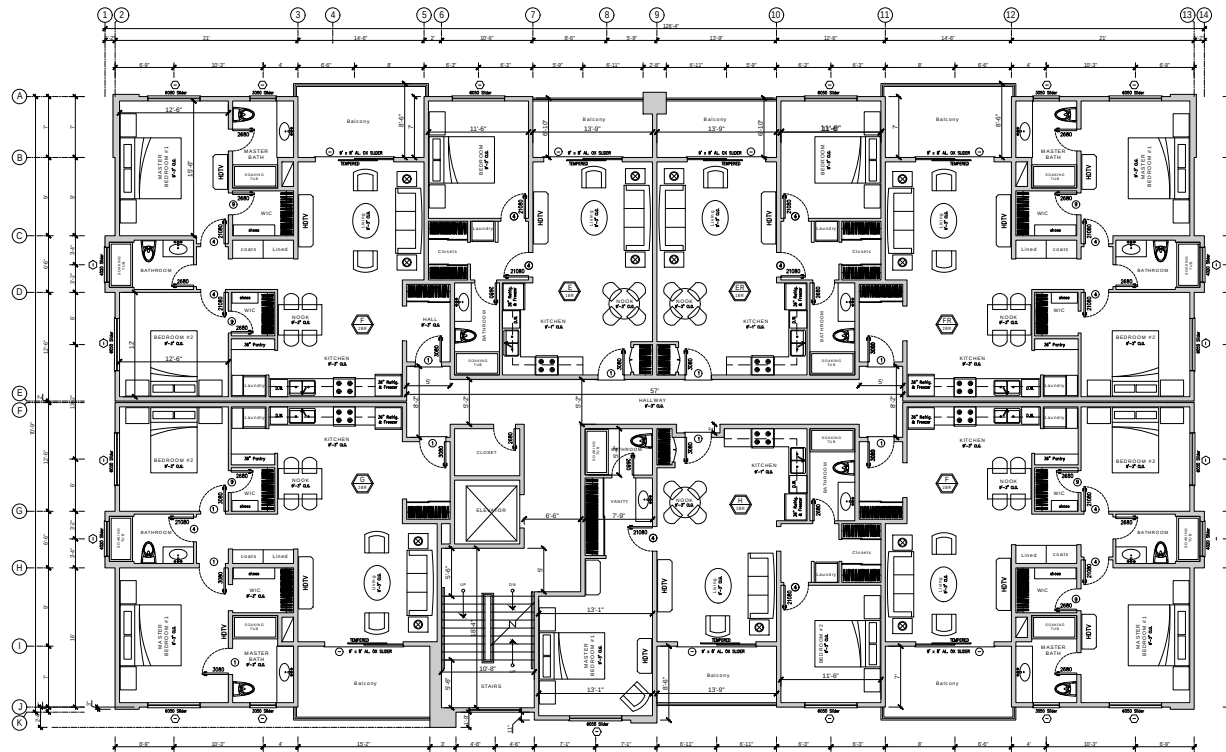




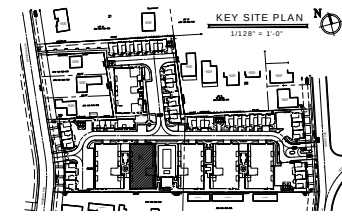
THIRD FLOOR PLAN
3/16" = 1'-0"



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-LOADING.
3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES OF G.C. 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 NAMP 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
FREMONT, CA 94568

REGISTERED PROFESSIONAL ENGINEER
IN CALIFORNIA
EXPIRATION DATE 12-31-2023

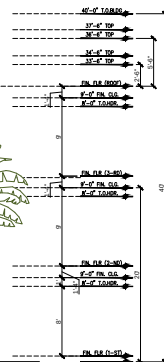
G & G ENGINEERING, INC.
10000 WILSON AVENUE, SUITE 100
WILSON, CA 92093
PHONE: 714-215-4430
FAX: 714-215-4431
WWW.GGENGINEERING.COM

DESIGNED BY: CENTURY HERITAGE BUILDERS, INC.
4008 E. LA PALMA AVE., SUITE D, ANAHEIM, CA 92807
PHONE: 714-215-4430
FAX: 714-215-4431
WWW.CHBUILDERS.COM

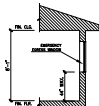
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DATE: 09/15/21
SCALE: 3/16"=1'-0"
SHEET: 21-7
BLDG: TYPE 6
3RD FLOOR PLAN
A-6.3



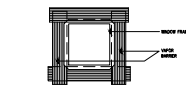
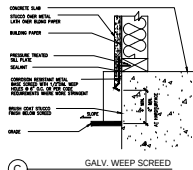

$$3/16" = 1'-0"$$

	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: A2 "MILK QUARTZ" (Base 10).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: B9 "TRUE GRAY" (Base 11).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: C1 "CREAM" (Base 12).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: D2 "DARK BROWN" (Base 13).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: E3 "DARK BROWN" (Base 14).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: F4 "DARK BROWN" (Base 15).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: G5 "DARK BROWN" (Base 16).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: H6 "DARK BROWN" (Base 17).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: I7 "DARK BROWN" (Base 18).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: J8 "DARK BROWN" (Base 19).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: K9 "DARK BROWN" (Base 20).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: L0 "DARK BROWN" (Base 21).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: M1 "DARK BROWN" (Base 22).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: N2 "DARK BROWN" (Base 23).
	EXTERIOR WALLS "TOMSA"/"LA HABRA" SMOOTH FRESH STUCCO SYSTEM COLOR: O3 "DARK BROWN" (Base 24).

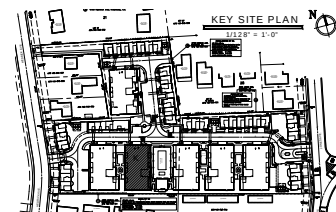


EGRESS WINDOW WALL SEC.

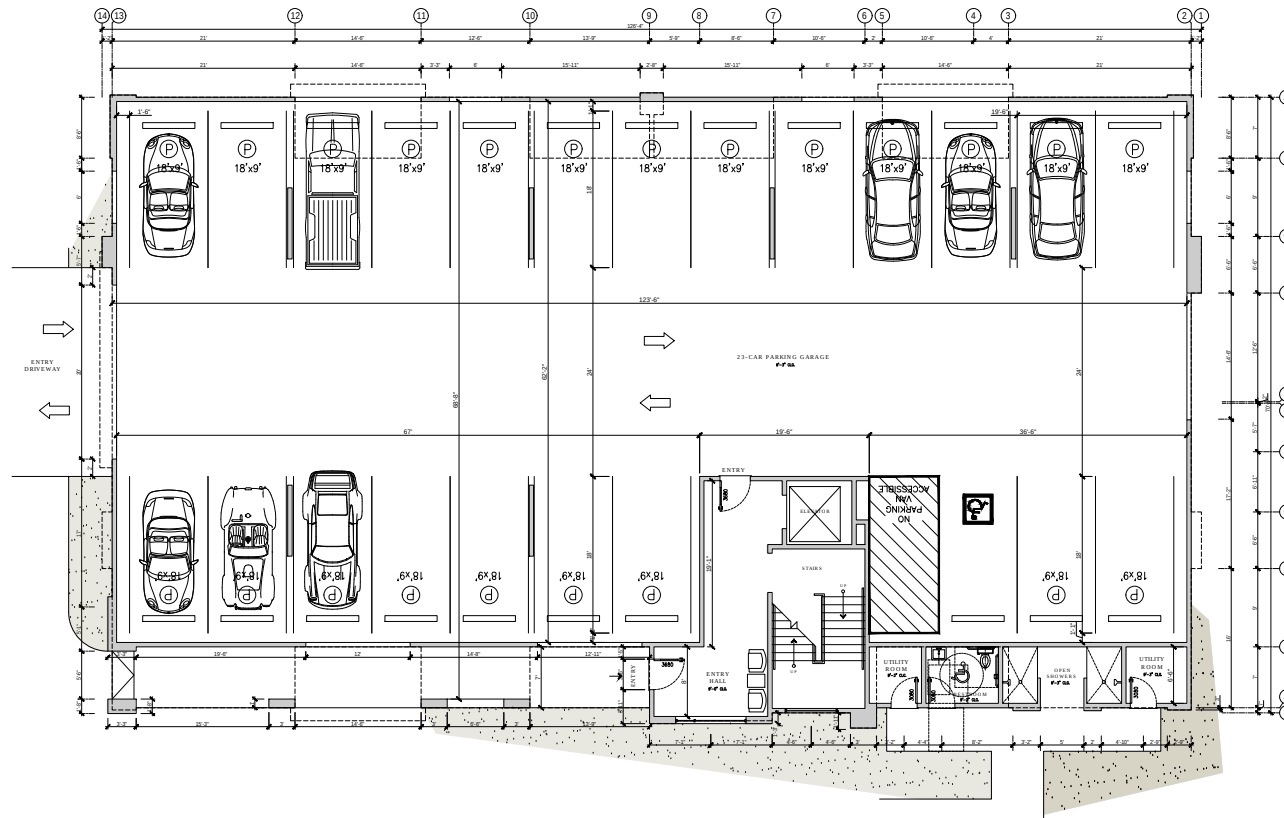
1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE, THE LOAD RESISTANCE OF GLASS UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.
3. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED ACCORDING TO ASTM E 2010.
4. PROVIDE ONE OPERABLE ESCAPE WINDOW ON DOOR TO ALL BEDROOMS, MEETING ALL THE FOLLOWING: AN OPERABLE AREA OF NO LESS THAN 5.7 SQ. FT., A CLEAR 24 INCHES MINIMUM, 20 INCHES MINIMUM, AND A SOL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR. (2009 I.B.C. 1003.0.2 & 1003.0.3)

[illegible]

VAPOR BARRIER


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


TYPE 6
BUILDING "K"



FIRST FLOOR PLAN

3/16" = 1'-0"



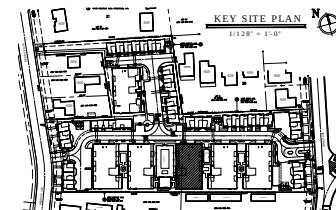
BUILDING TYPE 6R AREA CALCULATION

NUMBER OF STORIES	3
FOOTPRINT AREA	7467 SQ. FT.
ENTRY HALL & STAIRS	595 SQ. FT.
PUBLIC RESTROOMS & SHOWERS	169 SQ. FT.
UTILITY ROOMS	191 SQ. FT.
LIVING AREA:	
2ND FLOOR	7234 SQ. FT.
3RD FLOOR	7234 SQ. FT.
TOTAL LIVING AREA:	14468 SQ. FT.
GARAGE (23 CARS) BALCONIES	7467 SQ. FT. 1582 SQ. FT.
UNIT GR - 2BR	2
UNIT E - 1BR	2
UNIT ER - 1BR	2
UNIT F - 2BR	2
UNIT FR - 2BR	4
UNIT HR - 2BR	2
TOTAL UNITS:	14

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 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, WHEEL CHAIRS AND PROTRUSIONS.
4. FIELD-OUTLINE 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 GR / 2BR
TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	TOTAL LIVING AREA: 1197 SQ. FT. BALCONY: 130 SQ. FT.
UNIT ER / 1BR	UNIT FR / 2BR	UNIT HR / 2BR
TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	TOTAL LIVING AREA: 1073 SQ. FT. BALCONY: 96 SQ. FT.



TYPE 6R
BUILDING "L"

PROJECT: MIKAS LUXURY VILLAS[®]
& 100 KENDALL AVE. WILSON, CA 92095

OWNER: A. S. I. CAPITAL
P.O. BOX 80130
FREMONT, CA 94539

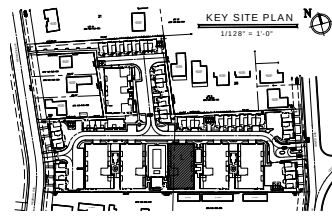
REGISTERED PROFESSIONAL ARCHITECT
IN CALIFORNIA
G & G ENGINEERING, INC.
1000 E. LA PALMA AVE., SUITE 10, ANAHEIM, CA 92807
PHONE: 714-215-4430
FAX: 714-215-4430
E-MAIL: ccb@centuryheritage.com

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

NOTICE:

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

A-6.7

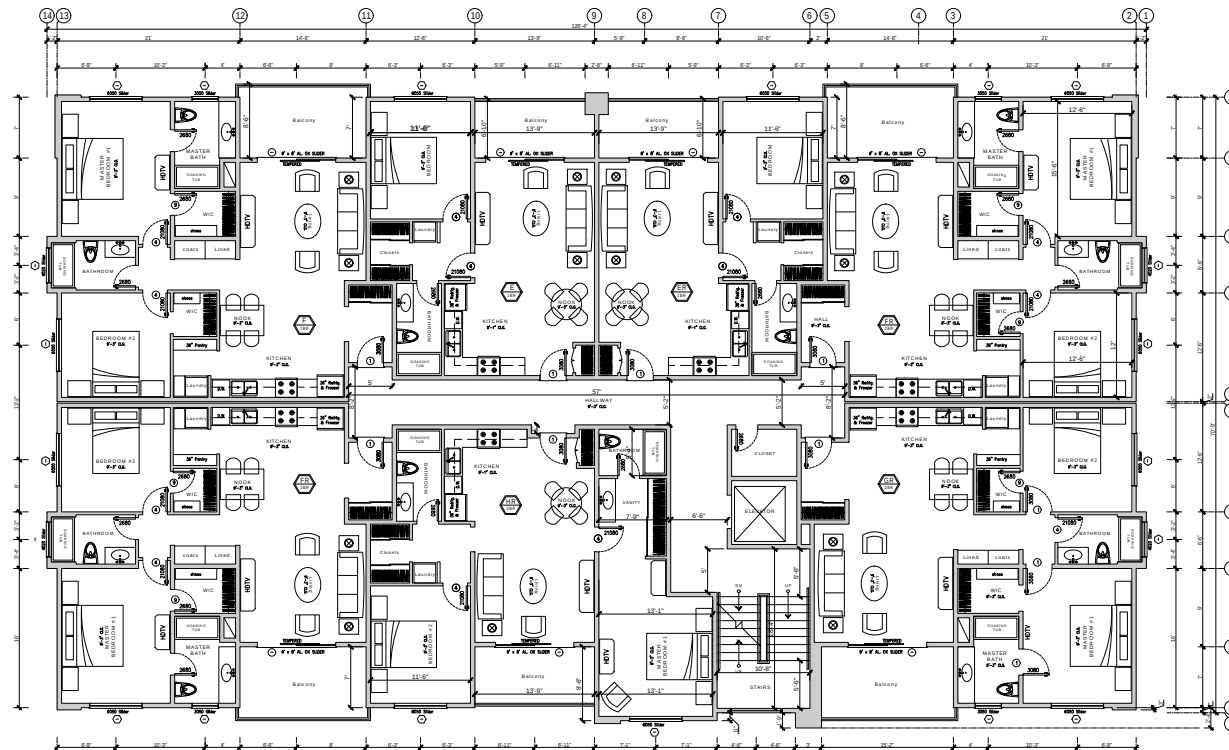

$$3/16" = 1'-0"$$


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 10" O.C. HORIZONTAL, VERTICAL AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIRS AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES.
4. FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESISTIVE-TREATED WOOD SHALL BE TRILLED IN THE FIELD IN ACCORDANCE WITH ANPMA #4.

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.	UNIT HR / 2BR TOTAL LIVING AREA: 1073 SQ. FT. BALCONY: 96 SQ. FT.

TYPE 6R
BUILDING "L"

[illegible]



THIRD FLOOR PLAN

3/16" = 1'-0"



NOTES:

1. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
2. ROOF RETICULAR GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES OF G.C. 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-OUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP 54.

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 F / 2BR

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

UNIT FR / 2BR

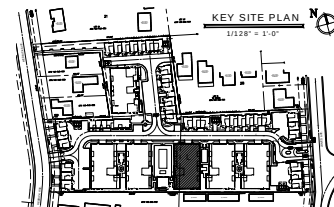
TOTAL LIVING AREA: 1176 SQ. FT.
BALCONY: 125 SQ. FT.

ADA UNIT GR / 2BR

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

UNIT HR / 2BR

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



TYPE 6R
BUILDING "L"

PROJECT: MIKASA LUXURY VILLAS[®]
& 700 KERRICK AVE. PIERCE, CA 92350

OWNER: A & L CAPITAL
P.O. BOX 89170
PUEBLO, CO 81008

REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
C 13261

G & G ENGINEERING, INC.
ARCHITECTURAL ENGINEERING
1000 E. 10TH AVE., SUITE 100
PUEBLO, CO 81002
PHONE: 719-251-4300
FAX: 719-251-4300
WWW.GANDGARCHITECTS.COM

DESIGNED BY: CENTURY HERITAGE BUILDERS, INC.
4008 E. La Plata Ave., Suite D, Anaheim, CA 92807
Phone: 714-215-4300
E-mail: ccb@centuryheritage.com
C 13261

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

1 OF 2 SHEETS



FRONT (WEST) ELEVATION

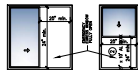
3/16" = 1'-0"

HATCH LEGEND



EMERGENCY ESCAPE NOTES

1. EMERGENCY ESCAPE ROUTES SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AND SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AND SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS.
2. ALL EMERGENCY ESCAPE ROUTES SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AND SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AND SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS.



EGRESS WINDOW WALL SEC.

SAFETY GLAZING NOTE:

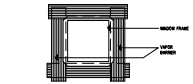
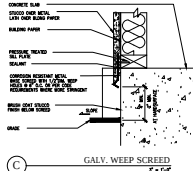
1. ALL GLAZED DOORS AND WINDOWS IMPARTED GLAZING SHALL BE SAFETY GLAZED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

WINDOW NOTES:

1. THE MANUFACTURED WINDOW SHALL HAVE A LABEL CERTIFIED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND SHALL COMPLY WITH THE ENERGY CODES.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE, THE LEAD FRAME SHALL BE ALUMINUM OR STAINLESS STEEL AND SHALL BE FINISHED IN ACCORDANCE WITH THE ENERGY CODES.
3. THE WINDOW SHALL HAVE A PRE-INSTALLED RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 1363.
4. THE WINDOW SHALL HAVE A PRE-INSTALLED RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 1363.

EXTERIOR ELEVATION KEYNOTES

1. PLAY ROOF.
2. DAILY METAL WEED SCREEN.
3. STUCCO SYSTEM FINISH "TOBACCO/PLA HABANA" COLOR: 402.
4. "TOBACCO/PLA HABANA" COLOR: 402.
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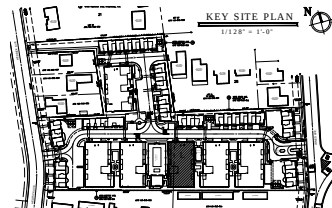


VAPOR BARRIER



RIGHT (SOUTH) ELEVATION

3/16" = 1'-0"



TYPE 6R
BUILDING "L"

PROJECT: MIRAS LUXURY VILLAS
4100 E. LA PALMA AVE. SUITE D, ANAHEIM, CA 92807
OWNER: A.S.T. CAPITAL
P.O. BOX 80130
PASADENA, CA 92309

DESIGNED BY: G & G ENGINEERING, INC.
1000 E. LA PALMA AVE. SUITE D, ANAHEIM, CA 92807
PHONE: 714-215-4430
FAX: 714-215-4431
WWW.GANDGENGINEERING.COM

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

BLDG. TYPE: 6R
EXTERIOR
ELEVATIONS
A-6.11



REAR (EAST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND

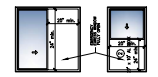
- EXTERIOR WALLS
"TOMSA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM
COLOR: "TOMSA QUARTZ" (Show 10)
- EXTERIOR ACCENT WALLS
"TOMSA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM
COLOR: "TOMSA QUARTZ" (Show 10)
- EXTERIOR ACCENT STONE LAMINATE
"TOMSA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM
COLOR: "TOMSA QUARTZ" (Show 10)
- EXTERIOR ACCENT WALLS
"TOMSA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM
COLOR: "TOMSA QUARTZ" (Show 10)
- DOORS & WINDOWS
COLOR: "TOMSA QUARTZ" (Show 10)
- METAL GUARDRAIL
COLOR: "TOMSA QUARTZ" (Show 10)

WINDOW NOTES:

1. ALL WINDOWS SHALL HAVE A LABEL IDENTIFIED BY THE WINDOW MANUFACTURER AND THE WINDOW MANUFACTURER SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE, THE LEAD FRAME SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER.
3. ALL WINDOWS SHALL HAVE A FRAME-TO-WALL RATIO OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2898.
4. ALL WINDOWS SHALL HAVE A FRAME-TO-WALL RATIO OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2898.

EMERGENCY ESCAPE NOTES

1. EMERGENCY ESCAPE ROUTES SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER AND THE WINDOW MANUFACTURER SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER.
2. ALL EMERGENCY ESCAPE ROUTES SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER AND THE WINDOW MANUFACTURER SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER.



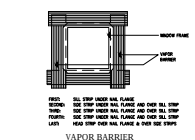
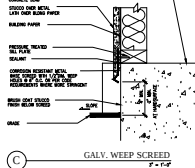
EGRESS WINDOW WALL SEC.

SAFETY GLAZING NOTE:

1. ALL GLAZED DOORS AND WINDOWS IMPROVED GLAZING, THE IMPROVED GLAZING SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER.
2. ALL GLAZED DOORS AND WINDOWS IMPROVED GLAZING, THE IMPROVED GLAZING SHALL BE IDENTIFIED BY THE WINDOW MANUFACTURER.

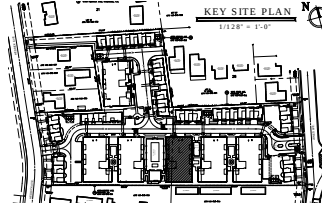
EXTERIOR ELEVATION KEYNOTES

1. PLAY ROOF.
2. DAILY METAL WEEP SCREED.
3. STUCCO SYSTEM SMOOTH FINISH "TOMSA"/"LA HABRA" COLOR: 402.
4. "TOMSA QUARTZ" (Show 10) OF 1/2" LATH OF 2 LAYERS OF "TOMSA" OF FLUOROPOLYMER, 1/2" WIRE BACING, TYP.
5. STUCCO SYSTEM SMOOTH FINISH "TOMSA"/"LA HABRA" COLOR: 402.
6. "TOMSA QUARTZ" (Show 10) OF 1/2" LATH OF 2 LAYERS OF "TOMSA" OF FLUOROPOLYMER, 1/2" WIRE BACING, TYP.
7. EXTERIOR ACCENT STONE LAMINATE "TOMSA"/"LA HABRA" COLOR: 402.
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100. EXTERIOR ACCENT STONE LAMINATE "TOMSA"/"LA HABRA" COLOR: 402.



LEFT (NORTH) ELEVATION

3/16" = 1'-0"



TYPE 6R
BUILDING "L"

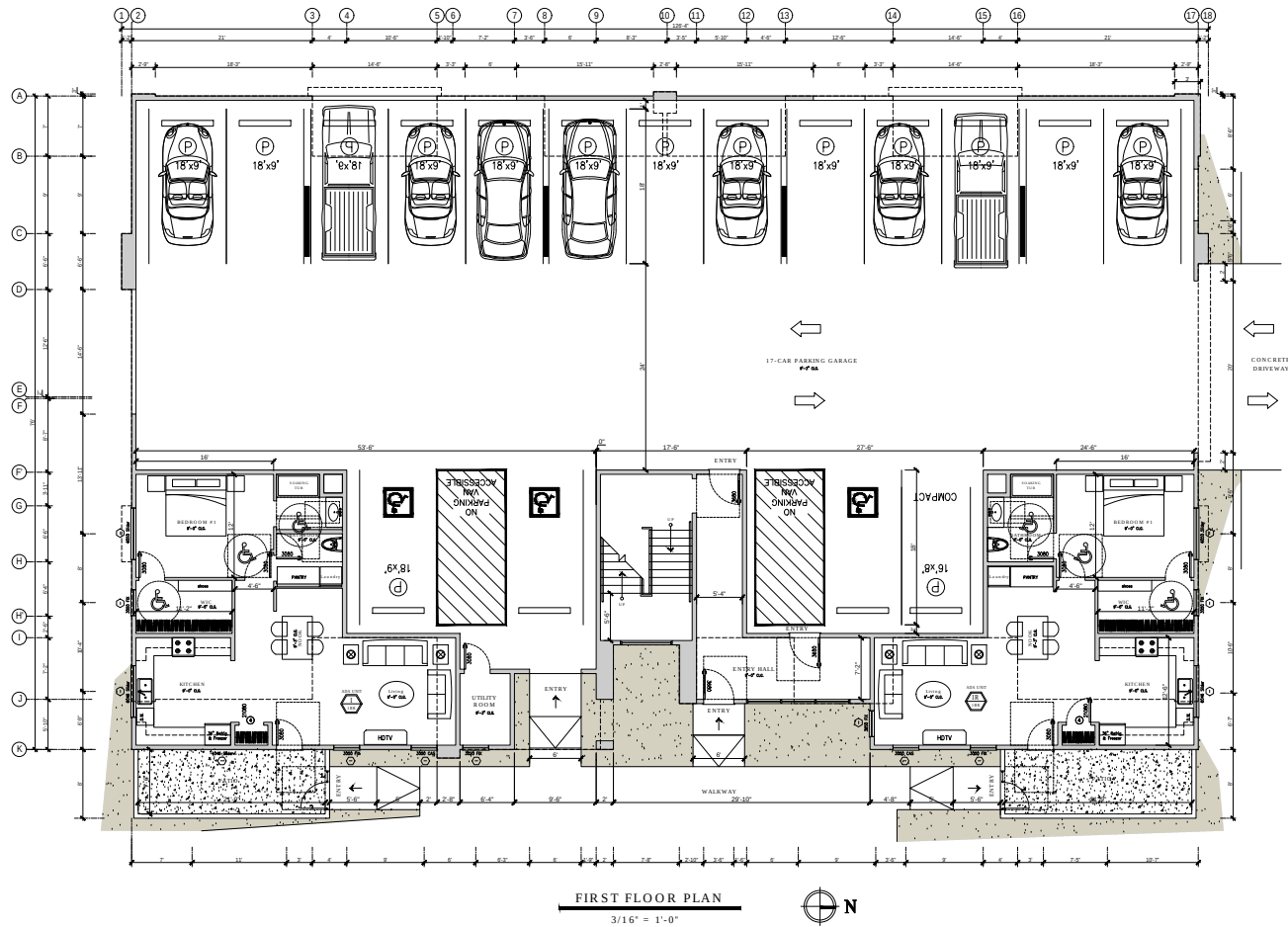
PROJECT: MIKAS LUXURY VILLAS
4700 KENNEDY AVE. IRVINE, CA 92618

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

DESIGNED BY: G & G ENGINEERING, INC.
1000 E. 14TH AVE. SUITE D, ANAHEIM, CA 92805
PHONE: 714-215-4420
FAX: 714-215-4421
WWW.GANDGENGINEERING.COM

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

BLDG. TYPE: 6R
EXTERIOR
ELEVATIONS
A-6.12



BUILDING TYPE 7 AREA CALCULATION

NUMBER OF STORIES	2
FOOTPRINT AREA	9235 SQ. FT.
ENTRY HALL & STAIRS	400 SQ. FT.
2ND FLOOR HALLWAY	400 SQ. FT.
UTILITY ROOM	58 SQ. FT.
LIVING AREA:	
1ST FLOOR	1948 SQ. FT.
2ND FLOOR	7387 SQ. FT.
TOTAL LIVING AREA:	9335 SQ. FT.
GARAGES (17 CARS)	6595 SQ. FT.
BALCONIES	1239 SQ. FT.
PATIO	364 SQ. FT.
ADA UNIT 1 - 2BR	1
ADA UNIT IR - 1BR	1
UNIT E - 1BR	1
UNIT F - 2BR	1
UNIT FR - 2BR	1
UNIT J - 2BR	1
UNIT JR - 2BR	1
UNIT K - 1BR	1
UNIT L - STUDIO	1
TOTAL UNITS	10

ADA UNIT I / 1BR
TOTAL LIVING AREA: 974 SQ. FT.
PATIO 182 SQ. FT.
ADA UNIT IR / 1BR
TOTAL LIVING AREA: 974 SQ. FT.
PATIO 182 SQ. FT.

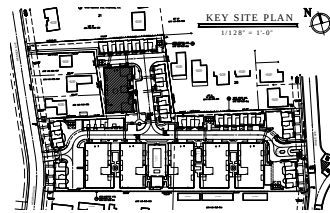
UNIT E / 1BR
TOTAL LIVING AREA: 718 SQ. FT.
BALCONY 95 SQ. FT.
UNIT ER / 1BR
TOTAL LIVING AREA: 718 SQ. FT.
BALCONY 95 SQ. FT.

UNIT 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 J / 2BR
TOTAL LIVING AREA: 1164 SQ. FT.
BALCONY 311 SQ. FT.
UNIT JR / 2BR
TOTAL LIVING AREA: 1164 SQ. FT.
BALCONY 311 SQ. FT.

UNIT K / 1BR
TOTAL LIVING AREA: 644 SQ. FT.
BALCONY 90 SQ. FT.

UNIT L / STUDIO
TOTAL LIVING AREA: 607 SQ. FT.
BALCONY 87 SQ. FT.



TYPE 7 BUILDING "O"

- 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.
 - FRAMING/DOORS IS REQUIRED IN CONDENSED SPACES UP O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES. UNFINISHED SPACES BETWEEN STORIES AND LANDING OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRING, CHIMNEYS AND PROPRIETARY.
 - FIELD-OUTTING ENDS, BOTTOMES AND DRILLED HOLES OF PRESERVING-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH NAPA 54.

PROJECT: MIKAS & LUXURY VILLAS[®]
 4705 KENDRA AVE. IRVINE, CA 92615
 OWNER: A.S.I. CAPITAL
 P.O. BOX 80130
 FOLSOM, CA 95630

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 13281
 STATE OF CALIFORNIA

G & G ENGINEERING, INC.
 1000 E. LA PALMA AVE., SUITE 100, ANAHEIM, CA 92805
 PHONE: 714-215-4430
 FAX: 714-215-4430
 E-MAIL: ggg@ggengineering.com
 G.E. NO. 00000

REGISTERED PROFESSIONAL ARCHITECT
 No. 13281
 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 No. 13281
 STATE OF CALIFORNIA

DESIGNED BY: HL
 DATE: 09/15/21
 SCALE: 3/16" = 1'-0"
 SHEET: 21-7
 BUILDING TYPE 8
 1ST FLOOR PLAN
 A-7.1