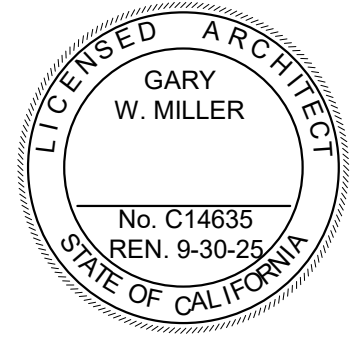


WEKA, INC. DESIGN REVIEW PLN 24-0149



owner approval

initials	date	phase

revisions/addenda

#	Date	Comment



WEKA BUILDING
WESTWARD AVENUE
BANNING, CA
JARED HIMLE - WEKA, INC.
236 W. ORANGE SHOW ROAD, #114
SAN BERNARDINO, CA 92408

project information

Project Number:	2100111
Drawn By:	Author
Checked By:	GWM
Issue Date:	12/18/2024

sheet name

**WEKA PROJECT
- DESIGN
REVIEW**

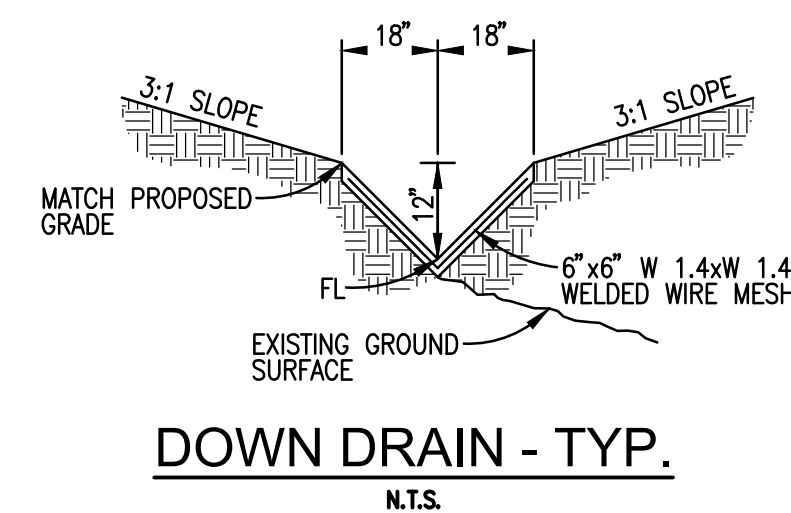
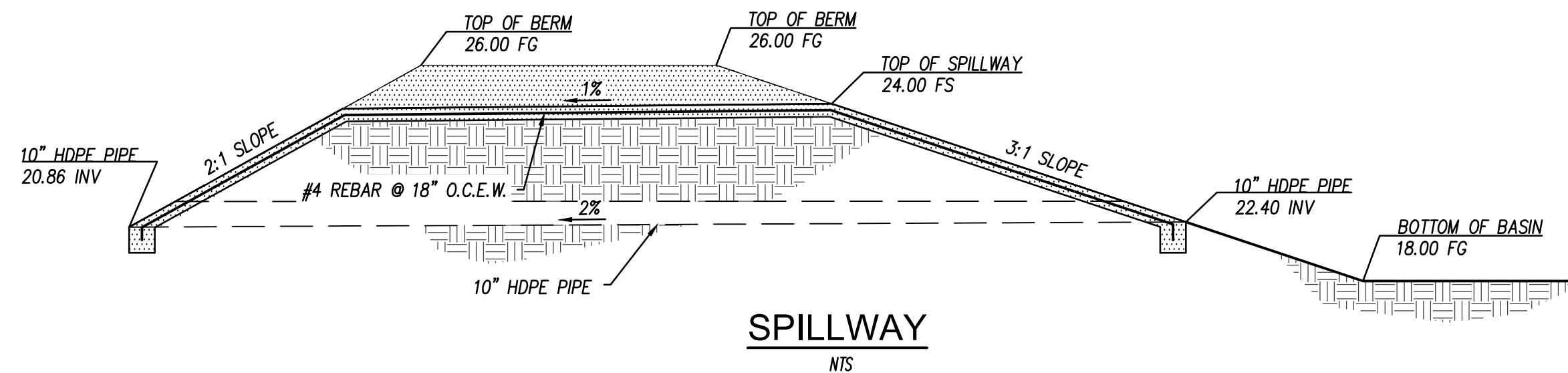
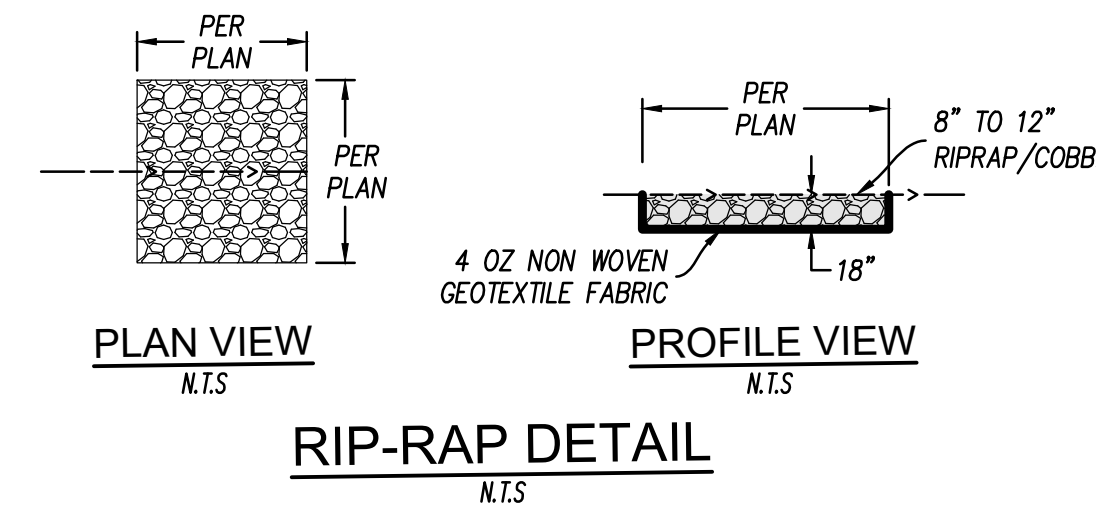
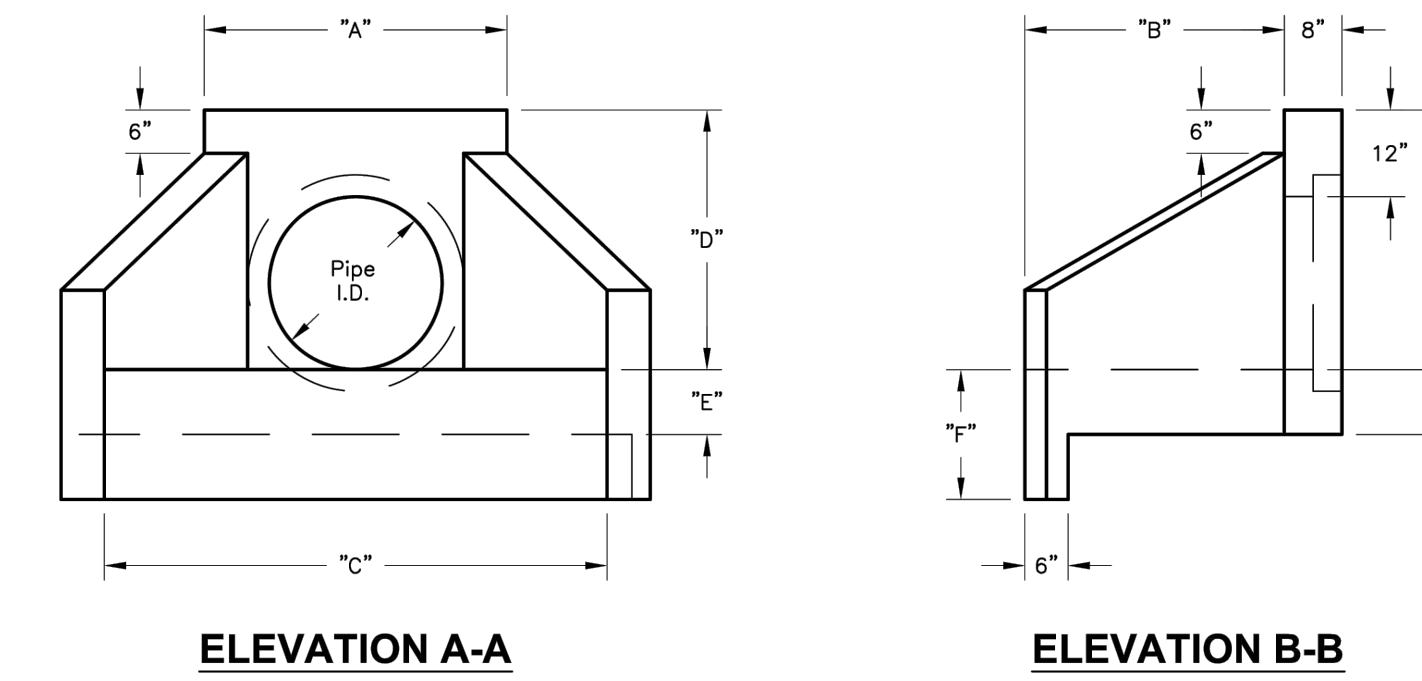
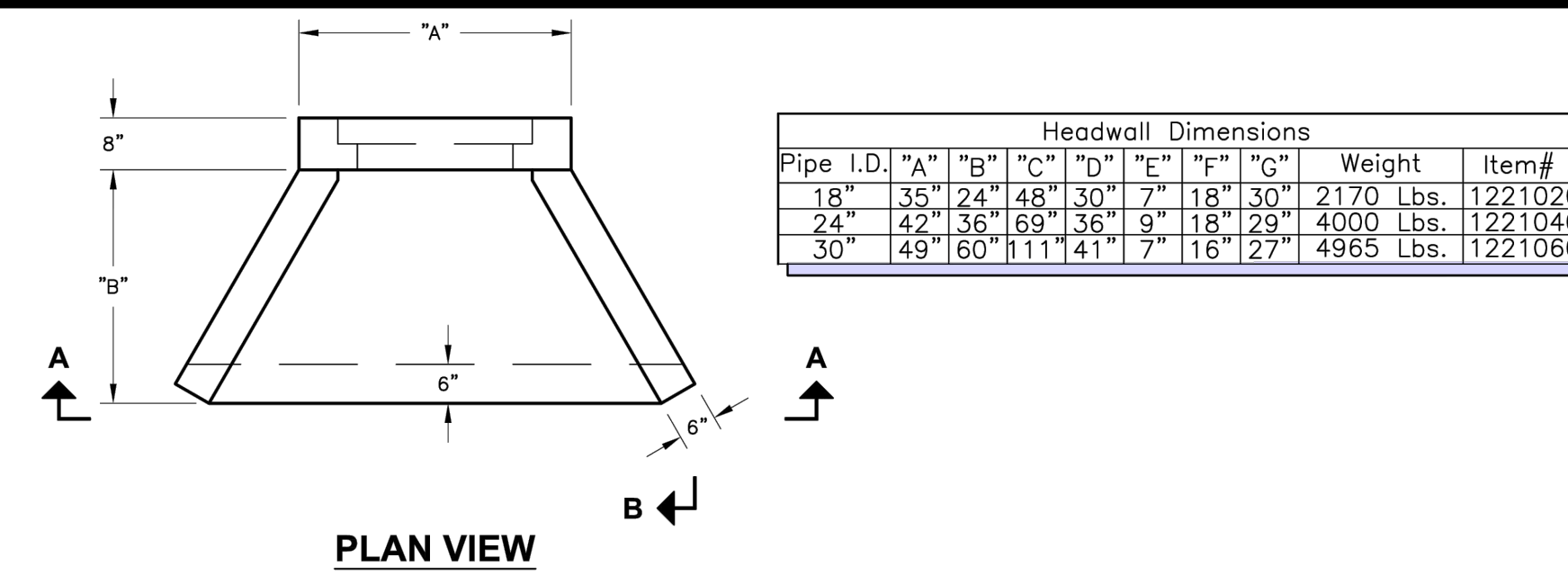
sheet number

A-000

PRELIMINARY SITE GRADING PLAN

2300 E. WESTWARD AVE

CITY OF BANNING, CALIFORNIA 92220



PROJECT INFORMATION

DEVELOPMENT NAME: WEKA INC-WESTWARD AVE
 ASSessor'S PARCEL NUMBER: 532-130-021
 GROSS ACREAGE: 190,969 SF/4.38 AC
 NET ACREAGE: 189,123 SF/4.34 AC
 AREA TO BE DEVELOPED: 189,123 SF/4.34 AC
 GENERAL PLAN: INDUSTRIAL
 EXISTING ZONING: INDUSTRIAL
 PROPOSED ZONING: INDUSTRIAL VACANT
 EXISTING LAND USE CATEGORY: WAREHOUSE AND OFFICE
 PROPOSED LAND USE: MATERIAL STORAGE YARD
 EQUIPMENT YARD
 AREA OF MINIMAL FLOOD HAZARD

OWNER INFORMATION

JARED HIME
 236 W. ORANGE SHOW ROAD, #114
 SAN BERNARDINO, CA 92408
 (909) 425-8700

ENGINEER

JOSEPH E. BONADIMAN AND ASSOCIATES INC.
 234 N. ARROWHEAD
 SAN BERNARDINO, CA 92408

CONTACT:
 JAMES T STANTON
 TEL: (909) 885-3806
 FAX: (909) 381-1721

SOURCE OF TOPOGRAPHY:

SOURCE: DIGITAL MAPPING, INC. (DM)
 21062 BROOKHURST ST.
 STE 101
 HUNTINGTON BEACH, CA 92646
 DATE OF SURVEY: MARCH 18, 2019
 CONTOUR INFORMATION: 5' MAJOR CONTOURS, 1' MINOR CONTOURS

BENCHMARK

NCS DESIGNATION - G 1311
 PID - D43470
 ELEVATION = 2118.09' NAVD 88

DEVELOPMENT STANDARDS

ZONING: INDUSTRIAL
 FRONT: 10'
 REAR: 0'
 SIDE: 0'
 STREET SIDE: 10'
 BUILDING COVERAGE (MAX): 60%
 BUILDING HEIGHT (MAX): 50/2 STORY
 FENCE/WALL HEIGHT (MAX): 8'

DATA DERIVED FROM CITY OF BANNING MUNICIPAL CODE
 17.12.030, TABLE 17.12.030 INDUSTRIAL ZONE DEVELOPMENT STANDARDS.

PROJECT DESCRIPTION

DEVELOP SITE WITH A BUILDING STRUCTURE FOR WAREHOUSE AND OFFICE USE.

PROJECT AREAS:

GROSS AREA: 190,969 SF/4.38 AC
 NET AREA: 189,123 SF/4.34 AC
 DISTURBANCE AREA: 189,123 SF/4.34 AC
 BUILDING AREA: 10,396 SF/0.24 AC
 BLDG STRUCTURE: 10,396 SF/0.24 AC
 HARDSCAPE/GRAVEL AREA: 130,014 SF/2.98 AC
 LANDSCAPE AREA: 48,713 SF/1.12 AC
 TOTAL: 189,123 SF/4.34 AC

UTILITY INFORMATION / CONTACT

WATER: CITY OF BANNING (951) 922-3281
 SEWER: ON-SITE SEPTIC
 ELECTRIC: CITY OF BANNING (951) 922-3260
 CABLE: SPECTRUM (951) 329-9487
 TELEPHONE: FRONTIER COMMUNICATIONS (909) 397-0042
 GAS: SOUTHERN CALIFORNIA GAS COMPANY (909) 792-2167

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCELS 3 OF PARCEL MAP NO. 23922, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 163, PAGES 28 AND 29 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 532-130-021

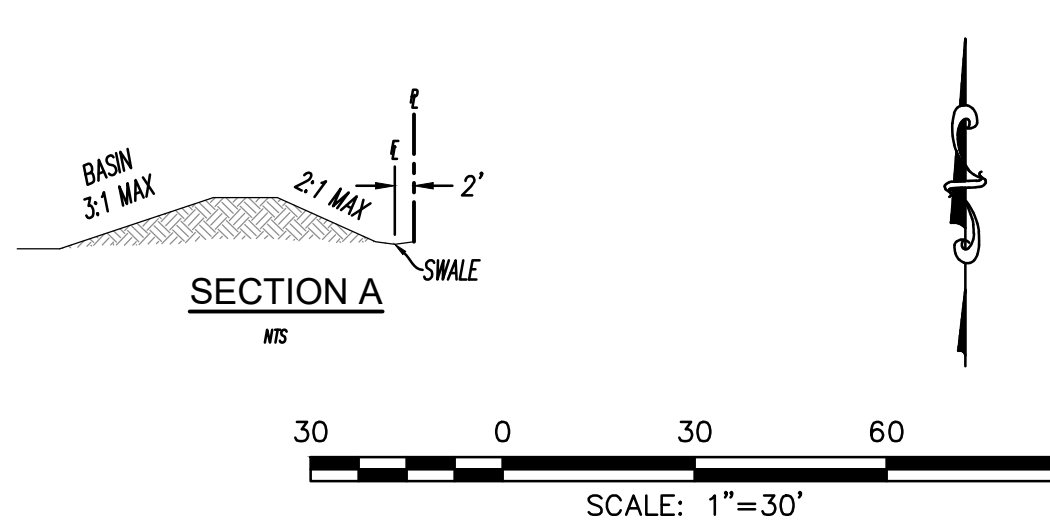
EASEMENTS

1) 10' EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THEREO, GRANTED TO SOUTHERN SIERRAS POWER COMPANY, AS SET FORTH IN A DOCUMENT RECORDED ON APRIL 10, 1930, IN BOOK 848, PAGE 552 OF DEEDS

ABBREVIATIONS/LEGEND

AC ASPHALTIC CONCRETE SURFACE
 CB CONCRETE MASONRY UNIT
 CMU CONCRETE MASONRY UNIT
 CE EXISTING FINISHED FLOOR
 FH FIRE HYDRANT
 N.A.P. NOT A PART
 P PROPERTY LINE
 R/W RIGHT OF WAY
 SF SQUARE FEET
 SMH SEWER MANHOLE

STRUCTURE
 PROPOSED 5' SIDEWALK
 PROPOSED AC PAVING
 EXISTING CONCRETE



CONSTRUCTION NOTES

- CONTRACTOR SHALL CONTACT THE INSPECTION DIVISION OF THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE DEPARTMENT OF PUBLIC WORKS AT THE TIME THE NOTIFICATION OF WORK COMMENCEMENT IS GIVEN.

OWNER STATEMENT

I AM THE OWNER OF THE PROPERTY AFFECTED BY THIS SITE PLAN. PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, I WILL SUBMIT A NOTARIZED STATEMENT AS FOLLOWS: I CERTIFY THAT THE SITE IMPROVEMENTS ARE COMPLETE AND IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THIS CERTIFICATION WILL BE BASED ON OBSERVATIONS OF AND SUPERVISION OF CONSTRUCTION BY MY REPRESENTATIVE OR ME. I UNDERSTAND THAT THE CERTIFICATE OF OCCUPANCY WILL NOT BE APPROVED UNTIL THIS CERTIFICATION HAS BEEN MADE.

DRAINAGE NOTES

REFER TO THE PRELIMINARY HYDROLOGY & HYDRAULICS REPORT PREPARED BY JOSEPH E. BONADIMAN & ASSOCIATES, INC. (MARCH 2022) FOR LOCATION OF OFFSITE AND ONSITE DRAINAGE AREAS, PRELIMINARY SIZING OF DRAINAGE FACILITIES, AND AN OVERLAY OF THE PROJECT SITE ON APPLICABLE FEMA FLOOD MAP(S).

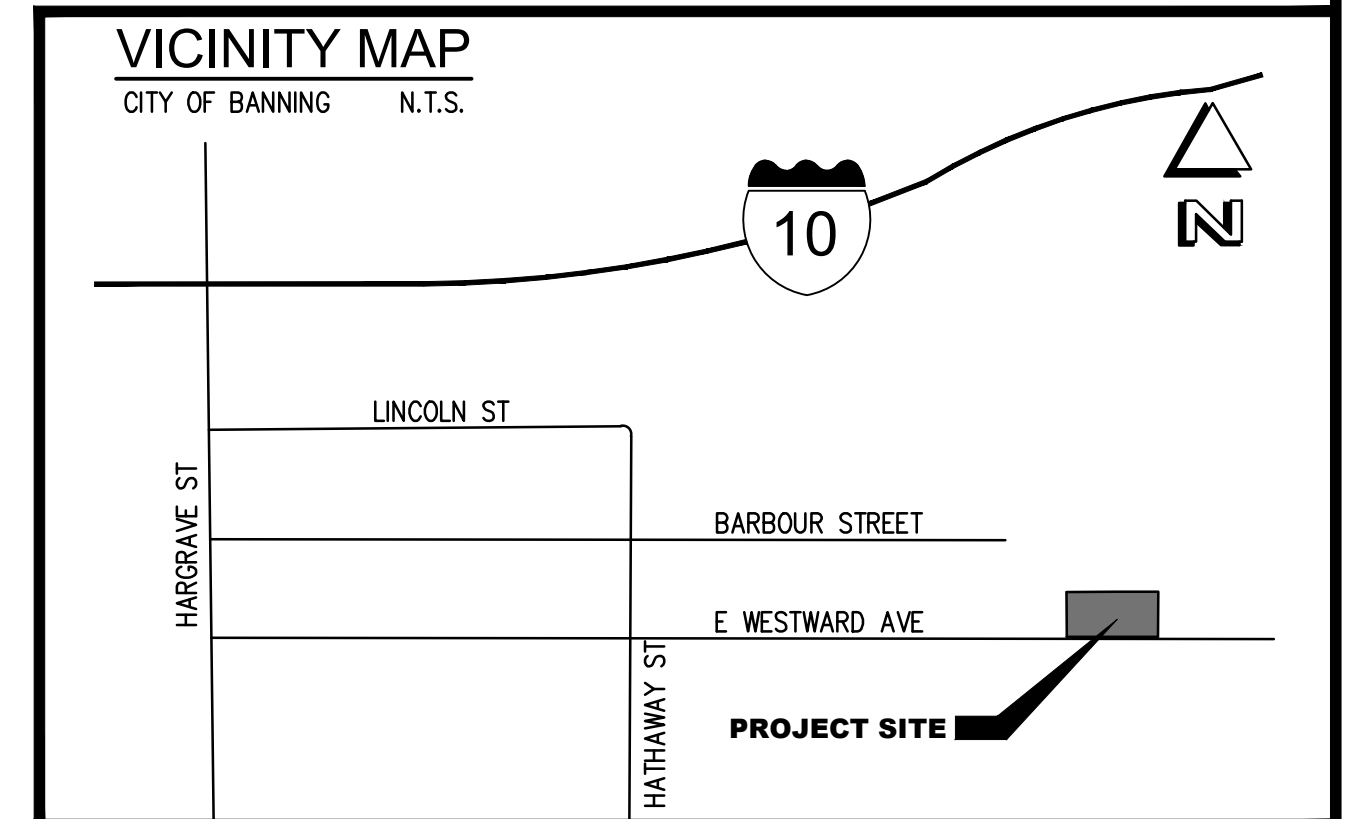
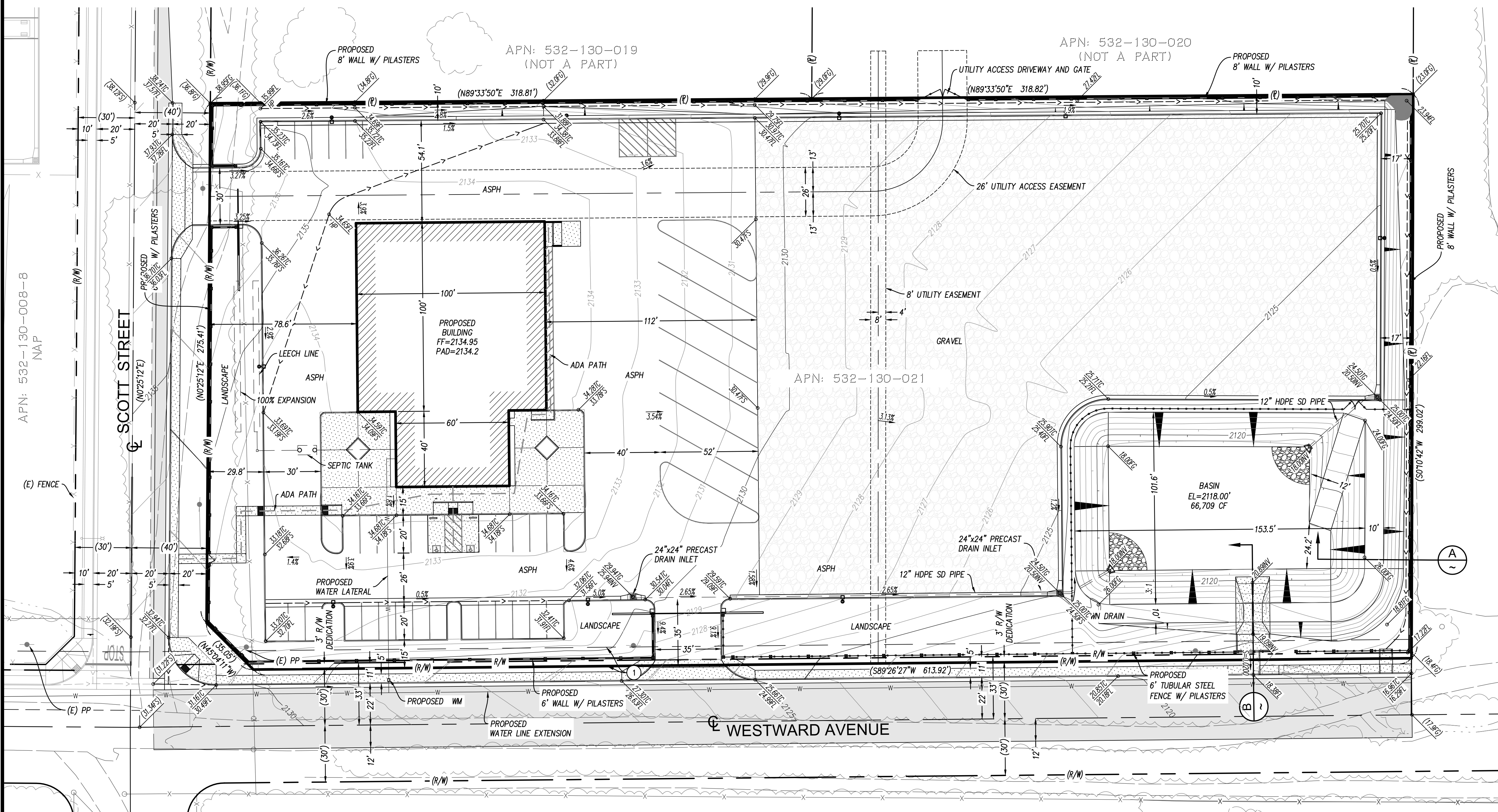
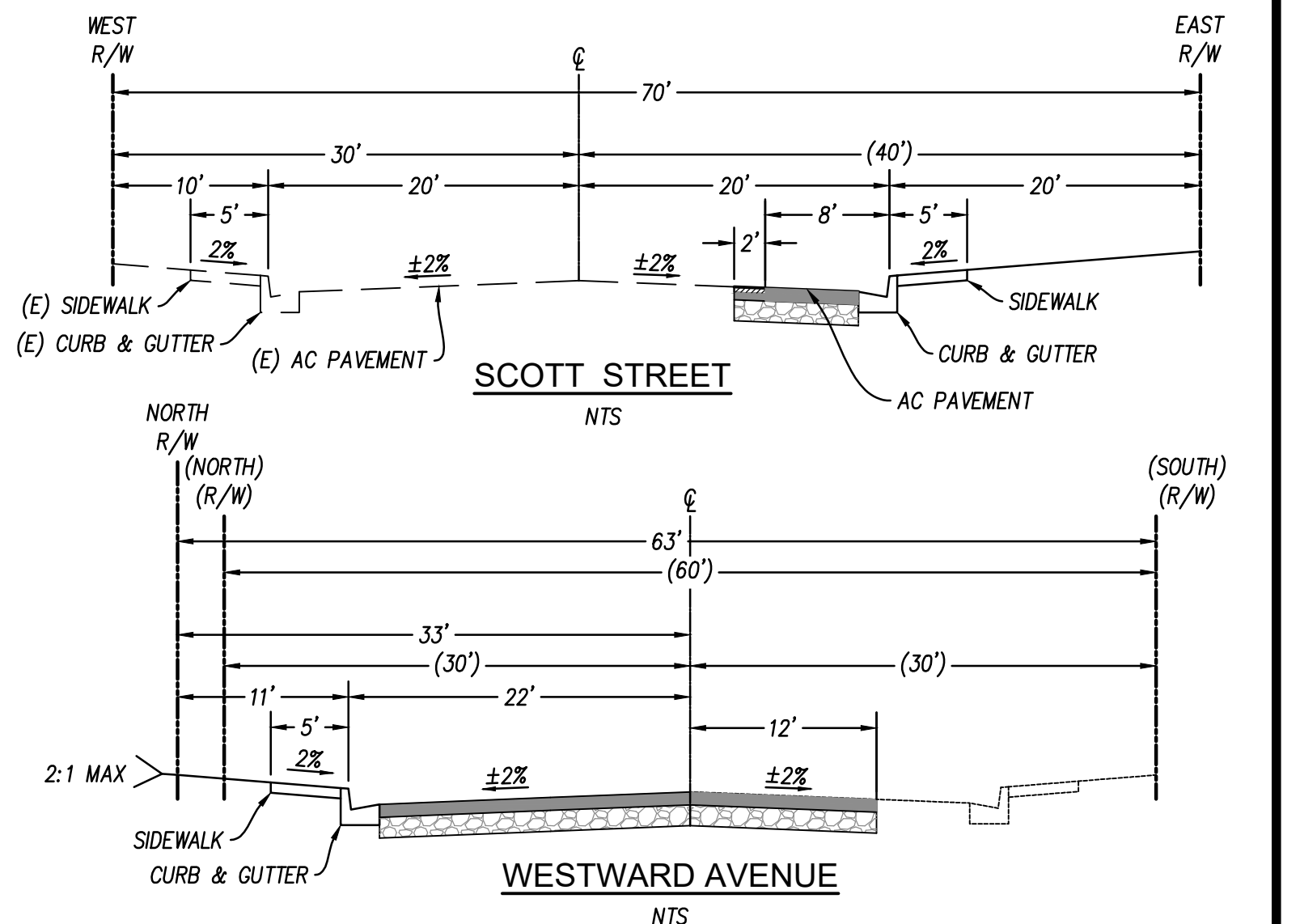
NOTES

- ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
- CONTRACTOR SHALL CONTACT THE INSPECTION DIVISION OF THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT, (951)922-3130.
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE DEPARTMENT OF PUBLIC WORKS AT THE TIME THE NOTIFICATION OF WORK COMMENCEMENT IS GIVEN.

EARTHWORK ESTIMATE:

CONSTRUCTION MAY VARY.
 CUT 1,888 CUBIC YARDS
 FILL 10,601 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE RAW VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.



BONADIMAN TEL: (909) 885-3806
 234 NORTH ARROWHEAD AVE
 SAN BERNARDINO, CA 92408
 JOSEPH E. BONADIMAN & ASSOCIATES, INC.
 ENGINEERS - C.T.S. - SURVEYING - PLANNING
 FAX: (909) 381-1721
 www.bonadiman.com

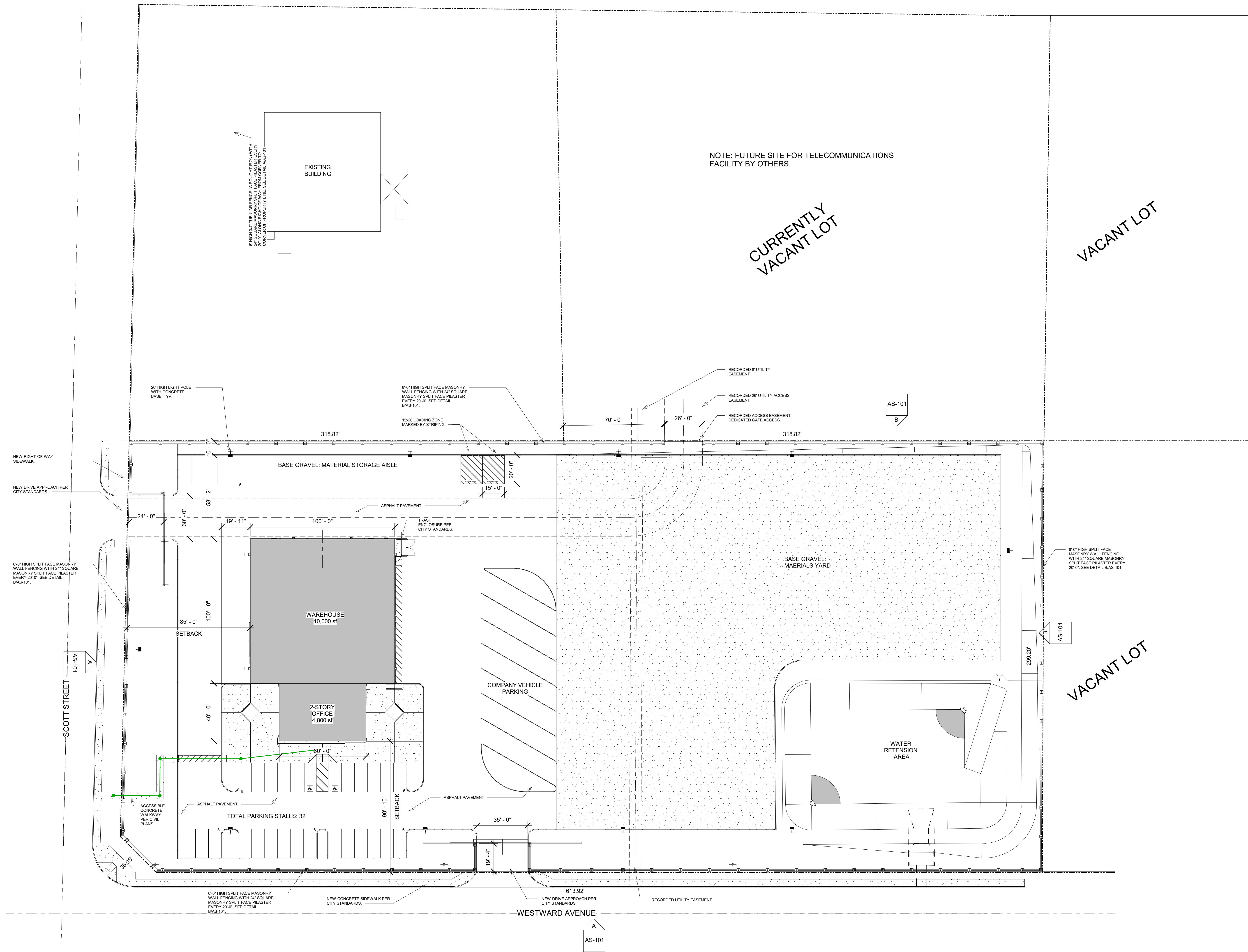
PRELIMINARY SITE/GRADING PLAN

2300 E. WESTWARD AVE
 CITY OF BANNING, CA 92220
 A.P.N. 532-130-021

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: WEKA INC
 DRAWN BY: JTS SCALE: 1" = 30'
 CHECKED BY: JTS JOB NO: 214916 SHEET: 1 OF 1
 DISREGARD PRINTS BEARING EARLIER REVISION DATES 03-20-25

BARBOUR STREET



NOTE: FUTURE SITE FOR TELECOMMUNICATIONS FACILITY BY OTHERS.

CURRENTLY VACANT LOT

VACANT LOT

VACANT LOT

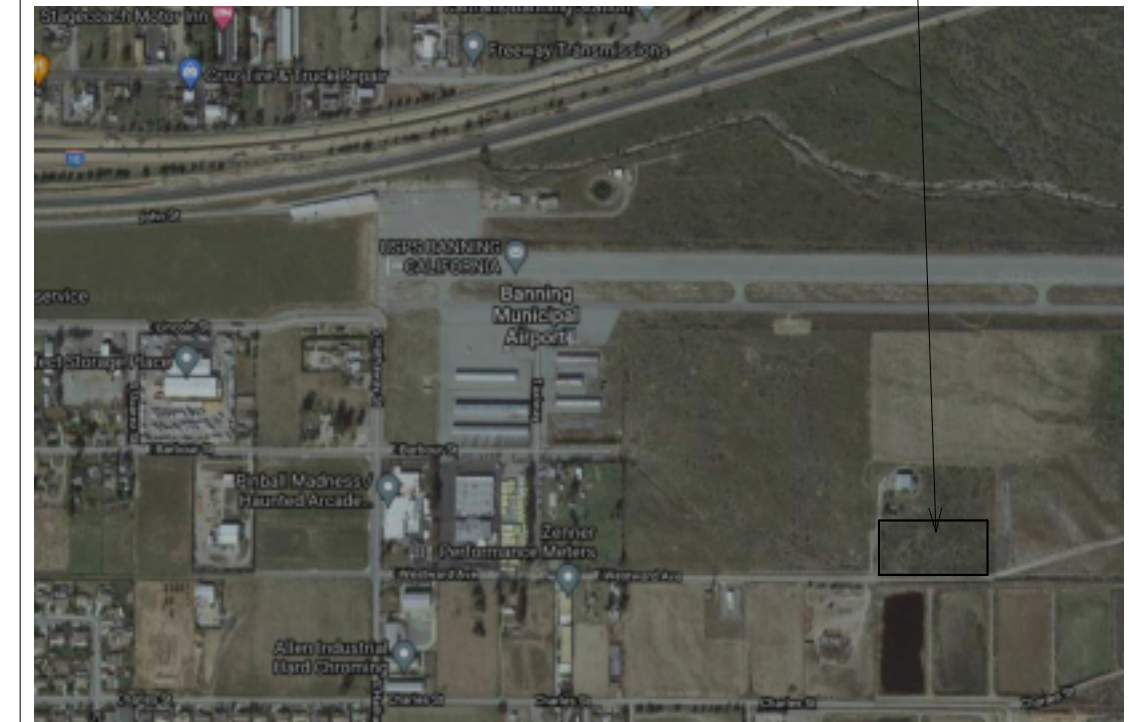
APPLICANT
 MILLER ARCHITECTURAL CORPORATION
 CONTACT: ABEL LOPEZ
 1177 IDAHO STREET, SUITE 200
 REDLANDS, CA 92374
 CONTACT: ABEL LOPEZ
 PHONE: 909-335-7400 EXT. 116
 EMAIL: alopez@miller-aip.com

TAX ASSESSOR'S PARCEL NUMBER
 APN: 532-130-021

PROPERTY AREA
 4.38 ACRES

ZONE
 INDUSTRIAL (1)

VICINITY MAP AREA: 532-130-021



NEAREST INTERSECTION:
 HIGHLAND SPRING AVENUE.

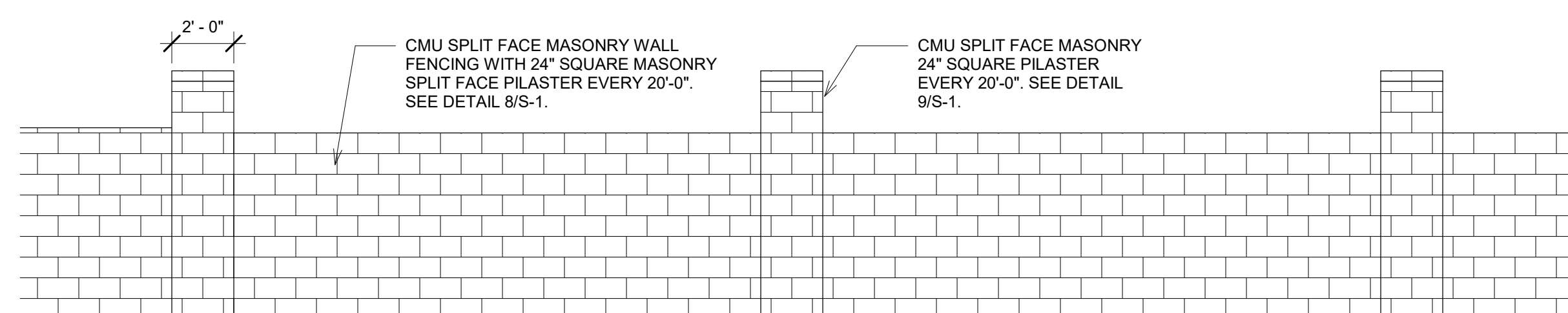


CMU - SPLIT FACE SAMPLE:
 FINISH COLOR SAMPLE

LEGEND

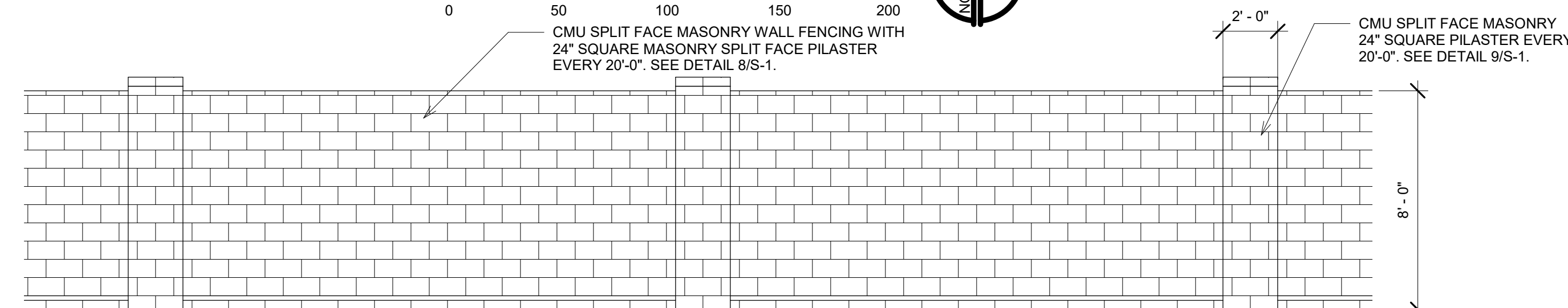
PATH OF TRAVEL

1 SITE PLAN
 1" = 30'-0"



A FENCING - 6' HIGH CMU
 1/4" = 1'-0"

GRAPHIC SCALE



B FENCING - 8' HIGH CMU
 1/4" = 1'-0"



owner approval
 initials date phase

revisions/addenda
 # Date Comment

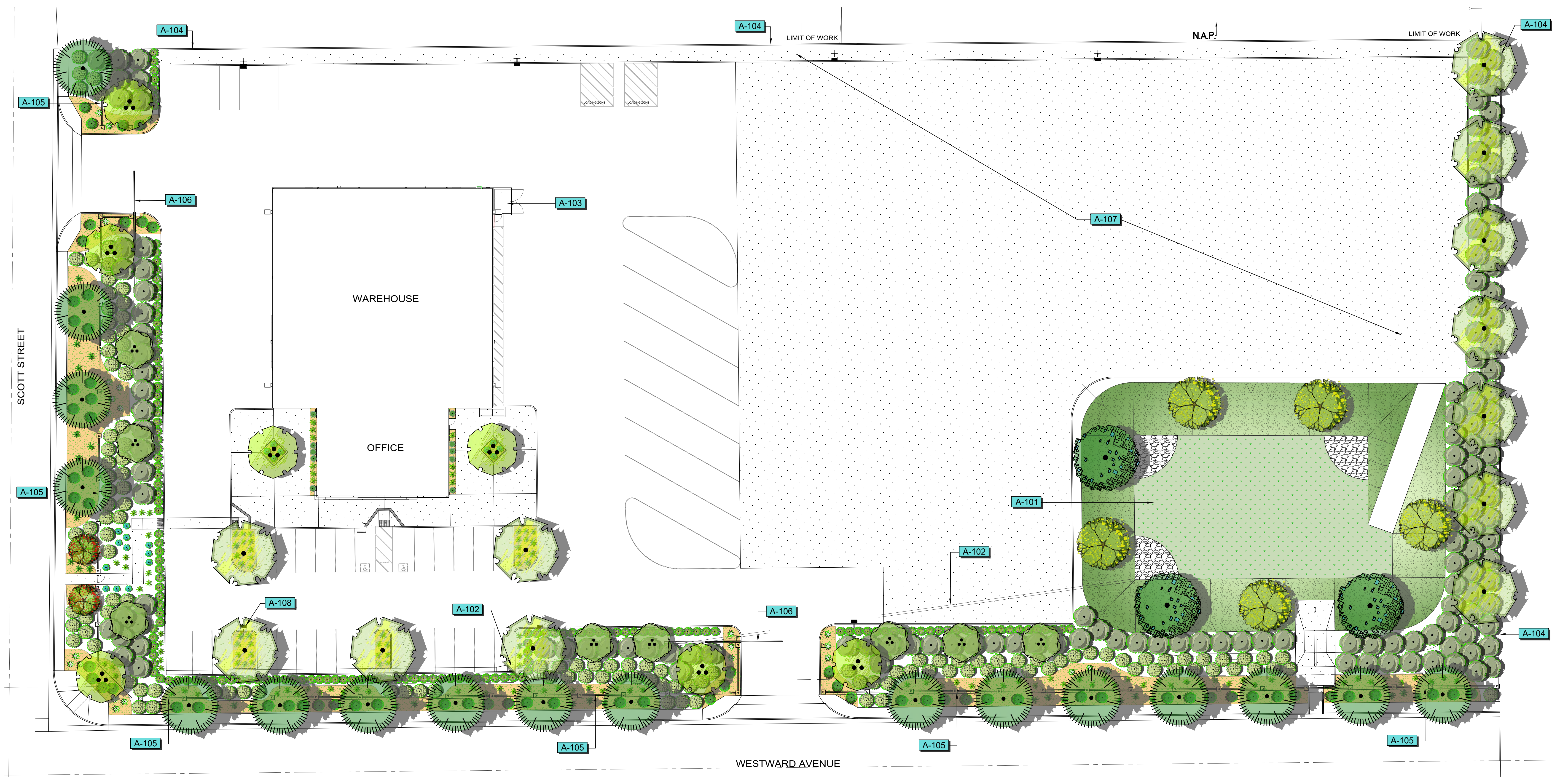


CONCEPTUAL LANDSCAPE PLAN

WEKA WAREHOUSE AND OFFICE WESTWARD AVENUE BANNING, CA PROJECT DESCRIPTION

REVISIONS

DRAWN BY	CAD
DESIGNED BY	CR
CHECKED BY	STB
DATE	9/30/24
JOB NO.	23-13
SCALE	1"=20'
SHEET	CLP-1
OF -- SHEETS	



PLANT SCHEDULE					
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	3	15 GAL	LOW	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
	7	36" BOX	LOW	CERCIDIMUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE
	8	24" BOX	LOW	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA
	12	24" BOX	LOW	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
	2	36" BOX	LOW	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE
	5	15 GAL	MODERATE	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE
	7	24" BOX	LOW	PINUS ELDARICA	AFGHAN PINE
STREET TREES					
	7	24" BOX	LOW	PINUS ELDARICA	AFGHAN PINE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	
SHRUBS						
	26	5 GAL	LOW	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	
	41	5 GAL	LOW	HESPERALOE PARVIFLORA	RED YUCCA	
	10	5 GAL	LOW	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	
	150	5 GAL	LOW	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY LANGMAN'S SAGE	
GRASSES						
	123	1 GAL	LOW	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	
SHRUB COVER						
	143	1 GAL	LOW	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	
	70	1 GAL	LOW	JUNIPERUS PROCUMBENS 'GREEN MOUND'	GREEN MOUND JAPANESE GARDEN JUNIPER	
	135	1 GAL	LOW	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	
	20	1 GAL	LOW	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	
SYMBOL QTY SIZE WUCOLS BOTANICAL NAME COMMON NAME						
	10,098	SF	FLAT	LOW	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH
	6,251	SF	4"	LOW	CAREX TEXENSIS	TEXAS SEDGE
	10,711	SF	3" DEEP		DECOMPOSED GRANITE SUNSET GOLD	STABILIZED
	29,166	SF	3" DEEP		WOOD MULCH REDWOOD GORILLA HAIR	
					MULCH OR IN BASIN BOTTOM	

WATER CONSERVATION STATEMENT:
FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" ET. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE ET. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

MAINTENANCE RESPONSIBILITY NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATER MANAGEMENT WITHIN THEIR PROPERTY.

MAWA AND ETWU CALCULATIONS

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _r)	55.6	Project Type	Non-Residential	0.45			
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ¹
Regular Landscape Areas							
TREES	0.4	Drip	0.91	0.45	864	427	14,708
SHRUBS	0.3	Drip	0.91	0.37	55,126	20,417	70,981
	0	Drip	0.91	0.00	0	0	0
	0	Drip	0.75	0.00	0	0	0
	0	Drip	0.91	0.00	0	0	0
Totals					55990	20844	718524
Special Landscape Areas							
					1	0	0
Totals					0	0	0
ETWU Total							718524
Maximum Allowed Water Allowance (MAWA)							868539
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	20844						
Total Area	55990						
Average ETAF	0.37						
All Landscape Areas							
Total ETAF x Area	20844						
Total Area	55990						
Average ETAF	0.37						

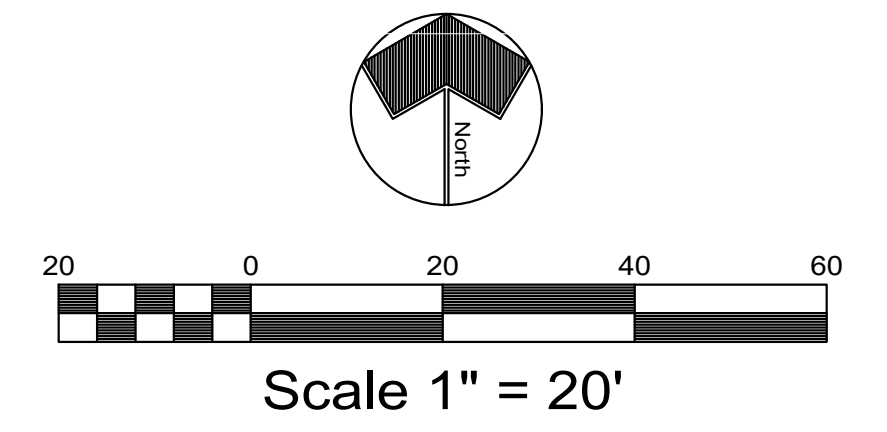
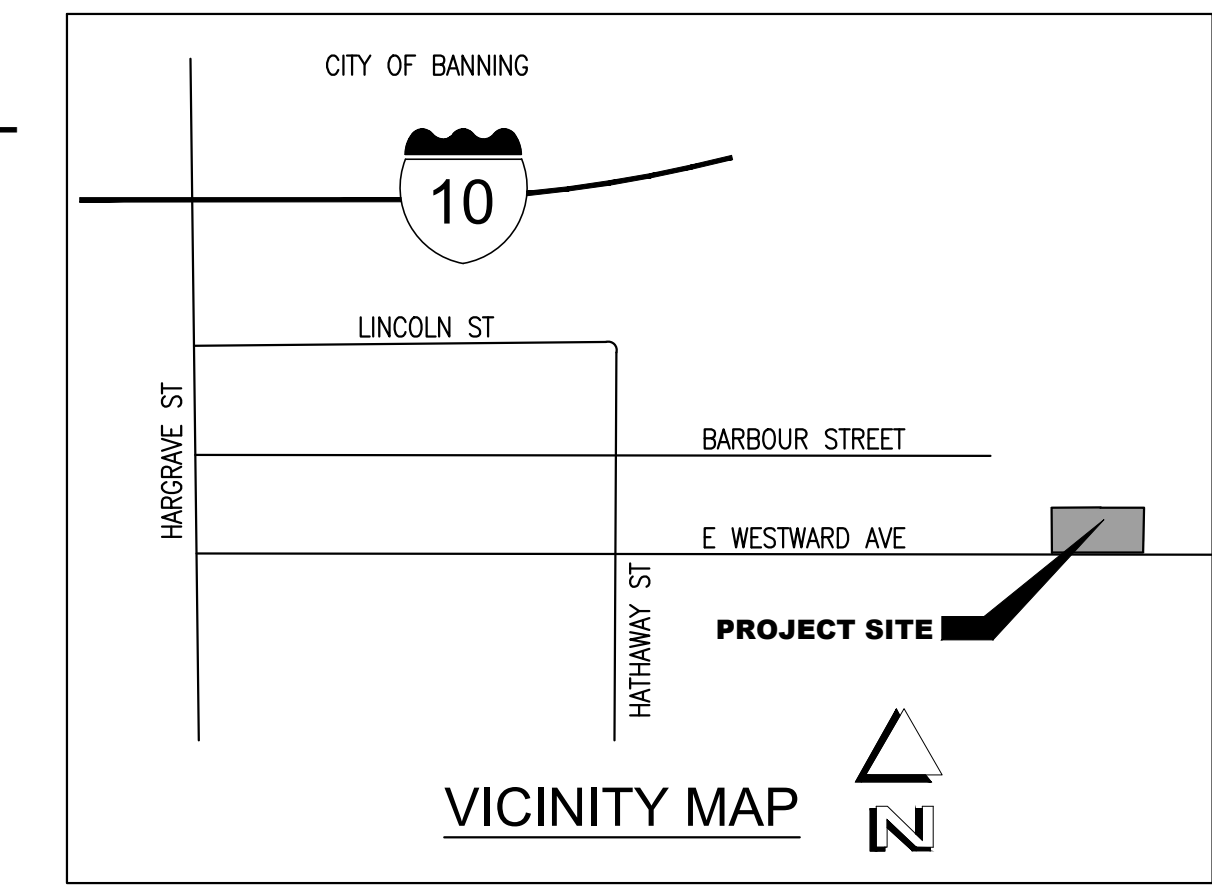
* Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

0.45 Non-Residential
0.55 Residential
0.91 Drip
0.75 Overhead

Tree Wetted area= 16 s.f. / tree
Shrub Wetted area= 5 s.f. / shrub

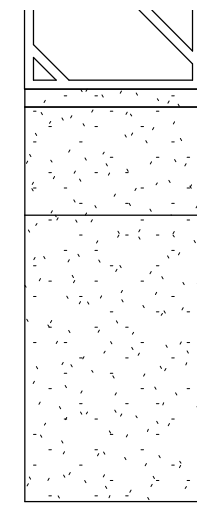
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
A-101	WOMP BASIN PER CIVIL'S PLANS
A-102	ALL DRAINAGE PER CIVIL'S PLANS-TYPICAL
A-103	TRASH ENCLOSURE PER ARCHITECT
A-104	8' HIGH DECORATIVE BLOCK WALL WITH 24" SQ. PILASTERS PER ARCHITECT
A-105	6' HIGH DECORATIVE BLOCK WALL WITH 24" SQ. PILASTERS PER ARCHITECT
A-106	GATES PER ARCHITECT-TYPICAL
A-107	GRAVEL AREAS PER CIVIL'S PLANS
A-108	LIGHT STANDARD PER ARCHITECT-TYPICAL



PRELIMINARY-NOT FOR CONSTRUCTION

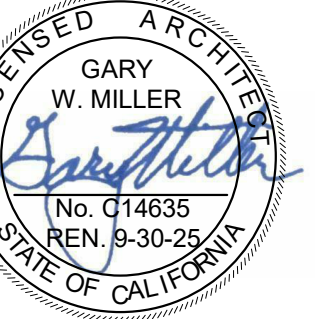




- WALL TYPE LEGEND:**
- W-1 EXTERIOR WALL: TEXTURED METAL PANEL OVER 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD EACH SIDE w/ SOUND BATT INSULATION.
 - W-2 INTERIOR WALL: 3 5/8" METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM WALL BOARD EACH SIDE w/ SOUND BATT INSULATION.



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com

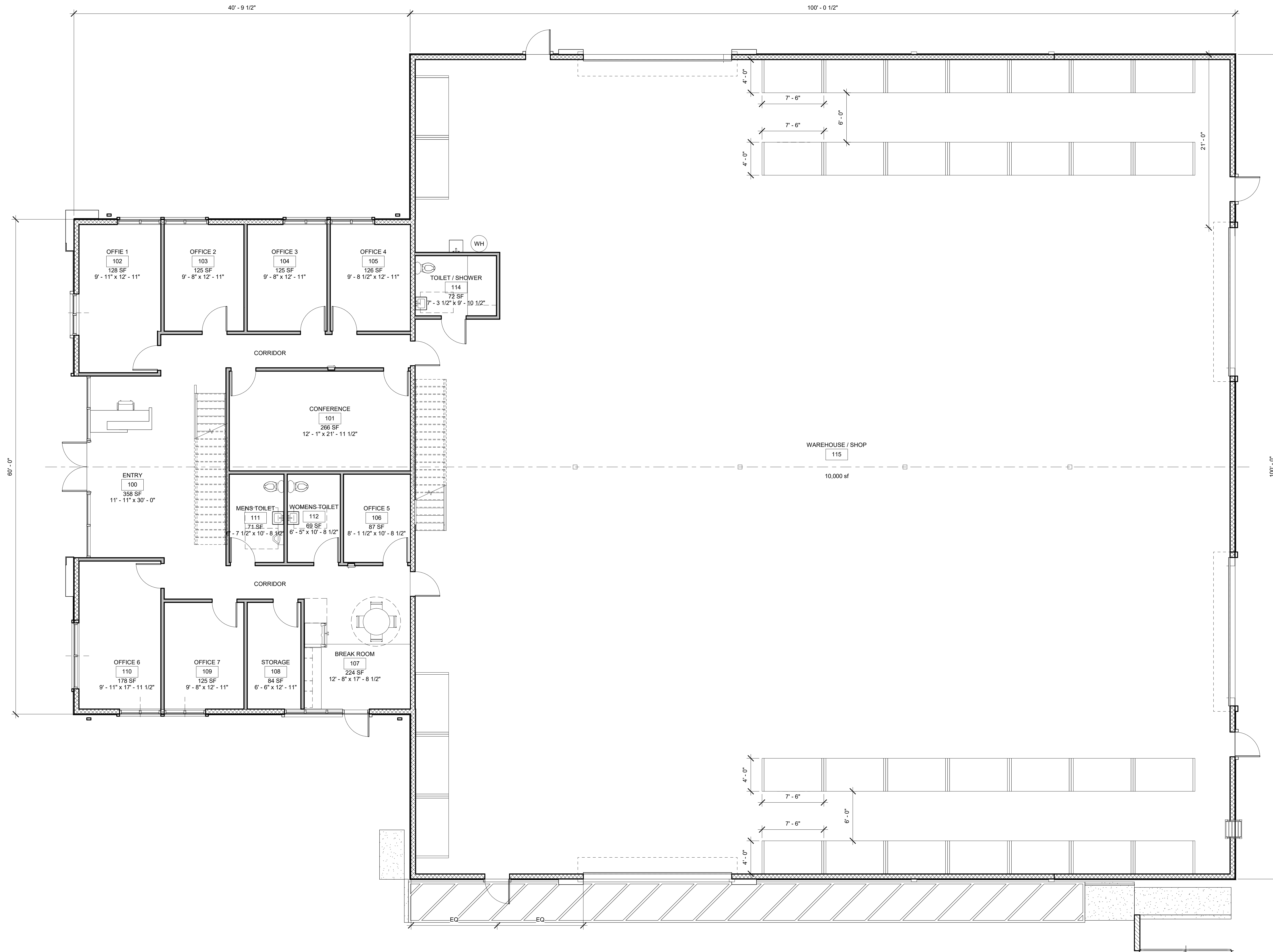


owner approval

initials	date	phase

revisions/addenda

#	Date	Comment



FLOOR PLAN - FIRST LEVEL
1
3/16" = 1'-0"



WEKA BUILDING
WESTWARD AVENUE
BANNING, CA

JARED HIMLE - WEKA, INC.

236 W. ORANGE SHOW ROAD, #114
SAN BERNARDINO, CA 92408

project information

Project Number:	2100111
Drawn By:	Author
Checked By:	GWM
Issue Date:	12/16/2021

sheet name

FIRST FLOOR

sheet number

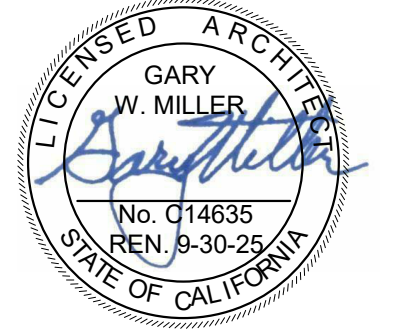
A-101

Sheet Of Sheets

WALL TYPE LEGEND:
 W-1 EXTERIOR WALL: TEXTURED METAL PANEL OVER 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD EACH SIDE w/ SOUND BATT INSULATION.
 W-2 INTERIOR WALL: 3 5/8" METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM WALL BOARD EACH SIDE w/ SOUND BATT INSULATION



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 Redlands, CA 92374
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 info@miller-aip.com



owner approval

initials	date	phase

revisions/addenda

#	Date	Comment



1 FLOOR PLAN - SECOND LEVEL;L
 3/16" = 1'-0"



WEKA BUILDING
 WESTWARD AVENUE
 BANNING, CA
JARED HIMLE - WEKA, INC.
 236 W. ORANGE SHOW ROAD, #114
 SAN BERNARDINO, CA 92408

project information
 Project Number: 2100111
 Drawn By: Author
 Checked By: GWM
 Issue Date: 12/16/2021

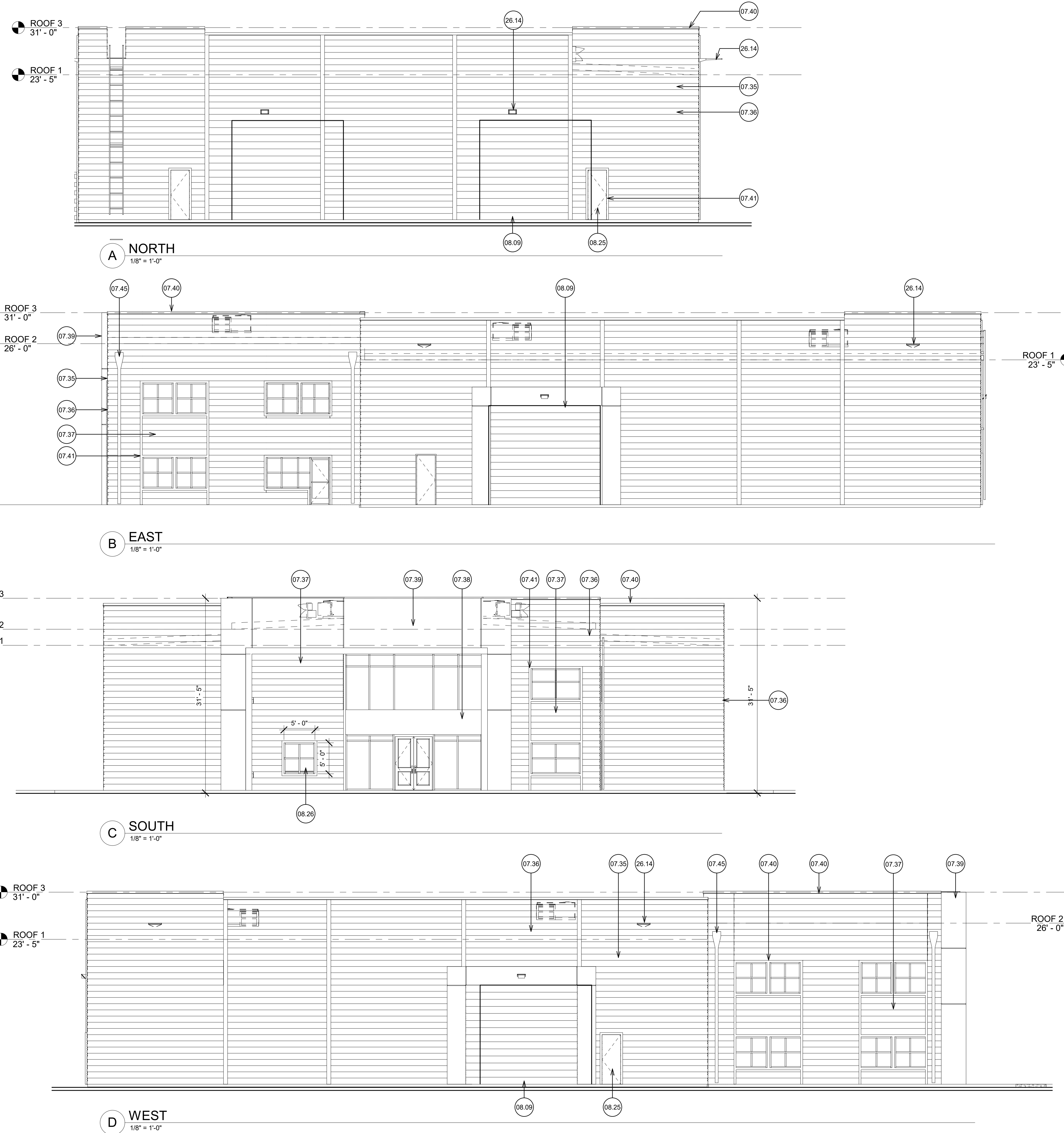
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SECOND LEVEL

sheet number

A-102

Sheet Of Sheets

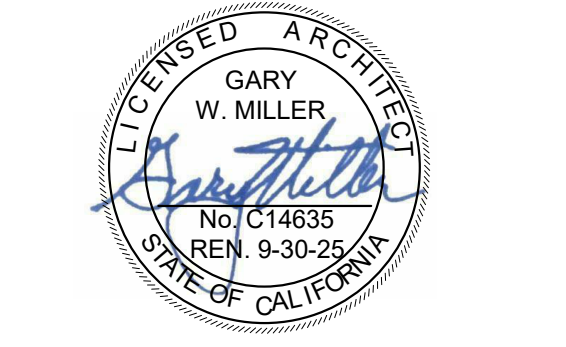


KEY NOTES	
Key Value	Keynote Text
07.35	Centria CS-200 Horizontal Panel Siding, Color 156 Colonial Red
07.36	Centria CS-220 Horizontal Panel Siding, Color 9911 Pebble
07.37	Centria CS-260 Horizontal Panel Siding, Color 9926 Arabian Blue
07.38	Centria Insulated Metal Panel, Color 156 Colonial Red
07.39	Centria Insulated Metal Panel, Color 1760 Limestone
07.40	4" Coping, Color 9911 Pebble
07.41	Panel Joint Covers
07.45	Downspout
08.09	OVERHEAD COILING DOOR WITH COLOR FINISH.
08.25	PAINT FINISH AT DOOR TO MATCH WITH EXTERIOR WALL PANEL COLOR.
08.26	5'-0" Square Window
26.14	WALL MOUNTED LIGHT FIXTURE.

NOTE: FOR COLOR FINISH DESCRIPTIONS SEE DRAWING A-202.



1177 Idaho Street, Suite 200
 Redlands, CA 92374
 Phone: 909-335-7400
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owner approval		
initials	date	phase

revisions/addenda		
#	Date	Comment

WEKA BUILDING
 WESTWARD AVENUE
 BANNING, CA

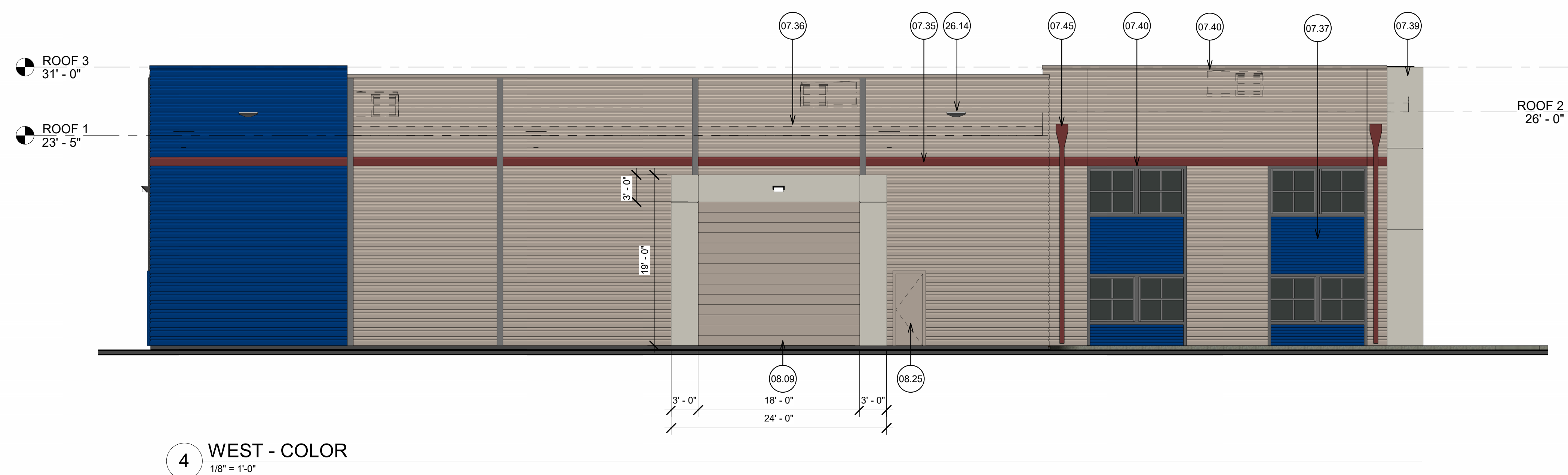
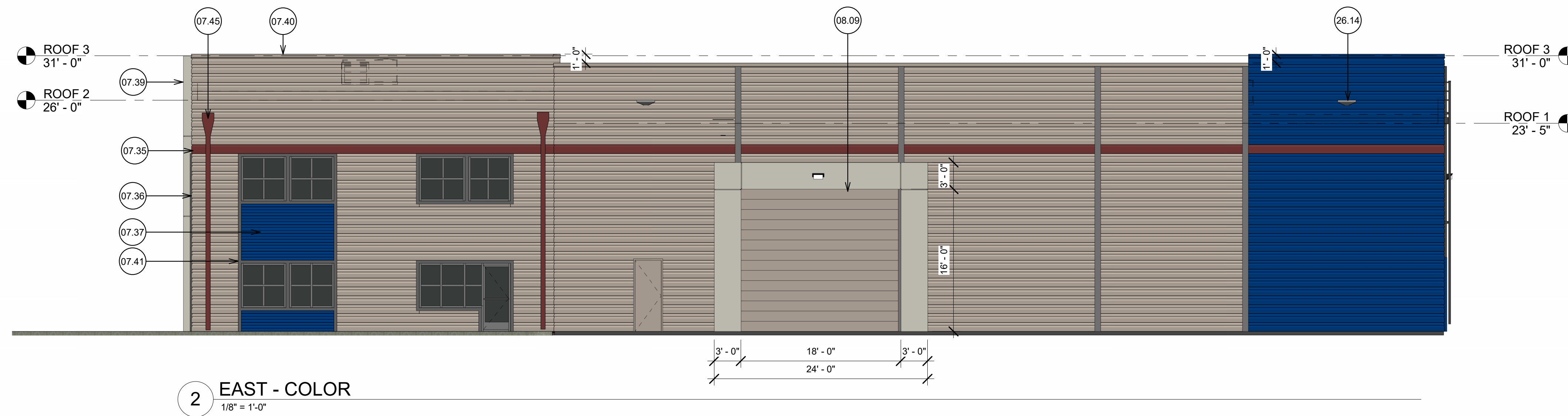
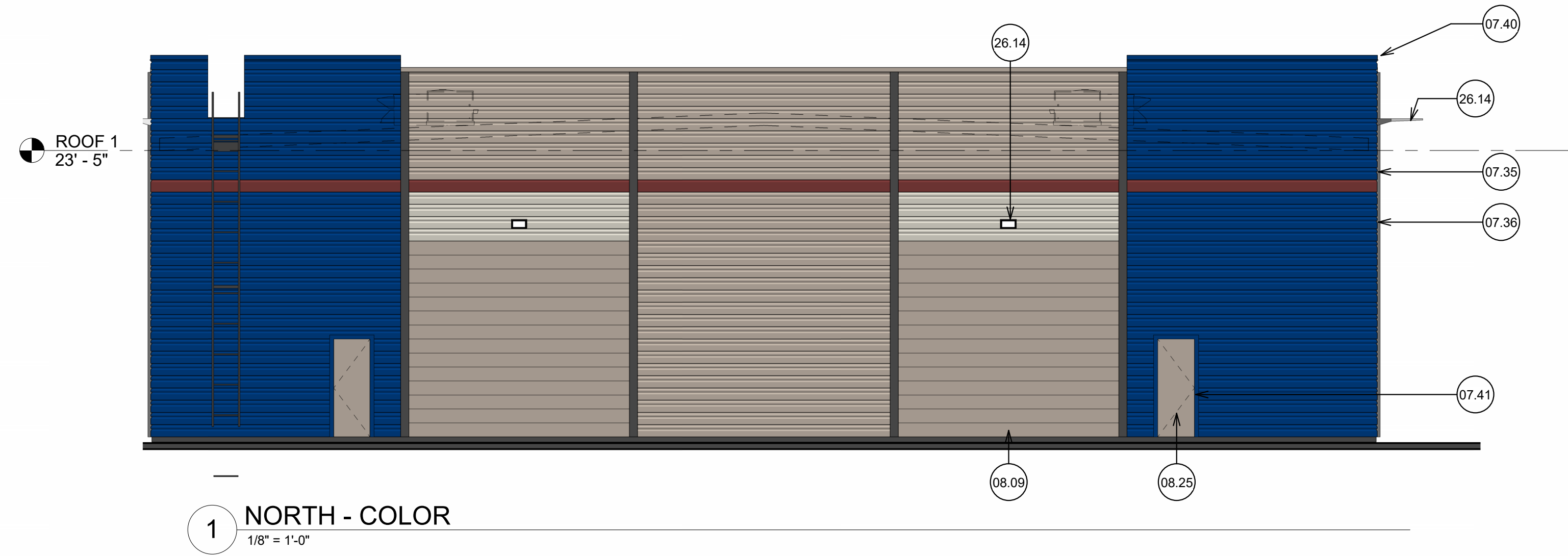
JARED HIMLE - WEKA, INC.
 236 W. ORANGE SHOW ROAD, #114
 SAN BERNARDINO, CA 92408

project information	
Project Number:	2100111
Drawn By:	Author
Checked By:	GWM
Issue Date:	12/16/2021

sheet name
 EXTERIOR ELEVATIONS

sheet number
 A-201

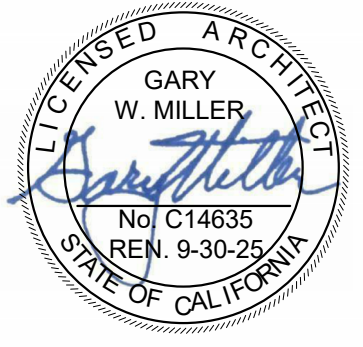
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KEY NOTES	
Key Value	Keynote Text
07.35	Centria CS-200 Horizontal Panel Siding, Color 156 Colonial Red
07.36	Centria CS-220 Horizontal Panel Siding, Color 9911 Pebble
07.37	Centria CS-260 Horizontal Panel Siding, Color 9926 Arabian Blue
07.38	Centria Insulated Metal Panel, Color 156 Colonial Red
07.39	Centria Insulated Metal Panel, Color 1760 Limestone
07.40	4" Coping, Color 9911 Pebble
07.41	Panel Joint Covers
07.45	Downspout
08.09	OVERHEAD COILING DOOR WITH COLOR FINISH.
08.25	PAINT FINISH AT DOOR TO MATCH WITH EXTERIOR WALL PANEL COLOR.
08.26	5'-0" Square Window
26.14	WALL MOUNTED LIGHT FIXTURE.



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299
info@miller-aip.com



owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

WEKA BUILDING
WESTWARD AVENUE
BANNING, CA
JARED HIMLE - WEKA, INC.
236 W. ORANGE SHOW ROAD, #114
SAN BERNARDINO, CA 92408

project information
Project Number: 2100111
Author: GWM
Checked By: GWM
Issue Date: 12/16/2021

sheet name
COLORED ELEVATIONS

sheet number
A-202

Sheet Of Sheets