

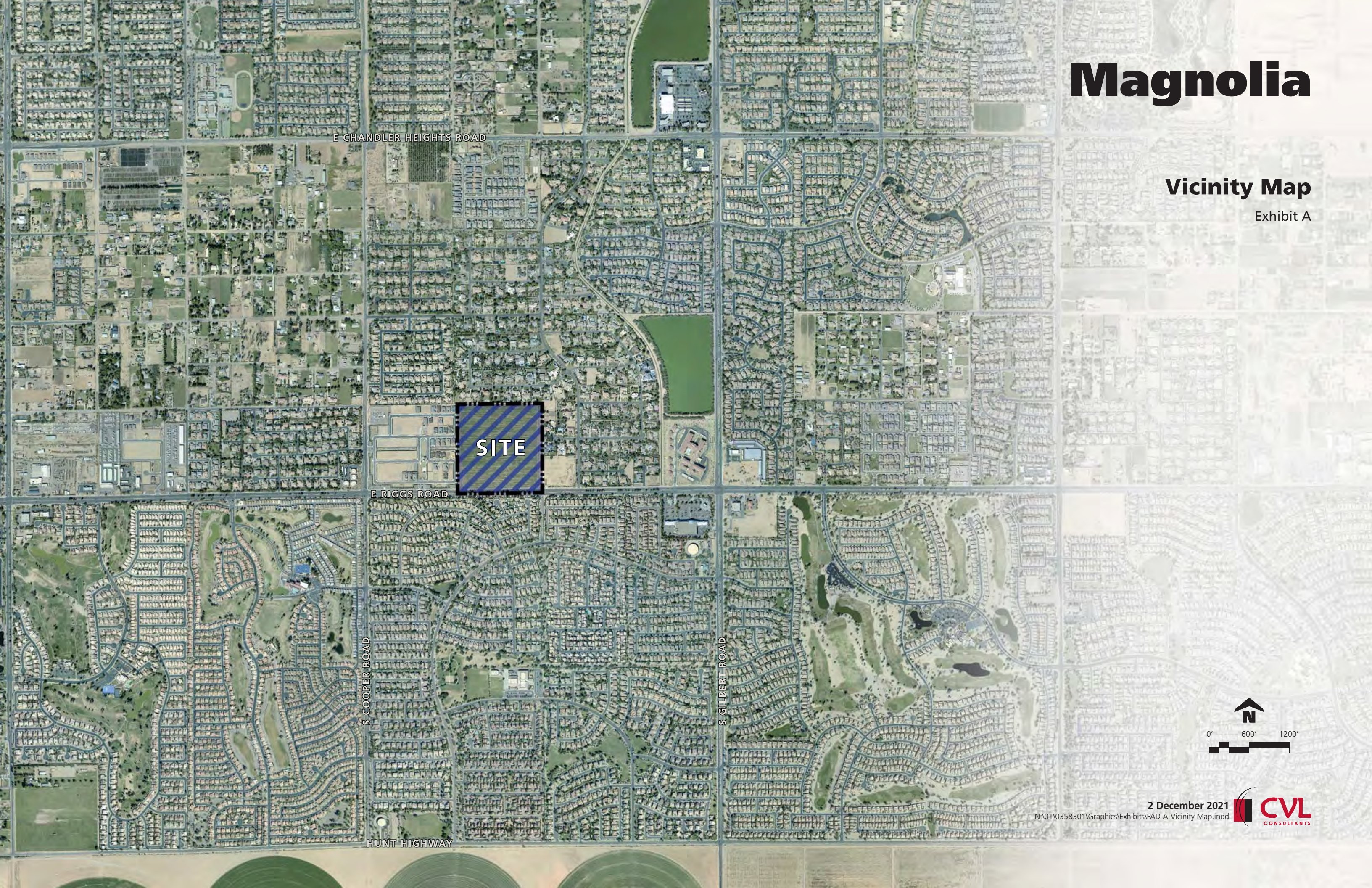
Magnolia
PDP Submittal
July 23, 2024



Magnolia

Vicinity Map

Exhibit A



E CHANDLER HEIGHTS ROAD

E RIGGS ROAD

S COOPER ROAD

HUNT HIGHWAY

SITE

S GILBERT ROAD



2 December 2021

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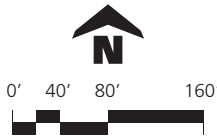
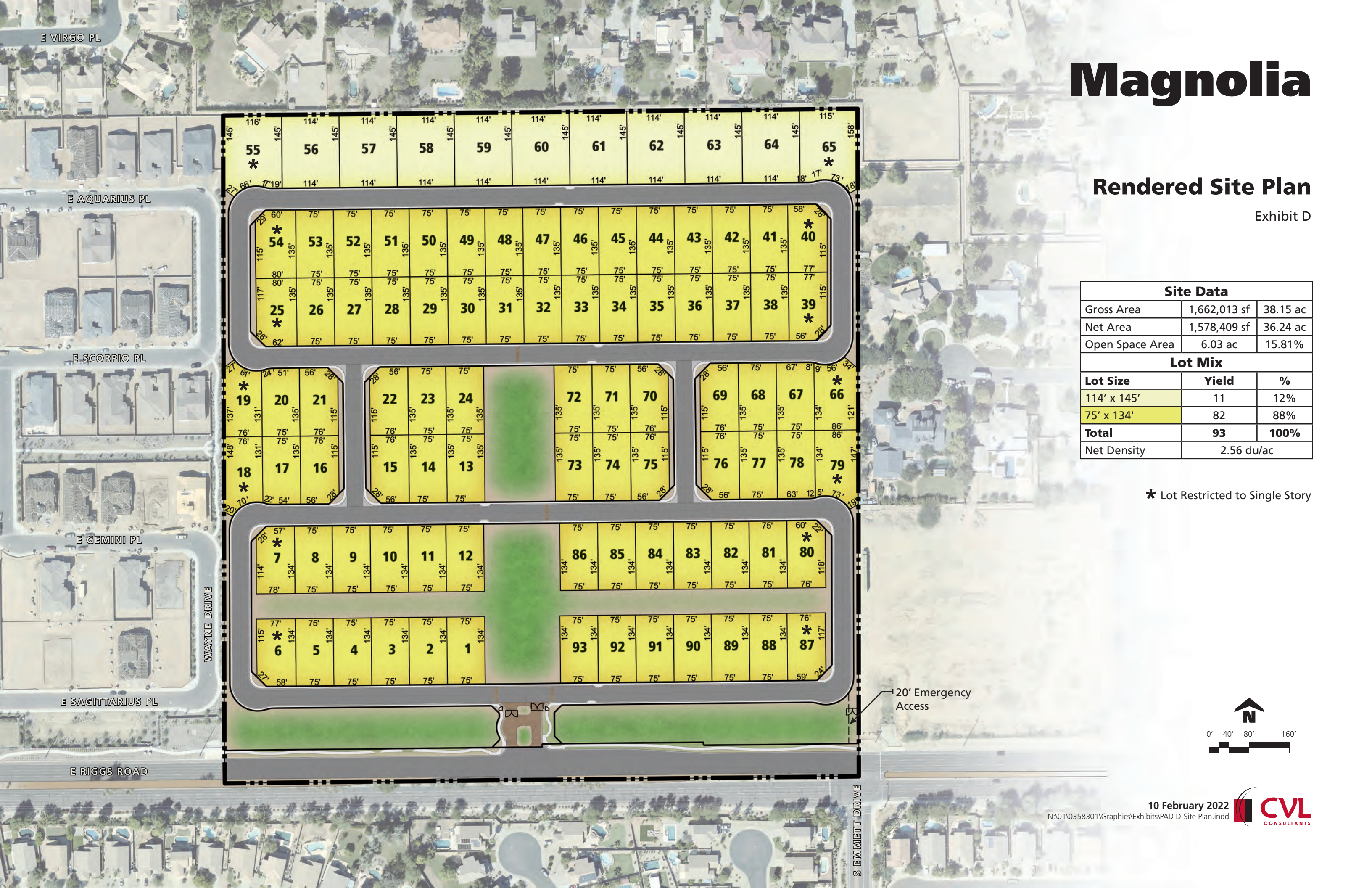
Magnolia

Rendered Site Plan

Exhibit D

Site Data		
Gross Area	1,662,013 sf	38.15 ac
Net Area	1,578,409 sf	36.24 ac
Open Space Area	6.03 ac	15.81%
Lot Mix		
Lot Size	Yield	%
114' x 145'	11	12%
75' x 134'	82	88%
Total	93	100%
Net Density	2.56 du/ac	

* Lot Restricted to Single Story



• Magnolia Single Family Design Review Narrative

Project Information:

Shea Homes, as authorized agent approved by the existing Property Owner, is submitting this Design Review Exhibit in accordance with the City of Chandler's Design Criteria. The subject property, known as "Magnolia," is located just east of S. Cooper Road, north of E. Riggs Road, in a portion of the Southwest Quarter of Section 25, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Project Characteristics:

Final Plat: PLT22-0032 Approved 08/17/2023

Zoning: PAD

Lot sizes: typical sizes are 75' x 135' with lots 1 – 12, and 80 – 93 being 133.5' deep & lots 55 – 65 being minimum 114' x 145'.

Lot count: 93

Setbacks:

Rear: 20'

*Front: 20' to face of garage door of front-facing garages

*note: side-loaded garages, front porches, and livable spaces may be 14'.

**Sides: 5'/10'

**note: architectural elements/projections are allowed to encroach up to 12 inches into front and side yard setbacks. Lots 66 & 79 shall be 5' on west side of property and 21' on east side of property.

Maximum Lot Coverage: 60%

Housing Product:

There are four standard plans, with three elevation styles each being proposed for this community, which are all single level homes. Each elevation style will draw from Modern, Transitional, and Valley architectural forms, using more modern detail and application techniques to create a more interesting "transitional" style street scene than the typical production home environment. All homes will have oversized 2-car or 3-car garages with a variety of orientations (front-loaded/tandem 3-car that appears as 2-car, front-loaded 2-car mixed with side-entry single car, or 3-car front-facing w/ 2-foot jog at single bay). The remaining massing forms will take advantage of the shallower setbacks for side-entry garages, porches, and livable spaces by projecting up to the minimum 14' setback line on most plans. All homes are 60 feet in width and fit appropriately with 5' and 10' setbacks on each lot within the community. (Greater east side setbacks for lots 66 & 79 as noted above).

• Magnolia Single Family Design Review Narrative

General Plan Information:

Plan 6001: Single level, 3-car garage, 4 bedroom, 3-1/2 bath, home office, 3103/3157 livable sq. ft., 4183 sq. ft. under roof

Plan 6002: Single level, 3-car garage, 4 bedroom, 3-1/2 bath, home office (or retreat), 3314 livable sq. ft., 4406 sq. ft. under roof

Plan 6003: Single level, 3-car garage, 4 bedroom, 3-1/2 bath, private home office/retreat, lounge, 3659 livable sq. ft., 4672 sq. ft. under roof

Plan 6004: Single level, 3-car garage 4 bedroom, 4-1/2 bath, dedicated lounge, flex room, 4006 livable sq. ft., 4940 sq. ft. under roof

Architectural Elevation Characteristics:

Modern:

- predominantly parapet roof forms
- natural stone veneer accent masses on select plans – optional on others
- architectural plastered lintel over front facing garage door and some front windows
- 12" recessed garage door and 2" recessed front windows
- occasional horizontal accent siding

Transitional:

- mix of pitched, gable roofs and occasional parapet masses
- "zero" overhang detail for more modern aesthetic
- natural stone veneer accent masses on select plans – optional on others
- occasional horizontal accent siding
- architectural plastered lintel over some front windows
- flat "shake" style concrete color-thru roof tile
- 12" recessed garage door and 2" recessed front windows

Valley:

- pitched roofs consisting predominantly of gable roofs
- 12" overhang detail
- accent siding with vertical installation on select masses
- 2x8 thickened front fascia
- flat "slate" style concrete color-thru roof tile
- 12" recessed garage door and 2" recessed front windows

Rear covered outdoor rooms are provided for all plans. Each architectural style provides variation in roof lines, massing, and pitch. Concrete roof tiles, decorative gable recesses, varying window forms with trim or recessed details, exterior veneer applications, or other materials and/or details that are authentic to each stylistic aesthetic help provide diversity while creating a pleasing and cohesive street scene throughout the community.

Magnolia Design Theme



NARRATIVE: MODERN ELEVATION STYLE

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

ELEMENT: OVERALL MASSING & CANTILEVERED OVERHANGS

MODERN ARCHITECTURE CAN BE CHARACTERIZED BY AN ANALYTICAL, AND FUNCTIONAL, APPROACH TO BUILDING DESIGN. THEY ARE TYPICALLY DEFINED BY FLAT ROOFS, OPEN FLOOR PLANS, AND MINIMAL ORNAMENTATION. TWO WELL-KNOWN ARCHITECTS WHO IMPLEMENTED HISTORIC, MODERN ARCHITECTURE IN THE VALLEY ARE FRANK LLOYD WRIGHT, AND AL BEADLE. BOTH ARCHITECTS ACHIEVED AWARD WINNING DESIGN THROUGH THE USE OF SIMPLE, CLEAN ARCHITECTURAL FORMS, THAT HAVE MINIMAL ORNAMENTATION. THE EXPRESSION OF BEAUTY IN A MODERN DESIGN IS NOT HOW MUCH ORNAMENTATION ONE CAN ADD TO A BUILDING. RATHER, IT IS THE METHODICAL APPROACH TO THE DESIGN VIA THE ARCHITECTURAL CHARACTERISTICS LISTED ABOVE.

ELEMENT: HARDIE BOARD SIDING

JAMES HARDIE'S ARTISAN SIDING CREATES ADDED DIMENSIONALITY, AND SOPHISTICATION, TO ALL THREE ELEVATION STYLES. THE PANELING WOULD HAVE A HORIZONTAL ORIENTATION IN THE MODERN/TRANSITIONAL STYLES, AND A VERTICAL INSTALL ON THE VALLEY ELEVATION. THIS DISTINCTIVE DESIGN ELEMENT CAN BE PAINTED TO ACHIEVE A DIFFERENT LOOK BASED ON THE ELEVATION STYLE THAT IT CORRESPONDS WITH. IT OFFERS SUPERIOR PERFORMANCE IN ANY CLIMATE/REGION, AND WORKS VERY WELL TO REPEL HEAT HERE IN THE DESERT. THE PRODUCT IS LOW-MAINTENANCE, AND COMES WITH A 30 YEAR WARRANTY, WHICH SPEAKS TO THE QUALITY OF THE PROJECT.

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
MODERN VIGNETTE

NARRATIVE: MODERN ELEVATION STYLE

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.



ELEMENT: CANTILEVERED PATIOS & COVERED OVERHANGS

THE BEAUTY OF MODERN ARCHITECTURE ARISES NOT FROM FENESTRATION. RATHER, IT COMES FROM THOUGHTFUL DESIGN RESPONSE. FOR INSTANCE, IN THE DESERT WE HAVE HARSH SUN ANGLES/CONDITIONS. LONG, COVERED OVERHANGS PASSIVELY SHADE OUR HOMES, AND ULTIMATELY LOWER ENERGY CONSUMPTION OF EACH DWELLING.

ELEMENT: MATERIALITY

ALL OF OUR MODERN ELEVATION STYLES HAVE MULTIPLE MATERIAL PALLETS THAT ALLOW FOR A DIVERSE STREET SCENE WITHIN THE COMMUNITY. THE USE OF REAL STONE, STUCCO, AND HARDIE BOARD SIDING ALLOWS FOR A TIMELESS DESIGN THAT WILL DIFFERENTIATE OUR COMMUNITY FROM OTHERS. THE NATURAL STONE TYPES ARE SOURCED FROM A LOCAL SUPPLIER, SOLSTICE STONE, AND ARE A TOP-OF-THE-LINE SERIES OF STONE THAT ARE USED ON HIGH END CUSTOM RESIDENTIAL JOBS THROUGHOUT THE VALLEY.

SHEA HOMES
MAGNOLIA RESIDENCES

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CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
MODERN VIGNETTE 2

NARRATIVE: TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.



ELEMENT: MASSING CONCEPT

THE TRANSITIONAL ELEVATION STYLE IS DEFINED BY THE COMBINATION OF BOTH FLAT, AND GABLE END ROOF FORMS. THIS ELEVATION TIES TOGETHER THE MODERN AND TRADITIONAL ELEMENTS FOUND ON THE OTHER TWO STYLES. THIS 'MIDDLE-GROUND' AESTHETIC IS CRITICAL WHEN DESIGNING A COHESIVE COMMUNITY THAT BLENDS THREE DISTINCT ARCHITECTURAL STYLES.

ELEMENT: MATERIALITY & SHADE AWNINGS

THE TRANSITIONAL ELEVATION STYLE HAS MULTIPLE MATERIAL PALLETS THAT ALLOW FOR A DIVERSE STREET SCENE WITHIN THE COMMUNITY. THE USE OF SHADE AWNINGS ALSO ADDS DEPTH, AND SHADOW, ACROSS EACH ELEVATION. THIS ELEVATION STYLE HAS BECOME A HALLMARK FOR COMMUNITIES LIKE THE AZURE RESIDENCES AT THE RITZ IN PARADISE VALLEY (DESIGNED AND BUILT BY SHEA HOMES.)

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

NARRATIVE: VALLEY

The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nodes to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



ELEMENT: MASSING CONCEPT

THE VALLEY ELEVATION STYLE REFERENCES WESTERN FARMHOUSE ARCHITECTURE. THIS DESIGN AESTHETIC TENDS TO BE THE MOST SYNONYMOUS WITH THE CHANDLER AREA, AS THIS REGION OF THE VALLEY IS WELL-KNOWN FOR ITS AGRICULTURAL ROOTS. THE TRADITIONAL ARCHITECTURAL ELEMENTS FOUND IN THIS AESTHETIC JUXTAPOSE THE MODERN ELEVATION WITH ITS DETAILING, CREATING A DIVERSE STREET SCENE WITHIN THE COMMUNITY.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
VALLEY VIGNETTE

Magnolia Street Scene





STREET VIEW 2

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

STREET VIEW 5

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



STREET VIEW 9

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JF
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

STREET VIEW 11

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

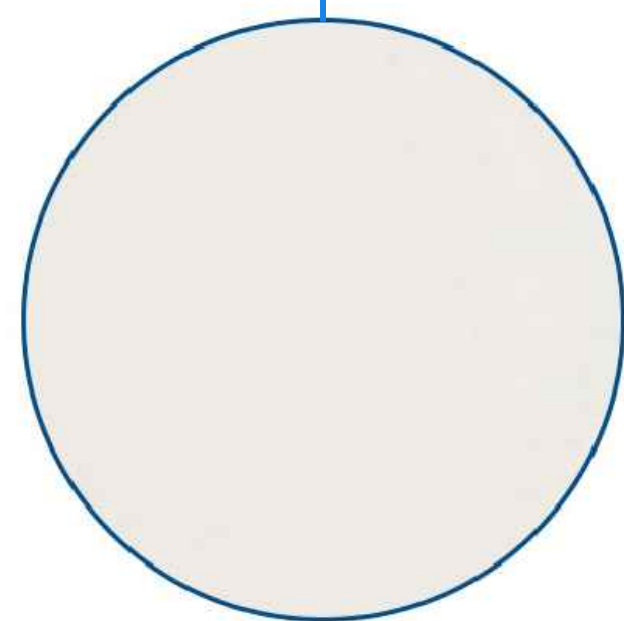
STREET VIEW 13

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

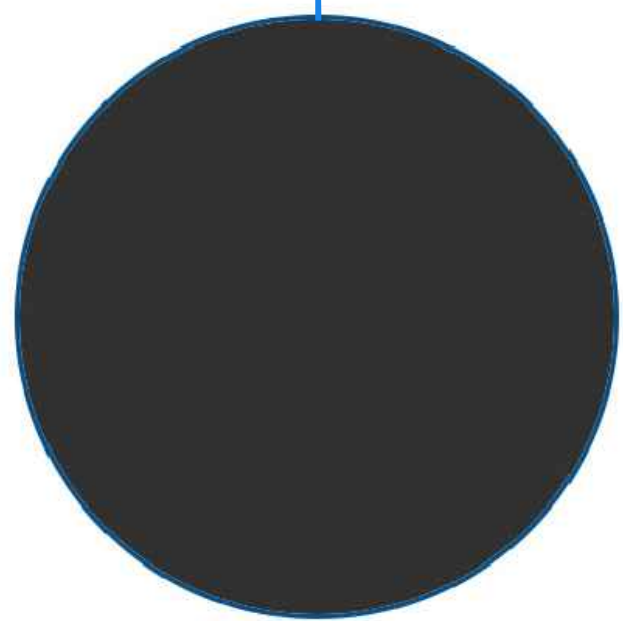
SHEET #
BUILDING PERSPECTIVE

Magnolia Floor Plans & Elevations





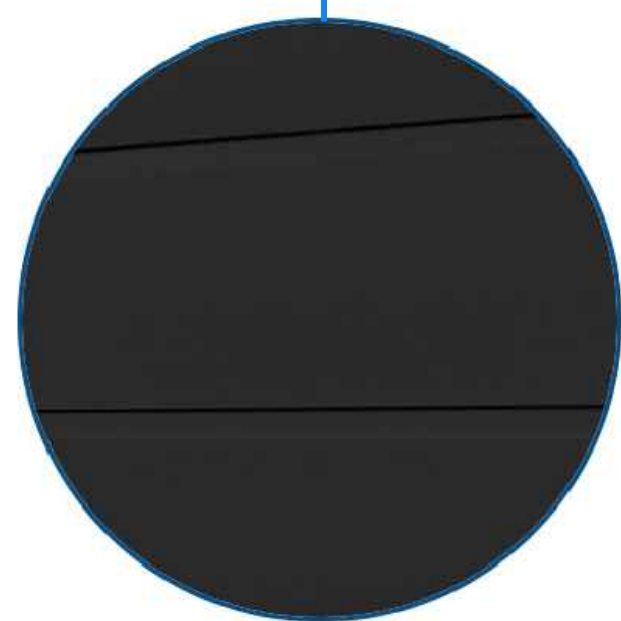
STUCCO
SW7004 - SNOWBOUND



STUCCO
SW6991 - BLACK MAGIC



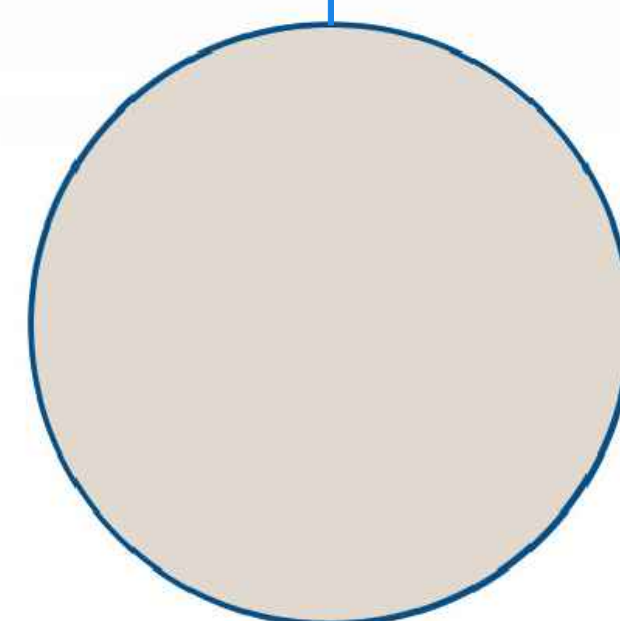
OPT. STONE VENEER
SOLSTICE STONE
CHARCOAL MIST



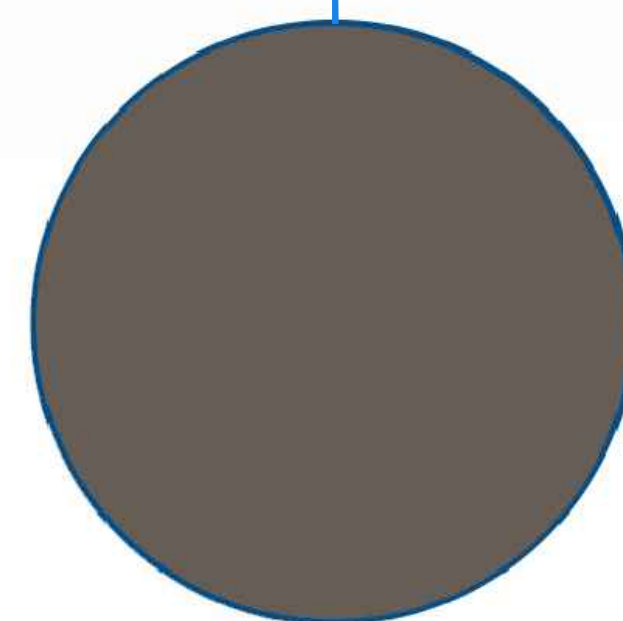
DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
SW6991 - BLACK MAGIC

6001 - VALLEY

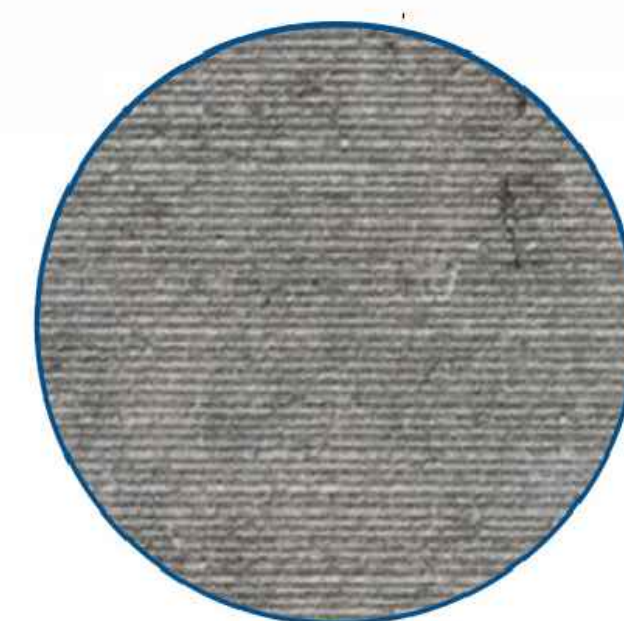
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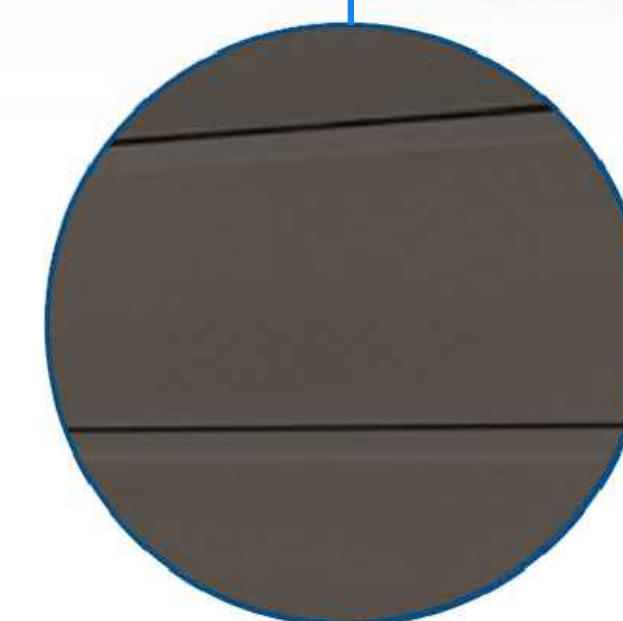
STUCCO
SW7570 - EGRET WHITE



STUCCO
SW7505 - MANOR HOUSE



OPT. STONE VENEER
SOLSTICE STONE
PAMPLONA NOVO



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
SW7505 MANOR HOUSE

6001 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

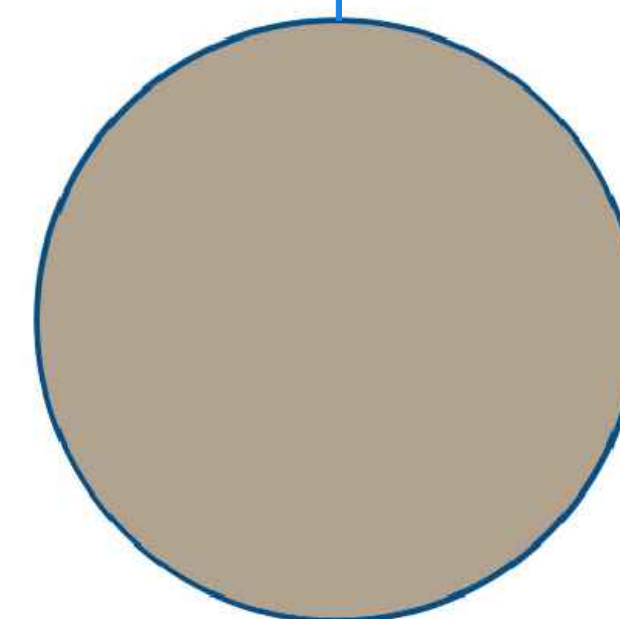
SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

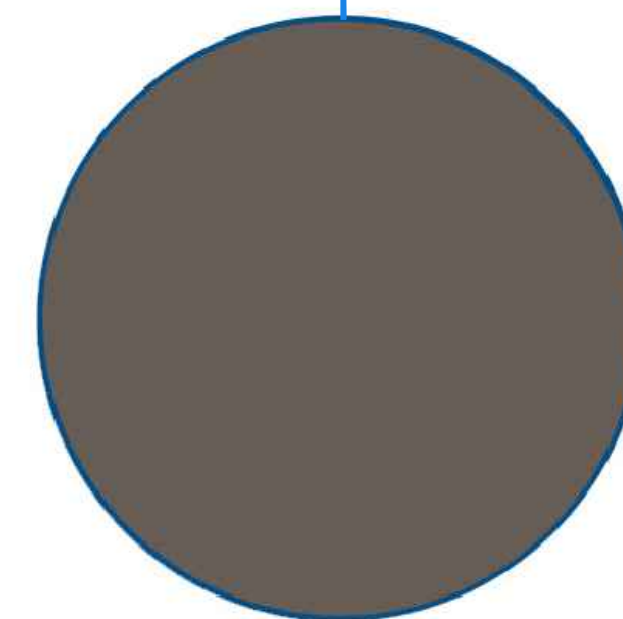
STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

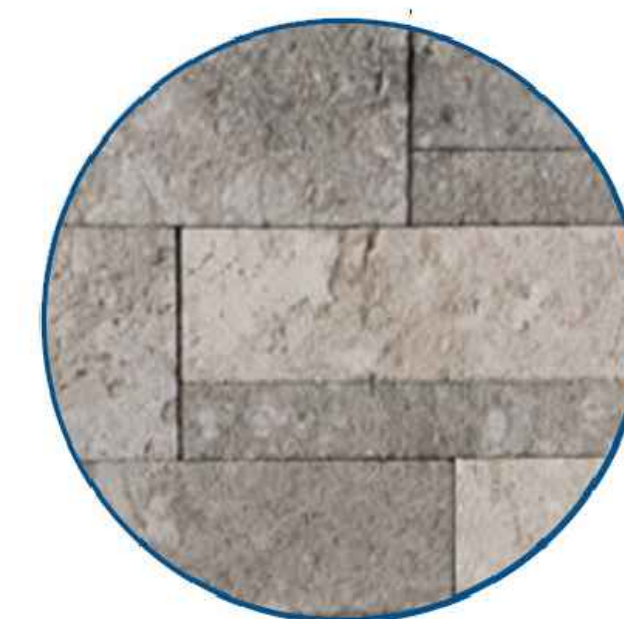
MODERN



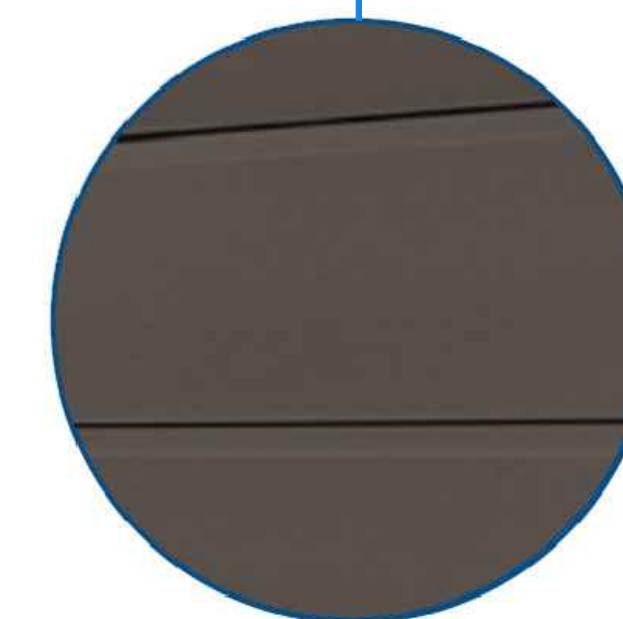
STUCCO
SW7038 - TONY TAUPE



STUCCO
SW7505 - MANOR HOUSE



OPT. STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
SW7505 MANOR HOUSE

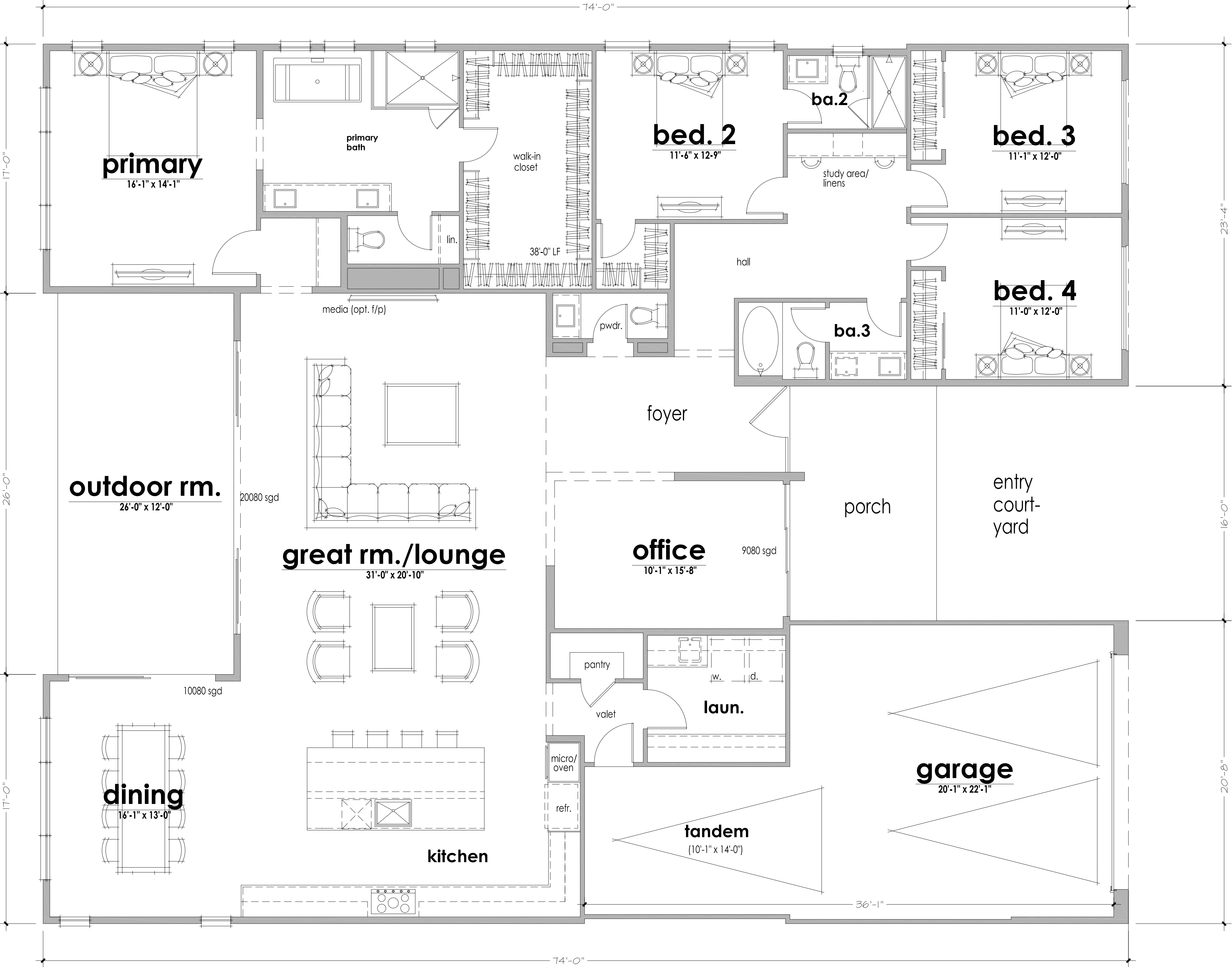
6001 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in owning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

RIGHT SIDE

REAR

FRONT



magnolia - plan 6001 - reflects Transitional Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

6001 - TRANSITIONAL
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM
SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

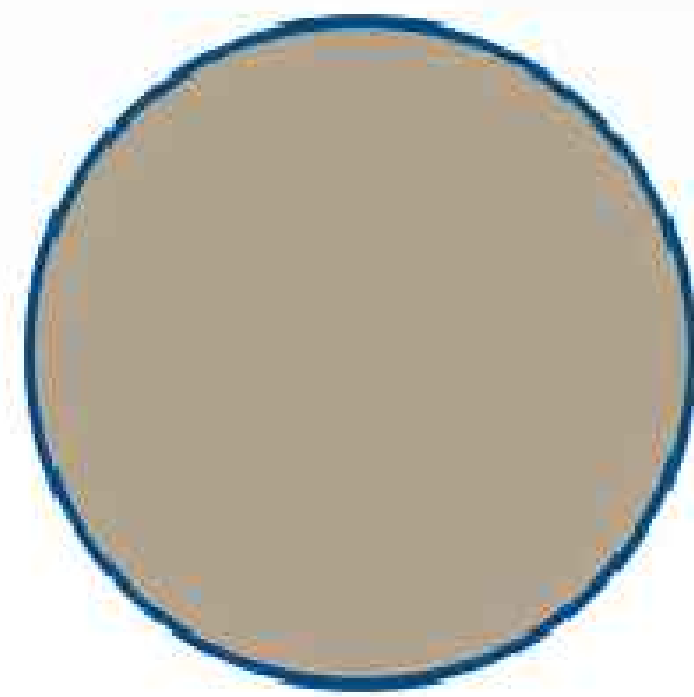
6001 - TRANSITIONAL
FRONT PERSPECTIVE

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JF
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



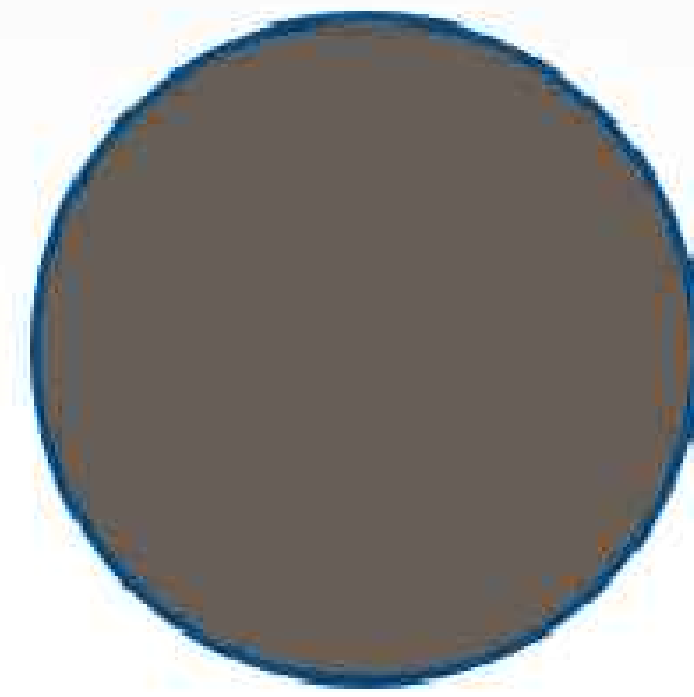
STUCCO
SW7038 - TONY TAUPE



MATERIALITY & DETAILING
CUSTOM RESIDENCE



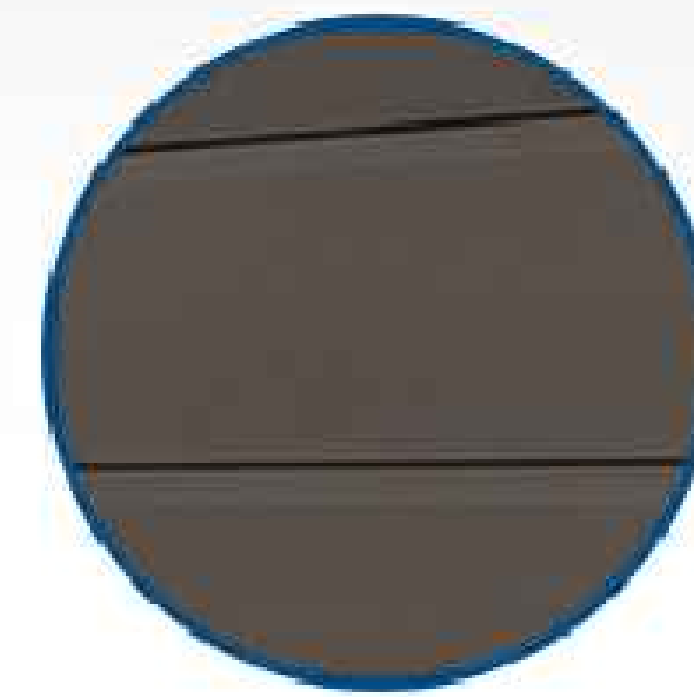
STUCCO
SW7505 - MANOR HOUSE



DESIGN & MASSING
AZURE @ THE RITZ P.V.



DECORATIVE SIDING
JAMES HARDIE ARTISAN SIDING



DECORATIVE SIDING
CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

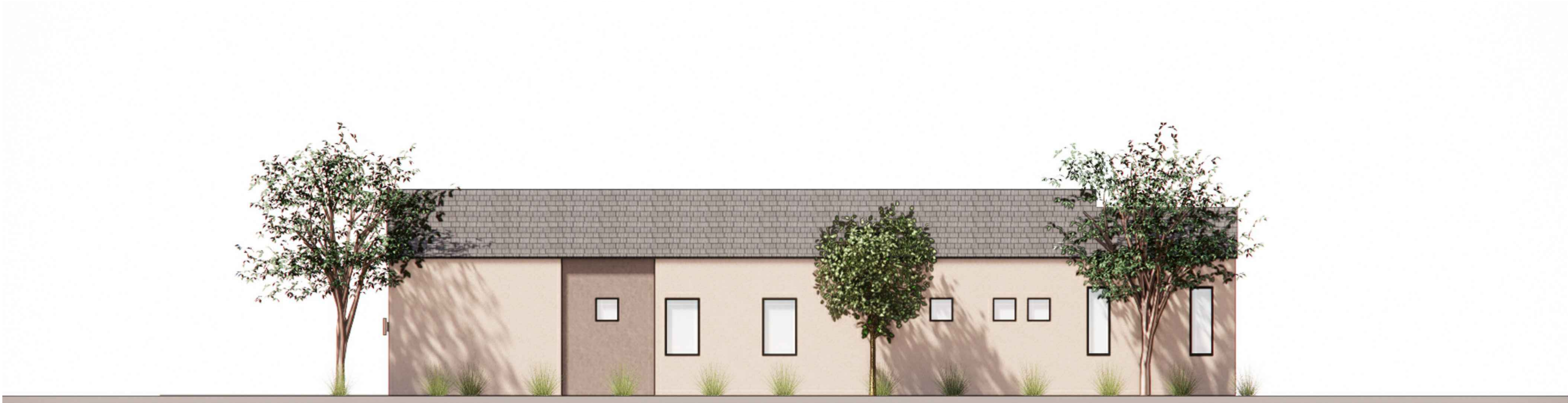
DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS





3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



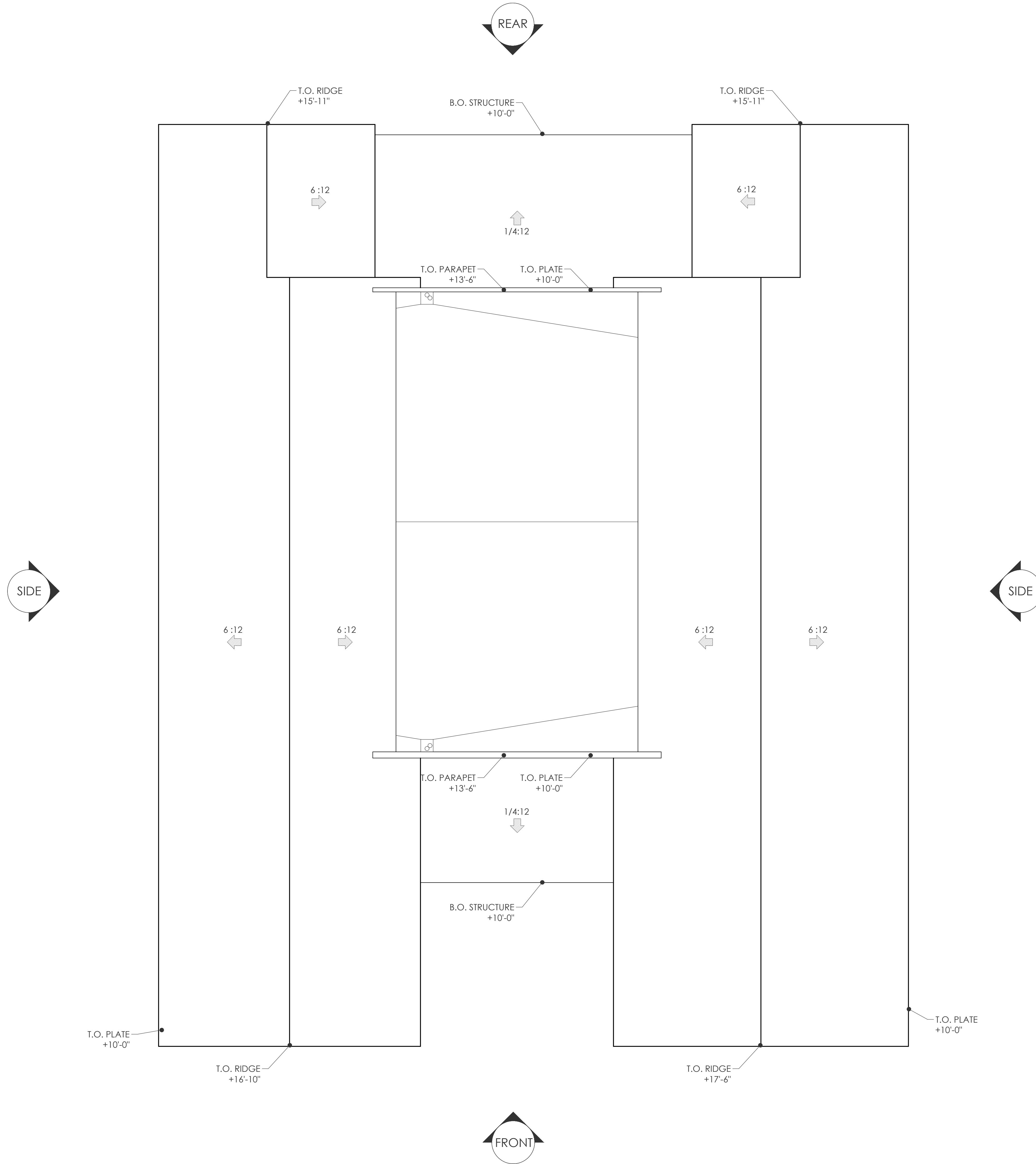
2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



1

ROOF PLAN

SCALE: 1/4" = 1'- 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

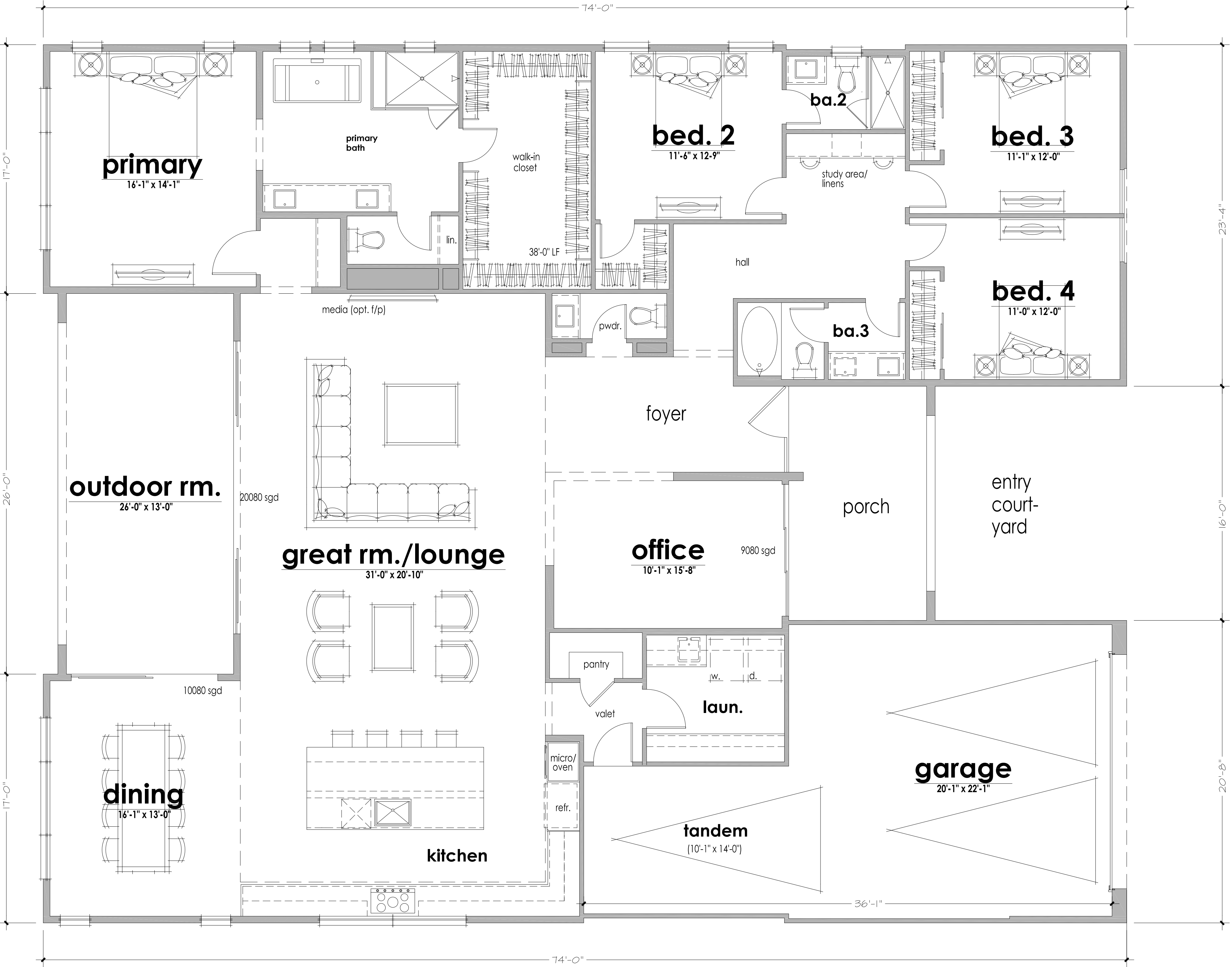
DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6001 - reflects Valley Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

6001 - VALLEY
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM
SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

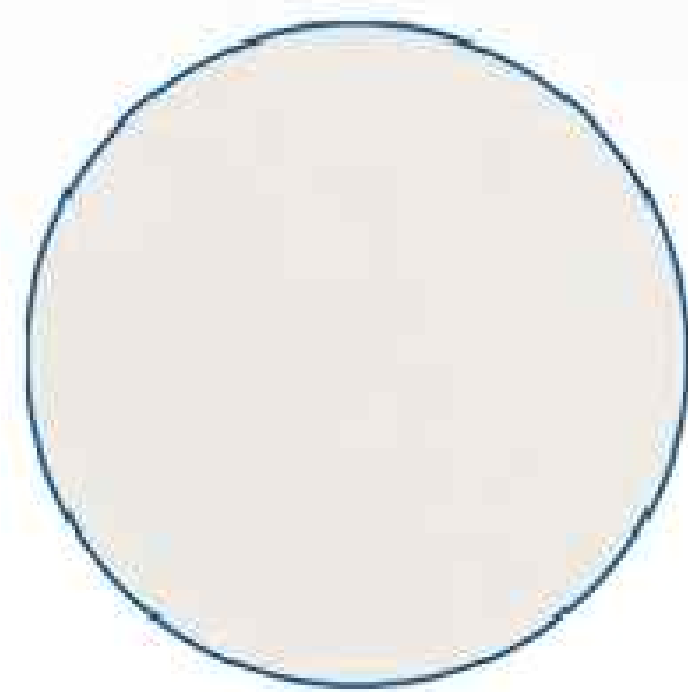
6001 - VALLEY
FRONT PERSPECTIVE

DATE MAY 3, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



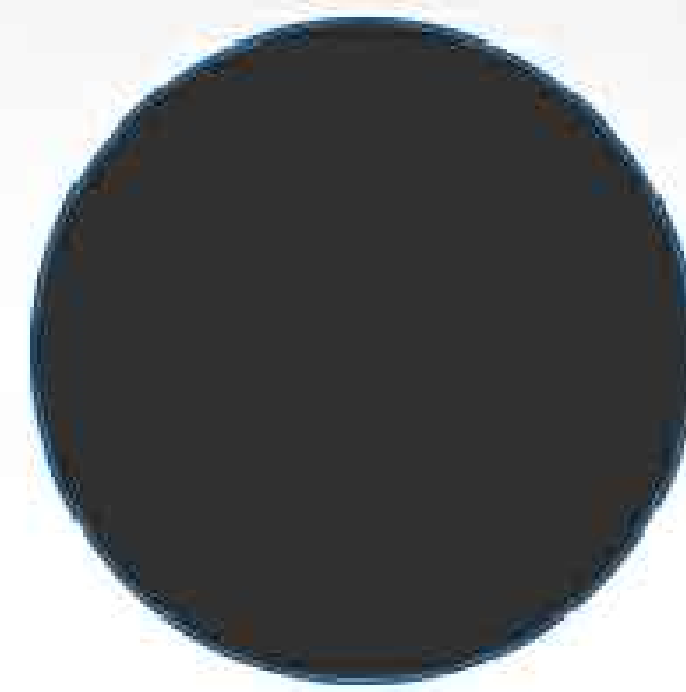
STUCCO
SW7004 - SNOWBOARD



MATERIALITY & DETAILING
CUSTOM RESIDENCE



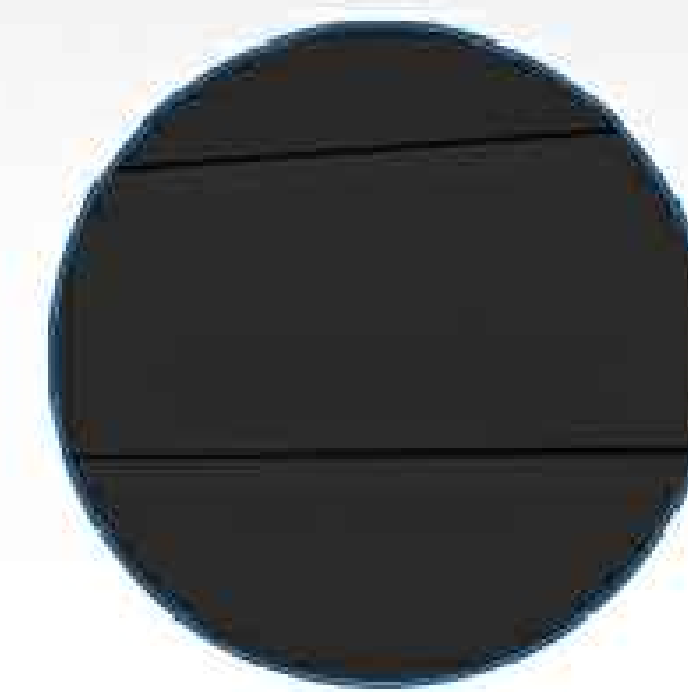
STUCCO
SW6991 - BLACK MAGIC



DESIGN & MASSING
CUSTOM RESIDENCE



DECORATIVE SIDING
JAMES HARDIE ARTISAN SIDING



DECORATIVE SIDING
CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

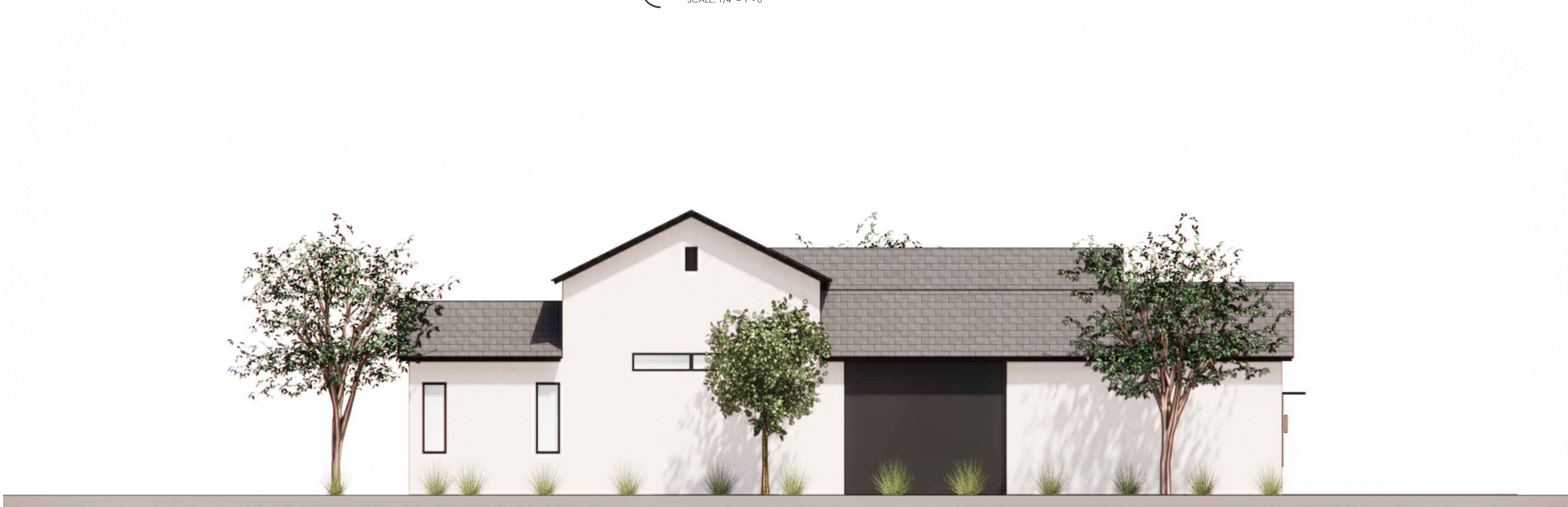
NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



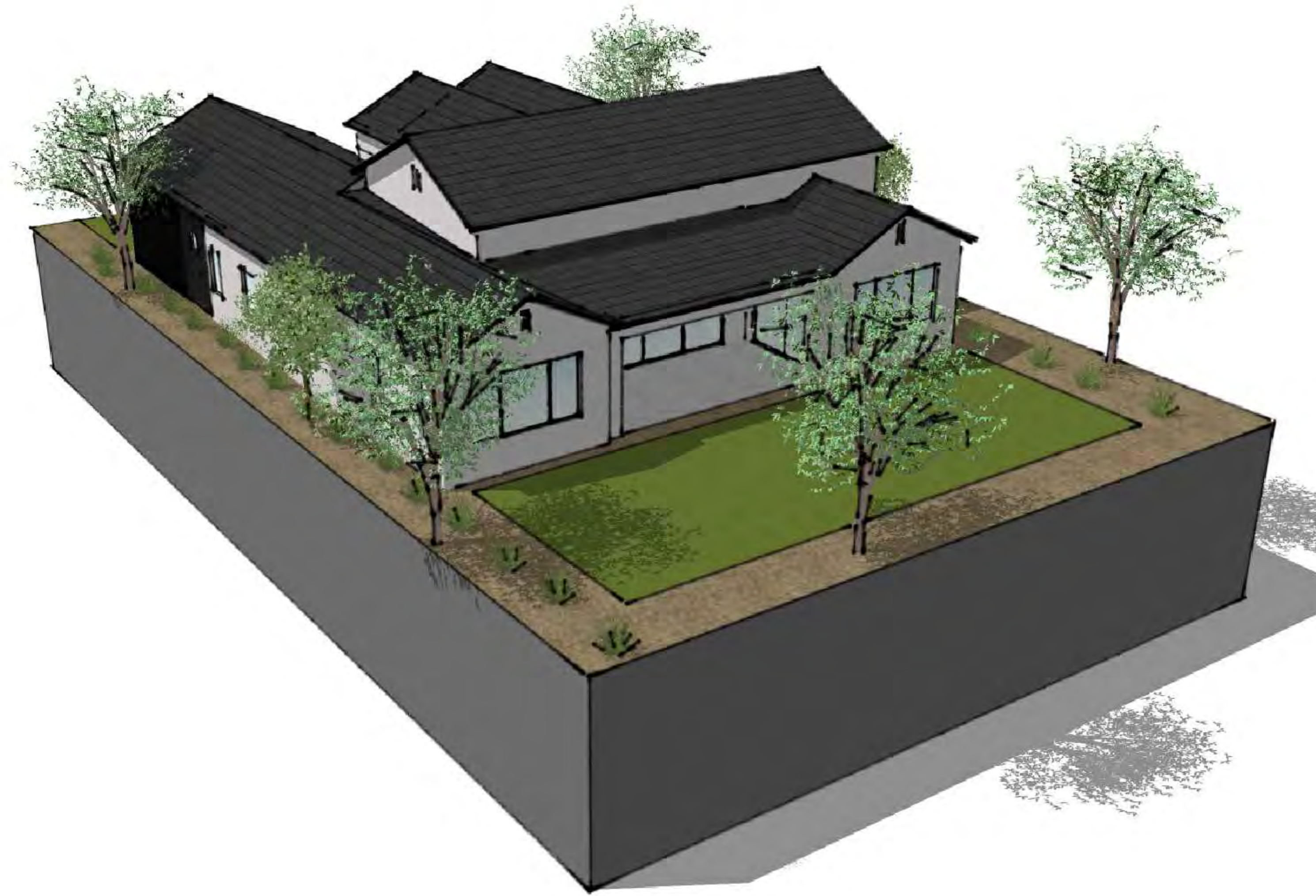
4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



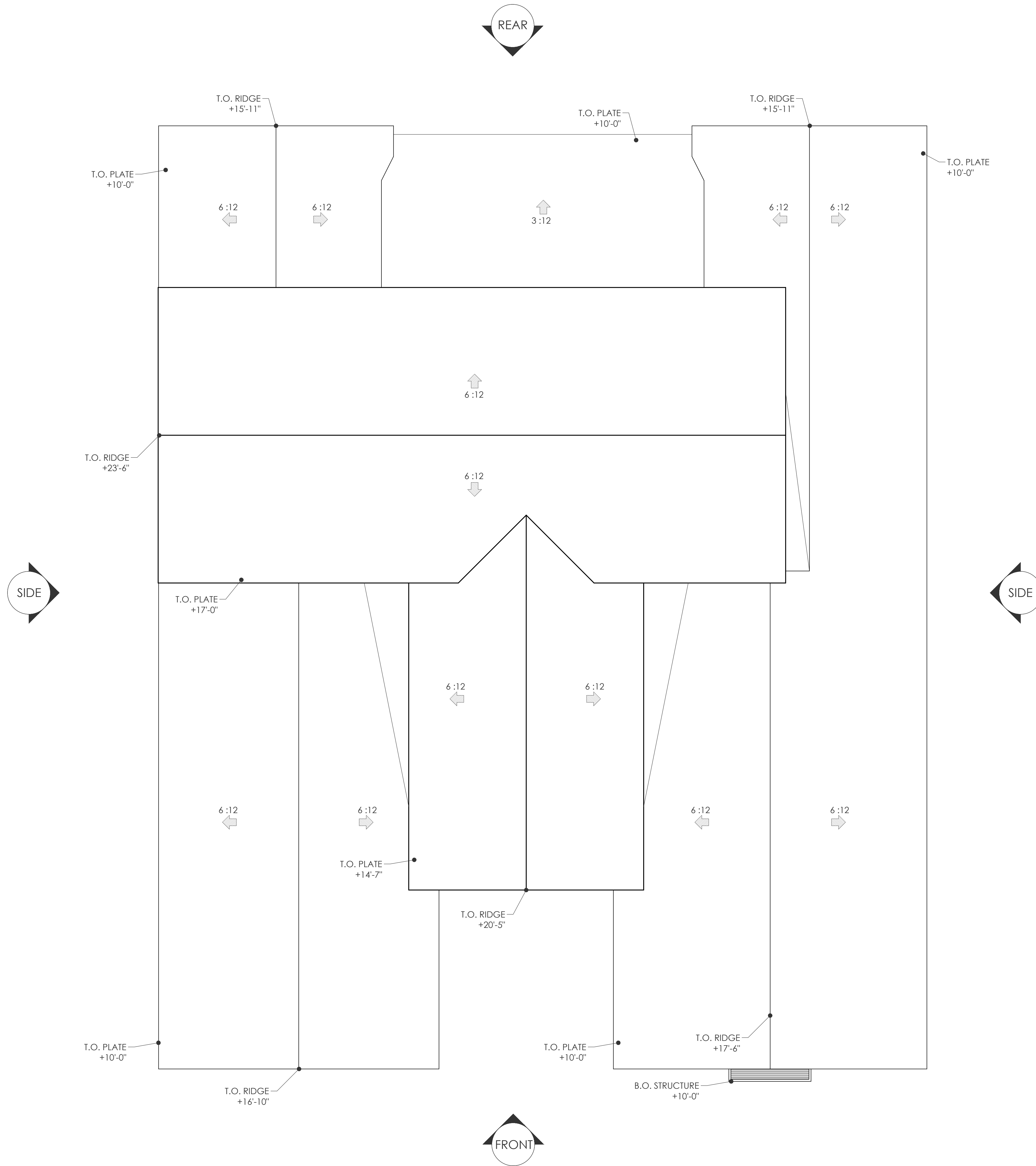
2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



1

ROOF PLAN

SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

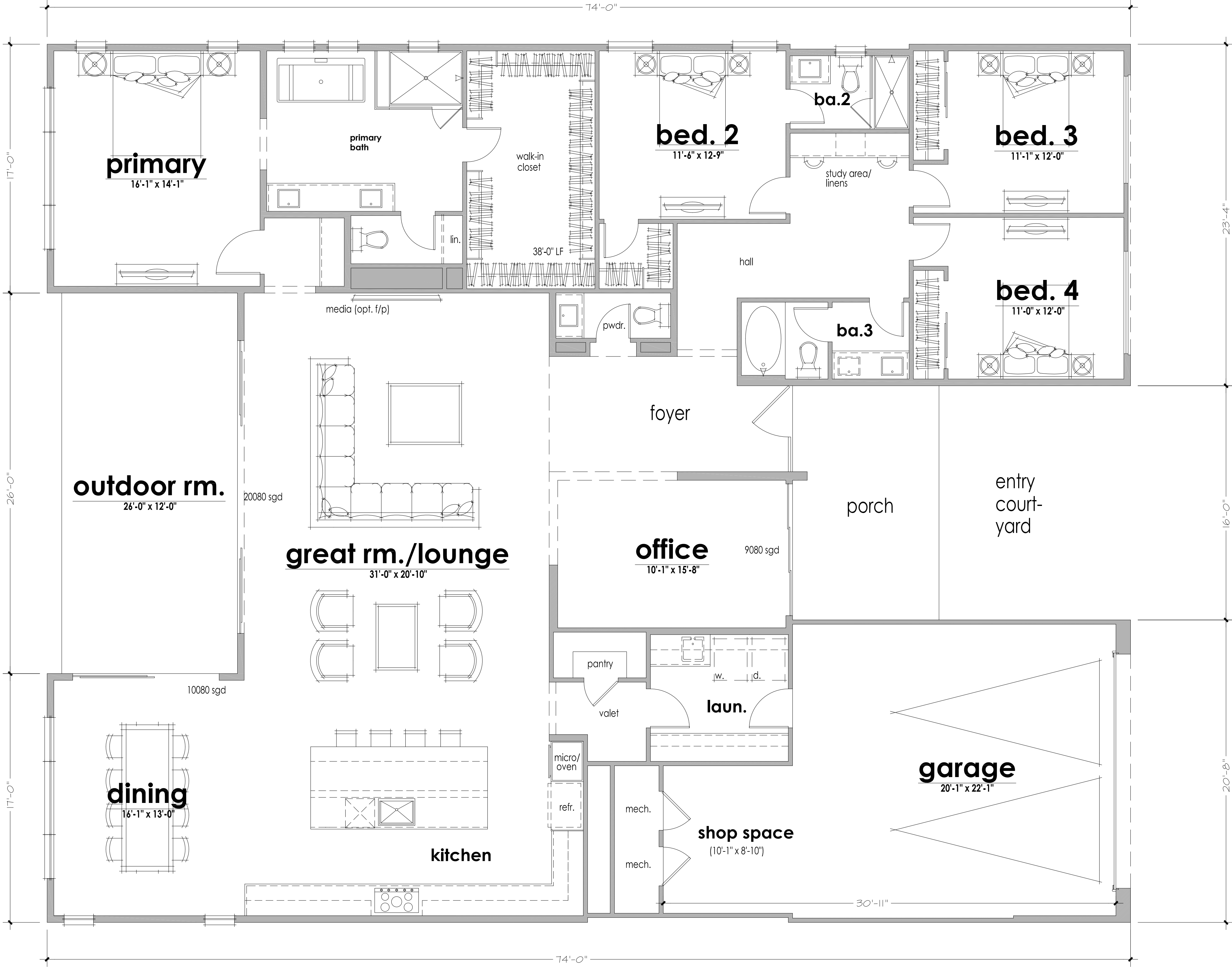
DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6001 - reflects Modern Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

6001 - MODERN
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

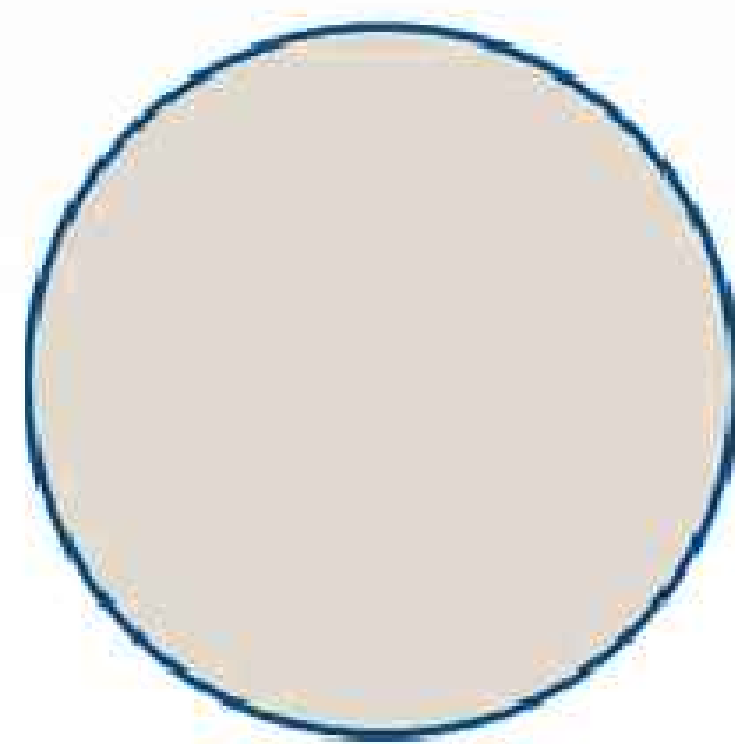
6001 - MODERN
FRONT PERSPECTIVE

DATE MAY 6, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



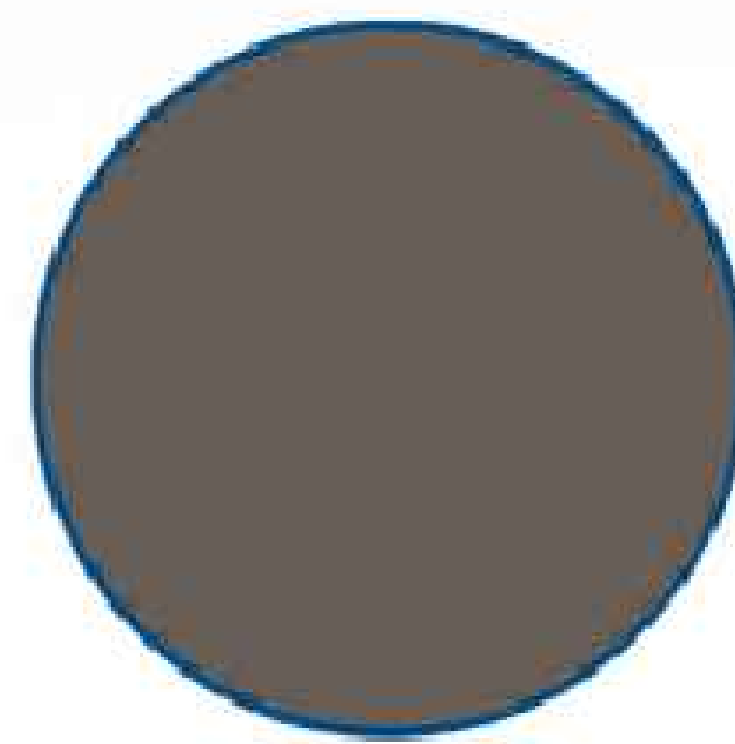
STUCCO
SW7570 - EGRET WHITE



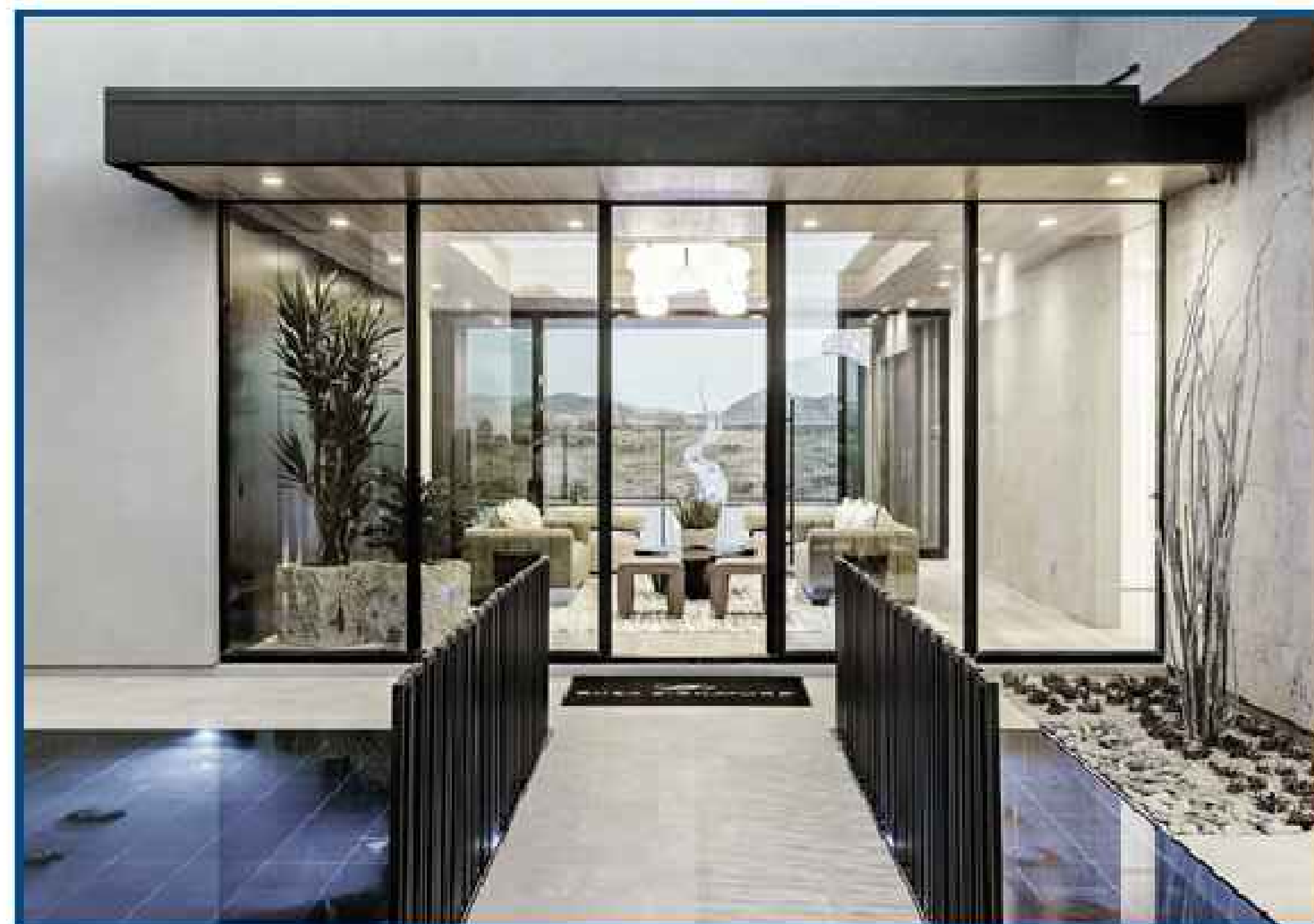
DESIGN & MASSING
SIGNATURE AT STORYROCK



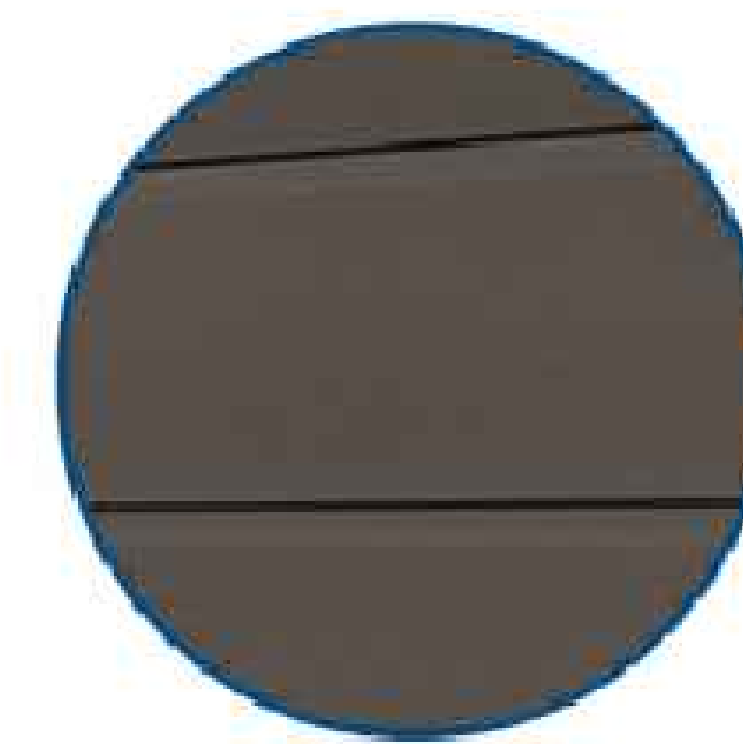
STUCCO
SW7505 - MANOR HOUSE



COVERED ENTRY
SIGNATURE AT STORYROCK



DECORATIVE SIDING
JAMES HARDIE ARTISAN SIDING



DECORATIVE SIDING
AZURE @ THE RITZ P.V.





1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

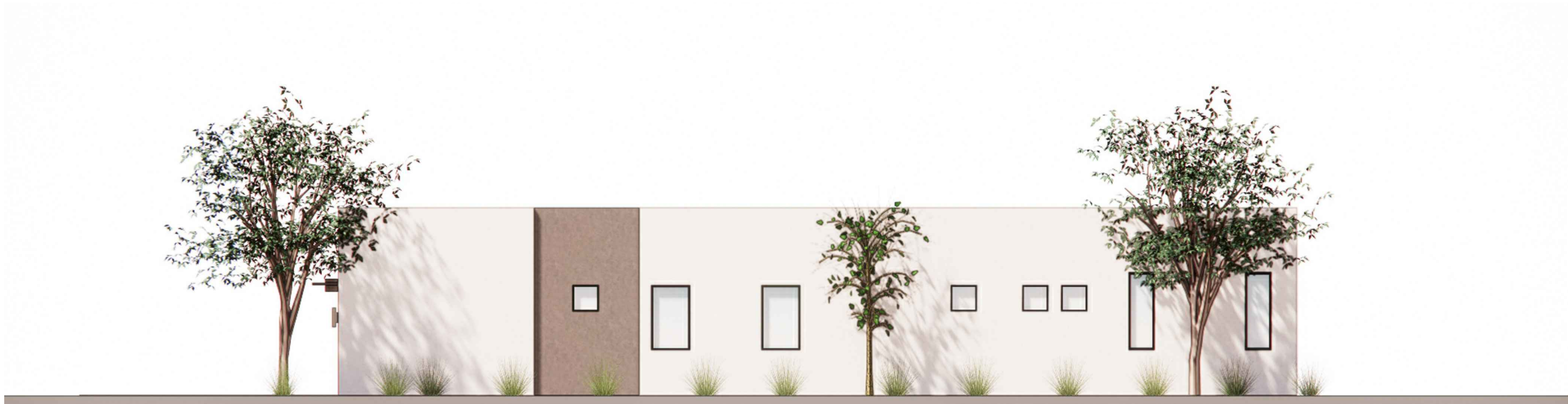
NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

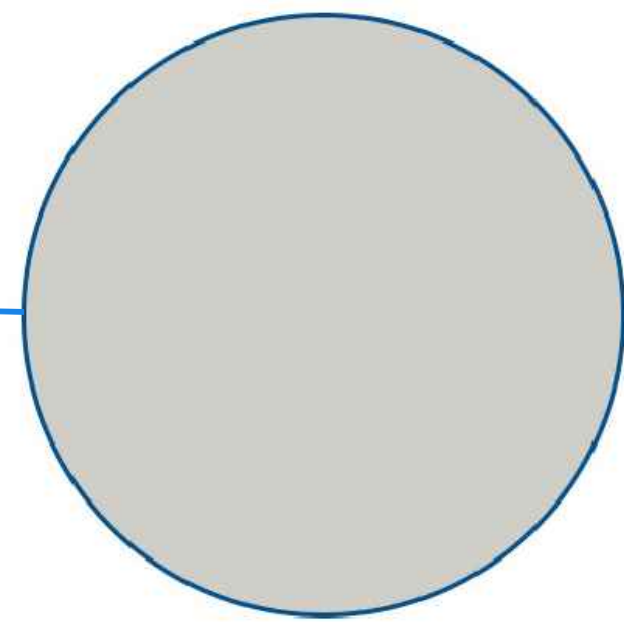
SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

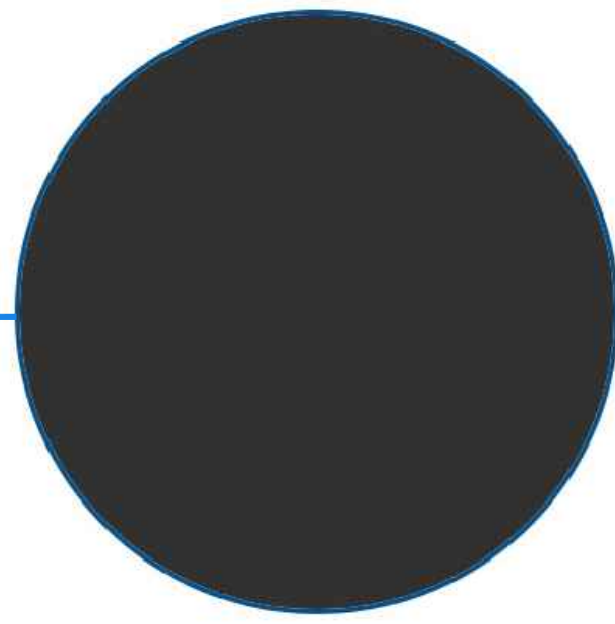
DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS





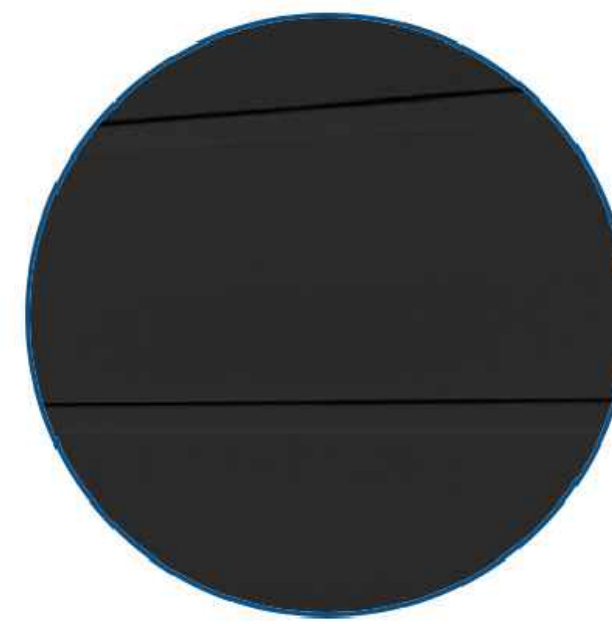
STUCCO
SW 7648 - BIG CHILL



STUCCO
SW6991 - BLACK MAGIC



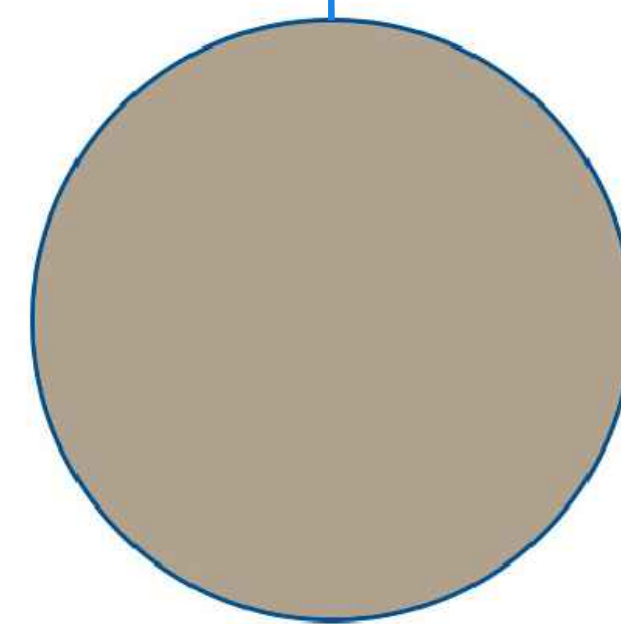
OPT. STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



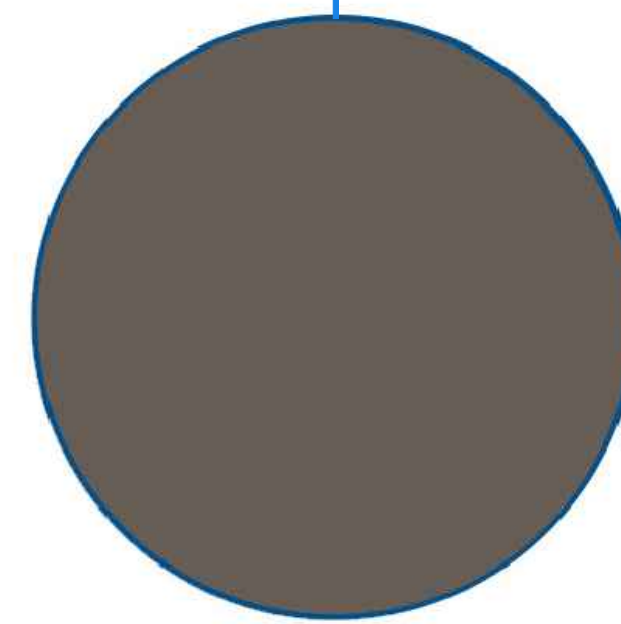
DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
VERTICAL INSTALL - SW6991 BLACK MAGIC

6002 - VALLEY

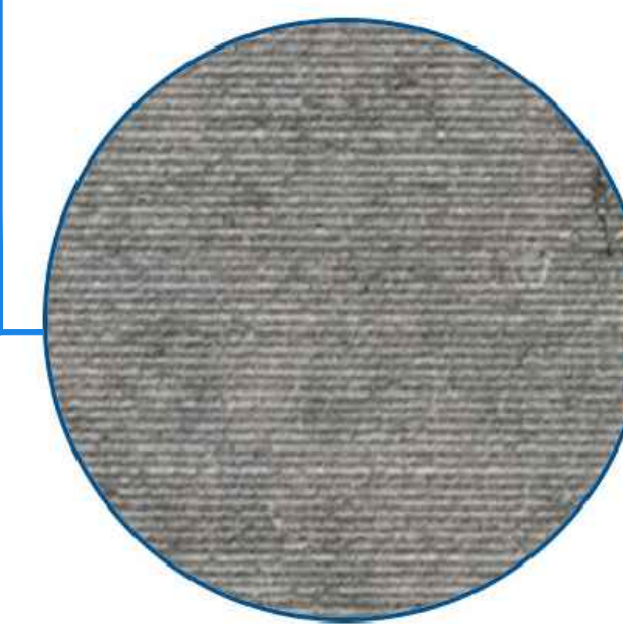
The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



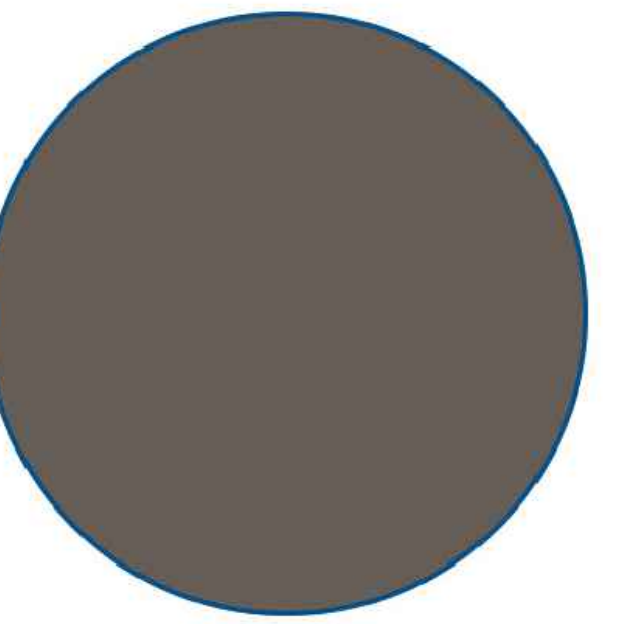
STUCCO
SW7038 - TONY TAUPE



STUCCO
SW7505 - MANOR HOUSE



STONE VENEER
SOLSTICE STONE
PAMPLONA NOVO - FINE COMBED



STUCCO
SW 7505 - MANOR HOUSE

6002 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

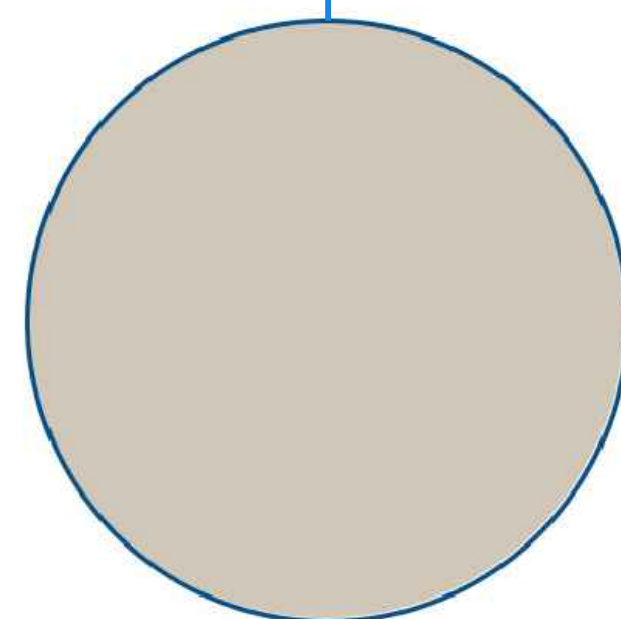
SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

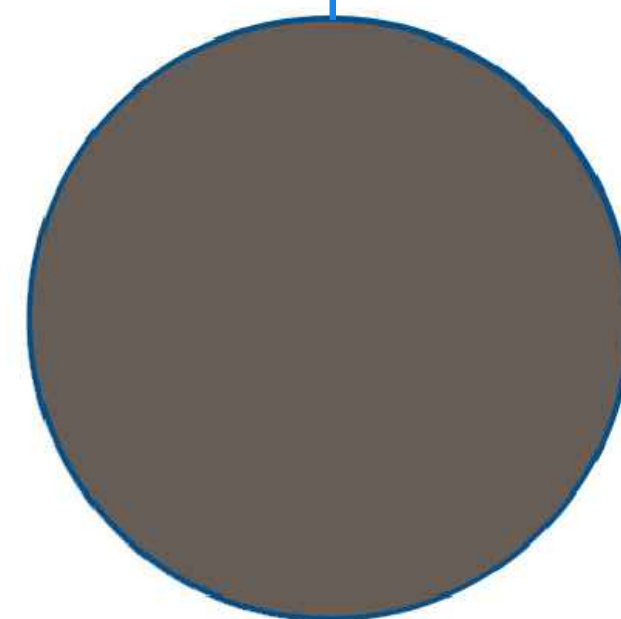
STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

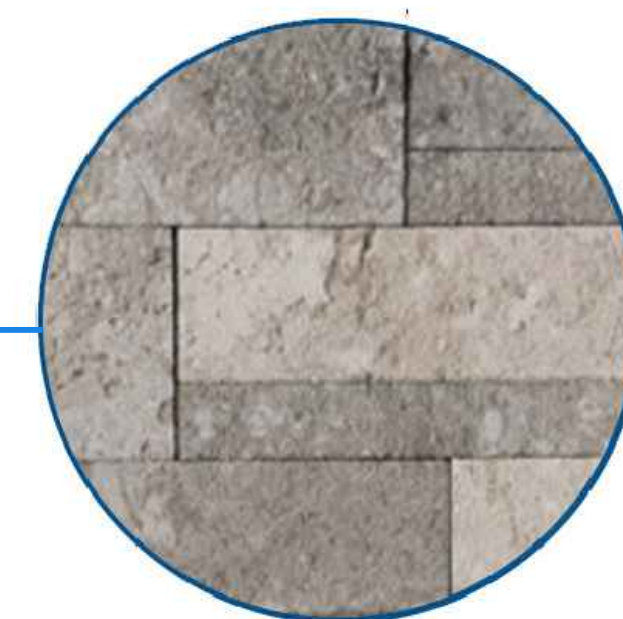
MODERN



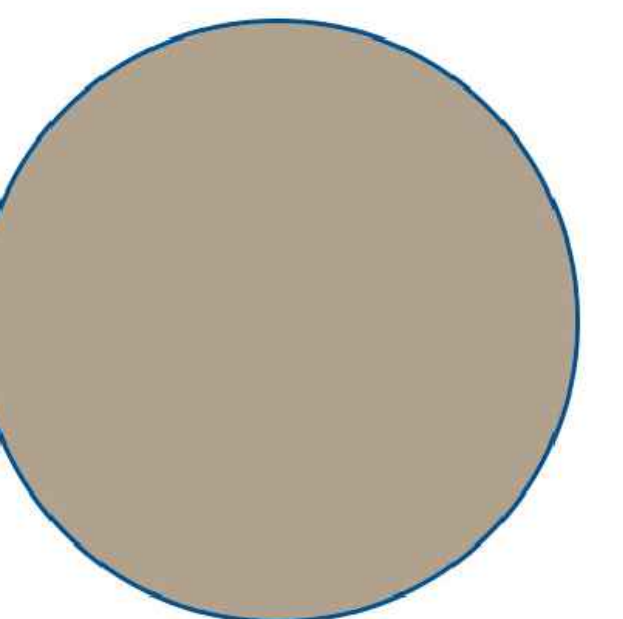
STUCCO
SW 7036 - ACCESSIBLE BEIGE



STUCCO
SW7505 - MANOR HOUSE



STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



STUCCO
JAMES HARDIE ARTISAN ASPHYRE
SW7505 MANOR HOUSE

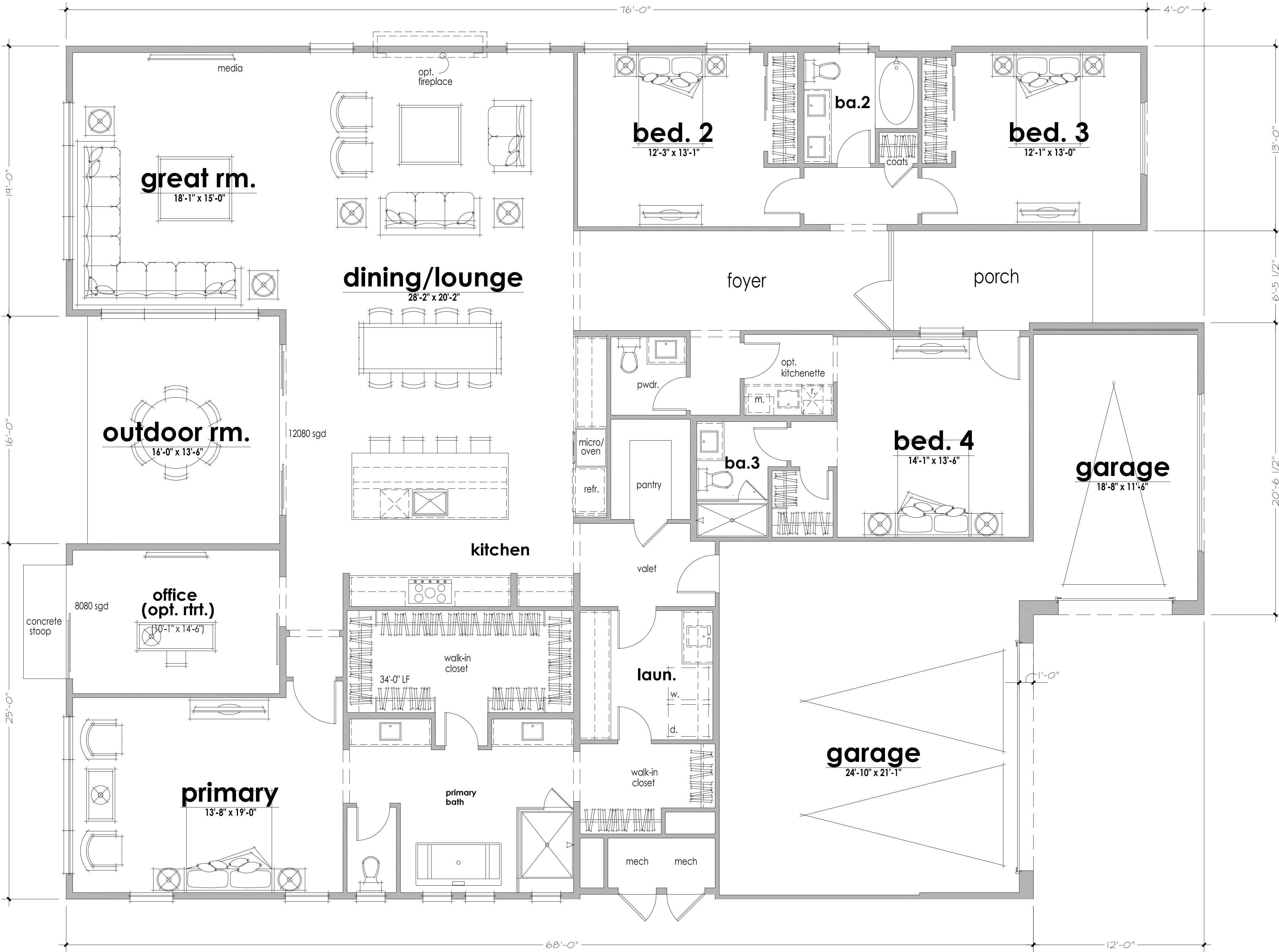
6002 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in owning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

RIGHT SIDE

REAR

FRONT



magnolia - plan 6002 - reflects Transitional Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

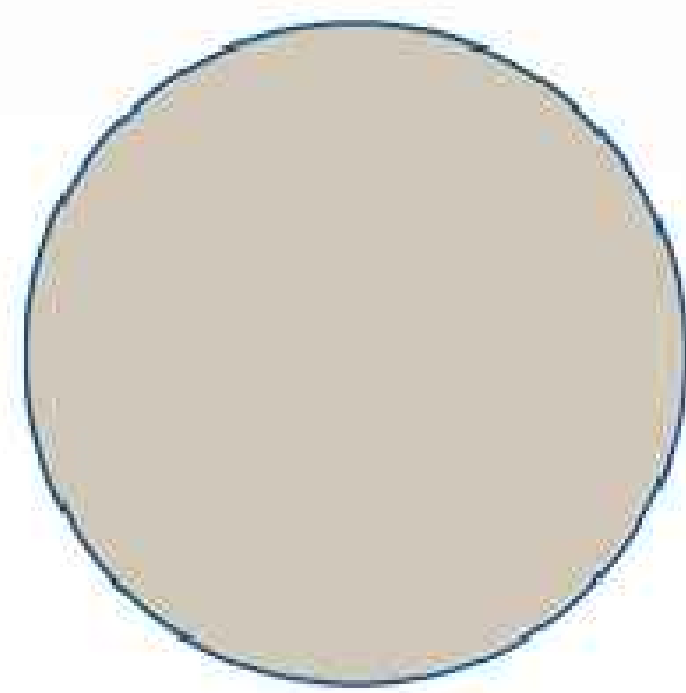
NOT FOR
CONSTRUCTION

6002 - TRANSITIONAL
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM
SHEET #
BUILDING PERSPECTIVE



STUCCO
SW 7036 - ACCESSIBLE BEIGE



MATERIALITY & DETAILING
CUSTOM RESIDENCE



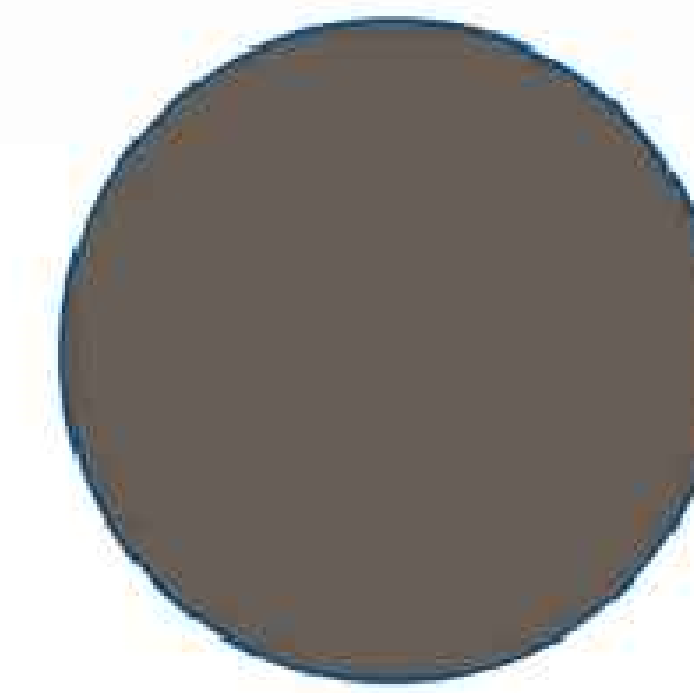
STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



MATERIALITY & DETAILING
SIGNATURE AT STORYROCK



STUCCO
SW 7505 - MANOR HOUSE



DESIGN & MASSING
SIGNATURE AT STORYROCK





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



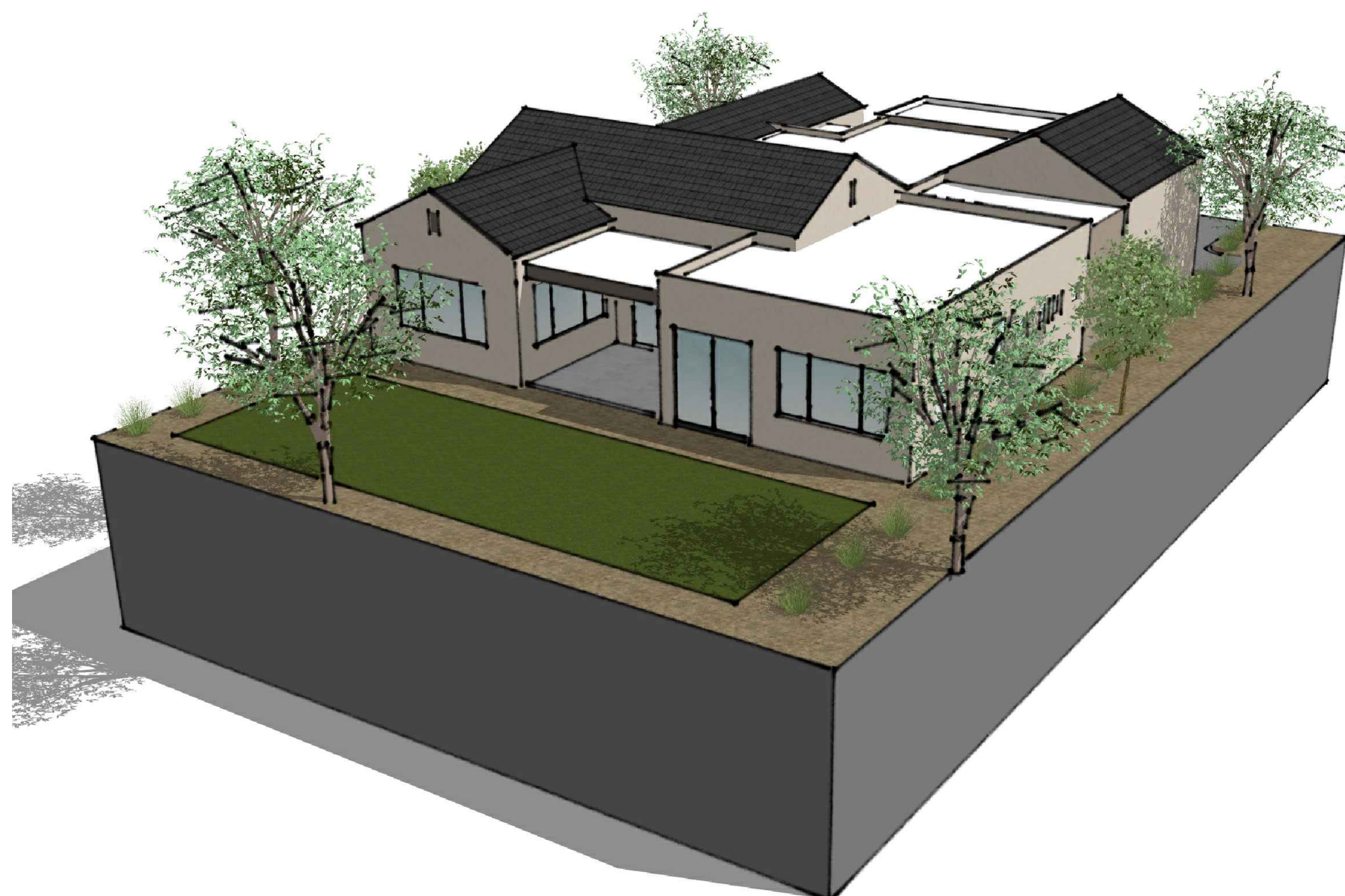
1 AXON 1
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.



3 AXON 3
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

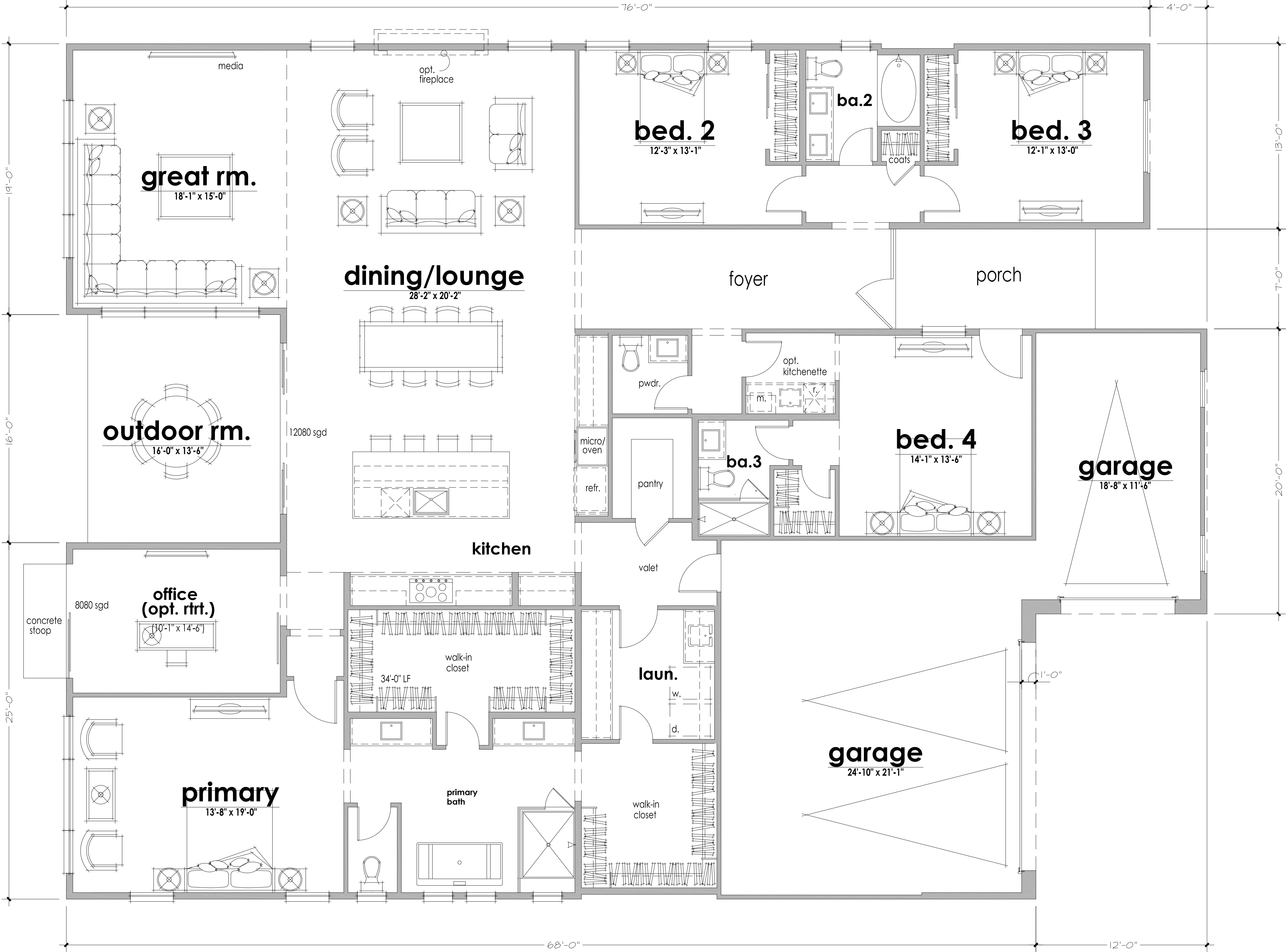
SHEET #
BUILDING AXONOMETRICS



RIGHT SIDE

REAR

FRONT



magnolia - plan 6002 - reflects Valley Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

6002 - VALLEY
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

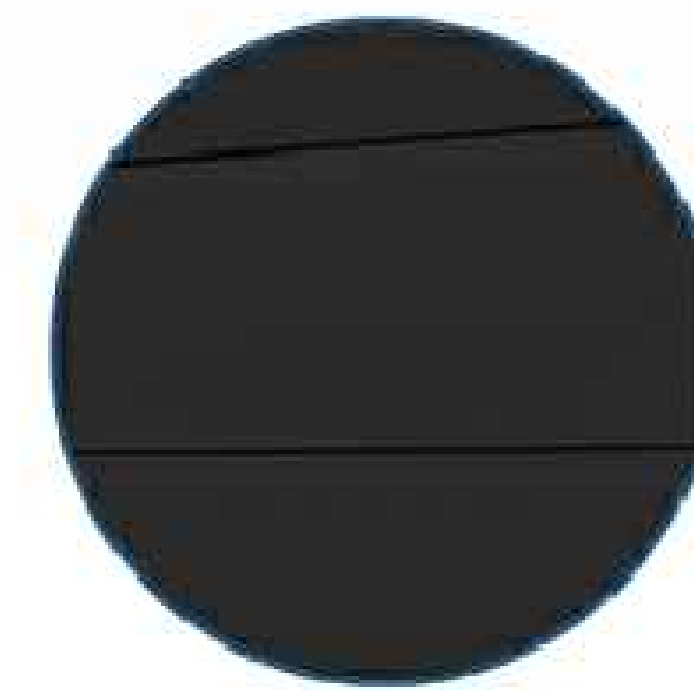
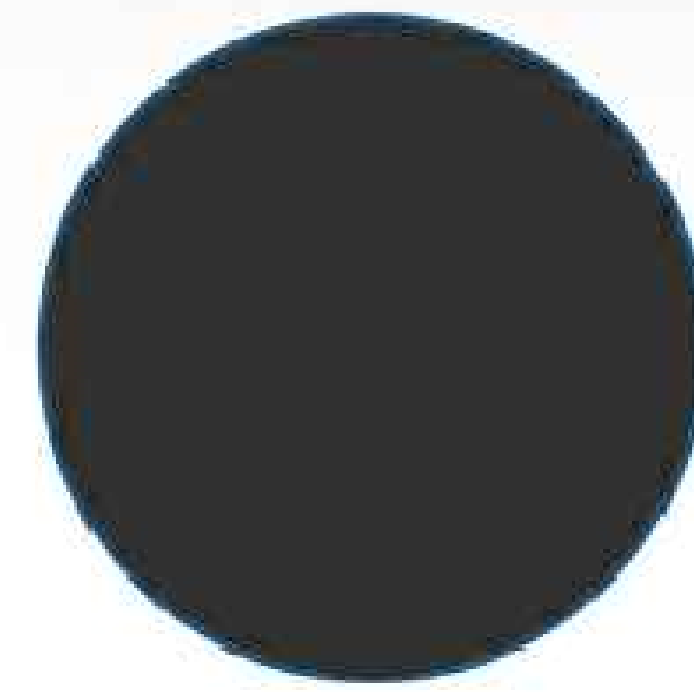
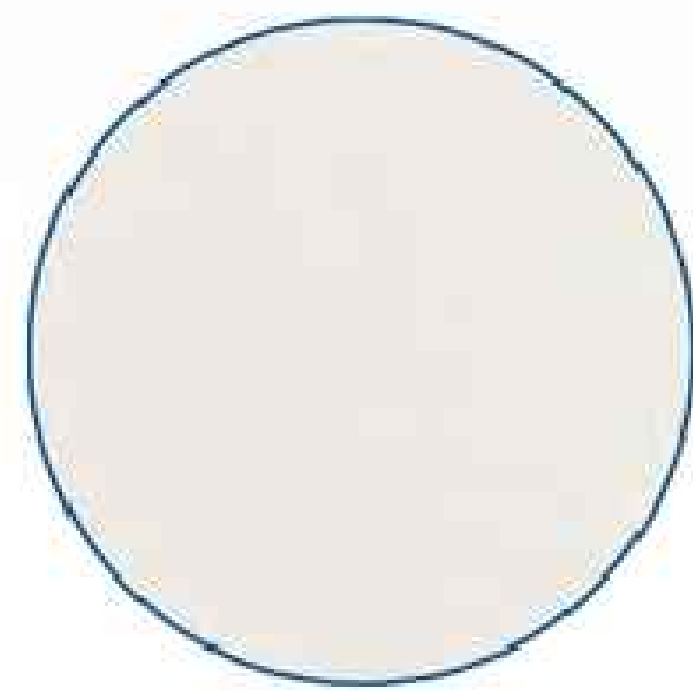
SHEET #
BUILDING PERSPECTIVE



STUCCO
SW 7648 - BIG CHILL

STUCCO
SW 6991 - BLACK MAGIC

DECORATIVE SIDING
JAMES HARDIE - ARTISAN WOOD BOARD



DESIGN & MASSING
CUSTOM RESIDENCE

DESIGN & MASSING
CUSTOM RESIDENCE

DECORATIVE SIDING
CUSTOM RESIDENCE



+23'-5" AFF
T.O. RIDGE

+20'-8" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+23'-5" AFF
T.O. RIDGE

+18'-5" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+9'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

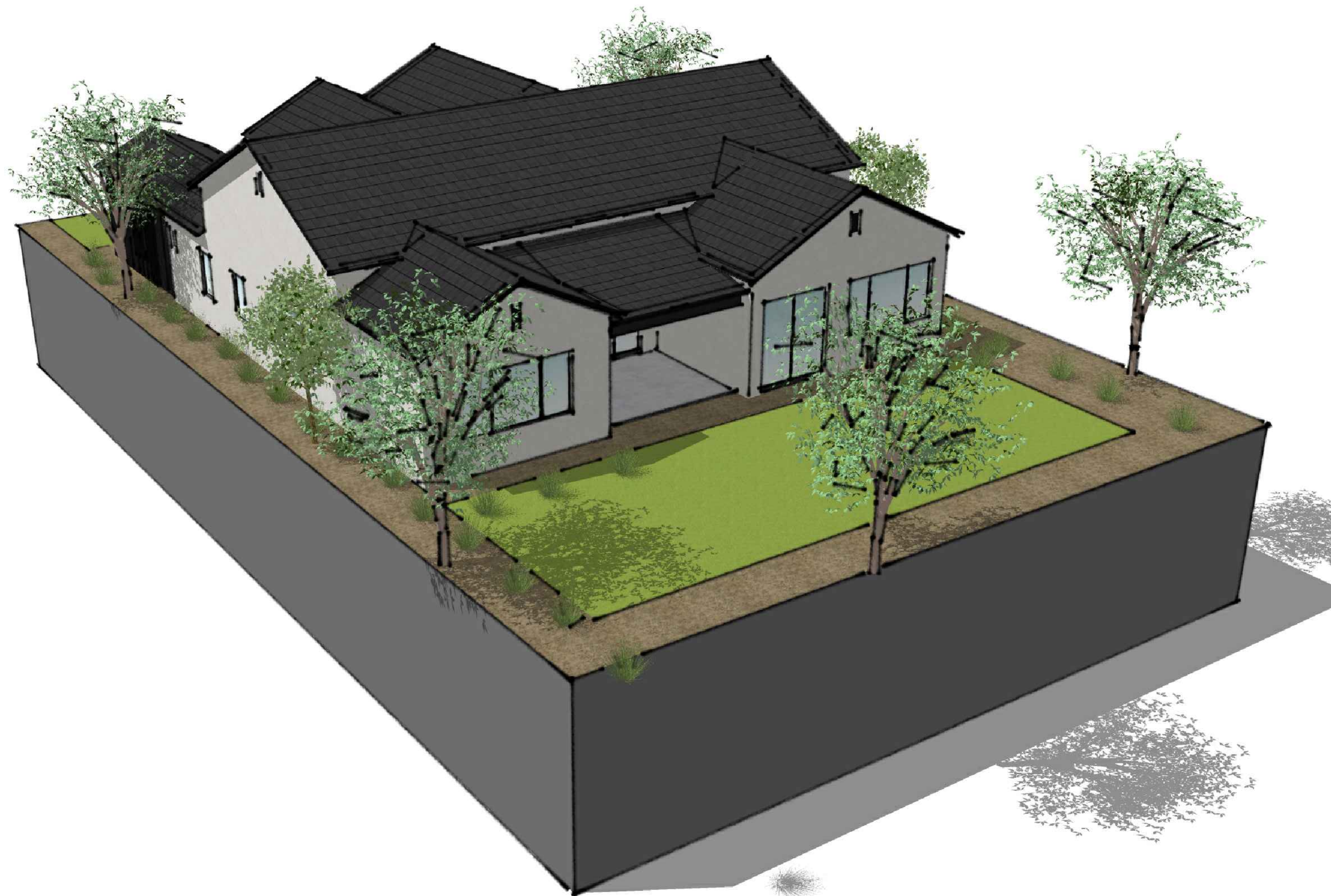
SHEET #
BUILDING ELEVATIONS



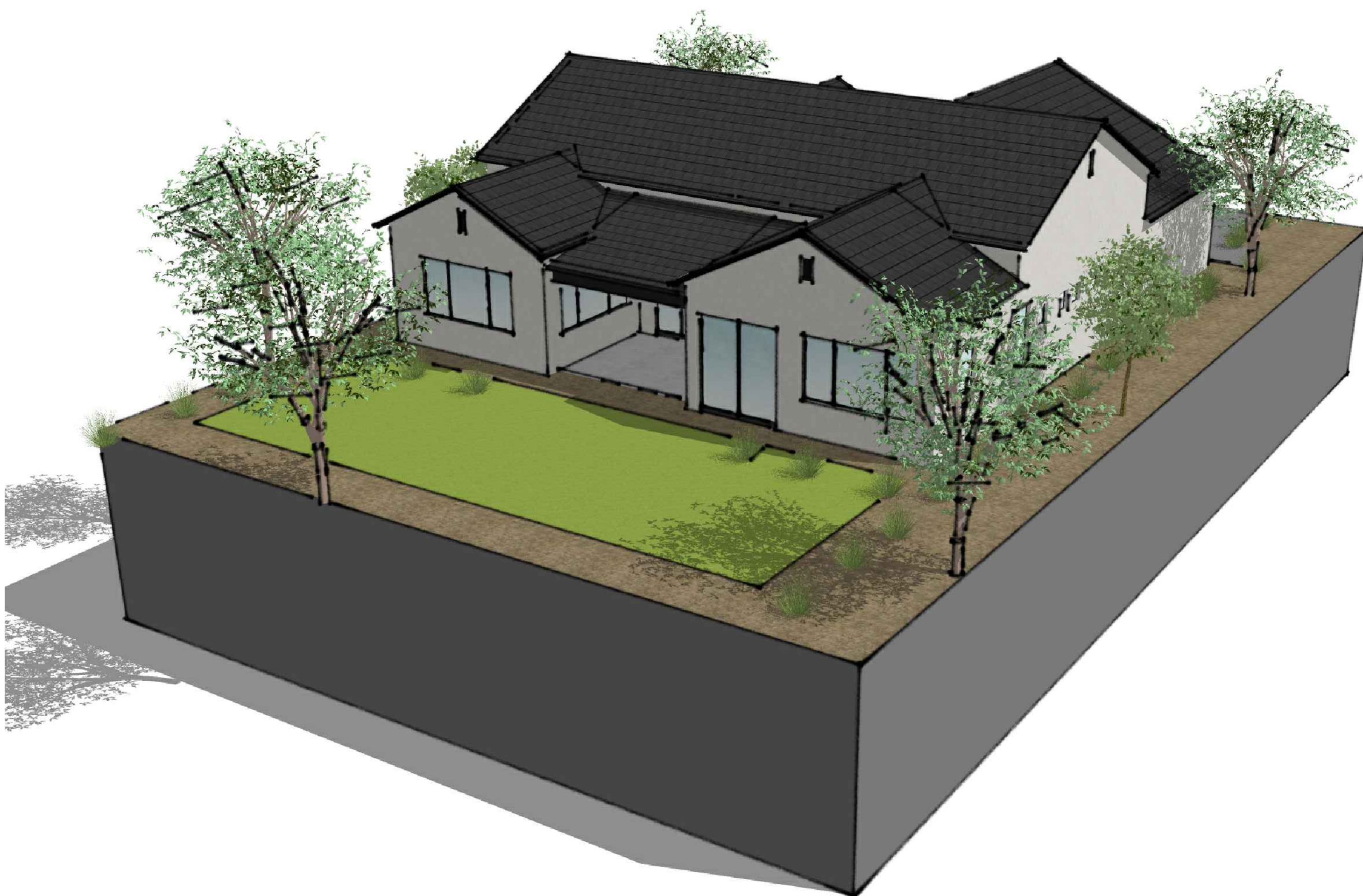
1 AXON 1
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.



3 AXON 3
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

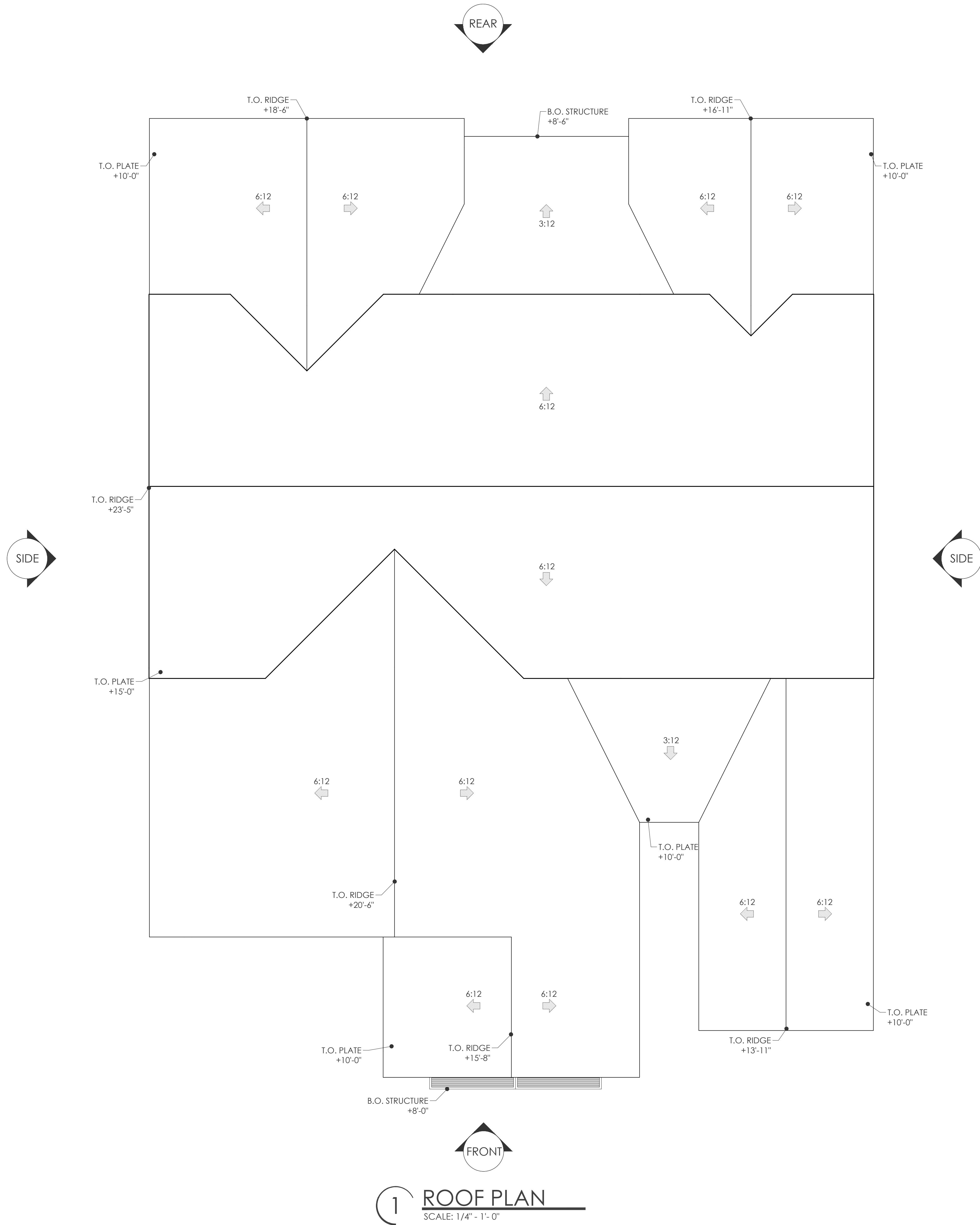
SHEET #
BUILDING AXONOMETRICS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

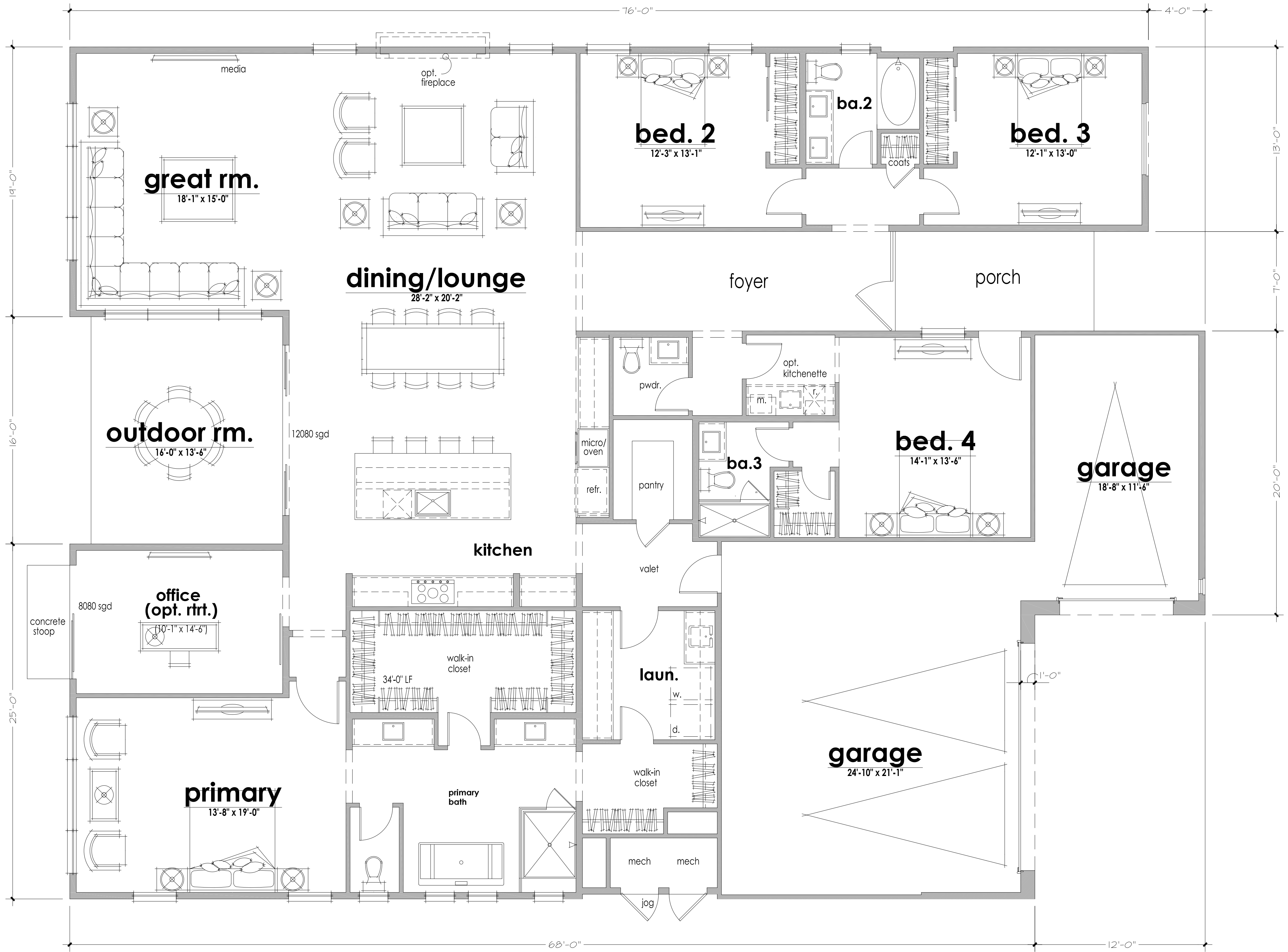
SHEET #
ROOF PLAN



RIGHT SIDE

REAR

FRONT



magnolia - plan 6002 - reflects Modern Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

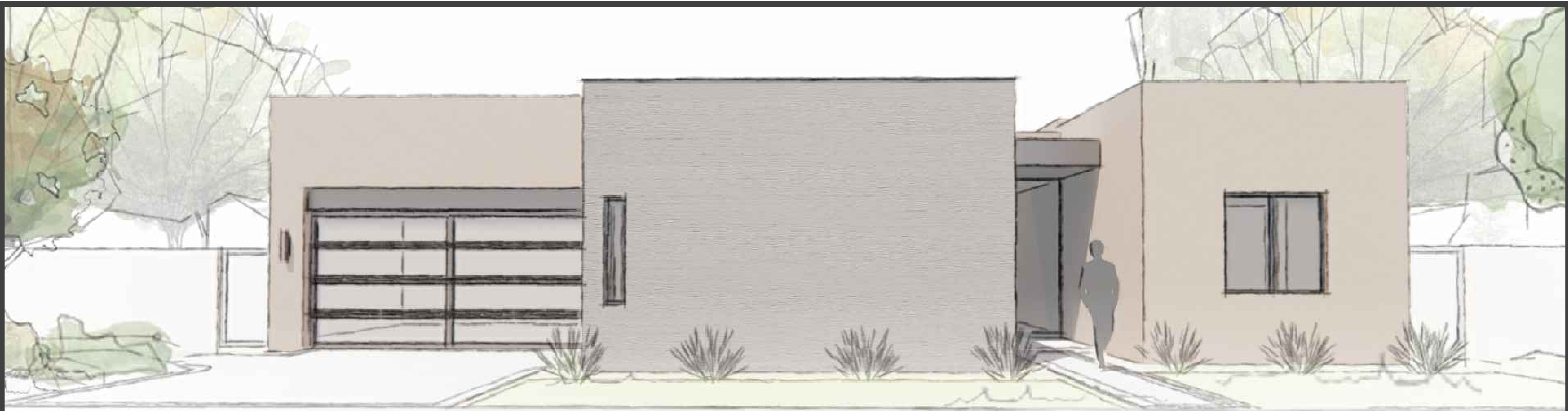
NOT FOR
CONSTRUCTION

6002 - MODERN

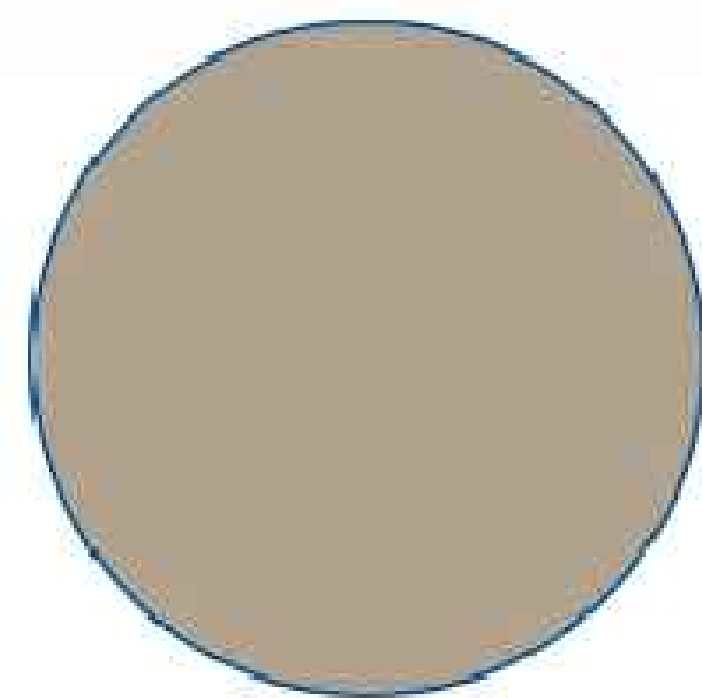
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



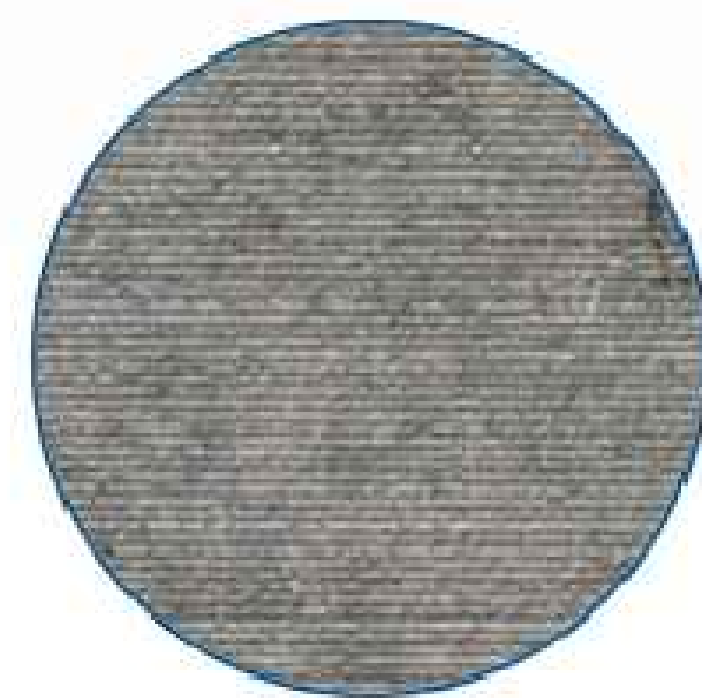
STUCCO
SW7038 - TONY TAUPE



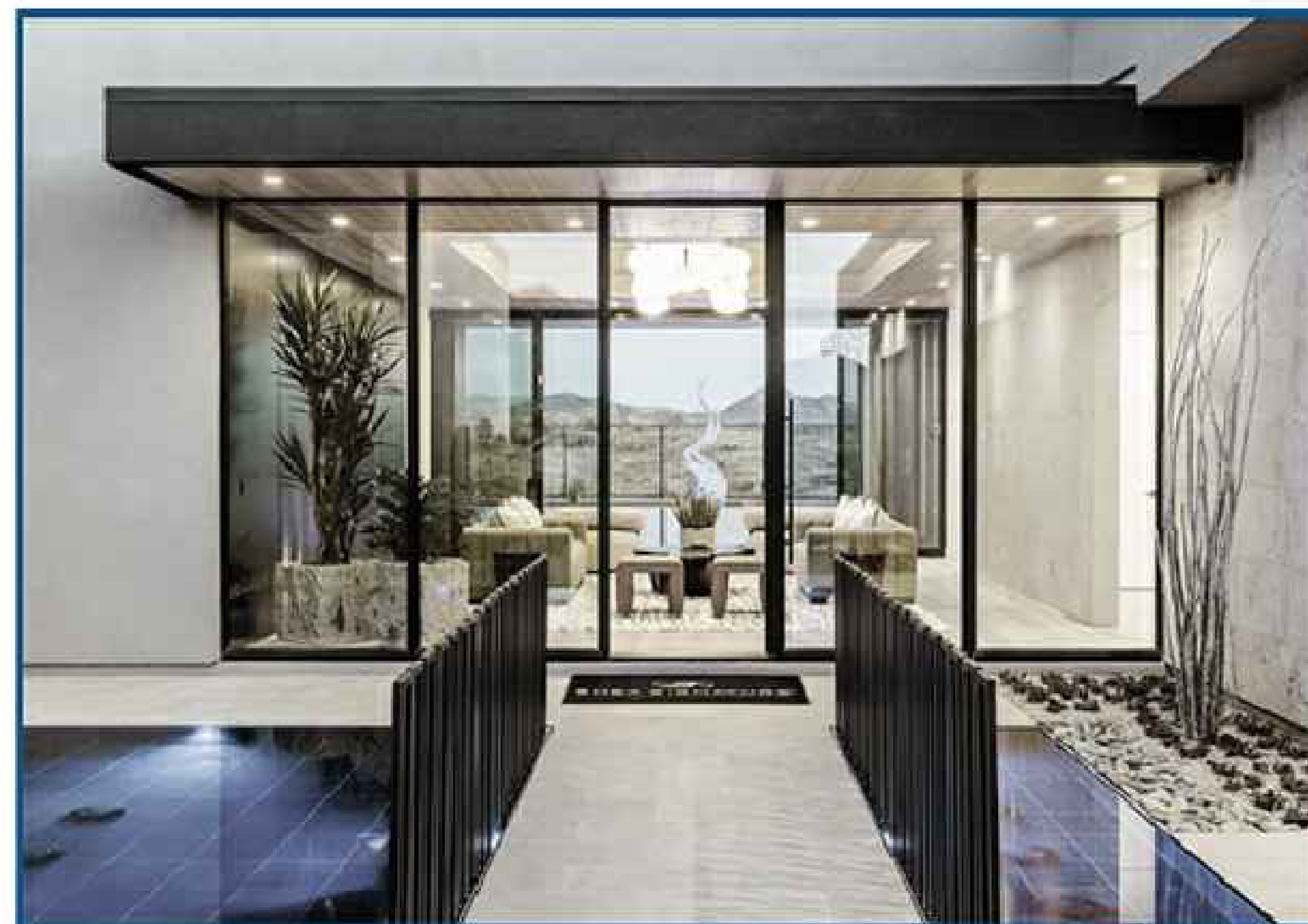
DESIGN & MASSING
SIGNATURE AT STORYROCK



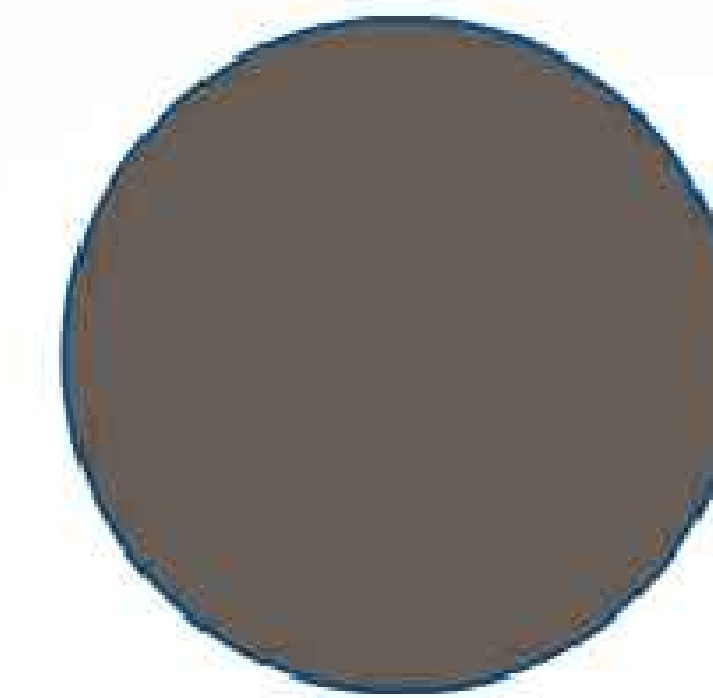
DECORATIVE STONE
PAMPLONA NOVO - FINE COMBED



COVERED ENTRY
SIGNATURE AT STORYROCK



STUCCO
SW7505 - MANOR HOUSE



DECORATIVE SIDING
SIGNATURE AT STORYROCK





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

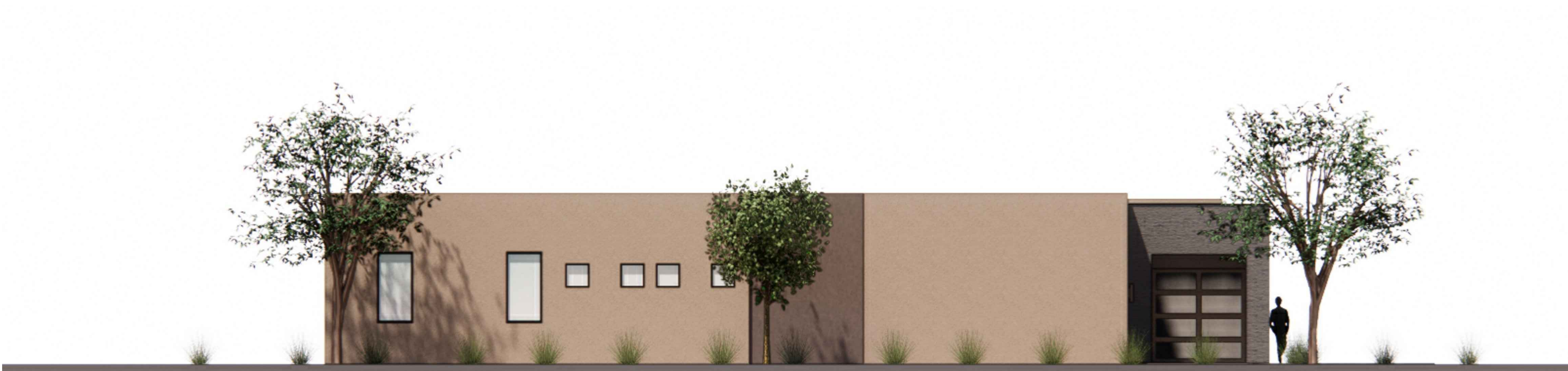
NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE AS NOTED
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



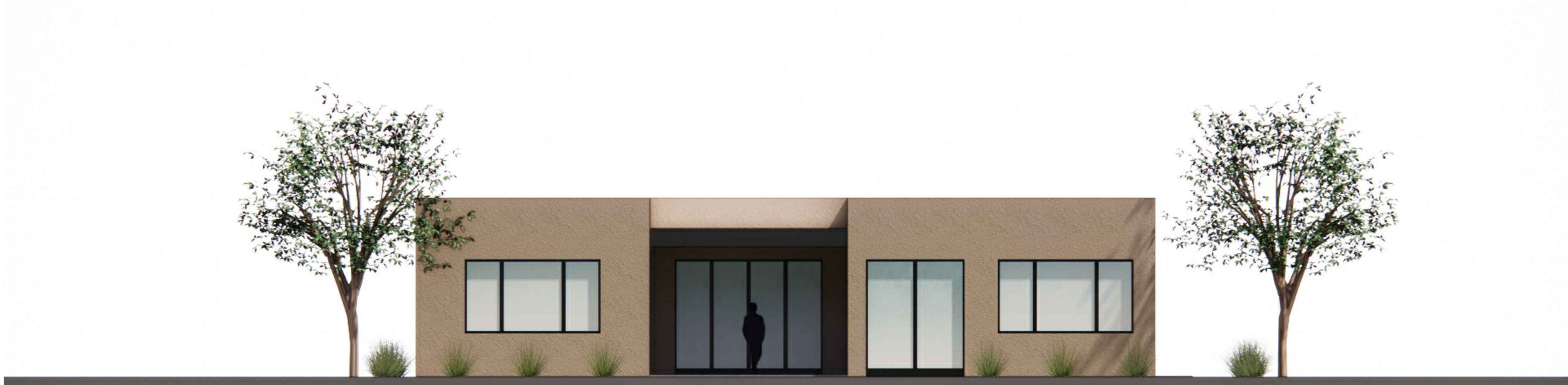
4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE AS NOTED
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



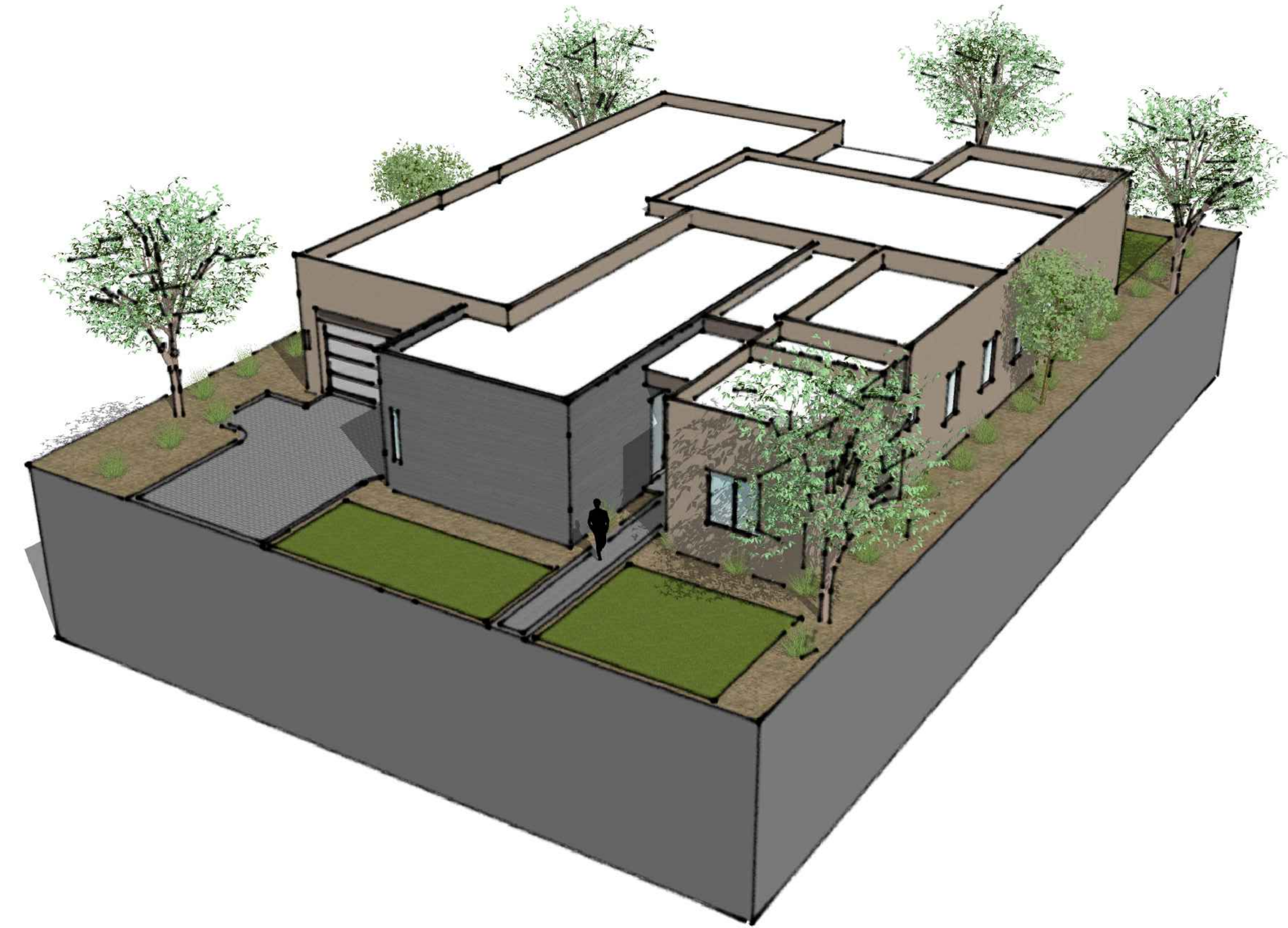
4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

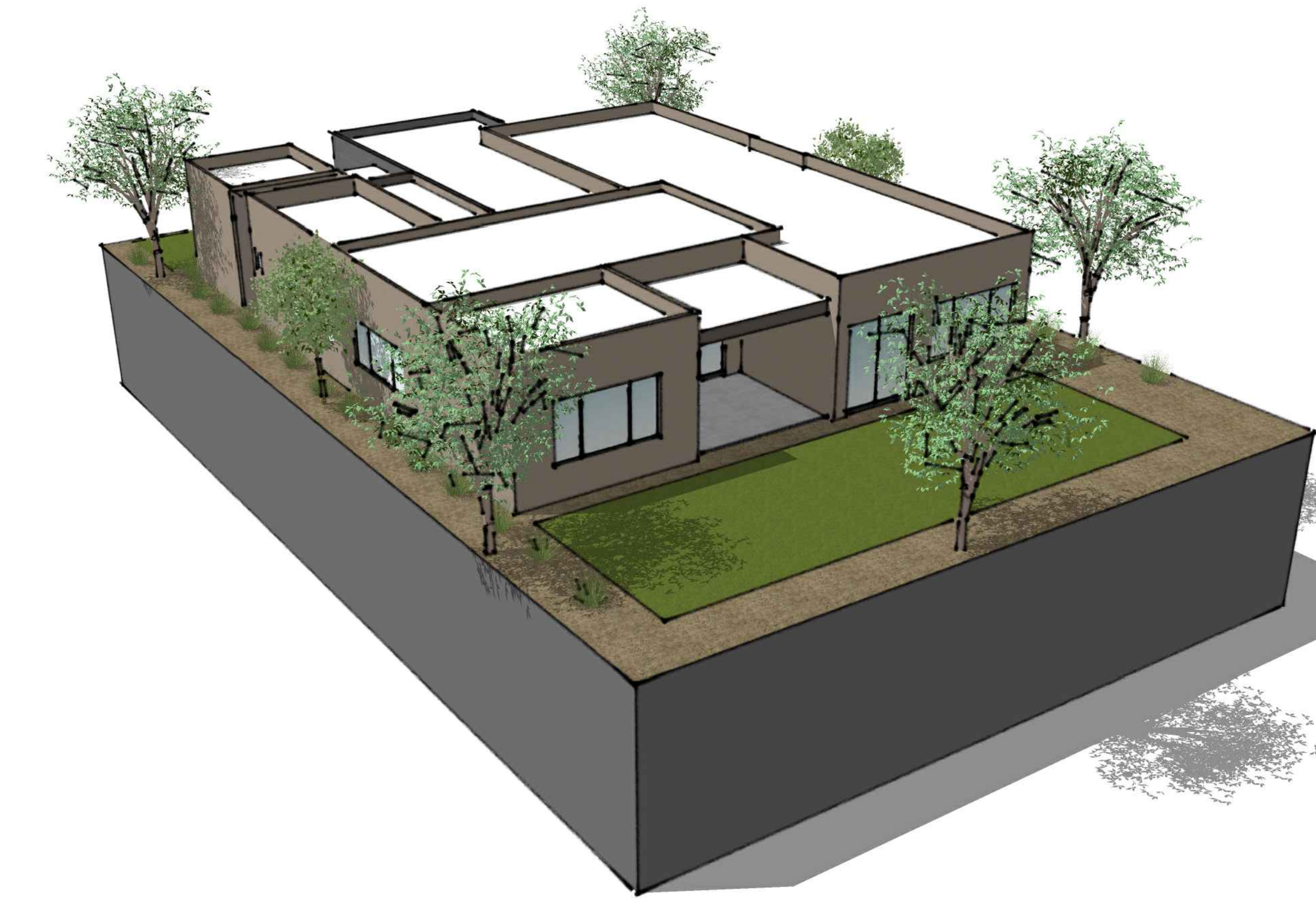
NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE AS NOTED
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING ELEVATIONS



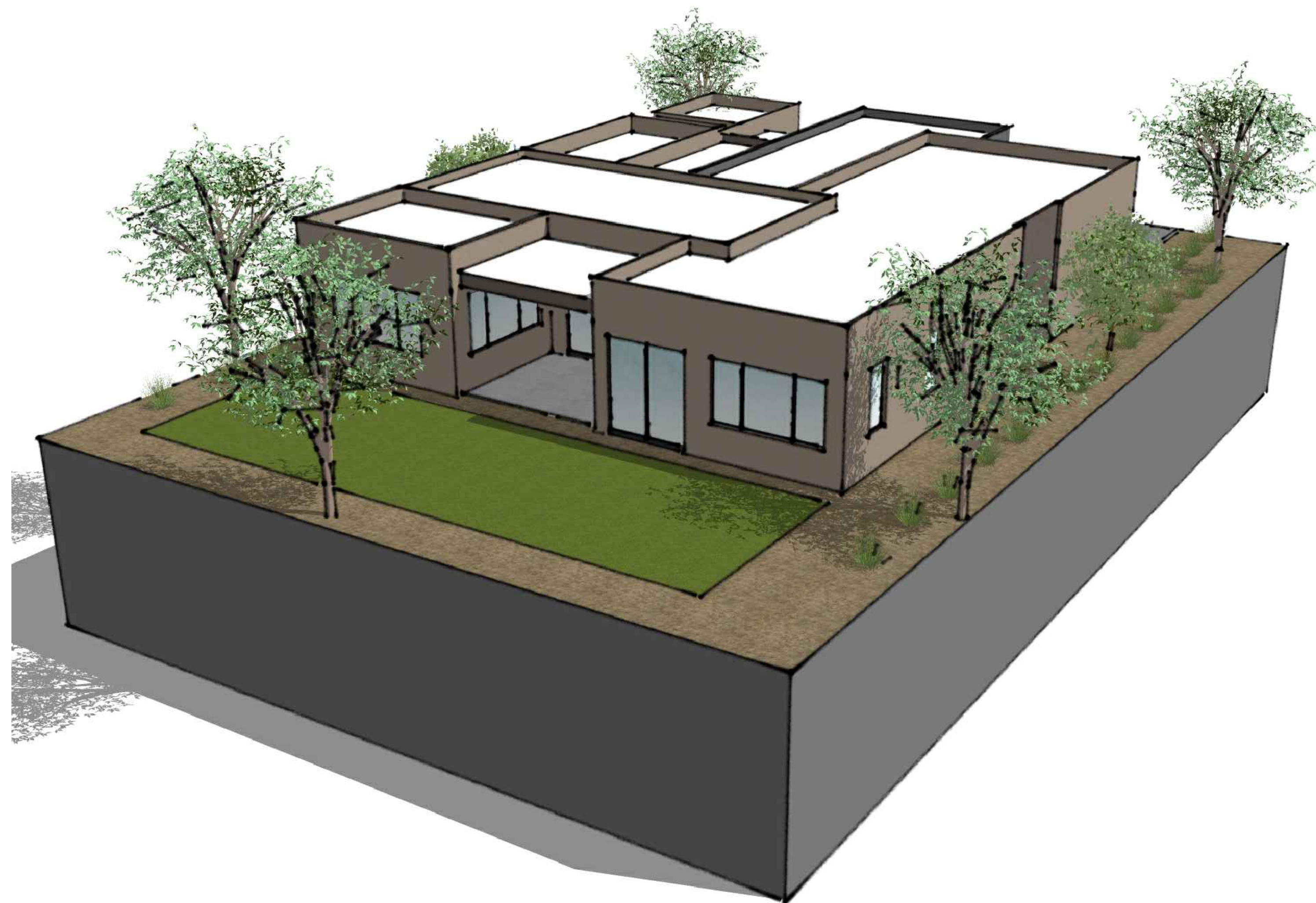
1 AXON 1
SCALE: N.T.S.



3 AXON 3
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.



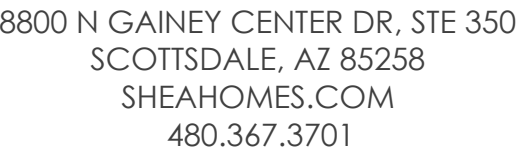
4 AXON 4
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS

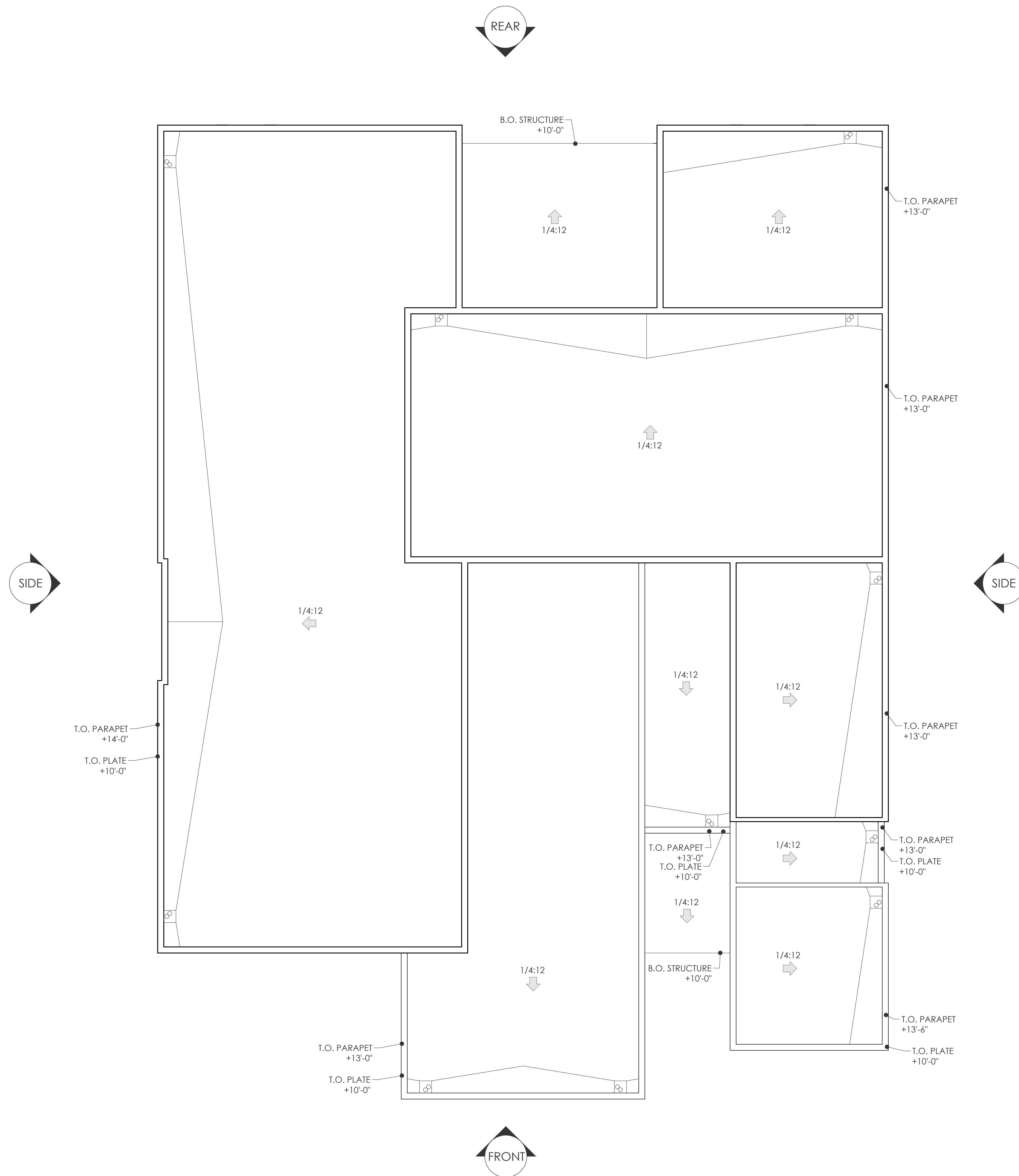


SHEA HOMES
MAGNOLIA RESIDENCES

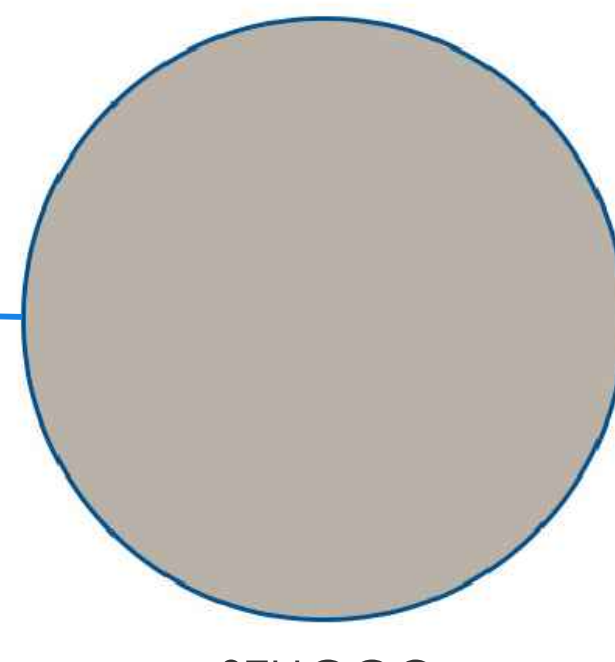
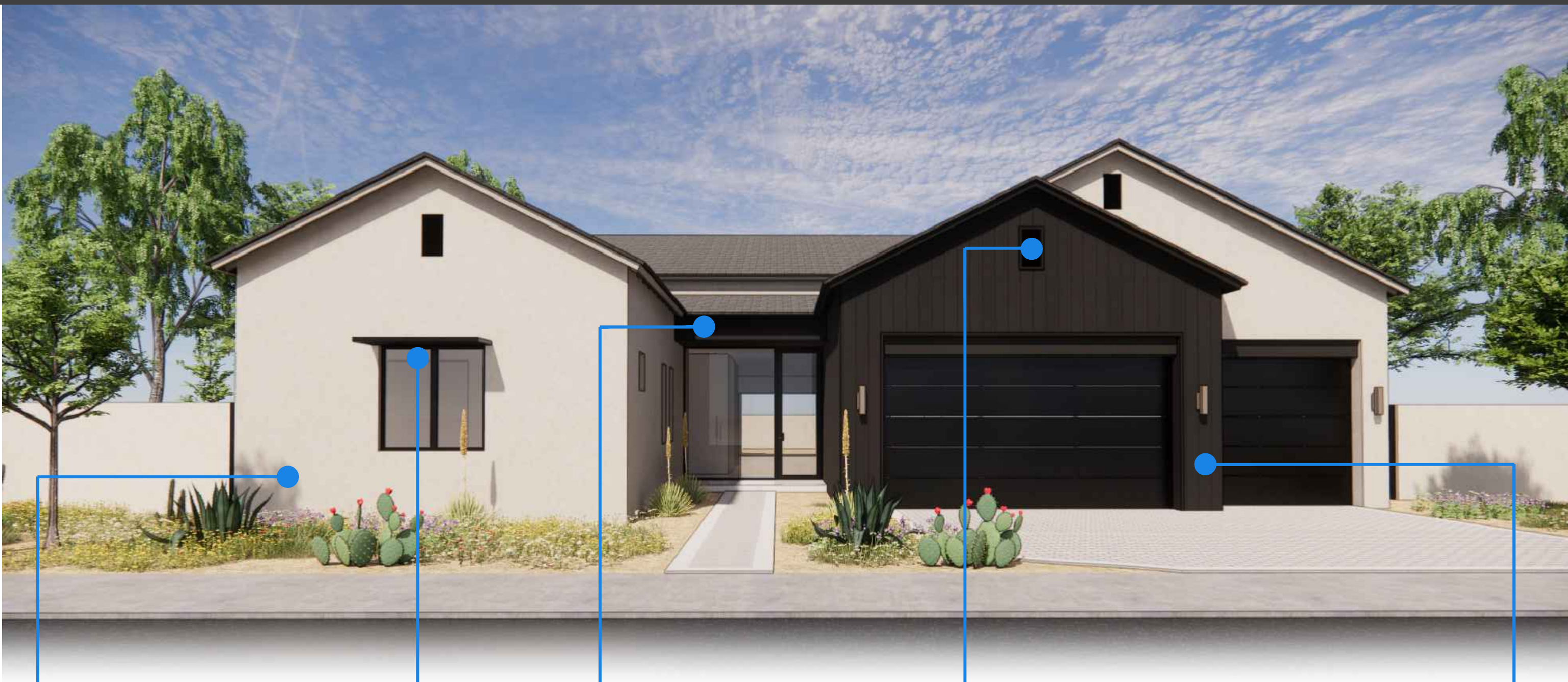
NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	TF
CHECKED BY	DM

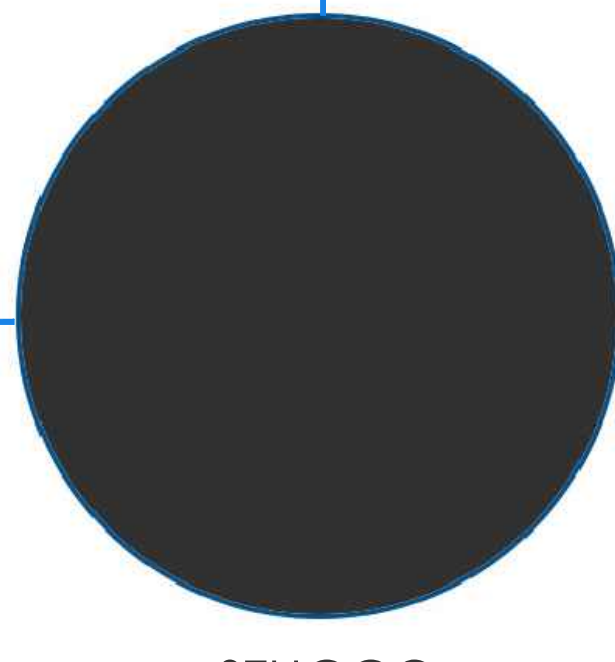
HEET # _____
ROOF PLAN



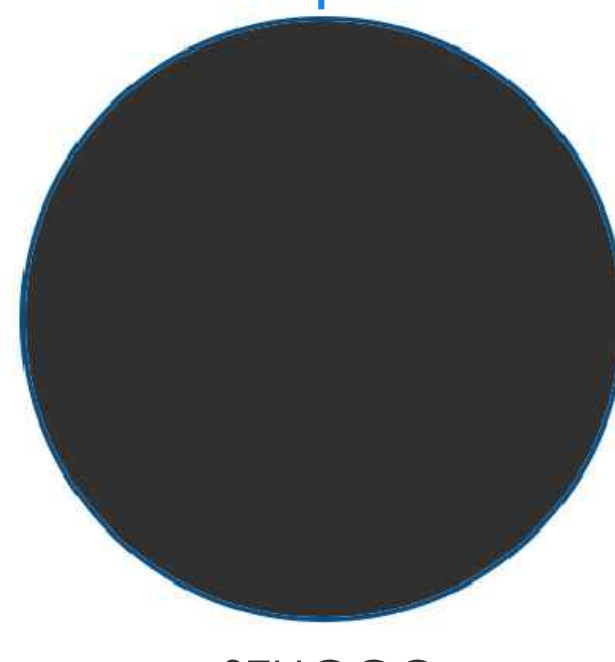
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



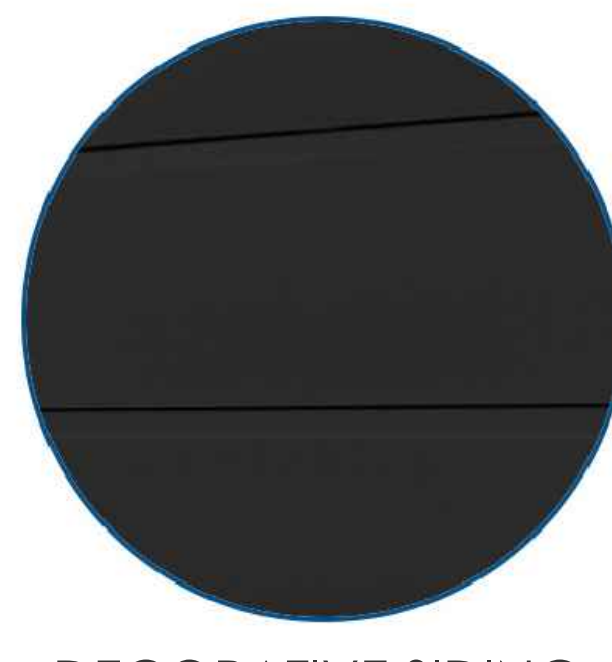
STUCCO
SW 7023 - REQUISITE GRAY



STUCCO
SW6991 - BLACK MAGIC



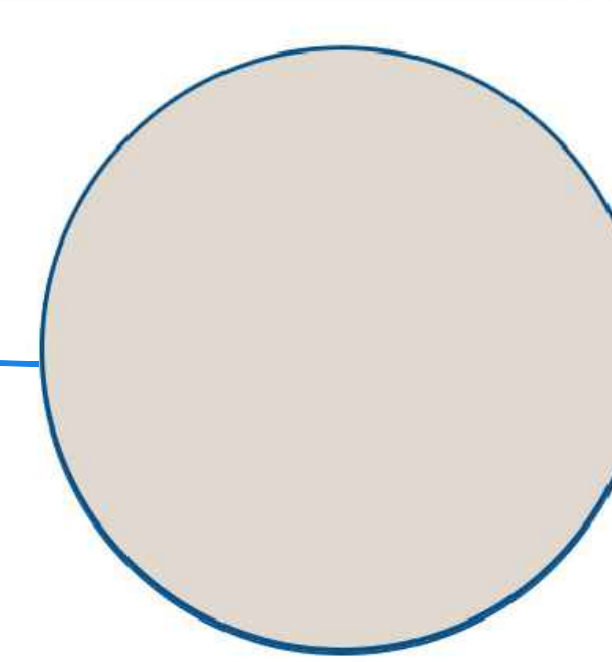
STUCCO
SW 6991 - BLACK MAGIC



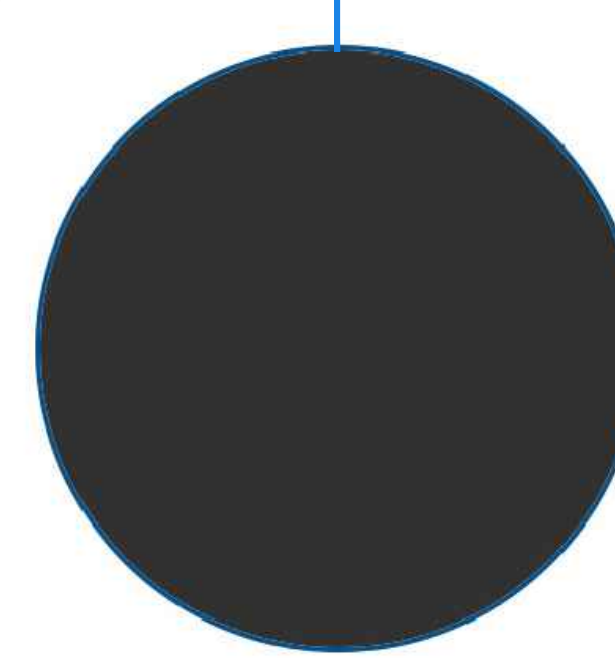
DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
VERTICAL INSTALL - SW6991 BLACK MAGIC

6003 - VALLEY

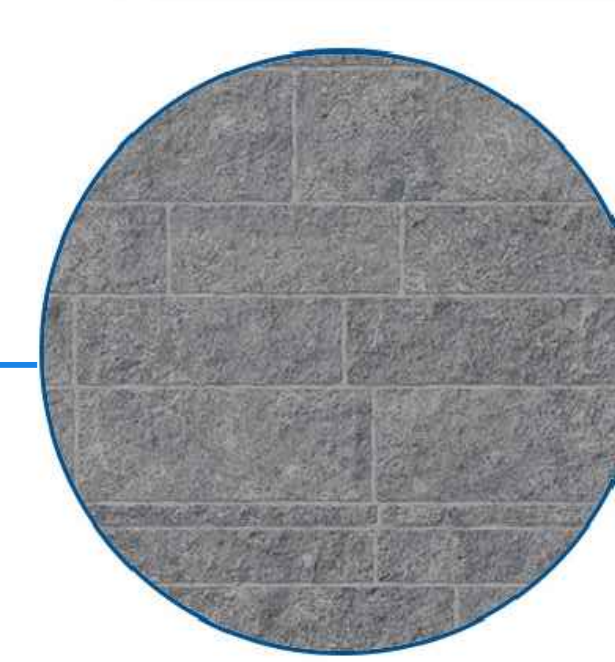
The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



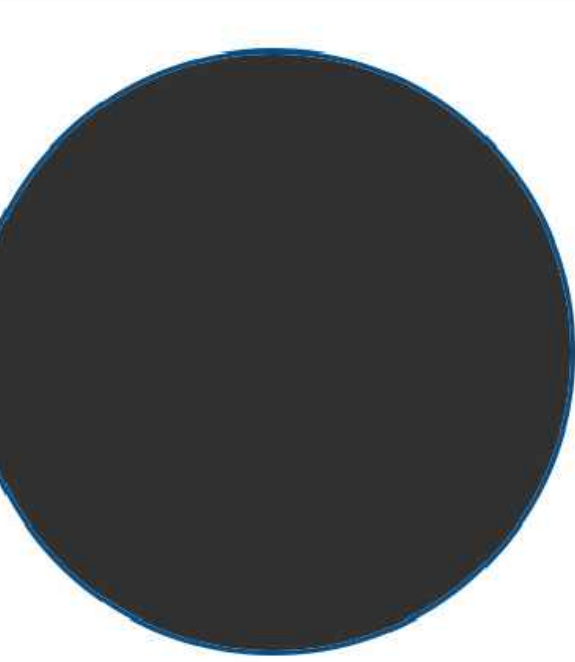
STUCCO
SW7570 - EGRET WHITE



STUCCO
SW 6991 - BLACK MAGIC



STONE VENEER
SOLSTICE STONE
CHARCOAL MIST



STUCCO
SW 6991 - BLACK MAGIC

6003 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

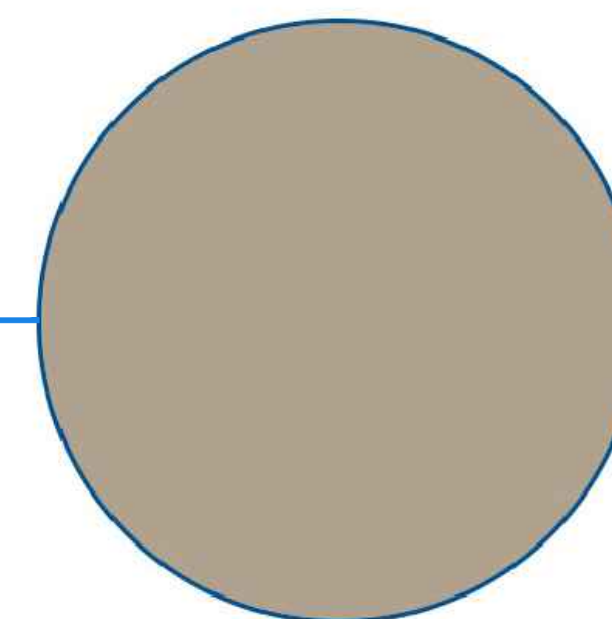
SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

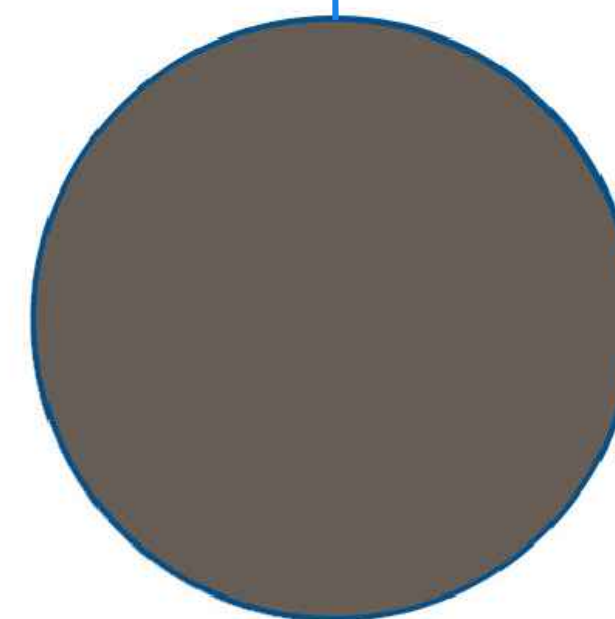
STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

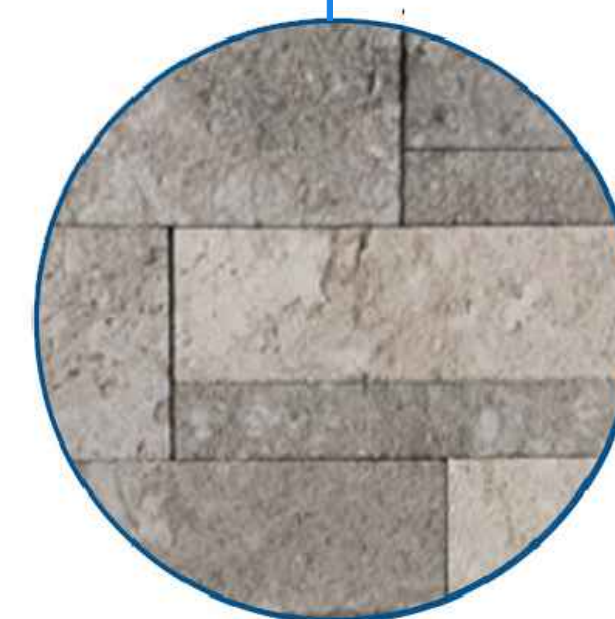
MODERN



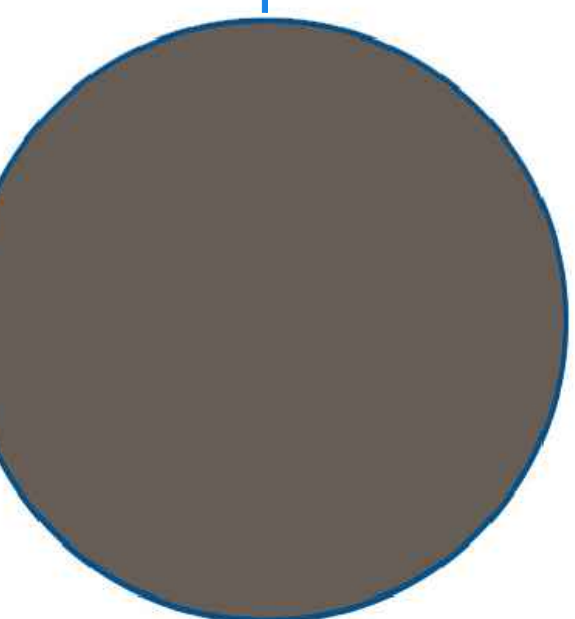
STUCCO
SW 7038 - TONY TAUPE



STUCCO
SW 7505 - MANOR HOUSE



STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



STUCCO
SW7505 - MANOR HOUSE

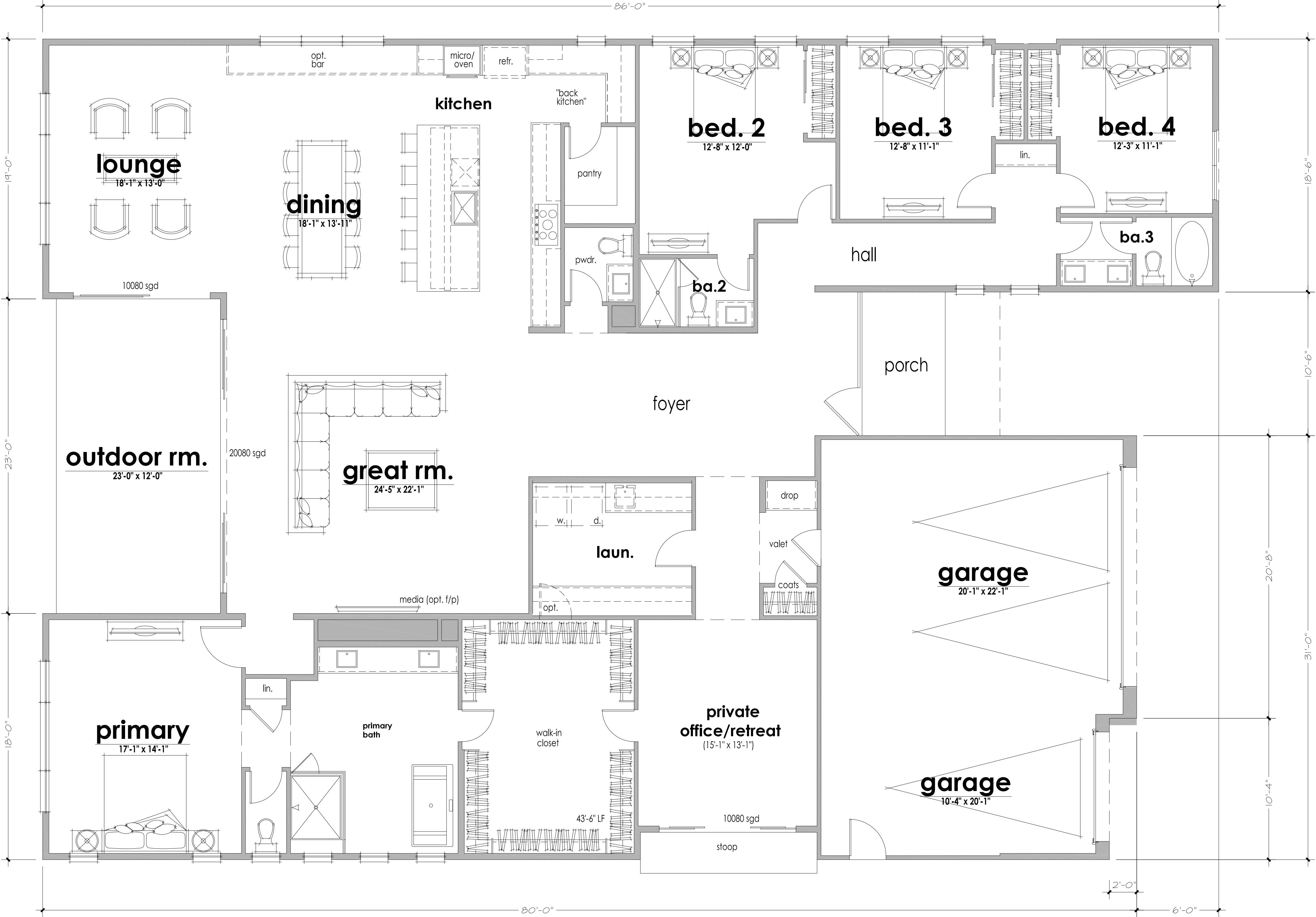
6003 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in owning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

RIGHT SIDE

REAR

FRONT



magnolia - plan 6003 - reflects Transitional elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

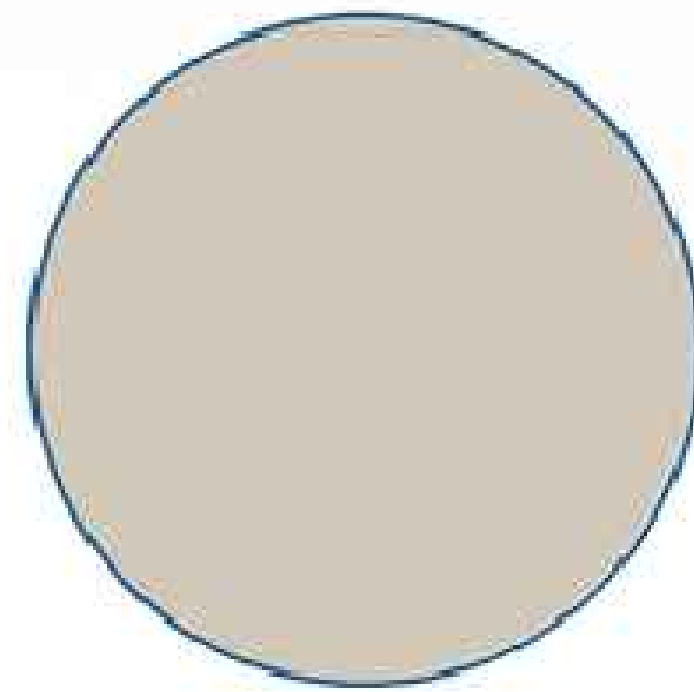
6003 - TRANSITIONAL
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



STUCCO
SW 7038 - TONY TAUPE



DESIGN & MASSING
CUSTOM RESIDENCE



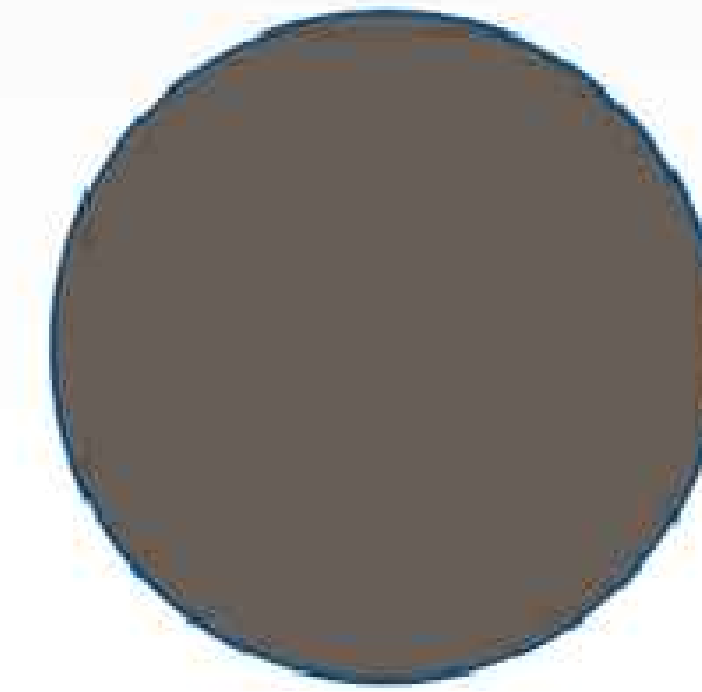
STONE VENEER
SOLSTICE STONE - BEAUMONT OLD WORLD



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



STUCCO
SW7505 - MANOR HOUSE



DESIGN & MASSING
SIGNATURE AT STORYROCK



+23'-11" AFF
T.O. RIDGE

+17'-5" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+23'-11" AFF
T.O. RIDGE

+17'-11" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



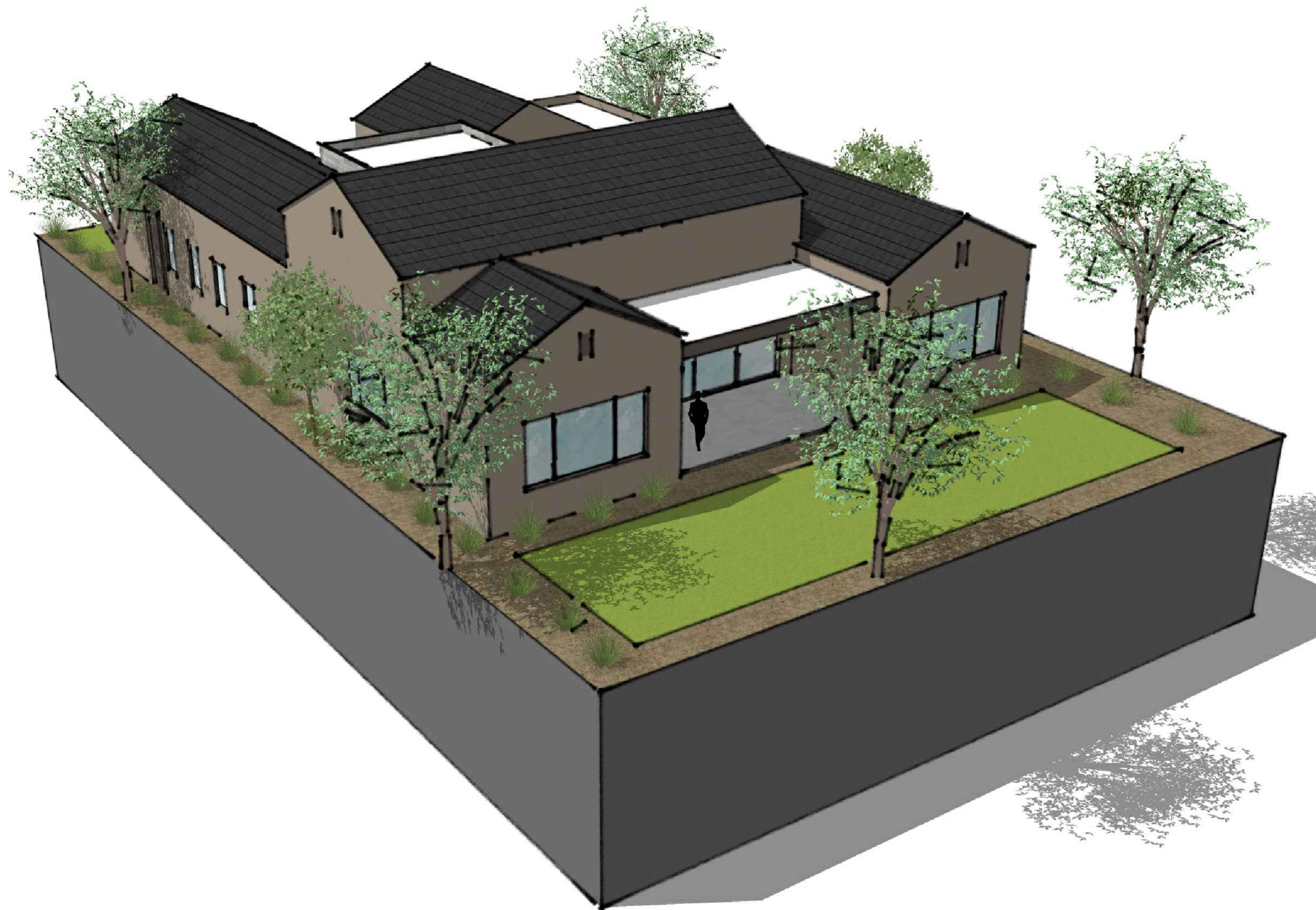
4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

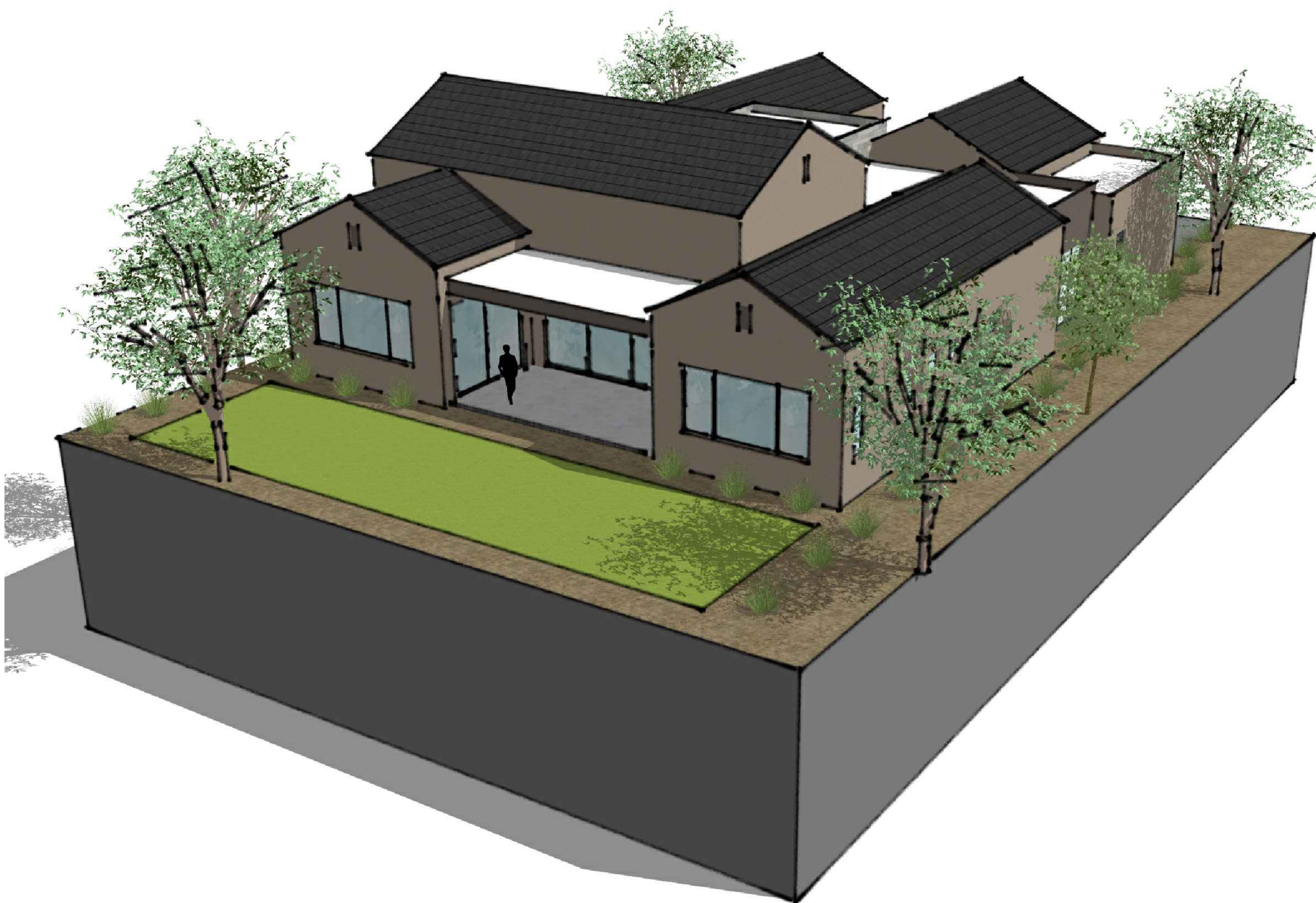
SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



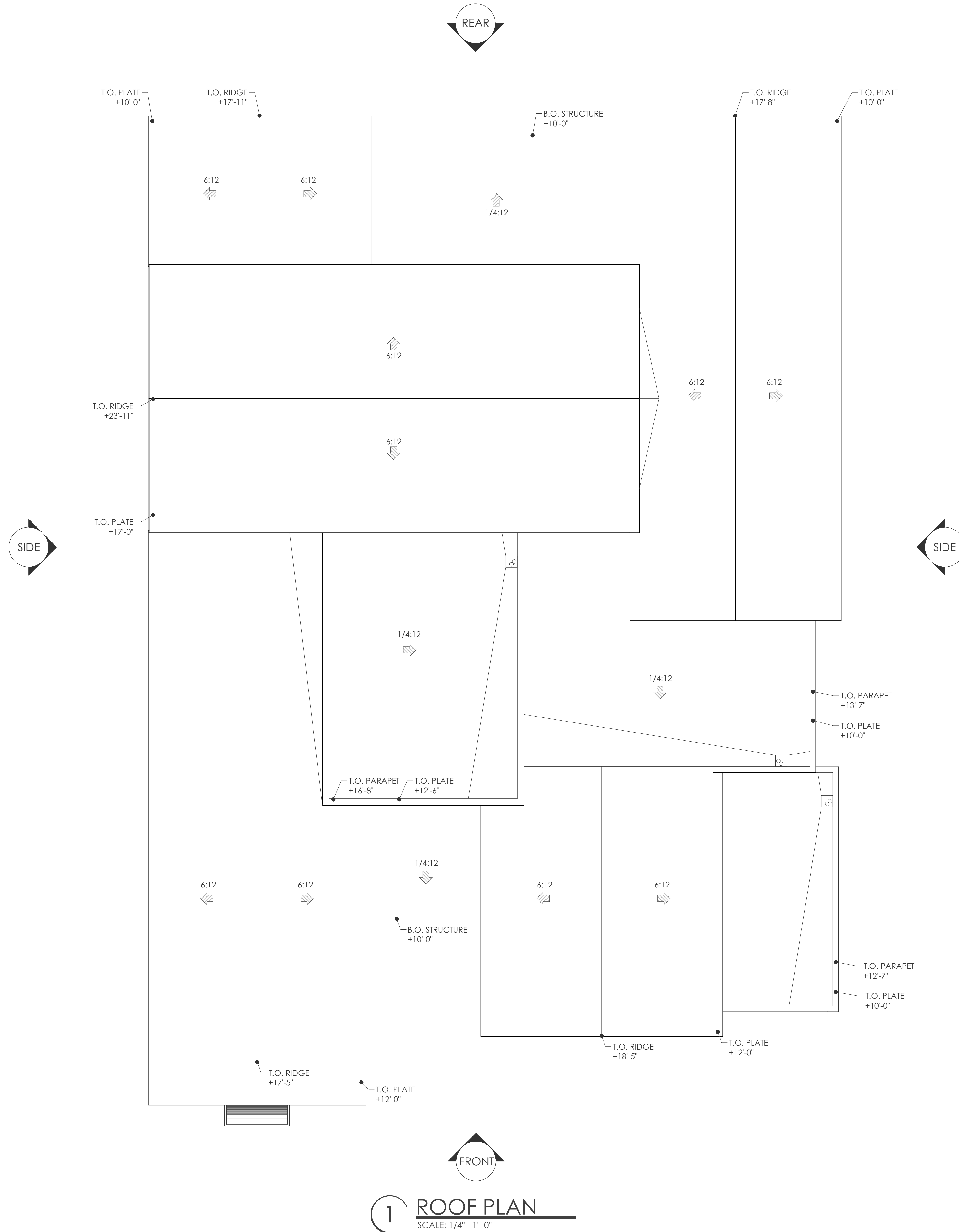
2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

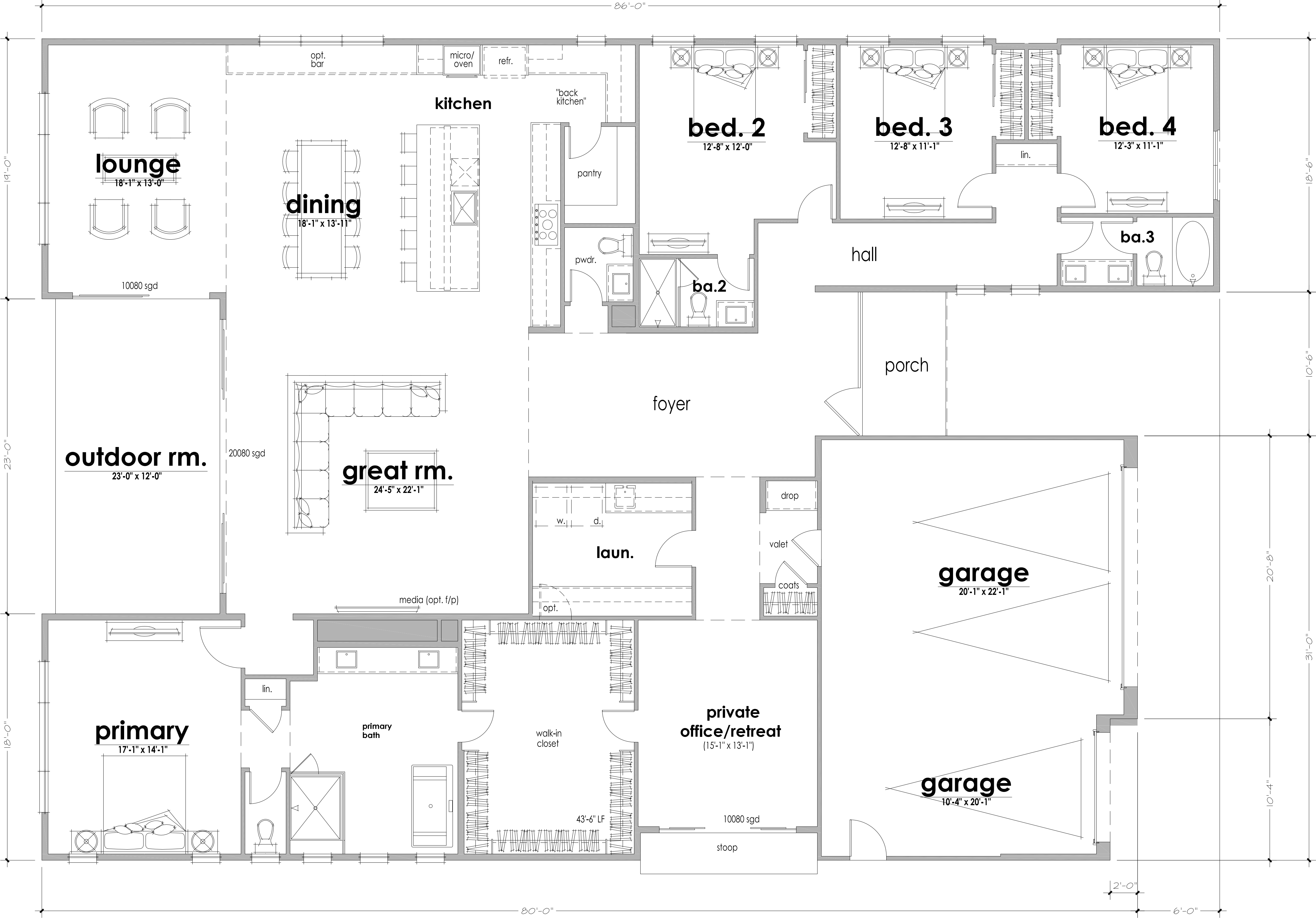
SHEET #
BUILDING AXONOMETRICS



RIGHT SIDE

REAR

FRONT



magnolia - plan 6003 - reflects Valley elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

6003 - VALLEY
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

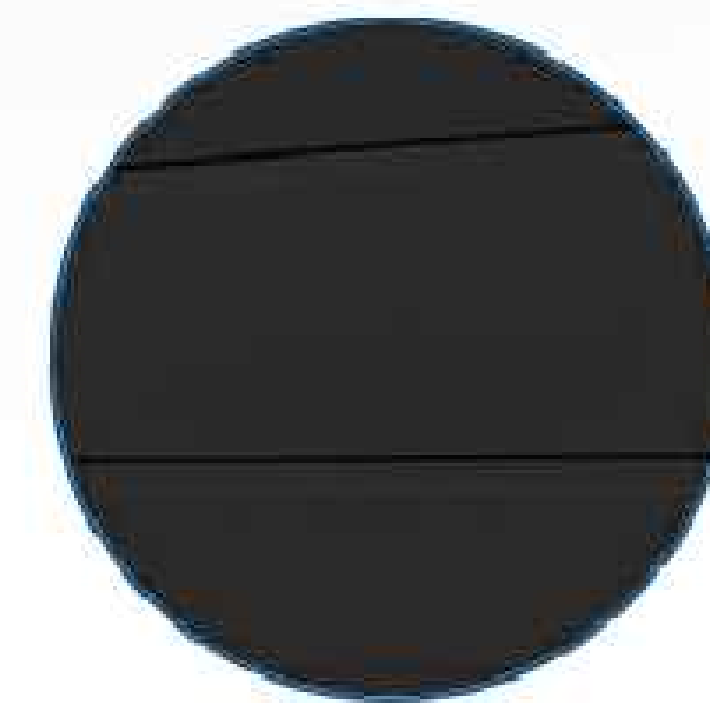
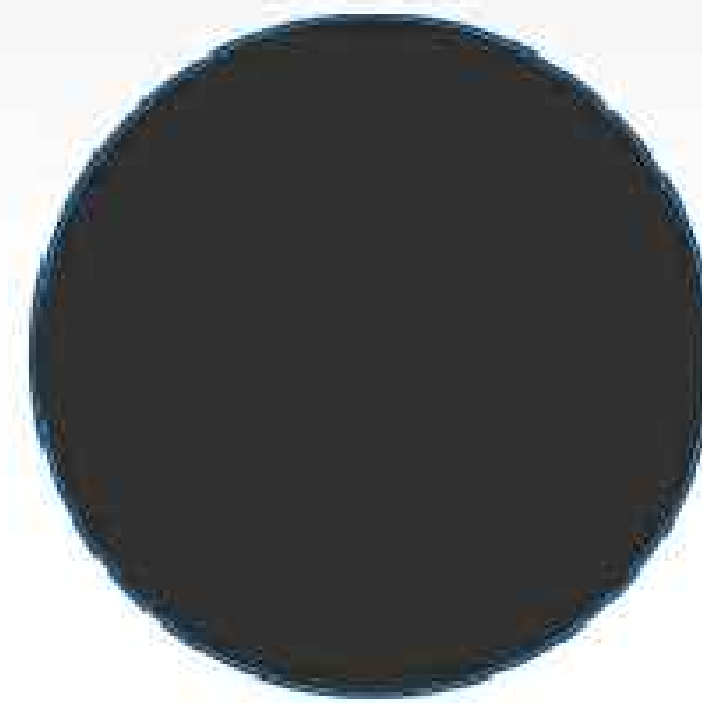
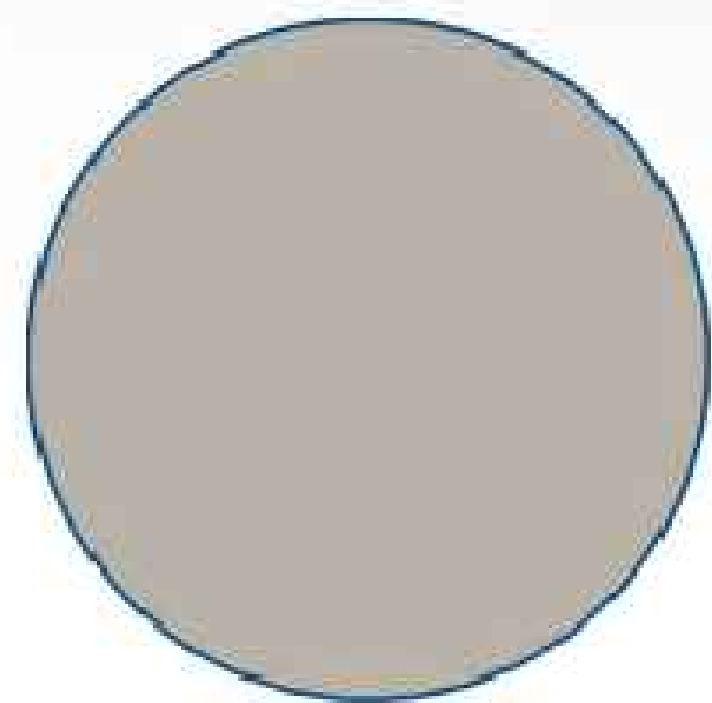
SHEET #
BUILDING PERSPECTIVE



STUCCO
SW7023 - REQUISITE GRAY

STUCCO
SW6991 - BLACK MAGIC

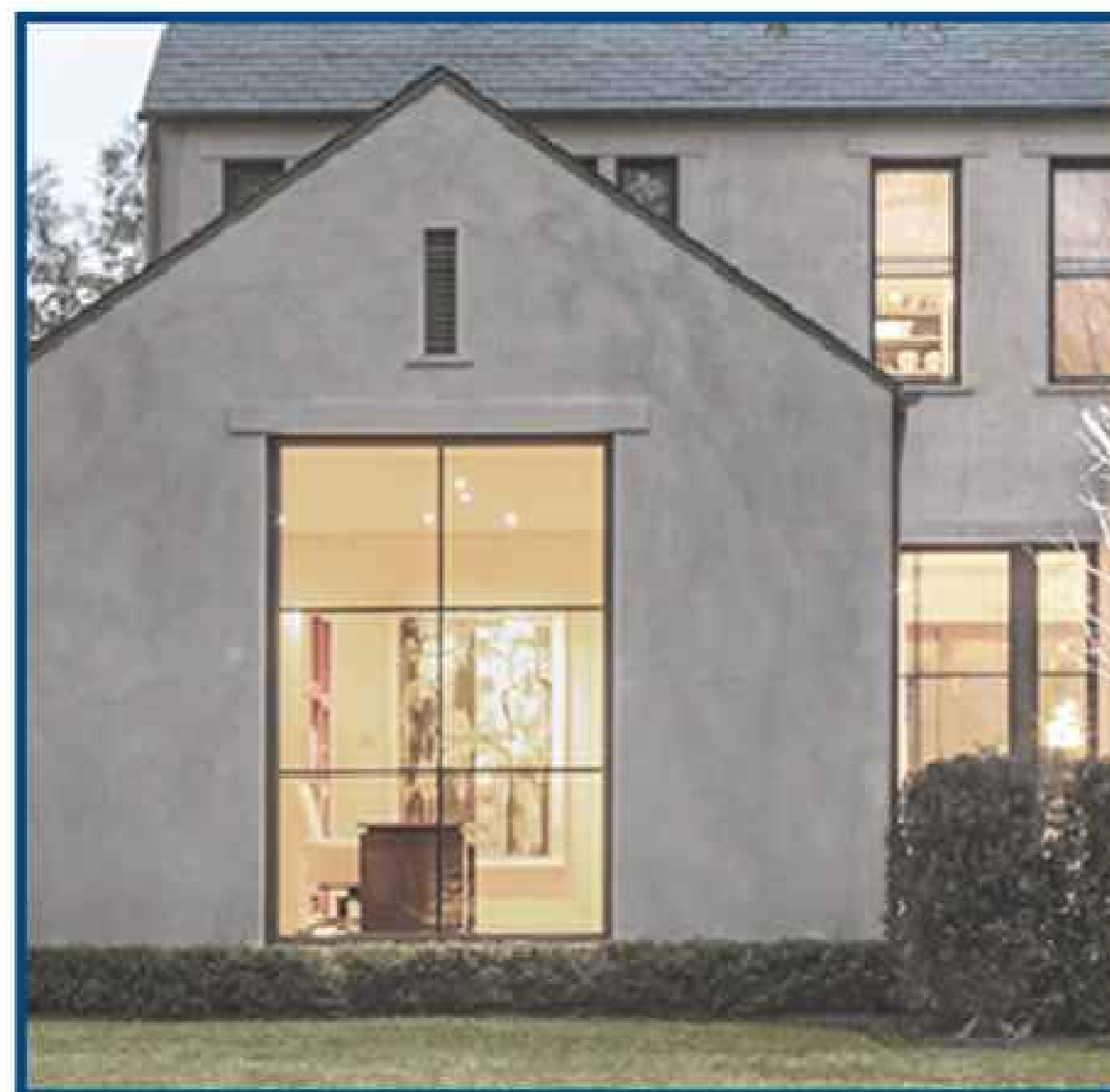
DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE



DESIGN & MASSING
CUSTOM RESIDENCE

DESIGN & MASSING
CUSTOM RESIDENCE

DECORATIVE SIDING
CUSTOM RESIDENCE



+23'-6" AFF
T.O. RIDGE

+16'-11" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+23'-6" AFF
T.O. RIDGE

+17'-8" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+9'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



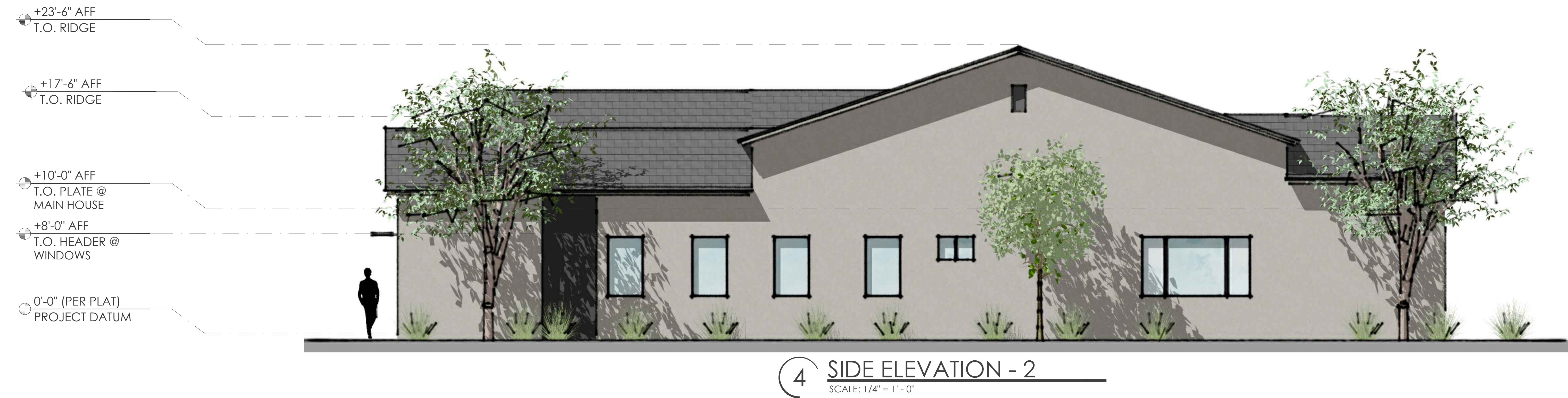
2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



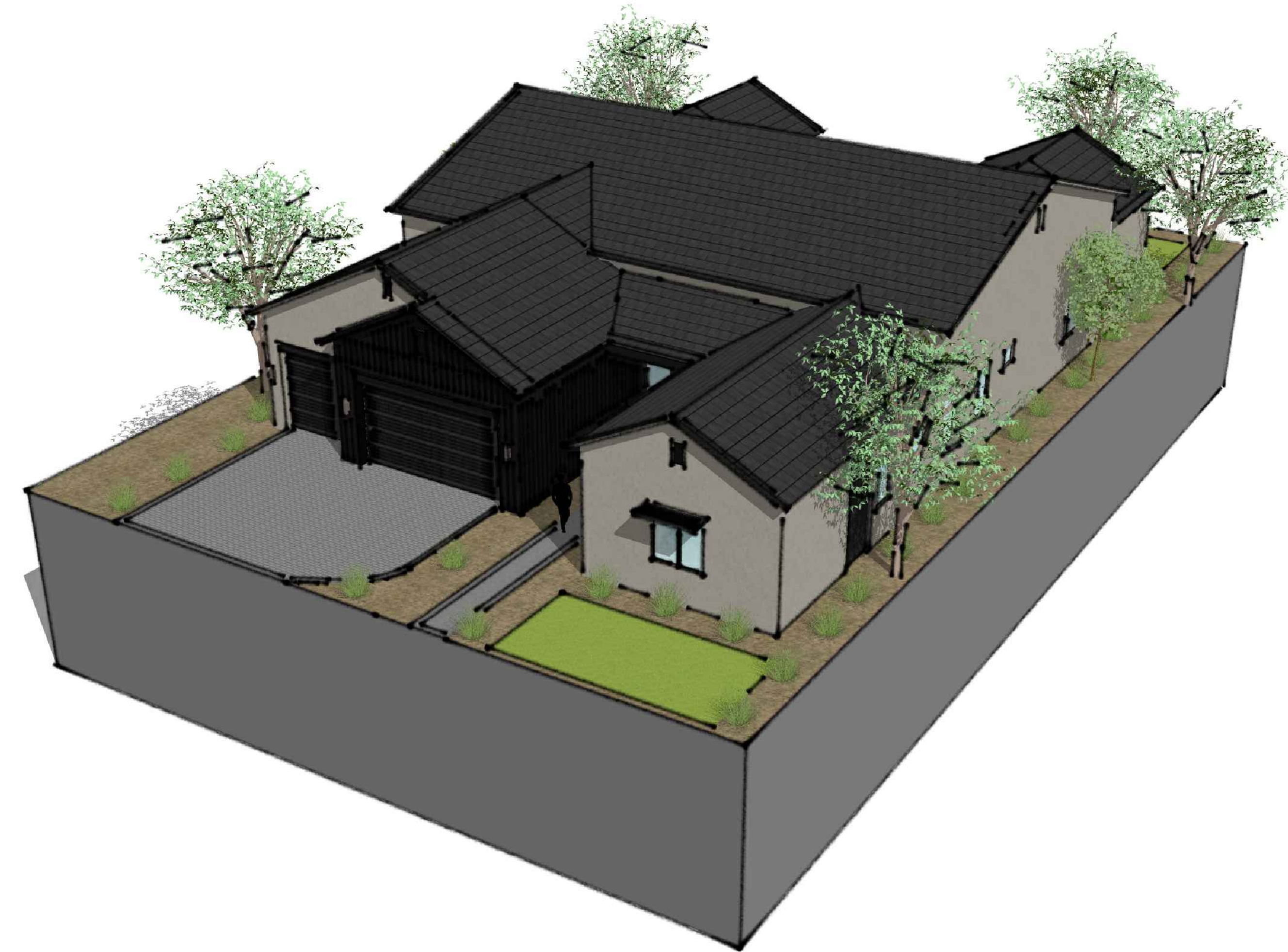
4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

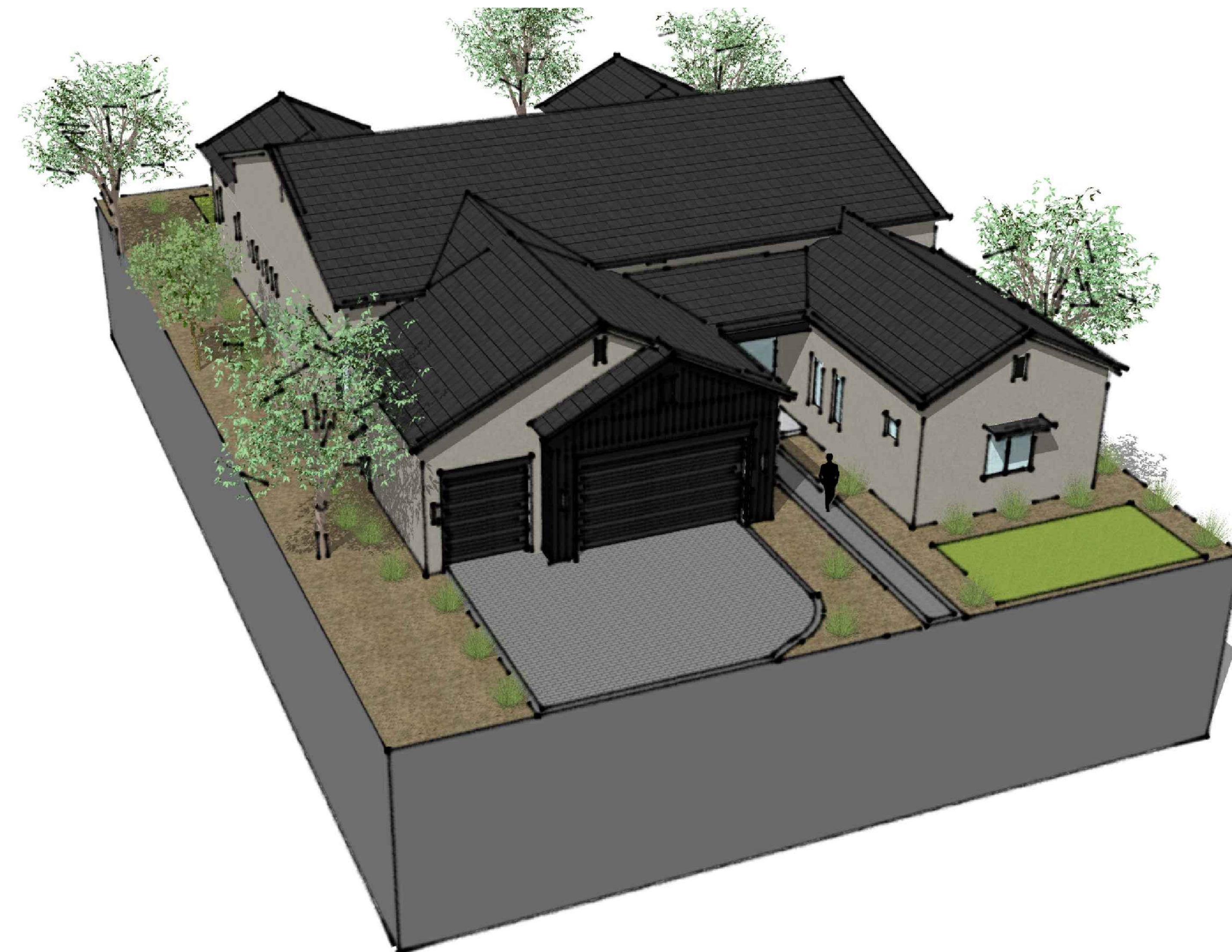
NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

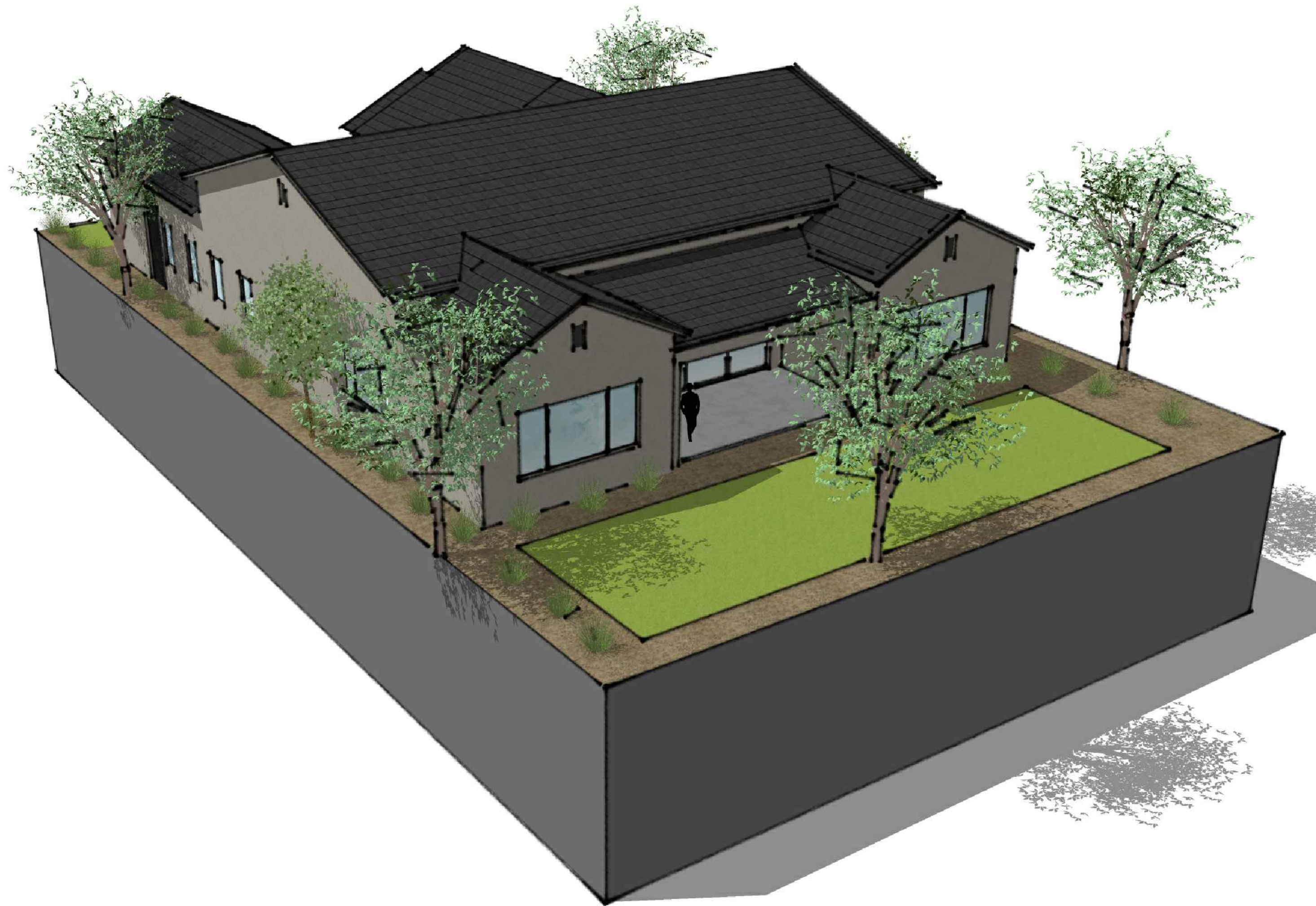
SHEET #
BUILDING ELEVATIONS



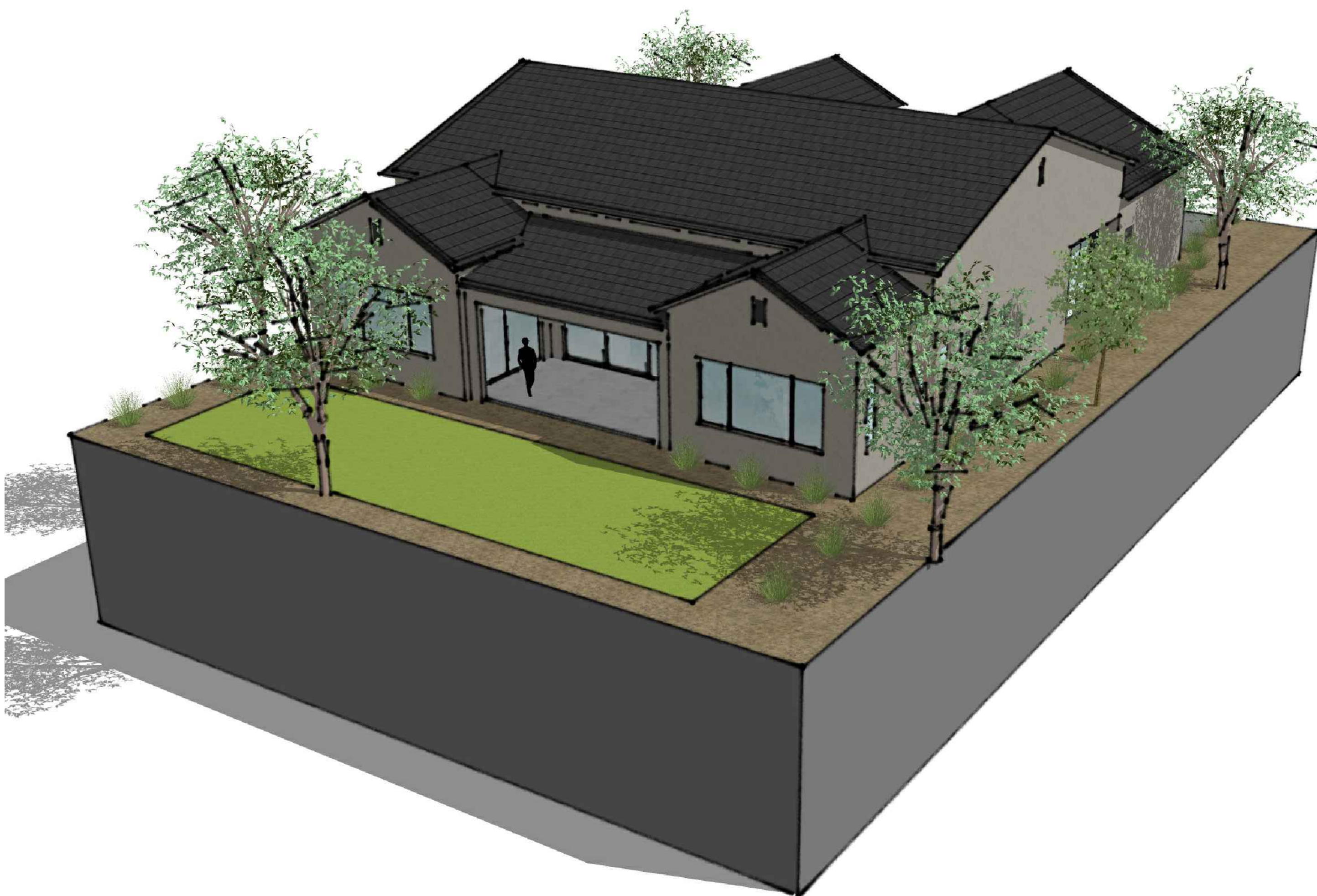
1 AXON 1
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.



3 AXON 3
SCALE: N.T.S.



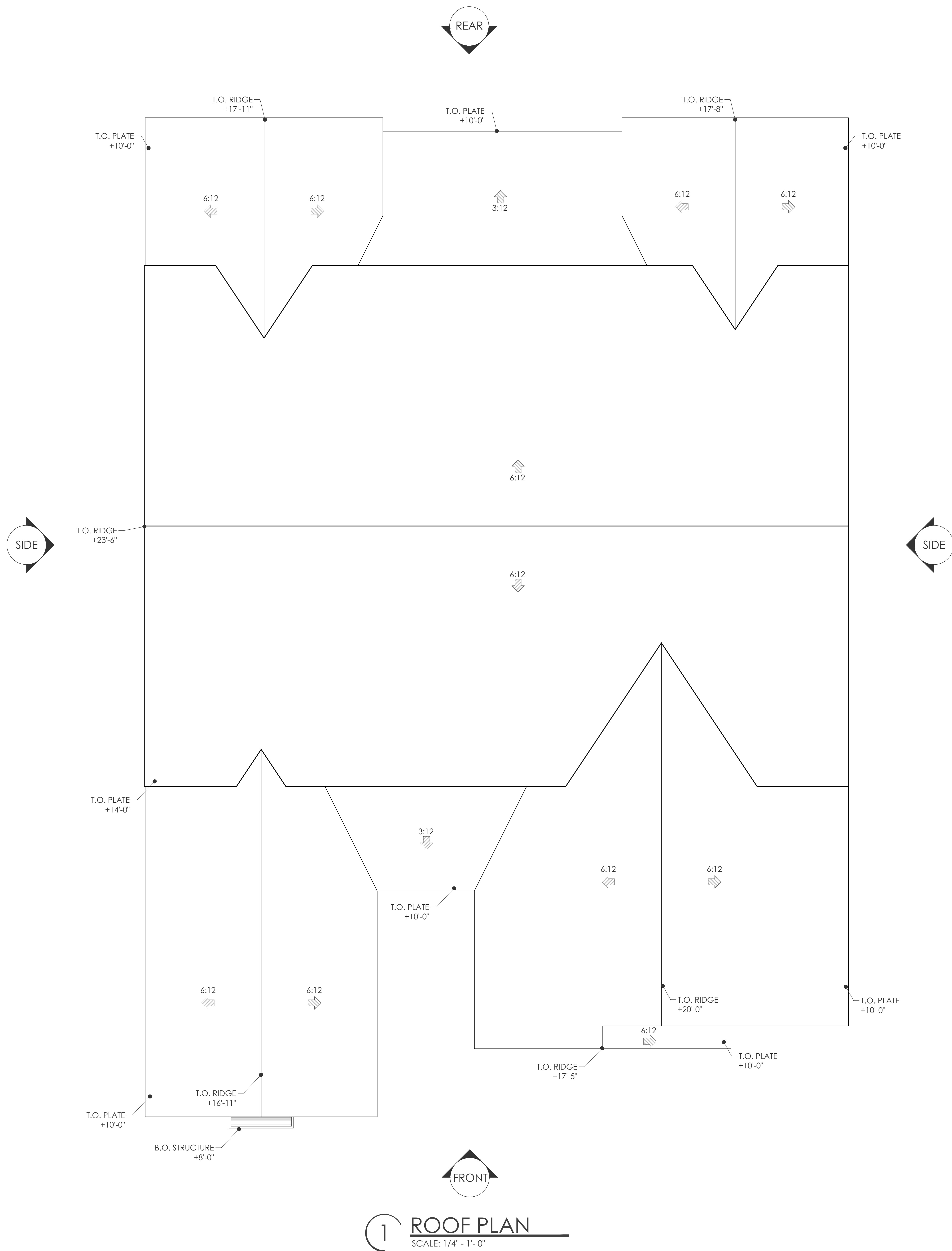
4 AXON 4
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE JULY 15, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

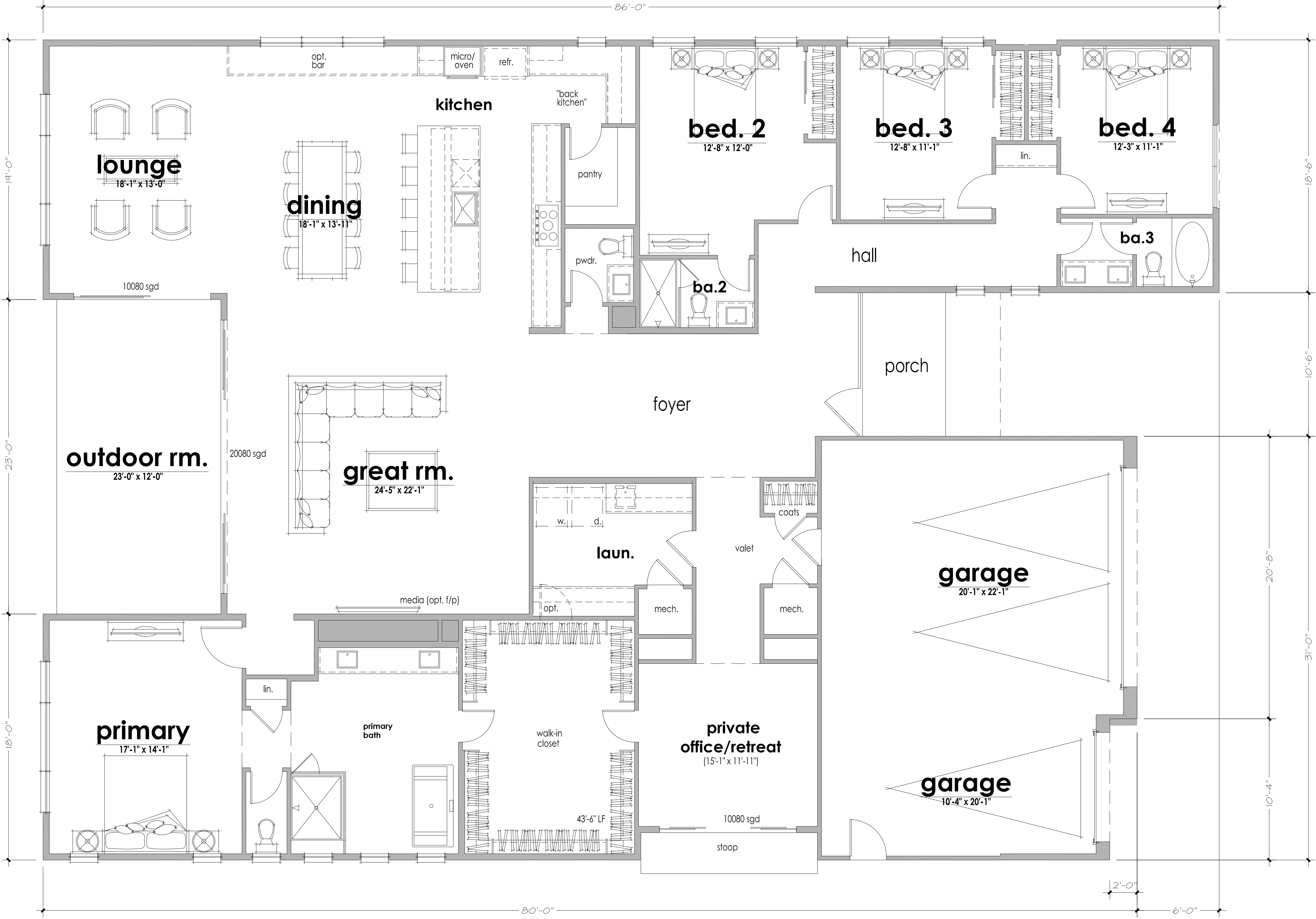
SHEET #
ROOF PLAN



RIGHT SIDE

REAR

FRONT



magnolia - plan 6003 - reflects Modern elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

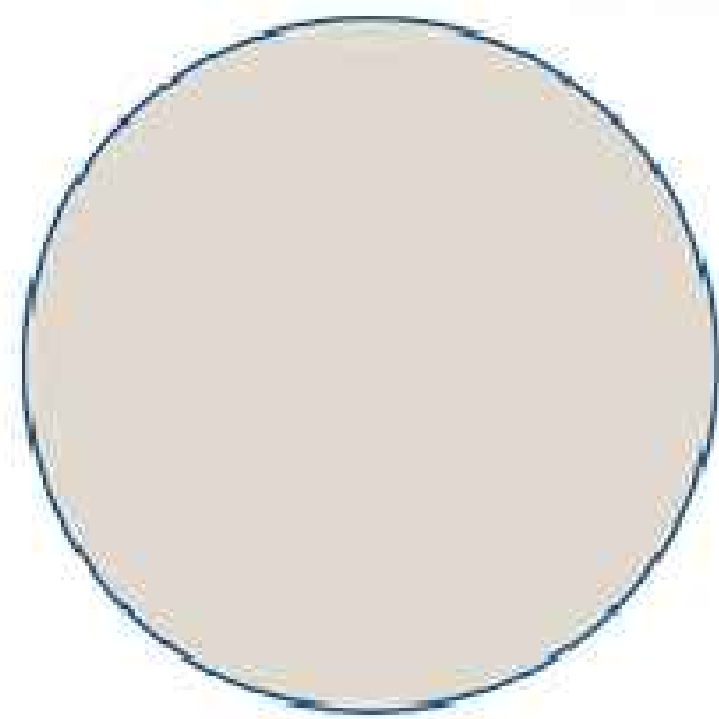
6003 - MODERN
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE

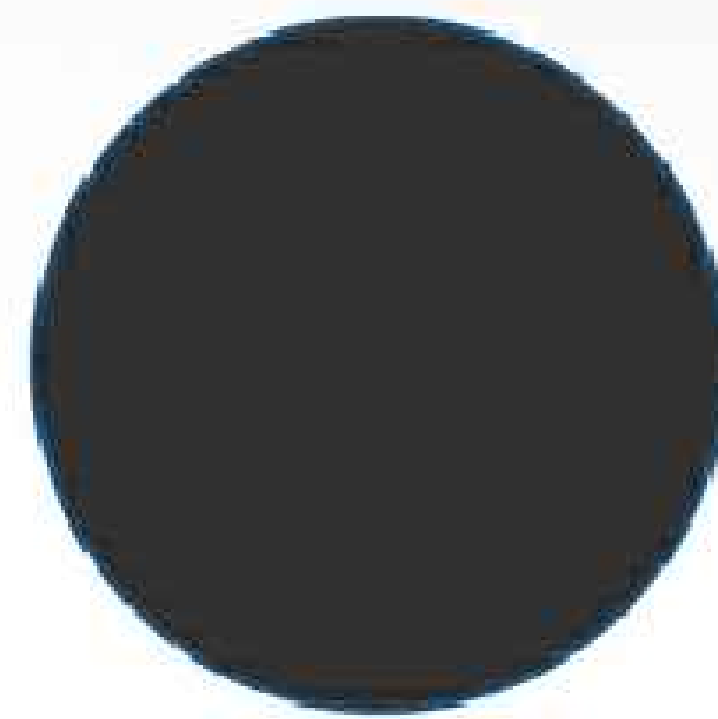


STUCCO
SW 7570 - EGRET WHITE



DESIGN & MASSING
SIGNATURE AT STORYROCK

STUCCO
SW 6991 - BLACK MAGIC

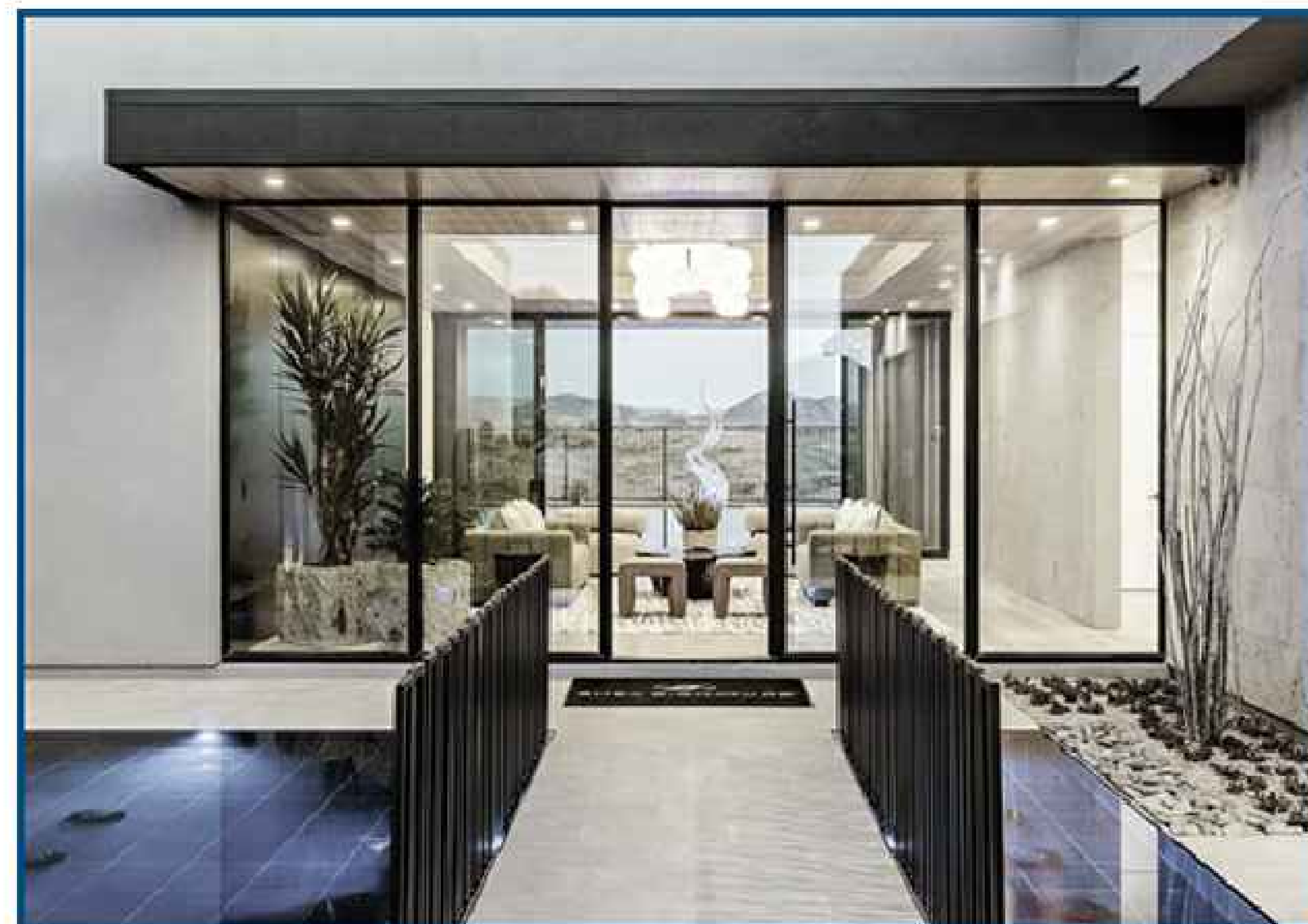


DESIGN & MATERIALITY
SIGNATURE AT STORYROCK

STONE VENEER
SOLSTICE STONE - BEAUMONT OLD WORLD



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



+15'-6" AFF
T.O. PARAPET @
MAIN HOUSE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+15'-6" AFF
T.O. PARAPET @
MAIN HOUSE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



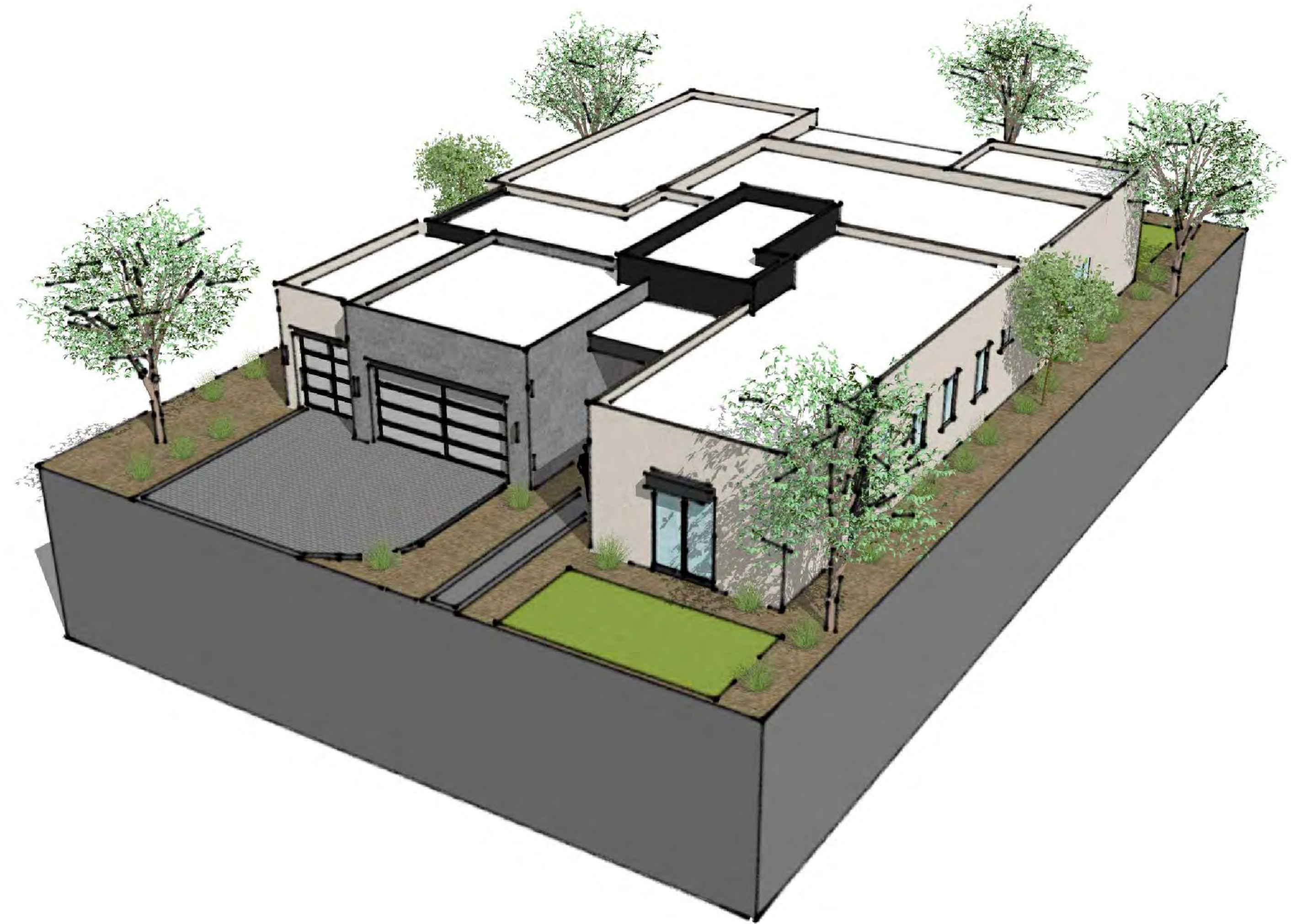
4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 AXON 1
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.



3 AXON 3
SCALE: N.T.S.

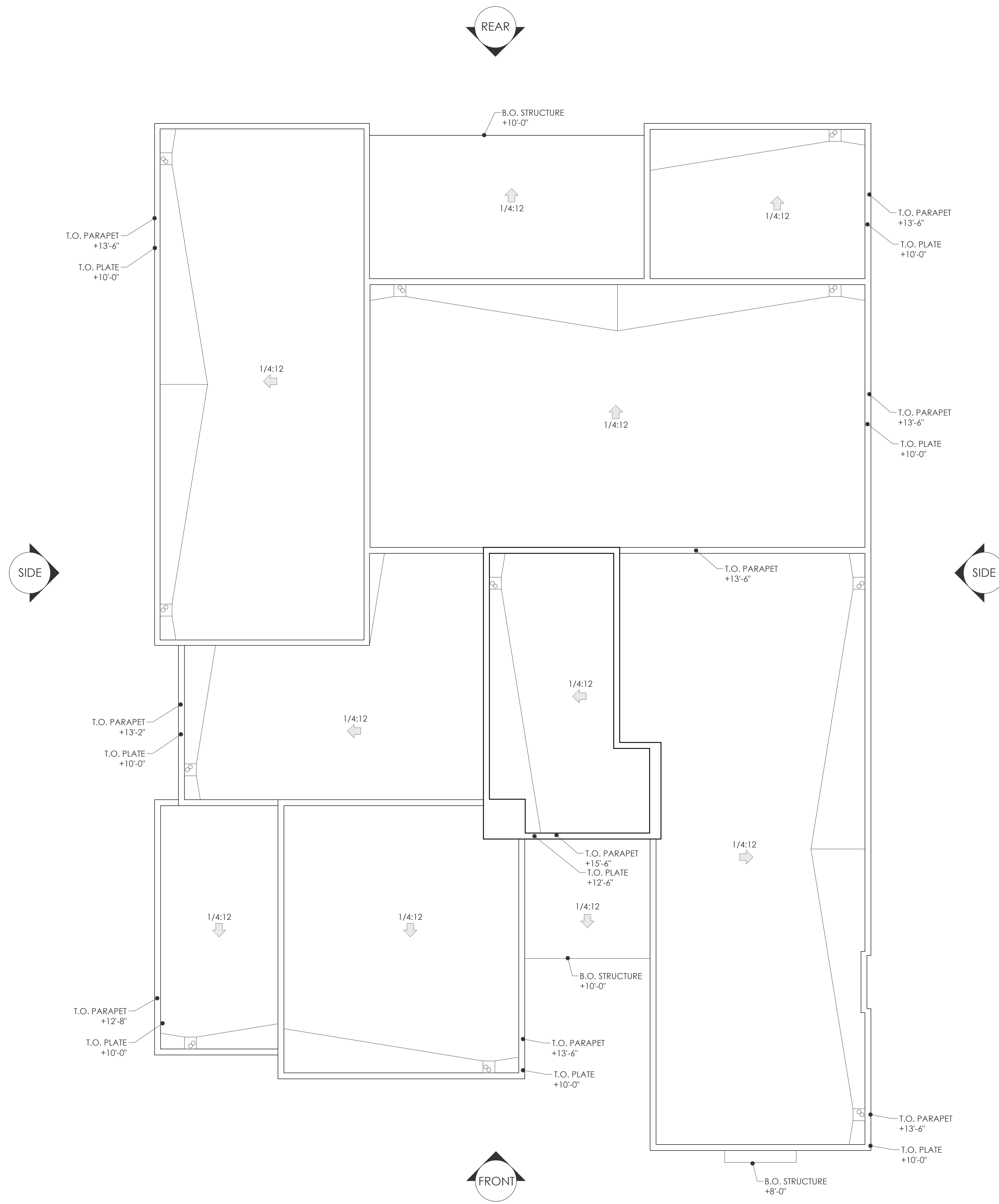


4 AXON 4
SCALE: N.T.S.

NOT FOR
CONSTRUCTION

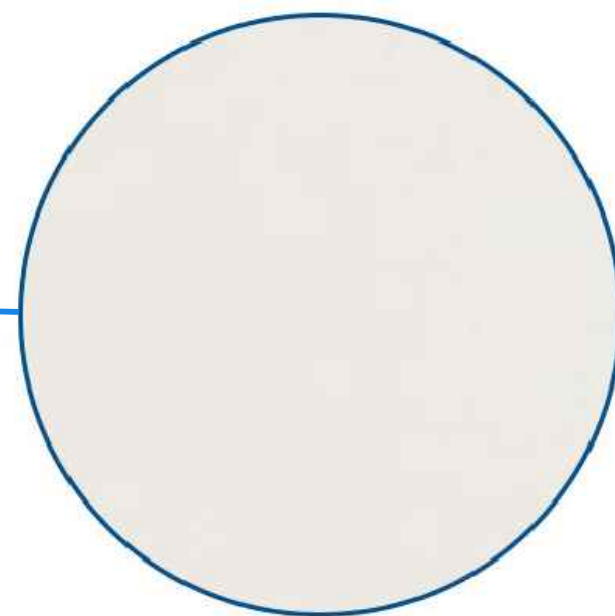
DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	TF
CHECKED BY	DM

SHEET #
ROOF PLAN

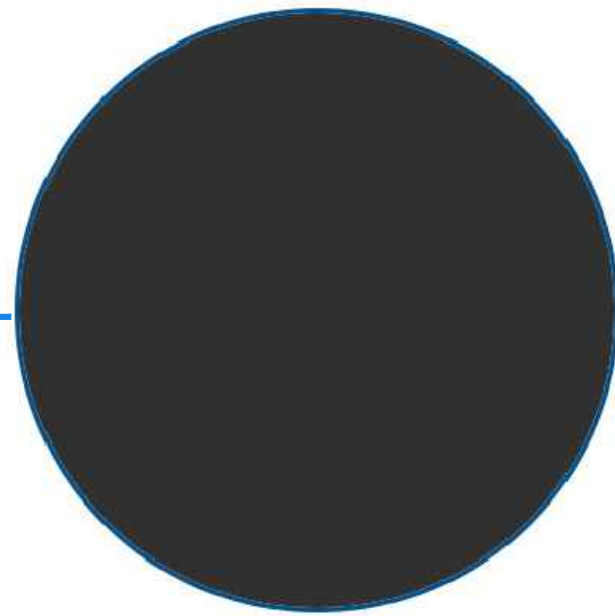


1 ROOF PLAN

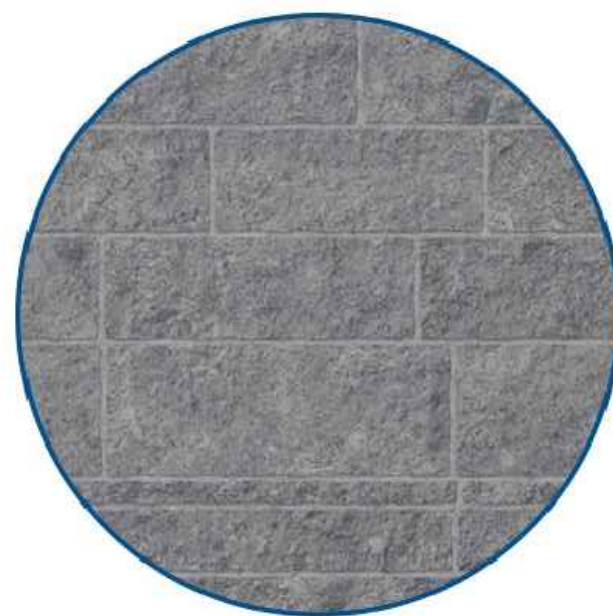
SCALE: 1/4" = 1'-0"



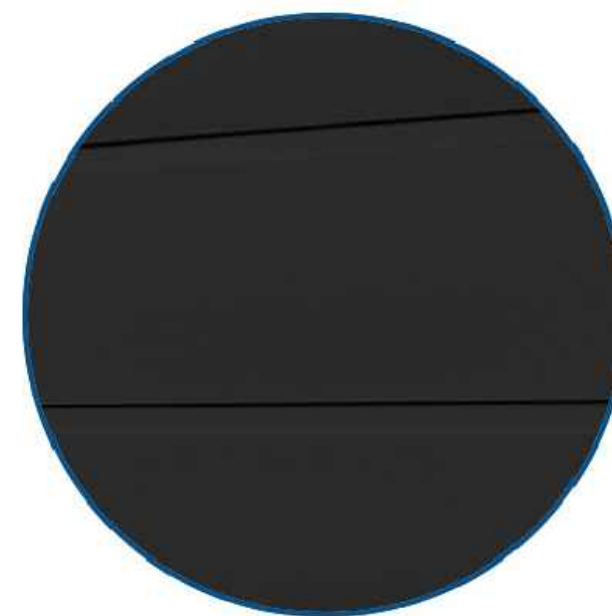
STUCCO
SW 7004 - SNOWBOARD



STUCCO
SW 6991 - BLACK MAGIC



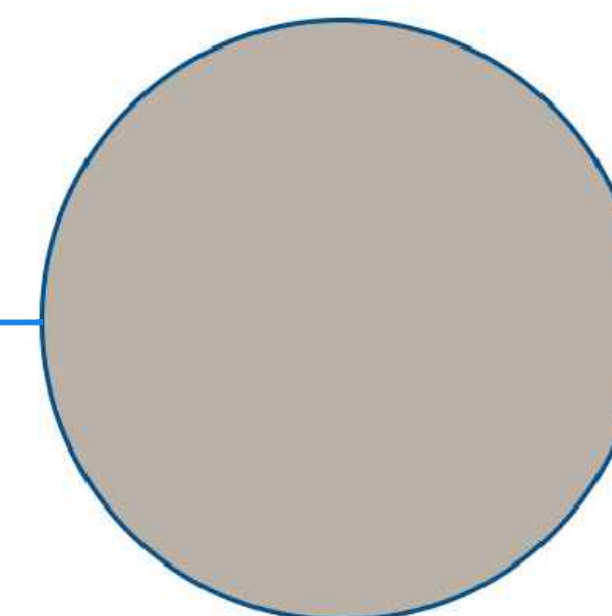
OPT. STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



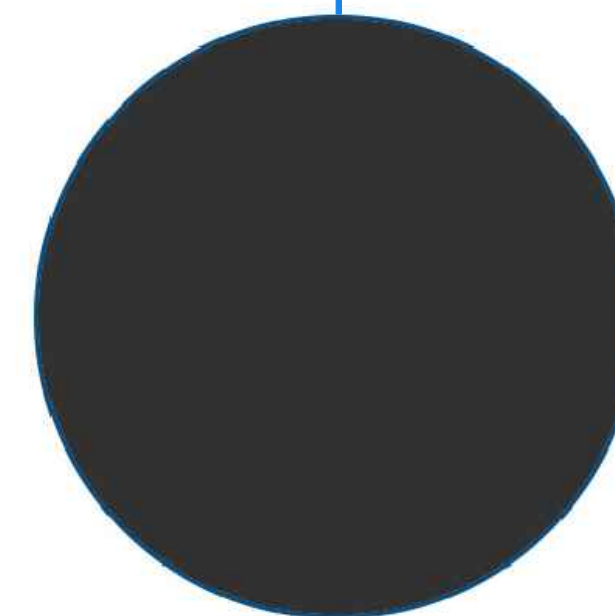
DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
VERTICAL INSTALL - SW6991 BLACK MAGIC

6004 - VALLEY

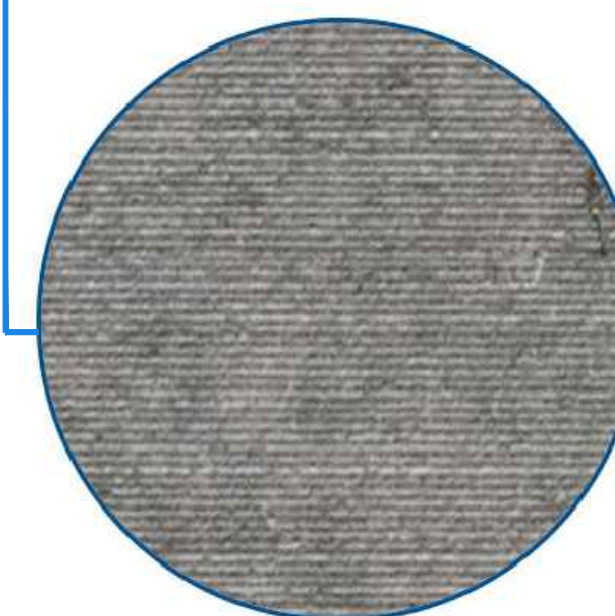
The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



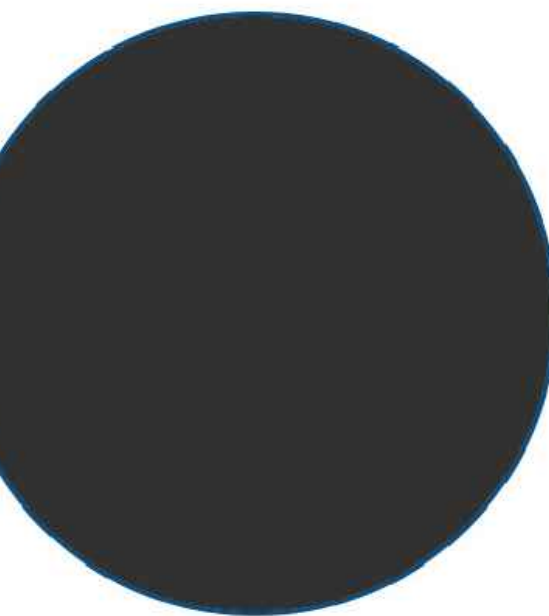
STUCCO
SW 7023 - REQUISITE GRAY



STUCCO
SW 6991 - BLACK MAGIC



STONE VENEER
SOLSTICE STONE
PAMPLONA NOVO - FINE COMBED



STUCCO
SW 6991 - BLACK MAGIC

6004 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

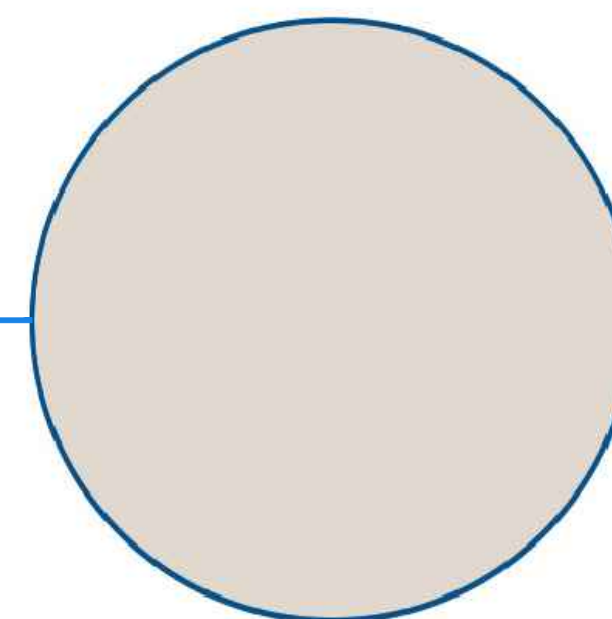
SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

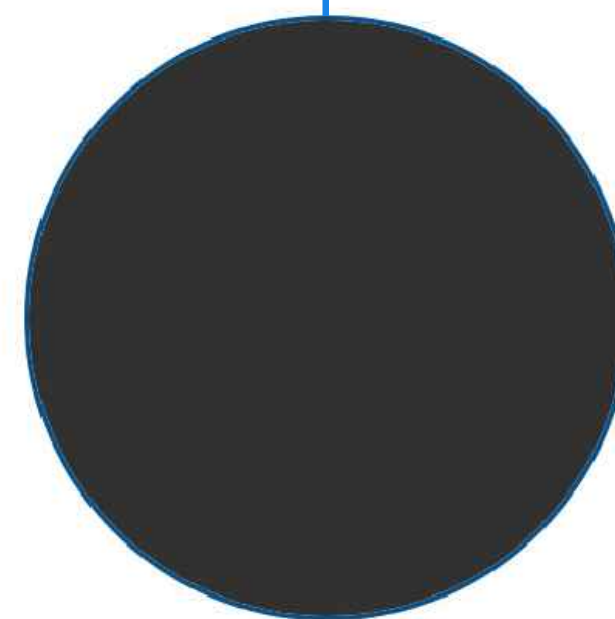
STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

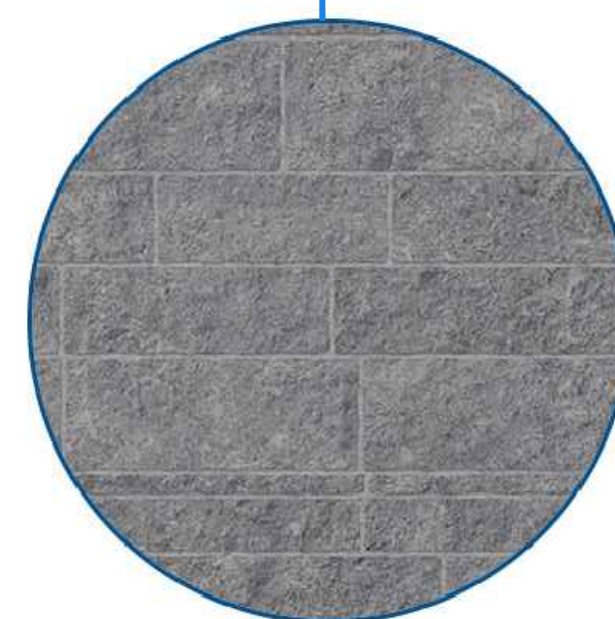
MODERN



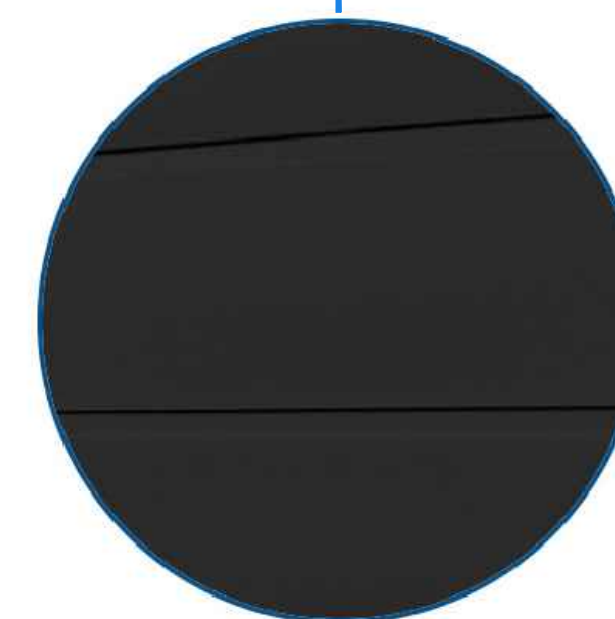
STUCCO
SW 7570 - EGRET WHITE



STUCCO
SW 6991 - BLACK MAGIC



STONE VENEER
SOLSTICE STONE
CHARCOAL MIST

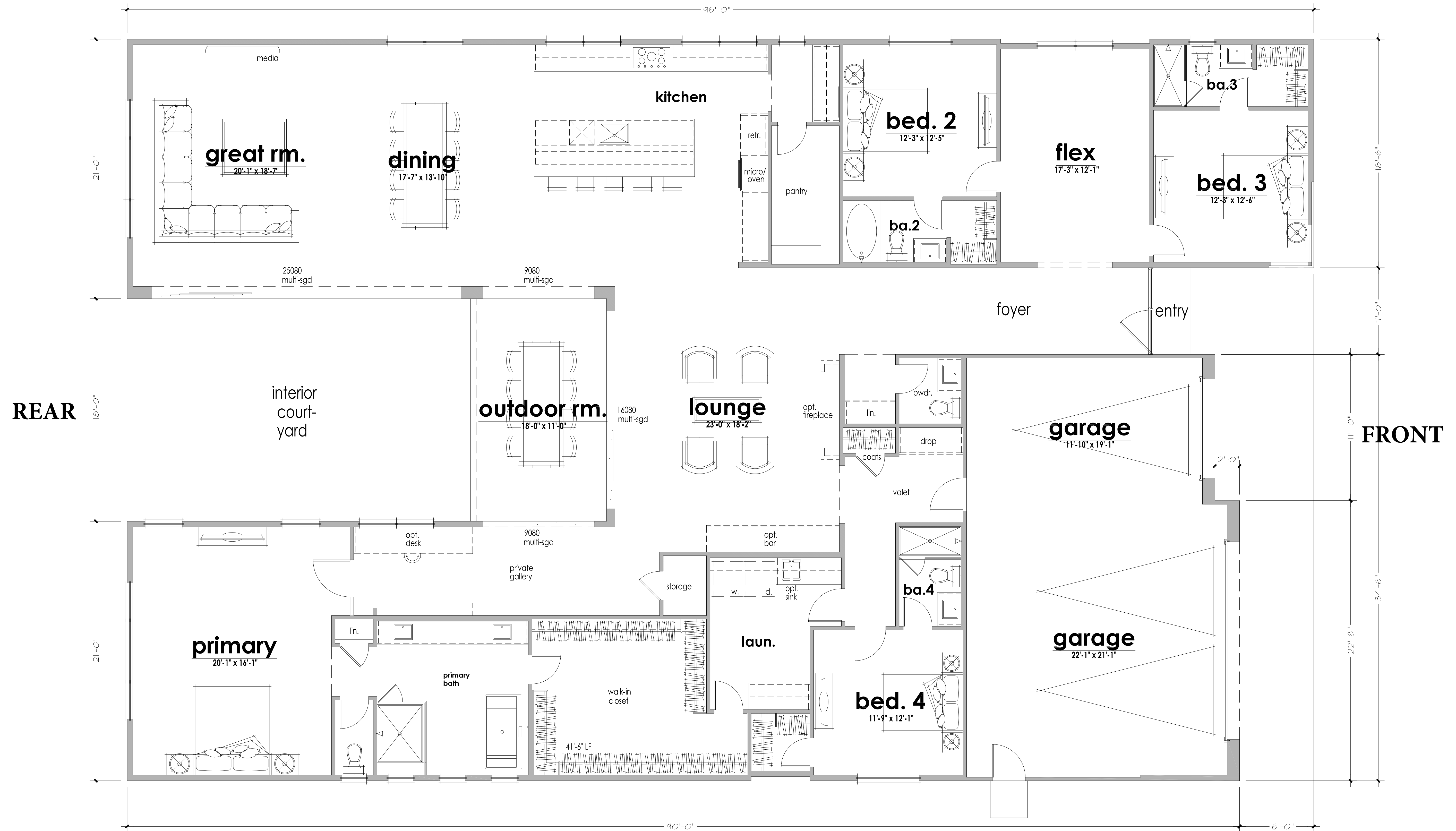


DECORATIVE SIDING
JAMES HARDIE ARTISAN SAPHYRE
HORIZONTAL INSTALL - SW6991 BLACK MAGIC

6004 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

RIGHT SIDE



magnolia - plan 6004 - reflects Transitional Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

6004 - TRANSITIONAL

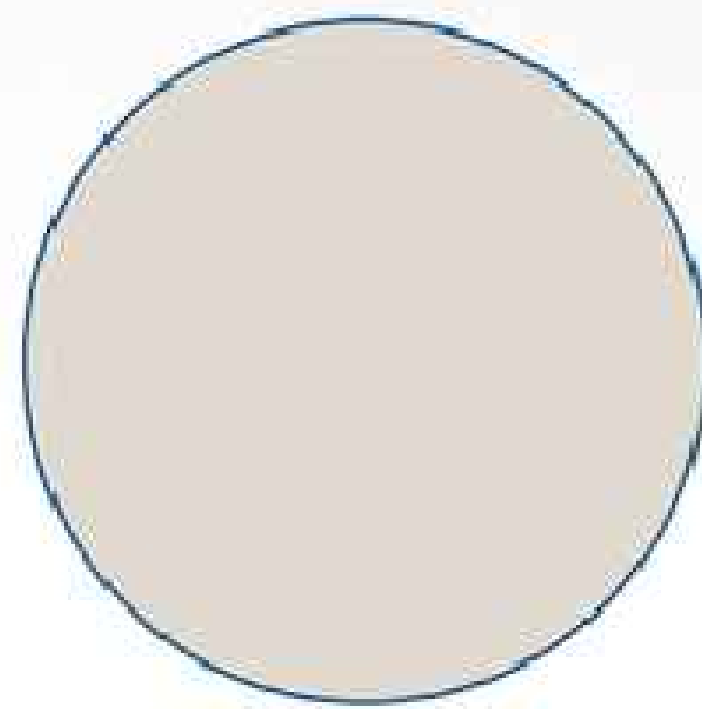
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



STUCCO
SW 7036 - ACCESSIBLE BEIGE



DESIGN & MASSING
CUSTOM RESIDENCE



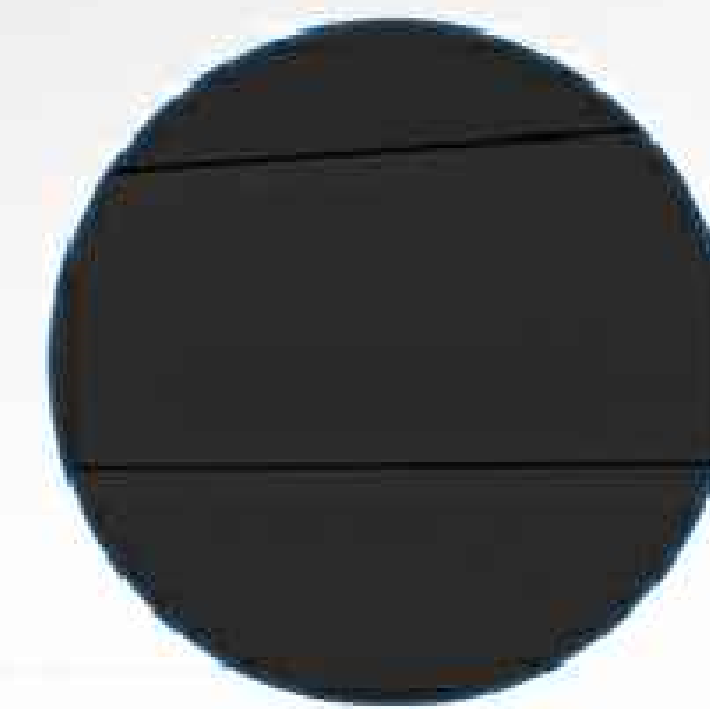
STONE VENEER
SOLSTICE STONE - CHARCOAL MIST



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE



DECORATIVE SIDING
CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



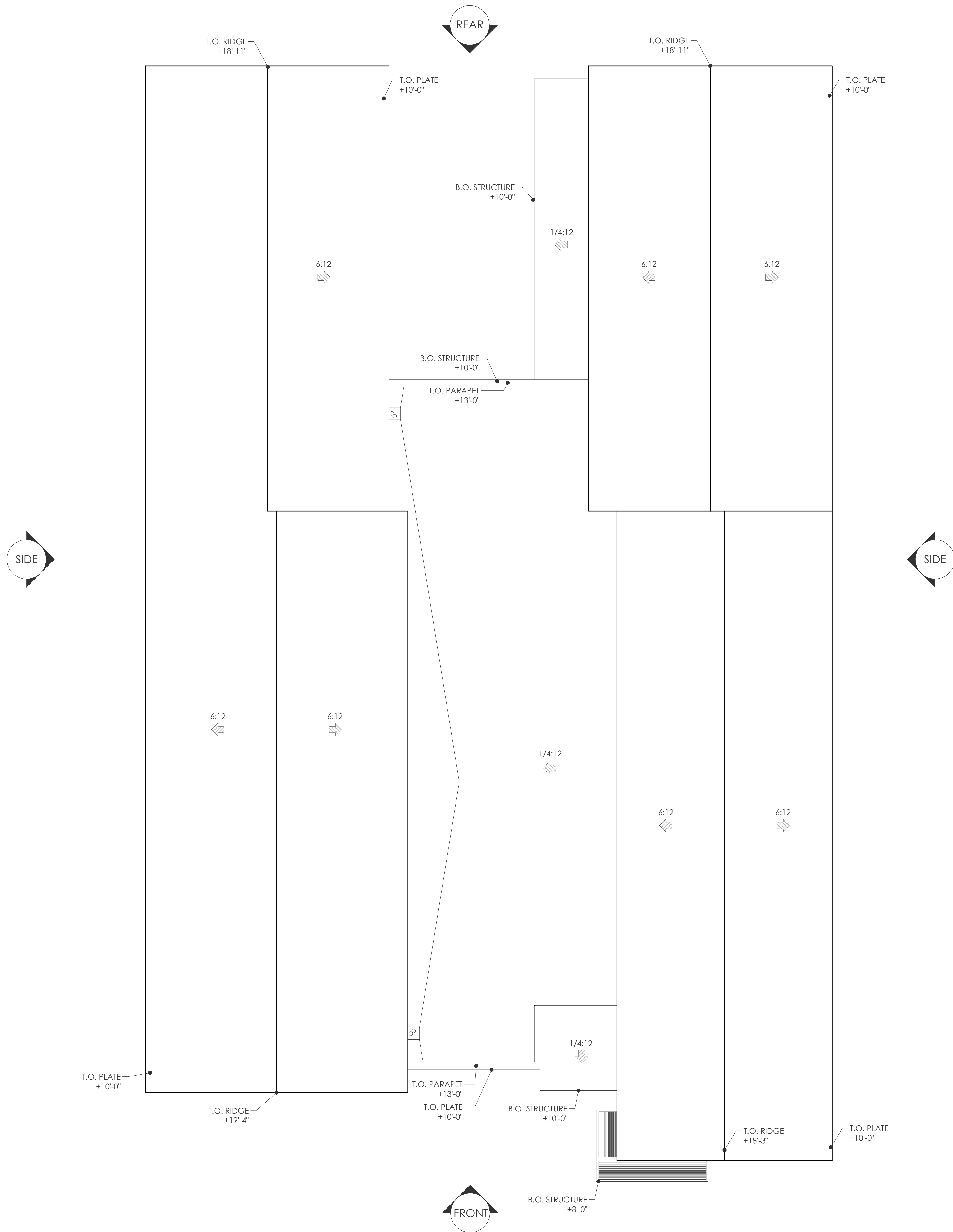
2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



1

ROOF PLAN
SCALE: 1/4" = 1'- 0"

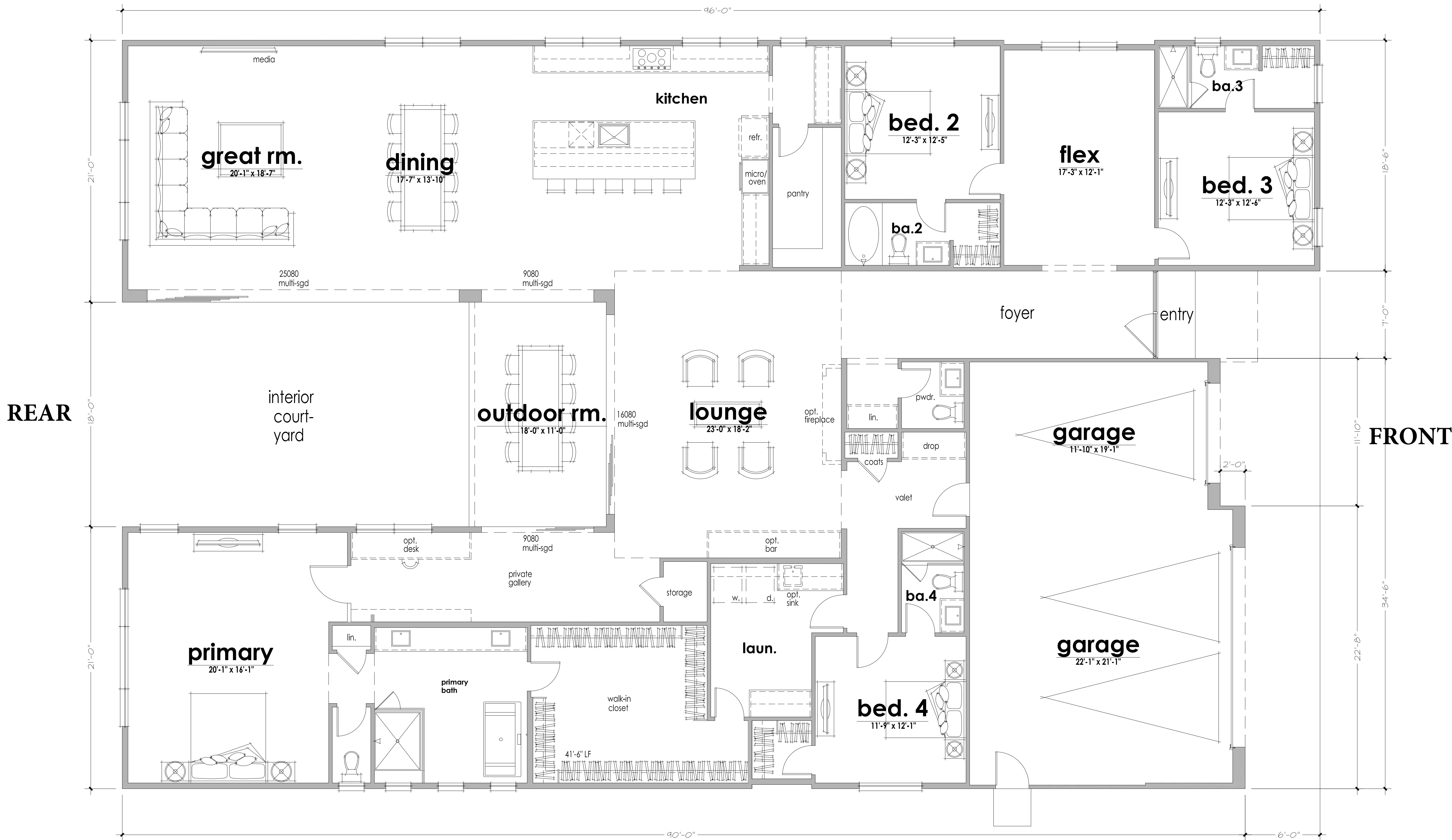
SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE



magnolia - plan 6004 - reflects Valley Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

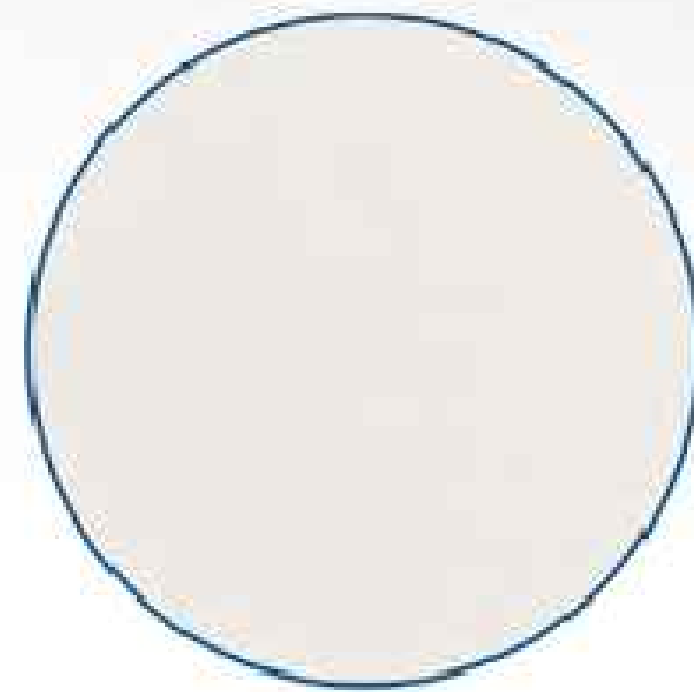
6004 - VALLEY
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE

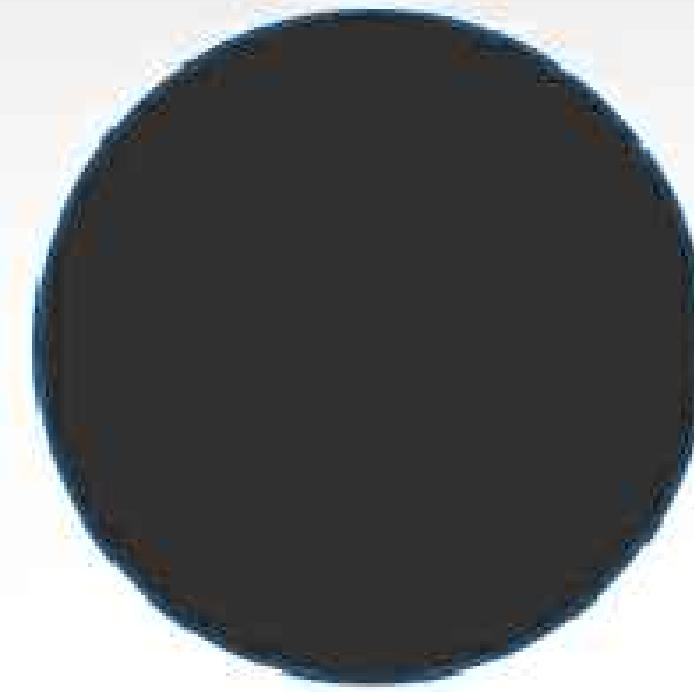


STUCCO
SW7004 - SNOWBOARD



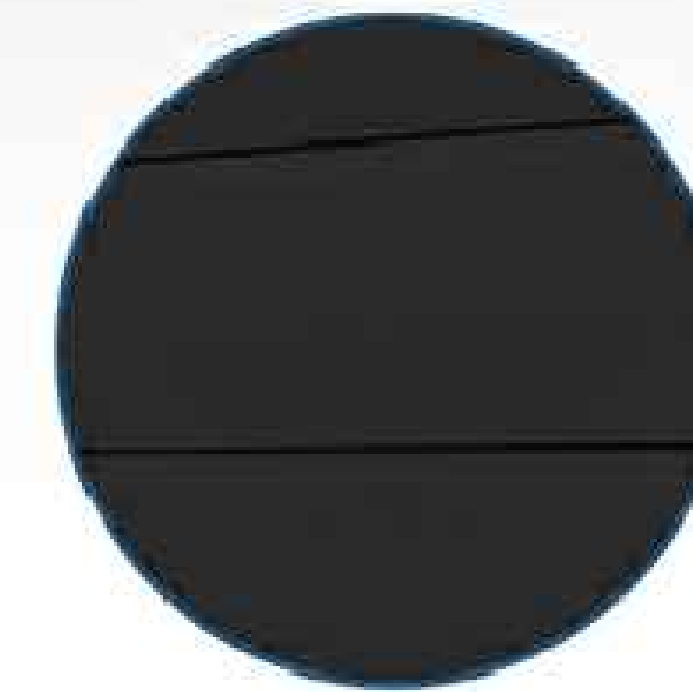
DESIGN & MASSING
CUSTOM RESIDENCE

STUCCO
SW6991 - BLACK MAGIC



DESIGN & MASSING
CUSTOM RESIDENCE

DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE



DECORATIVE SIDING
CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	TF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



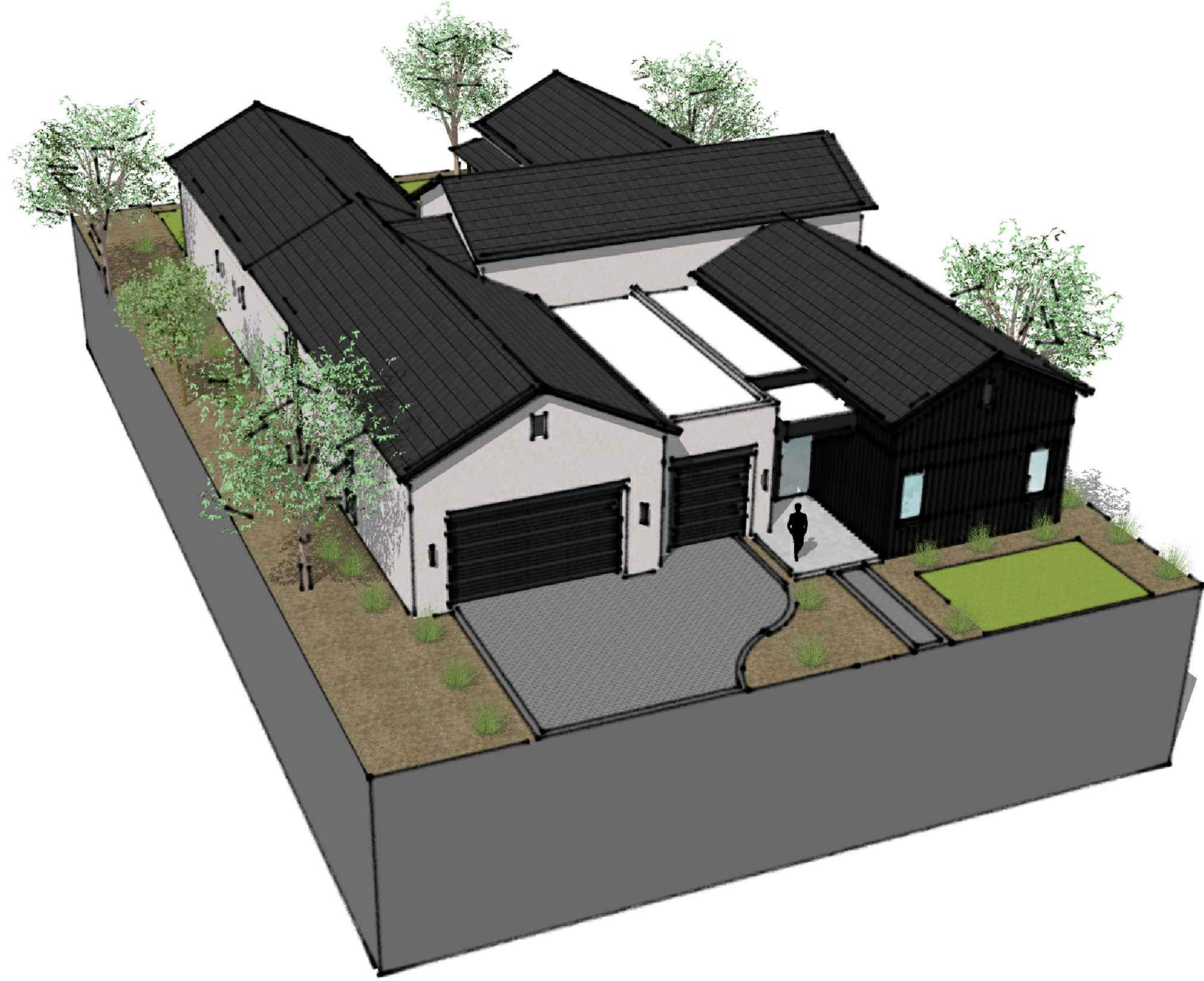
4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

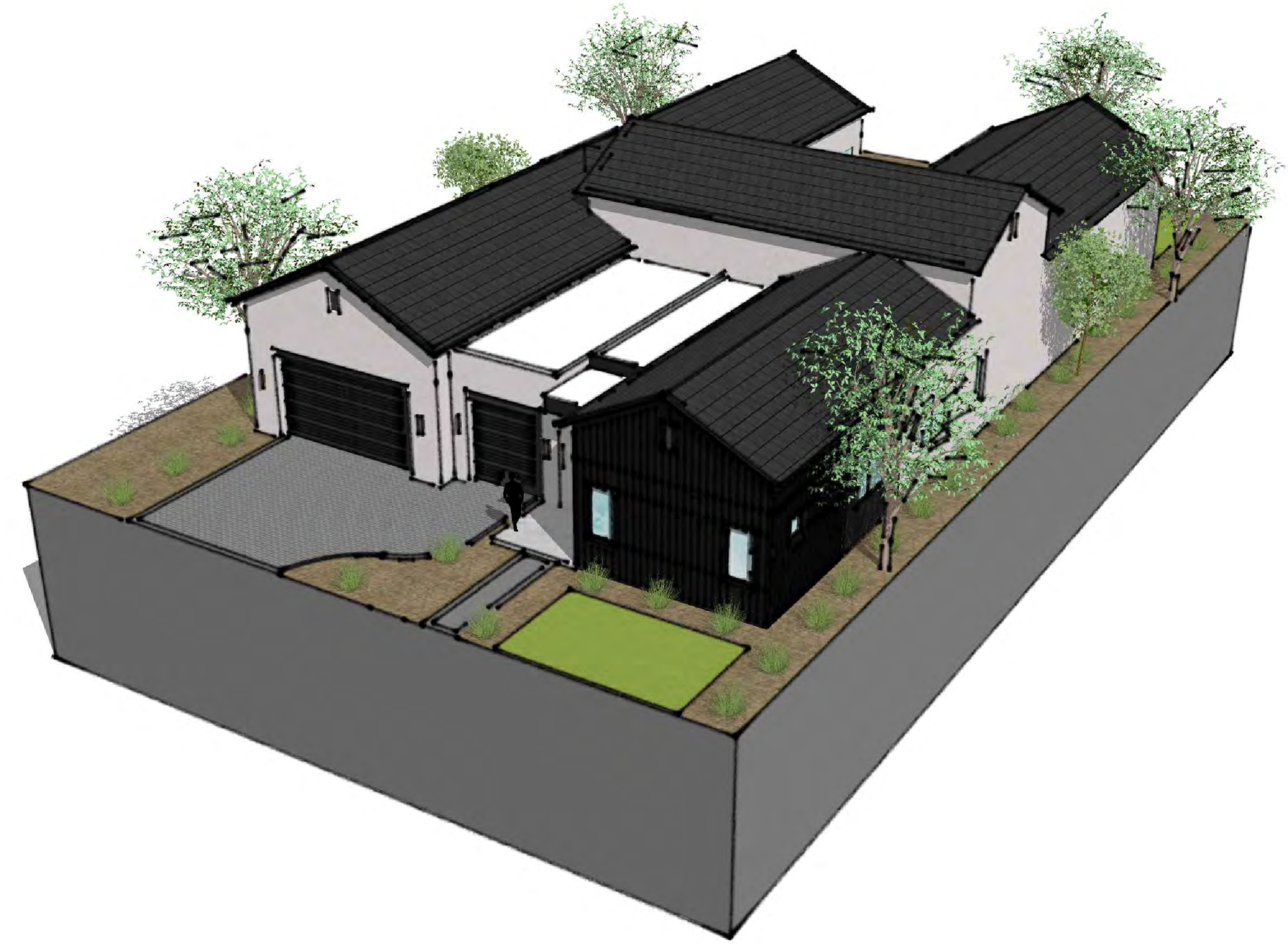
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

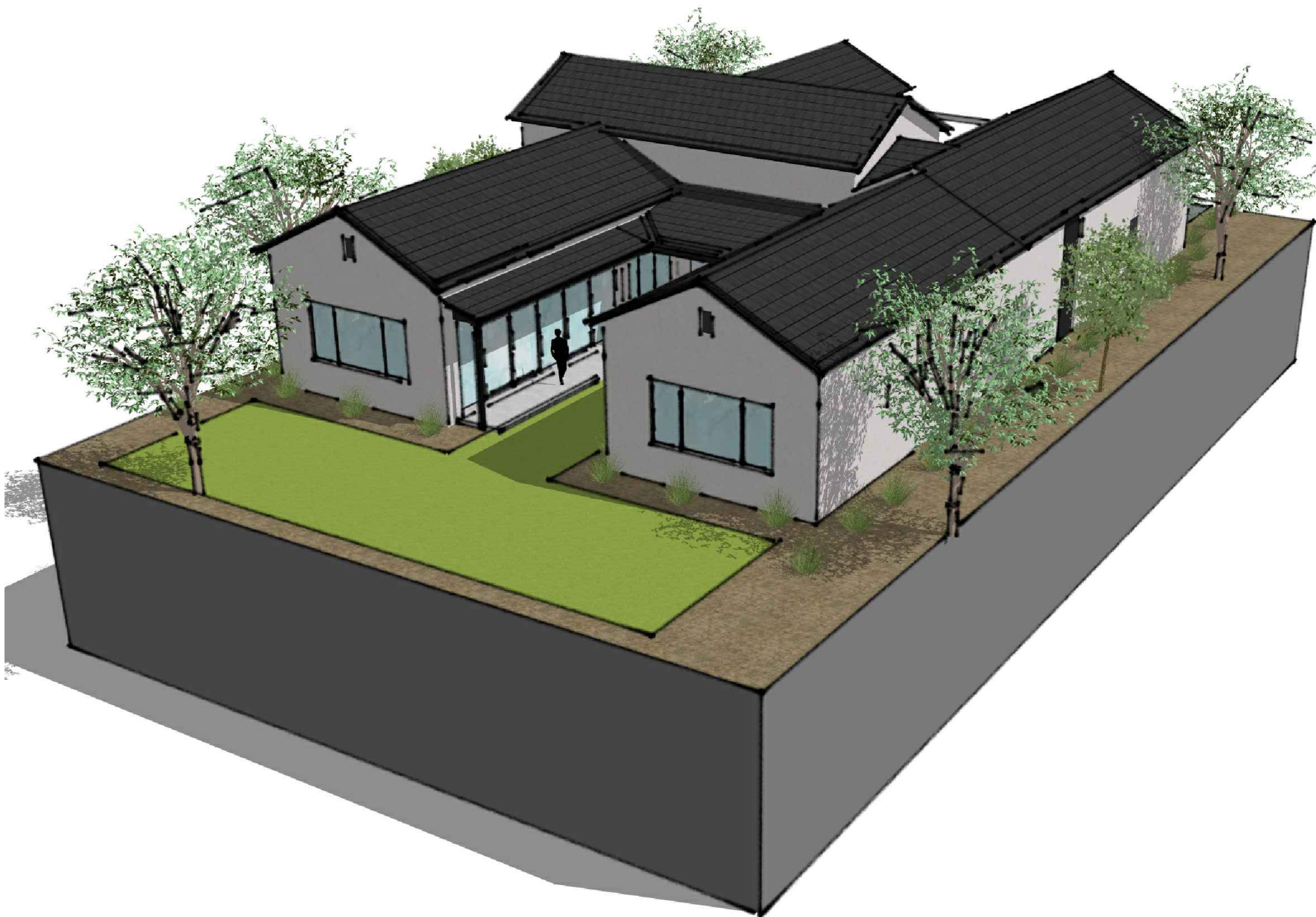
SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

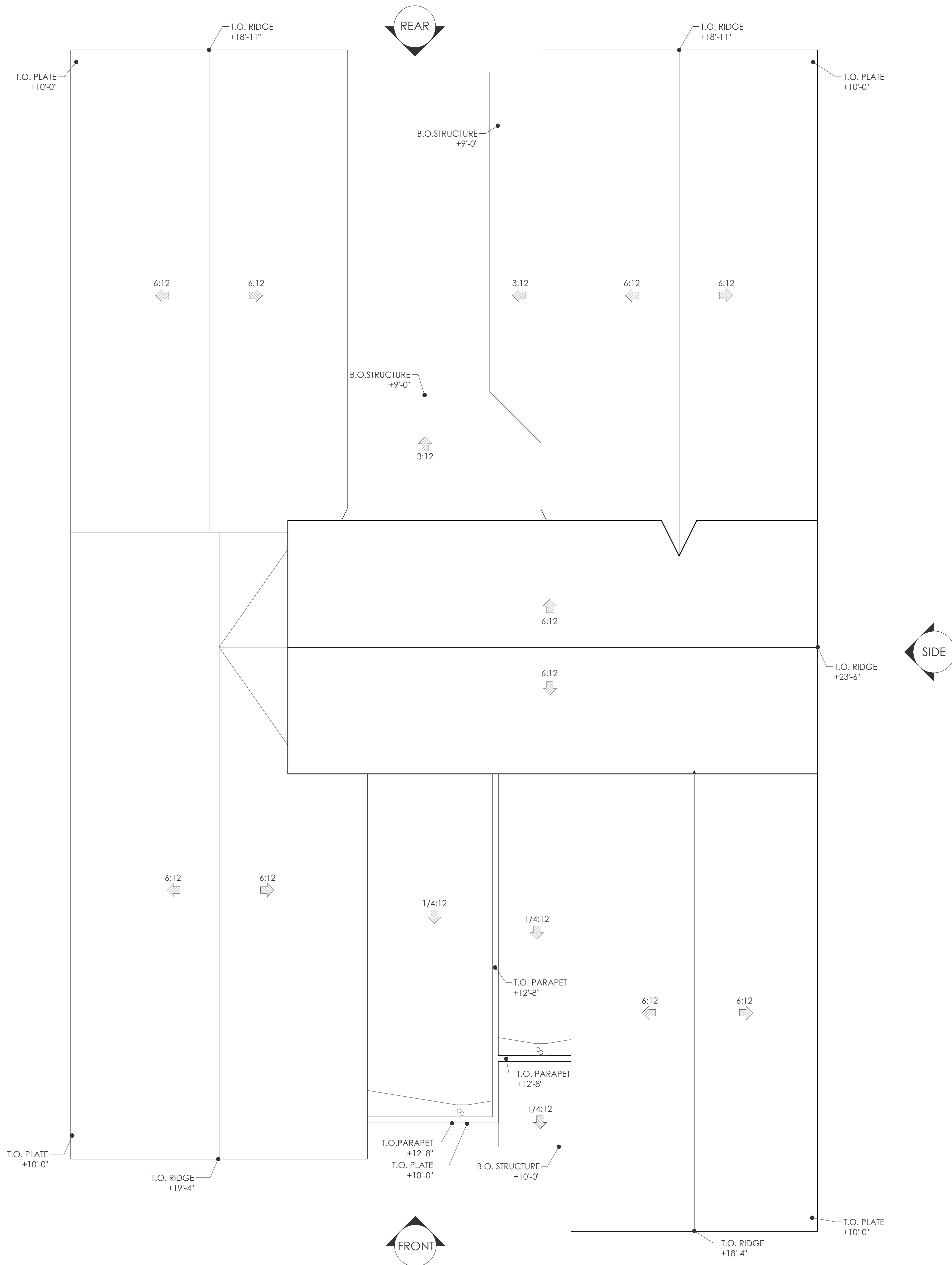
SHEET #
BUILDING AXONOMETRICS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

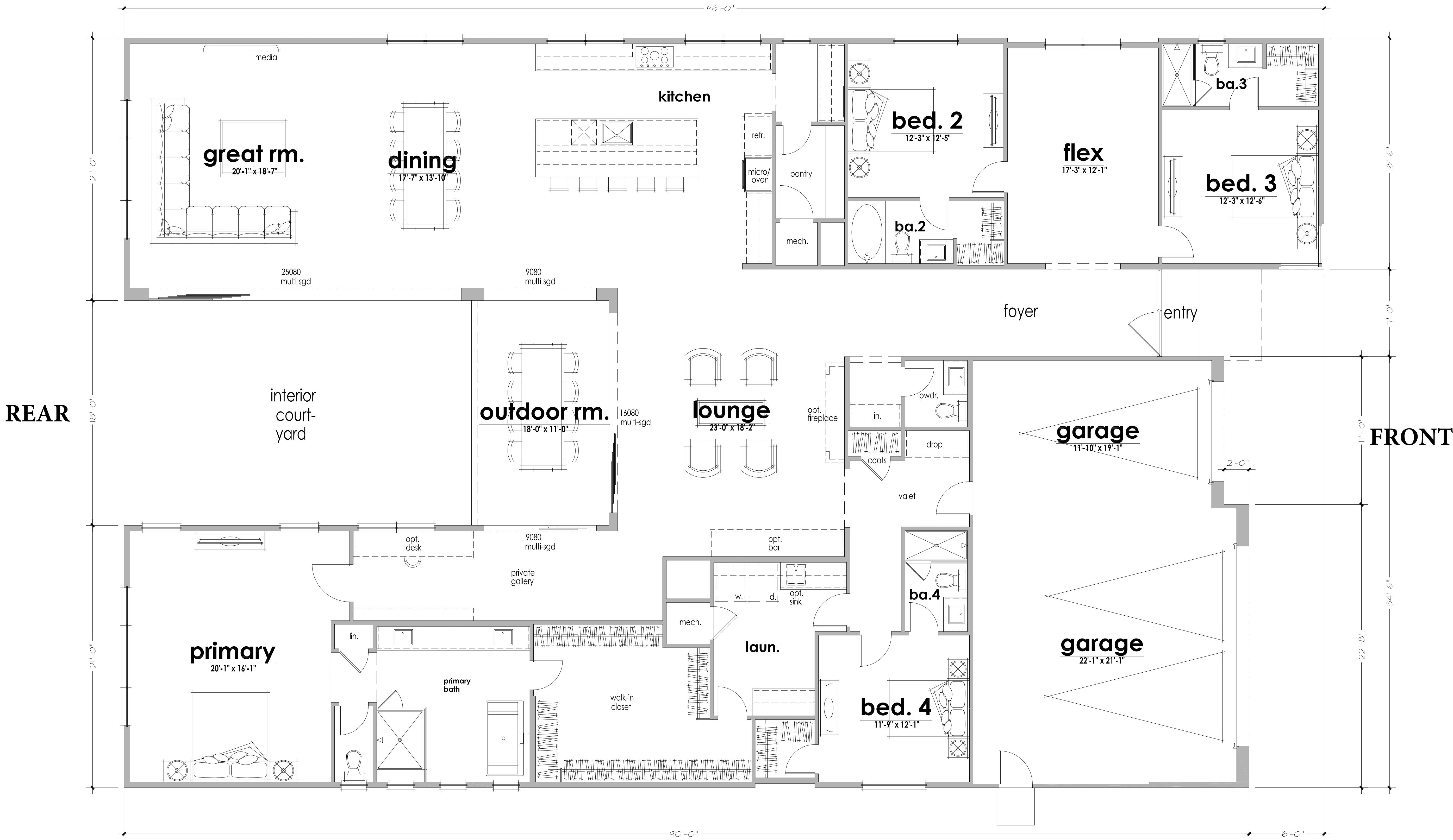
DATE JULY 15, 2024
SCALE N.T.S.
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JF
CHECKED BY DM

SHEET #
ROOF PLAN



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

RIGHT SIDE



magnolia - plan 6004 - reflects Modern Elevation

LEFT SIDE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

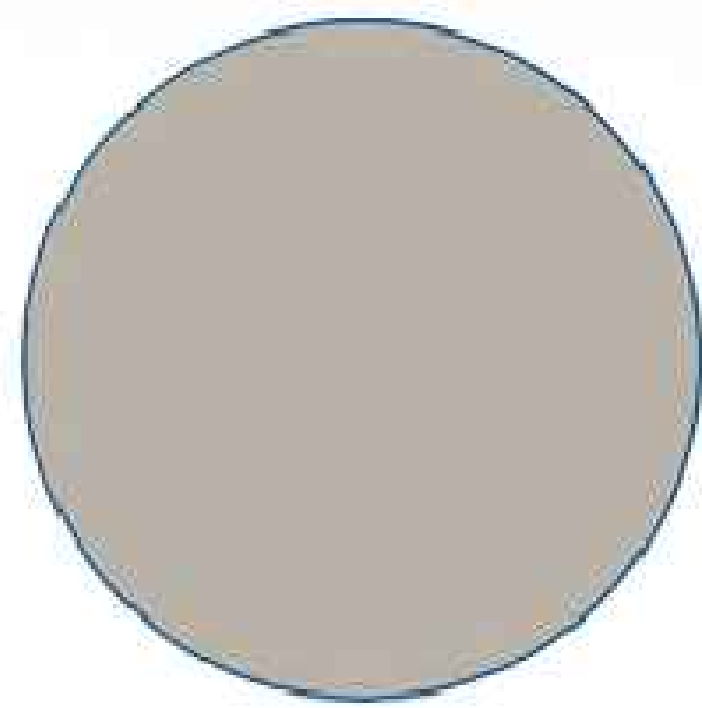
6004 - MODERN
FRONT PERSPECTIVE

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE

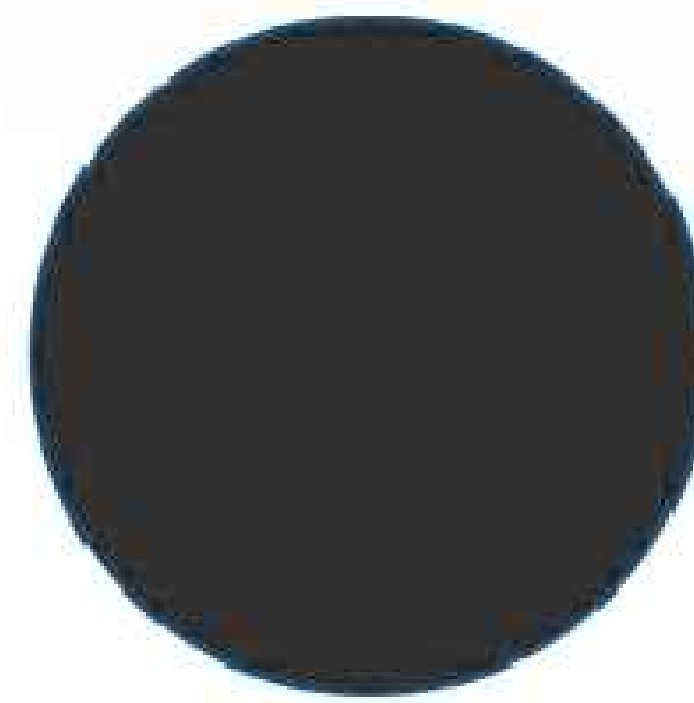


STUCCO
SW 7023 - REQUISITE GRAY



DESIGN & MASSING
SIGNATURE AT STORYROCK

STUCCO
SW 6991 - BLACK MAGIC

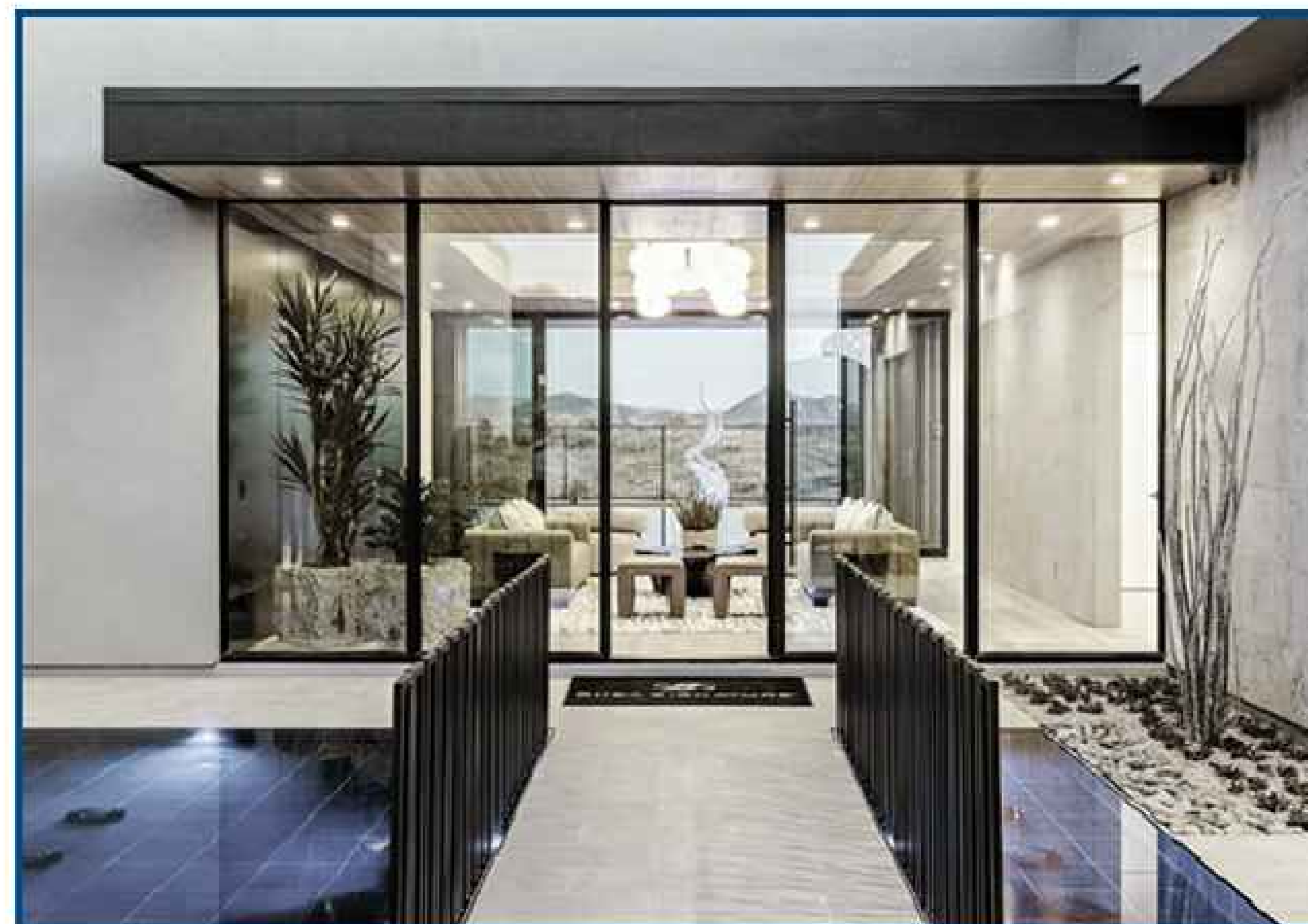


DESIGN & MATERIALITY
SIGNATURE AT STORYROCK

STONE VENEER
SOLSTICE STONE - PAMPLONA NOVO



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



+13'-6" AFF
T.O. PARAPET @
MAIN HOUSE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



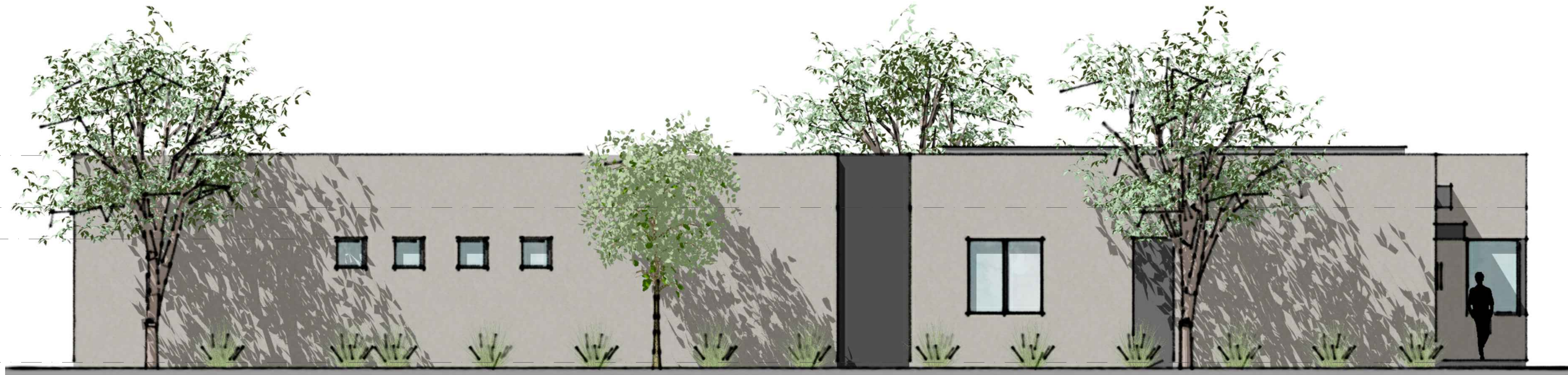
1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+13'-6" AFF
T.O. PARAPET @
MAIN HOUSE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	TF
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	AS NOTED
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	JL
CHECKED BY	DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



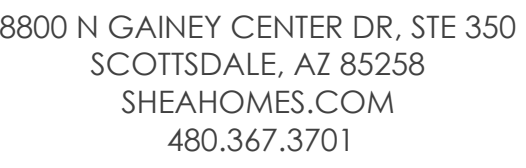
2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



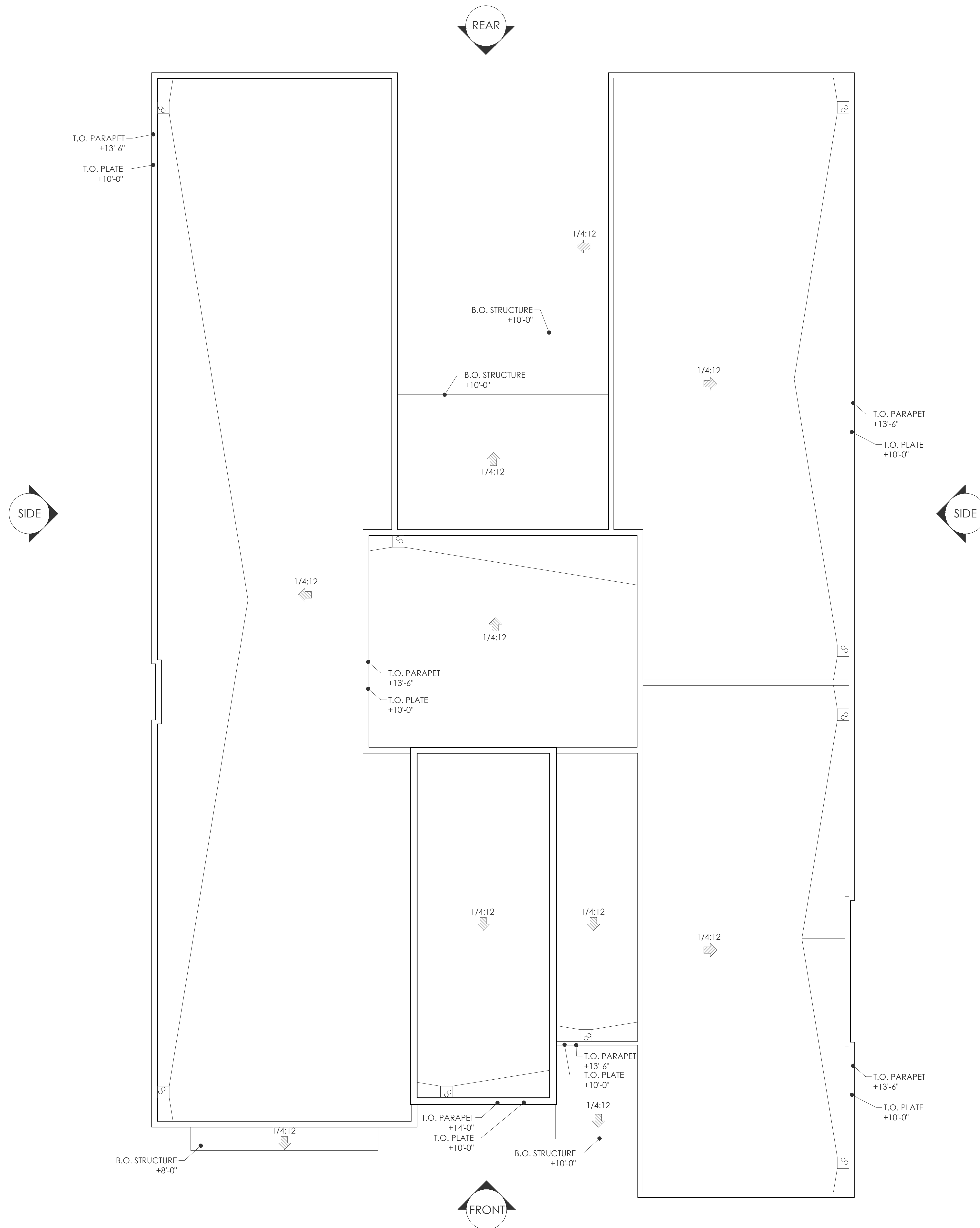
SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	TF
CHECKED BY	DM

HEET # _____

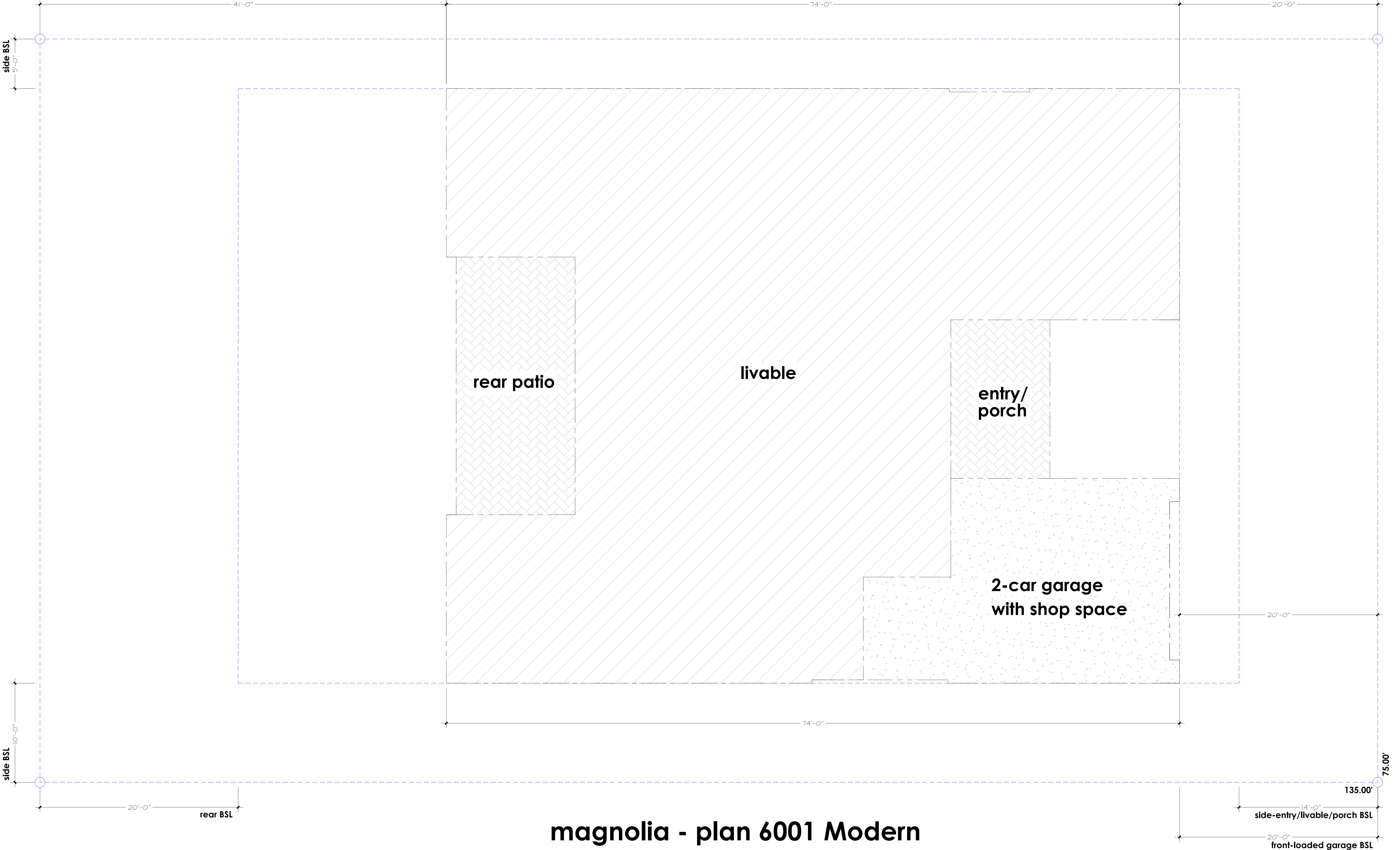
OOF PLAN



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

Magnolia Typical Site Plans



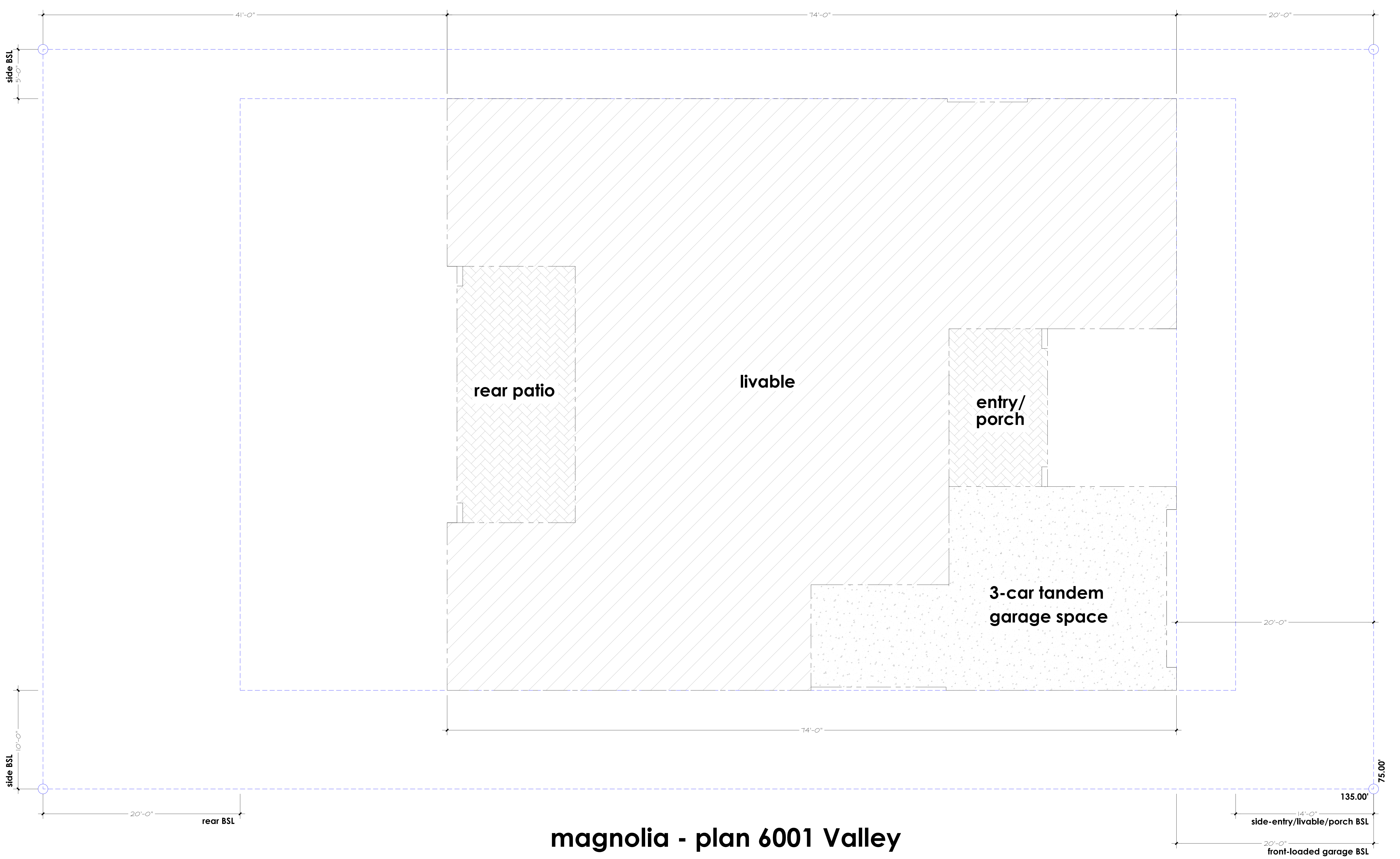


magnolia - plan 6001 Modern
"typical" site plan

area calculations:	
livable square footage:	3,157 sf
garage:	554 sf
covered rear patio:	312 sf
covered entry/porch:	160 sf
total footprint:	4,183 sf

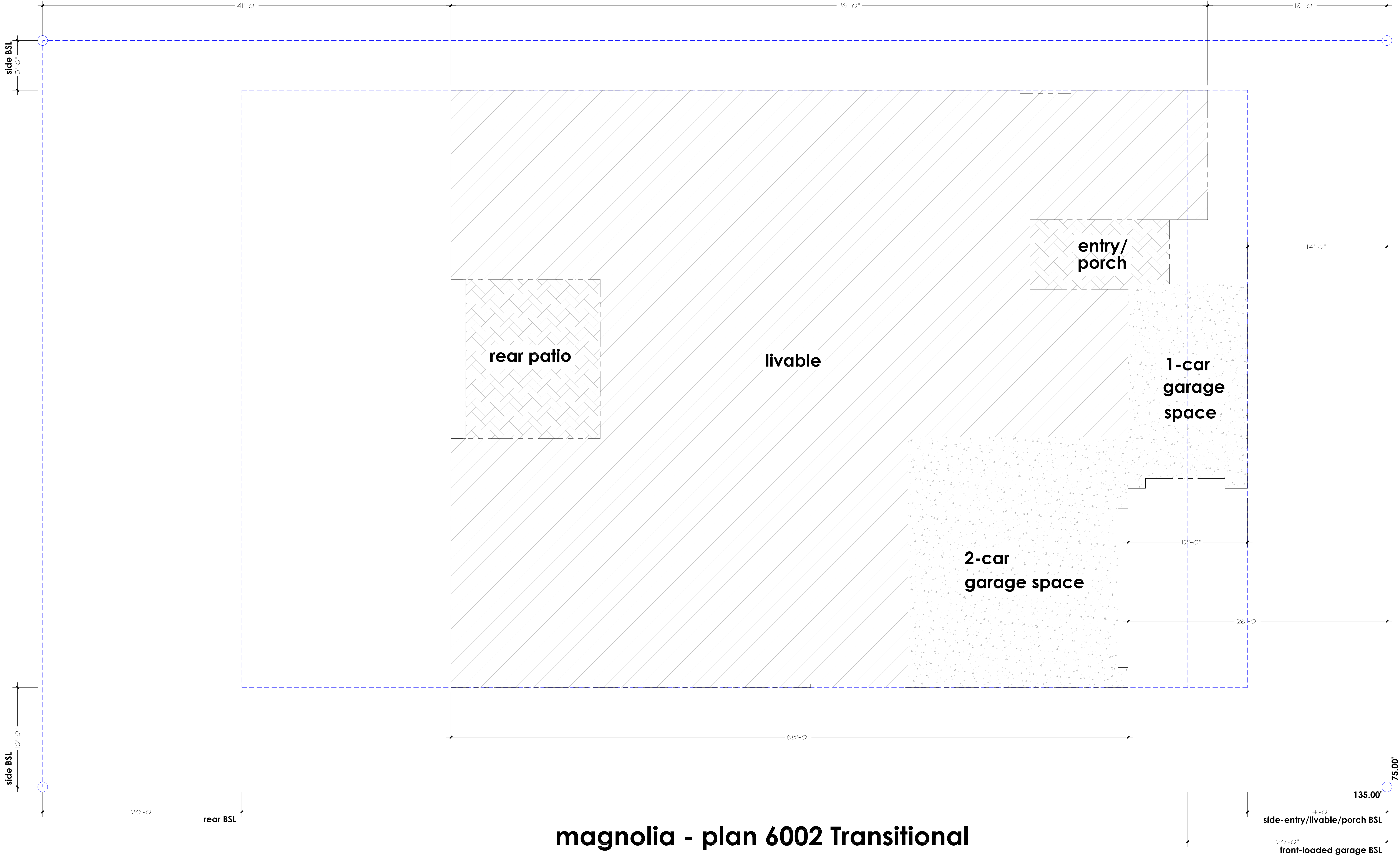


magnolia - plan 6001 Transitional
"typical" site plan





area calculations:	
livable square footage:	3,314 sf
garage:	778 sf
covered rear patio:	216 sf
covered entry/porch:	98 sf
total footprint:	4,406 sf

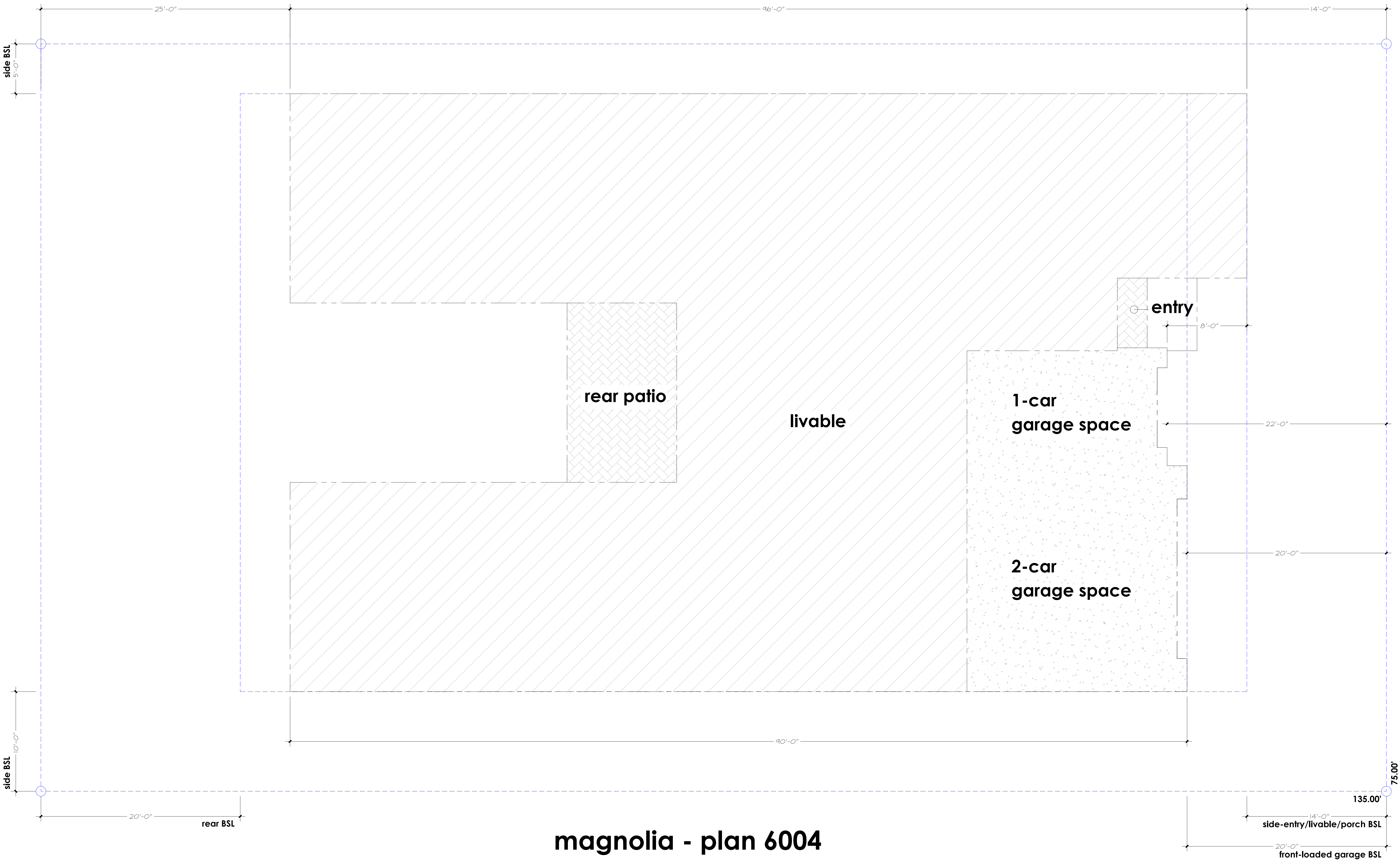


magnolia - plan 6002 Transitional
"typical" site plan

area calculations:	
livable square footage:	3,314 sf
garage:	784 sf
covered rear patio:	216 sf
covered entry/porch:	96 sf
total footprint:	4,410 sf



magnolia - plan 6003
"typical" site plan



magnolia - plan 6004

"typical" site plan

area calculations:	
livable square footage:	4,006 sf
garage:	715 sf
covered rear patio:	198 sf
covered entry/porch:	21 sf
total footprint:	4,940 sf

Magnolia Lot Fit Matrix

Shea Homes		Magnolia - Chandler, AZ				Preliminary Lot Fit Analysis						
Lot #	C	Minimum Front S/B	Lot Area	Lot Width	Plan 6001	Max. % Coverage	Plan 6002	Max. % Coverage	Plan 6003	Max. % Coverage	Plan 6004	Max. % Coverage
1		14'/20'	10,013	75'	Y	41.78%	Y	44.00%	Y	46.66%	Y	49.34%
2		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
3		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
4		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
5		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
6		14'/20'	10,100	77'	Y	43.62%	Y	43.62%	Y	46.26%	Y	48.91%
7		14'/20'	10,078	77'	Y	43.72%	Y	43.72%	Y	46.36%	Y	49.02%
8		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
9		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
10		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
11		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
12		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
13		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
14		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
15		14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%
16		14'/20'	10,063	76'	Y	43.78%	Y	43.78%	Y	46.43%	Y	49.09%
17		14'/20'	10,097	75'	Y	43.64%	Y	43.64%	Y	46.27%	Y	48.93%
18		14'/20'	10,751	76'	Y	40.98%	Y	40.98%	Y	43.46%	Y	45.95%
19		14'/20'	10,420	76'	Y	42.28%	Y	42.28%	Y	44.84%	Y	47.41%
20		14'/20'	10,086	75'	Y	43.68%	Y	43.68%	Y	46.32%	Y	48.98%
21		14'/20'	10,063	76'	Y	43.78%	Y	43.78%	Y	46.43%	Y	49.09%
22		14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%
23		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
24		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
25		14'/20'	10,236	77'	Y	43.04%	Y	43.04%	Y	45.64%	Y	48.26%
26		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
27		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
28		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
29		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
30		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
31		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
32		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
33		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
34		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
35		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
36		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
37		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
38		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
39		14'/20'	10,174	77'	Y	43.31%	Y	43.31%	Y	45.92%	Y	48.56%
40		14'/20'	10,228	77'	Y	43.08%	Y	43.08%	Y	45.68%	Y	48.30%

Standard Footprint Areas			
Plan 6001	4,183	42%	
Plan 6002	4,406	44%	
Plan 6003	4,672	47%	
Plan 6003	4,940	49%	
Max: 60% - 1 Story			
Max: 60% - 1 Story			
*Calcd for typical smallest lot size - 10,013			

Plan Legend			
Y - Plan fits with left or right driveway			
N - Plan does not fit			
L - Plan fits with a LEFT driveway only			
R - Plan fits with a RIGHT driveway only			
(d) - Won't fit due to plan depth			
(w) - Won't fit due to plan width			

Plan Dimensions			
Plan 6001	60'-0"	x	74'-0"
Plan 6002	60'-0"	x	80'-0"
Plan 6003	60'-0"	x	86'-0"
Plan 6004	60'-0"	x	96'-0"

Building Setbacks Per Development Standards/PDP			
Front	14'/20'		
Sides	5'/10'		
Rear	20'		

Conditions Abbreviations			
TF = Transformer			
FH = Fire Hydrant			
LP = Light Pole			
(R) = Condition on Right Side of Lot			
(L) = Condition on Left Side of Lot			

Note:			
Front Loaded Garage to maintain minimum 20'			
Min. front setback from the back of sidewalk			

Standard Footprint Areas		
Plan 6001	4,183	42%
Plan 6002	4,406	44%
Plan 6003	4,672	47%
Plan 6003	4,940	49%
Max: 60% - 1 Story		
Max: 60% - 1 Story		
*Calcd for typical smallest lot size - 10,013		

Plan Legend	
Y - Plan fits with left or right driveway	
N - Plan does not fit	
L - Plan fits with a LEFT driveway only	
R - Plan fits with a RIGHT driveway only	
(d) - Won't fit due to plan depth	
(w) - Won't fit due to plan width	

Plan Dimensions			
Plan 6001	60'-0"	x	74'-0"
Plan 6002	60'-0"	x	80'-0"
Plan 6003	60'-0"	x	86'-0"
Plan 6004	60'-0"	x	96'-0"

Building Setbacks Per Development Standards/PDP	
Front	14'/20'
Sides	5'/10'
Rear	20'

Conditions Abbreviations	
TF = Transformer	
FH = Fire Hydrant	
LP = Light Pole	
(R) = Condition on Right Side of Lot	
(L) = Condition on Left Side of Lot	

Note:	
Front Loaded Garage to maintain minimum 20'	
Min. front setback from the back of sidewalk	

DEVELOPMENT STANDARDS		PAD (PDP)
MINIMUM LOT WIDTH		70'
MINIMUM LOT DEPTH		130'
MINIMUM BUILDING COVERAGE		60%
MINIMUM FRONT YARD SETBACK*		*20'
MINIMUM SIDE YARD SETBACK**		**5'/10'
MINIMUM REAR YARD SETBACK		20'
MINIMUM STREET SIDE YARD SETBACK		10'
* FOR FORWARD-FACING GARAGES FRONT SETBACKS SHALL BE A MINIMUM TWENTY FEET (20 FT) MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES, PORCHES, OR LIVABLE SPACE, FRONT SETBACKS SHALL BE A MINIMUM OF FOURTEEN (14) FEET.		
** ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCR OACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS. HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE.		
LOTS 66 AND 79 SHALL HAVE A 5 FEET SIDE YARD SETBACK ON THE WEST SIDE OF THE LOTS AND 21 FEET SIDEYARD SETBACK ON THE EAST SIDE OF THE LOTS.		
***LOTS 6,7,18,19,25,39,40,54,55,65,66,79,80, AND 87 ARE LIMITED TO SINGLE STORY AND 20 FEET		
ACCESSORY BUILDING SETBACK PER ZONING CASE# PLH21-0050		

Magnolia Development Standards

- Magnolia Lot Fit Matrix (cont'd)

41		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
42		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
43		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
44		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
45		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
46		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
47		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
48		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
49		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
50		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
51		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
52		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
53		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
54		14'/20'	10,195	77"	Y	43.22%	Y	43.22%	Y	45.83%	Y	48.46%
55		14'/20'	17,044	115.60'	Y	25.85%	Y	25.85%	Y	27.41%	Y	28.98%
56		14'/20'	16,573	114'	Y	26.59%	Y	26.59%	Y	28.19%	Y	29.81%
57		14'/20'	16,568	114'	Y	26.59%	Y	26.59%	Y	28.20%	Y	29.82%
58		14'/20'	16,563	114'	Y	26.60%	Y	26.60%	Y	28.21%	Y	29.83%
59		14'/20'	16,559	114'	Y	26.61%	Y	26.61%	Y	28.21%	Y	29.83%
60		14'/20'	16,554	114'	Y	26.62%	Y	26.62%	Y	28.22%	Y	29.84%
61		14'/20'	16,550	114'	Y	26.62%	Y	26.62%	Y	28.23%	Y	29.85%
62		14'/20'	16,545	114'	Y	26.63%	Y	26.63%	Y	28.24%	Y	29.86%
63		14'/20'	16,540	114'	Y	26.64%	Y	26.64%	Y	28.25%	Y	29.87%
64		14'/20'	16,536	114'	Y	26.64%	Y	26.64%	Y	28.25%	Y	29.87%
65		14'/20'	17,021	115.39'	Y	25.89%	Y	25.89%	Y	27.45%	Y	29.02%
66		14'/20'	11,549	86'	Y	38.15%	Y	38.15%	Y	40.45%	Y	42.77%
67		14'/20'	10,121	75'	Y	43.53%	Y	43.53%	Y	46.16%	Y	48.81%
68		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
69		14'/20'	10,064	76'	Y	43.78%	Y	43.78%	Y	46.42%	Y	49.09%
70		14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%

- Magnolia Lot Fit Matrix (cont'd)

71	14'20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
72	14'20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
73	14'20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
74	14'20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
75	14'20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%
76	14'20'	10,064	76'	Y	43.78%	Y	43.78%	Y	46.42%	Y	49.09%
77	14'20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
78	14'20'	10,118	75'	Y	43.55%	Y	43.55%	Y	46.18%	Y	48.82%
79	14'20'	11,904	86'	Y	37.01%	Y	37.01%	Y	39.25%	Y	41.50%
80	14'20'	10,101	77'	Y	43.62%	Y	43.62%	Y	46.25%	Y	48.91%
81	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
82	14'20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
83	14'20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
84	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
85	14'20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
86	14'20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
87	14'20'	10,076	77'	Y	43.73%	Y	43.73%	Y	46.37%	Y	49.03%
88	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
89	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
90	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
91	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
92	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
93	14'20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%

Magnolia Colors & Materials



Magnolia Colors & Materials Scheme 1

SCHEME 1 MODERN ELEVATIONS



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7023 REQUISITE GRAY



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - PAMPLONA NOVO
FINE COMBED



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE- BEAUMONT OLD WORLD



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR

SCHEME 1 TRANSITIONAL ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SHAKE
#1FKN1430 - CHARCOAL BLEND



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE- BEAUMONT OLD WORLD



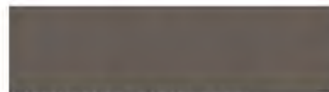
NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE -CHARCOAL MIST



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7570 EGRET WHITE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE

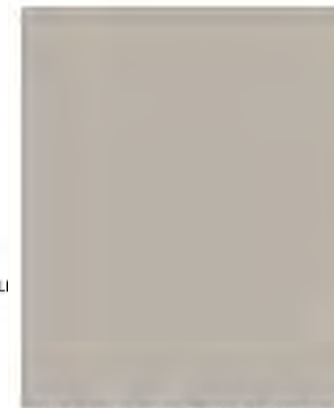
SCHEME 1 VALLEY ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SLATE
#1EJC55360 - STONE MOUNTAIN DARK



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - VERTICAL INSTALL
NOTE: PAINTED ACCENT COLOR



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7023 REQUISITE GRAY



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC

Magnolia Colors & Materials Scheme 2

SCHEME 2 MODERN ELEVATIONS

SCHEME 2 TRANSITIONAL ELEVATIONS

SCHEME 2 VALLEY ELEVATIONS



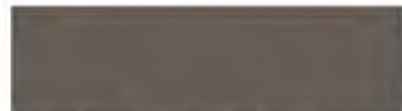
MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7570 EGRET WHITE



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - PAMPLONA NOVO
FINE COMBED



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE- BEAUMONT OLD WORLD



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE"- HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SHAKE
#1FKC1430 - CHARCOAL BLEND



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE- BEAUMONT OLD WORLD



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - CHARCOAL MIST



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7036 ACCESSIBLE BEIGE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE"- HORIZONTAL IN
NOTE: PAINTED ACCENT COLOR



ACCENT PAINT 1 - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES



ACCENT PAINT 2 - SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7038 TONY TAUPE



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SLATE
#1FJC5360 - STONE MOUNTAIN DARK



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - VERTICAL INSTALL
NOTE: PAINTED ACCENT 1 COLOR



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7648 BIG CHILL



ACCENT PAINT 1 - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC



ACCENT PAINT 2 - SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7023 REQUISITE GRAY

Magnolia Colors & Materials Scheme 3

SCHEME 3 MODERN ELEVATIONS



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7038 TONY TAUPE



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - PAMPLONA NOVO
FINE COMBED



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE- BEAUMONT OLD WORLD



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR

SCHEME 3 TRANSITIONAL ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SHAKE
#1FKCN1430 - CHARCOAL BLEND



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE- BEAUMONT OLD WORLD



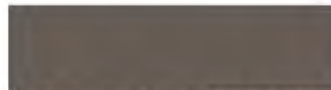
NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE -CHARCOAL MIST



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7038 TONY TAUPE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL IN
NOTE: PAINTED ACCENT COLOR



ACCENT PAINT - GARAGE DOOR, ENTRY DOOR,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE

SCHEME 3 VALLEY ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SLATE
#1FJCS5360 - STONE MOUNTAIN DARK



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - VERTICAL INSTALL
NOTE: PAINTED ACCENT COLOR



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7004 SNOWBOUND



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC

- colors & materials

garage door choices - all elevation styles:



AMARR
model LI2000 - LINCOLN FLUSH PANEL -
OR EQUAL



wayne dalton
model 8800 w/
dark bronze anodized aluminum
& white laminated privacy glass - OR EQUAL

exterior light fixtures-
all elevation styles:



GENERATION LIGHTING
model 8831702-10

glass entry door & sidelite -
all elevation styles:



-
- colors & materials

paver driveway
alternative



belgard hardscapes
cambridge cobble
classic collection
"desert blend"
(OR EQUAL/SIMILAR)

Pavers are standard on all plans and elevations

-
- colors & materials

medium sand
finish stucco



(all elevations)

- colors & materials

