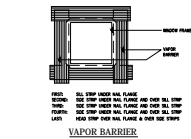
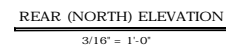
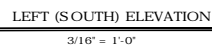
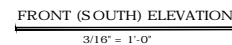
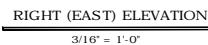




( TYPICAL FOR BUILDING "D" )

DRAWN: HL  
DATE: 09/15/21  
SCALE: 3/16"=1'-0"  
JOB #: 21-7  
TITLE:  
BLDG TYPE 1R  
EXTERIOR  
ELEVATIONS  
SHEET: A-1.4





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 BEARING 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 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2019.
4. PROVIDE ONE OPENABLE (ESCAPE WINDOW OR DOOR TO ALL BEDROOMS, MEETING AREA FOLLOWING) WITH AN AREA OF NO LESS THAN 5.7 SQ. FT. WITH A MINIMUM CLEARANCE 34 INCHES HEIGHT AND 30 INCHES WIDTH, AND A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR. (2016 IBCS 1003.2 & 1003.3)

**EXTERIOR WALLS**  
"TODAY"/"LA HABRA" (SMOOTH FINISH STUCCO SYSTEM)  
COLOR: 432 "MILK QUARTZ" (Show 25)

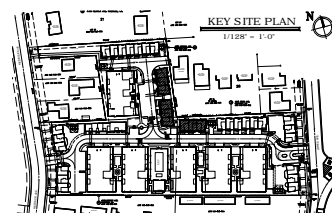
**EXTERIOR ACENT WALLS**  
"TODAY"/"LA HABRA" (SMOOTH FINISH STUCCO SYSTEM)  
COLOR: 69 "TRUE GRAY" (Show 25)

**EXTERIOR ACENT STONE LAMINATE**  
"CONCORDIA STONE"/"FOR SAILORS, CHEVELED LIMESTONE"  
COLOR: "SILVER ASH"/"FOR TREMS," SIZE 12"X4"

**EXTERIOR ACENT WALLS**  
"TODAY REINFORCED" ALUMINUM SIGNAL  
COLOR: "TRADITIONAL," "CHAMBRASS," SIZE 4"

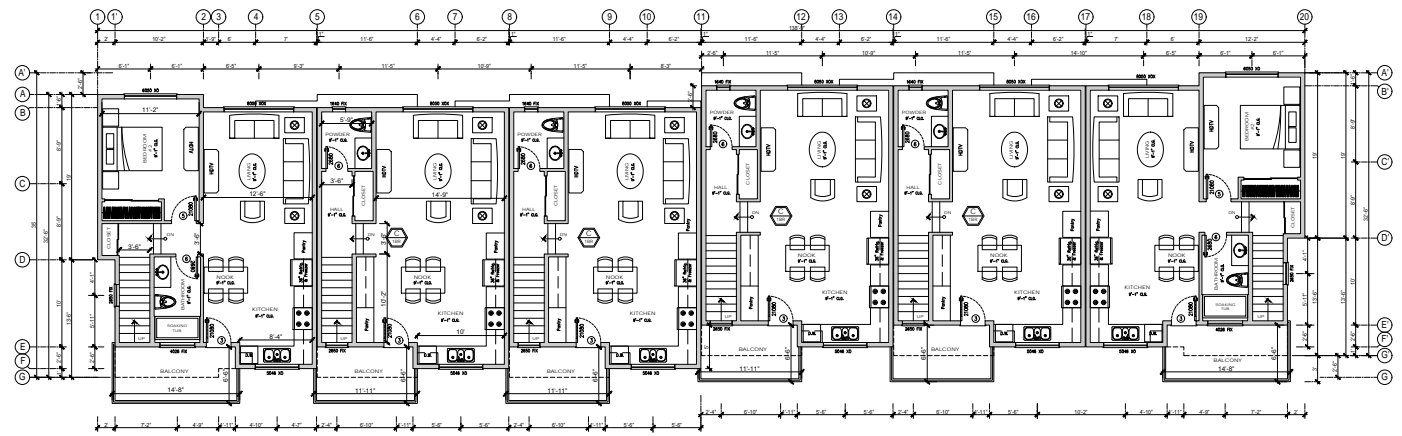
**DOORS & WINDOWS**  
COLOR: DARK BRONZE

**METAL GUARDRAIL**  
COLOR: DARK BROWN



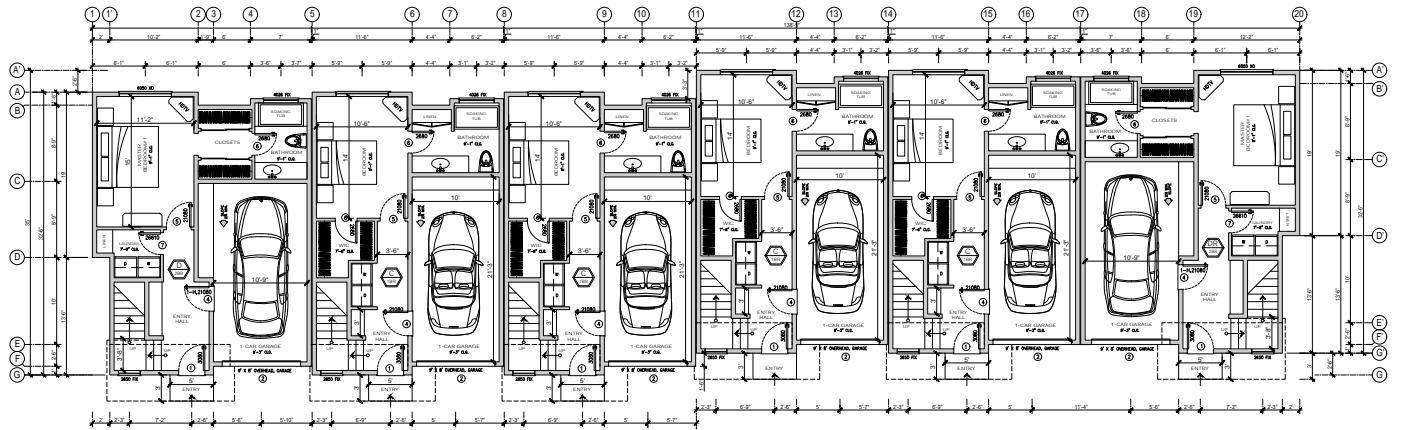
TYPE 2  
BUILDING "E"

( TYPICAL FOR BUILDINGS "F" & "G". )



SECOND FLOOR PLAN

3/16" = 1'-0"



FIRST FLOOR PLAN

3/16" = 1'-0"

### BUILDING TYPE 3 AREA CALCULATION

NUMBER OF STORIES	2
FOOTPRINT AREA	4317 SQ. FT.
LIVING AREA:	
1ST FLOOR	2820 SQ. FT.
2ND FLOOR	3709 SQ. FT.
TOTAL LIVING AREA:	6528 SQ. FT.
GARAGES (6 CARS)	1476 SQ. FT.
BALCONY	488 SQ. FT.
UNIT C - 1BR	4
UNIT D - 2BR	1
UNIT DR - 2BR	1

#### UNIT C / 1BR

LIVING AREA:	
1ST FLOOR	457 SQ. FT.
2ND FLOOR	590 SQ. FT.
TOTAL LIVING AREA:	1047 SQ. FT.
1-CAR GARAGE	237 SQ. FT.
BALCONY	75 SQ. FT.

#### UNIT D / 2BR

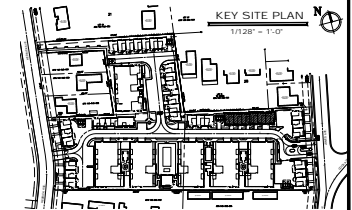
LIVING AREA:	
1ST FLOOR	496 SQ. FT.
2ND FLOOR	674 SQ. FT.
TOTAL LIVING AREA:	1170 SQ. FT.
1-CAR GARAGE	264 SQ. FT.
BALCONY	94 SQ. FT.

#### UNIT DR / 2BR

LIVING AREA:	
1ST FLOOR	496 SQ. FT.
2ND FLOOR	674 SQ. FT.
TOTAL LIVING AREA:	1170 SQ. FT.
1-CAR GARAGE	264 SQ. FT.
BALCONY	94 SQ. FT.

### 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. FIREBORING IS REQUIRED IN CONCEALED SPACES OF D.C. HORIZONTAL VERTICALLY AT THE CEILING AND FLOOR JOISTS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STUDS AND LATHING, OPENINGS ABOVE DOORS, PIPES, DUCTS, CHIMNEYS, WIRE, CONDUITS AND REPLACES.
4. FIRE-RETARDING TREATMENT AND PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH NFPA 94.



TYPE 3  
BUILDING "H"

PROJECT: MIKASA LUXURY VILLAS<sup>®</sup>  
& TWO KERRICK AVE. WILSON, CA 95650

OWNER: A&I CAPITAL  
P.O. BOX 80130  
FREMONT, CA 94568

REGISTERED PROFESSIONAL ENGINEER  
IN THE STATE OF CALIFORNIA  
No. 62234

C & G ENGINEERING, INC.  
1000 ONE EIGHTY-THREE  
WILSON, CA 95650  
PHONE: 714-215-4430  
FAX: 714-215-4430  
E-MAIL: cge@centuryengineering.com  
WWW: www.centuryengineering.com

DESIGNED BY: CENTURY HERITAGE BUILDERS, INC.  
4008 E. La Brea Ave. Suite D, Anaheim, CA 92807  
PHONE: 714-215-4430  
FAX: 714-215-4430  
E-MAIL: cge@centuryengineering.com  
WWW: www.centuryengineering.com

NOTICE:  
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DATE: 09/15/21  
SCALE: 3/16"=1'-0"  
SHEET: 21-7  
BLDG TYPE 3  
1ST & 2ND FLOOR  
PLANS  
A-3.1





FRONT (SOUTH) ELEVATION

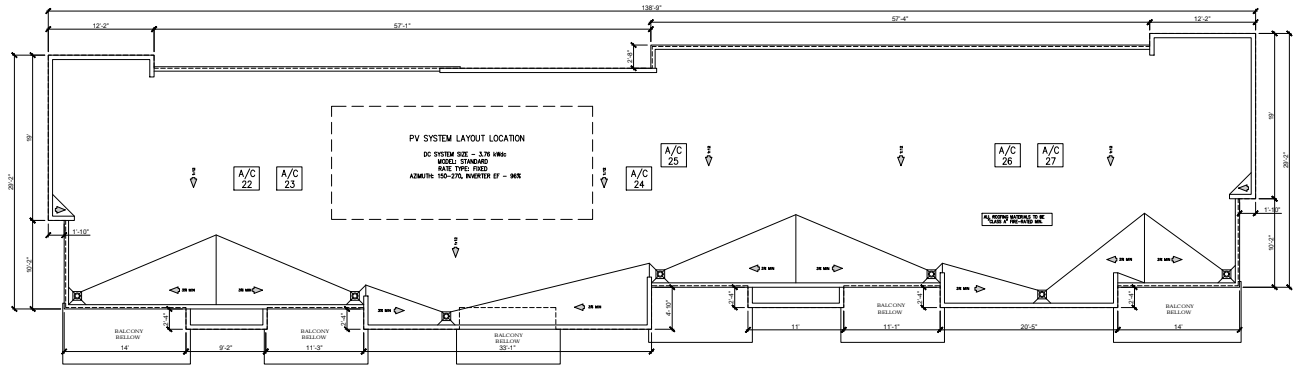
3/16" = 1'-0"

HATCH LEGEND

	EXTERIOR WALLS "GREY" C/A HARBET SMOOTH FINISH STUCCO SYSTEM COLOR: 402 "GREY QUARTZ" (BWH 10)
	EXTERIOR ACCENT WALLS "GREY" C/A HARBET SMOOTH FINISH STUCCO SYSTEM COLOR: 69 "TRUE GRAY" (BWH 2)
	EXTERIOR ACCENT STONE LAMINATE "CORONADO STONE" OR "SUNLARK" CHISELED LIMESTONE COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14"
	EXTERIOR ACCENT STONE LAMINATE "SUNLARK" CHISELED LIMESTONE COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14"
	DOORS & WINDOWS COLOR: DUNE BROWN
	METAL CLADDING COLOR: DUNE BROWN

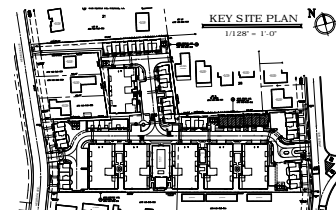
EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. DUNE METAL HEEP SLOPED.
3. STUCCO SYSTEM FINISH: "GREY" C/A HARBET SMOOTH FINISH STUCCO SYSTEM. COLOR: 402 "GREY QUARTZ" (BWH 10). 2 LAYERS OF 2 LAYERS OF "CORNE" STUCCO SYSTEM. COLOR: 69 "TRUE GRAY" (BWH 2).
4. STUCCO SYSTEM FINISH: "GREY" C/A HARBET SMOOTH FINISH STUCCO SYSTEM. COLOR: 402 "GREY QUARTZ" (BWH 10). 2 LAYERS OF 2 LAYERS OF "CORNE" STUCCO SYSTEM. COLOR: 69 "TRUE GRAY" (BWH 2).
5. STUCCO SYSTEM FINISH: "GREY" C/A HARBET SMOOTH FINISH STUCCO SYSTEM. COLOR: 402 "GREY QUARTZ" (BWH 10). 2 LAYERS OF 2 LAYERS OF "CORNE" STUCCO SYSTEM. COLOR: 69 "TRUE GRAY" (BWH 2).
6. EXTERIOR ACCENT STONE LAMINATE: "CORONADO STONE" OR "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
7. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
8. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
9. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
10. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
11. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
12. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
13. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
14. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
15. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
16. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
17. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
18. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
19. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".
20. EXTERIOR ACCENT STONE LAMINATE: "SUNLARK" CHISELED LIMESTONE. COLOR: "SUNLARK ASP" OR "CORNE" SIZE 12"x14".



ROOF PLAN

3/16" = 1'-0"



TYPE 3  
BUILDING "H"

PROJECT: "MIKASA LUXURY VILLAS"  
A & I CAPITAL  
P.O. BOX 80130  
FREMONT, CA 94538

OWNER: A & I CAPITAL

DESIGNED BY: G & S ENGINEERING, INC.  
1001 S. MAIN ST., SUITE 100  
FREMONT, CA 94538  
PHONE: (916) 701-1000  
FAX: (916) 701-1001  
WWW.GSENGINEERING.COM

PREPARED BY: MICHAEL J. GRIFFIN  
MICHAEL J. GRIFFIN, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
STATE OF CALIFORNIA  
NO. 45822

DATE: 09/15/21

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

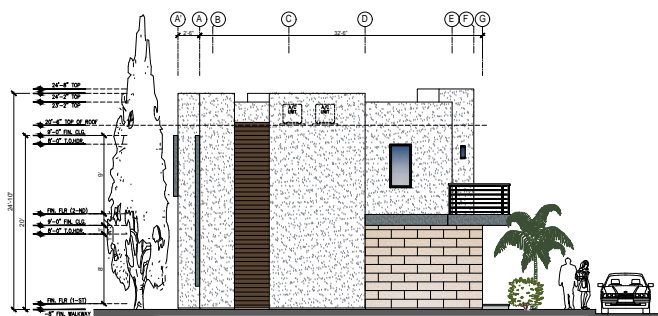
BLDG TYPE: 3

FLOOR PLAN: 3RD FLOOR PLAN

ROOF PLAN: A-3.2

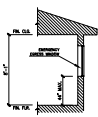
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	<p>EXTERIOR MALLS "OMEGA" / "LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: A22 "MILKY QUARTZ" (Base 10).</p>
	<p>EXTERIOR ACCENT WALLS "OMEGA" / "LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: A9 "TRUE GRAY" (Base 12).</p>
	<p>EXTERIOR ACCENT STONE LIMESTONE "CONCRETE FINISH" OR "BAMBA" / "OVERLIED LIMESTONE" COLOR: "OLIVE ASH" OR "CAMEL", SIZE "1/4\".</p>
	<p>EXTERIOR ACCENT WALLS "ODOR REDENTIONS" ALUMINUM SING. COLOR: TRADITIONAL "CHARWOOD", SIZE 6\".</p>
	<p>DOORS &amp; WINDOWS COLOR: DARK BROUZE</p>
	<p>METAL STAIRCASE COLOR: DARK BROWN</p>

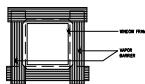
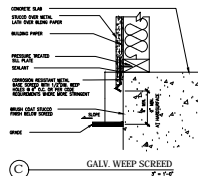
[illegible]
$$3/16'' = 1'-0''$$

$$3/16'' \equiv 1'-0''$$

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

1. BASEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SQUARE FEET IN FLOOR AREA), HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R201.1)
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 24 INCHES AND WIDTH OF 20 INCHES AND 44 INCHES MINIMUM (R201.2, R201.3, R201.4, R201.5, R201.6, R201.7, R201.8, R201.9, R201.10, R201.11, R201.12, R201.13, R201.14, R201.15, R201.16, R201.17, R201.18, R201.19, R201.20, R201.21, R201.22, R201.23, R201.24, R201.25, R201.26, R201.27, R201.28, R201.29, R201.30, R201.31, R201.32, R201.33, R201.34, R201.35, R201.36, R201.37, R201.38, R201.39, R201.40, R201.41, R201.42, R201.43, R201.44, R201.45, R201.46, R201.47, R201.48, R201.49, R201.50, R201.51, R201.52, R201.53, R201.54, R201.55, R201.56, R201.57, R201.58, R201.59, R201.60, R201.61, R201.62, R201.63, R201.64, R201.65, R201.66, R201.67, R201.68, R201.69, R201.70, R201.71, R201.72, R201.73, R201.74, R201.75, R201.76, R201.77, R201.78, R201.79, R201.80, R201.81, R201.82, R201.83, R201.84, R201.85, R201.86, R201.87, R201.88, R201.89, R201.90, R201.91, R201.92, R201.93, R201.94, R201.95, R201.96, R201.97, R201.98, R201.99, R201.100, R201.101, R201.102, R201.103, R201.104, R201.105, R201.106, R201.107, R201.108, R201.109, R201.110, R201.111, R201.112, R201.113, R201.114, R201.115, R201.116, R201.117, R201.118, R201.119, R201.120, R201.121, R201.122, R201.123, R201.124, R201.125, R201.126, R201.127, R201.128, R201.129, R201.130, R201.131, R201.132, R201.133, R201.134, R201.135, R201.136, R201.137, R201.138, R201.139, R201.140, R201.141, R201.142, R201.143, R201.144, R201.145, R201.146, R201.147, R201.148, R201.149, R201.150, R201.151, R201.152, R201.153, R201.154, R201.155, R201.156, R201.157, R201.158, R201.159, R201.160, R201.161, R201.162, R201.163, R201.164, R201.165, R201.166, R201.167, R201.168, R201.169, R201.170, R201.171, R201.172, R201.173, R201.174, R201.175, R201.176, R201.177, R201.178, R201.179, R201.180, R201.181, R201.182, R201.183, R201.184, R201.185, R201.186, R201.187, R201.188, R201.189, R201.190, R201.191, R201.192, R201.193, R201.194, R201.195, R201.196, R201.197, R201.198, R201.199, R201.200, R201.201, R201.202, R201.203, R201.204, R201.205, R201.206, R201.207, R201.208, R201.209, R201.210, R201.211, R201.212, R201.213, R201.214, R201.215, R201.216, R201.217, R201.218, R201.219, R201.220, R201.221, R201.222, R201.223, R201.224, R201.225, R201.226, R201.227, R201.228, R201.229, R201.230, R201.231, R201.232, R201.233, R201.234, R201.235, R201.236, R201.237, R201.238, R201.239, R201.240, R201.241, R201.242, R201.243, R201.244, R201.245, R201.246, R201.247, R201.248, R201.249, R201.250, R201.251, R201.252, R201.253, R201.254, R201.255, R201.256, R201.257, R201.258, R201.259, R201.260, R201.261, R201.262, R201.263, R201.264, R201.265, R201.266, R201.267, R201.268, R201.269, R201.270, R201.271, R201.272, R201.273, R201.274, R201.275, R201.276, R201.277, R201.278, R201.279, R201.280, R201.281, R201.282, R201.283, R201.284, R201.285, R201.286, R201.287, R201.288, R201.289, R201.290, R201.291, R201.292, R201.293, R201.294, R201.295, R201.296, R201.297, R201.298, R201.299, R201.300, R201.301, R201.302, R201.303, R201.304, R201.305, R201.306, R201.307, R201.308, R201.309, R201.310, R201.311, R201.312, R201.313, R201.314, R201.315, R201.316, R201.317, R201.318, R201.319, R201.320, R201.321, R201.322, R201.323, R201.324, R201.325, R201.326, R201.327, R201.328, R201.329, R201.330, R201.331, R201.332, R201.333, R201.334, R201.335, R201.336, R201.337, R201.338, R201.339, R201.340, R201.341, R201.342, R201.343, R201.344, R201.345, R201.346, R201.347, R201.348, R201.349, R201.350, R201.351, R201.352, R201.353, R201.354, R201.355, R201.356, R201.357, R201.358, R201.359, R201.360, R201.361, R201.362, R201.363, R201.364, R201.365, R201.366, R201.367, R201.368, R201.369, R201.370, R201.371, R201.372, R201.373, R201.374, R201.375, R201.376, R201.377, R201.378, R201.379, R201.380, R201.381, R201.382, R201.383, R201.384, R201.385, R201.386, R201.387, R201.388, R201.389, R201.390, R201.391, R201.392, R201.393, R201.394, R201.395, R201.396, R201.397, R201.398, R201.399, R201.400, R201.401, R201.402, R201.403, R201.404, R201.405, R201.406, R201.407, R201.408, R201.409, R201.410, R201.411, R201.412, R201.413, R201.414, R201.415, R201.416, R201.417, R201.418, R201.419, R201.420, R201.421, R201.422, R201.423, R201.424, R201.425, R201.426, R201.427, R201.428, R201.429, R201.430, R201.431, R201.432, R201.433, R201.434, R201.435, R201.436, R201.437, R201.438, R201.439, R201.440, R201.441, R201.442, R201.443, R201.444, R201.445, R201.446, R201.447, R201.448, R201.449, R201.450, R201.451, R201.45

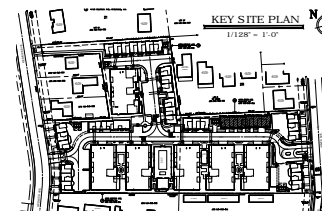


1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE. THE LOAD RESISTANCE OF THIS UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.
3. WINDOWS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2010.
4. PROVIDE ONE OPERABLE ESCAPE WINDOW ON DOOR TO ALL BEDROOMS MEETING ALL FOLLOWING: MINIMUM CLEARANCE AREA OF NO LESS THAN 5.7 SQ. FT.; A MINIMUM CLEAR 24 INCHES HEIGHT AND 20 INCHES WIDE; A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR, (2006 IBC 1003.2 & 1003.3).

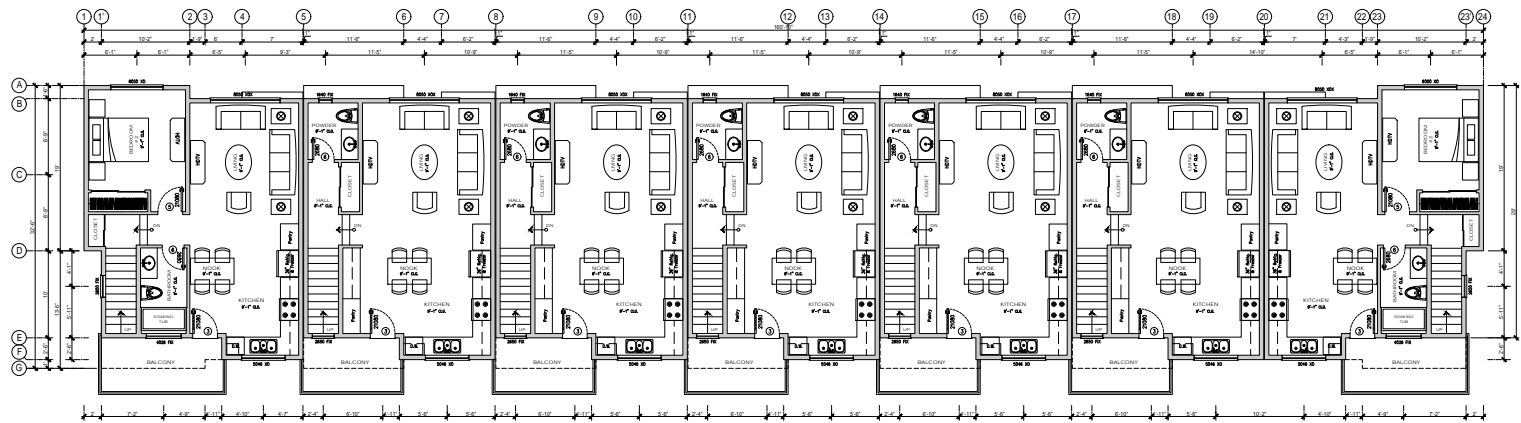


**SAFETY GLAZING NOTE:**

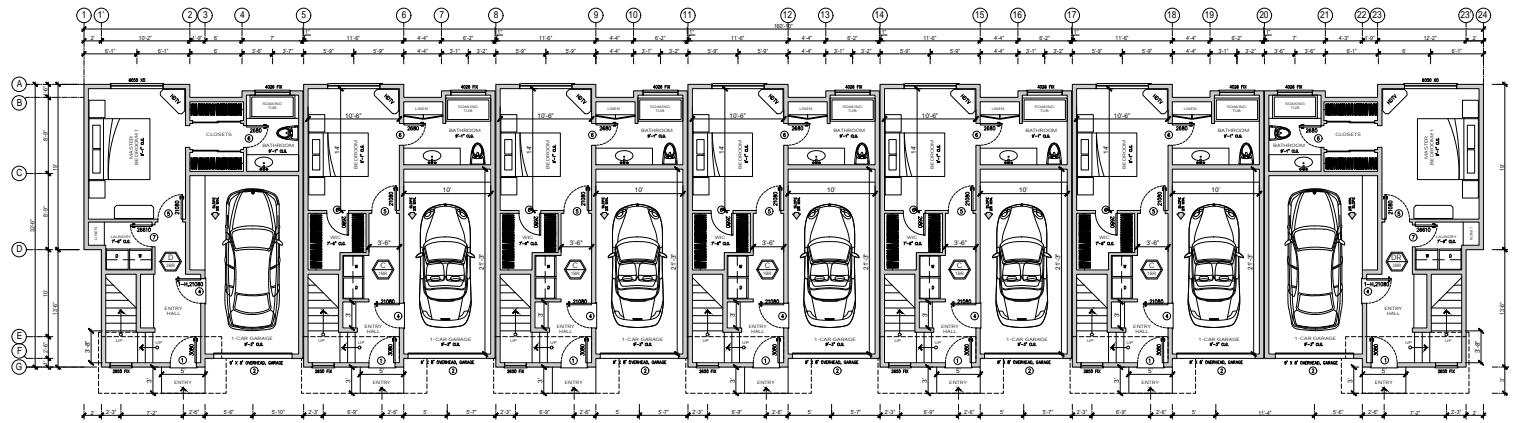
ALL GLASSED DOORS AND WINDOWS TEMPERED GLAZING. THE  
TEMPERED GLAZING SHOULD BE PERMANENTLY MARKED  
(ETCHED) AS REQUIRED BY SAFETY GLAZING REQUIREMENTS  
(ORC R308.4)



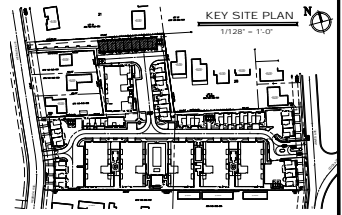
TYPE 3  
BUILDING "H"



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



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



TYPE 4  
BUILDING "I"

### BUILDING TYPE 4 AREA CALCULATION

NUMBER OF STORIES	2
FOOTPRINT AREA	5913 SQ. FT.
LIVING AREA:	
1ST FLOOR	3277 SQ. FT.
2ND FLOOR	4298 SQ. FT.
TOTAL LIVING AREA:	7575 SQ. FT.
GARAGES	1713 SQ. FT.
BALCONY	563 SQ. FT.
UNIT C - 1BR	5
UNIT D - 2BR	1
UNIT DR - 2BR	1

UNIT C / 1BR		UNIT D / 2BR		UNIT DR / 2BR	
LIVING AREA:		LIVING AREA:		LIVING AREA:	
1ST FLOOR	457 SQ. FT.	1ST FLOOR	496 SQ. FT.	1ST FLOOR	496 SQ. FT.
2ND FLOOR	590 SQ. FT.	2ND FLOOR	674 SQ. FT.	2ND FLOOR	674 SQ. FT.
TOTAL LIVING AREA:	1047 SQ. FT.	TOTAL LIVING AREA:	1170 SQ. FT.	TOTAL LIVING AREA:	1170 SQ. FT.
1-CAR GARAGE	237 SQ. FT.	1-CAR GARAGE	264 SQ. FT.	1-CAR GARAGE	264 SQ. FT.
BALCONY	75 SQ. FT.	BALCONY	94 SQ. FT.	BALCONY	94 SQ. FT.

### 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.
- Fireblocking is required in concealed spaces w/ o.c. horizontal, vertically at the ceiling and floor levels, connecting between horizontal and vertical spaces, including spaces between studs and joists, openings around vents, pipes, ducts, cables, wires, chimneys and protrusions.
- Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AIA 104.

PROJECT: MIKASA LUXURY VILLAS<sup>®</sup>  
A & L CAPITAL  
P.O. BOX 89130  
FREMONT, CA 94569

OWNER:

DESIGNED BY: G & G ENGINEERING, INC.  
1000 E. 14TH AVE., SUITE 100, ANAHEIM, CA 92805  
PHONE: 714-215-4320  
FAX: 714-215-4321  
WWW.GANDGENGINEERING.COM

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

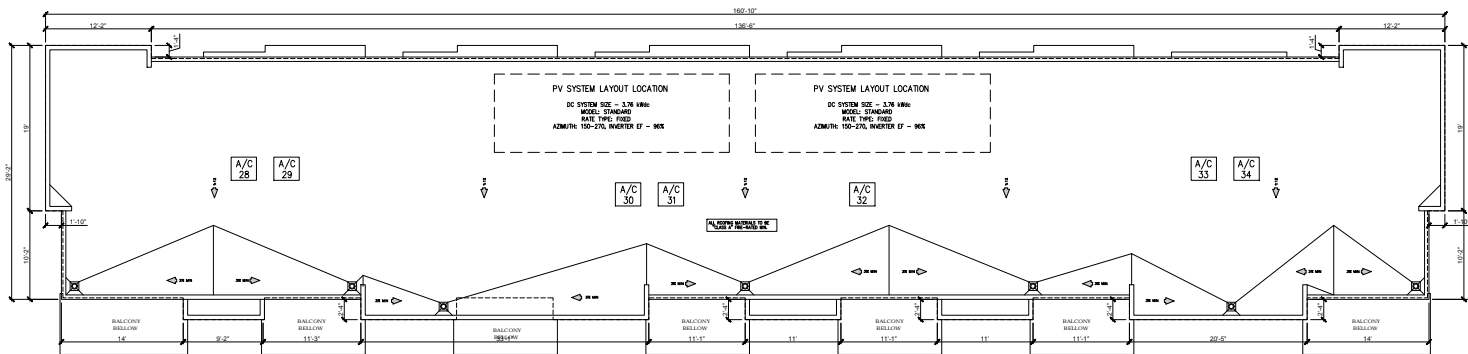
BLDG. TYPE 4  
1ST & 2ND FLOOR PLAN

SHEET: A-4.1



FRONT (SOUTH) ELEVATION

3/16" = 1'-0"

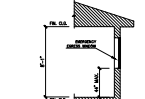
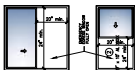


ROOF PLAN

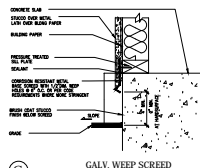
3/16" = 1'-0"

EMERGENCY ESCAPE NOTES

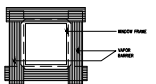
1. BUILDINGS EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT ARE NOT TO BE USED AS A MEANS OF ESCAPE. THE BUILDING SHALL BE DESIGNED TO PROVIDE A MEANS OF ESCAPE FROM ALL FLOORS AND TO PROVIDE A MEANS OF ESCAPE FROM ALL ROOMS.
2. ALL BUILDINGS EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT ARE NOT TO BE USED AS A MEANS OF ESCAPE. THE BUILDING SHALL BE DESIGNED TO PROVIDE A MEANS OF ESCAPE FROM ALL FLOORS AND TO PROVIDE A MEANS OF ESCAPE FROM ALL ROOMS.



EGRESS WINDOW WALL SEC



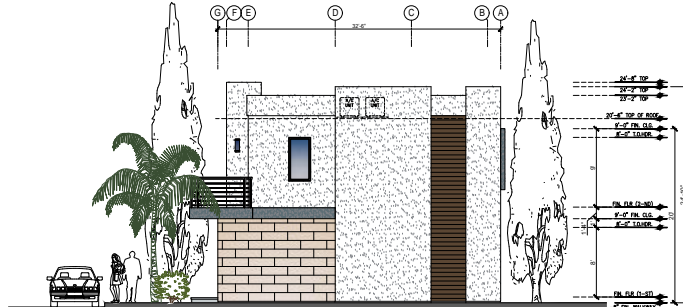
GALV. WEEP SCREEN



VAPOR BARRIER

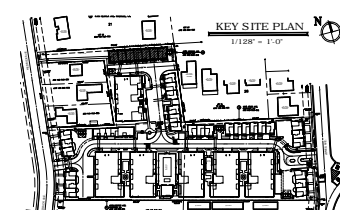
WINDOW NOTES:

1. THE MANUFACTURED WINDOW SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL WINDOW MANUFACTURING INSTITUTE (NWMA) AND SHOWING COMPLIANCE WITH THE ENERGY CODE.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANELED. THE LOWEST WEIGHT OF GLASS PER UNIT 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 1363.
4. PROVIDE ONE EMERGENCY ESCAPE WINDOW OR DOOR TO ALL MECHANICAL ROOMS. ALL THE FOLLOWING ARE SPECIFICALLY AREA OF NO LESS THAN 5.7 SQ. FT. GLASS NOT MORE THAN 20" HIGH, NOT MORE THAN 44" WIDE, AND A GLASS HEIGHT NOT MORE THAN 20" FROM THE FLOOR (SEE CODE 1003.2 & 1003.4).



RIGHT (EAST) ELEVATION

3/16" = 1'-0"



TYPE 4  
BUILDING "I"

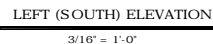
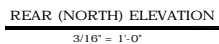
PROJECT: MIRASA LUXURY VILLAS  
3705 HERNDEN AVE. HERNDEN, CA 95050  
OWNER: A & I CAPITAL  
P.O. BOX 89030  
SAN JOSE, CA 95168

DESIGNED BY: G & S ENGINEERING, INC.  
4008 E. 1st Street, Suite 10, San Jose, CA 95128  
PHONE: 408-255-4330  
FAX: 408-255-4331  
WWW.GANDSE.COM

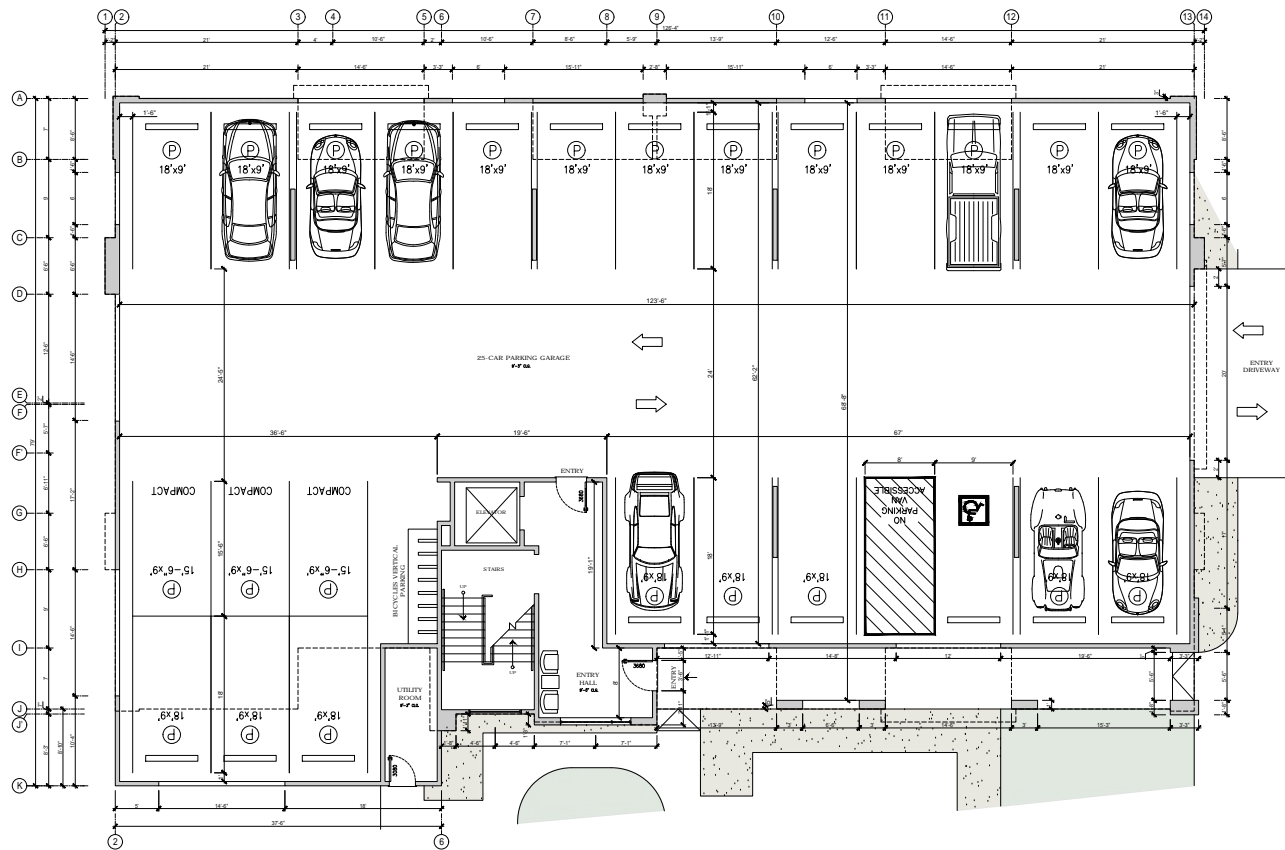
DATE: 09/15/21  
SCALE: 3/16" = 1'-0"  
SHEET: 21-7  
BLDG TYPE: 4  
ROOF PLAN, EXTERIOR ELEVATIONS  
A-4.2

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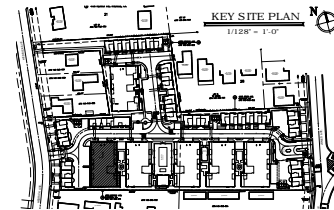
TYPE 4  
BUILDING "I"



### BUILDING TYPE 5 AREA CALCULATION

NUMBER OF STORIES	3
FOOTPRINT AREA	9097 SQ. FT.
ENTRY HALL & STAIRS	586 SQ. FT.
GARAGE (25 CARS)	7896 SQ. FT.
UTILITY ROOM	109 SQ. FT.
HALLWAYS (2x538)	1076 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 ER - 1BR	2
UNIT F - 2BR	4
UNIT FR - 2BR	4
ADA UNIT G - 2BR	1
ADA UNIT G1 - 2BR	1
UNIT H - 2BR	2
TOTAL UNITS:	14

<b>UNIT E / 1BR</b>	<b>UNIT F / 2BR</b>	<b>ADA UNIT G / 2BR</b>
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.
<b>UNIT ER / 1BR</b>	<b>UNIT FR / 2BR</b>	<b>ADA UNIT G1 / 2BR</b>
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: 434 SQ. FT.
<b>UNIT H / 2BR</b>		
TOTAL LIVING AREA: 1873 SQ. FT.		
BALCONY: 96 SQ. FT.		



### TYPE 5 BUILDING "J"

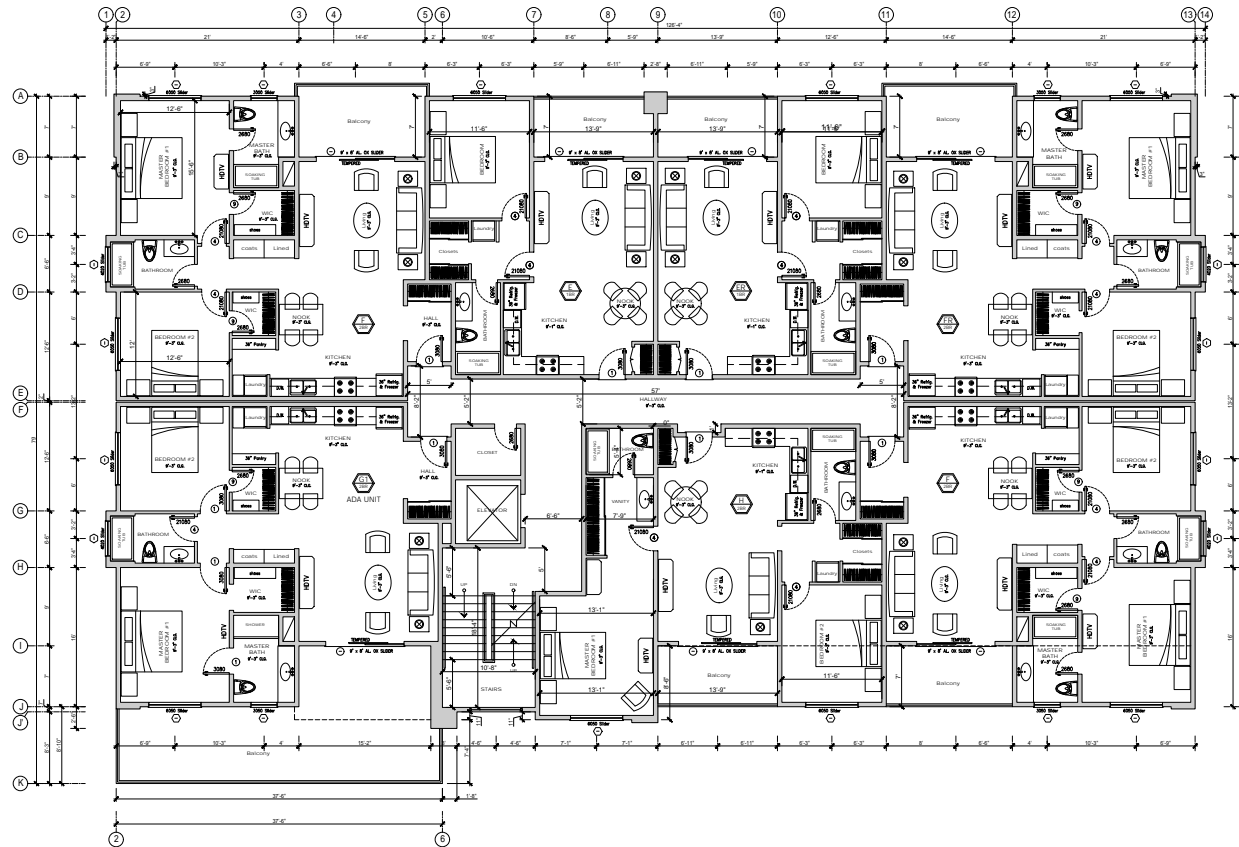
- NOTES:**
1. 5/8" TYPE X GYPSUM BOARD SHALL BE INSTALLED AT GARAGE WALLS AND CEILING.
  2. DOOR BETWEEN GARAGE AND PRIVATE RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING.
  3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES UP O.G. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS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

PROJECT: MIKASA LUXURY VILLAS<sup>®</sup>  
A 700 KENDALL AVE. IRVINE, CA 92615  
OWNER: A & H CAPITAL  
P.O. BOX 80130  
IRVINE, CA 92618

G & G ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
1000 E. LA PALMA AVE. SUITE 100, ANAHEIM, CA 92805  
PHONE: 714-215-4430  
FAX: 714-215-4430  
WWW.GGENGINEERING.COM

DESIGNED BY: HL  
DATE: 09/15/21  
SCALE: 3/16" = 1'-0"  
DRAWN BY: JH  
DATE: 12/1/21  
SCALE: 3/16" = 1'-0"  
CHECKED BY: JH  
DATE: 12/1/21  
SCALE: 3/16" = 1'-0"  
APPROVED BY: JH  
DATE: 12/1/21  
SCALE: 3/16" = 1'-0"

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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-VENTING.
3. FIREPROOFING IS REQUIRED IN CONCEALED SPACES OF ALL HORIZONTAL, VERTICAL 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 PENETRALES.
4. FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH APPA 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 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

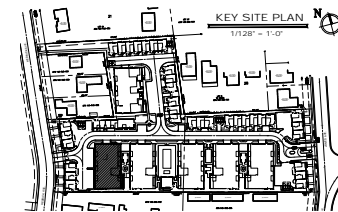
TOTAL LIVING AREA: 1176 SQ. FT.  
BALCONY: 125 SQ. FT.

ADA UNIT G1 / 2BR

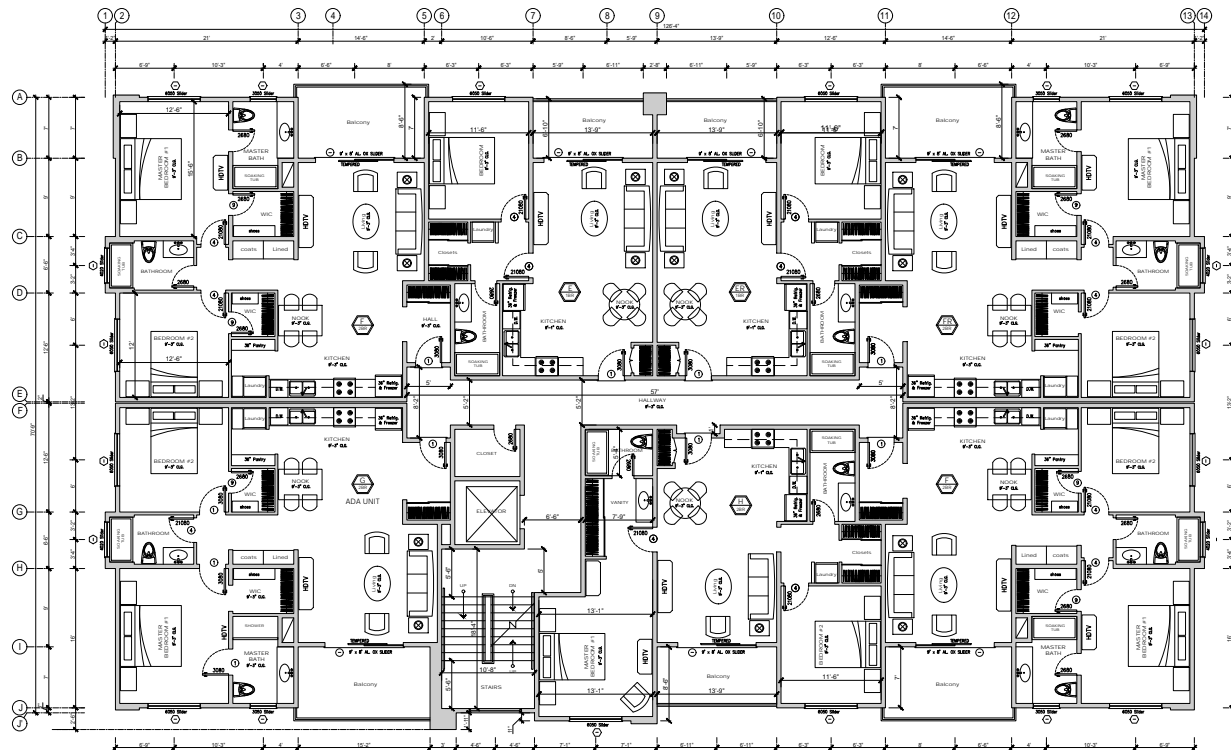
TOTAL LIVING AREA: 1197 SQ. FT.  
BALCONY: 130 SQ. FT.

UNIT H / 2BR

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



TYPE 5  
BUILDING "J"



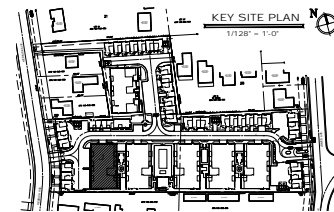
THIRD FLOOR PLAN  
3/16" = 1'-0"



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 OF 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, WIREL CHANNELS AND PENETRALES.
4. FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH NAMP 54.

<b>UNIT E / 1BR</b> TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	<b>UNIT F / 2BR</b> TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	<b>ADA UNIT G / 2BR</b> TOTAL LIVING AREA: 1197 SQ. FT. BALCONY: 130 SQ. FT.
<b>UNIT ER / 1BR</b> TOTAL LIVING AREA: 718 SQ. FT. BALCONY: 95 SQ. FT.	<b>UNIT FR / 2BR</b> TOTAL LIVING AREA: 1176 SQ. FT. BALCONY: 125 SQ. FT.	<b>ADA UNIT G1 / 2BR</b> TOTAL LIVING AREA: 1197 SQ. FT. BALCONY: 130 SQ. FT.
<b>UNIT H / 2BR</b> TOTAL LIVING AREA: 1073 SQ. FT. BALCONY: 96 SQ. FT.		



TYPE 5  
BUILDING "J"

PROJECT: MIKASA LUXURY VILLAS<sup>®</sup>  
 1705 KERRICK AVE. WILSON, CA 95605  
 OWNER: A&I CAPITAL  
 P.O. BOX 80130  
 FOLSOM, CA 95630

REGISTERED PROFESSIONAL  
 CIVIL ENGINEER  
 No. 12821  
 State of California  
 G & G ENGINEERING, INC.  
 1000 E. 14th Ave., Suite D, Anaheim, CA 92805  
 Phone: 714-215-4430  
 Fax: 714-215-4430  
 E-mail: c@centuryheritage.com  
 DATE: 09/15/21  
 SCALE: 3/16" = 1'-0"  
 SHEET: 21-7  
 BUILDING TYPE: TYPE 5  
 FLOOR: 3RD FLOOR  
 PLAN: A-5.3