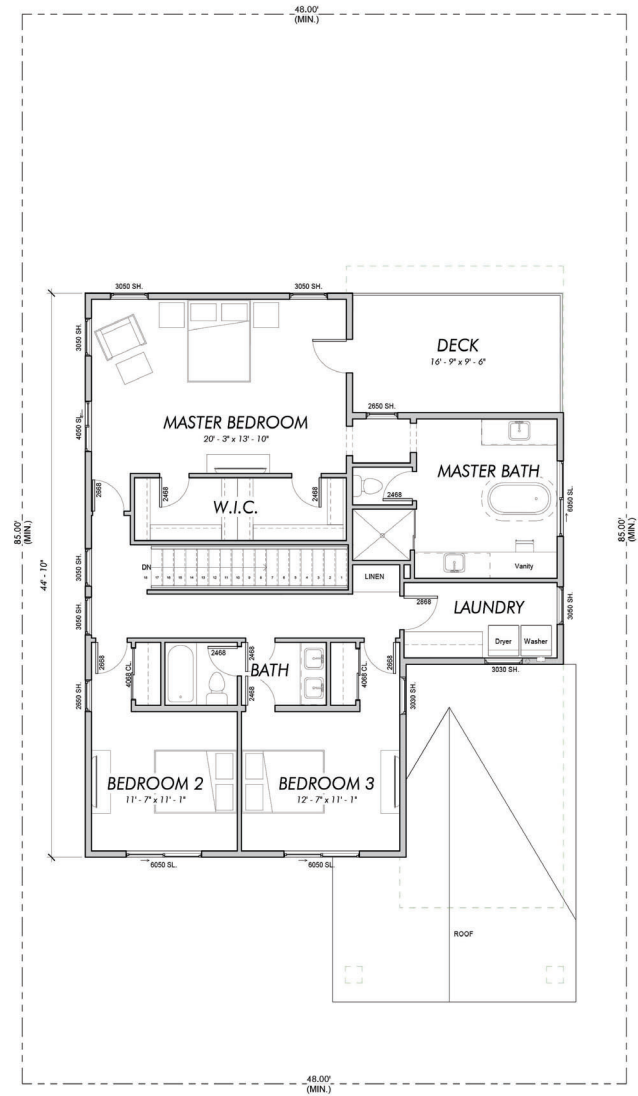
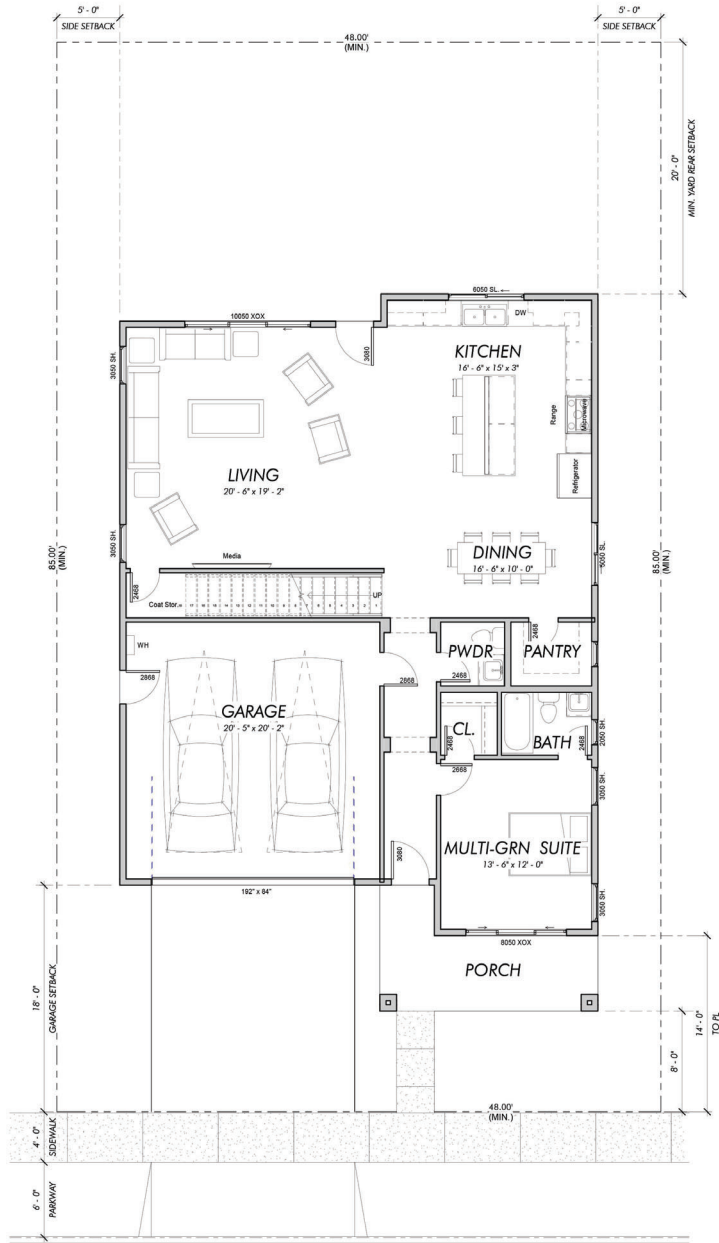
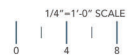




| SQUARE FOOTAGE |         |
|----------------|---------|
| Name           | Area    |
| First Floor    | 1361 SF |
| Second Floor   | 1290 SF |
| Porch          | 121 SF  |
| Garage         | 432 SF  |
| Grand total    | 3205 SF |



PLAN 1  
2651 SF



① Agrarian Front  
1/4" = 1'-0"

② Agrarian Right  
1/4" = 1'-0"



③ Agrarian Rear  
1/4" = 1'-0"

④ Agrarian Left  
1/4" = 1'-0"

# KRAMERIA & WOOD

RIVERSIDE | CA

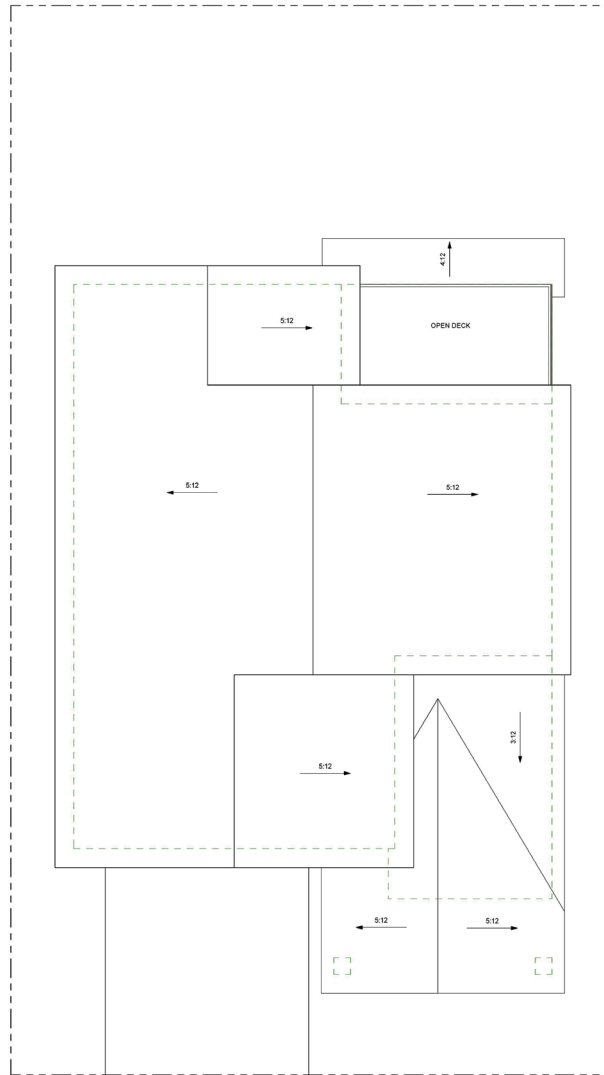
COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 6 | 07 | 21

1/4" = 1'-0" SCALE  
0 4 8

PLAN 1 ELEVATIONS - MODERN AGRARIAN | A1.1





① ROOF - Agrarian  
1/4" = 1'-0"

1/4" = 1'-0" SCALE  
0 4 8

PLAN 1 ROOF PLAN | A1.2



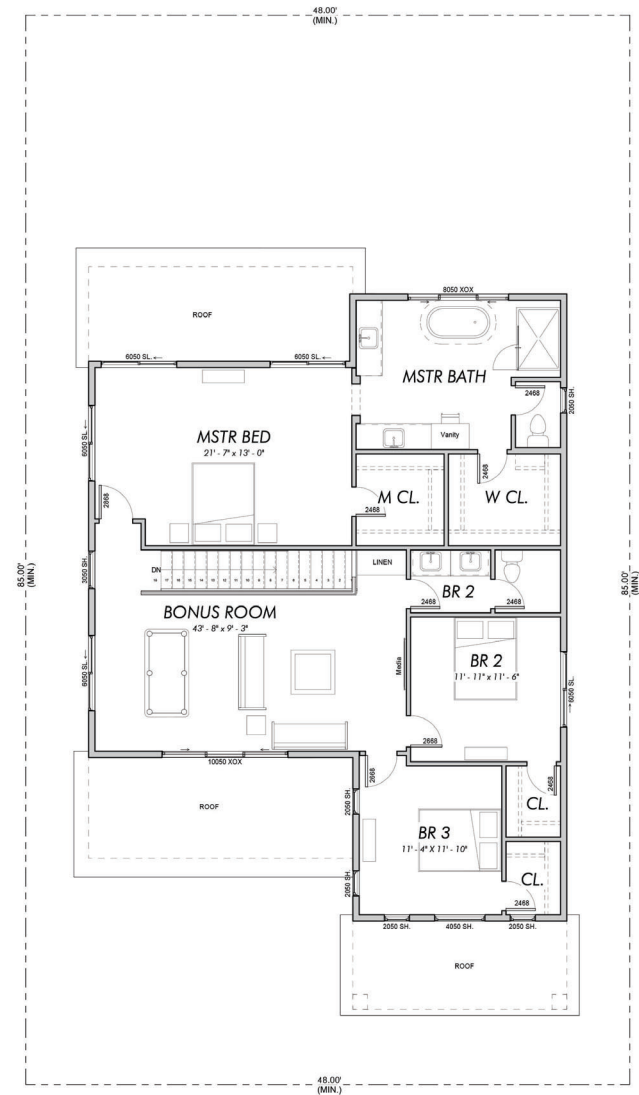
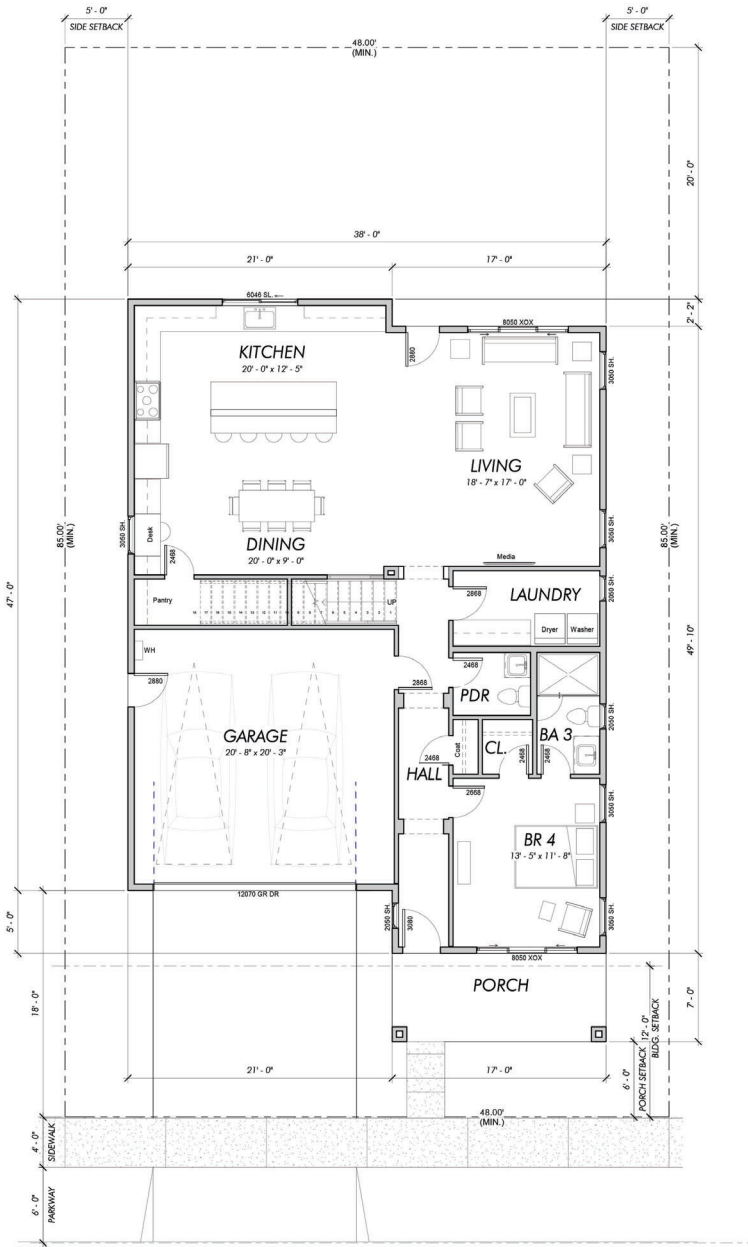
**KRAMERIA & WOOD**

RIVERSIDE | CA

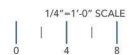
COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 6 | 07 | 21

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| SQUARE FOOTAGE |         |
|----------------|---------|
| Name           | Area    |
| First Floor    | 1395 SF |
| Second Floor   | 1449 SF |
| Garage         | 439 SF  |
| Porch          | 119 SF  |
| Grand total    | 3402 SF |



PLAN 2  
2844 SF



① Coastal Front  
1/4" = 1'-0"



② Coastal Right  
1/4" = 1'-0"



③ Coastal Rear  
1/4" = 1'-0"



④ Coastal Left  
1/4" = 1'-0"

# KRAMERIA & WOOD

RIVERSIDE | CA

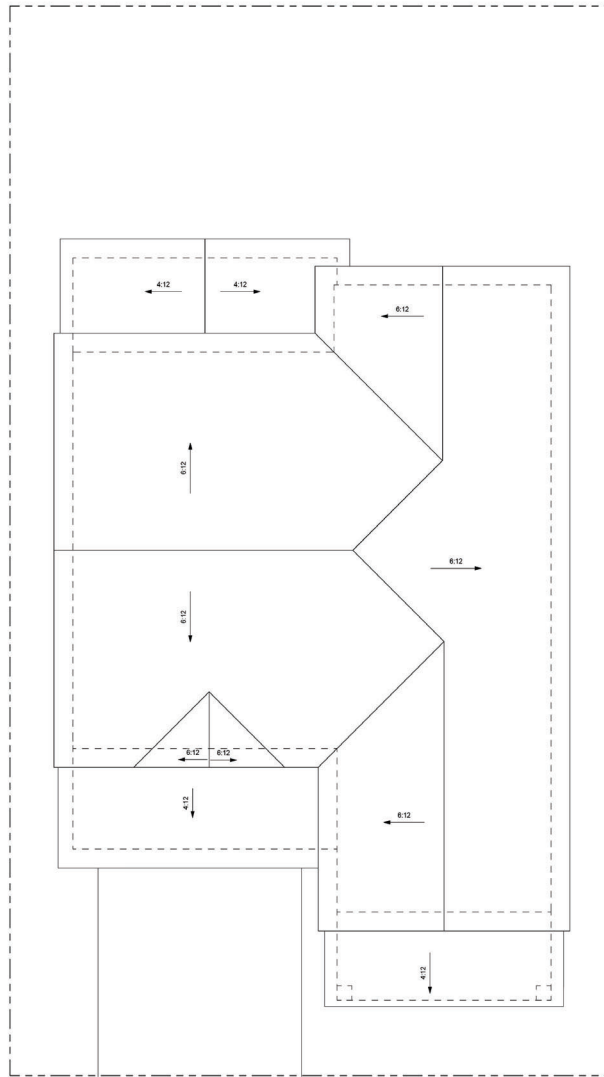
COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 6 | 07 | 21

1/4" = 1'-0" SCALE  
0 4 8

PLAN 2 ELEVATIONS - COASTAL | A2.1





① Roof - Coastal  
1/4" = 1'-0"

1/4" = 1'-0" SCALE  
0 4 8



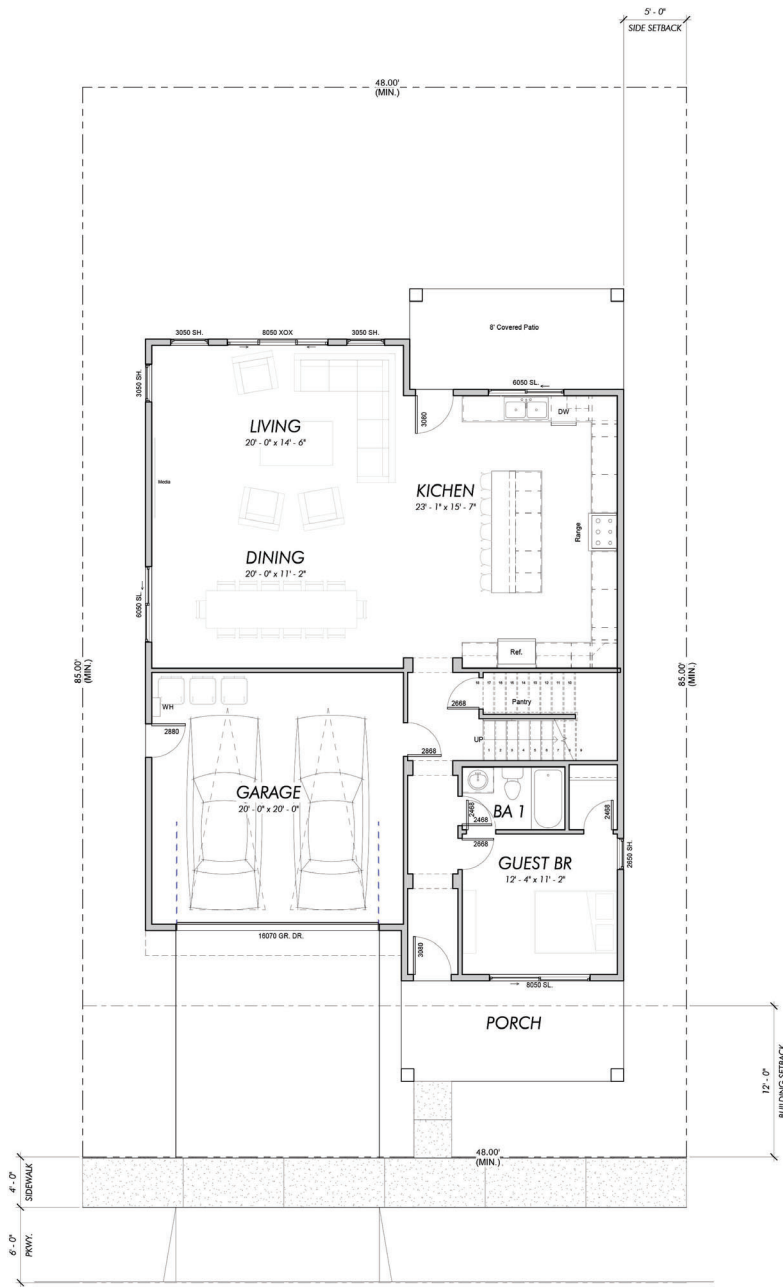
PLAN 2 ROOF PLAN | A2.2

**KRAMERIA & WOOD**

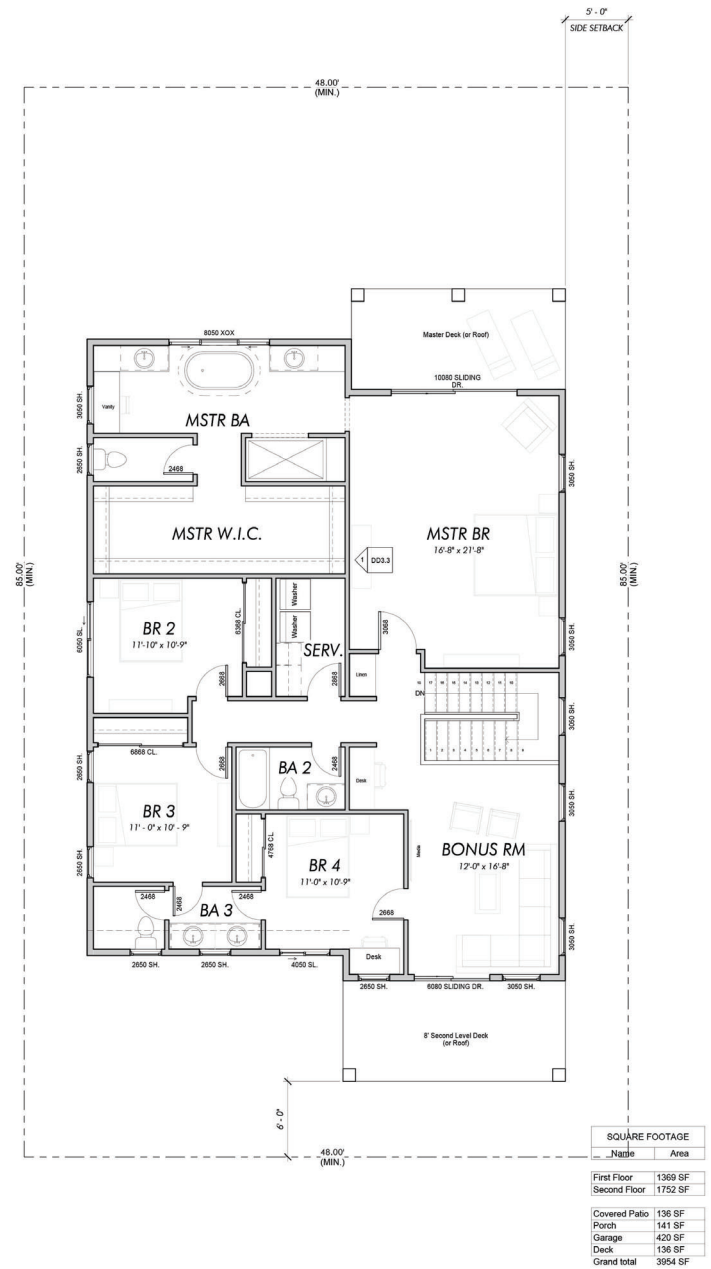
RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

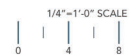
DATE 6 | 07 | 21



PLAN 3  
3120 SF



PLAN 3 - 1ST & 2ND FLOORS | A3.0





① Santa Barbara Front  
1/4" = 1'-0"



④ Santa Barbara Right  
1/4" = 1'-0"



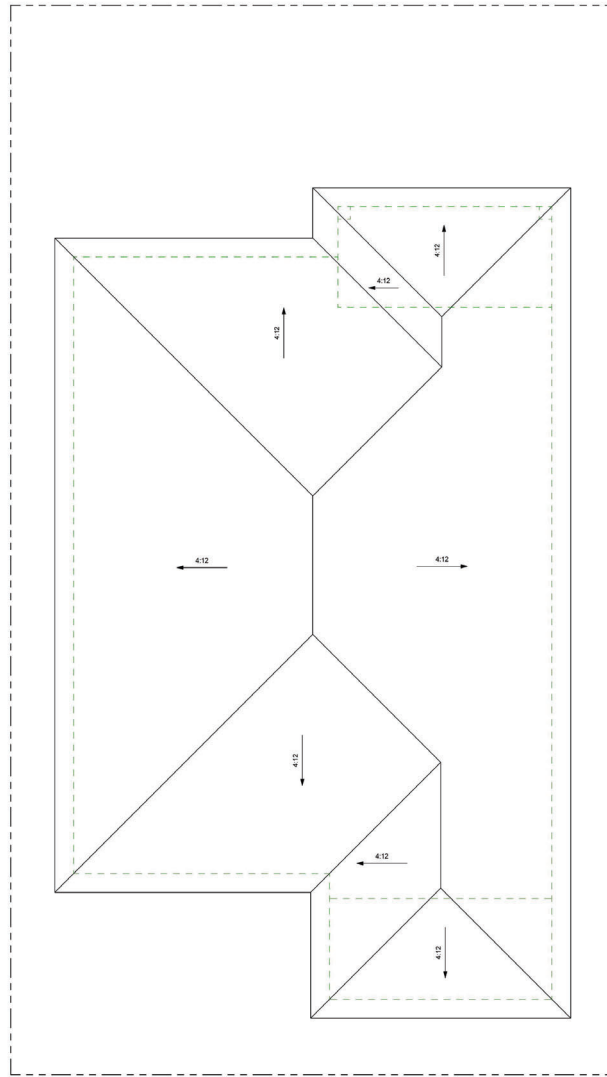
② Santa Barbara Rear  
1/4" = 1'-0"



③ Santa Barbara Left  
1/4" = 1'-0"

1/4" = 1'-0" SCALE  
0 4 8





① Roof - Santa Barbara  
1/4" = 1'-0"

1/4" = 1'-0" SCALE  
0 4 8



PLAN 3 ROOF PLAN | A3.2

**KRAMERIA & WOOD**

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

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① Plan 1 Agrarian Enhanced Elevation Rear  
1/4" = 1'-0"



② Plan 2 Coastal Enhanced Elevation Rear  
1/4" = 1'-0"



③ Plan 3 Santa Barbara Enhanced Elevation Rear  
1/4" = 1'-0"



----- ENHANCED ELEVATION LOTS

1/4" = 1'-0" SCALE  
0 4 8

ELEVATIONS - ENHANCED REAR | A4.0



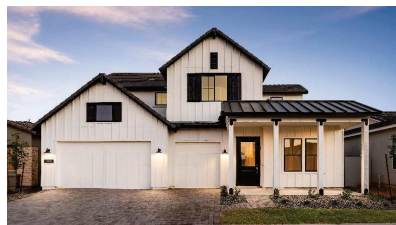
**KRAMERIA & WOOD**

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 6/07/21

PR-2021-001053 (TM, PRD, DR, AP, EIR) Exhibit 11 - Project Plans



## ARCHITECTURAL EXTERIOR STYLE



VERTICAL SIDING



WINDOWS



ROOF PITCH 3/12 & 6/12



METAL ROOF



LIGHTING



SHUTTERS

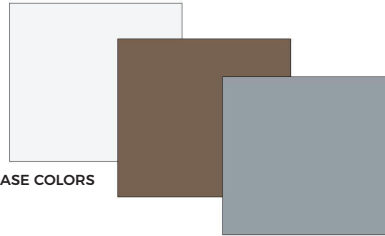


PORCH DETAIL



GARAGE

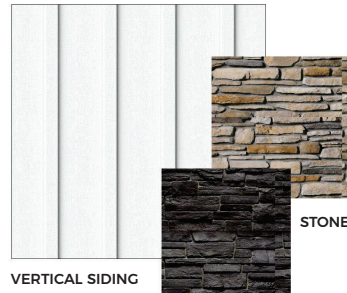
## DETAILS



BASE COLORS

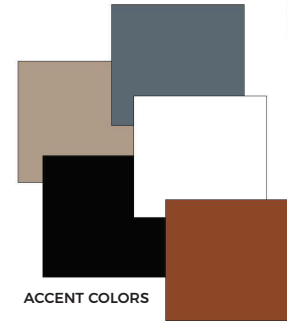


ROOF SHINGLES

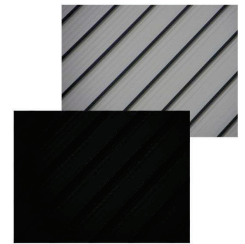


VERTICAL SIDING

STONE



ACCENT COLORS



METAL ROOF

## COLOR & MATERIALS

# KRAMERIA & WOOD

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 06 | 07 | 21

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ARCHITECTURAL STYLE - MODERN AGRARIAN | A5.0





## ARCHITECTURAL EXTERIOR STYLE



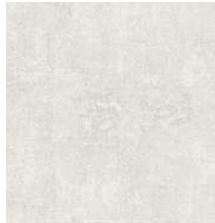
## DETAILS



## COLOR & MATERIALS



## ARCHITECTURAL EXTERIOR STYLE



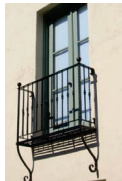
SMOOTH STUCCO TEXTURE



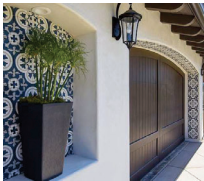
ACCENT WINDOW



ROOF PITCH 3/12



IRON DETAIL



TILE DETAIL



LIGHTING



SHUTTERS

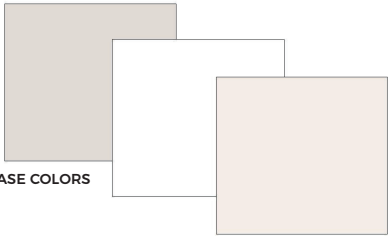


WINDOWS & CORBEL DETAIL



GARAGE

## DETAILS



BASE COLORS

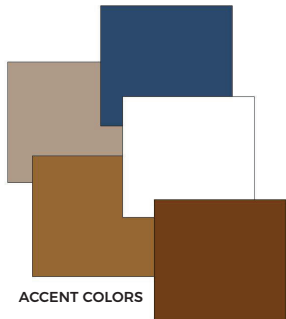


ROOF TILE



SMOOTH STUCCO

STONE



ACCENT COLORS



ACCENT TILE

## COLOR & MATERIALS

# KRAMERIA & WOOD

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 06 | 07 | 21

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ARCHITECTURAL STYLE - SANTA BARBARA | A5.2

