Attachment A:
Project Plans and Information
PROJECT INFORMATION

PROJECT LOCATION: Between N. Hermosa Ave. & N. Cyprus Ave.
on W. Valley Blvd. and 275 & 291 N. Cyprus Ave.
Cotton, CA 92924
APN: 0274-182-34, 43 & 46
TOTAL LOT AREA: 5.96 acres (257,988 SF)
TOTAL UNITS: 112 UNITS
TOTAL UNIT SIZE: 18.9 Dulaacs
CURRENT ZONING: SAN BERNARDINO COUNTY DEVELOPMENT CODE
OCUPANCY: P-2, A-3, AND E
CONSTRUCTION TYPE: TYPE V - SPRINKLER
ARCHITECTURAL STYLE: MEDITERRANEAN
NUMBER OF STORIES: 2-3
BUILDING COVERAGE: 47,400 SF (16%)
MINIMUM YARD SETBACKS: REQUIRED: PROVIDED:
FRONT YARD: 25'-0" 25'-0"
SIDE YARD: 15'-0" 18'-0" MIN.
REAR YARD: 25'-0" 96'-7"
AT BALCONY: 22'-6" 90'-7"

BUILDABLE AREA SUMMARY

<table>
<thead>
<tr>
<th>PLAN DESCRIPTION</th>
<th>QNTY</th>
<th>GROSS AREA</th>
<th>NET AREA</th>
<th>BALCONY AREA</th>
<th>TOTAL GROSS AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR 1 BA</td>
<td>28</td>
<td>570 sq ft</td>
<td>525 sq ft</td>
<td>55 sq ft</td>
<td>15,960 sq ft</td>
</tr>
<tr>
<td>2 BR 1 BA</td>
<td>51</td>
<td>835 sq ft</td>
<td>780 sq ft</td>
<td>55 sq ft</td>
<td>42,585 sq ft</td>
</tr>
<tr>
<td>3 BR 2 BA</td>
<td>33</td>
<td>1,000 sq ft</td>
<td>1,020 sq ft</td>
<td>55 sq ft</td>
<td>36,300 sq ft</td>
</tr>
<tr>
<td>TOTAL</td>
<td>112</td>
<td></td>
<td></td>
<td>6,160 sq ft</td>
<td>94,845 sq ft</td>
</tr>
</tbody>
</table>

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: 118,028 SF

BUILDING AREA TYPE:
- RESIDENTIAL (3 STORY)
  - BUILDING A: 20,481 SF
  - BUILDING B: 2,657 SF
  - BUILDING C: 1,407 SF

BUILDING AREA TYPE:
- RESIDENTIAL (2 STORY)
  - BUILDING A: 13,654 SF
  - BUILDING B: 1,904 SF

BUILDING AREA TYPE:
- DAYCARE
  - BUILDING A: 2,500 SF

TOTAL BUILDING A AREA: 41,241 SF

BUILDING AREA TYPE:
- RESIDENTIAL (1 STORY)
  - BUILDING A: 16,045 SF
  - BUILDING B: 2,105 SF
  - BUILDING C: 1,452 SF

BUILDING AREA TYPE:
- DAYCARE
  - BUILDING A: 1,500 SF

TOTAL BUILDING B AREA: 22,230 SF

BUILDING AREA TYPE:
- RESIDENTIAL (2 STORY)
  - BUILDING A: 21,135 SF
  - BUILDING B: 2,940 SF

BUILDING AREA TYPE:
- DAYCARE
  - BUILDING A: 2,940 SF

TOTAL BUILDING C AREA: 25,257 SF

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

PARKING SUMMARY

RESIDENTIAL
- PARKING REQUIRED (PER SB1818)
  - 1 BR units 26 x 1.0 spaces = 26 spaces
  - 2-3 BR units 84 x 2.0 spaces = 168 spaces
- TOTAL RESIDENTIAL PARKING REQUIRED = 194 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 = 25 spaces
- DAYCARE PARKING SPACES = 2 spaces
- TOTAL PARKING PROVIDED = 205 spaces

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
  - PROVIDED
    - OPEN SPACE (INCLUDING SETBACKS):
    - 111,569 SF
    - COMMUNITY BUILDING: 2,300 SF
    - ADDITIONAL OPEN SPACE
      - 113,899 SF

TOTAL LANDSCAPED / IRRIGATED AREA = 69,688 SF

SITE AREA DIAGRAM

N. CYPRESS AVE.
W. VALLEY BLVD.
N. SAM BERNARDINO HWY
N. GRAND AVE.

SITE AREA: 5.96 acres (257,988 SF)

AMCAL Multi-Housing, Inc.
30141 AGOURA ROAD, SUITE 100
AGOURA HILLS, CA 91301
(818) 706-0694

DATE: January 28, 2016

ARCHITECT:
Withee Malcolm Architects, LLP
30141 AGOURA ROAD, SUITE 100
AGOURA HILLS, CA 91301
(818) 706-0694

ENTITLEMENT REQUEST

1. PLANNED DEVELOPMENT PERMIT WITH 2 INCENTIVES:
   - REDUCTION IN MINIMUM UNIT SIZE FOR 1-BEDROOM UNIT FROM 650 SF TO 570 SF
   - REDUCTION IN COVERED PARKING FROM 2 SPACES TO 1 SPACE PER 2- AND 160-10 FT.
   - INCREASE IN MAXIMUM BUILDING LENGTH FROM 100 FT TO 145-10 FT., 156-4 FT.,
   - REDUCTION IN PRIVATE OPEN SPACE PER UNIT FROM 225 SF TO 55 SF FOR UPPER-FLOOR UNITS.
   - REDUCTION IN PRIVATE OPEN SPACE PER UNIT FROM 125 SF TO 55 SF PER UNIT.
   - EXCLUSIONS (SD-RES) WITH 4 INCENTIVES.

2. GENERAL PLAN AMENDMENT: CHANGE EXISTING ZONING FROM GENERAL COMMERCIAL (C3) TO RESIDENTIAL (R5) TO SPECIAL DEVELOPMENT WITH A RESIDENTIAL EMMPHASIS (SD-R5) WITH 4 INCENTIVES:
   - 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
   - INCREASE IN MAXIMUM BUILDING LENGTH FROM 100 FT TO 145-10 FT., 156-4 FT., AND 160-10 FT.
   - REDUCTION IN COVERED PARKING FROM 2 SPACES TO 1 SPACE PER 2- AND 3-BEDROOM UNITS (CARRIOTS WILL BE USED).
   - REDUCTION IN PRIVATE OPEN SPACE PER UNIT FROM 125 SF TO 55 SF PER UNIT.

SITE AREA DIAGRAM

AREA:
- 1 BR x 2.0 spaces = 28 spaces
- 2-3 BR x 2.0 spaces = 168 spaces
- TOTAL RESIDENTIAL PARKING REQUIRED = 194 spaces*
- 1.0 space per 5 STUDENT
- 0.2 space x 45 student = 9 spaces
- TOTAL PARKING REQUIRED = 9 spaces
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- REQUIRED
  - 125 SF / UNITS (112 x 125 SF) = 14,000 SF
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  - 55 SF AVG. x 112 UNITS = 6,160 SF
- COMMON OPEN SPACE
  - REQUIRED
    - 112 units x 125 + 25 = 14,025 SF
  - PROVIDED
    - OPEN SPACE (INCLUDING SETBACKS):
    - 111,569 SF
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TOTAL LANDSCAPED / IRRIGATED AREA = 69,688 SF

SITE AREA DIAGRAM

N. CYPRESS AVE.
W. VALLEY BLVD.
N. SAM BERNARDINO HWY
N. GRAND AVE.

SITE AREA: 5.96 acres (257,988 SF)
BUILDING A 3-STORY ELEVATION
LAS TERRAZAS AT COLTON CA
UNINCORPORATED SAN BERNARDINO COUNTY
AMCAL MULTI - HOUSING, INC.
ARCHITECT
Withee Malcolm Architects, LLP
JOB NO. B1057.306
DATE: January 28, 2016

LAS TERRAZAS
UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA

1. FRONT BUILDING ELEVATION
LAS TERRAZAS
UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA

BUILDING B ELEVATION
LAS TERRAZAS AT COLTON CA
UNINCORPORATED SAN BERNARDINO COUNTY
AMCAL MULTI - HOUSING, INC.

ARCHITECT
Withee Malcolm Architects, LLP
JOB NO. B1057-305
DATE: January 28, 2016

1. FRONT BUILDING ELEVATION

scale: 1/8" = 1'-0"
LAS TERRAZAS
UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA

1. REAR BUILDING ELEVATION

2. SIDE BUILDING ELEVATION

3. SIDE BUILDING ELEVATION

FIN. FLR. 2ND LEVEL
9'-1"
T.O. PLATE
FIN. GRADE
3RD LEVEL
FIN. FLR.
9'-1"
T.O. PLATE
UNIT C

3 BEDROOM + 2 BATH

SCALE: 1/4" = 1'-0"

326 x 522

408

DECK

55 s.f.

9'-0" x 6'-0"

MASTER BDRM

10'-0" x 13'-6"

MASTER BATH

10'-0" x 10'-0"

BEDRM 2

10'-0" x 10'-0"

BEDRM 3

12'-0" x 20'-0"

LIVING ROOM

WH

55 CF

KITCHEN DINING

ENTRY

10'-0" x 13'-0"

BATH

CLOSET

CLOSET

TYPICAL FAMILY UNIT FLOOR PLANS

LAS TERRAZAS AT COLTON CA
UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA

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ARCHITECT

Withee Malcolm Architects, LLP

ARCHITECTURAL CONSULTANT

AMCAL MULTI - HOUSING, INC.

DATE: January 28, 2018

JOB NO. B1057.305

UNIT NO. B1057.306

APPLICANT / DEVELOPER

AMCAL MULTI - HOUSING, INC.

Withee Malcolm Architects, LLP

DATE: January 28, 2016

AMCAL MULTI - HOUSING, INC.

Withee Malcolm Architects, LLP

DATE: January 28, 2016

APPLICANT / DEVELOPER

ARCHITECT

ARCHITECTURAL CONSULTANT

AMCAL MULTI - HOUSING, INC.
DAYCARE BUILDING PLAN
LAS TERRAZAS AT COLTON CA
UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA
ARCHITECT
Withee Malcolm Architects, LLP
JOB NO.: B1057.306
DATE: January 28, 2016

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Las Terrazas

UNINCORPORATED SAN BERNARDINO COUNTY, COLTON, CA

Childcare Building Elevations

Las Terrazas at Colton CA
UNINCORPORATED SAN BERNARDINO COUNTY
AMCAL MULTI - HOUSING, INC.

ARCHITECT
Wilhee Malcolm Architects, LLP

JOB NO. B1057.306

DATE: January 28, 2016

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION