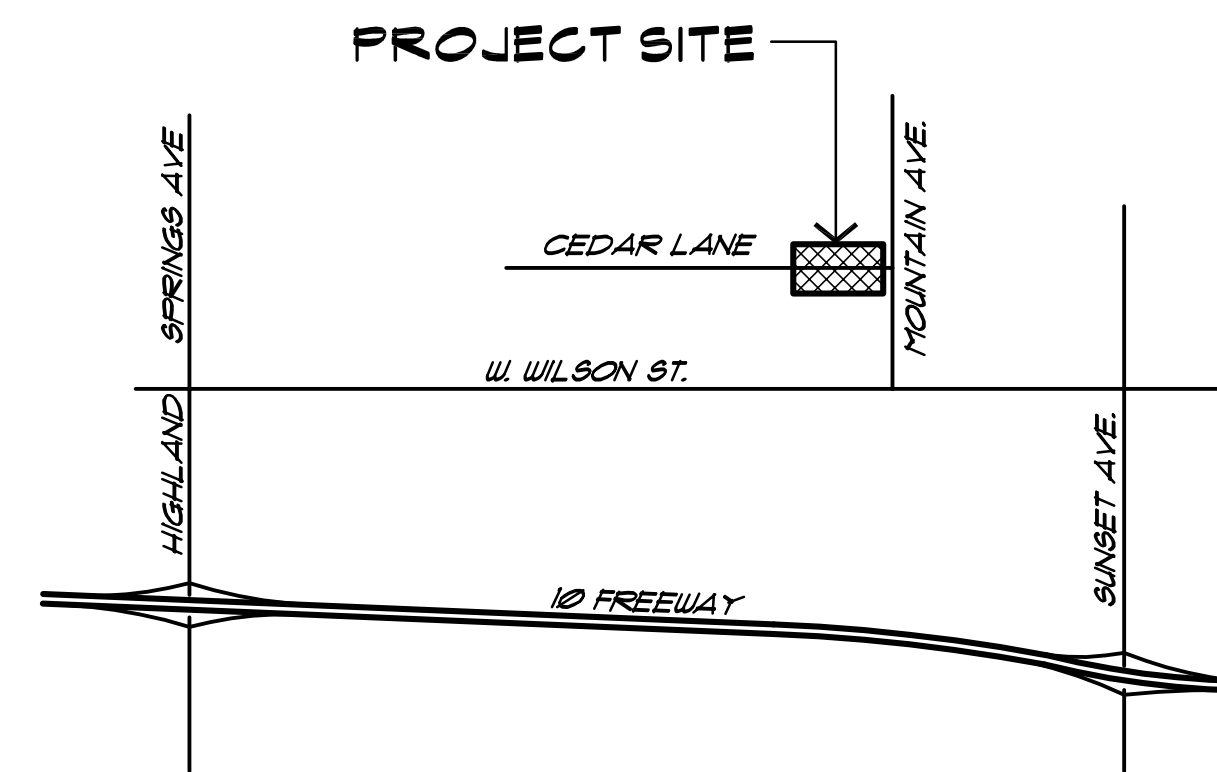


Tract 32370 - Design Review Submittal Application

Submittal - September 2, 2022

APN: 535-422-005 to 014 & 535-423-001 to 009

Vicinity Map



Owner:
Dora J. Norquist
4133 W. Wilson Street, Space 56, Banning CA 92220

Owner:

Applicant:

CrestWood COMMUNITIES
510 W. Citrus Edge Street, Glendora, CA 91740
626-914-1943

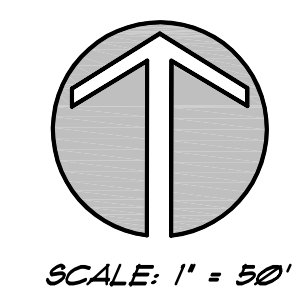
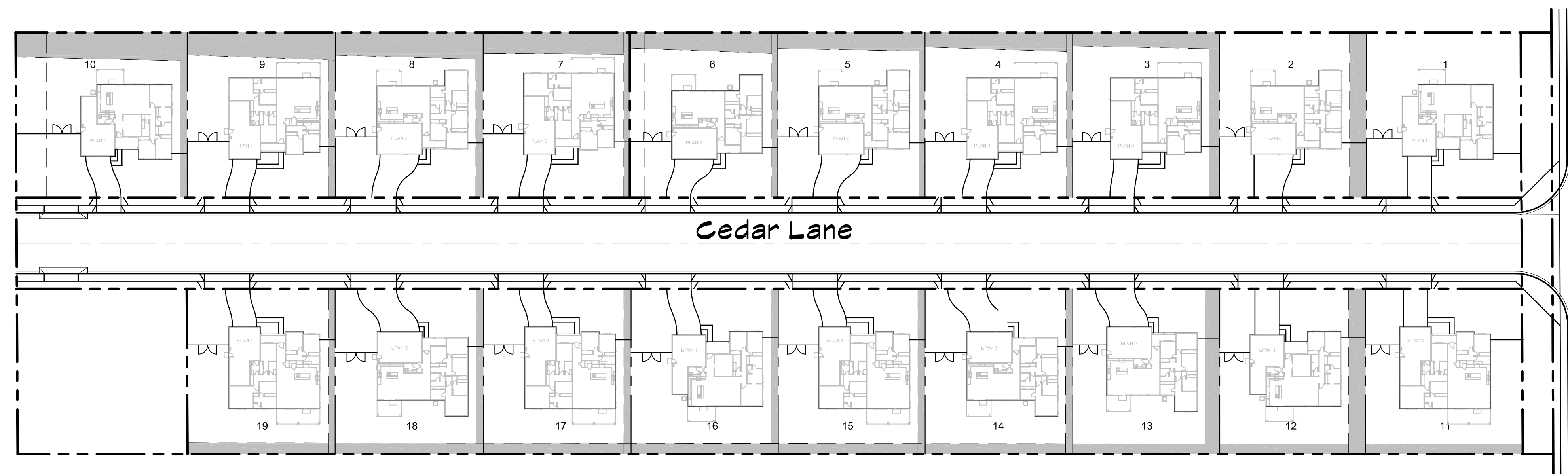
Sheet Index

- T1 Title Sheet
- 1 Site Plan
- 2 Preliminary Landscape Plan
- 2 of 2 Recorded Tract Map

- 1 Grading plan
- 2 Grading plan

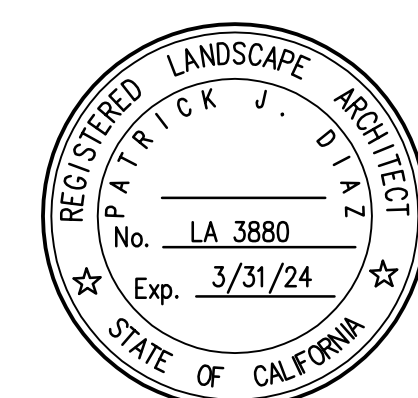
- A-1 Plan 1 floor plan
- A-2 Plan 1 exterior elevations A
- A-3 Plan 1 exterior elevations A
- A-4 Plan 1 exterior elevations B
- A-5 Plan 1 exterior elevations B
- A-6 Plan 2 floor plan
- A-7 Plan 2 exterior elevations A
- A-8 Plan 2 exterior elevations A
- A-9 Plan 2 exterior elevations B
- A-10 Plan 2 exterior elevations B
- A-11 Plan 3 floor plan
- A-12 Plan 3 exterior elevations A
- A-13 Plan 3 exterior elevations A
- A-14 Plan 3 exterior elevations B
- A-15 Plan 3 exterior elevations B
- A-16 Street Scene

Site Plan



Banning 19

A 19 lot single family detached residential development
1203 Mountain Avenue, Banning, CA 92220



REVISION	DATE	COMMENTS
1		

OWNER:
DORA & GEORGE NORDQUIST TRUST
4133 W. Wilson Street, #56
Banning, CA 92220
951-849-7953

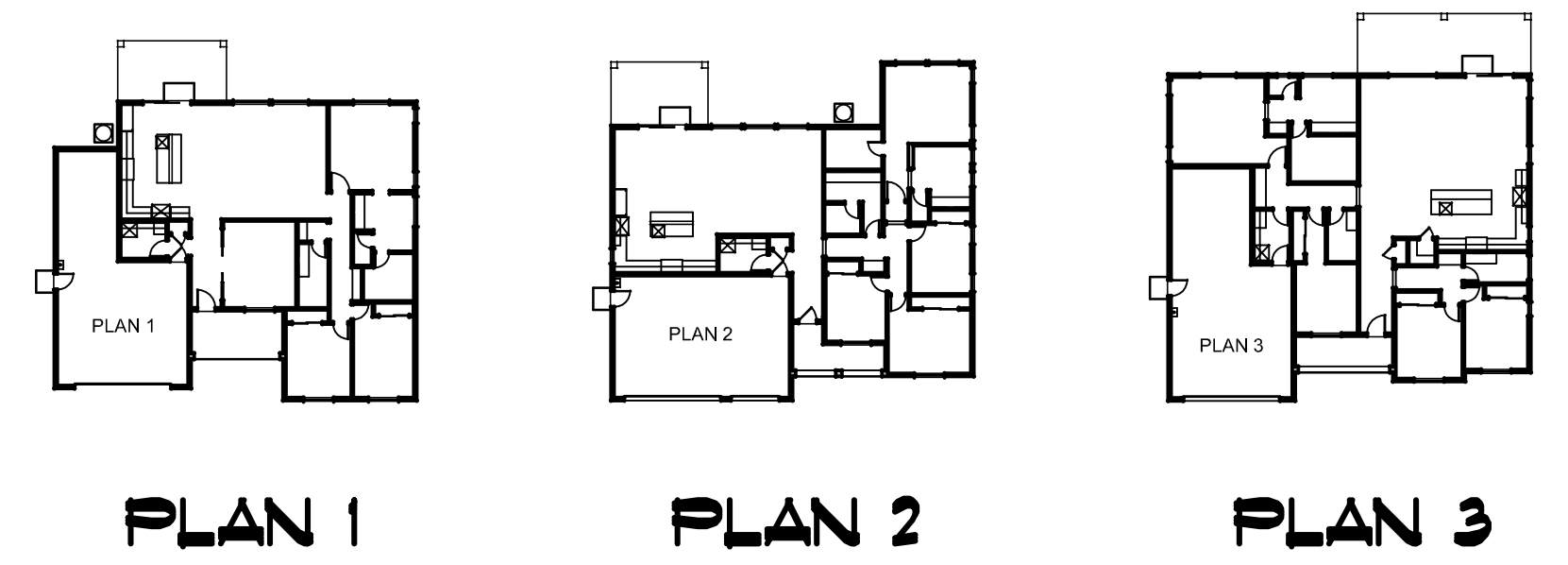
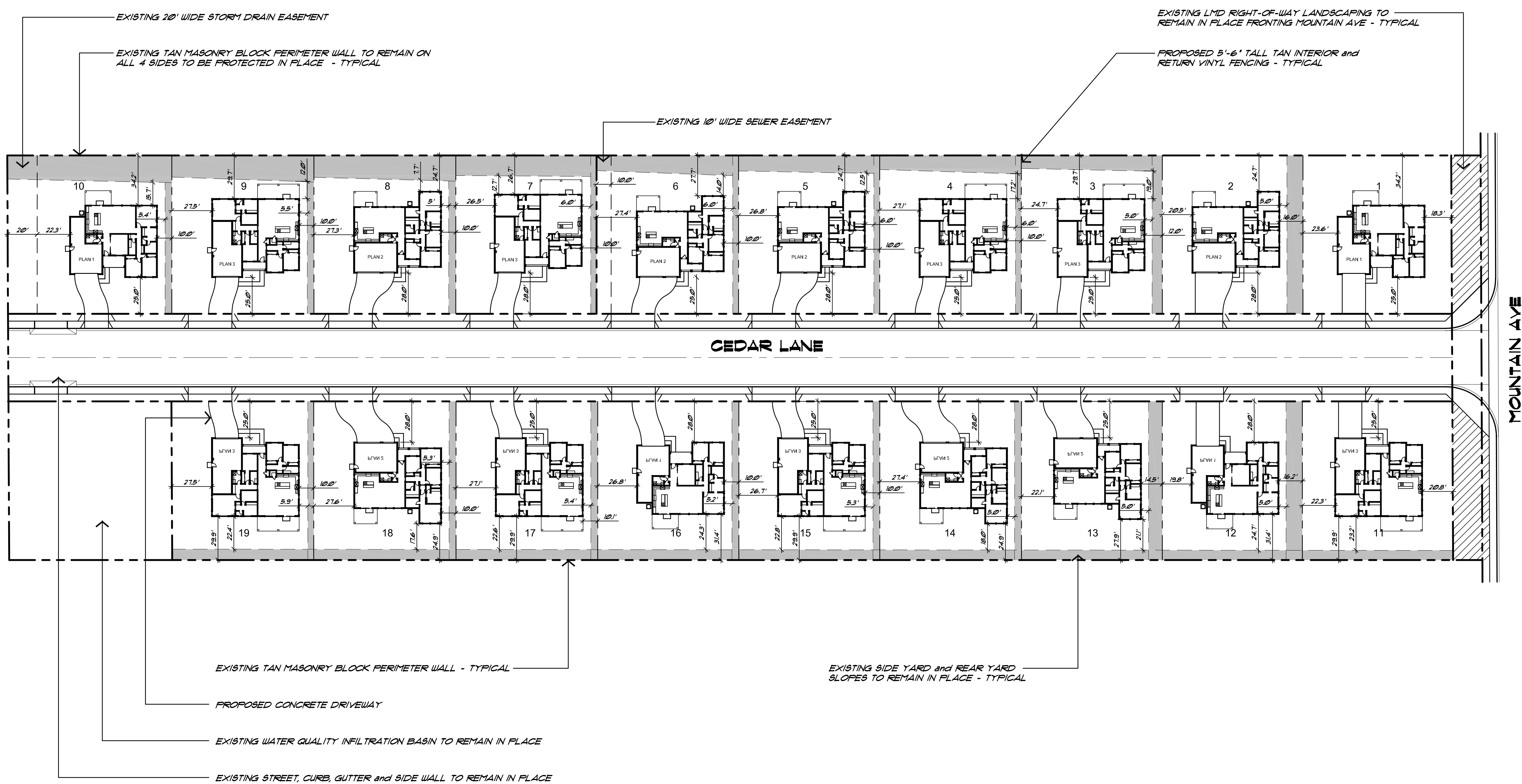
ENGINEER OF RECORD:
ENCOMPASS ASSOCIATES, INC.
5699 Cousins place
Rancho Cucamonga, CA 91737
909-684-0093

DEVELOPER OF RECORD:
CRESTWOOD COMMUNITIES
510 W. CITRUS EDGE STREET
GLEN DORA, CA 91740
626-914-1943

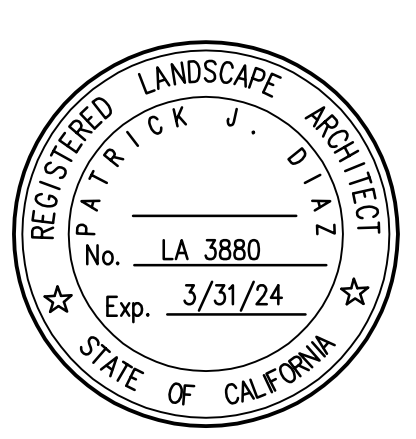
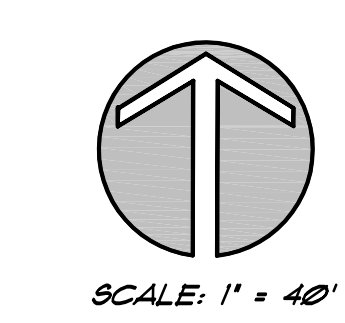
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PROJECT TITLE	Tract 32370 - Cedar Lane
SCALE	
DATE	09/2/22
DRAWING	
TITLE	TITLE SHEET

SHEET **T 1**



PLAN TYPE	QTY.	SQ. FT.
1	4	1,951
2	7	2,056
3	8	2,300



REVISION	DATE	COMMENTS
1		

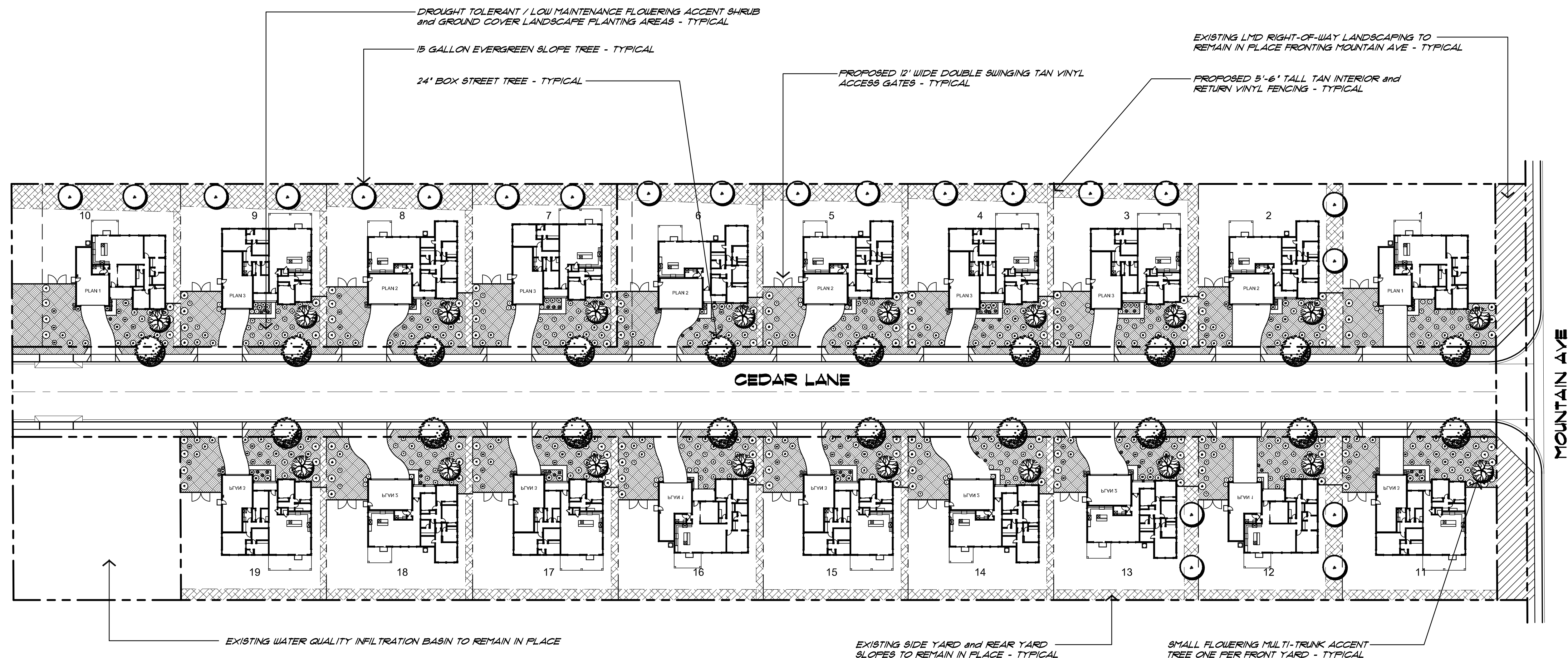
OWNER:
DORA & GEORGE NORDQUIST TRUST
 4133 W. Wilson Street, #56
 Banning, CA 92220
 951-849-7953

ENGINEER OF RECORD:
ENCOMPASS ASSOCIATES, INC.
 5699 Cousins place
 Rancho Cucamonga, CA 91737
 909-694-0093

DEVELOPER OF RECORD:
CRESTWOOD COMMUNITIES
 510 W. CITRUS EDGE STREET
 GLENDORA, CA 91740
 626-914-1943

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PROJECT TITLE:	Tract 32370 - Cedar Lane
DATE:	09/22/22
DRAWING TITLE:	SITE PLAN
SHEET #	1



WATER USE CALCULATIONS

Water Efficient Landscape Worksheet

Reference Evapotranspiration (Eto)	58.8		Banning		ETAF x Area	MAMA requirement	ETAF x Area	Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement				
Hydrozone/Planting Description (PF)	Plant Factor	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)			
Regular Landscape Areas								
1) Low water use plants	0.3	Drip	0.81	0.370	55,274	20,451		920,464
2) Low water use - slopes	0.3	Drip	0.81	0.370	26,691	9,875		421,801
					Totals	81,965	30,326	1,342,264
Special Landscape Areas (SLA): Recycled Water								
					1	0	0	0
					1	0	0	0
					1	0	0	0
					Totals	0	0	0
					Estimated Total Water Use (ETWU)			1,342,264
					Maximum Allowed Water Allowance (MAMA)			1,643,463

Plant Water Use Type	Plant Factor	method	Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-0.9		

MAMA (annual gallons allowed) = (Eto) [0.62] [ETAF x LA] + [(1-ETAF) x SLA]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is 55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	Average ETAF
	30,326	
	81,965	
	0.370	

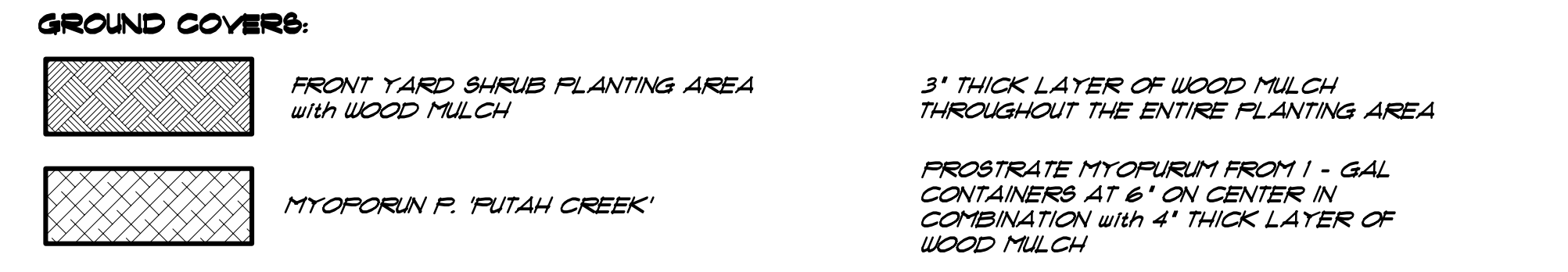
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	Total Area
30,326	
81,965	

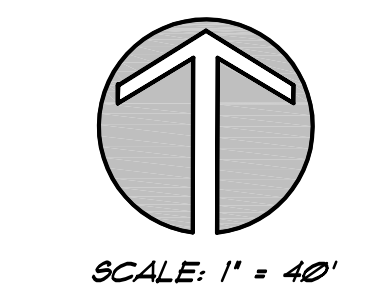
PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZES	QUANTITY	WUCOLS	REMARKS
TREES: 15 GALLON & 24" BOX					
A. GLEDITSIA TRICANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	15 GAL	22	L	STD.
B. LAGERSTROEMIA 'I. MUSKOGEE'	GRAPE MYRTLE	15 GAL	19	L	MULTI-TRUNK
C. PLATANUS 'A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	19	L	STREET TREE STD.
SHRUBS: 1 & 5 GALLON					
1. ANIGOSANTHOS FLAVIDUS	KANGAROO PAW	5 GAL	-	L	
2. ARBUTUS UNEDO	STRAUBERRY TREE	5 GAL	-	L	
3. BACCHARIS 'SPECIES'	COYOTE BRUSH	5 GAL	-	L	
4. CALLESTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	-	L	
5. DIANELLA REVOLUTA 'LITTLE REV.'	DIANELLA	5 GAL	-	L	
6. ELAENGLA FUNGENS	SILVERBERRY	5 GAL	-	L	
7. HESPEROLEA PARVIFLORA	RED YUCCA	5 GAL	-	L	
8. LANTAN 'M. NEW GOLD'	YELLOW TRAILING LANTANA	5 GAL	-	L	
9. LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	-	L	
10. SALVIA GREGGII	AUTUMN SAGE 'RED'	5 GAL	-	L	
11. STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	-	L	
12. VERBENA PERUVIANA	PINK VERBENA	5 GAL	-	L	
13. WESTRINGIA FRUTICOSA	WESTRINGIA	5 GAL	-	L	



NOTE: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETED LANDSCAPE DOCUMENTATION PACKAGE.

Patrick J. Diaz
 PATRICK J. DIAZ, LA 13880 DATE: 08/29/22



REVISION	DATE	COMMENTS
1		

OWNER:
DORA & GEORGE NORDQUIST TRUST
 4133 W. Wilson Street, #56
 Banning, CA 92220
 951-849-7953

ENGINEER OF RECORD:
ENCOMPASS ASSOCIATES, INC.
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PROJECT TITLE: Tract 32370 - Cedar Lane
 SCALE: -
 DATE: 09/22/22
 DRAWING TITLE: **PRELIM LANDSCAPE PLAN**
 SHEET: **N**

ENGINEER'S NOTES:

THE BASIS OF BEARING FOR THIS SURVEY BEING N89°35'15"E IS THE SOUTH LINE OF PARCEL 2 PER P.M.B. 27/60-61 AND ALSO SHOWN ON MB 366/15-19 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

- - INDICATES SET 1" I.P. WITH YELLOW PLASTIC PLUG RCE 23099, FLUSH, UNLESS NOTED
- - INDICATES FOUND MONUMENT AS NOTED.
- SET 1" I.P. WITH PLASTIC PLUG RCE 23099, FLUSH, ON SIDE LOT LINES 3.00' INTERIOR FROM REAR PROPERTY CORNERS UNLESS NOTED.
- SET NAIL AND TAG STAMPED RCE 23099 ON TOP OF CURB AT THE PROLONGATION OF LOT LINES FOR FRONT LOT CORNERS AND CORNER CUTBACKS.
- () RECORD DATA PER P.M. 27/60-61
- [] RECORD DATA PER M.B. 366/15-19
- < > RECORD DATA PER M.B. 399/24-32
- [] RECORD DATA PER M.B. 343/7-14

IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

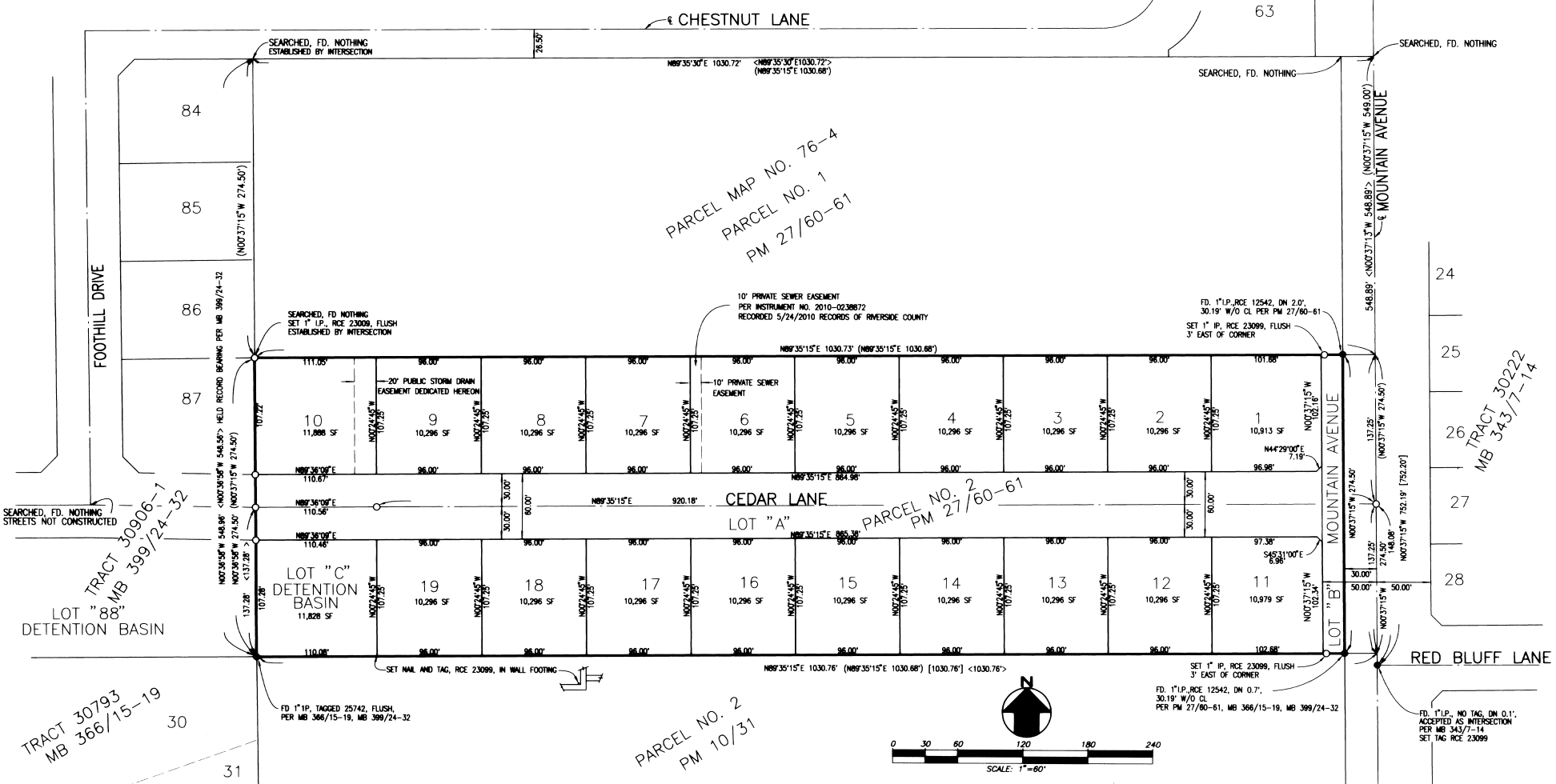
TRACT MAP No. 32370

BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 76-4 AS SHOWN BY MAP ON FILE IN BOOK 27, PAGES 60 AND 61 RECORDS OF RIVERSIDE COUNTY CALIFORNIA

SEC. 6, T.3 S., R. 1 E., S.B.M.

MARCELL & ASSOCIATES JUNE 2010

TRACT 30906-1
MB 399/24-32



PARCEL MAP NO. 76-4
PARCEL NO. 1
PM 27/60-61

PARCEL NO. 2
PM 27/60-61

PARCEL NO. 2
PM 10/31

TRACT 30793
MB 366/15-19

TRACT 30906-1
MB 399/24-32

TRACT 30222
MB 343/7-14

FD. 1" I.P. NO. TAG, DN 0.1'
ACCEPTED AS INTERSECTION
PER MB 343/7-14
SET TAG RCE 23099

SET 1" I.P. RCE 23099, FLUSH
3' EAST OF CORNER
FD. 1" I.P. RCE 12542, DN 0.7',
30.19' W/O CL PER PM 27/60-61,
MB 366/15-19, MB 399/24-32

FD. 1" I.P. RCE 12542, DN 2.0',
30.19' W/O CL PER PM 27/60-61
SET 1" I.P. RCE 23099, FLUSH
3' EAST OF CORNER

10' PRIVATE SEWER EASEMENT
PER INSTRUMENT NO. 2010-0238872
RECORDED 5/24/2010 RECORDS OF RIVERSIDE COUNTY

SEARCHED, FD. NOTHING
SET 1" I.P., RCE 23099, FLUSH
ESTABLISHED BY INTERSECTION

SEARCHED, FD. NOTHING
ESTABLISHED BY INTERSECTION

SEARCHED, FD. NOTHING

SEARCHED, FD. NOTHING
STREETS NOT CONSTRUCTED

FD. 1" I.P., TAGGED 25742, FLUSH,
PER MB 366/15-19, MB 399/24-32

SET NAIL AND TAG, RCE 23099, IN WALL FOOTING

N89°35'15"E 1030.76' (N89°35'15"E 1030.68') [1030.76'] <1030.76>

N89°35'15"E 1030.73' (N89°35'15"E 1030.68')

N89°35'15"E 920.18'

N89°35'15"E 864.96'

N89°35'15"E 1030.76' (N89°35'15"E 1030.68') [1030.76'] <1030.76>

N89°35'30"E 1030.72' <N89°35'30"E 1030.72> (N89°35'15"E 1030.68')

N89°35'30"E 1030.72' <N89°35'30"E 1030.72> (N89°35'15"E 1030.68')

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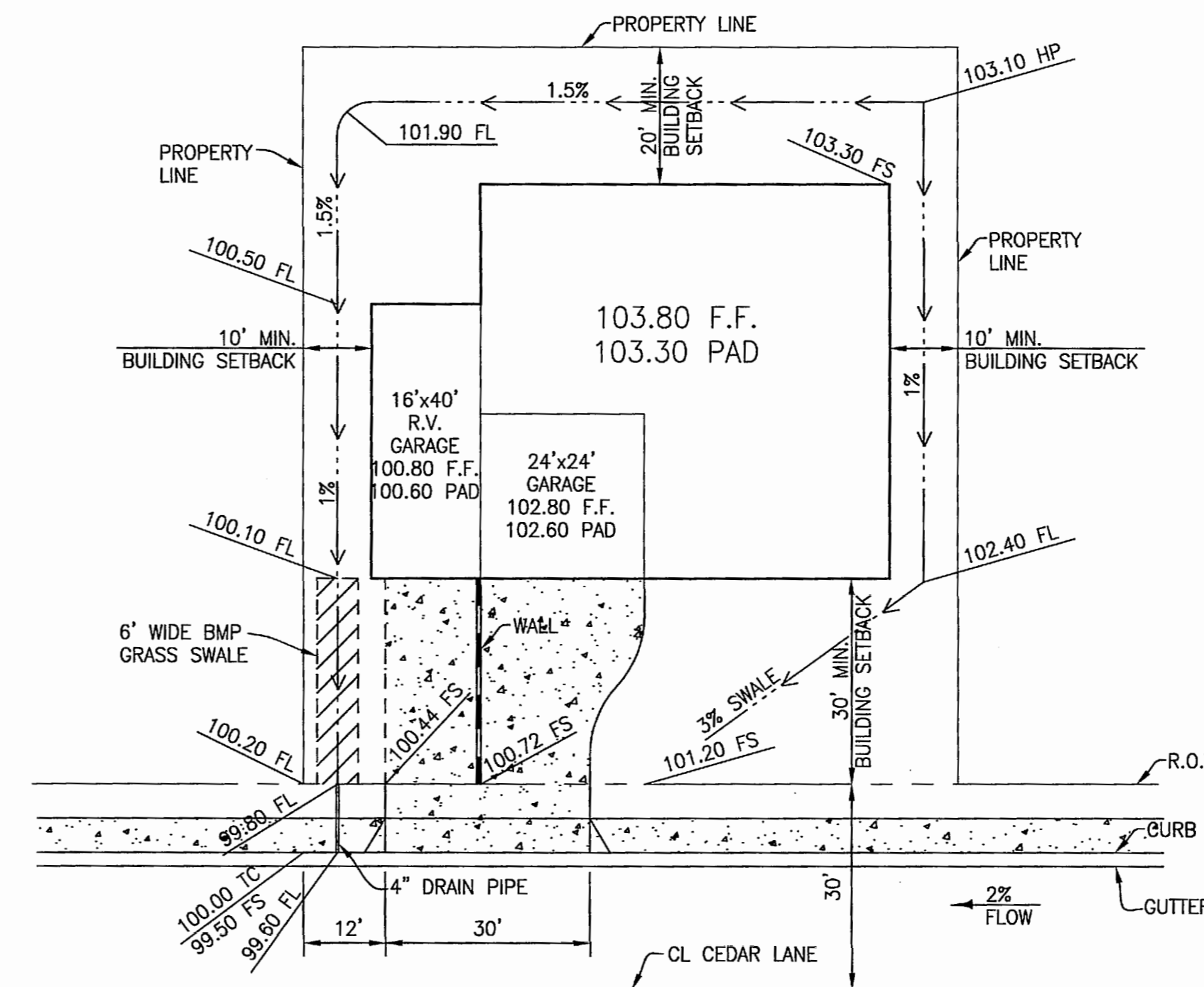
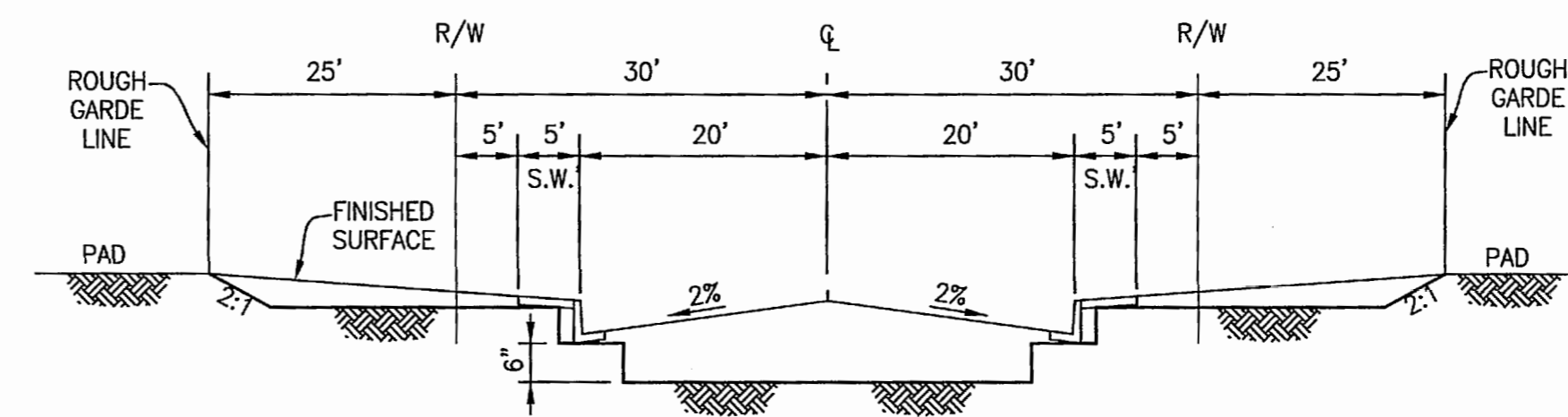
N89°35'30"E 1030.72' <N89°35'30"E 1030.72> (N89°35'15"E 1030.68')

TRACT No. 32370 GRADING PLAN

GENERAL GRADING NOTES

- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE 1997 EDITION OF THE UNIFORM BUILDING CODE, APPX. 33, REGULATING THE EXCAVATION & GRADING OF LAND AND ANY AMENDMENTS THERETO. THE REQUIREMENTS THE CITY OF BANNING AND THE RECOMMENDATIONS OF THE SOILS REPORT.
- ALL GRADING SHALL COMFORM TO THE RECOMMENDATIONS OF THE APPROVED REPORT OF SOILS ENGINEER AND ENGINEERING GEOLOGIST.
- THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK PERFORMED BY THE GRADING CONTRACTOR, AND SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW.
- THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.
- IF THE CIVIL ENGINEER OR SOILS ENGINEER ARE CHANGED DURING THE COURSE OF WORK, ALL WORK SHALL BE STOPPED UNTIL A REPLACEMENT HAS AGREED TO ACCEPT THE RESPONSIBILITY FOR CERTIFICATIONS UPON COMPLETION OF THE WORK.
- ANY REVISIONS MADE IN THE APPROVED GRADING AS SHOWN ON THE GRADING PLANS MUST BE SPECIFICALLY APPROVED BY THE CONSULTANTS & CITY ENGINEER.
- ADJUSTMENT OF ELEVATIONS MADE TO OBTAIN AN EARTHWORK BALANCE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. NO ADJUSTMENT SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF DESIGN CIVIL ENGINEER. NO FILLS SHALL BE CONSTRUCTED HIGHER THAN 6 INCHES BELOW FINISH GRADE UNTIL ALL FILLS HAVE BEEN BROUGHT TO WITHIN 6 INCHES OF FINISH GRADE. NO PAD SHALL BE APPROVED UNTIL EARTHWORK BALANCE IS MADE FOR THE ENTIRE SITE AND APPROVED. THE CONTRACTOR SHALL GRADE STREETS TO SUBGRADE BEFORE ADJUSTMENT OF ANY ELEVATIONS.
- NO WORK SHALL BE ACCOMPLISHED WITHOUT A CITY GRADING PERMIT.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE ENGINEERING DEVISION 48 HOURS IN ADVANCE THAT A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, ROAD DEPARTMENT, OR THEIR REPRESENTATIVE. A 48 HOUR NOTICE REQUIRED PRIOR TO START OF GRADING.
- THE PERMITEE OR HIS AGENT SHALL NOTIFY THE ENGINEERING DEVISION WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - INITIAL INSPECTION--WHEN THE PERMITEE IS READY TO BEGIN WORK BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.
 - TOE INSPECTION--AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - EXCAVATION INSPECTION--AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
 - FILL INSPECTION--AFTER THE FILL PLACEMENT IS STATED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TEN FEET.
 - DRAINAGE DEVICE INSPECTION--AFTER FORMING OF TERRACE DRAINS, DOWN-DRAINS OR AFTER PLACEMENT OF PIPE IN SUBDRAINS, BUT BEFORE ANY CONCRETE IS PLACED OR FILTER MATERIAL.
 - ROUGH GRADING--WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE BUILDING OFFICIAL HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
 - FINAL--WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES, AND OTHER PROTECTIVE DEVICES HAVE BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL CERTIFICATIONS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
- CUT SLOPES SHALL BE NO STEEPER THEN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE NO STEEPER THEN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NO LESS THEN 90% COMPACTION OUT TO THE FINISHED SURFACE.
- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE U.B.C. STANDARD NO. 70-1 AND 70-2, AND CERTIFIED BY THE SOILS ENGINEER.

- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE AND SOILS ENGINEER PRIOR TO PLACING OF FILL.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING AND EXCAVATION CODE.
- NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
- EXISTING UNDERGROUND STRUCTURES: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES, AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ANY CASE THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING EXISTING DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DUST SHALL BE CONTROLLED DURING GRADING BY WATERING OR OTHER APPROVED MEASURES.
- SAFETY RESPONSIBILITY: CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND CITY OF BANNING HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF BANNING, THE OWNER, OR THE ENGINEER.
- ANY UNDERGROUND STRUCTURES SUCH AS CESSPOOLS, SEPTIC TANKS, WELLS, OR PIPES NOT LOCATED PRIOR TO GRADING ARE TO BE REMOVED OR TREATED IN A MANNER PRESCRIBED BY THE SOILS ENGINEER.
- SUFFICIENT OVER-EXCAVATION SHALL BE PROVIDED WITHIN A PERIMETER OF 5 FEET OUTSIDE OF EACH PROPOSED STRUCTURE IN ORDER TO ASSURE A FULL 3 FEET OF COMPACTED FILL BELOW PROPOSED FINISH GRADE. ALSO, SUFFICIENT OVER-EXCAVATION SHOULD BE PROVIDED IN ORDER TO REMOVE ROOT MATT SYSTEMS PRIOR TO PLACING DESIGN FILL.
- CARE SHALL BE TAKEN TO PROTECT ALL CONSTRUCTION MONUMENTS AND STAKES. RESURVEY RESULTING FROM CARELESS OPERATION SHALL BE BACK-CHARGED TO THE CONTRACTOR.
- THE DESIGN CIVIL ENGINEER SHALL CERTIFY THAT THE GRADES SHOWN ON THE PLANS MEET THE F.I.R.M. REQUIREMENTS AND THE CITY FLOOD PROTECTION ORDINANCE.
- PRIOR TO FINAL APPROVAL, THE DESIGN CIVIL ENGINEER SHALL CERTIFY TO THE LINE AND GRADE SHOWN ON THE APPROVED GRADING PLAN.
- UNTIL SITE REACHES FINAL STABILIZATION ALL BMPs MUST BE IMPLEMENTED, OPERATED AND MAINTAINED PROPERLY AND COMPLETELY.



SHEET INDEX	
SHEET 1	TITLE SHEET
SHEET 2	GRADING PLAN

LEGEND

- FG - FINISH GRADE
- TC - TOP OF CURB
- FL - FLOW LINE
- FS - FINISH SURFACE
- SD - STORM DRAIN
- HP - HIGH POINT
- GB - GRADE BREAK
- S.W. - SIDEWALK
- (XX.XX) - EXISTING ELEVATION
- 34 - LOT NUMBER
- PAD=XX.XX - PAD ELEVATION
- 2:1 - 2:1 SLOPES

PROJECT NOTES:

APPLICANT/REPRESENTATIVE:

GEORGE AND DORE NORDQUIST
4201 W. RAMSEY STREET
BANNING, CA 92220
PHONE: (951) 849-7953
FAX: (951) 849-3485

LEGAL DESCRIPTION:

PARCEL No. 2 OF PARCEL MAP No. 76-4
RECORDED AT PAGES 26 AND 27 OF PARCEL MAP BOOK 61
SECTION 6, T. 3S., R. 1E., S1B

ASSESSOR'S PARCEL NO.:

A.P.N. 535-030-038

ACREAGE:

6.30 ACRES (NET)

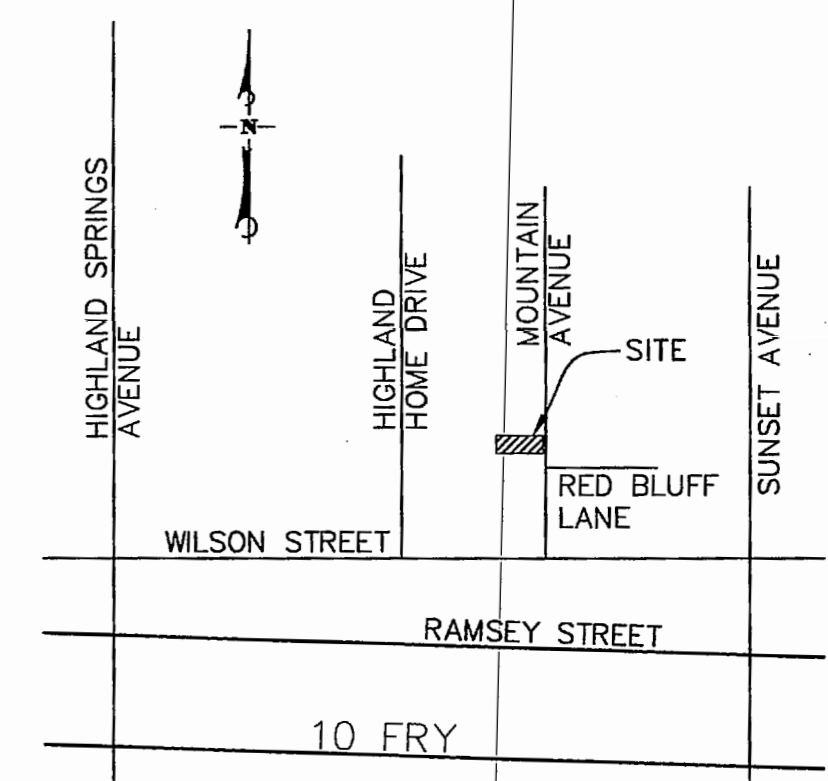
TOPOGRAPHY:

EXISTING CONTOUR LINES ARE BASED ON
FIELD SURVEY CONDUCTED ON 12-27-2005
BY MARCELL ASSOCIATES

EARTHWORK QUANTITY

FOR PERMIT PURPOSE ONLY
NO ALLOWANCE FOR SHRINKAGE,
SUBSIDENCE OR OVEREXCAVATION

EXCAVATION (RAW)	20,700 CY
FILL (RAW)	25,300 CY
IMPORT	5,200 CY



DATE	REVISION



PREPARED UNDER THE SUPERVISION OF:

HARVEY D. MARCELL R.C.E. NO. 23099
REG. EXP. 12-31-07

APPROVED BY:

KAHONO OEI CITY ENGINEER R.C.E. 52652
REG. EXP. 12-31-06

MARCELL & ASSOCIATES
Development Consultants
P. O. BOX 371
BANNING, CA. 92220
(951) 924-5425

SCALE 1" = 40'
DATE JUNE 7, 2006

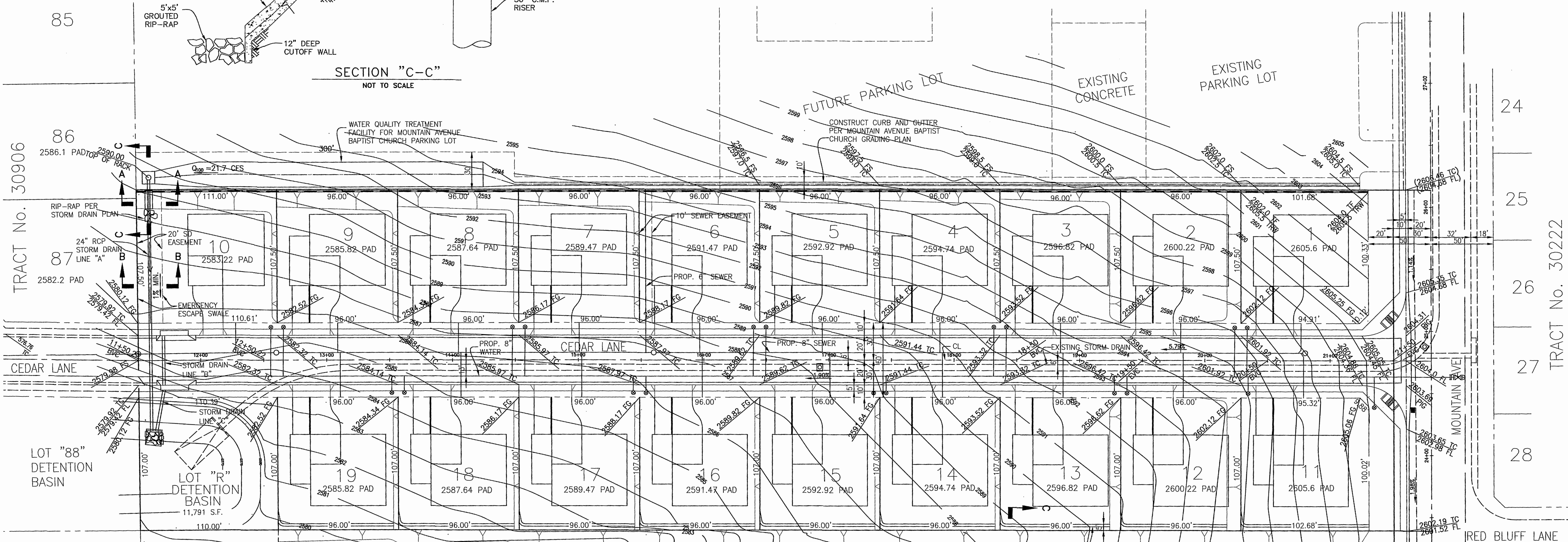
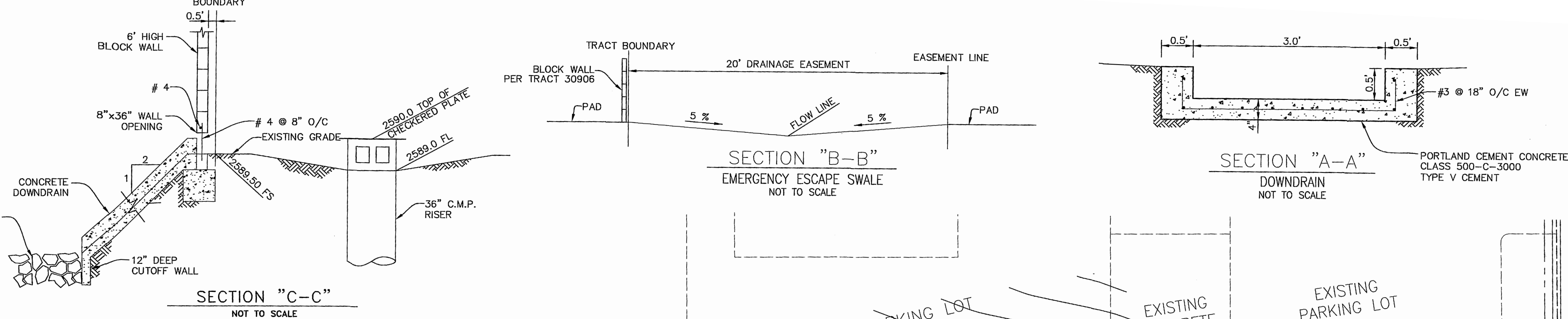
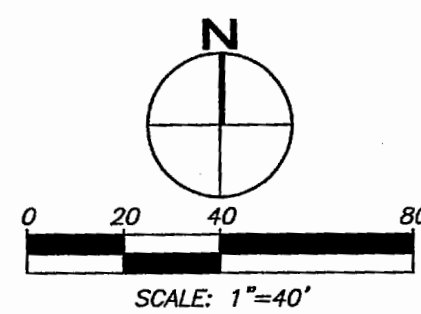
BENCHMARK: CHISELED SQUARE AT TOP OF CURB OF THE NORTHEAST CORNER OF WILSON STREET AND DOROTHY ANNA DRIVE. ELEV.=2543.56

IN THE CITY OF BANNING
TRACT No 32370
ROUGH GRADING PLAN
TITLE SHEET

SHEET NO.
1
OF 2 SHEETS
FILE NO.

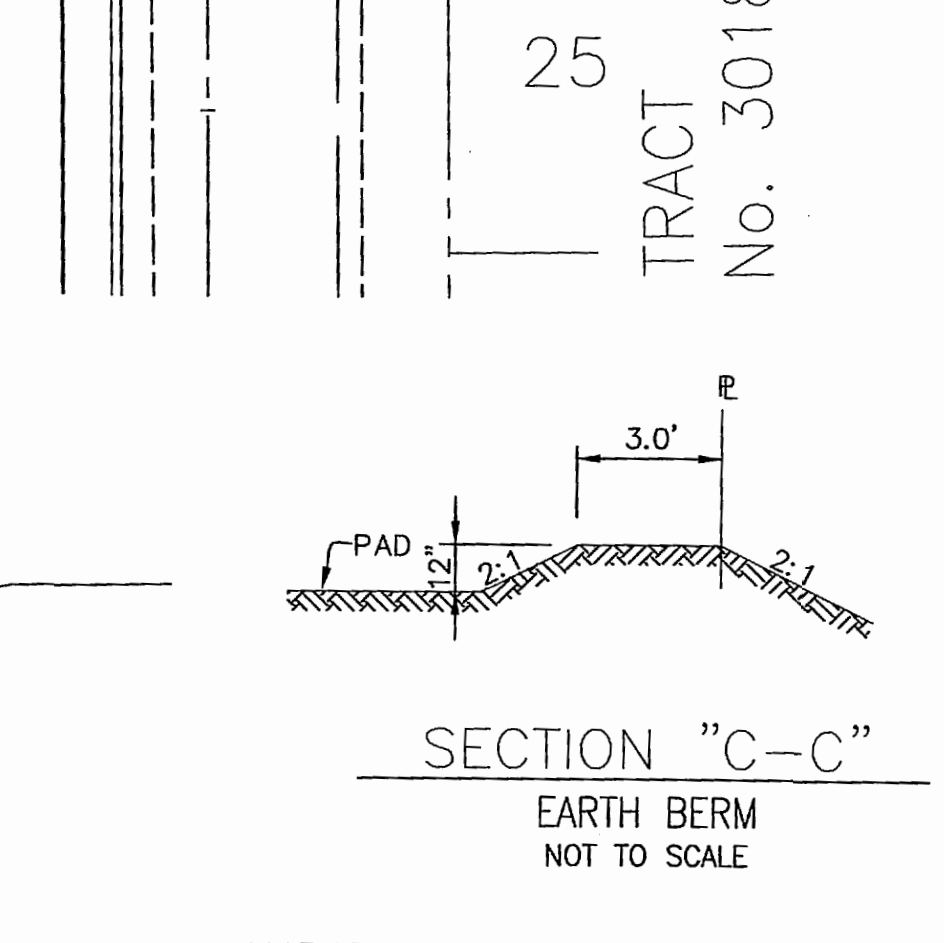
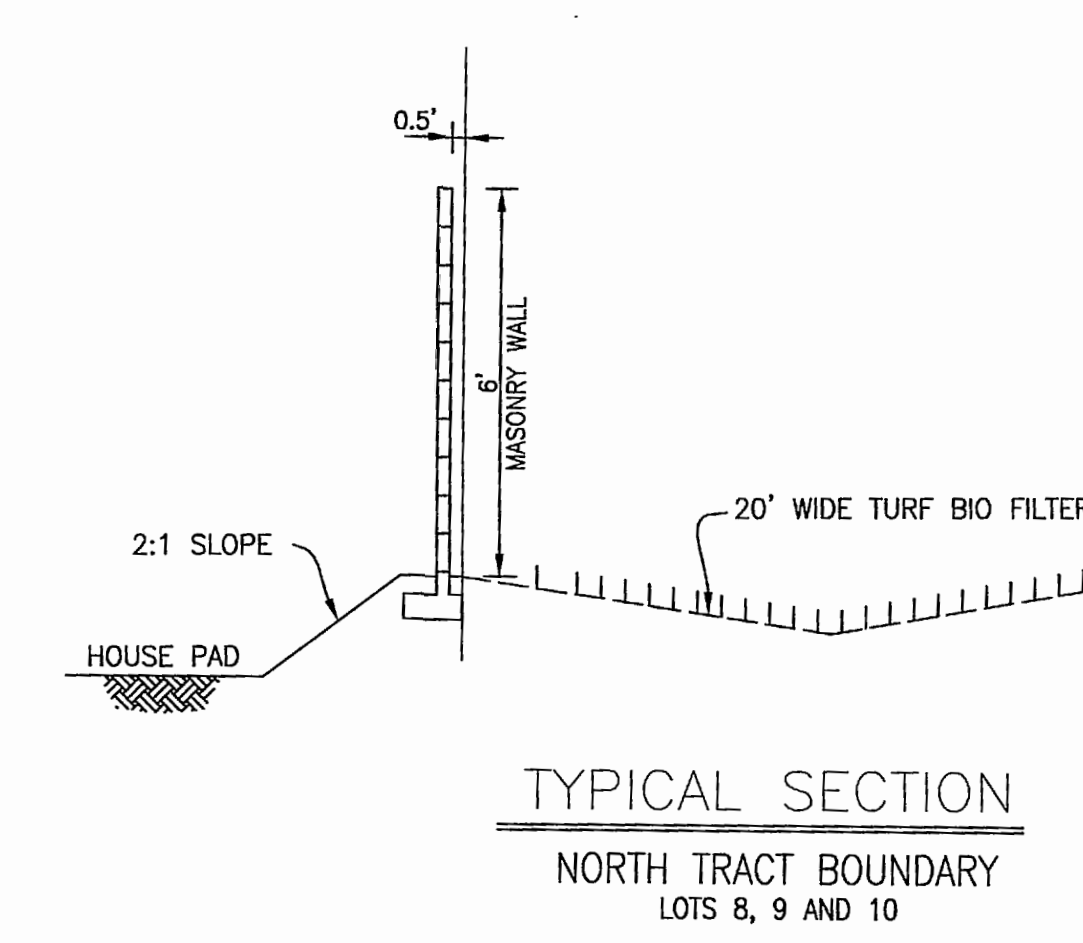
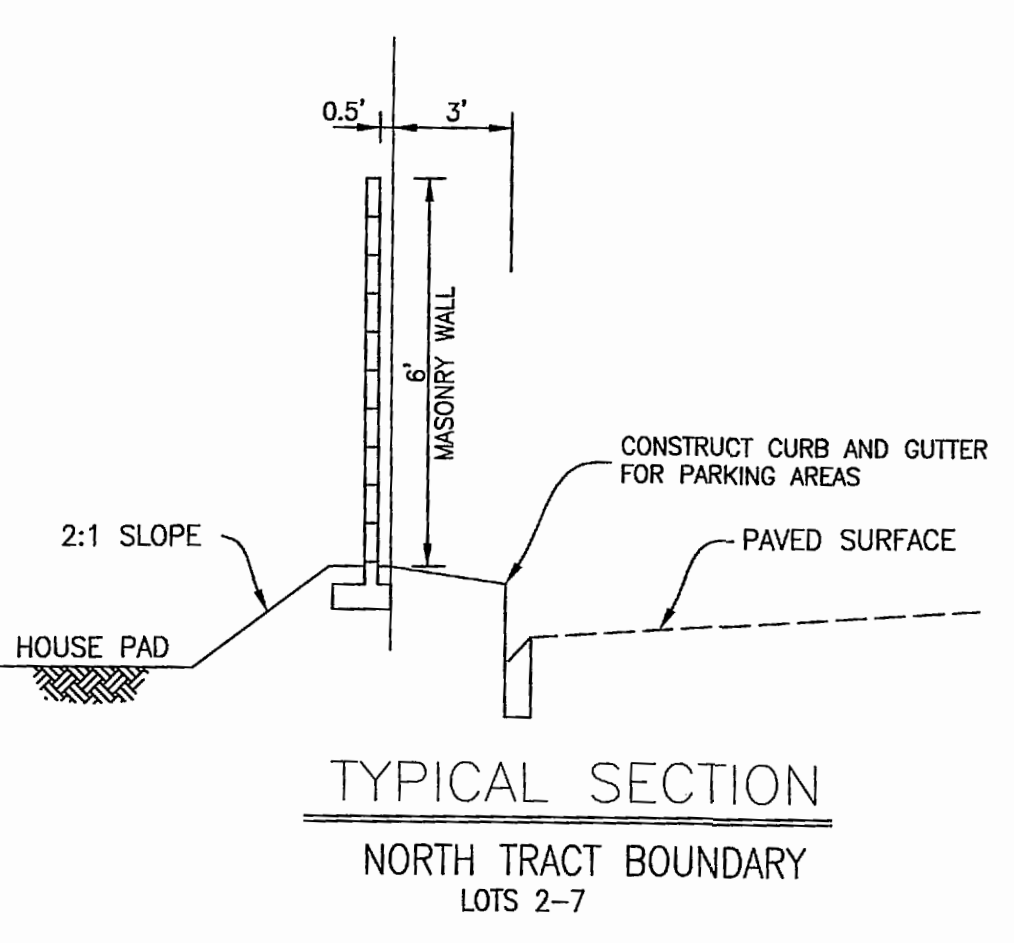
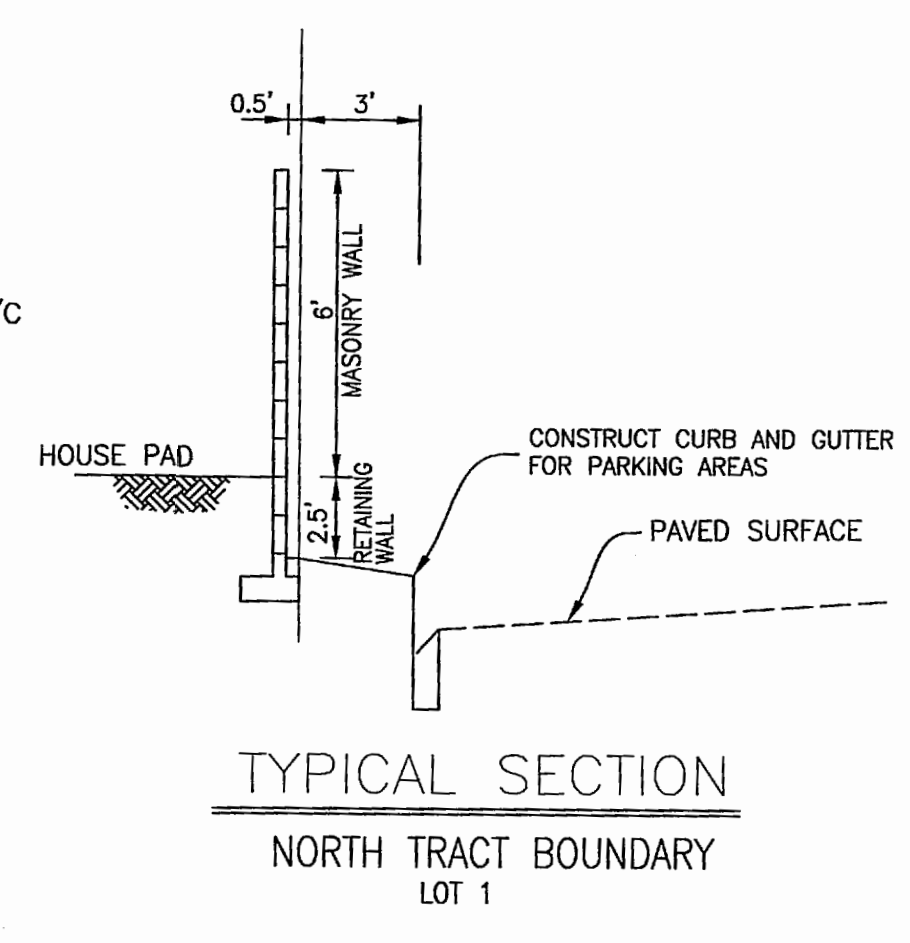
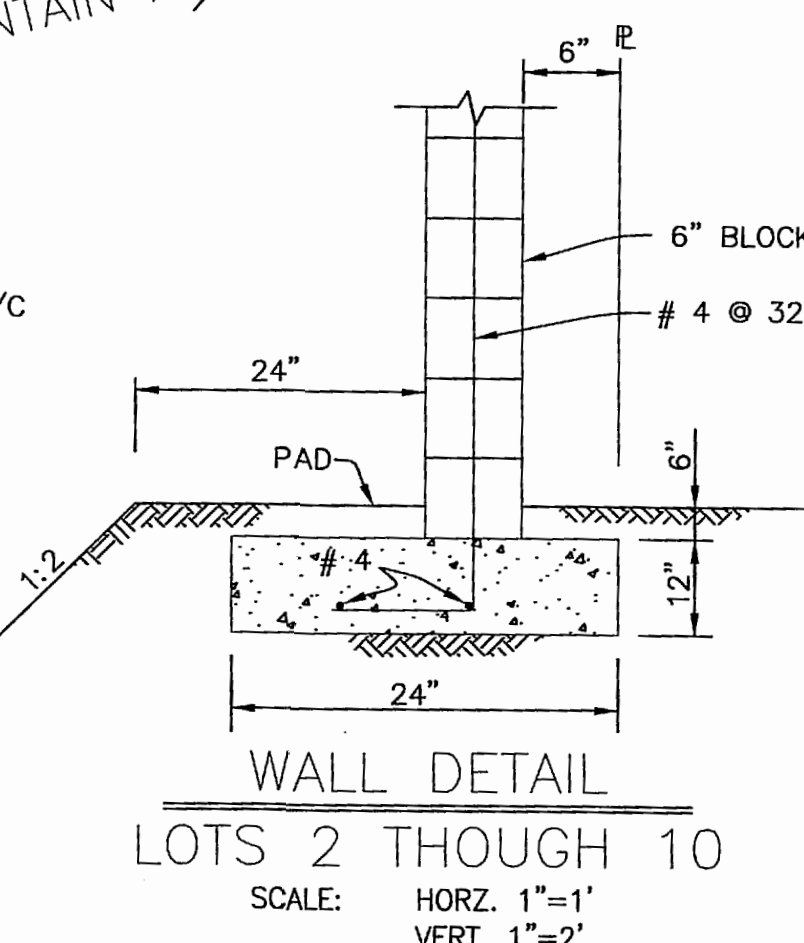
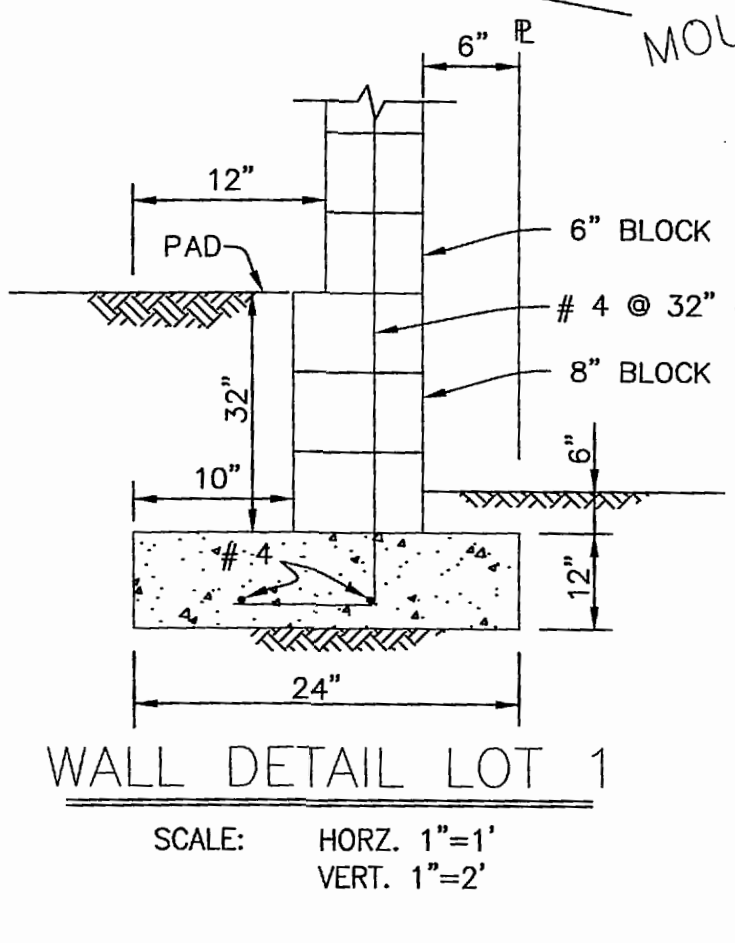
WDID No. 733C339238

FOR W.O. 1357



NOTE:
FOR STORM DRAIN IMPROVEMENT PLANS
REFER TO STREET IMPROVEMENT PLANS
SHEET 4

Underground Service Alert
CALL BEFORE YOU DIG
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG



DATE	REVISION



PREPARED UNDER THE SUPERVISION OF:
HARVEY D. MARCELL R.C.E. NO. 23099 REG. EXP. 12-31-07
DATE: _____
APPROVED BY:
KAHONO OEI CITY ENGINEER R.C.E. 52652 REG. EXP. 12-31-06
DATE: _____

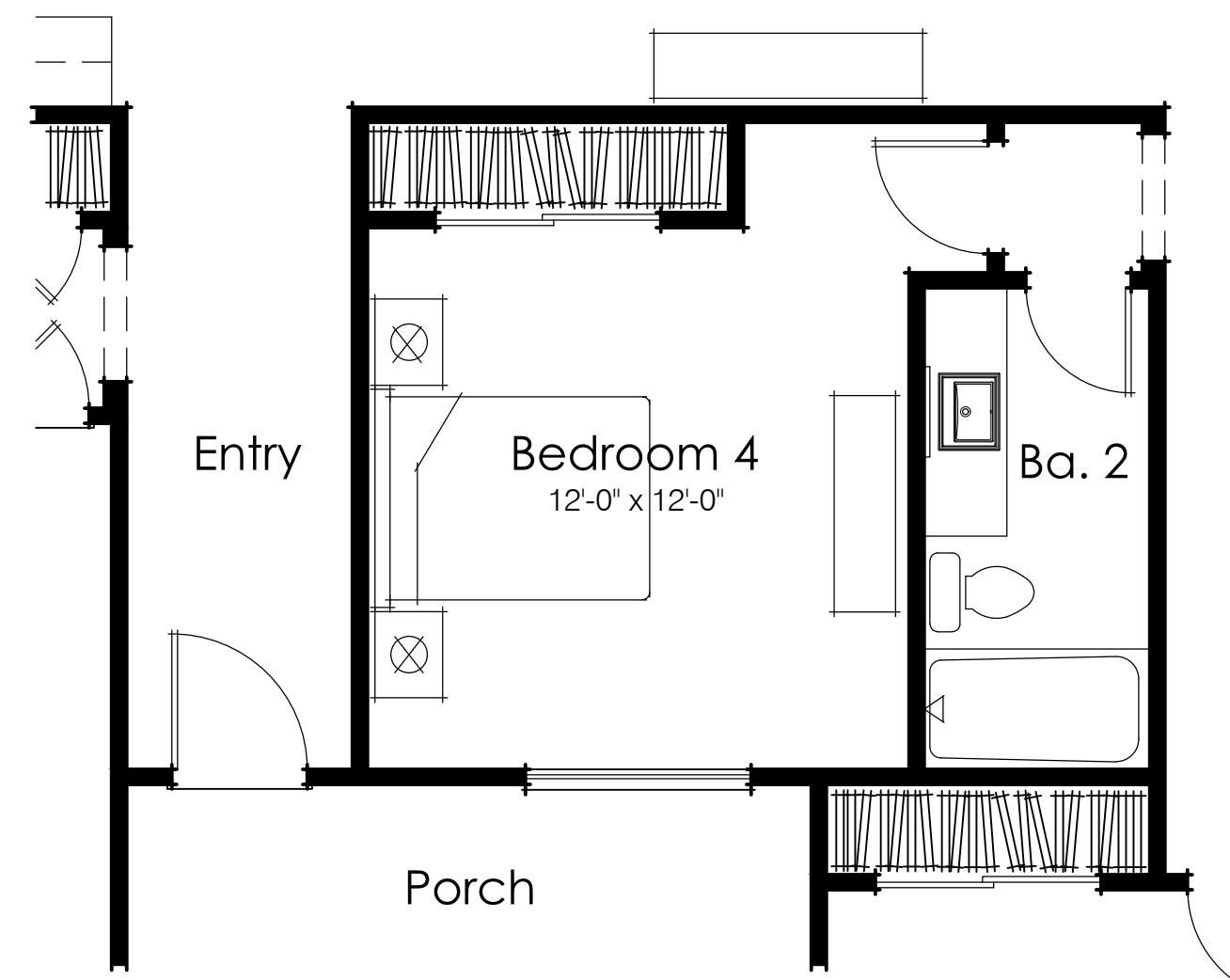
MARCELL & ASSOCIATES
Development Consultants
P. O. BOX 371
BANNING, CA. 92220
(951) 924-5425

SCALE 1" = 40'
BENCHMARK: CHISELED SQUARE AT TOP OF CURB OF THE NORTHEAST CORNER OF WILSON STREET AND DOROTHY ANNA DRIVE. ELEV.=2543.56
DATE: JUNE 7, 2006

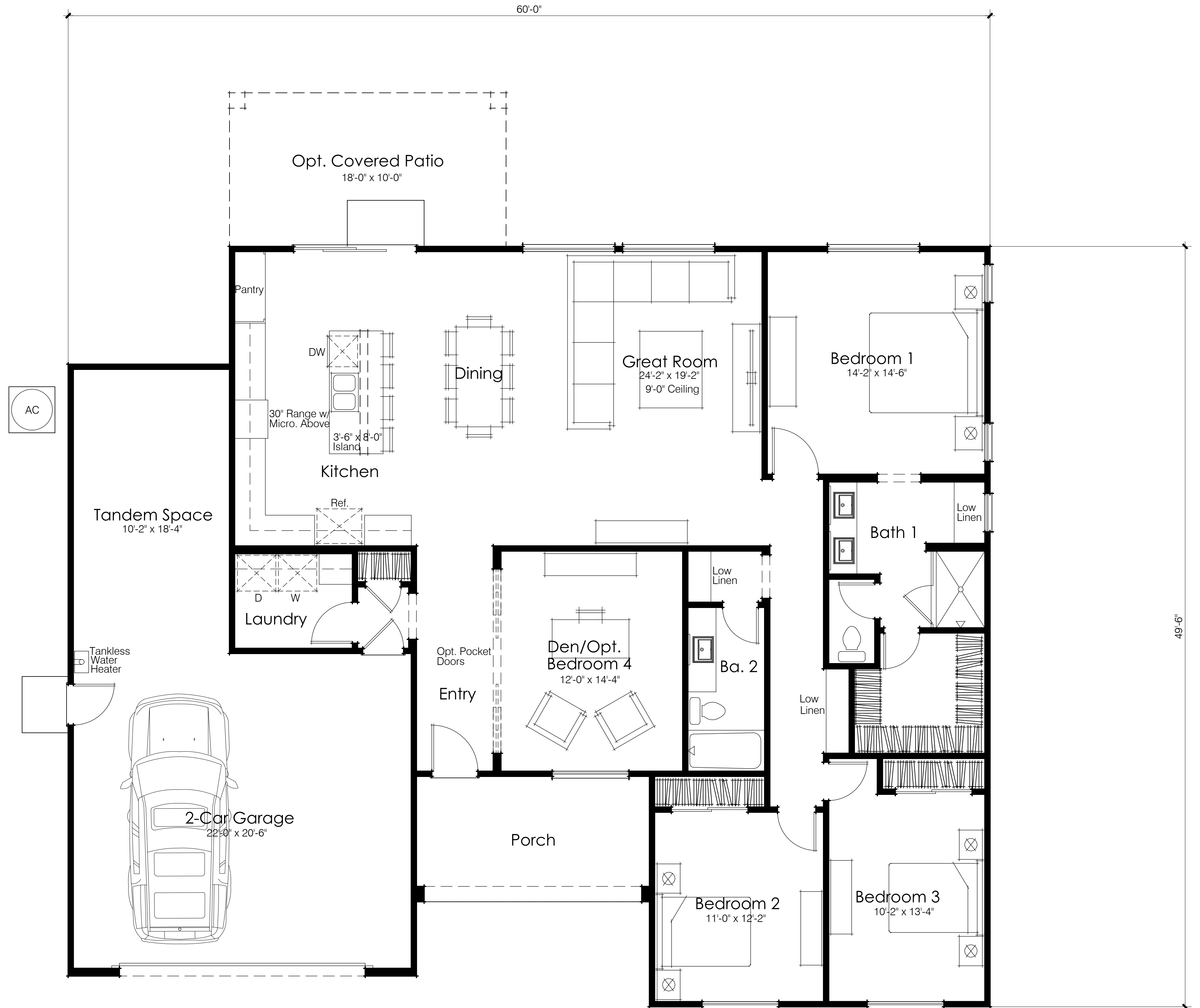
IN THE CITY OF BANNING
TRACT No 32370
ROUGH GRADING PLAN

SHEET NO. 2 OF 2 SHTS. FILE NO. W.O. 1357

WDID No. 733C339238

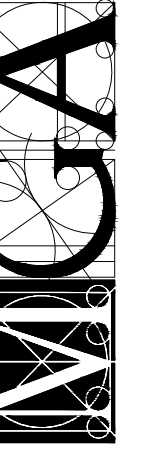


Bedroom 4 Option



Floor Plan

Living Area	1,946 sq. ft.
2-Car Garage	473 sq. ft.
Tandem Space	198 sq. ft.
Porch	124 sq. ft.
Opt. Covered Patio	180 sq. ft.



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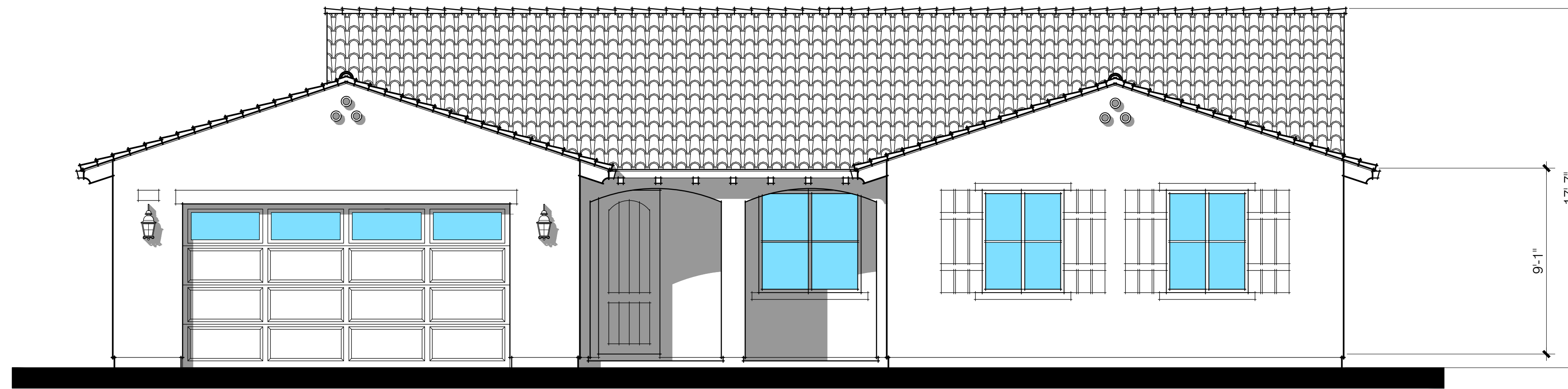


Banning 19 On Cedar Lane, Banning, CA

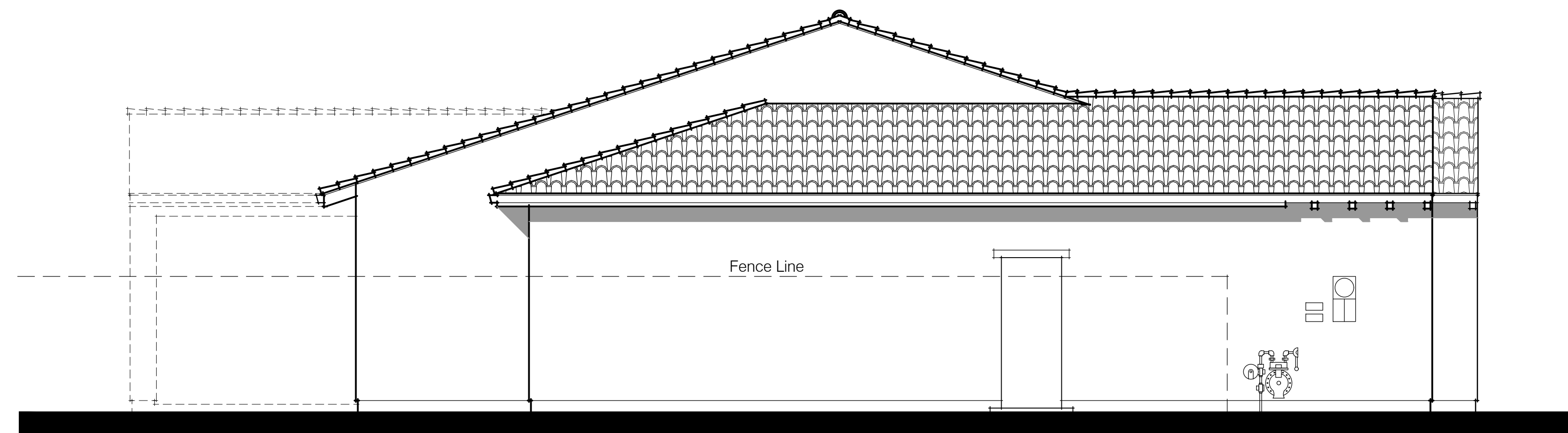
Title
 Plan 1
 Conceptual
 Floor Plan

Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/4" = 1'-0"
 Revision

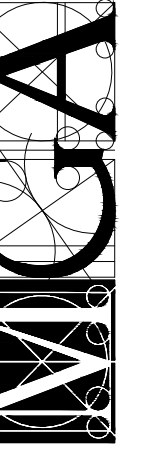
Sheet No.
 A-1



Front Elevation



Left Elevation



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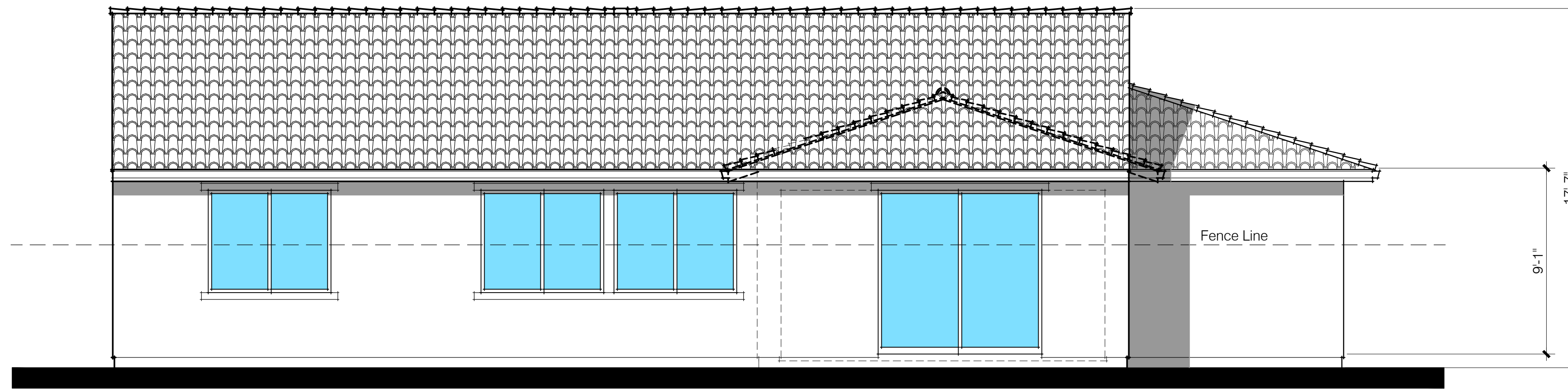
Title
 Plan 1
 Elevation 'A'
 Spanish

Date
 August 19, 2022

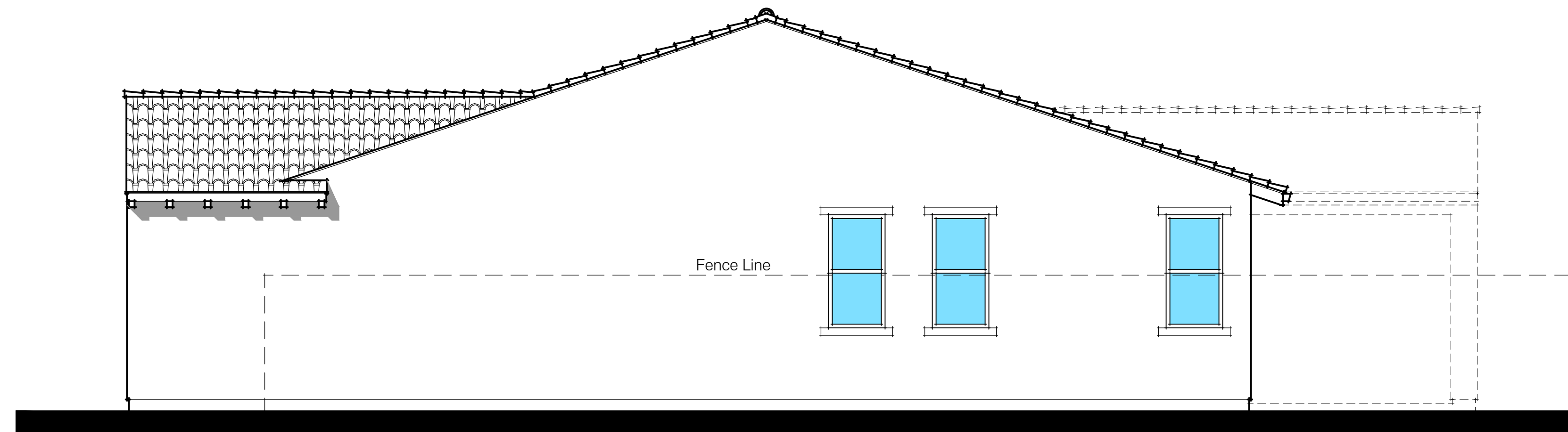
Project Number
 4506

Scale
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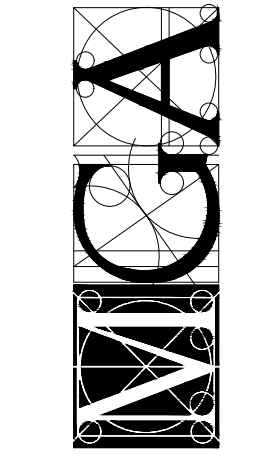
Revision



Rear Elevation



Right Elevation



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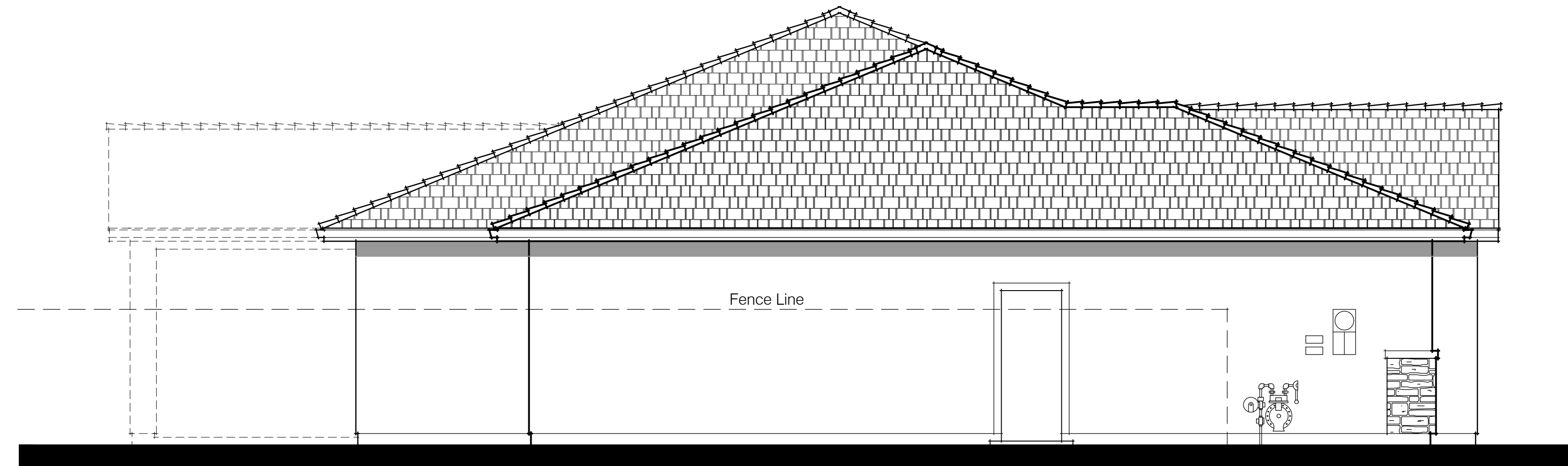
Title
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 Elevation 'A'
 Spanish

Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/4" = 1'-0"
 Revision

Sheet No.
 A-3



Front Elevation



Left Elevation



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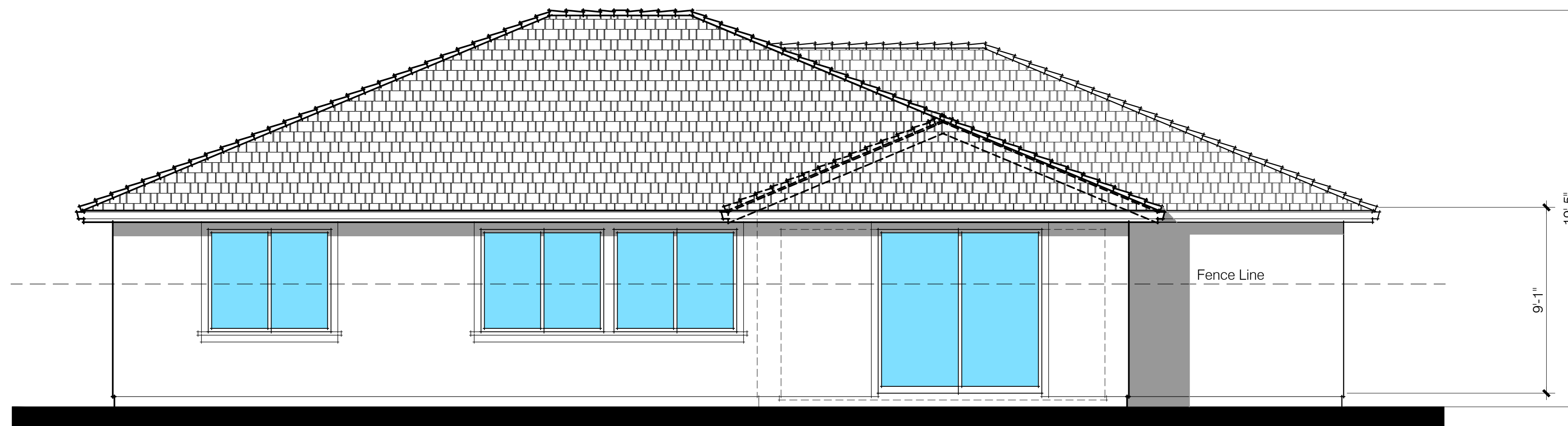
Title
 Plan 1
 Elevation 'B'
 Cottage

Date
 August 19, 2022

Project Number
 4506

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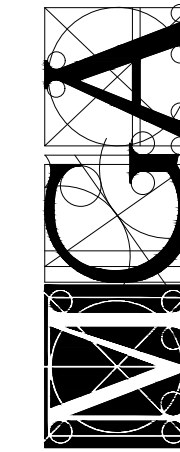
Revision



Rear Elevation



Right Elevation



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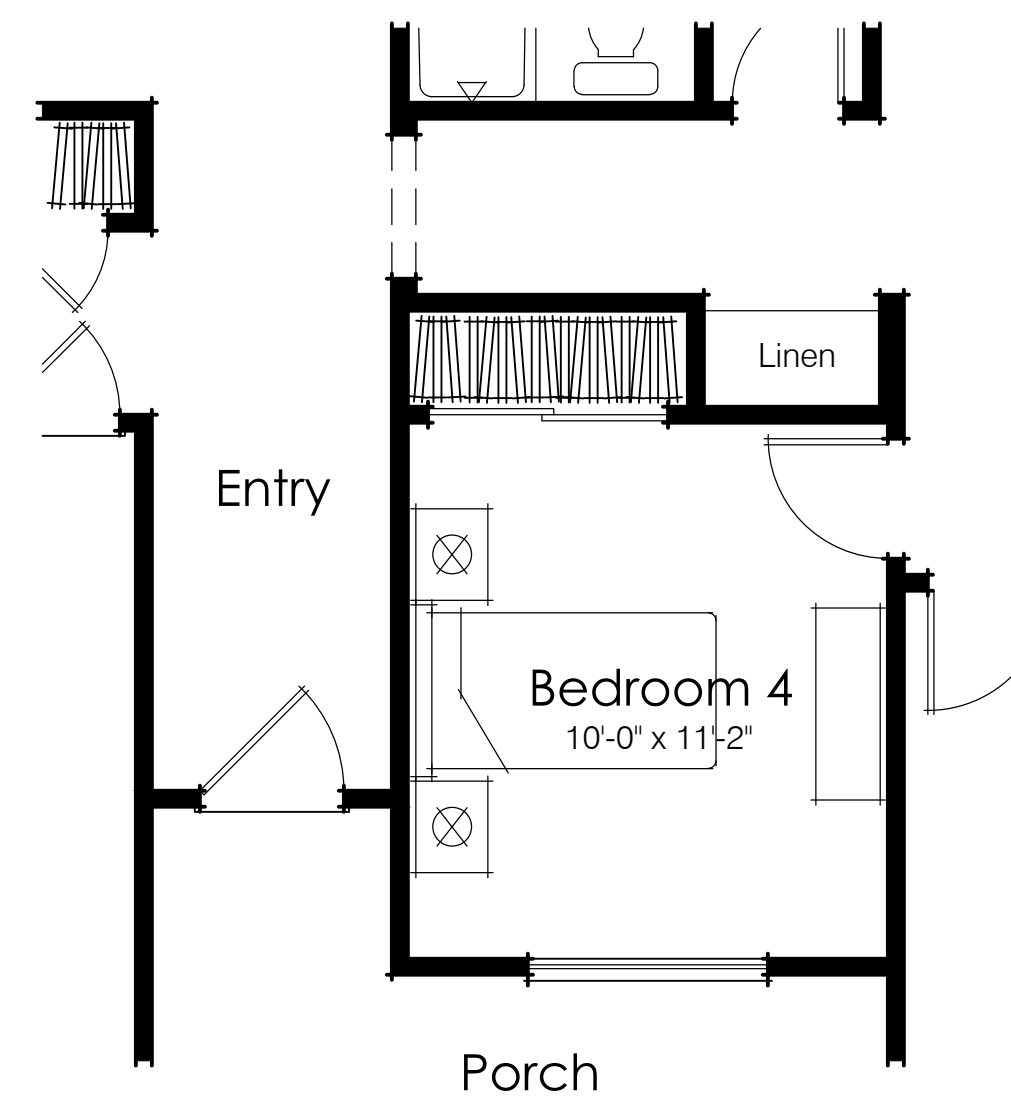


Banning 19 On Cedar Lane, Banning, CA

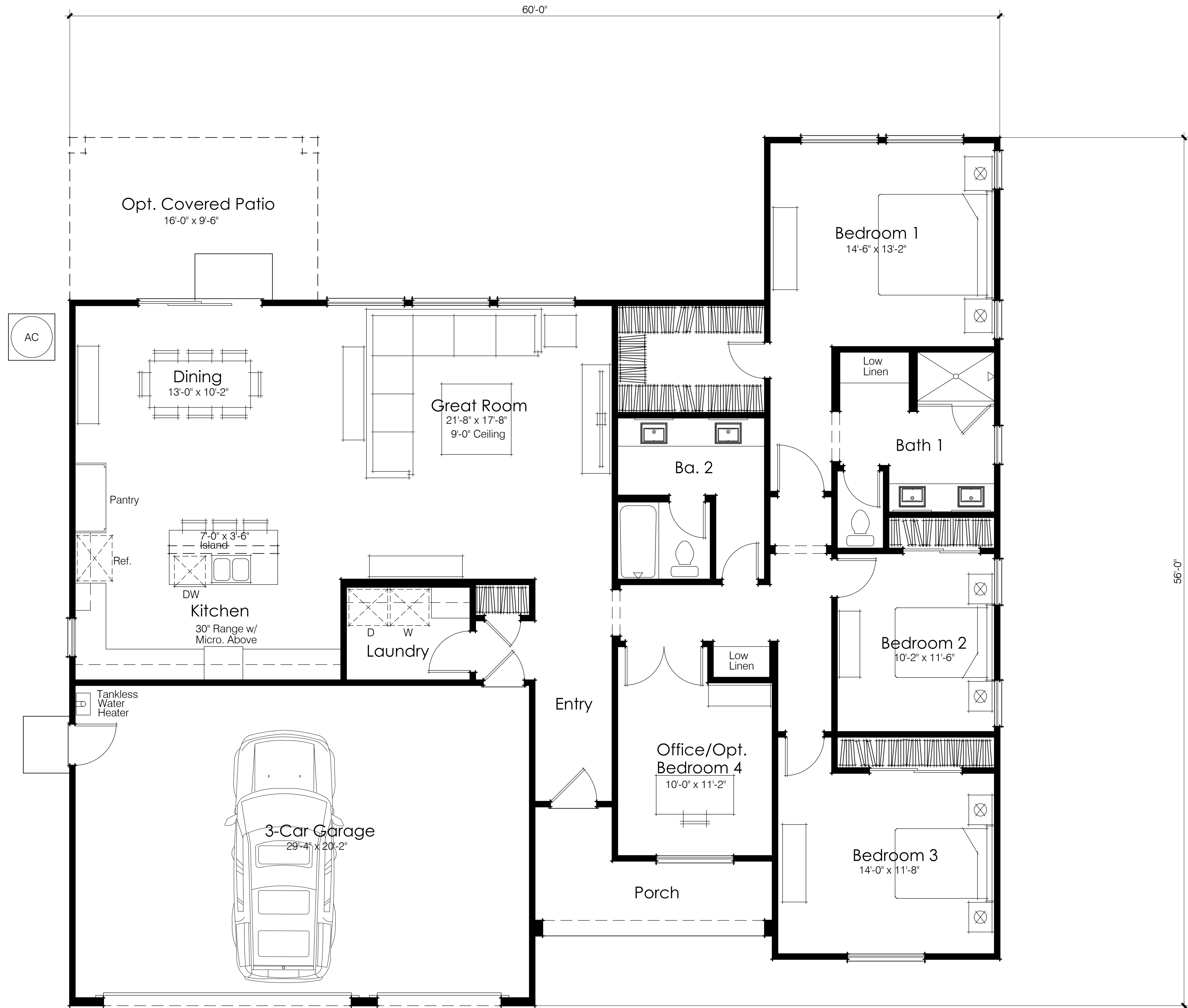
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 Cottage

Date
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 Project Number
 4506
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 Revision

Sheet No.
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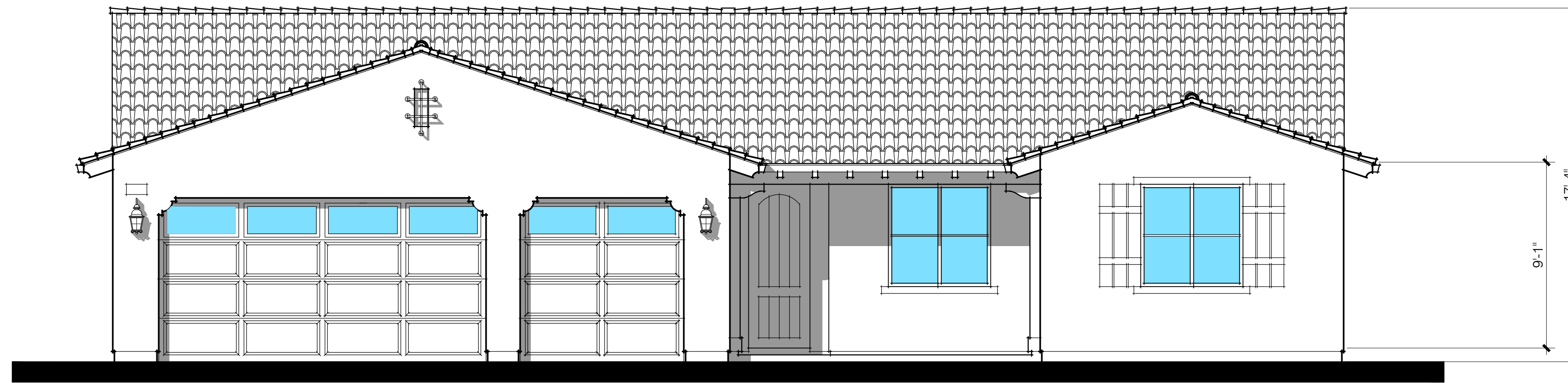


Bedroom 4 Option

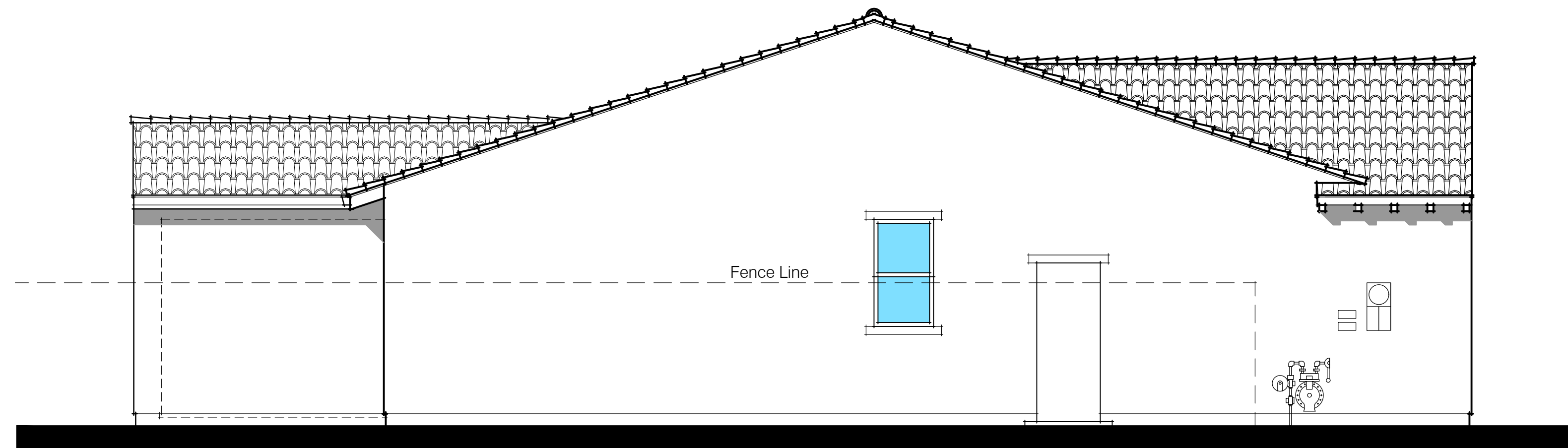


Floor Plan

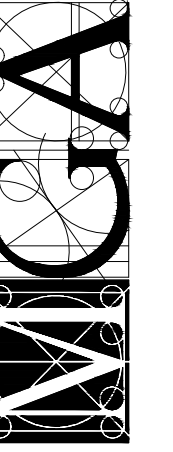
Living Area	2,067 sq. ft.
3-Car Garage	616 sq. ft.
Porch	92 sq. ft.
Opt. Covered Patio	168 sq. ft.



Front Elevation



Left Elevation



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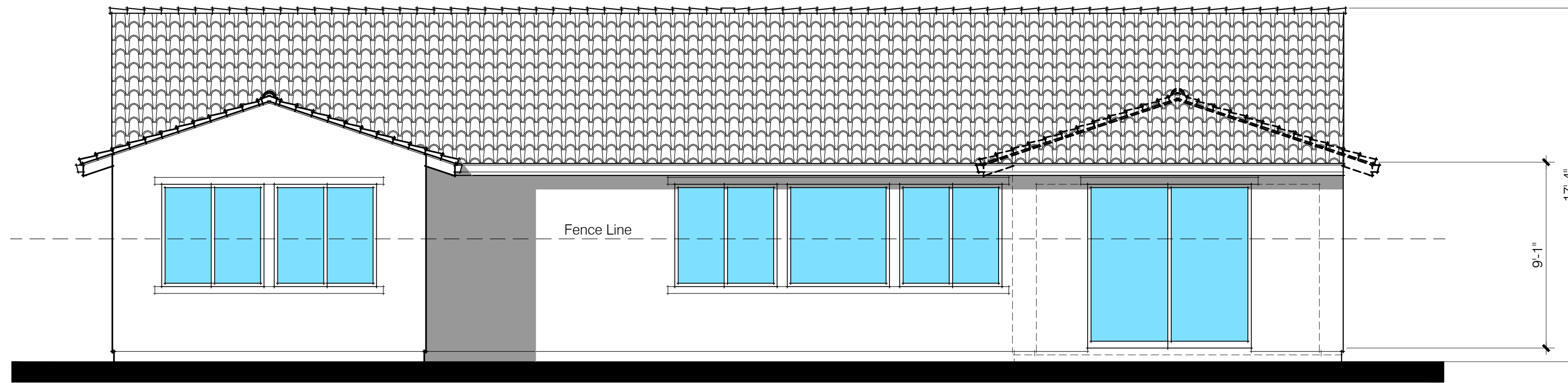
CrestWood
 COMMUNITIES

Banning 19 On Cedar Lane, Banning, CA

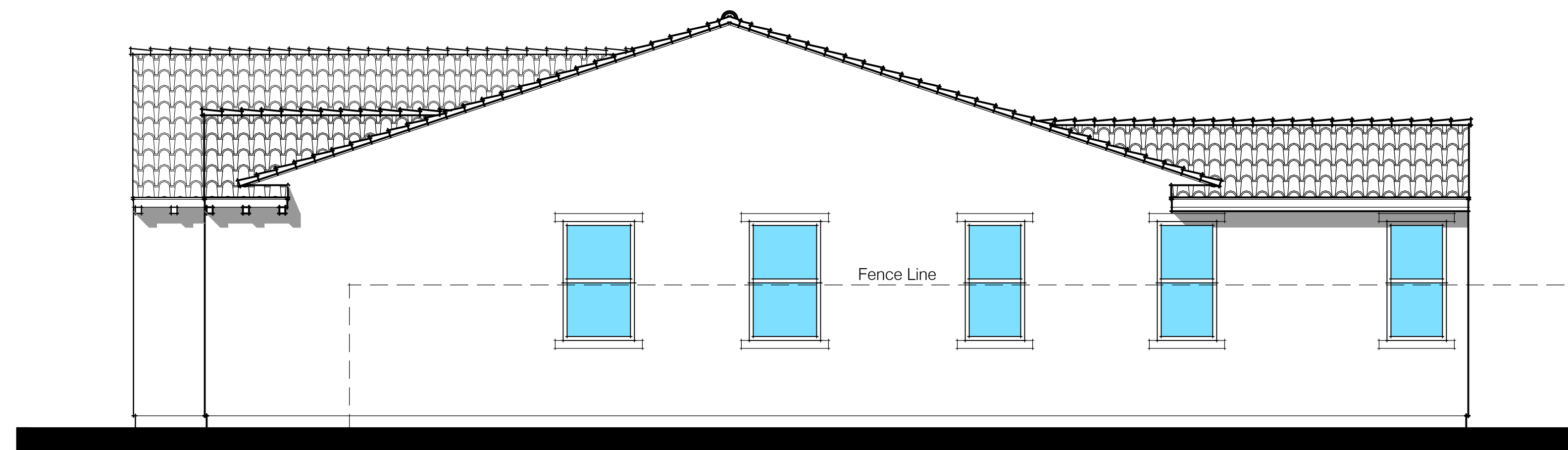
Title
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 Elevation 'A'
 Spanish

Date
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 Project Number
 4506
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 Revision

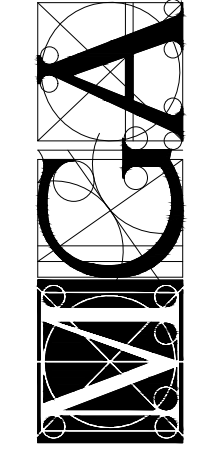
Sheet No.
 A-7



Rear Elevation



Right Elevation



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CrestWood
 COMMUNITIES

Banning 19 On Cedar Lane, Banning, CA

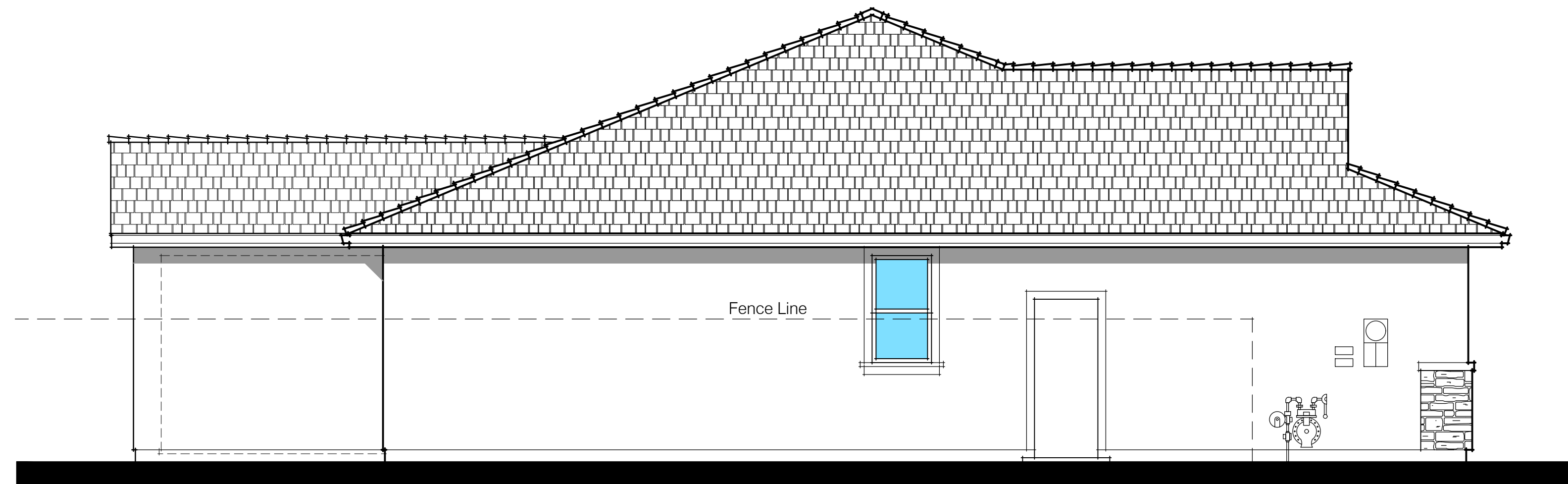
Title
 Plan 2
 Elevation 'A'
 Spanish

Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/4" = 1'-0"
 Revision

Sheet No.
 A-8



Front Elevation



Left Elevation



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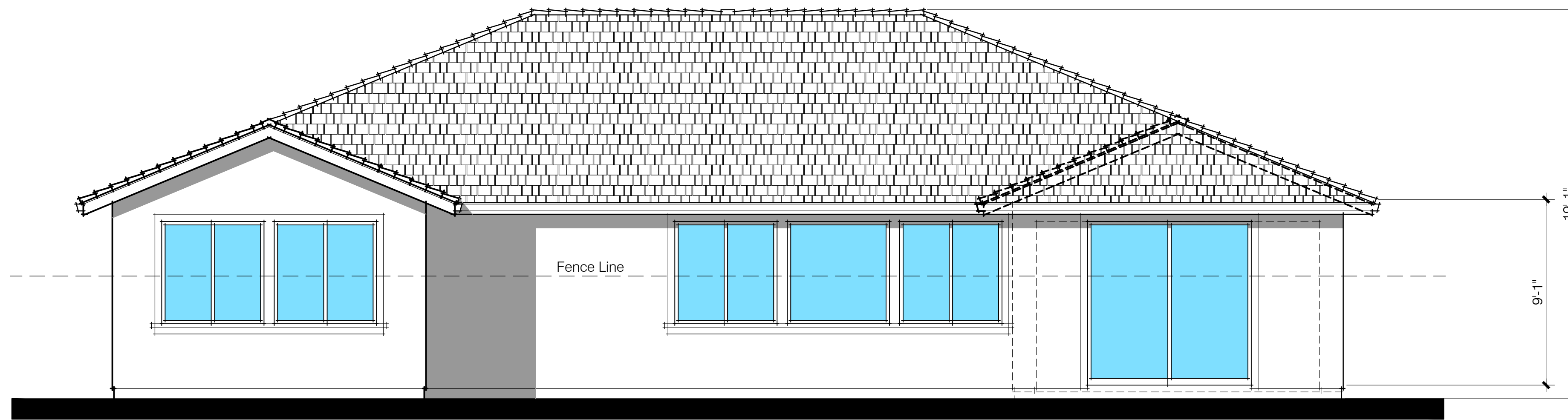


Banning 19 On Cedar Lane, Banning, CA

Title
Plan 2
Elevation 'B'
Cottage

Date
August 19, 2022
Project Number
4506
Scale
1/4" = 1'-0"
Revision

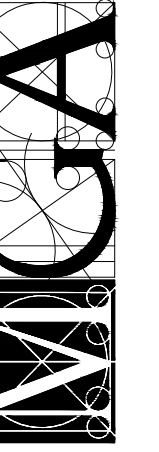
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A-9



Rear Elevation



Right Elevation

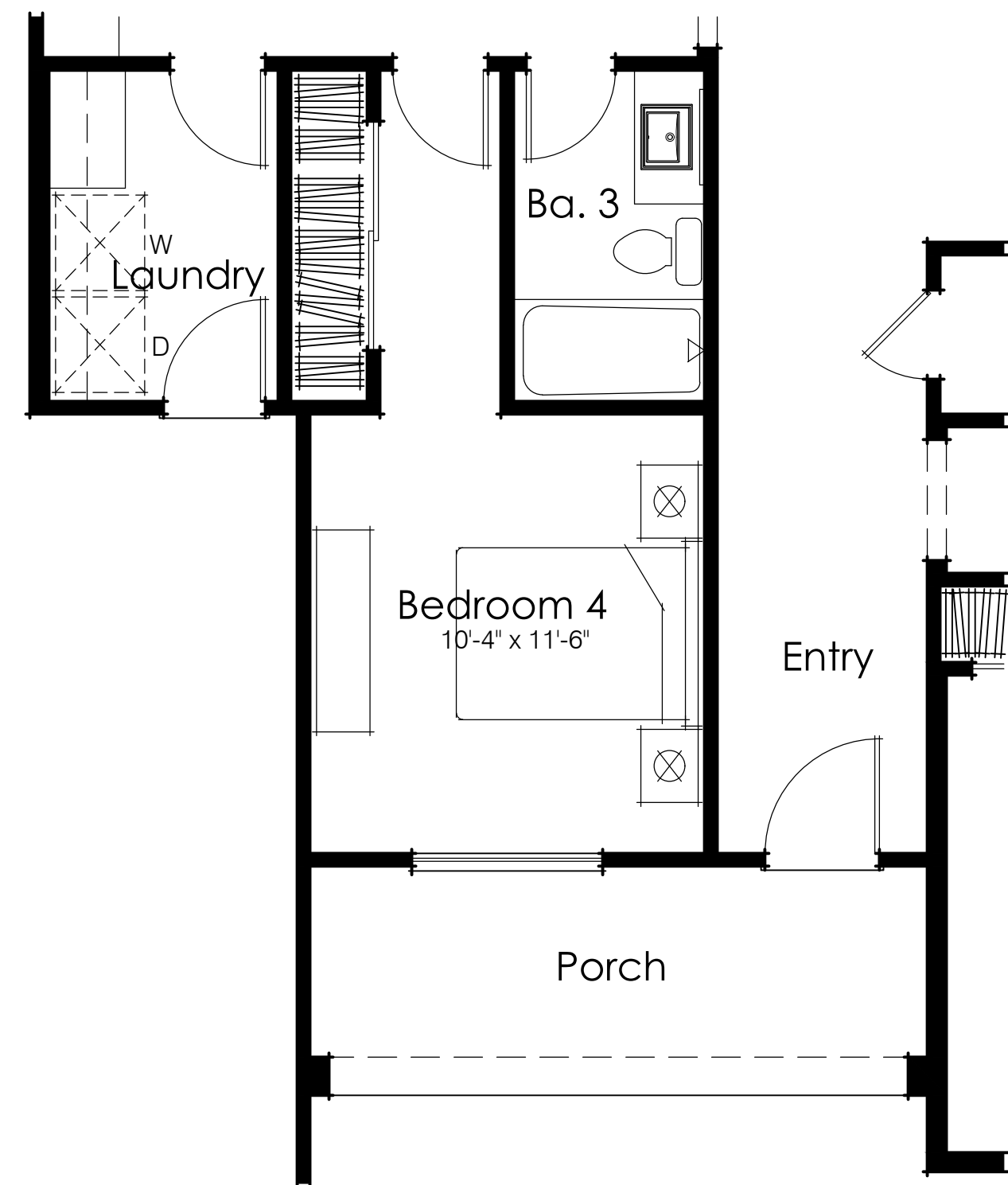


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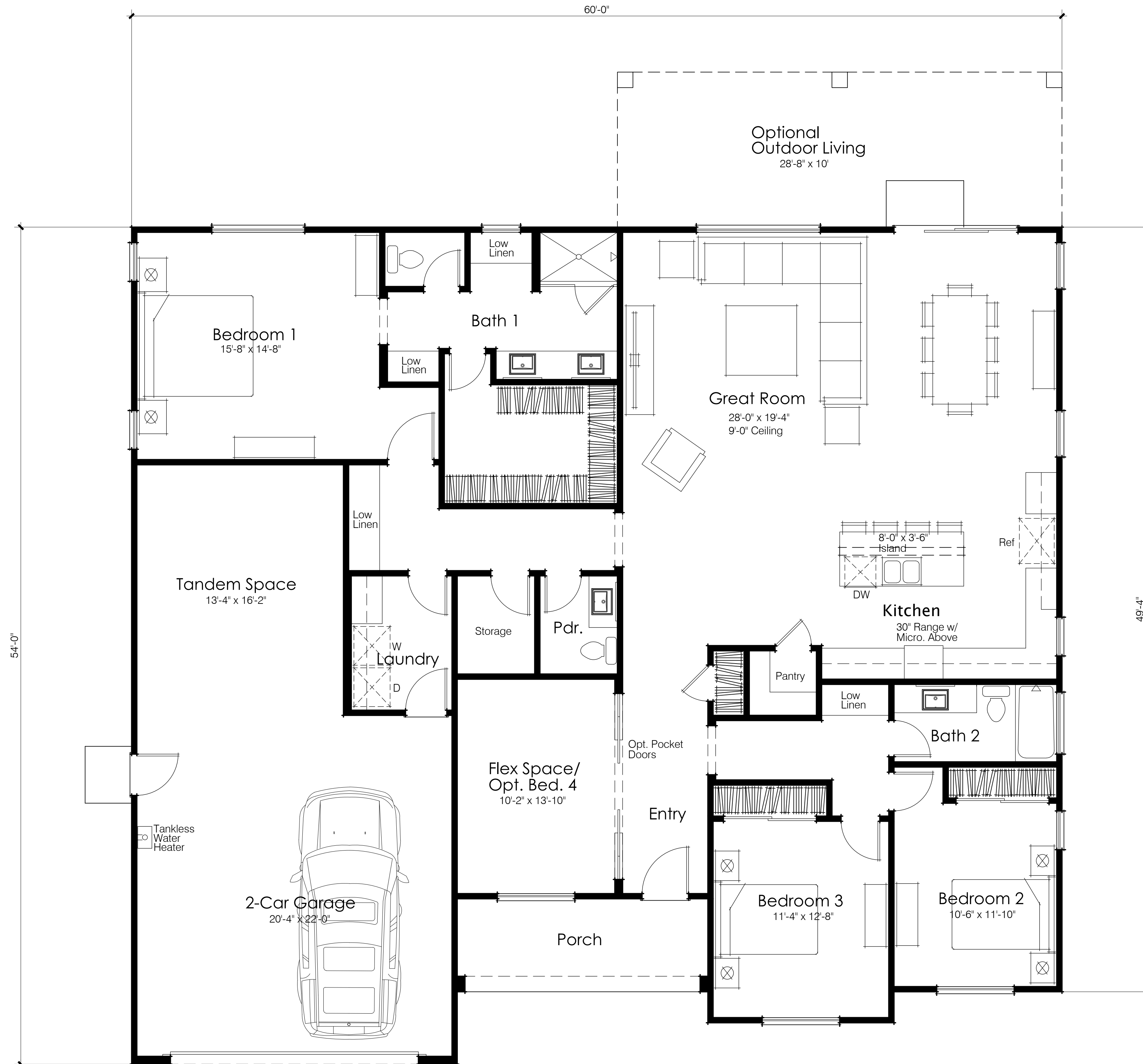


Banning 19 On Cedar Lane, Banning, CA

Title	Plan 2 Elevation 'B' Cottage
Date	August 19, 2022
Project Number	4506
Scale	1/4" = 1'-0"
Revision	

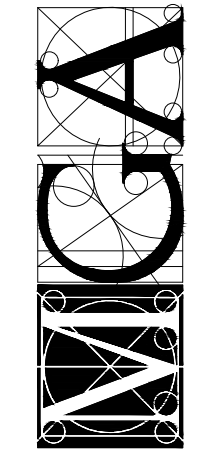


Bedroom 4/Bath 3 Option



Floor Plan

Living Area	2,296 sq. ft.
3-Car Garage	690 sq. ft.
Porch	97 sq. ft.
Opt. Covered Patio	287 sq. ft.



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Banning 19 On Cedar Lane, Banning CA.

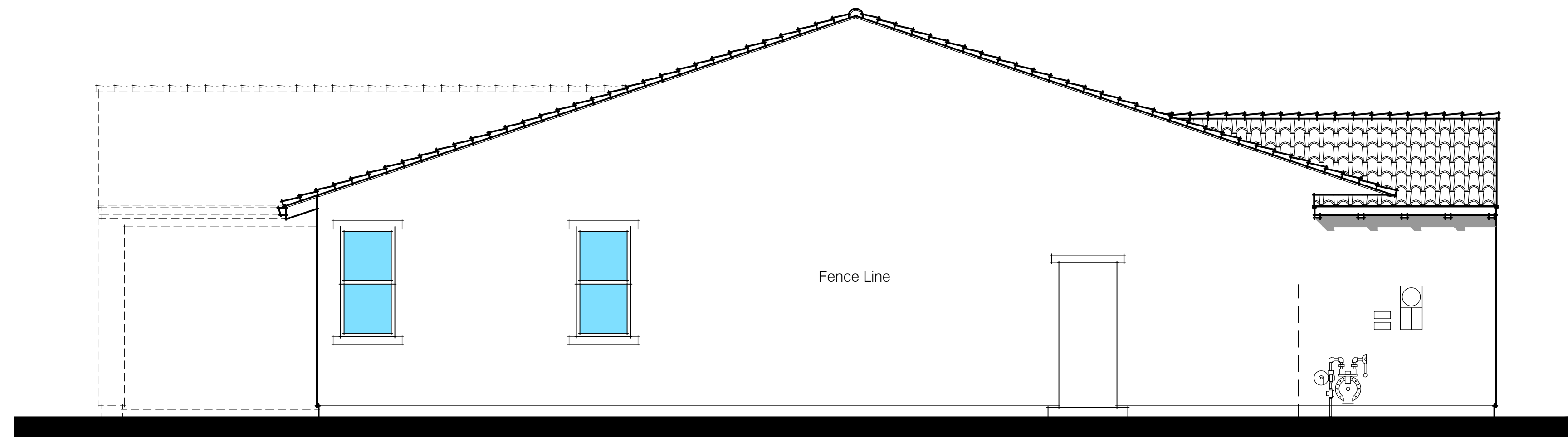
Title
 Plan 3
 Conceptual
 Floor Plan

Date
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 Project Number
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 Revision

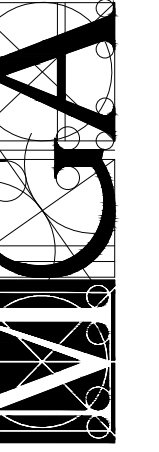
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 A-11



Front Elevation



Left Elevation



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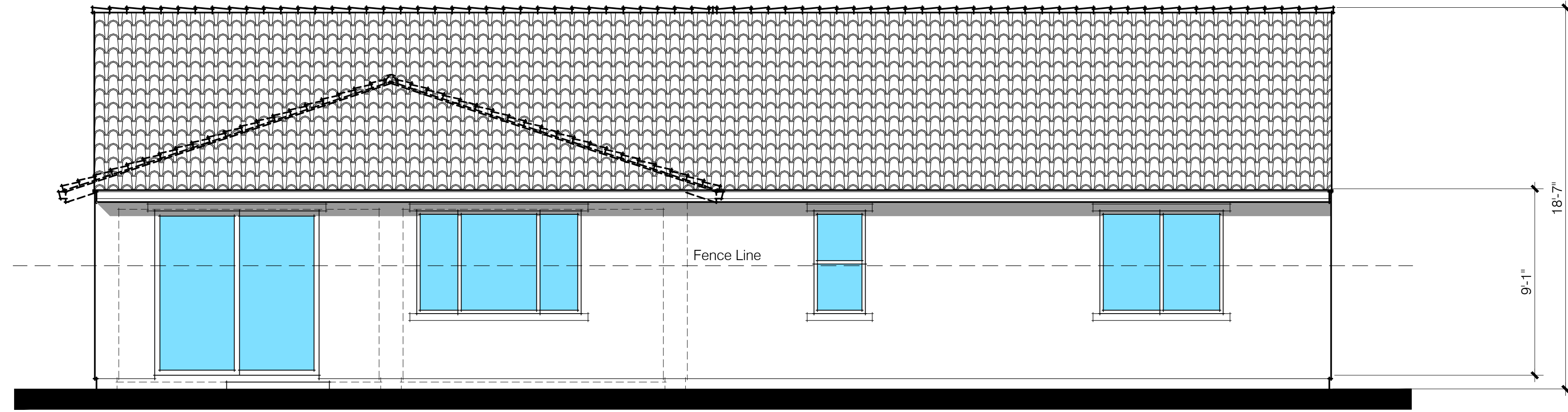


Banning 19 On Cedar Lane, Banning CA.

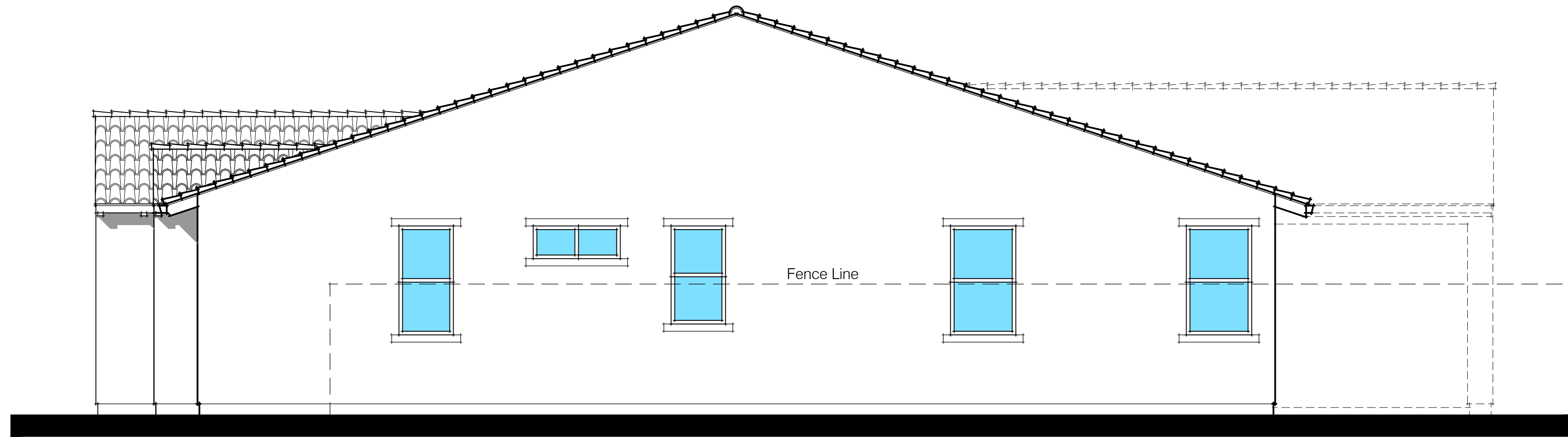
Title
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 Elevation 'A'
 Spanish

Date
 August 19, 2022
 Project Number
 4506
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 Revision

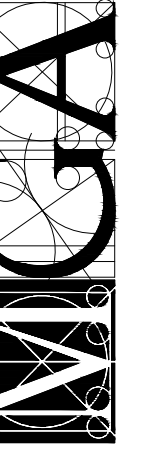
Sheet No.
 A-12



Rear Elevation



Right Elevation



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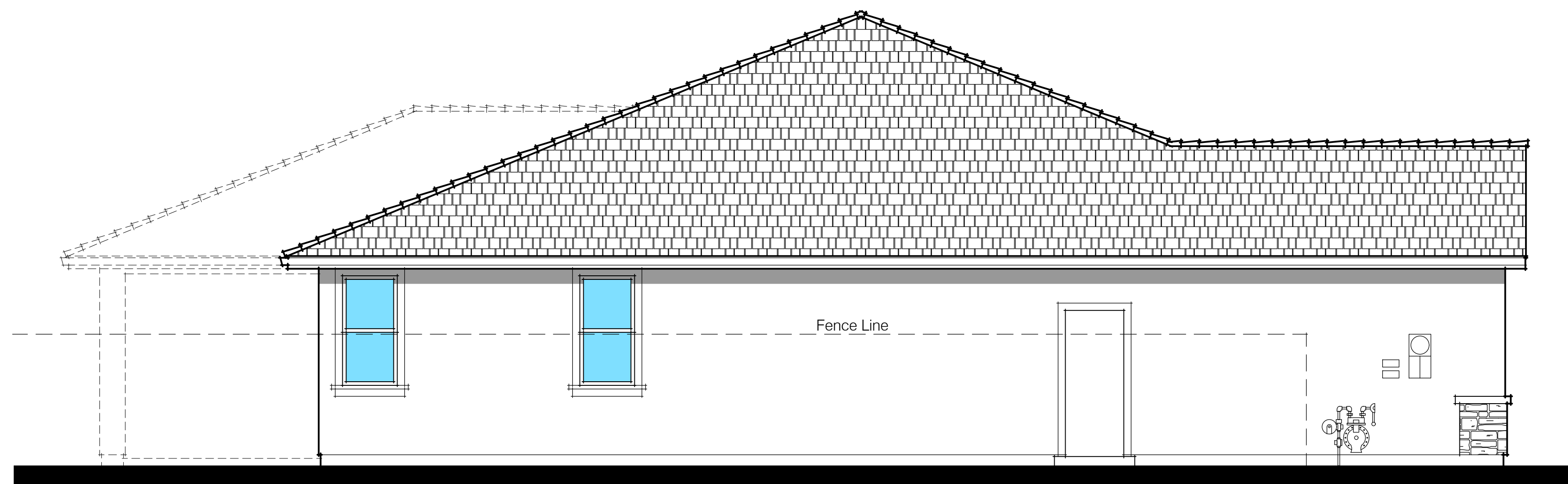
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 Elevation 'A'
 Spanish

Date
 August 19, 2022
 Project Number
 4506
 Scale
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 Revision

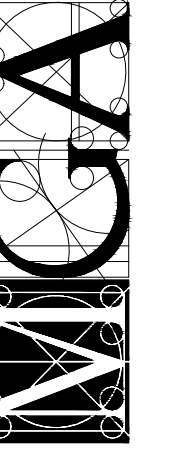
Sheet No.
 A-13



Front Elevation



Left Elevation



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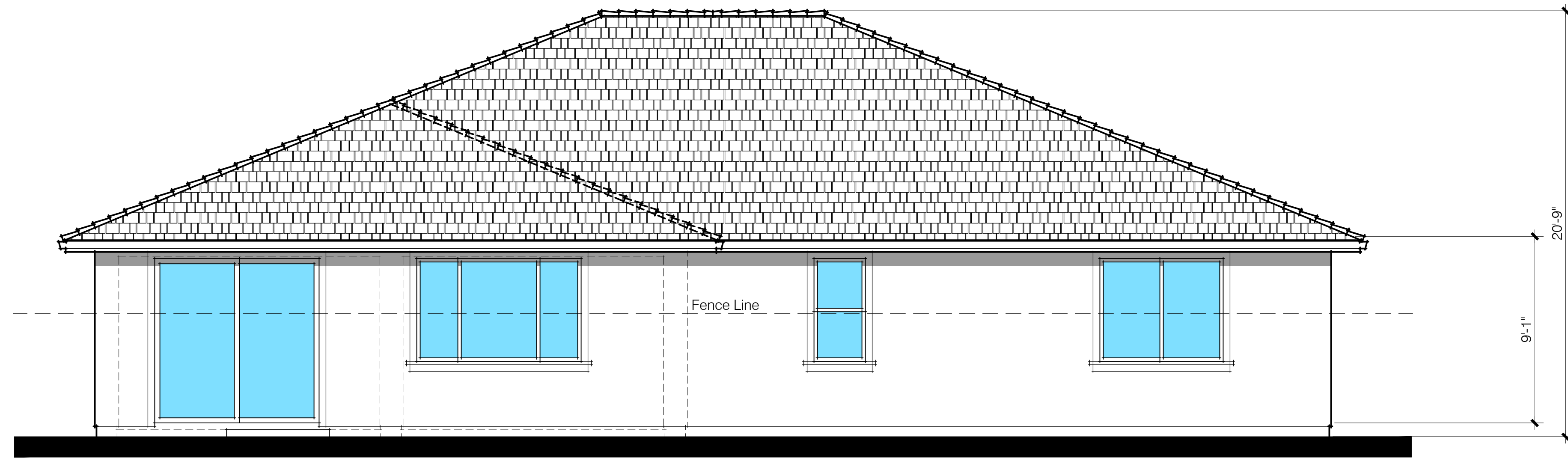


Banning 19 On Cedar Lane, Banning CA.

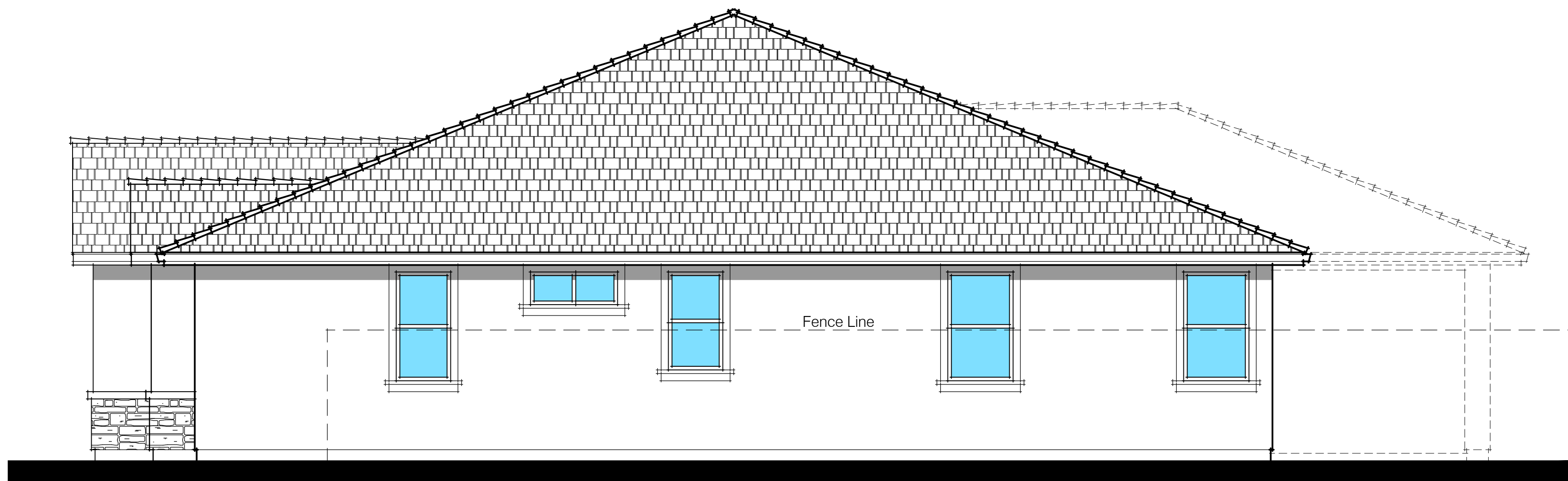
Title
Plan 3
Elevation 'B'
Cottage

Date
August 19, 2022
Project Number
4506
Scale
1/4" = 1'-0"
Revision

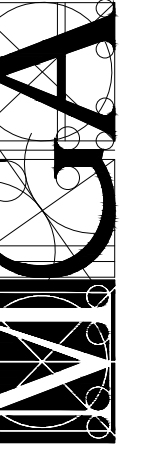
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A-14



Rear Elevation



Right Elevation

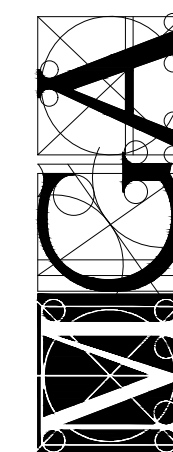


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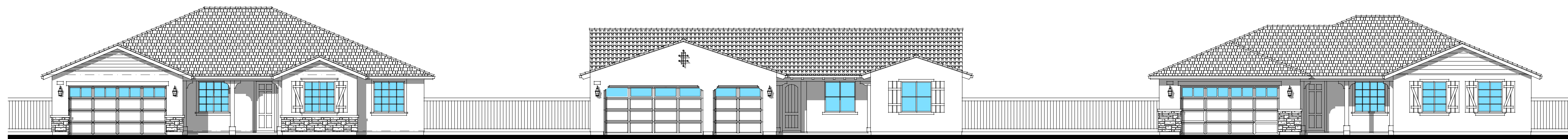


Banning 19 On Cedar Lane, Banning CA.

Title	Plan 3 Elevation 'B' Cottage
Date	August 19, 2022
Project Number	4506
Scale	1/4" = 1'-0"
Revision	



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Plan 3-Cottage
 Lot 3

Plan 2-Spanish
 Lot 2
 Street Scene

Plan 1-Cottage
 Lot 1



Banning 19 On Cedar Lane, Banning, CA

Title
 Street Scene

Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/8" = 1'-0"
 Revision

Sheet No.
 A-16

EXTERIOR COLOR AND MATERIAL PALETTE

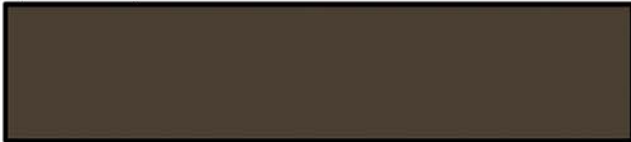


BANNING 19 ON CEDAR LANE
SCHEME 1: ELEVATION "A" – SPANISH
LOCATION: BANNING, CA
DATE: 08.18.22



ROOF TILE:

"EAGLE ROOFING" – CAPISTRANO
3636 PIEDMONT BLEND
("S" TILE)



FASCIA:

"VISTA PAINTS" - 0200 STONY FIELD



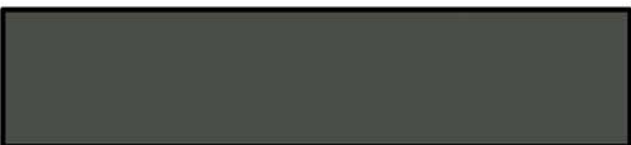
TRIM / WOOD POSTS:

"VISTA PAINTS" – 0275 HIGHLIGHT



GARAGE:

"VISTA PAINTS" – H0131 HITCHING POST



ENTRY DOOR / SHUTTERS:

"VISTA PAINTS" – 0584 TORNADO WIND

TRUTEAM DOWNSPOUTS/GUTTERS

DOWNSPOUTS: LT. PECAN

GUTTERS: MUSKET BROWN



STUCCO:

"OMEGA" – 20 IVORY



DECORATIVE PIPES:

"VISTA PAINTS" –
1039 PRETTY PARASOL



DECORATIVE METAL:

"VISTA PAINTS" –
0536 SUBWAY

EXTERIOR COLOR AND MATERIAL PALETTE

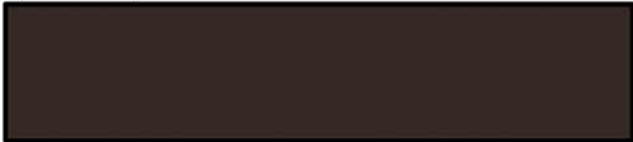


BANNING 19 ON CEDAR LANE
SCHEME 2: ELEVATION "A" – SPANISH
LOCATION: BANNING, CA
DATE: 08.18.22



ROOF TILE:

"EAGLE ROOFING" – CAPISTRANO
SCC8806 TUCSON BLEND
("S" TILE)



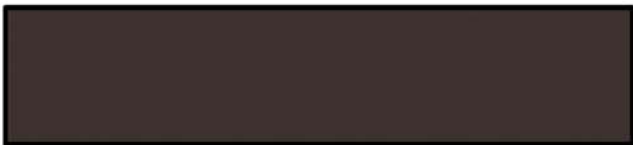
FASCIA:

"VISTA PAINTS" - 0144 FILM NOIR



TRIM / WOOD POSTS:

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GARAGE:

"VISTA PAINTS" – H0142 CHOCOLATE



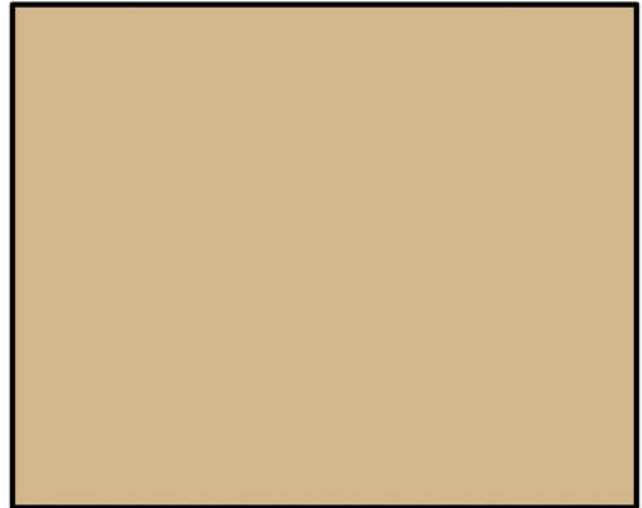
ENTRY DOOR / SHUTTERS:

"VISTA PAINTS" – 0634 DAY SPA

TRUTEAM DOWNSPOUTS/GUTTERS

DOWNSPOUTS: CLASSIC CREAM

GUTTERS: RUSTIC



STUCCO:

"OMEGA" – 408 PLANTATION BEIGE



DECORATIVE PIPES:

"VISTA PAINTS" –
1039 PRETTY PARASOL



DECORATIVE METAL:

"VISTA PAINTS" –
0536 SUBWAY

EXTERIOR COLOR AND MATERIAL PALETTE

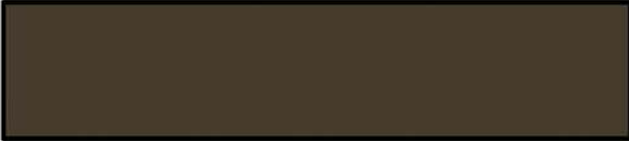


BANNING 19 ON CEDAR LANE
SCHEME 3: ELEVATION "A" – SPANISH
LOCATION: BANNING, CA
DATE: 08.18.22



ROOF TILE:

"EAGLE ROOFING" – CAPISTRANO
3687 BROWN GRAY RANGE
("S" TILE)



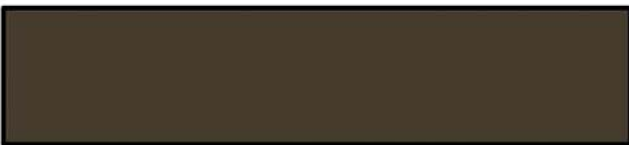
FASCIA:

"VISTA PAINTS" - 0221 BROWN SUEDE



TRIM / WOOD POSTS:

"VISTA PAINTS" – 19 DESERT MESA



GARAGE:

"VISTA PAINTS" – 0221 BROWN SUEDE



ENTRY DOOR / SHUTTERS:

"VISTA PAINTS" – 0514 THUNDERSTORM

TRUTEAM DOWNSPOUTS/GUTTERS

DOWNSPOUTS: CLASSIC CREAM

GUTTERS: RUSTIC



STUCCO:

"OMEGA" – 12 CHENILLE



DECORATIVE PIPES:

"VISTA PAINTS" –
1039 PRETTY PARASOL



DECORATIVE METAL:

"VISTA PAINTS" –
0536 SUBWAY

NOTE: All photographs of stone, brick, masonry and roof tiles and paint color swatches are for representation only - See actual samples for exact colors.

EXTERIOR COLOR AND MATERIAL PALETTE



BANNING 19 ON CEDAR LANE
SCHEME 4: ELEVATION "B" – COTTAGE
LOCATION: BANNING, CA
DATE: 08.18.22



ROOF TILE:

"EAGLE ROOFING" – BEL AIR – 4880 SHASTA BLEND
(FLAT TILE)



FASCIA/EAVES:

"VISTA PAINTS" - 23 SWISS COFFEE



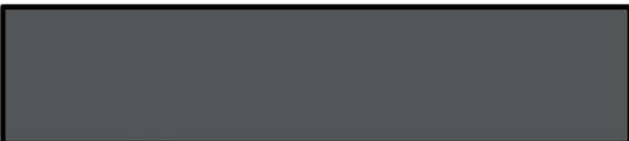
TRIM / WOOD POSTS:

"VISTA PAINTS" – 23 SWISS COFFEE



GABLE SIDING / GARAGE:

"VISTA PAINTS" – 0532 RAND MOON



ENTRY DOOR / SHUTTERS:

"VISTA PAINTS" – 0514 THUNDERSTORM



STUCCO:

"OMEGA" – 56 PEARL GRAY



STONE:

"ELDORADO STONE" –
MOUNTAIN LEDGE | SIERRA

TRUTEAM DOWNSPOUTS/GUTTERS

DOWNSPOUTS: CHAMPAGNE

GUTTERS: LT. PECAN



EXTERIOR COLOR AND MATERIAL PALETTE



BANNING 19 ON CEDAR LANE
SCHEME 5: ELEVATION "B" – COTTAGE
LOCATION: BANNING, CA
DATE: 08.18.22



ROOF TILE:

"EAGLE ROOFING" – BEL AIR – 4690 PEWTER BLEND
(FLAT TILE)



FASCIA/EAVES:

"VISTA PAINTS" - 0338 WHIPCORD



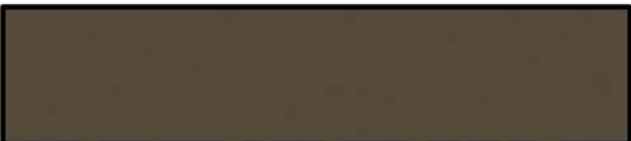
TRIM / WOOD POSTS:

"VISTA PAINTS" – 0338 WHIPCORD



GABLE SIDING / GARAGE:

"VISTA PAINTS" – 0421 SILVERADO RANCH



ENTRY DOOR / SHUTTERS:

"VISTA PAINTS" – H0132 CUMMINGS OAK



STUCCO:

"OMEGA" – 434 VANILLA CREAM



STONE:

"ELDORADO STONE" –
MOUNTAIN LEDGE | DURANGO

TRUTEAM DOWNPOUTS/GUTTERS

DOWNPOUTS: LT. PECAN

GUTTERS: PEBBLESTONE



EXTERIOR COLOR AND MATERIAL PALETTE



BANNING 19 ON CEDAR LANE
SCHEME 6: ELEVATION "B" – COTTAGE
LOCATION: BANNING, CA
DATE: 08.18.22



ROOF TILE:

"EAGLE ROOFING" – BEL AIR – 4690 PEWTER BLEND
(FLAT TILE)



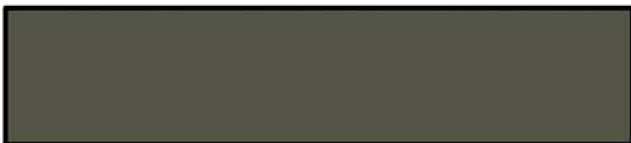
FASCIA/EAVES:

"VISTA PAINTS" - 0341 LOCH NESS



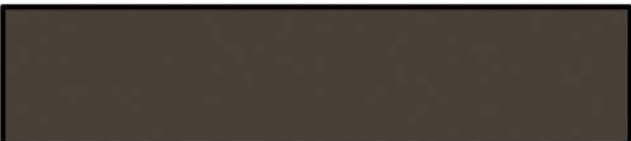
TRIM / WOOD POSTS:

"VISTA PAINTS" – 0341 LOCH NESS



GABLE SIDING / GARAGE:

"VISTA PAINTS" – 0423 EYE OF THE STORM



ENTRY DOOR / SHUTTERS:

"VISTA PAINTS" – 0564 BAD HAIR DAY



STUCCO:

"OMEGA" – 433 PRAIRIE DOG



STONE:

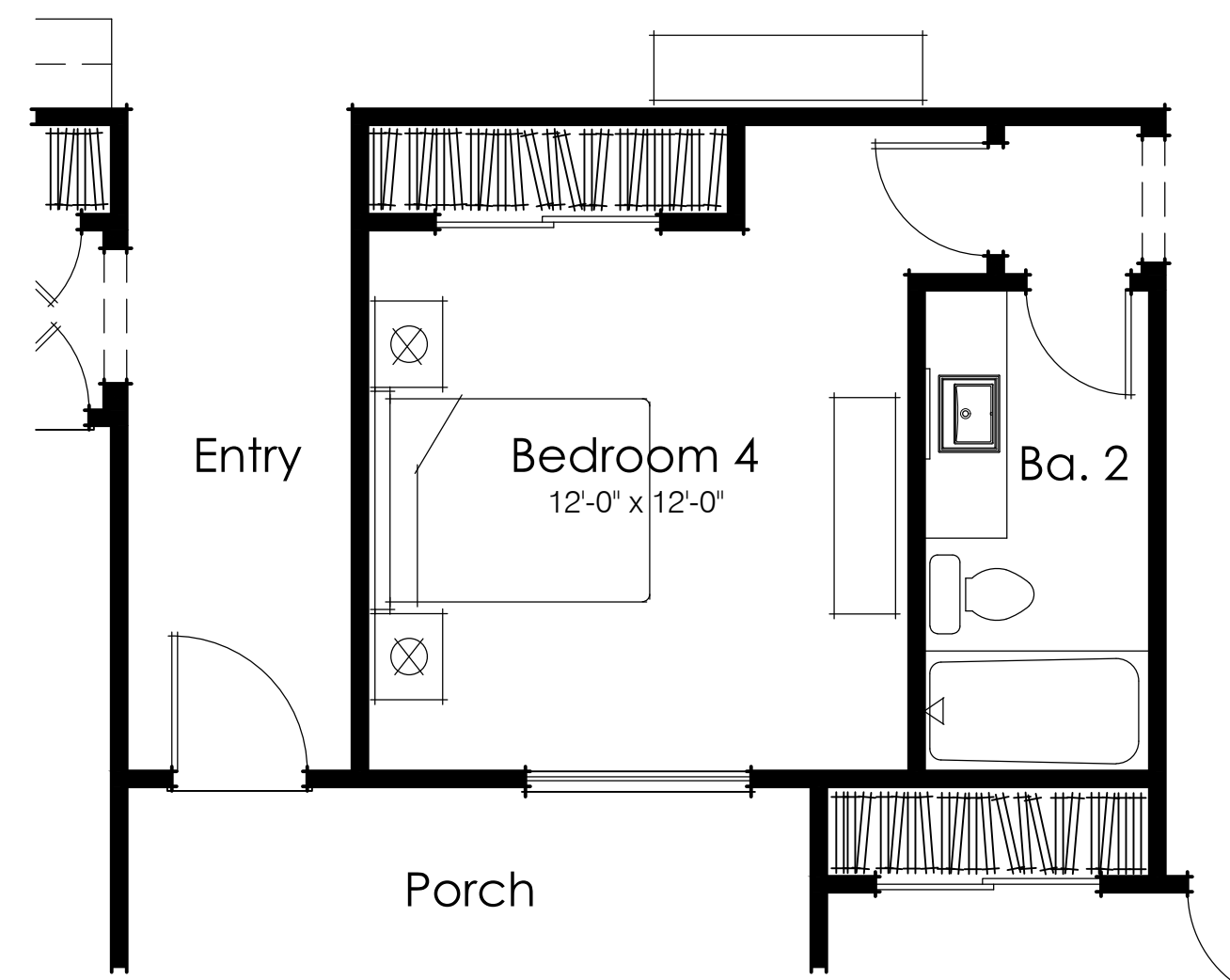
"ELDORADO STONE" –
MOUNTAIN LEDGE | SIERRA

TRUTEAM DOWNPOUTS/GUTTERS

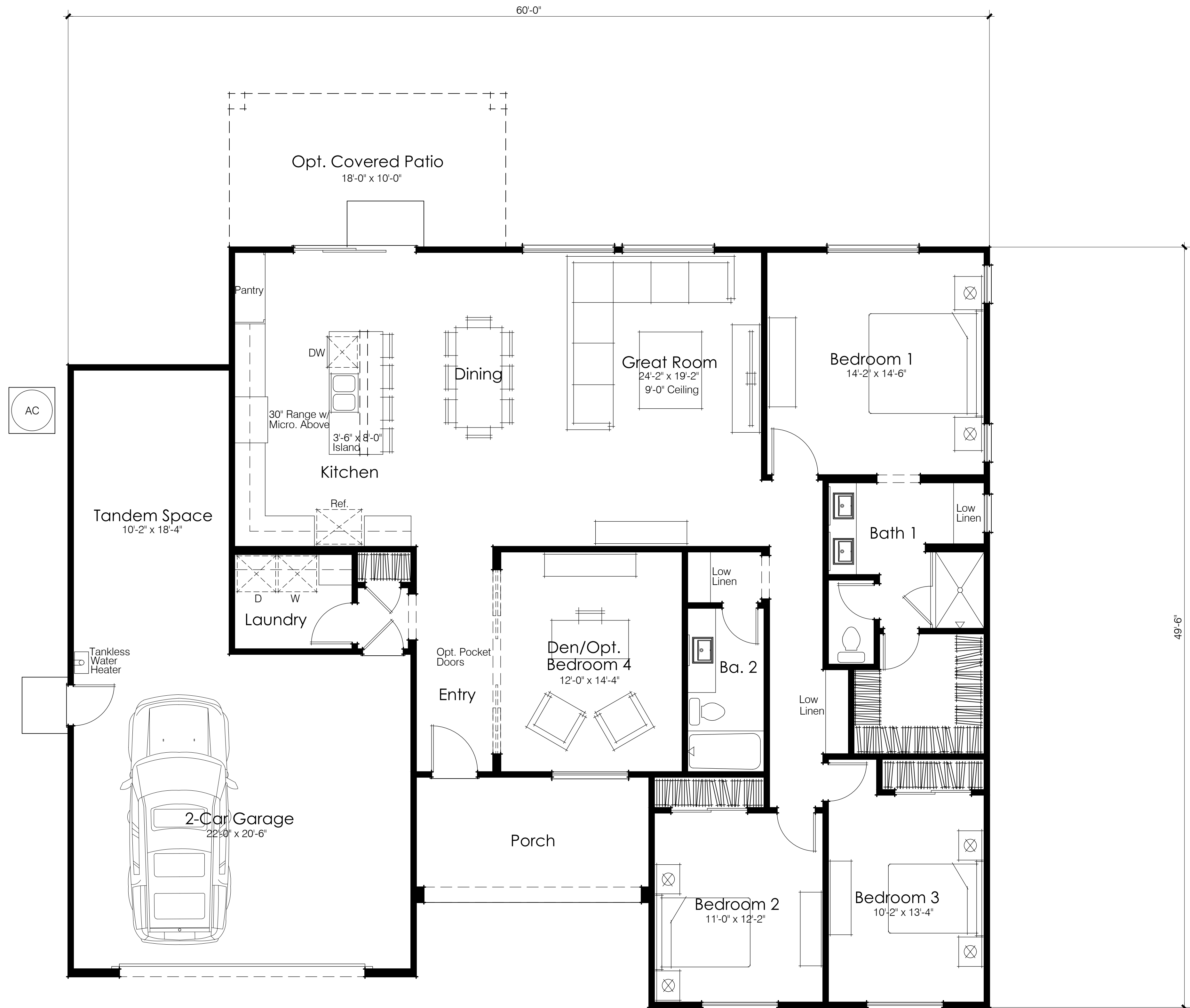
DOWNPOUTS: ADOBE TAN

GUTTERS: LT. PECAN



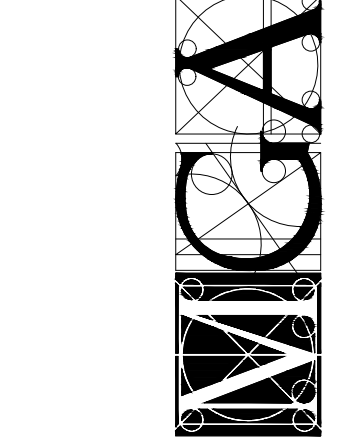


Bedroom 4 Option



Floor Plan

Living Area	1,946 sq. ft.
2-Car Garage	473 sq. ft.
Tandem Space	198 sq. ft.
Porch	124 sq. ft.
Opt. Covered Patio	180 sq. ft.



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Banning 19 On Cedar Lane, Banning, CA

Title
 Plan 1
 Conceptual
 Floor Plan

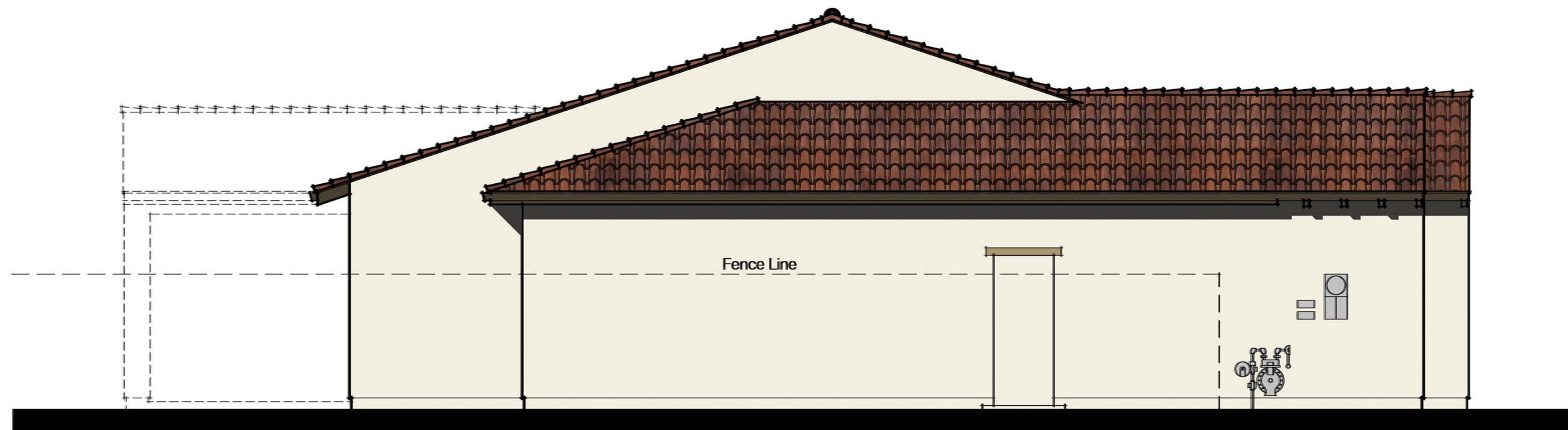
Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/4" = 1'-0"
 Revision

Sheet No.

A-1



Front Elevation
Scheme 1



Left Elevation



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CrestWood
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Banning 19 On Cedar Lane, Banning, CA

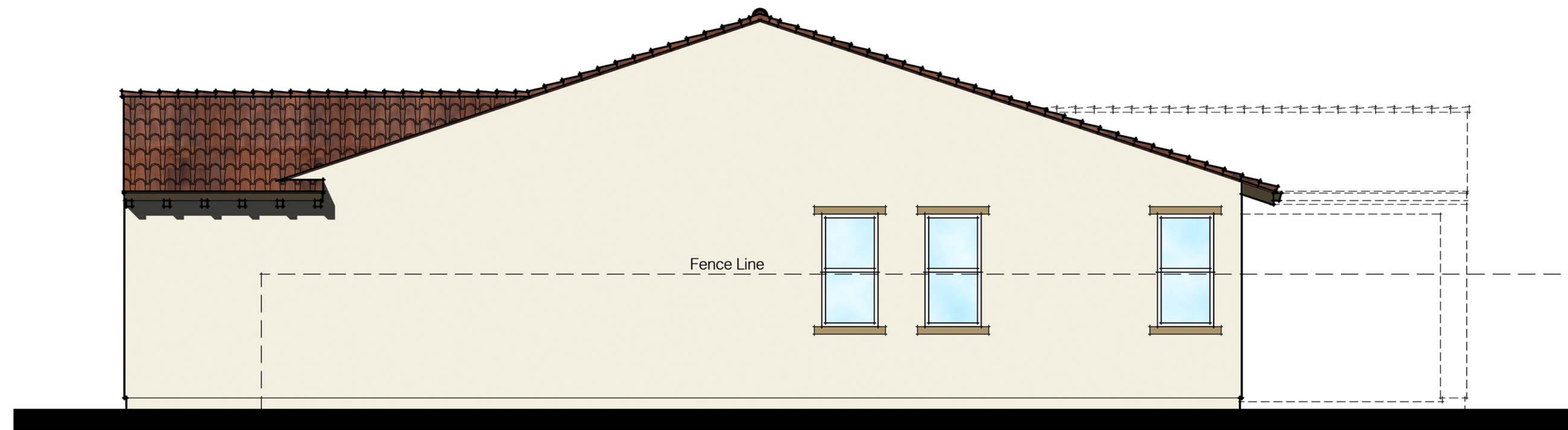
Title
**Plan 1
Elevation 'A'
Spanish**

Date
August 19, 2022
Project Number
4506
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-2



Rear Elevation



Right Elevation



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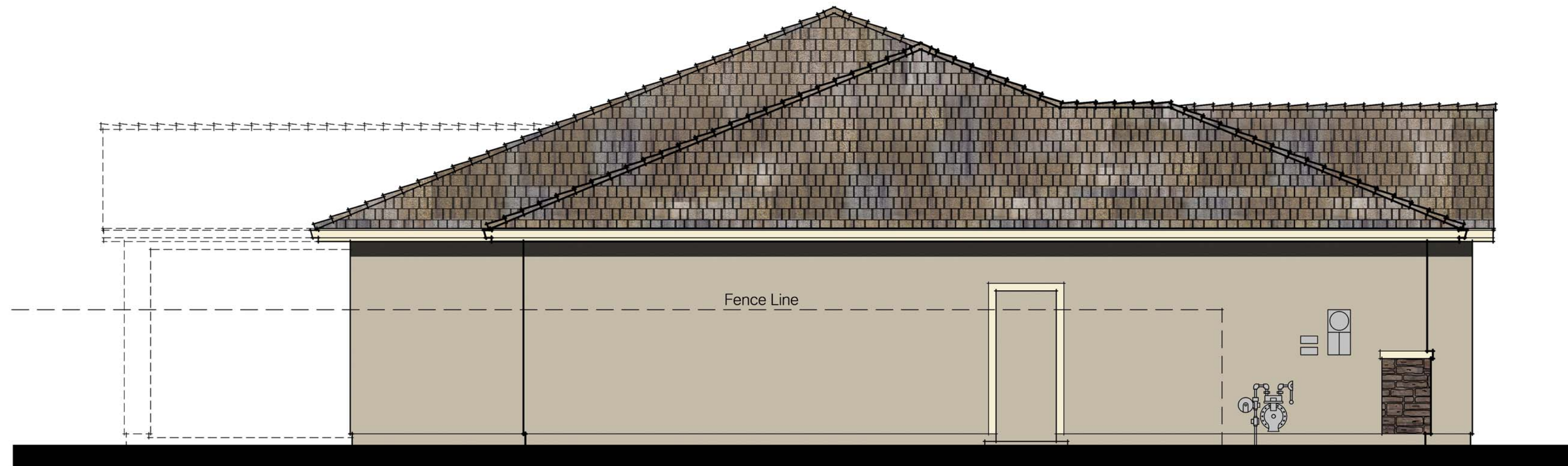
Title
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 Elevation 'A'
 Spanish

Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/4" = 1'-0"
 Revision

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 A-3



Front Elevation
Scheme 4



Left Elevation



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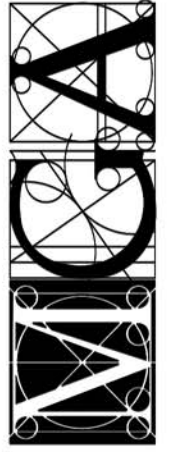
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Date	August 19, 2022
Project Number	4506
Scale	1/4" = 1'-0"
Revision	



Rear Elevation



Right Elevation



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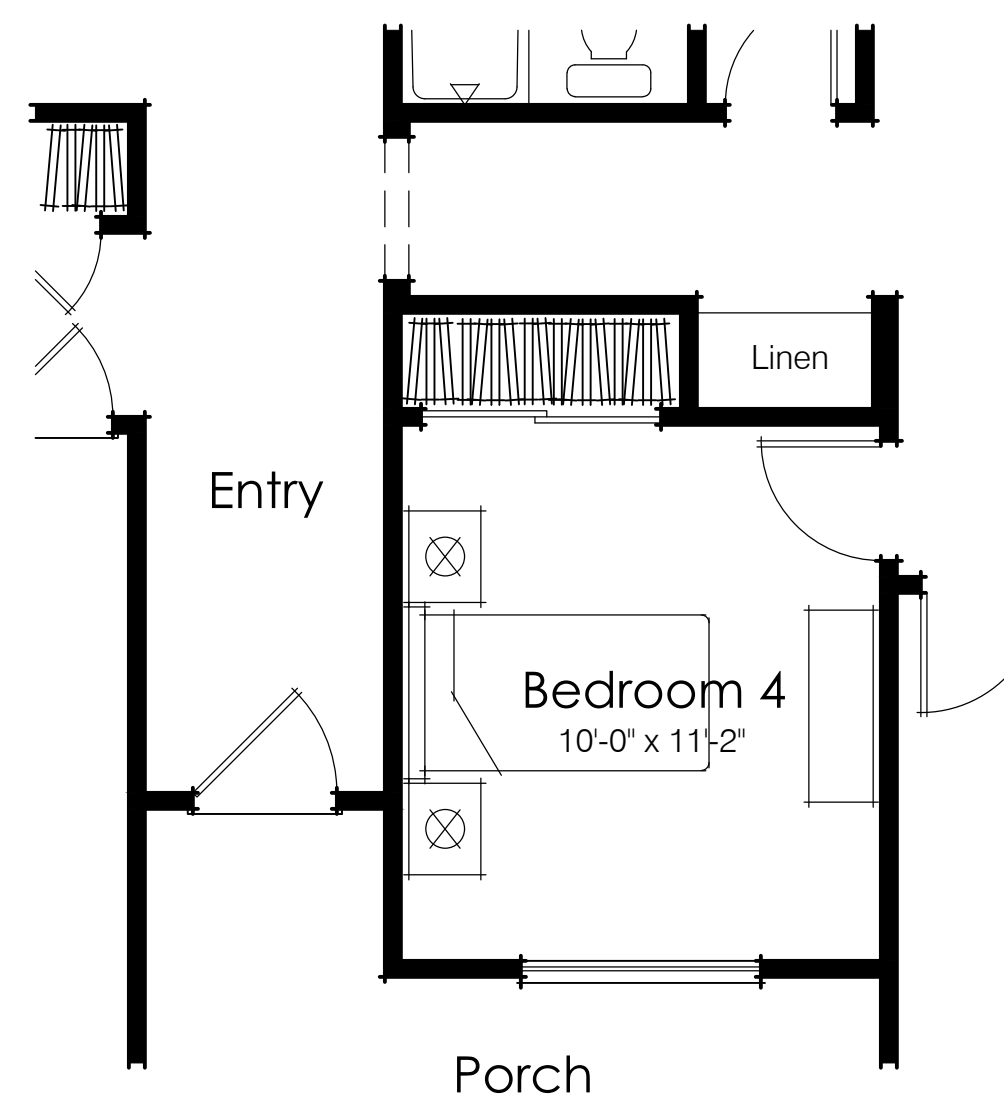
CrestWood
 COMMUNITIES

Banning 19 On Cedar Lane, Banning, CA

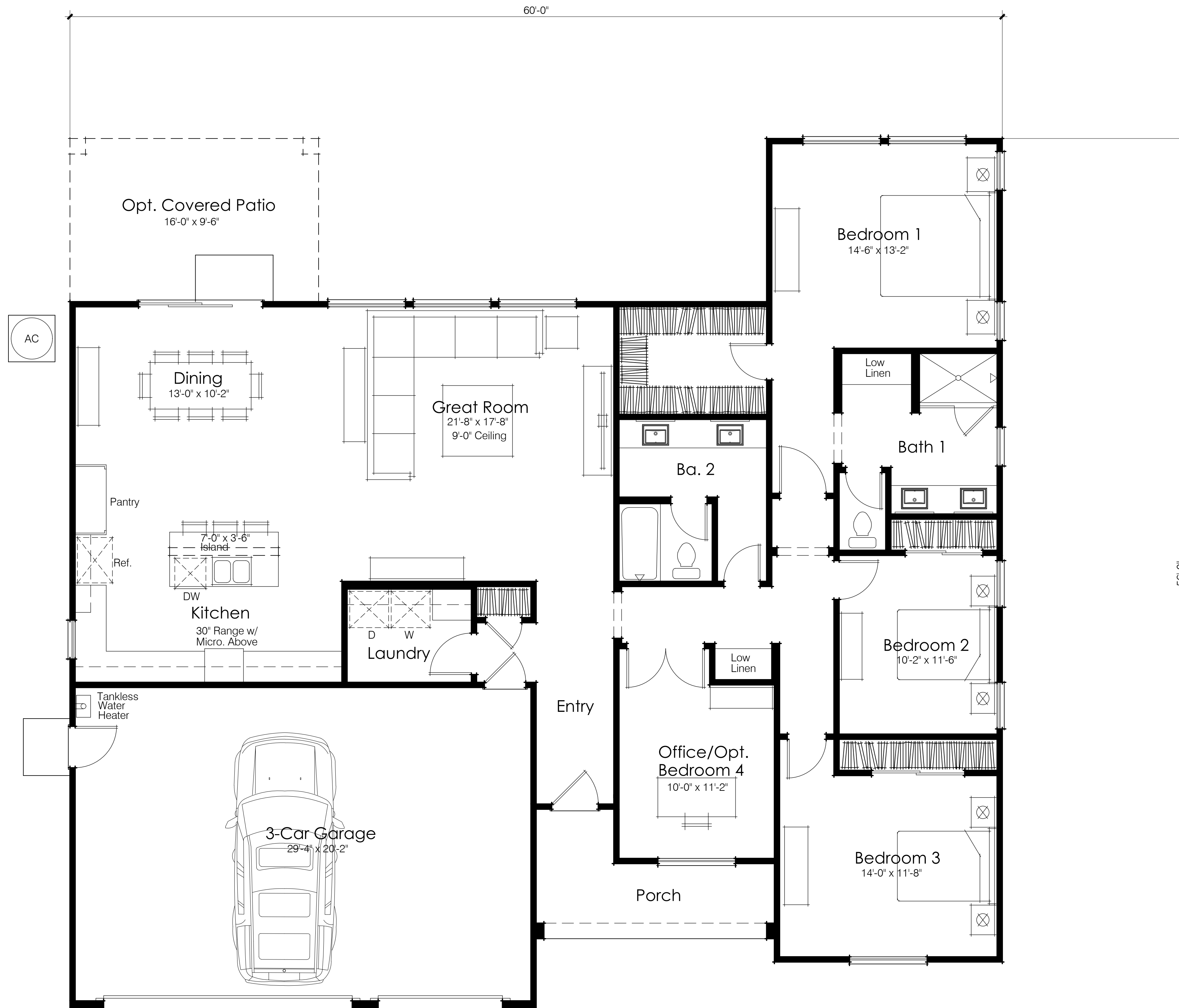
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 Elevation 'B'
 Cottage

Date
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 Project Number
 4506
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 Revision

Sheet No.
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Bedroom 4 Option

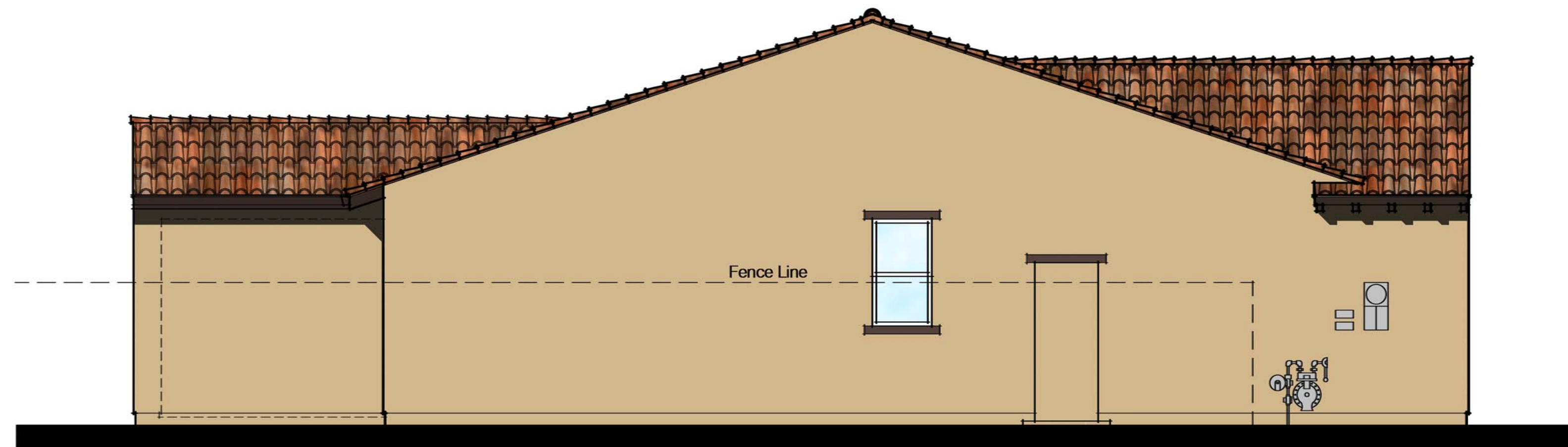


Floor Plan

Living Area	2,067 sq. ft.
3-Car Garage	616 sq. ft.
Porch	92 sq. ft.
Opt. Covered Patio	168 sq. ft.



Front Elevation
Scheme 2



Left Elevation



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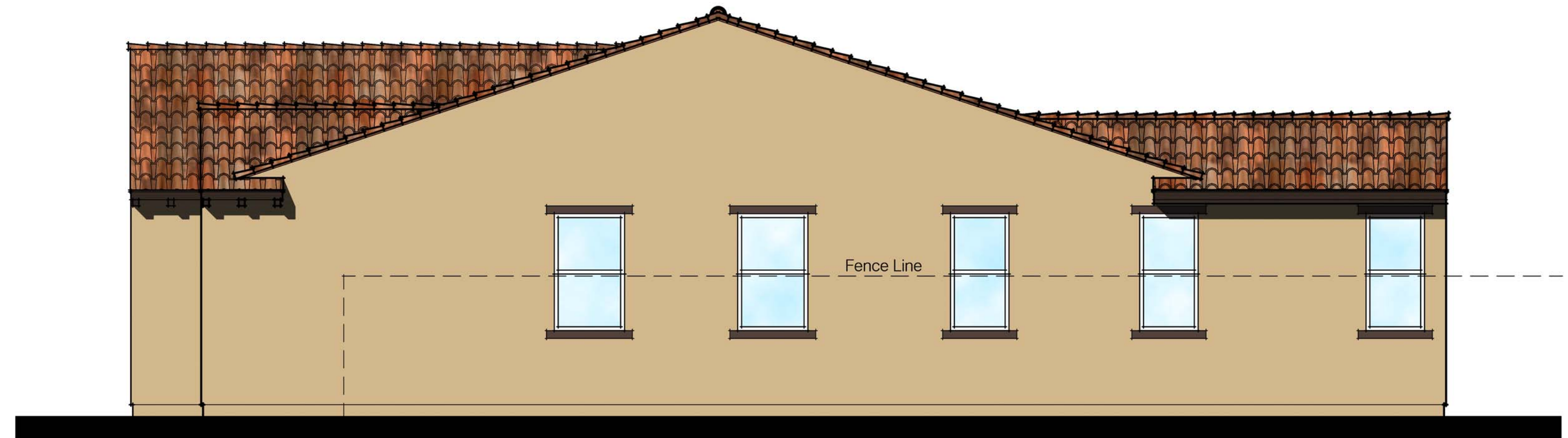
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Elevation 'A'
Spanish

Date
August 19, 2022
Project Number
4506
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Revision

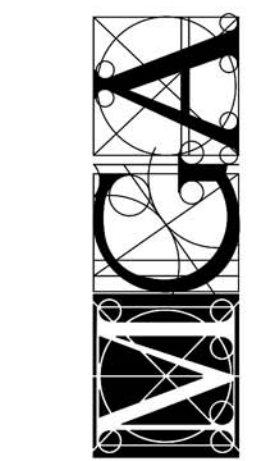
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A-7



Rear Elevation



Right Elevation



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Banning 19 On Cedar Lane, Banning, CA

Title
 Plan 2
 Elevation 'A'
 Spanish

Date
 August 19, 2022

Project Number
 4506

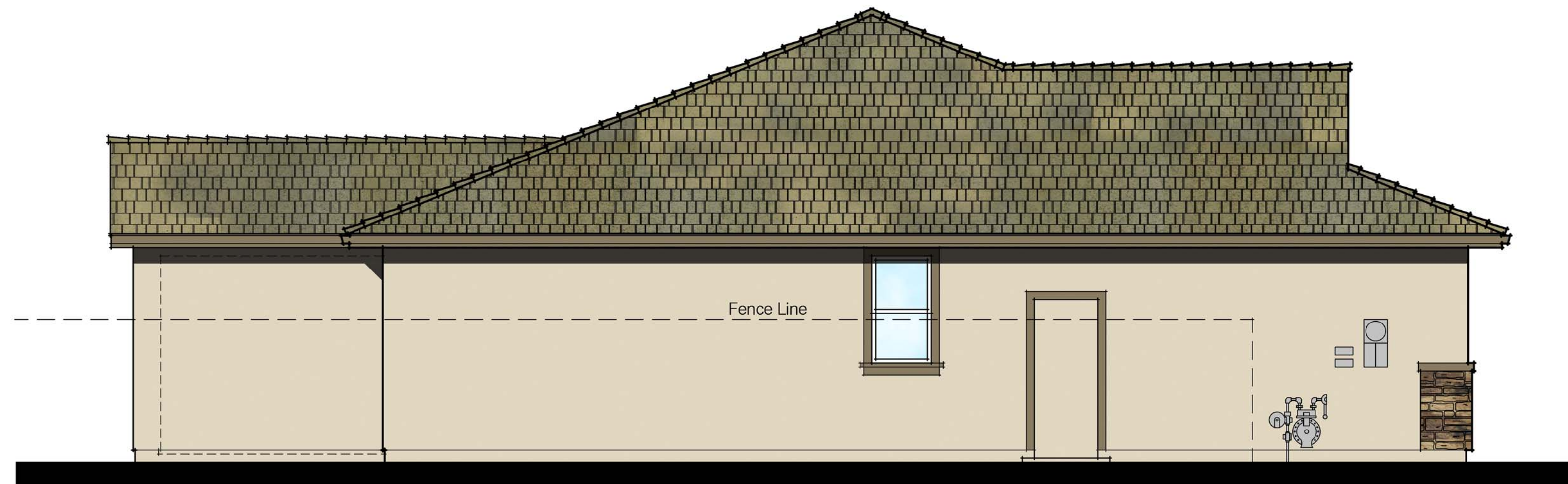
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Revision

Sheet No.
 A-8



Front Elevation
Scheme 5



Left Elevation



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COMMUNITIES

Banning 19 On Cedar Lane, Banning, CA

Title
Plan 2
Elevation 'B'
Cottage

Date
August 19, 2022
Project Number
4506
Scale
1/4" = 1'-0"
Revision

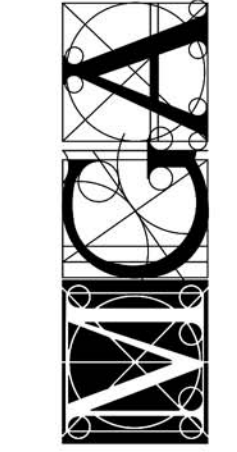
Sheet No.
A-9



Rear Elevation



Right Elevation



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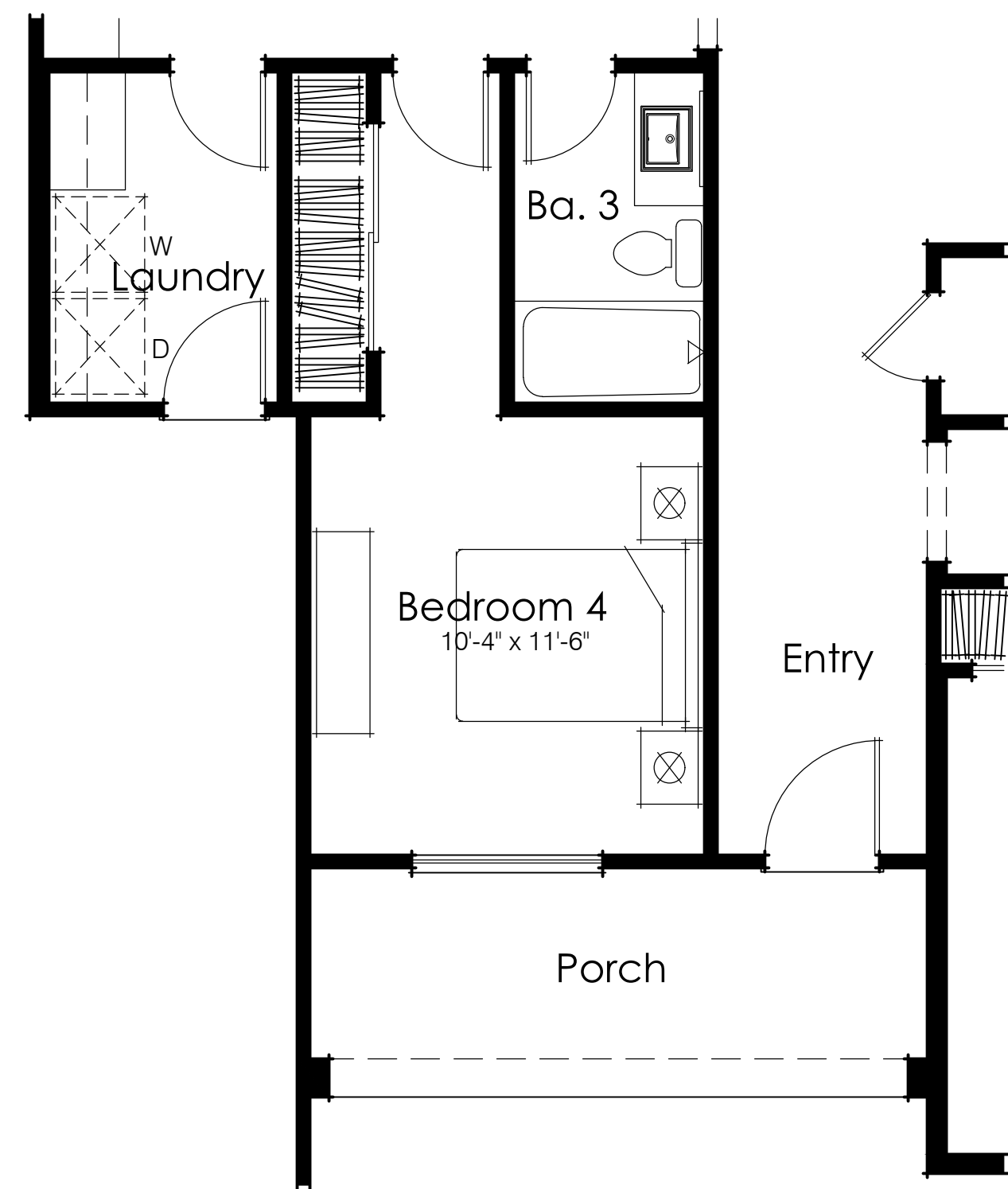


Banning 19 On Cedar Lane, Banning, CA

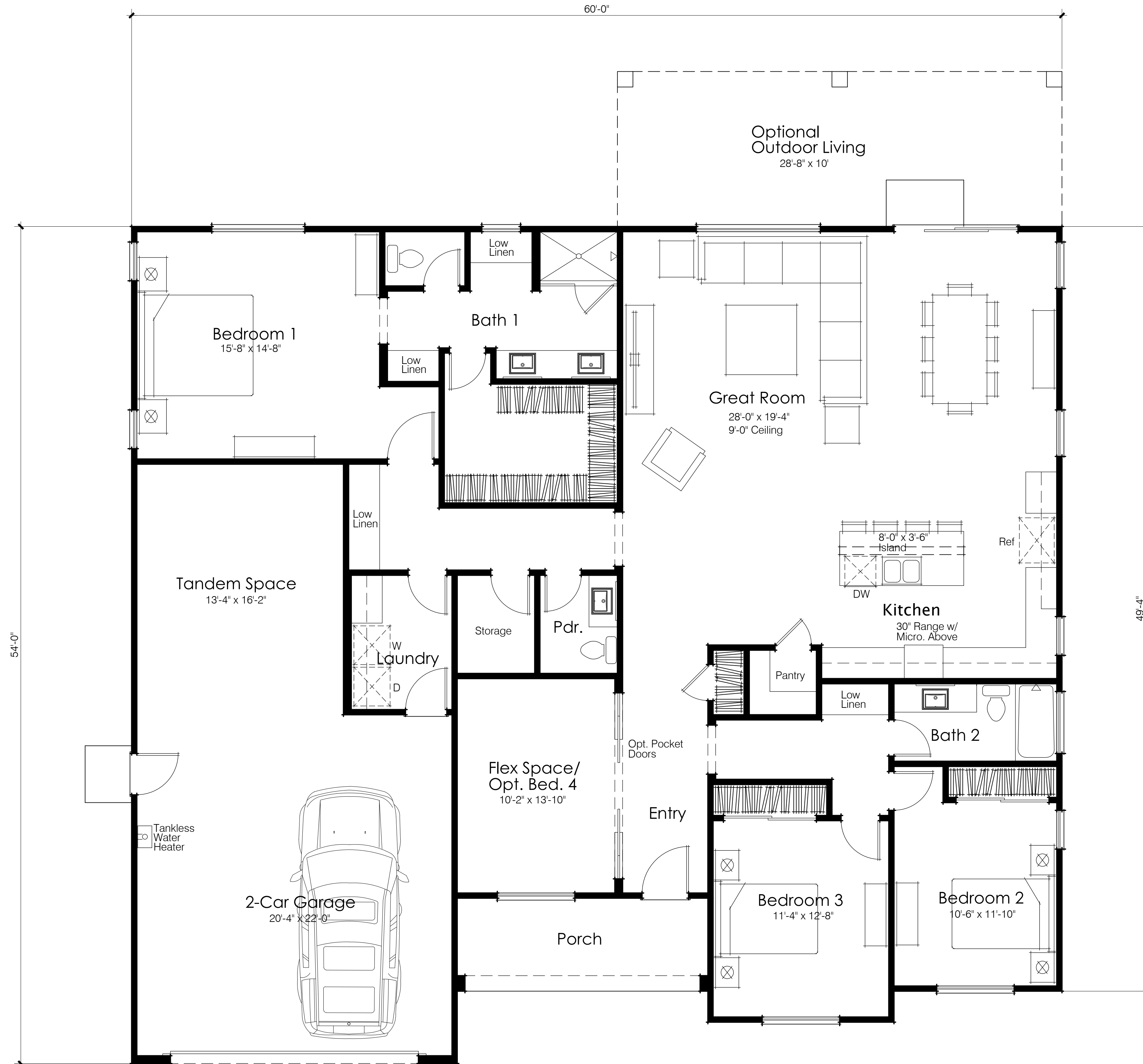
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 Cottage

Date
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 Project Number
 4506
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 Revision

Sheet No.
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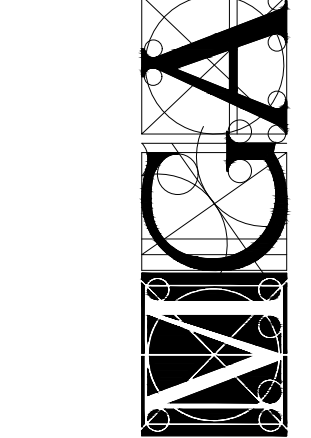


Bedroom 4/Bath 3 Option



Floor Plan

Living Area	2,296 sq. ft.
3-Car Garage	690 sq. ft.
Porch	97 sq. ft.
Opt. Covered Patio	287 sq. ft.



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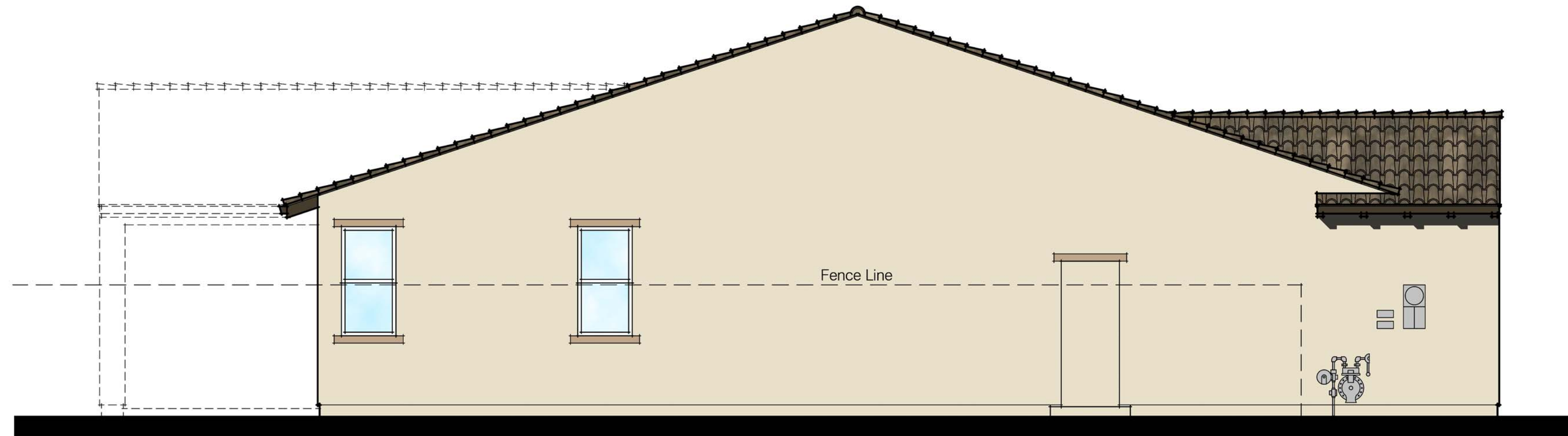


Banning 19 On Cedar Lane, Banning CA.

Title	Plan 3 Conceptual Floor Plan
Date	August 19, 2022
Project Number	4506
Scale	1/4" = 1'-0"
Revision	



Front Elevation
Scheme 3



Left Elevation



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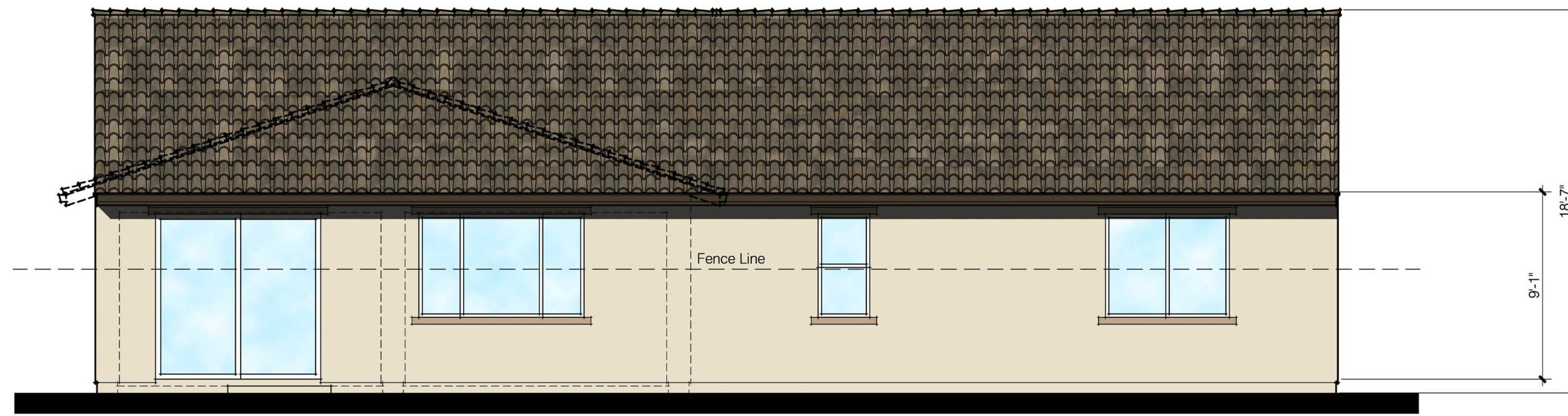


Banning 19 On Cedar Lane, Banning CA.

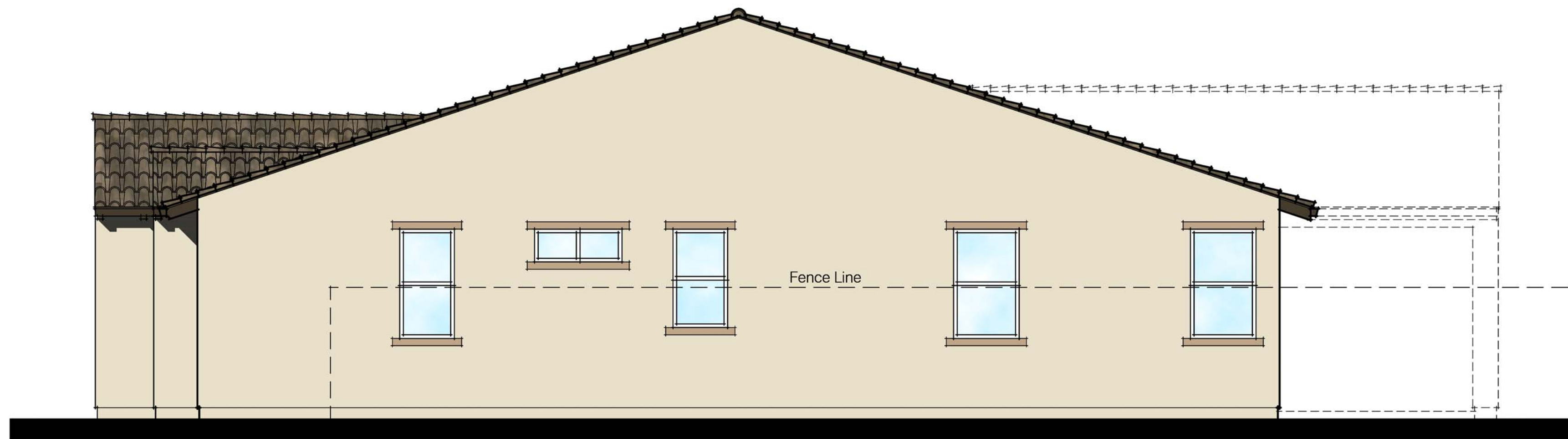
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Plan 3
Elevation 'A'
Spanish

Date
August 19, 2022
Project Number
4506
Scale
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Revision

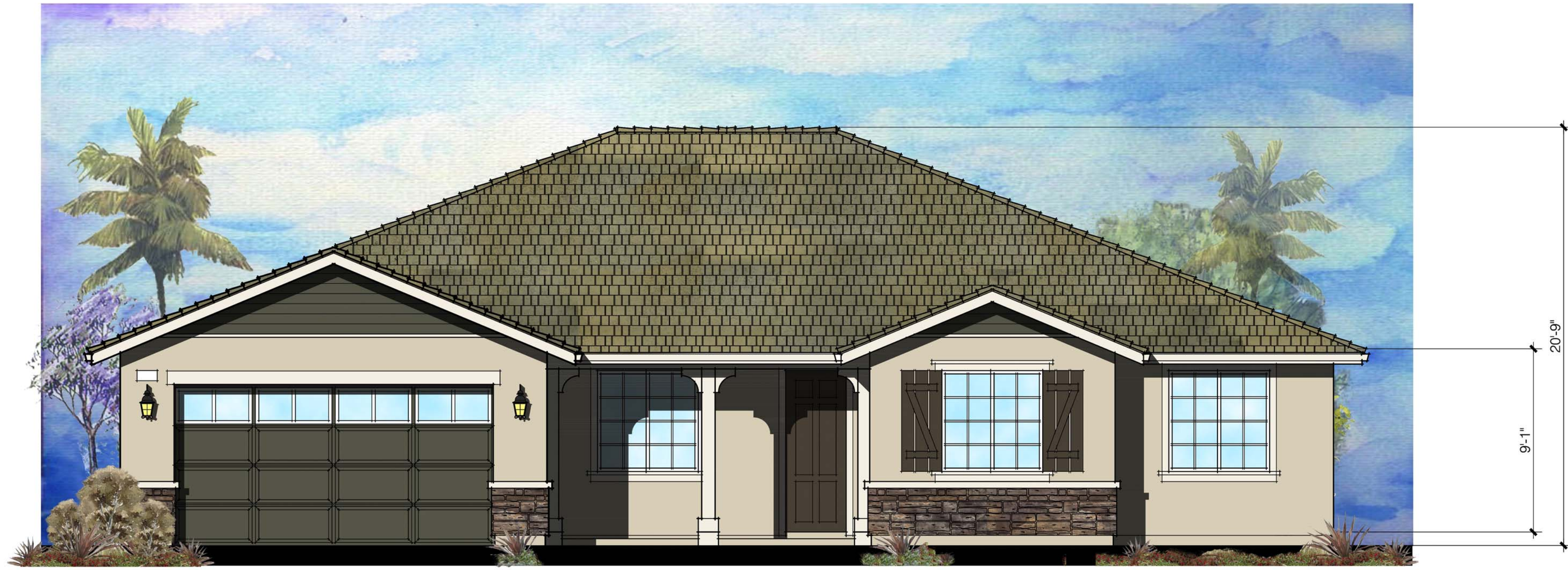
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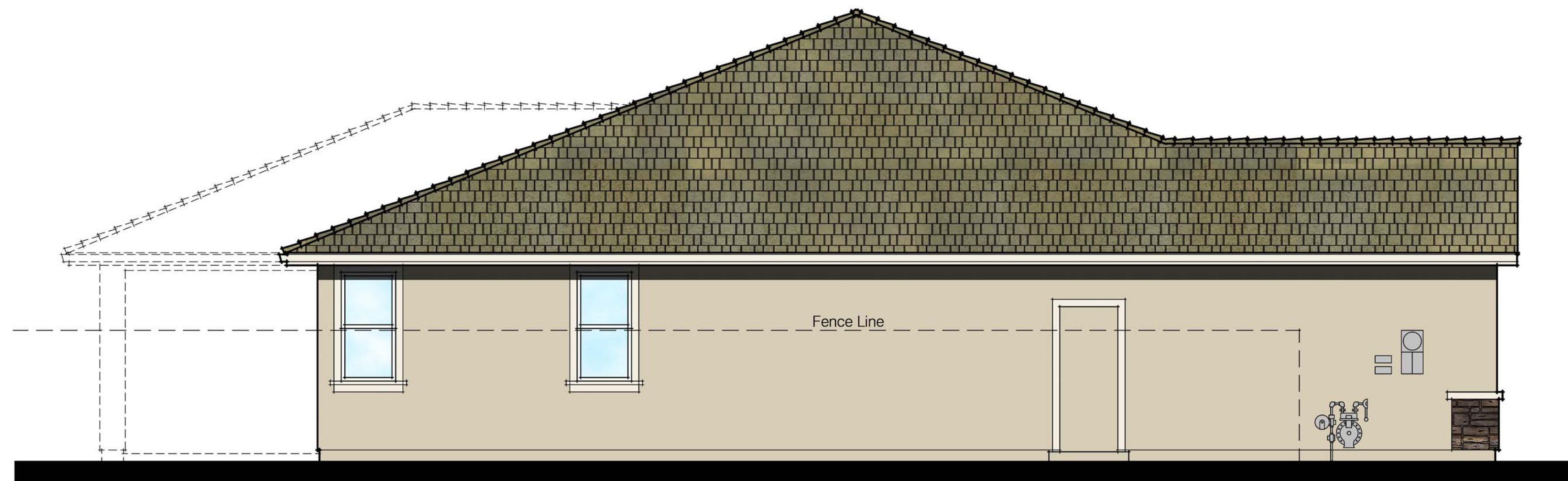
Rear Elevation



Right Elevation



Front Elevation
Scheme 6



Left Elevation

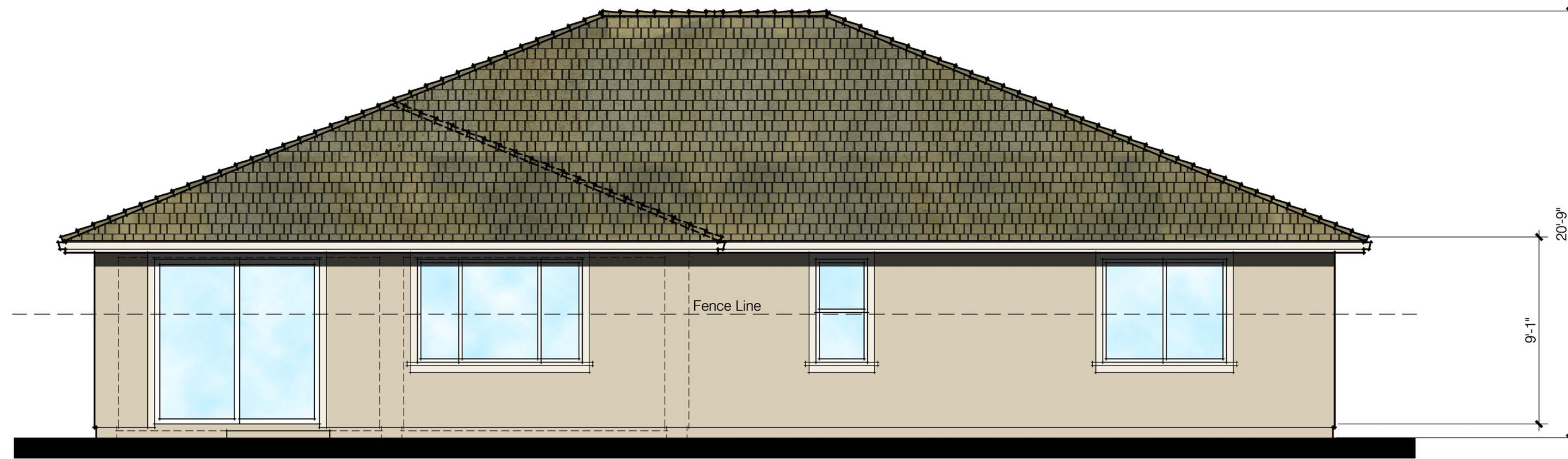


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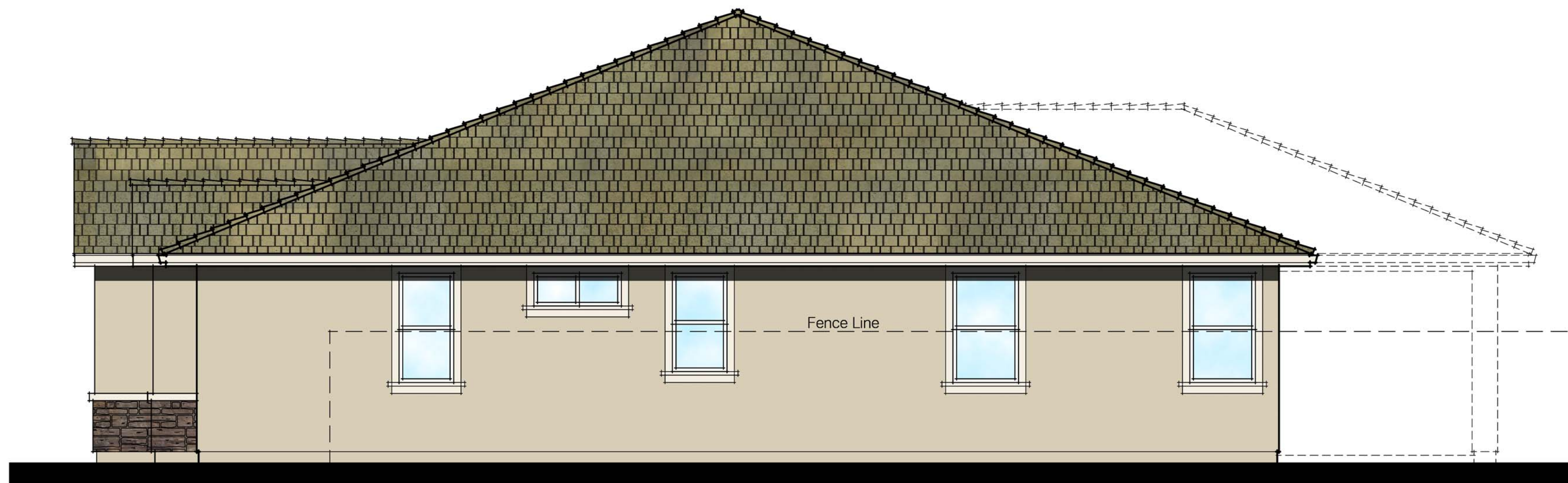


Banning 19 On Cedar Lane, Banning CA.

Title	Plan 3 Elevation 'B' Cottage
Date	August 19, 2022
Project Number	4506
Scale	1/4" = 1'-0"
Revision	



Rear Elevation



Right Elevation



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Banning 19 On Cedar Lane, Banning CA.

Title
 Plan 3
 Elevation 'B'
 Cottage

Date
 August 19, 2022
 Project Number
 4506
 Scale
 1/4" = 1'-0"
 Revision

Sheet No.
 A-15

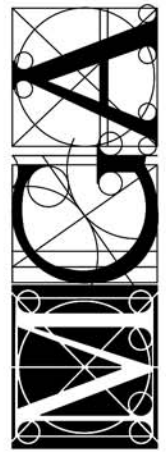


Plan 3-Cottage Scheme 6
Lot 3

Plan 2-Spanish Scheme 2
Lot 2

Plan 1-Cottage Scheme 4
Lot 1

Street Scene



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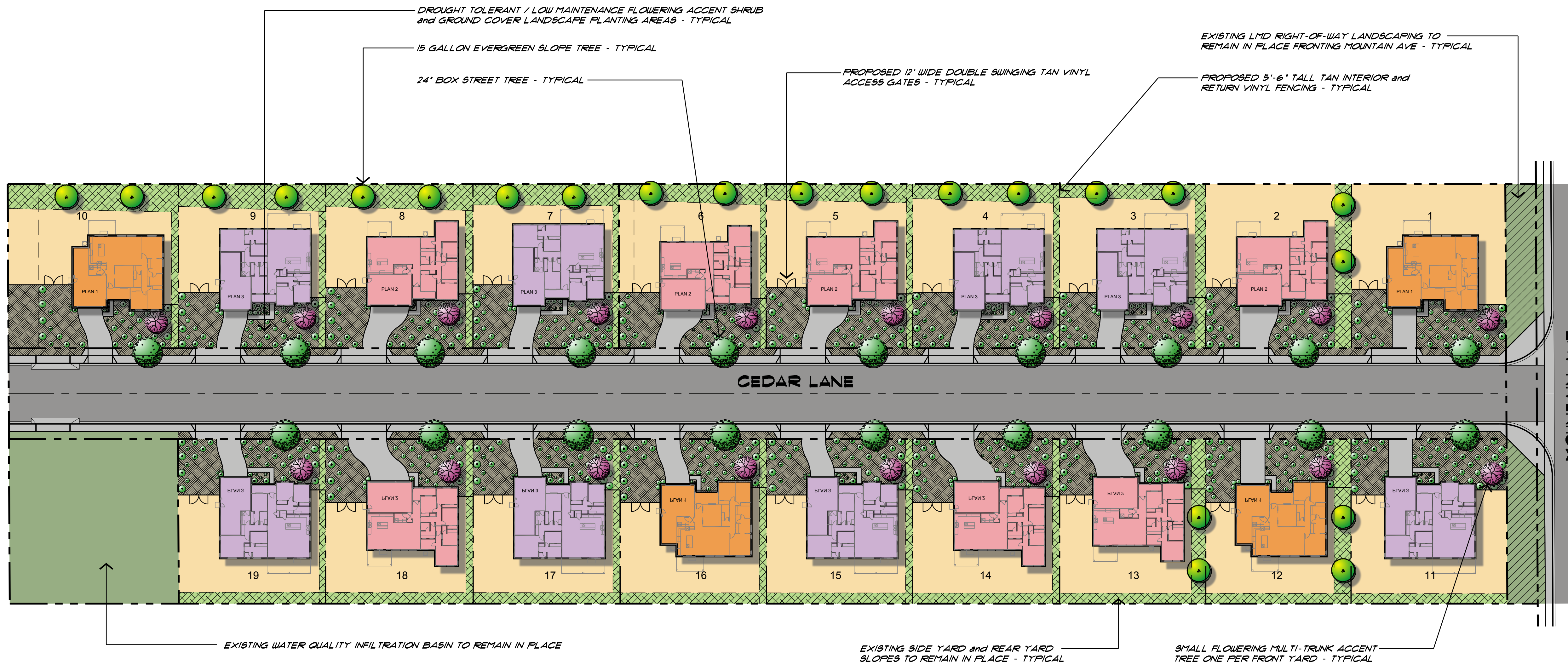


Banning 19 On Cedar Lane, Banning, CA

Title
Street Scene

Date
August 19, 2022
Project Number
4506
Scale
1/8" = 1'-0"
Revision

Sheet No.
A-16



WATER USE CALCULATIONS

Water Efficient Landscape Worksheet

Reference Evapotranspiration (Eto)	58.8		Banning		ETAF (PF/IE)	MAWA requirement (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement				
Hydrozone/Planting Description (PF)	Plant Factor	Irrigation Method	Irrigation Efficiency (IE)					
Regular Landscape Areas								
1) Low water use plants	0.3	Drip	0.81	0.370	55,274	20,451		920,464
2) Low water use - slopes	0.3	Drip	0.81	0.370	26,691	9,875		421,801
Totals								
						81,965	30,326	1,342,264
Special Landscape Areas (SLA): Recycled Water								
						1	0	0
						1	0	0
						1	0	0
						Totals	0	0
						Estimated Total Water Use (ETWU)		1,342,264
						Maximum Allowed Water Allowance (MAWA)		1,643,463

Plant Water Use Type	Plant Factor	method	Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) [0.62] [(ETAF x LA) + (1-ETAF) x SLA]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	30,326	
Total Area	81,965	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Average ETAF	0.370	

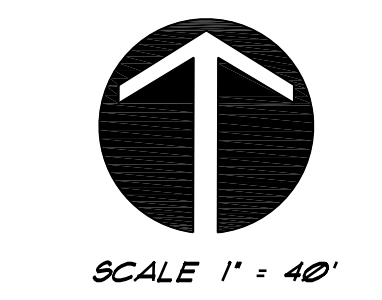
All Landscape Areas		
Total ETAF x Area	30,326	
Total Area	81,965	

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZES	QUANTITY	WUCOLS	REMARKS
TREES 15 GALLON & 24" BOX					
A. GLEDITSIA TRICANTHOS INERMIS	THORNLESS HONEY LOCUST	15 GAL.	25	L	STD.
B. LAGERSTROEMIA I. 'MUSKOGEE'	GRAPE MYRTLE	15 GAL.	19	L	MULTI-TRUNK
C. PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	19	L	STREET TREE STD.
SHRUBS 1 & 5 GALLON					
1. ANIGOSANTHOS FLAVIDUS	KANGAROO PAW	5 GAL	-	L	
2. ARBUTUS UNEDO	STRAUBERRY TREE	5 GAL	-	L	
3. BACCHARIS 'SPECIES'	COYOTE BRUSH	5 GAL	-	L	
4. CALLESTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	-	L	
5. DIANELLA REVOLUTA 'LITTLE REV.'	DIANELLA	5 GAL	-	L	
6. ELAEGNUS FUNGENS	SILVERBERRY	5 GAL	-	L	
7. HESPEROLEA PARVIFLORA	RED YUCCA	5 GAL	-	L	
8. LANTAN 'M. NEW GOLD'	YELLOW TRAILING LANTANA	5 GAL	-	L	
9. LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	-	L	
10. SALVIA GREGGII	AUTUMN SAGE 'RED'	5 GAL	-	L	
11. STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	-	L	
12. VERBENA PERUVIANA	PINK VERBENA	5 GAL	-	L	
13. WESTRINGIA FRUTICOSA	WESTRINGIA	5 GAL	-	L	
GROUND COVERS					
	FRONT YARD SHRUB PLANTING AREA with WOOD MULCH	3" THICK LAYER OF WOOD MULCH THROUGHOUT THE ENTIRE PLANTING AREA			
	MYOPORUM P. 'PUTAH CREEK'	PROSTRATE MYOPORUM FROM 1 - GAL CONTAINERS AT 6" ON CENTER IN COMBINATION WITH 4" THICK LAYER OF WOOD MULCH			

NOTE: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETED LANDSCAPE DOCUMENTATION PACKAGE.

Patrick J. Diaz
 PATRICK J. DIAZ, LA 13880 DATE 08/29/22



REVISION	DATE	COMMENTS
1		

OWNER:
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 4133 W. Wilson Street, #86
 Banning, CA 92220
 951-849-7953

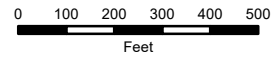
ENGINEER OF RECORD:
ENCOMPASS ASSOCIATES, INC.
 5699 Cousins place
 Rancho Cucamonga, CA 91737
 909-694-0093

DEVELOPER OF RECORD:
CRESTWOOD COMMUNITIES
 510 W. CITRUS EDGE STREET
 GLEN DORA, CA 91740
 626-914-1943

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PROJECT TITLE: Tract 32370 - Cedar Lane
 SCALE: -
 DATE: 09/22/22
 DRAWING TITLE: PRELIM LANDSCAPE PLAN
 SHEET: N

CITY OF BANNING



8/17/2022



PROJECT NUMBER: DR 22-7006

AERIAL BASE MAP

ADDRESSES/APN's: Cedar Lane and Mountain Avenue/535-422-005 thru 014 and 535-423-001 thru 009

ZONE: Low Density Residential (LDR)

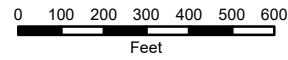


**PROJECT
LOCATION**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CITY OF BANNING



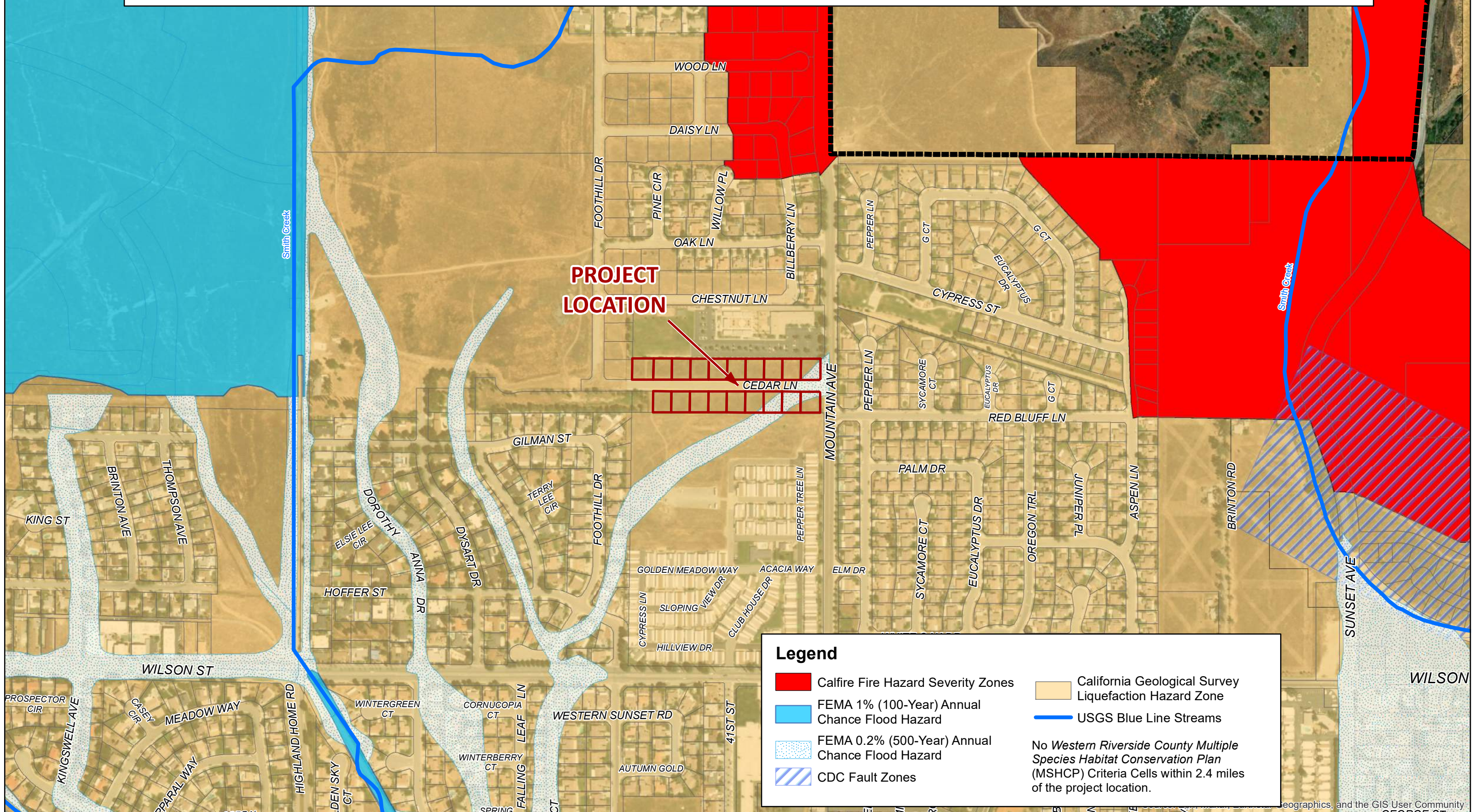
8/18/2022



PROJECT NUMBER: DR 22-7006 DEVELOPMENT OPPORTUNITIES

ADDRESSES/APN's: Cedar Lane and Mountain Avenue/535-422-005 thru 014 and 535-423-001 thru 009

ZONE: Low Density Residential (LDR)



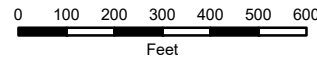
**PROJECT
LOCATION**



Legend

	Calfire Fire Hazard Severity Zones		California Geological Survey Liquefaction Hazard Zone
	FEMA 1% (100-Year) Annual Chance Flood Hazard		USGS Blue Line Streams
	FEMA 0.2% (500-Year) Annual Chance Flood Hazard	<i>No Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells within 2.4 miles of the project location.</i>	
	CDC Fault Zones		

CITY OF BANNING



8/17/2022

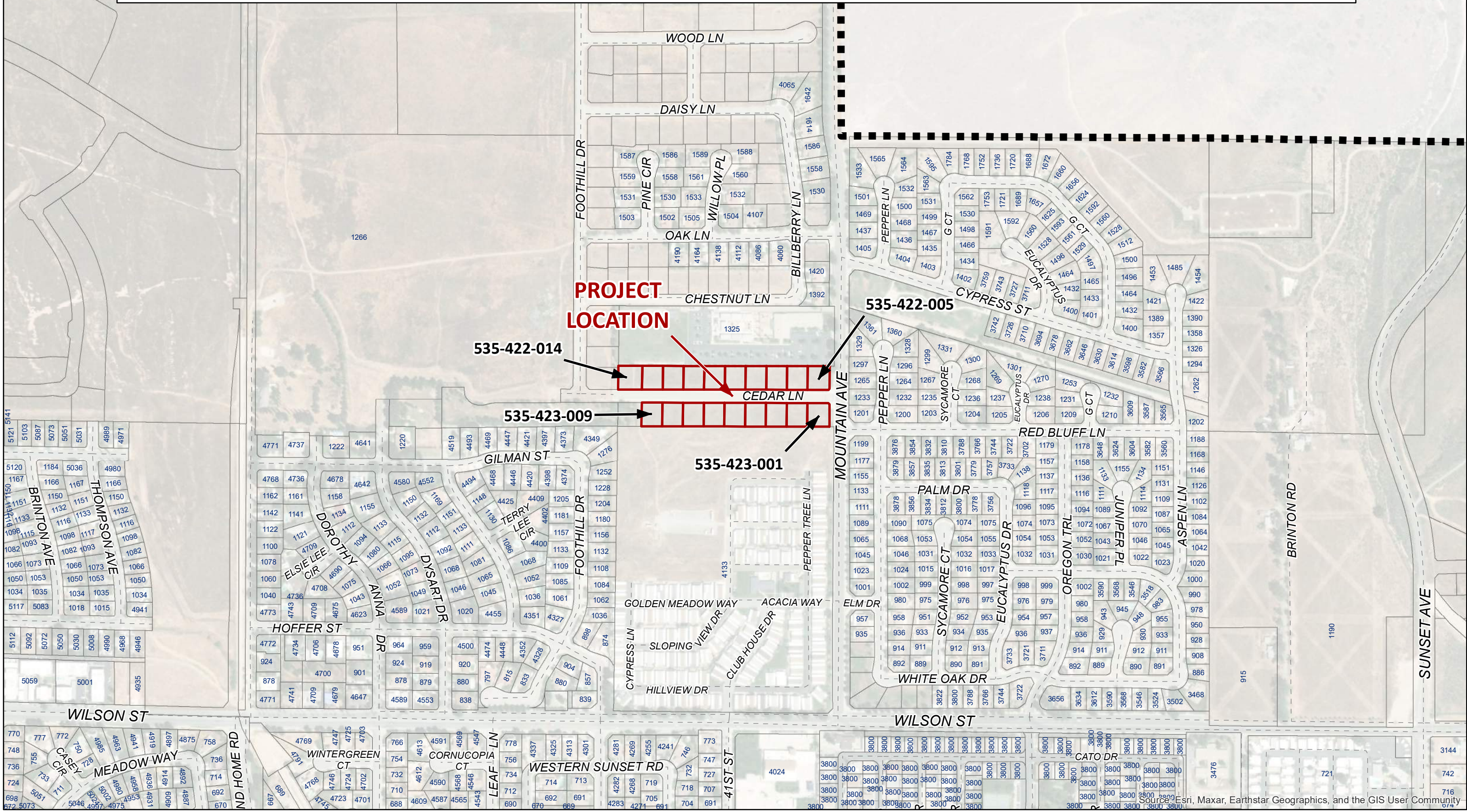


PROJECT NUMBER: DR 22-7006

PROJECT VICINITY

ADDRESSES/APN's: Cedar Lane and Mountain Avenue/535-422-005 thru 014 and 535-423-001 thru 009

ZONE: Low Density Residential (LDR)

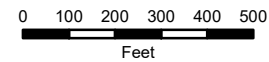


PROJECT LOCATION

535-422-014

535-423-009

535-423-001



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8/18/2022

ADDRESSES/APN's: Cedar Lane and Mountain Avenue/535-422-005 thru 014 and 535-423-001 thru 009

ZONE: Low Density Residential (LDR)

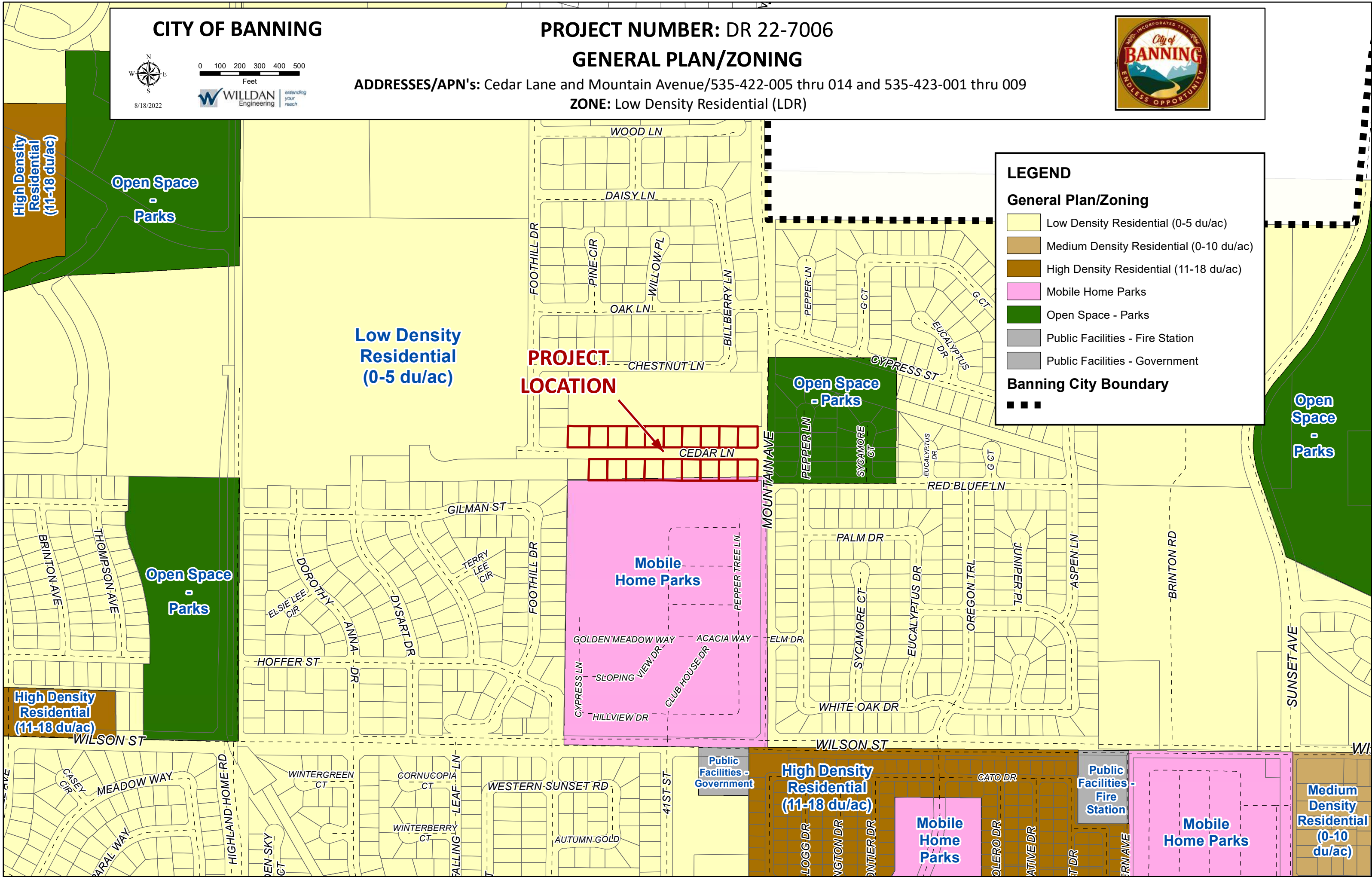
LEGEND

General Plan/Zoning

- Low Density Residential (0-5 du/ac)
- Medium Density Residential (0-10 du/ac)
- High Density Residential (11-18 du/ac)
- Mobile Home Parks
- Open Space - Parks
- Public Facilities - Fire Station
- Public Facilities - Government

Banning City Boundary

-



High Density Residential (11-18 du/ac)

Open Space - Parks

Low Density Residential (0-5 du/ac)

PROJECT LOCATION

Open Space - Parks

Mobile Home Parks

Open Space - Parks

Open Space - Parks

High Density Residential (11-18 du/ac)

High Density Residential (11-18 du/ac)

Mobile Home Parks

Public Facilities - Fire Station

Mobile Home Parks

Medium Density Residential (0-10 du/ac)

Public Facilities - Government