

CURRENT PROPERTIES ADDRESS

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

SITE PLAN KEYNOTES

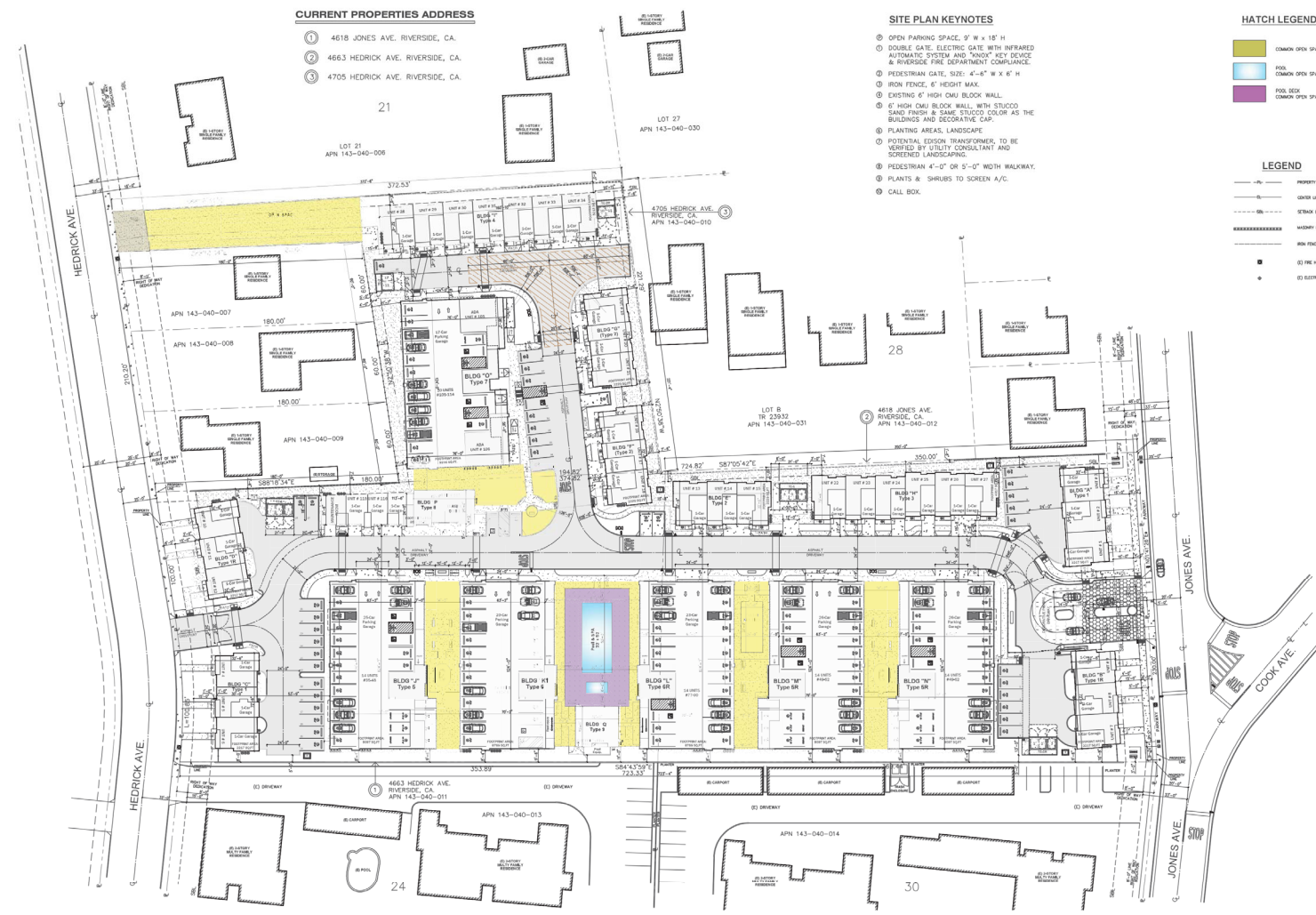
- ① OPEN PARKING SPACE, 9' W X 18' H
- ② DOUBLE GATE. ELECTRIC GATE WITH INFRARED AUTOMATIC SYSTEM AND "XING" KEY DEVICE & RIVERSIDE FIRE DEPARTMENT COMPLIANCE.
- ③ PEDESTRIAN GATE, SIZE: 4'-6" W X 6' H
- ④ IRON FENCE, 6' HEIGHT MAX.
- ⑤ EXISTING 6' HIGH CMU BLOCK WALL.
- ⑥ 6' HIGH CMU BLOCK WALL WITH STUCCO SAND FINISH & SAME STUCCO COLOR AS THE BUILDINGS AND DECORATIVE CAP.
- ⑦ PLANTING AREAS, LANDSCAPE.
- ⑧ POTENTIAL Edison TRANSFORMER TO BE VERIFIED BY UTILITY CONSULTANT AND SCREENED LANDSCAPING.
- ⑨ PEDESTRIAN 4'-0" OR 5'-0" WIDTH WALKWAY.
- ⑩ PLANTS & SHRUBS TO SCREEN A/V.C.
- ⑪ CALL BOX.

HATCH LEGEND

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

LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- ALUMINUM FINISHED WALL
- IRON FENCE
- ① FIRE HYDRANT
- ② ELECTRICAL POLE



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

<p>200 SQUARE FEET PER UNIT OF COMMON OPEN SPACE REQUIRED.</p> <p>117 UNITS = 23,400 SQ.FT. REQUIRED.</p> <p>(20% REDUCTION = 4680 SQ.FT.)</p> <p>MINIMUM REQUIRED = 18,720 SQ.FT.</p> <p>- 18764 SQ.FT. - COMMON AREA</p> <p>- 1267 SQ.FT. - POOL DECK</p> <p>- 1372 SQ.FT. - POOL & SPA</p> <p>17728 SQ.FT. - MEETS 100% COMMON AREA REQUIREMENT</p>	<p>PRIVATE OPEN SPACE AREA PROVIDED.</p> <p>TYPE 1 & 1A, BLDG A, B, C & D 276 SQ.FT. x 4 = 1104 SQ.FT. (24units)</p> <p>TYPE 2, BLDG E, F & G 260 SQ.FT. x 3 = 780 SQ.FT. (24units)</p> <p>TYPE 3, BLDG H 480 SQ.FT. (24units)</p> <p>TYPE 4, BLDG I 560 SQ.FT. (24units)</p> <p>TYPE 5 & 6, BLDG J & K 480 SQ.FT. x 3 = 1440 SQ.FT. (24units)</p> <p>TYPE 6 & 6A, BLDG M & N 1380 SQ.FT. x 1 = 1380 SQ.FT. (24units)</p> <p>TYPE 7, BLDG O 1230 SQ.FT. (24units)</p> <p>TYPE 8, BLDG P 36 SQ.FT. (24units)</p> <p>TOTAL BLDG/RESIDENT 13,277 SQ.FT.</p> <p>TOTAL PRIVATE 1841 SQ.FT.</p>
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COMMON OPEN SPACE PLAN

SCALE: 1" = 30'-0"

PROJECT: "MIKASA LUXURY VILLAS"
 4705 HEDRICK AVE. RIVERSIDE, CA 92503
 A & L CAPITAL
 OWNER:

C & C ENGINEERS, INC.
 155 N. WASHINGTON ST., 3RD FLOOR
 ANAHEIM, CA 92801
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 LICENSE NO. 44362
 REGISTERED PROFESSIONAL ARCHITECT
 LICENSE NO. 12122



CENTURY HERITAGE BUILDERS, INC.
 4095 E. El Paseo Ave. Suite 10, Anaheim, CA 92807
 Phone: 714-215-4430
 Fax: 714-215-4431
 Email: info@centuryheritage.com
 License: C-1101



NOTICE:
 This plan was prepared by the undersigned professional engineer and architect, and it is their responsibility to ensure that it complies with all applicable laws, regulations, and codes. The engineer and architect do not warrant the accuracy or completeness of the information provided, and they are not responsible for any errors or omissions. The engineer and architect are not responsible for any construction defects or other issues that may arise during the construction of the project.

DESIGNED BY: HL
 DATE: 11/05/25
 SCALE: 1" = 30'-0"
 SHEET: 21-7
 COMMON OPEN SPACE PLAN
 SHEETS: C-1.2

PRELIMINARY GRADING PLAN FOR MIKASA LUXURY VILLAS

CMU AND FENCE WALLS NOTES:

1. HOLES AND REAR WIND BREAK COVERED TREE STANDING AND REMAINING WALLS AND FINISHES SHALL NOT EXCEED TO FEET IN HEIGHT PROVIDED THE REMAINING PORTION DOES NOT EXCEED 4' IF EXPOSED TO PUBLIC VIEW OR 8' IF NOT EXPOSED TO PUBLIC VIEW.
2. ALL CMU OR CONCRETE REMAINING WALLS SHOULD BE DESIGNED BY STRUCTURALLY ENGINEERED, REVIEW AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.

LEGEND

- PROPERTY LINE
- (X) RETAINING WALL
- (O) CMU WALL
- (X) CMU WALL
- FLOW LINE DIRECTION
- ± SURFACE SLOPE
- +— CROSS-SECTION

SITE ADDRESS:

4618 JONES AVENUE
RIVERSIDE, CA 92505
&
4663 HEDRICK AVENUE
RIVERSIDE, CA 92505
&
4708 HEDRICK AVENUE
RIVERSIDE, CA 92505

PROJECT TEAM:

OWNER/DEVELOPER: A&J CAPITAL, LLC
P.O. BOX 981330
TAMPA, FL 33698

DESIGNER: HUGO E. LOPE
CONCRETE REINFORCEMENT, INC.
1240 N VAN BUREN ST., #209
ANAHEIM, CA 92807
TEL: 714-944-2494

CIVIL ENGINEER: ANDREW GRECHUTA
G&G ENGINEERING, INC.
1231 N. MANASSER ST., STE. 402
ANAHEIM, CA 92807
CONTACT: ANDREW.GRECHUTA@G&G.COM
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 80 & 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	3.54 ACRES
LOT 23	1.12 ACRES
LOT 29	1.82 ACRES
LOT 29	1.62 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.
1231 N. MANASSER ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@G&G.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHUTA DATE: _____
R.C.E. NO. C923312 EXP. DATE: 12-31-23

REVISIONS	DATE

PRELIMINARY GRADING PLAN

SHEET NO.
C-2

PRELIMINARY STORM DRAIN PLAN FOR MIKASA LUXURY VILLAS



CONSTRUCTION NOTES:

- 1. INSTALL CONCRETE 18" DEEP X 18" X 18" INVERTION, MODEL F790 646.
- 2. SEE DETAIL A ON SHEET C-4 FOR MORE INFO.
- 3. INSTALL 4" 508-35 PVC PIPE, 0.5% MIN. SLOPE.
- 4. INSTALL 8" 508-35 PVC PIPE, 0.5% MIN. SLOPE.
- 5. INSTALL 8" 508-35 PVC PIPE, 0.5% MIN. SLOPE.
- 6. INSTALL 24" 34" BROOKS DRAINED INLET.
- 7. INSTALL CONCRETE IN-SITU FOR DRAINAGE.
- 8. INSTALL MODULAR WELAND SYSTEM.
- 9. INSTALL 10" 508-35 PVC PIPE, 0.5% MIN. SLOPE.
- 10. INSTALL 12" 508-35 PVC PIPE, 0.5% MIN. SLOPE.
- 11. INSTALL PARKWAY DRAIN PER CITY OF RIVERSIDE STD DRAWING NO. 410.

PLAN DATE: 10-23-25



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1231 N. MANASSER ST., STE. 402
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PH: (714) 940-0200
FAX: (714) 973-7244
WWW.GGENGINEERING.COM

PREPARED UNDER SUPERVISION OF:

ANDREW GRECHUTA
R.C.E. NO. 0923312
DATE
EXP. DATE: 12-31-23

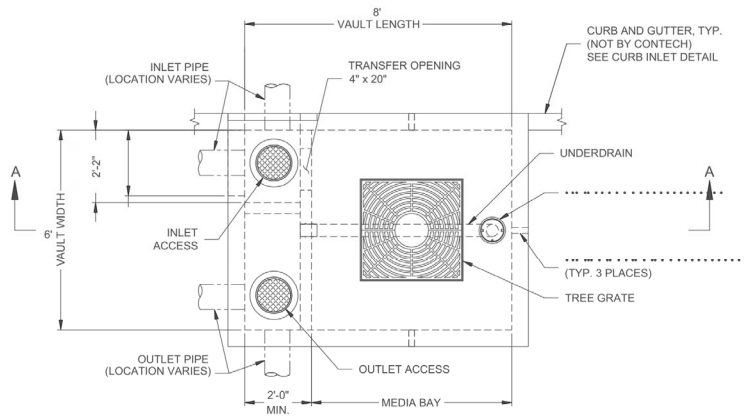
REVISIONS

NO.	DESCRIPTION	DATE

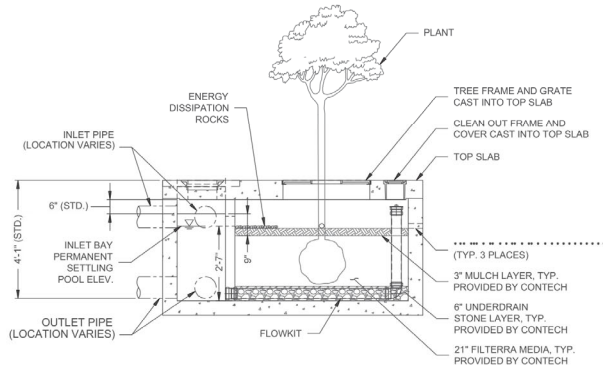
**PRELIMINARY
STORM DRAIN
PLAN**

SHEET NO.

C-3



PLAN VIEW



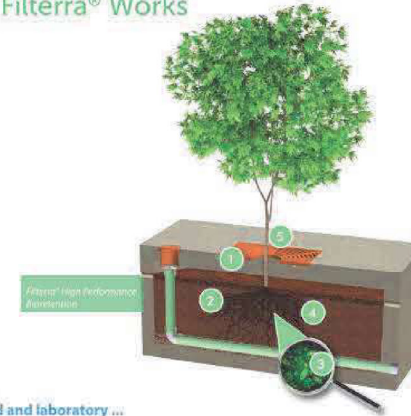
**SECTION A-A
(STANDARD DEPTH SHOWN)**



FILTERRA PEAK DIVERSION (FTP)
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.

Filtterra® Features and Benefits

FEATURE	BENEFITS
High biofiltration media flow rate (up to 175"/hr+)	Greatly reduced footprint versus traditional bioretention and LID solutions
Filtterra 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



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



PREPARED UNDER SUPERVISION OF:
ANDREW GRECHUTA
DATE: _____
R.C.D. NO. C92312 EXP. DATE: 12-31-24

REVISIONS

**PRELIMINARY
STORM DRAIN
DETAILS**

SHEET NO.
C-4