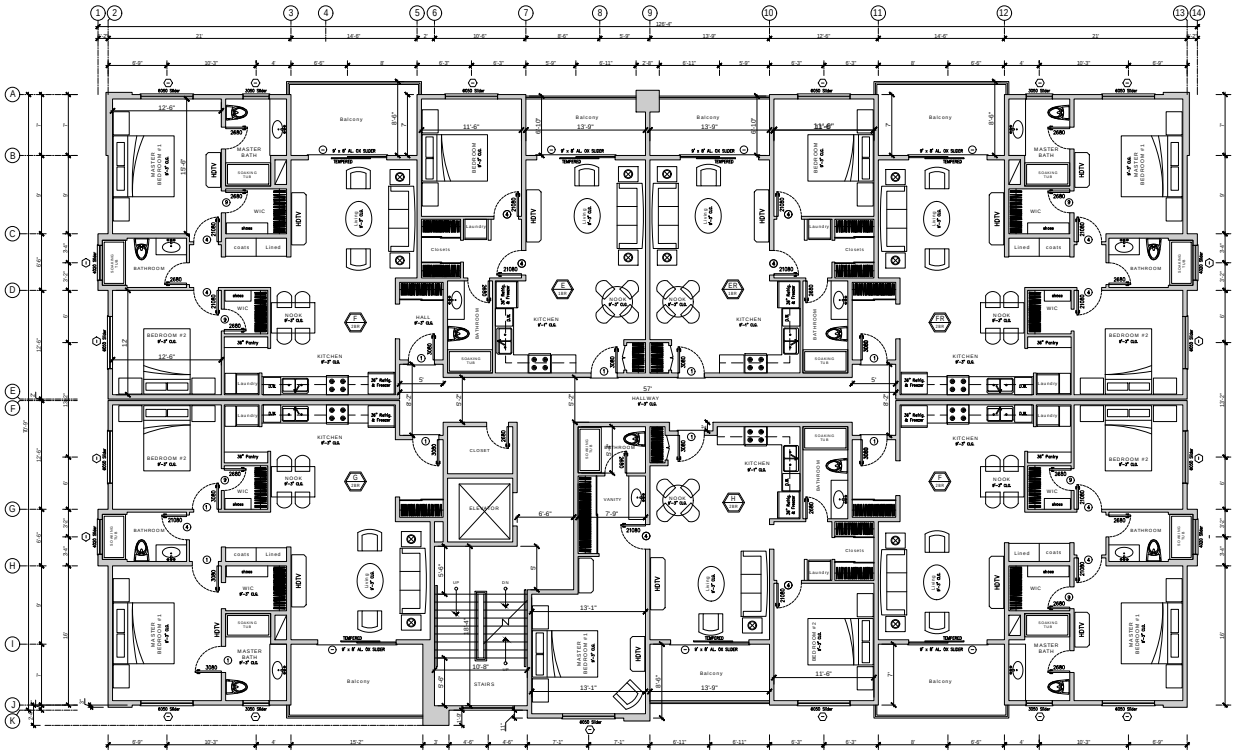
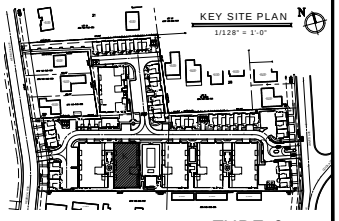


THIRD FLOOR PLAN
3/16" = 1'-0"

N



KEY SITE PLAN
1/128" = 1'-0"

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

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.

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

OWNER: A & L CAPITAL
P.O. BOX 893130
TEMECULA, CA 92589

REGISTERED PROFESSIONAL ENGINEER
ALASKA SPECIALTY
No. CS2292
CIVIL
STATE OF CALIFORNIA

G & G ENGINEERING, INC.
1201 N. MANASSERO ST., STE. 402
ANAHEIM, CALIFORNIA 92801
PHONE: (714) 476-7300
FAX: (714) 476-7305
EMAIL: INFO@GNGINC.COM
PREPARED UNDER SUPERVISION OF:
APPROVED BY: Alexander Gregorian
R.E.E. NO. C52293
EXP. DATE: 12-31-22
CIL CERTIFICATE NO. 0C-0000
CIL EXPIRATION DATE: 12-31-2022

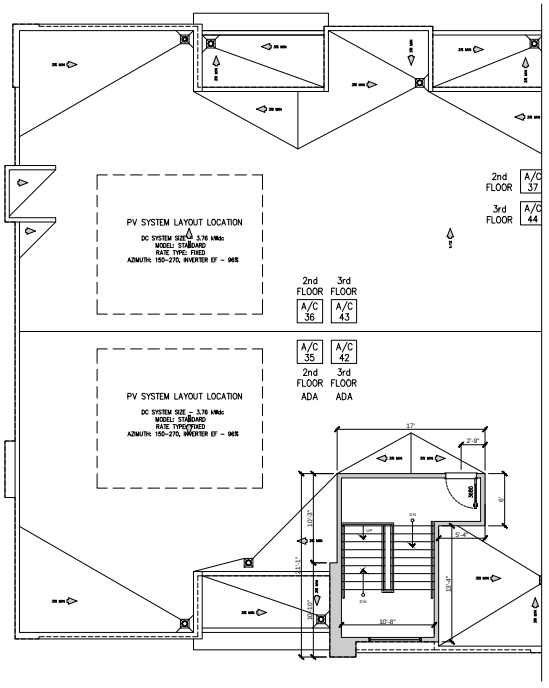
LICENSED GENERAL CONTRACTOR
CENTURY HERITAGE BUILDERS, INC.
No. 0-0-0-0-0-0
Expires
Date
STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.
4090 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: info@centuryheritagebc.com
CSL #914011

Design by: CHB

NOTICE:
ARCHITECTURAL/ENGINEERING DESIGN DRAWINGS, PLANS, SPECIFICATIONS, PROPRIETARY OVER-SIZED DIMENSIONAL CONSTRUCTION DRAWINGS, PLANS, SPECIFICATIONS, ESTIMATES, PROPOSALS, AND OTHER DOCUMENTS PROVIDED BY THIS FIRM.
THE DESIGN, DRAWINGS, AND LAYOUTS SHOWN IN THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND CONTRACTOR OR PROFESSIONAL ENGINEER, INC. THEREFORE, THEY MUST NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, CONTRACTOR, OR PE.

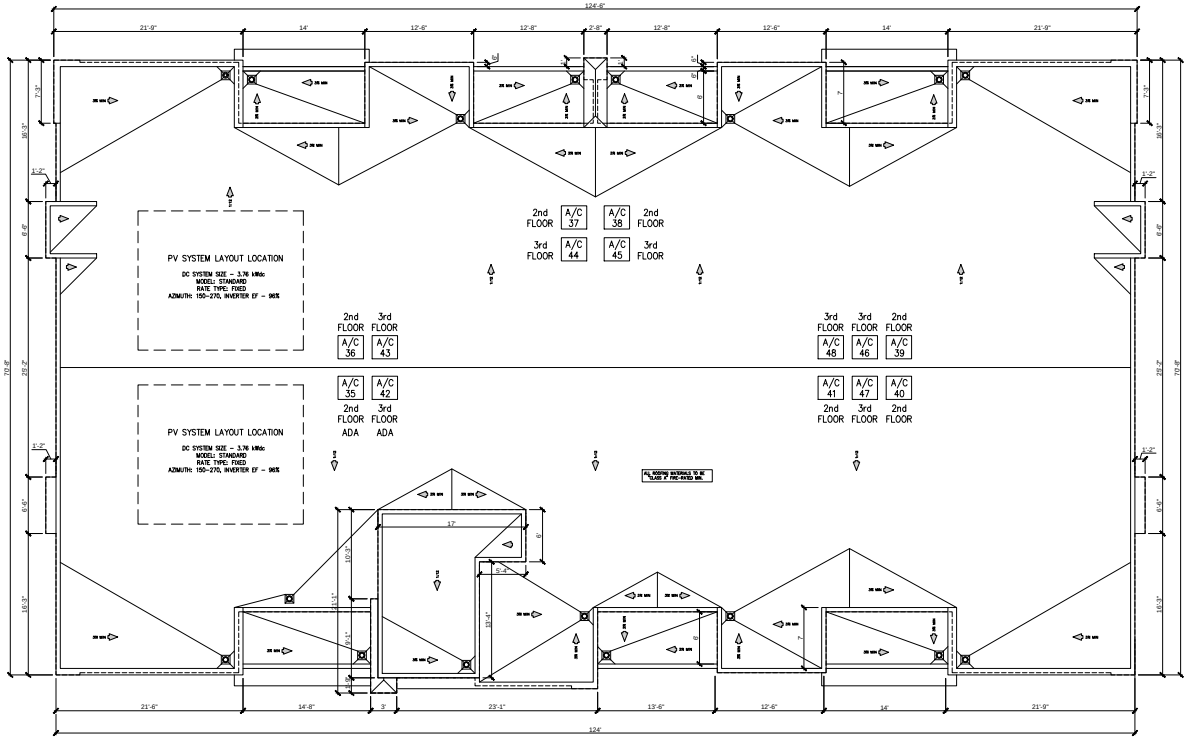
DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6 3RD FLOOR PLAN
SHEET: A-6.3
1 OF SHEETS



ROOF ACCESS PLAN

3/16" = 1'-0"

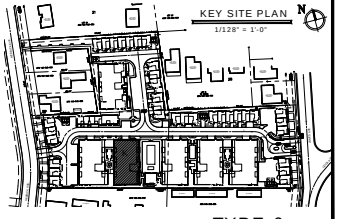
N



ROOF PLAN

3/16" = 1'-0"

N



KEY SITE PLAN

1/128" = 1'-0"

N

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

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

REGISTERED PROFESSIONAL ENGINEER
ALASDAIR GREGSTON
No. C52292
CIVIL
STATE OF CALIFORNIA
EXP. DATE: 12-31-22

G & G ENGINEERING, INC.
1201 N. MANASSERO ST., STE. 402
ANAHEIM, CALIFORNIA 92801
PHONE: (714) 528-7200
FAX: (714) 528-7201
EMAIL: RGGENGINEER@AOL.COM
REVIEWED UNDER SUPERVISION OF:
APPROVED BY: Alasdair Gregston
R.E.C.E. NO. C52292
EXP. DATE: 12-31-22
CSI CERTIFICATE OF REGISTRATION

LICENSED GENERAL CONTRACTOR
CENTURY HERITAGE BUILDERS, INC.
No. 0-684324
Expiration Date
STATE OF CALIFORNIA

Design by:
CENTURY HERITAGE BUILDERS, INC.
4090 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: chb@centuryheritagebc.com
CSL #684324

NOTICE:

THE IDEAS, DESIGNS, AND LAYOUTS SHOWN IN THESE PLANS ARE THE PROPERTY OF CENTURY HERITAGE BUILDERS, INC. THEREFORE, THEY MUST NOT BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT THE PERMISSION OF CENTURY HERITAGE BUILDERS, INC.

DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6 ROOF PLAN ROOF ACCESS PLAN
SHEET: A-6.4
1 OF SHEETS

FRONT (EAST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND

- EXTERIOR WALLS "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 432 "MILKY QUARTZ" (Base 10).
- EXTERIOR ACCENT WALLS "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 69 "BLUE GRAY" (Base 2).
- EXTERIOR ACCENT STONE LAMINATE "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE COLOR: "CREMET", SIZE 12"x24".
- EXTERIOR ACCENT WALLS "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "DIAMWOOD", SIZE 4".
- DOORS & WINDOWS COLOR: DARK BRONZE
- METAL GUARDRAIL COLOR: DARK BROWN

WINDOW NOTES:

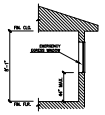
1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL, (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE. THE LOAD DESIGN PRESSURE RATING UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE 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 OPENABLE 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 OVER 44 INCHES ABOVE THE FLOOR. (2016 C.B.C. 1030.2 & 1030.3)

EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. GALV. METAL WEEP SCREED
3a. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA", COLOR: 432 "MILKY QUARTZ" (Base 10). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
3b. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA" COLOR: 69 "BLUE GRAY" (Base 2). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
4. EXTERIOR ACCENT STONE LAMINATE. "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE, COLOR: "SILVER ASH", SIZE 12"x24".
5. EXTERIOR ACCENT SIDING LAMINATE. "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "DIAMWOOD", SIZE 4".
6. CONCRETE LANDING. (0.07 MIN. BELOW FIN. FLOOR)
7. CUSTOM WOOD ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
8. METAL GARAGE DOOR. WOOD-GRAIN DARK BROWN FINISH.
9. 42" HIGH METAL GUARD RAIL, COLOR - DARK BROWN FINISH.
10. EXTERIOR LIGHT FIXTURES, BY OWNER.
11. FLEETWOOD OR WESTERN ALUMINUM FRENCH SLIDING DOORS. FRAME COLOR - TAN.
12. FLEETWOOD OR WESTERN ALUMINUM FRENCH DOORS. FRAME COLOR - TAN.
13. ALUMINUM WINDOWS BY FLEETWOOD OR WESTERN. FRAME COLOR - TAN.
14. FIBER GLASS WINDOWS. FRAME COLOR - TAN.
15. CUSTOM ALUMINUM GLASS ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
16. CUSTOM ALUMINUM ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
17. ALUMINUM UTILITY ROOM DOOR, COLOR-STAIN-BROWN FINISH.
18. ROOF MOUNTED AIR CONDITIONING UNIT.

EMERGENCY ESCAPE NOTES

1. EMERGENCY ESCAPE PLANE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SQUARE FEET IN FLOOR AREA. ACCESSIBLE ATTIC AND CRAWL SPACES SHALL BE PROVIDED WITH AT LEAST ONE OPENING. (EMERGENCY ESCAPE AND RESCUE OPENING 1031.1)
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. (EMERGENCY ESCAPE AND RESCUE OPENING MEASURED FROM FIN. FLOOR (R310.1.1, R310.2.2 AND R310.1.3)

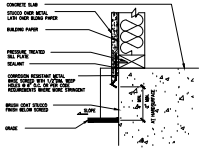


EGRESS WINDOW WALL SEC.

N.T.S.

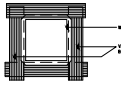
SAFETY GLAZING NOTE:

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



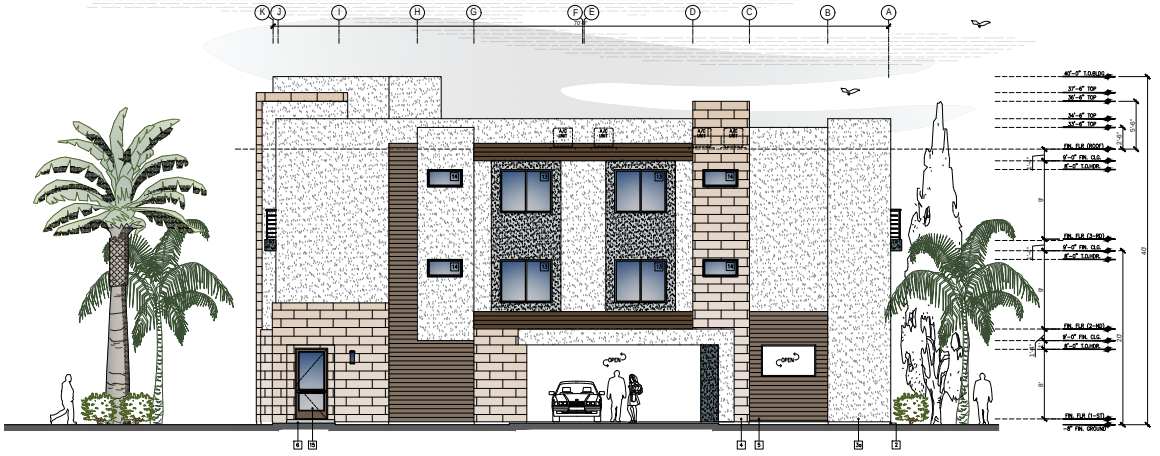
C GALV. WEEP SCREED

3" = 1'-0"



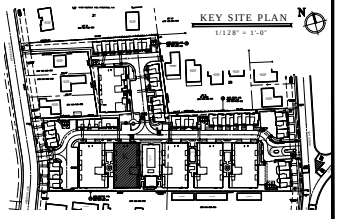
FIRST: SILL STRIP UNDER WAL FLANGE
SECOND: SIDE STRIP UNDER WAL FLANGE AND OVER SILL STRIP
THIRD: SIDE STRIP UNDER WAL FLANGE AND OVER SILL STRIP
FOURTH: SIDE STRIP UNDER WAL FLANGE AND OVER SILL STRIP
LAST: HEAD STRIP OVER WAL FLANGE & OVER SIDE STRIPS

VAPOR BARRIER



RIGHT (NORTH) ELEVATION

3/16" = 1'-0"



KEY SITE PLAN

1/128" = 1'-0"

TYPE 6

BUILDING "K"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS" 4618 JONES AVE., 4663 HEDRICK AVE. & 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

OWNER: A & L CAPITAL P.O. BOX 893130 TEMECULA, CA 92589

REGISTERED PROFESSIONAL ENGINEER ANDREW GREGORY No. C52292 CIVIL STATE OF CALIFORNIA

G & G ENGINEERING, INC. 1261 N. MANASSERO ST., STE. 402 RIVERSIDE, CA 92506 PHONE: (714) 419-1200 FAX: (714) 419-1201 EMAIL: INFO@GGENGINEER.COM

PREPARED FOR AND SUBMITTED BY:

APPROVED BY: Andrew Gregory

R.C.E. NO. C52292

EXP. DATE: 12-31-22

CA. CERTIFICATE OF AUTHORITY: 1-2-2-19

LICENSED GENERAL CONTRACTOR No. 0-836234 STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.

4090 E La Palma Ave. Suite D, Anaheim, CA 92807

Phone: 714-215-4430

E-mail: cbh@centuryheritagebc.com

CSL #914411

Design by: CHB

NOTICE:

DRAWN: HL

DATE: 09/15/21

SCALE: 3/16=1'-0"

JOB #: 21-7

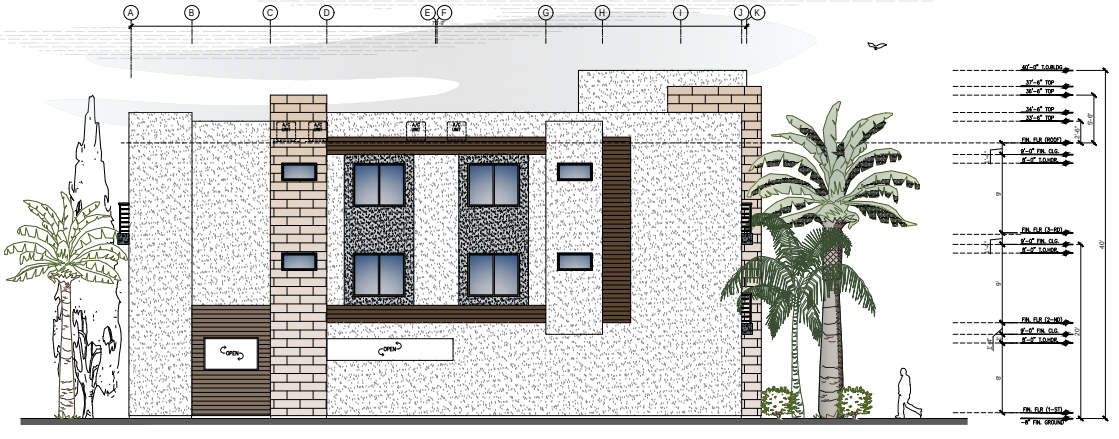
TITLE: BLDG TYPE 6 EXTERIOR ELEVATIONS

SHEET: A-6.5

OF SHEETS

REAR (WEST) ELEVATION

3/16" = 1'-0"



LEFT (SOUTH) ELEVATION

3/16" = 1'-0"

HATCH LEGEND

- EXTERIOR WALLS — "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 432 "MILKY QUARTZ" (Base 95).
- EXTERIOR ACCENT WALLS — "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 69 "TRUE GRAY" (Base 2).
- EXTERIOR ACCENT STONE LAMINATE — "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE COLOR: "CREME", SIZE 12"x24".
- EXTERIOR ACCENT WALLS — "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "CHAMWOOD", SIZE 6".
- DOORS & WINDOWS — COLOR: DARK BRONZE
- METAL GUARDRAIL — COLOR: DARK BROWN

WINDOW NOTES:

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 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010.
4. PROVIDE ONE OPERABLE EGCAPE 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 OVER 44 INCHES ABOVE THE FLOOR. (2016 C.B.C. 1030.3 & 1030.5)

EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. GALV. METAL WEEP SCREED
3. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA", COLOR: 432 "MILKY QUARTZ" (Base 95). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
3a. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA" COLOR: 69 "TRUE GRAY" (Base 2). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
4. EXTERIOR ACCENT STONE LAMINATE, "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE, COLOR: "SILVER ASH", SIZE: 12"x24".
5. EXTERIOR ACCENT SIDING LAMINATE. "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "CHAMWOOD", SIZE 6".
6. CONCRETE LANDING. (0.5" MIN. BELOW FIN. FLOOR)
7. CUSTOM WOOD ENTRY DOOR, COLOR=STAIN=BROWN FINISH.
8. METAL GARAGE DOOR. WOOD=GRAIN DARK BROWN FINISH.
9. 42" HIGH METAL GUARD RAIL, COLOR – DARK BROWN FINISH.
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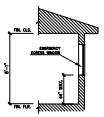
11. FLEETWOOD OR WESTERN ALUMINUM FRENCH SLIDING DOORS. FRAME COLOR – TAN.
12. FLEETWOOD OR WESTERN ALUMINUM FRENCH DOORS. FRAME COLOR – TAN.
13. ALUMINUM WINDOWS BY FLEETWOOD OR WESTERN. FRAME COLOR – TAN.
14. FIBER GLASS WINDOWS. FRAME COLOR – TAN.
15. CUSTOM ALUMINUM GLASS ENTRY DOOR, COLOR=STAIN=BROWN FINISH.
16. CUSTOM ALUMINUM ENTRY DOOR, COLOR=STAIN=BROWN FINISH.
17. ALUMINUM UTILITY ROOM DOOR, COLOR=STAIN=BROWN FINISH.
18. ROOF MOUNTED AIR CONDITIONING UNIT.

EMERGENCY ESCAPE NOTES

1. BASEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT ACCESS) SHALL HAVE AT LEAST ONE OPENING PER BEDROOM OR SLEEPING AREA THAT IS EQUIPPED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS. (2016 C.R.C. R310.1)
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 MAXIMUM TO SILL MEASURED FROM FIN. FLOOR. (R310.1.1, R310.1.2 AND R310.1.3)

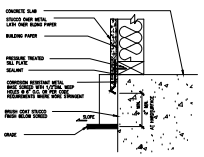


EGRESS WINDOW WALL SEC.

N.T.S.

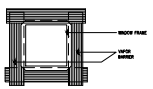
SAFETY GLAZING NOTE:

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



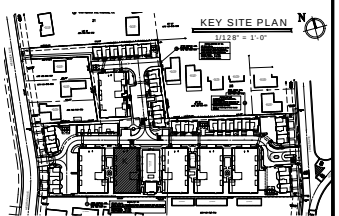
C GALV. WEEP SCREED

3" = 1'-0"



FIRST: SILL STRIP UNDER BAR FLANGE
SECOND: SIDE STRIP UNDER BAR FLANGE AND OVER SILL STRIP
THIRD: SIDE STRIP UNDER BAR FLANGE AND OVER SILL STRIP
FOURTH: SIDE STRIP UNDER BAR FLANGE AND OVER SILL STRIP
LAST: HEAD STRIP OVER BAR FLANGE & OVER SIDE STRIPS

VAPOR BARRIER



KEY SITE PLAN

1/128" = 1'-0"

TYPE 6

BUILDING "K"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.
& 4700 HEDRICK AVE. RIVERSIDE, CA. 92505

OWNER: A & L CAPITAL
P.O. BOX 893130
TEMECULA, CA 92589

REGISTERED PROFESSIONAL ENGINEER — ANDREW GREGORY — No. C52742 — CIVIL — STATE OF CALIFORNIA

G & G ENGINEERING, INC.
1281 N. MANASSERO ST., STE. 403
RIVERSIDE, CA 92506
PREPARED UNDER SUPERVISION OF:
PHONE (714) 415-2128
EMAIL: DESIGN@GGENGINEERING.COM
APPROVED BY: ANDREW GREGORY
DATE: 11-21-22
EXP. DATE: 12-31-23
R.C.E. NO. C52742
CIVIL ENGINEERING & SURVEYING

LICENSED GENERAL CONTRACTOR — No. B-1063231 — STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.
4206 E La Palma Ave. Suite G, Anaheim, CA 92807
Phone: 714-235-4430
E-mail: Jeff@chbconstruction.com
CSL: 1063231

Design by: CHB

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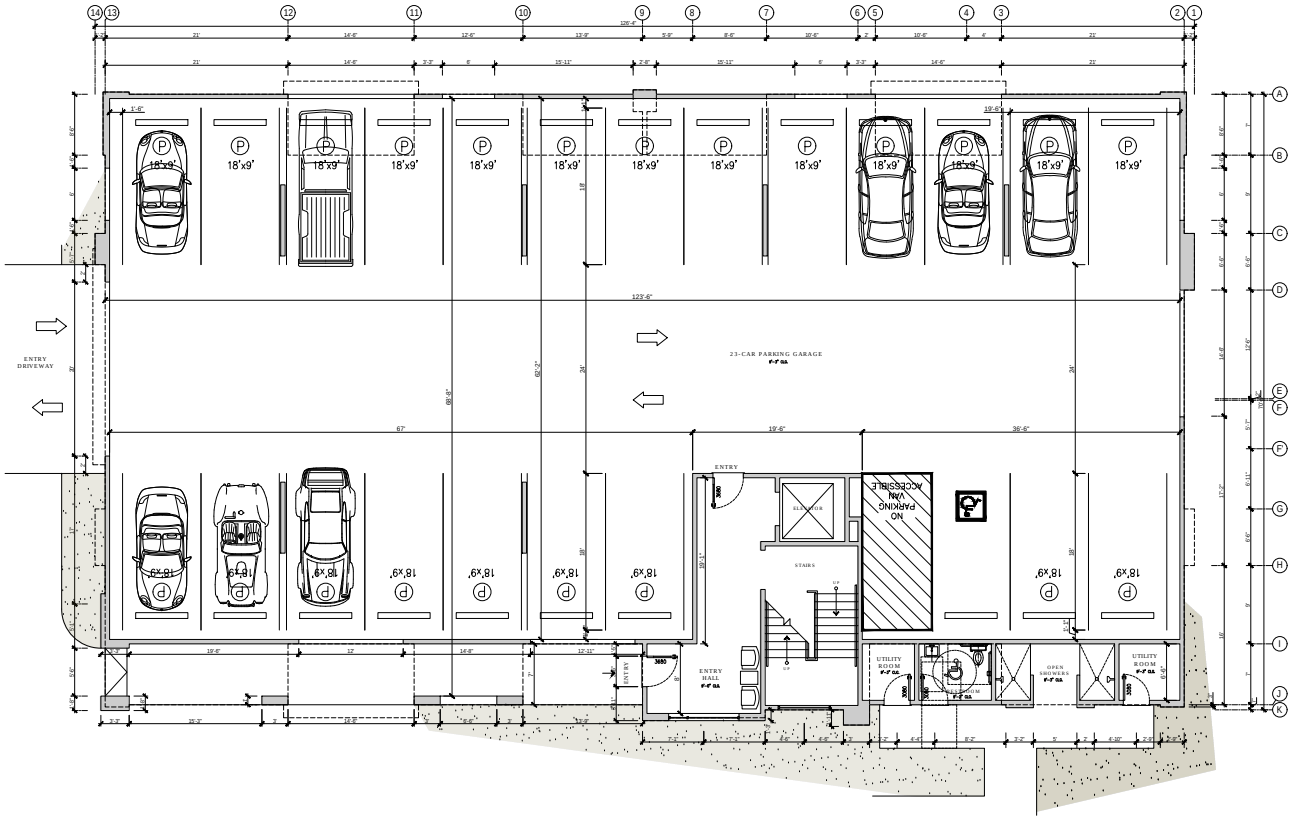
DRAWN: HL
DATE: 11/05/25
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6 EXTERIOR ELEVATIONS
SHEET: A-6.6
OF SHEETS



FIRST FLOOR PLAN

3/16" = 1'-0"

N

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	101 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	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

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.

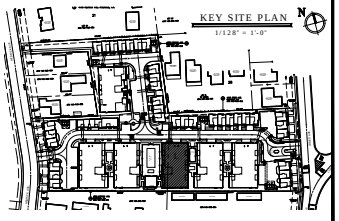
NOTES:

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

KEY SITE PLAN

1/128" = 1'-0"

N



TYPE 6R

BUILDING "L"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

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

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER GREGORY
No. C52292
CIVIL
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FAX: (714) 415-1201
EMAIL: INFO@GGENGINEERING.COM

PREPARED UNDER SUPERVISION OF:
APPROVED BY: Alexander Gregory
EXP. DATE: 12-31-22
R.E.E. NO. C52292

CIVIL ENGINEERING
PLANNING
LAND SURVEYING

LICENSED GENERAL CONTRACTOR
CENTURY HERITAGE BUILDERS, INC.
No. B-842434
Renewal
Exp. 12-31-2022
STATE OF CALIFORNIA

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4090 E La Palma Ave. Suite D, Anaheim, CA 92807
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CSL #914011

Design by: CHB

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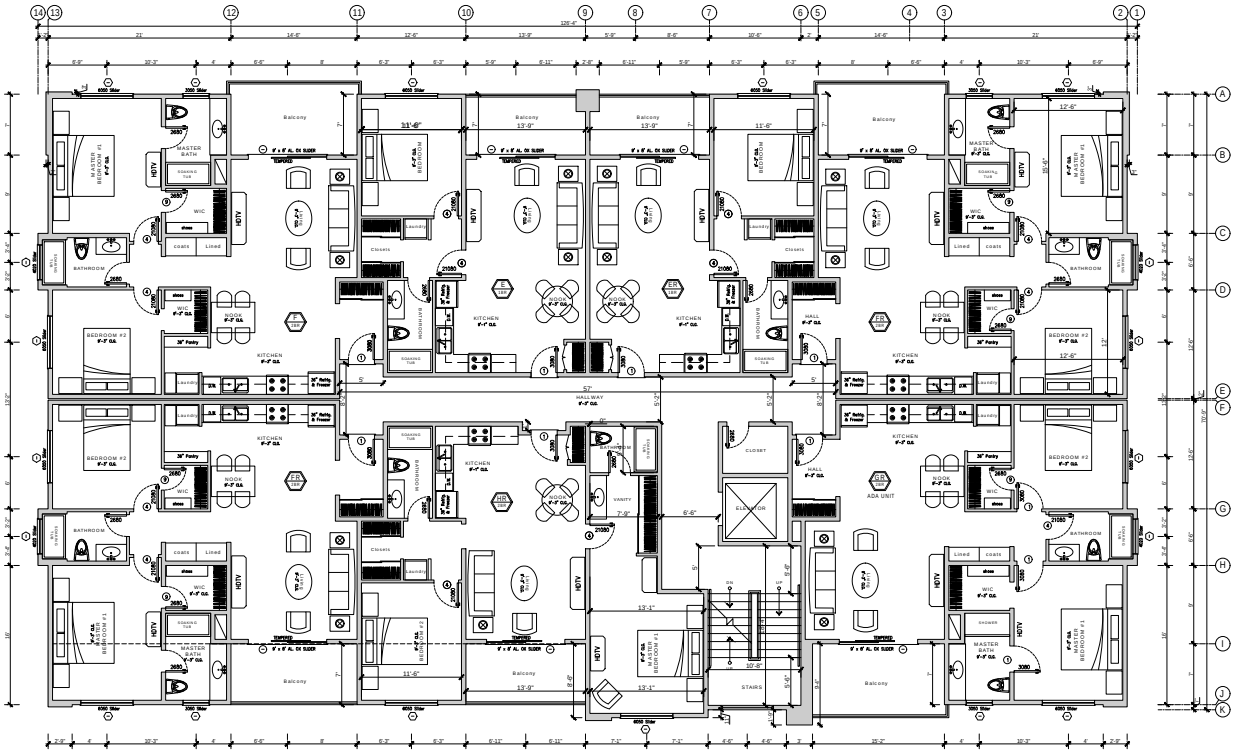
DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6R 1ST FLOOR PLAN
SHEET: A-6.7
1 OF SHEETS



SECOND FLOOR PLAN

3/16" = 1'-0"

N

UNIT E / 1BR		UNIT F / 2BR		ADA UNIT GR / 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 HR / 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.

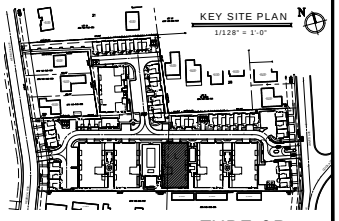
NOTES:

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

KEY SITE PLAN

1/128" = 1'-0"

N



TYPE 6R

BUILDING "L"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

OWNER: A & L CAPITAL
P.O. BOX 893130
TEMECULA, CA 92589

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EMAIL: INFO@GGENGINEER.COM
REVIEWED UNDER SUPERVISION OF:
SIGNED BY: Alex G. Grecula
DATE: 10-26-2021
R.E.E. NO. C52292
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

DP. DATE: 9-3-20
Rev.9-28
Rev.10-26

LICENSED GENERAL CONTRACTOR
CONSTRUCTION MANAGEMENT
No. 0-836324
Exp. 01/31/2022
STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.
4090 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: info@centuryheritagebuilders.com
CSL #914411

Design by: CHB

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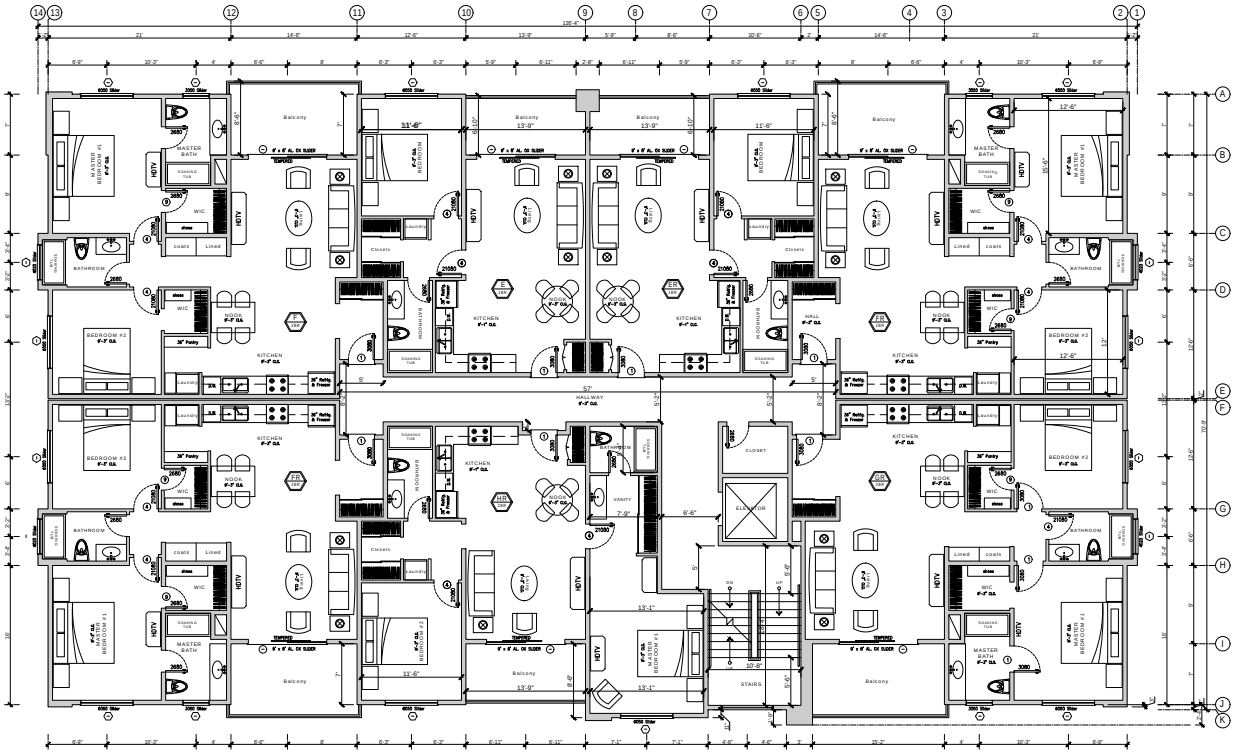
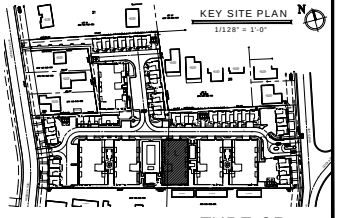
DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6R 2ND FLOOR PLAN
SHEET: A-6.8
1 OF SHEETS



THIRD FLOOR PLAN

3/16" = 1'-0"

N



KEY SITE PLAN

1/128" = 1'-0"

N

TYPE 6R

BUILDING "L"

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

UNIT E / 1BR		UNIT F / 2BR		ADA UNIT GR / 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 HR / 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.

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

OWNER: A & L CAPITAL
P.O. BOX 893130
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EMAIL: INFO@GGENGINC.COM

PREPARED UNDER SUPERVISION OF:
APPROVED BY: Alexander Gregorian
ALEXANDER GREGORIAN
R.C.E. NO. C52292

ISSUE DATE: 6-8-22
REV. DATE:
D.P. DATE: 6-3-22

CITY OF RIVERSIDE
PLANNING
REVIEWED

LICENSED GENERAL CONTRACTOR
CONSTRUCTION MANAGEMENT
No. 0-836324
Exp. 10-31-22
STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.
4090 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: info@centuryheritagebc.com
CSL #914411

Design by: CHB

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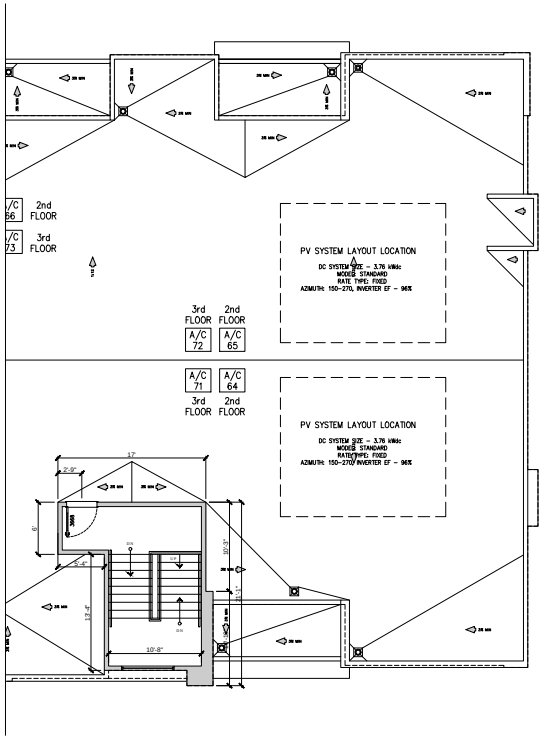
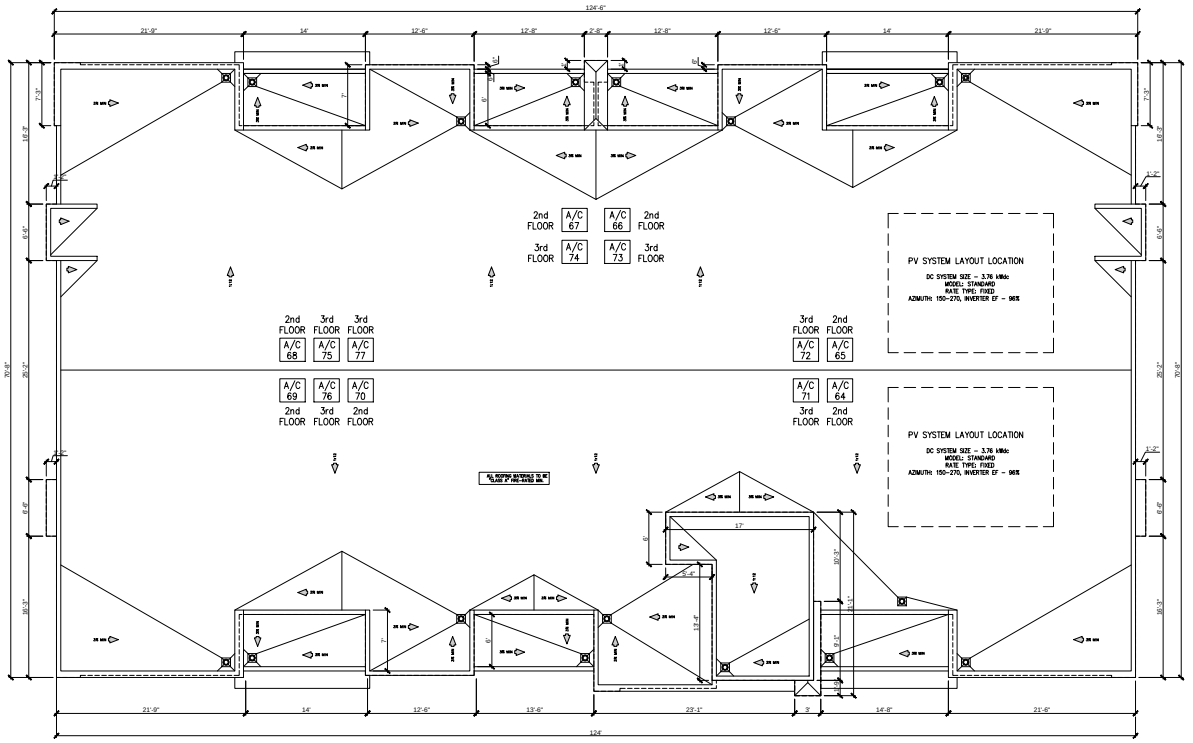
DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6R 3RD FLOOR PLAN
SHEET: A-6.9
1 OF SHEETS



ROOF ACCESS PLAN

3/16" = 1'-0"

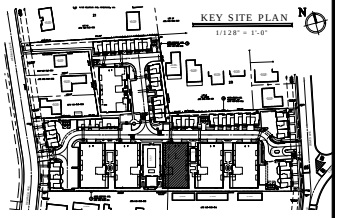
N



ROOF PLAN

3/16" = 1'-0"

N



KEY SITE PLAN

1/128" = 1'-0"

N

TYPE 6R

BUILDING "L"

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

OWNER: A & L CAPITAL
P.O. BOX 893130
TEMECULA, CA 92589

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1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA. 92801
PHONE: (714) 626-1200
FAX: (714) 626-1201
EMAIL: INFO@GGENGINEERING.COM
PREPARED UNDER SUPERVISION OR DIRECTION OF:
APPROVED BY: Andrew Gregory
R.E.E. NO. C53292
DATE: 9-30-22
CIVIL ENGINEERING & SURVEYING

LICENSED GENERAL CONTRACTOR
CONSTRUCTION MANAGEMENT SERVICES, INC.
No. 0-0-0-0-0
Renewal Date
STATE OF CALIFORNIA

Design by:
CENTURY HERITAGE BUILDERS, INC.
4095 E La Palma Ave. Suite D, Anaheim, CA 92807
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E-mail: cbb@centuryheritagebc.com
CSL #861411

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DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6R ROOF PLAN
SHEET: A-6.10
1 OF SHEETS

FRONT (WEST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND

- EXTERIOR WALLS "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 432 "MILKY QUARTZ" (Base 10).
- EXTERIOR ACCENT WALLS "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 69 "BLUE GRAY" (Base 2).
- EXTERIOR ACCENT STONE LAMINATE "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE COLOR: "CREME", SIZE 12"x24".
- EXTERIOR ACCENT WALLS "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "DIAMWOOD", SIZE 6".
- DOORS & WINDOWS COLOR: DARK BRONZE
- METAL GUARDRAIL COLOR: DARK BROWN

WINDOW NOTES:

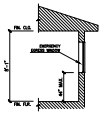
1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE. THE LOAD RESISTANCE OF WINDOWS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE 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 OPENABLE 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 OVER 44 INCHES ABOVE THE FLOOR. (2016 C.B.C. 1030.2 & 1030.3)

EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. GALV. METAL WEEP SCREED
3. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA", COLOR: 432 "MILKY QUARTZ" (Base 10). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
3a. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA" COLOR: 69 "BLUE GRAY" (Base 2). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
4. EXTERIOR ACCENT STONE LAMINATE. "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE, COLOR: "SILVER ASH", SIZE 12"x24".
5. EXTERIOR ACCENT SIDING LAMINATE. "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "DIAMWOOD", SIZE 6".
6. CONCRETE LANDING. (5.0" MIN. BELOW FIN. FLOOR)
7. CUSTOM WOOD ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
8. METAL GARAGE DOOR. WOOD-GRAIN DARK BROWN FINISH.
9. 42" HIGH METAL GUARD RAIL, COLOR - DARK BROWN FINISH.
10. EXTERIOR LIGHT FIXTURES, BY OWNER.
11. FLEETWOOD OR WESTERN ALUMINUM FRENCH SLIDING DOORS. FRAME COLOR - TAN.
12. FLEETWOOD OR WESTERN ALUMINUM FRENCH DOORS. FRAME COLOR - TAN.
13. ALUMINUM WINDOWS BY FLEETWOOD OR WESTERN. FRAME COLOR - TAN.
14. FIBER GLASS WINDOWS. FRAME COLOR - TAN.
15. CUSTOM ALUMINUM GLASS ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
16. CUSTOM ALUMINUM ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
17. ALUMINUM UTILITY ROOM DOOR, COLOR-STAIN-BROWN FINISH.
18. ROOF MOUNTED AIR CONDITIONING UNIT.

EMERGENCY ESCAPE NOTES

1. WINDOWS EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SQUARE FEET IN FLOOR AREA, ACCESSIBLE ATTICS AND CRAWL SPACES SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)
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. HEIGHTS ARE TO BE MEASURED FROM THE FIN. FLOOR. (R310.1.1, R310.2.2 AND R310.1.3)

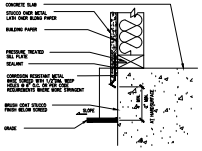


EGRESS WINDOW WALL SEC.

N.T.S.

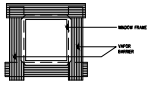
SAFETY GLAZING NOTE:

ALL GLAZED DOORS AND WINDOWS TEMPERED GLAZING. THE REMOVABLE PANEL SHOULD BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY SAFETY GLAZING REQUIREMENTS (CRC R308.4)



C GALV. WEEP SCREED

3" = 1'-0"

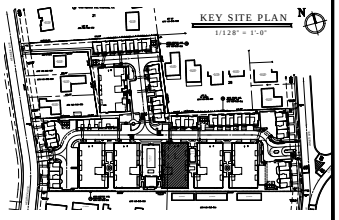


FIRST: SILL STRIP UNDER WALL FLANGE
SECOND: SIDE STRIP UNDER WALL FLANGE AND OVER SILL STRIP
THIRD: SIDE STRIP UNDER WALL FLANGE AND OVER SILL STRIP
FOURTH: SIDE STRIP UNDER WALL FLANGE AND OVER SILL STRIP
LAST: HEAD STRIP OVER WALL FLANGE & OVER SIDE STRIPS

VAPOR BARRIER

RIGHT (SOUTH) ELEVATION

3/16" = 1'-0"



KEY SITE PLAN

1/128" = 1'-0"

TYPE 6R

BUILDING "L"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS" 4618 JONES AVE., 4663 HEDRICK AVE. & 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

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

REGISTERED PROFESSIONAL ENGINEER ALEXANDER GREGORIAN No. C52292 CIVIL STATE OF CALIFORNIA

G & G ENGINEERING, INC. 1261 N. MANASSERO ST., STE. 402 ANAHEIM, CALIFORNIA 92801 PHONE: (714) 415-1230 FAX: (714) 415-1231 EMAIL: INFO@GGENGINEERING.COM

PREPARED UNDER SUPERVISION OF: APPROVED BY: R.E.E. NO. C52292 EXP. DATE: 12-31-22

CA. CERTIFICATE OF AUTHORITY No. C-28-0-0

LICENSED GENERAL CONTRACTOR No. 0-836224 STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC. 4090 E La Palma Ave. Suite D, Anaheim, CA 92807 Phone: 714-215-4430 E-mail: cbh@centuryheritagebiz.com CSL #914411

Design by: CHB

NOTICE:

DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6R EXTERIOR ELEVATIONS
SHEET: A-6.11
1 OF SHEETS

REAR (EAST) ELEVATION

3/16" = 1'-0"

HATCH LEGEND

- EXTERIOR WALLS "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 432 "MILKY QUARTZ" (Base 10).
- EXTERIOR ACCENT WALLS "OMEGA"/"LA HABRA" SMOOTH FINISH STUCCO SYSTEM COLOR: 69 "BLUE GRAY" (Base 2).
- EXTERIOR ACCENT STONE LAMINATE "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE COLOR: "CREMET, SIZE 12"x24".
- EXTERIOR ACCENT WALLS "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "DIAMWOOD", SIZE 6".
- DOORS & WINDOWS COLOR: DARK BRONZE
- METAL GUARDRAIL COLOR: DARK BROWN

WINDOW NOTES:

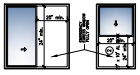
1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
2. ALL WINDOWS AND EXTERIOR DOORS SHALL BE DOUBLE PANE. THE LOAD DESIGN RATING AND UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH 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 OPENABLE 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 OVER 44 INCHES ABOVE THE FLOOR. (2016 C.B.C. 1030.2 & 1030.3)

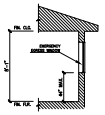
EXTERIOR ELEVATION KEYNOTES

1. FLAT ROOF.
2. GALV. METAL WEEP SCREED
3a. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA", COLOR: 432 "MILKY QUARTZ" (Base 10). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
3b. STUCCO SYSTEM SMOOTH FINISH "OMEGA"/"LA HABRA" COLOR: 69 "BLUE GRAY" (Base 2). O/ LATH, O/ 2 LAYERS OF "GRADE D" FLASHING PAPER, O/ WIRE BACKING, TYP.
4. EXTERIOR ACCENT STONE LAMINATE. "CORONADO STONE"/OR SIMILAR, CHISELED LIMESTONE, COLOR: "SILVER ASH", SIZE 12"x24".
5. EXTERIOR ACCENT SIDING LAMINATE. "CEDAR RENDITIONS" ALUMINUM SIDING. COLOR: TRADITIONAL, "DIAMWOOD", SIZE 6".
6. CONCRETE LANDING. (5.0" MIN. BELOW FIN. FLOOR)
7. CUSTOM WOOD ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
8. METAL GARAGE DOOR. WOOD-GRAIN DARK BROWN FINISH.
9. 42" HIGH METAL GUARD RAIL, COLOR - DARK BROWN FINISH.
10. EXTERIOR LIGHT FIXTURES, BY OWNER.
11. FLEETWOOD OR WESTERN ALUMINUM FRENCH SLIDING DOORS. FRAME COLOR - TAN.
12. FLEETWOOD OR WESTERN ALUMINUM FRENCH DOORS. FRAME COLOR - TAN.
13. ALUMINUM WINDOWS BY FLEETWOOD OR WESTERN. FRAME COLOR - TAN.
14. FIBER GLASS WINDOWS. FRAME COLOR - TAN.
15. CUSTOM ALUMINUM GLASS ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
16. CUSTOM ALUMINUM ENTRY DOOR, COLOR-STAIN-BROWN FINISH.
17. ALUMINUM UTILITY ROOM DOOR, COLOR-STAIN-BROWN FINISH.
18. ROOF MOUNTED AIR CONDITIONING UNIT.

EMERGENCY ESCAPE NOTES

1. BASEMENTS EXCEPT THOSE WHOLLY FOR MECHANICAL EQUIPMENT, ATTICS AND CRAWL SPACES SHALL BE PROVIDED WITH AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING. EACH ATTIC AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)
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. THE MINIMUM NET CLEAR OPENING AREA SHALL BE MEASURED FROM FIN. FLOOR (R310.1.1, R310.1.2 AND R310.1.3)



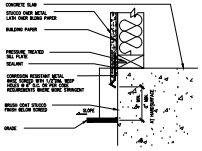


EGRESS WINDOW WALL SEC.

N.T.S.

SAFETY GLAZING NOTE:

ALL GLAZED DOORS AND WINDOWS TEMPERED GLAZING. THE FOLLOWING AREAS SHOULD BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY SAFETY GLAZING REQUIREMENTS (CRC R308.4)



C GALV. WEEP SCREED

3" = 1'-0"

FIRST: SILL STRIP UNDER WAL FLANGE
SECOND: SIDE STRIP UNDER WAL FLANGE AND OVER SILL STRIP
THIRD: SIDE STRIP UNDER WAL FLANGE AND OVER SILL STRIP
FOURTH: SIDE STRIP UNDER WAL FLANGE AND OVER SILL STRIP
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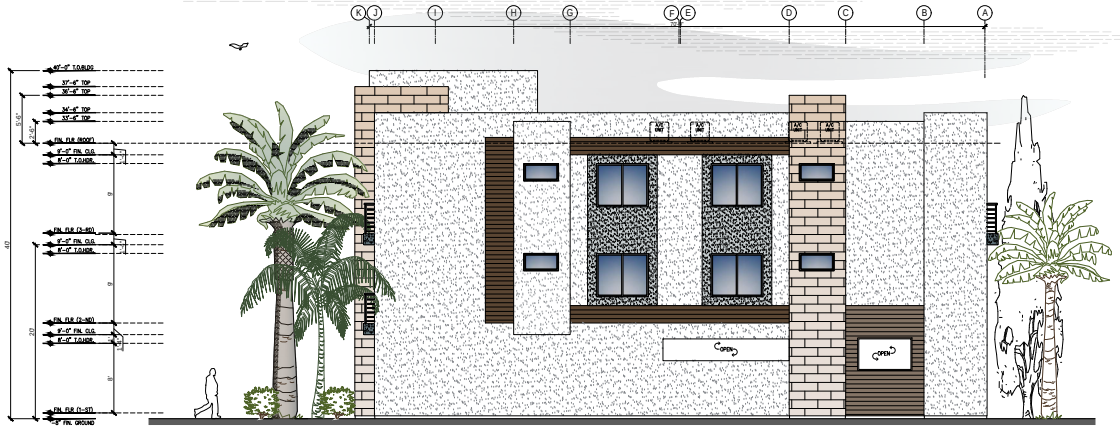
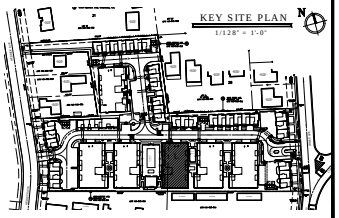
VAPOR BARRIER



LEFT (NORTH) ELEVATION

3/16" = 1'-0"



KEY SITE PLAN

1/128" = 1'-0"

TYPE 6R

BUILDING "L"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS" 4618 JONES AVE., 4663 HEDRICK AVE., & 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

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

REGISTERED PROFESSIONAL ENGINEER ANDREW GREGORY No. C52292 CIVIL STATE OF CALIFORNIA

G & G ENGINEERING, INC. 1261 N. MANASSERO ST., STE. 402 ANAHEIM, CA 92801 PHONE: (714) 414-1200 FAX: (714) 414-1201 EMAIL: INFO@GGENGINEERING.COM

PREPARED UNDER SUPERVISION OF: APPROVED BY: R.E.E. NO. C52292 EXP. DATE: 12-31-22

CA. LICENSED ARCHITECTS & ENGINEERS

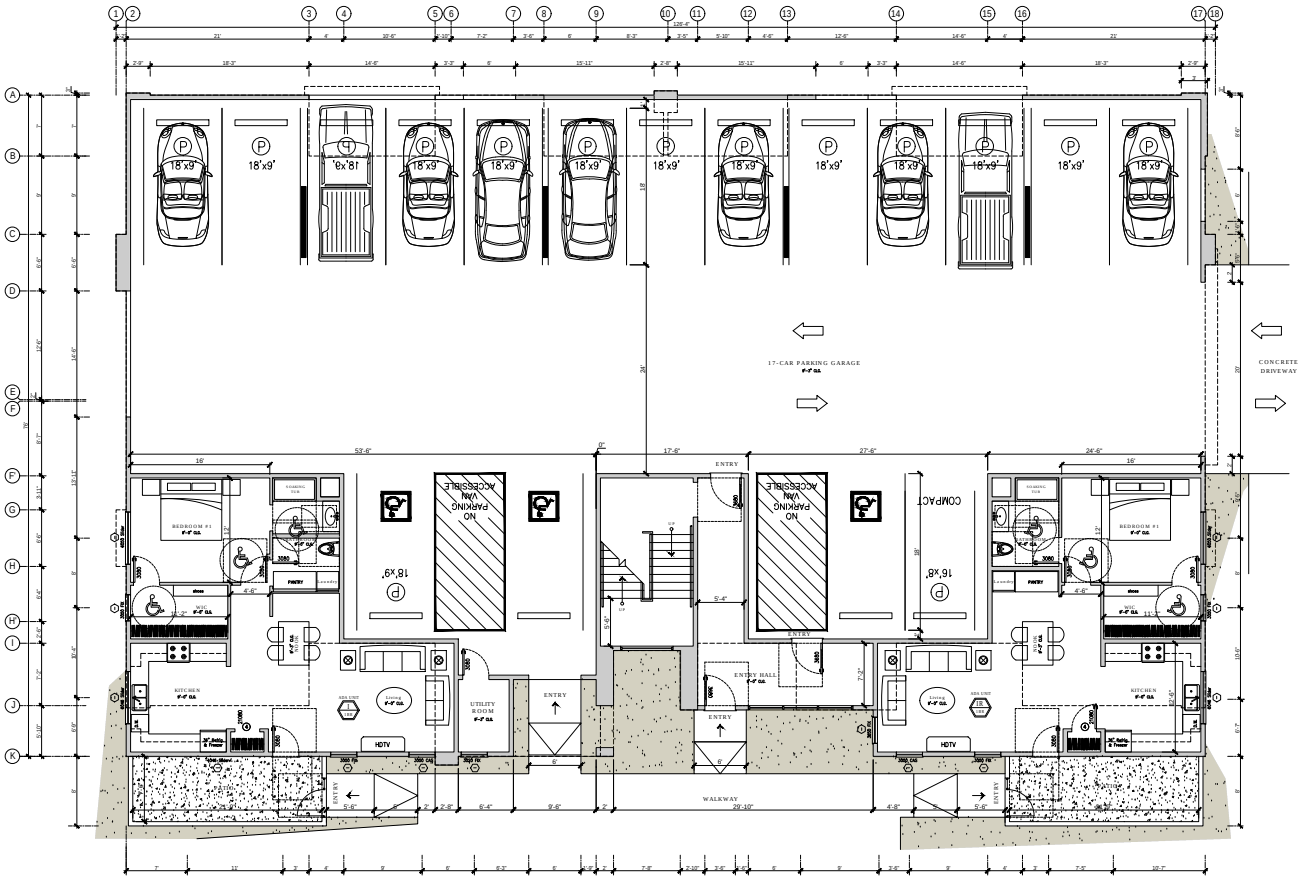
LICENSED GENERAL CONTRACTOR No. 0-836234 CENTURY HERITAGE BUILDERS, INC. STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.
4090 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: info@centuryheritagebc.com
CL. #914011

Design by: CHB

NOTICE:

DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 6R EXTERIOR ELEVATIONS
SHEET: A-6.12
1 OF SHEETS



FIRST FLOOR PLAN

3/16" = 1'-0"

N

BUILDING TYPE 7
AREA CALCULATION

NUMBER OF STORIES	2
FOOTPRINT AREA	9235 SQ. FT.
ENTRY HALL & STAIRS	500 SQ. FT.
2ND FLOOR HALLWAY	403 SQ. FT.
UTILITY ROOM	58 SQ. FT.
LIVING AREA:	
1ST FLOOR	1948 SQ. FT.
2ND FLOOR	7367 SQ. FT.
TOTAL LIVING AREA:	9315 SQ. FT.
GARAGES (17 CARS)	6595 SQ. FT.
BALCONIES	1239 SQ. FT.
PATIO	364 SQ. FT.
ADA UNIT I - 2BR	1
ADA UNIT IR - 2BR	1
UNIT E - 1BR	1
UNIT ER - 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 K / 1BR
TOTAL LIVING AREA: 644 SQ. FT.
BALCONY 90 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.

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

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

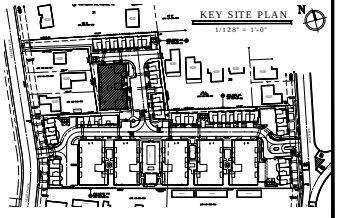
UNIT JR / 2BR
TOTAL LIVING AREA: 1164 SQ. FT.
BALCONY 311 SQ. FT.

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. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOORS 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

KEY SITE PLAN

1/128" = 1'-0"



TYPE 7

BUILDING "O"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
& 4705 HEDRICK AVE. RIVERSIDE, CA. 92505

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

REGISTERED PROFESSIONAL ENGINEER
ANDREW GREGORY
No. C52292
CIVIL
STATE OF CALIFORNIA

G & G ENGINEERING, INC.
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RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 476-1700
FAX: (714) 476-1710
EMAIL: INFO@GGENGINEERING.COM
PREPARED UNDER SUPERVISION OF:
APPROVED BY: Andrew Gregory
R.C.E. NO. C52292
EXP. DATE: 12-31-22
CIVIL ENGINEERING
PLANNING
LAND SURVEYING

LICENSED GENERAL CONTRACTOR
CENTURY HERITAGE BUILDERS, INC.
No. 0-836234
Renewal Date: 10/31/2021
STATE OF CALIFORNIA

CENTURY HERITAGE BUILDERS, INC.
4090 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: info@centuryheritagebc.com
CSL #914411

Design by: CHB

NOTICE:

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DRAWN: HL
DATE: 09/15/21
SCALE: 3/16=1'-0"
JOB #: 21-7
TITLE: BLDG TYPE 8 1ST FLOOR PLAN
SHEET: A-7.1
1 OF SHEETS