

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK APPROVING P-14-16, A PLANNED UNIT
DEVELOPMENT, AND U-14-17, A CONDITIONAL USE
PERMIT, FOR A 281-UNIT RESIDENTIAL DEVELOPMENT
(PRIMA RESIDENTIAL) AT 5699 MOWRY AVENUE

WHEREAS, the Applicant has filed with the City of Newark an application for P-14-16, a planned unit development, and U-14-17, a conditional use permit, for a 281-unit residential development at 5699 Mowry Avenue; and

WHEREAS, pursuant to Municipal Code Section 17.72.060, a public hearing notice was published in The Argus on August 29, 2014, and mailed as required, and the Newark Planning Commission held a public hearing on said application at 7:00 p.m. on September 23, 2014 at the City Administration Building, 37101 Newark Boulevard, Newark, California.

WHEREAS, the Planning Commission approved Resolution Number 1889 recommending that the City Council grant said application as shown on Exhibit A, pages 1 through 42 subject to those certain conditions.

WHEREAS, the Newark City Council desires to add an additional condition that was not considered by the Planning Commission, specifically condition cccc below.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark hereby grants said application as shown on Exhibit A, pages 1 through 42 subject to compliance with the following conditions:

Planning Division

- a. The first permit issued for this project shall be the demolition permit(s) for the Motel-6 building. The building shall be demolished completely, as deemed by the Community Development Director, prior to release of any other permits.
- b. Approval of TM-14-18, Vesting Tentative Map 8208, shall be effective at such time RZ-14-38, the Rezoning of the property within the boundary of Vesting Tentative Map 8208, takes effect.
- c. The project shall be subject to the environmental mitigation measures as described in the Mitigated Negative Declaration prepared for this project.
- d. There shall be no roof-mounted equipment other than satellite dishes, other similar television or radio antennas, and solar equipment. AC units shall not be mounted on the roof.
- e. All lighting shall be directed on-site so as not to create glare off-site, as required by the

Community Development Director.

- f. Construction site trailers and buildings located on-site shall be used for office and storage purposes only, and shall not be used for living or sleeping quarters. Any vehicle or portable building brought on the site during construction shall remain graffiti free.
- g. The covenants, conditions and restrictions (CC&Rs) filed for this development shall include a provision requiring that that garages shall only be used for automobile parking.
- h. Parking lot cleaning with sweeping or vacuum equipment shall not be permitted between 7:00 p.m. and 8:00 a.m.
- i. The site and its improvements shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, repainting surfaces damaged by graffiti and site clean-up. Graffiti removal/repainting and site cleanup shall occur on a continuing, as needed basis. Any vehicle or portable building brought on the site during construction shall remain graffiti free.
- j. All exterior utility pipes and meters shall be painted to match and/or complement the color of the adjoining building surface, as approved by the Community Development Director.
- k. Prior to the issuance of a building permit, the elevations as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council. The building elevations shall reflect all architectural projections such as roof eaves, bay windows, greenhouse windows, chimneys and porches. A site plan showing the building locations with respect to property lines shall also show the projections. Said elevations shall specify exterior materials.
- l. Prior to the issuance of a building permit, the floor plans as submitted by the developer as part of this application shall be reviewed and approved by the Planning Commission and City Council.
- m. All roof material shall consist of fire retardant shake roof, concrete tile, or a roof of similar noncombustible material. Mansard roofs with the above material may be used to screen tar and gravel roofs. All roofs shall be of Class C fire resistant construction or better. Composition shingles shall be Presidential-style or of comparable quality, subject to the review and approval of the Community Development Director.
- n. Prior to the issuance of a building permit, the location and screening design for garbage, refuse and recycling collection areas for the project shall be submitted for the review and approval of Republic Services and the Community Development Director, in that order. The approved garbage, refuse and recycling areas shall be provided prior to the issuance of a Certificate of Occupancy, as required by the Community Development Director. No refuse, garbage or recycling shall be stored outdoors except within the approved trash and recycling enclosures.

- o. Prior to issuance of building permit, an Acoustical Assessment shall be prepared to demonstrate that the exterior and interior noise levels are consistent with the City's land use compatibility standards and Title 25, Section 1092 of the California Code of Regulations. The Acoustical Assessment shall be prepared by a qualified Acoustical Consultant and submitted to the Community Development Director for review and approval. Measures (e.g., attenuation barriers, acoustically rated windows [i.e. appropriate STC or OITC ratings, upgraded insulation, etc.] shall be implemented where conditions exceed the Noise and Land Use Compatibility Criteria of "Normally Acceptable" noise exposure levels.

Measures to respond to and track complaints pertaining to construction noise shall include: (1) a procedure and phone numbers for notifying the City of Newark Building Inspection Division and Newark Police Department (during regular construction hours and off-hours); and (2) a sign posted on-site pertaining to the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).

- p. Prior to issuance of a grading permit, the developer shall hire a qualified biologist to: (1) determine if occupied Burrowing Owl habitat(s) exist on the site, and (2) implement a plan to protect the owls and to excavate the site around any active burrows using hand tools to assure that the owls are not buried during grading in the event Burrowing Owl habitat(s) is found on the site. The occupied Burrowing Owl habitat(s), if found, shall not be disturbed during the nesting season. The Burrowing Owl study shall be conducted not more than 30 days prior to the time site grading activities will commence.
- q. During project construction, if historic, archeological or Native American materials or artifacts are identified, work within a 50-foot radius of such find shall cease and the City shall retain the services of a qualified archeologist and/or paleontologist to assess the significance of the find. If such find is determined to be significant by the archeologist and/or paleontologist, a resource protection plan conforming to CEQA Section 15064.5 shall be prepared by the archeologist and/or paleontologist and approved by the Community Development Director. The plan may include, but would not be limited to, removal of resources or similar actions. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.
- r. Prior to their installation, mailbox locations and designs shall be approved by the Community Development Director and Newark Postmaster. The mailbox compartments of centralized mailboxes shall identify the individual dwelling units with permanent, easily legible lettering.
- s. Prior to the issuance of a Certificate of Occupancy, the parking areas, aisles and access drives shall be installed and striped as shown on the approved site plan. Guest parking spaces shall be clearly marked as reserved for guests, as approved by the Community Development Director.

- t. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.
- u. Prior to final inspection and utility release for each unit, the developer shall pre-wire each unit for satellite and cable television connections, as required by the Community Development Director.
- v. Prior to the issuance of a sign permit, all signs, other than those referring to construction, sale, or future use of this site, shall be submitted for the review and approval of the Community Development Director.

Engineering Division

- w. The development will require approval of a vesting tentative map and final tract map for the proposed residential development, filed in accordance with the State Subdivision Map Act and the City of Newark Subdivision Ordinance. The final map shall designate and/or dedicate emergency vehicle access easements, private vehicle access ways, open space/recreational easements and public utility easements, as appropriate, over common areas of the project. The final map shall also include a 2-foot wide street dedication along Cedar Boulevard frontage.
- x. Prior to any final map approvals, a lot line adjustment or parcel map to separate this proposed residential development from the remaining commercial site shall be approved by the City of Newark and recorded. Concurrent with recording of the lot line adjustment or parcel map, the property owner shall effectuate the removal of any and all record easements within the remaining commercial parcel that are no longer needed. All instruments to extinguish such easements are subject to review by the City Engineer and approval from the respective easement beneficiary.
- y. Concurrent with approval of the final map, the developer shall effectuate the removal of all existing easements encumbering the property within the tract boundary that conflict with areas proposed for improvement. Elimination or modification of existing utility easements on the site requires the approval from the respective utility district or company and the City of Newark.
- z. The project shall conform to the approved tentative map and all conditions of approval set forth herein. Approval of the tentative map shall expire according to the provisions of the State Subdivision Map Act and any amendments thereto and applicable provisions of the Newark Municipal Code. The tentative map provides a preliminary design for the infrastructure improvements associated with the proposed residential subdivision. The developer shall be responsible for any required changes to this preliminary design as determined necessary by the City of Newark to satisfy applicable design requirements of the City or any other public agencies or utilities with jurisdictional authority.
- aa. Prior to approval of the final map, the developer shall guarantee all necessary in-tract common area improvements and off-site street improvements as required by the City of

Newark Subdivision Ordinance and these conditions of approval, and in accordance with tract improvement plans to be approved by the City Engineer. Improvements in the on-site common areas in the development shall include but are not necessarily limited to all private streets, underground utilities including all joint trench infrastructure, storm drain systems, common area stormwater bio-treatment facilities, in-tract lighting, perimeter walls and fences including an 8-foot high precast concrete masonry wall along the project street frontages, public landscape areas, and bicycle and pedestrian facilities as required to satisfy mitigation measures of the approved environmental document. Pedestrian access to the adjoining commercial site shall be coordinated with the adjoining property owner.

Off-site improvements include, but are not necessarily limited to: City standard driveways; wheelchair accessible curb ramps built to current ADA standards; relocation of the curb and gutter (and associated public improvements) on the Cedar Boulevard frontage to provide a curb to curb width of 70 feet; replacement 5-foot wide sidewalk along all street frontages, including the adjoining San Francisco Public Utilities Commission right-of-way; full curb-to-curb pavement grinding and a minimum 0.20' thick pavement overlay on the entirety of Cedar Court; conform pavement grinding and a full curb-to-curb pavement overlay or a combination of patch paving and a full curb-to-curb microsurfacing treatment, with approved black aggregate, on Cedar Boulevard between the project limit to the west up to and including the Cedar Court/Cedar Boulevard intersection;; landscape and irrigation facilities; all utility connections; repair of any additional existing damaged public improvements (e.g curb and gutter, sidewalk, etc.) within the project limits; new signage and pavement striping modifications; and any necessary additional street lighting and fire hydrant installations.

All noted on-site and off-site improvements shall be considered in determination of the tract improvement plan set review and inspection fees for the subdivision and included in the tract improvement plan set to be submitted with the final map for City approval. Improvement plans must be prepared by a qualified person licensed by the State of California to do such work.

- bb. The developer shall install a minimum 8-foot high precast concrete wall along the north side of Cedar Boulevard from Moores Avenue to a point approximately 350 feet east of Birch Street. The scope of improvements associated with installation of this wall shall include but are not necessarily limited to sidewalk removal and replacement (5-foot standard width), all street tree removal and replacement, replacement of all existing damaged concrete curb and gutter improvements within the aforementioned limits, and new landscaping and irrigation system improvements as required by the Landscape-Parks Division.

- cc. This site is subject to the State of California National Pollutant Discharge Elimination System (NPDES) Program General Permit for Storm Water Discharges Associated with Construction Activity. Prior to issuance of a grading permit or a building permit, the developer needs to provide evidence that the proposed site development work is covered by said General Permit for Construction Activity. This will require confirmation that a

Notice of Intent (NOI) and the applicable fee were received by the State Water Resources Control Board and the submittal of the required Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer. In addition the grading plans need to state: "All grading work shall be done in accordance with the Storm Water Pollution Prevention Plan prepared by the developer pursuant to the Notice of Intent on file with the State Water Resources Control Board."

- dd. Prior to the issuance of a grading or any building permits for this project, the developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for the review and approval of the City Engineer. The site specific plan shall include sufficient details to show how storm water quality will be protected during both: (1) the construction phase of the project and (2) the post-construction, operational phase of the project. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD) in the State of California. The construction phase plan shall include Best Management Practices from the California Storm Water Quality Best Management Practices Handbook for Construction Activities. The specific storm water pollution prevention measures to be maintained by the contractor shall be printed on the plans. The operational phase plan shall include Best Management Practices appropriate to the uses conducted on the site to effectively prohibit the entry of pollutants into stormwater runoff from the project site including, but not limited to, low impact development stormwater treatment measures, trash and litter control, pavement sweeping, periodic storm water inlet cleaning, landscape controls for fertilizer and pesticide applications, labeling of storm water inlets with a permanent thermoplastic stencil with the wording "No Dumping - Drains to Bay," and other applicable practices.
- ee. The project must be designed to include appropriate source control, site design, and stormwater treatment measures to prevent stormwater runoff pollutant discharges and increases in runoff flows from the site in accordance with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP), Order R2-2009-0074, revised November 28, 2011, issued to the City of Newark by the Regional Water Quality Control Board, San Francisco Bay Region. Examples of source control and site design requirements include, but are not limited to: properly designed trash storage areas, sanitary sewer connections for all non-stormwater discharges such as fountains, swimming pools, trash compactors, and trash enclosures; minimization of impervious surfaces; and treatment of all runoff with Low Impact Development (LID) treatment measures. A properly engineered and maintained biotreatment system will only be allowed if it is infeasible to implement other LID measures such as harvesting and re-use, infiltration, or evapotranspiration. The stormwater treatment design shall be completed by a licensed civil engineer with sufficient experience in stormwater quality analysis and design. The design is subject to review by the Regional Water Quality Control Board. The developer shall modify the site design to satisfy all elements of Provision C.3 of the MRP. The use of treatment controls for runoff requires the submittal of a Stormwater Treatment Measures Maintenance Agreement prior to the issuance of any Certificates of Occupancy.
- ff. All stormwater treatment measures subject to review and approval by the Alameda County Mosquito Abatement District. The developer shall modify the grading and

drainage and stormwater treatment design as necessary to satisfy any imposed requirements from the District.

- gg. The entire site shall be equipped with full trash capture devices approved by the Regional Water Quality Control Board – San Francisco Bay Region, for 100% trash capture at all on-site and adjoining off-site storm drain inlets. All on-site trash capture devices shall be permanently maintained by the homeowners association under the required Stormwater Treatment Measures Maintenance Agreement.
- hh. The developer shall submit a grading and drainage plan for review and approval by the City Engineer and the Alameda County Flood Control and Water Conservation District. This plan must be based upon a City benchmark and needs to include pad and finish floor elevations of each proposed structure, proposed on-site property grades, proposed elevations at property line, and sufficient elevations on all adjacent properties to show existing drainage patterns. All on-site pavement shall drain at a minimum of one percent. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.

Hydrology and hydraulic calculations shall be submitted for review and approval by the City Engineer prior to approval of the final map. The calculations shall show that the City freeboard requirements will be satisfied (0.75 feet to grate or 1.25 feet to the top of curb under a 10-year storm duration).

- ii. Where a grade differential of more than a 1-foot is created along the boundary parcel lines between the proposed development and adjacent property, the developer shall install a masonry retaining wall unless a slope easement is approved by the City Engineer. Said retaining wall shall be subject to review and approval of the City Engineer. A grading permit is required by the Building Inspection Division prior to starting site grading work.
- jj. Prior to approval the final map(s), the developer shall submit a pavement maintenance program for the drive aisles and parking areas on the project site. The maintenance program shall be signed by the property owner and the property owner shall follow the maintenance program at the City Engineer's direction.
- kk. All new utilities including, but not limited to, electric, telephone and cable television services shall be provided underground. Any proposed utility connections and/or underground work within structurally sound street pavement must be bored or jacked unless otherwise approved by the City Engineer.
- ll. Prior to approval of the final map(s), the developer shall guarantee the undergrounding of the existing overhead utility lines adjacent to Interstate 880 in accordance with the City of Newark Subdivision Ordinance. The undergrounding shall extend from the most southerly existing pole located at the tract boundary and northwest of the southbound I-880 off-ramp, to the nearest existing pole north of the San Francisco Public Utilities Commission (SFPUC) right-of-way, subject to SFPUC approval. In the event SFPUC approval for undergrounding cannot be obtained, the developer shall set a new pole on

the original overhead alignment at the northeast corner of the tract boundary. The undergrounding scope, design, and field work is subject to approval by Pacific, Gas and Electric Company and, if necessary, the California Department of Transportation. All associated work shall be completed prior to issuance of the first Certificate of Occupancy unless otherwise approved by the City Engineer.

- mm. The developer shall repair and/or replace any public and private improvements damaged as a result of construction activity to the satisfaction of the City Engineer and adjoining property owners.
- nn. The developer shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction at the City Engineer's direction.
- oo. The developer shall incorporate a Homeowner's Association consisting of all property owners of lots in the development at the time of incorporation and in the future for the purpose of owning and maintaining the association's property, including but not limited to all private streets and common drive aisles, parking areas, landscape areas, stormwater treatment areas, storm drain systems, public access areas, and for paying for security lighting, any common garbage collection services, any security patrol services, if provided, and other functions of a Homeowner's Association. All common areas within the development shall be owned and maintained by the Homeowner's Association. Each property owner shall automatically become a member of the association and shall be subject to a proportionate share of the maintenance expenses. The Homeowner's Association shall be incorporated prior to the sale of any individual lots and/or prior to acceptance of tract improvements, whichever occurs first. A centralized facility of sufficient size for Homeowner's Association use as a clubhouse/meeting room shall either be constructed on the property or designated at an off-site location, subject to approval by the Community Development Director. The CC&Rs shall prohibit the use of private streets as alternative routes to the in-tract public street system.
- pp. Prior to City Council approval of any final maps, the bylaws governing the property owner's association and any declaration of covenants, conditions and restrictions (CC&Rs) filed for this development shall be reviewed and approved by the City Council at its discretion after mandatory review and recommendations by the City Attorney. Said covenants, conditions and restrictions shall be prominently displayed in the project sales office at all times. Approval of the covenants, conditions and restrictions shall not make the City a party to enforcement of same. The CC&Rs shall apply equally to both owners and renters. The CC&Rs shall be written to require renters to comply with the regulations of the CC&Rs, and a copy of the CC&Rs shall be given to each renter. The CC&Rs shall be written to allow less than a majority of owners to have pavement or landscape maintenance done and the cost thereof assessed to all owners in the project. The CC&Rs shall include a pavement maintenance program for all private streets and common drive aisles.
- qq. The Homeowner's Association CC&Rs shall prohibit the on-site parking of non-self-propelled recreational vehicles, including boats, and any self-propelled recreational vehicles not used for transportation unless separate storage facilities are provided. The

CC&Rs shall regulate the provision of any on-site parking of self-propelled recreational vehicles used for transportation. The CC&Rs shall prohibit the on-site repair and washing of all motor vehicles.

- rr. The CC&Rs for the project shall include a disclosure statement to all property owners indicating that the project site is located within a seismic hazard zone for liquefaction. The disclosure statement shall indicate that the buildings have been designed to current code requirements. The statement shall further indicate that the buildings, site improvements, and utilities are subject to damage during an earthquake and that the buildings may be uninhabitable after an earthquake. This CC&R disclosure statement is subject to review and approval of the City Engineer prior to final map approval.
- ss. The developer shall also assist the Homeowner's Association by having a management consultant firm review the maintenance and operating functions of the association. The management consulting firm shall be responsible to prepare a written report with recommendations to the association for managing the association's obligations and setting initial monthly assessment costs for each lot in the development. Membership and assessment cost shall be mandatory for all property owners of property in the development and shall run with the land. The developer shall pay all costs of incorporation and initial management review and reports.
- tt. The Homeowner's Association shall be required to contract with a professional management firm to oversee all necessary maintenance operations. Documentation of such contract shall be submitted to the City of Newark. All commonly owned facilities shall be properly maintained in a manner consistent with the CC&Rs and project requirements.
- uu. The Homeowner's Association shall periodically provide educational materials on stormwater pollution prevention to all residents.
- vv. Each buyer shall sign an acknowledgment that he/she has read the constitution and bylaws of the Homeowner's Association and the CC&Rs applied to the development.
- ww. The developer shall provide a complete set of construction plans in electronic format and reproducible paper (mylar) format to the Homeowner's Association at the time of its formation.
- xx. All new utilities including, but not limited to, electric and communication services shall be provided underground for all buildings in the development in accordance with the City of Newark Subdivision Standards. Electrical transformers shall be installed in underground vaults with an appropriate public utility easement or within the public right-of-way.
- yy. Fire hydrants are to be located along public and private streets as determined by the Alameda County Fire Department.

- zz. A streetlight plan and joint trench plan shall be submitted by the applicant with the first tract improvement plan check and approved prior to final map approval. LED lighting shall be utilized on all public and private streets and other common areas.
- aaa. All tract improvement plans are subject to review and approval by the Alameda County Water District (ACWD), Union Sanitary District (USD), Alameda County Flood Control and Water Conservation District (ACFC&WCD), and Pacific, Gas, and Electric Company (PG&E). Any modifications to the site design provided with the vesting tentative map as necessary to satisfy requirements from individual utilities or districts are the sole responsibility of the developer. The developer shall coordinate with PG&E as soon as practical following vesting tentative map approval.
- bbb. Prior to approval of any final map(s), the developer shall obtain and submit a Land Use Permit from the San Francisco Public Utilities Commission for all proposed improvements over the City and County of San Francisco's Hetch-Hetchy right-of-way, and pay all associated costs therewith. A note to this effect shall appear on the improvements plans for work on Cedar Boulevard and Cedar Court.
- ccc. Above ground architectural and building features that project over proposed property lines shall be permitted on townhouse and/or condominium units by easements recorded on the final map. Such features include, but are not limited to, eaves, bay windows, balconies, porches, landings, and stairways. The details for these easements, including dimensions and descriptions, shall be included on the final map. Foundations for townhouse units shall be contained within the individual lot.
- ddd. Street names and an addressing scheme shall be developed during the final map and improvement plan review process in accordance with the City of Newark's Street Numbering and Naming Ordinance (Chapter 12.12). This area of Newark has a "flower/shrub" theme for street names. Available street names will need to be determined. All addressing is based on the Alameda County grid pattern with streets running generally northerly and southerly having 5-digit addresses and streets running generally westerly and easterly having 4-digit addresses.
- eee. The developer shall repair and/or replace any public or private improvements damaged as a result of construction activity to the satisfaction of the City Engineer.
- fff. Prior to issuance of a Certificate of Occupancy or release of utilities for any residential units, private streets, common vehicle accessways and parking facilities serving said units shall be paved in accordance with the recommendation of a licensed engineer based on a minimum Traffic Index of 6.0.
- ggg. Prior to issuance of a Certificate of Occupancy or release of utilities for each dwelling unit, the on-site drive aisles and uncovered parking facilities shall be installed and striped as shown on the approved site plan. All on-site uncovered parking facilities and drive aisles shall be drained at a minimum slope of 1.0% for asphalt concrete surfaces and 0.3% for Portland cement concrete surfaces.

- hhh. Prior to the issuance of any permits, any proposed permeable pavement design shall be based on a geotechnical engineer's recommendation and reviewed by the manufacturer or the National Ready Mixed Concrete Association (NRMCA). The developer shall submit documentation to the City confirming approval by the manufacturer or NRMCA and geotechnical engineer. The developer shall also ensure that the contractor hired to install the permeable pavement be certified by the NRMCA. Documentation that confirms certification shall be submitted directly to the City Engineer for review and approval.
- iii. The developer shall provide all required paper and digital submittals of the project final map, tract improvements plans, and as-built plans as required by the City Engineer, including, but not necessarily limited to the following: (1) One full-size reproducible copy and one reduced reproducible copy of the approved tentative map; (2) Two electronic copies of the approved final map and improvement plans in a format approved by the City Engineer; (3) One full-size mylar copy and one reduced copy of the recorded final map; (4) One reproducible set and four blue-line or photocopied sets of the approved tract improvement plans; (5) Two electronic copies and one mylar set of the as-built tract improvement plans. The City will require a digital submittal of all final maps and improvements plans. All CAD work must be prepared in a manner consistent with the Union Sanitary District's digital submittal requirements for layering conventions. This can be found on the web at: <http://www.unionsanitary.com/digitalSubmittal.htm>. Digital files submitted shall be based on accurate coordinate geometry calculations and the NAD83 State Plane Coordinate System (Zone III) and NGVD29 (USD requires NAVD88) as vertical datum. A deposit of \$5,000 shall be provided by the developer to the City to ensure submittal of all required documents.
- jjj. The developer shall provide as-built record drawings in both electronic format and on mylar paper based on full and complete review and inspection by the developer's project civil engineer, landscape architect, and other design professionals of all public improvements and all improvements on private streets and property included in the tract improvement plan set.
- kkk. If any condition of the tentative tract map be declared invalid or unenforceable by a court of competent jurisdiction, this vesting tentative map shall terminate and be of no force and effect, at the election of the City Council on motion.
- lll. Pursuant to Government Code Section 66474.9, the subdivider, or any agent thereof, or successor thereto, shall defend, indemnify, and hold harmless the City of Newark, its officials, employees or agents (collectively "City") from any claim, action or proceeding against the City to attack, set aside, void, or annul, the City's approval concerning this subdivision map application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense.
- mmm. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of s statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The developer is hereby

further notified that the 90-day approval period in which the developer may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code 66020(a), has begun. If the developer fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the developer will be legally barred from later challenging such exactions.

Landscape-Parks Division

- nnn. The developer shall install landscape improvements along the project frontages of Cedar Boulevard and Cedar Court in accordance with the approved Preliminary Landscape Plans. These improvements shall include but are not limited to replacement of all street trees, new shrubs and/or groundcover in the parkway strip, ivy adjacent to the new 8-foot masonry wall, soil amendments, and a fully functional drip irrigation system to irrigate all new trees and planting. Street trees shall be replaced at not less than a 1:1 ratio. All such improvements shall be maintained by the Homeowners Association.

The developer shall install landscape improvements on the north side of Cedar Boulevard between the San Francisco Public Utilities Commission right-of-way limit and a point approximately 350 feet east of Birch Street in accordance with the approved Preliminary Landscape Plans. These improvements shall include but are not limited to replacement of all street trees, new shrubs and/or groundcover in the parkway strip, ivy adjacent to the new 8-foot masonry wall, soil amendments, and a fully functional drip irrigation system to irrigate all new trees and planting. The irrigation system shall include a separate water meter and all backflow prevention equipment, to the extent necessary for a complete system. Street trees shall be replaced at not less than a 1:1 ratio. Maintenance of this area will not be the responsibility of the Homeowners Association.

- ooo. All landscape maintenance on-site and along the project frontage of the project shall be the responsibility of the Homeowners Association. The developer shall enter into a Landscape Maintenance Agreement prior to approval of the final map. This agreement shall run with the land and be binding to the homeowners association as successors. Landscape maintenance of these areas by the City under the terms of the Agreement would occur only in the event that City Council deems the homeowners association's maintenance to be inadequate. Any project perimeter walls and adjoining landscape areas shall be included in a dedicated landscape easement to guarantee adequate maintenance of the walls. Maintenance of the walls and landscape features on the north side of Cedar Boulevard is explicitly not the responsibility of the homeowners association or its successors. Any work other than routine maintenance, including but not necessarily limited to, tree removal, tree pruning, or changes to the approved planting palette shall be approved in advance by the City Engineer. All tree pruning shall be performed by or under the direction of a certified arborist.
- ppp. The developer shall retain a licensed landscape architect to prepare working drawings for both off-site and on-site landscape plans in accordance with City of Newark requirements, the approved Conceptual Landscape Plan, and the State of California Model Water Efficient Landscape Ordinance. The landscape plans shall be included with

the full tract improvement plan set. The associated Landscape Documentation Package must be approved by the City Engineer prior to final map approval.

- qqq. The developer shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080. Prior to approval of the final map, the developer shall provide sufficient information to detail the environmentally-conscious landscape practices to be used on the project.
- rrr. All plant species identified for placement in the public right-of-way, common area landscaping, and as part of biotreatment measures are subject to final approval of the City Engineer as part of the landscape improvement plans.
- sss. Prior to installation by the developer, plant species, location, container size, quality, and quantity of all landscaping plants and materials shall be reviewed and approved by the City Engineer. All plant replacements shall be to an equal or better standard than originally approved subject to approval by the City Engineer.
- ttt. Prior to the release of utilities or issuance of any Certificate of Occupancy, all landscaping and irrigation systems shall be completed or guaranteed by a cash deposit deposited with the City in an amount to cover the remainder of the work.
- uuu. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall guarantee all trees for a period of 6 months and all other plantings and landscape for 60 days after completion thereof. The developer shall insure that the landscape shall be installed properly and maintained to follow standard horticultural practices. All plant replacements shall be to an equal or better standard than originally approved subject to approval of the City Engineer.

Building Inspection Division

- vvv. Construction for this project can occur only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. The developer may make a written request to the Building Official for extended working hours and/or days. In granting or denying any request, the Building Official will take into consideration the nature of the construction activity which would occur during extended hours/days, the time and duration of the request, the proximity to residential neighborhoods, and input by affected neighbors. All approvals will be done so in writing.

General

- www. All proposed changes from approved exhibits shall be submitted to the Community Development Director who shall decide if they warrant Planning Commission and City Council review and, if so decided, said changes shall be submitted for the Commission's and Council's review and decision. The developer shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Planning Commission and/or City Council review and approval. All time extensions for this planned unit development and conditional use permit shall be approved by the Planning Commission

and City Council.

- xxx. If any condition of this planned unit development and conditional use permit be declared invalid or unenforceable by a court of competent jurisdiction, this planned unit development and conditional use permit shall terminate and be of no force and effect, at the election of the City Council on motion.
- yyy. This planned unit development and conditional use permit shall be given a public hearing before the City Council for the Council's review and approval.
- zzz. Prior to the submittal for building permit review, all conditions of approval of this project, as approved by the City Council, shall be printed on the plans.
- aaaa. The developer hereby agrees to defend, indemnify, and save harmless the City of Newark, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of Newark, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.
- bbbb. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The developer is hereby further notified that the 90-day approval period in which the developer may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the developer fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the developer will be legally barred from later challenging such exactions.
- cccc. Prior to the issuance of a building permit evidence shall be provided, to the satisfaction of the Community Development Director, that developer has made a contribution of at least fifty thousand dollars (\$50,000) to Second Chance Inc. to support services to Newark residents and at least fifty thousand dollars (\$50,000) to other non-profit organizations that provide services to Newark residents.

NEWARK PRIMA

PLANNED UNIT DEVELOPMENT AND VESTING TENTATIVE MAP

NEWARK, CALIFORNIA



PROJECT TEAM:

DEVELOPER
 CAELLA MOWRY, LLC
 kelly@caellamowry.com
 CONTACT: KELLY SNIDER
 (650) 397-3132

CIVIL ENGINEER
 CARLSON, BARBEZ & GIBSON, INC.
 GREG MILLER
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 (925) 866-0322

ARCHITECT
 KTYG ARCHITECTURE AND PLANNING
 YOLU GANTER
 580 SECOND STREET, SUITE 200
 OAKLAND, CA 94607
 (510) 272-2910

LANDSCAPE ARCHITECT
 RWA LANDSCAPE ARCHITECTS
 H. ROSS WELLS
 760 ALTESA DRIVE
 BRENTWOOD, CA 94513
 (925) 313-3091

SHEET INDEX:

T1 TITLE SHEET
 P01 PLANNED UNIT DEVELOPMENT PLAN

ARCHITECTURAL PLANS:

- A.1 ARCHITECTURAL SITE PLAN, UNIT MIX & CODE ANALYSIS
- A.2 3 PLEX CONDOS & PLEX CONDOS
- A.3 3 & 6 PLEX CONDO BLDG PLANS
- A.4 CONDO UNIT PLANS 1, 2 & 3
- A.5 3 PLEX & 4 PLEX TOWNHOMES
- A.6 3 & 4 PLEX TOWNHOME BLDG PLANS
- A.7 4B & 3B TOWNHOMES
- A.8 4B & 3B PLEX TOWNHOME BLDG PLANS
- A.9 PLEX TOWNHOME BLDG PLANS
- A.10 6B PLEX TOWNHOME BLDG PLANS
- A.11 6B PLEX TOWNHOME BLDG PLANS
- A.12 6B PLEX TOWNHOME BLDG PLANS
- A.13 TOWNHOME PLANS 1, 2 & 3
- A.14 TOWNHOME PLANS 4, 5 & 6
- A.15 PLAN 1 ELEVATIONS
- A.16 PLAN 1 DETACHED
- A.17 PLAN 2 ELEVATIONS
- A.18 PLAN 2 DETACHED
- A.19 PLAN 3 ELEVATIONS
- A.20 PLAN 3 DETACHED
- A.21 COLOR & MATERIALS - CONDOS
- A.22 COLOR & MATERIALS - TOWNHOUSES
- A.23 COLOR & MATERIALS - SINGLE FAMILY

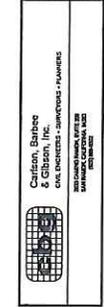
LANDSCAPE PLANS:

- L-1 ILLUSTRATIVE SITE PLAN
- L-2 OVERALL SITE
- L-3 CENTER BOULEVARD ENLARGEMENT
- L-4 CENTER BOULEVARD ENLARGEMENTS
- L-5 MOWRY AVENUE AND 715' WID PLAY AREA ENLARGEMENTS
- L-6 TYPICAL PASEO ENLARGEMENTS

CIVIL PLANS:

- TM 1 TITLE SHEET LOTTING PLAN
- TM 2 PROJECT INFORMATION
- TM 3 BOUNDARY AND EXISTING CONDITIONS
- TM 4 PRELIMINARY SITE PLAN
- TM 5 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM 6 PRELIMINARY SEWER AND WATER PLAN
- TM 7 PRELIMINARY STORMWATER CONTROL PLAN
- TM 8 PRELIMINARY FIRE AND PARKING PLAN

*UPDATED FOR CITY COUNCIL



T1

OCTOBER 1, 2014*

EXHIBIT A.1

REVISIONS

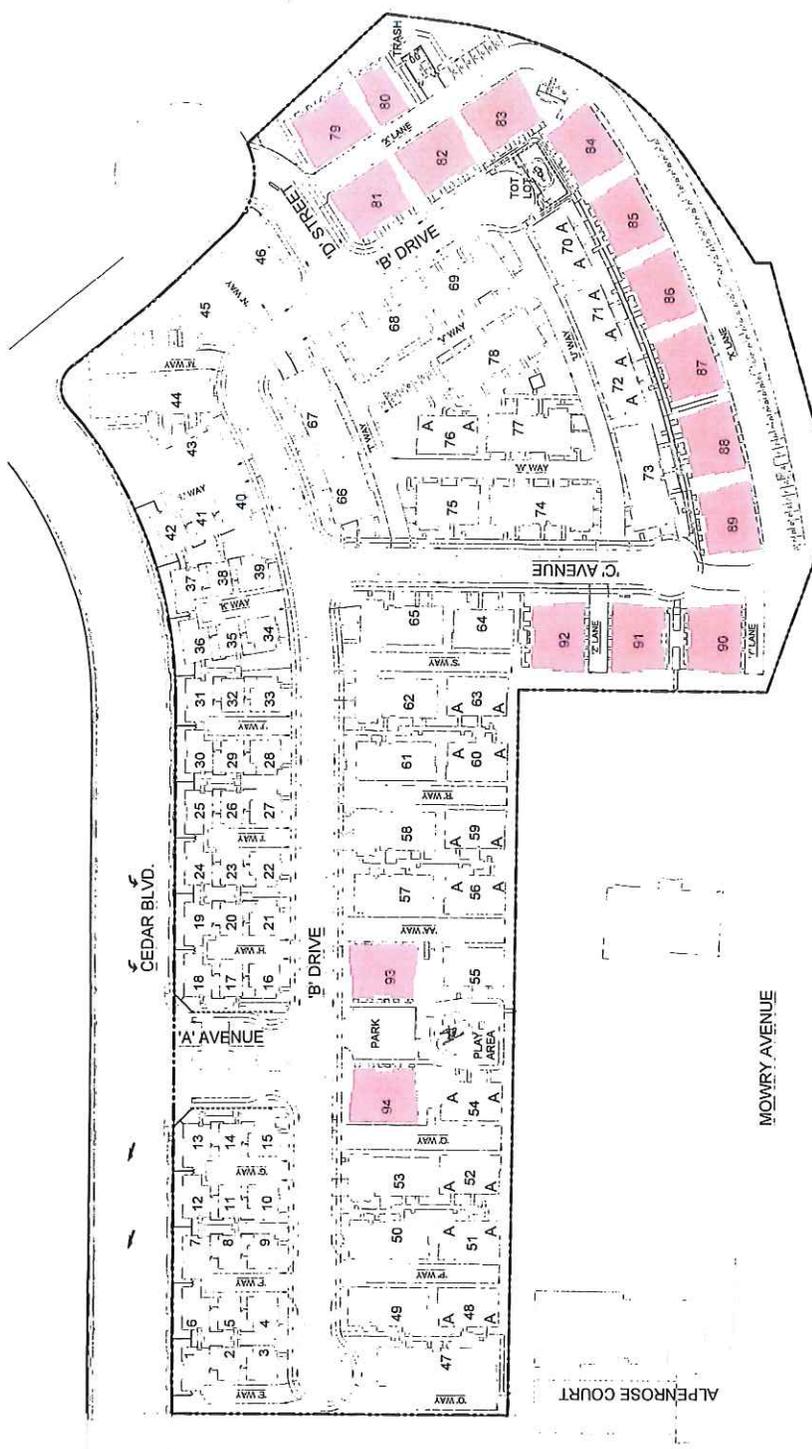
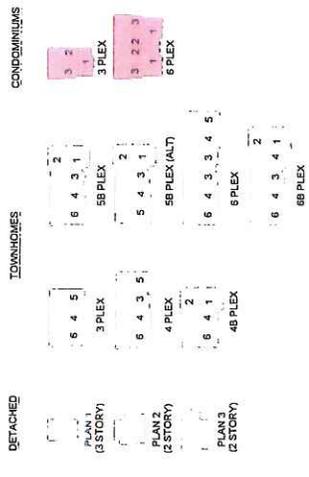
CONDO 2013 CBC CODE ANALYSIS

- 2013 CBC WITH SUPPLEMENTS
- OCCUPANCY:
 - R2.1.52: (CONSIDERED A NON-SEPARATED OCCUPANCY) PER CBC SEC 509.3-SEPARATION PER CBC SEC 420
 - NFPA 13
 - FIRE SPRINKLERS:
 - A. INCREASES ALLOWED
 - I. SEC 504.2
 - II. SEC 508.2
 - III. SEC 509.3
 - ALLOWABLE AREA INCREASE FOR FRONTAGE
 - ALLOWABLE AREA INCREASE FOR SPRINKLERS
 - TYPE I/A
 - A. ALLOWABLE STORES
 - I. SEC 504.2 & TABLE 503
 - 4 STORES (9 + 1), W/ SPRINKLERS
 - B. ALLOWABLE AREA
 - I. SEC 508 & TABLE 503
 - R2.7 TYPE I/A = 12,000 S.F.
 - SEC 508.2 FRONTAGE INCREASE FOR AREA (RBD)
 - SEC 508.4 AREA DETERMINATION FOR MULTISTORY INCREASE
 - 12,000 S.F. x 2 = 24,000 S.F. (NOT INC. FRONTAGE INCREASE)
 - ACCESSIBILITY:
 - SECTION 1102A.3
 - MULTI-STORY DWELLINGS
 - TOTAL UNITS ON SITE INCLUDES CONDOS & T.H.
 - ALL UNITS TO BE FULL COMPLY W/ 1102A.3
 - **ACCESSIBLE UNITS TO BE ALLOCATED IN T.H.

TOWNHOUSE & SINGLE FAMILY 2013 CBC CODE ANALYSIS

- 2013 CBC WITH SUPPLEMENTS
- OCCUPANCY:
 - R2
 - FIRE SPRINKLERS:
 - NFPA 13R
 - CONSTRUCTION TYPE:
 - A. ALLOWABLE STORES: 3
 - UL
 - ACCESSIBILITY:
 - N/A
 - A. SINGLE FAMILY:
 - B. TOWNHOUSE:
- PER SEC 320, GO TO CBC CHAPTER 11A
MULTI STORY DWELLINGS
TOTAL UNITS ON SITE INCLUDES CONDOS & T.H.
ALL UNITS TO BE FULL COMPLY W/ CBC 1102A.3
MAXIMUM PER SPALL COMPLY W/ CBC 1102A.3
**ACCESSIBLE UNITS TO BE ALLOCATED IN T.H.

BUILDING TYPES



Type	Units	Bed/Bath	Sq. Ft.	MOWRY UNIT MIX						CONDOMINIUMS			TOTALS	
				3 Pkx	4 Pkx	4B Pkx	5B Pkx	6 Pkx	6B Pkx	3 Pkx	6 Pkx	8 Pkx		
DETACHED	1	4/3.5	3210											14
	2	3/2.5	1510											14
	3	3/2.5	1510											14
TOWNHOMES	1	2/2.5	1331			2	8		3					13
	2	2/2.5	1331			2	8		3					13
	3	3/2.5	1540		5		2	8	4	3				29
	4	3/2.5	1540		16		2	8	2	3				31
	5	3/2.5	1540		16		2	8	2	3				31
CONDOMINIUMS	6	4/3.5	2115			16	5		7		3			26
	1	3/2.5	1455								1			30
	2	3/2.5	1455								1			30
5B/TABLE TYPE	3	3/2.5	1520								1			30
5B/TABLETYPE	3	3/2.5	1520								1			30
5B/TABLETYPE	4			4		8		12	12	12	3			281

NEWARK PRIMA

A = ACCESSIBLE UNIT

ARCHITECTURAL SITE PLAN, UNIT MIX & CODE ANALYSIS

A.1

NEWARK, CA
STEP # 20130114

04.12.2014

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Oakland, CA 94607
510.272.2910
ktgy.com

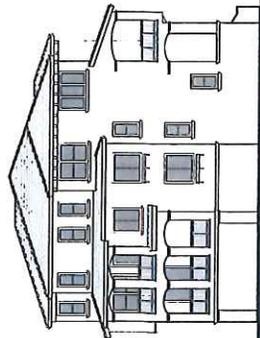
EXHIBIT A03



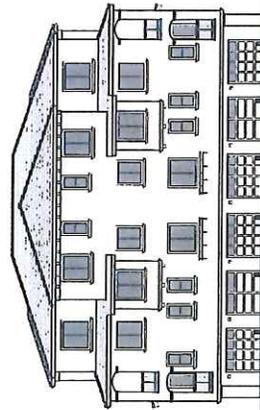


6 PLEX
FRONT ELEVATION

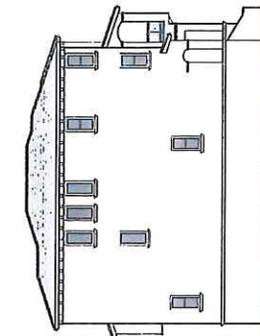
3 PLEX
FRONT ELEVATION



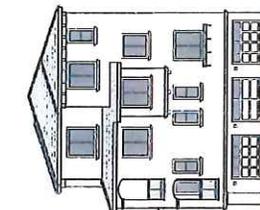
6 PLEX
LEFT ELEVATION



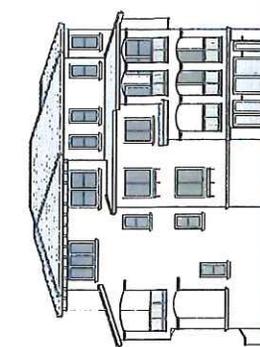
6 PLEX
REAR ELEVATION



6 PLEX
LEFT ELEVATION



3 PLEX
REAR ELEVATION



3 & 6 PLEX
RIGHT ELEVATION

NEWARK PRIMA

cbg
Carson Babbe
& Gibson, Inc.
ARCHITECTURE + PLANNING
224 UNIVERSITY AVENUE, SUITE 200
NEWARK, CA 94701
TEL: 510.272.2910
WWW.CBGARCHITECTURE.COM

**3 PLEX CONDOS
& 6 PLEX CONDOS**

NEWARK, CA
REF # 2012011
6/11/2014

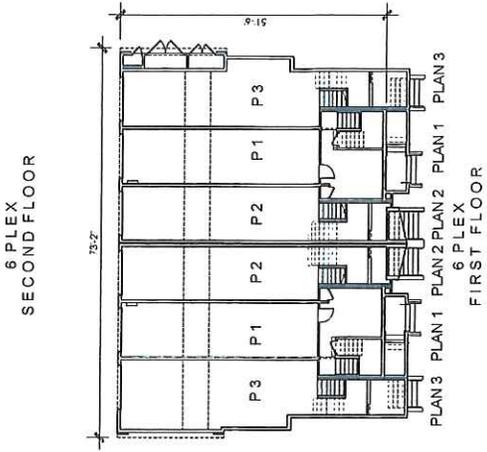
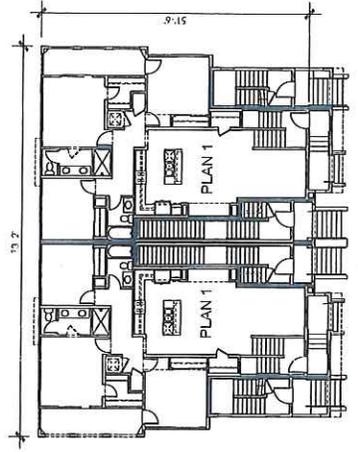
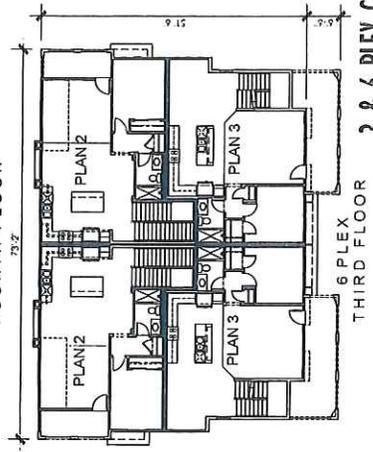
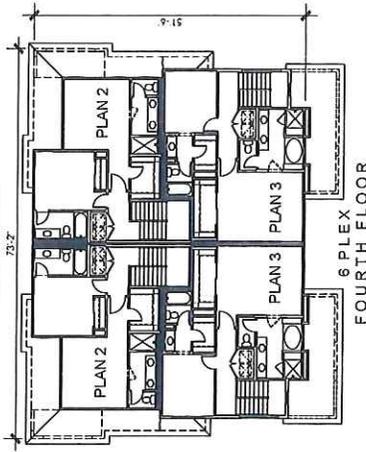
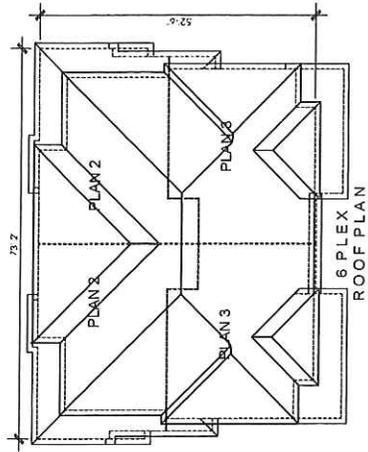
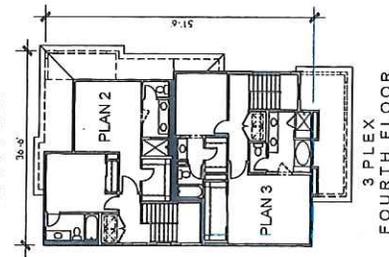
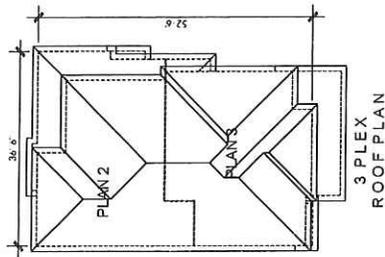
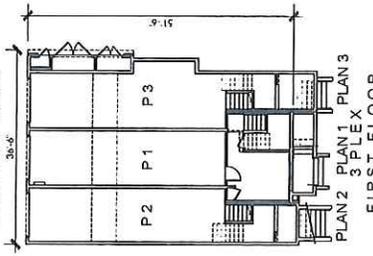
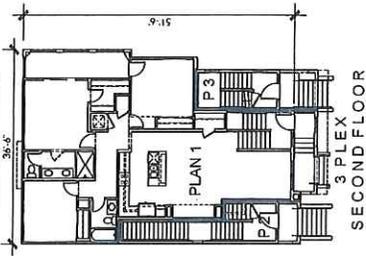
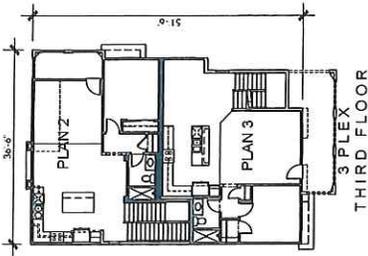


A-2



KTGY Group, Inc.
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Oakland, CA 94607
510.272.2910
ktgy.com

EXHIBIT
A-2



NEWARK PRIMA

3 & 6 PLEX CONDO BLDG PLANS

CSB
 Carlson, Barboe & Gibson, Inc.
 ARCHITECTS-PLANNERS-ENGINEERS-INTERIORS
 221 CANTON AVENUE, SUITE 200
 NEWARK, CALIFORNIA 94701
 (925) 432-4222
 www.csbgibson.com

NEWARK, CA
 06. # 211074H

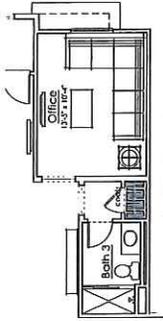
07/2014

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

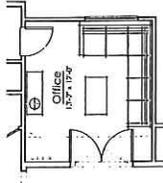
A3



EXHIBIT A05

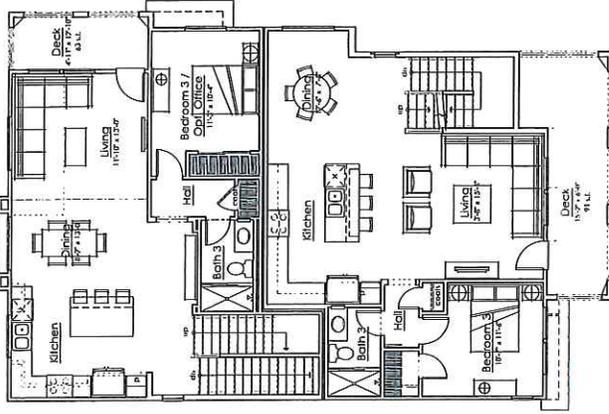


OPT. OFFICE (PLAN 2)

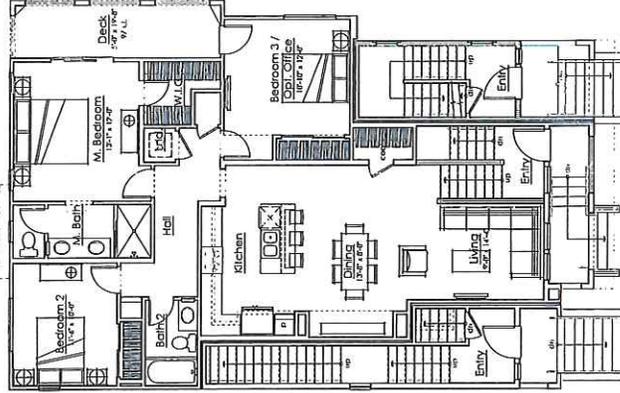


OPT. OFFICE (PLAN 1)

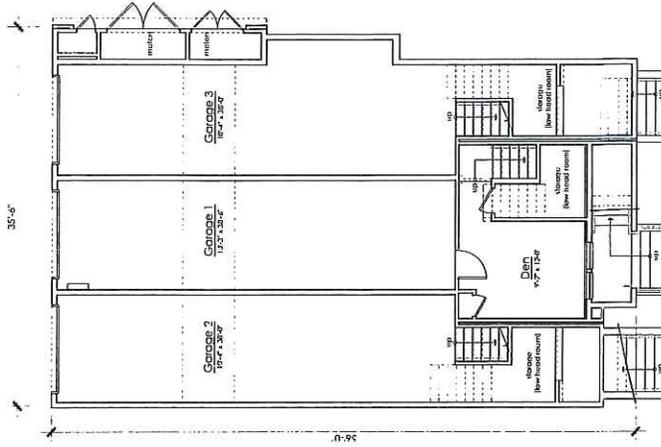
PLAN 2
3 BR / 3 BA
1503 SF NET



PLAN 3
3 BR / 3 BA
1622 SF NET



PLAN 1
3 BR + DEN / 2 BA
1456 SF NET



FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

NEWARK PRIMA

CONDO UNIT PLANS 1, 2 & 3

A.4



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Oakland, CA 94607
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NEWARK, CA
RFP # 2013016
07/3/14

	C. B. G. Builders & General, LLC CIVIL ENGINEERING • ARCHITECTURE • PLUMBING 1415 CALLE DEL MAR SAN MARINO, CALIFORNIA 91766 (916) 342-1111 WWW.CBGBUILDERS.COM
	1415 CALLE DEL MAR SAN MARINO, CALIFORNIA 91766 (916) 342-1111 WWW.CBGBUILDERS.COM

EXHIBIT A06



PLAN 5

PLAN 4
3 PLEX
FRONT ELEVATION

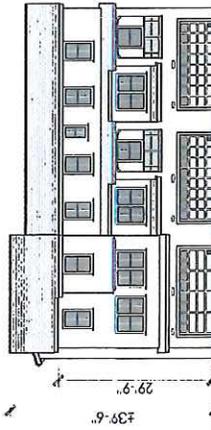
PLAN 6

PLAN 5

PLAN 3

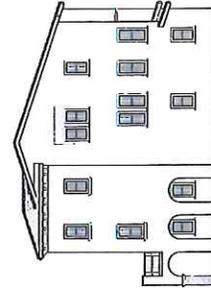
PLAN 4
4 PLEX
FRONT ELEVATION

PLAN 6



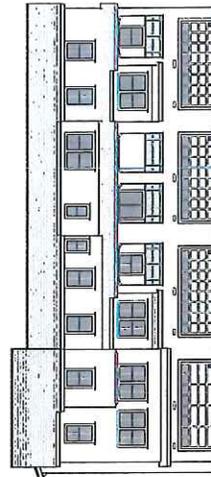
PLAN 6

PLAN 4
3 PLEX
REAR ELEVATION



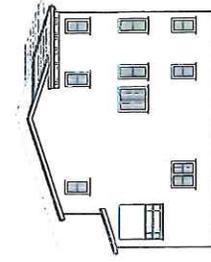
PLAN 6

3 & 4 PLEX
RIGHT ELEVATION



PLAN 5

PLAN 4
4 PLEX
REAR ELEVATION



PLAN 5

3 & 4 PLEX
LEFT ELEVATION

NEWARK PRIMA

3 PLEX & 4 PLEX TOWNHOMES

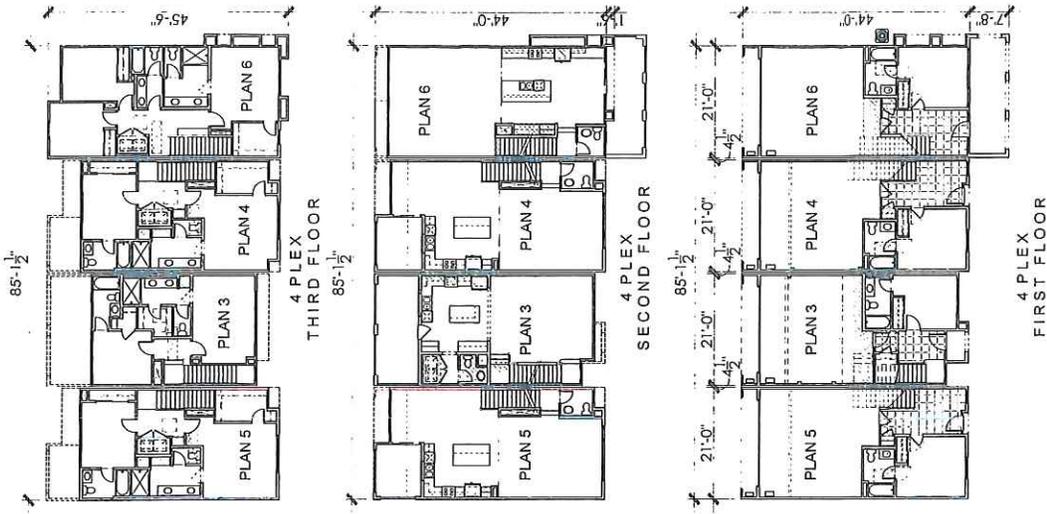
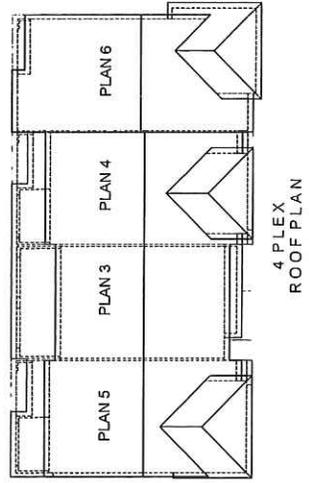
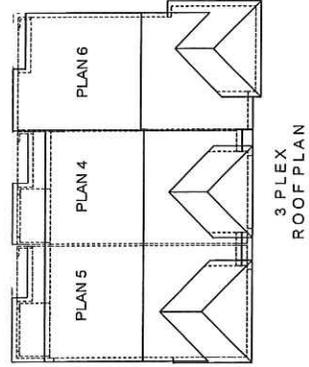
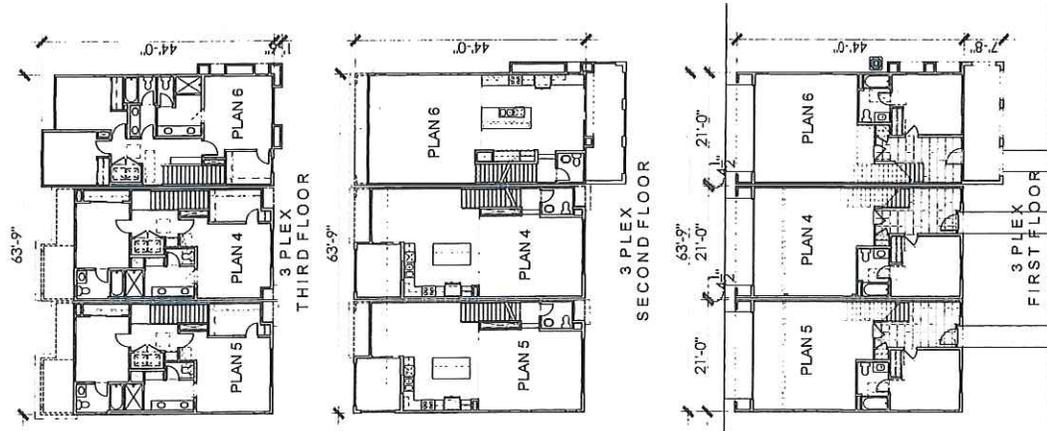
NEWARK, CA
RIZ # 20132116
0-13204

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

	Carson, Britice CHAIRMAN 214 FOUNDRY ST., NEWARK, CA 94701
	JEFFREY 214 FOUNDRY ST., NEWARK, CA 94701

Scale: 0 2 4 8 16
A.5

AP7



NEWARK PRIMA

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 ARCHITECTS + PLANNERS + ENGINEERS
 3450 GRAND CENTRAL BLVD. STE. 100
 NEWARK, NJ 07102
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 WWW.CBG.COM

3 & 4 PLEX TOWNHOME BLDG PLANS

NEWARK, CA
 08/21/2014

07/27/2014

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

A.6



APR 2014

APR



PLAN 6

PLAN 4

PLAN 1

PLAN 6

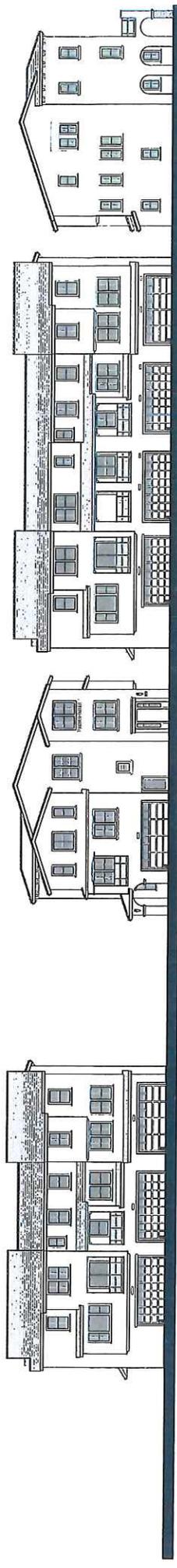
PLAN 4

PLAN 3

PLAN 1

4B PLEX
FRONT ELEVATION

5B PLEX
FRONT ELEVATION



PLAN 2

PLAN 4

PLAN 6

PLAN 2

PLAN 1/2

PLAN 2

PLAN 3

PLAN 4

PLAN 6

4B PLEX
REAR ELEVATION

5B PLEX
REAR ELEVATION

4B & 5B PLEX
LEFT ELEVATION

NEWARK PRIMA

4B & 5B TOWNHOMES



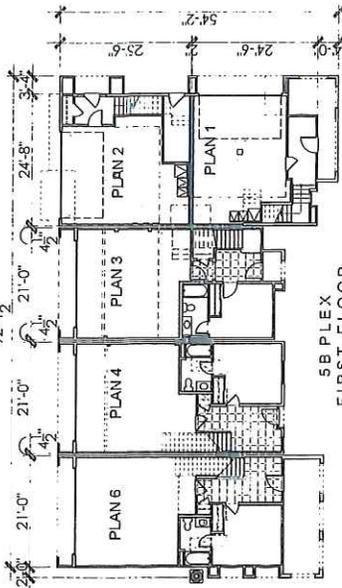
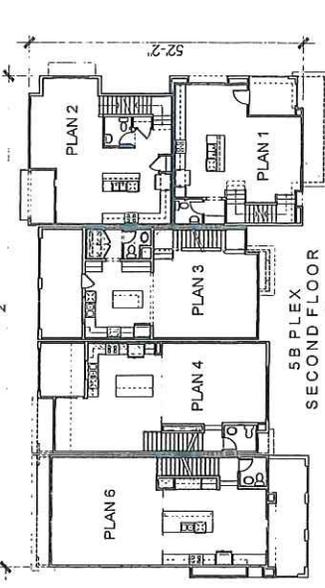
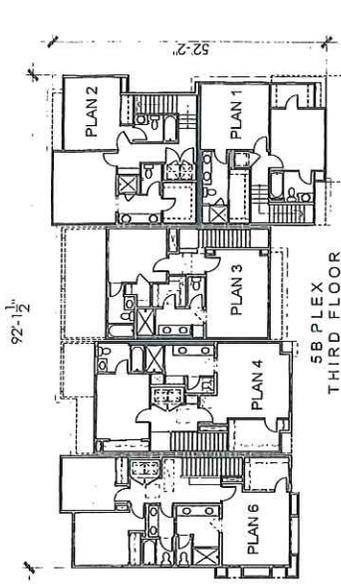
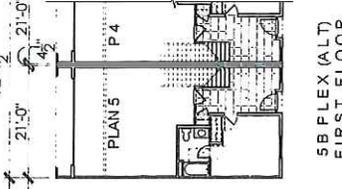
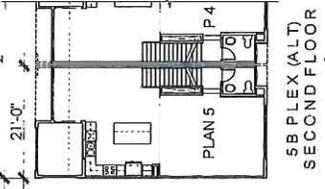
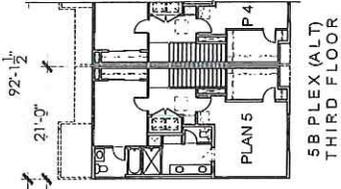
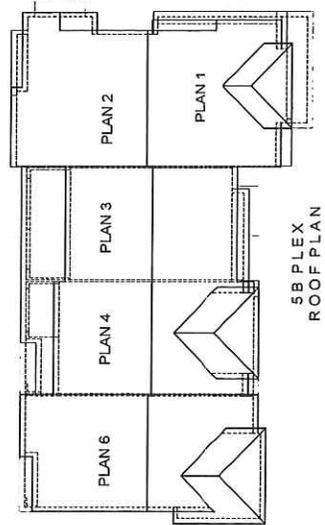
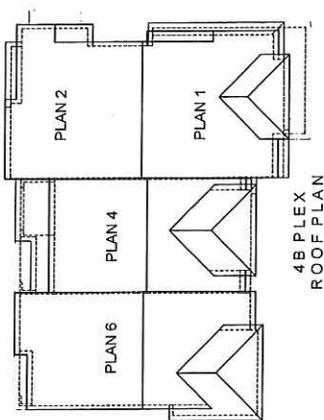
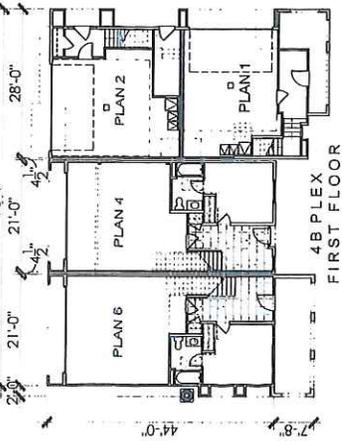
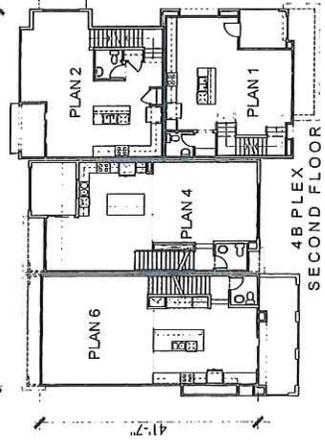
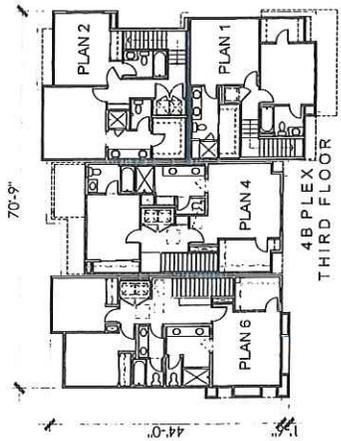
A.7

cbg
 Construction, Building & Design, Inc.
 200 SANDHURST BARTON
 NEWARK, NJ 07102
 TEL: 973-992-1100
 FAX: 973-992-1101

NEWARK, CA
 OCT # 2014-016
 02/2014

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

EXHIBIT A-21



NEWARK PRIMA

4B & 5B PLEX TOWNHOME BLDG PLANS

A.8

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

NEWARK, CA
DATE: 7/23/2014
DRAWING # 20130716

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

EXHIBIT A.10



PLAN 5

PLAN 4

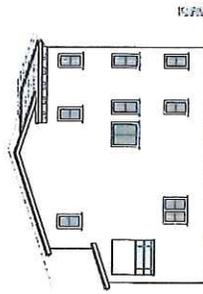
PLAN 3

PLAN 3

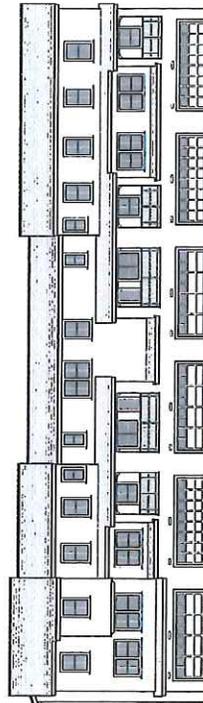
PLAN 4

PLAN 5

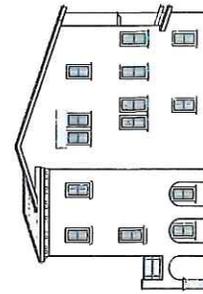
6 PLEX
FRONT ELEVATION



PLAN 5
6 PLEX
LEFT ELEVATION



PLAN 6 PLAN 4 PLAN 3 PLAN 3 PLAN 4
6 PLEX
REAR ELEVATION



PLAN 6
6 PLEX
RIGHT ELEVATION

NEWARK PRIMA

cbg
 Construction
 & Design, LLC
 5741 KENNEDY BLVD., SUITE 1000, NEWARK, CA 94568
 TEL: (415) 754-1100
 WWW.CBGARCHITECTS.COM

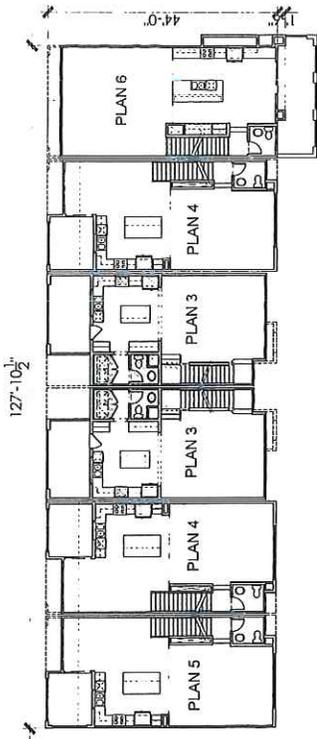
6 PLEX TOWNHOME
 NEWARK, CA
 RPT # 20240716
 07/23/24



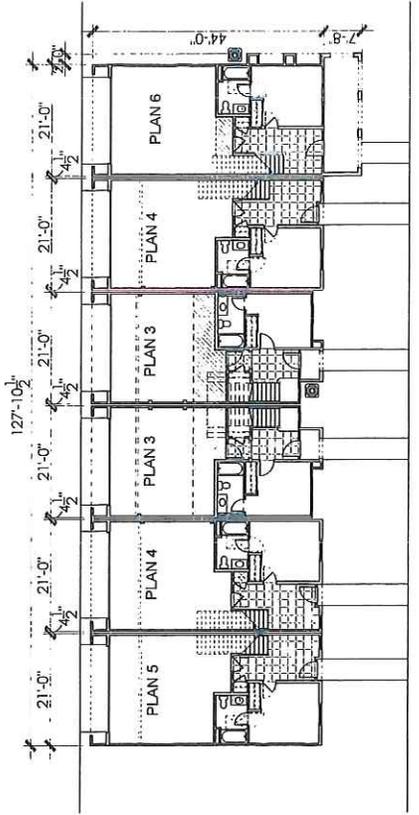
A.9

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

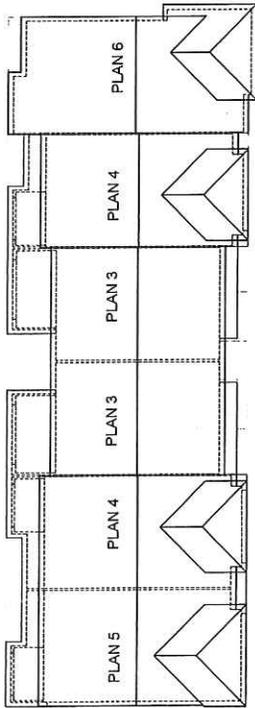
EXHIBIT A.9



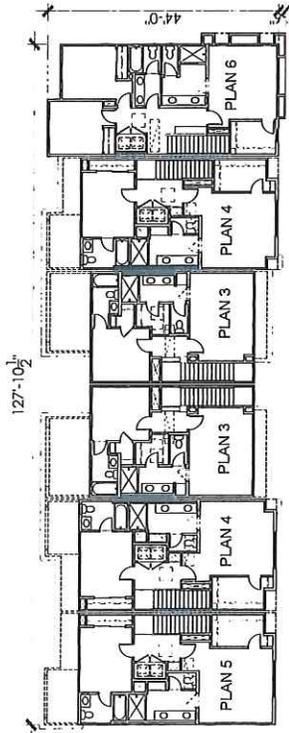
6 PLEX
SECOND FLOOR



6 PLEX
FIRST FLOOR



6 PLEX
ROOF PLAN



6 PLEX
THIRD FLOOR

NEWARK PRIMA

	Carlson, Burdick & Gibson, Inc. CIVIL ENGINEERS • ARCHITECTS • PLANNERS	1025 MARKET STREET SAN FRANCISCO, CALIFORNIA 94102 WWW.CBG.COM
	3433 CALAHO ROAD, SUITE 200 SAN FRANCISCO, CALIFORNIA 94134	

6 PLEX TOWNHOME BLDG PLANS

NEWARK, CA
 REF # 7813-07H

07.1.01H

0 4 8 16 32

A.10



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

Apr 12



PLAN 1

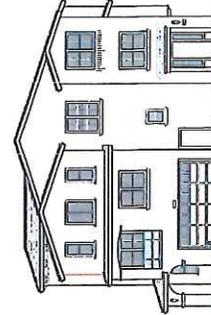
PLAN 4

PLAN 3

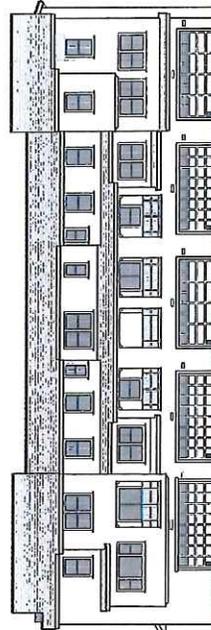
PLAN 4

PLAN 6

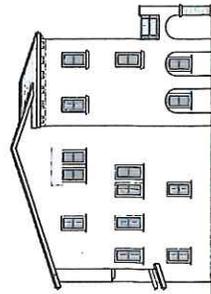
6B PLEX
FRONT ELEVATION



PLAN 12
6B PLEX
RIGHT ELEVATION



PLAN 3
PLAN 3
6B PLEX
REAR ELEVATION



PLAN 6
6B PLEX
LEFT ELEVATION

NEWARK PRIMA

cbs
Carlson, Barbee
& Associates
ARCHITECTS + PLANNERS
300 SOUTH CALIFORNIA BLVD
SANTA ANA, CA 92705
TEL: 714.241.1100
WWW.CBSA.COM

6B PLEX TOWNHOME
NEWARK, CA
EG # 304274
02.2014

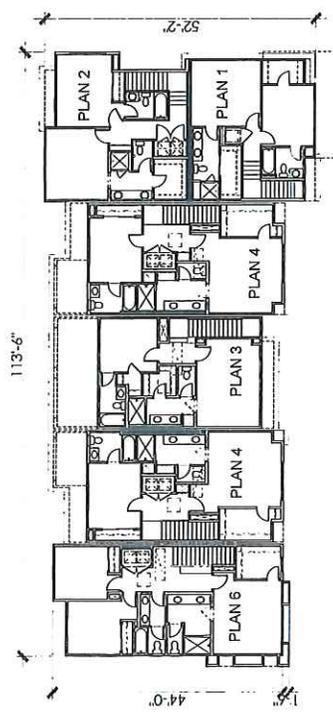
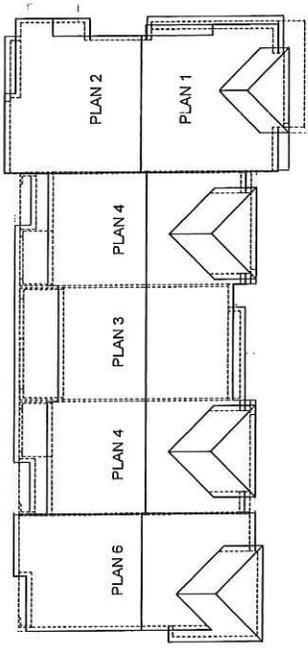
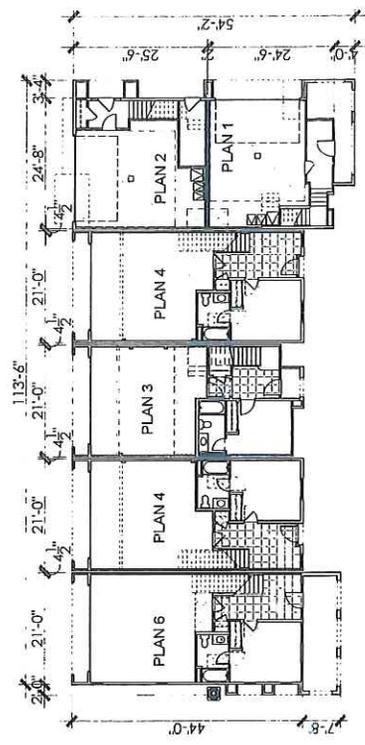
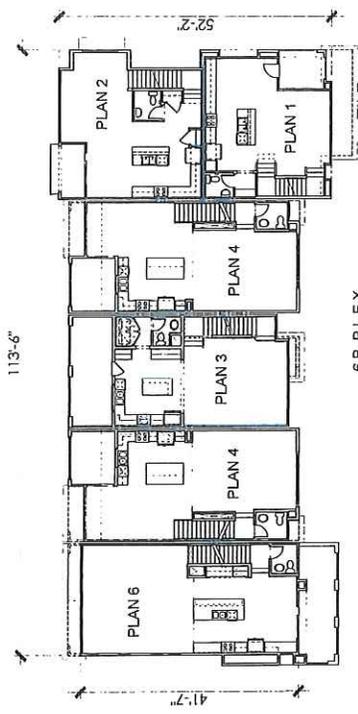


A.I.I.



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

APB



NEWARK PRIMA

cbe
 Civil, Building & General, Inc.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 1000 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CALIFORNIA 94108
 (415) 774-1111
 www.cbe.com

6B PLEX TOWNHOME BLDG PLANS
 NEWARK, CA
 REV # 20130716
 07132016

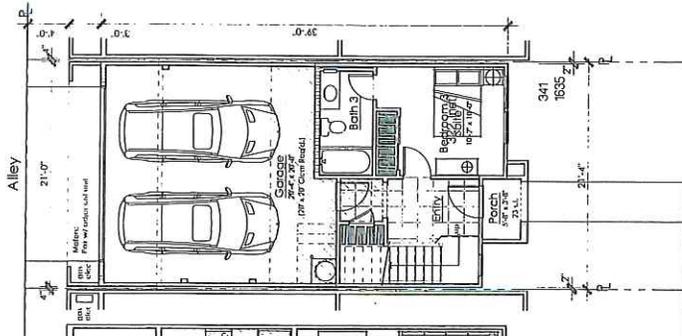
KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



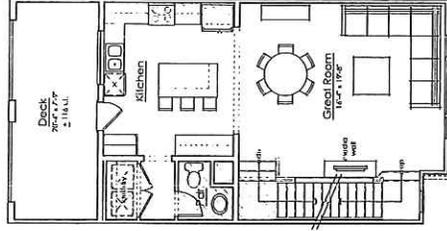
A12



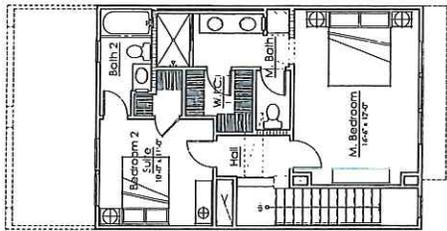
Approved
April



FIRST FLOOR



SECOND FLOOR

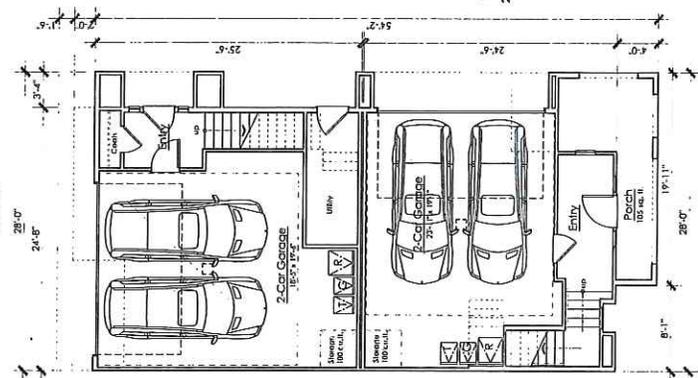


THIRD FLOOR

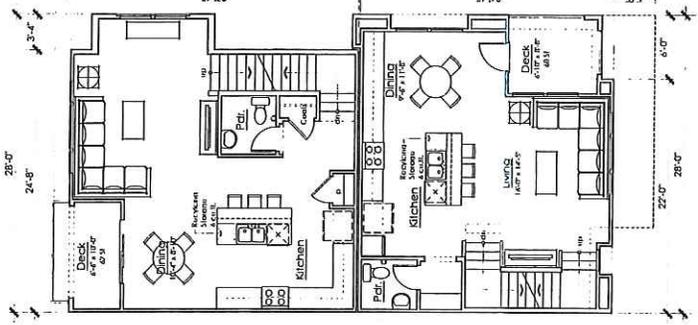
PLAN 3
FLOOR PLAN
3 BR / 3.5 BA
1640 SF

PLAN 1
FLOOR PLAN
2 BR / 2.5 BA
1232 SF

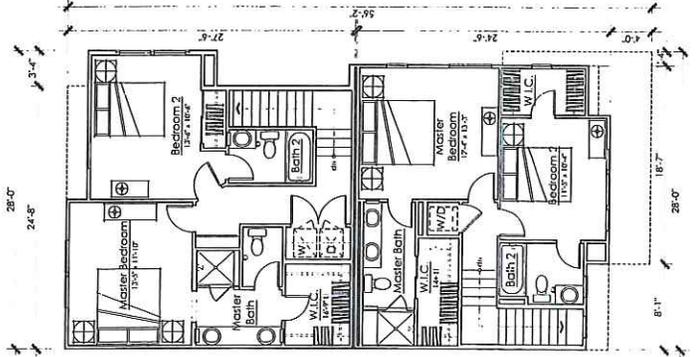
PLAN 2
FLOOR PLAN
2 BR / 2.5 BA
1351 SF



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

NEWARK PRIMA

A.13



TOWNHOME PLANS 1, 2 & 3

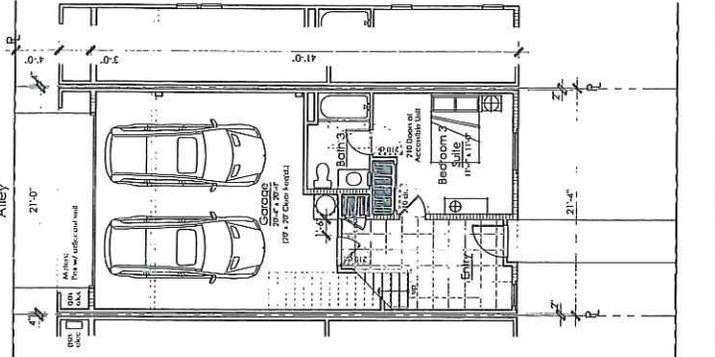
NEWARK, CA

NO. # 2013016 02/13/14

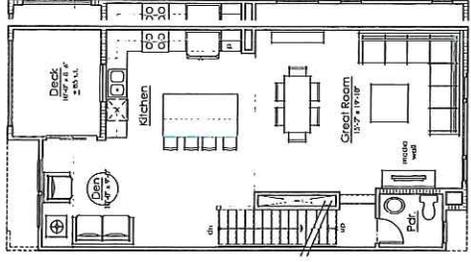
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

cbg
Custom Builders
& Cabinet, Inc.
CONCRETE • STRUCTURE • PLUMBING
2425 CALVO ROAD, SUITE 200
SAN MARINO, CALIFORNIA 91766
(917) 544-2222
www.cbgi.com

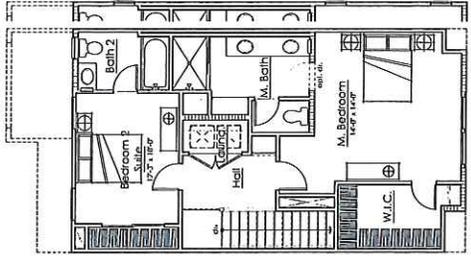
AP15



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 4 / PLANS 5 (END UNIT)
FLOOR PLAN
3 BR + DEN / 3.5 BA
1941 SF / 1945 SF

A.14

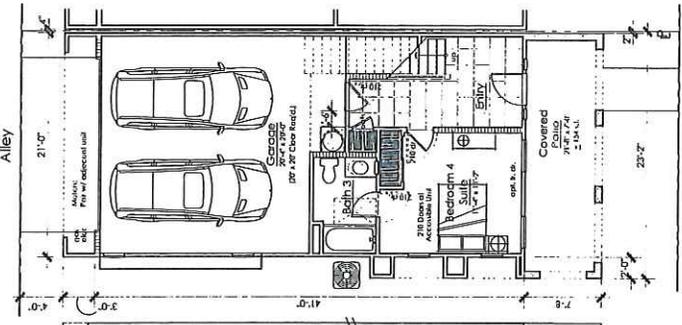


KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

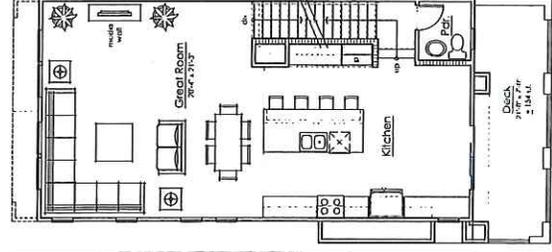
NEWARK, CA
0710204

TOWNHOME PLANS 4, 5 & 6

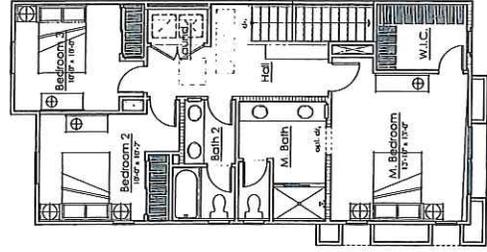
AP16



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 6
FLOOR PLAN
4 BR / 3.5 BA
2135 SF

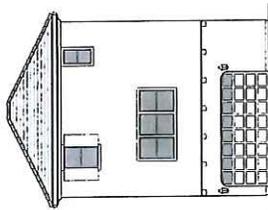
NEWARK PRIMA



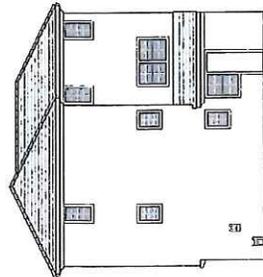
 Carlson, Barber
& Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2025 CAMPBELL BLVD. 2ND
 SUITE 200 NEWARK, NJ 07102
 907.646.2222
 www.carlsonbarber.com



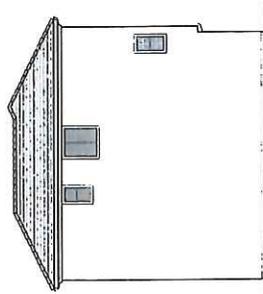
1A FRONT



REAR



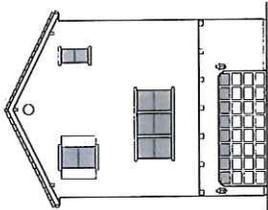
LEFT



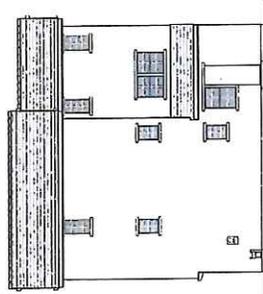
RIGHT



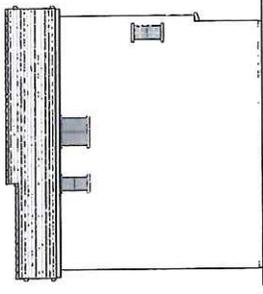
1B FRONT



REAR



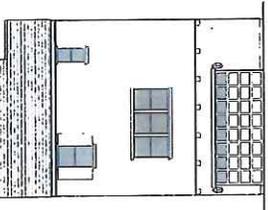
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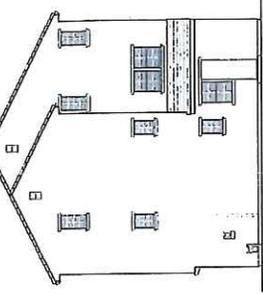
RIGHT



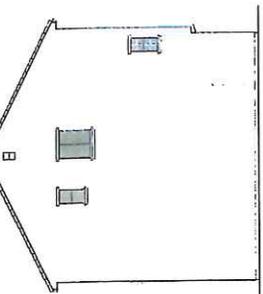
1C FRONT



REAR



LEFT



RIGHT

NEWARK PRIMA

cbg
 Carlson, Bunch
 & Gibson Inc.
 ARCHITECTS
 2075 MAIN STREET, SUITE 200
 OAKLAND, CALIFORNIA 94612

PLAN | ELEVATIONS

NEWARK, CA
 02.11.2016

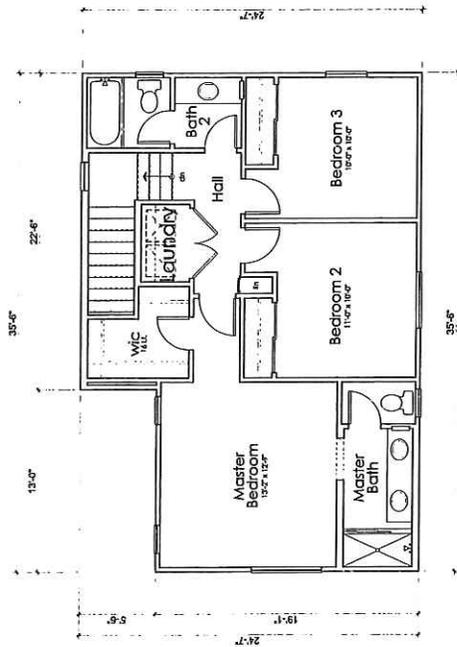
02.11.2016

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

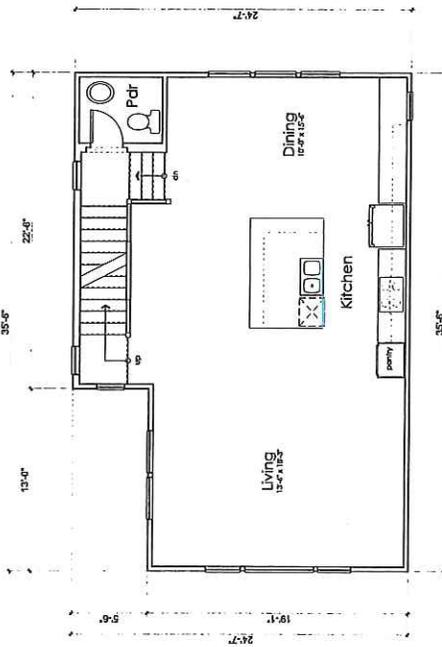
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2016
 A.15



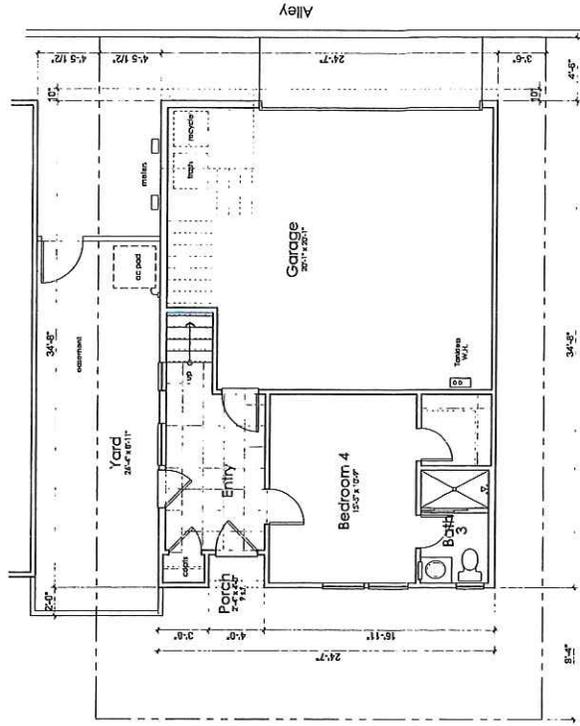
Third Floor



Second Floor

Floor Plan
4 Bedrooms
3.5 Baths

1,910 S.F.
481 S.F.
Total Living
Garage



First Floor

NEWARK PRIMA

cbg
2010 CALIFORNIA AVENUE, SUITE 100
SAN FRANCISCO, CALIFORNIA 94102
www.cbgsf.com

Carlson, Burpee
& Gibson, Inc.
2010 CALIFORNIA AVENUE, SUITE 100
SAN FRANCISCO, CALIFORNIA 94102
www.cbgsf.com

PLAN I DETACHED

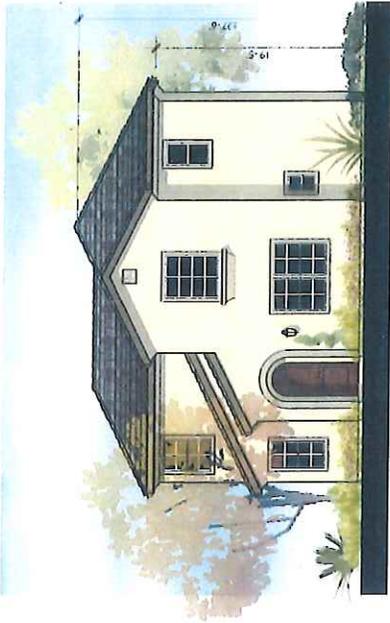
NEWARK, CA
001 # 2014716
07.21.2014

A.16

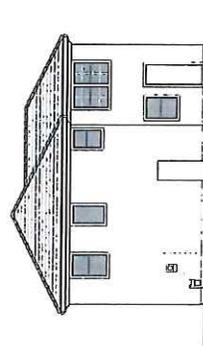


KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

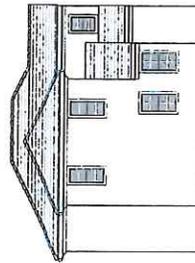
EXPIRES
April 18



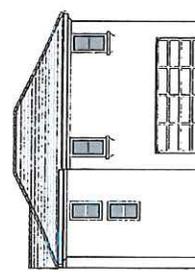
2A FRONT



REAR



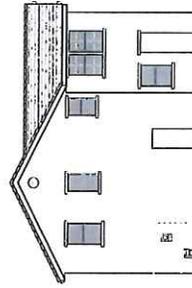
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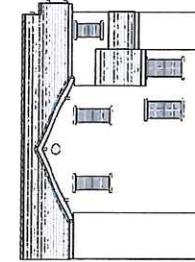
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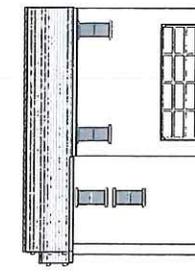
2B FRONT



REAR



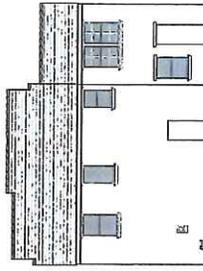
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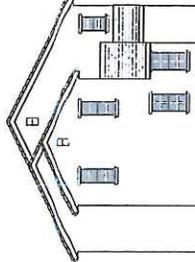
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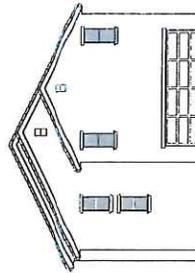
2C FRONT



REAR



LEFT



RIGHT

NEWARK PRIMA

cbg
 CASHIN, BISHOP & GIBSON, LLC
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 NEWARK, NJ 07102
 TEL: 973.320.1100
 WWW.CBGARCHITECTS.COM

PLAN 2 ELEVATIONS

NEWARK, CA
 REF # 20130204

01/11/2014

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



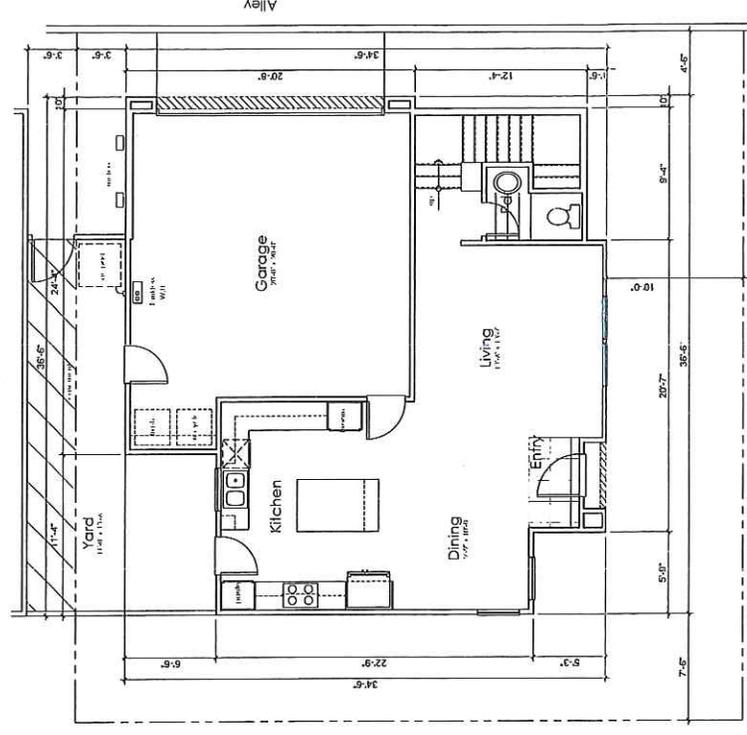
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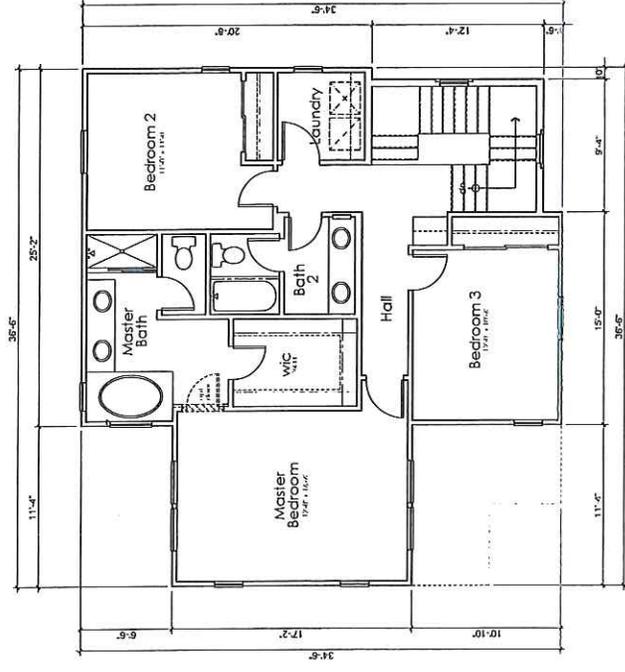
A p19

Floor Plan
3 Bedrooms
2.5 Baths

Total Living
Garage
1,610 S.F.
439 S.F.



First Floor



Second Floor

NEWARK PRIMA

Charles Barber & Co., Inc.
Civil Engineers - Surveyors - Planners
1000 California Street, Suite 100
Berkeley, California 94704
Tel: 415.841.1100
www.charlesbarber.com

PLAN 2 DETACHED

NEWARK, CA
407 # 2013016
07/13/14

A.18

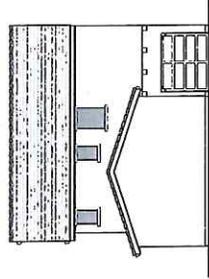


KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

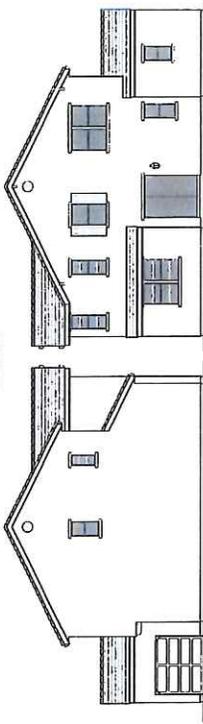
EX-211
A-20



3B FRONT



REAR

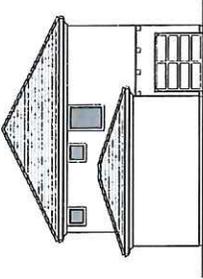


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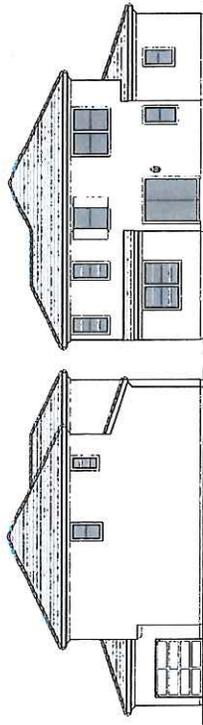
RIGHT



3A FRONT



REAR

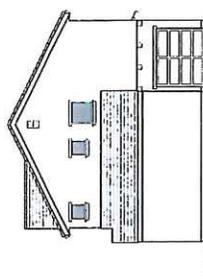


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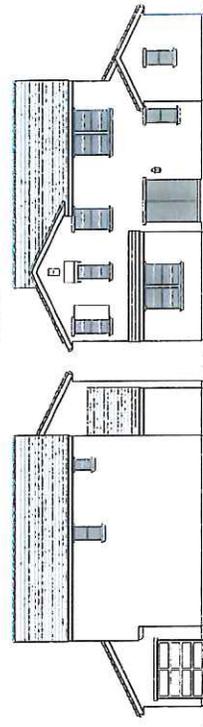
RIGHT



3C FRONT



REAR



LEFT

RIGHT

NEWARK PRIMA

cbg
 Carlson, Barber
 & Gibson, LLC
 4715 NEWARK BLVD, SUITE 100
 NEWARK, CALIFORNIA 94568
 (415) 937-9476
 www.cbgar.com

PLAN 3 ELEVATIONS

NEWARK, CA
 01.11.2014
 01.11.2014

A.19

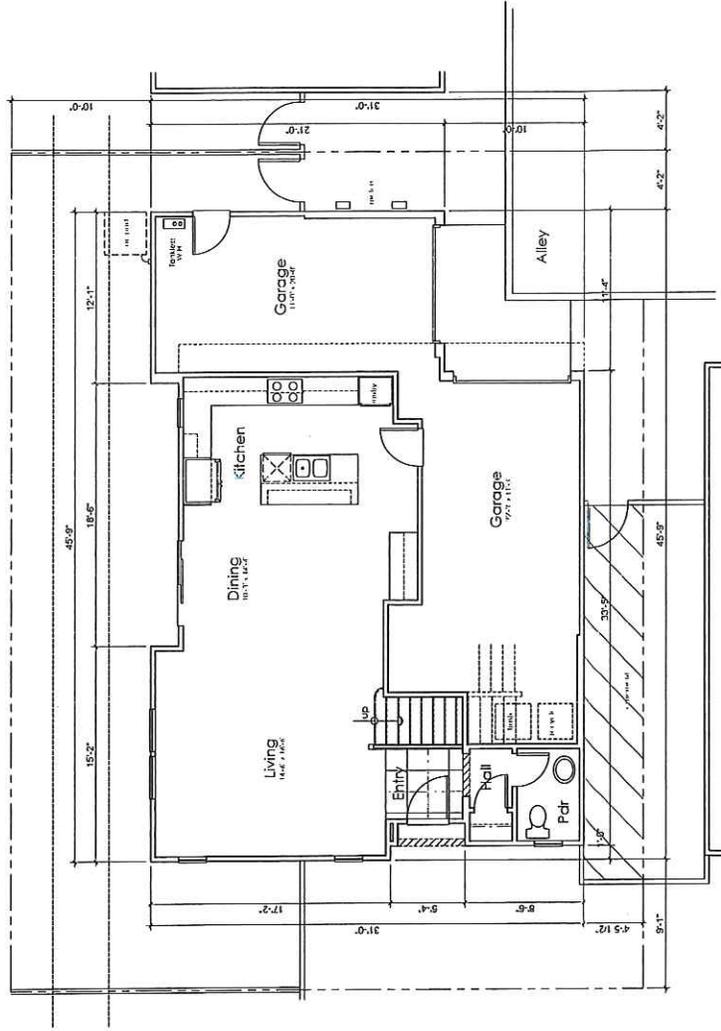


KTGY Group, Inc.
 Architecture+Planning
 580 Second St, Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

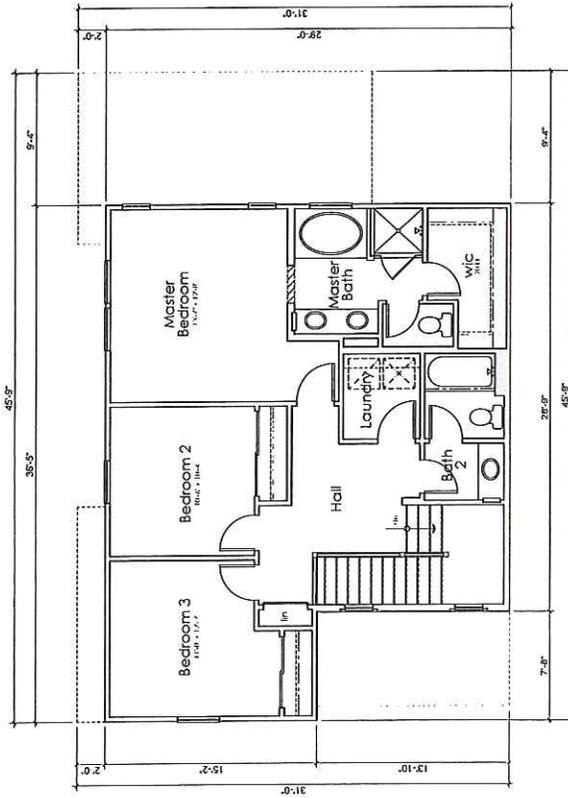
APR 21 2014

Floor Plan
3 Bedrooms
2.5 Baths

1,619 S.F. Total Living
497 S.F. Garage



First Floor



Second Floor

A.20



NEWARK, CA
PLAN 3 DETACHED
 01/1/2014

NEWARK PRIMA



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

NEWARK, CA
 01/1/2014

	Carlson, Barber & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS 2611 CLAYTON AVENUE, SUITE 300 SAN FRANCISCO, CALIFORNIA 94115	01/1/2014 1:15 AM 1:15 PM
	2611 CLAYTON AVENUE, SUITE 300 SAN FRANCISCO, CALIFORNIA 94115	

EXHIBIT A.20

ALL SCHEMES



FLAT ROOF TILE
4880 LOS PADRES BLEND



STONE VENEER
SAVTOOTH-RUSTIC LEDGESTONE



DECORATIVE METAL
POWDER COATED BLACK

Manufacturers:
Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

NEWARK PRIMA



SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	STUCCO BODY 1	STUCCO BODY 2	STUCCO BODY 3	FASCIA ALL TRIM/CORBELS/BANDS/ FRENCH & PATIO DRS IF PAINTED	GARAGE DOOR 1	GARAGE DOOR 2	ENTRY DOORS & METAL ANNINGS
SW 7539 CORN WEDGE	SW 6174 CARDBOARD	SW 7740 MESSENGER BAG	SW 7017 CREAMY	SW 7346 PEP	SW 6092 RUGGED BROWN	SW 6103 TEA CHEST	SW 7525 PLANTATION BROWN	SW 6145 THATCH BROWN	SW 7525 PLANTATION BROWN	SW 7525 PLANTATION BROWN
SW 6010 WICKERWORK	SW 6117 SMOKEY TOPAZ	SW 6127 BURLAP	SW 7719 FRESCO CREAM	SW 6152 SUPERIOR BRONZE	SW 6092 RUGGED BROWN	SW 6103 TEA CHEST	SW 7525 PLANTATION BROWN	SW 6145 THATCH BROWN	SW 7525 PLANTATION BROWN	SW 7525 PLANTATION BROWN
SW 6179 RESTRAINED GOLD	SW 7710 BRANDYWINE	SW 6131 CHAMON	SW 7571 LOUIS PAC	SW 6152 SUPERIOR BRONZE	SW 6092 RUGGED BROWN	SW 6103 TEA CHEST	SW 7525 PLANTATION BROWN	SW 6145 THATCH BROWN	SW 7525 PLANTATION BROWN	SW 7525 PLANTATION BROWN
SW 7701 WHEAT PPKNY	SW 7710 BRANDYWINE	SW 7680 LANTARD	SW 6106 RURA BEIGE	SW 6152 SUPERIOR BRONZE	SW 6092 RUGGED BROWN	SW 6103 TEA CHEST	SW 7525 PLANTATION BROWN	SW 6145 THATCH BROWN	SW 7525 PLANTATION BROWN	SW 7525 PLANTATION BROWN

COLOR & MATERIALS - TOWNHOUSES

A-21

NEWARK, CA

9132814

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

Handwritten notes and signatures, including 'AP23' and a signature.

ALL SCHEMES



FLAT ROOF TILE
4680 LOS PADRES BLEND



STONE VENEER
SAVIOTCH RUSTIC LEDGESTONE



DECORATIVE METAL
POWDER COATED BLACK

Manufacturers:
Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

NEWARK PRIMA

	Custom Barbe 2000 S. GARDEN ST. NEWARK, CA 94704
	510.272.2910 WWW.CBGCOLORS.COM

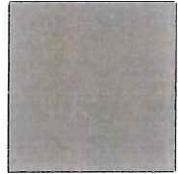
SCHEME 5



SW 7012 CHEAKY



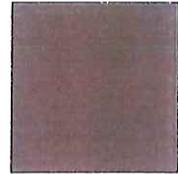
SW 7458 PORTICO



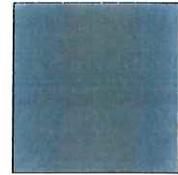
SW 7341 MESSENGER BAC



SW 7345 REP



SW 6807 RUGGED BROWN



SW 7625 MI ETNA

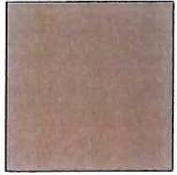
SCHEME 6



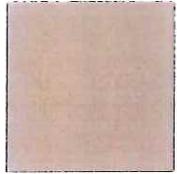
SW 7719 FRESCO CREAM



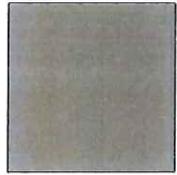
SW 6010 HICKERWICK



SW 6103 TEA CREST



SW 7322 MEADOWLAKE



SW 6152 SUPERIOR BRONZE



SW 2838 POLISHED MAHOGANY

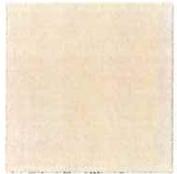


SW 7020 BLACK FOX

SCHEME 7



SW 2571 COTUS PAD



SW 6129 RESTRAINED GOLD



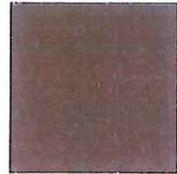
SW 6137 BURLEAP



SW 6123 BAGGITTE



SW 7520 PLAINFIELD BROWN



SW 6802 RUGGED BROWN

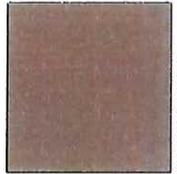


SW 7020 BLACK FOX

SCHEME 8



SW 6108 KIM BEBE



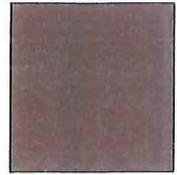
SW 7804 BODKWOOD BROWN



SW 7480 LANNARD



SW 7705 WHEAT PENNY



SW 2838 POLISHED MAHOGANY



SW 7625 MI ETNA

STUCCO BODY 1

STUCCO BODY 2

FASCIA
TRIMCORBELS

STUCCO BODY 3

GARAGE DOORS

ENTRY DOOR 1

ENTRY DOOR 2
SIDE LOANER ONLY
GABLE DETAILED VENTS

COLOR & MATERIALS - CONDOS

NEWARK, CA
800.478.0414
0711.2011

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

A-22



EXHIBIT A-22

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	SW 7507 SUMMER WHITE	SW 6113 INTERACTIVE CREAM	SW 6068 SAND TRAP	SW 7684 HINDI	SW 6119 ANTIQUE WHITE	SW 6129 RESTRAINED GOLD	SW 7717 LICOON/AR TAN	SW 6117 SMOKEY TOPAZ	SW 7519 MEXICAN SAUC
FASCIA/EAVES/ CORBELS/ GARAGE DR	SW 7024 STATUS BRONZE	SW 6104 LAFFEE	SW 7041 VANDYKE BROWN	SW 6157 SUPERIOR BRONZE	SW 7020 WARM STONE	SW 7025 ADAPTIVE SHADE	SW 6155 RICE CRAN	SW 6142 MACADAMIA	SW 7447 CRUSHED ICE
WINDOW & DOOR TRIM/ MEDALLION TRIM/ ROLLED WINDOW SILL	SW 6149 REVEALED CHALK	SW 7333 KHAKI SHADE	SW 7347 SANDWAK	SW 6120 UNIVERSAL CHALK	SW 6149 MACADAMIA	SW 7507 SANDBAR	SW 7531 OUTERBANKS	SW 7530 RESORT INN	SW 6130 UNIVERSAL RHINO
SHUTTERS ELEVATIONS B & C ONLY	SW 6041 LOTER	SW 6118 LEATHER BOUND	SW 6272 RIVERWAY	SW 7405 GALE FORCE	SW 6256 SERPENT GRAY	SW 2608 RICHWOOD DK BROWN	SW 0014 SHERATON SAGE	SW 6207 RETREAT	SW 8973 BLACK OF NIGHT
ENTRY DOORS	SW 7076 C'BERSPACE	SW 2607 ROCKWOD SHUT GREEN	SW 6076 TUPKIGH COFFEE	SW 6048 TERRA BRUN	SW 7107 WELL BRED BROWN	SW 6174 ANDRON	SW 7505 MANOR HOUSE	SW 7502 MANOR HOUSE	SW 2648 ROYCROFT PEVITEE
ROOF TILE FLAT SLATE PROFILE	4690 FEWTER BRONZE BLEND	4680 LOS PADRES BLEND	4697 SLATE RANCE	4697 SLATE RANCE	4690 FEWTER IRONZE BLEND	4660 LOS PADRES BLEND	4690 FEWTER BRONZE BLEND	4660 LOS PADRES BLEND	4689 SLATE RANCE

STUCCO BODY

FASCIA/EAVES/
CORBELS/
GARAGE DR

WINDOW & DOOR
TRIM/ MEDALLION
TRIM/ ROLLED
WINDOW SILL

SHUTTERS
ELEVATIONS
B & C ONLY

ENTRY DOORS

ROOF TILE
FLAT SLATE
PROFILE

ALL SCHEMES



DECORATIVE
METAL
POWDER COATED BLACK

Manufacturers:
Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

NEWARK PRIMA



COLOR & MATERIALS - SINGLE FAMILY

NEWARK, CA
607 # 703-8716

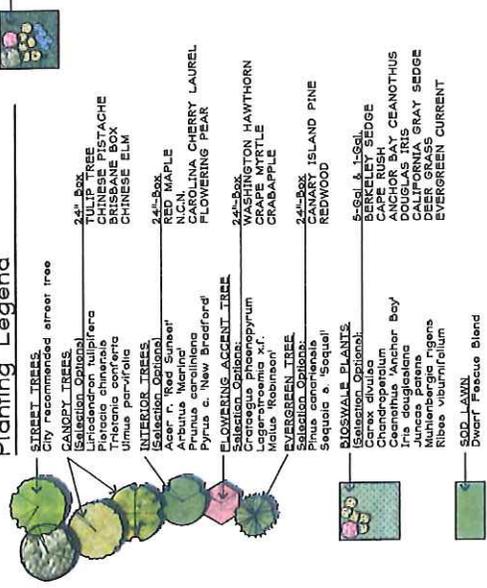
02.23.14

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

A-23

APZ

Planting Legend



Notes

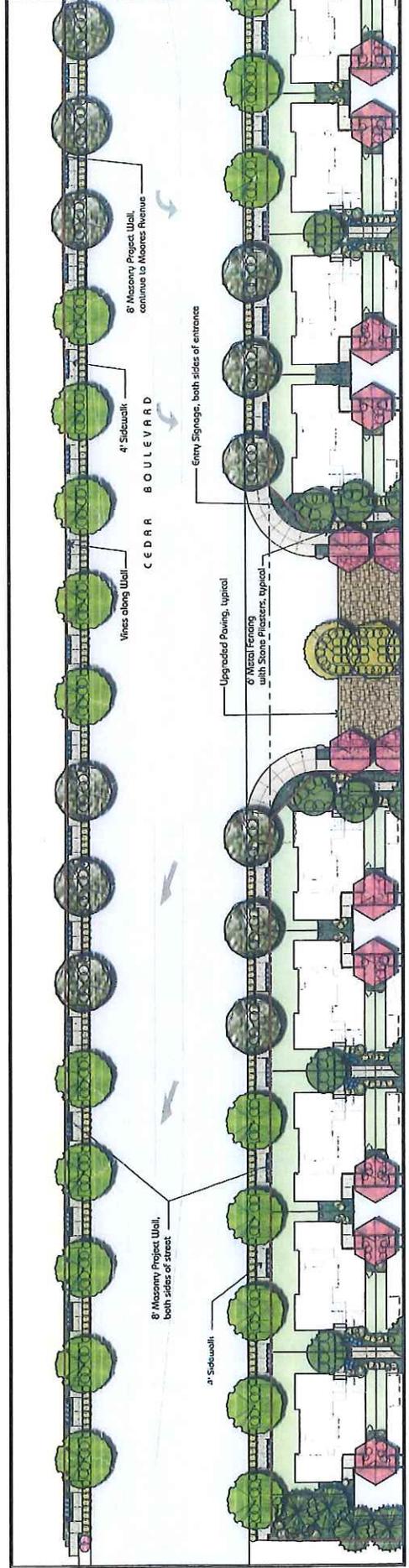
- All landscape and irrigation shall conform to the standards of the City and Regional Ordinances and Guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected from the following:
 - Naturalized plants on the National List of Landscape Species, California Department of Water Resources.
 - Landscape design, planting plan and installation shall conform to the City of Newark Landscaping Practices in accordance with Newark Municipal Code, chapter 15.44.080
- All planting areas shall have 3" cover of shredded bark mulch.

Water Efficient Landscape Statement

The irrigation system shall be designed to meet or exceed the water efficiency standards and requirements of the City of Newark. The system shall be designed to provide adequate irrigation to all landscape areas while achieving the goal of efficiency and flexibility in watering. The system shall be designed to provide adequate irrigation to all landscape areas while achieving the goal of efficiency and flexibility in watering. The system shall be designed to provide adequate irrigation to all landscape areas while achieving the goal of efficiency and flexibility in watering.

A water efficient landscape worksheet shall be submitted with the landscape plan. The worksheet shall include the following information:

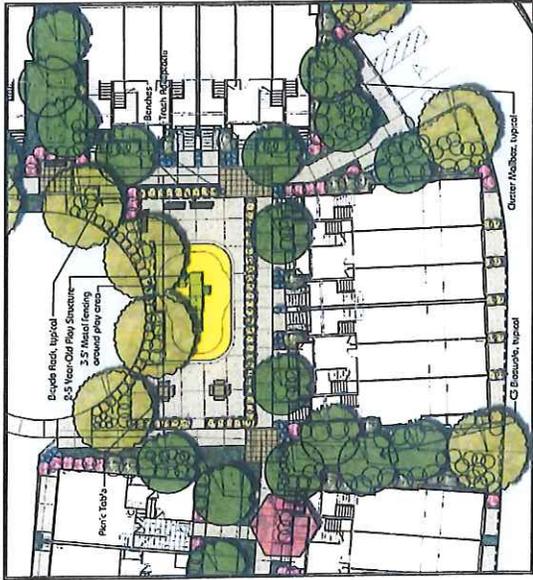
- Site plan showing the location of all irrigation components.
- Water budget calculations and irrigation operating schedule.
- Water meter location and flow rate.
- Water source and flow rate.
- Water treatment equipment and specifications.
- Water control valves and specifications.
- Water control valves to promote a deeper root structure.
- Water control valves to promote a deeper root structure.
- Water control valves to promote a deeper root structure.



Area 1 - Portion of Cedar Boulevard - Typical Landscape Treatment
Note: Typical streetscape and project wall treatment North of Cedar Blvd. from 350' West of Birch Street to Moores Street



A728



Area 2 - 2-5Yr. Old Tot Lot



2-5 Year-old Play Structure
 Mfg.: Landscape Structures, Inc.
 Custom play structure components
 not selected at this time



Metal Fence w/ Stone Pilasters
 Final pilaster design and color
 proposed at this time



Masonry Project Wall
 Final design and color
 subject to approval by Director of Planning



Cluster Mailbox
 Regency style cluster mailbox available
 from Mailboxes.com



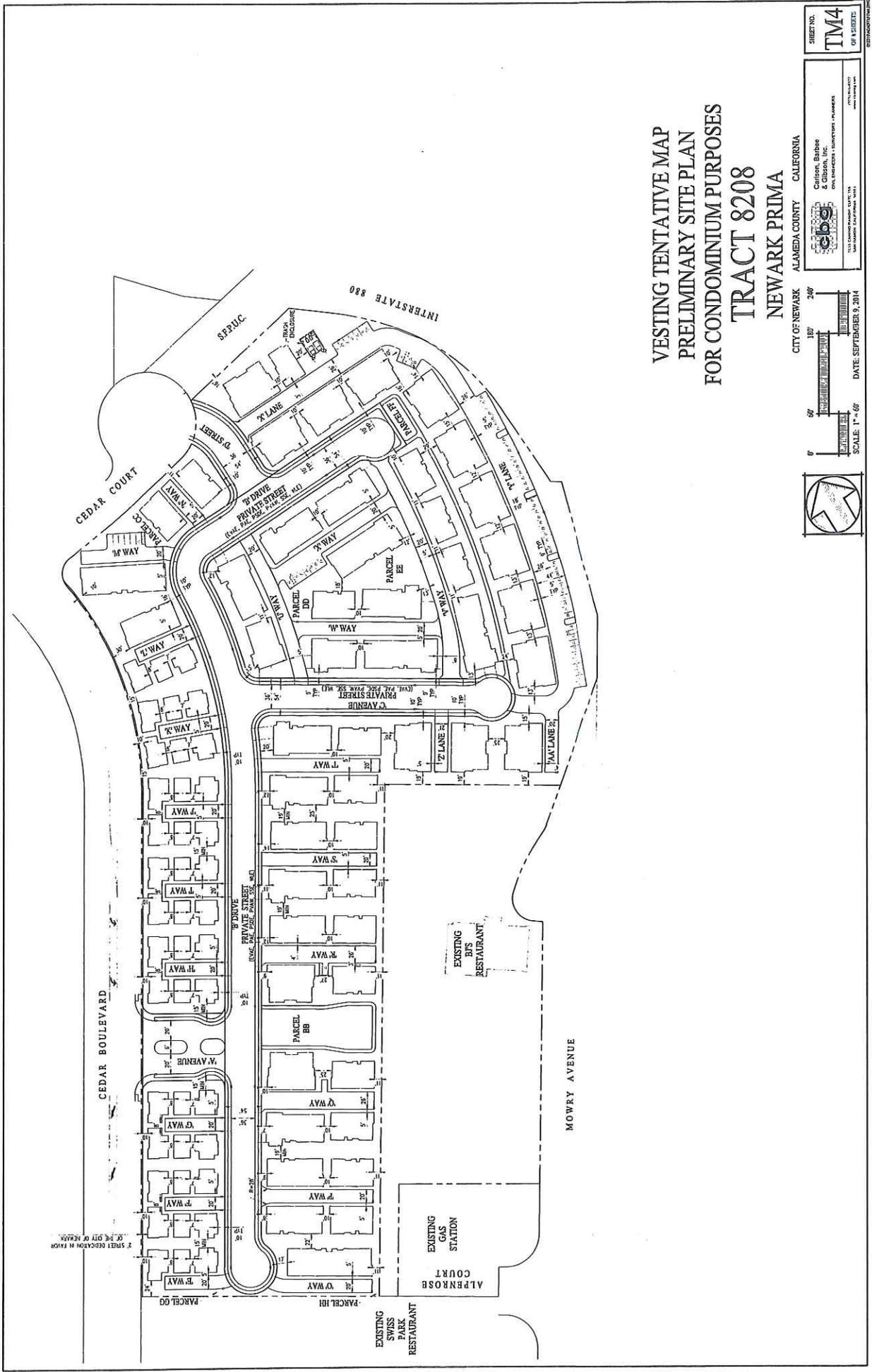
Street Light
 Halophena Granville Mini



Bollard Light
 Final design and color
 Proposed at this time

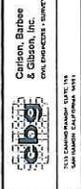


AP29



VESTING TENTATIVE MAP
 PRELIMINARY SITE PLAN
 FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



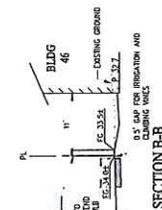
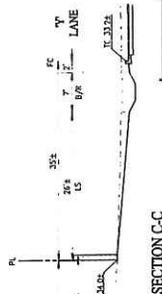
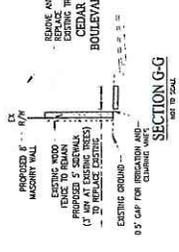
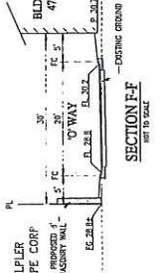
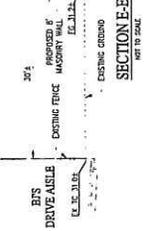
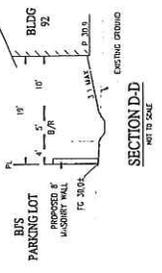
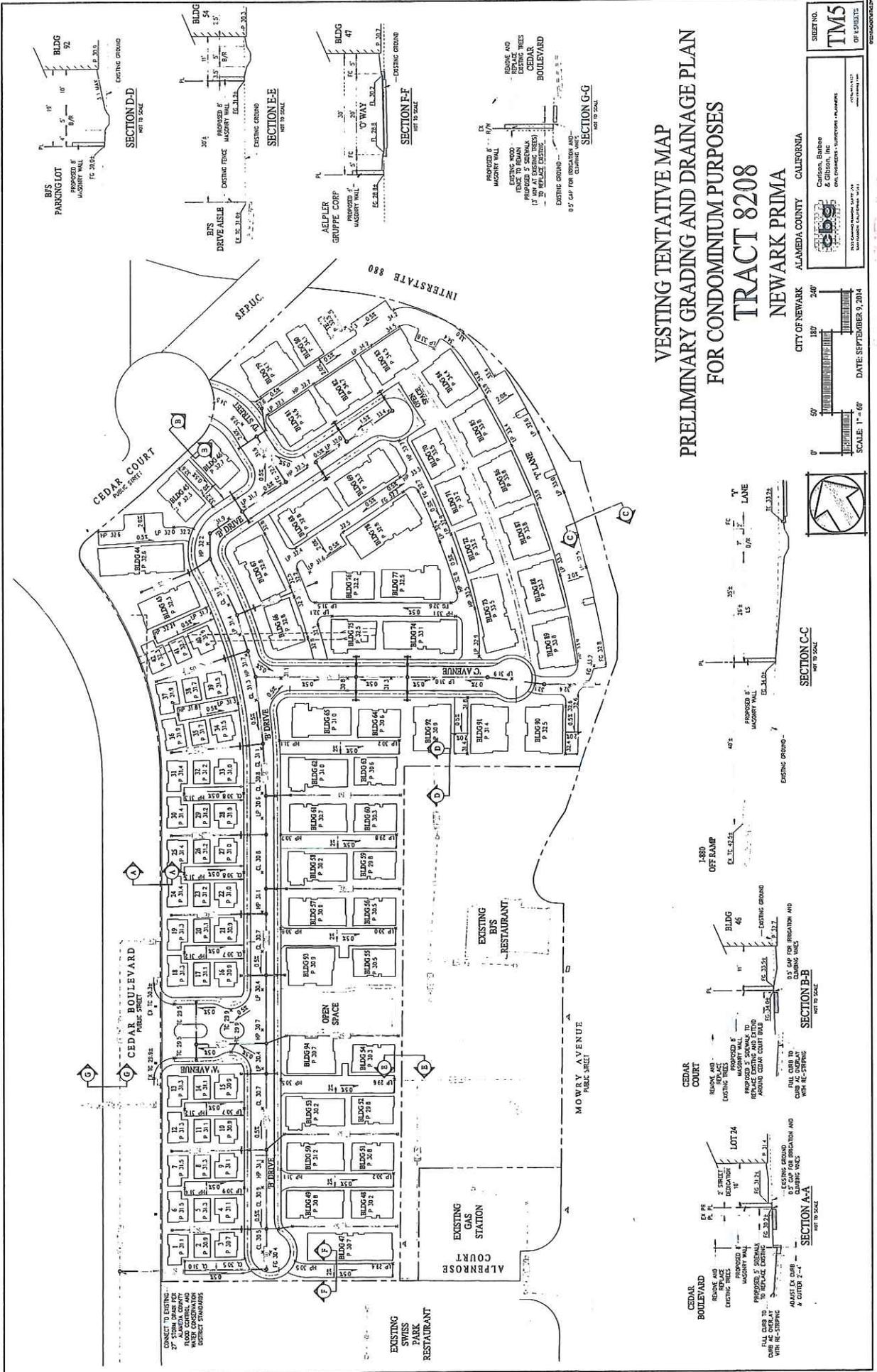
DATE: SEPTEMBER 9, 2014



SHEET NO. **TM4**
OF 15 SHEETS

APPROVED

Ap 35



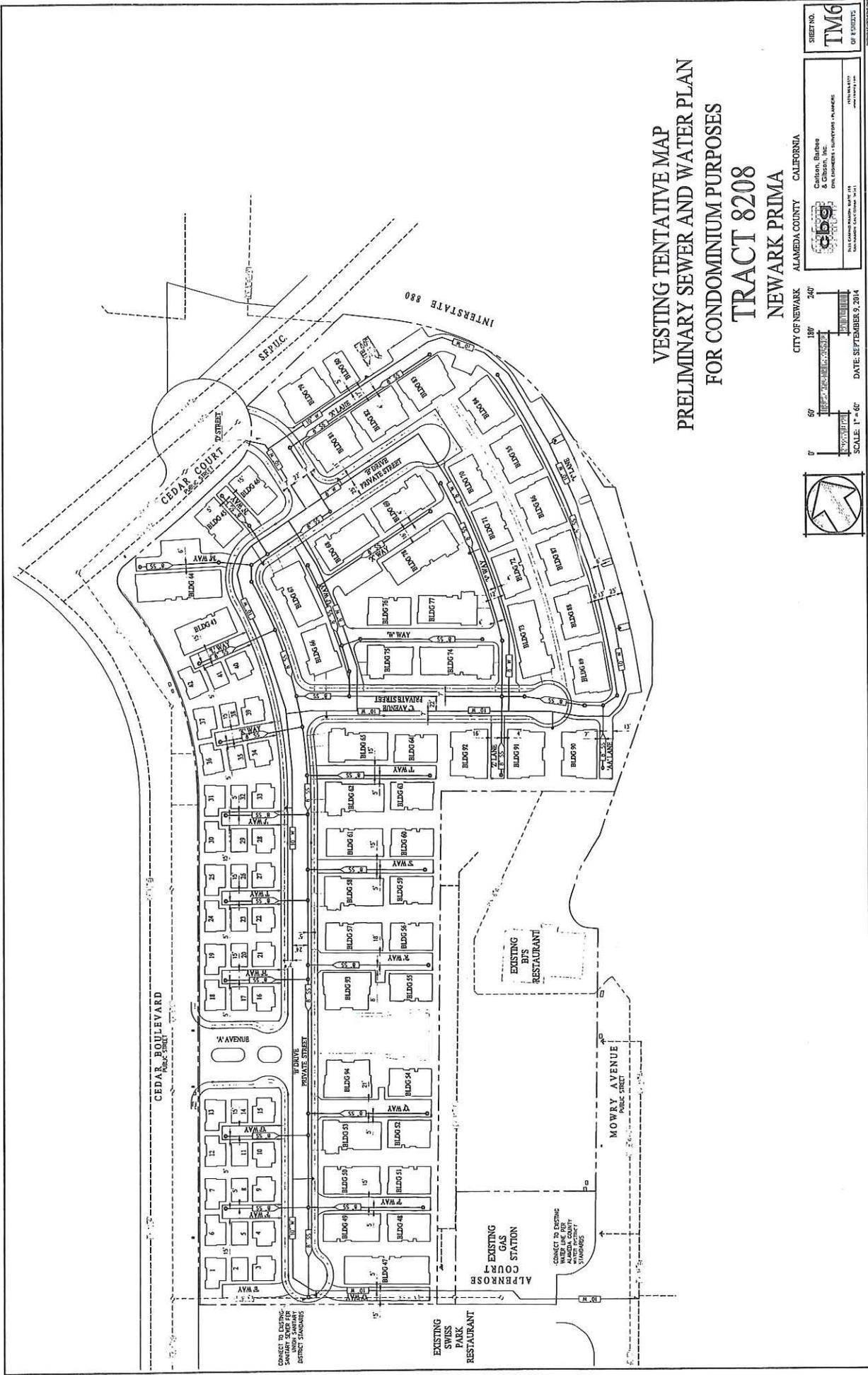
VESTING TENTATIVE MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
DATE: SEPTEMBER 9, 2014
SCALE: 1" = 40'

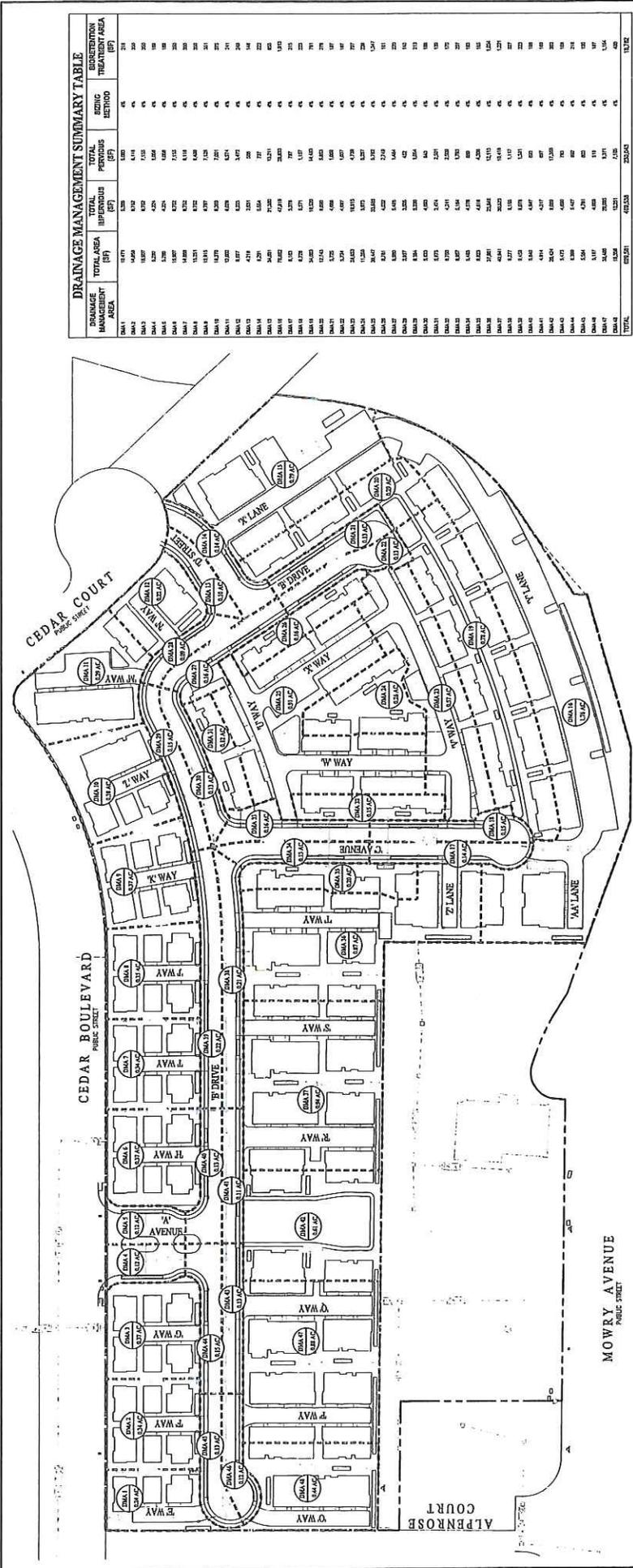


SUBJECT NO. **TMS**
OF EMBEST
Cedars, Builders
C. CIVIL ENGINEERS - ARCHITECTS - PLANNERS
1875 CALIFORNIA AVENUE, SUITE 200
NEWARK, CALIFORNIA 94594

A736



Ap31



DRAINAGE MANAGEMENT SUMMARY TABLE				
DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TOTAL PERVIOUS (SF)	BIODING METHOD	BIODRETENTION TREATMENT AREA (SF)
DMA 1	13,712	1,508	15	28
DMA 2	14,628	1,516	15	30
DMA 3	10,707	1,155	15	20
DMA 4	12,228	1,268	15	25
DMA 5	10,707	1,155	15	20
DMA 6	10,707	1,155	15	20
DMA 7	10,707	1,155	15	20
DMA 8	10,707	1,155	15	20
DMA 9	10,707	1,155	15	20
DMA 10	10,707	1,155	15	20
DMA 11	10,707	1,155	15	20
DMA 12	10,707	1,155	15	20
DMA 13	10,707	1,155	15	20
DMA 14	10,707	1,155	15	20
DMA 15	10,707	1,155	15	20
DMA 16	10,707	1,155	15	20
DMA 17	10,707	1,155	15	20
DMA 18	10,707	1,155	15	20
DMA 19	10,707	1,155	15	20
DMA 20	10,707	1,155	15	20
DMA 21	10,707	1,155	15	20
DMA 22	10,707	1,155	15	20
DMA 23	10,707	1,155	15	20
DMA 24	10,707	1,155	15	20
DMA 25	10,707	1,155	15	20
DMA 26	10,707	1,155	15	20
DMA 27	10,707	1,155	15	20
DMA 28	10,707	1,155	15	20
DMA 29	10,707	1,155	15	20
DMA 30	10,707	1,155	15	20
DMA 31	10,707	1,155	15	20
DMA 32	10,707	1,155	15	20
DMA 33	10,707	1,155	15	20
DMA 34	10,707	1,155	15	20
DMA 35	10,707	1,155	15	20
DMA 36	10,707	1,155	15	20
DMA 37	10,707	1,155	15	20
DMA 38	10,707	1,155	15	20
DMA 39	10,707	1,155	15	20
DMA 40	10,707	1,155	15	20
DMA 41	10,707	1,155	15	20
DMA 42	10,707	1,155	15	20
DMA 43	10,707	1,155	15	20
DMA 44	10,707	1,155	15	20
DMA 45	10,707	1,155	15	20
DMA 46	10,707	1,155	15	20
DMA 47	10,707	1,155	15	20
DMA 48	10,707	1,155	15	20
DMA 49	10,707	1,155	15	20
DMA 50	10,707	1,155	15	20
DMA 51	10,707	1,155	15	20
DMA 52	10,707	1,155	15	20
DMA 53	10,707	1,155	15	20
DMA 54	10,707	1,155	15	20
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DMA 56	10,707	1,155	15	20
DMA 57	10,707	1,155	15	20
DMA 58	10,707	1,155	15	20
DMA 59	10,707	1,155	15	20
DMA 60	10,707	1,155	15	20
DMA 61	10,707	1,155	15	20
DMA 62	10,707	1,155	15	20
DMA 63	10,707	1,155	15	20
DMA 64	10,707	1,155	15	20
DMA 65	10,707	1,155	15	20
DMA 66	10,707	1,155	15	20
DMA 67	10,707	1,155	15	20
DMA 68	10,707	1,155	15	20
DMA 69	10,707	1,155	15	20
DMA 70	10,707	1,155	15	20
DMA 71	10,707	1,155	15	20
DMA 72	10,707	1,155	15	20
DMA 73	10,707	1,155	15	20
DMA 74	10,707	1,155	15	20
DMA 75	10,707	1,155	15	20
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DMA 77	10,707	1,155	15	20
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DMA 81	10,707	1,155	15	20
DMA 82	10,707	1,155	15	20
DMA 83	10,707	1,155	15	20
DMA 84	10,707	1,155	15	20
DMA 85	10,707	1,155	15	20
DMA 86	10,707	1,155	15	20
DMA 87	10,707	1,155	15	20
DMA 88	10,707	1,155	15	20
DMA 89	10,707	1,155	15	20
DMA 90	10,707	1,155	15	20
DMA 91	10,707	1,155	15	20
DMA 92	10,707	1,155	15	20
DMA 93	10,707	1,155	15	20
DMA 94	10,707	1,155	15	20
DMA 95	10,707	1,155	15	20
DMA 96	10,707	1,155	15	20
DMA 97	10,707	1,155	15	20
DMA 98	10,707	1,155	15	20
DMA 99	10,707	1,155	15	20
DMA 100	10,707	1,155	15	20
TOTAL	670,241	62,528	22,043	13,732

NOTE: BIODRETENTION TREATMENT AREAS HAVE BEEN USED ACCORDING TO THE ALAMEDA COUNTY CLEAN WATER PROGRAM (C) STORMWATER QUALITY MANAGEMENT PLAN. THE PLAN IS SUBJECT TO THE CITY OF NEWARK'S POLICIES AND REGULATIONS REGARDING BIODRETENTION TREATMENT LOCATIONS AND LANDSCAPE TREATMENT.

VESTING TENTATIVE MAP PRELIMINARY STORMWATER CONTROL PLAN FOR CONDOMINIUM PURPOSES TRACT 8208 NEWARK PRIMA

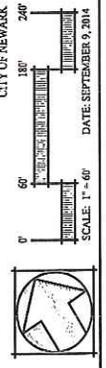
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

cbg
CITY ENGINEER

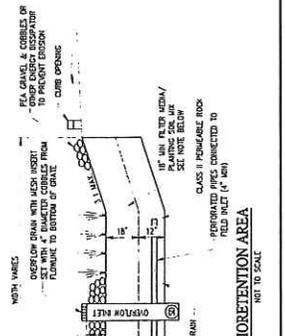
TM7
SHEET NO. OF 10 SHEETS

Carlson, Barber & Gibson, Inc.
CITY ENGINEER'S LICENSE NO. 44848

1111 GARDEN STREET, SUITE 100
NEWARK, CALIFORNIA 94591

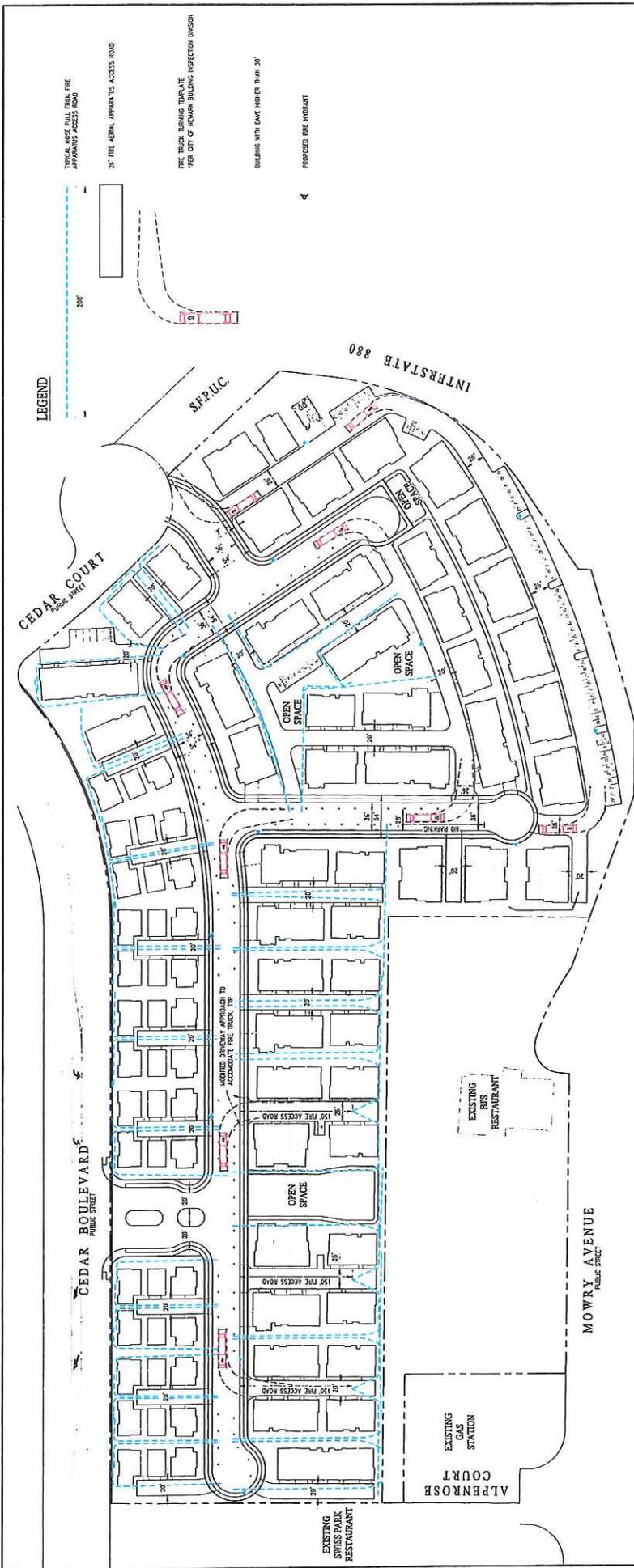


1. THE CITY OF NEWARK MUST APPROVE ALL STORMWATER TREATMENT AREAS PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY. THE PROJECT CIVIL ENGINEER SHALL SUBMIT A BIODRETENTION TREATMENT PLAN TO THE CITY OF NEWARK FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:
 - a. LOCATION AND AREA OF EACH TREATMENT AREA.
 - b. TYPE OF TREATMENT TO BE USED.
 - c. SOIL TYPE AND PERVIOUSNESS.
 - d. VEGETATION TO BE PLANTED.
 - e. MAINTENANCE SCHEDULE.
2. THE CITY OF NEWARK MUST APPROVE ALL STORMWATER TREATMENT AREAS PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY. THE PROJECT CIVIL ENGINEER SHALL SUBMIT A BIODRETENTION TREATMENT PLAN TO THE CITY OF NEWARK FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:
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 - d. VEGETATION TO BE PLANTED.
 - e. MAINTENANCE SCHEDULE.
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 - d. VEGETATION TO BE PLANTED.
 - e. MAINTENANCE SCHEDULE.
4. THE CITY OF NEWARK MUST APPROVE ALL STORMWATER TREATMENT AREAS PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY. THE PROJECT CIVIL ENGINEER SHALL SUBMIT A BIODRETENTION TREATMENT PLAN TO THE CITY OF NEWARK FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:
 - a. LOCATION AND AREA OF EACH TREATMENT AREA.
 - b. TYPE OF TREATMENT TO BE USED.
 - c. SOIL TYPE AND PERVIOUSNESS.
 - d. VEGETATION TO BE PLANTED.
 - e. MAINTENANCE SCHEDULE.



- LEGEND
- FIELD INLET
 - PERVIOUSNESS OF FLOW
 - STORM DRAIN
 - BIODRETENTION AREA
 - DRAINAGE MANAGEMENT AREA
 - DRAINAGE MANAGEMENT AREA
 - DRAINAGE MANAGEMENT AREA
 - CONCRETE
 - CURS CUT

Ap 38



LEGEND

- 30' FIRE APPARATUS ACCESS ROAD
- 30' FIRE APPARATUS ACCESS ROAD
- FIRE TRUCK TURNING PAD PER CITY OF NEWARK BUILDING INSPECTION DIVISION
- BUILDING WITH EAVE HIGHER THAN 30'
- PROPOSED FIRE HYDRANT

**VESTING TENTATIVE MAP
FIRE ACCESS AND PARKING PLAN
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA**

PARKING SUMMARY

52' SPACES	52 SPACES
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) - (4222) + (4222) (8444) *	8444 SPACES
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) - (4222) + (4222) (8444) *	8444 SPACES
TOTAL PARKING PROVIDED *	16888 SPACES
52' SPACES	52 SPACES
OFF-STREET COVERED SPACES (8124) *	8124 SPACES
52' SPACES	52 SPACES
OFF-STREET COVERED SPACES (8124) *	8124 SPACES
52' SPACES	52 SPACES
OFF-STREET COVERED SPACES (8124) *	8124 SPACES
TOTAL OFF-STREET COVERED SPACES PROVIDED *	16248 SPACES
TOTAL PARKING PROVIDED *	16888 SPACES

(*1784 PER UNIT OF NEWARK MUNICIPAL CODE REQUIRES 20% +1)

SUBMIT NO. **TM8**
OF 8 SHEETS

CBS
CALIFORNIA COMMUNITY SERVICES

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
Carlson, Barbee & Gibson, Inc.
ONE CONCORD UNIVERSITY BLVD. #1000
CONCORD, CA 94529
TEL: (925) 309-1111 FAX: (925) 309-1112

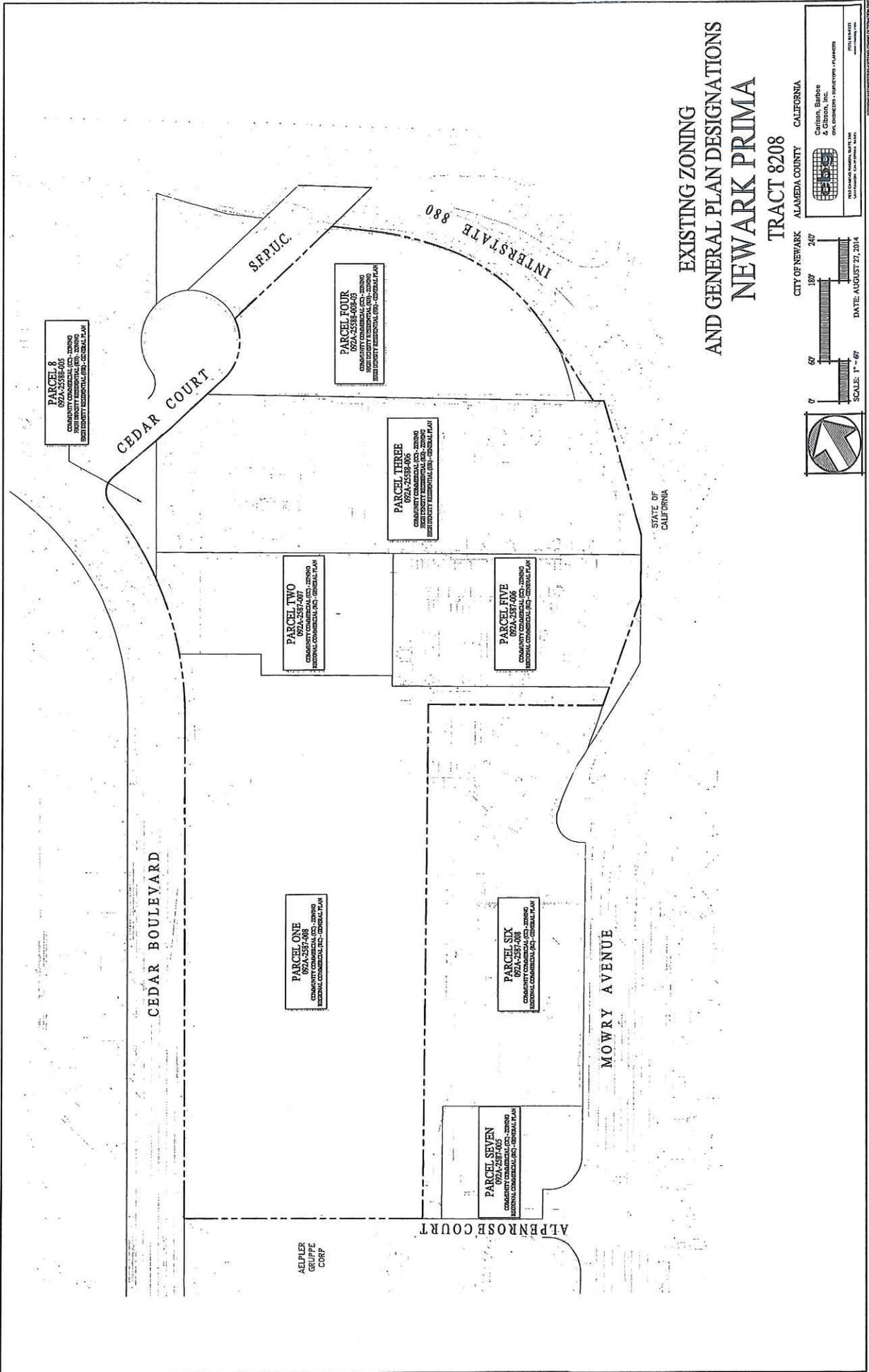
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

DATE: SEPTEMBER 9, 2014

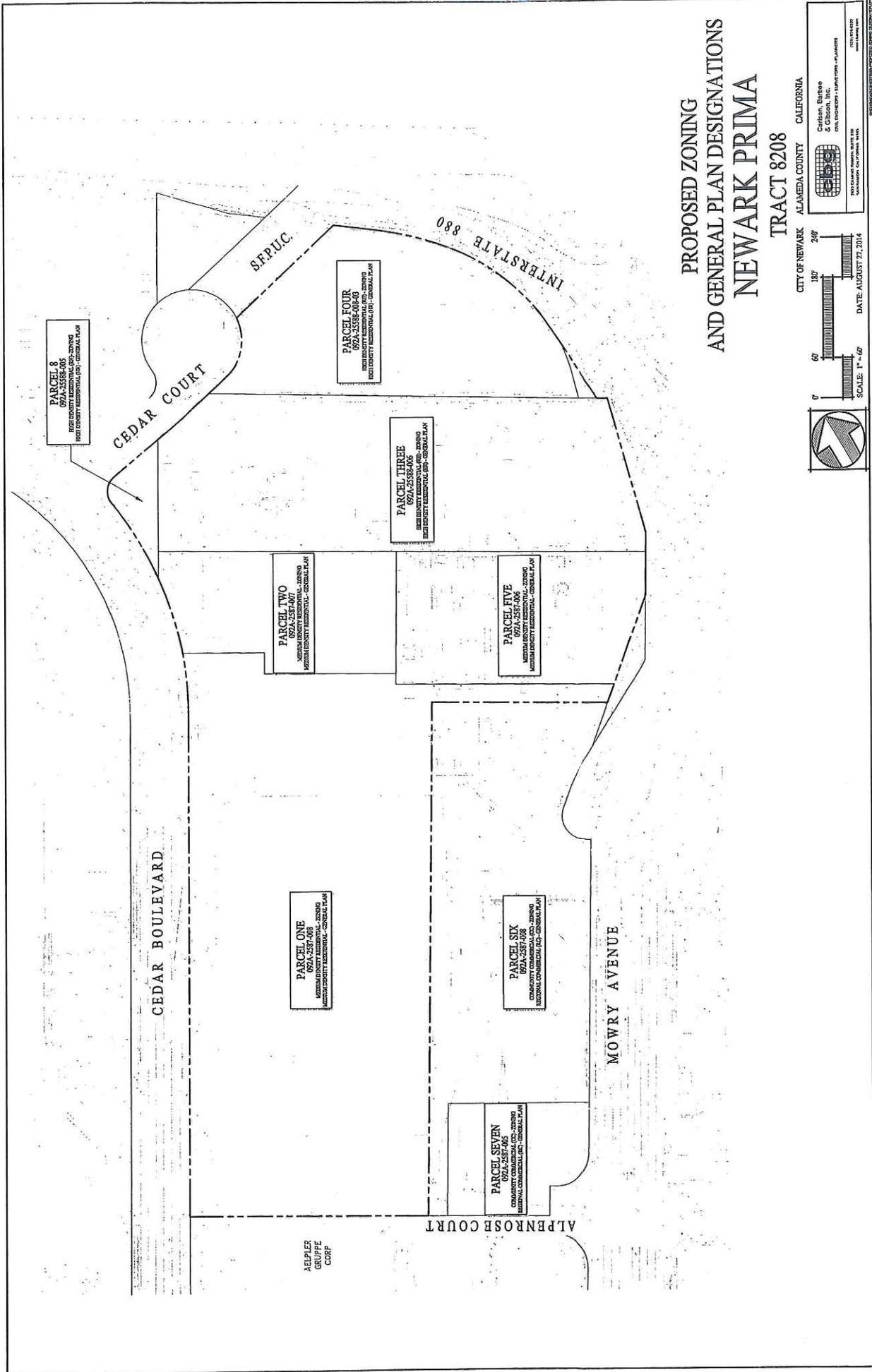
SCALE: 1" = 60'

APR 30 2014

Ap39



APY0



PROPOSED ZONING
AND GENERAL PLAN DESIGNATIONS
NEWARK PRIMA

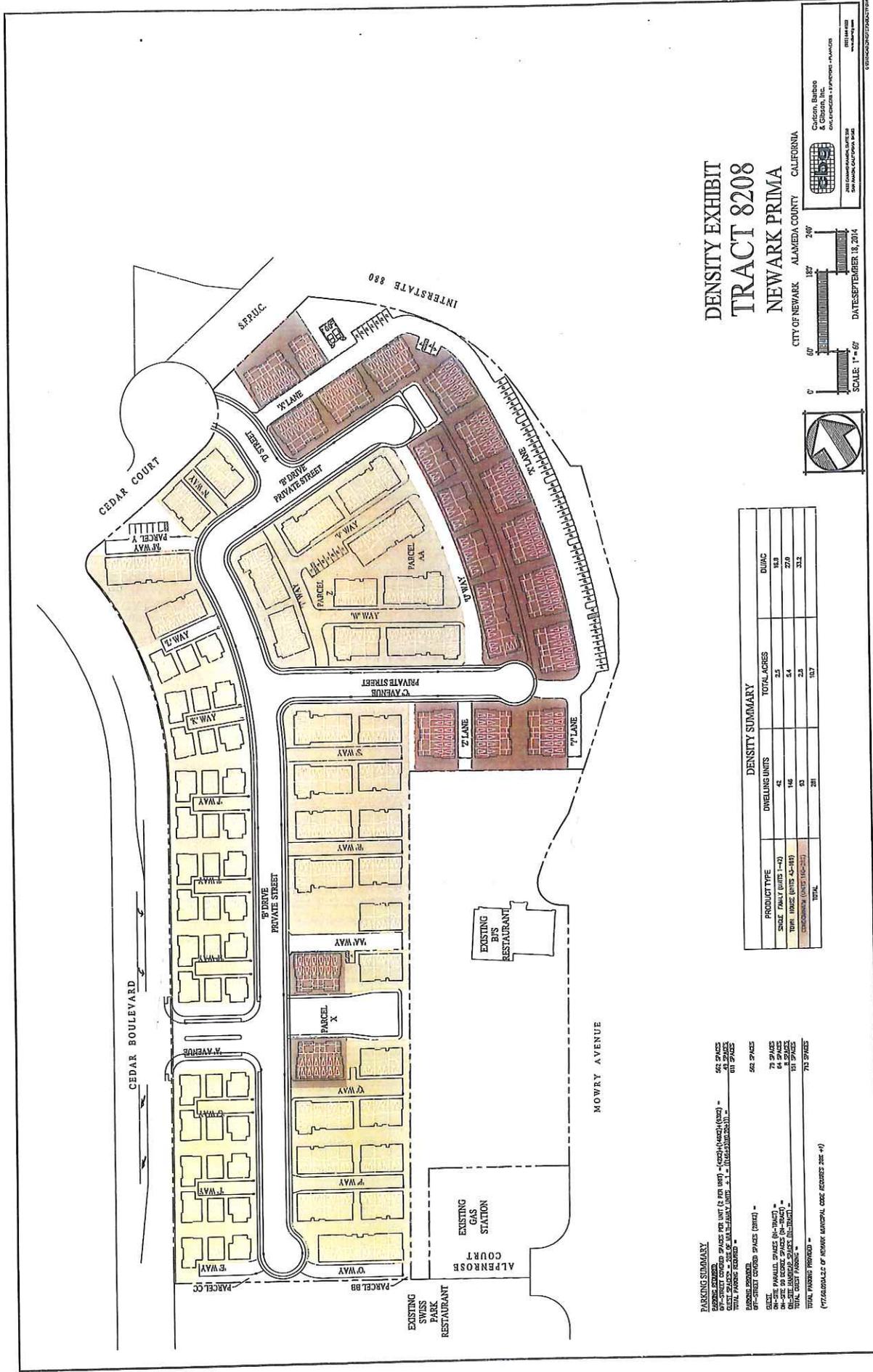
TRACT 8208

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA


 Carlson, Barbee
& Gibson, Inc.
 CIVIL ENGINEERS - ARCHITECTS
 2101 CALAVERAS AVENUE, SUITE 200
 SAN JOSE, CALIFORNIA 95128


 SCALE: 1" = 40'
 DATE: AUGUST 27, 2014
 CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

APM



**DENSITY EXHIBIT
TRACT 8208
NEWARK PRIMA**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
DATE: SEPTEMBER 18, 2014
SCALE: 1" = 60'



City of Newark
Planning & Community Development
1000 Broadway, Suite 1000
Newark, CA 94560
Tel: (415) 774-2000
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www.ci.newark.ca.us

DENSITY SUMMARY		
PRODUCT TYPE	DWELLING UNITS	TOTAL ACRES
Single Family (Units 1-4)	46	2.1
Town Home (Units 5-10)	148	5.4
Condominium (Units 11-25)	24	2.3
TOTAL	318	10.7

PARKING SUMMARY

EXISTING SWISS PARK RESTAURANT	502 SPACES
EXISTING GAS STATION	40 SPACES
EXISTING BUS RESTAURANT	101 SPACES
TOTAL EXISTING	643 SPACES
REQUIRED PARKING (TRUCK)	502 SPACES
ON-SITE PARKING SPACES (R-TRUCK)	75 SPACES
ON-SITE OFF-STREET PARKING SPACES (R-TRUCK)	5 SPACES
TOTAL OFF-STREET PARKING	80 SPACES
TOTAL PARKING PROVIDED	723 SPACES

(TOTAL PARKING OF 723 SPACES EXCEEDS REQUIRED 643 SPACES BY 80 SPACES)

EXHIBIT

APR 14