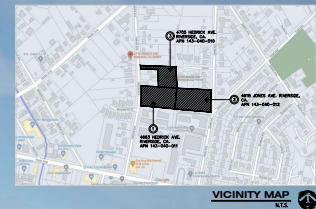


MIKASA LUXURY VILLAS

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



MODERN ARCHITECTURAL STYLE

FIRE DEPARTMENT NOTES

- GROUP R DIVISION OCCUPANCIES SHALL BE PROVIDED WITH A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IN APARTMENTS/HOUSES 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. NFPA 13R (UNDER SEPARATE PERMIT).
- PROVIDE FOR FIRE DEPARTMENT ACCESS "NOV" 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.

LANDSCAPE NOTE

- EXISTING SITE AREA DOES NOT HAVE LANDSCAPE.
- PLANTS 24" BOX SIZE HANDSOME 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, STAKING, 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
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ANAHEIM, CA 92807
TEL: 714-844-2494

TITLE 24 CONSULTANT: ADVANCED TITLE 24
2000 E CHAPMAN AVENUE, #202
FULLERTON, CA 92631
TEL: 714-525-9524

CIVIL ENGINEER: C. & O. ENGINEERING, INC.
1225 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 92626
CONTACT: MOHAB 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.....110 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.....25.7 DU/AC

PROPOSED UNIT MIX:
STUDIO.....1 UNIT
1 BEDROOM.....43 UNITS
2 BEDROOMS.....23 UNITS
TOTAL PROPOSED UNITS.....117
3-STORY BUILDING.....70 UNITS (59.8%)
2-STORY BUILDING.....47 UNITS (40.2%)
ACCESSIBLE UNITS REQUIRED:.....18,720 SQFT
117 UNITS x 5%.....6 UNITS ADA

COMMON OPEN SPACE:
REQUIRED, 117 UNITS x 200 SQFT.....23,400 SQFT
MINIMUM REQUIRED (20% reduction).....18,720 SQFT
PROVIDED.....24,406 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 (17% 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 3).....4,317 SQFT
BUILDING "H" (TYPE 4).....5,013 SQFT
BUILDING "I" (TYPE 5).....9,097 SQFT
BUILDING "J" (TYPE 6).....7,467 SQFT
BUILDING "K" (TYPE 6R).....7,467 SQFT
BUILDING "L" (TYPE 5R).....9,097 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:

SHEET #	TITLE	SHEET #
T-1	TITLE SHEET	
OR-1	3D RENDER, VIEWS 1, 2 & 3	
OR-2	3D RENDER, VIEWS 4, 5 & 6	
C-1.0	EXISTING & DEMO SITE PLAN	A-5.7
C-1.1	PROPOSED SITE PLAN	A-5.8
C-1.2	SITE PLAN, COMMON AREA	A-5.9
C-1.3	SITE PLAN, PRIVATE OPEN SPACE AREA	A-5.10
C-2	PRELIMINARY GRADING PLAN	A-5.11
C-3	PRELIMINARY STORM DRAIN PLAN	A-5.12
C-4	PRELIMINARY STORM DRAIN DETAILS	
C-5	GRADING CROSS SECTIONS	A-6.1
C-6	GRADING CROSS SECTIONS	A-6.2
L1	CONCEPTUAL LANDSCAPE PLAN	A-6.3
L2	PLANTING MAGERY	A-6.4
L3	LANDSCAPE HYDROZONE PLAN	A-6.5
L4	LANDSCAPE, WALL & FENCE PLAN	A-6.6
TYPE 1B	TYPE 1B	
A-1.1	BUILDING "A", TYPICAL FOR BUILDINGS "C"	A-6.7
A-1.2	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	A-6.8
A-1.3	BUILDING "B", TYPICAL FOR BUILDINGS "D"	A-6.9
A-1.4	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	A-6.10
A-2.1	TYPE 2	A-6.11
A-2.2	BUILDING "E", TYPICAL FOR BUILDINGS "F" & "G"	A-6.12
A-3.1	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	A-7.1
A-3.2	BUILDING "H", TYPICAL FOR BUILDINGS "I" & "J"	A-7.2
A-3.3	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	A-7.3
A-4.1	TYPE 3	A-7.4
A-4.2	BUILDING "K", TYPICAL FOR BUILDINGS "L" & "M"	A-7.5
A-4.3	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	A-8.1
A-4.4	BUILDING "N", TYPICAL FOR BUILDINGS "O" & "P"	A-8.2
A-5.1	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	A-8.3
A-5.2	TYPE 4	
A-5.3	BUILDING "Q", TYPICAL FOR BUILDINGS "R" & "S"	
A-5.4	FIRST & SECOND FLOOR PLANS, ROOF PLAN, EXTERIOR BUILDING ELEVATIONS	
A-5.5	TYPE 5	
A-5.6	BUILDING "T", TYPICAL FOR BUILDINGS "U" & "V"	
A-6.1	FIRST FLOOR PLAN	
A-6.2	SECOND FLOOR PLAN	
A-6.3	THIRD FLOOR PLAN	
A-6.4	ROOF PLAN	
A-6.5	EXTERIOR FRONT & RIGHT ELEVATIONS	
A-6.6	EXTERIOR REAR & LEFT ELEVATIONS	
A-6.7	TRASH ENCLOSURE, PLANS & ELEVATIONS	
A-6.8	EXTERIOR MATERIALS & SPECIFICATIONS SITE & NEIGHBORHOOD PICTURES	
A-6.9	PRELIMINARY LIGHTING SITE PLAN	
A-6.10	PRELIMINARY PHOTOMETRIC SITE PLAN	

PROJECT: MIKASA LUXURY VILLAS
4618 JONES AVE, RIVERSIDE, CA 92505
OWNER: A & L CAPITAL
P.O. BOX 89130
SAN DIEGO, CA 92189



C. & O. ENGINEERING, INC.
1225 N MANASSERO ST. #402
ANAHEIM, CA 92807
PREPARED AND SEALED FOR THE PROJECT BY:
HUGO E. LEPE
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
NO. 100000000
DATE: 11/05/25



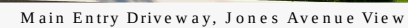
CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST. #209
ANAHEIM, CA 92807
Phone: 714-844-2494
Fax: 714-844-2494
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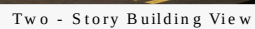
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DATE: 11/05/25
SHEET: 21-7
TITLE: SHEET INDEX
T-1

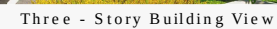
4618 JONES AVENUE, 4663 HEDRICK AVENUE
& 4705 HEDRICK AVENUE,
RIVERSIDE, CA 92505



2



3



1

"MIKASA LUXURY VILLAS"

OWNER:
A & L CAPITAL
P.O. BOX 893130
TAMPA, FL 33689



G & G ENGINEERING, INC.
1251 N. MANASSAS ST., STE. 402
ANAHEIM, CA 92807
(714) 930-7225
(415) 875-1744
GANDENG@GANDENG.COM

PREPARED UNDER SUPERVISION OF:
Anthony G. Gandeng 02-22
DATE

APPROVED BY:
ADRIAN G. GANDENG 02-22
DATE



CENTURY HERITAGE BUILDERS, INC.
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a: chb@centuryherloginc.com
9914311

[illegible]

DRAWN: HL
DATE: 09/15/21

SCALE: _____
JOB #: **21-7**
TITLE: _____

3D RENDER VIEWS

SHEET: CR-1



Secondary Driveway, Hadrick Avenue View 6



Intersection Driveway View 4



Main Recreation Area, Pool & Gym View 5

PROJECT: MIKASA LUXURY VILLAS[®]
 4705 HADRICK AVE. WESTFORD, CA 92095
 A & I CAPITAL
 P.O. BOX 801730
 TEMECULA, CA 92599

OWNER:

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 No. 100000000

G & G ENGINEERING, INC.
 1000 E. Las Platas Ave. Suite 10, Anaheim, CA 92607
 Phone: 714-215-4242
 Email: chibber@mylogistic.com
 License No. 100000000

DESIGN: HL
 DATE: 09/15/21
 SHEET: 21-7
 3D RENDER VIEWS
 SHEET: CR-2
 1 OF 1

NOTICE:
 This rendering is a conceptual illustration of the proposed project and is not intended to represent the actual project. It is not a contract and should not be used for any legal or financial purposes. The actual project may vary from this rendering due to changes in design, construction, or other factors. The rendering is provided for informational purposes only.

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

- ① (E) WOOD FENCE TO DEMOLISH.
- ② (E) METAL CHAIN FENCE TO DEMOLISH.
- ③ (E) DRIVEWAY TO DEMOLISH.
- ④ (E) CONCRETE PAVERS TO DEMOLISH.
- ⑤ (E) GATE TO DEMOLISH.
- ⑥ (E) MASONRY PERIMETER WALL TO DEMOLISH
- ⑦ (E) MASONRY PERIMETER WALL TO SAVE
- ⑧ (E) TREES TO DEMOLISH

	PROPERTY LINE
	CENTER LINE
	SEAM LINE
	(2) BOUNDARY MARKER WALL TO SEAM
	(2) BOUNDARY MARKER WALL TO SAE
	(2) WOOD FENCE WALL TO SEAM
	(2) CHAIN FENCE & GATE TO DEMOLISH
	(2) TREE TO SAVE
	(2) TREE TO DEMOLISH
	(2) FIRE HYDRANT
	(2) ELECTRICAL POLE
	EXISTING BUILDING & STRUCTURE
	EXISTING BUILDING & STRUCTURE TO DEMOLISH



1. EXISTING SITE AREA DOES NOT HAVE LANDSCAPING.

SCALE: 1" = 30'-0"

"MIKASA LUXURY VILLAS"
PROJECT:
4618 JONES AVE., 4603 HEDRICK AVE.,
LANSING, MICHIGAN 48202

A & L CAPITAL



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PREPARED UNDER SUPERVISION OF:
Anthony G. Gaudin 06-0-12
APPROVED BY: ANNE'S SECURITY DATE:



JURY HERITAGE BUILDERS, INC.
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 714-215-4430
chb@centuryheritageinc.com
 1311

Design by: 

NOTICE:

[illegible]

DRAWN: HL
 DATE: 11/05/25
 SCALE: 1"=30'-0"
 JOB #: 21-7
 TITLE:

EXISTING & DEMO
SITE PLAN
SHEET: C-10

