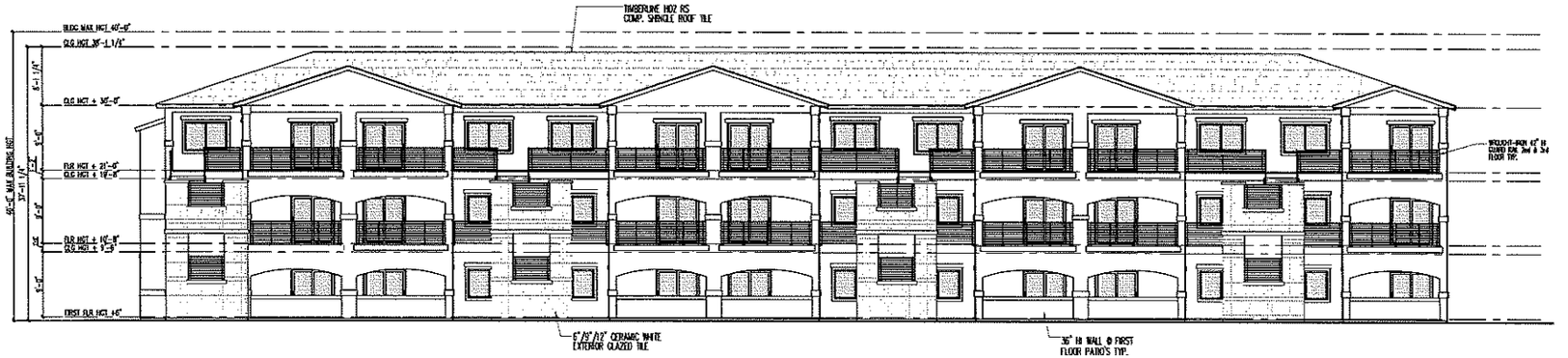
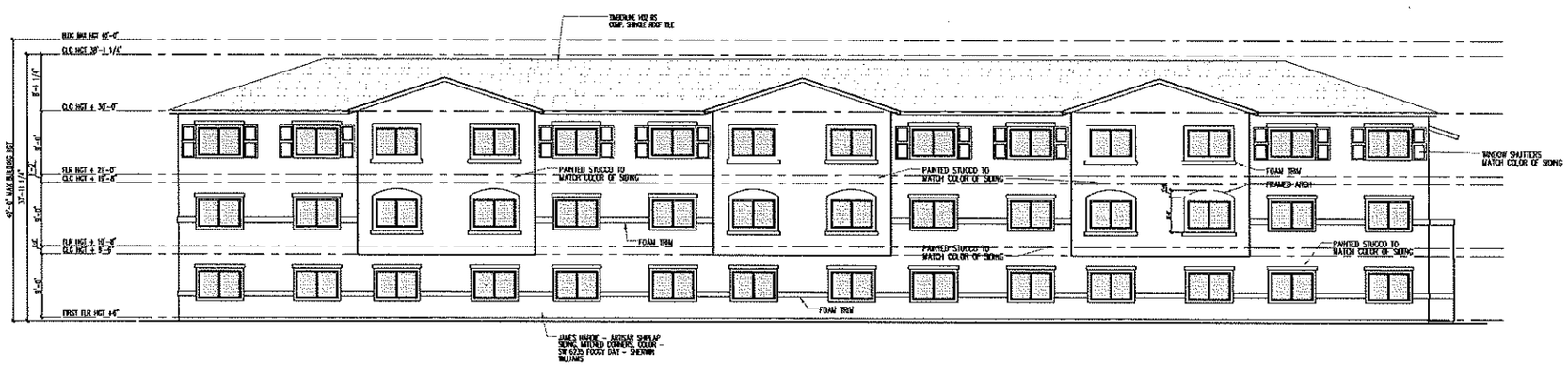
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FRONT / EAST ELEVATION - BLDG 2

SCALE: 1/8" = 1'-0"



REAR / WEST ELEVATION - BLDG 2

SCALE: 1/8" = 1'-0"

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FIRM NAME:
Mel Brannon & Associates
Established 1983
Studio:
1709 S Forest Oaks Dr.
Beaumont, CA 92223
(951) 267-3393 off
(909) 534-4968 cell
Email:
Mel@MelBrannonAssoc.com
commercial & residential designers

ISSUE / REVISIONS:

CONCEPT DEVELOPMENT REVIEW: JAN. 24, 2025

DEVELOPMENT FINAL REVIEW: AUGUST 4, 2025

STAMP:

REGISTERED PROFESSIONAL ENGINEER
LAZAR L. SKUNDRIC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05/04/2026

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION

A PROPOSED 27 UNIT
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1902-01

"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

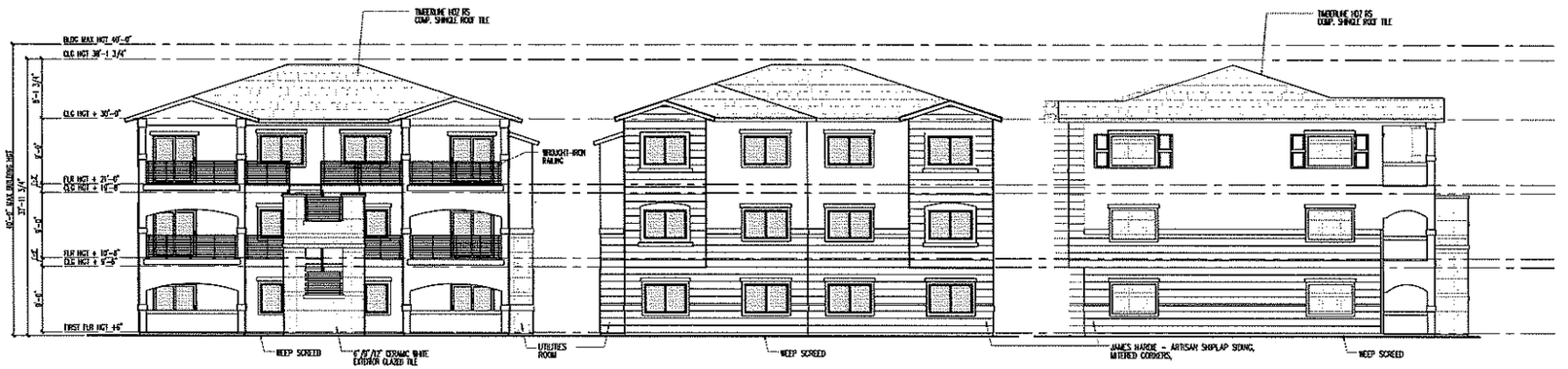
SHEET DESCRIPTION:

BUILDING 2
FRONT & REAR
EXTERIOR
ELEVATION

SHT No. 21 OF: 29

A5.0

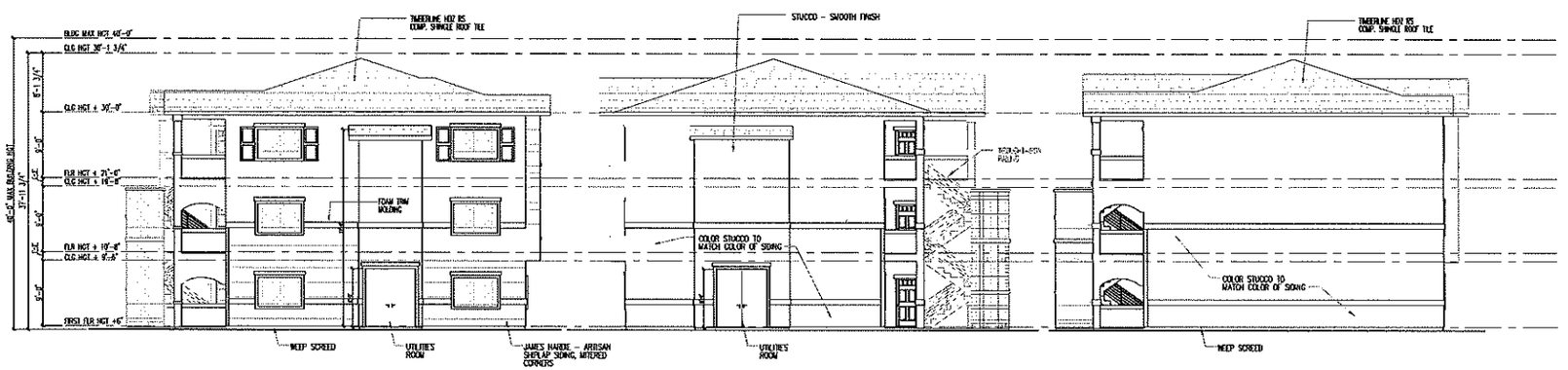
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FRONT / SOUTH ELEVATION - BLDG 1
SCALE: 1/8" = 1'-0"

REAR / NORTH ELEVATION - BLDG 1
SCALE: 1/8" = 1'-0"

LEFT / WEST ELEVATION - BLDG 1
SCALE: 1/8" = 1'-0"



RIGHT / EAST ELEVATION - BLDG 1
SCALE: 1/8" = 1'-0"

LEFT / WEST ELEVATION - BLDG 2
SCALE: 1/8" = 1'-0"

RIGHT / EAST ELEVATION - BLDG 2
SCALE: 1/8" = 1'-0"

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LAZAR I. SKUMORAC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05/04/2026

CLIENT

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-177-027

PROJECT DESCRIPTION

A PROPOSED 27 UNIT
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

SHEET DESCRIPTION

BLDG'S 1 & 2 EXTERIOR ELEVATIONS

SHT No. 22 OF 28

A5.1

REPUBLIC LANDMARK GROUP, LLC

A PROPOSED 27 UNIT "FELIZ RESIDENCES" APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS
APN: 150-091-032

PROJECT NAME AND ADDRESS

ABBREVIATIONS

A		F		L		S			
ACOUS.	ACOUSTICAL	FAS.	FASTENER	LAM.	LAMINATED	SCH.	SCHEDULE		
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	LAV.	LAVATORY	SECT.	SECTION		
A/C	AIR CONDITIONING	F.O.M.	FACE OF MASONRY	LT.	LIGHT	SHTG.	SHEATHING		
ALT.	ALTERNATE	F.O.S.	FACE OF STUD	LTWT.	LIGHTWEIGHT	SHT.	SHEET		
ALUM.	ALUMINUM	F.V.	FIELD VERIFY	LV.	LOW VOLTAGE	SHV.	SHELVES		
AB.	ANCHOR BOLT	FIN.	FINISH	LVR.	LOUVER	SIM.	SIMILAR		
ANOD.	ANODIZED	FL.	FLOOR			S.G.D.	SLIDING GLASS DOOR		
		F.A.	FLOOR AREA	M		S.G.W.	SLIDING GLASS WINDOW		
A.C.	ASPHALTIC-CONCRETE	F.E.	FIRE EXTINGUISHER	MANUF.	MANUFACTURER	SPEC(S)	SPECIFICATION(S)		
		F.H.S.	FIRE HOSE STATION	MFR.	MANUFACTURER	STD.	STANDARD		
B		F.A.U.	FORCE AIR UNIT	MAX.	MAXIMUM	STRUCT.	STRUCTURE		
BM.	BEAM	F.G.	FINISH GRADE OR FUEL GAS	MECH.	MECHANICAL	STL.	STEEL		
BLK.BLKG.	BLOCK (BLOCKING)		OR FIXED GLASS	MED.	MEDIUM	STOR.	STORAGE		
BD.	BOARD	FD.	FLOOR DRAIN	MEZZ.	MEZZANINE	SUSP.	SUSPENDED		
BOT.	BOTTOM	FLSG.	FLASHING	MF.	MICROWAVE				
B.O.B.	BOTTOM OF BEAM	FLUOR.	FLUORESCENT	M.C.	MEDICINE CABINET	T			
B.O.F.	BOTTOM OF FOOTING	FOT.	FOOT (FEET)	MIN.	MINIMUM	TEMP.	TEMPERED		
B.O.J.	BOTTOM OF JOIST	FTG.	FOOTING	MIR.	MIRROR	T&G	TONGUE & GROOVE		
BLDG.	BUILDING	FURN.	FURNISH	M.B.	MACHINE BOLT	THK.	THICK		
		FURR.	FURRING	MAT.	MATERIAL	TOL.	TOLERANCE		
C				MISC.	MISCELLANEOUS	TOC.	TOP OF CONCRETE OR CURB		
CAB.	CABINET	G				TOF.	TOP OF FOOTING		
CPT.	CARPET	GAR.	GARAGE	N		TOS.	TOP OF SLAB		
CLG.	CEILING	G.D.	GARBAGE DISPOSAL	N.E.C.	NATIONAL ELECTRICAL CODE	T.P.	TOILET PAPER		
C.J.(S)	CEILING JOIST	GALV.	GALVANIZED IRON	N.I.C.	NOT IN CONTRACT	T.P.H.	TOILET PAPER HANGER		
CTR.	CENTER	GL.	GLASS	N.T.S.	NOT TO SCALE	T.W.	TUNGUE & GROOVE		
C/L	CENTER LINE	GLU-LAM.	GLUE LAMINATED	#(NO)	NUMBER	TYP.	TYPICAL		
CER.	CERAMIC	G.B.	GRAB BAR OR BRASS BAR						
CHAN.	CHANNEL	GR.	GRADE	O		U			
CK.	CAULK OUT	G.F.I.	GROUND FAULT INTERRUPTER	O.C.	ON CENTER	U.G.	UNDERGROUND		
CLOS.	CLOSET	GYP.BD.	GYPSUM BOARD	OFFIC.	OFFICE	U.B.C.	UNIFORM BUILDING CODE		
CMPT.	COMPARTMENT			OPNG.	OPENING	U.M.C.	UNIFORM MECHANICAL CODE		
C.W.	COLD WATER	H		O.D.	OUTSIDE DIAMETER	U.P.C.	UNIFORM PLUMBING CODE		
COL.	COLUMN OR COLORED	HDR.	HARDWARE	O.H.	OVERHANG OR OVERHEAD				
COMP.	COMPOSITION OR COMPARTMENT	HKR.	HOOKER			V			
CONC.	CONCRETE	H.V.A.C.	HEATING, VENTILATING AND AIR CONDITIONING	P		VAP.	VAPOR PROOF		
CONST.	CONSTRUCTION	H.C.	HOLLOW CORE	PLAS.	PLASTIC OR PLASTER	VEG.	VEGETABLE		
CONN.	CONNECTION	H.M.	HOLLOW METAL	PART.	PARTITION	VERT.	VERTICAL		
CONT.	CONTINUOUS OR CONTRACTOR	HT.	HEIGHT	PNTD.	PAINTED				
C.F.M.	CUBIC FEET PER MINUTE	HORIZ.	HORIZONTAL	PAR.	PARALLEL	W			
		HOR.	HOSE BIBB	PERF.	PERFORATED	W.R.	WARM WHITE		
D		HR.	HOUR	PL.	PLATE	W.C.	WATER CLOSET		
DEMO.	DEMOLITION			P.LAM.	PLASTIC LAMINATE	W.H.	WATER HEATER		
DIA.	DIAMETER	I		PLYD.	PLYWOOD	W.P.	WATERPROOF		
DR.	DOOR	INCL.	INCLUDE	PR.	PAIR	W.R.	WATER RESISTANT		
DBL.	DOUBLE	INFO.	INFORMATION	P.V.C.	POLYVINYL CHLORIDE	W.W.M.	WELDED WIRE MESH		
DN.	DOWN	I.D.	INSIDE DIAMETER	PWR.	POWDER	WDW.	WINDOW		
DISP.	DISPOSAL	INSUL.	INSULATE/INSULATION	PRESS.-TAB	PRESSURE TREATED	W/	WITH		
DW.	DISHWASHER	INTER.	INTERIOR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR	W/O	WITHOUT		
DF.	DRINKING FOUNTAIN	I.C.B.O.	INTERNATIONAL CONGRESS OF BUILDING OFFICIALS	PL.	PROPERTY LINE	WD.	WOOD		
						W.M.	WOMAN OR WASHER		
E		J		R		W.M.	WOMANIZED		
EA.	EACH	JST.	JOIST	RADIUS					
E.W.	EACH WAY			RESIL.	RESILIENT				
ELECT.	ELECTRICAL OR ELEVATION			REINF.	REINFORCED				
ELEV.	ELEVATION			REQ'D.	REQUIRED				
ENCL.	ENCLOSE (ENCLOSURE)			RET.	RETAIN				
EQ.	EQUAL			R.D.	ROOF DRAIN				
EQUIP.	EQUIPMENT			RAF.	ROOF RAFTER				
EXIST.	EXISTING			RM.	ROOM				
EXT.	EXTERIOR			R.O.	ROUGH OPENING				

CODES

2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA EXISTING BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, CITY OF RIVERSIDE MUNICIPAL CODE

SYMBOLS

- 17 / A1 — DETAIL NUMBER / SHEET NUMBER
- 17 / - — DETAIL NUMBER / SAME SHEET
- A / A-1 — SECTION (LETTER or NUMBER) / SHEET NUMBER
- 4 — DOOR NUMBER
- 11 — REVISION NUMBER
- 4 — SHEET NUMBER
- 100 — ROOM NUMBER
- A / D 17 A-1 B / C — ELEVATION VIEW / ELEVATION NUMBER / SHEET NUMBER
- 5 — PLAN NOTES

OWNER

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
(562) 686-2505
lanjack08@gmail.com

DESIGNER

MEL BRANNON & ASSOCIATES
1709 S. FOREST OAKS DR.
BEAUMONT, CA 92223-6475
(909) 267-3303 off.
(909) 534-4968 cell.
melbrannonassoc.com

STRUCTURAL

LAZAR SKUNDRIC
RMCS, INC
25736 HARBOR POINT DR
DANA POINT, CA 92629
(949)-305-4194

CIVIL

CRF ENGINEERING
6782 STANTON AVENUE, STE. A
BUENA PARK, CALIFORNIA, 90621.
(714) 522-2266
(714) 408-4643
crf@crfengineering.com

GEOTECHNICAL

COAST GEOTECHNICAL, INC.
1200 W. CONVENTION/ALTH AVENUE
FULLERTON, CA 92833
(714) 870-1211
coastgeotech@gmail.com

ENERGY / MEP

ADE CONSULTING
BUILDING & ENERGY DESIGN CONCEPTS
1177 IDAHO STREET, SUITE 200
REDLANDS, CA 92374
(909) 884-9484
(909) 307-0148
ade010e24@gmail.com

LANDSCAPE

FIRE

SOLAR

CONSULTANTS

PROPERTY ADDRESS: 10359 GOULD STREET RIVERSIDE, CA 92505

ASSESSOR'S PARCEL: 150-091-032
LEGAL DESCRIPTION: TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS

OCCUPANCY: R-3
ZONING: R-3-1500
SETBACKS: 15' FRONT, 7.5'/10' SIDES, 15' REAR
TYPE V-A CONSTRUCTION (AUTOMATIC FULLY SPRINKLERED SYSTEM)
3 STORY BUILDING MAX HEIGHT

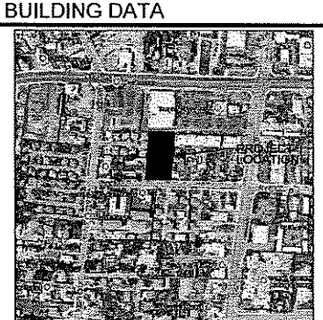
BUILDING SQUARE FOOTAGES:

1ST FLOOR LIVABLE (A UNITS 1-9	= 957 SQ FT
TOTAL GROSS LIVABLE	= 8,703 SQ SF
2ND FLOOR LIVABLE (A UNITS 10-18	= 957 SQ FT
TOTAL GROSS LIVABLE	= 8,703 SQ SF
3RD FLOOR LIVABLE (A UNITS 19-27	= 957 SQ FT
TOTAL GROSS LIVABLE	= 8,703 SQ SF
TOTAL GROSS LIVABLE ALL FLOORS	= 26,109 SQ SF

GROSS LOT SQ FT.: 38,500 SF OR 0.850 ACRES
LOT COVERAGE: 11,484 / 38,500 SQ FT. = 31%

WATER SUPPLY: RIVERSIDE PUBLIC UTILITIES (RPU) WESTERN RIVERSIDE
COUNTY REGIONAL SEWER: WASTEWATER AUTHORITY (WRCRWA)

BUILDING DATA



VICINITY MAP

SEQ. NO.	SHEET	DESCRIPTION
		CIVIL
1	P1	TOPOGRAPHICAL SURVEY MAP
2	P2	PRELIMINARY GRADING & DRAINAGE PLAN
3	P3	PRELIMINARY WQMP SITE PLAN
4	P4	PRELIMINARY GRADING CROSS SECTIONS
5	P5	PRELIMINARY WQMP SITE PLAN DETAILS
		ARCHITECTURAL
6	TS	TITLE OF PROJECT, VICINITY MAP, BUILDING DATA
		ABBREVIATIONS, SHEET INDEX, SYMBOLS
7	SP1.0	ARCHITECTURAL SITE PLAN
8	SP1.1	SITE PLAN w/GROUND FLOOR UNITS
9	SP1.2	SITE PLAN w/2ND FLOOR UNITS / 3RD FLOOR UNITS
10	A1.0	GROUPED 1ST / 2ND / 3RD UNIT FLOOR PLANS
11	A1.1	1ST FLOOR UNITS 1/2/3 FLOOR PLANS
12	A1.2	1ST FLOOR UNITS 4/5/6 FLOOR PLANS
13	A1.3	1ST FLOOR UNITS 7/8/9 FLOOR PLANS
14	A2.0	2ND FLOOR UNITS 10/11/12 FLOOR PLANS
15	A2.1	2ND FLOOR UNITS 13/14/15 FLOOR PLANS
16	A2.2	2ND FLOOR UNITS 16/17/18 FLOOR PLANS
17	A3.0	3RD FLOOR UNITS 19/20/21 FLOOR PLANS
18	A3.1	3RD FLOOR UNITS 22/23/24 FLOOR PLANS
19	A3.2	3RD FLOOR UNITS 25/26/27 FLOOR PLANS
29	A4.0	BLDG 1 & 2 ROOF PLANS / TRASH ENCLOSURE ELEVATIONS
21	A5.0	BUILDING 2 FRONT & REAR EXTERIOR ELEVATION
22	A5.1	BLDG'S 1 & 2 EXTERIOR ELEVATIONS
23	A6.0	EXTERIOR RENDERINGS / COLOR & MATERIALS LEGEND
24	LS1.0	CONCEPTUAL LANDSCAPE PLAN
25	LS1.1	CONCEPTUAL LANDSCAPE PLAN NOTES
26	LS1.2	OPEN SPACE EXHIBIT
27	LS1.3	FENCE & WALL PLAN
		MEP
28	SP-3	SITE PHOTOMETRICS PLAN
29	SP-4	SITE PHOTOMETRICS LIGHT SPEC.

SHEET INDEX

LEGAL DESCRIPTION:

ADDRESS: 10359 GOULD STREET RIVERSIDE, CA 92505
APN #: 150-091-032
LEGAL DESCRIPTION: TRACT: POR LOT 227 MB 015/090 . EDGEMONT GARDENS

10359 GOULD STREET RIVERSIDE, CA 92505
150-091-032
TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS

SCOPE OF WORK:

CONSTRUCTION OF A NEW MULTI-FAMILY RESIDENCE APPROX. 26,109 SQ. FT. LOCATED AT 10359 GOULD STREET RIVERSIDE, CA 92505, APN: 150-091-032. CONSTRUCTION (AUTOMATIC FULLY SPRINKLERED SYSTEM). 3 STORY BUILDING, MAX HEIGHT 45', 8" CMU BLOCK WALL 2 DUMPSTER TRASH ENCLOSURE w/DBL METAL GATE

SLAB ON GRADE w/SANDTELL 2x6 STUD EXTERIOR WALL, ROOF TRUSS & CONVENTIONAL w/FLAT 'S' TILE MIN. CLASS 'C', DASH BROADCAST, ENDDOWN FINISH, FIRE DASH FINISH, PEBBLE OR SAND (FLOAT) STUCCO FINISH ARCHITECTURAL PROJECTIONS AT REAR OF BUILDINGS w/JAMES HARDIE ARTESIAN SHIPLAP SIDING, WROUGHT-IRON GUARD RAILS 2ND & 3RD FLOORS, STUCCO WALL 1ST FLOOR, TILE CLADDING AT OUTSIDE WALL OF STAIRS, SOLAR PANELS ABOVE CARPORTS, POURED CONC. PARKING AREA

LEGAL DESCRIPTION/NOTES:

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ISSUE / REVISIONS:

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DEVELOPMENT FINAL REVIEW : AUGUST 4, 2025

STAMP:

REGISTERED PROFESSIONAL ENGINEER — LAZAR G. SKUNDRIC — NO. C-35903 — EXP. 12-31-27 — CIVIL — STATE OF CALIFORNIA — 05/04/2026

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION:

A PROPOSED 27 UNIT "FELIZ RESIDENCES" APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

"FELIZ RESIDENCES" APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

SHEET DESCRIPTION:

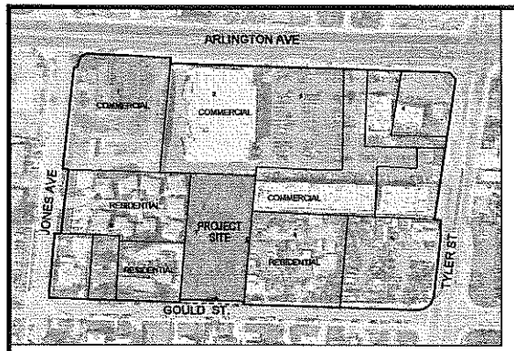
TITLE SHEET

SHT No. 00 OF: 29

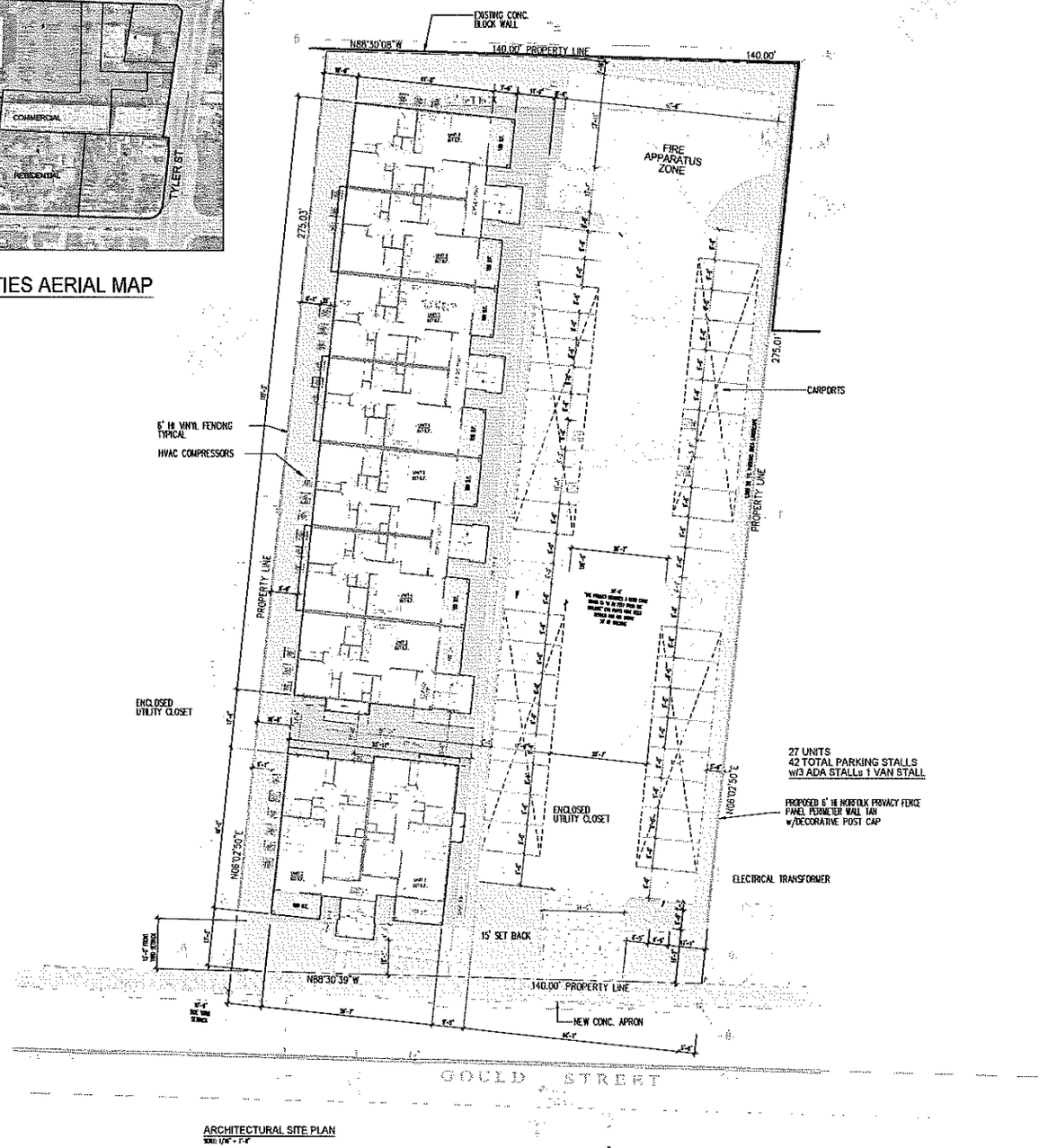
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ADJACENT PROPERTIES AERIAL MAP



ARCHITECTURAL SITE PLAN

OWNER:
REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
TEL NO:562-888-2565

DESIGNER:
MEL BRANNON & ASSOCIATES
ATTENTION: MEL BRANNON
1709 S. FOREST OAKS DR
BEAUMONT CA 92223
TEL. NO: (909) 534-4968
EMAIL: MEL@MELBRANNONASSOC.COM

PROJECT DESCRIPTION:
"FELIZ RESIDENCES"
A PROPOSED 27 UNIT
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS
APN: 150-091-032

GENERAL INFORMATION:
APN: 150-091-032
OCCUPANCY: R-3
ZONING: R-3-1500
SETBACKS: 15' FRONT, 7.5'/10' SIDES, 15' REAR
TYPE V- CONSTRUCTION (AUTOMATIC FULLY SPRINKLERED SYSTEM)
3 STORY BUILDING
SITE AREA: 38,500 SQ. FT.

AREA CALCULATIONS:

1ST FLOOR LIVABLE EA. UNITS 1-9	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,701 SQ. FT.
2ND FLOOR LIVABLE EA. UNITS 10-18	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ. FT.
3RD FLOOR LIVABLE EA. UNITS 19-27	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ. FT.
TOTAL GROSS LIVABLE ALL FLOORS	= 26,109 SQ. FT.

OPEN SPACE CALCULATIONS:
OPEN AREA PROVIDED: 5,820 S.F.
OPEN AREA PRIVATE: 2,700 S.F.
OPEN AREA HARDSCAPE: 1,111 S.F.
OPEN AREA LANDSCAPE: 2,109 S.F.

27 UNITS PRIVATE SPACE:
8 x 100 S.F. FLR 1 UNITS = 900 REQ.
18 x 50 S.F. FLRS 2/3 UNITS = 900 REQ.
1,800 S.F. REQ./27 x 100 S.F. = 2,700 S.F. PROV.
900 S.F. (OVER) x 1.5% BONUS = 1,350 S.F. BONUS

27 UNITS OPEN SPACE:
27 x 200 S.F. = 5,400 S.F.
5,400 S.F. - 1,350 S.F. (25% BONUS) = 4,150 S.F.
4,150 S.F. REQ.
2,109 S.F. PROVIDED

HARDSCAPE WALKWAYS ETC:
NON-OPEN SPACE: 213 S.F.
OPEN SPACE: 1,111 S.F.

PARKING: TABLE 19.580.060

USE	NUMBER OF SPACES REQUIRED
MULTI-FAMILY DWELLING: 1 BEDROOM 2 BEDROOM 3+ BEDROOMS	1 SPACES/DWELLING UNIT WITH 1 BEDROOM PLUS 1.5 SPACES/DWELLING UNIT WITH 2 OR MORE BEDROOMS

PARKING REQUIRED:
27 UNITS x 1.5 = 40.5 SPACES

PARKING PROVIDED:
42 TOTAL SPACES
32 COVERED PARKING = 75%
3 ADA 1 ADA VAN STALLS

PARKING STALLS:
S = STANDARD = 31
A = ACCESSIBLE = 4
C = COMPACT = 7

PARKING LANDSCAPE CALCULATIONS:
PARKING SURFACE AREA:
14,804 S.F. X 5% = 740 S.F.
740 S.F. REQUIRED

PARKING LANDSCAPE AREA:
1,097 S.F. PROVIDED

PER RMC SECTION 19.580.090 A, PROVIDE TREES IN THE PARKING LOT AREA AT A RATIO OF 1 TREE PER 4 PARKING STALLS.

PARKING STALLS:
42 STALLS PROVIDED
12 TREES PROVIDED

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FIRM NAME:
Mel Brannon & Associates
Established 1983

Studio:
1709 S. Forest Oaks Dr.
Beaumont, CA 92223
(951) 267-7980 cell
(909) 534-4968 cell
Email:
Mel@MelBrannonAssoc.com

commercial & residential designers

ISSUE / REVISIONS:
CONCEPT DEVELOPMENT REVIEW: JAN. 24, 2025
DEVELOPMENT FINAL REVIEW: AUGUST 4, 2025

STAMP:
REGISTERED PROFESSIONAL ENGINEER
LAZAR I. SINYUKOV
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05/04/2026

CLIENT:
REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION:
A PROPOSED 27 UNIT
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002.01
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

SHT No. 07 OF 29

SP1.0

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SITE PLAN w/1st FLOOR GROUND UNIT PLAN

OWNER:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
TEL NO:562-688-2505

DESIGNER:

MEL BRANNON & ASSOCIATES
ATTENTION: MEL BRANNON
1709 S. FOREST OAKS DR
BEAUMONT CA 92223
TEL. NO: (909) 534-4968
EMAIL: MEL@MBRANNONASSOC.COM

PROJECT DESCRIPTION:

"FELIZ RESIDENCES"
A PROPOSED 27 UNIT
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS
APN: 150-091-032

GENERAL INFORMATION:

APN: 150-091-032
OCCUPANCY: R-3
ZONING: R-3-1500
SETBACKS: 15' FRONT, 7.5'/10' SIDES, 15' REAR
TYPE V- CONSTRUCTION (AUTOMATIC FULLY SPRINKLERED SYSTEM)
3 STORY BUILDING
SITE AREA: 38,500 SQ. FT.

AREA CALCULATIONS:

1ST FLOOR LIVABLE EA. UNITS 1-9	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ SF
2ND FLOOR LIVABLE EA. UNITS 10-18	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ SF
3RD FLOOR LIVABLE EA. UNITS 19-27	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ SF
TOTAL GROSS LIVABLE ALL FLOORS	= 26,109 SQ SF

OPEN SPACE CALCULATIONS:

OPEN AREA PROVIDED: 5,920 S.F.
OPEN AREA PRIVATE: 2,700 S.F.
OPEN AREA HARDSCAPE: 1,111 S.F.
OPEN AREA LANDSCAPE: 2,109 S.F.

27 UNITS PRIVATE SPACE:
9 x 100 S.F. FLR 1 UNITS = 900 REQ.
18 x 50 S.F. FLRS 2/3 UNITS = 900 REQ.
1,800 S.F. REQ./27 x 100 S.F. = 2,700 S.F. PROV.
900 S.F. (OVER) x 1.5% BONUS = 1,350 S.F. BONUS

27 UNITS OPEN SPACE:
27 x 200 S.F. = 5,400 S.F.
5,400 S.F. - 1,350 S.F. (25% BONUS) = 4,150 S.F.
4,150 S.F. REQ.
2,109 S.F. PROVIDED

HARDSCAPE WALKWAYS ETC:
NON-OPEN SPACE: 213 S.F.
OPEN SPACE: 1,111 S.F.

PARKING: TABLE 19.580.060

USE	NUMBER OF SPACES REQUIRED
MULTI-FAMILY DWELLING: 1 BEDROOM 2 BEDROOM 3+ BEDROOMS	1 SPACES/DWELLING UNIT WITH 1 BEDROOM PLUS 1.5 SPACES/DWELLING UNIT WITH 2 OR MORE BEDROOMS
PARKING REQUIRED: 27 UNITS x 1.5 = 40.5 SPACES PARKING PROVIDED: 42 TOTAL SPACES 32 COVERED PARKING = 75% 3 ADA 1 ADA VAN STALLS	PARKING STALLS: S - STANDARD = 31 A - ACCESSIBLE = 4 C - COMPACT = 7

PARKING LANDSCAPE CALCULATIONS:

PARKING SURFACE AREA:
14,804 S.F. X 5% = 740 S.F.
740 S.F. REQUIRED

PARKING LANDSCAPE AREA:
1,097 S.F. PROVIDED

PER RMC SECTION 19.580.090 A.
PROVIDE TREES IN THE PARKING LOT AREA AT A RATIO OF 1 TREE PER 4 PARKING STALLS.

PARKING STALLS:
42 STALLS PROVIDED
12 TREES PROVIDED

FIRM NAME:

Mel Brannon & Associates
Established 1983

Studio:
1709 S. Forest Oaks Dr
Beaumont, CA 92223
(951) 267-3303 cell
(909) 534-4968 cell
Email:
Mel@MBrannonAssoc.com

commercial & residential designers

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
LAZAR L. SKUNDRIC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION:

A PROPOSED 27 UNIT
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

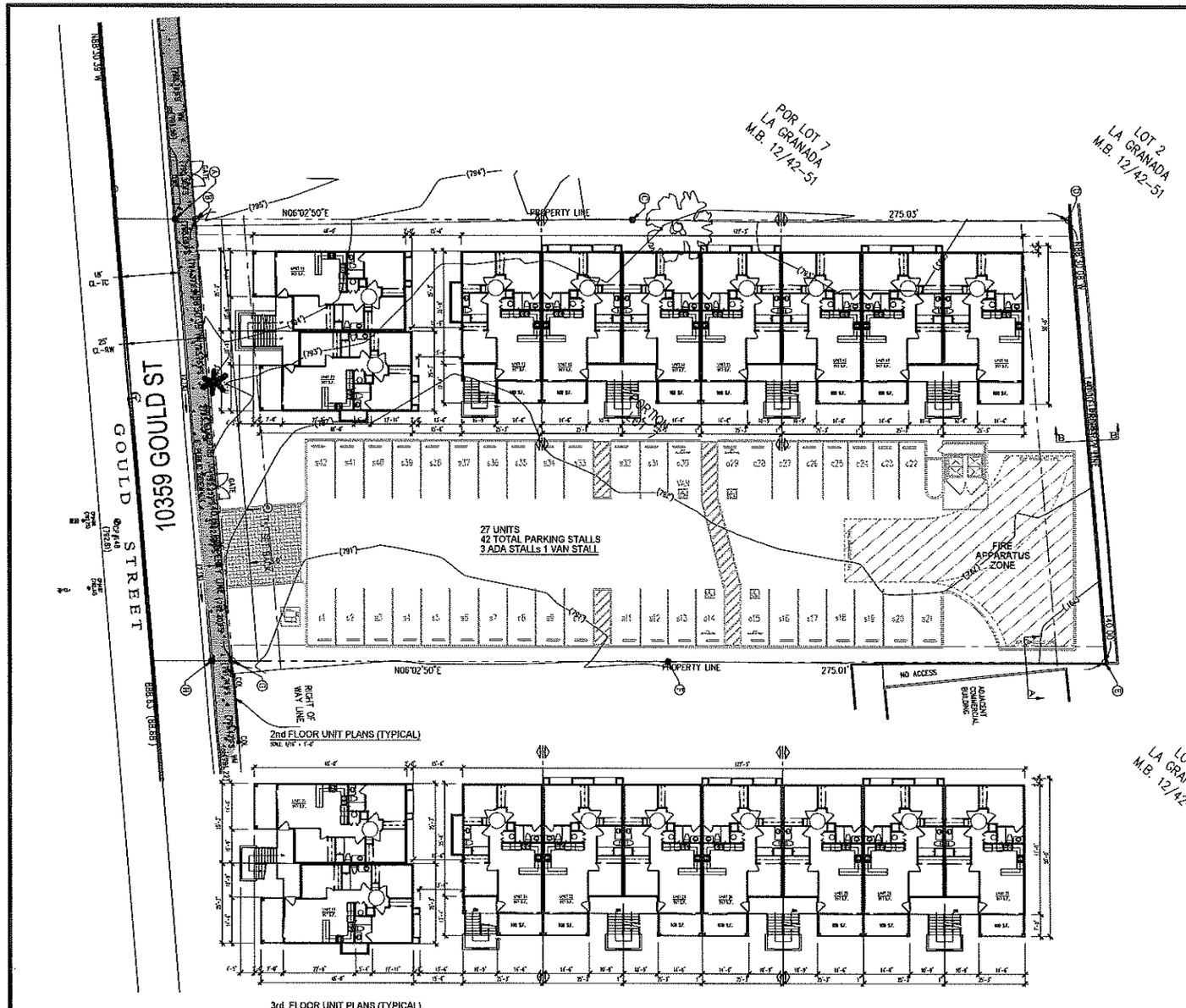
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

SHEET DESCRIPTION:

SITE PLAN
w/GROUND
FLOOR UNITS

SHT No. OF:

SP1.1



OWNER:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
TEL NO: 567-886-2565

DESIGNER:

MEL BRANNON & ASSOCIATES
ATTENTION: MEL BRANNON
1709 S. FOREST OAKS DR
BEAUMONT CA 92223
TEL. NO: (909) 534-4958
EMAIL: MEL@MBRANNONASSOC.COM

PROJECT DESCRIPTION:

"FELIZ RESIDENCES"
A PROPOSED 27 UNIT
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS
APN: 150-091-032

GENERAL INFORMATION:

APN: 150-091-032
OCCUPANCY: R-3
ZONING: R-3-1500
SETBACKS: 15' FRONT, 7.5'/10' SIDES, 15' REAR
TYPE V- CONSTRUCTION (AUTOMATIC FULLY SPRINKLERED SYSTEM)
3 STORY BUILDING
SITE AREA: 38,500 SQ. FT.

AREA CALCULATIONS:

1ST FLOOR LIVABLE EA. UNITS 1-9	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,701 SQ. FT.
2ND FLOOR LIVABLE EA. UNITS 10-18	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ. FT.
3RD FLOOR LIVABLE EA. UNITS 19-27	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ. FT.
TOTAL GROSS LIVABLE ALL FLOORS	= 26,109 SQ. FT.

OPEN SPACE CALCULATIONS:

OPEN AREA PROVIDED: 5,920 S.F.
OPEN AREA PRIVATE: 2,700 S.F.
OPEN AREA HARDSCAPE: 1,111 S.F.
OPEN AREA LANDSCAPE: 2,109 S.F.

27 UNITS PRIVATE SPACE:
9 x 100 S.F. FLR 1 UNITS = 900 REQ.
18 x 50 S.F. FLRS 2/3 UNITS = 900 REQ.
1,800 S.F. REQ./27 x 100 S.F. = 2,700 S.F. PROV.
900 S.F. (OVER) x 1.5% BONUS = 1,350 S.F. BONUS

27 UNITS OPEN SPACE:
27 x 200 S.F. = 5,400 S.F.
5,400 S.F. - 1,350 S.F. (25% BONUS) = 4,150 S.F.
4,150 S.F. REQ.
2,109 S.F. PROVIDED

HARDSCAPE WALKWAYS ETC:
NON-OPEN SPACE: 213 S.F.
OPEN SPACE: 1,111 S.F.

PARKING: TABLE 19.580.060

USE	NUMBER OF SPACES REQUIRED
MULTI-FAMILY DWELLING: 1 BEDROOM 2 BEDROOM 3+ BEDROOMS	1 SPACES/DWELLING UNIT WITH 1 BEDROOM PLUS 1.5 SPACES/DWELLING UNIT WITH 2 OR MORE BEDROOMS

PARKING REQUIRED:
27 UNITS x 1.5 = 40.5 SPACES

PARKING PROVIDED:
42 TOTAL SPACES
32 COVERED PARKING = 75%
3 ADA 1 ADA VAN STALLS

PARKING STALLS:
S - STANDARD = 31
A - ACCESSIBLE = 4
C - COMPACT = 7

PARKING LANDSCAPE CALCULATIONS:

PARKING SURFACE AREA:
14,804 S.F. X 5% = 740 S.F.
740 S.F. REQUIRED

PARKING LANDSCAPE AREA:
1,097 S.F. PROVIDED

PER RMC SECTION 19.580.090 A.
PROVIDE TREES IN THE PARKING LOT
AREA AT A RATIO OF 1 TREE PER 4
PARKING STALLS.

PARKING STALLS:
42 STALLS PROVIDED
12 TREES PROVIDED

NORTH

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FIRM NAME:
Mel Brannon & Associates
Established 1993
Studio:
1709 S. Forest Oaks Dr.
Beaumont, CA 92223
(951) 267-3309 cell
(909) 534-4958 cell
commercial & residential developers
Email:
Mel@MBrannonAssoc.com

ISSUE / REVISIONS:

CONCEPT DEVELOPMENT REVIEW : JAN. 24, 2025

DEVELOPMENT FINAL REVIEW : AUGUST 4, 2025

STAMP:

REGISTERED PROFESSIONAL ENGINEER
LAZAR I. SADOVNIC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05-04-2026

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION:

A PROPOSED 27 UNIT
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

SHEET DESCRIPTION:

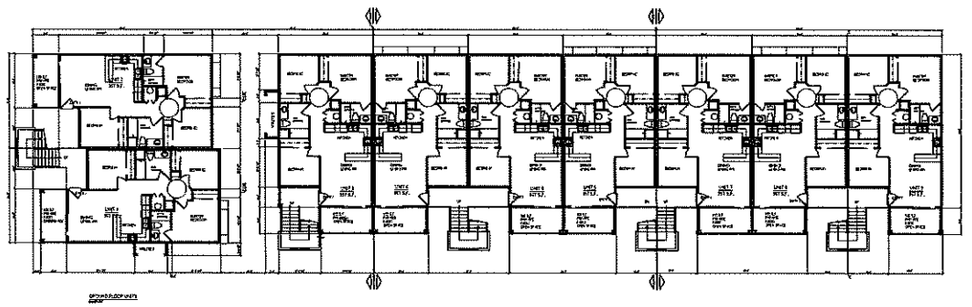
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2ND / 3RD
FLOOR PLANS

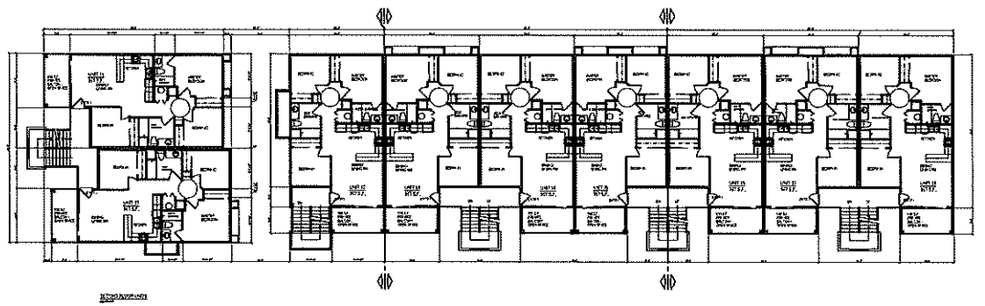
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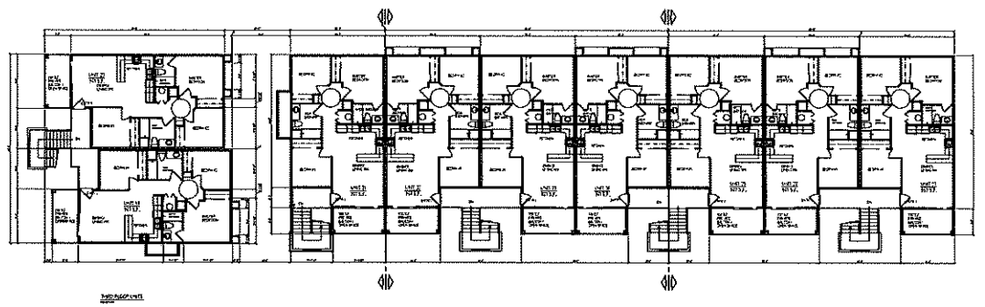
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OWNER:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
TEL NO:562-888-2505

DESIGNER:

MEL BRANNON & ASSOCIATES
ATTENTION: MEL BRANNON
1709 S. FOREST OAKS DR
BEAUMONT CA 92223
TEL. NO. (909) 534-4968
EMAIL: MELB@BRANNONASSOC.COM

PROJECT DESCRIPTION:

"FELIZ RESIDENCES"
A PROPOSED 27 UNIT
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
TRACT: POR LOT 227 MB 015/090 EDGEMONT GARDENS
APN: 150-091-032

GENERAL INFORMATION:

APN: 150-091-032
OCCUPANCY: R-3
ZONING: R-3-1500
SETBACKS: 15' FRONT, 7.5'/10' SIDES, 15' REAR
TYPE V- CONSTRUCTION (AUTOMATIC FULLY SPRINKLERED SYSTEM)
3 STORY BUILDING
SITE AREA: 38,560 SQ. FT.

AREA CALCULATIONS:

1ST FLOOR LIVABLE EA. UNITS 1-9	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,781 SQ SF
2ND FLOOR LIVABLE EA. UNITS 10-18	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ SF
3RD FLOOR LIVABLE EA. UNITS 19-27	= 967 SQ. FT.
TOTAL GROSS LIVABLE	= 8,703 SQ SF
TOTAL GROSS LIVABLE ALL FLOORS	= 26,109 SQ SF

OPEN SPACE CALCULATIONS:

OPEN AREA PROVIDED: 5,920 S.F.
OPEN AREA PRIVATE: 2,700 S.F.
OPEN AREA HARDSCAPE: 1,111 S.F.
OPEN AREA LANDSCAPE: 2,109 S.F.

27 UNITS PRIVATE SPACE:
9 x 100 S.F. FLR 1 UNITS = 900 REQ.
18 x 50 S.F. FLRS 2/3 UNITS = 900 REQ.
1,800 S.F. REQ/27 = 100 S.F. = 2,700 S.F. PROV.
900 S.F. (OVER) x 1.5% BONUS = 1,350 S.F. BONUS

27 UNITS OPEN SPACE:
27 x 200 S.F. = 5,400 S.F.
5,400 S.F. - 1,350 S.F. (25% BONUS) = 4,150 S.F.
4,150 S.F. REQ.
2,109 S.F. PROVIDED

HARDSCAPE WALKWAYS ETC:
NON-OPEN SPACE: 213 S.F.
OPEN SPACE: 1,111 S.F.

PARKING: TABLE 19.580.060

USE	NUMBER OF SPACES REQUIRED
MULTI-FAMILY DWELLING: 1 BEDROOM 2 BEDROOM 3+ BEDROOMS	1 SPACES/DWELLING UNIT WITH 1 BEDROOM PLUS 1.5 SPACES/DWELLING UNIT WITH 2 OR MORE BEDROOMS

PARKING REQUIRED:
27 UNITS x 1.5 = 40.5 SPACES

PARKING PROVIDED:
42 TOTAL SPACES
32 COVERED PARKING = 75%
3 ADA 1 ADA VAN STALLS

PARKING STALLS:
S - STANDARD = 31
A - ACCESSIBLE = 4
C - COMPACT = 7

PARKING LANDSCAPE CALCULATIONS:

PARKING SURFACE AREA:
14,804 S.F. X 5% = 740 S.F.
740 S.F. REQUIRED

PARKING LANDSCAPE AREA:
1,097 S.F. PROVIDED

PER RMC SECTION 19.580.090 A. PROVIDE TREES IN THE PARKING LOT AREA AT A RATIO OF 1 TREE PER 4 PARKING STALLS.

PARKING STALLS:
42 STALLS PROVIDED
12 TREES PROVIDED

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FIRM NAME
Mel Brannon & Associates
Established 1983
Studio:
1709 S Forest Oaks Dr.
Beaumont, CA 92223
(951) 267-3303 off
(909) 534-4968 cell
commercial & residential designers
Email:
MelB@BrannonAssoc.com

ISSUE / REVISIONS:

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DEVELOPMENT FINAL REVIEW : AUGUST 4, 2025

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REGISTERED PROFESSIONAL ENGINEER
LAZAR L. SKLIVANIC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05-04-2026

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION

A PROPOSED 27 UNIT
"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

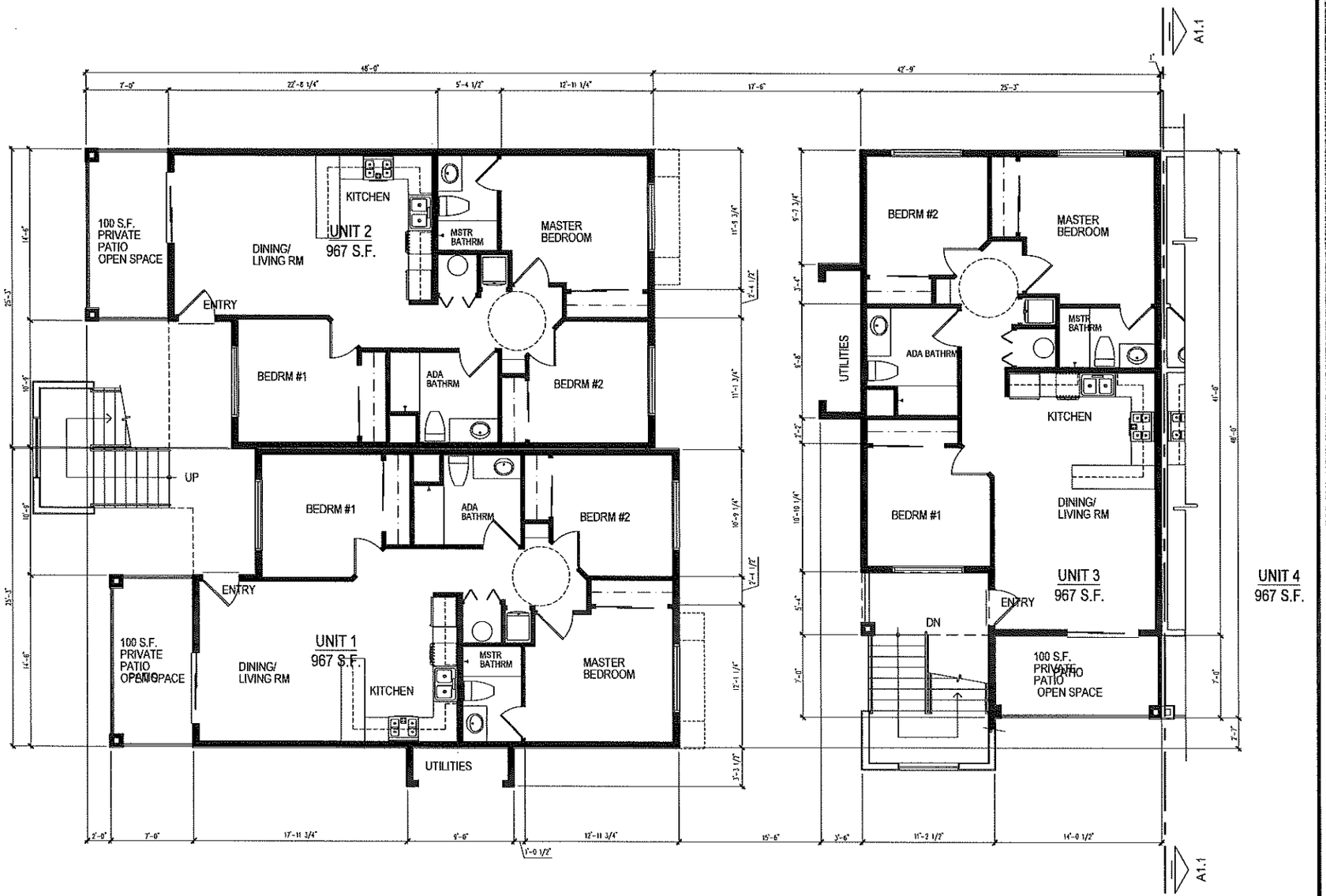
SHEET DESCRIPTION:

GROUPED
1ST / 2ND / 3RD
FLOOR PLANS

SHT No. 10 OF: 29

A1.0

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GROUND FLOOR UNITS - 1 / 2 / 3

SCALE: 1/4" = 1'-0"

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FIRM NAME:
Mel Brannon & Associates
Established 1983
Studio:
1709 S. Forest Oaks Dr.
Beaumont, CA 92223
(951) 267-3323 office
(909) 534-5968 cell
Email:
Mel@MBrannonAssoc.com
commercial & residential designers

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REGISTERED PROFESSIONAL ENGINEER
LAZAR L. SKURDRIC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05/04/2026

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5535 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION:

A PROPOSED 27 UNIT "FELIZ RESIDENCES" APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

"FELIZ RESIDENCES"
APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

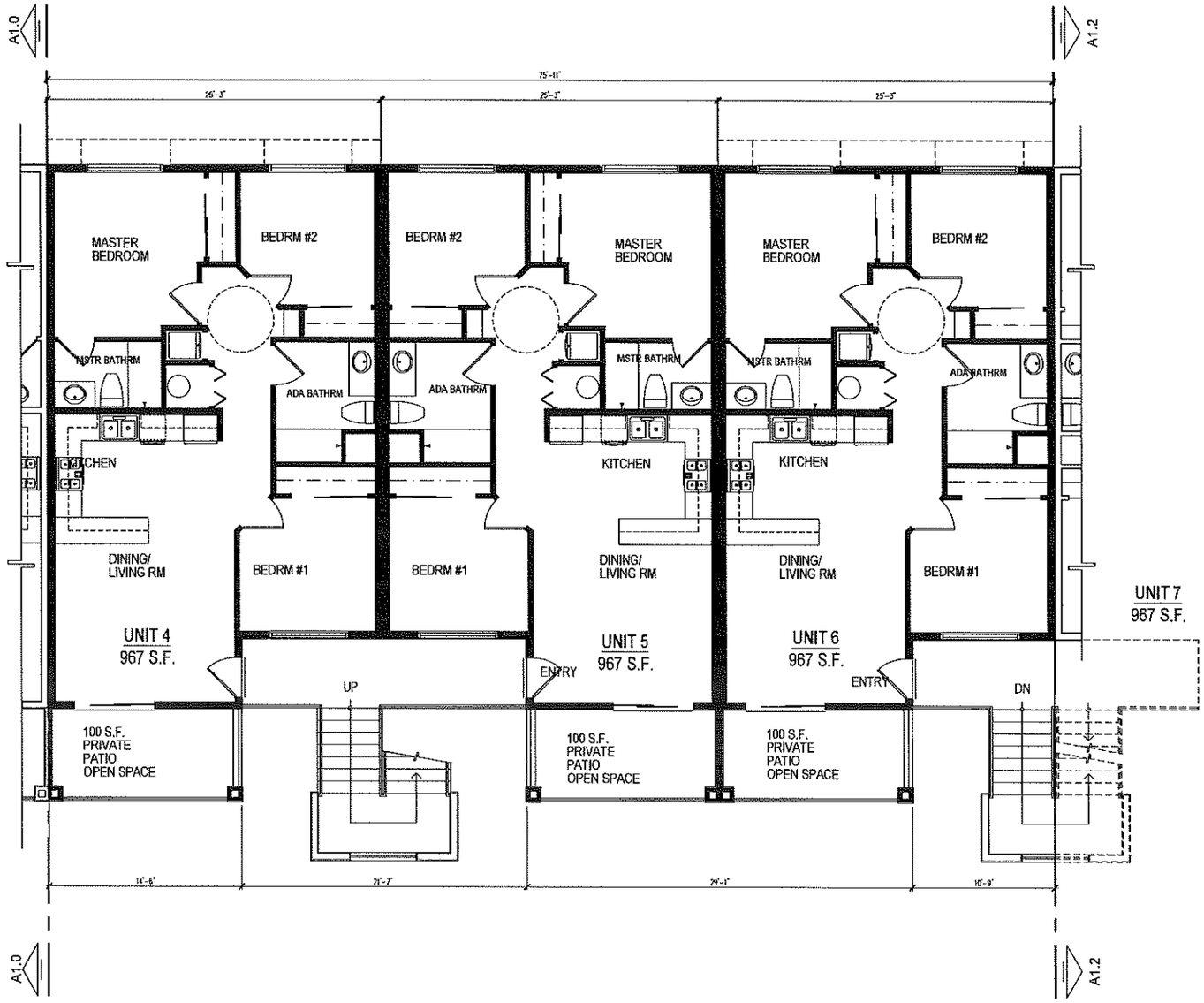
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1ST FLOOR
UNITS 1/2/3
FLOOR PLANS

SHT No. 11 OF 29

A1.1

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GROUND FLOOR UNITS - 4 / 5 / 6

SCALE: 1/4" = 1'-0"

FIRM NAME:
Mel Brannon & Associates
Established 1983
Studio:
1969 S. Fresno Oaks Dr.
Beaumont, CA 92223
(951) 267-3303 off
(909) 534-1968 cell
Email:
Mel@MelBrannonAssoc.com
commercial & residential designers

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
LAZAR L. SKUNDRIC
NO. C-35903
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
05/02/2025

CLIENT:

REPUBLIC LANDMARK GROUP, LLC
5555 GARDEN GROVE BLVD. #350
WESTMINSTER, CA 92683
APN: 481-171-027

PROJECT DESCRIPTION

A PROPOSED 27 UNIT "FELIZ RESIDENCES" APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505
APN: 150-091-032

05-04-2026

PROJECT: 24-1002-01

"FELIZ RESIDENCES" APARTMENT COMPLEX
10359 GOULD STREET
RIVERSIDE, CA 92505

SHEET DESCRIPTION:

1ST FLOOR UNITS 4/5/6 FLOOR PLANS

SHT No. 12 OF. 29

A1.2

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