

# ARCHITECTURAL DRAWINGS

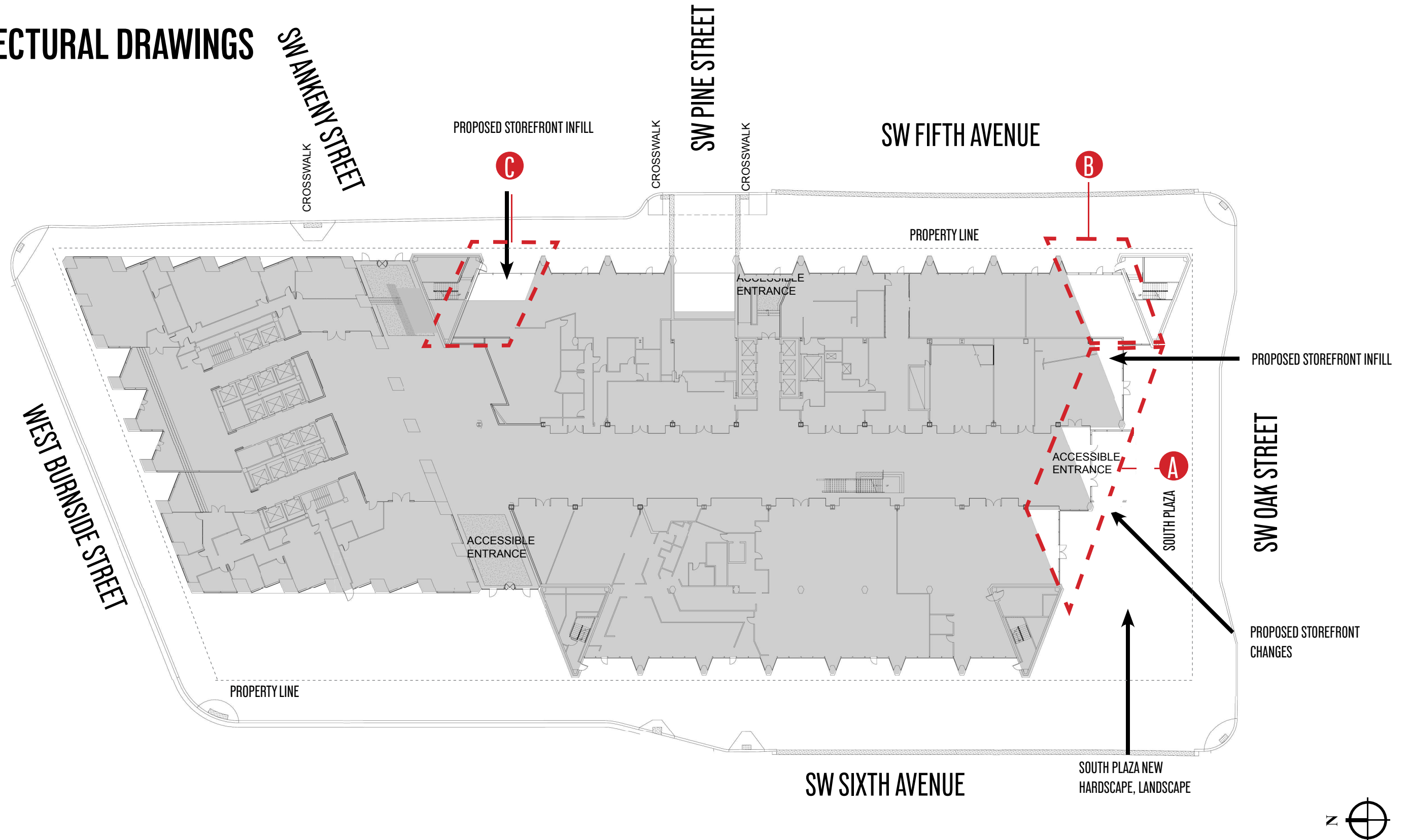
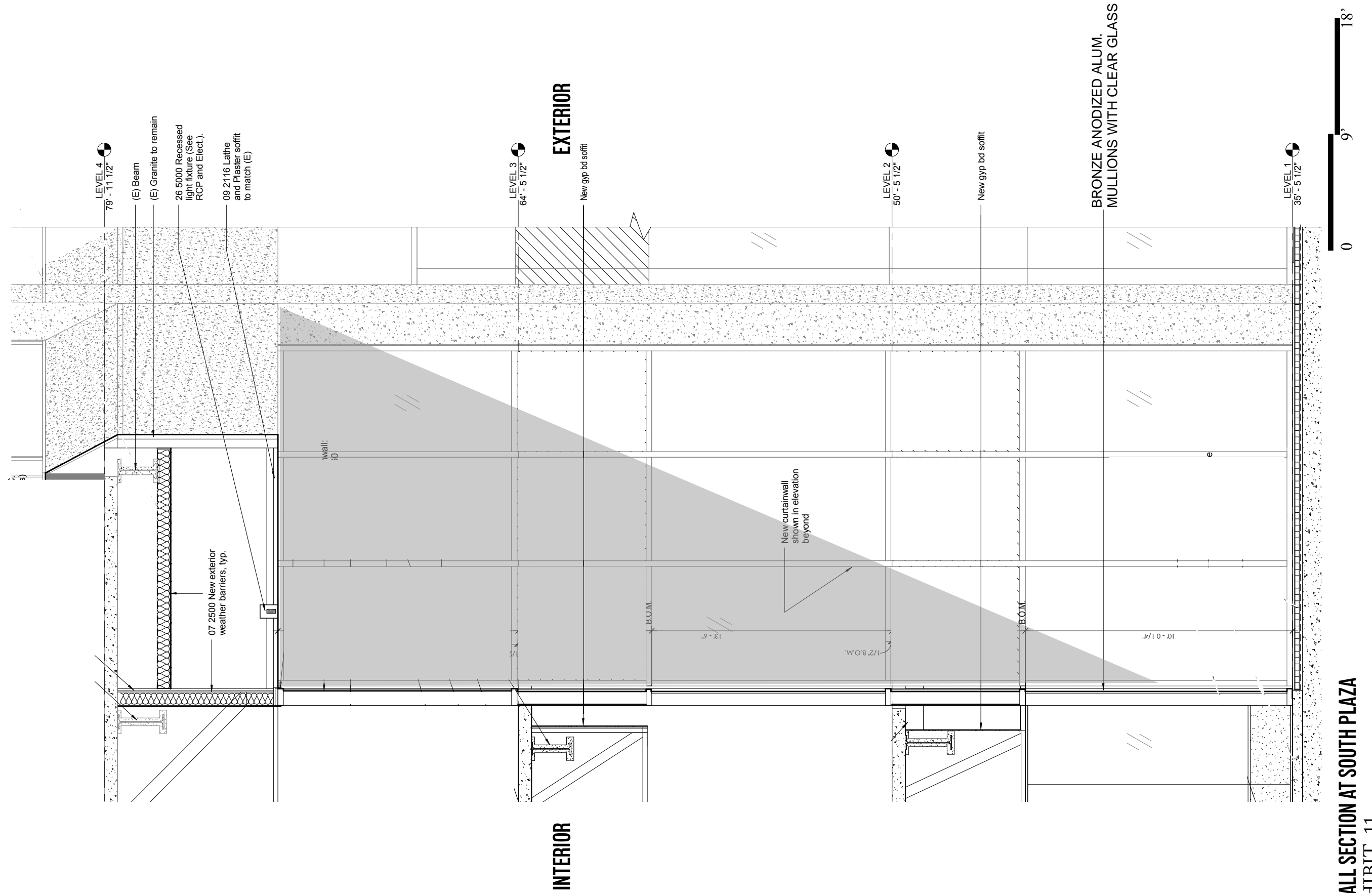
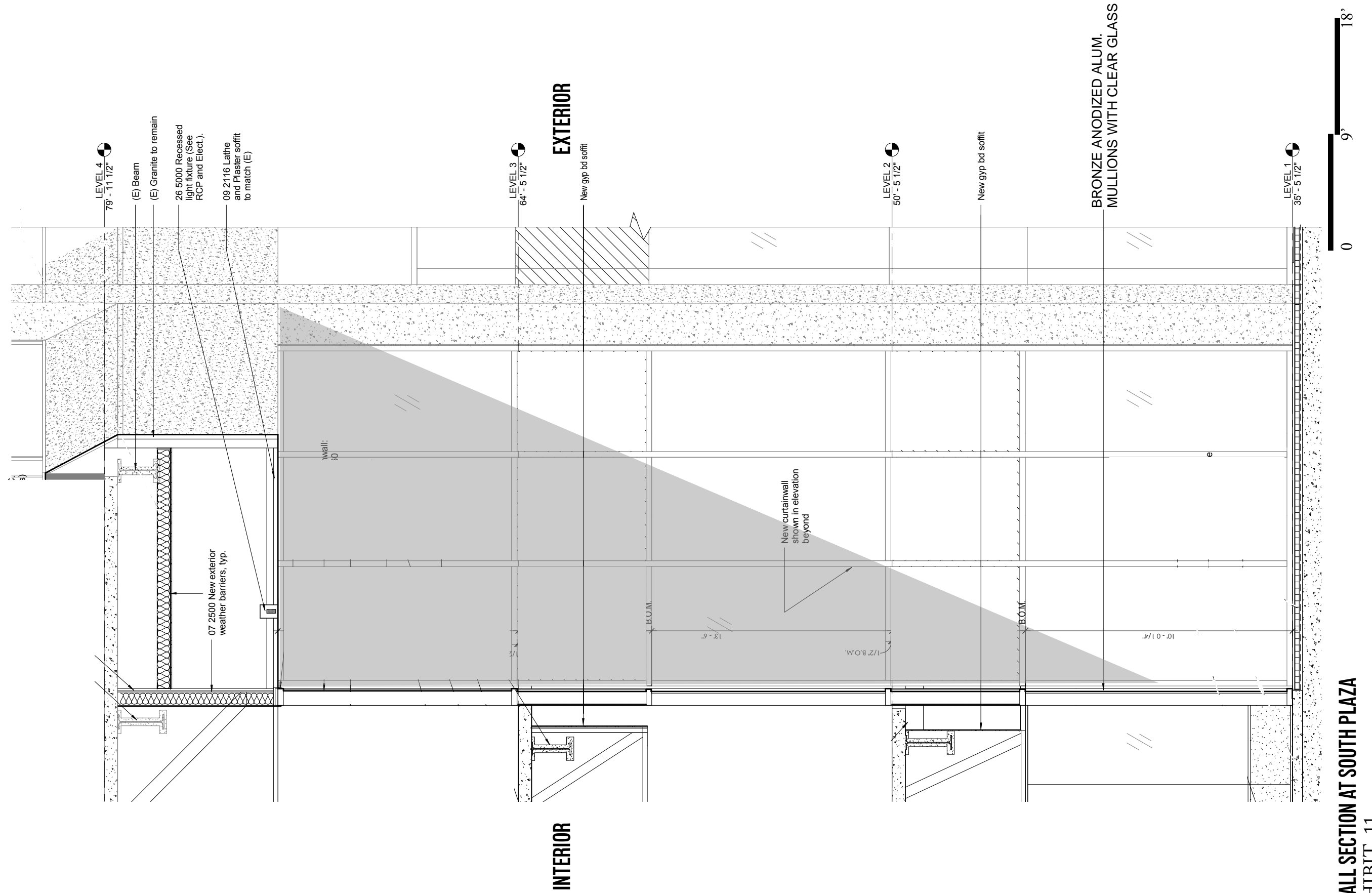


EXHIBIT A

## GROUND FLOOR PLAN - GENERAL SCOPE OF WORK



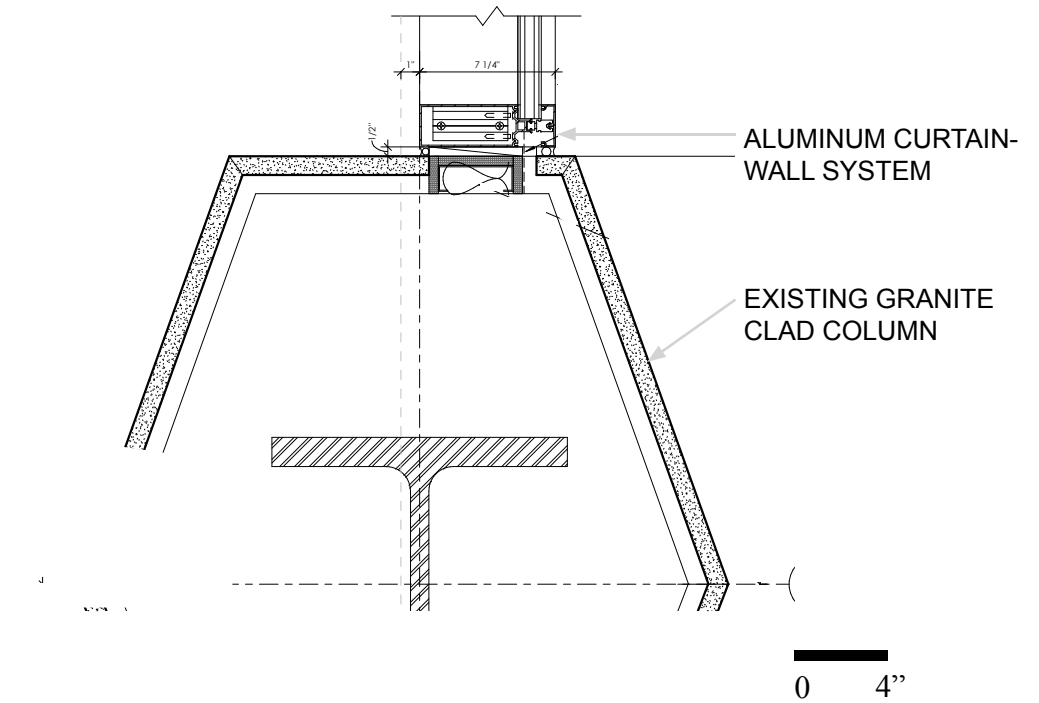
A. WALL SECTION AT SOUTH PLAZA  
EXHIBIT 11



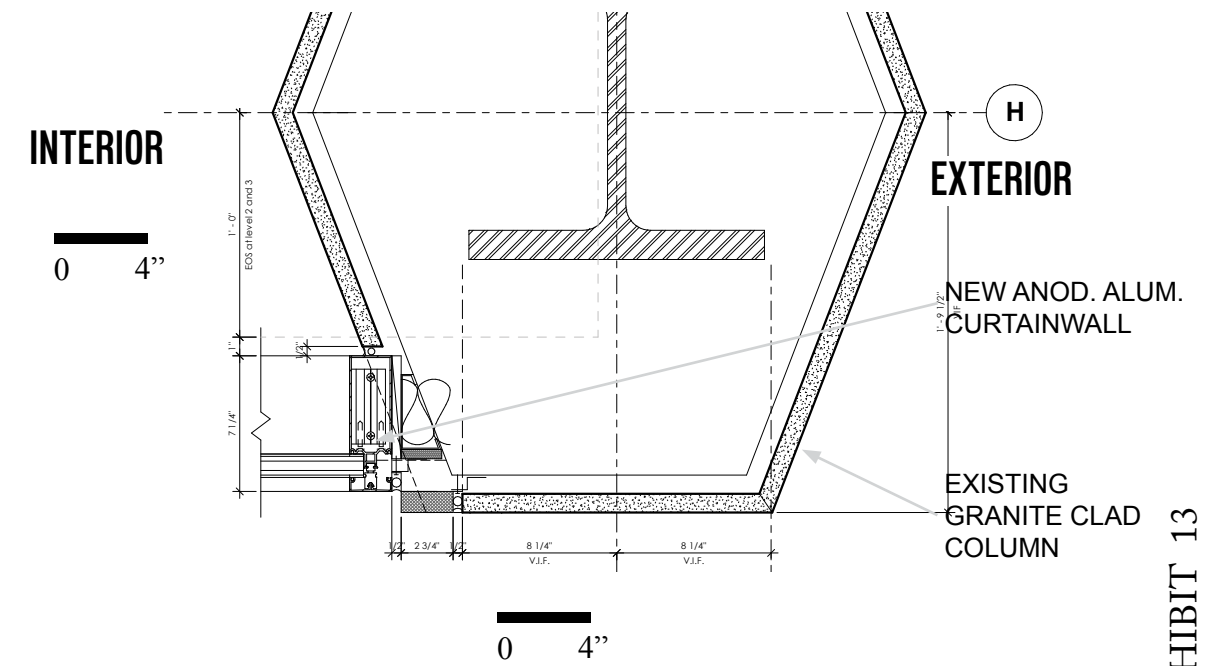
A. WALL SECTION AT SOUTH PLAZA  
EXHIBIT 11

INTERIOR

EXTERIOR



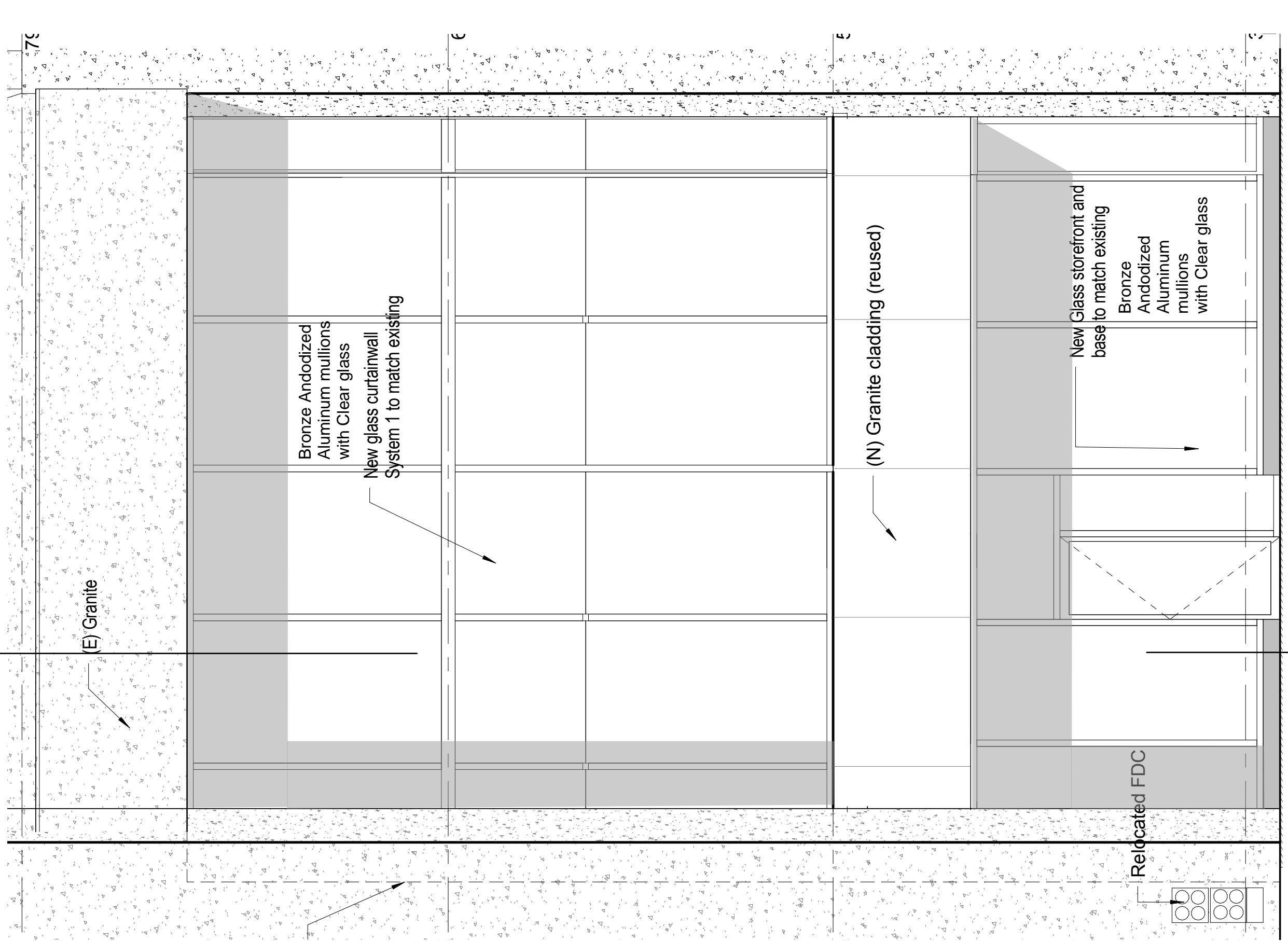
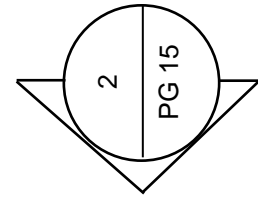
4. PLAN DETAIL AT SOUTH FACADE NEW CURTAINWALL AND EXISTING COLUMN



5. PLAN DETAIL AT SOUTH FACADE

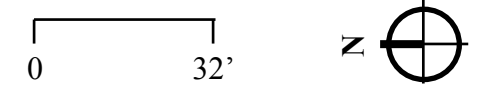
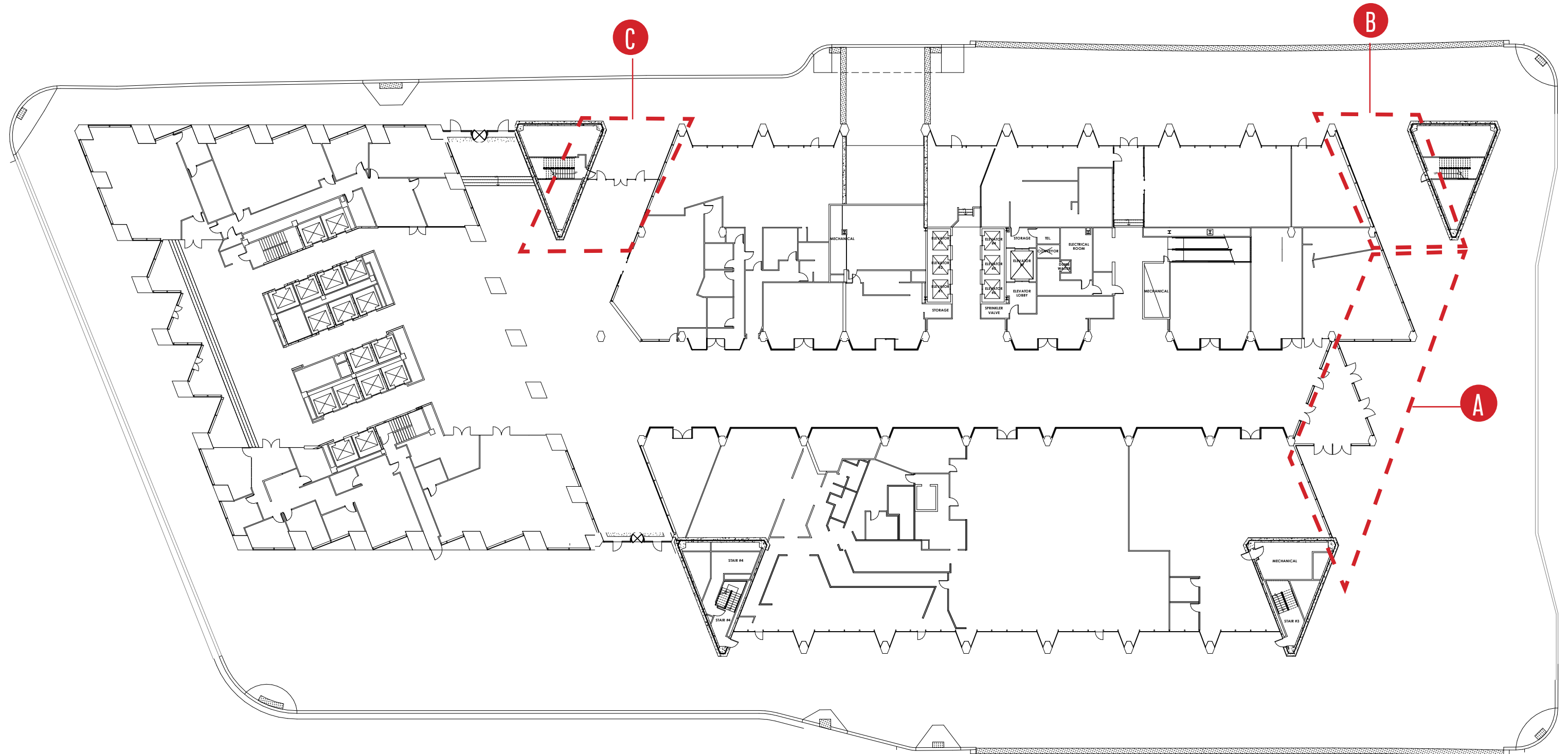
EXHIBIT 13





B. EAST ELEVATION BREEZEWAY INFILL

EXHIBIT 14



# EXISTING GROUND FLOOR PLAN

EXHIBIT 1

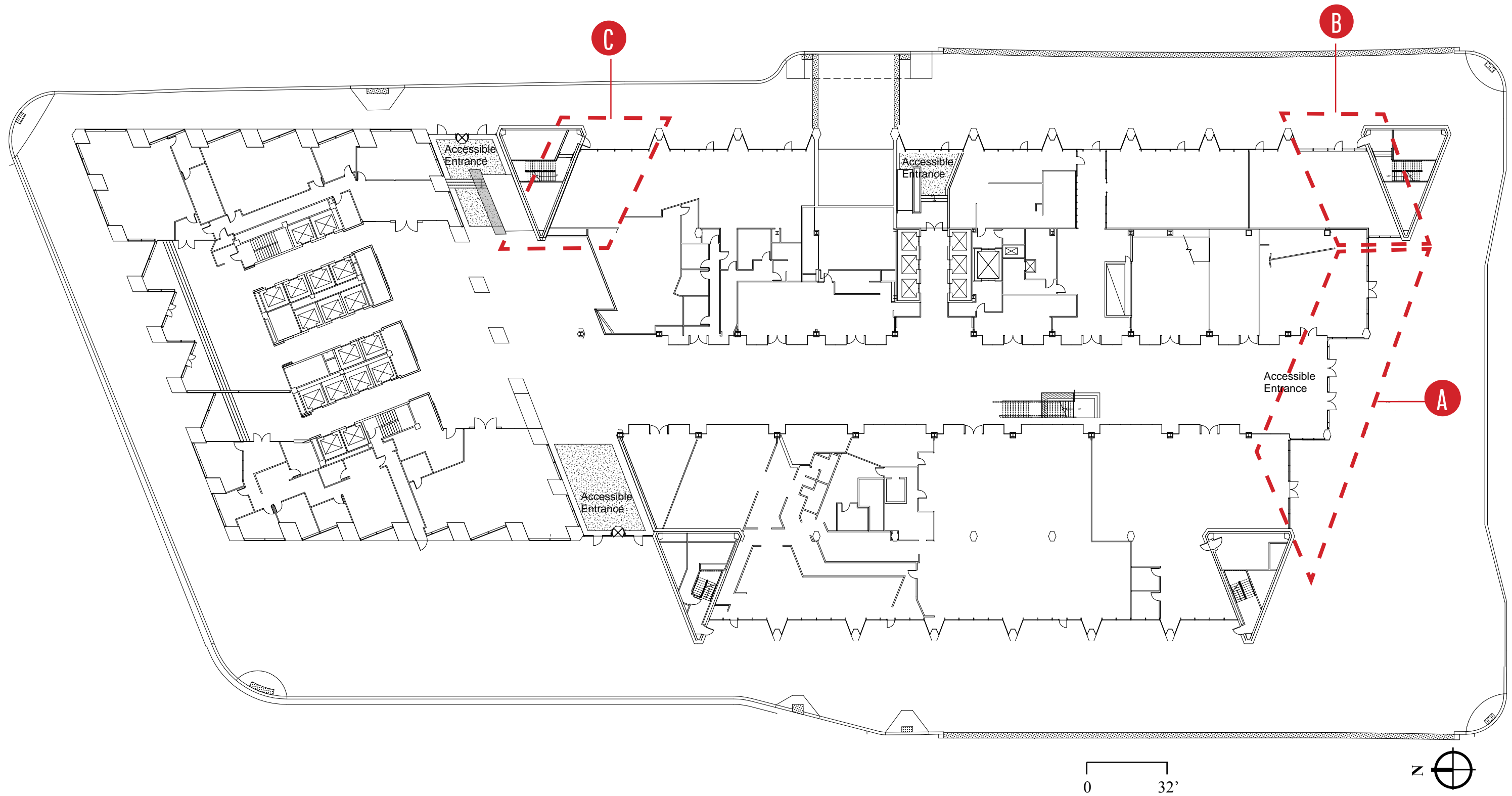


EXHIBIT 2

# PROPOSED GROUND FLOOR PLAN

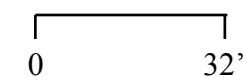
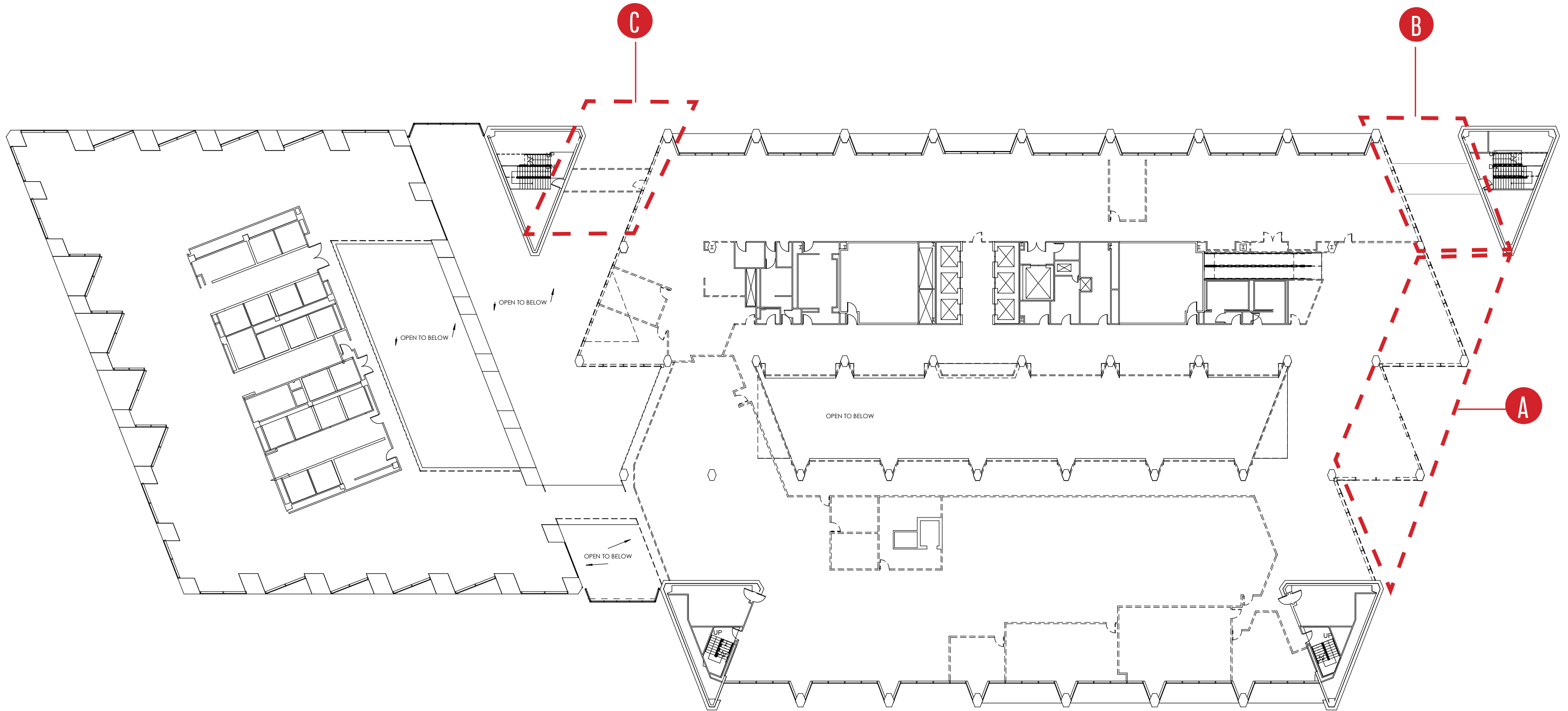


EXHIBIT 3

# EXISTING SECOND FLOOR PLAN

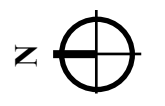
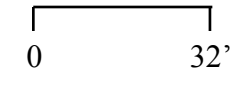
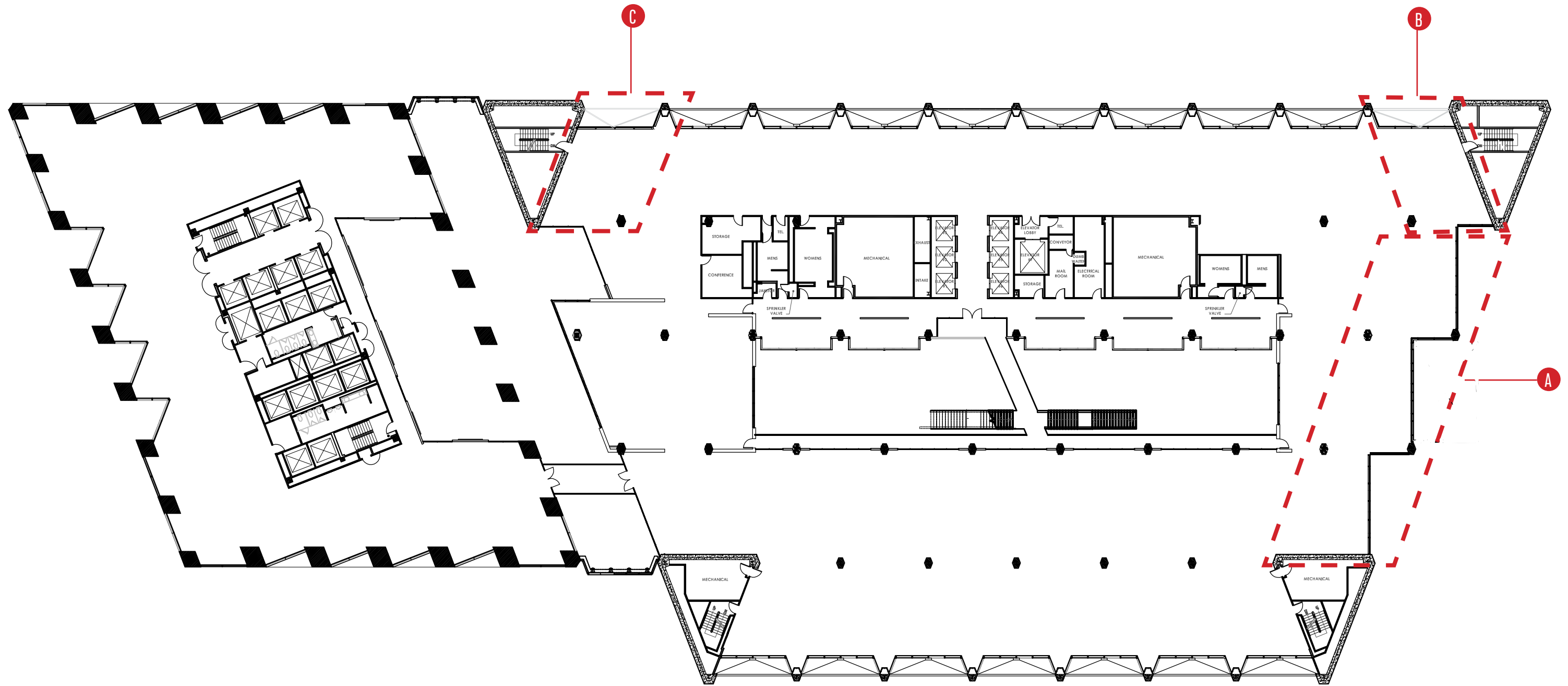


EXHIBIT 4

# PROPOSED SECOND FLOOR PLAN

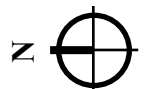
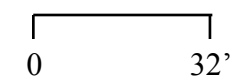
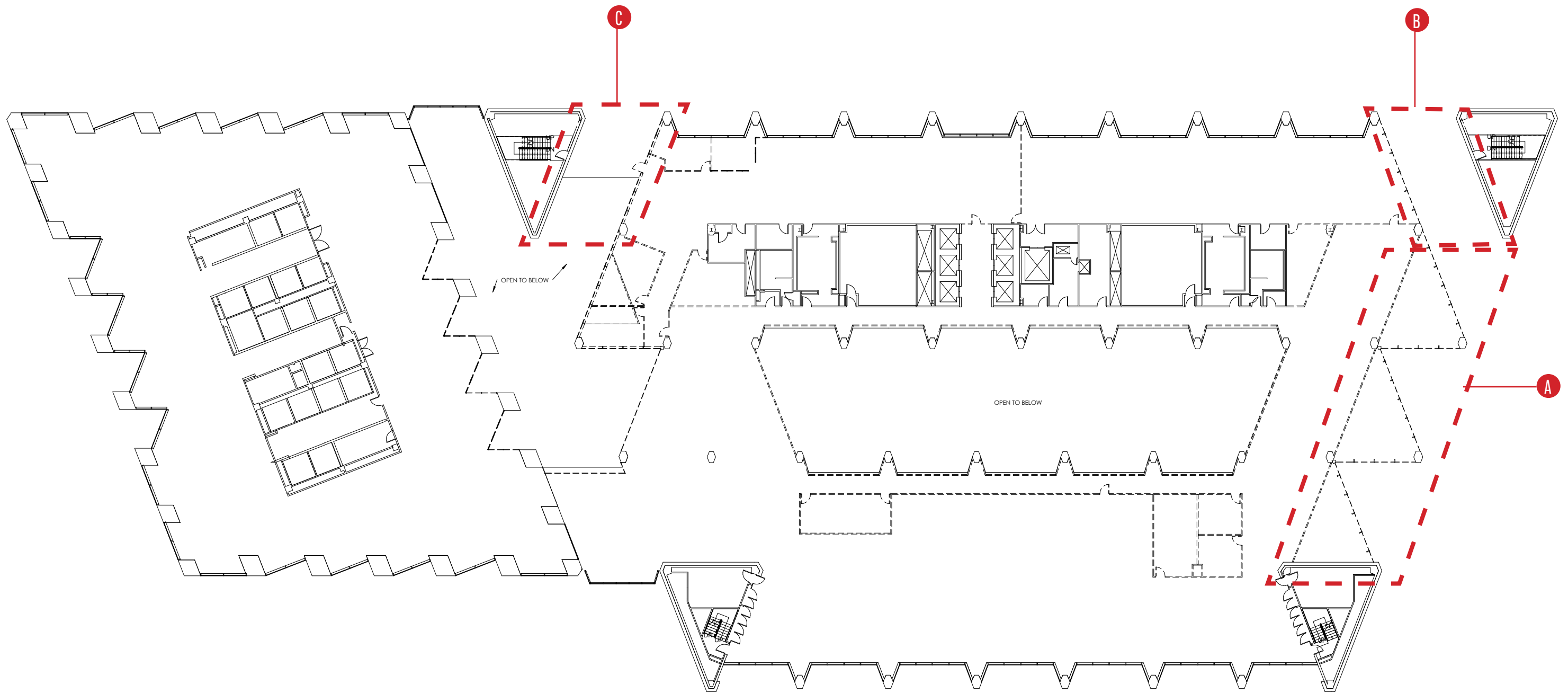
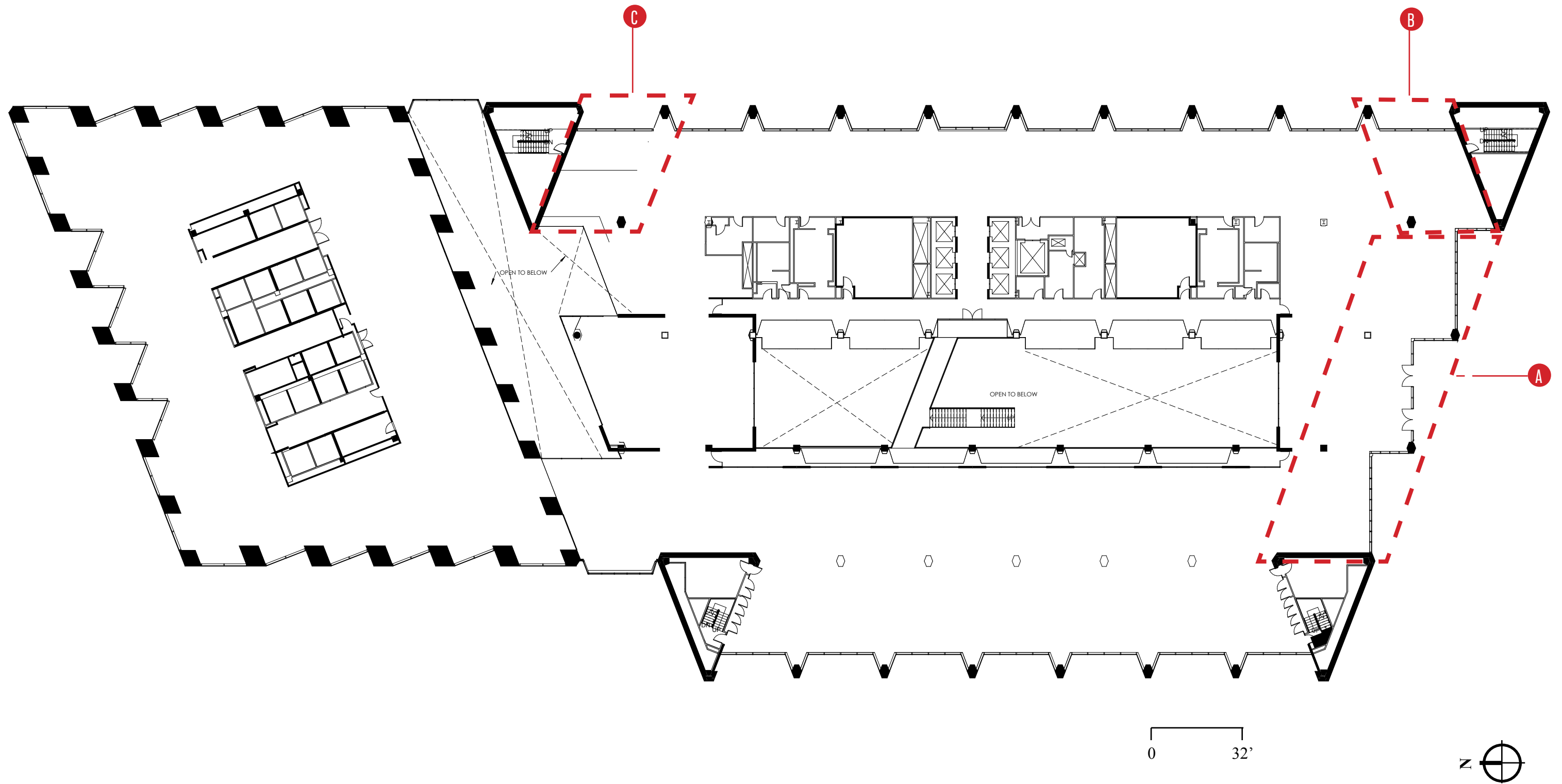


EXHIBIT 5

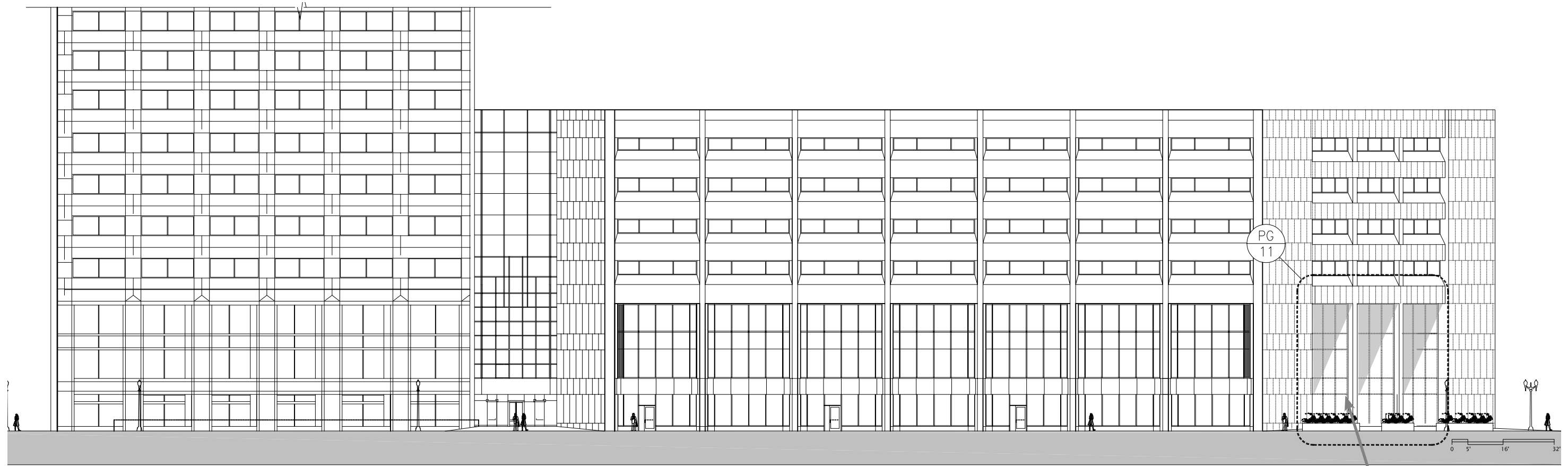
# EXISTING THIRD FLOOR PLAN





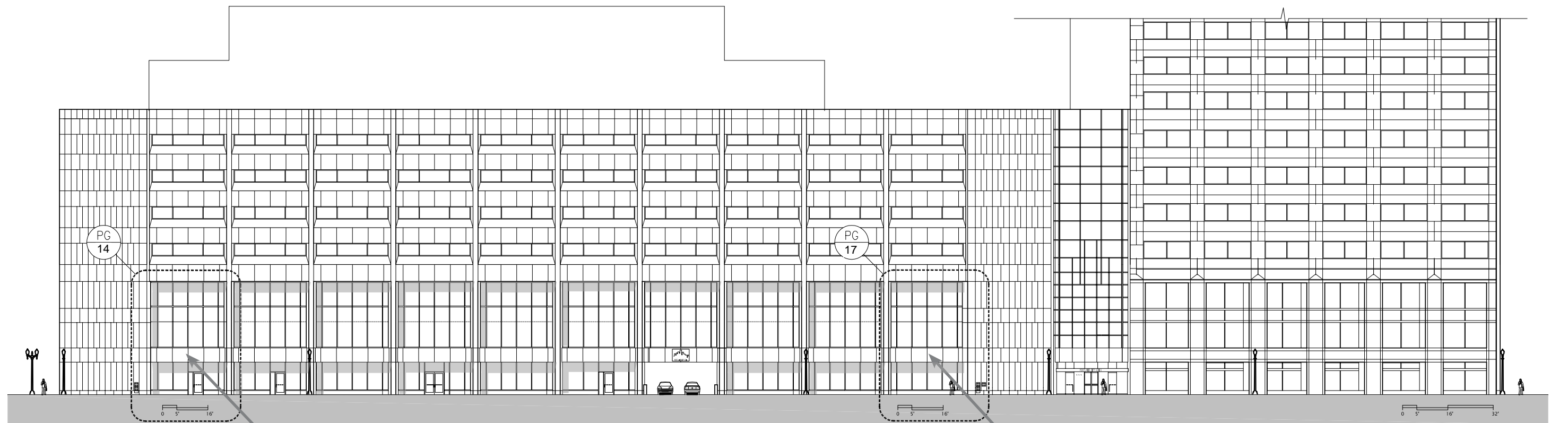
# PROPOSED THIRD FLOOR PLAN





**WEST ELEVATION**

**A. SOUTH PLAZA**



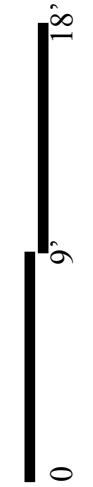
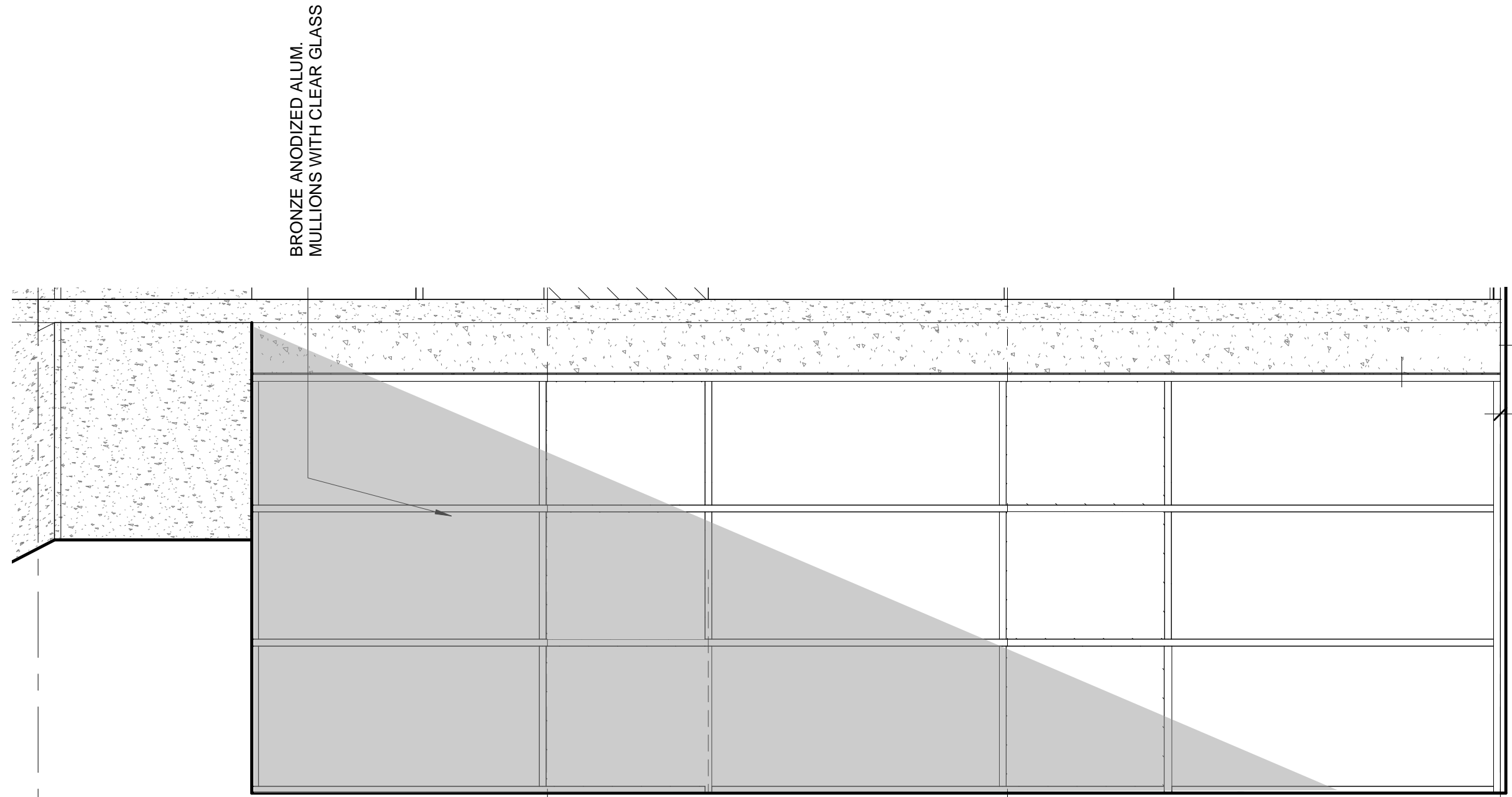
**EAST ELEVATION**

**B. INFILL BAY TO MATCH EXISTING**

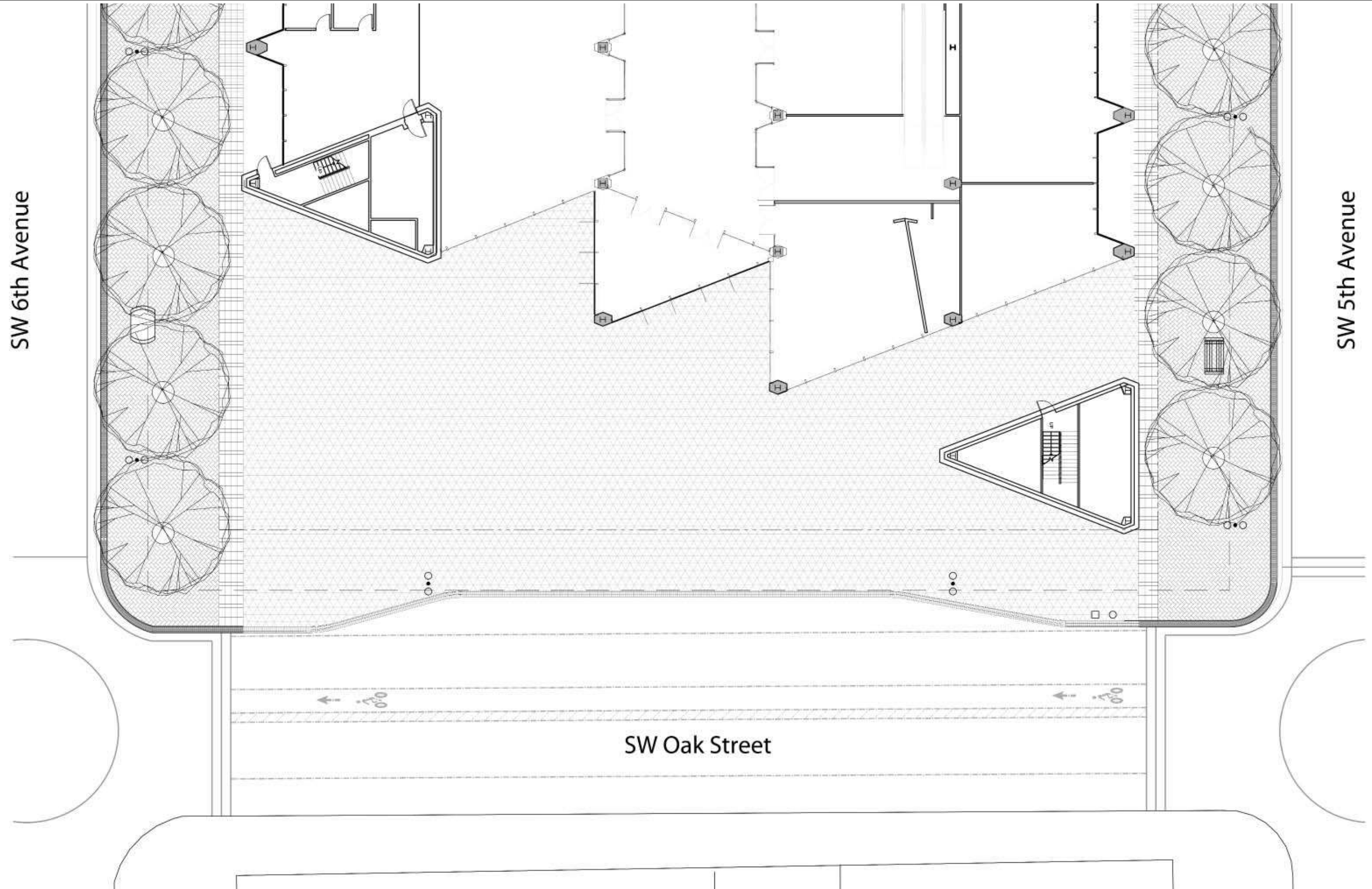
**C. INFILL BAY TO MATCH EXISTING**

**ELEVATIONS**

EXHIBIT 7



A. SOUTH PLAZA FACADE - WEST ELEVATION OF TYPICAL BAY  
EXHIBIT 10



SW 6th Avenue

SW 5th Avenue

SW Oak Street

# EXISTING SOUTH PLAZA

EXHIBIT 25



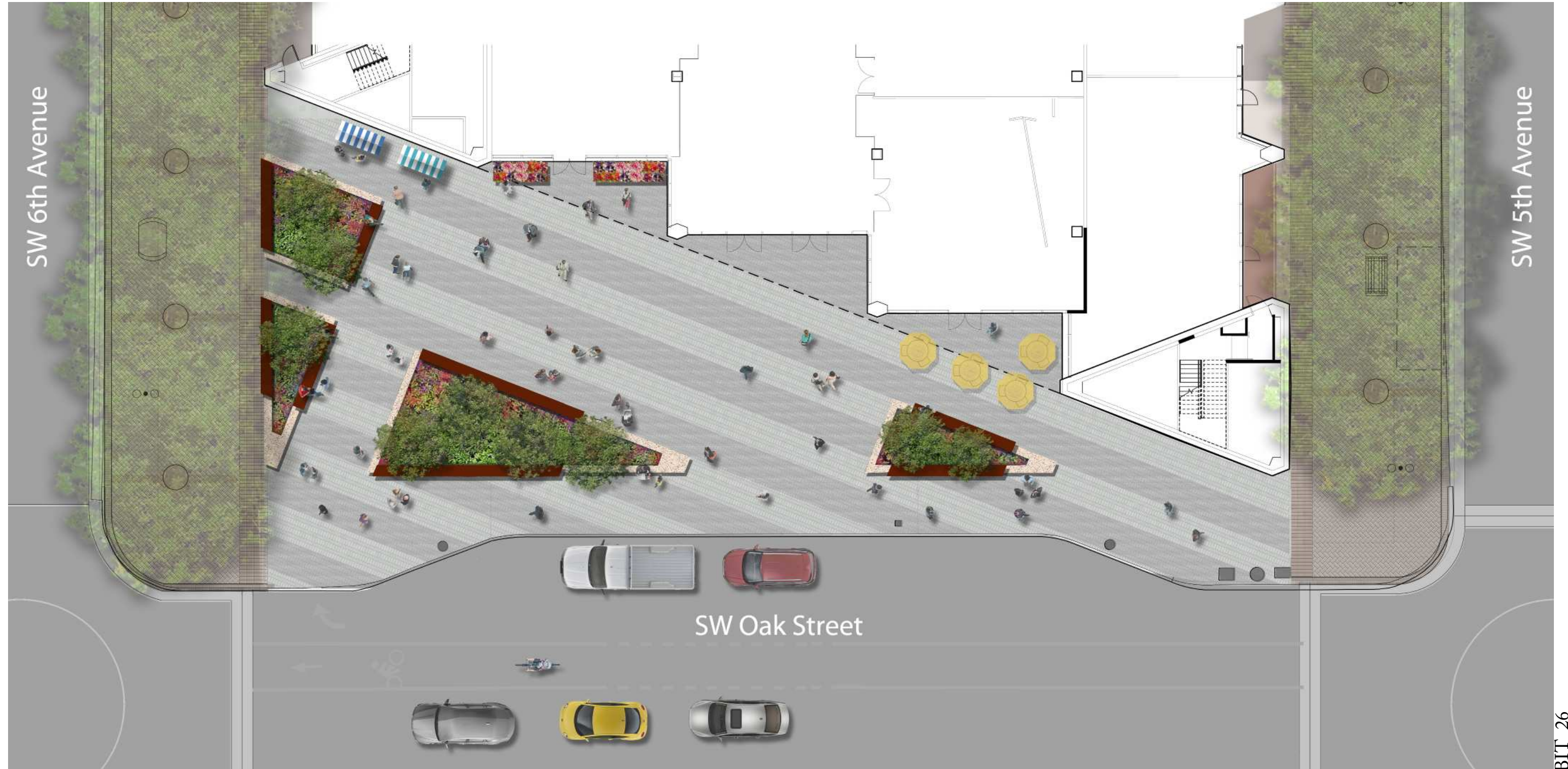


EXHIBIT 26

# PROPOSED SOUTH PLAZA



PLANT SCHEDULE: Representative Species

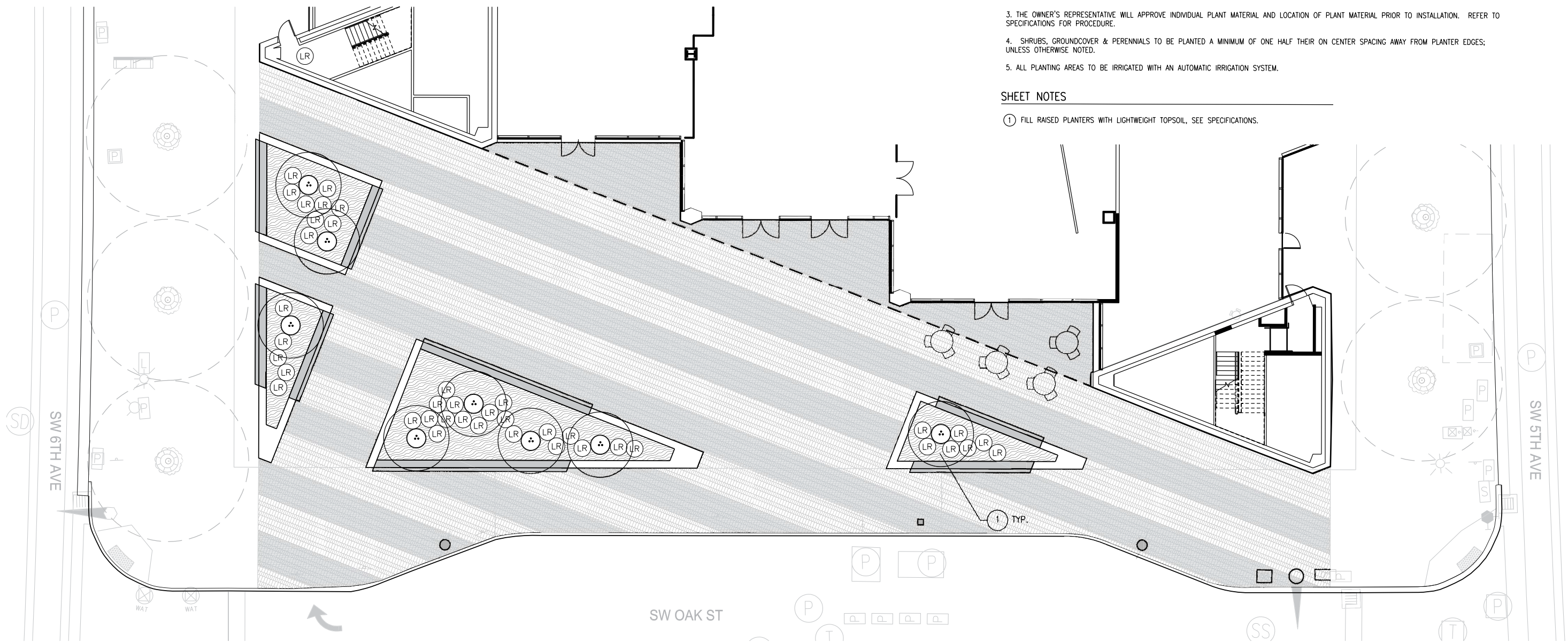
| SYM. | BOTANICAL NAME                  | COMMON NAME               | SIZE/CONDITION | SPACING  | COMMENTS          |
|------|---------------------------------|---------------------------|----------------|----------|-------------------|
| •    | ACER PALMATUM                   | GREEN LEAF JAPANESE MAPLE | 10' HT. CONT.  | AS SHOWN | MULTISTEM, SELECT |
| LR   | ARCTOSTAPHYLOS RUDIS            | SHAGBARK MANZANITA        | #5 CONT.       | AS SHOWN |                   |
|      | DEUTZIA GRACILIS 'NIKKO'        | SLENDER DEUTZIA           | #3 CONT.       | AS SHOWN |                   |
|      | LONICERA PILEATA                | BOX-LEAF HONEYSUCKLE      | #5 CONT.       | AS SHOWN |                   |
|      | SPIRAEA NIPPONICA 'SNOWMOUND'   | SNOWMOUND SPIREA          | #3 CONT.       | AS SHOWN |                   |
|      | ARTMESIA VERSICOLOR 'SEA FOAM'  | CURLYCUE SAGE             | #1 CONT.       | 24" O.C. |                   |
|      | ECHINACEA PURPUREA              | PURPLE CONEFLOWER         | #1 CONT.       | 12" O.C. |                   |
|      | ERYNGIUM AMETHYSTINUM           | BLUE SEAHOLLY             | #1 CONT.       | 12" O.C. |                   |
|      | EUPHORBIA CHAR. 'HUMPTY DUMPTY' | 'HUMPTY DUMPTY' EUPHORBIA | #1 CONT.       | 24" O.C. |                   |
|      | GENTIANA ACAULIS                | TRUMPET GENTIAN           | #1 CONT.       | 12" O.C. |                   |
|      | GERANIUM SANGUINUM 'BROOKSIDE'  | 'BROOKSIDE' GERANIUM      | #1 CONT.       | 24" O.C. |                   |
|      | FESTUCA CALIFORNICA             | CALIFORNIA FESCUE         | #1 CONT.       | 12" O.C. |                   |
|      | HELLEBORUS ARGUTIFOLIUS         | CORSICAN HELLEBORE        | #1 CONT.       | 24" O.C. |                   |
|      | PENSTEMON PRATENSIS             | EVERGREEN PENSTEMON       | #1 CONT.       | 12" O.C. |                   |
|      | SEDUM REFLEXUM 'BLUE SPRUCE'    | BLUE SPRUCE SEDUM         | 4" CONT.       | 12" O.C. |                   |

GENERAL NOTES

1. PLANTING AREAS TO BE FILLED TO WITHIN 3-INCHES OF TOP OF WALL WITH LIGHT WEIGHT AMENDED TOPSOIL. PLANTERS SHALL MOUND-UP FROM THE PERIMETER OF THE PLANTER WALL TO THE CENTER OF THE PLANTER.
2. PLANTING AREAS SHALL BE COVERED WITH 2-INCHES OF DARK BROWN DECOMPOSED BARK MULCH HELD 1-INCH BELOW TOP OF WALL.
3. THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
4. SHRUBS, GROUNDCOVER & PERENNIALS TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PLANTER EDGES; UNLESS OTHERWISE NOTED.
5. ALL PLANTING AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

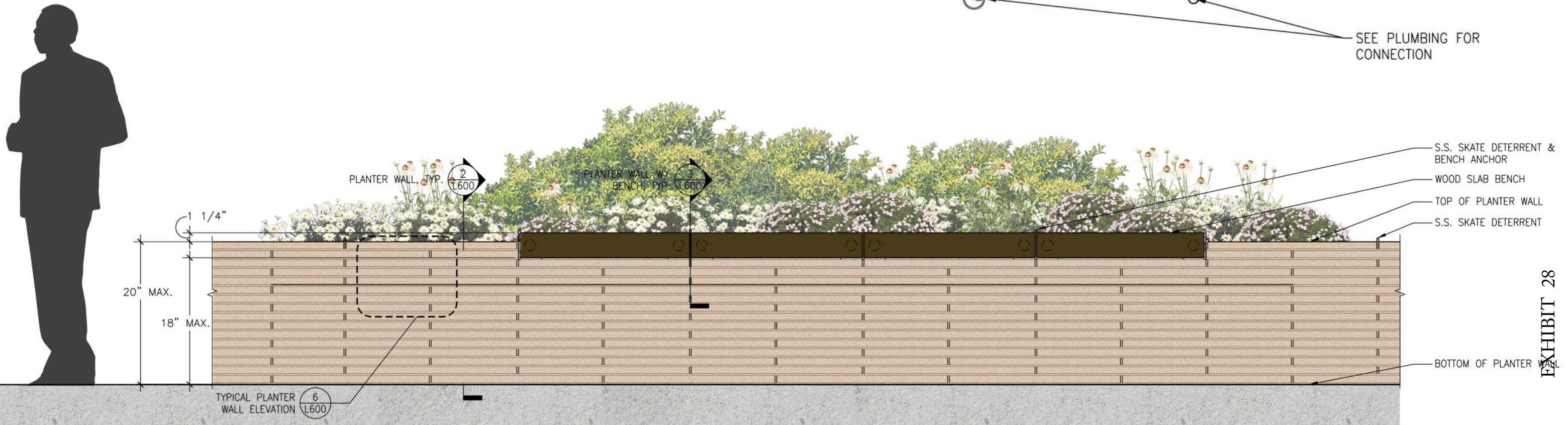
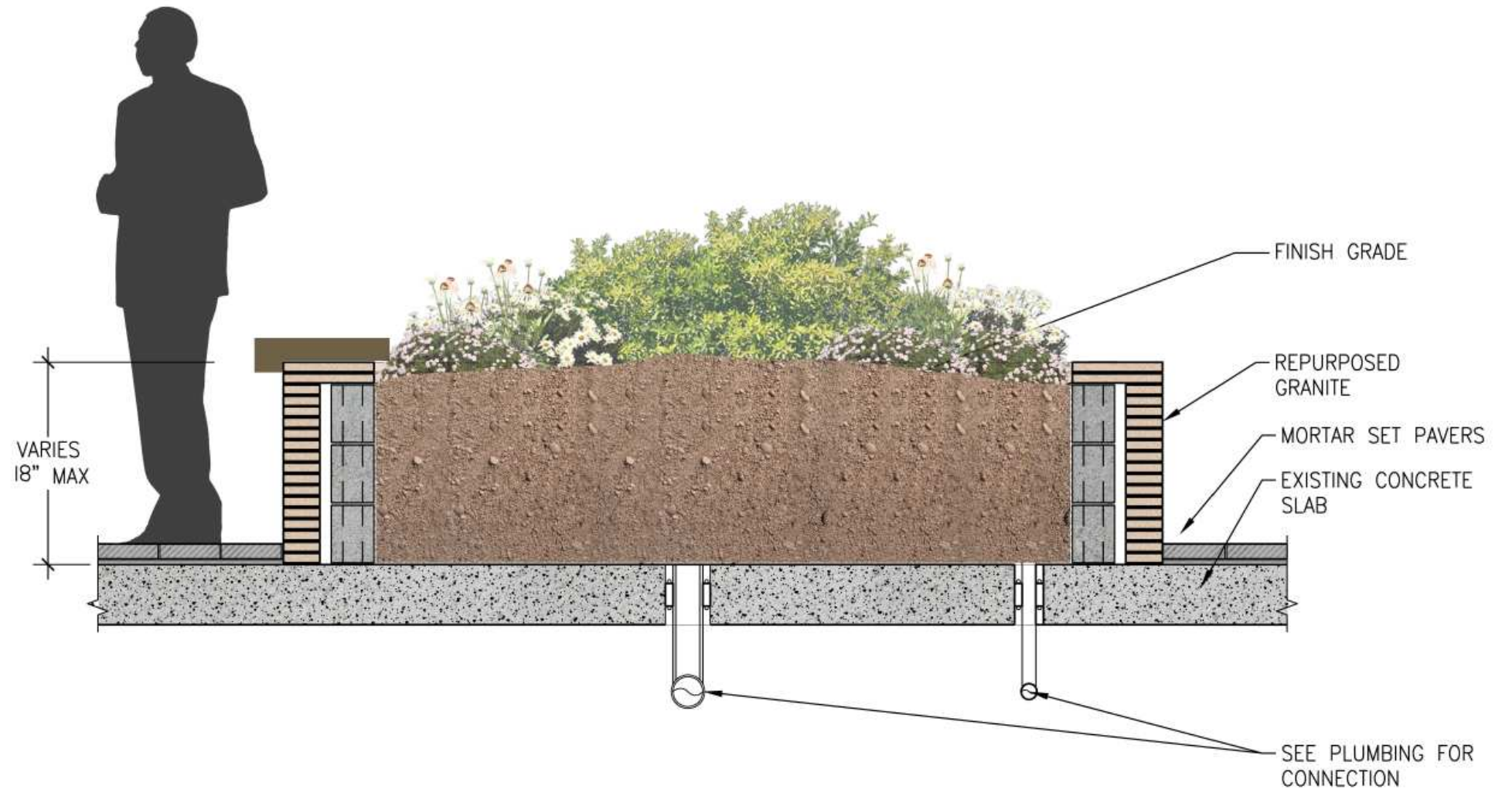
SHEET NOTES

1. FILL RAISED PLANTERS WITH LIGHTWEIGHT TOPSOIL, SEE SPECIFICATIONS.



PROPOSED SOUTH PLAZA PLANTING PLAN

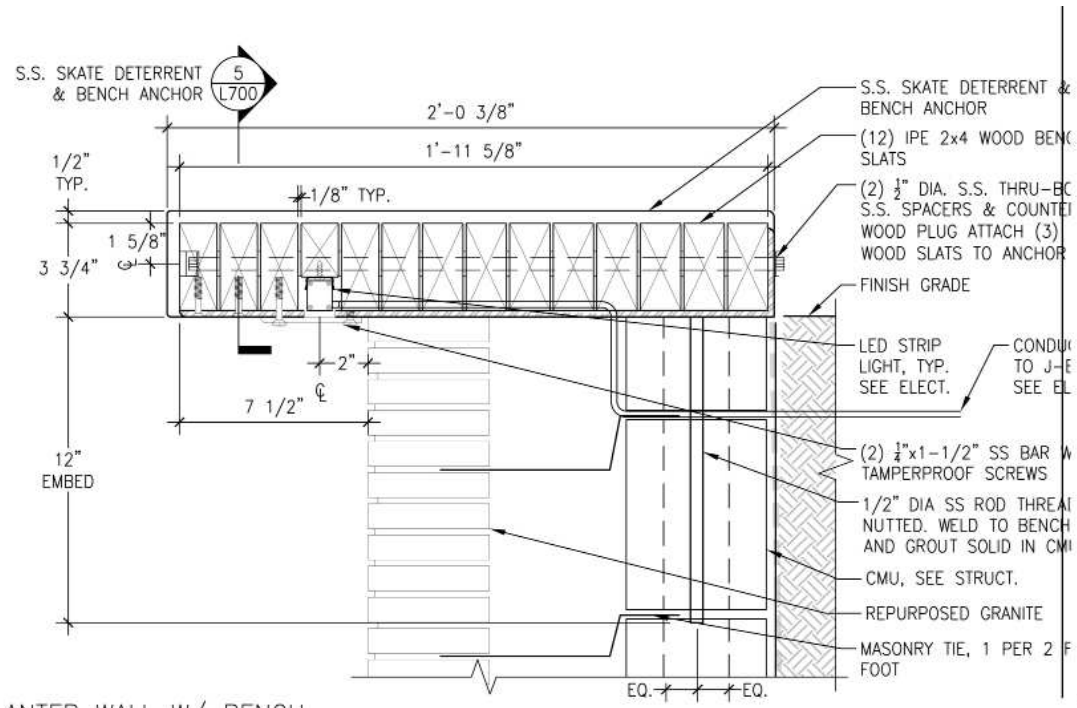




# SECTION THROUGH PLANTER

EXHIBIT 28

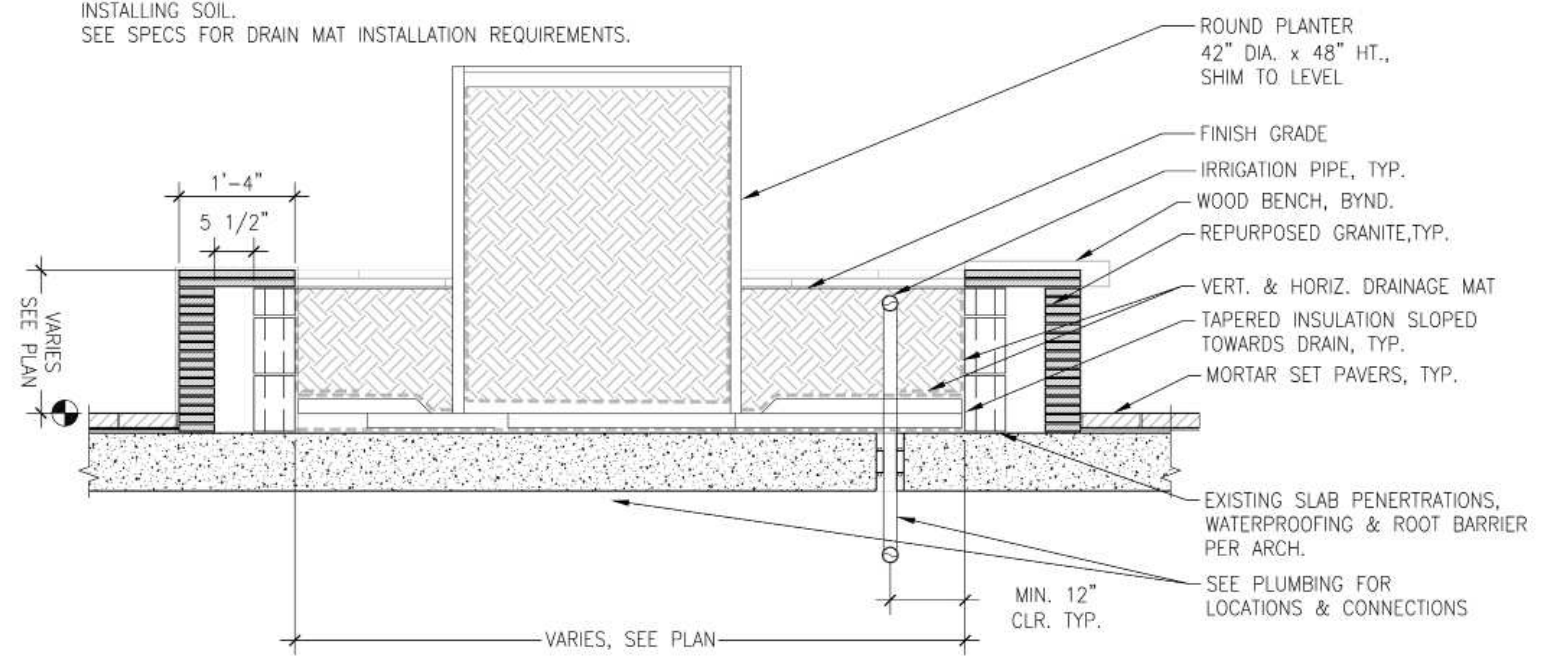




3 PLANTER WALL W/ BENCH  
SCALE: 1-1/2" = 1'-0"

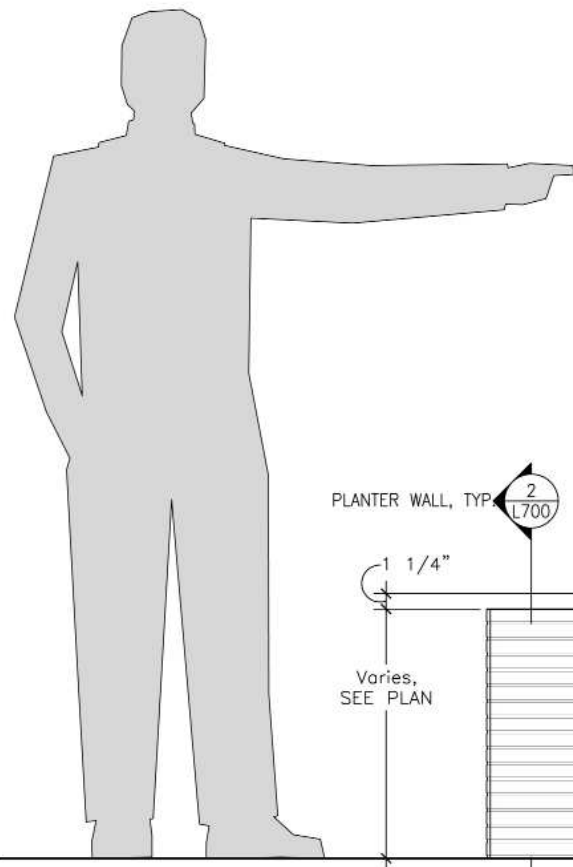
SECTION

NOTE:  
WATERPROOFING, ROOTBARRIER & DRAINAGE PER ARCHITECT.  
INSTALL TAPERED POLYSTYRENE FOAM, HORIZONTAL & VERTICAL  
DRAINMAT ON ALL INSIDE FACES OF PLANTER WALLS PRIOR TO  
INSTALLING SOIL.  
SEE SPECS FOR DRAIN MAT INSTALLATION REQUIREMENTS.

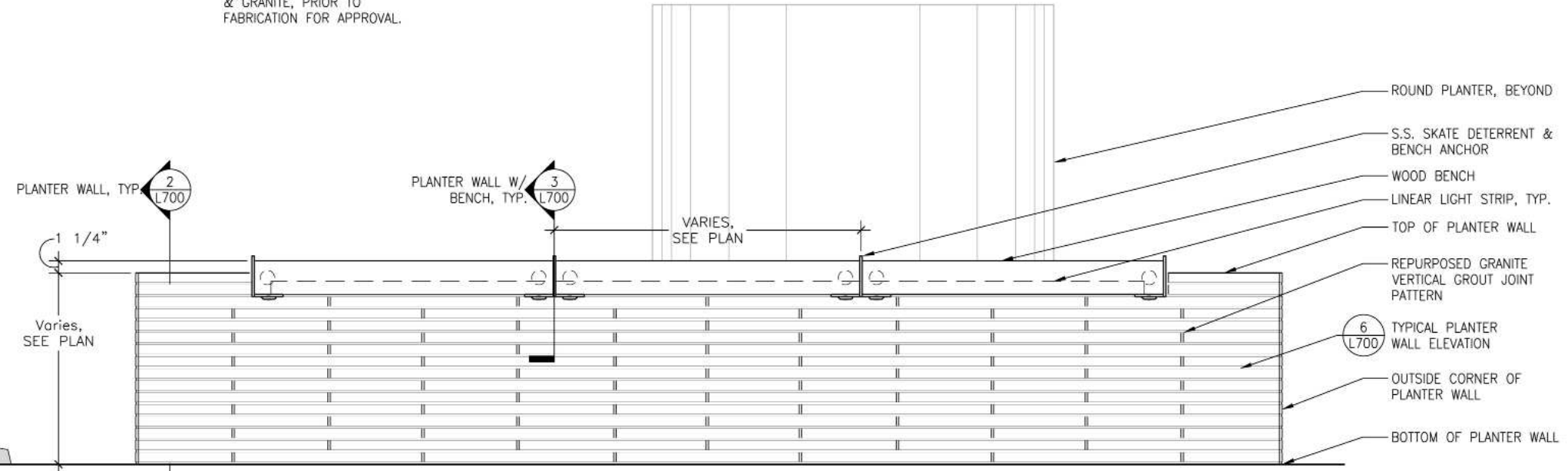


1 PLANTER, TYP.  
SCALE: 3/4" = 1'-0"

SECTION



NOTE:  
SUBMIT SHOP DRAWINGS,  
SHOWING LAYOUT OF WOOD  
BENCH, SKATE DETERRENTS  
& GRANITE, PRIOR TO  
FABRICATION FOR APPROVAL.



4 PLANTER WALL ELEVATION  
SCALE: 1 1/2" = 1'-0"

# PLANTER DETAILS





EXHIBIT 30

## SOUTH PLAZA AERIAL VIEW





EXHIBIT 31

## SOUTH PLAZA FROM 5TH STREET





**SOUTH PLAZA FROM 6TH STREET**

EXHIBIT 32





EXHIBIT 33

## SOUTH PLAZA FROM 6TH STREET





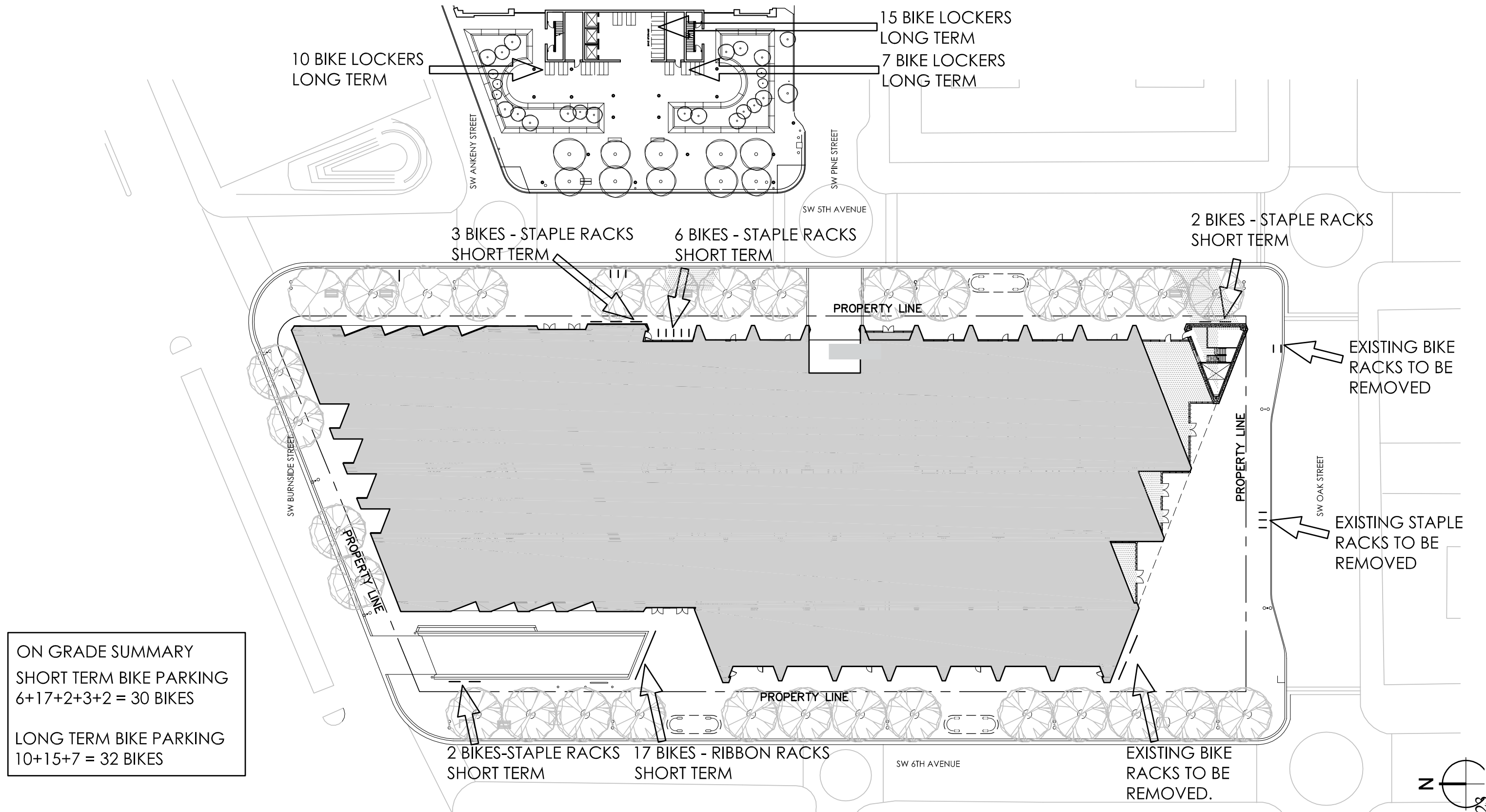
EXHIBIT 30

## SOUTH PLAZA AERIAL VIEW



| REQUIREMENT                                   | REFERENCE                | STANDARD   | PROPOSAL  |
|---|--------------------------|--|---|
| <b>Zone</b>                                   | Map 510-1<br>Map 3028    | CXd - Central Commercial with design overlay - Central City Plan District Design Guidelines  | Existing building complies.   |
| <b>Primary Uses</b>                           | 33.130<br>Table 130-1    | Office/Retail  | Allowed.  |
| <b>Site Area</b>                              |                          | 96,086 sf  |   |
| <b>Floor Area Ratio</b>                       | 33.510.200<br>Map 510-2  | Maximum FAR 15 to 1  | Added floor area = 6,893sf (1,232,680 gsf total) 12.8 to 1 FAR Complies.                                |
| <b>Building Height</b>                        | 33.510.205<br>Map 510-3  | Maximum 460 ft height  | Existing conditions – not impacted by this application.   |
| <b>Required Building Lines</b>                | 33.510.215<br>Map 510-6  | 75% of frontage at lot line or within 12 feet (additional requirements apply)  | The Oak Street frontage will not comply but will be closer to conformance than the existing conditions. |
| <b>Ground Floor Window Standards</b>          | 33.510.220               | 33.510.220 directs to reference Base zone for CX   | Proposed work will comply.  |
| <b>Exterior Display and Storage</b>           | 33.510.223<br>Map 510-18 | Restrictions apply. Exterior display of goods and exterior storage are not allowed. Outdoor seating for restaurants and pedestrian oriented accessory uses are exempt from this requirement. | Existing conditions – not impacted by this application.   |
| <b>Ground Floor Active Use</b>                | 33.510.225<br>Map 510-7  | Required.  | Proposed work will comply.  |
| <b>Minimum Active Floor Area</b>              | 33.510.226<br>Map 510-7  | Not required.  | N/A   |
| <b>Required Residential Development Areas</b> | 33.510.230<br>Map 510-5  |  | Does not apply.   |
| <b>Drive Through Facilities</b>               | 33.510.240               | Not Allowed  | Does not apply.   |
| <b>Demolitions</b>                            | 33.510.242               | Regulations apply, but not applicable as building is not being demolished.   | Does not apply.   |
| <b>Central City Master Plans</b>              | 33.510.255               |  | Does not apply.   |
| <b>Parking</b>                                | 33.510.261<br>Map 510-8  | Map 510-8 identifies site as DT-2  |   |
| <b>Parking Access Restricted Streets</b>      | Map 510-9                | SW 5th and SW 6th Streets identified as Parking Access Prohibited.   | Existing conditions - not impacted by this application.   |

| REQUIREMENT                            | REFERENCE   | STANDARD   | PROPOSAL   |
|--|---|--|--|
| <b>Parking in the Core Area</b>        | 33.510.263  | Growth Parking: More than 20 spaces in a structure is allowed.   | Existing conditions – not impacted by this application.  |
| <b>Minimum Required Parking Stalls</b> | 33.266.110<br>Table 266-1<br>Table 266-2                | Minimum: none required.  | No change to the minimum required.   |
| <b>Maximum Allowed Parking Spaces</b>  | 33.510.263  | Reference Section 33.510.263<br><br>Maximum (Table 510-6):<br>Retail = 1 per 1,000 sf<br>Office = 0.7 per 1,000 sf   | Added Retail Area = 3,034 nsf = 3 cars<br>Added Office area = 10,820 nsf = 7 cars<br>Total additional cars allowed = 10  |
| <b>Bicycle Parking</b>                 | 33.266.200<br>Table 266-6                               | <b>Short-term bicycle parking:</b><br><br>Retail - 2 or 1 per 5,000 sf of net building area<br>Office - 2 or 1 per 40,000 sf of net building area<br><br><b>Long-term bicycle parking:</b><br>Retail - 2 or 1 per 12,000 sf of net building area<br>Office - 2 or 1 per 10,000 sf of net building area | (Total Retail net sf = 37,951 sf)<br>(Total Office net sf = 866,176 sf)<br><br>Short term retail req'd = 8 bikes<br><u>Short term office req'd = 22 bikes</u><br><b>Total Short term req'd = 30</b><br><br><b>Existing Short Term bike spaces provided 30 spaces</b><br><br>Long term retail req'd = 4 bikes<br><u>Long term office req'd = 87 bikes</u><br><b>Total Long term req'd = 91 spaces</b><br><br><b>Existing Long Term bike spaces provided 117 spaces</b><br><br><b>No additional bike spaces req'd.</b> |
| <b>Loading Standards</b>               | 33.266.310  | Loading space to meet standard A = 35' long x 10' wide x 13' tall  | Existing conditions – not impacted by this application.  |
| <b>Total Gross Building Area</b>       | 1,226,555 gsf (existing)<br>1,232,680 gsf (as proposed) | <b>Total added floor area:</b>   | Office: 3,987 gsf (proposed)<br>Retail: 2,138 gsf (proposed)<br>Total: 6,125 gsf (proposed)  |

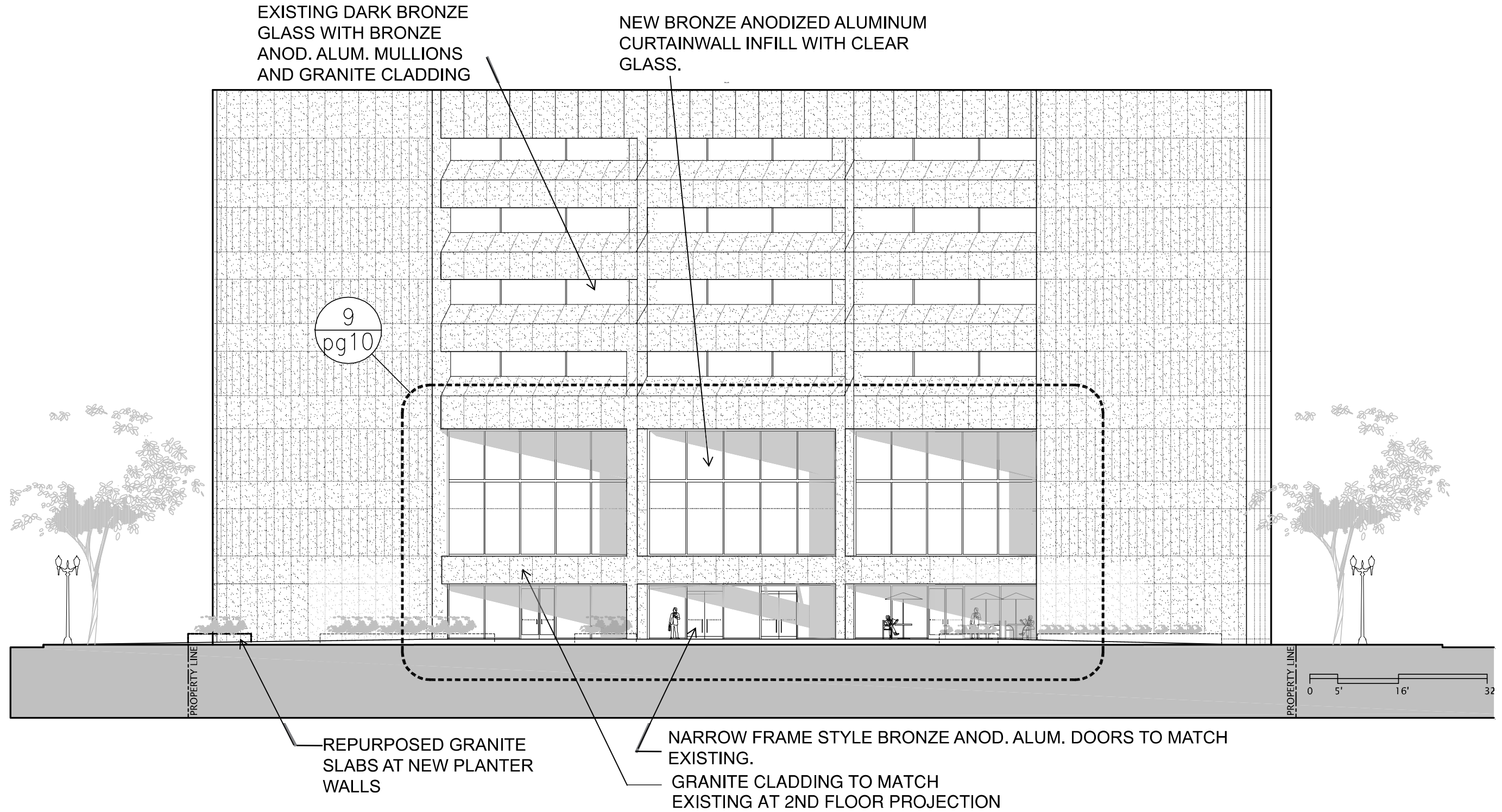


ON GRADE SUMMARY  
 SHORT TERM BIKE PARKING  
 $6+17+2+3+2 = 30$  BIKES  
 LONG TERM BIKE PARKING  
 $10+15+7 = 32$  BIKES

# BIKE PARKING - STREET LEVEL

EXHIBIT 28

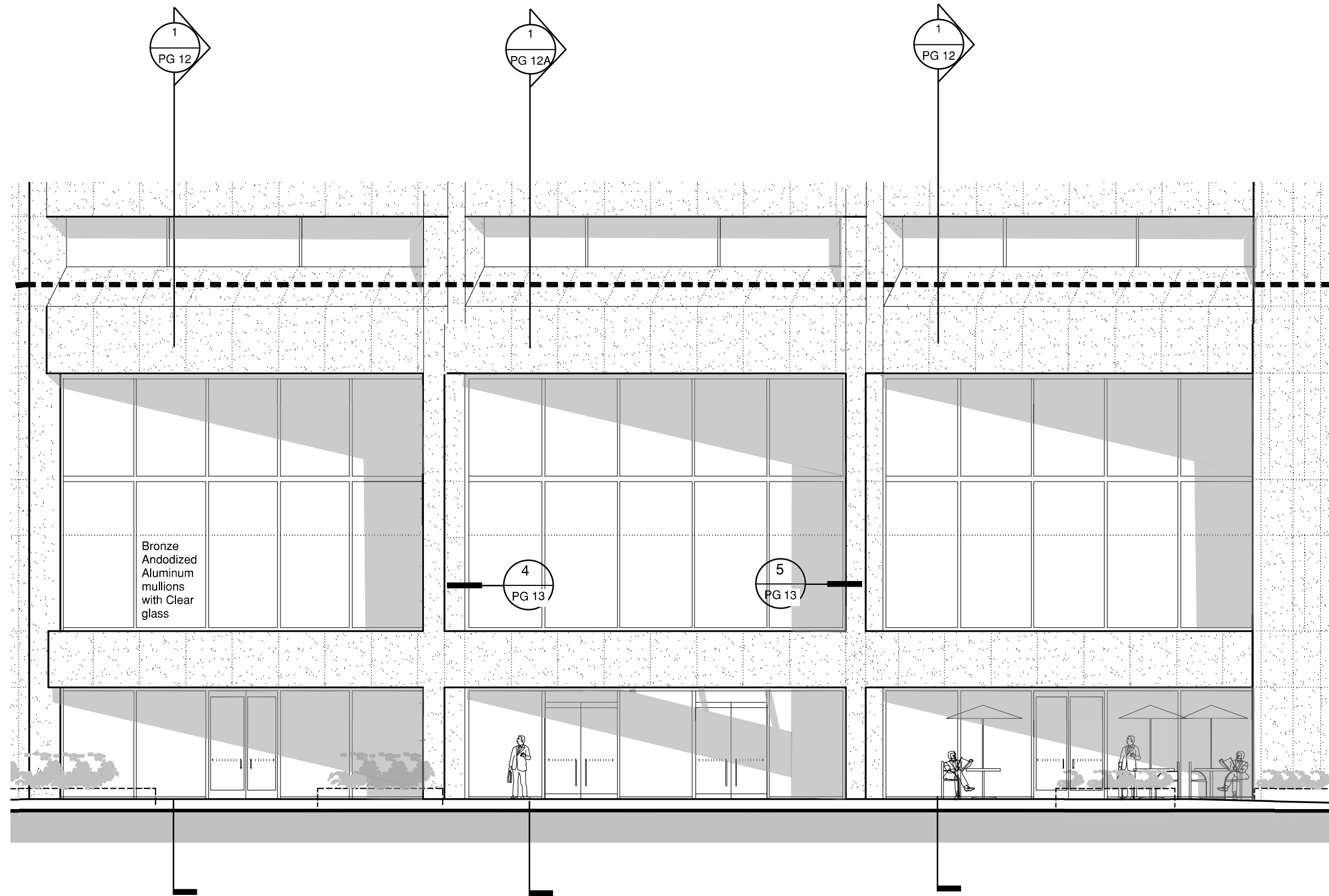




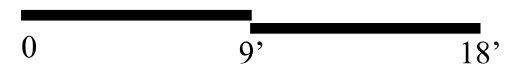
**A. SOUTH ELEVATION**

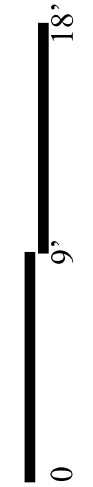
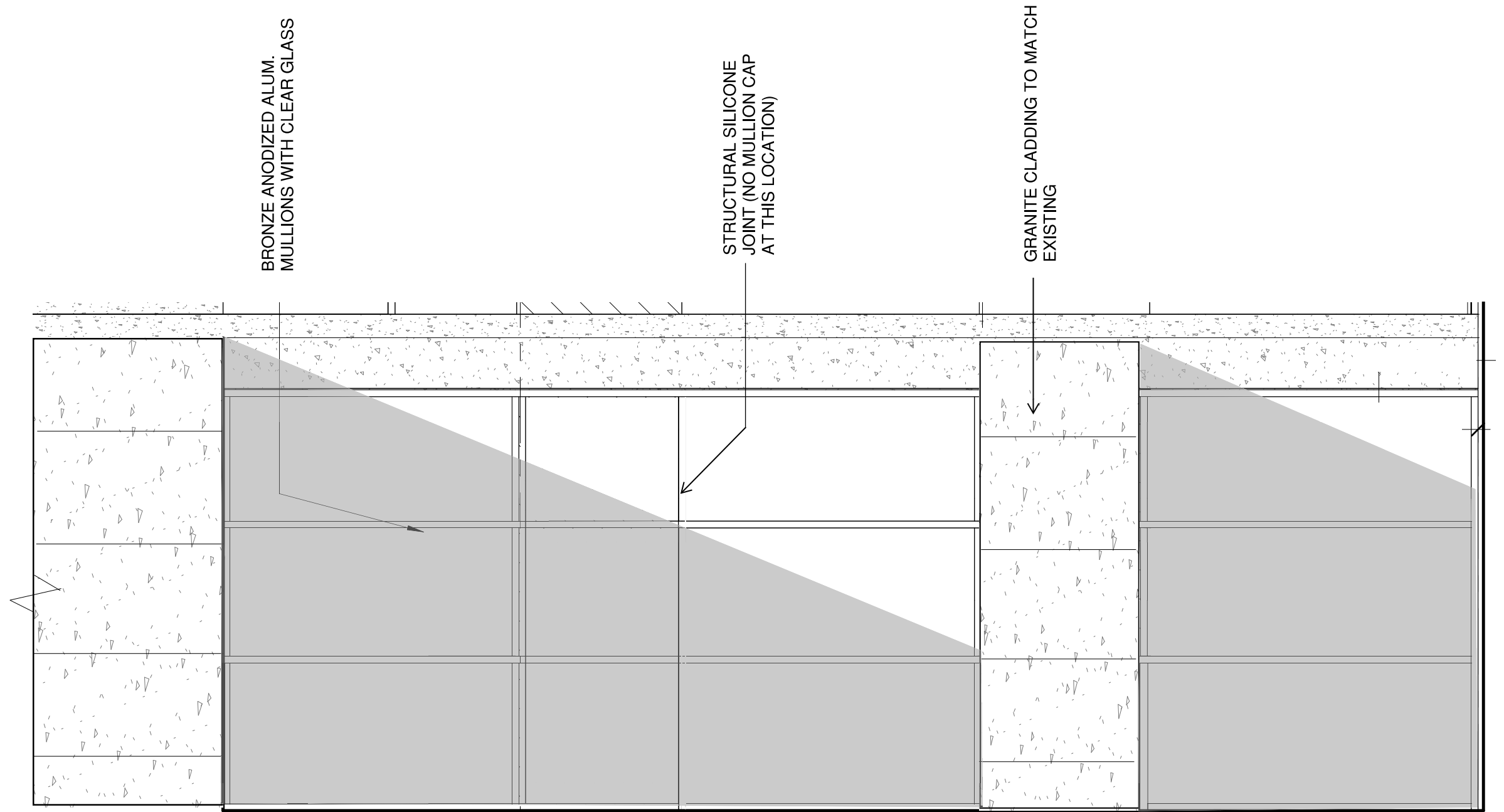
EXHIBIT 8

# ELEVATIONS

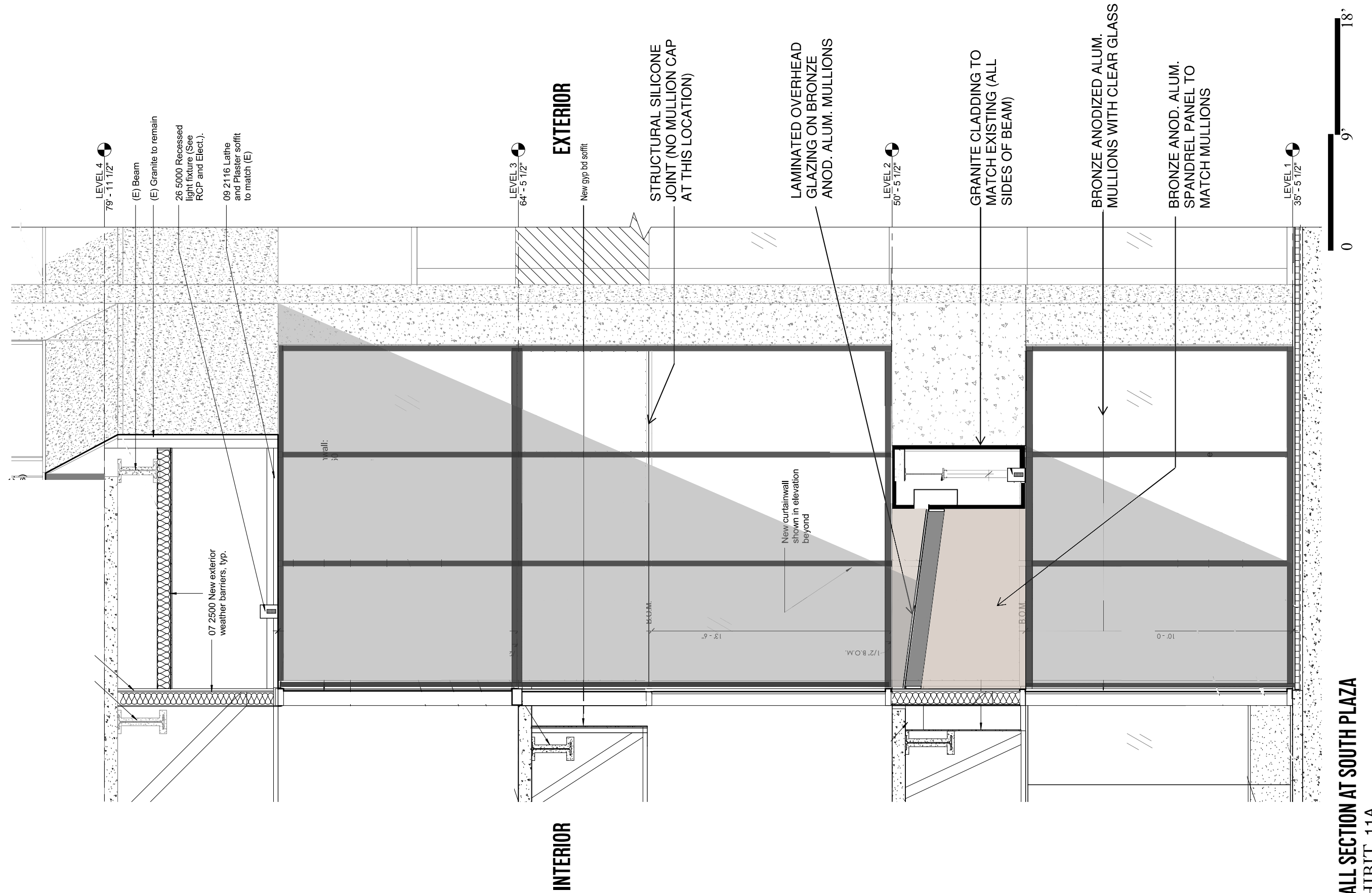


**A. SOUTH PLAZA ENTRANCE - SOUTH ELEVATION**

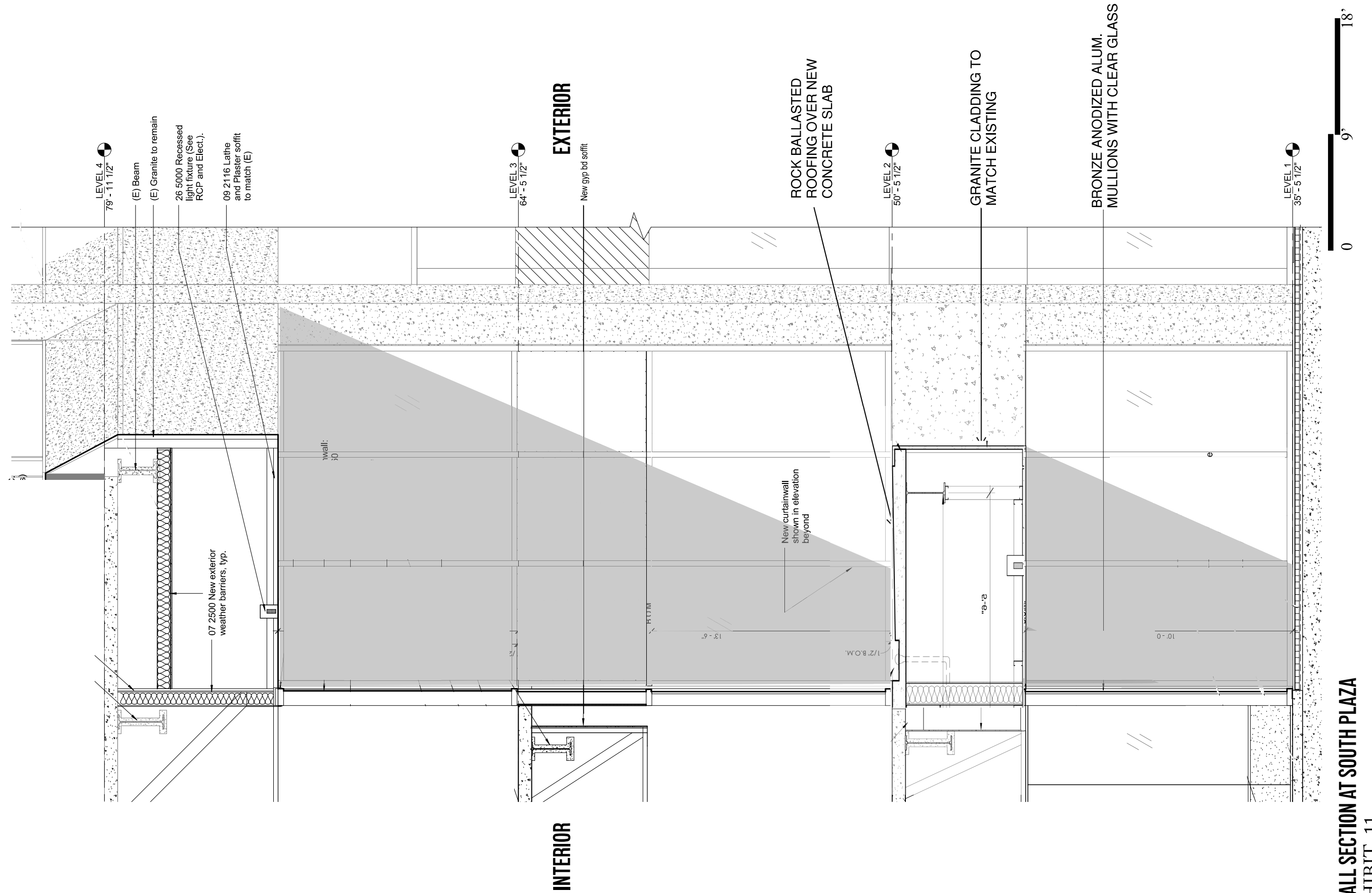




A. SOUTH PLAZA FACADE - WEST ELEVATION OF TYPICAL BAY  
EXHIBIT 10



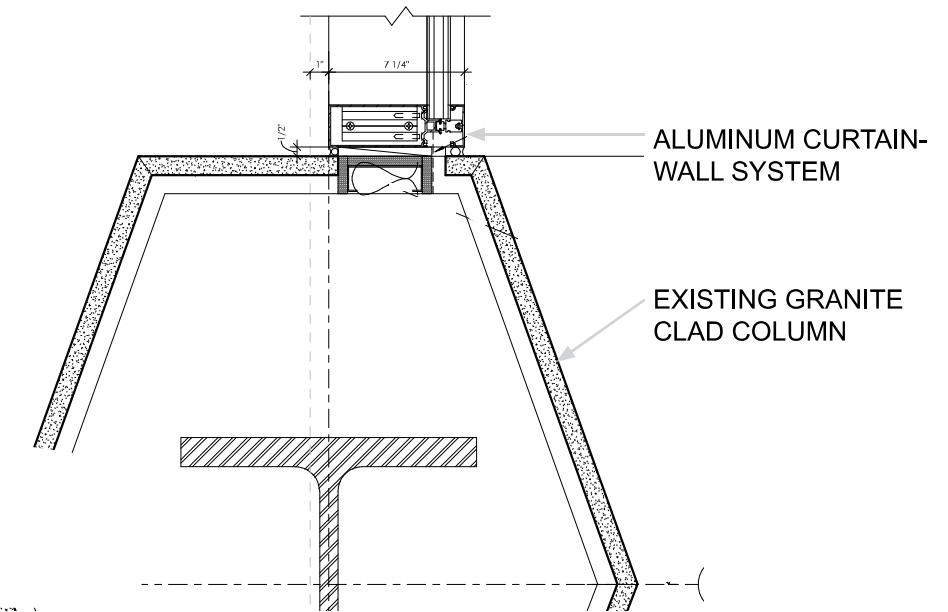
**A. WALL SECTION AT SOUTH PLAZA**  
EXHIBIT 11A



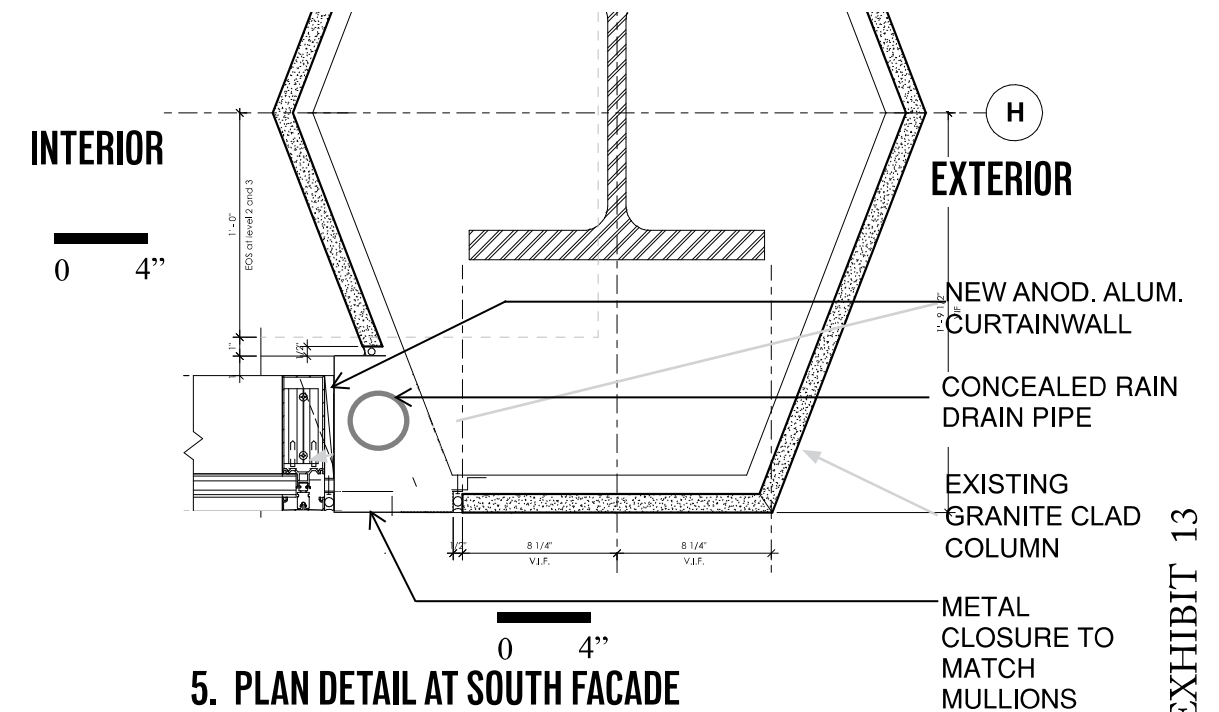
A. WALL SECTION AT SOUTH PLAZA  
EXHIBIT 11

INTERIOR

EXTERIOR

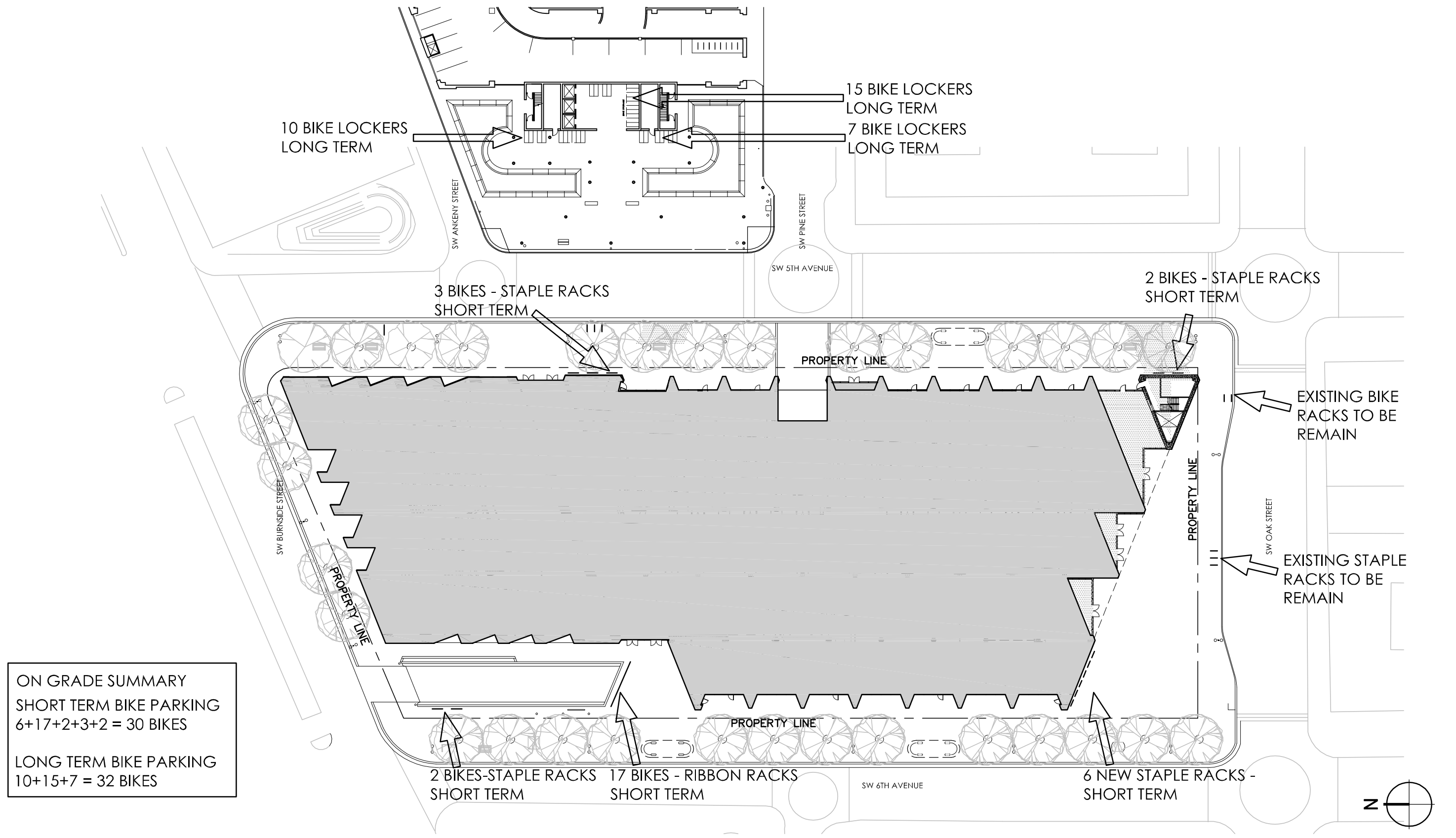


4. PLAN DETAIL AT SOUTH FACADE NEW CURTAINWALL AND EXISTING COLUMN



5. PLAN DETAIL AT SOUTH FACADE

EXHIBIT 13



ON GRADE SUMMARY  
 SHORT TERM BIKE PARKING  
 $6+17+2+3+2 = 30$  BIKES  
 LONG TERM BIKE PARKING  
 $10+15+7 = 32$  BIKES

# BIKE PARKING - STREET LEVEL

EXHIBIT 28 | 7