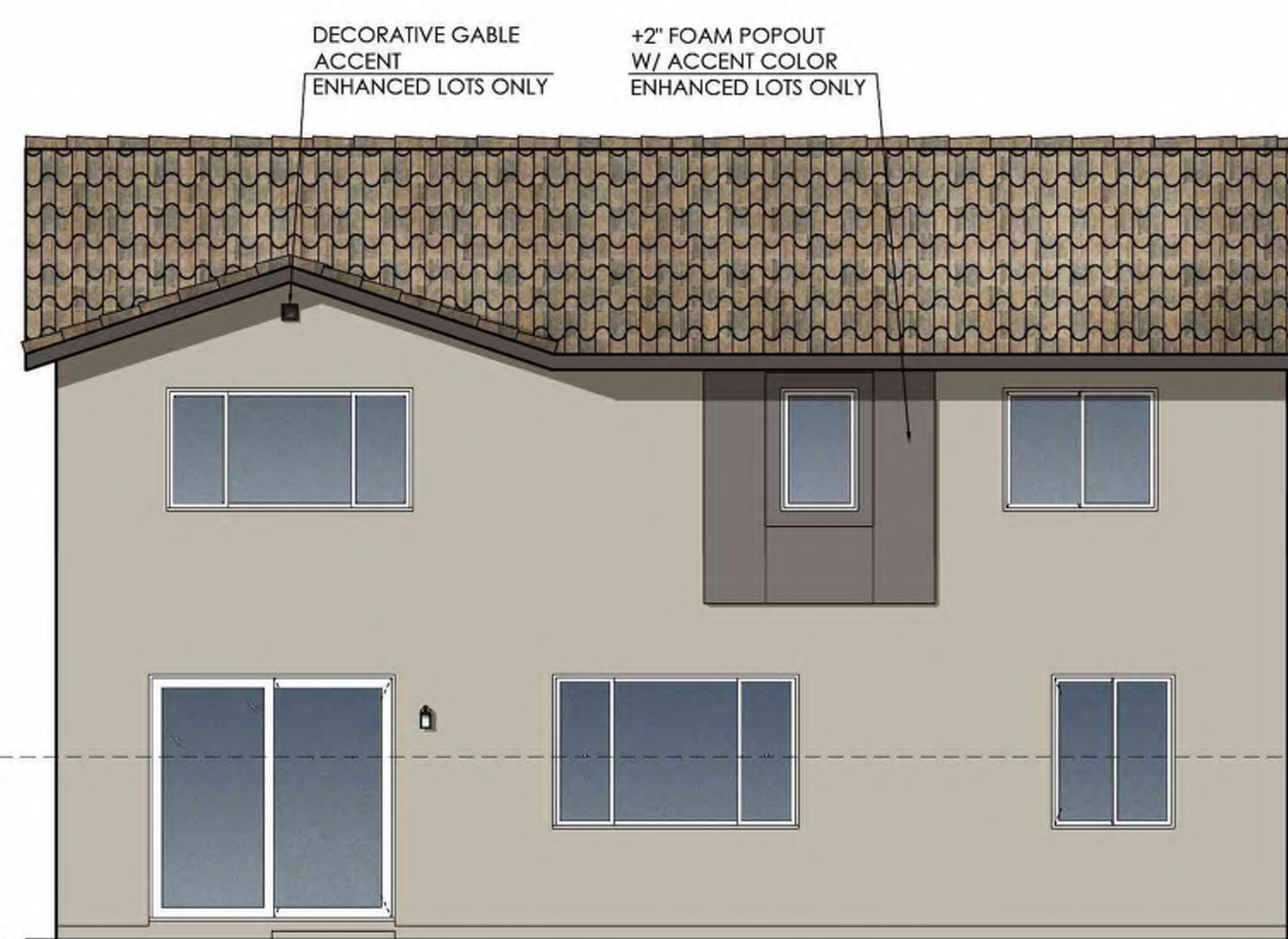
Rear Elevation



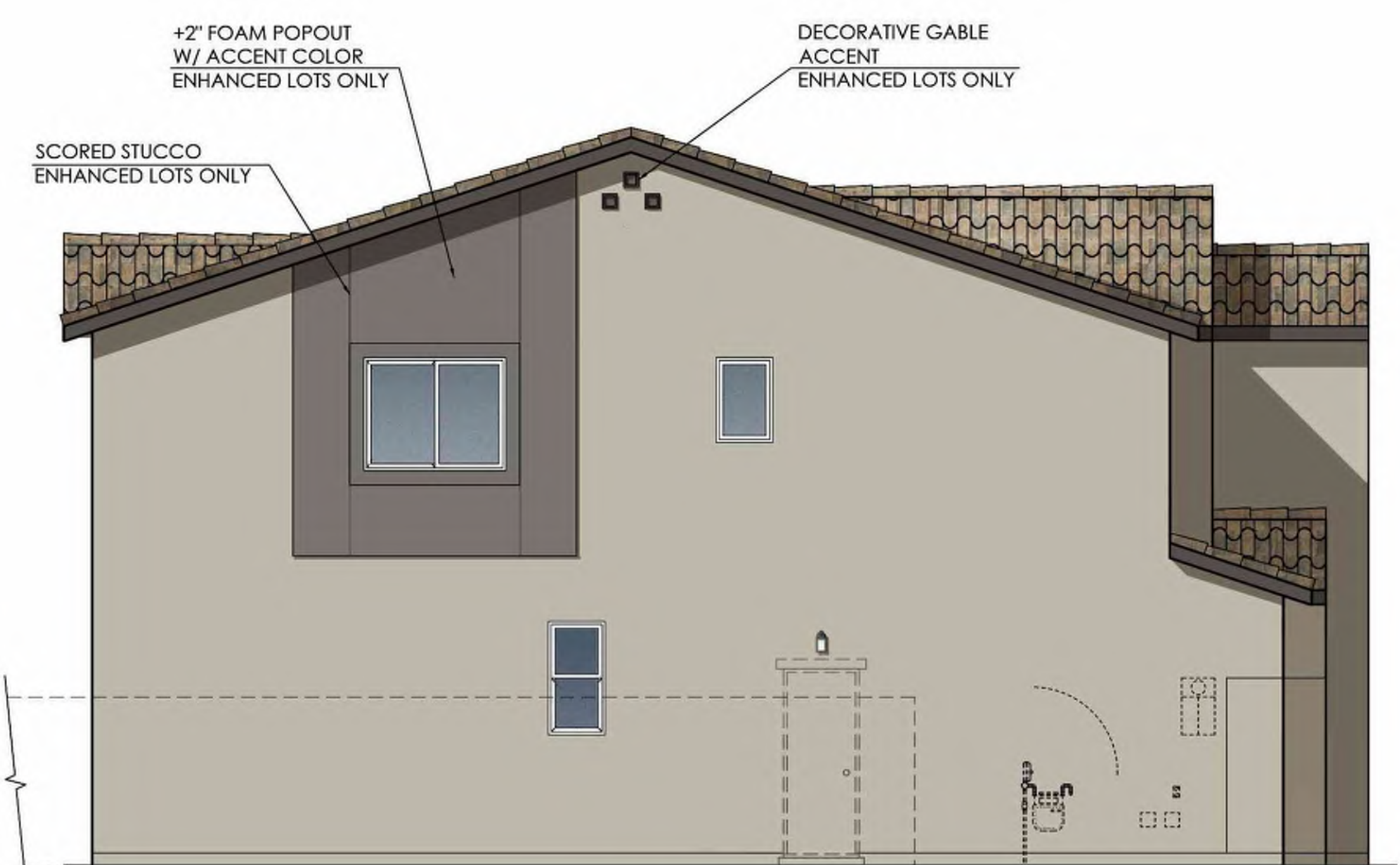
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

SEVILLA II

ELEVATIONS "A" - SPANISH

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
9755 CLAIREMONT MESA BLVD, SUITE 106
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 106
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

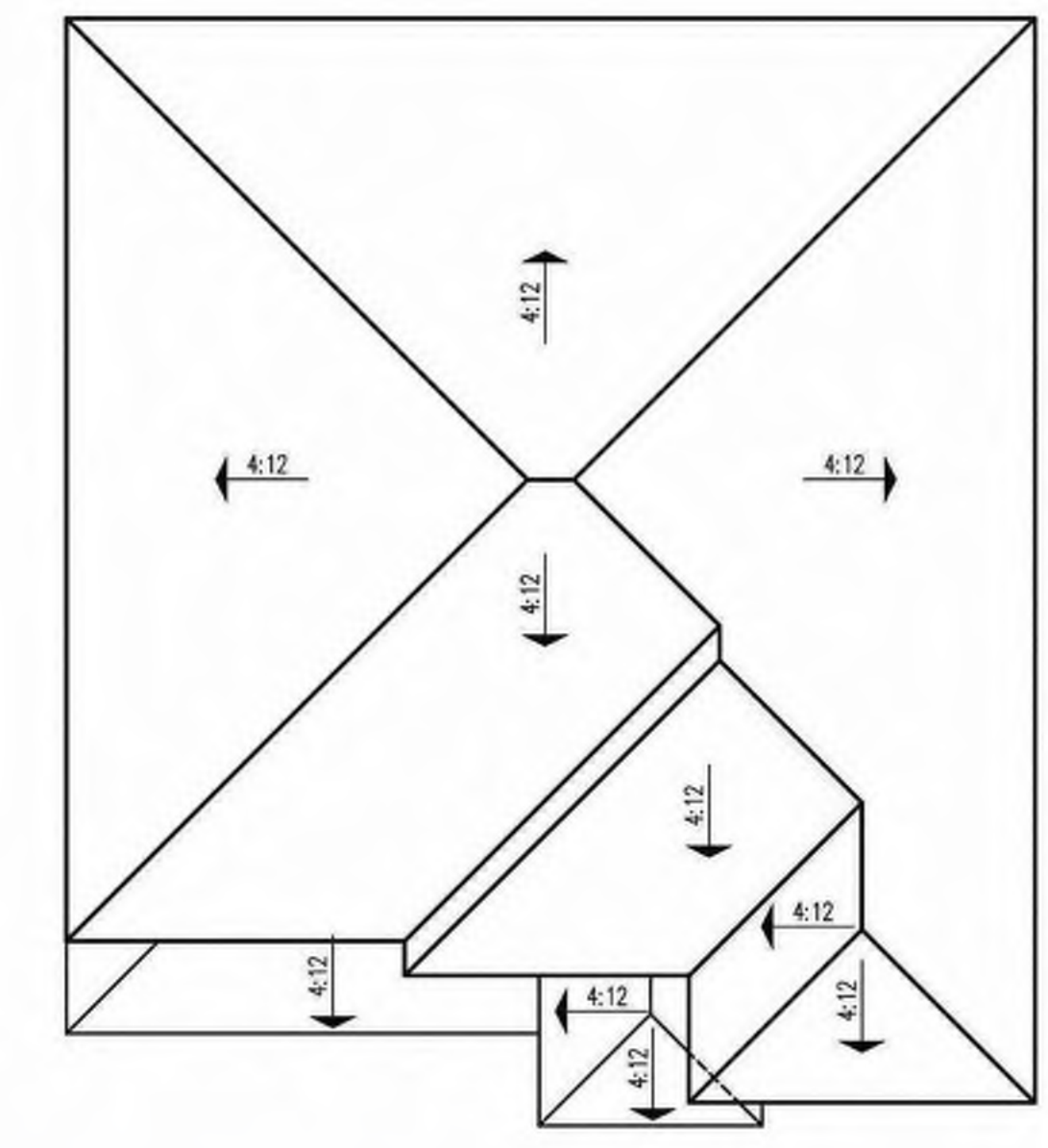
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A3.2



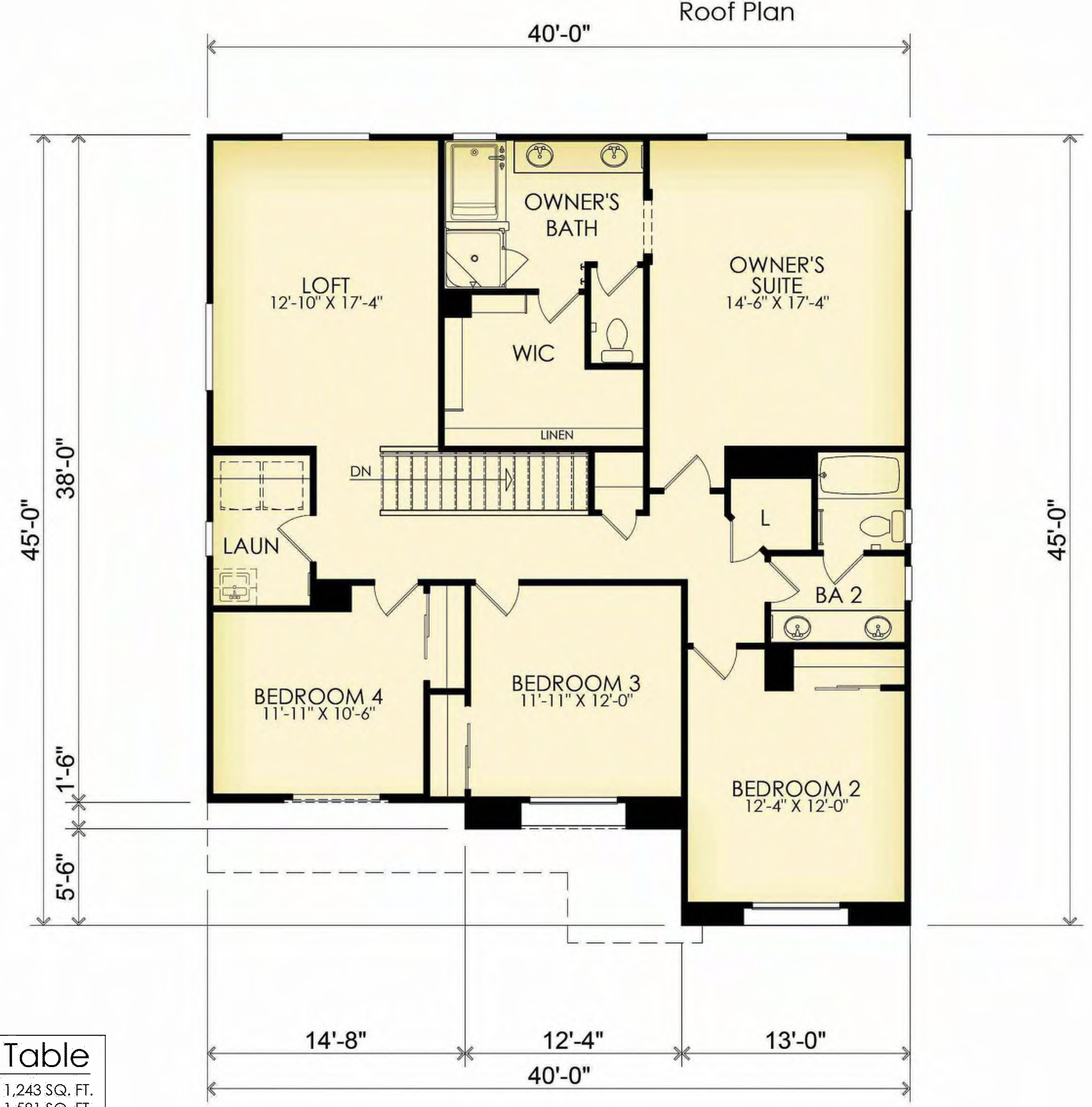
Exterior Wall Light
at Elevation 'B'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	48 SQ. FT.

SEVILLA II

FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A3.3

T/O RIDGE
+25'-3"

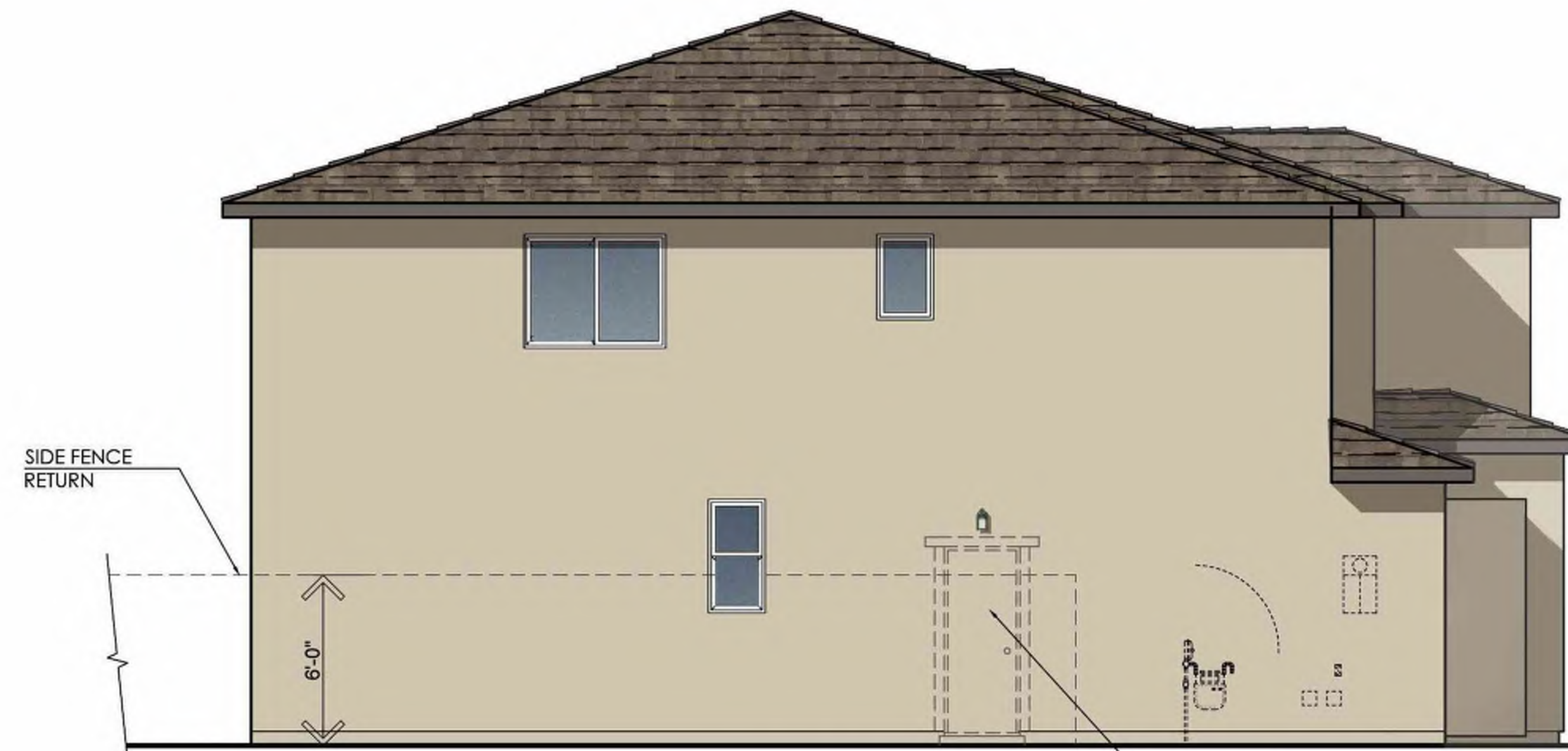
Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. OPTIONAL WINDOWS AT GARAGE DOOR
- D. SCORED STUCCO ACCENTS
- E. RECESSED WINDOWS
- F. DISTINCT "B" ELEVATION COACH LIGHT
- G. DISTINCT "B" ELEVATION FRONT DOOR
- H. DISTINCT "B" ELEVATION GARAGE DOOR



Front Elevation 'B' - Contemporary

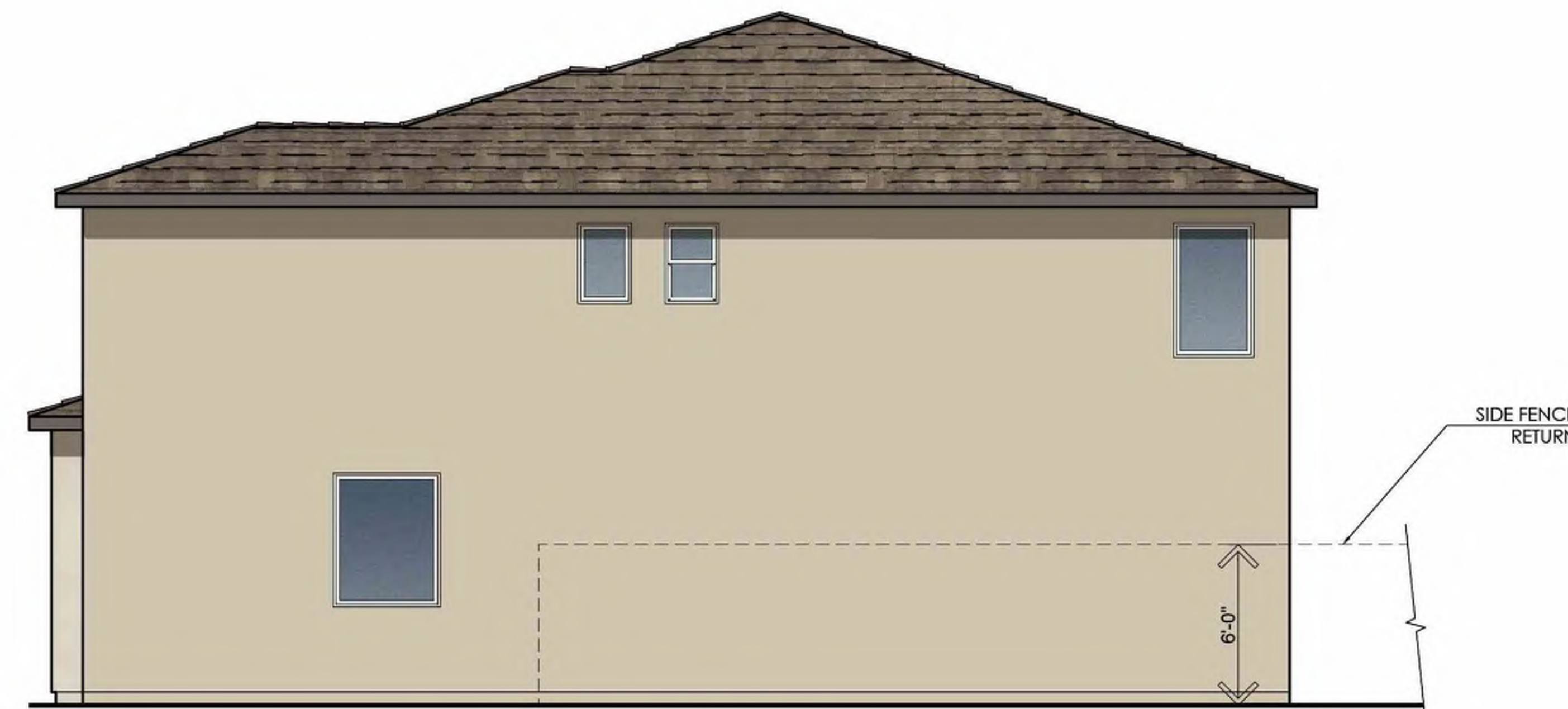
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



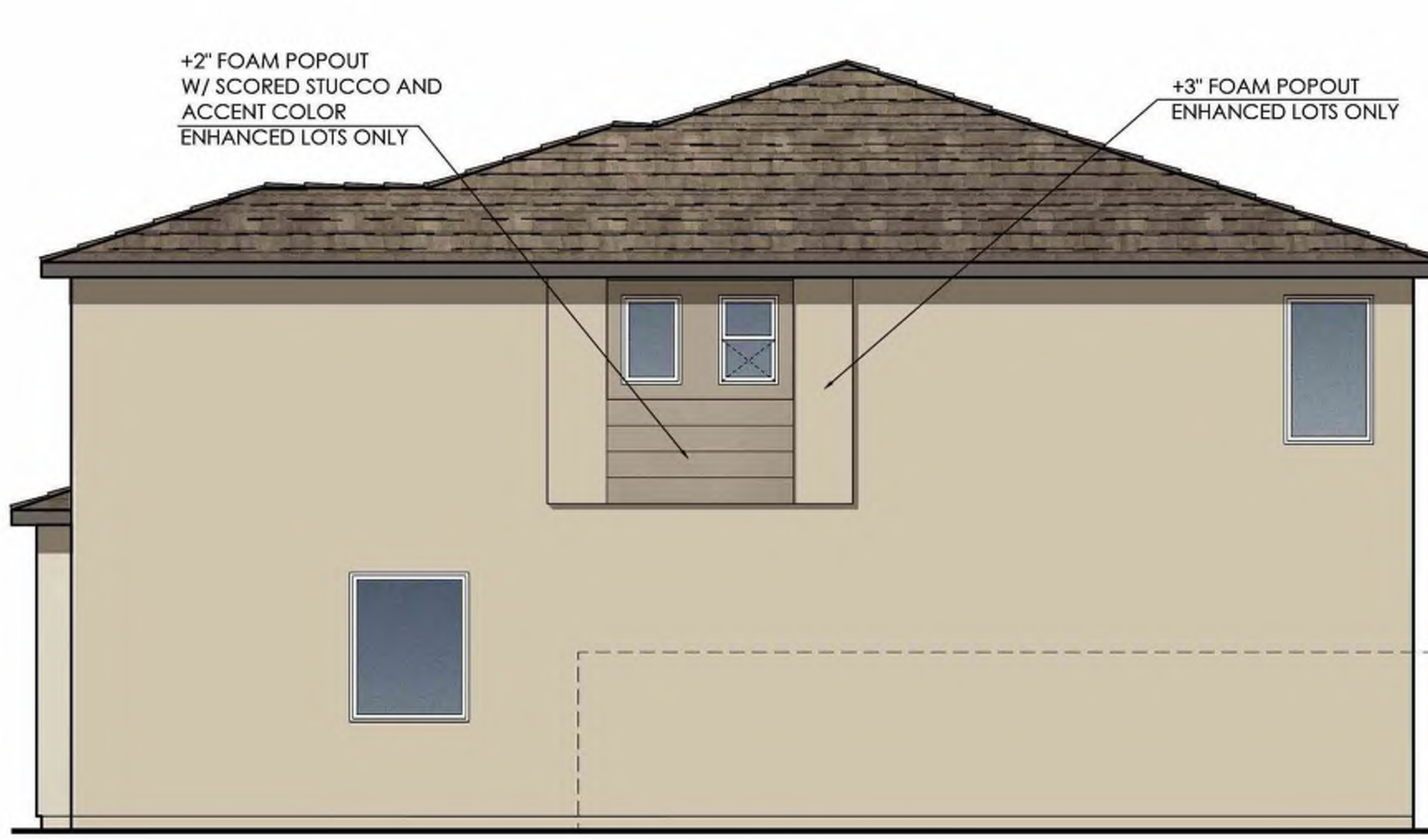
Left Elevation



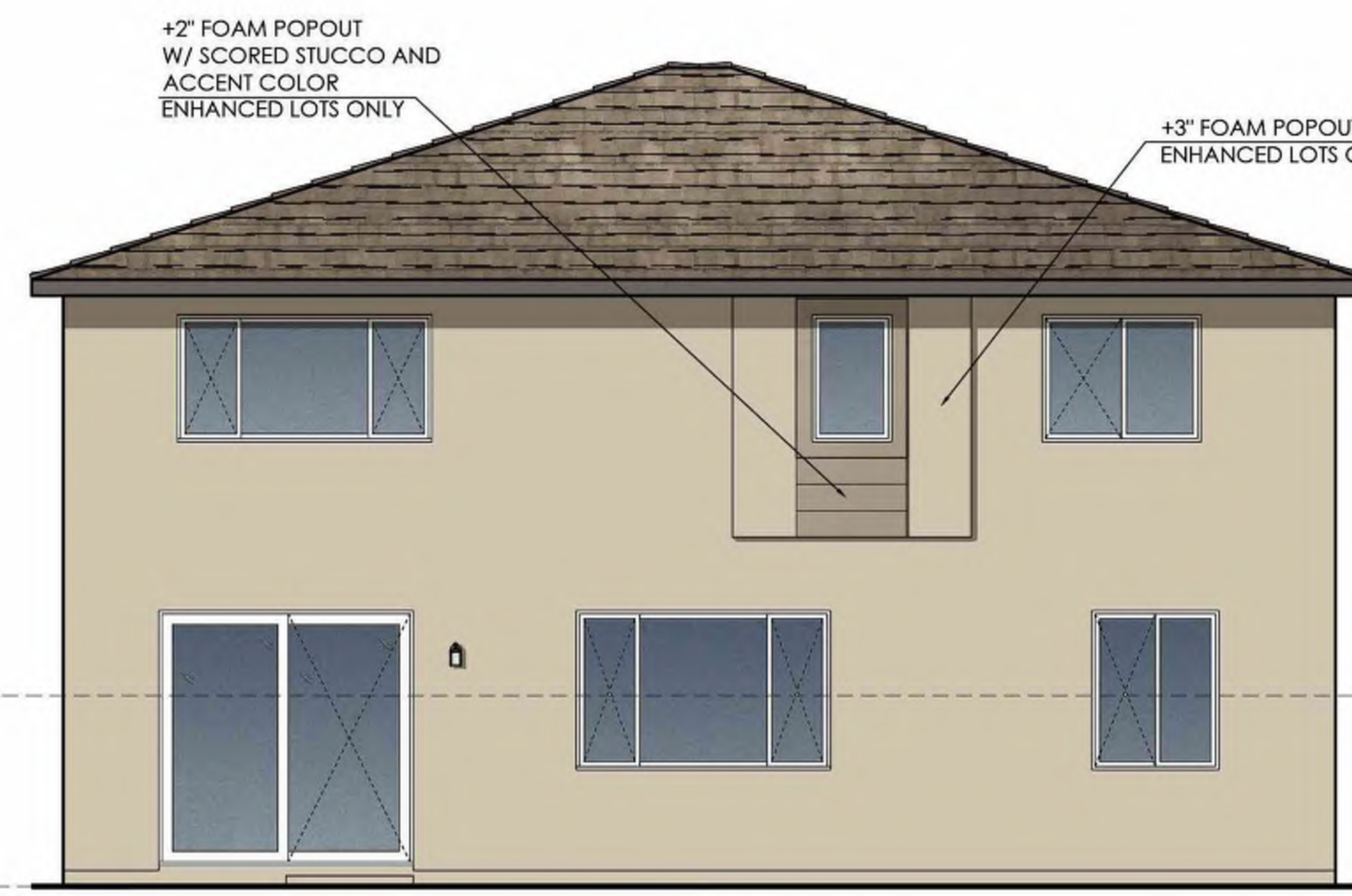
Rear Elevation



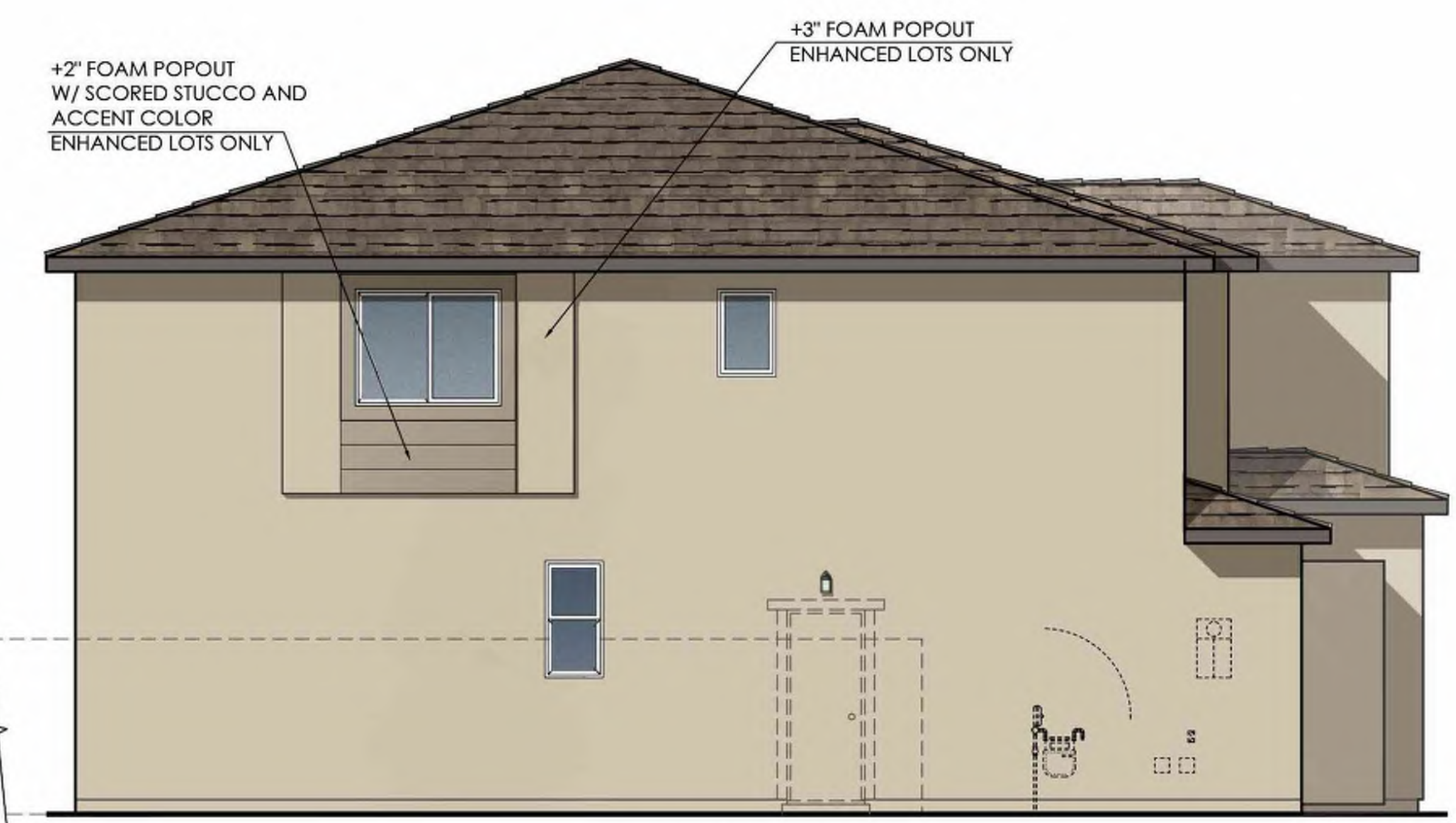
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

SEVILLA II

ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California
APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

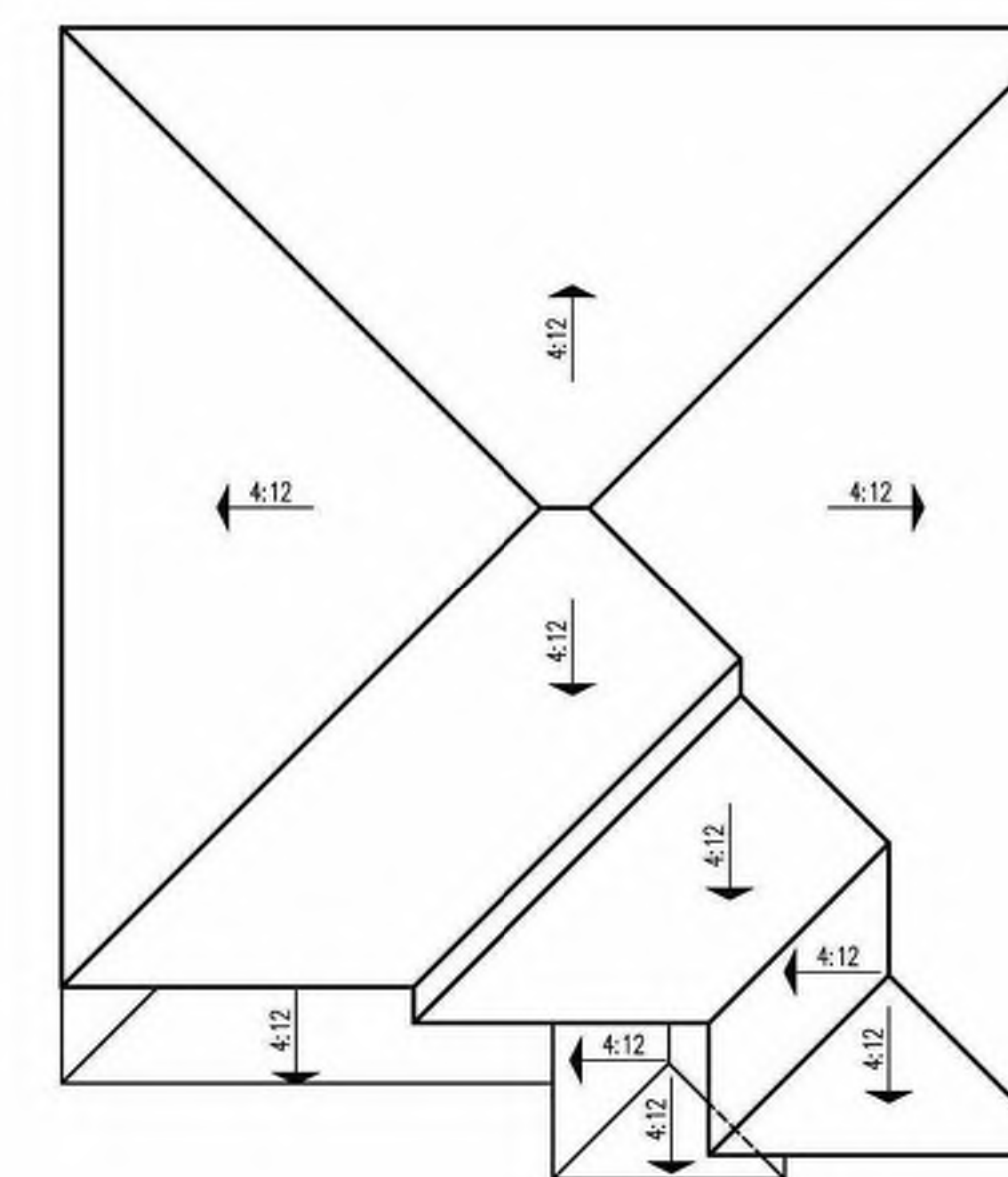
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

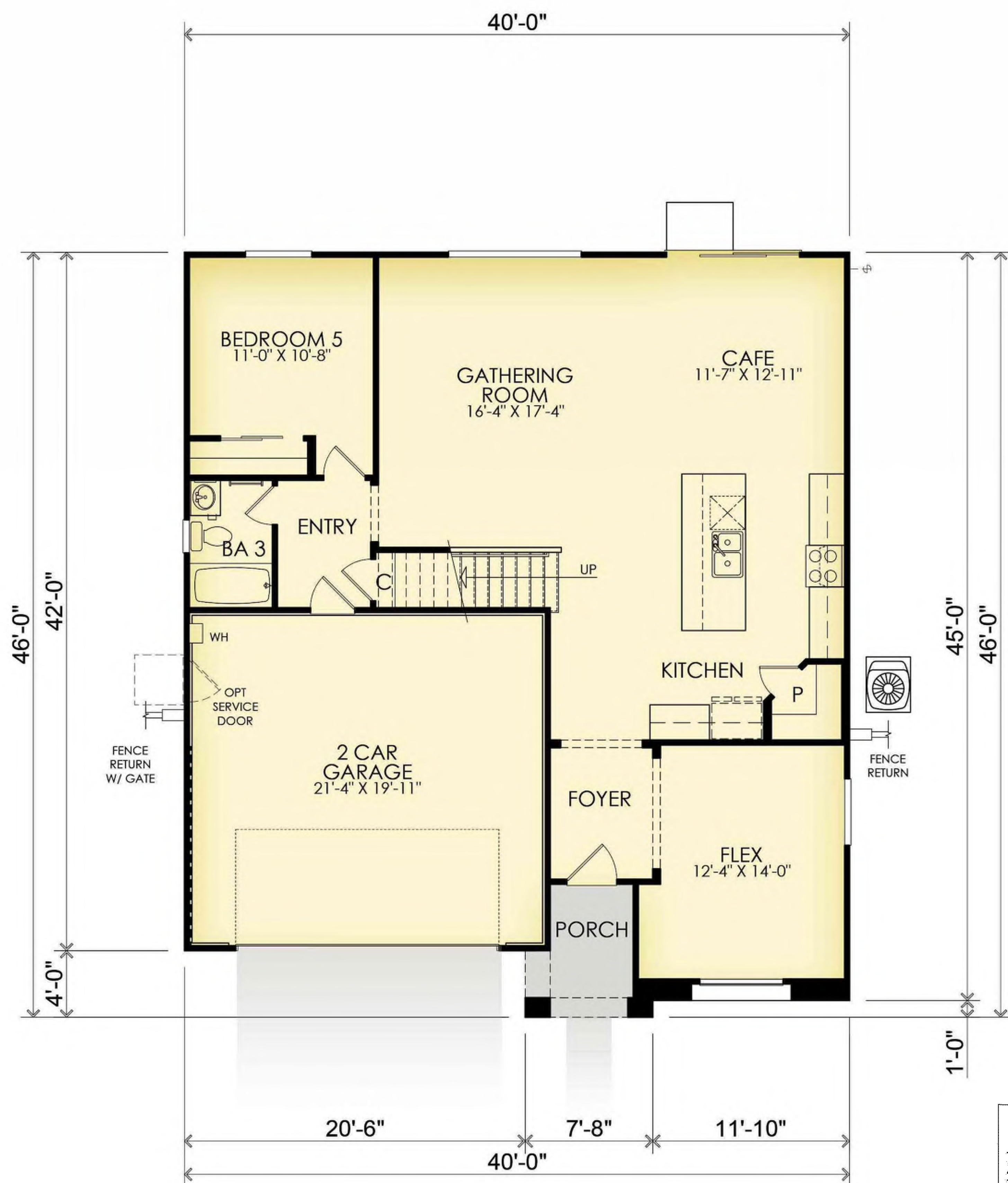
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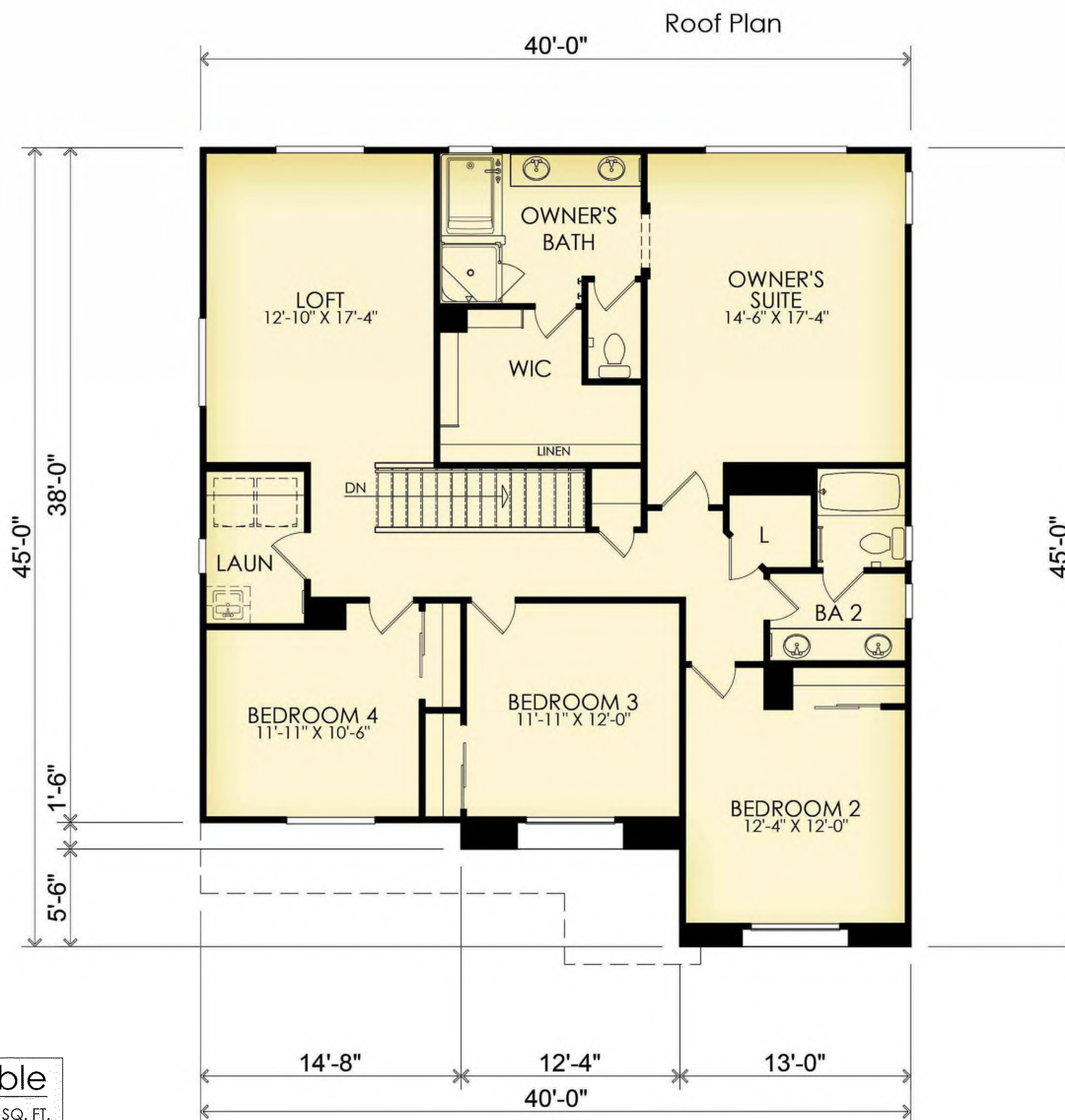
Exterior Wall Light
at Elevation 'C'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	33 SQ. FT.

SEVILLA II

FLOOR PLAN 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

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CONTACT: DAVID DEWEGELI; (760) 578-9334

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34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A3.5

T/O RIDGE
+25'-3"

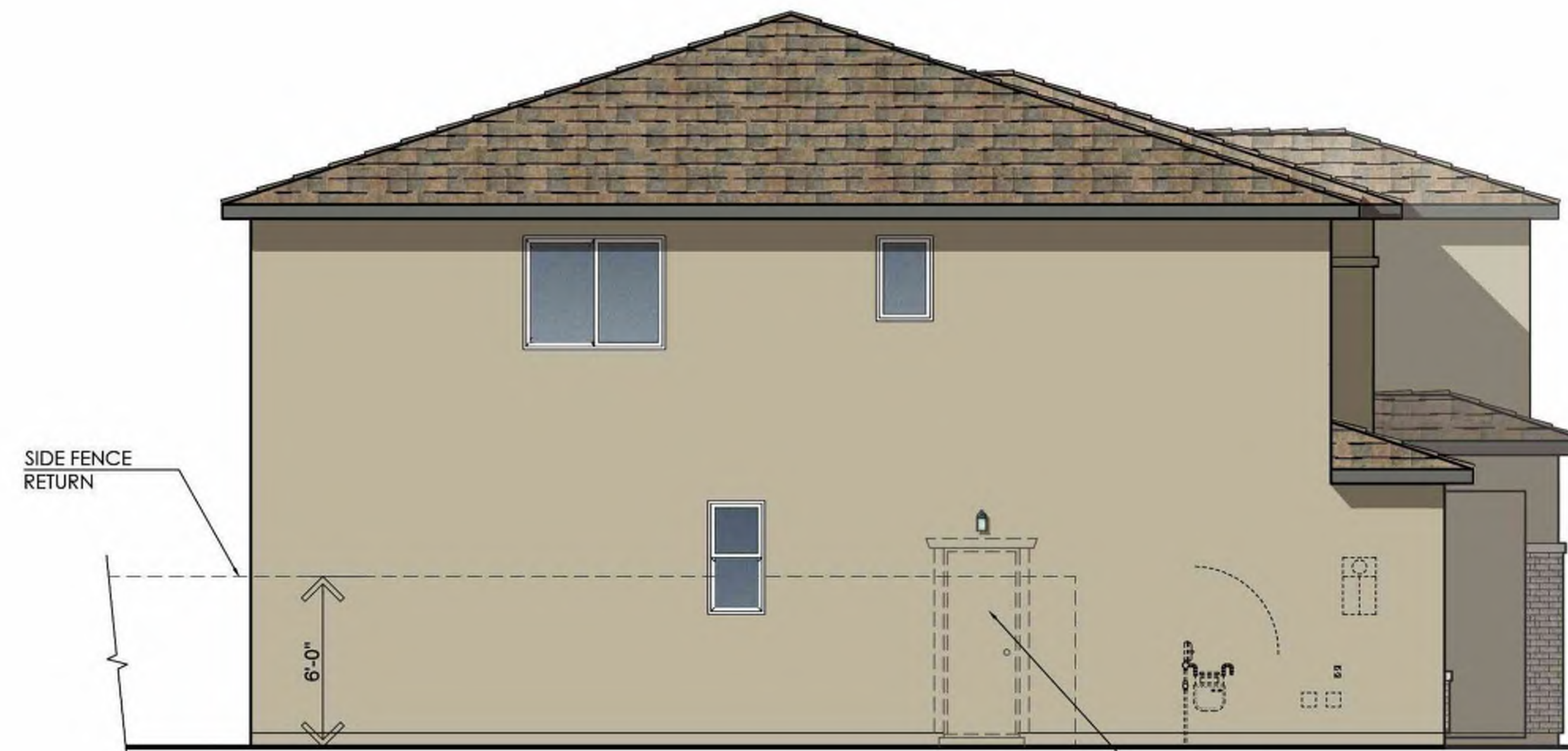
Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. RECESSED WINDOWS
- F. DECORATIVE VENEER
- G. DISTINCT "C" ELEVATION COACH LIGHT
- H. DISTINCT "C" ELEVATION FRONT DOOR
- I. DISTINCT "C" ELEVATION GARAGE DOOR



Front Elevation 'C' - Prairie

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

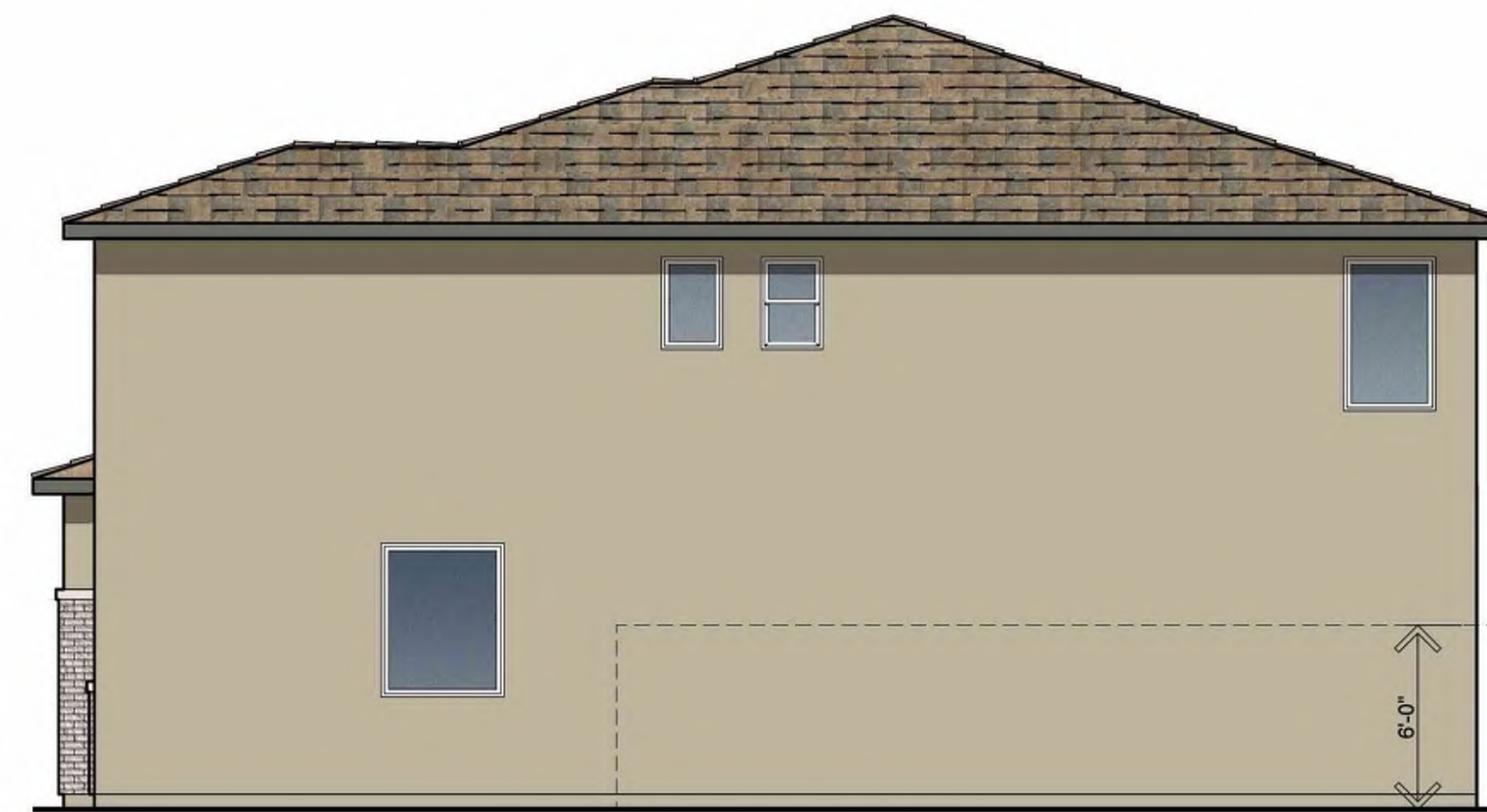


Left Elevation

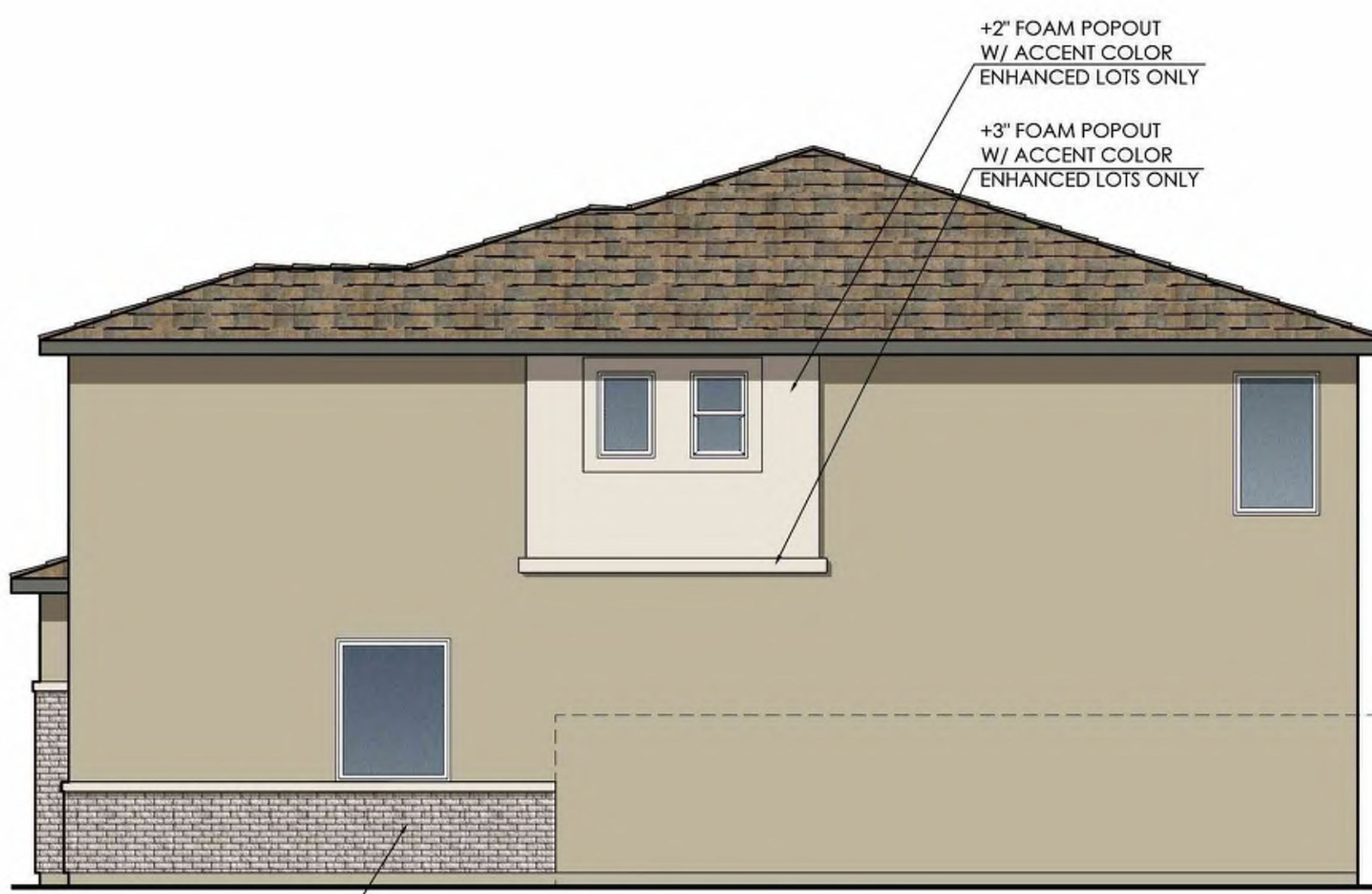
OPT GARAGE SERVICE DOOR



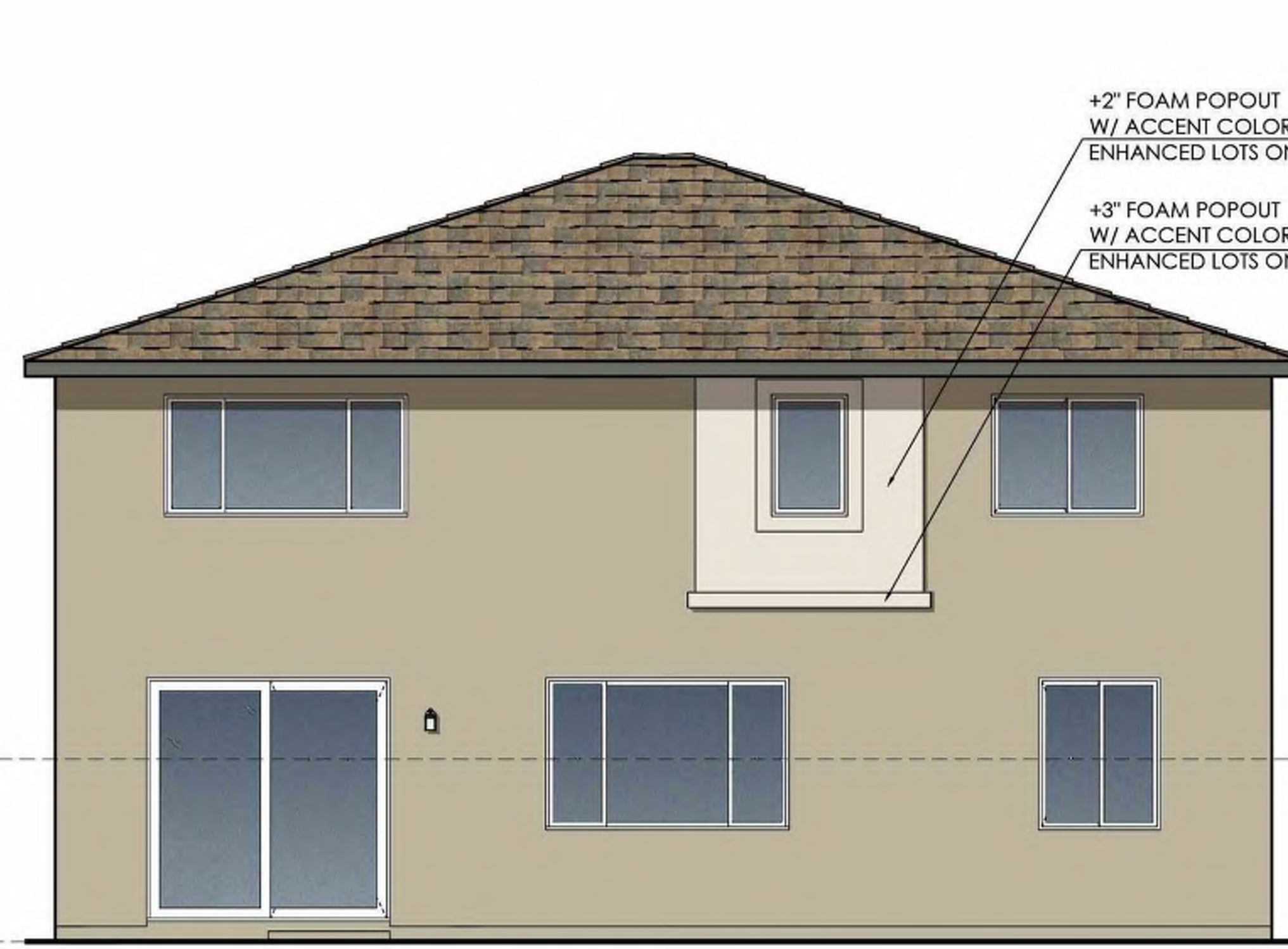
Rear Elevation



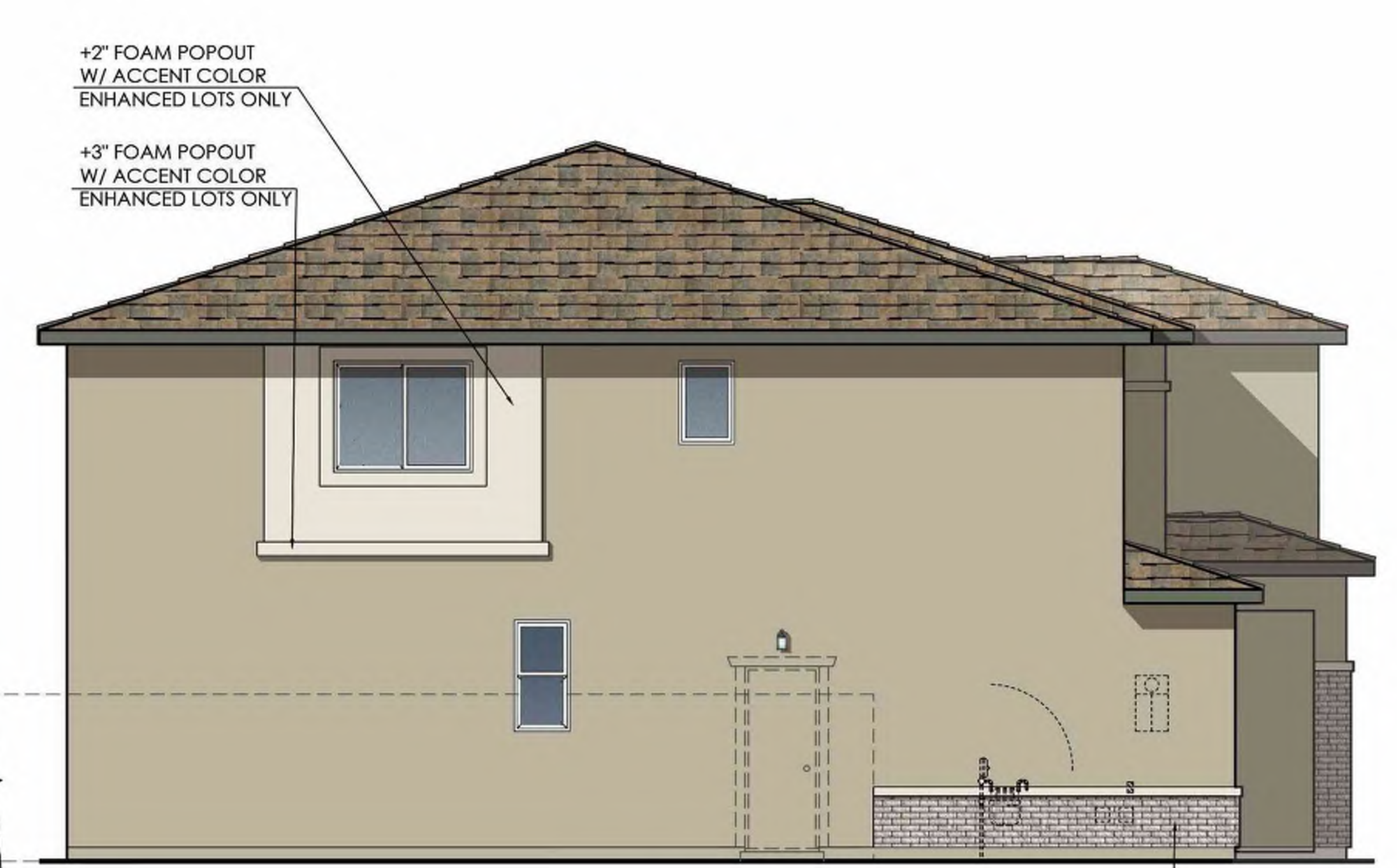
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

EXTENDED VENEER TO FENCE RETURN ENHANCED LOTS ONLY

SEVILLA II

ELEVATIONS 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

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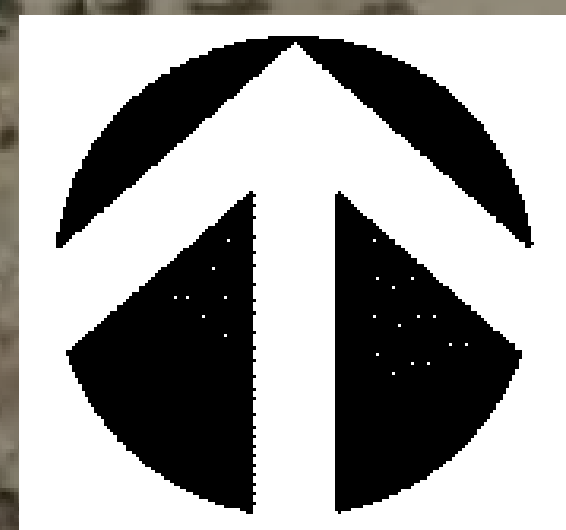
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A3.6



JUNE 21 6AM



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
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 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

SHADE STUDY

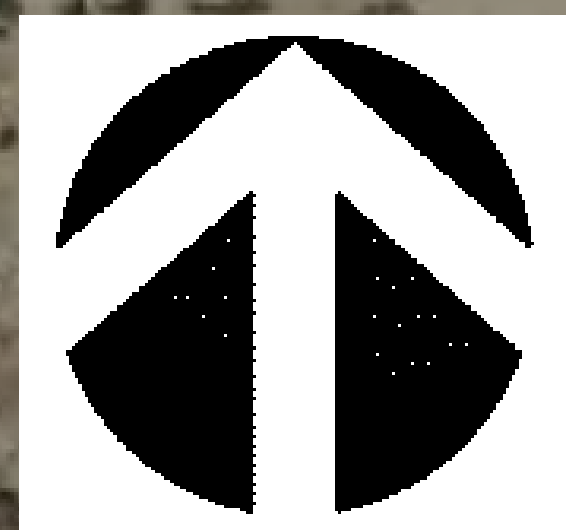
DATE:
 2023.08.16

DRAWING NO:

A4.0



JUNE 21 9AM



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

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 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
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 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

SHADE STUDY

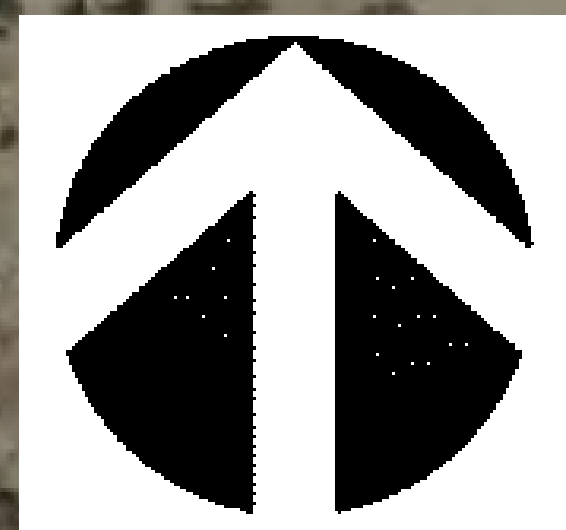
DATE:
 2023.08.16

DRAWING NO:

A4.1



JUNE 21 12PM



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
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 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

SHADE STUDY

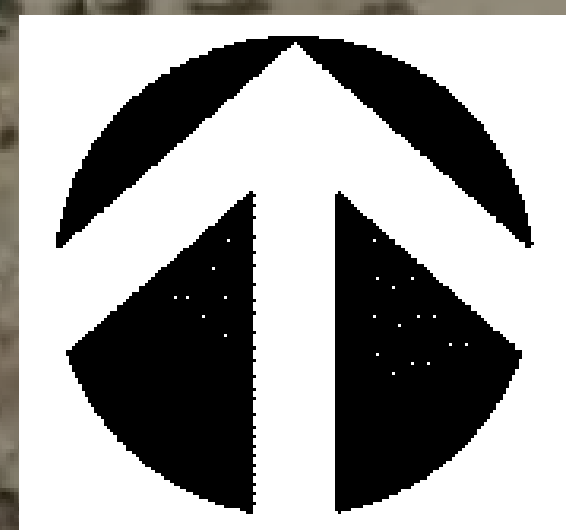
DATE:
 2023.08.16

DRAWING NO:

A4.2



JUNE 21 3PM



SEVILLA II

SHADE STUDY

DATE:
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

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PO BOX 276
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ENGINEER:
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75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

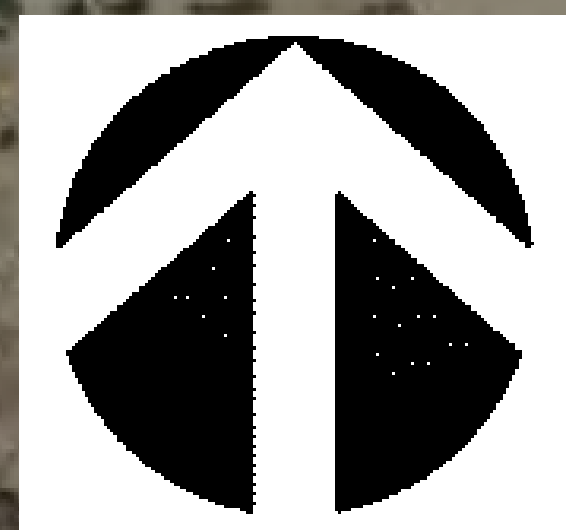
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A4.3



JUNE 21 6PM



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
 MISSION VIEJO, CA 92691
 CONTACT: DAVID DEWEGELI; (760) 578-9334

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 PO BOX 276
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PLANNER:
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 9755 CLAIREMONT MESA BLVD, SUITE 100
 SAN DIEGO, CA 92124-1333
 CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:
 MICHAEL BAKER INTERNATIONAL
 75-410 GERALD FORD DRIVE, SUITE 100
 PALM DESERT, CA 92211
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
 MISSION VIEJO, CA 92691
 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

SHADE STUDY

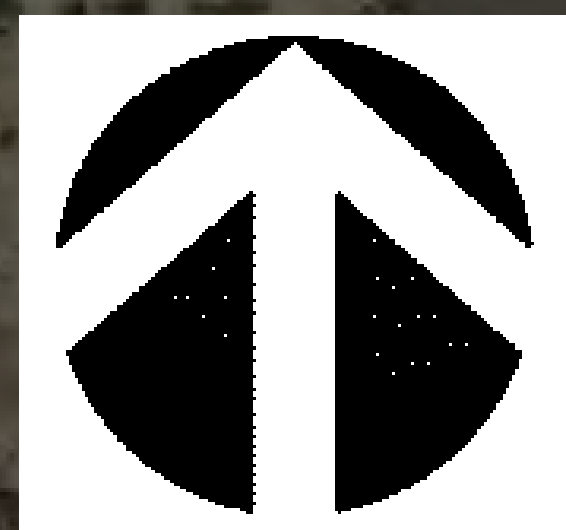
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DRAWING NO:

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DEC 21 6AM



SEVILLA II

SHADE STUDY

DATE:
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
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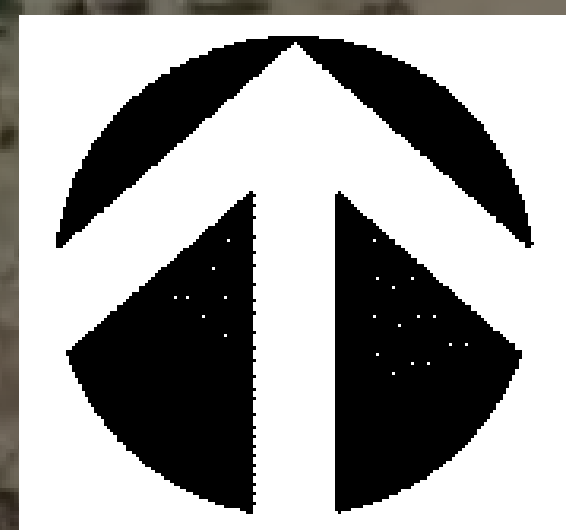
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A4.5



DEC 21 9AM



SEVILLA II

SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
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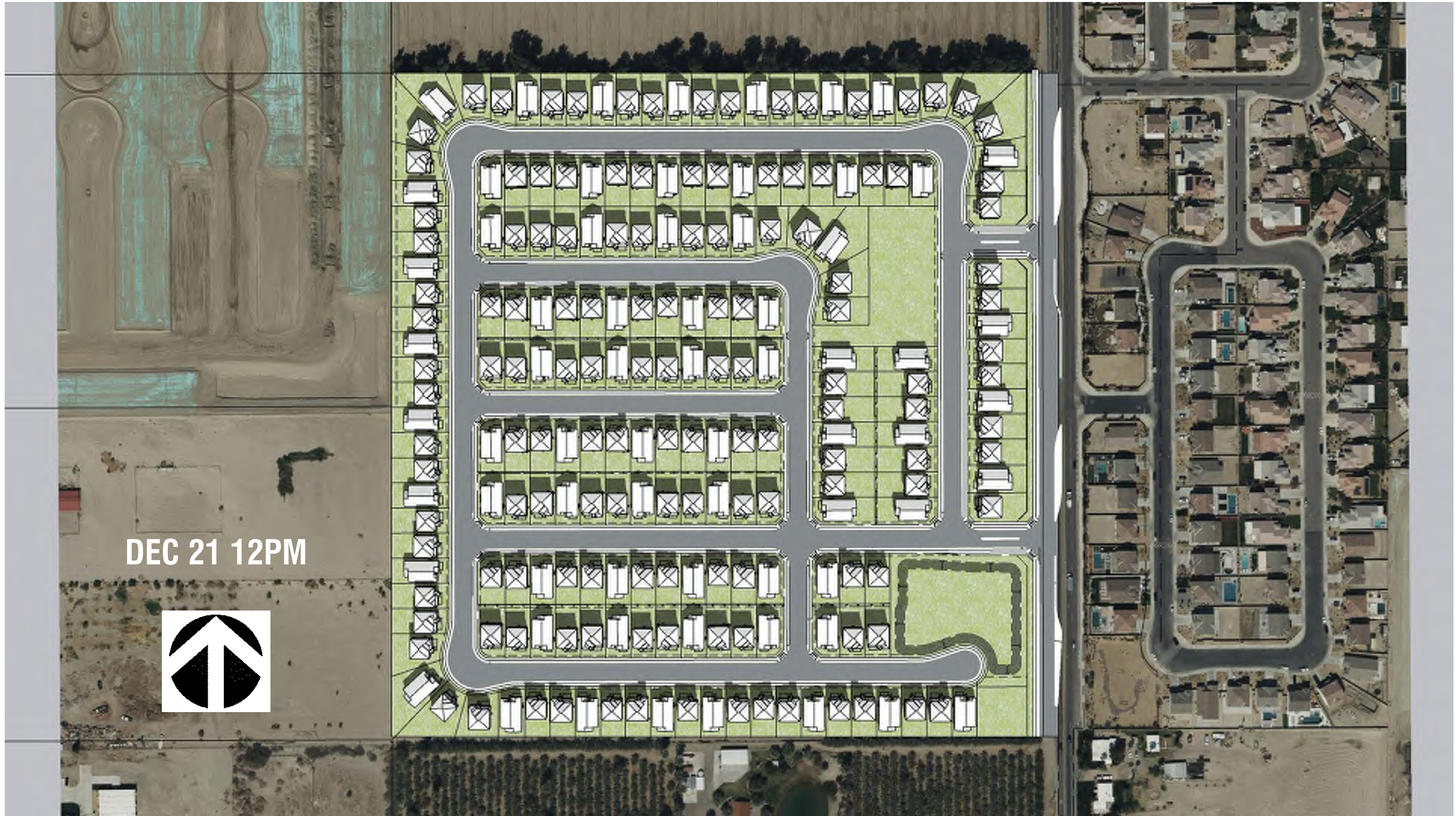
ENGINEER:
 MICHAEL BAKER INTERNATIONAL
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 PULTE GROUP, INC.
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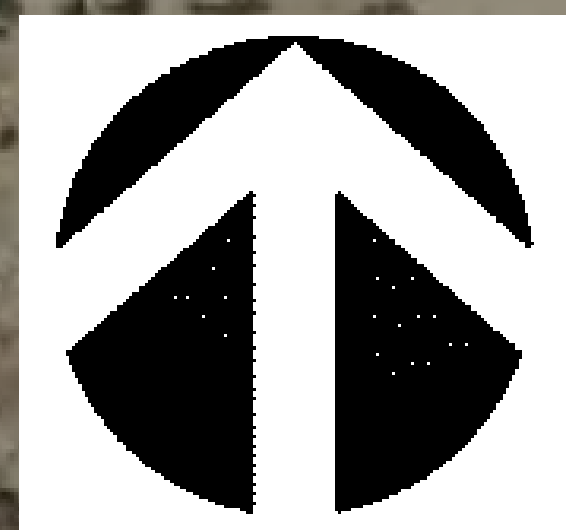
LANDSCAPE ARCHITECT:
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A4.6



DEC 21 12PM



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
 PULTE GROUP, INC.
 27-401 LOS ALTOS, SUITE 400
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SHADE STUDY

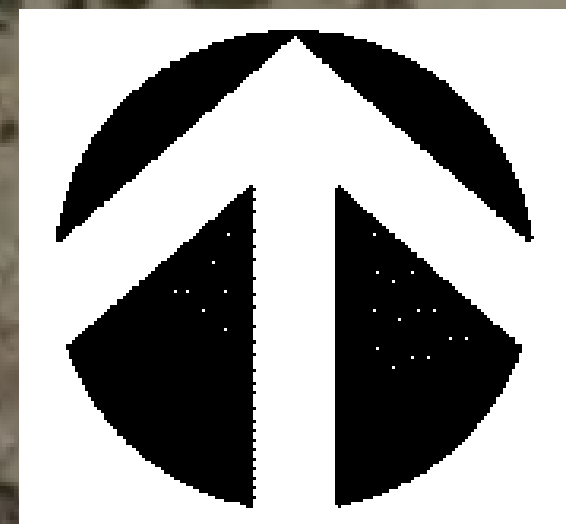
DATE:
 2023.08.16

DRAWING NO:

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DEC 21 3PM



SEVILLA II

Coachella, California

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 34200 BOB HOPE DRIVE
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 CONTACT: TOM MILLER (760) 320-9811

SHADE STUDY

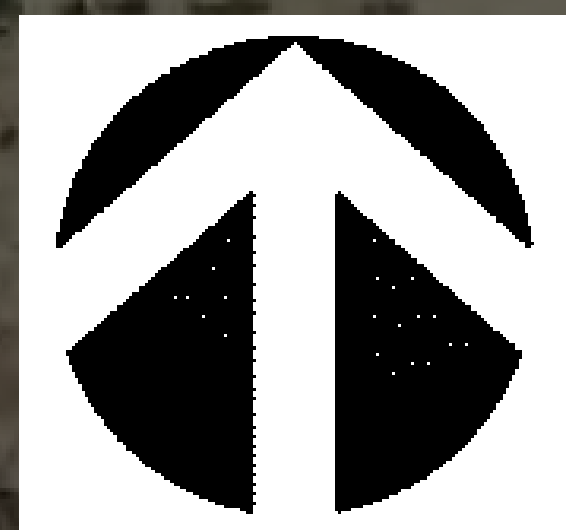
DATE:
 2023.08.16

DRAWING NO:

A4.8



DEC 21 6PM



SEVILLA II

Coachella, California

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SHADE STUDY

DATE:
 2023.08.16

DRAWING NO.:

A4.9