



Residential



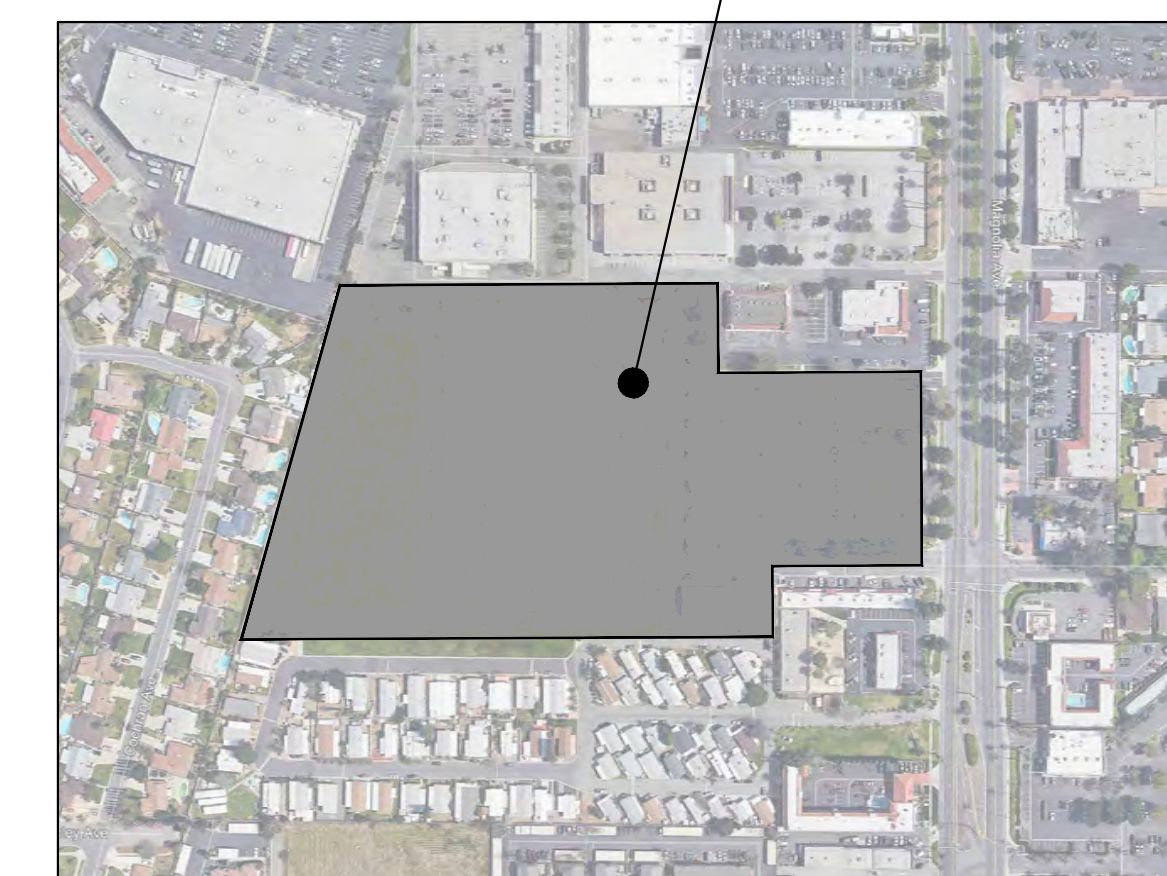
Retail

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Architectural

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PROJECT LOCATION



Vicinity Map N.T.S.



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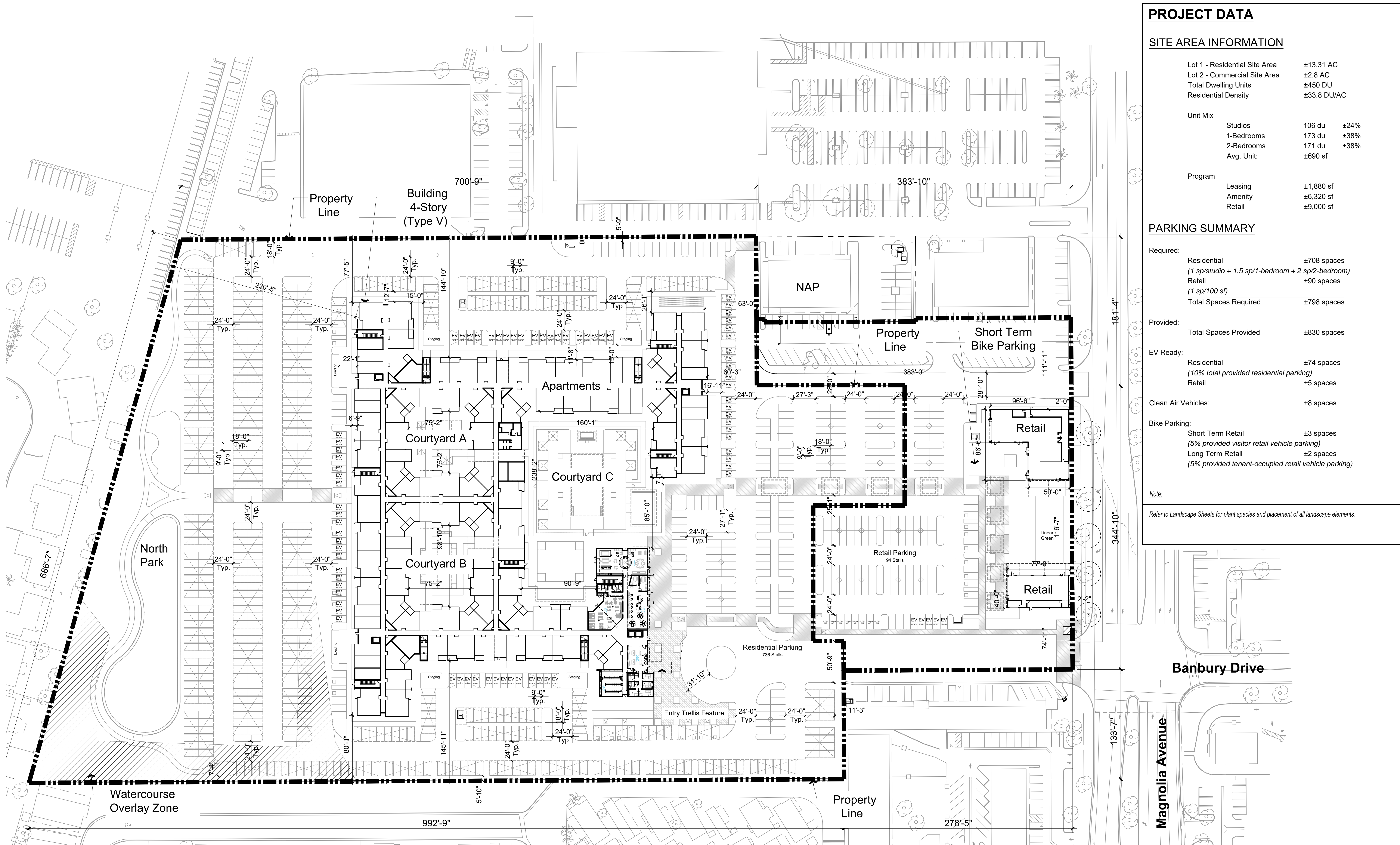
MAGNOLIA FLATS
RIVERSIDE, CALIFORNIA # 2018-1172

SCHEMATIC DESIGN
OCTOBER 02, 2020

TITLE SHEET
SHEET INDEX

A0.0

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



PROJECT DATA

SITE AREA INFORMATION

Lot 1 - Residential Site Area	±13.31 AC
Lot 2 - Commercial Site Area	±2.8 AC
Total Dwelling Units	±450 DU
Residential Density	±33.8 DU/AC

Unit Mix

Studios	106 du	±24%
1-Bedrooms	173 du	±38%
2-Bedrooms	171 du	±38%
Avg. Unit:	±690 sf	

Program

Leasing	±1,880 sf
Amenity	±6,320 sf
Retail	±9,000 sf

PARKING SUMMARY

Required:	
Residential (1 sp/studio + 1.5 sp/1-bedroom + 2 sp/2-bedroom)	±708 spaces
Retail (1 sp/100 sf)	±90 spaces
Total Spaces Required	±798 spaces
Provided:	
Total Spaces Provided	±830 spaces
EV Ready:	
Residential (10% total provided residential parking)	±74 spaces
Retail	±5 spaces
Clean Air Vehicles:	±8 spaces
Bike Parking:	
Short Term Retail (5% provided visitor retail vehicle parking)	±3 spaces
Long Term Retail (5% provided tenant-occupied retail vehicle parking)	±2 spaces

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



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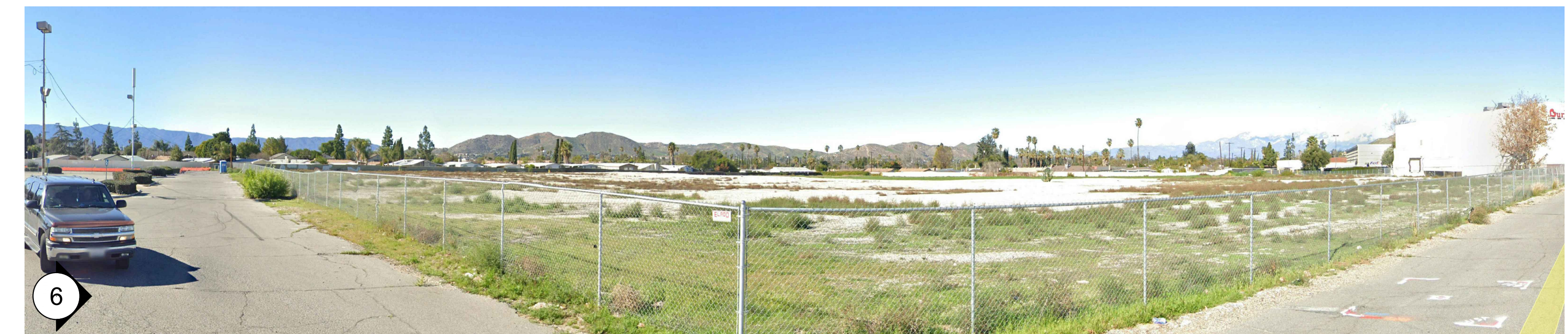
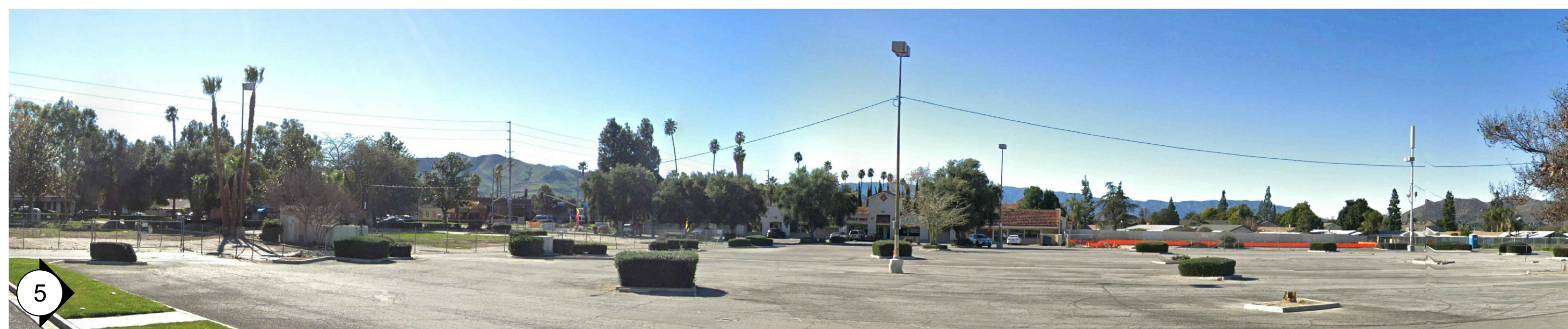
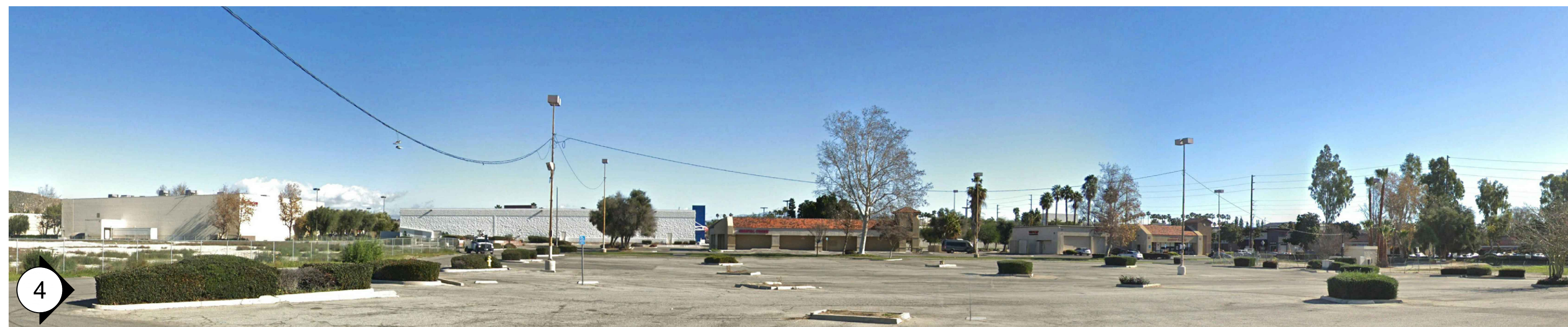
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ARCHITECTURAL SITE PLAN
PROJECT SUMMARY

A1.0

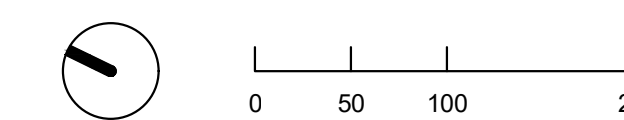


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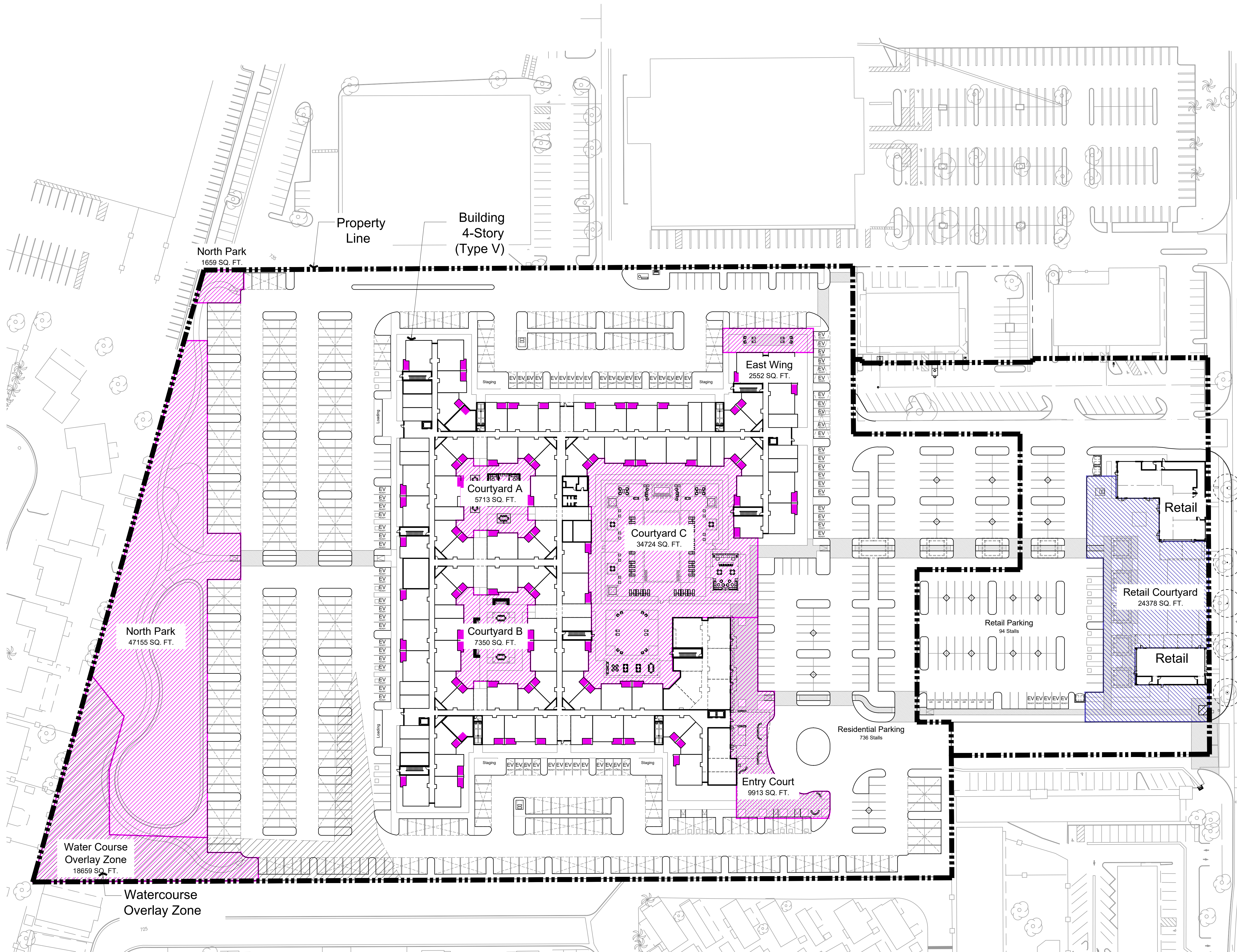
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SITE CONTEXT
AERIAL MAP & EXISTING PHOTOGRAPHS

A1.1

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



OPEN SPACE

REQUIRED

Min. common (50 sf/du)	22,500 sf
Min. private (50 sf/du)	22,500 sf
Total	± 45,000 sf

PROVIDED

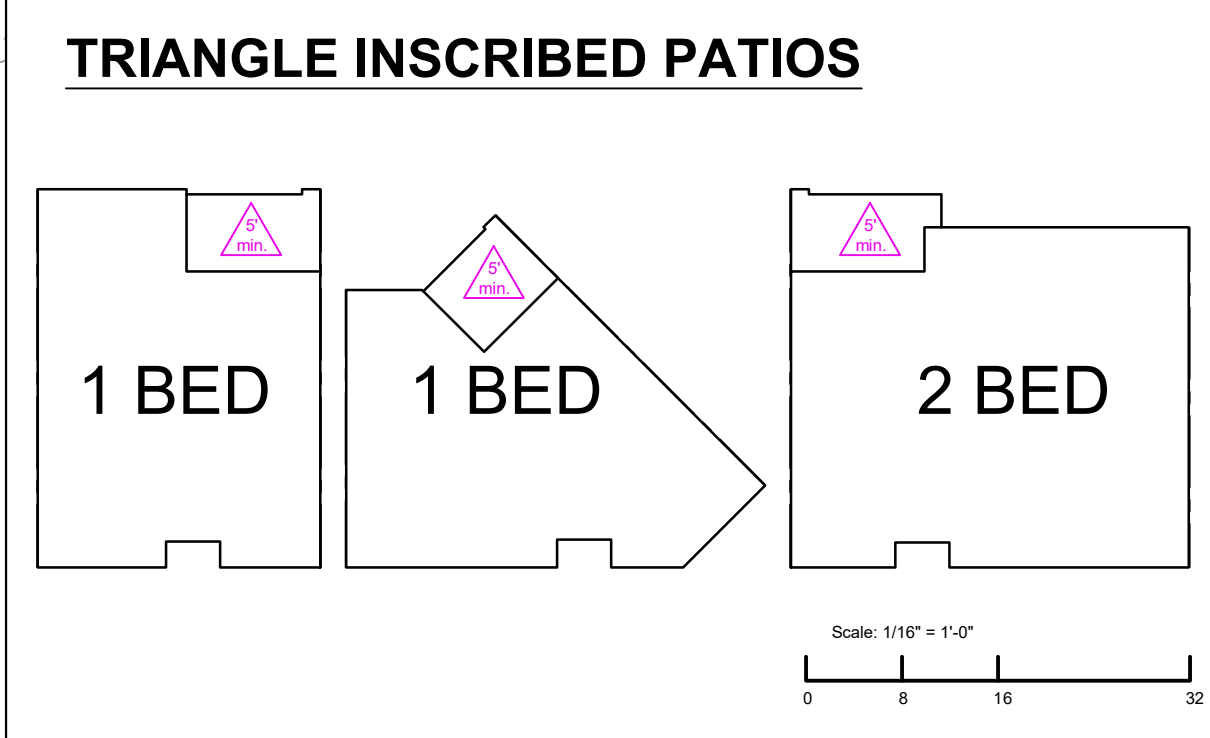
Common open space	± 127,725 sf
Private open space	± 24,336 sf
Total	± 152,061 sf

Retail Courtyard ± 24,378 sf

LEGEND

- Private Open Space
- Common Open Space
- Retail Common Open Space

Note: Each 1 Bed - 2 Bed units have private open space ranging from 52 sf - 65 sf.



Note: Studio units required private open space of 5,300 sf has been added to the common open space of ±127,725 sf. The excess space over the required is as follows -

Total Common Open Space for Studio Units
 450 Units @ 50 sf/Unit = 22,500 sf
 Total Provided on site = ±127,725 sf
 Total in excess for Studio Units = ±105,225 sf
 (106 Studio Units @ 50 sf/Unit = 5,300 sf)



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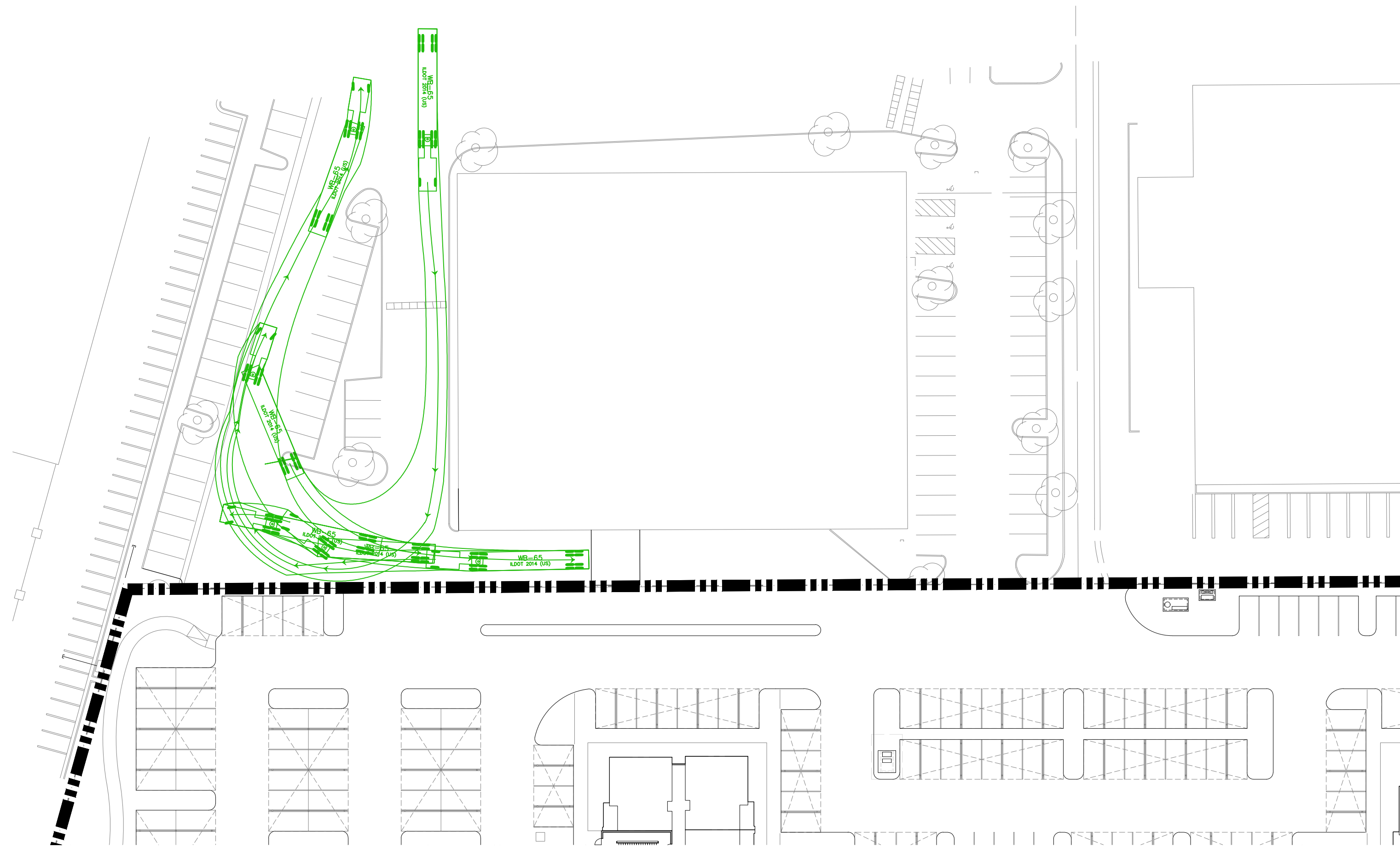
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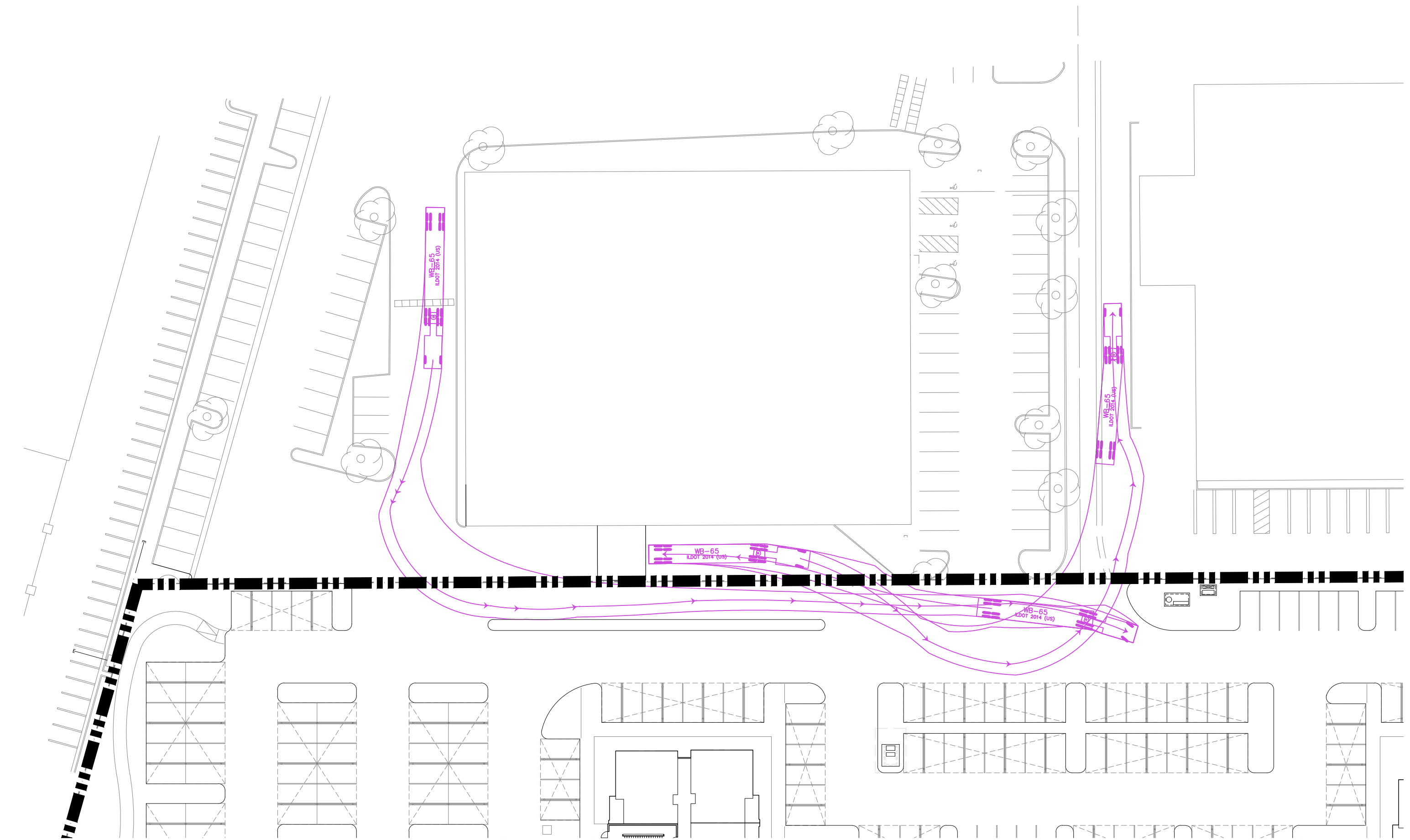


OPEN SPACE EXHIBIT

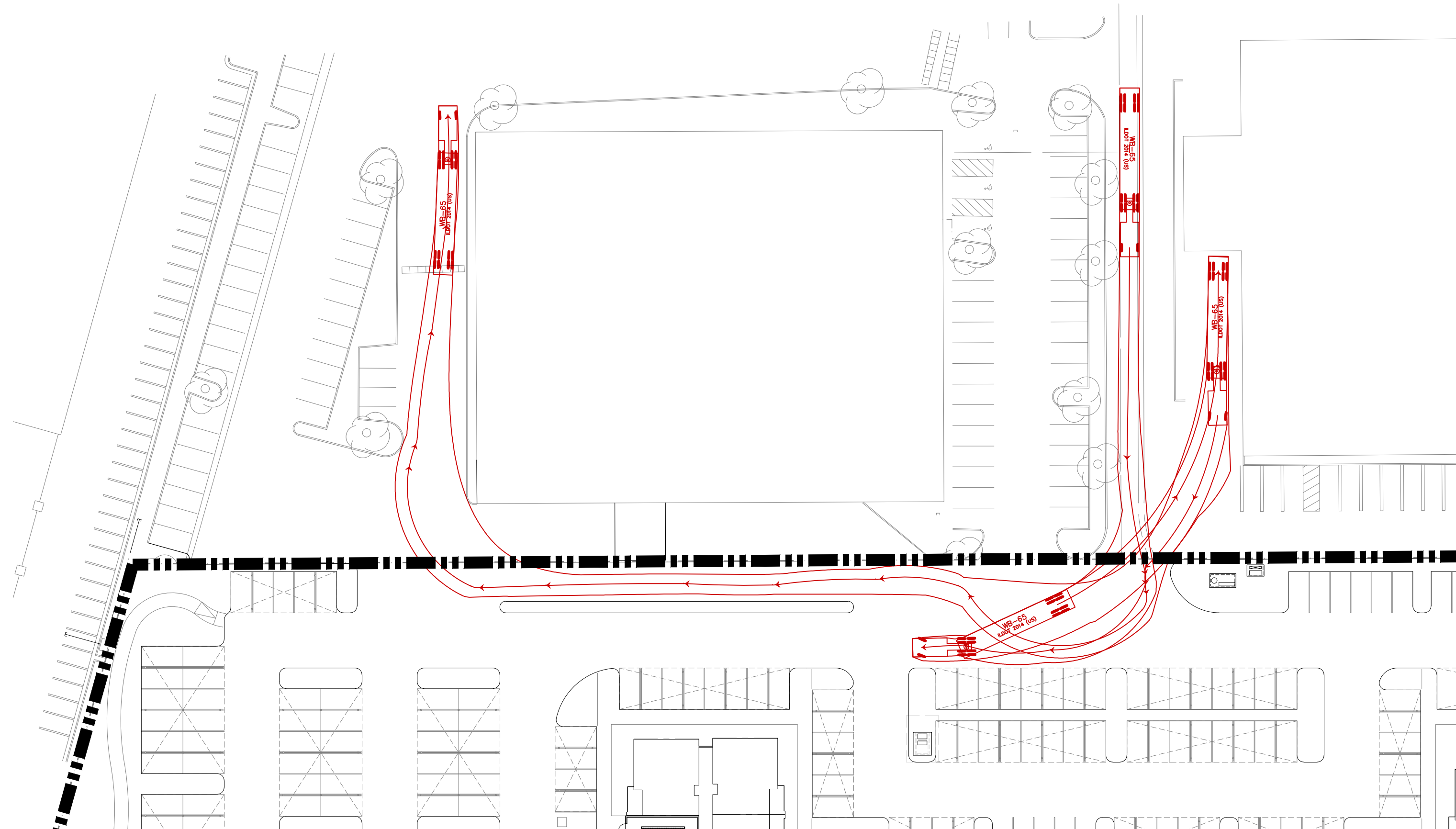
A1.2



1. Truck 1 - Burlington Coat Factory



2. Truck 2 - Burlington Coat Factory



3. Truck 3 - Northgate Market

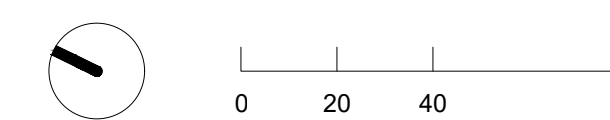


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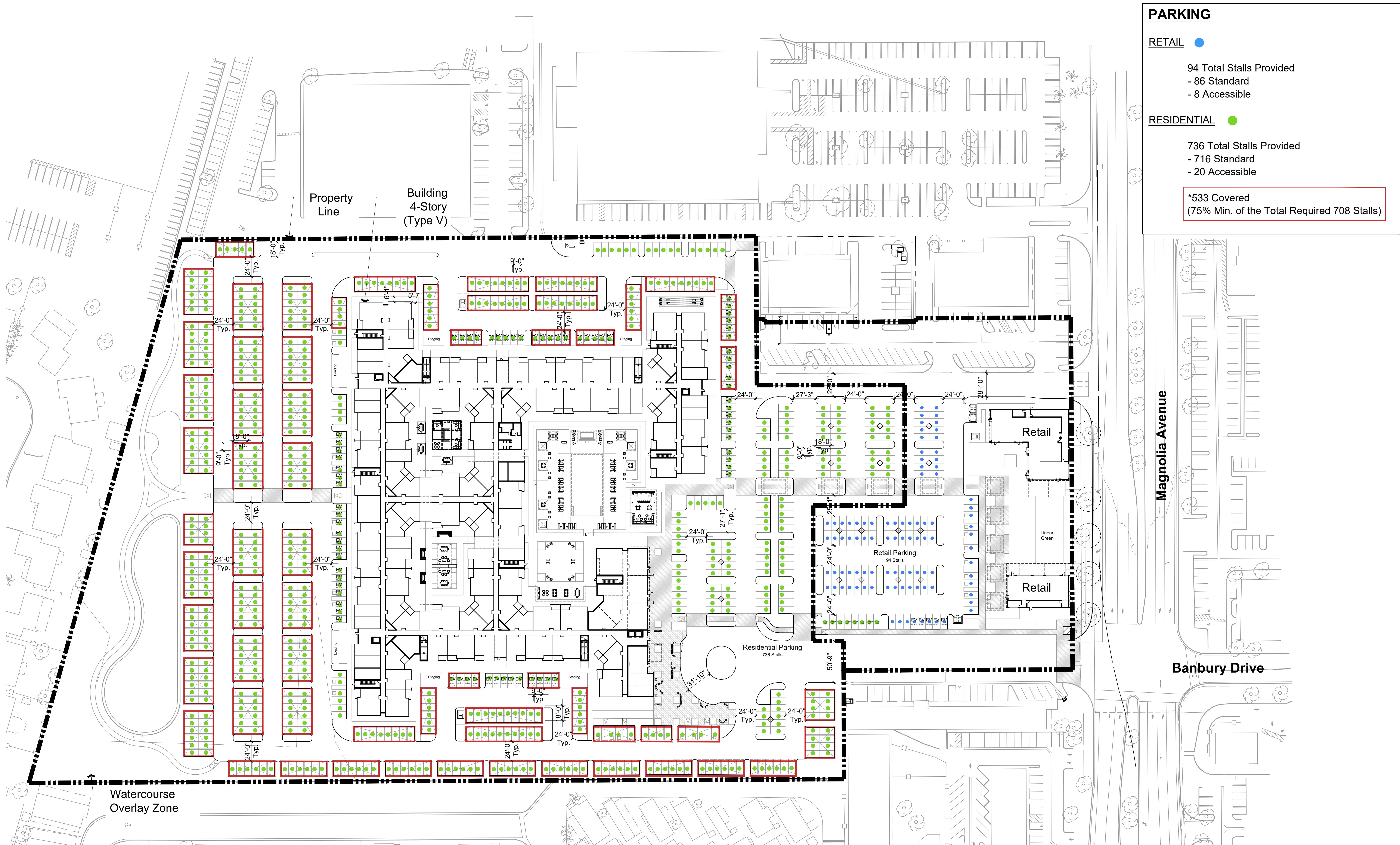
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TURNING MOVEMENT PLAN
ADJACENT BUSINESS ACCESS

A1.3



PARKING

RETAIL ●

- 94 Total Stalls Provided
- 86 Standard
- 8 Accessible

RESIDENTIAL ●

- 736 Total Stalls Provided
- 716 Standard
- 20 Accessible

***533 Covered**
(75% Min. of the Total Required 708 Stalls)

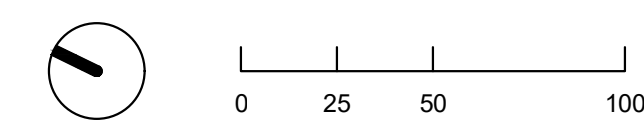


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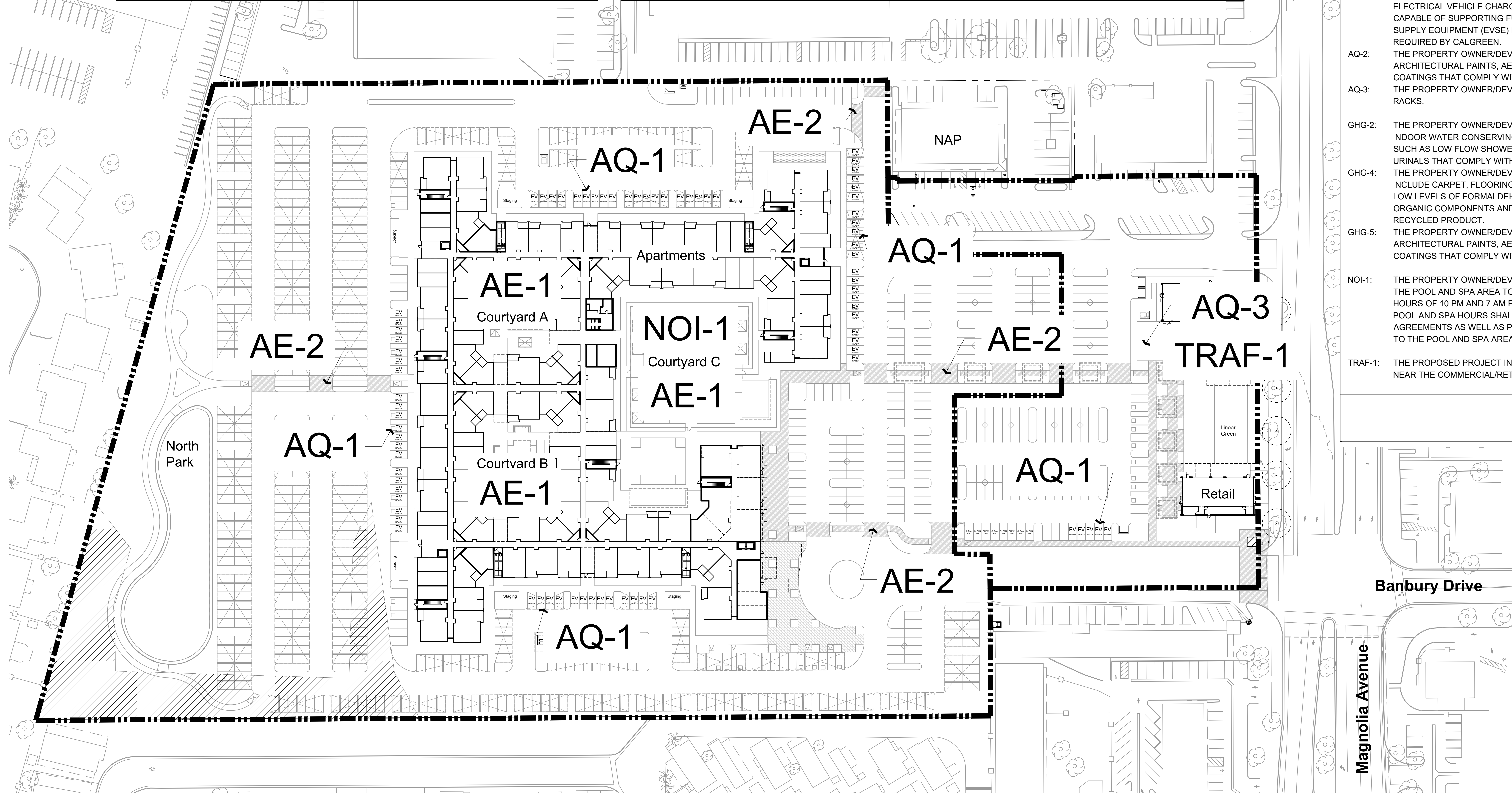
PARKING EXHIBIT PLAN

A1.4



DESIGN FEATURES

- AE-1: THE PROPERTY OWNER/DEVELOPER SHALL DESIGN THE PROPOSED PROJECT TO INCLUDE COURTYARDS IN THE RESIDENTIAL DESIGN.
- AE-2: THE PROPERTY OWNER/DEVELOPER SHALL DESIGN THE PROPOSED PROJECT TO ENHANCE PEDESTRIAN MOVEMENT TO, AND BETWEEN, ADJACENT USES.
- AE-3: THE PROPERTY OWNER/DEVELOPER SHALL DESIGN THE PROPOSED PROJECT TO INCLUDE BUILDING ARTICULATION TO CREATE AN INTERESTING AND INDIVIDUAL DESIGN TO DIMINISH MASSING OF THE LARGE RESIDENTIAL STRUCTURE.
- AQ-1: THE PROPERTY OWNER/DEVELOPER SHALL PROVIDE ELECTRICAL VEHICLE CHARGING SPACE (EV SPACE) CAPABLE OF SUPPORTING FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) FOR THE DEVELOPMENT AS REQUIRED BY CALGREEN.
- AQ-2: THE PROPERTY OWNER/DEVELOPER SHALL USE ARCHITECTURAL PAINTS, AEROSOL PAINTS, AND COATINGS THAT COMPLY WITH CALGREEN VOC LIMITS.
- AQ-3: THE PROPERTY OWNER/DEVELOPER SHALL INSTALL BIKE RACKS.
- GHG-2: THE PROPERTY OWNER/DEVELOPER SHALL PROVIDE INDOOR WATER CONSERVING PLUMBING AND FIXTURES SUCH AS LOW FLOW SHOWERHEAD, FAUCETS AND URINALS THAT COMPLY WITH CALGREEN REQUIREMENTS.
- GHG-4: THE PROPERTY OWNER/DEVELOPER SHALL DESIGN INCLUDE CARPET, FLOORING, AND WOOD PANELING WITH LOW LEVELS OF FORMALDEHYDE AND LOW VOLATILE ORGANIC COMPONENTS AND/OR BE COMPOSED OF RECYCLED PRODUCT.
- GHG-5: THE PROPERTY OWNER/DEVELOPER SHALL USE ARCHITECTURAL PAINTS, AEROSOL PAINTS, AND COATINGS THAT COMPLY WITH CALGREEN VOC LIMITS.
- NOI-1: THE PROPERTY OWNER/DEVELOPER SHALL REQUIRE THAT THE POOL AND SPA AREA TO BE CLOSED BETWEEN THE HOURS OF 10 PM AND 7 AM EVERY DAY OF THE WEEK. THE POOL AND SPA HOURS SHALL BE SPECIFIED IN ALL LEASE AGREEMENTS AS WELL AS POSTED AT EVERY ENTRANCE TO THE POOL AND SPA AREA.
- TRAF-1: THE PROPOSED PROJECT INCLUDES BICYCLE PARKING NEAR THE COMMERCIAL/RETAIL AREA.

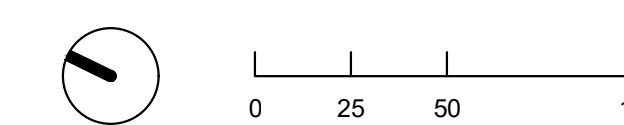


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PROJECT DESIGN FEATURES

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