RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING VESTING TENTATIVE MAP 8208 AND SUBDIVISION AND ZONING VARIANCES THERETO

WHEREAS, Prima Residential and Mowry Capella, LLC has submitted TM-14-18, Vesting Tentative Map 8208, to the City Council of the City of Newark with subdivision and zoning variances covered by P-14-16, a planned unit development, and U-14-17, a conditional use permit, for a 281-unit residential project at 5699 Mowry Avenue;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark does hereby approve TM-14-18, Vesting Tentative Map 8208 with said subdivision and zoning variances covered by P-14-16 and U-14-17, as shown on Exhibit A, pages 1 through 42 and made a part hereof by reference, subject to the following conditions:

a. All applicable conditions listed in Planning Commission Resolution No. 1889, dated September 23, 2014, approving P-14-16 and U-14-17.

b. 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.

c. That if any condition of this vesting tentative 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.

d. Approval of this tentative tract map shall become effective at such time as GP-14-15, the General Plan Amendment, and RZ-14-38, the rezoning of the portion of property within the boundary of Vesting Tentative Map 8208, takes effect.

RESOLUTION NO. 1889

RESOLUTION 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 Planning Commission of 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

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 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council grant this 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 the developer will provide evidence, to the satisfaction of the Community Development Director, that they have made a contribution of at least $50,000 to Second Chance Inc. to support services to areas residents and at least $50,000 to other non-profit organizations providing services to Newark residents. *(Proposed to be added to the Planning Commission Resolution by the City Council)*

The Commission makes the findings prescribed in Newark Municipal Code Sections 17.40.050 and 17.72.070, and directs a Notice of Decision be mailed to the applicant and filed with the City Clerk who shall present said Notice to the City Council pursuant to Newark Municipal Code Section 17.72.080.

This Resolution was introduced at the Planning Commission's September 23, 2014 meeting by Commissioner Fitts, seconded by Commissioner Bridges, and passed as follows:

AYES: Bridges, Drews, Fitts, Hannon, Nillo and Otterstetter.

NOES: None.

ABSENT: Aguilar.

s/Terrence Grindall
TERRENCE GRINDALL, Secretary

s/Bernie Nillo
BERNIE NILLO, Chairperson

NEWARK PRIMA

PLANNED UNIT DEVELOPMENT AND VESTING TENTATIVE MAP

NEWARK, CALIFORNIA

PROJECT TEAM :

DEVELOPER

CAPELLA MOWRY, LLC
kellysniderconsulting@gmail.com
CONTACT: KELLY SNIDER
(650) 387-3132

CIVIL ENGINEER

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

ARCHITECT

KTGY ARCHITECTURE AND PLANNING
VOL CARTER
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
(510) 272-2910

LANDSCAPE ARCHITECT

HWA LANDSCAPE ARCHITECTS
H. ROSS WELLS
762 ALTESA DRIVE
BRENTWOOD, CA 94513
(925) 513-3091

SHEET INDEX :

T1 TITLE SHEET
PD1 PLANNED UNIT DEVELOPMENT PLAN

ARCHITECTURAL PLANS:

A.1 ARCHITECTURAL SITE PLAN, UNIT MIX & CODE ANALYSIS
A.2 3 PLEX CONDOS & 6 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 & 5B TOWNHOMES
A.8 4B & 5B PLEX TOWNHOME BLDG PLANS
A.9 6 PLEX TOWNHOME
A.10 6 PLEX TOWNHOMES BLDG PLANS
A.11 6B PLEX TOWNHOME
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 - TOWNHOUSES
A.22 COLOR & MATERIALS - CONDOS
A.23 COLOR & MATERIALS - SINGLE FAMILY

LANDSCAPE PLANS:

L - 1 ILLUSTRATIVE SITE PLAN
L - 2 OVERALL SITE
L - 3 CENTER BOULEVARD ENLARGEMENT
L - 4 OPEN SPACE AND 5-12 YR. OLD PLAY AREA ENLARGEMENTS
L - 5 MOWRY AVENUE AND 2-5 YR. OLD 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

HWA

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
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SAN RAMON, CALIFORNIA 94583
(925) 866-0322

ktgy Architecture+Planning

T1

OCTOBER 1, 2014*

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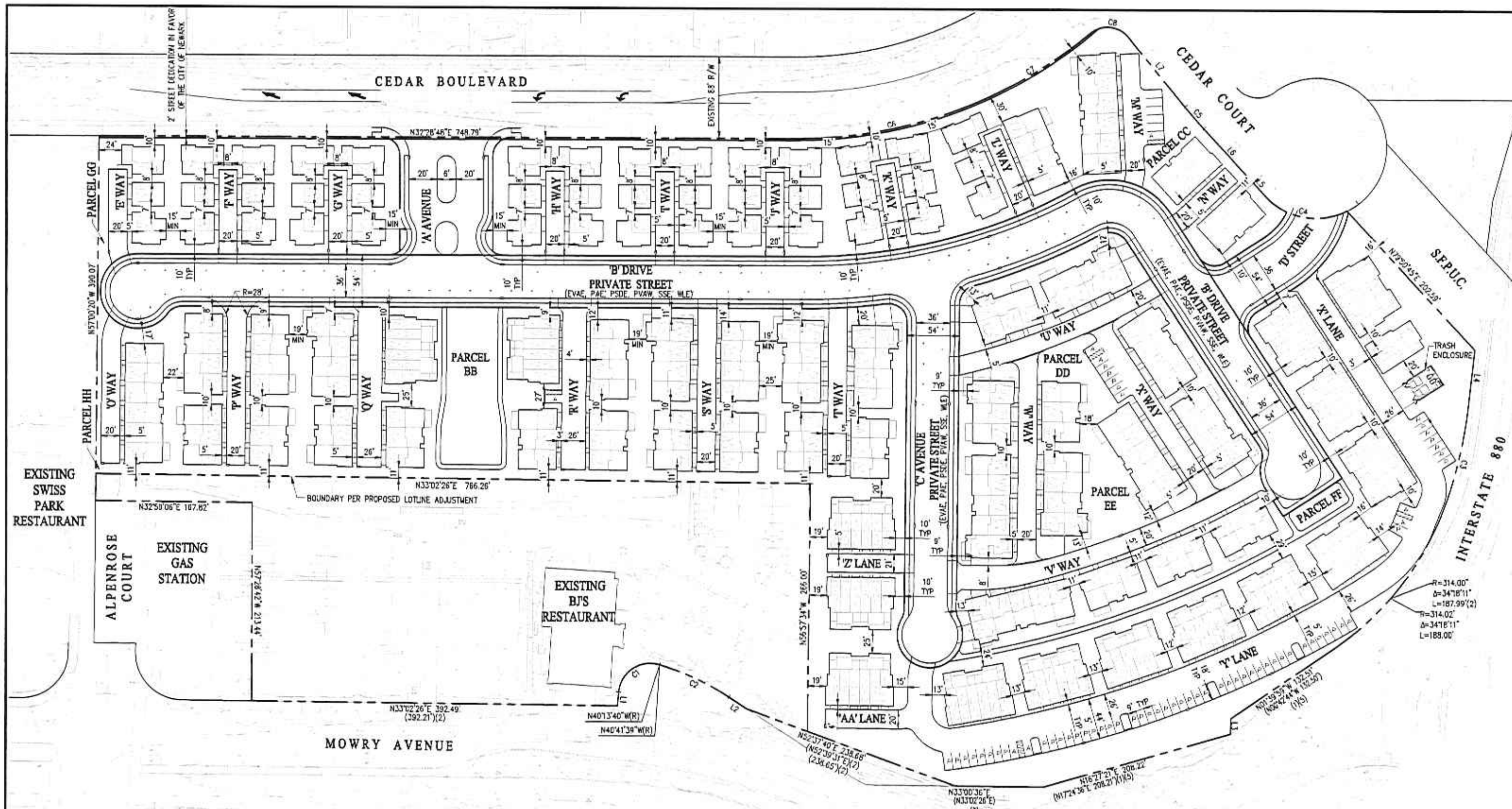
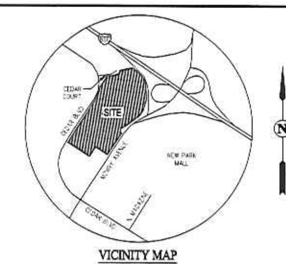
EXHIBIT A p.1





VICINITY MAP
NOT TO SCALE

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
1	1	LOT NUMBER
		PROPERTY LINE
		LOT LINE
		RIGHT-OF-WAY LINE
		CENTER LINE
		EASEMENT LINE
		TOP OF CURB
		CONCRETE
		BIORETENTION AREA
		GARAGE PARKINIG

ABBREVIATIONS:

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

REFERENCES:

(#) INDICATES REFERENCE NUMBER.
(1) CALTRANS RIGHT OF WAY RECORD MAP R-10299.3a
(2) PARCEL MAP 6833 (218 M 45)
(3) PARCEL MAP 1725 (89 M 90)
(4) MAP SHOWING THE SUBDIVISION OF A PART OF THE FARM LAND OF THE TOWN OF NEWARK (26 M 37)
(5) RECORD OF SURVEY NO. 1974 (30 ROS 65)
(6) DEED (REEL 489, IMAGE 370)
(7) GRANT DEED (REEL 2381 IMAGE 814)
(8) DEED (REEL 2516, IMAGE 912)

GENERAL NOTES:

1. OWNER/DEVELOPER: CAPELLA MOWRY, LLC
kellysniderconsulting@gmail.com
CONTACT: KELLY SNIDER
(650) 387-3132
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: GREG MILLER
(925) 866-0322
3. EXISTING USE: COMMERCIAL USE
4. ZONING:
EXISTING: CC - COMMUNITY COMMERCIAL DISTRICT
PROPOSED: PD (PLANNED DEVELOPMENT)
5. GENERAL PLAN DESIGNATION:
EXISTING: COMMUNITY COMMERCIAL
PROPOSED: HIGH DENSITY RESIDENTIAL (HR)
6. ASSESSORS PARCEL NUMBER:
092A-2587-006 (PARCEL ONE, PARCEL 2)
092A-2587-007 (PARCEL ONE, PARCEL 3)
092A-2587-008 (PARCEL ONE, PARCEL 4)
092A-2588-006 (PARCEL TWO)
092A-2588-008-03 (PARCEL THREE)
7. EXISTING SITE AREA: 19.4± AC
8. PROPOSED SITE AREA: 16.3 ± AC
9. NUMBER OF LOTS/BUILDINGS: 195/94
10. NUMBER OF UNITS: 281
11. DENSITY: 17.2 DU/AC
12. OWNERSHIP AND MAINTENANCE: ALL PARCELS TO BE OWNED AND MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT.
13. THIS PROPERTY LIES IN THE JURISDICTION OF:
FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT (ACWD)
SANITARY SEWER: UNION SANITARY DISTRICT (USD)
STORM DRAIN WITHIN PRIVATE STREETS, YARDS AND PASEOS: OWNED AND MAINTAINED BY HOA
GAS AND ELECTRIC SERVICES: PACIFIC GAS & ELECTRIC
TELEPHONE SERVICES: AT&T
14. FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (SHADED) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, PANEL NUMBER 060009 0463 G DATED AUGUST 3, 2009.
15. BASIS OF BEARINGS: THE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 32° 28'48" EAST AS SHOWN ON PARCEL MAP NO. 1725, FILED MAY 13, 1976 IN BOOK 89 OF MAPS, PAGE 90, ALAMEDA COUNTY RECORDS.
16. BENCHMARK: CITY OF NEWARK BENCHMARK "#28" CITY MONUMENT AT THE INTERSECTION OF MOWRY AVENUE AND CEDAR BOULEVARD. ELEVATION: 23.826 FEET (NGVD 29)
17. TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS DATED NOVEMBER 17, 2013.
18. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
19. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.020.G OF THE NEWARK MUNICIPAL CODE.
20. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
21. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN.
22. REFLECTS EASEMENTS TO REMAIN. SEE SHEET 3 FOR EASEMENTS TO BE ABANDONED.
23. SEE SHEET TM2 FOR LOT AND PARCEL AREAS.

LINE TABLE

NO.	BEARING	LENGTH	
L1	N52°28'25"W	14.67'	(N52°26'35"W)(14.66')(2)
L2	N65°23'02"E	22.63'	(N65°24'52"E)(2)
L3	N56°24'59"W	16.58'	(N56°23'29"W)(3)
L4	N50°55'15"W	64.05'	(N49°58'00"W)(73.25')(1)(5)
L5	N79°50'45"E	35.83'	(7)
L6	N79°50'45"E	61.15'	(6)
L7	N83°24'14"E	97.64'	(3)

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	
C1	34.00'	101°48'18"	60.41'	(2)
C2	294.02'	16°03'09"	82.38'	(294.00')(82.37')(2)
C3	452.03'	14°57'05"	117.98'	(452.00')(117.95')(1)(5)
C4	75.00'	73°54'20"	96.74'	(7)
C5	500.00'	03°33'35"	31.06'	(3)
C6	488.00'	24°31'04"	208.82'	(3)
C7	488.00'	15°29'09"	131.90'	
C8	28.38'	89°32'20"	44.35'	

PARKING SUMMARY

PARKING REQUIRED

OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) =(42X2)+(146X2)+(93X2) =	562 SPACES
GUEST SPACES* = 20% OF MULTI-FAMILY UNITS + 1 = ((146+93)X0.20+1)) =	49 SPACES
TOTAL PARKING REQUIRED =	**611 SPACES**

PARKING PROVIDED

OFF-STREET COVERED SPACES (281X2) =	562 SPACES
GUEST	
ON-SITE PARALLEL SPACES (IN-TRACT) =	79 SPACES
ON-SITE 90 DEGREE SPACES (IN-TRACT) =	64 SPACES
ON-SITE ACCESSIBLE SPACES (IN-TRACT) =	8 SPACES
TOTAL GUEST PARKING =	151 SPACES
TOTAL PARKING PROVIDED =	**713 SPACES**

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

VESTING TENTATIVE MAP
PLANNED UNIT DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'
SCALE: 1" = 60'

DATE: SEPTEMBER 9, 2014

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SHEET NO.
PD1
OF 1 SHEETS

EXHIBIT Ap2

CONDO 2013 CBC CODE ANALYSIS

2013 CBC WITH SUPPLEMENTS

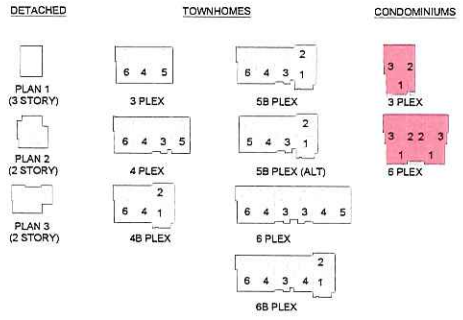
1. OCCUPANCY:	R2 / S2: (CONSIDERED A NON-SEPARATED OCCUPANCY) PER CBC SEC 508.3-SEPARATION PER CBC SEC 420
2. FIRE SPRINKLERS:	NFPA 13
A. INCREASES ALOWED	
I. SEC 504.2	STORY & HEIGHT INCREASE
II.SEC 506.2	ALLOWABLE AREA INCREASE FOR FRONTAGE
III.SEC 506.3	ALLOWABLE AREA INCREASE FOR SPRINKLERS
3. CONSTRUCTION TYPE:	TYPE V-A
A. ALLOWABLE STORIES	
I. SEC 504.2 & TABLE 503	4 STORIES (3 + 1), W/ SPRINKLERS
B. ALLOWABLE AREA	
I. SEC 506 & TABLE 503	R-2 / TYPE V-A = 12,000 S.F • SEC 506.2 FRONTAGE INCREASE FOR AREA (TBD) • SEC 506.4 AREA DETERMINATION FOR MULTISTORY INCREASE • 12,000 S.F. x 2 = 24,000 S.F. (NOT INC. FRONTAGE INCREASE)
4. ACCESSIBILITY:	
SECTION 1102A.3	MULTI-STORY DWELLINGS TOTAL UNITS ON SITE INCLUDES CONDOS & T.H. 93 + 144 du x 10% = 24 du SHALL COMPLY W/ 1102A.3 **ACCESSIBLE UNITS TO BE ALLOCATED IN T.H.**

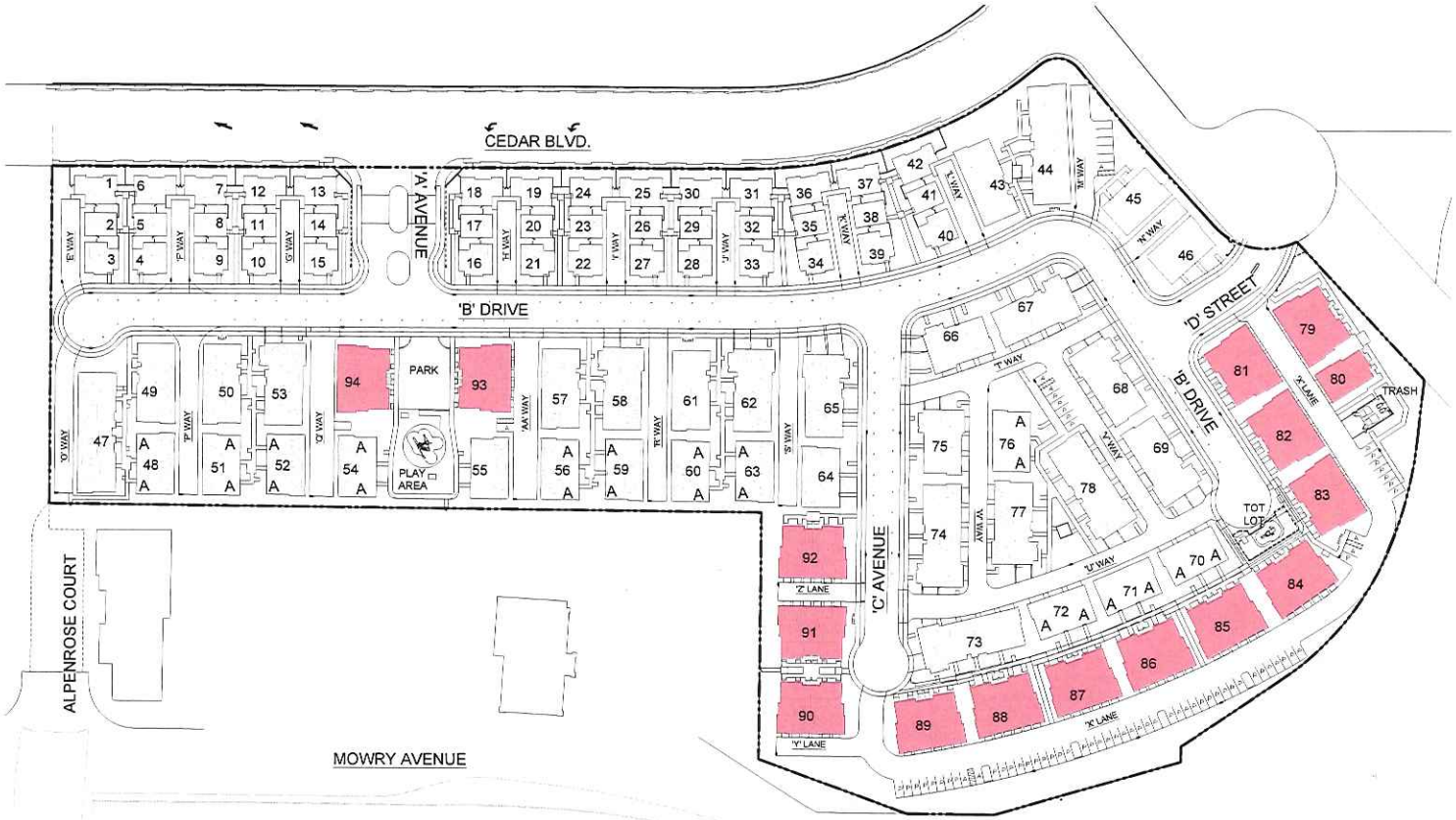
TOWNHOUSE & SINGLE FAMILY 2013 CRC CODE ANALYSIS

2013 CRC WITH SUPPLEMENTS

1. OCCUPANCY:	R3
2. FIRE SPRINKLERS:	NFPA 13R
3. CONSTRUCTION TYPE:	TYPE V-B
A. ALLOWABLE STORIES :	3
B. ALLOWABLE AREA:	UL
4. ACCESSIBILITY	
A. SINGLE FAMILY:	N/A
B. TOWNHOUSE:	PER SEC 320, GO TO CBC CHAPTER 11A MULTI STORY DWELLINGS TOTAL UNITS ON SITE INCLUDES CONDOS & T.H. 93 + 144 du x 10% = 24 du SHALL COMPLY W/ CBC 1102A.3 **ACCESSIBLE UNITS TO BE ALLOCATED IN T.H.**

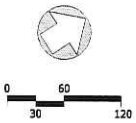
BUILDING TYPES





MOWRY UNIT MIX

Type	UNITS	Bed/Bath	Sq. Ft.	DETACHED	TOWNHOMES						CONDOMINIUMS		TOTALS
					3 Plex	4 Plex	4B Plex	5B Plex	6 Plex	6B Plex	3 Plex	6 Plex	
DETACHED	1	4/3.5	1910	14									14
	2	3/2.5	1610	14									14
	3	3/2.5	1619	14									14
TOWNHOMES	1	2/2.5	1232				2	8		3			13
	2	2/2.5	1351				2	8		3			13
	3	3/3.5	1640			5		8	4	3			20
	4	3/3.5	1941		16	5	2	8	4	6			41
	5	3/3.5	1945		16	5			2				23
	6	4/3.5	2135		16	5	2	8	2	3			36
CONDOMINIUMS	1	3.0/2.0	1456								1	30	31
	2	3.0/3.0	1503								1	30	31
	3	3.0/3.0	1622								1	30	31
SUBT/bldg type					48	20	8	40	12	18	3	90	
SUBT/product				42	146						93		281



VICINITY MAP
NTS

A = ACCESSIBLE UNIT

NEWARK PRIMA

ARCHITECTURAL SITE PLAN, UNIT MIX & CODE ANALYSIS

A.1

NEWARK, CA

KTGY # 2013-0716

09.10.2014

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Oakland, CA 94607
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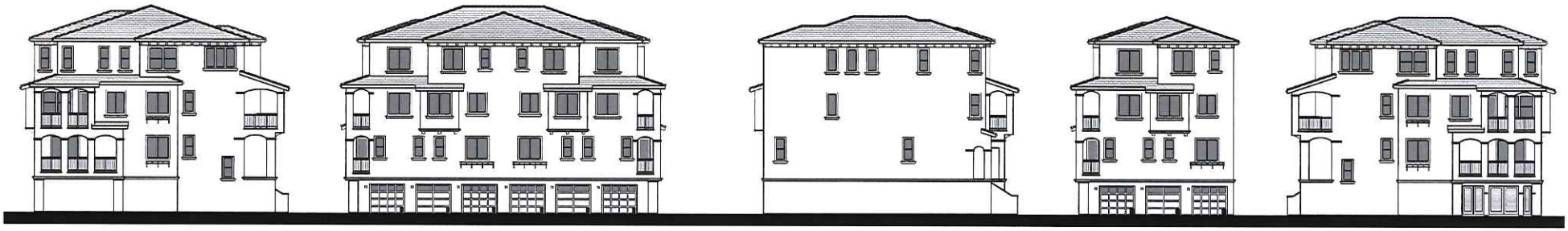
ktgy.com

EXHIBIT Ap3

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

3 PLEX CONDOS
& 6 PLEX CONDOS

NEWARK, CA

KTGY # 2013-0716 07.31.2014

0 2 4 8 16

A.2

cbg
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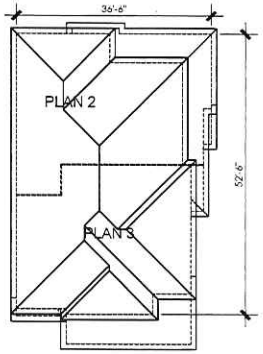
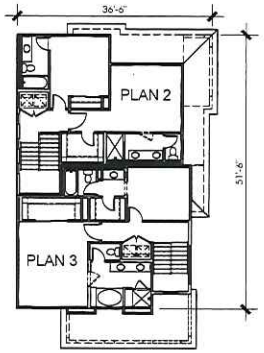
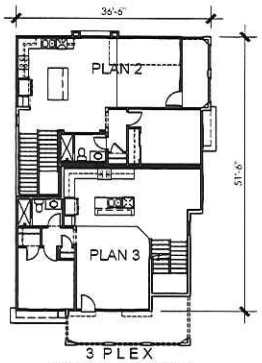
EXHIBIT Ap4



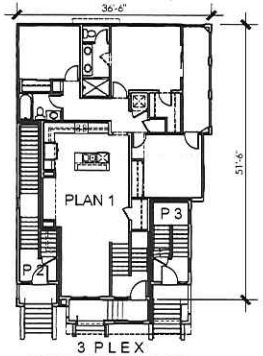
3 PLEX
ROOF PLAN



3 PLEX
FOURTH FLOOR



3 PLEX
THIRD FLOOR



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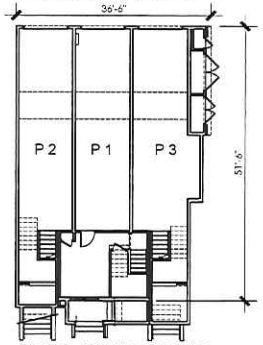
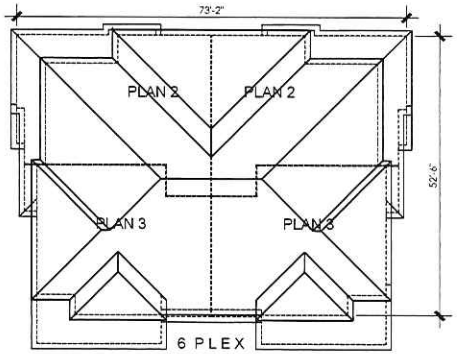
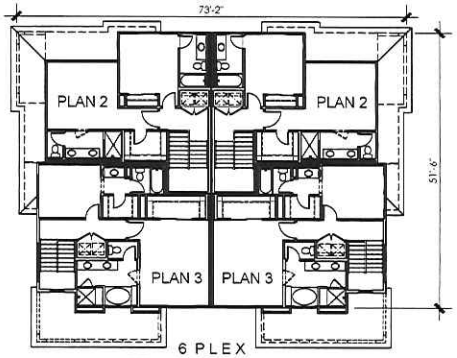
SECOND FLOOR



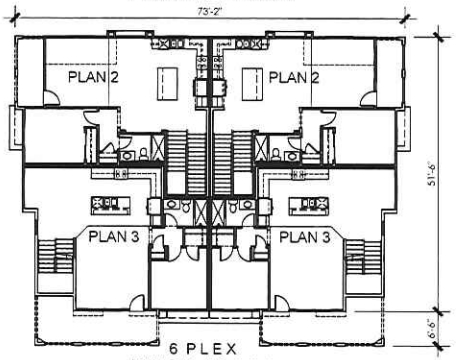
PLAN 2 PLAN 1 PLAN 3
3 PLEX
FIRST FLOOR



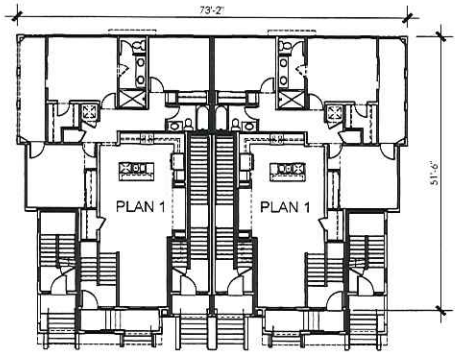
6 PLEX
ROOF PLAN



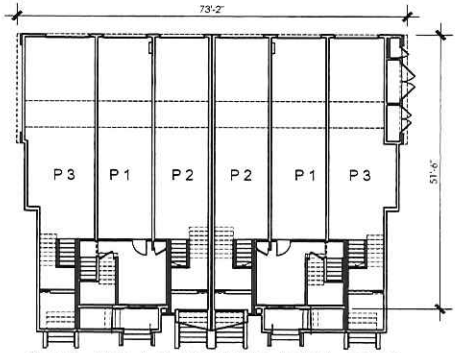
6 PLEX
FOURTH FLOOR



6 PLEX
THIRD FLOOR



6 PLEX
SECOND FLOOR



PLAN 3 PLAN 1 PLAN 2 PLAN 2 PLAN 1 PLAN 3
6 PLEX
FIRST FLOOR

NEWARK PRIMA

3 & 6 PLEX CONDO BLDG PLANS

NEWARK, CA

KTGY # 2013-0716 07.21.2014

0 8 32
4 16

A.3

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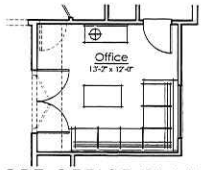
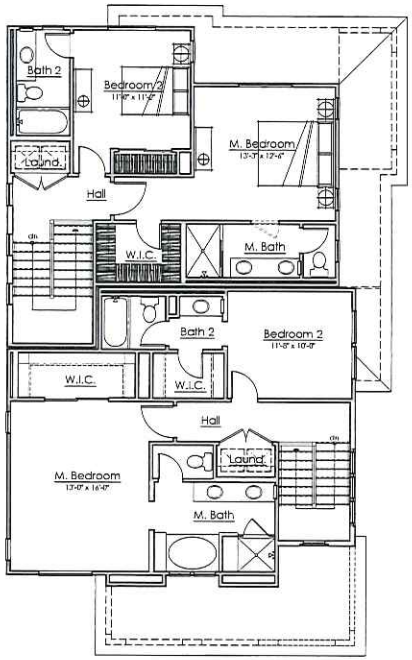
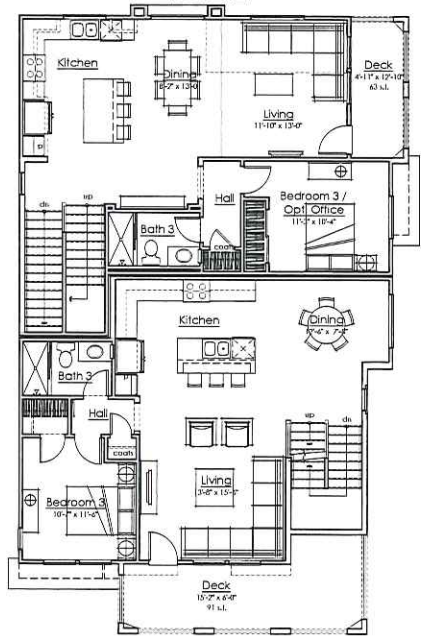
EXHIBIT Ap5

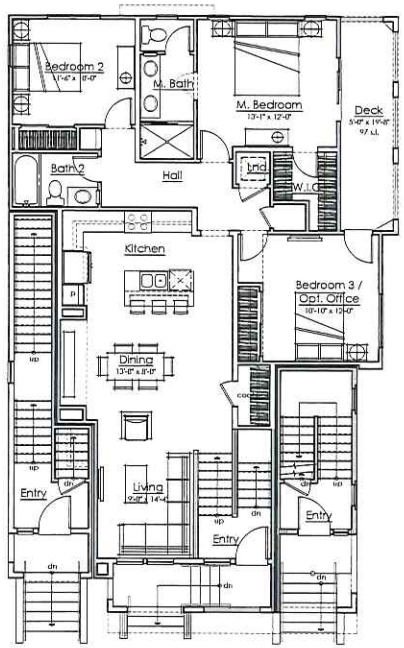


PLAN 2
3 BR / 3 BA
1503 SF NET

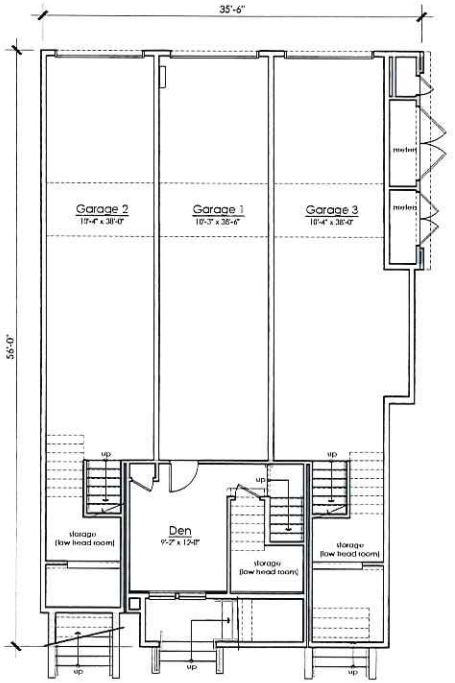




PLAN 3
3 BR / 3 BA
1622 SF NET



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

0 4 8 16 32

A.4

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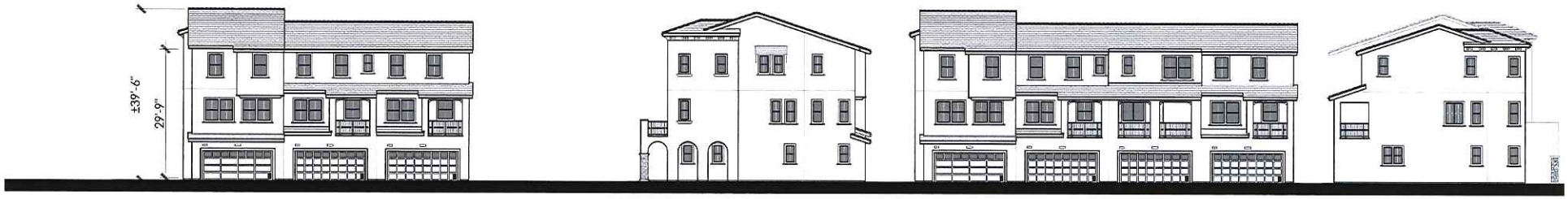
EXHIBIT Ap6

PLAN 5 PLAN 4 PLAN 6

3 PLEX
FRONT ELEVATION

PLAN 5 PLAN 3 PLAN 4 PLAN 6

4 PLEX
FRONT ELEVATION



PLAN 6 PLAN 4 PLAN 5

3 PLEX
REAR ELEVATION

PLAN 6

3 & 4 PLEX
RIGHT ELEVATION

PLAN 6 PLAN 4 PLAN 3 PLAN 5

4 PLEX
REAR ELEVATION

PLAN 5

3 & 4 PLEX
LEFT ELEVATION

NEWARK PRIMA

3 PLEX & 4 PLEX TOWNHOMES

NEWARK, CA

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0 4 16
2 8

A.5

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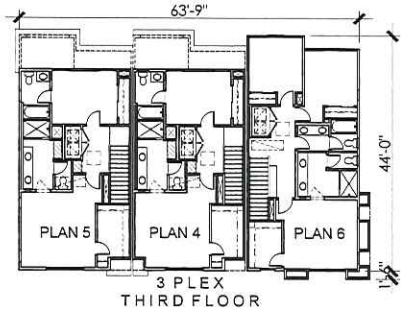
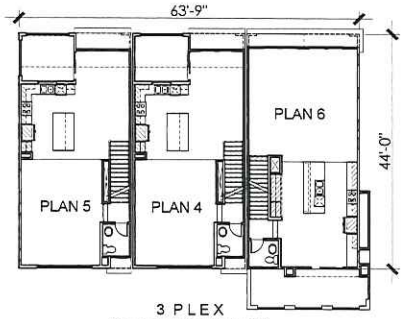
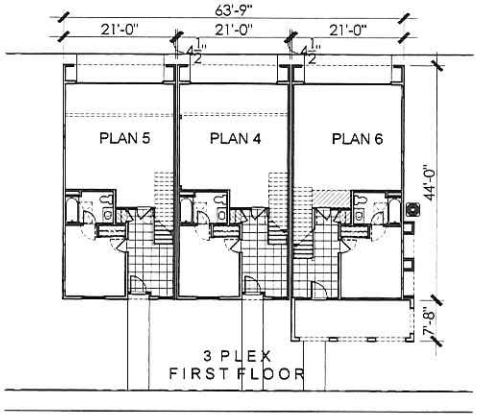
EXHIBIT A-7



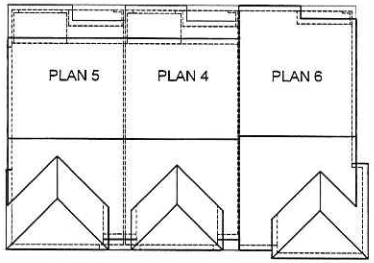
3 PLEX
THIRD FLOOR



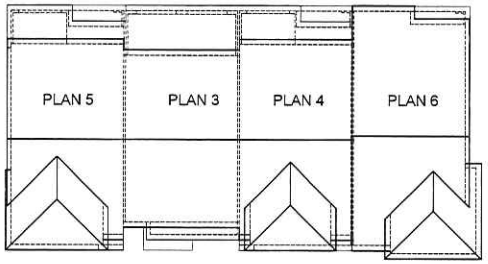
3 PLEX
SECOND FLOOR



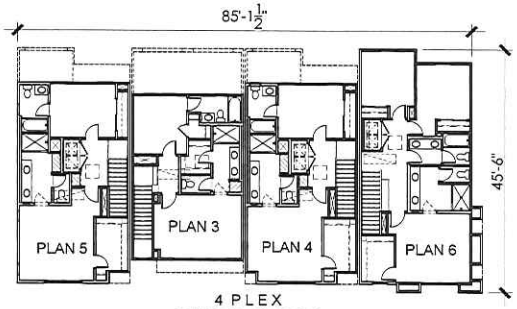
3 PLEX
FIRST FLOOR



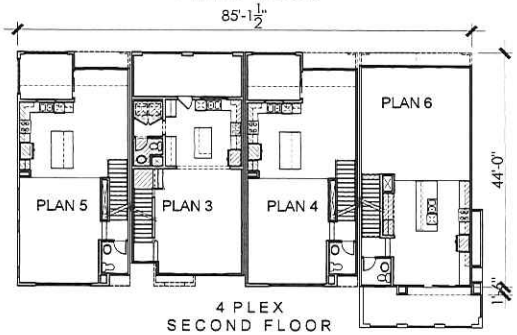
3 PLEX
ROOF PLAN



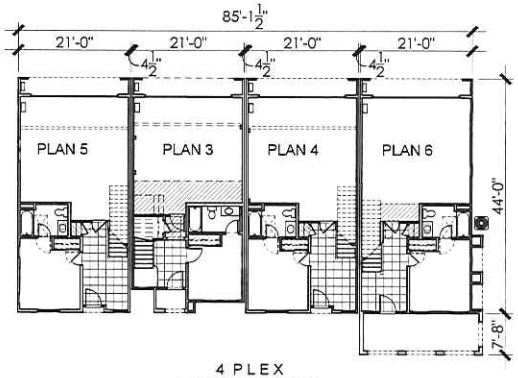
4 PLEX
ROOF PLAN



4 PLEX
THIRD FLOOR



4 PLEX
SECOND FLOOR



4 PLEX
FIRST FLOOR

NEWARK PRIMA

3 & 4 PLEX TOWNHOME BLDG PLANS

0 4 8 16 32

A.6

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EXHIBIT Ap8

PLAN 6 PLAN 4 PLAN 1

4B PLEX
FRONT ELEVATION

PLAN 6 PLAN 4 PLAN 3 PLAN 1

5B PLEX
FRONT ELEVATION

PLAN 2 PLAN 4 PLAN 6

4B PLEX
REAR ELEVATION

PLAN 1/2

4B & 5B PLEX
RIGHT ELEVATION

PLAN 2 PLAN 3 PLAN 4 PLAN 6

5B PLEX
REAR ELEVATION

PLAN 6

4B & 5B PLEX
LEFT ELEVATION

NEWARK PRIMA

4B & 5B TOWNHOMES

NEWARK, CA

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0 2 4 8 16

A.7

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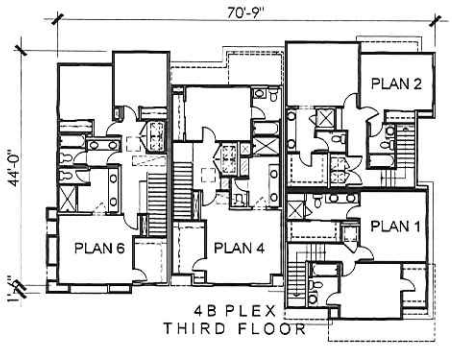
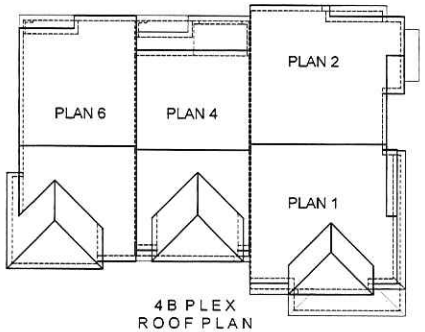
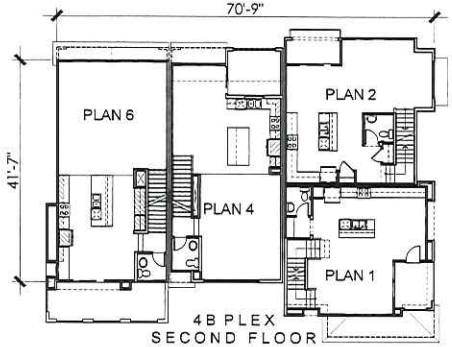
EXHIBIT A-9



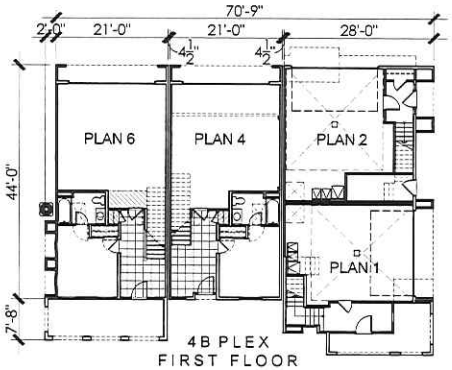
4B PLEX
THIRD FLOOR



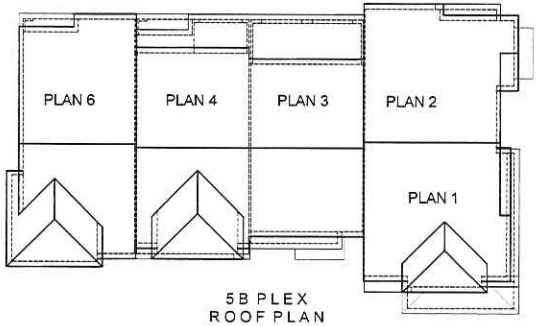
4B PLEX
ROOF PLAN



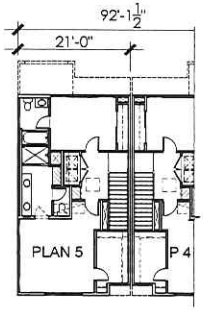
4B PLEX
SECOND FLOOR



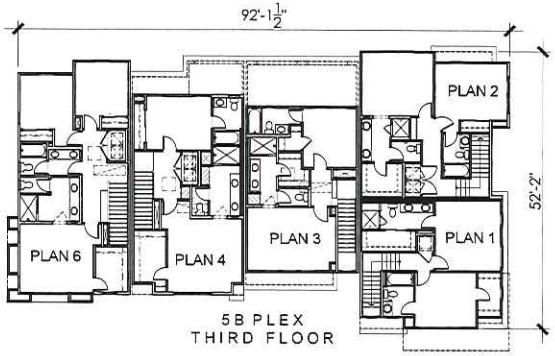
4B PLEX
FIRST FLOOR



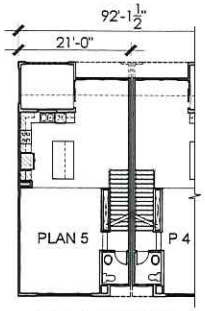
5B PLEX
ROOF PLAN



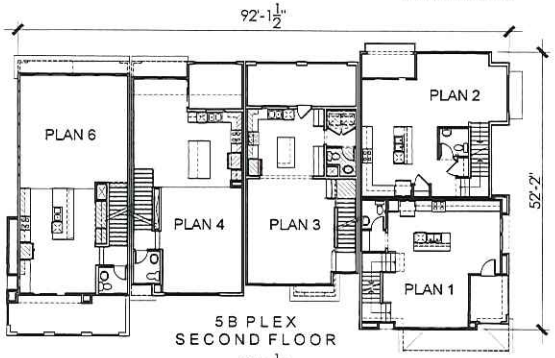
5B PLEX (ALT)
THIRD FLOOR



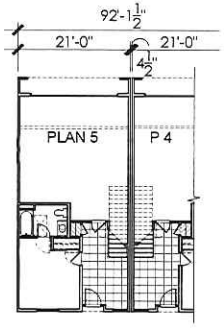
5B PLEX
THIRD FLOOR



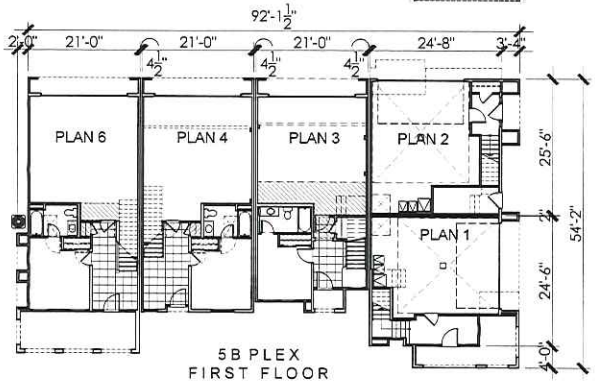
5B PLEX (ALT)
SECOND FLOOR



5B PLEX
SECOND FLOOR



5B PLEX (ALT)
FIRST FLOOR



5B PLEX
FIRST FLOOR

NEWARK PRIMA

4B & 5B PLEX TOWNHOME BLDG PLANS

A.8

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EXHIBIT A-10

PLAN 5 PLAN 4 PLAN 3 PLAN 3 PLAN 4 PLAN 6

6 PLEX
FRONT ELEVATION

PLAN 5

6 PLEX
LEFT ELEVATION

PLAN 6 PLAN 4 PLAN 3 PLAN 3 PLAN 4 PLAN 5

6 PLEX
REAR ELEVATION

PLAN 6

6 PLEX
RIGHT ELEVATION

NEWARK PRIMA

6 PLEX TOWNHOME

NEWARK, CA

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0 2 4 8 16

A.9

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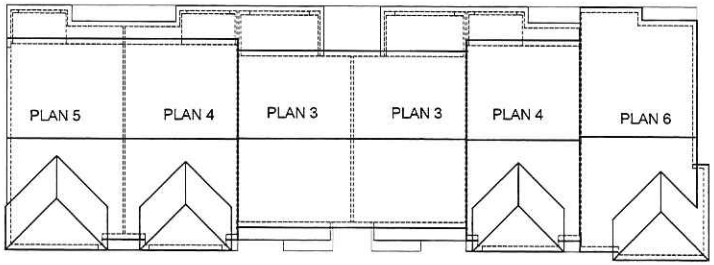
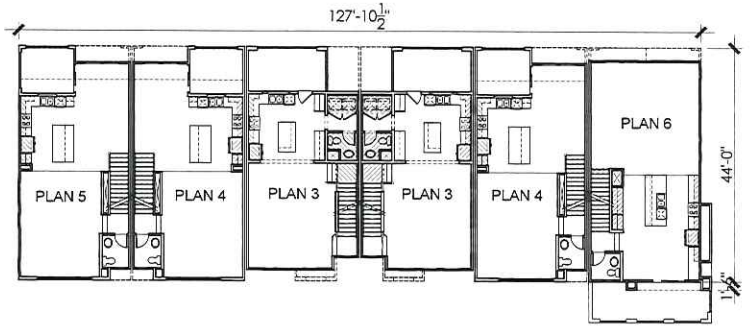
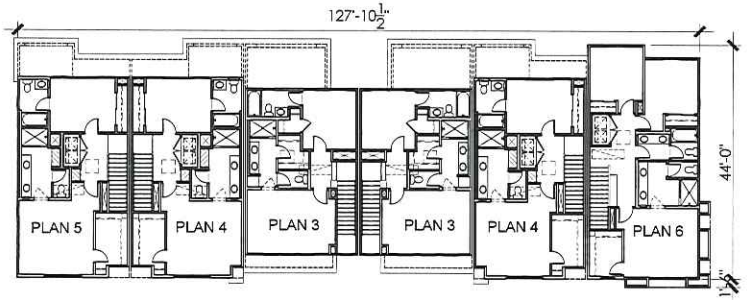
EXHIBIT A pg 11



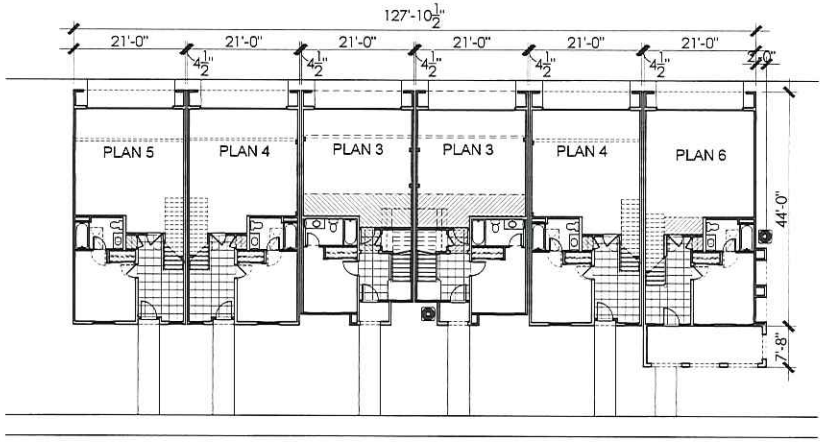
6 PLEX
ROOF PLAN



6 PLEX
SECOND FLOOR



6 PLEX
THIRD FLOOR



6 PLEX
FIRST FLOOR

NEWARK PRIMA

6 PLEX TOWNHOME BLDG PLANS

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KTGY # 2013-0716 07.21.2014

0 4 8 16 32

A.10

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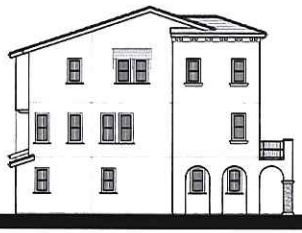
EXHIBIT Apl2

PLAN 6 PLAN 4 PLAN 3 PLAN 4 PLAN 1

6B PLEX
FRONT ELEVATION



PLAN 6

6B PLEX
LEFT ELEVATION

PLAN 2 PLAN 3 PLAN 3 PLAN 4 PLAN 6

6B PLEX
REAR ELEVATION

PLAN 1/2

6B PLEX
RIGHT ELEVATION

NEWARK PRIMA

6B PLEX TOWNHOME

NEWARK, CA

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0 4 16
2 8

A.11

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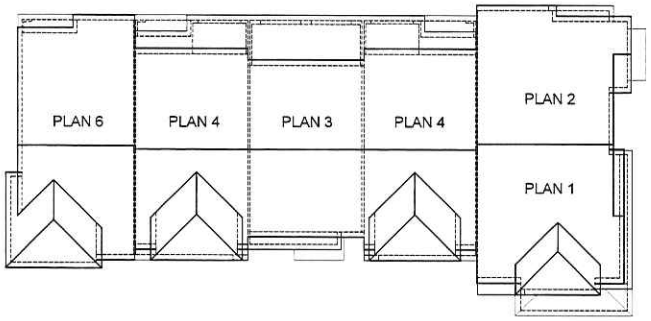
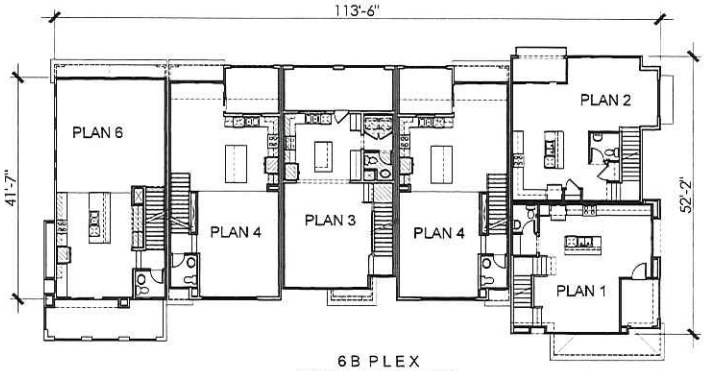
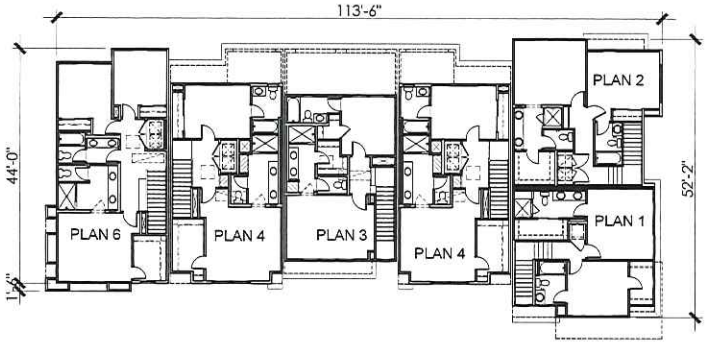
EXHIBIT A p13



6B PLEX
ROOF PLAN



6B PLEX
SECOND FLOOR



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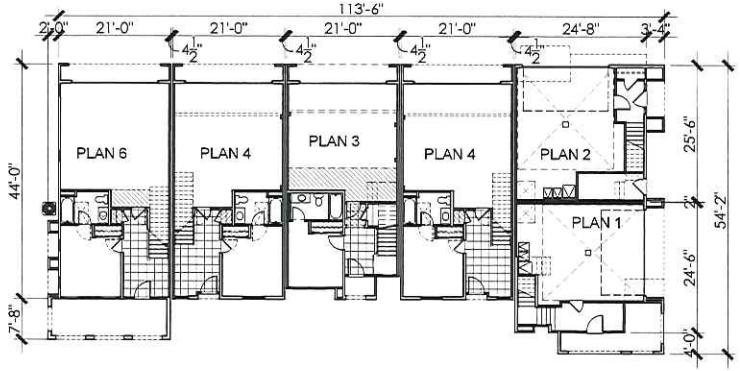
THIRD FLOOR



6B PLEX
FIRST FLOOR

NEWARK PRIMA

6B PLEX TOWNHOME BLDG PLANS

NEWARK, CA

KTGY # 2013-0716 07.21.2014

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A.12

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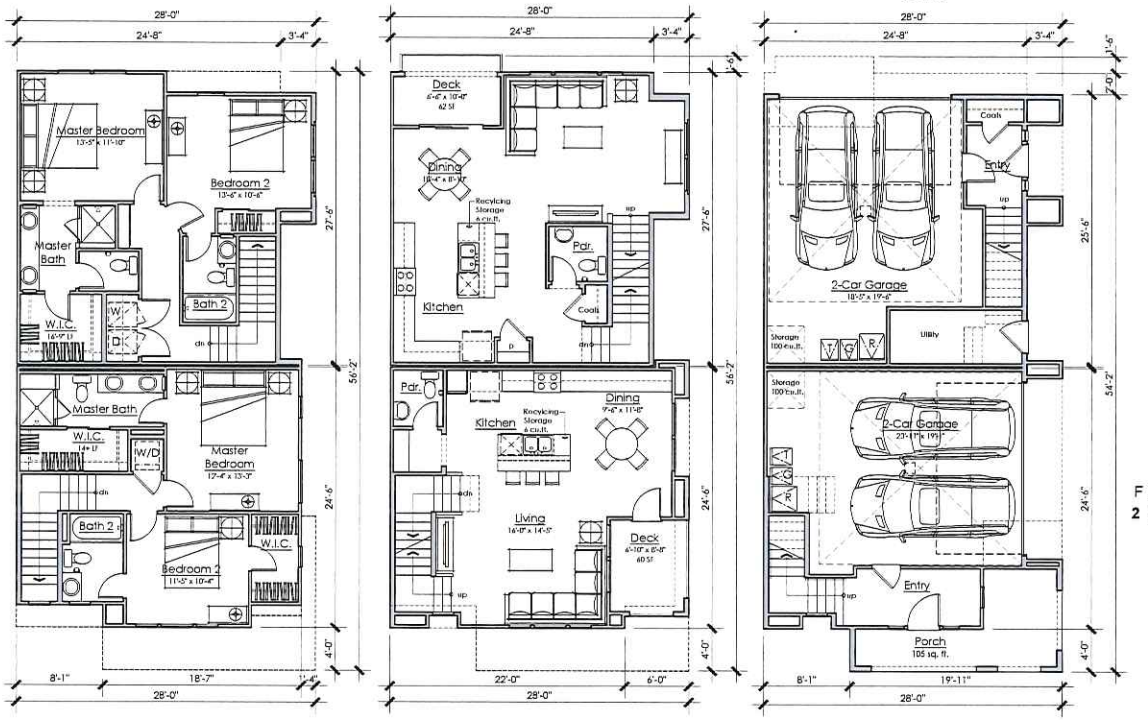
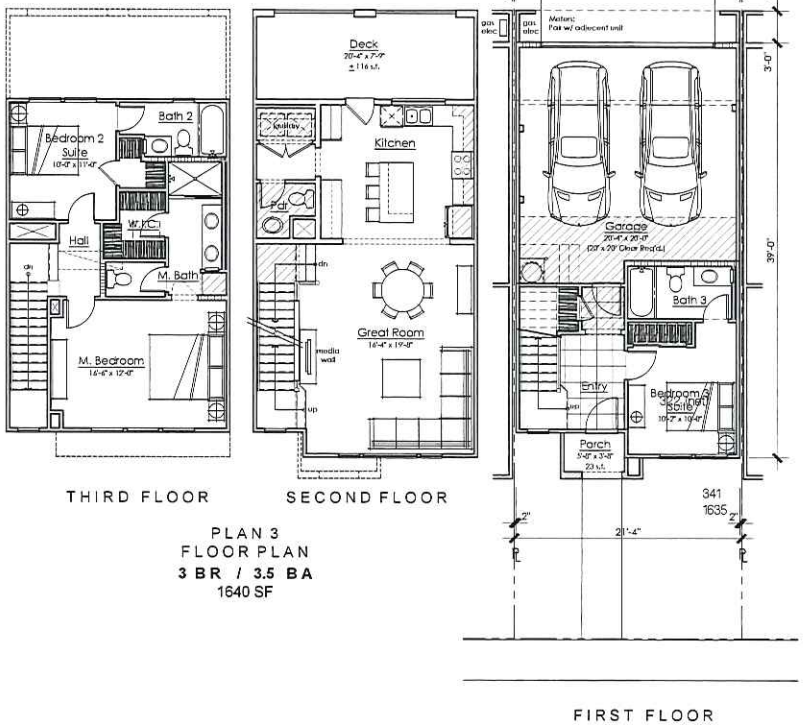
EXHIBIT A p14



PLAN 2
FLOOR PLAN
2 BR / 2.5 BA
1351 SF

THIRD FLOOR SECOND FLOOR FIRST FLOOR



PLAN 3
FLOOR PLAN
3 BR / 3.5 BA
1640 SF

THIRD FLOOR SECOND FLOOR FIRST FLOOR

PLAN 1
FLOOR PLAN
2 BR / 2.5 BA
1232 SF

NEWARK PRIMA

TOWNHOME PLANS 1, 2 & 3

NEWARK, CA

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A.13

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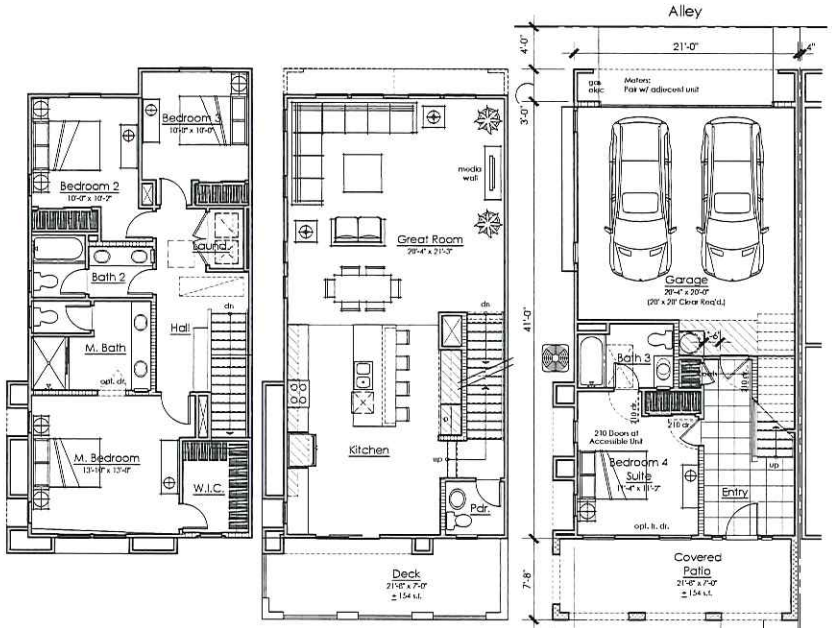
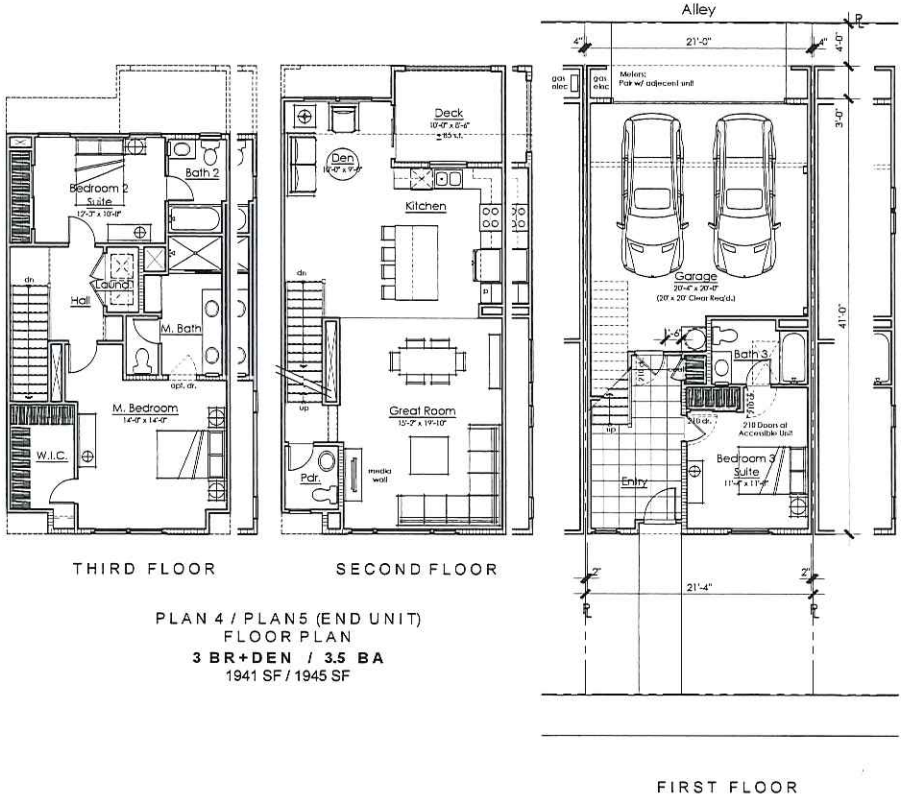
EXHIBIT A p15



PLAN 6
FLOOR PLAN
4 BR / 3.5 BA
2135 SF



PLAN 4 / PLAN5 (END UNIT)
FLOOR PLAN
3 BR+DEN / 3.5 BA
1941 SF / 1945 SF

NEWARK PRIMA

TOWNHOME PLANS 4, 5 & 6

NEWARK, CA

KTGY # 2013-0716 07.21.2014

A.14

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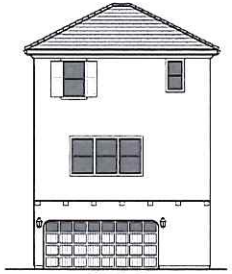
EXHIBIT A p16

1A FRONT

1B FRONT

1C FRONT



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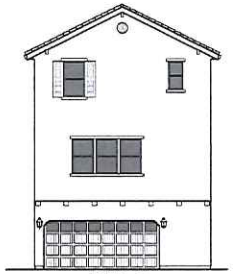

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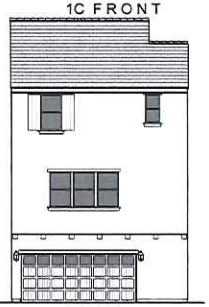

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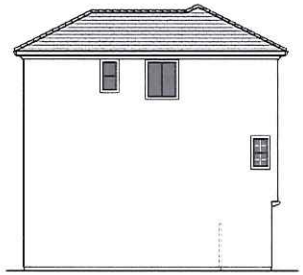

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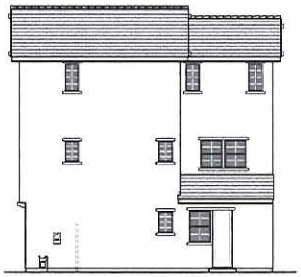

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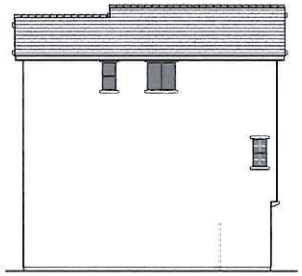

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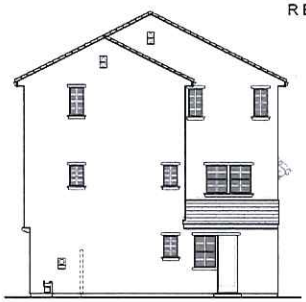

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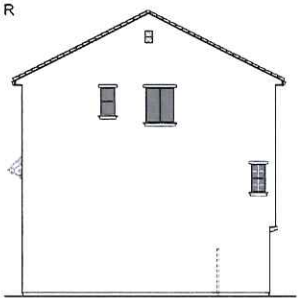

RIGHT

NEWARK PRIMA

PLAN 1 ELEVATIONS

A.15

NEWARK, CA

KTGY # 2013-0716 07.21.2014

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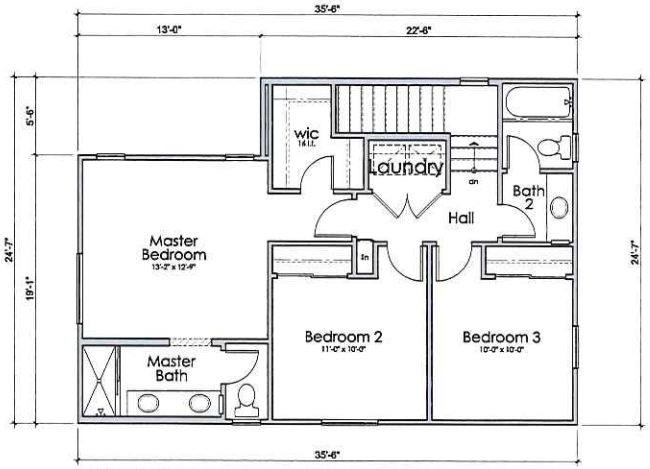
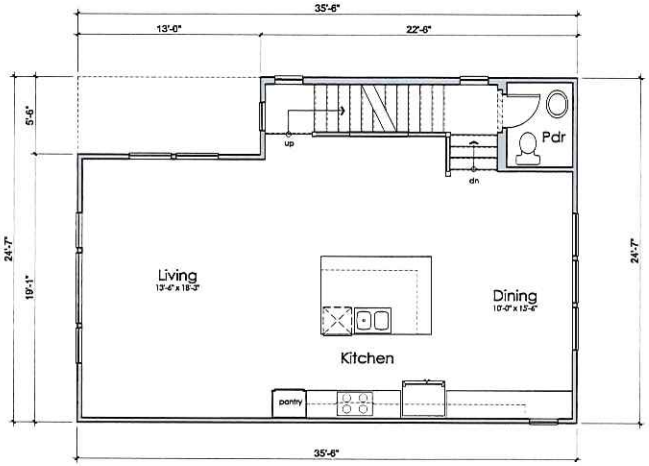
EXHIBIT A p17



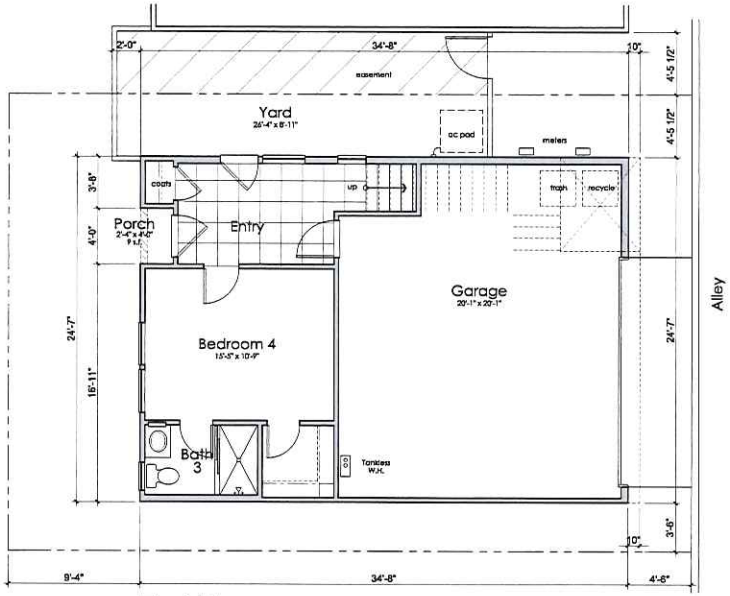
Third Floor



Second Floor

Floor Plan
4 Bedrooms
3.5 Baths

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



First Floor

NEWARK PRIMA

PLAN 1 DETACHED

NEWARK, CA

KTGY # 2013-0716 07.21.2014

A.16

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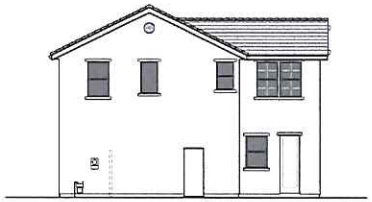
EXHIBIT Ap18

2A FRONT

2B FRONT

2C FRONT

REAR



REAR

REAR

LEFT

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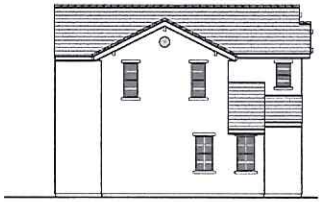

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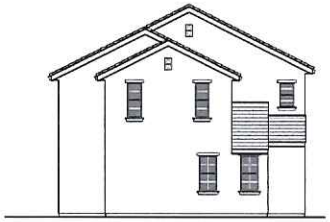

LEFT

RIGHT

NEWARK PRIMA

PLAN 2 ELEVATIONS

NEWARK, CA

KTGY # 2013-0716 07.31.2014

A.17

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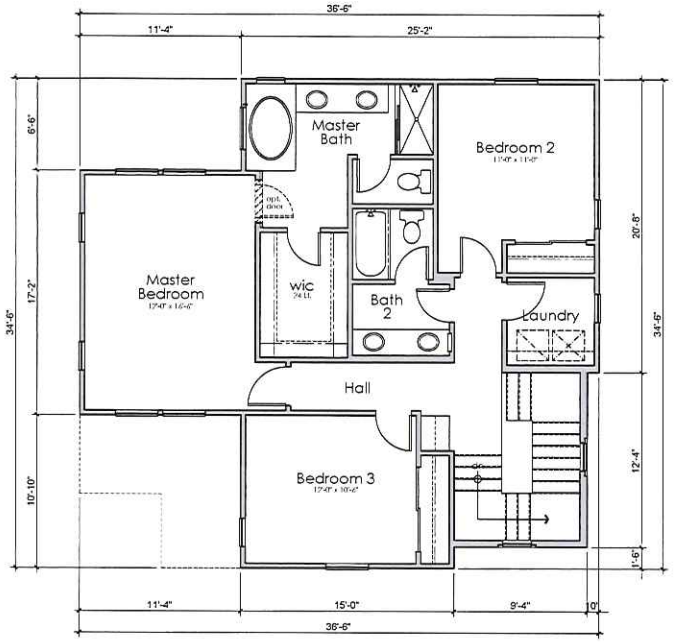
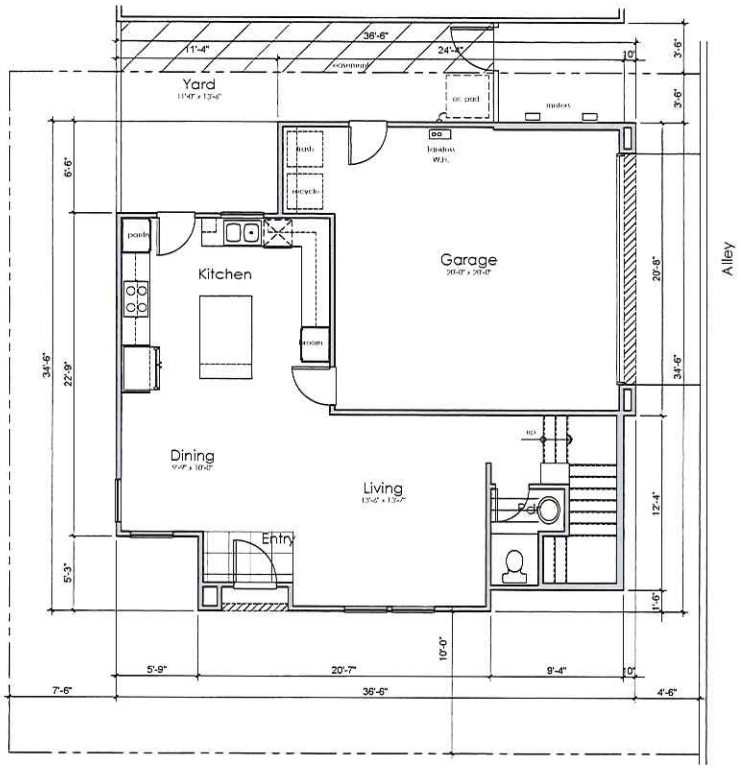
EXHIBIT A p19

Floor Plan
3 Bedrooms
2.5 Baths

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



Second Floor



First Floor

NEWARK PRIMA

PLAN 2 DETACHED

NEWARK, CA

KTGY # 2013-0716 07.21.2014

A.18

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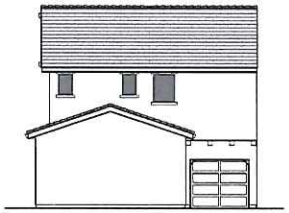
EXHIBIT A p 20

3A FRONT

3B FRONT



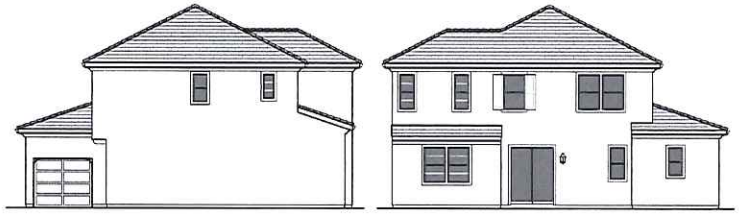
REAR

3C FRONT

REAR

LEFT RIGHT

REAR



LEFT RIGHT

LEFT RIGHT

NEWARK PRIMA

PLAN 3 ELEVATIONS

A.19

NEWARK, CA

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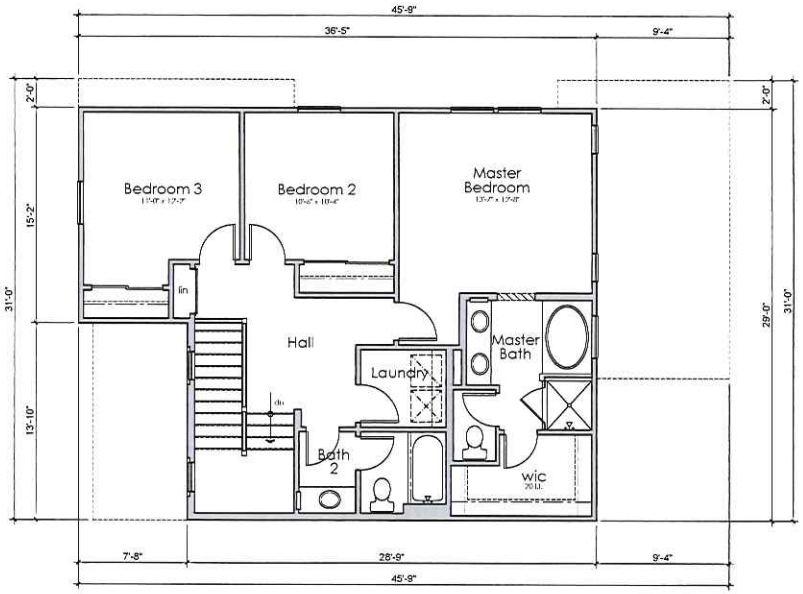
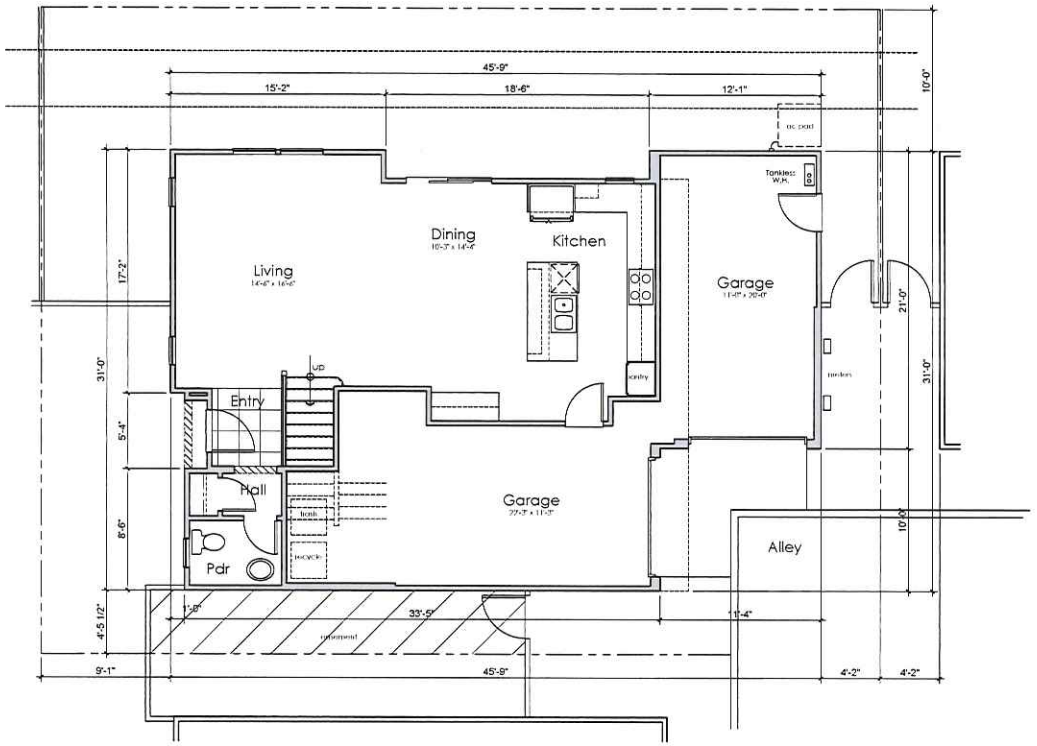
EXHIBIT Ap21

Floor Plan
3 Bedrooms
2.5 Baths

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



Second Floor



First Floor

NEWARK PRIMA

PLAN 3 DETACHED

NEWARK, CA

KTGY # 2013-0716 07.21.2014

A.20

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EXHIBIT A p22

ALL SCHEMES

FLAT ROOF TILE
4680 LOS PADRES BLEND

STONE VENEER
SAWTOOTH RUSTIC LEDGESTONE

DECORATIVE METAL
POWDER COATED BLACK

Manufacturers:
Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

	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 AWNINGS
SCHEME 1	SW 7539 CORK WEDGE	SW 6124 CARDBOARD	SW 7740 MESSENGER BAG	SW 7012 CREAMY	SW 7548 PORTICO	SW 7545 PIER	SW 6062 RUGGED BROWN
SCHEME 2	SW 0010 WICKERWORK	SW 6117 SMOKEY TOPAZ	SW 6103 TEA CHEST	SW 7719 FRESCO CREAM	SW 7522 MEADOWLARK	SW 6152 SUPERIOR BRONZE	SW 2838 POLISHED MAHOGANY
SCHEME 3	SW 6129 RESTRAINED GOLD	SW 6131 CHAMOIS	SW 6137 BURLAP	SW 7572 LOTUS PAD	SW 6123 BAGUETTE	SW 6145 THATCH BROWN	SW 6062 RUGGED BROWN
SCHEME 4	SW 7705 WHEAT PENNY	SW 7710 BRANDYWINE	SW 7680 LANYARD	SW 6106 KILIM BEIGE	SW 2806 ROOKWOOD BROWN	SW 7520 PLANTATION BROWN	SW 2838 POLISHED MAHOGANY

NEWARK PRIMA

COLOR & MATERIALS - TOWNHOUSES

A-21

NEWARK, CA
KTGY # 2013-8716 07.21.2014

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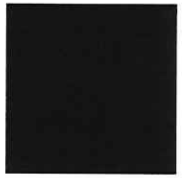
EXHIBIT Ap23

ALL SCHEMES

FLAT ROOF TILE
4680 LOS PADRES BLEND

STONE VENEER
SAWTOOTH RUSTIC LEDGESTONE



DECORATIVE METAL
POWDER COATED BLACK

Manufacturers:
Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

	STUCCO BODY 1	STUCCO BODY 2	FASCIA TRIM/CORBELS	STUCCO BODY 3	GARAGE DOORS	ENTRY DOOR 1	ENTRY DOOR 2 SIDE LOUVERED DRS./ GABLE DETAILED VENTS
SCHEME 5	SW 7012 CREAMY	SW 7539 CORK WEDGE	SW 7548 PORTICO	SW 7740 MESSENGER BAG	SW 7545 PIER	SW 6062 RUGGED BROWN	SW 7625 MT. ETNA
SCHEME 6	SW 7719 FRESCO CREAM	SW 0010 WICKERWORK	SW 6103 TEA CHEST	SW 7522 MEADOWLARK	SW 6152 SUPERIOR BRONZE	SW 2838 POLISHED MAHOGANY	SW 7020 BLACK FOX
SCHEME 7	SW 7572 LOTUS PAD	SW 6129 RESTRAINED GOLD	SW 6137 BURLAP	SW 6123 BAGUETTE	SW 6145 THATCH BROWN	SW 6062 RUGGED BROWN	SW 7020 BLACK FOX
SCHEME 8	SW 6106 KILIM BEIGE	SW 2806 ROOKWOOD BROWN	SW 7680 LANYARD	SW 7705 WHEAT PENNY	SW 7520 PLANTATION BROWN	SW 2838 POLISHED MAHOGANY	SW 7625 MT. ETNA

NEWARK PRIMA

COLOR & MATERIALS - CONDOS

A-22

NEWARK, CA
KTGY # 2013-0716 07.21.2014

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EXHIBIT A p24

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	SW 7557 SUMMER WHITE	SW 6113 INTERACTIVE CREAM	SW 6066 SAND TRAP	SW 7686 HINOKI	SW 6119 ANTIQUE WHITE	SW 6129 RESTRAINED GOLD	SW 7717 LIGONIAR TAN	SW 6117 SMOKEY TOPAZ	SW 7519 MEXICAN SAND
FASCIA/EAVES/ CORBELS/ GARAGE DR	SW 7034 STATUS BRONZE	SW 6104 KAFFEE	SW 7041 VAN DYKE BROWN	SW 6152 SUPERIOR BRONZE	SW 7032 WARM STONE	SW 7053 ADAPTIVE SHADE	SW 6155 RICE GRAIN	SW 6142 MACADAMIA	SW 7647 CRUSHED ICE
WINDOW & DOOR TRIM/ MEDALLION TRIM/ ROLLED WINDOW SILL	SW 6149 RELAXED KHAKI	SW 7533 KHAKI SHADE	SW 7547 SANDBAR	SW 6150 UNIVERSAL KHAKI	SW 6142 MACADAMIA	SW 7547 SANDBAR	SW 7534 OUTERBANKS	SW 7550 RESORT TAN	SW 6150 UNIVERSAL KHAKI
SHUTTERS ELEVATIONS B & C ONLY	SW 6041 OTTER	SW 6118 LEATHER BOUND	SW 6222 RIVERWAY	SW 7605 GALE FORCE	SW 6256 SERIOUS GRAY	SW 2808 ROOKWOOD DK BROWN	SW 0014 SHERATON SAGE	SW 6207 RETREAT	SW 6993 BLACK OF NIGHT
ENTRY DOORS	SW 7076 CYBERSPACE	SW 2809 ROOKWD SHUT GREEN	SW 6076 TURKISH COFFEE	SW 6048 TERRA BRUN	SW 7027 WELL BRED BROWN	SW 6174 ANDIRON	SW 7505 MANOR HOUSE	SW 7505 MANOR HOUSE	SW 2848 ROYCROFT PEWTER
ROOF TILE FLAT SLATE PROFILE	4690 PEWTER BRONZE BLEND	4680 LOS PADRES BLEND	4697 SLATE RANGE	4697 SLATE RANGE	4690 PEWTER BRONZE BLEND	4680 LOS PADRES BLEND	4690 PEWTER BRONZE BLEND	4680 LOS PADRES BLEND	4697 SLATE RANGE

ALL SCHEMES

DECORATIVE METAL
POWDER COATED BLACK

Manufacturers:
Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

NEWARK PRIMA

COLOR & MATERIALS - SINGLE FAMILY

A-23

NEWARK, CA
KTGY # 2013-0716 07.21.2014

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EXHIBIT A p25

Newark Prima

Illustrative Site Plan

Newark, California

September 2014

L.1

HWA Landscape Architecture Site Planning

EXHIBIT Ap26

Entry Monument Signage
Conceptual design

Overall Site

Newark Prima

Preliminary Landscape Plan

Newark, California

September 2014

L2

HWA
Landscape Architecture
Site Planning

EXHIBIT Ap27

Planting Legend

STREET TREES
City recommended street tree

CANOPY TREES

(Selection Options)	24" Box
Liriodendron tulipifera	TULIP TREE
Pistacia chinensis	CHINESE PISTACHE
Tristania conferta	BRISBANE BOX
Ulmus parvifolia	CHINESE ELM

INTERIOR TREES

(Selection Options)	24"-Box
Acer r. 'Red Sunset'	RED MAPLE
Arbutus 'Marina'	N.C.N.
Prunus caroliniana	CAROLINA CHERRY LAUREL
Pyrus c. 'New Bradford'	FLOWERING PEAR

FLOWERING ACCENT TREE

Selection Options:	24"-Box
Crataegus phaenopyrum	WASHINGTON HAWTHORN
Lagerstroemia x.f.	CRAPE MYRTLE
Malus 'Robinson'	CRABAPPLE

EVERGREEN TREE

Selection Options:	24"-Box
Pinus canariensis	CANARY ISLAND PINE
Sequoia s. 'Soquel'	REDWOOD

BIOSWALE PLANTS

(Selection Options):	5-Gal & 1-Gal
Carex divulsa	BERKELEY SEDGE
Chandropetalum	CAPE RUSH
Ceanothus 'Anchor Bay'	ANCHOR BAY CEANOTHUS
Iris douglasiana	DOUGLAS IRIS
Juncus patens	CALIFORNIA GRAY SEDGE
Muhlenbergia rigens	DEER GRASS
Ribes viburnifolium	EVERGREEN CURRENT

SOD LAWN
Dwarf Fescue Blend

SHRUB AND GROUND COVER AREAS (Selection Options)

LARGE SHRUB

(Selection Options):	15-Gal
Cupressus s. 'Tiny Tower'	DW. ITALIAN CYPRESS
Lavatera assurgentiflora	TREE MALLOW
Podocarpus gracillior	FERN PINE
Podocarpus macrophyllus	YEW PINE
Photinia fraseri	PHOTINIA

MEDIUM SHRUB

(Selection Options):	5-Gal
Berberis spp.	BARBERRY
Buxus spp.	BOXWOOD
Carex spp.	SEDGE
Coleonema spp.	BREATH OF HEAVEN
Correa spp.	AUSTRALIAN FUCSHIA
Dietes vegeta	FORTNIGHT LILY
Lantana montevidensis	LANTANA
Lavandula spp.	LAVENDER
Nandina spp.	HEAVENLY BAMBOO
Phormium spp.	NEW ZEALAND FLAX
Pittosporum spp	PITTOSPORUM
Rhaphiolepis indica	INDIA HAWTHORN
Rosea	ROSE
Teucrium fruticans	BUSH GERMANDER
Trachelospernum jasminoides	STAR JASMINE

SUB SHRUB

(Selection Options):	1-Gal
Agapanthus spp	LILY OF THE NILE
Hemerocallis	DAY LILY
Lavandula a. 'Munstead'	MUNSTEAD LAVENDER
Teucrium chamaedrys	GERMANDER

VINES

(Selection Options):	1-Gal
Hedera helix	ENGLISH IVY
Parthenocissus tricuspidata	BOSTON IVY

Notes

1. All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
2. All plant materials have been selected from the following:
   - "Water-Conserving Plants and Landscapes" by EBMUD
   - WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources.
3. Landscape design, planting plan and installation shall conform to the Bay Friendly Landscape Practices in accordance with Newark Municipal Code, chapter 15.44.080.
4. All planting areas shall have 3" cover of shredded bark mulch.

Water Efficient Landscape Statement

The irrigation system shall be designed to meet current water efficient standards and State Model Water Efficient Landscape Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restricted shrub planting and shrub mass planting areas as applicable

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the Local Water Purveyor. Recycled water systems shall be designed in accordance with Local and State codes

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation

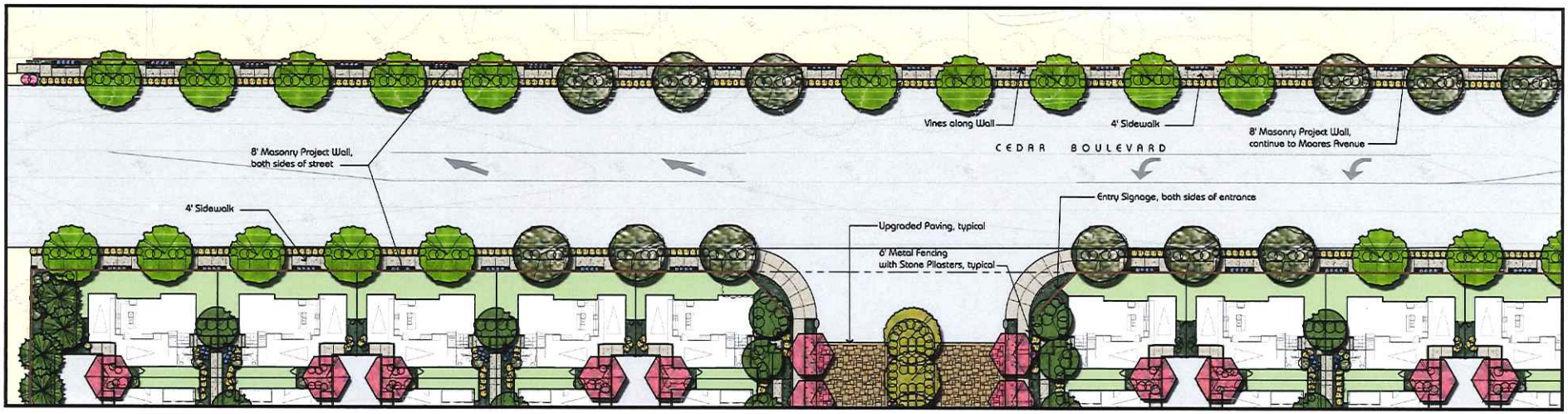
A water efficient landscape worksheet shall be included with hydrozone information table, water budget calculations and irrigation operating schedules.

A state of the art ET based self-adjusting irrigation controller shall be specified for this project to automatically control the water allocate to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation

Tree bubblers shall be included on separate circuits to isolate the irrigation to trees and provide deep watering to promote a deeper root structure

Spray irrigation systems for ground cover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensation devices. The heads shall be designed in a head to head layout to achieve and even level of precipitation throughout the irrigation system. The nozzles will deliver water at a minimum of 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil

The drip system will incorporate pressure compensating drip bubblers with ¼" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type



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

Newark Prima

Preliminary Landscape Plan

Newark, California

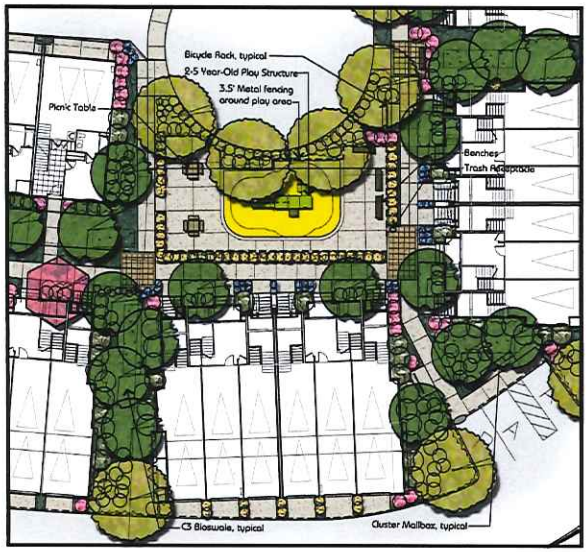
September 2014

0 5 10 20 40

L.3

HWA Landscape Architecture Site Planning

EXHIBIT A p28



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
Holophane 'Granville Mini'

Bollard Light
Final design and color proposed at this time

Newark Prima

Preliminary Landscape Plan

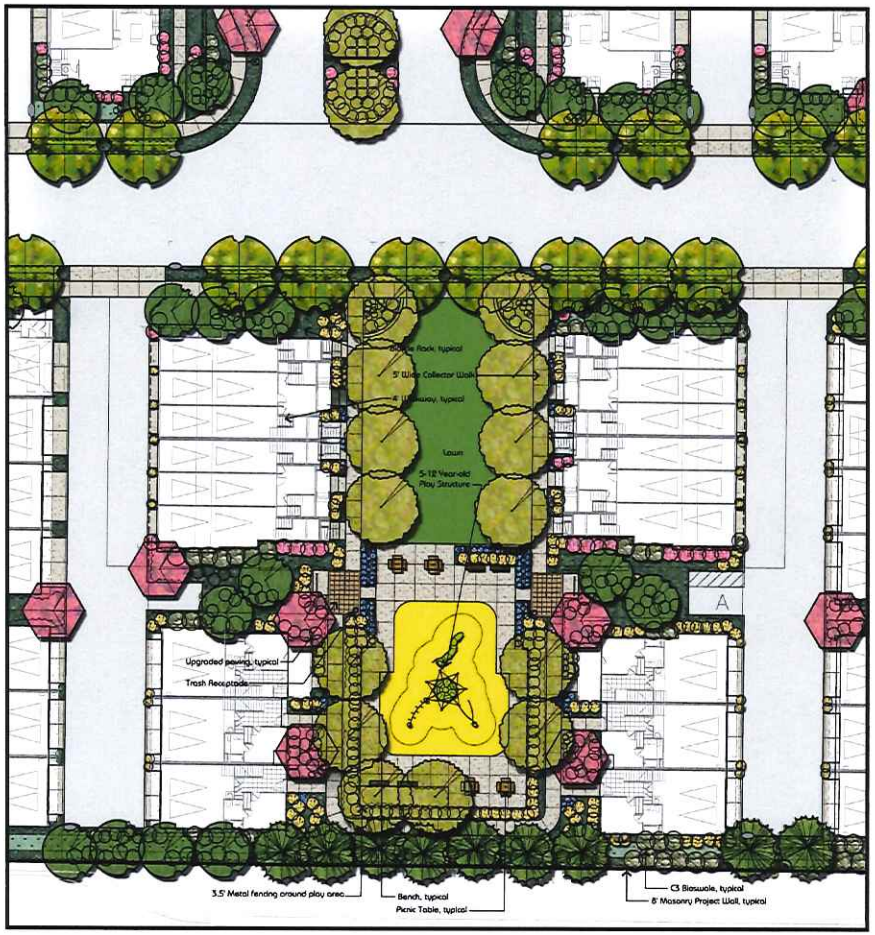
Newark, California

September 2014

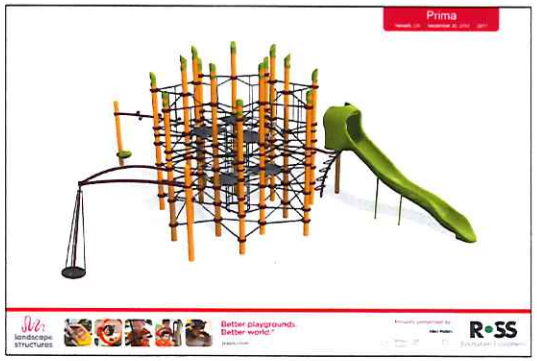
L.4

HWA
Landscape Architecture
Site Planning

EXHIBIT A p29



Area 3 - Open Space Enlargement

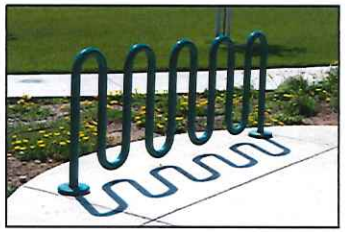


5-12 Year-old Play Structure

Mfg.: Landscape Structures, Inc.
Custom play structure components not selected at this time.

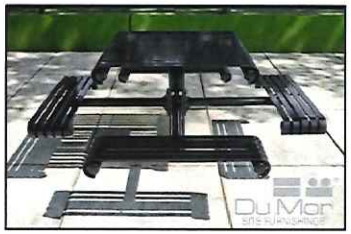
Park Bench

Mfg.: Dumor, Inc.
Style shown: 119
Color to be determined



Bicycle Rack

Mfg.: Dumor, Inc.
Style shown: 125
Color to be determined



Pedestal Table

Mfg.: Dumor, Inc.
Style shown: 448
Color to be determined

Trash Receptacle

Mfg.: Dumor, Inc.
Style shown: 157
Color to be determined

Newark Prima

Preliminary Landscape Plan

Newark, California

September 2014

L.5

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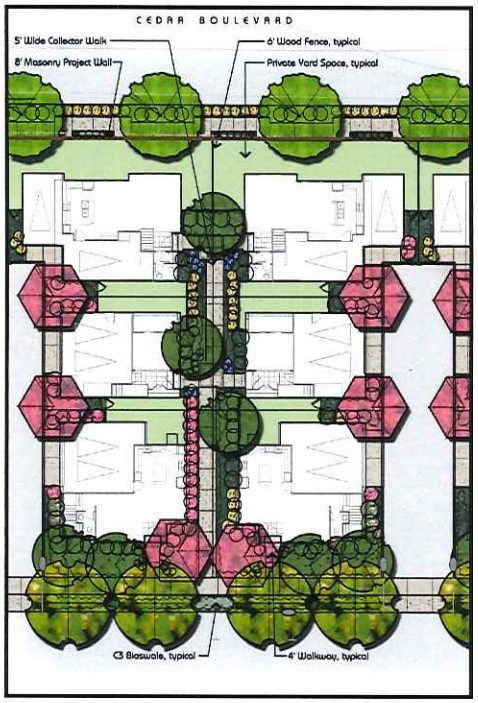
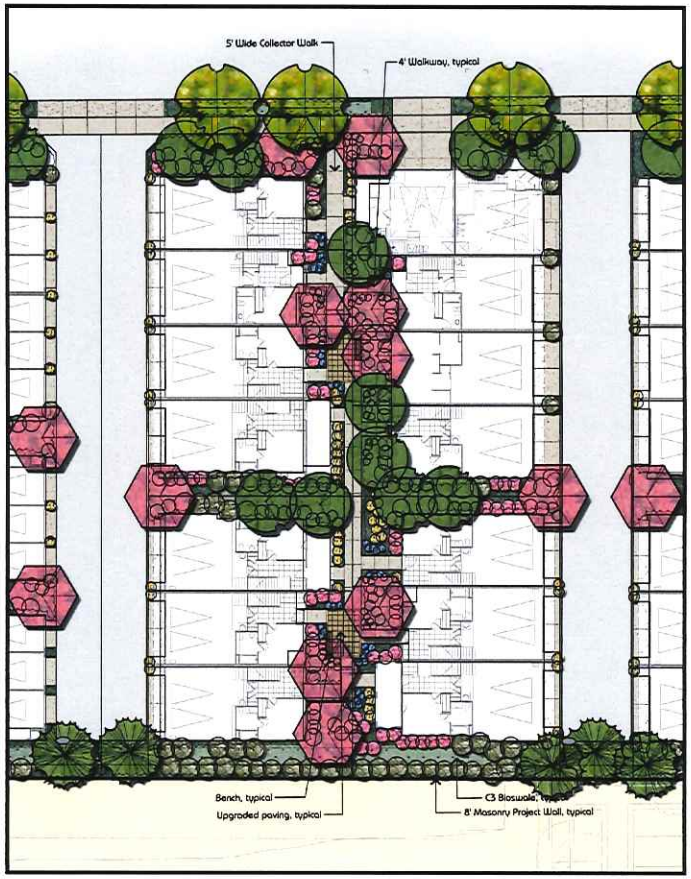
Landscape Architecture
Site Planning

EXHIBIT A p30

Single Family House Fencing



Area 4 - Single Family Home Paseo



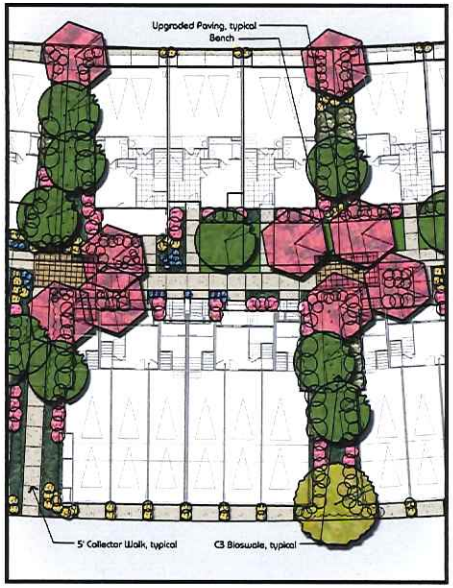
Area 5 - Townhouse Paseo

Example of C3 Swale

NOTE: Grassy swale is only item in this photo being referenced.

Example of Planting at Driveway

NOTE: See Sheet 3 for plant legend



Area 6 - Townhouse/Condo Paseo

Newark Prima

Preliminary Landscape Plan

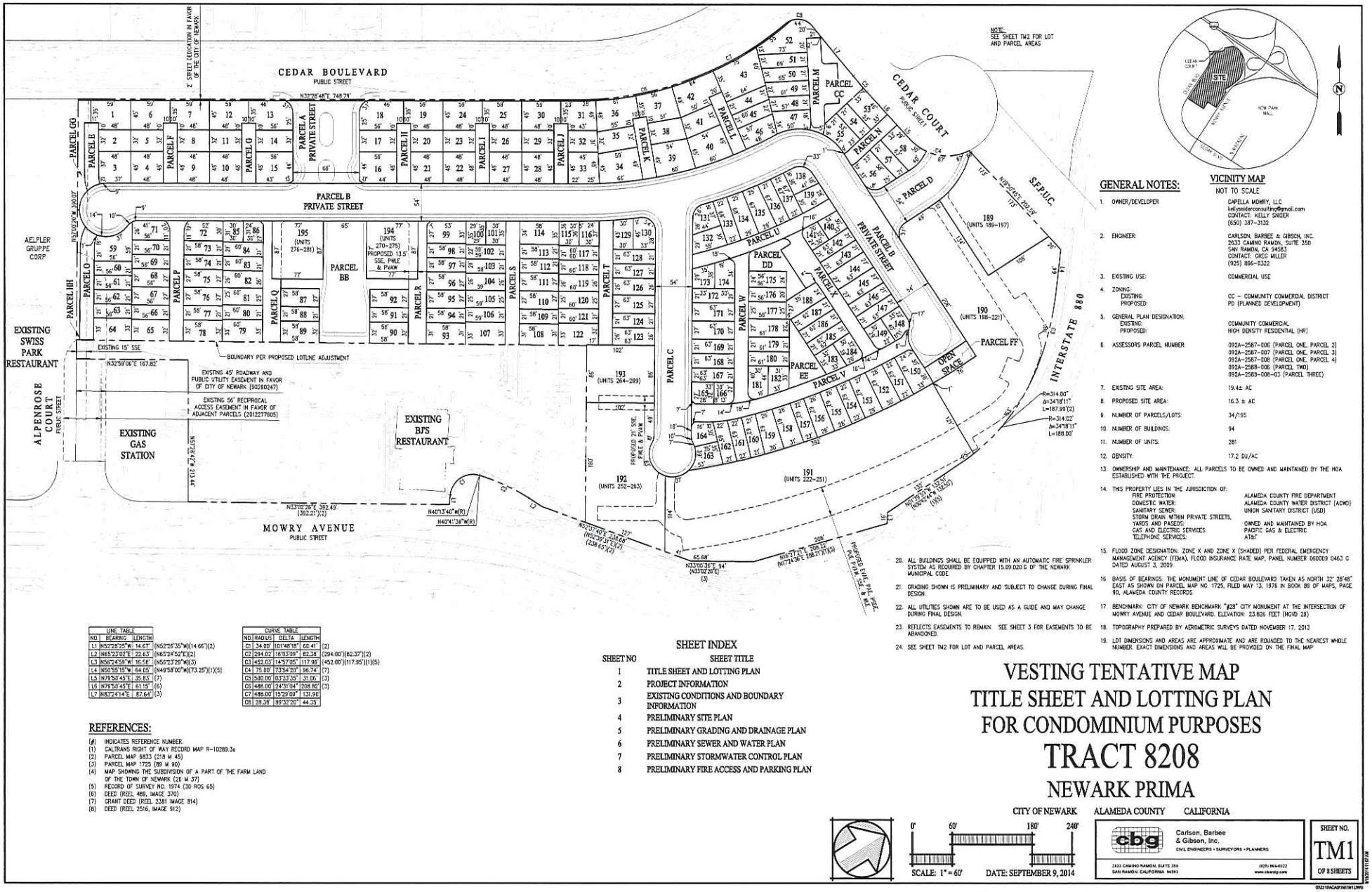
Newark, California

September 2014

L.6

HWA
Landscape Architecture
Site Planning

EXHIBIT Ap31



NOTE:
SEE SHEET TM2 FOR LOT AND PARCEL AREAS

VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. OWNER/DEVELOPER: CAPELLA MOWRY, LLC
   kellysnidercconsulting@gmail.com
   CONTACT: KELLY SNIDER
   (650) 387-3132
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   CONTACT: GREG MILLER
   (925) 866-0322
3. EXISTING USE: COMMERCIAL USE
4. ZONING:
   EXISTING: CC – COMMUNITY COMMERCIAL DISTRICT
   PROPOSED: PD (PLANNED DEVELOPMENT)
5. GENERAL PLAN DESIGNATION:
   EXISTING: COMMUNITY COMMERCIAL
   PROPOSED: HIGH DENSITY RESIDENTIAL (HR)
6. ASSESSORS PARCEL NUMBER: 092A-2587-006 (PARCEL ONE, PARCEL 2)
   092A-2587-007 (PARCEL ONE, PARCEL 3)
   092A-2587-008 (PARCEL ONE, PARCEL 4)
   092A-2589-006 (PARCEL TWO)
   092A-2589-008-03 (PARCEL THREE)
7. EXISTING SITE AREA: 19.4± AC
8. PROPOSED SITE AREA: 16.3 ± AC
9. NUMBER OF PARCELS/LOTS: 34/195
10. NUMBER OF BUILDINGS: 94
11. NUMBER OF UNITS: 281
12. DENSITY: 17.2 DU/AC
13. OWNERSHIP AND MAINTENANCE: ALL PARCELS TO BE OWNED AND MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT.
14. THIS PROPERTY LIES IN THE JURISDICTION OF:
    FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
    DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT (ACWD)
    SANITARY SEWER: UNION SANITARY DISTRICT (USD)
    STORM DRAIN WITHIN PRIVATE STREETS, YARDS AND PASEOS: OWNED AND MAINTAINED BY HOA
    GAS AND ELECTRIC SERVICES: PACIFIC GAS & ELECTRIC
    TELEPHONE SERVICES: AT&T
15. FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (SHADED) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, PANEL NUMBER 06009 0462 G DATED AUGUST 3, 2009.
16. BASIS OF BEARINGS: THE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 32° 28'48" EAST AS SHOWN ON PARCEL MAP NO. 1725, FILED MAY 13, 1976 IN BOOK 89 OF MAPS, PAGE 90, ALAMEDA COUNTY RECORDS
17. BENCHMARK: CITY OF NEWARK BENCHMARK "#28" CITY MONUMENT AT THE INTERSECTION OF MOWRY AVENUE AND CEDAR BOULEVARD. ELEVATION: 23.826 FEET (NGVD 29)
18. TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS DATED NOVEMBER 17, 2013
19. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
20. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.020.G OF THE NEWARK MUNICIPAL CODE
21. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
22. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN.
23. REFLECTS EASEMENTS TO REMAIN. SEE SHEET 3 FOR EASEMENTS TO BE ABANDONED.
24. SEE SHEET TM2 FOR LOT AND PARCEL AREAS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N52°28'35"W	14.67' (N52°26'35"W)(14.66')(2)
L2	N65°23'02"E	22.63' (N65°24'52"E)(2)
L3	N56°24'59"W	16.58' (N56°23'29"W)(3)
L4	N50°55'15"W	64.05' (N49°58'00"W)(73.25')(1)(5)
L5	N79°58'45"E	35.83' (7)
L6	N79°58'45"E	61.15' (6)
L7	N83°24'14"E	87.64' (3)

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	34.00'	101°48'18"	60.41' (2)
C2	264.02'	16°13'09"	82.38' (294.00')(62.37')(2)
C3	452.03'	14°57'05"	117.98' (452.00')(117.85')(1)(5)
C4	75.00'	73°54'20"	96.74' (7)
C5	500.00'	03°33'35"	31.06' (3)
C6	486.00'	24°31'04"	208.82' (3)
C7	486.00'	15°29'09"	131.90'
C8	28.28'	89°32'26"	44.35'

REFERENCES:

(#) INDICATES REFERENCE NUMBER.
(1) CALTRANS RIGHT OF WAY RECORD MAP R-10289.3a
(2) PARCEL MAP 6833 (218 M 45)
(3) PARCEL MAP 1725 (89 M 90)
(4) MAP SHOWING THE SUBDIVISION OF A PART OF THE FARM LAND OF THE TOWN OF NEWARK (26 M 37)
(5) RECORD OF SURVEY NO. 1974 (30 ROS 65)
(6) DEED (REEL 469, IMAGE 370)
(7) GRANT DEED (REEL 2381 IMAGE 814)
(8) DEED (REEL 2516, IMAGE 912)

SHEET INDEX

SHEET NO	SHEET TITLE
1	TITLE SHEET AND LOTTING PLAN
2	PROJECT INFORMATION
3	EXISTING CONDITIONS AND BOUNDARY INFORMATION
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING AND DRAINAGE PLAN
6	PRELIMINARY SEWER AND WATER PLAN
7	PRELIMINARY STORMWATER CONTROL PLAN
8	PRELIMINARY FIRE ACCESS AND PARKING PLAN

VESTING TENTATIVE MAP
TITLE SHEET AND LOTTING PLAN
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

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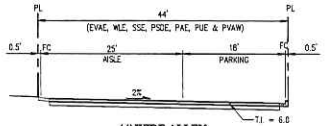
SHEET NO. TM1 OF 8 SHEETS

EXHIBIT A p32

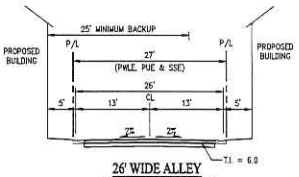
LOT AREA SUMMARY					
LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)
1	2808	66	1232	131	1418
2	1576	67	1557	132	1475
3	2326	68	1557	133	1483
4	2328	69	1210	134	1827
5	1576	70	1232	135	1834
6	2579	71	1605	136	1440
7	2579	72	1721	137	1472
8	1576	73	1278	138	1373
9	2328	74	1256	139	1287
10	2328	75	1616	140	1047
11	1576	76	1616	141	992
12	2579	77	1278	142	1388
13	2633	78	1880	143	1363
14	1828	79	2027	144	1753
15	2671	80	1316	145	1753
16	2671	81	1573	146	1363
17	1828	82	1573	147	1388
18	2834	83	1293	148	1281
19	2579	84	1317	149	1187
20	1576	85	968	150	1971
21	2328	86	953	151	1349
22	2328	87	1599	152	1805
23	1576	88	1265	153	1731
24	2579	89	1861	154	1349
25	2579	90	1861	155	1864
26	1576	91	1265	156	1663
27	2328	92	1600	157	1349
28	2328	93	1876	158	1843
29	1576	94	1275	159	1742
30	2579	95	1612	160	1326
31	2327	96	1612	161	1356
32	1448	97	1253	162	1373
33	2221	98	1275	163	1399
34	3011	99	1950	164	1202
35	1882	100	1045	165	1074
36	2816	101	1074	166	948
37	2637	102	1298	167	1363
38	1721	103	1275	168	1387
39	2779	104	1551	169	1362
40	2762	105	1550	170	1753
41	1710	106	1297	171	1753
42	3018	107	1997	172	1387
43	3807	108	1880	173	1143
44	1338	109	1278	174	1362
45	1283	110	1616	175	1384
46	1760	111	1616	176	1229
47	1612	112	1258	177	1469
48	1275	113	1278	178	1692
49	1386	114	2048	179	1316
50	1449	115	1117	180	1339
51	1535	116	1118	181	1444
52	3091	117	1317	182	1231
53	1781	118	1292	183	1206
54	1156	119	1573	184	1218
55	1688	120	1573	185	1347
56	2167	121	1316	186	1370
57	1318	122	2086	187	1347
58	2170	123	1665	188	1674
59	2380	124	1287	189	14166
60	1210	125	1753	190	44267
61	1232	126	1658	191	66125
62	1210	127	1363	192	22220
63	1210	128	1388	193	8828
64	1897	129	1357	194	6691
65	1812	130	1533	195	6733

PARCEL AREA SUMMARY			
PARCEL	PARCEL AREA (SF)	PARCEL	PARCEL AREA (SF)
PARCEL A	12806	PARCEL BB	14798
PARCEL B	85138	PARCEL CC	2551
PARCEL BB	14798	PARCEL DD	3136
PARCEL C	22712	PARCEL EE	2999
PARCEL CC	2551	PARCEL FF	2043
PARCEL D	8680	PARCEL GG	1941
PARCEL E	2020	PARCEL HH	1254
PARCEL F	1902		
PARCEL G	1902		
PARCEL H	1902		
PARCEL I	1902		
PARCEL J	1902		
PARCEL K	1839		
PARCEL L	1960		
PARCEL M	4350		
PARCEL N	1882		
PARCEL O	3236		
PARCEL P	3866		
PARCEL Q	3773		
PARCEL R	3830		
PARCEL S	3913		
PARCEL T	3937		
PARCEL U	4798		
PARCEL V	7791		
PARCEL W	4773		
PARCEL X	5850		

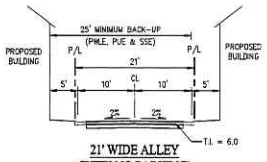
54' WIDE PRIVATE STREET
(PARKING ON BOTH SIDES)
NOT TO SCALE



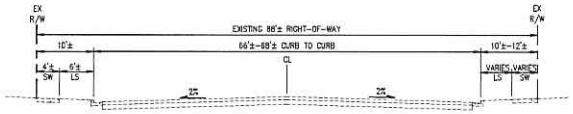
44' WIDE ALLEY
(WITH TURN IN PARKING)
NOT TO SCALE



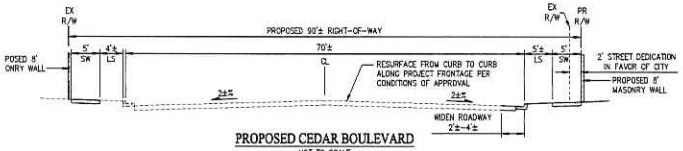
26' WIDE ALLEY
(WITH NO PARKING)
NOT TO SCALE



21' WIDE ALLEY
(WITH NO PARKING)
NOT TO SCALE



EXISTING CEDAR BOULEVARD
NOT TO SCALE



PROPOSED CEDAR BOULEVARD
NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
A/C	ASPHALT CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
ACFC & WCD	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
B/R	BIORETENTION
CB	CATCH BASIN
DG	DECOMPOSED GRANITE
DW	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FI	FIELD INLET
FF	FINISH FLOOR ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
LL	LOT LINE
LS	LANDSCAPE
MH	MANHOLE
OHE	OVERHEAD ELECTRIC
P	PAD
PFSE	PRIVATE FORE SERVICE EASEMENT
PL	PROPERTY LINE
PM	PARCEL MAP
PWLE	PRIVATE WATER LINE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PVAW	PRIVATE VEHICLE ACCESS WAY
R/W	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TRC	TOP OF ROLLED CURB
TYP	TYPICAL
USD	UNION SANITARY DISTRICT
W	WATER
SDWQ	STORM DRAIN WATER QUALITY
SDWQE	WATER QUALITY EASEMENT

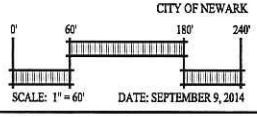
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
1	1	LOT NUMBER
		PROPERTY LINE
		LOT LINE
		RIGHT-OF-WAY LINE
		CENTER LINE
		EASEMENT LINE
		TOP OF CURB
		CONCRETE
		BIORETENTION AREA
		GARAGE PARKING
EX SS	8" SS	SANITARY SEWER (PVC)
EX SD	12"SD	STORM DRAIN
EX W	8"W	WATER (PVC)
JT	JT	JOINT TRENCH (BY OTHERS)
		STORM DRAIN FIELD INLET
		STORM DRAIN MANHOLE
		SANITARY SEWER MANHOLE
		CURB CUT
		DIRECTION OF DRAINAGE
	HP 66.0	SPOT ELEVATIONS
		BIORETENTION AREA
	DMA 1	DRAINAGE MANAGEMENT AREA BOUNDARY
		DRAINAGE MANAGEMENT AREA

PRODUCT SUMMARY	
PRODUCT TYPE	DWELLING UNITS
SINGLE FAMILY (LOTS 1-42)	42
TOWN HOUSE (LOTS 43-189)	146
CONDOMINIUM (LOTS 190-195)	93
TOTAL	281

VESTING TENTATIVE MAP
PROJECT INFORMATION
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



SCALE: 1" = 60'

DATE: SEPTEMBER 9, 2014

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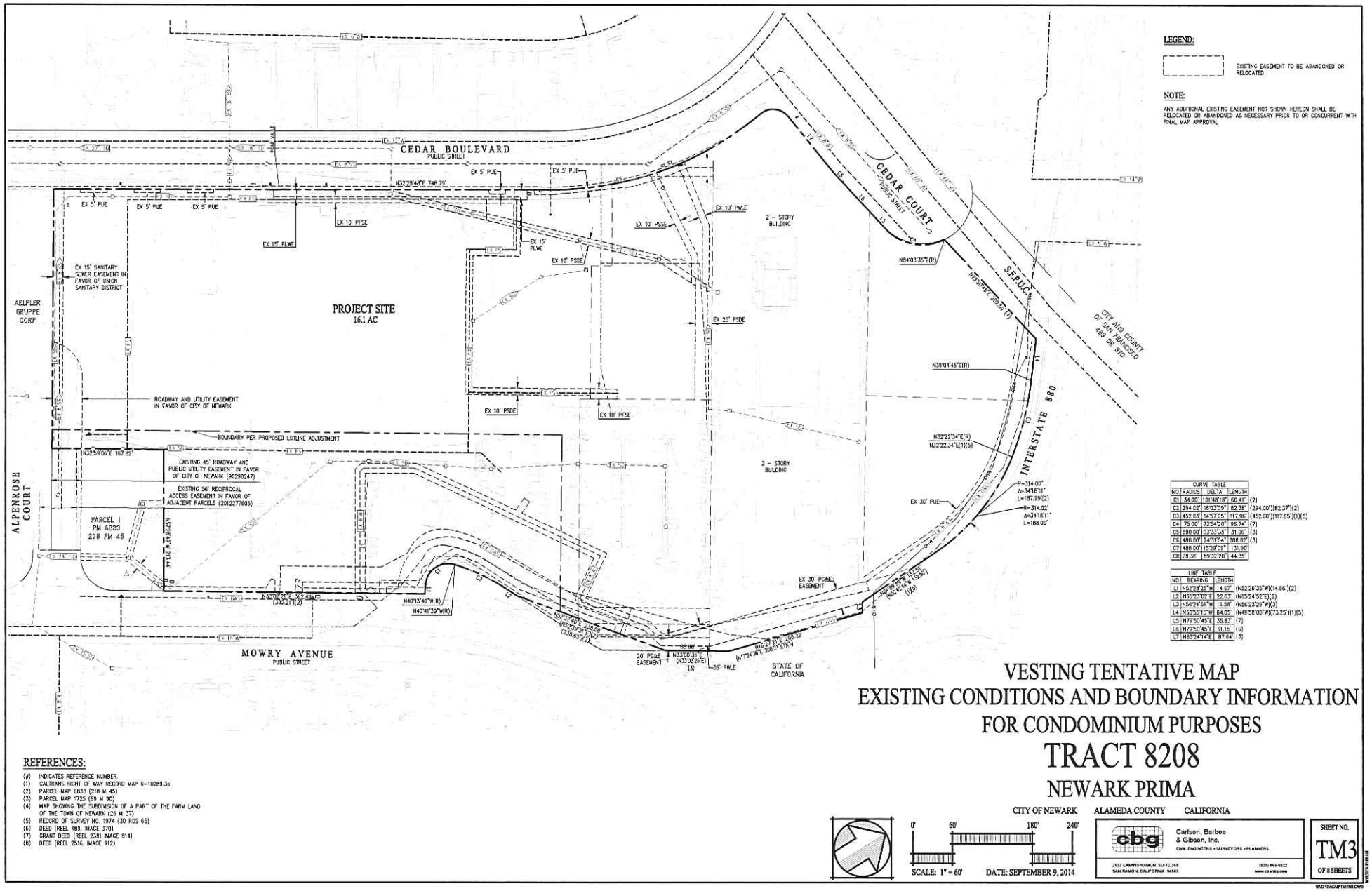
SHEET NO.
TM2
OF 8 SHEETS

EXHIBIT A p33



LEGEND:

EXISTING EASEMENT TO BE ABANDONED OR RELOCATED

NOTE:

ANY ADDITIONAL EXISTING EASEMENT NOT SHOWN HEREON SHALL BE RELOCATED OR ABANDONED AS NECESSARY PRIOR TO OR CONCURRENT WITH FINAL MAP APPROVAL

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	
C1	34.00'	101°48'18"	60.41'	(2)
C2	294.02'	16°03'09"	82.38'	(294.00')(82.37')(2)
C3	452.83'	14°57'05"	117.86'	(452.00')(117.95')(1)(5)
C4	75.00'	73°54'20"	96.74'	(7)
C5	500.00'	03°33'35"	31.06'	(3)
C6	488.00'	24°31'04"	208.82'	(3)
C7	488.00'	15°29'09"	131.90'	
C8	28.38'	89°32'20"	44.35'	

LINE TABLE			
NO.	BEARING	LENGTH	
L1	N52°28'25"W	14.67'	(N52°26'35"W)(14.66')(2)
L2	N65°23'02"E	22.63'	(N65°24'52"E)(2)
L3	N58°24'58"W	16.58'	(N56°23'28"W)(3)
L4	N50°55'15"W	64.05'	(N49°58'00"W)(73.25')(1)(5)
L5	N79°50'45"E	35.83'	(7)
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REFERENCES:

(#) INDICATES REFERENCE NUMBER.
(1) CALTRANS RIGHT OF WAY RECORD MAP R-10289.3a
(2) PARCEL MAP 6833 (218 M 45)
(3) PARCEL MAP 1725 (89 M 90)
(4) MAP SHOWING THE SUBDIVISION OF A PART OF THE FARM LAND OF THE TOWN OF NEWARK (26 M 37)
(5) RECORD OF SURVEY NO. 1974 (30 ROS 65)
(6) DEED (REEL 489, IMAGE 370)
(7) GRANT DEED (REEL 2381 IMAGE 914)
(8) DEED (REEL 2516, IMAGE 912)

VESTING TENTATIVE MAP
EXISTING CONDITIONS AND BOUNDARY INFORMATION
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

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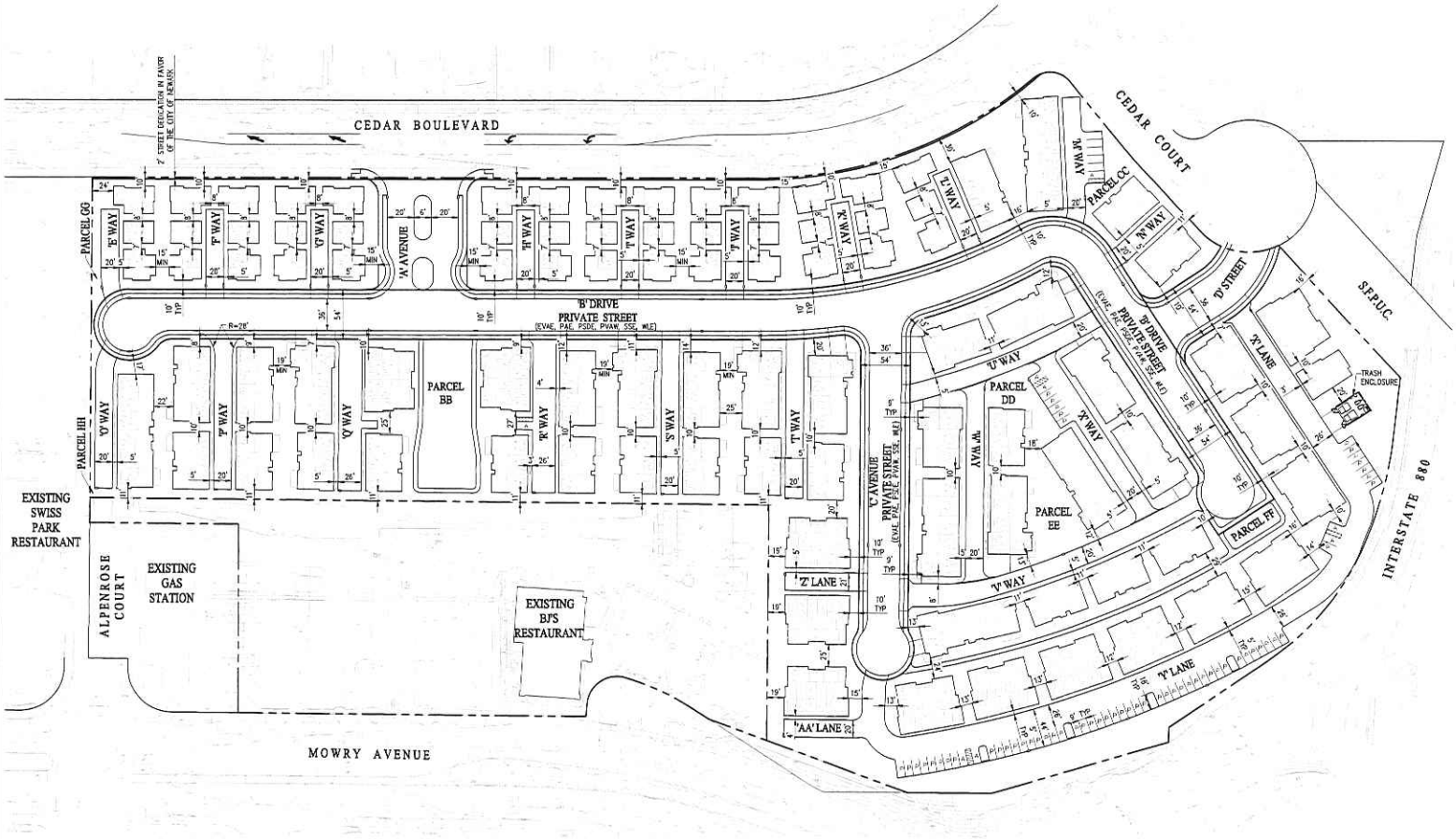
SHEET NO. TM3 OF 8 SHEETS

EXHIBIT A p 34



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

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

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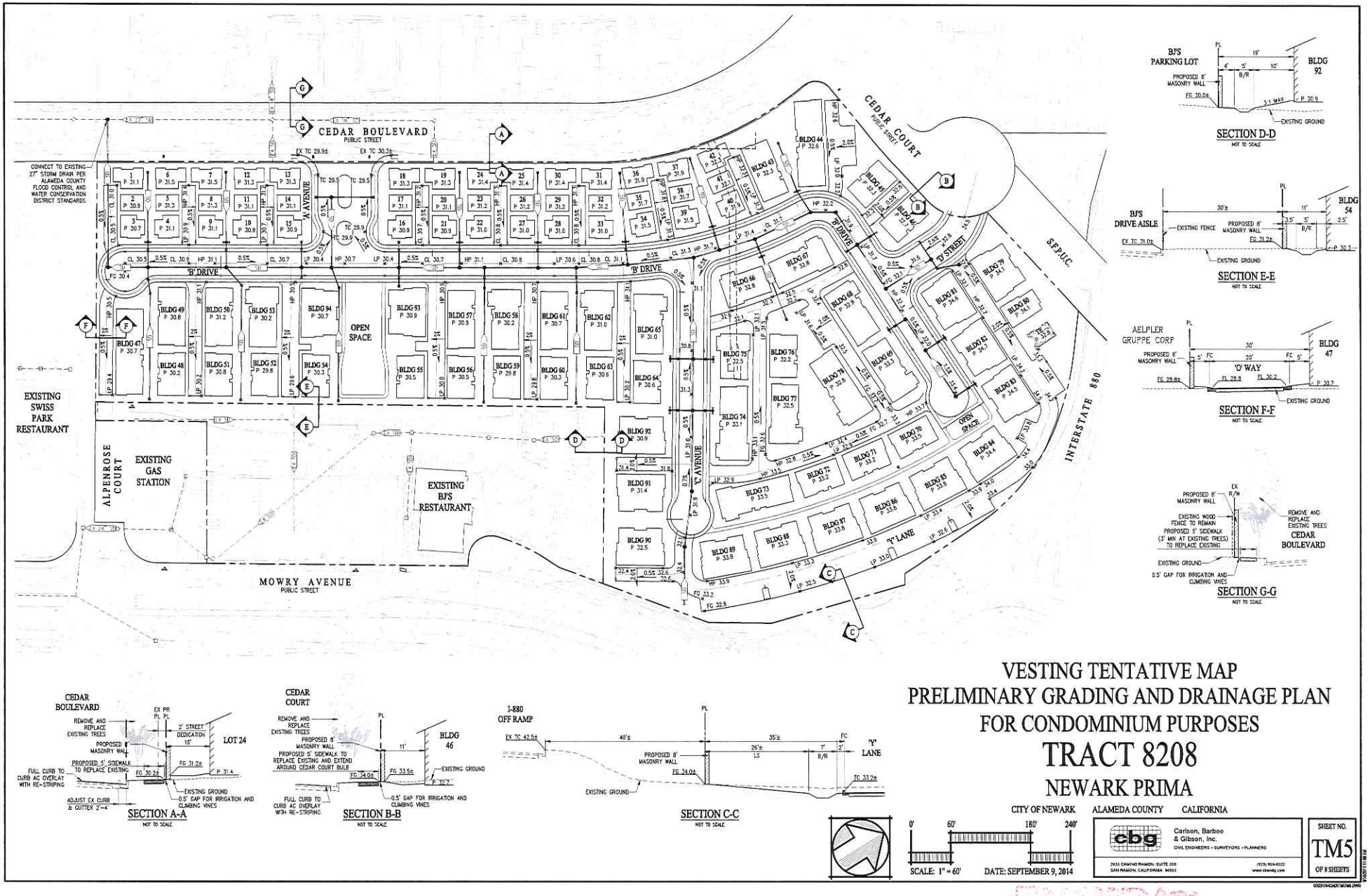
SHEET NO. TM4 OF 8 SHEETS

EXHIBIT Ap 35



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

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

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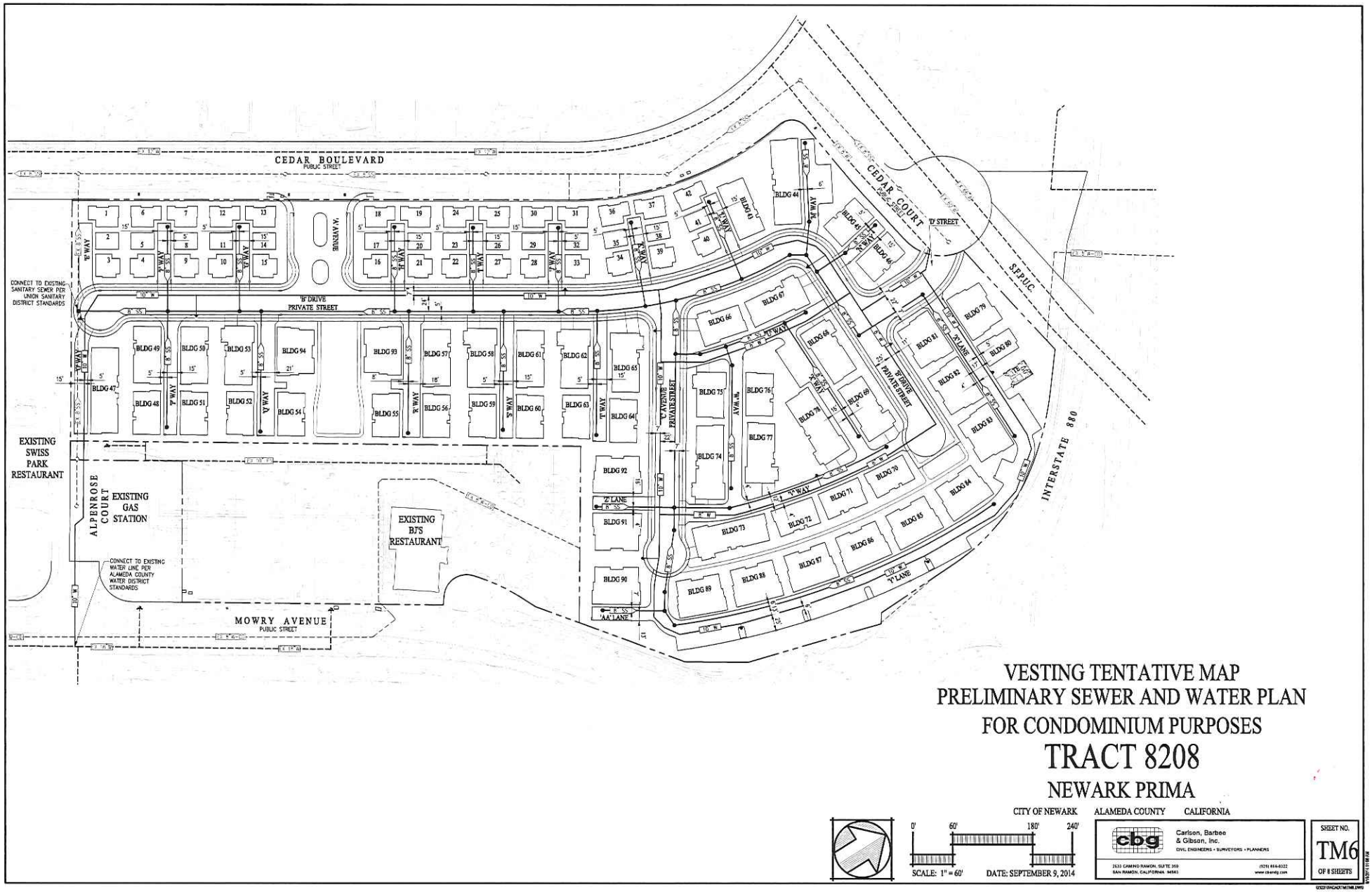
SHEET NO. TM5 OF 8 SHEETS

EXHIBIT Ap36



VESTING TENTATIVE MAP
PRELIMINARY SEWER AND WATER PLAN
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

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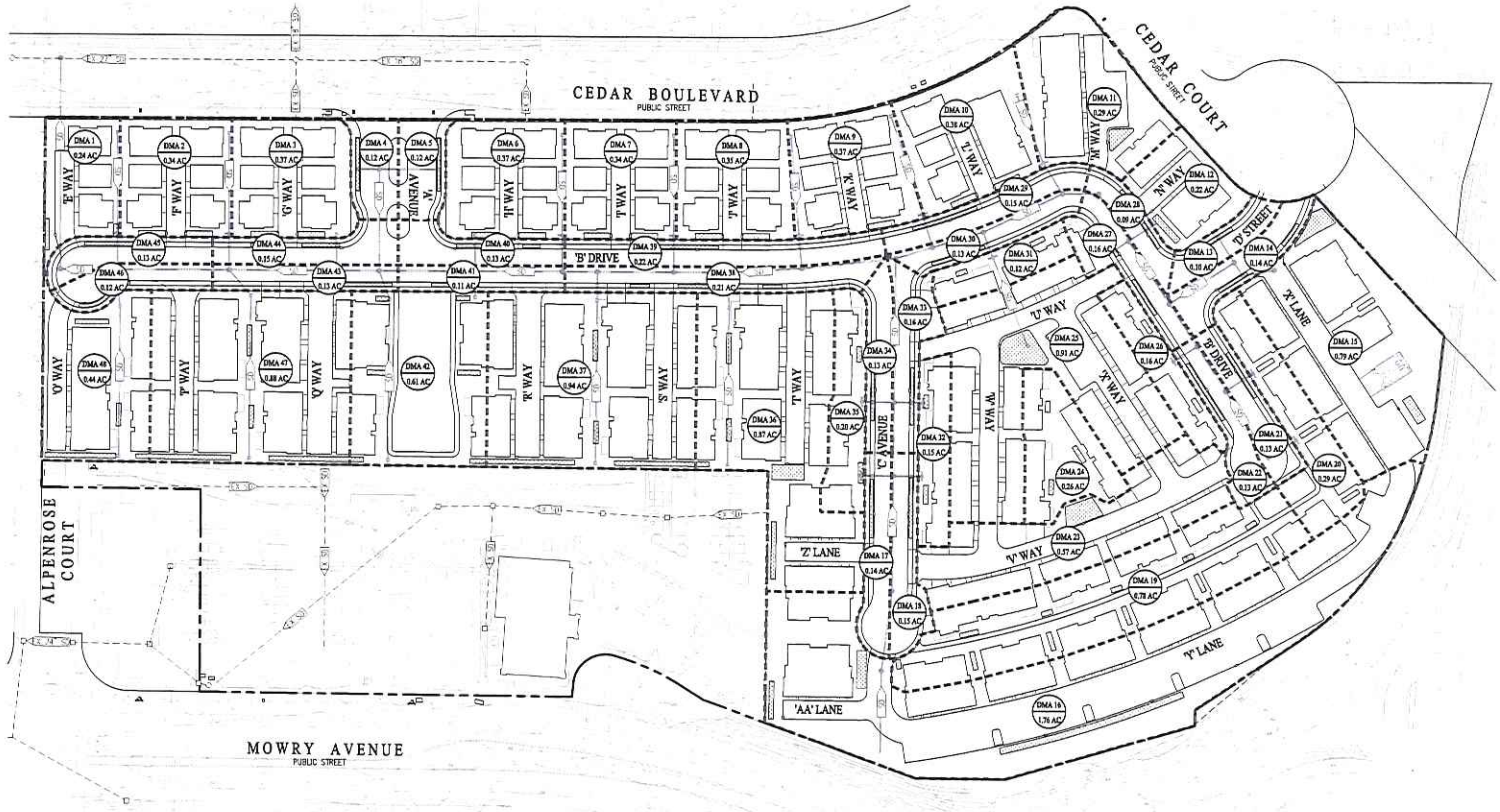
SHEET NO. TM6 OF 8 SHEETS

EXHIBIT Ap31



DRAINAGE MANAGEMENT SUMMARY TABLE

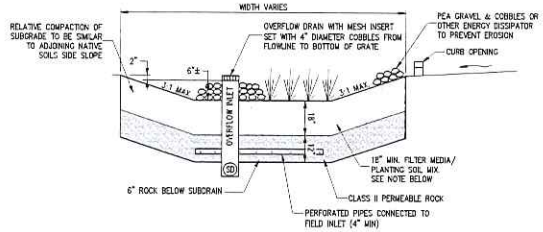
DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL PERVIOUS (SF)	SIZING METHOD	BIORETENTION TREATMENT AREA (SF)
DMA 1	10,471	5,388	5,083	4%	218
DMA 2	14,866	8,732	6,115	4%	360
DMA 3	15,807	8,732	7,105	4%	360
DMA 4	5,280	4,224	1,056	4%	169
DMA 5	5,280	4,224	1,056	4%	169
DMA 6	15,807	8,752	7,155	4%	350
DMA 7	14,866	8,752	6,114	4%	350
DMA 8	15,251	8,752	6,499	4%	350
DMA 9	15,915	8,787	7,128	4%	351
DMA 10	16,270	9,269	7,001	4%	370
DMA 11	12,002	8,028	3,974	4%	241
DMA 12	8,987	5,233	3,472	4%	209
DMA 13	4,213	3,601	599	4%	144
DMA 14	5,291	4,554	737	4%	223
DMA 15	34,881	21,380	13,211	4%	855
DMA 16	76,052	47,819	28,833	4%	1,913
DMA 17	8,153	5,376	787	4%	215
DMA 18	8,728	6,871	1,157	4%	223
DMA 19	34,203	18,520	15,683	4%	741
DMA 20	12,743	8,660	5,823	4%	278
DMA 21	5,725	4,666	1,059	4%	187
DMA 22	5,734	4,667	1,067	4%	187
DMA 23	24,853	18,915	4,738	4%	757
DMA 24	11,256	9,973	5,287	4%	399
DMA 25	38,447	33,585	5,762	4%	1,343
DMA 26	8,791	4,032	2,748	4%	161
DMA 27	8,080	5,496	1,484	4%	220
DMA 28	2,967	2,505	462	4%	142
DMA 29	6,384	5,235	1,054	4%	213
DMA 30	5,823	4,883	940	4%	195
DMA 31	5,875	3,474	2,201	4%	139
DMA 32	6,780	4,241	2,539	4%	170
DMA 33	6,857	5,184	1,750	4%	207
DMA 34	5,459	4,570	889	4%	183
DMA 35	8,823	4,618	4,205	4%	185
DMA 36	37,961	25,844	12,118	4%	1,034
DMA 37	43,941	30,523	13,418	4%	1,221
DMA 38	8,277	5,165	1,112	4%	227
DMA 39	8,439	8,078	1,361	4%	323
DMA 40	8,849	4,947	883	4%	198
DMA 41	4,914	4,217	697	4%	168
DMA 42	26,424	9,059	17,365	4%	362
DMA 43	8,475	4,686	783	4%	188
DMA 44	8,369	5,407	962	4%	216
DMA 45	5,594	4,761	833	4%	190
DMA 46	5,197	4,666	519	4%	187
DMA 47	38,486	29,985	8,371	4%	1,199
DMA 48	18,356	12,251	7,105	4%	490
TOTAL	699,581	460,538	250,043		18,762

NOTE:

BIORETENTION TREATMENT AREAS HAVE BEEN SIZED ACCORDING TO THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL. BIORETENTION TREATMENT AREA LOCATIONS ARE SCHEMATIC AND WILL BE FINALIZED AFTER FINALIZATION OF BUILDING DOWNSPOUT LOCATIONS AND LANDSCAPE FEATURES.

LEGEND

- FIELD INLET
- DIRECTION OF FLOW
- STORM DRAIN
- BIORETENTION AREA
- DMA 1 0.24 AC — DRAINAGE MANAGEMENT AREA
- DRAINAGE MANAGEMENT AREA BOUNDARY
- CURB CUT



BIORETENTION AREA
NOT TO SCALE

STORMWATER CONTROL PLAN NOTES:

1. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT. ATTACHMENT L PROVIDE A SOIL CERTIFICATE OF COMPLIANCE AND LAB TESTING RESULTS TO THE CITY OF NEWARK ENGINEERING DIVISION TO VERIFY THAT THE SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES MEETS THE SPECIFICATIONS.
2. PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT MUST SUBMIT A STATEMENT CERTIFYING THAT ALL POST-CONSTRUCTION STORMWATER TREATMENT MEASURES HAVE BEEN INSTALLED PROPERLY.
3. THE CITY OF NEWARK MUST INSPECT AND APPROVE ALL STORMWATER TREATMENT MEASURES PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY. THEREAFTER, CITY STAFF MUST CONDUCT INSPECTIONS AS FREQUENTLY AS ANNUALLY TO VERIFY MAINTENANCE.
4. 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.

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

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: SEPTEMBER 9, 2014

cbg Carlson, Barbee & Gibson, Inc.
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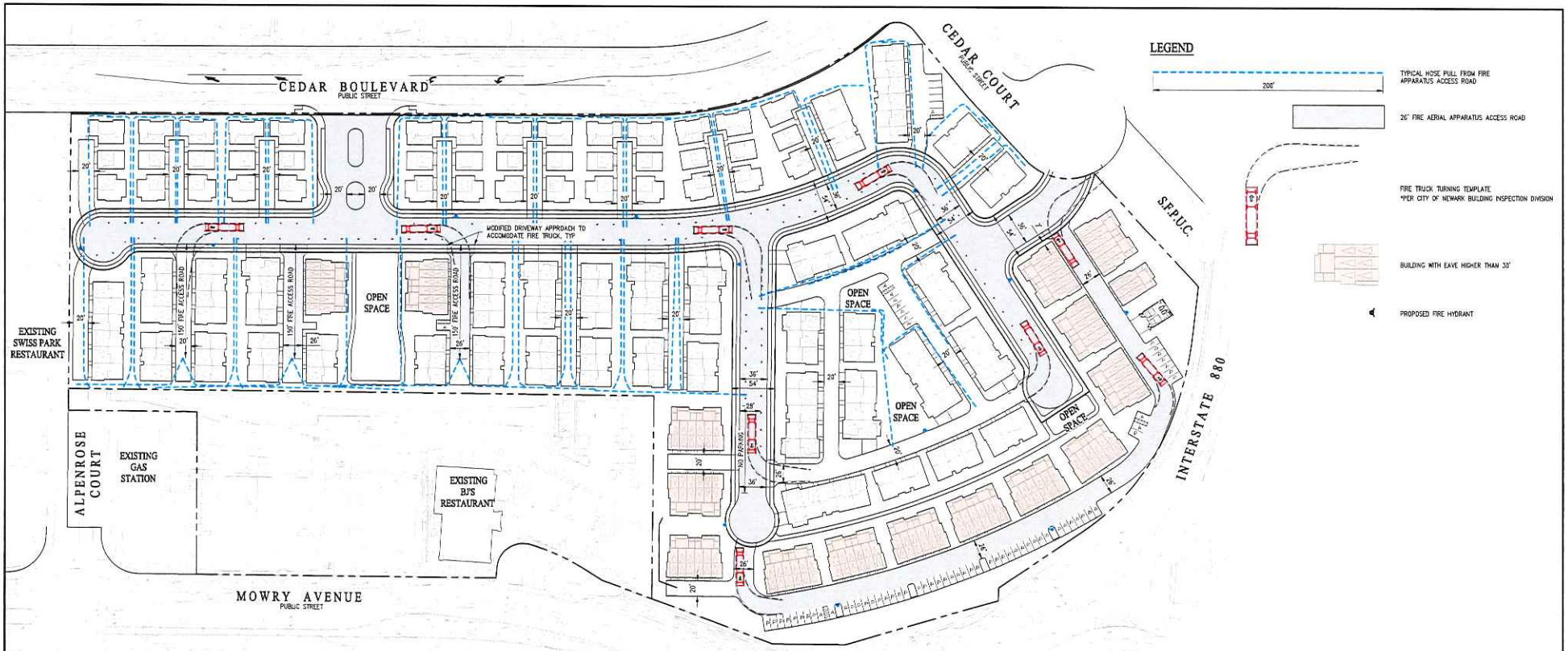
SHEET NO. TM7 OF 8 SHEETS

EXHIBIT Ap 38



PARKING SUMMARY

PARKING REQUIRED:	
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) =(42X2)+(146X2)+(93X2) =	562 SPACES
GUEST SPACES* = 20% OF MULTI-FAMILY UNITS +1 = ((146+93)X0.20+1)) =	49 SPACES
TOTAL PARKING REQUIRED =	**611 SPACES**
PARKING PROVIDED:	
OFF-STREET COVERED SPACES (281X2) =	562 SPACES
GUEST	
ON-SITE PARALLEL SPACES (IN-TRACT) =	79 SPACES
ON-SITE 90 DEGREE SPACES (IN-TRACT) =	64 SPACES
ON-SITE HANDICAP SPACES (IN-TRACT) =	8 SPACES
TOTAL GUEST PARKING =	151 SPACES
TOTAL PARKING PROVIDED =	**713 SPACES**

*(*17.60.020A.2.C OF NEWARK MUNICIPAL CODE REQUIRES 20% +1)*

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

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

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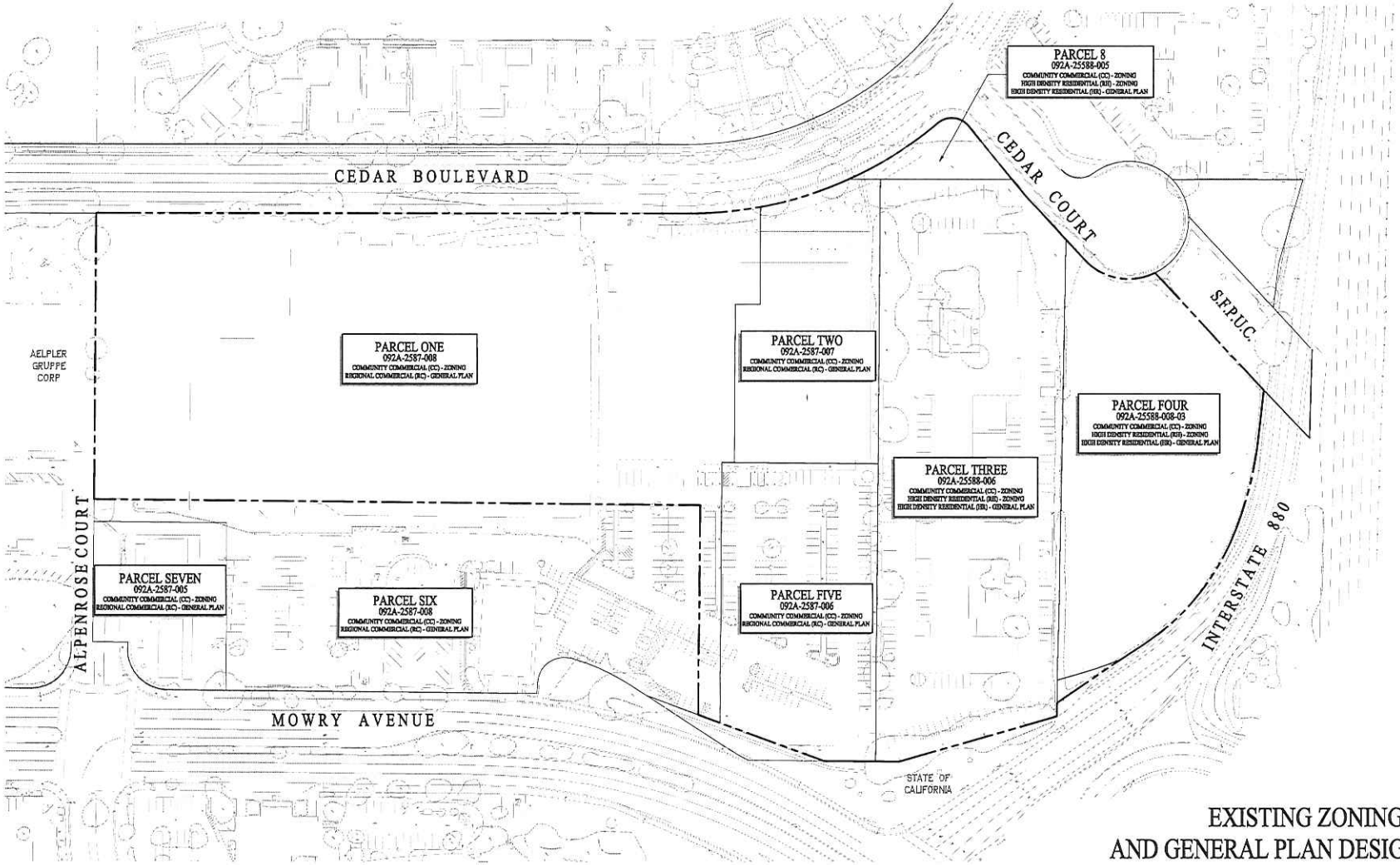
SHEET NO. TM8 OF 8 SHEETS

EXHIBIT Ap39



EXISTING ZONING AND GENERAL PLAN DESIGNATIONS

NEWARK PRIMA

TRACT 8208

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: AUGUST 27, 2014

Carlson, Barbee & Gibson, Inc.
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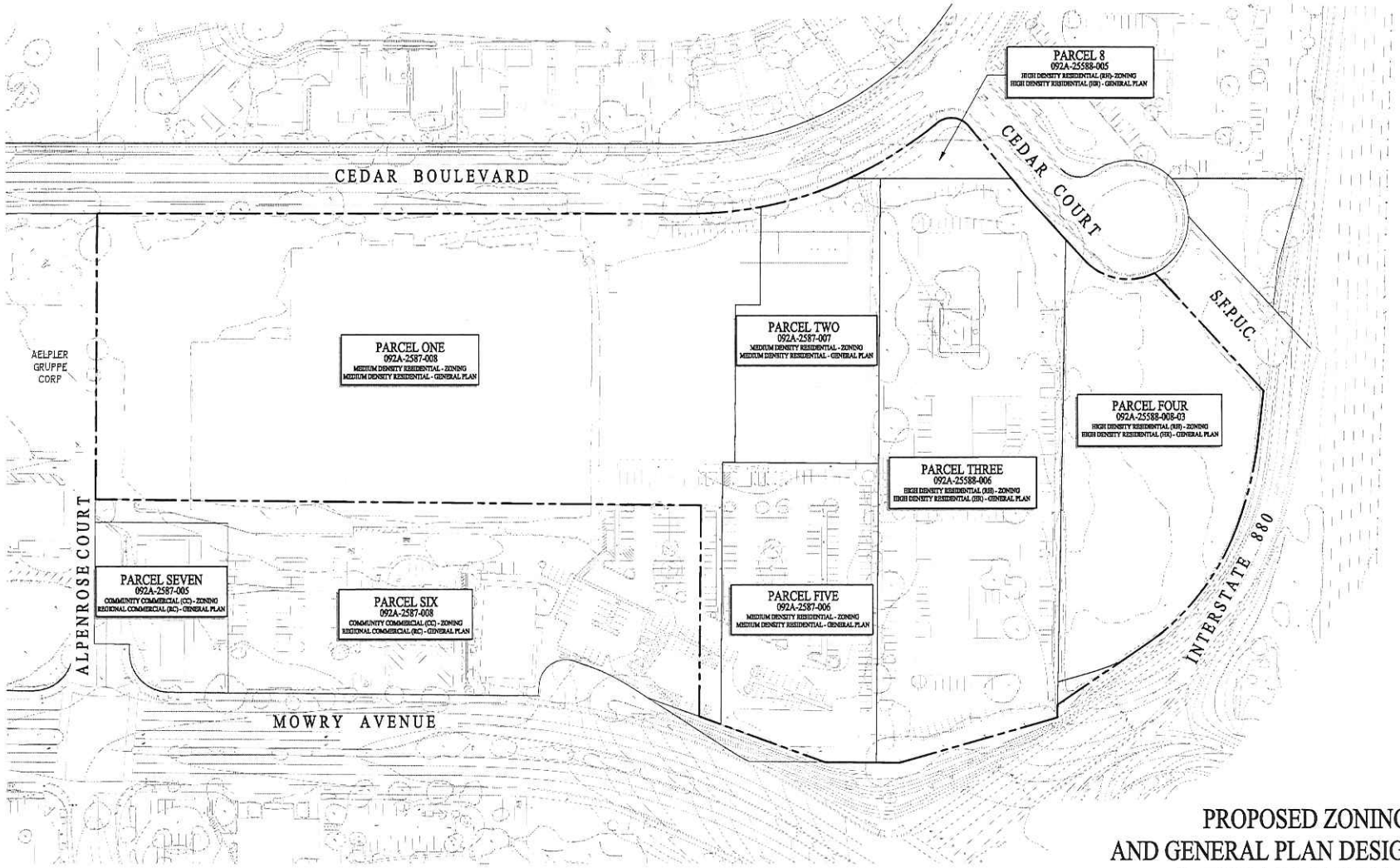
EXHIBIT Ap46



PROPOSED ZONING AND GENERAL PLAN DESIGNATIONS

NEWARK PRIMA

TRACT 8208

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: AUGUST 27, 2014

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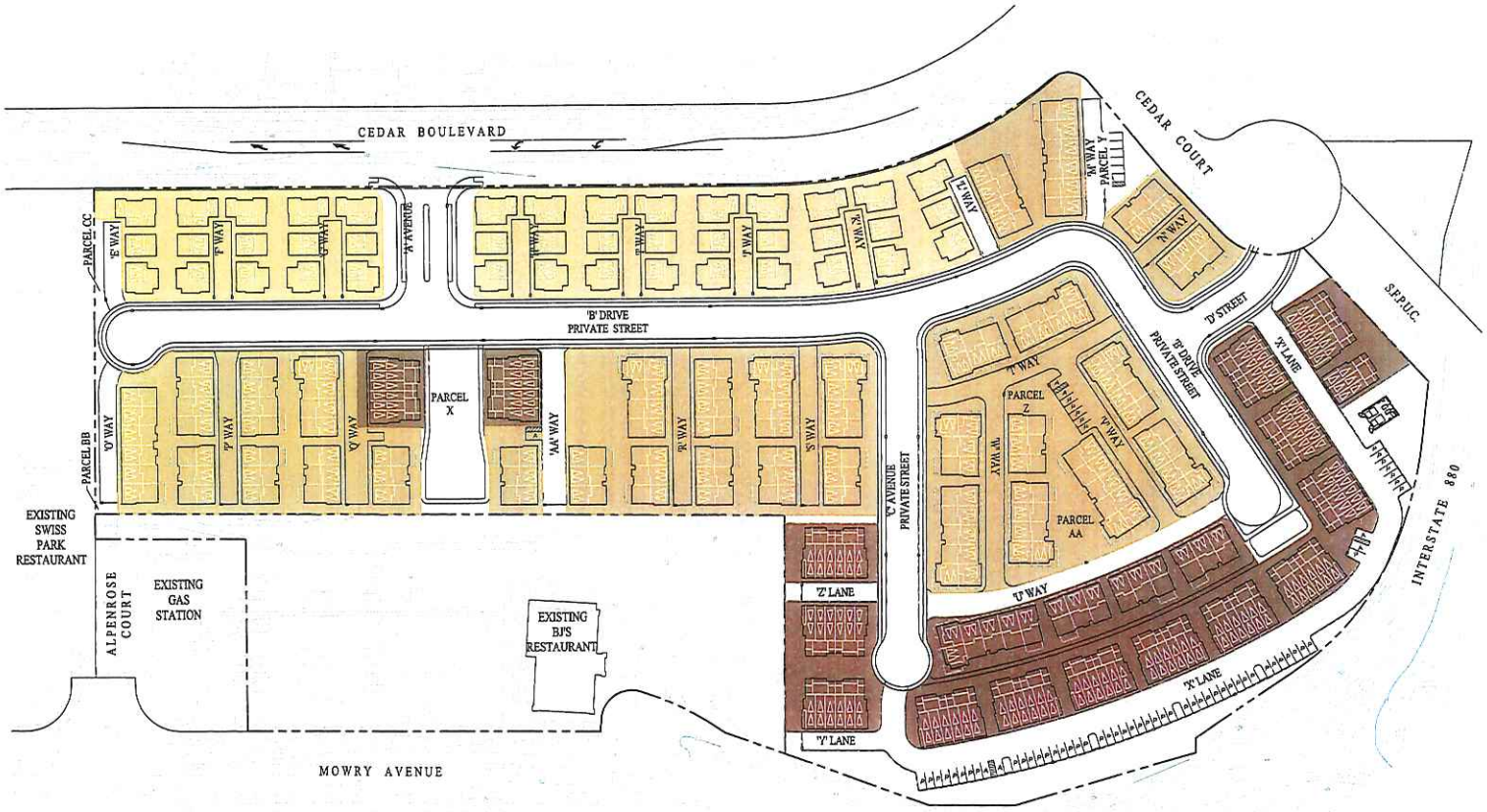
EXHIBIT Ap41



PARKING SUMMARY

PARKING REQUIRED:	
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) =(42X2)+(146X2)+(93X2) =	562 SPACES
GUEST SPACES* = 20% OF MULTI-FAMILY UNITS + 1 = ((146+93)X0.20+1) =	49 SPACES
TOTAL PARKING REQUIRED =	611 SPACES
PARKING PROVIDED:	
OFF-STREET COVERED SPACES (281X2) =	562 SPACES
GUEST:	
ON-SITE PARALLEL SPACES (IN-TRACT) =	79 SPACES
ON-SITE 90 DEGREE SPACES (IN-TRACT) =	64 SPACES
ON-SITE HANDICAP SPACES (IN-TRACT) =	8 SPACES
TOTAL GUEST PARKING =	151 SPACES
TOTAL PARKING PROVIDED =	713 SPACES

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

DENSITY SUMMARY

PRODUCT TYPE	DWELLING UNITS	TOTAL ACRES	DU/AC
SINGLE FAMILY (UNITS 1-42)	42	2.5	16.8
TOWN HOUSE (UNITS 43-188)	146	5.4	27.0
CONDOMINIUM (UNITS 189-282)	93	2.8	33.2
TOTAL	281	10.7	

DENSITY EXHIBIT
TRACT 8208
NEWARK PRIMA

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE:SEPTEMBER 18, 2014

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EXHIBIT A