

PROJECT SUMMARY

APN: 678 160 022
 SITE ACRES: 16.02 ACRES
 USE: MULTI-FAMILY RESIDENTIAL
 NO. OF STORIES: 2 STORIES
 PROJECT DENSITY: 14.5 D.U./AC. ALLOWABLE
 TOTAL # OF UNITS: 174 UNITS
 TOTAL # OF BUILDINGS: 87 BUILDINGS

UNITS SUMMARY

1 BDRM UNITS: 1,400 S.F. 3 BDRMS, 2.5 BATHS, 2 CAR GARAGE
 2 BDRM UNITS: 1,711 S.F. 4 BDRMS, 2.5 BATHS, 2 CAR GARAGE

 2 BDRM UNITS: 46 UNITS
 3 BDRM UNITS: 128 UNITS
 TOTAL UNITS: 174 UNITS

BUILDINGS SUMMARY

NO. OF DUPLEX APT. BLDGS.: 87 BUILDINGS
 NO. OF STORIES: 2 STORIES
 APT. BLDGS. GROSS S.F.: 283,408 S.F.

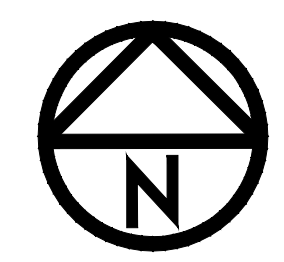
PARKING SUMMARY

PARKING SPACES REQUIRED:
 174 3+ BDRMS. D.U. X 3 COVERED SPACES / D.U. 522 SPACES
 174 D.U. X .25 GUEST SPACES/D.U. 44 SPACES
 TOTAL PARKING SPACES REQUIRED: 566 SPACES

PARKING SPACES PROVIDED:

COVERED SPACES: 696 SPACES
 GUEST SPACES: 44 SPACES
 TOTAL PARKING SPACES PROVIDED: 740 SPACES

BANNING DUPLEX APARTMENTS
 BANNING, CA
 174 Apartment Homes
 WJK DEVELOPMENT CO.



**SCHEMATIC
 SITE PLAN 3**

MICHAEL McHALE, ARCHITECT
 (949) 566-4951 1/12/23
 SCALE: 1" = 70' - 0"

BANNING DUPLEX APARTMENTS



STREET ELEVATION

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1A
ELEVATION 1

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1A
ELEVATION 2

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1A
ELEVATION 3

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1A
ELEVATION 4

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1B
ELEVATION 1

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1B
ELEVATION 2

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1B
ELEVATION 3

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1B
ELEVATION 4

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1C
ELEVATION 1

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1C
ELEVATION 2

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1C
ELEVATION 3

BANNING DUPLEX APARTMENTS



BUILDING TYPE 1C
ELEVATION 4

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2A
ELEVATION 1

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2A
ELEVATION 2

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2A
ELEVATION 3

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2A
ELEVATION 4

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2B
ELEVATION 1

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2B
ELEVATION 2

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2B
ELEVATION 3

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2B
ELEVATION 4

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2C
ELEVATION 1

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2C
ELEVATION 2

BANNING DUPLEX APARTMENTS

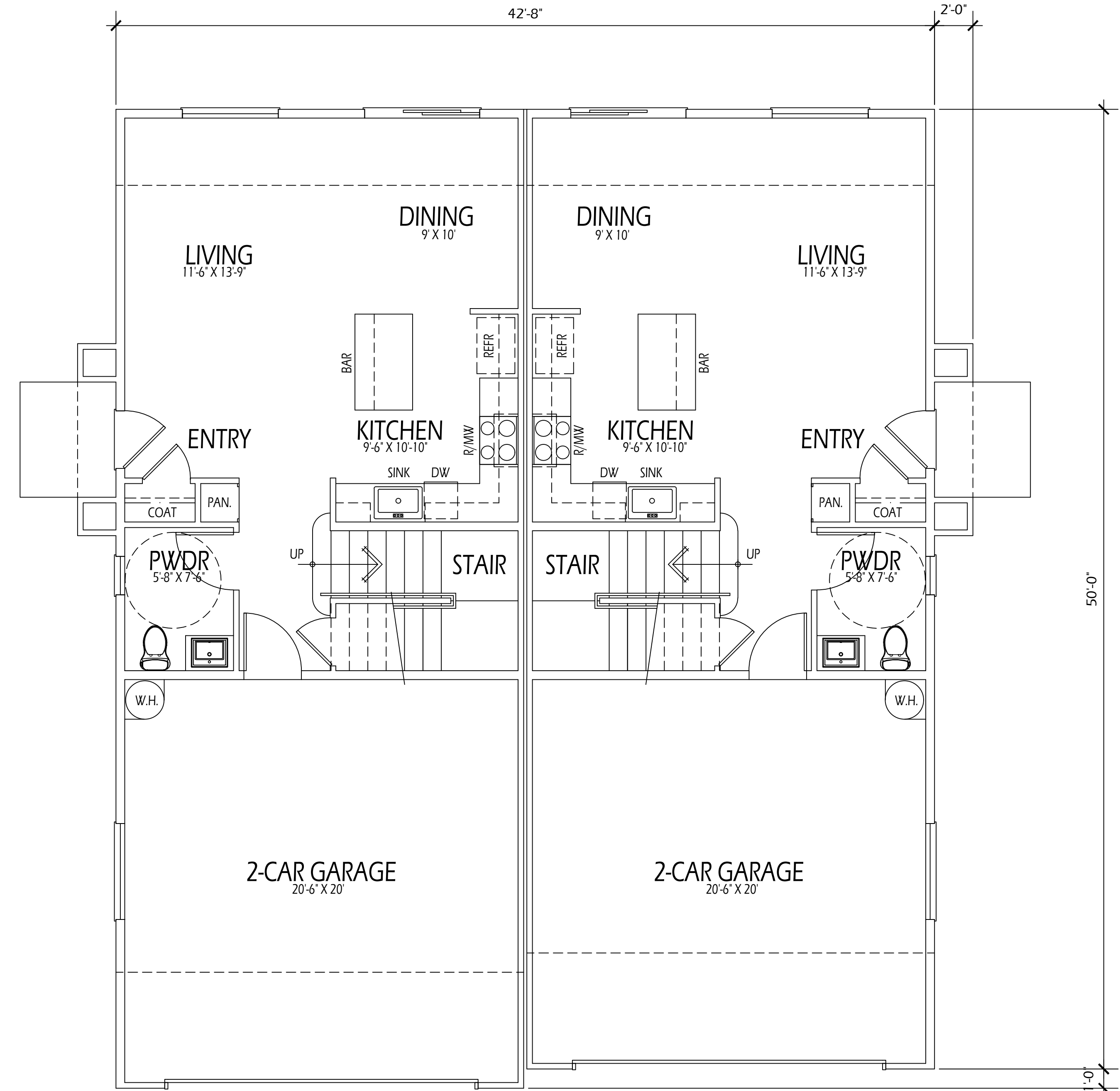


BUILDING TYPE 2C
ELEVATION 3

BANNING DUPLEX APARTMENTS



BUILDING TYPE 2C
ELEVATION 4




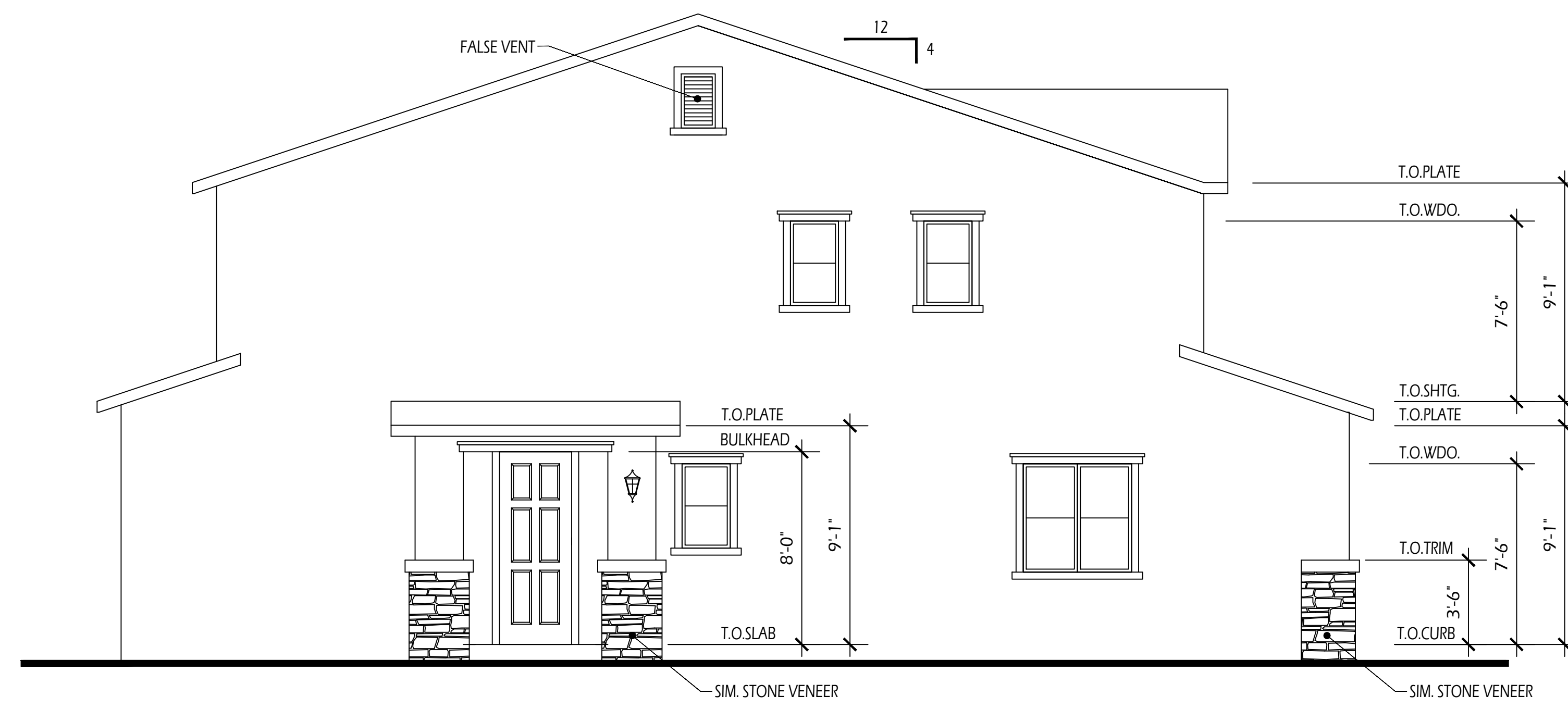
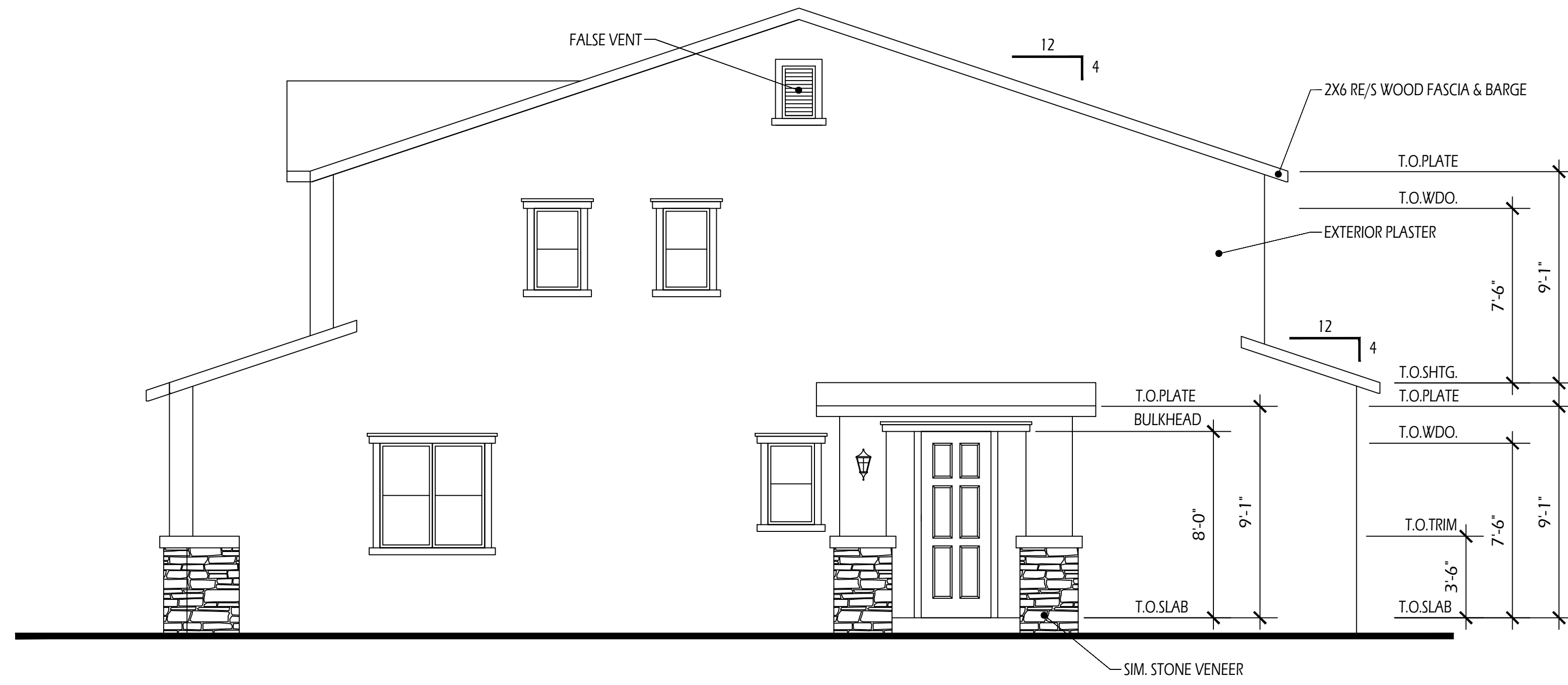
PLAN 1 S.F.: 1,400 SF
 3 BDRM, 2.5 BA, 2 CAR GARAGE

BUILDING 1A S.F.: 2,800 S.F.

BUILDING TYPE 1A FLOOR PLANS

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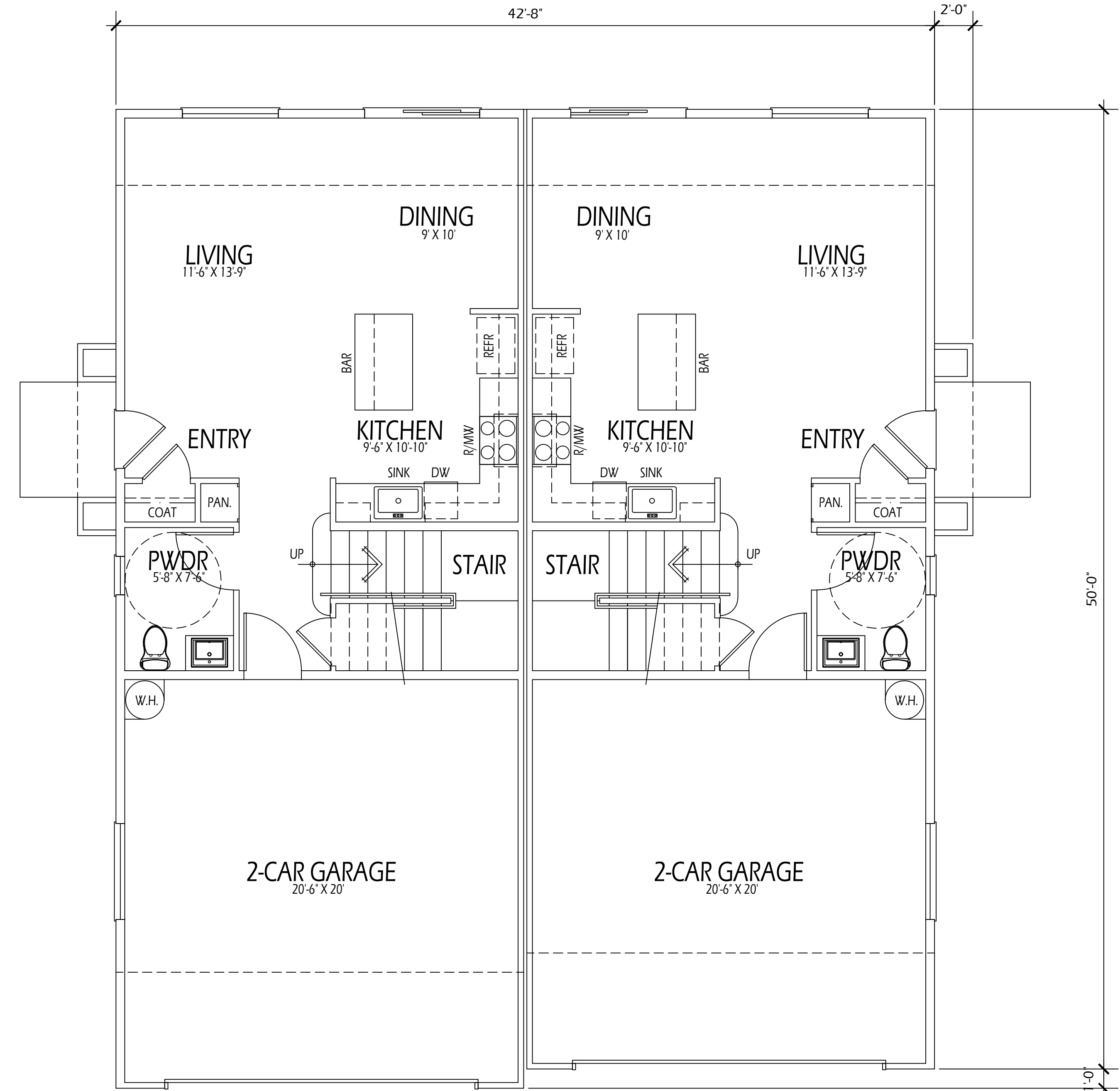
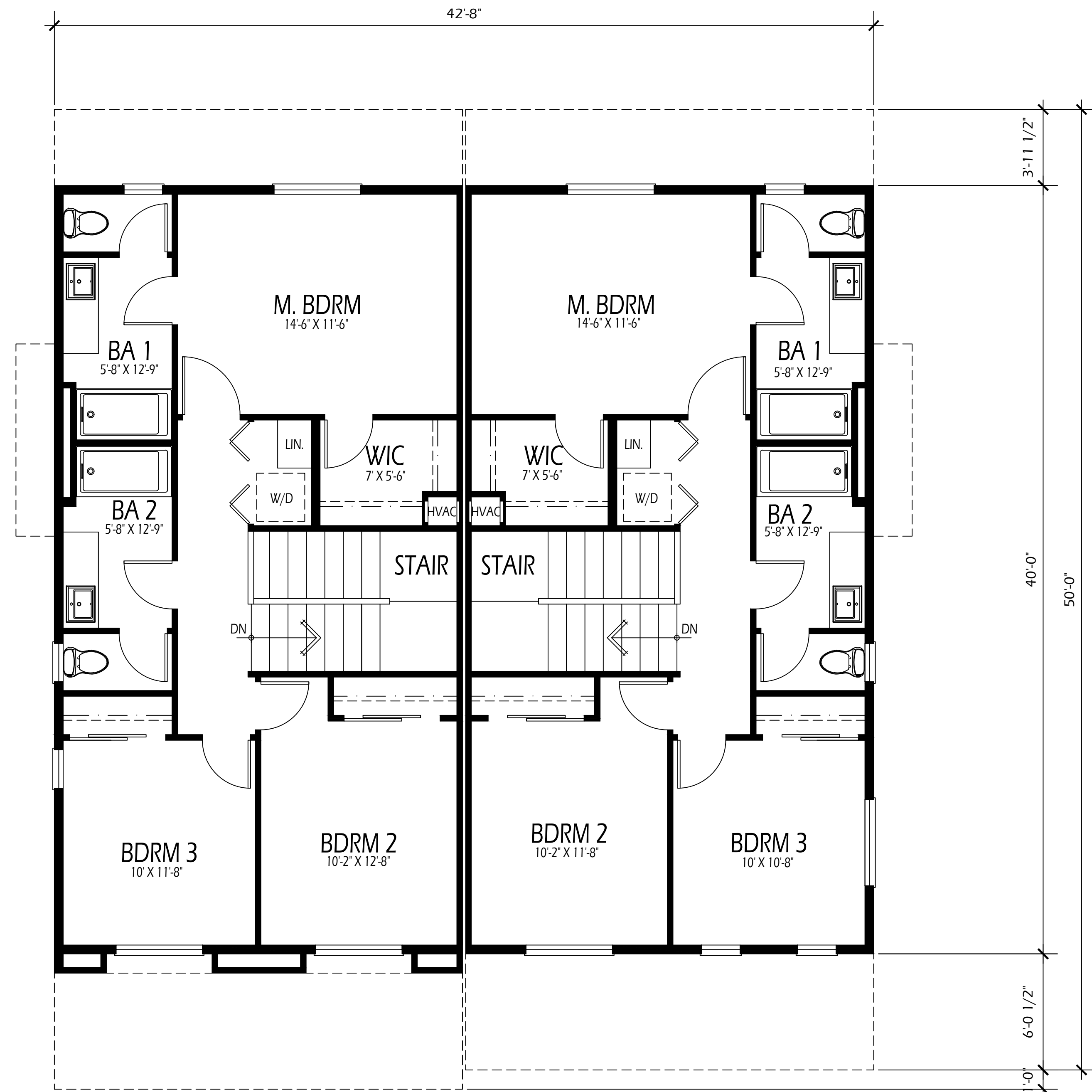
 MICHAEL McHALE, ARCHITECT
 (949) 566-4951
 11/17/22
 SCALE: 1" = 4' - 0"



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BUILDING TYPE 1A
EXTERIOR ELEVATIONS

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 SCALE: 1" = 4' - 0"




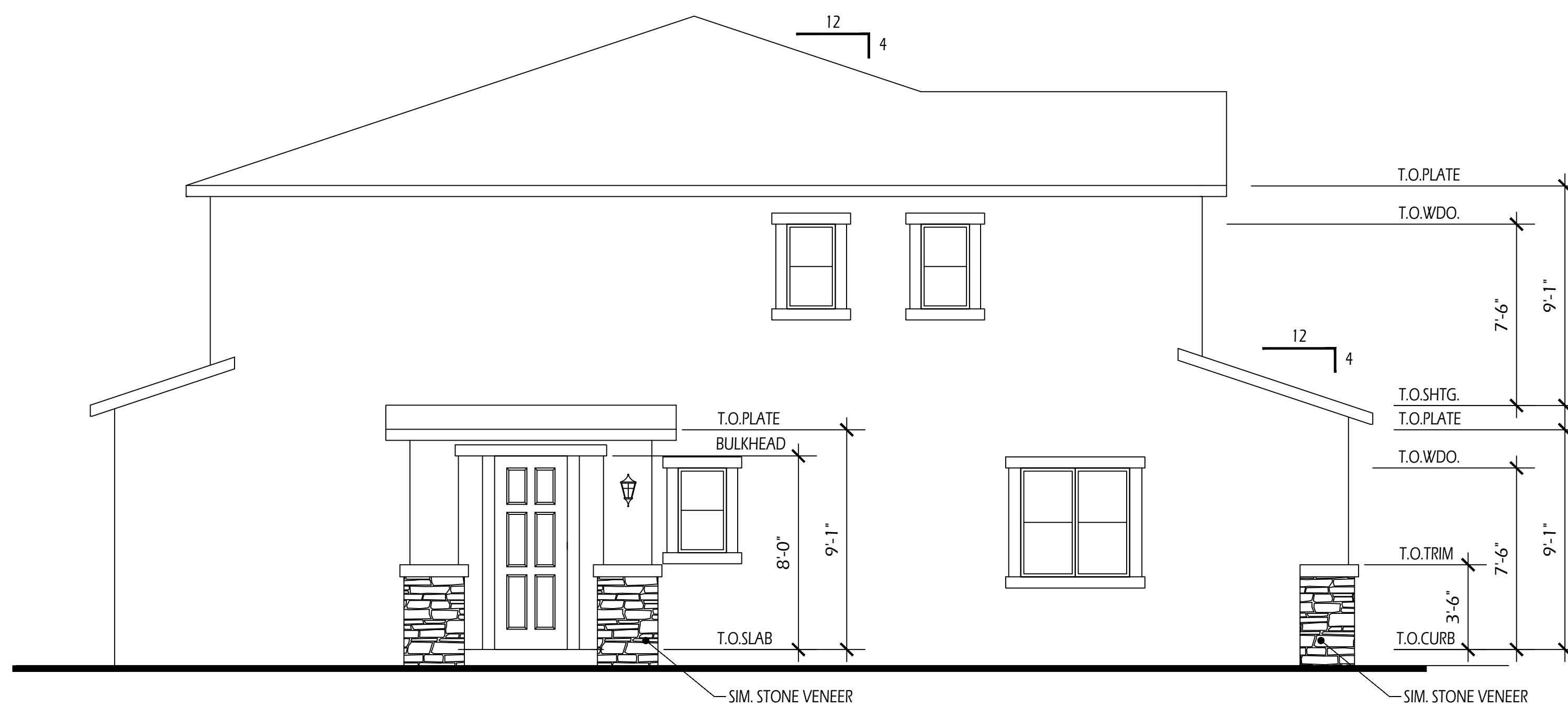
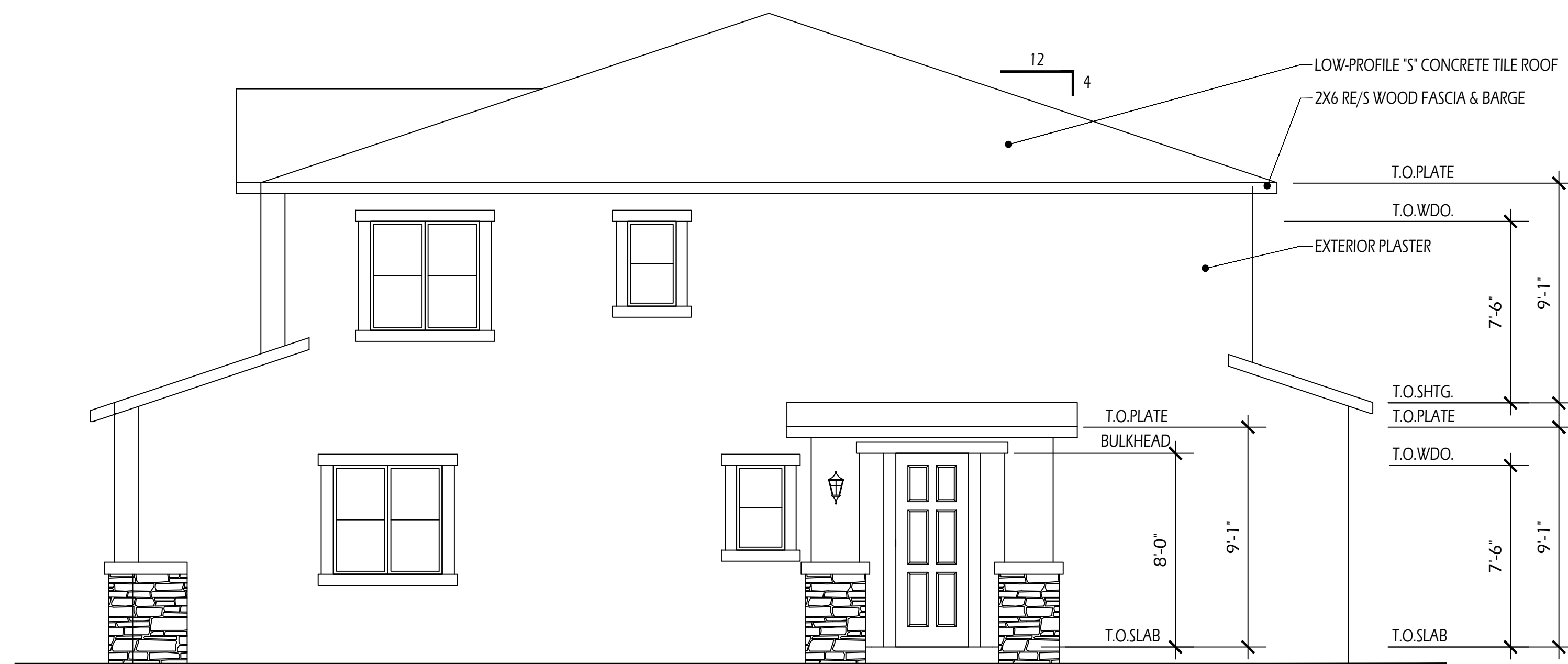
PLAN 1 S.F.: 1,400 SF
 3 BDRM, 2.5 BA, 2 CAR GARAGE

BUILDING 1B S.F.: 2,800 S.F.

BUILDING TYPE 1B FLOOR PLANS

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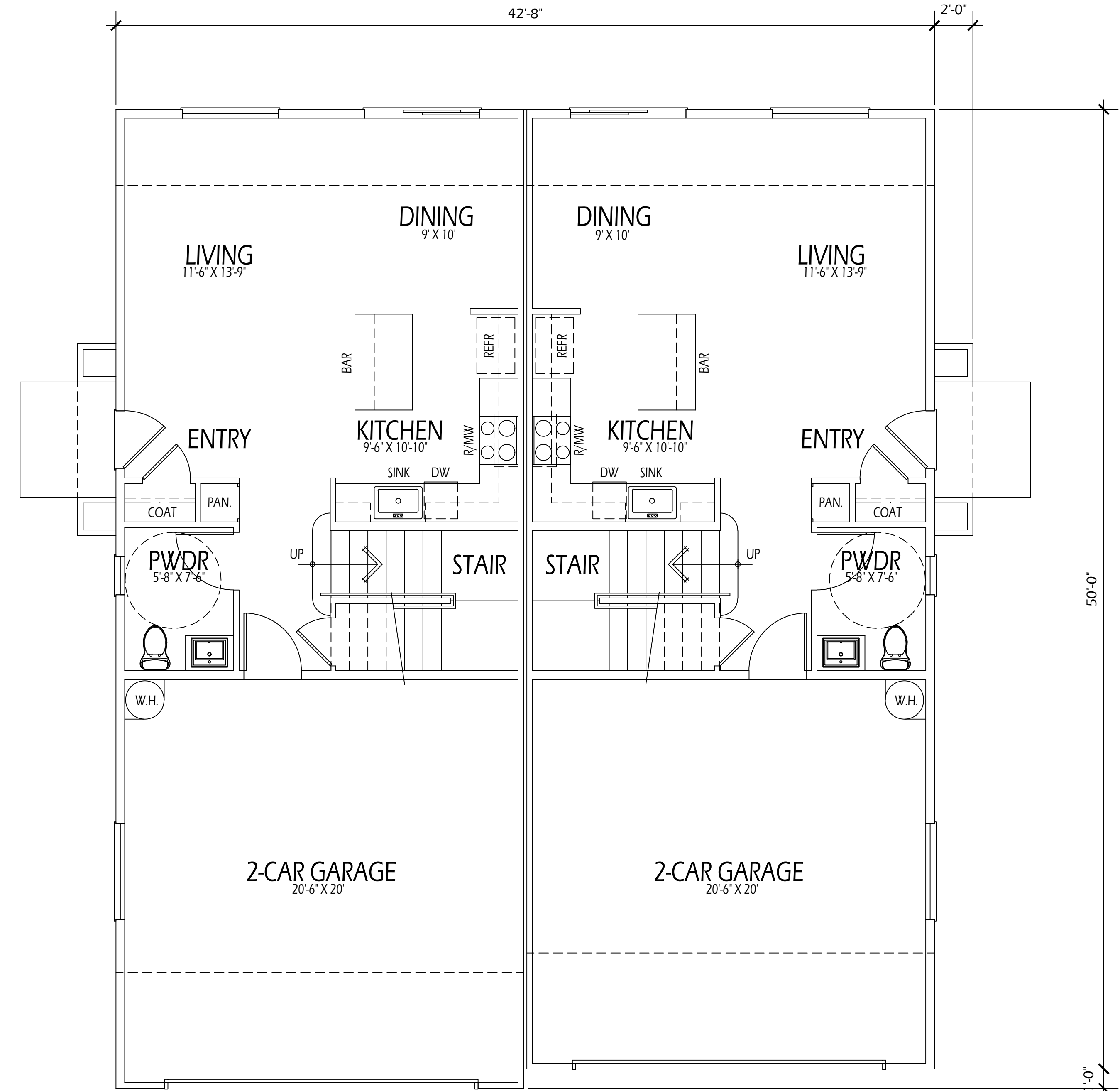
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BUILDING TYPE 1B
EXTERIOR ELEVATIONS


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 11/17/22
 SCALE: 1" = 4' - 0"

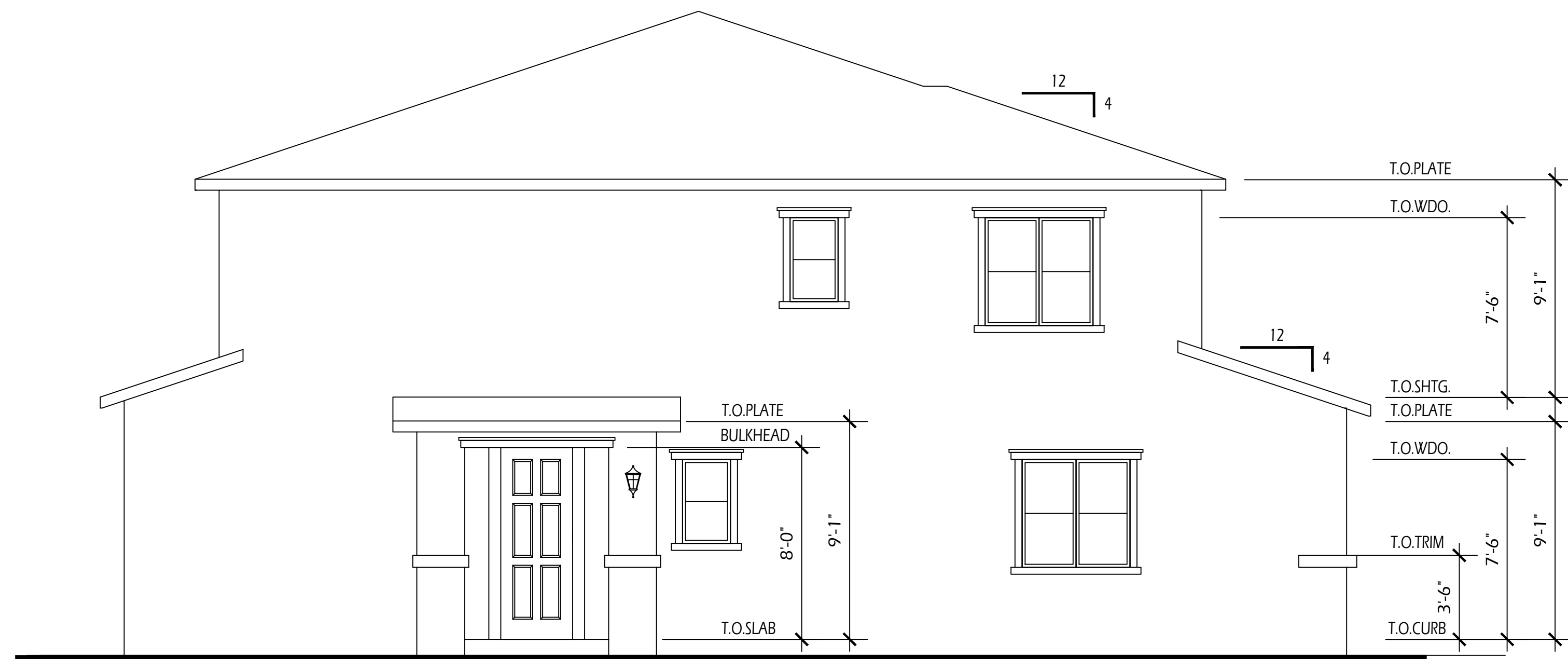


PLAN 1 S.F.: 1,400 SF
 3 BDRM, 2.5 BA, 2 CAR GARAGE
 BUILDING 1C S.F.: 2,800 S.F.

BUILDING TYPE 1C

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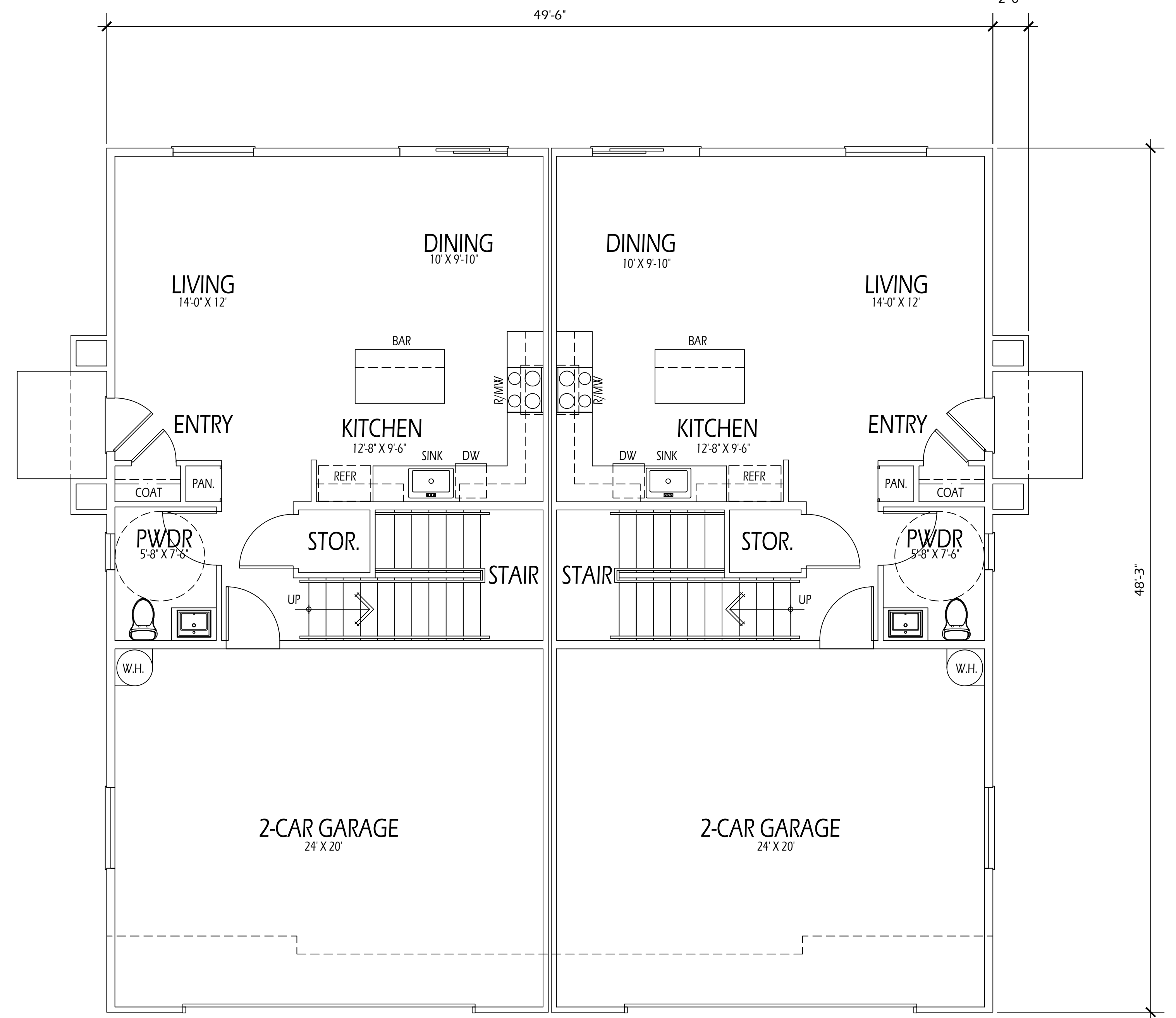
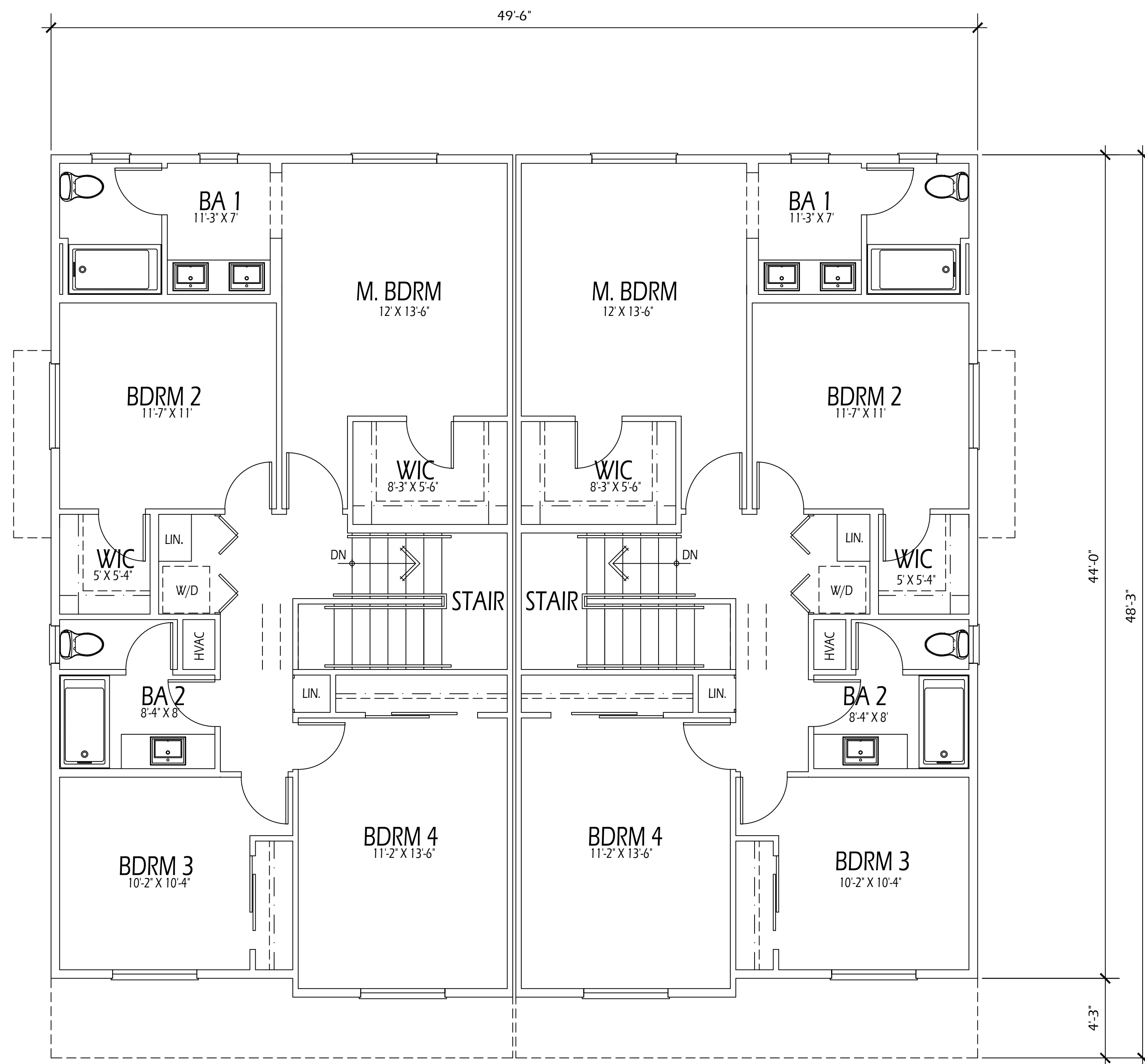
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BUILDING TYPE 1C
EXTERIOR ELEVATIONS


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 11/17/22
 SCALE: 1" = 4' - 0"



PLAN 2 S.F.: 1,711 SF
4 BDRM, 2.5 BA, 2 CAR GARAGE

BUILDING 2A S.F.: 3,422 S.F.

BUILDING TYPE 2A FLOOR PLANS


BANNING DUPLEX APARTMENTS

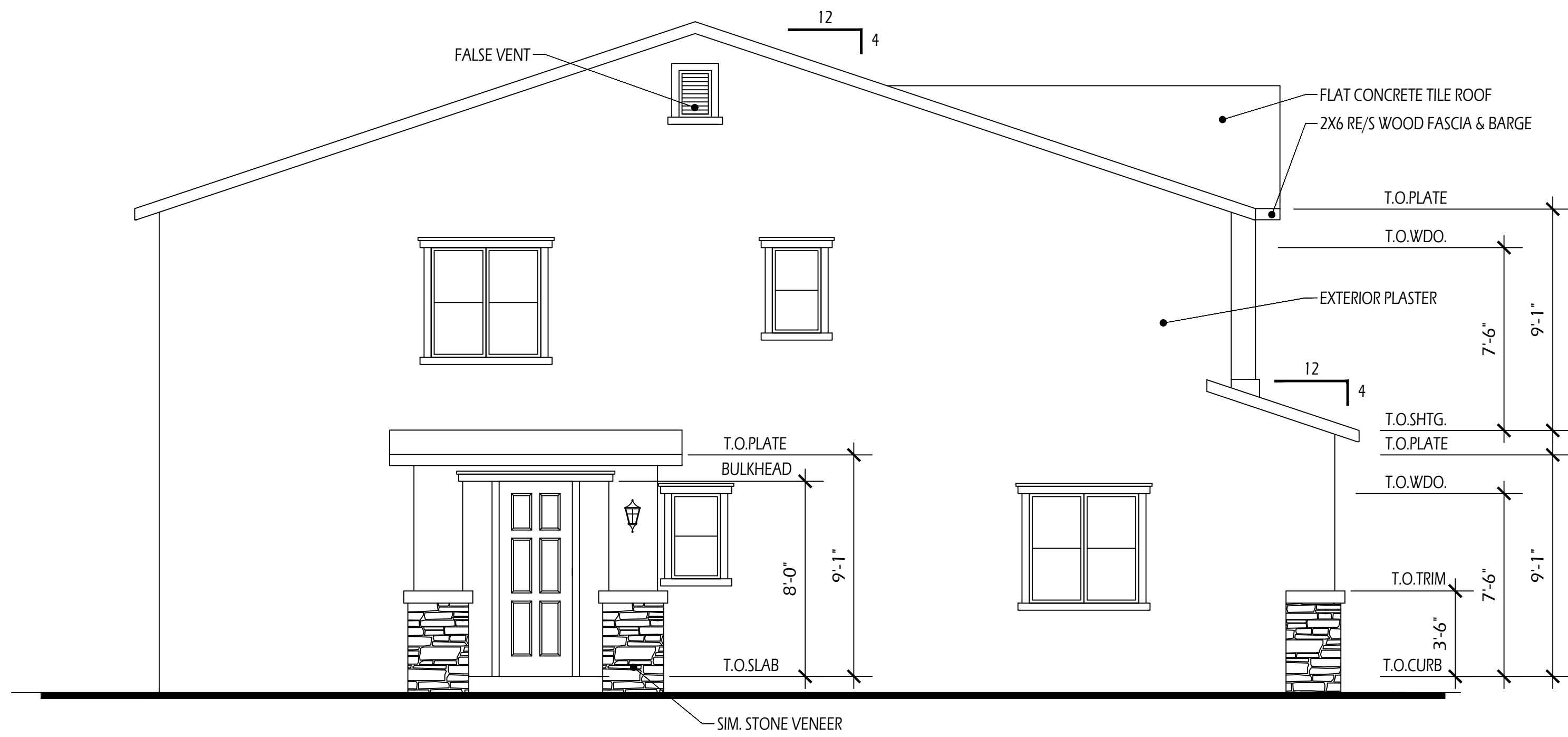
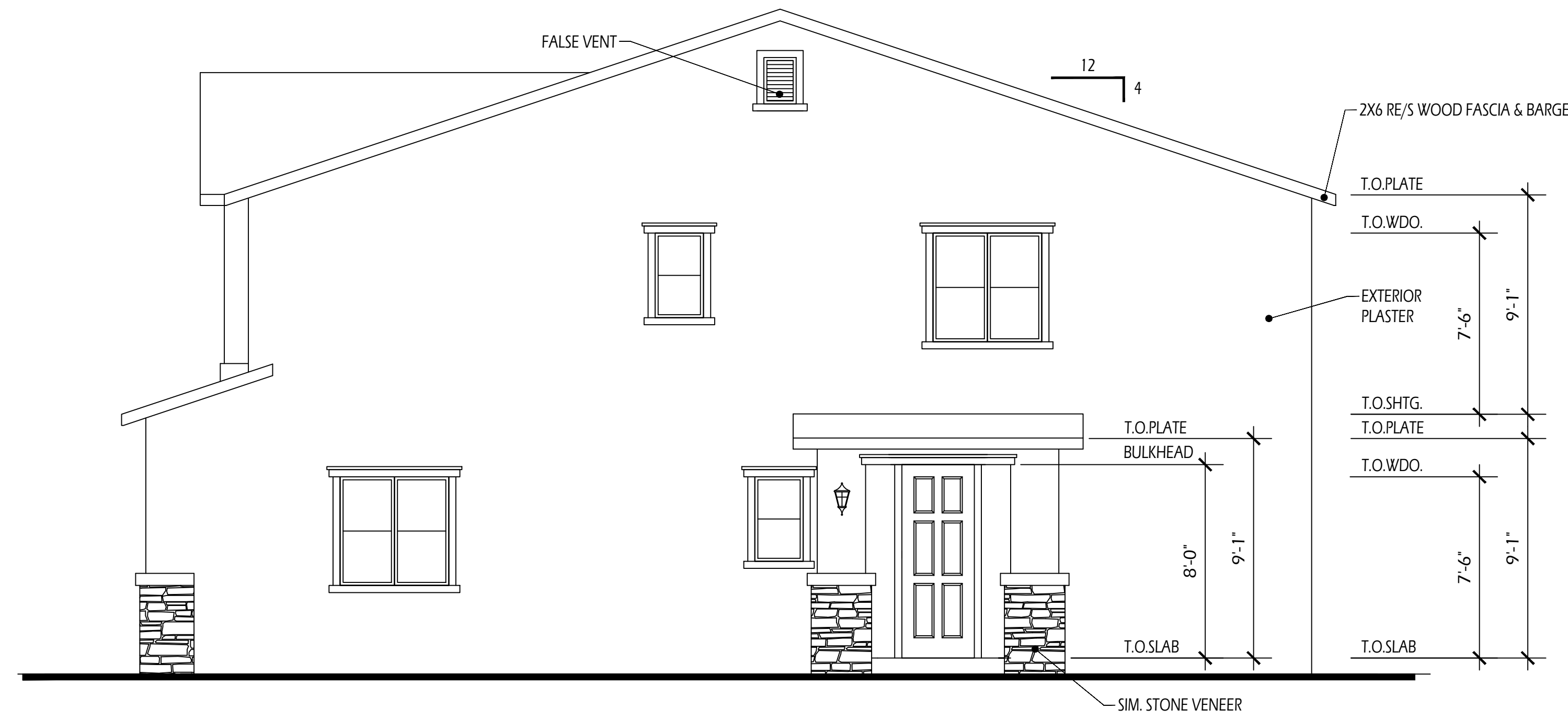
BANNING, CA

174 Apartment Homes

WJK DEVELOPMENT CO. / RSI EQUITY

GRANT KEENE (949) 677-0668

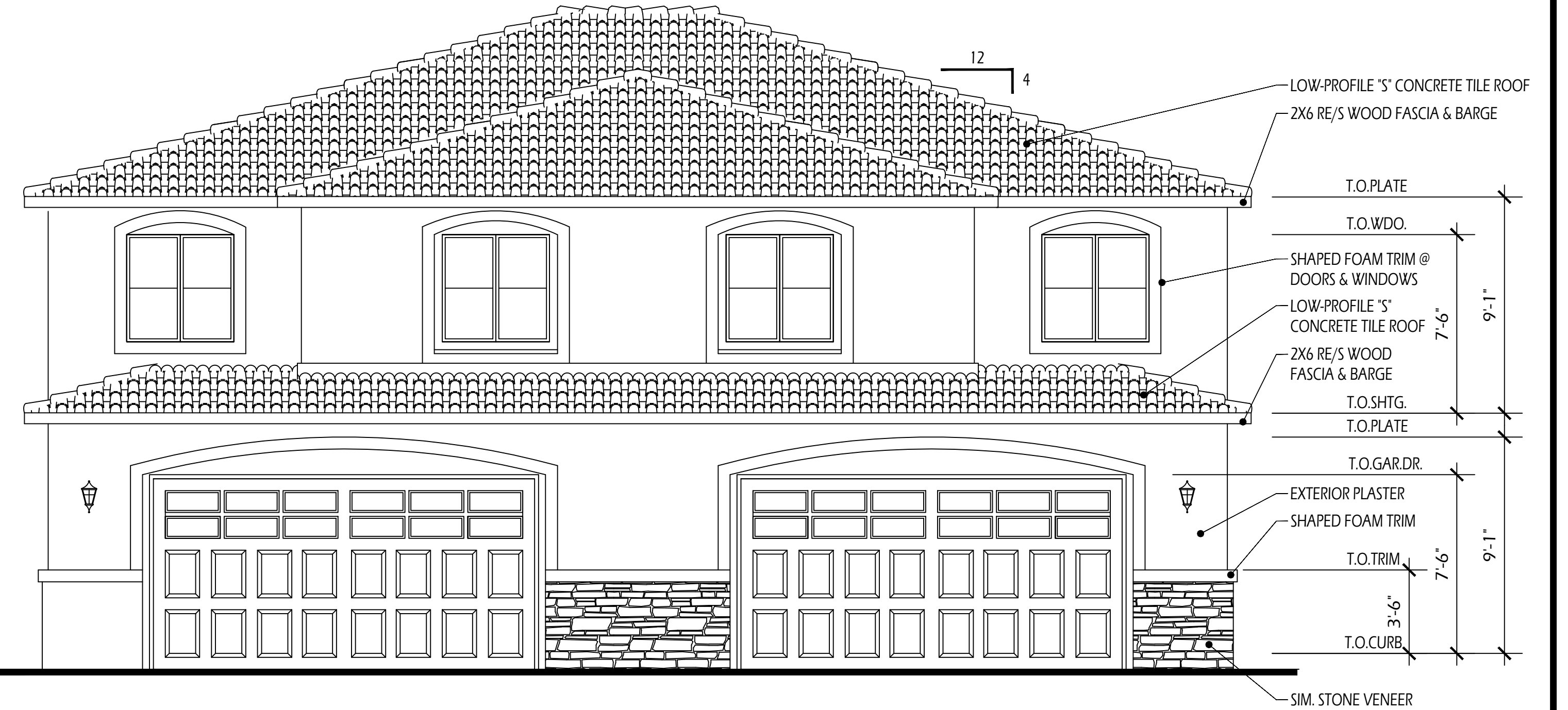
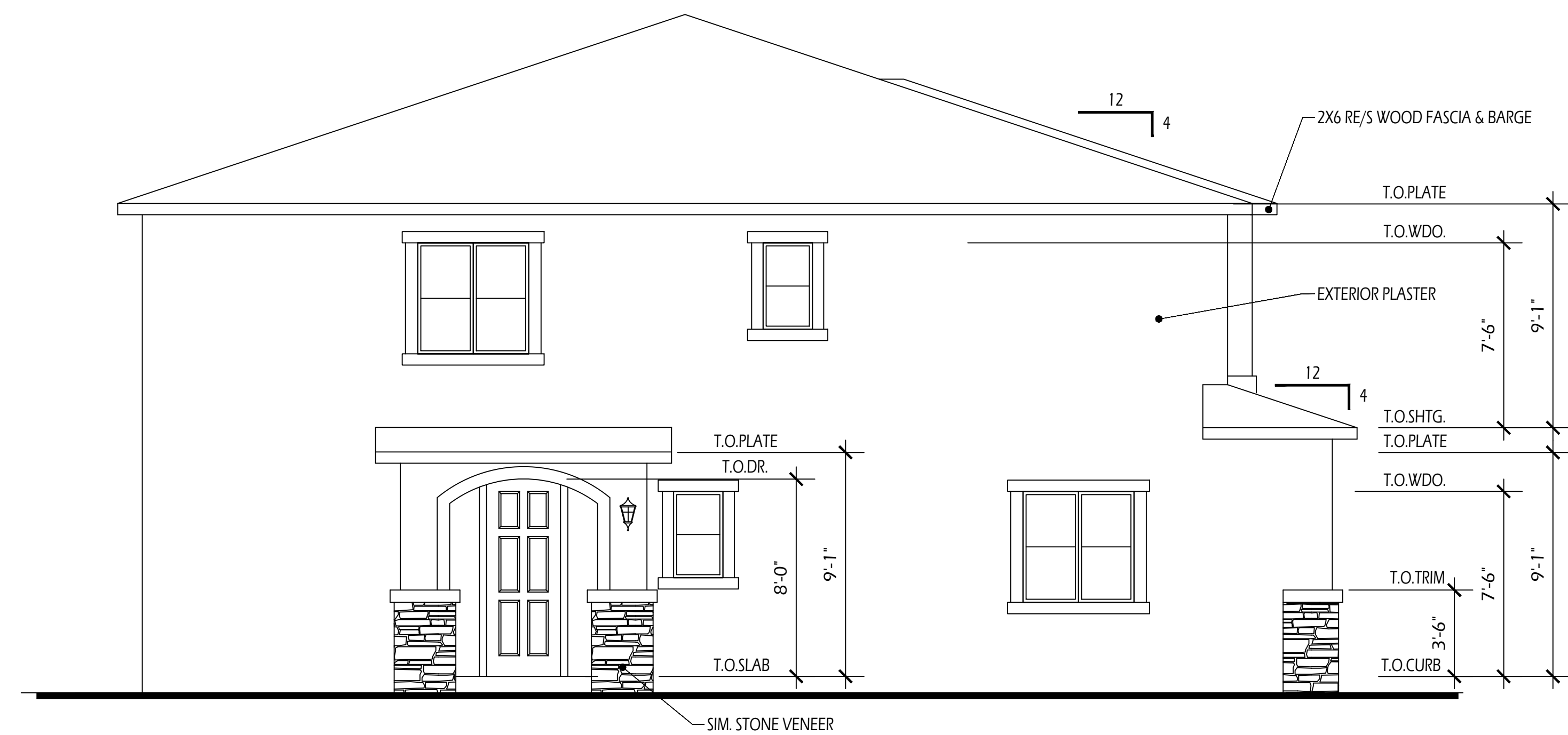
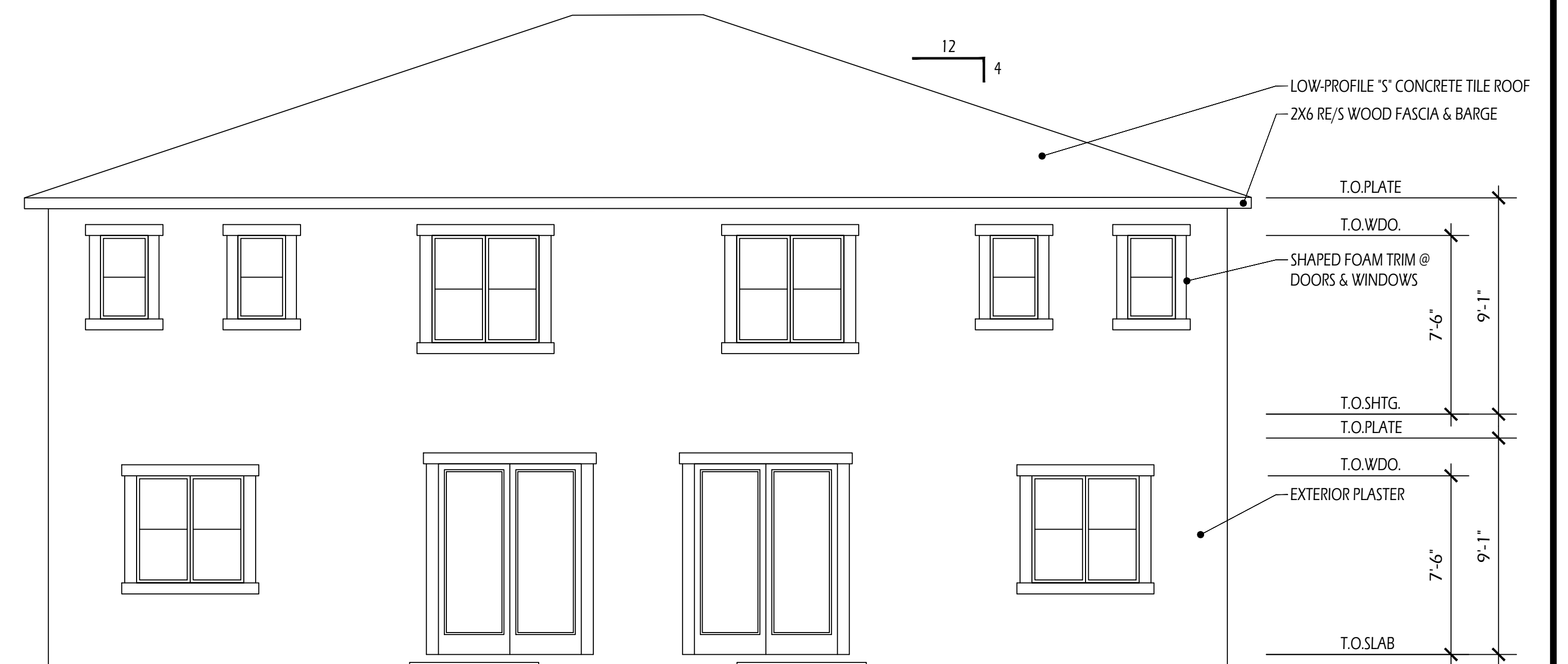
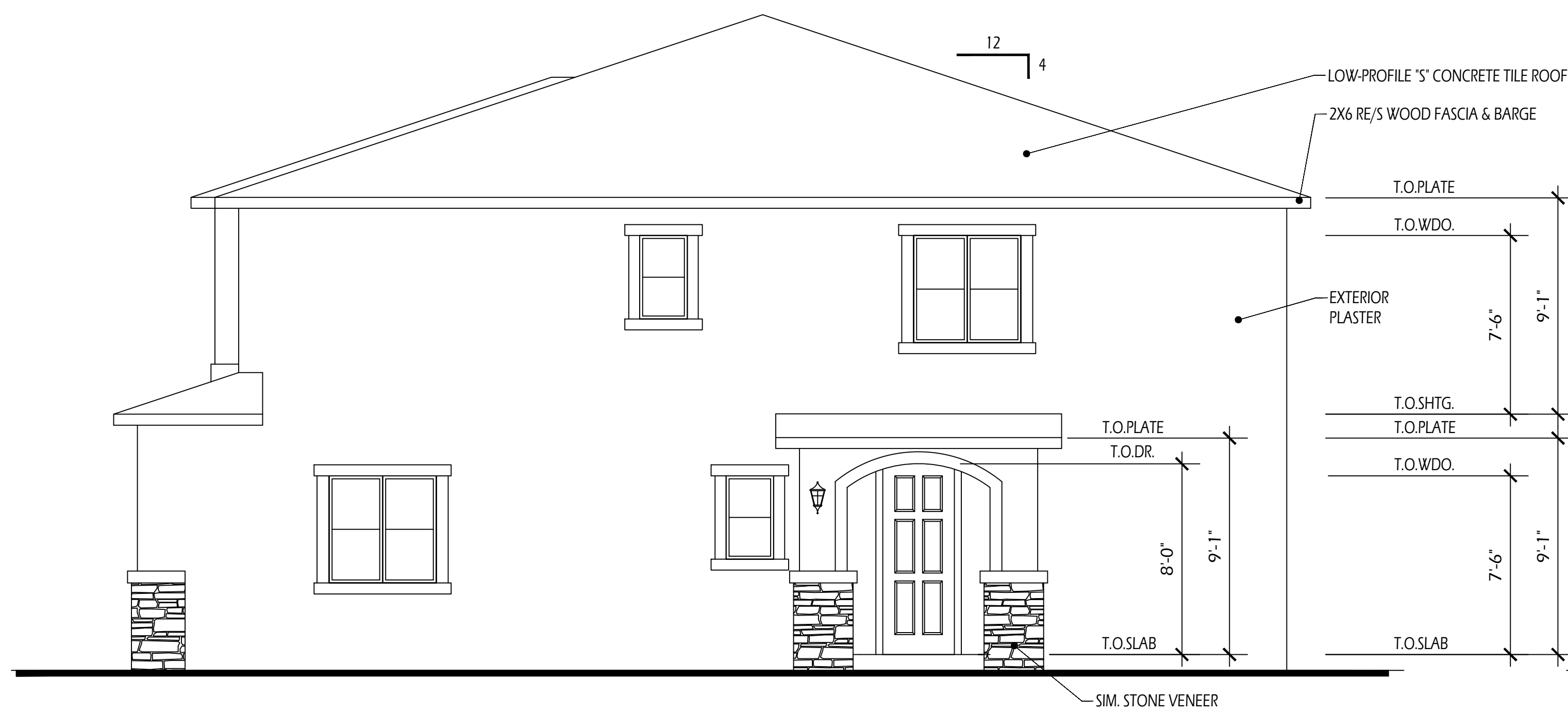
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11/17/22
SCALE: 1" = 4' - 0"



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BUILDING TYPE 2A
EXTERIOR ELEVATIONS

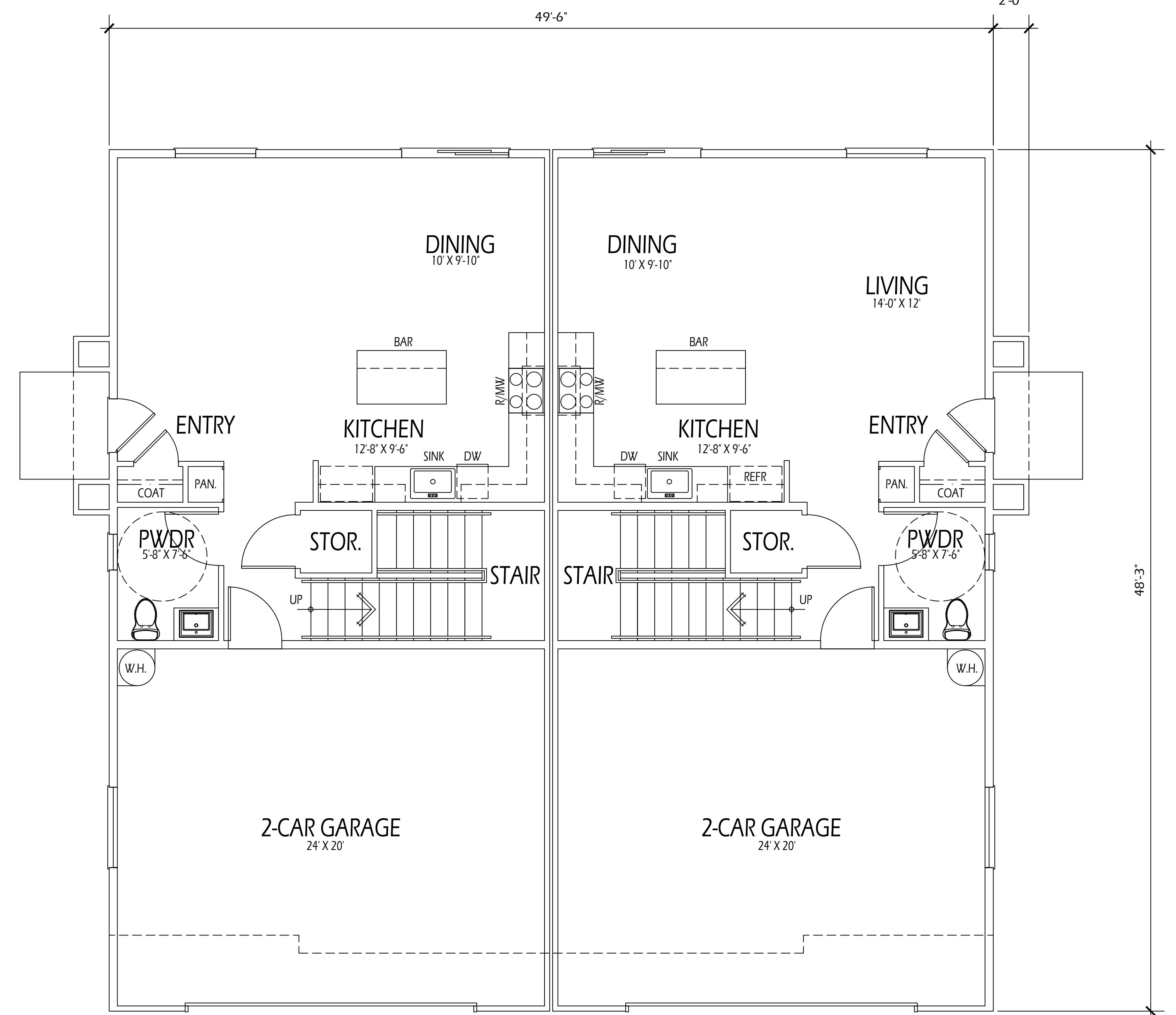
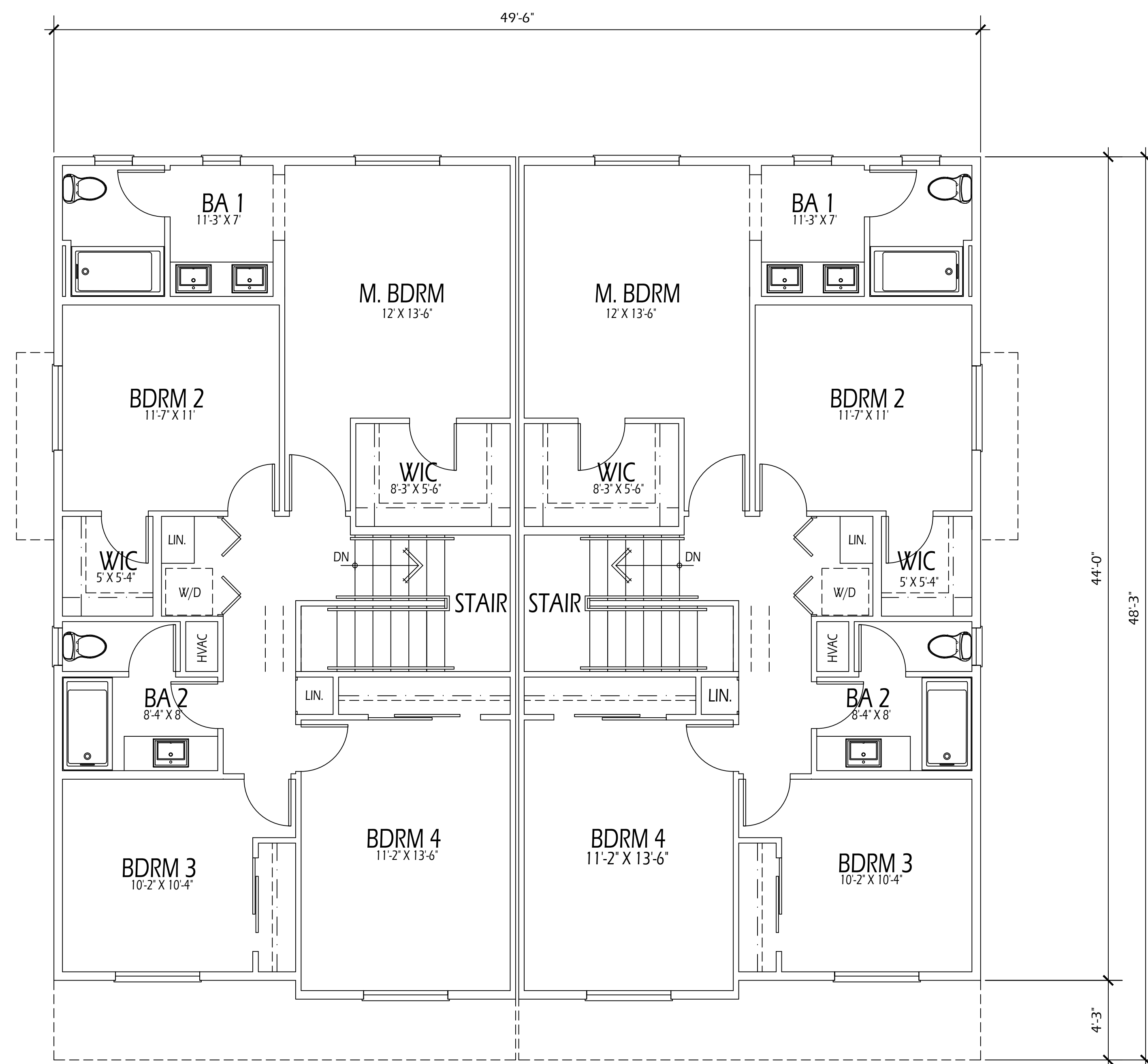
 MICHAEL McHALE, ARCHITECT
 (949) 566-4951
 11/17/22
 SCALE: 1" = 4' - 0"



BANNING DUPLEX APARTMENTS
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BUILDING TYPE 2B
EXTERIOR ELEVATIONS

 MICHAEL McHALE, ARCHITECT
 (949) 566-4951
 11/17/22
 SCALE: 1" = 4' - 0"




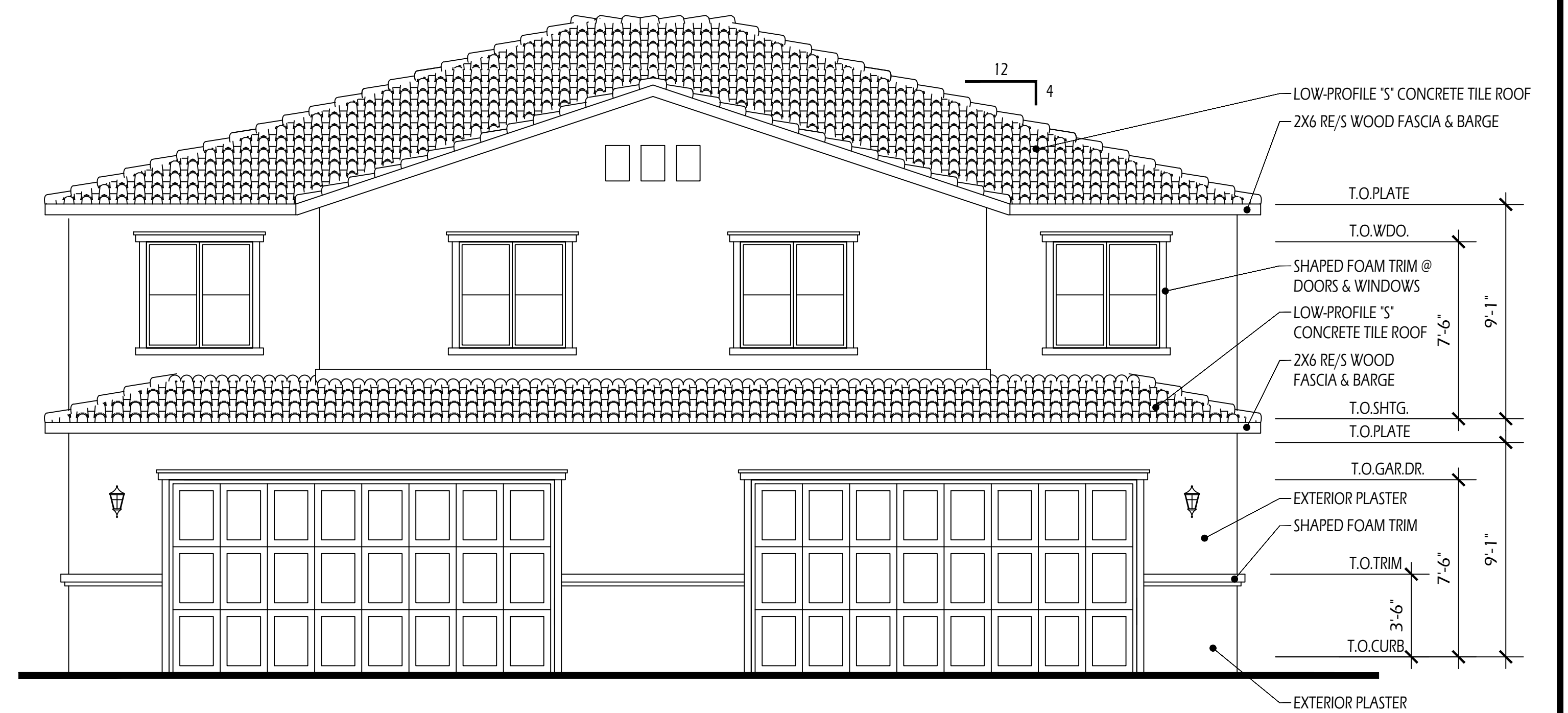
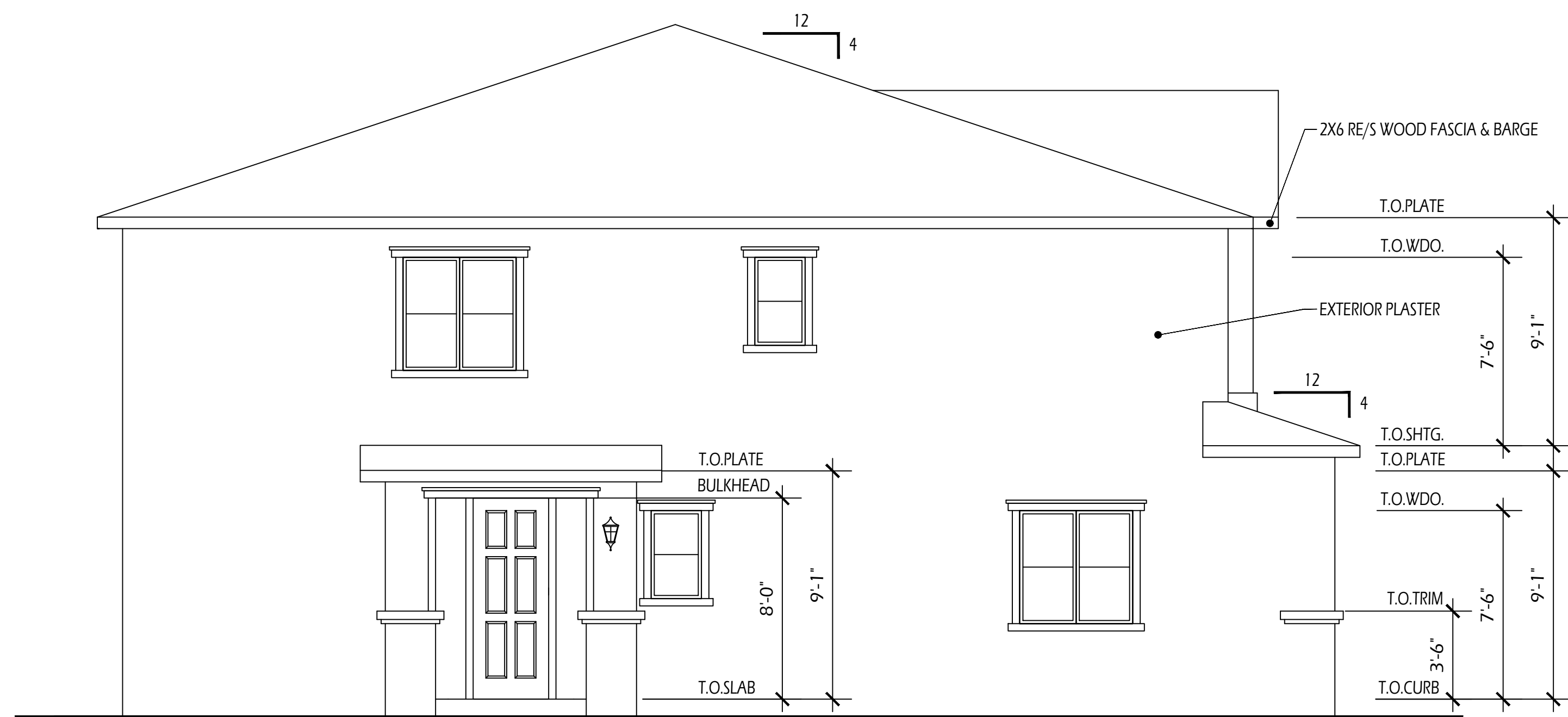
PLAN 2 S.F.: 1,711 SF
 4 BDRM, 2.5 BA, 2 CAR GARAGE

BUILDING 2C S.F.: 3,422 S.F.

BUILDING TYPE 2C

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BUILDING TYPE 2C
EXTERIOR ELEVATIONS

 MICHAEL McHALE, ARCHITECT
 (949) 566-4951
 11/17/22
 SCALE: 1" = 4'-0"

PLANTING LEGEND: TREES

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL.	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUB	15 GAL.	LOW
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	LOW
GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	24" BOX	LOW
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	MODERATE
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	LOW
CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	MODERATE
OLEA EUROPAEA	FRUITLESS OLIVE	36" BOX	LOW
PARKENSONIA 'DESERT MUSEUM'	PALO VERDE	15 GAL.	LOW
PINUS HALEPENSIS	ALEPPO PINE	24" BOX	LOW
PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	15 GAL.	LOW
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL.	MODERATE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	MODERATE
POPULUS FREMONTII	WESTERN COTTONWOOD	15 GAL.	LOW

PLANTING LEGEND: SHRUBS & GROUNDCOVERS

BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL @ 18" O.C.	LOW
AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	1 GAL @ 42" O.C.	LOW
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	1 GAL @ 30" O.C.	LOW
CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL @ 48" O.C.	LOW
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL @ 48" O.C.	LOW
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL @ 24" O.C.	LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 24" O.C.	LOW
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL @ 60" O.C.	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	1 GAL @ 12" O.C.	LOW
GREVILLEA SPP.	GREVILLEA	5 GAL @ 60" O.C.	LOW
SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL @ 72" O.C.	LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL @ 48" O.C.	LOW
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL @ 60" O.C.	LOW
MUHLENBERGIA CAPILLARIS	REGAL MIST PINK MUHLY	1 GAL @ 42" O.C.	LOW
JUSTITIA CALIFORNICA	CHUPAROSA	5 GAL @ 72" O.C.	LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL @ 10" O.C.	LOW
TEUCRIUM FRUTICANS	GERMANDER	1 GAL @ 60" O.C.	LOW
SALVIA 'BEE'S BLISS'	CREeping SAGE	1 GAL @ 72" O.C.	LOW
ROSMARINUS OFF. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL @ 48" O.C.	LOW
VERBENA TENUISECTA	VERBENA	1 GAL @ 48" O.C.	LOW
HYDROSEEDED TURF	BANDERA BERMUDA OR APPROVED EQUAL		HIGH
3" MINIMUM DEPTH STABILIZED DECOMPOSED GRANITE			
PRIVATE BACKYARD			

PLANTING LEGEND: SHRUBS & GROUNDCOVERS

BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL @ 8" O.C.	LOW
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL @ 6" O.C.	LOW
BACCHARIS PILULARIS	DWARF COYOTE BUSH	1 GAL @ 8" O.C.	LOW
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL @ 5" O.C.	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL @ 12" O.C.	LOW
LANTANA SP.	LANTANA	1 GAL @ 6" O.C.	LOW
RHUS OVATA	SUGARBUSH	5 GAL @ 12" O.C.	LOW
BACCHARIS PILULARIS	DWARF COYOTE BUSH	1 GAL @ 8" O.C.	LOW
CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	FLATS @ 18" O.C.	MODERATE
JUNCUS PATENS	CALIFORNIA GREY RUSH	4" POTS @ 36" O.C.	LOW
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL @ 48" O.C.	LOW
LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE	1 GAL @ 48" O.C.	LOW
RIBES SPECIOSUM	FUSCHIA FLOWERING GOOSEBERRY	5 GAL @ 6" O.C.	MODERATE
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL @ 5" O.C.	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL @ 12" O.C.	LOW
GREVILLEA LANIGERA	WOOLLY GREVILLEA	1 GAL @ 48" O.C.	LOW
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL @ 12" O.C.	LOW
RHUS OVATA	SUGARBUSH	5 GAL @ 12" O.C.	LOW
PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL @ 48" O.C.	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL @ 36" O.C.	LOW
WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL @ 6" O.C.	LOW

TOTAL LANDSCAPE AREA: 14.97 ACRES

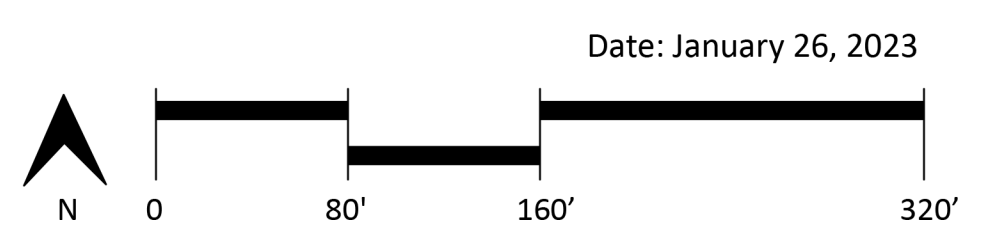


WALL & FENCE LEGEND:

	6" TALL PERIMETER TAN CMU WALL, SPLIT FACE (ONE SIDE) WITH TAN WALL CAP
	5'-6" TALL VINYL LOT FENCING
	5'-6" TALL TUBULAR STEEL FENCE AT BASINS
	5' TALL BLACK VINYL COATED CHAIN LINK DOG PARK FENCING
	6'-6" TALL SPLIT FACE PILASTER WITH DECORATIVE CAP

CONCEPTUAL LANDSCAPE PLAN
TRACT 36939
 WJK DEVELOPMENT CO.

BANNING, CA

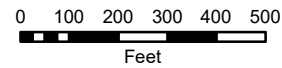


Date: January 26, 2023

DEVELOPMENT OPPORTUNITIES

LOCATION: Banning Tract 36939 (Wilson St. and Sunrise Ave.)

ZONE: Low Density Residential (LDR)



5/24/2023



PROJECT LOCATION

Smith Creek

Smith Creek

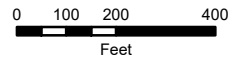
Legend

CalFire Fire Hazard Severity Zones
Very High

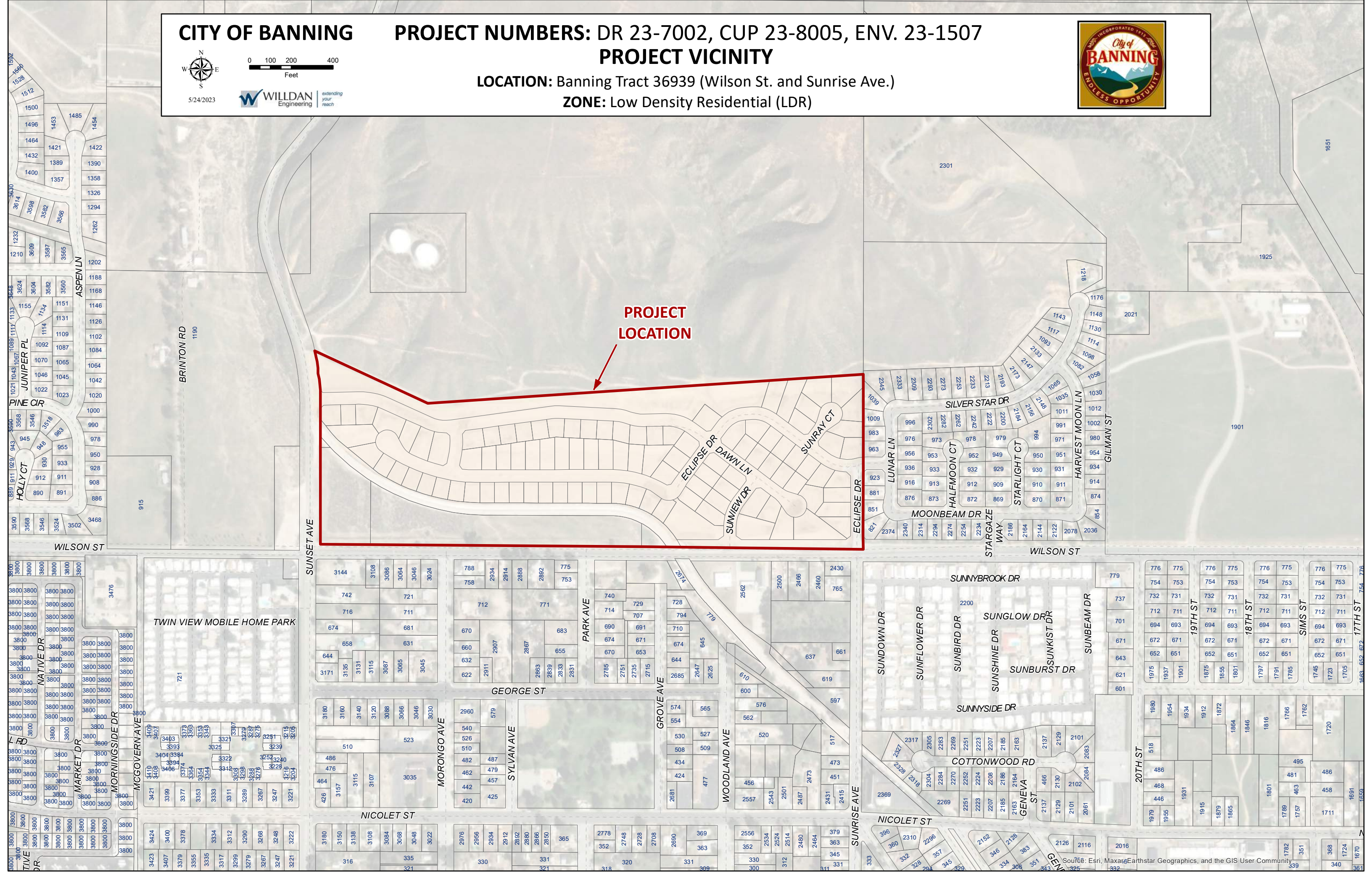
California Dept. of Conservation Earthquake Fault Zone
California Geological Survey Liquefaction Hazard Zone

FEMA 0.2% (500-Year) Annual Chance Flood Hazard
USGS Blue Line Streams

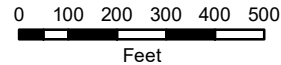
No Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells within 2.5 miles of the project location.



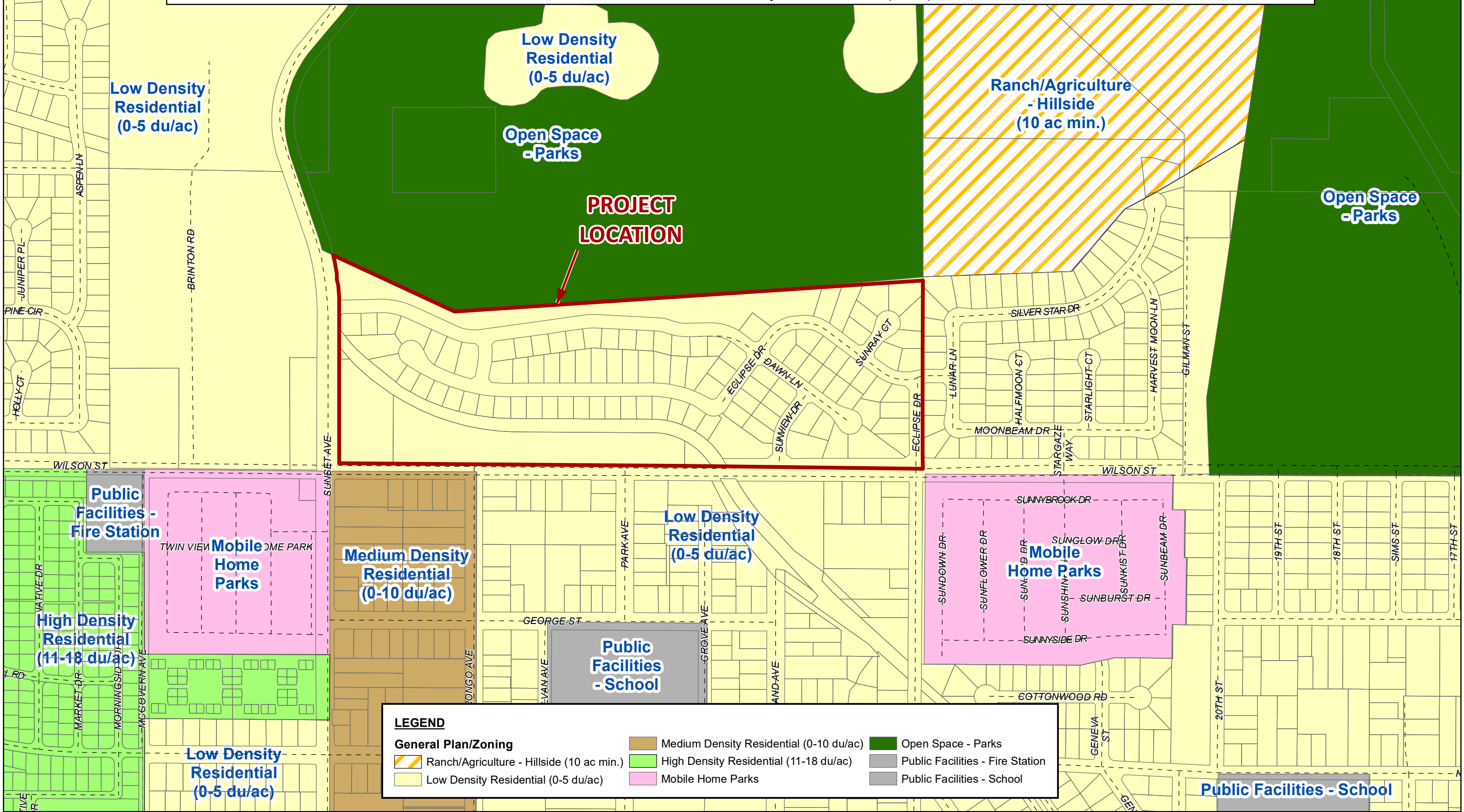
5/24/2023



PROJECT LOCATION



5/24/2023



LEGEND

General Plan/Zoning			
	Ranch/Agriculture - Hillside (10 ac min.)		Open Space - Parks
	Low Density Residential (0-5 du/ac)		High Density Residential (11-18 du/ac)
	Medium Density Residential (0-10 du/ac)		Mobile Home Parks
	Public Facilities - Fire Station		Public Facilities - School

Public Facilities - School