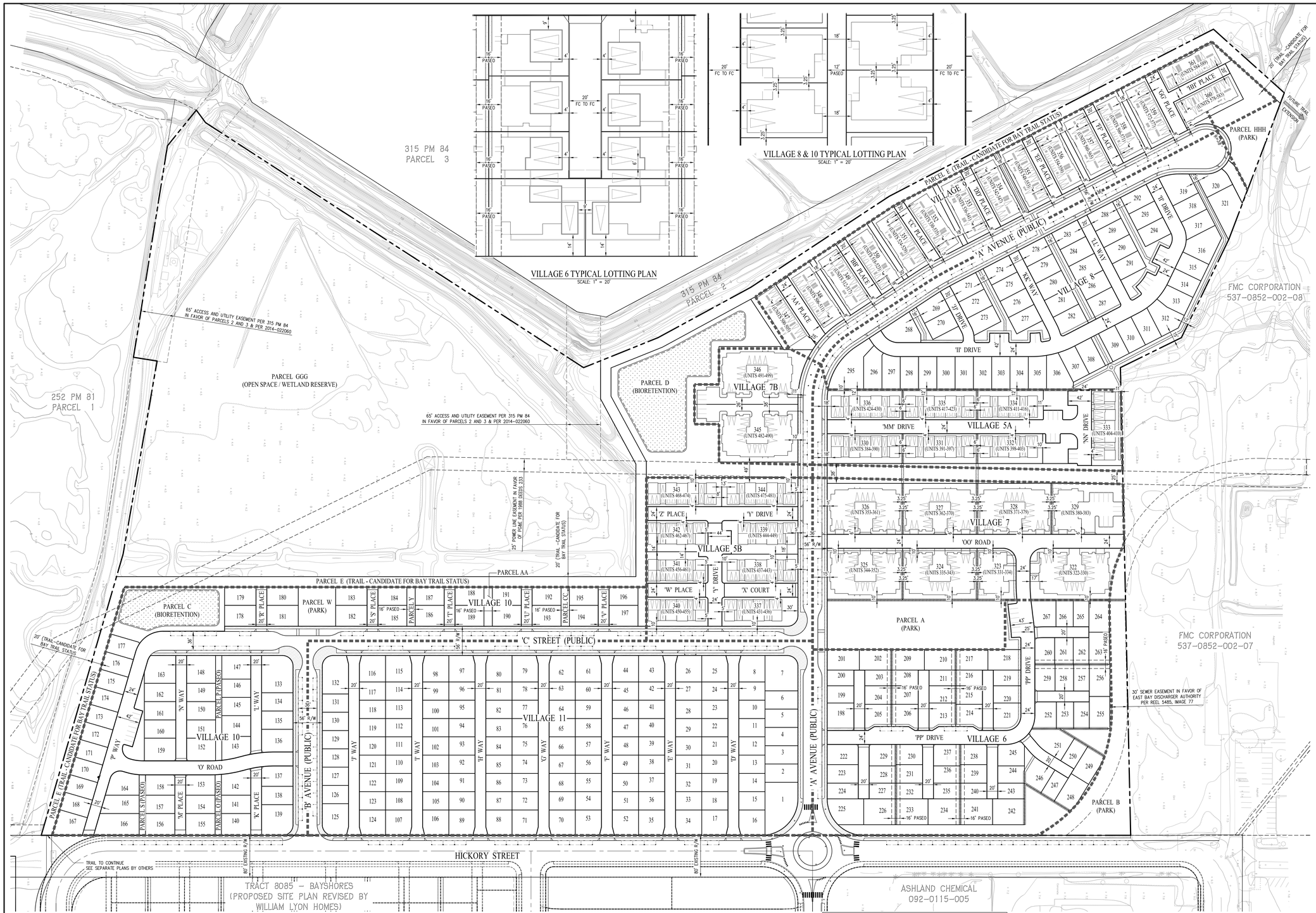
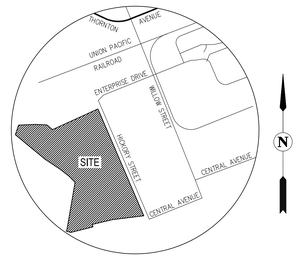
Appendix B

TENTATIVE MAP AND DRAWINGS





VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. OWNER/DEVELOPER: DUMBARTON AREA 2, LLC
500 LA GONDA WAY, SUITE 102
DANVILLE, CA 94526
CONTACT: GLENN BROWN
(925) 362-3749

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: GREG MILLER
(925) 866-0322

3. SOILS ENGINEER: BERLOGAR, STEVENS & ASSOCIATES
5587 SUNOL BOULEVARD
PLEASATON, CA. 94566
CONTACT: FRANK BERLOGAR
(925) 484-0220
(925) 846-9645 (FAX)

4. EXISTING USE: LIGHT INDUSTRIAL

5. SUBDIVISION AREA: 54.53±
DEVELOPABLE AREA: 41.0±

6. NUMBER OF UNITS 589 UNITS

7. THIS PROPERTY LIES IN THE JURISDICTION OF:
FIRE PROTECTION
CITY OF NEWARK FIRE PROTECTION DISTRICT
DOMESTIC WATER
ALAMEDA COUNTY COUNTY WATER DISTRICT
SANITARY SEWER
UNION SANITARY DISTRICT
STORM DRAIN WITHIN STREETS, LANES & PASEOS
CITY OF NEWARK (SOE)
STORM DRAIN WITHIN PRIVATE YARDS
PRIVATELY MAINTANED BY HOMEOWNERS (PSOE)
GAS & ELECTRIC SERVICE
PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE
AT&T

8. ROADWAYS AND PARCELS: UNLESS OTHERWISE NOTED (I.E. PUBLIC) ALL ROADWAYS AND PARCELS ARE TO BE MAINTANED BY THE HOA ESTABLISHED WITH THE PROJECT. PUBLIC ACCESS EASEMENTS WILL BE DEDICATED OVER PARCEL E FOR PUBLIC USE.

9. PROPOSED LAND USE SUMMARY: SEE TABLE (THIS SHEET)

10. ASSESSORS PARCEL NUMBERS: 537-0852-009
537-0852-010
537-0852-011

11. BENCHMARK: CITY OF NEWARK OFFICIAL BENCHMARK NO. 62,
ALSO BEING AN ALAMEDA COUNTY BENCHMARK, THE TOP OF CURB AT STORM WATER INLET AT THE NORTH-EAST CORNER OF THORTON AVENUE AT WILLOW STREET, ELEVATION TAKEN AS 11.39 (NAVD 88) (8.661 NGVD 29 PER CITY OF NEWARK RECORDS).

12. TOPOGRAPHY: PREPARED BY HJW GEOSPATIAL, INC. DATED MAY 2005

13. FLOOD ZONE: ZONED X AND AE
FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NUMBER: 060009 0443 G

14. THIS PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED. A PHASING PLAN WILL BE PROVIDED TO THE CITY OF NEWARK PRIOR TO FINAL MAP APPROVAL.

15. LOTS 1 – 321 WILL BE RESIDENTIAL LOTS
LOTS 322 – 361 (UNITS 322-589) WILL BE CONDOMINIUM UNITS.

16. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP

17. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.020.G OF THE NEWARK MUNICIPAL CODE.

18. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

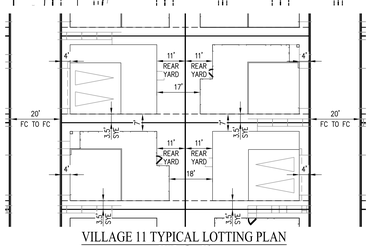
19. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN.

20. GENERAL PLAN DESIGNATION: CONSERVATION/OPEN SPACE (PORTION), LOW-MEDIUM DENSITY RESIDENTIAL (PORTION), MEDIUM DENSITY RESIDENTIAL (PORTION), HIGH DENSITY RESIDENTIAL (PORTION), SALT HARVESTING, REFINING & PRODUCTION (PORTION).

21. ZONING: EXISTING: MT-1 HIGH TECHNOLOGY PARK DISTRICT
PROPOSED: DUMBARTON FORM BASED CODE

SHEET INDEX

TM-1 TITLE SHEET AND SITE PLAN
TM-2 PRELIMINARY LOTTING PLAN
TM-3 PRELIMINARY GRADING AND DRAINAGE PLAN
TM-4 PRELIMINARY UTILITY PLAN AND STREET SECTIONS
TM-5 PRELIMINARY STORMWATER CONTROL PLAN
TM-6 FIRE ACCESS PLAN
TM-7 FIRE ACCESS PLAN
TM-8 TEMPORARY ACCESS PLAN



VILLAGE 11 TYPICAL LOTTING PLAN
SCALE: 1" = 20'

PARKING SUMMARY

PARKING REQUIRED:	
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) =(321X2)+(268X2) =	1,178 SPACES
GUEST SPACES* = 20% OF MULTI-FAMILY UNITS + 1 = ((268)X0.20+1)) =	55 SPACES
TOTAL PARKING REQUIRED =	**1,233 SPACES**
PARKING PROVIDED:	
OFF-STREET COVERED SPACES (589X2) =	1,178 SPACES
GUEST:	
ON-SITE PARALLEL SPACES (IN-TRACT) =	152 SPACES
OFF-SITE PARALLEL SPACES (HICKORY STREET) =	53 SPACES
ON-SITE 90 DEGREE SPACES (IN-TRACT) =	54 SPACES
ON-SITE ACCESSIBLE SPACES (IN-TRACT) =	12 SPACES
TOTAL GUEST PARKING =	271 SPACES
TOTAL PARKING PROVIDED =	**1,449 SPACES**

*(*17.60.090A.2.C OF NEWARK MUNICIPAL CODE REQUIRES 20% +1)*

NOTE
PARKING SPACES ARE SHOWN ON SHEET TM

LAND USE SUMMARY

LAND USE	AREA (AC)
SINGLE FAMILY LOTS	15.29
MULTI FAMILY LOTS	8.31
PUBLIC STREETS	4.47
PRIVATE STREETS & ALLEYS	5.78
PARKS	2.24
PASEOS/OPEN SPACE	1.64
TRAIL	1.58
WATER QUALITY	1.67
OPEN SPACE	13.55
TOTAL PROJECT AREA	54.53

UNIT SUMMARY

VILLAGE	NUMBER OF UNITS
VILLAGE 5A & 5B – UA LOFT SPLIT	88
VILLAGE 6 – UA SFD CLUSTER	70
VILLAGE 7A & 7B – UA P9	80
VILLAGE 8 – 35 x 55 UA ALLEY	54
VILLAGE 9 – UA FLATS	90
VILLAGE 10 – 35 x 55 UA ALLEY	65
VILLAGE 11 – 35 x 50 UA FRONT	132
TOTAL	589

MINIMUM BUILDING SETBACKS

	REQUIRED SINGLE FAMILY DETACHED (ALLEY LOADED)	REQUIRED SINGLE FAMILY ATTACHED (ALLEY LOADED)
LOT SIZE		
WIDTH, ft	30–60	15–35
DEPTH, ft	50–150	50–90
SETBACKS		
FRONT		
PORCH/STOOPS, ft	6	6
BUILDING FACE, ft	8	8
REAR		
MAIN BUILDING, ft	10	10
GARAGE, ft (2)	4	4
SIDE		
MAIN BUILDING, ft	3.25	3.25
MAIN BUILDING AT CORNERS, ft (4)	8.52/5	8.25/5
PORCH/STOOPS AT CORNERS, ft	6	6
GARAGE, ft	3.25	3.25
GARAGE AT CORNERS, ft (4)	8.25/5	8.25/5
MAXIMUM SITE COVERAGE, % (NOT INCLUDING PORCHES) (3)	60	85

NOTES:

1 REQUIRED SETBACKS AREA BASED ON THE TABLE IN SECTION 17.37.080 UNLESS OTHERWISE NOTED.

2. FOR ALL ALLEY-LOADED HOMES, THE SETBACK MAY BE REDUCED TO FOUR FEET TO THE GARAGE DOOR.

3. FRONT SETBACK AND SITE COVERAGE MEASURED TO THE CENTERLINE OF TRAIL AND CENTERLINE OF PASSEO PER SECTION 17.37.080 F.

4. SIDE STREET SETBACK OF 5 FEET PER SECTION 17.37.060 D AND 17.37.080 H.

TITLE SHEET AND SITE PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

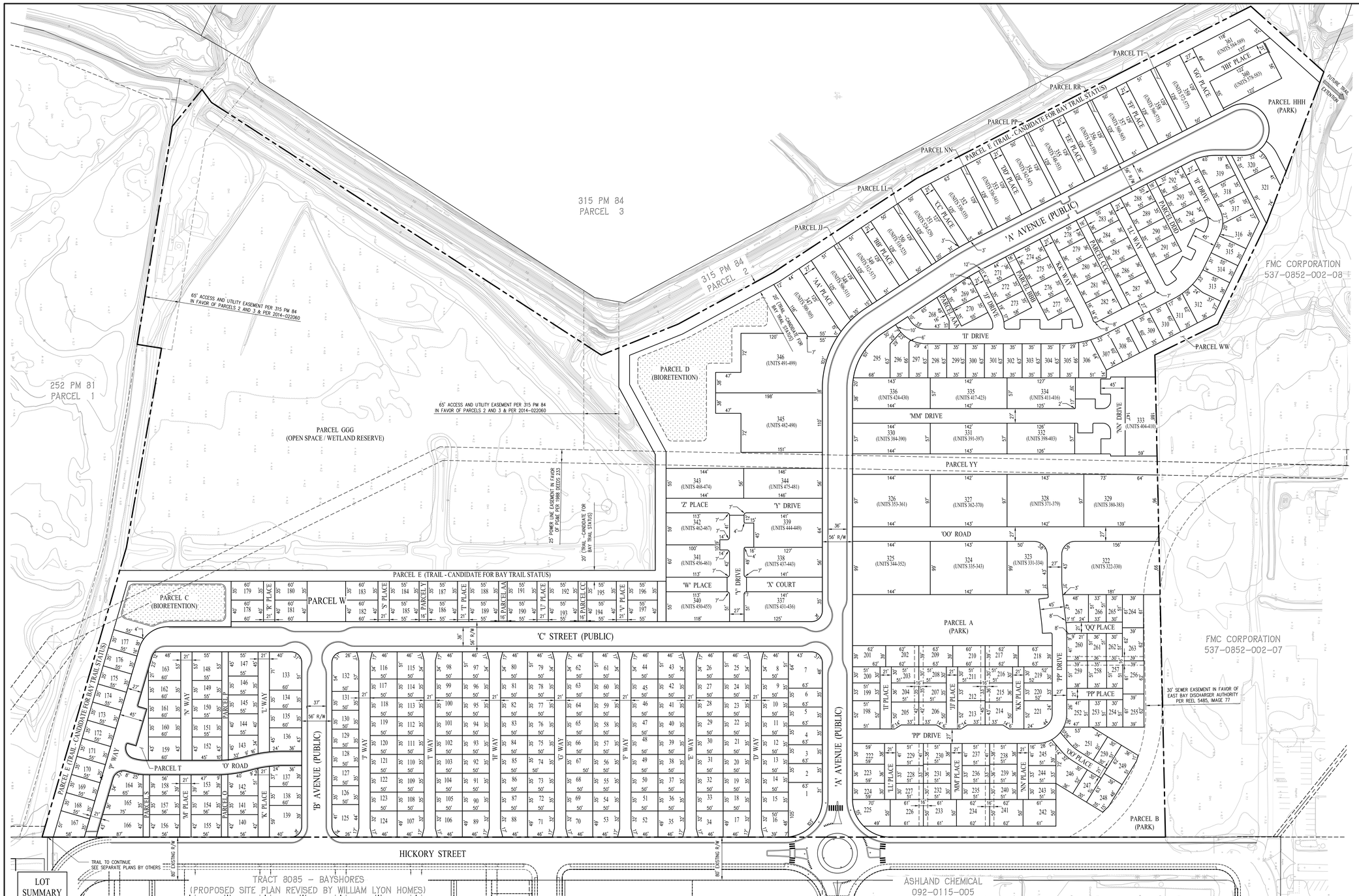
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'
SCALE: 1" = 60'
DATE: JUNE 3, 2015

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbandg.com

SHEET NO.
TM-1
OF 8 SHEETS

G:\1495-40\ACAD\TM\TM-01.DWG



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
EX SD	SD	STORM DRAIN LINE (PUBLIC)
EX SS	SS	SANITARY SEWER (PUBLIC)
EX W	W	WATER (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		STREETLIGHT
x 165.0	x 170.0	SPOT ELEVATIONS
	20	LOT NUMBER
	EX	EXISTING
	1%	STREET SLOPE

ABBREVIATIONS:

AC	ACRES
A/C	ASPHALT CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
EX	EXISTING
CB	CATCH BASIN
DG	DECOMPOSED GRANITE
DW	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FI	FIELD INLET
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
JT	JOINT TRENCH (BY OTHERS)
LL	LOT LINE
L/S	LANDSCAPE AND IRRIGATION
MH	MANHOLE
OHE	OVERHEAD ELECTRICAL
P	PAD ELEVATION
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PVAW	PRIVATE VEHICLE ACCESS WAY
R/W	RIGHT OF WAY
RI	RISER
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSFM	SANITARY SEWER FORCE MAIN
SD	STORM DRAIN
SDFM	STORM DRAIN FORCEMAIN
SDOF	STORM DRAIN OVERFLOW
SDE	PUBLIC STORM DRAIN EASEMENT
SD-T	STORM DRAIN TREATED
S/W	SIDEWALK
TC	TOP OF CURB
USD	UNION SANITARY DISTRICT
W	WATER
WLE	WATER LINE EASEMENT
WQ	WATER QUALITY

PARCEL SUMMARY

PARCEL	DESCRIPTION	AREA
A	PARK	33,678
B	PARK	39,677
C	WATER QUALITY	18,288
D	WATER QUALITY	54,597
E	TRAIL	68,731
F	PRIVATE STREET/ 'D' WAY	7,353
G	PRIVATE STREET/ 'E' WAY	7,353
H	PRIVATE STREET/ 'F' WAY	7,353
I	PRIVATE STREET/ 'G' WAY	7,353
J	PRIVATE STREET/ 'H' WAY	7,353
K	PRIVATE STREET/ 'I' WAY	7,353
L	PRIVATE STREET/ 'J' WAY	7,353
M	PRIVATE STREET/ 'K' PLACE	2,722
N	PRIVATE STREET/ 'L' WAY	3,928
O	OPEN SPACE/PASEO	1,393
P	OPEN SPACE/PASEO	2,409
Q	PRIVATE STREET/ 'M' PLACE	2,427
R	PRIVATE STREET/ 'N' WAY	4,230
S	OPEN SPACE/PASEO	1,388
T	OPEN SPACE/PASEO	2,637
U	PRIVATE STREET/ 'P' WAY & 'O' ROAD	19,407
V	PRIVATE STREET/ 'R' PLACE	1,575
W	PARK	5,363
X	PRIVATE STREET/ 'S' PLACE	1,575
Y	OPEN SPACE/PASEO	1,200
Z	PRIVATE STREET/ 'T' PLACE	1,575
AA	OPEN SPACE/PASEO	1,200
BB	PRIVATE STREET/ 'U' PLACE	1,575
CC	OPEN SPACE/PASEO	1,200
DD	PRIVATE STREET/ 'V' PLACE	1,575
EE	PRIVATE STREET/ 'M' PLACE	3,058
FF	PRIVATE STREET/ 'Z' PLACE	7,960
GG	PRIVATE STREET/ 'X' COURT	3,800
HH	PRIVATE STREET/ 'Y' DRIVE	6,757
II	PRIVATE STREET/ 'AA' PLACE	3,864
JJ	OPEN SPACE/PASEO	1,295

PARCEL SUMMARY

PARCEL	DESCRIPTION	AREA
KK	PRIVATE STREET/ 'BB' PLACE	2,719
LL	OPEN SPACE/PASEO	1,295
MM	PRIVATE STREET/ 'CC' PLACE	2,738
NN	OPEN SPACE/PASEO	1,295
OO	PRIVATE STREET/ 'DD' PLACE	2,719
PP	OPEN SPACE/PASEO	1,295
QQ	PRIVATE STREET/ 'EE' PLACE	2,719
RR	OPEN SPACE/PASEO	1,295
SS	PRIVATE STREET/ 'FF' PLACE	2,719
TT	OPEN SPACE/PASEO	1,295
UU	PRIVATE STREET/ 'GG' PLACE & 'HH' PLACE	6,058
VV	PRIVATE STREET/ 'II' DRIVE, 'LL' WAY, 'KK' WAY & 'JJ' DRIVE	39,673
WW	OPEN SPACE/PASEO	12,128
XX	PRIVATE STREET/ 'MM' DRIVE & 'NN' DRIVE	19,179
YY	OPEN SPACE/PASEO	23,922
ZZ	PRIVATE STREET/ 'PP' DRIVE & 'OO' ROAD	37,584
AAA	OPEN SPACE/PASEO	2,291
BBB	OPEN SPACE/PASEO	4,953
CCC	OPEN SPACE/PASEO	2,961
DDD	OPEN SPACE/PASEO	5,226
GGG	OPEN SPACE/EXISTING WETLANDS	590,420
HHH	PARK	14,775
III	PRIVATE STREET/ 'II' PLACE	2,423
JJJ	PRIVATE STREET/ 'JJ' PLACE	2,423
KKK	PRIVATE STREET/ 'KK' PLACE	2,423
LLL	PRIVATE STREET/ 'LL' PLACE	2,184
MMM	PRIVATE STREET/ 'MM' PLACE	2,384
NNN	PRIVATE STREET/ 'NN' PLACE	2,184
OOO	PRIVATE STREET/ 'OO' PLACE	2,384
PPP	PRIVATE STREET/ 'PP' PLACE	2,184
QQQ	PRIVATE STREET/ 'QQ' PLACE	2,182

LOT SUMMARY

LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	5344	23	1750	45	1750	67	1750	89	2393	111	1750	133	4184	155	2343	177	1953	199	1683	221	2583	243	1530	265	1530	287	2247	309	2116	331	8124	353	6539
2	2205	24	1750	46	1750	68	1750	90	1750	112	1750	134	2100	156	2343	178	2400	200	1530	222	2288	244	1683	266	1683	288	1966	310	2116	332	7154	354	6539
3	2205	25	2493	47	1750	69	1750	91	1750	113	1750	135	2100	157	1964	179	2100	201	2414	223	2109	245	2172	267	2289	289	1934	311	2124	333	8446	355	6539
4	2205	26	2493	48	1750	70	2393	92	1750	114	1750	136	2605	158	2180	180	2100	202	2414	224	1783	246	2846	268	2829	290	1934	312	2676	334	7257	356	6539
5	2205	27	1750	49	1750	71	2393	93	1750	115	2493	137	2319	159	2595	181	2400	203	1530	225	3141	247	1560	269	2073	291	1934	313	2146	335	8158	357	6539
6	2205	28	1750	50	1750	72	1750	94	1750	116	2493	138	2100	160	2100	182	2400	204	1811	226	3044	248	2425	270	1934	292	1971	314	1934	336	8249	358	6572
7	4167	29	1750	51	1750	73	1750	95	1750	117	1750	139	3439	161	2100	183	2100	205	2258	227	1530	249	2398	271	1970	293	1934	315	1934	337	7971	359	6539
8	2493	30	1750	52	2393	74	1750	96	1750	118	1750	140	2343	162	2100	184	1934	206	2258	228	1683	250	1530	272	1934	294	1934	316	3132	338	8055	360	6770
9	1750	31	1750	53	2393	75	1750	97	2493	119	1750	141	1964	163	3033	185	2210	207	1811	229	2091	251	3185	273	1949	295	4546	317	1992	339	8486	361	6208
10	1750	32	1750	54	1750	76	1750	98	2493	120	1750	142	2499	164	2500	186	2210	208	1530	230	1963	252	2138	274	1966	296	2649	318	1934	340	6531		
11	1750	33	1750	55	1750	77	1750	99	1750	121	1750	143	2225	165	2448	187	1934	209	2473	231	1810	253	1683	275	1934	297	2291	319	2901	341	6890		
12	1750	34	2393	56	1750	78	1750	100	1750	122	1750	144	2196	166	3386	188	1934	210	2355	232	1530	254	1530	276	1934	298	2214	320	2170	342	6826		
13	1750	35	2393	57	1750	79	2493	101	1750	123	1750	145	1934	167	2382	189	2210	211	1530	233	3044	255	2414	277	1934	299	2214	321	3657	343	7999		
14	1750	36	1750	58	1750	80	2493	102	1750	124	2393	146	1934	168	1934	190	2210	212	1683	234	3044	256	2414	278	1966	300	2214	322	17790	344	8096		
15	1750	37	1750	59	1750	81	1750	103	1750	125	2907	147	2490	169	1934	191	1934	213	2385	235	1530	257	1530	279	2003	301	2214	323	7254	345	18471		
16	2392	38	1750	60	1750	82	1750	104	1750	126	1750	148	2938	170	1934	192	1934	214	2258	236	1683	258	1810	280	2003	302	2214	324	14090	346	19977		
17	2393	39	1750	61	2493	83	1750	105	1750	127	1750	149	1934	171	1934	193	2210	215	1811	237	2091	259	1964	281	2003	303	2214	325	14263	347	7335		
18	1750	40	1750	62	2493	84	1750	106	2393	128	1750	150	1934	172	1934	194	2200	216	1530	238	1963	260	1918	282	2271	304	2214	326	14043	348	6581		
19	1750	41	1750	63	1750	85	1750	107	2393	129	1750	151	1934	173	1934	195	1925	217	2414	239	1810	261	1811	283	1966	305	2236	327	13870	349	6539		
20	1750	42	1750	64	1750	86	1750	108	1750	130	1750	152	2389	174	1934	196	1934	218	2473	240	1530	262	1530	284	2003	306	2733	328	13870	350	6539		
21	1750	43	2493	65	1750	87	1750	109	1750	131	1750	153	2180	175	1934	197	2210	219	1575	241	3069	263	2414	285	2003	307	2112	329	13359	351	6549		
22	1750	44	2493	66	1750	88	2393	110	1750	132	3557	154	1964	176	1934	198	2672	220	1732	242	3020	264	2414	286	2003	308	2116	330	8227	352	7251		

SMALLEST LOT SIZES

SINGLE FAMILY: 1,530 SF (51' X 30')

MULTI-FAMILY: 6,208 SF (LOT 361)

LARGEST LOT SIZES

SINGLE FAMILY: 4,456 SF (LOT 296)

MULTI-FAMILY: 19,177 SF (LOT 346)

AVERAGE LOT SIZES

SINGLE FAMILY: 2,076 SF (AVERAGE OF LOTS 1-321)

MULTI-FAMILY: 9,056 SF (AVERAGE OF LOTS 322-361))

PRELIMINARY LOTTING PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: JUNE 3, 2015

cbg
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SHEET NO.
TM-2
OF 8 SHEETS

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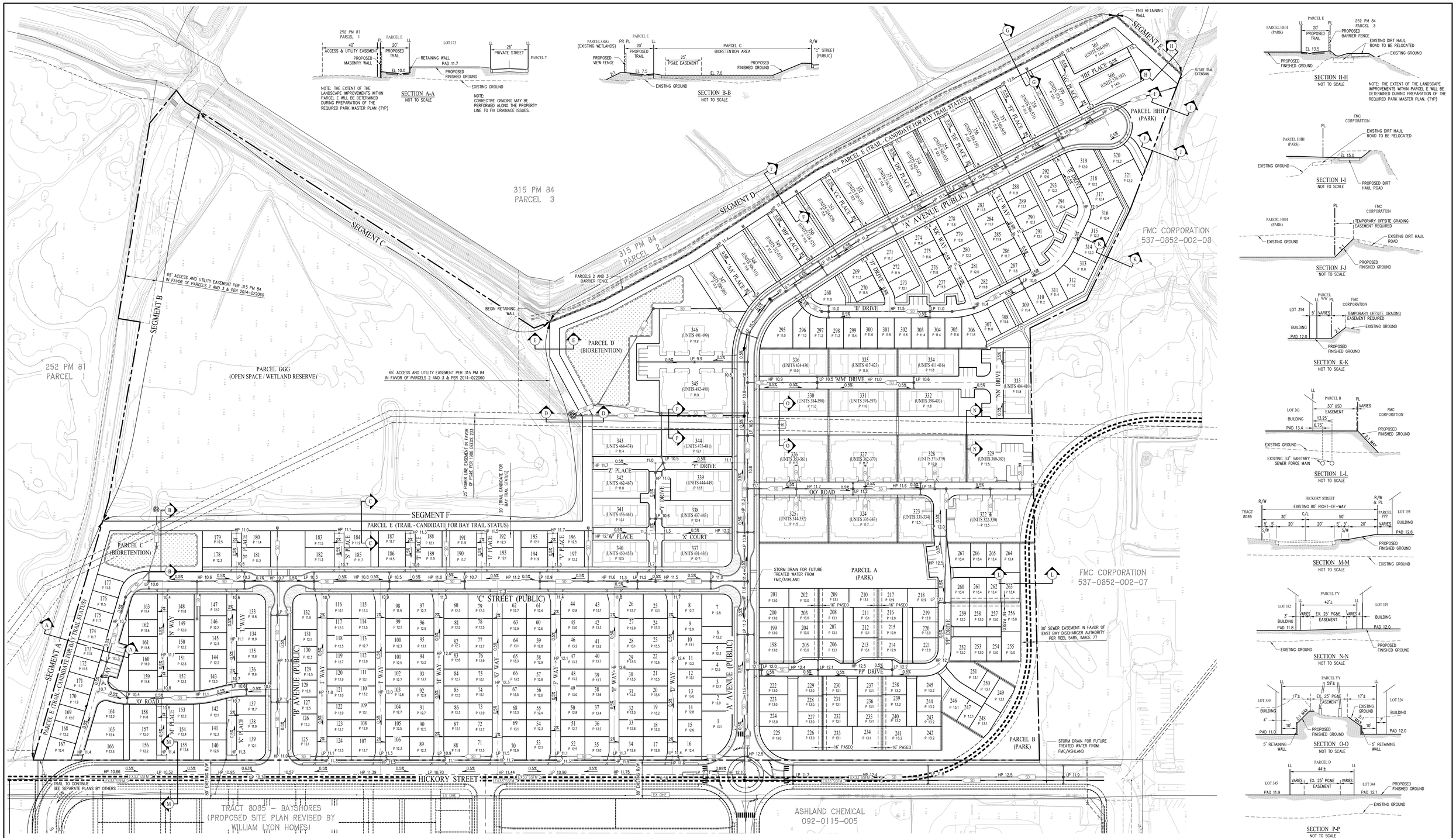

PRELIMINARY GRADING AND DRAINAGE PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: JUNE 3, 2015

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SHEET NO.
TM-3
OF 8 SHEETS

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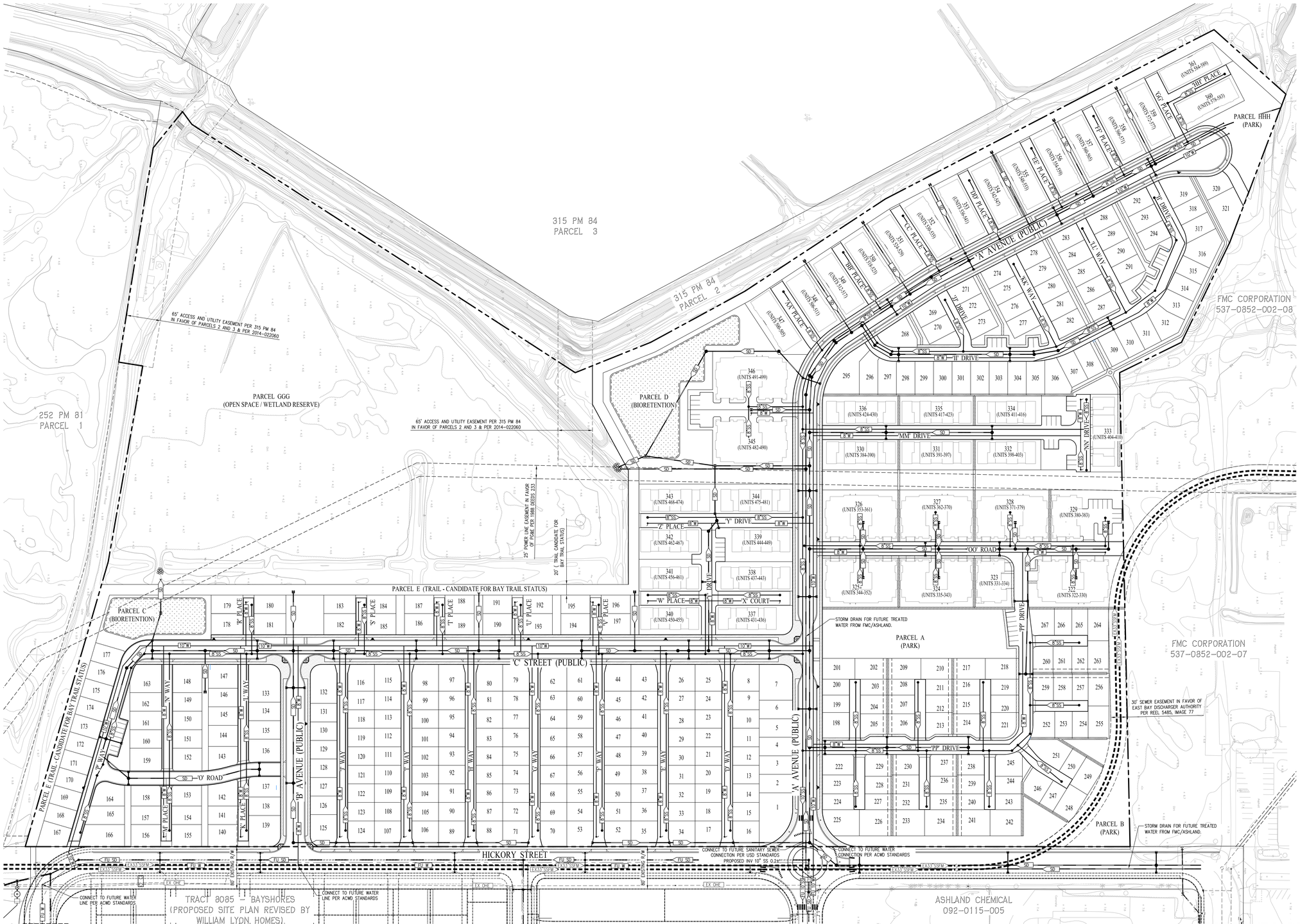
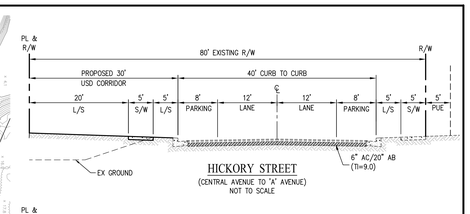
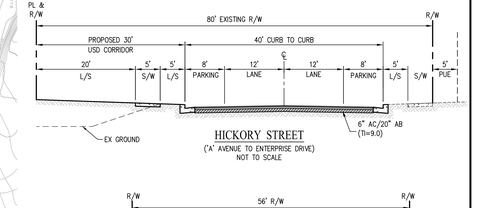
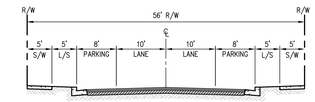




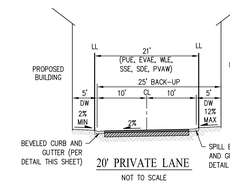
HICKORY STREET
(CENTRAL AVENUE TO "A" AVENUE)
NOT TO SCALE



HICKORY STREET
("A" AVENUE TO ENTERPRISE DRIVE)
NOT TO SCALE

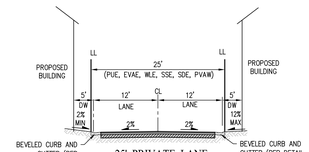


NEIGHBORHOOD STREET (PUBLIC)
NOT TO SCALE

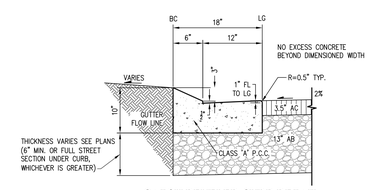


20' PRIVATE LANE
NOT TO SCALE

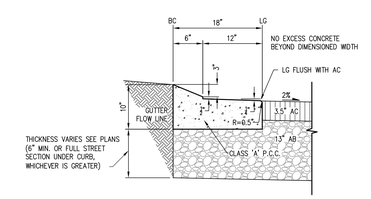
NOTE:
PRIVATE LANES MAY BE CROSS SLOPED AS SHOWN OR CROWNED. SEE PLAN FOR DETAIL AND LOCATIONS.



25' PRIVATE LANE
NOT TO SCALE



CATCH BEVELED CURB DETAIL
(AT ALL ALLEY LOCATIONS)
NOT TO SCALE



SPILLED BEVELED CURB DETAIL
(AT ALL ALLEY LOCATIONS)
NOT TO SCALE

PRELIMINARY UTILITY PLAN AND STREET SECTIONS
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'
SCALE: 1" = 60'
DATE: JUNE 3, 2015

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SHEET NO.
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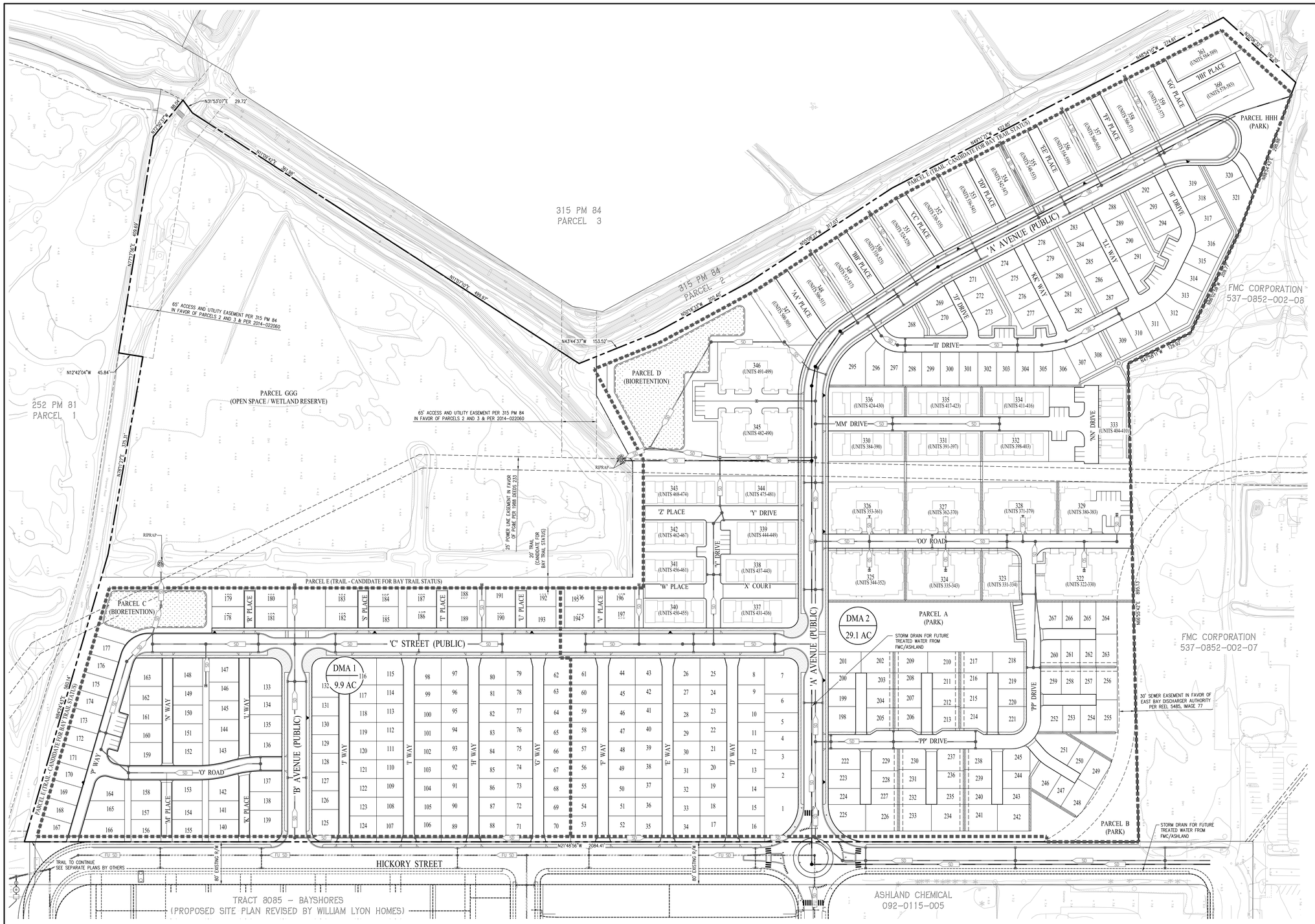
2/20/15 9:53 AM

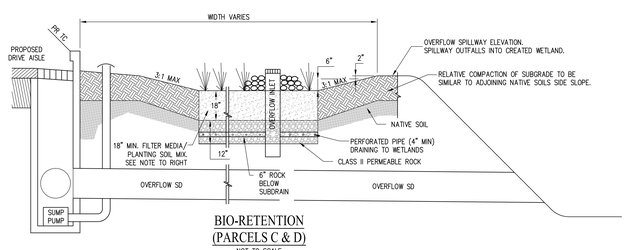


LEGEND

- FIELD INLET
- DIRECTION OF FLOW
- STORM DRAIN
- BIORETENTION AREA
- DMA 1 — DRAINAGE MANAGEMENT AREA
- DRAINAGE MANAGEMENT AREA BOUNDARY

DRAINAGE MANAGEMENT SUMMARY TABLE

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	SIZING METHOD	BIORETENTION TREATMENT AREA (SF)
DMA 1	431,244	285,957	145,287	FLOW (4% METHOD)	11,438
DMA 2	1,267,596	762,421	505,175	FLOW (4% METHOD)	30,497
TOTAL	**1,698,840**	**1,048,378**	**650,462**		**41,935**



BIO-RETENTION
(PARCELS C & D)
NOT TO SCALE

STORMWATER CONTROL PLAN NOTES:

1. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT, ATTACHMENT L. PROVIDE A SOIL CERTIFICATE OF COMPLIANCE AND LAB TESTING RESULTS TO THE CITY OF NEWARK ENGINEERING DIVISION TO VERIFY THAT THE SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES MEETS THE SPECIFICATIONS.
2. PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT MUST SUBMIT A STATEMENT CERTIFYING THAT ALL POST-CONSTRUCTION STORMWATER TREATMENT MEASURES HAVE BEEN INSTALLED PROPERLY.
3. THE CITY OF NEWARK MUST INSPECT AND APPROVE ALL STORMWATER TREATMENT MEASURES PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY. THEREAFTER, CITY STAFF MUST CONDUCT INSPECTIONS AS FREQUENTLY AS ANNUALLY TO VERIFY MAINTENANCE.

PRELIMINARY STORMWATER CONTROL PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'
SCALE: 1" = 60'
DATE: JUNE 3, 2015

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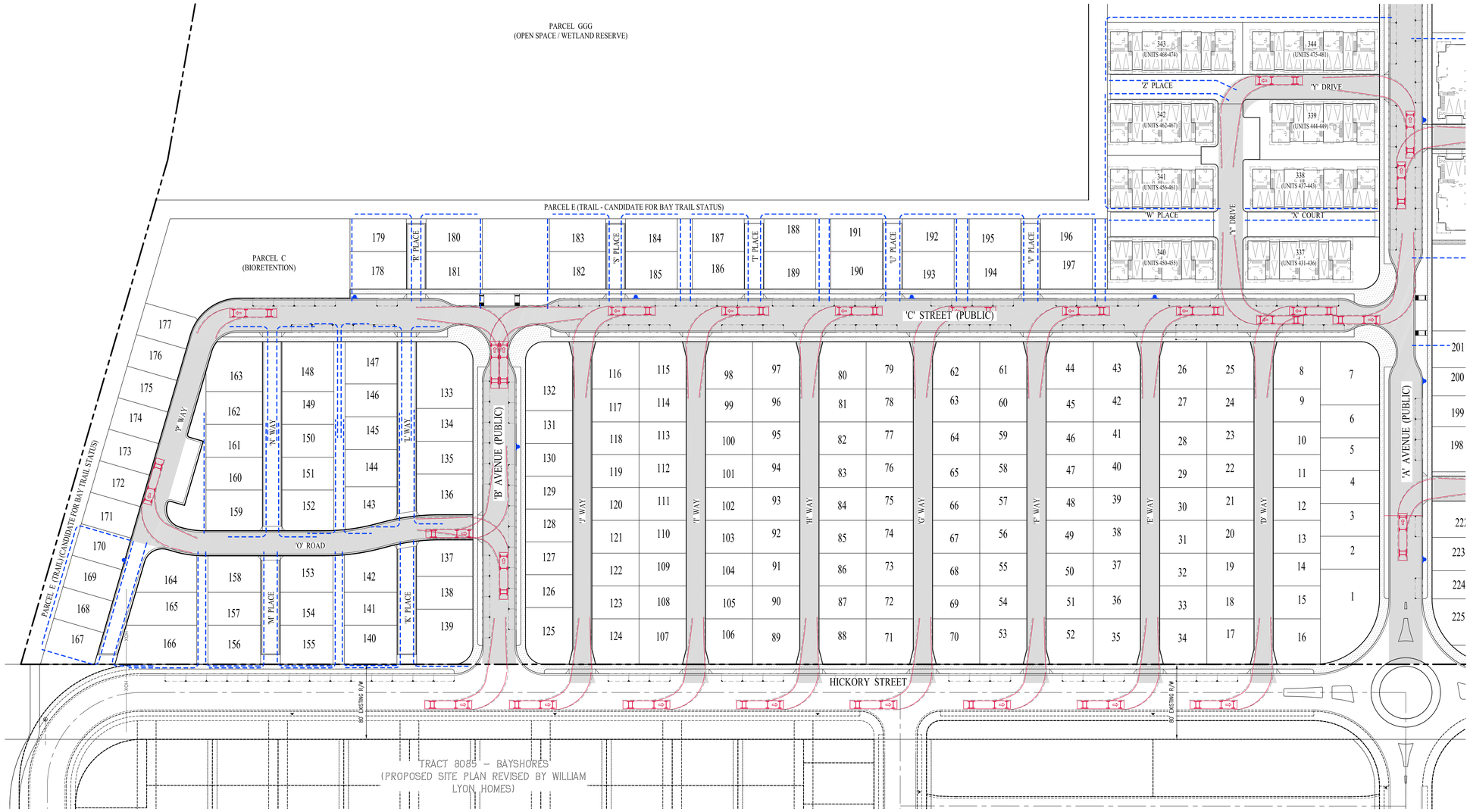

LEGEND

ALAMEDA COUNTY FIRE TRUCK TURN TEMPLATE FOR THE CITY OF NEWARK

PROPOSED FIRE HYDRANT

TYPICAL HOSE PULL FROM FIRE APPARATUS ACCESS ROAD

FIRE APPARATUS ACCESS ROAD

FIRE ACCESS PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: JUNE 3 , 2015

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TM-6
OF 8 SHEETS

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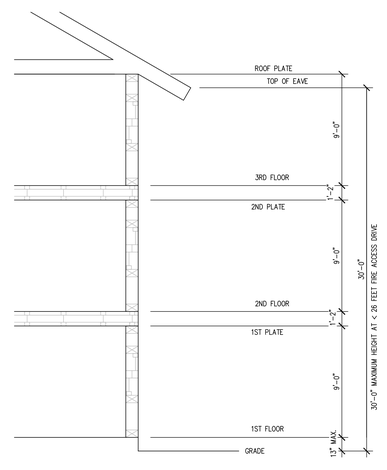

NOTE:
ALL BUILDING WILL BE 30' OR LESS PER THE DIAGRAM.

WALL SECTION - 3 STORY HOME

ALLOWED MAXIMUM HEIGHT AT < 26 FEET FIRE ACCESS DRIVE

LEGEND

ALAMEDA COUNTY FIRE TRUCK TURN TEMPLATE FOR THE CITY OF NEWARK

PROPOSED FIRE HYDRANT

200'

TYPICAL HOSE PULL FROM FIRE APPARATUS ACCESS ROAD

FIRE APPARATUS ACCESS ROAD

FIRE ACCESS PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: JUNE 3, 2015

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SHEET NO.
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OF 8 SHEETS

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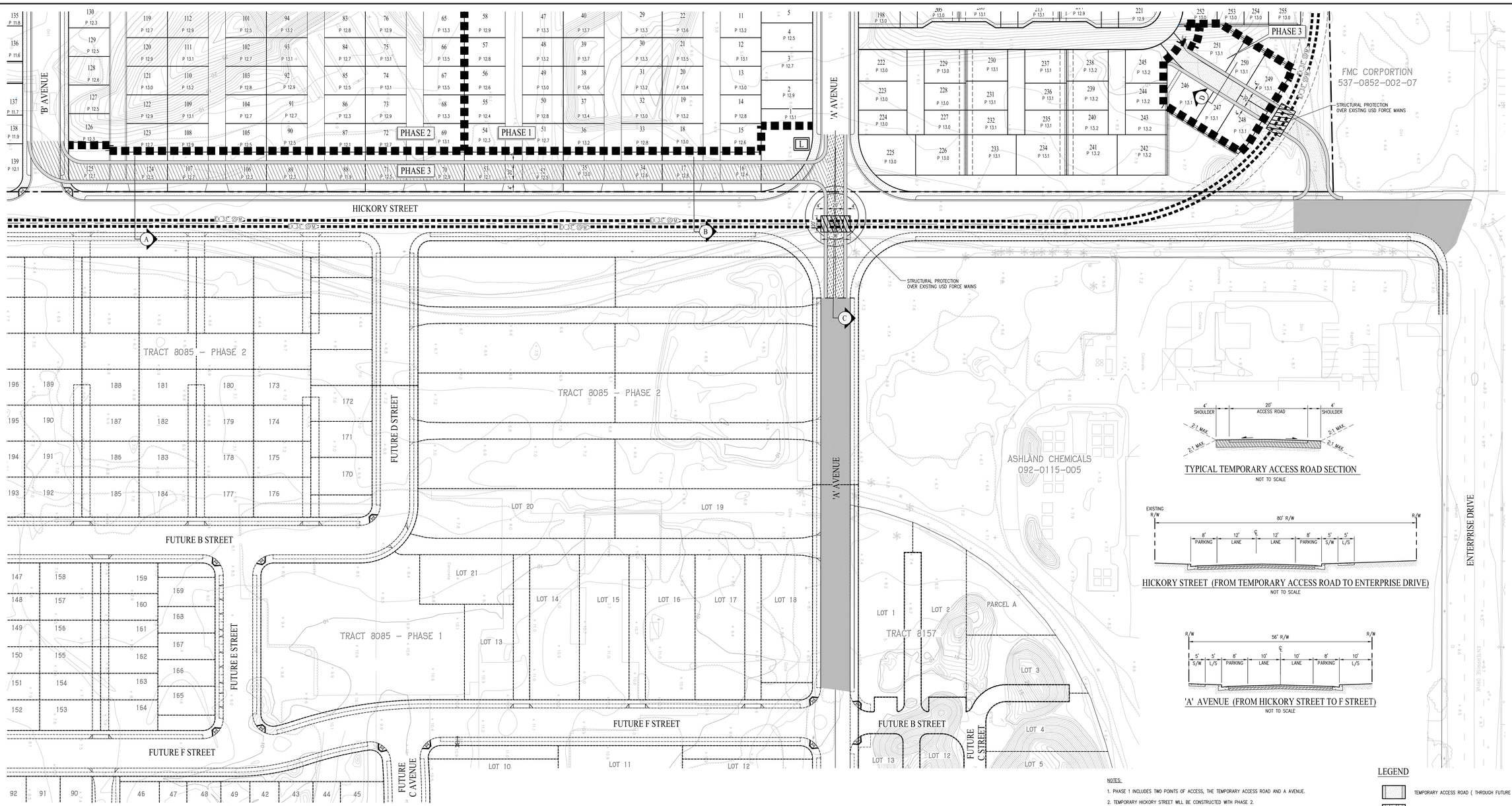


TYPICAL TEMPORARY ACCESS ROAD SECTION

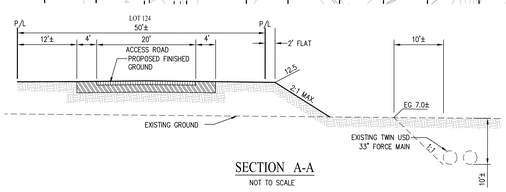
NOT TO SCALE

HICKORY STREET (FROM TEMPORARY ACCESS ROAD TO ENTERPRISE DRIVE)

NOT TO SCALE

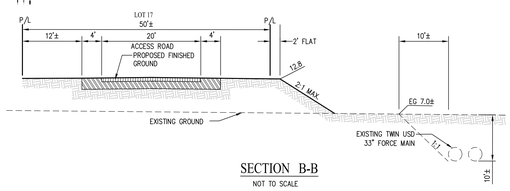
'A' AVENUE (FROM HICKORY STREET TO F STREET)

NOT TO SCALE



SECTION A-A

NOT TO SCALE



SECTION B-B

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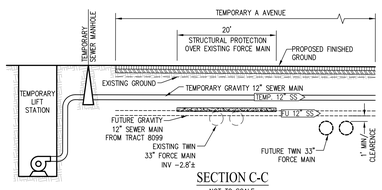
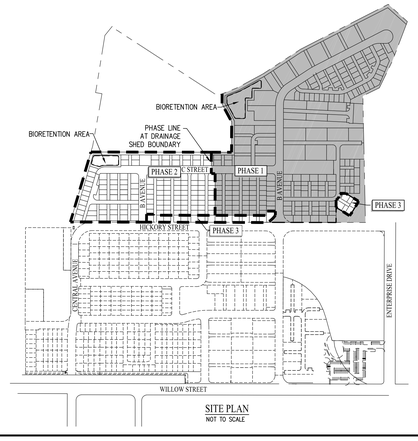


SECTION C-C

NOT TO SCALE

SECTION D-D

NOT TO SCALE



SITE PLAN

NOT TO SCALE

NOTES:

1. PHASE 1 INCLUDES TWO POINTS OF ACCESS, THE TEMPORARY ACCESS ROAD AND A AVENUE.
2. TEMPORARY HICKORY STREET WILL BE CONSTRUCTED WITH PHASE 2.
3. THE PHASE 1 AND PHASE 2 BOUNDARY DELINEATION IS BASED ON THE SITES DRAINAGE SHED BOUNDARY.

LEGEND

- TEMPORARY ACCESS ROAD (THROUGH FUTURE ALLEY)
- TEMPORARY A AVENUE
- PERMANENT A AVENUE & PERMANENT HICKORY STREET
- TEMPORARY ACCESS ROAD (ADJACENT TO FUTURE HICKORY STREET)
- PHASE BOUNDARY
- TEMPORARY LIFT STATION

UNIT COUNT

PHASE 1	451 UNITS
PHASE 2	132 UNITS
PHASE 3	6 UNITS
TOTAL	589 UNITS

TEMPORARY ACCESS PLAN
VESTING TENTATIVE MAP
TRACT 8099
GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: JUNE 3, 2015

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SHEET NO.

TM-8

OF 8 SHEETS

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GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

COVER SHEET

URBAN ARENA

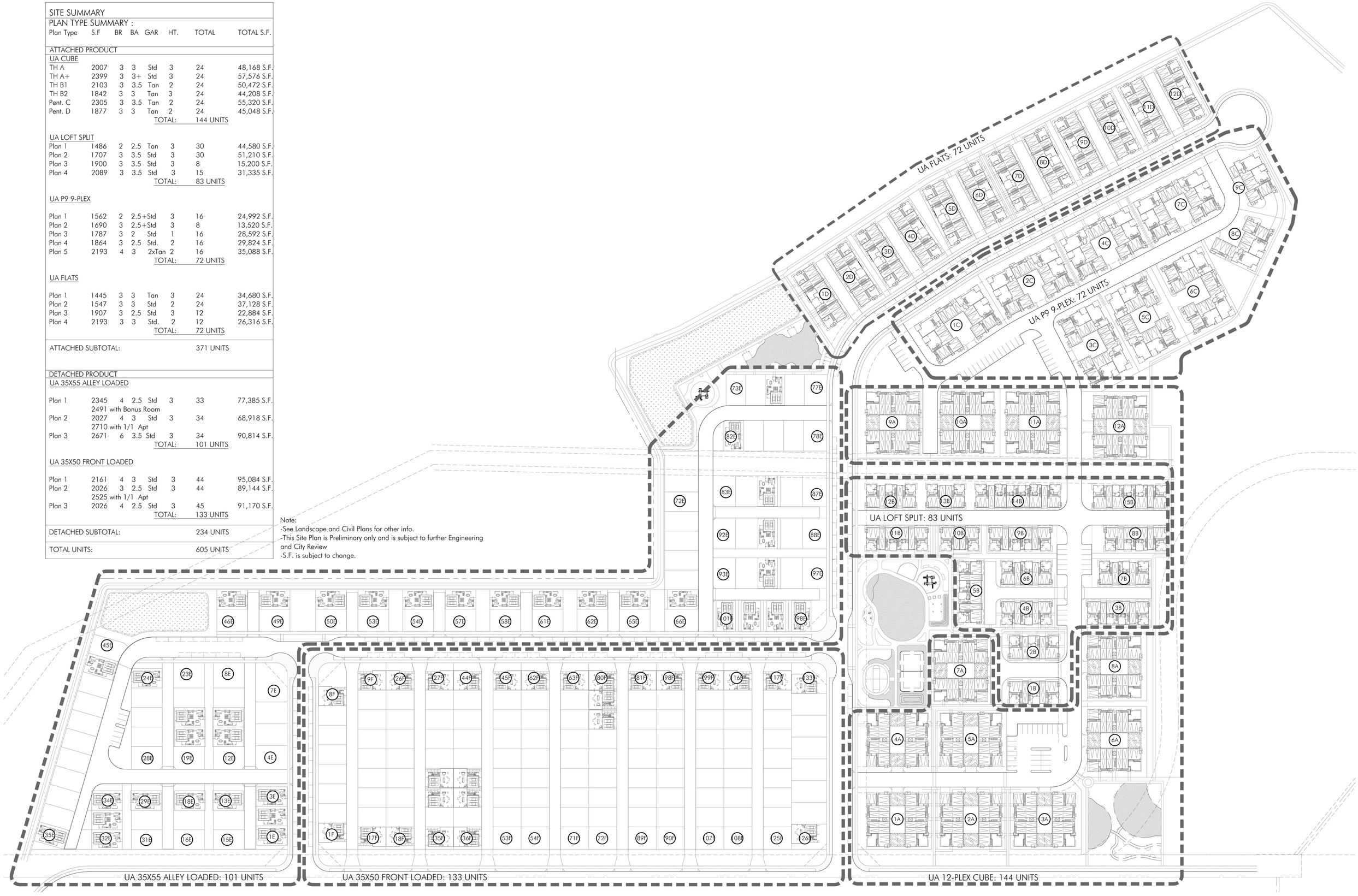
INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

SITE SUMMARY

PLAN TYPE SUMMARY :

Plan Type	S.F	BR	BA	GAR	HT.	TOTAL	TOTAL S.F.
ATTACHED PRODUCT							
UA CUBE							
TH A	2007	3	3	Std	3	24	48,168 S.F.
TH A+	2399	3	3+	Std	3	24	57,576 S.F.
TH B1	2103	3	3.5	Tan	2	24	50,472 S.F.
TH B2	1842	3	3	Tan	3	24	44,208 S.F.
Pent. C	2305	3	3.5	Tan	2	24	55,320 S.F.
Pent. D	1877	3	3	Tan	2	24	45,048 S.F.
					TOTAL:	144 UNITS	
UA LOFT SPLIT							
Plan 1	1486	2	2.5	Tan	3	30	44,580 S.F.
Plan 2	1707	3	3.5	Std	3	30	51,210 S.F.
Plan 3	1900	3	3.5	Std	3	8	15,200 S.F.
Plan 4	2089	3	3.5	Std	3	15	31,335 S.F.
					TOTAL:	83 UNITS	
UA P9 9-PLEX							
Plan 1	1562	2	2.5+	Std	3	16	24,992 S.F.
Plan 2	1690	3	2.5+	Std	3	8	13,520 S.F.
Plan 3	1787	3	2	Std	1	16	28,592 S.F.
Plan 4	1864	3	2.5	Std.	2	16	29,824 S.F.
Plan 5	2193	4	3	2xTan	2	16	35,088 S.F.
					TOTAL:	72 UNITS	
UA FLATS							
Plan 1	1445	3	3	Tan	3	24	34,680 S.F.
Plan 2	1547	3	3	Std	2	24	37,128 S.F.
Plan 3	1907	3	2.5	Std	3	12	22,884 S.F.
Plan 4	2193	3	3	Std.	2	12	26,316 S.F.
					TOTAL:	72 UNITS	
ATTACHED SUBTOTAL:						371 UNITS	
DETACHED PRODUCT							
UA 35X55 ALLEY LOADED							
Plan 1	2345	4	2.5	Std	3	33	77,385 S.F.
	2491 with Bonus Room						
Plan 2	2027	4	3	Std	3	34	68,918 S.F.
	2710 with 1/1 Apt						
Plan 3	2671	6	3.5	Std	3	34	90,814 S.F.
					TOTAL:	101 UNITS	
UA 35X50 FRONT LOADED							
Plan 1	2161	4	3	Std	3	44	95,084 S.F.
Plan 2	2026	3	2.5	Std	3	44	89,144 S.F.
	2525 with 1/1 Apt						
Plan 3	2026	4	2.5	Std	3	45	91,170 S.F.
					TOTAL:	133 UNITS	
DETACHED SUBTOTAL:						234 UNITS	
TOTAL UNITS:						605 UNITS	

Note:
-See Landscape and Civil Plans for other info.
-This Site Plan is Preliminary only and is subject to further Engineering and City Review
-S.F. is subject to change.



GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

OVERALL SITE PLAN

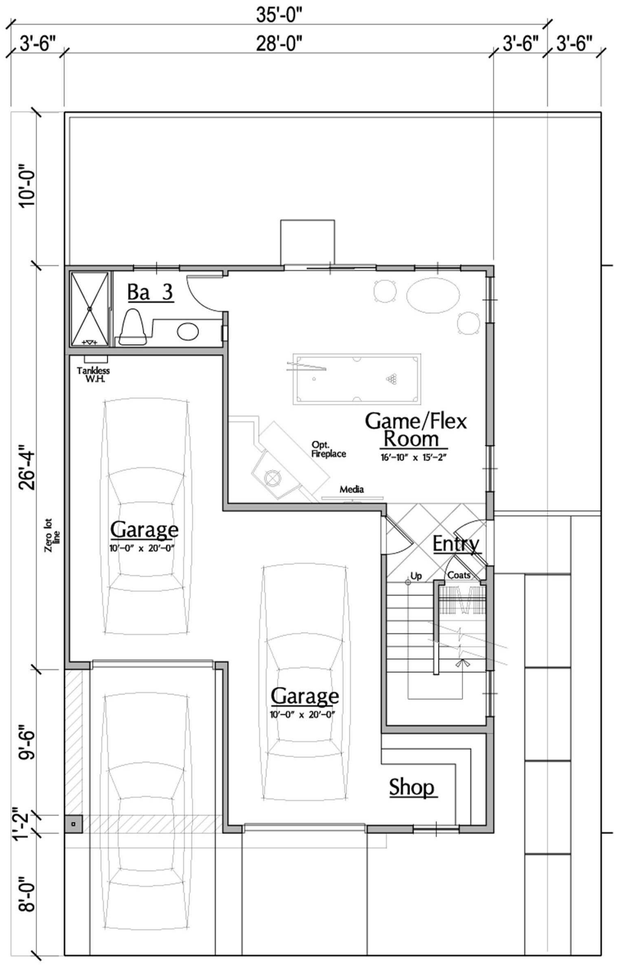
SCALE: 1" = 60' - 0"
0 30 60 120

NORTH

URBAN ARENA

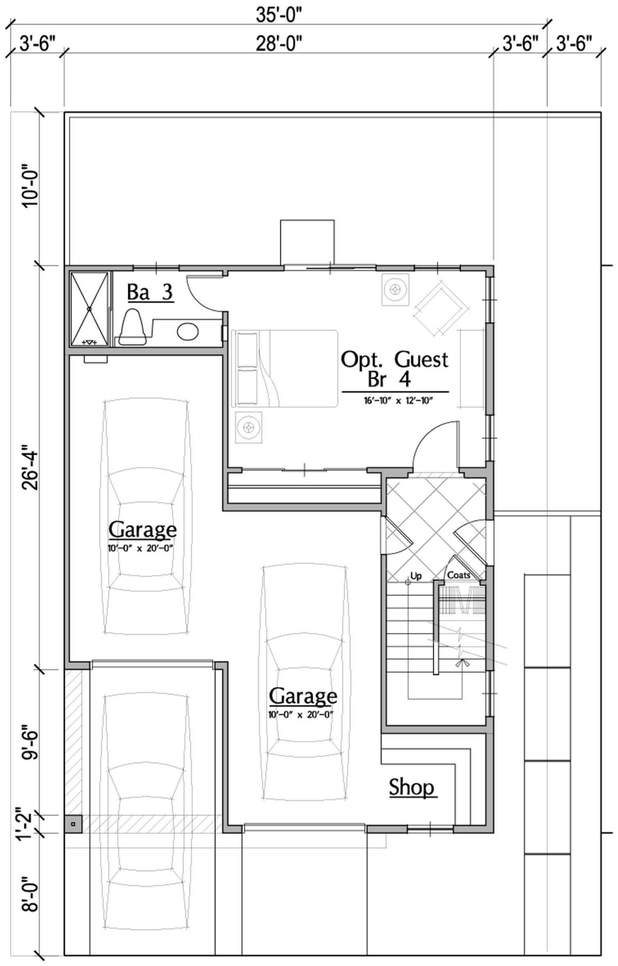
INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

DATE/TIME OF PLOT: 9/9/2014 5:02:37 PM FILE NAME: S:\2013 Projects\13-177 Cargill Gateway Station\ARCHITECTURE\Preliminr\Pending Submittal\A0.0 Site Plan-Alt.dwg



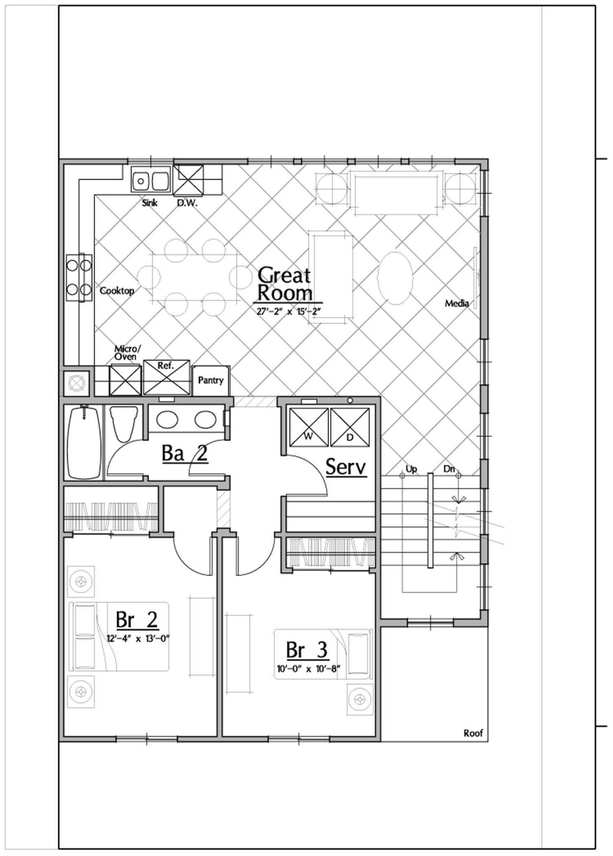
FIRST LEVEL

SCALE: 1/4"=1'-0"



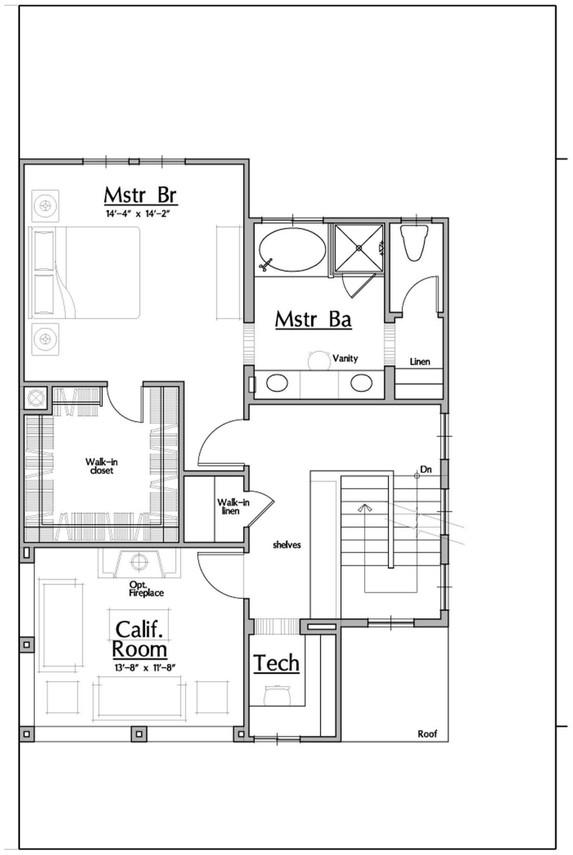
FIRST LEVEL (OPTIONAL)

SCALE: 1/4"=1'-0"



SECOND LEVEL

SCALE: 1/4"=1'-0"



THIRD LEVEL

SCALE: 1/4"=1'-0"

UNIT SUMMARY - PLAN 1

PLAN 1: 2,161 S.F.

(OPTIONAL FIRST FLOOR)

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

35' x 50' UA (FRONT LOAD) FLOOR PLANS

SCALE: 1/4" = 1'-0"

0 2 4 8

URBAN ARENA

INTEGRAL Communities

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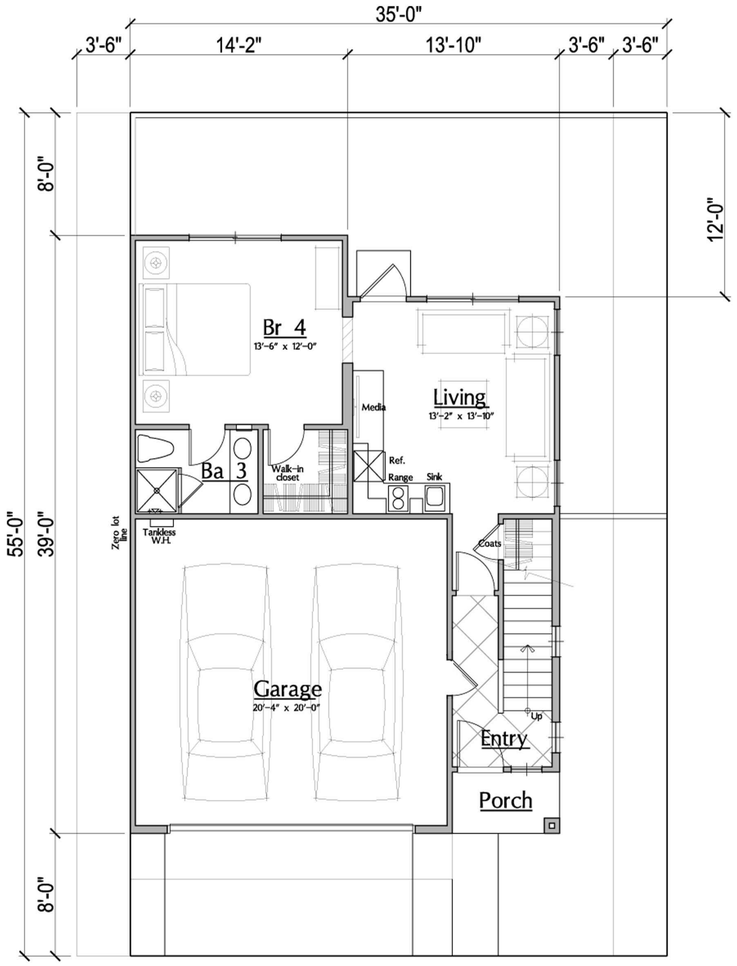
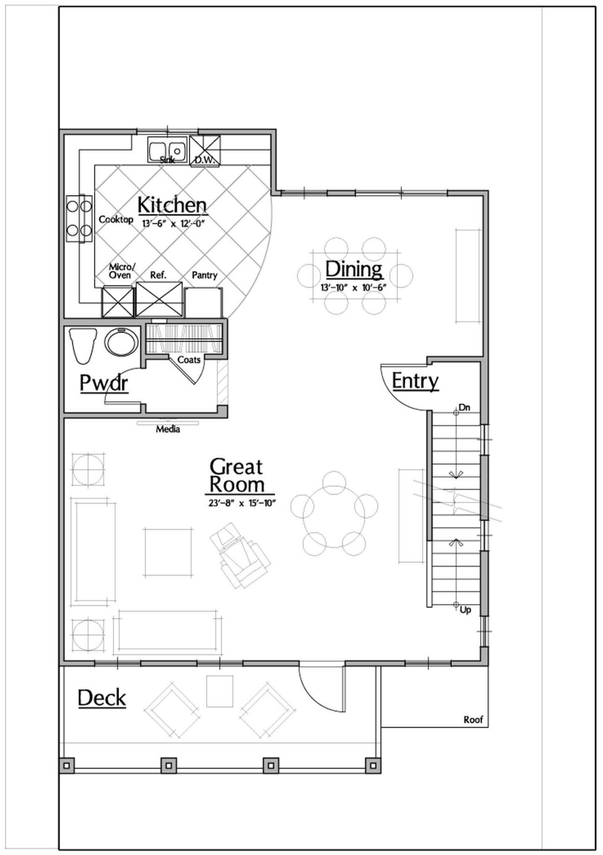


FIRST LEVEL

SCALE: 1/4"=1'-0"



SECOND LEVEL

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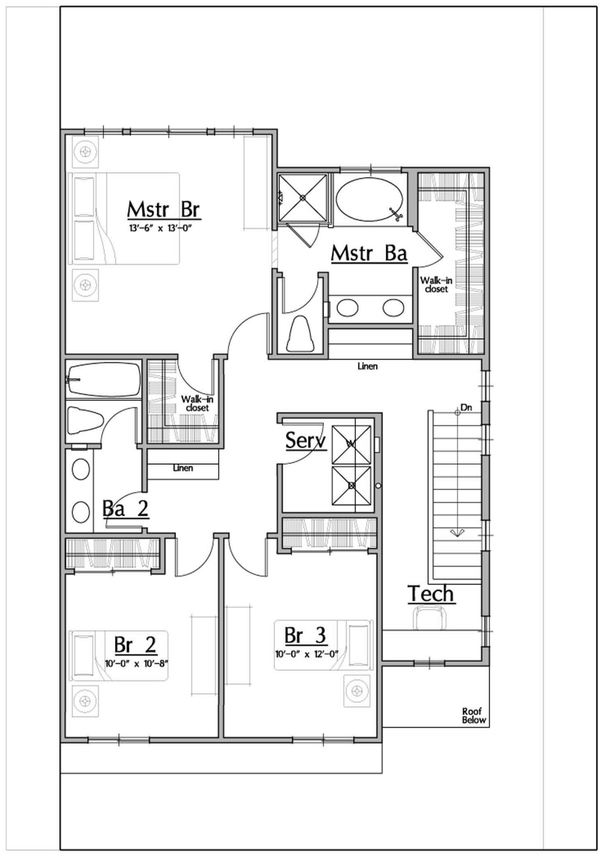
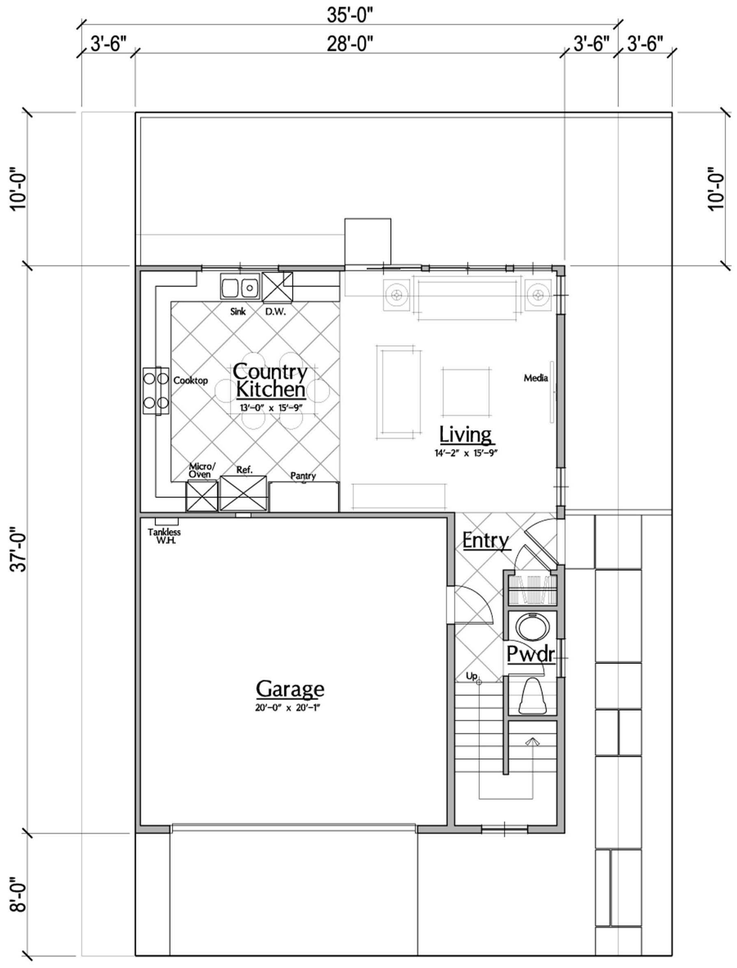


THIRD LEVEL

SCALE: 1/4"=1'-0"

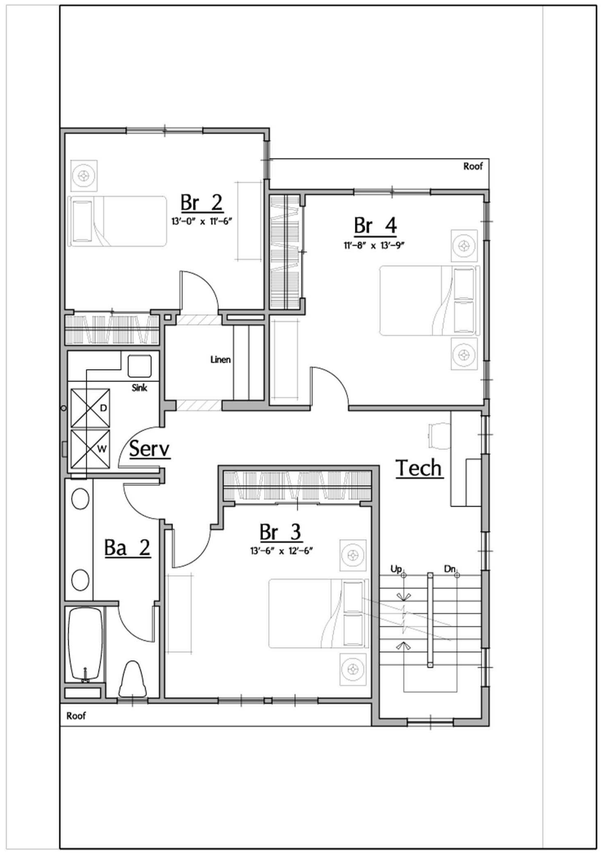
UNIT SUMMARY - PLAN 2

PLAN 2 MAIN HOUSE:	2,026 S.F.
APARTMENT SUITE:	499 S.F.
TOTAL WITH APT:	2,525 S.F.



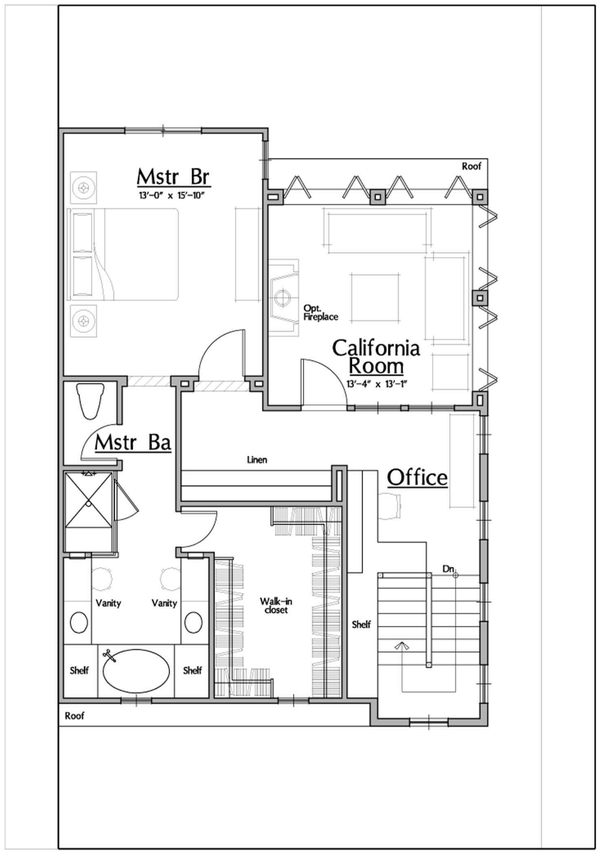
FIRST LEVEL

SCALE: 1/4"=1'-0"



SECOND LEVEL

SCALE: 1/4"=1'-0"



THIRD LEVEL

SCALE: 1/4"=1'-0"

UNIT SUMMARY - PLAN 3

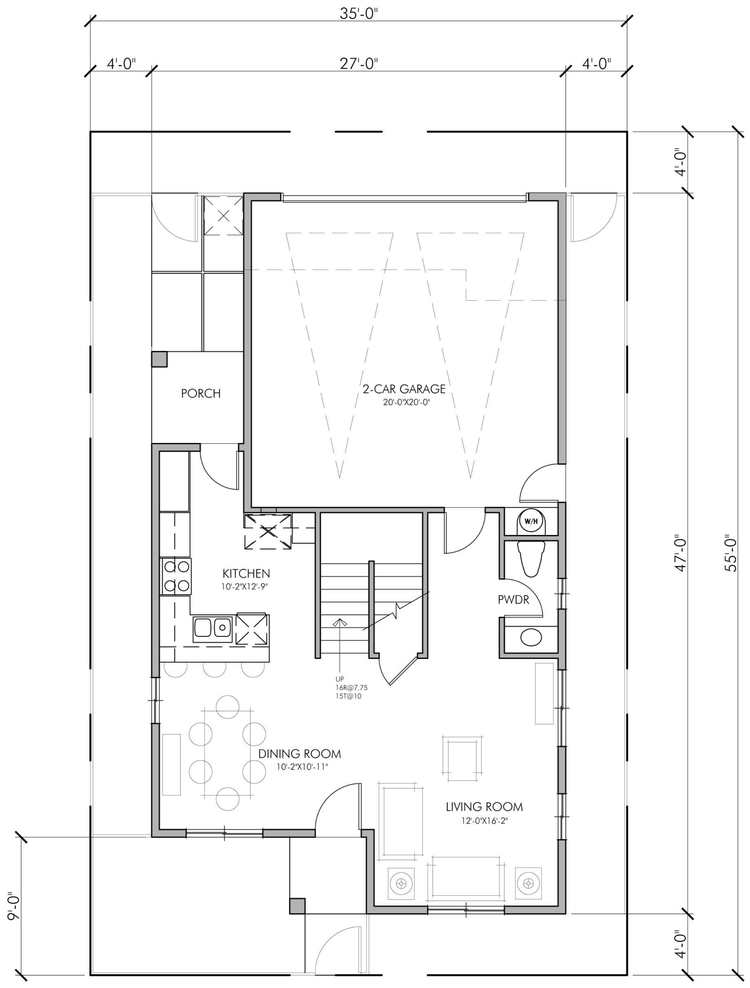
PLAN 3 TOAL HOUSE: 2,026 S.F.

CALIFORNIA ROOM: 202 S.F.

FRONT ELEVATION AGRARIAN
PLAN 1 SCALE: 1/4″=1′-0″

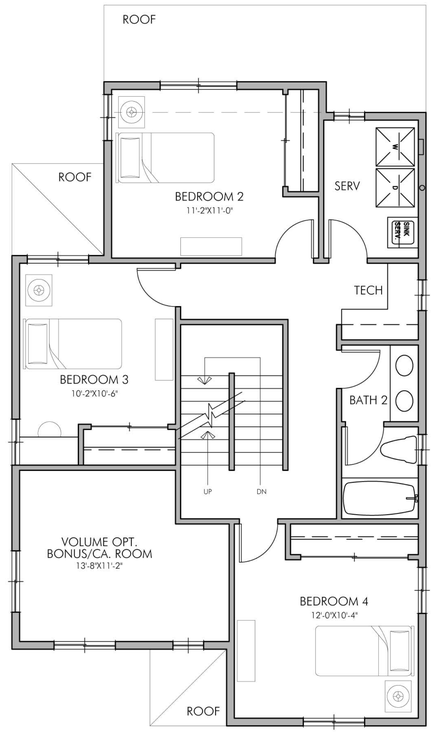
FRONT ELEVATION CRAFTSMAN
PLAN 2 SCALE: 1/4″=1′-0″

FRONT ELEVATION FARMHOUSE
PLAN 3 SCALE: 1/4″=1′-0″



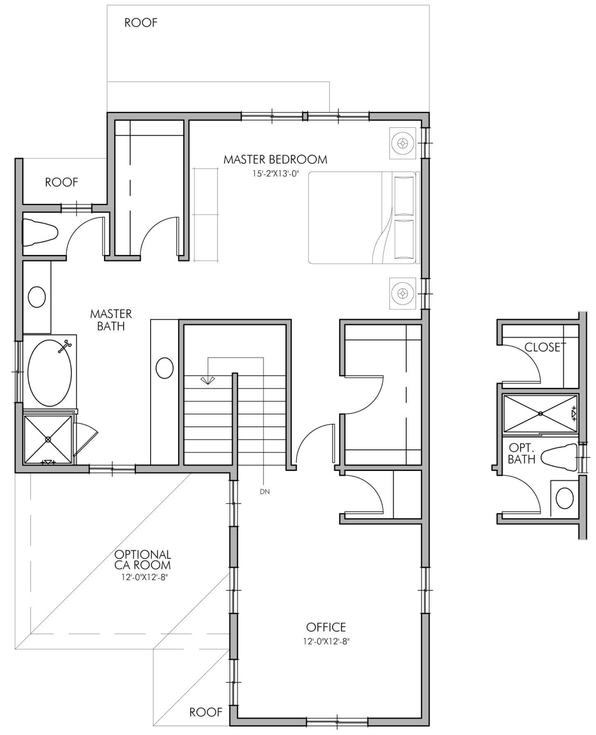
FIRST LEVEL

SCALE: 1/4" = 1'-0"



SECOND LEVEL

SCALE: 1/4" = 1'-0"

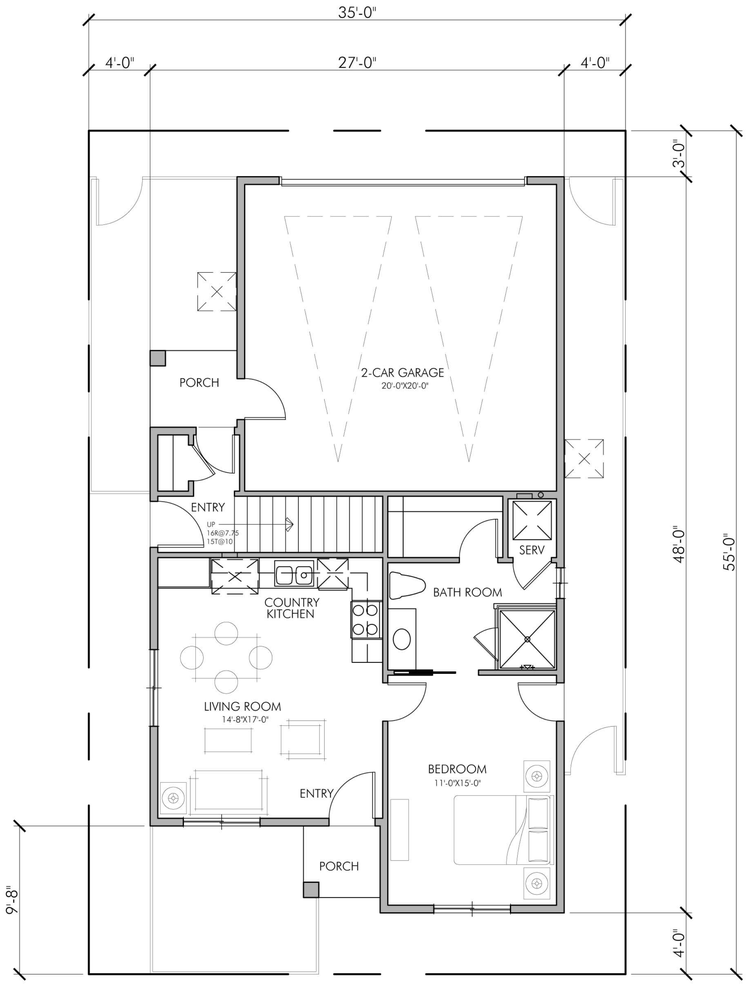


THIRD LEVEL

SCALE: 1/4" = 1'-0"

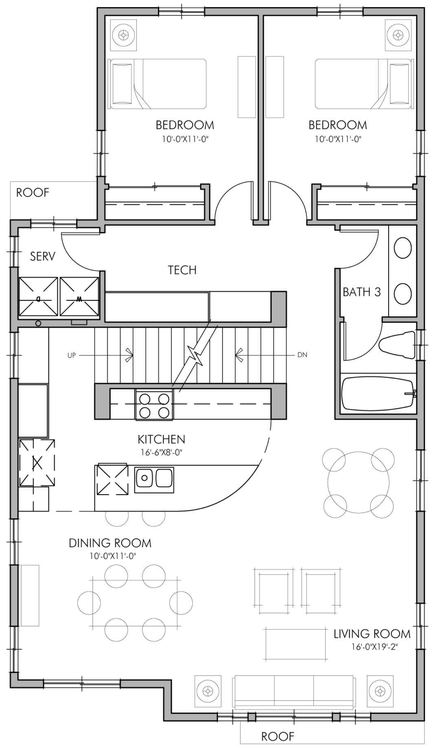
UNIT SUMMARY - PLAN 1

TOTAL MAIN HOUSE:	2,345 S.F.
PLAN 1 W/ BONUS ROOM:	2,491 S.F.



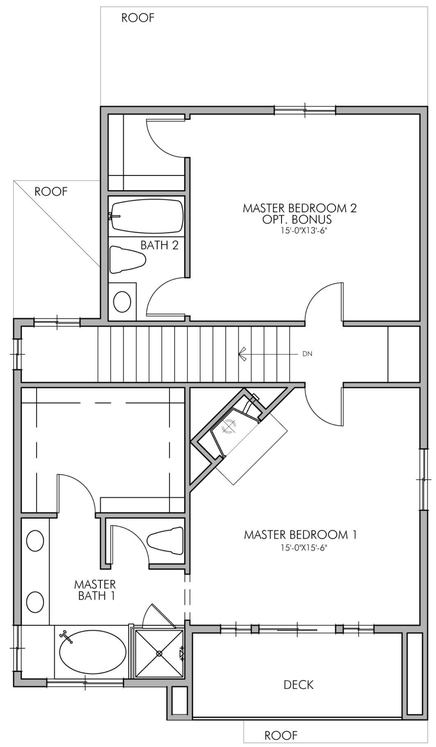
FIRST LEVEL

SCALE: 1/4" = 1'-0"



SECOND LEVEL

SCALE: 1/4" = 1'-0"

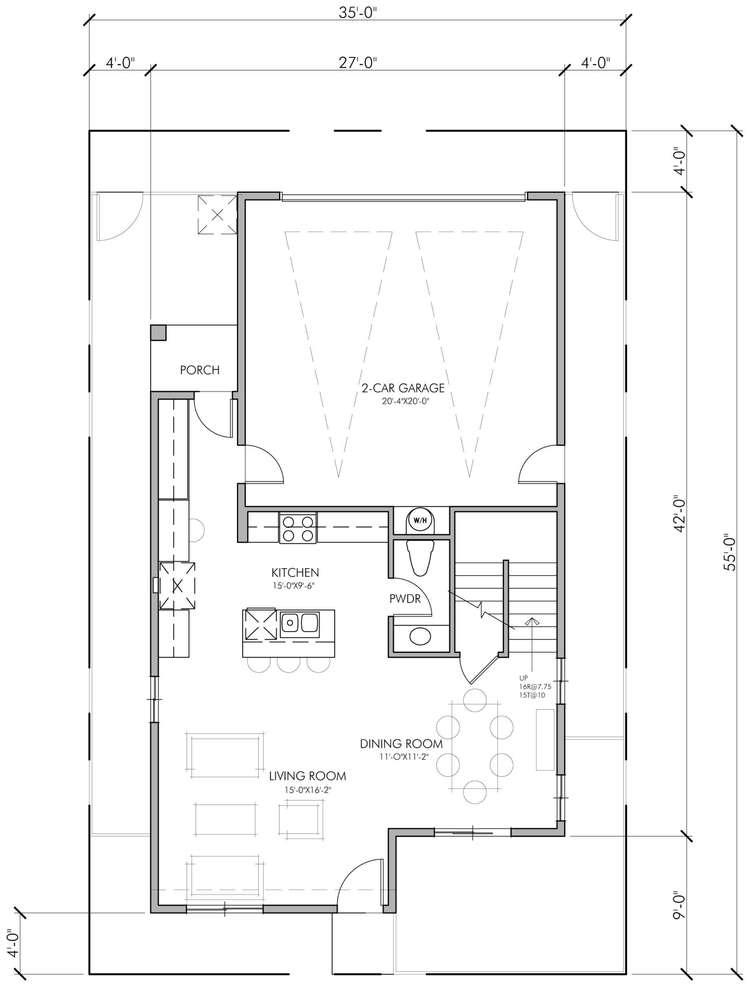


THIRD LEVEL

SCALE: 1/4" = 1'-0"

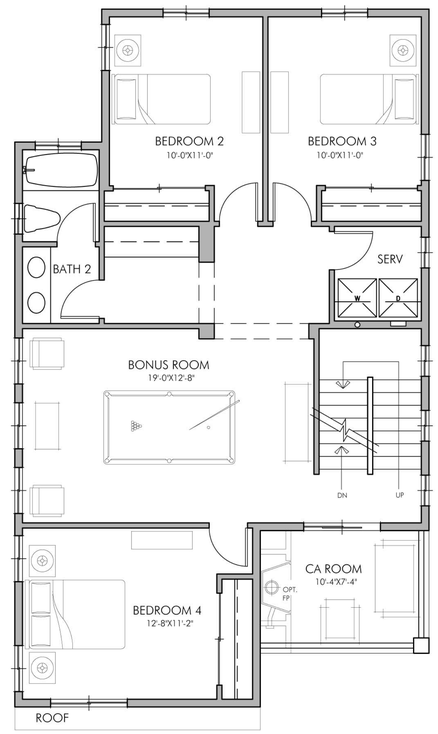
UNIT SUMMARY - PLAN 2

TOTAL MAIN HOUSE:	2,027 S.F.
TOTAL WITH APT.	2,710 S.F.



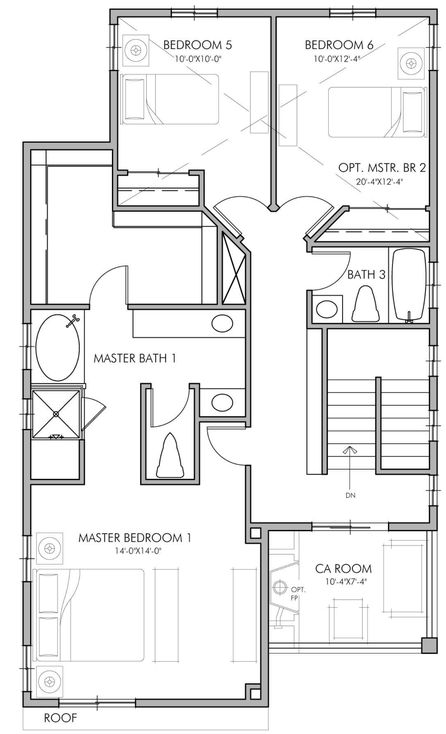
FIRST LEVEL

SCALE: 1/4" = 1'-0"



SECOND LEVEL

SCALE: 1/4" = 1'-0"



THIRD LEVEL

SCALE: 1/4" = 1'-0"

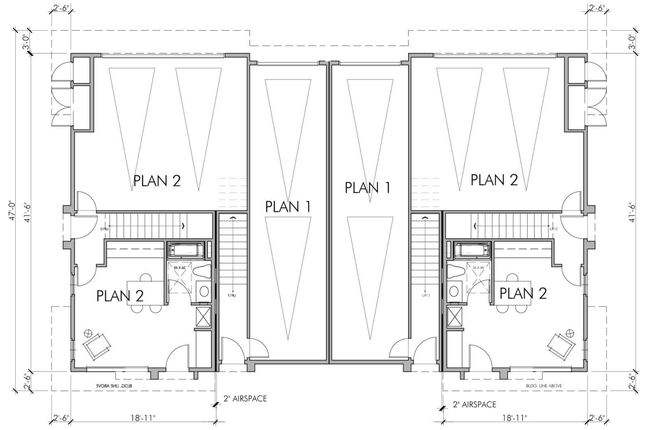
UNIT SUMMARY - PLAN 3

TOTAL MAIN HOUSE: 2,671 S.F.

FRONT ELEVATION FARMHOUSE
PLAN 1
SCALE: 1/4" = 1'-0"

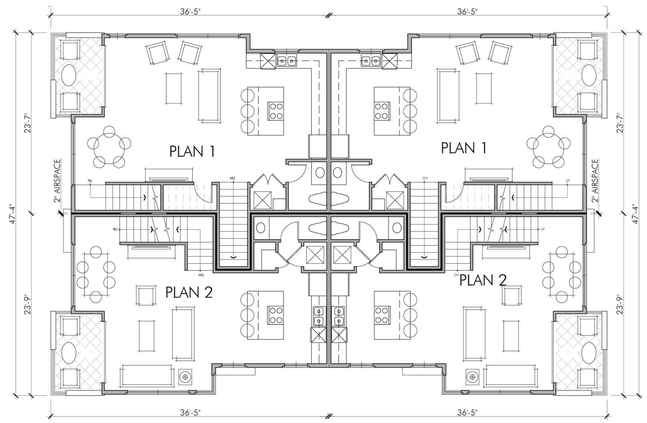
FRONT ELEVATION CRAFTSMAN
PLAN 2
SCALE: 1/4" = 1'-0"

FRONT ELEVATION FARMHOUSE
PLAN 3
SCALE: 1/4" = 1'-0"



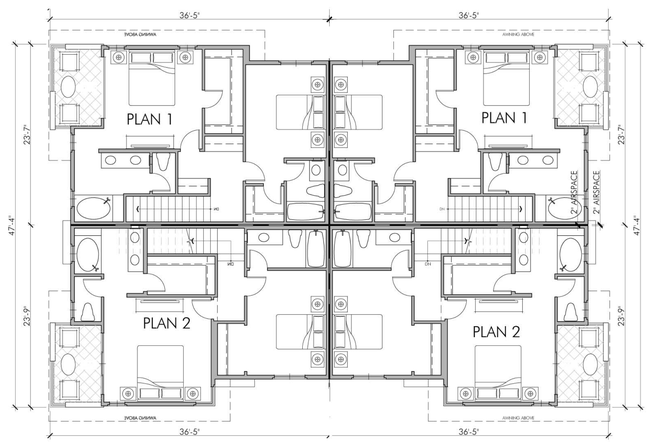
4 - PLEX FIRST LEVEL

SCALE: 1/8" = 1'-0"



4 - PLEX SECOND LEVEL

SCALE: 1/8" = 1'-0"



4 - PLEX THIRD LEVEL

SCALE: 1/8" = 1'-0"

UNIT SUMMARY - 4 PLEX

PLAN 1:	1,486 S.F.	2BR/2.5 BATH
PLAN 2:	1,707 S.F.	3BR/3.5 BATH

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

4 PLEX UA LOFT SPLIT COMPOSITE PLANS

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST CONTEMPORARY AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 4-PLEX CONTEMPORARY AGRARIAN ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH - COLORS WHITE, SAGE GREEN, GREY, ROSE
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- DECK COLUMNS WITH CEMENT BOARD FACING AND TRIM.
- CEMENT BOARD EXTERIOR HORIZONTAL SIDING
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ASPHALT SHINGLE SLOPING ROOF
- ANODIZED ALUMINUM WINDOW FRAMES - WHITE
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL DECK RAILING - POWDER COATED.
- CEMENT BOARD DECK FLOOR BANDING.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- METAL CORBELS AT FLOOR OVERHANGS AND GABLES - PAINTED
- GALVANIZED METAL TRELLIS - POWDER COATED.

LEFT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

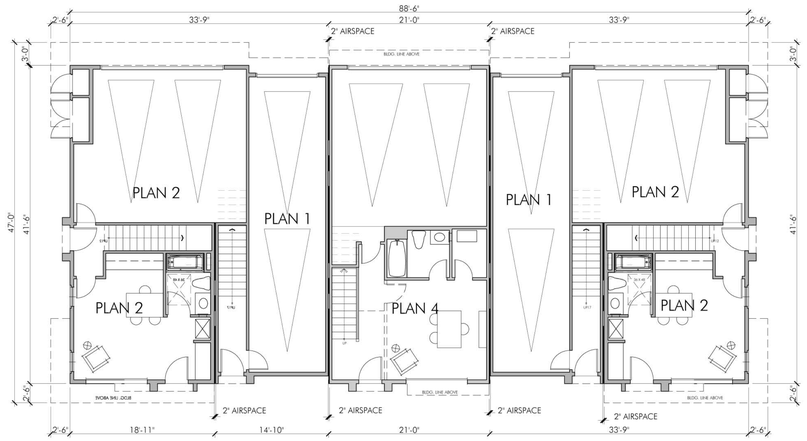
GATEWAY STATION WEST
NEWARK, CALIFORNIA
UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 4-PLEX AGRARIAN ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

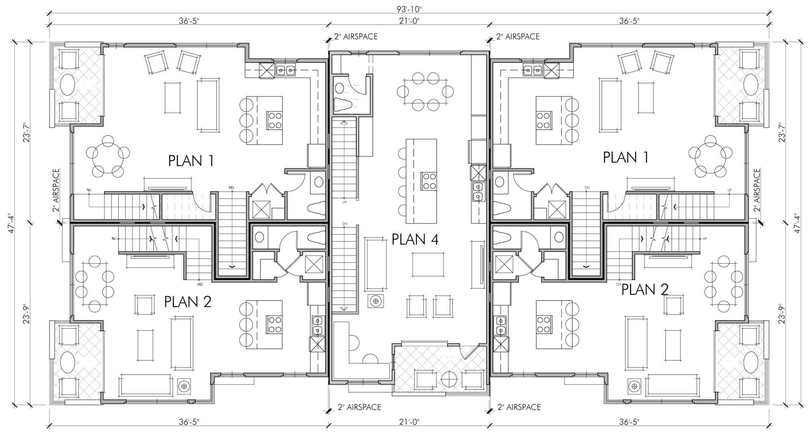
URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY



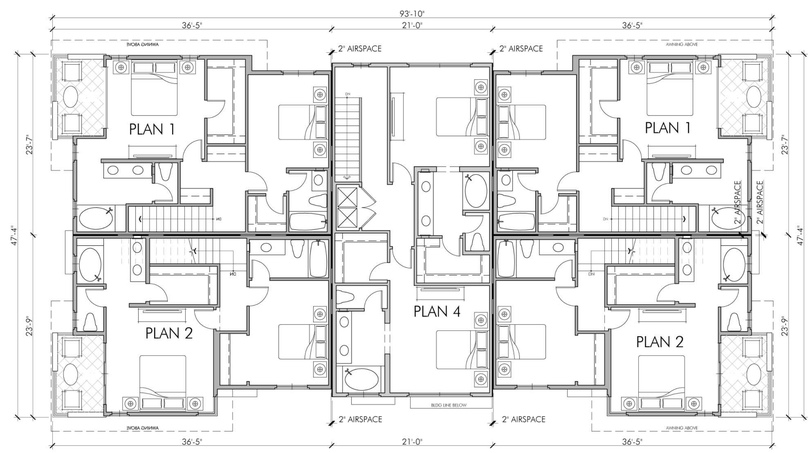
5-PLEX FIRST LEVEL

SCALE: 1/8" = 1'-0"



5-PLEX SECOND LEVEL

SCALE: 1/8" = 1'-0"



5-PLEX THIRD LEVEL

SCALE: 1/8" = 1'-0"

UNIT SUMMARY - 5 PLEX

PLAN 1:	1,486 S.F.	2BR/2.5 BATH
PLAN 2:	1,707 S.F.	3BR/3.5 BATH
PLAN 4:	2,089 S.F.	3BR/3.5 BATH

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

5 PLEX UA LOFT SPLIT COMPOSITE PLANS

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST CONTEMPORARY AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

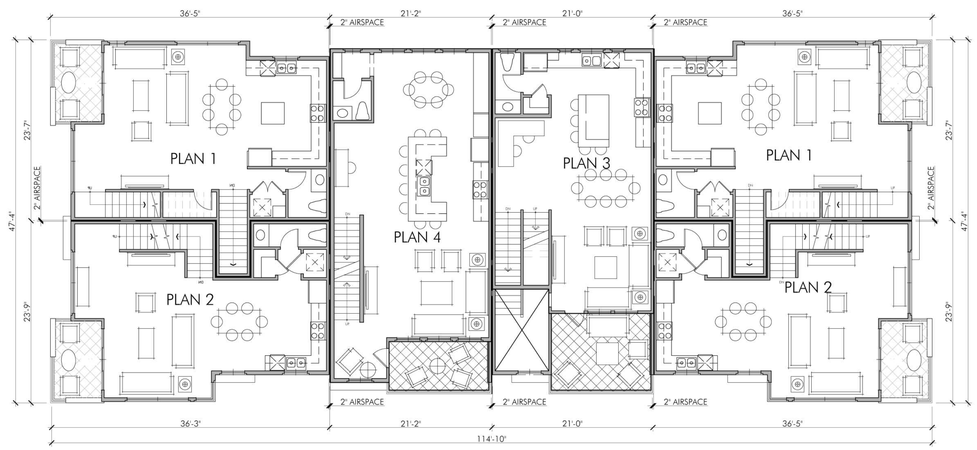
  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

6-PLEX FIRST LEVEL

SCALE: 1/8" = 1'-0"



6-PLEX SECOND LEVEL

SCALE: 1/8" = 1'-0"

6-PLEX THIRD LEVEL

SCALE: 1/8" = 1'-0"

UNIT SUMMARY - 6 PLEX

PLAN 1:	1,486 S.F.	2BR/2.5 BATH
PLAN 2:	1,707 S.F.	3BR/3.5 BATH
PLAN 3:	1,900 S.F.	4BR/3.5 BATH
PLAN 4:	2,089 S.F.	4BR/3.5 BATH

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

6-PLEX UA LOFT SPLIT COMPOSITE PLANS

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST CONTEMPORARY AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 6-PLEX CONTEMPORARY AGRARIAN ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH - COLORS WHITE, SAGE GREEN, GREY, ROSE
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- DECK COLUMNS WITH CEMENT BOARD FACING AND TRIM.
- CEMENT BOARD EXTERIOR HORIZONTAL SIDING
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ASPHALT SHINGLE SLOPING ROOF
- ANODIZED ALUMINUM WINDOW FRAMES - WHITE
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL DECK RAILING - POWDER COATED.
- CEMENT BOARD DECK FLOOR BANDING.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- METAL CORBELS AT FLOOR OVERHANGS AND GABLES - PAINTED
- GALVANIZED METAL TRELLIS - POWDER COATED.

LEFT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA
UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 6-PLEX AGRARIAN ELEVATIONS

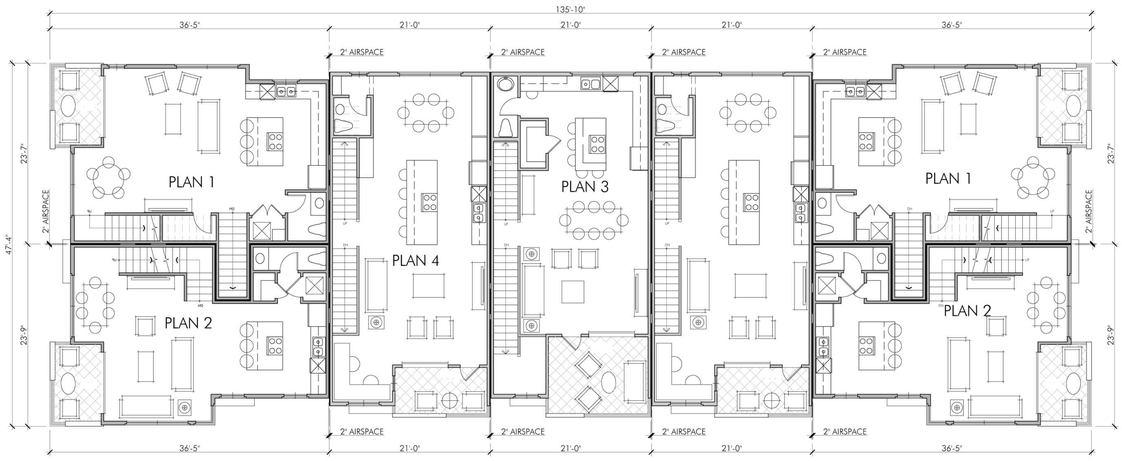
SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

7-PLEX FIRST LEVEL

SCALE: 1/8" = 1'-0"



7-PLEX SECOND LEVEL

SCALE: 1/8" = 1'-0"

7-PLEX THIRD LEVEL

SCALE: 1/8" = 1'-0"

UNIT SUMMARY - 7 PLEX

PLAN 1:	1,486 S.F.	2BR/2.5 BATH
PLAN 2:	1,707 S.F.	3BR/3.5 BATH
PLAN 3:	1,900 S.F.	4BR/3.5 BATH
PLAN 4:	2,089 S.F.	4BR/3.5 BATH

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

7-PLEX UA LOFT SPLIT COMPOSITE PLANS

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST CONTEMPORARY AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 7-PLEX CONTEMPORARY AGRARIAN ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH - COLORS WHITE, SAGE GREEN, GREY, ROSE
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- DECK COLUMNS WITH CEMENT BOARD FACING AND TRIM.
- CEMENT BOARD EXTERIOR HORIZONTAL SIDING
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ASPHALT SHINGLE SLOPING ROOF
- ANODIZED ALUMINUM WINDOW FRAMES - WHITE
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL DECK RAILING - POWDER COATED.
- CEMENT BOARD DECK FLOOR BANDING.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- METAL CORBELS AT FLOOR OVERHANGS AND GABLES - PAINTED
- GALVANIZED METAL TRELLIS - POWDER COATED.

LEFT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA
UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 7-PLEX AGRARIAN ELEVATIONS

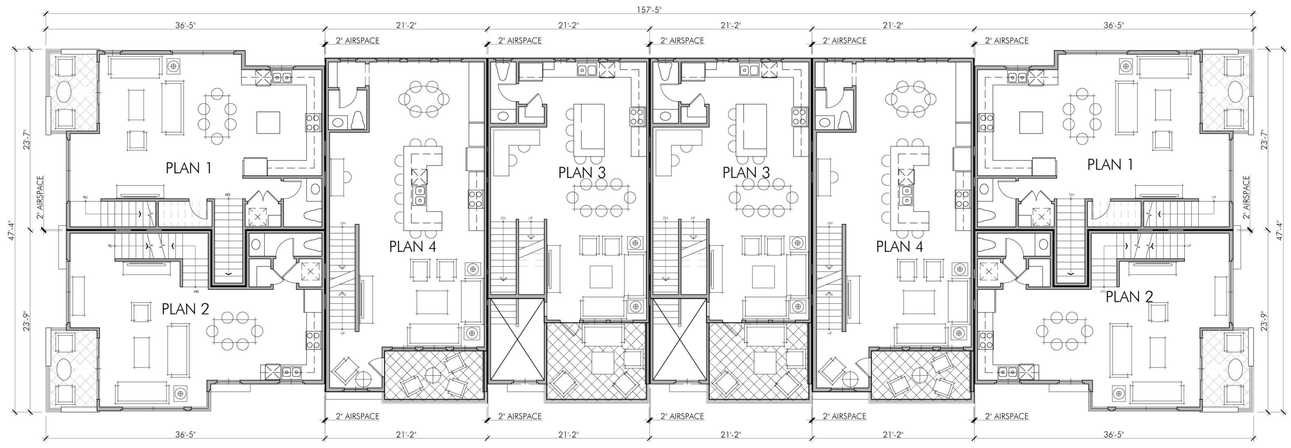
SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

8-PLEX FIRST LEVEL

SCALE: 1/8" = 1'-0"



8-PLEX SECOND LEVEL

SCALE: 1/8" = 1'-0"

8-PLEX THIRD LEVEL

SCALE: 1/8" = 1'-0"

UNIT SUMMARY - 8 PLEX

PLAN 1:	1,486 S.F.	2BR/2.5 BATH
PLAN 2:	1,707 S.F.	3BR/3.5 BATH
PLAN 3:	1,900 S.F.	4BR/3.5 BATH
PLAN 4:	2,089 S.F.	4BR/3.5 BATH

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

8-PLEX UA LOFT SPLIT COMPOSITE PLANS

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

REAR ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

MATERIALS LIST CONTEMPORARY AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

LEFT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
CONTEMPORARY AGRARIAN
SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 8-PLEX CONTEMPORARY AGRARIAN ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION
AGRARIAN SCALE: 1/8" = 1'-0"

REAR ELEVATION
AGRARIAN SCALE: 1/8" = 1'-0"

MATERIALS LIST AGRARIAN

- 30/30 CEMENT PLASTER EXTERIOR FINISH - COLORS WHITE, SAGE GREEN, GREY, ROSE
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- DECK COLUMNS WITH CEMENT BOARD FACING AND TRIM.
- CEMENT BOARD EXTERIOR HORIZONTAL SIDING
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ASPHALT SHINGLE SLOPING ROOF
- ANODIZED ALUMINUM WINDOW FRAMES - WHITE
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL DECK RAILING - POWDER COATED.
- CEMENT BOARD DECK FLOOR BANDING.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- METAL CORBELS AT FLOOR OVERHANGS AND GABLES - PAINTED
- GALVANIZED METAL TRELLIS - POWDER COATED.

LEFT ELEVATION
AGRARIAN SCALE: 1/8" = 1'-0"

FRONT ELEVATION
AGRARIAN SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

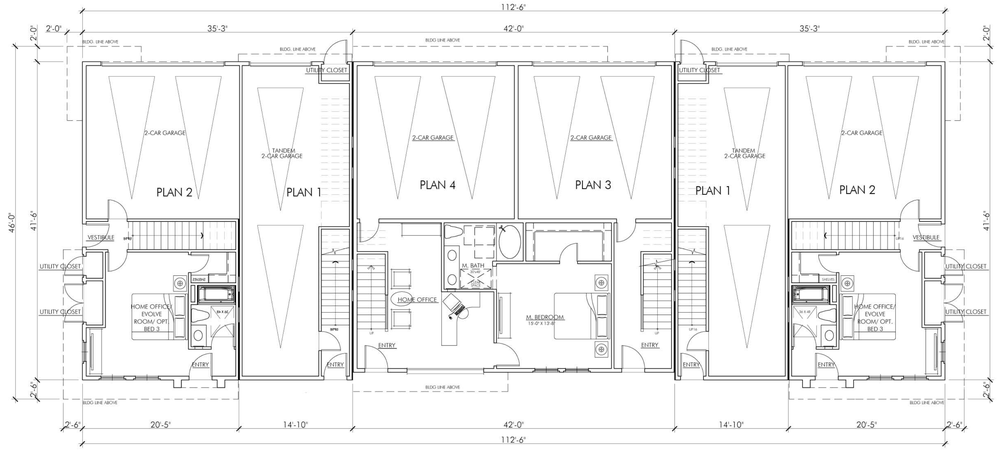
UA JOB #: 13-177 DATE: 10.07.14

UA LOFT SPLIT 8-PLEX AGRARIAN ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

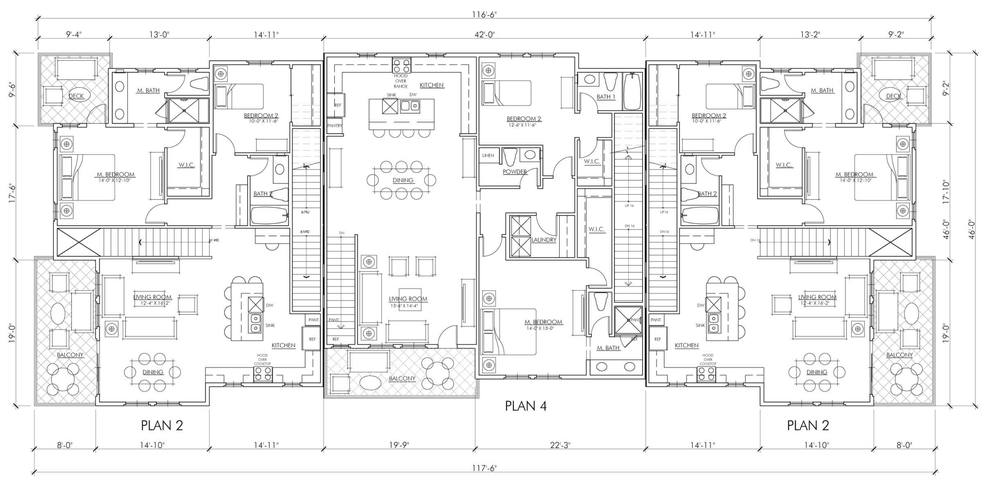
URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY



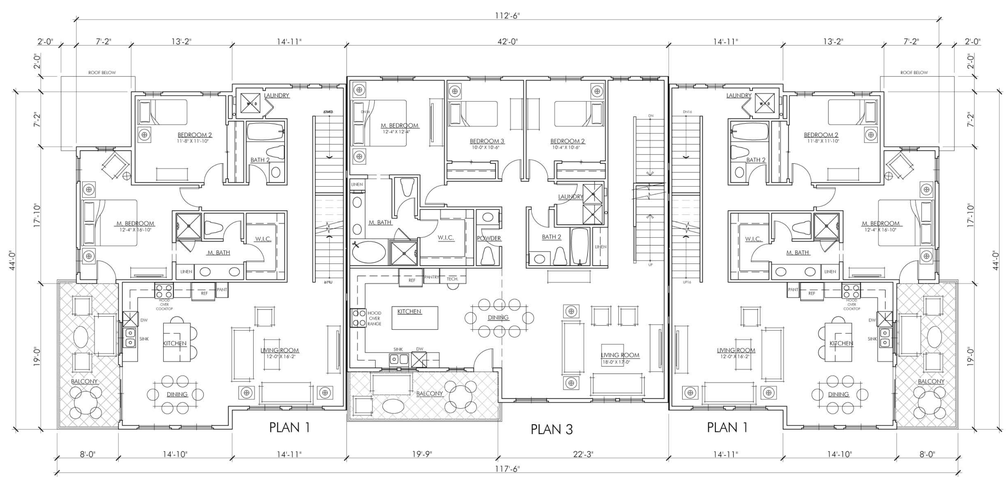
6-PLEX FIRST LEVEL

SCALE: 1/8" = 1'-0"



6-PLEX SECOND LEVEL

SCALE: 1/8" = 1'-0"



6-PLEX THIRD LEVEL

SCALE: 1/8" = 1'-0"

UNIT SUMMARY - 6 PLEX

PLAN 1:	1,445 S.F.	3BR/3 BATH
PLAN 2:	1,547 S.F.	3BR/3 BATH
PLAN 3:	1,907 S.F.	3BR/2.5 BATH
PLAN 4:	2,193 S.F.	3BR/3.5 BATH + OFFICE

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

UA FLATS 6-PLEX COMPOSITE 1ST, 2ND, 3RD

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY

6-PLEX LEFT ELEVATION
CONTEMPORARY AGRARIAN A SCALE: 1/8 = 1'-0"

6-PLEX REAR ELEVATION
CONTEMPORARY AGRARIAN A SCALE: 1/8 = 1'-0"

6-PLEX RIGHT ELEVATION
CONTEMPORARY AGRARIAN A SCALE: 1/8 = 1'-0"

6-PLEX FRONT ELEVATION
CONTEMPORARY AGRARIAN A SCALE: 1/8 = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

UA FLATS 6-PLEX CONTEMPORARY AGRARIAN A ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

6-PLEX LEFT ELEVATION
CONTEMPORARY AGRARIAN B SCALE: 1/8 = 1'-0"

6-PLEX REAR ELEVATION
CONTEMPORARY AGRARIAN B SCALE: 1/8 = 1'-0"

6-PLEX RIGHT ELEVATION
CONTEMPORARY AGRARIAN B SCALE: 1/8 = 1'-0"

6-PLEX FRONT ELEVATION
CONTEMPORARY AGRARIAN B SCALE: 1/8 = 1'-0"

GATEWAY STATION WEST
NEWARK, CALIFORNIA

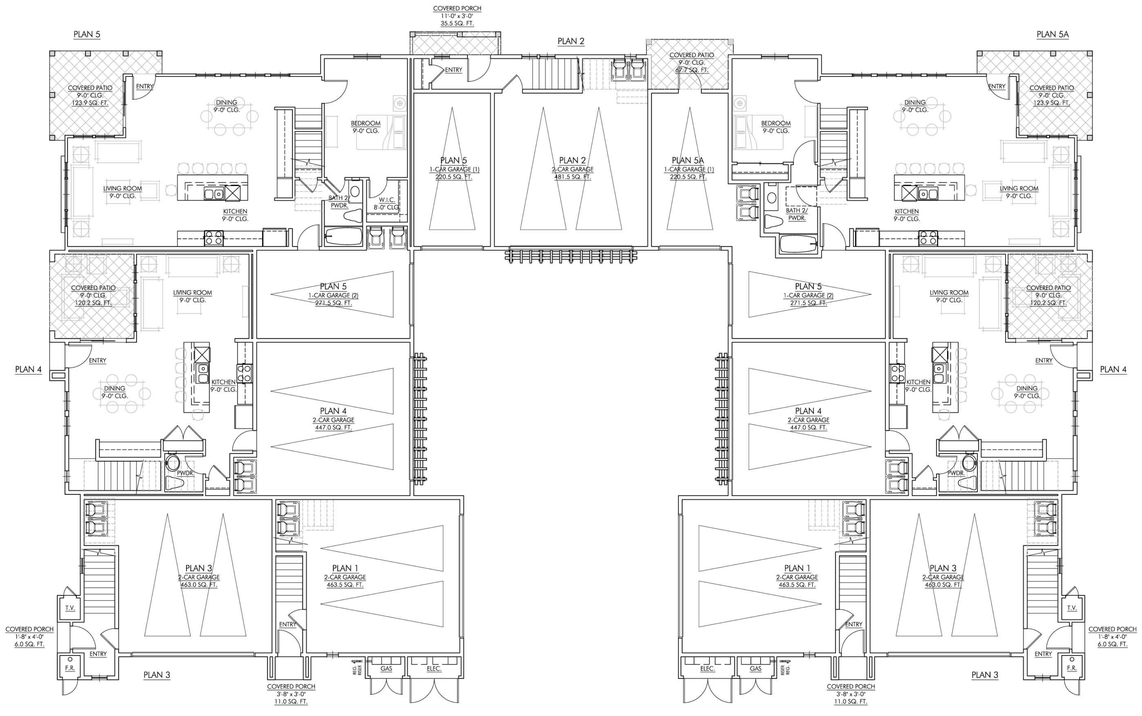
UA JOB #: 13-177 DATE: 10.07.14

UA FLATS 6-PLEX CONTEMPORARY AGRARIAN B ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4 8 16

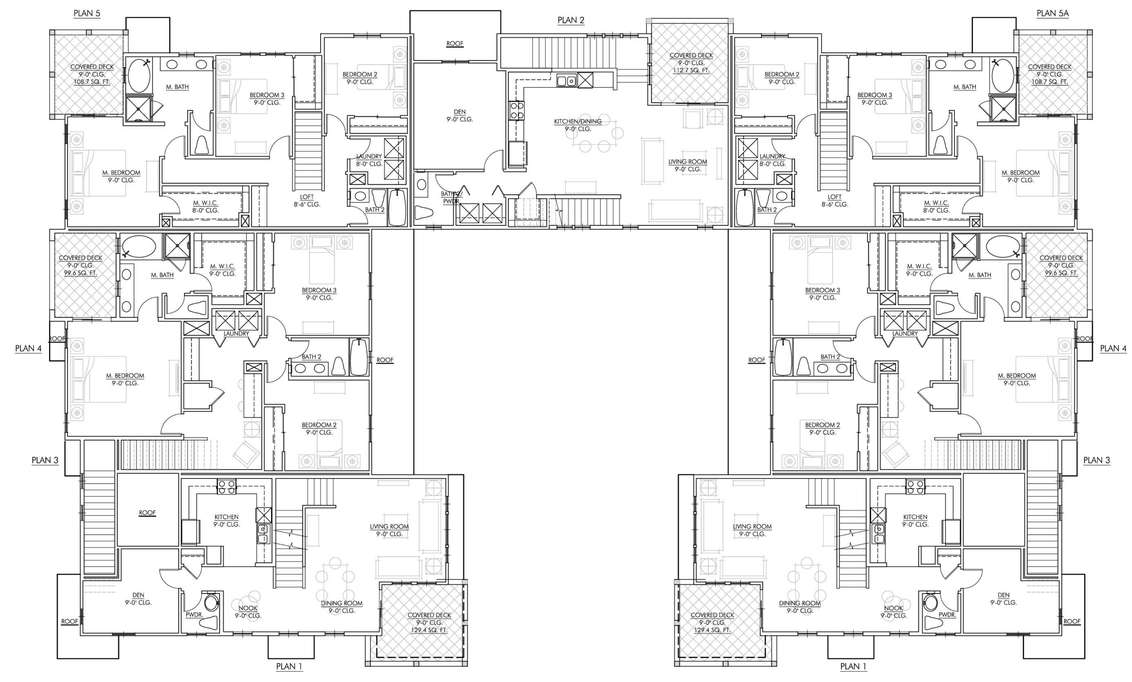
URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY



UA P9 9-PLEX FIRST LEVEL

SCALE: 1/8 = 1'-0"



UA P9 9-PLEX SECOND LEVEL

SCALE: 1/8 = 1'-0"

UNIT SUMMARY - P9-9 PLEX

PLAN 1:	1,582 S.F.	2BR / 2.5 BATH + DEN + LOFT
PLAN 2:	1,690 S.F.	3BR / 2.5 BATH + DEN
PLAN 3:	1,787 S.F.	3BR / 2 BATH
PLAN 4:	1,864 S.F.	3BR / 2.5 BATH
PLAN 5:	1,948 S.F.	4BR / 3 BATH

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

P9-9 PLEX COMPOSITE PLAN FIRST & SECOND FLOOR

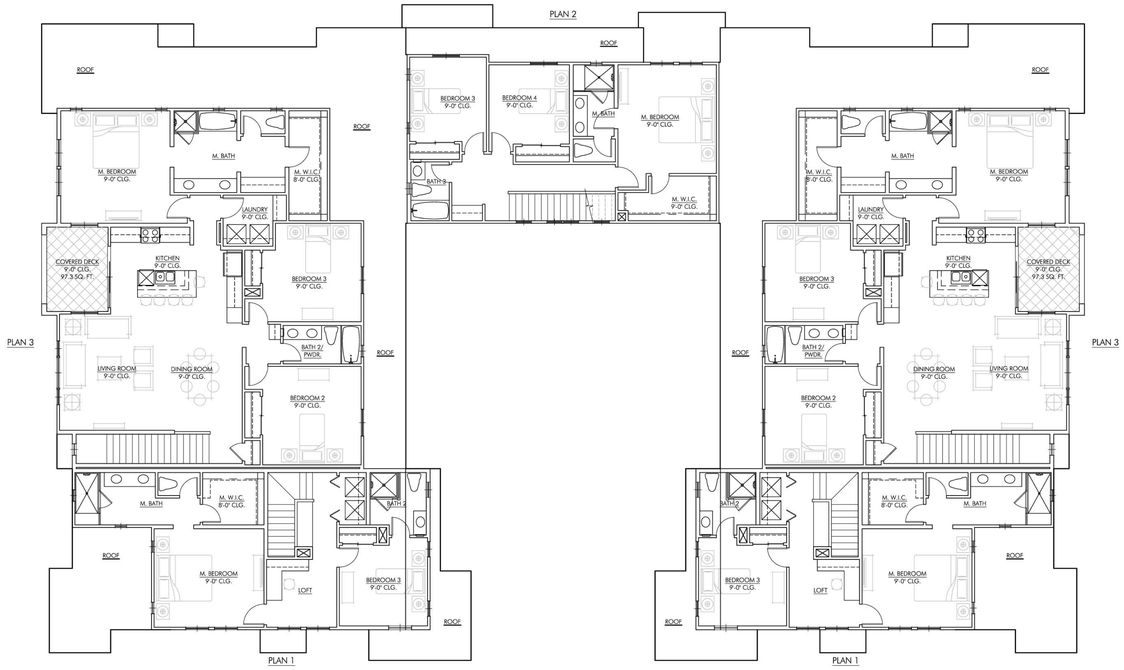
SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

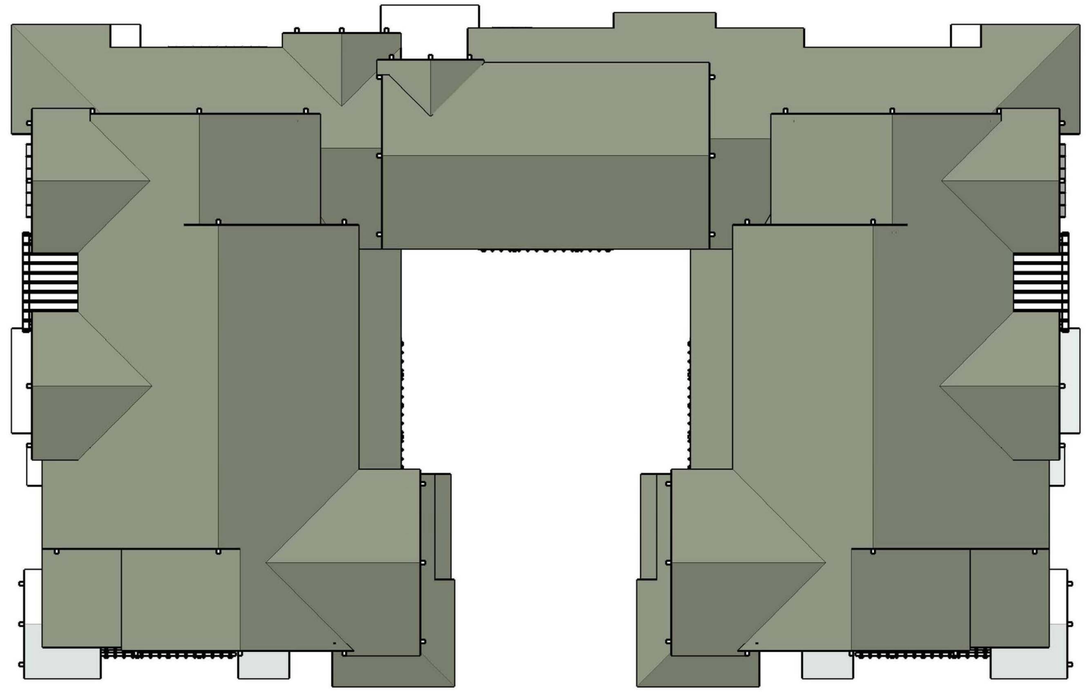
INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY



UA P9 9-PLEX THIRD LEVEL

SCALE: 1/8 = 1'-0"



UA P9 9-PLEX ROOF PLAN

SCALE: 1/8 = 1'-0"

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

P9-9 PLEX COMPOSITE PLAN THIRD FLOOR

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

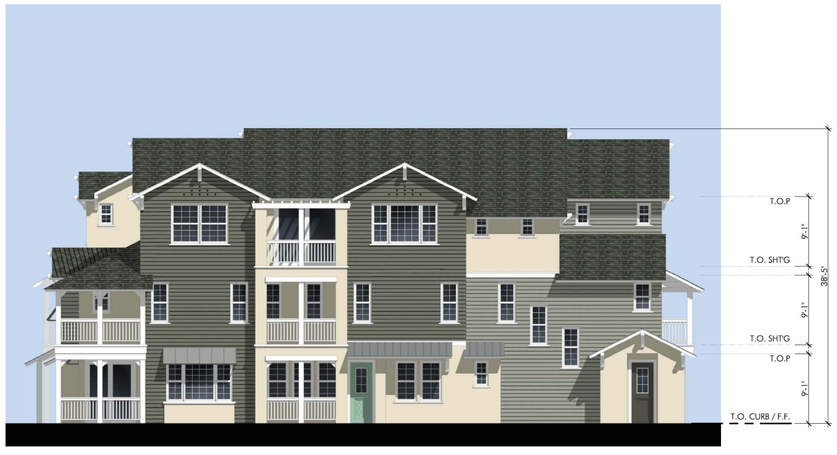
A DIVERSIFIED REAL ESTATE COMPANY

LEFT ELEVATION

SCALE: 1/8 = 1'-0"

MOTORCOURT LEFT ELEVATION

SCALE: 1/8 = 1'-0"



RIGHT ELEVATION

SCALE: 1/8 = 1'-0"

MOTORCOURT RIGHT ELEVATION

SCALE: 1/8 = 1'-0"

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

P9-9 PLEX AGRARIAN ELEVATIONS A

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

FRONT ELEVATION

SCALE: 1/8 = 1'-0"

REAR ELEVATION

SCALE: 1/8 = 1'-0"

MOTORCOURT REAR ELEVATION

SCALE: 1/8 = 1'-0"

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

P9-9 PLEX AGRARIAN ELEVATIONS A

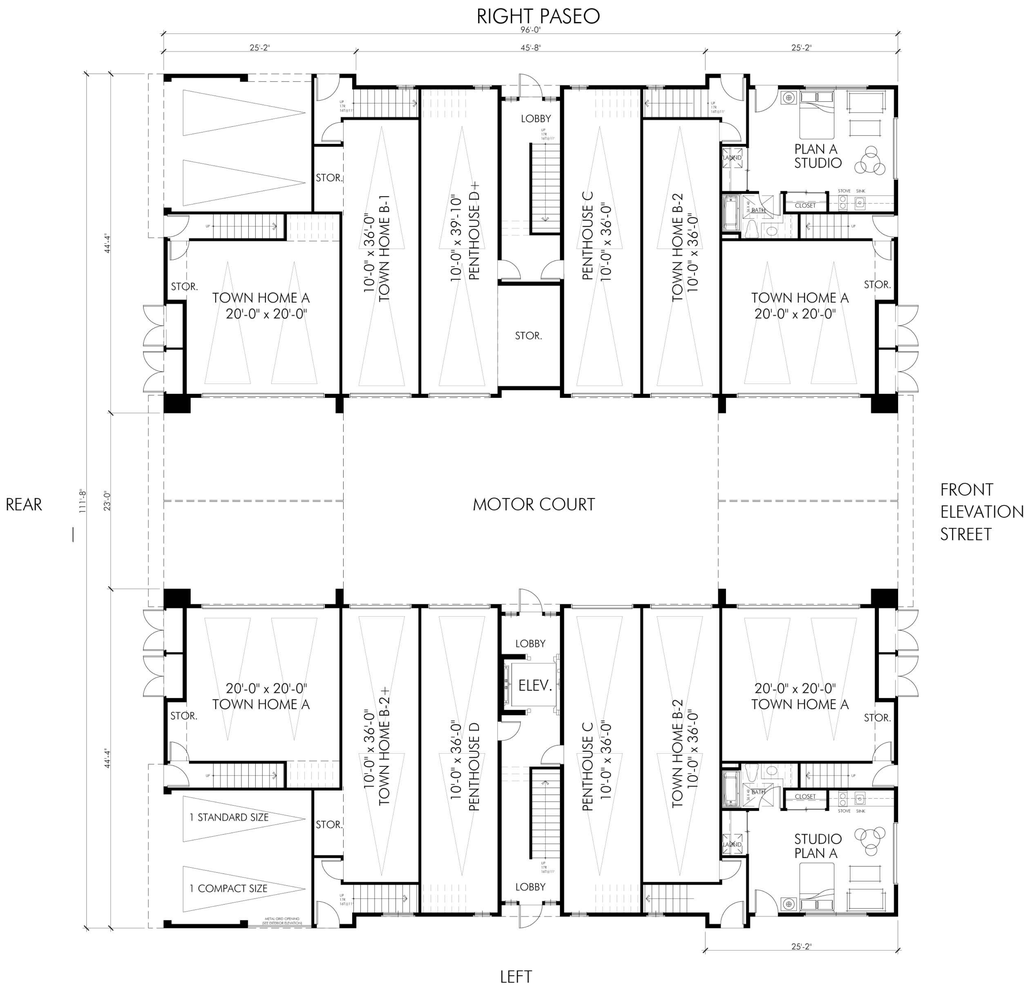
SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

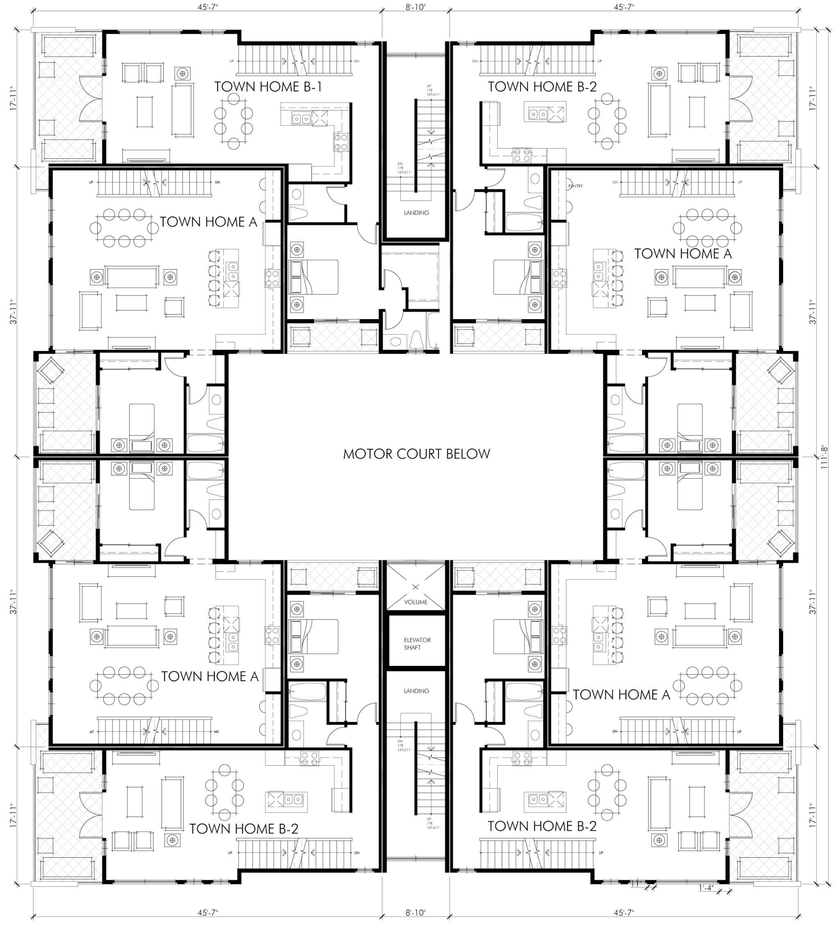
INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY



12 PLEX CUBE FIRST LEVEL

SCALE: 1/8" = 1'-0"

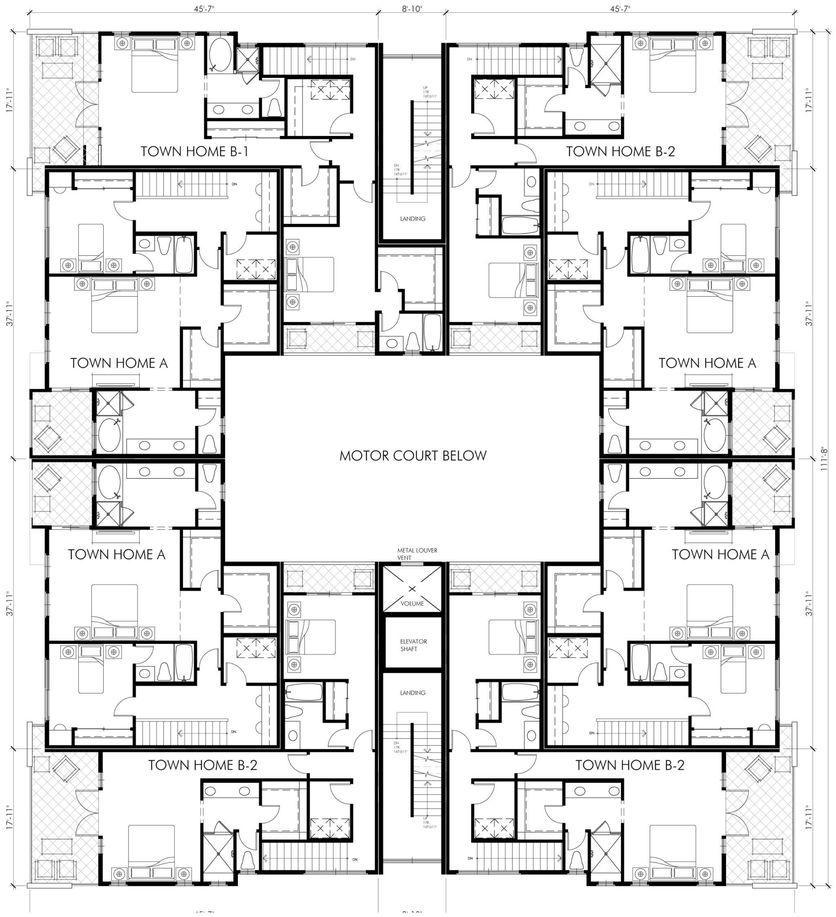


12 PLEX CUBE SECOND LEVEL

SCALE: 1/8" = 1'-0"

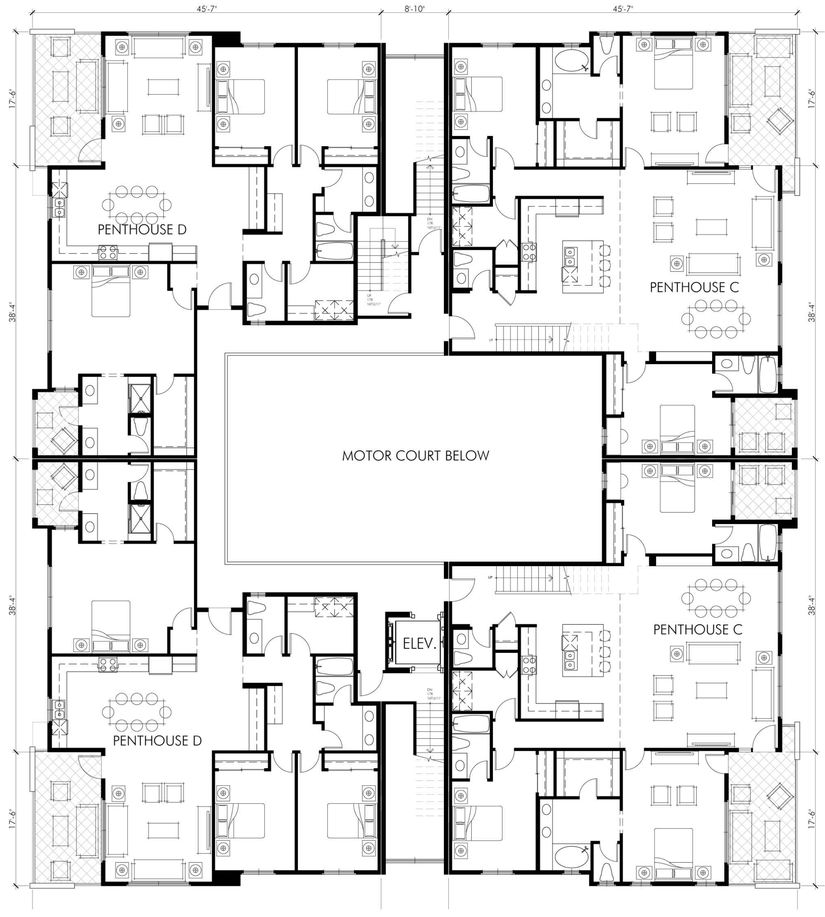
UNIT SUMMARY - UA CUBE

TH - A	2,007 S.F.	3 BR/3 BA
TH - A+	2,399 S.F.	3 BA/3 BA + STUDIO
TH - B1	2,103 S.F.	3 BR/3.5 BA
TH - B2	1,842 S.F.	3 BR/3 BA
PENTHOUSE C	2,305 S.F.	3 BR/3.5 BA
PENTHOUSE D	1,877 S.F.	3 BR/3 BA



12 PLEX CUBE THIRD LEVEL

SCALE: 1/8" = 1'-0"



12 PLEX CUBE FOURTH LEVEL

SCALE: 1/8" = 1'-0"

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 13-177 DATE: 10.07.14

12 PLEX UA CUBE COMPOSITE FLOOR PLANS

SCALE: 1/8" = 1'-0"

0 4 8 16

URBAN ARENA

INTEGRAL Communities

A DIVERSIFIED REAL ESTATE COMPANY

12 PLEX FRONT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

12 PLEX FRONT PERSEPECTIVE
AGRARIAN

12 PLEX SIDE ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

MATERAL LIST

UA CUBE LEVATION ("Ranch Agrarian Style")

- 30/30 CEMENT PLASTER EXTERIOR FINISH- COLOR: WHITE
- COMPOSITE WOOD OR CEMENT BOARD EXTERIOR HORIZONTAL SIDING – COLOR: WARM GREY.
- COMPOSITE WOOD OR CEMENT SHINGLE EXTERIOR SIDING – COLOR: BROWN.
- COMPOSITE TRI-LAMINATE SHINGLE ROOF.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- WOOD TRELLIS.
- WOOD BRACKETS AT EAVES.
- ANODIZED ALUMINUM WINDOW FRAMES.
- FIBERGLASS ENTRY DOORS WITH GLASS – COLOR: TUSCAN RED, NAVY BLUE, DARK GRAY.
- FIBERGLASS WINDOW ACCENT SHUTTERS – COLOR: WHITE
- DECORATIVE ARCHITECTURAL COMPOSITE MATERIAL GUARDRAILS AT DECKS – COLOR: WHITE
- DECORATIVE ARCHITECTURAL COMPOSITE MATERIAL FLOWER BOXES - COLOR WHITE
- ENTRY DOOR AWNINGS WITH WOOD BRACKETS AND COMPOSITE TILE.
- HIGH DENSITY FOAM CORBELS AT FLOOR OVERHANGS – COLOR: WHITE

12 PLEX FRONT ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

12 PLEX REAR PERSEPECTIVE
AGRARIAN
SCALE: 1/8" = 1'-0"

12 PLEX SIDE ELEVATION
AGRARIAN
SCALE: 1/8" = 1'-0"

MATERAL LIST

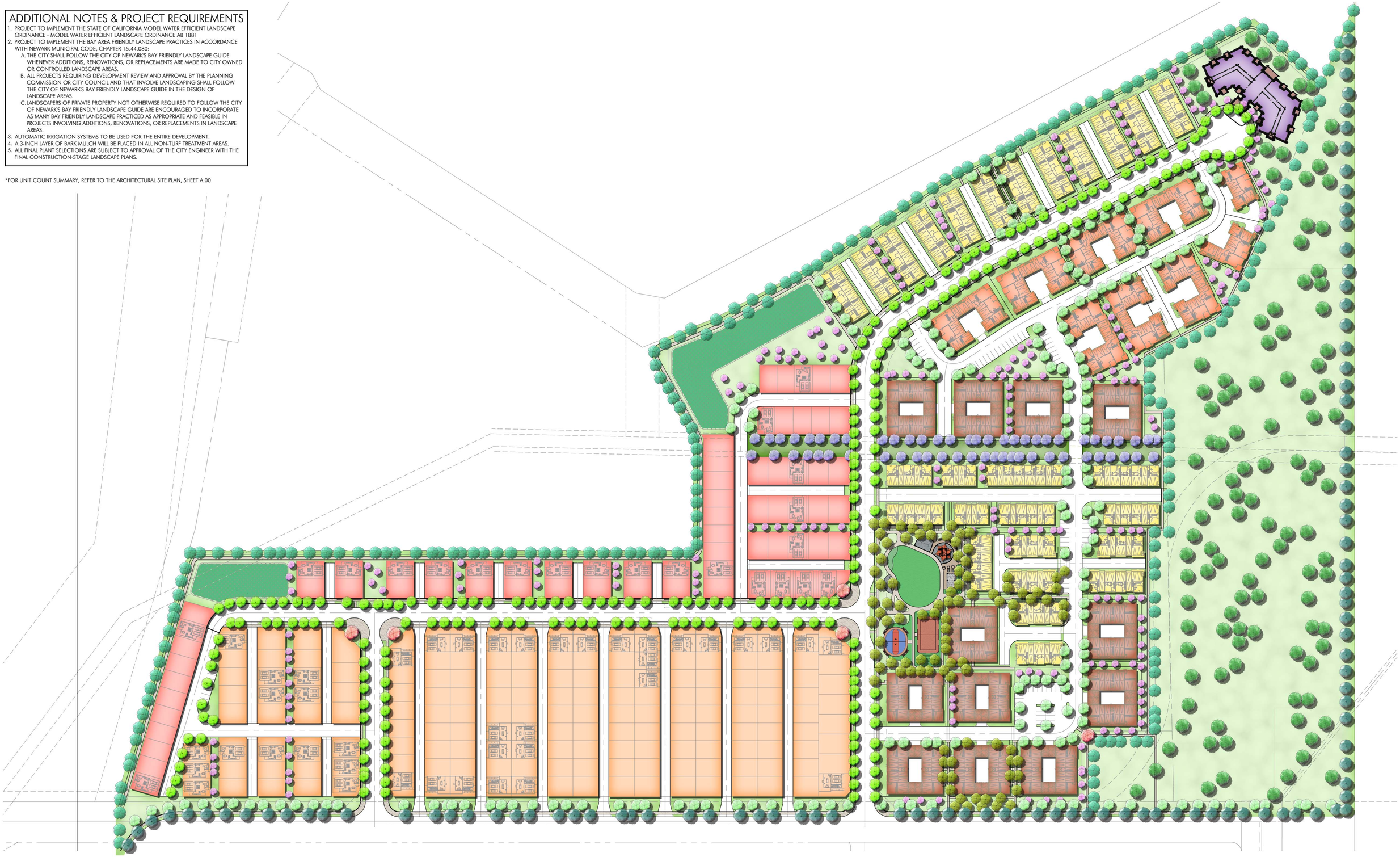
UA CUBE LEVATION ("Ranch Agrarian Style")

- 30/30 CEMENT PLASTER EXTERIOR FINISH- COLOR: WHITE
- COMPOSITE WOOD OR CEMENT BOARD EXTERIOR HORIZONTAL SIDING – COLOR: COOL GREY.
- COMPOSITE WOOD OR CEMENT SHINGLE EXTERIOR SIDING – COLOR: GREEN
- COMPOSITE TRI-LAMINATE SHINGLE ROOF.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- WOOD TRELLIS.
- WOOD BRACKETS AT EAVES.
- ANODIZED ALUMINUM WINDOW FRAMES.
- FIBERGLASS ENTRY DOORS WITH GLASS – COLOR: NAVY BLUE, DARK GRAY, FOREST GREEN
- FIBERGLASS WINDOW ACCENT SHUTTERS – COLOR: BLUE
- DECORATIVE ARCHITECTURAL COMPOSITE MATERIAL GUARDRAILS AT DECKS – COLOR: WHITE
- DECORATIVE ARCHITECTURAL COMPOSITE MATERIAL FLOWER BOXES - COLOR BLUE
- ENTRY DOOR AWNINGS WITH WOOD BRACKETS AND COMPOSITE TILE.
- HIGH DENSITY FOAM CORBELS AT FLOOR OVERHANGS – COLOR: WHITE

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. PROJECT TO IMPLEMENT THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE - MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881
2. PROJECT TO IMPLEMENT THE BAY AREA FRIENDLY LANDSCAPE PRACTICES IN ACCORDANCE WITH NEWARK MUNICIPAL CODE, CHAPTER 15.44.080:
   A. THE CITY SHALL FOLLOW THE CITY OF NEWARK'S BAY FRIENDLY LANDSCAPE GUIDE WHENEVER ADDITIONS, RENOVATIONS, OR REPLACEMENTS ARE MADE TO CITY OWNED OR CONTROLLED LANDSCAPE AREAS.
   B. ALL PROJECTS REQUIRING DEVELOPMENT REVIEW AND APPROVAL BY THE PLANNING COMMISSION OR CITY COUNCIL AND THAT INVOLVE LANDSCAPING SHALL FOLLOW THE CITY OF NEWARK'S BAY FRIENDLY LANDSCAPE GUIDE IN THE DESIGN OF LANDSCAPE AREAS.
   C. LANDSCAPERS OF PRIVATE PROPERTY NOT OTHERWISE REQUIRED TO FOLLOW THE CITY OF NEWARK'S BAY FRIENDLY LANDSCAPE GUIDE ARE ENCOURAGED TO INCORPORATE AS MANY BAY FRIENDLY LANDSCAPE PRACTICED AS APPROPRIATE AND FEASIBLE IN PROJECTS INVOLVING ADDITIONS, RENOVATIONS, OR REPLACEMENTS IN LANDSCAPE AREAS.
3. AUTOMATIC IRRIGATION SYSTEMS TO BE USED FOR THE ENTIRE DEVELOPMENT.
4. A 3-INCH LAYER OF BARK MULCH WILL BE PLACED IN ALL NON-TURF TREATMENT AREAS.
5. ALL FINAL PLANT SELECTIONS ARE SUBJECT TO APPROVAL OF THE CITY ENGINEER WITH THE FINAL CONSTRUCTION-STAGE LANDSCAPE PLANS.

*FOR UNIT COUNT SUMMARY, REFER TO THE ARCHITECTURAL SITE PLAN, SHEET A.00



GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 12-079 DATE: 10.07.14

PLANT LEGEND & NOTES

SCALE: 1" = 80' - 0"

0 40 80 160

NORTH

URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	BAY AREA FRIENDLY
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	LOW	+
	BETULA PENDULA	EUROPEAN WHITE BIRCH	36" BOX	MEDIUM	
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	MEDIUM	
	GINKO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	48" BOX	MEDIUM	
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW	
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA	60" BOX	MEDIUM	
	PRUNUS CERASIFERA	PURPLE LEAF PLUM	36" BOX STANDARD	MEDIUM	
	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	36" BOX	MEDIUM	
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	LOW	
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	LOW	
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM	
	TRISTANIOPSIS LAURINA	WATER GUM	36" BOX	MEDIUM	
	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE EVERGREEN ELM	36" BOX	MEDIUM	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW	+
	SALIX SPP.	WILLOW	36" BOX	MEDIUM	+

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	BAY AREA FRIENDLY
	AGAPANTHUS AFRICANUS 'BLUE'	LILY OF THE NILE	1 GAL	MEDIUM	
	ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW	+
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBUSH	5 GAL	LOW	+
	BUXUS M. JAPONICA 'WINTER GEM'	JAPANESE BOXWOOD	1 GAL	MEDIUM	
	CALAMAGROSTIS X ACUTIFOLA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	MEDIUM	+
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	'LITTLE JOHN' LEMON BOTTLEBRUSH	1 GAL	MEDIUM	
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	MEDIUM	+
	CEANOTHUS SPP.	CALIFORNIA LILAC	5 GAL	LOW	+
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	MEDIUM	
	CISTUS HYBRIDUS	'WHITE ROCK' ROSE	5 GAL	LOW	+
	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	15 GAL	MEDIUM	+
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL	MEDIUM	
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	LOW	
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL	LOW	
	DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH	5 GAL	LOW	
	ERIOGONUM SPP.	BUCKWHEAT	1 GAL	LOW	+
	GREWIA OCCIDENTALIS	GREWIA	5 GAL COLUMNAR	MEDIUM	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	
	HEMEROCALLIS 'LEMON YELLOW'	HERMEROCALLIS	5 GAL	MEDIUM	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW	+
	JUNCUS PATENS	JUNCUS	1 GAL	MEDIUM	+
	LANTANA SPP.	LANTANA	5 GAL	LOW	+
	LAVANDULA SPP.	LAVENDER	5 GAL	LOW	+
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	5 GAL	MEDIUM	
	LIRIOPE 'SUNPROOF'	LIRIOPE	1 GAL	MEDIUM	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	GIANT WILD RYE	5 GAL	LOW	+
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW	+
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	LOW	+
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	+
	NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	1 GAL	LOW	
	PENNISETUM SETACEUM 'EATON CANYON'	PURPLE FOUNTAIN GRASS	1 GAL	MEDIUM	
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	LOW	+
	PHORMIUM TENAX 'ATROPUREUM'	NEW ZEALAND FLAX	15 GAL	LOW	
	PHORMIUM TENAX 'DUET'	NEW ZEALAND FLAX	5 GAL	LOW	
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	LOW	
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL	LOW	
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF TOBIRA	1 GAL	LOW	
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL COLUMNAR	MEDIUM	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	MEDIUM	+
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	LOW	+
	RHAPIOLEPIS INDICA 'SPRING RAPTURE'	INDIAN HAWTHORNE	5 GAL	LOW	
	TAGETES LEMMONII	MEXICAN BUSH MARIGOLD	1 GAL	LOW	+
	VIBURNUM TINUS 'SPRING BOUQUET'	COMPACT LAURISTINUS	5 GAL	MEDIUM	

VINES AND ESPALIERS

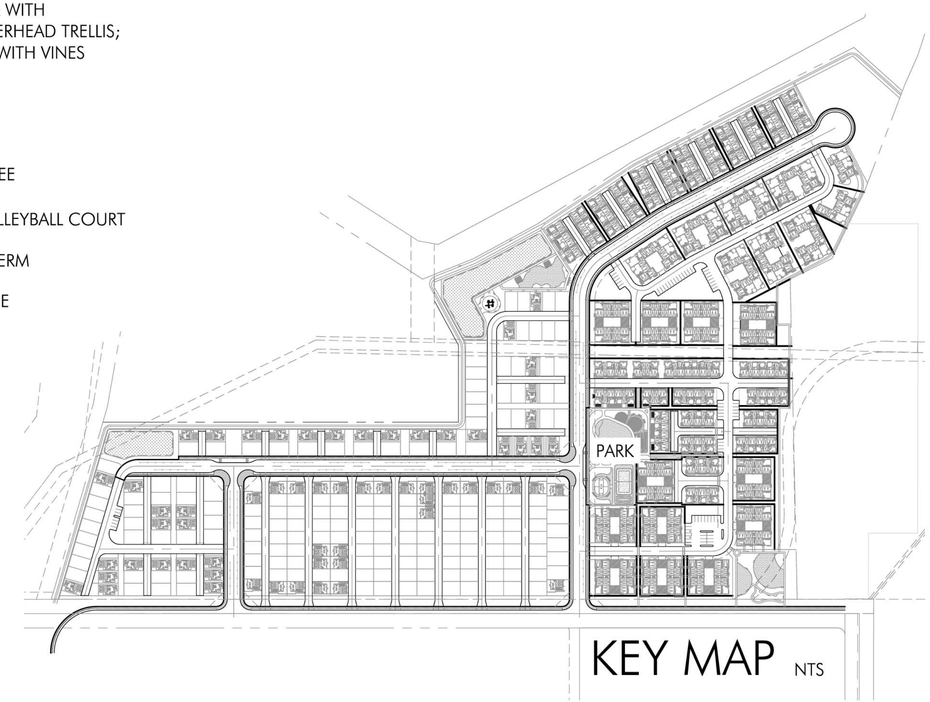
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	BAY AREA FRIENDLY
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL STAKED	MEDIUM	+
	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL STAKED	MEDIUM	+
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL STAKED	MEDIUM	
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL STAKED	LOW	+
	WISTERIA SPP.	WISTERIA	5 GAL STAKED	MEDIUM	+

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS	BAY AREA FRIENDLY
	ARCTOSTAPHYLOS EDMUNDSII	SUR MANZINITA	1 GAL / 6' O.C.	LOW	+
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	1 GAL / 3' O.C.	LOW	
	CAREX PANSA	PACIFIC DUNE SEDGE	1 GAL / 2' O.C.	LOW	+
	CAREX TUMULICOLA	WESTERN SEDGE	1 GAL / 2' O.C.	MEDIUM	+
	CEANOTHUS GRISEUS 'HORIZONTALIS'	CREEPING CALIFORNIA LILAC	1 GAL / 4' O.C.	LOW	+
	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL / 2' O.C.	LOW	+
	FESTUCA RUBRA	RED FESCUE	1 GAL / 2' O.C.	LOW	+
	LANTANA SPP.	LANTANA	1 GAL / 6' O.C.	LOW	+
	MAHONIA AQUIFOLIUIM	OREGON GRAPE	1 GAL / 5' O.C.	LOW	
	MARATHON iE	TURF	SOD IN ROLLS	HIGH	
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS	1 GAL / 2' O.C.	LOW	+

BAY FRIENDLY LANDSCAPE PRACTICES & INCORPORATION

- ALL SHRUB AND GROUNDCOVER AREAS (WITH SLOPES LESS THAN 2:1) SHALL RECEIVE A 3" LAYER OF MULCH. SEE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- SOIL TO BE AMENDED WITH QUALITY COMPOST PER SOILS REPORT RECOMMENDATIONS SUCH THAT ORGANIC MATTER IS A MINIMUM OF 3.5% BY DRY WEIGHT OR 1" OF QUALITY COMPOST.
- DURING LANDSCAPE CONSTRUCTION REDUCE AND RECYCLE AT LEAST 50% OF THE LANDSCAPE WASTE.
- PRUNING TO REMOVE DEAD GROWTH AND TO PROMOTE POSITIVE PLANT GROWTH STRUCTURE.
- NO PLANTS LISTED BY CAL-IPC AS BEING INVASIVE WITHIN THE BAY AREA ARE TO BE USED.
- 75% OF PLANTS [LESS TURF] TO BE CALIFORNIA NATIVE, MEDITERRANEAN OR CLIMATE ADAPTED
- NO MORE THAN 25% OF TOTAL LANDSCAPE AREA IS TO BE IRRIGATED AS TURF, WITH SPORT AND MULTIPLE USE FIELDS EXEMPT.
- IRRIGATION CONTROLLER TO BE WEATHER BASED, AUTOMATIC, AND INCLUDE A MOISTURE AND/OR RAIN SENSOR SHUTOFF.
- SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED FOR AREAS LESS THAN 8' WIDE.



KEY MAP NTS

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DATE/TIME OF PLOT: 9/9/2014 4:16:58 PM

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 12-079 DATE: 10.07.14

COMMUNITY PARK

SCALE: 1"= 60' - 0"

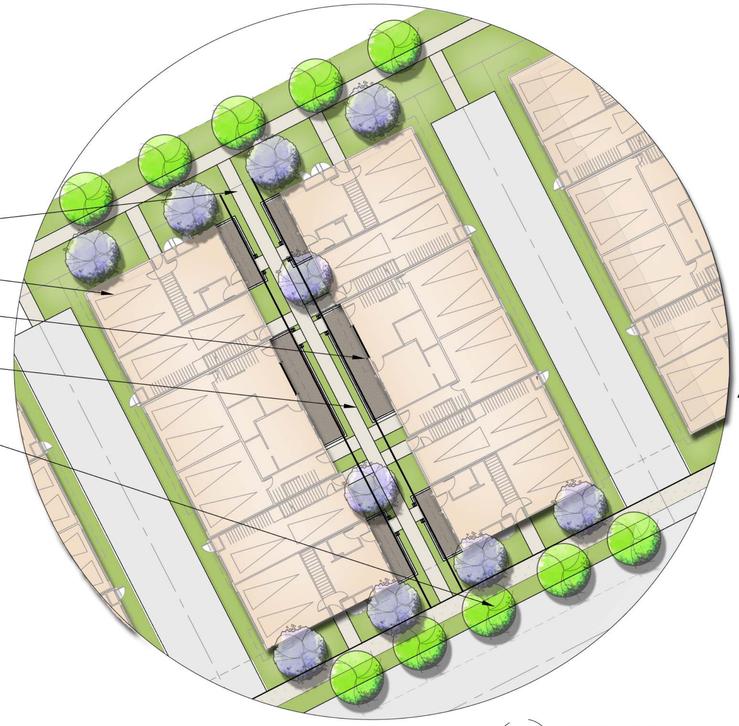
0 30 60 120

NORTH

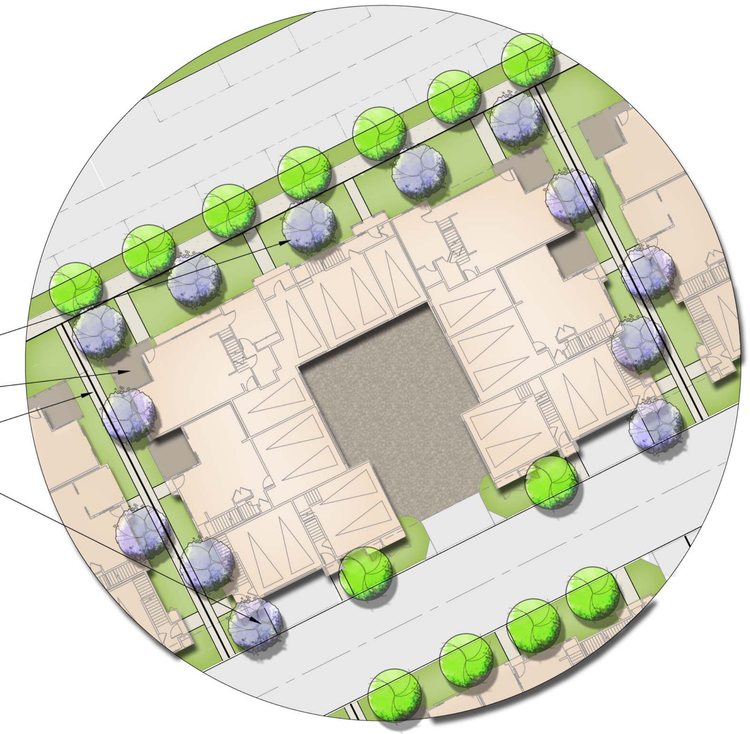
URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

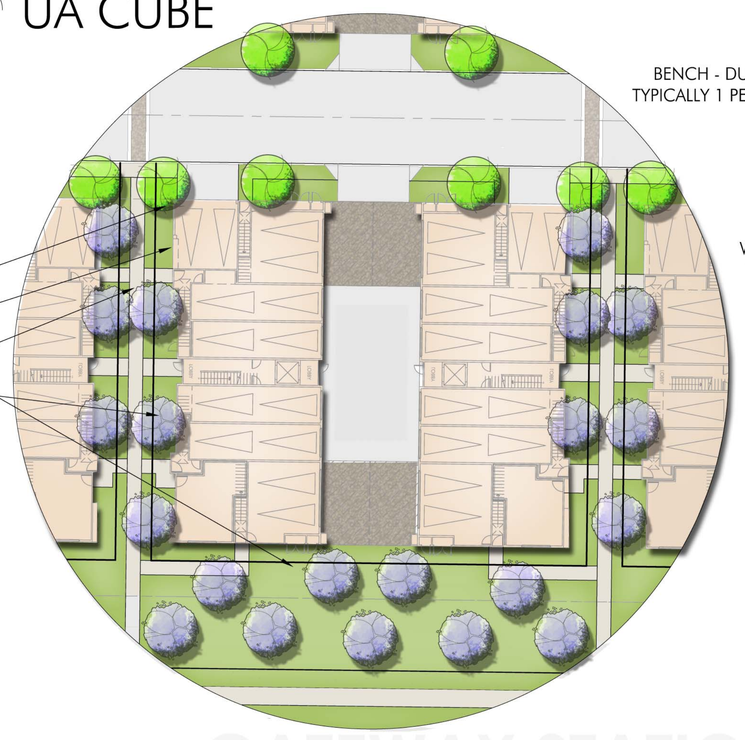
1 UA FLATS



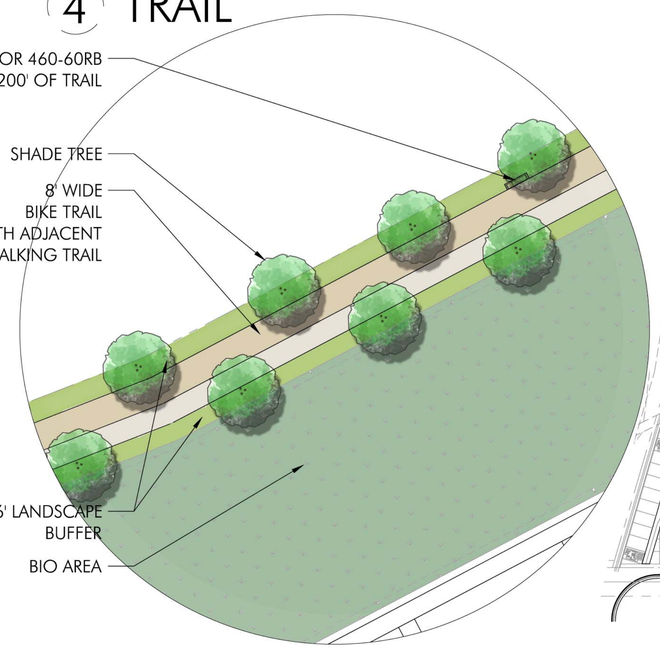
2 UA P9

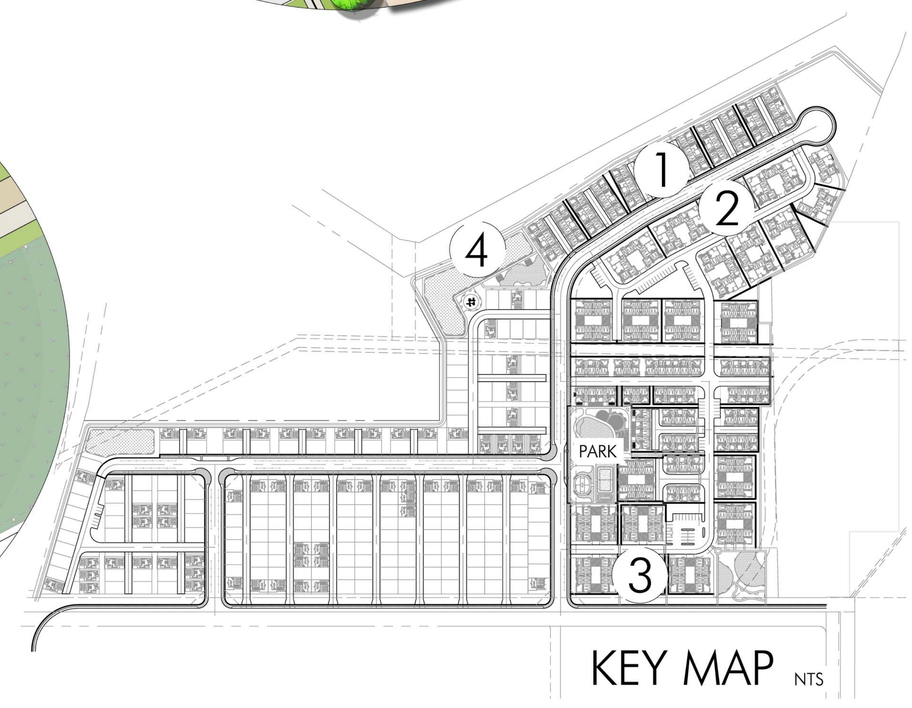


3 UA CUBE



4 TRAIL





KEY MAP NTS

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GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 12-079 DATE: 10.07.14

TYPICAL LANDSCAPE ENLARGEMENTS

SCALE: 1" = 60' - 0"

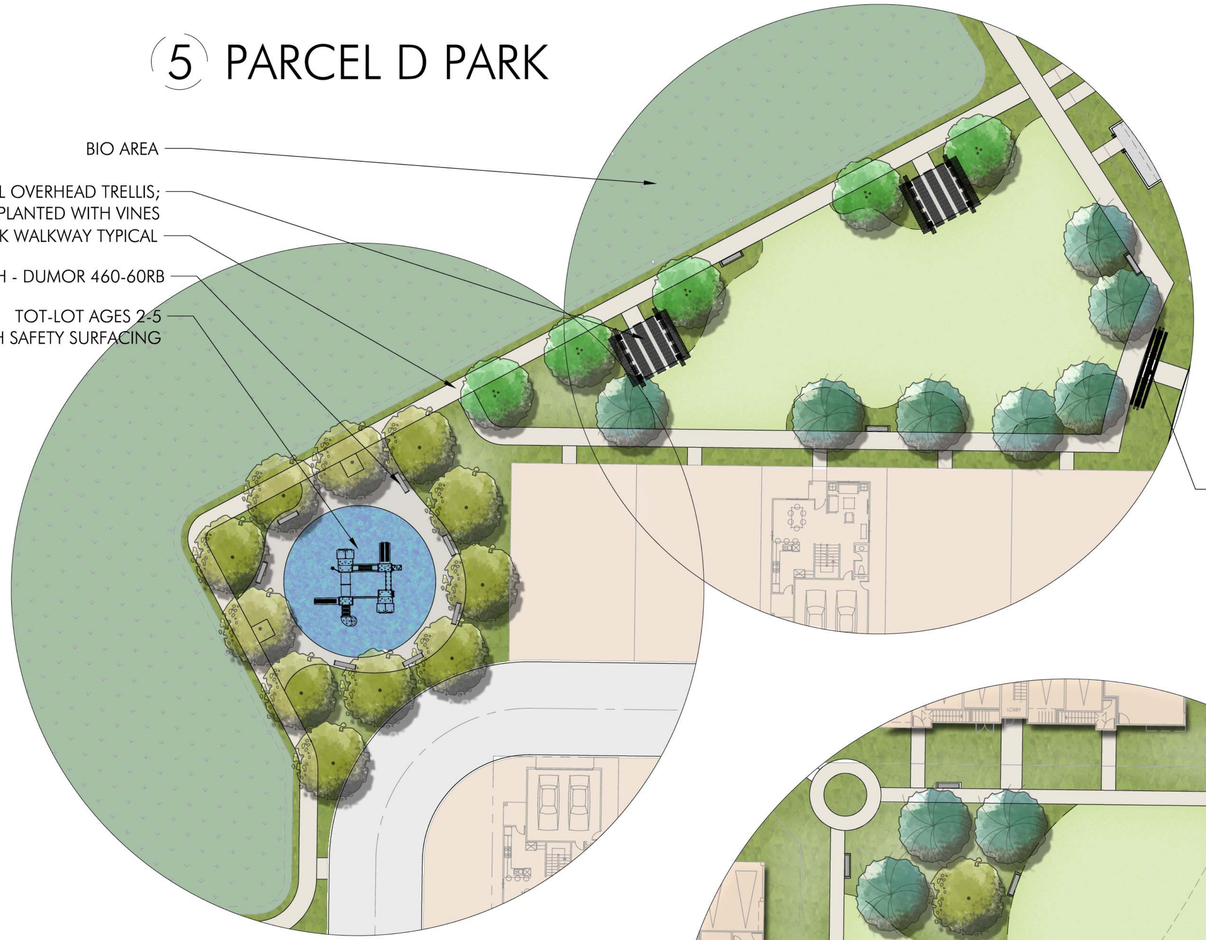
0 30 60 120

NORTH

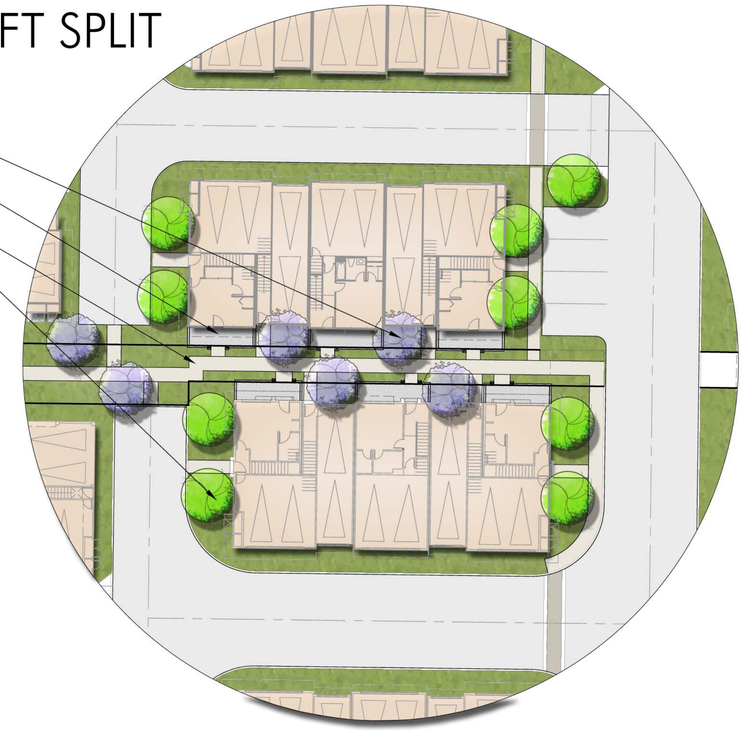
URBAN ARENA

INTEGRAL Communities
A DIVERSIFIED REAL ESTATE COMPANY

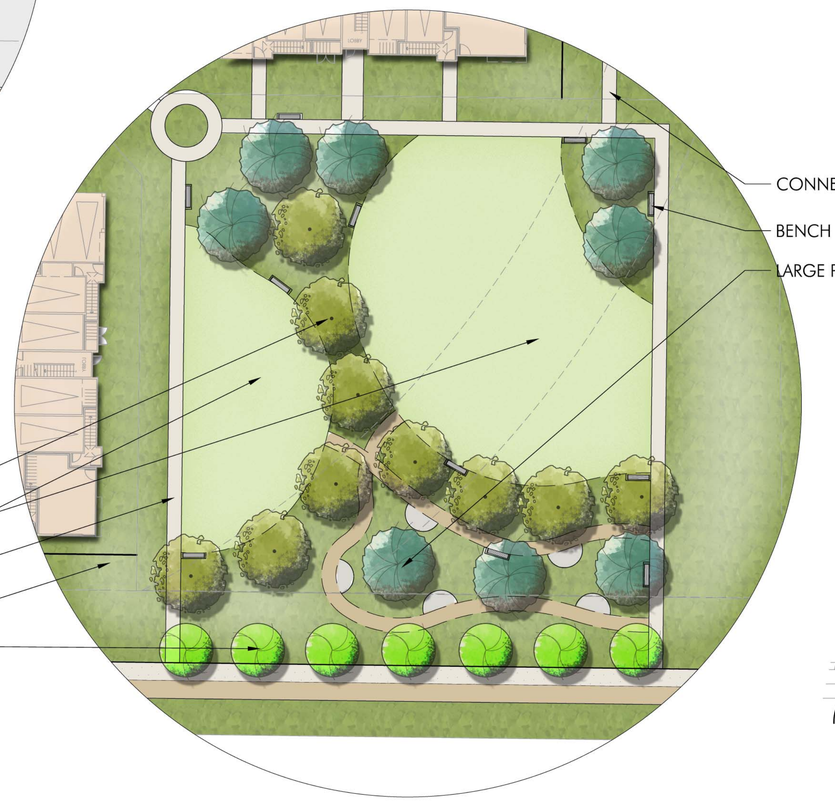
5 PARCEL D PARK

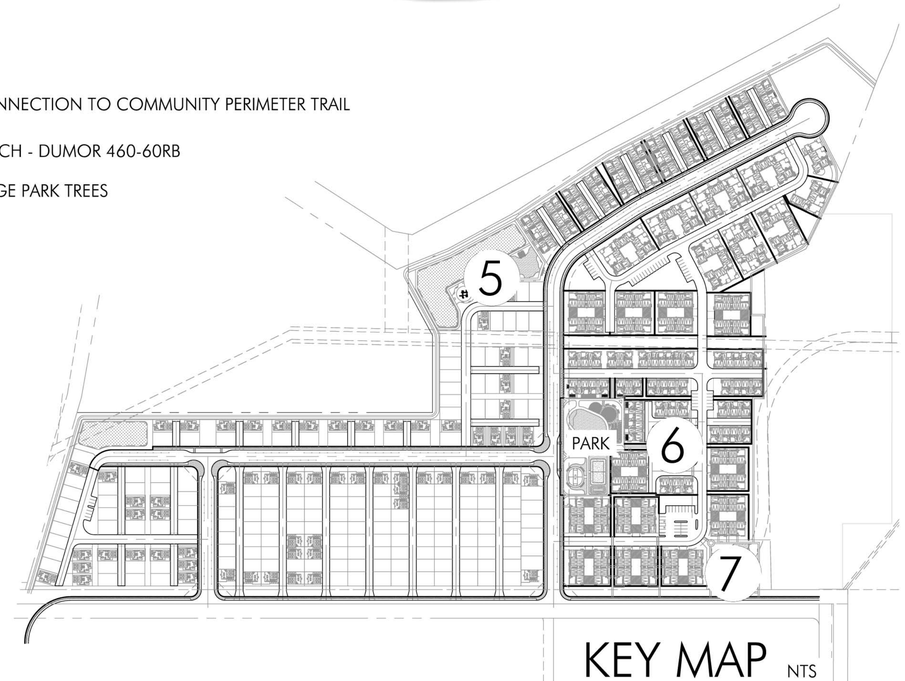


6 UA LOFT SPLIT



7 PARCEL B PARK





KEY MAP NTS

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DATE/TIME OF PLOT: 9/10/2014 7:27:12 AM

GATEWAY STATION WEST

NEWARK, CALIFORNIA

UA JOB #: 12-079 DATE: 10.07.14

TYPICAL LANDSCAPE ENLARGEMENTS

NORTH

SCALE: 1" = 60' - 0"

0 30 60 120

URBAN ARENA

INTEGRAL Communities
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