



VISTA 2, 145 HANNALEI

WARMINGTON RESIDENTIAL

ARCHITECT:
KTGY GROUP INC.
IRVINE, CA

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
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REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	02-02-2021
ORIGINAL DATE:	10-16-2020
SHEET	1 OF 15



Architecture + Planning
17911 Von Karman Ave,
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949.851.2133
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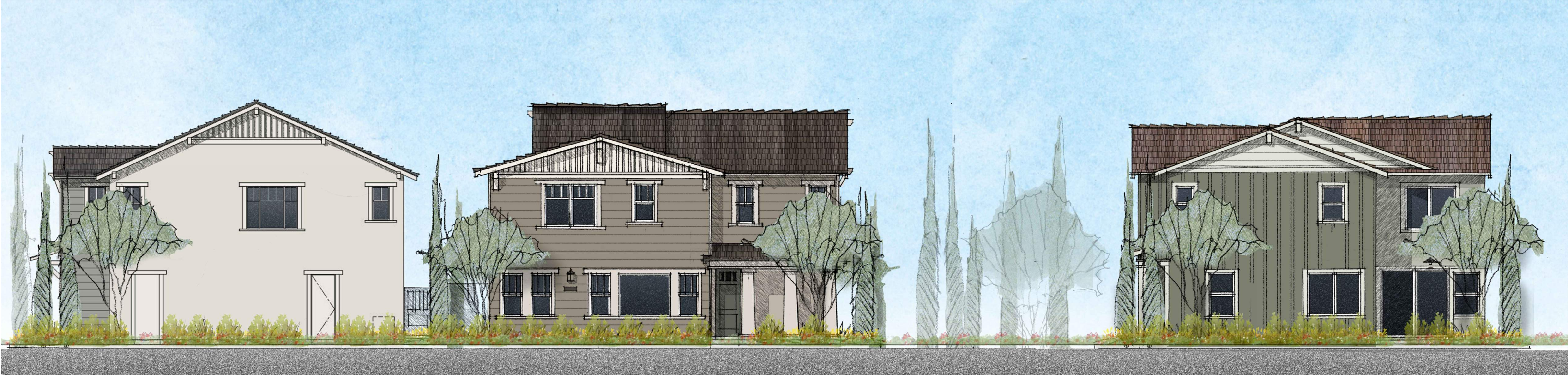
VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023
1st Submittal : 06.14.2021
2nd Submittal : 09.23.2022
3rd Submittal : 04.13.2023

COVER SHEET

A0.0

PRELIMINARY
NOT FOR CONSTRUCTION



PLAN 1B
CRAFTSMAN

PLAN 3B
CRAFTSMAN

PLAN 2A
AGRARIAN FARM

CONCEPTUAL STREET SCENE

REVISION 14:	_____
REVISION 13:	_____
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SCALE: 1/8"=1'-0"
0 4 8 16

STREET SCENE
SOUTH OF OPEN SPACE VIEWING EAST

AI.0

PRELIMINARY
NOT FOR CONSTRUCTION

A - MATERIAL LEGEND

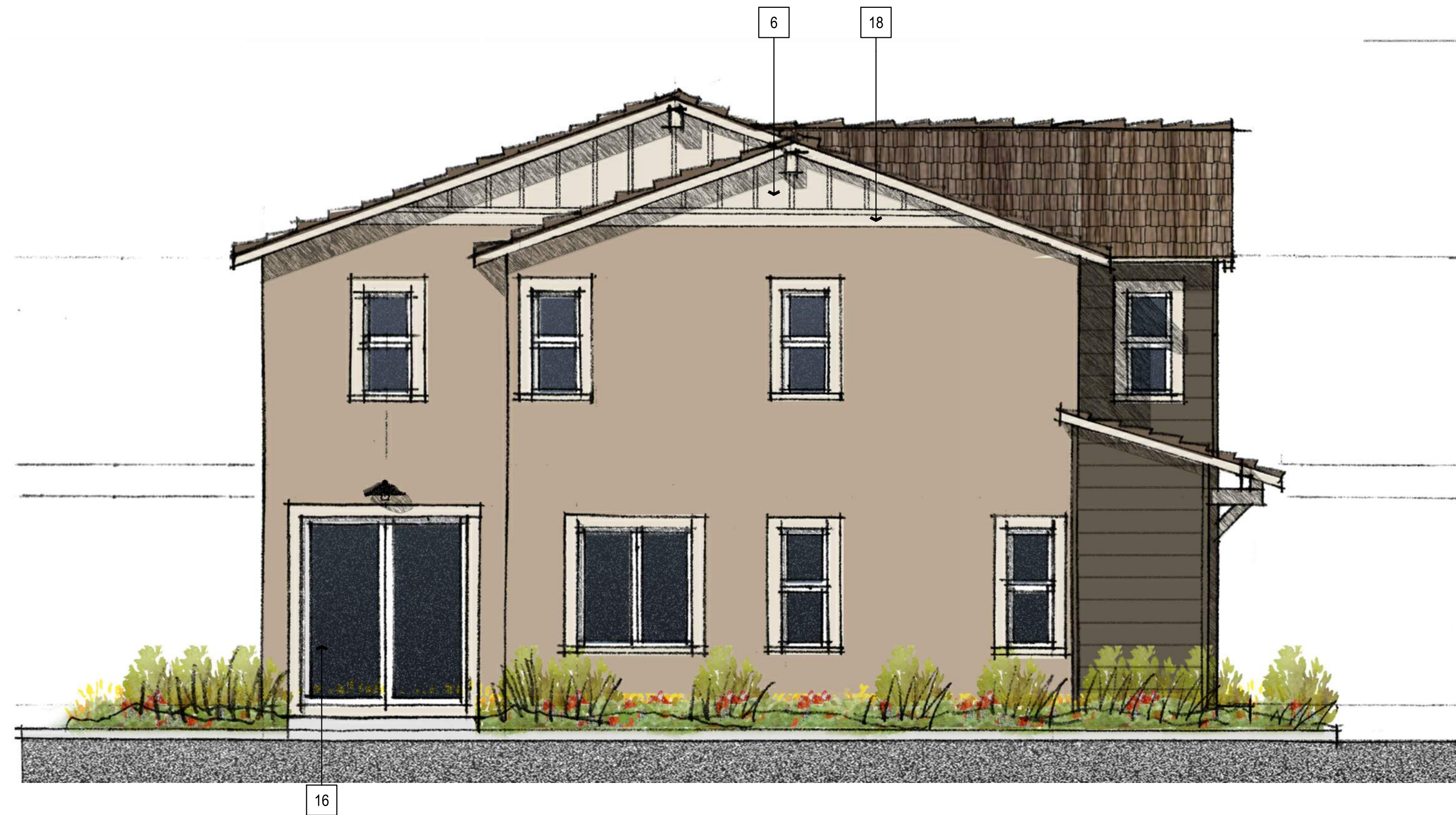
- 1 Stucco, Light Sand Finish (16/20)
- 2 Composite Shingle Roof (No Rake Tile)
- 3 2x6 Wood Barge Board
- 4 2x3 Wood Eave Board
- 5 10" Exp. Horizontal Fiber Cement (FC) Bd.

- Siding (W.O.)
- 6 Cementitious Vert. Board & Batt (18" Exposure) (W.O.)
- 7 Vinyl Windows
- 8 2x6 Fiber Cement (FC) Window Trim Surround (Enhanced Locations Only)

- 9 2x Flat FC Sill Trim (Enhanced Locations Only)
- 10 1x6 Stucco o/Foam Window Trim Surround
- 11 2x3 Stucco o/Flat Foam Window Sill
- 12 Roof Awning with Wood Out Looker/Brace and Beam (W.O.)

- 13 Wood Outlookers
- 14 2x3 FC Bd. Corner Trim
- 15 Wrapped Wood Post and Beam
- 16 Patio Door
- 17 Faux Wood Corbel
- 18 Cement Bd. Trim Bands

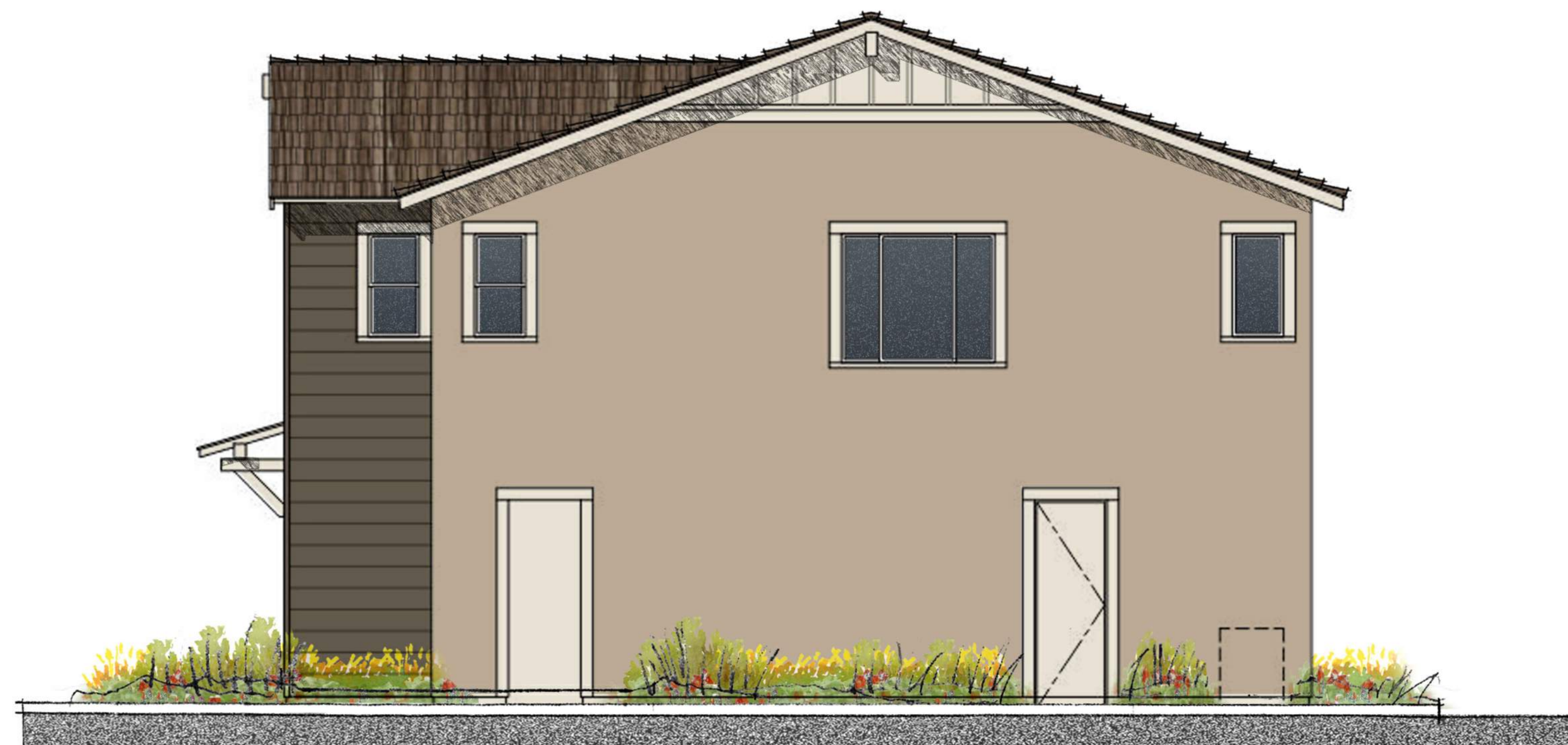
- 19 Not Used
- 20 Fiberglass Entry Doors
- 21 Decorative Exterior Lights & Raised Address Sign
- 22 Metal Sectional Garage Door



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

REVISION 14:	
REVISION 13:	
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SCALE: 1/4"=1'-0"
0 2 4 8

PLAN 1A - ELEVATIONS
AGRARIAN FARM STYLE

A2.0

PRELIMINARY
NOT FOR CONSTRUCTION

B - MATERIAL LEGEND

- 1 Stucco, Light Sand Finish (16/20)
- 2 Composite Shingle Roof (No Rake Tile)
- 3 6x8 Wood Outlooker w/ Brace (W.O.)
- 4 Vinyl Windows w/ Decorative Muntins
- 5 2x6 Wood Barge Board

- 6 2x3 Wood Eave Board
- 7 Fiber Cement (FC) Wrapped Tapered Columns (8" Ext.)
- 9 2x6 FC Trim Surround (8" Ext.- Enhanced Only)
- 10 2x4 FC Sill Trim (8" Ext.) (Enhanced Only)

- 11 1x6 Stucco o/Foam Window Trim Surround (8" Ext.)
- 12 2x3 Stucco o/Flat Foam Window Sill (8" Ext.)
- 13 10" Exposure Horizontal FC Siding (W.O.)
- 14 2x6 Vertical FC Boards with Faux Vent (3" Space)

- 15 Roof Awning with Wood Out Looker/Brace and Beam (W.O.)
- 16 2x3 FC Corner Trim
- 17 Faux Wood Corbel
- 18 2X3 FC Trim over 2x Trim Band

- 20 2x6 Exposed Wood Truss Tails
- 21 Fiberglass Entry Doors
- 22 Decorative Exterior Lights & Raised Address
- 23 Metal Sectional Garage Door
- 24 Patio Door



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

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Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

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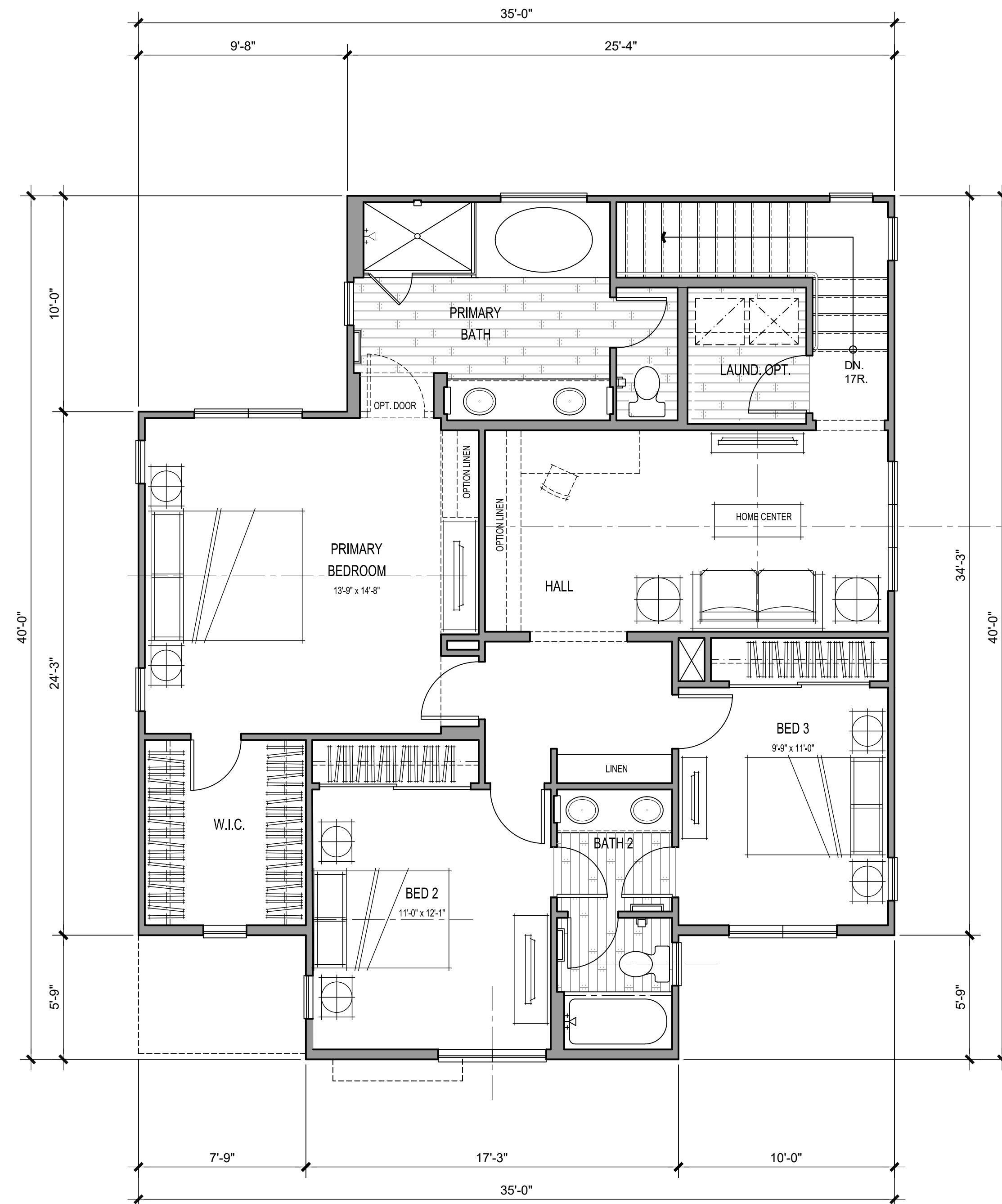
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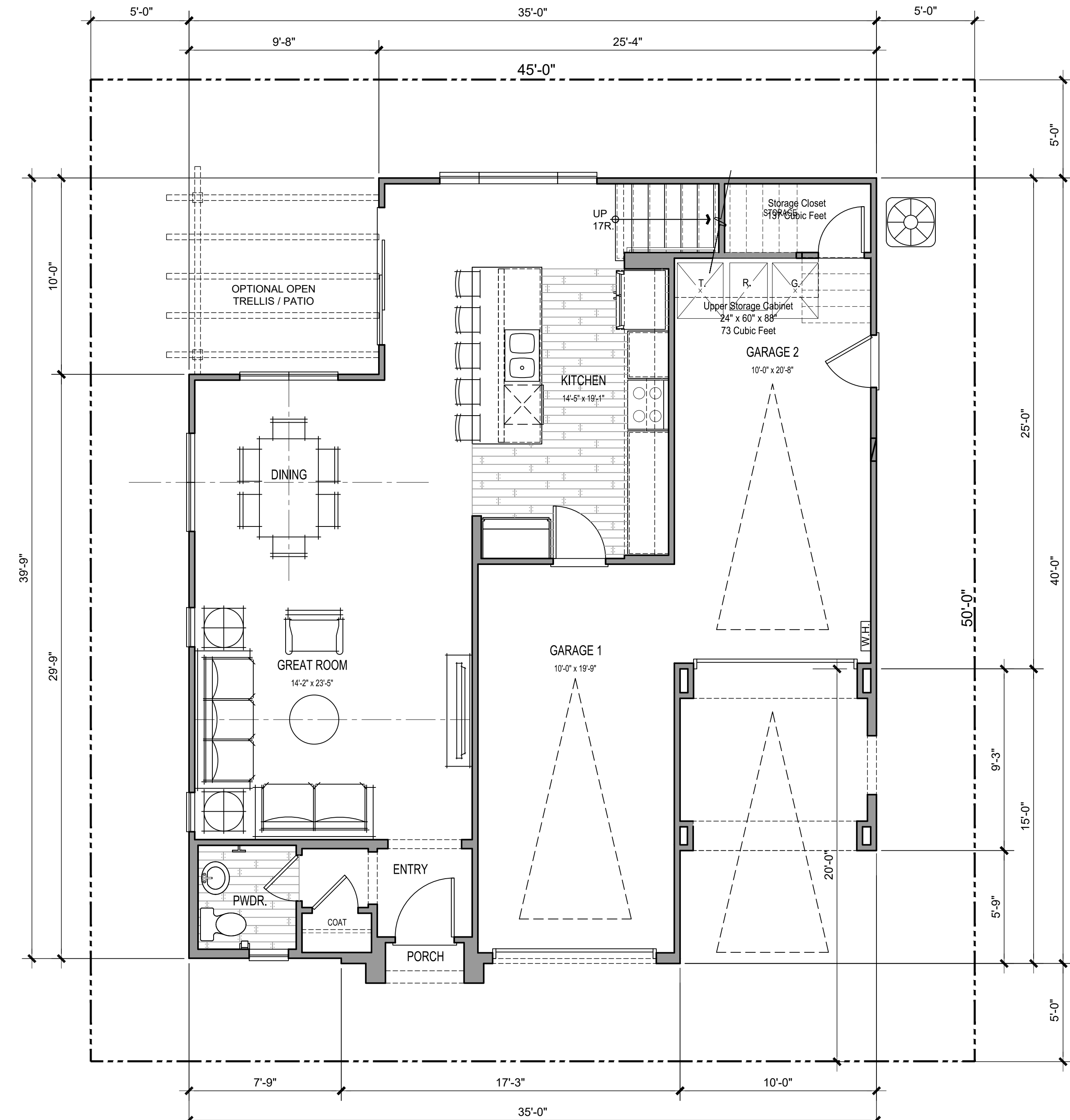
PLAN IB - ELEVATIONS
CRAFTSMAN STYLE

A2.1

PRELIMINARY
NOT FOR CONSTRUCTION



SECOND FLOOR



FIRST FLOOR

P1 GROSS SF	
1ST FLOOR	735 SQ. FT.
2ND FLOOR	1140 SQ. FT.
TOTAL LIVING	1875 SQ. FT.
GARAGE	421 SQ. FT.

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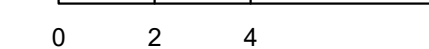


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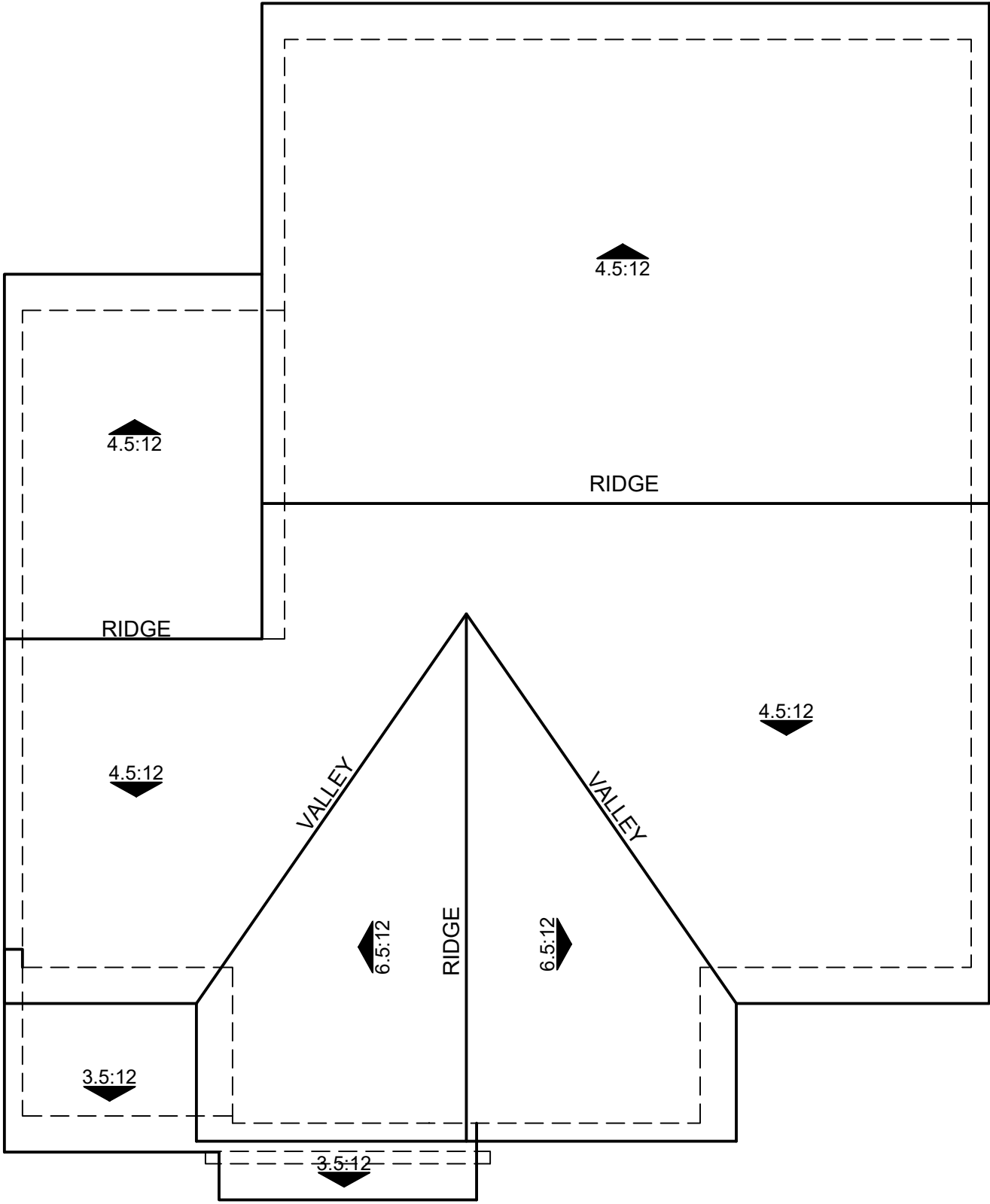


PLAN I - FLOOR PLANS

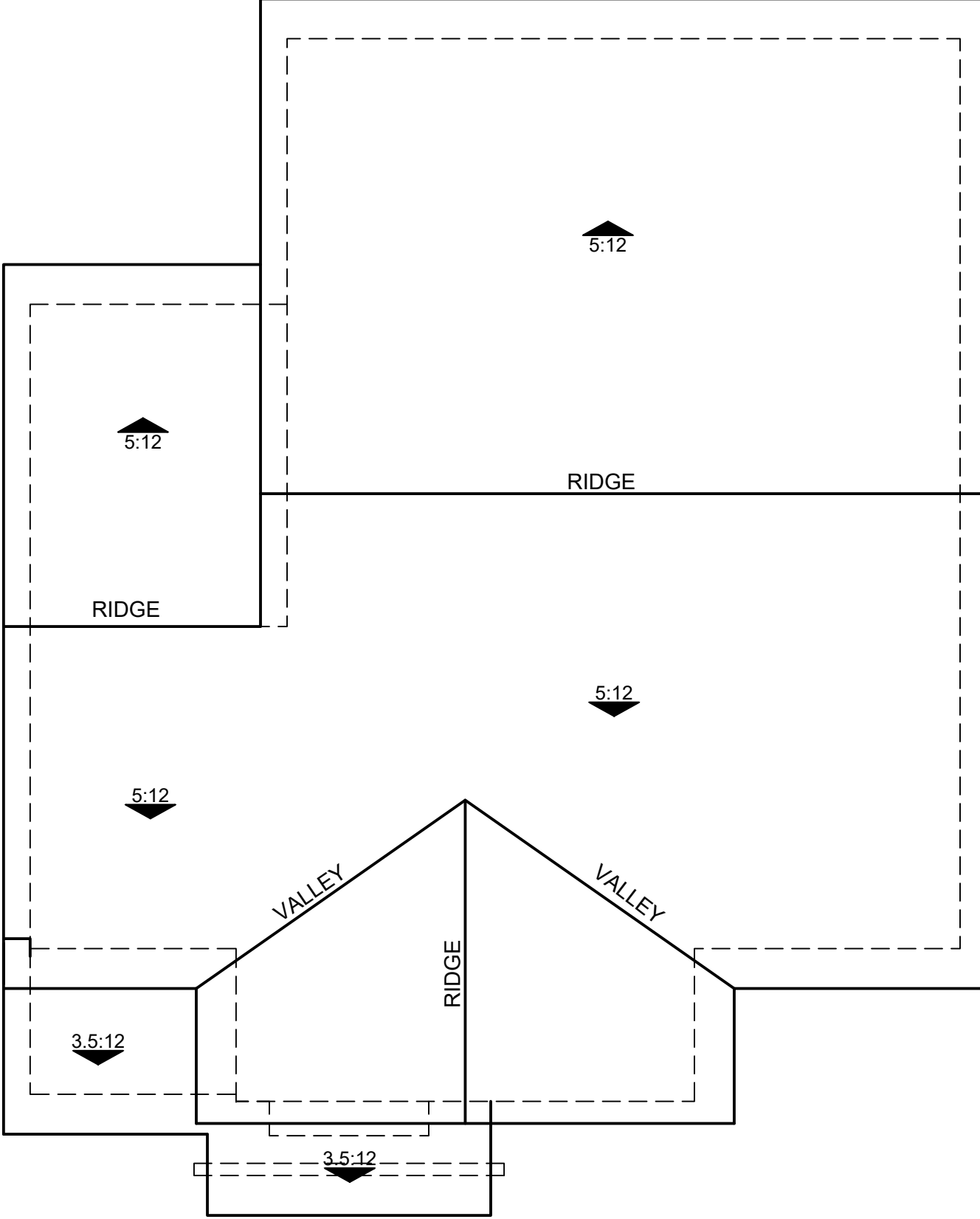
3 BEDS - 2.5 BA

A2.2

PRELIMINARY
NOT FOR CONSTRUCTION



'B' CRAFTSMAN



'A' AGRARIAN FARM

REVISION 14:	_____
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0 4 8 12

PLAN I - ROOF PLANS

A2.3

PRELIMINARY
NOT FOR CONSTRUCTION

A - MATERIAL LEGEND

- 1 Stucco, Light Sand Finish (16/20)
- 2 Composite Shingle Roof (No Rake Tile)
- 3 2x6 Wood Barge Board
- 4 2x3 Wood Eave Board
- 5 10" Exp. Horizontal Fiber Cement (FC) Bd.

- Siding (W.O.)
- 6 Cementitious Vert. Board & Batt (18" Exposure) (W.O.)
 - 7 Vinyl Windows
 - 8 2x6 Fiber Cement (FC) Window Trim Surround (Enhanced Locations Only)

- 9 2x Flat FC Sill Trim (Enhanced Locations Only)
- 10 1x6 Stucco o/Foam Window Trim Surround
- 11 2x3 Stucco o/Flat Foam Window Sill
- 12 Roof Awning with Wood Out Looker/Brace and Beam (W.O.)

- 13 Wood Outlookers
- 14 2x3 FC Bd. Corner Trim
- 15 Wrapped Wood Post and Beam
- 16 Patio Door
- 17 Faux Wood Corbel
- 18 Cement Bd. Trim Bands

- 19 Not Used
- 20 Fiberglass Entry Doors
- 21 Decorative Exterior Lights & Raised Address Sign
- 22 Metal Sectional Garage Door



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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0 2 4 8

PLAN 2A - ELEVATIONS
AGRARIAN FARM STYLE

A3.0

PRELIMINARY
NOT FOR CONSTRUCTION

B - MATERIAL LEGEND

- 1 Stucco, Light Sand Finish (16/20)
- 2 Composite Shingle Roof (No Rake Tile)
- 3 6x8 Wood Outlooker w/ Brace (W.O.)
- 4 Vinyl Windows w/ Decorative Muntins
- 5 2x6 Wood Barge Board

- 6 2x3 Wood Eave Board
- 7 Fiber Cement (FC) Wrapped Tapered Columns (8" Ext.)
- 9 2x6 FC Trim Surround (8" Ext.- Enhanced Only)
- 10 2x4 FC Sill Trim (8" Ext.) (Enhanced Only)

- 11 1x6 Stucco o/Foam Window Trim Surround (8" Ext.)
- 12 2x3 Stucco o/Flat Foam Window Sill (8" Ext.)
- 13 10" Exposure Horizontal FC Siding (W.O.)
- 14 2x6 Vertical FC Boards with Faux Vent (3" Space)
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- 24 Patio Door



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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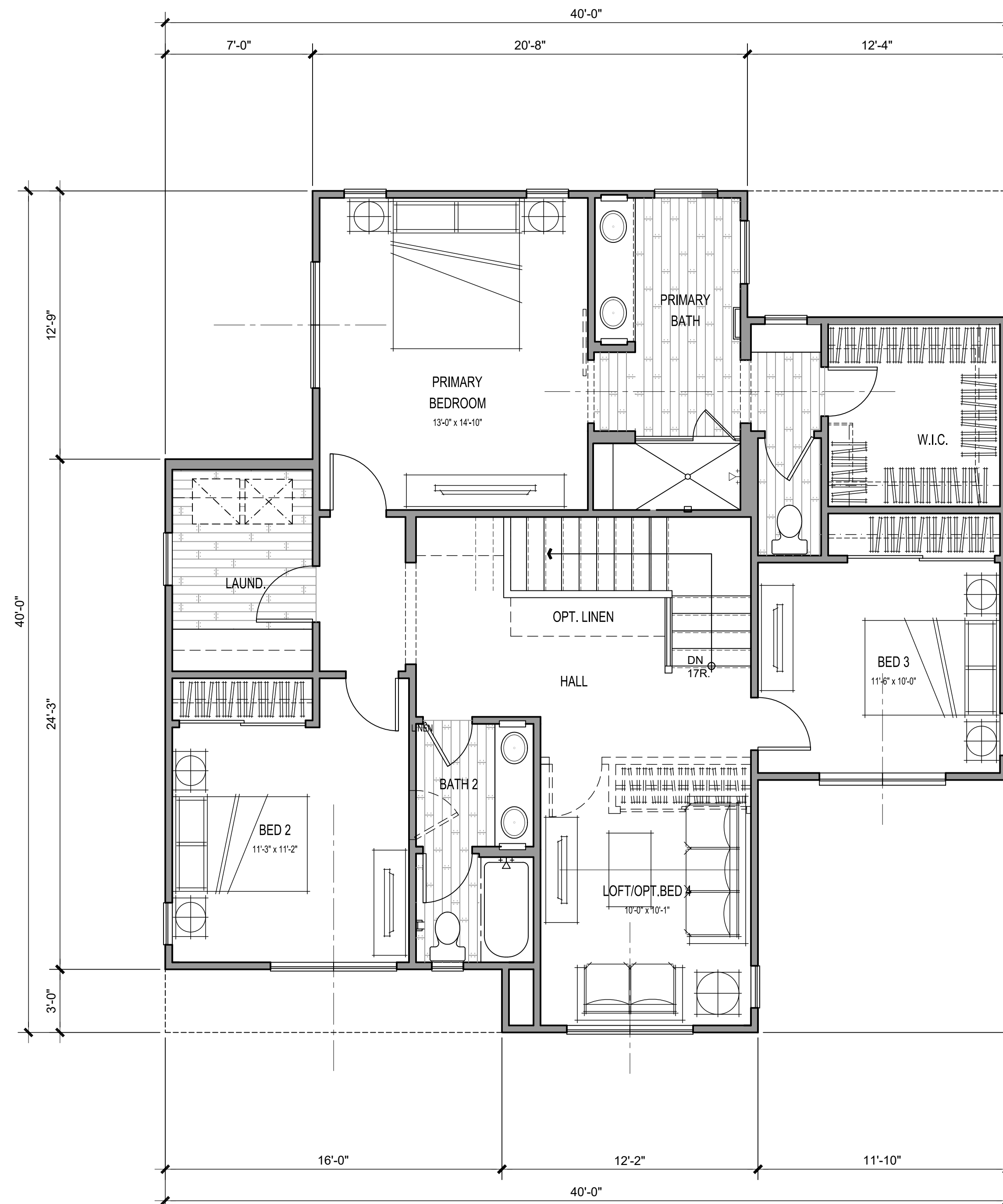
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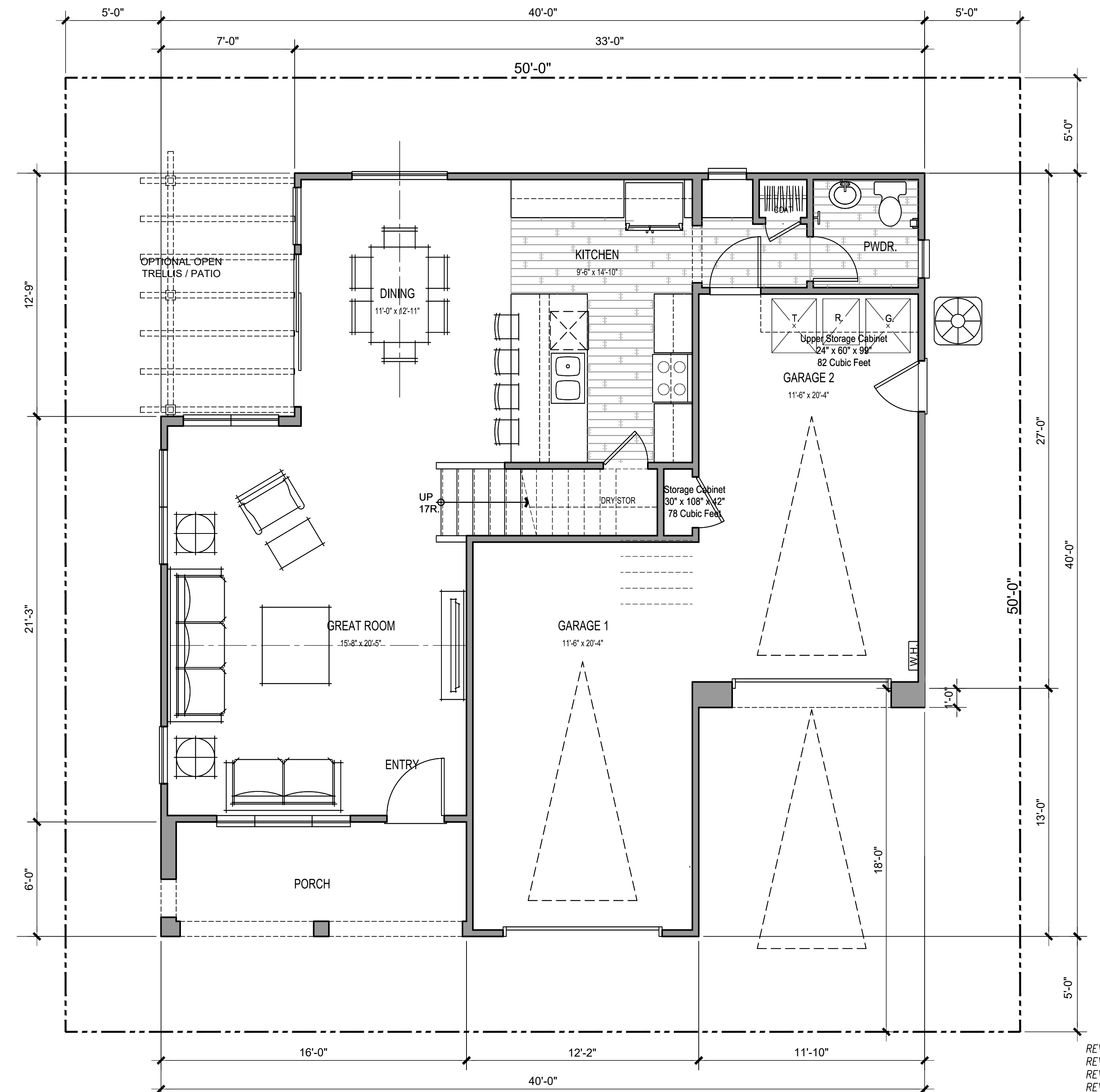
PLAN 2B - ELEVATIONS
CRAFTSMAN STYLE

A3.1

PRELIMINARY
NOT FOR CONSTRUCTION



SECOND FLOOR



FIRST FLOOR

P2 GROSS SF	
1ST FLOOR	770 SQ. FT.
2ND FLOOR	1189 SQ. FT.
TOTAL LIVING	1959 SQ. FT.
GARAGE	503 SQ. FT.

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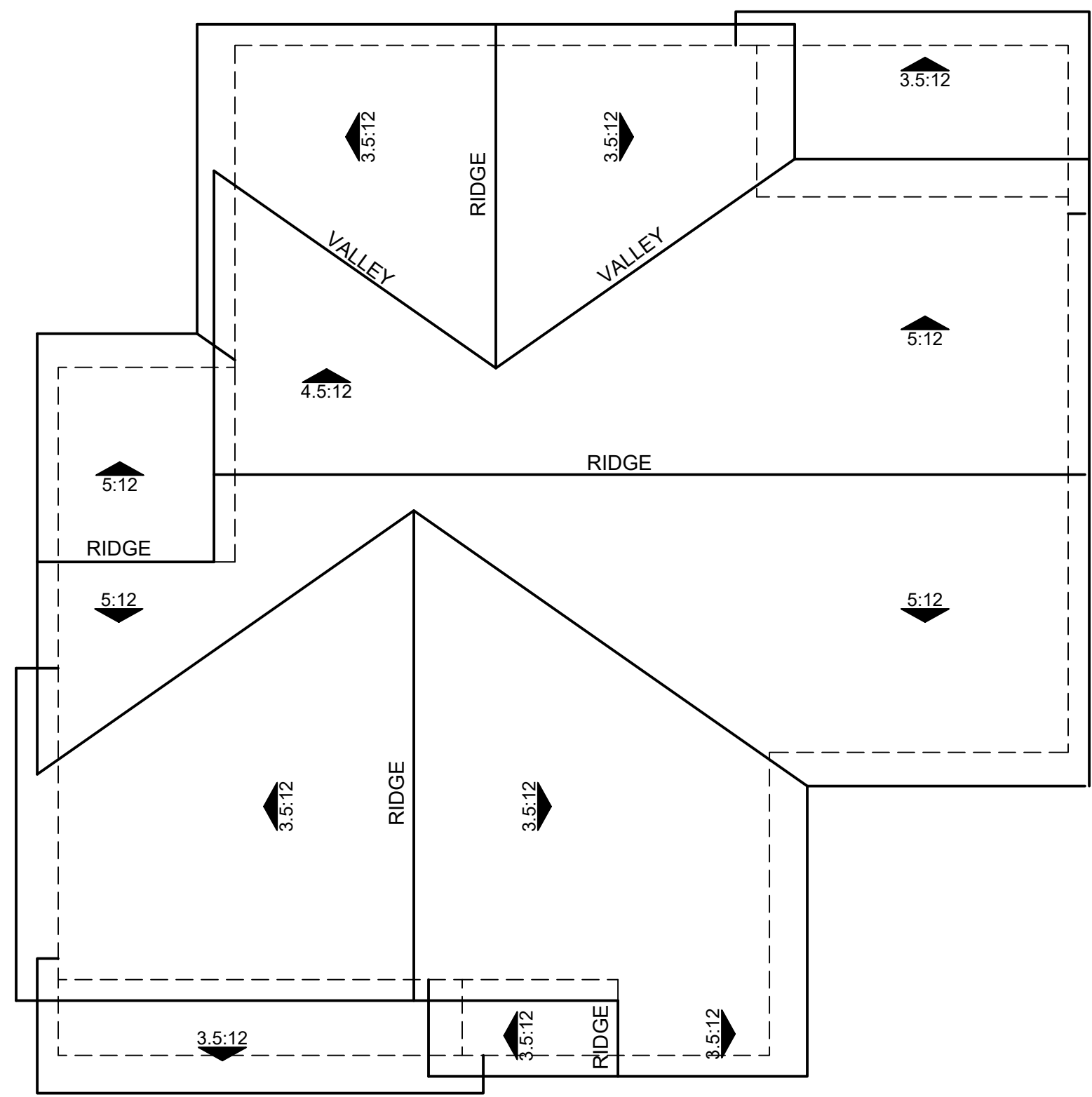
SCALE: 1/4"=1'-0"
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PLAN 2 - FLOOR PLANS

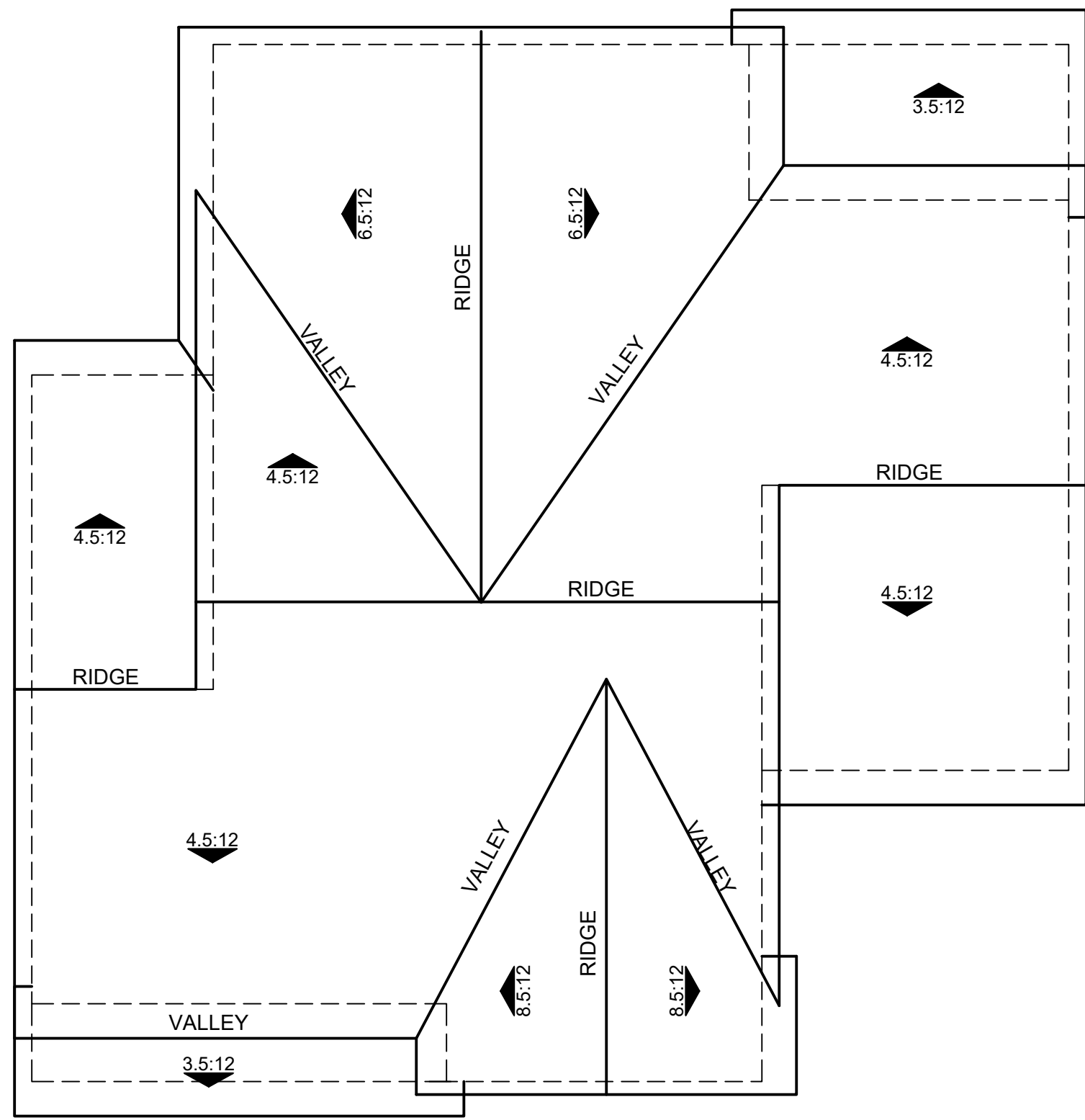
3 BEDS - 2.5 BA

A3.2

PRELIMINARY
NOT FOR CONSTRUCTION



'B' CRAFTSMAN



'A' AGRARIAN FARM

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0 4 8 12

PLAN 2 - ROOF PLANS

A3.3

PRELIMINARY
NOT FOR CONSTRUCTION

A - MATERIAL LEGEND

- 1 Stucco, Light Sand Finish (16/20)
- 2 Composite Shingle Roof (No Rake Tile)
- 3 2x6 Wood Barge Board
- 4 2x3 Wood Eave Board
- 5 10" Exp. Horizontal Fiber Cement (FC) Bd.

- Siding (W.O.)
- 6 Cementitious Vert. Board & Batt (18" Exposure) (W.O.)
- 7 Vinyl Windows
- 8 2x6 Fiber Cement (FC) Window Trim Surround (Enhanced Locations Only)

- 9 2x Flat FC Sill Trim (Enhanced Locations Only)
- 10 1x6 Stucco o/Foam Window Trim Surround
- 11 2x3 Stucco o/Flat Foam Window Sill
- 12 Roof Awning with Wood Out Looker/Brace and Beam (W.O.)

- 13 Wood Outlookers
- 14 2x3 FC Bd. Corner Trim
- 15 Wrapped Wood Post and Beam
- 16 Patio Door
- 17 Faux Wood Corbel
- 18 Cement Bd. Trim Bands

- 19 Not Used
- 20 Fiberglass Entry Doors
- 21 Decorative Exterior Lights & Raised Address Sign
- 22 Metal Sectional Garage Door



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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0 2 4 8

PLAN 3A - ELEVATIONS
AGRARIAN FARM STYLE

A4.0

PRELIMINARY
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B - MATERIAL LEGEND

- 1 Stucco, Light Sand Finish (16/20)
- 2 Composite Shingle Roof (No Rake Tile)
- 3 6x8 Wood Outlooker w/ Brace (W.O.)
- 4 Vinyl Windows w/ Decorative Muntins
- 5 2x6 Wood Barge Board

- 6 2x3 Wood Eave Board
- 7 Fiber Cement (FC) Wrapped Tapered Columns (8" Ext.)
- 9 2x6 FC Trim Surround (8" Ext.- Enhanced Only)
- 10 2x4 FC Sill Trim (8" Ext.) (Enhanced Only)

- 11 1x6 Stucco o/Foam Window Trim Surround (8" Ext.)
- 12 2x3 Stucco o/Flat Foam Window Sill (8" Ext.)
- 13 10" Exposure Horizontal FC Siding (W.O.)
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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



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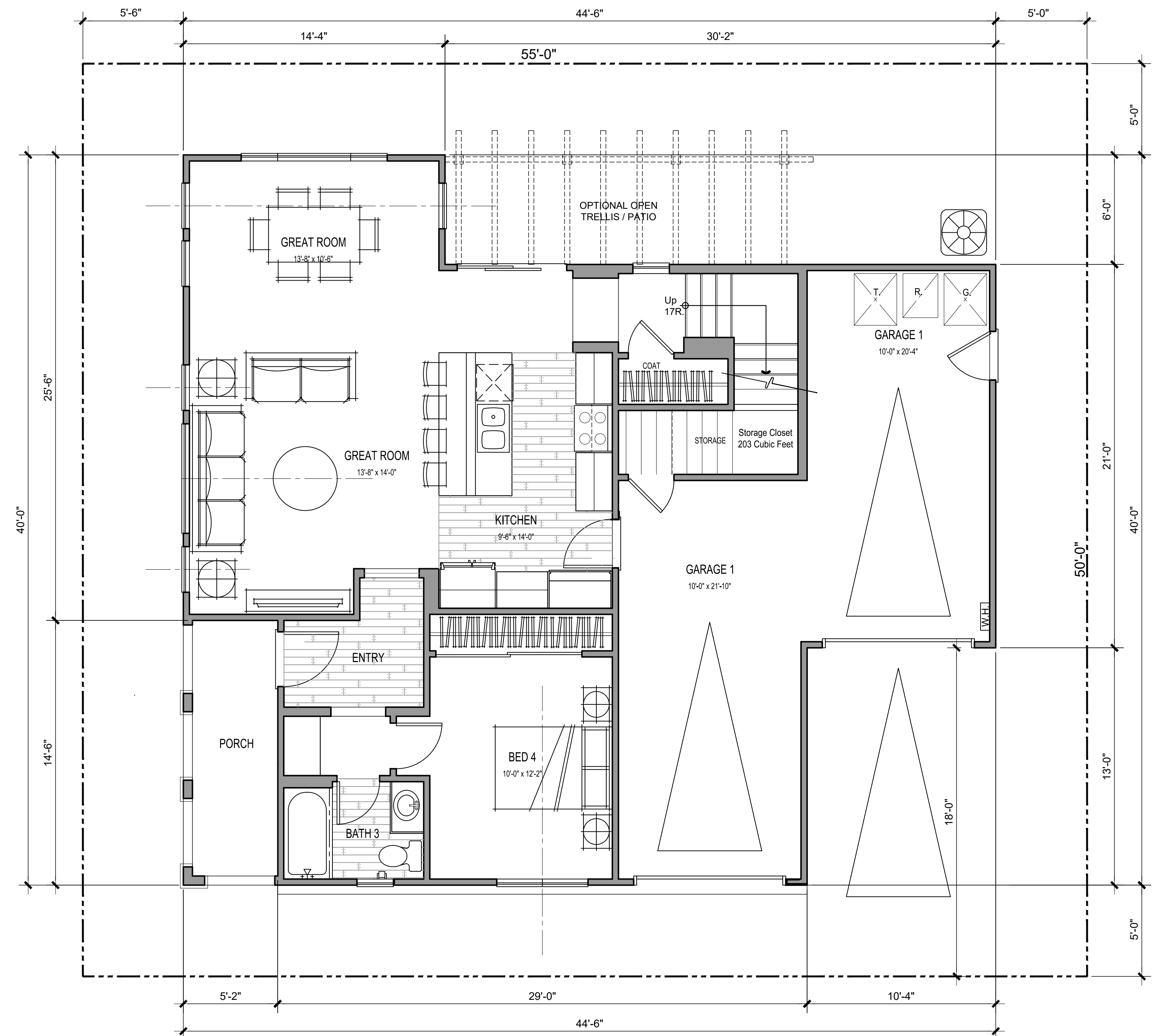
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PLAN 3B - ELEVATIONS
CRAFTSMAN STYLE

A4.I

PRELIMINARY
NOT FOR CONSTRUCTION



P3 GROSS SF	
1ST FLOOR	942 SQ. FT.
2ND FLOOR	1269 SQ. FT.
TOTAL LIVING	2211 SQ. FT.
GARAGE	486 SQ. FT.

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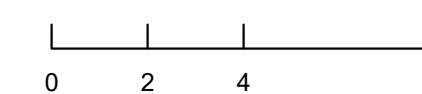


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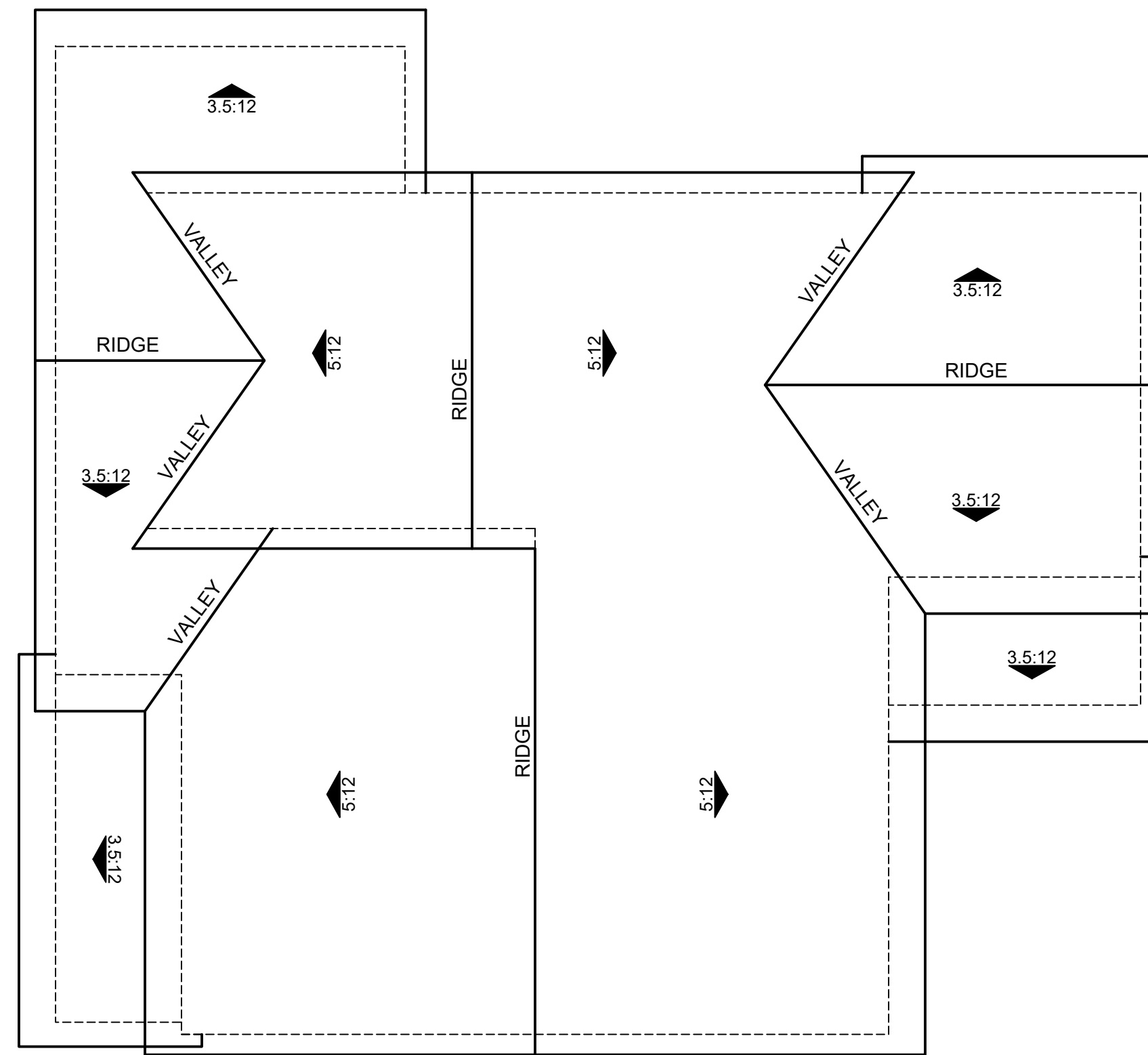
SCALE: 1/4"=1'-0"



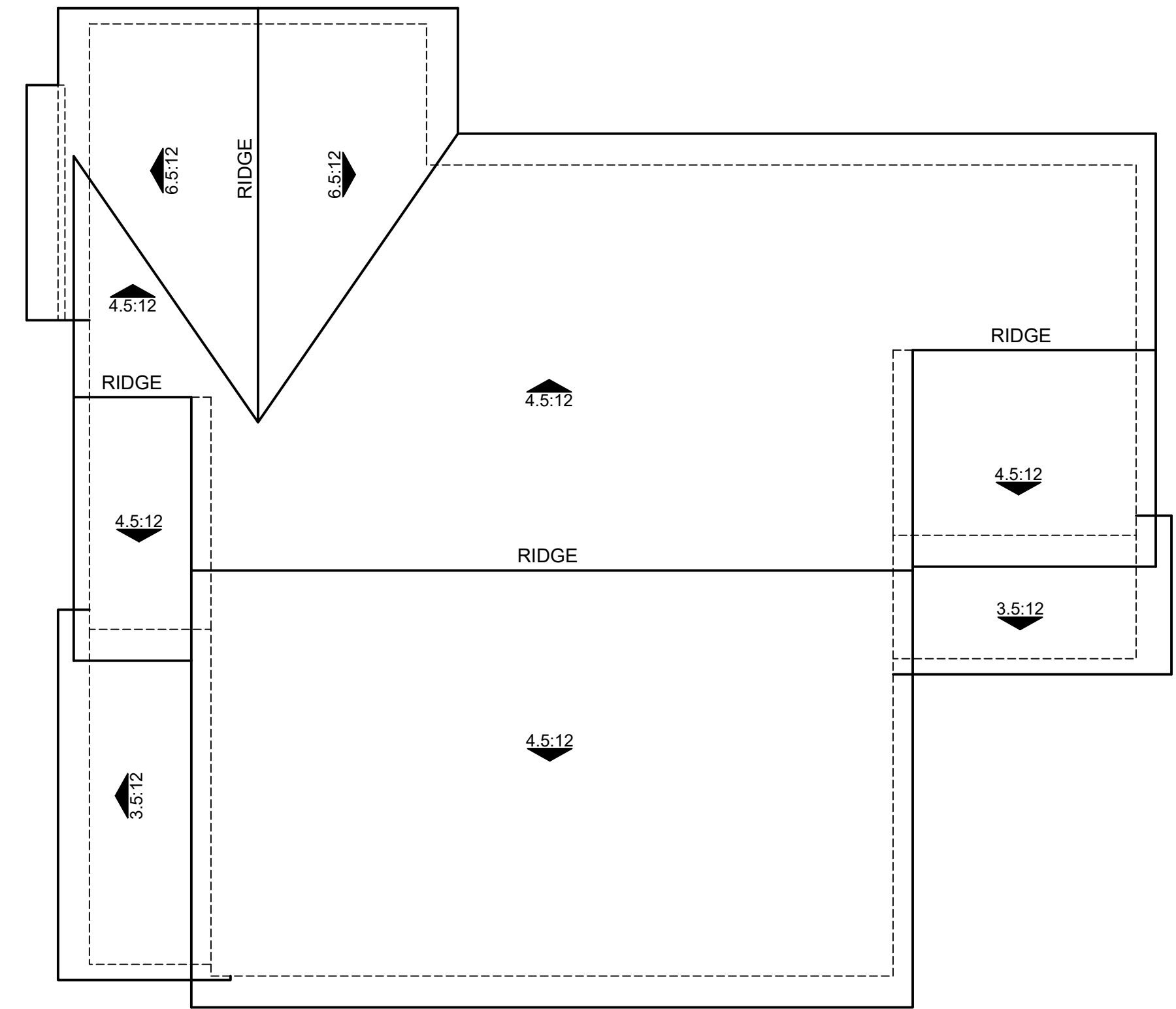
PLAN 3 - FLOOR PLANS
4 BEDS - 3.5 BA

A4.2

PRELIMINARY
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'B' CRAFTSMAN



'A' AGRARIAN FARM

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	02-02-2021
ORIGINAL DATE:	10-16-2020
SHEET	15 OF 15



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VISTA 2, 145 HANNALEI
SAN DIEGO COUNTY, CALIFORNIA # 2020-1027

Plot Date: April 13, 2023
1st Submittal : 06.14.2021
2nd Submittal : 09.23.2022
3rd Submittal : 04.13.2023

SCALE: 3/16"=1'-0"
0 4 8 12

PLAN 3 - ROOF PLANS

A4.3

PRELIMINARY
NOT FOR CONSTRUCTION

A - AGRARIAN FARMHOUSE

1

2

3

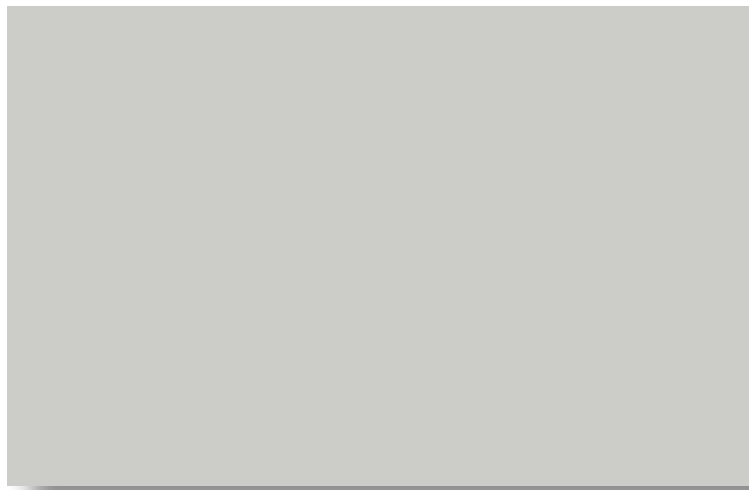
STUCCO



AUSTERE GRAY (SW6184)



PORTICO (SW7548)



PASSIVE (SW7064)

SIDING



DRIED THYME (SW6186)

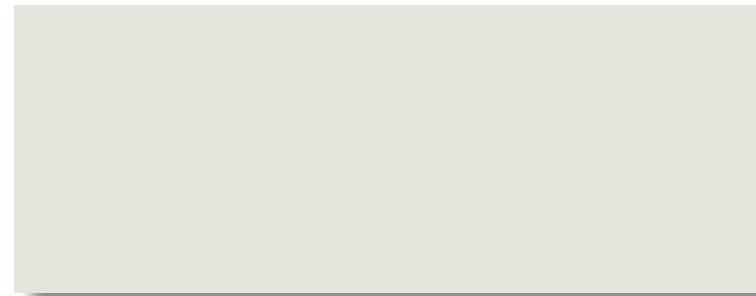


SUITABLE BROWN (SW7054)

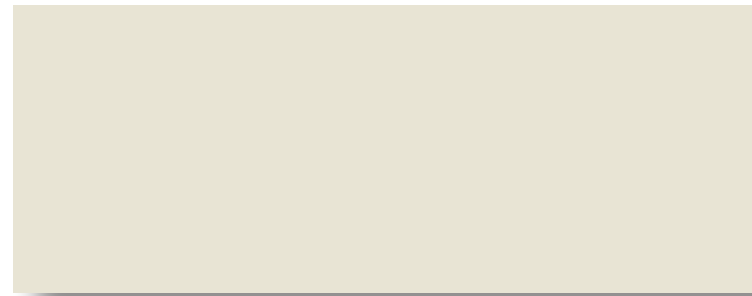


CITYSCAPE (SW7067)

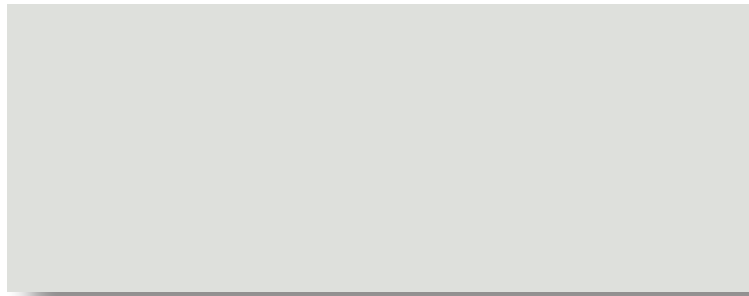
TRIM/
GARAGE DOOR



ETHEREAL WHITE (SW6182)



NACRE (SW6154)

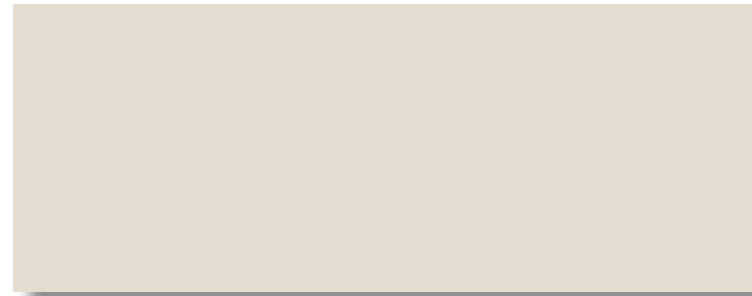


NEBULOUS WHITE (SW7063)

WINDOW



MILGARD - WHITE



MILGARD - TAN



MILGARD - WHITE

DOOR



THUNDER GREY (SW7645)



STILL WATER (SW6223)



CHARCOAL BLUE (SW2739)

ROOF



GAF - DRIFTWOOD



GAF - MISSION BROWN



GAF - WEATHERED WOOD

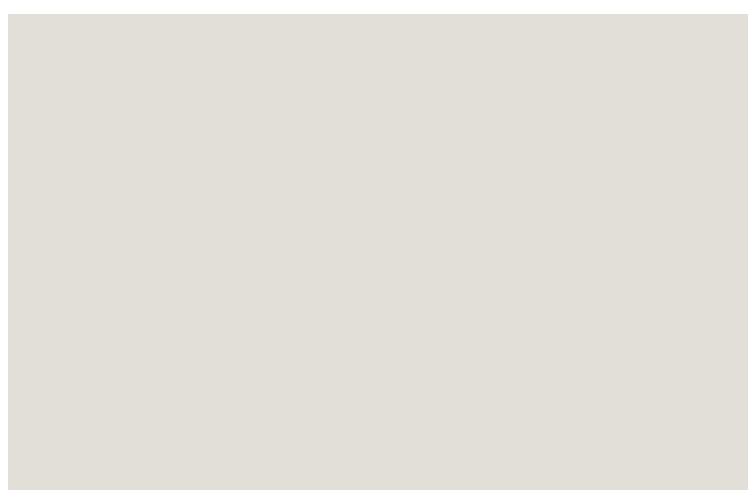
B - CRAFTSMAN

4

5

6

STUCCO



EIDER WHITE (SW7014)



BALANCED BEIGE (SW7037)



ANEW GRAY (SW7030)

SIDING



STAMPED CONCRETE (SW7655)

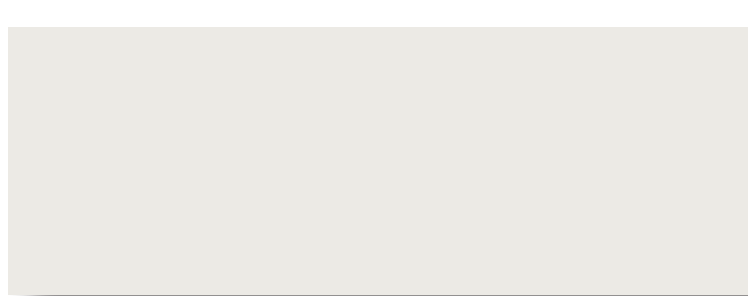


GRAYS HARBOR (SW6236)

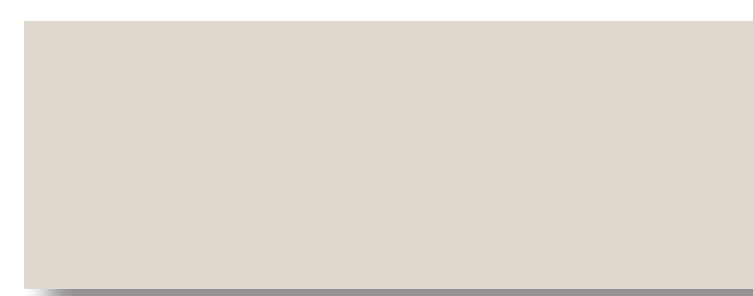


STUDIO CLAY (SW9172)

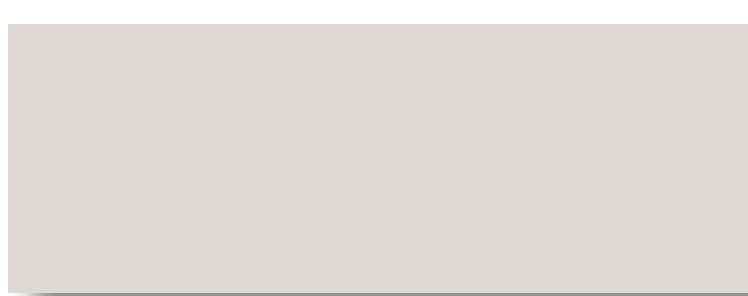
TRIM/
GARAGE DOOR



SNOWBOUND (SW7004)



EGRET WHITE (SW7570)

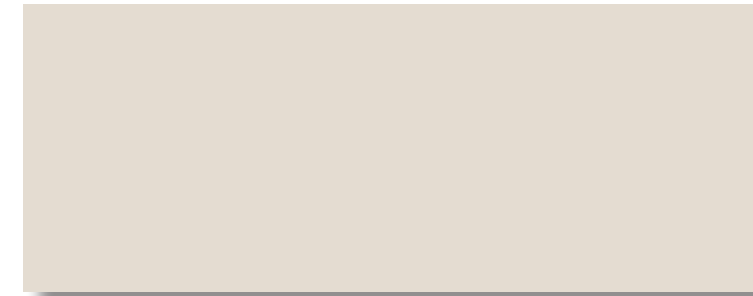


SIMPLE WHITE (SW7021)

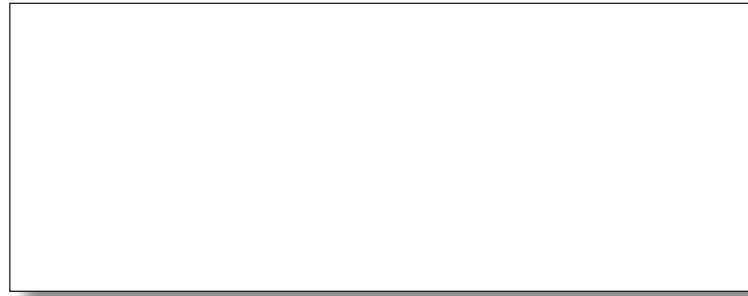
WINDOW



MILGARD - WHITE



MILGARD - TAN



MILGARD - WHITE

DOOR



URBANE BRONZE (SW7048)



PEPPERCORN (SW7674)



PEWTER GREEN (SW6208)

ROOF



GAF - PEWTER GRAY



GAF - MISSION BROWN



GAF - BARKWOOD



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MATERIAL BOARD

A5.0

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