Attachment F
Architectural Plans Package

VILLA SIENA APARTMENT HOMES

170 Unit Apartment Project

PRIELIPP ROAD, WILDOMAR, CALIFORNIA

DEVELOPER:

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

PROJECT DESCRIPTION

TYP. UNIT TYPES

UNIT TYPE	UNIT QTY.	UNIT TYPE
UNIT-1	34	1BR/1BA
UNIT-2	102	2BR/2BA
UNIT-3	34	3BR/2BA
TOTAL APARTMENTS:	170 UNITS	

BUILDING TYPE I (8) 20 UNIT BUILDINGS

LEVEL 1	4 UNITS	9,358 S.F.
LEVEL 2	8 UNITS	10,065 S.F.
LEVEL 3	8 UNITS	10,065 S.F.
TOTAL	20 UNITS	29,488 S.F.
TOTAL (8) 20 UNIT BUILDINGS:		235,904 S.F. *

BUILDING TYPE II (1) 10 UNIT BUILDING

LEVEL 1	2 UNITS	4,675 S.F.
LEVEL 2	4 UNITS	4,939 S.F.
LEVEL 3	4 UNITS	4,939 S.F.
TOTAL	10 UNITS	14,553 S.F.
TOTAL (1) 10 UNIT BUILDINGS:		14,553 S.F. *

CLUBHOUSE : 1,906 S.F. *

DETACHED GARAGES (9) 6 UNIT BAYS : 11,781 S.F.*

BUILDING FOOTPRINT (ALL STRUCTURES) : 97,226 **

GRAND TOTAL ALL BUILDING'S S.F. : 264,144 **

* INCLUDES COVERED GROUND PATIOS, UPPER DECKS, CORRIDOR TO ATTACHED GARAGES, COVERED STAIRWELLS, LOGGIA AT CLUBHOUSE

** INCLUDES COVERED GROUND PATIOS, UPPER DECKS, CORRIDOR TO ATTACHED GARAGES, COVERED STAIRWELLS, LOGGIA AT CLUBHOUSE & THE DETACHED GARAGES.

PARKING SPACES REQ'D. :	1 BR / 1 BA.	42.5 SPACES
	2 BR / 2 BA.	229.5 SPACES
	3 BR / 2 BA.	93.5 SPACES
PARKING SPACES REQUIRED :		365.5 SPACES (ROUNDED UP TO 366)
ASSIGNED PARKING :	1 BR / 1 BA. (1 ENCLOSED SPACE)	34 SPACES
	2 BR / 2 BA. (1 ENCLOSED SPACE/1 OPEN SPACE)	204 SPACES
	3 BR / 2 BA. (1 ENCLOSED SPACE/1 OPEN SPACE)	68 SPACES
TOTAL ASSIGNED PARKING SPACES :		306 SPACES
GUEST PARKING PROVIDED :		62 SPACES
GRAND TOTAL ON-SITE PARKING :		368 SPACES

ENCLOSED ATTACHED GARAGES : 119 SPACES AT 10'X23' EACH

DETACHED GARAGES : 54 SPACES AT 10'X20' EACH

UNIT SQ. FOOTAGE

UNIT "A/AR"

FLOOR : 812 SQ. FT.

DECK : 106 SQ. FT.

UNIT "B/BR"

FLOOR : 1,083 SQ. FT.

DECK : 123 SQ. FT.

UNIT "C/CR"

FLOOR : 1,243 SQ. FT.

DECK : 114 SQ. FT.

PROJECT INFO.

CA GREEN CODE

A. PER THE CALIFORNIA GREEN CODE EACH UNITS GARAGE WILL FEATURE AN ELECTRICAL CHARGING STATION.

B. ON THE SITE PLAN (SEE CIVIL DRAWING) WE HAVE PROVIDED 4 BICYCLE LOCKERS EACH HOLDING 2 BICYCLE FOR A TOTAL OF 8 LOCKABLE BICYCLE LOCKERS.

C. PER THE CALIFORNIA GREEN CODE WE WILL PROVIDE IN SELECTED OPEN GUEST SPACES 4 ELECTRICAL CHARGING STATIONS FOR GUESTS OF THE RESIDENTS.

VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHT.	DESCRIPTION
C	COVER SHEET
A.1	UNIT PLANS
A.2	BLDG – I, 1ST. & 2ND. FLOOR PLANS
A.3	BLDG – I, 3RD. FLOOR & ROOF PLAN
A.4	BLDG – I, BUILDING EXTERIOR ELEVATIONS
A.5	BLDG – II, FLOOR & ROOF PLAN
A.6	BLDG – II, BUILDING EXTERIOR ELEVATIONS
A.7	BUILDING SECTION
A.8	CLUB HOUSE FLOOR & ROOF PLAN / EXT. ELEVATIONS & SECTION
A.9	GARAGE / REFUSE ENCLOSURE / MAILBOX / ENTRY SECURITY GATE
A.10	CARPORT PLANS & EXT. ELEVATIONS

TOTAL (11) SHEETS

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6591

THE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN, ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED IN WHOLE OR IN PART, EXCEPT BY THE WRITTEN AGREEMENT WITH THE ADKVAS GROUP. THE VISUAL CONTACT WITH THESE DRAWINGS OR WRITTEN DIMENSIONS SHALL THAT PREFERENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR ADKVAS GROUP PRIOR TO THE COMMENCEMENT OF THE WORK.

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TEL. : (949) 270-7781

JOB NUMBER
2014-VS

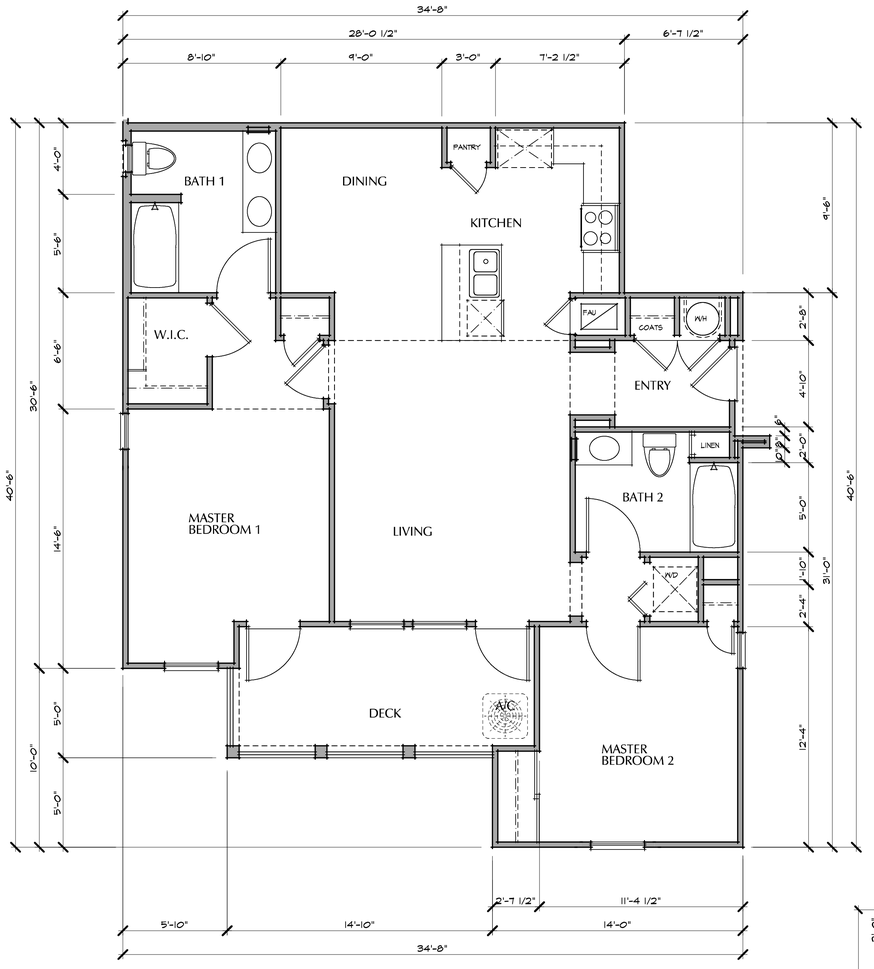
DATE
7/29/2015

SHEET TITLE
COVER SHEET
PROJECT INFO.

REVISIONS

SHEET NO
C

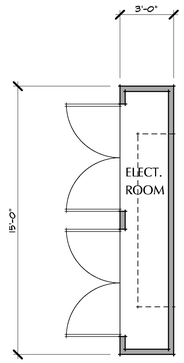
plot date: 2/6/2015



PLAN "**B/BR**" FLOOR PLAN

SCALE: 1/4" = 1'-0"

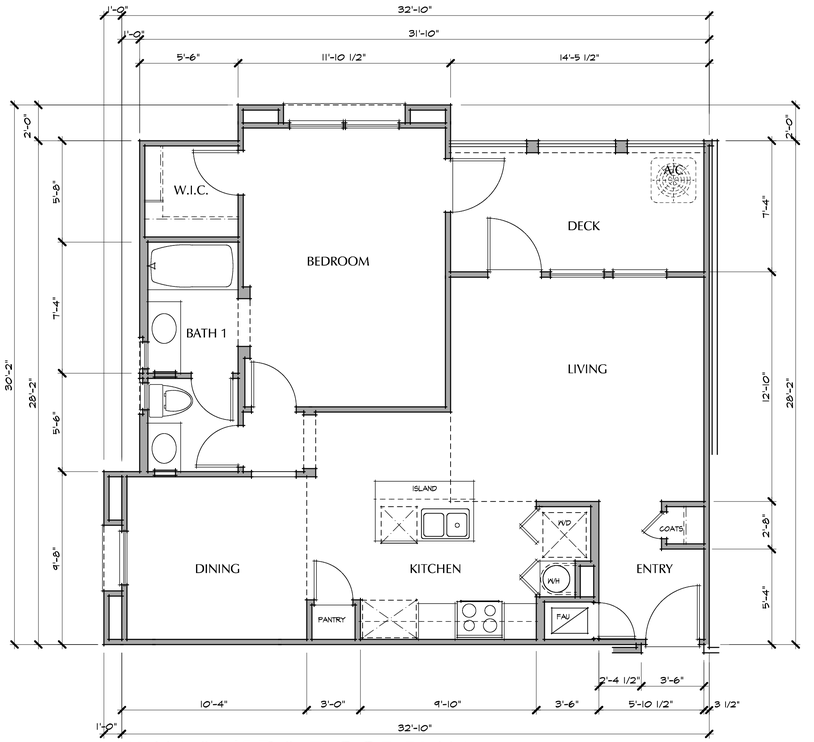
FLOOR : 1,083 SQ. FT.
DECK : 123 SQ. FT.



ELECT. ROOM

SCALE: 1/4" = 1'-0"

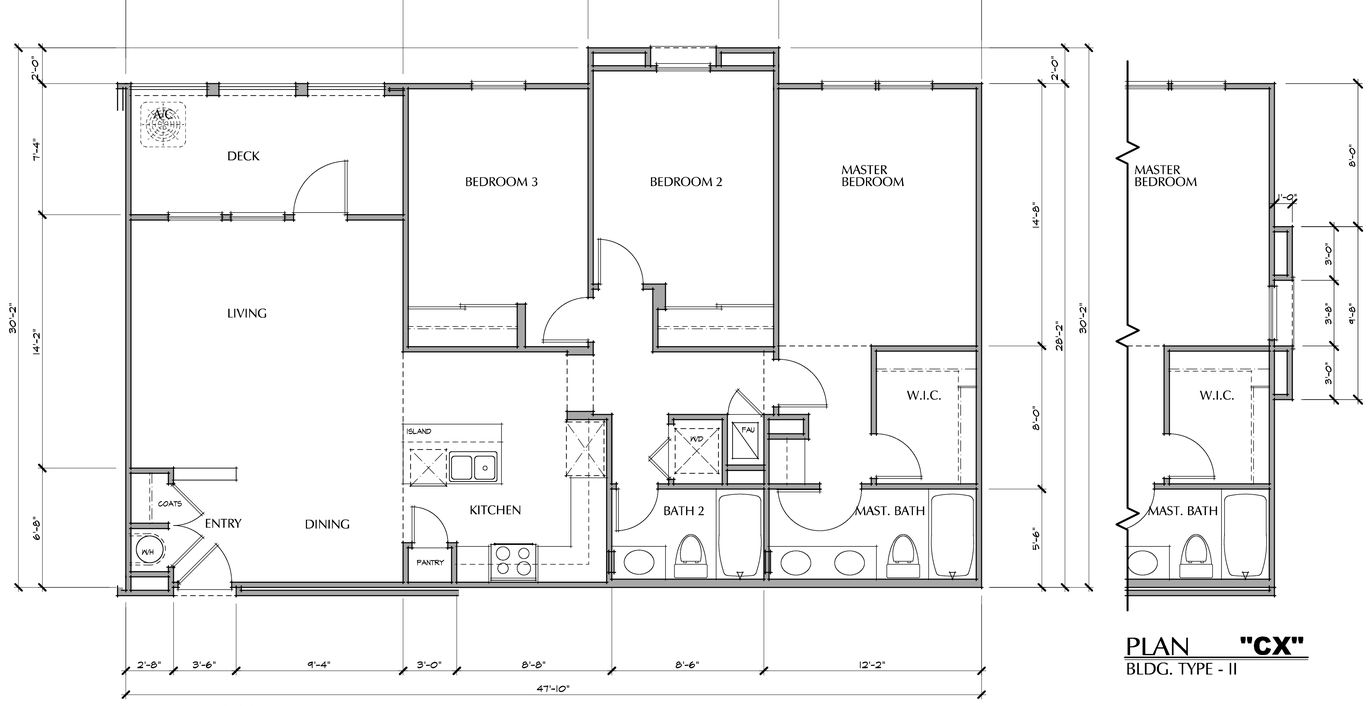
AREA 45 SQ. FT.



PLAN "**A/AR**" FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 812 SQ. FT.
DECK : 106 SQ. FT.



PLAN "**C/CR**" FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 1,243 SQ. FT.
DECK : 114 SQ. FT.

PLAN "**CX**"

BLDG. TYPE - II

VILLA SIENA PROJECT DESCRIPTION

THE OVERALL INTENT OF THIS DEVELOPMENT WAS TO PROVIDE FOR NEW RENTAL HOUSING MUCH NEEDED BY EXISTING AND FUTURE RESIDENTS OF WILDOMAR, IN AN UNIQUE, NEW AND COHESIVELY DESIGNED PROJECT. THE STYLE CHOSEN IS A MIXTURE OF COASTAL, SANTA BARBARA & SPANISH WITH A MIXTURE OF HIPPED AND GABLED END ROOFS TO PROVIDE VARIED ELEVATIONS. EACH UNIT HAS A DECK OR PATIO THAT IS RECESSED WITHIN THE COVERED ROOF FOR SHADE AND PROVIDES FOR MANY OFFSETS IN THE BUILDING FACADE. OUR COLOR SCHEME WAS CHOSEN TO MAINTAIN A HARMONY BETWEEN THE UNITS AND TO AVOID TOO MANY COMBINATIONS OF COLORS THAT TAKE AWAY FROM THE HISTORICAL NATURE OF THE INTENDED DESIGN. BY USING A DARKER COLOR ON THE OFFSET WALLS WE "UNDULATE" THE BUILDING FACADE AND LET THE LIGHTER MAIN STUCCO COLOR BECOME A PALETTE FOR THE TREES, VINES AND SHRUBS SEEN IN THE LANDSCAPE DESIGN.

THE VILLA SIENA APARTMENT HOME PROJECT CONSISTS OF TYPE–1 (8) BUILDINGS, EACH CONTAINING 20 UNITS AND TYPE–2 (1) BUILDING CONTAINING 10 UNITS. THE DESIGNS FEATURE A CHOICE FOR RENTERS BETWEEN 1, 2 OR 3 BEDRM. LARGE, ROOMY, AND MODERN FLOOR PLANS. EACH UNIT IS OVERSIZED, WITH A LARGE PATIO OR DECK AND ALL BATHROOMS HAVE BEEN DESIGNED TO MEET ADA REQUIREMENTS. UNITS FEATURE 9' HIGH CEILINGS, SOLID SURFACE COUNTERTOPS, INDIVIDUAL WATER HEATERS AND AIR CONDITIONING SYSTEMS. EACH UNIT, AS REQUIRED PER THE WILDOMAR CODE, HAS AN ENCLOSED GARAGE, MOST EXTRA DEEP FOR THE RESIDENT'S CAR AND STORAGE. WE HAVE ORIENTED MOST OF THE UNITS TO INNER COMMON LANDSCAPED AREAS. AS REQUESTED PER THE FIRST P.A.R. COMMENTS WE HAVE UNITS FACING OUTWARD ALONG ELIZABETH LANE. ALSO THE VIEW OF ALMOST ALL GARAGE DOORS TO OUTSIDE OBSERVERS IS KEPT TO A MINIMUM.
WE FEATURE DETACHED GARAGES FOR SOME UNITS AND HAVE PLACED THEM STRATEGICALLY AROUND THE SITE FOR EASE OF ACCESS AND TO COMPLY WITH C.B.C. CODES FOR THE 200' MAXIMUM DISTANCE FROM THE RENTER'S UNIT. THE LAYOUT HAS BEEN THOUGHTFULLY DEVELOPED AND IS NOT A "BARRACK LIKE" LAYOUT PREVALENT IN MANY NEW DEVELOPMENTS.

THE BUILDINGS ARE OFFSET FROM ONE ANOTHER ACROSS THE COMMON AREAS AND ARE ORIENTED WEST/EAST AND AND NORTH/SOUTH IN ORDER TO CREATE A VILLAGE LIKE ATMOSPHERE. THE PROJECT IS A GATED COMMUNITY, FOR SECURITY AND SERENITY. THE PROJECT WILL FEATURE A LARGE CLUBHOUSE WITH A FULL KITCHEN, LOUNGING AREA, CARD/GAMES AREA, AN OUTDOOR COVERED LOGGIA FOR SHADE AND AN EXERCISE GYM FOR RESIDENTS AND THEIR GUESTS TO ENJOY. IT ALSO CONTAINS MEN'S AND WOMEN'S RESTROOMS, AND A FULLY ENCLOSED AND ROOFED POOL EQUIPMENT ROOM. THE LANDSCAPE WILL INCLUDE MEANDERING WALKWAYS, THEMED PLANTINGS, A SPA, A TRELLIS STRUCTURE BY THE POOL TO SCREEN THE PARKING AREA BEYOND, AND A TOT–LOT FOR CHILDREN.

WE HAVE ALSO INCLUDED A TRELLIS/B.B.Q. AREA FOR RESIDENT'S AND GUEST'S TO ENJOY OUTDOOR DINING ON A VERY CASUAL BASIS.

WE HAVE INCLUDED 5 REFUSE AND RECYCLE ENCLOSURES, EACH WHICH CAN HOLD 2 REFUSE AND 2 RECYCLE CONTAINERS FOR THE RESIDENT'S USE. EACH HAS A TRELLIS STRUCTURE OVERHEAD WHICH WILL FEATURE VINE PLANTINGS TO SCREEN THE ENCLOSURES FURTHER. ALL THE A/C COMPRESSORS HAVE BEEN PLACED ON EACH UNIT'S DECK, SO THAT THEY ARE SCREENED BY THE PATIO WALLS AT THE FIRST FLOOR UNITS OR BALCONY RAILS AT THE SECOND AND THIRD FLOOR UNITS, SO NO A/C/ UNITS WILL TAKE UP PLANTING AREAS OR BE AN EYESORE ON THE GROUND. THOUGH WE HAVE 3 DETACHED GARAGE REAR ELEVATIONS FACING JANA RD., THEY HAVE BEEN DESIGNED WITH SHUTTER POP–OUT ELEMENTS SO THE VIEW IS NOT ONE WALL OF STUCCO FROM JANA RD. LANDSCAPE SHRUBS AND TREES WILL HELP SCREEN THESE GARAGES FURTHER. THE LANDSCAPE DESIGN INCLUDES WALKWAYS FROM THE SURROUNDING SIDEWALKS THAT CAN ACCESS THE PROJECT, BUT ONLY THROUGH A SECURED GATE ENTRANCE.

IN CONCLUSION VILLA SIENA WILL BE A "HOME" FOR RENTERS, NOT JUST THE USUAL APARTMENT DEVELOPMENT. OUR UNIT SIZES EXCEED THE WILDOMAR CODE REQUIREMENTS, AND THOUGH ARE DESIGNED FOR A MARKET RATE, WE FEEL ARE VERY LUXURIOUS AND MEET THE DEMANDS OF WHAT TODAY'S RENTER'S EXPECT. WE HAVE ALSO SUGGESTED AT THE SOUTH EAST CORNER OF JANA RD. AND PRIELIPP RD. TO PLACE A "WELCOME TO WILDOMAR" SIGN AS THIS IS JUST ACROSS THE DIVIDING LINE BETWEEN WILDOMAR AND MURIETTA. WE HOPE YOU WILL AGREE THAT THIS PROJECT MEETS OR EXCEEDS WILDOMAR CODE REQUIREMENTS AND WILL MEET YOUR APPROVAL.

EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.

FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.

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JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
TYP. UNIT
FLOOR PLANS

REVISIONS

SHEET NO
A.1

plot date: 2/6/2015

C:_PROJECT\WORK\2015_JUN\VS\A-1\[2A-1TYP.DWG]A1-1 TYP-UNIT.dwg

BUILDING TYPE I FLOOR PLANS

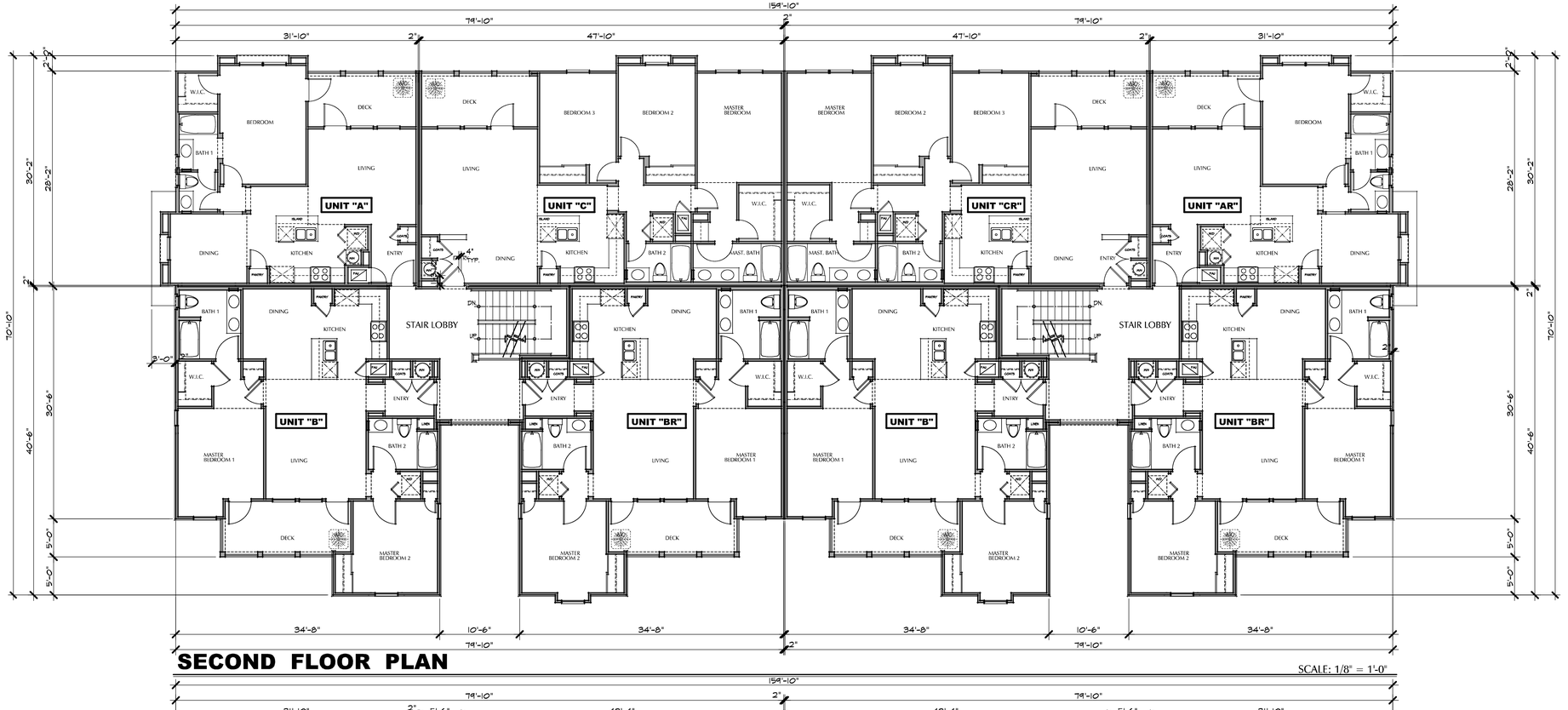
OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

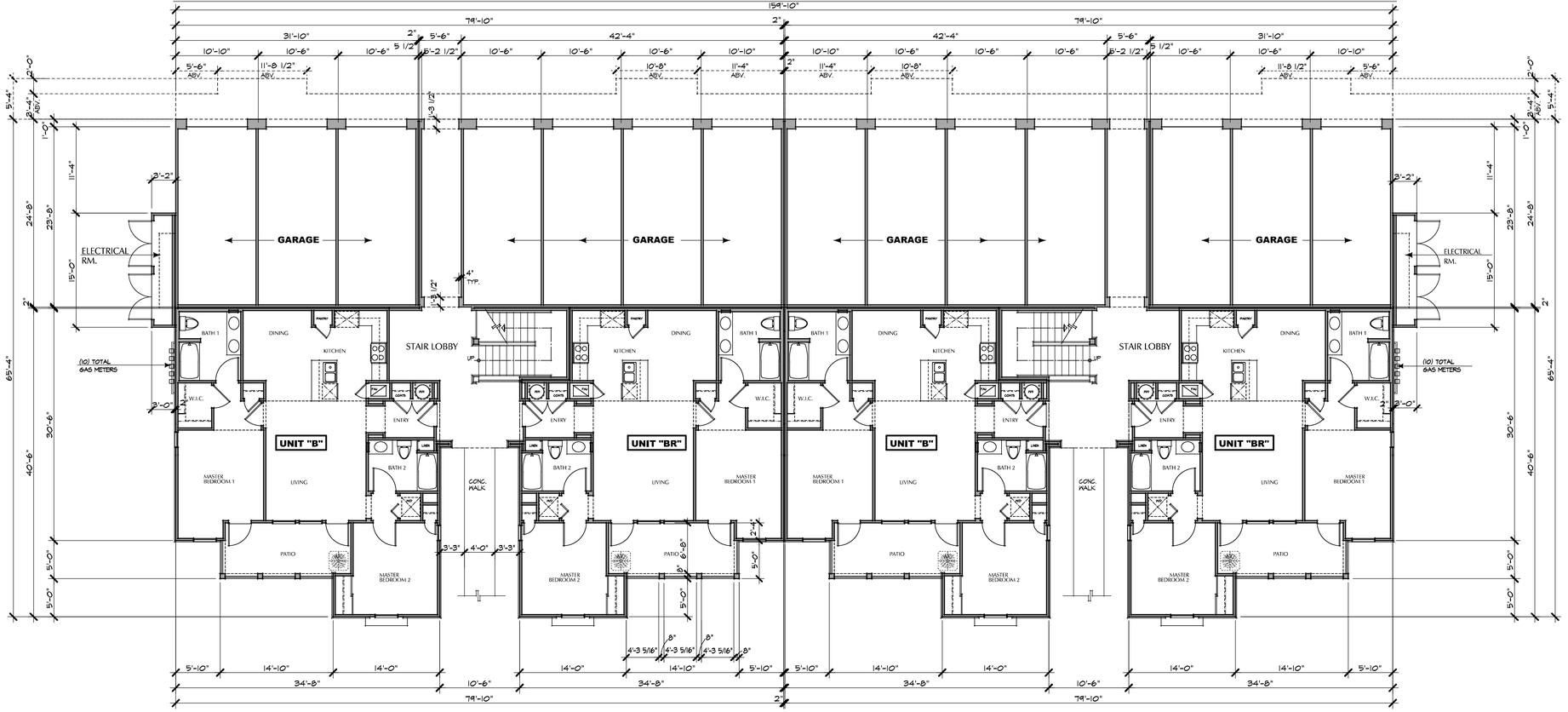
PLAN NOTES :

1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
BLDG. TYPE - I
1ST. FLOOR PLAN
2ND. FLOOR PLAN

REVISIONS

SHEET NO
A.2

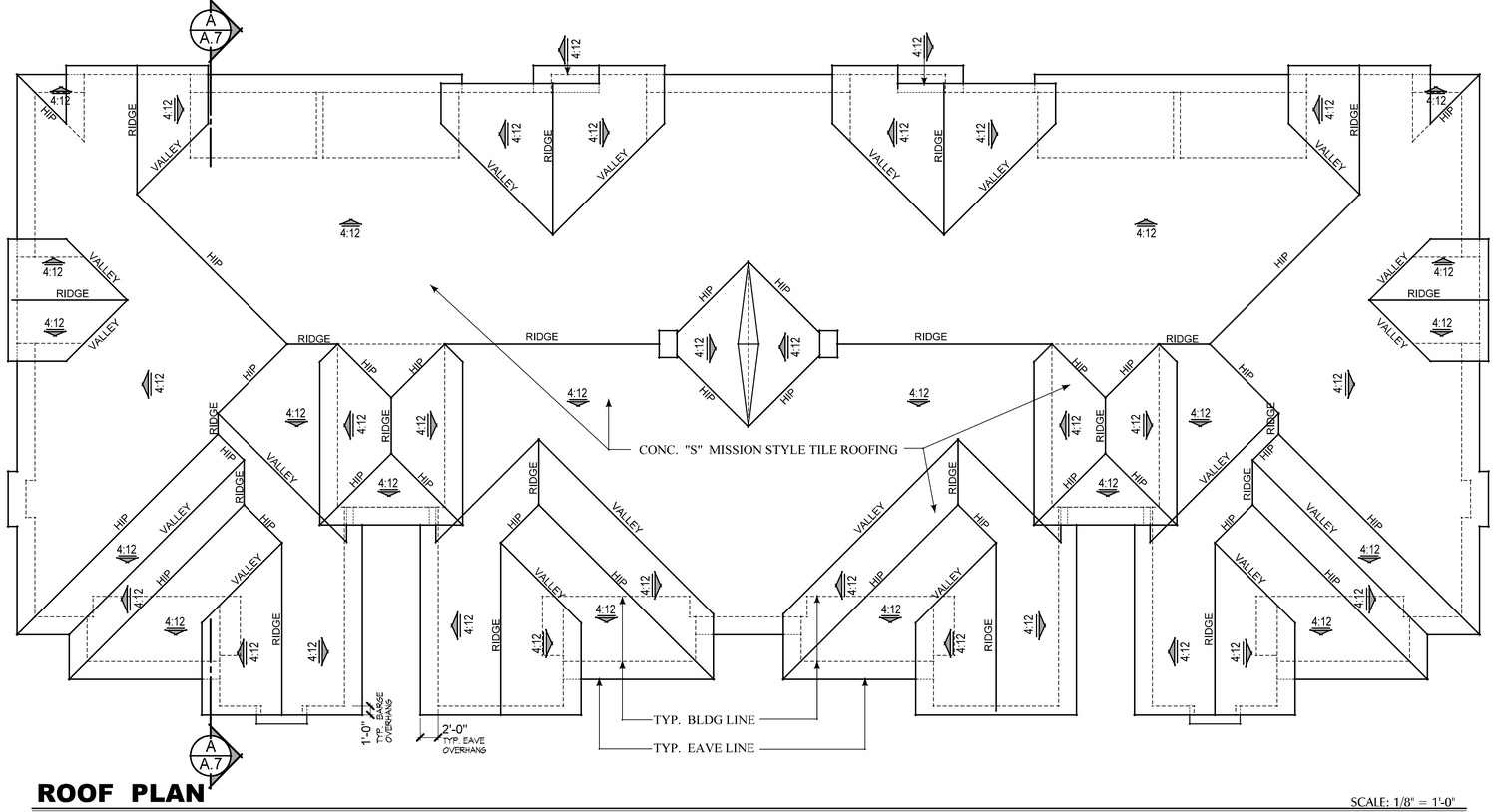
plot date: 2/6/2015

BUILDING TYPE I
3RD. FLOOR PLAN
ROOF PLAN

OCCUPANCY GROUP / BLD'G CLASSIFICATION

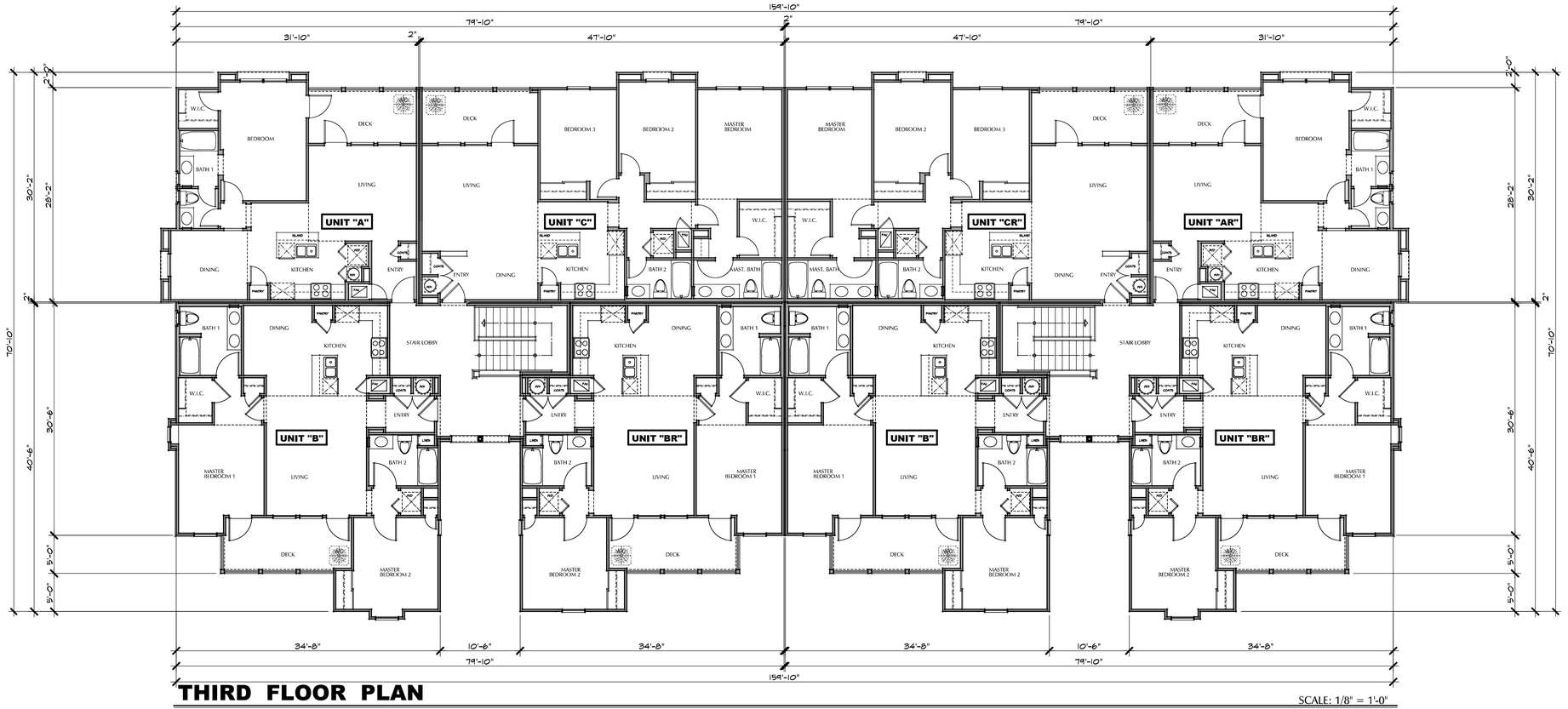
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
BLDG. TYPE - I
3RD. FLOOR PLAN
ROOF PLAN

REVISIONS

SHEET NO
A.3

C:\...\PROJECTWORKFOLDER\...\A3-BLDG TYPE I-3RD. FLOOR PLAN & ROOF PLAN.dwg
plot date: 2/6/2015

BUILDING TYPE I ELEVATIONS

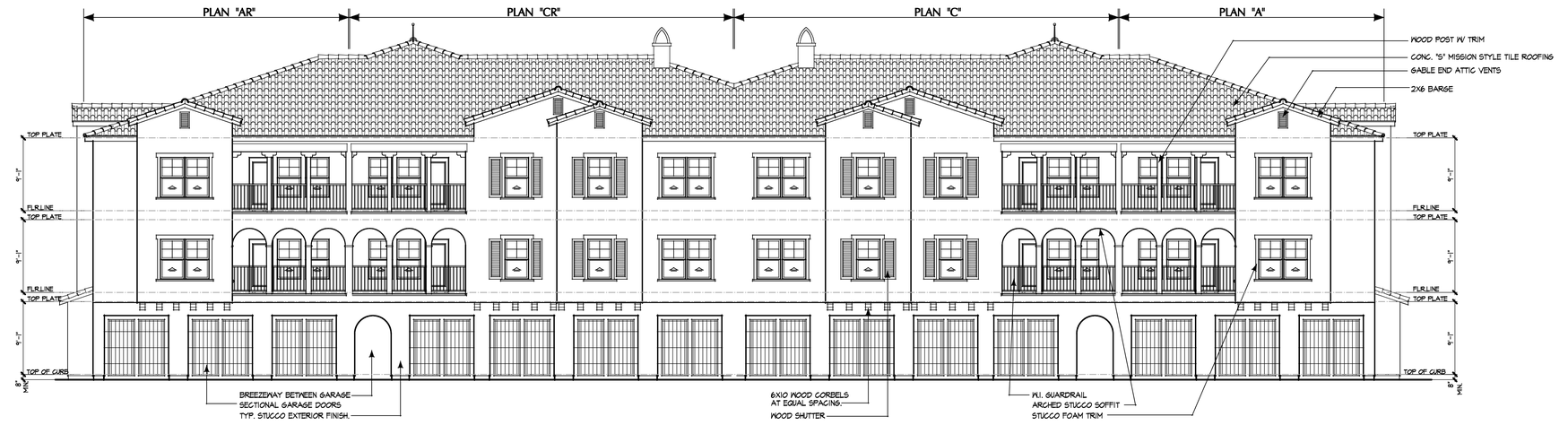
OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
LEFT SIDE [REV.]

SCALE: 1/8" = 1'-0"

BUILDING COLORS & FINISHES

ROOFING :	EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH :	MERLEX CO. SAND FINISH.
STUCCO COLORS :	MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY. ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.
PAINTED FINISHES :	SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS. PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
ENTRY DOORS :	PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
REFUSE ENCLOSURES & GARAGE BUILDINGS :	MERLEX CO. P-255 INDIAN CLAY.
WINDOWS & SLIDING DOORS :	MILGUARD DUAL GLAZED WHITE VINYL UNITS.
STAIR TREADS :	PRECAST NATURAL CONCRETE COLOR (GRAY).

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

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2014-VS

DATE
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SHEET TITLE
BLDG. TYPE - I
EXTERIOR ELEVATIONS

REVISIONS

SHEET NO
A.4

plot date: 2/6/2015

BUILDING TYPE II FLOOR PLANS

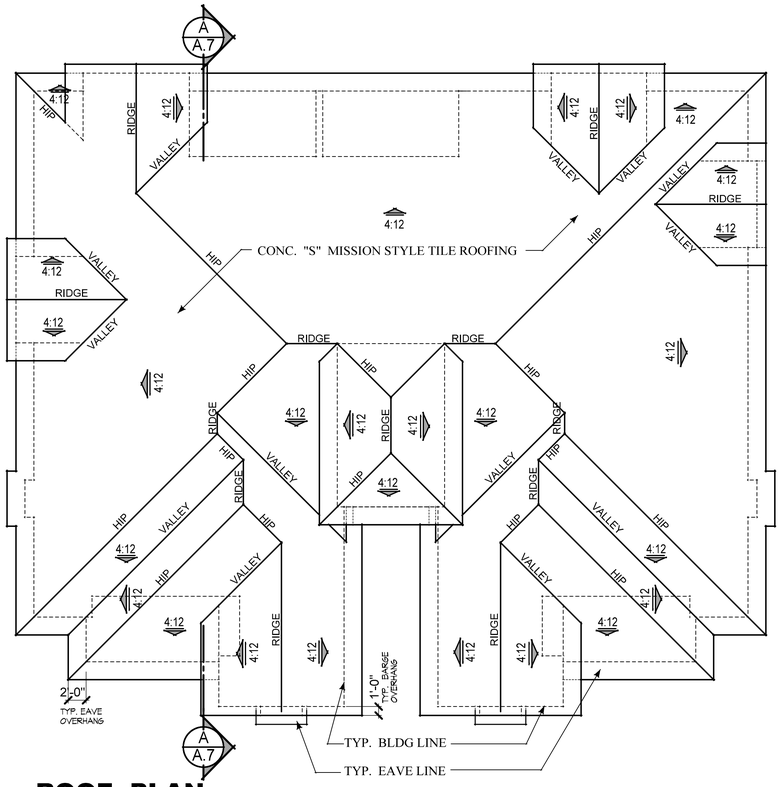
OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

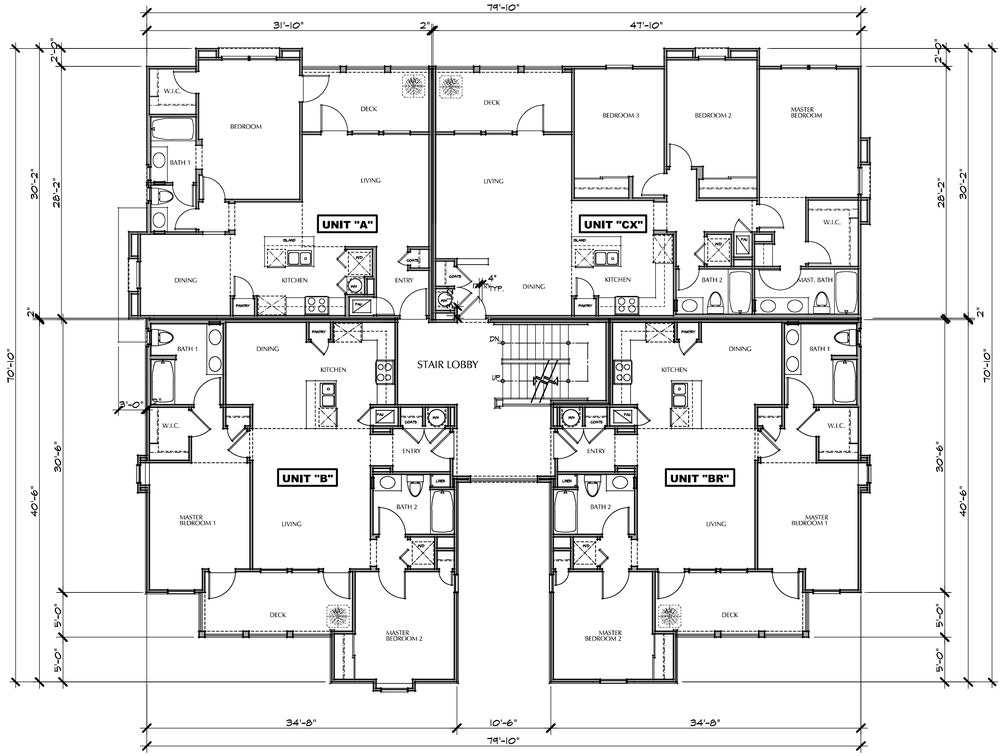
PLAN NOTES :

1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



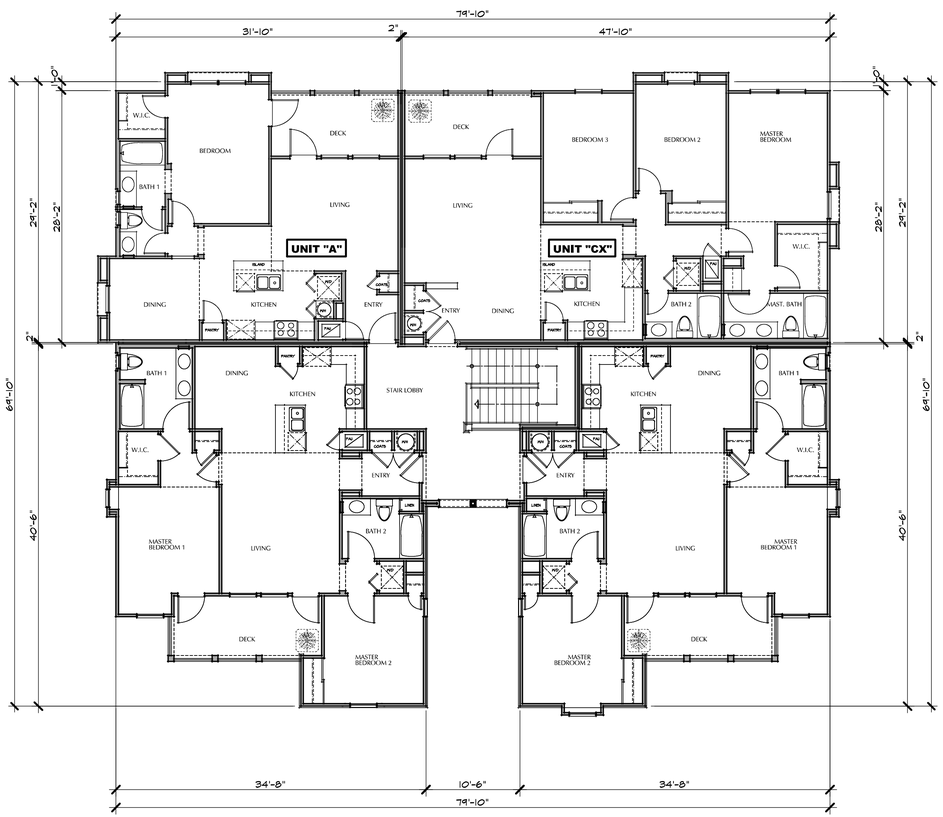
ROOF PLAN

SCALE: 1/8" = 1'-0"



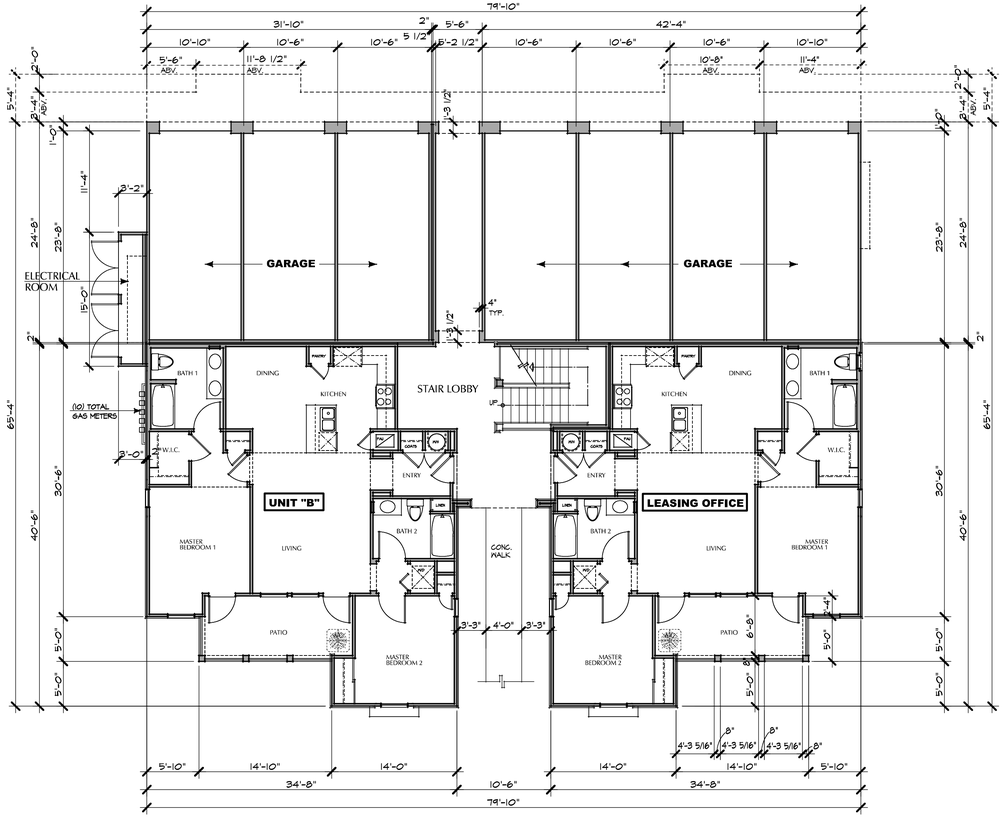
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

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2014-VS

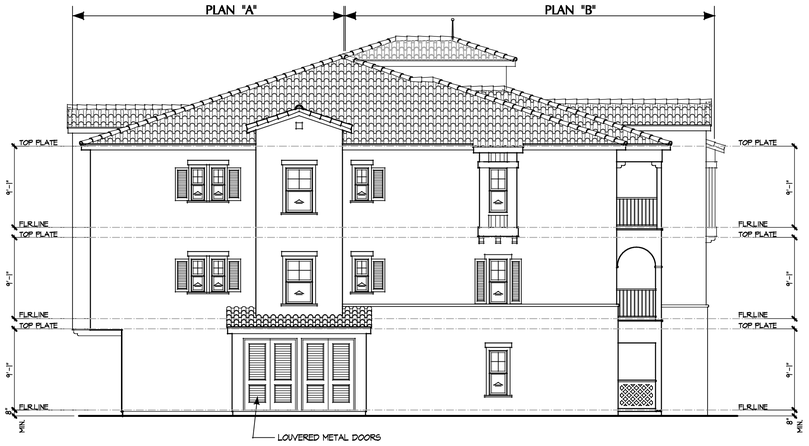
DATE
7/29/2015

SHEET TITLE
BLDG. TYPE - II
FLOOR PLANS
& ROOF PLAN

REVISIONS

SHEET NO
A.5

plot date: 2/6/2015

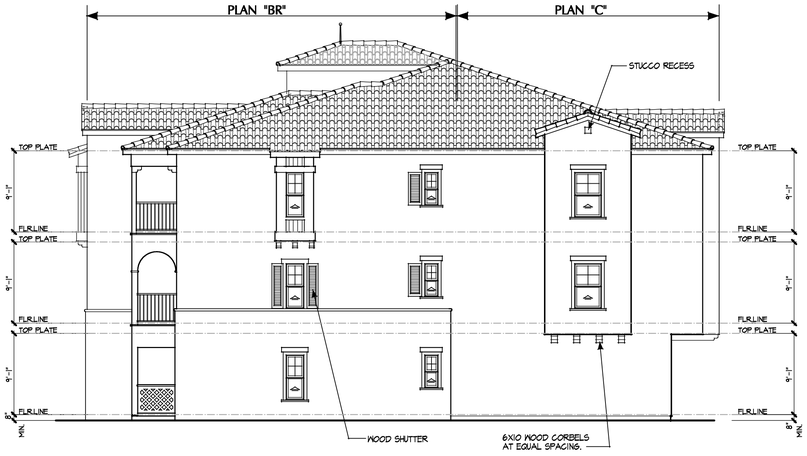


LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

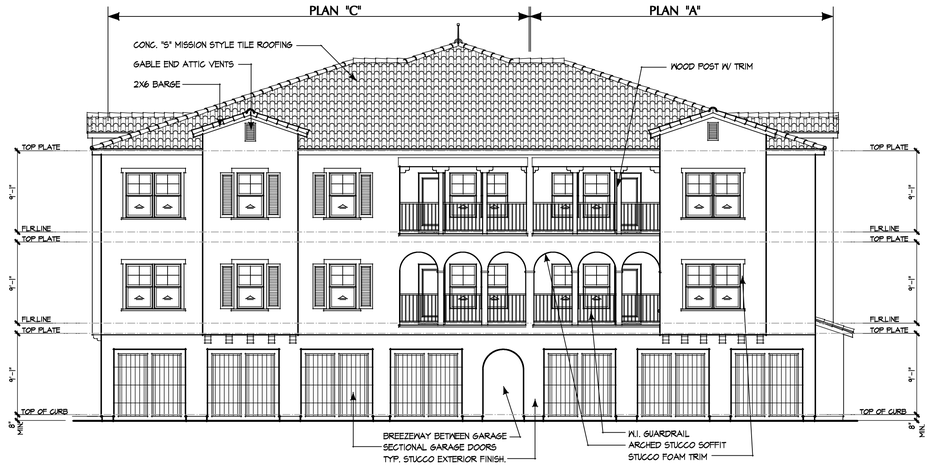
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING TYPE II ELEVATIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

BUILDING COLORS & FINISHES

ROOFING :	EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING.
APARTMENT BUILDING :	
EXTERIOR FINISH :	MERLEX CO. SAND FINISH.
STUCCO COLORS :	MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY. ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.
PAINTED FINISHES :	SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS. PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
ENTRY DOORS :	PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
REFUSE ENCLOSURES & GARAGE BUILDINGS :	MERLEX CO. P-255 INDIAN CLAY.
WINDOWS & SLIDING DOORS :	MILGUARD DUAL GLAZED WHITE VINYL UNITS.
STAIR TREADS :	PRECAST NATURAL CONCRETE COLOR (GRAY).

ADKVAS GROUP
DESIGNERS & PLANNERS ◘ 647 CAMINO DE LOS MARES ◘ SUITE 206 ◘ SAN CLEMENTE, CA.92673 ◘ (949) 240. 6591

THE DRAWINGS, OR SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE BY THE WRITTEN AGREEMENT WITH THE ADKVAS GROUP. THE VISUAL CONTENTS OF THESE DRAWINGS ARE NOT TO BE COPIED IN ANY FORM WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ADKVAS GROUP. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES SHALL BE REPORTED TO THE ADKVAS GROUP BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF THE WORK SHALL IMPLY FULL ACCEPTANCE OF THE CONDITIONS WITHIN THE DRAWINGS AND SPECIFICATIONS.

VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
DEVELOPER:
CALATLANTIC GROUP, INC.
AS TO THE MULTIFAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL.: (949) 270-7781

JOB NUMBER: 2014-VS

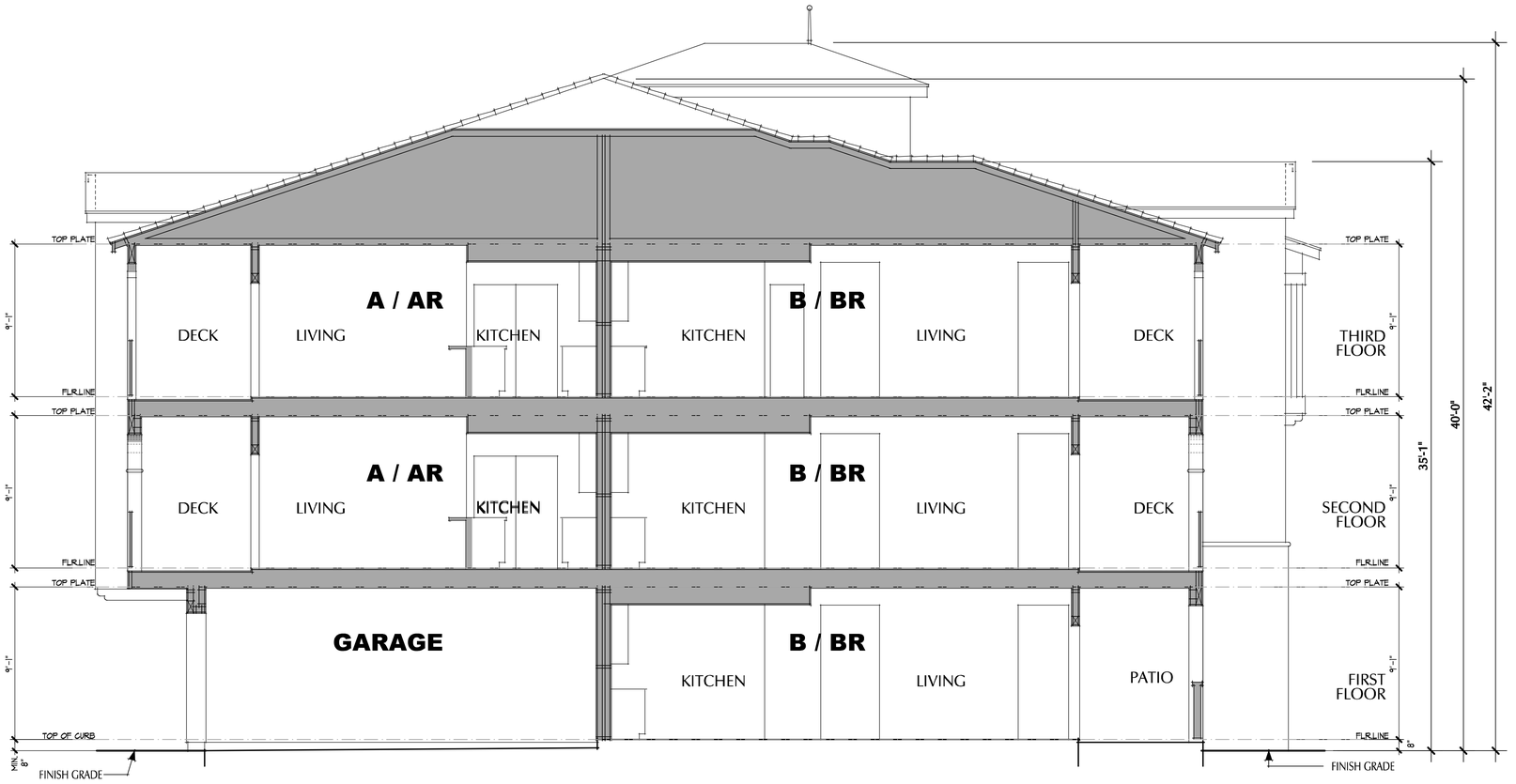
DATE: 7/29/2015

SHEET TITLE: BLDG. TYPE - II EXTERIOR ELEVATIONS

REVISIONS

SHEET NO: A.6

C:\...\PROJECTS\ADKVAS\2014_ADKVAS\V4-02a-SIENA\A06-BLD2-ELV.dwg
plot date: 2/6/2015



BUILDING SECTION "A - A" SCALE: 1/4" = 1'-0"

BUILDING TYPE I & II BUILDING SECTIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6591

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE WRITTEN AGREEMENT WITH THE ADKVAS GROUP. ALL THE WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER THE SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF ADKVAS GROUP PRIOR TO THE COMMENCEMENT OF THE BEGINNING OF ANY WORK.

VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
DEVELOPED BY
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
BUILDING TYPE I & II
BUILDING SECTION

REVISIONS

SHEET NO
A.7

plot date: 2/6/2015

BUILDING COLORS & FINISHES

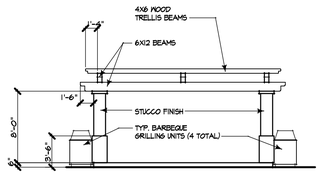
ROOFING :	EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

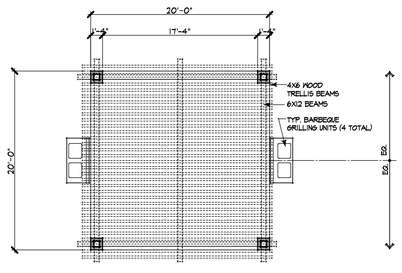
EXTERIOR FINISH :	MERLEX CO. SAND FINISH.
STUCCO COLORS :	MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY. ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.
PAINTED FINISHES :	SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS. PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
ENTRY DOORS :	PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
REFUSE ENCLOSURES & GARAGE BUILDINGS :	MERLEX CO. P-255 INDIAN CLAY.
WINDOWS & SLIDING DOORS :	MILGUARD DUAL GLAZED WHITE VINYL UNITS.
STAIR TREADS :	PRECAST NATURAL CONCRETE COLOR (GRAY).

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

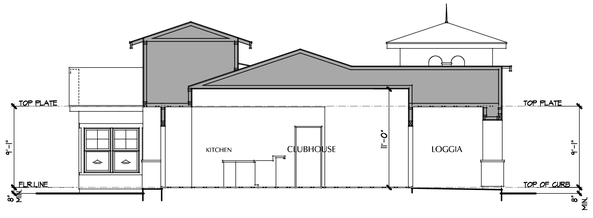


FRONT ELEVATION

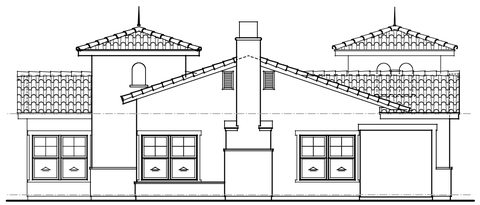


PLAN VIEW
SCALE: 1/8" = 1'-0"

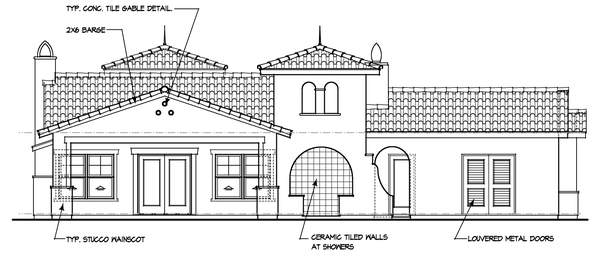
BBQ TRELLIS



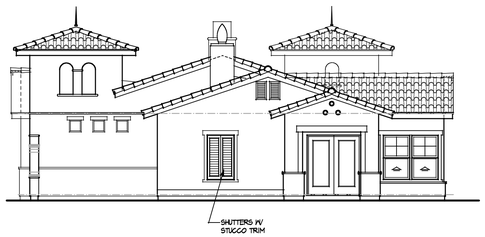
BUILDING SECTION "C-C" SCALE: 1/8" = 1'-0"



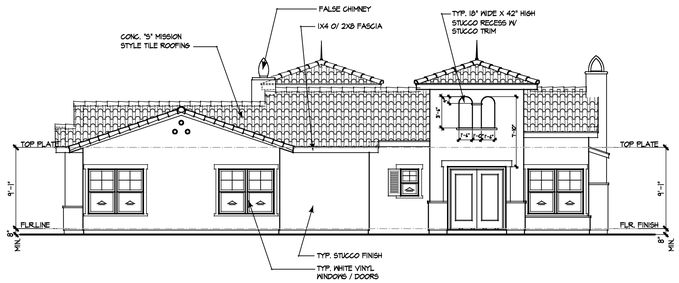
RIGHT ELEVATION SCALE: 1/8" = 1'-0"



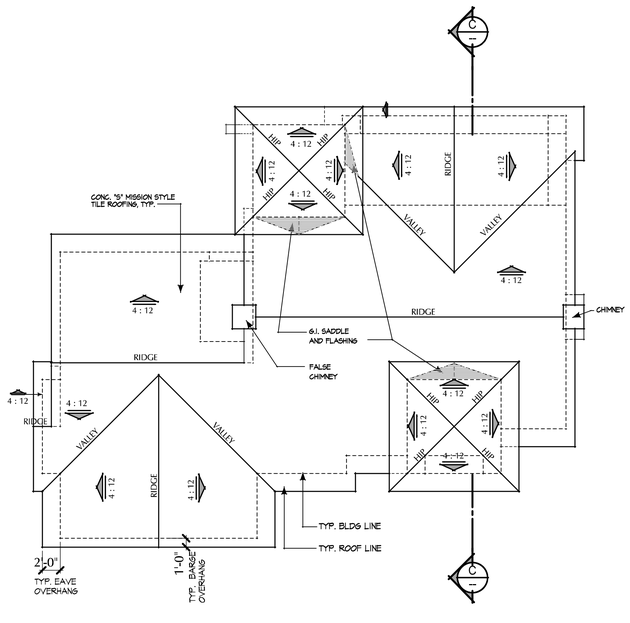
REAR ELEVATION SCALE: 1/8" = 1'-0"



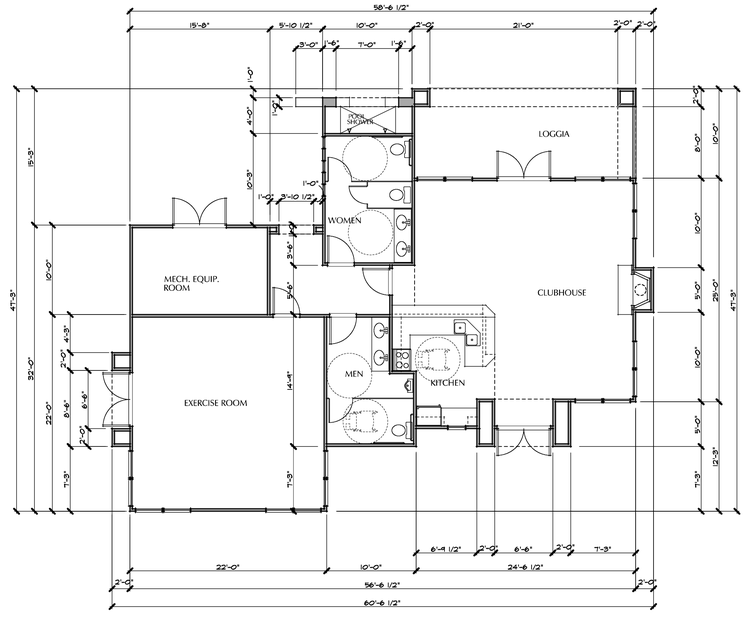
LEFT ELEVATION SCALE: 1/8" = 1'-0"



FRONT ELEVATION SCALE: 1/8" = 1'-0"



ROOF PLAN SCALE: 1/8" = 1'-0"



FLOOR PLAN SCALE: 1/8" = 1'-0"

CLUBHOUSE : 1,659 SQ. FT.
LOGGIA : 247 SQ. FT.

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6591

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VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
GOLDEN EAGLE MULTIFAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618

JOB NUMBER 2014-VS

DATE 7/29/2015

SHEET TITLE CLUBHOUSE BBQ TRELLIS

REVISIONS

SHEET NO A.8

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plot date: 2/6/2015

GARAGE BLD'G & MAILBOX, REFUSE ENCLOSURES & ENTRY SECURITY GATE

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

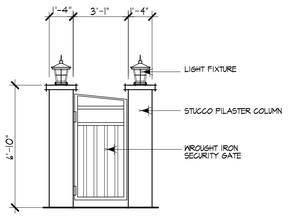
STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

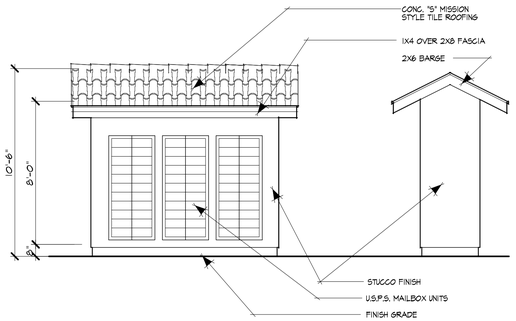
PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS. PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

REFUSE ENCLOSURES & GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

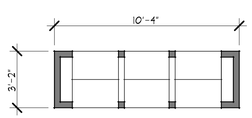
SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

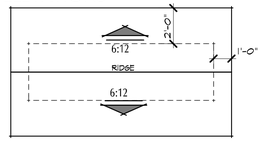




MAILBOX CENTER ELEVATIONS

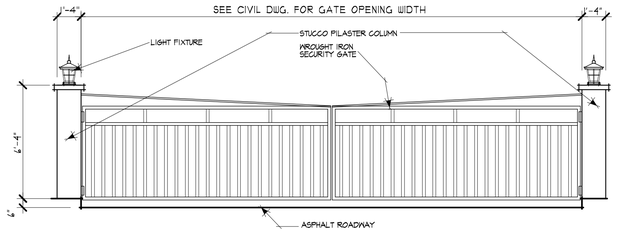


PLAN VIEW



ROOF PLAN

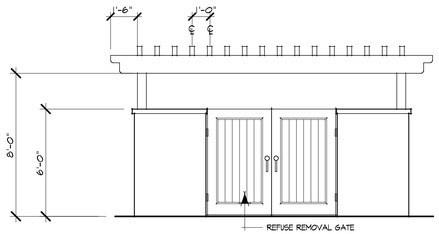
MAILBOX SCALE: 1/4" = 1'-0"



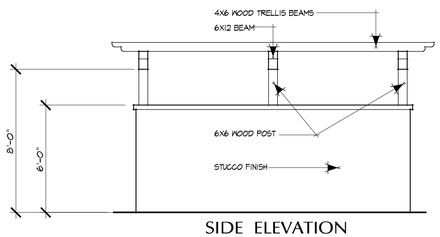
SECURITY GATE ELEVATION

PEDESTRIAN GATE

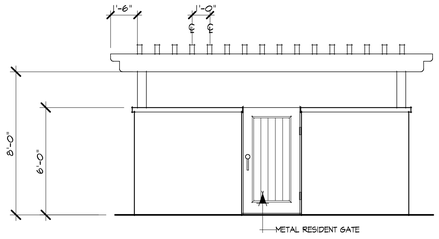
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

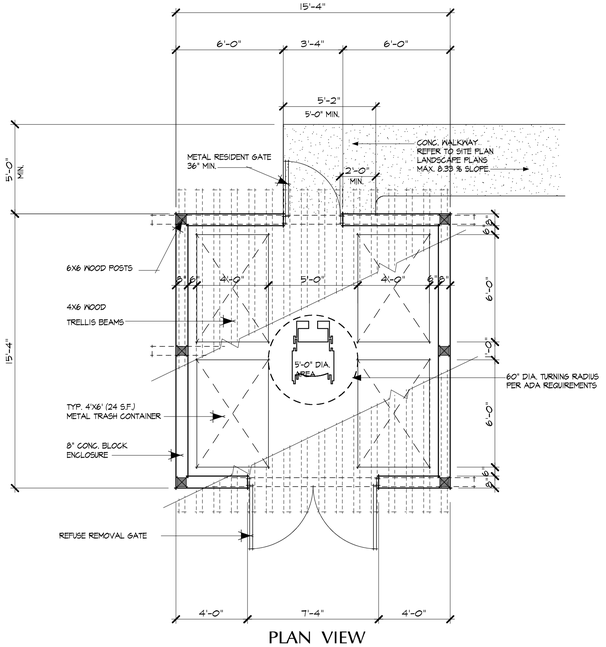


SIDE ELEVATION



RESIDENT GATE ELEVATION

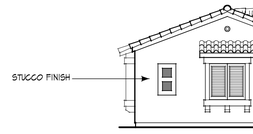
SECURITY GATE SCALE: 1/4" = 1'-0"



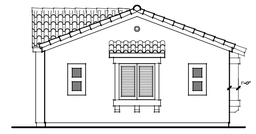
PLAN VIEW

REFUSE / RECYCLE ENCLOSURE

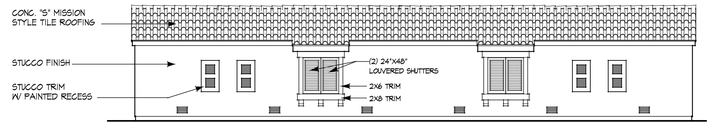
SCALE: 1/4" = 1'-0"



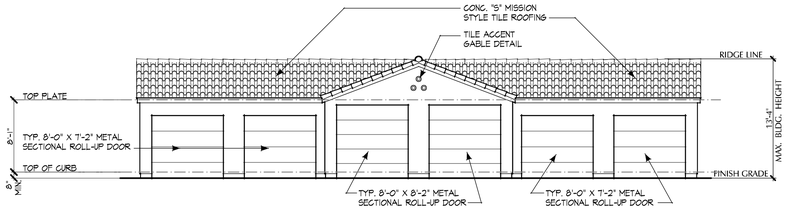
SIDE ELEVATION



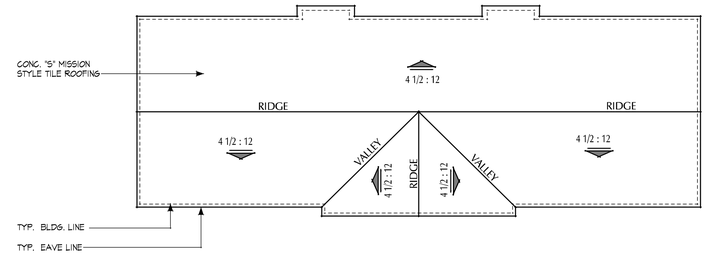
SIDE ELEVATION



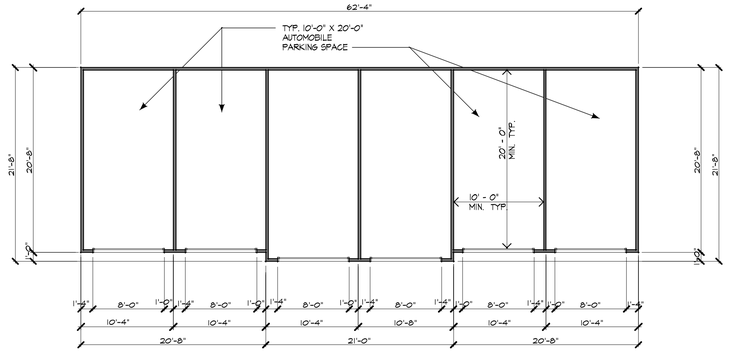
REAR ELEVATION SCALE: 1/8" = 1'-0"



FRONT ELEVATION SCALE: 1/8" = 1'-0"



ROOF PLAN SCALE: 1/8" = 1'-0"



FLOOR PLAN **6 SPACE GARAGE** SCALE: 1/8" = 1'-0"

GARAGE: 1,309 SQ. FT.

PLAN NOTES :

1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6591

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VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
GARAGE BLDG.
REFUSE ENCLOSURE
MAIL BOX, CAR PORT
ENTRY SECURITY GATE

REVISIONS

SHEET NO
A.9

plot date: 2/6/2015

E:_PROJECT DRAWINGS\2015_CA\SHEETS\A-GDA-SHEETS\A-GDA-A9.DGN

CARPORTS

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

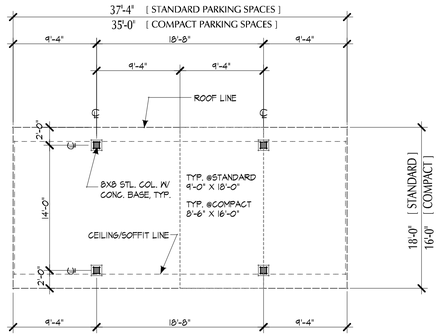
REFUSE ENCLOSURES & GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

PLAN NOTES :

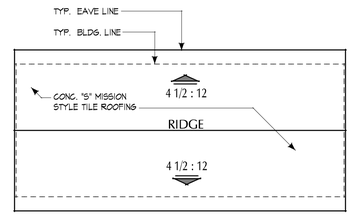
1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



CARPORT - 4 CAR SPACES

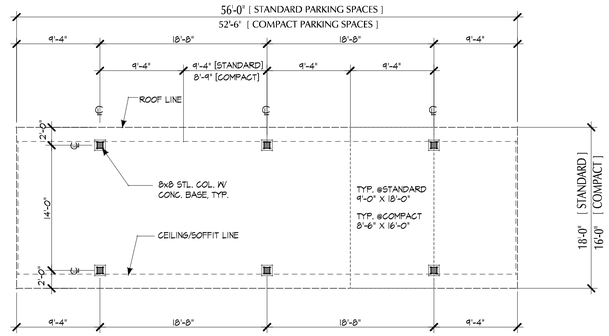
STANDARD: 672 SQ. FT.
COMPACT 565 SQ. FT.

SCALE: 1/8" = 1'-0"



ROOF PLAN

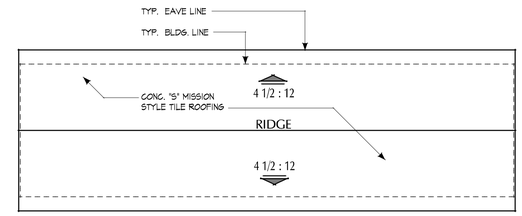
SCALE: 1/8" = 1'-0"



CARPORT - 6 CAR SPACES

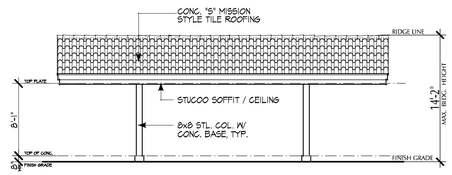
STANDARD : 1008 SQ. FT.
STANDARD : 848 SQ. FT.

SCALE: 1/8" = 1'-0"



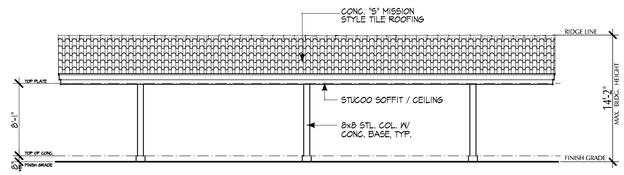
ROOF PLAN

SCALE: 1/8" = 1'-0"



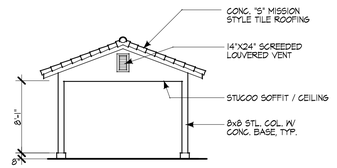
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ADKVAS GROUP
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JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
CARPORTS
[4] SPACE CARPORT
[6] SPACE CARPORT

REVISIONS

SHEET NO
A.10

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plot date: 2/6/2015