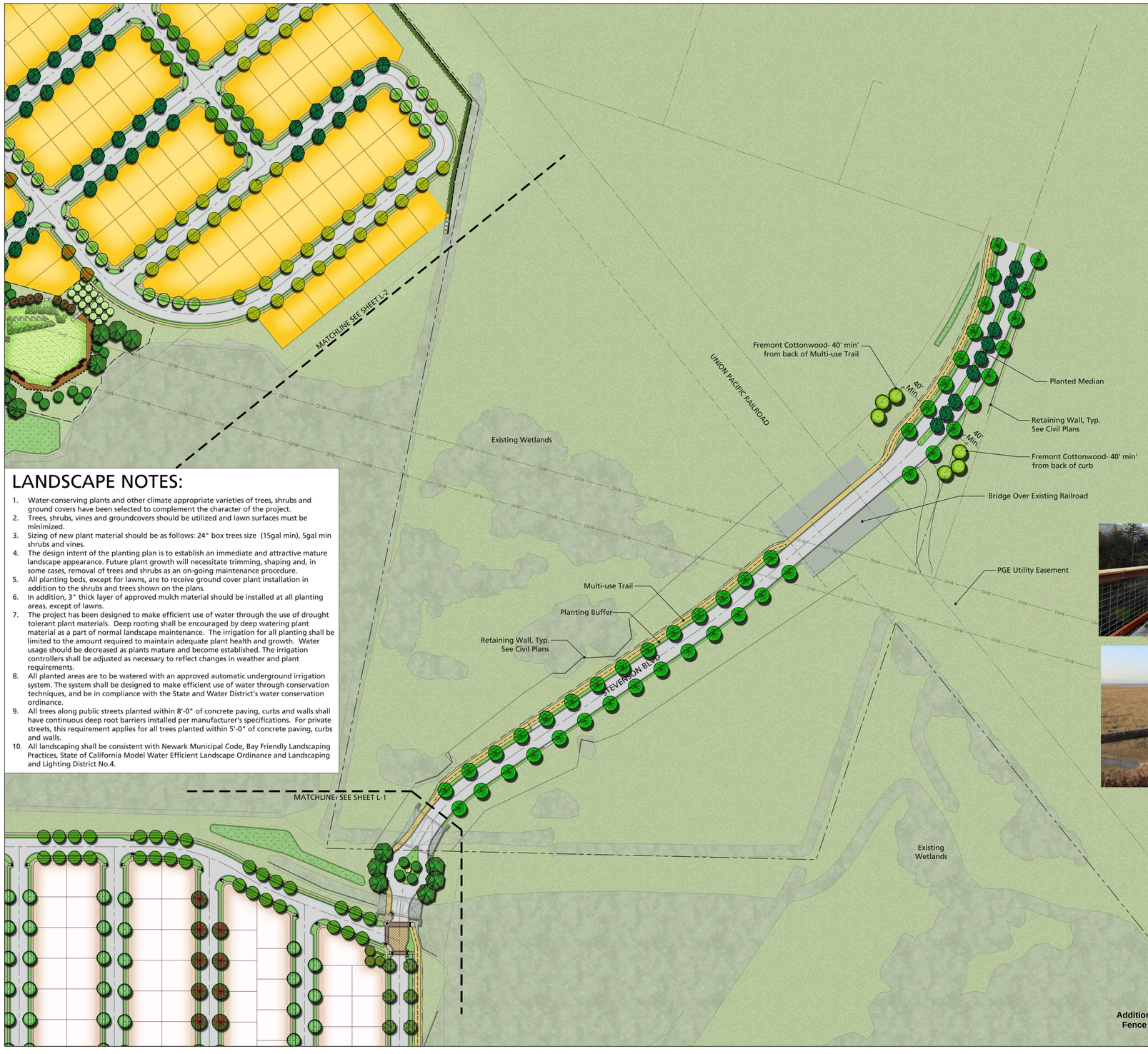
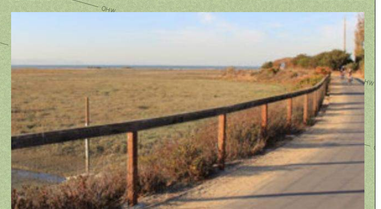


LANDSCAPE NOTES:

1. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.
2. Trees, shrubs, vines and groundcovers should be utilized and lawn surfaces must be minimized.
3. Sizing of new plant material should be as follows: 24" box trees size (15gal min), 5gal min shrubs and vines.
4. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
5. All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
6. In addition, 3" thick layer of approved mulch material should be installed at all planting areas, except of lawns.
7. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
8. All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance.
9. All trees along public streets planted within 8'-0" of concrete paving, curbs and walls shall have continuous deep root barriers installed per manufacturer's specifications. For private streets, this requirement applies for all trees planted within 5'-0" of concrete paving, curbs and walls.
10. All landscaping shall be consistent with Newark Municipal Code, Bay Friendly Landscaping Practices, State of California Model Water Efficient Landscape Ordinance and Landscaping and Lighting District No.4.



Additional Accent Fence Character Imagery

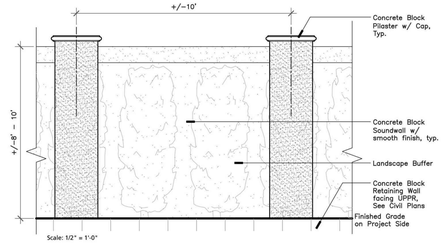
TREE LEGEND:

Quercus ilex Holly Oak	Zelcova serrata Japanese Zelcova
Geijera parviflora Australian Willow	Pittosporum crassifolium Karo (Standard Tree)
Metrosideros excelsa New Zealand Christmas Tree	Arbutus 'Marina' Marina Strawberry Tree
Ulmus parvifolia Chinese Elm	Lyonothamnus floribundus Catalina Ironwood
Tristania laurina Water Gum	Cercis occidentalis Western Redbud (Standard Tree)
Melaleuca linariifolia Flaxleaf Paperbark	Umbellularia californica California Laurel
Fraxinus velutina Fan-Tex Ash	Populus fremontii Fremont Cottonwood

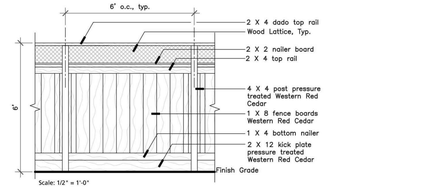
Note: All Street Trees to be a minimum of 24" box size.

FENCE TYPE LEGEND:

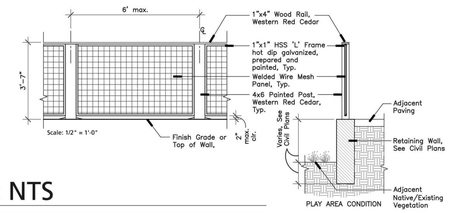
PERIMETER WALL
Concrete Block
Sound Wall



NEIGHBOR FENCE
Good Neighbor Fence



GUARDRAIL AND
PLAY AREA FENCE
*For Park Areas, See Enlargements on Sheets L-5 through L-7



KEY MAP: NTS

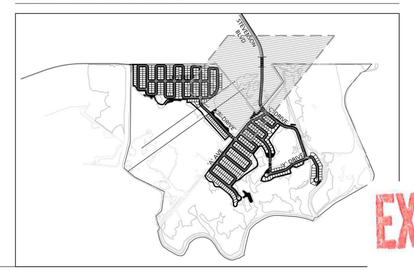


EXHIBIT D p21

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SANCTUARY WEST TRACT 8495
LANDSCAPE PLAN

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

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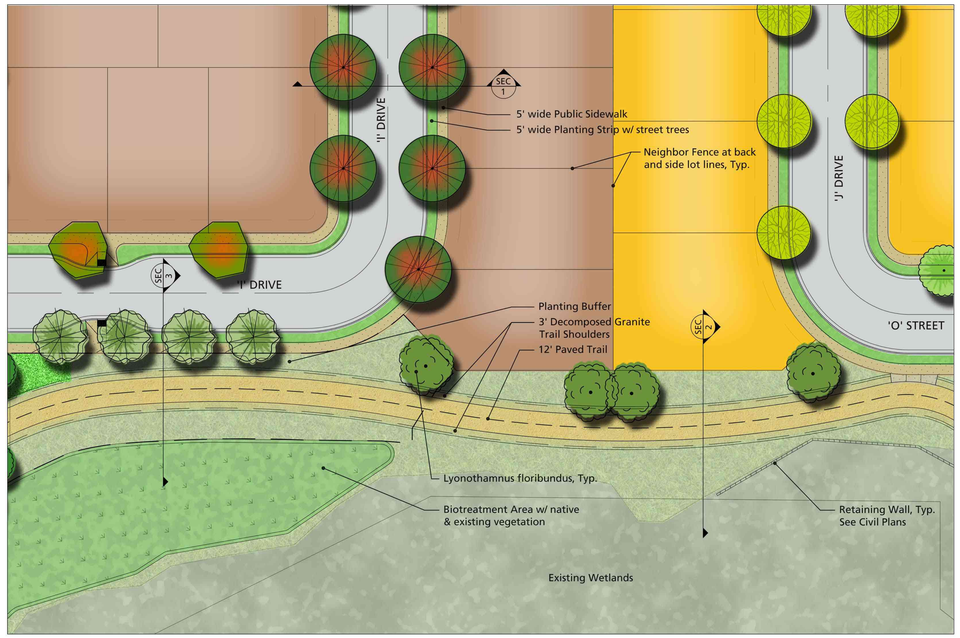
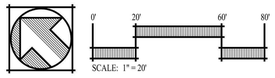
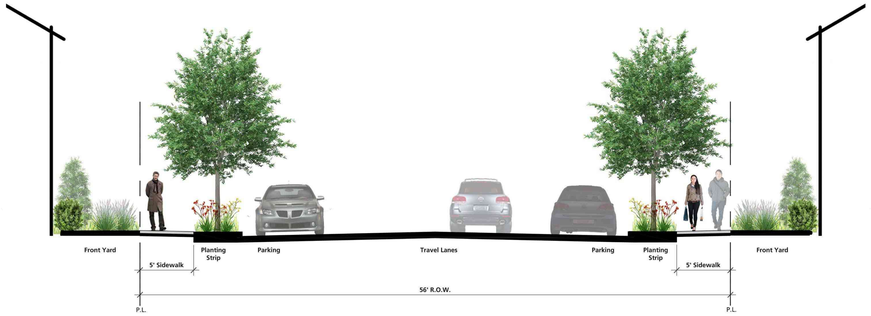
0' 60' 180' 240'
SCALE: 1" = 60'
DATE: JULY 11, 2019

SHEET NO. L-3 OF 9 SHEETS

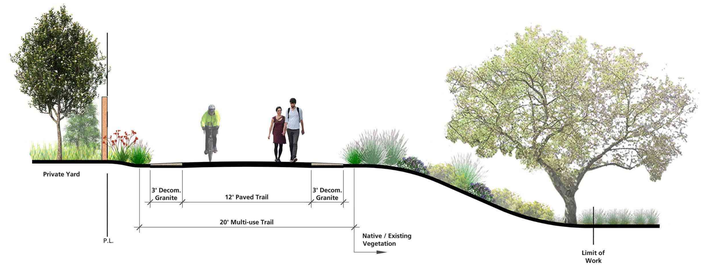


ENLARGEMENT PLAN

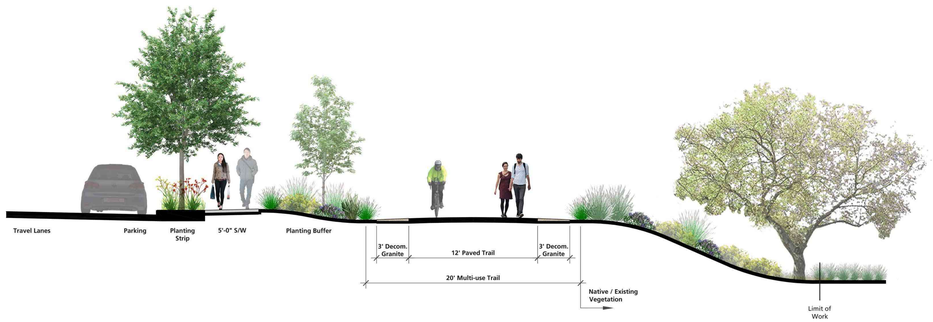




1 TYPICAL 56' RIGHT-OF-WAY
scale: 1/4" = 1'-0"



2 TYPICAL MULTI-USE TRAIL SECTION
scale: 1/4" = 1'-0"



3 TYPICAL MULTI-USE TRAIL & R.O.W. SECTION
scale: 1/4" = 1'-0"

EXHIBIT D p22

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SANCTUARY WEST TRACT 8495
TYPICAL SECTIONS

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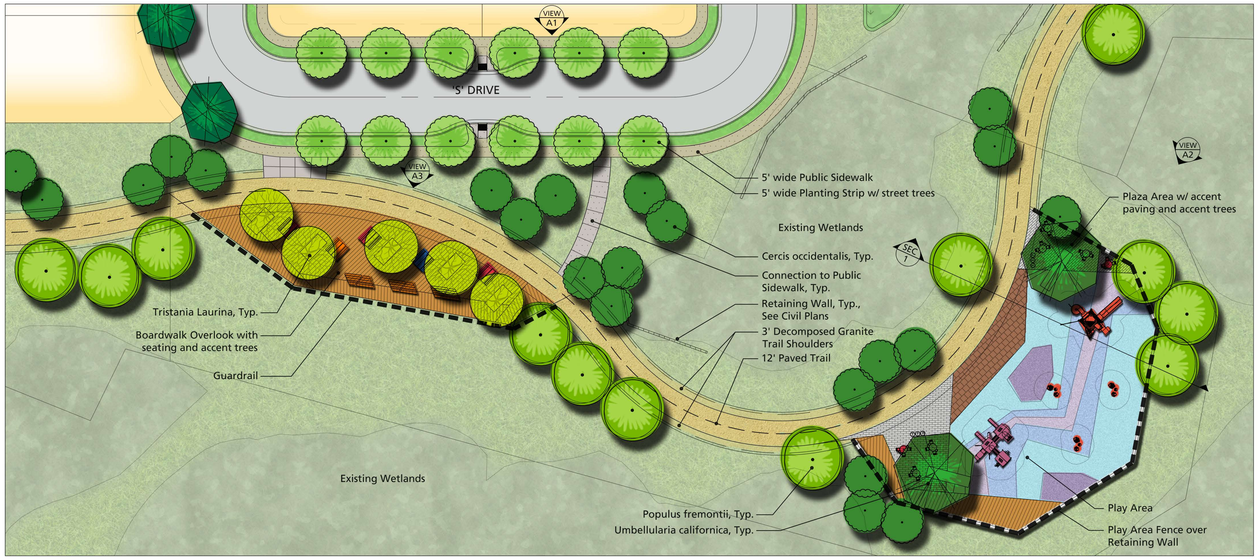
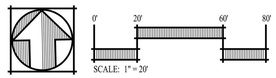
SHEET NO. L-4 OF 9 SHEETS

DATE: JULY 11, 2019

S:\WADMIN\AREA 49\PLOT FILES\ILLUSTRATIVES-PRELIM\EL-SECTIONS.DWG



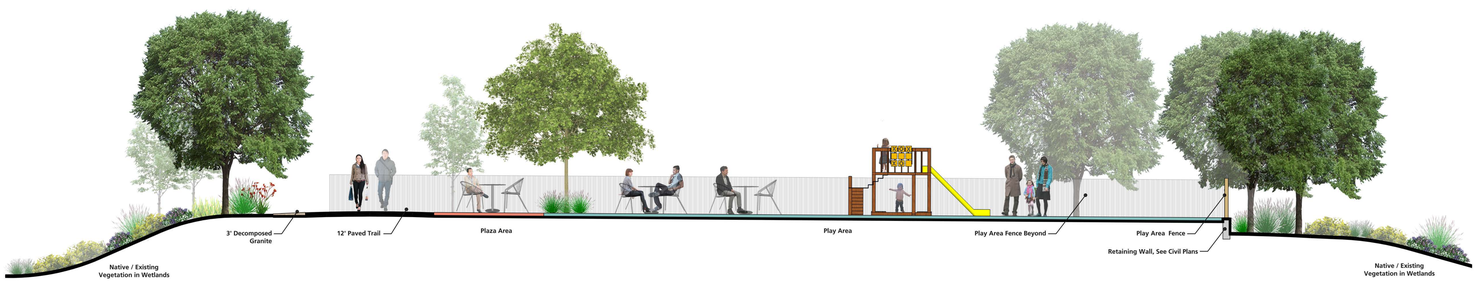
PARK 'A' ENLARGEMENT



VIEW A1

VIEW A2

VIEW A3



PARK 'A' SECTION
scale: 1/4" = 1'-0"

EXHIBIT D p23

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PARK 'A'

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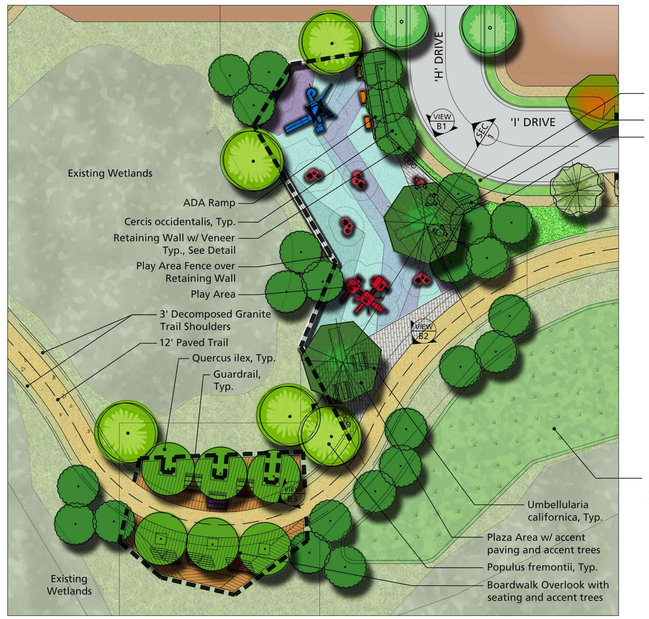
SHEET NO. L-5 OF 9 SHEETS

DATE: JULY 11, 2019

S:\NNEWARK AREA 4\PLOT FILES\ILLUSTRATIVES-PRELIMS\L-SECTIONS.DWG



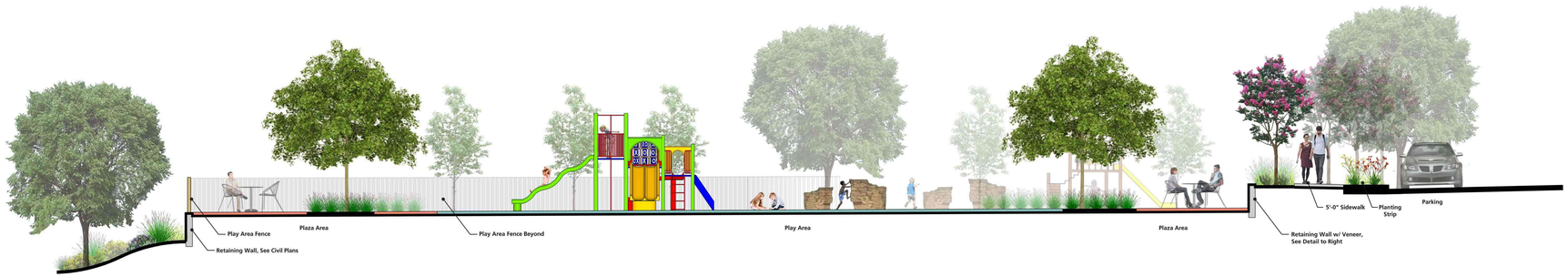
PARK 'B' ENLARGEMENT

0' 20' 60' 80'
SCALE: 1" = 20'

VIEW B3

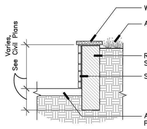
VIEW B2

VIEW B1



PARK 'B' SECTION
scale: 1/4" = 1'-0"

Santa Barbara Stone-Sand Dune



RETAINING WALL VENEER
Scale: 1/2" = 1'-0"

NOTES:

1) Stone Veneer and Wall Cap to be Santa Barbara Stone. Color to be Sand Dune. Stone Veneer pattern to be horizontal ashlar pattern. Stone available through Coronado Stone. Contact (209) 334-1380
2) Install per manufacturer's instructions. Contact Manufacturer for any waterproofing requirements for applying veneer to the existing retaining wall.
3) Retaining Wall construction footing, drainage, and construction shown on civil plans.

EXHIBIT D p24

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PARK 'B'

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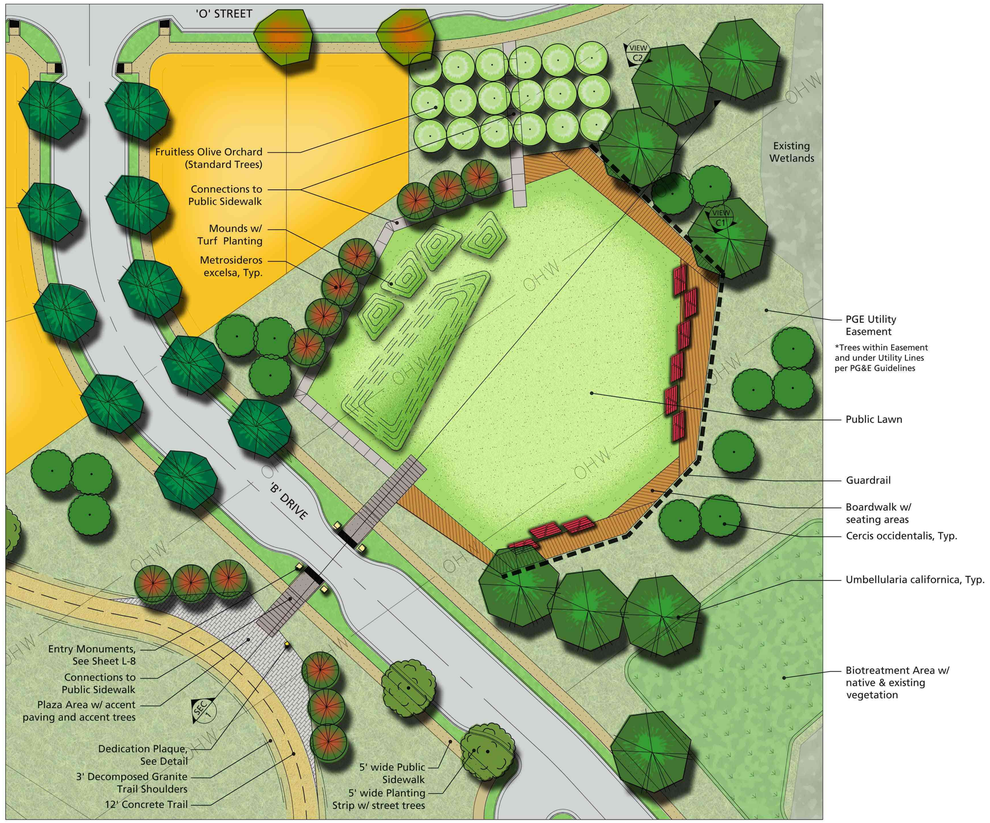
SHEET NO. L-6 OF 9 SHEETS

DATE: JULY 11, 2019

S:\WADMIN\AREA 49\PLOT FILES\ILLUSTRATIVES-PRELIM\EL-SECTIONS.DWG

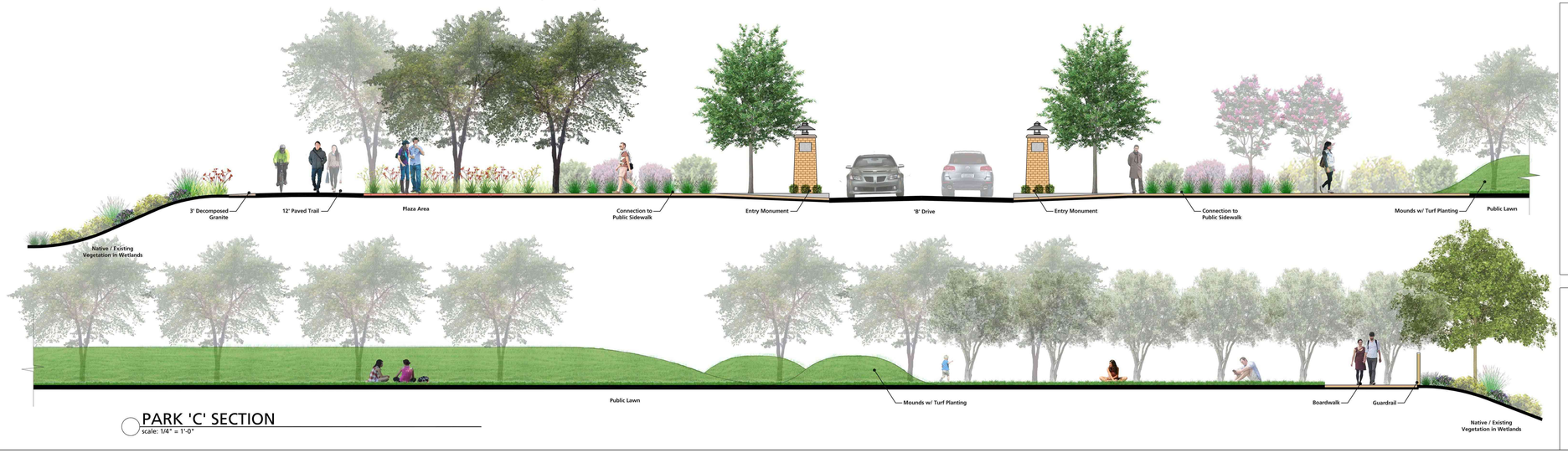


PARK 'C' ENLARGEMENT

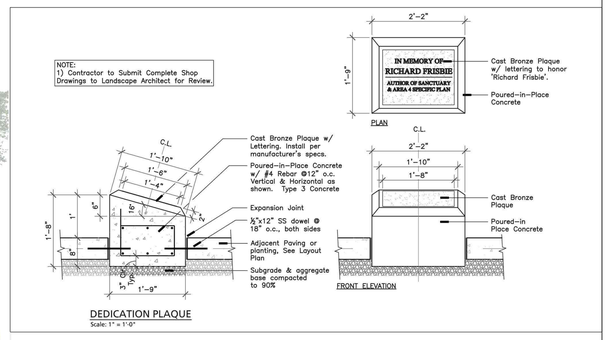
VIEW C1

VIEW C2

EXHIBIT D p25



PARK 'C' SECTION
scale: 1/4" = 1'-0"



DEDICATION PLAQUE
Scale: 1" = 1'-0"

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PARK 'C'

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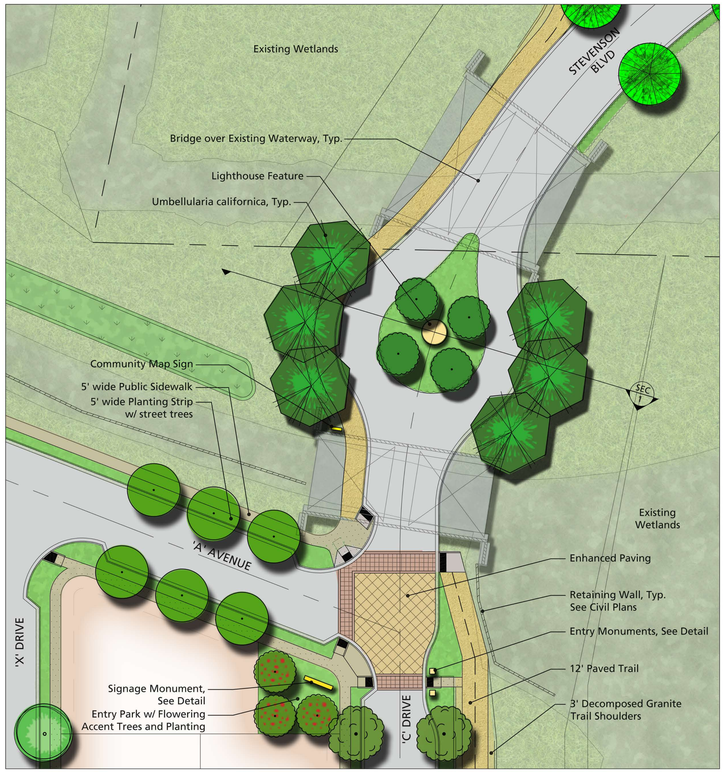
SHEET NO. L-7 OF 9 SHEETS

DATE: JULY 11, 2019

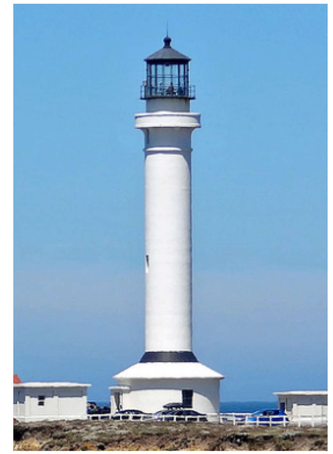
S:\NNEWARK AREA 4\PLOT FILES\ILLUSTRATIVES-PRELIMS\L-SECTIONS.DWG



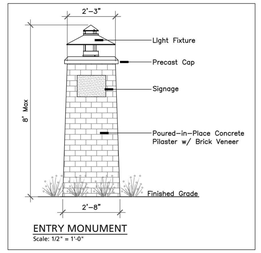
PROJECT ENTRANCE ENLARGEMENT

0' 20' 60' 80'

SCALE: 1" = 20'

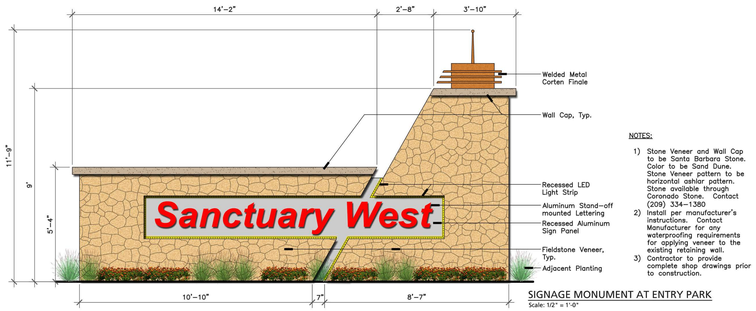


Lighthouse Entry Feature Character



ENTRY MONUMENT
Scale: 1/2" = 1'-0"

PROJECT ENTRANCE
scale: 1/4" = 1'-0"



NOTES:

1) Stone Veneer and Wall Cap to be Santa Barbara Stone. Color to be Sand Dune. Stone Veneer pattern to be horizontal ashlar pattern. Stone available through Coronado Stone. Contact (209) 334-1380
2) Install per manufacturer's instructions. Contact Manufacturer for any waterproofing requirements for applying veneer to the existing retaining wall.
3) Contractor to provide complete shop drawings prior to construction.

SIGNAGE MONUMENT AT ENTRY PARK
Scale: 1/2" = 1'-0"

EXHIBIT D p26

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PROJECT ENTRANCE

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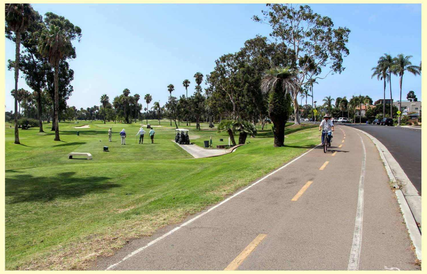
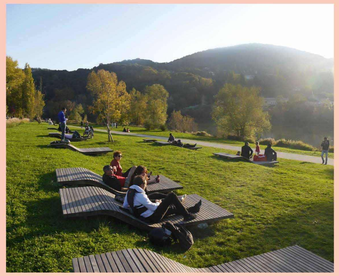
SHEET NO. L-8 OF 9 SHEETS

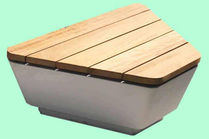
S:\NEWARK AREA 4\PLOT FILES\ILLUSTRATIVES-PRELIM\EL-SECTIONS.DWG



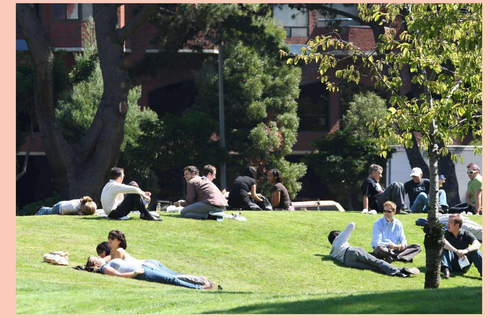
BAY TRAIL

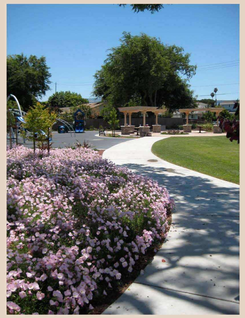


LAWN AREA



SITE FURNISHINGS

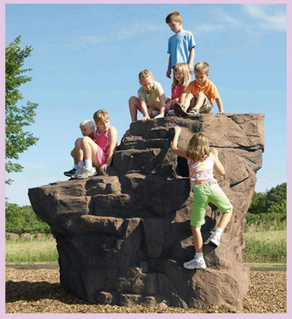




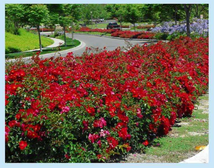
NEIGHBORHOOD CHARACTER

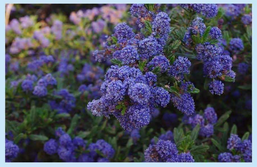
WETLAND OVERLOOKS AND BIORETENTION AREAS

ACCENT PAVING



PLAY AREAS





PLANTING CHARACTER

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IMAGERY

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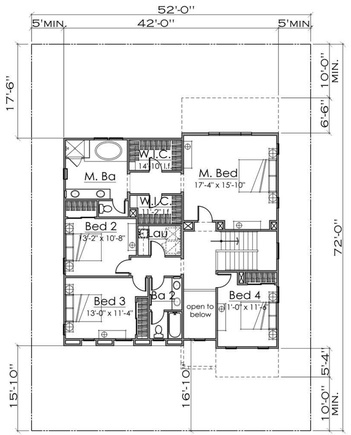
SHEET NO. L-9 OF 9 SHEETS

EXHIBIT D p27

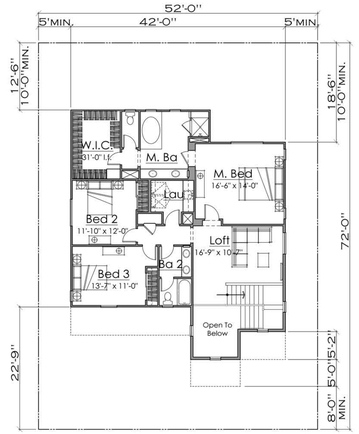
DATE: JULY 11, 2019

S:\NEWARK AREA 4\PLOT FILES\ILLUSTRATIVES-PRELIM\EL-SECTIONS.DWG

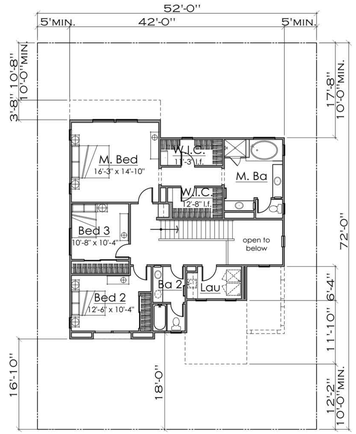
VILLAGE II - STREET SCENE - NOTE - * Each house address shall be well placed, illuminated, easily recognized and clearly visible from the adjacent roadway



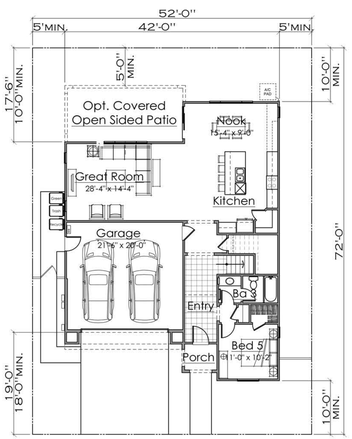
Plan 3 - Second Floor



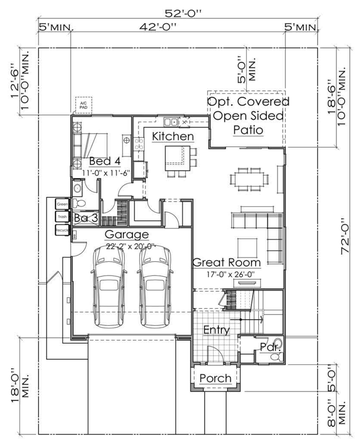
Plan 2 - Second Floor



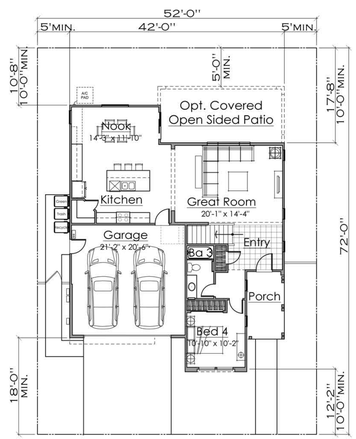
Plan 1 - Second Floor



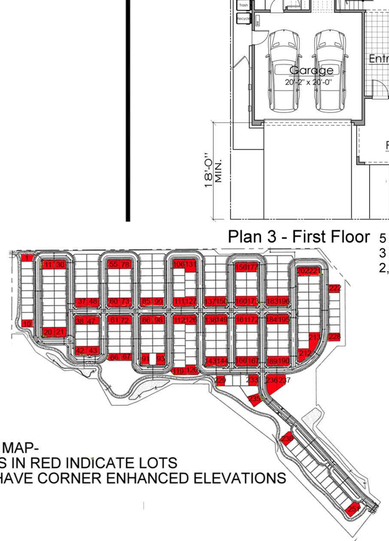
Plan 3 - First Floor 5 Bedrooms
3 Baths
2,800 s.f. Approx.



Plan 2 - First Floor 4 Bedrooms
3.5 Baths
2,560 s.f. Approx.



Plan 1 - First Floor 4 Bedrooms
3 Baths
2,340 s.f. Approx.

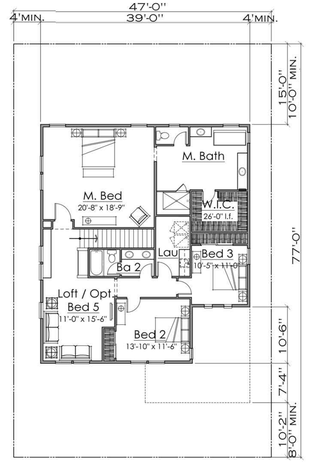


KEY MAP-
LOTS IN RED INDICATE LOTS
TO HAVE CORNER ENHANCED ELEVATIONS

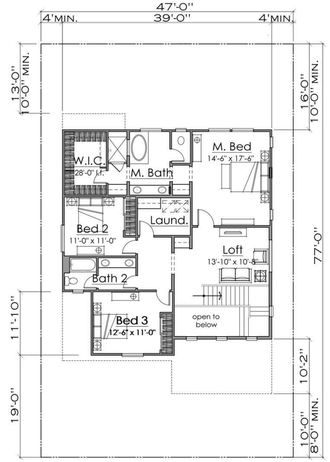
VILLAGE II - FLOOR PLANS
52X72 LOTS

*Optional covered open sided patio is not to be calculated in coverage

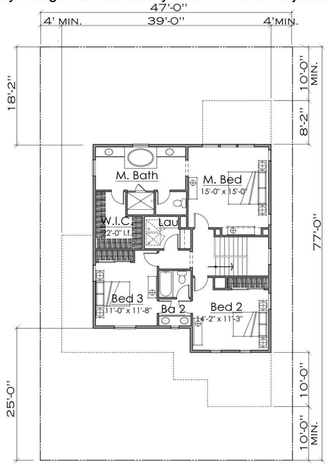
- NOTE - * Each house address shall be well placed, illuminated, easily recognized and clearly visible from the adjacent roadway



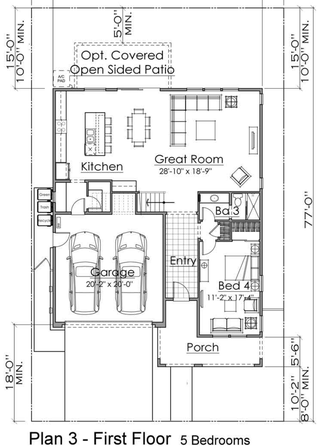
Plan 3 - Second Floor



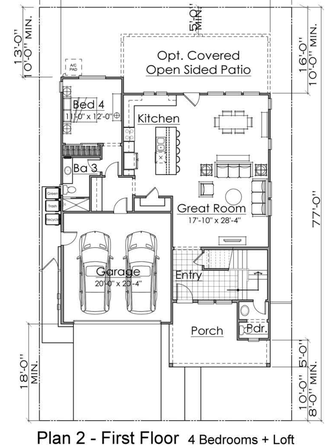
Plan 2 - Second Floor



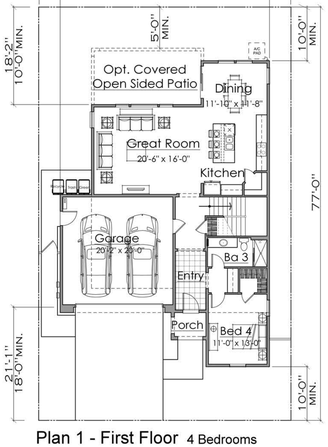
Plan 1 - Second Floor



Plan 3 - First Floor 5 Bedrooms
3 Baths
2,874 s.f. Approx.



Plan 2 - First Floor 4 Bedrooms + Loft
3.5 Baths
2,639 s.f. Approx.



Plan 1 - First Floor 4 Bedrooms
3 Baths
2,326 s.f. Approx.

VILLAGE I - FLOOR PLANS
47X77 LOTS

EXHIBIT D p28

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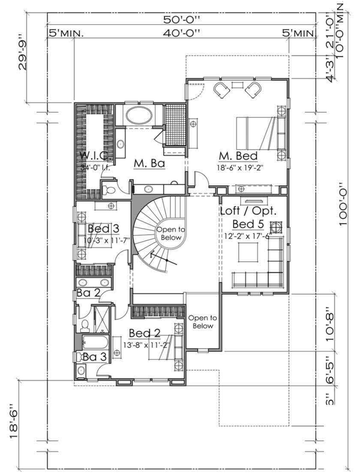
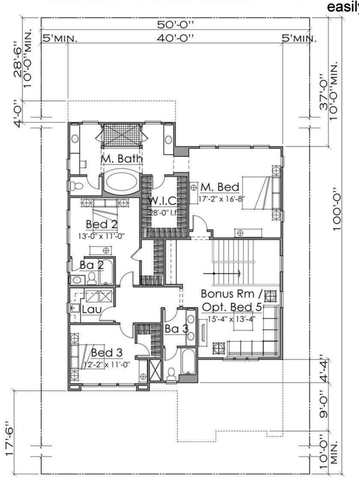
FLOOR PLANS / ELEVATIONS

A1

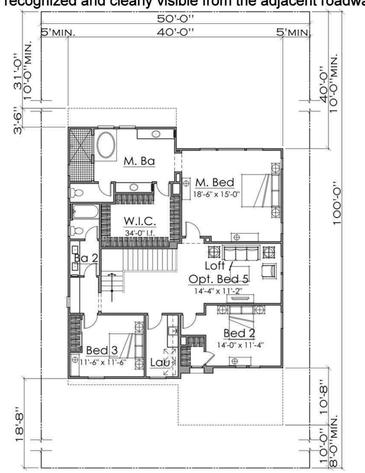
VILLAGE IV - STREET SCENE - NOTE - * Each house address shall be well placed, illuminated, easily recognized and clearly visible from the adjacent roadway



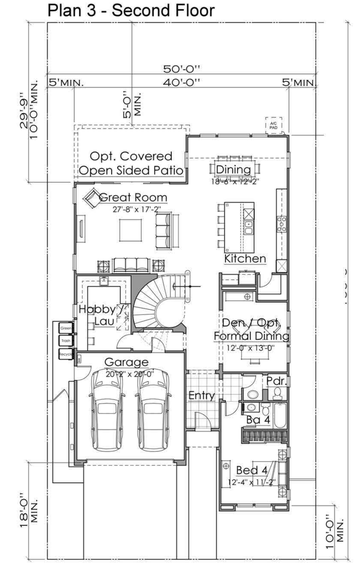
Plan 3 - Second Floor



Plan 2 - Second Floor

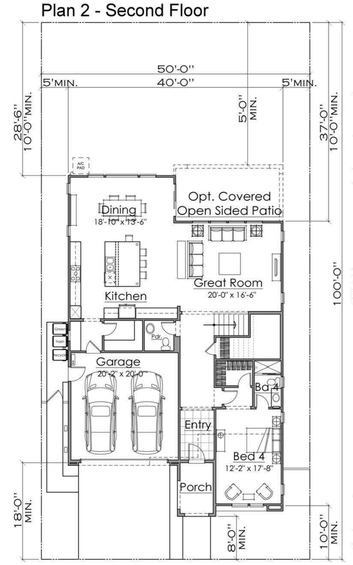


Plan 1 - Second Floor



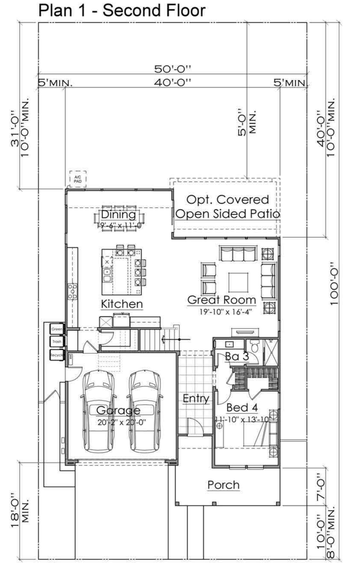
Plan 3 - First Floor

4-5 Bedrooms
4.5 Baths
3,653 s.f. Approx.



Plan 2 - First Floor

4-5 Bedrooms
3 Baths
3,312 s.f. Approx.



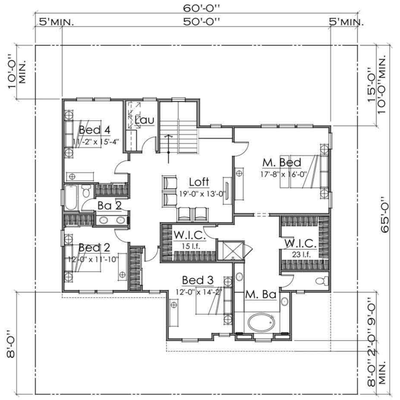
Plan 1 - First Floor

4-5 Bedrooms
3 Baths
3,103 s.f. Approx.

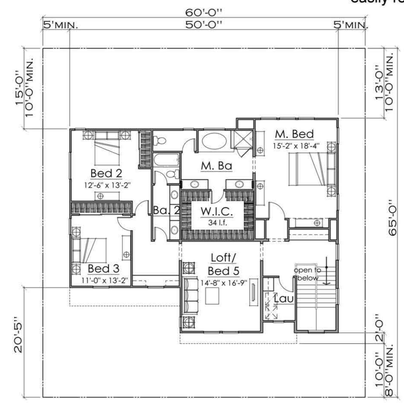
FLOOR PLANS
50X100 LOTS

*Optional covered open sided patio
is not to be calculated in coverage

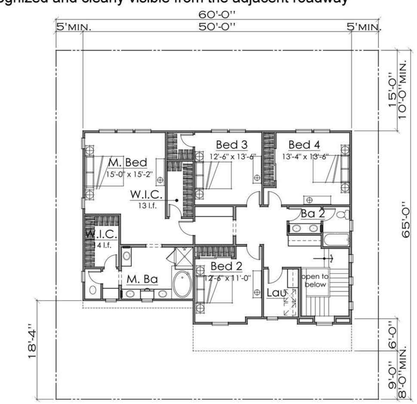
VILLAGE III - STREET SCENE - NOTE - * Each house address shall be well placed, illuminated, easily recognized and clearly visible from the adjacent roadway



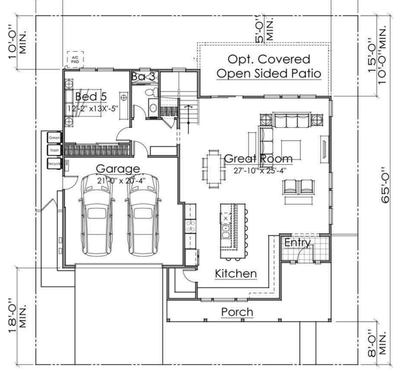
Plan 3 - Second Floor



Plan 2 - Second Floor

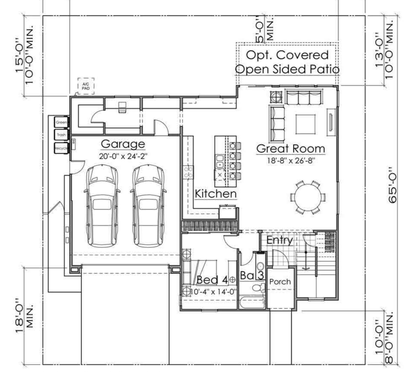


Plan 1 - Second Floor



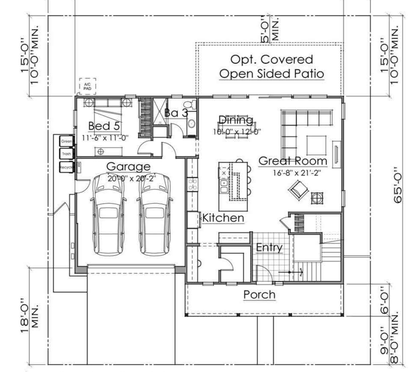
Plan 3 - First Floor

5 Bedrooms+Loft
3 Baths
3,225 s.f. Approx.



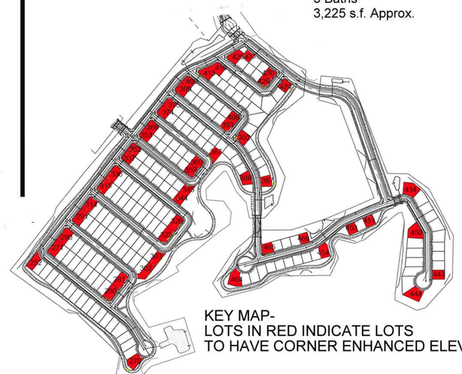
Plan 2 - First Floor

4 Bedrooms+Loft
3 Baths
3,000 s.f. Approx.



Plan 1 - First Floor

5 Bedrooms
3 Baths
2,870 s.f. Approx.



KEY MAP-
LOTS IN RED INDICATE LOTS
TO HAVE CORNER ENHANCED ELEVATIONS

FLOOR PLANS
60X65 LOTS

EXHIBIT D p29

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FLOOR PLANS / ELEVATIONS

A.2

MANUFACTURERS
Kelly Moore
Eagle Roofing
Certainteed Presidential Shake
El Dorado

STUCCO WITH GABLE DETAIL ELEVATIONS

	SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04	SCHEME 05
STUCCO BODY	KM 4891 SWAN DIVE	KM 4893 MISCHIEF MOUSE	KM 4633 CZECH BAKERY	KM 4733 ARTICHOKE DIP	KM 4571 COBBLESTONE STREET
FASCIA / EAVES / TRIM	KM 4908 BASHFUL EMU	KMW 43 WHITEST WHITE	KM 23 SWISS COFFEE	KM 23 SWISS COFFEE	KM 4581 BAT WING
GARAGE DOORS	KM 5824 WINTER'S PARK	KM 5826 VOLCANIC ROCK	KM 5770 DIGITAL GARAGE	KM 5826 VOLCANIC ROCK	KM 4586 ABBEY ROAD
ENTRY DOORS / SHUTTERS	KM 4859 HARROW'S GATE	KM 4519 TURKISH COFFEE	KM 5762 HIKING BOOTS	KM 407 CARBON	KM 5802 BY THE SEA
CONCRETE SLATE ROOFING OPTION	4883 HILLSBOUROUGH BLEND	4880 SHASTA BLEND	4773 WALNUT CREEK BLEND	4697 SLATE RANGE	SCB 8827 TACOMA BLEND
ASPHALT ROOFING OPTION	COUNTRY GRAY	CHARCOAL BLACK	PLATINUM	SHADOW GRAY	AUTUMN BLEND

STUCCO WITH LAP SIDING ELEVATIONS

	SCHEME 11	SCHEME 12	SCHEME 13	SCHEME 14	SCHEME 15
STUCCO BODY	HLS 4264 MELMAC SILVER	KM 4731 GRASS SKIRT	KM 5773 RAW SUGAR	KM 4815 LIGHTHOUSE VIEW	KM 4592 INDIAN MUSLIN
HORIZONTAL LAP SIDING	KM 4847 MISSISSIPPI RIVER	KM 4718 WAGON WHEEL	KM 4846 TRANQUILITY	HLS 4286 ALHAMBRA CREAM	KM 4789 BACKDROP
FASCIA / EAVES / TRIM	KM 4597 TEXAN ANGEL	KM 4595 CLAY BATH	KM 5779 EAGLE'S MEADOW	KM 4901 HUGH'S HUE	KM 5750 MOUNT TAM
GARAGE DOORS	KM 4595 CLAY BATH	KM 4592 INDIAN MUSLIN	KM 5778 SHEEPSKIN GLOVES	KM 4816 SILKY GREEN	KM 5775 EMPIRE RANCH
ENTRY DOORS / SHUTTERS	KM 4512 AMERICANO	KM 4903 ZINC DUST	HLS 4284 MONTEZUMA HILLS	KM 5821 SANDPIPER COVE	KM 4442 TEXAS SWEET TEA
STONE VENEER - DRYSTACK TIGHTFIT	ZINC EUROPEAN LEDGESTONE	IRONMILL EUROPEAN LEDGESTONE	LINEN EUROPEAN LEDGESTONE	GLACIER EUROPEAN LEDGESTONE	COTTONWOOD EUROPEAN LEDGESTONE
CONCRETE SHAKE ROOFING OPTION	5699 CHARCOAL RANGE	5689 BROWN RANGE	5808 TOMBSTONE BLEND	5511 FLINTRIDGE GRAY	5671 VILLAGE BLEND
ASPHALT ROOFING OPTION	SHADOW GRAY	AUTUMN BLEND	PLATINUM	CHARCOAL BLACK	COUNTRY GRAY

ALL STUCCO/BRICK ELEVATIONS

	SCHEME 06	SCHEME 07	SCHEME 08	SCHEME 09	SCHEME 10
STUCCO BODY	KMW 11 GRACIOUS	KM 4738 MOSS ISLAND	KM 5827 UNION STATION	KM 4594 BAY AREA	KM 4586 ABBEY ROAD
FASCIA / EAVES / TRIM	KM 4579 GHOST TOWN	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	HLS 4201 ADOBE WHITE	KM 4940 GREYBEARD
GARAGE DOORS	KM 4950 METAL FLAKE	KM 4791 DUCK WILLOW	KMW 38 CRYSTAL BROOKE	KM 5726 GOLDEN AGE	KM 23 SWISS COFFEE
ENTRY DOORS / SHUTTERS	KMA 89 BLACK OAK	KM 4504 CHOCO LOCO	KM 4846 TRANQUILITY	KM 4512 AMERICANO	KM 4803 MEDICINE WHEEL
TUNDRA BRICK VENEERS	LATIGO	HARTFORD	CHALKDUST	RIVERBED	ASHLAND
CONCRETE SHAKE ROOFING OPTION	5699 CHARCOAL RANGE	5689 BROWN RANGE	5511 FLINTRIDGE GRAY	5808 TOMBSTONE BLEND	5671 VILLAGE BLEND
ASPHALT ROOFING OPTION	PLATINUM	AUTUMN BLEND	COUNTRY GRAY	SHADOW GRAY	CHARCOAL BLACK

STUCCO WITH BATTEN SIDING ELEVATIONS

	SCHEME 16	SCHEME 17	SCHEME 18	SCHEME 19	SCHEME 20
STUCCO BODY	KMW 49 ANTIQUE WHITE	HLS 4286 ALHAMBRA CREAM	KM 5777 CANNERY PARK	KM 4787 PLUME GRASS	KM 4947 SUBTLE SHADOW
BATTEN SIDING	HLS 4304 SNOW GLOBE	KM 4258 OWL MANNER MALT	KM 4559 MINK	KM 4816 SILKY GREEN	KM 5817 PEBBLE BEACH
FASCIA / EAVES / TRIM / SHUTTER OPTION 1 / GARAGE DOORS	KM 4940 GREYBEARD	KM 4586 ABBEY ROAD	KMW 6 LILY WHITE	KMW 48 WHIPPED CREAM	KMW 43 WHITEST WHITE
ENTRY DOORS / SHUTTER OPTION 2	KM 5826 VOLCANIC ROCK	KM 4945 SECRET PASSAGEWAY	HLS 4289 VERANDA GREEN	KM 5821 SANDPIPER COVE	KMA 49 ANTIQUE WHITE
STONE VENEER - DRYSTACK TIGHTFIT	BANFF CLIFSTONE	MONTECITO CLIFSTONE	LANTANA CLIFSTONE	BOARDWALK CLIFSTONE	WHITEBARK CLIFSTONE
CONCRETE SLATE ROOFING OPTION	4697 SLATE RANGE	SCB 8827 TACOMA BLEND	4773 WALNUT CREEK BLEND	4880 SHASTA BLEND	4883 HILLSBOROUGH BLEND
ASPHALT ROOFING OPTION	SHADOW GRAY	COUNTRY GRAY	AUTUMN BLEND	PLATINUM	CHARCOAL BLACK

EXHIBIT D p30

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A3