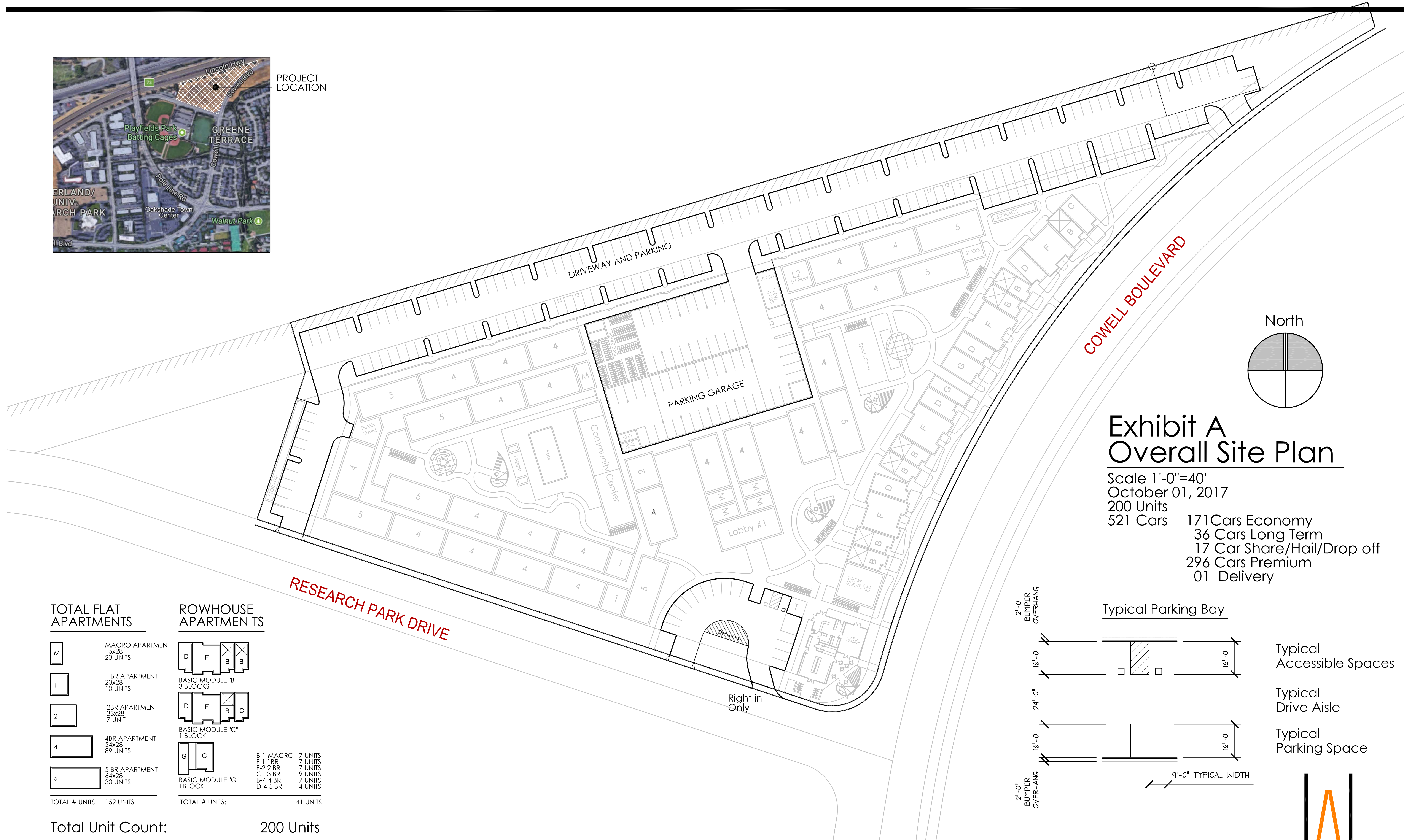


PROJECT
LOCATION



COWELL BOULEVARD

RESEARCH PARK DRIVE

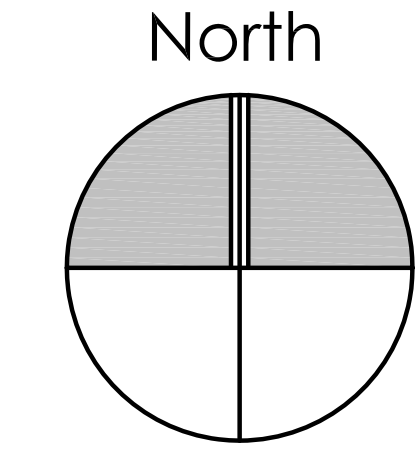


Exhibit A Overall Site Plan

Scale 1'-0"=40'
October 01, 2017
200 Units
521 Cars

171 Cars Economy
36 Cars Long Term
17 Car Share/Hail/Drop off
296 Cars Premium
01 Delivery

TOTAL FLAT APARTMENTS

M	MACRO APARTMENT 15x28 23 UNITS
1	1 BR APARTMENT 23x28 10 UNITS
2	2BR APARTMENT 33x28 7 UNIT
4	4BR APARTMENT 54x28 89 UNITS
5	5 BR APARTMENT 64x28 30 UNITS

TOTAL # UNITS: 159 UNITS

ROWHOUSE APARTMENTS

D F B B	BASIC MODULE "B" 3 BLOCKS
D F B C	BASIC MODULE "C" 1 BLOCK
G G	BASIC MODULE "G" 1 BLOCK
B-1 MACRO	7 UNITS
F-1 1BR	7 UNITS
F-2 2 BR	7 UNITS
C-3 3 BR	9 UNITS
B-4 4 BR	7 UNITS
D-4 5 BR	4 UNITS

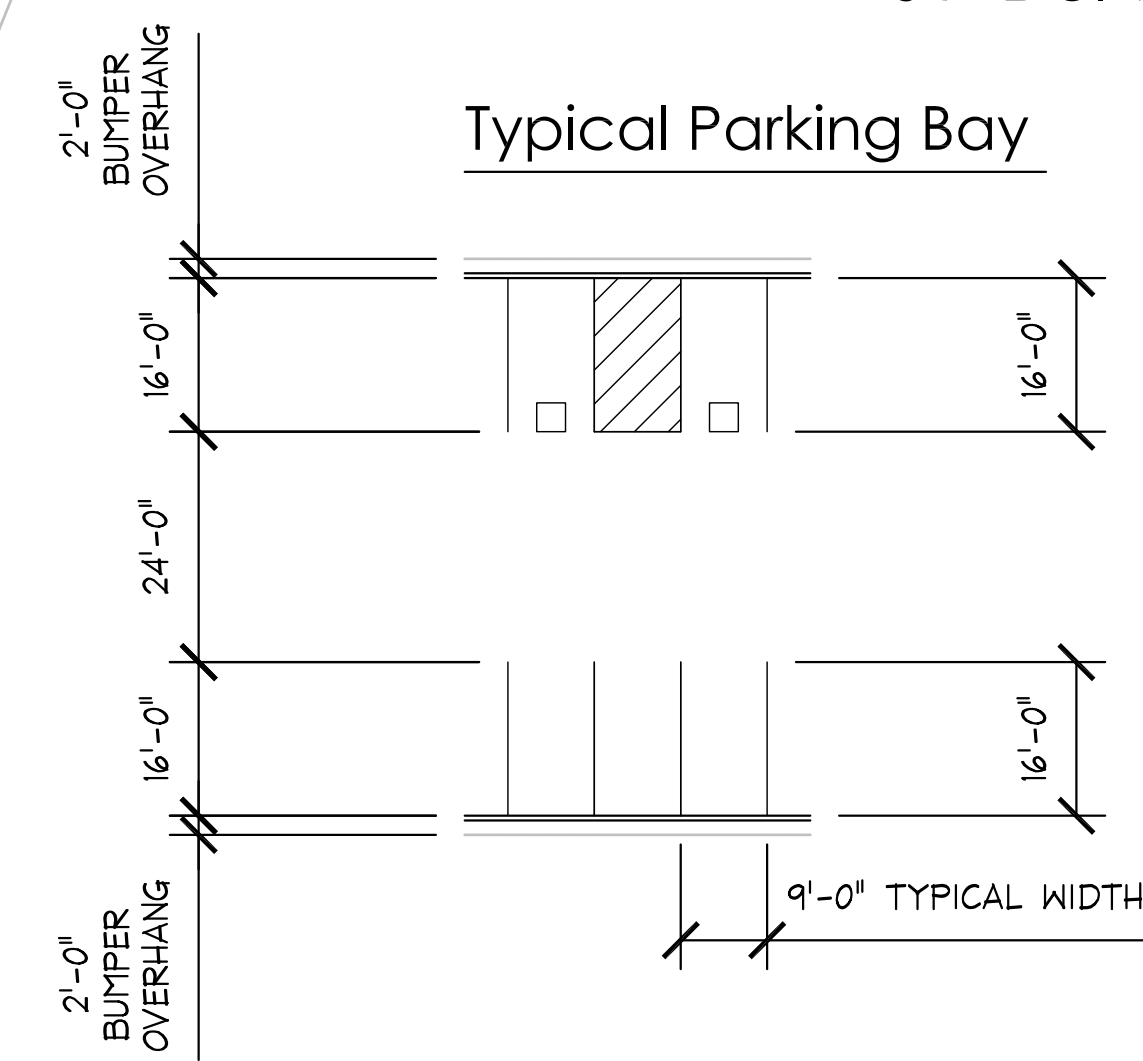
TOTAL # UNITS: 41 UNITS

Total Unit Count: 200 Units

PRELIMINARY PLAN DEVELOPMENT
WITH ILLUSTRATED BUILDING PLAN

Plaza 2555
Davis, California

Blue Bus, L.P.

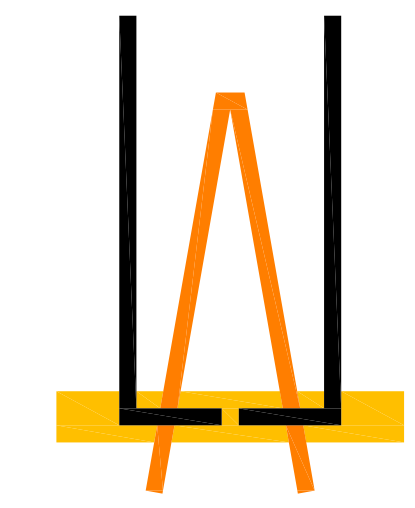


Typical Parking Bay

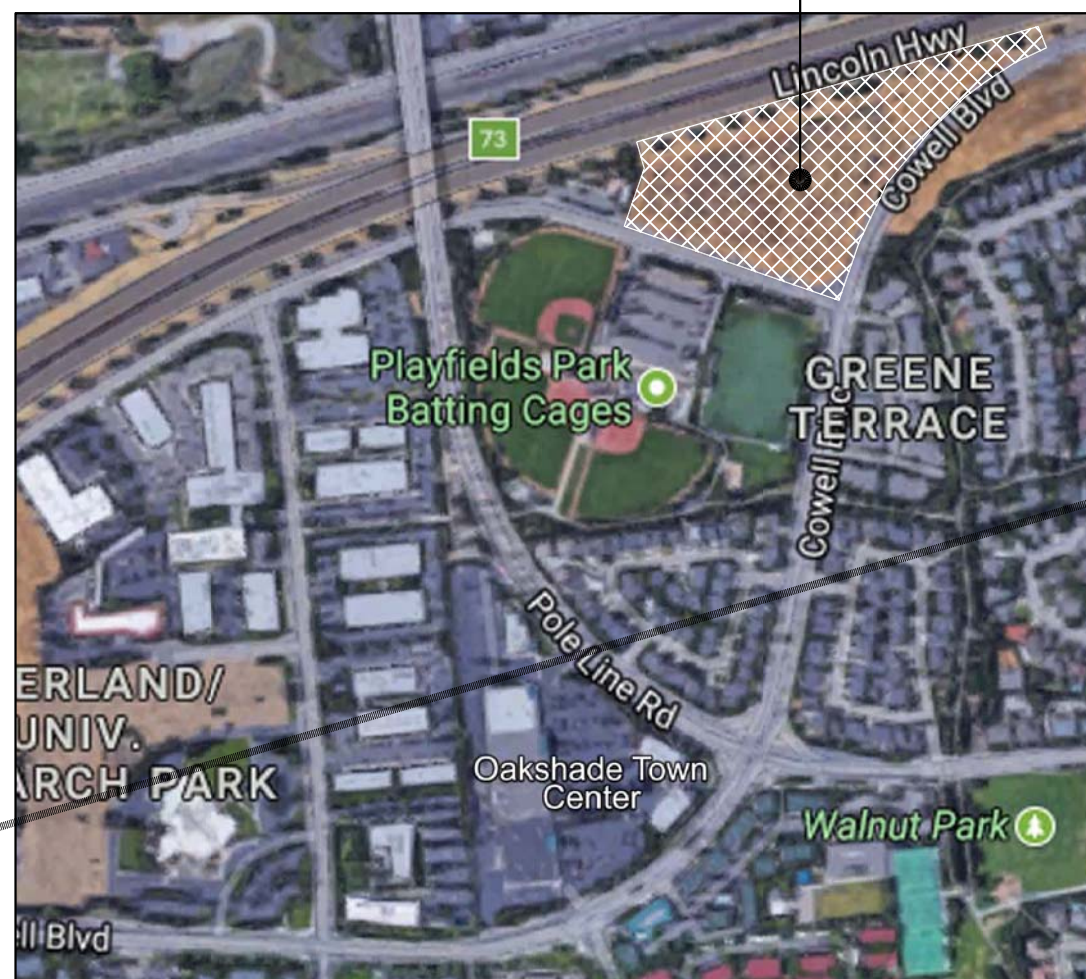
Typical
Accessible Spaces

Typical
Drive Aisle

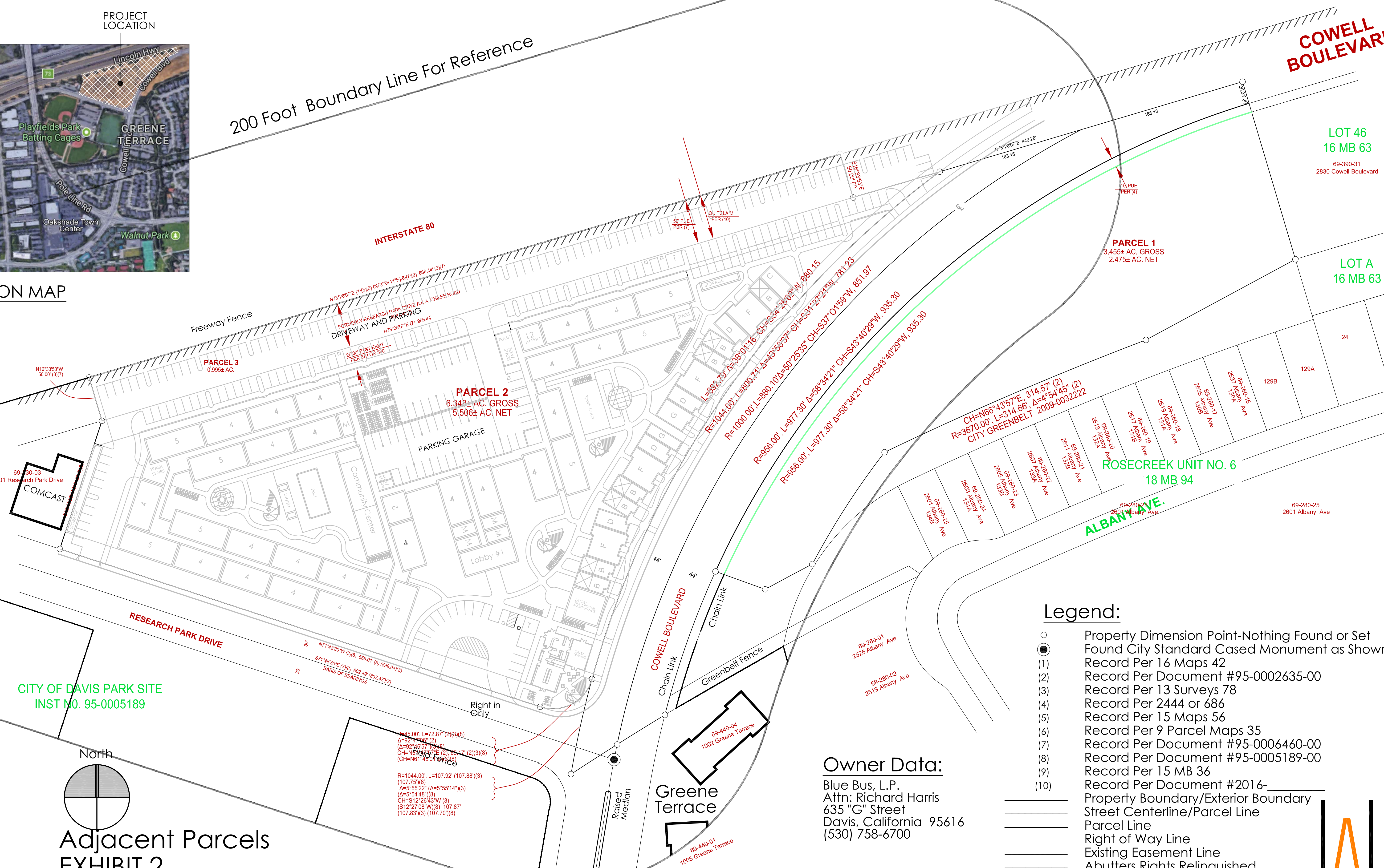
Typical
Parking Space



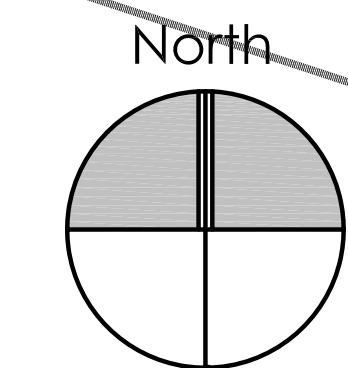
LEE + JAGOE ARCHITECTURE
INCORPORATED



LOCATION MAP
No Scale



CITY OF DAVIS PARK SITE
INST NO. 95-0005189



Adjacent Parcels
EXHIBIT 2
Scale 1'-0"=50'
October 01 2017

PRELIMINARY PLAN DEVELOPMENT

Plaza 2555
Davis, California

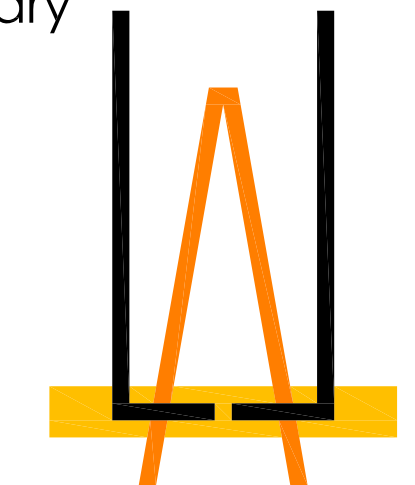
Blue Bus, L.P.

PRELIMINARY PLAN DEVELOPMENT

Owner Data:
Blue Bus, L.P.
Attn: Richard Harris
635 "G" Street
Davis, California 95616
(530) 758-6700

Legend:

- Property Dimension Point-Nothing Found or Set
- Found City Standard Cased Monument as Shown
- (1) Record Per 16 Maps 42
- (2) Record Per Document #95-0002635-00
- (3) Record Per 13 Surveys 78
- (4) Record Per 2444 or 686
- (5) Record Per 15 Maps 56
- (6) Record Per 9 Parcel Maps 35
- (7) Record Per Document #95-0006460-00
- (8) Record Per Document #95-0005189-00
- (9) Record Per 15 MB 36
- (10) Record Per Document #2016-_____
- Property Boundary/Exterior Boundary
- Street Centerline/Parcel Line
- Parcel Line
- Right of Way Line
- Existing Easement Line
- Abutters Rights Relinquished Per 605 or 129



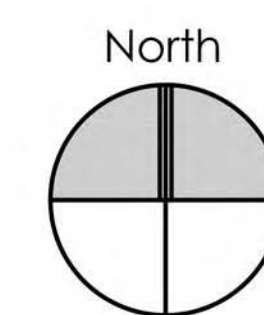
LEE JAGOE ARCHITECTURE
INCORPORATED



PRELIMINARY PLAN DEVELOPMENT

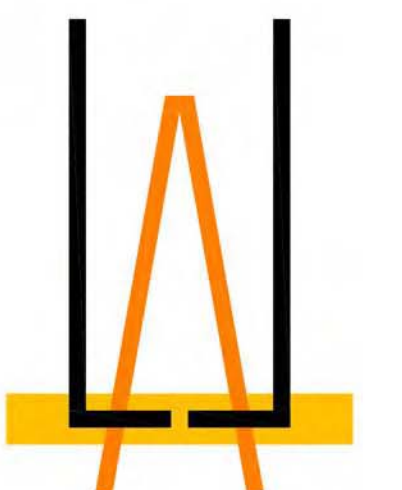
Plaza 2555
Davis, California

Blue Bus, L. P.

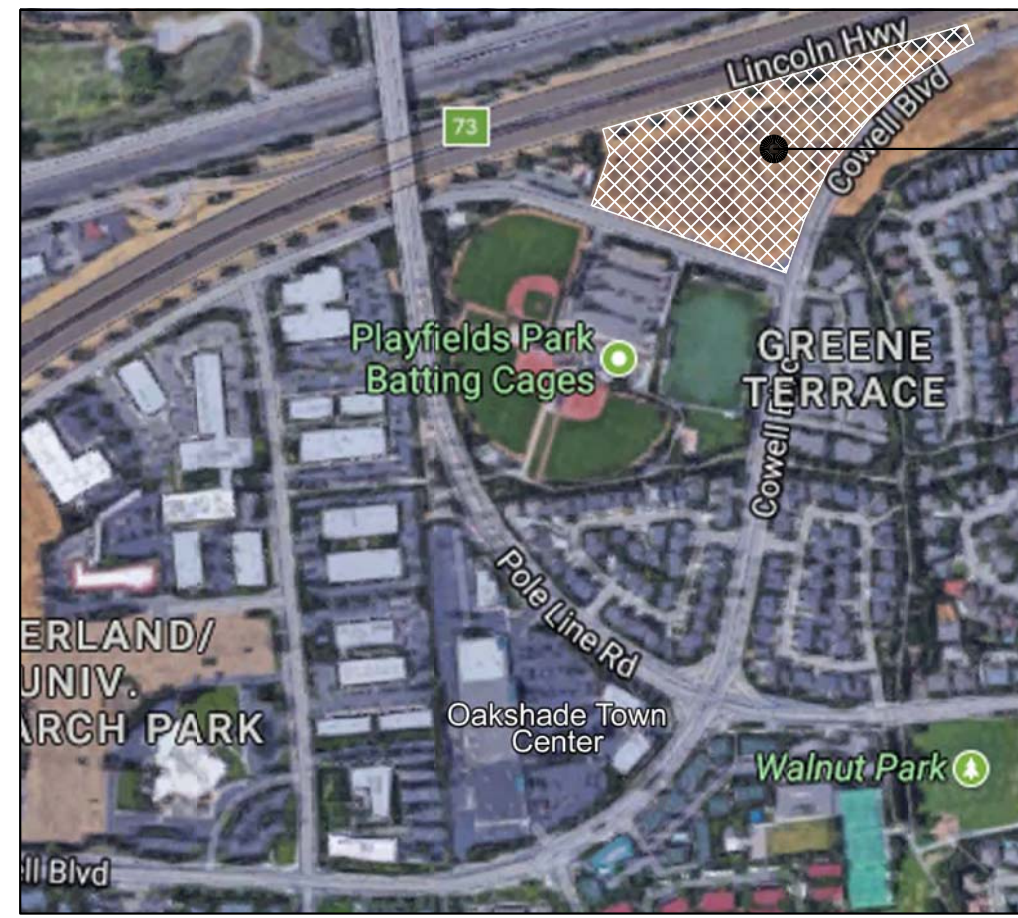


500 Foot Boundary
Overall Site Plan
Exhibit 3

Scale 1"=0"=100'
October 01, 2017
200 Units



LEE JAGOE ARCHITECTURE
INCORPORATED



PROJECT
LOCATION

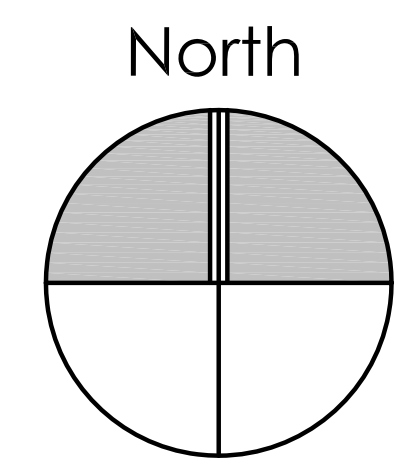
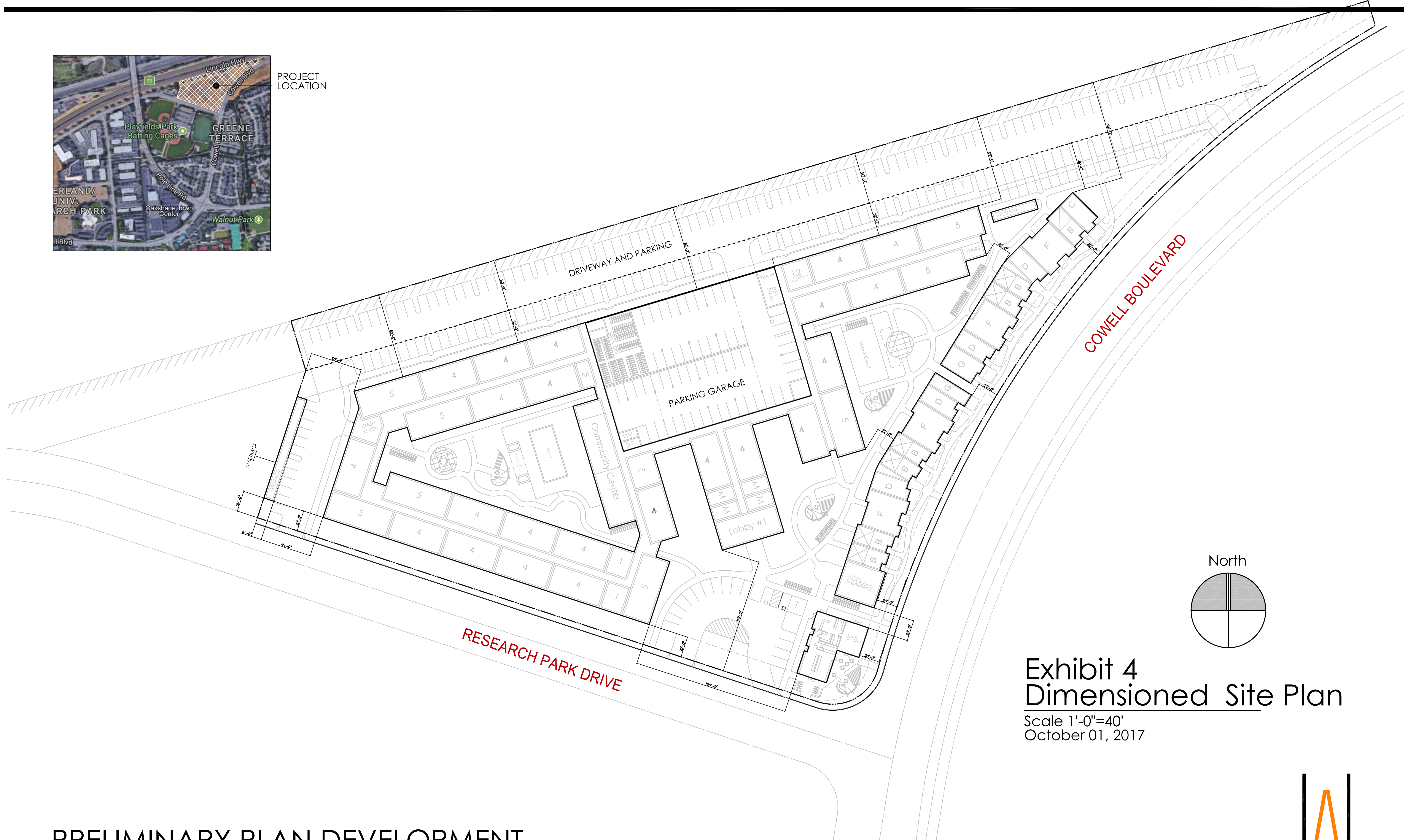


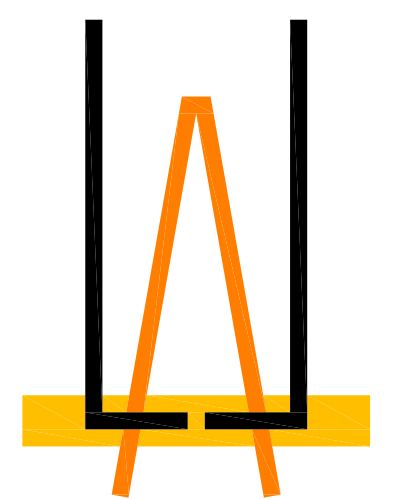
Exhibit 4 Dimensioned Site Plan

Scale 1'-0"=40'
October 01, 2017

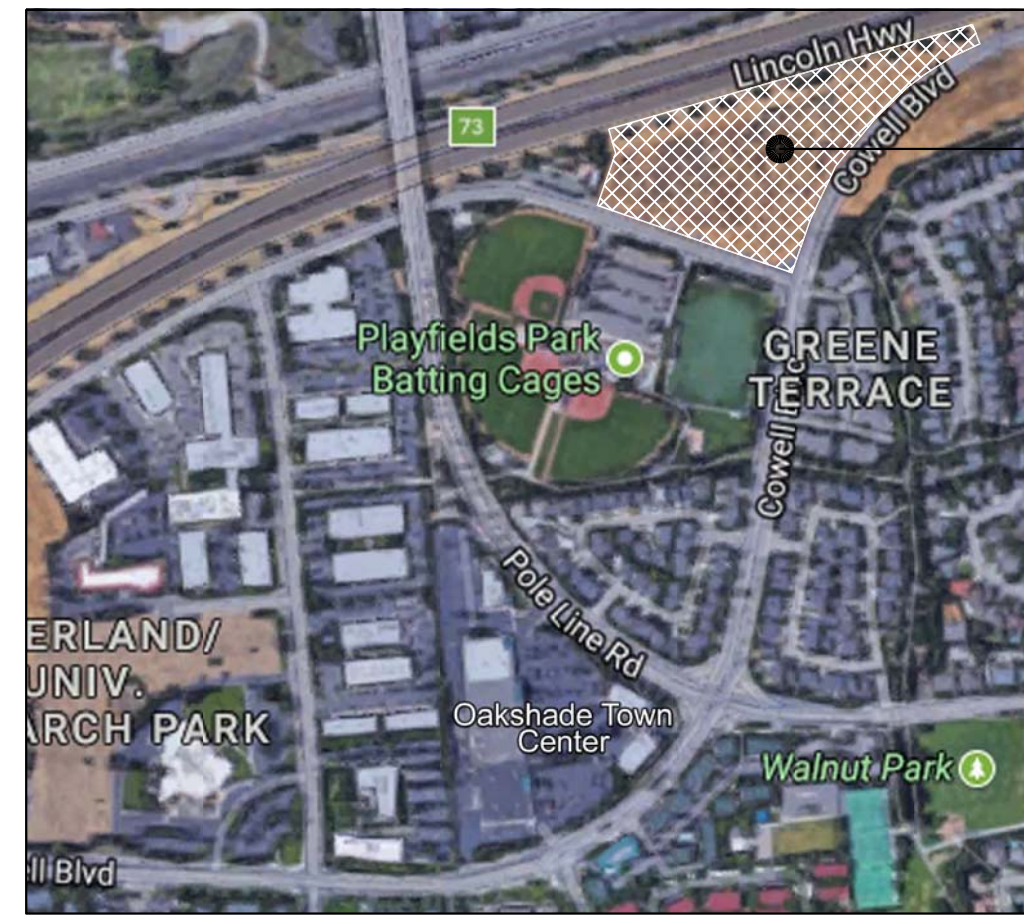
PRELIMINARY PLAN DEVELOPMENT
ILLUSTRATIVE

Plaza 2555
Davis, California

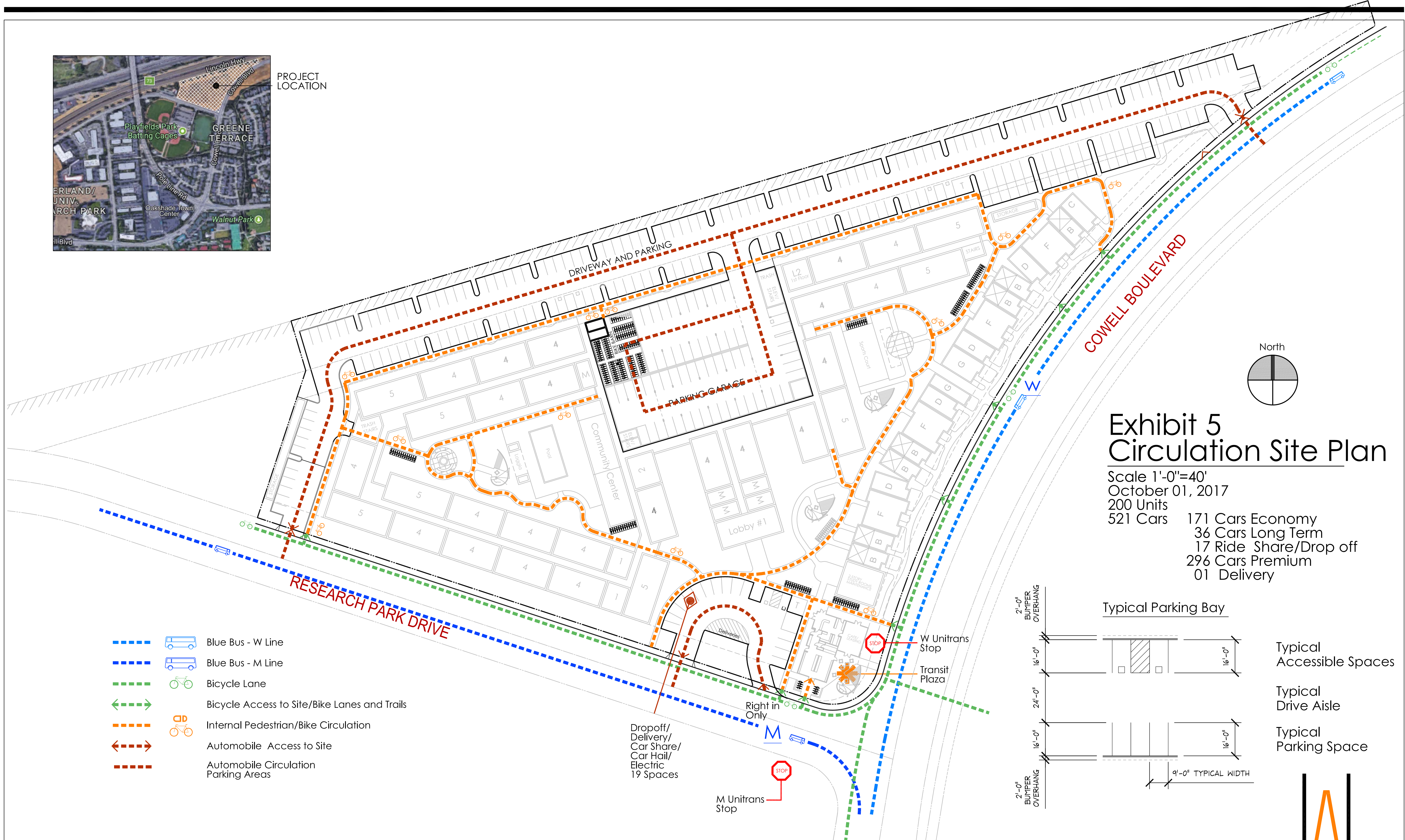
Blue Bus, L.P.



LEE JAGOE ARCHITECTURE
INCORPORATED



PROJECT
LOCATION



- Blue Bus - W Line
- Blue Bus - M Line
- Bicycle Lane
- Bicycle Access to Site/Bike Lanes and Trails
- Internal Pedestrian/Bike Circulation
- Automobile Access to Site
- Automobile Circulation Parking Areas

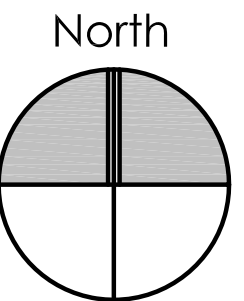
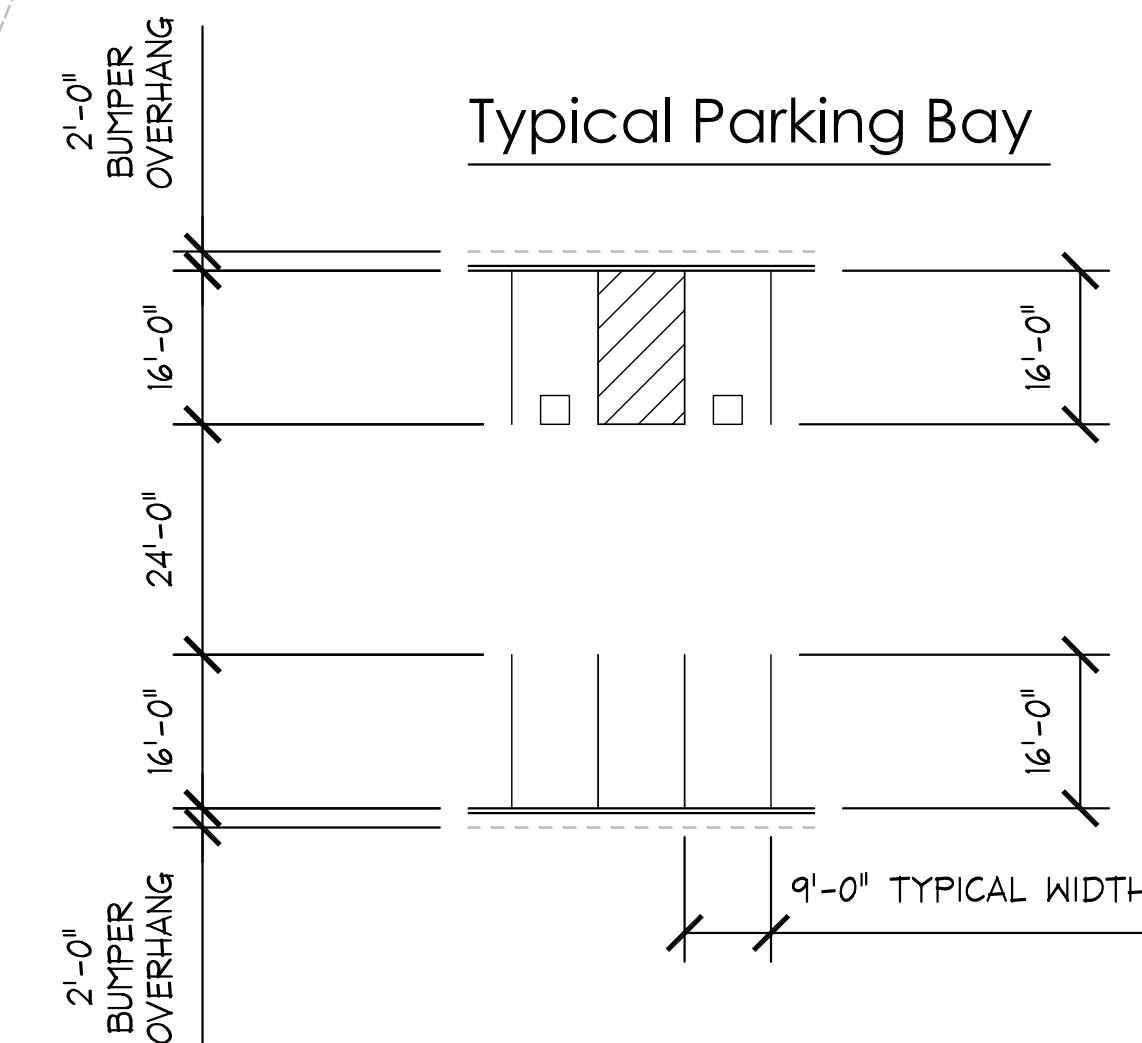


Exhibit 5 Circulation Site Plan

Scale 1'-0"=40'
October 01, 2017
200 Units
521 Cars

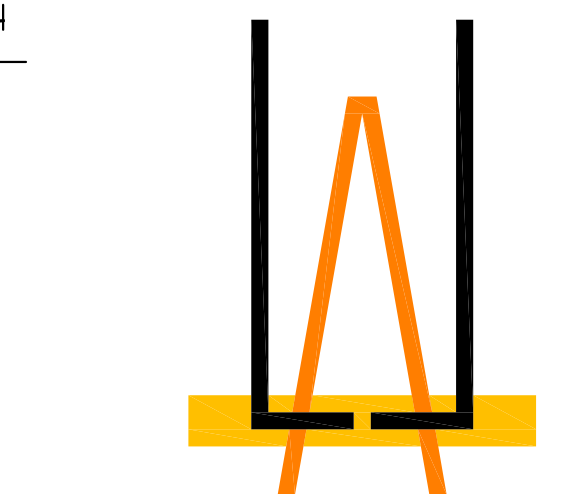
171 Cars Economy
36 Cars Long Term
17 Ride Share/Drop off
296 Cars Premium
01 Delivery



PRELIMINARY PLAN DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L.P.



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INCORPORATED



PRELIMINARY PLAN DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L.P.

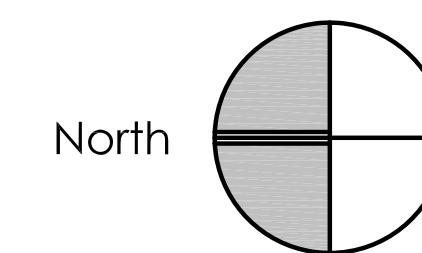
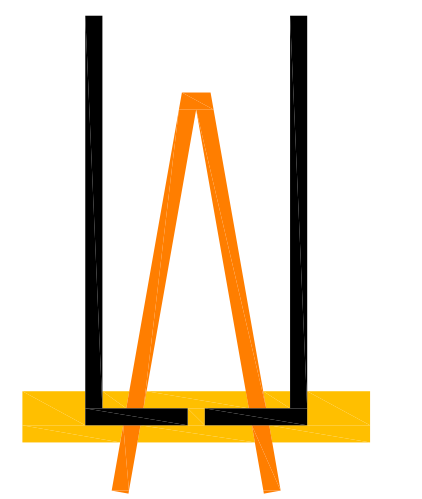
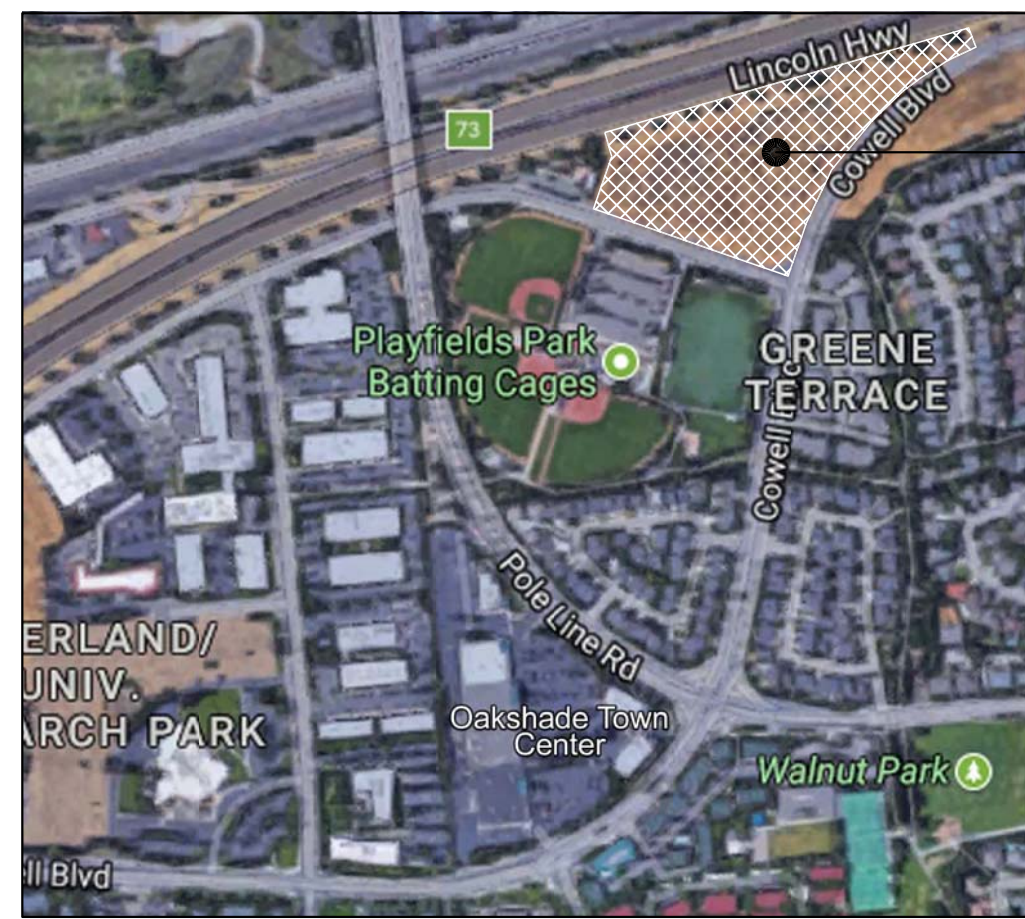


Exhibit 7
Contextual

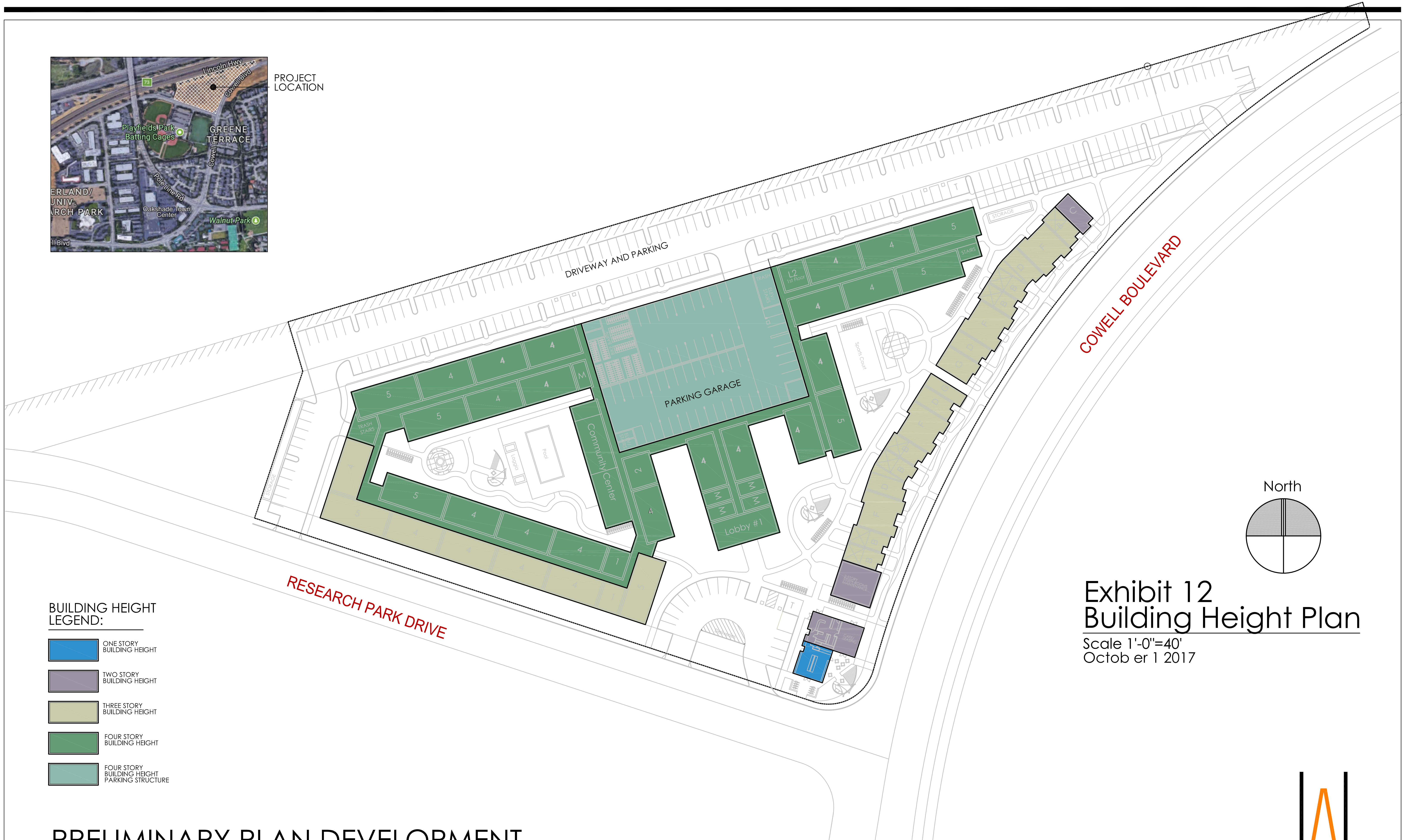
Scale 1'-0"=40'
October 01, 2017



LEE JAGOE ARCHITECTURE
INCORPORATED



PROJECT
LOCATION



BUILDING HEIGHT LEGEND:

- ONE STORY
BUILDING HEIGHT
- TWO STORY
BUILDING HEIGHT
- THREE STORY
BUILDING HEIGHT
- FOUR STORY
BUILDING HEIGHT
- FOUR STORY
BUILDING HEIGHT
PARKING STRUCTURE

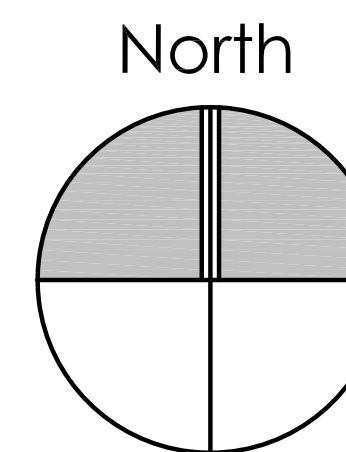


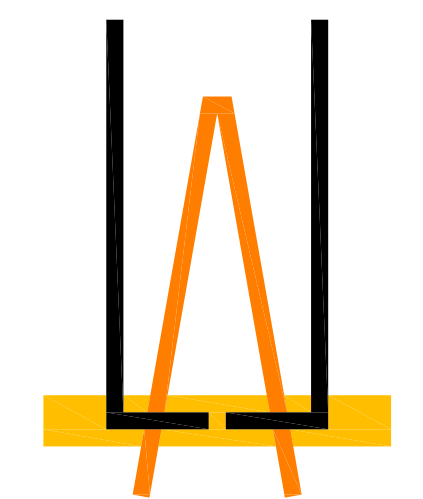
Exhibit 12 Building Height Plan

Scale 1'-0"=40'
October 1 2017

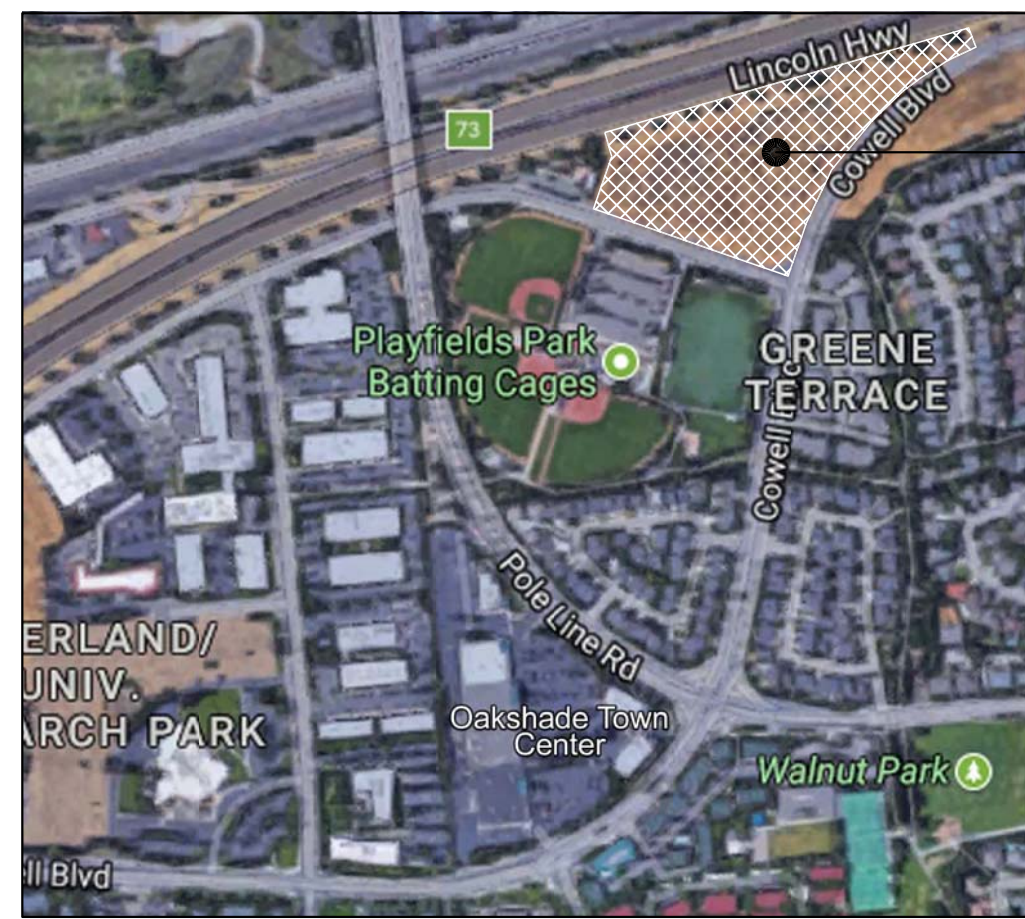
PRELIMINARY PLAN DEVELOPMENT
ILLUSTRATIVE

Plaza 2555
Davis, California

Blue Bus, L.P.



LEE JAGOE ARCHITECTURE
INCORPORATED



PROJECT
LOCATION

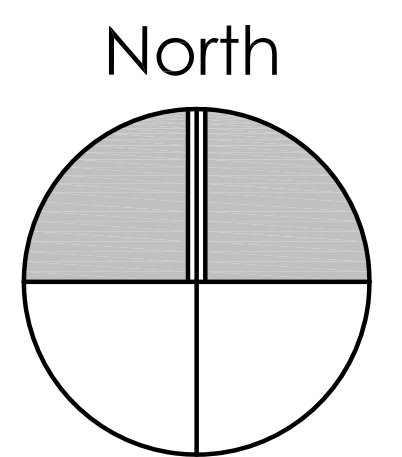
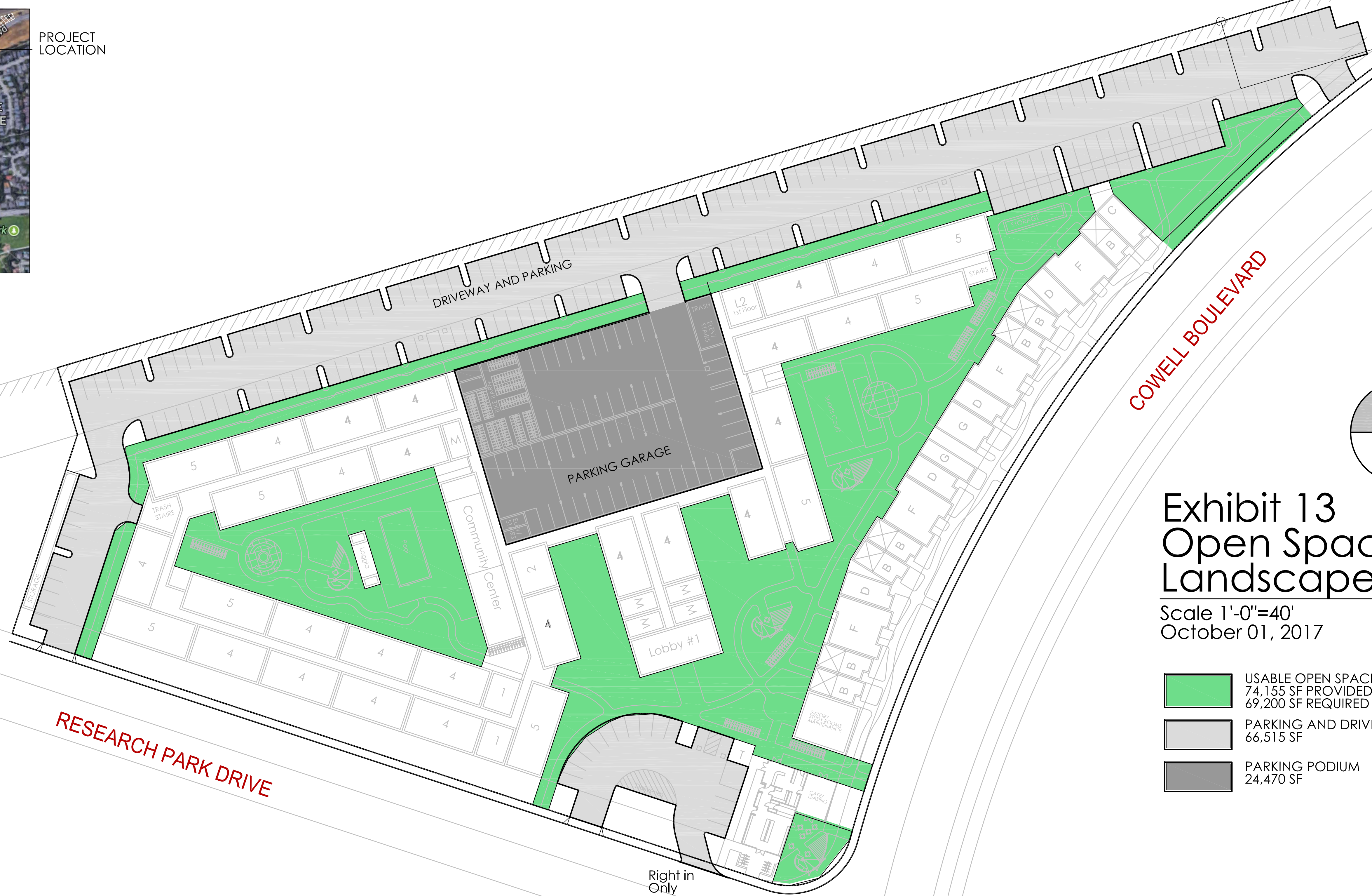


Exhibit 13 Open Space and Landscape

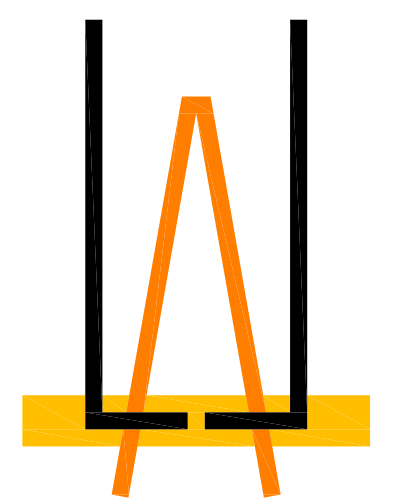
Scale 1'-0"=40'
October 01, 2017

	USABLE OPEN SPACE 74,155 SF PROVIDED 69,200 SF REQUIRED
	PARKING AND DRIVEWAYS 66,515 SF
	PARKING PODIUM 24,470 SF

PRELIMINARY PLAN DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L.P.



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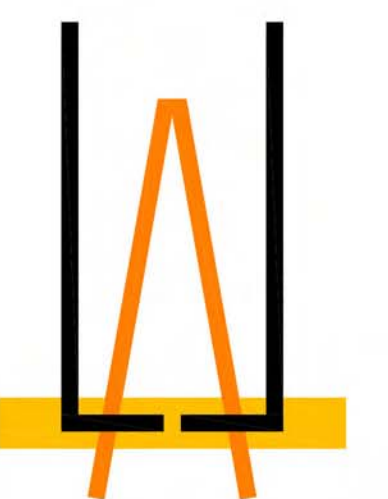
PRELIMINARY PLAN DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L. P.

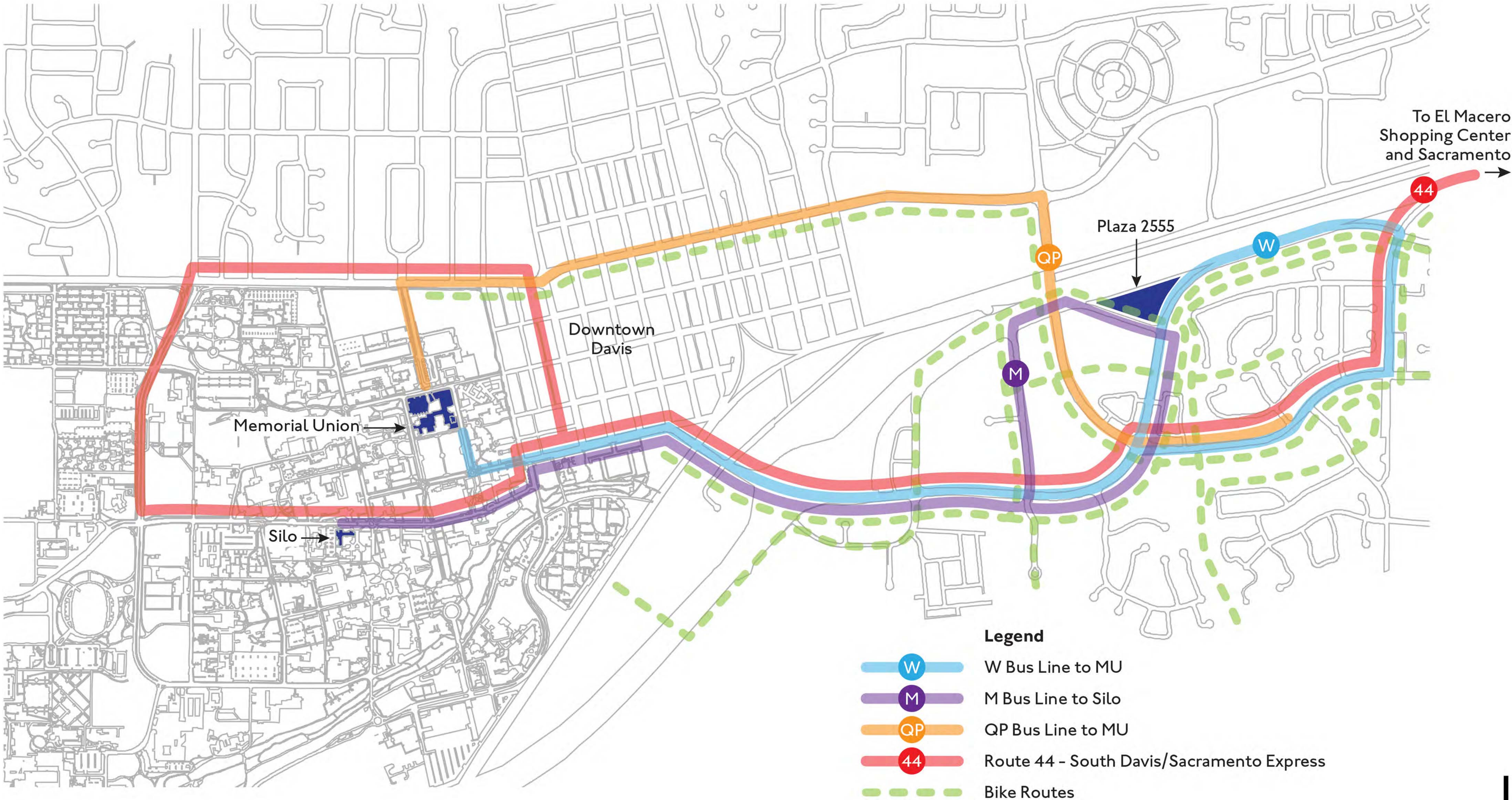
Exhibit 14
Bike Route

Scale: NTS
October 01, 2017



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INCORPORATED

TRANSIT AND BICYCLE ROUTES

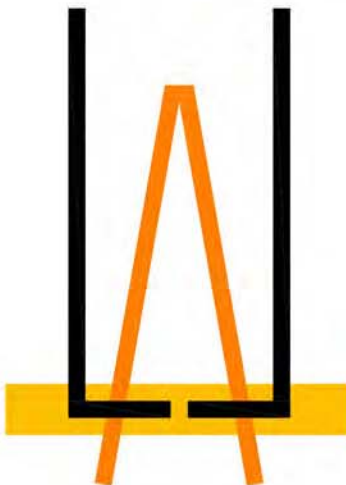


PRELIMINARY PLAN
DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L. P.

Exhibit 15
Transit and Bicycle Route
Scale: NTS
October 01, 2017

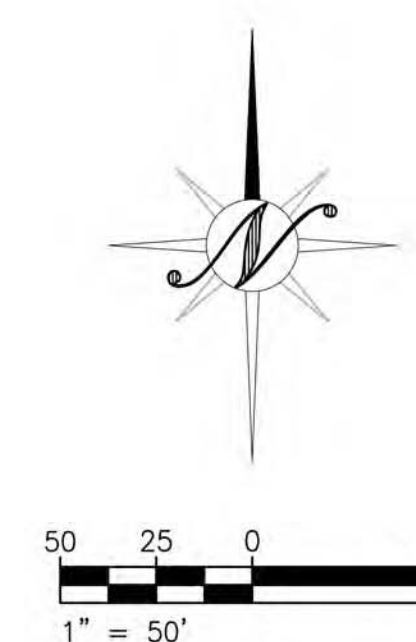


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RESEARCH PARK APARTMENTS

COMPOSITE PUBLIC UTILITY CONNECTION PLAN



KEY NOTES

- ☐ (A) PROPOSED STORM DRAIN POINT OF CONNECTION.
☐ (B) PROPOSED SANITARY SEWER POINT OF CONNECTION.
☐ (C) PROPOSED WATER POINT OF CONNECTION FOR DOMESTIC.
☐ (D) PROPOSED WATER POINT OF CONNECTION FOR FIRE SYSTEM.



LEE • JAGOE ARCHITECTURE
INCORPORATED

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM

PRELIMINARY PLAN DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L. P.

Exhibit 16
Public Utility
Connection Plan

Scale: NTS
October 01, 2017

2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
DJAGOE.LJARCH@GMAIL.COM

211 WEST FRANKLIN STREET
 ONTEREY, CALIFORNIA 93940
 (831) 718-8172
 MLEE.LJARCH@GMAIL.COM