

# CURRENT PROPERTIES ADDRESS

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

# SITE PLAN KEYNOTES

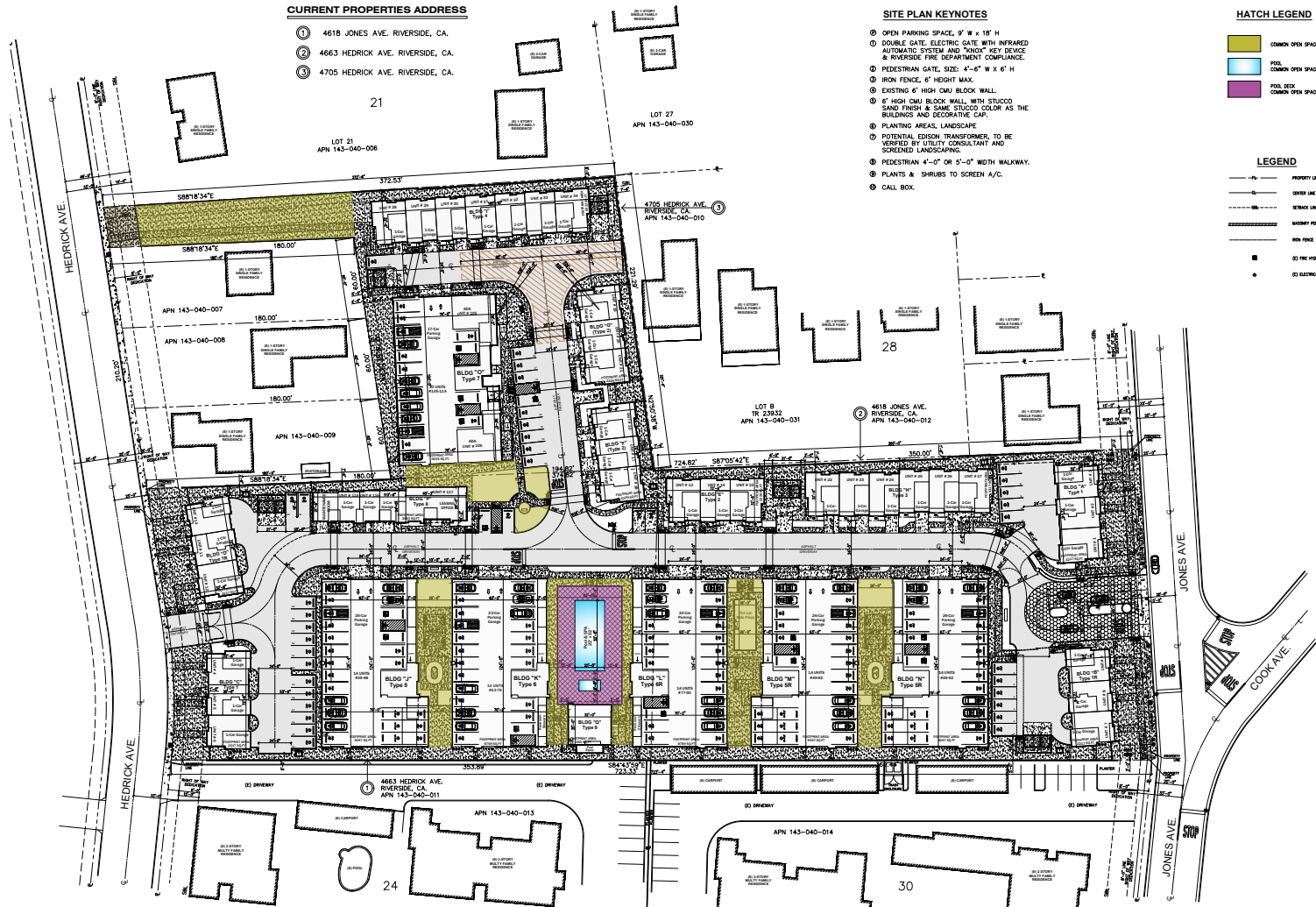
- OPEN PARKING SPACE, 9' W x 18' H
- DOUBLE GATE, ELECTRIC GATE WITH INFRARED AUTOMATIC SYSTEM AND "HOLD" KEY BEZEL & RIVERSIDE FIRE DEPARTMENT COMPLIANCE.
- PEDESTRIAN GATE, SIZE: 4'-6" W x 6' H
- IRON FENCE, 6' HEIGHT MAX.
- EXISTING 6' HIGH CMU BLOCK WALL.
- 6' HIGH CMU BLOCK WALL, WITH STUCCO SAND 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.

# HATCH LEGEND

- COMMON OPEN SPACE AREA
- POOL
- COMMON OPEN SPACE
- POOL DECK
- COMMON OPEN SPACE

# LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- MAINTENANCE FENCE WALL
- IRON FENCE
- POOL FENCE
- POOL FENCE
- POOL FENCE



# COMMON & PRIVATE OPEN SPACE REQUIREMENTS PER MULTI-FAMILY R-3-1500

| 300 SQUARE FEET PER UNIT OF COMMON OPEN SPACE REQUIRED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TYPE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 204 |

# CURRENT PROPERTIES ADDRESS

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

## SITE PLAN KEYNOTES

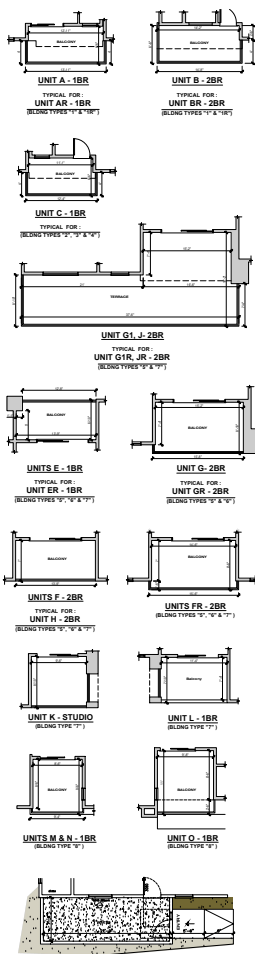
- OPEN PARKING SPACE, 9' W x 18' H
- DOUBLE GATE. ELECTRIC GATE WITH INFRARED AUTOMATIC SYSTEM AND "HOLD" KEY DEVICE & RIVERSIDE FIRE DEPARTMENT COMPLIANCE.
- PEDESTRIAN GATE, SIZE: 4'-6" W x 6' H
- IRON FENCE, 6' HEIGHT MAX.
- EXISTING 6" HIGH CMU BLOCK WALL.
- 6" HIGH CMU BLOCK WALL WITH STUCCO SAND 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.

## HATCH LEGEND

- BALCONY OR SECOND/THIRD LEVEL PRIVATE OPEN SPACE OF UNIT
- PATIO BRIDGE LEVEL PRIVATE OPEN SPACE OF UNIT

## LEGEND

- PROPERTY LINE
- CONCRETE LINE
- SEWER LINE
- MAINTY FENCE LINE
- IRON FENCE
- EXISTING
- ELECTRICAL PAUL



TYPICAL PRIVET OPEN SPACE CONFIGURATION

1/8" = 1'-0"

## COMMON & PRIVATE OPEN SPACE REQUIREMENTS PER MULTI-FAMILY R-S-1500

|                                                         |  |
|---------------------------------------------------------|--|
| 200 SQUARE FEET PER UNIT OF COMMON OPEN SPACE REQUIRED. |  |
| 117 UNITS x 200 SQFT. = 23,400 SQFT. REQUIRED.          |  |
| - 9707 SQFT. - COMMON AREA                              |  |
| - 1272 SQFT. - POOL & SPA                               |  |
| - 5781 SQFT. - ACTUAL TOTAL COMMON AREA PROVIDED        |  |
| REQUIRED EXCEEDED:                                      |  |

|                                   |                                           |
|-----------------------------------|-------------------------------------------|
| PRIVATE OPEN SPACE AREA PROVIDED: |                                           |
| TYPE 1 & 2, BLDG. A, B, C & D     | 276 SQFT. x 4 = 1,104 SQFT. (Saturated)   |
| TYPE 3, BLDG. E, F & G            | 207 SQFT. x 3 = 621 SQFT. (Saturated)     |
| TYPE 4, BLDG. H                   | 486 SQFT. (Saturated)                     |
| TYPE 5, BLDG. I                   | 563 SQFT. (Saturated)                     |
| TYPE 6 & 7, BLDG. J & K           | 1,086 SQFT. x 3 = 3,258 SQFT. (Saturated) |
| TYPE 8 & 9, BLDG. L & M           | 1,386 SQFT. x 3 = 4,158 SQFT. (Saturated) |
| TYPE 10, BLDG. N                  | 1,320 SQFT. (Saturated)                   |
| TYPE 11, BLDG. O                  | 294 SQFT. (Saturated)                     |
| TYPE 12, BLDG. P                  | 294 SQFT. (Saturated)                     |
| TOTAL BALCONIES                   | 11,277 SQFT.                              |
| TOTAL PATIOS                      | 364 SQFT.                                 |
| TOTAL PRIVATE OPEN SPACE          | 11,641 SQFT.                              |
| PUBLIC OPEN SPACE AREA            | 11,641 SQFT.                              |

## PRIVATE OPEN SPACE PLAN

SCALE: 1" = 30'-0"

PROJECT: MIKASA LUXURY VILLAS  
4705 HEDRICK AVE. RIVERSIDE, CA 92505

OWNER: A & L CAPITAL  
P.O. BOX 893130  
SAN DIEGO, CA 92189

REGISTERED PROFESSIONAL ARCHITECT  
STATE OF CALIFORNIA  
C-3392

G & S ENGINEERING, INC.  
1001 W. 10TH STREET, SUITE 200  
PACIFIC, CA 90741  
PHONE: (310) 441-1111  
FAX: (310) 441-1112  
WWW.GSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
C-4582

CENTURY HERITAGE BUILDERS, INC.  
4095 E. La Palma Ave. Suite 10, Anaheim, CA 92807  
Phone: 714-215-4430  
Fax: 714-215-4431  
www.chb.com

Drawn by: CHB

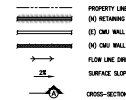
NOTICE:

DATE: 11/05/25  
SCALE: 1"=30'-0"  
SHEET: 21-7  
PROJECT: PRIVATE OPEN SPACE PLAN  
C-1.3

# PRELIMINARY GRADING PLAN FOR MIKASA LUXURY VILLAS

CIMU AND FENCE WALLS NOTES:  
1. RETAIN AND REAR YARD AREAS, CORNERED FREE STANDING AND RETAINING WALLS AND FENCES SHALL NOT EXCEED TO 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 CIMU OR CONCRETE RETAINING WALLS SHOULD BE DESIGNED BY STRUCTURALLY ENGINEERED REVIEW AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.

## LEGEND



## SITE ADDRESS:

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 801070  
TUCUMCARI, CA 92505  
DESIGNER: MARK C. LEE  
CENTURY INTERIOR BUILDERS, INC.  
1200 N. WILSON ST., 2ND FLOOR  
ANAHEIM, CA 92807  
TEL: 714-844-2494  
CIVIL ENGINEER: ANDREW GRECHULTA  
G&G ENGINEERING, INC.  
1251 N. MANASSAS ST., #202  
ANAHEIM, CA 92807  
CONTACT: ANDREW GRECHULTA  
TEL: 714-844-2494

## LEGAL DESCRIPTION:

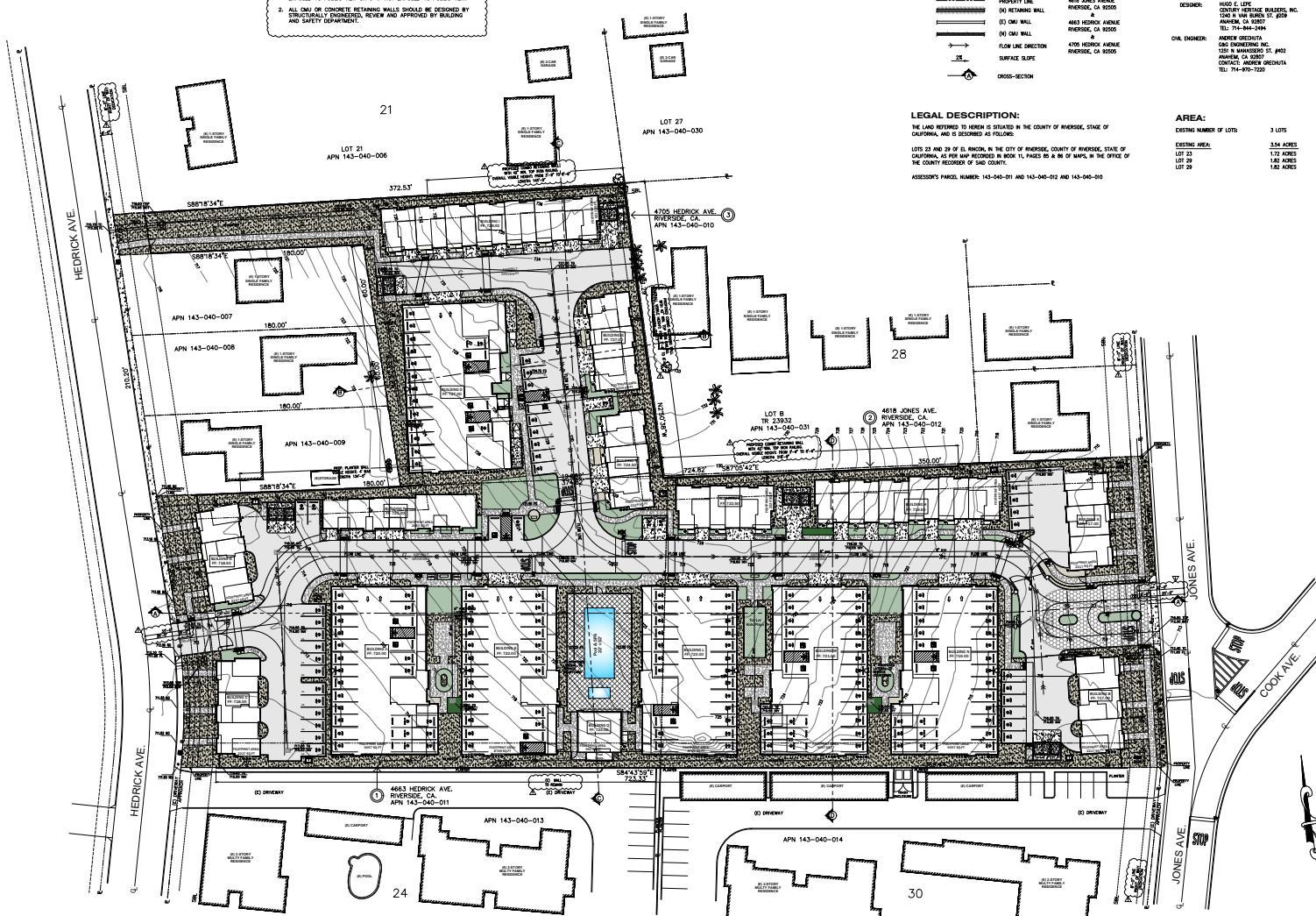
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 23 AND 29 OF EL RINCON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 20 & 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAND COUNTY.

ASSESSOR'S PARCEL NUMBER: 143-040-011 AND 143-040-012 AND 143-040-013

## AREA:

EXISTING NUMBER OF LOTS: 3 LOTS  
EXISTING AREA:  
LOT 23: 3.24 ACRES  
LOT 29: 1.72 ACRES  
LOT 29: 1.42 ACRES  
LOT 29: 1.42 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. MANASSAS ST., STE. 402  
ANAHEIM, CA 92807  
CIVIL ENGINEERING  
LAND PLANNING  
LAND SURVEYING  
PHONE: (714) 910-1220  
FAX: (714) 910-1224  
EMAIL: INFO@G&G.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHULTA

R.C.E. NO. C523212

DATE

EXP. DATE: 12-31-25

## REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

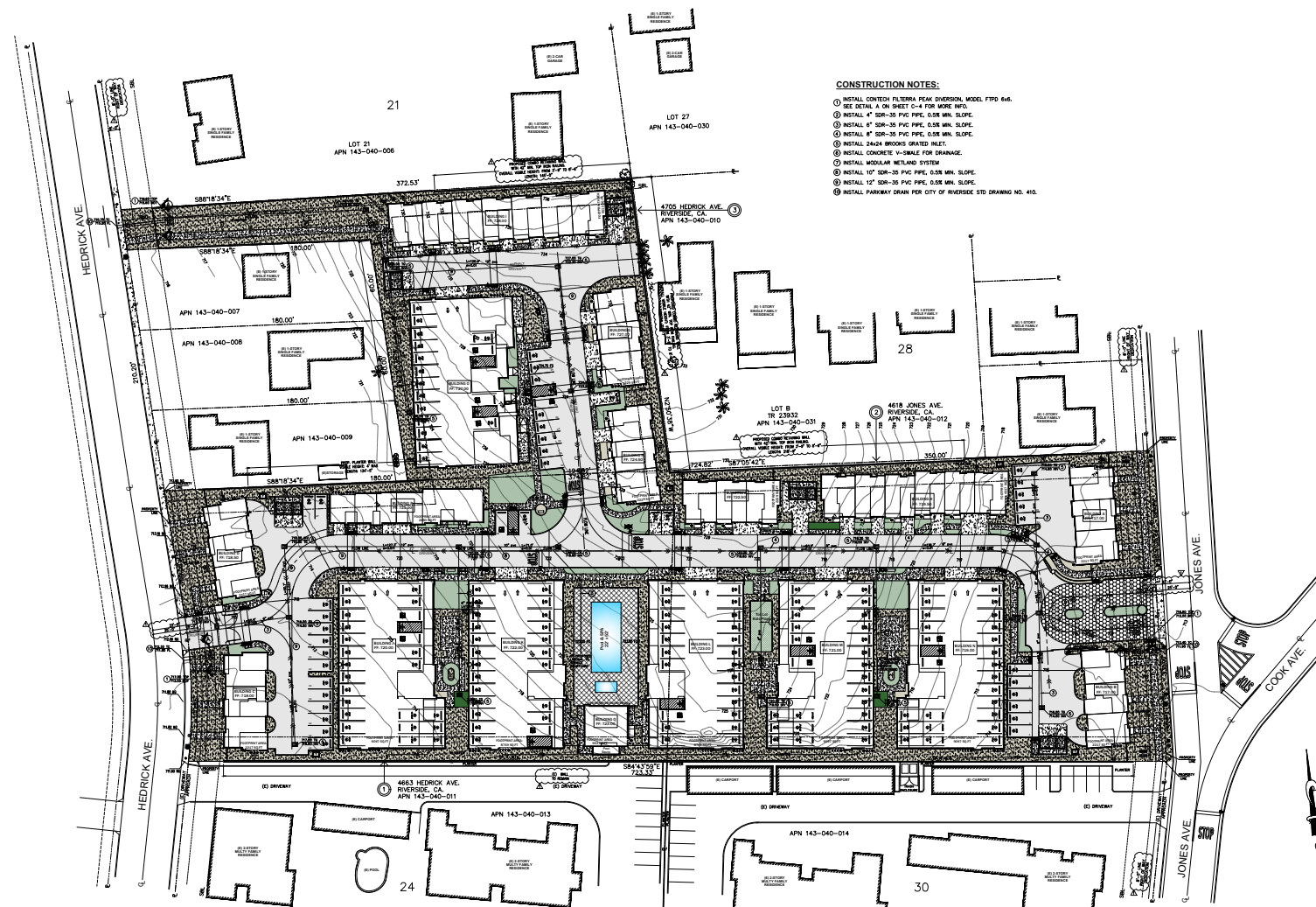
PRELIMINARY  
GRADING PLAN

SHEET NO.

C-2

**CONSTRUCTION NOTES:**

- ① INSTALL CONTROL ON FILTERED PEAK DIVERSION, MODEL FTDP 646.
- ② SEE DETAIL A ON SHEET C-4 FOR MORE INFO.
- ③ INSTALL 4" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
- ④ INSTALL 6" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
- ⑤ INSTALL 8" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
- ⑥ INSTALL 24x24 BROOKS GRATED INLET.
- ⑦ INSTALL CONCRETE V-SWALE FOR DRAINAGE.
- ⑧ INSTALL MODULAR WEILD SYSTEM
- ⑨ INSTALL 10" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
- ⑩ INSTALL 12" SDR-35 PVC PIPE, 0.5% MIN. SLOPE.
- ⑪ INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD DRAWING NO. 410



SHEET NO.



WWW.CALL911.COM

TWO WORKING DAYS BEFORE YOU DIG

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



CIVIL ENGINEERING  
LAND PLANNING  
LAND SURVEYING

ANAHEIM, CA 92807

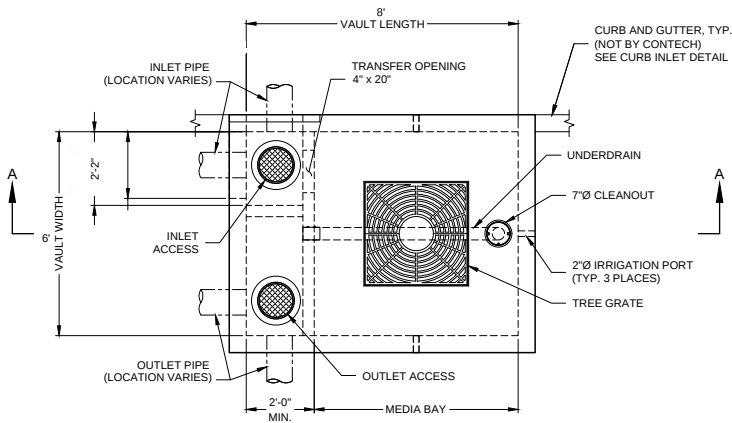
PHONE: (714) 970-7220  
FAX: (714) 970-7244  
EMAIL: [INFO@TFC.COM](mailto:INFO@TFC.COM)

R.C.E. NO. C523312

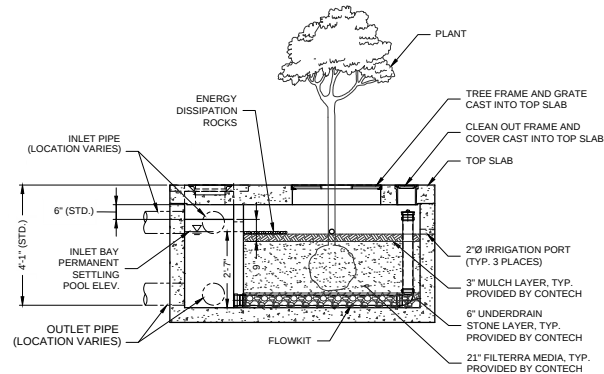
EXP. DATE: 12-31-23

|                                                                                                                                                                                                                             |  | REVISIONS |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|--|
| <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Δ</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Δ</div> <div style="border: 1px solid black; padding: 2px;">Δ</div> |  |           |  |
|                                                                                                                                                                                                                             |  |           |  |
|                                                                                                                                                                                                                             |  |           |  |
|                                                                                                                                                                                                                             |  |           |  |
|                                                                                                                                                                                                                             |  |           |  |

**C-3**



**PLAN VIEW**



**SECTION A-A  
(STANDARD DEPTH SHOWN)**



**FILTERRA PEAK DIVERSION (FTPD)  
CONFIGURATION DETAIL**

**DETAIL A**

## How the Filterra® Works



### Tested in the field and laboratory ...

- 1 Stormwater enters the Filterra through a pipe, curb inlet, or sheet flow and ponds over the pretreatment mulch layer, capturing heavy sediment and debris. Organics and microorganisms within the mulch trap and degrade metals and hydrocarbons. The mulch also provides water retention for the system's vegetation.
- 2 Stormwater flows through engineered Filterra media which filters fine pollutants and nutrients. Organic material in the media removes dissolved metals and acts as a food source for root-zone microorganisms. Treated water exits through an underdrain pipe or infiltrates (if designed accordingly).
- 3 Rootzone microorganisms digest and transform pollutants into forms easily absorbed by plants.
- 4 Plant roots absorb stormwater and pollutants that were transformed by microorganisms, regenerating the media's pollutant removal capacity. The roots grow, provide a hospitable environment for the rootzone microorganisms and penetrate the media, maintaining hydraulic conductivity.
- 5 The plant trunk and foliage utilize nutrients such as Nitrogen and Phosphorus for plant health, sequester heavy metals into the biomass, and provide evapotranspiration of residual water within the system.

## Filterra® Features and Benefits

| FEATURE                                                                                | BENEFITS                                                                    |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| High biofiltration media flow rate (up to 175"/hr+)                                    | Greatly reduced footprint versus traditional bioretention and LID solutions |
| Filterra system is packaged, including all components necessary for system performance | Quality control for easy, fast and successful installation                  |
| Quick and easy maintenance                                                             | Low lifecycle costs                                                         |
| Variety of configurations and aesthetic options                                        | Integrates easily into any site or landscape plan                           |
| Natural stormwater management processes featuring organics and vegetation              | Meets Low Impact Development requirements and ensures long-term performance |

**PLAN DATE: 06-23-24**



Underground Service Alert  
Call: TOLL FREE  
811  
WWW.CALL811.COM

**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) 970-1220  
FAX: (714) 970-1224  
EMAIL: INFO@G&G.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GIECHUTA

DATE:

P.C.E. NO. C82312

EXP. DATE: 12-31-24

REVISIONS

**PRELIMINARY  
STORM DRAIN  
DETAILS**

SHEET NO.

**C-4**