

| Revisions |            |               |
|-----------|------------|---------------|
|           | 09.15.2025 | 1ST SUBMITTAL |
| 1         | 09.08.2025 | 2ND SUBMITTAL |
| 2         | 10.29.2025 | 3RD SUBMITTAL |
| 3         | 11.06.2025 | 4TH SUBMITTAL |

**CALIFORNIA WILD  
LANDSCAPE ARCHITECTURE**

alvarez@calwild.com  
714.519.1207

PROJECT:  
HINASA LUXURY VILLAS  
4618 JONES AVENUE,  
4663 HEDRICK AVENUE,  
5470S HEDRICK AVENUE,  
RIVERSIDE, CA 92505

CLIENT:  
CENTURY HERITAGE BUILDERS, INC.  
4095 E. LA PALMA AVE., SUITE D  
ANAHEIM, CA 92807  
714.844.2404  
chb@centuryheritageinc.com



## Trees and Palms



## Shrubs and Groundcovers



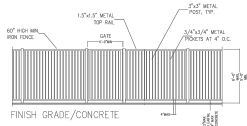
Job No.: --  
Drawn By: AK  
Checked By: AK  
Plan Date: 11.06.2025  
Scale: --

TITLE:  
**PLANTING  
IMAGERY**

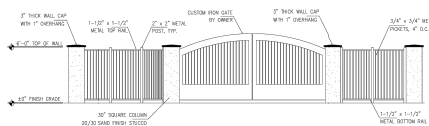
SHEET NUMBER:  
**L.2**

PLAN STATUS:  
**FOR PLANNING  
APPROVAL**

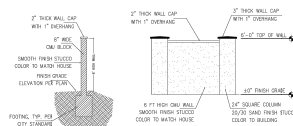




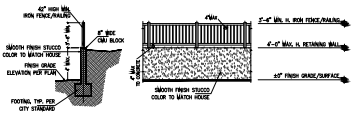
DETAIL 1 IRON FENCE DETAILS, TYP N12



DETAIL 2 FENCE & GATE ELEVATION N12



DETAIL 3 CMU WALL ELEVATION N12

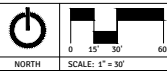
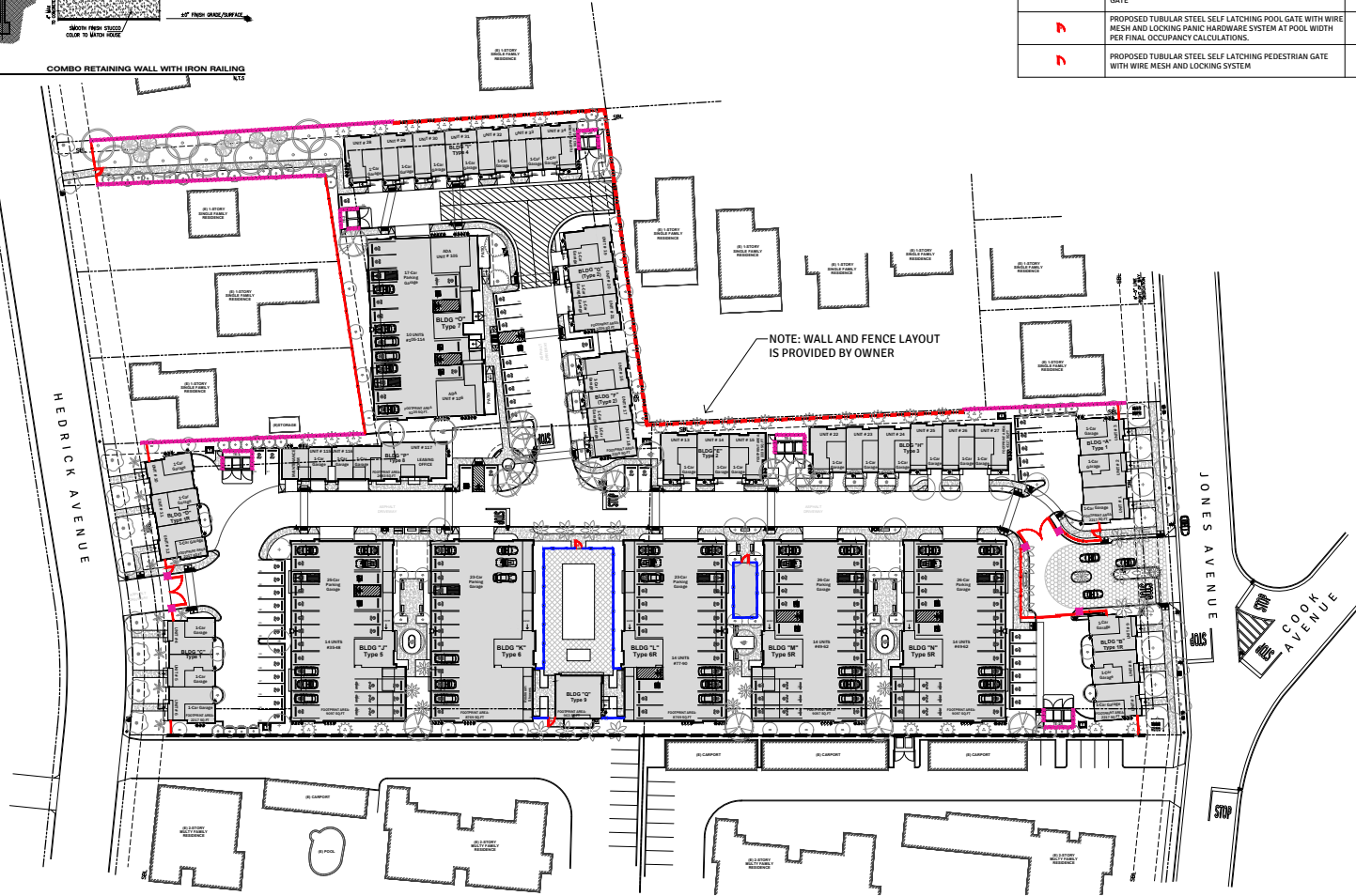


DETAIL 4 COMBO RETAINING WALL WITH IRON RAILING N12

WALL AND FENCE DETAILS  
(PROVIDED BY OWNER)

WALL AND FENCE LEGEND:

|  | DETAIL                                                                                                                                            |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------|
|  | PROPOSED COMBO RETAINING WALL WITH TOP IRON RAILING FENCE 4                                                                                       |
|  | EXISTING 6'-0" HEIGHT MASONRY BLOCK SIDE WALL -                                                                                                   |
|  | PROPOSED 6'-0" HEIGHT MASONRY BLOCK SIDE WALL 3                                                                                                   |
|  | PROPOSED 6'-0" HEIGHT TUBULAR STEEL SINGLE RAIL STREET FACE FENCE 1                                                                               |
|  | PROPOSED 5'-0" MIN. HEIGHT TUBULAR STEEL SINGLE RAIL TOT LOT AND POOL ENCLOSURE FENCE 1                                                           |
|  | PROPOSED 6'-8" HEIGHT MASONRY BLOCK PLASTER 2                                                                                                     |
|  | PROPOSED TUBULAR STEEL DOUBLE SWING NORMALLY CLOSED ACCESS GATE 2                                                                                 |
|  | PROPOSED TUBULAR STEEL SLIDING NORMALLY CLOSED ACCESS GATE -                                                                                      |
|  | PROPOSED TUBULAR STEEL SELF-LATCHING POOL GATE WITH WIRE MESH AND LOCKING PANIC HARDWARE SYSTEM AT POOL WIDTH PER FINAL OCCUPANCY CALCULATIONS. - |
|  | PROPOSED TUBULAR STEEL SELF-LATCHING PEDESTRIAN GATE WITH WIRE MESH AND LOCKING SYSTEM 2                                                          |



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|   |            |               |
|---|------------|---------------|
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4618 JONES AVENUE,  
4663 HEDRICK AVENUE,  
5470S HEDRICK AVENUE,  
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714.844.2404  
chb@centuryheritageinc.com

STAMP:

Job No.: -

Drawn By: AK

Checked By: AK

Plan Date: 11.06.2023

Scale: 1" = 30'

TITLE:

LANDSCAPE  
WALL & FENCE  
PLAN

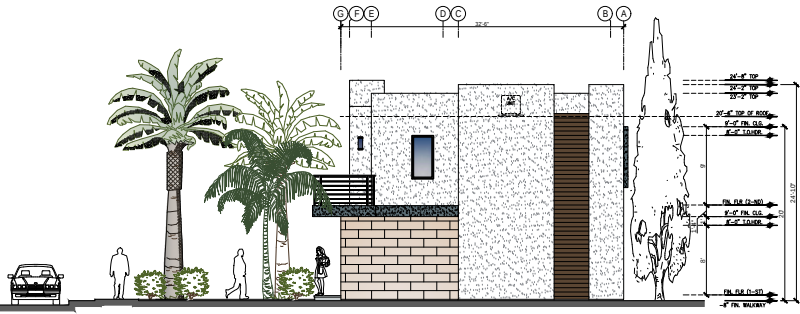
SHEET NUMBER:

L4

PLAN STATUS:

FOR PLANNING  
APPROVAL

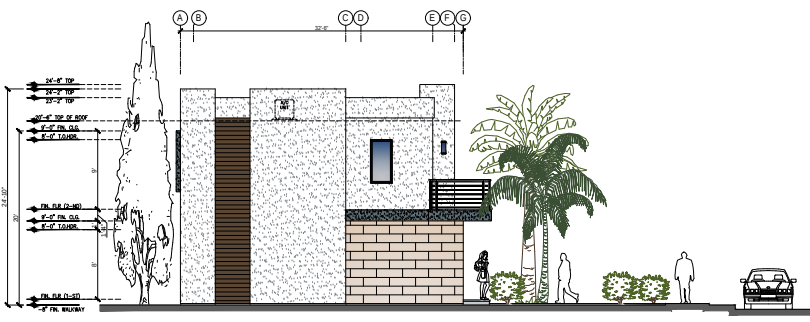




**RIGHT (NORTH) ELEVATION**  
3/16" = 1'-0"



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



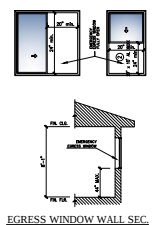
**LEFT (SOUTH) ELEVATION**  
3/16" = 1'-0"



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

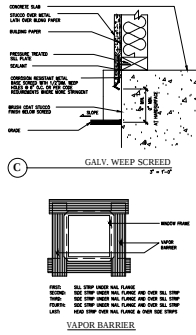
**EMERGENCY ESCAPE NOTES**

1. HANDICAPPED ESCAPE PATHS SHALL BE PROVIDED FOR EACH UNIT. HANDICAPPED ESCAPE PATHS SHALL BE PROVIDED FOR EACH UNIT. HANDICAPPED ESCAPE PATHS SHALL BE PROVIDED FOR EACH UNIT.
2. HANDICAPPED ESCAPE PATHS SHALL BE PROVIDED FOR EACH UNIT. HANDICAPPED ESCAPE PATHS SHALL BE PROVIDED FOR EACH UNIT. HANDICAPPED ESCAPE PATHS SHALL BE PROVIDED FOR EACH UNIT.



**WINDOW NOTES:**

1. THE UNPAINTED WINDOW SHALL HAVE A LABEL ATTACHED TO THE WINDOW FRAME BY THE MANUFACTURER. THE LABEL SHALL BE PLACED IN THE LOWER CORNER OF THE WINDOW FRAME. THE LABEL SHALL BE PLACED IN THE LOWER CORNER OF THE WINDOW FRAME.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE-PANED. THE LOWEST WINDOW OR EXTERIOR DOOR SHALL BE DOUBLE-PANED. THE LOWEST WINDOW OR EXTERIOR DOOR SHALL BE DOUBLE-PANED.
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. PROVIDE ONE OPERABLE WINDOW OR DOOR TO EACH BEDROOM. PROVIDE ONE OPERABLE WINDOW OR DOOR TO EACH BEDROOM. PROVIDE ONE OPERABLE WINDOW OR DOOR TO EACH BEDROOM.
5. ALL GLAZING SHALL BE SAFETY GLAZING. ALL GLAZING SHALL BE SAFETY GLAZING. ALL GLAZING SHALL BE SAFETY GLAZING.
6. PROVIDE ONE OPERABLE WINDOW OR DOOR TO EACH BEDROOM. PROVIDE ONE OPERABLE WINDOW OR DOOR TO EACH BEDROOM. PROVIDE ONE OPERABLE WINDOW OR DOOR TO EACH BEDROOM.



**HATCH LEGEND**

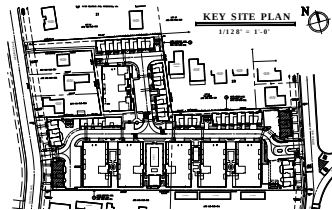


**EXTERIOR ELEVATION KEYNOTES**

1. FLAT ROOF.
2. GALT METAL WEEP SCREEN.
3. STUCCO SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
4. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
5. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
6. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
7. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
8. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
9. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
10. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
11. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
12. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
13. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
14. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
15. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
16. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
17. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
18. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
19. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".
20. "TWO" SYSTEM FINISH FROM "TWO" TO "A" HATCH. COLOR: "A2".

**SAFETY GLAZING NOTE:**

ALL GLAZING SHALL BE SAFETY GLAZING. ALL GLAZING SHALL BE SAFETY GLAZING. ALL GLAZING SHALL BE SAFETY GLAZING.



**TYPE 1 BUILDING "A"**  
(TYPICAL FOR BUILDINGS "C" & "E.")

PROJECT: MIKASA LUXURY VILLAS  
& 200 HERNDEN AVE. HERNDEN, CA 92509

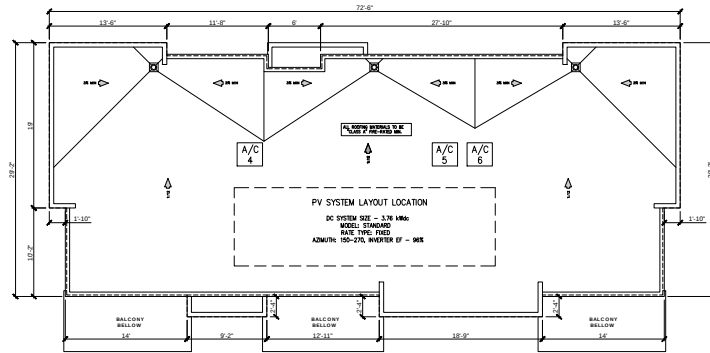
OWNER: A. & J. CAPITAL  
TUCUMCARI, CA 92580

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

BLDG. TYPE: TYPE 1  
EXTERIOR ELEVATIONS  
A-1.2

NOTICE:

THIS SET OF DRAWINGS IS THE PROPERTY OF CENTURY HERITAGE BUILDERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF CENTURY HERITAGE BUILDERS, INC. IS STRICTLY PROHIBITED.

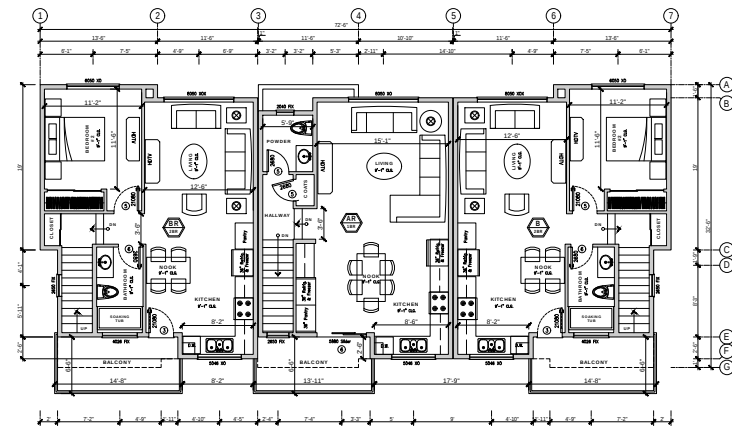


**ROOF PLAN**  
3/16" = 1'-0"

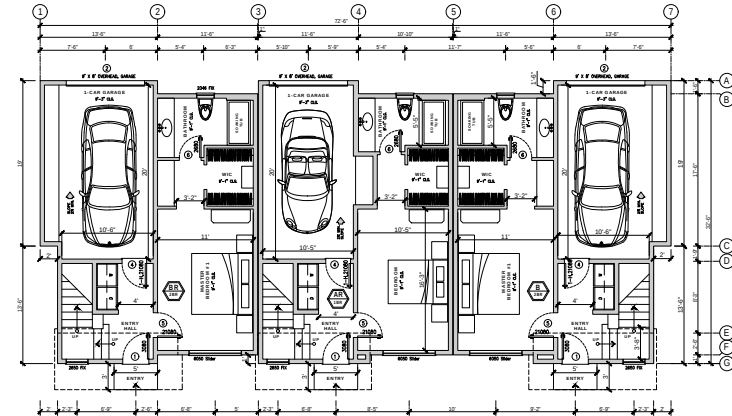


**NOTES:**

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 S.D. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN CONCRETE, AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIRS AND LANDING, OPENINGS ABOVE DOORS, WALLS, CEILING, GABLES, WALLS, CHIMNEYS AND FIREPLACES.
4. FIELD-SPANNING ENDS, NOTCHES AND GRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AREA RA.



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



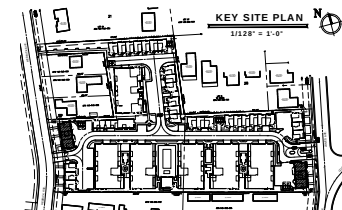
**FIRST FLOOR PLAN**  
3/16" = 1'-0"



**BUILDING TYPE 1R  
AREA CALCULATION**

|                    |              |
|--------------------|--------------|
| NUMBER OF STORIES  | 2            |
| FOOTPRINT AREA     | 2217 SQ. FT. |
| LIVING AREA:       |              |
| 1ST FLOOR          | 1423 SQ. FT. |
| 2ND FLOOR          | 1526 SQ. FT. |
| TOTAL LIVING AREA: | 3349 SQ. FT. |
| GARAGES            | 790 SQ. FT.  |
| BALCONY            | 276 SQ. FT.  |
| UNIT AR - 1BR      | 1            |
| UNIT B - 2BR       | 1            |
| UNIT BR - 2BR      | 1            |

| UNIT AR / 1BR      |              | UNIT B / 2BR       |              | UNIT BR / 2BR      |              |
|--------------------|--------------|--------------------|--------------|--------------------|--------------|
| LIVING AREA:       |              | LIVING AREA:       |              | LIVING AREA:       |              |
| 1ST FLOOR          | 453 SQ. FT.  | 1ST FLOOR          | 485 SQ. FT.  | 1ST FLOOR          | 485 SQ. FT.  |
| 2ND FLOOR          | 584 SQ. FT.  | 2ND FLOOR          | 671 SQ. FT.  | 2ND FLOOR          | 671 SQ. FT.  |
| TOTAL LIVING AREA: | 1037 SQ. FT. | TOTAL LIVING AREA: | 1156 SQ. FT. | TOTAL LIVING AREA: | 1156 SQ. FT. |
| 1-CAR GARAGE       | 246 SQ. FT.  | 1-CAR GARAGE       | 272 SQ. FT.  | 1-CAR GARAGE       | 272 SQ. FT.  |
| BALCONY            | 88 SQ. FT.   | BALCONY            | 94 SQ. FT.   | BALCONY            | 94 SQ. FT.   |



**TYPE 1R  
BUILDING "B"**  
(TYPICAL FOR BUILDING "D")

PROJECT: MIKASA LUXURY VILLAS  
A 100 KERICK AVE. IRVINE, CA 92618  
OWNER: A & L CAPITAL  
P.O. BOX 89130  
IRVINE, CA 92618

DESIGNED BY: C & G ENGINEERING, INC.  
1000 E. LA PALMA 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: 1R  
1ST & 2ND FLOOR PLANS, ROOF PLAN  
A-1.3