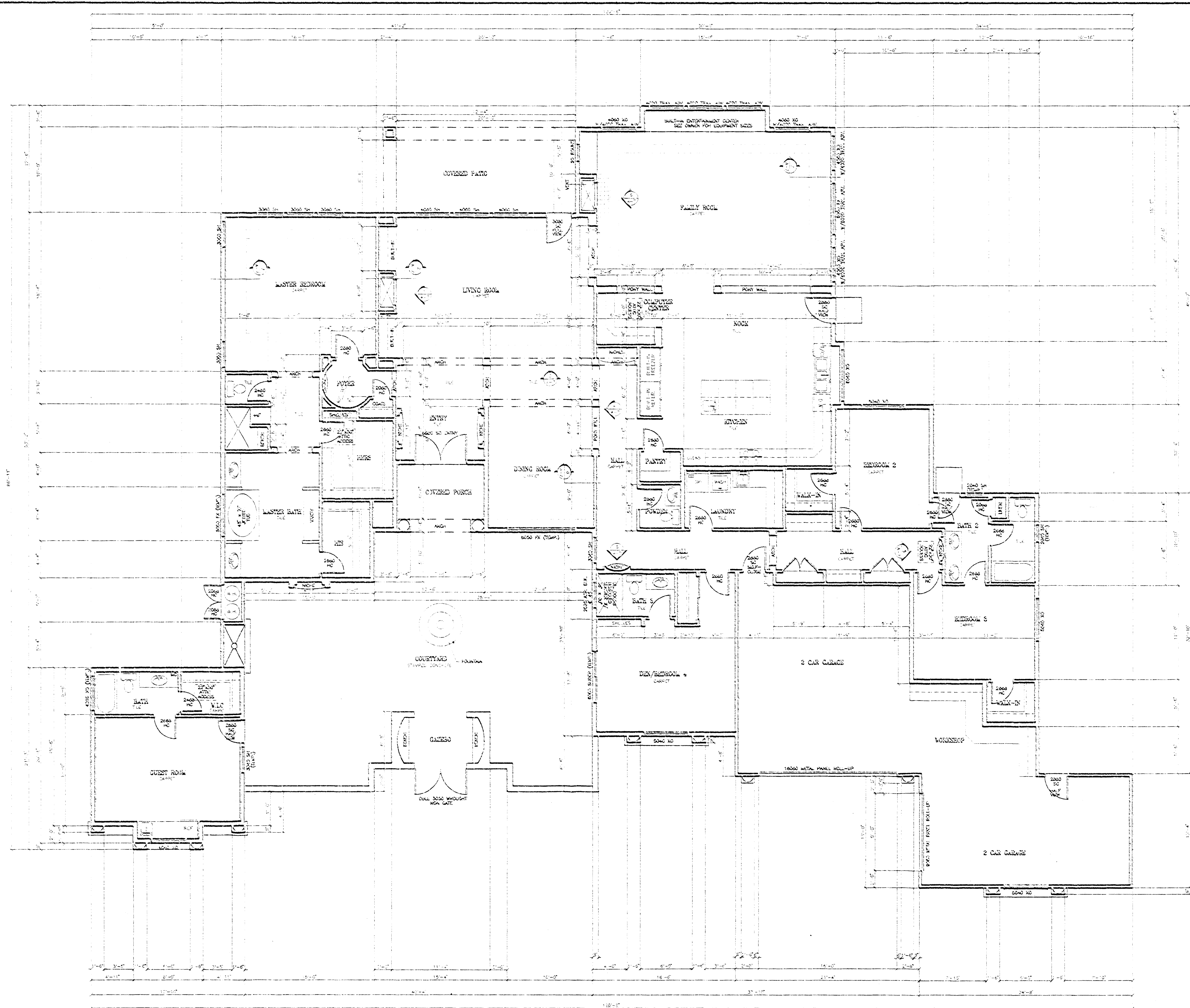
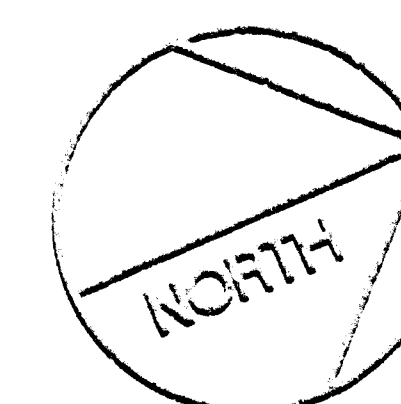


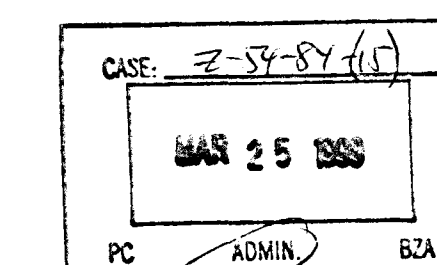


FLOOR PLAN
 main house 3705 s.f.
 guest house 340 s.f.
 total 4045 s.f.
 SCALE: 3/16" = 1'-0"



STAFF

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3-25-99 PC



GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION.
2. ALL INTERIOR WALLS TO BE 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED.
3. FINISH TO BE 1/2" GYPSUM BOARD SYSTEM OVER 5/8" O.S.B. AS REQ'D. FOR SHEAR. BRUSH OF STAIN VANDER WILHE INDICATED ON ELEVATIONS.
4. ROOF TO BE CONCRETE TILE OVER 40# FELT OVER 1/2" OSB.
5. INSULATE ALL EXTERIOR WALLS W/ R-19 BATT.
6. INSULATE ALL CEILINGS W/ R-30 BATT.
7. ALL DRYWALL CORNERS SHALL BE BULLNOSE.
8. OWNER TO SELECT BASE AND CASING.
9. PROVIDE 5/8" TYPE "X" DRYWALL AT GARAGE CEILING AND ALL WALLS COMMON TO LIVING AREA. PROVIDE 1/2" DRYWALL AT REMAINDER OF GARAGE.
10. PROVIDE SO CAL WATER HEATER(S) W/ RELIEF VALVE AND EXHAUST DRAIN VENTED TO EXTERIOR ATOP 12" RIGID PLYWOOD PLATFORM W/ 5/8" TYPE "X" DRYWALL OVER.
11. ALL POTSHelves @ 5'-1" A.F.F. - VERIFY LOCATIONS W/ OWNER.
12. ALL WINDOWS TO BE DUAL PANE W/ ALUMINUM FRAMES.
13. ALL HOSE BIBS SHALL BE ON RAW (UNSOFTENED) WATER W/ VACUUM BREAKER.
14. ALL WINDOWS TO BE COUNTER LENGTH X 72" A.F.F.
15. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.

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WESTPOINT DEVELOPMENT
 GROUP, INC.
 (702) 739-9033
 STEVEN YANKE - PRESIDENT LIC. #20234

FLOOR PLAN

A CUSTOM RESIDENCE
 FOR ARA & LISA SHRINIAN
 @ HARBOR VISTA

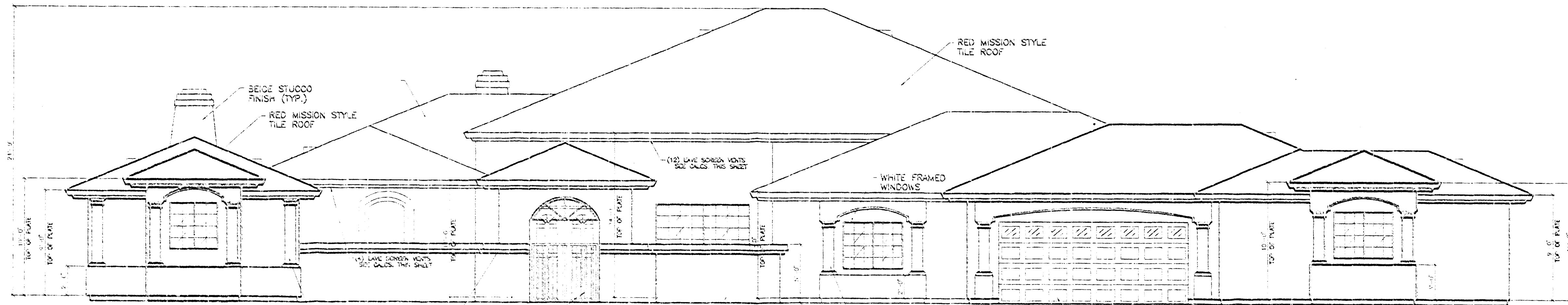
NOTES:
 THESE PLANS WERE
 PREPARED BY THE ARCHITECT
 AND DO NOT CONSTITUTE A
 CONTRACT. THE CONTRACT IS
 UNDER AND BETWEEN THE
 ARCHITECT AND THE CLIENT.

REVISIONS
 NO. REV. DATE

FILE NAME:
 10000-02
 DATE:
 6/15/98

A-2

SITE PLAN
SCALE 1" = 10'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

PAINTED WHITE PRECAST COLUMNS

BEIGE STUCCO POP-OUTS (TYP.)

WHITE WROUGHT IRON GATE AND ORNAMENTAL ARCH

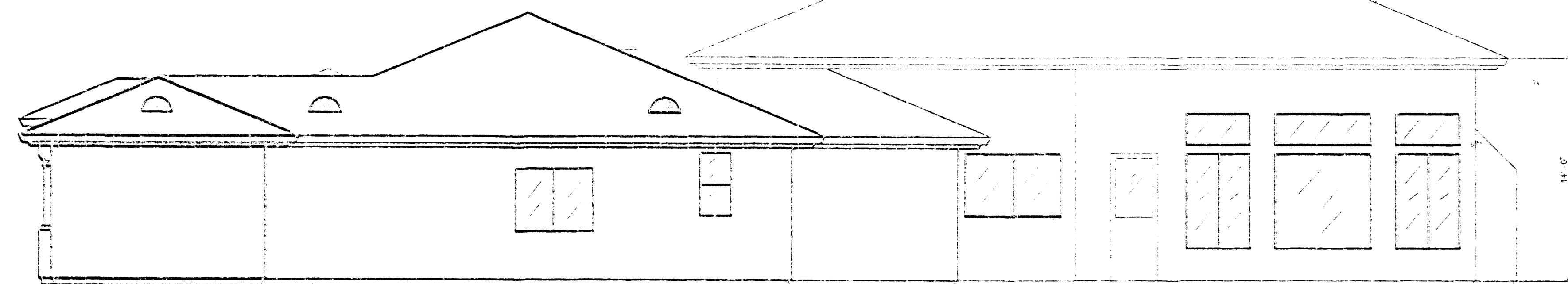
BEIGE STUCCO FINISH (TYP.)

PAINTED WHITE PRECAST COLUMNS

WHITE GARAGE DOOR

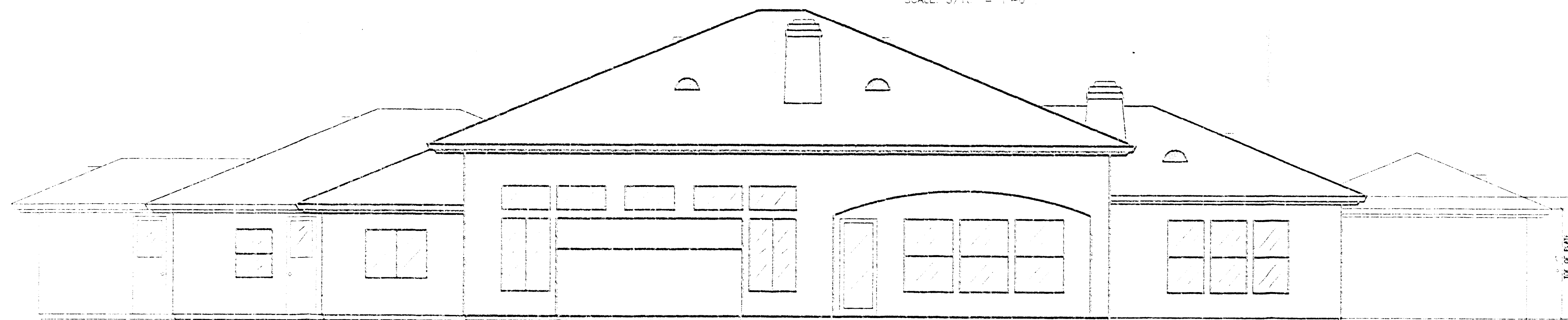
VENT CALCULATIONS:

TOTAL ROOF REQUIRED: 5500/150 = 36.67 S.F.
 PROVIDED:
 (10) 24" DORMER VENTS @ 1.57 S.F./ea.
 (10) 5" x 20" EAVE SCREEN VENTS @ 1.5 S.F./ea.
 TOTAL VENTING = 67.10 S.F.



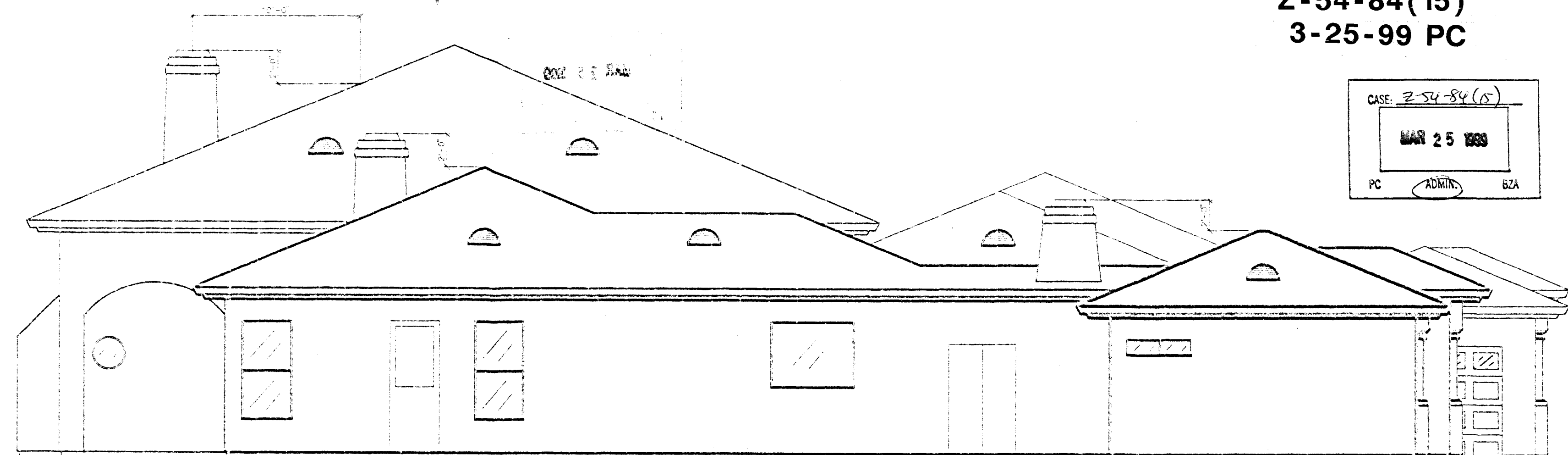
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

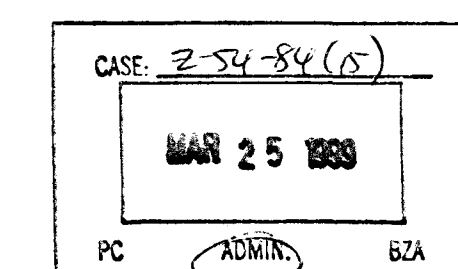
SCALE: 3/16" = 1'-0"

NOTES:

1. ROOF TO BE CONCRETE TILE.
2. PROVIDE ATTIC ROOF VENTING AS PER U.B.C.
3. STUCCO FINISH & COATED - SEE DETAIL.
4. POP-OUT STUCCO AREAS WINDOWS AND DOORS AS SHOWN.
5. PROVIDE STUCCO KEEP SCALED TYPICAL.
6. EXTERIOR FINISH TO BE THREE COAT STUCCO SYSTEM AS PER U.B.C.
7. PROVIDE PAINTED PRE-CAST COLUMNS WHERE SHOWN.
8. PROVIDE SPAN ARRESTOR AT CHIMNEY AS PER U.B.C.

STAFF

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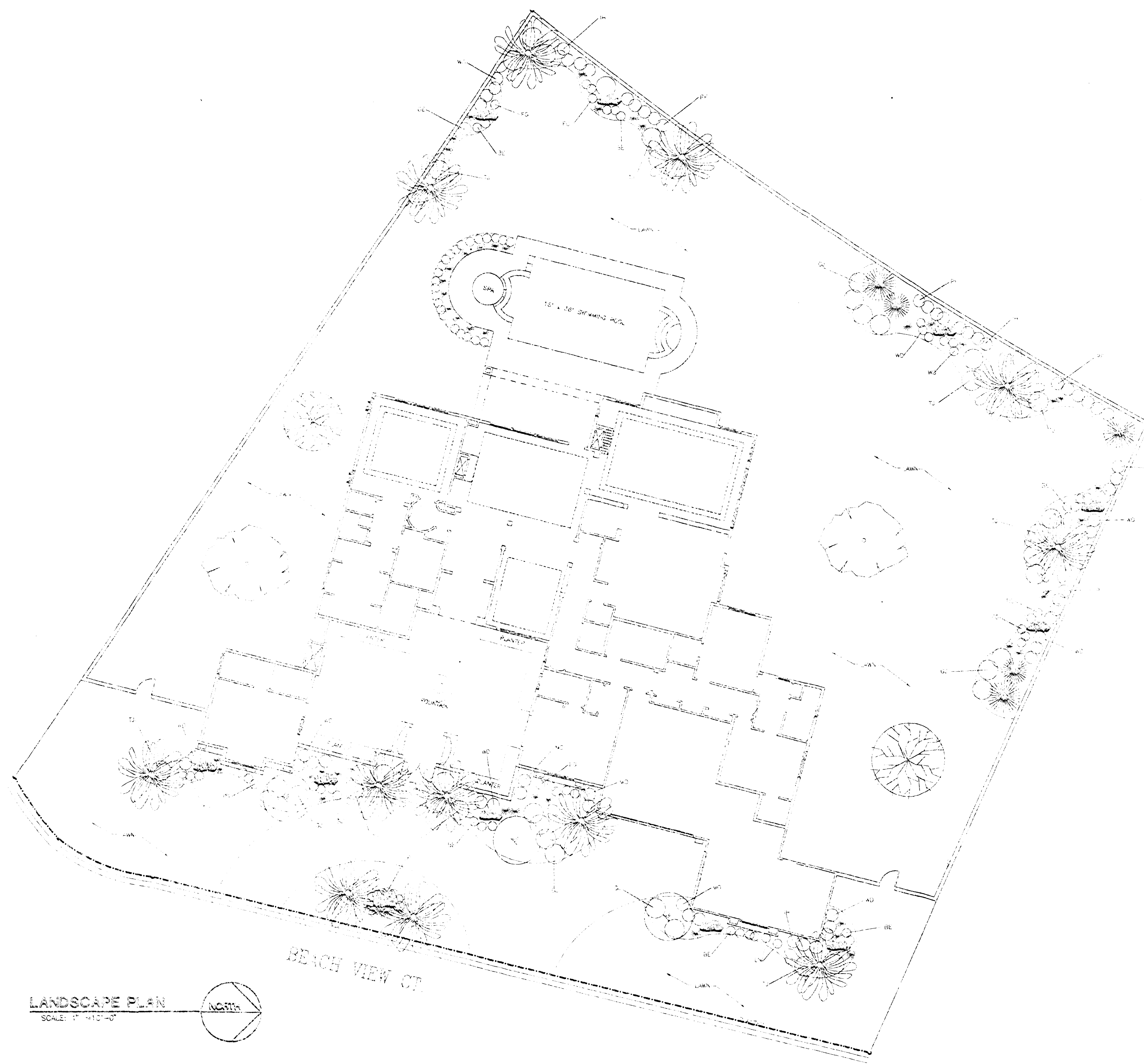
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ELEVATIONS

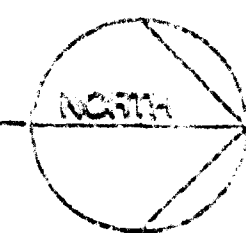
**A CUSTOM RESIDENCE
FOR ARA & LISA SHIRINIAN
@ HARBOR VISTA**

REVISIONS	
NO.	REV. DATE

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LANDSCAPE PLAN
SCALE: 1" = 10'-0"



PLANT LEGEND		
SYMBOL	PLANT COMMON NAME	SIZE
WD	WHEELERS DWARF	5g
YJ	TAM JUNIPER	5g
ND	NANDINA DOMESTICA	5g
GL	GARDEN JUNIPER	5g
WD	WICK DRAGON	5g
EE	EVERGREEN ELONAMOUS	5g
JB	JAPANESE BOXWOOD	5g
IT	INDIAN HAWTHORNE	5g
CE	GOLDSPOD EUDORAMOUS	5g
BE	BOXLEAF EUDORAMOUS	1g
PF	PHOTINIA FRASER	5g
LN	LILLY OF THE NILE	5g
YG	YUCCA OLO-RISA	5g
YG	FOUNTAIN GRASS	5g
PG	PAMPAS GRASS	5g
W	PORTLAND LILLY	1g
	MARGOLDS	PLANTS
	PERRINWICKLE	PLANTS
	MORRISON	PLANTS
	MEXICAN FAN PALM	16' dia
	LIVE OAK	24" dia
	WINDLE PINE	15g
	FLOWERING PLUM	15g
	EVERGREEN ASH	24" dia
	SANDSTONE BOULDER	300g

Z-54-84(15)
3-25-99 PC

STAFF

CASE: Z-54-84(15)
SUBMITTAL: 1
DATE: 3/15/99
PC ADMIN. BGA

WESTPOINT DEVELOPMENT GROUP, INC.

(702)739-9033

STEVEN YANKE - PRESIDENT

LIC. #28234

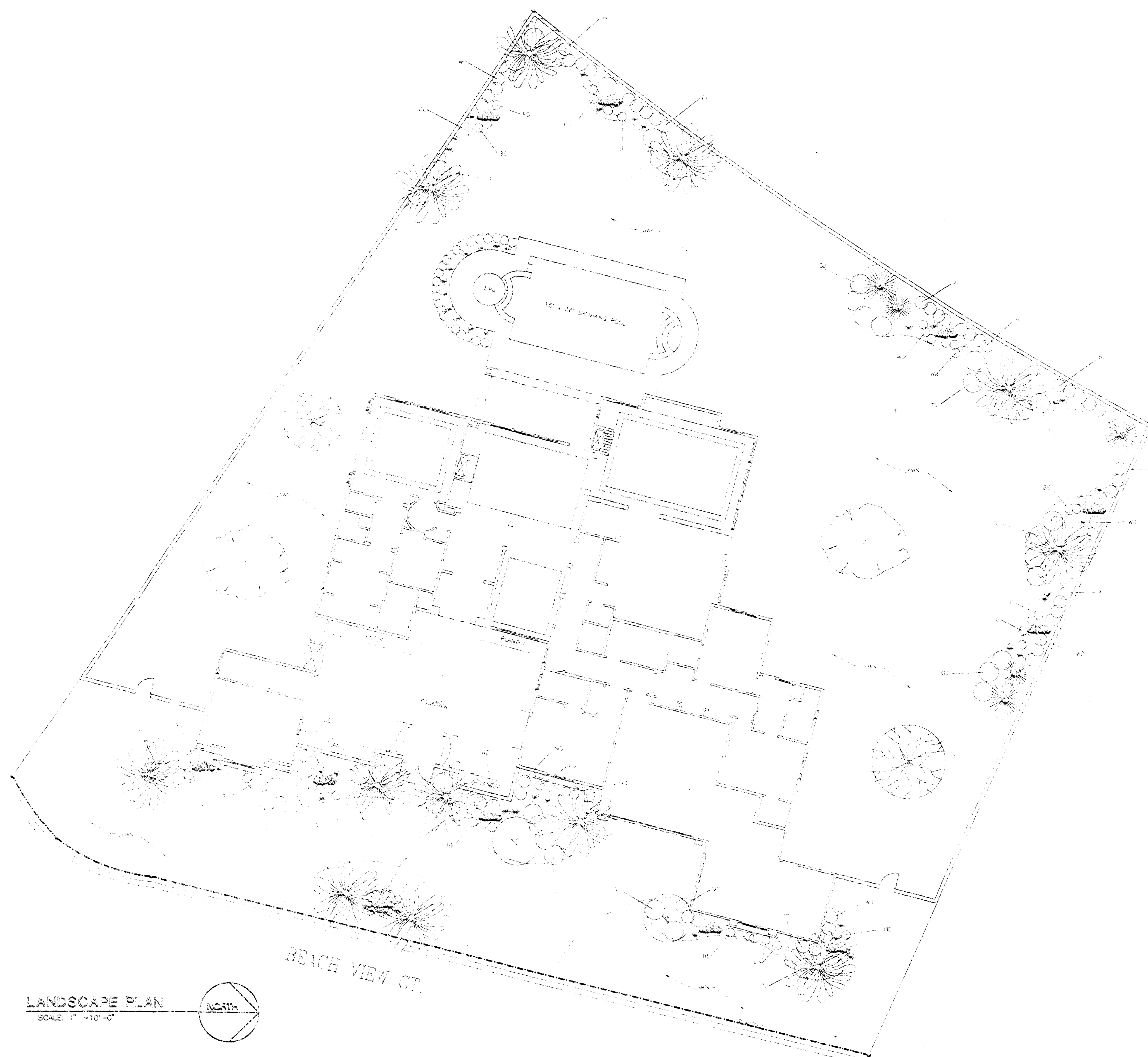
LANDSCAPE PLAN

A CUSTOM RESIDENCE FOR ARA & LISA SHIRINIAN @ HARBOR VISTA

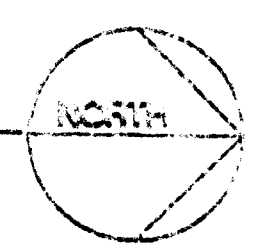
DATE: 3/15/99

BY: [Signature]

FOR: [Signature]



LANDSCAPE PLAN
SCALE: 1" = 10'-0"



PLANT LEGEND		
SYMBOL	PLANT COMMON NAME	SIZE
WD	WHEELERS DWARF	5g
TU	TAM JUNIPER	5g
ND	NANDINA DOMESTICA	2g
GU	GARDEN JUNIPER	2g
MD	MOCK ORANGE	2g
SE	EVERGREEN EUCONYMIUS	2g
JB	JAPANESE BOXWOOD	2g
IT	INDIAN HAWTHORNE	2g
CE	GOLDSPOD EUCONYMIUS	1g
BE	BOXLEAF EUCONYMIUS	1g
PE	PHOTINIA FRASER	5g
UN	UNLY OF THE NILE	5g
YG	YUCCA OLYMPIA	5g
PG	FOUNTAIN GRASS	5g
PD	PAMPAS GRASS	5g
*	PORTULACA LILLY	1g
[Symbol]	MARIGOLDS	PLANTS
[Symbol]	PERIWINKLE	PLANTS
[Symbol]	VERONICA	PLANTS
[Symbol]	MEXICAN FAN PALM	16'x18"
[Symbol]	LIVE OAK	24" DIA
[Symbol]	MONDLE PINE	15g
[Symbol]	FLOWERING PLOUM	15g
[Symbol]	EVERGREEN ASH	24" DIA
[Symbol]	SANDSTONE BOULDER	3.00g

Z-54-84(15)
3-25-99 PC

STAFF

CASE: Z-54-84(15)
MAR 25 1999
PC ADMIN BZA