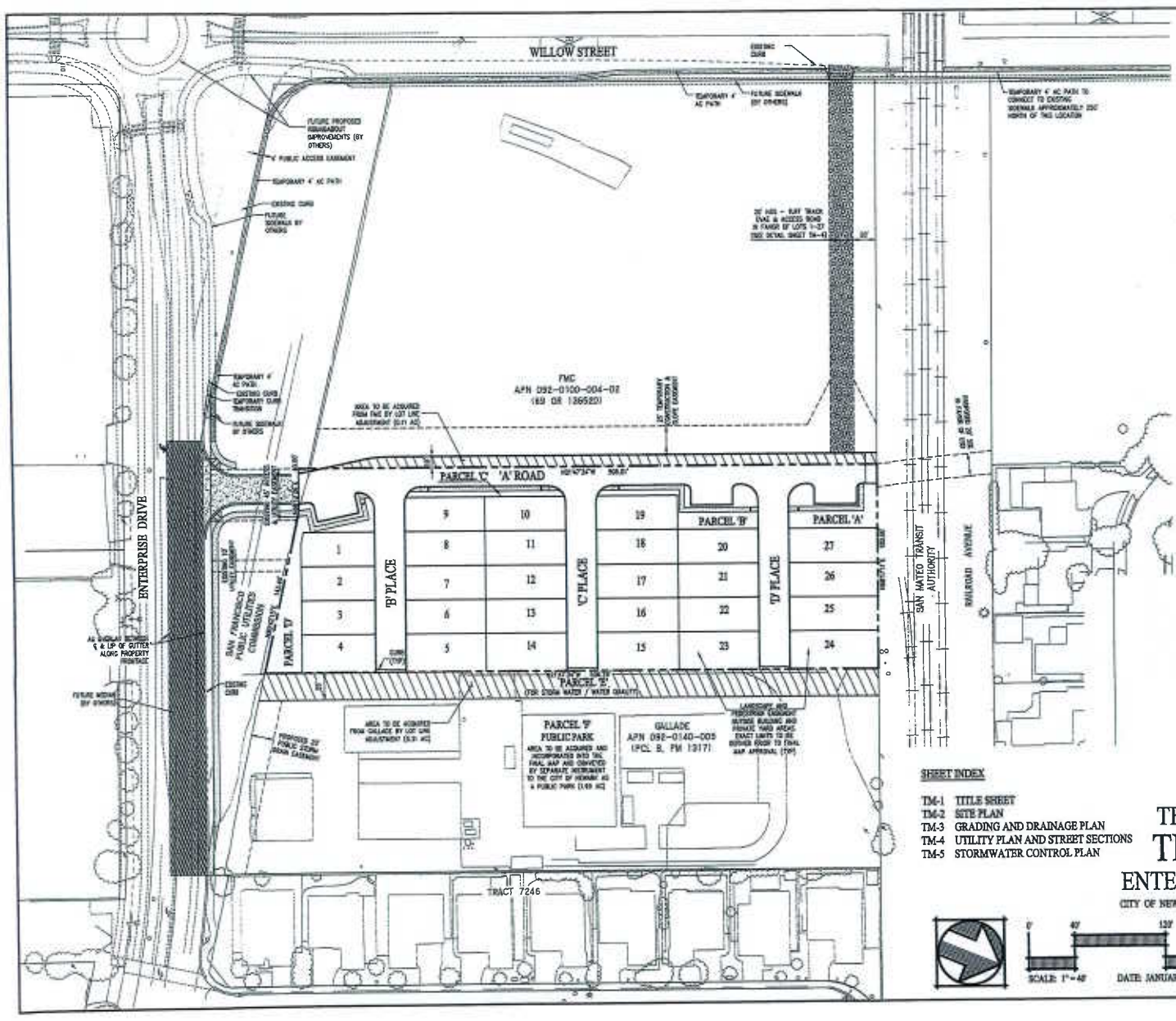
(6) By motion, approve ASR-12-29, an Architectural and Site Plan Review;



GENERAL NOTES:

1. OWNER: ENTERPRISE DRIVE, LLC
2. DEVELOPER: TRIZAHN HOMES
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
4. SOILS ENGINEER: CORNERSTONE EARTH
5. EXISTING USE: LIGHT INDUSTRIAL
6. ASSESSORS PARCEL NUMBERS: 092-0140-006, 092-0140-005 (GALLADE) & 092-0100-004-02, PARTIAL (FMC)
7. EXISTING SITE AREA: 2.14± AC

PROPOSED PRIVATE STREETS ('A' ROAD, 'B' PLACE, 'C' PLACE, 'D' PLACE): 34,101 SF (WITHIN EXISTING BOUNDARY)
PROPOSED COMMON PARCELS (A, B, C & D): 18,341 SF
PROPOSED TOTAL LOT AREA: 56,242 SF
TOTAL EXISTING SITE AREA: 93,233 SF (2.14 AC)

AREA TO BE ACQUIRED: 0.61± AC

PROPOSED PRIVATE STREETS ('A' ROAD): 4,910 SF (ENTIRE EXISTING BOUNDARY) (FMC – 092-0100-004-02)
PROPOSED WATER QUALITY PARCEL (E): 13,458 SF (GALLADE – 092-0140-005)
PROPOSED PUBLIC PARK PARCEL (F): 84,911 SF (GALLADE – 092-0140-005)
TOTAL AREA TO BE ACQUIRED: 104,768 SF (2.41 AC)

8. OWNERSHIP AND MAINTENANCE: ALL PRIVATE STREETS, COMMON PARCELS AND PARCEL E TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED WITH THE PROJECT. PARCEL F (PUBLIC PARK) TO BE OWNED AND MAINTAINED BY THE CITY THROUGH A LANDSCAPING AND LIGHTING DISTRICT FUNDED BY THE HOA IN THE DUMBARTON [illegible]
9. NUMBER OF LOTS: 31 – 2 STORY DETACHED UNITS
10. MINIMUM LOT SIZE: 1,824 SF (LOTS 1)
MAXIMUM LOT SIZE: 2,602 SF (LOT 24)
AVERAGE LOT SIZE: 2,177 SF
11. 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 (USD)
-STORM DRAIN WITHIN PUBLIC STREET/EASEMENT: CITY OF NEWARK (CON)
-STORM DRAIN WITHIN PRIVATE YARDS: (PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION (PHO)
-GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
-TELEPHONE SERVICE: AT&T
12. BENCHMARK: CITY OF NEWARK OFFICIAL BENCHMARK NO. 52, ALSO BEING AN ALAMEDA COUNTY BENCHMARK, THE TOP OF CURB AT STORM WATER INLET AT THE NORTH-EAST CORNER OF THORNTON AVENUE AT WILLOW STREET. ELEVATION TAKEN AS 11.19 (NAVD 88) (SAME NOW AS PER CITY OF NEWARK RECORDS).
13. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS BOUNDARY IS DETERMINED BY FOUND MTS MONUMENTS NEAR THE INTERSECTION OF THORNTON AVENUE AND WILLOW STREET, THE BEARING BEING N01°15'20"W (CALCULATED).
14. TOPOGRAPHY: PREPARED BY HORNBERG SURVEYS, DATED MAY 23, 2011
15. FLOOD ZONE: ZONE X (UNSHADED) FLOOD INSURANCE RATE MAP (FIRM) – ALAMEDA COUNTY, CA PANEL: 443 OF 725 MAP NUMBER: 06001C0443G EFFECTIVE DATE: AUGUST 3, 2009
16. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.05.020.C OF THE NEWARK MUNICIPAL CODE.

SHEET INDEX

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

TENTATIVE MAP
TRACT 8110
ENTERPRISE PROPERTY

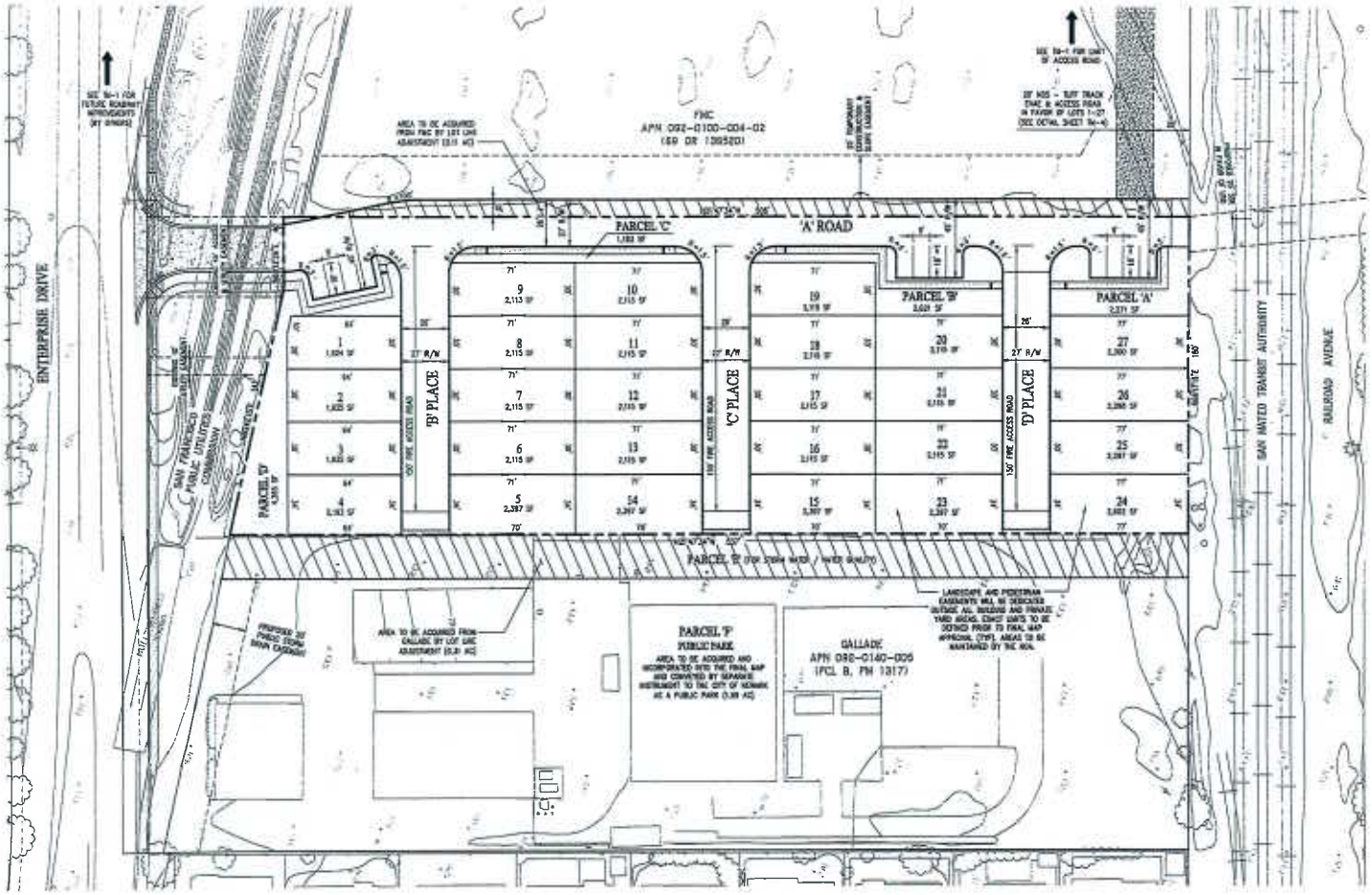
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0 40' 120' 160'
SCALE: 1"=40'
DATE: JANUARY 31, 2014

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

SHEET NUMBER
TM-1
1 OF 5 SHEETS

EXHIBIT A-1



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LOT NUMBER
		PROPERTY LINE
		LOT LINE
		RIGHT-OF-WAY LINE
		CENTER LINE
		EASEMENT LINE
		TOP OF CURB
		SANITARY SEWER (PVC)
		STORM DRAIN (HDPE/PVC ≤ 12" DIA, RCP ≥ 12" DIA)
		WATER (PVC)
		JOINT TRENCH (BY OTHERS)
		STORM DRAIN FIELD INLET
		STORM DRAIN MANHOLE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		WATER METER
		FIRE HYDRANT
		WATER VALVE
		BLOW OFF VALVE
		CORD CUT
		DIRECTION OF DRAINAGE
		SPOT ELEVATIONS
		ASPHALT OVERLAY
		CONCRETE
		ISO RETENTION AREA
		DRAINAGE MANAGEMENT AREA COMPANY
		DRAINAGE MANAGEMENT AREA

ABBREVIATIONS

AC	ACRES
A/C	ASPHALT CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
ACFC & WCD	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
EX	EXISTING
CO	CATCH BASIN
DC	DECOMPOSED GRANITE
DW	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FI	FIELD INLET
FF	FINISH FLOOR ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
JT	JOINT TRENCH (BY OTHERS)
LL	LOT LINE
LS	LANDSCAPE
MH	MANHOLE
OHE	OVERHEAD ELECTRIC
P	PAD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
PVE	PRIVATE YARD EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SMTA	SAN MATEO TRANSIT AUTHORITY
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TYP	TYPICAL
USD	UNION SANITARY DISTRICT
W	WATER
WLE	WATER LINE EASEMENT
WQ	WATER QUALITY

NOTE:
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.

SITE PLAN
TRACT 8110
ENTERPRISE PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 30' 60' 120'

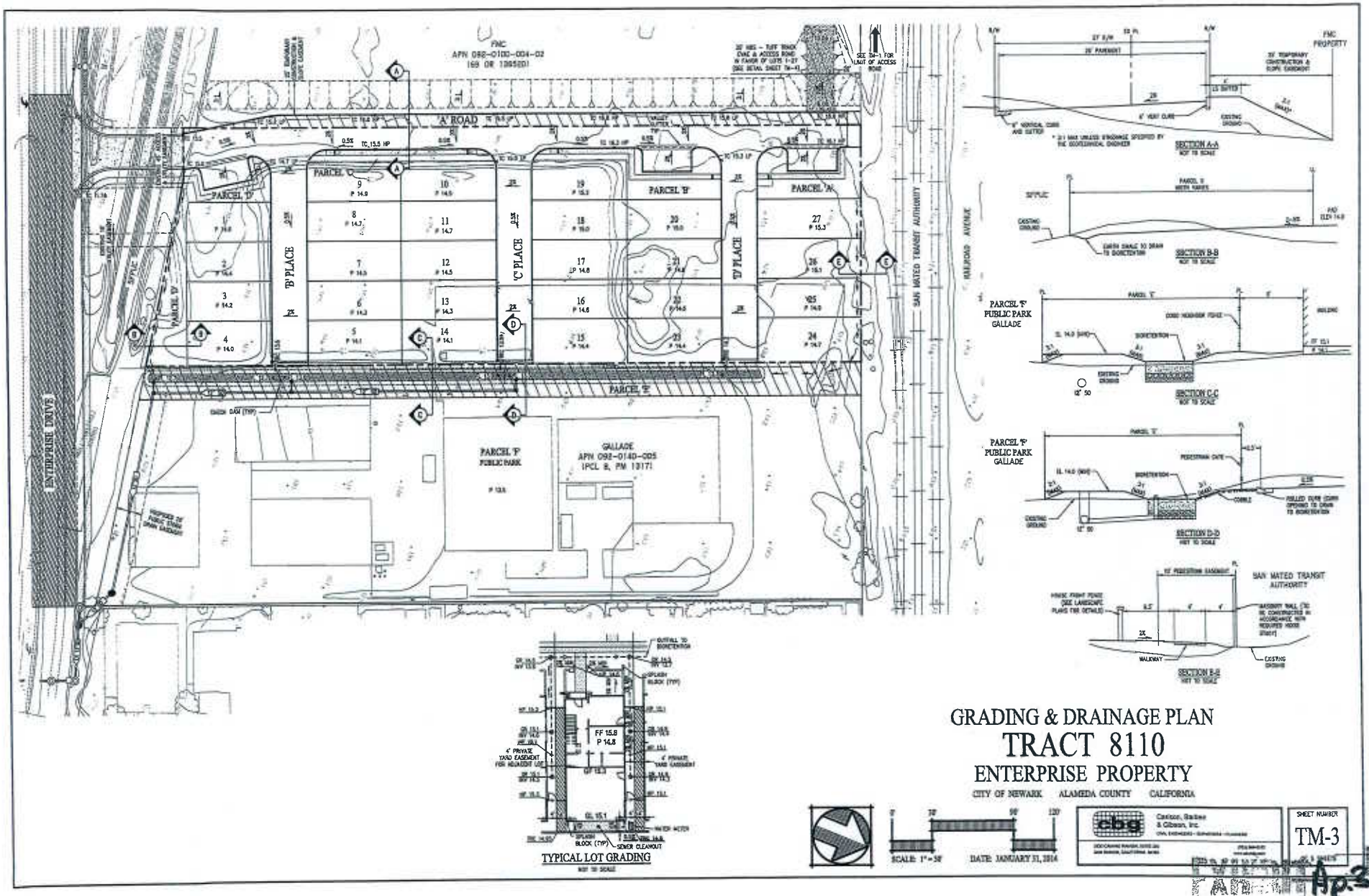
SCALE: 1" = 30'

DATE: JANUARY 31, 2014

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER
TM-2
OF 5 SHEETS

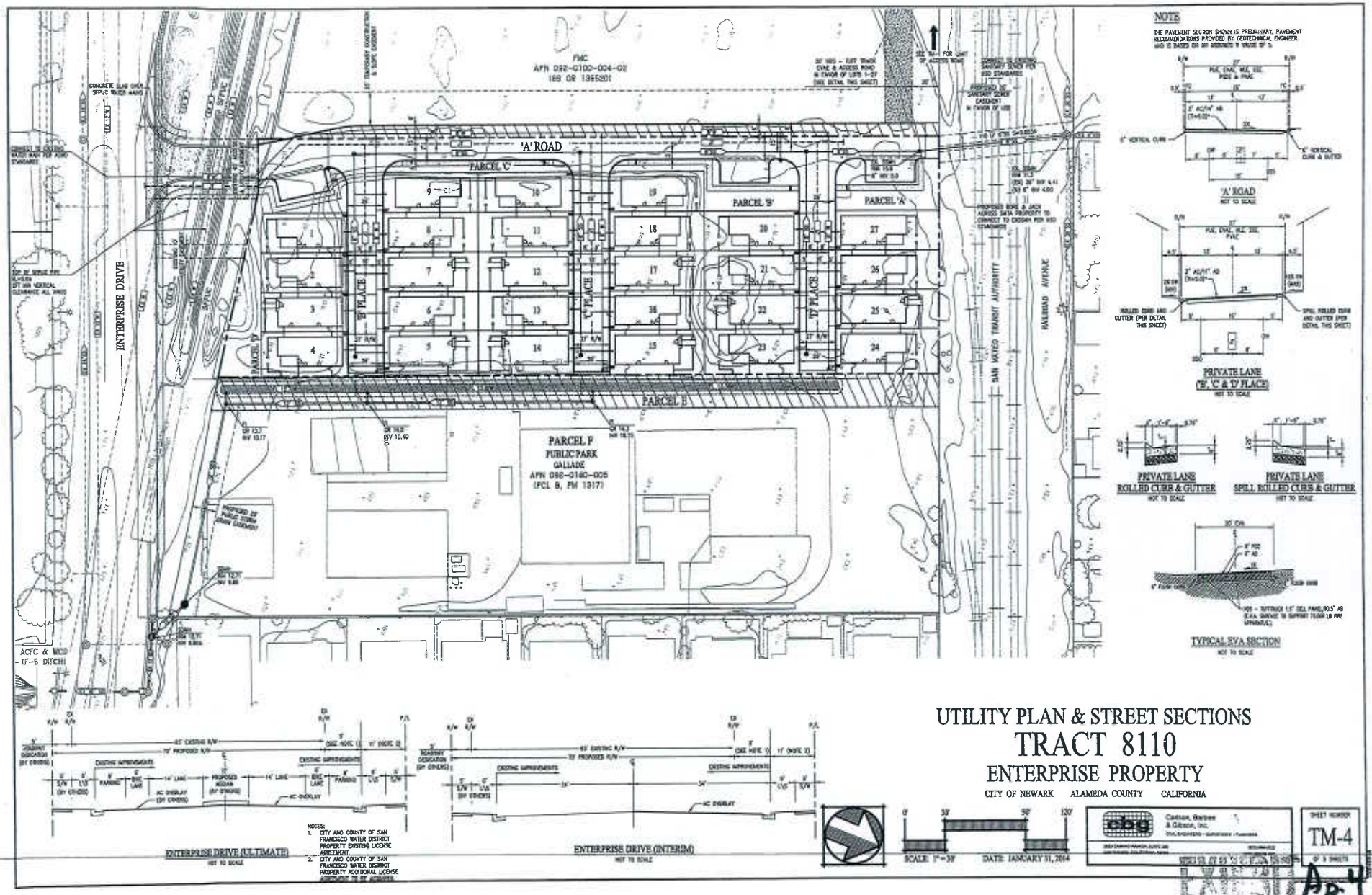
EXHIBIT A, P2



GRADING & DRAINAGE PLAN
TRACT 8110
ENTERPRISE PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

PAGE Ap-3



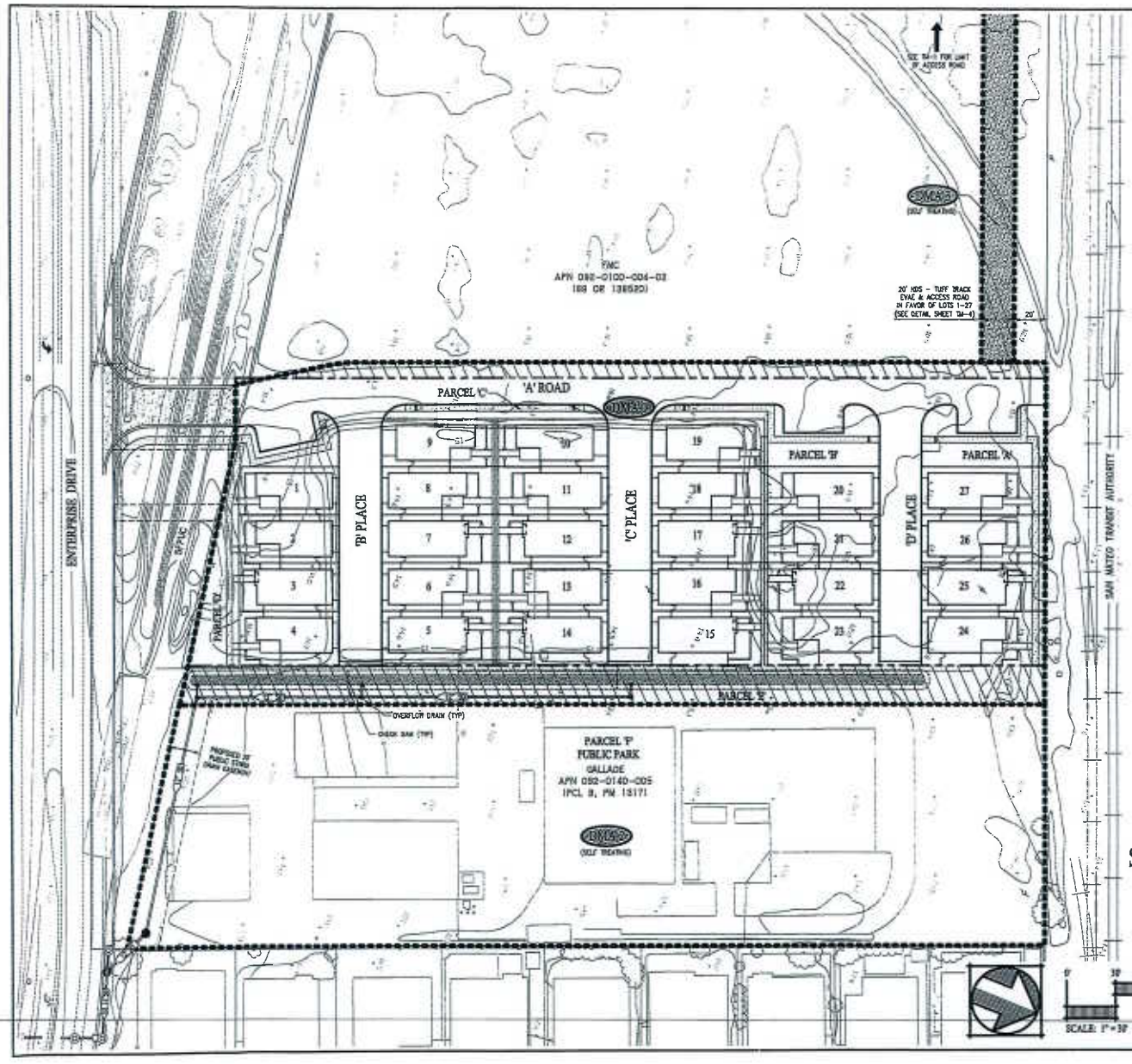
UTILITY PLAN & STREET SECTIONS

TRACT 8110

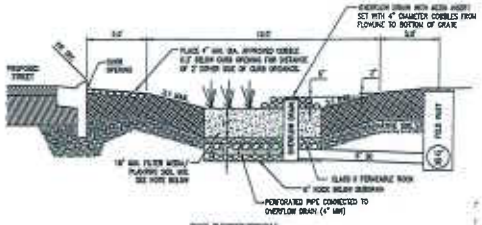
ENTERPRISE PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

Ap-4



DRAINAGE MANAGEMENT AREA	TOTAL (AC)	TOTAL (SF)	STREET				TOTAL IMPERVIOUS (SF)	TOTAL PERVIOUS (SF)	ALLOWED IMPERVIOUS (SF)	PS-MAXTEP TREATABLE AREA (SF)	MAXTEP TREATMENT PROVIDED
			IMPERVIOUS AREA MEASUREMENTS								
DMA 1	2.562	111,154	27,791	[illegible]	[illegible]	[illegible]	64,422	46,732	66,666	2,784	2,651
DMA 2	1.89	66,011	SELF TREATING								
DMA 3	0.157	6,842	SELF TREATING								
TOTAL	4.609	200,977	27,791	[illegible]	[illegible]	[illegible]	64,422	46,732			



BIO-RETENTION

STORMWATER CONTROL PLAN NOTES

1. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM'S C.3 STORMWATER TECHNICAL GUIDANCE MANUAL. PROVIDE A SOIL CERTIFICATE OF COMPLIANCE TO THE CITY OF NEWARK BUILDING OFFICER 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.

STORMWATER CONTROL PLAN
TRACT 8110
ENTERPRISE PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

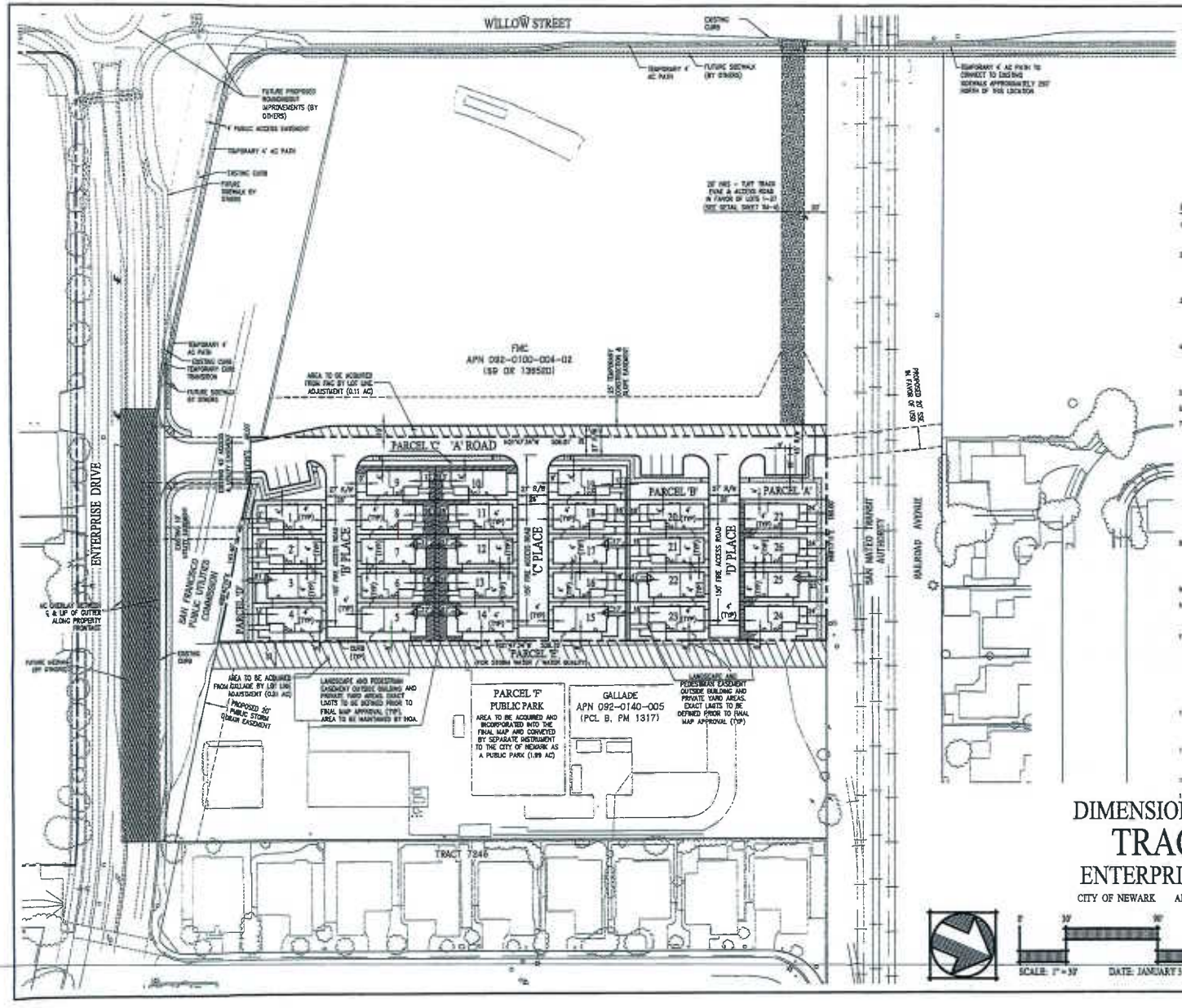
0 30 90 120

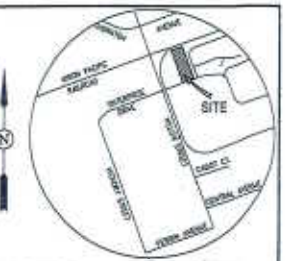
SCALE: 1" = 30' DATE: JANUARY 31, 2014

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER
TM-5
OF 5 SHEETS

A 18 5





VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. OWNER: ENTERPRISE DRIVE, LLC, 4125 BLACKHAWK PLAZA, SUITE 100, DANVILLE, CA 94506
2. DEVELOPER: TRIMARK HOMES, 4180 BLACKHAWK PLAZA, SUITE 300, DANVILLE, CA 94506, CONTACT: VEDRANCH VARMA, (925) 648-8300 (925) 648-3128 (FAX)
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, CONTACT: CHUCK KOLLER, (925) 866-0322
4. SOILS ENGINEER: CONSOLIDATED EARTH, 1320 SPRINGBROOK ROAD, SUITE 100, WALNUT CREEK, CA, 94597, CONTACT: PETER LANGREY, (925) 988-9260
5. EXISTING USE: LIGHT INDUSTRIAL
6. ASSESSORS PARCEL NUMBERS: 092-0140-005, 092-0140-005 (GALLADE) & 092-0100-004-02, PARTIAL (FWC)
7. EXISTING SITE AREA: 3.144 AC

PROPOSED PRIVATE STREETS ('A' ROAD, 'B' PLACE, 'C' PLACE, 'D' PLACE):	24,130 SF (MINUS EXISTING EASEMENT)
PROPOSED COMMON PARCELS (A, B, C & D):	10,234 SF
PROPOSED TOTAL LOT AREAS:	58,781 SF
TOTAL EXISTING SITE AREA:	93,215 SF (3.14 AC)
AREA TO BE ACQUIRED:	2.476 AC
PROPOSED PRIVATE STREETS ('A' ROAD):	4,610 SF (OUTSIDE EXISTING EASEMENT) (FWC – 092-0140-004-02)
PROPOSED WATER QUALITY PARCEL (E):	13,406 SF (GALLADE – 092-0140-005)
PROPOSED PUBLIC PARK PARCEL (F):	38,371 SF (GALLADE – 092-0140-005)
TOTAL AREA TO BE ACQUIRED:	54,759 SF (1.44 AC)

8. OWNERSHIP AND MAINTENANCE: ALL PRIVATE STREETS, COMMON PARCELS AND PARCEL E TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED WITH THE PROJECT. PARCEL F (PUBLIC PARK) TO BE OWNED AND MAINTAINED BY THE CITY THROUGH A LANDSCAPING AND LIGHTING DISTRICT FUNDED BY THE NCM IN THE DUMBARTON TOD.
9. NUMBER OF LOTS: 27 – 3 STORY DETACHED UNITS
10. MINIMUM LOT SIZE: 1,924 SF (LOTS 1)
    MAXIMUM LOT SIZE: 2,602 SF (LOT 24)
    AVERAGE LOT SIZE: 2,177 SF
11. THE PROPERTY LIES IN THE JURISDICTION OF:

–FIRE PROTECTION:	ALAMEDA COUNTY FIRE DEPARTMENT
–DOMESTIC WATER:	ALAMEDA COUNTY WATER DISTRICT (ACWD)
–SANITARY SEWER:	UNION SANITARY DISTRICT (USD)
–STORM DRAIN WITHIN PUBLIC STREET/EASEMENT:	CITY OF NEWARK (NED)
–STORM DRAIN WITHIN PRIVATE YARDS:	PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION (PSAE)
–GAS & ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
–TELEPHONE SERVICE:	AT&T

12. 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 THORNTON AVENUE AT WILLOW STREET, ELEVATION TAKEN AS 11.39 (NAVD 88) (3.651 NGVD 29 PER CITY OF NEWARK RECORDS).
13. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS BOUNDARY IS DETERMINED BY FOUND MOS MONUMENTS W1446 PID H32440 AND FILBERT DC6583, THE BEARING BEING N30°16'32"W (CALCULATED).
14. TOPOGRAPHY: PREPARED BY AERIMETRIC SURVEYS, DATED MAY 23, 2011
15. FLOOD ZONE: ZONED X (UNSHADED) FLOOD INSURANCE RATE MAP (FIRM) – ALAMEDA COUNTY, CA PANEL: 443 OF 725 MAP NUMBER: 06001C0443G EFFECTIVE DATE: AUGUST 3, 2009
16. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.020.G OF THE NEWARK MUNICIPAL CODE.

DIMENSIONAL SITE PLAN
TRACT 8110
ENTERPRISE PROPERTY

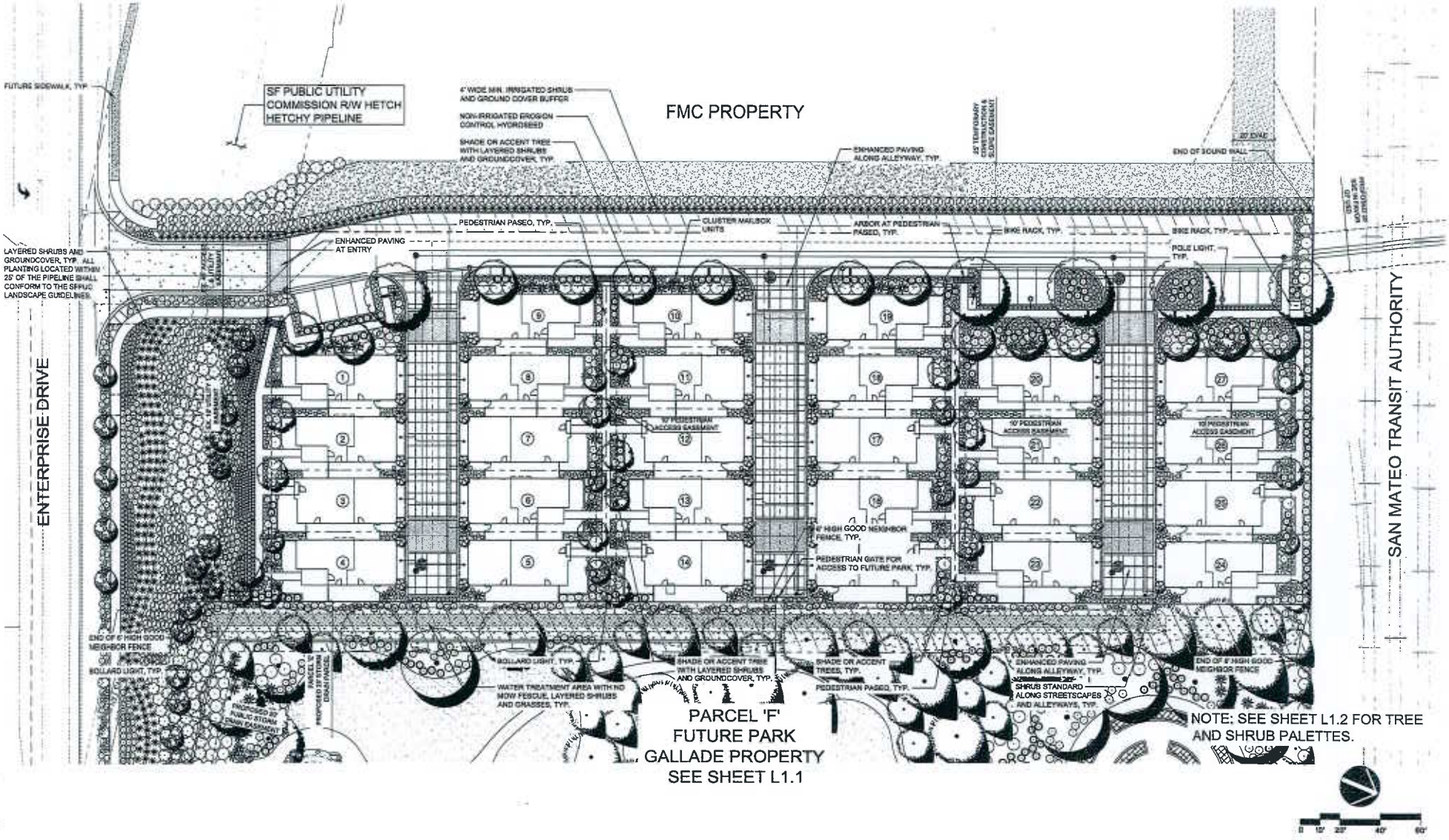
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 31, 2014

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS · SURVEYORS · PLANNERS

SHEET NUMBER
C1

A.1.6



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) 864-1931 FAX (415) 864-4795

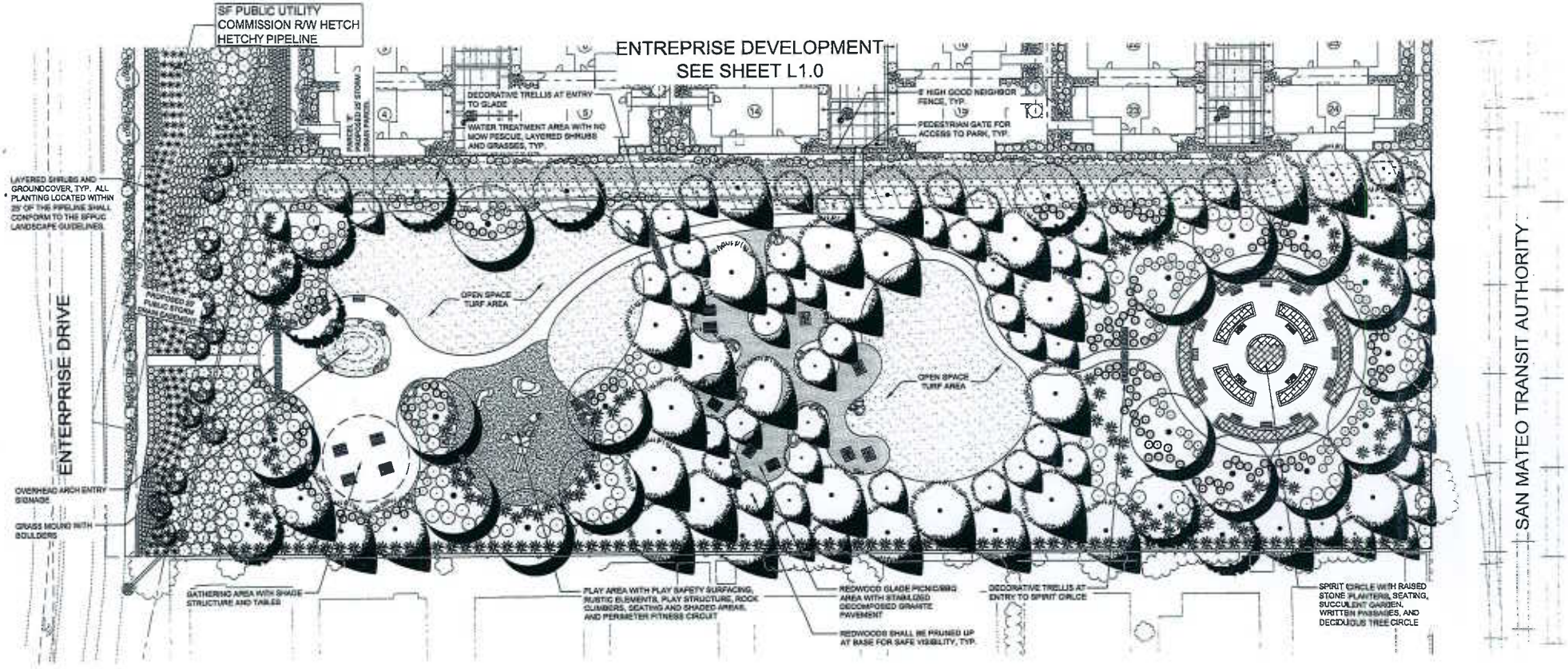
ENTERPRISE SITE

Newark, California

CONCEPTUAL SITE PLAN

L1.0

A.p.7



NOTE: SEE SHEET L1.2 FOR TREE AND SHRUB PALETTES.

0 10' 20' 40' 80'

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
TEL 94103 PH (415) 864-1921 FAX (415) 864-4796

ENTERPRISE SITE

Newark, California

GALLADE CONCEPTUAL PARK PLAN

L1.1

1/31/14

EXHIBIT A, p.8

SFPUC SUGGESTED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	CONT	WATER USE
TREES BEYOND 15' OF PIPELINE EDGE			
CERCIS OCCIDENTALIS	REDBUD	15 GAL	VL
CITRUS SPECIES	DWARF CITRUS	15 GAL	M
CORNUS SPECIES	DOGWOOD	15 GAL	M
TREES BEYOND 25' OF PIPELINE EDGE			
ACER SPECIES	MAPLE	24" BOX	M
AESCULUS CALIFORNICA	BUCKEYE	24" BOX	VL
ALNUS SPECIES	ALDER	24" BOX	M
CARPINUS SPECIES	HORNBEAM	24" BOX	M
CITRUS SPECIES	CITRUS	24" BOX	M
COTINUS COGGYGRIA	SMOKE TREE	24" BOX	L
CYDONIA OBLONGA	QUINCE	24" BOX	M
ILEX SPECIES	HOLLY	24" BOX	M
LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX	M
MALUS SPECIES	CRAB APPLE	24" BOX	M
MORUS SPECIES	MULBERRY	24" BOX	M
MYRISTICA SPECIES	NUTMEG	24" BOX	M
OLEA EUROPAEA	OLIVE	24" BOX	VL
RHAPHIOLEPIS SPECIES	HAWTHORN	24" BOX	L
SHRUBS PERMITTED OVER PIPELINE			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	L
AGAPANTHUS SPECIES	AGAPANTHUS	1 GAL	M
ARMERIA MARITIMA	SEA PINK	1 GAL	M
BERGENIA SPECIES	BERGENIA	1 GAL	M
CAMPSIS RADICANS	TRUMPET VINE	1 GAL	L
CARPOBROTUS EDULIS	ICE PLANT	1 GAL	L
CISTUS SPECIES	ROCK ROSE	1 GAL	L
DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
ERIGERON SPECIES	FLEABANE	1 GAL	L
ERYSIMUM SPECIES	WALLFLOWER	1 GAL	L
ESCHSCHOLZIA CALIFORNICA	POPPY	1 GAL	L
GAILLARDIA SPECIES	BLANKET FLOWER	1 GAL	L
GAZANIA SPECIES	GAZANIA	1 GAL	M
GUARA LINDHEIMERI	GUARA	1 GAL	M
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	L
GERANIUM SPECIES	CRANESBILL	1 GAL	M
HEDERA HELIX	ENGLISH IVY	1 GAL	M
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
HEMEROCALLIS SPECIES	DAYLILY	1 GAL	M
IRIS SPECIES	IRIS	1 GAL	L
LANTANA SPECIES	LANTANA	1 GAL	L
LAVANDULA SPECIES	LAVENDER	1 GAL	L
LIMONIUM PEREZII	SEA STATICE	1 GAL	L
MIMULUS SPECIES	MONKEY FLOWER	1 GAL	L
PENNISETUM SPECIES	FOUNTAIN GRASS	1 GAL	L
PENSTEMON SPECIES	BEARD TONGUE	1 GAL	M
PRIMULA SPECIES	PRIMROSE	1 GAL	L
ROSA FLOWERCARPET	SHRUB ROSE	1 GAL	M
SALVIA LEUCANTHA	MEXICAN SAGE	1 GAL	L
SALVIA SPECIES	SAGE	1 GAL	L
SANTOLINA SPECIES	SANTOLINA	1 GAL	L
TEUCRIUM SPECIES	GERMANDER	1 GAL	L
VINCA SPECIES	PERIWINKLE	1 GAL	M
SHRUBS PERMITTED BEYOND 15' OF PIPELINE EDGE			
ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL	L
ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GAL	L
BERBERIS SPECIES	BARBERRY	5 GAL	L
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 GAL	L
CORREA PULCHELLA	AUSTRALIAN FUSCHIA	5 GAL	L
COTONEASTER SPECIES	COTONEASTER	5 GAL	L
ESCALLONIA SPECIES	ESCALLONIA	5 GAL	M
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	L
GARRYA SPECIES	SILKTASSEL	5 GAL	L
GREVILLEA SPECIES	GREVILLEA	5 GAL	L
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	VL
LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	5 GAL	L
MAHONIA SPECIES	MAHONIA	5 GAL	L
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	L
NERIUM OLEANDER	OLEANDER	5 GAL	L
OLEA EUROPAEA	DWARF OLIVE	5 GAL	L
PITTOSPORUM SPECIES	TOBIRA	5 GAL	L
PRUNUS ILICIFOLIA ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL	L
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	5 GAL	L
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	L
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	L
RHUS OVATA	SUGAR BUSH	5 GAL	L
RIBES SPECIES	CURRANT	5 GAL	L
ROSMARINUS SPECIES	ROSEMARY	5 GAL	L
SARCOCOCCA SPECIES	SWEET BOX	5 GAL	L
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUE CREEPER	5 GAL	L
WESTRINGIA SPECIES	WESTRINGIA	5 GAL	L
XYLOSMA CONGESTUM	XYLOSMA	5 GAL	L

SHRUB AND GROUNDCOVER PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
SHRUB STANDARD	CAMELLIA JAPONICA	CAMELLIA STANDARD	15 GAL	M
	LAVATERA STANDARD	MALLOW	15 GAL	L
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL	M
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	RHAPHIOLEPIS 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
	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 TENUIFOLIUM	KOHUHU	5 GAL	M
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL	L
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL	M
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	CAROLINA LAUREL	5 GAL	L
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GAL	L
MEDIUM	ANIGOZANTHOS HYBRIDS 'BIG RED'	BIG RED KANGAROO PAW	5 GAL	L
	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	5 GAL	M
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	L
	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 'NOELII'	GREVILLEA	5GAL	L
	HEBE 'VERONICA LAKE'	HEBE	5 GAL	M
	HELICTOTRICHON 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 'TURNER'S 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	5 GAL	L
	SALVIA SPECIES	SAGE	5 GAL	L
	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	M
	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COASTAL ROSEMARY	5 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 REICHARDII	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
	LIRIOPE SPECIES	LIRIOPE	1 GAL	M
	MENTHA SPECIES	SPEARMINT	1 GAL	L
	NASSELLA TENUISSIMA	MEXICAN NEEDLE GRASS	1 GAL	L
	NEPETA X FAASSENII	CATMINT	1 GAL	L
	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL	M
	PHORMIUM HYBRIDS 'TONEY 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
WATER 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 CALIFORNICA	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
	NASELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL	VL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
NON-IRRIGATED EROSION CONTROL MIX	BROMUS CARINATUS	CALIFORNIA BROME	SEED	VL
	CEANOTHUS CRASSIFOLIUS	HOARYLEAF CEANOTHUS	SEED	VL
	CISTUS CRETICUS	ROCK ROSE	SEED	L
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	SEED	VL
	LUPINUS SUCCULENTUS	ARROYO LUPINE	SEED	VL
	TRIFOLIUM WILDENOVII	TOMCAT CLOVER	SEED	L
	VULPIA MICROSTACHYS	THREE WEEK FESCUE	SEED	VL
TURF	FESTUCA ELATOR MEDALLION	TURF	SOD	H
SUCCULENT GARDEN	AEONIUM X 'KIWI'	KIWI AEONIUM	4" POT	L
	AGAVE PARRYI	PARRY'S AGAVE	1 GAL	L
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED DWARF AGAVE	1 GAL	L
	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	4" POT	L
	ECHEVERIA NODULOSA	PAINTED ECHEVERIA	4" POT	L
	ECHEVERIA X 'BLUE WAVES'	BLUE WAVES ECHEVERIA	4" POT	L
	ECHEVERIA X 'VIOLET QUEEN'	VIOLET QUEEN ECHEVERIA	4" POT	L
	KALANCHOE THYRSIFLORA 'FANTASTIC'	PADDLE PLANT	4" POT	L
	SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE STONECROP	4" POT	L
	SEDUM RUPESTRE 'ANGELINA'	YELLOW STONECROP	4" POT	L
	SEDUM X 'LIME ZINGER'	SUNSPARKLER LIME ZINGER SEDUM	4" POT	L

TREE PALETTE (OUTSIDE OF SFPUC)

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
LARGE SHADE TREE	ACER RUBRUM	MAPLE	24" BOX	M
	CELTIS CHINENSIS	CHINESE HACKBERRY	24" BOX	L
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	M
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L
	QUERCUS ILEX	HOLLY OAK	24" BOX	L
	ROBINIA 'PURPLE ROBE'	LOCUST	24" BOX	L
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	H
	ULMUS PARVIFOLIA	ELM	24" BOX	M
MEDIUM ACCENT TREE	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GAL	M
	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	15 GAL	M
	CHITALPA TASHKENTENSIS	CHITALPA	15 GAL	L
	HYMENOSPORUM FLAVUM	SWEETSHADE	15 GAL	M
	LAURUS NOBILIS	SWEET BAY	15 GAL	L
	LOPHOSTEMON LAURINA	SMALL-LEAF TRISTANIA	15 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
	PYRUS KAWAKAMII	EVERGREEN 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
	PHOTINIA SERRATIFOLIA	CHINESE PHOTINIA	15 GAL	M
	PRUNUS SERRULATA 'AMONOGAWA'	FLOWERING CHERRY	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 paseos. The planting design incorporated principles included in the "Bay Friendly Landscape Guidelines". 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 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 brake to prevent water waste.

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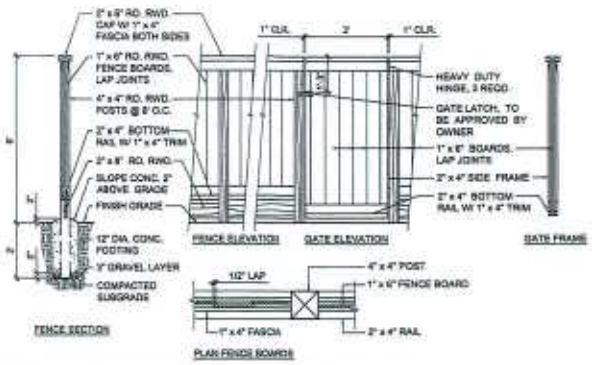
81 14TH STREET, SAN FRANCISCO, CA

ENTERPRISE SITE
Newark, California

CONCEPTUAL PLANTING PALETTE
L1.2

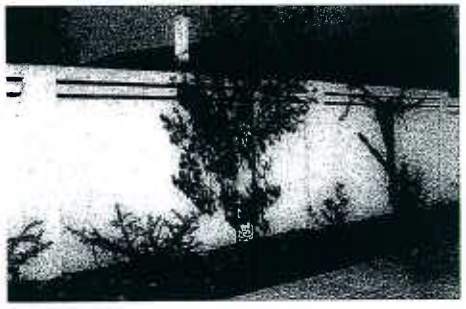


GOOD NEIGHBOR FENCE AND GATE
NTS

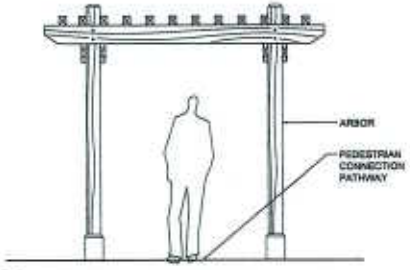
ENHANCED PAVING AT ALLEYWAYS AND ENTRY
NTS

CLUSTER MAILBOX UNIT
NTS

BIKE RACK
NTS



SOUND WALL
NTS



ARBOR
NTS

POLE LIGHT
NTS

BOLLARD LIGHT
NTS

STABILIZED DECOMPOSED GRANITE PAVEMENT
NTS

Trumark Companies
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81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1821 FAX (415) 864-4796

ENTERPRISE SITE

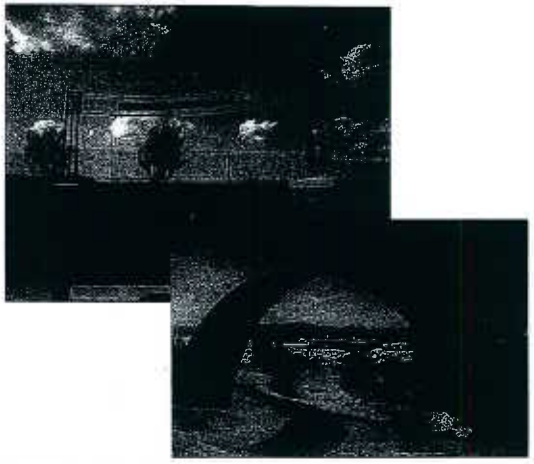
Newark, California

CONCEPTUAL SITE AMENITIES

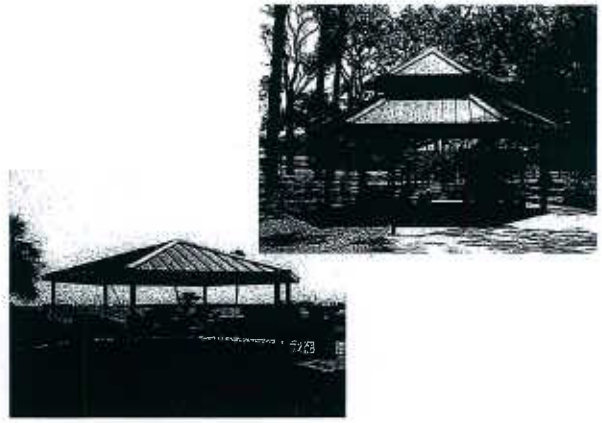
L1.3

1/31/14

EXHIBIT A, p. 10



ENTRY SIGNAGE IMAGERY
NTS



SHADE STRUCTURE IMAGERY
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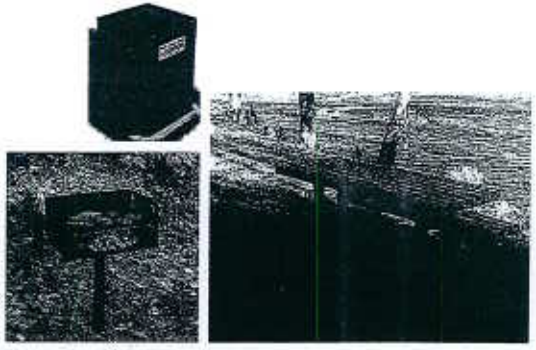
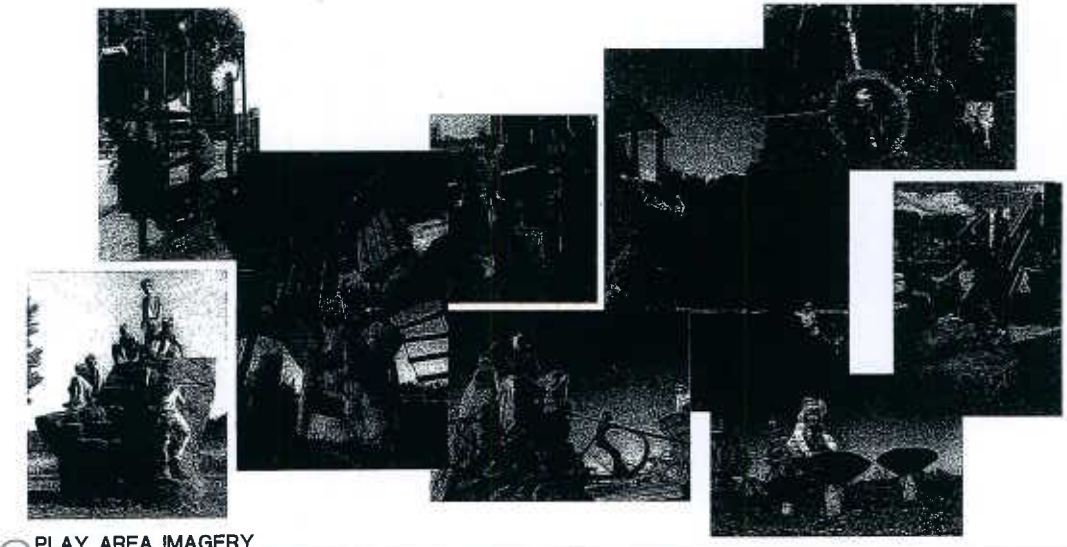


PICNIC AREA ELEMENTS
NTS



PLAY AREA IMAGERY
NTS

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ENTERPRISE SITE

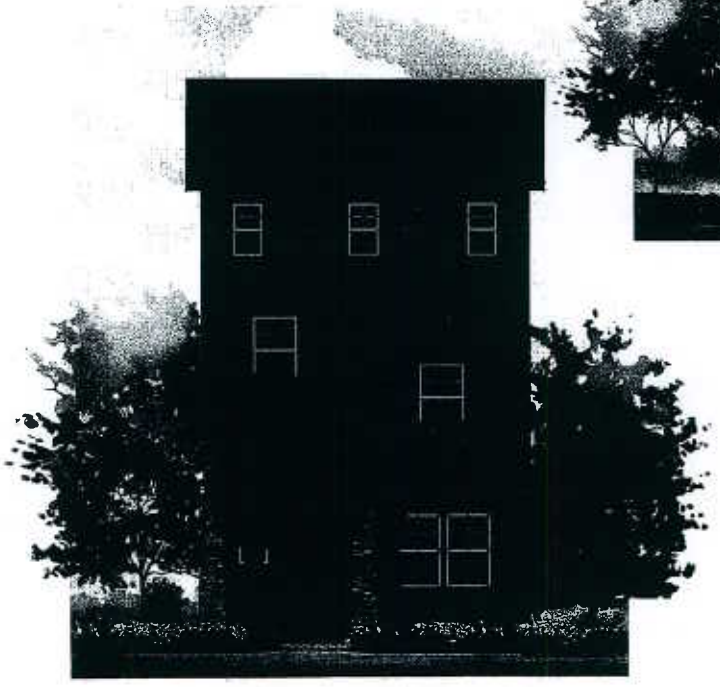
Newark, California

CONCEPTUAL SITE AMENITIES

L1.4

EXHIBIT A p.11

FARMHOUSE PLAN 1



CRAFTSMAN PLAN 1

AGRARIAN RURAL PLAN 1

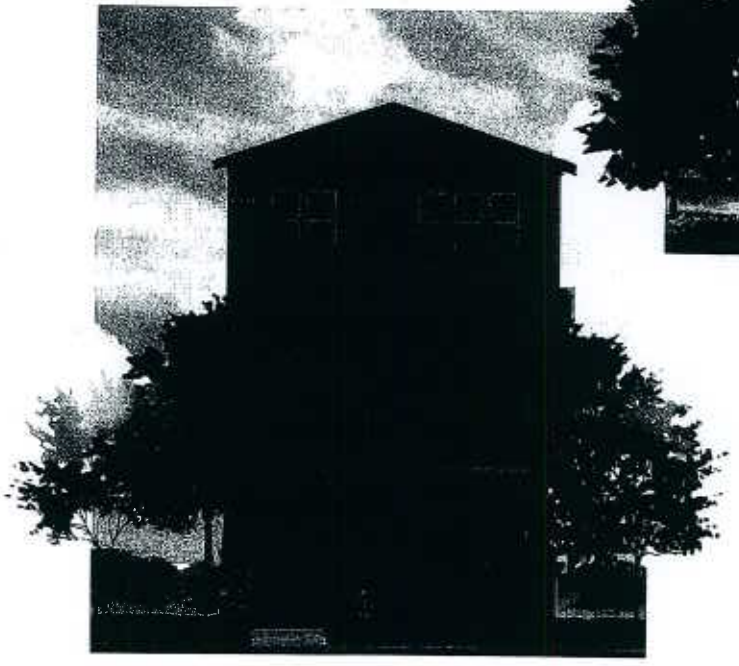
Plan 1 Front Elevations

EXHIBIT A.p.13 A1.1

Enterprise Drive

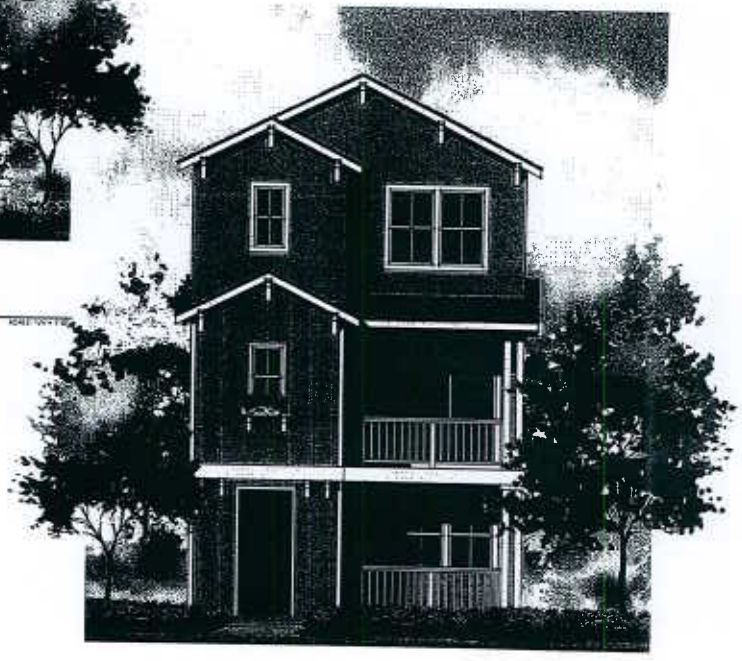
mark Companies

KTGY Group INC.
Architecture+Planning
580 Second Street, Suite 200



CRAFTSMAN PLAN 2

FARMHOUSE PLAN 2



AGRARIAN RURAL PLAN 2

Plan 2 Front Elevations

EXHIBIT A.p.13

A2.1

rumark Companies

Enterprise Drive

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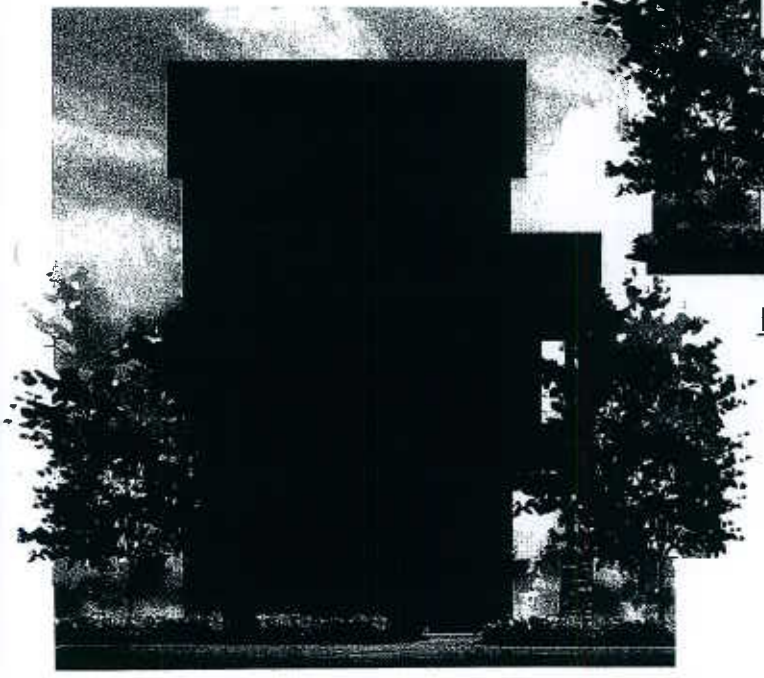
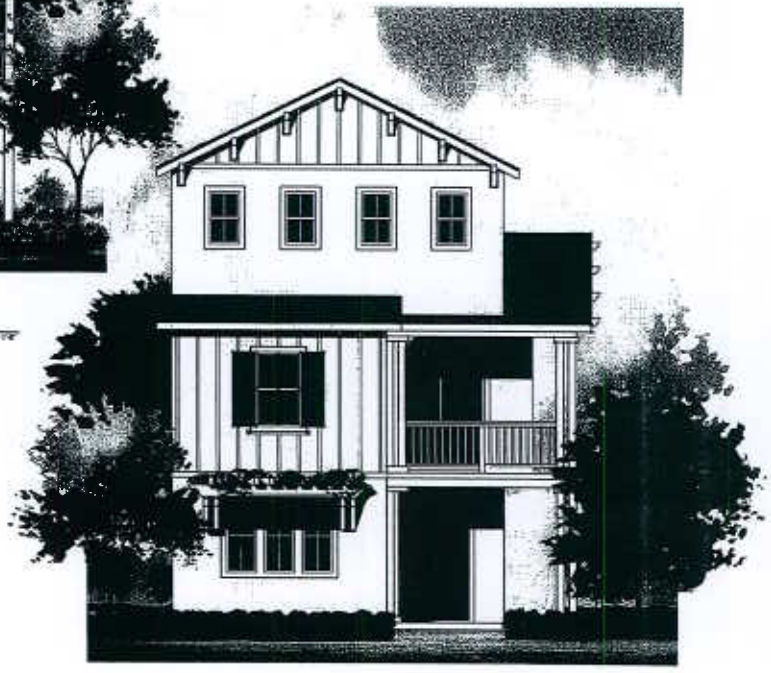
Architecture+Planning



CRAFTSMAN PLAN 3

FARMHOUSE PLAN 3



AGRARIAN RURAL PLAN 3

Plan 3 Front Elevations

A.p.14

A3.1

rumark Companies

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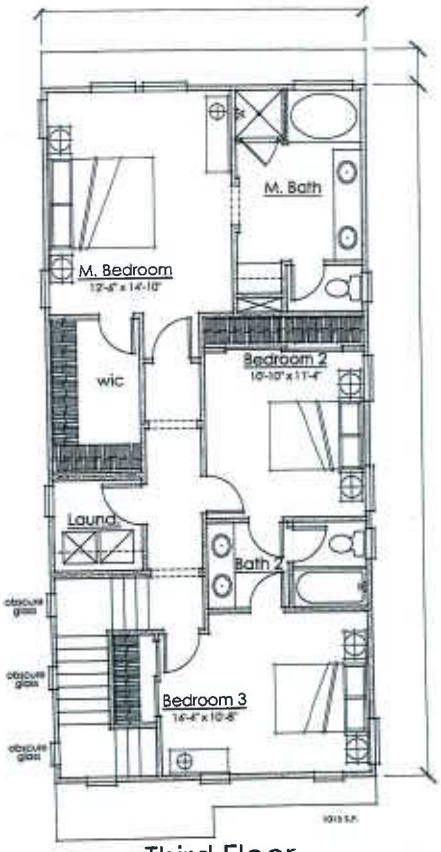
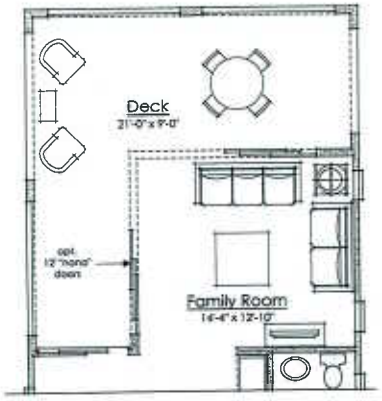
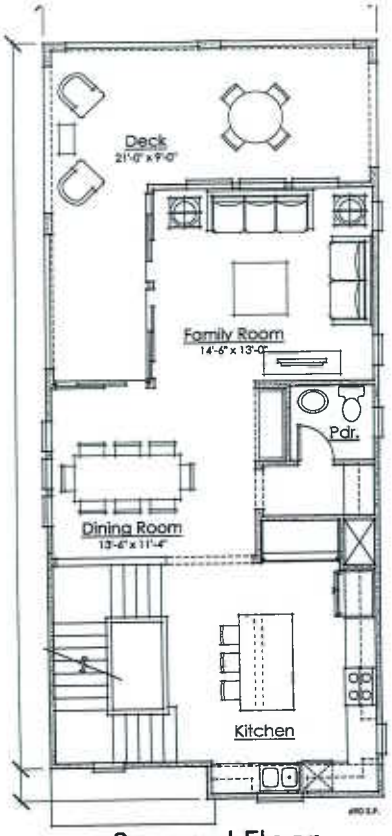


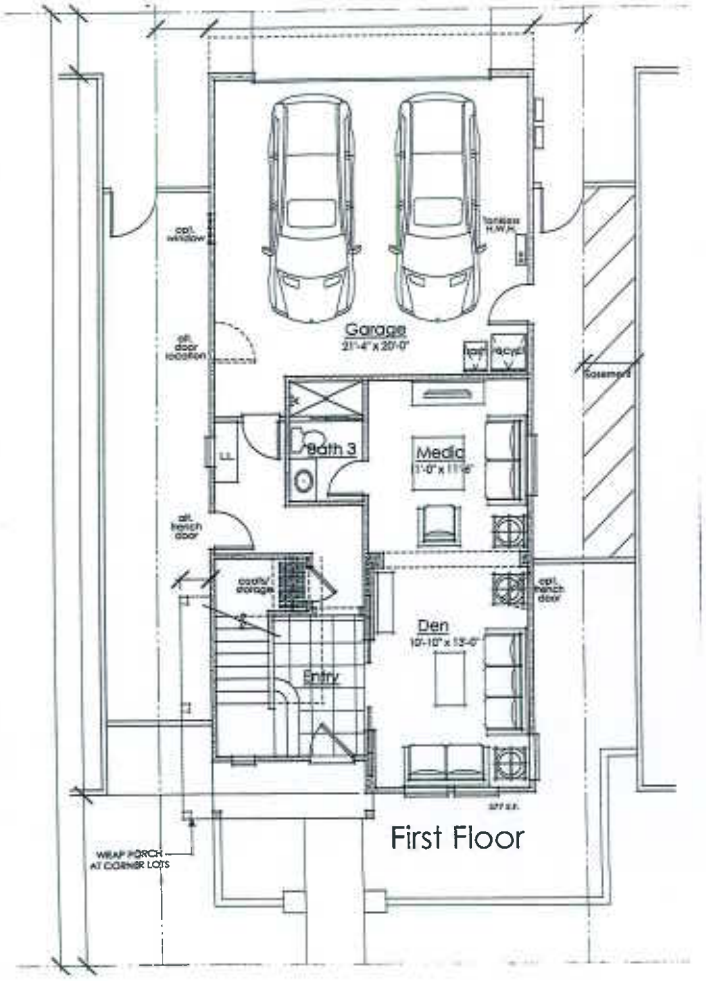
Third Floor



Optional "Nana" doors



Second Floor



First Floor

Plan 1 Floor Plan

A1.0

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

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Enterprise Drive

A.p.15

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Architecture+Planning
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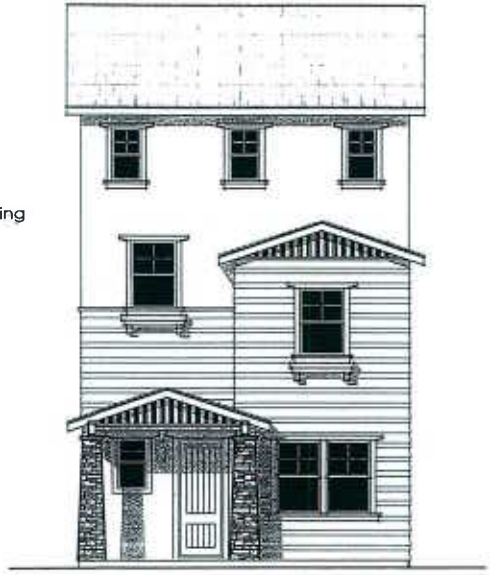
Oakland, California 94607
ktgy.com
510 272 2910

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

FARMHOUSE PLAN 1

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



CRAFTSMAN PLAN 1

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

AGRARIAN RURAL PLAN 1

Plan 1 Front Elevations

A1.1

Enterprise Drive

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KTGY NO. 2012-0079 September 14, 2012

EXHIBIT A-16

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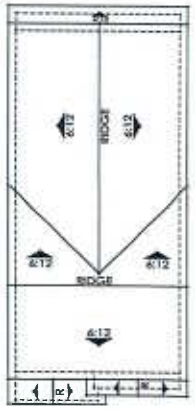
LEFT CRAFTSMAN

RIGHT CRAFTSMAN

REAR CRAFTSMAN



ROOF PLAN

PLAN 1 CRAFTSMAN

A1.2

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Enterprise Drive

EXHIBIT A.p.17

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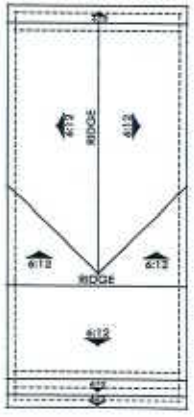
LEFT FARMHOUSE

RIGHT FARMHOUSE

REAR FARMHOUSE



ROOF PLAN

PLAN 1 FARMHOUSE

A1.3

Trumark Companies

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Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079 September 4, 2012

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Ap. 18

LEFT AGRARIAN RURAL

RIGHT AGRARIAN RURAL

REAR AGRARIAN RURAL

ROOF PLAN

PLAN 1 AGRARIAN RURAL

A1.4

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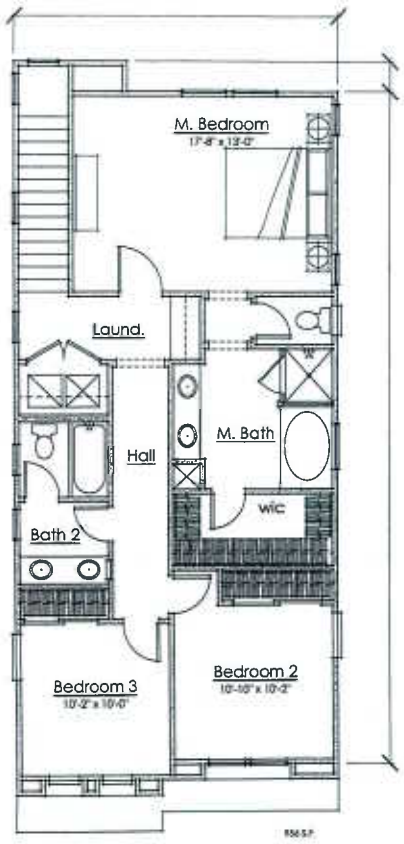

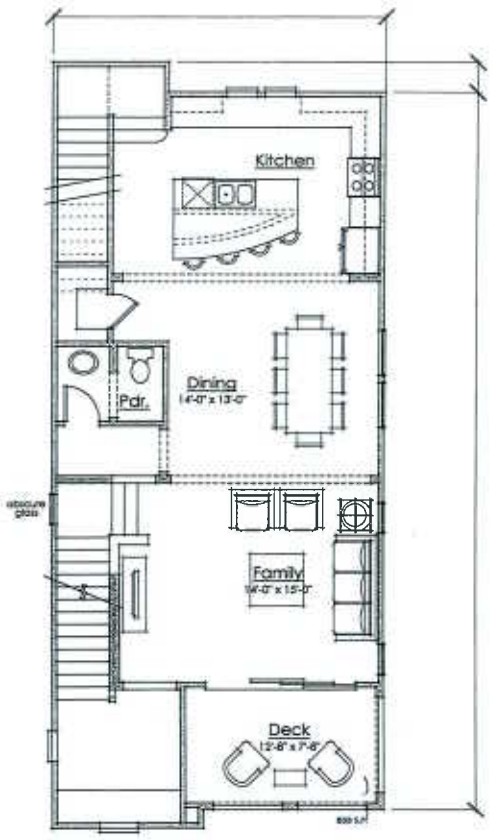

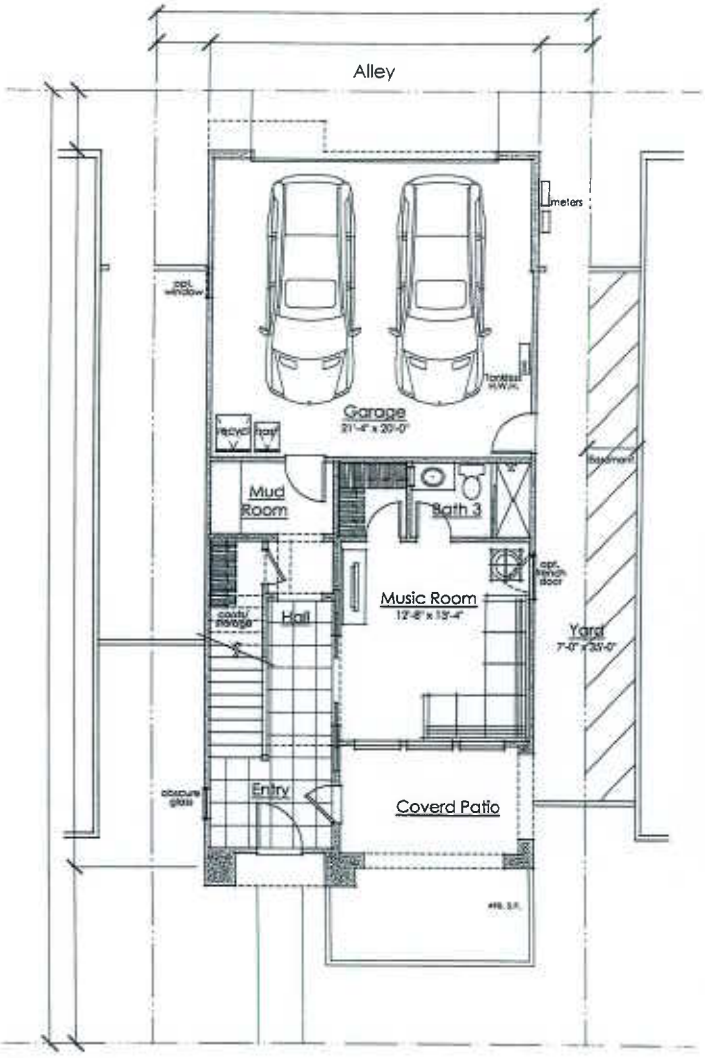

Floor Plan
3 Bedrooms + Den
+ Loft
3.5 Baths
2279 sf

Plan 2 Floor Plan

A2.0

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Danville, CA 94506 (925) 648-8300

KTGY NO. 2012-0079 September 14, 2012

Enterprise Drive

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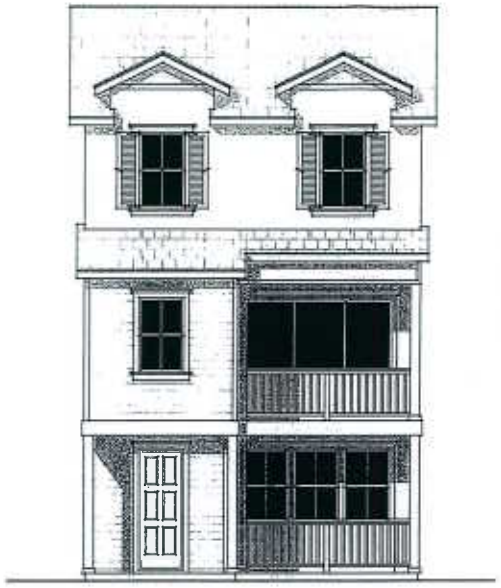
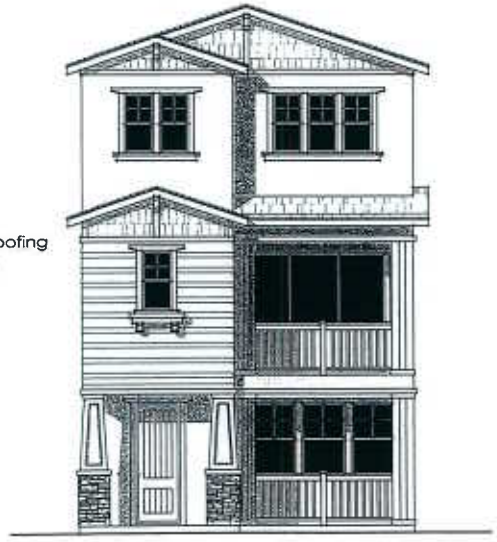


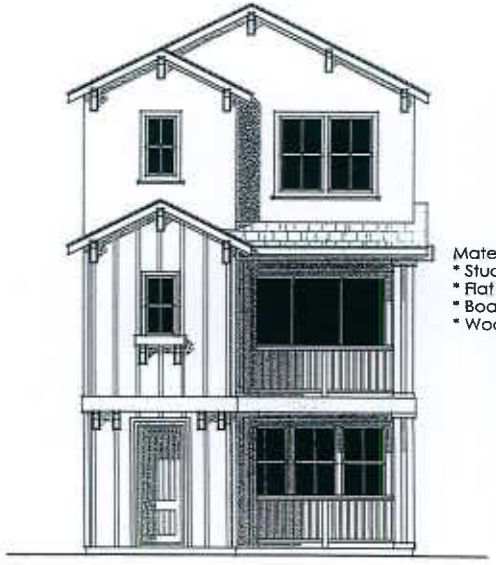
Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding
* Shutters
* Decorative Brackets at Wood Posts

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

Plan 2 Front Elevations

A2.1

Enterprise Drive

Trumark Companies
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EXHIBIT Ap. 21

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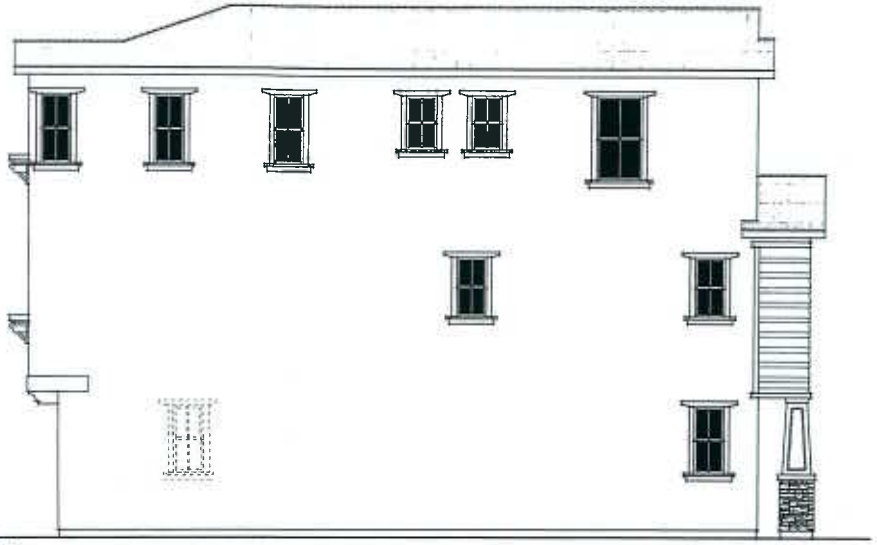
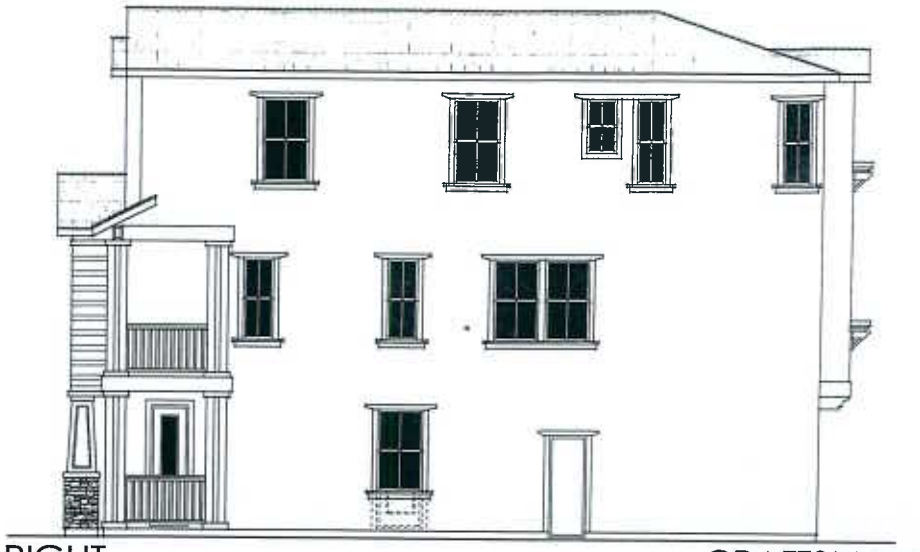
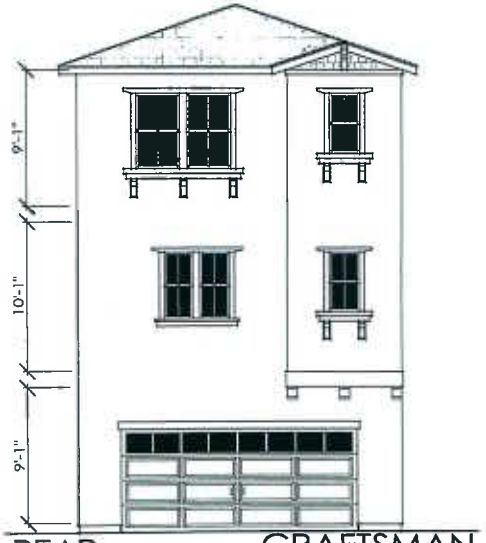
ktgy.com
510 272 2910



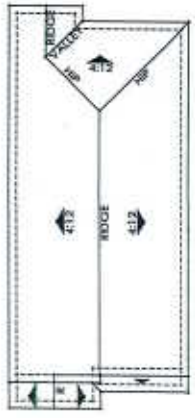
LEFT CRAFTSMAN



RIGHT CRAFTSMAN



REAR CRAFTSMAN



ROOF PLAN

PLAN 2 CRAFTSMAN

A2.2

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Enterprise Drive

A, p22

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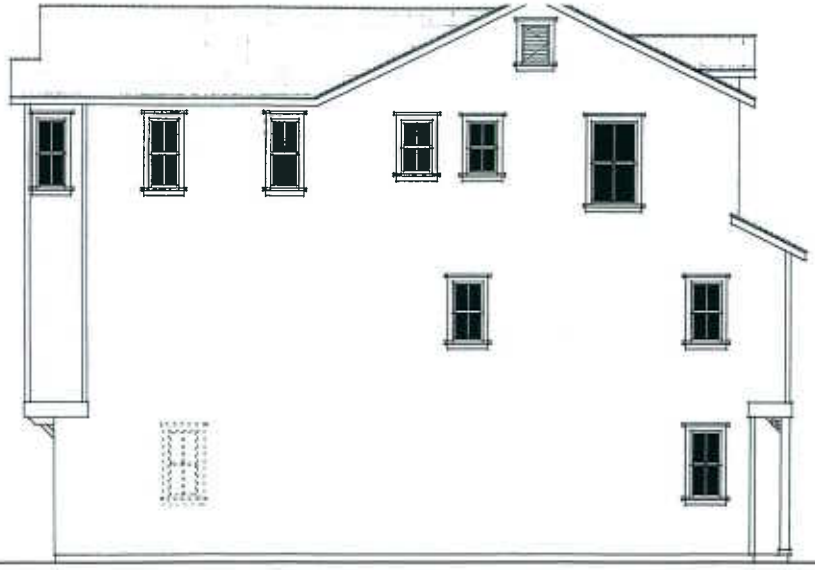
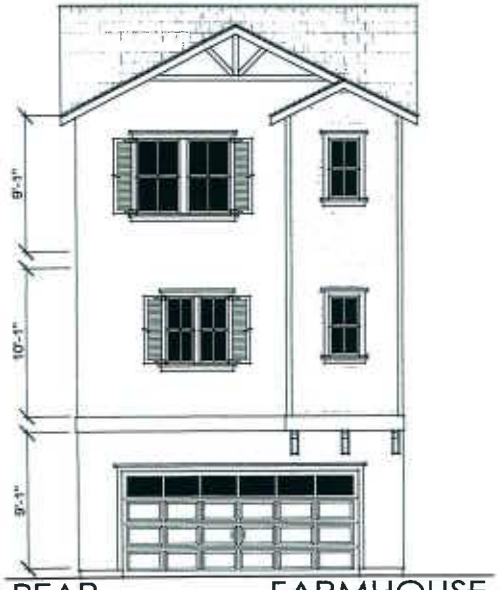
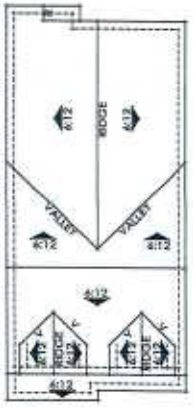


LEFT FARMHOUSE

RIGHT FARMHOUSE



REAR FARMHOUSE



ROOF PLAN

PLAN 2 FARMHOUSE

A2.3

Trumark Companies

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Ap.23

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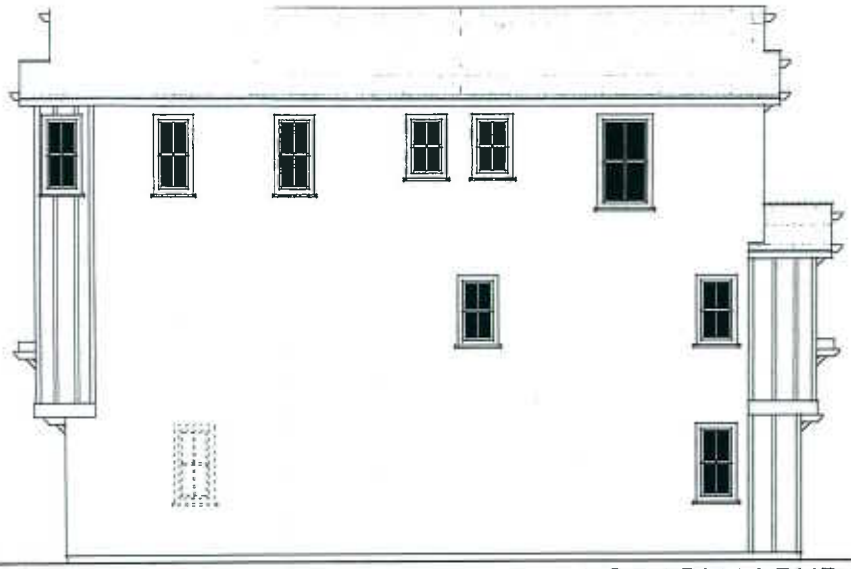
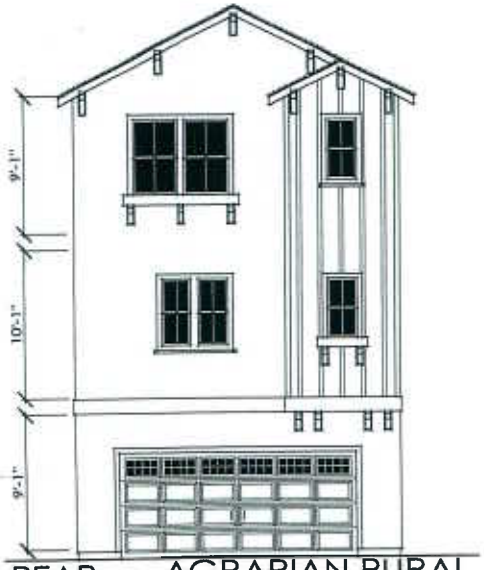


LEFT AGRARIAN RURAL

RIGHT AGRARIAN RURAL



REAR AGRARIAN RURAL

ROOF PLAN

A2.4

PLAN 2 AGRARIAN RURAL

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EXHIBIT A, p.24

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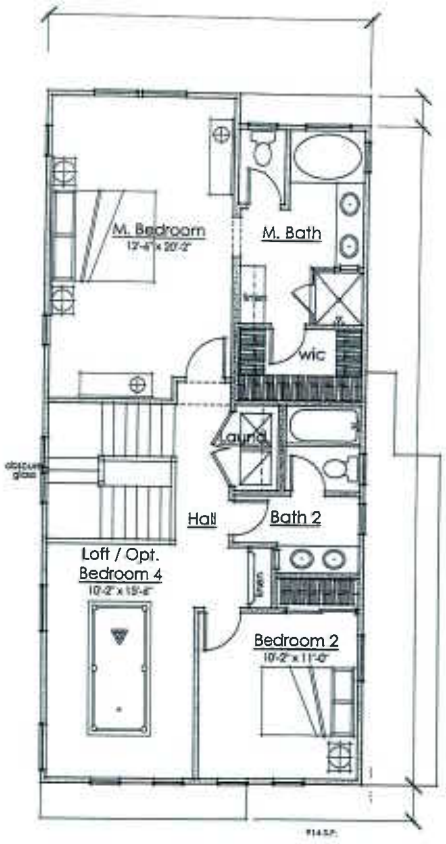
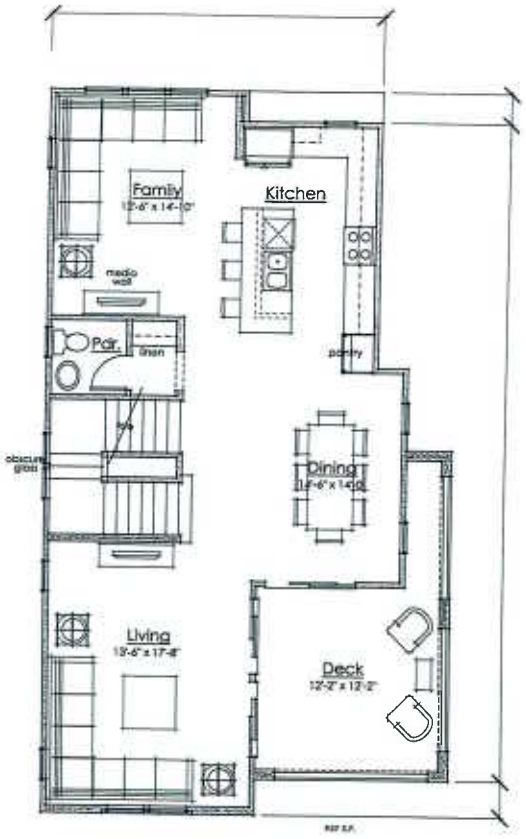
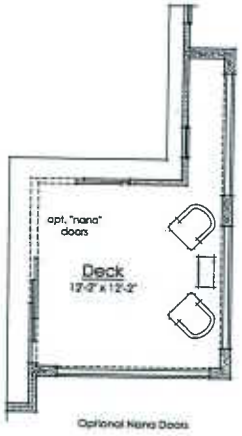
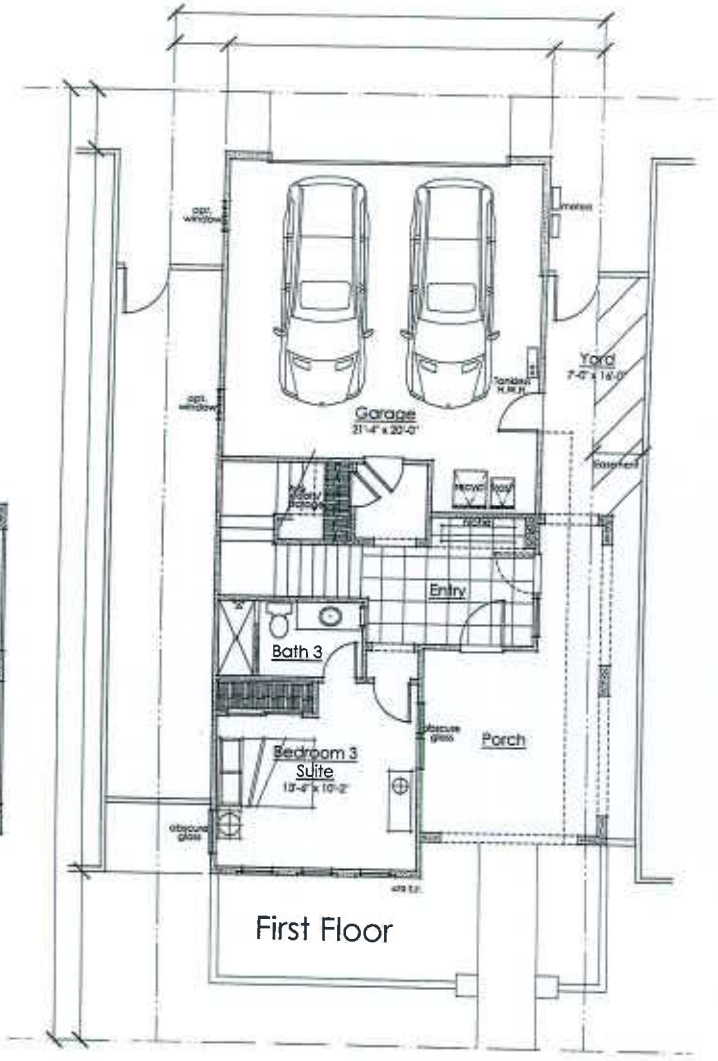


Third Floor



Second Floor





First Floor

Plan 3 Floor Plan

A3.0

Floor Plan
4 Bedrooms
3.5 Baths
2341 sf

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EXHIBIT A, p. 25

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[illegible]0 Second Street, Suite 200
[illegible]kland, California 94607
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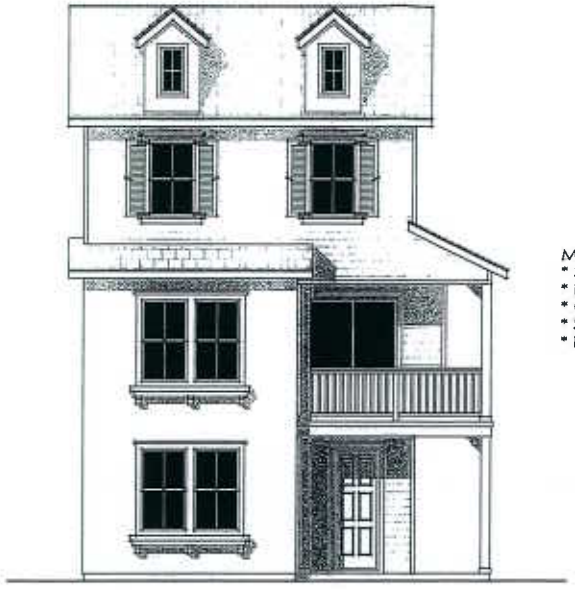
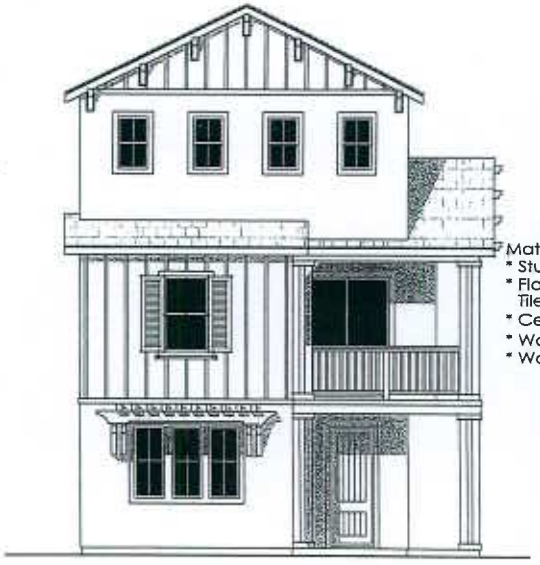


Material Legend:
* Stucco Finish
* Flat Concrete Tile Roofing
* Cementitious Siding/ Shingles
* Shutters
* Decorative Brackets at Wood Posts

FARMHOUSE PLAN 3

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

A3.1

Enterprise Drive

EXHIBIT Ap-26

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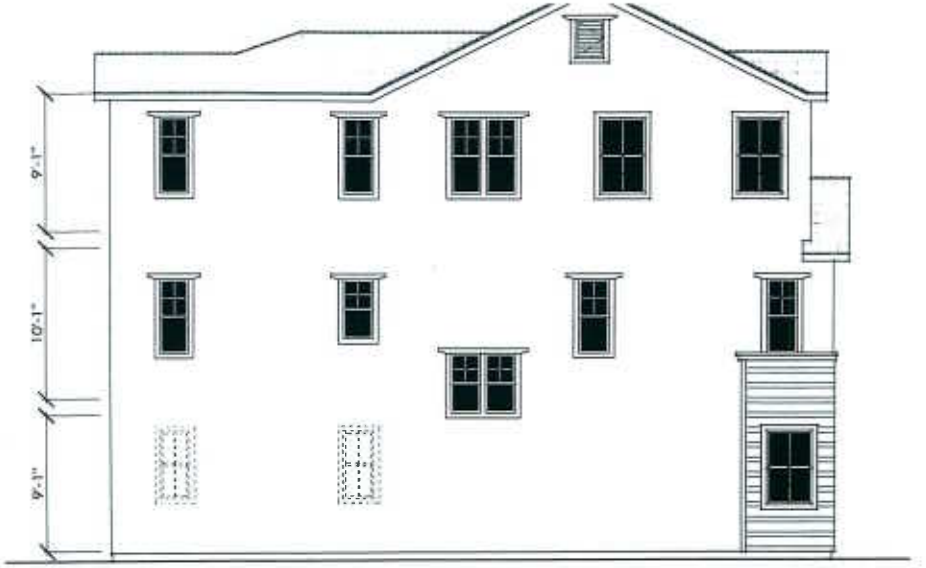
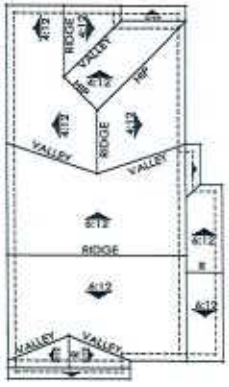


LEFT CRAFTSMAN

RIGHT CRAFTSMAN

REAR CRAFTSMAN



ROOF PLAN

A3.2

PLAN 3 CRAFTSMAN

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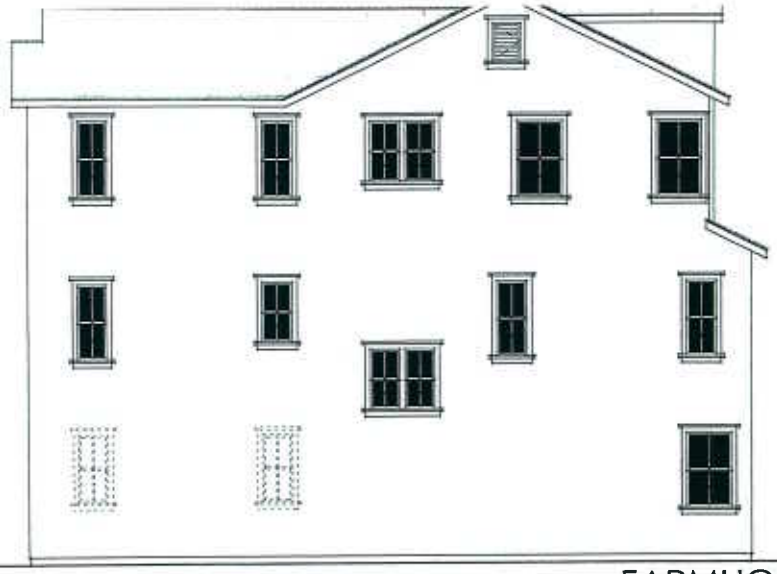
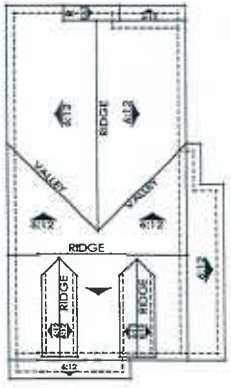


LEFT FARMHOUSE

RIGHT FARMHOUSE

REAR FARMHOUSE



ROOF PLAN

A3.3

PLAN 3 FARMHOUSE

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EXHIBIT Ap28

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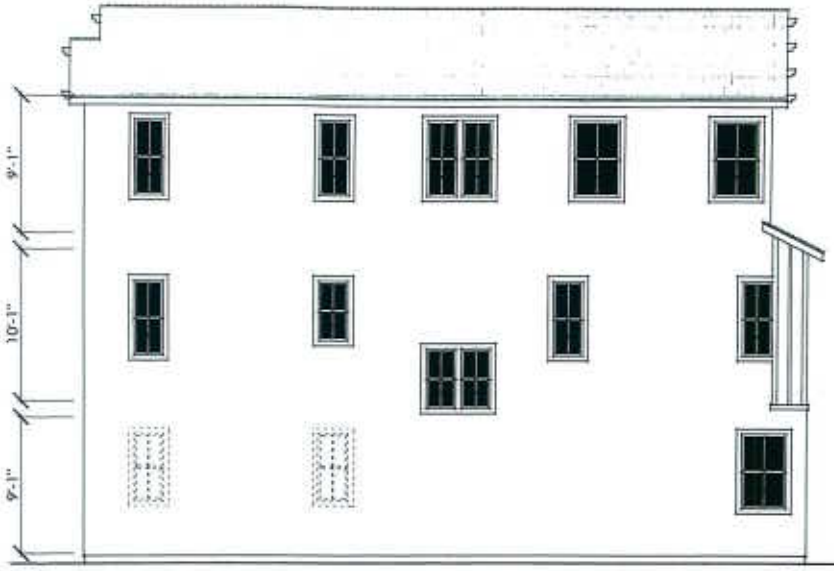
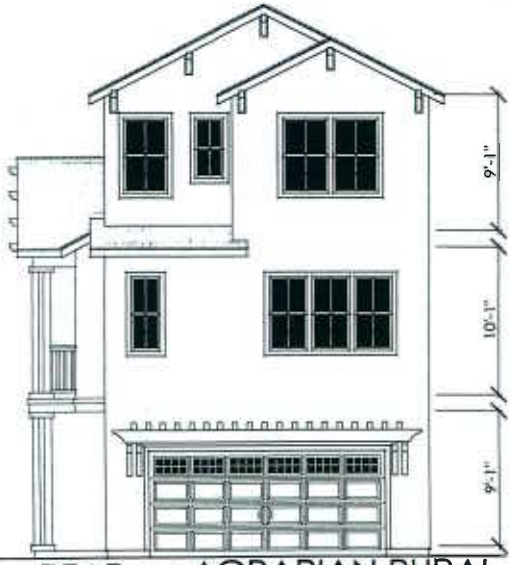


LEFT AGRARIAN RURAL

RIGHT AGRARIAN RURAL



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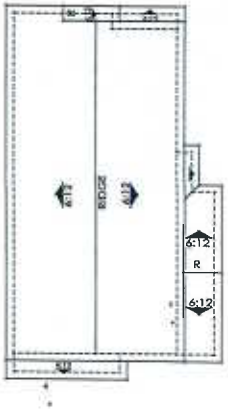

ROOF PLAN

A3.4

PLAN 3 AGRARIAN RURAL

Trumark Companies

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A, p 20

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