MONTECITO

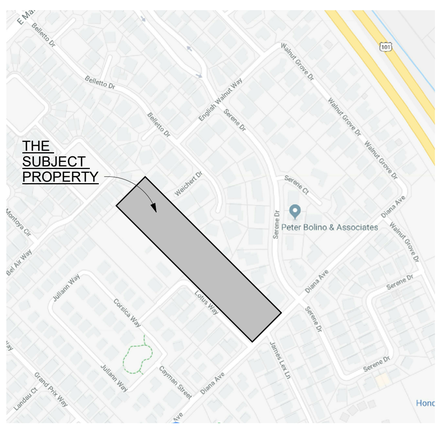
IN

MORGAN HILL, CALIFORNIA

PD OVERLAY SUBMITTAL

JUNE 3, 2019

VICINITY MAP



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PLAN 1 - 3 BR / 2.5 BA W/ MEZZANINE

Name	Area
FIRST FLOOR LIVING	2086 SF
MEZZANINE FLOOR	332 SF
TOTAL LIVING AREA	2417 SF
2-CAR GARAGE	444 SF
COVERED ENTRY PORCH, ELEV. A	125 SF
COVERED ENTRY PORCH, ELEV. C	122 SF

PLAN 2 - 5 BR / 4 BA

Name	Area
FIRST FLOOR LIVING	2787 SF
TOTAL LIVING AREA	2787 SF
2-CAR GARAGE	464 SF
COVERED OUTDOOR LIVING	180 SF
COVERED ENTRY PORCH, ELEV. A	176 SF
COVERED ENTRY PORCH, ELEV. B	173 SF

PLAN 3 - 5 BR / 4.5 BA

Name	Area
1ST FLOOR LIVING	1858 SF
2ND FLOOR LIVING	1466 SF
TOTAL LIVING AREA	3323 SF
2-CAR GARAGE	490 SF
COVERED OUTDOOR LIVING	256 SF
COVERED ENTRY PORCH, ELEV. B	120 SF
COVERED ENTRY PORCH, ELEV. C	118 SF

PLAN 4A - 4 BR / 3 BA

Name	Area
PLAN 4A 1ST FLOOR LIVING	957 SF
PLAN 4A 2ND FLOOR LIVING	927 SF
TOTAL LIVING AREA	1884 SF
2-CAR GARAGE	472 SF
PLAN 4A COVERED ENTRY PORCH	82 SF

PLAN 4A-ALT - 4 BR / 3 BA

Name	Area
PLAN 4A-ALT 1ST FLOOR LIVING	946 SF
PLAN 4A-ALT 2ND FLOOR LIVING	927 SF
TOTAL LIVING AREA	1873 SF
2-CAR GARGAE	472 SF
PLAN 4A-ALT COVERED ENTRY PORCH	93 SF

PD OVERLAY - TITLE SHEET

MONTECITO, MORGAN HILL, CA

DAHLIN

JOB NO. **233.031**
DATE **06/03/19**

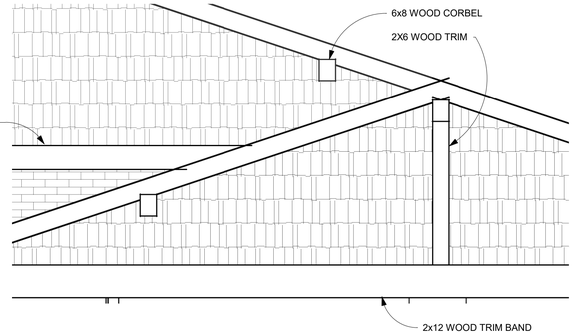
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T1.1

ELEVATION A - MODERN CRAFTSMAN

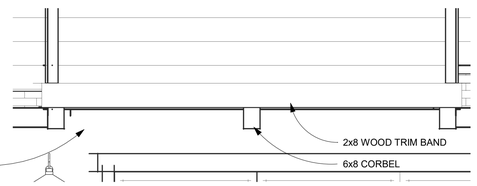
ROOFING:
FLAT TILE ROOFING WITH 8" RAKE AND 18" EAVE

GABLE ENDS (@ PLAN 2 ONLY): STRAIGHT EDGE SHINGLE PANEL SIDING WITmv H 2x12 TRIM BAND BELOW AT MAIN GABLE END; 2x8 TRIM BAND AT SECONDARY GABLE END

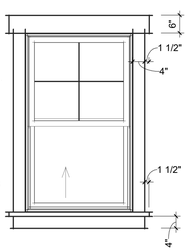


WALL FINISH:
8" EXPOSED HORIZONTAL LAPPED SIDING WITH 2x4 CORNER TRIM

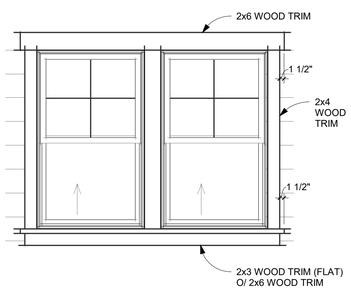
WALL FINISH: (@ PLAN 4 ONLY) STUCCO FINISH PAINTED PER COLOR SCHEME



TRIM @ WINDOWS AND DOORS:
FINISH COAT STUCCO OVER FOAM TRIM @ VINYL FRAME WINDOWS AND SIMULATED WOOD DOORS AT STUCCO WALL FINISHES

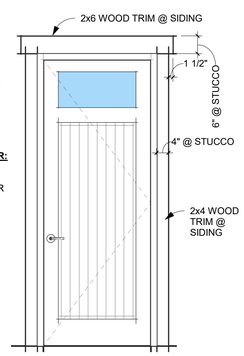


TRIM @ WINDOWS AND DOORS:
WOOD TRIM @ VINYL FRAME WINDOWS AND SIMULATED WOOD DOORS AT SIDING FINISHED WALLS

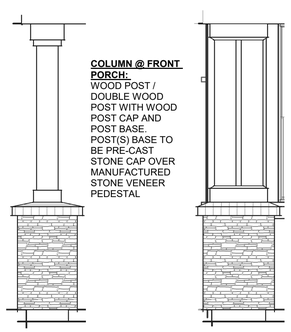


FRONT DOOR:
SIMULATED WOOD FRONT DOOR

GARAGE DOOR:
ALUMINUM SECTIONAL GARAGE DOOR



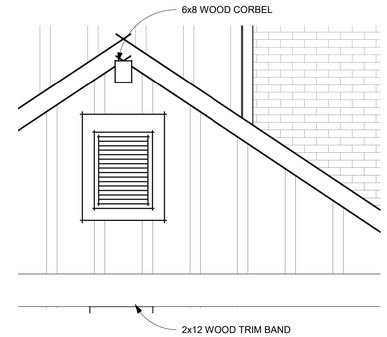
COLUMN @ FRONT PORCH:
WOOD POST / DOUBLE WOOD POST WITH WOOD POST CAP AND POST BASE. POST(S) BASE TO BE PRE-CAST STONE CAP OVER MANUFACTURED STONE VENEER PEDESTAL

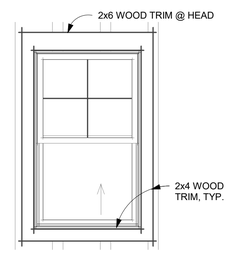


ELEVATION B - MODERN FARMHOUSE

ROOFING:
FLAT TILE ROOFING WITH 8" RAKE AND 18" EAVE

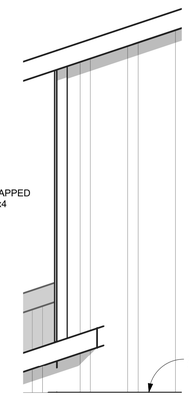
GABLE ENDS:
BOARD AND BATTEN SIDING WITH 2x12 TRIM BAND BELOW. 6x8 WOOD CORBEL AT APEX. GABLE END VENT WITH WOOD TRIMS WHERE OCCURS

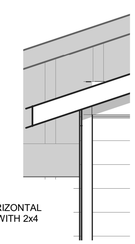




TRIM @ WINDOWS AND DOORS:
WOOD TRIM @ VINYL FRAME WINDOWS AND SIMULATED WOOD DOORS

WALL FINISH:
8" EXPOSED HORIZONTAL LAPPED SIDING WITH 2x4 CORNER TRIM

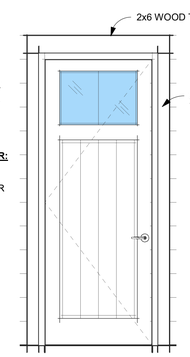


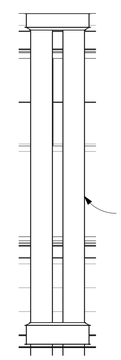


WALL FINISH:
8" EXPOSED HORIZONTAL LAPPED SIDING WITH 2x4 CORNER TRIM

FRONT DOOR:
SIMULATED WOOD FRONT DOOR

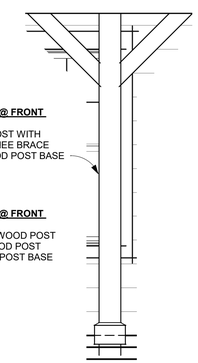
GARAGE DOOR:
ALUMINUM SECTIONAL GARAGE DOOR





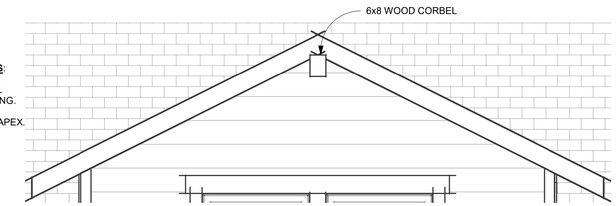
COLUMN @ FRONT PORCH:
WOOD POST WITH WOOD KNEE BRACE AND WOOD POST BASE

COLUMN @ FRONT PORCH:
DOUBLE WOOD POST WITH WOOD POST CAP AND POST BASE



ELEVATION C - MODERN RANCH

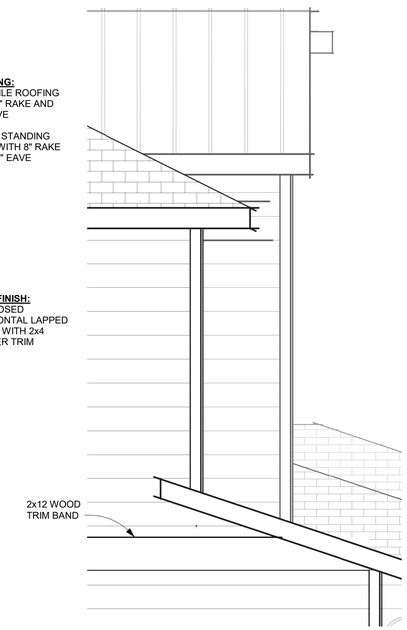
GABLE ENDS:
8" EXPOSED HORIZONTAL LAPPED SIDING. 6x8 WOOD CORBEL AT APEX.

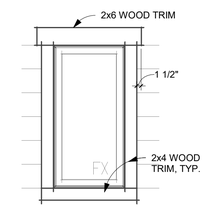


ROOFING:
FLAT TILE ROOFING WITH 8" RAKE AND 18" EAVE

METAL STANDING SEAM WITH 8" RAKE AND 18" EAVE

WALL FINISH:
8" EXPOSED HORIZONTAL LAPPED SIDING WITH 2x4 CORNER TRIM

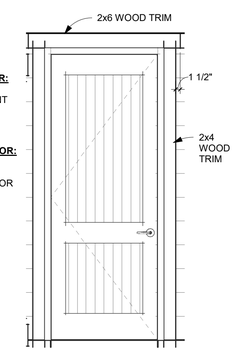




TRIM @ WINDOWS AND DOORS:
WOOD TRIM @ VINYL FRAME WINDOWS AND SIMULATED WOOD DOORS

FRONT DOOR:
SIMULATED WOOD FRONT DOOR

GARAGE DOOR:
ALUMINUM SECTIONAL GARAGE DOOR



COLUMN @ FRONT PORCH:
12"x12" BOXED COLUMN WITH SMOOTH SIDING PANEL & 2X4 WOOD TRIM. WOOD POST CAP AND POST BASE

PLANNING - ARCHITECTURAL ELEMENTS PER STYLE

MONTECITO, MORGAN HILL, CA

DAHLIN

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

JOB NO. **233.031**
DATE **06/03/19**

A0.1

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

1 PLAN 1 FRONT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

2 PLAN 1 FRONT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

C - MODERN RANCH

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING
- STANDING SEAM METAL ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE BOXED COLUMN

PLAN 1 ELEVATIONS

MONTECITO, MORGAN HILL, CA

1 2 4 8
SCALE: 1/4" = 1'-0"

DAHLIN

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DATE **06/03/19**

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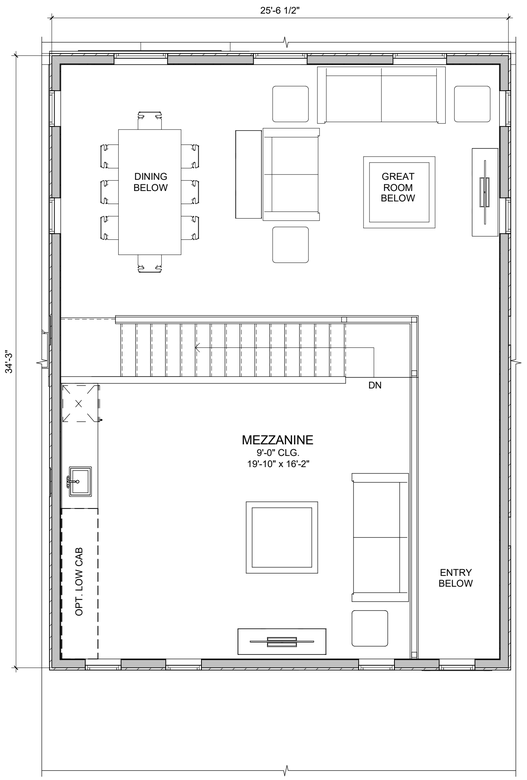
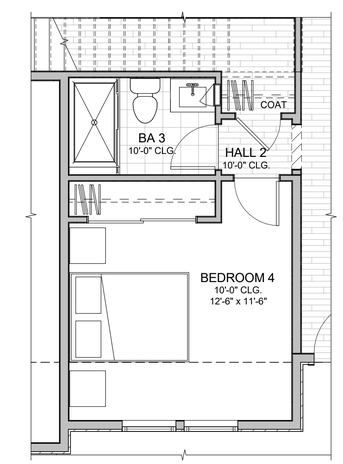
Pleasanton, CA 94588
925-251-7200

A1.0



2 PLAN 1 MEZZANINE LEVEL, ELEVATION A
1/4" = 1'-0"

1 PLAN 1 FIRST FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"



1A PLAN 1 FLOOR PLAN, OPT. BEDROOM 4
1/4" = 1'-0"

PLAN 1 - 3 BR / 2.5 BA W/ MEZZANINE

Name	Area
FIRST FLOOR LIVING	2086 SF
MEZZANINE FLOOR	332 SF
TOTAL LIVING AREA	2417 SF
2-CAR GARAGE	444 SF
COVERED ENTRY PORCH, ELEV. A	125 SF
COVERED ENTRY PORCH, ELEV. C	122 SF

PLAN 1, FLOOR PLANS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

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

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A1.1

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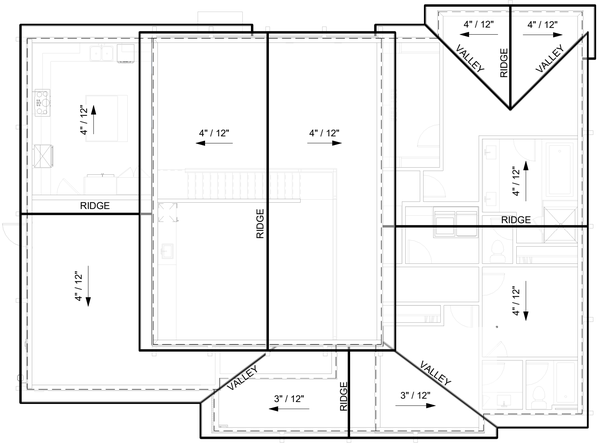
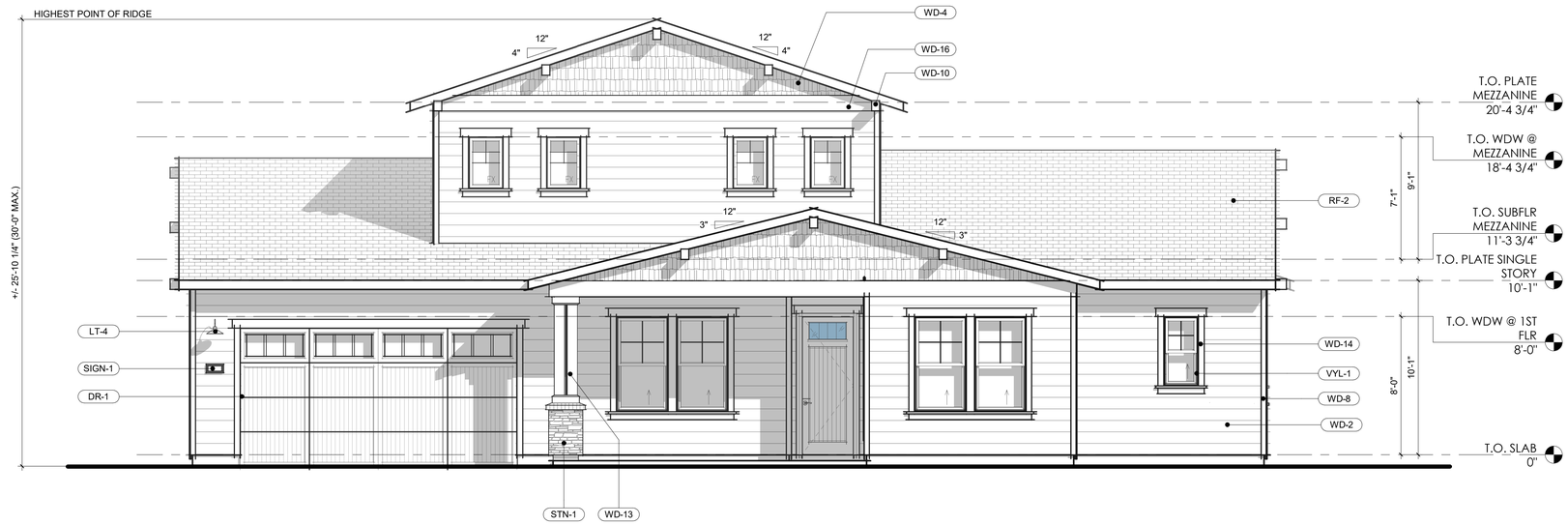


1 PLAN 1 ROOF PLAN, ELEVATION A, MODERN CRAFTSMAN
1/8" = 1'-0"



2 PLAN 1 FRONT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

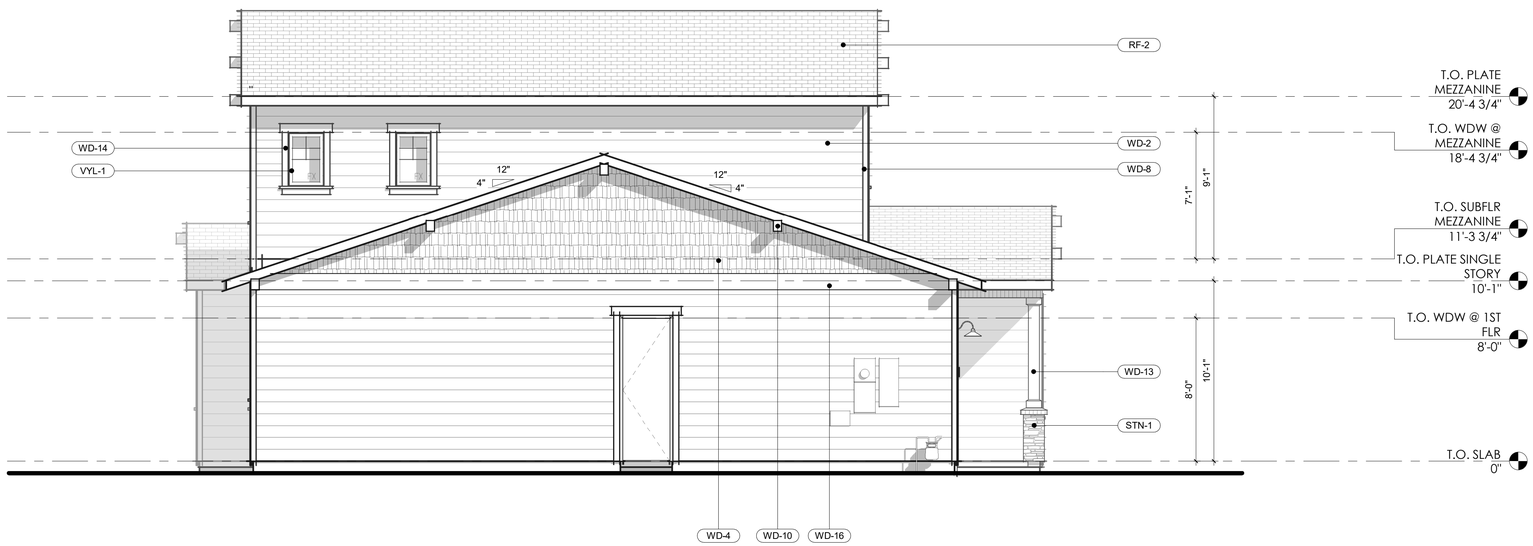
- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP



3 PLAN 1 LEFT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 1, ROOF PLAN & ELEVATIONS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **233.031**
DATE **06/03/19**

A1.2

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

1 PLAN 1 REAR ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

2 PLAN 1 RIGHT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 1, ELEVATIONS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 233.031
DATE 06/03/19

A1.3

5865 Owens Drive
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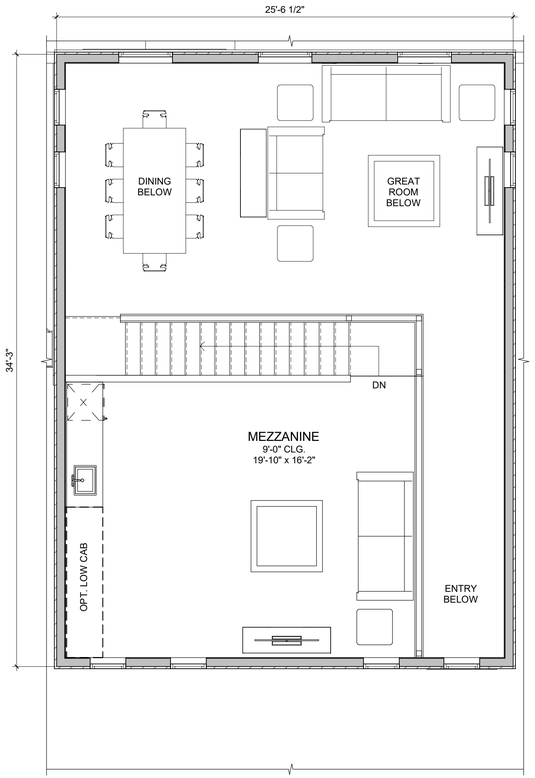
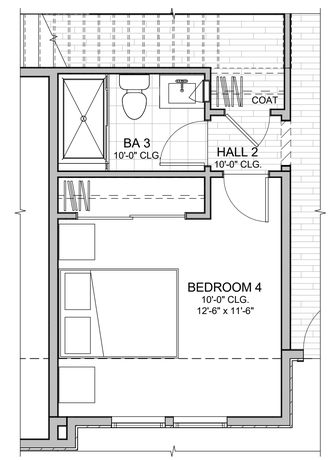


2 PLAN 1 MEZZANINE LEVEL, ELEVATION C
1/4" = 1'-0"

1 PLAN 1 FIRST FLOOR PLAN, ELEVATION C, MODERN RANCH
1/4" = 1'-0"



1A PLAN 1 FLOOR PLAN, OPT. BEDROOM 4
1/4" = 1'-0"

PLAN 1 - 3 BR / 2.5 BA W/ MEZZANINE

Name	Area
FIRST FLOOR LIVING	2086 SF
MEZZANINE FLOOR	332 SF
TOTAL LIVING AREA	2417 SF
2-CAR GARAGE	444 SF
COVERED ENTRY PORCH, ELEV. A	125 SF
COVERED ENTRY PORCH, ELEV. C	122 SF

PLAN 1, FLOOR PLANS, ELEVATION C, MODERN RANCH

MONTECITO, MORGAN HILL, CA

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

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DATE 06/03/19

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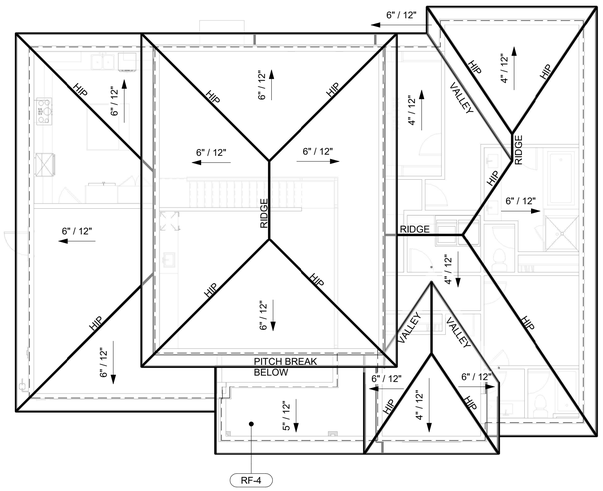
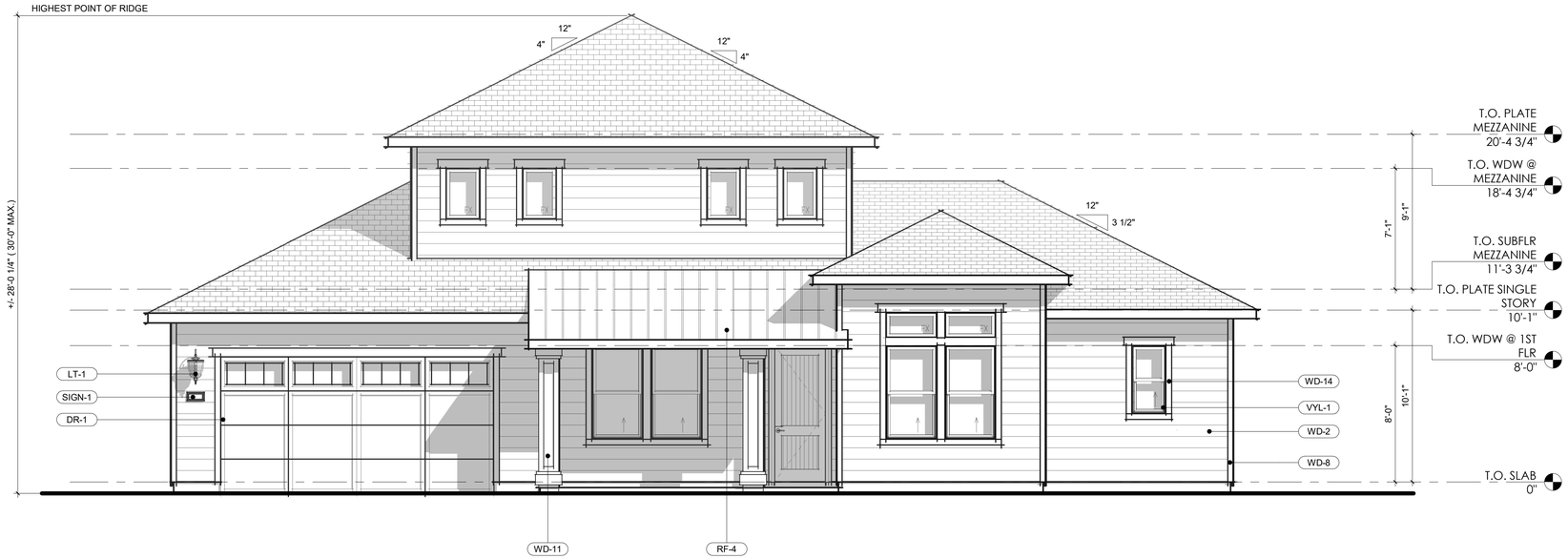
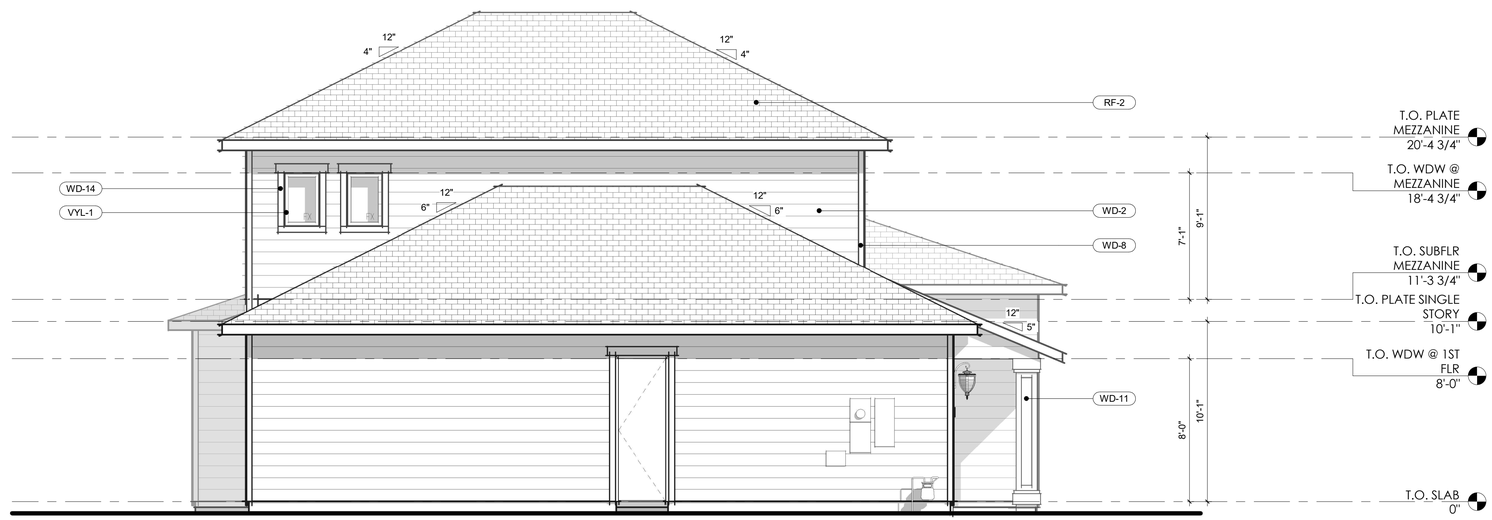


1 PLAN 1 ROOF PLAN, ELEVATION C, MODERN RANCH
1/8" = 1'-0"



2 PLAN 1 FRONT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"



3 PLAN 1 LEFT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

C - MODERN RANCH

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING
- STANDING SEAM METAL ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE BOXED COLUMN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 1, ROOF PLAN & ELEVATIONS, ELEVATION C, MODERN RANCH

MONTECITO, MORGAN HILL, CA

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1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE **06/03/19**

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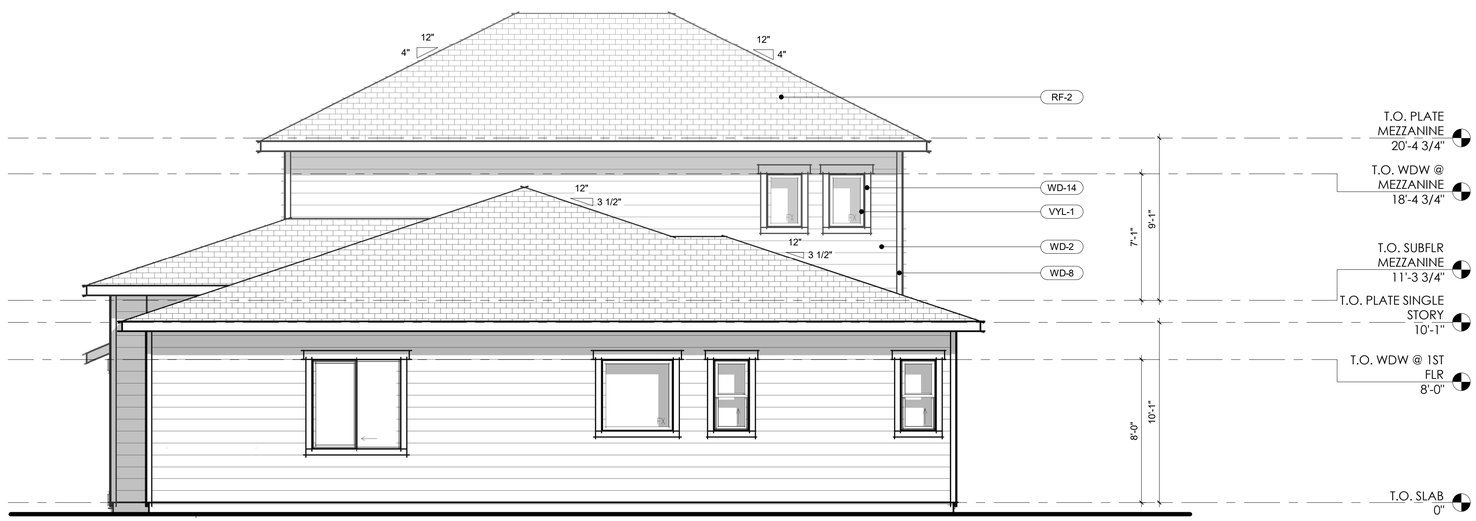
1 PLAN 1 REAR ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"



2 PLAN 1 RIGHT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

C - MODERN RANCH

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING
- STANDING SEAM METAL ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE BOXED COLUMN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 1, ELEVATIONS, ELEVATION C, MODERN RANCH

MONTECITO, MORGAN HILL, CA

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1 2 4 8
SCALE: 1/4" = 1'-0"

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1 PLAN 2 FRONT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

2 PLAN 2 FRONT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

B - MODERN FARMHOUSE

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH PANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD POST WITH KNEE BRACE WHERE SHOWN
- DECORATIVE GABLE END VENT

PLAN 2 ELEVATIONS

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE **06/03/19**

A2.0

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1 PLAN 2 FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

PLAN 2 - 5 BR / 4 BA	
Name	Area
FIRST FLOOR LIVING	2787 SF
TOTAL LIVING AREA	2787 SF
2-CAR GARAGE	464 SF
COVERED OUTDOOR LIVING	180 SF
COVERED ENTRY PORCH, ELEV. A	176 SF
COVERED ENTRY PORCH, ELEV. B	173 SF

PLAN 2, FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE **06/03/19**

A2.1

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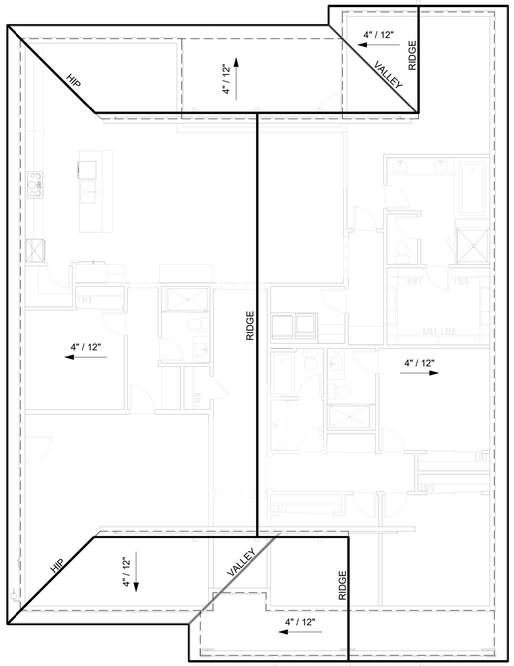
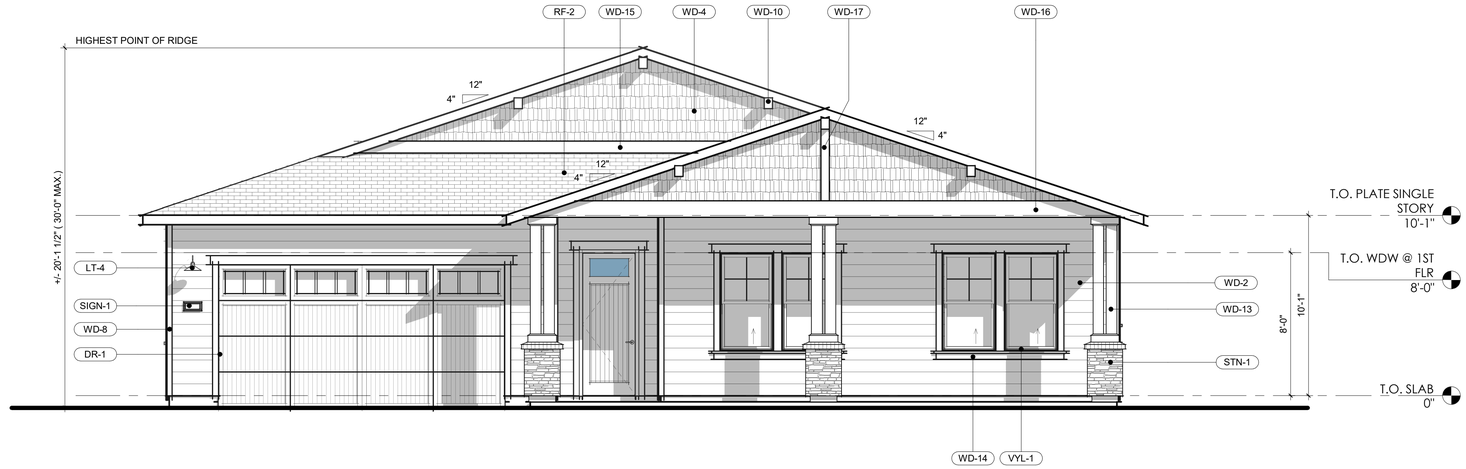


1 PLAN 2 ROOF PLAN, ELEVATION A, MODERN CRAFTSMAN
1/8" = 1'-0"



2 PLAN 2 FRONT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

3 PLAN 2 LEFT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 2, ROOF PLAN & ELEVATIONS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE **06/03/19**

A2.2

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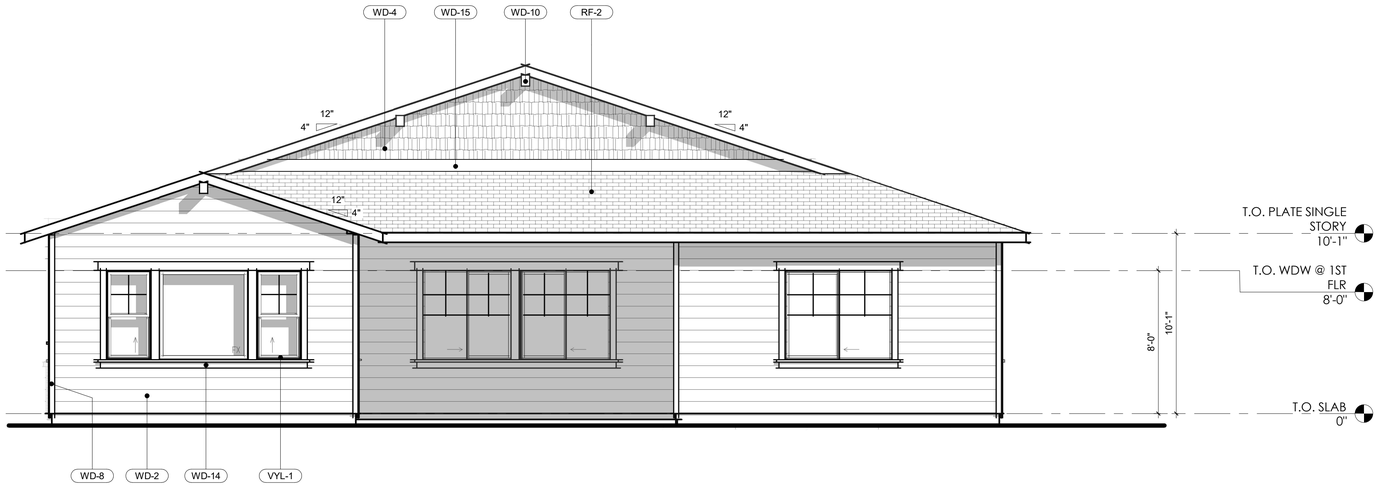
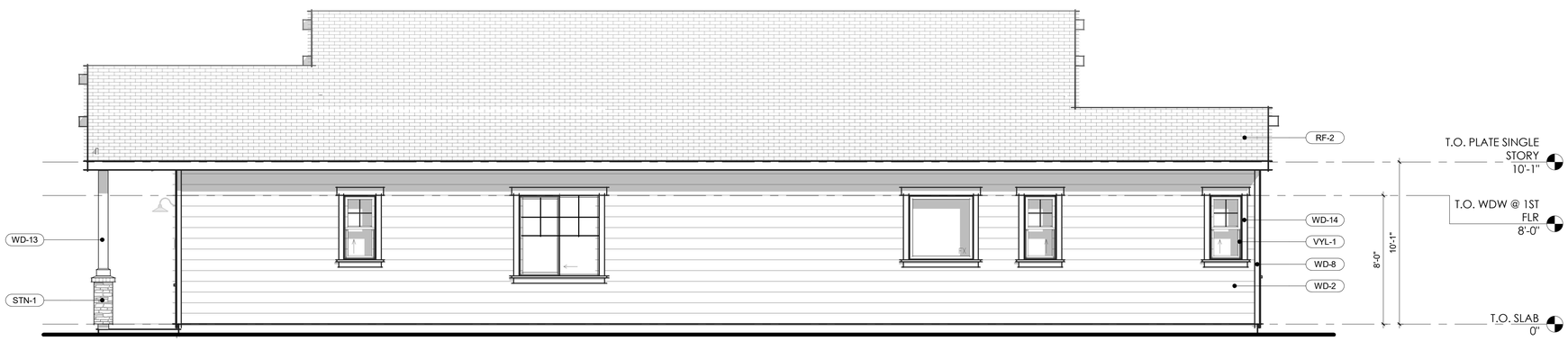


1 PLAN 2 REAR ELEVATION, ELEVATION A, MODERN CRAFTSMAN

1/4" = 1'-0"



2 PLAN 2 RIGHT ELEVATION, ELEVATION A, MODERN CRAFTSMAN

1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 2, ELEVATIONS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

1 2 4 8

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

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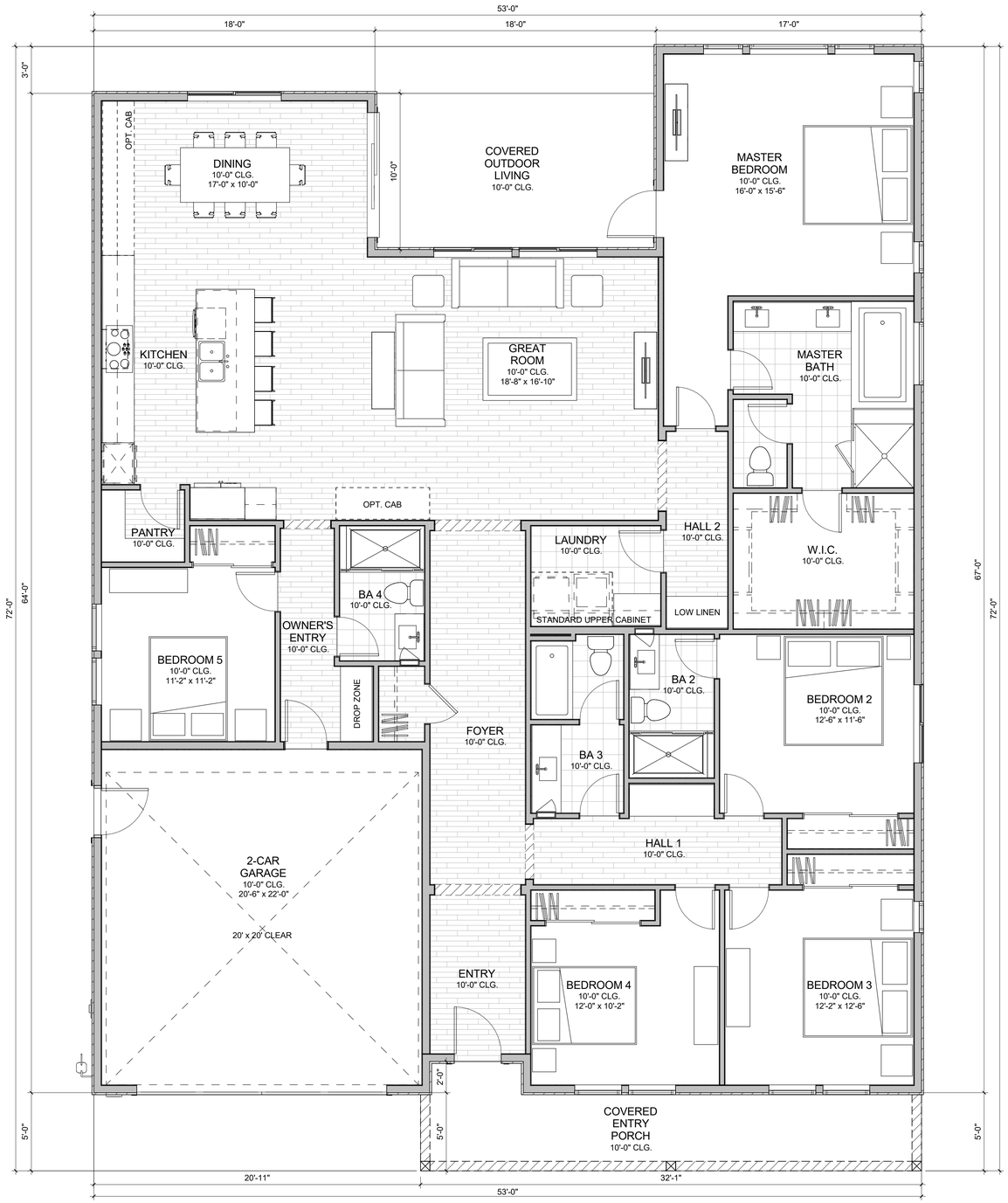

1 PLAN 2 FLOOR PLAN, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

PLAN 2 - 5 BR / 4 BA	
Name	Area
FIRST FLOOR LIVING	2787 SF
TOTAL LIVING AREA	2787 SF
2-CAR GARAGE	464 SF
COVERED OUTDOOR LIVING	180 SF
COVERED ENTRY PORCH, ELEV. A	176 SF
COVERED ENTRY PORCH, ELEV. B	173 SF

PLAN 2, FLOOR PLAN, ELEVATION B, MODERN FARMHOUSE

MONTECITO, MORGAN HILL, CA

1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE 06/03/19

A2.4

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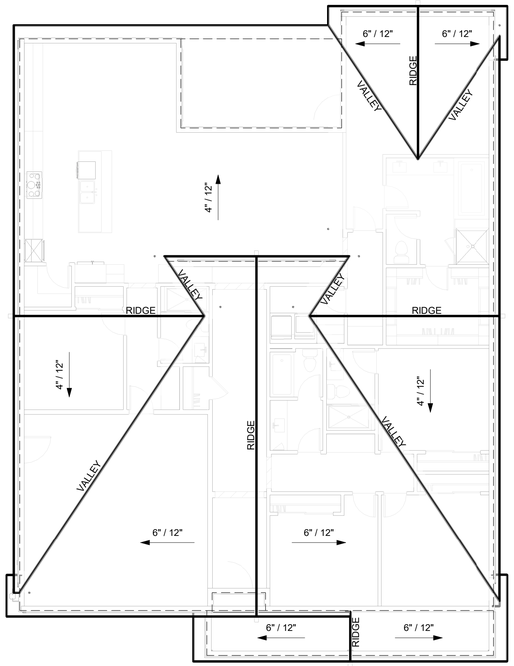
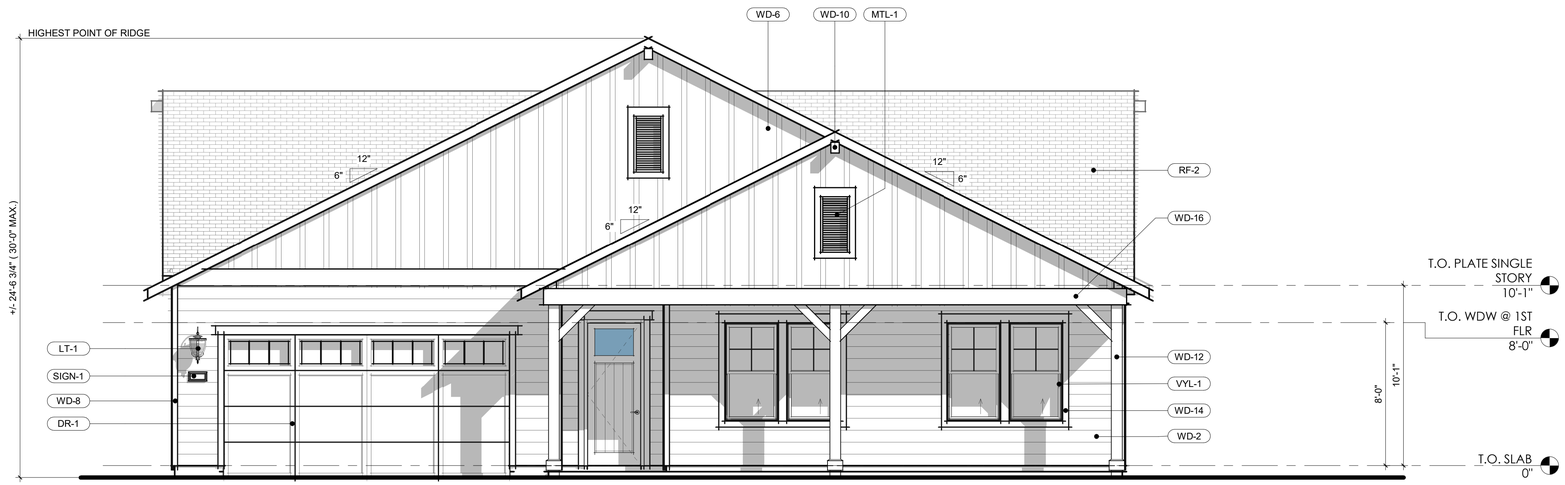


4 PLAN 2 ROOF PLAN, ELEVATION B, MODERN FARMHOUSE
1/8" = 1'-0"



2 PLAN 2 FRONT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

3 PLAN 2 LEFT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

B - MODERN FARMHOUSE

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH PANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD POST WITH KNEE BRACE WHERE SHOWN
- DECORATIVE GABLE END VENT

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
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WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 2, ROOF PLAN & ELEVATIONS, ELEVATION B, MODERN FARMHOUSE

MONTECITO, MORGAN HILL, CA

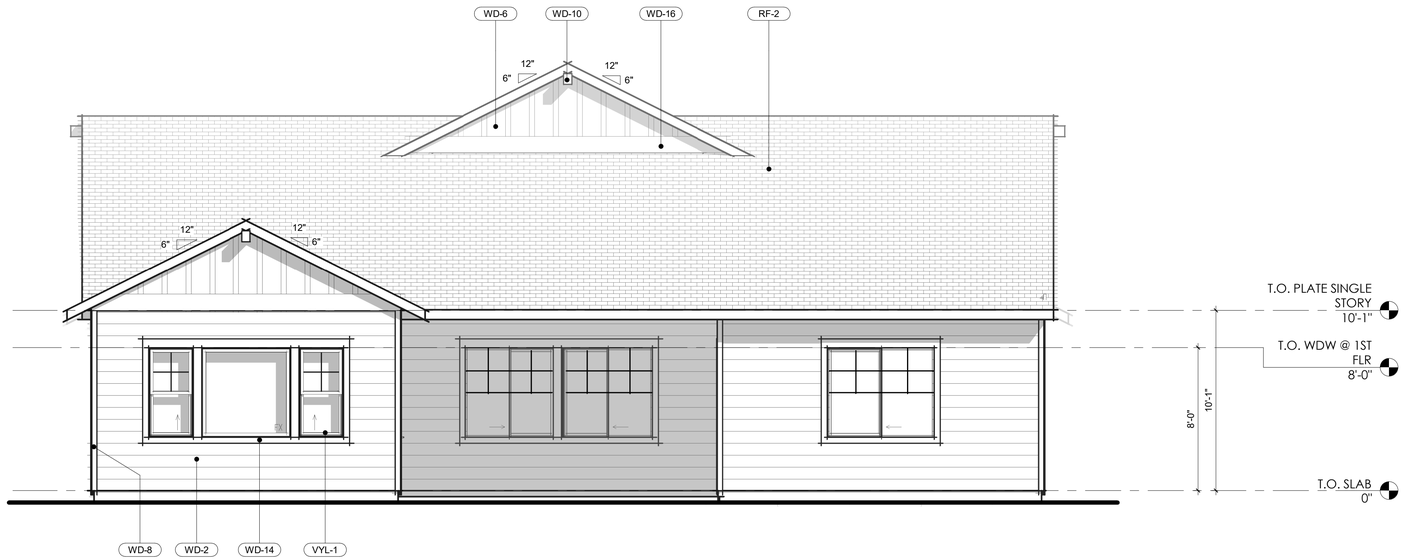
DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 233.031
DATE 06/03/19

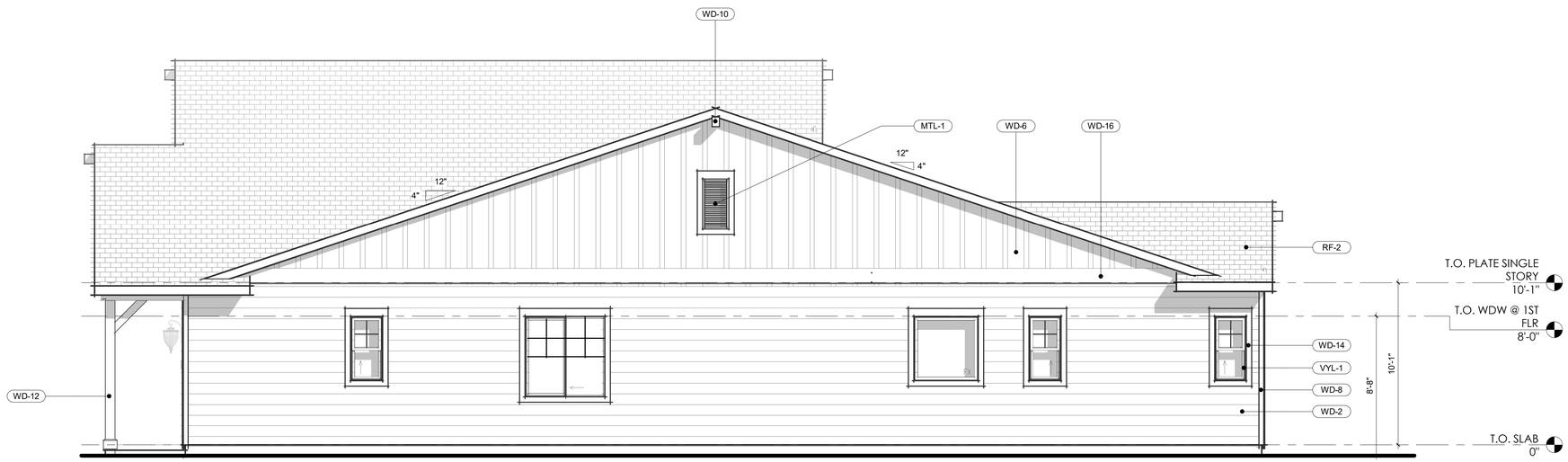
A2.5

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



1 PLAN 2 REAR ELEVATION, ELEVATION B, MODERN FARMHOUSE

1/4" = 1'-0"



2 PLAN 2 RIGHT ELEVATION, ELEVATION B, MODERN FARMHOUSE

1/4" = 1'-0"

B - MODERN FARMHOUSE

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH PANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD POST WITH KNEE BRACE WHERE SHOWN
- DECORATIVE GABLE END VENT

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 2, ELEVATIONS, ELEVATION B, MODERN FARMHOUSE

MONTECITO, MORGAN HILL, CA

1 2 4 8

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

DAHLIN

JOB NO. **233.031**

DATE **06/03/19**

A2.6

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1 PLAN 3 FRONT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

2 PLAN 3 FRONT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

B - MODERN FARMHOUSE

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH PANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD POST WITH KNEE BRACE WHERE SHOWN
- DECORATIVE GABLE END VENT

C - MODERN RANCH

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING
- STANDING SEAM METAL ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE BOXED COLUMN

PLAN 3 ELEVATIONS

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **233.031**
DATE **06/03/19**

5865 Owens Drive
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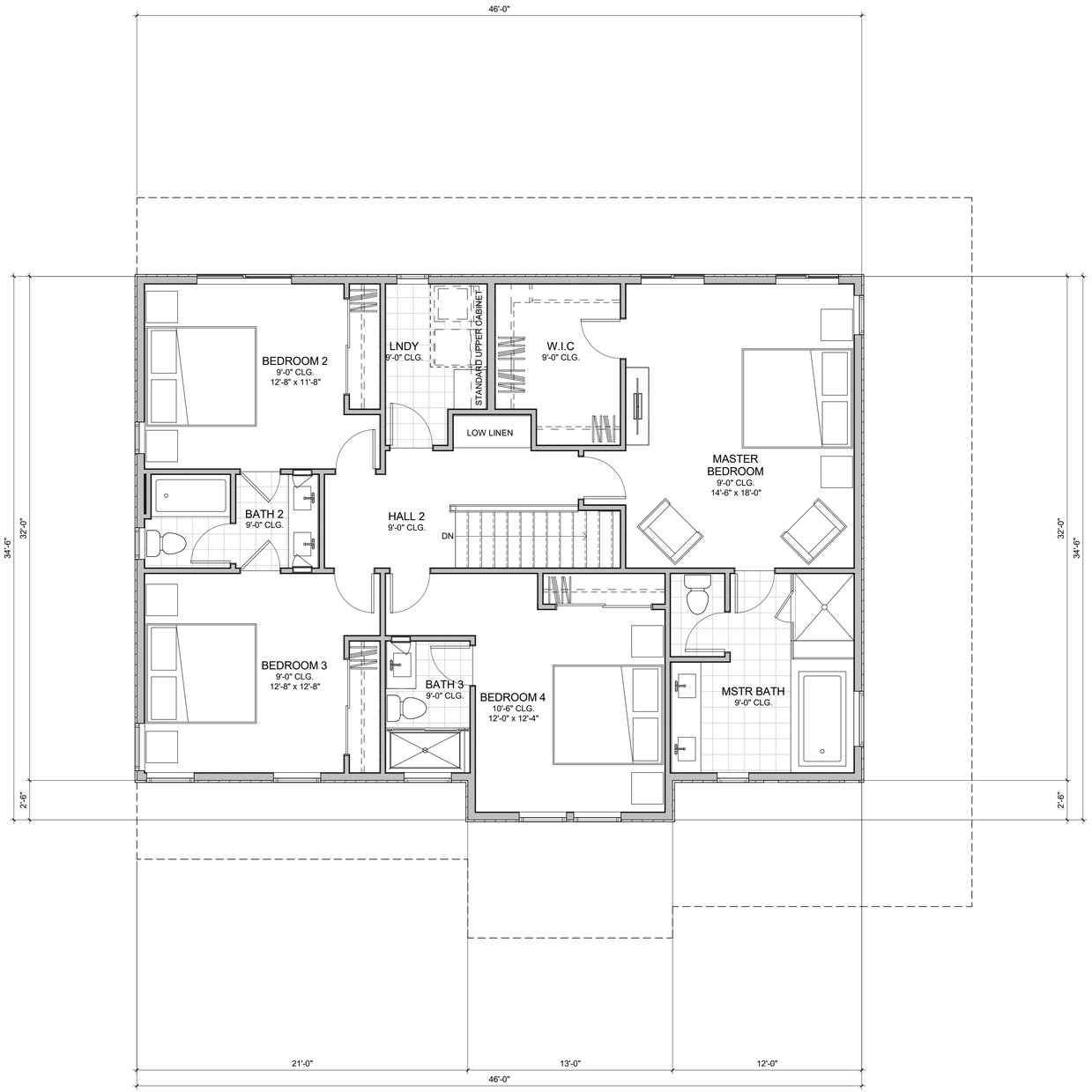
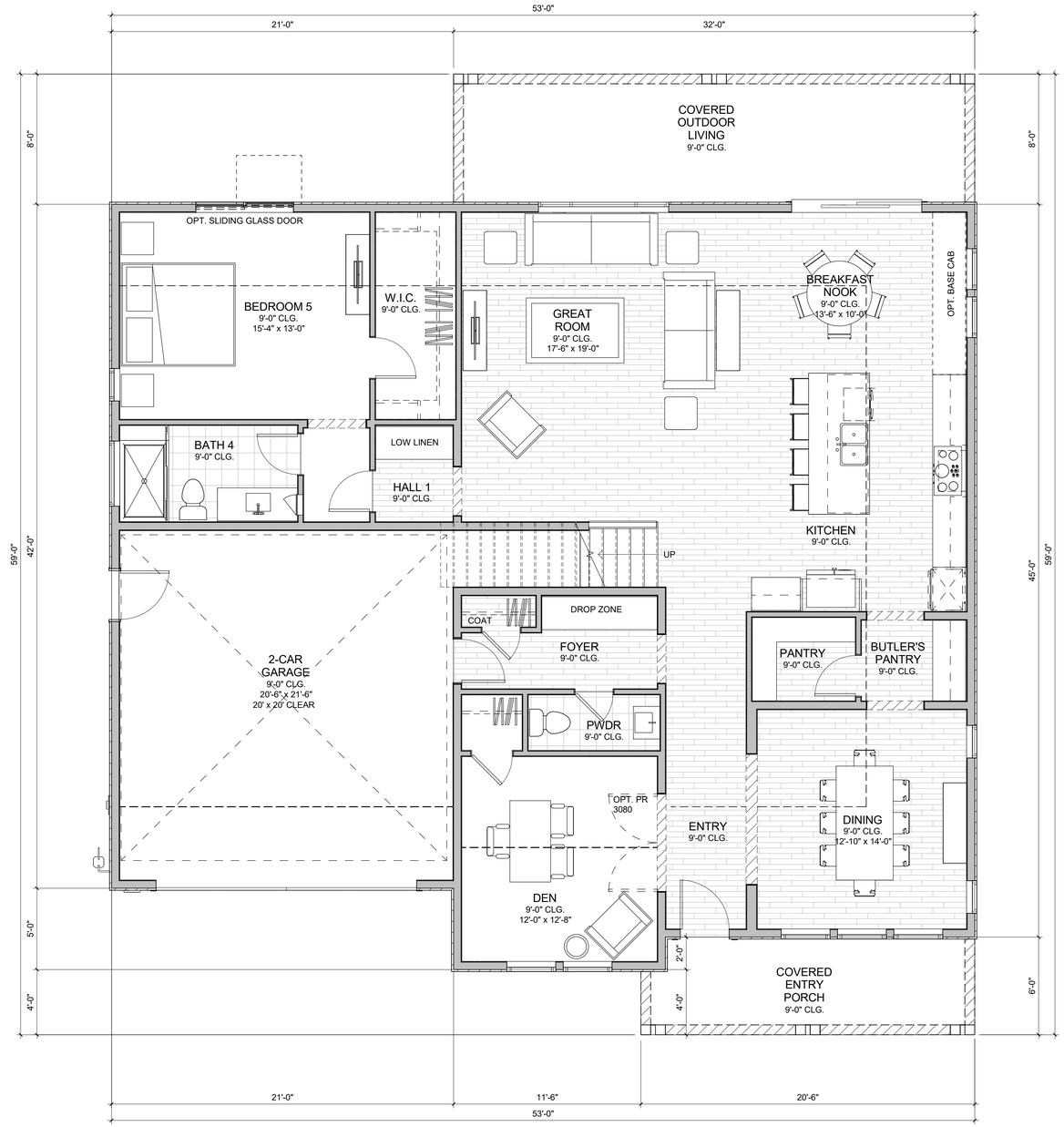


2 PLAN 3 SECOND FLOOR PLAN, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"



1 PLAN 3 FIRST FLOOR PLAN, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

PLAN 3, FLOOR PLANS, ELEVATION B, MODERN FARMHOUSE

MONTECITO, MORGAN HILL, CA

PLAN 3 - 5 BR / 4.5 BA

Name	Area
1ST FLOOR LIVING	1858 SF
2ND FLOOR LIVING	1466 SF
TOTAL LIVING AREA	3323 SF
2-CAR GARAGE	490 SF
COVERED OUTDOOR LIVING	256 SF
COVERED ENTRY PORCH, ELEV. B	120 SF
COVERED ENTRY PORCH, ELEV. C	118 SF

DAHLIN

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

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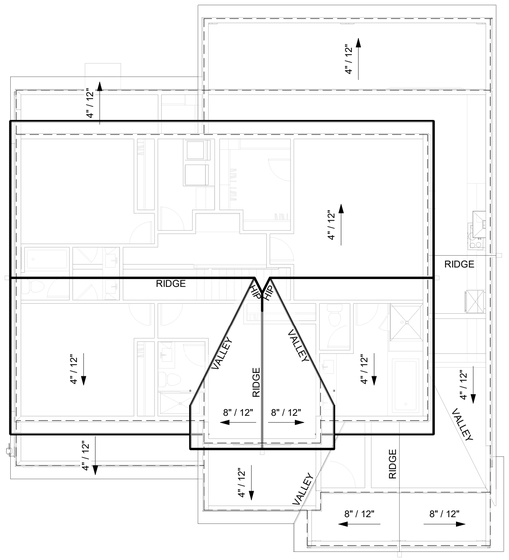
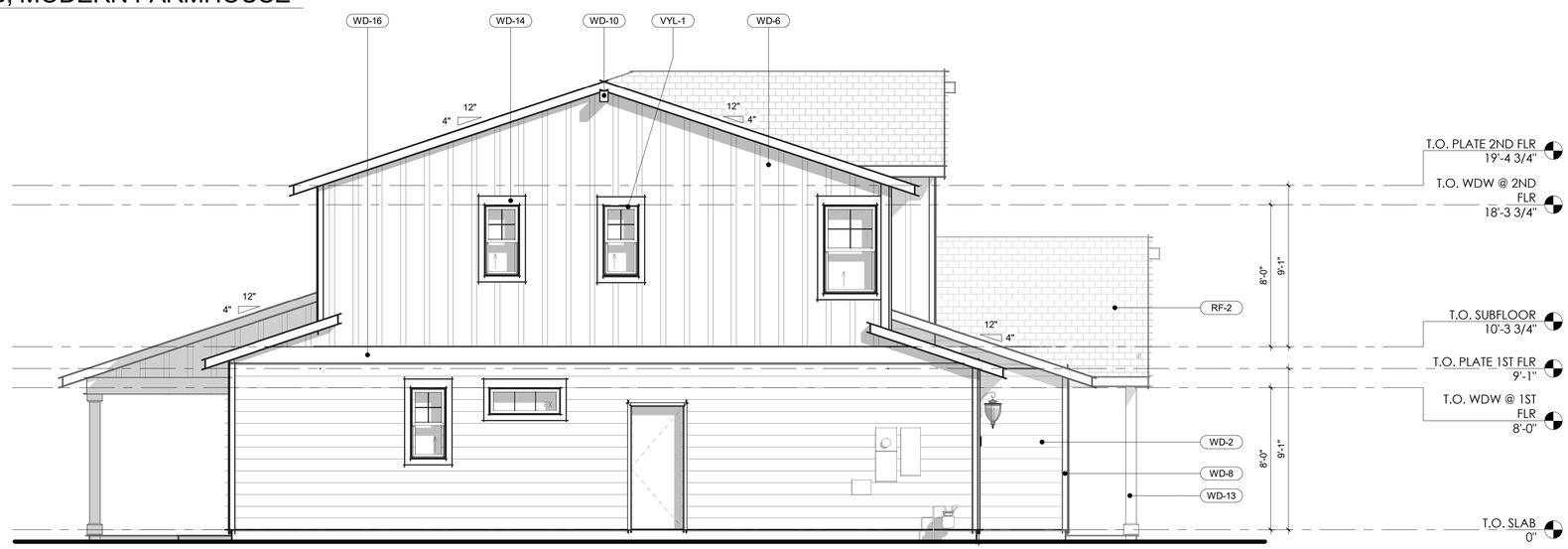


1 PLAN 3 ROOF PLAN,
ELEVATION B, MODERN FARMHOUSE
1/8" = 1'-0"

2 PLAN 3 FRONT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"



3 PLAN 3 LEFT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

B - MODERN FARMHOUSE

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

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- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD POST WITH KNEE BRACE WHERE SHOWN
- DECORATIVE GABLE END VENT

EXTERIOR ELEVATION KEYNOTES

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CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
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STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
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WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 3, ROOF PLAN & ELEVATIONS, ELEVATION B, MODERN FARMHOUSE

MONTECITO, MORGAN HILL, CA

1 2 4 8
SCALE: 1/4" = 1'-0"

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A3.2

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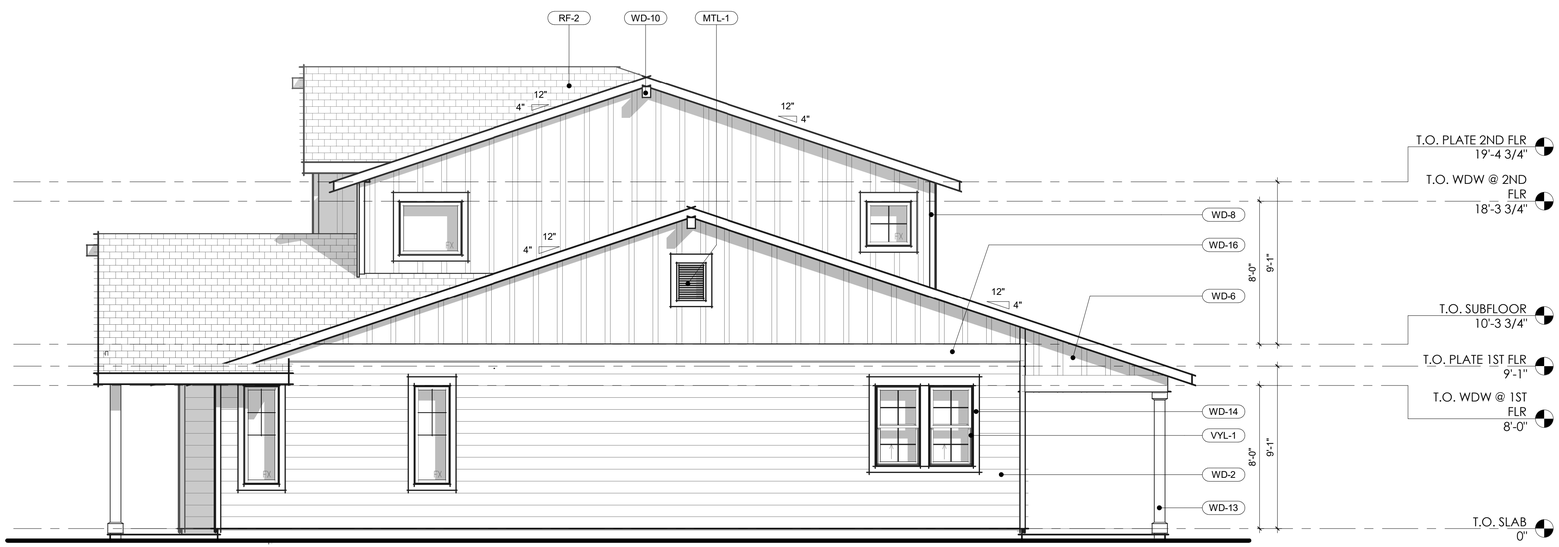
1 PLAN 3 REAR ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"



2 PLAN 3 RIGHT ELEVATION, ELEVATION B, MODERN FARMHOUSE
1/4" = 1'-0"

B - MODERN FARMHOUSE

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

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CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
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RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
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VYL-1	VINYL FRAME WINDOW
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WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 3, ELEVATIONS, ELEVATION B, MODERN FARMHOUSE

MONTECITO, MORGAN HILL, CA

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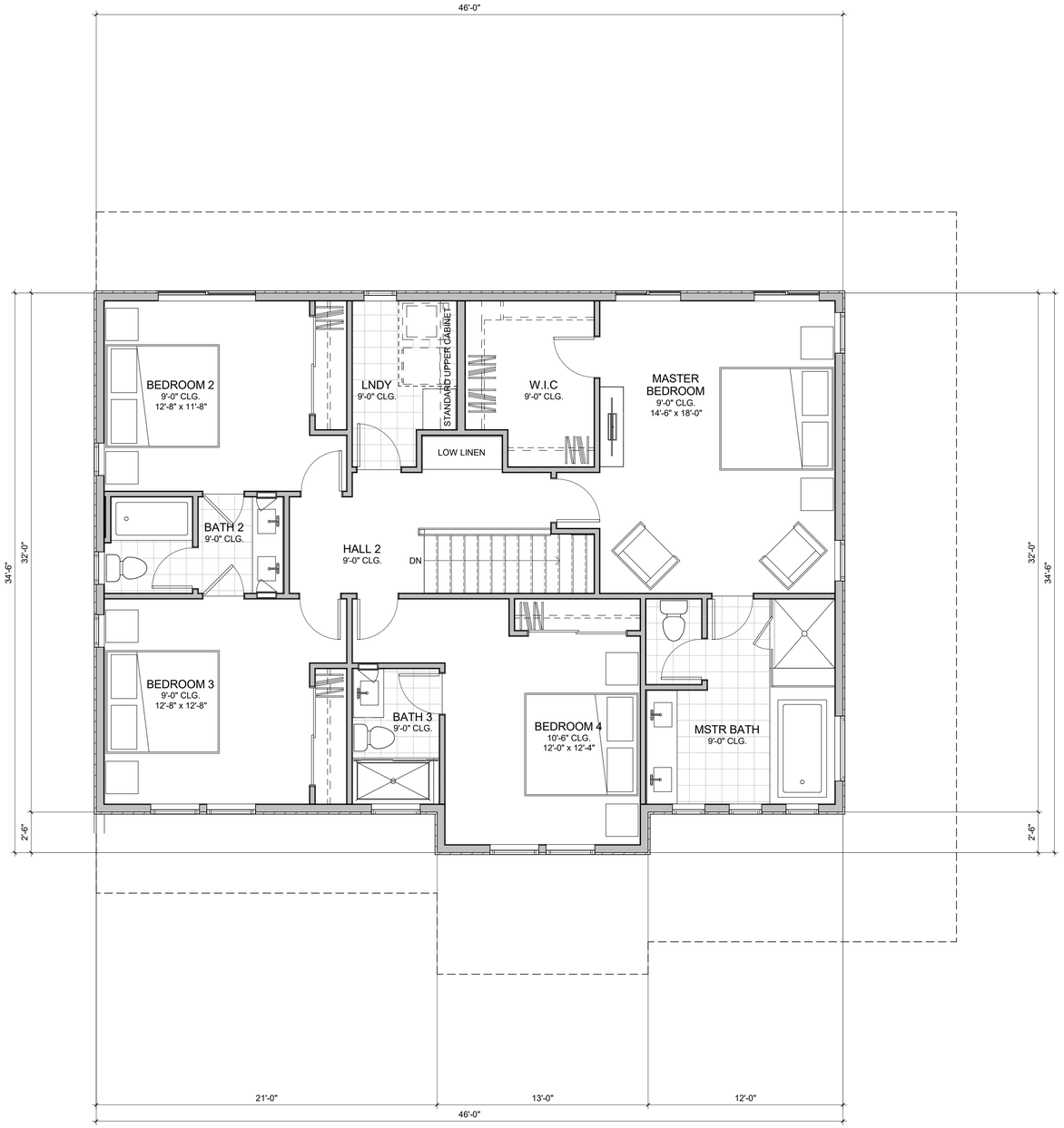
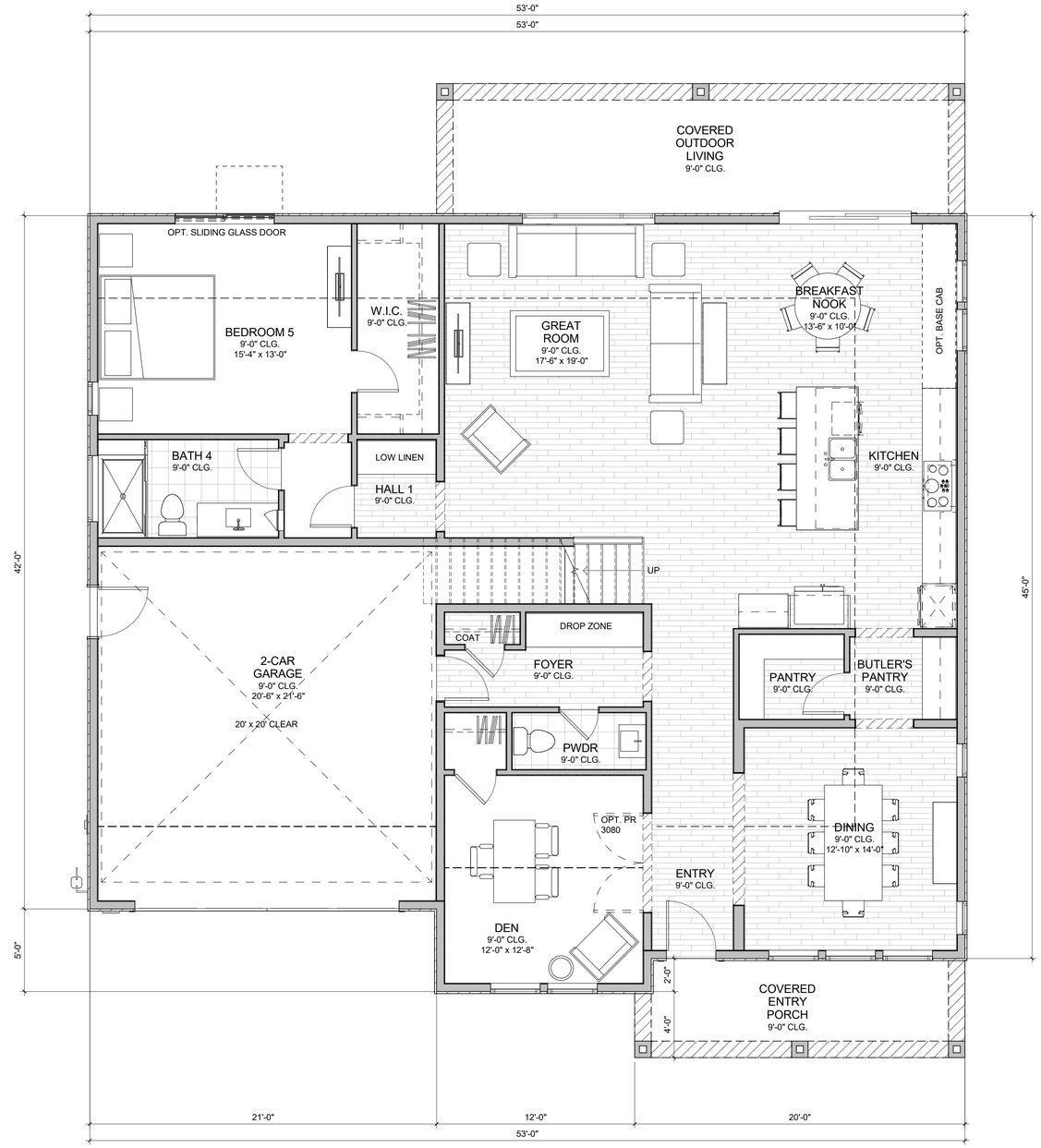


2 PLAN 3 SECOND FLOOR PLAN, ELEVATION C, MODERN RANCH
1/4" = 1'-0"



1 PLAN 3 FIRST FLOOR PLAN, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

PLAN 3, FLOOR PLANS, ELEVATION C, MODERN RANCH

MONTECITO, MORGAN HILL, CA

PLAN 3 - 5 BR / 4.5 BA

Name	Area
1ST FLOOR LIVING	1858 SF
2ND FLOOR LIVING	1466 SF
TOTAL LIVING AREA	3323 SF
2-CAR GARAGE	490 SF
COVERED OUTDOOR LIVING	256 SF
COVERED ENTRY PORCH, ELEV. B	120 SF
COVERED ENTRY PORCH, ELEV. C	118 SF

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

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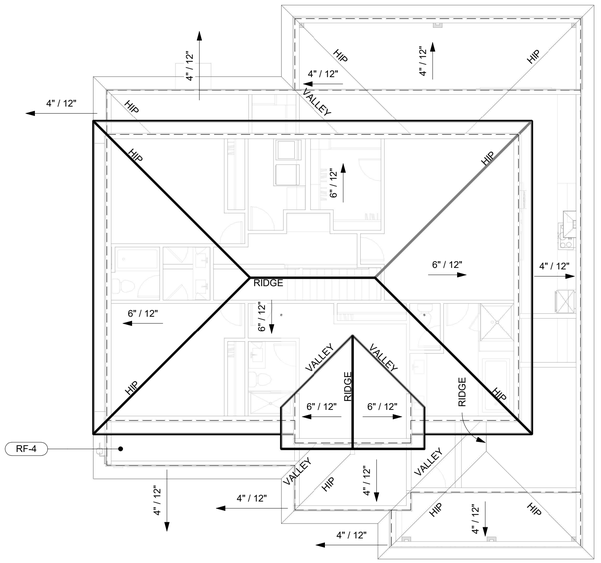
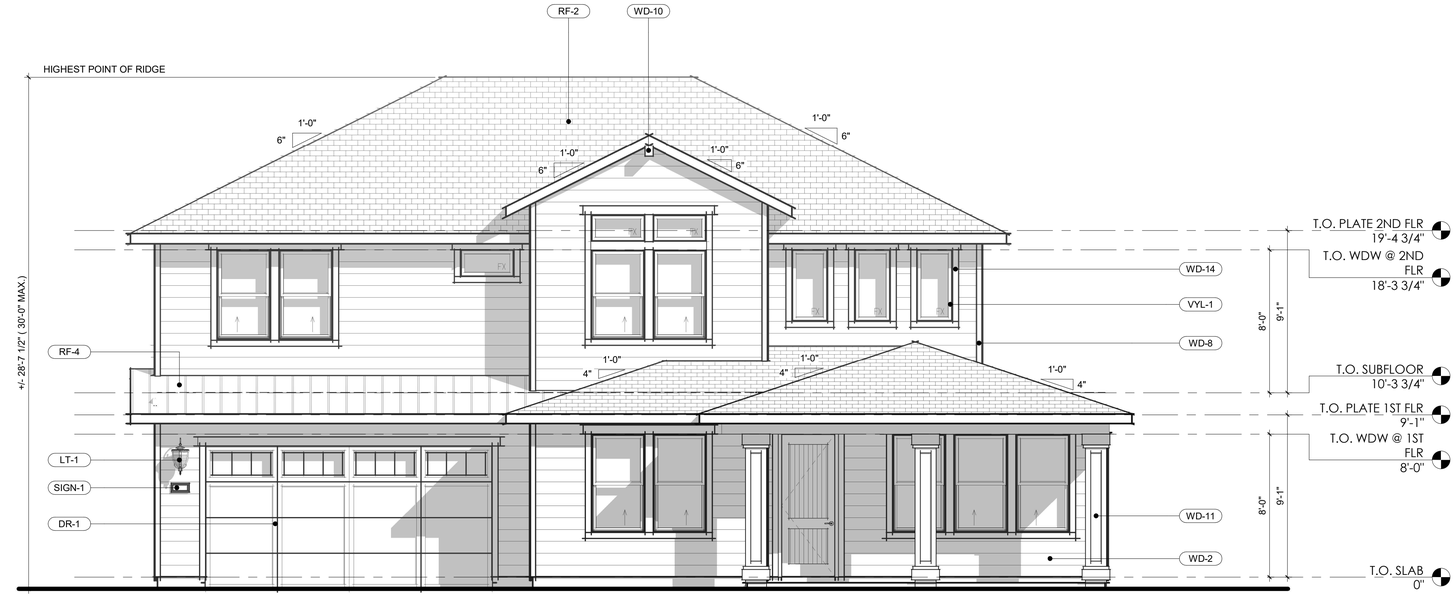
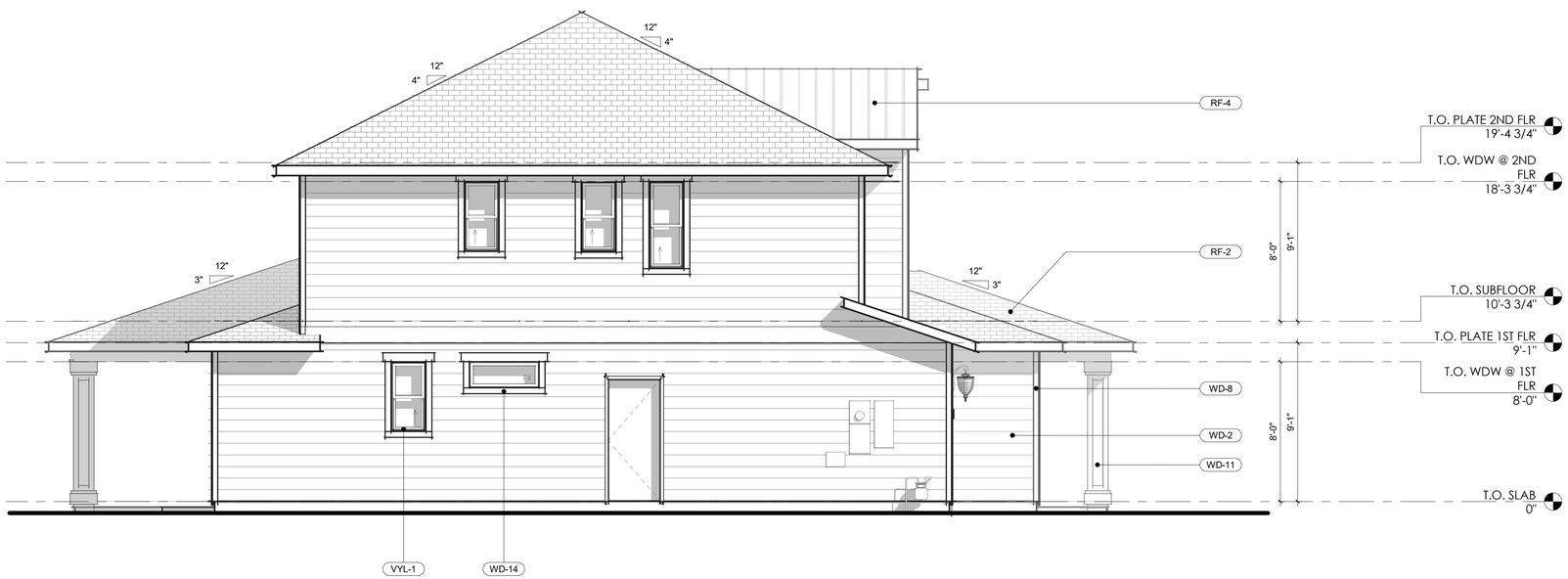
A3.4



1 PLAN 3 FIRST FLOOR PLAN, ELEVATION C, MODERN RANCH
1/8" = 1'-0"



2 PLAN 3 FRONT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"



3 PLAN 3 LEFT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

C - MODERN RANCH

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING
- STANDING SEAM METAL ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE BOXED COLUMN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
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WD-12	8x8 WOOD COLUMN
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WD-14	WOOD TRIM TYP.
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PLAN 3, ROOF PLAN & ELEVATIONS, ELEVATION C, MODERN RANCH

MONTECITO, MORGAN HILL, CA

DAHLIN

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

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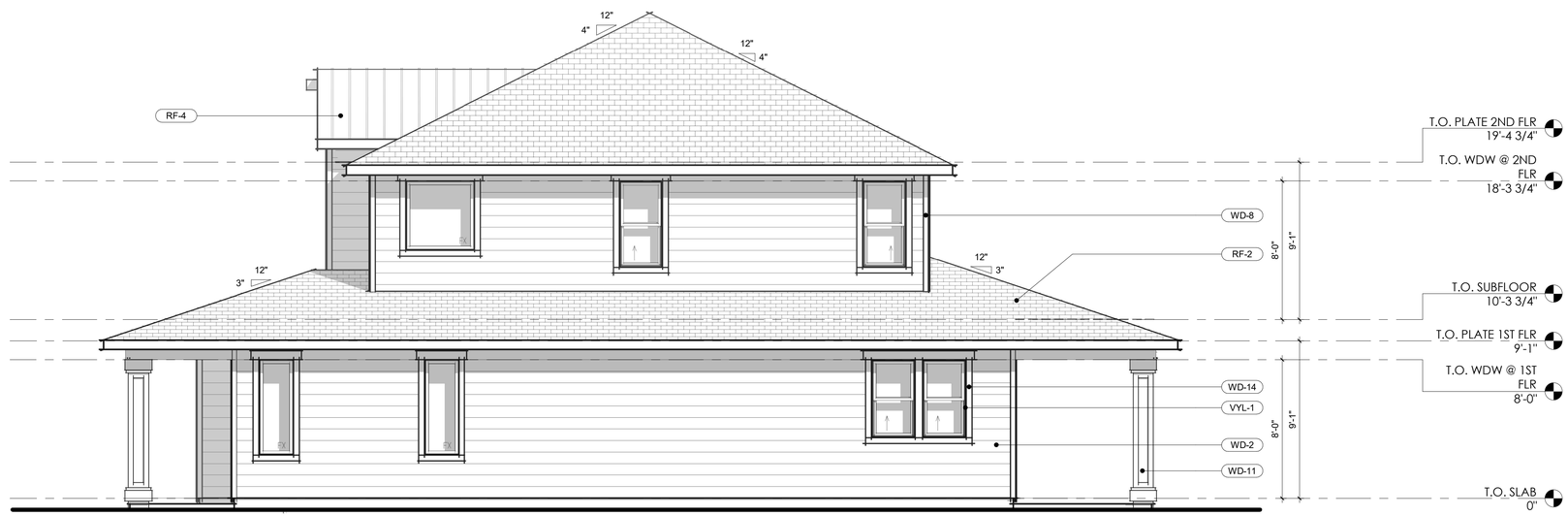
1 PLAN 3 REAR ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"



2 PLAN 3 RIGHT ELEVATION, ELEVATION C, MODERN RANCH
1/4" = 1'-0"

C - MODERN RANCH

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING
- STANDING SEAM METAL ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE BOXED COLUMN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
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WD-11	12x12 WOOD SQUARE COLUMN
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WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
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WD-17	2X4 WOOD TRIM

PLAN 3, ELEVATIONS, ELEVATION C, MODERN RANCH

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE **06/03/19**

A3.6

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1 PLAN 4 FRONT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

PLAN 4 ELEVATIONS

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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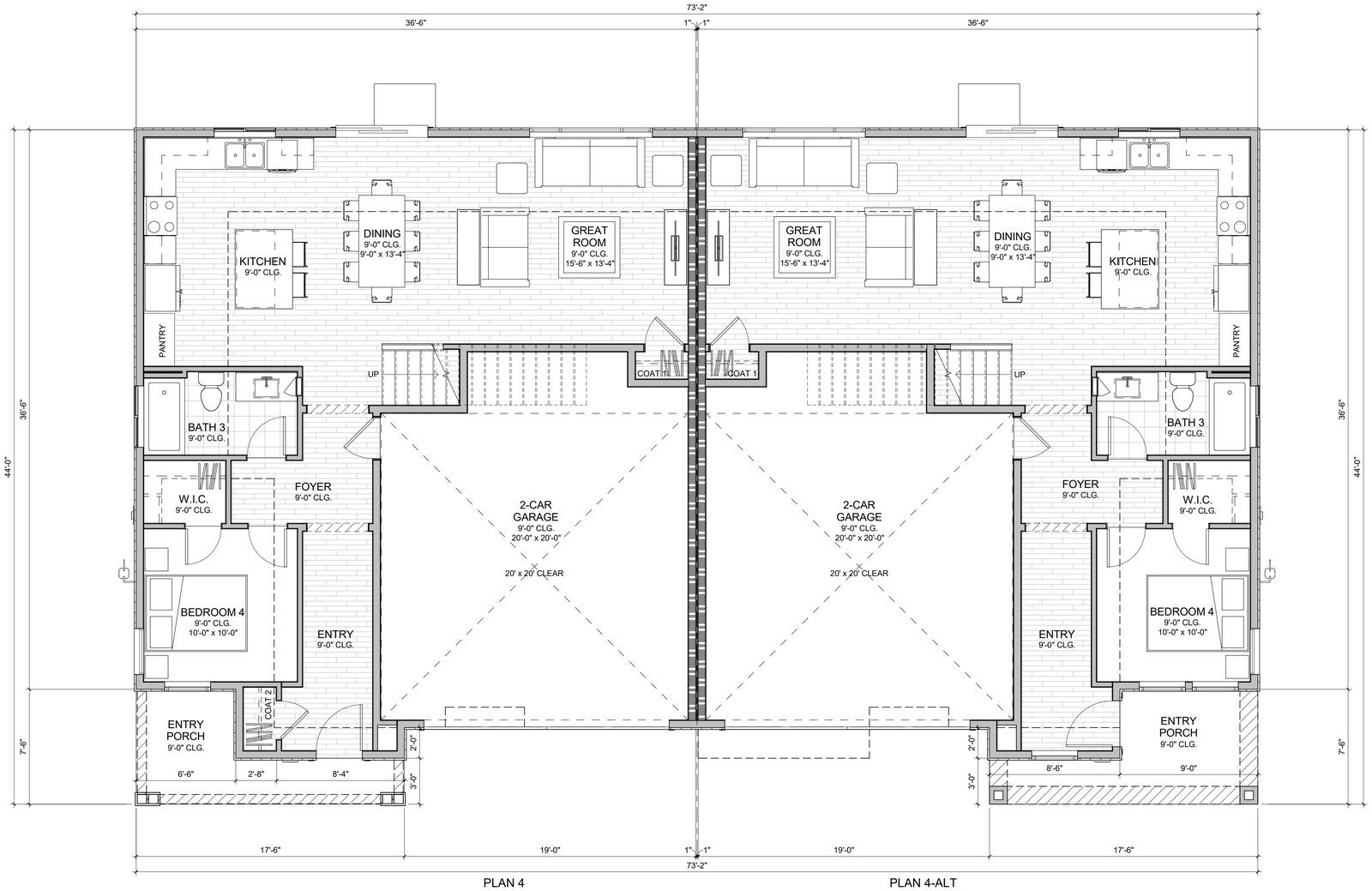

1 PLAN 4 FIRST FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

PLAN 4A - 4 BR / 3 BA

Name	Area
PLAN 4A 1ST FLOOR LIVING	957 SF
PLAN 4A 2ND FLOOR LIVING	927 SF
TOTAL LIVING AREA	1884 SF
2-CAR GARAGE	472 SF
PLAN 4A COVERED ENTRY PORCH	82 SF

PLAN 4A-ALT - 4 BR / 3 BA

Name	Area
PLAN 4A-ALT 1ST FLOOR LIVING	946 SF
PLAN 4A-ALT 2ND FLOOR LIVING	927 SF
TOTAL LIVING AREA	1873 SF
2-CAR GARGAE	472 SF
PLAN 4A-ALT COVERED ENTRY PORCH	93 SF

PLAN 4, FIRST FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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A4.1

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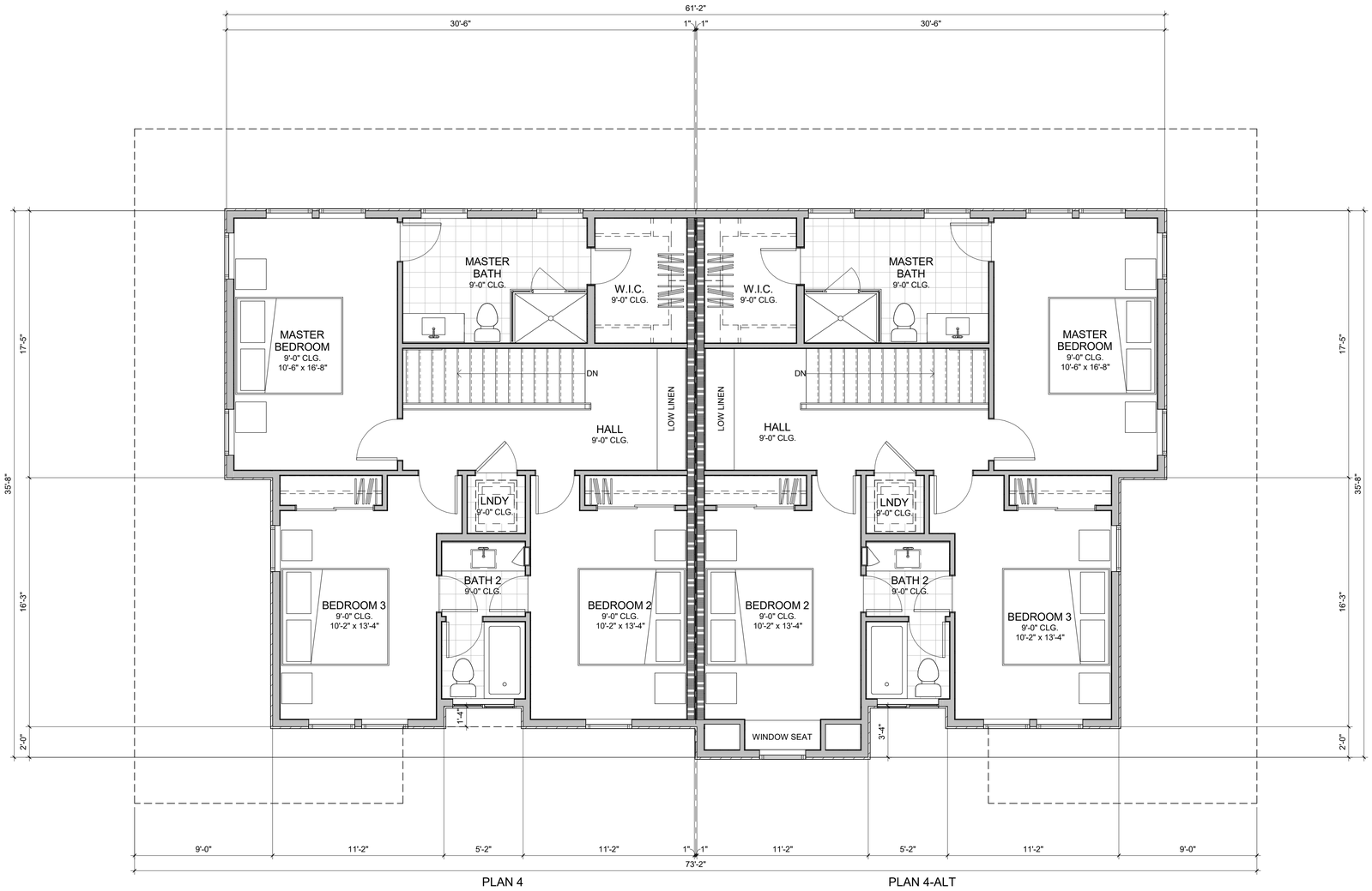
Pleasanton, CA 94588
925-251-7200



1 PLAN 4 SECOND FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

PLAN 4A - 4 BR / 3 BA	
Name	Area
PLAN 4A 1ST FLOOR LIVING	957 SF
PLAN 4A 2ND FLOOR LIVING	927 SF
TOTAL LIVING AREA	1884 SF
2-CAR GARAGE	472 SF
PLAN 4A COVERED ENTRY PORCH	82 SF

PLAN 4A-ALT - 4 BR / 3 BA	
Name	Area
PLAN 4A-ALT 1ST FLOOR LIVING	946 SF
PLAN 4A-ALT 2ND FLOOR LIVING	927 SF
TOTAL LIVING AREA	1873 SF
2-CAR GARGAE	472 SF
PLAN 4A-ALT COVERED ENTRY PORCH	93 SF

PLAN 4, SECOND FLOOR PLAN, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **233.031**
DATE **06/03/19**

A4.2

5865 Owens Drive
Pleasanton, CA 94588
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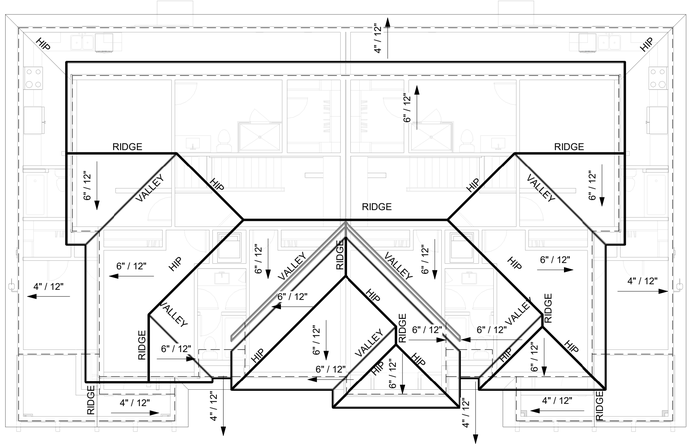
2 PLAN 4 FRONT ELEVATION, ELEVATION A, MODERN CRAFTSMAN

1/4" = 1'-0"



1 PLAN 4 ROOF PLAN, ELEVATION A, MODERN CRAFTSMAN

1/8" = 1'-0"

3 PLAN 4 RIGHT ELEVATION, ELEVATION A, MODERN CRAFTSMAN

1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 4, ROOF PLAN & ELEVATIONS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

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

JOB NO. **233.031**

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A4.3

DAHLIN
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1 PLAN 4 REAR ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

2 PLAN 4 LEFT ELEVATION, ELEVATION A, MODERN CRAFTSMAN
1/4" = 1'-0"

A - MODERN CRAFTSMAN

ROOF MATERIAL:

- CONCRETE FLAT TILE ROOFING

EXTERIOR FINISHES:

- 8" EXPOSURE HORIZONTAL, LAPPED PATTERN SIDING
- STRAIGHT EDGE SHINGLE PANEL SIDING OVER 2- LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
- 1x3, VERTICAL BATTENS @ 16" O.C. OVER WOOD GRAIN FINISH OANEL OVER 2-LAYERS 60 MIN. GRADE 'D' BUILDING PAPER

WINDOWS & DOORS:

- SIMULATED WOOD FRONT DOORS
- VINYL FRAME WINDOWS
- WOOD TRIMS AT WINDOWS AND DOOR SURROUNDS AT SIDINGS
- SAND FINISH COAT STUCCO OVER FOAM SHAPE AT WINDOWS AND DOORS SURROUDNS AT STUCCO FINISH
- ALUMINUM SECTIONAL GARAGE DOOR

TRIM / ACCENT:

- DECORATIVE WOOD CORBEL
- DECORATIVE WOOD TRIM BAND
- DECORATIVE WOOD COLUMN
- MANUFACTURERED STONE VENEER PEDESTAL WITH PRECAST STONE CAP

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
BR-2	BRICK CAP - REFER TO COLOR AND MATERIAL BOARD FOR MANUFACTURER & COLOR
CP-2	3-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES
CP-3	STUCCO o/ FOAM TRIM TYP.
DR-1	ENHANCED GARAGE DOOR
LT-1	LANTERN LIGHT FIXTURE
LT-4	GOOSENECK LIGHT FIXTURE
MTL-1	LOUVERED GABLE END VENT
RF-2	FLAT TILE ROOF - SEE ROOF PLAN
RF-4	STANDING SEAM METAL ROOF, SEAMS AT 18" O.C.
SIGN-1	ADDRESS SIGN
STN-1	MANUFACTURED STONE VENEER
VYL-1	VINYL FRAME WINDOW
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-4	STRAIGHT EDGE SHINGLE PANEL SIDING
WD-6	1x3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-8	2x4 CORNER TRIM
WD-10	6x8 WOOD CORBEL
WD-11	12x12 WOOD SQUARE COLUMN
WD-12	8x8 WOOD COLUMN
WD-13	DOUBLE 8x8 WOOD COLUMNS
WD-14	WOOD TRIM TYP.
WD-15	2X8 WOOD TRIM BAND
WD-16	2X12 WOOD TRIM BAND
WD-17	2X4 WOOD TRIM

PLAN 4, ELEVATIONS, ELEVATION A, MODERN CRAFTSMAN

MONTECITO, MORGAN HILL, CA

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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