



### 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
<b>TOTAL</b>		<b>10</b>	<b>302,704</b>

### OPEN SPACE REQUIRED

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

### 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
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>158,391</b>

### 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	2,038
<b>TOTAL</b>					<b>21,693</b>

### 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)	
1A	0	4	8	0	0	0	0	0	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
<b>SUBTOTAL</b>	<b>16</b>	<b>72</b>	<b>44</b>	<b>6</b>	<b>16</b>	<b>32</b>	<b>38</b>	<b>16</b>	<b>260</b>
<b>TOTAL</b>	<b>16</b>								<b>260</b>
<b>%</b>	<b>6%</b>								<b>100%</b>

### 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%	
<b>TOTAL</b>	<b>848 AVG.</b>	<b>260</b>	<b>220,512</b>		<b>100%</b>

### 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
<b>TOTAL UNITS</b>	<b>260</b>	<b>2.1</b>	<b>547</b>	<b>2.1</b>	<b>547</b>
<b>TOTAL RESIDENTIAL STALLS</b>		<b>2.1</b>	<b>547</b>	<b>2.1</b>	<b>547</b>
USPS STALLS PROVIDED					1
<b>TOTAL STALLS PROVIDED</b>					<b>548</b>

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
<b>TOTALS</b>	<b>537</b>	<b>11</b>	<b>548</b>
<b>TOTAL RESIDENTIAL STALLS PROVIDED</b>			<b>548</b>

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
<b>TOTAL SHORT TERM BICYCLE PARKING</b>		<b>54</b>	<b>54</b>