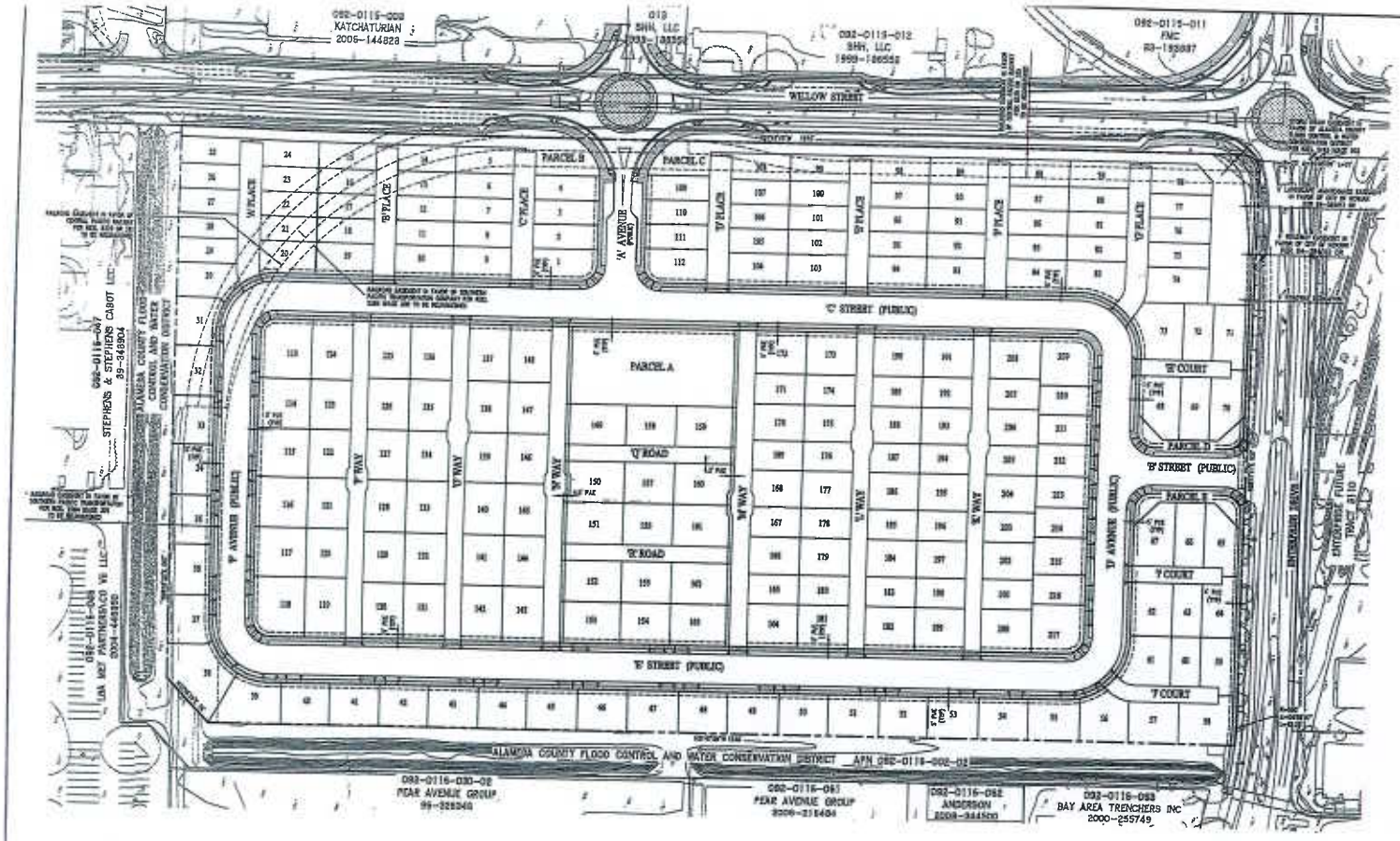
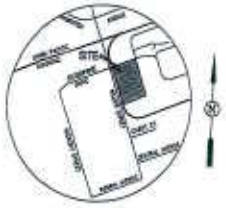
(7) By Motion, approving ASR-12-33, an Architectural and Site Plan Review, with Exhibit A, pages 1 through 69; and





VICINITY MAP

GENERAL NOTES:

1. OWNER:
2. DEVELOPER:
3. ENGINEER:
4. SOILS ENGINEER:
5. EXISTING USE:
6. DESCRIPTION AREA:
7. THE SUBJECT PARCEL CONSISTS OF PARCELS 1, 2, 3 OF PARCEL MAP 5013 AND ALL OF APN 092-0116-014.
8. NUMBER OF LOTS:
9. THE PROPERTY LIES IN THE JURISDICTION OF:
10. PROPERTY & PARCELS:
11. PROPOSED LAND USE DESIGN:
12. ASSESSORS PARCEL NUMBERS:
13. ZONING:
14. BASIS OF BEARINGS:
15. TOPOGRAPHY:
16. FLOOD ZONE:
17. THIS PROJECT MAY BE BUILT IN PHASES UPON APPROVAL BUT MUST BE PRIOR TO FINAL MAP APPROVAL.
18. ALL DESIGNED SHALL BE ESTABLISHED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CURRENT CODE(S) OF THE NEWARK MUNICIPAL CODE.
19. FRONTYARD LANDSCAPING FOR ALL LOTS SHALL BE MAINTAINED BY THE HOA. THE HOA WILL ALSO MAINTAIN AREAS OUTSIDE OF PRIVATE YARD FENCING (PARCEL) FOR PRODUCT A.

SHEET INDEX

1 TITLE SHEET
2 SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 UTILITY PLAN AND STREET SECTIONS
5 STORMWATER CONTROL PLAN

VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

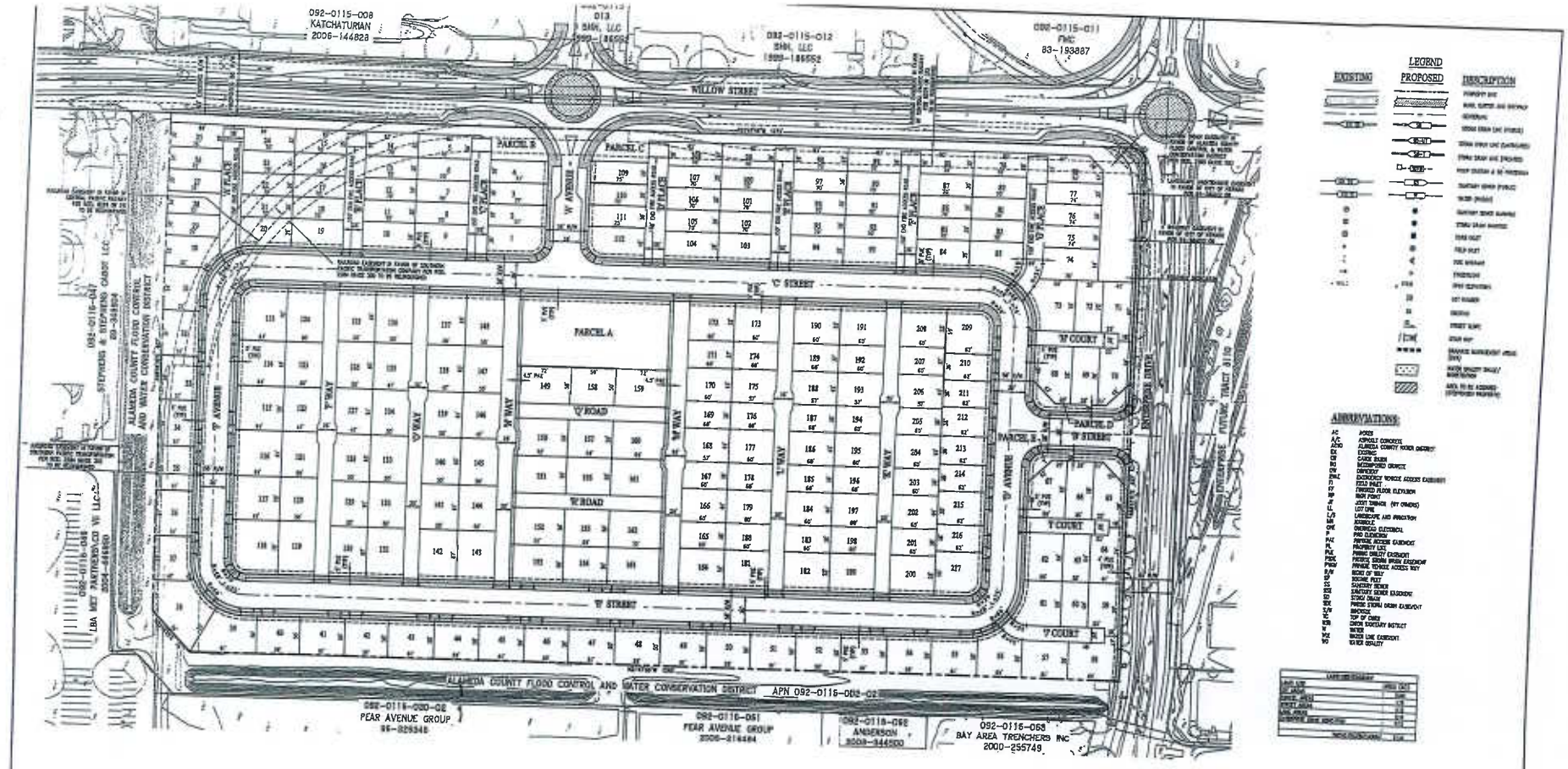
0' 50' 150' 200'

SCALE: 1" = 50' DATE: FEBRUARY 10, 2014

Carlson, Barbee & Gibson, Inc.
ENGINEERS • SURVEYORS • PLANNERS

SHEET NUMBER
TM-1
OF 5 SHEETS

EXHIBIT A p.1



SITE PLAN
VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

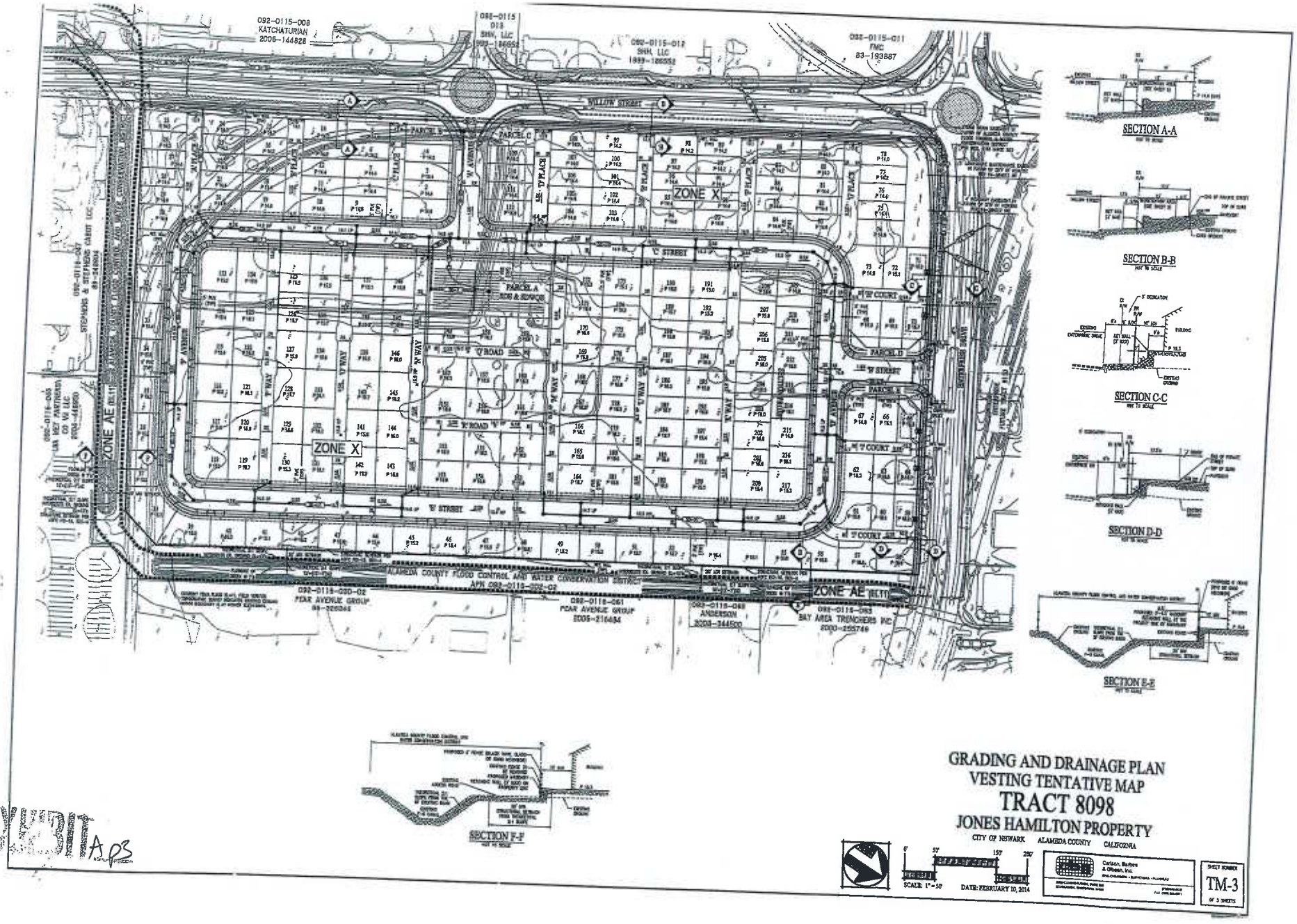
SCALE: 1" = 50'

DATE: FEBRUARY 10, 2014

Cotton, Borden & Gibson, Inc.

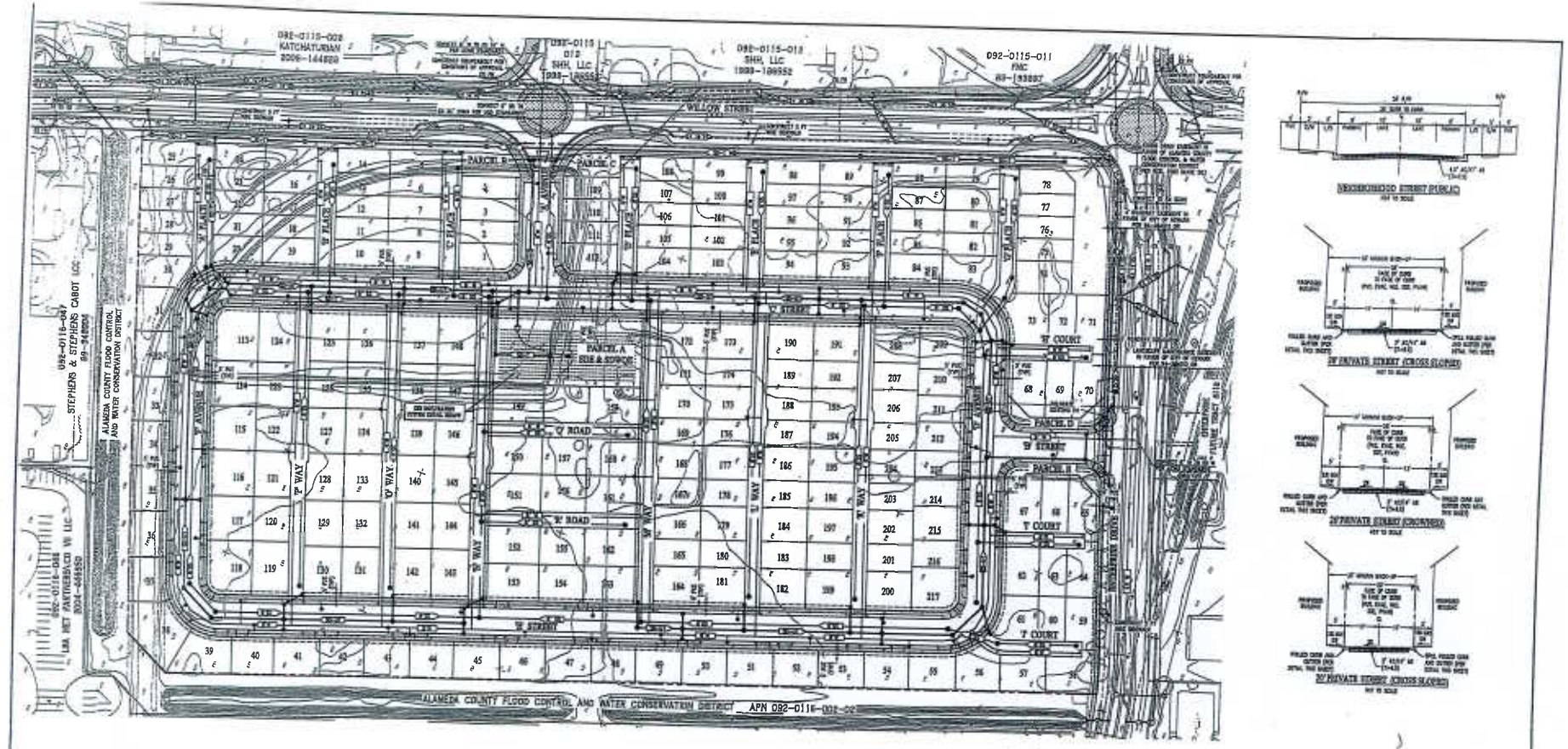
SHEET NUMBER TM-2 OF 5 SHEETS

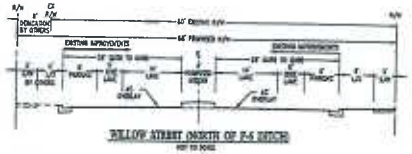
EXHIBIT A-2



092-0115-008
KATCHATURIAN
2006-144828
092-0115-012
SHH, LLC
1999-186552
092-0115-011
FMC
83-193887
WILLOW STREET
PARCEL B
PARCEL C
PARCEL A
PARCEL D
PARCEL E
ZONE X
ZONE AE
'C' STREET
'D' PLACE
'D' ROAD
'W' STREET
'W' COURT
'W' WAY
'E' STREET
'E' COURT
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
APN 092-0115-002-02
092-0115-030-02
PEAR AVENUE GROUP
092-0115-061
PEAR AVENUE GROUP
2005-216484
092-0115-068
ANDERSON
2008-344500
092-0115-063
BAY AREA TRENCHERS INC
2000-255746
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F
GRADING AND DRAINAGE PLAN
VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50'
DATE: FEBRUARY 10, 2014
Carlson, Barbee & Gibson, Inc.
SHEET NUMBER
TM-3
OF 5 SHEETS

EXHIBIT A p3





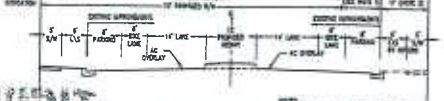


EXHIBIT Ap 4

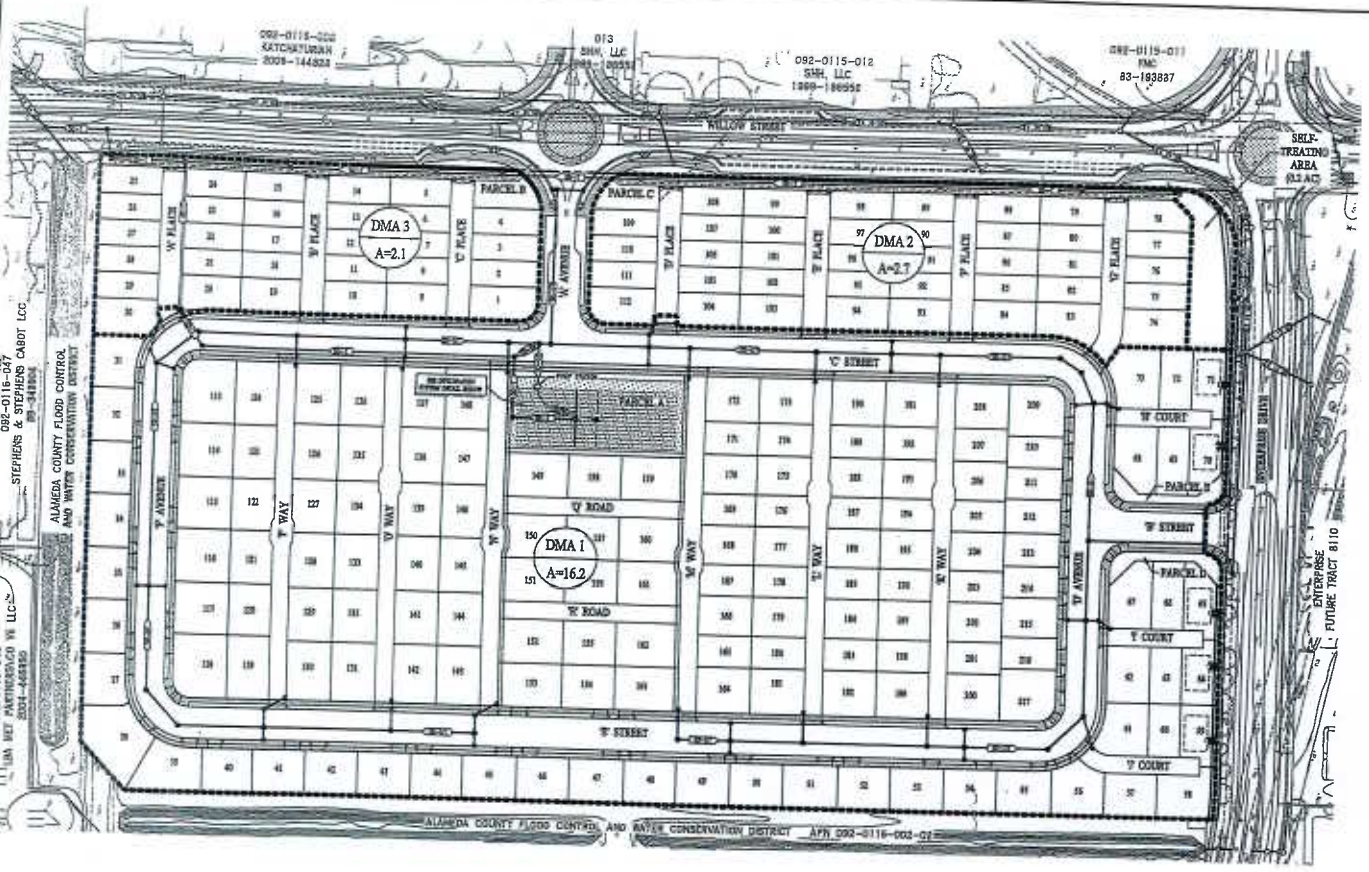
UTILITY PLAN AND STREET SECTIONS
VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY

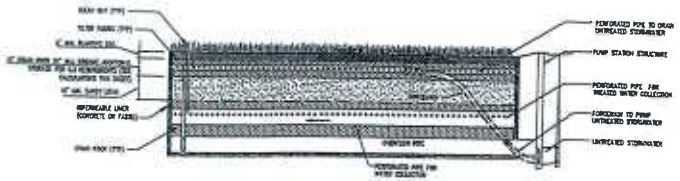
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: FEBRUARY 19, 2014

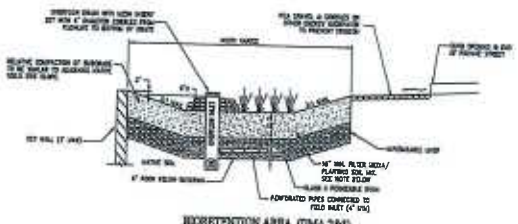
Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM-4 OF 5 SHEETS





INFILTRATION SYSTEM PROFILE (DMA 1)



BIORETENTION AREA (DMA 2&3)

STORM WATER CONTROL PLAN
VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY

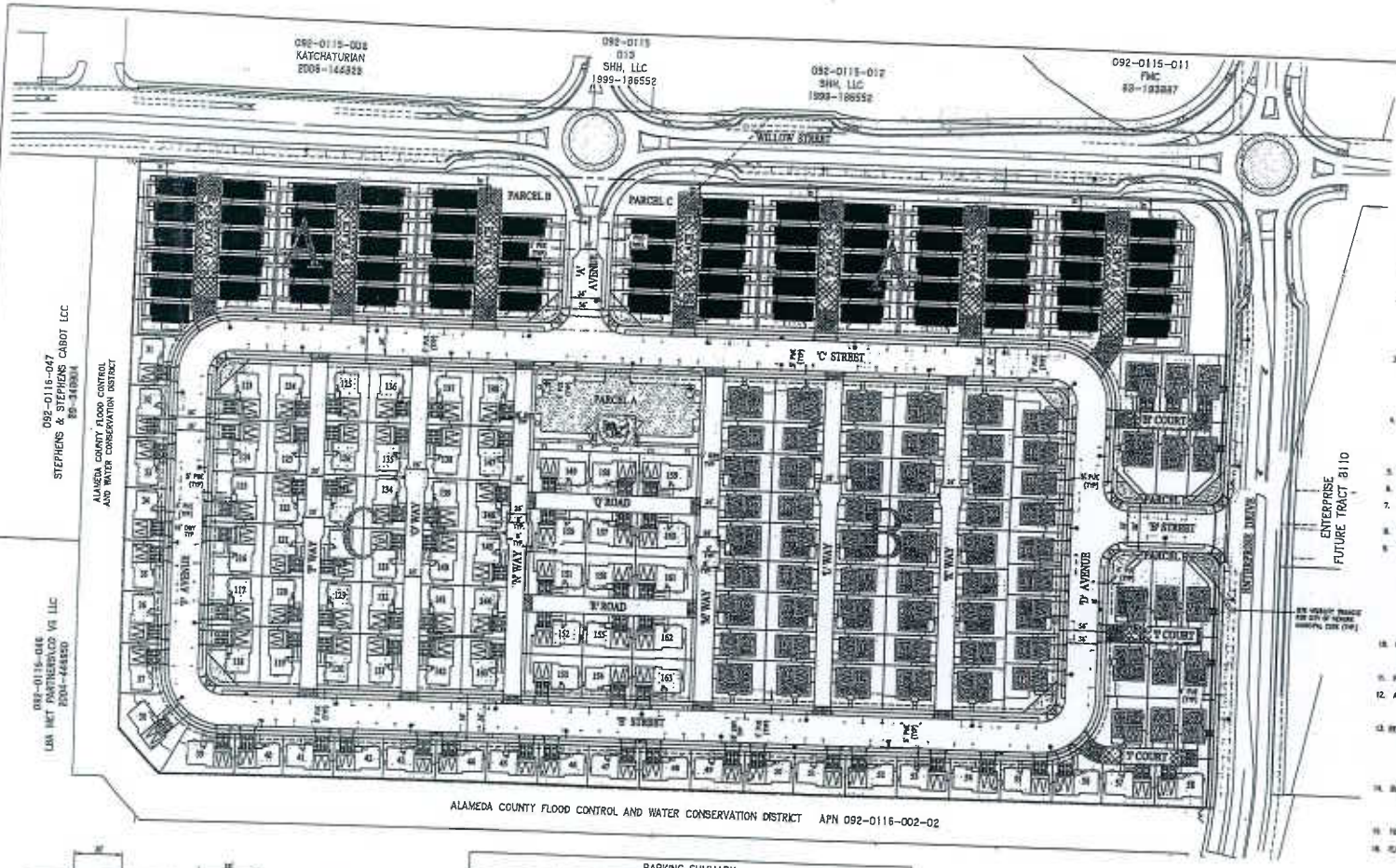
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: FEBRUARY 10, 2014

Carlson, Barbee & Gibson, Inc.

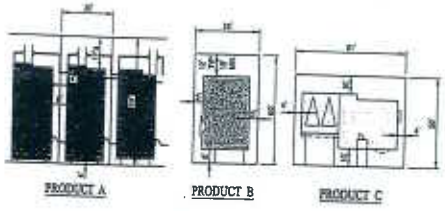
SHEET NUMBER TM-5

Ap5



GENERAL NOTES:

1. OWNER: JONES HAMILTON, CO. 50 POST STREET #904 SAN FRANCISCO, CA 94108
2. DEVELOPER: TRIMARK HOMES 4985 PLEASANTON PLAZA, SUITE 200 DUBLIN, CA 94568 CONTACT: PATRICK PARSONS (925) 399-2400 (925) 848-3130 (FAX)
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 CONTACT: CHRIS MILLER (925) 866-0322 (925) 866-8575 (FAX)
4. SOILS ENGINEER: TERRASTRUCTURE EARTH 1220 BRUNDERMAN ROAD, SUITE 100 WALNUT CREEK, CA 94597 CONTACT: PETER LANDRY (925) 988-9200
5. EXISTING USE: LIGHT INDUSTRIAL
6. SUBDIVISION AREA: 23.44
7. THE SUBDIVISION CONSISTS OF PARCELS 1, 2, 3 OF PARCEL MAP 5010 AND ALL OF APN 092-0116-014.
8. NUMBER OF UNITS: 217 UNITS
9. THIS PROPERTY LIES IN THE JURISDICTION OF:
   - FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
   - DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT (ACWD)
   - SANITARY SEWER: UNION SANITARY DISTRICT
   - SURFACE DRAIN WITHIN PUBLIC STREETS: CITY OF NEWARK
   - SURFACE DRAIN WITHIN PRIVATE STREETS, PARKING AREAS, AND PARCELS: OWNED & MAINTAINED BY THE HOA
   - COMMON AREA SPACE: OWNED & MAINTAINED BY THE HOA
   - GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
   - TELEPHONE SERVICE: AT&T
10. ROADWAYS & PARCELS: UNLESS OTHERWISE NOTED (I.E. PUBLIC) ALL ROADWAYS AND PARCELS ARE TO BE MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT
11. PROPOSED LAND USE SUMMARY: SEE TABLE THIS SHEET
12. ASSESSORS PARCEL NUMBERS: 092-0116-008, 092-0116-009, 092-0116-010
13. BENCHMARK: CITY OF NEWARK OFFICIAL BENCHMARK NO. 02 ALTA BONDS AN ALAMEDA COUNTY BENCHMARK, THE TOP OF EURO AT SIGNAL WARDS NUT AT THE NORTH-EAST CORNER OF THORNTON AVENUE AT WILLOW CIRCLE, ELEVATION ENDED AS 11.29 (NAVD 88) (RAISE NOVE 10 PER CITY OF NEWARK REQUIRED)
14. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS BOUNDARY DETERMINED BY TRIMO AND MONUMENTS SHOWN PER HITCHES AND PLBOOT DIAGRAM. THE BEARING BEING N33°46'37"W (CALCULATED).
15. TOPOGRAPHY: PREPARED BY AERIOMETRIC SURVEYS, MAY 23, 2001
16. FLOOD ZONE: ZONE X (UNSHADED) FLOOD INSURANCE RATE MAP (FIRM) ALAMEDA COUNTY, CA PANEL: 445 OF 725 MAP NUMBER: 06001C0445G EFFECTIVE DATE: AUGUST 3, 2009
17. 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.
18. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.030.D OF THE NEWARK MUNICIPAL CODE.
19. FRONTYARD LANDSCAPING FOR ALL UNITS SHALL BE MAINTAINED BY THE HOA. THE HOA WILL ALSO MAINTAIN AREAS OUTSIDE OF PRIVATE YARD FENCING (PATIOS) FOR PRODUCT A



TYPICAL LOT SETBACKS

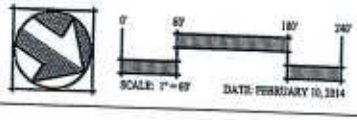
PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	ON-STREET PARKING SPACES REQUIRED	ON-STREET PARKING SPACES PROVIDED	OFF-STREET PARKING SPACES REQUIRED	OFF-STREET PARKING SPACES PROVIDED	TOTALS REQUIRED	TOTALS PROVIDED
PRODUCT A	69	35 [1]	72	138 [2]	138 [3]	173	160
PRODUCT B	69	35 [1]	36	138 [2]	144 [4]	173	180
PRODUCT C	79	40 [1]	68	158 [2]	316 [5]	198	382
WILLOW STREET			35				35
WILLOW STREET			21				21
TOTAL	217	110	180	434	598	544	778 [6]

1. PER DUBLIN'S 100 FEET BASED CODE, VISITOR REQUIREMENT IS 0.5 SPACES / UNIT.
2. PER DUBLIN'S 100 FEET BASED CODE, FOR OFF-STREET PARKING SPACES ARE REQUIRED FOR EVERY UNIT WITH AT LEAST 1 COVERED SPACE.
3. INCLUDES 2 CAR GARAGE WITH SIZE BY SIDE ARRANGEMENT.
4. INCLUDES 2 CAR GARAGE WITH SIZE BY SIDE ARRANGEMENT FOR ALL UNITS AND AN ADDITIONAL 6 SPACES FOR THE 3 UNITS WHICH HAVE DRIVEWAY APRONS WITH PROVISION FOR 2 PARKING SPACES.
5. INCLUDES 2 CAR GARAGE WITH SIZE BY SIDE ARRANGEMENT AND A DRIVEWAY APRON WITH PROVISION FOR 2 PARKING SPACES FOR ALL UNITS
6. OVERALL SITE PARKING PROVIDED AT 3.59 SPACES / UNIT.

LAND USE SUMMARY

LAND USE	AREA (AC)
LOT AREAS	15.93
PARCEL AREAS	1.15
STREET AREAS	4.19
LANE AREAS	2.12
ENTERPRISE DRIVE DEDICATION	0.05
TOTAL PROJECT AREA	23.44



VESTING SITE PLAN
TRACT 8098
JONES - HAMILTON PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER C-1

EXHIBIT A p6

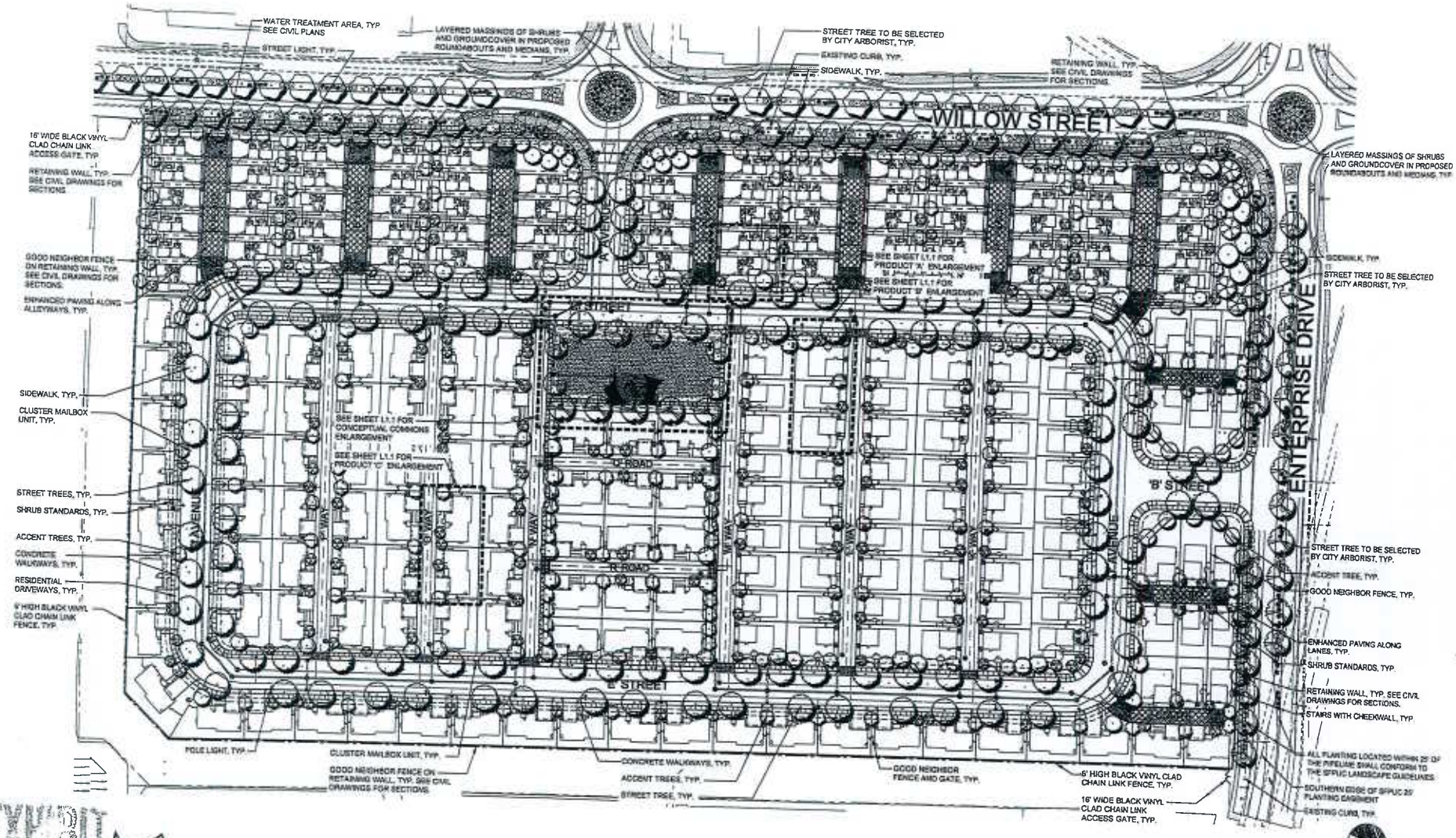


EXHIBIT A p.1

NOTE: SEE SHEET L1.2 FOR WILLOW STREET IMPROVEMENTS.

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

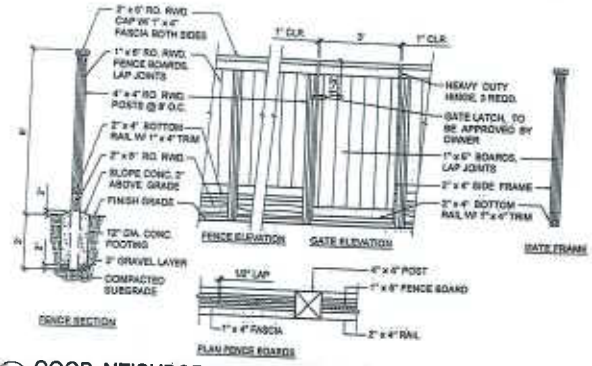
JONES-HAMILTON SITE

Newark, California

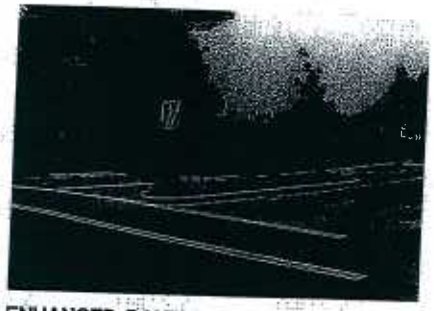
CONCEPTUAL SITE PLAN

L1.0

5/30/13



GOOD NEIGHBOR FENCE AND GATE
NTS



ENHANCED PAVING
NTS

RETAINING WALL
NTS

POLE LIGHT
MODEL: UrbanScape
COLORS: Bronze
www.lumec.com

BOLLARD LIGHT
MODEL: Hawthorne
COLORS: Bronze
www.landscapeforms.com

SITE LIGHTING
NTS

BIKE RACK
MATERIAL: Aluminum
MODEL: Emerson
COLORS: Bronze
www.landscapeforms.com

BIKE RACK
NTS

CLUSTER MAILBOX UNIT
MATERIAL: Aluminum
MODEL: Regency Decorative Series, Type 1 (6 door), Type 2 (12 door), Type 3 (16 door)
COLORS: Bronze
www.mailboxes.com

CLUSTER MAILBOX UNIT
NTS

TRASH RECEPTACLE
MATERIAL: Cast Iron and Aluminum
MODEL: Poe
COLORS: Bronze
www.landscapeforms.com

TRASH RECEPTACLE
NTS

DECORATIVE POT
MATERIAL: Glass Fiber Reinforced Concrete
MODEL: 60" Urban Collection
COLORS: Caramel and Shadow (Acid-Etch)
www.tournesolsitewerks.com

DECORATIVE POT
NTS

PICNIC TABLE
MATERIAL: Steel and Aluminum
MODEL: Carousel
COLORS: Bronze
www.landscapeforms.com

PICNIC TABLE
NTS

GRILL
MATERIAL: Stainless Steel
MODEL: American Outdoor 24" In-Ground Post Gas Grill
SIZE: 60"W X 24.5"D X 57"H
www.outdoorgasmodgrills.org

BBQ
NTS

BENCH
MATERIAL: Aluminum
MODEL: Melville, backed with aluminum seat
COLORS: Bronze
www.landscapeforms.com

BENCH
NTS

EXHIBIT Ap8

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

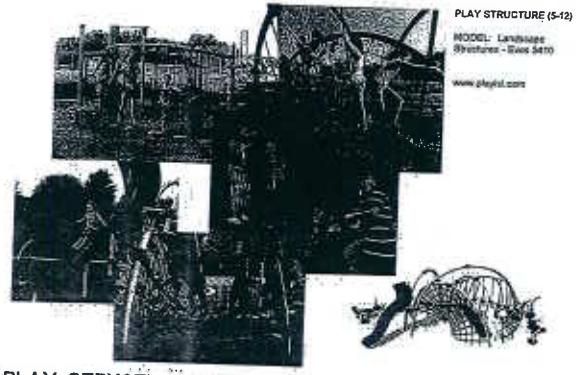
VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

JONES-HAMILTON SITE

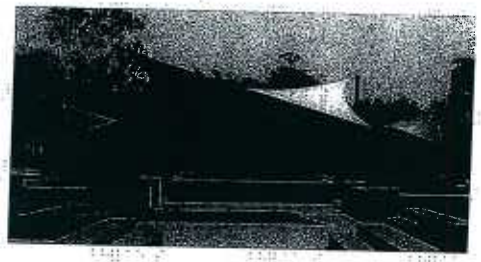
Newark, California

CONCEPTUAL SITE AMENITIES

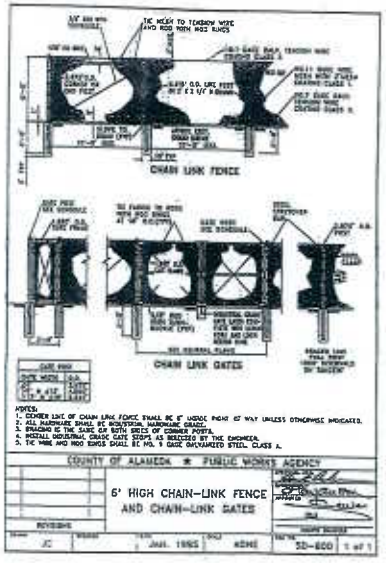
L1.3



PLAY STRUCTURE (5-12)
NTS



SHADE SAIL
NTS



6' HIGH BLACK VINYL CHAIN LINK FENCE AND GATE
NTS

PERMIT App

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-0795

JONES-HAMILTON SITE

Newark, California

CONCEPTUAL SITE AMENITIES

L1.4

5/30/13

TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
STREET TREE				
	ACER RUBRUM	MAPLE	24" BOX	M
	CELTIS CHINENSIS	CHINESE HACKBERRY	24" BOX	L
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	QUERCUS ILEX	HOLLY OAK	24" BOX	L
	ROBINIA 'PURPLE ROBE'	LOCUST	24" BOX	L
	ULMUS PARVIFOLIA	ELM	24" BOX	M
MEDIUM ACCENT TREE				
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	10 GAL	M
	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	15 GAL	M
	CHITALPA TASHKENTENSIS	CHITALPA	15 GAL	L
	HYMENOSPORUM FLAVUM	SWEETSHADE	15 GAL	M
	LOPHOSTEMON LAURINA	SMALL-LEAF THISTLEWOOD	10 GAL	M
	MAGNOLIA VIRGINIANA	SWEET BAY	15 GAL	M
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15 GAL	VL
	PRUNUS YEDOENSIS 'AKEBONO'	FLOWERING CHERRY	15 GAL	M
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL	M
SMALL ACCENT TREE				
	ARBUTUS 'MARINA'	STRAWBERRY TREE	15 GAL	L
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GAL	M
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GAL	L
	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE MAGNOLIA	15 GAL	M
	MAGNOLIA X SOULANGEANA 'LILLIPUTIAN'	SAUCER MAGNOLIA	15 GAL	M

PLANTING AND WATER USE DESIGN INTENT STATEMENT

The planting design utilizes primarily drought tolerant, low and medium water use plant materials located in separate hydrozones. Shade tolerant, medium water use plants will be utilized on the North facing sides of the project. Low and medium water use plants will be used in all other perimeter plant areas and in the passes. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software. A minimum of 3" of bark mulch will be placed in all shrub and groundcover areas.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will comply with the State of California's Model Water Efficient Landscape Ordinance. System will be a fully automatic, low gallon system with matched precipitation rate heads or emitters on each circuit. This system will design with head to head coverage and minimum overspray. The low, medium and high water use hydrozones will be on separate valve circuits. All new trees will have separate drip or bubbler circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe broke to prevent water waste.

BAY FRIENDLY LANDSCAPING

This project shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080.

LANDSCAPE EASEMENTS

Concurrent with the final map approval, the property owner shall dedicate to the City of Newark sufficient landscape easements to ensure the ongoing and perpetual maintenance of all common front yard, side yard, and backup area landscaping along Willow Street and Enterprise Drive, and on the entry streets, 'A' Avenue and 'B' Street, to the development. These easements shall incorporate all landscape areas beyond a specified minimum dimension to the nearest physical constraint. Landscape easements shall be dedicated across Parcel B adjacent to Willow Street, Parcel C adjacent to Willow Street and Enterprise Drive, the proposed landscape frontage areas of Lots 68, 69, 84, 85, 70, and 71 abutting Enterprise Drive, Lots 1 through 4 and 109 through 112 on 'A' Avenue, and Parcels D and E on 'B' Street. The extent of additional landscape easement dedication adjacent to the public streets shall be determined concurrent with the development of final tract improvements plans prior to final map approval for a given project phase.

MAINTENANCE

All front yard and common area maintenance shall be by the Home Owners Association.

SHRUB AND GROUNDCOVER PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
SHRUB STANDARD				
	CAMELLIA JAPONICA	CAMELLIA STANDARD	15 GAL	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL	M
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	RHAPIOLEPIS STANDARD	15 GAL	L
	SOLANUM RAN. 'ROYAL ROBE'	PARAGUAY NIGHTSHADE STANDARD	15 GAL	M
	TIBOUCHINA URVILLEANA	PRINCESS FLOWER STANDARD	15 GAL	M
LARGE				
	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5 GAL	L
	ABUTILON HYBRIDUM 'VESUVIUS RED'	RED FLOWERING MAPLE	5 GAL	M
	BAMBUSA SPECIES	BAMBOO	5 GAL	L
	CEANOTHUS X 'JULIA PHELPS'	CALIFORNIA LILAC	5 GAL	VL
	LAVATERA ASSURGENTIFLORA	MALLOW	5 GAL	L
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	L
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL	M
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	L
	PHOTINIA X FRASERI	PHOTINIA	5 GAL	M
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL	L
	PRUNUS CAROLIANA 'BRIGHT 'N TIGHT'	CAROLINA LAUREL	5 GAL	E
	RHAPHOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GAL	E
MEDIUM				
	ANIGOZANTHOS HYBRIDS 'BIG RED'	BIG RED KANGAROO PAW	5 GAL	L
	ANISODONTIEA X HYPOMANDARUM	CAPE MALLOW	5 GAL	M
	ARUNDO DONAX	GIANT REDD PLANT	1 GAL	L
	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	1 GAL	M
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	1 GAL	L
	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	1 gal	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L
	ERYSIMUM HYBRIDS 'BOWLES MAUVE'	LAVENDER WALLFLOWER	5 GAL	L
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L
	GREVILLEA 'NOELLI'	GREVILLEA	5GAL	L
	HEBE 'VERONICA LAKE'	HEBE	5 GAL	M
	HELIOTROPIUM SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
	KNIPHOFIA UVARIA 'SPRINGTIME'	RED HOT POKER	1 GAL	M
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L
	LIMONIUM PEREZII	STATICE	1 GAL	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L
	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	1 GAL	M
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	1 GAL	M
	PHORMIUM HYBRIDS	FLAX	1 GAL	L
	PITTOSPORUM TOBIRA 'TURNERS DWARF'	VARIEGATED DWARF TOBIRA	1 GAL	L
	ROSA 'FLOWER CARPET PINK'	GROUNDCOVER ROSE	2 GAL	M
	ROSA FLORIBUNDAS 'ICEBERG'	ICEBERG ROSE	2 GAL	M
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	2 GAL	L
	SALVIA SPECIES	SAGE	2 GAL	L
	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL	M
	WESTERINGIA FRUTICOSA 'MORNING LIGHT'	COASTAL ROSEMARY	2 GAL	L
SMALL				
	AGAPANTHUS SPECIES	LILY OF THE NILE	1 GAL	M
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	L
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L
	ERODIUM REICHARDI	ALPINE GERANIUM	1 GAL	L
	FESTUCA IDAHOENSIS	IDAHOE FESCUE	1 GAL	VL
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	L
	HEMEROCALLIS HYBRID	DAYLILY	1 GAL	M
	HEUCHERA SANGUINEA 'SANTA ANA CARDINAL'	CORAL BELLS	1 GAL	M
	LANTANA 'DWARF YELLOW'	DWARF LANTANA	1 GAL	L
	LIMONIUM PEREZII	STATICE	1 GAL	L
	LIROPE GIGANTEA	GIANT LIROPE	1 GAL	M
	LIROPE MUSCARI	LILYTURF	1 GAL	M
	MENTHA SPECIES	SPEARMINT	1 GAL	L
	NEPETA X FAASSENII	CATMINT	1 GAL	L
	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL	M
	PHORMIUM HYBRIDS 'TOMEY TIGER'	FLAX	1 GAL	L
	SANTOLINA PINNATA 'EDWARD BOWLES'	LAVENDER COTTON	1 GAL	L
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	VL
	VERBENA TENUISECTA 'EDITH'	EDITH MOSS VERBENA	1 GAL	L
VINES				
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	15 GAL	M
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	15 GAL	M
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE	15 GAL	M
	JASMINUM POLYANTHUM	JASMINE	15 GAL	M
STORMWATER TREATMENT				
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L
	CAREX PRAEGRACILIS	FIELD SEDGE	1 GAL	M
	DESCHAMPSIA C. 'NORTHERN LIGHTS'	TUFTED HAIRGRASS	1 GAL	L
	FESTUCA CALIFORNIA	CALIFORNIA FESCUE	1 GAL	L
	FESTUCA IDAHOENSIS	IDAHOE FESCUE	1 GAL	VL
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	L
	FESTUCA 'NO MOW'	NO MOW FESCUE	SOD	H
	LEYMUS TRITICOIDES	CREEPING WILDRYE	1 GAL	VL
	MIMULUS PUCHRA	PURPLE NEEDLEGRASS	1 GAL	VL

TURF

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
	FESTUCA ELATOR 'MEDALLION'	TAWNY TALL FESCUE	SOD	H

EXHIBIT A p.10

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

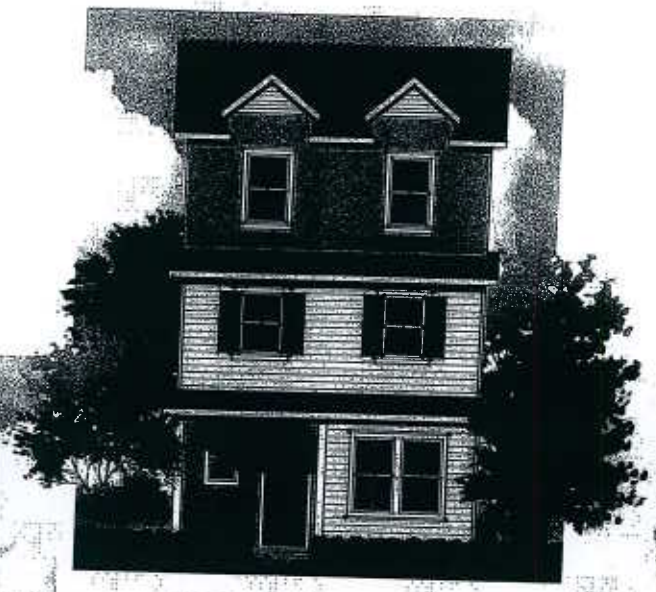
JONES-HAMILTON SITE

Newark, California

CONCEPTUAL PLANTING PALETTE

L1.6

CRAFTSMAN PLAN 1



FARMHOUSE PLAN 1

AGRARIAN RURAL PLAN 1

EXHIBIT A-1

Plan 1 Front Elevations

A1.1

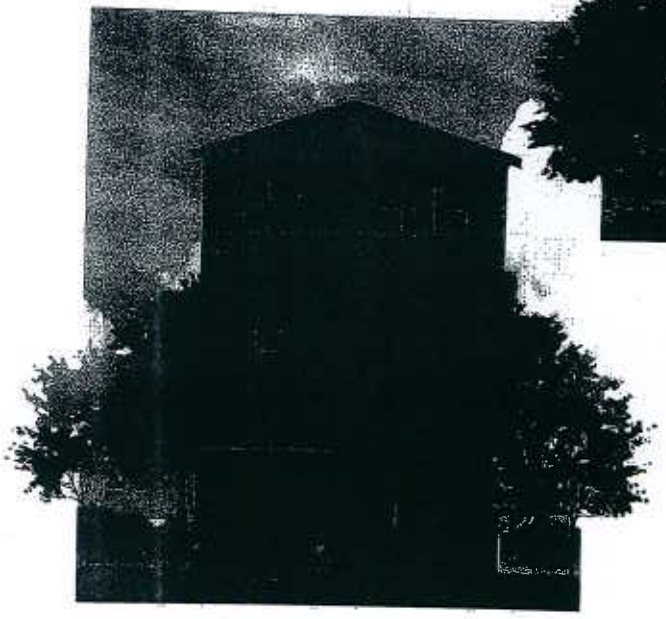
Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079
2012-0103 February 26, 2013

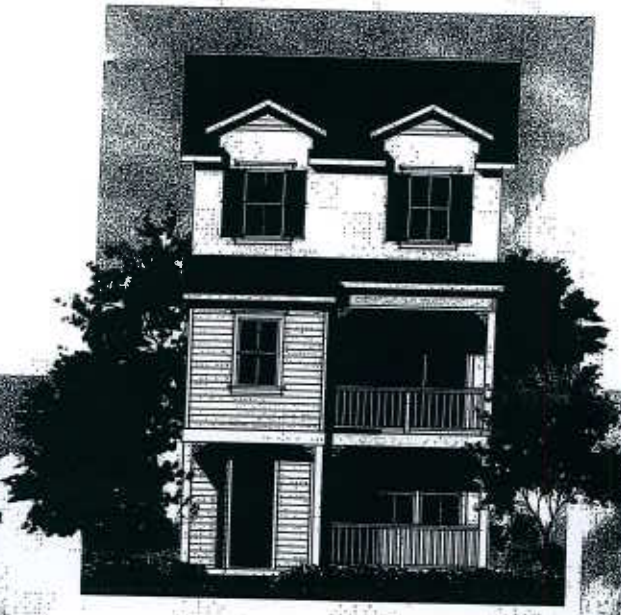
Jones / Hamilton

Newark, CA

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



CRAFTSMAN PLAN 2



FARMHOUSE PLAN 2

AGRARIAN RURAL PLAN 2

EXHIBIT Ap12

Plan 2 Front Elevations

A2.1

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Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
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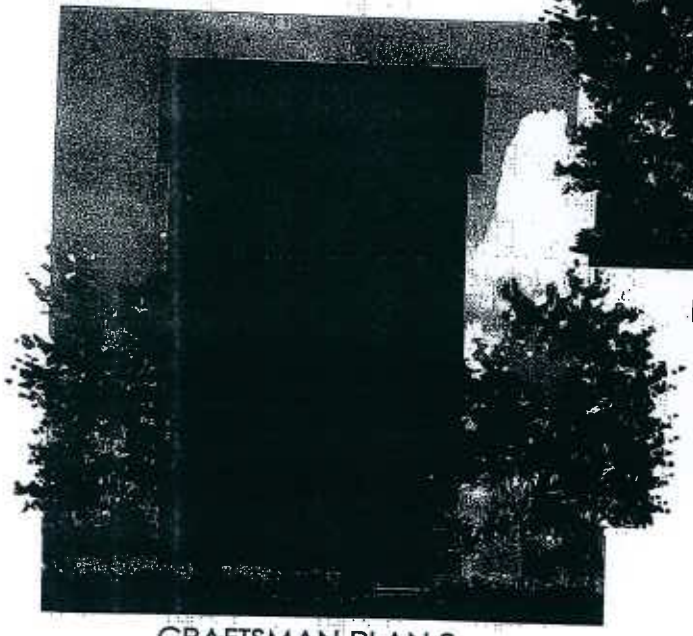
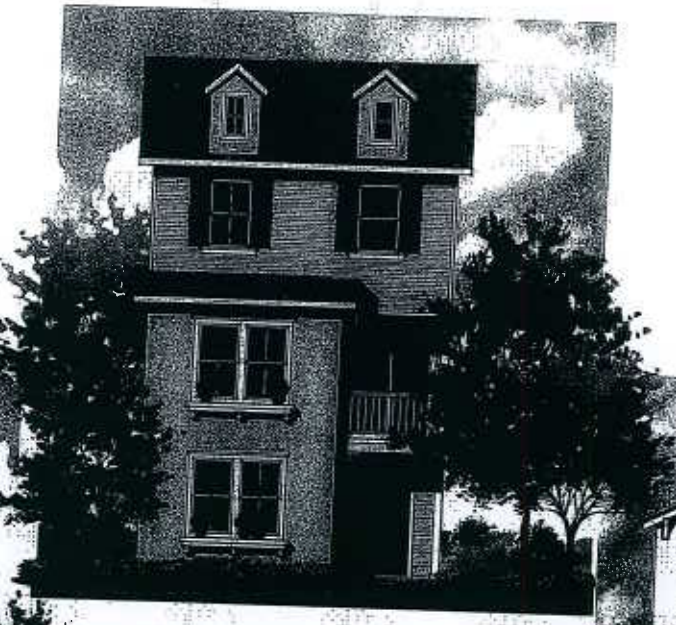
2012-0103 February 26, 2013

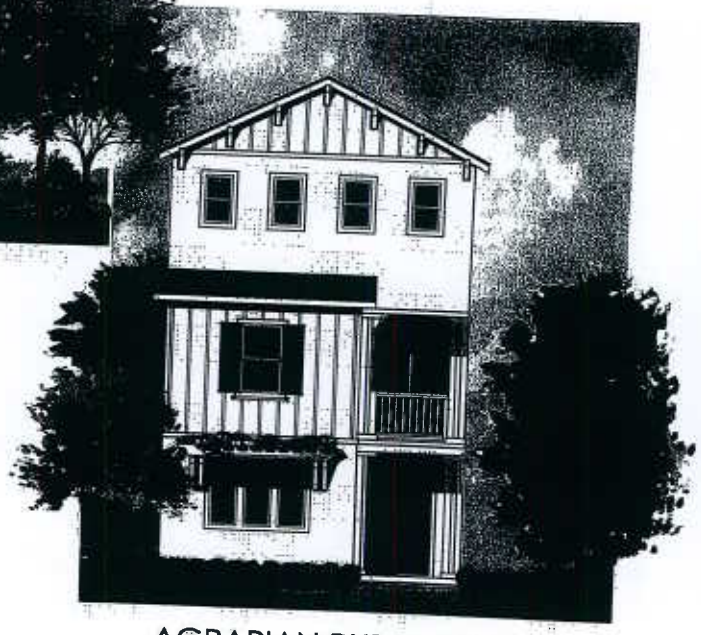
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



CRAFTSMAN PLAN 3



FARMHOUSE PLAN 3



AGRARIAN RURAL PLAN 3

EXHIBIT A p13

Plan 3 Front Elevations

A3.1

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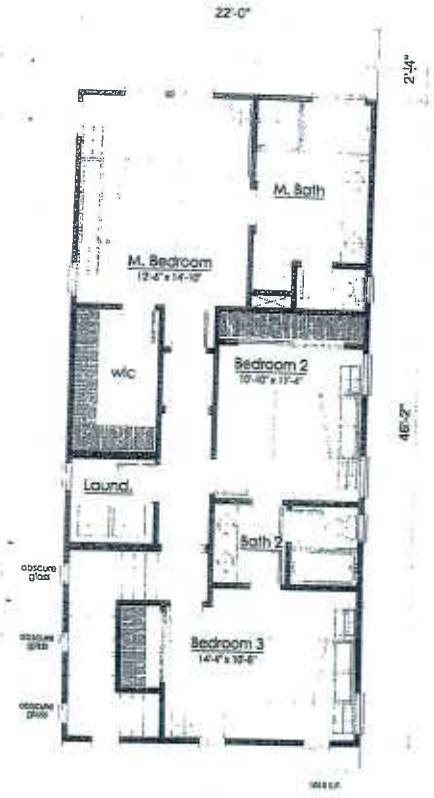
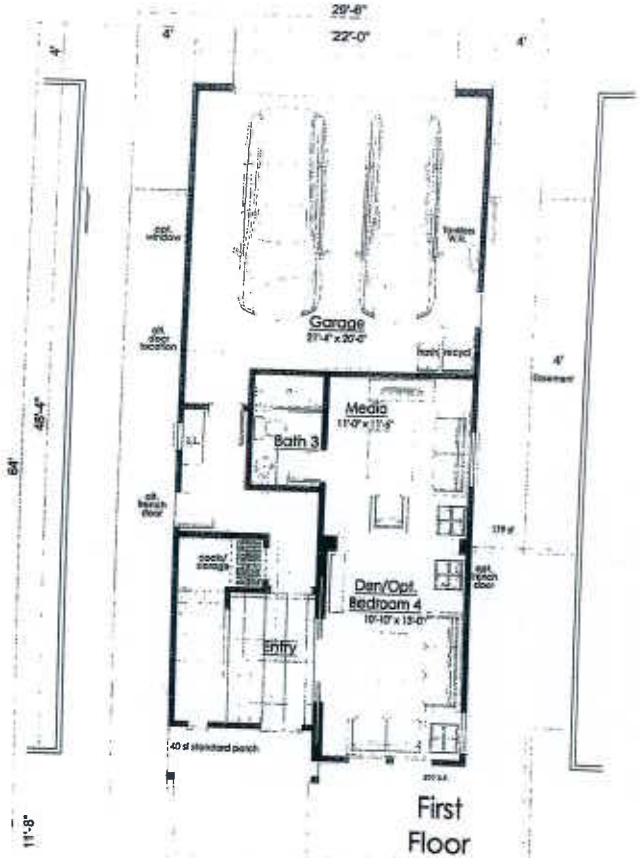


Third Floor

Optional "Nana" doors

Second Floor



First Floor

Floor Plan
3 Bedrooms + Den + Loft
3.5 Baths
2282 sf

Apl4

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

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2012-0103 February 28, 2013

Plan 1 Floor Plan

Jones / Hamilton

Newark, Ca

0 2 4 8 16

A1.0

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Oakland, CA 94607
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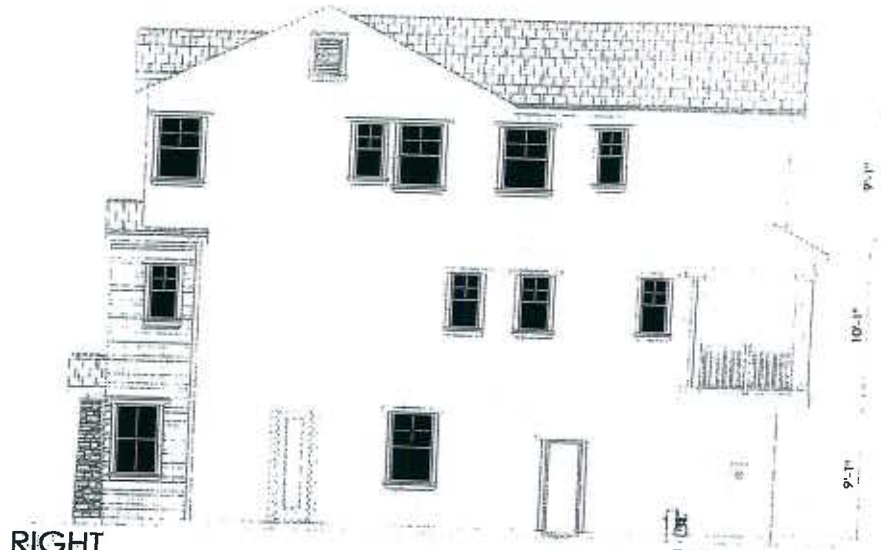
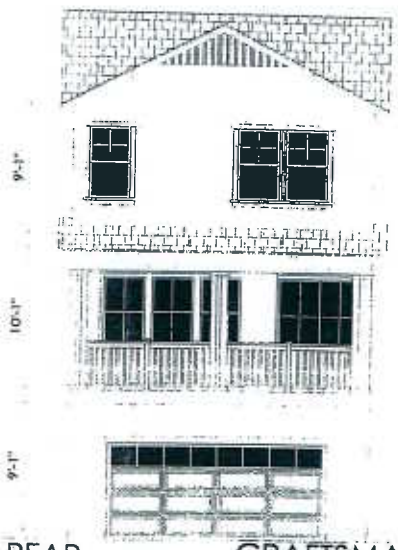
LEFT

CRAFTSMAN



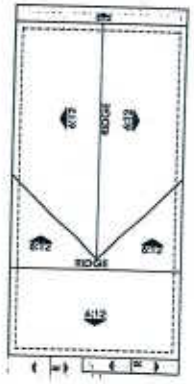
RIGHT

CRAFTSMAN



REAR

CRAFTSMAN



ROOF PLAN

0 4 8 16

0 2 4 8 16

A1.2

PLAN 1 CRAFTSMAN

Jones / Hamilton

Newark, Ca

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0009
2012-0103 February 28, 2013

EXHIBIT A-15

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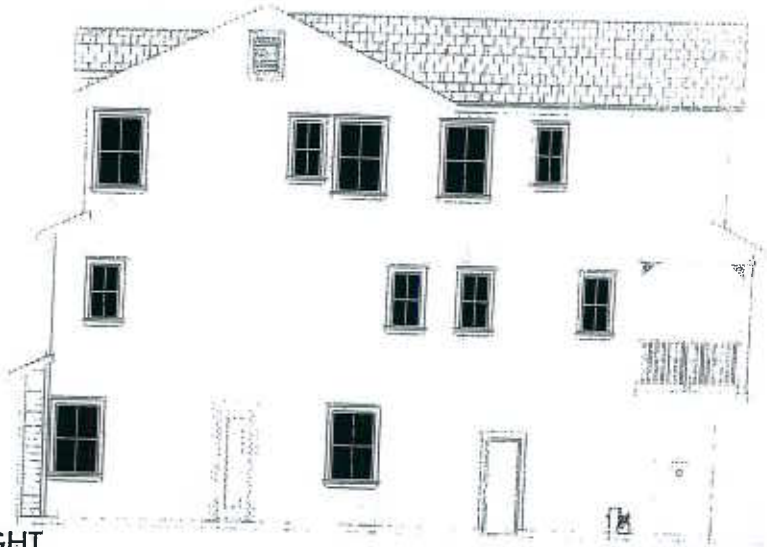
ktgy.com

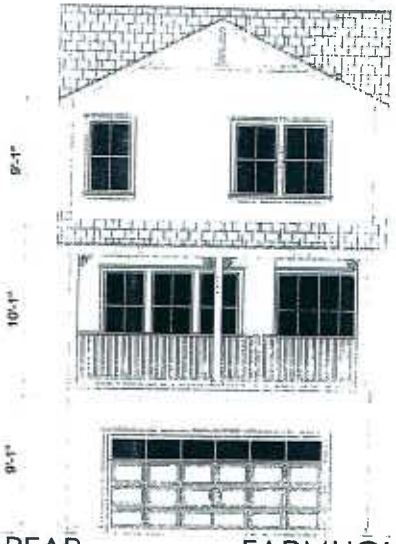
LEFT

FARMHOUSE



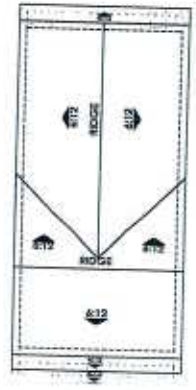
RIGHT

FARMHOUSE



REAR

FARMHOUSE



ROOF PLAN

0 4 8 16

0 2 4 8 16

A1.3

Trumark Companies

4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0109
2012-0103 February 25, 2013

EXHIBIT Ap16

PLAN 1 FARMHOUSE

Jones / Hamilton

Newark, Ca

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Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
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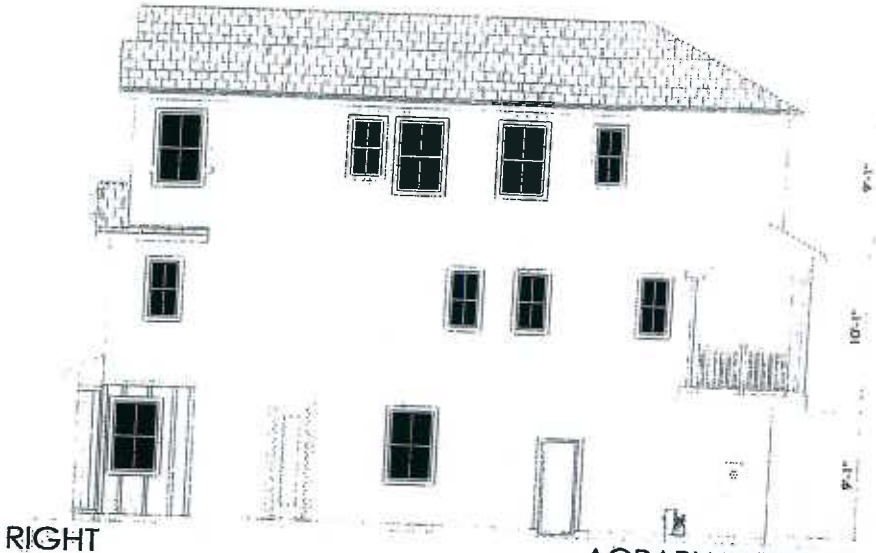
LEFT

AGRARIAN RURAL

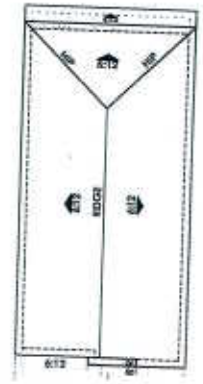


RIGHT

AGRARIAN RURAL

REAR

AGRARIAN RURAL



ROOF PLAN

0 4 8 16

PLAN 1 AGRARIAN RURAL

Jones / Hamilton

Newark, Ca

0 2 4 8 16

A1.4

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079
2012-0103 February 26, 2013

EXHIBIT A-17

KTGY Group, Inc.
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Oakland, CA 94607
510.272.2910

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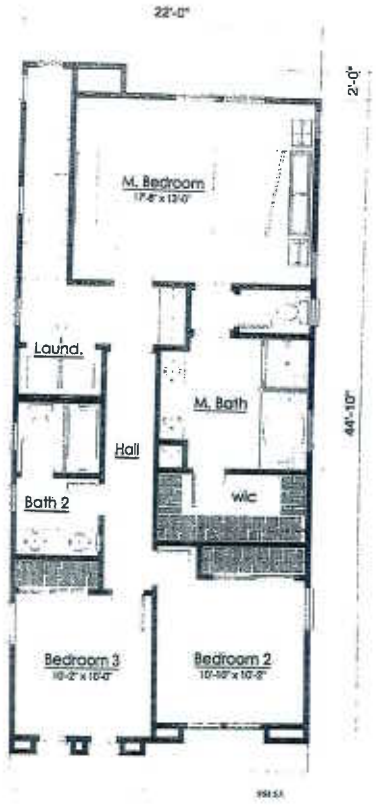

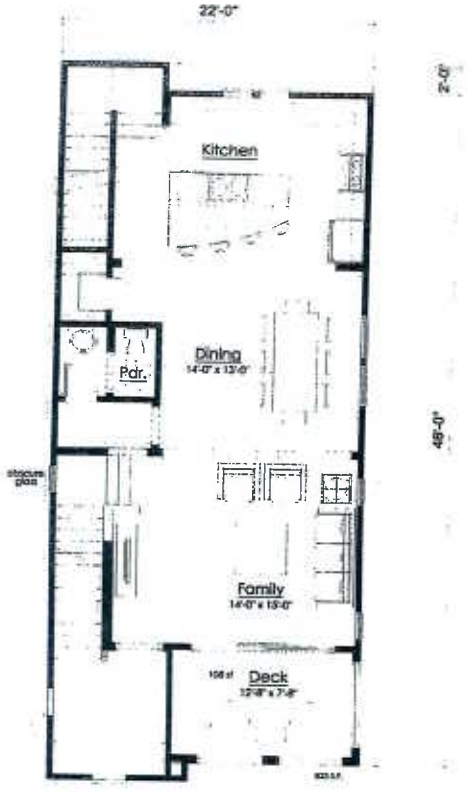

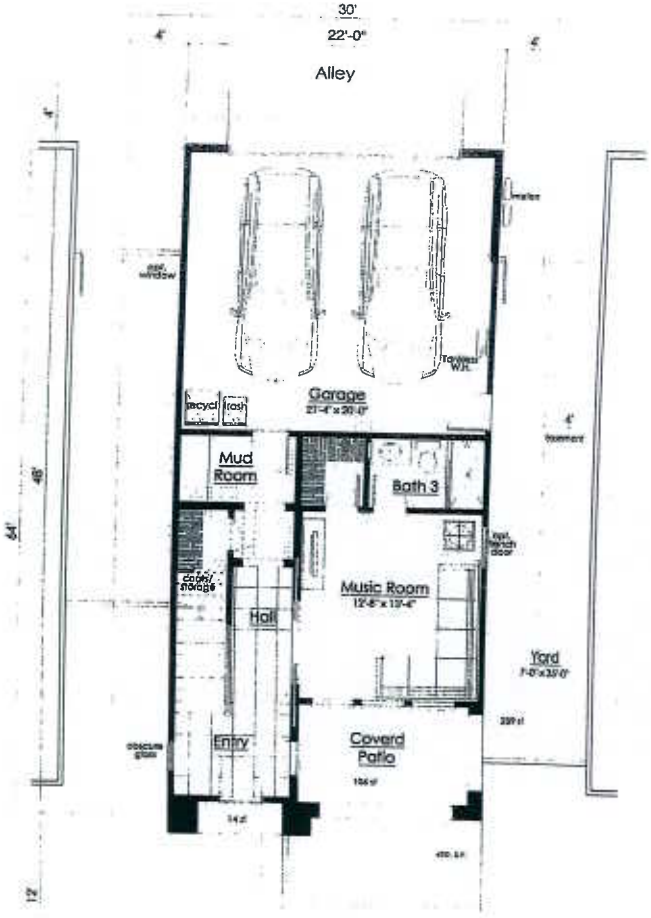

Floor Plan
3 Bedrooms + Den
+ Loft
3.5 Baths
2279 sf

Plan 2 Floor Plan

Jones / Hamilton

Newark, Ca

0 2 4 8

A2.0

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0009
2012-0103 February 28, 2013

Apl 8

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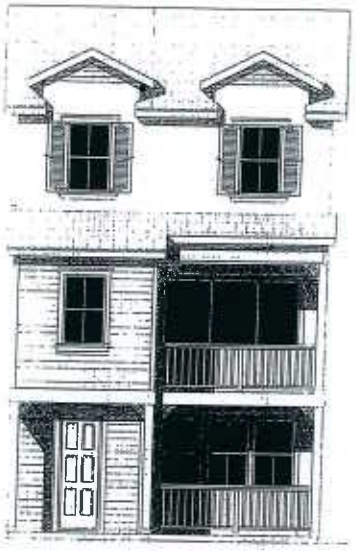
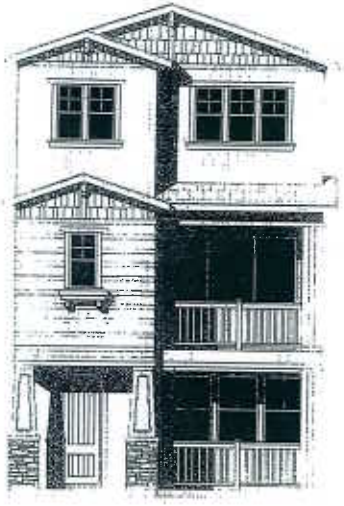


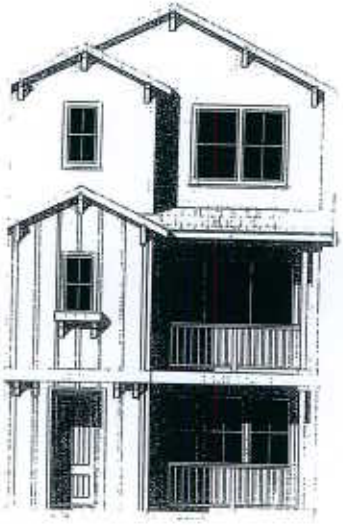
Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding
* Shutters
* Decorative Brackets at Wood Posts

FARMHOUSE PLAN 2

Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding
Shingle Wall
* Wood Railing
* Wood Potshelves
* Stone Veneer



CRAFTSMAN PLAN 2



Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Board and Batten Siding
* Wood Potshelves

AGRARIAN RURAL PLAN 2

0 2 4 8 16

Plan 2 Front Elevations

Jones / Hamilton

Newark, Ca

A2.1

Trumark Companies
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KTGY NO. 2012-0009
2012-0103 February 26, 2013

EXHIBIT A p19

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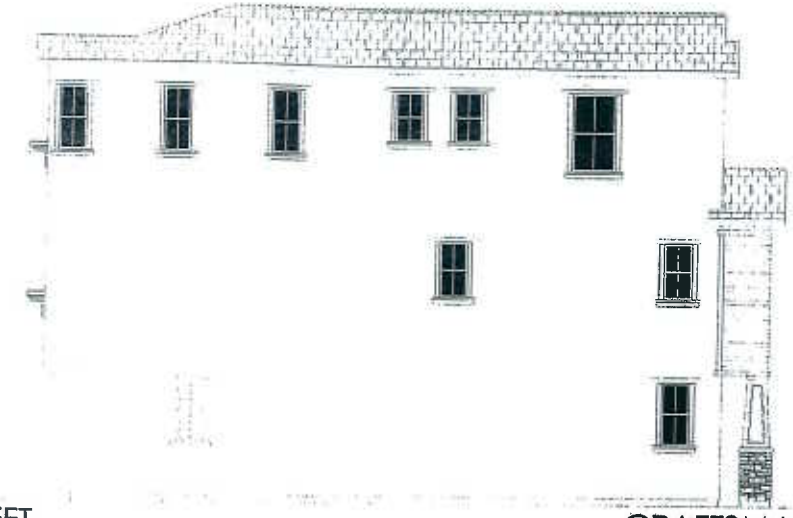
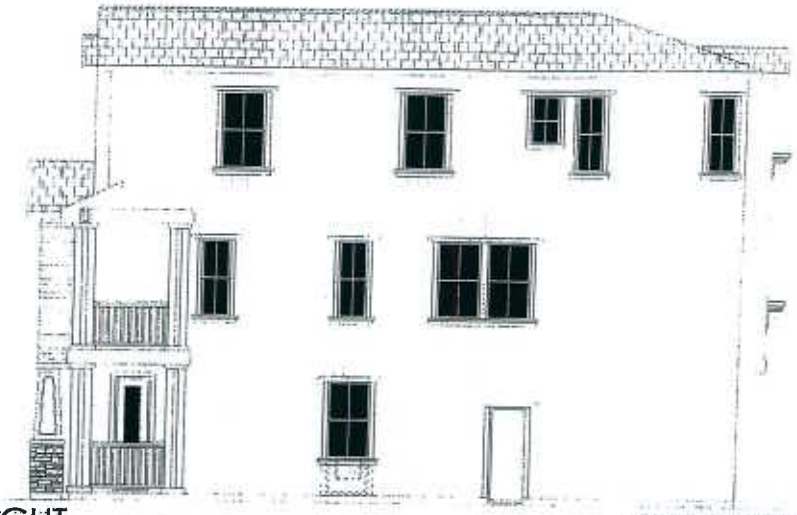


LEFT CRAFTSMAN



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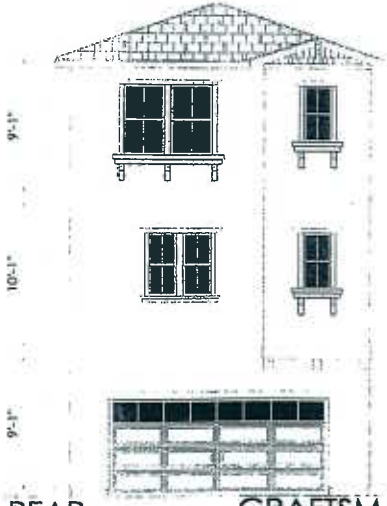

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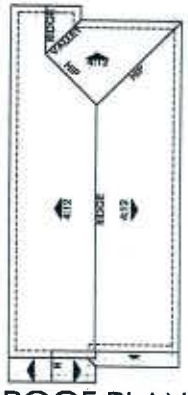

ROOF PLAN

0 4 8 16

0 2 4 8 16

A2.2

PLAN 2 CRAFTSMAN

Jones / Hamilton

Newark, Ca

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
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KTGY NO. 2012-0099
2012-0103 February 26, 2013

EXHIBIT A-20

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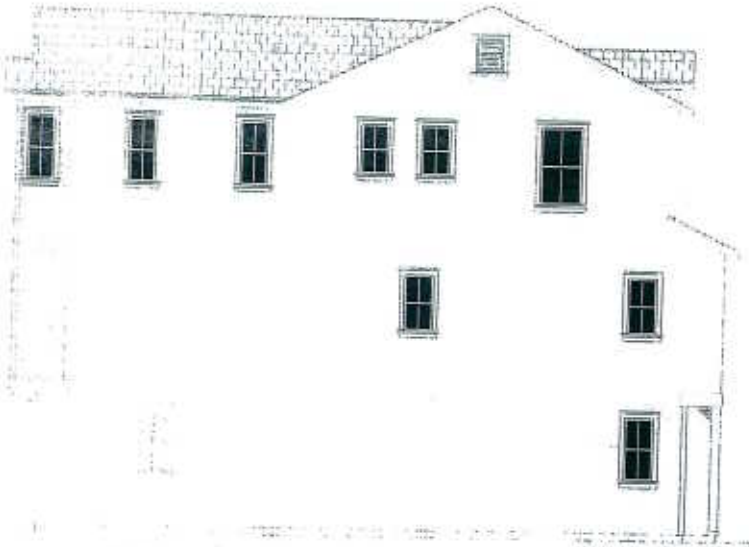

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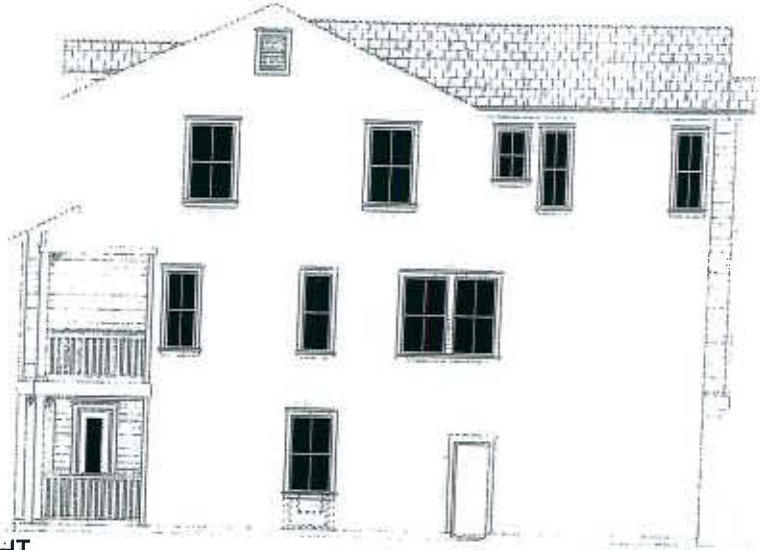

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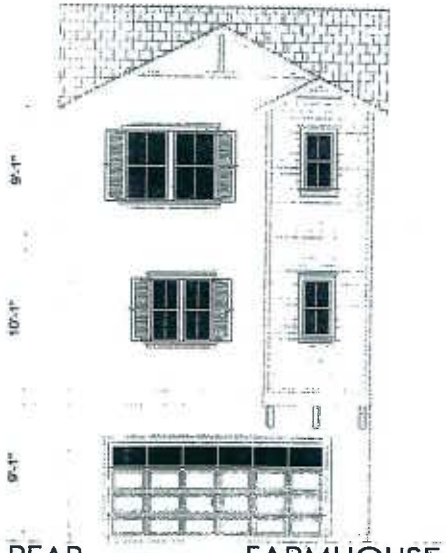

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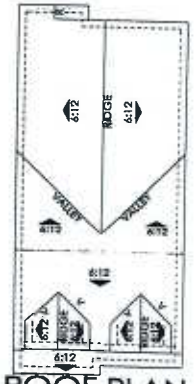

ROOF PLAN

0 4 8 16

0 2 4 8 16

A2.3

PLAN 2 FARMHOUSE

Jones / Hamilton

Newark, Ca

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
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KTGY NO. 2012-0009
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EXHIBIT A P21

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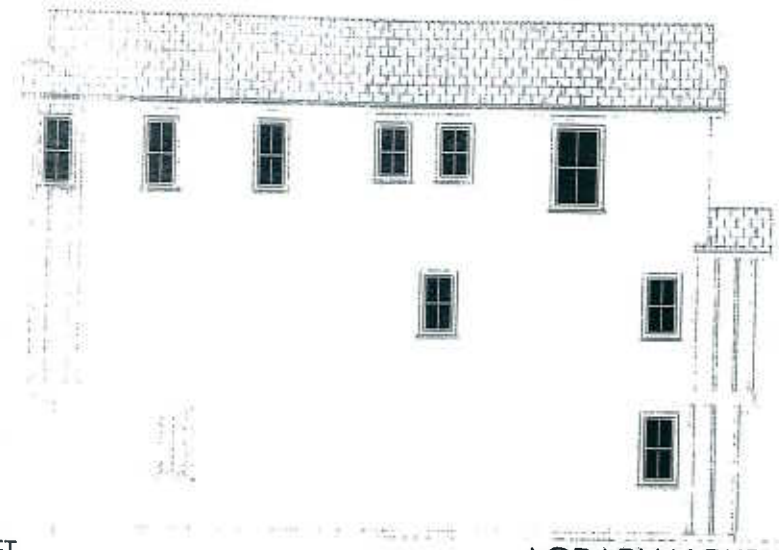
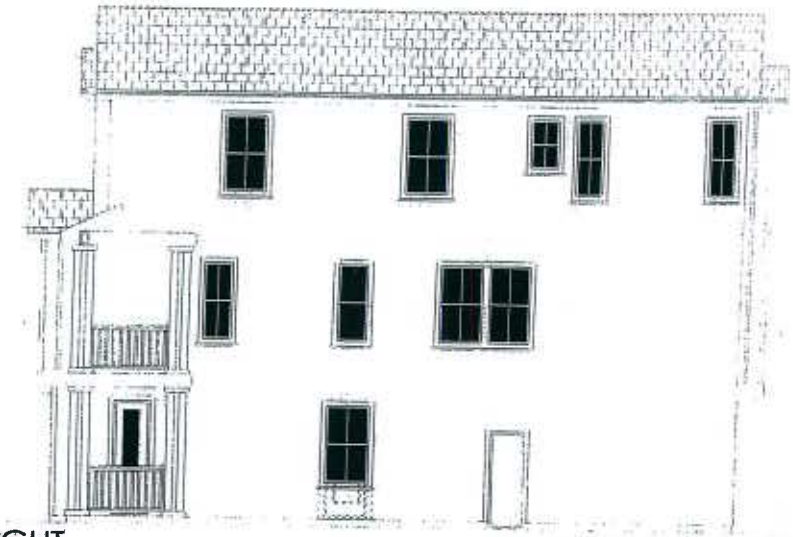


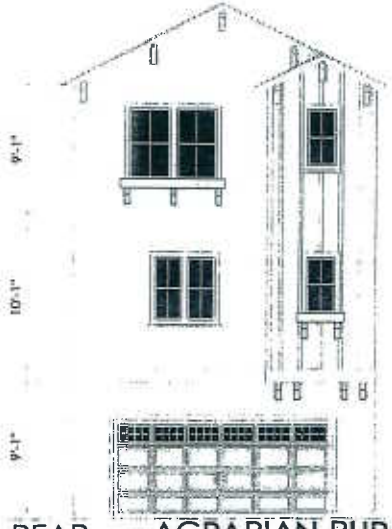
LEFT

AGRARIAN RURAL



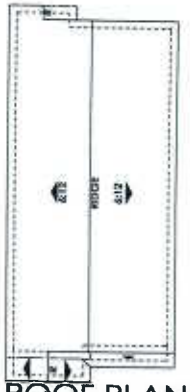
RIGHT

AGRARIAN RURAL



REAR

AGRARIAN RURAL



ROOF PLAN

0 4 8 16

0 2 4 8 16

A2.4

PLAN 2 AGRARIAN RURAL

Jones / Hamilton

Newark, Ca

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

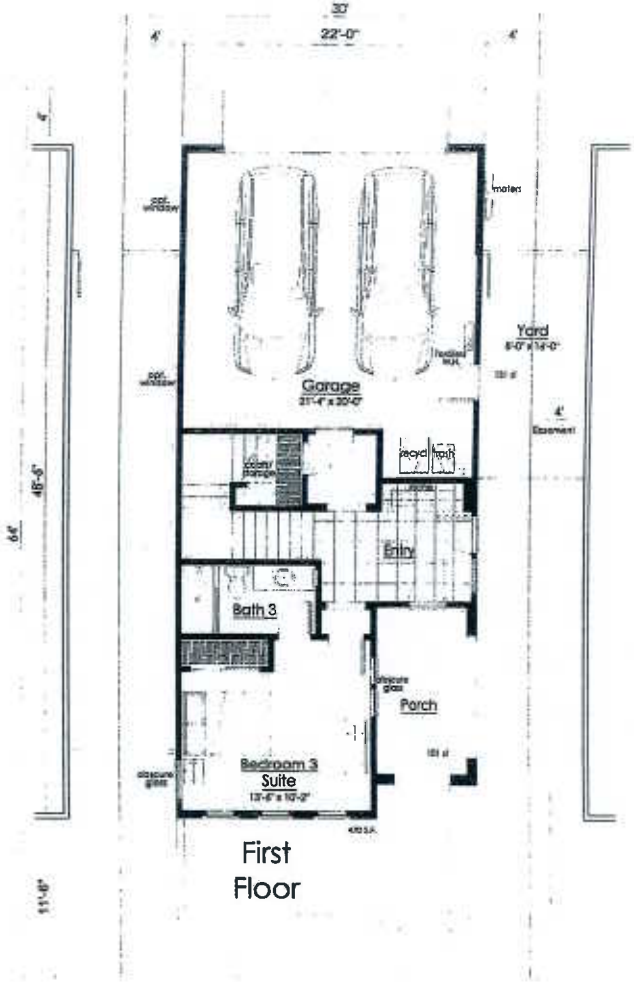
KTGY NO. 2012-0079
2012-0103 February 26, 2013

EXHIBIT A p22

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

Third Floor

Second Floor



First Floor

Plan 3 Floor Plan

Jones / Hamilton

Newark, Ca

0 2 4 8

A3.0

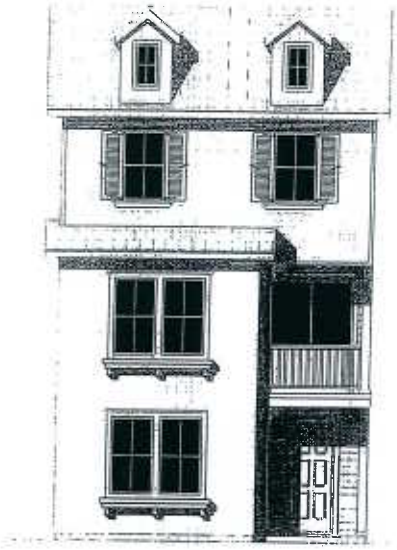
Floor Plan
4 Bedrooms
3.5 Baths
2312 sf

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079

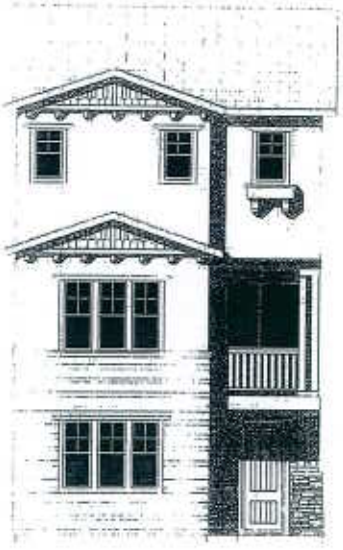
EXHIBIT Ap23

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



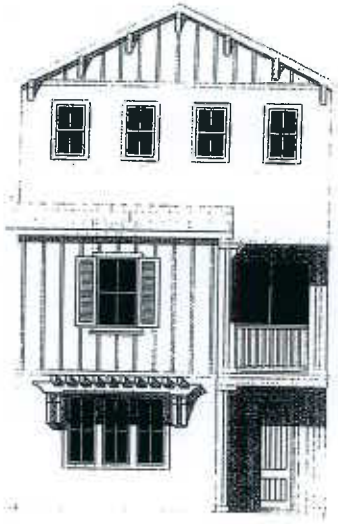
FARMHOUSE PLAN 3

Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding/ Shingles
* Shutters
* Decorative Brackets at Wood Posts



Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding/ Shingle Wall
* Wood Railing
* Wood Potshelves
* Stone Veneer

CRAFTSMAN PLAN 3



Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding
* Wood Railing
* Wood Potshelves

AGRARIAN RURAL PLAN 3

Plan 3 Front Elevations

Jones / Hamilton

Newark, Ca

0 2 4 8 16

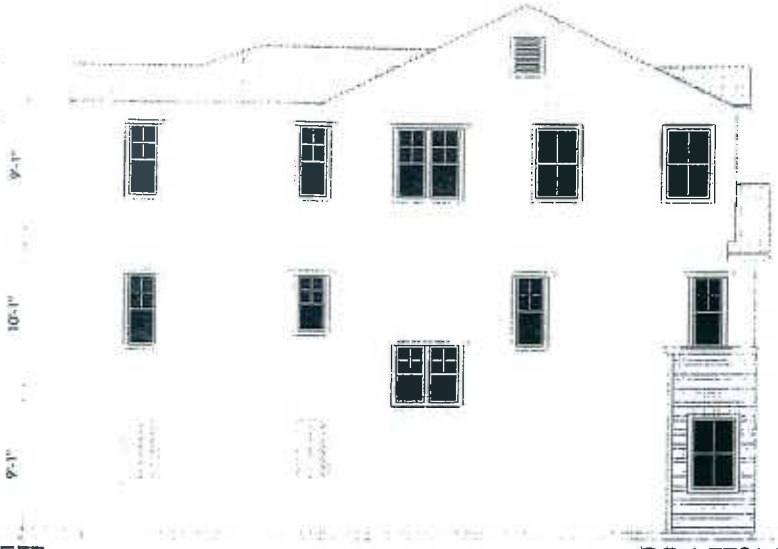
A3.1

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079
2012-0103 February 26, 2013

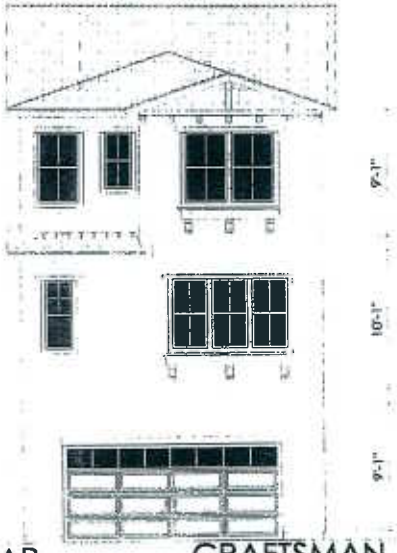
EXHIBIT A-p24

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

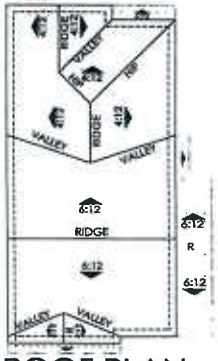


LEFT CRAFTSMAN

RIGHT CRAFTSMAN



REAR CRAFTSMAN



ROOF PLAN

0 4 8 16

0 2 4 8 16

A3.2

PLAN 3 CRAFTSMAN

Jones / Hamilton

Newark, Ca

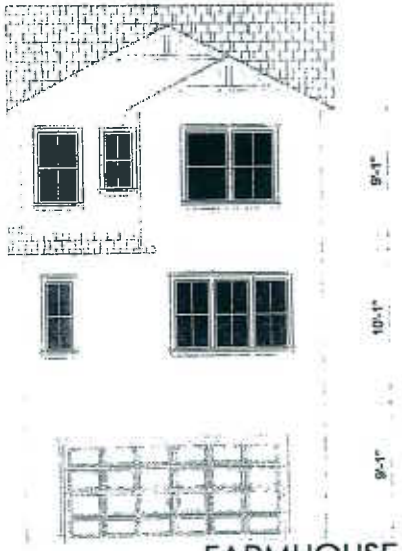
Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

EXHIBIT A-25

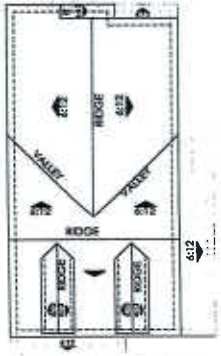
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910

LEFT FARMHOUSE

RIGHT FARMHOUSE



REAR FARMHOUSE



ROOF PLAN

0 4 8 16

0 2 4 8 16

A3.3

PLAN 3 FARMHOUSE

Jones / Hamilton

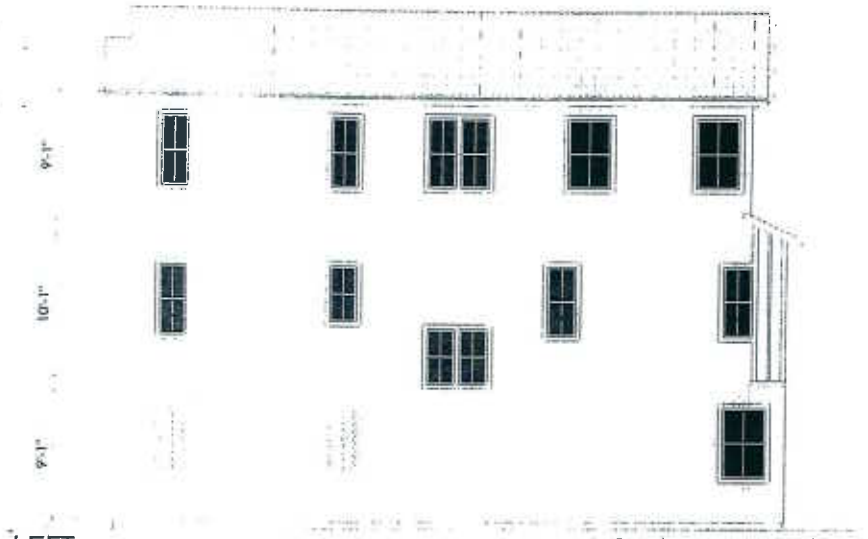
Newark, Ca

Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079
2012-0079 February 26, 2013

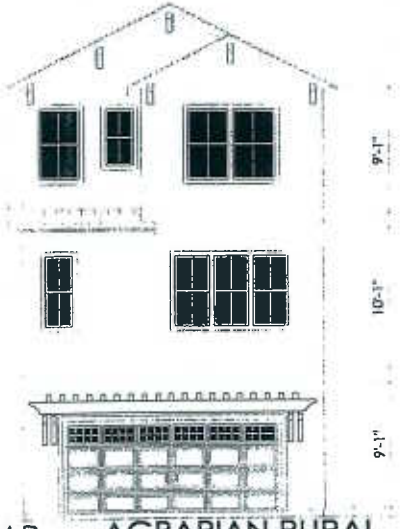
EXHIBIT A p26

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

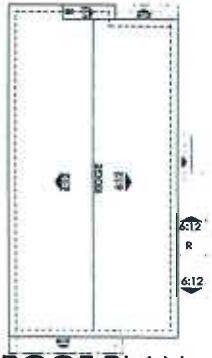


LEFT AGRARIAN RURAL

RIGHT AGRARIAN RURAL



REAR AGRARIAN RURAL



ROOF PLAN

0 4 8 16

0 2 4 8 16

A3.4

PLAN 3 AGRARIAN RURAL

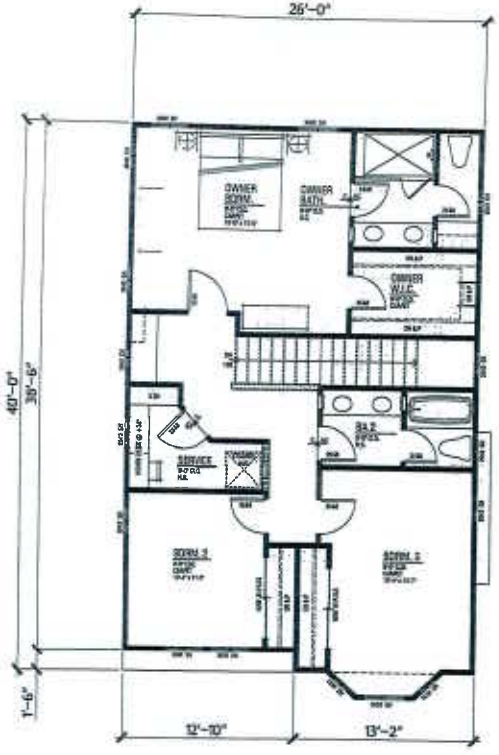
Jones / Hamilton

Newark, Ca

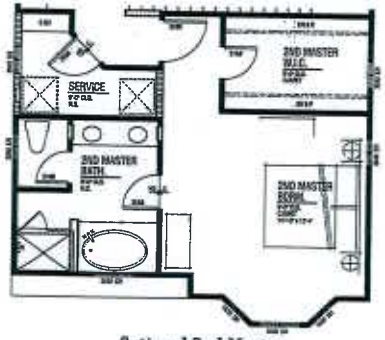
Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

EXHIBIT Ap.27

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910



Second Level: 959 SF



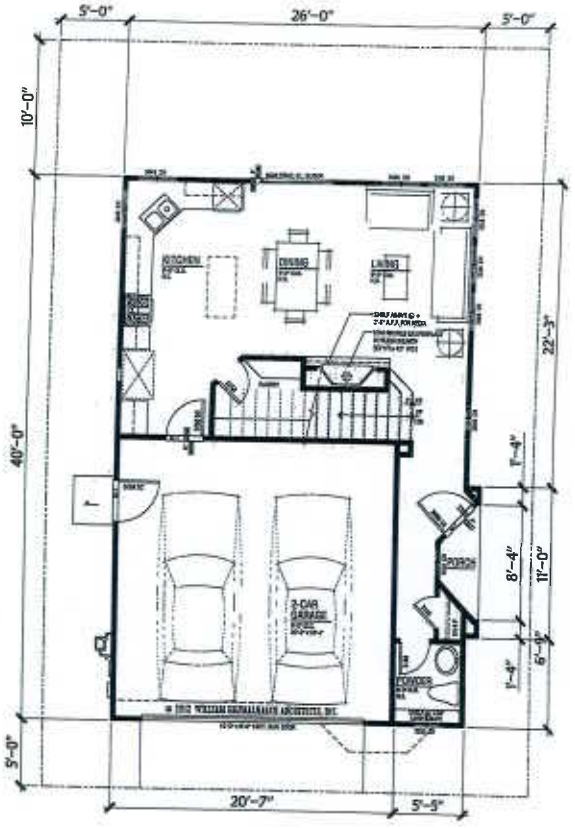
Optional 2nd Master

Plan 1

Elevation A
Total: 1,509 SF
Garage: 423 SF
3 Bdrm / 2 ½ Ba
2 Car Garage

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies



First Level: 550 SF

0 4 8 12

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EXHIBIT A p.28

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 23, 2012

4.1

2011096 Dumbarton - T.O.D. - Newark, CA

Elevation C

Elevation B

Elevation A

Plan 1

Front Elevations

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

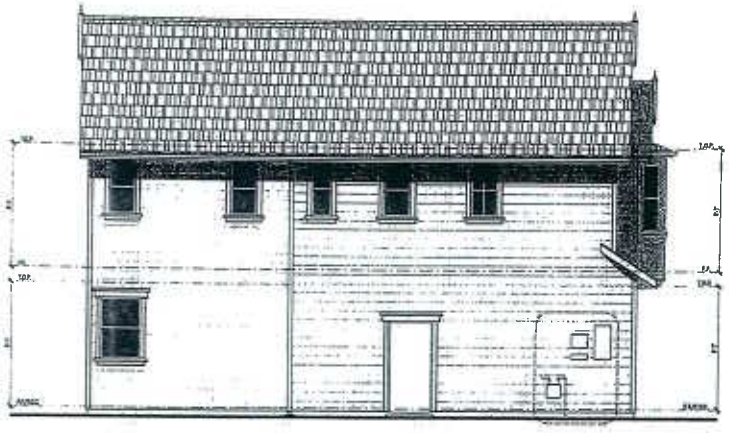
EXHIBIT A-29

WILLIAM HEZMALHALCH ARCHITECTS INC.

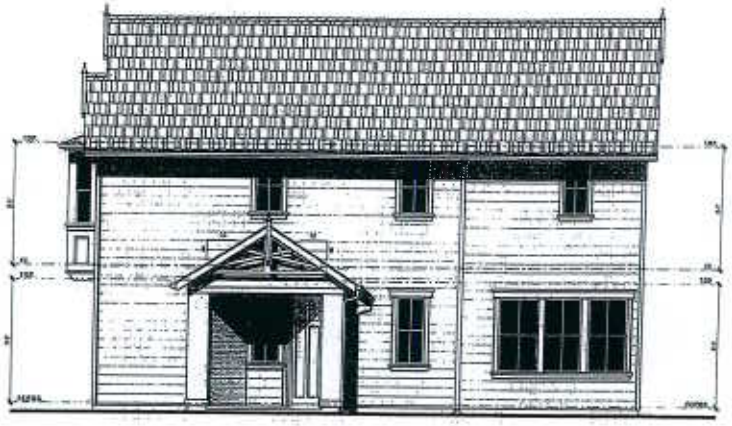
February 21, 2002

4.3

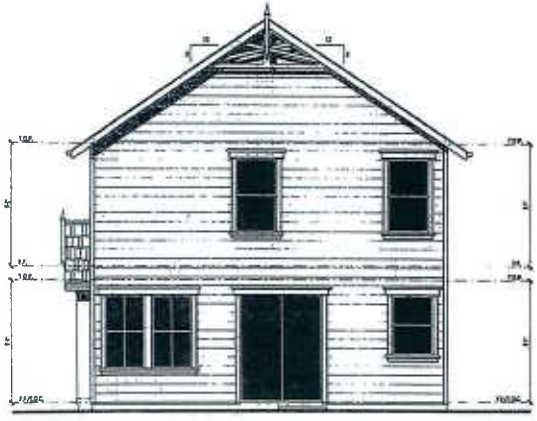
2011090 Dumbarton - T.O.D. - Newark, CA



Left Elevation



Right Elevation



Rear Elevation

Front Elevation

Plan 1

Elevation A

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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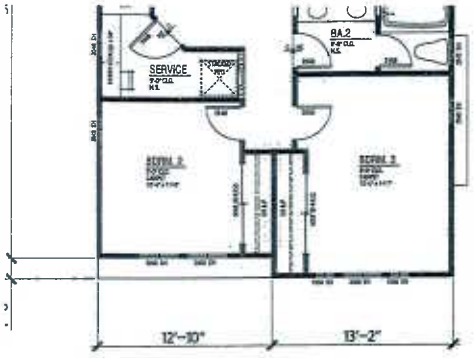
EXHIBIT A-30

WILLIAM HEZMALHALCH ARCHITECTS INC.

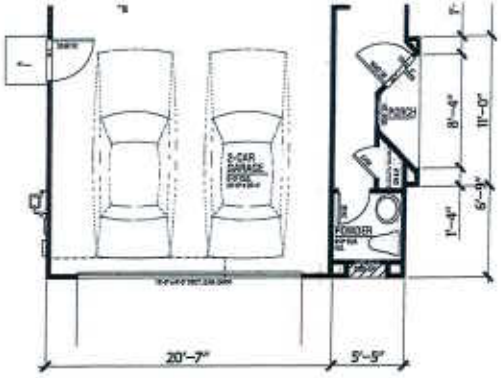
February 21, 2012

4.4

201090 Dumbarton - T.O.D. - Newark, CA



Partial Upper Plan
@ Elevation B



Partial Lower Plan
@ Elevation B

Rear Elevation

Front Elevation

Plan 1

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

EXHIBIT Ap.31

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 21, 2012

4.5

2011090 Dumbarton - T.O.D. - Newark, CA

Left Elevation

Right Elevation

Plan 1

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

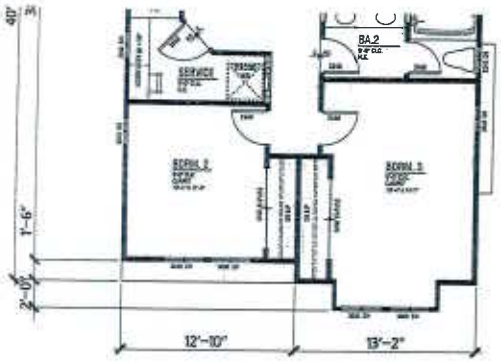
EXHIBIT Ap 32

WILLIAM HEZMALHALCH ARCHITECTS INC.

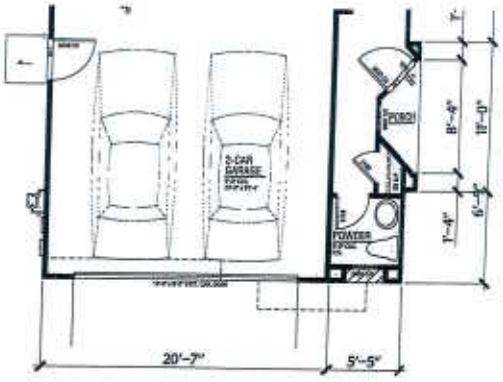
February 21, 2012

4.5.1

2011099 Dumbarton - T.O.D. - Newark, CA



Partial Upper Plan
@ Elevation C



Partial Lower Plan
@ Elevation C

Rear Elevation

Front Elevation

Plan 1

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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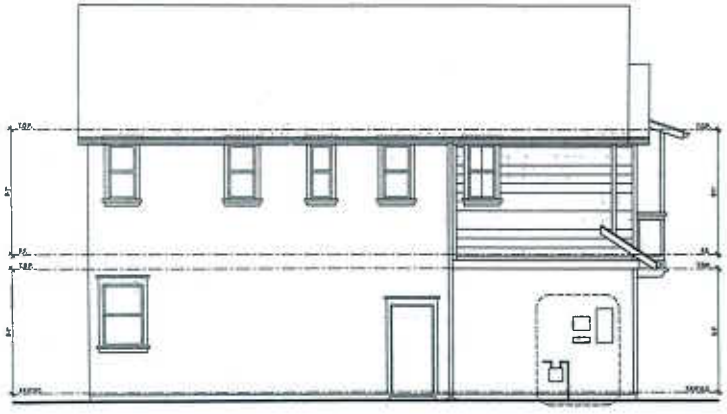
EXHIBIT Ap.33

WILLIAM HEZMALHALCH ARCHITECTS INC.
2320 RESEARCH AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whaarchitects.com fax 949 250 1529

February 21, 2012

4.6

2011090 Dumbarton - T.O.D. - Newark, CA



Left Elevation

Right Elevation

Plan 1

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

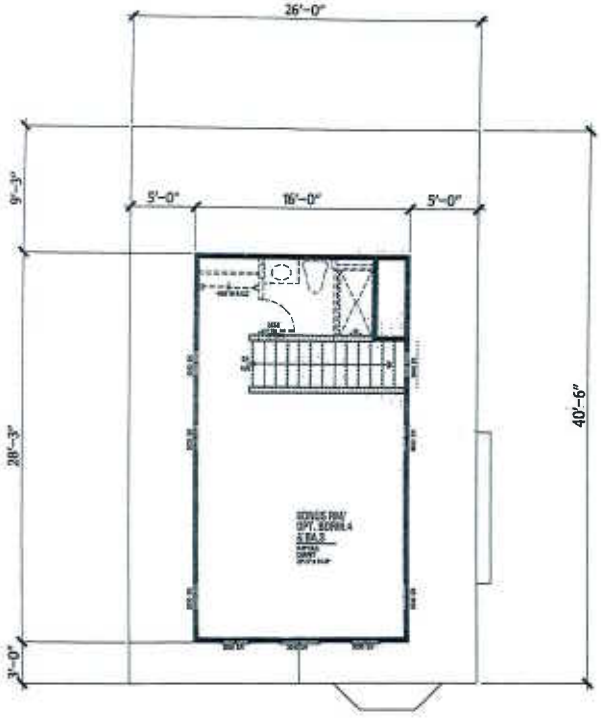
Ap. 34

WILLIAM HEZMALHALCH ARCHITECTS INC.

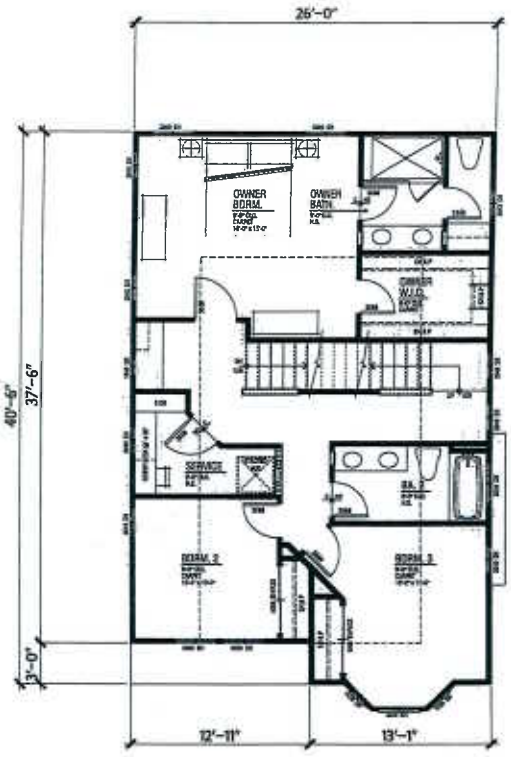
February 21, 2002

4.6.1

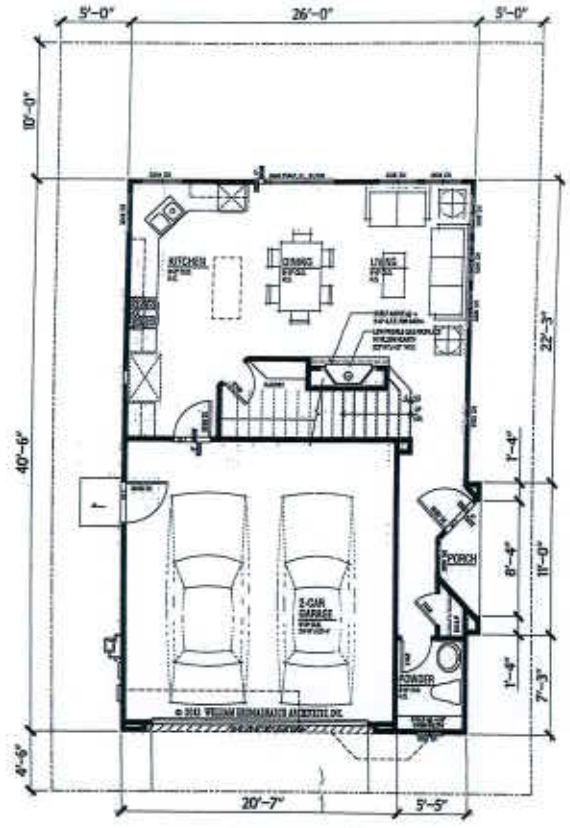
2011090 Dumbarton - T.O.D. - Newark, CA



Third Level: 394 SF



Second Level: 954 SF



First Level: 550 SF

Plan 1X

Elevation A

Total: 1,898 SF
Garage: 423 SF
3 Bdrm / Bonus Rm /2 ½ Ba
2 Car Garage

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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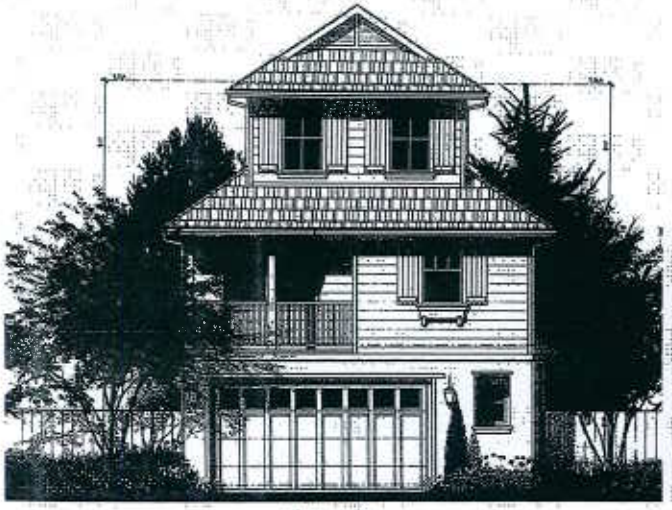
EXHIBIT AP 35

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 21, 2012

5.1

2011090 Dumbarton - T.O.D. - Newark, CA



Elevation C

Elevation B

Elevation A

Plan 1X

Front Elevations

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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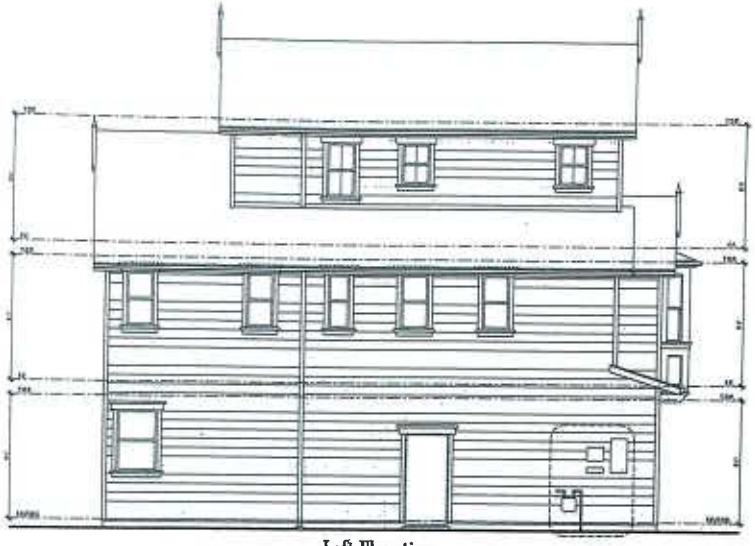
EXHIBIT A-36

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 13, 2012

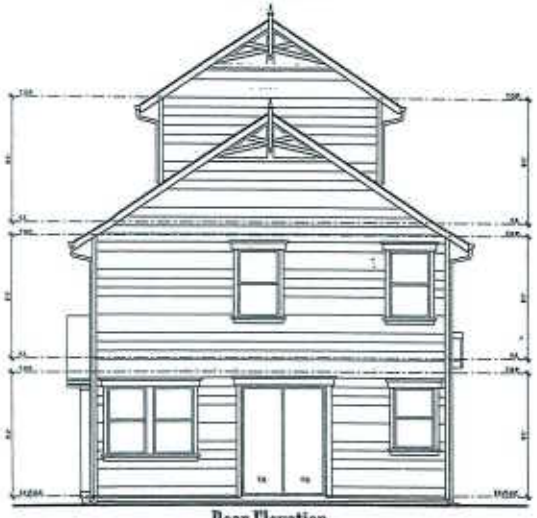
5.3

2011090 Dumbarton - T.O.D. - Newark, CA



Left Elevation

Right Elevation



Rear Elevation

Front Elevation

Plan 1X

Elevation A

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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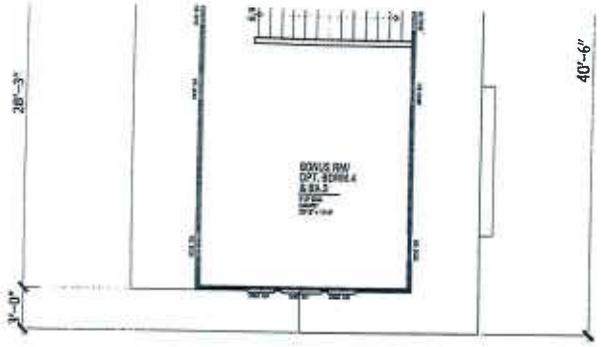
Ap. 37

WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 410 SAN RAMON CA 94583-1100
925 483 1700 fax 925 483 1725
2600 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0567 www.whaehitects.com fax 949 250 1628

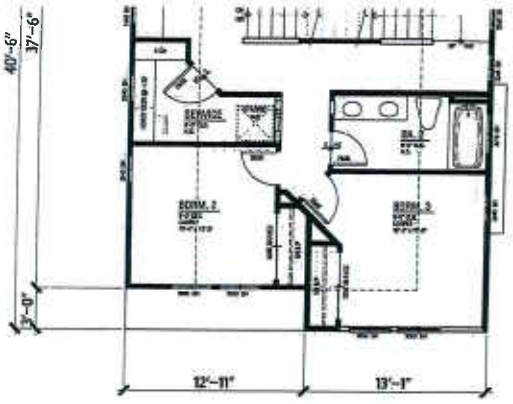
February 21, 2012

5.4

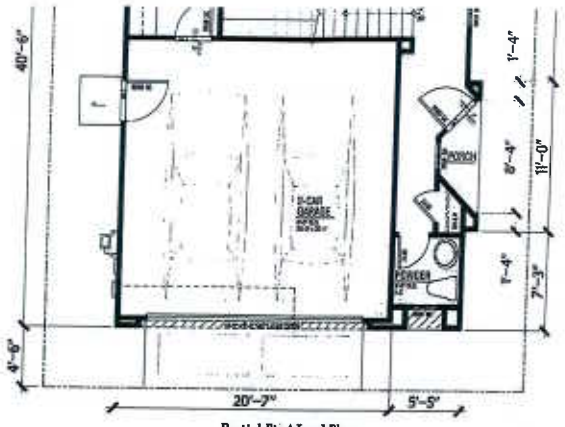
2011098 Dumbarton - T.O.D. - Newark, CA



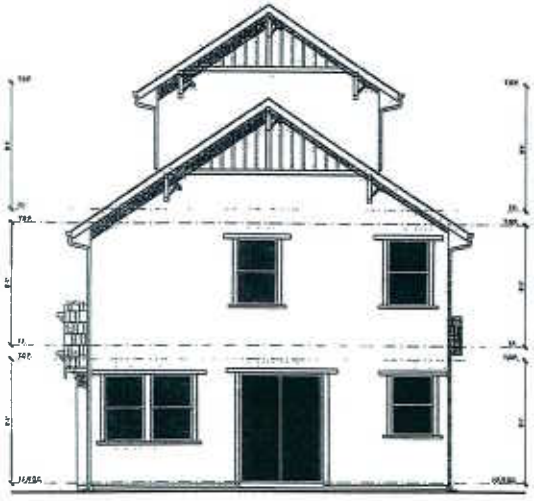
Partial Third Level Plan
@ Elevation B



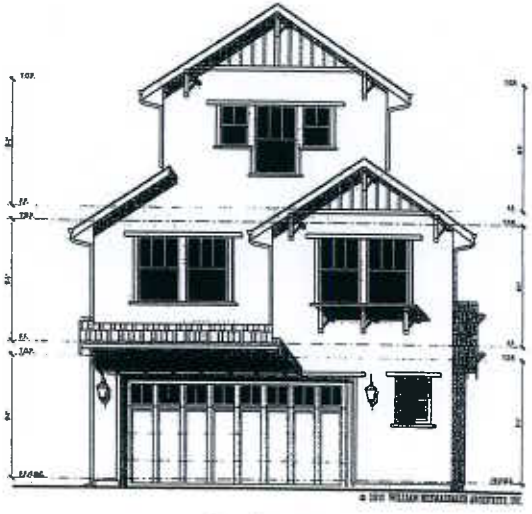
Partial Second Level Plan
@ Elevation B



Partial First Level Plan
@ Elevation B



Rear Elevation



Front Elevation

Plan 1X

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

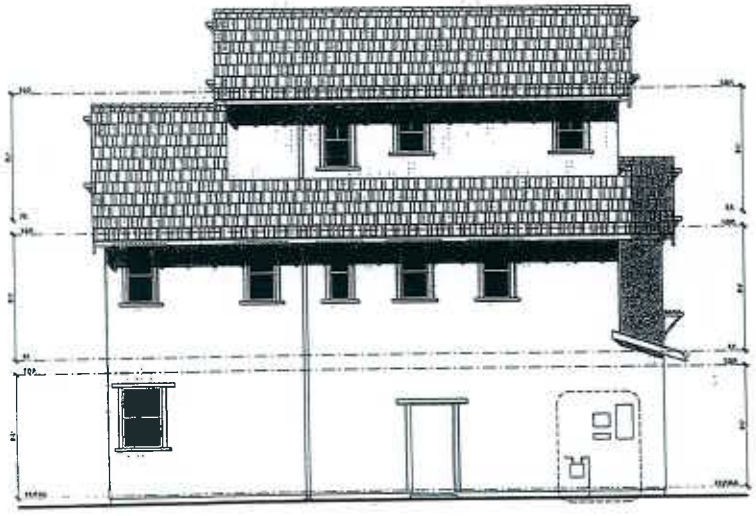
EXHIBIT Ap. 38

WILLIAM HEZMALHALCH ARCHITECTS INC.

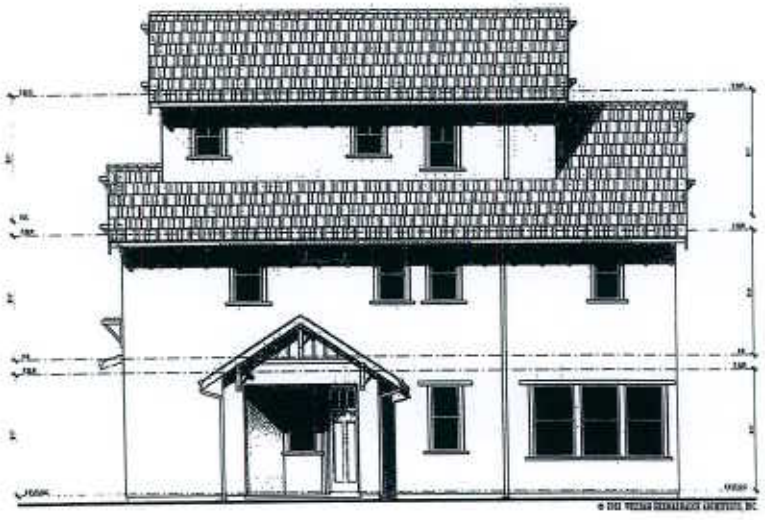
February 11, 2011

5.5

2011030 Dumbarton - T.O.D. - Newark, CA



Left Elevation



Right Elevation

Plan 1X

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

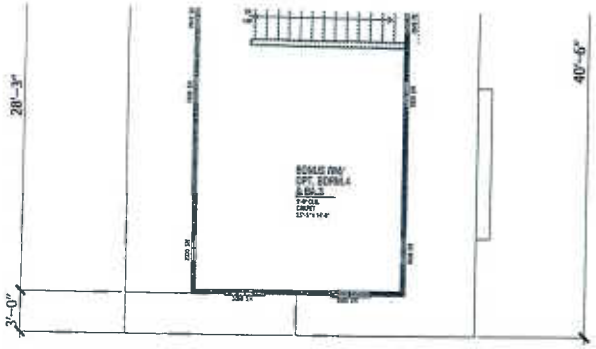
Ap. 39

WILLIAM HEZMALHALCH ARCHITECTS, INC.

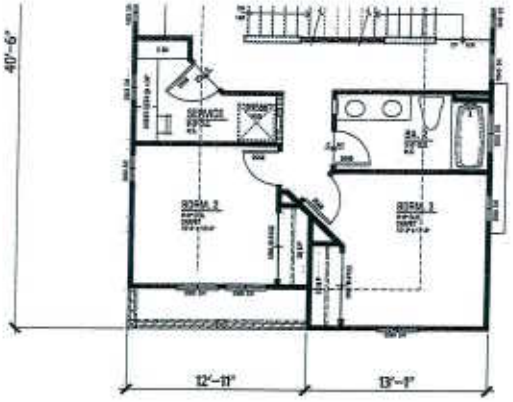
February 21, 2012

5.5.1

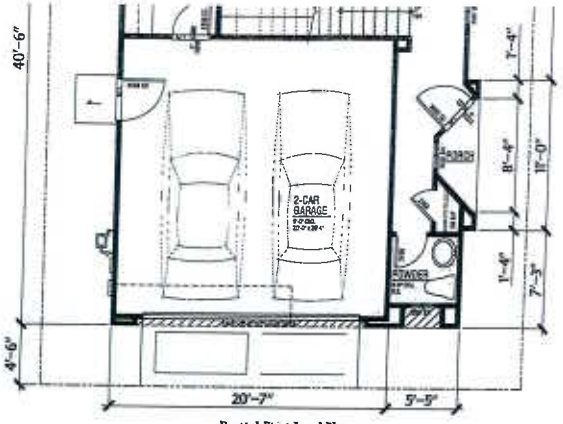
2011090 Dumbarton - T.O.D. - Newark, CA



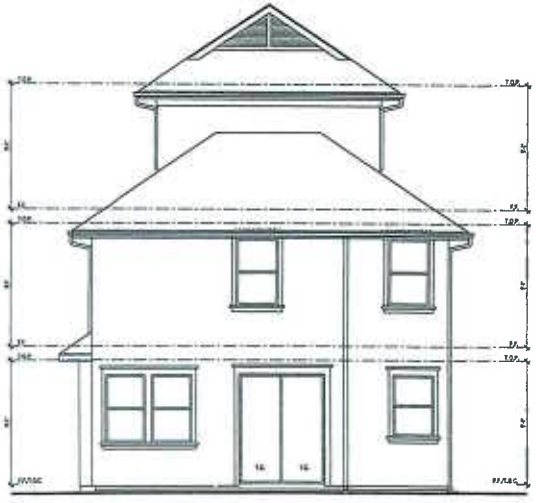
Partial Third Level Plan
@ Elevation C



Partial Second Level Plan
@ Elevation C



Partial First Level Plan
@ Elevation C



Rear Elevation

Front Elevation

Plan 1X

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

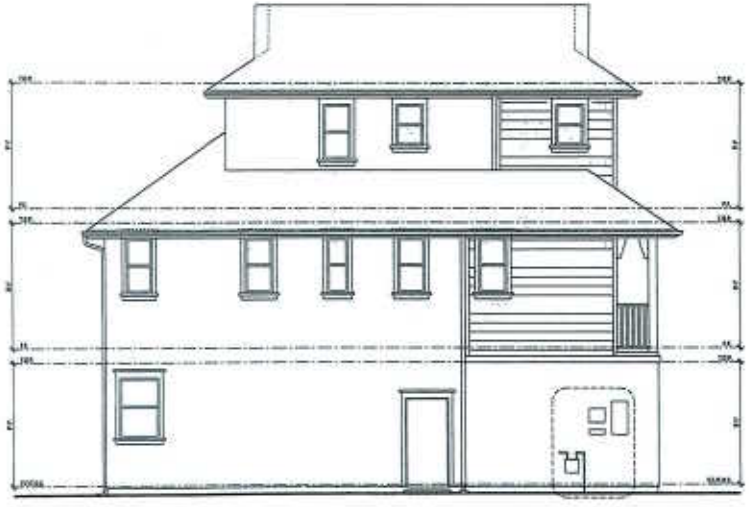
EXHIBIT Ap40

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 21, 2012

5.6

2011090 Dumbarton - T.O.D. - Newark, CA



Left Elevation

Right Elevation

Plan 1X

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.

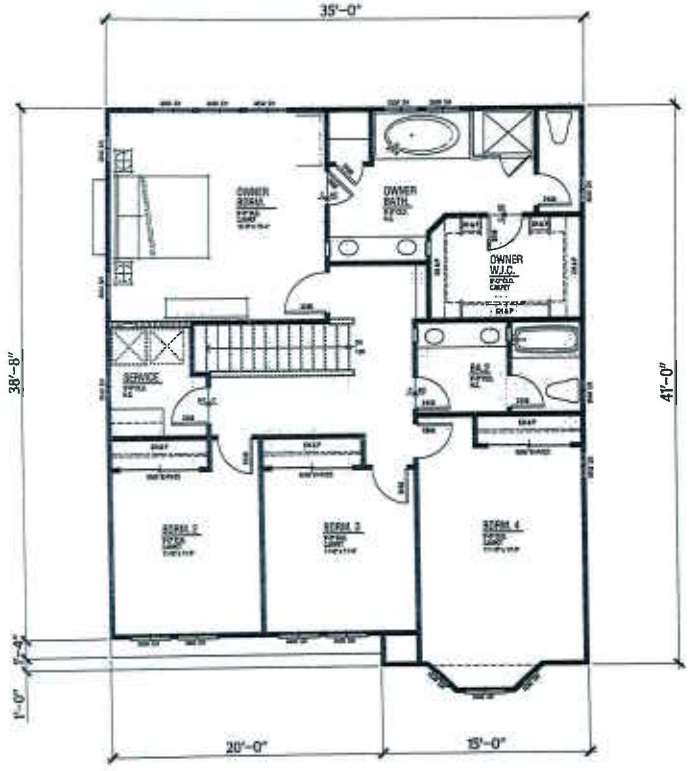
EXHIBIT A-41

WILLIAM HEZMALHALCH
ARCHITECTS INC.

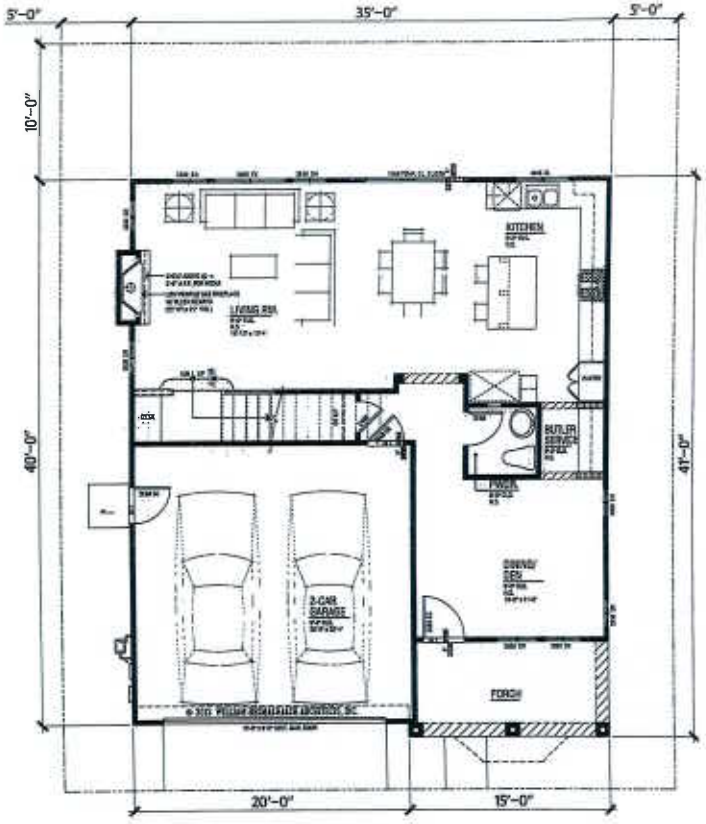
February 21, 2012

5.6.1

2011098 Dumbarton - T.O.D. - Newark, CA



Second Level: 1,304 SF



First Level: 895 SF

Plan 2

Elevation A
Total: 2,199 SF
Garage: 424 SF
4 Bdrm / Dining/Den / 2 ½" Ba
2 Car Garage

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

EXHIBIT A p.42

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 21, 2012

6.1

2011898 Dumbarton - T.O.D. - Newark, CA

Elevation C

Elevation B

Elevation A

Plan 2

Front Elevations

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

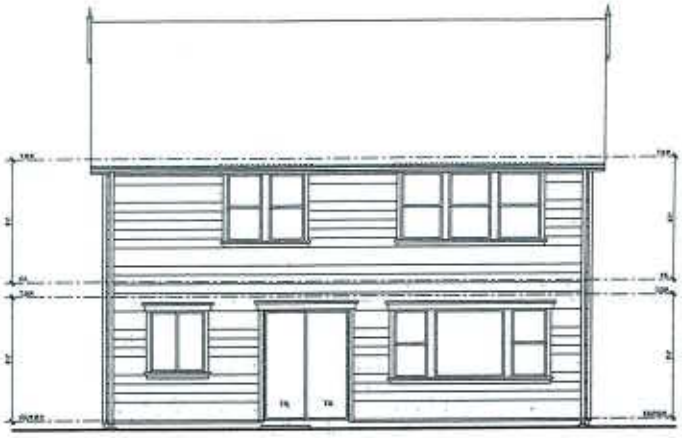
EXHIBIT Ap 43

WILLIAM HEZMALHALCH ARCHITECTS INC

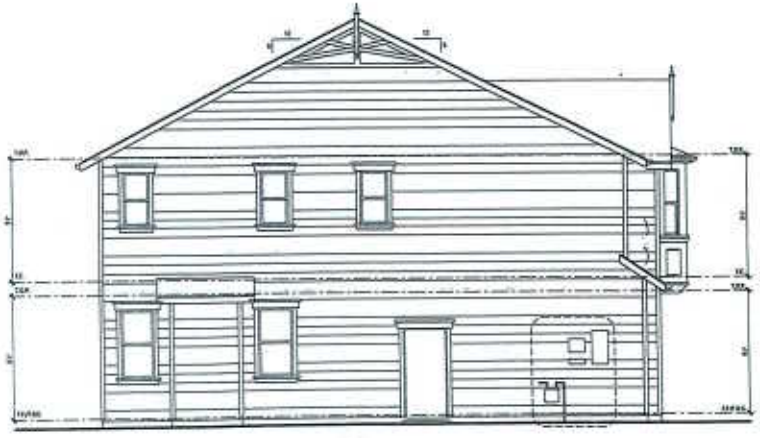
February 23, 2012

6.3

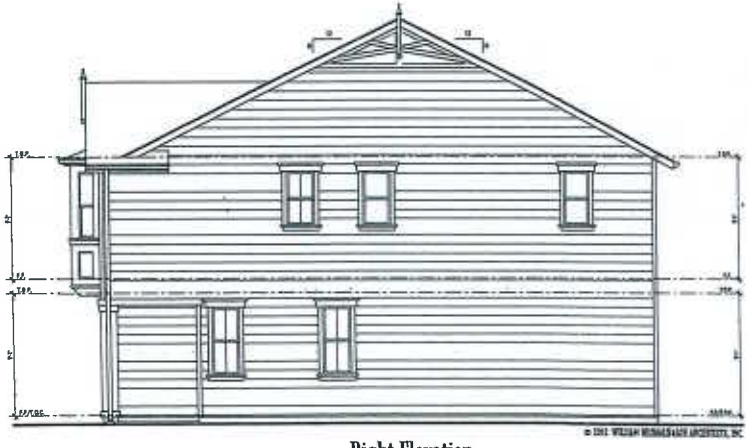
2011890 Dumbarton - T.O.D. - Newark, CA



Rear Elevation



Left Elevation



Right Elevation

Plan 2

Elevation A

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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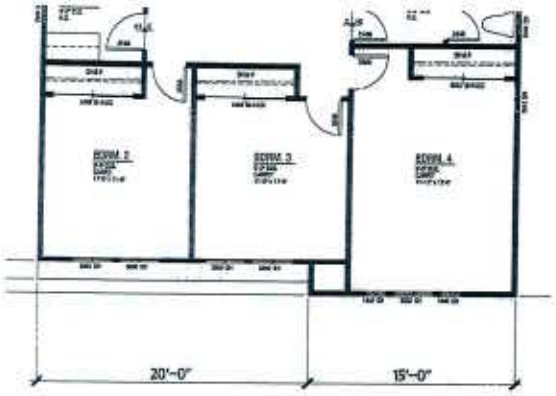
Ap.44

WILLIAM HEZMALHALCH
ARCHITECTS INC.

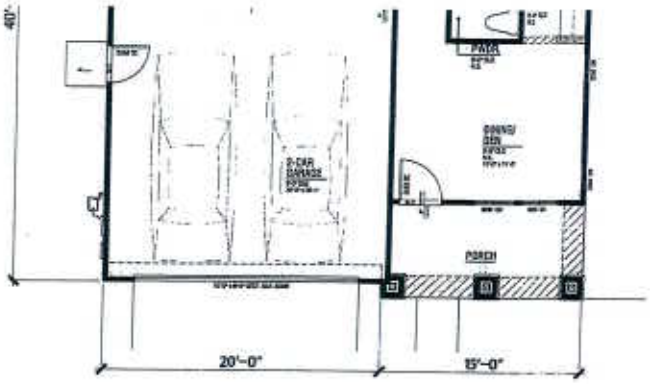
February 21, 2012

6.4

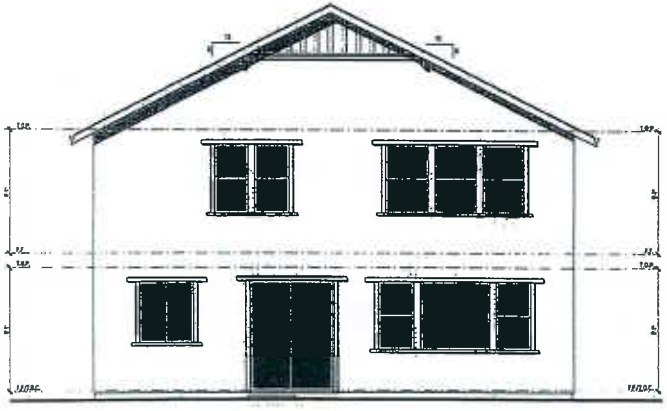
2011090 Dumbarton - T.O.D. - Newark, CA



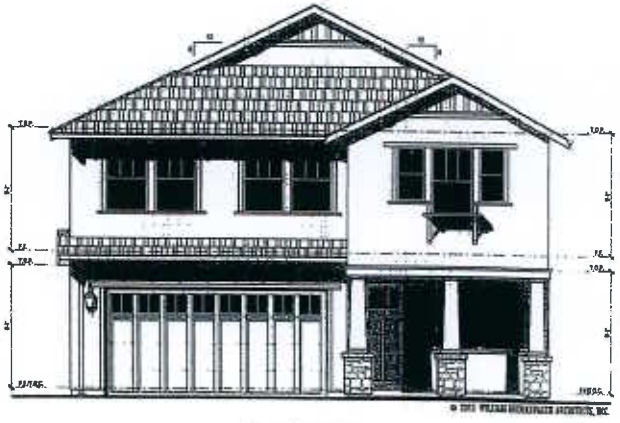
Partial Upper Plan
@ Elevation B



Partial Lower Plan
@ Elevation B



Rear Elevation



Front Elevation

Plan 2

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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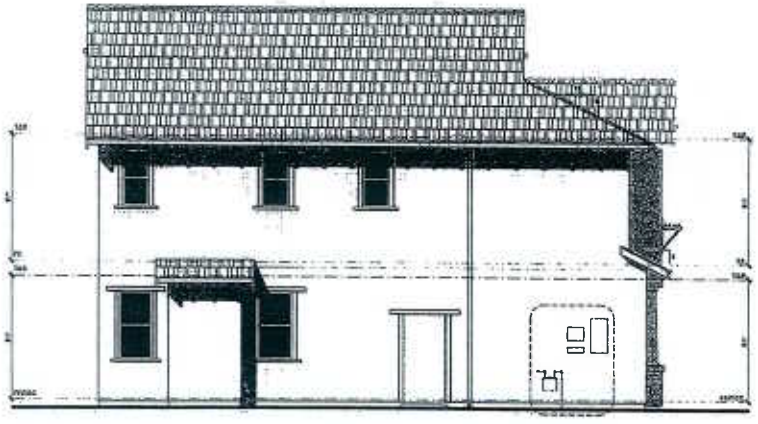
EXHIBIT Ap-45

WILLIAM HEZMALHALCH ARCHITECTS INC.

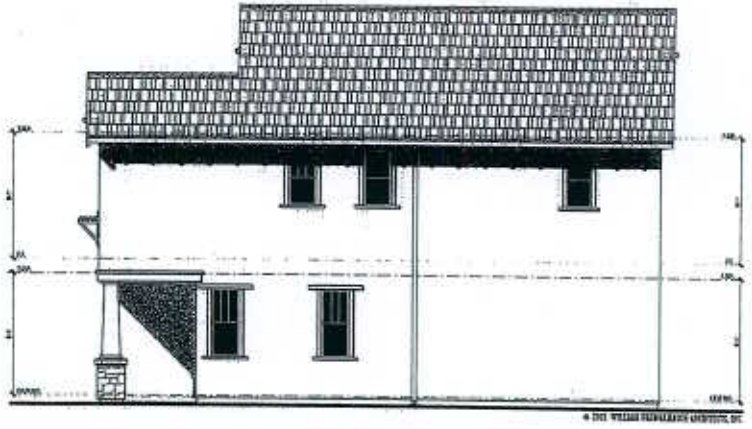
February 23, 2012

6.5

2011890 Dumbarton - T.O.D. - Newark, CA



Left Elevation



Right Elevation

Plan 2

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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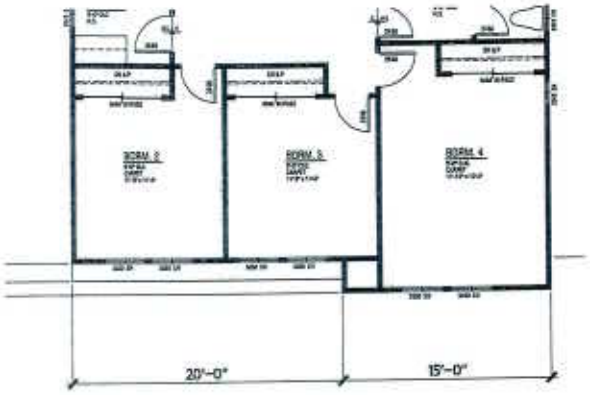
EXHIBIT Ap46

WILLIAM HEZMALHALCH ARCHITECTS INC

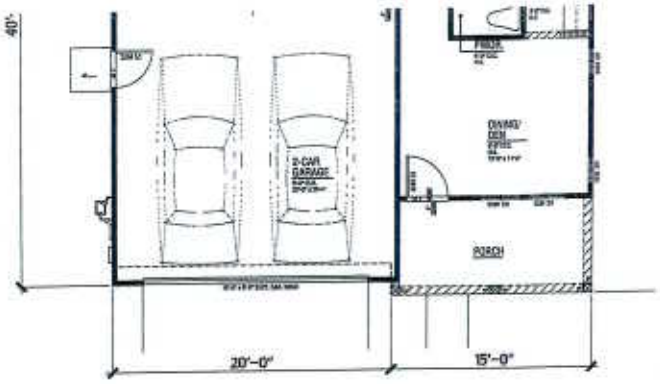
February 13, 2012

6.5.1

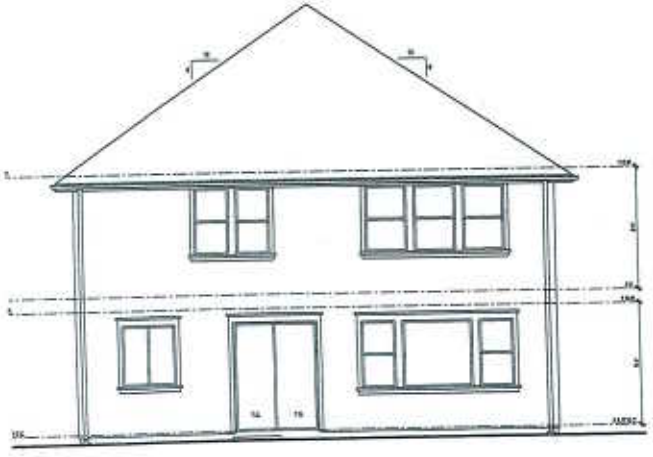
2011990 Dumbarton - T.O.D. - Newark, CA



Partial Upper Plan
@ Elevation C



Partial Lower Plan
@ Elevation C



Rear Elevation

Front Elevation

Plan 2

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

Ap47

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 21, 2012

6.6

2011090 Dumbarton - T.O.D. - Newark, CA

Left Elevation

Right Elevation

Plan 2

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

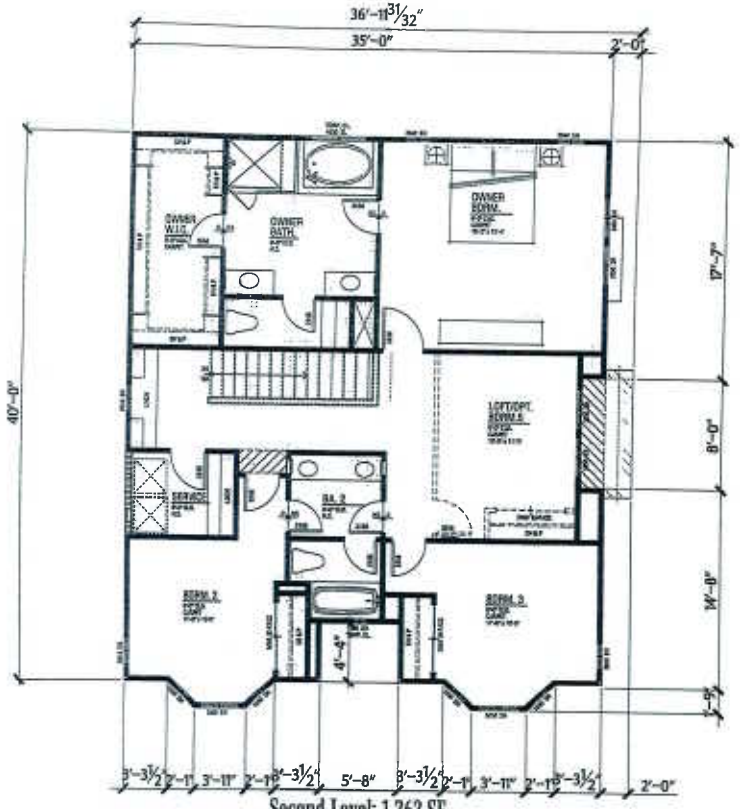
Apt8

WILLIAM HEZMALHALCH ARCHITECTS INC.

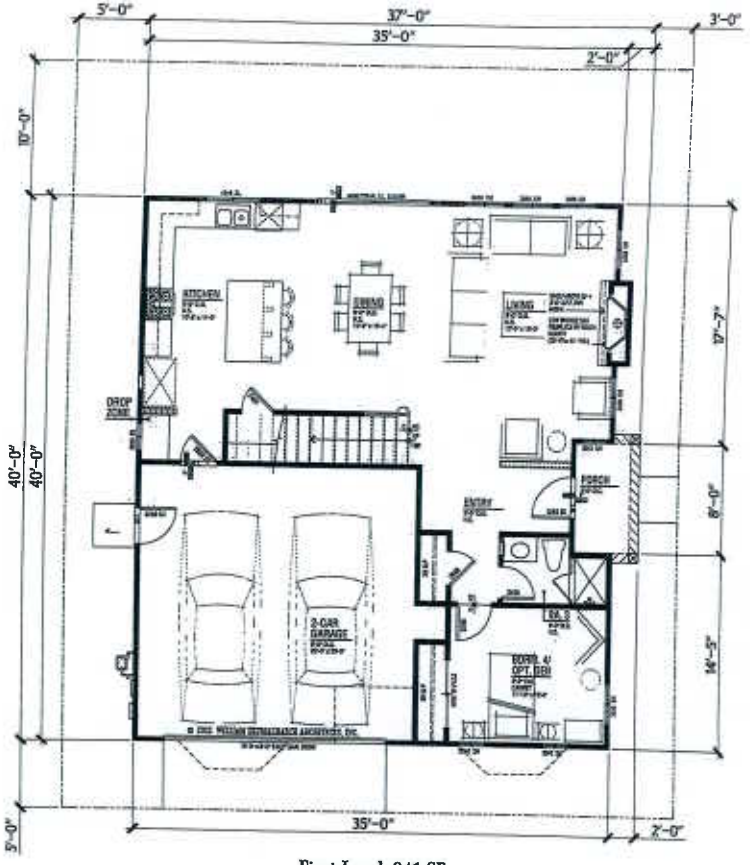
February 11, 2012

6.6.1

2011990 Dumbarton - T.O.D. - Newark, CA



Second Level: 1,262 SF



First Level: 941 SF

Plan 3

Elevation A

Total: 2,203 SF
Garage: 414 SF
4 Bdrm /Flex Room / 3 Ba
2 Car Garage

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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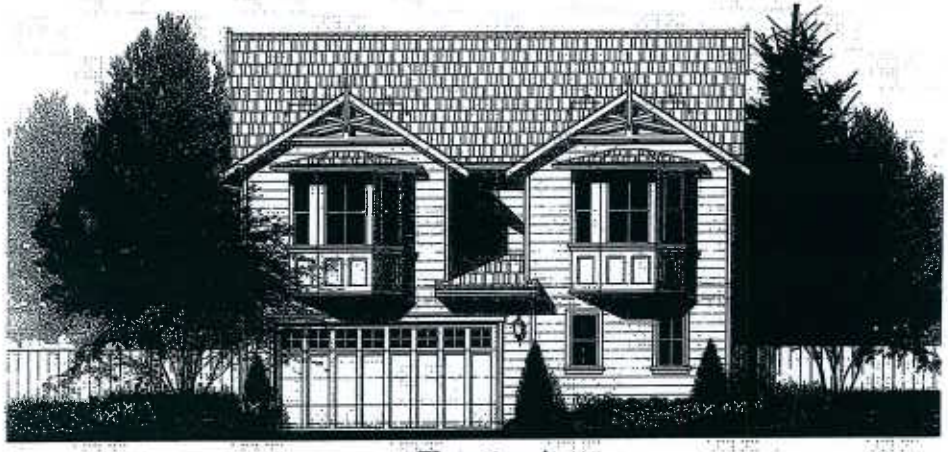
EXHIBIT A-49

WILLIAM HEZMALHALCH ARCHITECTS INC

February 21, 2012

7.1

2011090 Dumbarton - T.O.D. - Newark, CA



Elevation A

Elevation C

Elevation B

Plan 3

Front Elevations

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

EXHIBIT A-50

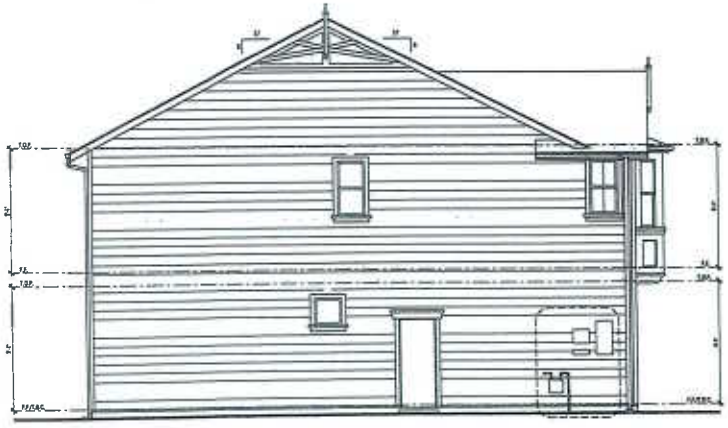
WILLIAM HEZMALHALCH ARCHITECTS INC.

February 22, 2012

7.3

2011890 Dumbarton - T.O.D. - Newark, CA

Rear Elevation



Left Elevation

Right Elevation

Plan 3

Elevation A

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

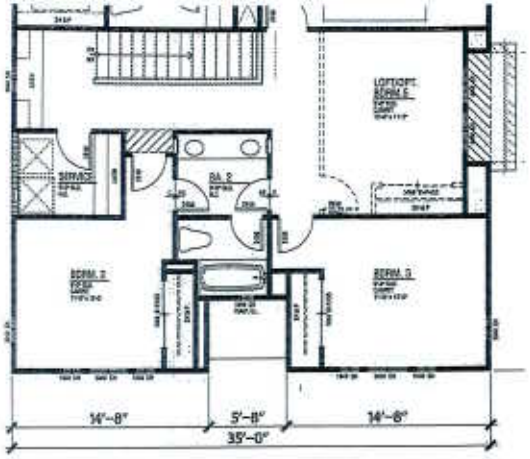
EXHIBIT AP51

WILLIAM HEZMALHALCH ARCHITECTS INC.

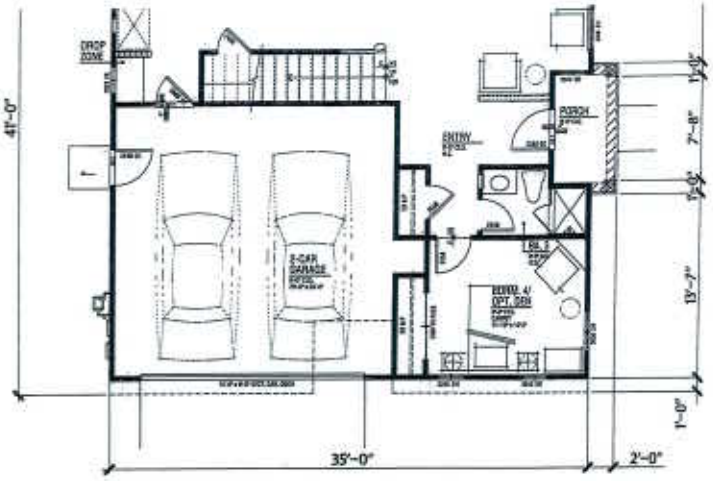
February 23, 2012

7.4

2011090 Dumbarton - T.O.D. - Newark, CA



Partial Upper Plan
@ Elevation B



Partial Lower Plan
@ Elevation B

Rear Elevation

Front Elevation

Plan 3

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

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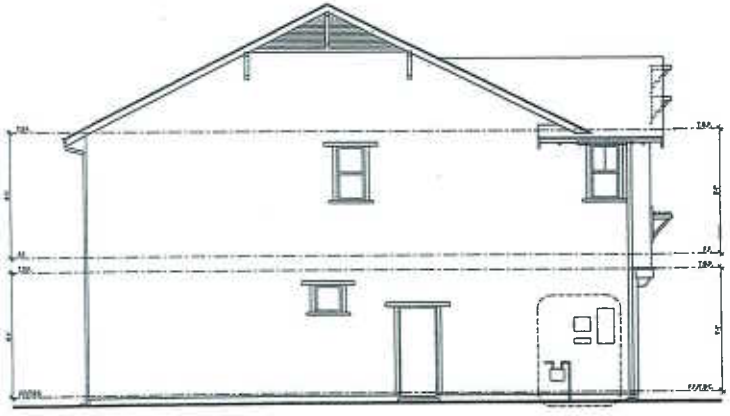
Ap52

WILLIAM HEZMALHALCH ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 100 SAN RAMON CA 94583-5186
925 463 1700 fax 925 463 1725
2850 REDHILL AVENUE SUITE 200 SANTA ANA, CA 92705-5543
949 250 0607 www.whaarchitects.com fax 949 250 1529

February 21, 2013

7.5

2011090 Dumbarton - T.O.D. - Newark, CA



Left Elevation

Right Elevation

Plan 2

Elevation B

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

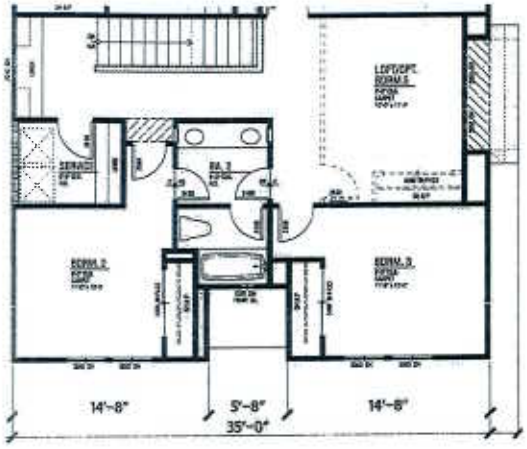
EXHIBIT Ap 53

WILLIAM HEZMALHALCH ARCHITECTS INC.

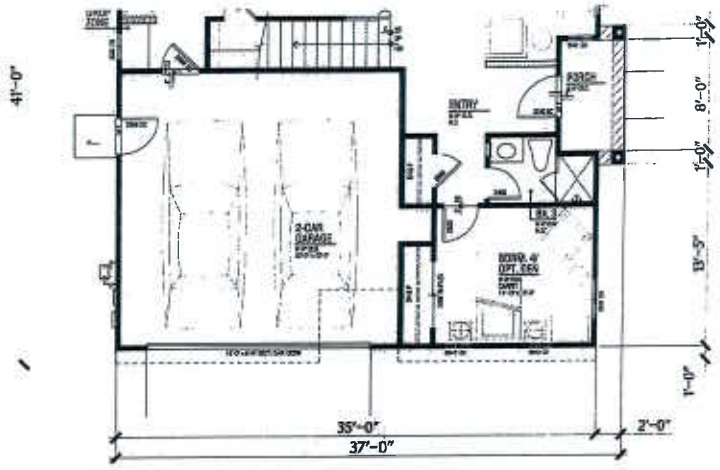
February 21, 2003

7.5.1

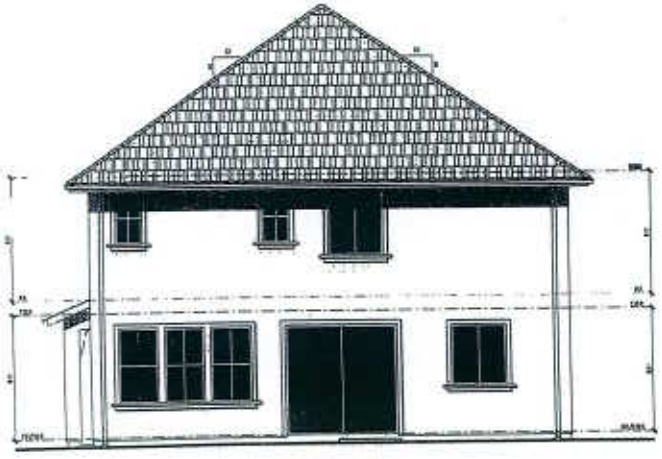
2011890 Dumbarton - T.O.D. - Newark, CA



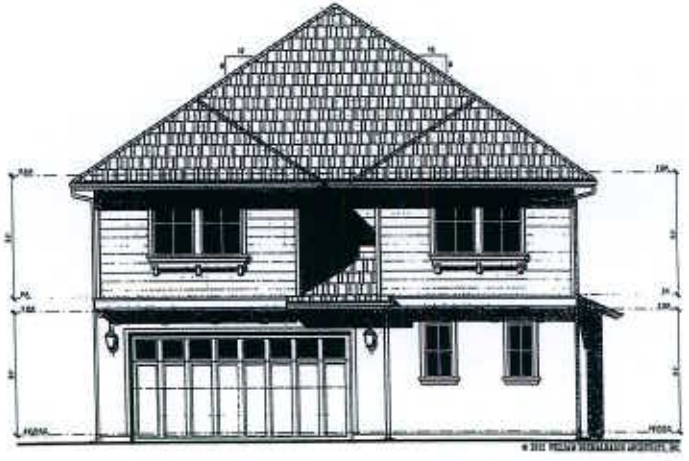
Partial Upper Plan
@ Elevation C



Partial Lower Plan
@ Elevation C



Rear Elevation



Front Elevation

Plan 3

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

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EXHIBIT A-54

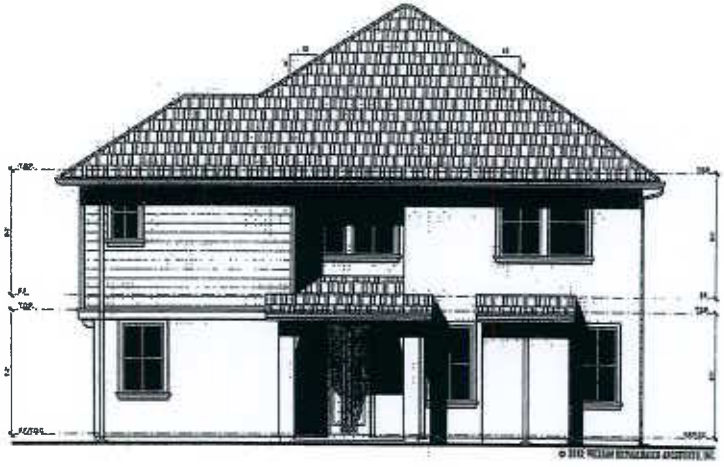
WILLIAM HEZMALHALCH ARCHITECTS INC.

February 23, 2011

7.6

2011096 Dumbarton - T.O.D. - Newark, CA

Left Elevation



Right Elevation

Plan 3

Elevation C

Dumbarton - T.O.D.

Product B
Newark, CA
Trumark Companies

0 4 8 12

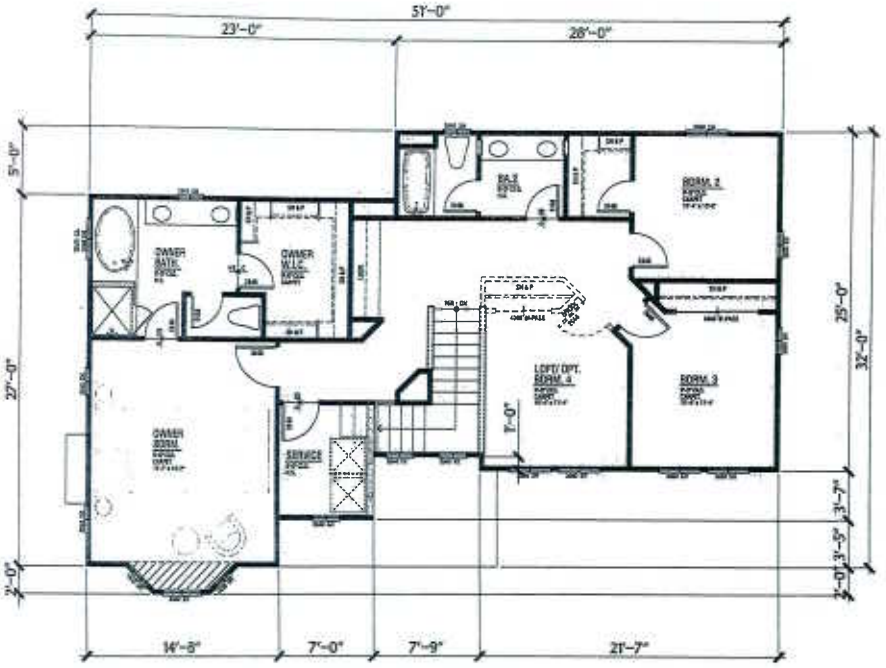
EXHIBIT A-55

WILLIAM HEZMALHALCH ARCHITECTS INC.

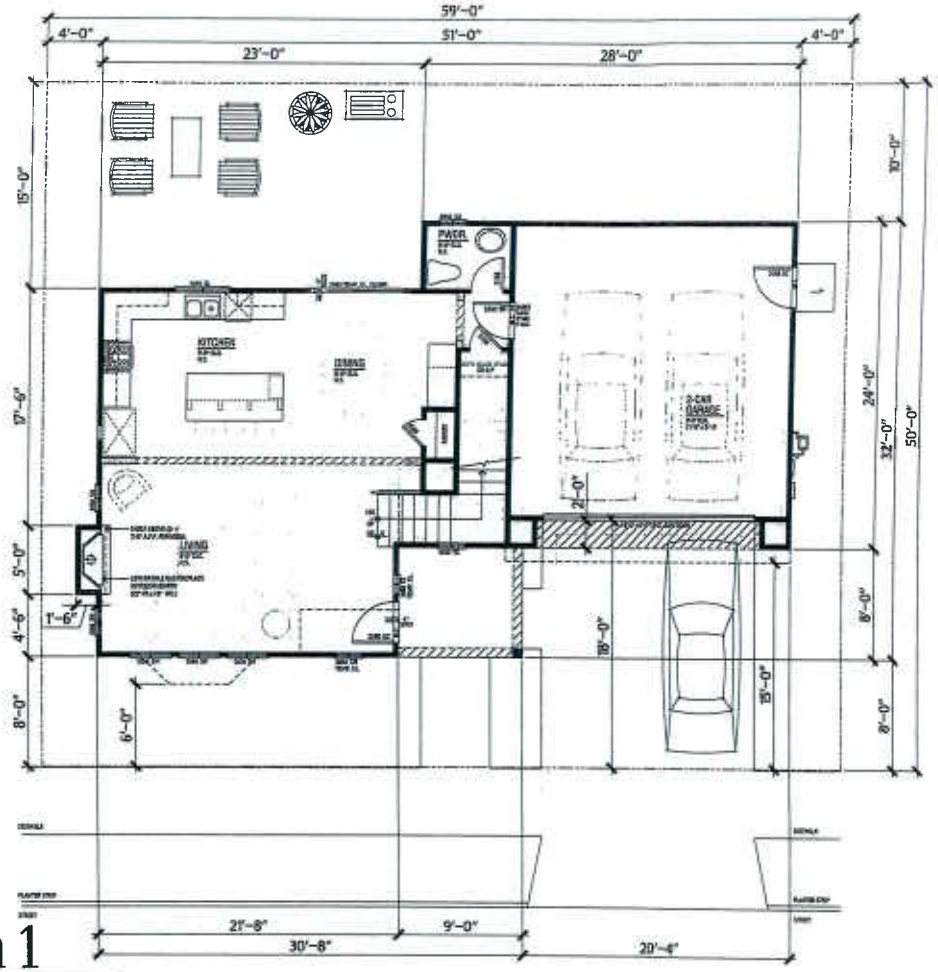
February 21, 2012

7.6.1

2311090 Dumbarton - T.O.D. - Newark, CA



Second Level: 1,227 SF



First Level: 774 SF

Lot width	59'
Lot depth	50'
Porch/stoop setback	8'
Front building face setback	8'
Front second story bay window setback	6'
Rear building setback	10'
Side building setback	4'

Plan 1

Total: 2,001 SF
Garage: 468 SF
3 Bdrm / Loft / 2 ½ Ba
2 Car Garage

Dumbarton - T.O.D.

Product C
Newark, CA
Trumark Companies

0 4 8 12

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A-p56

WILLIAM HEZMALHALCH ARCHITECTS INC.

February 21, 2012

8.1

2011090 Dumbarton - T.O.D. - Newark, CA

Elevation A

Elevation C

Elevation B

Plan 1

Front Elevations

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

0 4 8 12

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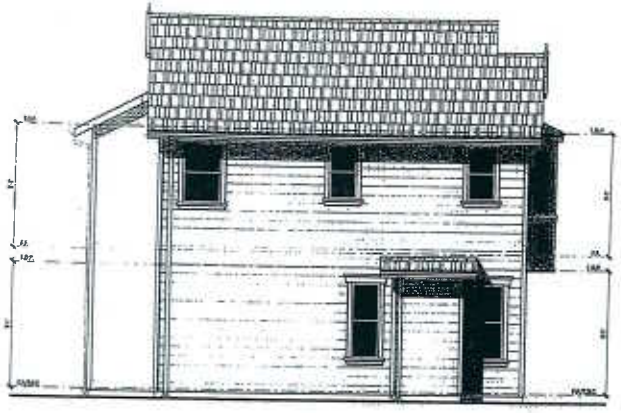
EXHIBIT Ap57

WILLIAM HEZMALHALCH ARCHITECTS INC.

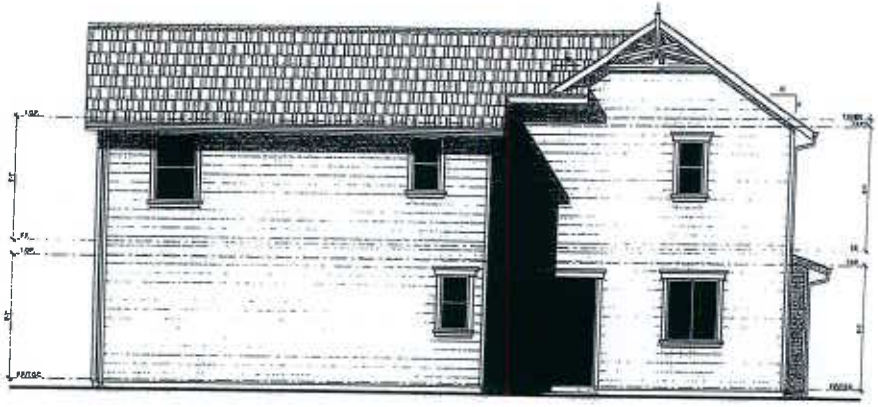
February 17th, 2012

8.3

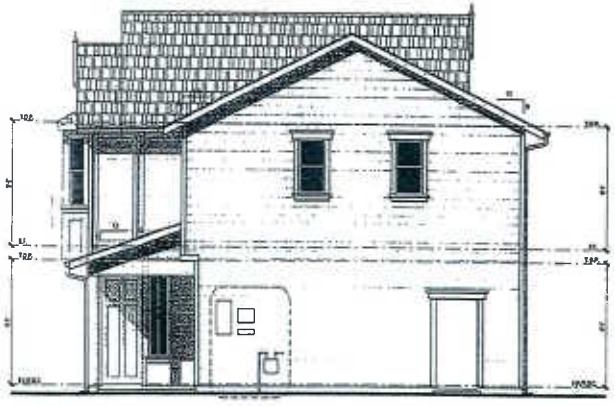
2011031 Dumbarton - T.O.D. - Newark, CA



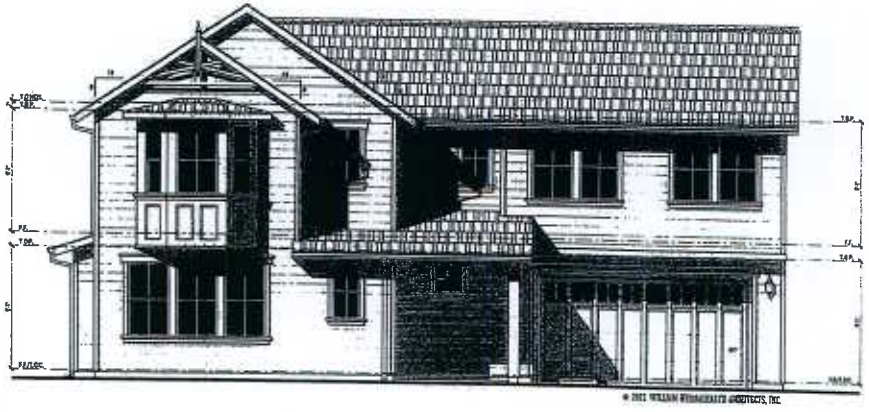
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 1

Elevation A

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

0 4 8 12

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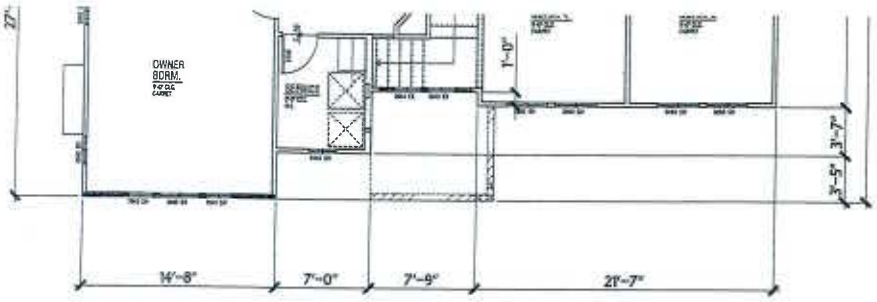
EXHIBIT A-p58

WILLIAM HEZMALHALCH ARCHITECTS INC.

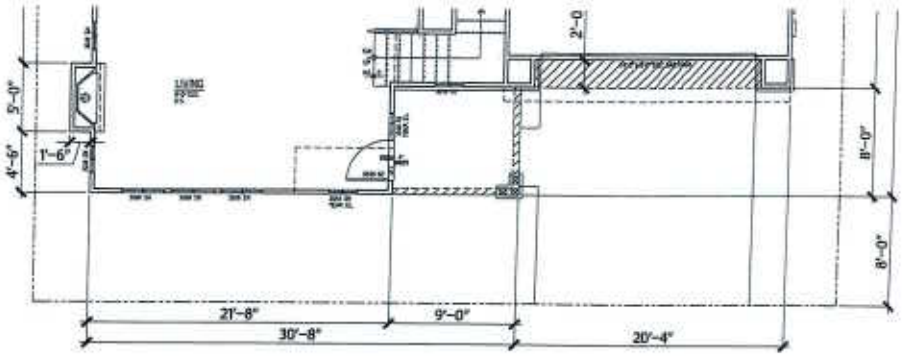
February 17th, 2012

8.4

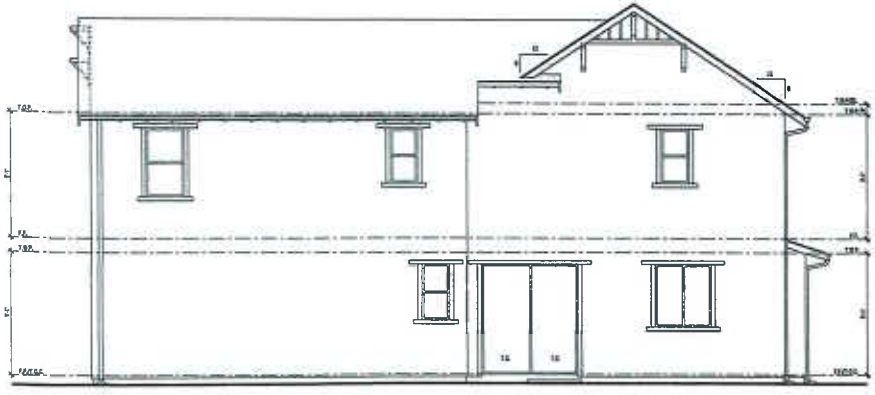
2011081 Dumbarton - T.O.D. - Newark, CA



Partial Upper Plan
@ Elevation B



Partial Lower Plan
@ Elevation B



Rear Elevation

Front Elevation

Plan 1

Elevation B

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

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Ap59

WILLIAM HEZMALHALCH
ARCHITECTS INC

February 17th, 2011

8.5

2011081 Dumbarton - T.O.D. - Newark, CA

Right Elevation

Right Elevation

Plan 1

Elevation B

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

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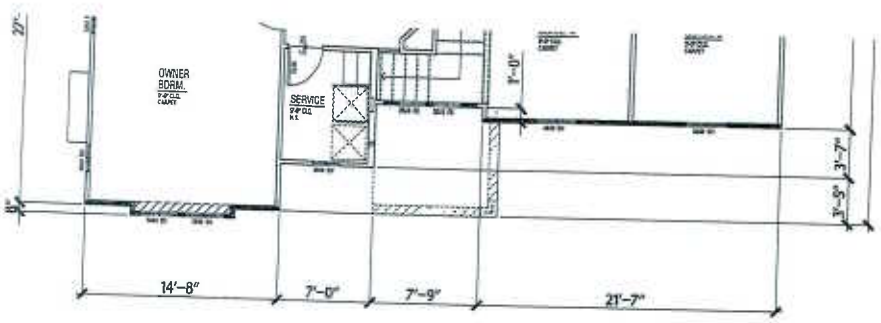
Ap 60

WILLIAM HEZMALHALCH
ARCHITECTS INC.

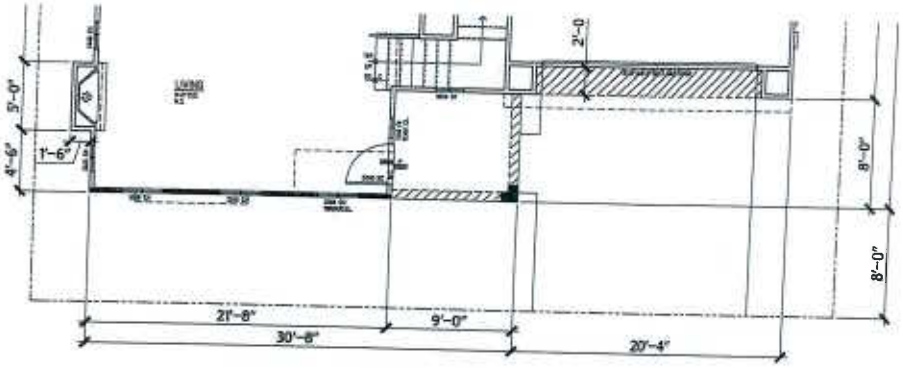
February 17th, 2017

8.5.1

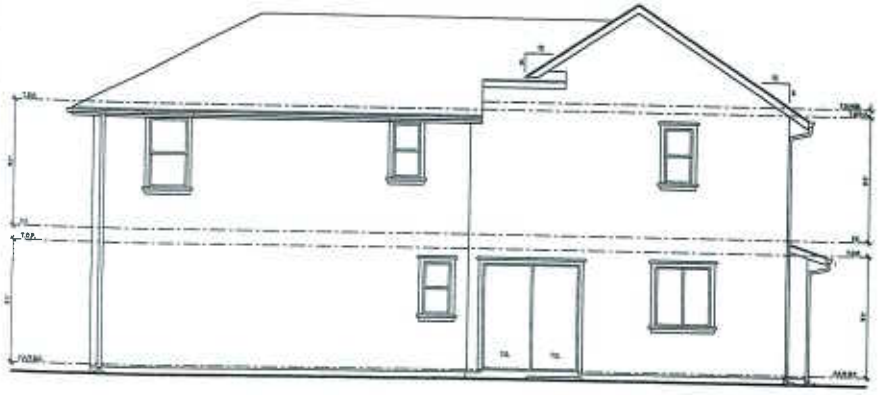
2011081 Dumbarton - T.O.D. - Newark, CA



Partial Upper Plan
@ Elevation C



Partial Lower Plan
@ Elevation C



Rear Elevation

Front Elevation

Plan 1

Elevation C

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

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ARCHITECTS INC

February 17th, 2012

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2011081 Dumbarton - T.O.D. - Newark, CA

Right Elevation

Right Elevation

Plan 1

Elevation C

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

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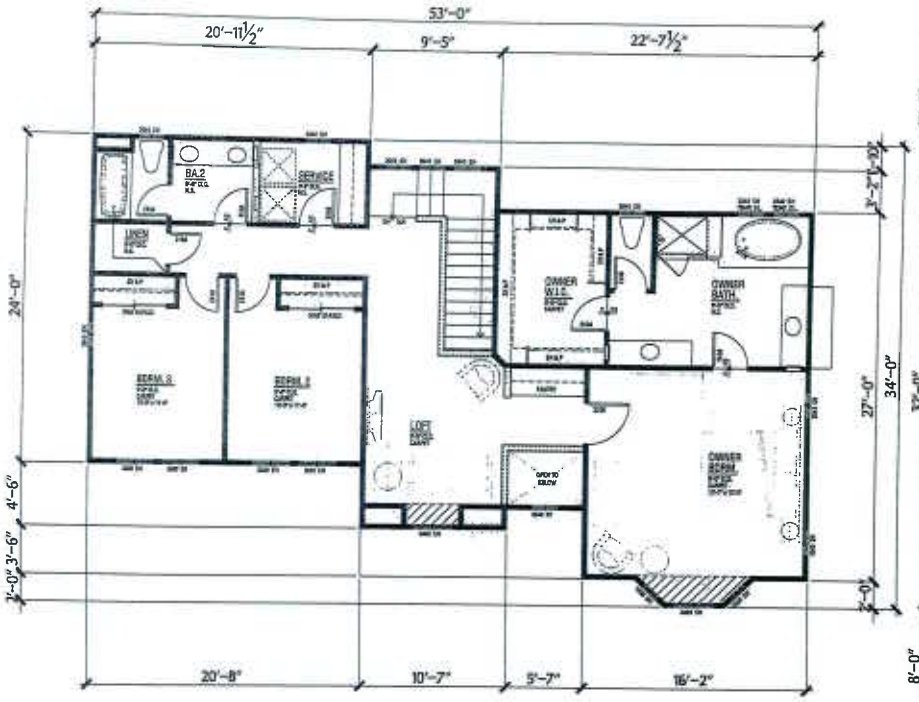
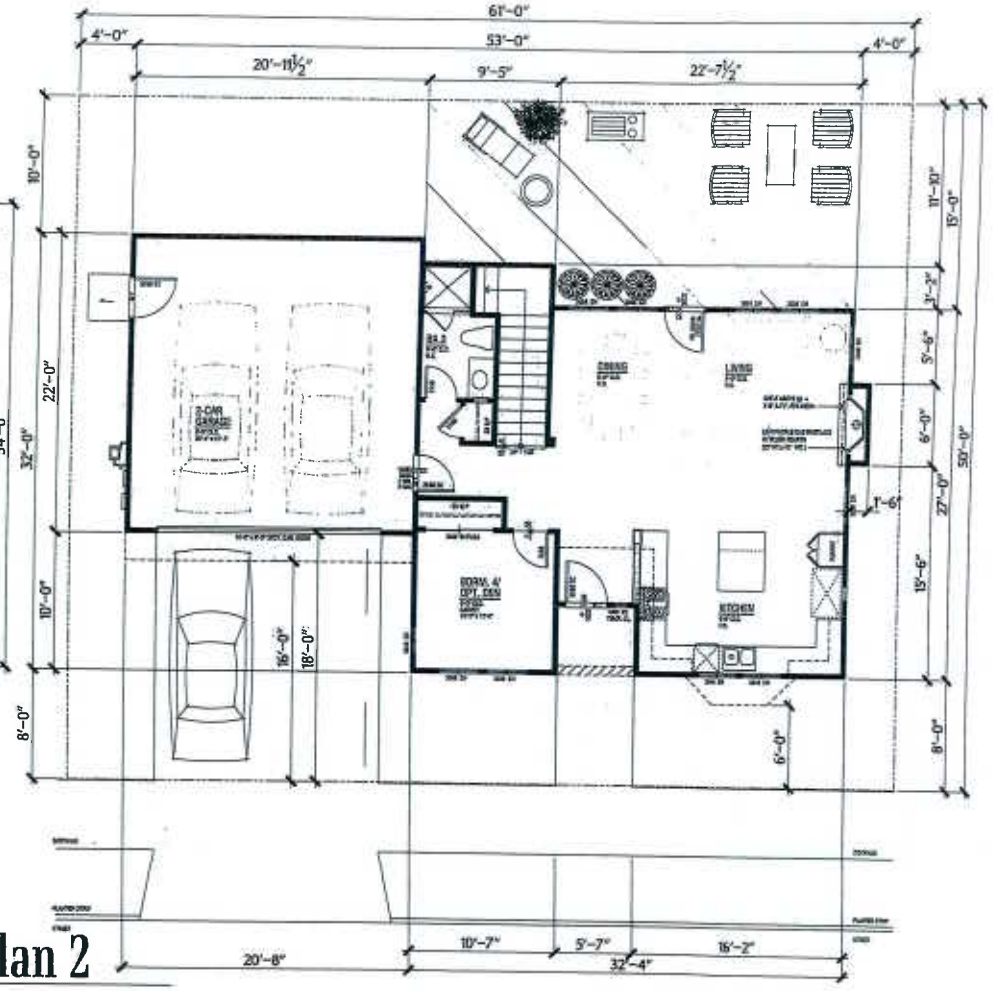


Second Level: 1,225 SF

Lot width	61'
Lot depth	50'
Porch/stoop setback	8'
Front building face setback	8'
Front second story bay window setback	6'
Rear building setback	10'
Side building setback	4'



First Level: 876 SF

Plan 2

Total: 2,101 SF
Garage: 455 SF
4 Bdrm / Loft / 3 Ba
2 Car Garage

Dumbarton - T.O.D.

Product C
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February 21, 2011

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Elevation A

Elevation C

Elevation B

Plan 2

Front Elevations

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

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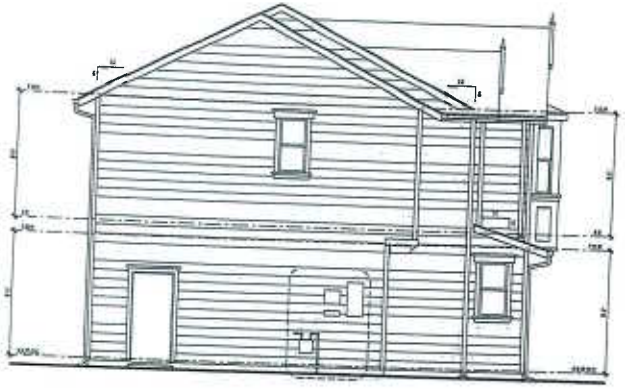
February 17th, 2012

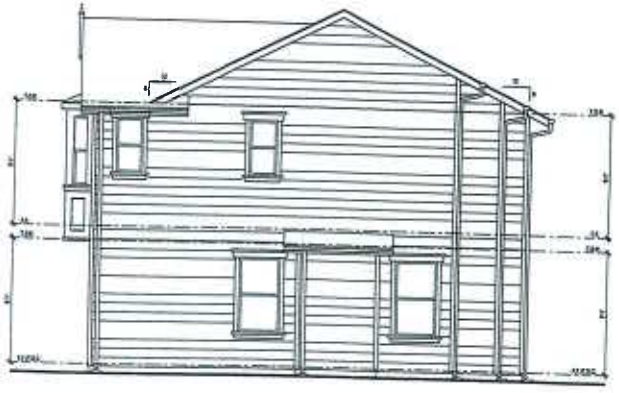
9.3

2011001 Dumbarton - T.O.D. - Newark, CA



Left Elevation

Rear Elevation



Right Elevation

Front Elevation

Plan 2

Elevation A

Dumbarton - T.O.D.

Product 'C'

Newark, CA

Trumark Companies

0 4 8 12

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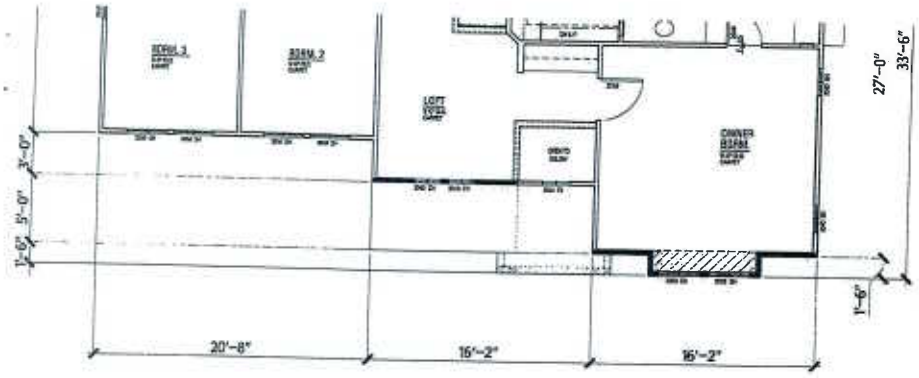
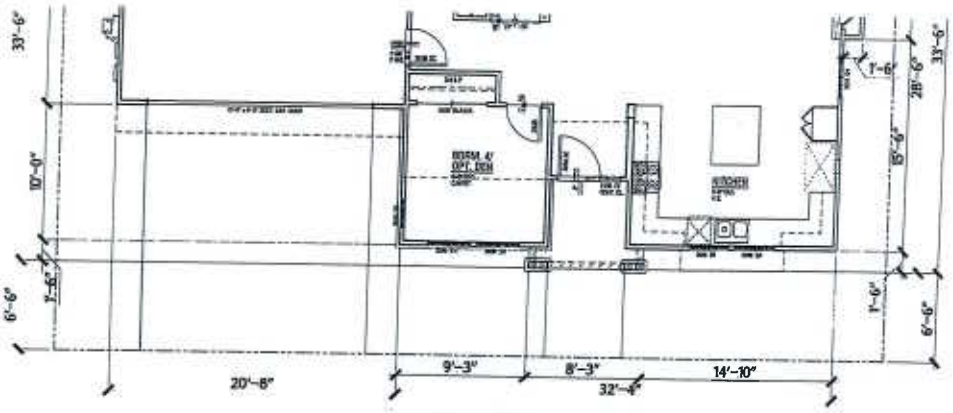
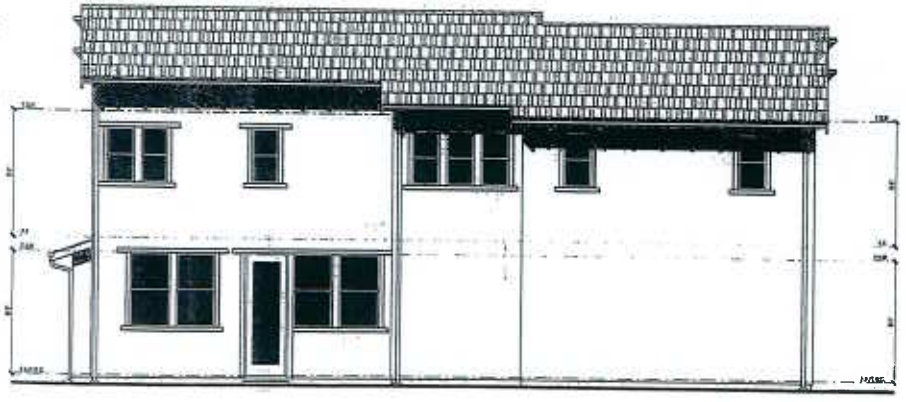
2012000 Dumbarton - T.O.D. - Newark, CA



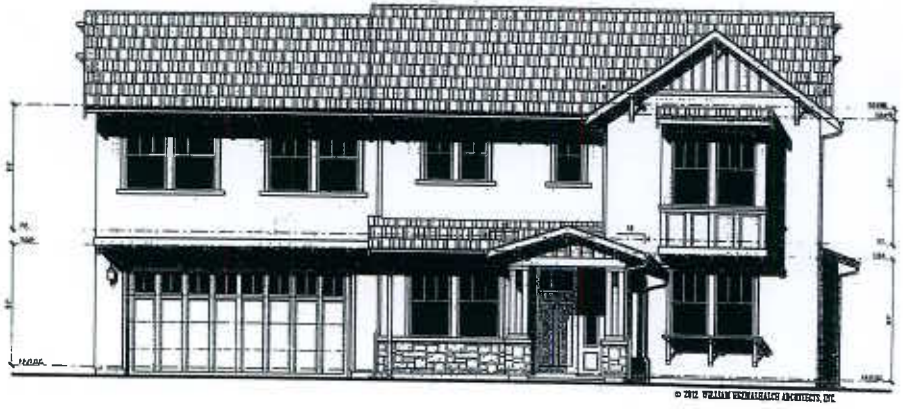
Partial Upper Plan
@Elevation B



Partial Lower Plan
@Elevation B



Rear Elevation



Front Elevation

Plan 2

Elevation B

Dumbarton - T.O.D.

Product 'C'
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February 17th, 2012

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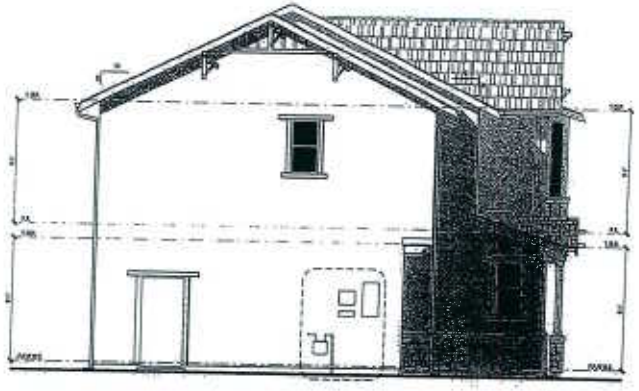
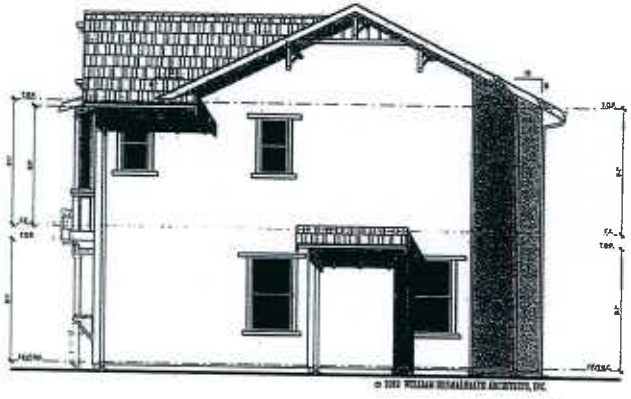


Left Elevation



Right Elevation

Plan 2

Elevation B

Dumbarton - T.O.D.

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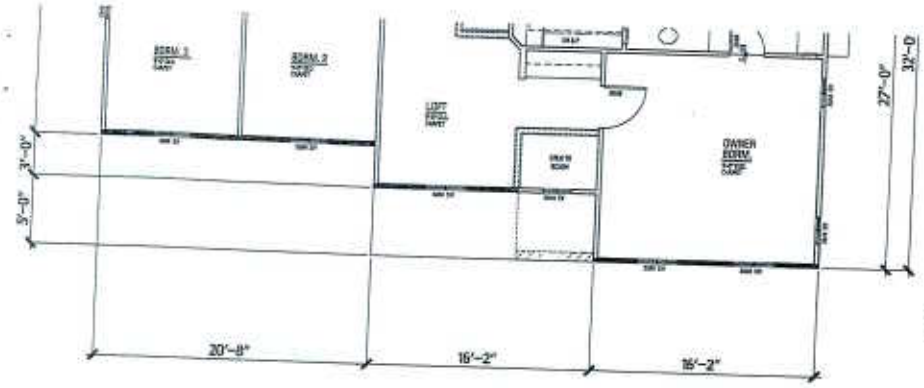
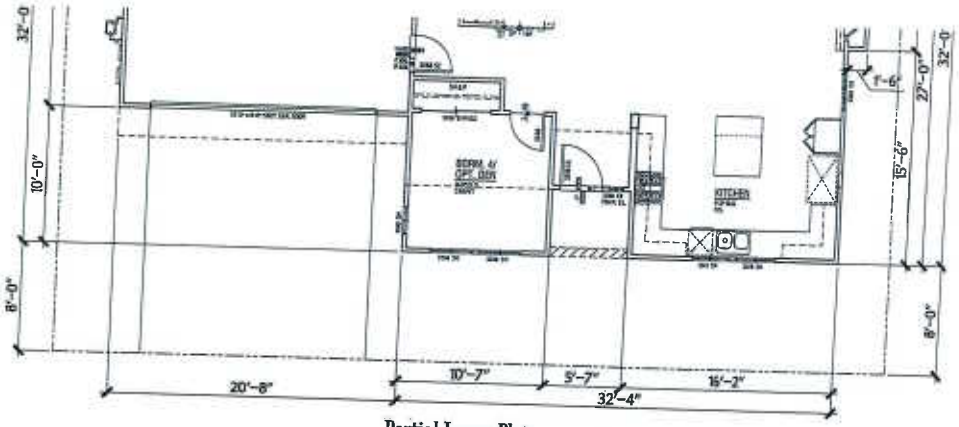


Partial Upper Plan
@ Elevation C



Partial Lower Plan
@ Elevation C

Rear Elevation

Front Elevation

Plan 2

Elevation C

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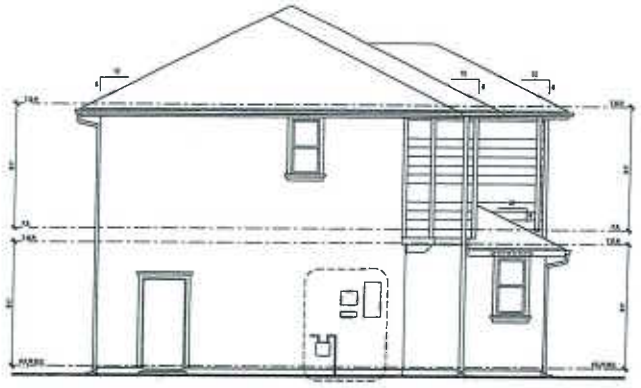

Left Elevation

Right Elevation

Plan 2

Elevation C

Dumbarton - T.O.D.

Product 'C'
Newark, CA
Trumark Companies

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EXHIBIT Ap 69

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February 17th, 2012

9.6.1

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