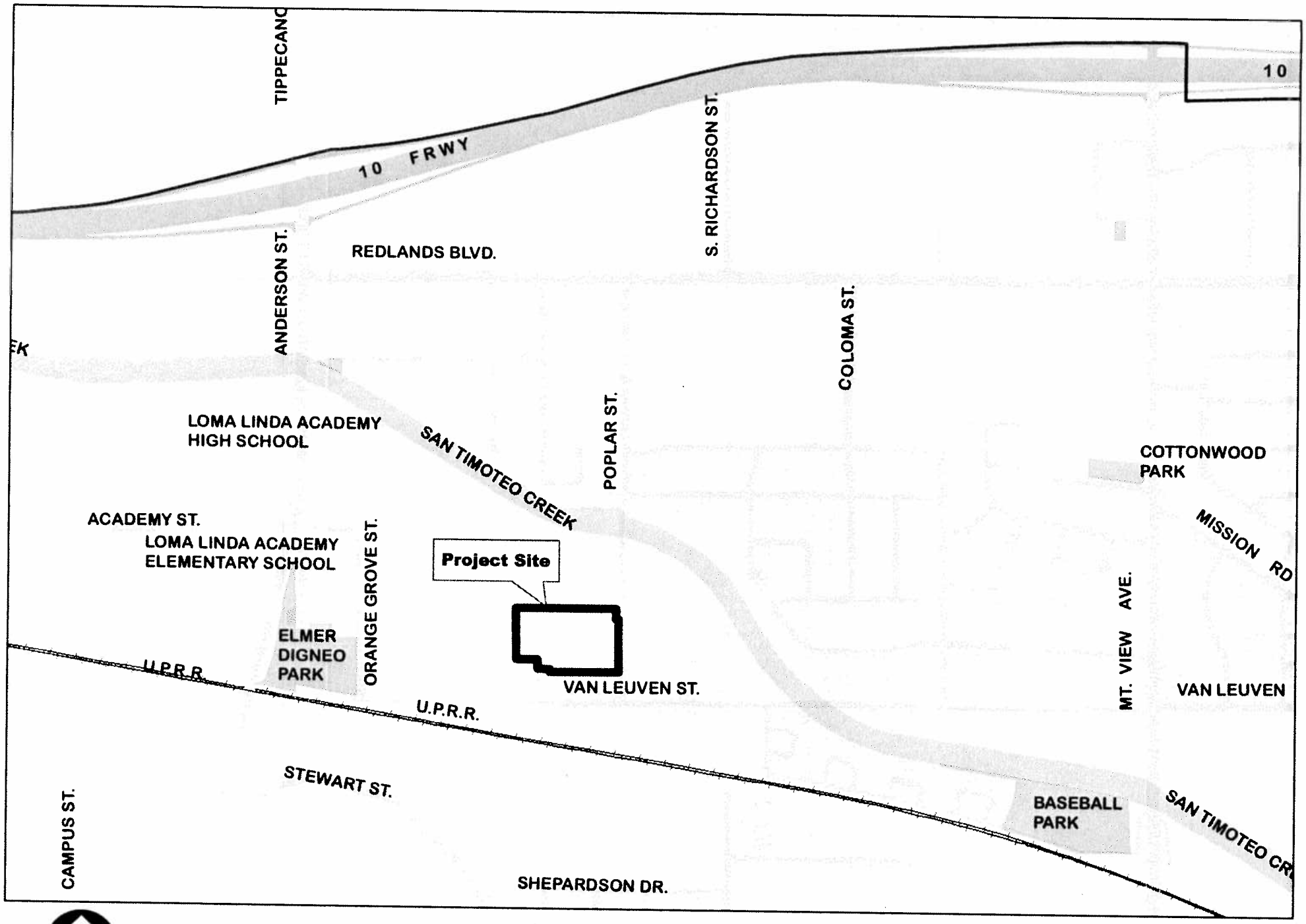
Attachment 1D

Project Plans

PPD No. 10-78

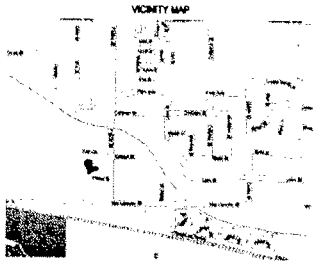
June 1, 2011



NOT TO SCALE

City of Loma Linda

SITE MAP



PROJECT INFORMATION:

PROJECT TITLE:	LOMA LINDA TERRACE 152 RESIDENTIAL UNITS (2) 3-STORY CORRIDOR APARTMENT BUILDINGS COMMUNITY AREA IN BUILDING NO.2
ZONING	R3
GP DESIGNATION	HIGH DENSITY RESIDENTIAL
BUILDING OCCUPANCY	(R2) GROUP R DIV. 2
BUILDING OCCUPANCY COMM.	(A3) GROUP A DIV. 3
CONSTRUCTION TYPE:	V-A

ADDRESS: 10814 POPLAR STREET
LOMA LINDA, CA 92354

BUILDING FOOTPRINT:	
BUILDING 1 FOOTPRINT:	18,466 SF
BUILDING 2 FOOTPRINT:	23,403 SF
TOTAL BLDG FOOTPRINT:	42,871 SF

BUILDING AREA:	
BUILDING 1 AREA:	56,238 SF
BUILDING 2 AREA:	68,986 SF (2,364 COMMUNITY)
TOTAL BLDG AREA:	125,202 SF

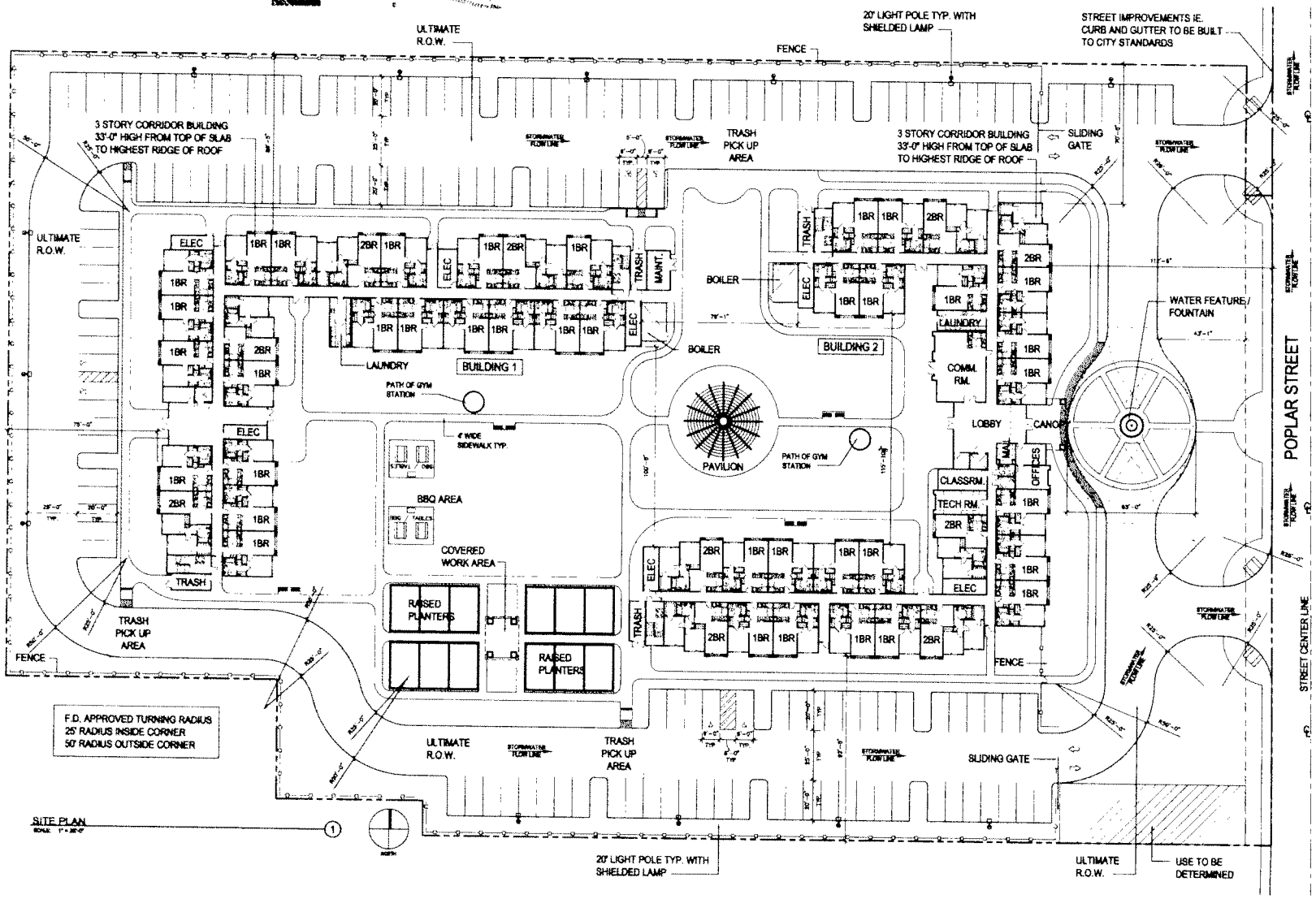
OPEN SPACE CALCULATIONS:	
TOTAL SITE AREA:	237,932 SF (5.46 ACRES)
- BUILDING FOOTPRINT:	42,871 SF
- STREETS, DRIVES & PRKNG:	67,860 SF
= TOTAL OPEN SPACE:	127,201 SF (53.5%)
TOTAL DENSITY:	27.8 UNITS/ACRE

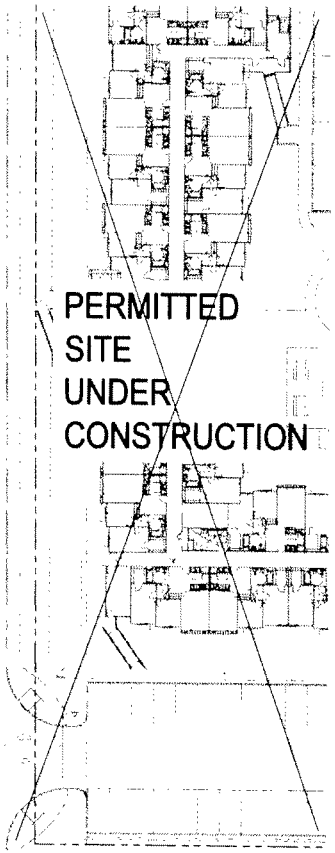
BUILDING 1 UNIT SUMMARY:	
1 BED UNIT @ 600 SF:	57 UNITS
2 BED UNITS @ 802 SF:	12 UNITS
BUILDING 1 UNIT COUNT:	69 UNITS

BUILDING 2 UNIT SUMMARY:	
1 BED UNIT @ 600 SF:	65 UNITS
2 BED UNITS @ 802 SF:	18 UNITS
BUILDING 2 UNIT COUNT:	83 UNITS

TOTAL UNIT SUMMARY:	
1 BED UNIT @ 600 SF:	122 UNITS
2 BED UNITS @ 802 SF:	30 UNITS
TOTAL UNIT COUNT:	152 UNITS

PARKING PROVIDED:	
OPEN:	144
ACCESSIBLE:	+ 6 (1 VAN)
PARKING PROVIDED:	152

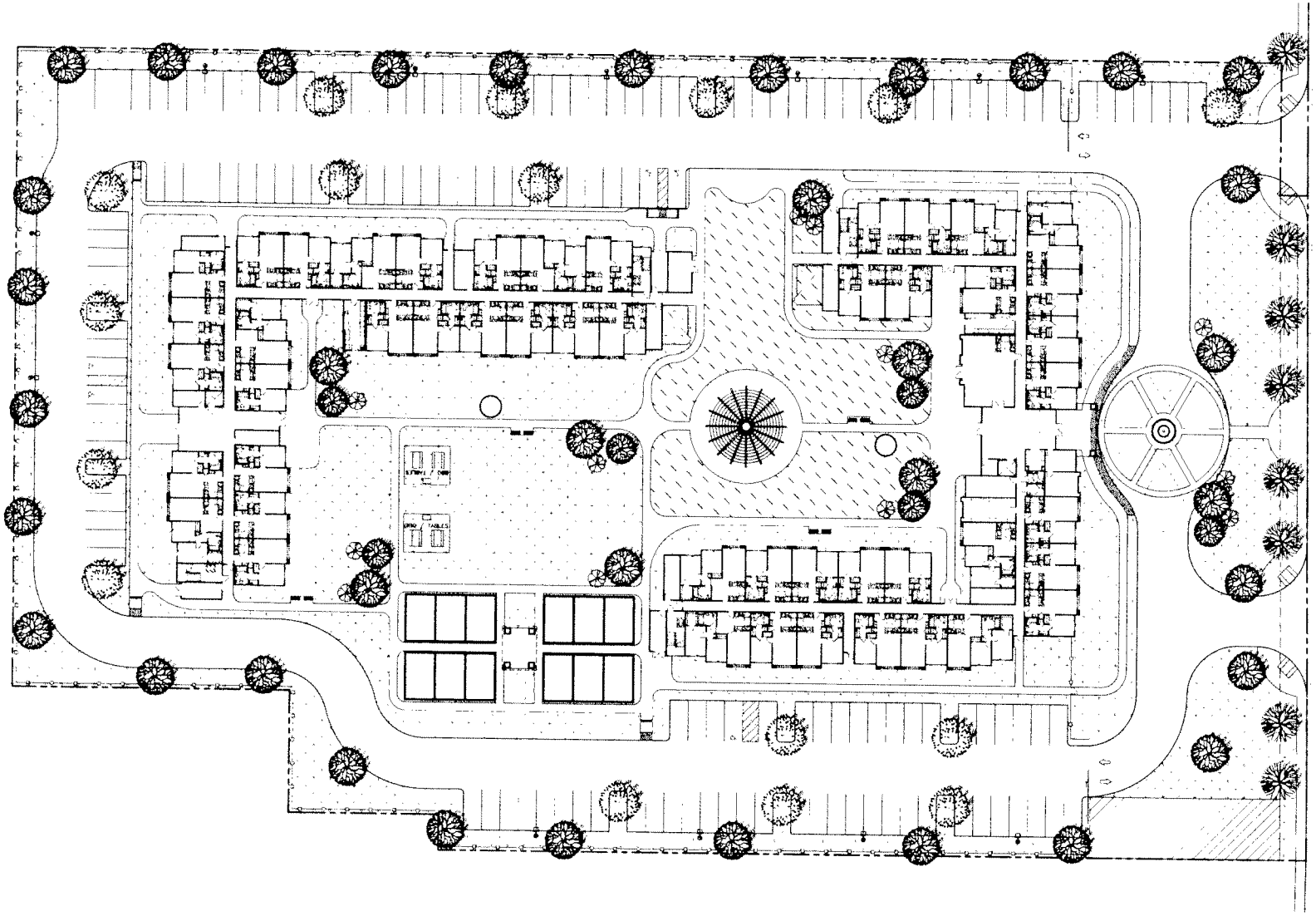




JOHN COTTON FAIA ARCHITECTS

LOMA LINDA TERRACE

DEVELOPED BY: CORPORATION FOR BETTER HOUSING



LANDSCAPE PLAN 1
SCALE: 1" = 30'-0"

NORTH

INDICATES DROUGHT TOLERANT PLANTING

INDICATES TURF

TURF LEGEND

BOTANIC NAME	COMMON NAME	SIZE
RHIZOMATIC TALL FESCUE, "TURF STUFF" BY SUPERIOR SOD www.superiorsod.com	TALL FESCUE	SOD

TREE LEGEND

SYMBOL	BOTANIC NAME - COMMON NAME
	LIQUIDAMBER & 'ROTUNDA' SWEET GUM 24 - 34" BOX 24 - 16 GALLON
	RHUS LANCEA - AFRICAN SUMAC 14 - 24" BOX
	PODOCARPUS GRACILIOR FERN PINE 36 - 16 GALLON
	PLATANUS ACERIFOLIA 'BLOOD GOOD' - LONDON PLANE TREE 36 - 24" BOX 24 - 16 GALLON

The land, drawings, specifications, plans, designs and arrangements contained herein are and shall remain property of the Architect John Cotton FAIA Architects, and are loaned for the original, exclusive, no others or use in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect John Cotton FAIA Architects. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Reproduction of these drawings shall have you-your exact dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from dimensions and conditions shown by these drawings. Data included or omitted in error does not relieve contractor from performing work in accordance with intention.

JCFA ©

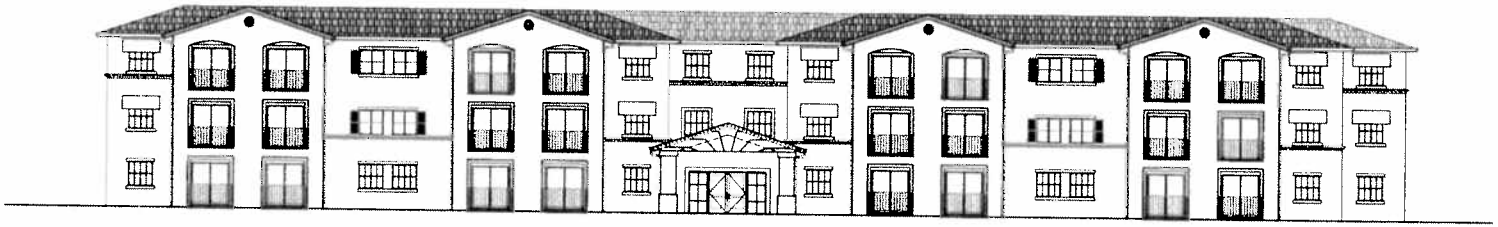
JOHN COTTON FAIA ARCHITECTS
3916 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)559-5916 PHONE (310)559-5976 FAX JOHNCOTTONARCH@AOL.COM

LOMA LINDA TERRACE

DEVELOPED BY: CORPORATION FOR BETTER HOUSING
14368 VENTURA BOULEVARD, SUITE 1110
SHERMAN OAKS, CALIFORNIA 91403
TELEPHONE: (818) 986-3430

Date: 03/01/2

BUILDING 1 WEST ELEVATION (2)
SCALE: 1/8"=1'-0"



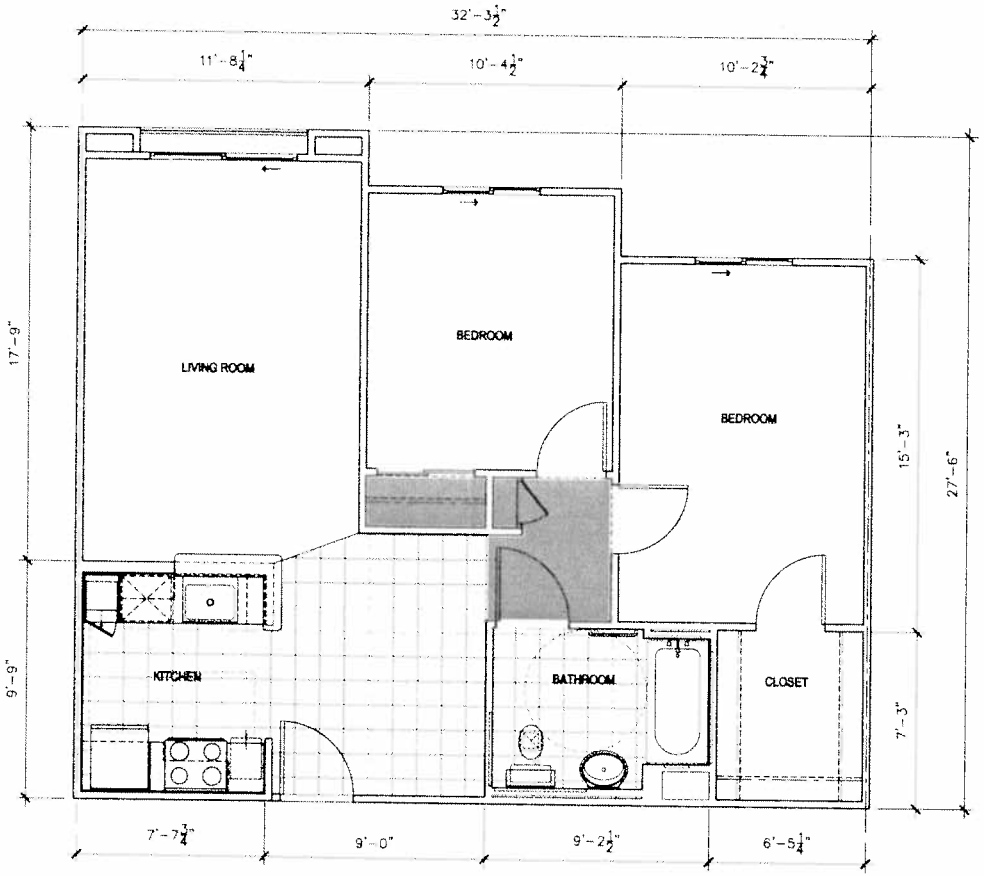
BUILDING 2 EAST ELEVATION (1)
SCALE: 1/8"=1'-0"

2006 ©

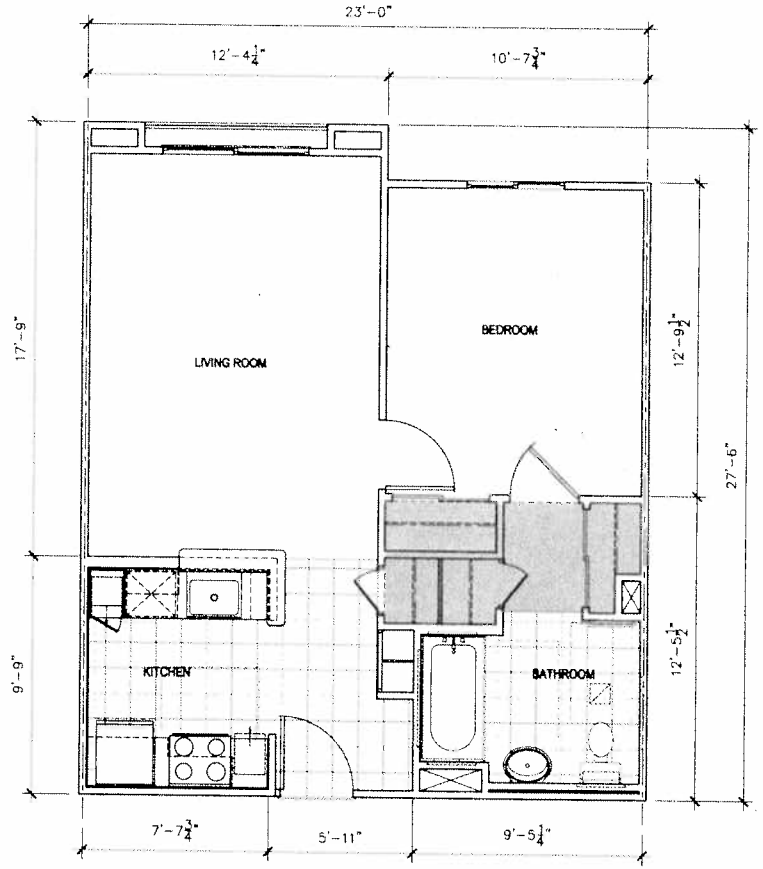
JOHN COTTON FAIA ARCHITECTS
[illegible] MAIN STREET CULVER CITY CALIFORNIA [illegible] PHONE [illegible] FAX JOHNCOTTONARCH@MSN.COM

LOMA LINDA TERRACE

DEVELOPED BY: CORPORATION FOR BETTER HOUSING
[illegible] VENTURA BOULEVARD, SUITE [illegible]
SHERMAN OAKS, CALIFORNIA [illegible]
TELEPHONE: [illegible]



2 BEDROOM UNIT - 802 SF
SCALE 1/8" = 1'-0"
2



1 BEDROOM UNIT - 600 SF
SCALE 1/8" = 1'-0"
1

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect John Cotton FAIA Architects and were created, developed and otherwise prepared by the Architect John Cotton FAIA Architects, whether or not specifically protected by copyright laws and other laws. Such drawings or specifications shall not be used by any person or entity in the absence of a written agreement between the Architect John Cotton FAIA Architects and such person or entity. Visual contacts with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors and shop and fabrication personnel are responsible for all dimensions and conditions on the job, and they shall report to the Architect any variations from the dimensions and conditions shown by these drawings before work is commenced or any other or approved building permit is obtained.
JCFA ©

JOHN COTTON FAIA ARCHITECTS
3916 MAIN STREET CULVER CITY CALIFORNIA 90232 [redacted] PHONE [redacted] FAX JOHNCOTTONARCH@AOL.COM

LOMA LINDA TERRACE

DEVELOPED BY: CORPORATION FOR BETTER HOUSING
14266 VENTURA BOULEVARD, SUITE 1110
SHERMAN OAKS, CALIFORNIA 91403
TELEPHONE: (818) 986-8436

BUILDING 1 WEST ELEVATION (2)

BUILDING 2 EAST ELEVATION (1)

JOHN COTTON FAIA ARCHITECTS
3816 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)[illegible] PHONE (310)[illegible] FAX JOHNCOTTONARCH@MSN.COM

LOMA LINDA TERRACE

DEVELOPED BY: CORPORATION FOR BETTER HOUSING
13301 VENTURA BOULEVARD, SUITE 1110
SHERMAN OAKS, CALIFORNIA 91403
TELEPHONE: (818) 906-3430