

GRADING CROSS-SECTIONS

SCALE: 1" = 10'-0"

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.

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.

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807

PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@GMYG.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHUTA

R.C.E. NO. C923312

DATE

EXP. DATE: 12-31-23

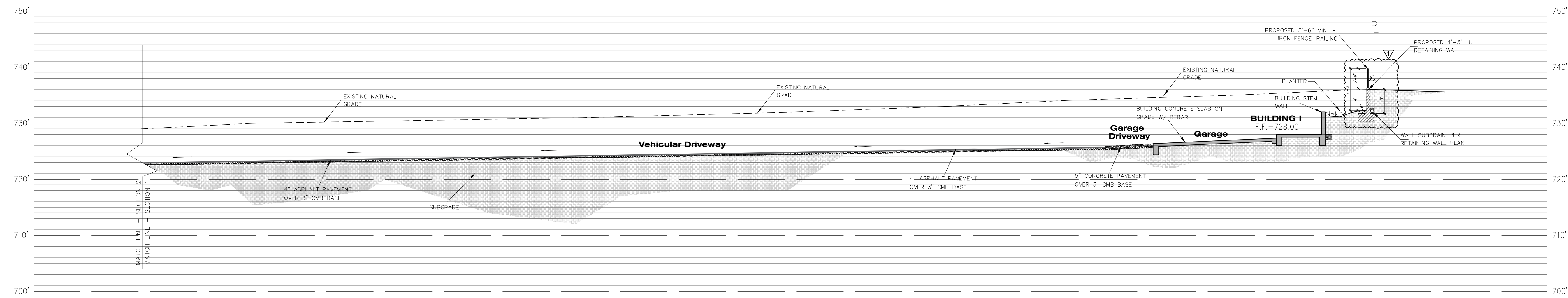
REVISIONS

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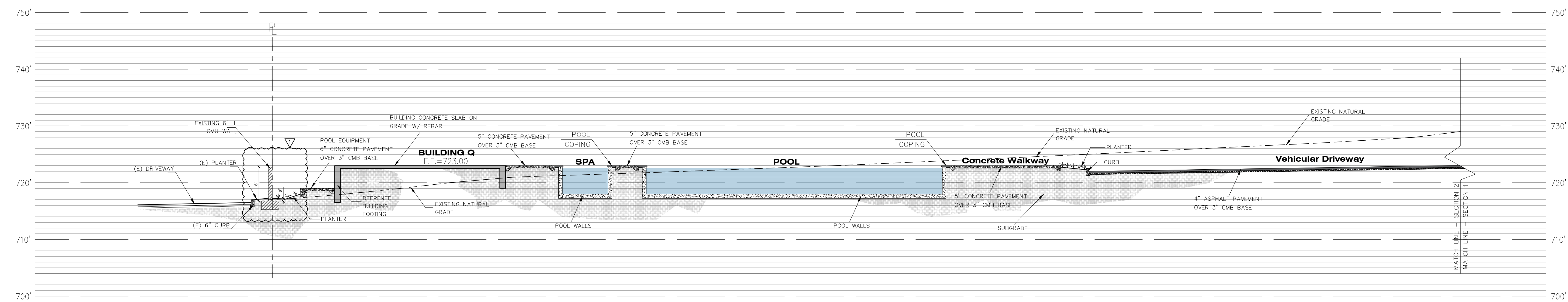
**GRADING
CROSS-SECTIONS**

SHEET NO.

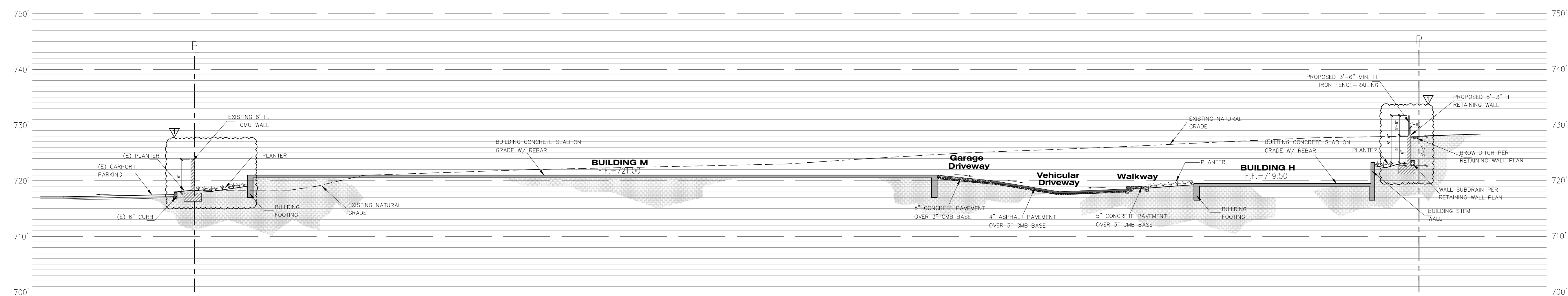
C-5



SECTION C - C



SECTION C - C (CONTINUED)



SECTION D - D

GRADING CROSS-SECTIONS

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REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

**GRADING
CROSS-SECTIONS**

SHEET NO.

C-6

Kennedy, Regine

From: Juan Ochoa <jochoa@pechanga-nsn.gov>
Sent: Thursday, February 15, 2024 3:45 PM
To: Kennedy, Regine
Cc: Ebru Ozdil; Molly Earp; Paul Macarro; Tina Thompson Mendoza
Subject: [EXTERNAL] Pechanga Tribe AB52 Response to PR-2020-001114 Mikasa Multi-Family Development

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Regine Kennedy,

This letter is written on behalf of the Pechanga Band of Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the City of Riverside.

This email serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the City in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. CEQA, as amended by AB 52, requires the City to avoid damaging effects to the significance of a tribal cultural resource. As such, the preferred TCR mitigation is complete avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Undertaking is a part of 'Atáaxum (Luiseño) territory, and therefore the Tribe's aboriginal territory as evidenced by the existence of cultural features associated with religious practice and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Indians because of the Tribe's cultural ties to this area as well as our extensive history with the City and other projects within the area.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the City on ensuring that a full, comprehensive environmental review of the Project's impacts is completed.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the City of Riverside XXX in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozeil@peehanga-nse.gov within 30 days of receiving this consultation request so that we can begin the consultation process. Thank you.

Juan Ochoa, MLIS
Assistant Tribal Historic Preservation Officer
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593
Office:(951)-770-6308
jochoa@peehanga-nse.gov

CONFIDENTIALITY NOTE: "This message and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at 951-770-6308, and destroy the original transmission and its attachments without reading them or saving them."

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



March 19, 2024

Sent via email: RKennedy@riversideca.gov

City of Riverside
Community & Economic Development Department
Planning Division
Ms. Regine Kennedy
3900 Main Street
Riverside, CA 92522

Re: Mikasa Multifamily Housing Development; Planning Case PR-2020-001114

Dear Ms. Kennedy,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Tribe”), a federally recognized Indian Tribe and sovereign government. Thank you for providing us with the Cultural Resources Assessment.

We have reviewed the provided documents and recommend conditioning the project with protocols for inadvertent discoveries of cultural material and human remains. Additionally, the Tribe asks to be notified of and consulted with any findings of cultural materials of Native American origin. We understand that other Tribes potentially have knowledge particular to this project site and may request additional measures. Please note that the Rincon Band supports all efforts to completely avoid cultural resources as preferred mitigation.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at cmadriral@rincon-nsn.gov. We look forward to working together to protect and preserve our cultural assets.

Sincerely,



Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



January 23, 2024

Sent via email: rkennedy@riversideca.gov

Re: Mikasa Multifamily Housing Development, County of Riverside, California

Dear Regine Kennedy,

This letter is written on behalf of the Rincon Band of Luiseño Indians ("Rincon Band" or "Tribe"), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above-mentioned project. The identified location is within the Traditional Use Area (TUA) of the Luiseño people. As such, the Rincon Band is traditionally and culturally affiliated to the project area.

We kindly ask to be provided with copies of existing documents pertaining to the project such as the cultural survey including the archaeological site records, shape files, archaeological record search results, geotechnical report, and the grading plans. Upon receipt and review, the Rincon Band will determine if AB52 and or SB18 consultation is needed.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 ext. 320 or via electronic mail at slinton@rincon-nsn.gov. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in blue ink that reads "Shuuluk Linton". The signature is fluid and cursive.

Shuuluk Linton
Tribal Historic Preservation Coordinator

February 15, 2024

Attn: Regine Kennedy, Senior Planner
City of Riverside
Community & Economic Development Department, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522



RE: AB 52 Consultation; Mikasa Multi- Family Development – 4663 & 4705 Hedrick Avenue & 4618 Jones Avenue – APNs 143-040-010, 143-040-011 & 143-040-012 – City of Riverside, Riverside County, CA

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. The project area is considered sensitive by the people of Soboba, as there are existing sites in the surrounding areas. An in-house database search identified multiple areas of potential impact. Based on the sensitive nature of the substantial information that will be disclosed by the tribe, specifics will be discussed in a confidential setting, during consultation.

At this time, the Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the City of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", followed by a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



CITY OF
RIVERSIDE

Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

NOTICE OF PROJECT (SB18)

In accordance with Government Code Section 65352.3 (SB 18), the City of Riverside is sending this request for consultation to California Native American Tribes included on the Native American Heritage Commission (NAHC) Contact List. SB 18 requires cities and counties to contact, and consult (as outlined in GC 65352.4) with California Native American Tribes before adopting or amending a General Plan for the purpose of protecting Native American Cultural Places. Consultation shall recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance. California Native American tribes have 90 days from the date of 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, 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.

APN's: 143-040-010, 143-040-011, and 143-040-012

LOCAL GOVERNMENT/LEAD AGENCY: City of Riverside

CONTACT PERSON: Regine Kennedy, Senior Planner

PHONE: (951) 826-5712

E-MAIL: rkennedy@riversideca.gov

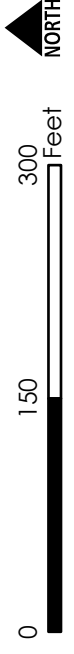
ADDRESS: Community & Economic Development Department, Planning Division
3900 Main Street, 3rd Floor, Riverside, CA 92522

Should you have any questions regarding this case, please do not hesitate to contact the Planner listed above. After 90 days from the date of this notice, the City will respond to a request for consultation or proceed with the entitlement process.



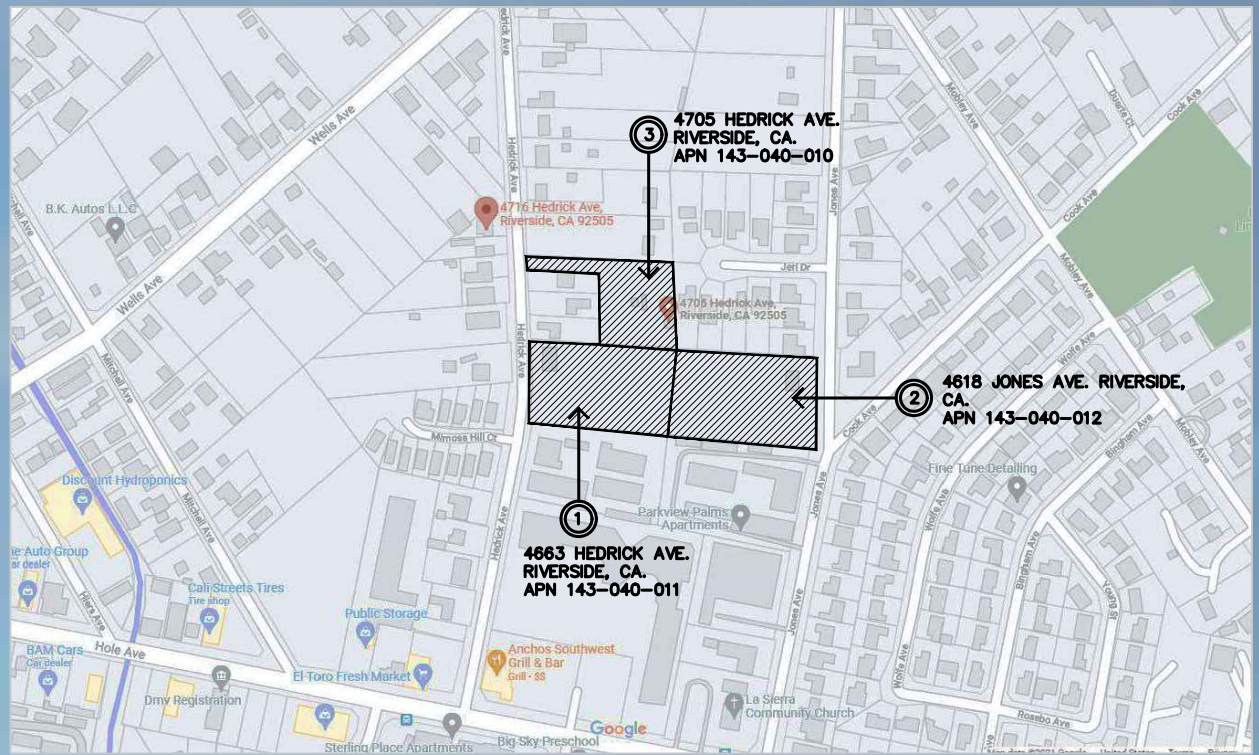
KEY
 Project Site

PR-2020-001114 (GPA,RZ,DR) - Location Map
4663-4705 Hedrick Avenue and 4618 Jones Avenue



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

- GROUP R DIVISION OCCUPANCIES 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 SHALL BE UL, FM, OR ETL CERTIFICATED FOR THE LIFE OF THE SYSTEM. CENTRAL STATION SHALL BE UL UUFX (CFC, SEC 907.2.9.1).
- 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.
- 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

- EXISTING SITE AREA DOES NOT HAVE LANDSCAPE
- 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.
1787 POMONA RD, UNIT K
CORONA, CA 92880
CONTACT: ANDREW GRECHUTA
TEL: 714-970-7220

STRUCTURAL ENGINEER: FARAH ENGINEER GROUP, INC.
1787 POMONA RD, UNIT K
CORONA, CA 92880
CONTACT: MOHES 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

- DEMOLISH OF THREE EXISTING ONE STORY SINGLE FAMILY RESIDENCE .
- 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.
- CONSTRUCT POOL & SPA, FOUR TRASH ENCLOSURE, RETAINING WALLS, WALLS, GATES AND FENCES.
- 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:

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TYPE 3.		ROOF PLAN	A-7.3
BUILDING "H".		EXTERIOR FRONT & RIGHT ELEVATIONS	A-7.4
FIRST & SECOND FLOOR PLANS	A-3.1	EXTERIOR REAR & LEFT ELEVATIONS	A-7.5
ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-3.2	TYPE 8.	
EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-3.3	BUILDING "P".	
TYPE 4.		FIRST & SECOND FLOOR PLANS	A-8.1
BUILDING "J".		ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-8.2
FIRST & SECOND FLOOR PLANS	A-4.1	EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-8.3
ROOF PLAN. EXTERIOR FRONT ELEVATION.	A-4.2	TYPE 9.	
EXTERIOR REAR, RIGHT & LEFT ELEVATIONS	A-4.3	BUILDING "Q".	
TYPE 5.		FIRST & SECOND FLOOR PLANS. ROOF PLAN	A-9.1
BUILDING "J".		EXTERIOR BUILDING ELEVATIONS.	A-9.2
FIRST FLOOR PLAN	A-5.1	TRASH ENCLOSURE. PLANS & ELEVATIONS	A-10
SECOND FLOOR PLAN	A-5.2	EXTERIOR MATERIALS & SPECIFICATIONS	CB-1
THIRD FLOOR PLAN	A-5.3	SITE & NEIGHBORHOOD PICTURES	CB-2
ROOF PLAN	A-5.4		
EXTERIOR FRONT & RIGHT ELEVATIONS	A-5.5	PRELIMINARY LIGHTING SITE PLAN	E-1
EXTERIOR REAR & LEFT ELEVATIONS	A-5.6	PRELIMINARY PHOTOMETRIC SITE PLAN	E-2

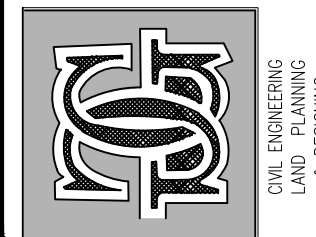
REVISIONS

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

OWNER: A & L CAPITAL
P.O. BOX 893130
FREMONT, CA 94569



G & G ENGINEERING, INC.
1251 N. MANASSA AVE., SUITE 100
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7220
E-MAIL: INFO@GGENGINEERING.COM
APPROVED BY: Andrew Grechuta
DATE: 11/05/25
R.C.E. NO. C52312



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

Design by: CHB
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CSL #914311

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

BUILDINGS AREA CALCULATION									
BUILDING NAME PER PLAN	BUILDING TYPE	NUMBER OF STORIES	UNIT TYPES	AREA, SQ. FT.	UNIT QUANTITY	BUILDING AREA, SQ. FT.			FOOTPRINT AREA, SQ. FT.
				LIVING	GARAGE	OPEN SPACE			
A	TYPE 1	2	A	LIVING AREA: 1ST FLOOR: 354	1				
			B	TOTAL LIVING AREA: 354	1				
			BR	TOTAL LIVING AREA: 354	1				
			2BR	TOTAL LIVING AREA: 354	1				
B	TYPE 1R	2	AR	LIVING AREA: 1ST FLOOR: 354	1				
			B	TOTAL LIVING AREA: 354	1				
			2BR	TOTAL LIVING AREA: 354	1				
			BR	TOTAL LIVING AREA: 354	1				
C	TYPE 1	2	A	LIVING AREA: 1ST FLOOR: 354	1				
			B	TOTAL LIVING AREA: 354	1				
			BR	TOTAL LIVING AREA: 354	1				
			2BR	TOTAL LIVING AREA: 354	1				
D	TYPE 1R	2	AR	LIVING AREA: 1ST FLOOR: 354	1				
			B	TOTAL LIVING AREA: 354	1				
			2BR	TOTAL LIVING AREA: 354	1				
			BR	TOTAL LIVING AREA: 354	1				
E	TYPE 2	2	C	LIVING AREA: 1ST FLOOR: 400	1				
			D	TOTAL LIVING AREA: 400	1				
			2BR	TOTAL LIVING AREA: 400	1				
			DR	TOTAL LIVING AREA: 400	1				
F	TYPE 2	2	C	LIVING AREA: 1ST FLOOR: 400	1				
			D	TOTAL LIVING AREA: 400	1				
			2BR	TOTAL LIVING AREA: 400	1				
			DR	TOTAL LIVING AREA: 400	1				
G	TYPE 2	2	C	LIVING AREA: 1ST FLOOR: 400	1				
			D	TOTAL LIVING AREA: 400	1				
			2BR	TOTAL LIVING AREA: 400	1				
			DR	TOTAL LIVING AREA: 400	1				
H	TYPE 3	2	C	LIVING AREA: 1ST FLOOR: 400	4				
			D	TOTAL LIVING AREA: 400	4				
			2BR	TOTAL LIVING AREA: 400	4				
			DR	TOTAL LIVING AREA: 400	4				
I	TYPE 4	2	C	LIVING AREA: 1ST FLOOR: 400	5				
			D	TOTAL LIVING AREA: 400	5				
			2BR	TOTAL LIVING AREA: 400	5				
			DR	TOTAL LIVING AREA: 400	5				
J	TYPE 5	3	E	TOTAL LIVING AREA: 716	2				
			1BR	TOTAL LIVING AREA: 716	2				
			2BR	TOTAL LIVING AREA: 716	2				
			3BR	TOTAL LIVING AREA: 716	2				
K	TYPE 6	3	E	TOTAL LIVING AREA: 716	4				
			1BR	TOTAL LIVING AREA: 716	4				
			2BR	TOTAL LIVING AREA: 716	4				
			3BR	TOTAL LIVING AREA: 716	4				
L	TYPE 6R	3	E	TOTAL LIVING AREA: 716	2				
			1BR	TOTAL LIVING AREA: 716	2				
			2BR	TOTAL LIVING AREA: 716	2				
			3BR	TOTAL LIVING AREA: 716	2				
M	TYPE 5R	3	E	TOTAL LIVING AREA: 716	2				
			1BR	TOTAL LIVING AREA: 716	2				
			2BR	TOTAL LIVING AREA: 716	2				
			3BR	TOTAL LIVING AREA: 716	2				
N	TYPE 5R	3	E	TOTAL LIVING AREA: 716	2				
			1BR	TOTAL LIVING AREA: 716	2				
			2BR	TOTAL LIVING AREA: 716	2				
			3BR	TOTAL LIVING AREA: 716	2				
O	TYPE 7	2	ADA 1	TOTAL LIVING AREA: 924	1				
			2BR	TOTAL LIVING AREA: 924	1				
			3BR	TOTAL LIVING AREA: 924	1				
			4BR	TOTAL LIVING AREA: 924	1				
P	TYPE 8	2	N	TOTAL LIVING AREA: 621	1				
			O	TOTAL LIVING AREA: 621	1				
			1BR	TOTAL LIVING AREA: 621	1				
			2BR	TOTAL LIVING AREA: 621	1				
Q	TYPE 9	2	COMMUNITY HALL	937					
			GYM	761					
			TOTAL	1698					
			STUDIO	607					

LANDSCAPING NOTE

- EXISTING SITE AREA DOES NOT HAVE LANDSCAPING.
- PLANTS 24" BOX SIZE HANDROTHUS 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 SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STACKING, IRRIGATION, ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

FIRE DEPARTMENT NOTES

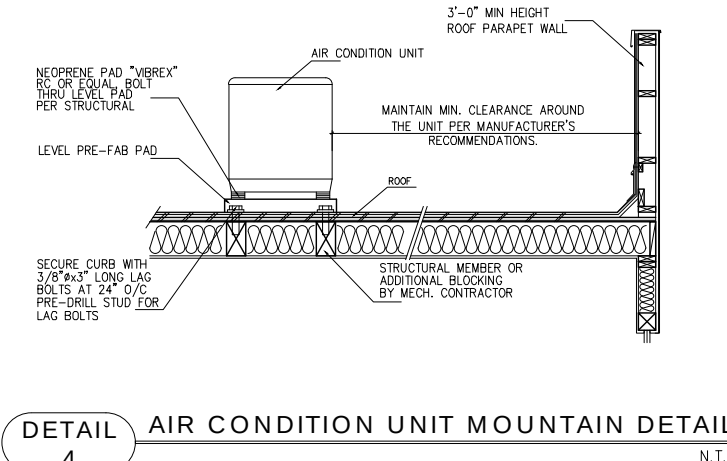
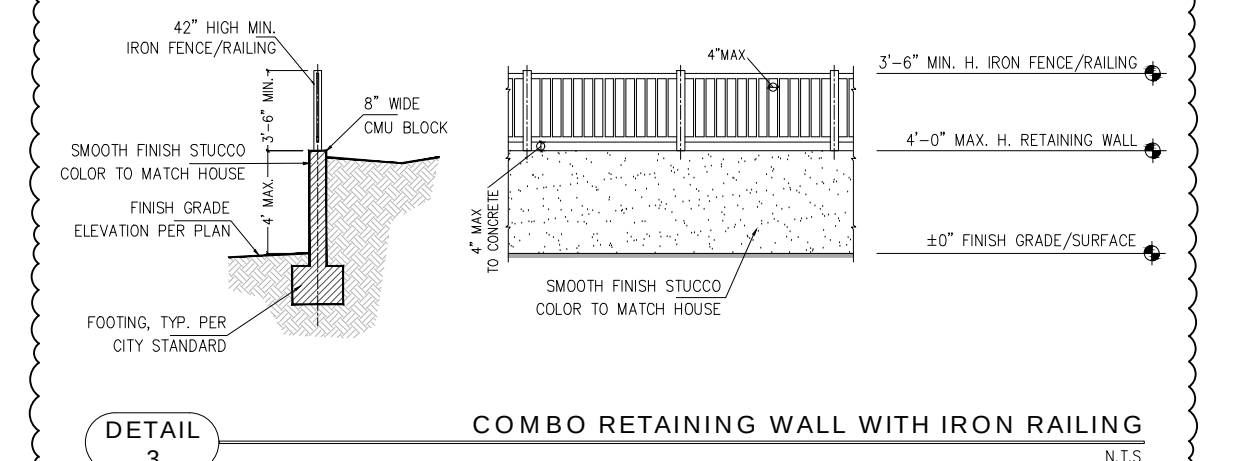
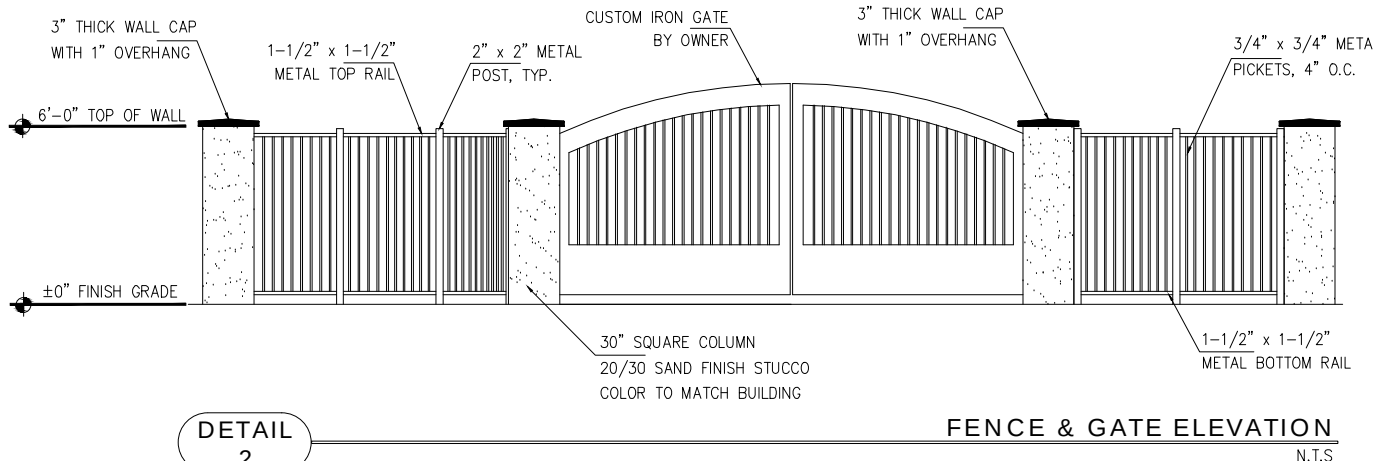
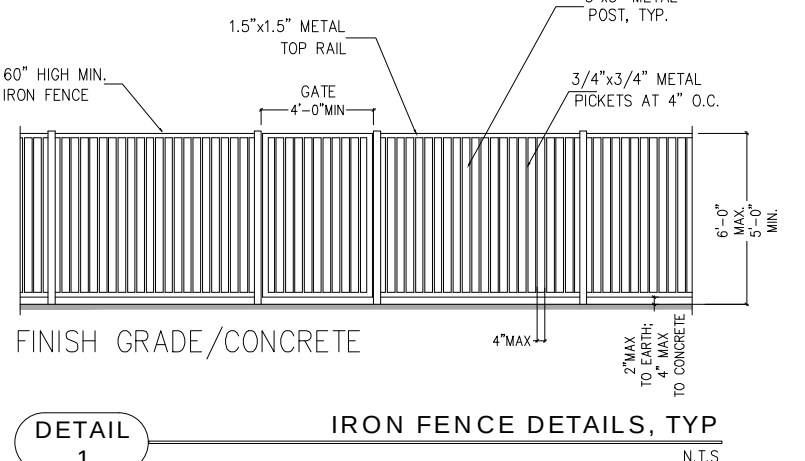
- GROUP R DIVISION OCCUPANCIES SHALL BE PROVIDED WITH A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IN APARTMENTS BUILDING THREE OR MORE STORES IN HEIGHT OR CONTAINING 16 OR MORE DWELLING UNITS (SEE CALIFORNIA CODE FOR EXCEPTIONS). SUBMIT PLANS & OBTAIN APPROVALS FROM THE FIRE DEPARTMENT PRIOR TO INSTALLATION. NEW FIRE ALARM SYSTEM SHALL BE UL, FM, OR ETL CERTIFICATED FOR THE LIFE OF THE SYSTEM. CENTRAL STATION SHALL BE UL ULF (CFC, SEC 907.2.9.1).
- PROVIDE FOR FIRE DEPARTMENT ACCESS "KNOW" 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.
- AN NFPA 13B RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENTIAL BUILDING. AN NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE GYM AND OFFICE BUILDING.

MAILBOXES NOTES

- THE MAILBOXES LOCATION IS IN THE MAIL ROOM IN BLDG "P" TYPE 8.
- ALL BOXES HAVE TO BE WALL MOUNTED AND RECESSED.
- THE MAIL BOX TYPE: 24 TENANT DOORS WITH 1 OUTGOING MAIL - 4C WALL MOUNT 13-HIGH HORIZONTAL MAILBOX UNIT - H4C13D-24.

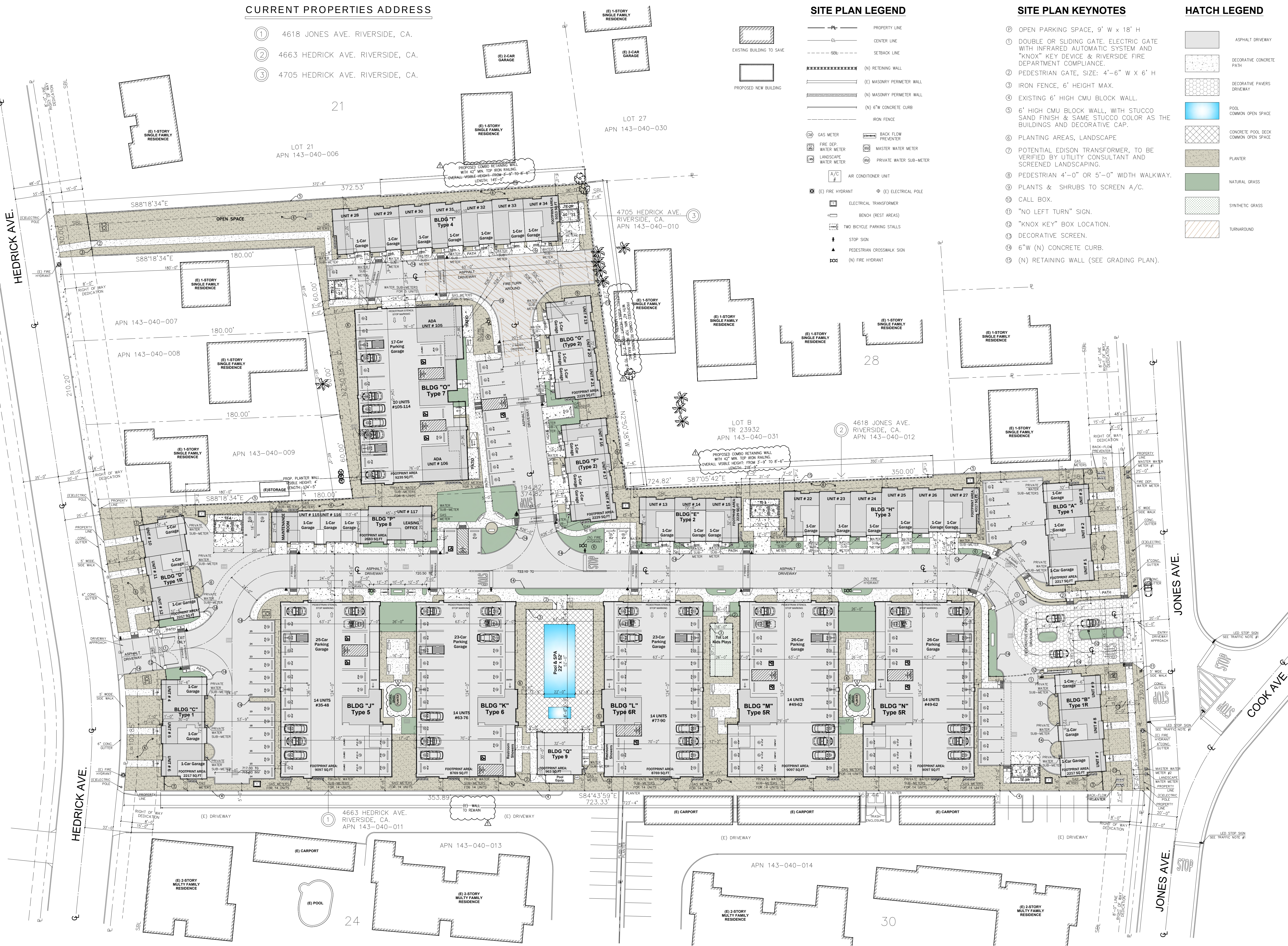
TRAFFIC NOTE

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



CURRENT PROPERTIES ADDRESS

- 4618 JONES AVE. RIVERSIDE, CA.
- 4663 HEDRICK AVE. RIVERSIDE, CA.
- 4705 HEDRICK AVE. RIVERSIDE, CA.



SITE PLAN LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- (N) RETAINING WALL
- (E) MASONRY PERIMETER WALL
- (N) MASONRY PERIMETER WALL
- (N) 6" W CONCRETE CURB
- IRON FENCE
- GAS METER
- FIRE DEP. WATER METER
- LANDSCAPE WATER METER
- BACK FLOW PREVENTER
- MASTER WATER METER
- PRIVATE WATER SUB-METER
- A/C UNIT
- AR CONDITIONER UNIT
- ELECTRICAL TRANSFORMER
- BENCH (REST AREAS)
- TWO BICYCLE PARKING STALLS
- STOP SIGN
- PEDESTRIAN CROSSWALK SIGN
- (N) FIRE HYDRANT
- (E) FIRE HYDRANT
- (E) ELECTRICAL POLE

SITE PLAN KEYNOTES

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

REVISIONS

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

OWNER: A & L CAPITAL
P.O. BOX 89330
FREMONT, CA 94569

REGISTERED PROFESSIONAL ENGINEER
ANDREW GARCIA
No. C52932
CIVIL
STATE OF CALIFORNIA

G & C ENGINEERING, INC.
1251 N. MAIN ST. SUITE 200
ANAHEIM, CA 92807
PHONE: (714) 950-2200
FAX: (714) 950-2201
EMAIL: INFO@GCCENR.COM
WWW.GCCENR.COM

PREPARED UNDER SUPERVISION OF:
ANDREW GARCIA
REGISTERED PROFESSIONAL ENGINEER
No. C52932
CIVIL
STATE OF CALIFORNIA

DATE: 11-05-25
BY: [Signature]
CHECKED: [Signature]
DATE: 11-05-25

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

DESIGN BY: CHB

NOTICE:
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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
SURFACE SLOPE
CROSS-SECTION

SITE ADDRESS:

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

OWNER/DEVELOPER:

PROJECT TEAM:

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, STATE 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:
LOT 23 3.54 ACRES
LOT 29 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@GNG.COM

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

PRELIMINARY
GRADING PLAN

SHEET NO.
C-2