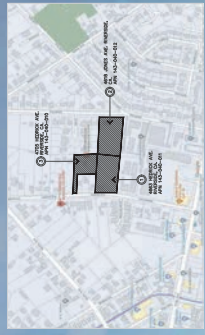


MIKASA LUXURY VILLAS

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 OR MORE DENSIFYING UNITS (SEE CALIFORNIA CODE FOR EXCEPTIONS). SUBMIT PLANS & OBTAIN APPROVALS FROM THE FIRE DEPARTMENT PRIOR TO INSTALLATION. NEW FIRE ALARM SYSTEM SHALL BE UL, STATION SHALL BE UL ULXF (CFC, SEC 907.2.6.1).
- PROVIDE FOR FIRE DEPARTMENT ACCESS "AND" KEY DEVICES ARE AVAILABLE FOR USE IN THE CITY CONTACT THE FIRE DEPARTMENT PREVENTION DIVISION FOR INFORMATION. FIRE DEPARTMENT SYSTEM IS REQUIRED FOR ALL ELECTRIC GATE. CONTACT THE FIRE DEPARTMENT FOR INFORMATION. FIRE DEPARTMENT SYSTEM IS REQUIRED FOR RESIDENTIAL BUILDING. AN NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE GYM AND OFFICE BUILDING.

LANDSCAPING NOTE

- EXISTING SITE AREA DOES NOT HAVE LANDSCAPE
- PLANTS 24" BOX SIZE HANDBOUNTING CHRYSOTRICHUS IN PUBLIC RIGHT-OF-WAY ALONG JONES AVE. AND CASSA LEPTOPHYLLA ALONG HEDRICK AVE. SHALL BE INSTALLED AT 10' ON CENTER. CONTACT THE INSPECTOR TO DETERMINE PRECISE LOCATIONS AND QUANTITIES AT THE TIME OF SIZE INSPECTION AFTER THE GRADING AND HARDSCAPE BARRIERS TO LANDSCAPE AND FORESTRY SPECIFICATIONS.

PROJECT TEAM:

APPLICANT: HIRSH E. LEFF, CENTURY HERITAGE BUILDERS, INC.
1240 N VAN BUREN ST., #209
ANHEIM, CA 92807
TEL: 714-970-2494

ARCHITECT/DESIGNER: G. & G. ENGINEERING, INC.
1231 N MANASSER ST., #402
RIVERSIDE, CA 92505
TEL: 714-970-7220

STRUCTURAL ENGINEER: FARM ENGINEER GROUP, INC.
1787 POMONA RD., UNIT K
RIVERSIDE, CA 92505
CONTACT: MO'AB FARAH
TEL: 951-258-1215

PROJECT DATA

SITE/PROPERTY INFORMATION:

APN: 143-040-012
4618 JONES AVE, RIVERSIDE, CA 92505
COUNTY: RIVERSIDE
(E) ZONING: MULTIFAMILY RESIDENTIAL
R-3-1500
LOT SIZE: 1.62 AC.
3-STORY BUILDING
70 UNITS (59,894 SFT)
117 UNITS (40,224 SFT)
ACCESSIBLE UNITS REQUIRED: 6 UNITS ADA
DENSITY RESIDENTIAL (HDR)

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

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 DESIGNATION: High Density Residential (HDR)

EXISTING ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE

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 DESIGNATION: High Density Residential (HDR)

EXISTING ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE

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 DESIGNATION: High Density Residential (HDR)

EXISTING ZONING: R-3-1500
PARCEL REQUIRES ZONE CHANGE

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

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: 73 UNITS
3-STORY BUILDING: 70 UNITS (59,894 SFT)
117 UNITS (40,224 SFT)
ACCESSIBLE UNITS REQUIRED: 6 UNITS ADA
COMMON OPEN SPACE: 23,400 SQFT
REQUIRED, 117 UNITS x 200 SQFT... 23,400 SQFT
PROVIDED: 19,200 SQFT
PROVIDED (20% REDUCTION): 24,400 SQFT

PRIVATE OPEN SPACE REQUIRED: 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)..... 61 SPACES
REQUIRED 2.0 SPACES x 75 (2BR)..... 146 SPACES
TOTAL SPACES REQUIRED..... 212 SPACES

PROVIDED, COVERED PARKING.....175 SPACES
PROVIDED, OPEN PARKING.....49 SPACES
TOTAL SPACES PROVIDED.....225 SPACES

EY READY: 175 CONNECTIONS
(All garages will have an EY connection)

FRONT MIN. REQUIRED (JONES AVE).....15'-0"
FRONT MIN. REQUIRED (HEDRICK AVE).....15'-0"
REAR MIN. REQUIRED (HEDRICK AVE).....15'-0"
SIDE MIN. REQUIRED (HEDRICK AVE).....15'-0"

TOTAL BUILDINGS FOOTPRINT: 79,997 SQFT
LOT COVERAGE: 40.9%

SCOPE OF WORK

- DEMOLISH OF THREE EXISTING ONE STORY SINGLE FAMILY RESIDENCE.
- CONSTRUCT NEW 2, 3 & 3 STORY APARTMENTS, APPROXIMATELY 120,133 SQFT, WHICH INCLUDED 117 UNITS APARTMENTS, ATTACHED GARAGES (175 COVERED PARKING STALLS), 40 UNCOVERED PARKING STALLS, LEASING OFFICE, COMMUNITY HALL, GYM AND MAIL ROOM, POOL & SPA, FOUR TRASH ENCLOSES, 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 1A).....2,217 SQFT
BUILDING "D" (TYPE 2).....2,229 SQFT
BUILDING "E" (TYPE 2).....2,229 SQFT
BUILDING "F" (TYPE 3).....4,317 SQFT
BUILDING "G" (TYPE 4).....5,013 SQFT
BUILDING "H" (TYPE 6).....7,467 SQFT
BUILDING "I" (TYPE 6R).....7,467 SQFT
BUILDING "J" (TYPE 6R).....9,097 SQFT
BUILDING "K" (TYPE 6R).....9,097 SQFT
BUILDING "L" (TYPE 6R).....9,235 SQFT
BUILDING "M" (TYPE 6).....9,235 SQFT
BUILDING "N" (TYPE 6).....9,235 SQFT

TOTAL BUILDINGS FOOTPRINT: 79,997 SQFT
LOT COVERAGE: 40.9%

OPEN SPACE AREA: 23,400 SQFT

SHEET INDEX:

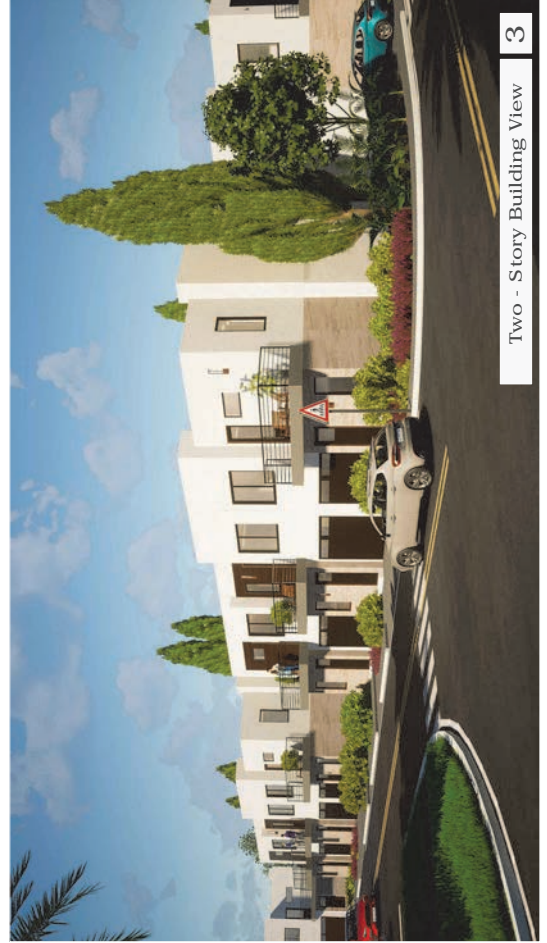
SHEET #	TITLE	SHEET #	TITLE	SHEET #	TITLE
T-1	3D RENDER VIEWS 1, 2 & 3	OR-1	3D RENDER VIEWS 4, 5 & 6	A-57	BUILDING "C" FIRST FLOOR PLAN
C-1	PROPOSED SITE PLAN	C-2	PROPOSED SITE PLAN	A-58	THIRD FLOOR PLAN
C-2	PROPOSED SITE PLAN	C-3	PROPOSED SITE PLAN	A-59	THIRD FLOOR PLAN
C-3	PROPOSED SITE PLAN	C-4	PROPOSED SITE PLAN	A-60	THIRD FLOOR PLAN
C-4	PROPOSED SITE PLAN	C-5	PROPOSED SITE PLAN	A-61	THIRD FLOOR PLAN
C-5	PROPOSED SITE PLAN	C-6	PROPOSED SITE PLAN	A-62	THIRD FLOOR PLAN
C-6	PROPOSED SITE PLAN	L1	CONCEPTUAL LANDSCAPE PLAN	A-63	THIRD FLOOR PLAN
L1	CONCEPTUAL LANDSCAPE PLAN	L2	CONCEPTUAL LANDSCAPE PLAN	A-64	THIRD FLOOR PLAN
L2	CONCEPTUAL LANDSCAPE PLAN	L3	CONCEPTUAL LANDSCAPE PLAN	A-65	THIRD FLOOR PLAN
L3	CONCEPTUAL LANDSCAPE PLAN	L4	CONCEPTUAL LANDSCAPE PLAN	A-66	THIRD FLOOR PLAN
L4	CONCEPTUAL LANDSCAPE PLAN	A-67	BUILDING "L" FIRST FLOOR PLAN	A-67	BUILDING "L" FIRST FLOOR PLAN
A-57	BUILDING "C" FIRST FLOOR PLAN	A-68	BUILDING "L" SECOND FLOOR PLAN	A-68	BUILDING "L" SECOND FLOOR PLAN
A-58	THIRD FLOOR PLAN	A-69	BUILDING "L" EXTERIOR BUILDING ELEVATIONS	A-69	BUILDING "L" EXTERIOR BUILDING ELEVATIONS
A-59	THIRD FLOOR PLAN	A-70	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS	A-70	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS
A-60	THIRD FLOOR PLAN	A-71	BUILDING "L" EXTERIOR REAR & RIGHT ELEVATIONS	A-71	BUILDING "L" EXTERIOR REAR & RIGHT ELEVATIONS
A-61	THIRD FLOOR PLAN	A-72	BUILDING "L" EXTERIOR REAR & LEFT ELEVATIONS	A-72	BUILDING "L" EXTERIOR REAR & LEFT ELEVATIONS
A-62	THIRD FLOOR PLAN	A-73	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS	A-73	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS
A-63	THIRD FLOOR PLAN	A-74	BUILDING "L" EXTERIOR FRONT & RIGHT ELEVATIONS	A-74	BUILDING "L" EXTERIOR FRONT & RIGHT ELEVATIONS
A-64	THIRD FLOOR PLAN	A-75	BUILDING "L" EXTERIOR REAR & LEFT ELEVATIONS	A-75	BUILDING "L" EXTERIOR REAR & LEFT ELEVATIONS
A-65	THIRD FLOOR PLAN	A-76	BUILDING "L" EXTERIOR REAR & RIGHT ELEVATIONS	A-76	BUILDING "L" EXTERIOR REAR & RIGHT ELEVATIONS
A-66	THIRD FLOOR PLAN	A-77	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS	A-77	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS
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A-133	BUILDING "L" EXTERIOR FRONT & LEFT ELEVATIONS	A-144	BUILDING "L" EXTERIOR FRONT & RIGHT ELEVATIONS	A-144	BUILDING "L" EXTERIOR FRONT & RIGHT ELEVATIONS
A-134	BUILDING "L" EXTERIOR REAR & LEFT ELEVATIONS	A-145			

MIKASA LUXURY VILLAS

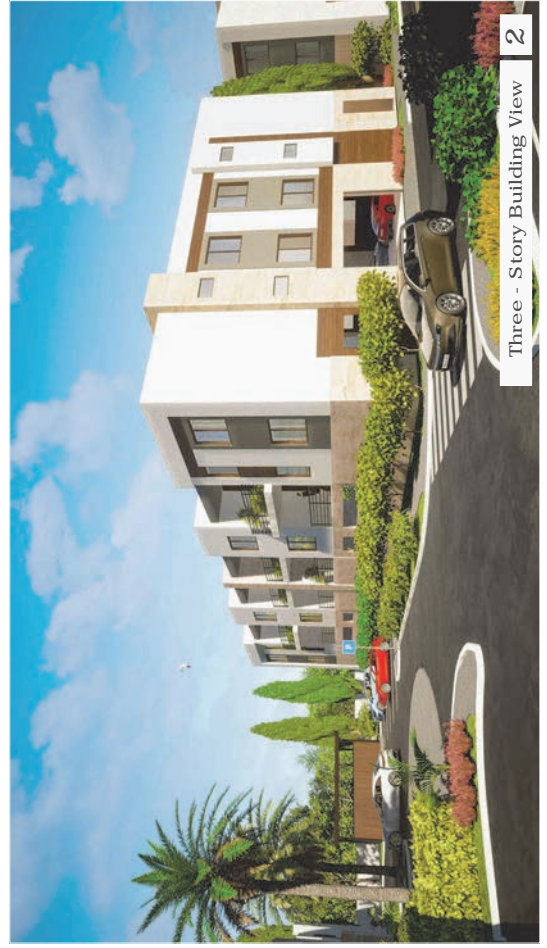
4618 JONES AVENUE, 4663 HEDRICK AVENUE
 & 4705 HEDRICK AVENUE,
 RIVERSIDE, CA 92505



1 Main Entry Driveway, Jones Avenue View



3 Two - Story Building View

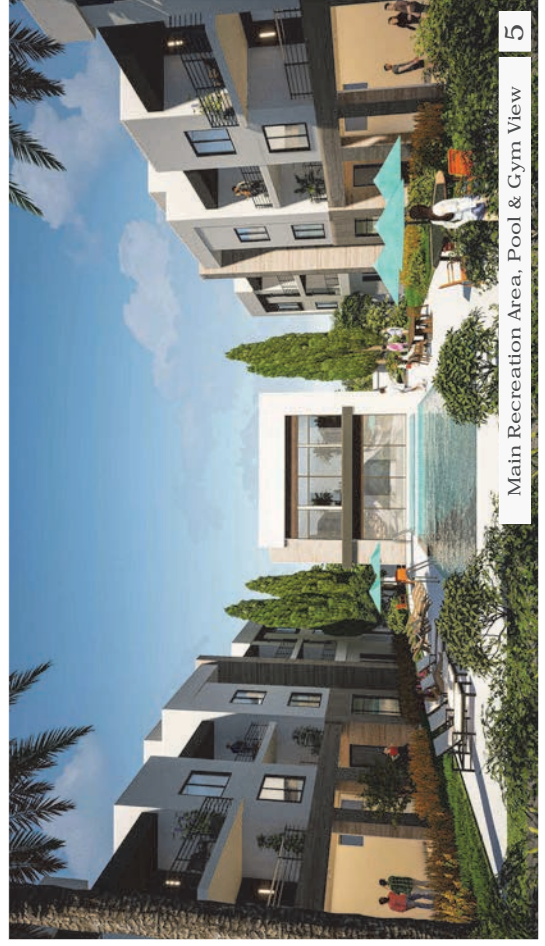


2 Three - Story Building View

<p>OWNER: A & L CAPITAL P.O. BOX 89130 TENCULUA, CA 92389</p>	<p>PROJECT: MIKASA LUXURY VILLAS 4618 JONES AVE., 4663 HEDRICK AVE., & 4705 HEDRICK AVE. RIVERSIDE, CA 92505</p>	<p>DESIGNED BY G & G ENGINEERING, INC. 1591 N. MANASSAS ST., STE. 402 MADERA, CA 92457 PHONE: 916-93-7800 FAX: 916-93-7800 WWW.GANDG.COM REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING CALIFORNIA LICENSE NO. 45424 DATE: 08-15-21 SCALE: AS SHOWN DATE: 08-15-21</p>	<p>DESIGNED BY CENTURY HERITAGE BUILDERS, INC. 4395 E. La Palma Ave. Suite D, Anaheim, CA 92807 Tel: 714-215-4400 Email: info@centuryheritageteam.com Website: www.centuryheritageteam.com</p>	<p>DATE: 08/27/21 SCALE: 21'-7" SHEET: CR-1</p>	<p>3D RENDER VIEWS</p>
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4 Intersection Driveway View



5 Main Recreation Area, Pool & Gym View



6 Secondary Driveway, Hadrick Avenue View



NOTICE: THESE RENDERINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT.



Design by
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 4395 E La Palma Ave, Suite D, Anaheim, CA 92807
 Tel: 714-215-4400
 Email: info@centuryheritage.com



G & G ENGINEERING, INC.
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 ANAHEIM, CA 92807
 TEL: 714-937-7848
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 STATE REGISTRATION: REGISTERED UNDER SUPERVISION OF
 ARCHITECT: AIA 00000000
 ARCHITECT: AIA 00000000
 REG. NO. 00000000
 REG. DATE: 12-21-21

PROJECT: "MIKASA LUXURY VILLAS"
 4615 JONES AVE., 4663 HADRICK AVE.,
 & 4705 HEDBOK AVE. RIVERSIDE, CA 92505
 OWNER: A & L CAPITAL
 P.O. BOX 89310
 TEMECULA, CA 92593

CURRENT PROPERTIES ADDRESS

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

SITE PLAN KEYNOTES

- 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) CHAIN FENCE & GATE TO DEMOLISH.
- ⑨ (E) CHAIN FENCE & GATE TO SAVE.
- ⑩ (E) TREES TO DEMOLISH.
- ⑪ (E) TREES TO SAVE.
- ⑫ (E) FIRE HYDRANT.
- ⑬ (E) ELECTRICAL POLE.

SITE PLAN LEGEND

- P — PROPERTY LINE
- C — CENTER LINE
- SBL — SETBACK LINE
- (E) — MASONRY PERIMETER WALL TO DEMOLISH
- (S) — MASONRY PERIMETER WALL TO SAVE
- (E) — WOOD FENCE TO DEMOLISH
- (S) — CHAIN FENCE & GATE TO DEMOLISH
- (S) — CHAIN FENCE & GATE TO SAVE
- (E) — TREES TO DEMOLISH
- (S) — TREES TO SAVE
- (E) — FIRE HYDRANT
- (E) — ELECTRICAL POLE
- (E) — EXISTING BUILDING & STRUCTURE TO DEMOLISH
- (S) — EXISTING BUILDING & STRUCTURE TO SAVE



SITE PLAN NOTE
1. EXISTING SITE AREA DOES NOT HAVE LANDSCAPING.

EXISTING & DEMO SITE PLAN
SCALE: 1" = 30'-0"

REVISIONS

PROJECT: "MIKASA LUXURY VILLAS"
4618 JONES AVE., 4663 HEDRICK AVE.,
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PREPARED UNDER SUPERVISION OF:
Andrew Gredley
APPROVED BY: *Andrew Gredley*
P.L.C.E. NO. C52312
EXP. DATE: 12-31-22

CENTURY HERITAGE BUILDERS, INC.
4055 E. La Palma Ave. Suite D, Anaheim, CA 92807
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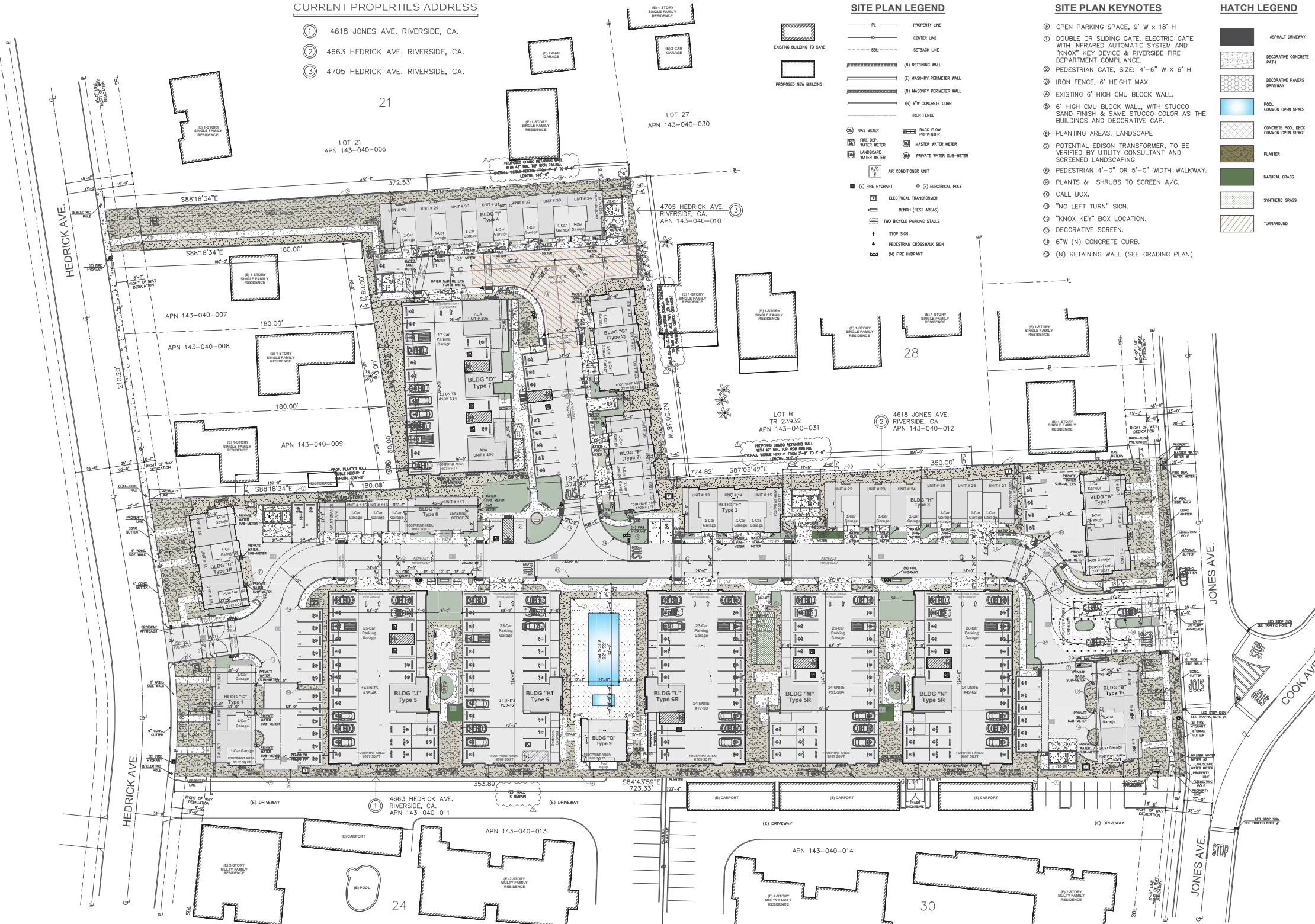
NOTICE:
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Design by: **CHB**

DRAWN: HL
DATE: 11/05/25
SCALE: 1"=30'-0"
JOB #: 21-7
TITLE: EXISTING & DEMO SITE PLAN
SHEET: C-1.0
OF SHEETS

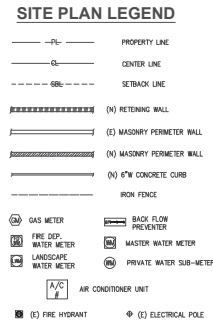
BUILDINGS AREA CALCULATION

BUILDING NAME (IF APPLICABLE)	BUILDING TYPE	NUMBER OF STORIES	UNIT	AREA, SQ. FT.	UNIT QUANTITY	LOADING	GARAGE	OPEN SPACE	FOOTPRINT AREA, SQ. FT.
A	TYPE 1	2	A 1BR	1,100	1				2,217
			B 2BR	1,100	1	3,349	790	276	2,217
			DR 2BR	1,100	1				
B	TYPE 1A	2	A 1BR	1,100	1				2,217
			B 2BR	1,100	1	3,349	790	276	2,217
			DR 2BR	1,100	1				
C	TYPE 1	2	A 1BR	1,100	1				2,217
			B 2BR	1,100	1	3,349	790	276	2,217
			DR 2BR	1,100	1				
D	TYPE 1A	2	A 1BR	1,100	1				2,217
			B 2BR	1,100	1	3,349	790	276	2,217
			DR 2BR	1,100	1				
E	TYPE 2	2	C 1BR	1,100	1	3,387	765	263	2,229
			D 2BR	1,100	1				
			DR 2BR	1,100	1				
F	TYPE 2	2	C 1BR	1,100	1	3,387	765	263	2,229
			D 2BR	1,100	1				
			DR 2BR	1,100	1				
G	TYPE 2	2	C 1BR	1,100	1	3,387	765	263	2,229
			D 2BR	1,100	1				
			DR 2BR	1,100	1				
H	TYPE 3	2	C 1BR	1,100	1	6,528	1,478	488	4,317
			D 2BR	1,100	1				
			DR 2BR	1,100	1				
I	TYPE 4	2	C 1BR	1,100	1	3,575	1,713	563	5,013
			D 2BR	1,100	1				
			DR 2BR	1,100	1				
J	TYPE 5	3	E 1BR	1,100	2	14,468	7,956	1,886	9,097
			F 2BR	1,100	4				
			ADA CR	1,100	2				
K	TYPE 6	3	E 1BR	1,100	2	14,468	7,467	1,582	7,467
			F 2BR	1,100	4				
			ADA CR	1,100	2				
L	TYPE 6R	3	E 1BR	1,100	2	14,468	7,467	1,582	7,467
			F 2BR	1,100	4				
			ADA CR	1,100	2				
M	TYPE 6R	3	E 1BR	1,100	2	14,468	7,956	1,886	9,097
			F 2BR	1,100	4				
			ADA CR	1,100	2				
N	TYPE 6R	3	E 1BR	1,100	2	14,468	7,956	1,886	9,097
			F 2BR	1,100	4				
			ADA CR	1,100	2				
O	TYPE 7	2	A 1BR	1,100	1	9,315	6,595	1,239	9,235
			B 2BR	1,100	1				
			DR 2BR	1,100	1				
P	TYPE 8	2	H 1BR	1,100	1	2,406	986	272	2,683
			I 2BR	1,100	1				
			J 2BR	1,100	1				
Q	TYPE 9	2	K 1BR	1,100	1				
			L 2BR	1,100	1				
			M 2BR	1,100	1				



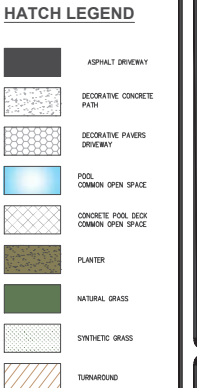
CURRENT PROPERTIES ADDRESS

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



SITE PLAN KEYNOTES

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



LANDSCAPING NOTE

- EXISTING SITE AREA DOES NOT HAVE LANDSCAPING.
- PLANTS 24" BOX SIZE HANDBRANCHED IN PUBLIC RIGHT-OF-WAY ALONG JONES AVE AND CASIA 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

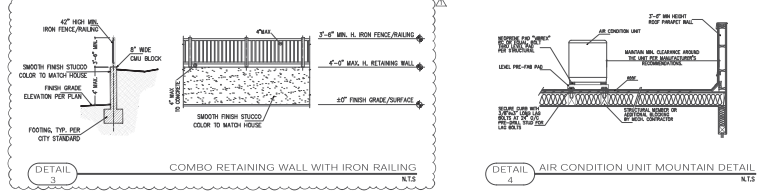
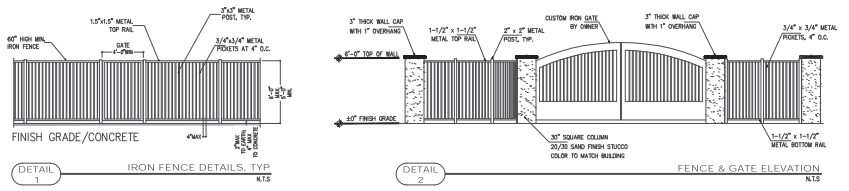
- GROUP R DIVISION OCCUPANCIES SHALL BE PROVIDED WITH A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IN APARTMENTS BUILDING THREE OR MORE STORIES IN HEIGHT OR CONTAINING 16 OR MORE DWELLING UNITS (SEE CALIFORNIA CODE FOR EXCEPTIONS). SUBMIT PLANS & OBTAIN APPROVALS FROM THE FIRE DEPARTMENT PRIOR TO INSTALLATION. NEW FIRE ALARM SYSTEM SHALL BE UL FM, OR ETL, CERTIFICATED FOR THE LIFE OF THE SYSTEM. CENTRAL STATION SHALL BE UL UUXF (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.

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 - H4C130-24. (FOR MORE INFORMATION SEE SHEET A-8.1.)

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.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

REVISIONS

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

OWNER: A & L CAPITAL P.O. BOX 883130 TEMECULA, CA. 92589

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PREPARED UNDER SUPERVISION OF: Andrew GeorGINO CIVIL ENGINEER No. C52332 STATE OF CALIFORNIA

APPROVED BY: Andrew GeorGINO CIVIL ENGINEER No. C52332 STATE OF CALIFORNIA

DATE: 11/05/25

DESIGN BY: CHB CENTURY HERITAGE BUILDERS, INC. 4095 E La Palma Ave, Suite D, Anaheim, CA 92807 Phone: 714-215-4430 E-mail: chb@centuryheritageinc.com CSL #14311

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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