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## Attachment 3



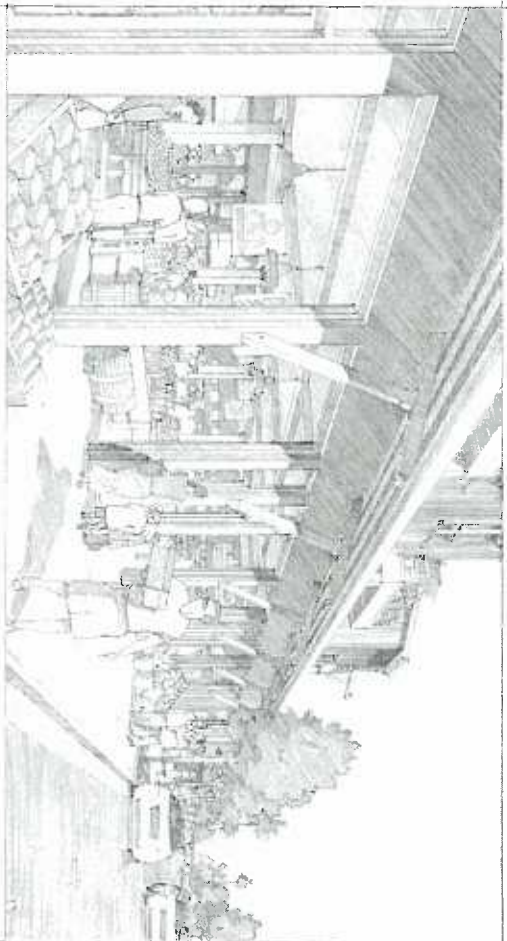
THACHER &  
THOMPSON  
ARCHITECTS  
17700 38TH AVENUE, SUITE 100  
DENVER, COLORADO 80231  
(303) 755-1000  
WWW.THACHER-THOMPSON.COM

NORTHPOINT  
PORTOLA DR  
& 38TH AVE

COVER SHEET



VIEW FROM PORTOLA DRIVE



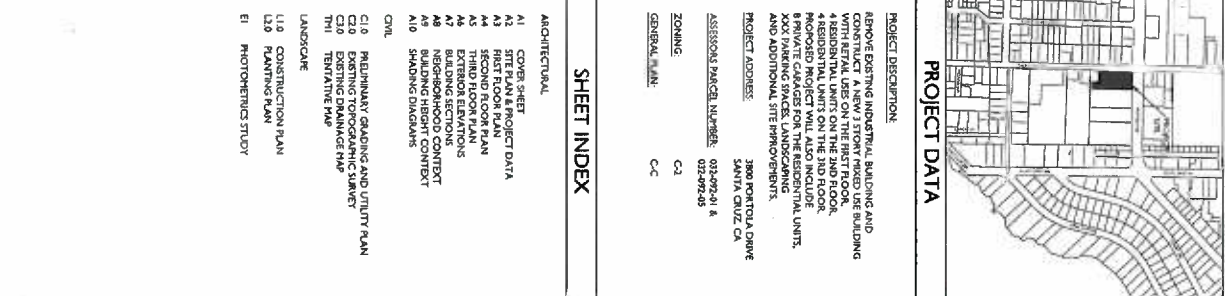
LOOKING DOWN 38TH AVENUE



DRAWING DATE: JANUARY 1, 2015  
SCALE: TO MATCH SITE  
CONSTRUCTION  
NOTES: SEE SEPARATE  
NOTES FOR ALL  
NOTES: SEE SEPARATE  
NOTES: SEE SEPARATE

A1

## VICINITY MAP

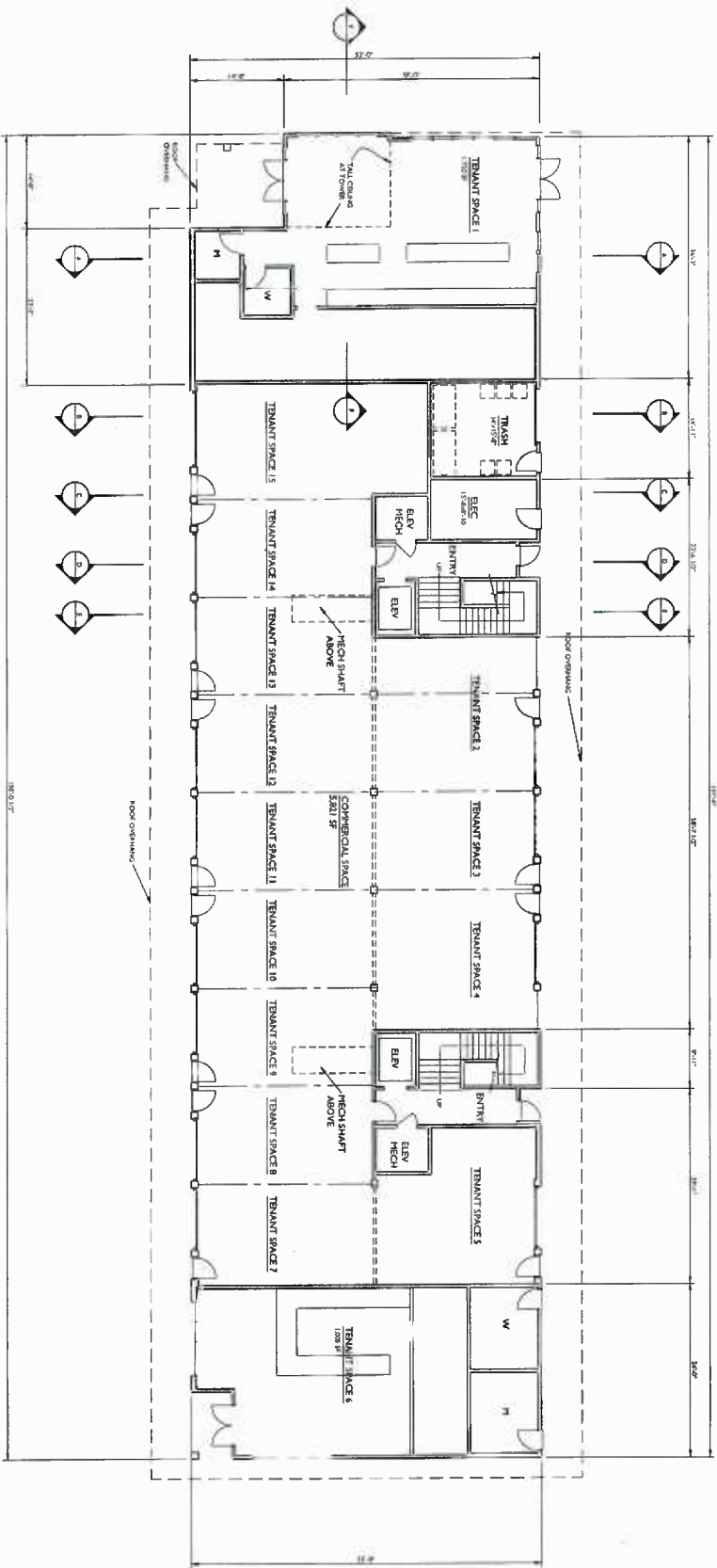




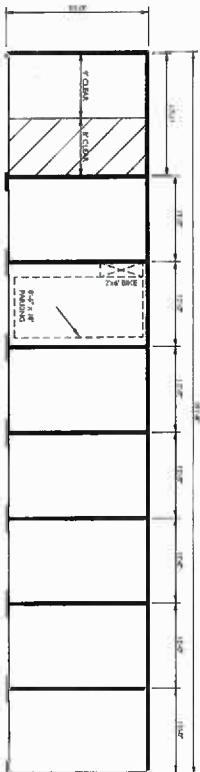
THACHER &  
THOMPSON  
ARCHITECTS  
400 GLENN STREET, SUITE 100  
PORTLAND, OREGON 97204  
(503) 255-1000  
WWW.THACHER-THOMPSON.COM

NORTHPOINT  
PORTLAND  
& 38TH AVE

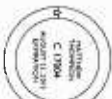
FIRST  
FLOOR PLANS



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF OREGON. I CERTIFY THAT I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THACHER & THOMPSON ARCHITECTS.

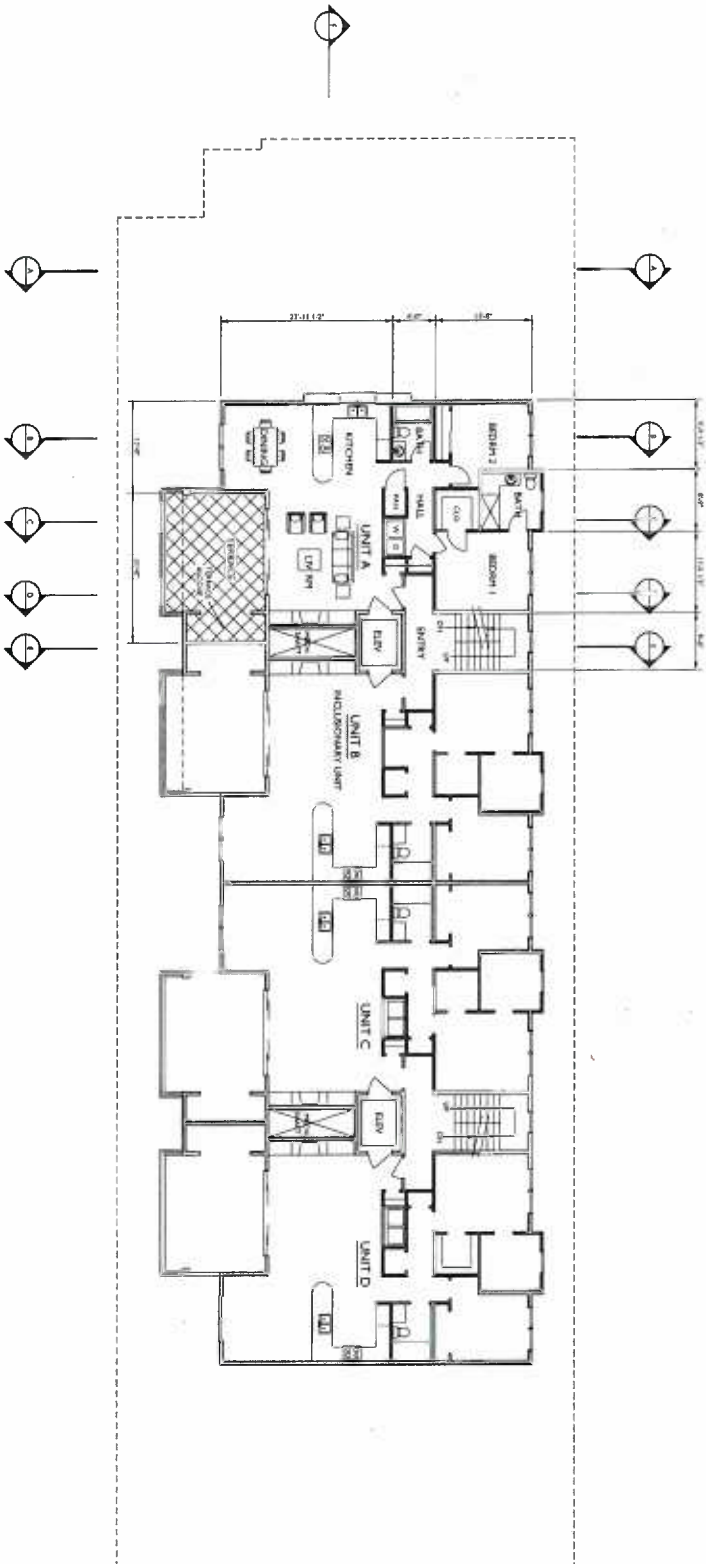
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1000 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
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NORTHPOINT  
APARTMENTS  
& BIRTHPLACE

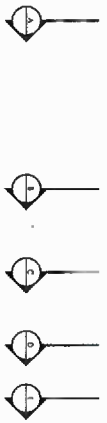
SECOND  
FLOOR PLANS



2ND FLOOR PLAN



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THOMPSON  
ARCHITECTS  
1000 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
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THACHER &  
THOMPSON  
ARCHITECTS  
300 CHASE STREET, SUITE 100  
LITTLE ROCK, AR 72202  
(501) 326-1000  
www.thacherandthompson.com

NORTHPOINT  
& BIRTH AVE

ELEVATIONS

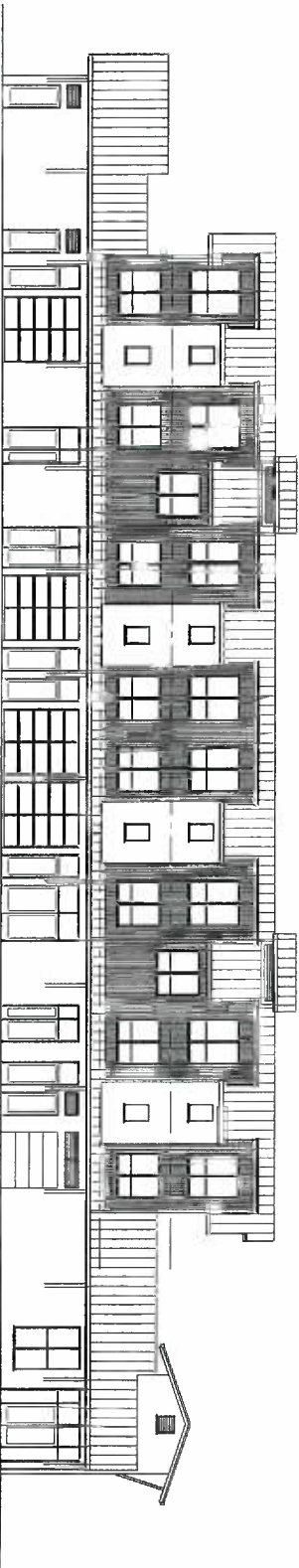


1 WEST ELEVATION  
SCALE 1/8"=1'-0"



2 NORTH ELEVATION  
SCALE 1/8"=1'-0"

3 SOUTH ELEVATION  
SCALE 1/8"=1'-0"



4 EAST ELEVATION  
SCALE 1/8"=1'-0"



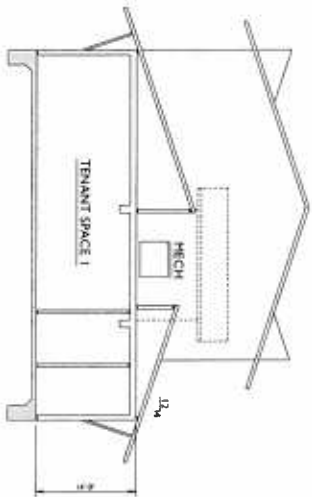
THE STATE OF ARKANSAS  
OFFICE OF THE ARCHITECT  
THACHER & THOMPSON  
ARCHITECTS  
300 CHASE STREET, SUITE 100  
LITTLE ROCK, AR 72202  
(501) 326-1000  
www.thacherandthompson.com



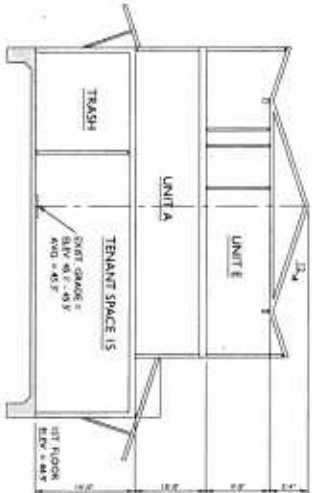
THACHER &  
THOMPSON  
ARCHITECTS  
1000 WEST 10TH AVE  
SUITE 200  
DENVER, CO 80202  
303.733.4444

NORTHPOINT  
POULDER  
& BETHUNE

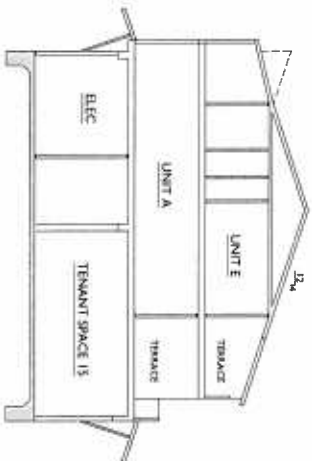
SECTIONS



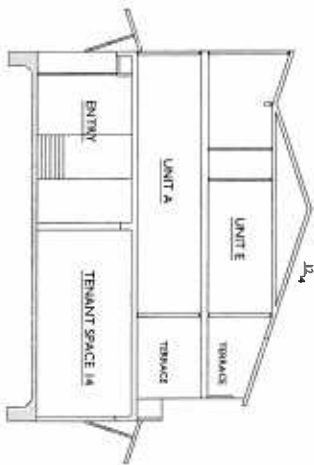
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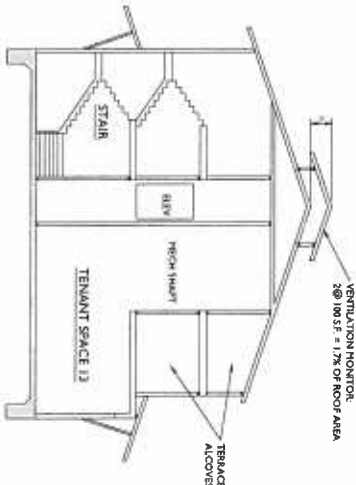
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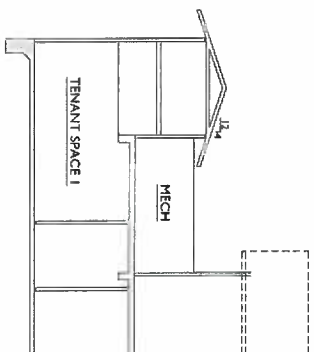
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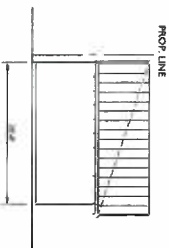
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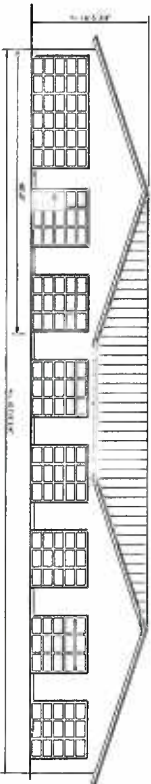
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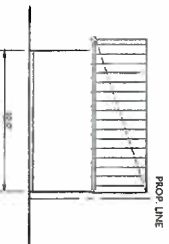
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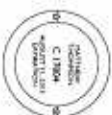
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8 WEST ELEVATION GARAGES  
SCALE 1/8" = 1'-0"



9 SOUTH ELEVATION GARAGES  
SCALE 1/8" = 1'-0"

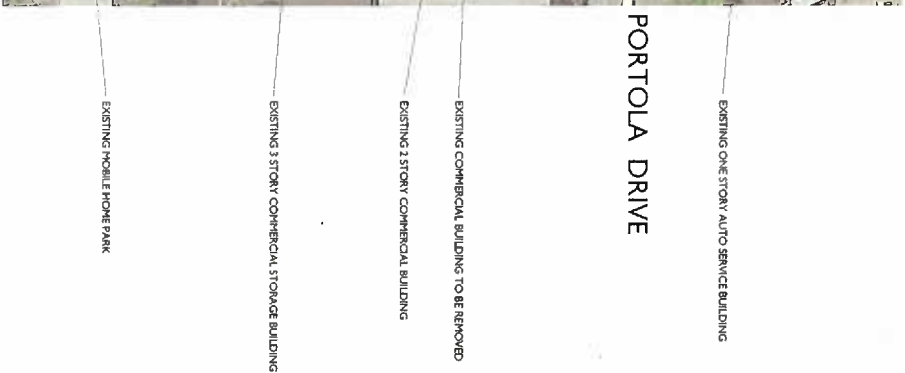


DRAWING DATE: 10/1/2014  
DESIGNED BY: J. THACHER  
CHECKED BY: J. THOMPSON  
DATE: 10/1/2014  
PROJECT: FULL LIVING  
ADDITIONAL SHEET



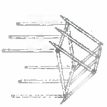


## NEIGHBORHOOD CONTEXT



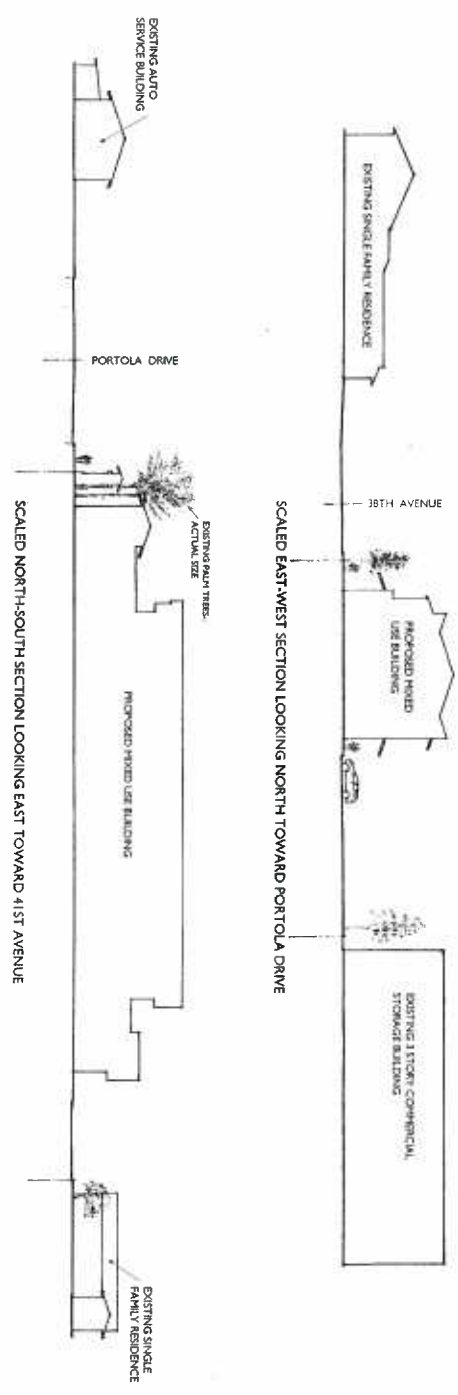
88





THACHER &  
THOMPSON  
ARCHITECTS  
3770 GARDEN STREET, SUITE 300  
SAN ANTONIO, TEXAS 78217  
TEL: 214.343.1000  
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NORTHPOINT  
PORTOLA DR.  
& 38TH AVE.



BUILDING  
HEIGHT  
CONTEXT



VIEW LOOKING EAST DOWN PORTOLA DRIVE SHOWING  
THE NEW MIXED USE BUILDING AT THE CORNER



VIEW LOOKING NORTH UP 38TH AVENUE TOWARD PORTOLA DRIVE  
SHOWING THE NEW MIXED USE BUILDING AT THE CORNER



GRAPHIC DATE  
JANUARY 6, 2013  
DRAWN BY: J. THOMPSON  
CHECKED BY: J. THOMPSON  
PROJECT: NEW MIXED-USE  
NORTHPOINT 10-14



JUNE 20TH 10 AM



JUNE 20TH 2 PM



DECEMBER 20TH 10 AM



DECEMBER 20TH 2 PM



**THACHER & THOMPSON ARCHITECTS**  
 8710 KENNESAW BLVD. N.E.  
 SUITE 1000  
 KENNESAW, GA 30144  
 (770) 424-1977  
 www.thacherandthompson.com

**NORTHPOINT**  
 PORTLAND, ME  
 & 3RD AVE

SHADING  
 DIAGRAMS



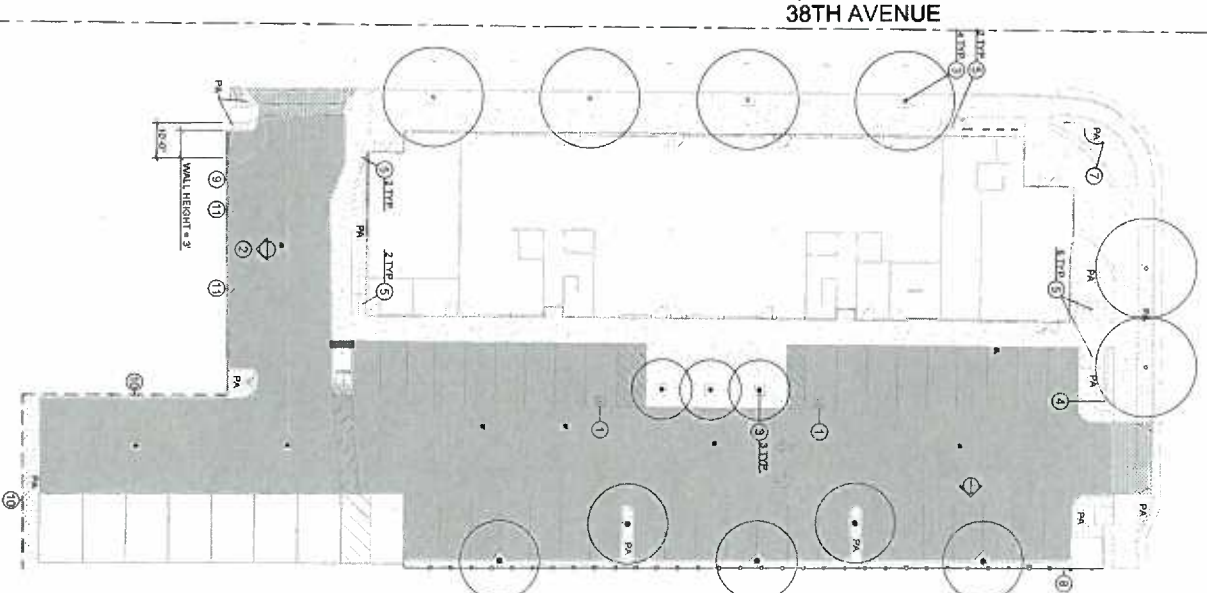
**DRAWING DATE:**  
 JANUARY 1, 2015  
**DRAWN TO:**  
 ARCHITECTS  
 COTT BROWN  
**PROJECT:**  
 3RD AVE  
 NORTHPOINT, ME

**NOTES:**  
 1. THIS SHADING DIAGRAM IS A REPRESENTATION OF THE SHADING CONDITIONS AT THE PROPOSED SITE. IT IS NOT A GUARANTEE OF SHADING CONDITIONS. SHADING CONDITIONS MAY VARY DUE TO CHANGES IN THE SURROUNDING ENVIRONMENT OR CHANGES IN THE PROPOSED DESIGN.  
 2. THE SHADING DIAGRAM IS BASED ON THE ASSUMPTION THAT THE SUN IS AT ITS PEAK POSITION FOR THE GIVEN DATE AND TIME. SHADING CONDITIONS MAY VARY DUE TO CHANGES IN THE SUN'S POSITION.  
 3. THE SHADING DIAGRAM IS BASED ON THE ASSUMPTION THAT THE BUILDING IS A RECTANGULAR PRISM. SHADING CONDITIONS MAY VARY DUE TO CHANGES IN THE BUILDING'S SHAPE OR ORIENTATION.  
 4. THE SHADING DIAGRAM IS BASED ON THE ASSUMPTION THAT THE SURROUNDING ENVIRONMENT IS A FLAT PLANE. SHADING CONDITIONS MAY VARY DUE TO CHANGES IN THE SURROUNDING ENVIRONMENT.  
 5. THE SHADING DIAGRAM IS BASED ON THE ASSUMPTION THAT THE SURROUNDING ENVIRONMENT IS A FLAT PLANE. SHADING CONDITIONS MAY VARY DUE TO CHANGES IN THE SURROUNDING ENVIRONMENT.

A10

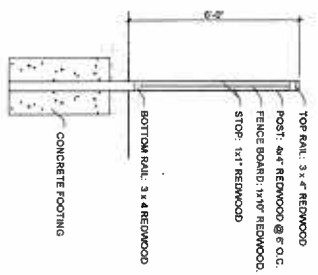


# PORTOLA DRIVE



## GENERAL NOTES

1. Existing surfaces shall comply with CDEC 11B-403. Existing surfaces, all features shall be kept as-is.
2. Curb ramps shall be in compliance with CDEC 11B-406 Curb Ramps, Sloped Transition and Islands.
3. Slopes, including materials, shall be in compliance with CDEC 11B-403 Slopes.
4. Signs, including materials, shall be in compliance with CDEC 11B-504 Signs.
5. Accessible parking stalls shall be in compliance with CDEC 11B-407 Parking spaces.
6. Checkbook existing surfaces shall be in compliance with CDEC 11B-708 Checkbook Materials and Manufacture Checkbook Textures.



## LEGEND

- 1. Existing Concrete Paving
- 2. Vehicle Concrete Paving
- 3. AC Paving
- 4. PA: Paving Area: See Paving Plan

## REFERENCE NOTES

1. Accessible Parking Space
2. Parallel parking
3. Tree: 4" square
4. New Entry Sign
5. Base Racks
6. Existing Concrete - Preserve and protect
7. Existing Tree - Preserve and protect
8. Property Line Fence: 5' High, See (21-1-D)
9. Property Line Wall: 6' High, See (21-1-D)
10. Property Line Fence: 6' High, See (31-1-B)
11. New Pocket

## 3 Property Line Fence - Redwood

## 1 Property Line Fence

## 2 Property Line Wall



Construction Plan

**THACHER & THOMPSON ARCHITECTS**  
 1000 10TH AVENUE  
 SUITE 1000  
 PONTIAC, MI 48242  
 TEL: 313.487.1000  
 FAX: 313.487.1001  
 WWW.THACHER-ARCHITECTS.COM

**NORTHPOINT**  
 38TH AVENUE  
 PONTIAC, MI

**LANDSCAPE ARCHITECTS**  
 1000 10TH AVENUE  
 SUITE 1000  
 PONTIAC, MI 48242  
 TEL: 313.487.1000  
 FAX: 313.487.1001  
 WWW.THACHER-ARCHITECTS.COM

**THACHER & THOMPSON ARCHITECTS**  
 1000 10TH AVENUE  
 SUITE 1000  
 PONTIAC, MI 48242  
 TEL: 313.487.1000  
 FAX: 313.487.1001  
 WWW.THACHER-ARCHITECTS.COM

**DRAWING DATA**  
 PROJECT NO. 17-011  
 DATE: 07/11/2017  
 DRAWN BY: J. L. 101  
 CHECKED BY: J. L. 101  
 PROJECT RELATIVE NORTH: 0.14

**L-1.0**



# PORTOLA DRIVE

## 38TH AVENUE

### DRAINAGE BOUNDARY

SEE C2.0 FOR  
TOPOGRAPHIC SURVEY  
DOWN 38TH AVENUE

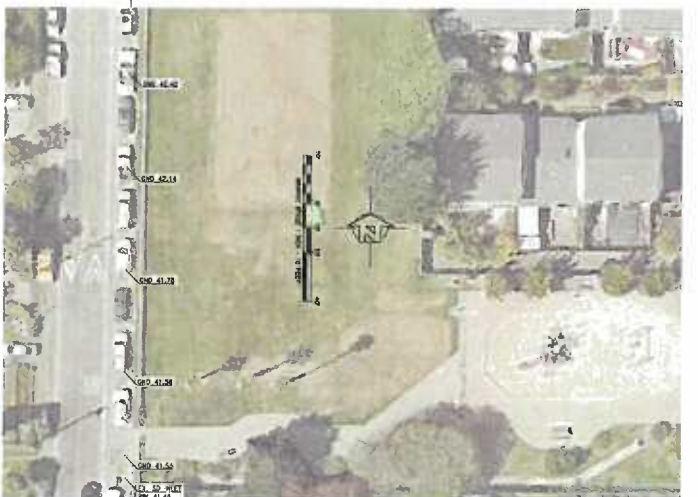
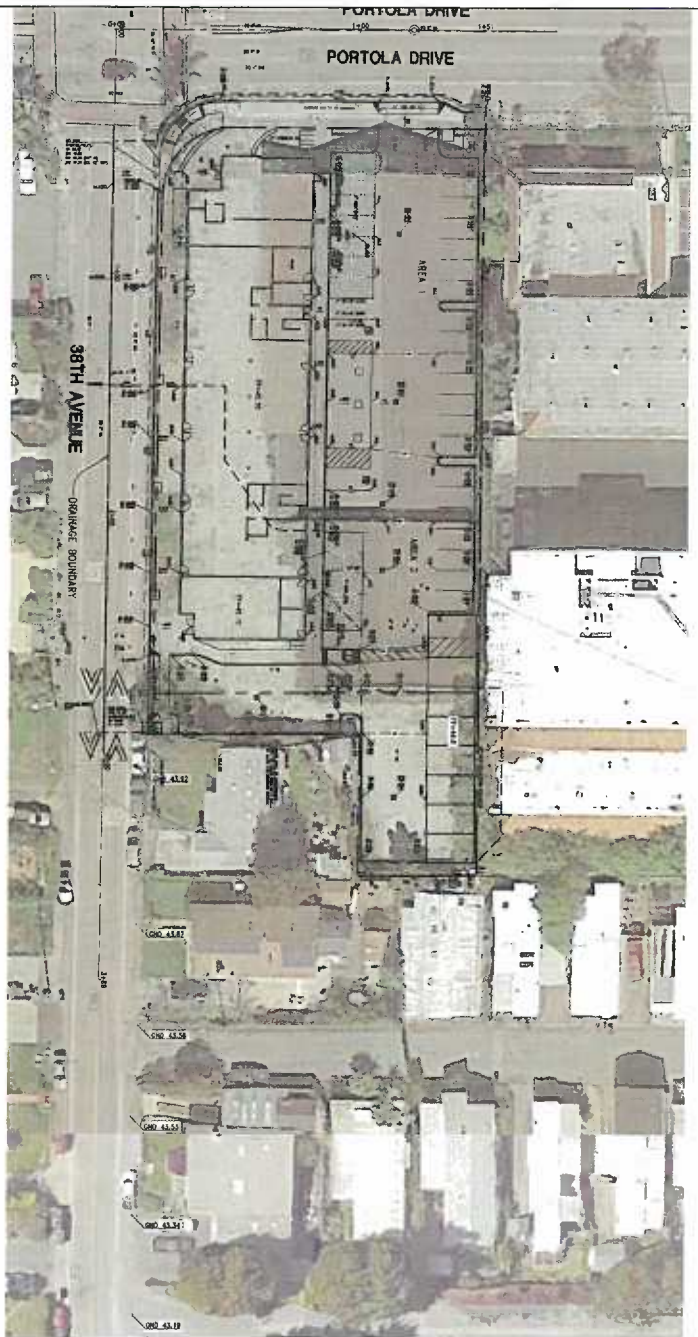
#### SECTION A

#### SECTION B

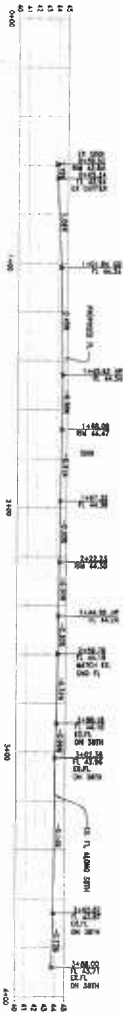
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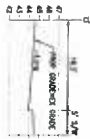




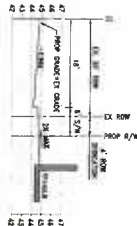
FL PROFILE (38TH AVE)  
SCALE: 1" = 20'



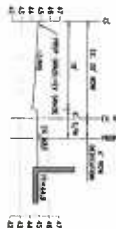
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SCALE: 1" = 20'



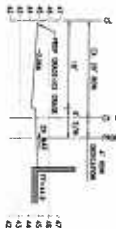
2+50 (38TH AVE)  
SCALE: 1" = 20'



1+00 (38TH AVE)  
SCALE: 1" = 20'



1+50 (38TH AVE)  
SCALE: 1" = 20'



# EXISTING TOPOGRAPHIC SURVEY ALONG 38TH AVENUE **NORTH POINT INVESTMENTS** 3800 PORTOLA DRIVE, SANTA CRUZ, CALIFORNIA



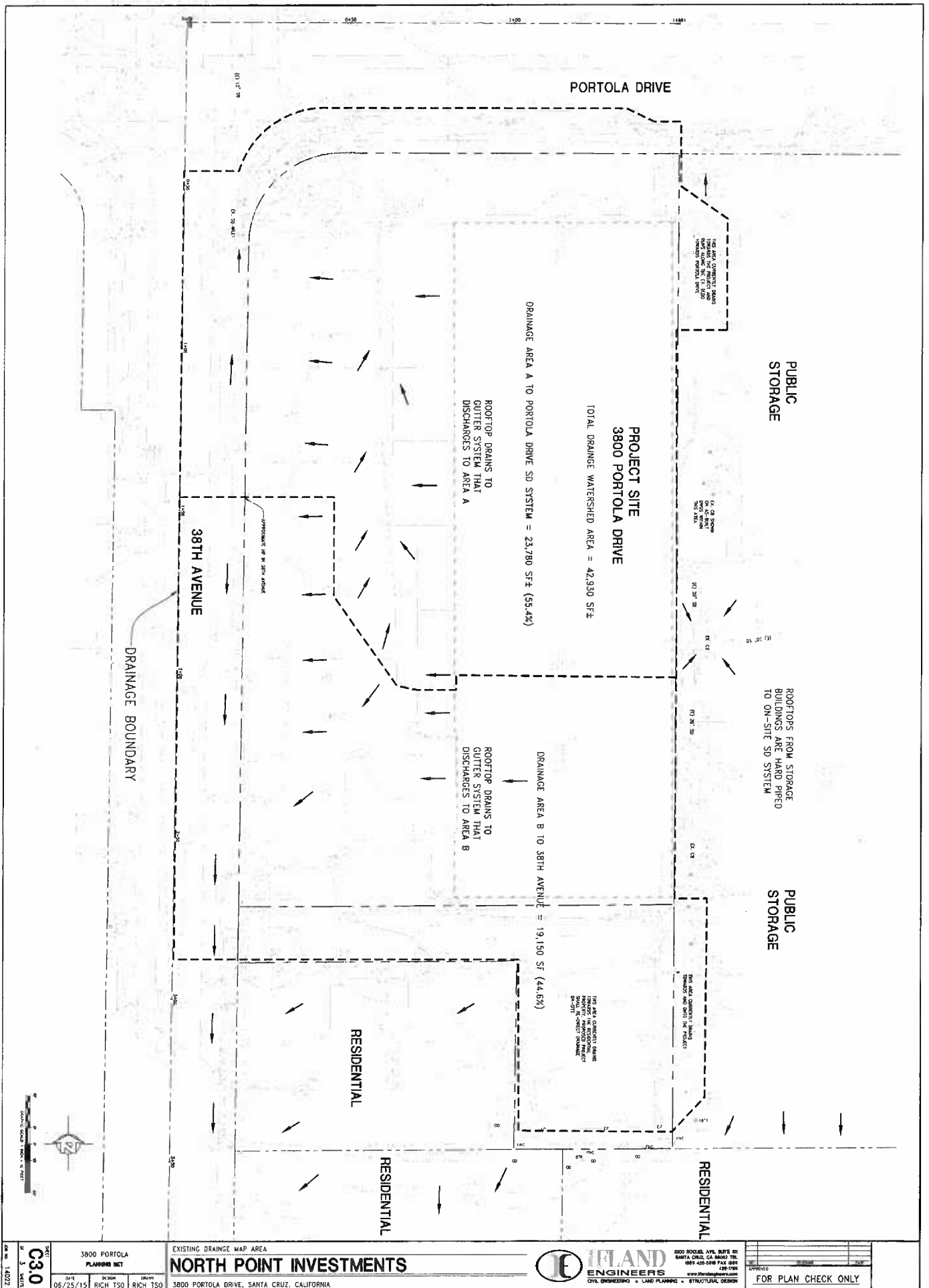
**IFLAND ENGINEERS**  
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

8800 BOULDER AVE., SUITE 201  
SANTA CRUZ, CA 95061 TEL: 408-755-1111 FAX: 408-755-1112  
WWW.IFLANDENGINEERS.COM

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR PLAN CHECK ONLY

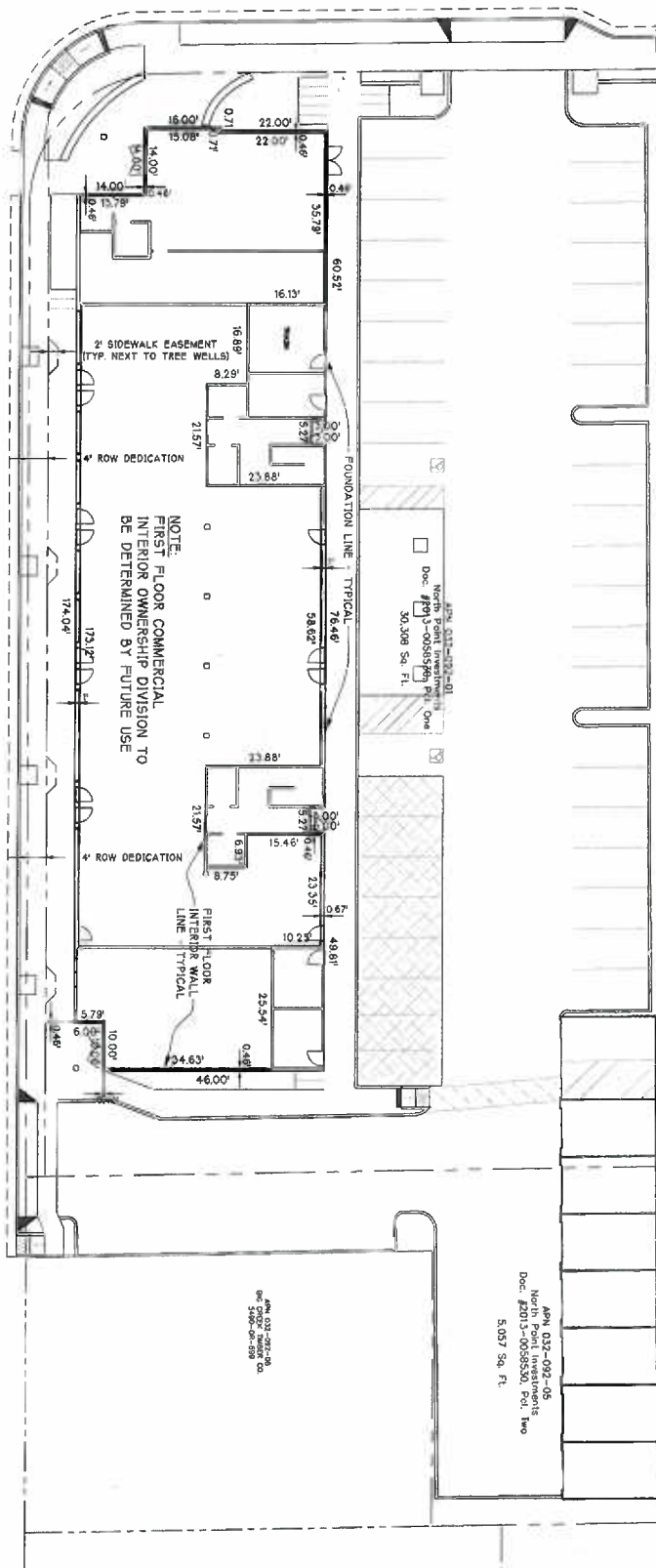
3800 PORTOLA  
PLANNING SET  
DATE: 06/25/15  
DESIGN: RICH TSO  
CHECK: RICH TSO

DATE: 06/25/15  
BY: RICH TSO  
C2.0  
SHEET 3 OF 3  
JOB NO. 14022



|                                                                                             |                                                                            |                                                                                                            |                                                                                                                                                                                                               |                                                       |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| SHEET<br><b>C30</b><br>OF 3<br>DATE: 06/25/15<br>DRAWN BY: RICH TSO<br>CHECKED BY: RICH TSO | 3800 PORTOLA<br>PLANNING SET<br>3800 PORTOLA DRIVE, SANTA CRUZ, CALIFORNIA | EXISTING DRAINAGE MAP AREA<br><b>NORTH POINT INVESTMENTS</b><br>3800 PORTOLA DRIVE, SANTA CRUZ, CALIFORNIA | <br><b>FLAND ENGINEERS</b><br>CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN<br>3800 ROUTE 415, SUITE 201<br>SANTA CRUZ, CA 95060-7100<br>(408) 438-0888 FAX: (408) 438-0889<br>www.flandengineers.com | FOR PLAN CHECK ONLY<br>APPROVED: _____<br>DATE: _____ |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|

PORTOLA DRIVE (80' WIDE)



APN 033-092-06  
Doc. #2013-0585530, Pol. One  
5,037 Sq. Ft.

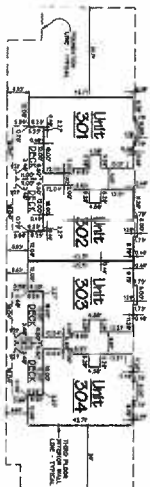
APN 033-092-06  
North Point Investments  
Doc. #2013-0585530, Pol. Two  
5,037 Sq. Ft.

APN 033-092-06  
Doc. #2013-0585530  
5,037 Sq. Ft.

38th AVENUE

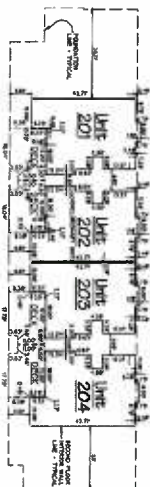
### First Floor Plan

SCALE: 1" = 32'



### Third Floor Plan

SCALE: 1" = 32'



### Second Floor Plan

SCALE: 1" = 32'

1. 3800 PORTOLA DRIVE, SANTA CRUZ, CA 95062  
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100. 3800 PORTOLA DRIVE, SANTA CRUZ, CA 95062

## NORTH POINT INVESTMENTS

3800 PORTOLA DRIVE, SANTA CRUZ, CALIFORNIA



3800 PORTOLA DRIVE, SANTA CRUZ, CA 95062  
TEL: 831-455-0920 FAX: 831-455-0921  
WWW.IFLANDENGINEERS.COM

FOR PLAN CHECK ONLY

| DATE     | BY       | CHKD     | APP'D    |
|----------|----------|----------|----------|
| 06/25/15 | RICH TSO | RICH TSO | RICH TSO |

TM-1  
06/25/15



| Symbol | Notes              | Quantity | Unit | Material           |
|--------|--------------------|----------|------|--------------------|
| 1      | 1" DIA. STEEL PIPE | 100      | FT   | 1" DIA. STEEL PIPE |
| 2      | 1" DIA. STEEL PIPE | 100      | FT   | 1" DIA. STEEL PIPE |
| 3      | 1" DIA. STEEL PIPE | 100      | FT   | 1" DIA. STEEL PIPE |
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Plan View  
Scale: 1" = 10'

ALL POLE MOUNTED LUMINAIRES SHALL BE ON  
POLE OF 15' HEIGHT MAXIMUM.

(E) PUBLIC  
STORAGE  
BUILDING

### 38th and Portola Development Photometrics Study

**PRIME  
DESIGN  
GROUP**  
ELECTRICAL CONSULTING ENGINEERS  
1800 GARDEN HILLS RD. STE 100  
SCOTT VALLEY, CALIFORNIA  
PHONE: (408) 436-0000  
FAX: (408) 436-0000  
P.O. BOX 100000  
SAN JOSE, CA 95110-0000

**Designer:**  
TOM CROOK  
DATE: 04/26/2015  
DRAWN BY:  
04/26/2015  
CHECKED BY:  
04/26/2015  
SCALE:  
1" = 10'