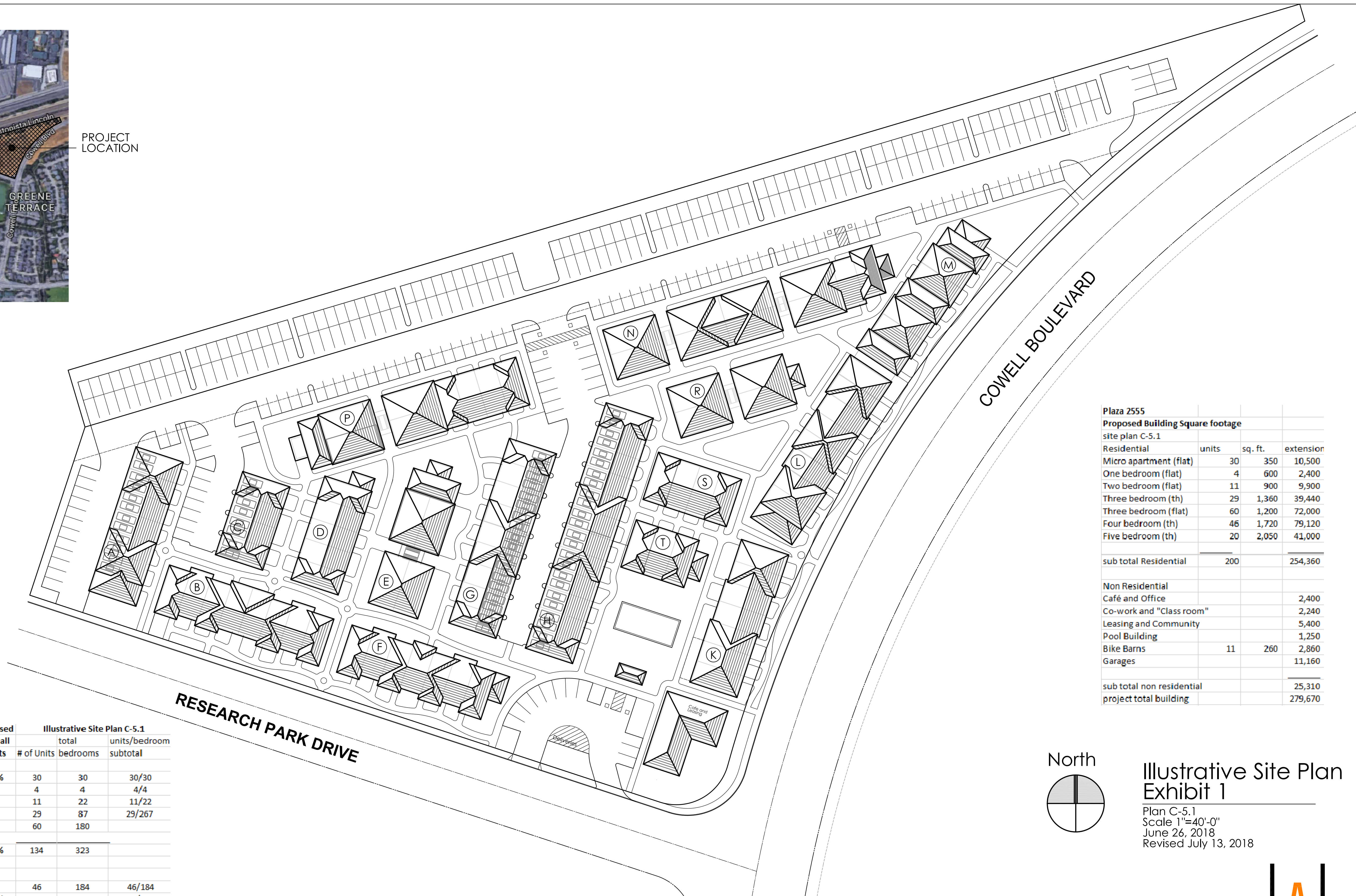


PROJECT LOCATION

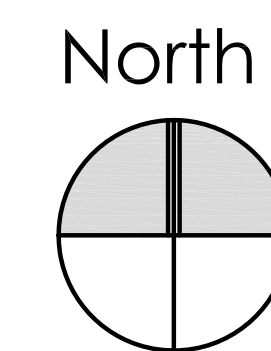
VICINITY MAP

No Scale



Plaza 2555 Proposed Building Square Footage site plan C-5.1			
Residential	units	sq. ft.	extension
Micro apartment (flat)	30	350	10,500
One bedroom (flat)	4	600	2,400
Two bedroom (flat)	11	900	9,900
Three bedroom (th)	29	1,360	39,440
Three bedroom (flat)	60	1,200	72,000
Four bedroom (th)	46	1,720	79,120
Five bedroom (th)	20	2,050	41,000
<b>sub total Residential</b>	<b>200</b>		<b>254,360</b>
<b>Non Residential</b>			
Café and Office			2,400
Co-work and "Class room"			2,240
Leasing and Community			5,400
Pool Building			1,250
Bike Barns	11	260	2,860
Garages			11,160
<b>sub total non residential</b>			<b>25,310</b>
<b>project total building</b>			<b>279,670</b>

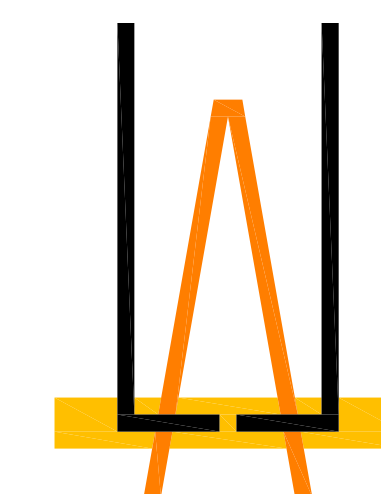
Plaza 2555 Proposed Unit Mix	Proposed % of all Units	Illustrative Site Plan C-5.1		
		# of Units	total bedrooms	units/bedroom subtotal
<b>Smaller Units</b>				
Micro unit (min)	15%	30	30	30/30
One bedroom		4	4	4/4
Two bedroom		11	22	11/22
Three bedroom th		29	87	29/267
three bedroom flat		60	180	
subtotal				
three bedrooms or less	67%	134	323	
<b>Larger Units</b>				
Four bedroom th		46	184	46/184
Five bedroom th (max)	10%	20	100	20/100
subtotal				
four bedrooms or more	33%	66	284	
<b>Total Units</b>		<b>200</b>	<b>607</b>	



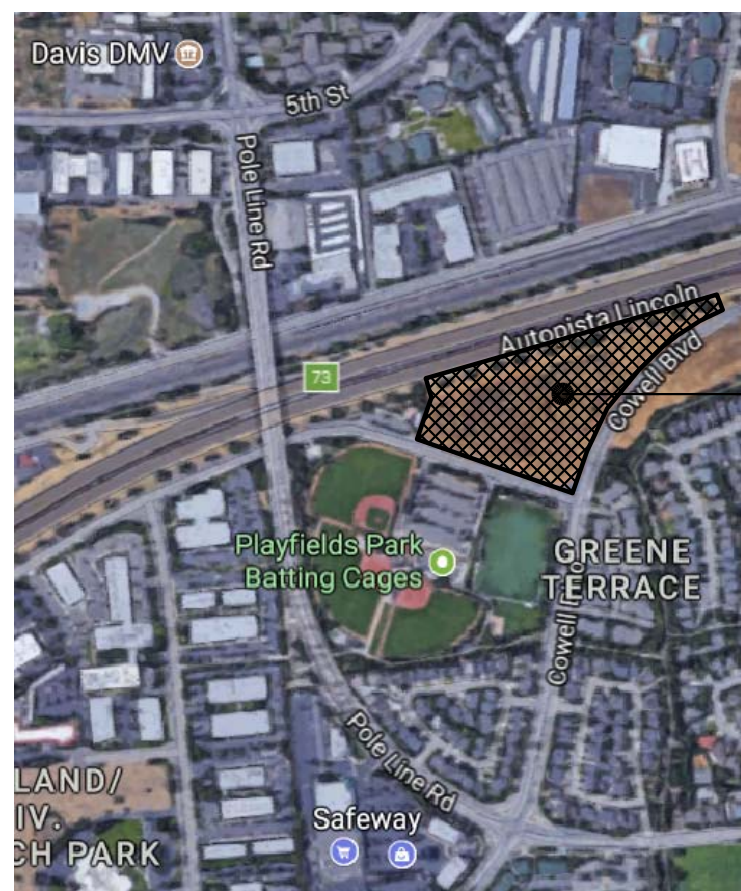
Illustrative Site Plan  
Exhibit 1

Plan C-5.1  
Scale 1"=40'-0"  
June 26, 2018  
Revised July 13, 2018

PRELIMINARY PLANNED  
DEVELOPMENT



LEE • JAGOE ARCHITECTURE  
INCORPORATED



PROJECT LOCATION

**LOCATION MAP**

No Scale

200 Foot Boundary Line For Reference

**COWELL BOULEVARD**

LOT 46  
16 MB 63

69-390-31  
2830 Cowell Boulevard

LOT A  
16 MB 63

**PARCEL 1**  
3.455± AC. GROSS  
2.475± AC. NET

**INTERSTATE 80**

Freeway Fence

**PARCEL 3**  
0.895± AC.

**PARCEL 2**  
6.348± AC. GROSS  
5.506± AC. NET

CH=N68°43'57"E, 314.57' (2)  
R=3670.00', L=314.66', Δ=4°54'45" (2)  
CITY GREENBELT 2009-0032222

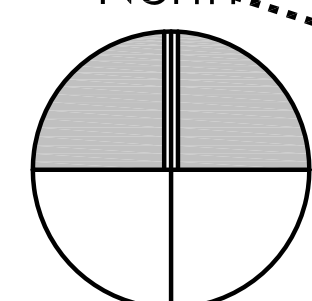
**ROSECREEK UNIT NO. 6**  
18 MB 94

**ALBANY AVE.**

69-430-03  
2501 Research Park Drive

**CITY OF DAVIS PARK SITE**  
INST NO. 95-0005189

North



Property Lines, APNs,  
Existing Structure, 200'  
Exhibit 2

Scale 1'-0"=50'  
June 26, 2017

**Plaza 2555**  
Davis, California

**Blue Bus, L. P.**

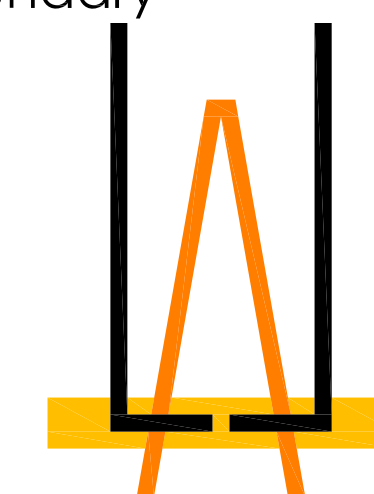
**PRELIMINARY PLANNED DEVELOPMENT**

**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

**Owner Data:**

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



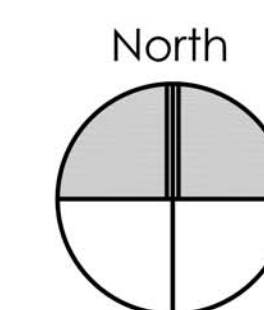
**JAGOE ARCHITECTURE**  
INCORPORATED



# PRELIMINARY PLANNED DEVELOPMENT

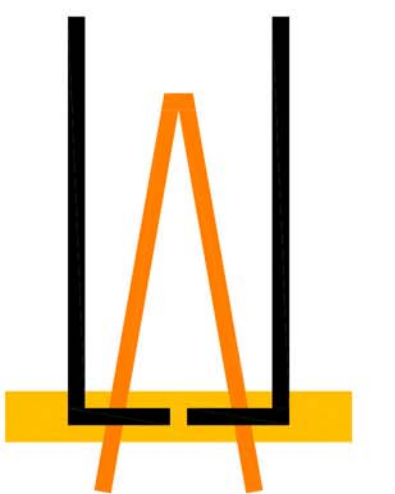
Plaza 2555  
Davis, California

Blue Bus, L. P.

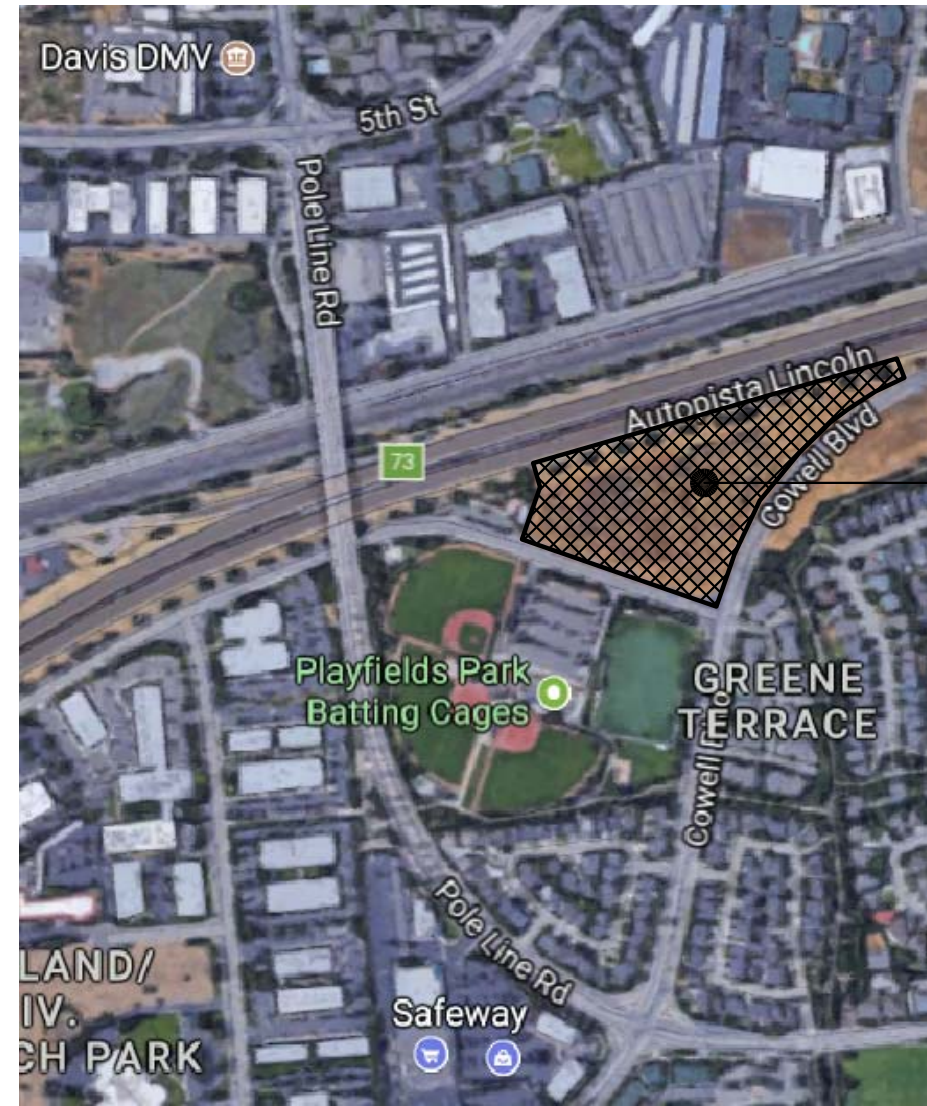


500' Boundary  
Exhibit 3

Scale 1"=0'=100'  
June 26, 2018



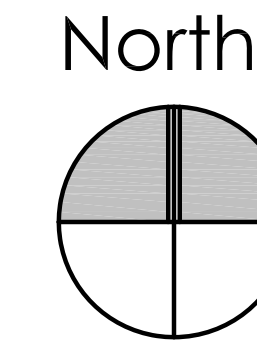
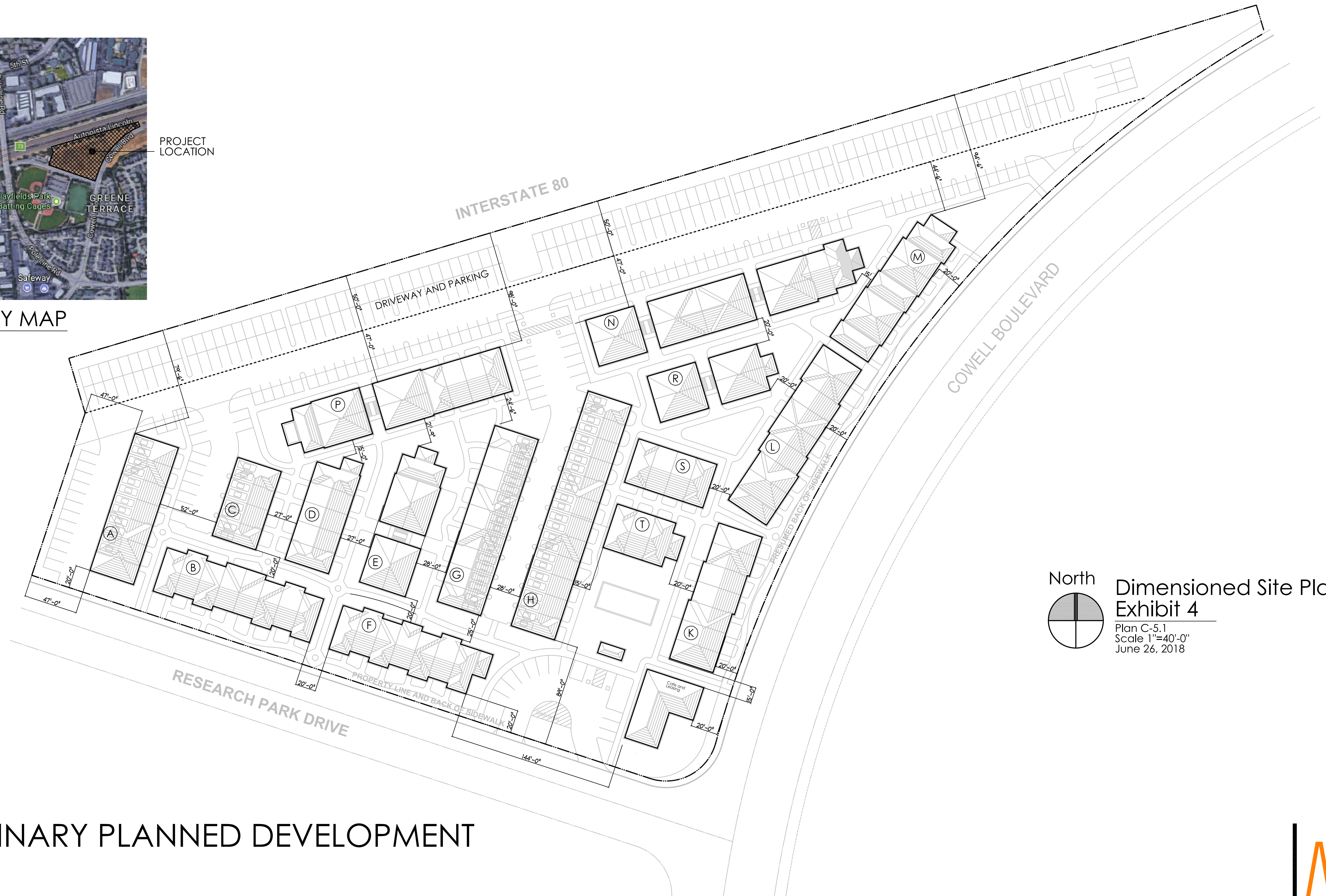
LEE JAGOE ARCHITECTURE  
INCORPORATED



PROJECT LOCATION

VICINITY MAP

No Scale

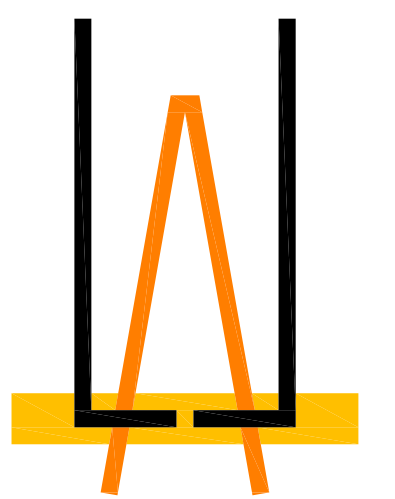


Dimensioned Site Plan  
Exhibit 4

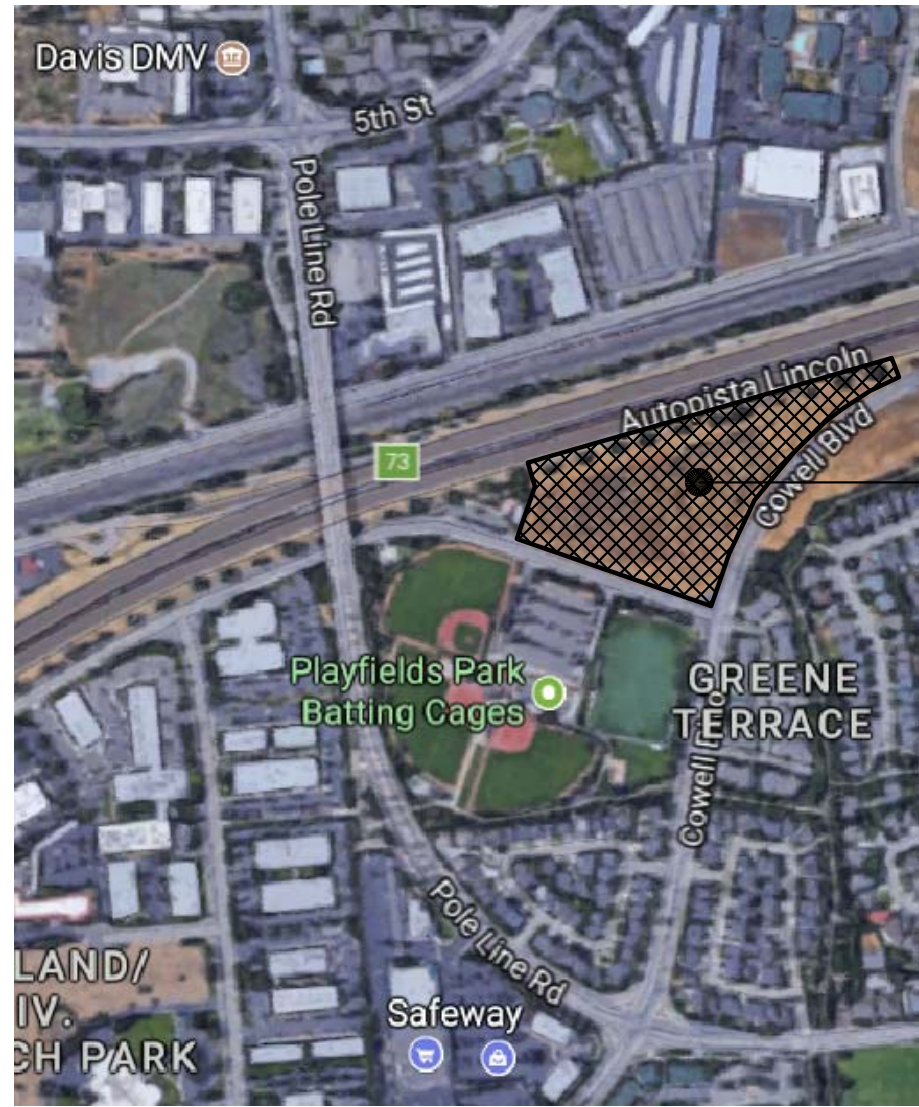
Plan C-5.1  
Scale 1"=40'-0"  
June 26, 2018

PRELIMINARY PLANNED DEVELOPMENT

Plaza 2555  
Davis, California  
Blue Bus, L. P.

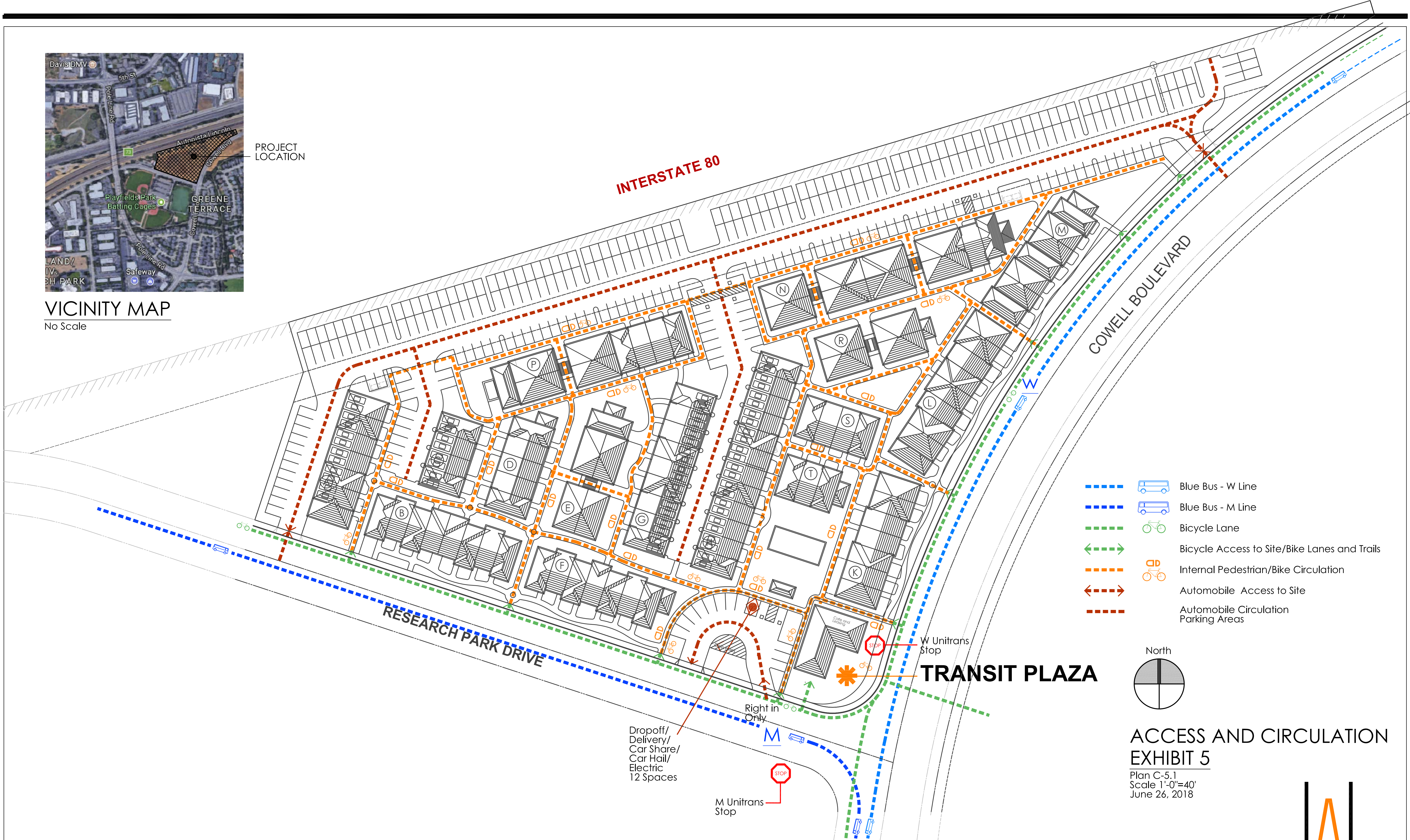


LEE • JAGOE ARCHITECTURE  
INCORPORATED

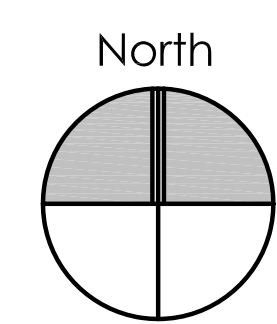


PROJECT LOCATION

VICINITY MAP  
No Scale

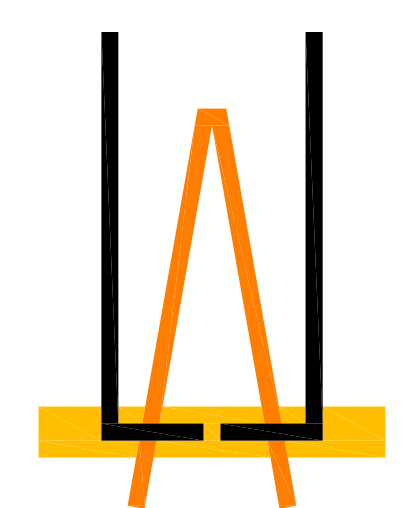


- Blue Bus - W Line
- Blue Bus - M Line
- Bicycle Lane
- Bicycle Access to Site/Bike Lanes and Trails
- Internal Pedestrian/Bike Circulation
- Automobile Access to Site
- Automobile Circulation Parking Areas



ACCESS AND CIRCULATION  
EXHIBIT 5

Plan C-5.1  
Scale 1'-0"=40'  
June 26, 2018



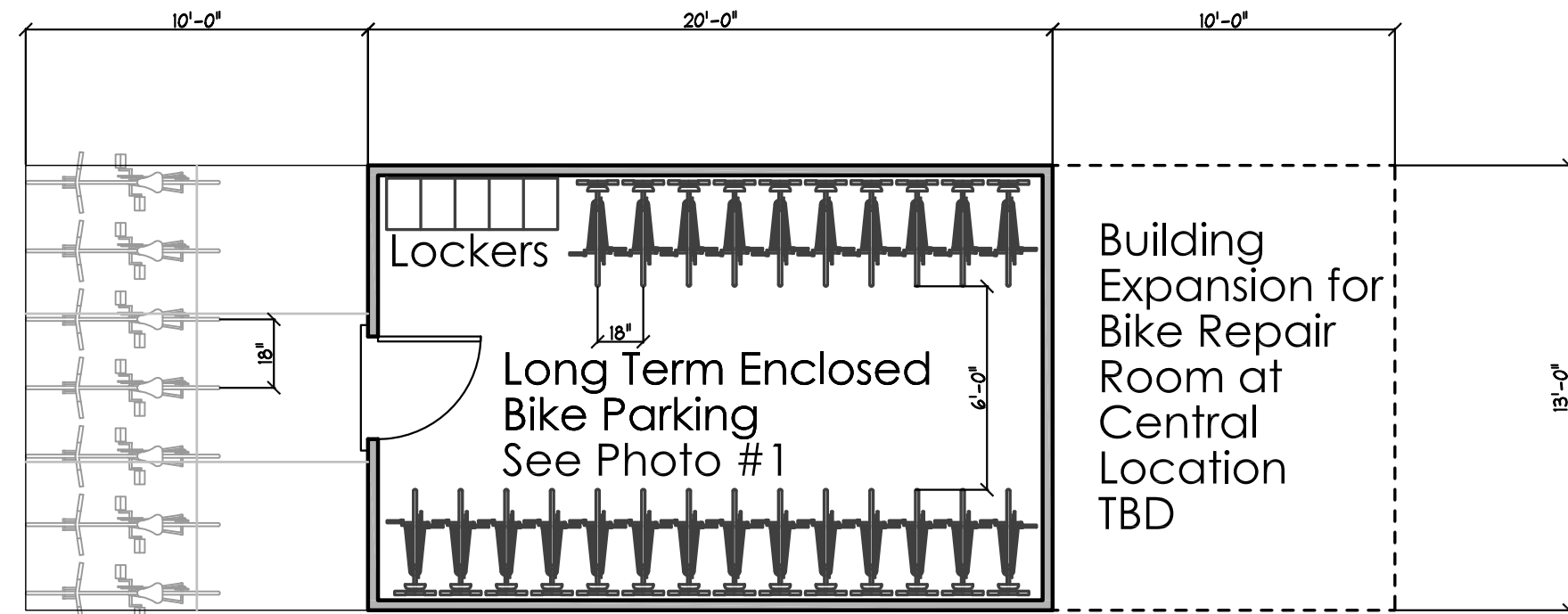
LEE JAGOE ARCHITECTURE  
INCORPORATED

PRELIMINARY PLANNED DEVELOPMENT

Plaza 2555  
Davis, California

Blue Bus, L. P.

Short Term Open Air  
Bike Parking  
See Photo #2



### BIKE STORAGE

260 Square Feet  
11 Buildings  
24 Bikes Each Building

INTERSTATE 80

COWELL BOULEVARD

RESEARCH PARK DRIVE

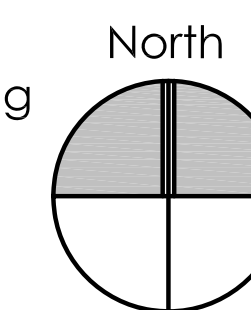
From  
Playfield

From interconnecting  
Trail System

### 607 Bike Spaces

Bike Barns (11 Barns/24 Per Barn) 264 spaces  
Short term 343 Spaces

- Bicycle Lane in Right of Way
- Bicycle Paths from Trail System
- On Site Bicycle Circulation
- On Site Open Bicycle Parking Racks Short term
- Secured Bicycle Barns Long Term



### Bike Parking and On Site Bicycle Circulation Plan Exhibit 6

Plan C-5.1  
Scale 1"-0"=40'  
June 26, 2018



BIKE STORAGE UNIT-Photo #1  
Bike Barn-Inside Mounting System  
Typical Wall Mount Unit-24 per Building

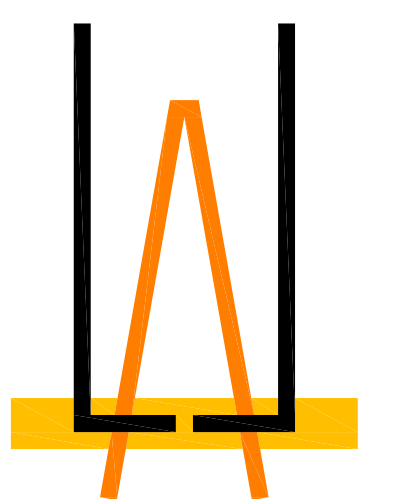


BIKE STORAGE UNIT-Photo #2  
Typical Outdoors Mounting System

Plaza 2555  
Davis, California

Blue Bus, L. P.

PRELIMINARY PLANNED  
DEVELOPMENT



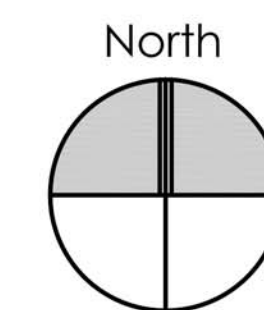
LEE JAGOE ARCHITECTURE  
INCORPORATED



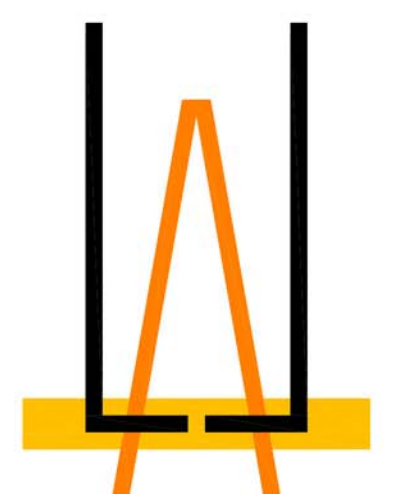
PRELIMINARY PLANNED DEVELOPMENT

Plaza 2555  
Davis, California

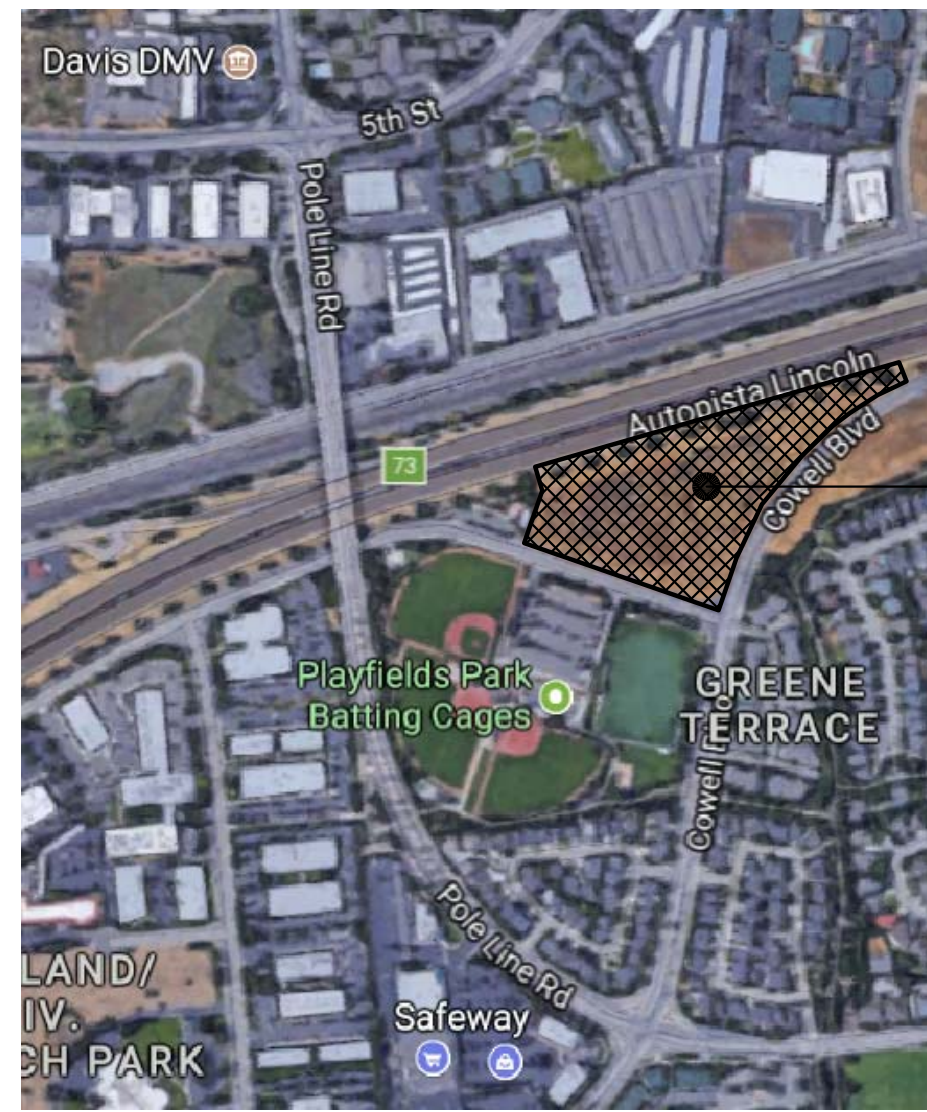
Blue Bus, L. P.



Contextual  
Exhibit 7  
June 26, 2018



LEE JAGOE ARCHITECTURE  
INCORPORATED



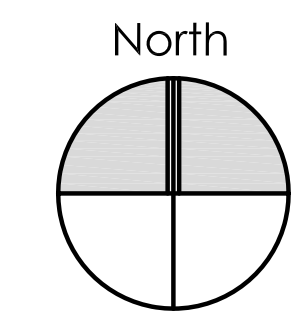
PROJECT LOCATION

VICINITY MAP

No Scale



- One Story
- Two Story
- Three Story



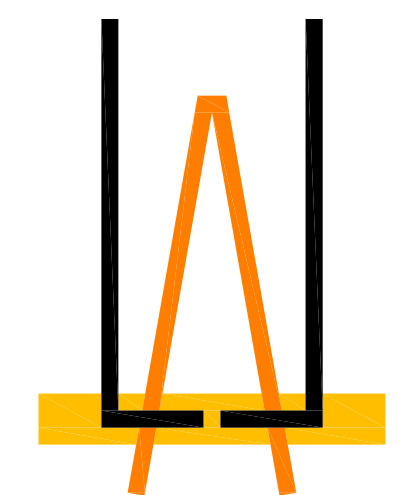
Building Height Site Plan  
Exhibit 12

Plan C-5.1  
Scale 1"=40'  
June 26, 2018  
Revised July 13, 2018

PRELIMINARY PLANNED  
DEVELOPMENT

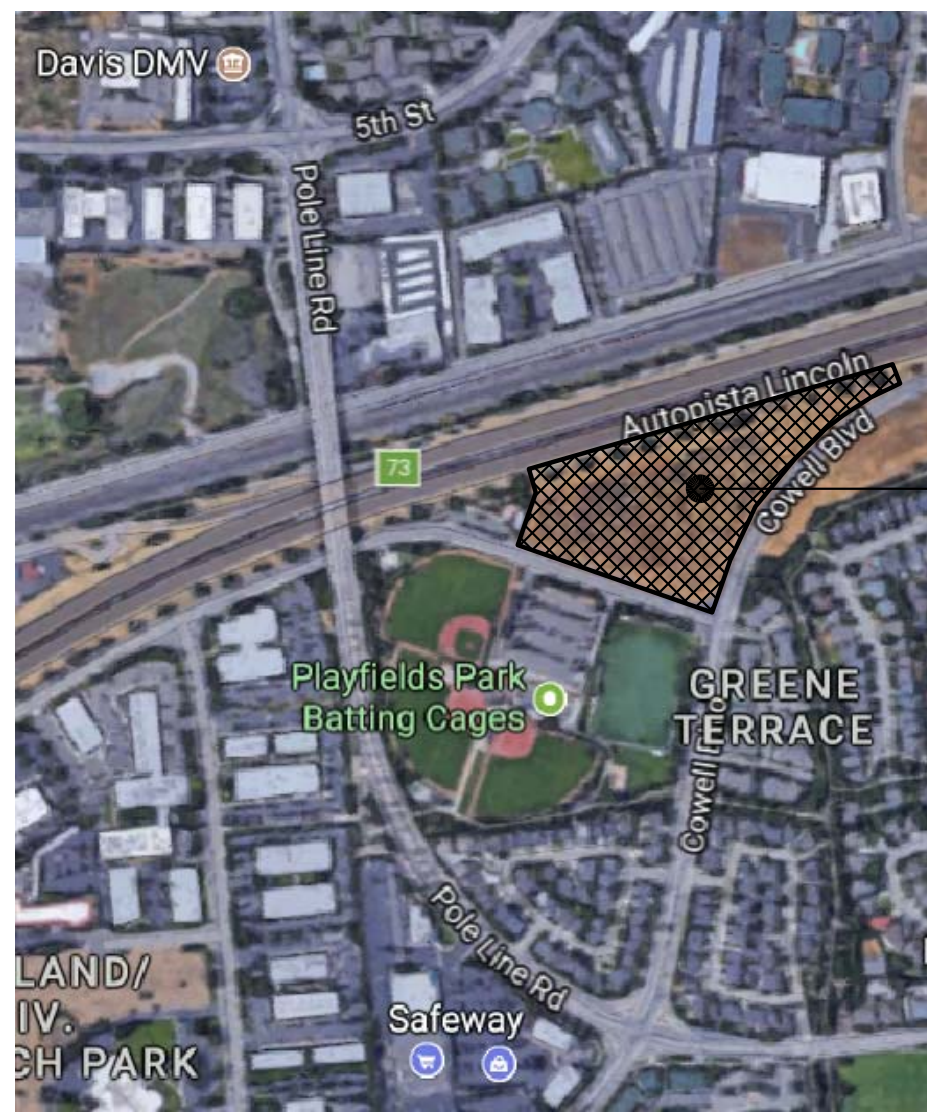
Plaza 2555  
Davis, California

Blue Bus, L. P.



LEE • JAGOE ARCHITECTURE  
INCORPORATED

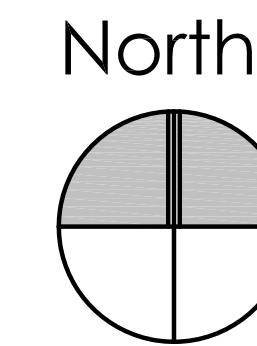
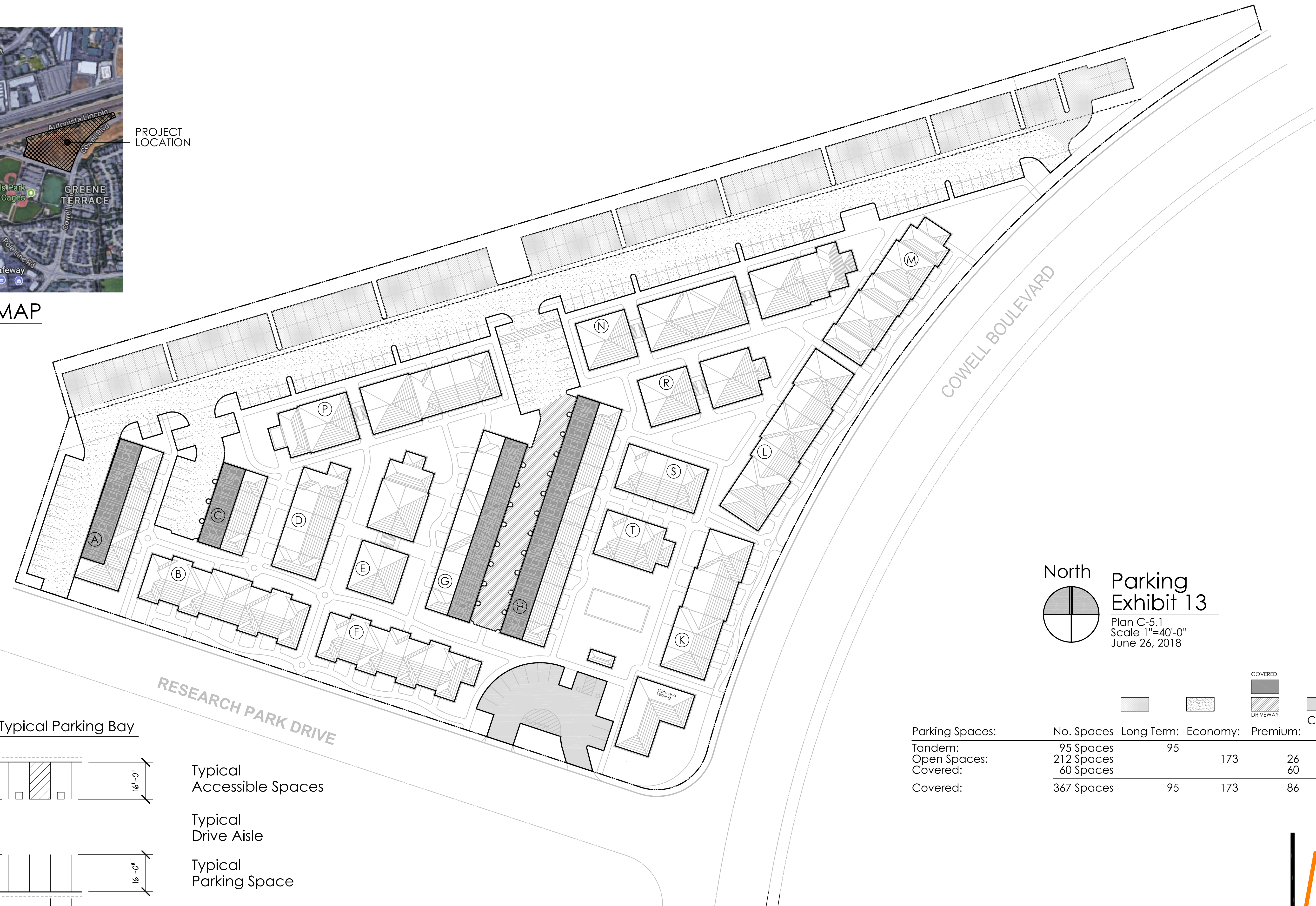




PROJECT LOCATION

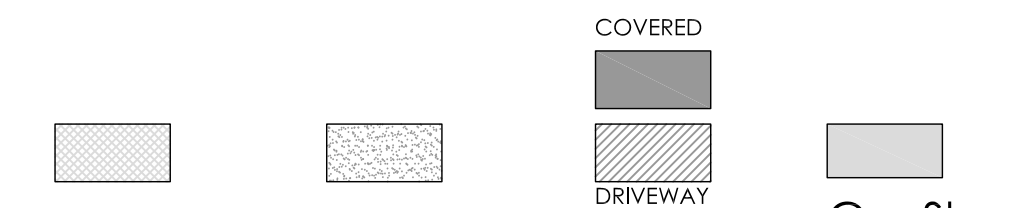
VICINITY MAP

No Scale

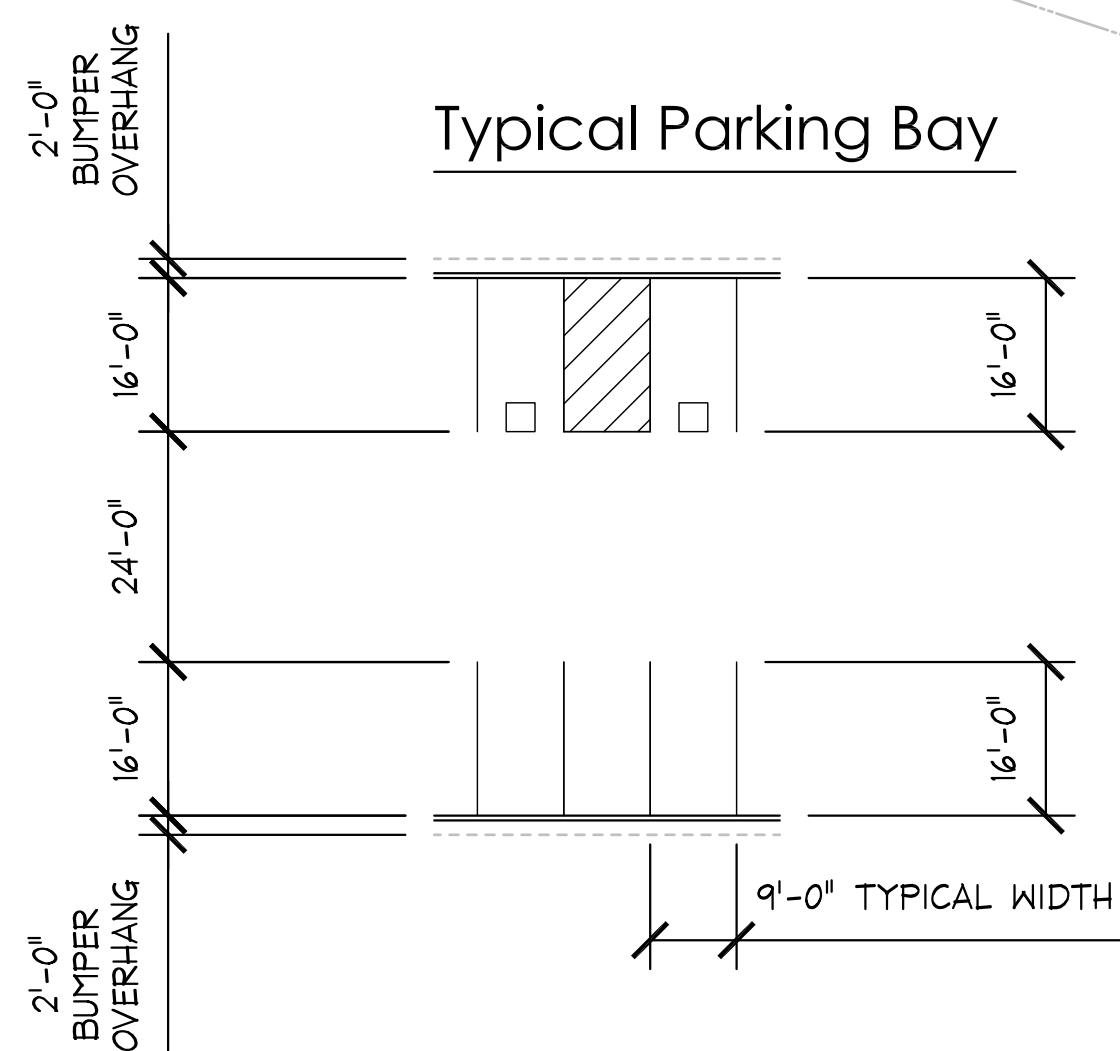


Parking Exhibit 13

Plan C-5.1  
Scale 1"=40'-0"  
June 26, 2018



Parking Spaces:	No. Spaces	Long Term:	Economy:	Premium:	Car Share and Flex
Tandem:	95 Spaces	95			
Open Spaces:	212 Spaces		173	26	13
Covered:	60 Spaces			60	
Covered:	367 Spaces	95	173	86	13



Typical Parking Bay

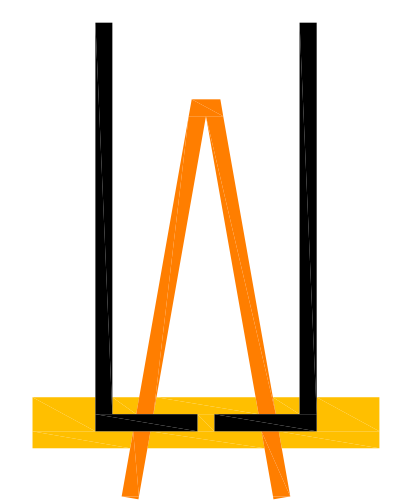
Typical Accessible Spaces

Typical Drive Aisle

Typical Parking Space

Plaza 2555  
Davis, California

Blue Bus, L. P.

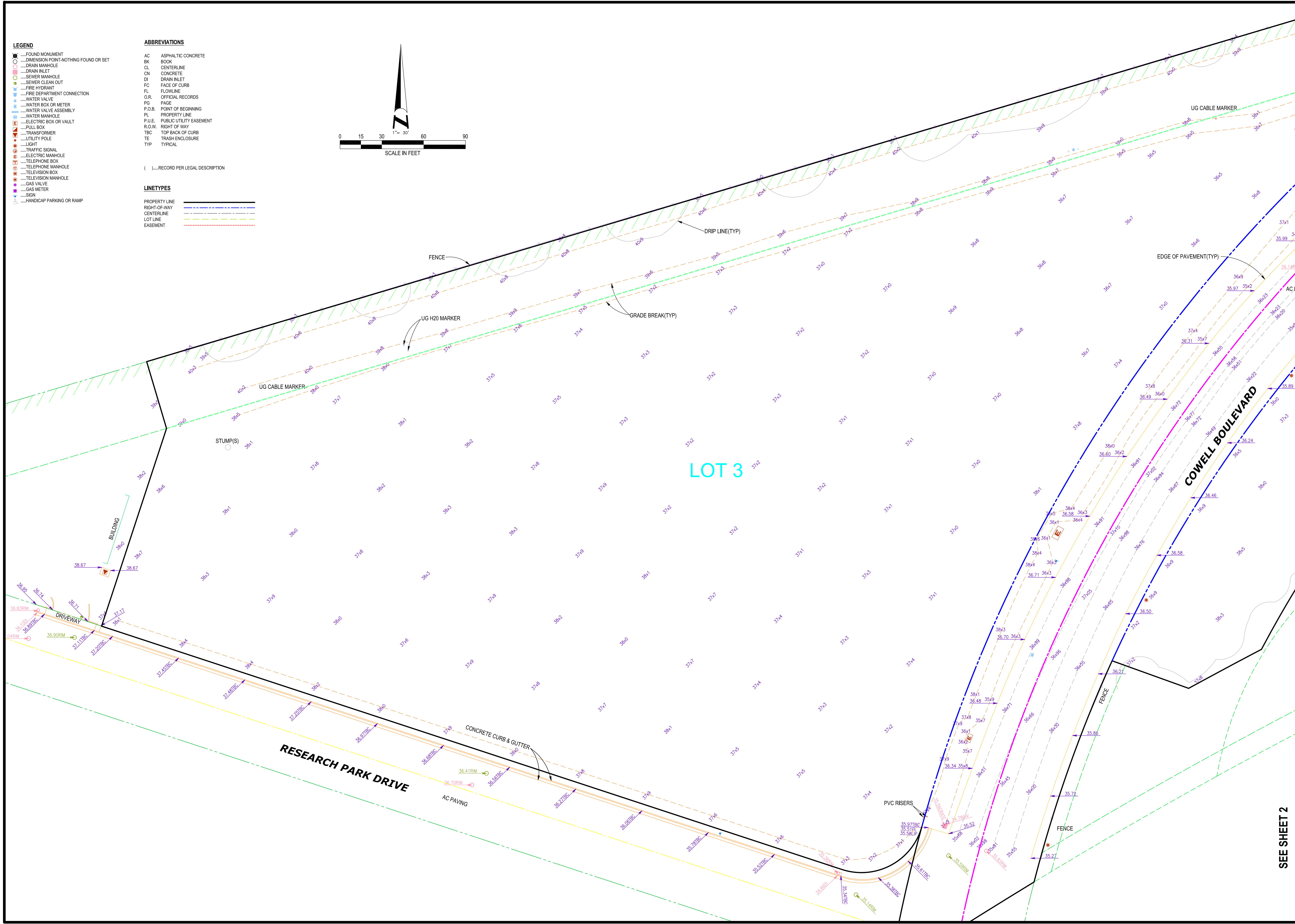
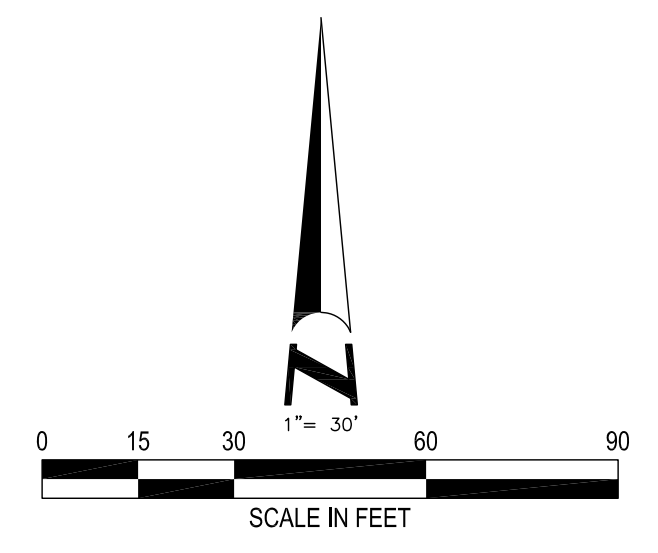


LEE JAGOE ARCHITECTURE  
INCORPORATED

- LEGEND**
- FOUND MONUMENT
  - DIMENSION POINT-NOTHING FOUND OR SET
  - DRAIN MANHOLE
  - DRAIN INLET
  - SEWER MANHOLE
  - SEWER CLEAN OUT
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER VALVE
  - WATER BOX OR METER
  - WATER VALVE ASSEMBLY
  - WATER MANHOLE
  - ELECTRIC BOX OR VAULT
  - PULL BOX
  - TRANSFORMER
  - UTILITY POLE
  - LIGHT
  - TRAFFIC SIGNAL
  - ELECTRIC MANHOLE
  - TELEPHONE BOX
  - TELEPHONE MANHOLE
  - TELEVISION BOX
  - TELEVISION MANHOLE
  - GAS VALVE
  - GAS METER
  - SIGN
  - HANDICAP PARKING OR RAMP

- ABBREVIATIONS**
- AC ASPHALTIC CONCRETE
  - BK BOOK
  - CL CENTERLINE
  - CN CONCRETE
  - DI DRAIN INLET
  - FC FACE OF CURB
  - FL FLOWLINE
  - O.R. OFFICIAL RECORDS
  - PG PAGE
  - P.O.B. POINT OF BEGINNING
  - PL PROPERTY LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT OF WAY
  - TBC TOP BACK OF CURB
  - TE TRASH ENCLOSURE
  - TYP TYPICAL
- ( ) RECORD PER LEGAL DESCRIPTION

- LINETYPES**
- PROPERTY LINE
  - - - RIGHT-OF-WAY
  - · · CENTERLINE
  - · · LOT LINE
  - - - EASEMENT



NO.	DATE	REVISION
1.	XX-XX-XXXX	XXXX

**BENCHMARK:**  
 NGS DESIGNATION "ALHAMBRA"  
 PID A16051  
 EL= 42.6' (NAVD 88)

**BASIS OF BEARINGS:**  
 XXXXXX

DATE: 06-22-2017  
 SCALE: 1" = 30'  
 FIELD BOOK:  
 DRAWING NO. : 7239-005  
 DRAWN BY: A. Zarfos

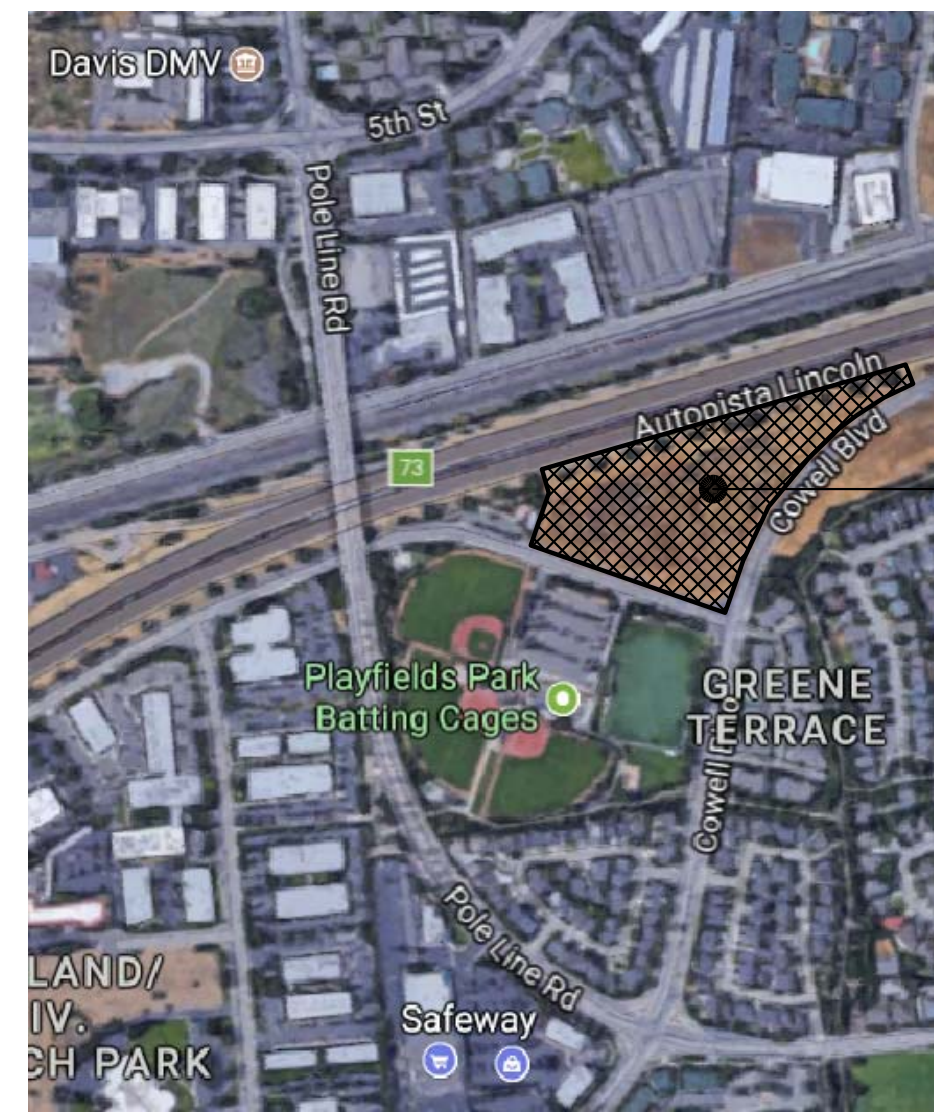
**TOPOGRAPHIC SURVEY**  
 PLAZA 2655  
 EXHIBIT 14

**PROJECT**  
 Research Park Drive  
 City of Davis  
 County of Yolo  
 California



1255 Starboard Drive  
 West Sacramento - CA - 95691  
 Phone: 916-372-8124  
 Fax: 916-372-8538  
 Email: adamz@morrrowsurveying.com  
 www.morrrowsurveying.com

SEE SHEET 2



**VICINITY MAP**  
No Scale

PROJECT LOCATION

**BIKE BARNs**  
(Secured Bike Parking-Typical)

CONIFEROUS HEDGE

TOT LOT

COWELL BOULEVARD

**OUTDOOR GATHERING AREA**  
(Seating, BBQ, Tables, Games, Benches)

POOL  
FITNESS

CO-WORK SPACE  
"CLASSROOM"  
(Yoga, Dance, Birthday, Child Art)

STUDY ROOMS  
**TRANSIT PLAZA**  
(Coffee Shop, Office)

CAR SHARE/HAIL  
BIKE SHARE  
DROP OFF  
DELIVERY

PACKAGE DELIVERY/  
SUPPORT

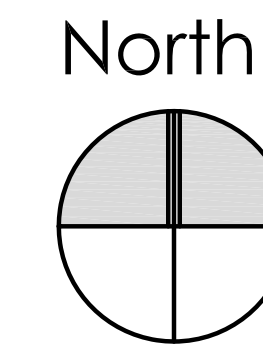
UCD  
Downtown  
**TRANSIT**  
(Target/Sacramento)

UNIVERSITY RESEARCH PARK  
(Interland)

KAISER MEDICAL OFFICES

OAKSHADE TOWN CENTER  
(Safeway, CVS, Office Max)

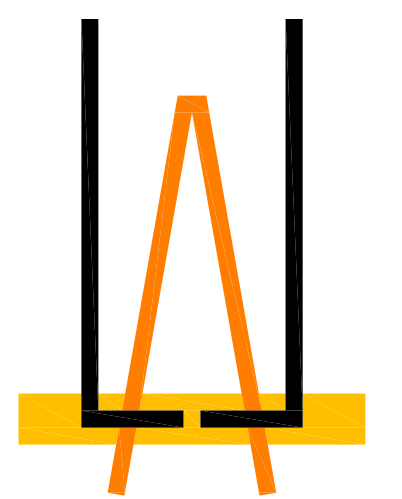
RESEARCH PARK DRIVE



**Land Use and Coverage  
Exhibit 16**

Plan C-5.1  
Scale 1"=40'-0"  
June 26, 2018  
Revised July 13, 2018

	BUILDING COVERAGE 82,930 SF
	GARAGE PARKING 11,160 SF
	PARKING AND DRIVEWAYS 87,946 SF
	USABLE OPEN SPACE 75,000 SF PROVIDED 69,200 SF REQUIRED



LEE JAGOE ARCHITECTURE  
INCORPORATED

Plaza 2555  
Davis, California

Blue Bus, L. P.



Building Massing  
Exhibit 17  
6/27/18

PRELIMINARY PLANNED DEVELOPMENT

Plaza 2555  
Davis, California  
Blue Bus, L.P.

