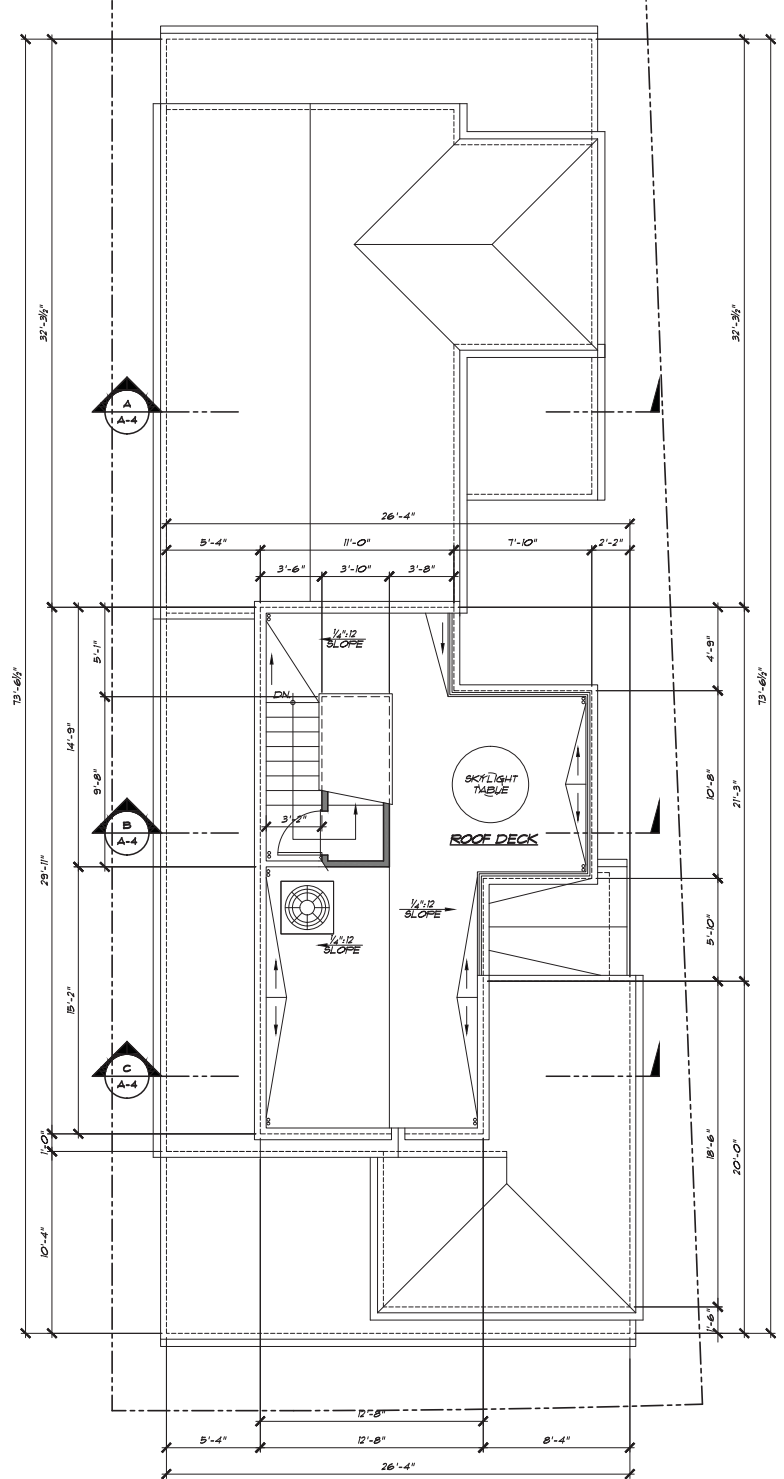
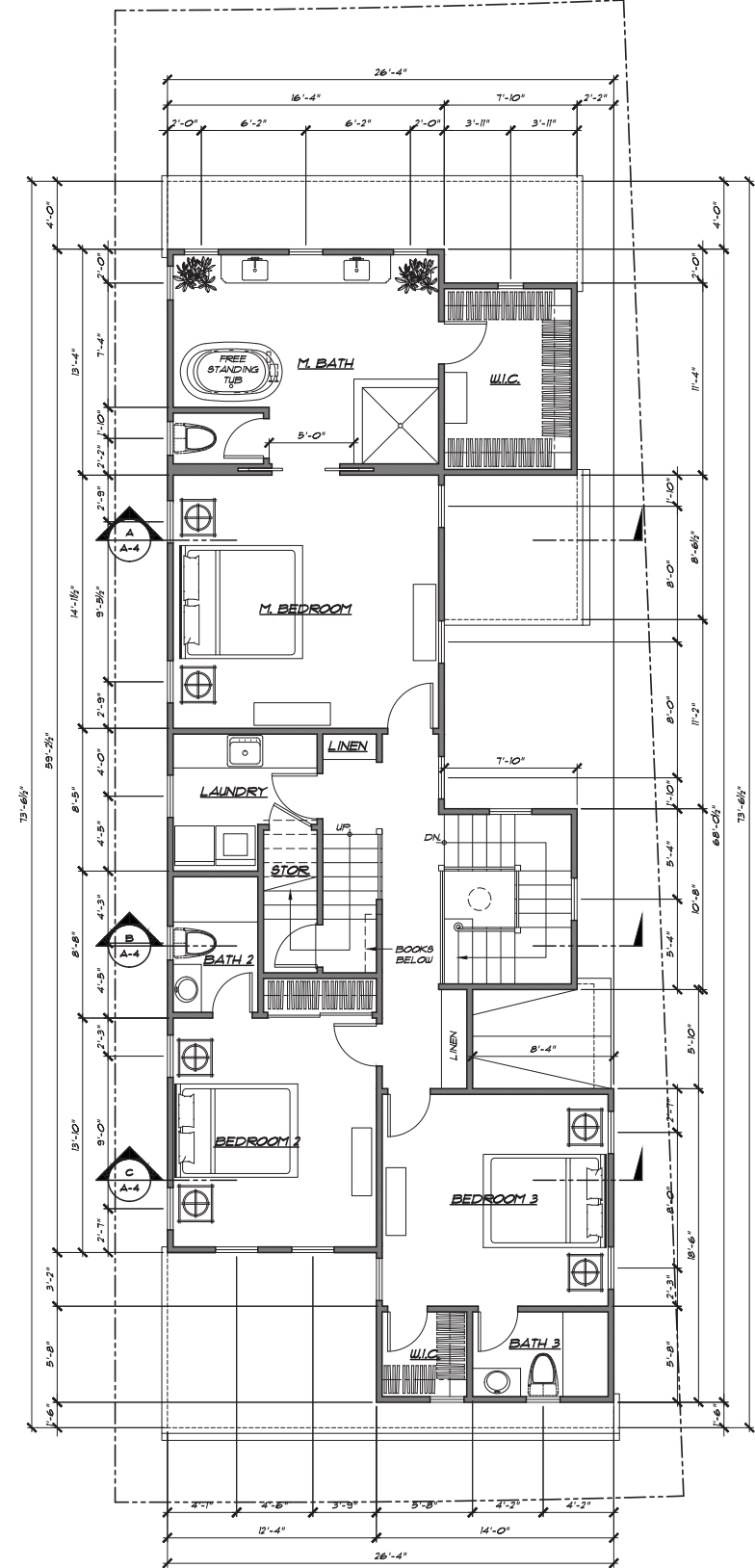


**FLOOR PLAN LEGEND**

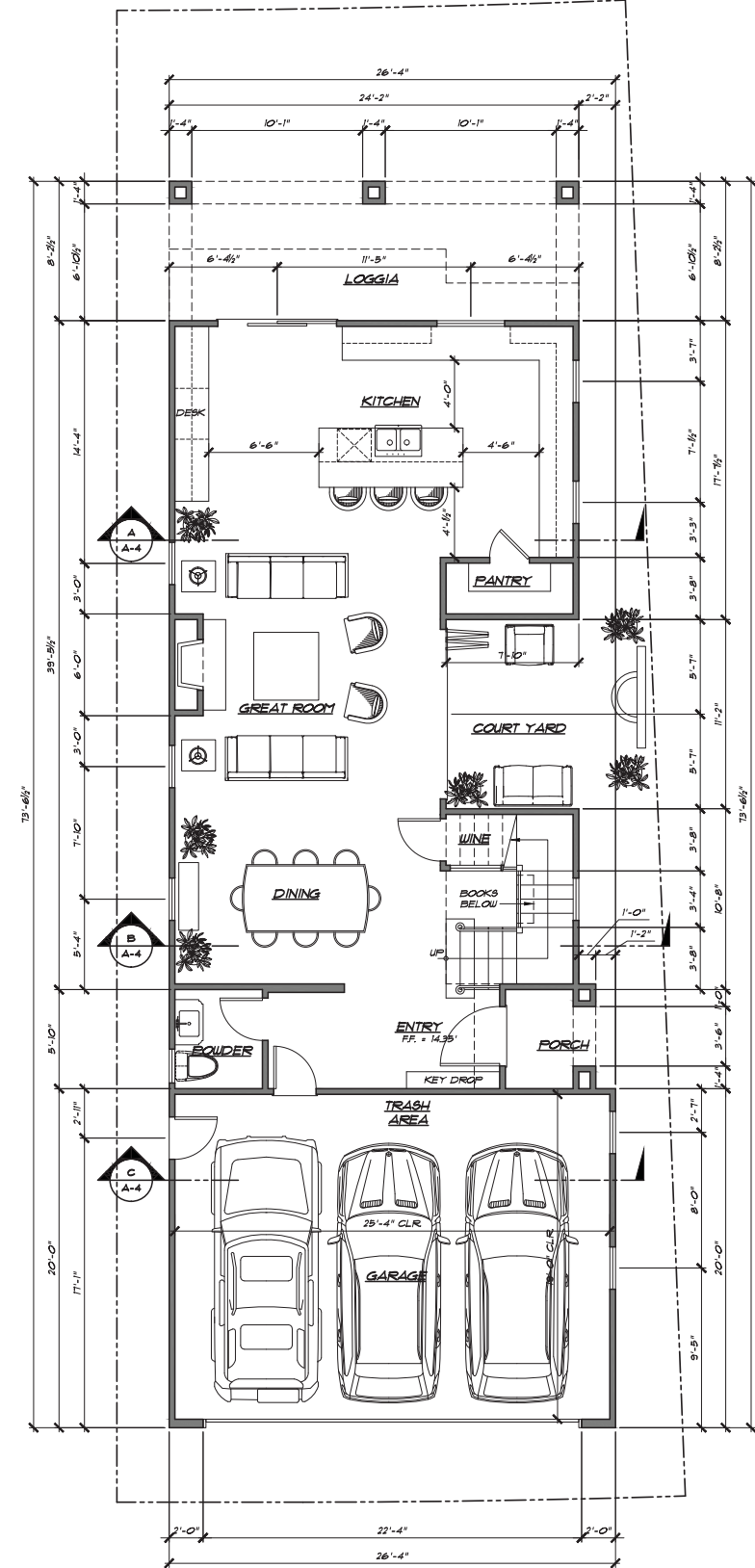
- (N) 2x4 STUDS @ 16" O.C. W/ 1/4" GYP. BD. ON INTERIOR SIDE, FOR EXTERIOR SIDE SEE EXTERIOR ELEVATIONS.
- (N) 1-HOUR RATED WALL, 2x4 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE AND 5/8" TYPE "X" EXTERIOR GRADE GYP. BOARD, FOR EXTERIOR FINISH SEE EXTERIOR ELEVATIONS. 1-HOUR RATED WALL, 1-HOUR WALL ASSEMBLIES SHALL BE FROM THE FOUNDATION TO THE UNDERSIDE OF ROOF.
- (E) 2" X STUD WALL AND GYP. BD. TO REMAIN
- SOFFIT ABOVE OR HIDDEN OBJECT
- (E) EXISTING
- (N) NEW



**ROOF DECK**



**SECOND FLOOR**



**FIRST FLOOR**

**FLOOR PLANS**



DATE	BY

PROJECT LOCATION:  
**204 Via Quito**  
 Newport Beach, California 92663

A NEW CUSTOM RESIDENCE FOR:  
**Reuter Homes**  
 887 Production Place  
 Newport Beach, California 92663

**Philip J. Nielsen**  
 Design & Drafting  
 6131 Anacapa Drive Huntington Beach, California 92647  
 philipnielsen-drafting-design.com (714) 771-1478

DATE	
2/22/2017 12:05:40 PM	
SCALE	1/4" = 1'-0"
JOB NO.	

**A-2**

2/22/2017 12:05:40 PM

REVISIONS	BY

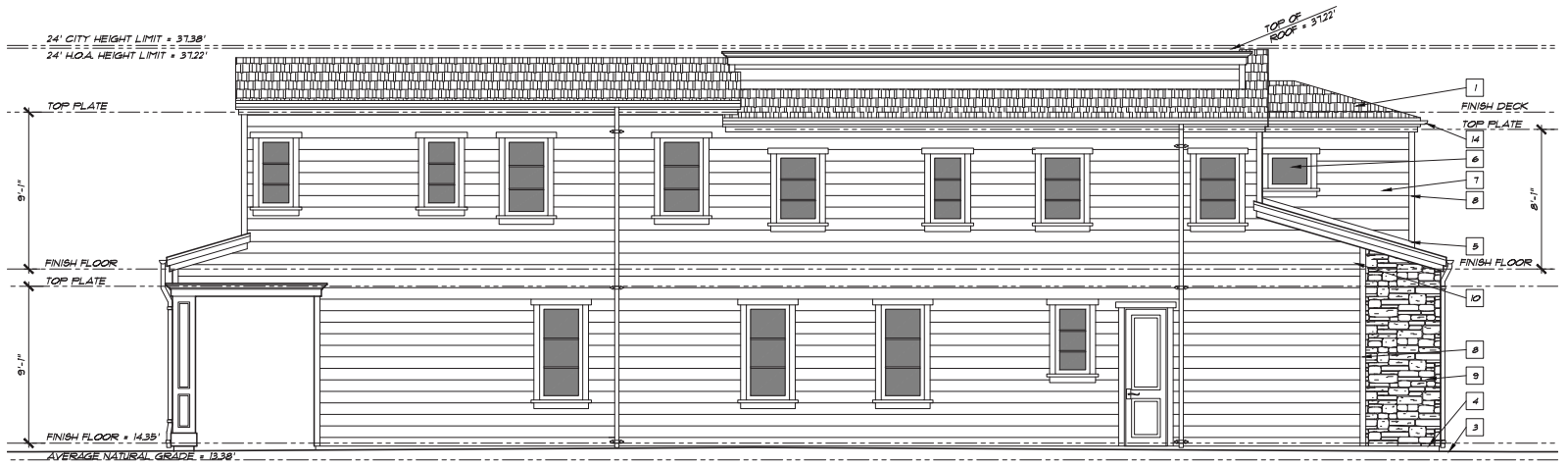
PROJECT LOCATION:  
**204 Via Quito**  
 Newport Beach, California 92663

A NEW CUSTOM RESIDENCE FOR:  
**Reuter Homes**  
 887 Production Place  
 Newport Beach, California 92663

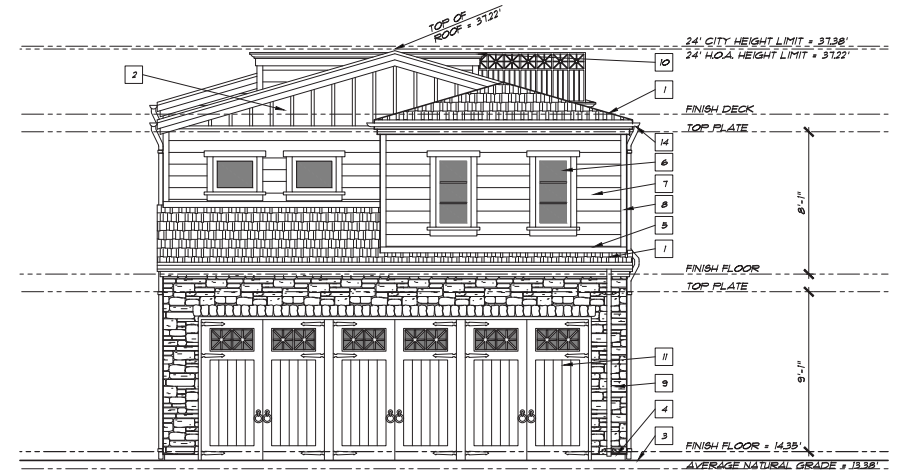
**Philip J. Nielsen**  
 Design & Drafting  
 6131 Anacapa Drive Huntington Beach, California 92647  
 philipnielsen-drafting-design.com (714) 770-1478

SHEET
CHECKED
DATE
SCALE
SHEET NO.
REVISION

**A-3**



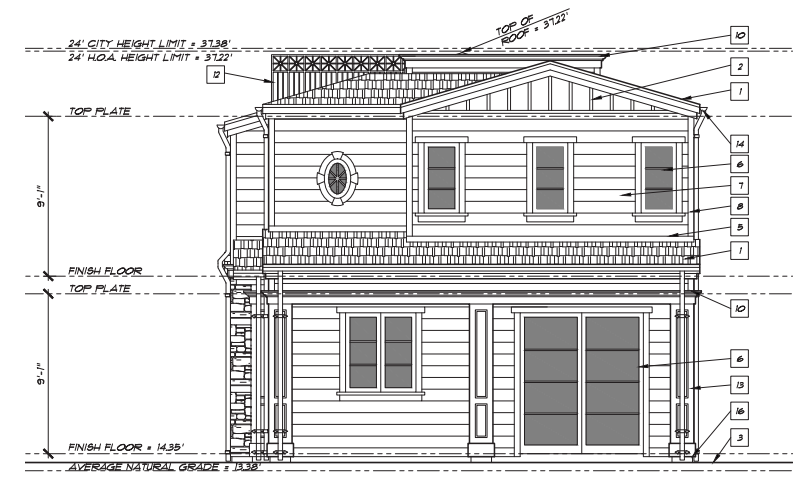
**LEFT SIDE ELEVATION**



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**

**ELEVATION & SECTION KEYNOTES**

1. ROOF MATERIAL, MATCH (E), SEE ROOF PLAN.
2. BOARD AND BATTEN SIDING
3. FINISH GRADE.
4. STONE TERMINATION, SEE DETAIL (D-3)
5. 16 OZ COPPER ROOF TO WALL FLASHING, SEE DETAIL (D-1) (D-1)
6. DOORS & WINDOWS, SEE DETAILS (D-1) (D-1)
7. WOOD LAP SIDING      WINDOWS DOORS
8. 1x4 SIDING TRIM BOARD
9. ADHERED STONE VENEER, SEE DETAIL (D-2)
10. WOOD MOLDING TRIM
11. SECTIONAL ROLL-UP GARAGE DOOR, SEE DETAIL (D-1)
12. 42" HIGH GUARDRAIL, SEE DETAIL (D-1)
13. WOOD CASED COLUMN
14. 5" x 1/2" ROUND 16 OZ COPPER GUTTER W/ 3" x DOWN SPOUT
15. DECORATIVE WOOD FRAMING
16. SIDING TERMINATION

**EXTERIOR ELEVATIONS**

2/22/2017 12:06:19 PM