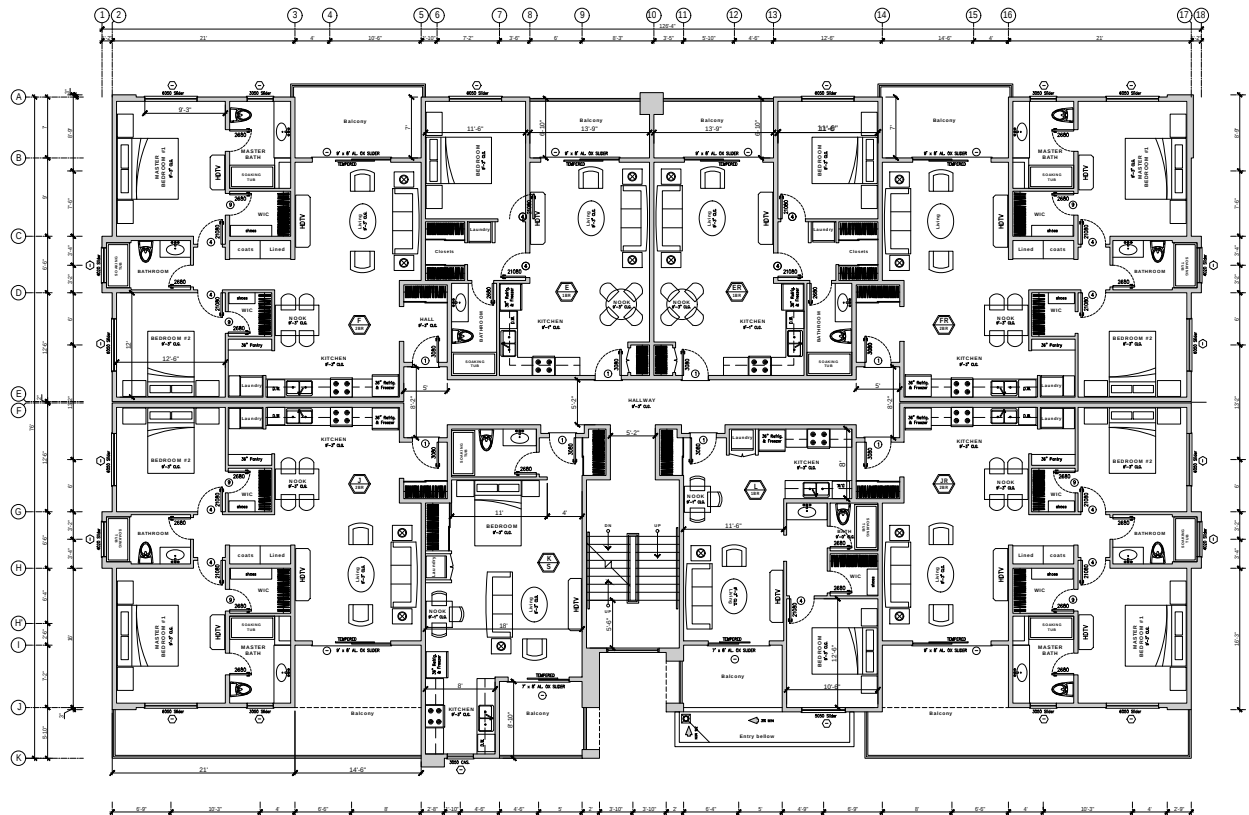




**SECOND FLOOR PLAN**

3/16" = 1'-0"



**NOTES:**

1. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
2. ROOF BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-DRAINING AND SELF-LEVELING.
3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES (U.G., HORIZONTAL, VERTICAL) AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STOPS AND LANDING OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRE, CHIMNEYS AND PROTRUSIONS.
4. FIELD-OUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATION-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP 64.

**UNIT E / 1BR**

TOTAL LIVING AREA: 718 SQ. FT.  
BALCONY: 95 SQ. FT.

**UNIT ER / 1BR**

TOTAL LIVING AREA: 718 SQ. FT.  
BALCONY: 95 SQ. FT.

**UNIT K / 1BR**

TOTAL LIVING AREA: 644 SQ. FT.  
BALCONY: 90 SQ. FT.

**UNIT F / 2BR**

TOTAL LIVING AREA: 1176 SQ. FT.  
BALCONY: 128 SQ. FT.

**UNIT FR / 2BR**

TOTAL LIVING AREA: 1176 SQ. FT.  
BALCONY: 128 SQ. FT.

**UNIT L / STUDIO**

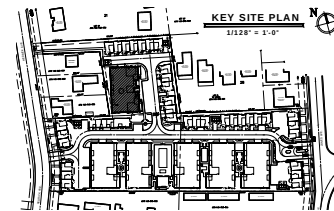
TOTAL LIVING AREA: 697 SQ. FT.  
BALCONY: 87 SQ. FT.

**UNIT J / 2BR**

TOTAL LIVING AREA: 1184 SQ. FT.  
BALCONY: 311 SQ. FT.

**UNIT JR / 2BR**

TOTAL LIVING AREA: 1184 SQ. FT.  
BALCONY: 311 SQ. FT.



**TYPE 7  
BUILDING "O"**

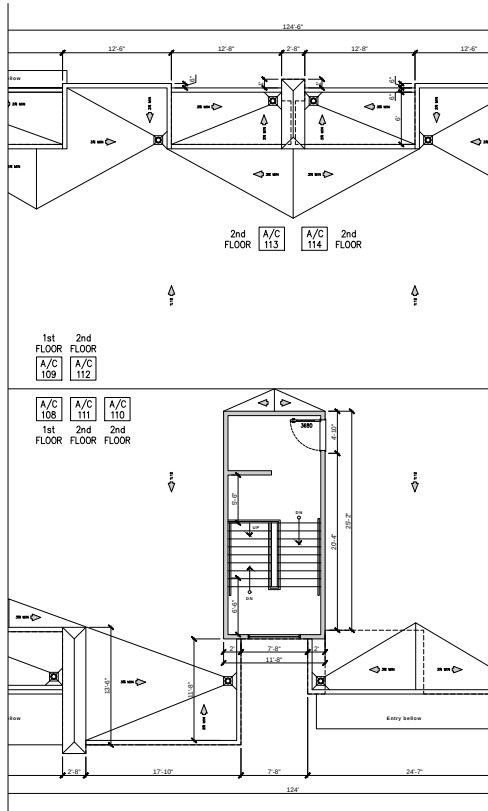
REGISTERED PROFESSIONAL ARCHITECT  
NO. 13261  
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER  
NO. 4450  
STATE OF CALIFORNIA

**PROJECT:** MIKASA LUXURY VILLAS<sup>®</sup>  
4700 KERRICK AVE. PIERCE, CA 92256

**OWNER:** A & L CAPITAL  
P.O. BOX 89130  
FREMONT, CA 94568

**DESIGNED BY:** C & G ENGINEERING, INC.  
1000 E. 14TH AVE., SUITE 100, ANAHEIM, CA 92805  
PHONE: 714-215-4430  
FAX: 714-215-4430  
WWW.CGENGINEERING.COM

**DATE:** 09/15/21  
**SCALE:** 3/16" = 1'-0"  
**SHEET:** 21-7  
**BLDG. TYPE:** 8  
**FLOOR PLAN:** 2ND FLOOR PLAN  
**PROJECT:** A-7.2



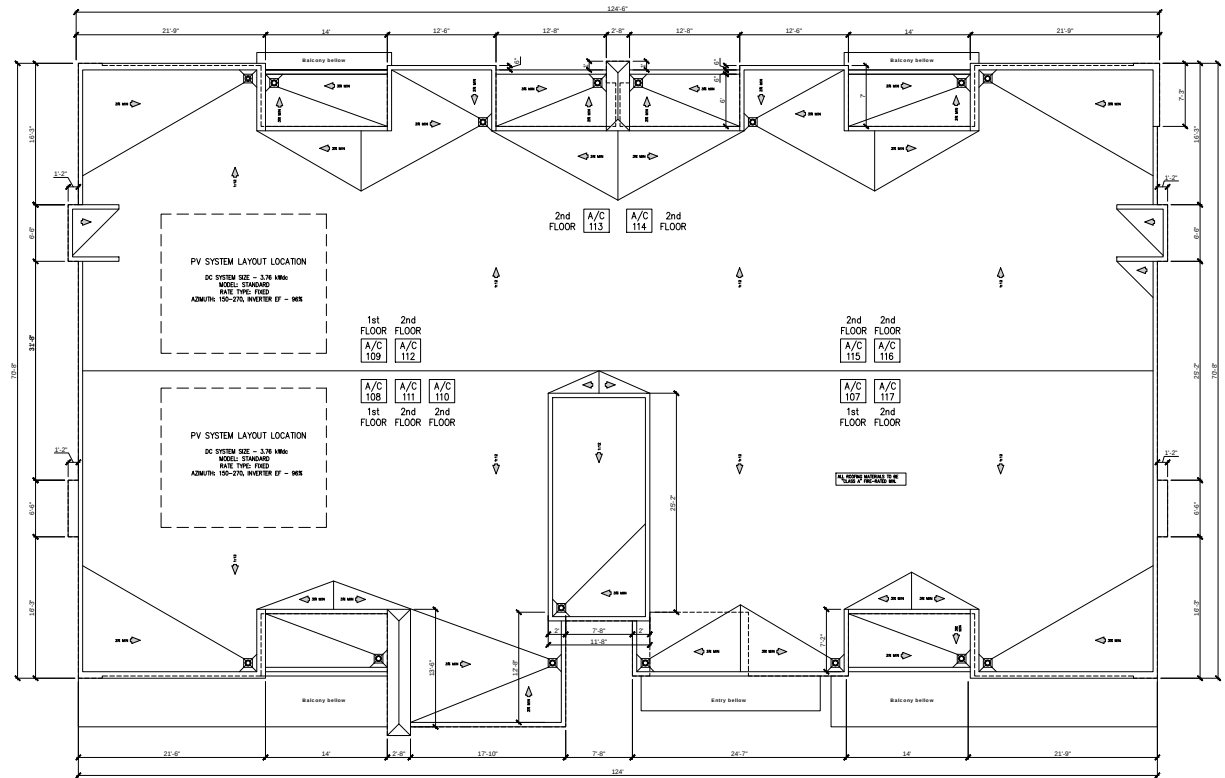
ROOF ACCESS PLAN

3/16" = 1'-0"



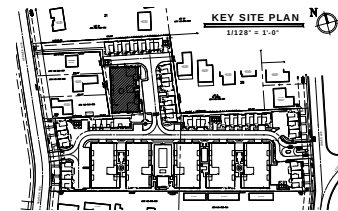
NOTES:

1. 5/8" TYPE X SYSTEM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
2. ROOF BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
3. PENETRATIONS IS REQUIRED IN CONCEALED SPACES OF O.G. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIRS AND LANDING OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRE, CHIMNEYS AND PROFILES.
4. FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PENETRATING-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH APPA 94.



ROOF PLAN

3/16" = 1'-0"



TYPE 7  
BUILDING "O"

PROJECT: MIKASA LUXURY VILLAS<sup>®</sup>  
4700 KERRICK AVE. IRVINE, CA 92618  
OWNER: A & L CAPITAL  
P.O. BOX 89130  
FREMONT, CA 94568

DESIGNED BY: G & G ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEER  
10000 S. DEER CANYON RD., SUITE 100  
DANA POINT, CA 92629  
PHONE: 949-440-1100  
FAX: 949-440-1101  
WWW.GGENGINEERING.COM

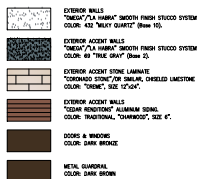
DATE: 09/15/21  
SCALE: 3/16" = 1'-0"  
SHEET: 21-7  
BLDG: TYPE 8  
ROOF ACCESS PLAN  
A-7.3



FRONT (EAST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND

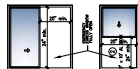


WINDOW NOTES:

1. THE WINDOW/DOOR SHALL HAVE A LABEL IDENTIFIED BY THE MANUFACTURER, INDICATING THE WINDOW/DOOR TYPE, SIZE, AND COLOR COMPLIANCE WITH THE ENERGY CODES.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE, THE LOWER PANE SHALL BE GLASS, THE UPPER PANE SHALL BE DETERMINED BY THE ENERGY CODES.
3. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 1363.
4. THE WINDOW/DOOR SHALL BE DOUBLE PANE TO ALL WINDOWS, THE LOWER PANE SHALL BE GLASS, THE UPPER PANE SHALL BE DETERMINED BY THE ENERGY CODES.

EMERGENCY ESCAPE NOTES

1. WINDOWS SERVING AS EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENING AREA OF 5.7 SQ. FT. (5.0 SQ. FT. MINIMUM NET OPENING AREA FOR WINDOWS SERVING AS EMERGENCY ESCAPE WINDOWS IN ROOMS WITH A FLOOR AREA OF 50 SQ. FT. OR LESS).
2. ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENING AREA OF 5.7 SQ. FT. (5.0 SQ. FT. MINIMUM NET OPENING AREA FOR WINDOWS SERVING AS EMERGENCY ESCAPE WINDOWS IN ROOMS WITH A FLOOR AREA OF 50 SQ. FT. OR LESS).



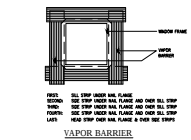
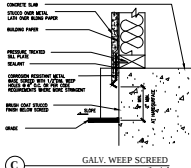
EGRESS WINDOW WALL SEC.

SAFETY GLAZING NOTE:

1. ALL GLAZED DOORS AND WINDOWS SERVING AS EMERGENCY ESCAPE WINDOWS SHALL BE SAFETY GLAZED, AS REQUIRED BY THE ENERGY CODES.

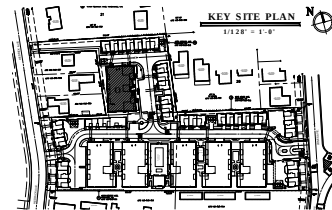
EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. DASH METAL WEEP SCREED.
3. STUCCO SYSTEM FINISH FROM "STONE/FLA HABITAT" COLOR: 402.
4. MASONRY SYSTEM FINISH FROM "STONE/FLA HABITAT" COLOR: 402.
5. STUCCO SYSTEM FINISH FROM "STONE/FLA HABITAT" COLOR: 402.
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100. STUCCO SYSTEM FINISH FROM "STONE/FLA HABITAT" COLOR: 402.



RIGHT (NORTH) ELEVATION

3/16" = 1'-0"



TYPE 7  
BUILDING 'O'

PROJECT: MIKAS LUXURY VILLAS  
1705 REDWOOD AVE. PASEO, CA 92665  
OWNER: A. & J. CAPITAL  
P.O. BOX 89030  
PASADENA, CA 92388

DESIGNED BY: G & G ENGINEERING, INC.  
1001 E. 10TH AVE. SUITE 100, PASADENA, CA 92307  
PHONE: 714-251-4300  
FAX: 714-251-4301  
WWW.GANDGENGINEERING.COM

DATE: 09/15/21  
SCALE: 3/16" = 1'-0"  
SHEET: 21-7  
BLDG. TYPE: B  
EXTERIOR ELEVATIONS  
A-7.4





Call Today!  
800-676-5161  
Customer Service Hours: Mon-Fri 9am-5pm CST

Home > Commercial Mailboxes > USPS Approved Multi-Tenant Type & Private Delivery Type > NEW 4C Horizontal Wall Mount 13-High Security Type Commercial Mailboxes, USPS Approved > 24 Tenant Doors 4C Horizontal Wall Mount Mailboxes > NEW High Security, USPS Approved > 24 Tenant Doors with 1 Outgoing Mail - 4C Wall Mount 13-High Horizontal Mailbox Unit - H4C13D-24



## 24 Tenant Doors with 1 Outgoing Mail - 4C Wall Mount 13-High Horizontal Mailbox Unit - H4C13D-24

Product Code: H4C13D-24  
Availability: Shipping Lead Times are Slightly Extended by a Few Days Due to Our Busy Season (Normally Ships Again in 10 Business Days)  
Free Shipping until 06/30/23  
★★★★★ (1 customer review)

Wholesale Pricing \$2,507.50

**LOWEST PRICE GUARANTEED**

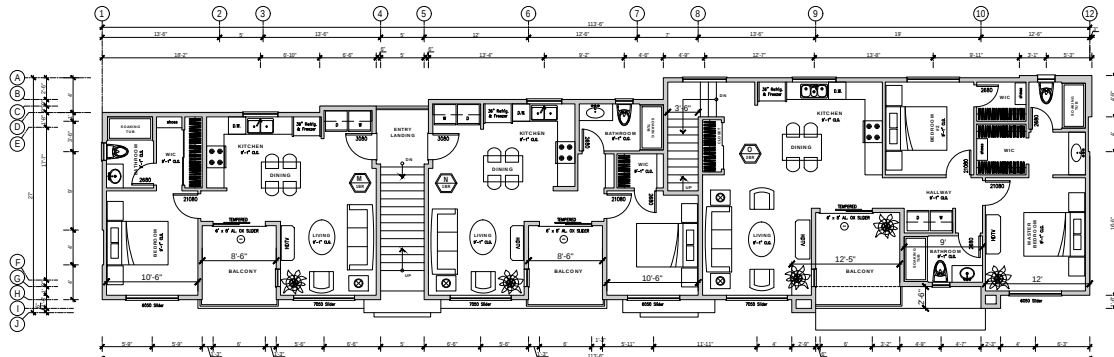
### Available Options

#### Volume Discount (per Item) \*

- Only Qty 1 (Volume Discount Does Not Apply)
- 2+ Qty \$2,381.50 each (-\$126.00)
- 4+ Qty \$2,371.50 each (-\$136.00)

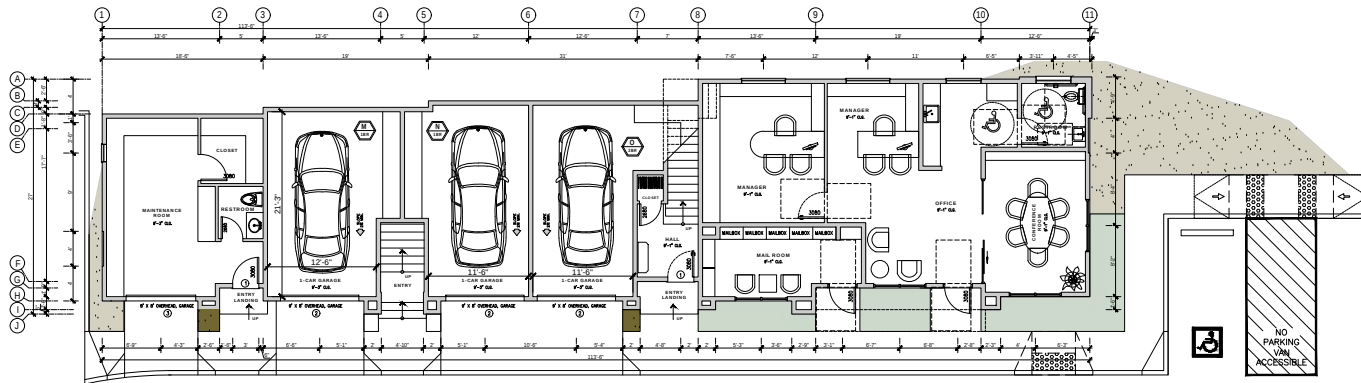
For quantities of 6 or more - Request Quote or Call 800-676-5161

Select 4C Mailbox Color \*



SECOND FLOOR PLAN

3/16" = 1'-0"



FIRST FLOOR PLAN

3/16" = 1'-0"



## BUILDING TYPE 8 AREA CALCULATION

|                    |              |
|--------------------|--------------|
| NUMBER OF STORIES  | 2            |
| FOOTPRINT AREA     | 2683 SQ. FT. |
| LEASING OFFICE     | 966 SQ. FT.  |
| MAIL ROOM          | 148 SQ. FT.  |
| MAINTENANCE ROOM   | 400 SQ. FT.  |
| LIVING AREA:       |              |
| 1ST FLOOR          | 94 SQ. FT.   |
| 2ND FLOOR          | 2332 SQ. FT. |
| TOTAL LIVING AREA: | 2406 SQ. FT. |
| GARAGES (3 CARS)   |              |
| BALCONIES          | 986 SQ. FT.  |
|                    | 272 SQ. FT.  |
| UNIT M - 1BR       | 1            |
| UNIT N - 1BR       | 1            |
| UNIT O - 2BR       | 1            |
| TOTAL UNITS:       | 3            |

### UNIT M / 1BR

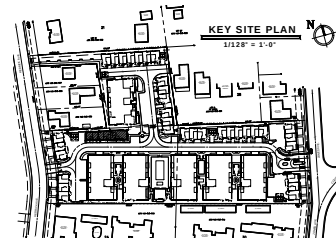
|                    |             |
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| TOTAL LIVING AREA: | 621 SQ. FT. |
| BALCONY            | 82 SQ. FT.  |
| 1-CAR GARAGE       | 330 SQ. FT. |

### UNIT N / 1BR

|                    |             |
|--------------------|-------------|
| TOTAL LIVING AREA: | 613 SQ. FT. |
| BALCONY            | 82 SQ. FT.  |
| 1-CAR GARAGE       | 336 SQ. FT. |

### UNIT O / 2BR

|                    |              |
|--------------------|--------------|
| LIVING AREA:       |              |
| 1ST FLOOR          | 94 SQ. FT.   |
| 2ND FLOOR          | 1078 SQ. FT. |
| TOTAL LIVING AREA: | 1172 SQ. FT. |
| BALCONY            | 108 SQ. FT.  |
| 1-CAR GARAGE       | 346 SQ. FT.  |



TYPE 8. MANAGER UNITS & LEASING OFFICE

BUILDING "D"

PROJECT: MIKASA LUXURY VILLAS  
& 400 KERRICK AVE. PIERCE, CA 92450  
OWNER: A & L CAPITAL  
P.O. BOX 89130  
EMERICK, CA 92628



G & G ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED ARCHITECT  
REGISTERED LANDSCAPE ARCHITECT  
REGISTERED PLANNING & DESIGN  
REGISTERED SURVEYOR  
REGISTERED CIVIL ENGINEER  
REGISTERED ELECTRICAL ENGINEER  
REGISTERED MECHANICAL ENGINEER  
REGISTERED CHEMICAL ENGINEER  
REGISTERED INDUSTRIAL ENGINEER  
REGISTERED AERONAUTICAL ENGINEER  
REGISTERED AGRICULTURAL ENGINEER  
REGISTERED MARINE ENGINEER  
REGISTERED NUCLEAR ENGINEER  
REGISTERED PETROLEUM ENGINEER  
REGISTERED TRANSPORTATION ENGINEER  
REGISTERED WATERSUPPLY ENGINEER  
REGISTERED WASTE ENGINEER  
REGISTERED METALLURGICAL ENGINEER  
REGISTERED MINING ENGINEER  
REGISTERED AEROSPACE ENGINEER  
REGISTERED ACOUSTICAL ENGINEER  
REGISTERED BIOMEDICAL ENGINEER  
REGISTERED CERAMIC ENGINEER  
REGISTERED COMPOSITES ENGINEER  
REGISTERED CONSTRUCTION ENGINEER  
REGISTERED ENVIRONMENTAL ENGINEER  
REGISTERED FOOD ENGINEER  
REGISTERED FIBER ENGINEER  
REGISTERED GLASS ENGINEER  
REGISTERED POLYMER ENGINEER  
REGISTERED RUBBER ENGINEER  
REGISTERED TEXTILE ENGINEER  
REGISTERED WOOD ENGINEER  
REGISTERED YACHT ENGINEER  
REGISTERED ZOOLOGICAL ENGINEER  
REGISTERED AERONAUTICAL ENGINEER  
REGISTERED AGRICULTURAL ENGINEER  
REGISTERED ARCHITECTURAL ENGINEER  
REGISTERED BIOLOGICAL ENGINEER  
REGISTERED CHEMICAL ENGINEER  
REGISTERED CIVIL ENGINEER  
REGISTERED ELECTRICAL ENGINEER  
REGISTERED ENVIRONMENTAL ENGINEER  
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REGISTERED GLASS ENGINEER  
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REGISTERED RUBBER ENGINEER  
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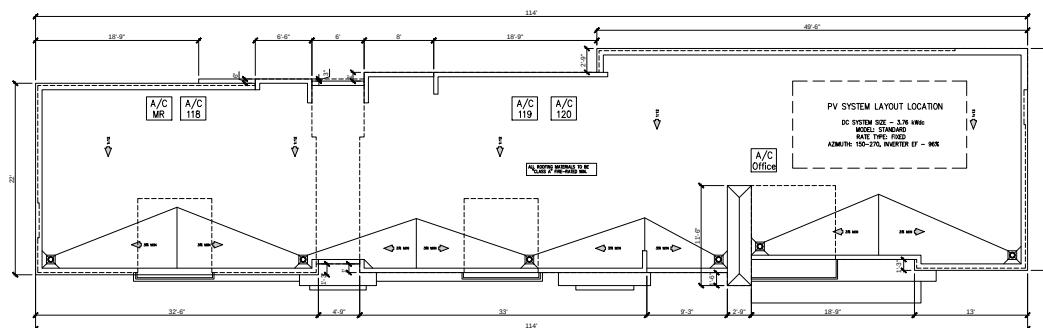
CENTURY HERITAGE BUILDERS, INC.  
ARCHITECT  
4008 E. La Brea Ave. Suite D, Anaheim, CA 92807  
Phone: 714-215-4430  
Fax: 714-215-4430  
E-mail: cdb@centuryheritage.com  
CDB 00001

NOTICE:  
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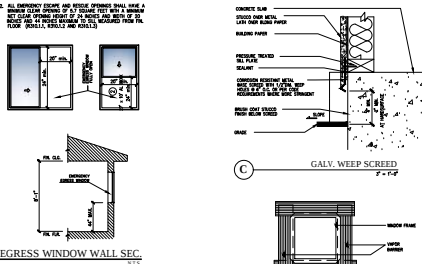
DATE: 09/15/21  
SCALE: 3/16"=1'-0"  
SHEET: 21-7  
BLDG: TYPE 8  
1-ST FLOOR PLAN  
2-ND FLOOR PLAN  
A-8.1  
1 OF 2 SHEETS

|                                                                                   |                                                                                                                                  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|    | <p><b>EXTERIOR WALLS</b></p> <p>"TUSCAN" / "LA HAVANA" SMOOTH FRESH STUCCO SYSTEM<br/>COLOR: 402 "MILKY QUARTZ" (Sheet 10).</p>  |
|   | <p><b>EXTERIOR ACCENT WALLS</b></p> <p>"TUSCAN" / "LA HAVANA" SMOOTH FRESH STUCCO SYSTEM<br/>COLOR: 6 "TRUE GRAY" (Sheet 2).</p> |
|  | <p><b>EXTERIOR ACCENT WALLS</b></p> <p>"TUSCAN" / "LA HAVANA" SMOOTH FRESH STUCCO SYSTEM<br/>COLOR: 6 "TRUE GRAY" (Sheet 2).</p> |
|  | <p><b>EXTERIOR ACCENT WALLS</b></p> <p>"TUSCAN" / "LA HAVANA" SMOOTH FRESH STUCCO SYSTEM<br/>COLOR: 6 "TRUE GRAY" (Sheet 2).</p> |
|  | <p><b>EXTERIOR ACCENT WALLS</b></p> <p>"TUSCAN" / "LA HAVANA" SMOOTH FRESH STUCCO SYSTEM<br/>COLOR: 6 "TRUE GRAY" (Sheet 2).</p> |

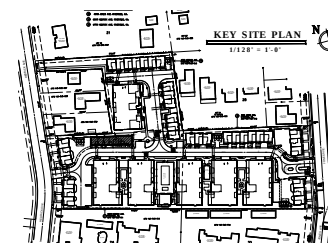
1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FIREPROOFING RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE. THE LOAD RESISTANCE OF 20 LBS UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.
3. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2015.
4. PROVIDE ONE OPENABLE ESCAPE WINDOW OR DOOR TO ALL BEDROOMS, MEETING ALL THE FOLLOWING: AN OPENABLE AREA OF NO LESS THAN 5.7 SQ. FT. A WINDOW HEIGHT OF 20 INCHES OR MORE AND A WINDOW WIDTH OF 20 INCHES OR MORE. A WINDOW SHALL BE LOCATED AT LEAST 20 INCHES ABOVE THE FLOOR, (REFER C.A.B.C. 1030.2 & 1030.3)

[illegible]
$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

1. STATEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 220 SQUARE FEET IN FLOOR AREA), HARBORABLE ATIRCS AND OTHER SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R2101)
2. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 20 INCHES AND WIDTH OF 20 INCHES AND 45 INCHES MINIMUM CLEAR WIDTH MEASURED FROM FLOOR. (R2101.1, R2101.2, AND R2101.3)



ALL GLASS DOORS AND WINDOWS TEMPERED GLAZING. THE TEMPERED GLAZING SHOULD BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY SAFETY GLAZING REQUIREMENTS (CNC R308.4)



### KEY SITE PL

→ 1/128" = 1'-0"

### BUILDING "P"

**DESIGNER:**  
CENTURY HERITAGE BUILDERS, INC.  
10951 E. La Pluma Ave., Suite 10, Lakeland, FL 33807  
Tel: 813-941-1100  
Fax: 813-941-1101  
E-mail: chb@centuryheritage.com

**PROJECT:**  
"MIKASA LUXURY VILLAS"  
400 JONES AVE. #403 BUDOKU, AVE.  
400 JONES AVE. #403 BUDOKU, AVE.  
#403 BUDOKU, AVE. #403 BUDOKU, AVE.

**OWNER:**  
A & L CAPITAL  
10000 W. CENTRAL EXP.  
TOMBALL, CA 92269

REGISTERED PROFESSIONAL ARCHITECT  
NO. 02592  
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
NO. 02592  
STATE OF CALIFORNIA

**G & G ENGINEERING, INC.**  
1320 N. MARIPOSA AVE. #100  
SANTA ANA, CA 92707  
Tel: 714-941-1100  
Fax: 714-941-1101  
E-mail: gge@gge.com

**ARCHITECT**  
1000 W. CENTRAL EXP.  
TOMBALL, CA 92269  
Tel: 281-291-1100  
Fax: 281-291-1101  
E-mail: a&l@a&l.com

**REGISTERED PROFESSIONAL ENGINEER**  
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STATE OF CALIFORNIA

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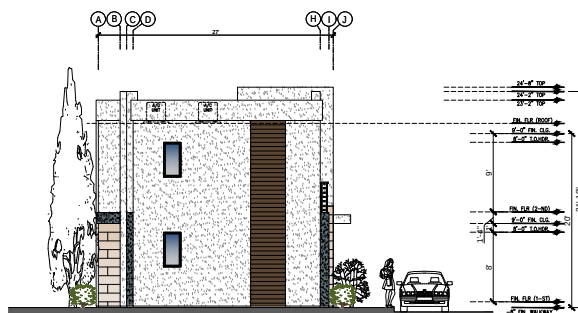
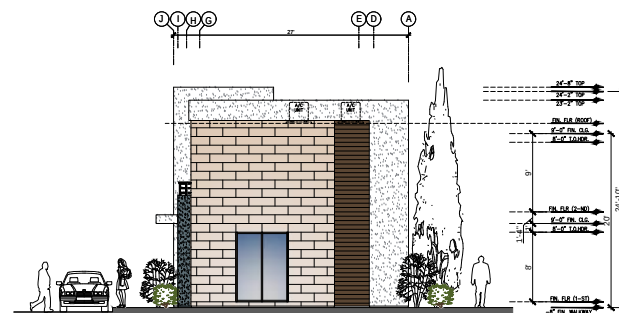
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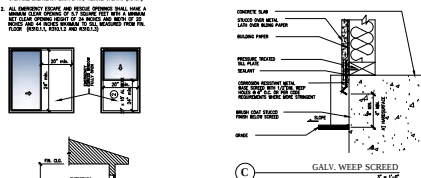
**REGISTERED PROFESSIONAL ENGINEER**

|                                                                                   |                                                                                                                         |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  | <b>EXTERIOR WALLS</b><br><b>"OMEGA" LA HABRA</b> SMOOTH FINISH STUCCO SYSTEM<br>COLOR: 432 "MILY QUINTEZ" (Dune HG)     |
|  | <b>EXTERIOR ACCENT WALLS</b><br><b>"OMEGA" LA HABRA</b> SMOOTH FINISH STUCCO SYSTEM<br>COLOR: 619 "TRUE GRAY" (Dune HG) |
|  | <b>EXTERIOR ACCENT WALLS</b><br><b>"OMEGA" LA HABRA</b> SMOOTH FINISH STUCCO SYSTEM<br>COLOR: 619 "TRUE GRAY" (Dune HG) |
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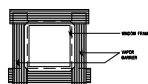
1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL, ATTACHED CERTIFIED BY THE NATIONAL FEDERATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE. THE LOAD RESISTANCE OF GLASS UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1363.
3. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010.
4. PROVIDE ONE OPERABLE ESCAPE WINDOW OR DOOR TO ALL BEDROOMS, MEETING ALL THE FOLLOWING: AN OPENABLE AREA OF NO LESS THAN 5.7 SQ. FT. A MINIMUM CLEAR 24 INCHES HEIGHT AND 20 INCHES WIDTH, AND A SILL HEIGHT NOT MORE THAN 44 INCHES. MEETING ALL THE FOLLOWING: AN OPENABLE AREA OF NO LESS THAN 5.7 SQ. FT. A MINIMUM CLEAR 24 INCHES HEIGHT AND 20 INCHES WIDTH, AND A SILL HEIGHT NOT MORE THAN 44 INCHES.

[illegible]
$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0$$

1. BARRIEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SQUARE FEET IN FLOOR AREA), HARBORABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY (ESCAPE AND RESCUE) OPENING (R201.1)

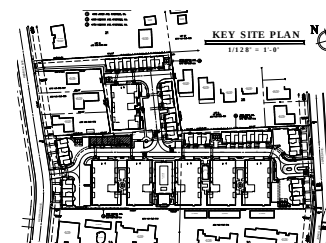


**SAFETY GLAZING NOTE:**  
ALL GLASSED DOORS AND WINDOWS TEMPERED GLAZING. THE  
TEMPERED GLAZING SHOULD BE PERMANENTLY MARKED  
(ETCHED) AS REQUIRED BY SAFETY GLAZING REQUIREMENTS  
(CIRC 1308.4)



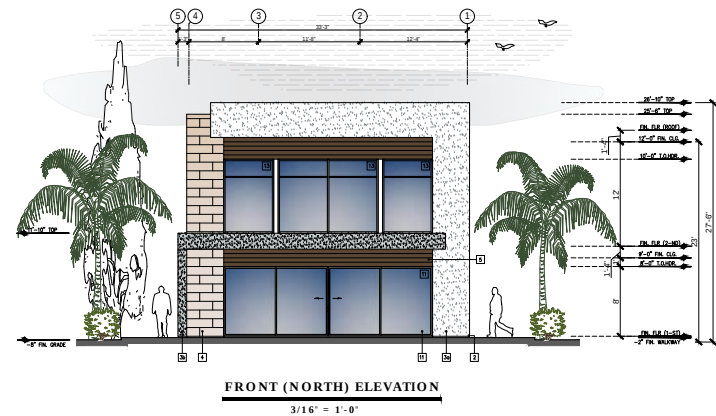
|        |                                              |                    |
|--------|----------------------------------------------|--------------------|
| FIRST  | SLL STRIP UNDER NAIL FLANGE                  |                    |
| SECOND | SIZE STRIP UNDER NAIL FLANGE                 | AND OVER SLL STRIP |
| THIRD  | SIZE STRIP UNDER NAIL FLANGE                 | AND OVER SLL STRIP |
| FOURTH | SIZE STRIP UNDER NAIL FLANGE                 | AND OVER SLL STRIP |
| LAST   | HEAD STRIP OVER NAIL FLANGE & OVER SLL STRIP |                    |

### VAPOR BARRIER



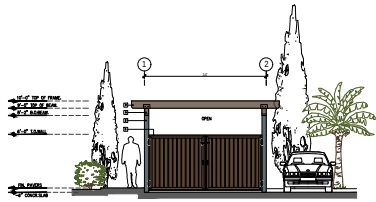
### BUILDING "P"





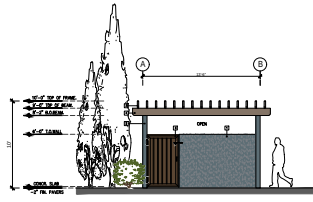
DRAWN: HL  
DATE: 09/15/21  
SCALE: 3/16"=1'-0"  
JOB #: 21-7  
TITLE:  
BLDG TYPE 9  
EXTERIOR  
ELEVATIONS  
SHEET:  
A-9.2  
1 OF SHEETS

**TRASH ENCLOSURE TYPE TE-2  
(TYPICAL FOR TE-2R)**

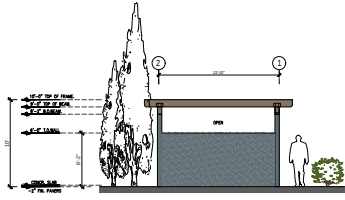


**FRONT (SOUTH) ELEVATION**

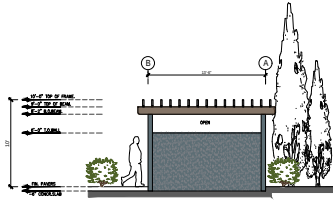
$3/16" = 1'-0"$



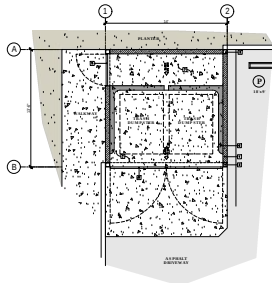
**RIGHT (EAST) ELEVATION**  
 $3/16^{\circ} = 1^{\circ}.0^{\circ}$



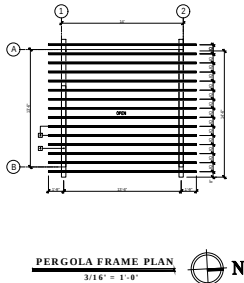
**REAR (NORTH) ELEVATION**  
3/16" = 1'-0"



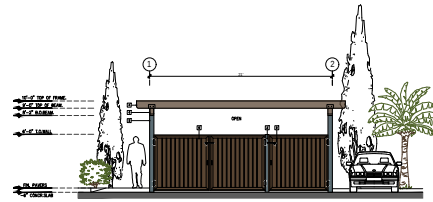
**LEFT (WEST) ELEVATION**  
 $3/16'' = 1'-0''$



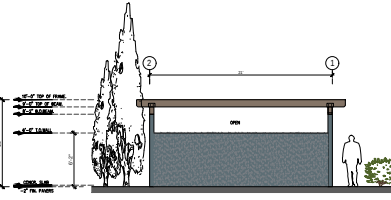
**FLOOR PLAN**  
**3/16" = 1'-0"**



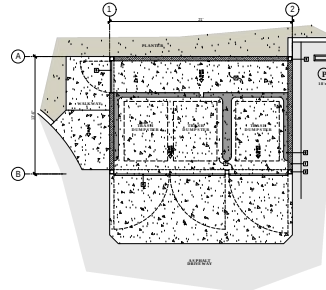
**PERGOLA FRAME PLAN**



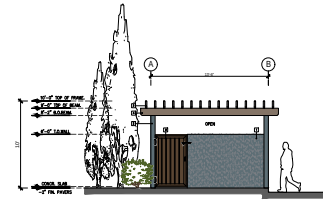
**FRONT (SOUTH) ELEVATION**  
3/16" = 1'-0"



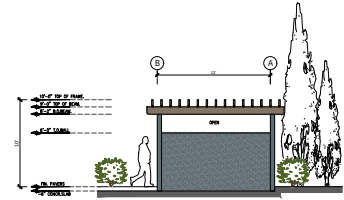
**REAR (NORTH) ELEVATION**  
3/16" = 1'-0"



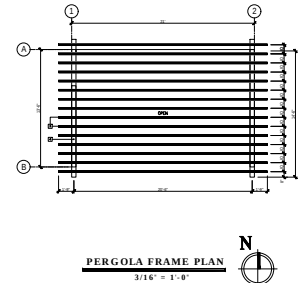
**FLOOR PLAN**  
3/16" = 1'-0"



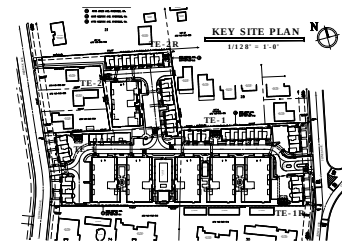
**RIGHT (EAST) ELEVATION**  
 $3/16^{\circ} = 1^{\circ}-0^{\circ}$



**LEFT (WEST) ELEVATION**  
 $3/16" = 1'-0"$



**PERGOLA FRAME**  
3/16" = 1'-0"



**TRASH ENCLOSURE**  

---

**TYPES TE-1 & TE-2**

**TRASH ENCLOSURE TYPE TE-1  
(TYPICAL FOR TYPE TE-1R)**

**\*MIKASA LUXURY VILLAS\***  
PROJECT:  
4618 JONES AVE., 4603 HEDRICK AVE.,  
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

**OWNER:**  
**A & L CAPITAL**  
P.O. BOX 893130  
TEMECULA, CA 92389



**G & G ENGINEERING, INC.**  
1251 N. MANASSAS ST., STE. 402  
ANAHEIM, CA 92807  
(714) 879-3286  
(714) 878-7544  
E: info@ggeng.com

PREPARED UNDER SUPERVISION OF:  
*Andrew G. Gendron* 02-07-22  
ANDREW GENDRON DATE

APPROVED BY:  
[Signature] 02-07-22  
R.C.E. AND C.E.T. DATE



CENTURY HERITAGE BUILDERS, INC.  
4095 E La Palma Ave. Suite D, Anaheim, CA 92807  
Phone: 714-215-4430  
E-mail: [chb@centuryheritage.com](mailto:chb@centuryheritage.com)  
CSL #914311

Design by: 

**NOTICE:**

INTERVIEWERS OF THESE OPPORTUNITIES SHALL TAKE INTEREST ONLY IN QUALIFIED CANDIDATES. CONTRACTORS WILL NOT BE RESPONSIBLE FOR ALL CANDIDATES OR CANDIDATES WHOSE NAMES ARE ON THE LIST.

GENERAL INQUIRIES AND COMMENTS SHOULD BE MADE TO THE DIRECTOR OF THE ARCHITECTURAL PROGRAM OF THE UNITED STATES GOVERNMENT, INC., WASHINGTON, D.C. 20540.

NO FEE WILL BE CHARGED FOR COPIES OF ANY INFORMATION OR MATERIAL PROVIDED BY THE UNITED STATES GOVERNMENT, INC.

DRAWN: HL  
DATE: 09/15/21  
SCALE: 3/16=1'-0"  
JOB #: 21-7  
TITLE:

TRASH  
ENCLOSURE  
SHEET: A-10

## Exterior Materials & Specifications

4618 JONES AVENUE, 4663 HEDRICK AVENUE  
& 4705 HEDRICK AVENUE,  
RIVERSIDE, CA 92505

### Keynote # 3, Stucco: Omega / La Habra Stucco, 20/30 Sand Finish.

Durable & Long-Lasting. The 1/8" finish coat of stucco covers a minimum 1/2" to 3/4" cement stucco base. These multiple layers provide a tough integrated shield for your home's exterior walls. The through-color finish does not need to be repainted after years of exposure to sun, wind or cold compared to ongoing maintenance required of other non-cement based exterior finishes. As a dense cement product, stucco assemblies (base & stucco) resist noise from nearby streets and can be a fire-resistant barrier component, providing up to a one-hour fire rating for your home's security.



3 a) Accent Color:  
True Grey (69)

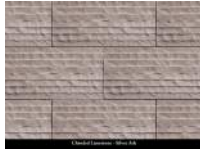


3 b) Main Color:  
Milky Quartz (432)

### Keynote # 4, Exterior Accent Stone Laminate: Coronado: Element LedgeStone – Mount Vernon or Equivalent.

#### Specifications:

- Size: 12" x 24"
- Corner returns are 3" to 15" for the long return (nominal).
- Thickness: 1" (nominal).



### Keynote # 5, Exterior Accent Siding Laminate: Cedar Renditions: Aluminum Siding Color: Traditional, Charwood or Equivalent.

Aluminum siding is widely known for its adaptability and durability. Displayed with equal power as a complementary accent or an exterior feature. Real wood looks take your home to the next level, expressing curb appeal in several colors.

Made from very low-maintenance, recyclable aluminum, Cedar Renditions is water-resistant, impervious to cold, insect-proof and extremely durable. Which means it has a long life expectancy.

#### Top Features:

- Look of real woodgrain
- Virtually maintenance free
- Moisture proof
- Easy to install
- Non-flammable
- LEED compliant and 100% recyclable
- 25-year prorated limited warranty
- Panel supports over 200 mph
- PVDF top coat offers a robust paint technology



### Keynote # 7, Entry Door: Fiberglass Entry Doors or equivalent.

Smooth Fiberglass doors provide the look of traditional painted wood doors.

#### Benefits of Fiberglass Doors:

- Durability: Fiberglass doors won't dent, rot, or rust. Withstands wide temperature ranges.
- Low Maintenance: Durable Fiberglass construction requires less maintenance.
- Energy Efficiency: Solid Foam core offers 5 times more insulation.



### Keynote # 8, Garage Door: Unique Metal or equivalent, Wood Grain in Brown Finish.

All Unique Models come with the World's Quietest Hardware, regardless of Model or Type of Construction. Featuring a top of the line and one of a kind Heavy Duty Quiet System. Quiet is standard at Unique and Lifetime. Warranty for peace of mind.



Color: Brown, Woodgrain Finish



### STANDARD 2" THICK NON-INSULATED

### GOOD PAN DOOR YOU CAN NEVER GO WRONG WITH QUIET AND STRONG!

OUR STANDARD 2" thick non-insulated pan door features our exclusive raised shadow line for EXTRA STRENGTH. It prevents oil canning. Oil canning is waves and dips that pop and ping on the face of garage doors. Unique provides extra strength for no extra cost! Unique uses our own Formula 124 steel that is thicker and heavier than other manufacturers 25 GA or 26 GA models. Strong and quiet are very important at Unique that is why we use heavy duty thicker end and center brace styles to better support your door. Unlike others our end styles are quiet bonded and mechanically fastened to insure quieter stronger operation. For second to none protection from the outside weather environment. We use a 1 Mil thick baked on polyester paint coating outside and unlike others, that use a 1/2 Mil finish on the inside we use a full 1 Mil thick for better protection inside and out. Hot dipped galvanized steel construction for more protection is standard. Add in a rust proof bottom weather seal retainer with replaceable bottom seal and you have great protection from the elements. UNIQUE QUIET AND STRONG!



### Keynote # 9, Balcony Guard Rail: 42" High Custom Iron in Bronze.



Color: Bronze, 40% Gloss  
P004-BR23

### Keynote # 10, Exterior Light Fixtures in Dark Bronze or equivalent:

#### A) Entry Wall Sconce, Single Mount

The versatile resistant Vision VPP12 fixture features an all-aluminum, ligature resistant construction which allows it to be used in any environment. A polycarbonate lens provides complete control of glare and LED image while maintaining the high efficiency of clear optical material.

#### Specifications:

- Width: 12.40"
- Height: 27.62"

#### B) Wall Sconce for all Buildings

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination. ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment.

#### Specifications:

- Depth (D1): 9.25"
- Depth (D2): 7.5"
- Height: 5"
- Width: 14"

#### C) Concrete/ Stone Pillar Light, LA161

#### Specifications:

- Height: 19 in.
- Width: 20 in.
- Material: 356 Cast Aluminum
- Watts: 37
- Fixture Finish: Black

#### D) LED Light Poles, RSX1 LED

The new RSX1 LED Area family delivers long life and outstanding photometric performance. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

#### Specifications:

- Length: 21.8"
- Width: 13.3"
- Height: 3.0" Main Body, 7.2" Arm

#### E) Garden Bollard Light, Arkay

The Arkay Three LED bollard by Tech Lighting features an understated, contemporary design for outdoor lighting that blends beautifully with surrounding architecture and landscape details. The Arkay Three bollard is topped with a band of light that aims symmetrical illumination down ward to create controlled pools of light, ideal for outdoor paths.

#### Specifications:

- Height: 36.8"
- Width: 6"
- Finish: Bronze or Black.

### Keynote #11, 12 & 13, 14 Windows & Doors:

Aluminum sliding doors, French doors and windows in Tan frame.

By: Fleetwood, Western or Equivalent.

Fiber Glass windows in Tan Frame.  
By: Milgard or Equivalent

The Style Line-Series is a solid choice if you are looking for a quality vinyl window paired with affordability. They offer a slimmer frame that allows natural light to fill your space and help make your home feel more expansive. Plus, the worry free vinyl construction won't corrode and does not need painting.



REVISIONS

PROJECT: MIKASA LUXURY VILLAS -  
4705 HEDRICK AVE. RIVERSIDE, CA 92505

OWNER: A & L CAPITAL  
P.O. BOX 89710  
RIVERSIDE, CA 92589



G & G ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEER  
STATE OF CALIFORNIA  
No. 10000  
EXPIRATION DATE 12-31-2024  
G & G ENGINEERING, INC.  
1100 N. Van Buren St., #200, Anaheim, CA 92801  
Phone: 714-844-2494  
E-mail: chb@centuryheritage.com  
C.S. #00000000



CENTURY HERITAGE BUILDERS, INC.  
REGISTERED PROFESSIONAL ENGINEER  
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DATE: 09/15/21  
SCALE: NTS  
SHEET: 21-7  
TITLE: EXTERIOR MATERIALS & SPECIFICATIONS  
DESIGN: CB-1  
BY: SHEETS



Front, East Side View (4618 Jones Ave.)



Front, West Side View (4663 Hedrick Ave.)



South to North View



North to South View

|                                                                                                                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>PROJECT: MIKASA LUXURY VILLAS<sup>®</sup><br/>4705 HEDRICK AVE. IRVINE, CA 92615</p> <p>OWNER: A &amp; L CAPITAL<br/>P.O. BOX 891730<br/>IRVINE, CA 92615</p>                                                                     |  |
| <p>REGISTERED PROFESSIONAL ENGINEER<br/>IN THE STATE OF CALIFORNIA<br/>No. 13261<br/>Exp. Date 12-31-22</p>                                                                                                                          |  |
| <p>G &amp; G ENGINEERING, INC.<br/>10000 S. 100TH AVE., SUITE 100<br/>P.O. BOX 100<br/>IRVINE, CA 92615<br/>PREPARED UNDER SUPERVISION OF<br/>GEOFFREY G. GILBERT, P.E.<br/>ISSUED BY: Geoffrey Gilbert, P.E.<br/>DATE: 09/15/21</p> |  |
| <p>CHB<br/>CENTURY HERITAGE BUILDERS, INC.<br/>1100 N Van Buren St., #209, Anaheim, CA 92807<br/>Phone: 714-844-2494<br/>E-mail: chb@centuryheritage.com<br/>C.S. #14011</p>                                                         |  |
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| <p>DATE: 09/15/21<br/>SCALE: NTS<br/>SHEET: 21-7<br/>TITLE: SITE &amp; NEIGHBORHOOD PICTURES<br/>SHEET: CB-2</p>                                                                                                                     |  |