



LEGEND

- 2-STORY BUILDING
- 3-STORY BUILDING
- 4-STORY BUILDING
- AMENITIES
- EXTENDED PATIO (MIN. 10 FT DIMENSION)

BANNER GATEWAY

PROJECT INFORMATION

APN	140-88-101
ZONING DISTRICT	L1 (LIGHT INDUSTRIAL)
PROPOSED	RM-4 PAD
LAND USE - EXISTING	VACANT LAND
PROPOSED	MULTI-FAMILY RESIDENTIAL
GROSS LOT AREA	451,126 SQ.FT. 10.4 AC
NET LOT AREA	415,126 SQ.FT. 9.5 AC
GROSS BUILDING AREA	302,704 SQ.FT.
BUILDING COVERAGE	55% MAX 37%
LOT COVERAGE	70% MAX 69%
TOTAL UNITS	260 DU
DENSITY	27.3 DU/AC
CONSTRUCTION TYPE	TYPE V-B
OCCUPANCY	A.B.S2.R2

GROSS BUILDING FLOOR AREA

BUILDING TYPE	TOTAL BUILDING AREA SF	QTY.	TOTAL
A	17,404	2	34,808
B	35,361	2	70,722
C	29,955	1	29,955
D	67,512	1	67,512
E	46,680	2	93,360
CLUB / LEASE	4,278	1	4,278
FITNESS	2,069	1	2,069
TOTAL		10	302,704

OPEN SPACE REQUIRED

TYPE	SQ. FT. PER UNIT (260 UNITS)	TOTAL SQ. FT.
COMBINED COMMON AND PRIVATE OPEN SPACE	150 SF / UNIT	39,000
TOTAL OPEN SPACE REQUIRED		39,000

COMMON OPEN SPACE PROVIDED

LOCATION	TOTAL AREA (SQ. FT.)
LANDSCAPE OPEN SPACE, INCLUDING CLUBHOUSE, FITNESS, POOL, AMENITY, AND DOG PARK	136,698
PRIVATE OPEN SPACE	21,693
TOTAL OPEN SPACE PROVIDED	158,391

PRIVATE OPEN SPACE

UNIT TYPE	GROUND FLOOR (SQ. FT.)	QUANTITY	UPPER FLOOR (SQ. FT.)	QUANTITY	TOTAL NET AREA (SQ. FT.)
E (STUDIO)	100	2	60	14	1,040
A1 (1 BR)	100	11	61	61	4,821
A2 (1 BR)	100	10	69	54	4,726
A3 (1 BR)	116	2	75	4	928
A4 (1 BR)	103	2	60	14	1,046
B1 (2 BR)	115	7	100	25	3,305
B2 (2 BR)	129	11	100	27	4,119
C1 (3 BR)	140	4	109	12	2,108
TOTAL					21,693

BUILDING SUMMARY

BLDG NUMBER / BUILDING TYPE	EFFICIENCY	1 BR / 1 BA					2 BR / 2 BA		3BR / 2 BA	TOTAL UNIT
		E (STUDIO)	A1 (1 BR)	A2 (1 BR)	A3 (1 BR)	A4 (1 BR)	B1 (2 BR)	B2 (2 BR)	C1 (3 BR)	
1A	0	4	8	0	0	0	0	4	16	
2A	0	4	8	0	0	0	4	0	16	
3B	0	12	12	0	0	6	2	0	32	
4B	0	12	12	0	0	6	2	0	32	
5C	0	0	0	6	0	0	18	0	24	
6E	8	20	8	0	8	4	0	0	48	
7E	8	20	8	0	8	4	0	0	48	
8D	0	0	8	0	0	12	8	16	44	
SUBTOTAL	16	72	44	6	16	32	38	16	260	
TOTAL	16					70		16		
%	6%					27%		6%	100%	

UNIT SUMMARY

UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	%	TOTAL UNIT %
E (STUDIO)	555	16	8,880	6.2%	6%
A1 (1 BR)	609	72	43,848	27.7%	40.8%
A2 (1 BR)	778	64	49,792	24.6%	
A3 (1 BR)	735	6	4,410	2.3%	
A4 (1 BR)	888	16	14,208	6.2%	
B1 (2 BR)	1,157	32	37,024	12.3%	27%
B2 (2 BR)	1,045	38	39,710	14.6%	
C1 (3 BR)	1,415	16	22,640	6.2%	
TOTAL	848 AVG.	260	220,512		100%

VEHICLE PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED RATIO	TOTAL PARKING REQUIRED	PROVIDED RATIO	TOTAL PARKING PROVIDED
1 BEDROOM (E)	16	2.1	34	2.1	34
1 BEDROOM (A1, A2, A3, A4)	158		332		332
2 BEDROOM (B1, B2)	70		147		147
3 BEDROOM (C1)	16		34		34
TOTAL UNITS	260	2.1	547	2.1	547
TOTAL RESIDENTIAL STALLS		2.1	547	2.1	547
USPS STALLS PROVIDED					1
TOTAL STALLS PROVIDED					548

NOTE: TWO (2) EV STALLS ARE INCLUDED IN THE TOTAL STALLS PROVIDED.

RESIDENTIAL STALLS PROVIDED

PARKING	STALL COUNT PER USE		TOTAL RESIDENTIAL STALLS PROVIDED
	STANDARD	ADA	
OPEN	176	4	180
CARPORT	202	5	207
GARAGE	52	2	54
COMPACT	107	0	107
TOTALS	537	11	548
TOTAL RESIDENTIAL STALLS PROVIDED			548

NOTE: ONE (1) VAN ADA STALL FOR EVERY SIX (6) ADA STALLS REQUIRED. TWO (2) EV STALLS ARE INCLUDED IN THE TOTAL STALLS PROVIDED. THERE ARE 19.5% COMPACT STALLS TOTAL.

BICYCLE PARKING SUMMARY

PARKING TYPE	RATIO	SPACES REQUIRED	SPACES PROVIDED
OUTDOOR RACKS	1 / 10 PARKING STALLS, AFTER 1ST 50, ADDITIONAL IS 1 / 20 PARKING STALLS	54	54
TOTAL SHORT TERM BICYCLE PARKING		54	54