

270 WEST DUNNE AVE TOWNHOMES - SB330 SUBMITTAL

DRP BUILDERS, INC.

270 WEST DUNNE, MORGAN HILL, CA 95037

SCOPE OF WORK

GENERAL PROJECT DESCRIPTION INCLUDES:

- DEMOLISH EXISTING RESIDENCE
- BUILD 10 NEW TOWNHOMES

NOTE:
THERE IS NO GAS ON THIS PROJECT

ABBREVIATIONS

ABV	above	DSA	division of the state architect	INCL	include (d), (ing)	RAD	radius
AFF	above finished floor	DR	door	ID	inside diameter	RWL	rainwater leader
ACFL	access floor	DA	double acting	INT	interior	REF	reference
AP	access panel	DH	double hung	INV	invert	REF(d)	reflect (d), (ing)
ACPL	acoustical plaster	DF	douglas fir	IPS	iron pipe size	REFR	refrigerator
ACT	actuator	DLT	double plate	ISAN	incandescent	REFS	refrigerant
ACR	acrylic plastic	DRB	dryboard	ISA	international sign association	RCP	reinforced conc pipe
ADD	addendum	DW	drawer			REM	remove
ADH	adhesive	DWG	drawing			RES	resilient
ADJ	adjacent					RA	return air
AGG	aggregate					REV	reverse (side)
ALT	alt/alternating					RH	revision (s), revised
ALUM	aluminum					RHW	right-hand
ADA	american disability assoc.					R/W	right-of-way
ANC	anchor, anchorage					RD	roof drain
AB	anchor bolt					RFH	roof hatch
MOD	modular					RR	roof rafter
ARCH	architect (ural)					RM	room
AD	area drain					RO	rough opening
AC	asphalt concrete					RB	rubber base
AT	asphalt tile					RBT	rubber tile
AUTO	assessor parcel map						
@	at						
BA	and						
BP	bath						
BSMT	building paper						
BSP	basement						
BM	bearing plate						
BLW	bench mark						
BETW	between						
BIT	bituminous						
BLOCK	blocking						
BLKG	board						
BD	both sides						
BS	both ways						
BW	bottom						
BOT	bottom						
BRK	brick						
BSC	brick						
BUDG	building						
BUR	building up roofing						
CAB	cabinet						
CAD	cad						
CDC	california building code						
CPT	carpet (ed)						
CSMT	casement						
CI	cast iron						
CIPC	cast-in-place concrete						
CST	cast stone						
CK	caulk (ing)						
CLG	ceiling						
CHT	ceiling height						
CI	ceiling joist						
CER	cement						
CT	chain link fence						
CM	ceramic tile						
CHBD	ceramic mosaic (tile)						
CHAM	chalkboard						
CH	chamfer						
CIRC	circumference						
CLR	clear (ance)						
CO	clean out						
CLS	closure						
CHPS	collaborative for high performance schools						
COL	color						
COMB	combination						
COMPT	compartment						
COMP	composition (composite)						
CONC	concrete						
CON	concrete masonry unit						
CON	construction						
CONT	continue (ous)						
CONTR	contract (or)						
CI	control joint						
CPI	copper						
CG	counter guard						
CCR	corrugated						
CTR	counter						
CFL	counterflashing						
CRS	course (s)						
CRD	cross grain						
CFD	cubic yard						
C	center line						
CP	centerline						
DPR	demolition						
DEMO	demolish, demolition						
DMT	demountable						
DEP	depressed						
DTL	detail						
DIAG	diagonal						
DIAM	diameter						
DPR	dimension						
DEM	dispenser						
DIV	division						

270 WEST DUNNE, MORGAN HILL, CA 95037

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SHEET LEGEND

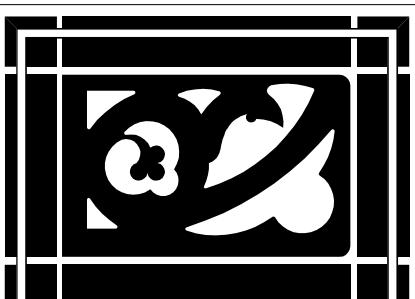
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WESTON MILES

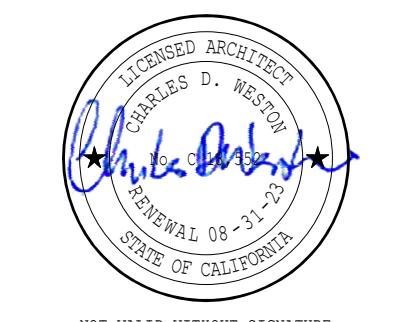
ARCHITECTS

17500 Depot Street, Suite #200

Morgan Hill, CA 95037

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• Architecture • Landscape •



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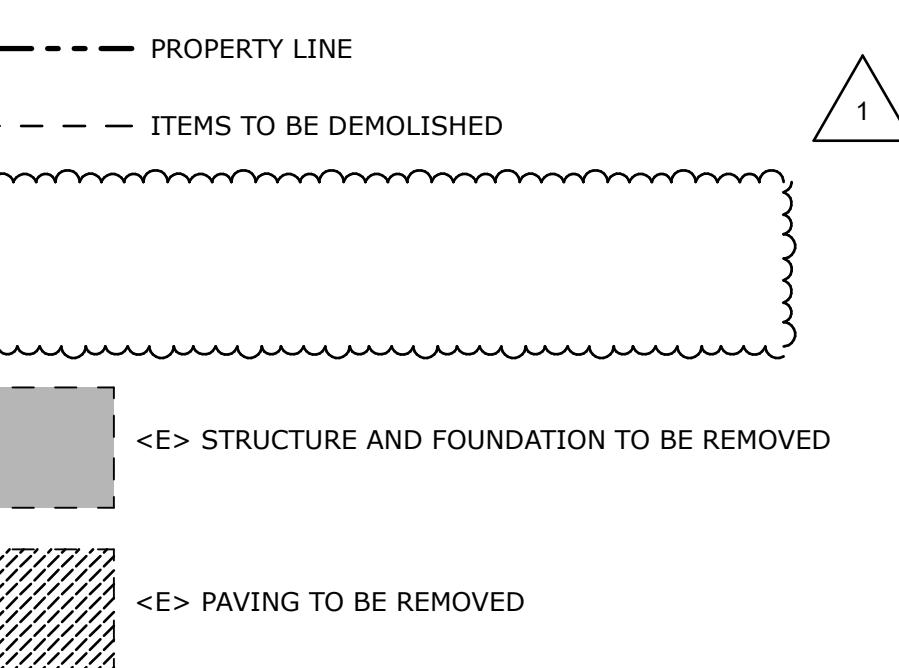
GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
 - APPLICABLE SECTIONS OF THE STATE OF CALIFORNIA'S DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, HERINAFTER CALLED "CALTRANS";
 - CALIFORNIA PLUMBING CODE AND CALIFORNIA BUILDING CODE PROVISIONS;
 - AWWA STANDARD SPECIFICATIONS;
 - CITY/COUNTY DESIGN STANDARDS WHERE APPLICABLE;
 - STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY;
- THESE PLANS AND DETAILS SHOWN HEREON, WHERE CONFLICTS EXIST BETWEEN ANY OF THE ABOVE LISTED SPECIFICATIONS THE MOST STRINGENT SPECIFICATION SHALL PREVAIL.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL <E> ABOVE GROUND UTILITIES AND PROVIDE FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL AND/ OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE COUNTY/DISTRICT TO DETERMINE WHETHER TEMPORARY SERVICES ARE NECESSARY.
- ALL SPOILS, DEBRIS, AND INCIDENTAL ITEMS SHALL BE HAULED OFF SITE BY CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY EXISTING ELEMENTS NOT DESIGNATED FOR REMOVAL. SUCH DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE COUNTY/DISTRICT.
- COORDINATE SHUT-OFF OF ALL UTILITIES PRIOR TO ANY DEMOLITION.
- CONTRACTOR IS TO PROTECT AND KEEP <E> TREES NOT MARKED FOR RELOCATION OR REMOVAL.
- THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY.
- CONTRACTOR TO MAINTAIN A SAFE, SECURE SITE.
- THIS DRAWING IS TO OUR BEST KNOWLEDGE AND REFLECTS THE <E> SITE CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL PERMITS NECESSARY TO PERFORM THE WORK, INCLUDING BUT NOT LIMITED TO WORK IN THE PUBLIC RIGHT-OF-WAY, TREE REMOVAL, AND UTILITY MODIFICATIONS.
- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITY LINES OR FACILITIES TO REMAIN IN PLACE. WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 OR A PRIVATE UNDERGROUND LOCATER SERVICE (AT CONTRACTOR'S EXPENSE) AND THE AFFECTED UTILITY COMPANY FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK.
- TO REDUCE CONSTRUCTION DUST THESE CONTROL MEASURES SHALL BE REQUIRED DURING DEMOLITION/CONSTRUCTION
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY
 - COVER ALL TRUCKS HAULING SOIL, SAND, OR LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
 - SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED INTO ADJACENT PUBLIC STREETS.
 - ENCLOSURE, COVER, WATER TWICE DAILY OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.)

DEMOLITION KEY NOTES

- 01 <E> FENCE & FOOTINGS TO BE REMOVED & DISCARDED
- 02 <E> DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK/CURB/GUTTER PER CITY STANDARDS
- 03 <E> (4) METERS TO BE REMOVED. SEE CIVIL FOR NEW LOCATIONS AND UNDERGROUND
- 04 <E> GATE AND FOOTINGS TO BE REMOVED. GATE OPENER TO BE GIVEN TO ARCHITECT
- 05 <E> TREE AND ROOTBALL TO BE REMOVED
- 06 <E> LANDSCAPING AND TREES TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION

SYMBOL LEGEND



EXISTING & DEMO SITE PLAN

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

EXISTING & DEMO SITE PLAN

270 WEST DUNNE AVE TOWNHOMES

DRP BUILDERS, INC.
270 WEST DUNNE, MORGAN HILL, CA 95037

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JOB NO: 21014

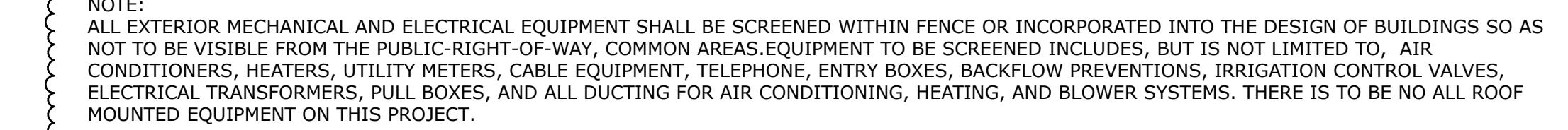
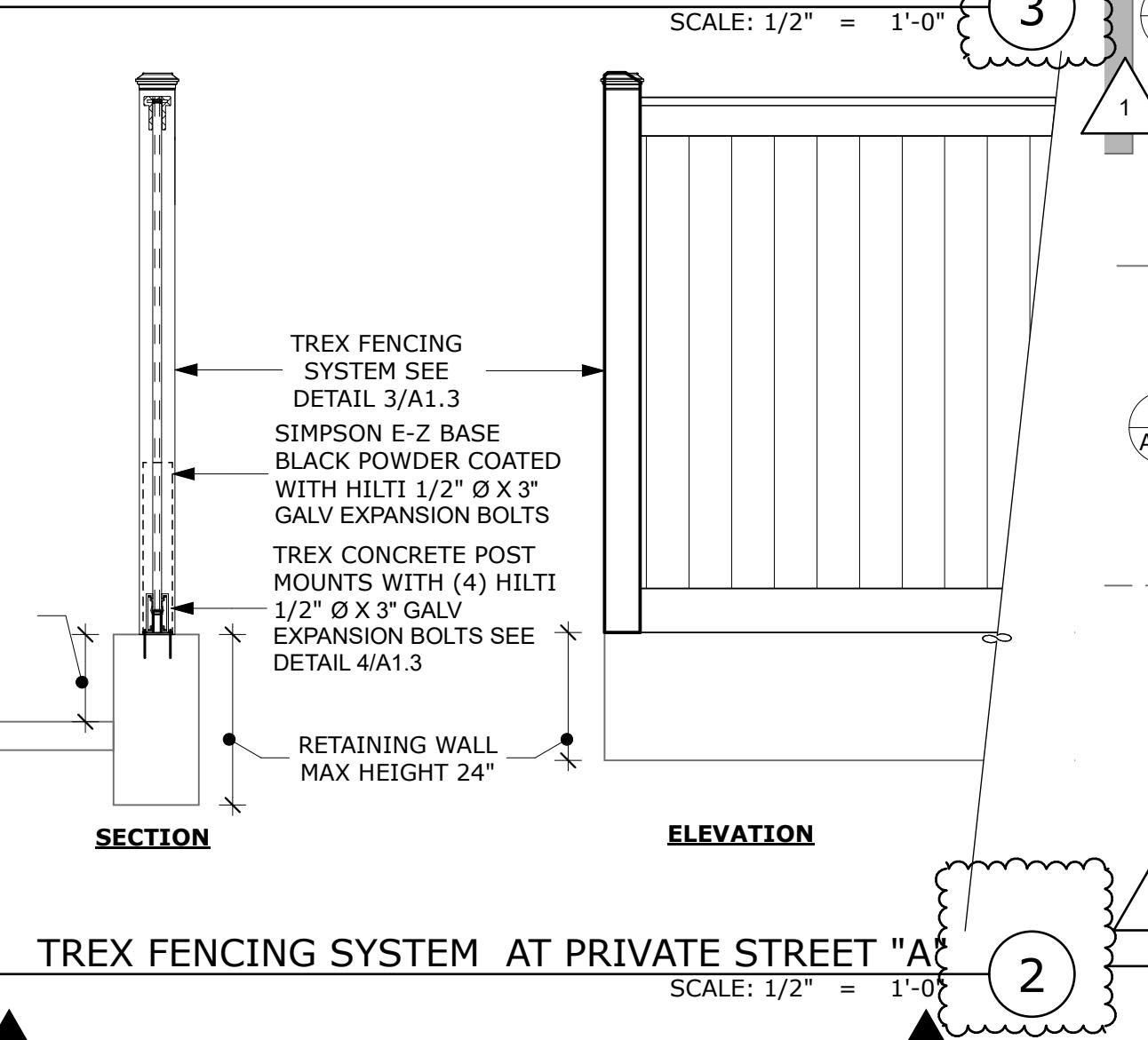
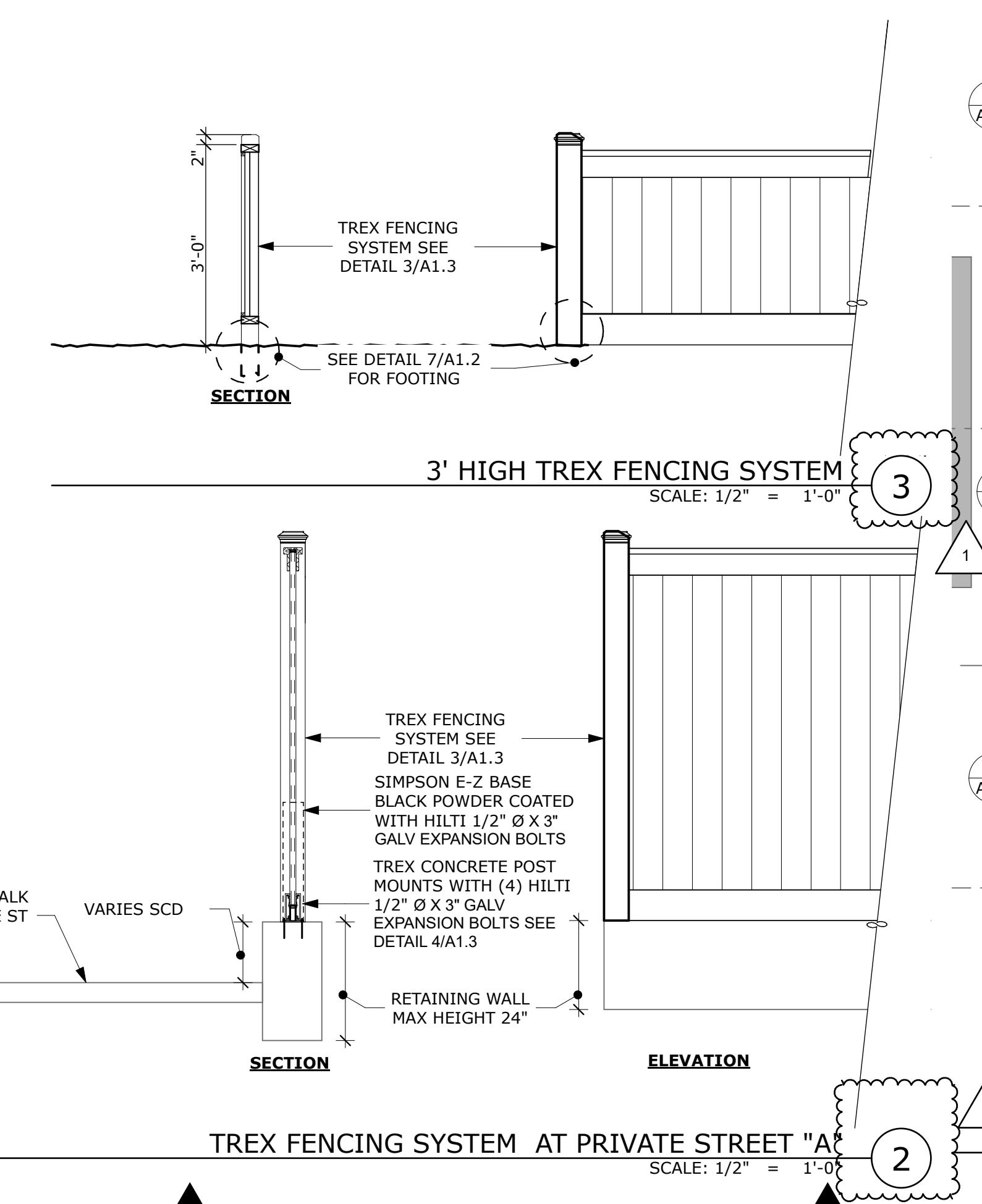
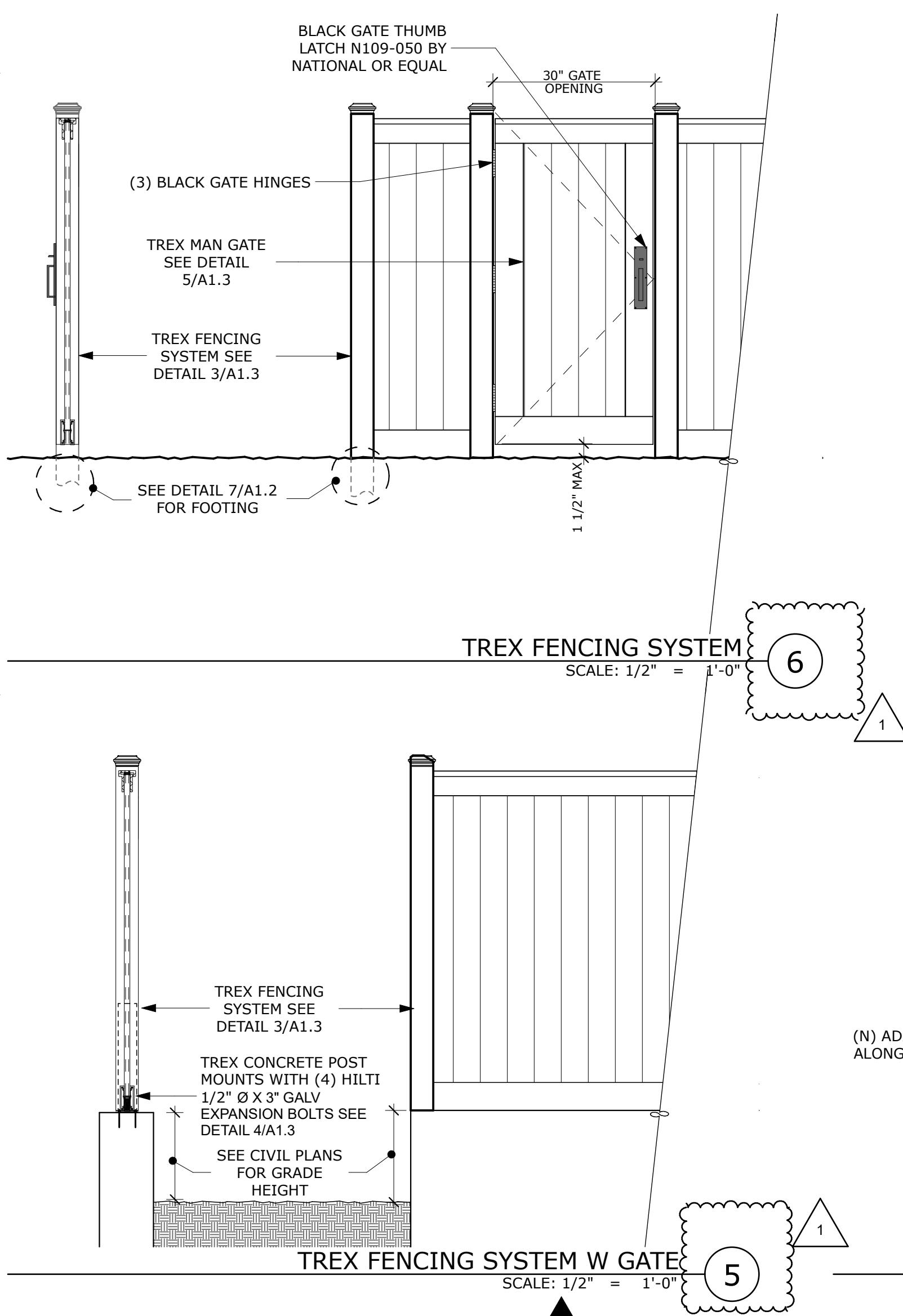
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WINCHESTER GREY

**COLOR
WHEN NEW**

COLOR AFTER WEATHERING



The logo for Weston Miles Architects. It features the company name 'WESTON MILES' in a large, bold, serif font at the top. Below it, the word 'ARCHITECTS' is written in a smaller, all-caps serif font. A small 'INC.' is positioned to the right of 'ARCHITECTS'. At the bottom, the address '17500 Depot Street, Suite #200' is followed by 'Morgan Hill, CA 95037' on the next line. Below the address is the phone number '1 • 408 • 779 • 6686'. The bottom line of the logo contains the words '• Architecture • Landscape •' in a bold, sans-serif font.



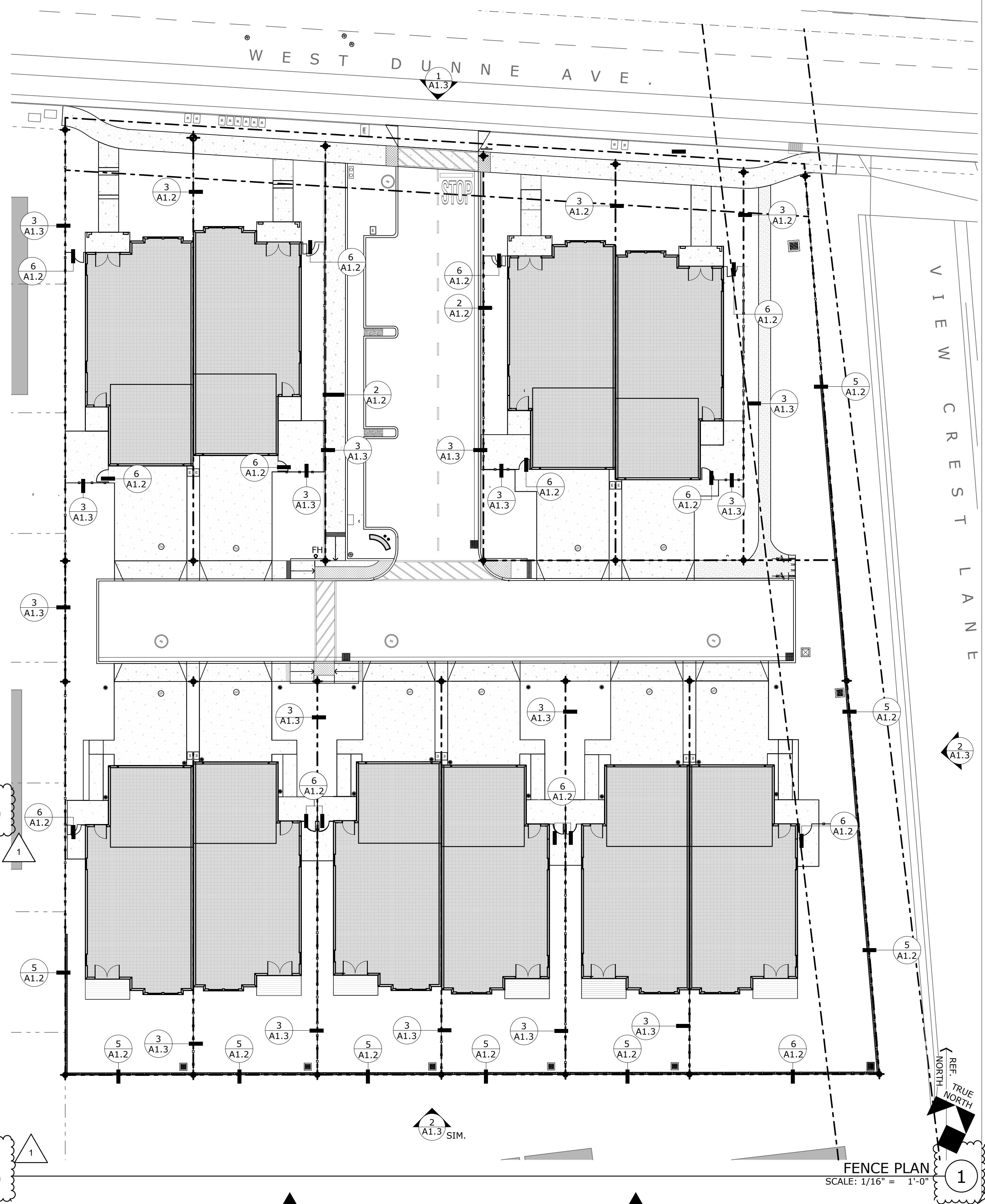
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REVISIONS

 03/08/2023
RESUBMITTAL #1

 7/3/2023
RESUBMITTAL #2

 8/15/2023
RESUBMITTAL #3



270 WEST DUNNE AVE TOWNHOME

ENV BLDLRS, INC.
270 WEST DUNNE, MORGAN HILL, CA 95037

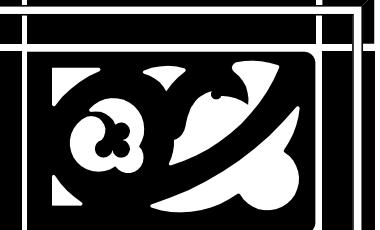
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STREET VIEW ELEVATIONS & DETAILS

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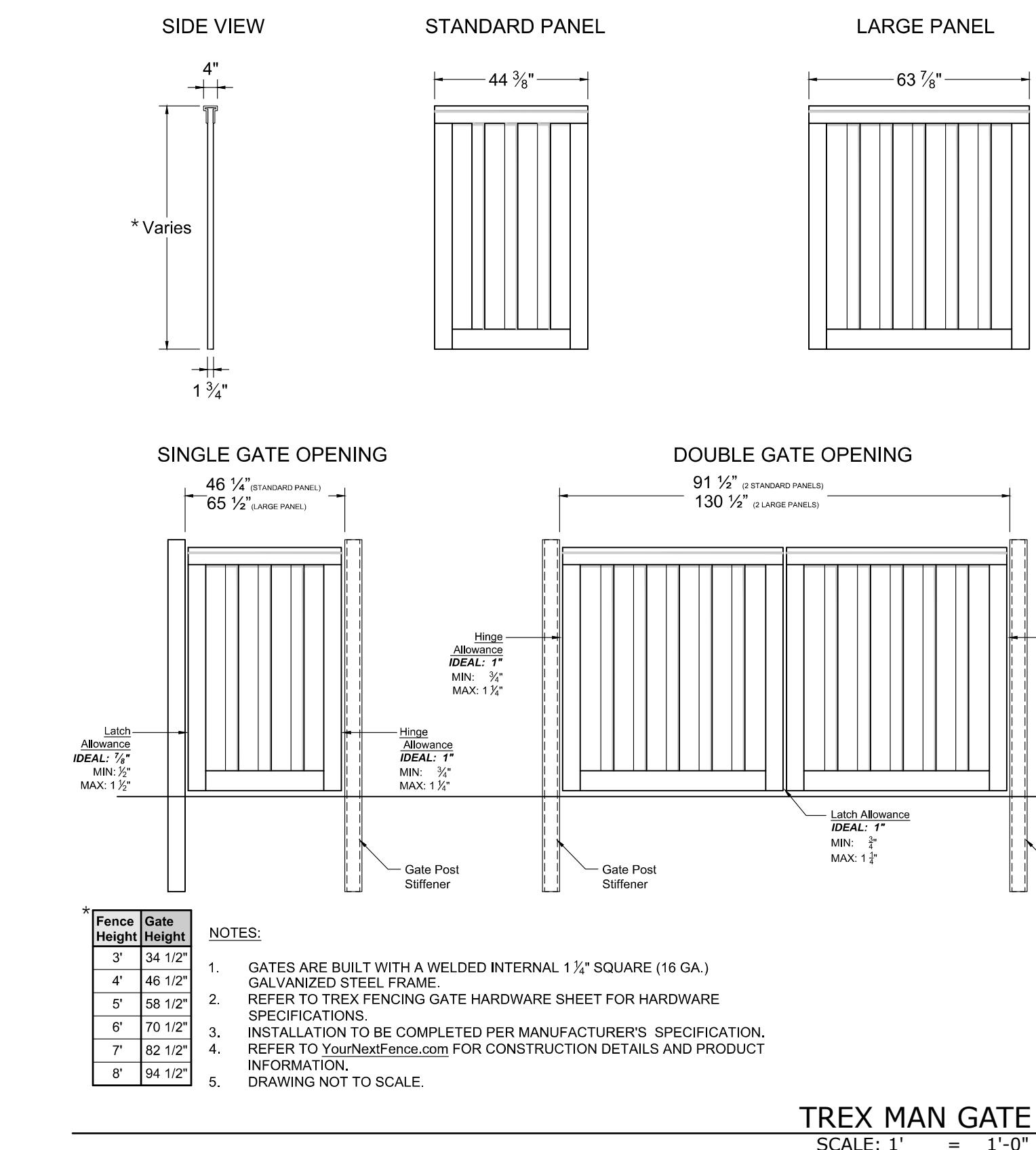
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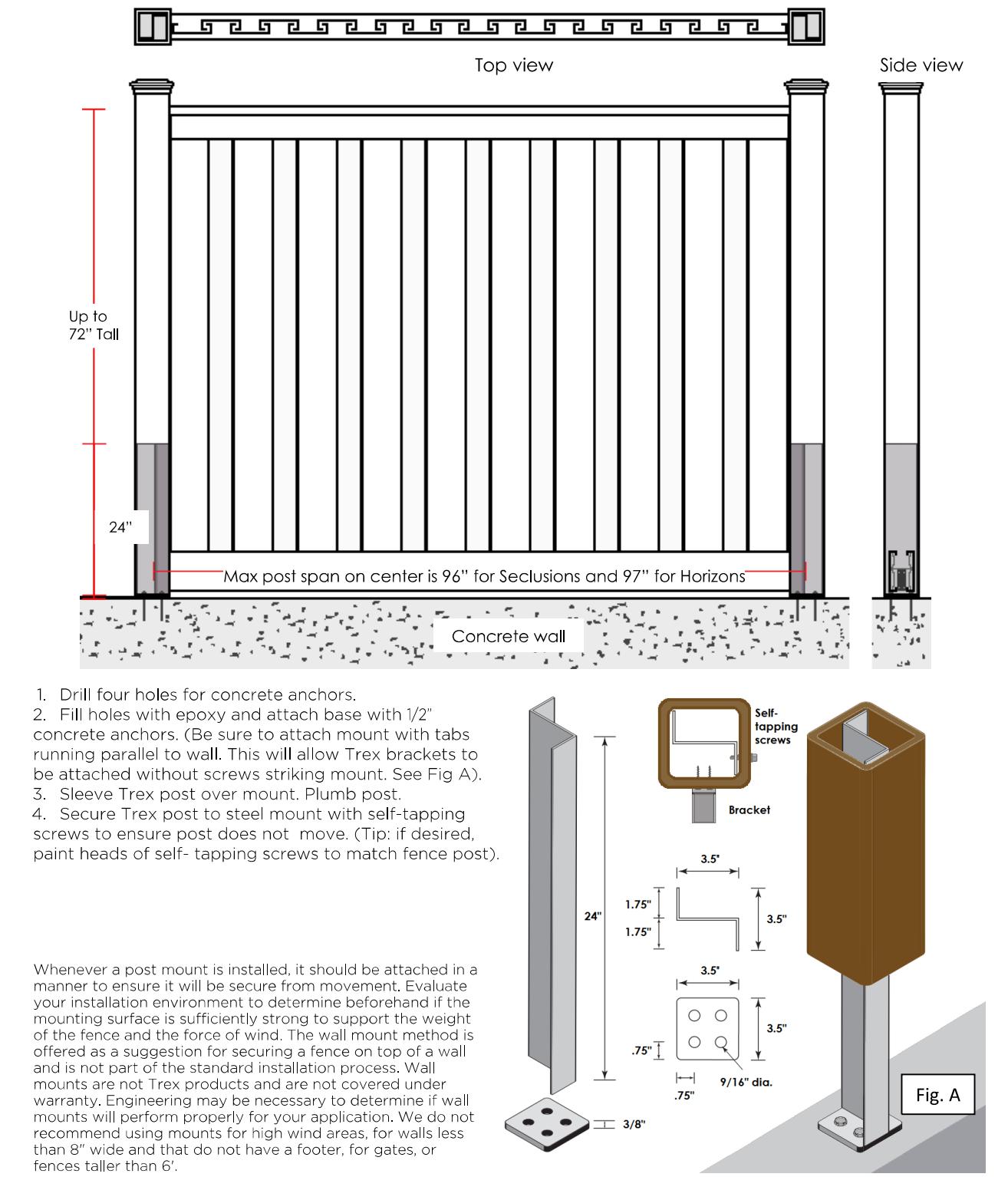
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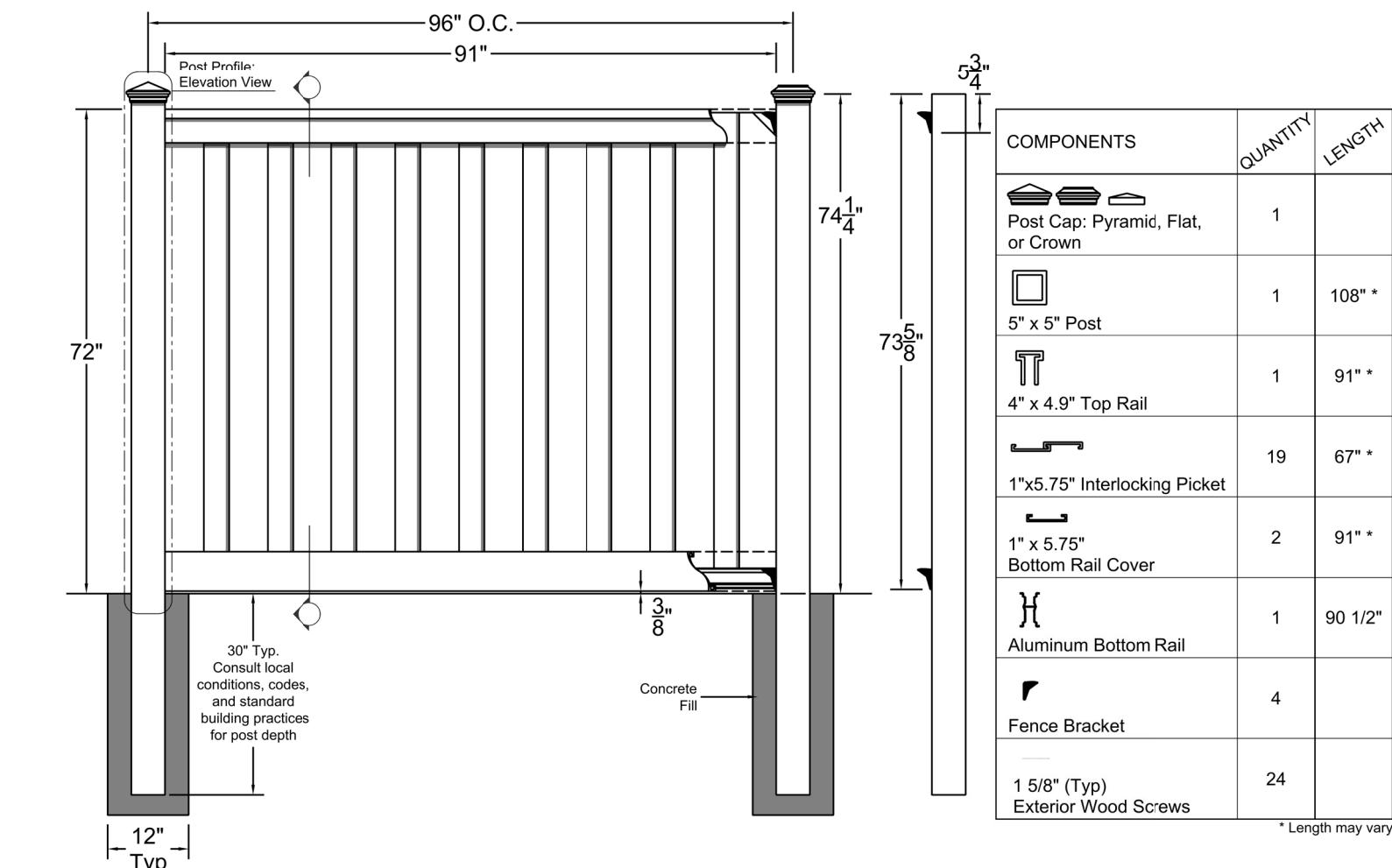
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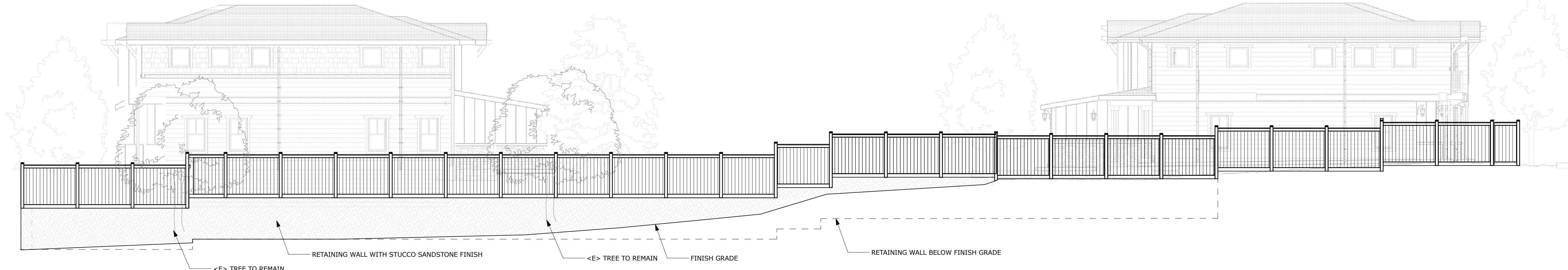
TREX MAN GATE
SCALE: 1" = 1'-0" 5



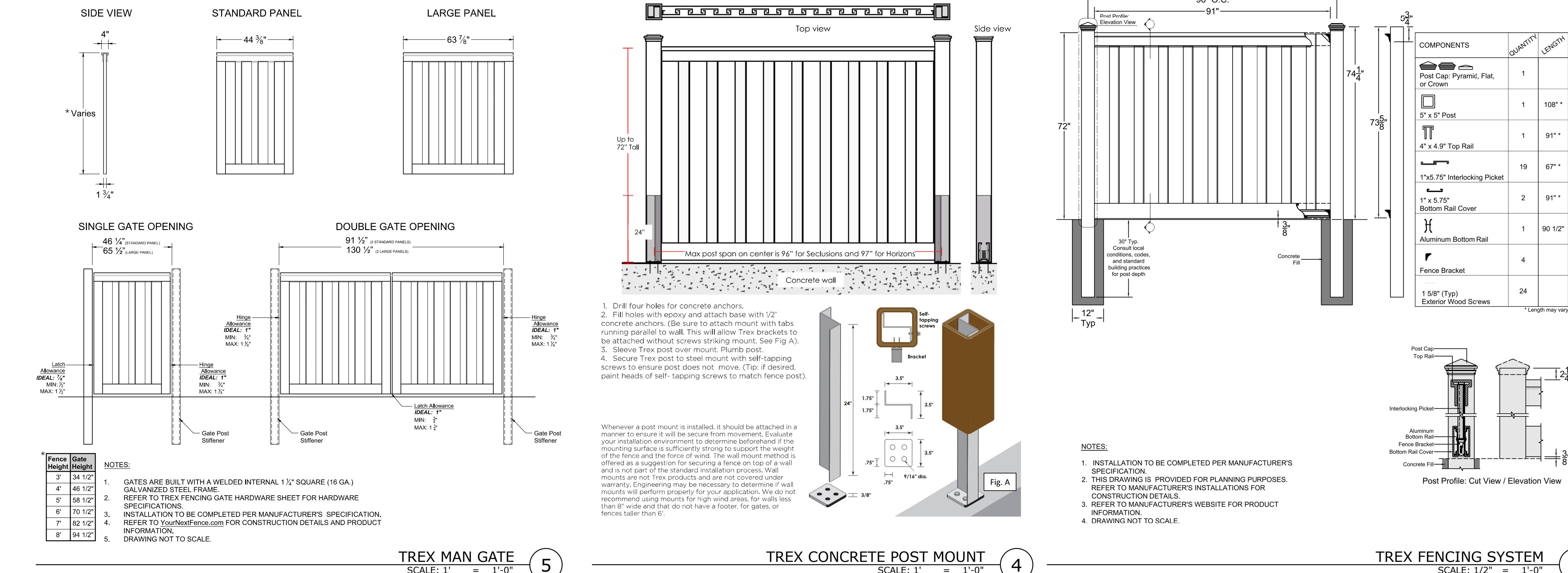
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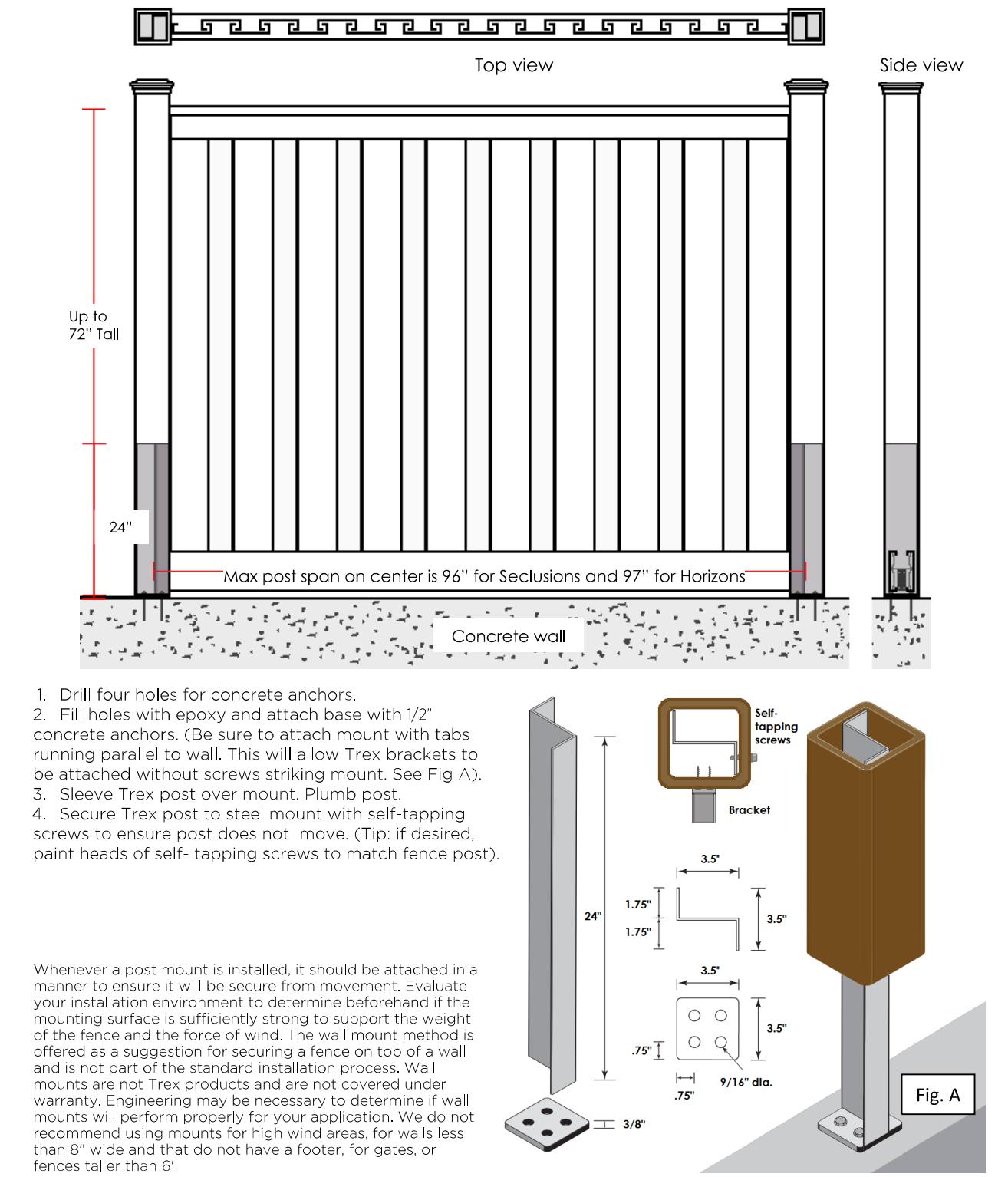
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SCALE: 1/8" = 1'-0" 3



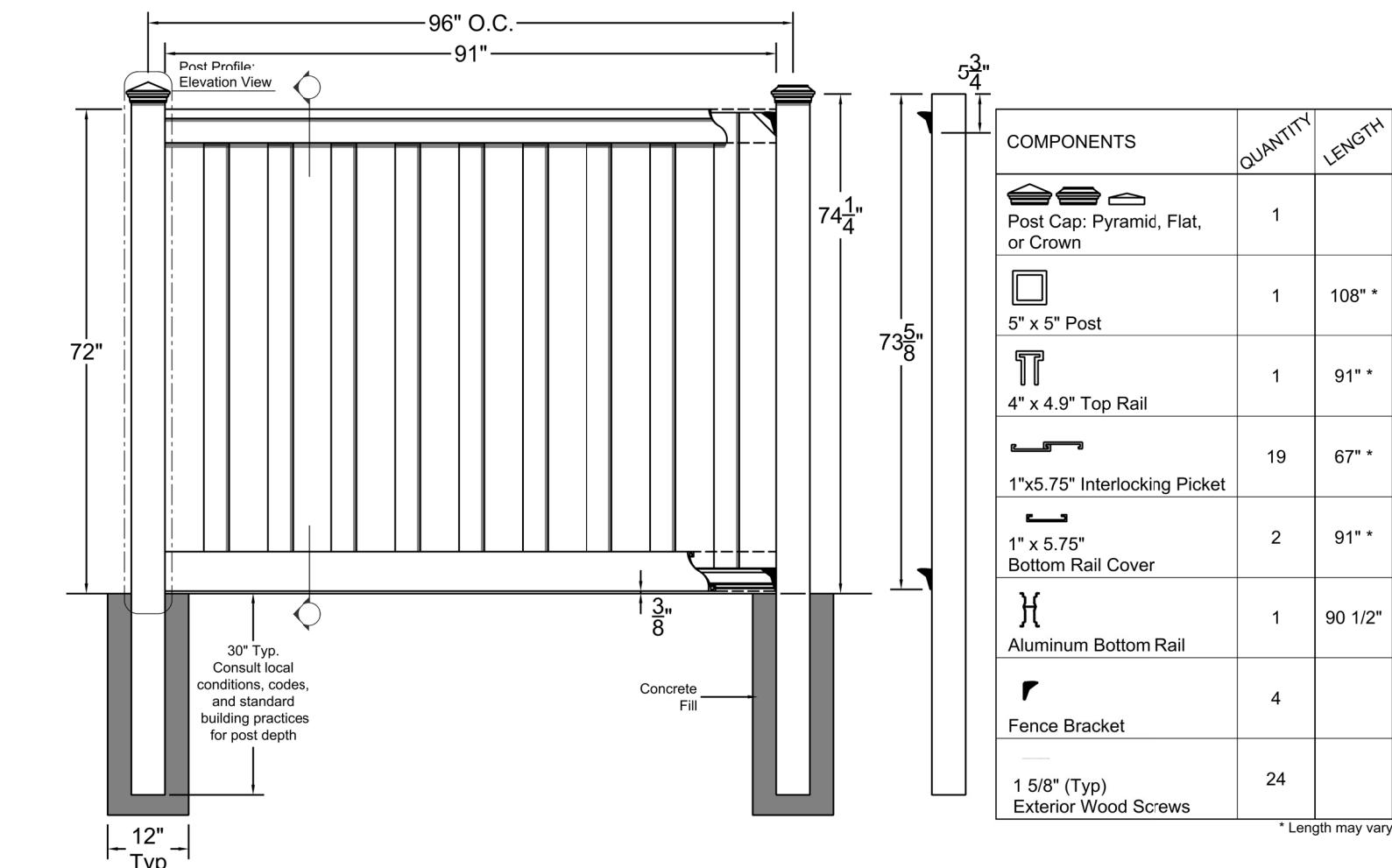
VIEW CREST LANE FENCE ELEVATION
SCALE: 1/8" = 1'-0" 2



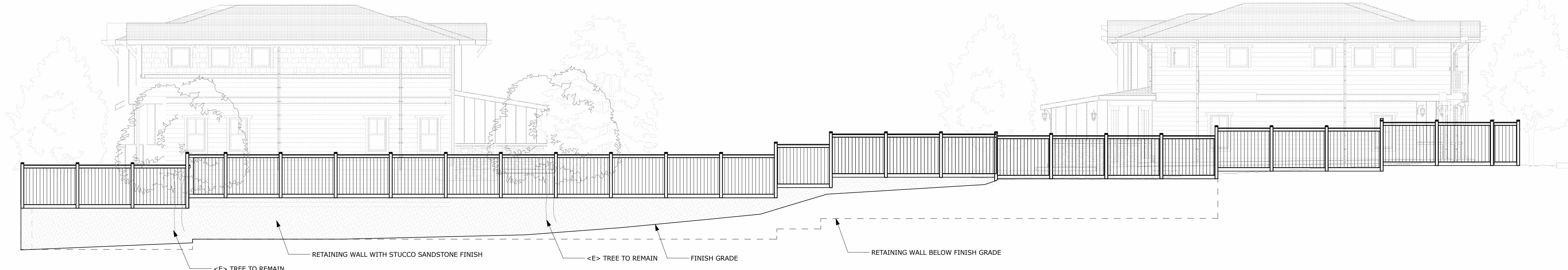
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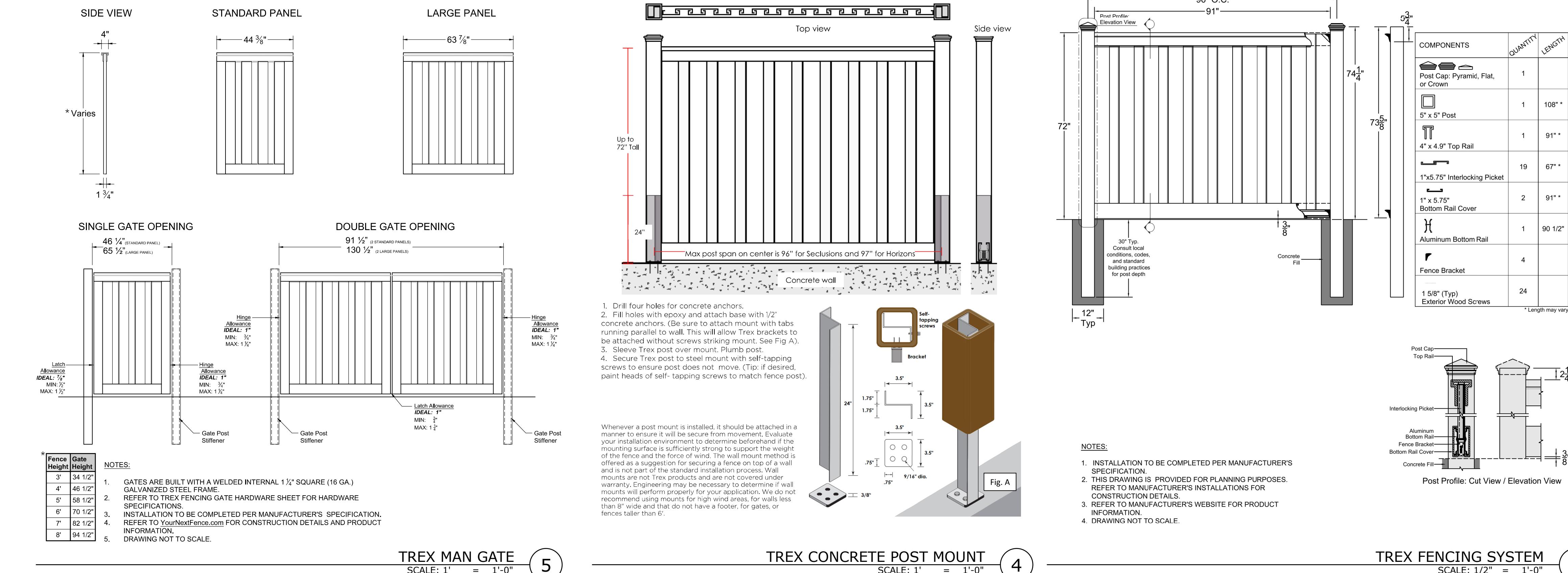
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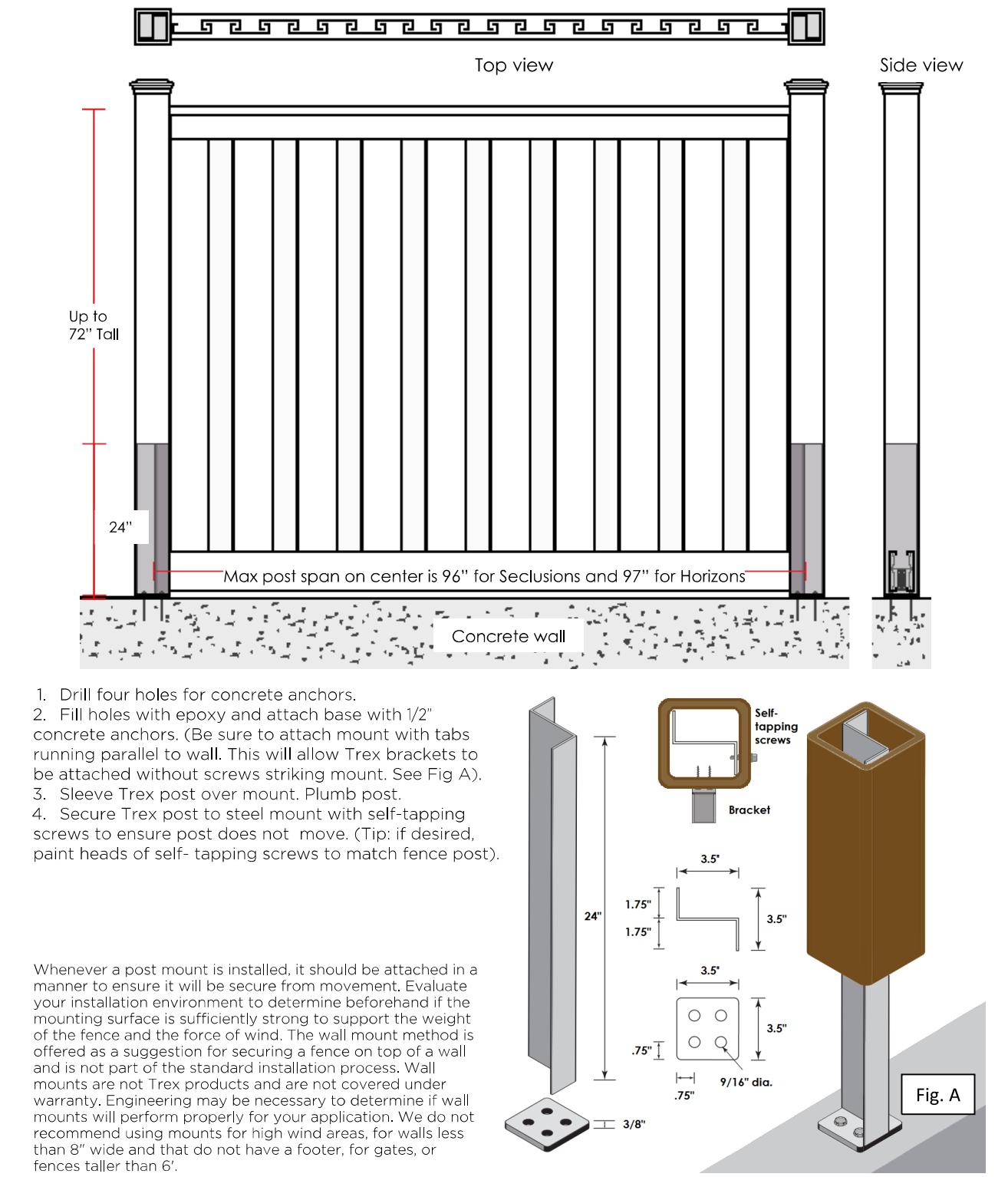
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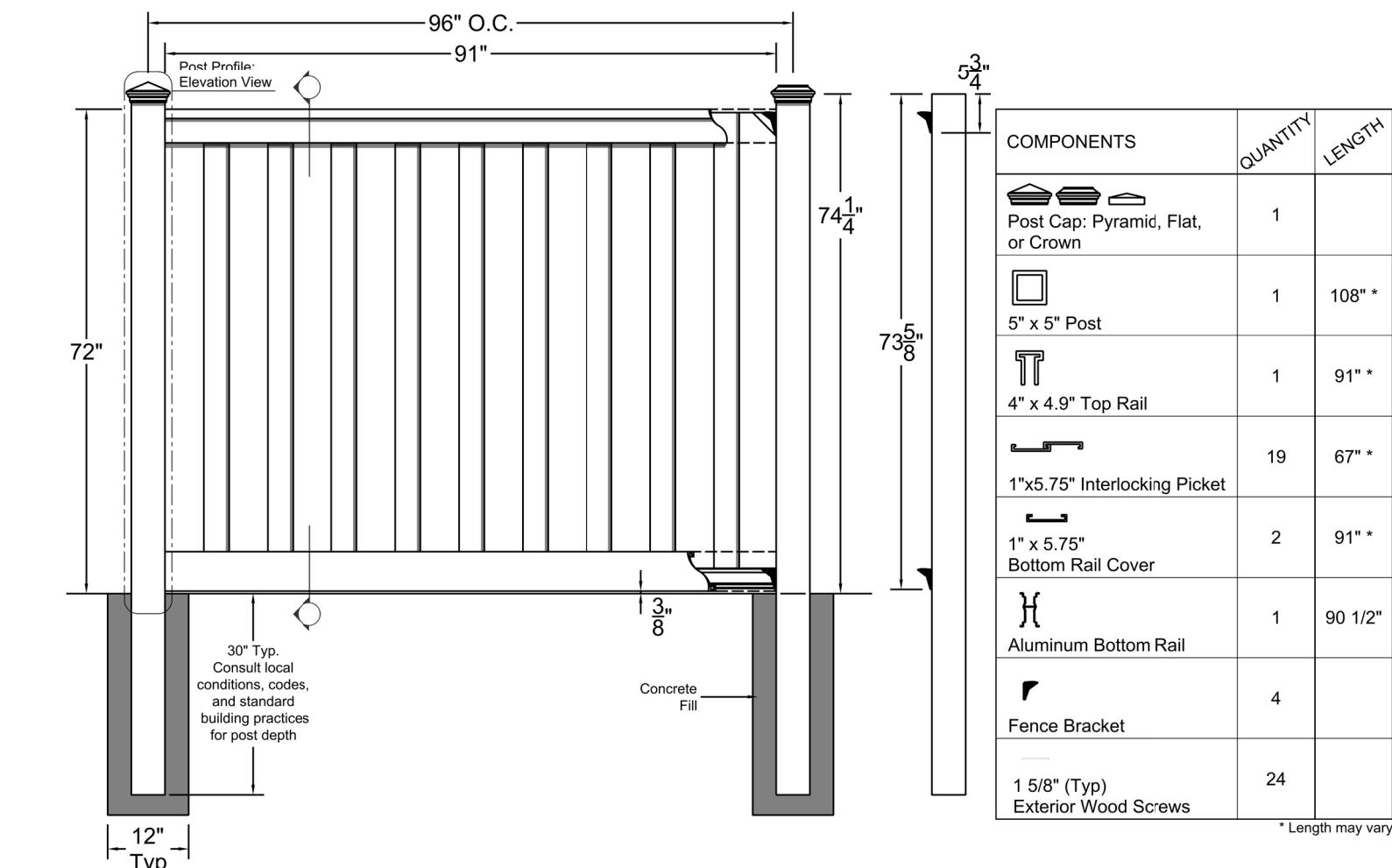
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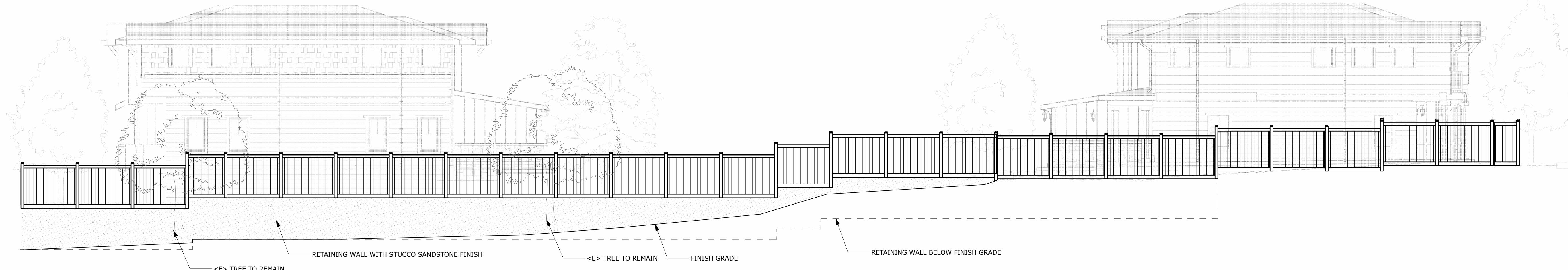
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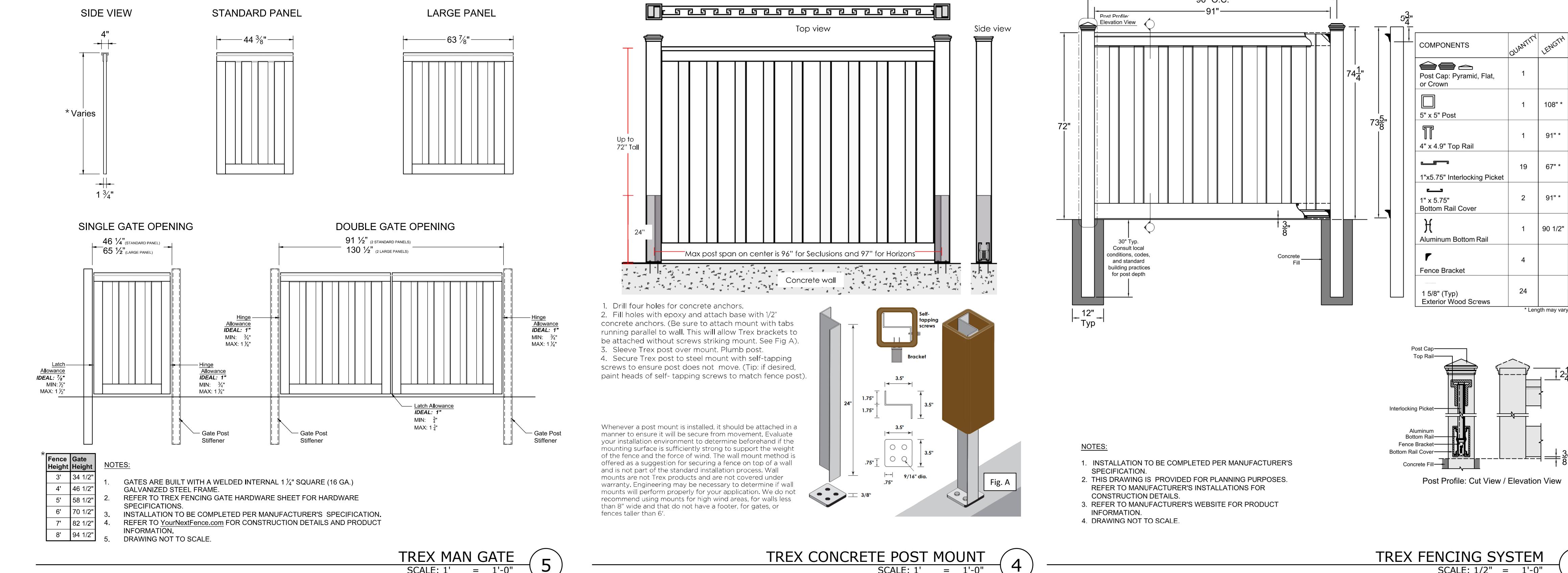
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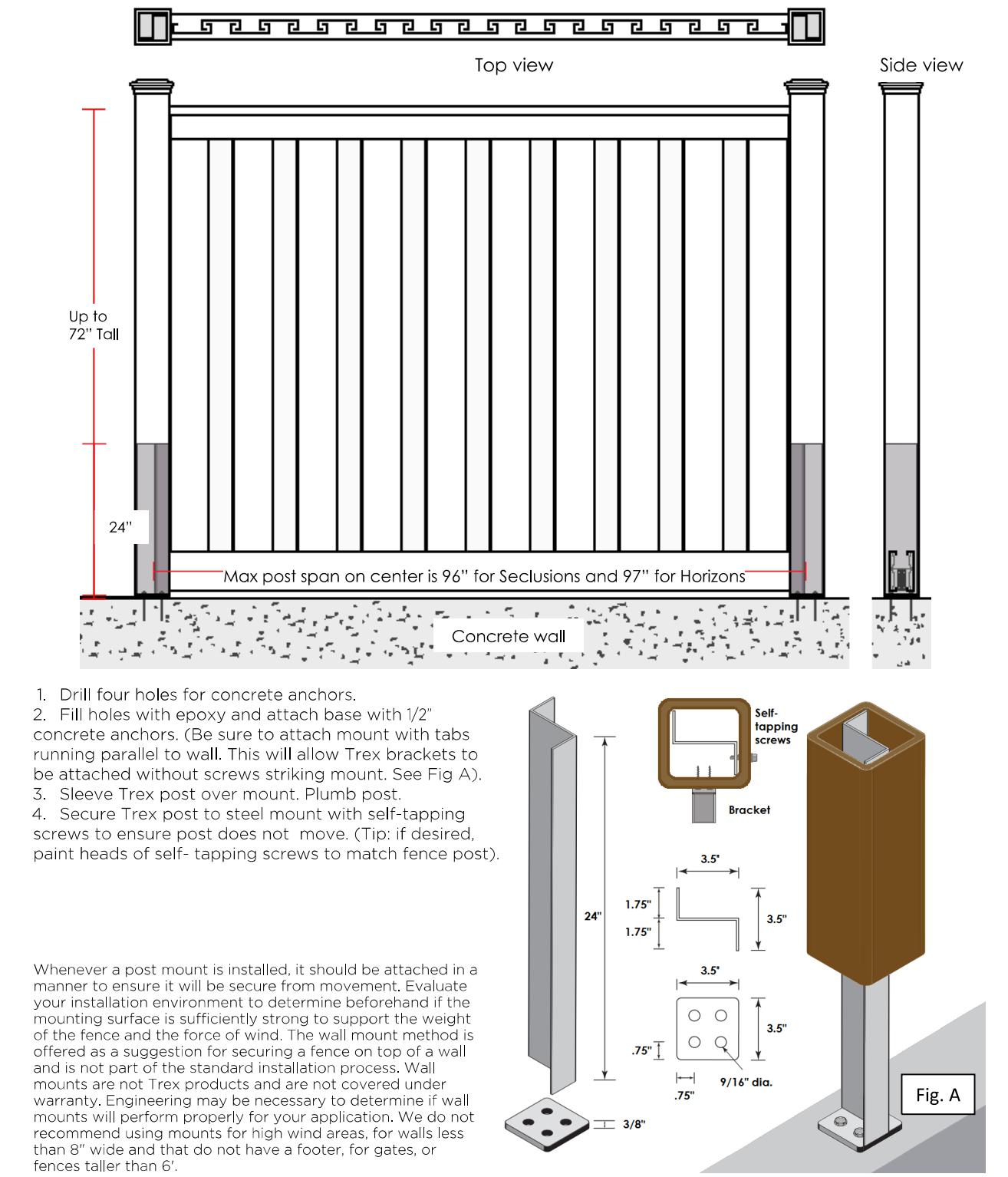
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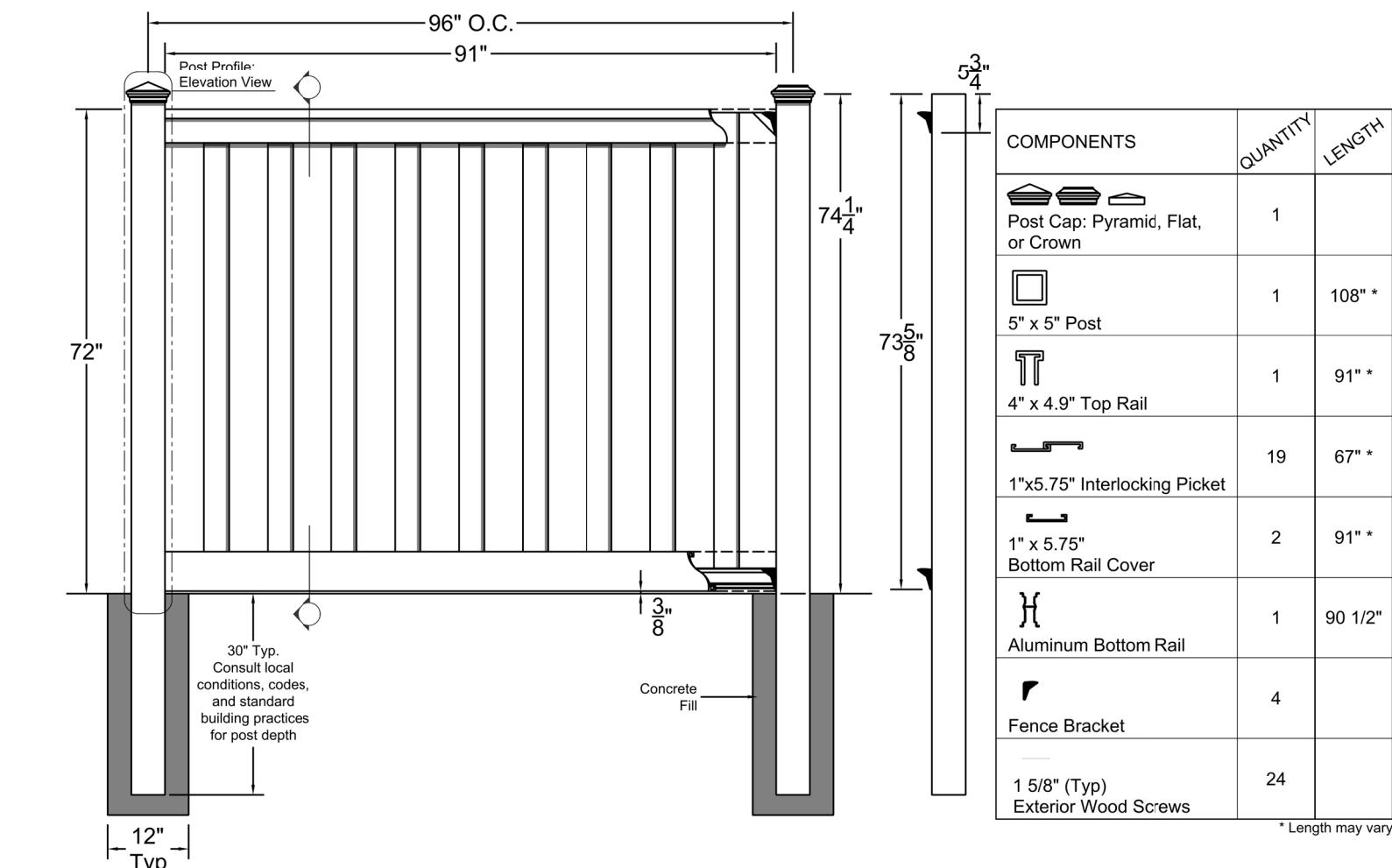
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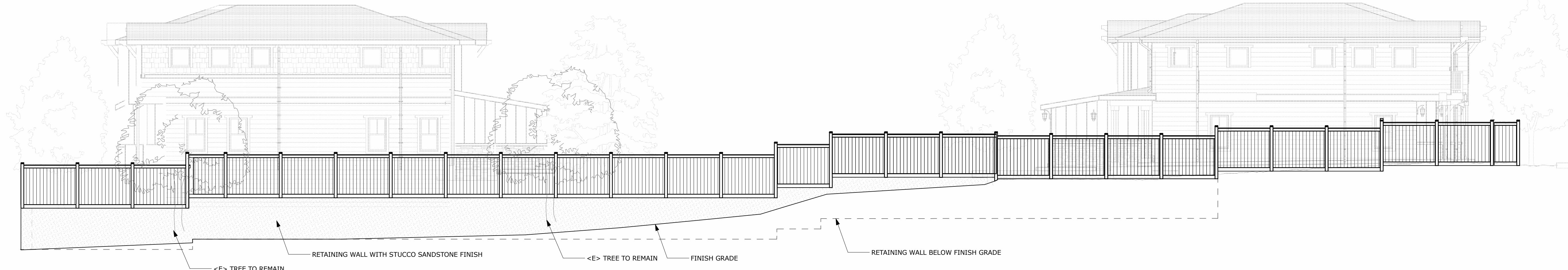
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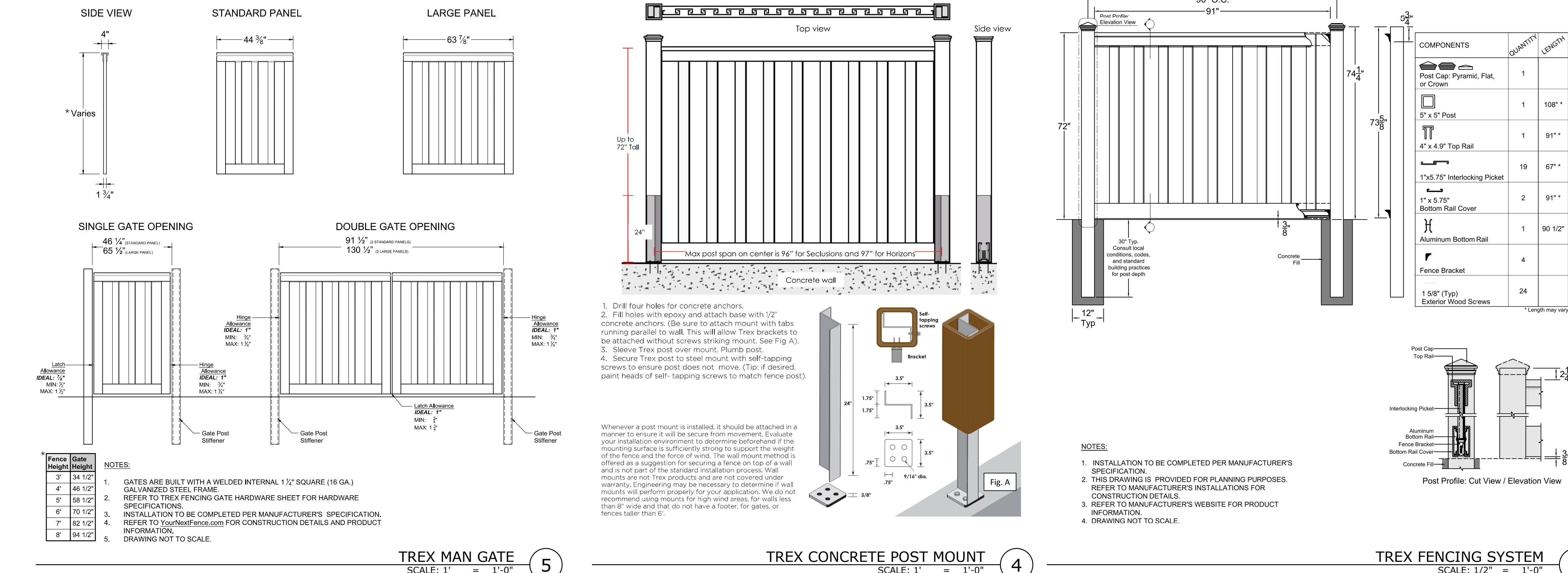
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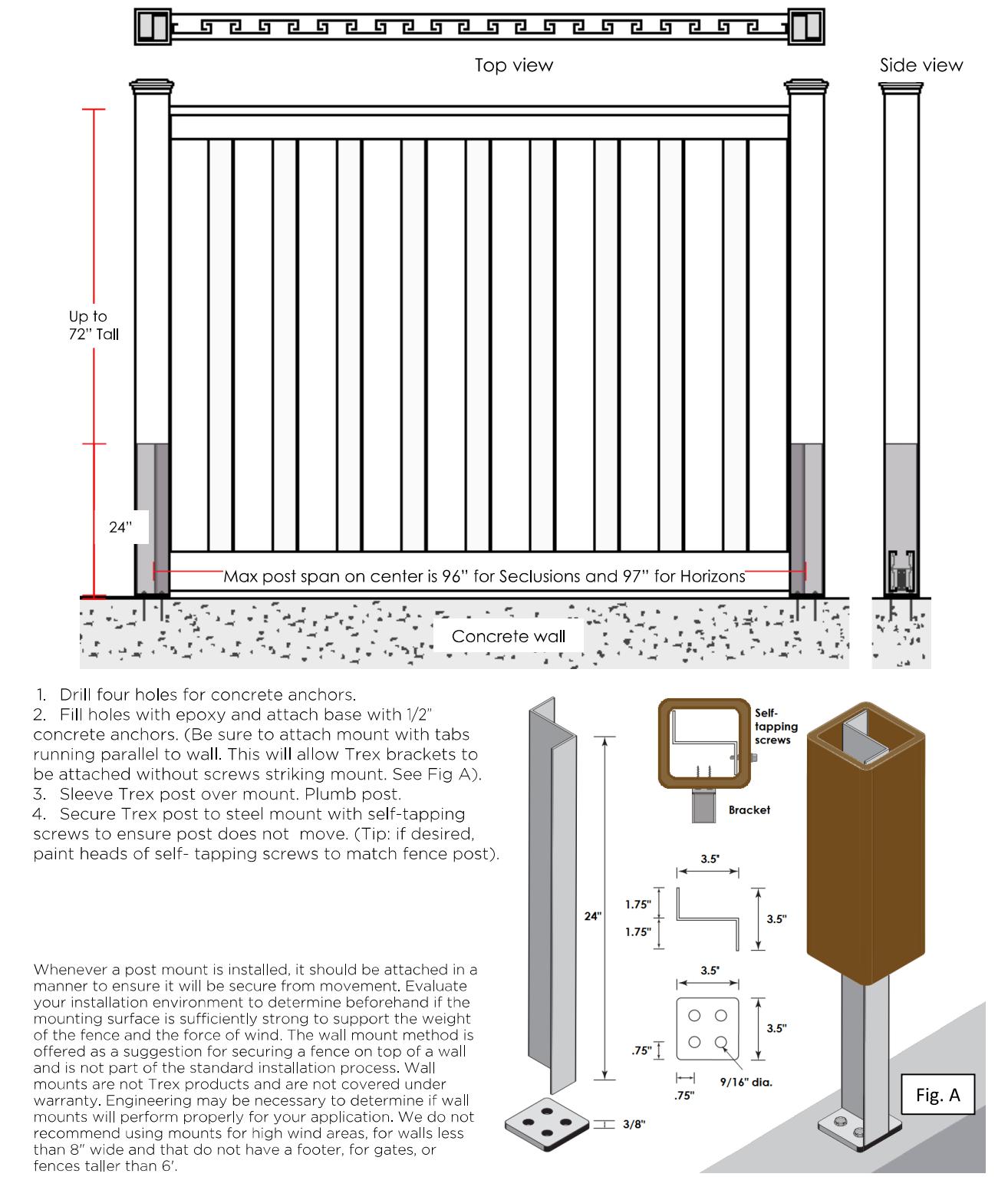
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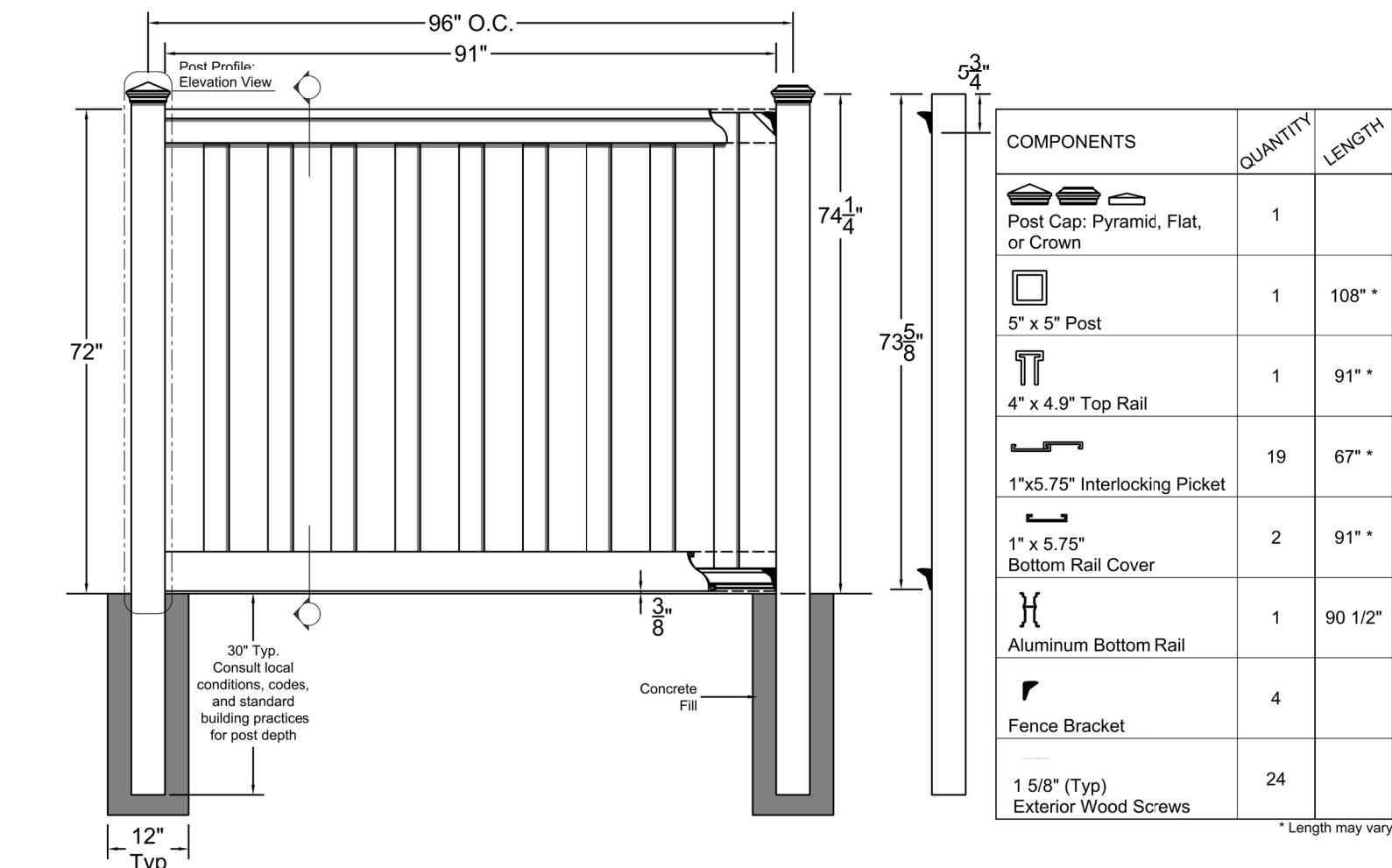
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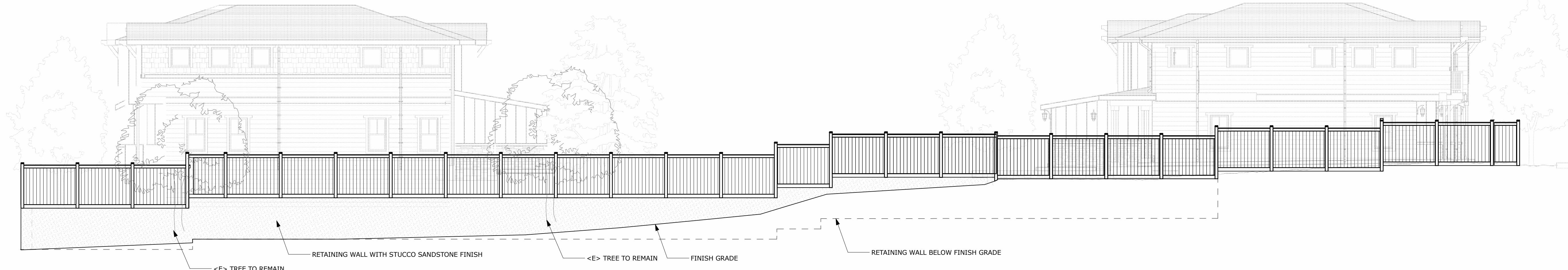
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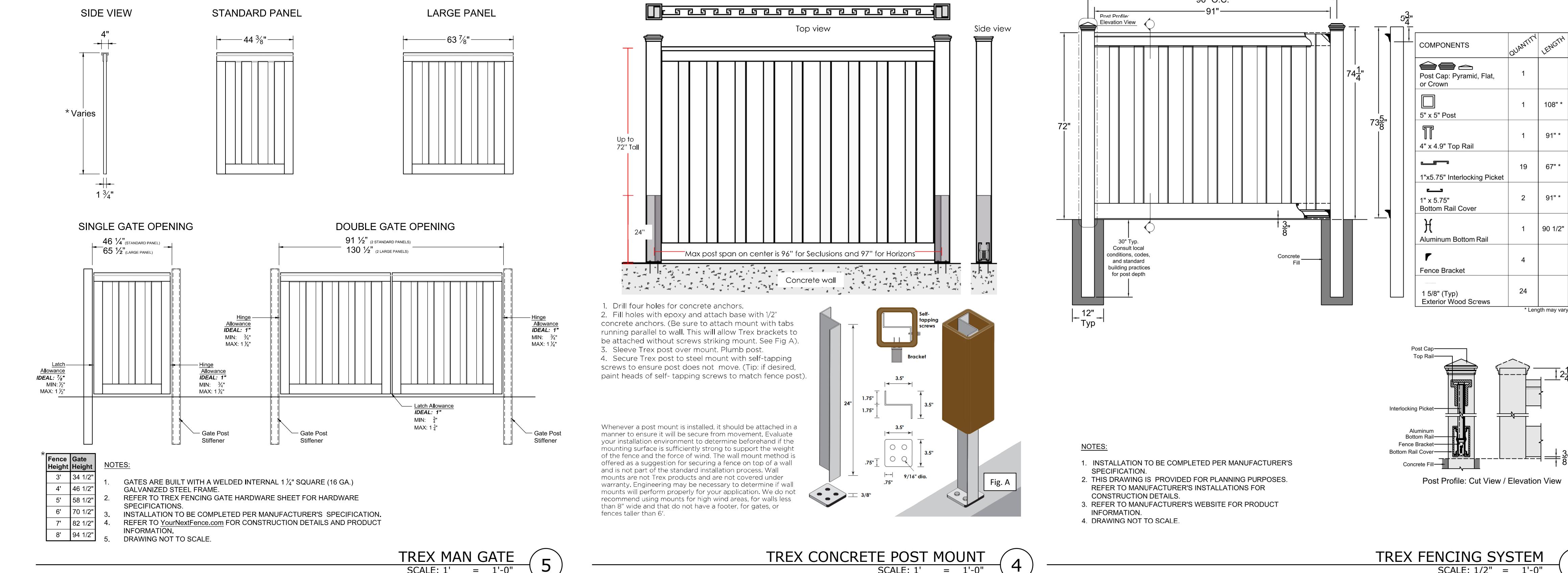
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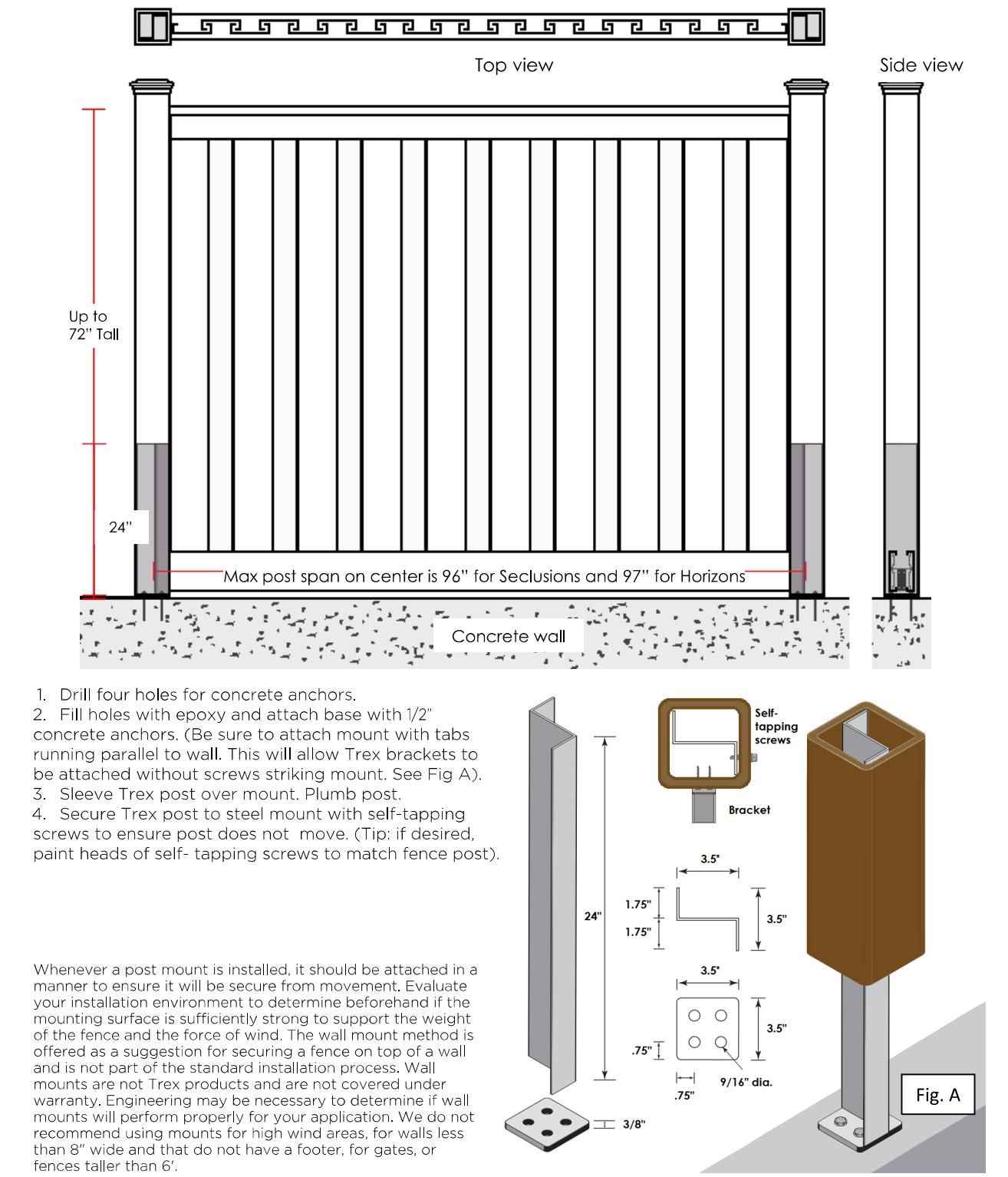
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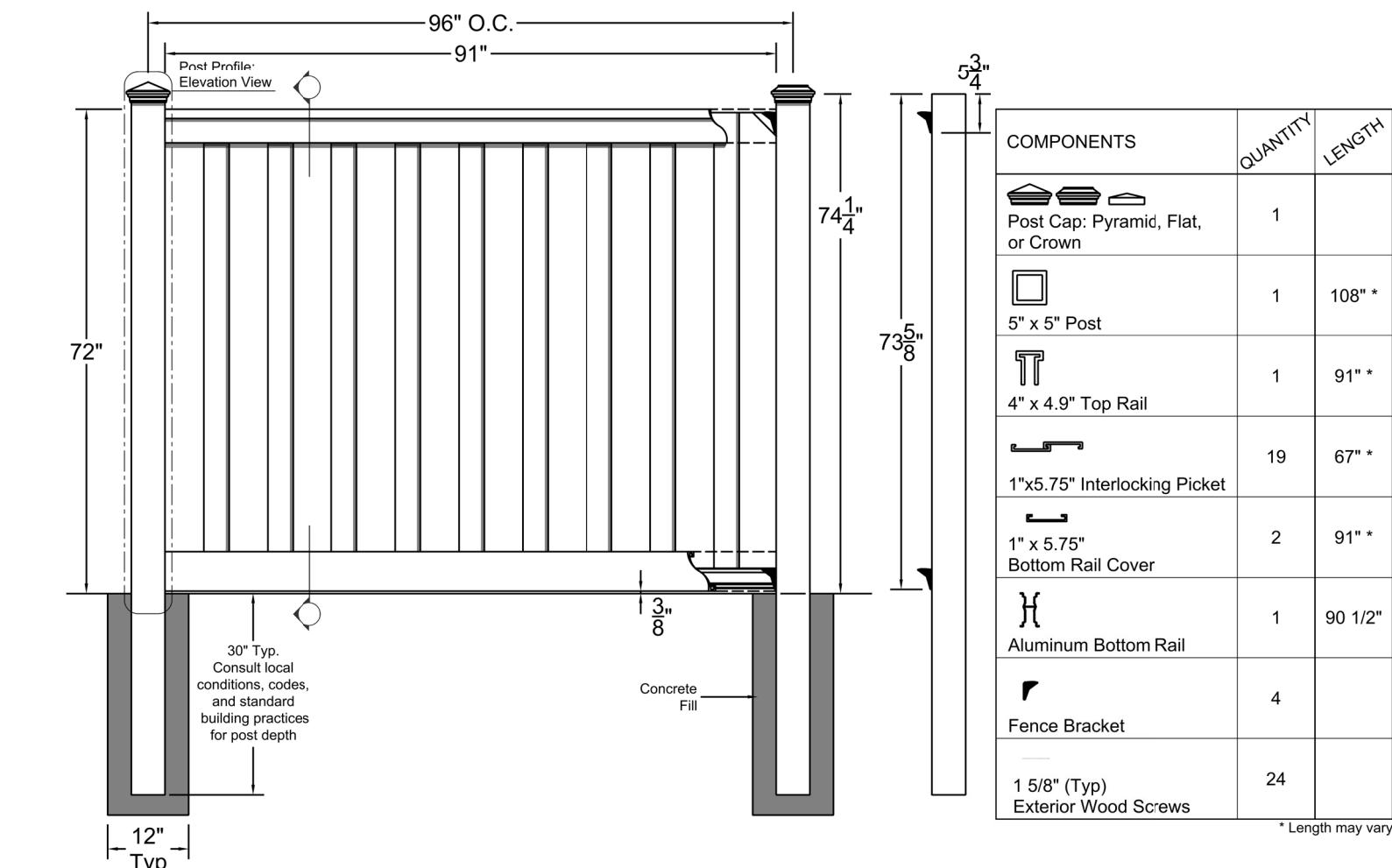
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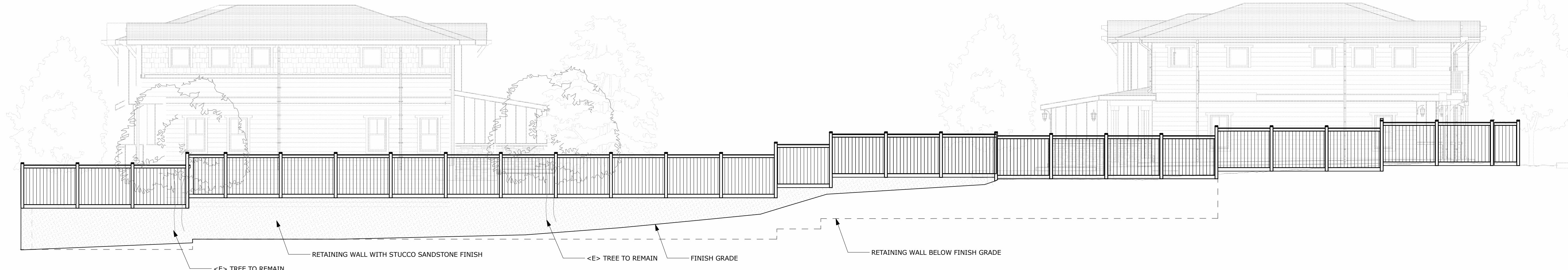
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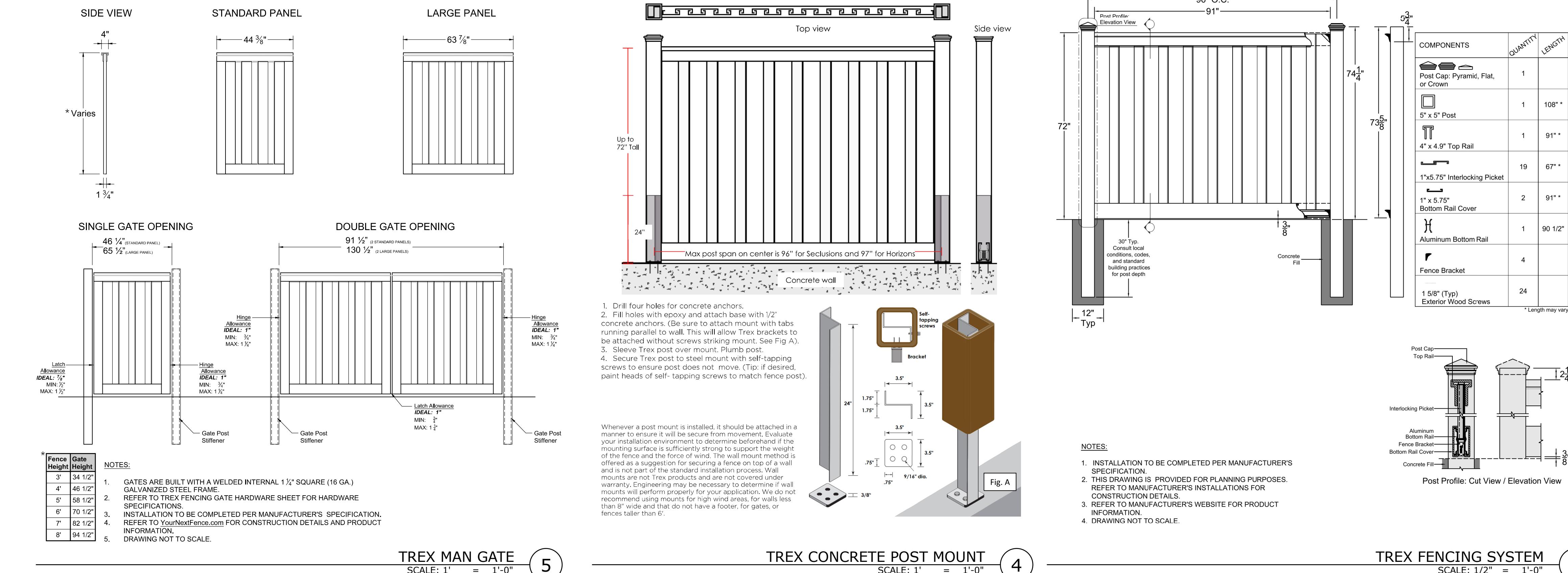
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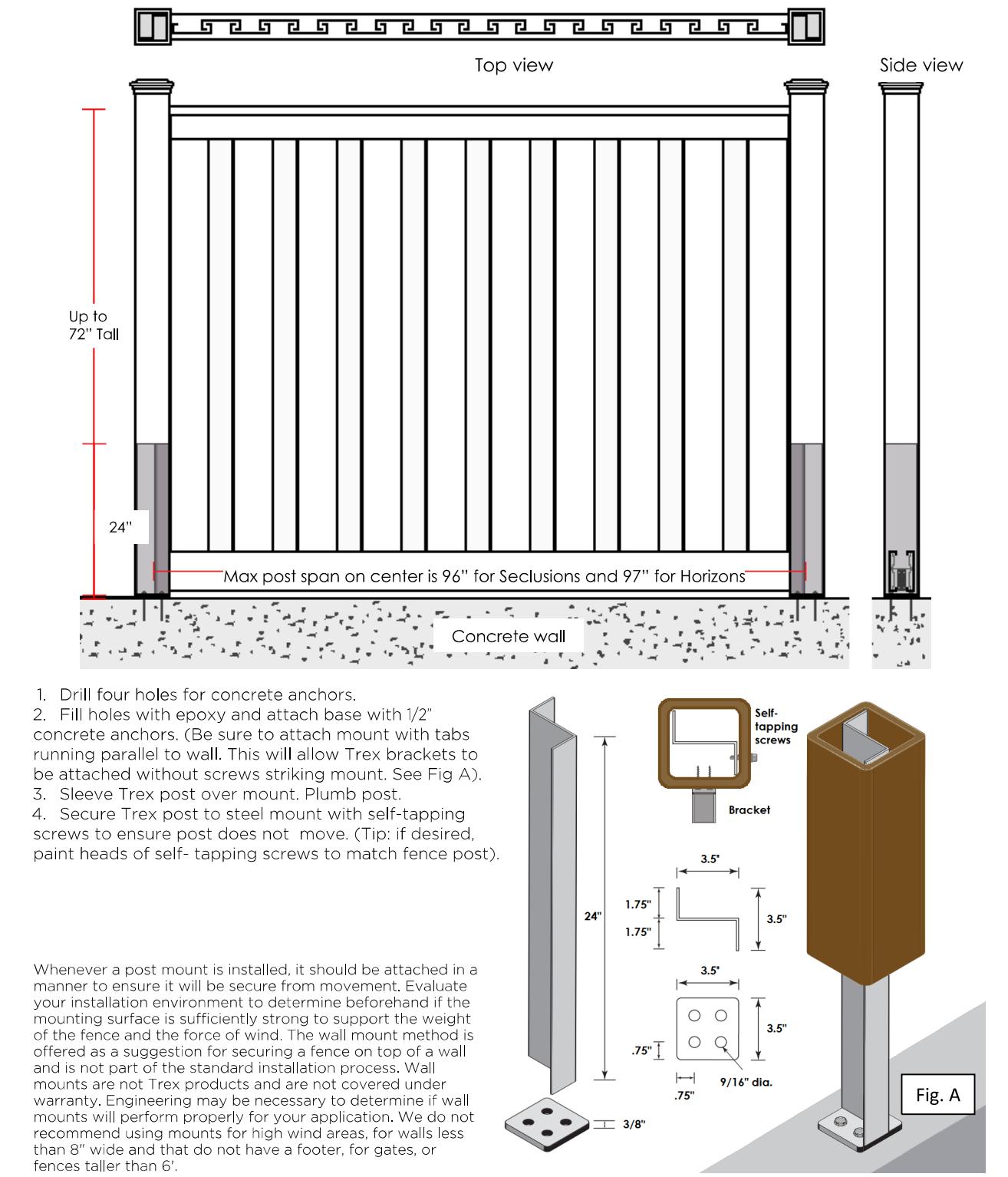
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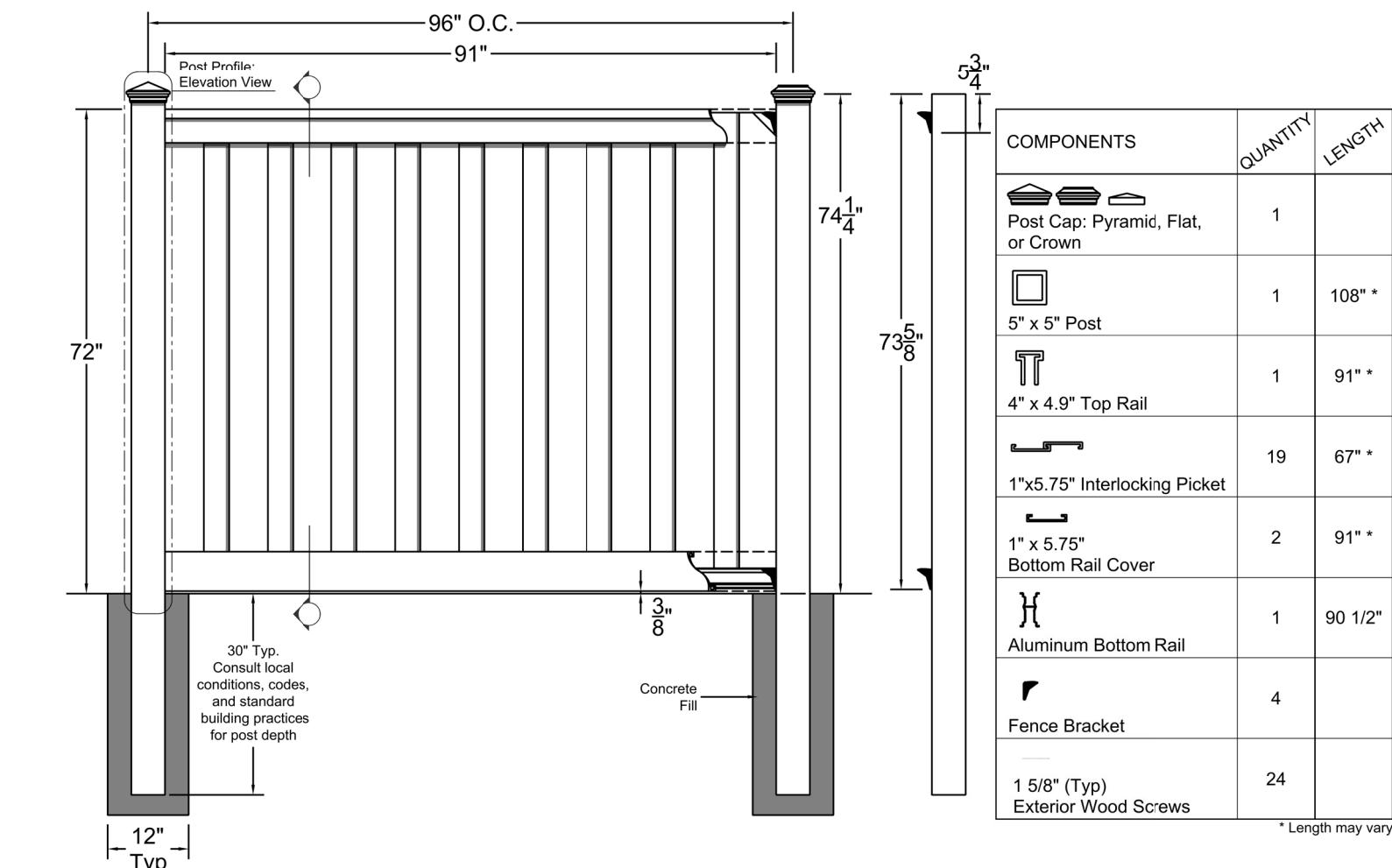
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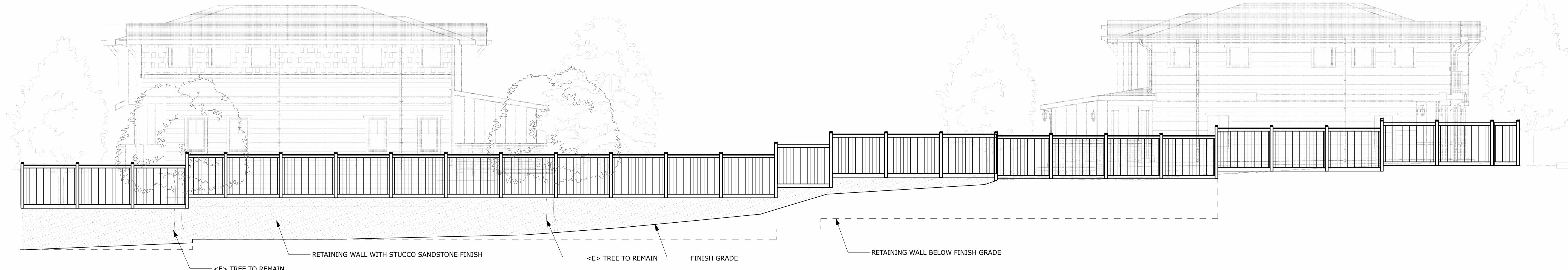
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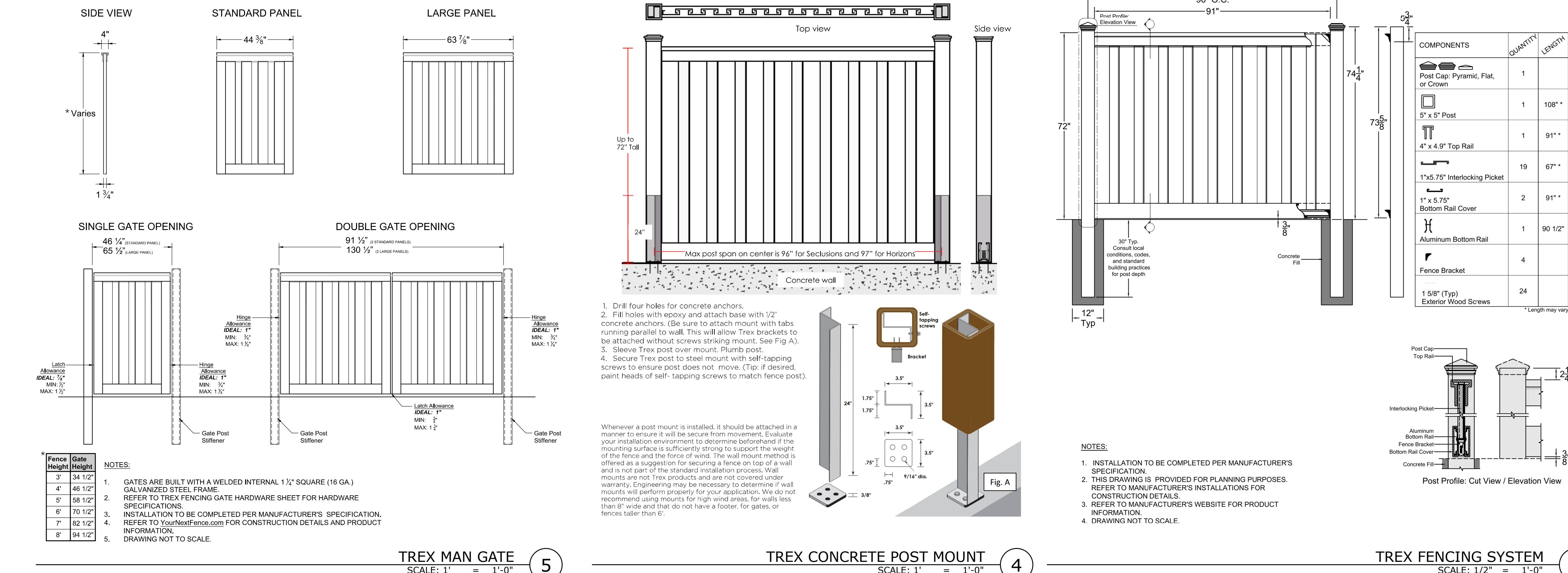
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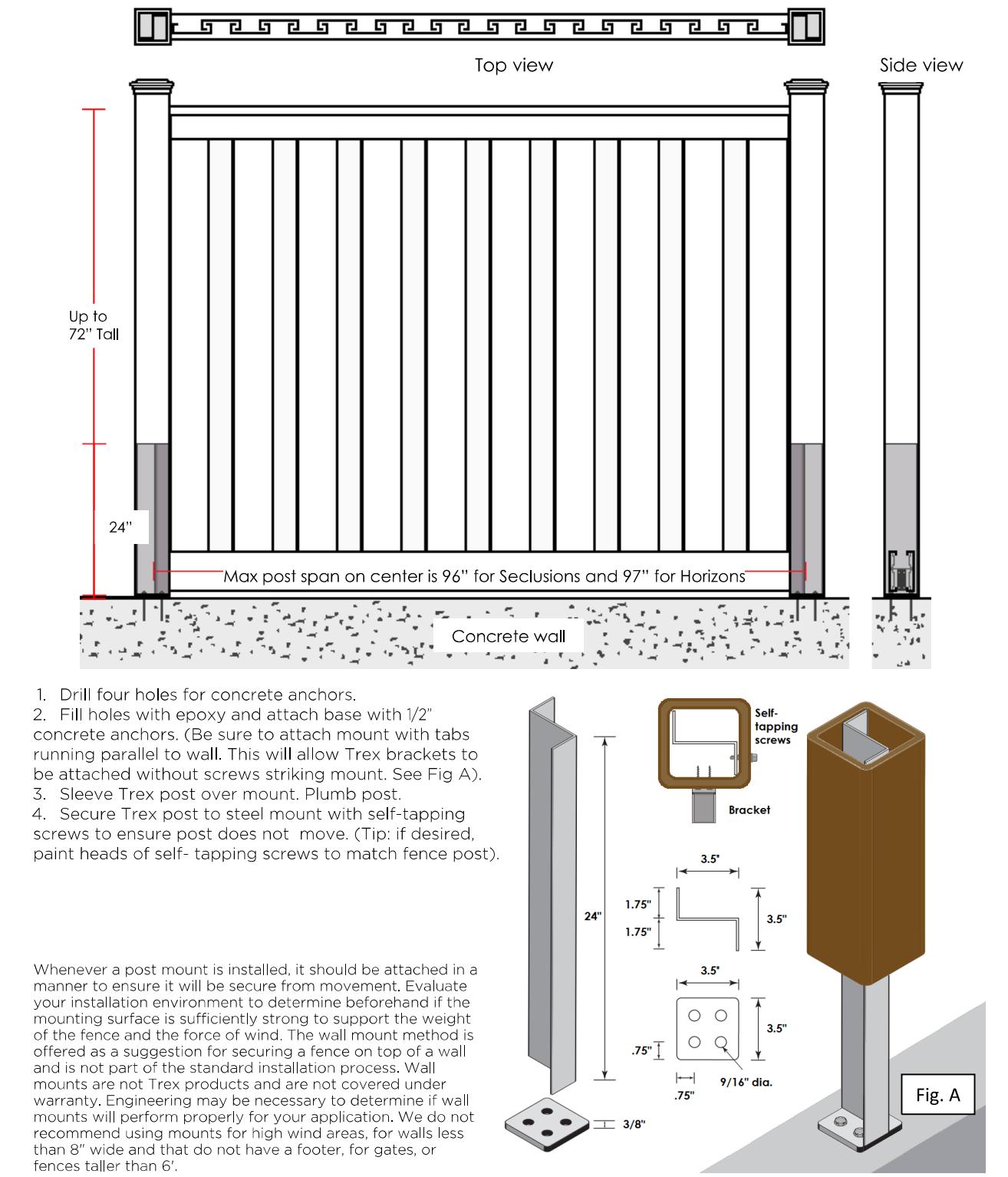
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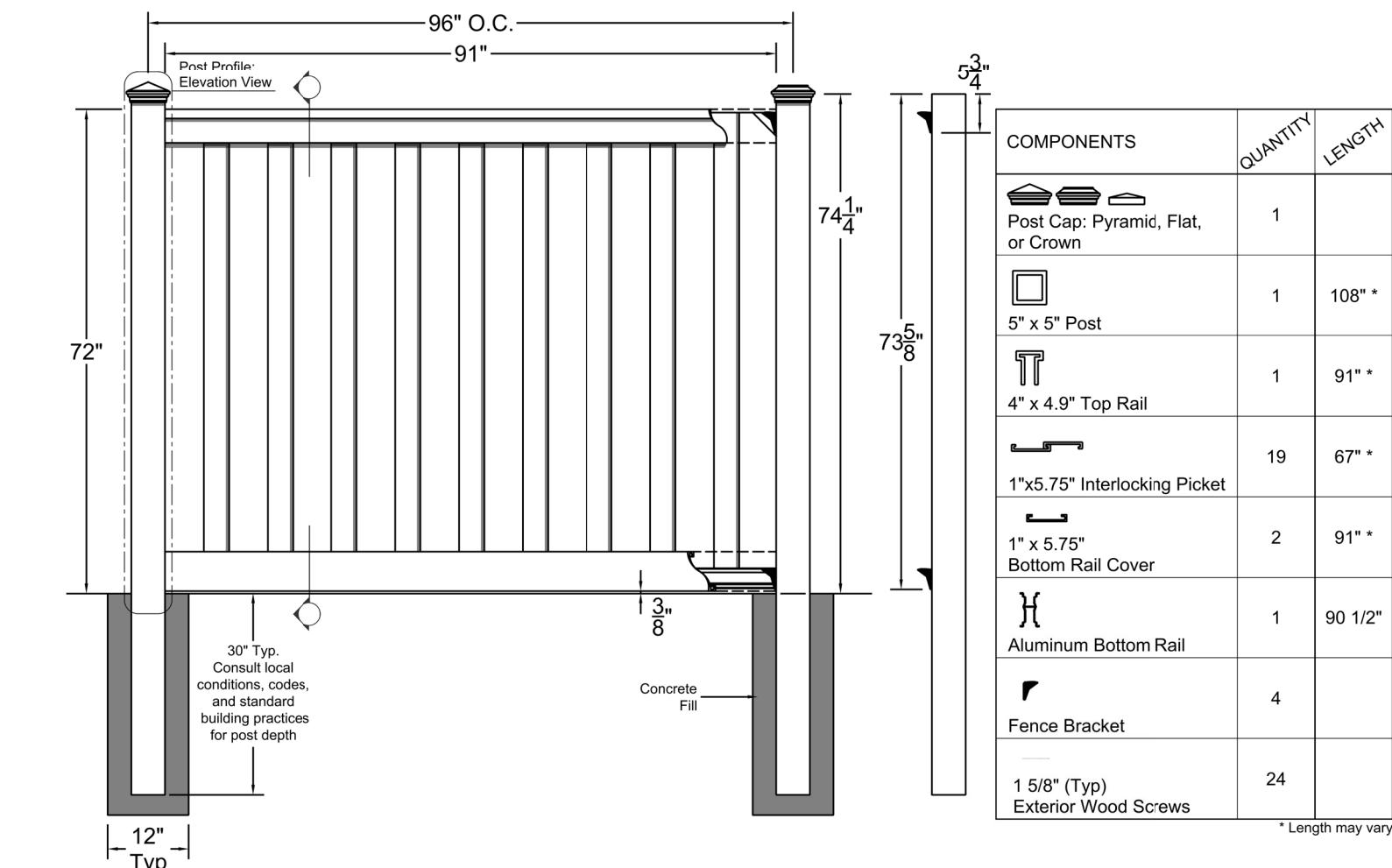
VIEW CREST LANE FENCE ELEVATION
SCALE: 1/8" = 1'-0" 2



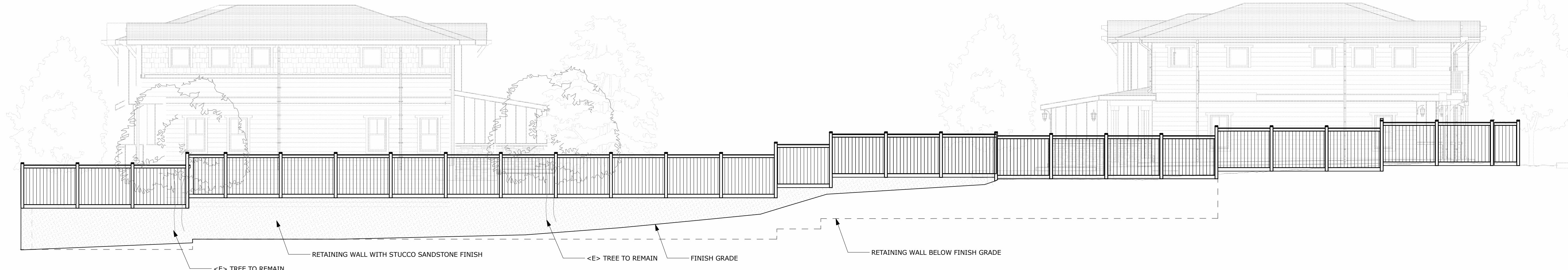
TREX MAN GATE
SCALE: 1" = 1'-0" 5



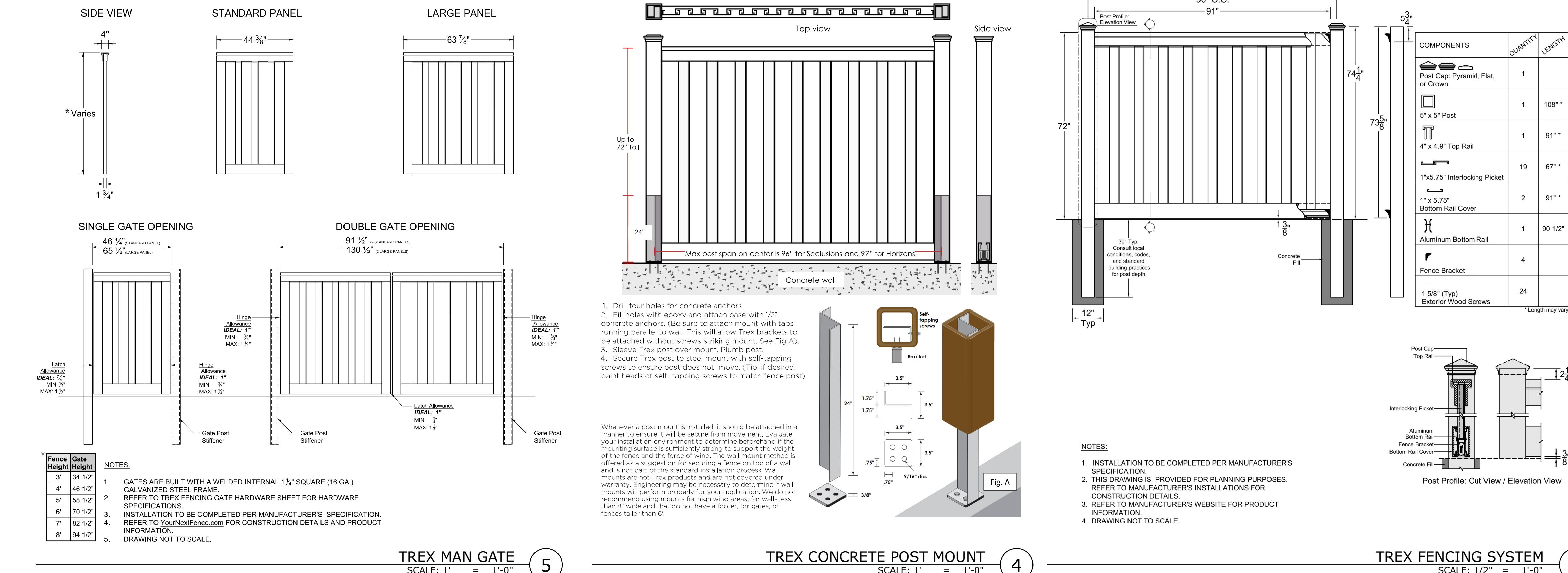
TREX CONCRETE POST MOUNT
SCALE: 1" = 1'-0" 4



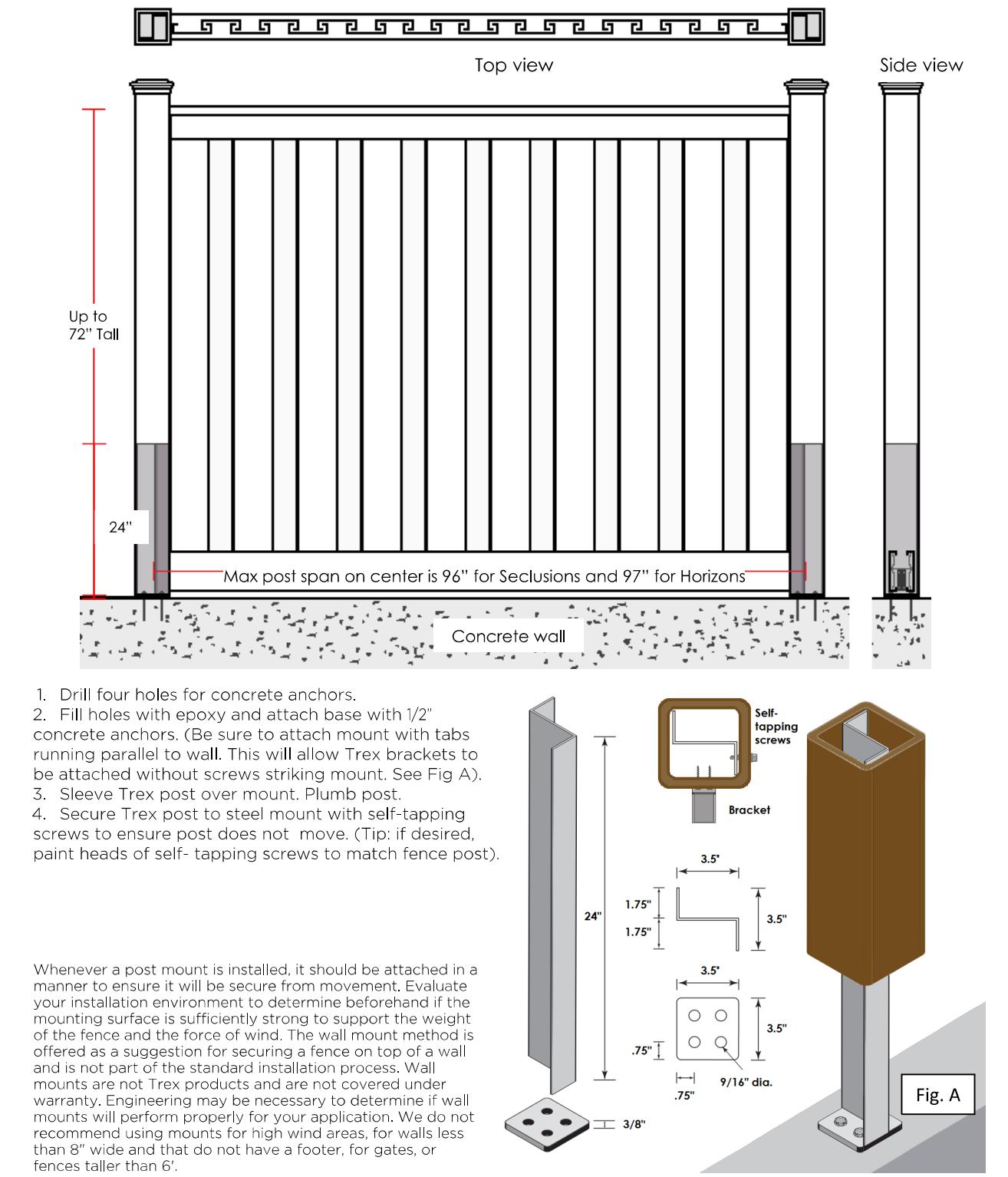
TREX FENCING SYSTEM
SCALE: 1/8" = 1'-0" 3



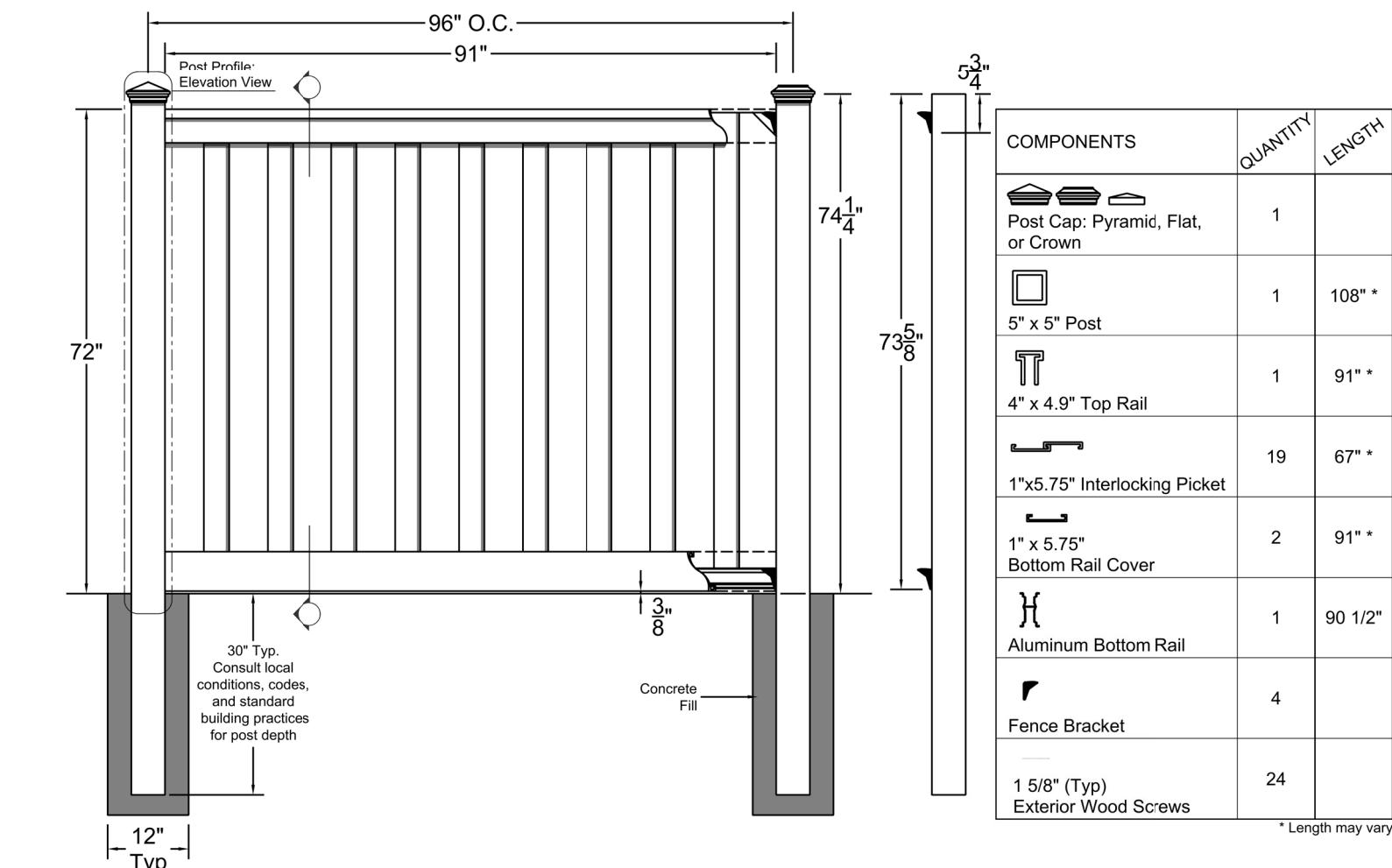
VIEW CREST LANE FENCE ELEVATION
SCALE: 1/8" = 1'-0" 2



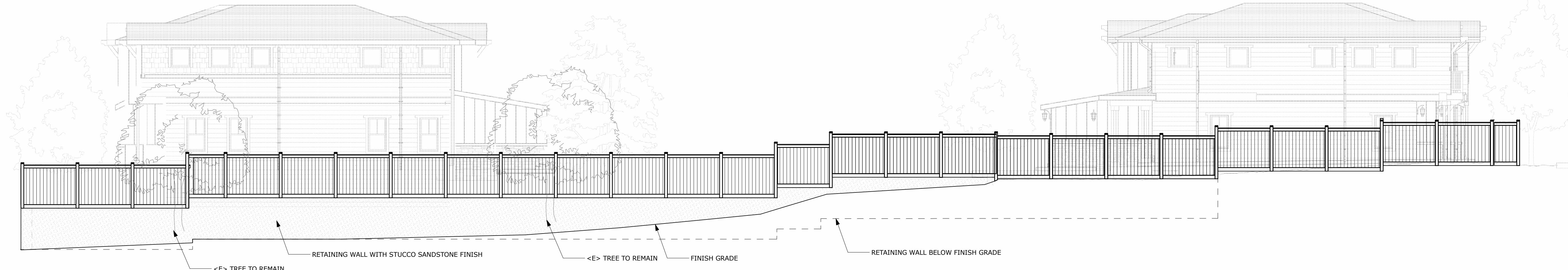
TREX MAN GATE
SCALE: 1" = 1'-0" 5



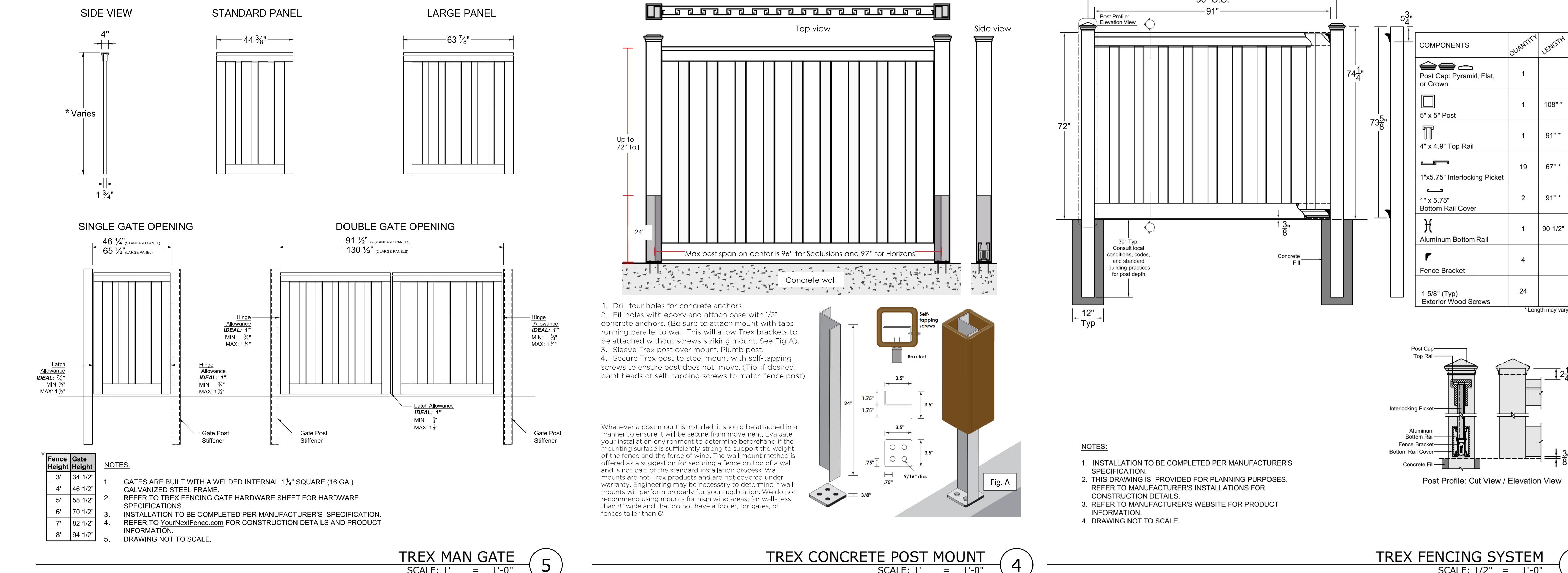
TREX CONCRETE POST MOUNT
SCALE: 1" = 1'-0" 4



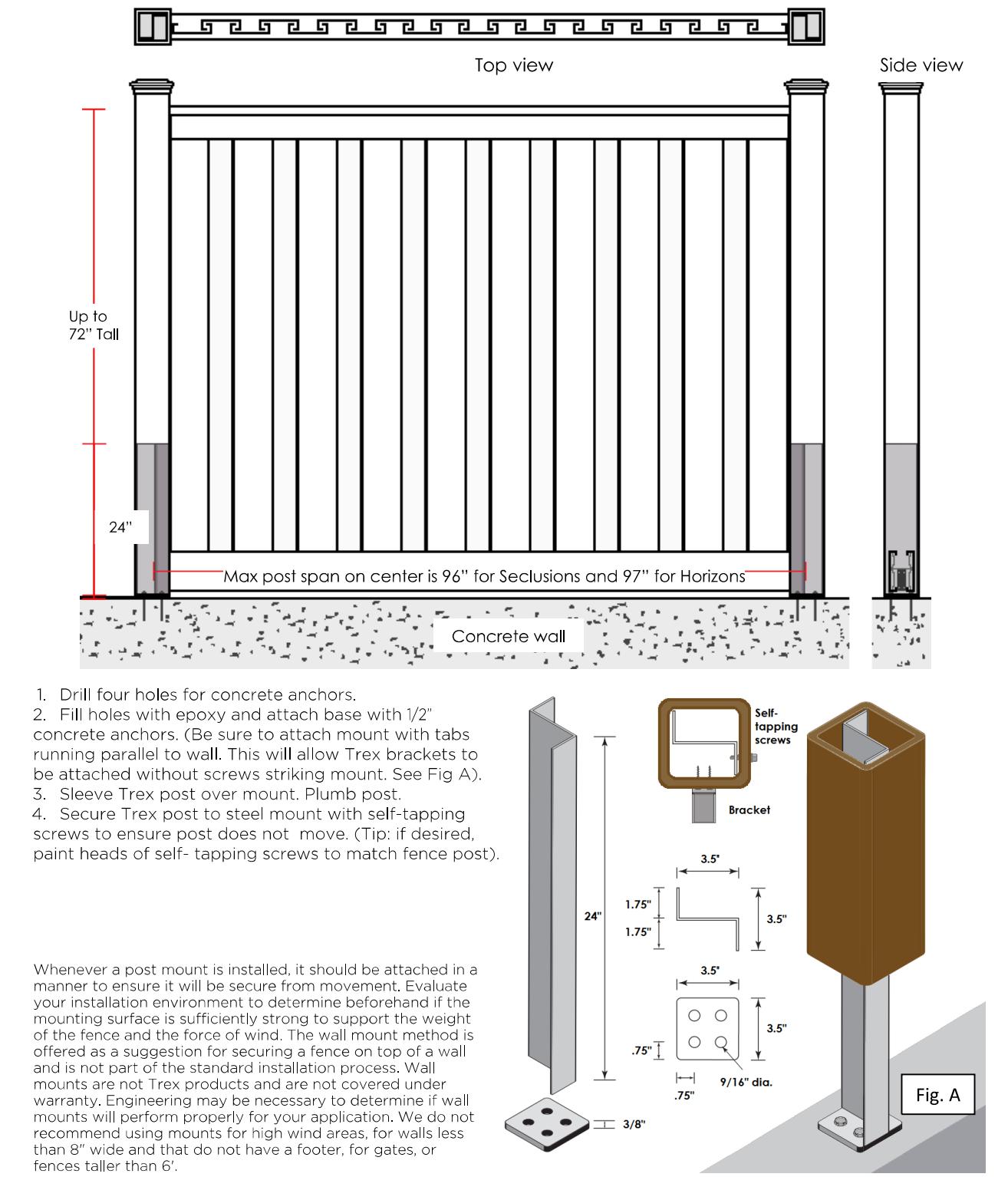
TREX FENCING SYSTEM
SCALE: 1/8" = 1'-0" 3



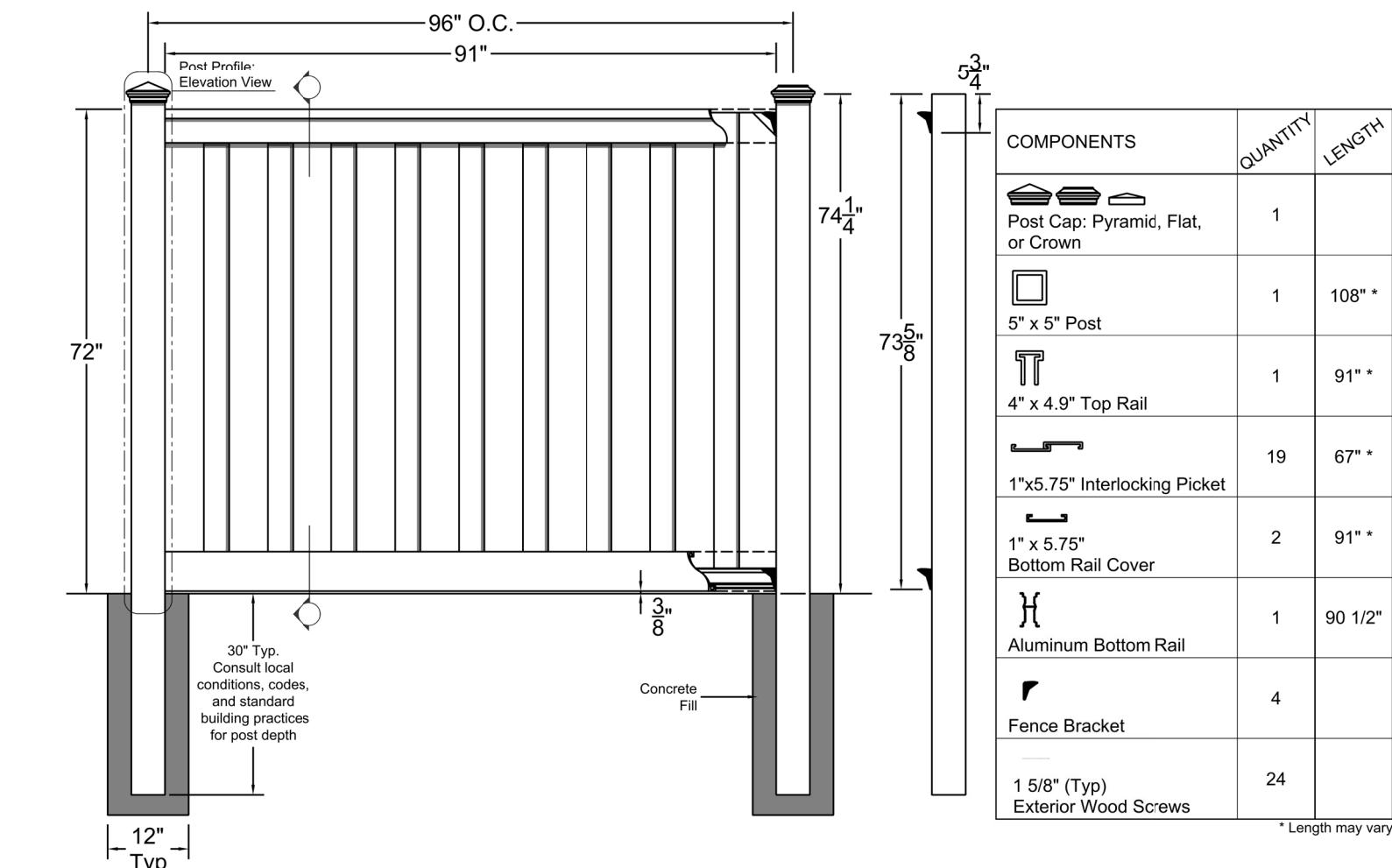
VIEW CREST LANE FENCE ELEVATION
SCALE: 1/8" = 1'-0" 2



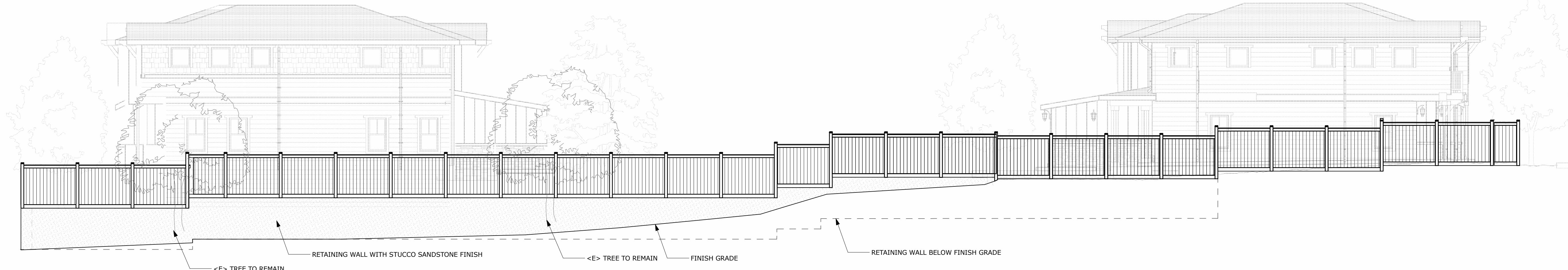
TREX MAN GATE
SCALE: 1" = 1'-0" 5



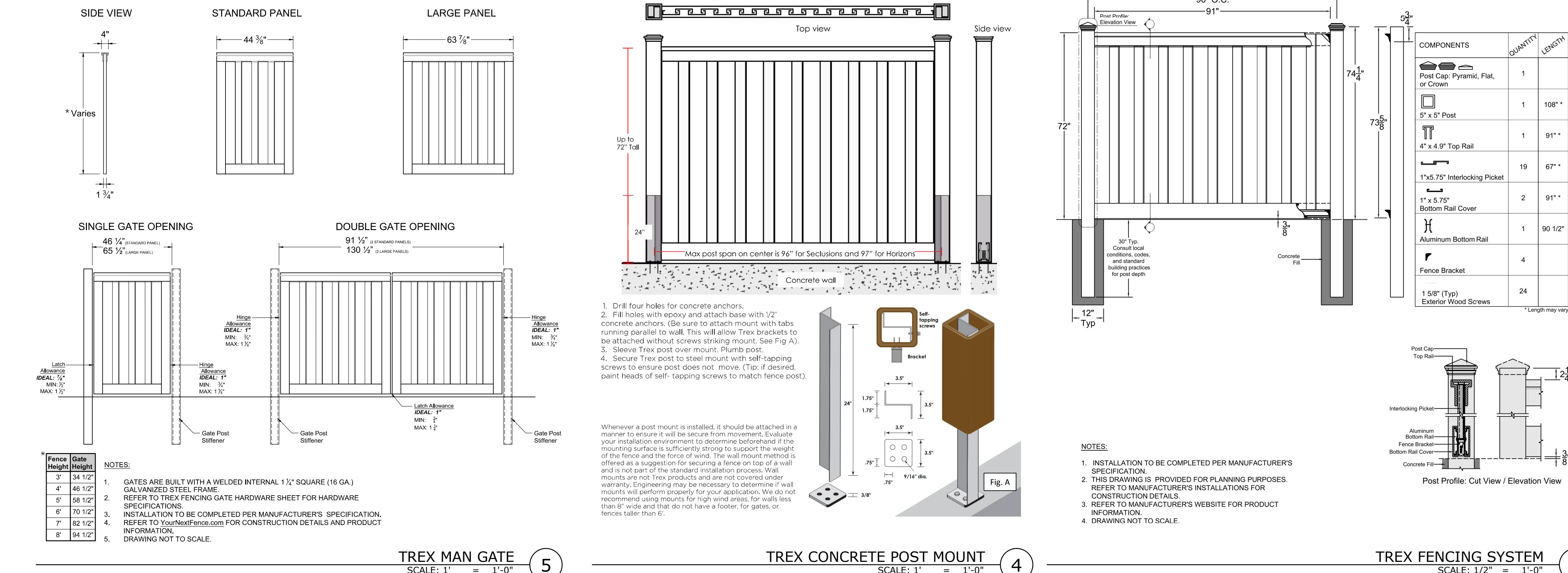
TREX CONCRETE POST MOUNT
SCALE: 1" = 1'-0" 4



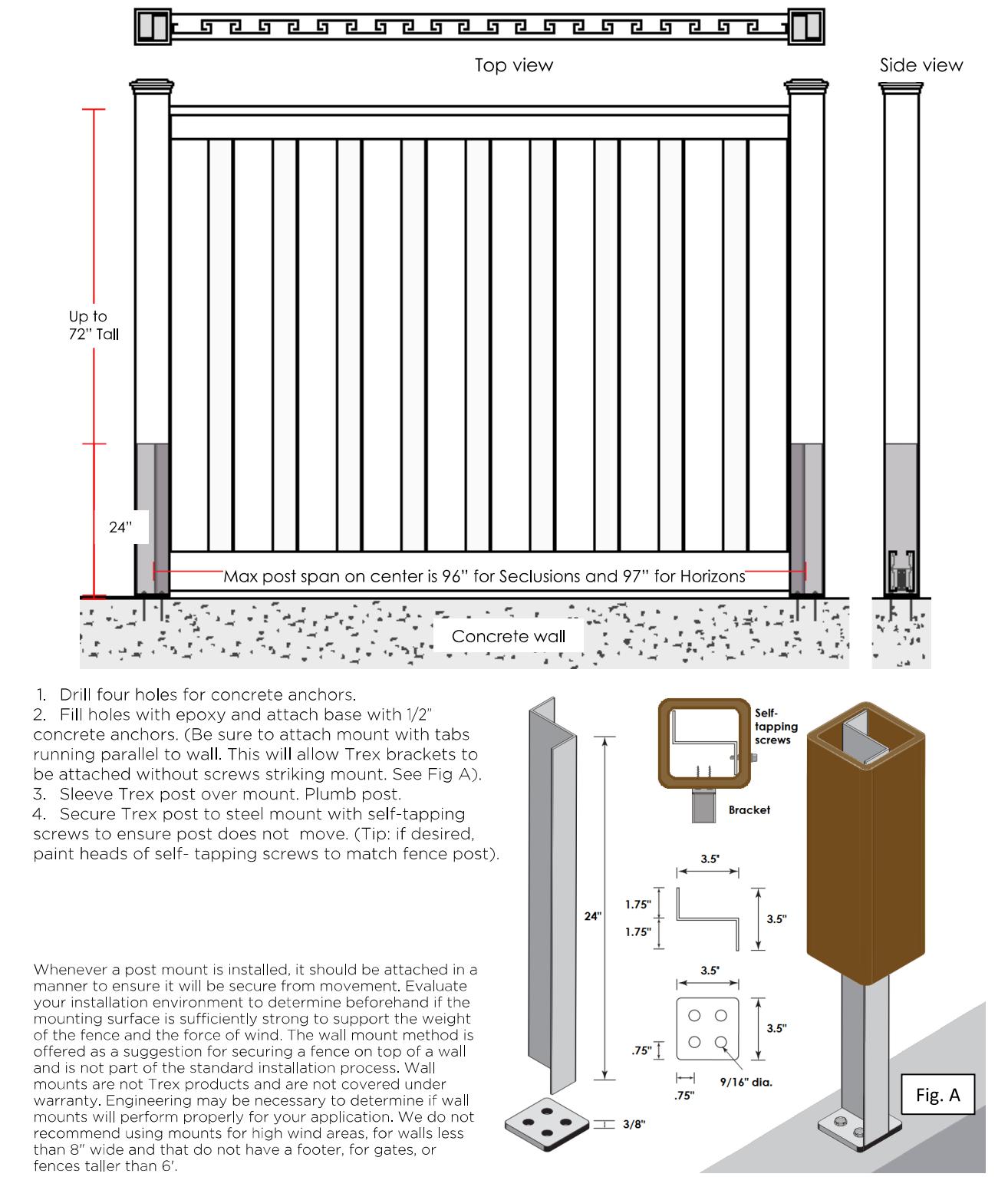
TREX FENCING SYSTEM
SCALE: 1/8" = 1'-0" 3



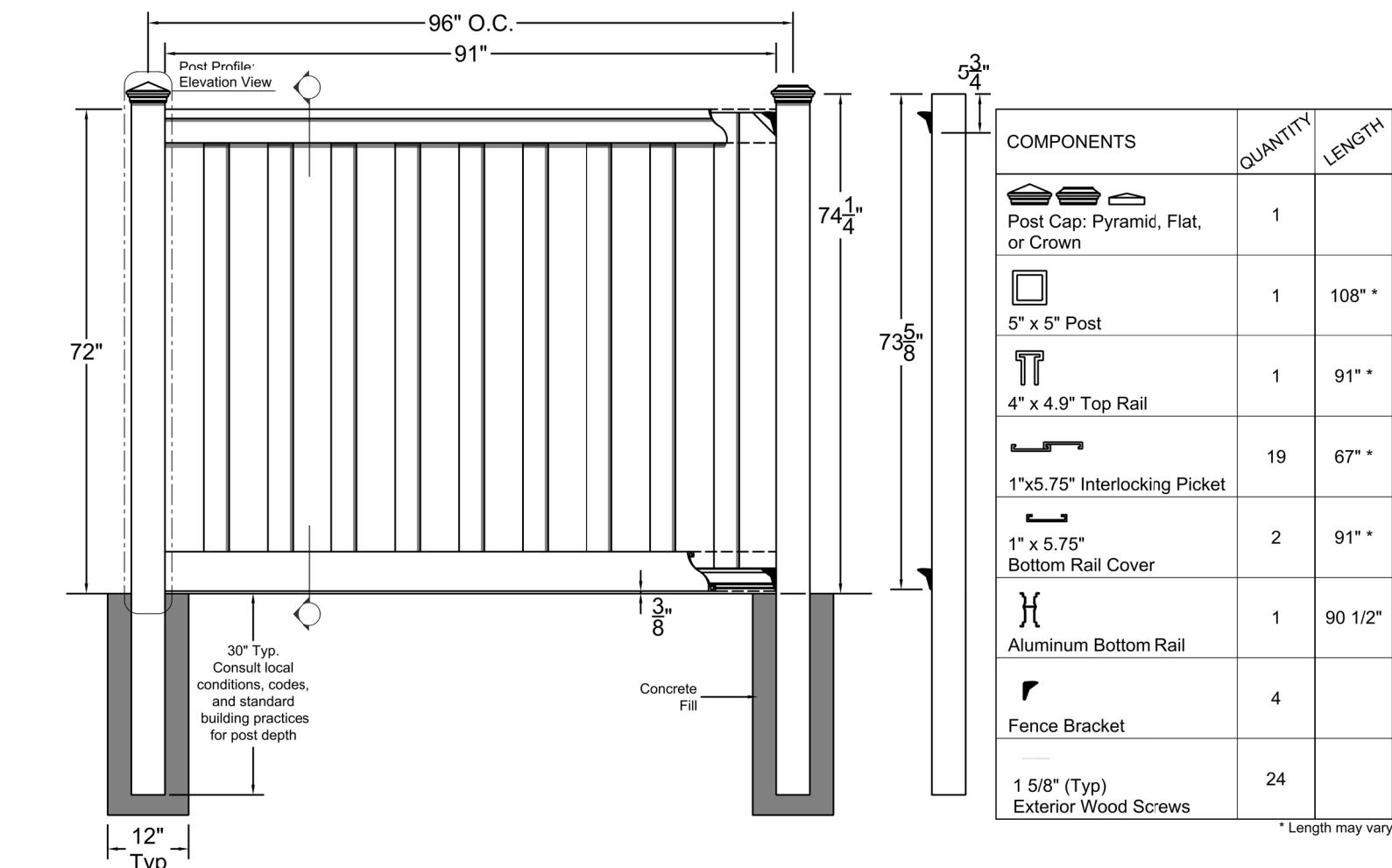
VIEW CREST LANE FENCE ELEVATION
SCALE: 1/8" = 1'-0" 2



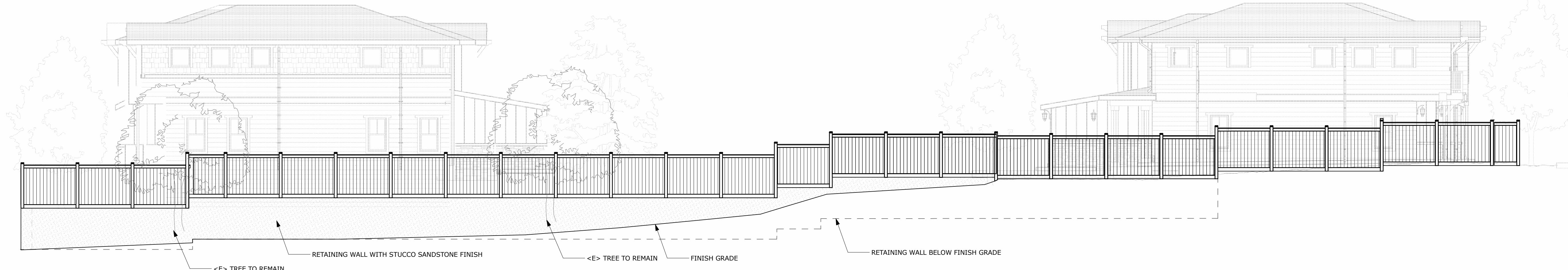
TREX MAN GATE
SCALE: 1" = 1'-0" 5



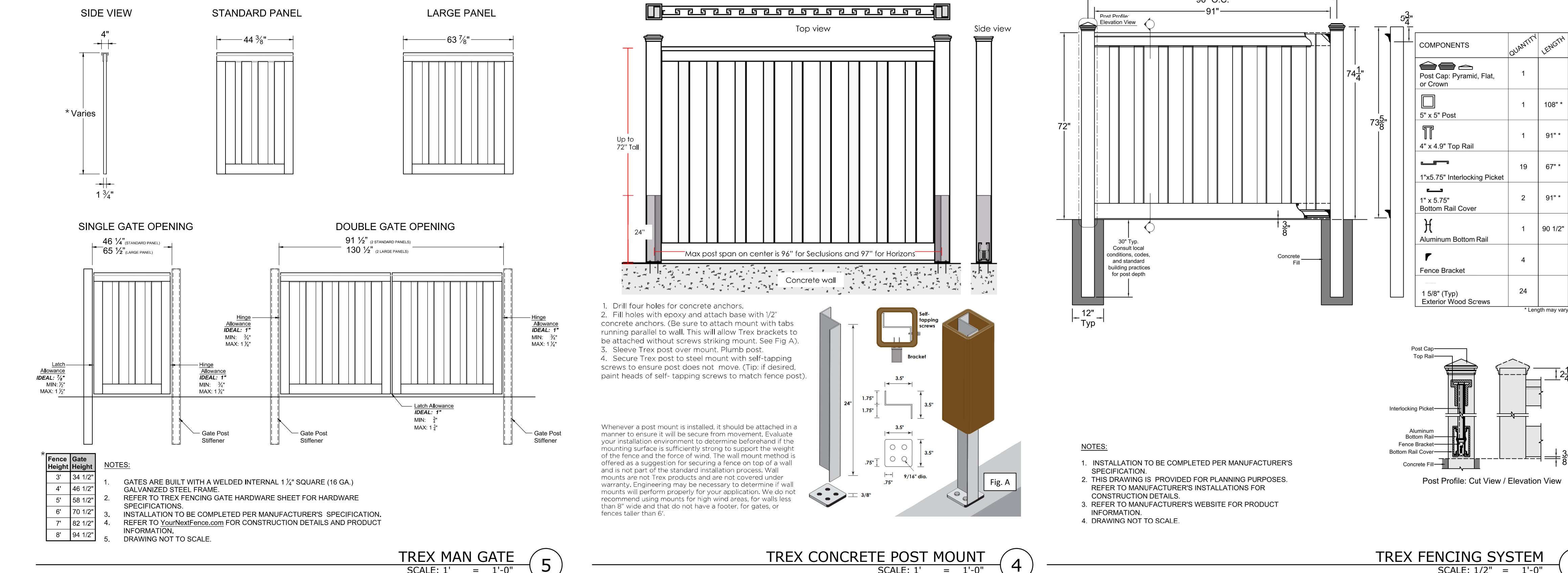
TREX CONCRETE POST MOUNT
SCALE: 1" = 1'-0" 4



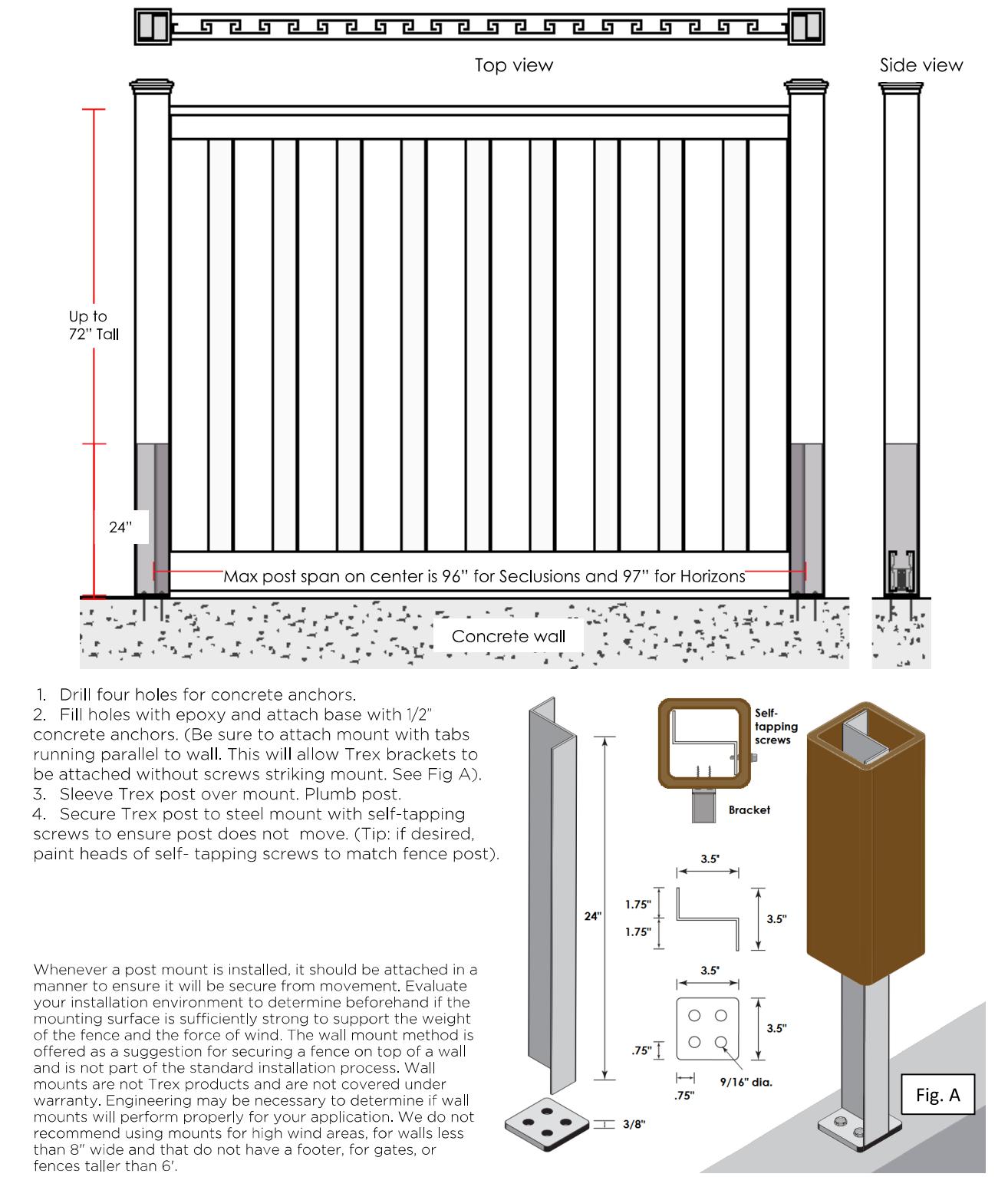
TREX FENCING SYSTEM
SCALE: 1/8" = 1'-0" 3

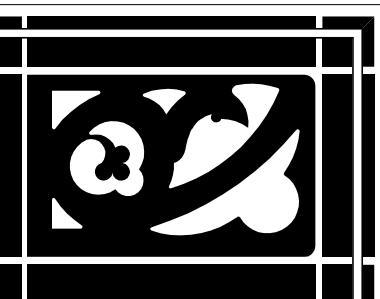


VIEW CREST LANE FENCE ELEVATION
SCALE: 1/8" = 1'-0" 2



TREX MAN GATE
SCALE: 1" = 1'-0" 5





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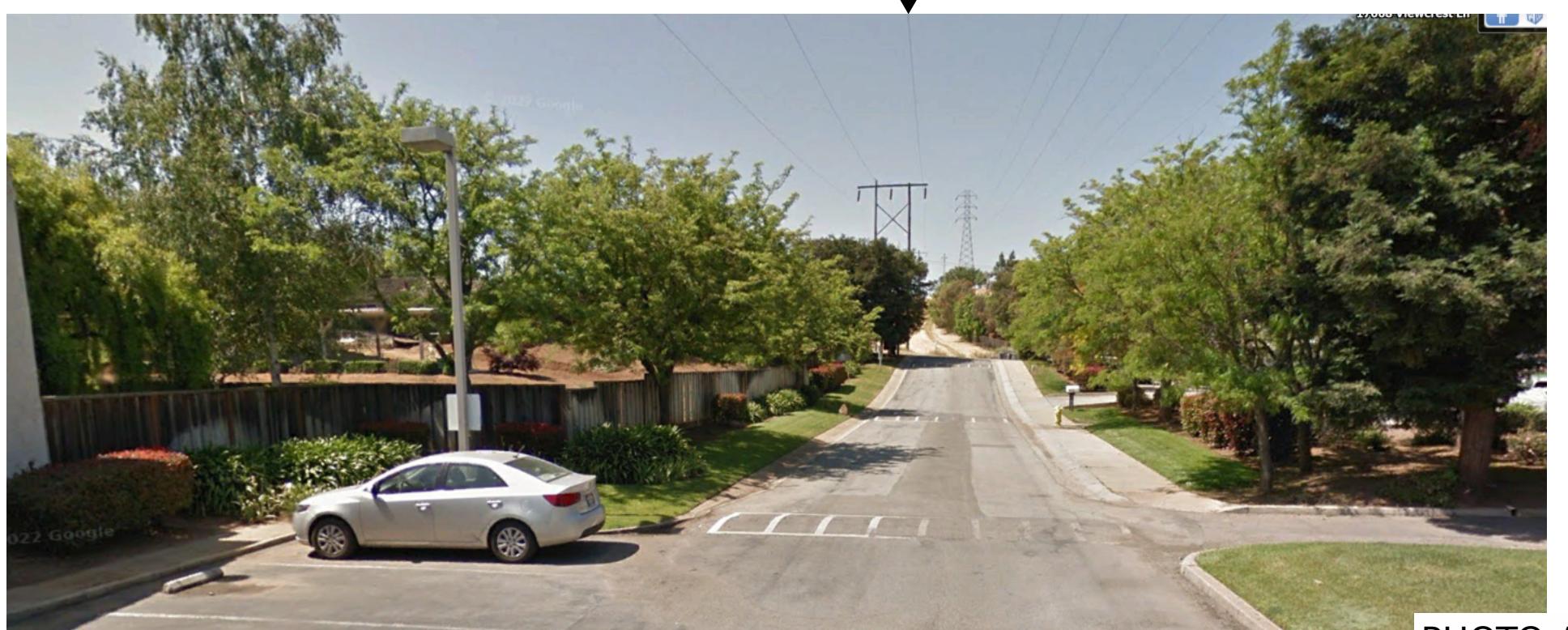


PHOTO A

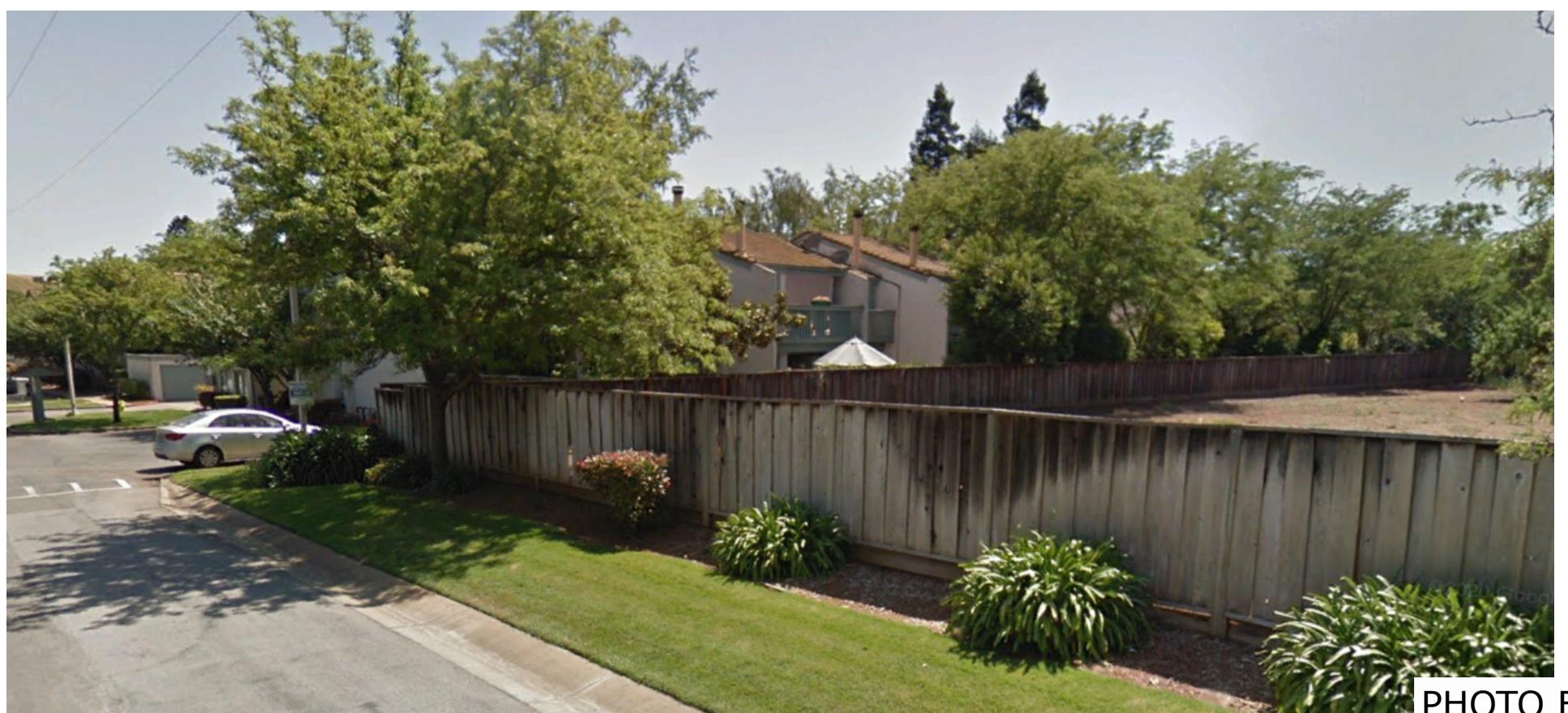


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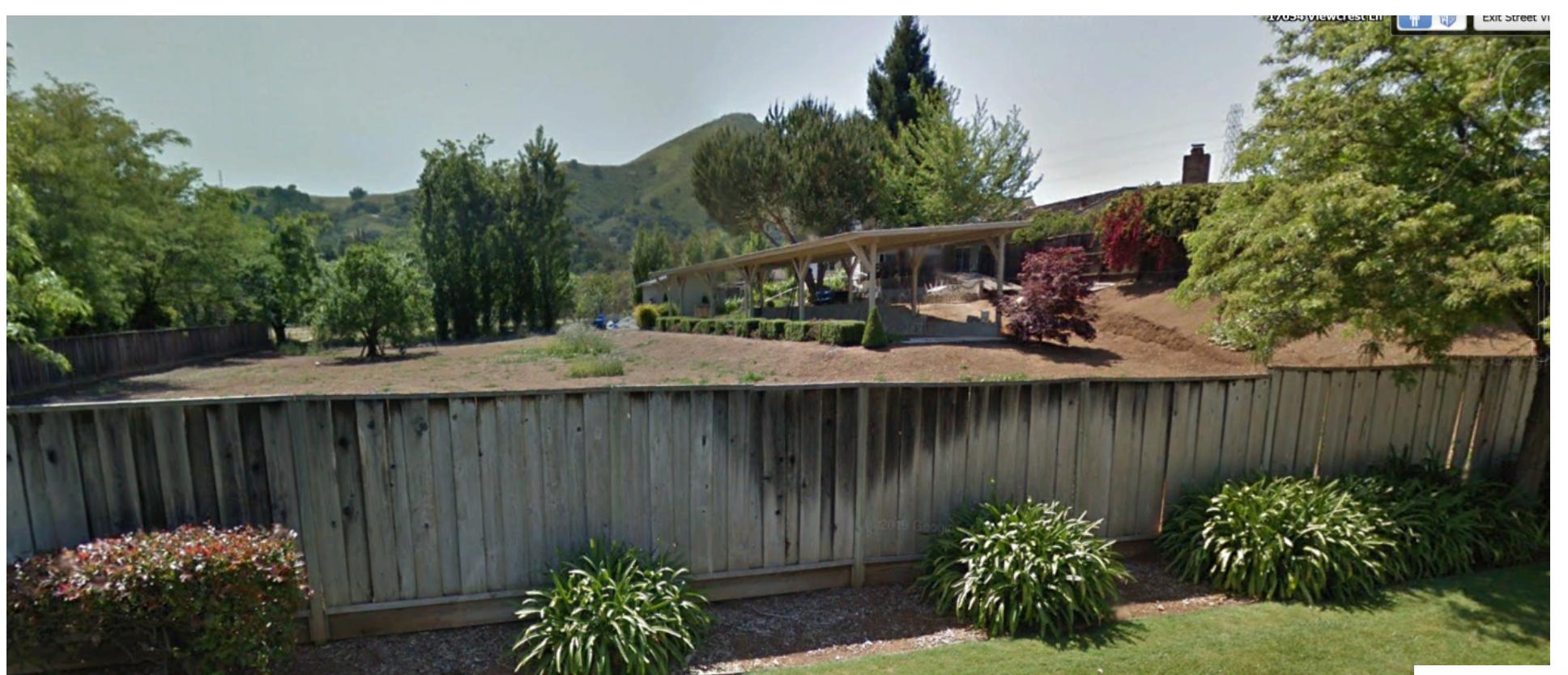


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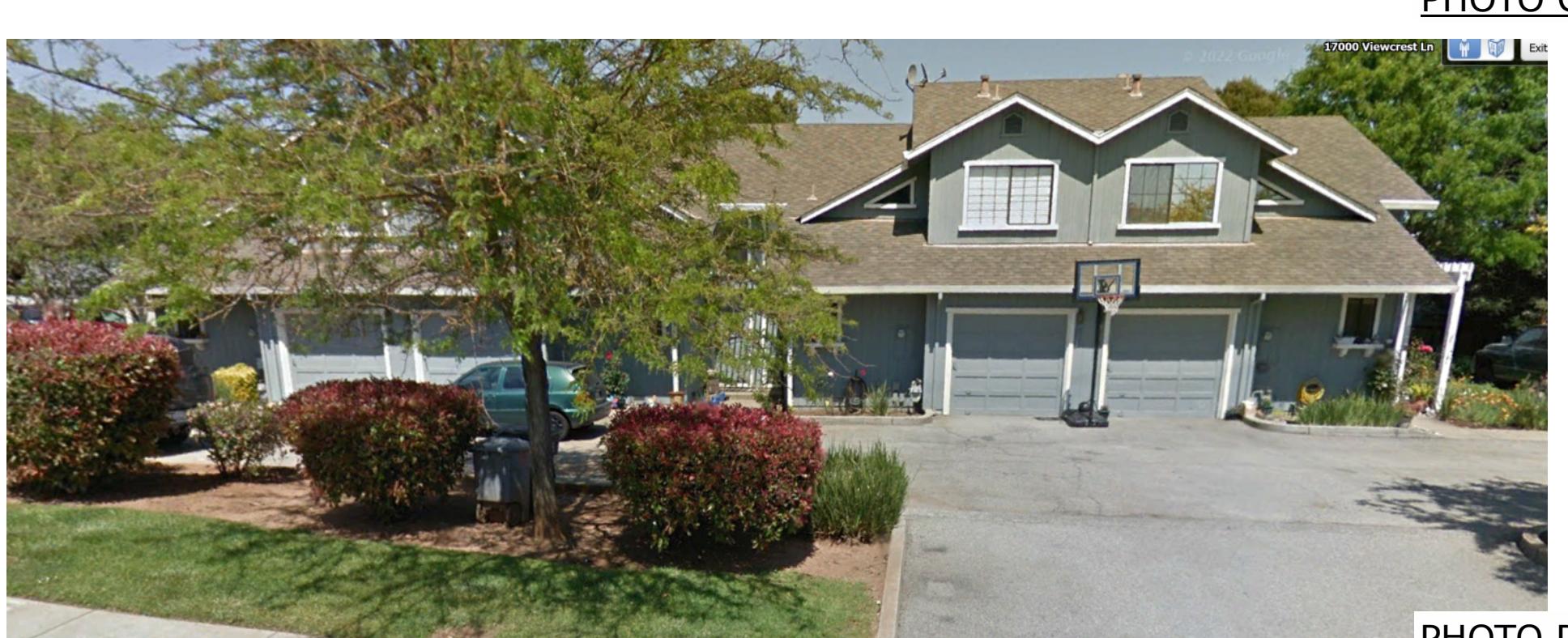


PHOTO D

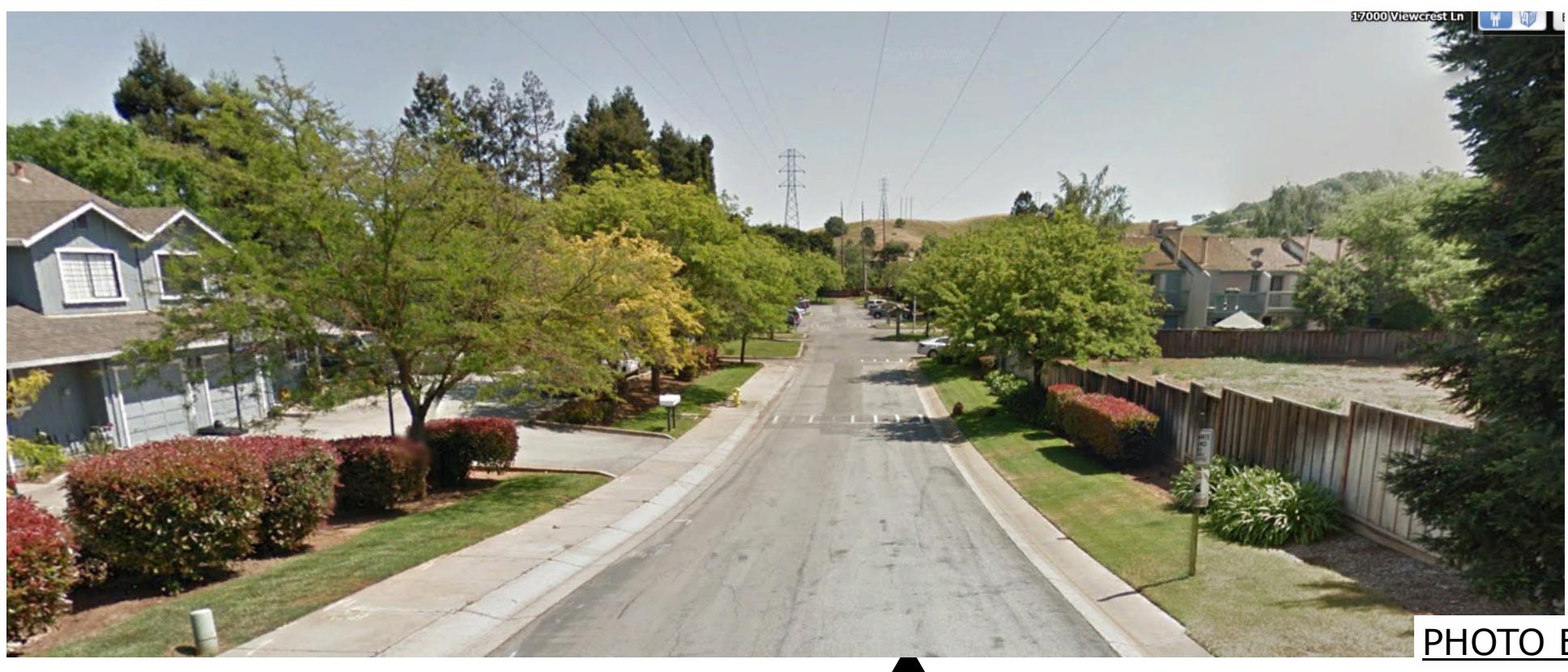


PHOTO E

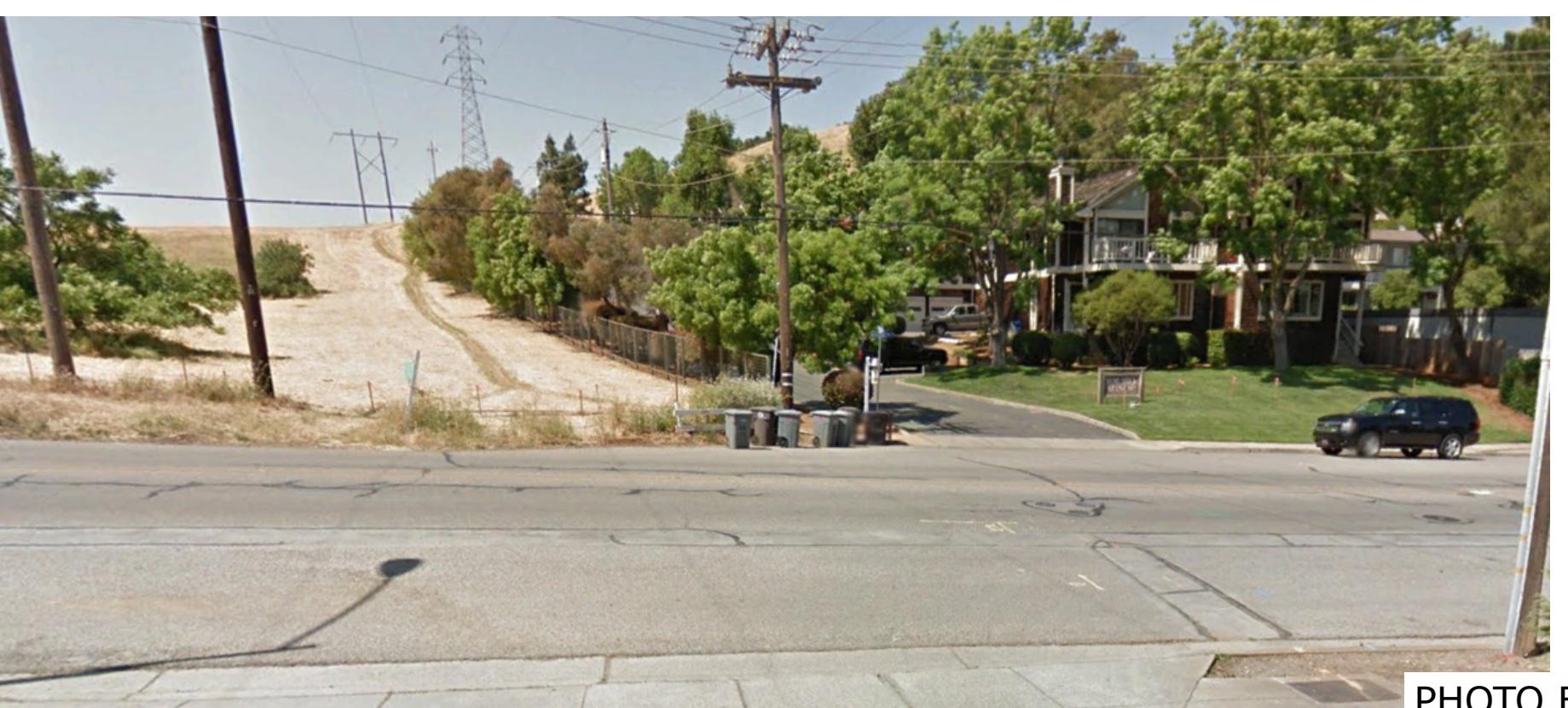
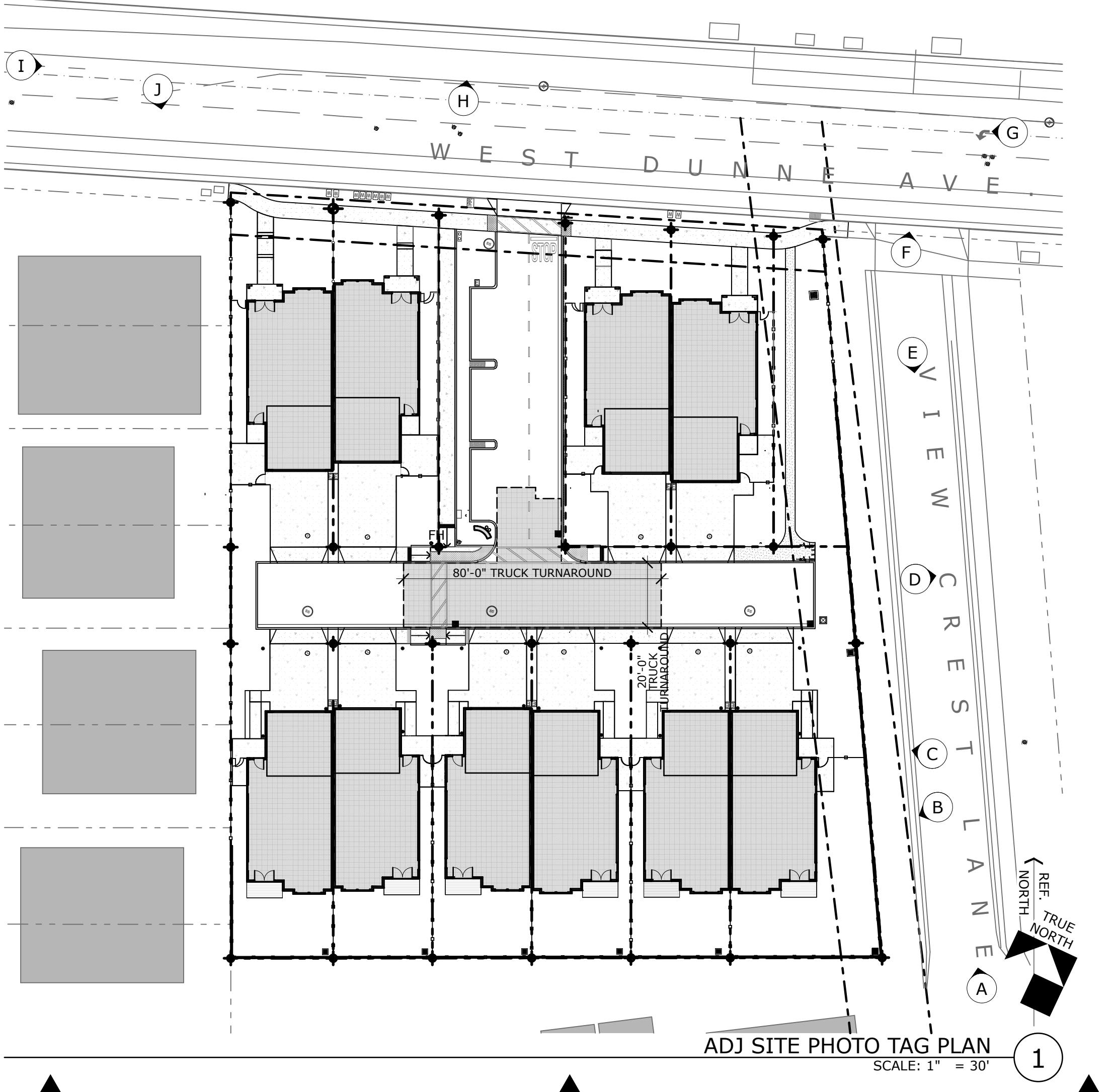


PHOTO F

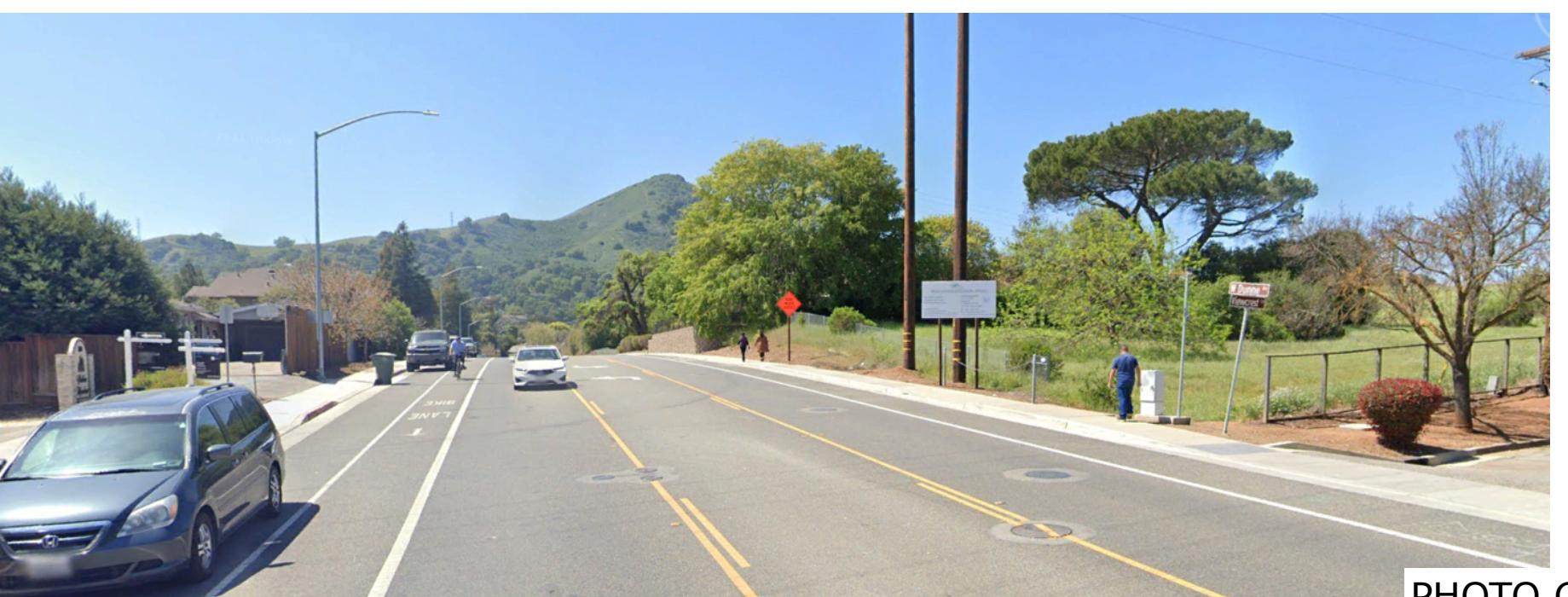


PHOTO G

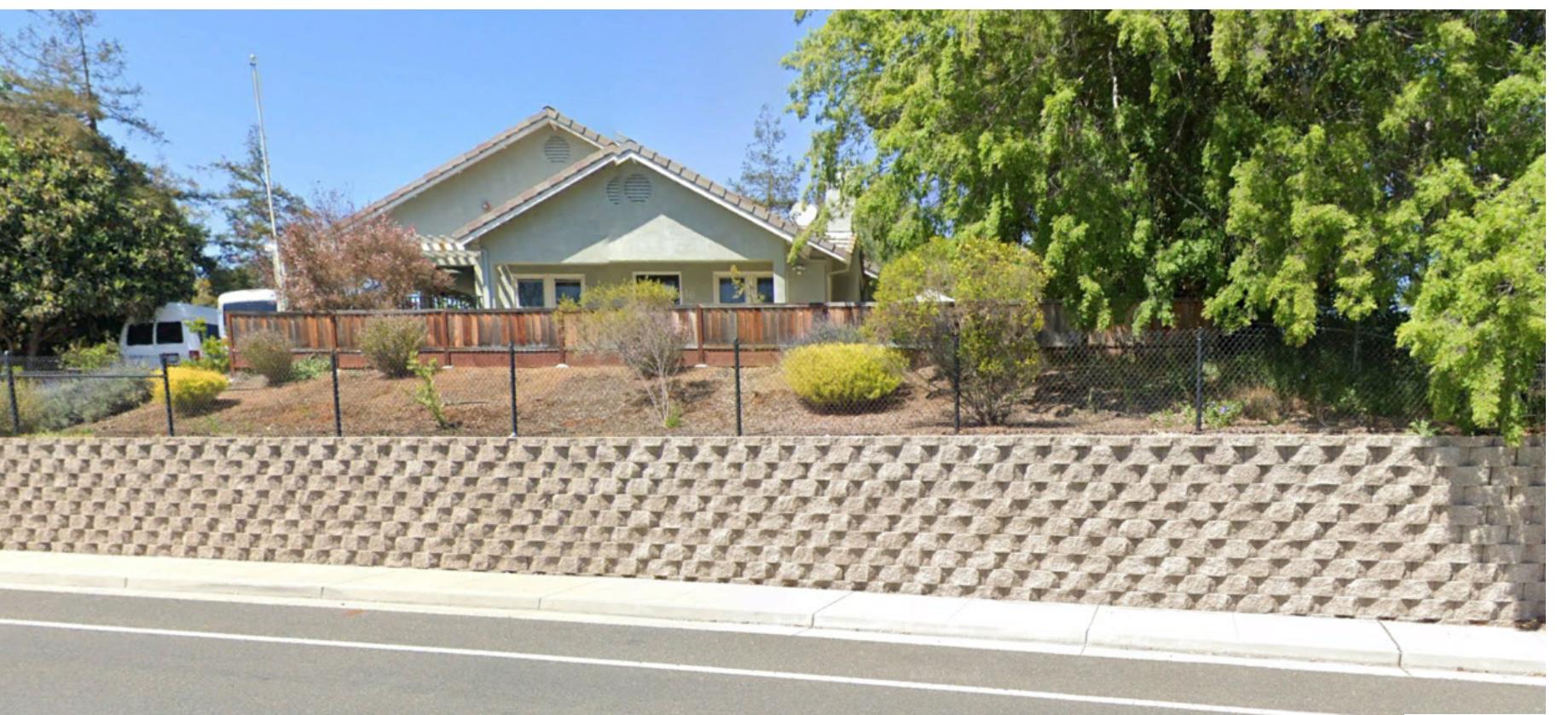


PHOTO H



PHOTO I



PHOTO J

ADJACENT SITE PHOTOS

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DRP BUILDERS, INC.

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1

A1.4

GENERAL NOTES

1. RWL = RAIN WATER LEADER, SEE DETAIL #DrgID(ref)/#LayID(ref)

KEY NOTES

01 CORNER GUARDS INSTALLED 12" OFF THE FF @ EACH OUTSIDE CORNER, SEE SPECS.
02 DRINKING FOUNTAIN, SEE DETAIL 47/ADA4
03 WHITE BOARD, SEE SPECS.
04 CONC FLOOR SCORING PATTERN
05 FLOOR DRAIN -SEE MECHANICAL

FLOOR & ROOF PLAN (LOTS 1-4)

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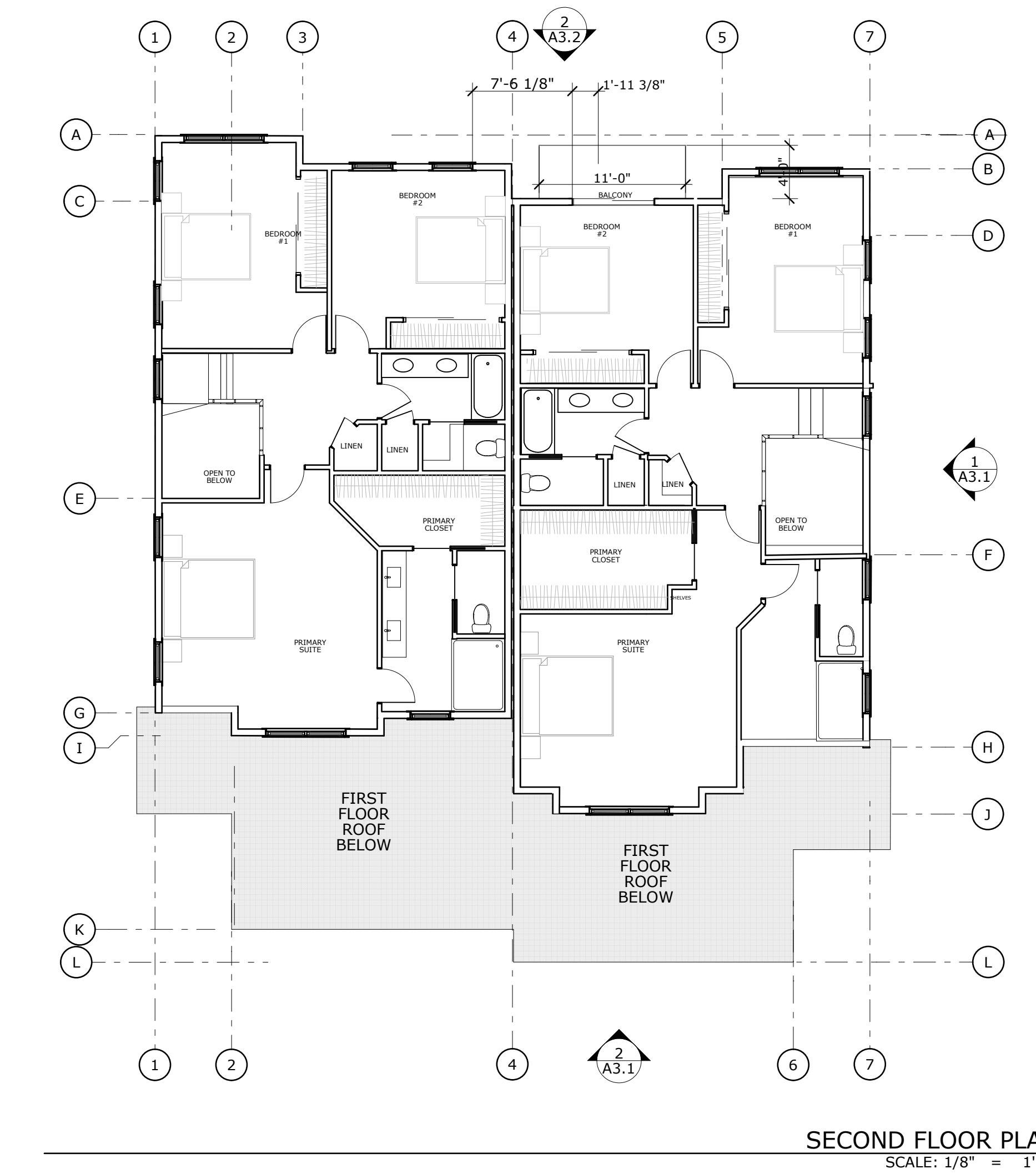
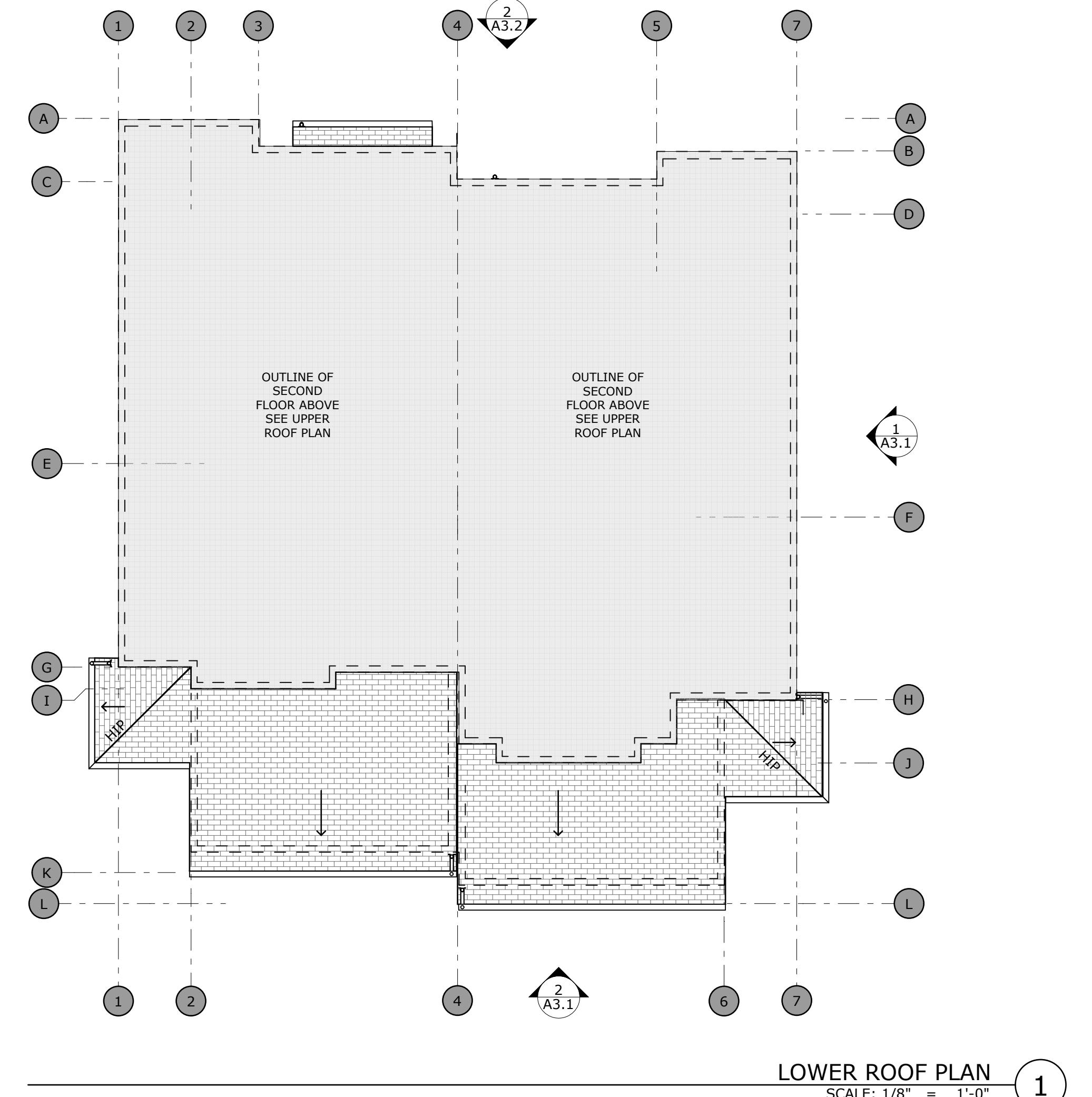
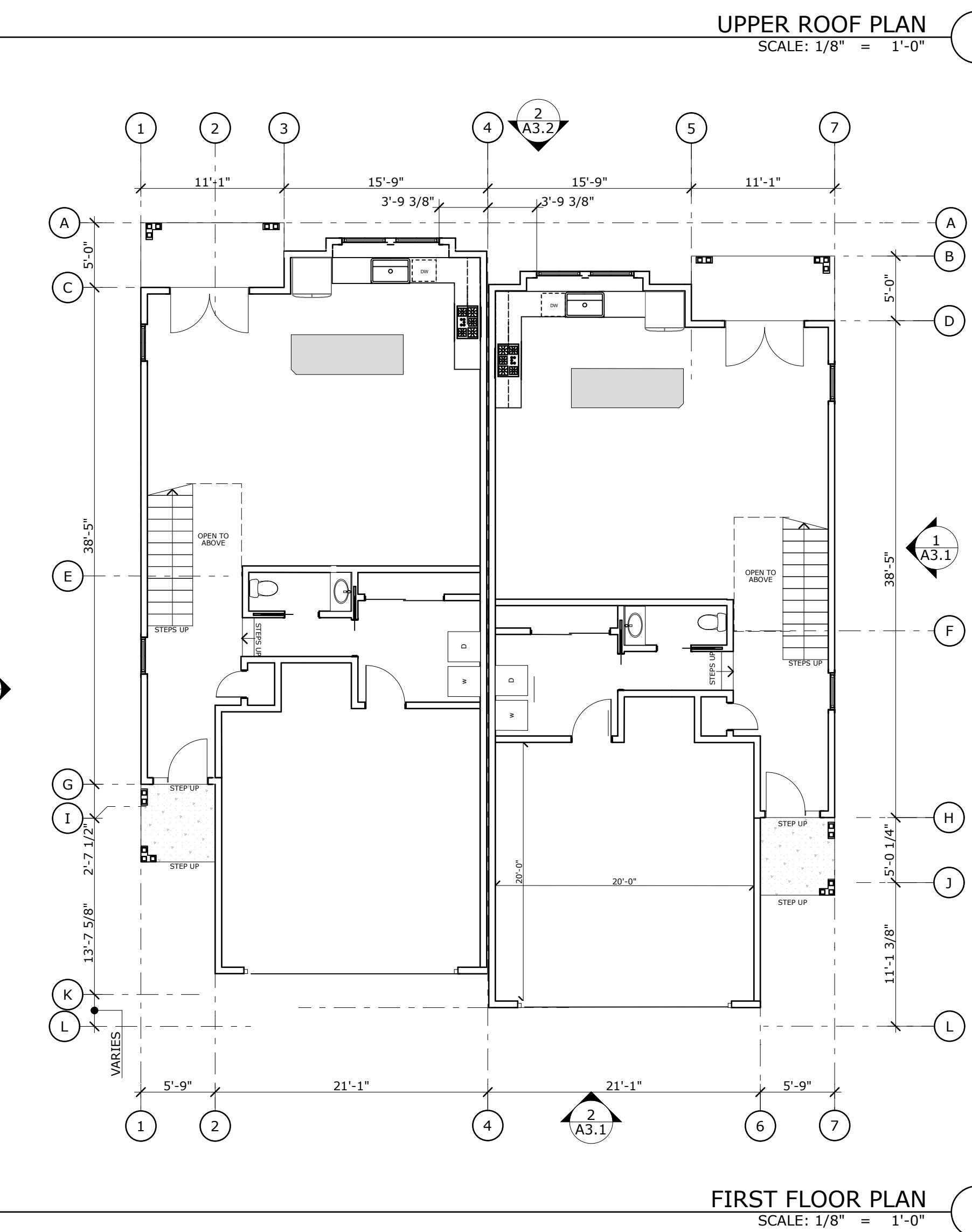
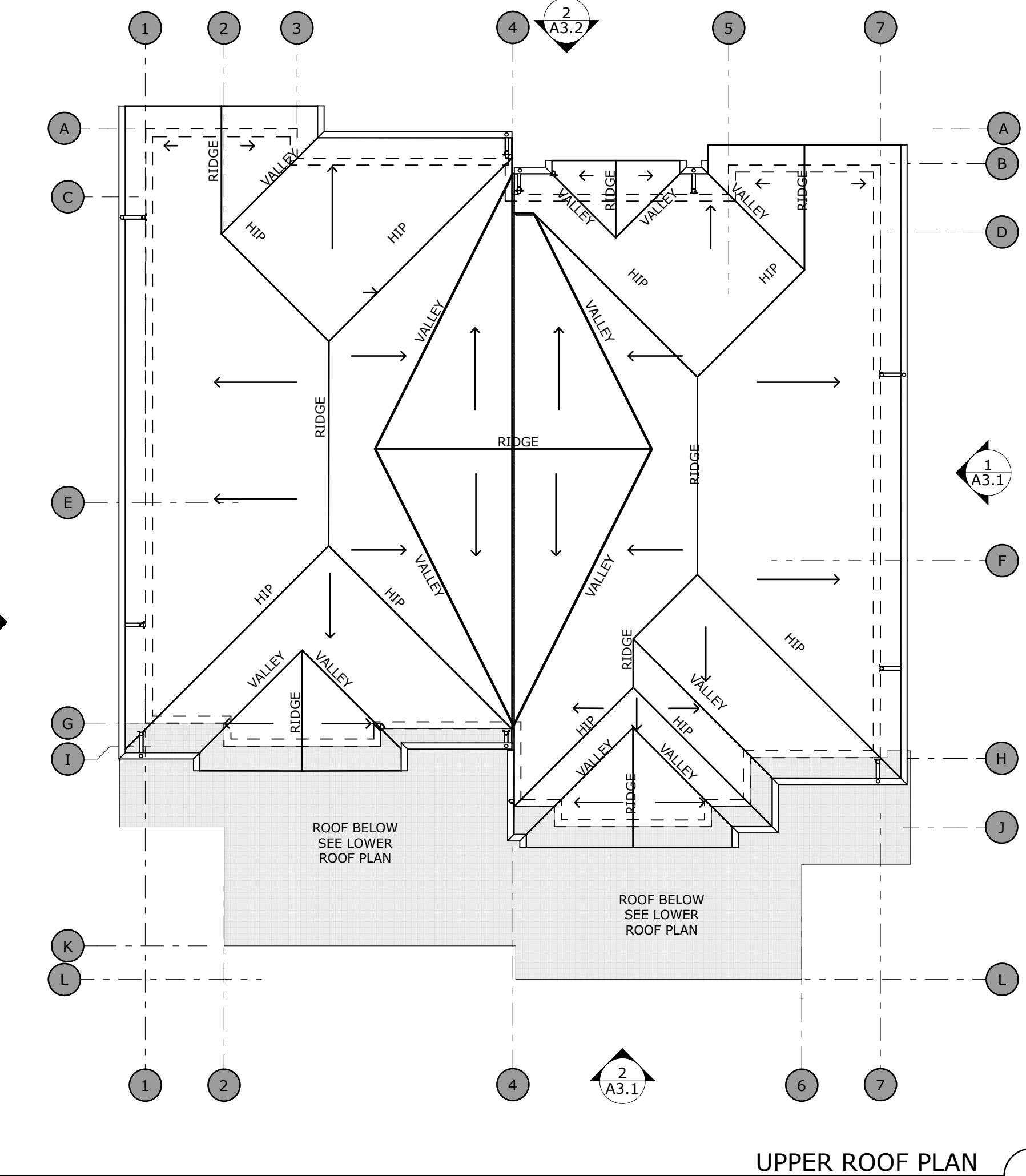
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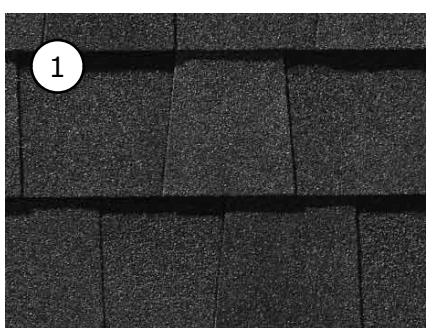
A2.1



SYMBOL LEGEND

--- 1-HR RATED WALL SYMBOL

FINISHES



PRODUCT: CERTAINTEED LANDMARK
ASPHALT SHINGLES
COLOR: MOIRE BLACK



PRODUCT: ELDORADO STONE VENEER
STYLE: CLIFFSTONE
COLOR: WHITEBARK



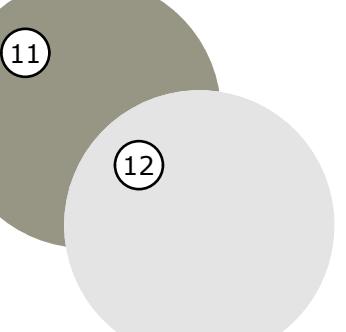
PRODUCT: JOHN TIMBERLAND
STYLE: CRESSONA 12" WALL LIGHT # 9H828
COLOR: OIL RUBBED BRONZE



PRODUCT: HARDIE PLANK LAP SIDING
TEXTURE: SELECT CEDARMILL
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING
PAVERS
STYLE: ATTIQUED COBBLE
COLOR: CREAM TAN BROWN



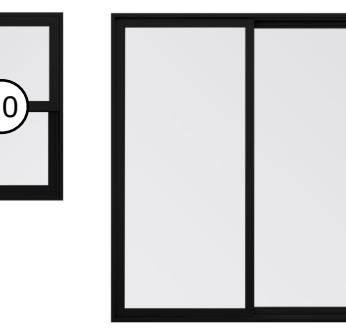
PRODUCT: KELLY MOORE PAINT
COLOR: MATCH HARDIE MONTEREY
TAUPE AND ARCTIC WHITE



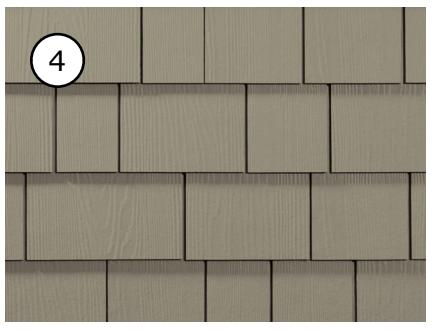
PRODUCT: HARDIE PANEL VERTICAL
SIDING WITH HARDIE TRIM
TEXTURE: SELECT CEDARMILL
COLOR: ARCTIC WHITE



PRODUCT: EXTERIOR WOOD TRIM
TEXTURE: SELECT CEDARMILL
COLOR: MATCH GARAGE DOOR



PRODUCT: MILGARD TRINIC SERIES
WINDOWS & SLIDING PATIO
DOORS
COLOR: BLACK
NOTE: MINIMUM DEPTH OF AT LEAST 1 1/2" FROM GLASS
TO EXTRIOR 6" TRIM



PRODUCT: HARDIE SHINGLE SIDING
TEXTURE: STRAIGHT EDGE PANEL
COLOR: MONTEREY TAUPE



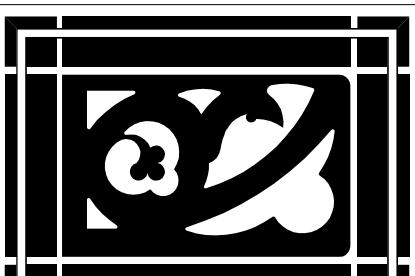
PRODUCT: CLOPAY RUSTIC PLANKED 3/4
LITE WITH 3/4 SIDELITE
CLARION SDL GRILLES
COLOR: DARK FINISH (DARK OAK)



PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR
STYLE: LONG PANEL; WINDOWS LONG WITH RECTANGULAR GRILLES &
FROSTED GLASS
COLOR: ULTRA-GRAIN OAK DARK FINISH

KEY NOTES

01 CUSTOM BUILT TRIANGULAR WOOD GABLE VENTS



WESTON MILES

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EXT. ELEVATIONS & MATERIALS (LOTS 1-4)

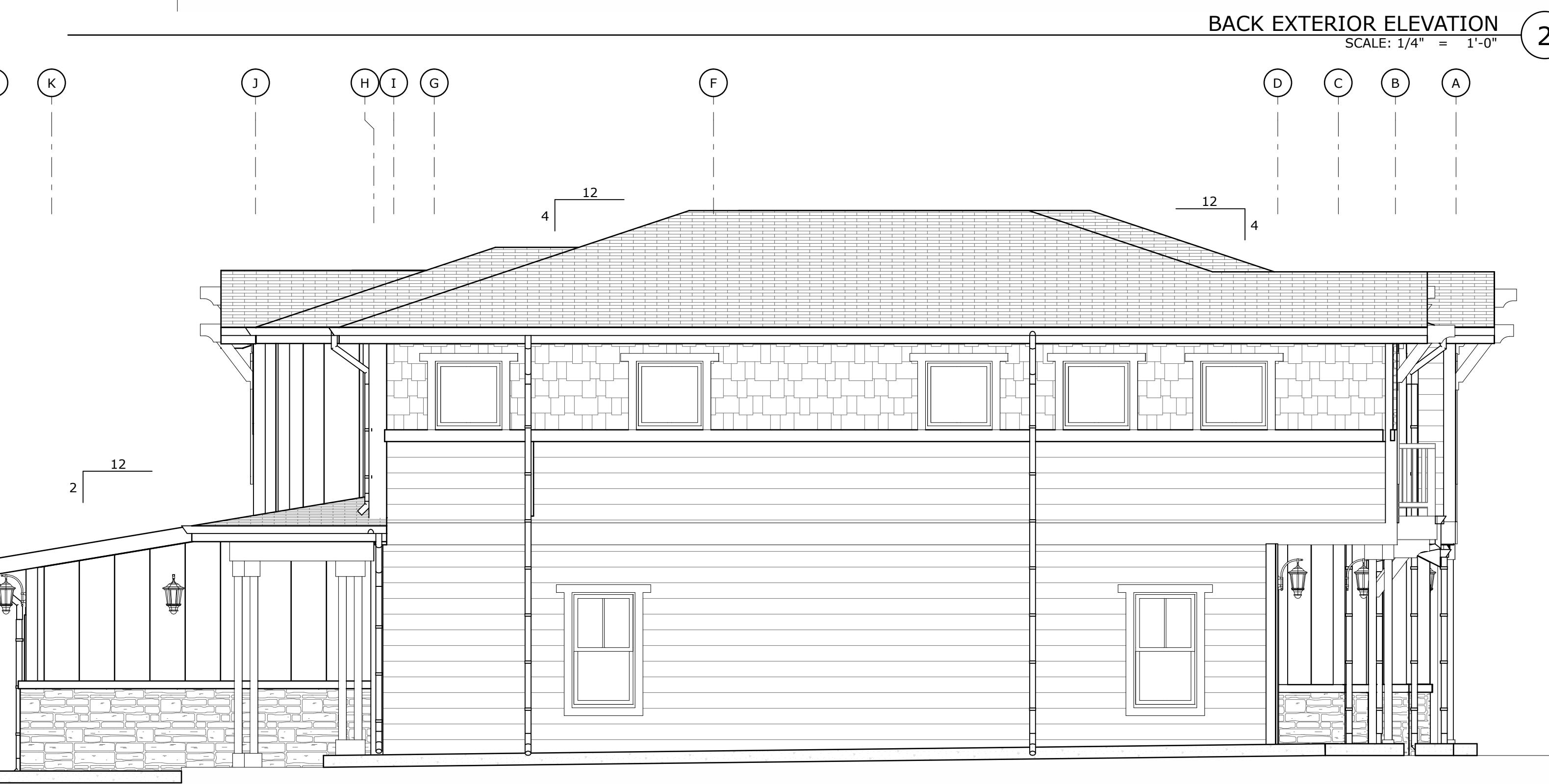
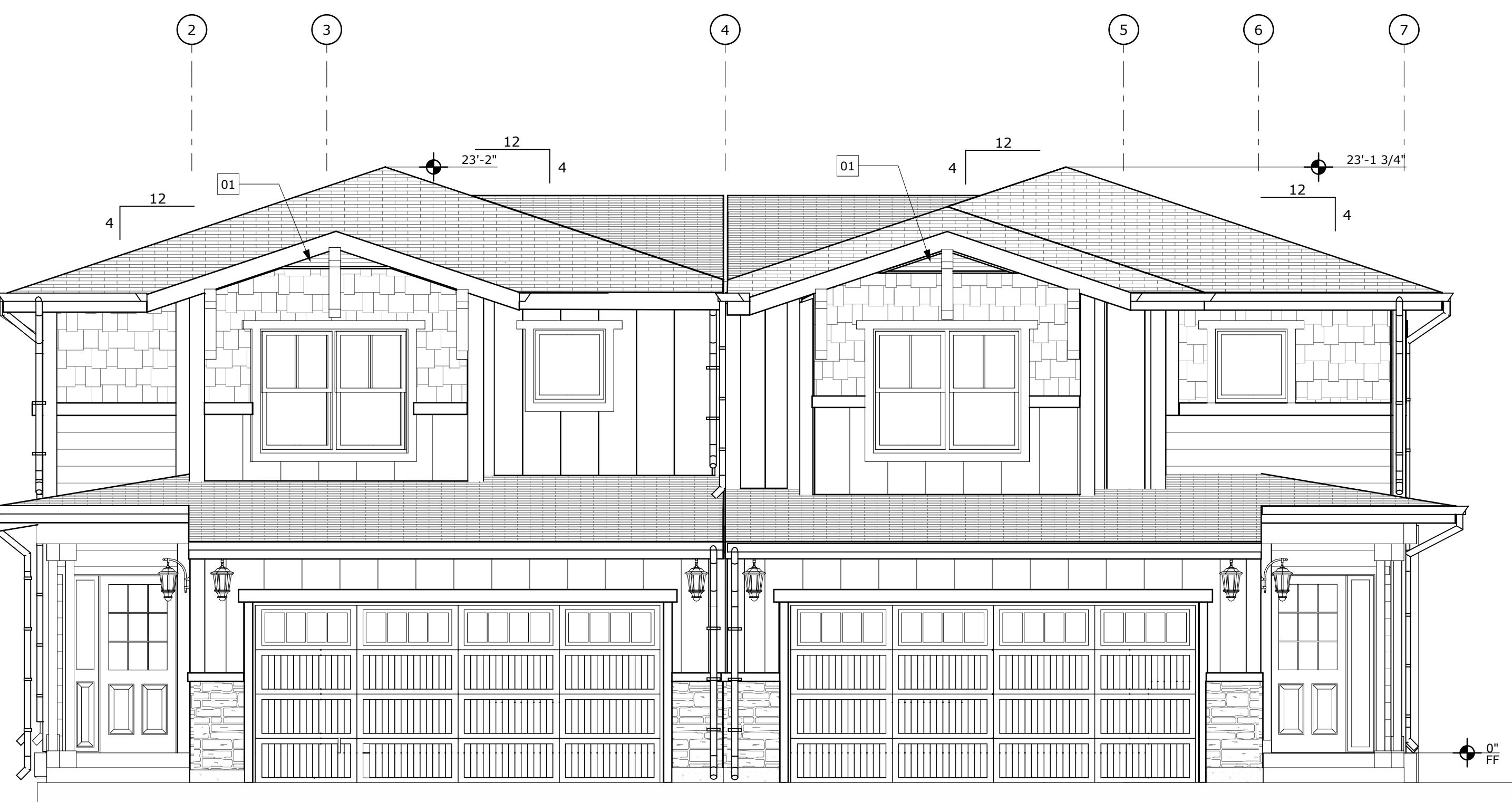
270 WEST DUNNE AVE TOWNHOMES
270 WEST DUNNE, MORGAN HILL, CA 95037
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JOB NO: 21014

2023
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A3.1
1



FINISHES



PRODUCT: CERTAINTEED LANDMARK
ASPHALT SHINGLES
COLOR: MOIRE BLACK



PRODUCT: ELDORADO STONE VENEER
STYLE: CLIFFSTONE
COLOR: WHITEBARK



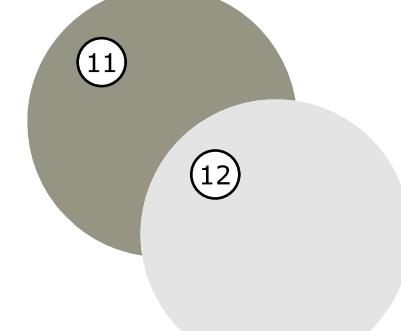
PRODUCT: JOHN TIMBERLAND
STYLE: CRESSENTA 12" WALL LIGHT # 9H828
COLOR: OIL RUBBED BRONZE



PRODUCT: HARDIE PLANK LAP SIDING
TEXTURE: SELECT CEDARMILL
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING
PAVERS
STYLE: ATTIQUED COBBLE
COLOR: CREAM TAN BROWN



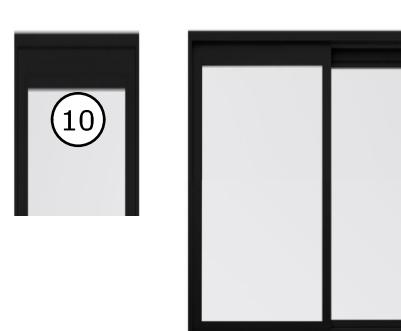
PRODUCT: KELLY MOORE PAINT
MATCH HARDIE MONTEREY
TAUPE AND ARCTIC WHITE



PRODUCT: HARDIE PANEL VERTICAL
SIDING HARDIE TRIM
BOARDS BATTEN STRIPS
SELECT CEDARMILL
COLOR: ARCTIC WHITE



PRODUCT: EXTERIOR WOOD TRIM
TEXTURE: SELECT CEDARMILL
COLOR: STAINED (MATCH GARAGE DOOR)



PRODUCT: MILGARD TRINIC SERIES
WINDOWS & SLIDING PATIO
DOORS
COLOR: BLACK
NOTE: MINIMUM DEPTH OF AT LEAST 1 1/2" FROM GLASS
TO EXTRIOR 6" TRIM



PRODUCT: HARDIE SHINGLE SIDING
TEXTURE: STRAIGHT EDGE PANEL
COLOR: MONTEREY TAUPE



PRODUCT: CLOPAY RUSTIC PLANKED 3/4
LITE WITH 3/4 SIDELITE
CLARION SDL GRILLES
DARK FINISH (DARK OAK)



PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR
STYLE: LONG PANEL; WINDOWS LONG WITH RECTANGULAR GRILLES &
FROSTED GLASS
COLOR: ULTRA-GRAIN OAK DARK FINISH

KEY NOTES

01 CUSTOM BUILT TRIANGULAR WOOD GABLE VENTS



WESTON MILES

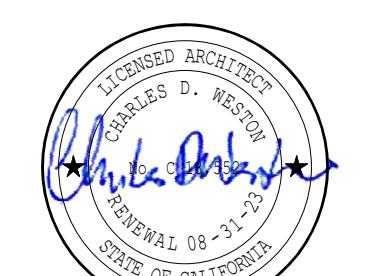
ARCHITECTS

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EXT. ELEVATIONS & MATERIALS (LOTS 5-10)

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FINISHES



PRODUCT: CERTAINTEED LANDMARK
ASPHALT SHINGLES
COLOR: MOIRE BLACK



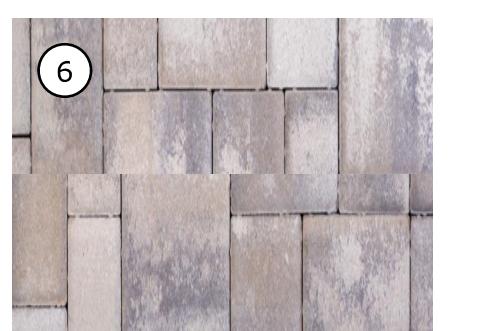
PRODUCT: ELDORADO STONE VENEER
STYLE: CLIFFSTONE
COLOR: WHITEBARK



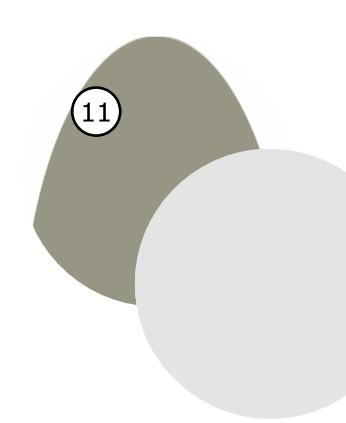
PRODUCT: JOHN TIMBERLAND
STYLE: CRESSENTA 12" WALL LIGHT # 9H828
COLOR: OIL RUBBED BRONZE



PRODUCT: HARDIE PLANK LAP SIDING
TEXTURE: SELECT CEDARMILL
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING
PAVERS
STYLE: ATTICED COBBLE
COLOR: CREAM TAN BROWN



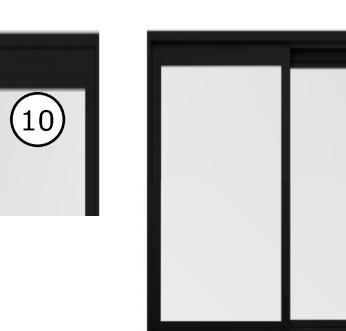
PRODUCT: KELLY MOORE PAINT
COLOR: MATCH HARDIE MONTEREY
TAUPE AND ARCTIC WHITE



PRODUCT: HARDIE PANEL VERTICAL
SIDING
TEXTURE: SELECT CEDARMILL
COLOR: ARCTIC WHITE



PRODUCT: EXTERIOR WOOD TRIM
TEXTURE: SELECT CEDARMILL
COLOR: STAINED (MATCH GARAGE DOOR)



PRODUCT: MILGARD TRINISIC SERIES
WINDOWS & SLIDING PATIO
DOORS
COLOR: BLACK
NOTE: MINIMUM DEPTH OF AT LEAST 1 1/2" FROM GLASS
TO EXTRIOR 6" TRIM



PRODUCT: HARDIE SHINGLE SIDING
TEXTURE: STRAIGHT EDGE PANEL
COLOR: MONTEREY TAUPE



PRODUCT: CLOPAY RUSTIC PLANKED 3/4
LITE WITH 3/4 SIDELITE
CLARION SDL GRILLES
COLOR: DARK FINISH (DARK OAK)



PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR
STYLE: LONG PANEL; WINDOWS LONG WITH RECTANGULAR GRILLES &
FROSTED GLASS
COLOR: ULTRA-GRAIN OAK DARK FINISH

KEY NOTES

01 CUSTOM BUILT TRIANGULAR WOOD GABLE VENTS



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7/3/2023
RESUBMITTAL #2
8/15/2023
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EXT. ELEVATIONS & MATERIALS (LOTS 5-10)

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2023

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

A3.4
1
2