APPENDIX G: PART 1

Tribal Consultation

CITY OF
RIVERSIDE

Community & Economic Development Department **Planning Division**
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | **RiversideCA.gov**

NOTICE OF PROJECT (AB-52)

In accordance with Assembly Bill 52, the City of Riverside is sending this notice to inform California Native American tribes that have requested such notice of a project application within a geographic area with which the tribe is traditionally and culturally affiliated. California Public Resources Code § 21080.3.1 requires this notice within 14 days of the City determining this application is complete and/or after the City has decided to undertake a project. California Native American tribes have 30 days from the date of receiving this notice to request consultation with the City regarding this project.

DATE OF NOTICE: January 12, 2024

PROJECT TITLE: Mikasa Multi-Family Development

PROJECT DESCRIPTION: **PLANNING CASE PR-2020-001114 (GPA, RZ, DR):** Proposal by Hugo Lepe, on behalf of Century Heritage Builders, Inc., to consider the following entitlements to construct a 117-unit multi-family development: 1) General Plan Amendment to amend 2.72 acres of the project site from land use designation MDR-Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 – Single Family Residential to R-3-1500 – Multi-family Residential; and 3) Design Review of project plans.

PROJECT LOCATION: The 4.54-acre project site consists of three contiguous parcels, currently developed with single family homes, located at 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue (APN# 143-040-010, 143-040-011, and 143-040-012), bounded by Hedrick Avenue to the west and Jones Avenue to the east, in the R-1-7000 – Single Family Residential Zone and R-3-1500 - Multifamily Residential Zone, in Ward 6.

PROJECT INVOLVES GROUND DISTURBANCE: Yes

LOCAL GOVERNMENT/LEAD AGENCY: City of Riverside
CONTACT PERSON: Regine Kennedy, Senior Planner
PHONE: (951) 826-5712
E-MAIL: rkennedy@riversideca.gov
ADDRESS: Community & Economic Development Department, Planning Division
3900 Main Street, 3rd Floor, Riverside, CA 92522

Should you have any questions regarding this case, please do not hesitate to contact the Planner listed above. After 30 days from the date of this notice, the City will respond to a request for consultation or proceed with the entitlement process.

PR-2020-001114 (GPA,RZ,DR) - Location Map

4663-4705 Hedrick Avenue and 4618 Jones Avenue

0 150 300 Feet

NORTH

MIKASA LUXURY VILLAS

4618 JONES AVENUE, 4663 HEDRICK AVENUE
& 4705 HEDRICK AVENUE,
RIVERSIDE, CA 92505

VICINITY MAP
N.T.S.

MODERN ARCHITECTURAL STYLE

FIRE DEPARTMENT NOTES

1. GROUP R DIVISION OCCUPANSIES SHALL BE PROVIDED WITH A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IN APARTMENTS HOUSES TREE OR MORE STORIES IN HEIGHT OR CONTAINING 16 OR MORE DWELLING UNITS (SEE CALIFORNIA CODE FOR EXCEPTIONS). SUBMIT PLANS & OBTAIN APPROVALS FROM THE FIRE DEPARTMENT PRIOR TO INSTALLATION. NEW FIRE ALARM SYSTEM SHELL BE UL, FM, OR ETL CERTIFICATED FOR THE LIFE OF THE SYSTEM. CENTRAL STATION SHALL BE UL UUFX (CFC, SEC 907.2.9.1).
2. PROVIDE FOR FIRE DEPARTMENT ACCESS "KNOX" KEY DEVICES ARE AVAILABLE FOR USE IN THE CITY CONTACT THE FIRE DEPARTMENT FOR APPLICATIONS AND DETAILS. AN INFRARED AUTOMATIC GATE SYSTEM IS REQUIRED FOR ALL ELECTRIC GATE. CONTACT THE FIRE PREVENTION DIVISION FOR INFORMATION.
3. AN NFPA 13R RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENTIAL BUILDING. AN NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE GYM AND OFFICE BUILDING.

LANDSCAPING NOTE

1. EXISTING SITE AREA DOES NOT HAVE LANDSCAPE
2. PLANTS 24" BOX SIZE HANDROANTHUS CHRYSOTRICHUS IN PUBLIC RIGHT-OF-WAY ALONG JONES AVE AND CASSIA LEPTOPHYLLA ALONG HEDRICK AVE. TYPICAL SPACING 25' O.C. PRIOR TO PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AND QUANTITIES AT TIME OF SIZE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STACKING, IRRIGATION, ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

PROJECT TEAM:

APPLICANT: HUGO E. LEPE
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
TEL: 714-844-2494

ARCHITECT/DESIGNER: HUGO E. LEPE
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
TEL: 714-844-2494

TITLE 24 CONSULTANT: ADVANCED TITLE 24
2000 E CHAPMAN AVENUE, #202
FULLERTON, CA 92831
TEL: 714-525-9824

CIVIL ENGINEER: G. & G. ENGINEERING, INC.
1251 N MANASSERO ST. #402
ANAHEIM, CA 92807
CONTACT: ANDREW GRECHUTA
TEL: 714-970-7220

STRUCTURAL ENGINEER: FARAH ENGINEER GROUP, INC.
1787 POMONA RD, UNIT K
CORONA, CA 92880
CONTACT: MOHEB FARAH
TEL: 951-738-1215

BUILDING ANALYSIS:

TWO & THREE STORY TOWNHOUSE APARTMENT BUILDINGS:
WOOD FRAMED & SLAB ON GRADE
TYPE OF CONSTRUCTION: V-A
FIRE SPRINKLERS: NFPA 13R (UNDER SEPARATE PERMIT)

TWO STORY COMMUNITY & GYM BUILDING:
WOOD FRAMED & SLAB ON GRADE
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NFPA 13R (UNDER SEPARATE PERMIT)

2020 CALIFORNIA ADMINISTRATIVE CODE
2020 CALIFORNIA RESIDENTIAL CODE
2020 CALIFORNIA BUILDING CODE
2020 CALIFORNIA ELECTRICAL CODE
2020 CALIFORNIA PLUMBING CODE
2020 CALIFORNIA MECHANICAL CODE
2020 CALIFORNIA ENERGY CODE
2020 CALIFORNIA FIRE CODE
2020 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF RIVERSIDE MUNICIPAL CODE (RMC)

HARDSCAPE, IMPERVIOUS AREA:

POOL & SPA.....1,272 SQFT
POOL DECK.....2,872 SQFT
POOL EQUIP. ENCLOSURE.....120 SQFT
TRASH BINS ENCLOSURE.....1,183 SQFT

PATHS, WITH CONCRETE.....16,918 SQFT
DRIVEWAY, WITH PAVERS.....3,200 SQFT
DRIVEWAYS WITH ASPHALT.....40,835 SQFT
DRIVEWAYS WITH CONCRETE.....7,001 SQFT

FENCE, CMU & RETAINING WALLS.....1,416 SQFT

TOTAL IMPERVIOUS AREA.....70,553 SQFT
PERCENTAGE.....35.7%

SOFTSCAPE, PERVIOUS AREA:

LANDSCAPE, JONES AVE.....4,425 SQFT
LANDSCAPE, HEDRICK AVE.....4,493 SQFT
PLANTERS.....30,127 SQFT
NATURAL TURF (PARK AREAS).....7,566 SQFT
SYNTHETIC TURF.....601 SQFT

TOTAL PERVIOUS AREA.....47,212 SQFT
PERCENTAGE.....23.8%

PROJECT DATA

SITE/PROPERTY INFORMATION:

- PARCEL/LOT 29:

APN 143-040-012
4618 JONES AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
(E) ZONING: MULTIFAMILY RESIDENTIAL, R-3-1500
LOT SIZE: 1.82 AC.

Existing General Land Use Designation: High Density Residential (HDR)

EXISTING ZONING: R-3-1500
PARCEL IS A HE SITE, NO ZONE CHANGE REQUIRED

- PARCEL/LOT 23:

APN 143-040-011
4663 HEDRICK AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
LOT SIZE: 1.72 AC.

Existing General Land Use Designation: Medium Density Residential (MDR).
Proposed General Land Use Destination: High Density Residential (HDR)

EXISTING ZONING: R-1-7000
PROPOSED ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE.

- PARCEL/PORTION LOT 22:

APN 143-040-010
4705 HEDRICK AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
LOT SIZE: 1.00 AC.

Existing General Land Use Designation: Medium Density Residential (MDR).
Proposed General Land Use Destination: High Density Residential (HDR)

EXISTING ZONING: R-1-7000
PROPOSED ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE.

TOTAL AREA
COMBINED LOTS: 4.54 AC. = 197,762.4 SQFT

PROJECT SUMMARY

DENSITY, MAXIMUM ALLOWED.....29.0 DU/AC
DENSITY, PROPOSED.....25.4 DU/AC

PROPOSED UNIT MIX:
STUDIO..... 1 UNIT
1 BEDROOM..... 43 UNITS
2 BEDROOMS..... 73 UNITS
TOTAL PROPOSED UNITS..... 117
3-STORY BUILDING ..... 70 UNITS (59.8%)
2-STORY BUILDING ..... 47 UNITS (40.2%)
ACCESSIBLE UNITS REQUIRED:
117 UNITS x 5%..... 6 UNITS ADA

COMMON OPEN SPACE:
REQUIRED, 117 UNITS x 200 SQFT.... 23,400 SQFT
PROVIDED..... 55,671 SQFT

PRIVATE OPEN SPACE REQUIRED:
117 UNITS x 50 SQFT..... 5,850 SQFT
PROVIDED..... 13,641 SQFT

PUBLIC OPEN SPACE:..... 11,491 SQFT

PARKING SUMMARY:
REQUIRED 1 SPACE x 1 (STUDIO)..... 1 SPACE
REQUIRED 1.5 SPACES x 41 (1BR)..... 65 SPACES
REQUIRED 2.0 SPACES x 75 (2BR)..... 146 SPACES
TOTAL SPACES REQUIRED..... 212 SPACES

PROVIDED, COVERED PARKING.....175 SPACES
PROVIDED, OPEN PARKING.....40 SPACES
TOTAL SPACES PROVIDED.....215 SPACES

EV READY.....175 CONNECTIONS
(All garages will have an EV connection)

SETBACKS:
FRONT MIN. REQUIRED (JONES AVE).....15'-0"
PROVIDED (JONES AVE).....15'-0"

REAR MIN. REQUIRED (HEDRICK AVE).....15'-0"
PROVIDED (HEDRICK AVE).....15'-0"

SIDE MINIMUM REQUIRED.....7'-6"
PROVIDED.....FROM 7'-6" TO 12'-0"

INTERIOR SIDE MINIMUM REQUIRED.....15'-0"
PROVIDED.....15'-0"

SCOPE OF WORK

1. DEMOLISH OF THREE EXISTING ONE STORY SINGLE FAMILY RESIDENCE .
2. CONSTRUCT NEW 2 & 3 STORY MULTI-FAMILY BUILDINGS AT APPROXIMATELY 129,133 SQ.FT, WHICH INCLUDED 117 UNITS APARTMENTS, ATTACHED GARAGES (175 COVERED PARKING STALLS), 40 UNCOVERED PARKING STALLS, LEASING OFFICE, COMMUNITY HALL GYM AND MAIL ROOM.
3. CONSTRUCT POOL & SPA, FOUR TRASH ENCLOSURE, RETAINING WALLS, WALLS, GATES AND FENCES.
4. NEW PAVING, HARDSCAPE AND LANDSCAPE THROUGHOUT.

FUNDING
This project is 100% privately funded.

LOT COVERAGE, FOOTPRINT:

BUILDING "A" (TYPE 1).....2,217 SQFT
BUILDING "B" (TYPE 1A).....2,217 SQFT
BUILDING "C" (TYPE 1).....2,217 SQFT
BUILDING "D" (TYPE 1A).....2,217 SQFT
BUILDING "E" (TYPE 2).....2,229 SQFT
BUILDING "F" (TYPE 2).....2,229 SQFT
BUILDING "G" (TYPE 2).....2,229 SQFT
BUILDING "H" (TYPE 3).....4,317 SQFT
BUILDING "I" (TYPE 4).....5,013 SQFT
BUILDING "J" (TYPE 5).....9,097 SQFT
BUILDING "K" (TYPE 6).....7,467 SQFT
BUILDING "L" (TYPE 6R).....7,467 SQFT
BUILDING "M" (TYPE 5R).....9,097 SQFT
BUILDING "N" (TYPE 5R).....9,097 SQFT
BUILDING "O" (TYPE 7).....9,235 SQFT
BUILDING "P" (TYPE 8).....2,683 SQFT
BUILDING "Q" (TYPE 9).....969 SQFT

TOTAL BUILDINGS FOOTPRINT.....79,997 SQFT

LOT COVERAGE.....40.5%
OPEN SPACE AREA.....59.5%

SHEET INDEX:

TITLE	SHEET #
TITLE SHEET	T-1
3D RENDER. VIEWS 1, 2 & 3.	CR-1
3D RENDER. VIEWS 4, 5 & 6.	CR-2
EXISTING & DEMO SITE PLAN	C-1.0
PROPOSED SITE PLAN	C-1.1
SITE PLAN. COMMON AREA.	C-1.2
SITE PLAN. PRIVATE OPEN SPACE AREA.	C-1.3
PRELIMINARY GRADING PLAN	C-2
PRELIMINARY STORM DRAIN PLAN	C-3
PRELIMINARY STORM DRAIN DETAILS	C-4
GRADING CROSS SECTIONS	C-5
GRADING CROSS SECTIONS	C-6
CONCEPTUAL LANDSCAPE PLAN	L.1
PLANTING IMAGERY	L.2
LANDSCAPE HYDROZONE PLAN	L.3
LANDSCAPE. WALL & FENCE PLAN	L.4
TYPE 1.	
BUILDING "A". TYPICAL FOR BUILDINGS "C"	
FIRST & SECOND FLOOR PLANS. ROOF PLAN.	A-1.1
EXTERIOR BUILDING ELEVATIONS	A-1.2
TYPE 1R.	
BUILDING "B". TYPICAL FOR BUILDING "D"	
FIRST & SECOND FLOOR PLANS. ROOF PLAN.	A-1.3
EXTERIOR BUILDING ELEVATIONS	A-1.4
TYPE 2.	
BUILDING "E". TYPICAL FOR BUILDINGS "F"&"G".	
FIRST & SECOND FLOOR PLANS. ROOF PLAN.	A-2.1
EXTERIOR BUILDING ELEVATIONS	A-2.2
TYPE 3.	
BUILDING "H".	
FIRST & SECOND FLOOR PLANS	A-3.1
ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-3.2
EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-3.3
TYPE 4.	
BUILDING "I".	
FIRST & SECOND FLOOR PLANS	A-4.1
ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-4.2
EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-4.3
TYPE 5.	
BUILDING "J".	
FIRST FLOOR PLAN	A-5.1
SECOND FLOOR PLAN	A-5.2
THIRD FLOOR PLAN	A-5.3
ROOF PLAN	A-5.4
EXTERIOR FRONT & RIGHT ELEVATIONS	A-5.5
EXTERIOR REAR & LEFT ELEVATIONS	A-5.6

TITLE	SHEET #
TYPE 5R.	
BUILDING "N".	
FIRST FLOOR PLAN	A-5.7
SECOND FLOOR PLAN	A-5.8
THIRD FLOOR PLAN	A-5.9
ROOF PLAN	A-5.10
EXTERIOR FRONT & RIGHT ELEVATIONS	A-5.11
EXTERIOR REAR & LEFT ELEVATIONS	A-5.12
TYPE 6.	
BUILDING "K".	
FIRST FLOOR PLAN	A-6.1
SECOND FLOOR PLAN	A-6.2
THIRD FLOOR PLAN	A-6.3
ROOF PLAN	A-6.4
EXTERIOR FRONT & RIGHT ELEVATIONS	A-6.5
EXTERIOR REAR & LEFT ELEVATIONS	A-6.6
TYPE 6R.	
BUILDING "L".	
FIRST FLOOR PLAN	A-6.7
SECOND FLOOR PLAN	A-6.8
THIRD FLOOR PLAN	A-6.9
ROOF PLAN	A-6.10
EXTERIOR FRONT & RIGHT ELEVATIONS	A-6.11
EXTERIOR REAR & LEFT ELEVATIONS	A-6.12
TYPE 7.	
BUILDING "O".	
FIRST FLOOR PLAN	A-7.1
SECOND FLOOR PLAN	A-7.2
ROOF PLAN	A-7.3
EXTERIOR FRONT & RIGHT ELEVATIONS	A-7.4
EXTERIOR REAR & LEFT ELEVATIONS	A-7.5
TYPE 8.	
BUILDING "P".	
FIRST & SECOND FLOOR PLANS	A-8.1
ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-8.2
EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-8.3
TYPE 9.	
BUILDING "Q".	
FIRST & SECOND FLOOR PLANS, ROOF PLAN	A-9.1
EXTERIOR BUILDING ELEVATIONS.	A-9.2
TRASH ENCLOSURE. PLANS & ELEVATIONS	A-10
EXTERIOR MATERIALS & SPECIFICATIONS	CB-1
SITE & NEIGHBOHOOD PICTURES	CB-2
PRELIMINARY LIGHTING SITE PLAN	E-1
PRELIMINARY PHOTOMETRIC SITE PLAN	E-2

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 GRECHUTA
No. C52312
CIVIL
STATE OF CALIFORNIA

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: info@ggeng.com
PREPARED UNDER SUPERVISION OF:
APPROVED BY: ANDREW GRECHUTA
B.C.E. NO. C52312
CIVIL ENGINEERING
STRUCTURAL
GEOTECHNICAL
& SURVEYING

LICENSED GENERAL CONTRACTOR
LICENSE HERITAGE BUILDERS, INC.
No. B-B4341
Renewal: / /
Sig.:
Date: 06 / 23 /
STATE OF CALIFORNIA

Design by:
CENTURY HERITAGE BUILDERS, INC.
4095 E La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: chb@centuryheritageinc.com
CSL #914311

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DRAWN: HL
DATE: 11/05/25
SCALE:
JOB #: 21-7
TITLE: TITLE SHEET
SHEET INDEX
SHEET: T-1
1 OF SHEETS

BUILDINGS AREA CALCULATION

BUILDING NAME PER PLAN	BUILDING TYPE	NUMBER OF STORY	UNIT TYPES	AREA SQ.FT.	UNIT QUANTITY	BUILDING AREA, SQ.FT LIVING	GARAGE	OPEN SPACE	FOOTPRINT AREA SQ.FT.
A	TYPE 1	2	A 1BR	LIVING AREA 1ST FLOOR 463 LIVING AREA 2ND FLOOR 684 TOTAL LIVING AREA: 1027 1-CAR GARAGE 346 BALCONY 88	1	3 349	790	276	2 217
			B 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
			BR 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
B	TYPE 1R	2	AR 1BR	LIVING AREA 1ST FLOOR 463 LIVING AREA 2ND FLOOR 684 TOTAL LIVING AREA: 1027 1-CAR GARAGE 346 BALCONY 88	1	3 349	790	276	2 217
			B 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
			BR 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
C	TYPE 1	2	A 1BR	LIVING AREA 1ST FLOOR 463 LIVING AREA 2ND FLOOR 684 TOTAL LIVING AREA: 1027 1-CAR GARAGE 346 BALCONY 88	1	3 349	790	276	2 217
			B 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
			BR 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
D	TYPE 1R	2	AR 1BR	LIVING AREA 1ST FLOOR 463 LIVING AREA 2ND FLOOR 684 TOTAL LIVING AREA: 1027 1-CAR GARAGE 346 BALCONY 88	1	3 349	790	276	2 217
			B 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
			BR 2BR	LIVING AREA 1ST FLOOR 465 LIVING AREA 2ND FLOOR 693 TOTAL LIVING AREA: 1158 1-CAR GARAGE 372 BALCONY 34	1				
E	TYPE 2	2	C 1BR	LIVING AREA 1ST FLOOR 497 LIVING AREA 2ND FLOOR 550 TOTAL LIVING AREA: 1047 1-CAR GARAGE 332 BALCONY 75	1	3 387	765	263	2 229
			D 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
			DR 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
F	TYPE 2	2	C 1BR	LIVING AREA 1ST FLOOR 497 LIVING AREA 2ND FLOOR 550 TOTAL LIVING AREA: 1047 1-CAR GARAGE 332 BALCONY 75	1	3 387	765	263	2 229
			D 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
			DR 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
G	TYPE 2	2	C 1BR	LIVING AREA 1ST FLOOR 497 LIVING AREA 2ND FLOOR 550 TOTAL LIVING AREA: 1047 1-CAR GARAGE 332 BALCONY 75	1	3 387	765	263	2 229
			D 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
			DR 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
H	TYPE 3	2	C 1BR	LIVING AREA 1ST FLOOR 497 LIVING AREA 2ND FLOOR 550 TOTAL LIVING AREA: 1047 1-CAR GARAGE 332 BALCONY 75	4	6 528	1 476	488	4 317
			D 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
			DR 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
I	TYPE 4	2	C 1BR	LIVING AREA 1ST FLOOR 497 LIVING AREA 2ND FLOOR 550 TOTAL LIVING AREA: 1047 1-CAR GARAGE 332 BALCONY 75	5	7 575	1 713	563	5 013
			D 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
			DR 2BR	LIVING AREA 1ST FLOOR 496 LIVING AREA 2ND FLOOR 678 TOTAL LIVING AREA: 1174 1-CAR GARAGE 364 BALCONY 94	1				
J	TYPE 5	3	E 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2	14 468	7 956 (25-CARS)	1 886	9 097
			ER 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2				
			F 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	4				
			FR 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	2				
			ADA G 2BR	TOTAL LIVING AREA: 1197 BALCONY 130	1				
			H 2BR	TOTAL LIVING AREA: 1073 BALCONY 96	2				
			ADA G1 2BR	TOTAL LIVING AREA: 1097 BALCONY 434	1				
			ENTRY HALL AND STAIRS 886 HALLWAYS (3x538) 1614 UTILITY ROOM 109 CLOSETS (2x51) 102						
K	TYPE 6	3	E 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2	14 468	7 467 (23-CARS)	1 582	7 467
			ER 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2				
			F 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	4				
			FR 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	2				
			H 2BR	TOTAL LIVING AREA: 1073 BALCONY 96	2				
			ADA G 2BR	TOTAL LIVING AREA: 1197 BALCONY 130	2				
			ENTRY HALL AND STAIRS 886 HALLWAYS (3x539) 1616 FURNIT ROOM/CLOSETS & SHOWERS 43 UTILITY ROOMS (50+51) 101						
L	TYPE 6R	3	E 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2	14 468	7 467 (23-CARS)	1 582	7 467
			ER 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2				
			F 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	4				
			FR 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	4				
			HR 2BR	TOTAL LIVING AREA: 1073 BALCONY 96	2				
			ADA G/R 2BR	TOTAL LIVING AREA: 1197 BALCONY 130	2				
			ENTRY HALL AND STAIRS 886 HALLWAYS (3x539) 1616 FURNIT ROOM/CLOSETS & SHOWERS 43 UTILITY ROOMS (50+51) 101						
M	TYPE 5R	3	E 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2	14 468	7 956 (25-CARS)	1 886	9 097
			ER 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2				
			F 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	2				
			FR 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	4				
			ADA G/R 2BR	TOTAL LIVING AREA: 1197 BALCONY 130	1				
			HR 2BR	TOTAL LIVING AREA: 1073 BALCONY 96	2				
			ADA G/R 2BR	TOTAL LIVING AREA: 1097 BALCONY 434	1				
			ENTRY HALL AND STAIRS 886 HALLWAYS (3x539) 1616 UTILITY ROOM 109 CLOSETS (2x51) 102						
N	TYPE 5R	3	E 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2	14 468	7 956 (25-CARS)	1 886	9 097
			ER 1BR	TOTAL LIVING AREA: 718 BALCONY 96	2				
			F 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	2				
			FR 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	4				
			ADA G/R 2BR	TOTAL LIVING AREA: 1197 BALCONY 130	1				
			HR 2BR	TOTAL LIVING AREA: 1073 BALCONY 96	2				
			ADA G/R 2BR	TOTAL LIVING AREA: 1097 BALCONY 434	1				
			ENTRY HALL AND STAIRS 886 HALLWAYS (3x539) 1616 UTILITY ROOM 109 CLOSETS (2x51) 102						
O	TYPE 7	2	ADA I 2BR	TOTAL LIVING AREA: 974 PATIO 174	1	9 315	6 595 (17-CARS)	1 239 (balconies) 364 (patios)	9 235
			ADA I/R 2BR	TOTAL LIVING AREA: 974 PATIO 182	1				
			E 1BR	TOTAL LIVING AREA: 718 BALCONY 96	1				
			ER 1BR	TOTAL LIVING AREA: 718 BALCONY 96	1				
			F 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	1				
			FR 2BR	TOTAL LIVING AREA: 1176 BALCONY 120	1				
			J 2BR	TOTAL LIVING AREA: 1164 BALCONY 311	1				
			JR 2BR	TOTAL LIVING AREA: 1164 BALCONY 311	1				
			K 1BR	TOTAL LIVING AREA: 644 BALCONY 96	1				
			L STUDIO	TOTAL LIVING AREA: 487 BALCONY 87	1				
			ENTRY HALL AND STAIRS 500 2ND FLOOR HALLWAY 403 UTILITY ROOM 50						
P	TYPE 8	2	N 1BR	TOTAL LIVING AREA: 631 1-CAR GARAGE 330		2 406	986	272	2 683
			O 1BR	TOTAL LIVING AREA: 613 1-CAR GARAGE 82					
			P 2BR	LIVING AREA 1ST FLOOR 341 LIVING AREA 2ND FLOOR 1073 TOTAL LIVING AREA: 1414 1-CAR GARAGE 340 BALCONY 100					
			LEASING OFFICE 966 MAIL ROOM 140 MAINTENANCE ROOM 400						

CURRENT PROPERTIES ADDRESS

1. 4618 JONES AVE. RIVERSIDE, CA.
2. 4663 HEDRICK AVE. RIVERSIDE, CA.
3. 4705 HEDRICK AVE. RIVERSIDE, CA.

SITE PLAN LEGEND

- EXISTING BUILDING TO SAVE
- PROPOSED NEW BUILDING
- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- (N) RETENING WALL
- (E) MASONRY PERIMETER WALL
- (N) MASONRY PERIMETER WALL
- (N) 6"W CONCRETE CURB
- IRON FENCE
- GAS METER
- BACK FLOW PREVENTER
- FIRE DEP. WATER METER
- MASTER WATER METER
- LANDSCAPE WATER METER
- PRIVATE WATER SUB-METER
- AIR CONDITIONER UNIT
- (E) FIRE HYDRANT
- (E) ELECTRICAL POLE
- ELECTRICAL TRANSFORMER
- BENCH (REST AREAS)
- TWO BICYCLE PARKING STALLS
- STOP SIGN
- PEDESTRIAN CROSSWALK SIGN
- (N) FIRE HYDRANT

SITE PLAN KEYNOTES

1. OPEN PARKING SPACE, 9' W x 18' H
2. DOUBLE OR SLIDING GATE. ELECTRIC GATE WITH INFRARED AUTOMATIC SYSTEM AND "KNOX" KEY DEVICE & RIVERSIDE FIRE DEPARTMENT COMPLIANCE.
3. PEDESTRIAN GATE, SIZE: 4'-6" W X 6' H
4. IRON FENCE, 6' HEIGHT MAX.
5. EXISTING 6' HIGH CMU BLOCK WALL.
6. 6' HIGH CMU BLOCK WALL, WITH STUCCO SAND FINISH & SAME STUCCO COLOR AS THE BUILDINGS AND DECORATIVE CAP.
6. PLANTING AREAS, LANDSCAPE
7. POTENTIAL EDISON TRANSFORMER, TO BE VERIFIED BY UTILITY CONSULTANT AND SCREENED LANDSCAPING.
8. PEDESTRIAN 4'-0" OR 5'-0" WIDTH WALKWAY.
9. PLANTS & SHRUBS TO SCREEN A/C.
10. CALL BOX.
11. "NO LEFT TURN" SIGN.
12. "KNOX KEY" BOX LOCATION.
13. DECORATIVE SCREEN.
14. 6"W (N) CONCRETE CURB.
15. (N) RETAINING WALL (SEE GRADING PLAN).

HATCH LEGEND

- ASPHALT DRIVEWAY
- DECORATIVE CONCRETE PATH
- DECORATIVE PAVERS DRIVEWAY
- POOL COMMON OPEN SPACE
- CONCRETE POOL DECK COMMON OPEN SPACE
- PLANTER
- NATURAL GRASS
- SYNTHETIC GRASS
- TURNAROUND

LANDSCAPING NOTE

1. EXISTING SITE AREA DOES NOT HAVE LANDSCAPING.
2. PLANTS 24" BOX SIZE HANDROANTHUS CHRYSOTRICHUS IN PUBLIC RIGHT-OF-WAY ALONG JONES AVE AND CASSIA LEPTOPHYLLA ALONG HEDRICK AVE. TYPICAL SPACING 25' O.C. PRIOR TO PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AND QUANTITIES AT TIME OF SIZE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STACKING, IRRIGATION, ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

FIRE DEPARTMENT NOTES

1. GROUP R DIVISION OCCUPANSIES SHALL BE PROVIDED WITH A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IN APARTMENTS BUILDING THREE OR MORE STORIES IN HEIGHT OR CONTAINING 16 OR MORE DWELLING UNITS (SEE CALIFORNIA CODE FOR EXCEPTIONS). SUBMIT PLANS & OBTAIN APPROVALS FROM THE FIRE DEPARTMENT PRIOR TO INSTALLATION. NEW FIRE ALARM SYSTEM SHELL BE UL, FM, OR ETL CERTIFICATED FOR THE LIFE OF THE SYSTEM. CENTRAL STATION SHALL BE UL UUFX (CFC, SEC 907.2.9.1).
2. PROVIDE FOR FIRE DEPARTMENT ACCESS "KNOX" KEY DEVICES ARE AVAILABLE FOR USE IN THE CITY CONTACT THE FIRE DEPARTMENT FOR APPLICATIONS AND DETAILS. AN INFRARED AUTOMATIC GATE SYSTEM IS REQUIRED FOR ALL ELECTRIC GATE. CONTACT THE FIRE PREVENTION DIVISION FOR INFORMATION.
3. AN NFPA 13R RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENTIAL BUILDING. AN NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE GYM AND OFFICE BUILDING.

BUILDING NAME PER PLAN	BUILDING TYPE	NUMBER OF STORY		AREA, SQ.FT	FOOTPRINT AREA SQ.FT.
Q	TYPE 9	2	COMMUNITY HALL	937	969
			GYM	761	
			TOTAL	1 698	

MAILBOXES NOTES

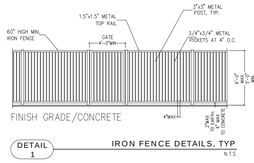
1. THE MAILBOXES LOCATION IS IN THE MAIL ROOM IN BLDG "P" TYPE 8.
2. ALL BOXES HAVE TO BE WALL MOUNTED AND RECESSED.
3. THE MAIL BOX TYPE: 24 TENANT DOORS WITH 1 OUTGOING MAIL – 4C WALL MOUNT 13-HEGH HORIZONTAL MAILBOX UNIT – H4C13D-24.
(FOR MORE INFORMATION SEE SHEET A-8.1.)

TRAFFIC NOTE

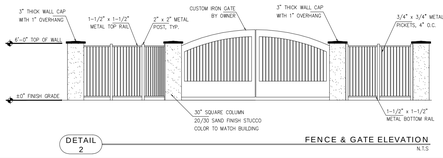
1. THE LED STOP SIGNS HAVE TO BE INSTALLED BY CITY STANDARTS AT ALL APPROACHES AT THE INTERSECTION OF COOK AVENUE AND JONES AVENUE.
2. ALL CROSSWALKS HAVE TO BE 3" RAISED TO PROVIDE CLEAR DIFFERENTIATION FROM THE DRIVE AISLES.

ARCHITECTURAL SITE PLAN

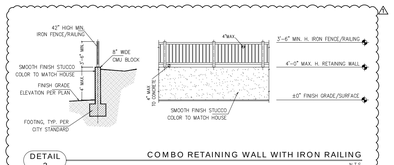
SCALE: 1" = 30'-0"



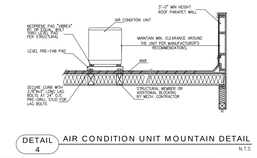
DETAIL 1 IRON FENCE DETAILS, TYP — N.T.S



DETAIL 2 FENCE & GATE ELEVATION — N.T.S



DETAIL 3 COMBO RETAINING WALL WITH IRON RAILING — N.T.S



DETAIL 4 AIR CONDITION UNIT MOUNTAIN DETAIL

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

G & G ENGINEERING, INC.
7251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 997-7304
EMAIL: ggeng@ggeng.com
PREPARED UNDER SUPERVISION OF:
Andrew Gregorian 02-05-22
PRINT NAME: ANDREW GREGORIAN DATE
APPROVED BY: ANDREW GREGORIAN
R.C.E. NO. C52372 STOCKTON, CA
EXP. DATE: 12-31-22
CIVIL ENGINEERING PLANNING & REPORTING
REGISTERED PROFESSIONAL ENGINEER ANDREW GREGORIAN No. C52372 CIVIL STATE OF CALIFORNIA
LICENSED GENERAL CONTRACTOR CENTURY HERITAGE BUILDERS, INC. No. B-914311 Renewal: Exp. 06-30-23 STATE OF CALIFORNIA
CENTURY HERITAGE BUILDERS, INC.
4095 E. La Palma Ave. Suite D, Anaheim, CA 92807
Phone: 714-215-4430
E-mail: chb@centuryheritagebuilders.com
CSL #914,311
Design by: CHB

NOTICE:
WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS.
THE IDEAS, DRAWINGS, AND LAYOUTS SHOWN IN THESE PLANS, ARE THE INTELLECTUAL PROPERTY OF CENTURY HERITAGE BUILDERS, INC. AND UNDER NO CONDITIONS THEY MUST NOT BE REPRODUCED, OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF CENTURY HERITAGE BUILDERS, INC.

DRAWN: HL
DATE: 11/05/25
SCALE: 1"=30'-0"
JOB #: 21-7
TITLE: PROPOSED SITE PLAN
SHEET: C-1.1
OF SHEETS

PRELIMINARY GRADING PLAN FOR MIKASA LUXURY VILLAS

CMU AND FENCE WALLS NOTES:

1. INSIDE AND REAR YARD AREAS, COMBINED FREE STANDING AND RETAINING WALLS AND FENCES SHALL NOT EXCEED 10 FEET IN HEIGHT PROVIDED THE RETAINING PORTION DOES NOT EXCEED 3' IF EXPOSED TO PUBLIC VIEW OR 6' IF NOT EXPOSED TO PUBLIC VIEW.
2. ALL CMU OR CONCRETE RETAINING WALLS SHOULD BE DESIGNED BY STRUCTURALLY ENGINEERED, REVIEW AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.

LEGEND

- PROPERTY LINE
- (N) RETAINING WALL
- (E) CMU WALL
- (N) CMU WALL
- FLOW LINE DIRECTION
- 2% SURFACE SLOPE
- CROSS-SECTION

SITE ADRESS:

4618 JONES AVENUE
RIVERSIDE, CA 92505
&
4663 HEDRICK AVENUE
RIVERSIDE, CA 92505
&
4705 HEDRICK AVENUE
RIVERSIDE, CA 92505

PROJECT TEAM:

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

DESIGNER: HUGO E. LEPE
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
TEL: 714-844-2494

CIVIL ENGINEER: ANDREW GRECHUTA
G&G ENGINEERING INC.
1251 N MANASSERO ST. #402
ANAHEIM, CA 92807
CONTACT: ANDREW GRECHUTA
TEL: 714-970-7220

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STAGE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 23 AND 29 OF EL RINCON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGES 85 & 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 143-040-011 AND 143-040-012 AND 143-040-010

AREA:

EXISTING NUMBER OF LOTS:	3 LOTS
EXISTING AREA:	3.54 ACRES
LOT 23	1.72 ACRES
LOT 29	1.82 ACRES
LOT 29	1.82 ACRES

PLAN DATE: 10-23-25

Underground Service Alert
Call: TOLL FREE
811
WWW.CALL811.COM
TWO WORKING DAYS BEFORE YOU DIG

MIKASA LUXURY VILLAS
4618 JONES AVE & 4663 HEDRICK AVE
RIVERSIDE, CA 92505

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@MYGNG.COM

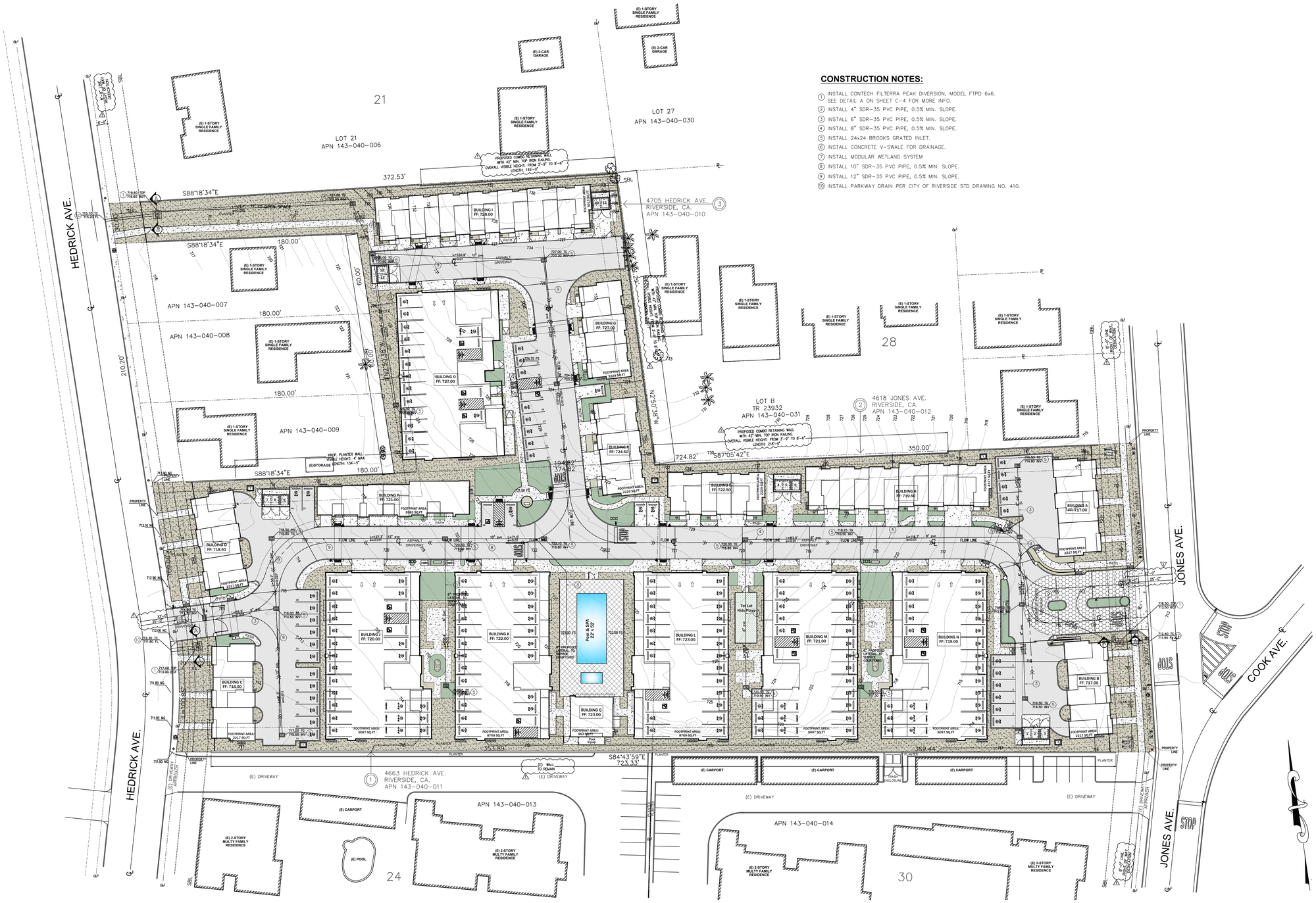
PREPARED UNDER SUPERVISION OF:
ANDREW GRECHUTA — DATE
R.C.E. NO. C523312 — EXP. DATE: 12-31-23

REVISIONS

PRELIMINARY GRADING PLAN

SHEET NO.
C-2

PRELIMINARY STORM DRAIN PLAN
FOR MIKASA LUXURY VILLAS



CONSTRUCTION NOTES:

1. INSTALL CONTECH FILTERRA PEAK DIVERSION, MODEL FTPD 6x6. SEE DETAIL A ON SHEET C-4 FOR MORE INFO.
2. INSTALL 4" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
3. INSTALL 6" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
4. INSTALL 8" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
5. INSTALL 24x24 BROOKS GRATED INLET.
6. INSTALL CONCRETE V-SWALE FOR DRAINAGE.
7. INSTALL MODULAR WETLAND SYSTEM
8. INSTALL 10" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
9. INSTALL 12" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
10. INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD DRAWING NO. 410.

PLAN DATE: 10-23-25

Underground Service Alert
Call: TOLL FREE
811
WWW.CALL811.COM
TWO WORKING DAYS BEFORE YOU DIG

MIKASA LUXURY VILLAS
4618 JONES AVE & 4663 HEDRICK AVE
& 4705 HEDRICK AVE
RIVERSIDE, CA 92505

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CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

PREPARED UNDER SUPERVISION OF:
ANDREW GRECHUTA — DATE
R.C.E. NO. C523312 — EXP. DATE: 12-31-23

REVISIONS

PRELIMINARY STORM DRAIN PLAN

SHEET NO.
C-3