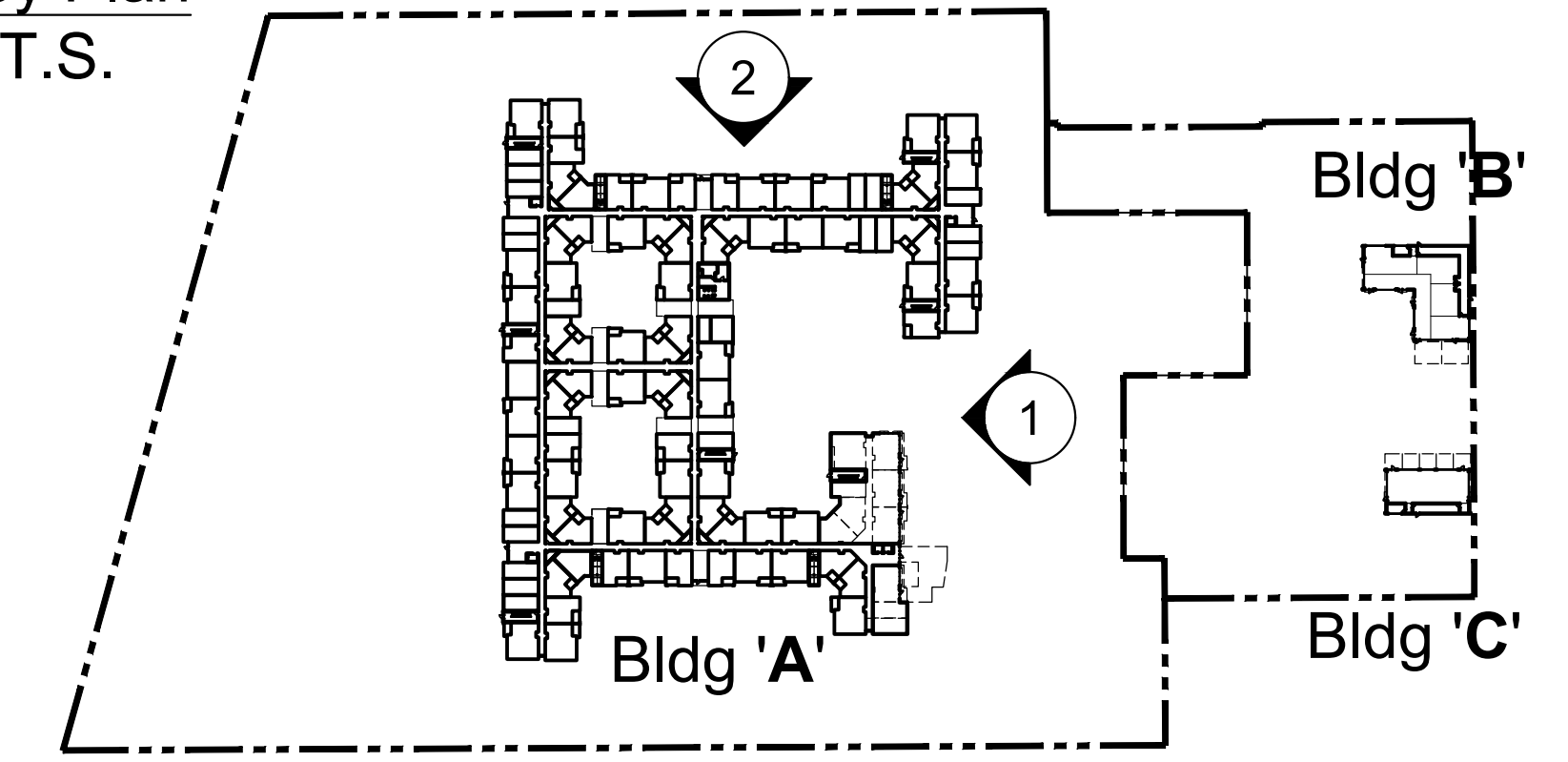


Keynotes:

1. Stucco
2. Metal Siding
3. Perforated Metal Panels
4. Wood Composite Board
5. Flat Metal Panel
6. Vinyl Window
7. Storefront
8. Painted Door
9. Canopy

Key Plan
N.T.S.



2. East Elevation



1. South Elevation

*Refer to Landscape Sheets for plant species and placement of all landscape elements.

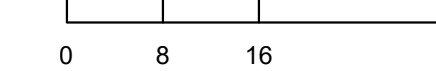


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MAGNOLIA FLATS
RIVERSIDE, CALIFORNIA # 2018-1172

SCHEMATIC DESIGN
OCTOBER 02, 2020



BUILDING ELEVATIONS
BUILDING 'A'

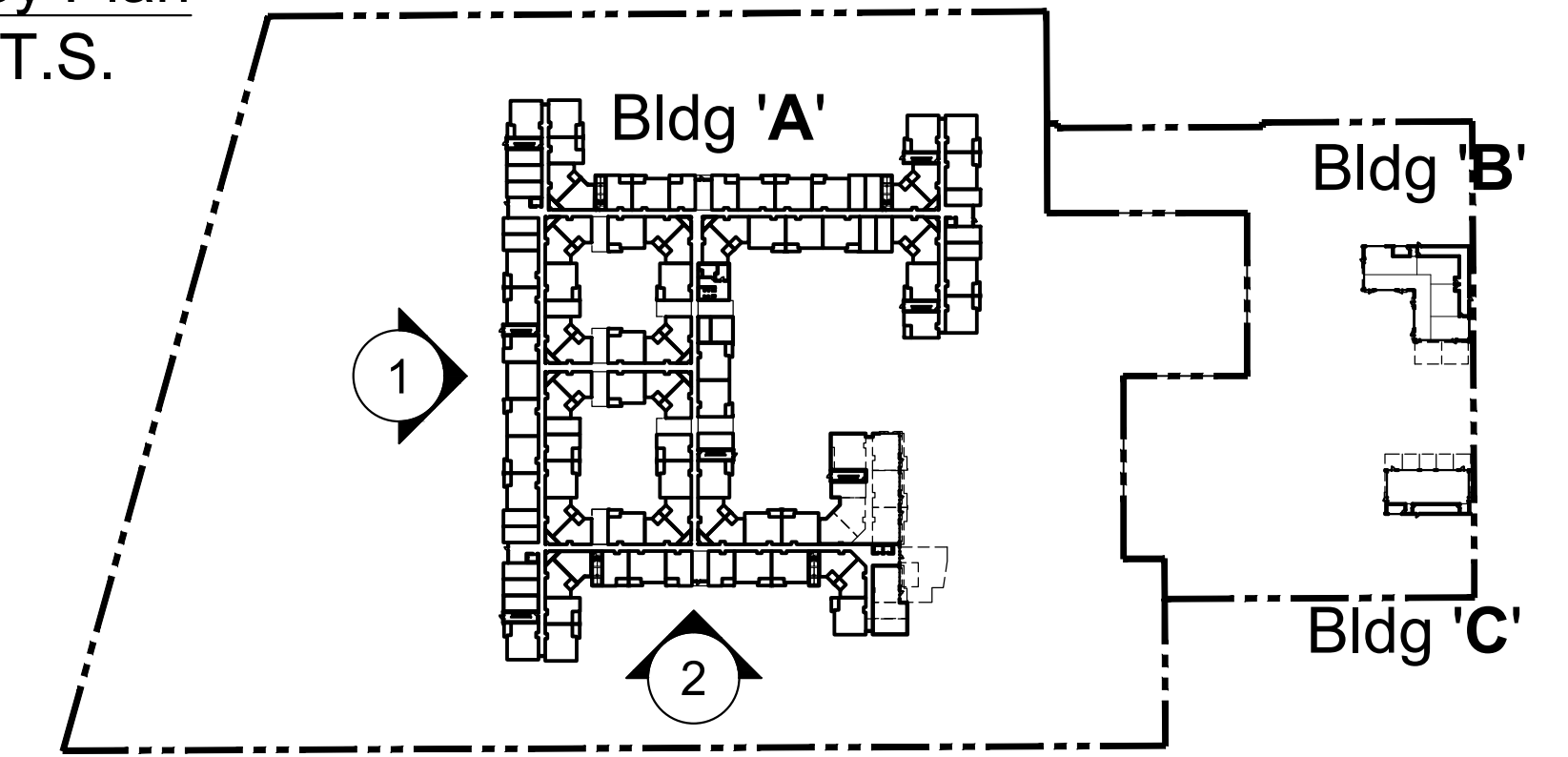
A2.0

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8a - Project Plans
10411-10481 Magnolia Avenue

Keynotes:

1. Stucco
2. Metal Siding
3. Perforated Metal Panels
4. Cementitious Siding
5. Masonry Veneer
6. Vinyl Window
7. Storefront
8. Painted Door
9. Canopy

Key Plan
N.T.S.



2. West Elevation



1. North Elevation

*Refer to Landscape Sheets for plant species and placement of all landscape elements.

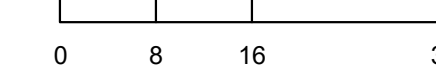


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BUILDING ELEVATIONS
BUILDING A

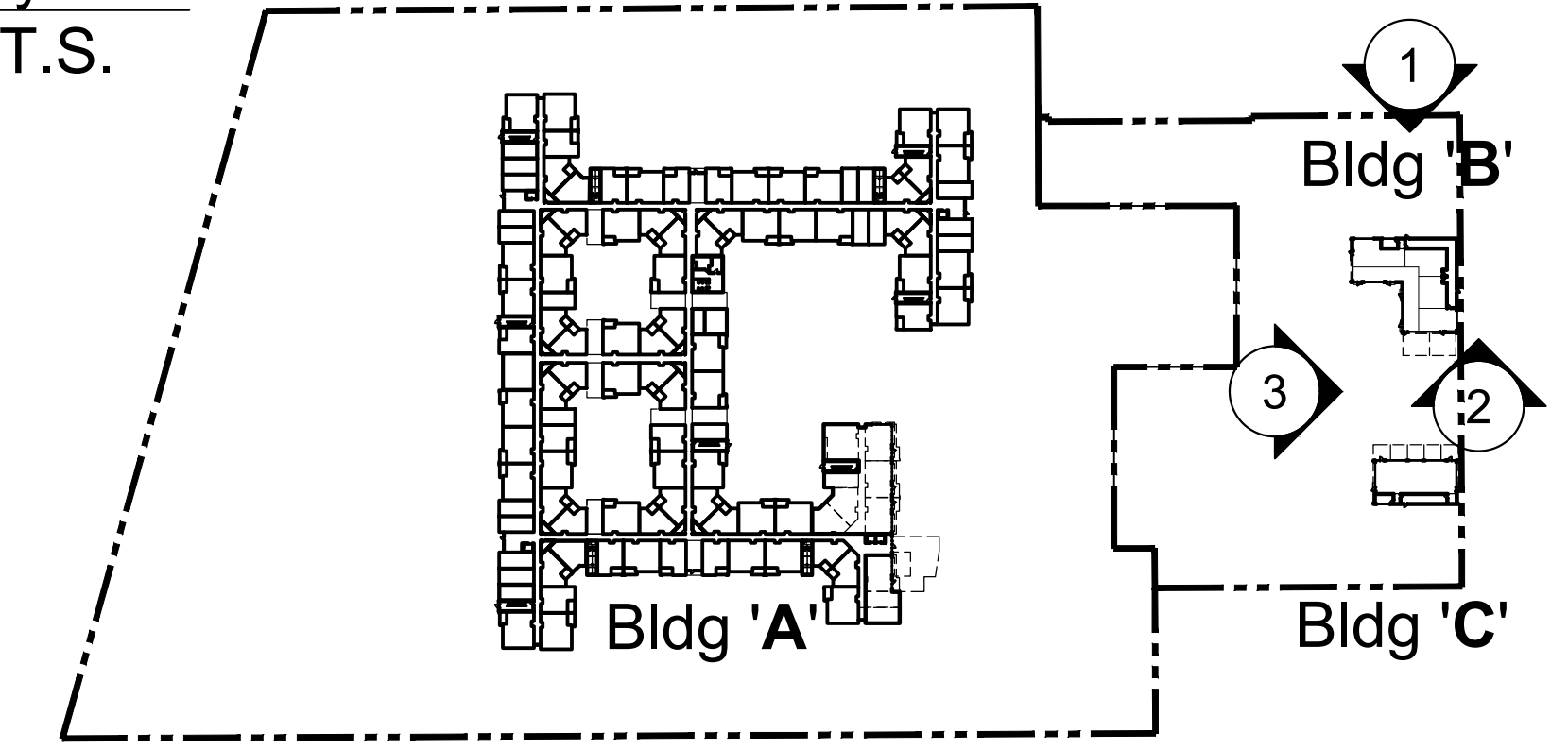
A2.1

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8a - Project Plans
10411-10481 Magnolia Avenue

Keynotes:

1. Metal Siding
2. Perforated Metal Awning
3. Wood Composite Board
4. Flat Metal Panel
5. Storefront
6. Painted Door
7. Canopy
8. Dormer Vents

Key Plan
N.T.S.



3. North Elevation : Building 'B'

Building 'C'



1. East Elevation : Building 'B'



2. West Elevation : Building 'B'

*Refer to Landscape Sheets for plant species and placement of all landscape elements.

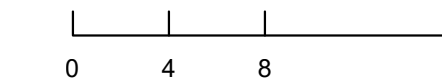


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BUILDING ELEVATIONS
BUILDING B & C

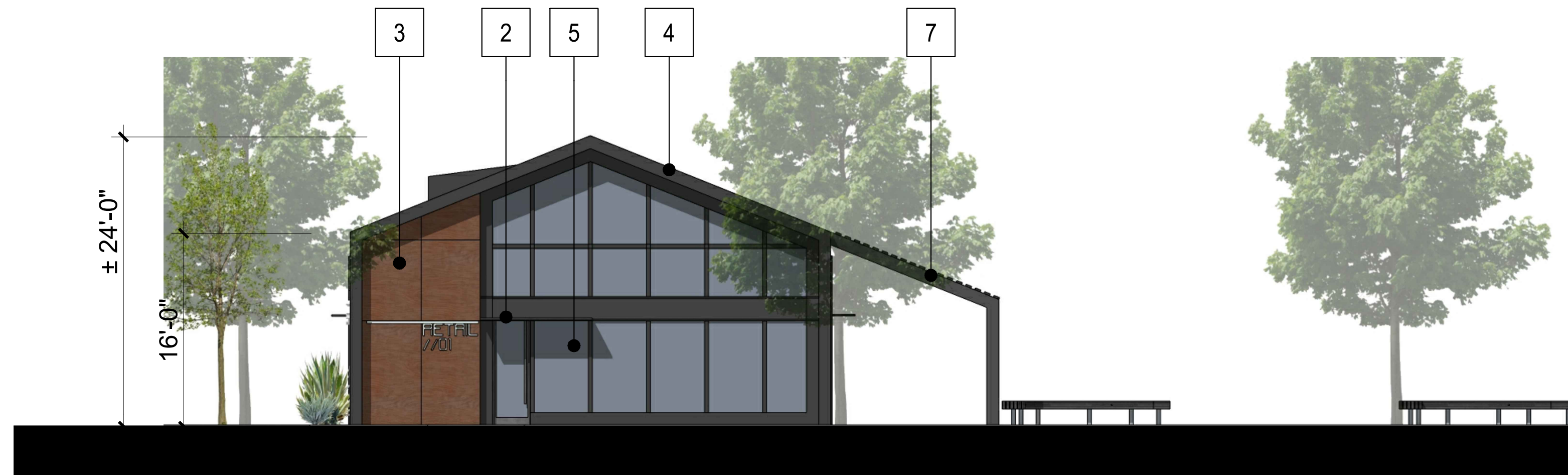
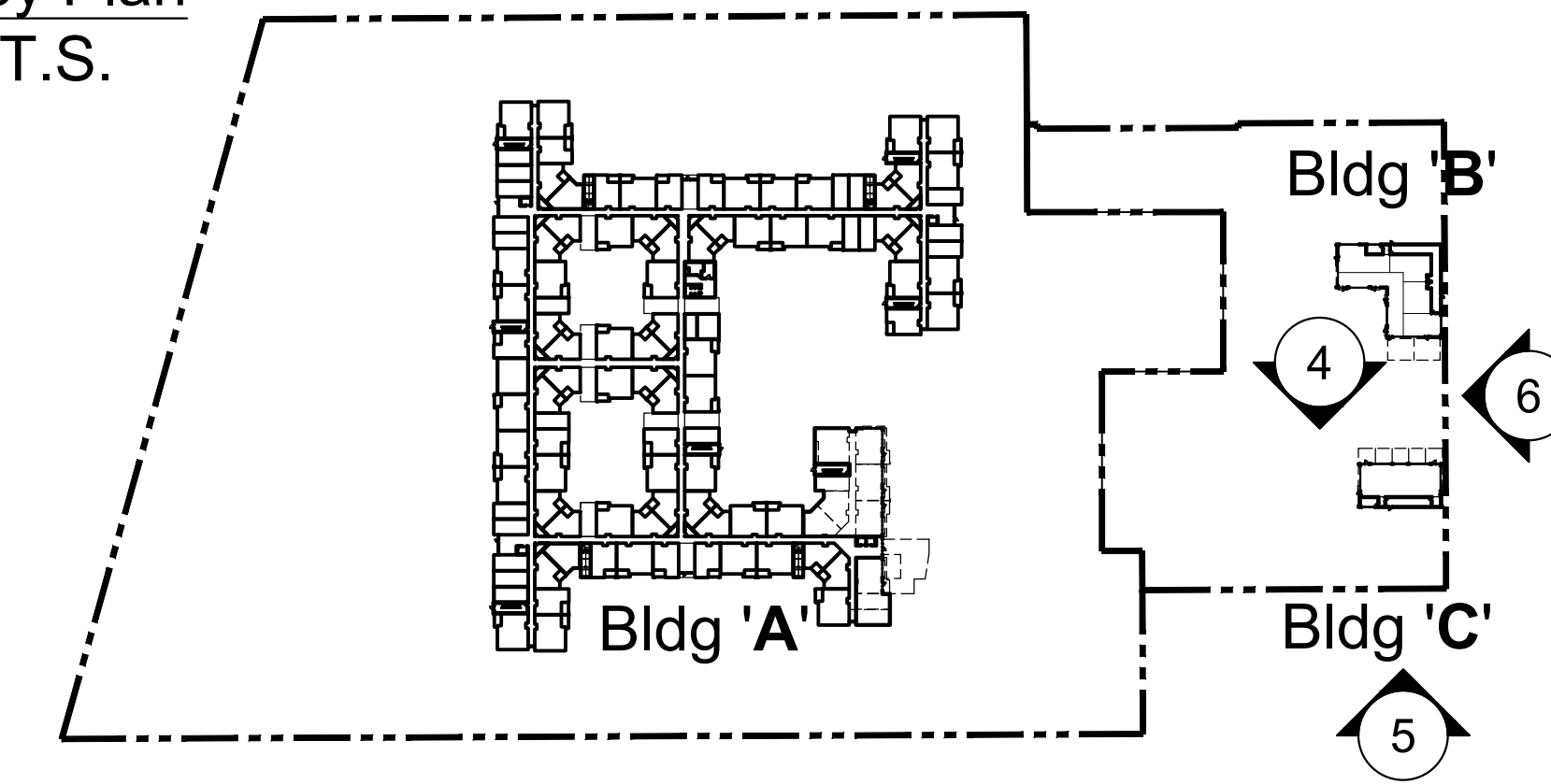
A2.2

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8a - Project Plans
10411-10481 Magnolia Avenue

Keynotes:

1. Metal Siding
2. Perforated Metal Awning
3. Wood Composite Board
4. Flat Metal Panel
5. Storefront
6. Painted Door
7. Canopy
8. Dormer Vents

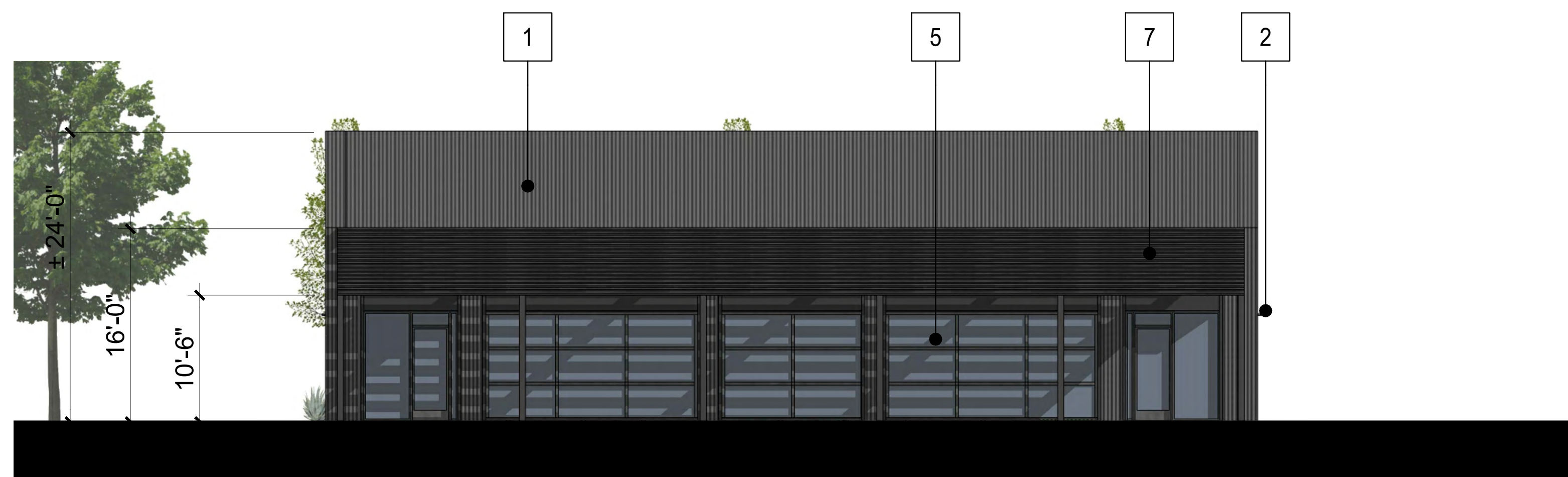
Key Plan
N.T.S.



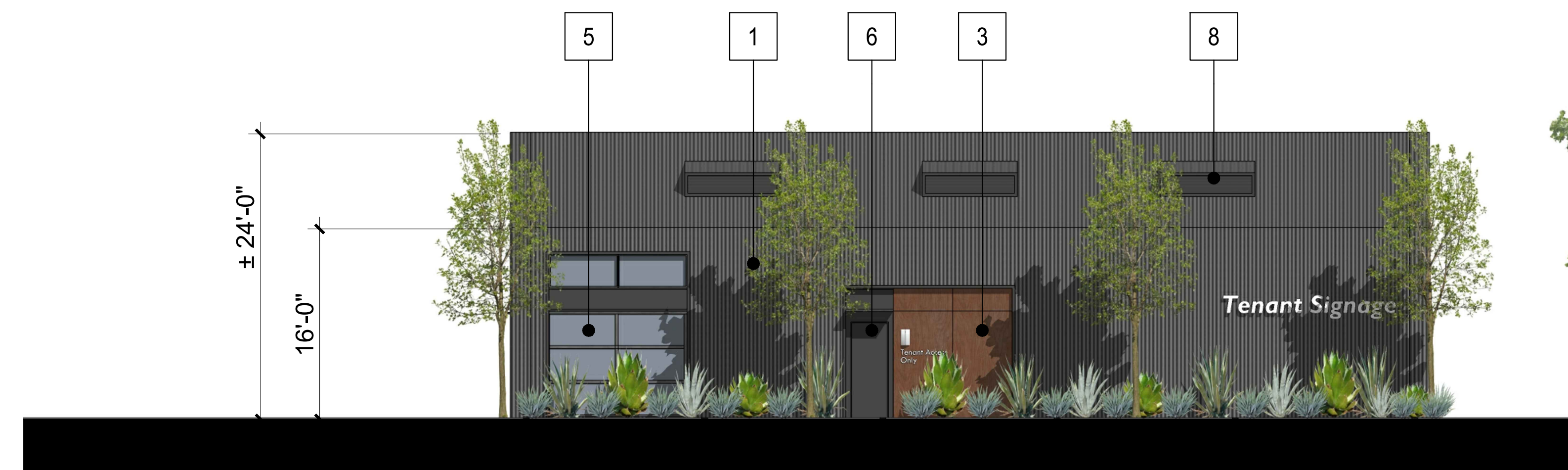
6. South Elevation : Building 'C'



Building 'B'



4. East Elevation : Building 'C'



5. West Elevation : Building 'C'

*Refer to Landscape Sheets for plant species and placement of all landscape elements.

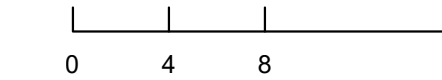


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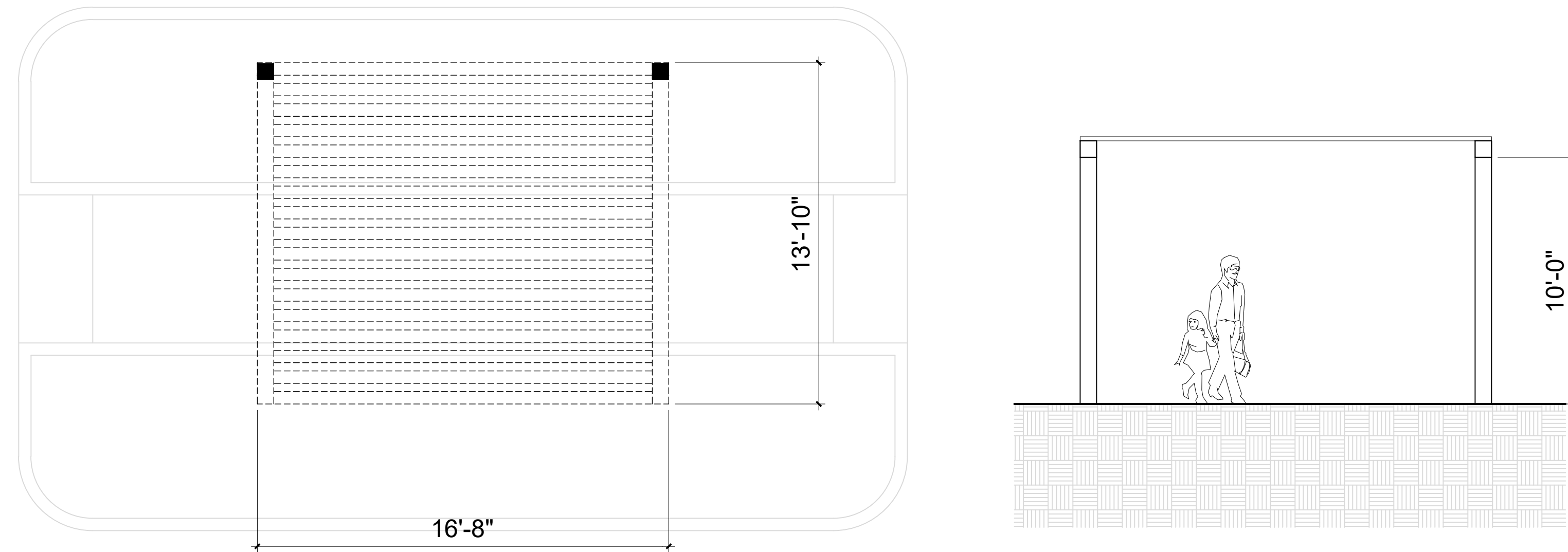
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RIVERSIDE, CALIFORNIA # 2018-1172

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BUILDING ELEVATIONS
BUILDING B & C

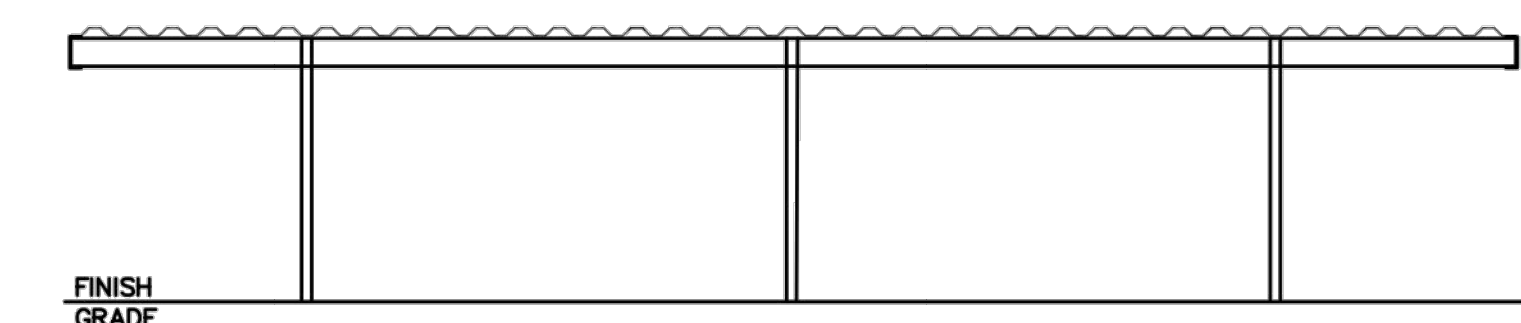
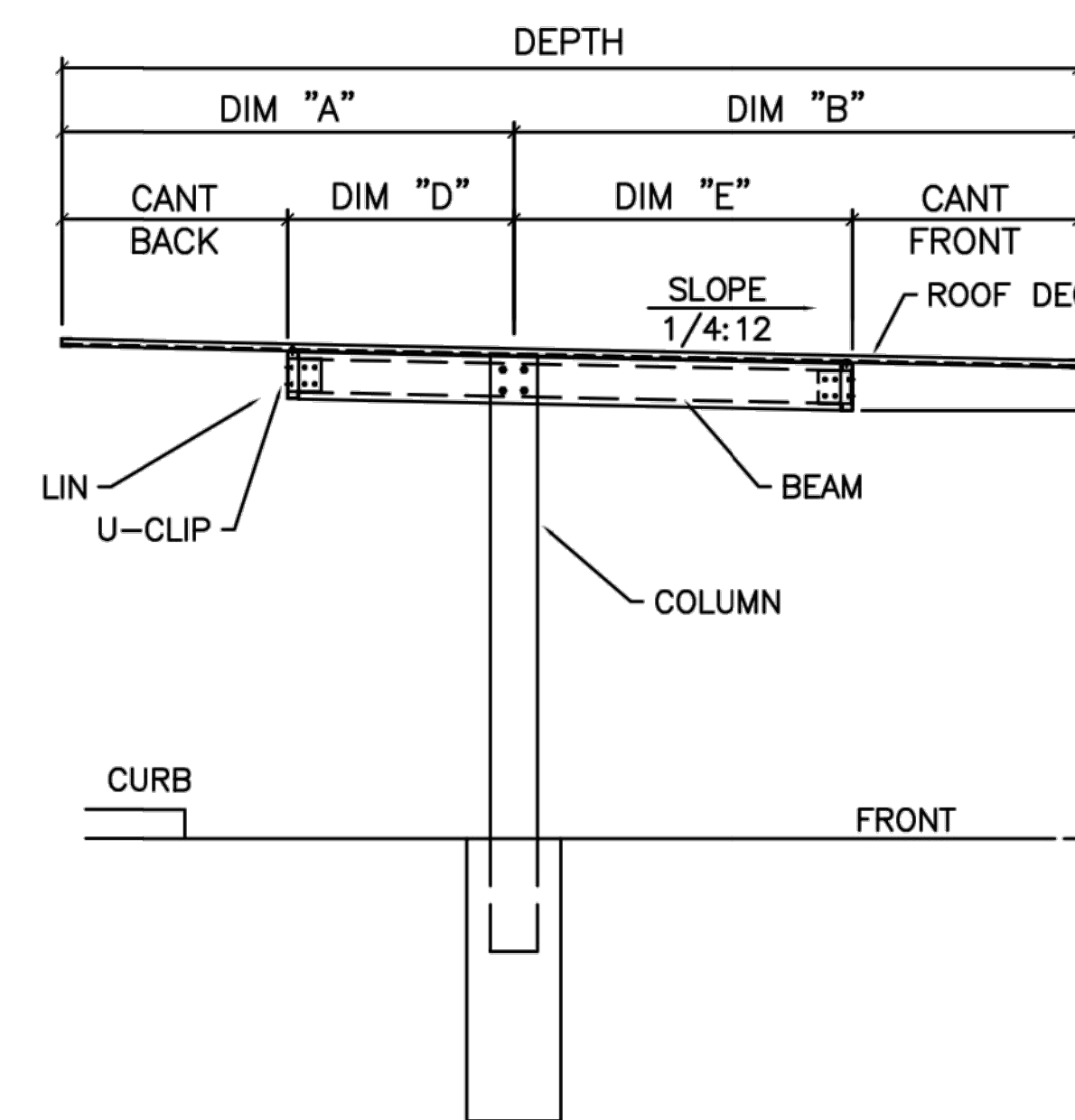
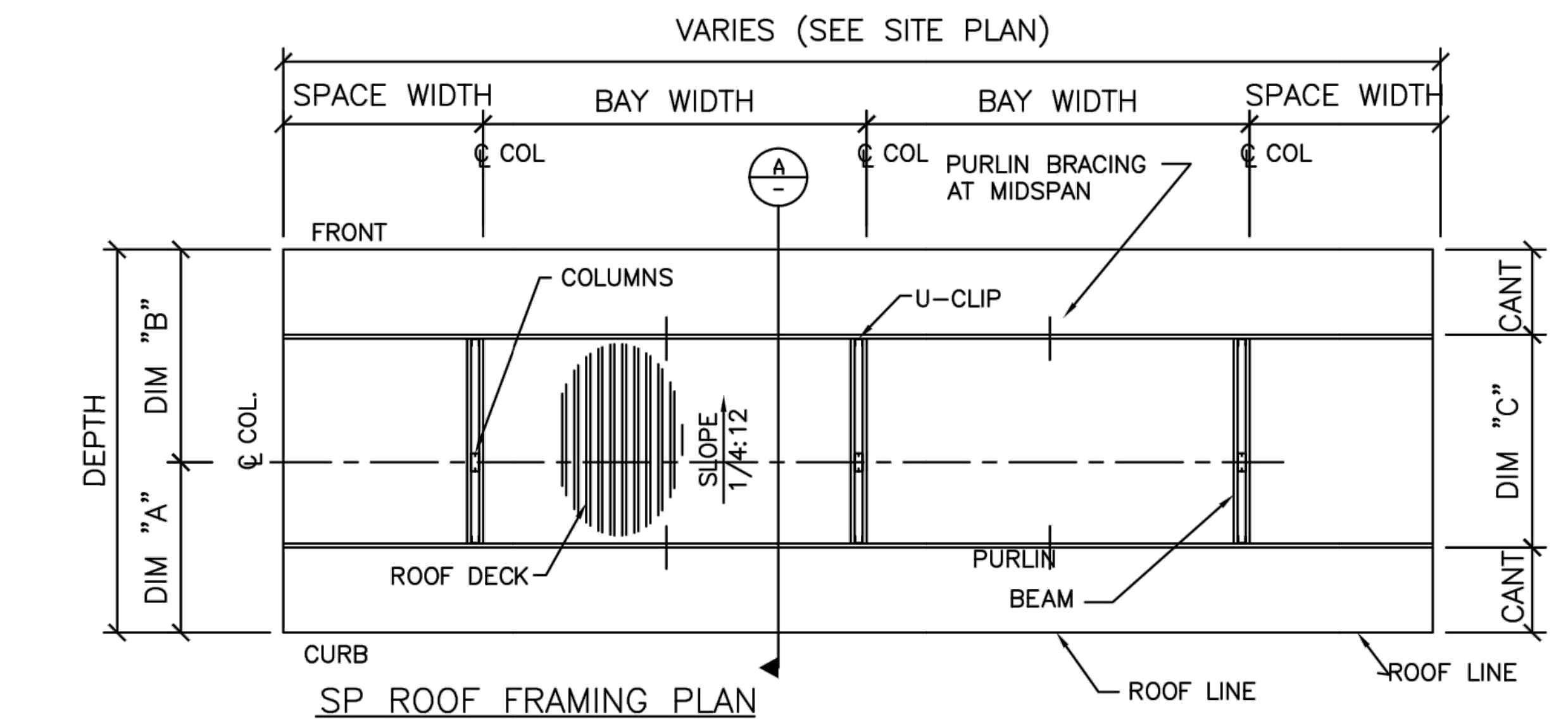
A2.3



1. Trellis Features : Plan and Elevation



2. Trellis Feature : Perspective



SP CROSS SECTION

FRONT ELEVATION

SCHEDULE									
SIZE	DEPTH	SPACE WIDTH	"A" DIM	"B" DIM	"C" DIM	"D" DIM	"E" DIM	CANT Front DIM	CANT Back DIM
9'x16'	16'	9'	7'	9'	9'	3'-6"	5'-6"	3'-6"	3'-6"
9'x18'	18'	9'	8'	10'	10'	4'	6'	4'	4'
9'x19'	19'	9'	8'-6"	10'-6"	11'	4'-6"	6'-6"	4'-6"	4'-6"
9'x20'	20'	9'	9'-3"	10'-9"	11'	4'-9"	6'-3"	4'-6"	4'-6"
10'x18'	18'	10'	8'	10'	10'	4'	6'	4'	4'

3. Carport Design by Baja Carports or Equal

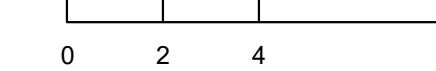


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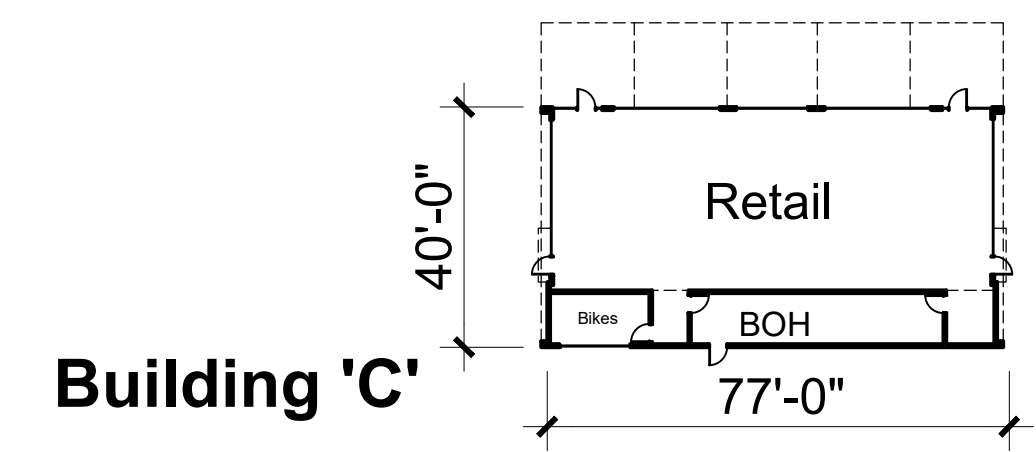
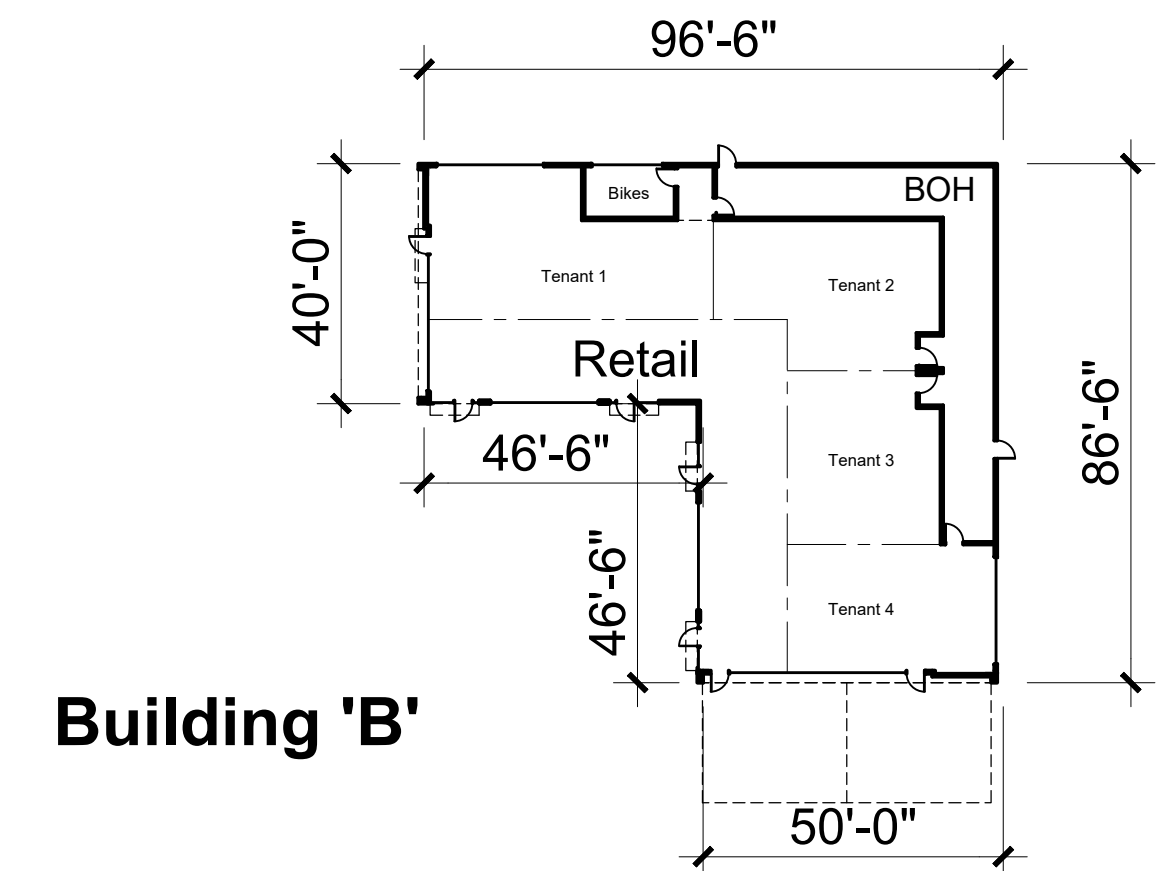
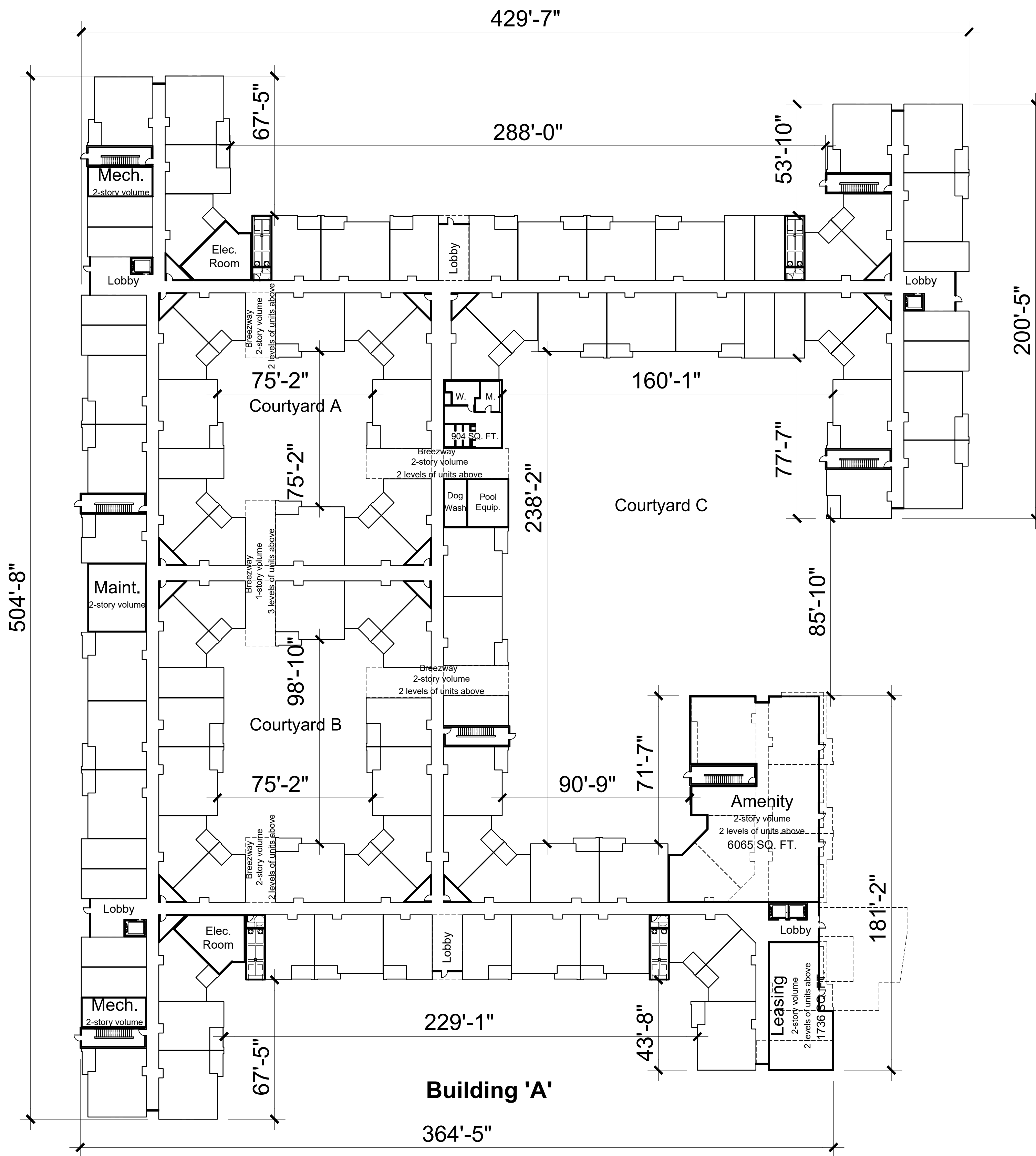
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ELEVATIONS AND PLANS
TRELLIS FEATURES & CARPORT

A2.4



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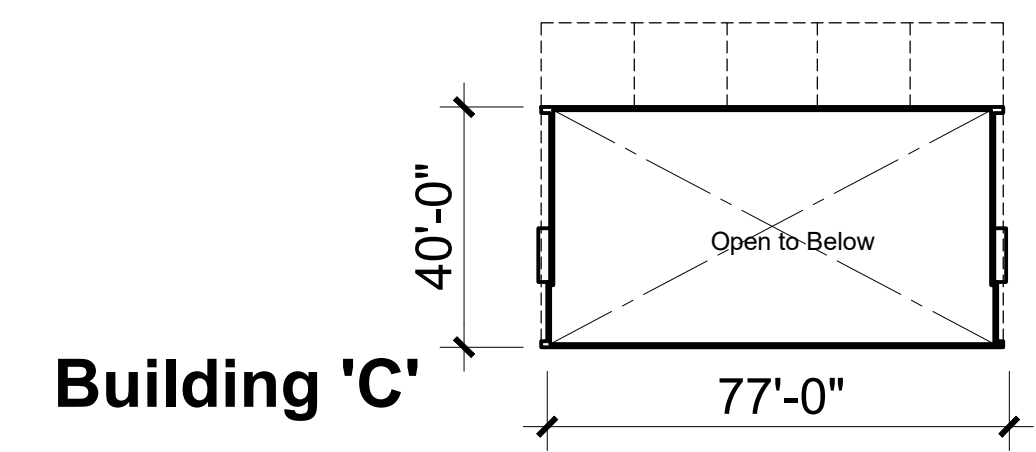
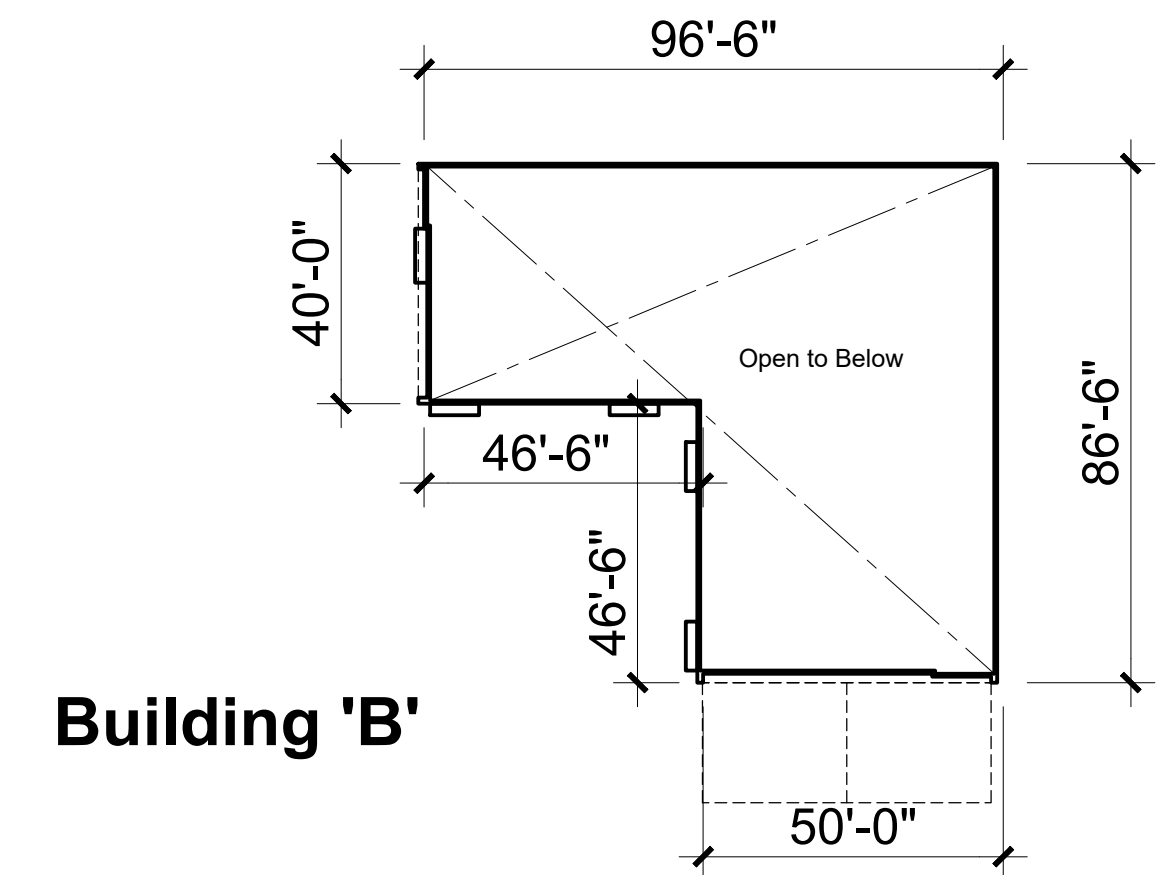
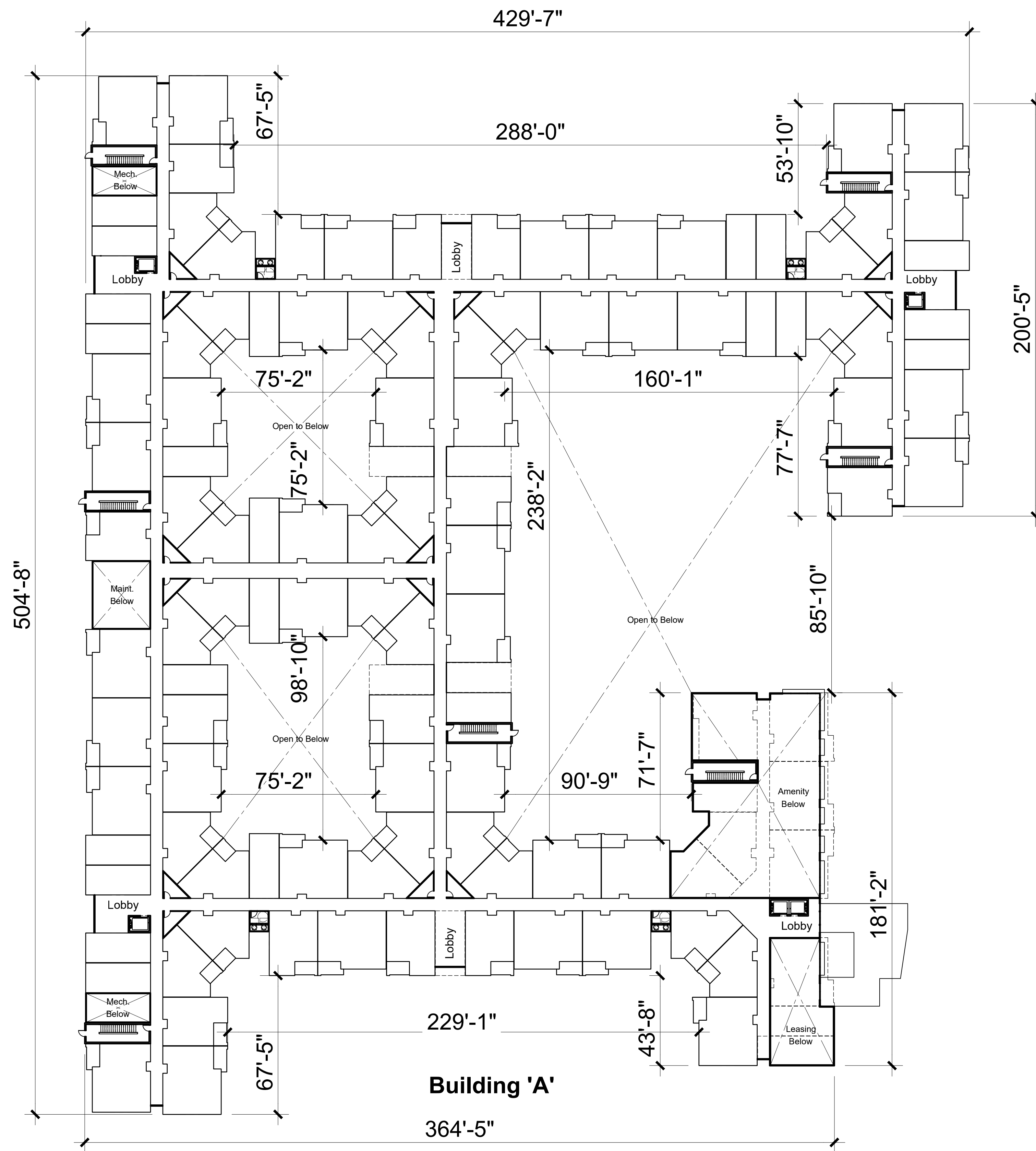
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BUILDING PLAN
GROUND FLOOR - LEVEL 1

A3.0

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8a - Project Plans
10411-10481 Magnolia Avenue

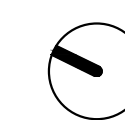


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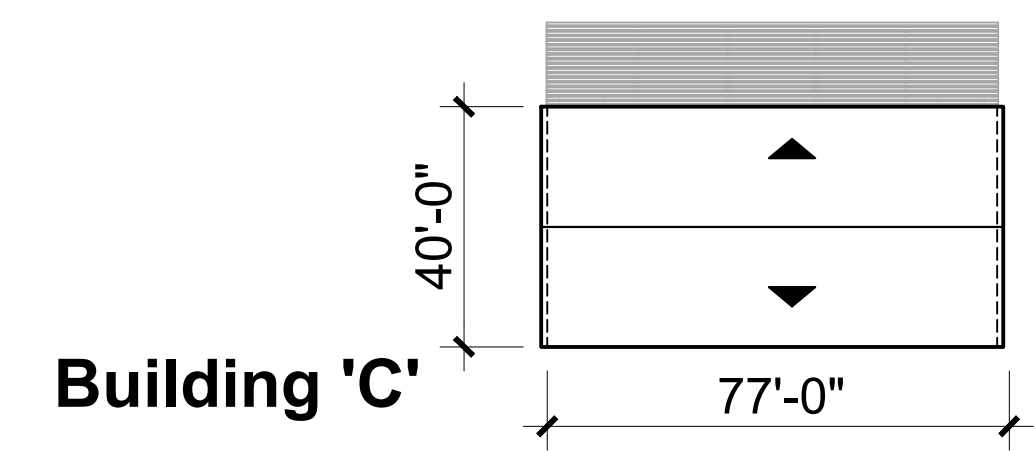
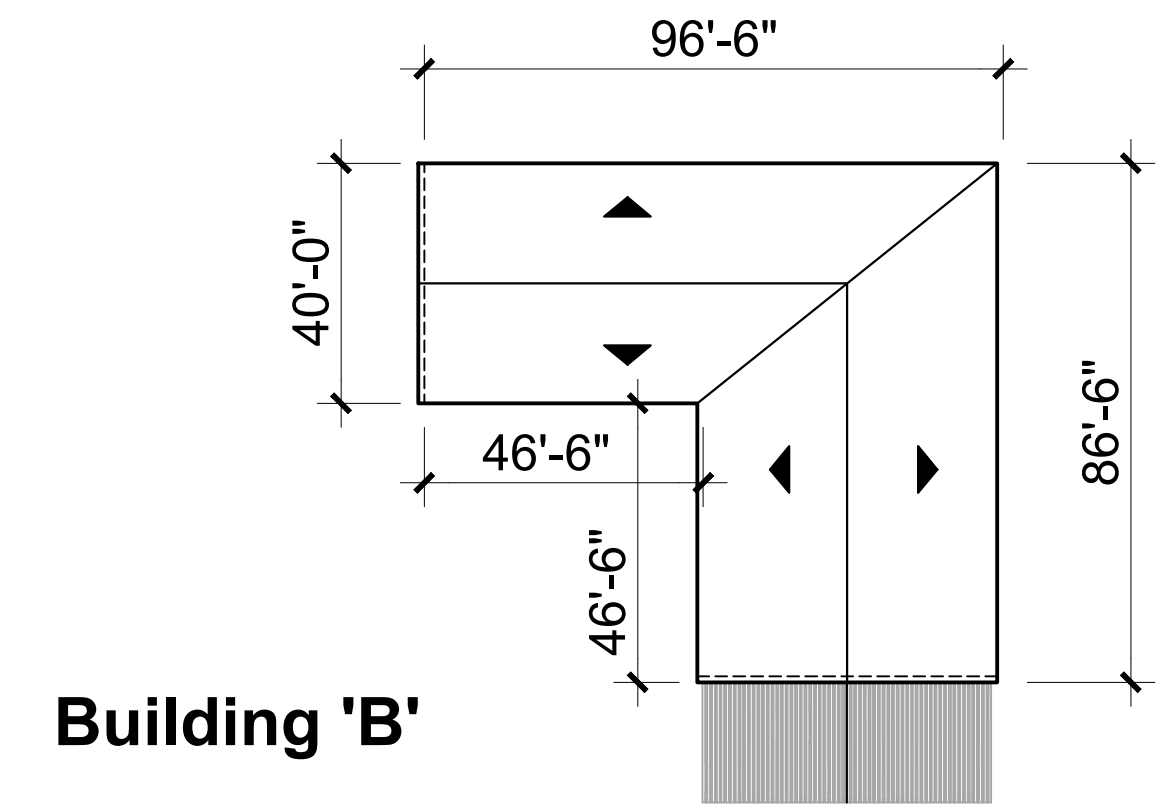
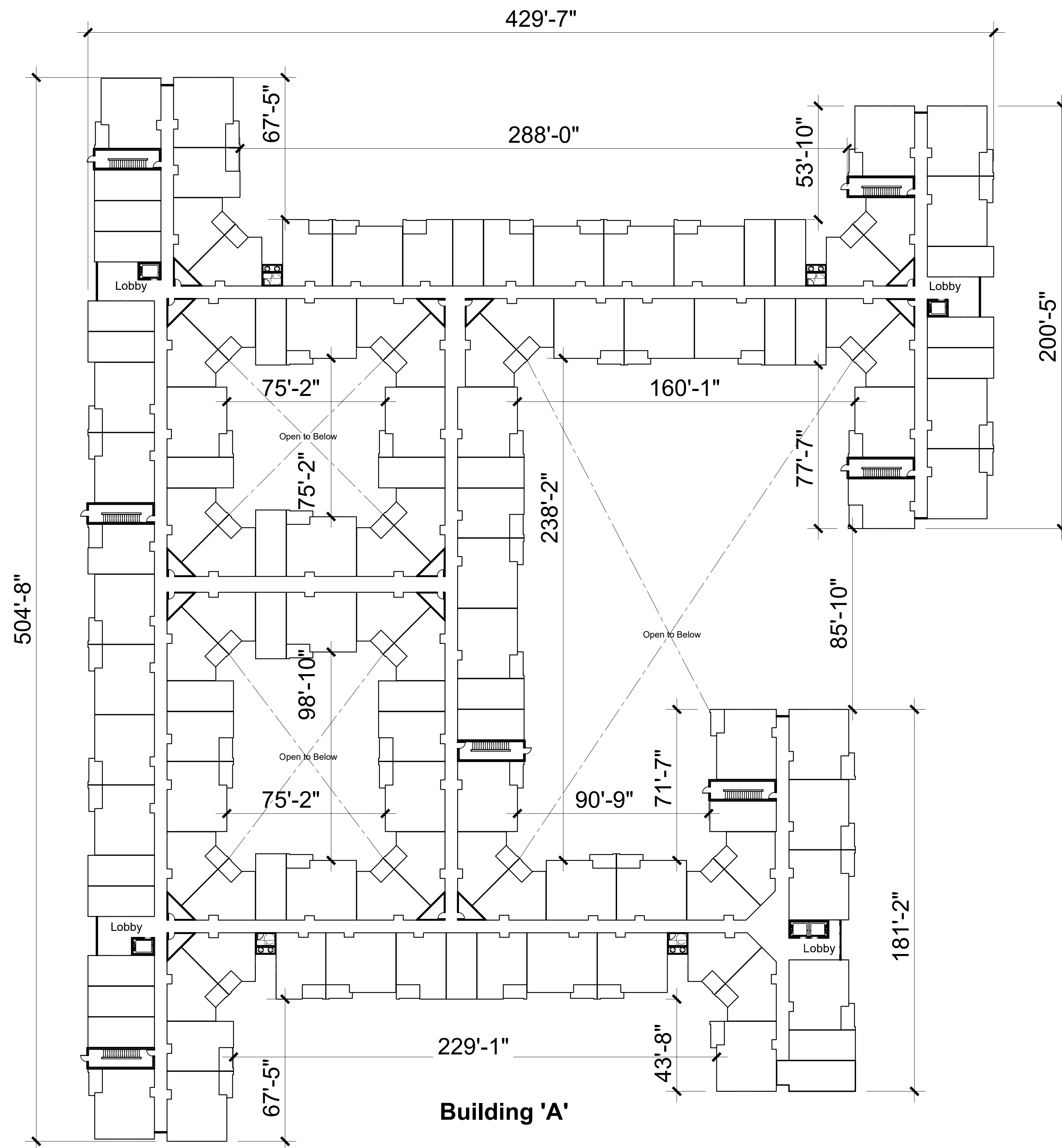


0 16 32 64

BUILDING PLAN
LEVEL 2

A3.1

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8a - Project Plans
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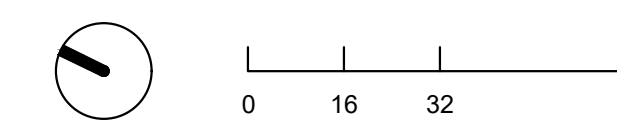


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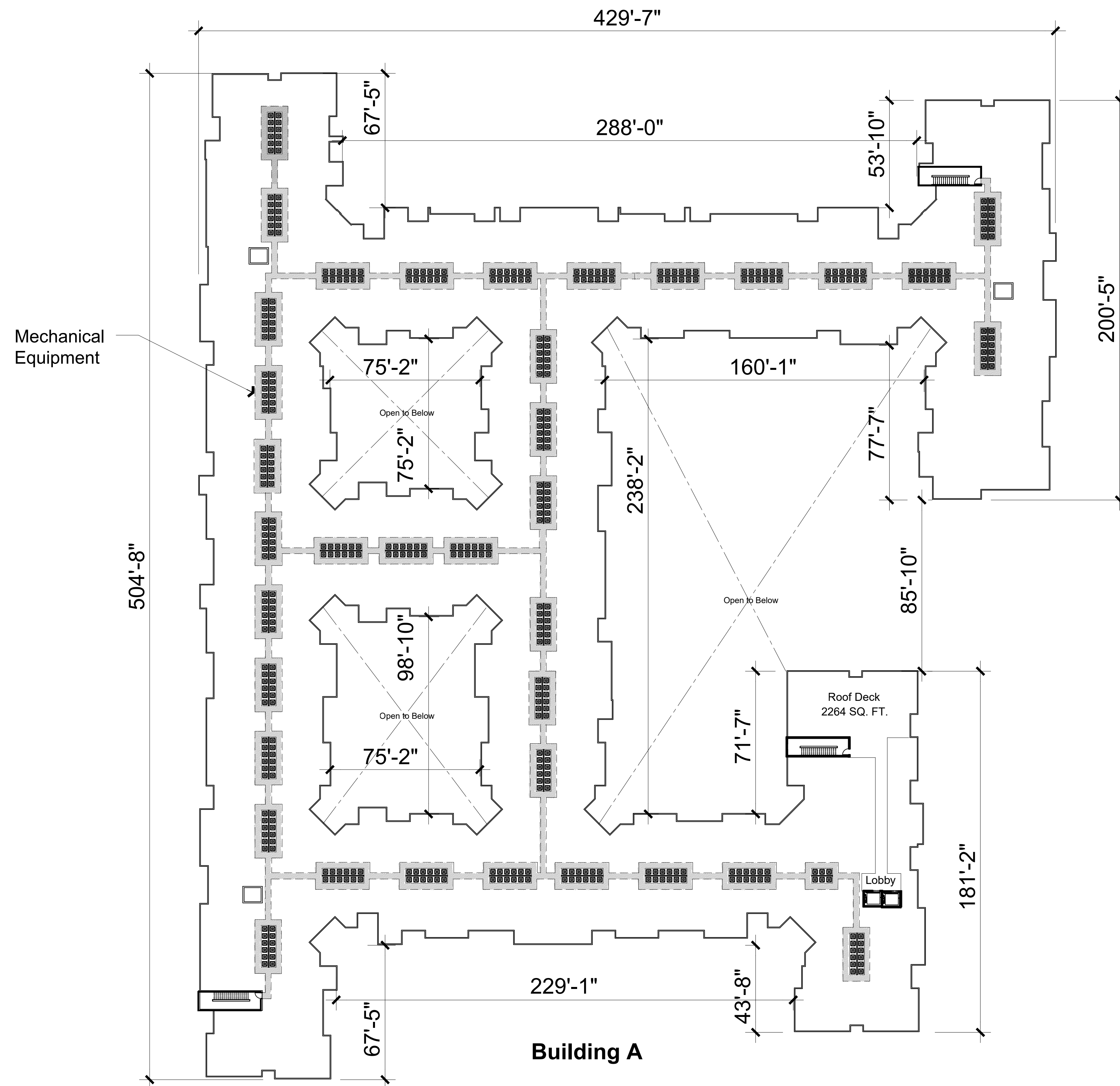
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BUILDING PLAN
LEVELS 3-4

A3.2

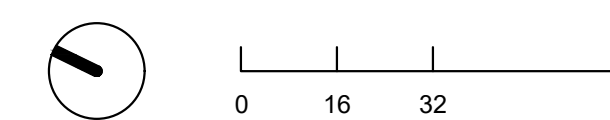


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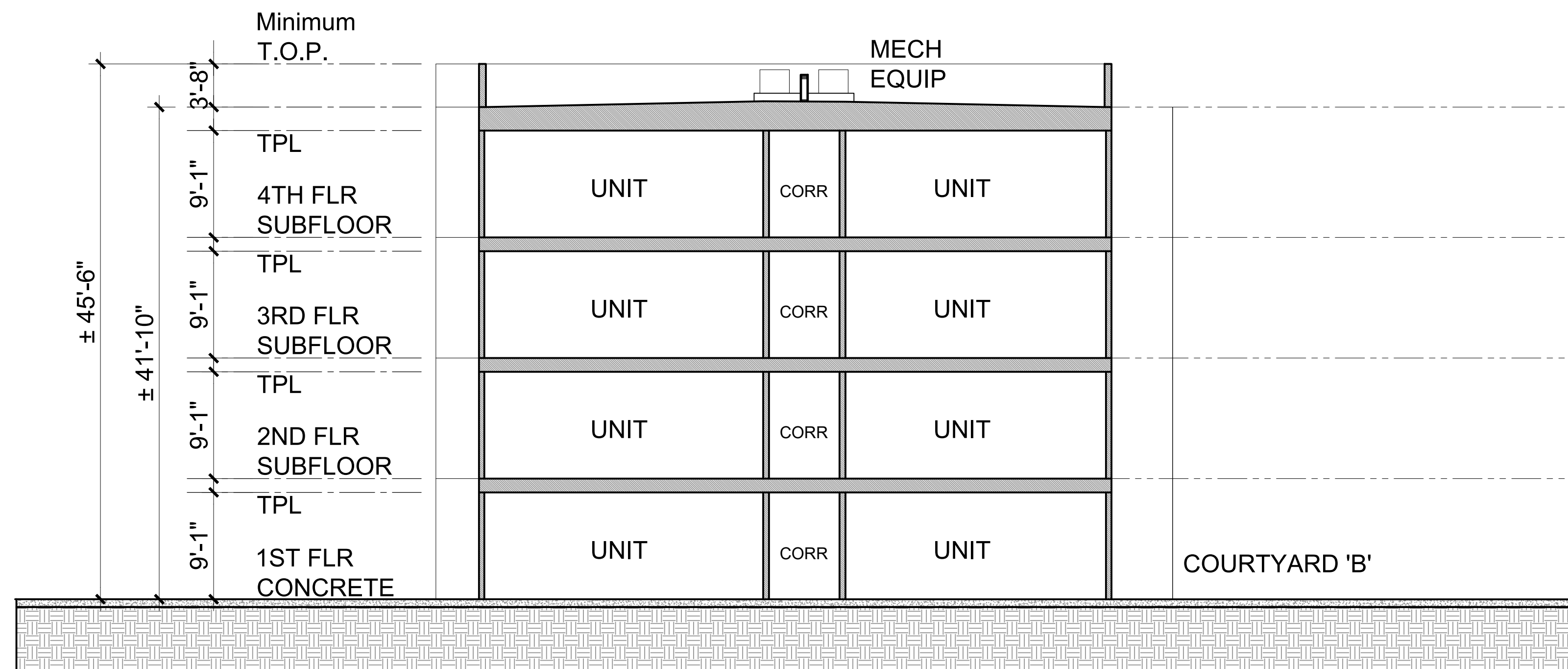
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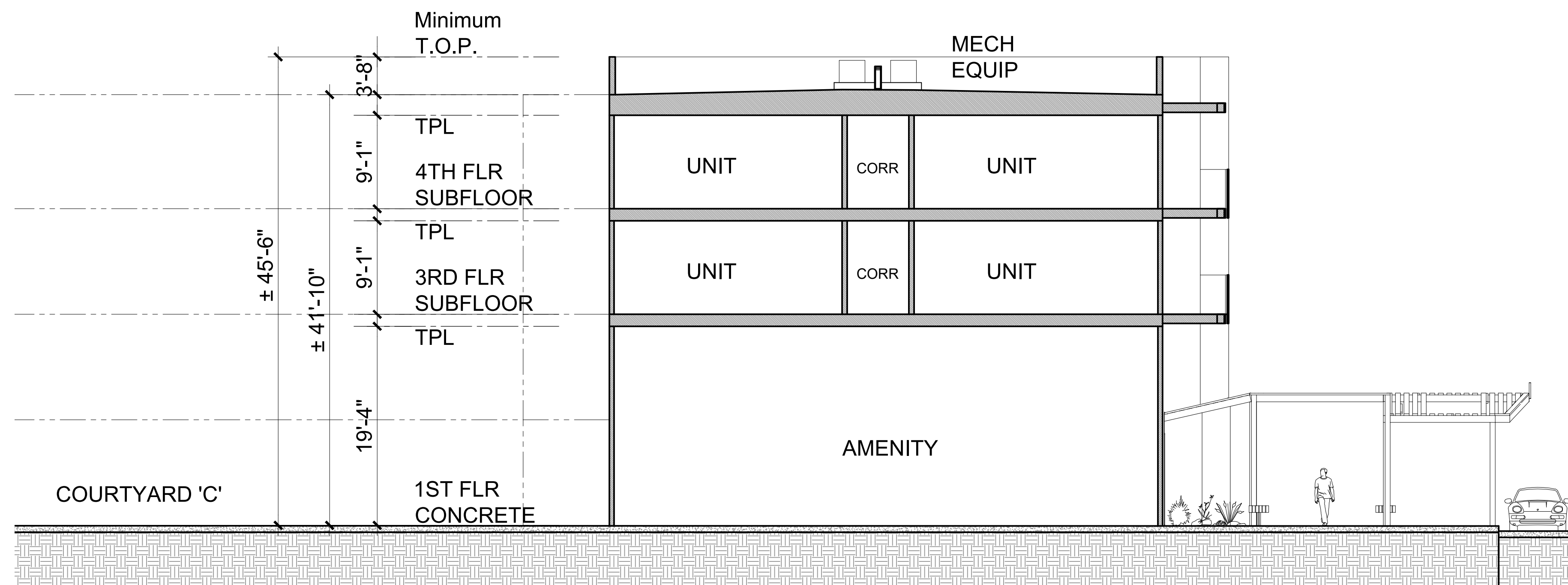


BUILDING PLAN
ROOF PLAN

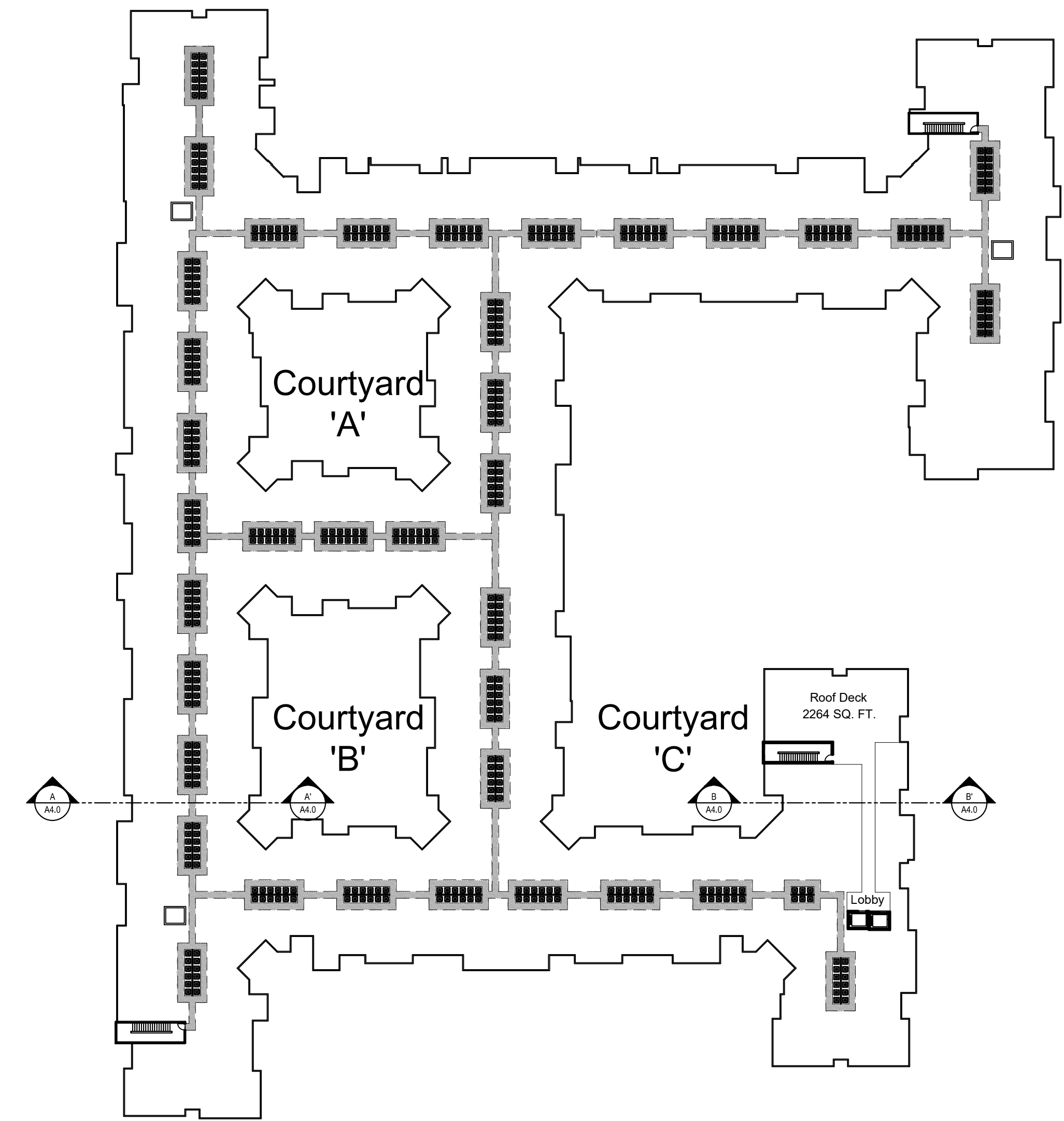
A3.3



Section : A-A'



Section : B-B'



Key Map : N.T.S.

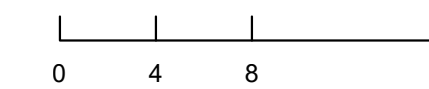


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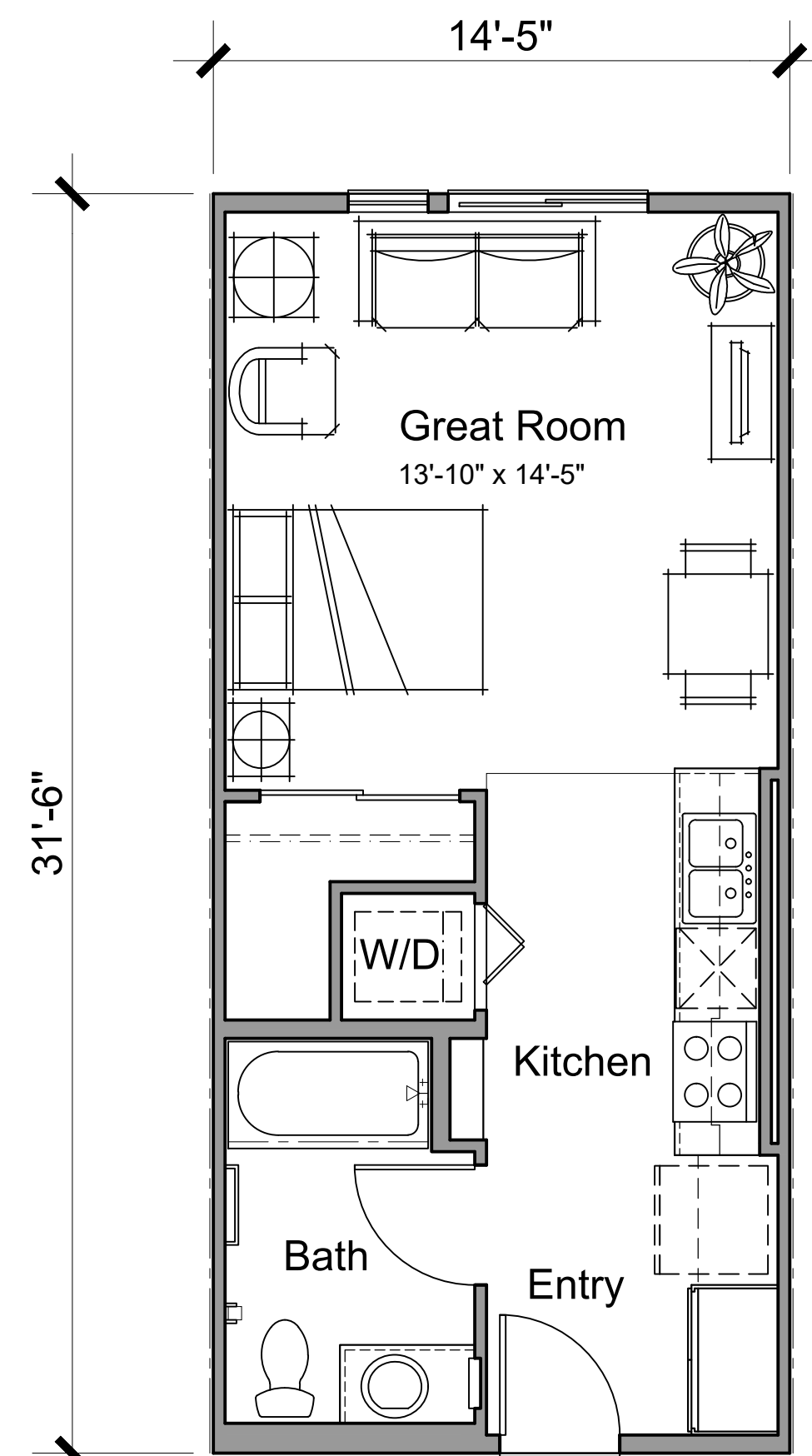
MAGNOLIA FLATS
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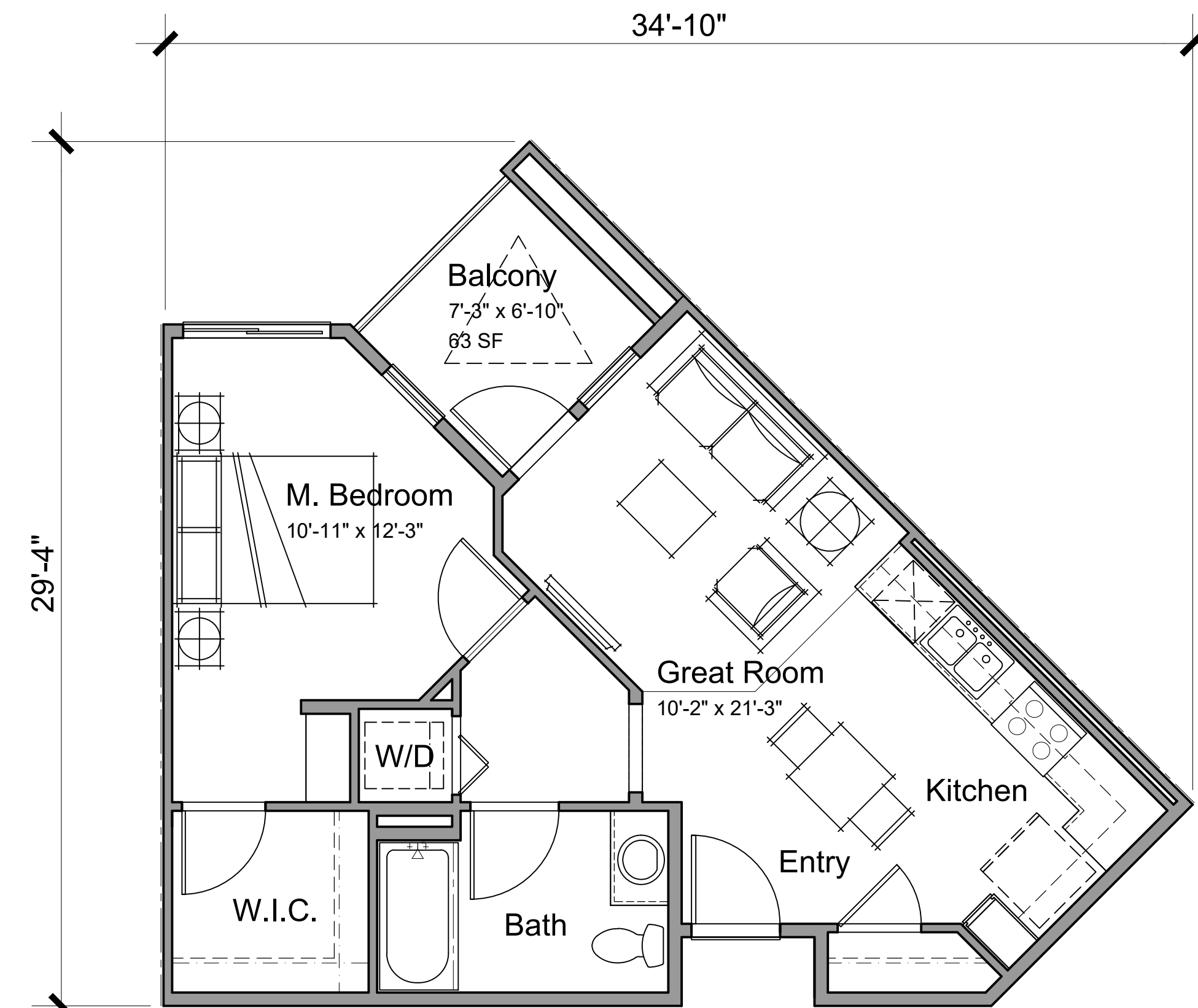


BUILDING SECTIONS
BUILDING 'A' - CROSS SECTIONS

A4.0



Plan 0-1
0 Bedroom / 1 Bathroom
459 SF



Plan 1-1
1 Bedroom / 1 Bathroom
619 SF

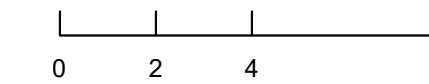


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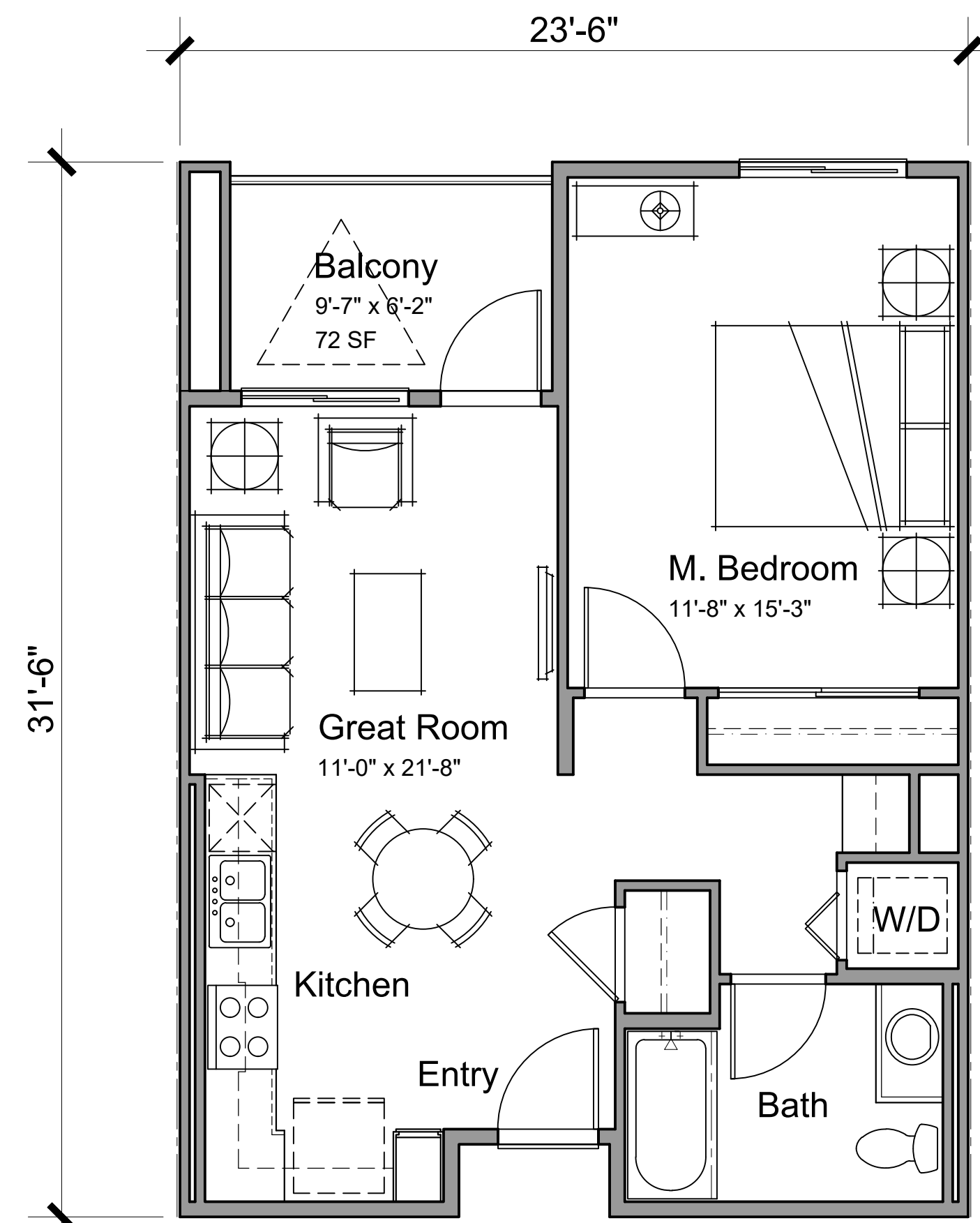
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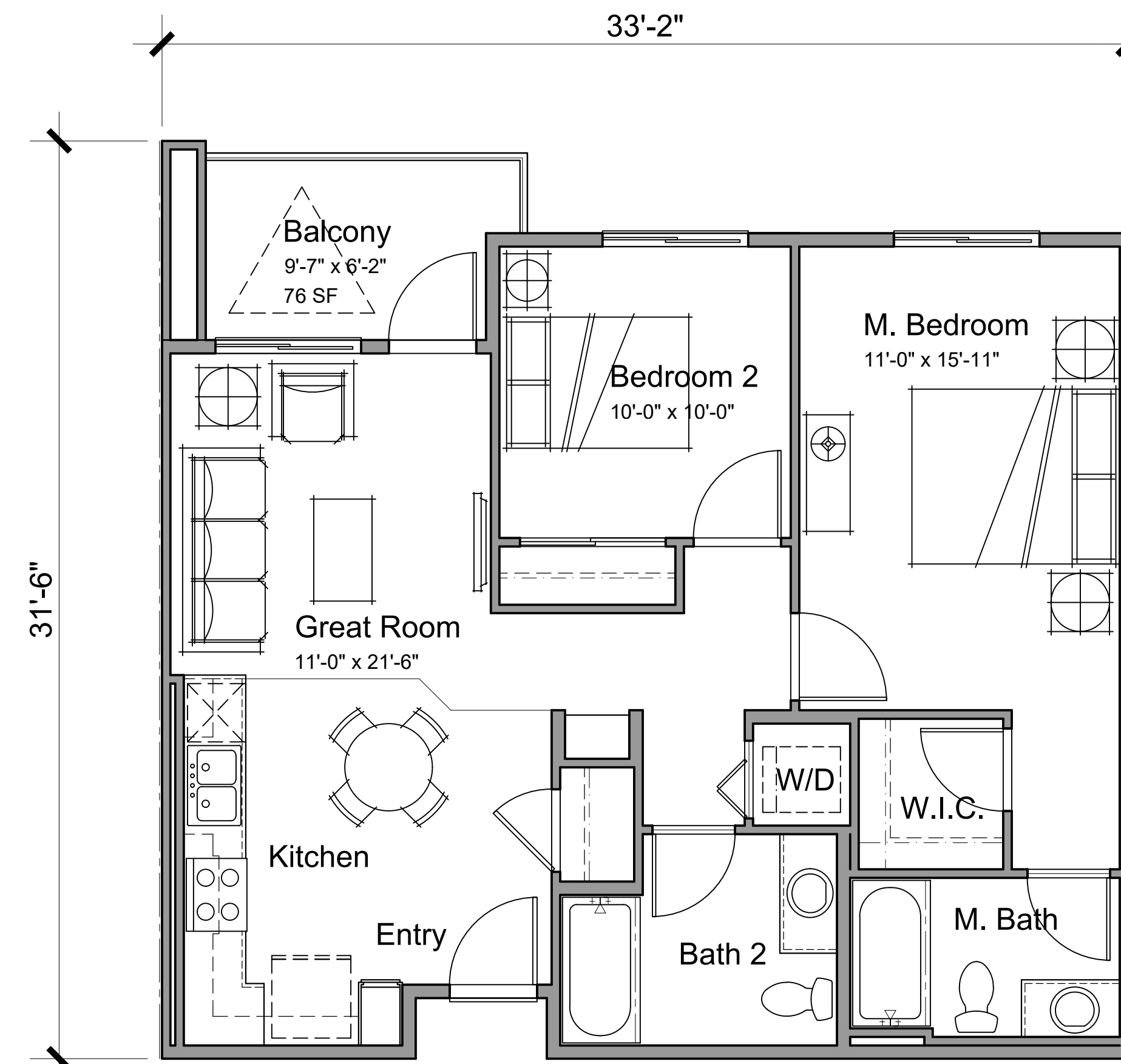


UNIT PLANS
STUDIO AND 1-BEDS

A5.0



Plan 1-2
 1 Bedroom / 1 Bathroom
 660 SF



Plan 2-2
 2 Bedroom / 2 Bathroom
 894 SF

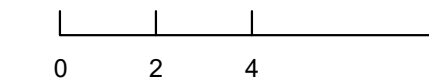


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UNIT PLANS
 1-BEDS AND 2-BEDS

A5.1



*Refer to Landscape Sheets for plant species and placement of all landscape elements.



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PERSPECTIVE RENDERING
SOUTH VIEW : BUILDING 'A' - LEASING FROM ENTRY

A6.0

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*Refer to Landscape Sheets for plant species and placement of all landscape elements.



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PERSPECTIVE RENDERING
WEST VIEW : BUILDING 'B'

A6.1



*Refer to Landscape Sheets for plant species and placement of all landscape elements.



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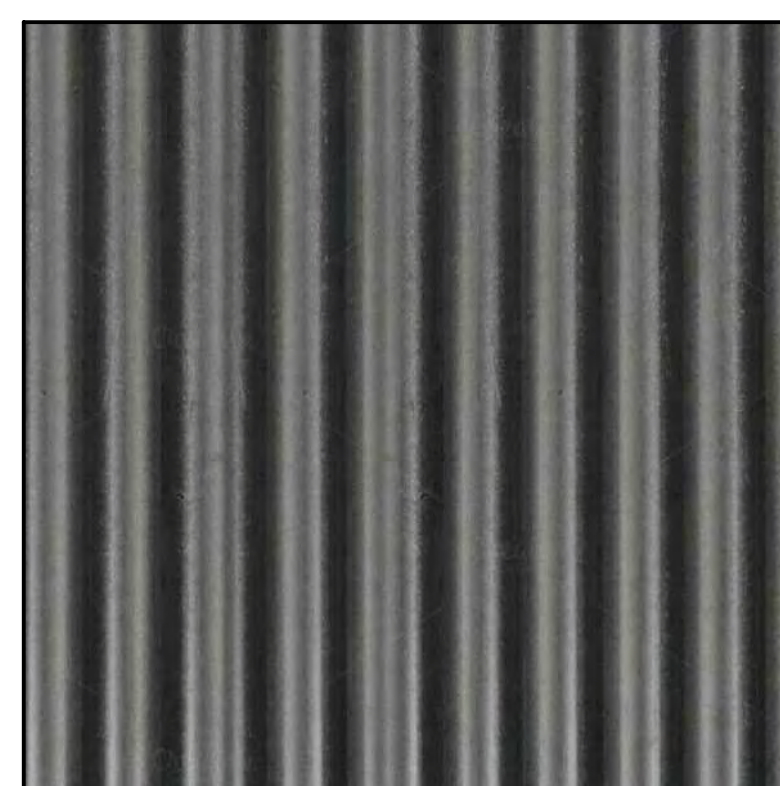
PERSPECTIVE RENDERING
SOUTH VIEW : BUILDING 'C'

A6.2

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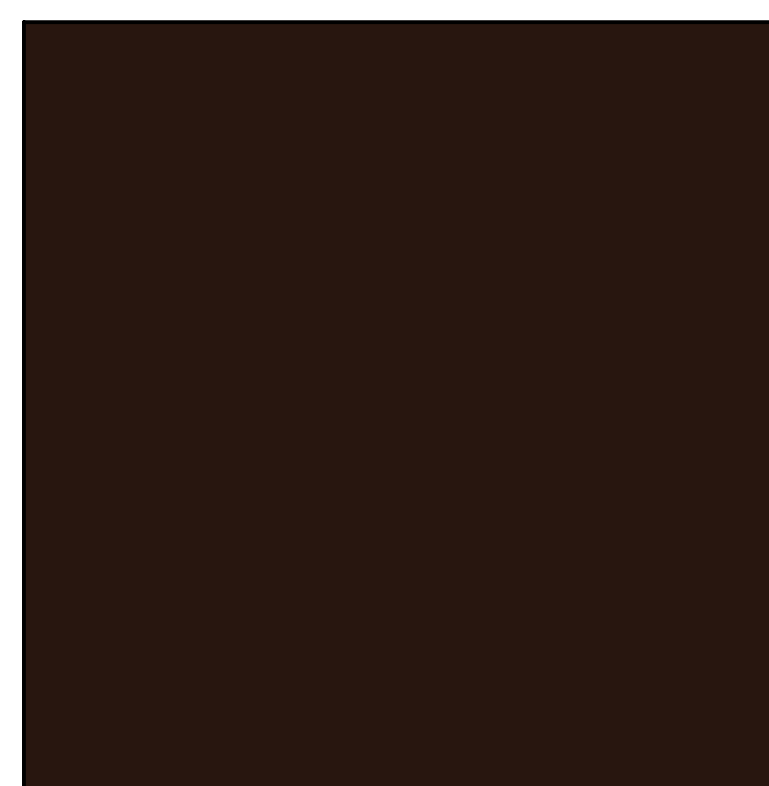
Key Elevation



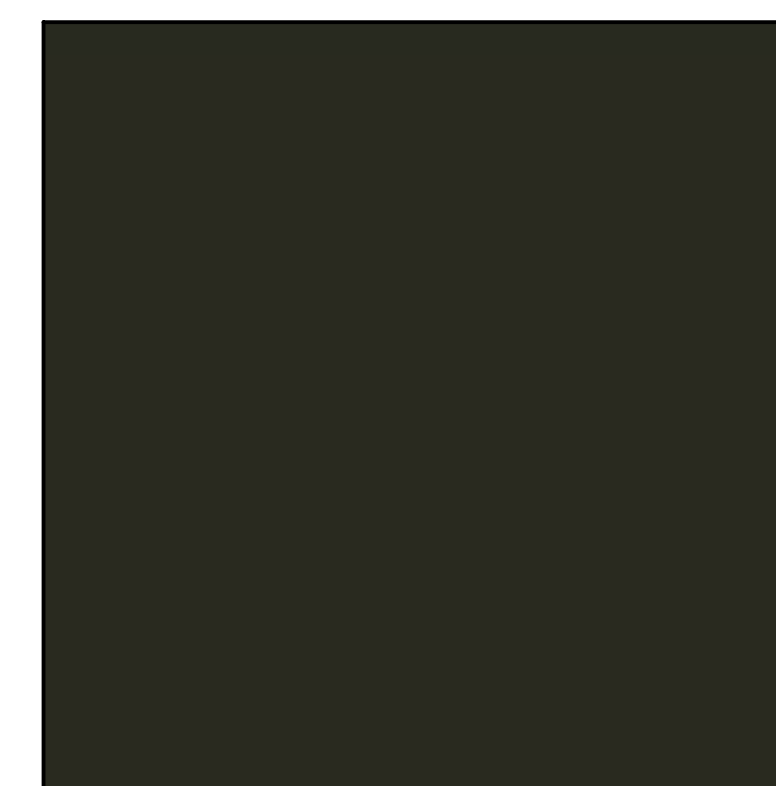
1. Metal Panel Siding
Color: Dark Gray



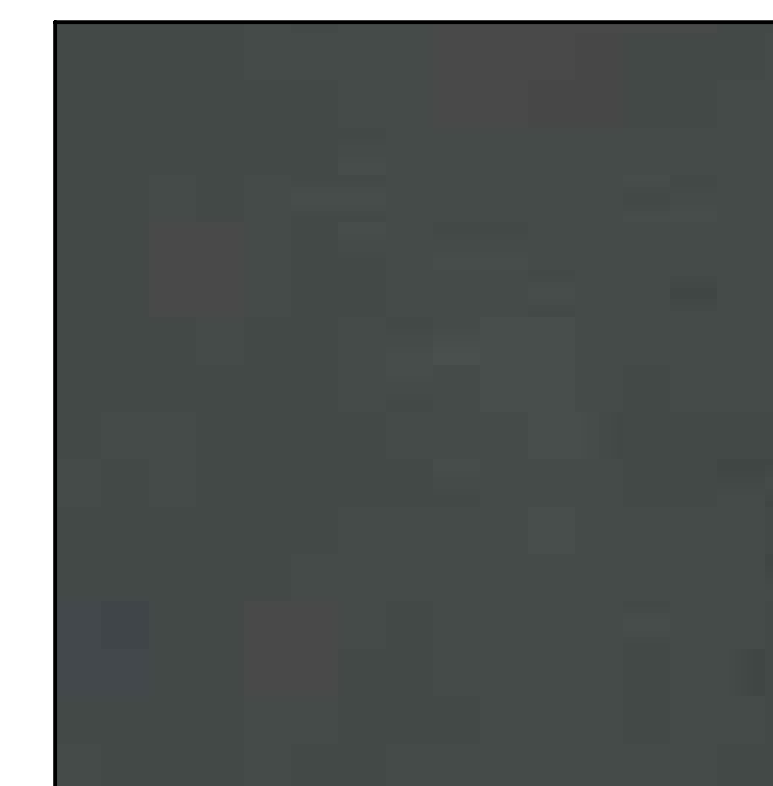
3. Vinyl Window
Color: Black



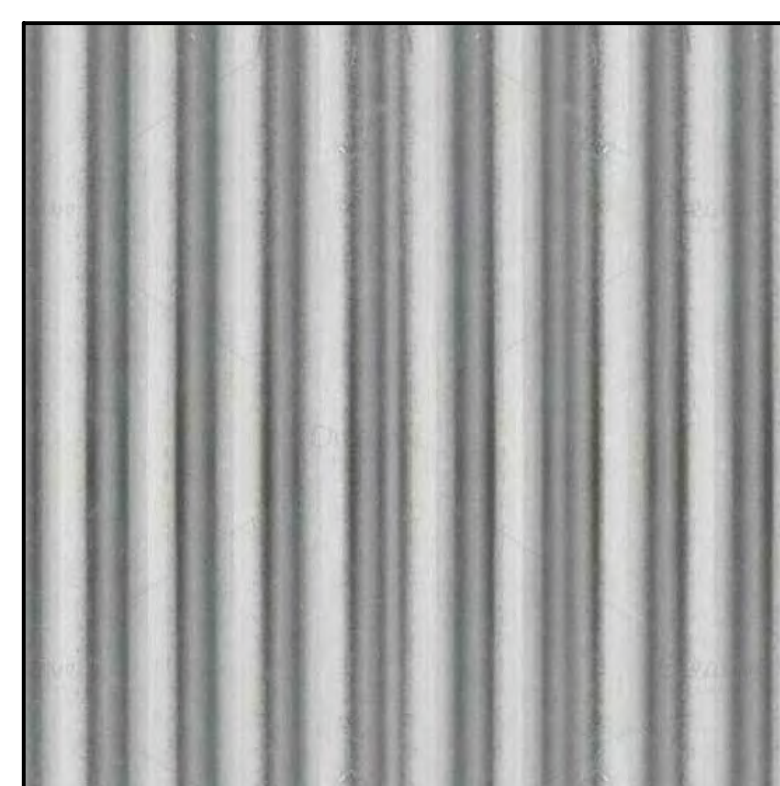
5. Store Front Mullion
Color: Dark Bronze



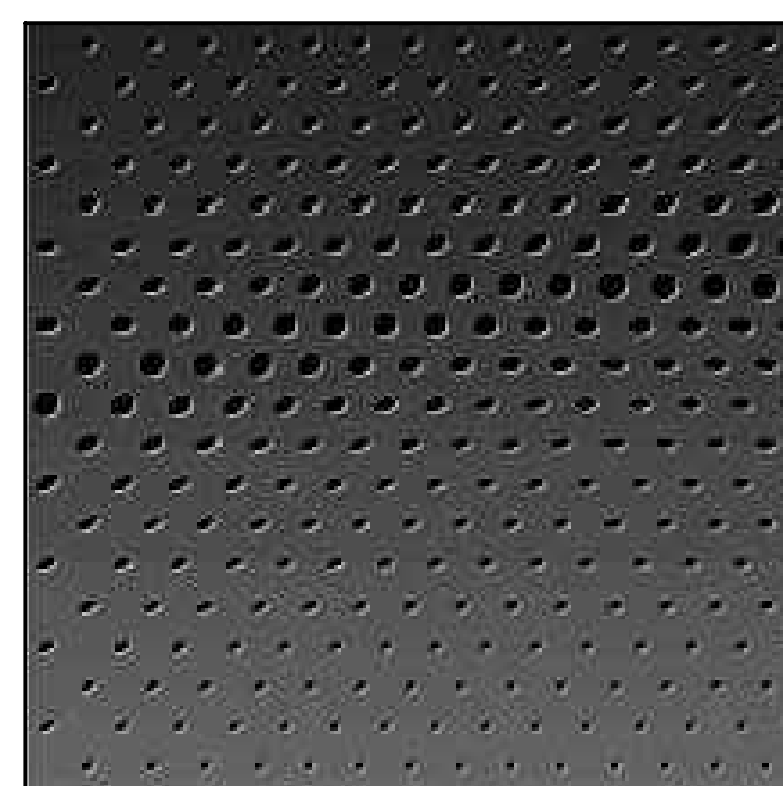
7. Stucco Body 2
Color: Dark Gray



9. Metal Panel
Color: Dark Gray



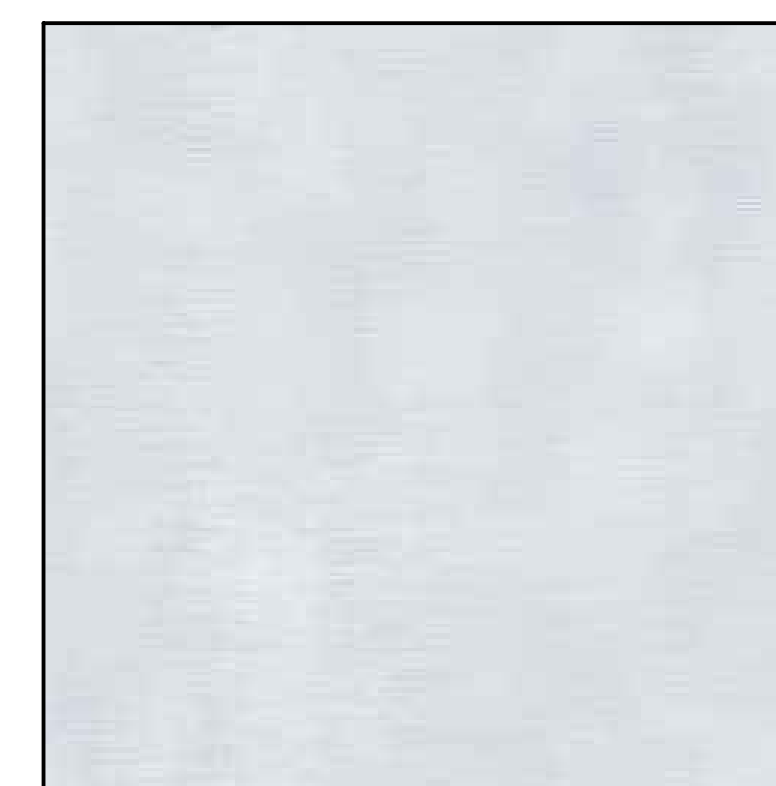
2. Metal Panel Siding
Color: White



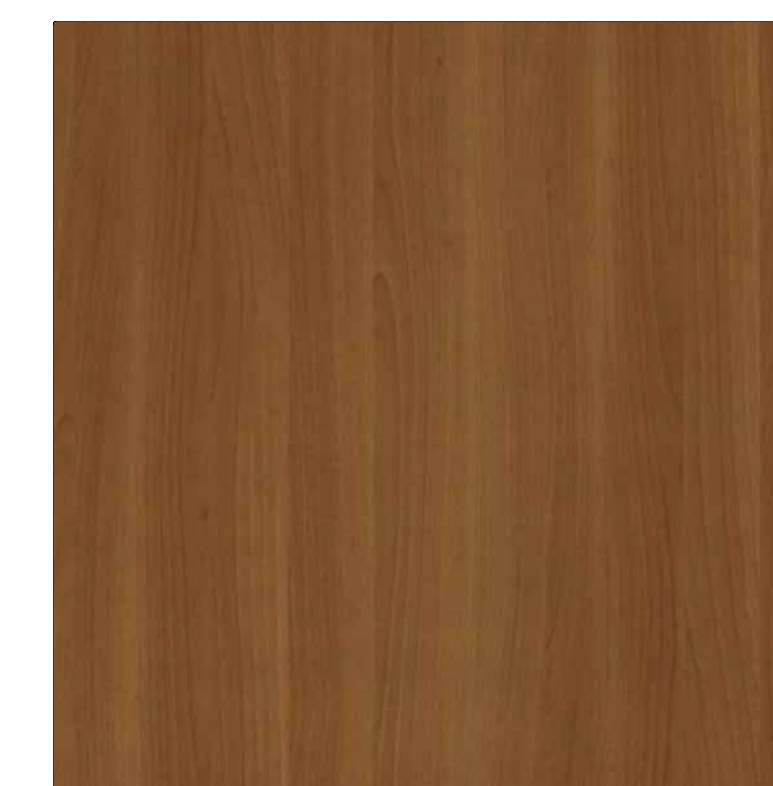
4. Perforated Metal Panel
Color: Dark Gray



6. Stucco Body 1
Color: White



8. Flat Metal Panel
Color: White



10. Wood Composite Board
Color: Walnut



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COLOR AND MATERIAL BOARD

A8.0