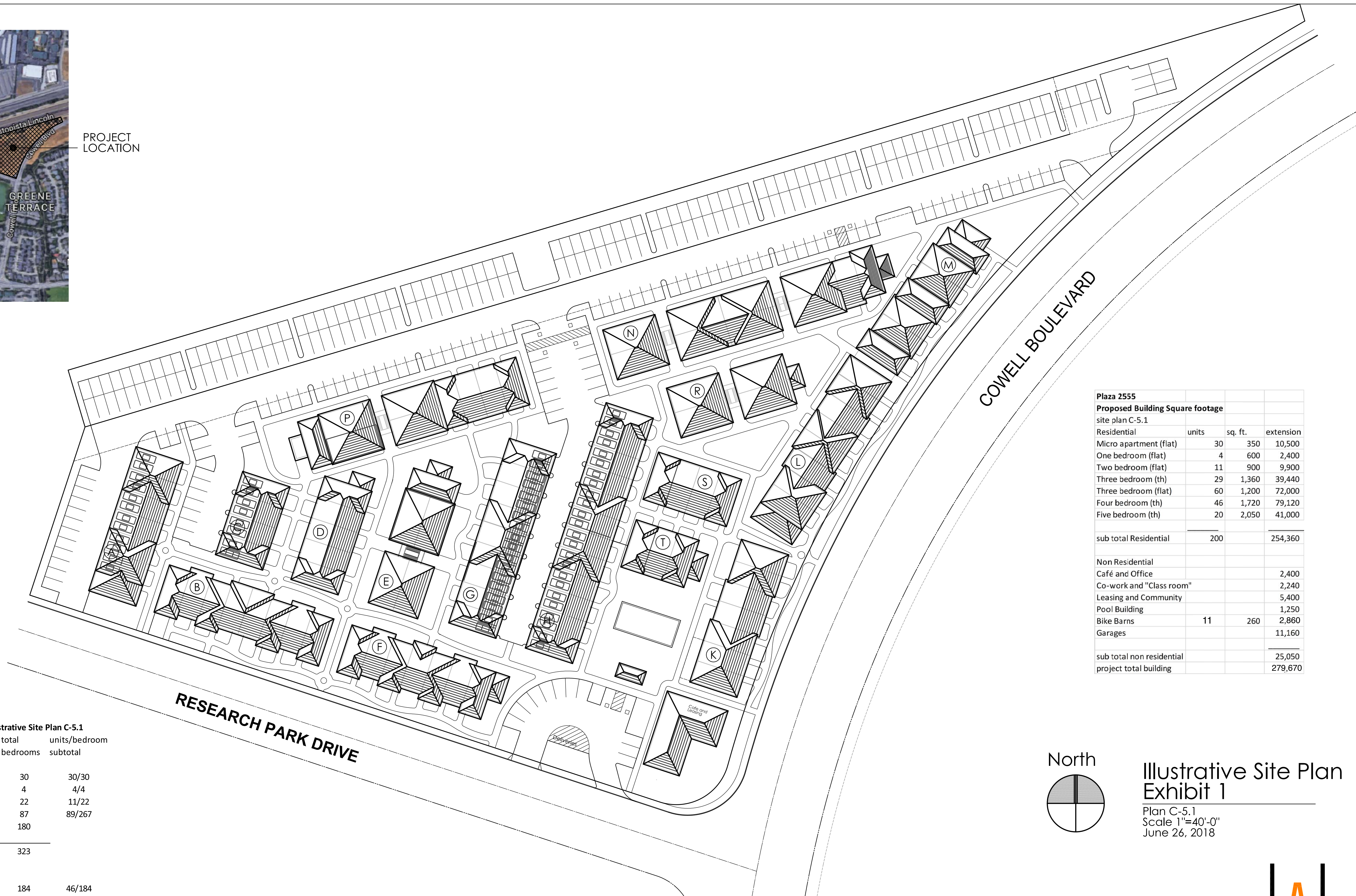


PROJECT LOCATION

VICINITY MAP

No Scale

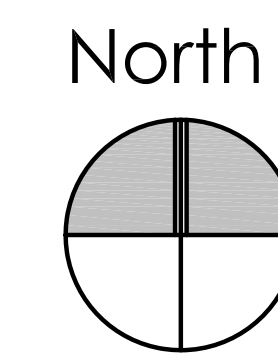


Plaza 2555
Proposed Building Square footage
site plan C-5.1

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
sub total Residential	200		254,360
Non Residential			
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
sub total non residential			25,050
project total building			279,670

Plaza 2555
Proposed Unit Mix

Unit types	Proposed		Illustrative Site Plan C-5.1	
	% of all Units	# of Units	total bedrooms	units/bedroom subtotal
Smaller Units				
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	89/267
three bedroom flat		60	180	
subtotal				
three bedrooms or less	67%	134	323	
Larger Units				
Four bedroom th		46	184	46/184
Five bedroom th (max)	10%	20	100	20/100
subtotal				
four bedrooms or more	33%	66	284	
Total Units		200	607	



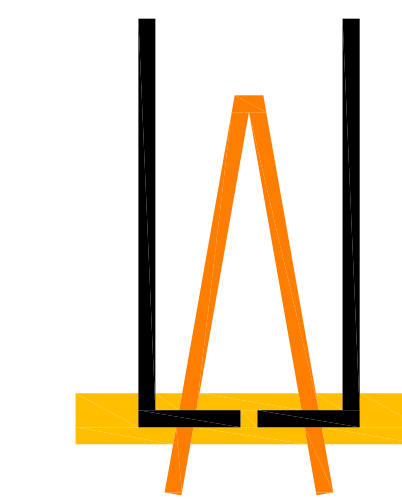
Illustrative Site Plan Exhibit 1

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

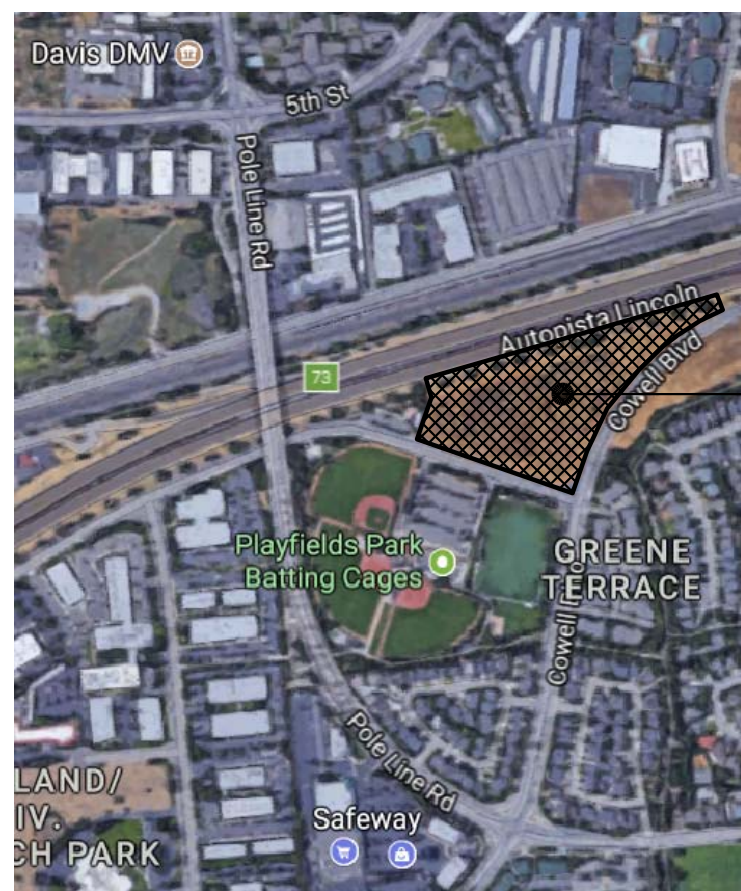
PRELIMINARY PLANNED DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L. P.



LEE JAGOE ARCHITECTURE
INCORPORATED



PROJECT LOCATION

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.

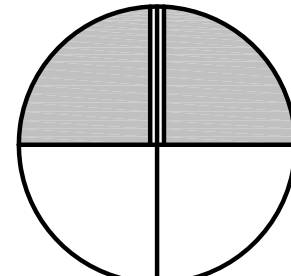
PARCEL 2
6.348± AC. GROSS
5.506± AC. NET

69-430-03
2501 Research Park Drive
COMCAST

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.

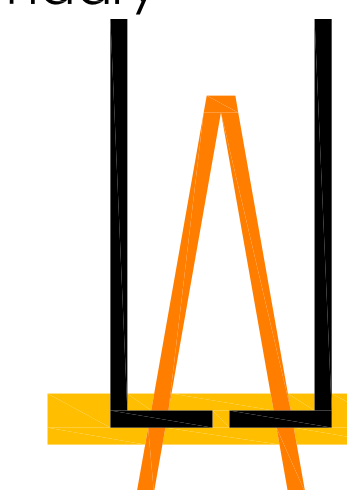
Owner Data:

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

PRELIMINARY PLANNED DEVELOPMENT



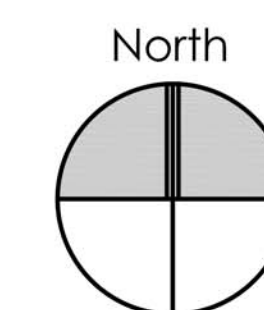
JAGOE ARCHITECTURE
INCORPORATED



**PRELIMINARY PLANNED
DEVELOPMENT**

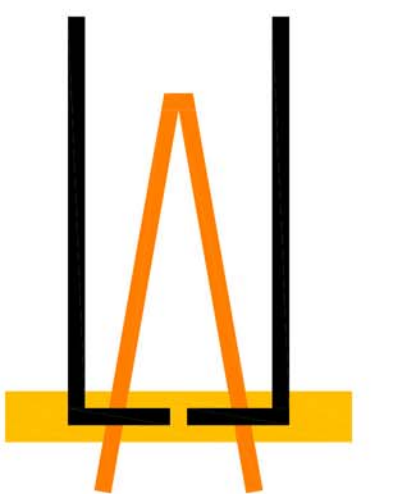
**Plaza 2555
Davis, California**

Blue Bus, L. P.

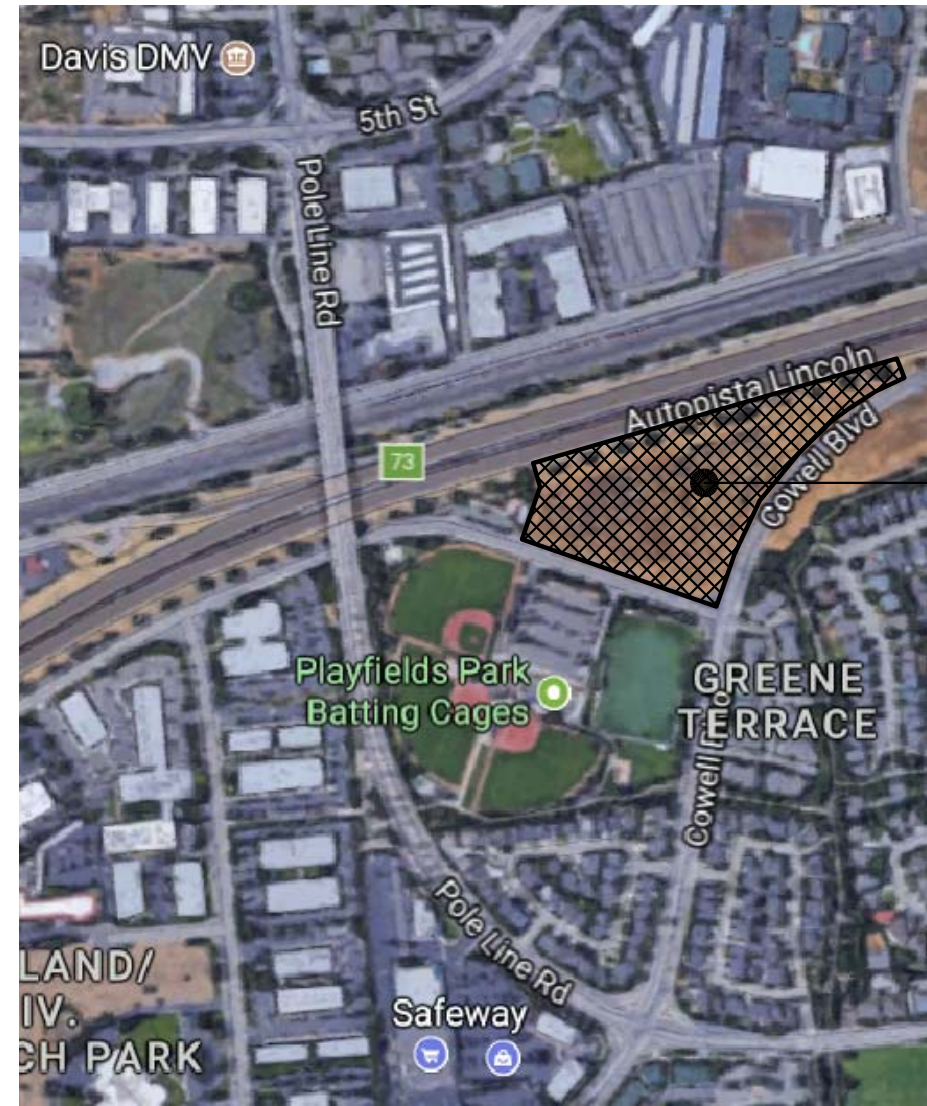


**500' Boundary
Exhibit 3**

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



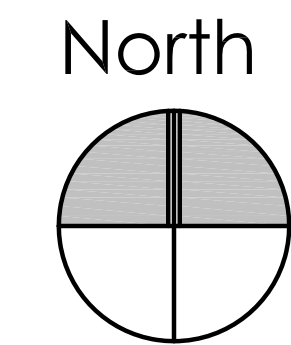
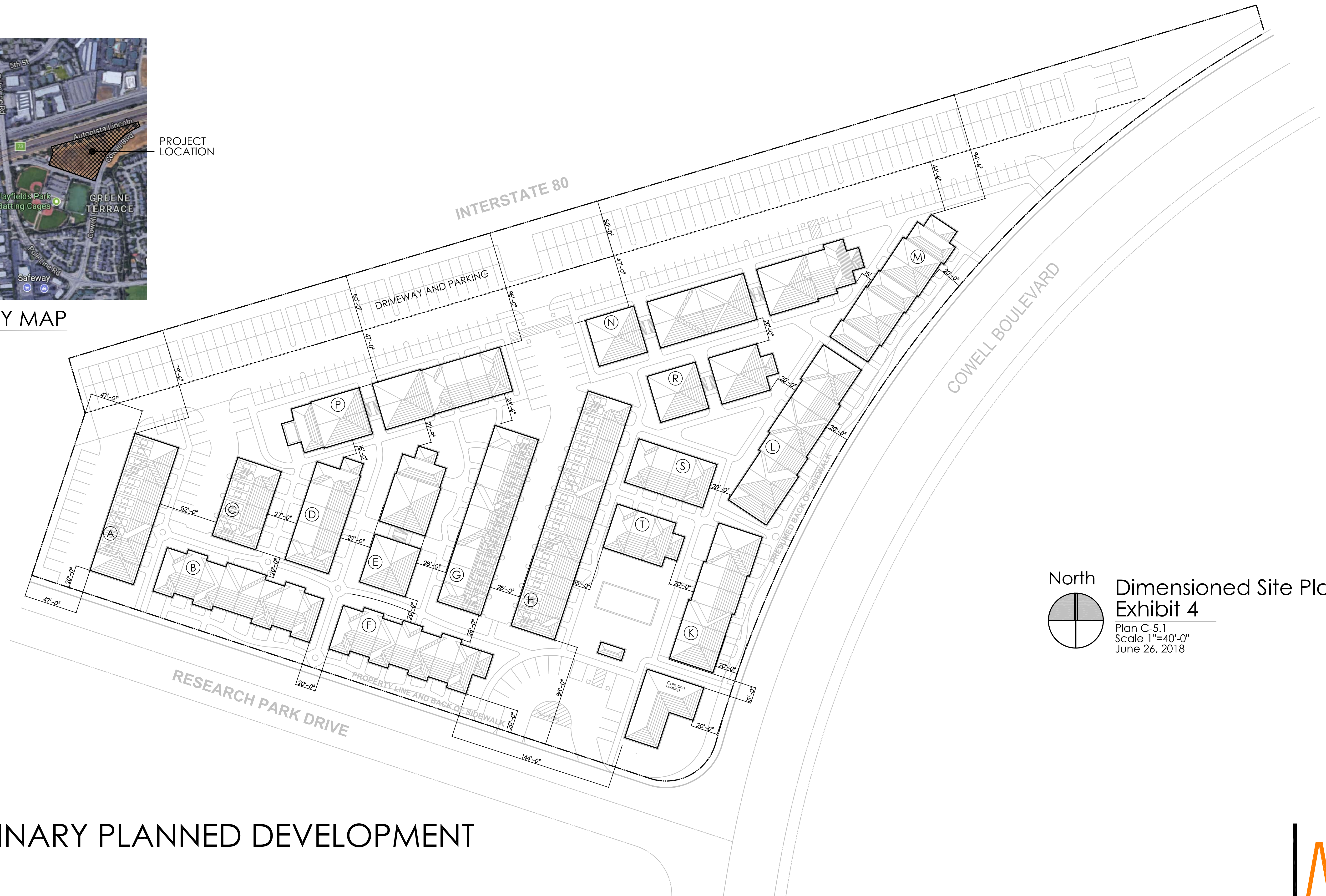
**LEE JAGOE ARCHITECTURE
INCORPORATED**



PROJECT LOCATION

VICINITY MAP

No Scale

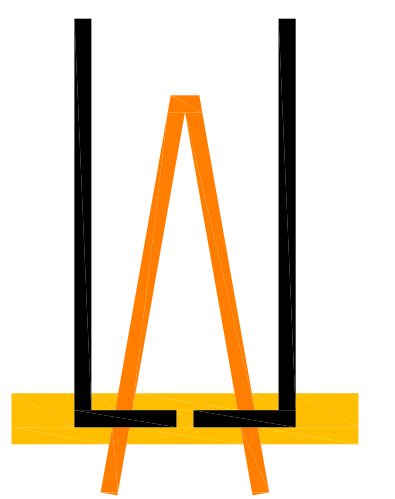


Dimensioned Site Plan
Exhibit 4

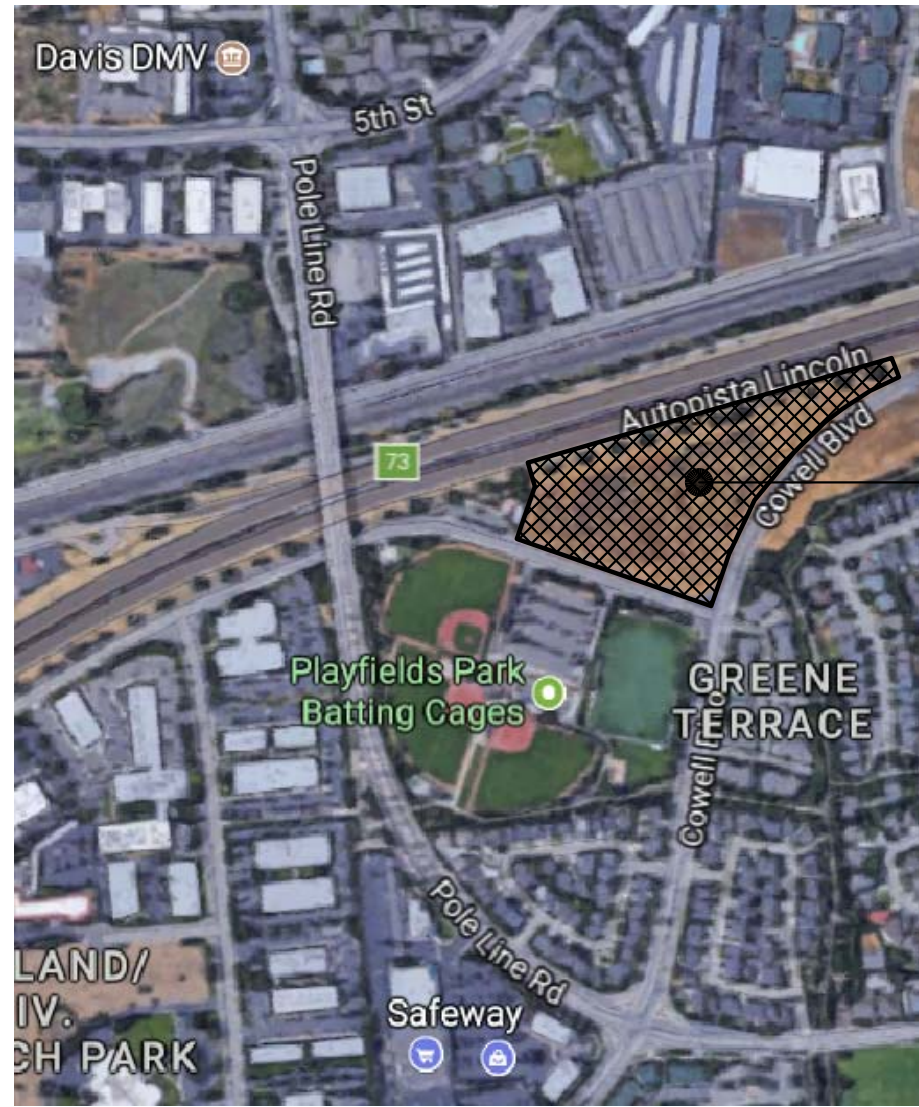
Plan C-5.1
Scale 1"=40'-0"
June 26, 2018

PRELIMINARY PLANNED DEVELOPMENT

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

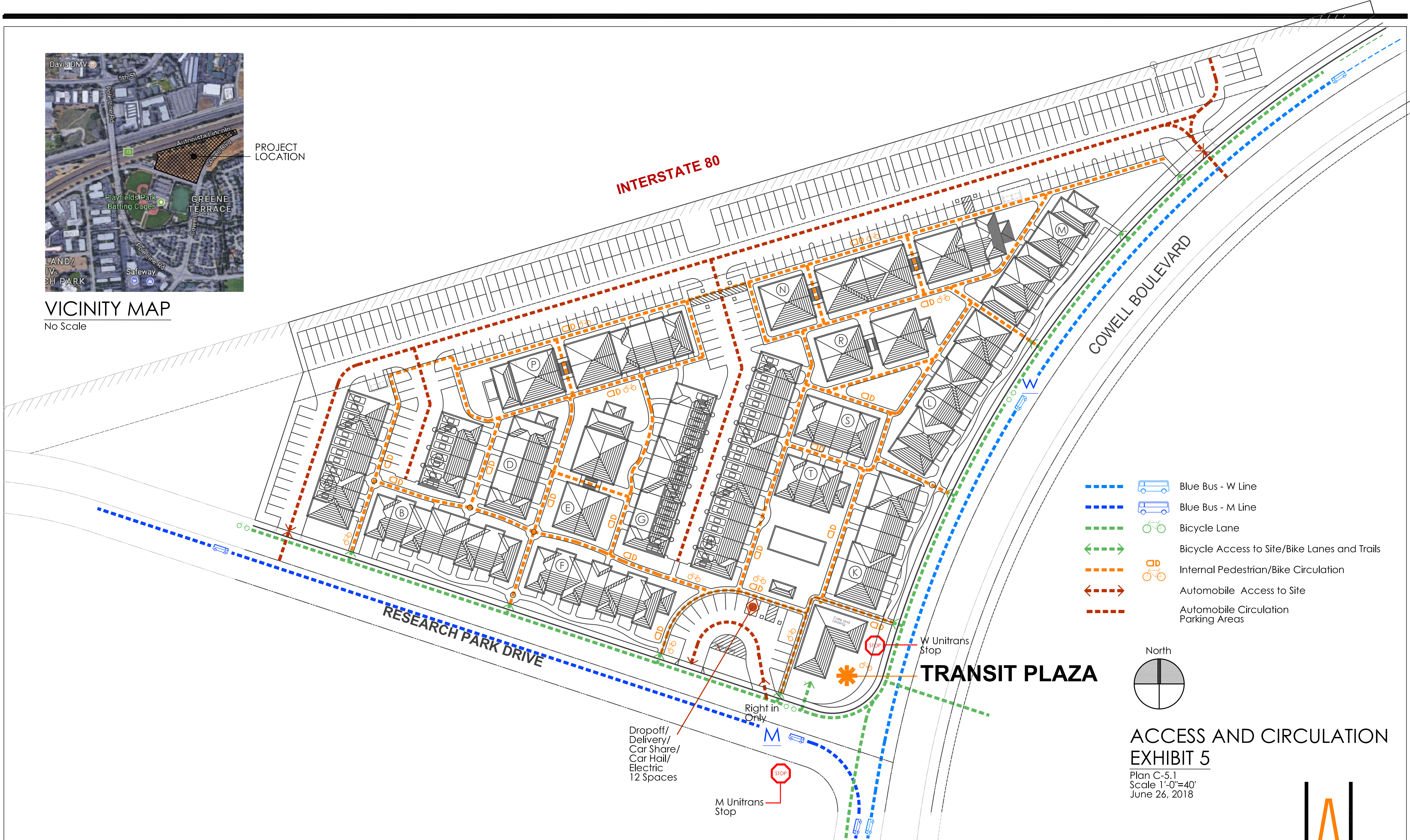


LEE • JAGOE ARCHITECTURE
INCORPORATED

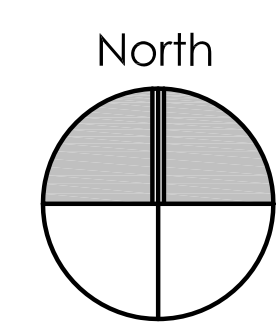


PROJECT LOCATION

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

INTERSTATE 80

COWELL BOULEVARD

RESEARCH PARK DRIVE

TRANSIT PLAZA

Dropoff/
Delivery/
Car Share/
Car Hail/
Electric
12 Spaces

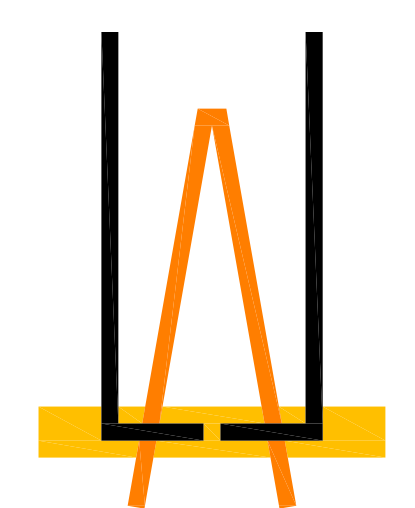
Right in
Only
M
M Unitrans
Stop

W Unitrans
Stop

PRELIMINARY PLANNED DEVELOPMENT

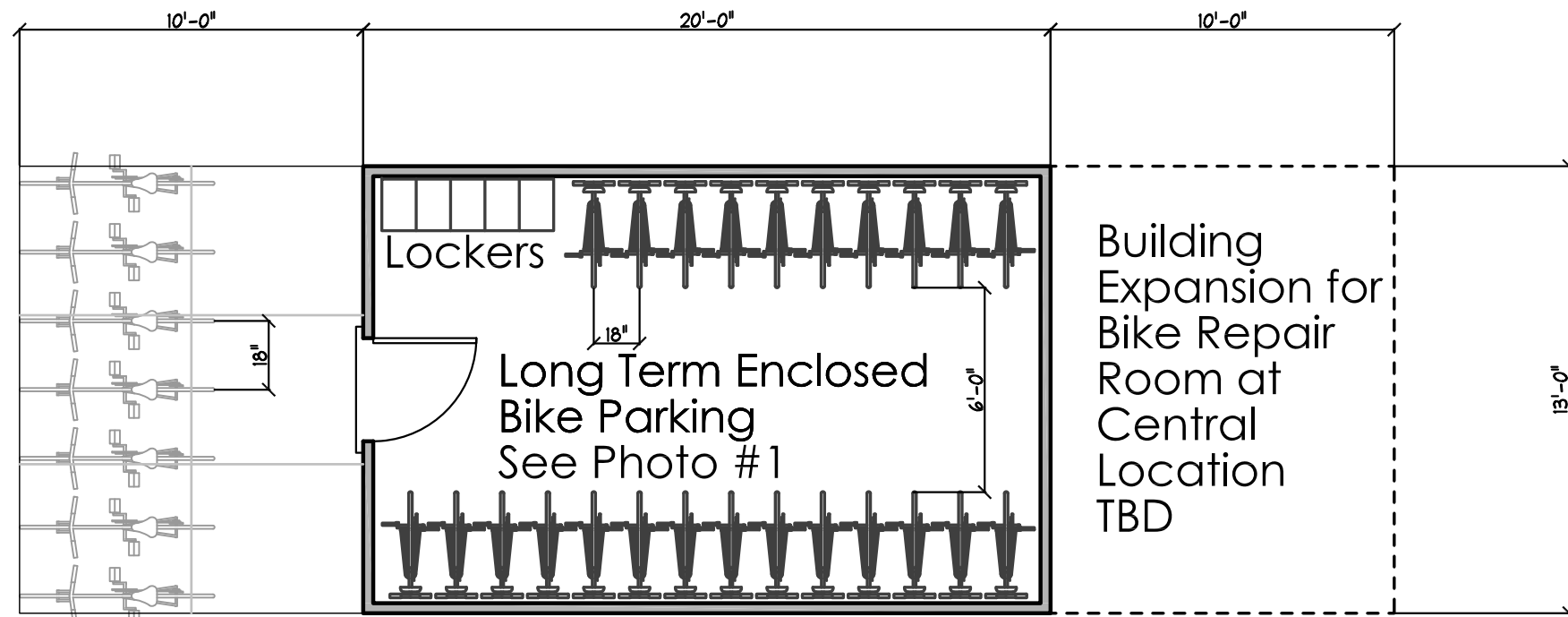
Plaza 2555
Davis, California

Blue Bus, L. P.



LEE + JAGOE ARCHITECTURE
INCORPORATED

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

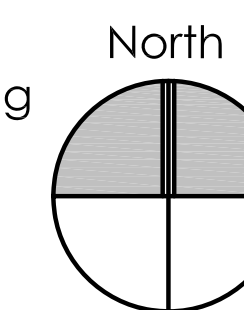
From
Playfield

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

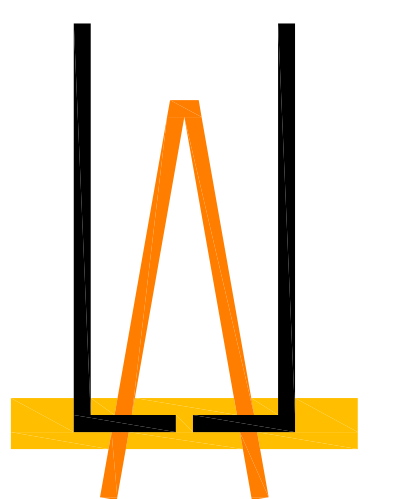


BIKE STORAGE UNIT-Photo #2
Typical Outdoors Mounting System

Plaza 2555
Davis, California

Blue Bus, L. P.

PRELIMINARY PLANNED
DEVELOPMENT



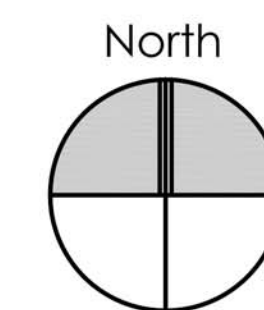
LEE JAGOE ARCHITECTURE
INCORPORATED



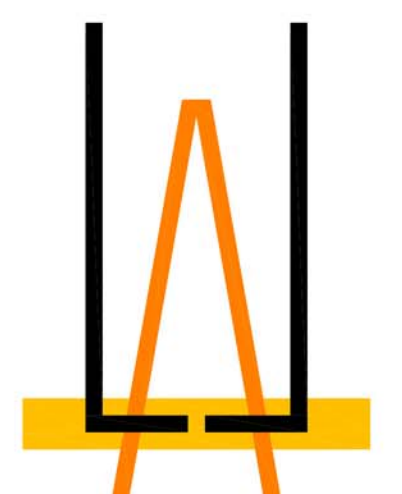
PRELIMINARY PLANNED DEVELOPMENT

Plaza 2555
Davis, California

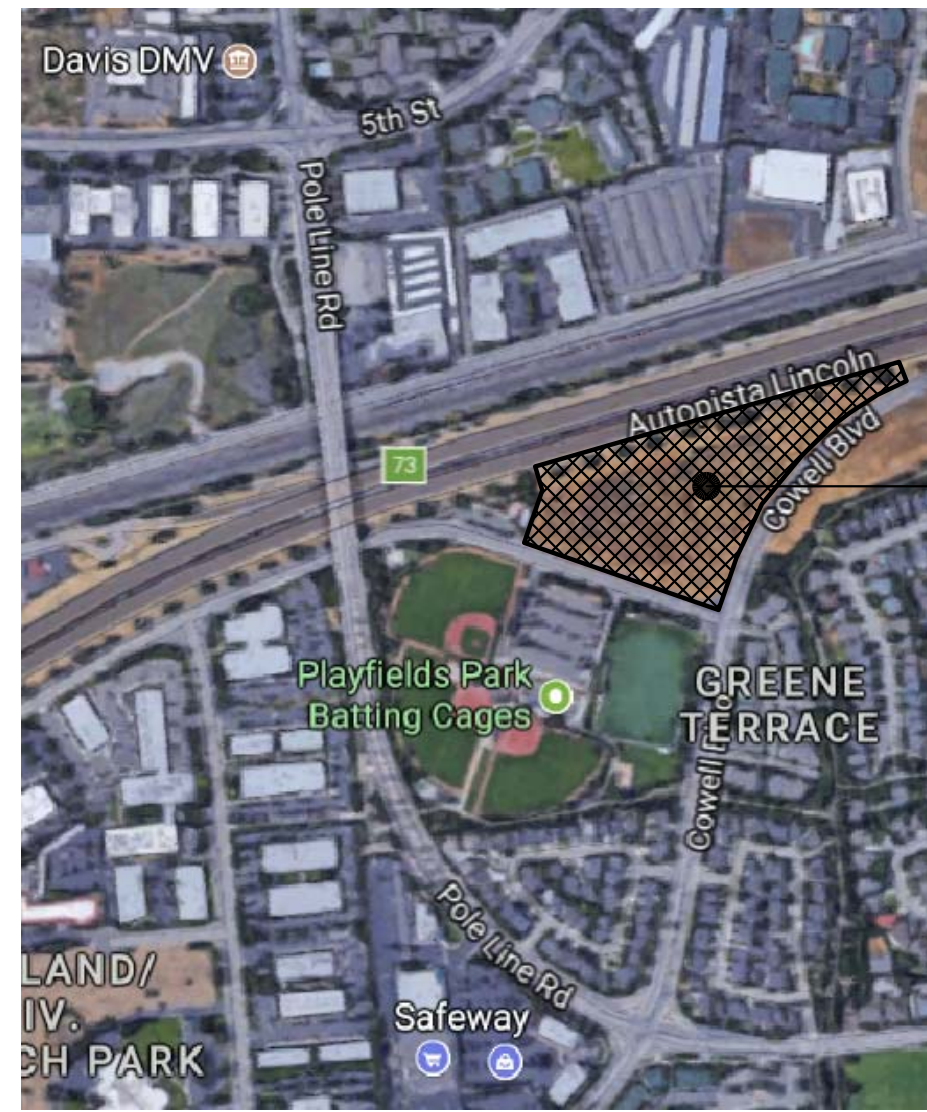
Blue Bus, L. P.



Contextual
Exhibit 7
June 26, 2018



LEE JAGOE ARCHITECTURE
INCORPORATED



PROJECT LOCATION

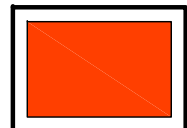
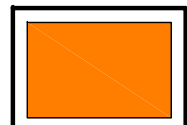
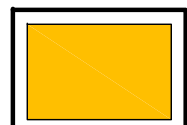
VICINITY MAP

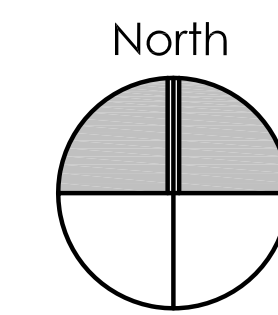
No Scale

INTERSTATE 80

COWELL BOULEVARD

RESEARCH PARK DRIVE

-  One Story
-  Two Story
-  Three Story



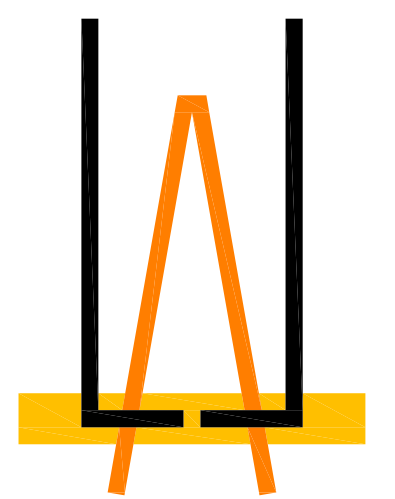
Building Height Site Plan
Exhibit 12

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

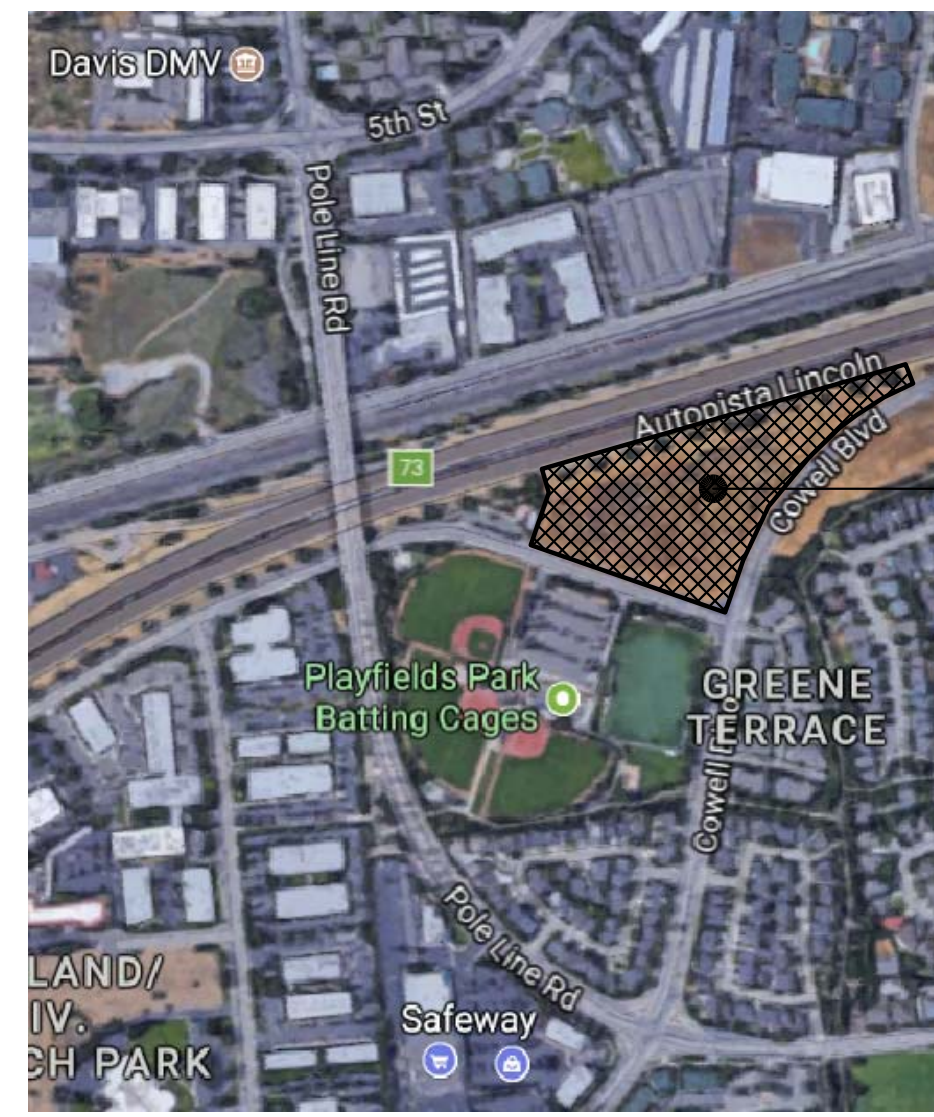
PRELIMINARY PLANNED
DEVELOPMENT

Plaza 2555
Davis, California

Blue Bus, L. P.

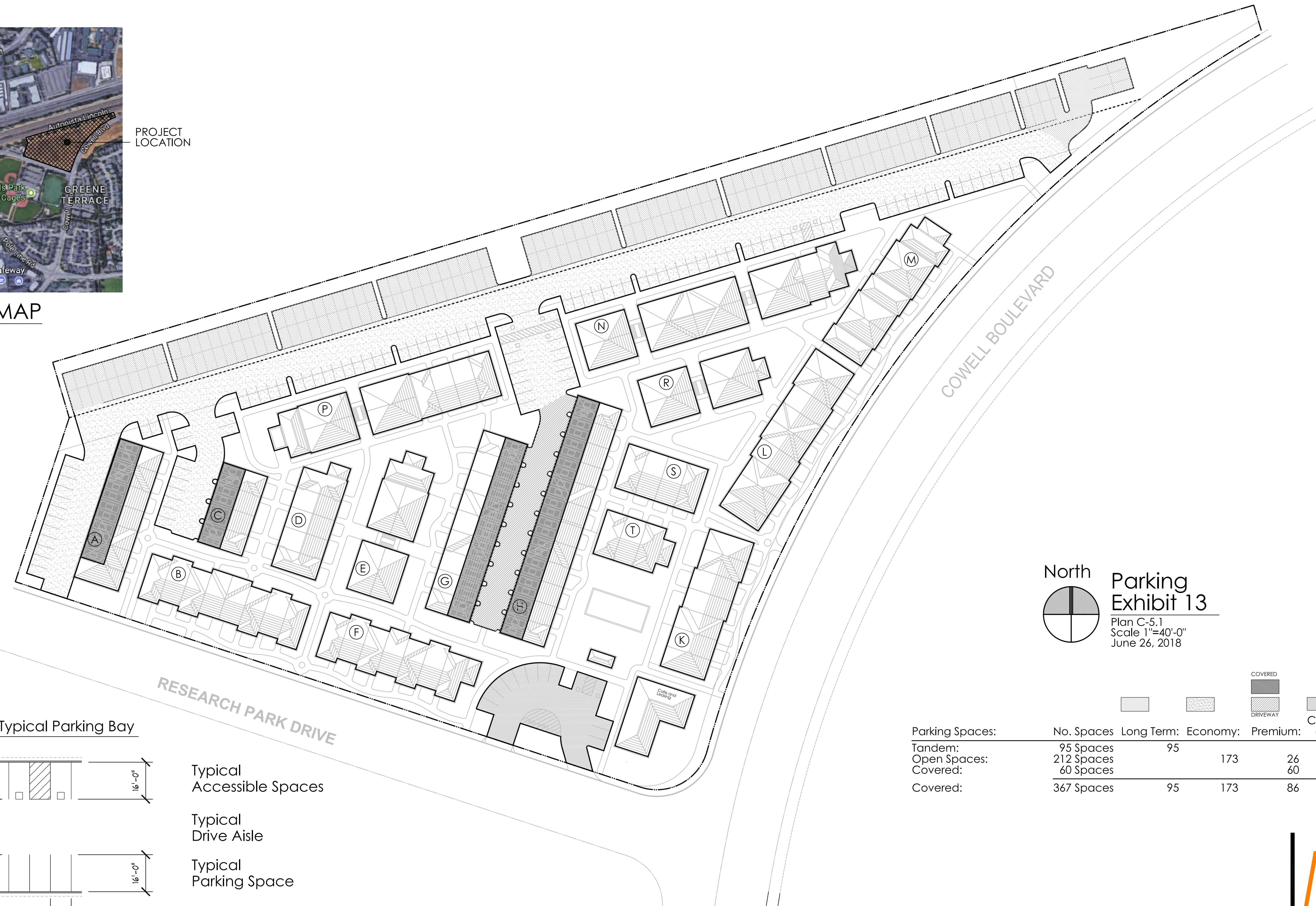


LEE + JAGOE ARCHITECTURE
INCORPORATED



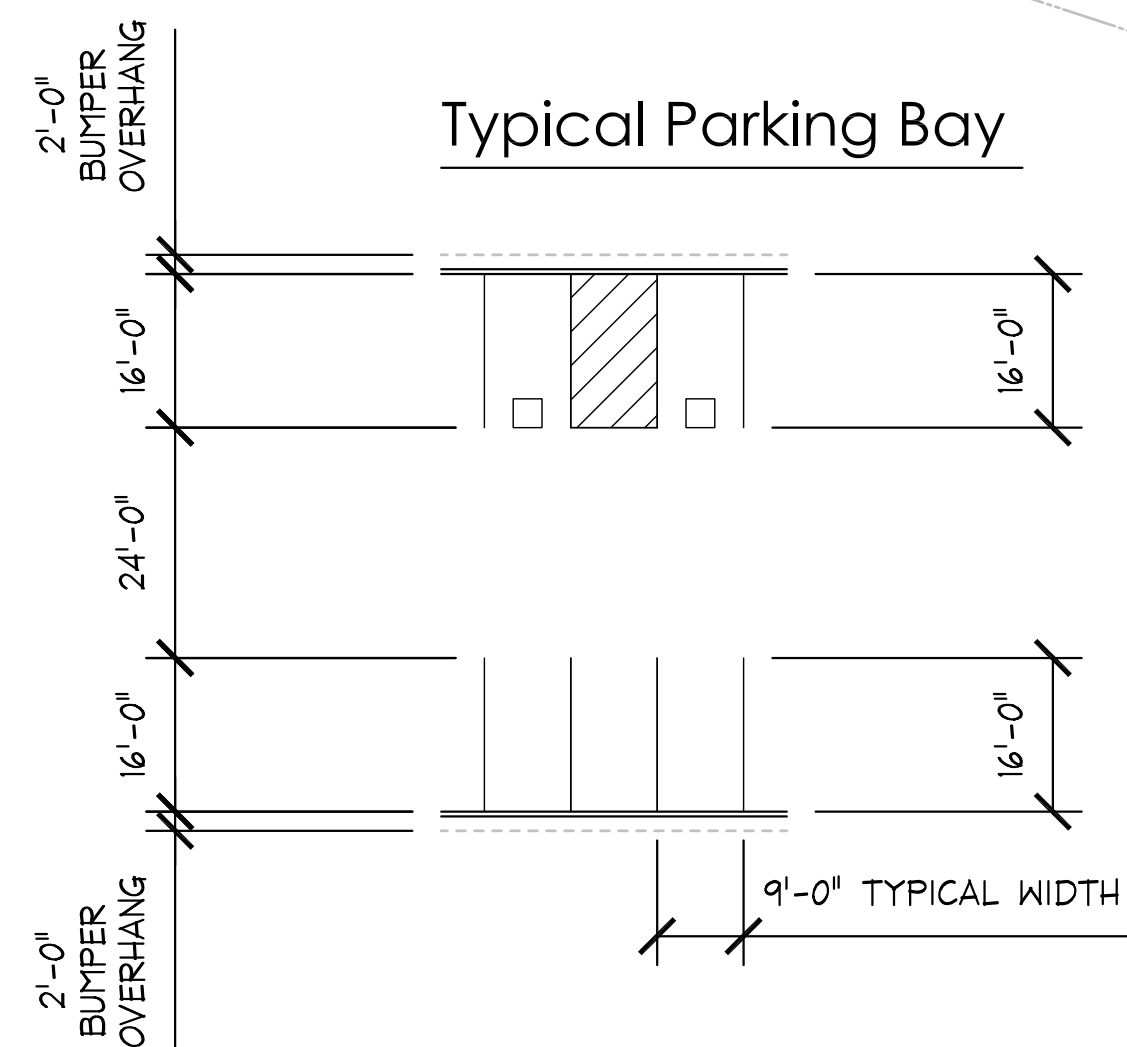
PROJECT LOCATION

VICINITY MAP
No Scale



North

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



Typical Parking Bay

Typical Accessible Spaces

Typical Drive Aisle

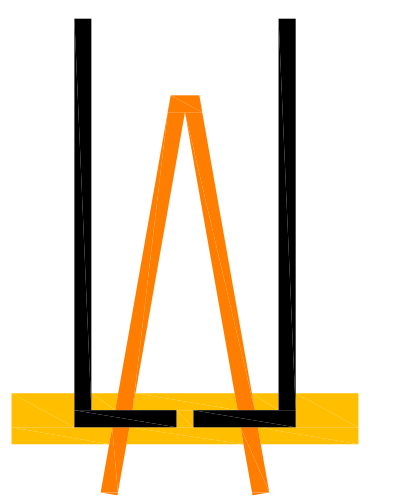
Typical Parking Space

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

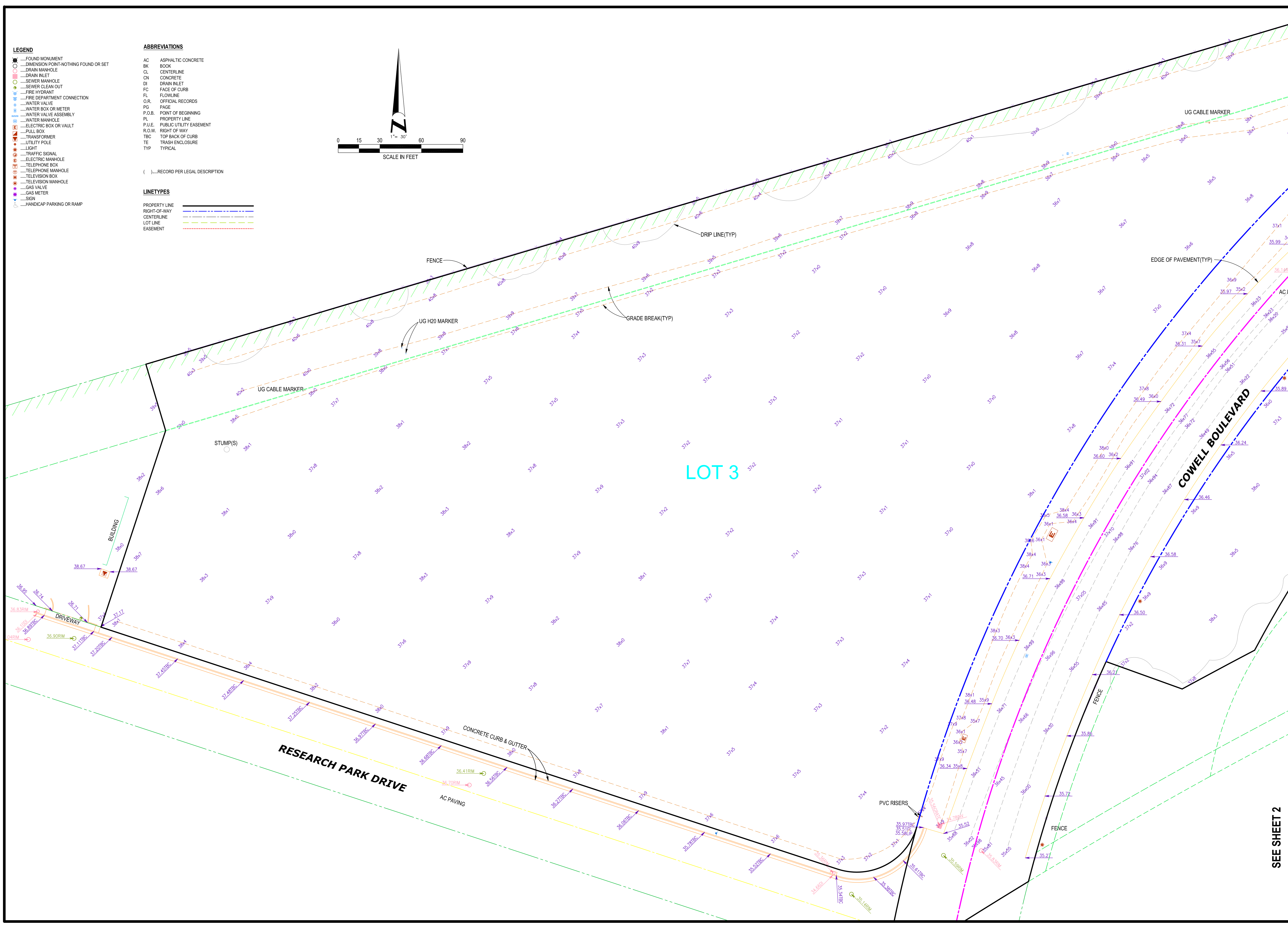
Plaza 2555

Davis, California

Blue Bus, L. P.



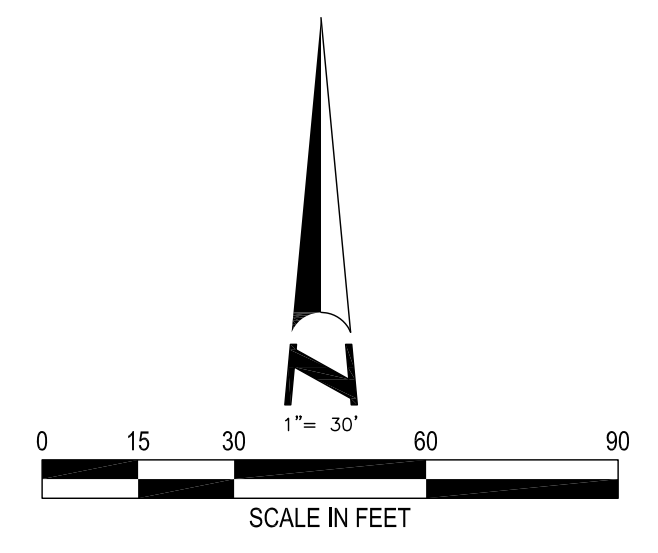
LEE • JAGOE ARCHITECTURE
INCORPORATED



- 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 A15051
 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

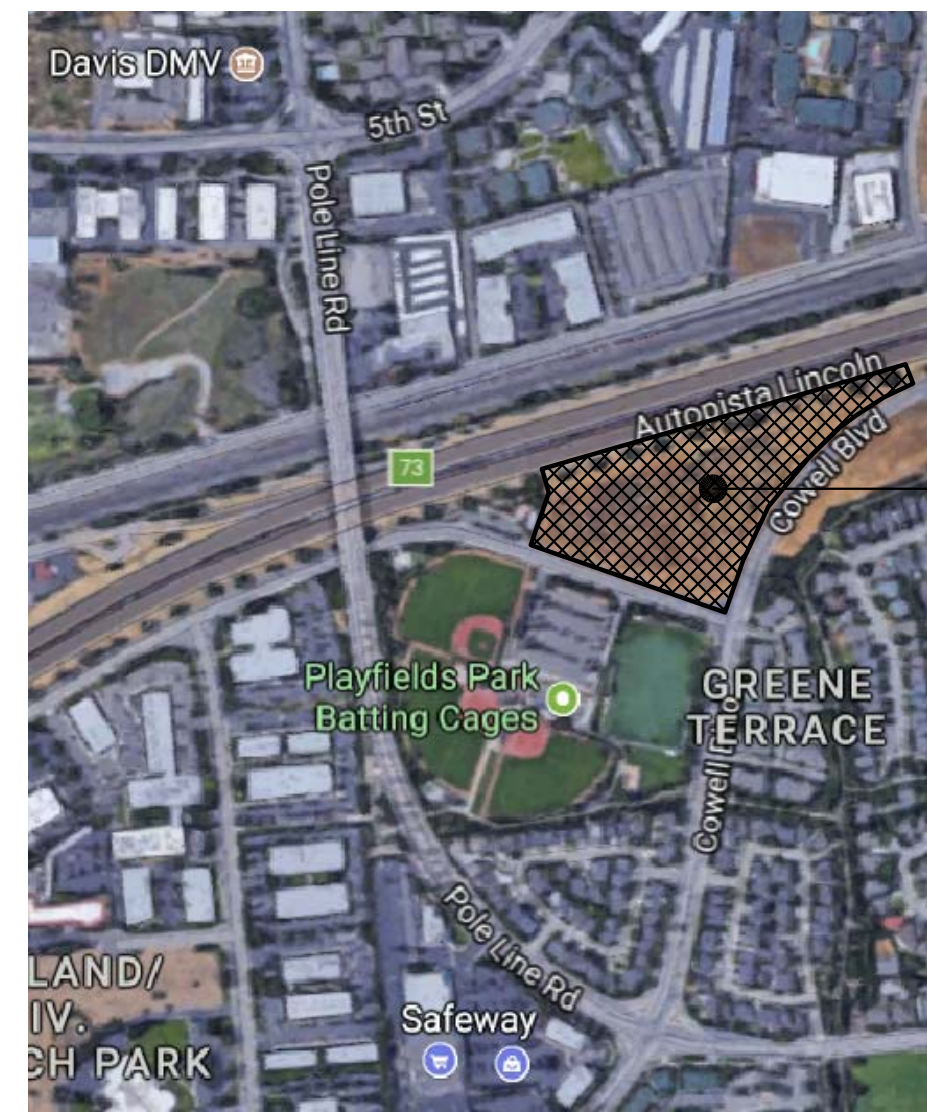
TOPOGRAPHIC SURVEY
 PLAZA 2655
 EXHIBIT 14

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)

UCD
Downtown
TRANSIT
(Target/Sacramento)

UNIVERSITY RESEARCH PARK
(Interland)

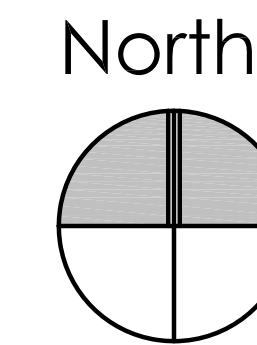
KAISER MEDICAL OFFICES

OAKSHADE TOWN CENTER
(Safeway, CVS, Office Max)

**CAR SHARE/HAIL
BIKE SHARE
DROP OFF
DELIVERY**

**PACKAGE DELIVERY/
SUPPORT**

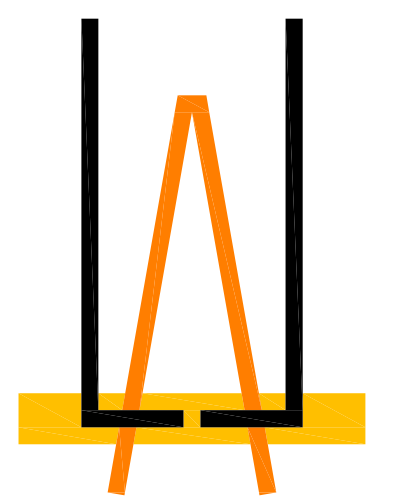
RESEARCH PARK DRIVE



**Land Use and Coverage
Exhibit 16**

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

	BUILDING COVERAGE 76,492 SF
	GARAGE PARKING 11,205 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.

