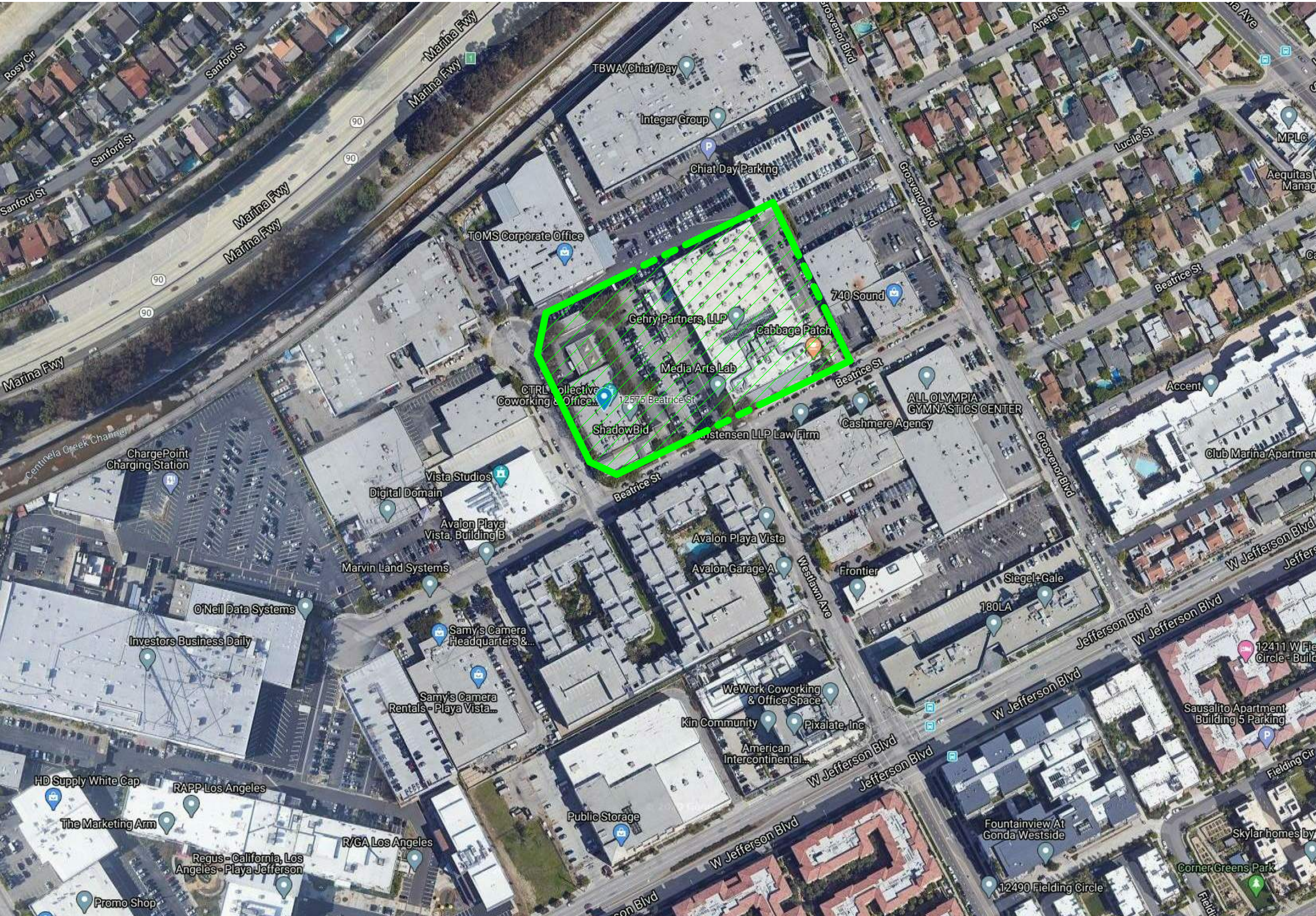
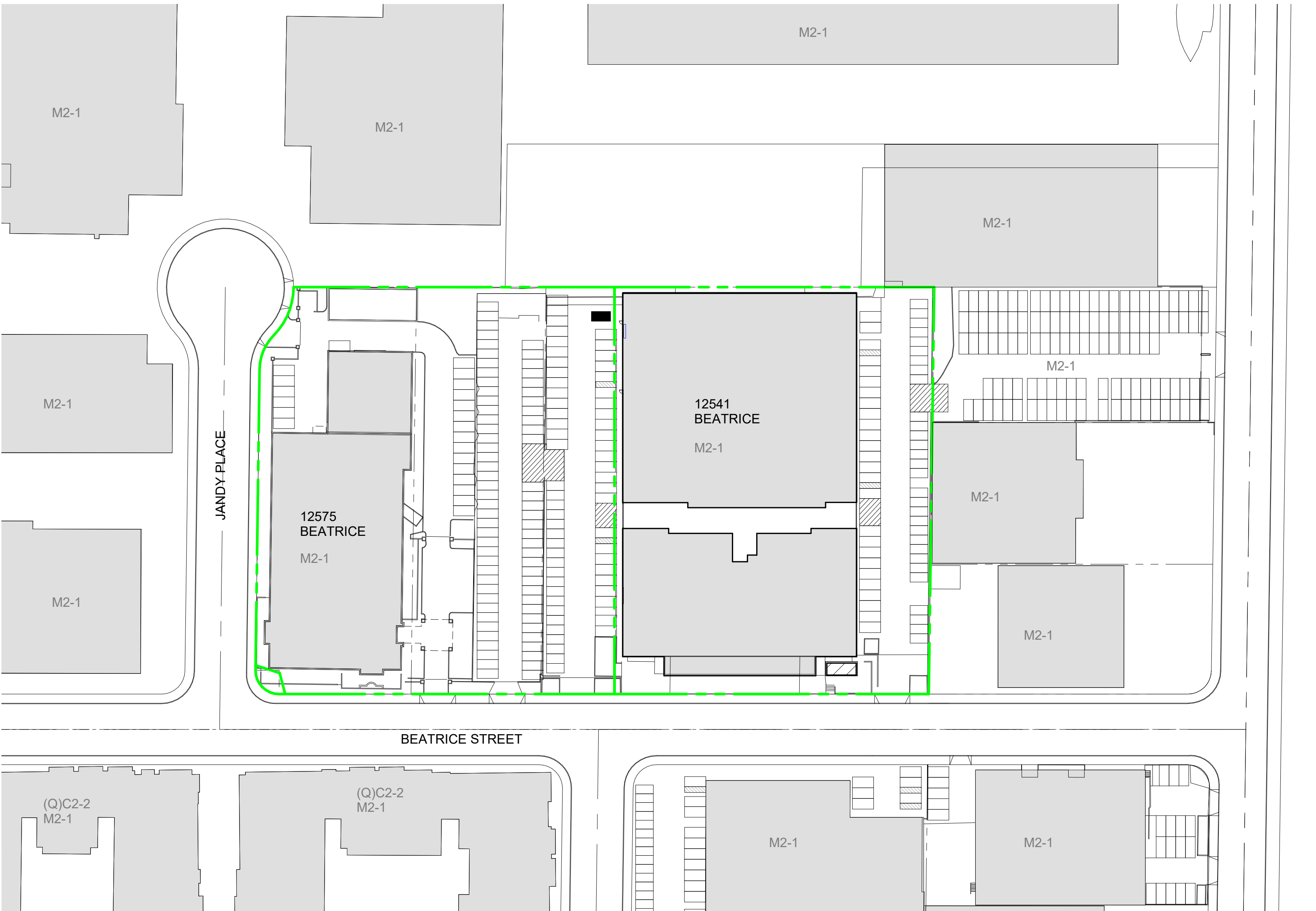
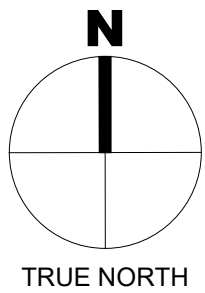


EXHIBIT A
PROJECT PLANS
ENV-2020-3533-EIR
MARCH 13, 2025

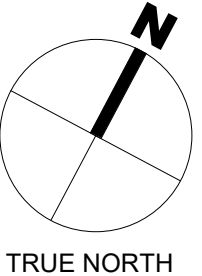
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	DATE	11/17/18	
	ISSUE	EPS DOCUMENTATION FOR CPD CASE FILING	
ARCHITECTURAL	NO.	1	
	SCALE		
SHEET #	SHEET TITLE		
01	SHADOW ANALYSIS		
02	SHADOW ANALYSIS		
03	SHADOW ANALYSIS		
A0-0.0	COVER SHEET	-	•
A1-1.0	DRAWING INDEX, PROJECT SUMMARY, MASTER LAND USE APPLICATION REQ., VICINITY PLAN, SITE PLAN - EXISTING	-	•
A1-1.1	SITE PLAN - PROPOSED	1/32" = 1'-0"	•
A2-1.1	FLOOR PLANS - LEVEL 00, LEVEL 0	1/32" = 1'-0"	•
A2-1.2	FLOOR PLANS - LEVEL 1, LEVEL 2	1/32" = 1'-0"	•
A2-1.3	FLOOR PLANS - LEVEL 3, LEVEL 4	1/32" = 1'-0"	•
A2-1.4	FLOOR PLANS - LEVEL 5, LEVEL 6	1/32" = 1'-0"	•
A2-1.5	FLOOR PLANS - LEVEL 7, LEVEL 8	1/32" = 1'-0"	•
A2-1.6	FLOOR PLANS - ROOF PLAN	1/32" = 1'-0"	•
A2-1.7	TYPICAL CIRCULATION PLANS	1/32" = 1'-0"	•
A2-1.8	TYPICAL LANDSCAPE PLAN - LEVEL 6	1/16" = 1'-0"	•
A2-2.1	ENLARGED PLAN	1/8" = 1'-0"	•
A2-2.2	ENLARGED PLAN	1/8" = 1'-0"	•
A2-2.3	ENLARGED PLAN	1/8" = 1'-0"	•
A2-2.4	ENLARGED PLAN	1/8" = 1'-0"	•
A3-1.1	ELEVATIONS - NORTH & SOUTH	1/32" = 1'-0"	•
A3-1.2	ELEVATIONS - EAST & WEST	1/32" = 1'-0"	•
A3-2.1	SECTIONS	1/16" = 1'-0"	•



1 VICINITY MAP
1/2" = 1'-0"



2 SITE PLAN - EXISTING
1/64" = 1'-0"



PROJECT SUMMARY

12575 BEATRICE					12541 BEATRICE				PARKING REQUIRED				PARKING / BICYCLE SPACES PROVIDED			
LEVEL	OFFICE	CAFE	GENERAL RETAIL	PARKING AREA	OFFICE	PARKING AREA	HARDSCAPE	LANDSCAPE	OFFICE 1,500 SF	CAFE 1,100 SF	RETAIL 1,500 SF	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	BICYCLE SPACES SHORT-TERM	BICYCLE SPACES LONG-TERM	HEIGHT ABOVE ANG (FT)
L00	-	-	-	71,532 SF	-	-	-	-	-	-	-	-	179	-	-	-
L0	-	-	-	73,775 SF	-	-	-	-	-	-	-	-	173	-	-	+0 / +5
L1	-	1,300 SF	2,100 SF	106,877 SF	87,881 SF	110,000 SF	20,690 SF	17,069 SF	176	13	4	193	-	-	-	+5 / +15
L2	-	-	-	80,883 SF	-	-	-	-	-	-	-	-	145	-	-	+15 / +25
L3	-	-	-	80,883 SF	-	-	-	-	-	-	-	-	177	-	-	+25 / +35
L4	53,583 SF	-	-	-	-	-	8,303 SF	3,312 SF	108	-	-	121	-	-	-	+35 / +55
L5	49,806 SF	-	-	-	-	-	2,103 SF	2,358 SF	100	-	-	105	-	-	-	+55 / +75
L6	45,222 SF	-	-	-	-	-	3,652 SF	1,023 SF	90	-	-	88	-	-	-	+75 / +95
L7	36,776 SF	-	-	-	-	-	5,739 SF	2,994 SF	74	-	-	59	-	-	-	+95 / +115
L8	10,713 SF	-	-	-	-	-	14,096 SF	11,271 SF	21	-	-	20	-	-	-	+115 / +135
TOTAL	196,100 SF	1,300 SF	2,100 SF	413,950 SF	87,881 SF	10,000 SF	54,583 SF	38,033 SF	569	13	4	586	811	22	41	-

- GENERAL RETAIL IS <5% OF THE TOTAL GROSS AREA.
- AT-GRADE PARKING ON EAST SIDE OF 12541 BEATRICE ST.
- TOTAL COMBINED OFFICE AREA AT 12575 AND 12541 BEATRICE STREET = 283,981 SF
- LANDSCAPE AND HARDSCAPE AREAS INCLUDE NEW CONSTRUCTION AT 12575 BEATRICE ST. AND AT-GRADE IMPROVEMENTS AT 12541 BEATRICE ST.

NEW BEATRICE WEST
12575 BEATRICE STREET

DRAWING INDEX,
PROJECT SUMMARY,
MASTER LAND USE
APPLICATION REQ.,
VICINITY PLAN, SITE
PLAN - EXISTING

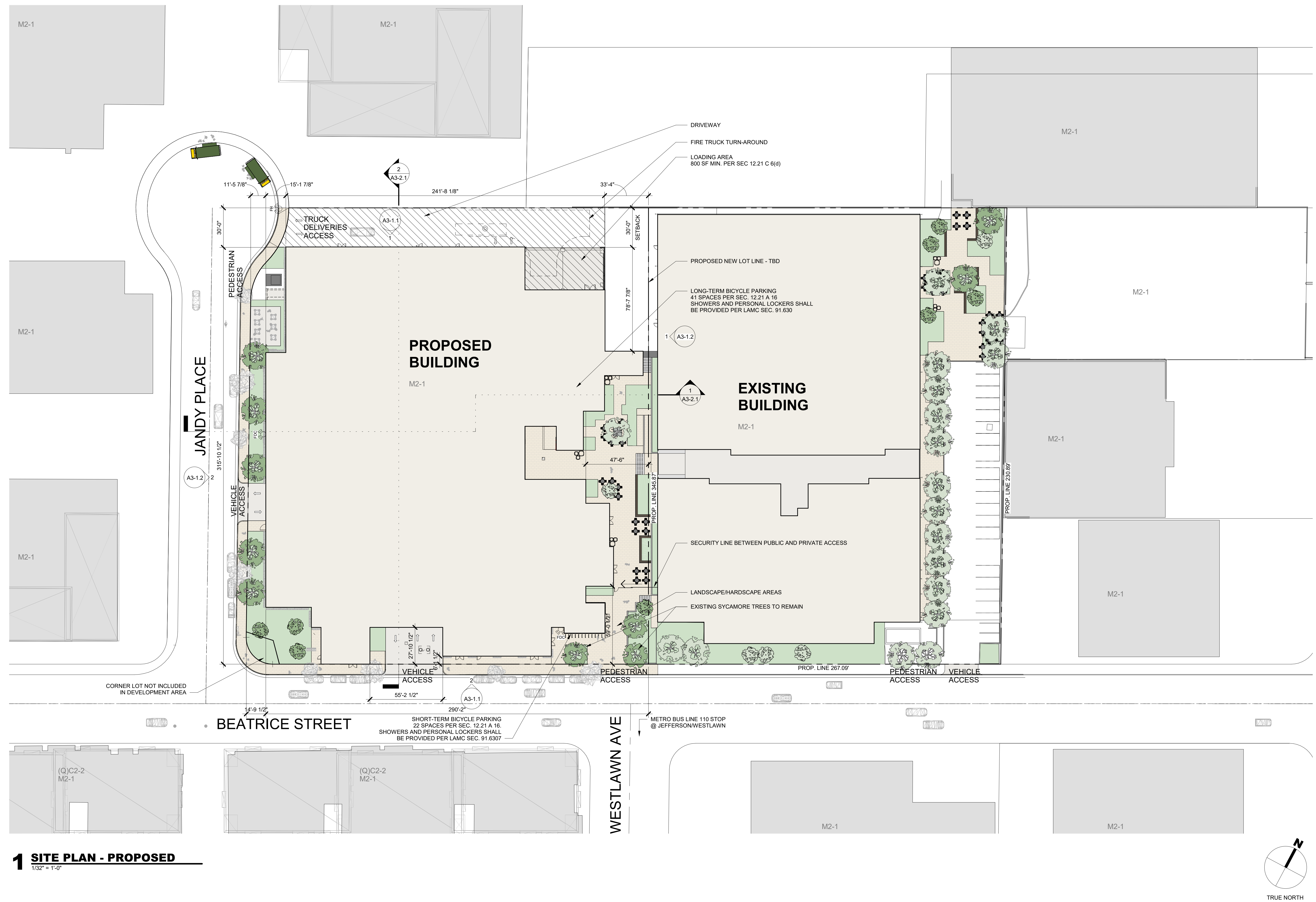
PROJECT NO.
2014-019
DATE
As indicated
DRAWN BY
Author
DATE
02/18/2020

SHEET NUMBER
A1-1.0

PROJECT SUMMARY

12575 BEATRICE					12541 BEATRICE				PARKING REQUIRED				PARKING / BICYCLE SPACES PROVIDED			
LEVEL	OFFICE	CAFE	¹ GENERAL RETAIL	PARKING AREA	OFFICE	PARKING AREA	⁴ HARDSCAPE	⁴ LANDSCAPE	OFFICE 1:500 SF	CAFE 1:100 SF	¹ RETAIL 1:500 SF	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	BICYCLE SPACES SHORT-TERM	BICYCLE SPACES LONG-TERM	HEIGHT ABOVE ANG (FT)
L00	-	-	-	71,532 SF	-	-	-	-	-	-	-	-	179	-	-	-
L0	-	-	-	73,775 SF	-	-	-	-	-	-	-	-	173	22	41	+0 / +5
L1	-	1,300 SF	2,100 SF	106,877 SF	87,881 SF	² 10,000 SF	20,690 SF	17,069 SF	176	13	4	193	138	-	-	+5 / +15
L2	-	-	-	80,883 SF	-	-	-	-	-	-	-	-	145	-	-	+15 / +25
L3	-	-	-	80,883 SF	-	-	-	-	-	-	-	-	177	-	-	+25 / +35
L4	53,583 SF	-	-	-	-	-	8,303 SF	3,312 SF	108	-	-	121	-	-	-	+35 / +55
L5	49,806 SF	-	-	-	-	-	2,103 SF	2,358 SF	100	-	-	105	-	-	-	+55 / +75
L6	45,222 SF	-	-	-	-	-	3,652 SF	1,029 SF	90	-	-	88	-	-	-	+75 / +95
L7	36,776 SF	-	-	-	-	-	5,739 SF	2,994 SF	74	-	-	59	-	-	-	+95 / +115
L8	10,713 SF	-	-	-	-	-	14,096 SF	11,271 SF	21	-	-	20	-	-	-	+115 / +135
TOTAL	³ 196,100 SF	1,300 SF	2,100 SF	413,950 SF	³ 87,881 SF	10,000 SF	54,583 SF	38,033 SF	569	13	4	586	811	22	41	-

1. GENERAL RETAIL IS <5% OF THE TOTAL GROSS AREA.
2. AT-GRADE PARKING ON EAST SIDE OF 12541 BEATRICE ST.
3. TOTAL COMBINED OFFICE AREA AT 12575 AND 12541 BEATRICE STREET = 283,981 SF
4. LANDSCAPE AND HARDSCAPE AREAS INCLUDE NEW CONSTRUCTION AT 12575 BEATRICE ST. AND AT-GRADE IMPROVEMENTS AT 12541 BEATRICE ST.







1 FLOOR PLAN - PARKING LEVEL 3
1/32" = 1'-0"



2 FLOOR PLAN - LEVEL 4
1/32" = 1'-0"

KEY PLAN

NEW BEATRICE WEST
12575 BEATRICE STREET

TITLE

FLOOR PLANS - LEVEL
3, LEVEL 4

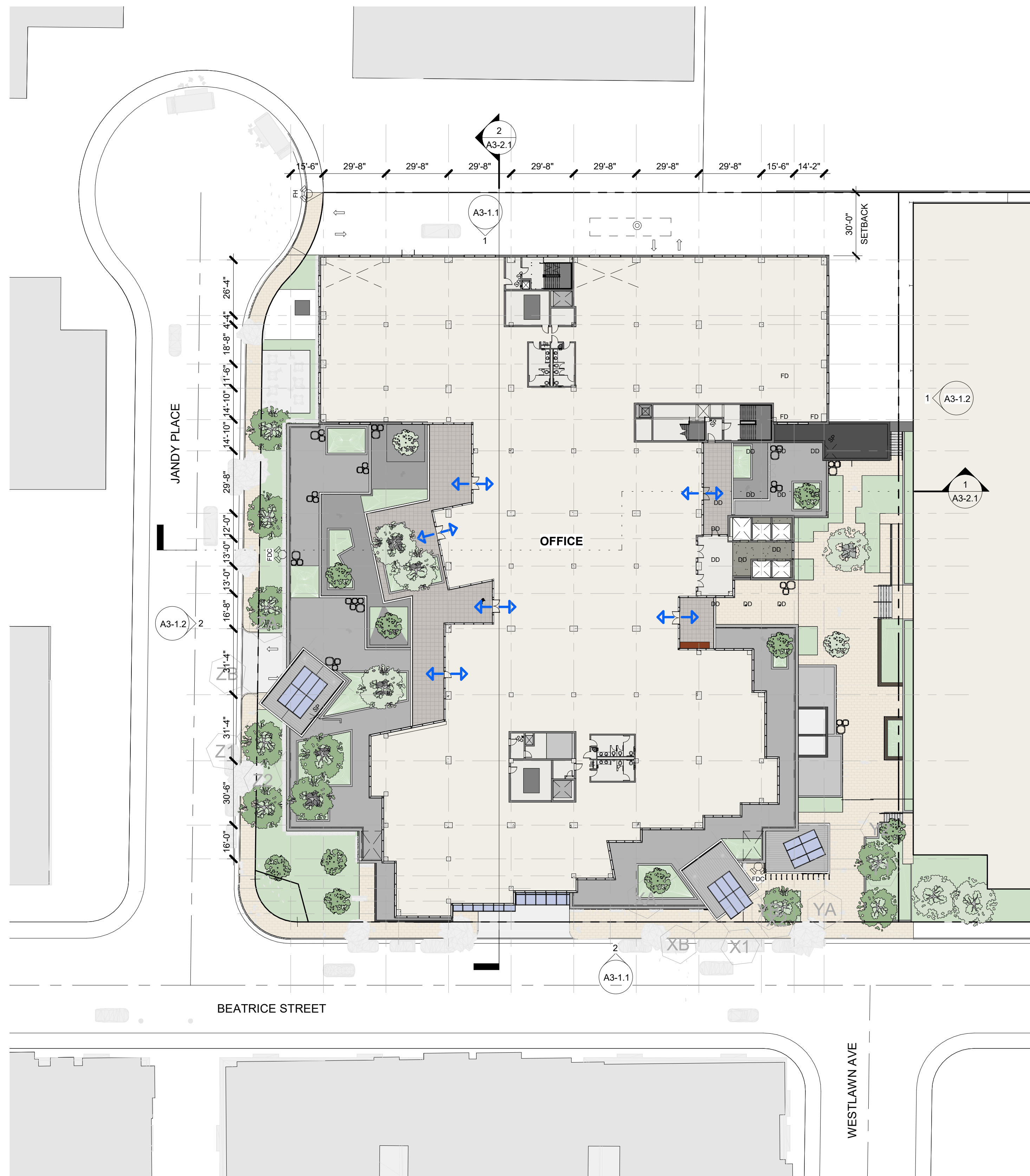
2014-019
1/32" = 1'-0"
Author
02/18/2020

A2-1.3

8/25/2020 2:10:57 PM



1 FLOOR PLAN - LEVEL 5
1/32" = 1'-0"



2 FLOOR PLAN - LEVEL 6
1/32" = 1'-0"

KEY PLAN

NEW BEATRICE WEST
12575 BEATRICE STREET

TITLE

FLOOR PLANS - LEVEL
5, LEVEL 6

PROJECT NO.
2014-019
SCALE
1/32" = 1'-0"
DRAWN BY
Author
DATE
02/18/2020

PROJECT NUMBER
A2-1.4



1 FLOOR PLAN - LEVEL 7
1/32" = 1'-0"



2 FLOOR PLAN - LEVEL 8
1/32" = 1'-0"

NEW BEATRICE WEST
12575 BEATRICE STREET

FLOOR PLANS - LEVEL
7, LEVEL 8

2014-019
1/32" = 1'-0"
Author
02/18/2020

A2-1.5



1 ROOF PLAN
1/32" = 1'-0"

KEY PLAN

NEW BEATRICE WEST
12575 BEATRICE STREET

TITLE

FLOOR PLANS - ROOF
PLAN

PROJECT NO.
2014-019
SCALE
1/32" = 1'-0"
DRAWN BY
Author
DATE
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PROJECT NUMBER
A2-1.6



2 SOUTH BUILDING ELEVATION - BEATRICE ST.
1/16" = 1'-0"

EXTERIOR FINISHES	
1	LOW-E GLASS WINDOW WALL
2	WHITE PLASTER WALL
3	GREEN WALL (PLANTED)
4	INSULATED METAL PANEL



1 NORTH BUILDING ELEVATION
1/16" = 1'-0"

EXTERIOR FINISHES	
1	LOW-E GLASS WINDOW WALL
2	WHITE PLASTER WALL
3	GREEN WALL (PLANTED)
4	INSULATED METAL PANEL

KEY PLAN

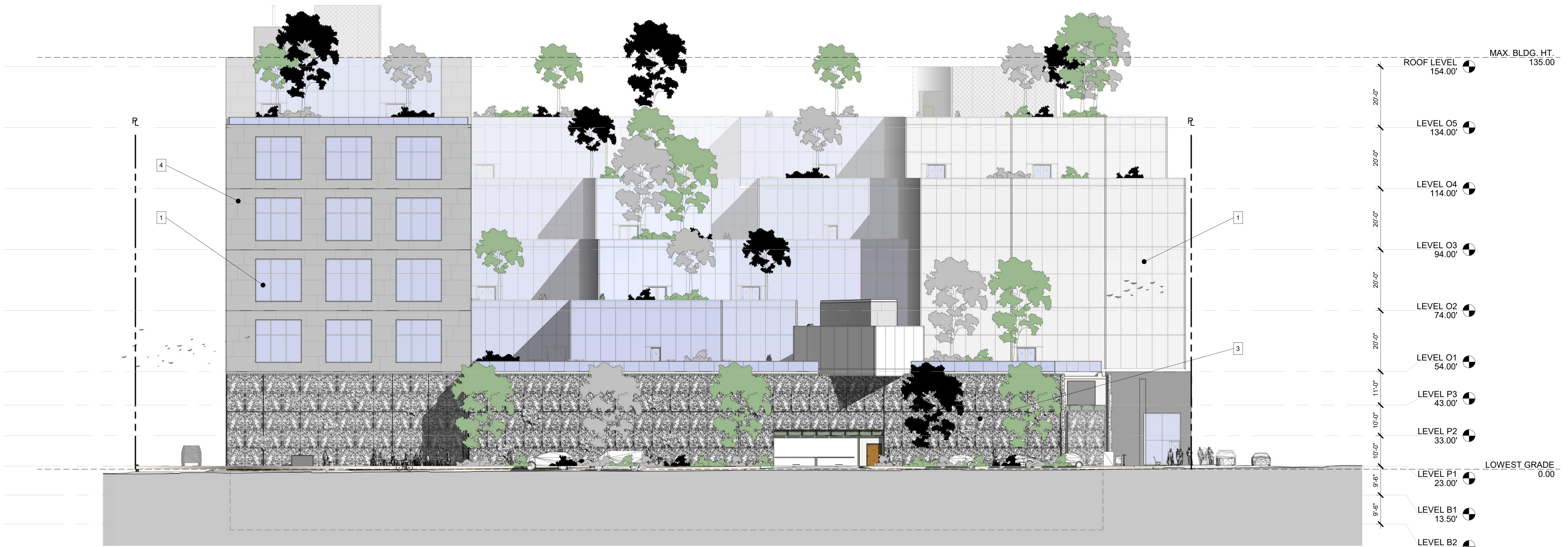
NEW BEATRICE WEST
12575 BEATRICE STREET

TITLE

ELEVATIONS - NORTH
& SOUTH

PROJECT NO.
2014-019
DATE
1/16" = 1'-0"
DRAWN BY
Author
DATE
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PROJECT NUMBER
A3-1.1



2 WEST BUILDING ELEVATION - JANDY PLACE
1/16" = 1'-0"

EXTERIOR FINISHES

- 1 LOW-E GLASS WINDOW WALL
- 2 WHITE PLASTER WALL
- 3 GREEN WALL (PLANTED)
- 4 INSULATED METAL PANEL



1 EAST BUILDING ELEVATION - PEDESTRIAN WALK
1/16" = 1'-0"

EXTERIOR FINISHES

- 1 LOW-E GLASS WINDOW WALL
- 2 WHITE PLASTER WALL
- 3 GREEN WALL (PLANTED)
- 4 INSULATED METAL PANEL

KEY PLAN

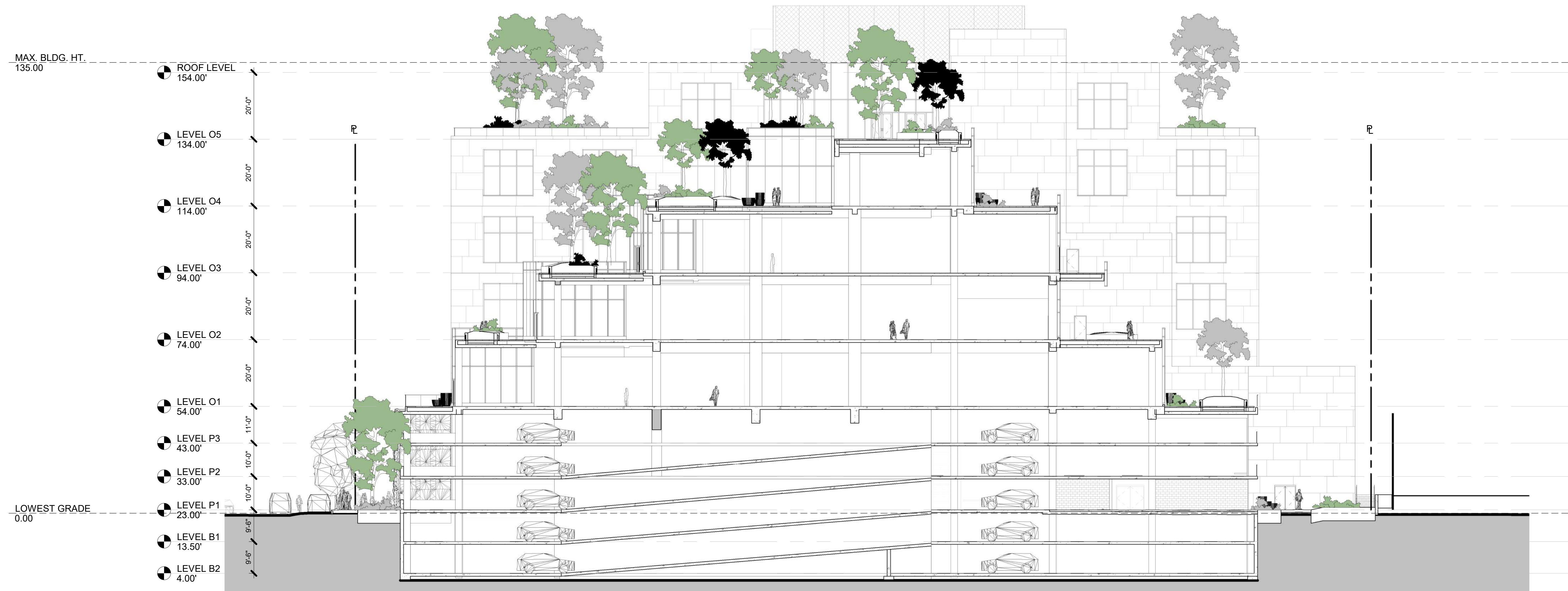
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12575 BEATRICE STREET

TITLE

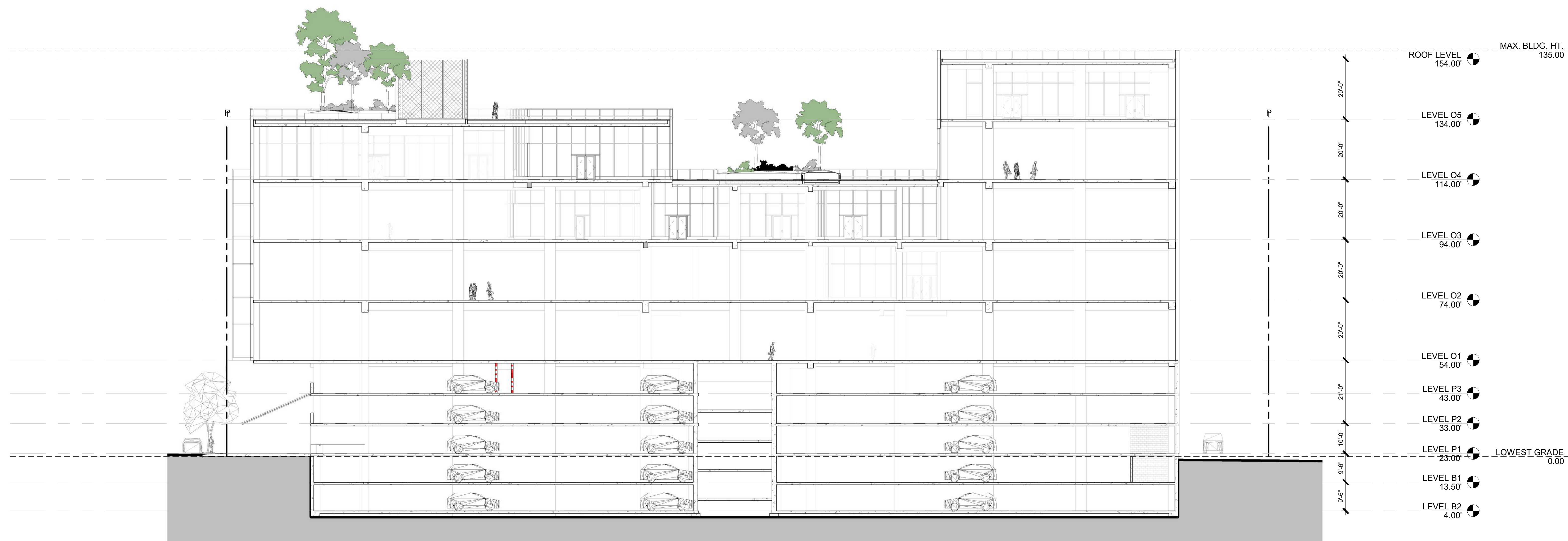
ELEVATIONS - EAST & WEST

PROJECT
2014-019
DATE
1/16" = 1'-0"
DRAWN BY
Author
DATE
02/18/2020

PROJECT NUMBER
A3-1.2



1 SECTION EAST/WEST
1/16" = 1'-0"



2 SECTION NORTH/SOUTH
1/16" = 1'-0"

KEY PLAN

NEW BEATRICE WEST
12575 BEATRICE STREET

TITLE

SECTIONS

PROJECT NO.
2014-019
DATE
1/16" = 1'-0"
DRAWN BY
Author
DATE
02/18/2020

PROJECT NUMBER
A3-2.1