

**Attachment A:  
Project Plans and Information**

**PROJECT INFORMATION**

PROJECT LOCATION: Between N. Hermosa ave. & N. Cypress Ave. on W. Valley Blvd. and 275 & 291 N. Cypress Ave. Colton, CA 92324  
 APN: 0274-182-34, 43 & -46  
 TOTAL LOT AREA: 5.92 acres (257,988 SF)  
 TOTAL UNITS: 112 UNITS  
 TOTAL DENSITY: 18.9 DU/acre  
 CURRENT ZONING: SAN BERNARDINO COUNTY DEVELOPMENT CODE R-2, A-3, AND E  
 OCCUPANCY: TYPE V - SPRINKLER  
 CONSTRUCTION TYPE: MEDITERRANEAN  
 ARCHITECTURAL STYLE: 2-3  
 NUMBER OF STORIES: 47,490 SF (18.4%)  
 BUILDING COVERAGE: 0.47 (120,340 SF/ 257,988 SF)  
 F.A.R.:  
 MINIMUM YARD SETBACKS: REQUIRED: PROVIDED:  
 FRONT YARD: 25'-0" 26'-0"  
 SIDE YARD: 15'-0" 18'-9" MIN.  
 REAR YARD: 25'-0" 96'-7"  
 AT BALCONY 22'-6" 90'-7"

**BUILDABLE AREA SUMMARY**

**LIVABLE AREA:**

PLAN	DESCRIPTION	QNTY	%	GROSS AREA	NET AREA	BALCONY AREA	TOTAL GROSS AREA
A	1 BR 1 BA	28	25%	570 s.f.	525 s.f.	55 s.f.	15,960 s.f.
B	2 BR 1 BA	51	46%	835 s.f.	780 s.f.	55 s.f.	42,585 s.f.
C	3 BR 2 BA	33	29%	1,100 s.f.	1,020 s.f.	55 s.f.	36,300 s.f.
<b>TOTAL</b>		<b>112</b>				<b>6,160 s.f.</b>	<b>94,845 s.f.</b>

**AMENITIES:**

ACTIVATED OPEN AREA (TOT LOT, TURF AREAS, POOL, BARBECUE / PICNIC AREAS)	-	43,218 SF
COMMUNITY BUILDING	-	2,300 SF
DAYCARE	-	2,500 SF

**TOTAL RESIDENTIAL BUILDING AREA:**

BUILDING AREA TYPE 'A': (3 STORY)	RESIDENTIAL	20,481 SF
	ANCILLARY (STAIR & CORRIDOR)	2,857 SF
	PATIO	1,407 SF
BUILDING AREA TYPE 'A': (2 STORY)	RESIDENTIAL	13,654 SF
	ANCILLARY (STAIR & CORRIDOR)	1,904 SF
	PATIO	938 SF
<b>TOTAL BUILDING 'A' AREA</b>		<b>41,241 SF</b>
BUILDING AREA TYPE 'B': (2 BUILDING 'B' TOTAL)	RESIDENTIAL	18,945 SF
	ANCILLARY (STAIR & CORRIDOR)	2,839 SF
	PATIO	1,446 SF
<b>TOTAL BUILDING 'B' AREA</b>		<b>23,230 SF (x2)</b>
BUILDING AREA TYPE 'C': (1 BUILDING 'C' TOTAL)	RESIDENTIAL	21,135 SF
	ANCILLARY (STAIR & CORRIDOR)	2,940 SF
	PATIO	1,452 SF
<b>TOTAL BUILDING 'C' AREA</b>		<b>25,527 SF</b>

**TOTAL BUILDING AREA (EXCLUSIVE OF EXTERIOR WALL) 113,228 SF**

**PARKING SUMMARY**

**RESIDENTIAL**

PARKING REQUIRED (PER SB1818)  
 1 BR units 28 x 1.0 spaces = 28 spaces  
 2-3 BR units 84 x 2.0 spaces = 168 spaces

TOTAL RESIDENTIAL PARKING REQUIRED = 196 spaces\*  
 \*INCLUSIVE OF GUEST PARKING SPACES

**COMMUNITY SERVICE BUILDINGS:**

PARKING REQUIRED (PER SBC DEVELOPMENT CODE 83.11.04)  
 DAYCARE CENTER @ 2,500 SF  
 1.0 space per 5 STUDENT  
 0.2 space x 45 student = 9 spaces

TOTAL PARKING REQUIRED = 9 spaces

GRAND TOTAL PARKING REQUIRED = 205 spaces

**PARKING PROVIDED**

RESIDENT. PARKING SPACES = 174 spaces  
 RESIDENT AC PARKING SPACES = 20 spaces  
 DAYCARE PARKING SPACES = 9 spaces  
 DAYCARE AC PARKING SPACES = 2 spaces

TOTAL PARKING PROVIDED = 205 spaces

**OPEN SPACE SUMMARY**

**PRIVATE OPEN SPACE**

REQUIRED  
 125 SF / UNITS (112 x 125 SF) = 14,000 SF

PROVIDED  
 55 SF AVG. x 112 UNITS = 6,160 SF

**COMMON OPEN SPACE**

REQUIRED:  
 112 units x 125 + 25 = 14,025 SF

TOTAL OPEN SPACE REQUIRED = 14,025 SF

PROVIDED:  
 OPEN SPACE (INCLUDING SETBACKS): 111,569 SF  
 COMMUNITY BUILDING: 2,300 SF

TOTAL OPEN SPACE PROVIDED = 113,869 SF

TOTAL LANDSCAPED / IRRIGATED AREA = 69,688 SF

SEE SHEET SD-02 FOR NUMBER OF ACCESSIBLE UNITS AND LOCATIONS

**DEVELOPER:**

AMCAL Multi-Housing, Inc.

30141 AGOURA ROAD, SUITE 100

AGOURA HILLS, CA 91301

(818) 706-0694

**VICINITY MAP**

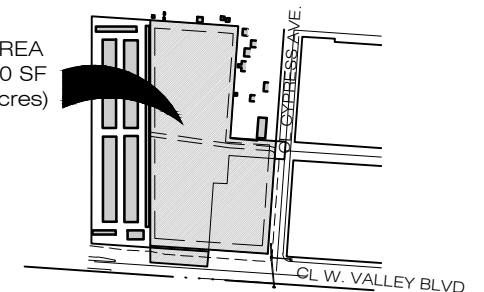


**ENTITLEMENT REQUEST**

1. PLANNED DEVELOPMENT PERMIT WITH 2 INCENTIVES:
  - a. REDUCTION IN COMMON OPEN SPACE ("ACTIVATED") FROM 40% OF SITE (111,195 SF) TO 17% (43,218 SF).
  - b. REDUCTION IN PRIVATE OPEN SPACE PER UNIT FROM 225 SF TO 55 SF FOR GROUND-FLOOR UNITS, AND FROM 60 SF TO 55 SF FOR UPPER-FLOOR UNITS.
2. GENERAL PLAN AMENDMENT: CHANGE EXISTING ZONING FROM GENERAL COMMERCIAL (CG) AND SINGLE RESIDENTIAL (RS) TO SPECIAL DEVELOPMENT WITH A RESIDENTIAL EMPHASIS (SD-RES) WITH 4 INCENTIVES.
  - a. REDUCTION IN MINIMUM UNIT SIZE FOR 1-BEDROOM UNIT FROM 650 SF TO 570 SF AND FOR 2-BEDROOM UNIT FROM 850 SF TO 835 SF.
  - b. INCREASE IN MAXIMUM BUILDING LENGTH FROM 100 FT TO 145-10 FT., 156-4 FT., AND 160-10 FT.
  - c. REDUCTION IN COVERED PARKING FROM 2 SPACES TO 1 SPACE PER 2- AND 3-BEDROOM UNITS (CARPORTS WILL BE USED).
  - d. REDUCTION IN PRIVATE OPEN SPACE PER UNIT FROM 125 SF TO 55 SF PER UNIT.

**SITE AREA DIAGRAM**

SITE AREA  
 267,770 SF  
 (6.14 acres)



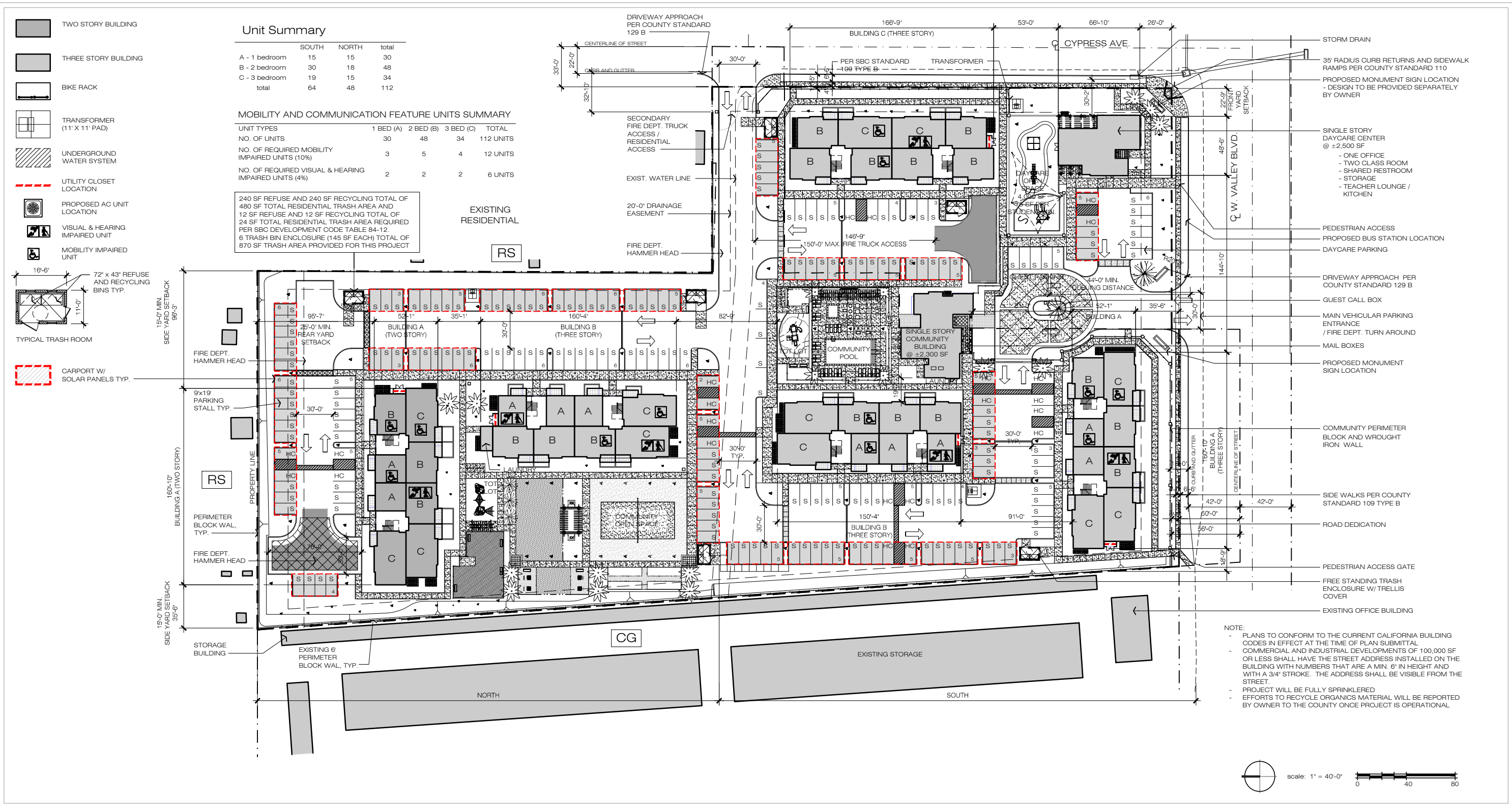
**LAS TERRAZAS**



UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA

PROJECT INFORMATION  
 LAS TERRAZAS AT COLTON CA  
 UNINCORPORATED SAN BERNARDINO COUNTY  
 APPLICANT / DEVELOPER  
 AMCAL MULTI - HOUSING, INC.

ARCHITECT  
 Withee Malcolm Architects, LLP  
 JOB NO. B1057.306  
 DATE: January 28, 2016



**Unit Summary**

	SOUTH	NORTH	total
A - 1 bedroom	15	15	30
B - 2 bedroom	30	18	48
C - 3 bedroom	19	15	34
total	64	48	112

**MOBILITY AND COMMUNICATION FEATURE UNITS SUMMARY**

UNIT TYPES	1 BED (A)	2 BED (B)	3 BED (C)	TOTAL
NO. OF UNITS	30	48	34	112 UNITS
NO. OF REQUIRED MOBILITY IMPAIRED UNITS (10%)	3	5	4	12 UNITS
NO. OF REQUIRED VISUAL & HEARING IMPAIRED UNITS (4%)	2	2	2	6 UNITS

240 SF REFUSE AND 240 SF RECYCLING TOTAL OF 480 SF TOTAL RESIDENTIAL TRASH AREA AND 12 SF REFUSE AND 12 SF RECYCLING TOTAL OF 24 SF TOTAL RESIDENTIAL TRASH AREA REQUIRED PER SBC DEVELOPMENT CODE TABLE 84-12. 6 TRASH BIN ENCLOSURE (145 SF EACH) TOTAL OF 870 SF TRASH AREA PROVIDED FOR THIS PROJECT

**NOTE:**

- PLANS TO CONFORM TO THE CURRENT CALIFORNIA BUILDING CODES IN EFFECT AT THE TIME OF PLAN SUBMITTAL
- COMMERCIAL AND INDUSTRIAL DEVELOPMENTS OF 100,000 SF OR LESS SHALL HAVE THE STREET ADDRESS INSTALLED ON THE BUILDING WITH NUMBERS THAT ARE A MIN. 6" IN HEIGHT AND WITH A 3/4" STROKE. THE ADDRESS SHALL BE VISIBLE FROM THE STREET.
- PROJECT WILL BE FULLY SPRINKLERED
- EFFORTS TO RECYCLE ORGANICS MATERIAL WILL BE REPORTED BY OWNER TO THE COUNTY ONCE PROJECT IS OPERATIONAL

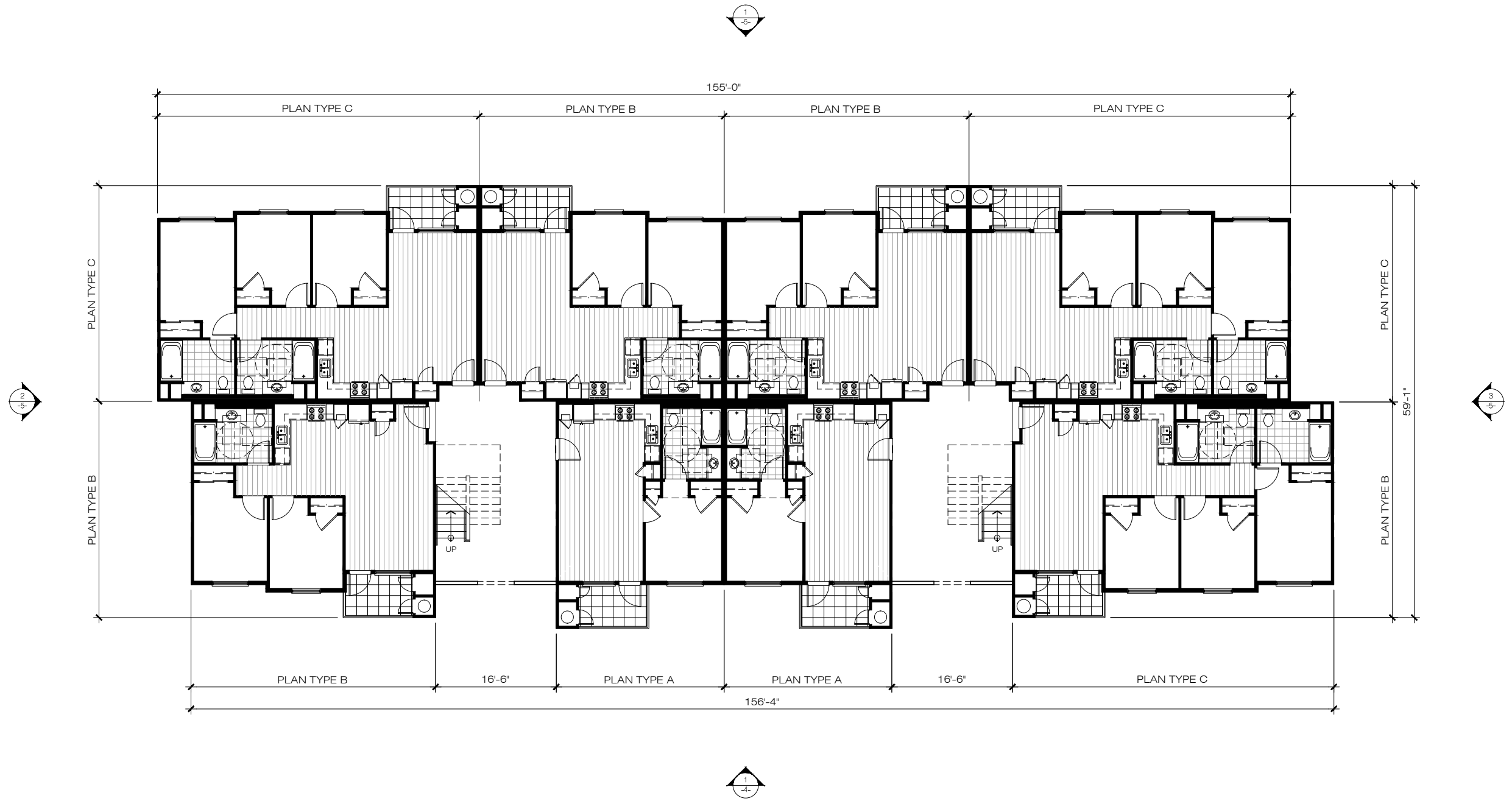
# LAS TERRAZAS

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SITE PLAN STUDY - SCHEME 24b  
 LAS TERRAZAS AT COLTON CA  
 UNINCORPORATED SAN BERNARDINO COUNTY  
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# LAS TERRAZAS



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scale: 1/8" = 1'-0"



-03-

TYPICAL BUILDING A PLAN  
 LAS TERRAZAS AT COLTON CA  
 UNINCORPORATED SAN BERNARDINO COUNTY  
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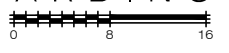
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1. FRONT BUILDING ELEVATION

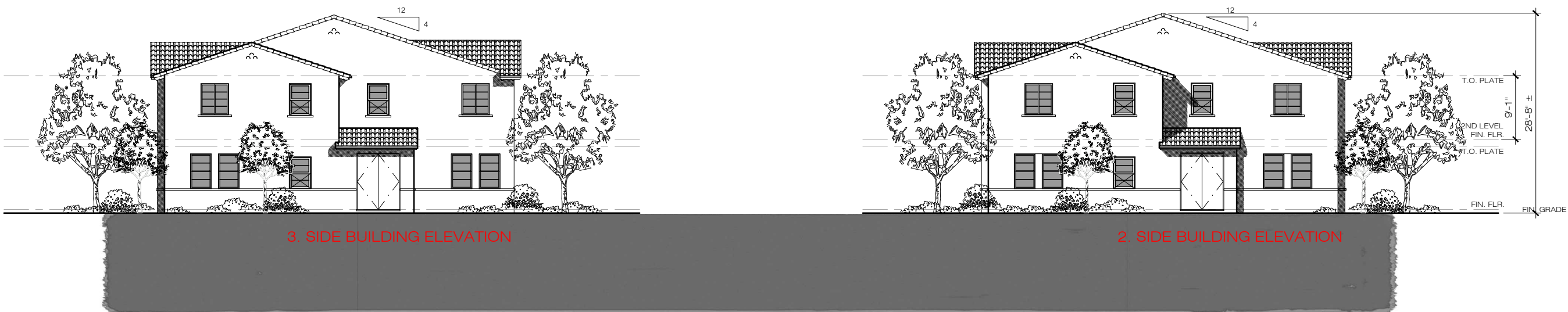

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scale: 1/8" = 1'-0"  


BUILDING A 2-STORY ELEVATION  
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BUILDING A 2-STORY ELEVATIONS  
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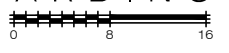




1. FRONT BUILDING ELEVATION


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scale: 1/8" = 1'-0"  


BUILDING A 3-STORY ELEVATION  
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1. REAR BUILDING ELEVATION



3. SIDE BUILDING ELEVATION

2. SIDE BUILDING ELEVATION



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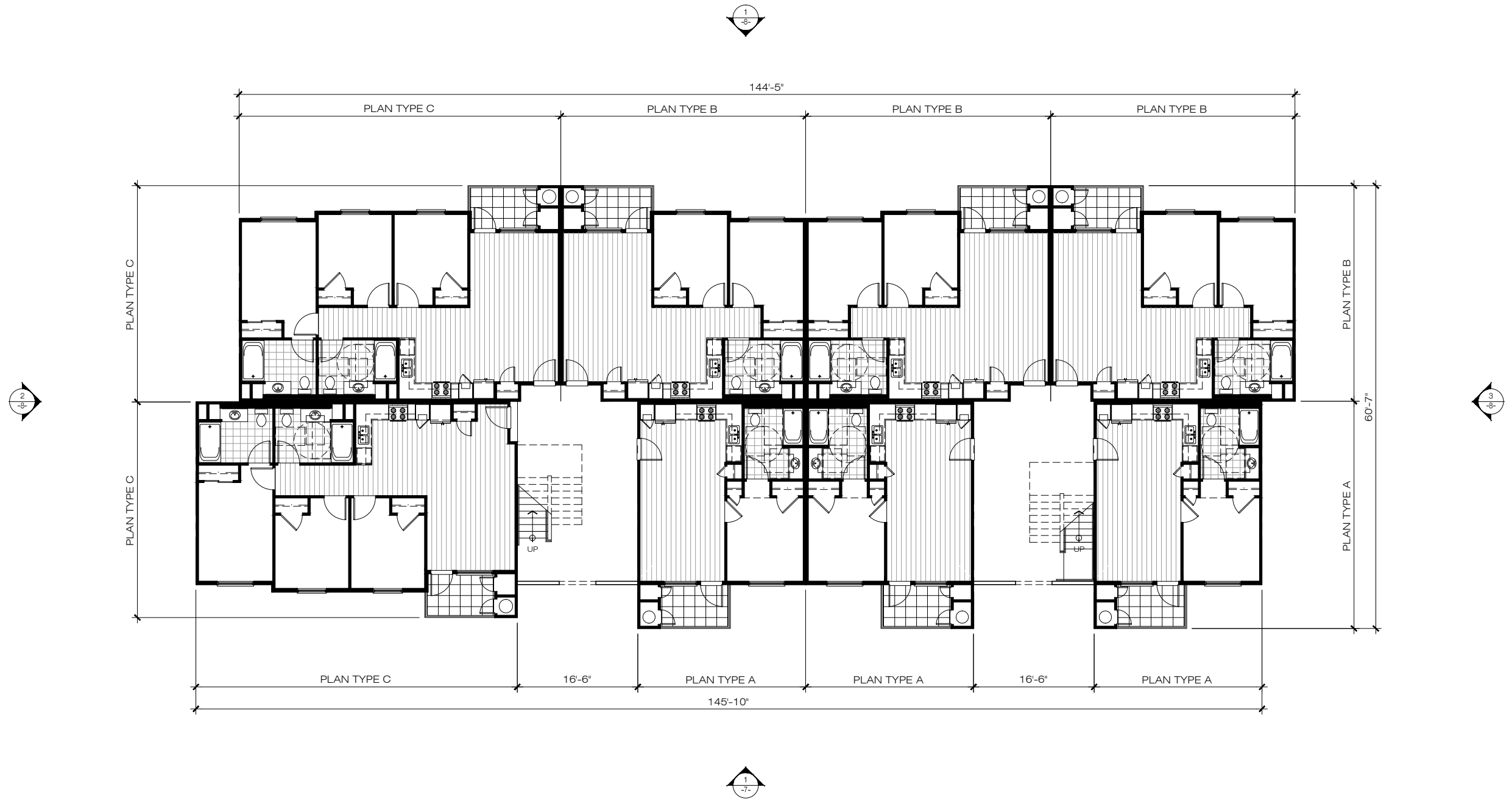
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BUILDING A 3-STORY ELEVATIONS  
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-08-

TYPICAL BUILDING B PLAN  
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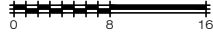
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BUILDING B ELEVATION  
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1. REAR BUILDING ELEVATION

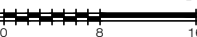


3. SIDE BUILDING ELEVATION

2. SIDE BUILDING ELEVATION

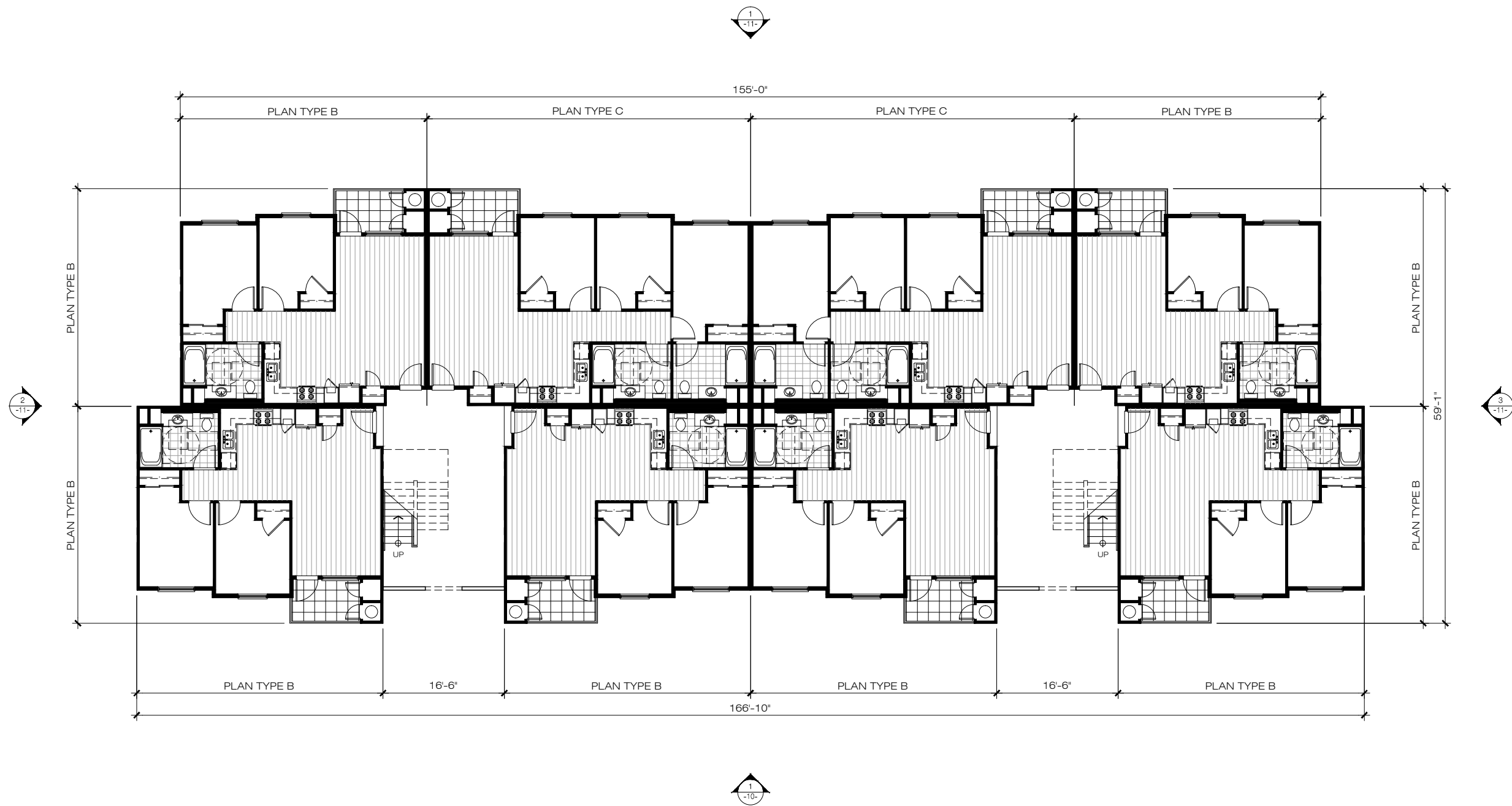

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BUILDING B ELEVATIONS  
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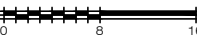


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TYPICAL BUILDING C PLAN  
 LAS TERRAZAS AT COLTON CA  
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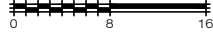




1. FRONT BUILDING ELEVATION


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BUILDING C ELEVATION  
 LAS TERRAZAS AT COLTON CA  
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1. REAR BUILDING ELEVATION



3. SIDE BUILDING ELEVATION

2. SIDE BUILDING ELEVATION



# LAS TERRAZAS

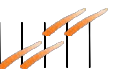


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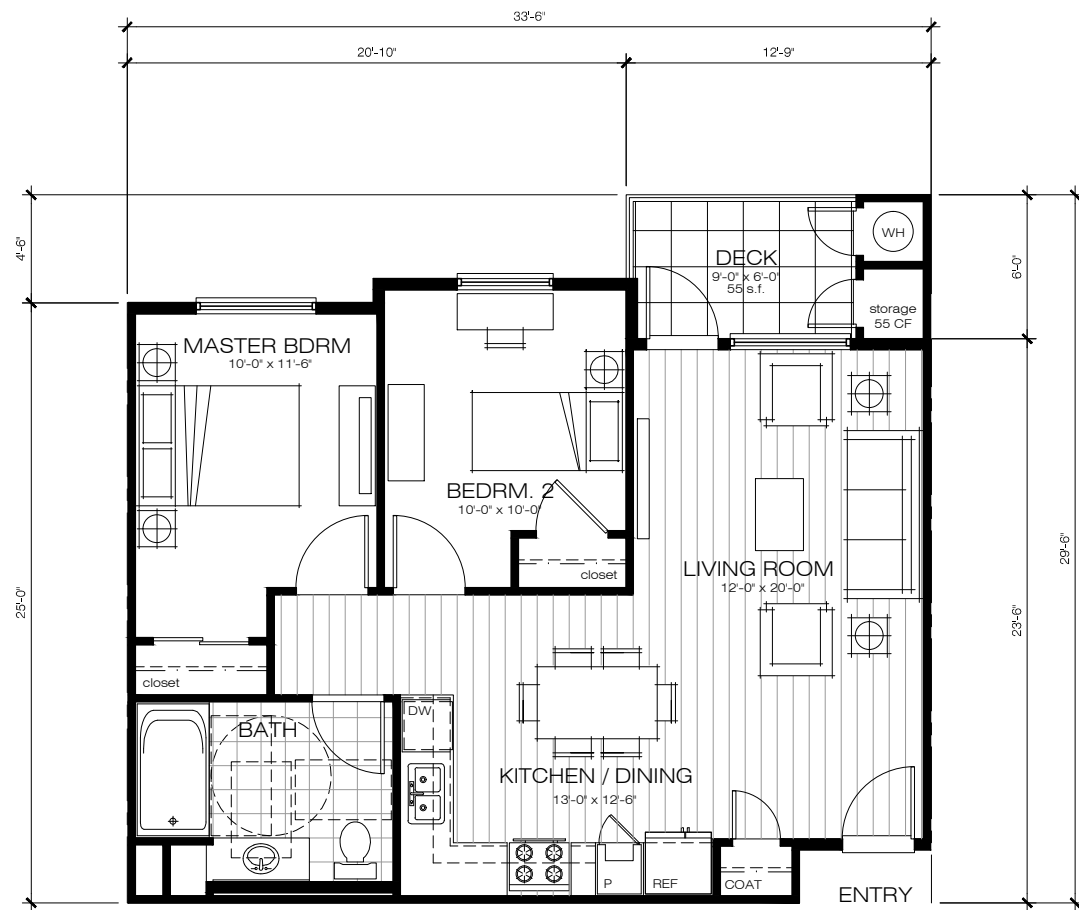
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BUILDING C ELEVATIONS  
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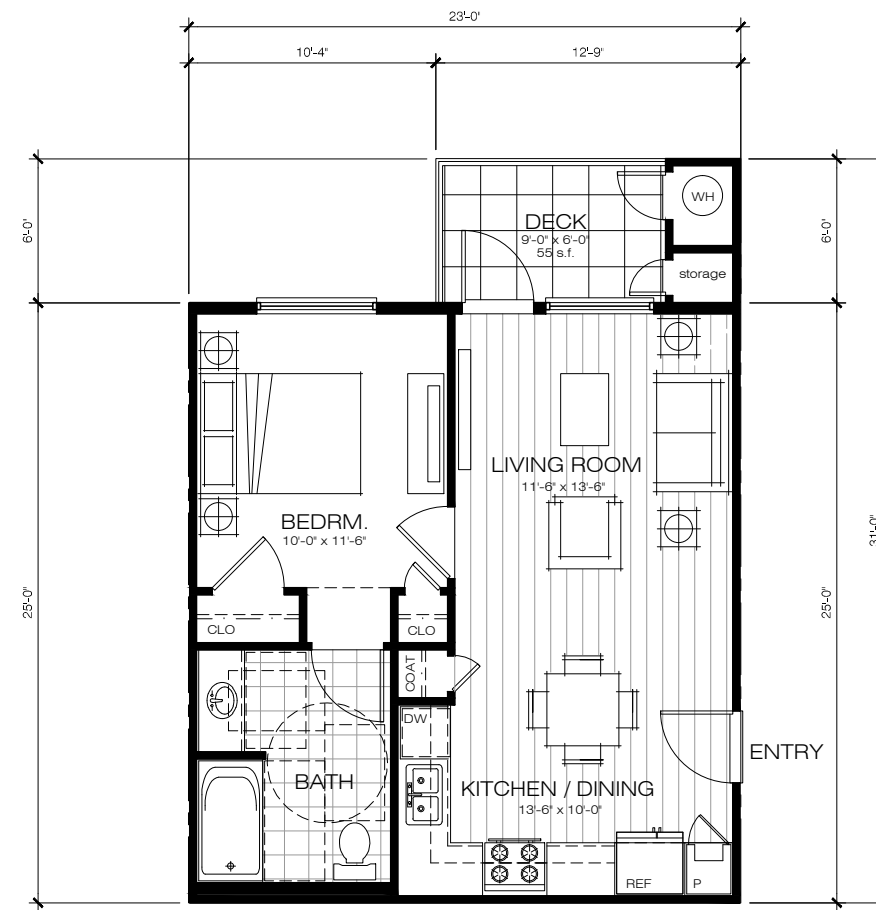






**UNIT B**

2 BEDROOM + 1 BATH  
 GROSS UNIT SF = 835 S.F.  
 LIVABLE UNIT SF = 780 S.F.  
 DECK AREA = 55 S.F.



**UNIT A**

1 BEDROOM + 1 BATH  
 GROSS UNIT SF = 570 S.F.  
 LIVABLE UNIT SF = 525 S.F.  
 DECK AREA = 55 S.F.



# LAS TERRAZAS

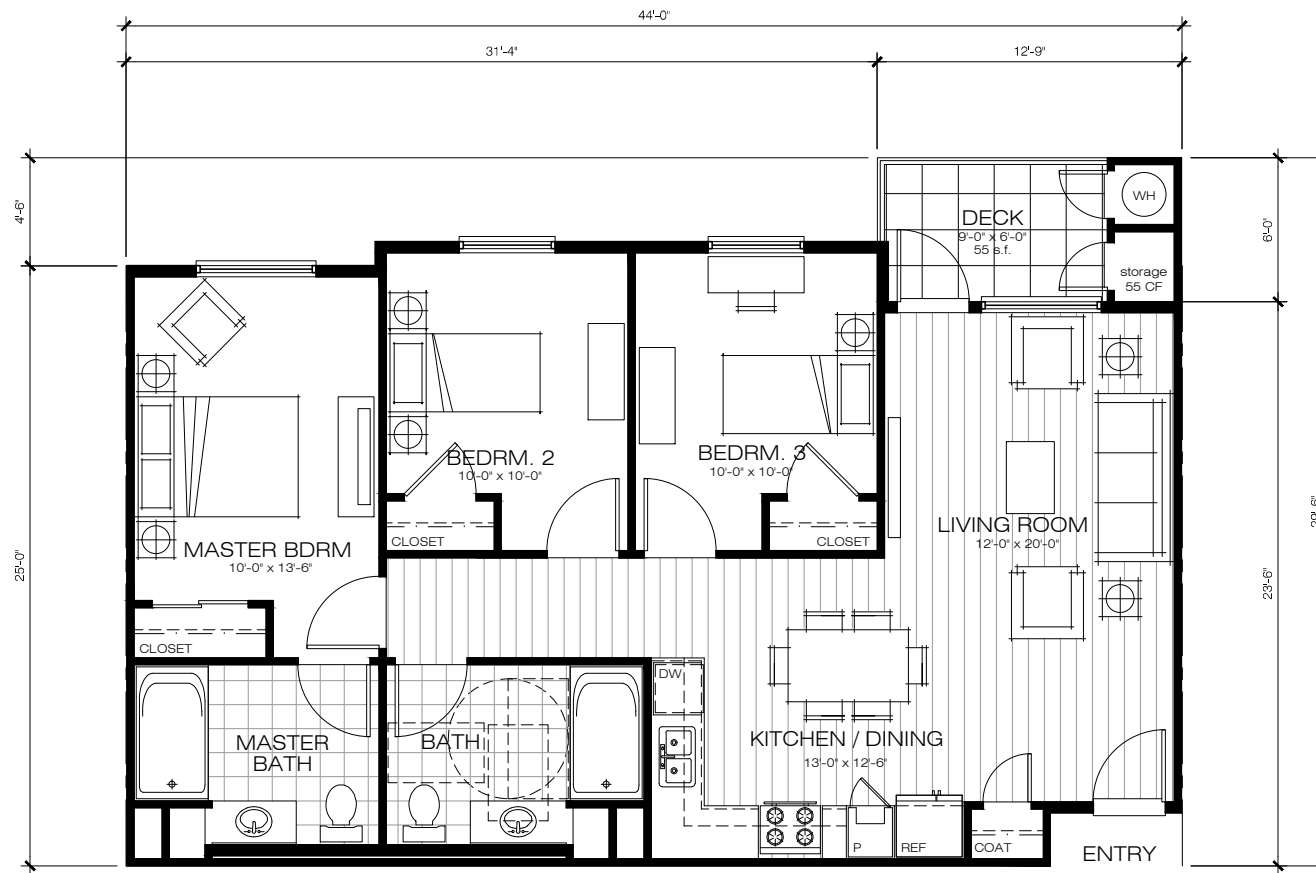


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TYPICAL FAMILY UNIT FLOOR PLANS  
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**UNIT C**

3 BEDROOM + 2 BATH  
 GROSS UNIT SF = 1,100 S.F.  
 LIVABLE UNIT SF = 1,020 S.F.  
 DECK AREA = 55 S.F.



**L A S T E R R A Z A S**



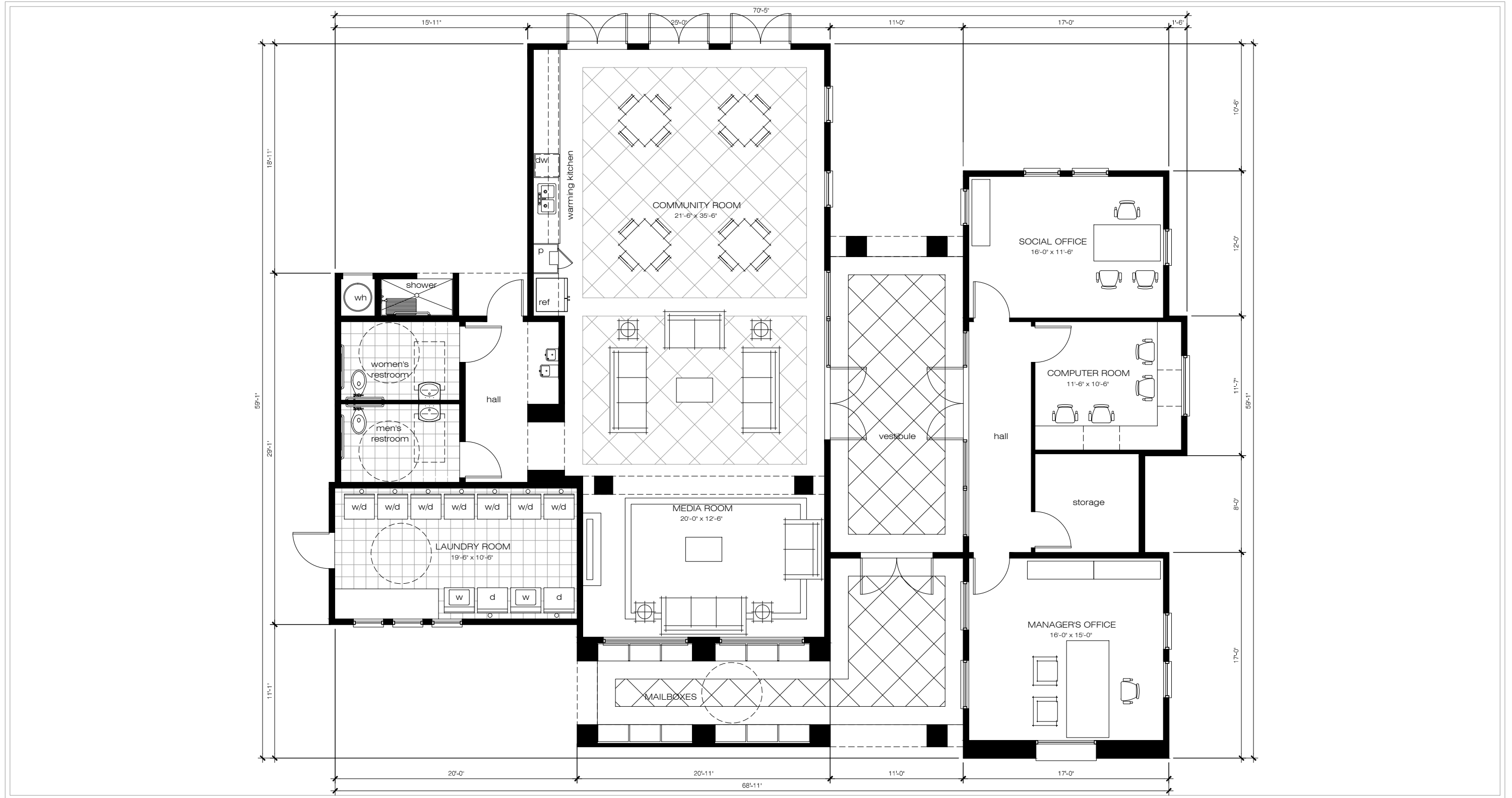
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COMMUNITY BUILDING PLAN  
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NORTH ELEVATION

EAST ELEVATION

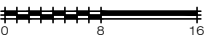


WEST ELEVATION

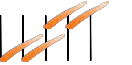
SOUTH ELEVATION


LAS
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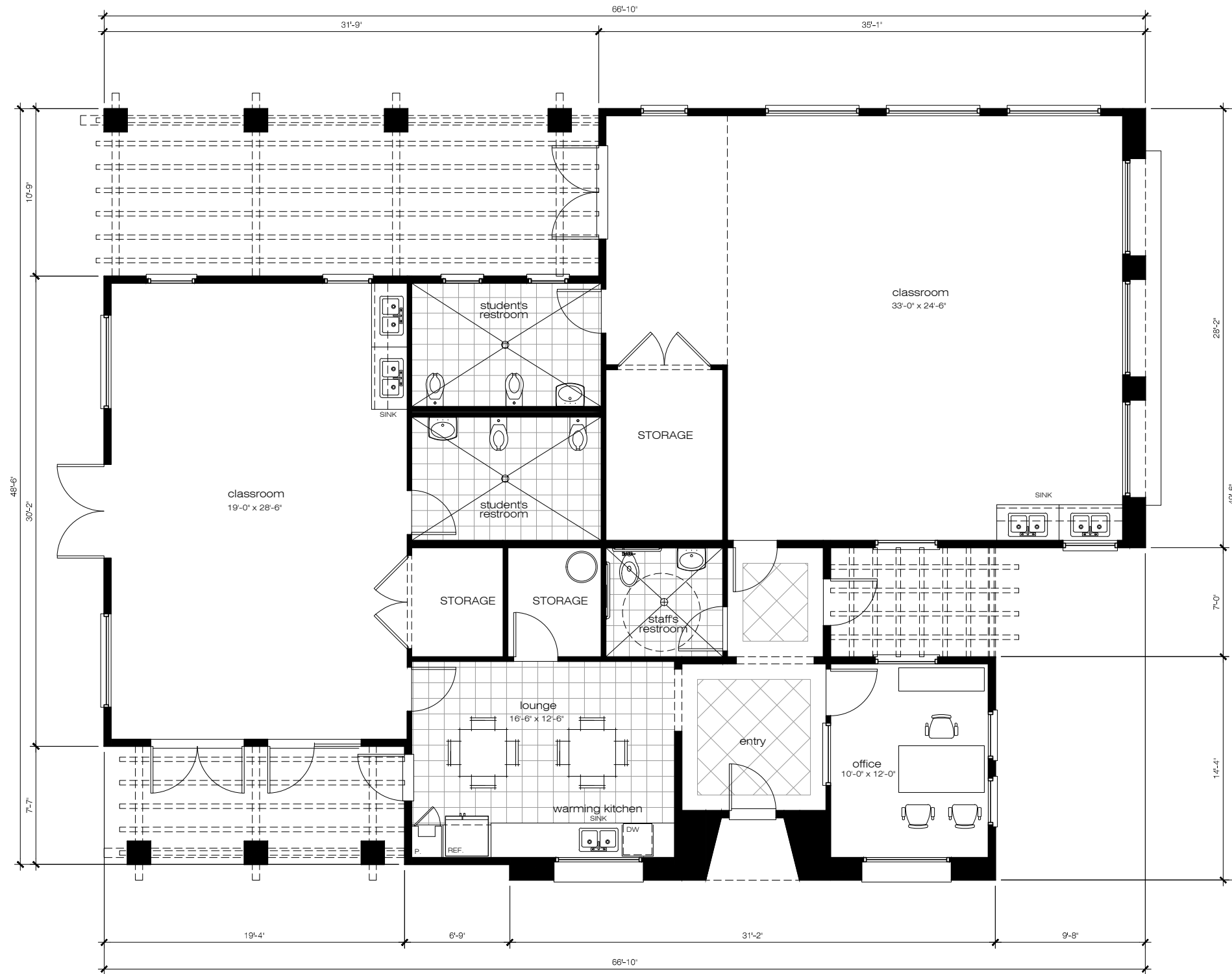

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COMMUNITY BUILDING ELEVATIONS  
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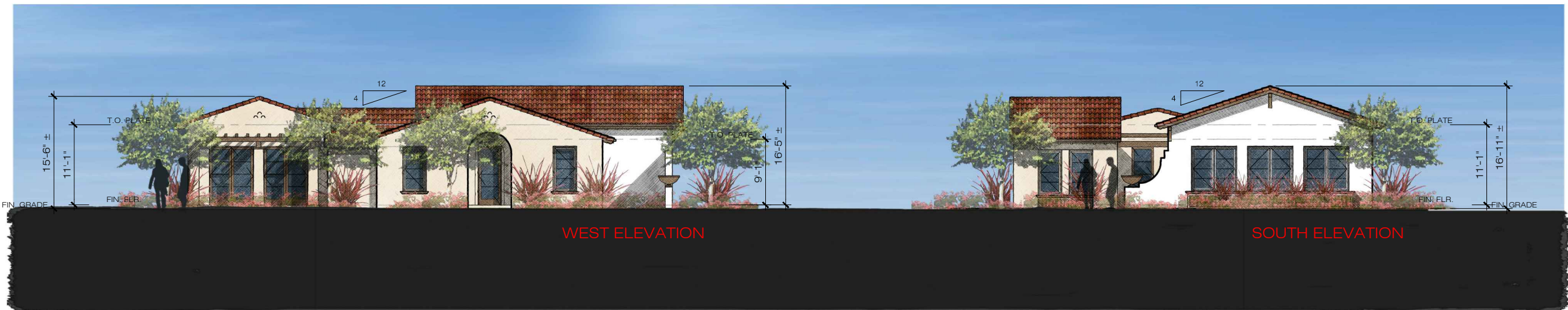
DAYCARE BUILDING PLAN  
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NORTH ELEVATION

EAST ELEVATION

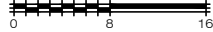


WEST ELEVATION

SOUTH ELEVATION


LAS
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CHILDCARE BUILDING ELEVATIONS  
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