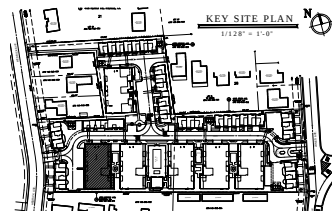




TYPE 5
BUILDING "J"



TYPE 5
BUILDING "J"

NOTICE:
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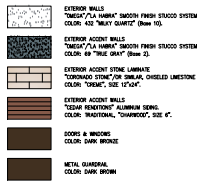
DRAWING: HL
DATE: 09/15/21
SCALE: 3/16"=1'-0"
JOB #: 21-7
TITLE:
BLDG TYPE 5
EXTERIOR FRONT & RIGHT ELEVATIONS
SHEET: A-5.5
 1 OF 5 SHEETS



REAR (WEST) ELEVATION

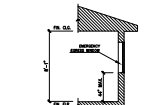
3/16" = 1'-0"

HATCH LEGEND



EMERGENCY ESCAPE NOTES

1. EMERGENCY ESCAPE ROUTE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. THE ROUTE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. THE ROUTE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING.
2. ALL EMERGENCY ESCAPE ROUTES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. THE ROUTE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. THE ROUTE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING.



EGRESS WINDOW WALL SEC.

WINDOW NOTES:

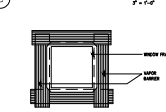
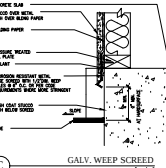
1. THE UNFINISHED WINDOW SHALL HAVE A LABEL PLACED OUTSIDE OF THE WINDOW, INDICATING THE WINDOW TYPE, COLOR, AND FINISH. THE LABEL SHALL BE PLACED OUTSIDE OF THE WINDOW, INDICATING THE WINDOW TYPE, COLOR, AND FINISH.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANELED. THE GLASS SHALL BE DOUBLE PANELED. THE GLASS SHALL BE DOUBLE PANELED. THE GLASS SHALL BE DOUBLE PANELED.
3. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
4. THE WINDOW SHALL BE DOUBLE PANELED. THE GLASS SHALL BE DOUBLE PANELED. THE GLASS SHALL BE DOUBLE PANELED. THE GLASS SHALL BE DOUBLE PANELED.

SAFETY GLAZING NOTE:

ALL GLAZED DOORS AND WINDOWS SHOWN SHALL BE SAFETY GLAZED. THE GLAZING SHALL BE SAFETY GLAZING. THE GLAZING SHALL BE SAFETY GLAZING. THE GLAZING SHALL BE SAFETY GLAZING.

EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. DARK METAL, WEAP SCREED.
3. STUCCO SYSTEM (TAN/PLA HABRA), COLOR: TAN.
4. TYPICAL QUARTZ (TAN/PLA HABRA), COLOR: TAN.
5. STUCCO SYSTEM (TAN/PLA HABRA), COLOR: TAN.
6. TYPICAL QUARTZ (TAN/PLA HABRA), COLOR: TAN.
7. EXTERIOR ACCENT STONE LAMINATE, "TAN/PLA HABRA", COLOR: TAN.
8. EXTERIOR ACCENT WOOD, "TAN/PLA HABRA", COLOR: TAN.
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100. EXTERIOR ACCENT WOOD, "TAN/PLA HABRA", COLOR: TAN.

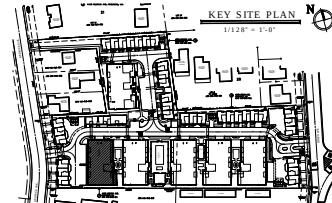


VAPOR BARRIER



LEFT (SOUTH) ELEVATION

3/16" = 1'-0"



TYPE 5
BUILDING "J"

PROJECT: MIKASA LUXURY VILLAS
A & T CAPITAL
P.O. BOX 80130
TAMU, CA 92280



G & G ENGINEERING, INC.
4000 E. 1st Ave. Suite D, Anaheim, CA 92807
Phone: 714-251-4430
Fax: 714-251-4431
www.gandgengineering.com



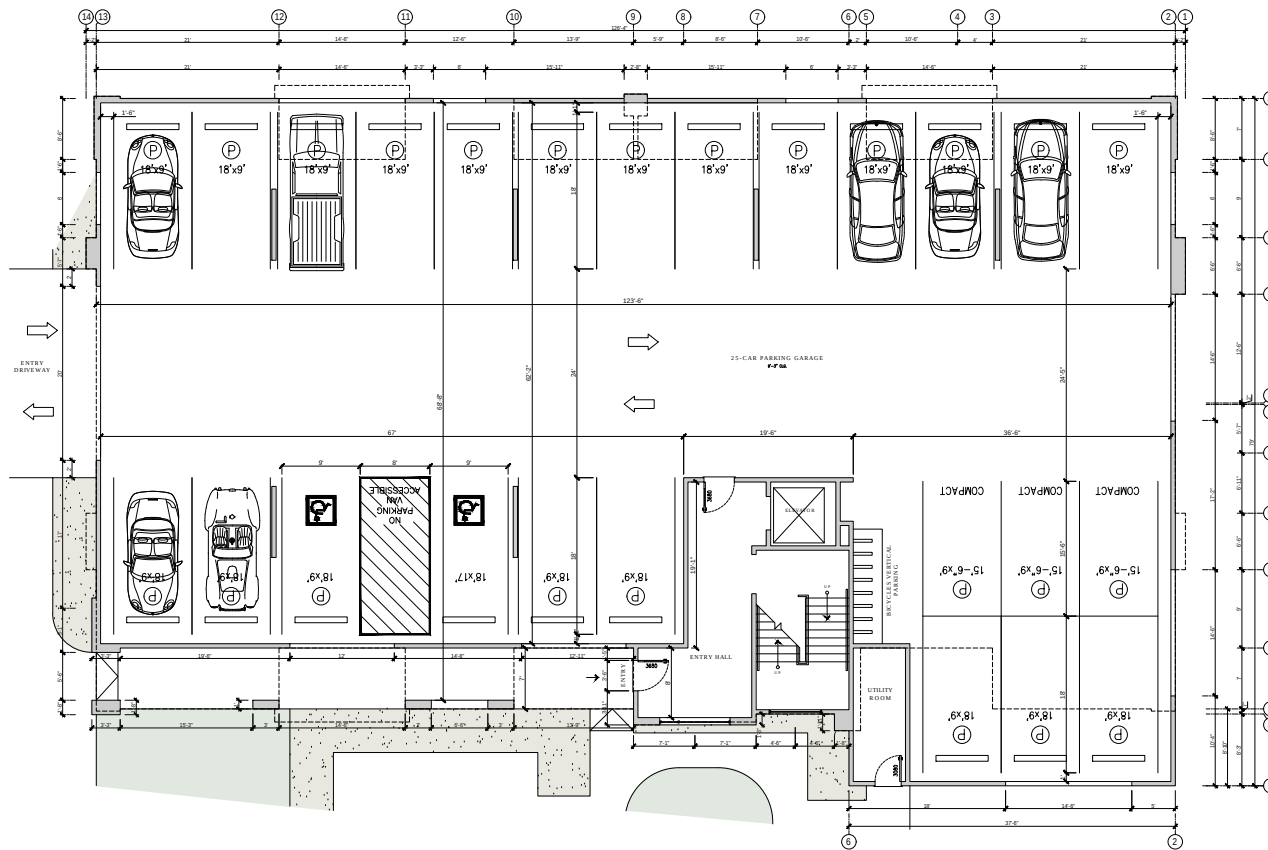
CENTURY HERITAGE BUILDERS, INC.
4000 E. 1st Ave. Suite D, Anaheim, CA 92807
Phone: 714-251-4430
Fax: 714-251-4431
www.centuryheritagebuilders.com

DATE: 09/15/21
SCALE: 3/16" = 1'-0"

BLDG TYPE 5
EXTERIOR REAR
& LEFT ELEVATIONS

A-5.6

1



FIRST FLOOR PLAN

3/16" = 1'-0"



BUILDING TYPE 5R AREA CALCULATION

NUMBER OF STORIES	3
FOOTPRINT AREA	9097 SQ. FT.
ENTRY HALL & STAIRS	586 SQ. FT.
GARAGE (25 CARS)	7996 SQ. FT.
UTILITY ROOM	109 SQ. FT.
HALLWAYS (2x538)	1078 SQ. FT.
CLOSETS (2x51)	102 SQ. FT.
LIVING AREA:	
2ND FLOOR	7234 SQ. FT.
3RD FLOOR	7234 SQ. FT.
TOTAL LIVING AREA:	14468 SQ. FT.
BALCONIES	1886 SQ. FT.
UNIT E - 1BR	2
UNIT E - 1BR	2
UNIT F - 2BR	2
UNIT FR - 2BR	4
ADA UNIT GR - 2BR	1
ADA UNIT G1R - 2BR	1
UNIT HR - 2BR	2
TOTAL UNITS:	14

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 HR / 2BR

TOTAL LIVING AREA:	1073 SQ. FT.
BALCONY	96 SQ. FT.

UNIT F / 2BR

TOTAL LIVING AREA:	1176 SQ. FT.
BALCONY	125 SQ. FT.

UNIT FR / 2BR

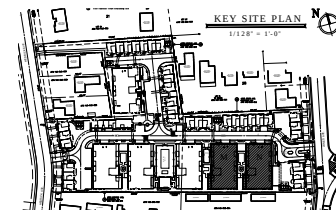
TOTAL LIVING AREA:	1176 SQ. FT.
BALCONY	125 SQ. FT.

ADA UNIT GR / 2BR

TOTAL LIVING AREA:	1197 SQ. FT.
BALCONY	130 SQ. FT.

ADA UNIT G1R / 2BR

TOTAL LIVING AREA:	1197 SQ. FT.
BALCONY	130 SQ. FT.



TYPE 5R
BUILDING "M"
(TYPICAL FOR BUILDING "N")

NOTES:

1. 5/8" TYPE X OPTIM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
2. DOOR BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES UP O.G. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STOPS AND LANDING OPENINGS, AROUND VENTS, PIPES, DUCTS, CABLES, WHELS, CHIMNEYS AND PROTRUSIONS.
4. FIELD-OUTTING ENDS, BOLTENDS AND DRILLED HOLES OF PRECAST/PREFABRICATED BOARDS SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AIA 904.

PROJECT: MIKAS A LUXURY VILLAS[®]
 4705 REDWOOD AVE. IRVINE, CA 92618
 OWNER: A.S.I. CAPITAL
 P.O. BOX 80130
 FOLSOM, CA 95630

REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF CALIFORNIA
 CIVIL ENGINEERING
 No. 13281

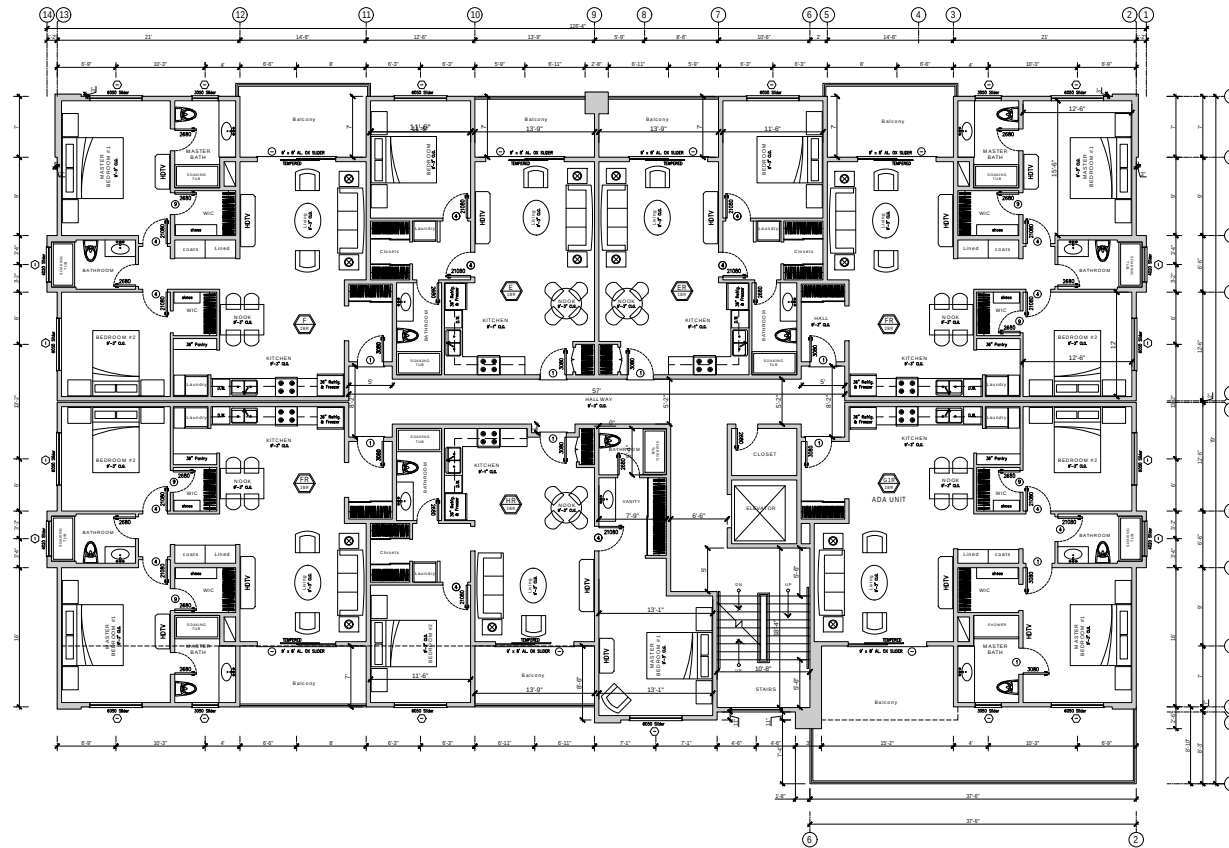
G & G ENGINEERING, INC.
 1000 E. 14TH AVE., SUITE 100, ANAHEIM, CA 92805
 PHONE: 714-215-4430
 FAX: 714-215-4430
 E-MAIL: ggg@centurylink.net
 WWW: www.ggg-engineering.com

REGISTERED PROFESSIONAL ARCHITECT
 IN THE STATE OF CALIFORNIA
 No. 13281

DESIGNED BY: CENTURY HERITAGE BUILDERS, INC.
 4008 E. LA PLATA AVE., SUITE 10, ANAHEIM, CA 92807
 PHONE: 714-215-4430
 FAX: 714-215-4430
 E-MAIL: cgb@centuryheritage.com
 WWW: www.centuryheritage.com

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DATE: 09/15/21
 SCALE: 3/16" = 1'-0"
 SHEET: 21-7
 BLDG TYPE: 5R
 1ST FLOOR PLAN
 A-5.7



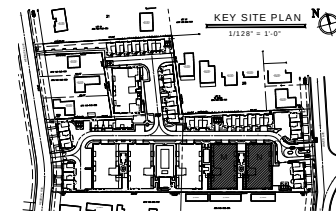
SECOND FLOOR PLAN
3/16" = 1'-0"



NOTES:

1. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
2. ROOF RETIRED GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-DRAINING AND SELF-LATCHING.
3. FRIER/DRAINAGE IS REQUIRED IN CONDENSED SPACES (E.G. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, UNFINISHED SPACES BETWEEN STOPS AND LANDING OPENINGS, AROUND VENTS, PIPES, DUCTS, CABLES, WIRE, CHIMNEYS AND PROTRUSIONS).
4. FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATION-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH NAPA 54.

UNIT E / 1BR TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	UNIT F / 2BR TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	ADA UNIT GR / 2BR TOTAL LIVING AREA: 1197 SQ. FT. BALCONY: 130 SQ. FT.
UNIT ER / 1BR TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	UNIT FR / 2BR TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	ADA UNIT G1R / 2BR TOTAL LIVING AREA: 1197 SQ. FT. BALCONY: 130 SQ. FT.
UNIT HR / 2BR TOTAL LIVING AREA: 1873 SQ. FT. BALCONY: 96 SQ. FT.		



TYPE 5R
BUILDING "M"
(TYPICAL FOR BUILDING "N")

PROJECT: MIKASA LUXURY VILLAS[®]
4700 KERRICK AVE. PIERCE, CA 92505

OWNER: A & I CAPITAL
P.O. BOX 89170
FREMONT, CA 94568

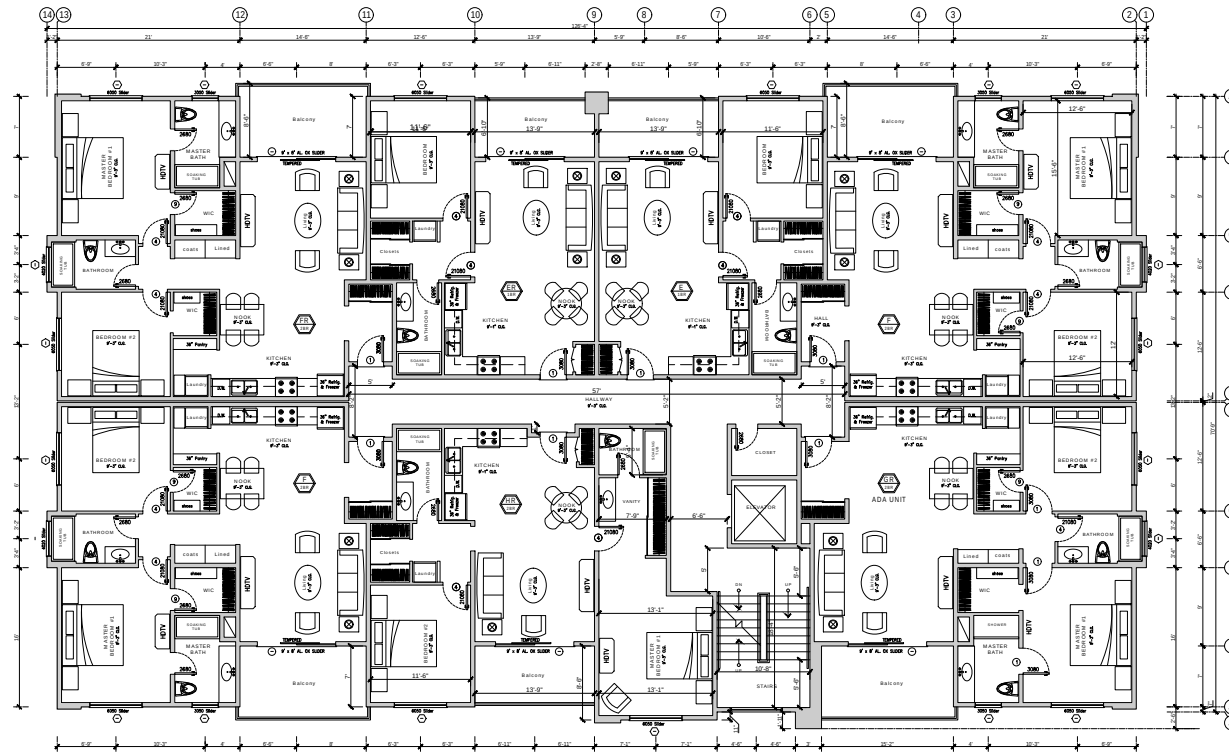
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
No. 12821

G & G ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 50120

DESIGNED BY: CENTURY HERITAGE BUILDERS, INC.
4008 E. La Brea Ave., Suite D, Anaheim, CA 92807
Phone: 714-215-4320
E-mail: cchb@centuryheritage.com
C.C. #2021

NOTICE:

DATE: 09/15/21
SCALE: 3/16"=1'-0"
SHEET: 21-7
BLDG TYPE: 5R
2ND FLOOR PLAN
A-5.8



THIRD FLOOR PLAN

3/16" = 1'-0"



NOTES:

1. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
2. DOOR BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES (U.G., HORIZONTAL, VERTICALLY 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-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATION-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH NFPA 94.

UNIT E / 1BR

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

UNIT F / 2BR

TOTAL LIVING AREA: 1176 SQ. FT.
BALCONY: 125 SQ. FT.

ADA UNIT GR / 2BR

TOTAL LIVING AREA: 1197 SQ. FT.
BALCONY: 434 SQ. FT.

UNIT ER / 1BR

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

UNIT FR / 2BR

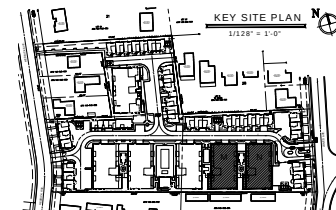
TOTAL LIVING AREA: 1176 SQ. FT.
BALCONY: 125 SQ. FT.

ADA UNIT G1R / 2BR

TOTAL LIVING AREA: 1197 SQ. FT.
BALCONY: 434 SQ. FT.

UNIT HR / 2BR

TOTAL LIVING AREA: 1073 SQ. FT.
BALCONY: 96 SQ. FT.



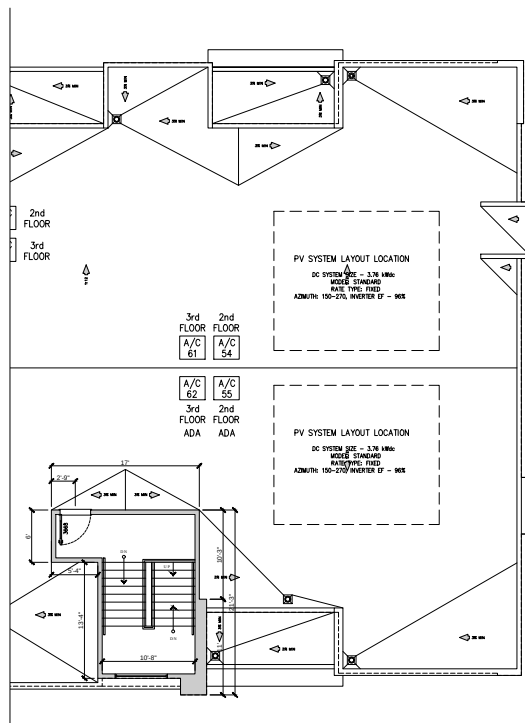
TYPE 5R
BUILDING "M"
(TYPICAL FOR BUILDING "N")

PROJECT: MIKASA LUXURY VILLAS[®]
4700 KERRICK AVE. PIERCE, CA 92506
OWNER: A & I CAPITAL
P.O. BOX 89170
FREMONT, CA 94568

REGISTERED PROFESSIONAL ARCHITECT
No. 12821
STATE OF CALIFORNIA
G & G ENGINEERING, INC.
1000 ONE 101-100
WILSON, CA 95690
REGISTERED ARCHITECT
No. 12821
STATE OF CALIFORNIA
DESIGNED BY: G & G ENGINEERING, INC.
4008 E. La Brea Ave., Suite D, Anaheim, CA 92807
Phone: 714-215-4430
Fax: 714-215-4430
E-mail: ccb@centuryheritage.com
C.S. 90021

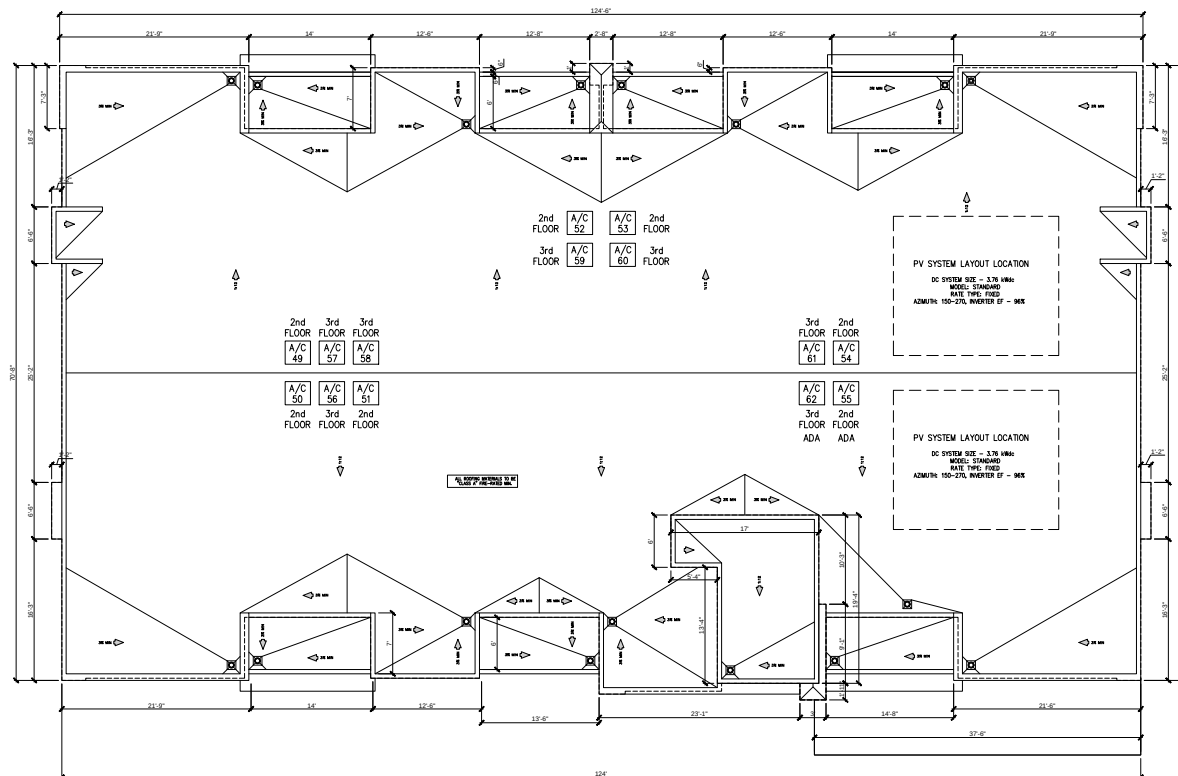
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DATE: 09/15/21
SCALE: 3/16" = 1'-0"
SHEET: 21-7
BLDG TYPE: 5R
3RD FLOOR
PLAN
A-5.9



ROOF ACCESS PLAN

3/16" = 1'-0"



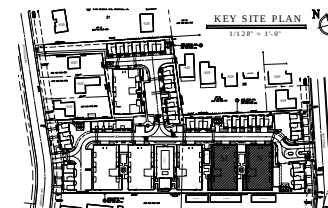
ROOF PLAN

3/16" = 1'-0"



NOTES:

- 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
- DOOR BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
- TRIM/ROSKING IS REQUIRED IN CONCEALED SPACES (C.O.S.) HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL FRAMES, TOP/BEAD SPACES BETWEEN STAIRS AND LANDING, UTILITY, AROUND VENTS, PIPES, DUCTS, CABLES, WIRE, CHANNELS AND PROPAGAS.
- FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH BAPC 84.



TYPE 5R
BUILDING "N"
(TYPICAL FOR BUILDING "N")

PROJECT: MIKASA LUXURY VILLAS[®]
& 4700 HERNDEN AVE. HERNDEN, CA 95050
OWNER: A & I CAPITAL
P.O. BOX 89030
FARMERSVILLE, CA 92309



G. S. G. ENGINEERING, INC.
1000 10TH ST. SUITE 100
PACIFIC PALISADES, CA 94026
REGISTERED ARCHITECT/ENGINEER
STATE OF CALIFORNIA
No. 10000
No. 10000
No. 10000



DESIGNED BY: CENTURY HERITAGE BUILDERS, INC.
4008 E. LA PALMA AVE. SUITE D, ANAHEIM, CA 92807
PHONE: 714-251-4430
FAX: 714-251-4431
WWW.CHBUILDERS.COM



NOTICE:
THIS SET OF PLANS IS THE PROPERTY OF CENTURY HERITAGE BUILDERS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CENTURY HERITAGE BUILDERS, INC.

DATE: 09/15/21
SCALE: 3/16" = 1'-0"
SHEET: 21
BLDG TYPE 5R
ROOF PLAN
A-5.10



FRONT (WEST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND



WINDOW NOTES:

1. ALL UNFINISHED WINDOWS SHALL HAVE A LABEL ATTACHED LOCATED BY THE WINDOW FRAME AND FRAME COORDINATE, WHICH SHALL BE IDENTICAL TO THE WINDOW COORDINATE.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE FRAME, THE LEAD FRAME SHALL BE 1/2" MIN. OR 1/4" MIN. OF 2 LAYERS OF 3/4" GLASSING PANEL, 1/2" MIN. BACING, TOP.
3. EXTERIOR DOORS SHALL HAVE A FIRE-RESISTING RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 1363.
4. EXTERIOR DOORS SHALL HAVE A FIRE-RESISTING RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 1363.

EMERGENCY ESCAPE NOTES

1. EMERGENCY ESCAPE WINDOWS SHALL BE 20" MIN. HIGH AND 20" MIN. WIDE.
2. ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A LABEL ATTACHED LOCATED BY THE WINDOW FRAME AND FRAME COORDINATE, WHICH SHALL BE IDENTICAL TO THE WINDOW COORDINATE.



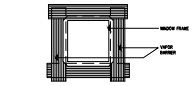
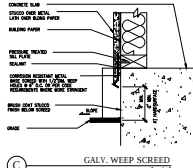
EGRESS WINDOW WALL SEC.

SAFETY GLAZING NOTE:

1. ALL GLAZED DOORS AND WINDOWS IMPARTED GLAZING, THE IMPARTED GLAZING SHALL BE 1/2" MIN. OR 1/4" MIN. OF 2 LAYERS OF 3/4" GLASSING PANEL, 1/2" MIN. BACING, TOP.

EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. GALK METAL WEEP SCREED.
3. STUCCO SYSTEM FINISH "TOBACCO/TA HABANA" COLOR, 402.
4. "TA HABANA" FINISH SHALL BE 1/2" MIN. OR 1/4" MIN. OF 2 LAYERS OF 3/4" GLASSING PANEL, 1/2" MIN. BACING, TOP.
5. STUCCO SYSTEM FINISH "TOBACCO/TA HABANA" COLOR, 402.
6. "TA HABANA" FINISH SHALL BE 1/2" MIN. OR 1/4" MIN. OF 2 LAYERS OF 3/4" GLASSING PANEL, 1/2" MIN. BACING, TOP.
7. EXTERIOR ACCENT STONE LAMINATE "TOBACCO/TA HABANA" FOR SIMILAR, CHESTNUT LAMINATE, COLOR "TOBACCO/TA HABANA", SIZE 1/4" x 1/4".
8. EXTERIOR ACCENT STONE LAMINATE "TOBACCO/TA HABANA" FOR SIMILAR, CHESTNUT LAMINATE, COLOR "TOBACCO/TA HABANA", SIZE 1/4" x 1/4".
9. EXTERIOR ACCENT STONE LAMINATE "TOBACCO/TA HABANA" FOR SIMILAR, CHESTNUT LAMINATE, COLOR "TOBACCO/TA HABANA", SIZE 1/4" x 1/4".
10. EXTERIOR ACCENT STONE LAMINATE "TOBACCO/TA HABANA" FOR SIMILAR, CHESTNUT LAMINATE, COLOR "TOBACCO/TA HABANA", SIZE 1/4" x 1/4".
11. CONCRETE LANDING (5.0' MIN. BELOW FIN FLOOR).
12. CUSTOM WOOD ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
13. METAL GUARDRAIL, WOOD-STAIN-DARK BROWN FINISH.
14. 1/2" HD METAL GUARDRAIL, COLOR - DARK BROWN FINISH.
15. EXTERIOR LIGHT FIXTURES BY OWNER.
16. FLEETWOOD OR WESTERN ALUMINUM FRENCH SLIDING DOORS, FRAME COLOR - TAN.
17. FLEETWOOD OR WESTERN ALUMINUM FRENCH DOORS, FRAME COLOR - TAN.
18. ALUMINUM WINDOWS BY FLEETWOOD OR WESTERN, FRAME COLOR - TAN.
19. FINE GLASS WINDOW FRAME COLOR - TAN.
20. CUSTOM ALUMINUM GLASS ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
21. CUSTOM ALUMINUM ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
22. ALUMINUM UTILITY ROOM DOOR, COLOR-STAIN-BROWN FINISH.
23. ROOF INSULATED AIR CONDITIONING UNIT.

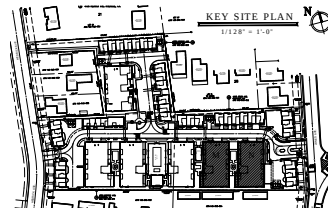


VAPOR BARRIER



RIGHT (SOUTH) ELEVATION

3/16" = 1'-0"



TYPE 5R
BUILDING "M"
(TYPICAL FOR BUILDING "N")

PROJECT: MIRASALUXURY VILLAS[®]
4700 KENNEDY AVE. IRVINE, CA 92618

OWNER: A.S.T. CAPITAL
P.O. BOX 80130
IRVINE, CA 92618

REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
No. 12021

G & G ENGINEERING, INC.
1000 E. 10TH AVE., SUITE 100, ANAHEIM, CA 92805
PHONE: 714-215-4430
FAX: 714-215-4430
WWW.GANDGENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 12021

DESIGNED BY: HL
DATE: 09/15/21
SCALE: 3/16" = 1'-0"
SHEET: 21-7

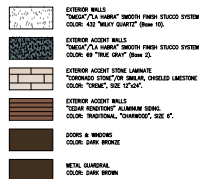
BLDG TYPE 5R
EXTERIOR FRONT & RIGHT ELEVATIONS
A-5.11



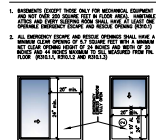
REAR (EAST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND



EMERGENCY ESCAPE NOTES



EGRESS WINDOW WALL SEC.



SAFETY GLAZING NOTE:

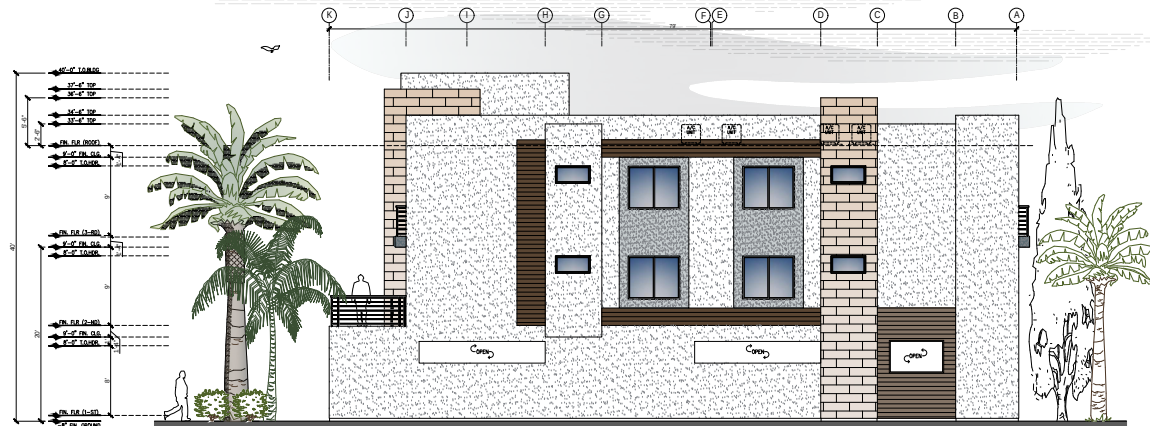
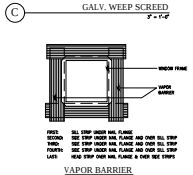
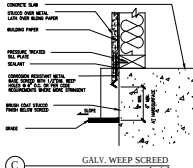
ALL GLAZED DOORS AND WINDOWS SHOWN WITH THE SHOWN GLAZING SHOULD BE PERMANENTLY MARKED WITH THE SAFETY GLAZING REQUIREMENTS (SEE NOTES).

WINDOW NOTES:

1. THE UNFINISHED WINDOW SHALL HAVE A LABEL ATTACHED CENTERED BY THE WINDOW FRAME AND BEING CONCISE, UNLESS OTHERWISE NOTED BY THE ARCHITECT.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE, THE GLAZING MATERIAL OF GLASS UNLESS OTHERWISE NOTED BY THE ARCHITECT.
3. WINDOW SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 1363.
4. WINDOW SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 1363.

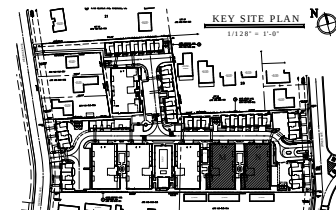
EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. DARK METAL WEEP SCREED.
3. STUCCO SYSTEM SHOWN FROM "TACQUA/LA HABRA", COLOR: 402.
4. "TACQUA/LA HABRA" SHOWN FROM "TACQUA/LA HABRA", COLOR: 402.
5. STUCCO SYSTEM SHOWN FROM "TACQUA/LA HABRA", COLOR: 402.
6. STUCCO SYSTEM SHOWN FROM "TACQUA/LA HABRA", COLOR: 402.
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LEFT (NORTH) ELEVATION

3/16" = 1'-0"



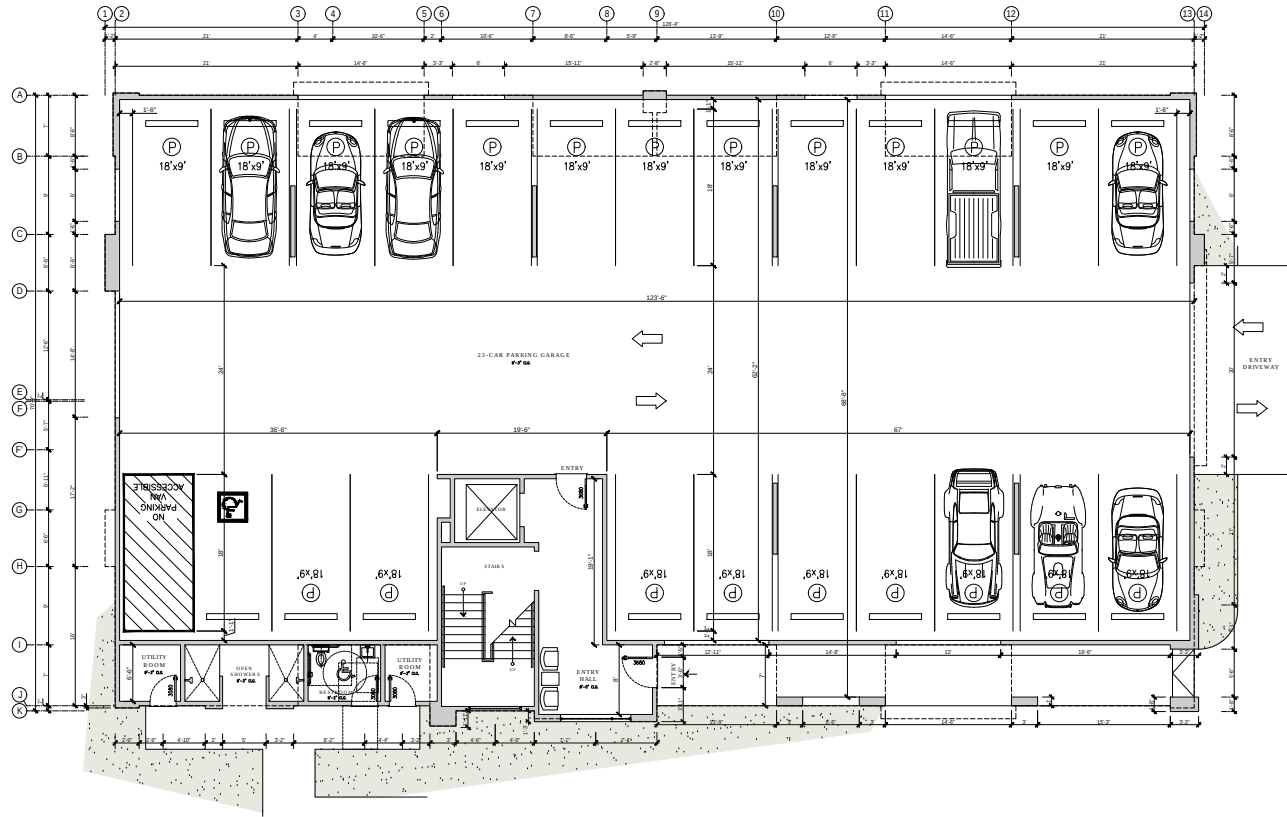
TYPE 5R
BUILDING "M"
(TYPICAL FOR BUILDING "N")

PROJECT: MIKASA LUXURY VILLAS
A & I CAPITAL
P.O. BOX 89130
TAMCULA, CA 92286

OWNER: A & I CAPITAL

DESIGNED BY: G & G ENGINEERING, INC.
4008 E. La Palma Ave., Suite 100, Anaheim, CA 92807
Phone: 714-255-4330
Fax: 714-255-4331
www.gandgengineering.com

DATE: 09/15/21
SCALE: 3/16" = 1'-0"
SHEET: 21-7
BLDG TYPE: 5
EXTERIOR REAR & LEFT ELEVATIONS
A-5.12



FIRST FLOOR PLAN

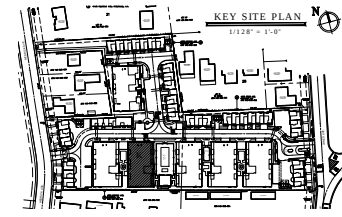
3/16" = 1'-0"



**BUILDING TYPE 6
AREA CALCULATION**

NUMBER OF STORIES	3
FOOTPRINT AREA	7467 SQ. FT.
ENTRY HALL & STAIRS	595 SQ. FT.
PUBLIC RESTROOMS & SHOWERS	389 SQ. FT.
UTILITY ROOMS	303 SQ. FT.
HALLWAY	539 SQ. FT.
CLOSETS	51 SQ. FT.
LIVING AREA:	
2ND FLOOR	7234 SQ. FT.
3RD FLOOR	7234 SQ. FT.
TOTAL LIVING AREA:	14468 SQ. FT.
GARAGE (23 CARS)	7467 SQ. FT.
BALCONIES	3582 SQ. FT.
UNIT G - 2BR	2
UNIT E - 1BR	2
UNIT F - 2BR	2
UNIT FR - 2BR	2
UNIT H - 2BR	2
TOTAL UNITS	12

UNIT E / 1BR TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	UNIT F / 2BR TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	ADA UNIT G / 2BR TOTAL LIVING AREA: 1197 SQ. FT. BALCONY: 130 SQ. FT.
UNIT ER / 1BR TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	UNIT FR / 2BR TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	UNIT H / 2BR TOTAL LIVING AREA: 1073 SQ. FT. BALCONY: 96 SQ. FT.



TYPE 6
BUILDING "K"

- NOTES:**
1. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
 2. DOOR BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
 3. FRESH AIR INTAKE IS REQUIRED IN CONDENSED SPACES UP O.G. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONDENSED SPACES BETWEEN STOPS AND LANDING OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WHEEL CHAIRS AND PROTECTIONS.
 4. FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATION-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWWA 94.

PROJECT: MIKAS & LUXURY VILLAS[®]
 & 100 KENDRICK AVE. IRVINE, CA 92618
 OWNER: A.S.I. CAPITAL
 P.O. BOX 80130
 FOLSOM, CA 95630

REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF CALIFORNIA
 No. 13201
 DATE: 09/15/21

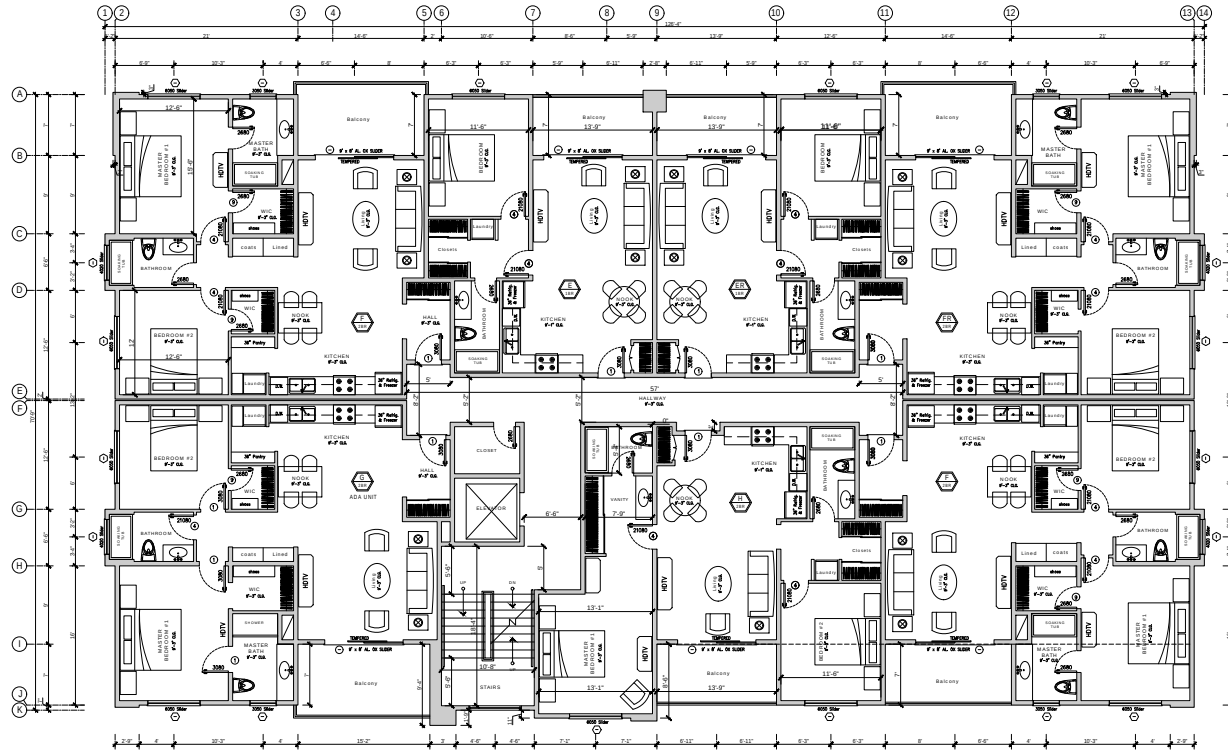
G & G ENGINEERING, INC.
 1000 E. 14TH AVE., SUITE 100, ANAHEIM, CA 92805
 PHONE: 714-215-4430
 FAX: 714-215-4431
 E-MAIL: ggg@ggengineering.com
 WWW: www.ggengineering.com

REGISTERED PROFESSIONAL ARCHITECT
 IN THE STATE OF CALIFORNIA
 No. 13201
 DATE: 09/15/21

CENTURY HERITAGE BUILDERS, INC.
 4008 E. LA PLATA AVE., SUITE 10, ANAHEIM, CA 92805
 PHONE: 714-215-4430
 FAX: 714-215-4431
 E-MAIL: ccb@centuryheritage.com
 WWW: www.centuryheritage.com

NOTICE:
 THIS PLAN IS THE PROPERTY OF G & G ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF G & G ENGINEERING, INC.

DATE: 09/15/21
 SCALE: 3/16" = 1'-0"
 SHEET: 21-7
 BLDG: TYPE 6
 1ST FLOOR PLAN
 A-6.1



SECOND FLOOR PLAN

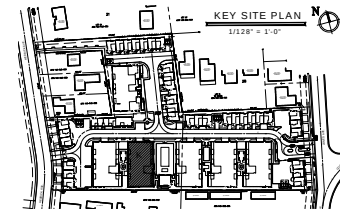
3/16" = 1'-0"



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. FRESH AIR INTAKE IS REQUIRED IN CONDENSED SPACES (E.G. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, UNOCCUPIED SPACES BETWEEN STORIES, 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 54.

UNIT E / 1BR		UNIT F / 2BR		ADA UNIT G / 2BR	
TOTAL LIVING AREA:	718 SQ. FT.	TOTAL LIVING AREA:	1176 SQ. FT.	TOTAL LIVING AREA:	1197 SQ. FT.
BALCONY	95 SQ. FT.	BALCONY	125 SQ. FT.	BALCONY	130 SQ. FT.
UNIT ER / 1BR		UNIT FR / 2BR		UNIT H / 2BR	
TOTAL LIVING AREA:	718 SQ. FT.	TOTAL LIVING AREA:	1176 SQ. FT.	TOTAL LIVING AREA:	1073 SQ. FT.
BALCONY	95 SQ. FT.	BALCONY	125 SQ. FT.	BALCONY	96 SQ. FT.



TYPE 6
BUILDING "K"

PROJECT: MIKASA LUXURY VILLAS[®]
4700 KERRICK AVE. PIERCE, CA 92256

OWNER: A & I CAPITAL
P.O. BOX 89130
EMERICK, CA 92586

REGISTERED PROFESSIONAL ARCHITECT
IN CALIFORNIA
No. 12821

G & G ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
IN CALIFORNIA
No. 40820
1000 E. 10TH AVE., SUITE 100, ANAHEIM, CA 92805
PHONE: 714-215-4320
FAX: 714-215-4320
WWW.GGENGINEERING.COM

DATE: 09/15/21
SCALE: 3/16" = 1'-0"
SHEET: 21-7
BLDG: TYPE 6
2ND FLOOR PLAN

DESIGNED BY: HL
DATE: 09/15/21
SCALE: 3/16" = 1'-0"
SHEET: 21-7
BLDG: TYPE 6
2ND FLOOR PLAN

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DATE: 09/15/21
SCALE: 3/16" = 1'-0"
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A-6.2