

CURRENT PROPERTIES ADDRESS

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

SITE PLAN KEYNOTES

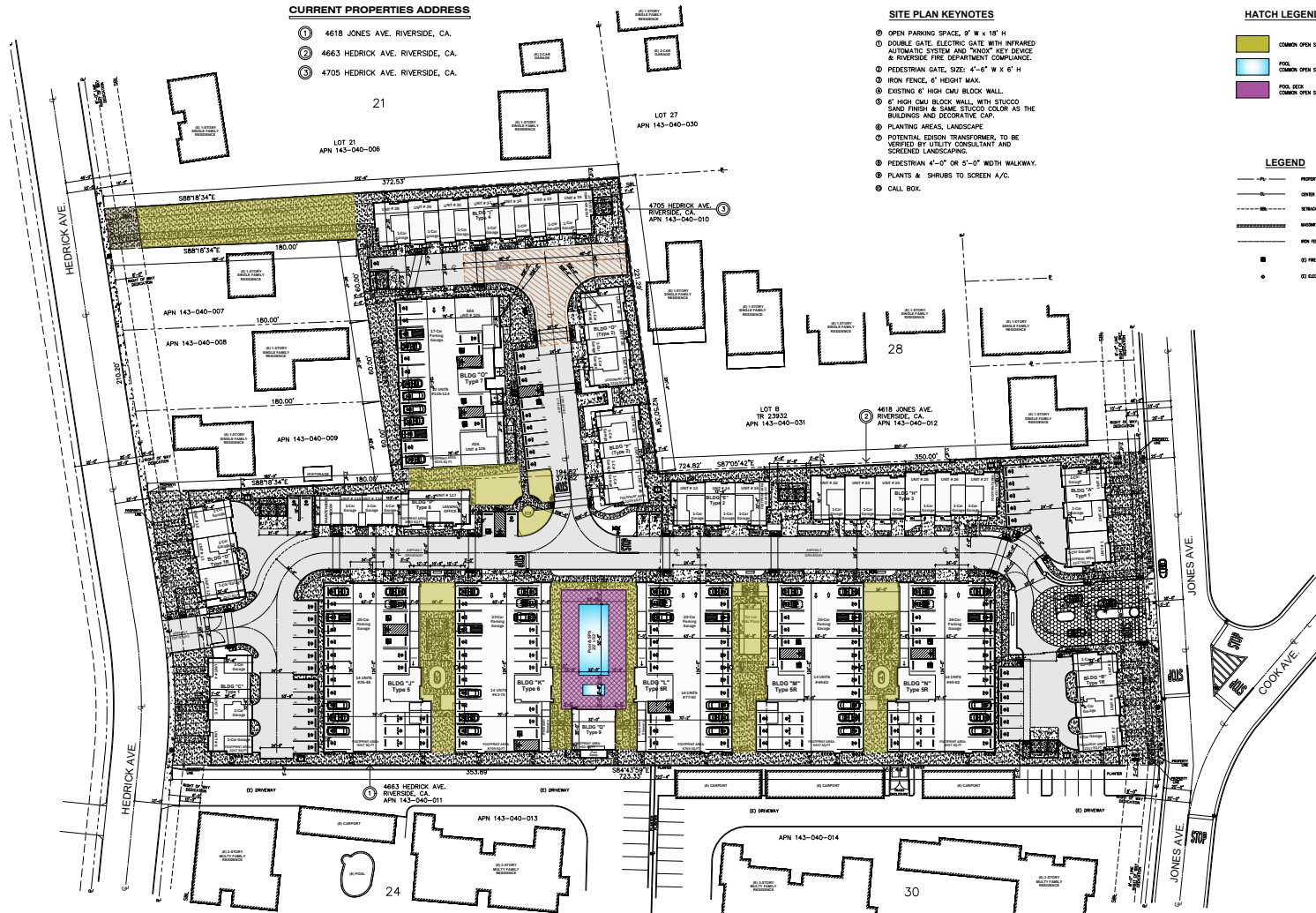
- OPEN PARKING SPACE, 9' W x 18' H
- DOUBLE GATE, ELECTRIC GATE WITH INFRARED AUTOMATIC SYSTEM AND "HOLD" KEY BEZEL & RIVERSIDE FIRE DEPARTMENT COMPLIANCE.
- PEDESTRIAN GATE, SIZE: 4'-6" W x 6' H
- IRON FENCE, 6' HEIGHT MAX.
- EXISTING 6' HIGH CMU BLOCK WALL.
- 6' HIGH CMU BLOCK WALL, WITH STUCCO SAND 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.	PRIVATE OPEN SPACE AREA PROVIDED.
TYPE 1 & 2, BLDG A, B & C, D	276 SQFT, 4.4 = 1,554 SQFT. (sufficient)
TYPE 3, BLDG E, F & G	283 SQFT, 3.3 = 789 SQFT. (sufficient)
TYPE 4, BLDG H	485 SQFT. (sufficient)
TYPE 5, BLDG I	485 SQFT. (sufficient)
TYPE 6 & 7, BLDG J, K & L	1,086 SQFT, 3.3 = 3,584 SQFT. (sufficient)
TYPE 8 & 9, BLDG M & N	1,086 SQFT, 3.3 = 3,584 SQFT. (sufficient)
TYPE 10 & 11, BLDG O & P	1,086 SQFT, 3.3 = 3,584 SQFT. (sufficient)
TYPE 12, BLDG Q	344 SQFT. (sufficient)
TYPE 13, BLDG R	272 SQFT. (sufficient)
TOTAL BUILDINGS	13,077 SQFT
TOTAL PARKING	364 SQFT
TOTAL PRIVATE OPEN SPACE	13,441 SQFT

COMMON OPEN SPACE PLAN SCALE: 1" = 30'-0"

MIKASA LUXURY VILLAS
PROJECT:
A & L CAPITAL
P.O. BOX 580130
EMERYVILLE, CA 94608

G & S ENGINEERING, INC.
1001 S. GATEWAY
PACIFIC, CA 94040
PREPARED FOR THE DEVELOPER OF
MIKASA LUXURY VILLAS
BY
G & S ENGINEERING, INC.
DATE: 11/05/25

CENTURY HERITAGE BUILDERS, INC.
4005 E. 1st Street, Suite 10, Anaheim, CA 92805
Phone: 714-251-4430
Fax: 714-251-4431
Email: info@centuryheritage.com

CHB
CENTURY HERITAGE BUILDERS, INC.

NOTICE:
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.

COMMON OPEN SPACE PLAN
C-1.2

DATE: 11/05/25
SCALE: 1"=30'-0"
DATE: 21-7

CURRENT PROPERTIES ADDRESS

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

SITE PLAN KEYNOTES

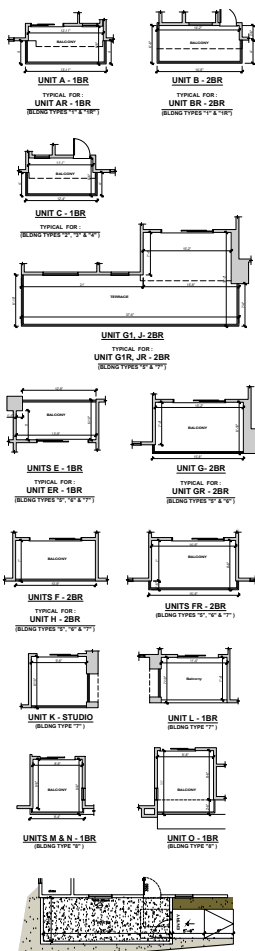
- OPEN PARKING SPACE, 9' W x 18' H
- DOUBLE GATE. ELECTRIC GATE WITH INFRARED AUTOMATIC SYSTEM AND "HOLD" KEY DEVICE & RIVERSIDE FIRE DEPARTMENT COMPLIANCE.
- PEDESTRIAN GATE, SIZE: 4'-6" W x 6' H
- IRON FENCE, 6' HEIGHT MAX.
- EXISTING 6" HIGH CMU BLOCK WALL.
- 6" HIGH CMU BLOCK WALL WITH STUCCO SAND 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-9-1500

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	1,086 SQFT. x 3 = 3,258 SQFT. (Saturated)
TYPE 10, BLDG. N	1,230 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
10000 S. MICHIGAN AVE. SUITE 200
DUBLIN, CA 94568

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CIVIL
C-3292
G & S ENGINEERING, INC.
10000 S. MICHIGAN AVE. SUITE 200
DUBLIN, CA 94568
PHONE: (916) 251-4430
FAX: (916) 251-4431
WWW.GSENGINEERING.COM

REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
A-5000
CENTURY HERITAGE BUILDERS, INC.
4095 E. La Palma Ave. Suite 10, Anaheim, CA 92807
PHONE: (714) 215-4430
FAX: (714) 215-4431
WWW.CHBUILDERS.COM

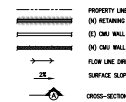
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
L-5000
L.A. LANDSCAPE ARCHITECTS, INC.
10000 S. MICHIGAN AVE. SUITE 200
DUBLIN, CA 94568
PHONE: (916) 251-4430
FAX: (916) 251-4431
WWW.LALANDSCAPE.COM

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: ARI CAPITAL, LLC
P.O. BOX 801070
TUCUMCARI, CA 92505
DESIGNER: MARK C. LEE
CENTURY INTERSTATE 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:

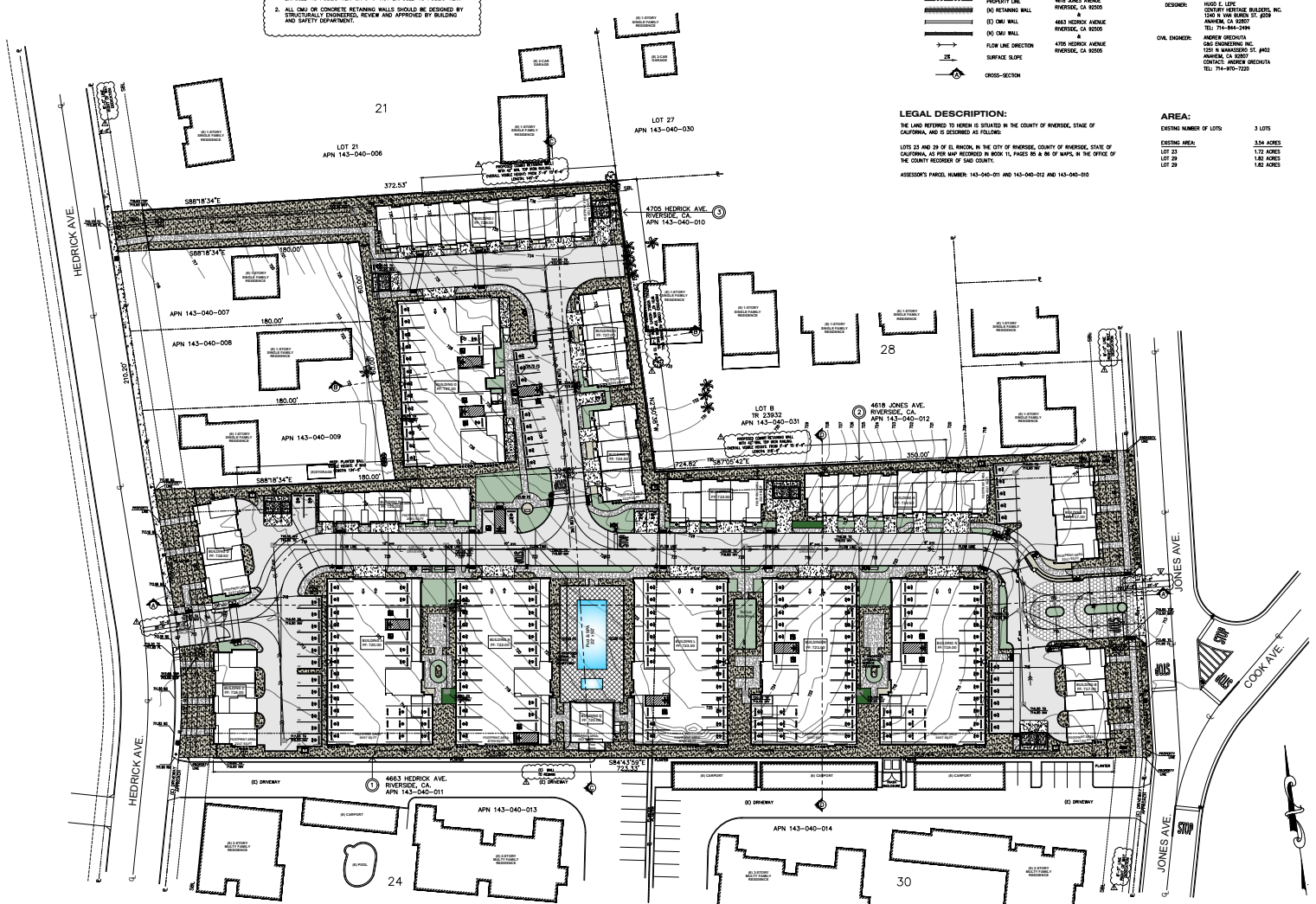
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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, PAGE 39, & 38 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

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) 910-1220
EMAIL: INFO@G&G.COM
WWW.G&G.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHULTA

R.C.E. NO. C523212

DATE

EXP. DATE: 12-31-25

REVISIONS

NO.	DESCRIPTION	DATE

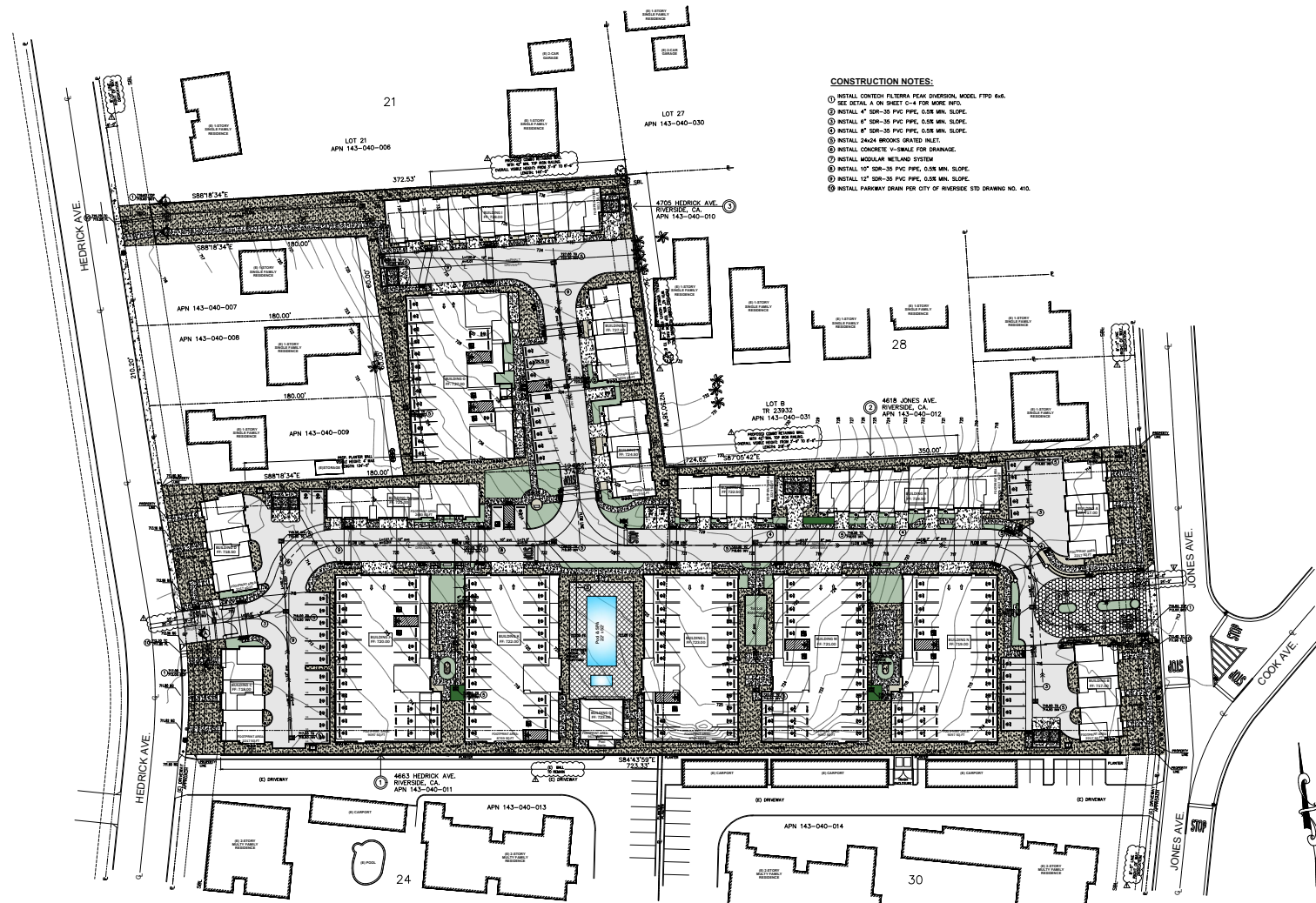
PRELIMINARY
GRADING PLAN

SHEET NO.

C-2

TWO WORKING DAYS BEFORE YOU DIG

PRELIMINARY STORM DRAIN PLAN FOR MIKASA LUXURY VILLAS



CONSTRUCTION NOTES:

1. INSTALL CONTECH FILTERA PEAK DIVERSION MODEL FPD 6-6.
2. SEE DETAIL A ON SHEET C-4 FOR MORE INFO.
3. INSTALL 4" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
4. INSTALL 6" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
5. INSTALL 8" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
6. INSTALL 10" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
7. INSTALL 12" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
8. INSTALL 24X24 BROOKS GRATED INLET.
9. INSTALL CONCRETE V-SHALE FOR DRAINAGE.
10. INSTALL MODULAR METAL SYSTEM.
11. INSTALL 10" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
12. INSTALL 12" SDR-35 PVC PIPE, 0.05 MIN. SLOPE.
13. INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD DRAWING NO. 410.

PLAN DATE: 10-23-25



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

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-1220
FAX: (714) 970-1224
EMAIL: INFO@GGOE.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHUTA
DATE: _____
R.C.E. NO. C823312
EXP. DATE: 12-31-25

REVISIONS

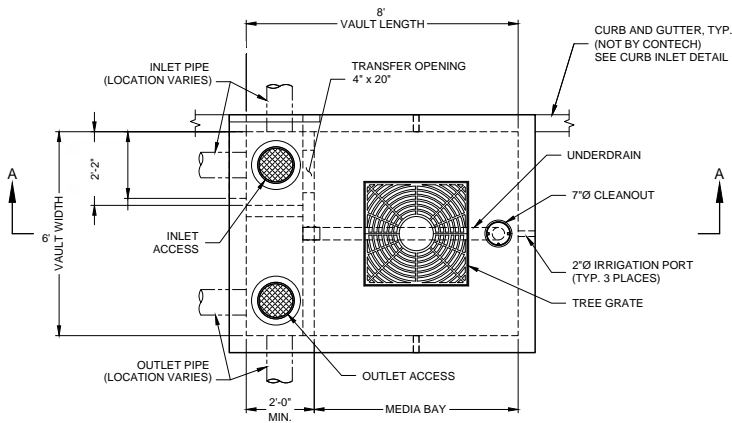
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PRELIMINARY
STORM DRAIN
PLAN

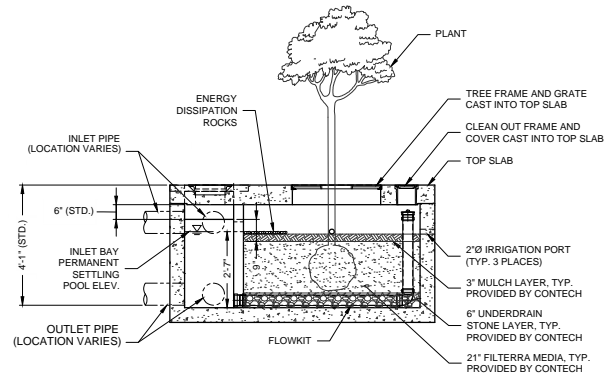
SHEET NO.

C-3

TWO WORKING DAYS BEFORE YOU DIG



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 ...

- 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.
- 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).
- Rootzone microorganisms digest and transform pollutants into forms easily absorbed by plants.
- 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.
- 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



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811
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4618 JONES AVE & 4663 HEDRICK AVE
RIVERSIDE, CA 92505



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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. C05312

EXP. DATE: 12-31-24

REVISIONS

**PRELIMINARY
STORM DRAIN
DETAILS**

SHEET NO.

C-4