

PROJECT SITE INFORMATION

BUILDING A

SITE SUMMARY
 ADDRESS: THORNTON AVENUE & OLIVE STREET, NEWARK, CALIFORNIA
 EXISTING ZONING: COMMERCIAL MIXED USE (CMU)
 GROSS LOT AREA: 1,009 ACRES, 43,976 S.F.

BUILDING A SHALL BE FULLY SPRINKLED VIA NFPA 13

2 - 1BR UNIT ARE ALLOCATED AS A BMR UNITS AND SHALL BE SAME UNIT TYPE AS A TYPICAL 1BR UNITS PROVIDED IN THE PROJECT

PROJECT SUMMARY DEVELOPMENT CRITERIA	NEWARK MUNICIPAL CODE	OLD TOWN NEWARK SPECIFIC PLAN	PROPOSED PLAN
DENSITY	60 DWELLING UNITS PER ACRE	100 DWELLING UNITS PER ACRE	60 UNITS PER ACRE
TOTAL UNITS	49 DWELLING UNITS	98 DWELLING UNITS	60 UNITS
BUILDING HEIGHT	60 FEET	75 FEET	BUILDING: 61 FEET, CLOCKTOWER: 68'-6" FEET
NUMBER OF STORIES	N/A		3 STORY TYPE V-A O/ 2 STORY TYPE I-A
BUILDING SETBACK			
FRONT	0 FEET		
SIDE ADJACENT TO RS	20 FEET		
SIDE	0 FEET		
REAR	0 FEET		
NUMBER OF UNITS	NEWARK PARKING REQ'D	TOTAL REQ'D	OT MIN PARKING REQ'D
1 BEDROOM UNIT: 15 UNITS	1.25 STALLS PER UNIT	19 STALLS	1.25 STALLS PER UNIT
2 BEDROOM UNIT: 34 UNITS	2 STALLS PER UNIT	68 STALLS	1.25 STALLS PER UNIT
3 BEDROOM UNIT: 3 UNIT	2 STALLS PER UNIT	6 STALLS	1.25 STALLS PER UNIT
4 BEDROOM UNIT: 3 UNIT	2 STALLS PER UNIT	6 STALLS	1.25 STALLS PER UNIT
TOWNHOUSE UNIT: 5 UNITS	2 STALLS PER UNIT	10 STALLS	1.25 STALLS PER UNIT
GUEST PARKING	1 PLUS 1 STALL PER 4 UNITS	15 STALLS	NONE REQ'D
TOTAL			1 PLUS 1 STALL PER 4 UNITS
			MIN-MAX PARKING REQ'D
			19-30 STALLS
			43-68 STALLS
			4- 6 STALLS
			4- 6 STALLS
			10-10 STALLS
			0-15 STALLS
			80-135 STALLS

PARKING PROVIDED: 125 STALLS;
 PARKING GARAGE SHALL BE MECHANICALLY VENTILATED

PODIUM COMMON OPEN SPACE	8,000 SF
INDOOR COMMON OPEN SPACE	3,570 SF
PRIVATE DECKS	4,290 SF
TOTAL OPEN SPACE	15,860 SF

LONG TERM BICYCLE RACK PROVIDED: 60 RACKS (@ 1 RACK PER UNIT)

88 LONG TERM WALL MOUNT BICYCLE RACK LOCATED WITHIN BUILDING 'A' GARAGE
 7 SHORT TERM BICYCLE RACK LOCATED ALONG BUILDING FRONTAGE

FAR

Lot is 43,976 SF
 The floor area of each level (including balcony space) is:
 LVL. 1 = 34,036 SF (28,529 SF PARKING)
 LVL. 2 = 34,036 SF (28,133 SF PARKING)
 LVL. 3 = 24,676 SF
 LVL. 4 = 24,676 SF
 LVL. 5 = 24,349 SF
 Total = 141,773 SF

F.A.R. = 141,773 SF / 43,976 SF = 3.2 : 1

BUILDING B

SITE SUMMARY
 ADDRESS: THORNTON AVENUE & OLIVE STREET, NEWARK, CALIFORNIA
 EXISTING ZONING: COMMERCIAL MIXED USE (CMU)
 GROSS LOT AREA: .247 ACRES, 10,770 S.F.

BUILDING B SHALL BE FULLY SPRINKLED VIA NFPA 13

TOTAL 11 UNITS - 9-1BR AND 2-2BR UNITS ARE ALLOCATED AS A BMR UNITS AND SHALL BE SAME UNIT TYPE AS A TYPICAL 1BR AND 2 BR UNITS PROVIDED IN THE PROJECT

PROJECT SUMMARY DEVELOPMENT CRITERIA	NEWARK MUNICIPAL CODE	OLD TOWN NEWARK SPECIFIC PLAN	PROPOSED PLAN
DENSITY	60 DWELLING UNITS PER ACRE	100 DWELLING UNITS PER ACRE	113 UNITS PER ACRE
TOTAL UNITS	15 DWELLING UNITS	25 DWELLING UNITS	28 UNITS
BUILDING HEIGHT	60 FEET	75 FEET	62 FEET
NUMBER OF STORIES	N/A		4 STORY TYPE V-A O/ 1 STORY TYPE I-A
BUILDING SETBACK			
FRONT	0 FEET		
SIDE ADJACENT TO RES	20 FEET		
SIDE	0 FEET		
REAR	0 FEET		
NUMBER OF UNITS	NEWARK PARKING REQ'D	TOTAL REQ'D	OT MIN PARKING REQ'D
1 BEDROOM UNIT: 12 UNITS	1.25 STALLS PER UNIT	15 STALLS	1.25 STALLS PER UNIT
2 BEDROOM UNIT: 12 UNITS	2 STALLS PER UNIT	24 STALLS	1.25 STALLS PER UNIT
3 BEDROOM UNIT: 4 UNITS	2 STALLS PER UNIT	8 STALLS	1.25 STALLS PER UNIT
GUEST PARKING	1 PLUS 1 STALL PER 4 UNITS	7 STALLS	NONE REQUIRED
TOTAL			1 PLUS 1 STALL PER 4 UNITS
			MIN-MAX PARKING REQ'D
			15-24 STALLS
			15-24 STALLS
			5- 8 STALLS

PARKING PROVIDED: 13 STALLS - (22 REMAINING STALLS WILL PARK IN BUILDING A)
 PARKING GARAGE SHALL BE MECHANICALLY VENTILATED

PODIUM COMMON OPEN SPACE	- SF
INDOOR COMMON OPEN SPACE	- SF
PRIVATE DECKS	1,960 SF
TOTAL OPEN SPACE	1,960 SF

FAR

Lot is 10,770 SF
 The floor area of each level (including balcony space) is:
 LVL. 1 = 8,333 SF (5,985 SF PARKING)
 LVL. 2 = 8,307 SF
 LVL. 3 = 8,307 SF
 LVL. 4 = 8,307 SF
 LVL. 5 = 8,307 SF
 Total = 41,561 SF

F.A.R. = 41,561 SF / 10,770 SF = 3.9 : 1

TOTAL PROJECT FAR

TOTAL Lot is 54,745 SF
 The floor area of each level (including balcony space) is:
 LVL. 1 = 7,855 SF (34,514 SF PARKING)
 LVL. 2 = 14,210 SF (28,133 SF PARKING)
 LVL. 3 = 32,983 SF
 LVL. 4 = 32,983 SF
 LVL. 5 = 32,656 SF
 Total = 183,334 SF

F.A.R. = 183,334 SF / 54,745 SF = 3.3 : 1

DRAWING INDEX

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PA100	COVER & PROJECT INFORMATION
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	DEMOLITION PLAN
C-4	TYPICAL STREET SECTIONS
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY GRADING PLAN
C-7	PRELIMINARY UTILITY PLAN
C-8	PRELIMINARY STORM WATER CONTROL PLAN
C-9	FIRE DEPARTMENT ACCESS PLAN
PA110	FLOOR PLAN 1
PA120	FLOOR PLAN 2
PA130	FLOOR PLAN 3
PA140	FLOOR PLAN 4
PA150	FLOOR PLAN 5
PA200	EXTERIOR ELEVATIONS - BUILDING A
PA201	EXTERIOR ELEVATIONS - BUILDING A
PA202	EXTERIOR ELEVATIONS - BUILDING A
PA203	EXTERIOR ELEVATIONS - BUILDING A
PA204	EXTERIOR ELEVATIONS - BUILDING B
PA300	EXTERIOR MATERIALS & IMAGES
L1.0	SCHEMATIC LANDSCAPE PLAN



LEPAKSHI HOMES

6781 THORNTON AVE. NEWARK, CALIFORNIA 94560

APPLICANT:
 LEPAKSHI HOMES
 1481 PERALTA BLVD. FERMONT, CA 94536

T. 408.420.2268

COVER & PROJECT INFORMATION

No. MS-230151.00
 BSB DESIGN

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2023 MAY 19

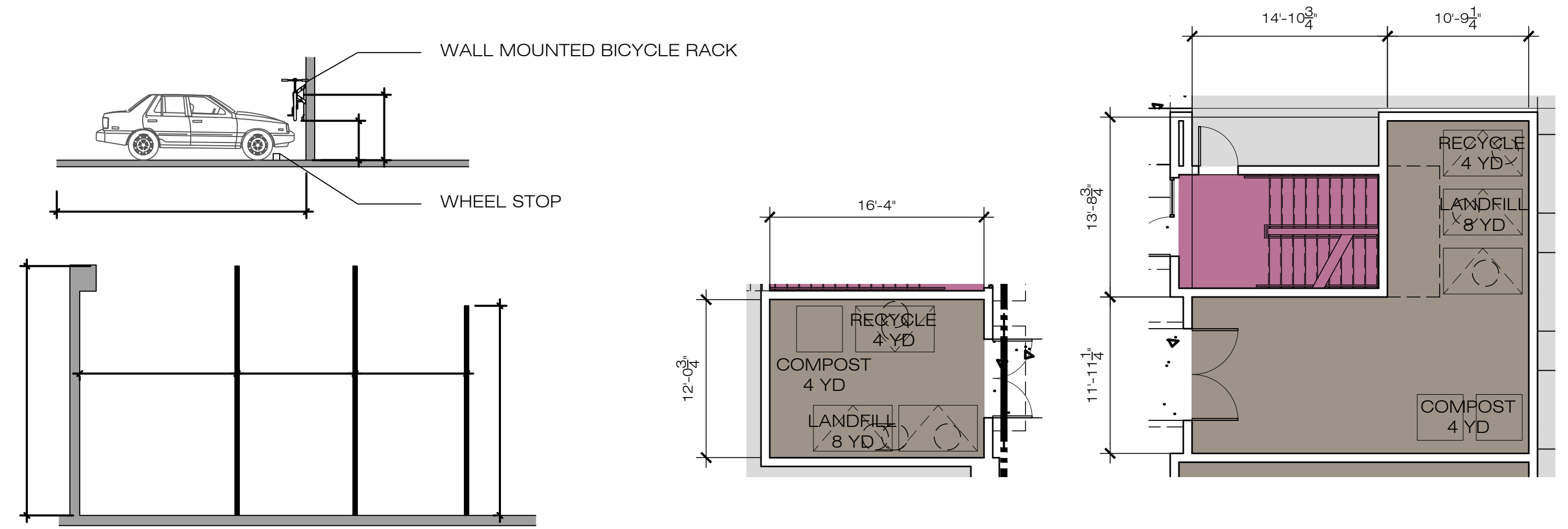
PA100



- 1 FIRE DEPARTMENT ACCESS
- 2 ELECTRICAL TRANSFORMER
- 3 WASTE, RECYCLE & COMPOST BINS IN TRASH ENCLOSURE
- 4 EXIT STAIR CASE
- 5 ELEVATOR
- 6 STREET PARKING
- 7 MECHANICALLY EXHAUSTED PARKING GARAGE
- 8 MAILBOX & PARCEL LOCKER CONCIERGE
- 9 PLANTER BOX RE: LANDSCAPING
- 10 8 FOOT TALL PRIVACY FENCE
- 11 SHORT TERM BIKE RACK (7 TOTAL)
- 12 PROPERTY LINE RE: CIVIL

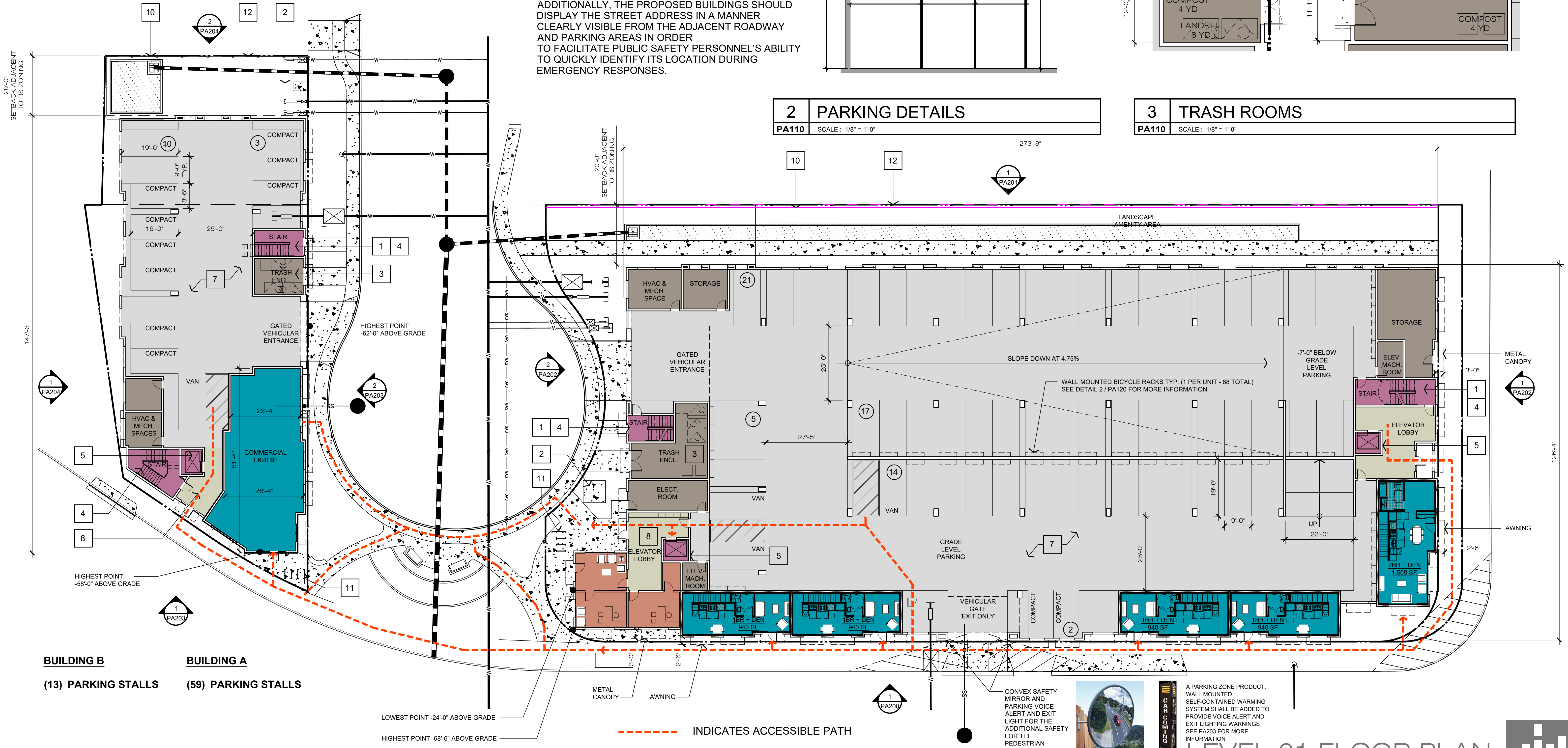
GENERAL NOTES

1. BUILDINGS WILL BE EQUIPPED WITH AN NFPA 13 FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. THIS IS TO INCLUDE THE TRASH ENCLOSURE. STANDPIPES SHALL BE PROVIDED IN THE STAIRS AND PARKING STRUCTURE.
2. DEFERRED SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, PRIVATE FIRE MAIN SYSTEMS, EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEMS, AND COMMUNITY SAFETY CAMERA SYSTEMS.
3. THE PROPOSED DEVELOPMENT SHOULD COMPLY WITH THE CITY OF NEWARK STREET NUMBERING SYSTEM AND TIE IN WITH THE EXISTING AREA STREET NUMBERING. ADDITIONALLY, THE PROPOSED BUILDINGS SHOULD DISPLAY THE STREET ADDRESS IN A MANNER CLEARLY VISIBLE FROM THE ADJACENT ROADWAY AND PARKING AREAS IN ORDER TO FACILITATE PUBLIC SAFETY PERSONNEL'S ABILITY TO QUICKLY IDENTIFY ITS LOCATION DURING EMERGENCY RESPONSES.



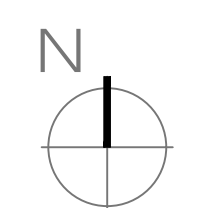
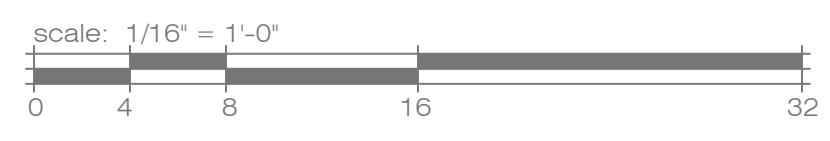
2 PARKING DETAILS
PA110 SCALE: 1/8" = 1'-0"

3 TRASH ROOMS
PA110 SCALE: 1/8" = 1'-0"



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LEVEL 01 FLOOR PLAN

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PA110



- 1 FIRE DEPARTMENT ACCESS
- 2 ELECTRICAL TRANSFORMER
- 3 TRASH CHUTE
- 4 EXIT STAIR CASE
- 5 ELEVATOR
- 6 STREET PARKING
- 7 MECHANICALLY EXHAUSTED PARKING GARAGE
- 8 MAILBOX & PARCEL LOCKER CONCIERGE
- 9 PLANTER BOX RE: LANDSCAPING
- 10 8 FOOT TALL PRIVACY FENCE
- 11 BIKE RACK
- 12 PROPERTY LINE RE: CIVIL

POLICE NOTE

THE DEVELOPMENT SHALL COMPLY WITH CHAPTER 15.06, SECURITY CODE, OF THE NEWARK MUNICIPAL CODE AND SECTION 510, EMERGENCY RESPONDER RADIO COVERAGE, OF THE CALIFORNIA FIRE CODE

INDIVIDUAL UNIT NUMBERING SHOULD BE IN A SYSTEMATIC METHOD, SPECIFIC TO EACH FLOOR AND EACH UNIT IN A NON REPEATING MANNER (I.E. NO TWO UNITS IN THE DEVELOPMENT WITH THE SAME UNIT NUMBER). MAPS WITH UNIT NUMBERING OF THE ENTIRE DEVELOPMENT SHOULD BE PLACED IN EASY TO FIND LOCATIONS (PREFERABLY AT ENTRANCES TO THE DEVELOPMENT AND THE BUILDINGS) IN ORDER TO AID PUBLIC SAFETY PERSONNEL'S ABILITY TO IDENTIFY SPECIFIC UNITS DURING EMERGENCY RESPONSES.

THE PROPOSED DEVELOPMENT SHOULD COMPLY WITH THE CITY OF NEWARK STREET NUMBERING SYSTEM AND TIE IN WITH THE EXISTING AREA STREET NUMBERING. ADDITIONALLY, THE PROPOSED BUILDINGS SHOULD DISPLAY THE STREET ADDRESS IN A MANNER CLEARLY VISIBLE FROM THE ADJACENT ROADWAY AND PARKING AREAS IN ORDER TO FACILITATE PUBLIC SAFETY PERSONNEL'S ABILITY TO QUICKLY IDENTIFY ITS LOCATION DURING EMERGENCY RESPONSES.

ADDITIONAL NOTE

FIRE EXTINGUISHERS WILL BE REQUIRED IN COMMON AREAS

MORE THAN ONE KNOX BOX MAY BE REQUIRED.

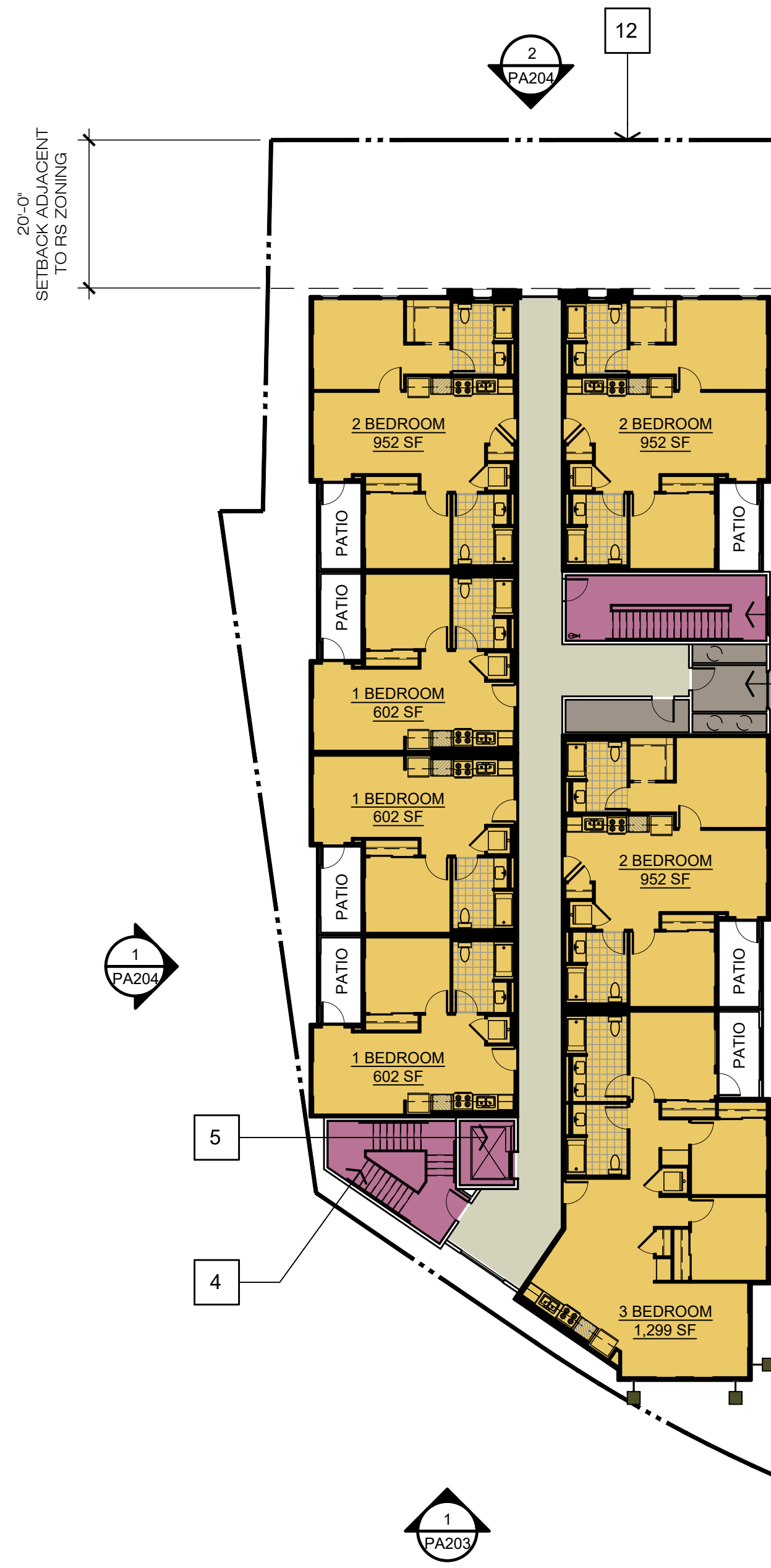
UNDERGROUND PARKING SHALL BE PROVIDED WITH NATURAL VENTILATION OR MECHANICAL EXHAUST WITH CO DETECTION.

NFPA 13 AUTOMATIC FIRE SPRINKLER AND FIRE ALARM SYSTEMS WILL BE REQUIRED. AUTOMATIC FIRE SPRINKLER PROTECTION SHALL BE PROVIDED FOR THE TRASH ENCLOSURES. STANDPIPES SHALL BE PROVIDED IN THE STAIRS AND PARKING STRUCTURE. PLEASE PROVIDE SUCH NOTE ON PLAN.

AN EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM (ERRCS) WILL BE REQUIRED FOR EACH BUILDING.



2 Bike Rack
PA120 SCALE: 1/2" = 1'-0"



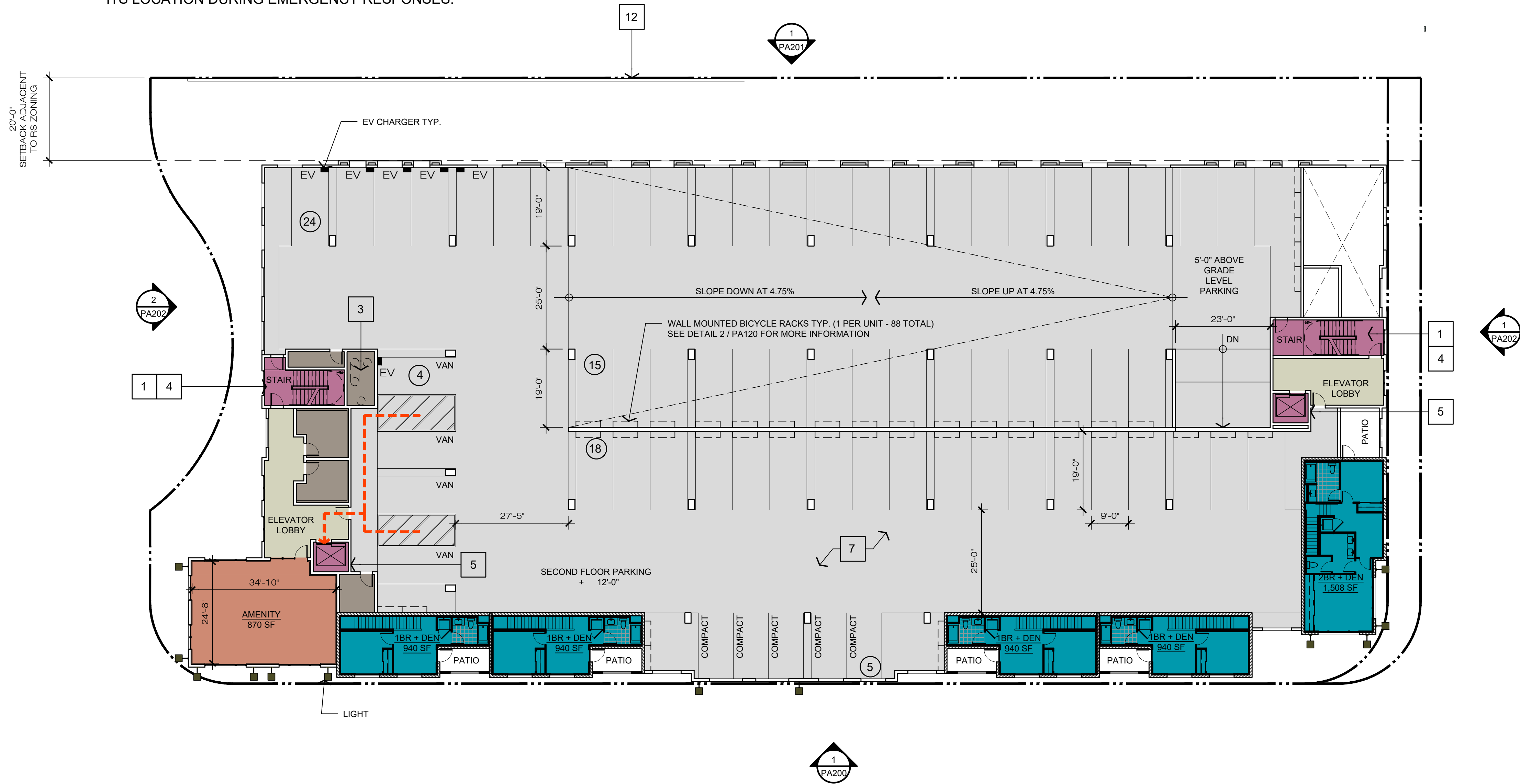
BUILDING B

BUILDING A

(66) PARKING STALLS

- (3) 1 BEDROOMS UNITS
- (3) 2 BEDROOM UNITS
- (1) 3 BEDROOM UNITS

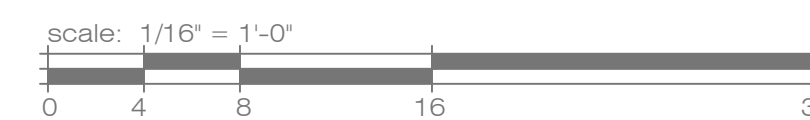
(5) TOWNHOUSE UNITS



----- INDICATES ACCESSIBLE PATH

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LEVEL 02 FLOOR PLAN

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PA120



- | | |
|--------------------------|---|
| 1 FIRE DEPARTMENT ACCESS | 7 MECHANICALLY EXHAUSTED PARKING GARAGE |
| 2 ELECTRICAL TRANSFORMER | 8 MAILBOX & PARCEL LOCKER CONCIERGE |
| 3 TRASH CHUTE | 9 PLANTER BOX RE: LANDSCAPING |
| 4 EXIT STAIR CASE | 10 8 FOOT TALL PRIVACY FENCE |
| 5 ELEVATOR | 11 BIKE RACK |
| 6 STREET PARKING | 12 PROPERTY LINE RE: CIVIL |



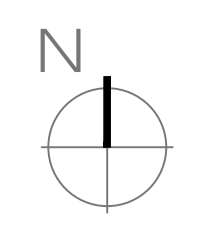
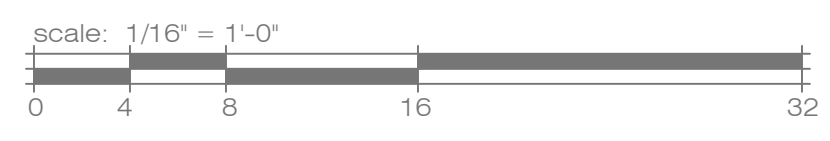
BUILDING B

BUILDING A

- | | |
|----------------------|----------------------|
| (3) 1 BEDROOMS UNITS | (5) 1 BEDROOMS UNITS |
| (3) 2 BEDROOM UNITS | (11) 2 BEDROOM UNITS |
| (1) 3 BEDROOM UNITS | (1) 3 BEDROOM UNITS |
| | (1) 4 BEDROOM UNITS |

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LEVEL 04 FLOOR PLAN

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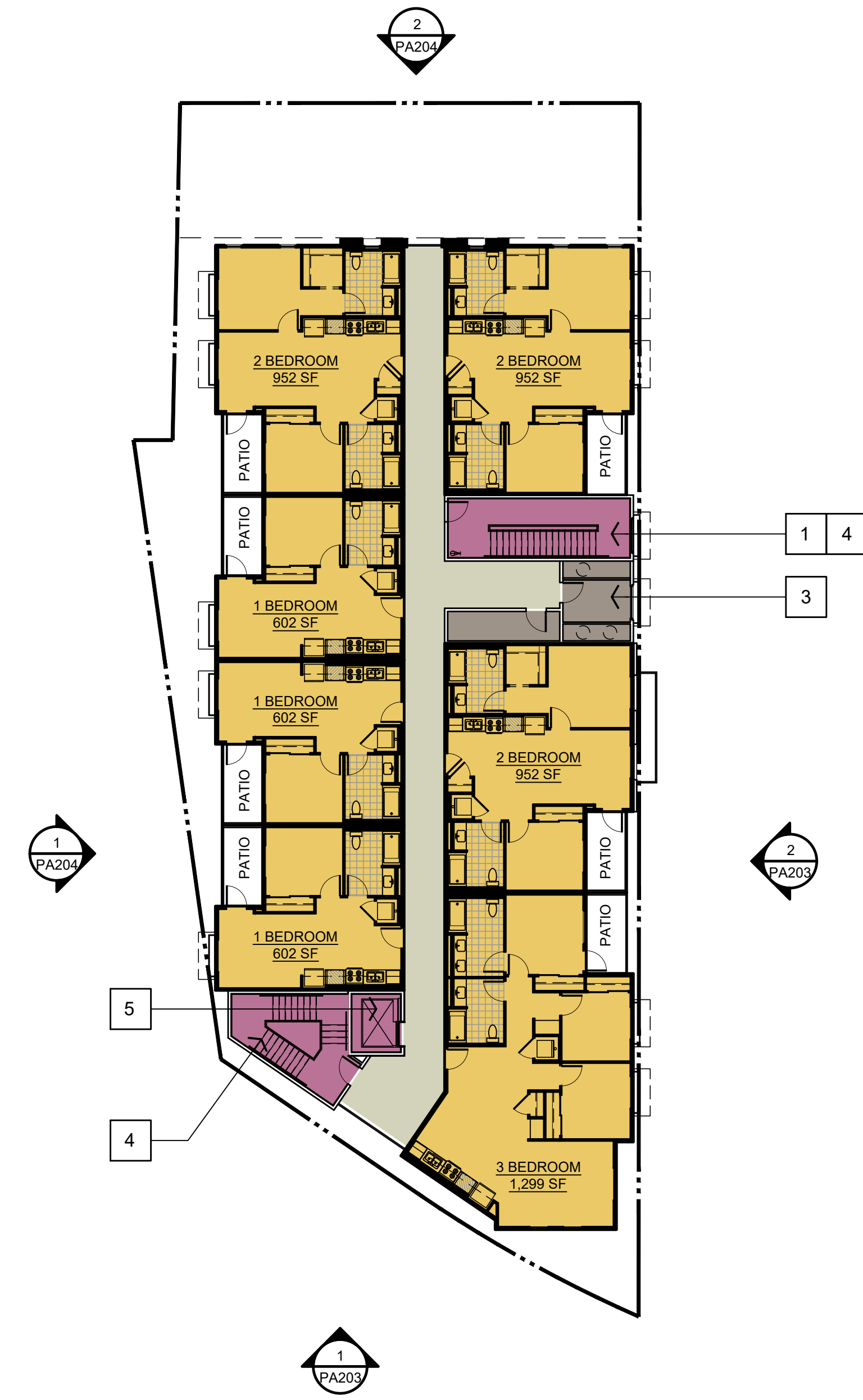
2023 MAY 19

PA140



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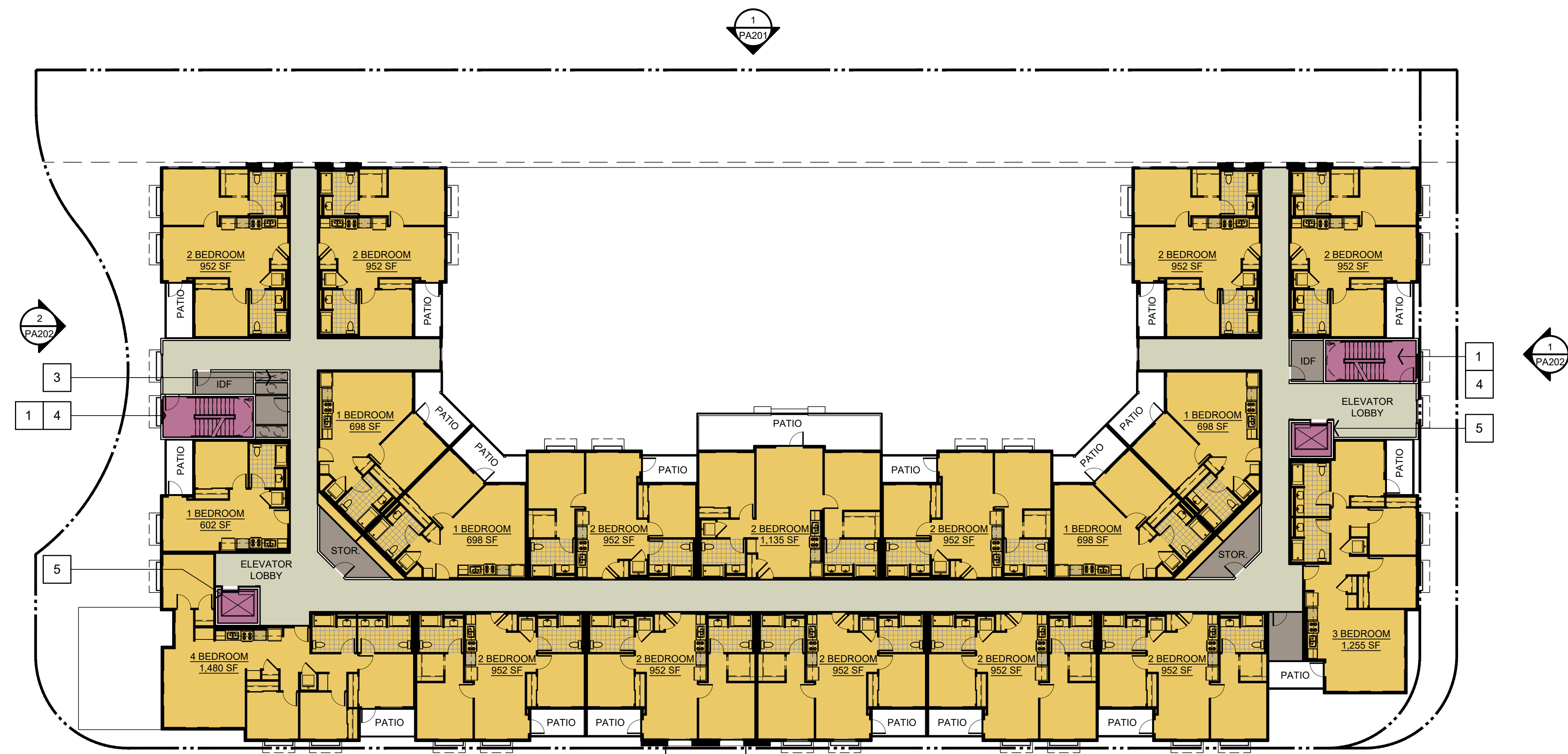
- | | |
|--------------------------|---|
| 1 FIRE DEPARTMENT ACCESS | 7 MECHANICALLY EXHAUSTED PARKING GARAGE |
| 2 ELECTRICAL TRANSFORMER | 8 MAILBOX & PARCEL LOCKER CONCIERGE |
| 3 TRASH CHUTE | 9 PLANTER BOX RE: LANDSCAPING |
| 4 EXIT STAIR CASE | 10 8 FOOT TALL PRIVACY FENCE |
| 5 ELEVATOR | 11 BIKE RACK |
| 6 STREET PARKING | 12 PROPERTY LINE RE: CIVIL |



BUILDING B

BUILDING A

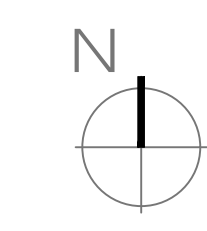
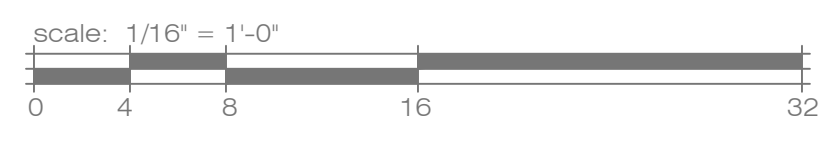
- | | |
|----------------------|----------------------|
| (3) 1 BEDROOMS UNITS | (5) 1 BEDROOMS UNITS |
| (3) 2 BEDROOM UNITS | (12) 2 BEDROOM UNITS |
| (1) 3 BEDROOM UNITS | (1) 3 BEDROOM UNITS |
| | (1) 4 BEDROOM UNITS |



LEVEL 05 FLOOR PLAN

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PA150

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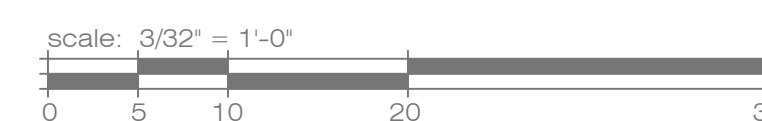
1 BUILDING A - FRONT ELEVATION
 PA200 SCALE: 3/32" = 1'-0"



EXTERIOR MATERIAL LEGEND			
1	EXTERIOR CEMENT STUCCO - GREY 1	11	PAINTED METAL RAILING / GUARDRAIL
2	EXTERIOR CEMENT STUCCO - BEIGE 1	12	PAINTED WOOD RAFTER / TRELLIS
3	EXTERIOR CEMENT STUCCO - BEIGE 2	13	PROJECTING PAINTED FOAM TRIM / BELLY BAND
4	SPANISH ROOF TILE	14	METAL GRILL OPENING AND GARAGE DOOR
5	PAINTED WOOD	15	DECORATIVE TERRA COTTA TILES
6	3" RECESSED DUAL GRAZED VINYL WINDOW	16	PAINTED FOAM SHUTTER
7	STOREFRONT WINDOW / DOOR	17	TINTED GLAZING AT GROUND LEVEL
8	FABRIC AWNING	18	MOVABLE PLANTER POT
9	SCREED LINE		
10	METAL CANOPY		

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EXTERIOR ELEVATIONS - BUILDING A

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PA200





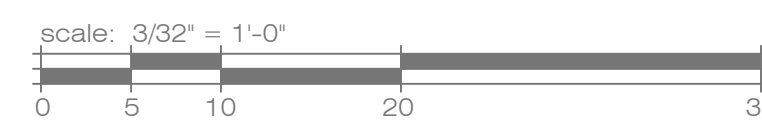
1 BUILDING A - REAR ELEVATION
 PA201 SCALE : 3/32" = 1'-0"



EXTERIOR MATERIAL LEGEND			
1	EXTERIOR CEMENT STUCCO - GREY 1	11	PAINTED METAL RAILING / GUARDRAIL
2	EXTERIOR CEMENT STUCCO - BEIGE 1	12	PAINTED WOOD RAFTER / TRELLIS
3	EXTERIOR CEMENT STUCCO - BEIGE 2	13	PROJECTING PAINTED FOAM TRIM / BELLY BAND
4	SPANISH ROOF TILE	14	METAL GRILL OPENING AND GARAGE DOOR
5	PAINTED WOOD	15	DECORATIVE TERRA COTTA TILES
6	3" RECESSED DUAL GRAZED VINYL WINDOW	16	PAINTED FOAM SHUTTER
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8	FABRIC AWNING	18	MOVABLE PLANTER POT
9	SCREED LINE		
10	METAL CANOPY		

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EXTERIOR ELEVATIONS - BUILDING A

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PA201





1 BUILDING A - SIDE ELEVATION 1
 PA202 SCALE : 3/32" = 1'-0"



2 BUILDING A - SIDE ELEVATION 2
 PA202 SCALE : 3/32" = 1'-0"

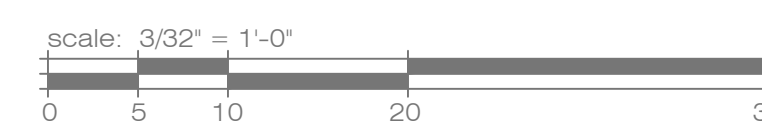


EXTERIOR MATERIAL LEGEND

- | | | | |
|----|--------------------------------------|----|---|
| 1 | EXTERIOR CEMENT STUCCO - GREY 1 | 11 | PAINTED METAL RAILING / GUARDRAIL |
| 2 | EXTERIOR CEMENT STUCCO - BEIGE 1 | 12 | PAINTED WOOD RAFTER / TRELLIS |
| 3 | EXTERIOR CEMENT STUCCO - BEIGE 2 | 13 | PROJECTING PAINTED FOAM TRIM / BELLY BAND |
| 4 | SPANISH ROOF TILE | 14 | METAL GRILL OPENING AND GARAGE DOOR |
| 5 | PAINTED WOOD | 15 | DECORATIVE TERRA COTTA TILES |
| 6 | 3" RECESSED DUAL GRAZED VINYL WINDOW | 16 | PAINTED FOAM SHUTTER |
| 7 | STOREFRONT WINDOW / DOOR | 17 | TINTED GLAZING AT GROUND LEVEL |
| 8 | FABRIC AWNING | 18 | MOVABLE PLANTER POT |
| 9 | SCREED LINE | | |
| 10 | METAL CANOPY | | |

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EXTERIOR ELEVATIONS - BUILDING A

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PA202





1 BUILDING B - FRONT ELEVATION
 PA202 SCALE : 3/32" = 1'-0"



2 BUILDING B - SIDE ELEVATION 1
 PA202 SCALE : 3/32" = 1'-0"



14 CONVEX SAFETY MIRROR



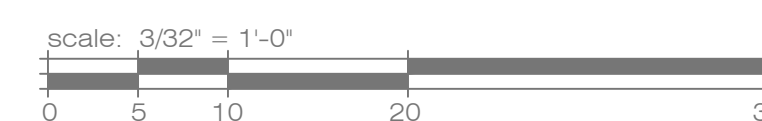
- 15** A PARKING ZONE PRODUCT, WALL MOUNTED SELF-CONTAINED WARNING SYSTEM
- SELF-CONTAINED WARNING SYSTEM
 - WALL MOUNTED
 - STANDARD SIGN MEASURES 48" X 10" X 8"
 - MADE FROM 14AWG STEEL
 - HAMMERED COPPER POWDER COATING FINISH
 - NEEDS 120VAC 1A OR 12VDC 5A POWER
 - VOICE TIMER OPTION AVAILABLE

LEGEND

1	EXTERIOR CEMENT STUCCO - GREY 1	11	PAINTED METAL RAILING / GUARDRAIL
2	EXTERIOR CEMENT STUCCO - BEIGE 1	12	PAINTED WOOD RAFTER / TRELLIS
3	EXTERIOR CEMENT STUCCO - BEIGE 2	13	PROJECTING PAINTED FOAM TRIM / BELLY BAND
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 1481 PERALTA BLVD. FERMONT, CA 94536

t. 408.420.2268

No. MS-230151.00
 BSB DESIGN

970 West 190th Street Suite 250
 Torrance, CA 90502
 t. 310. 217. 8885

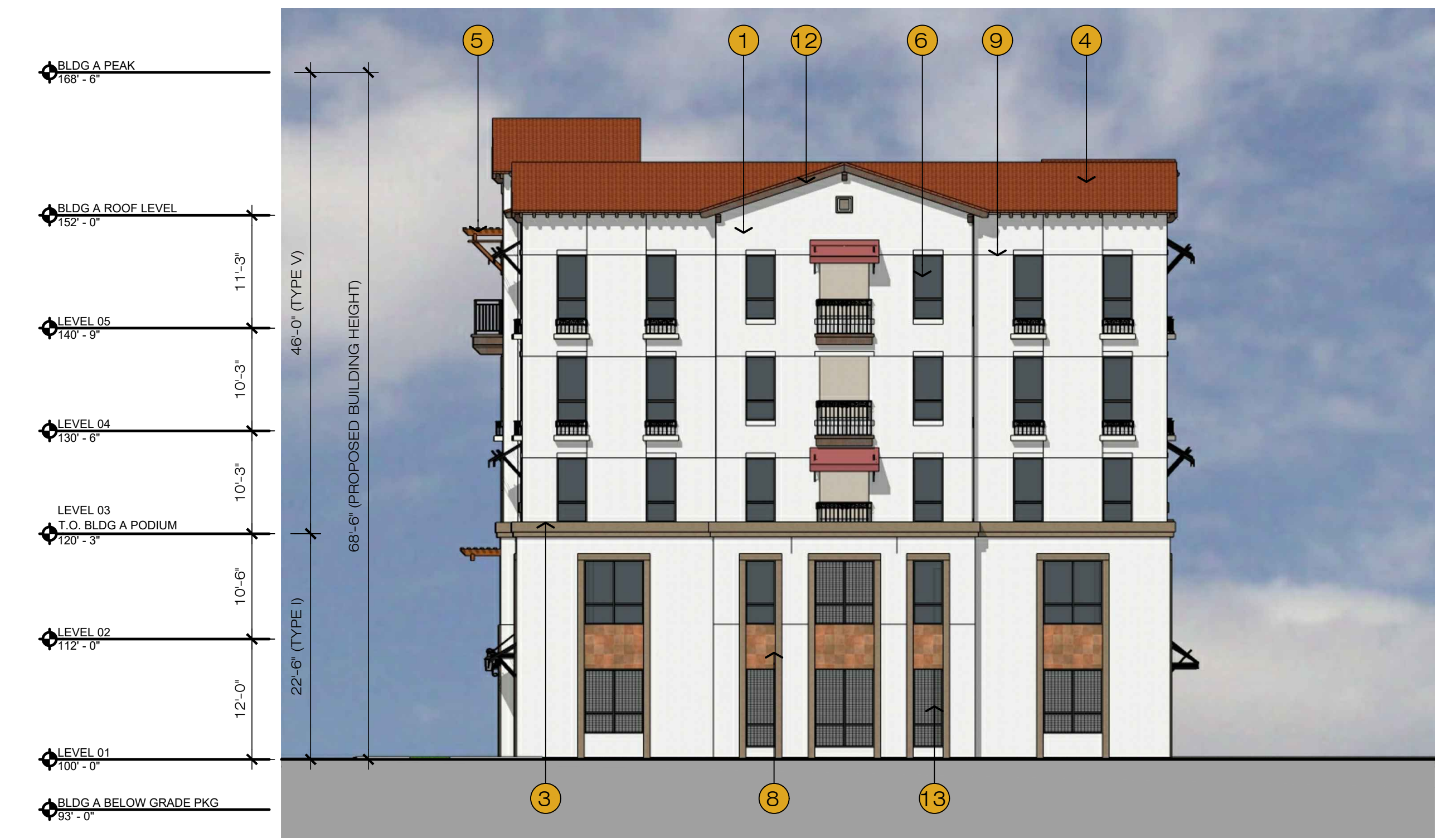
2023 MAY 19

PA203





1 BUILDING B - SIDE ELEVATION 2
PA202 SCALE: 3/32" = 1'-0"



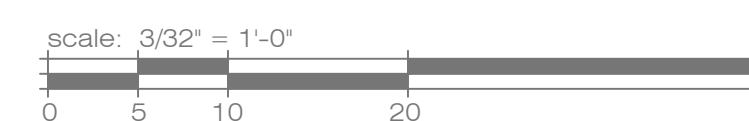
2 BUILDING B - REAR ELEVATION 1
PA202 SCALE: 3/32" = 1'-0"



EXTERIOR MATERIAL LEGEND			
1	EXTERIOR CEMENT STUCCO - GREY 1	11	PAINTED METAL RAILING / GUARDRAIL
2	EXTERIOR CEMENT STUCCO - BEIGE 1	12	PAINTED WOOD RAFTER / TRELLIS
3	EXTERIOR CEMENT STUCCO - BEIGE 2	13	PROJECTING PAINTED FOAM TRIM / BELLY BAND
4	SPANISH ROOF TILE	14	METAL GRILL OPENING AND GARAGE DOOR
5	PAINTED WOOD	15	DECORATIVE TERRA COTTA TILES
6	3" RECESSED DUAL GRAZED VINYL WINDOW	16	PAINTED FOAM SHUTTER
7	STOREFRONT WINDOW / DOOR	17	TINTED GLAZING AT GROUND LEVEL
8	FABRIC AWNING	18	MOVABLE PLANTER POT
9	SCREED LINE		
10	METAL CANOPY		

LEPAKSHI HOMES

6781 THORNTON AVE. NEWARK, CALIFORNIA 94560



EXTERIOR ELEVATIONS - BUILDING B

APPLICANT:
 LEPAKSHI HOMES
 1481 PERALTA BLVD. FERMONT, CA 94536

t. 408.420.2268

No. MS-230151.00
 BSB DESIGN

970 West 190th Street Suite 250
 Torrance, CA 90502
 t. 310.217.8885

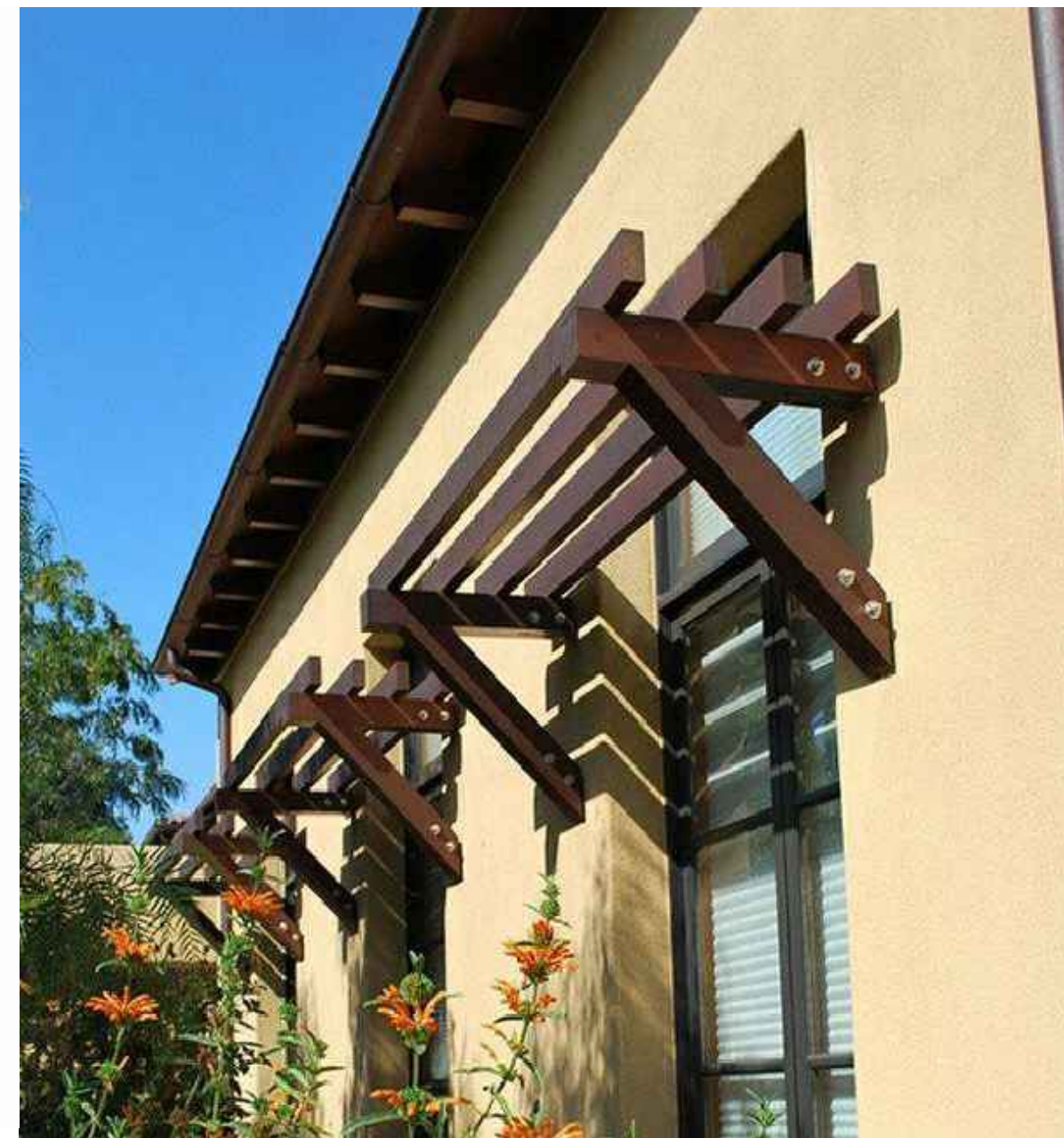
2023 MAY 19

PA204





SUN SHADES



PERGOLA



WINDOW DETAIL



SIGN & BRACKET



METAL CANOPY



METAL GRILLE



SPANISH TILE



STOREFRONT



CLOCK



COLOR PALETTE



ENTRY



BALCONY

LEPAKSHI HOMES

6781 THORNTON AVE. NEWARK, CALIFORNIA 94560

EXTERIOR MATERIALS & IMAGES

APPLICANT:
LEPAKSHI HOMES
1481 PERALTA BLVD. FERMONT, CA 94536

t. 408.420.2268

No. MS-230151.00
BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885

2023 MAY 19

PA300

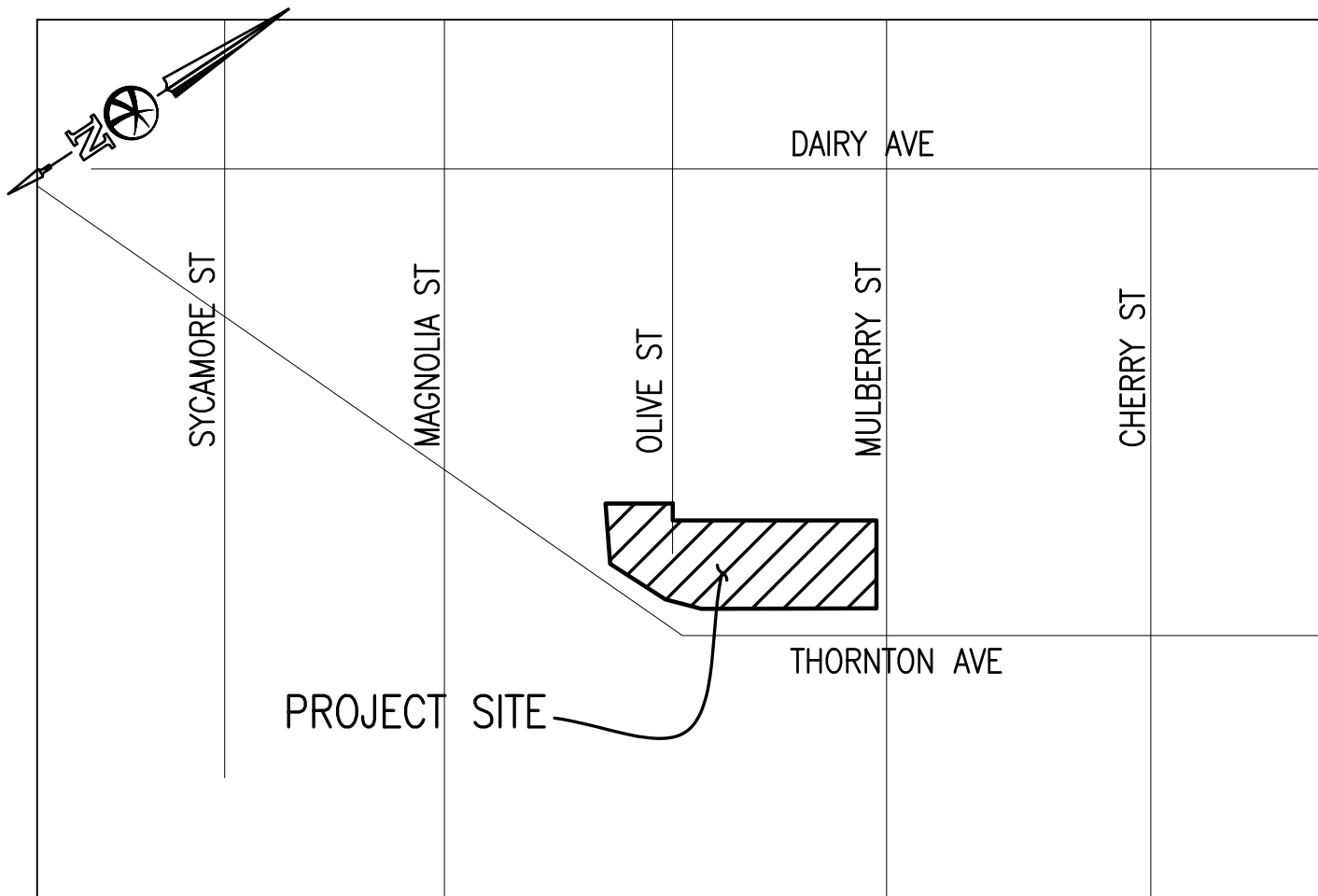


**VESTING TENTATIVE MAP
TRACT 8632
COVER SHEET**

**6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=40'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

OWNER: LEPAKSHI HOMES

DEVELOPER: LEPAKSHI HOMES
14811 PERALTA BLVD.
FREMONT, CA 94536
(408)420-2268

ENGINEER: BELLECCI & ASSOCIATES, INC.
2290 DIAMOND BLVD #100
CONCORD, CA 94520
(925)-685-4569

A.P.N.: 092-0031-016-02
092-0030-018-04
092-0030-017-02,
092-0030-016-02,
092-0030-015-02
92-31-15
92-30-14-3

SITE AREA: 1.2± ACRES

EXISTING ZONING: CMU

PROPOSED ZONING: CMU

EXISTING USE: RESIDENTIAL

PROPOSED USE: PLANNED UNIT DEVELOPMENT
(BUILDING A = 60 TOTAL UNITS)
(BUILDING B = 28 TOTAL UNITS)

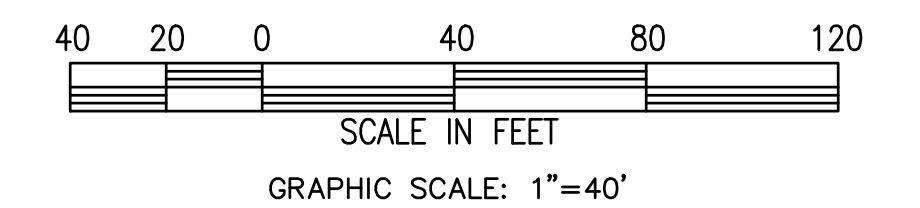
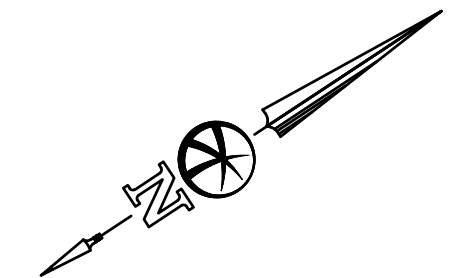
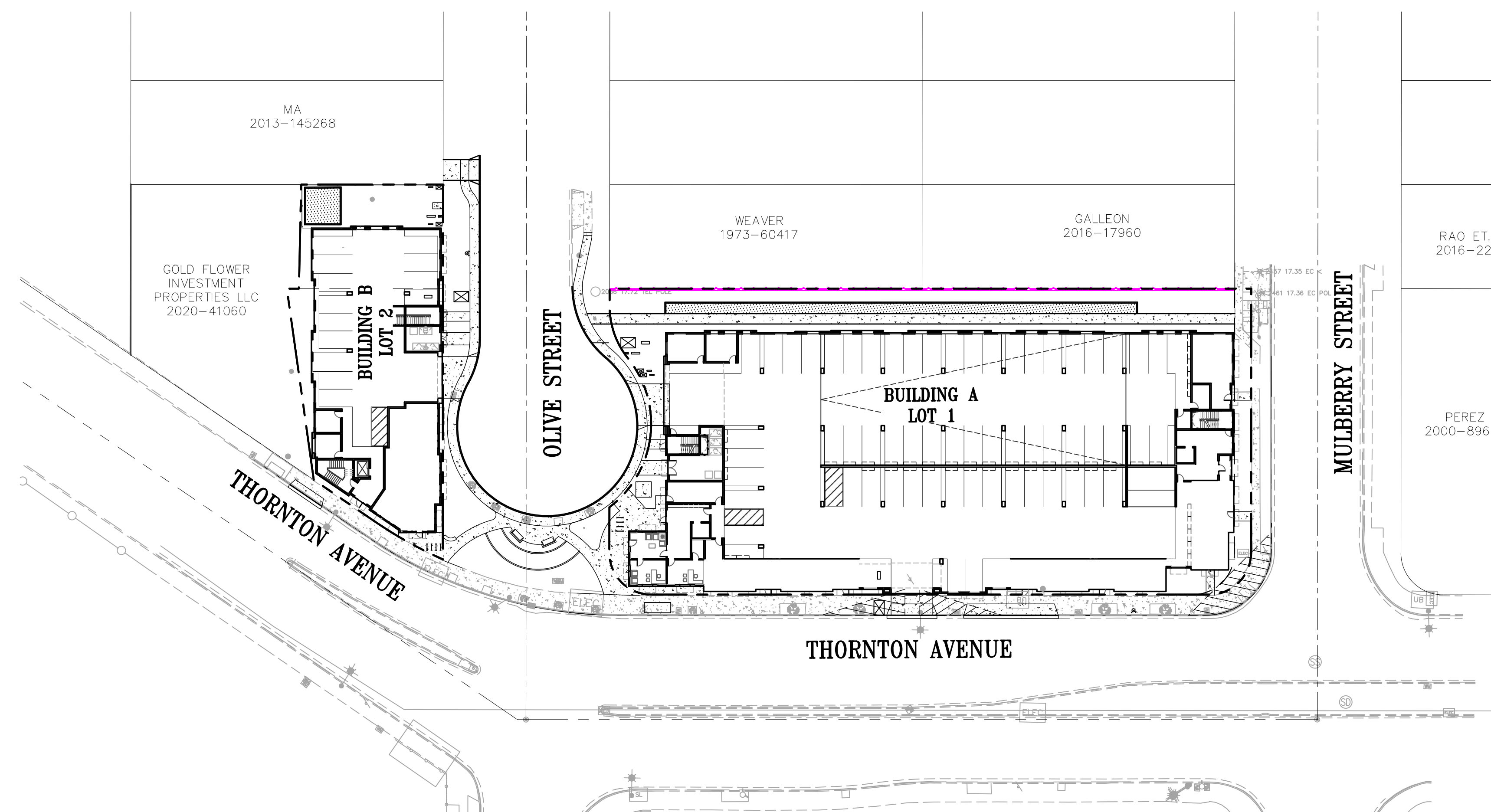
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

LOT SIZES:
LOT 1 = 43,969± SF
LOT 2 = 10,989± SF
TOTAL = 54,958± SF

UTILITIES:
WATER: PUBLIC STREETS ALAMEDA COUNTY WATER DISTRICT
PRIVATE STREETS ALAMEDA COUNTY WATER DISTRICT
SANITARY SEWER: PUBLIC STREETS UNION SANITARY DISTRICT
PRIVATE STREETS HOME OWNERS ASSOCIATION
STORM DRAIN: PUBLIC STREETS CITY OF NEWARK
PRIVATE STREETS HOME OWNERS ASSOCIATION
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST

TOPOGRAPHY: AERIAL BASED TOPOGRAPHIC MAP SHOWN AS
BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL
SURVEYS, DATED: NOVEMBER 29, 2019

FLOOD ZONE: THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) AS SHOWN IN FLOOD
INSURANCE RATE COMMUNITY PANEL NO. 06001C0441G DATED AUGUST 3,
2009.



NOTES:

THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE
FINAL MAPS ON THE LANDS SHOWN ON THIS MAP

BASIS OF BEARINGS

THE BEARING N32°59'59"E TAKEN BETWEEN TWO FOUND MONUMENTS ALONG
THORNTON AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP,
RECORDED IN BOOK 43 OF RECORDS OF SURVEY, PAGE 39 OF ALAMEDA COUNTY
RECORDS.

SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS
- C3. DEMOLITION PLAN
- C4. TYPICAL STREET SECTIONS
- C5. PRELIMINARY SITE PLAN
- C6. PRELIMINARY GRADING PLAN
- C7. PRELIMINARY UTILITY PLAN
- C8. PRELIMINARY STORM WATER CONTROL PLAN
- C9. FIRE DEPARTMENT ACCESS PLAN



NOTES:

TREES DIAMETERS IN INCHES IDENTIFIED IN THIS SURVEY ARE GREATER THAN 6" DIAMETER AS MEASURED AT 48" ABOVE NATURAL GRADE.

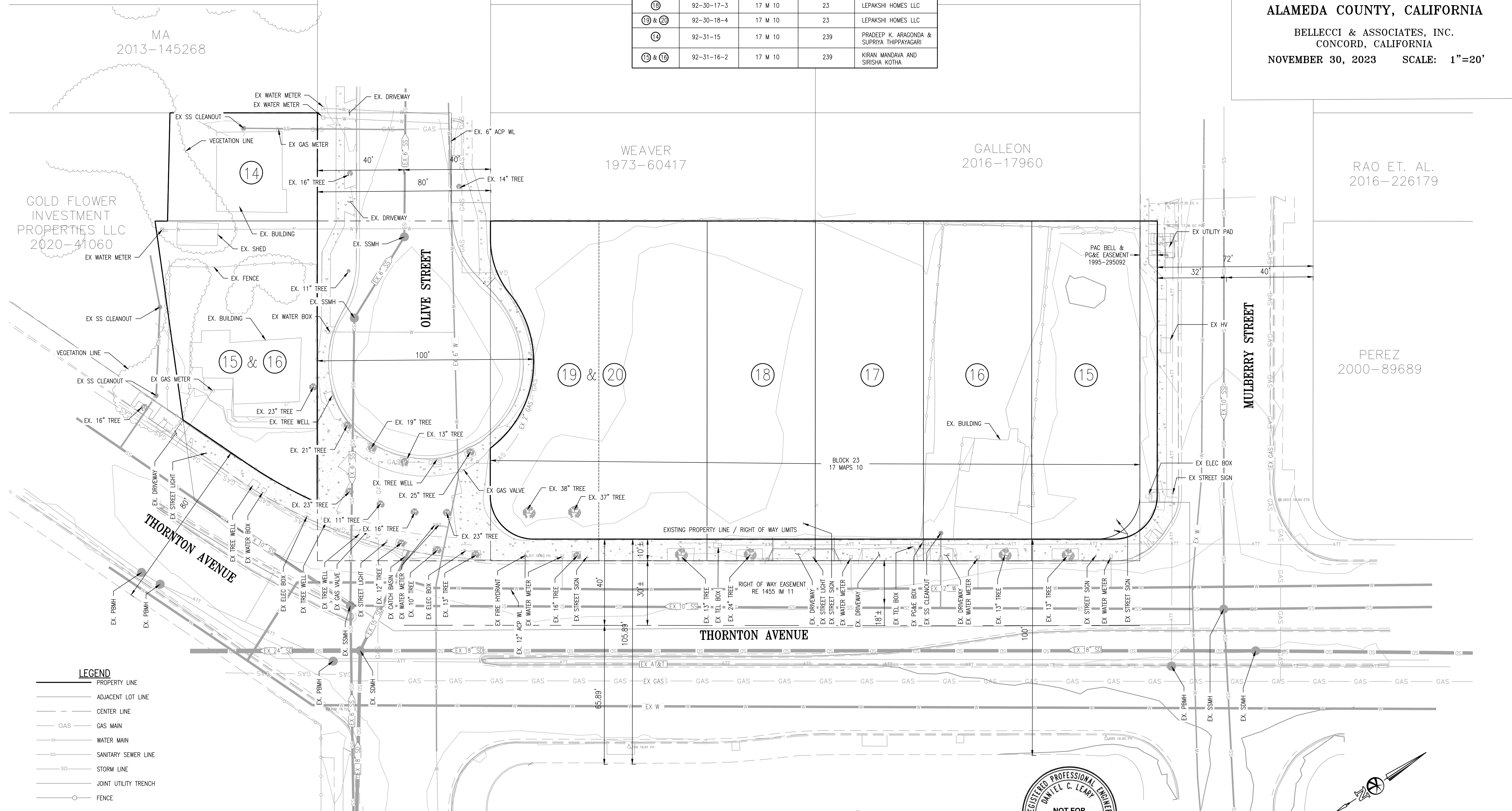
**VESTING TENTATIVE MAP
TRACT 8632
EXISTING CONDITIONS**

**6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA**

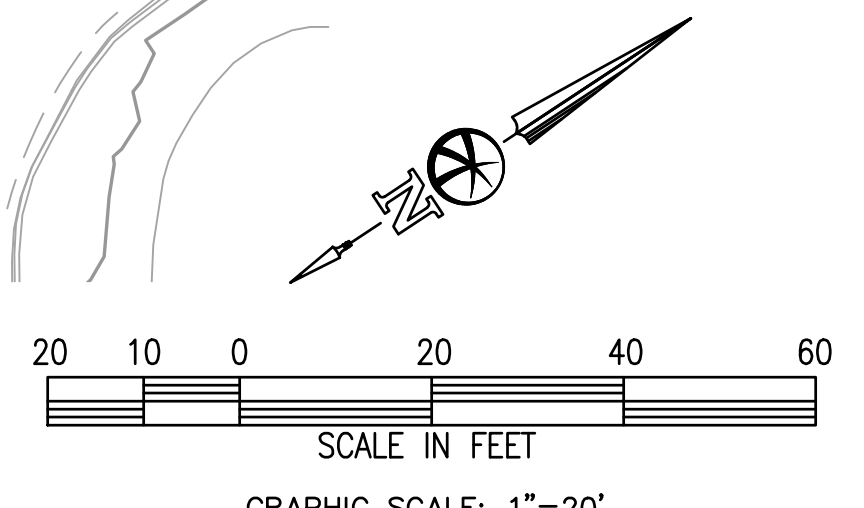
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=20'

LOT NUMBER	APN:	RECORDING MAP	BLOCK NUMBER	PROPERTY OWNER
15	92-30-14-3	17 M 10	23	KISHORE POLAKALA
16	092-0030-015-02	17 M 10	23	BRITTANY VU
17	092-0030-016-02	17 M 10	23	LEPAKSHI HOMES LLC
18	92-30-17-3	17 M 10	23	LEPAKSHI HOMES LLC
19 & 20	92-30-18-4	17 M 10	23	LEPAKSHI HOMES LLC
14	92-31-15	17 M 10	239	PRADEEP K. ARAGONDA & SUPRIYA THIPPAYAGARI
15 & 16	92-31-16-2	17 M 10	239	KIRAN MANDAVA AND SIRISHA KOTHA



- LEGEND**
- PROPERTY LINE
 - ADJACENT LOT LINE
 - CENTER LINE
 - GAS — GAS MAIN
 - W — WATER MAIN
 - SS — SANITARY SEWER LINE
 - SD — STORM LINE
 - JOINT UTILITY TRENCH
 - FENCE



**VESTING TENTATIVE MAP
TRACT 8632
DEMOLITION PLAN
6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=20'

LOT NUMBER	APN:	RECORDING MAP	BLOCK NUMBER	PROPERTY OWNER
15	92-30-14-3	17 M 10	23	KISHORE POLAKALA
16	092-0030-015-02	17 M 10	23	BRITTANY VU
17	092-0030-016-02	17 M 10	23	LEPAKSHI HOMES LLC
18	92-30-17-3	17 M 10	23	LEPAKSHI HOMES LLC
19 & 20	92-30-18-4	17 M 10	23	LEPAKSHI HOMES LLC
14	92-31-15	17 M 10	239	PRADEEP K. ARAGONDA & SUPRIYA THIPPAYAGARI
15 & 16	92-31-16-2	17 M 10	239	KIRAN MANDAVA AND SIRISHA KOTHA

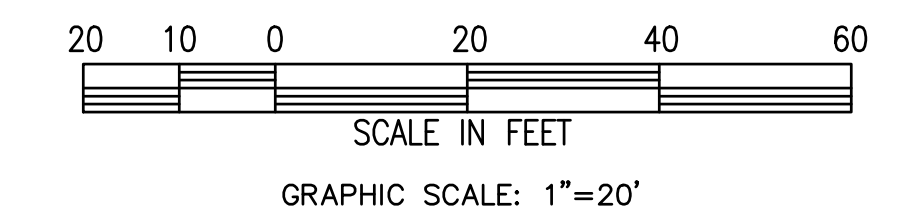
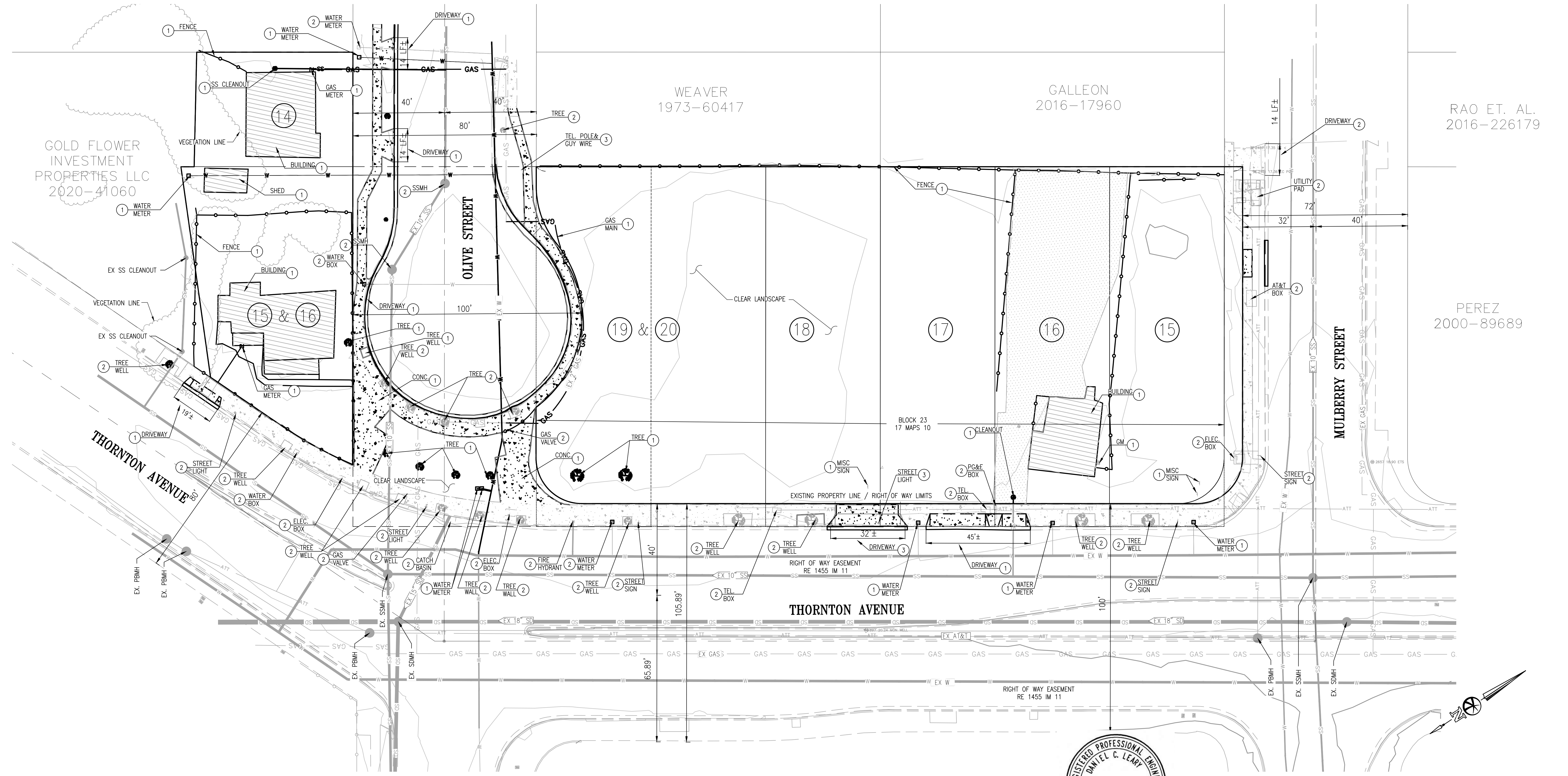
CONSTRUCTION NOTES

- 1 TO BE DEMOLISHED AND REMOVED
- 2 TO REMAIN AND PROTECTED IN PLACE
- 3 SALVAGE AND RELOCATE, SEE PLAN AND PROFILE SHEET FOR NEW LOCATION

- NOTE**
- EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EX. UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE DESIGN ENGINEER EXISTING UTILITY DEPTHS AFTER POTHOLING. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS BEFORE THE START OF CONSTRUCTION.
 - UNKNOWN UNDERGROUND UTILITIES MAY BE PRESENT WITH IN THE PROJECT. CONTRACTOR TO VERIFY TYPE, SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND COORDINATE WITH THE DESIGN ENGINEER. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS.
 - OWNER TO COORDINATE WITH THE ADJOINING PROPERTY OWNER REGARDING TEMPORARY RIGHTS OF ACCESS, FENCE REPLACEMENT AND TREE REMOVAL ALONG THE PROPERTY BOUNDARY.
 - ANY EXISTING SEWER LATERALS FOUND WITHIN THE PROPERTY SHALL BE REMOVED OR ABANDONED PER CITY STANDARDS AND SPECIFICATION.
 - EXISTING WATER METER AND RELATED APPURTENANCES WITHIN THE PROPERTY SHALL BE REMOVED. CONTRACTOR TO CUT OFF PIPE, REMOVE LATERAL 4'-2' BELOW TO AVOID FUTURE CONFLICTS WITH ABANDONED LATERAL OR AS DIRECTED BY THE CITY INSPECTOR. SEE UTILITY PLAN FOR UTILITY LATERALS TO BE ABANDONED.
 - ANY EXISTING GAS LATERALS FOUND WITHIN THE PROPERTY SHALL BE REMOVED OR ABANDONED PER CITY STANDARDS AND SPECIFICATION. SEE UTILITY PLAN FOR UTILITY LATERALS TO BE ABANDONED.

LEGEND

- PROJECT BOUNDARY PROPERTY LINE
- NOTE
- REMOVE ASPHALT AND BASEROCK
- REMOVE EX. BUILDING, UTILITY, FOUNDATION AND BASEROCK
- REMOVE CONCRETE PAVEMENT AND BASEROCK (CURB, GUTTER, WALKWAYS, FOUNDATION, ETC)



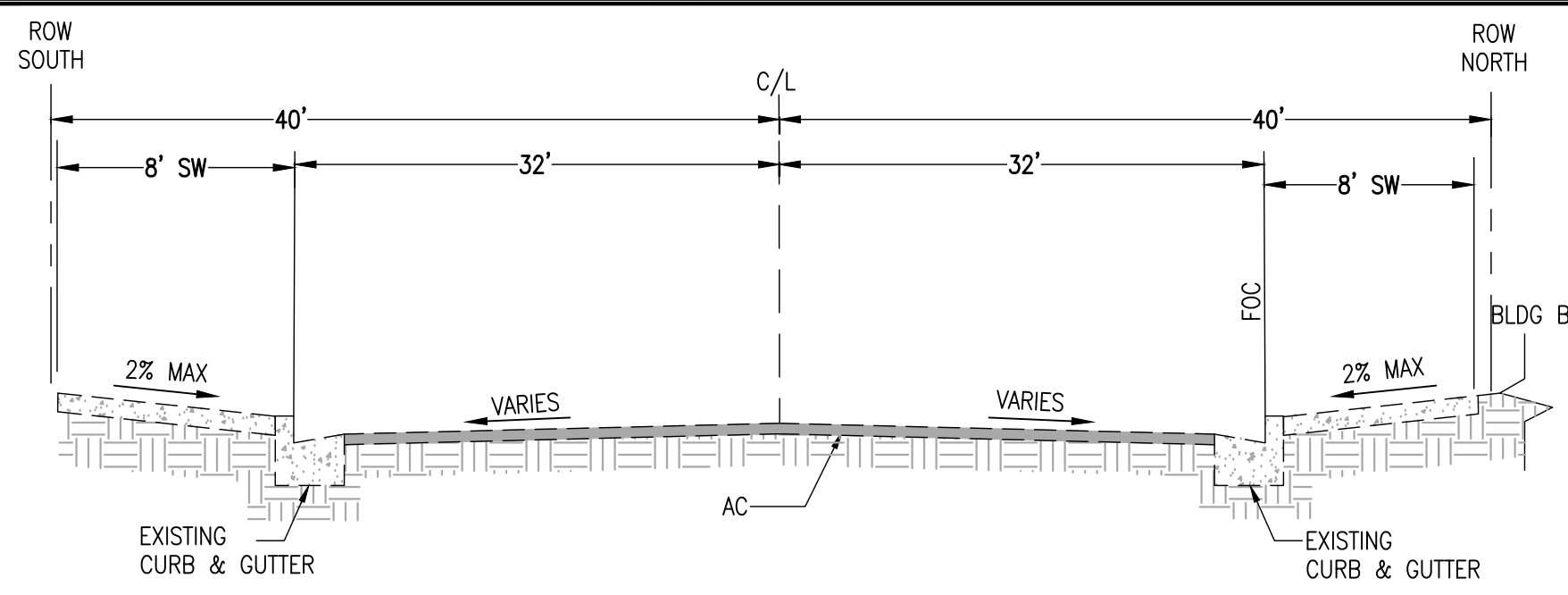
SHEET
C3
OF
9
JOB NO.
21920

VESTING TENTATIVE MAP TRACT 8632 TYPICAL STREET CROSS SECTIONS

6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA

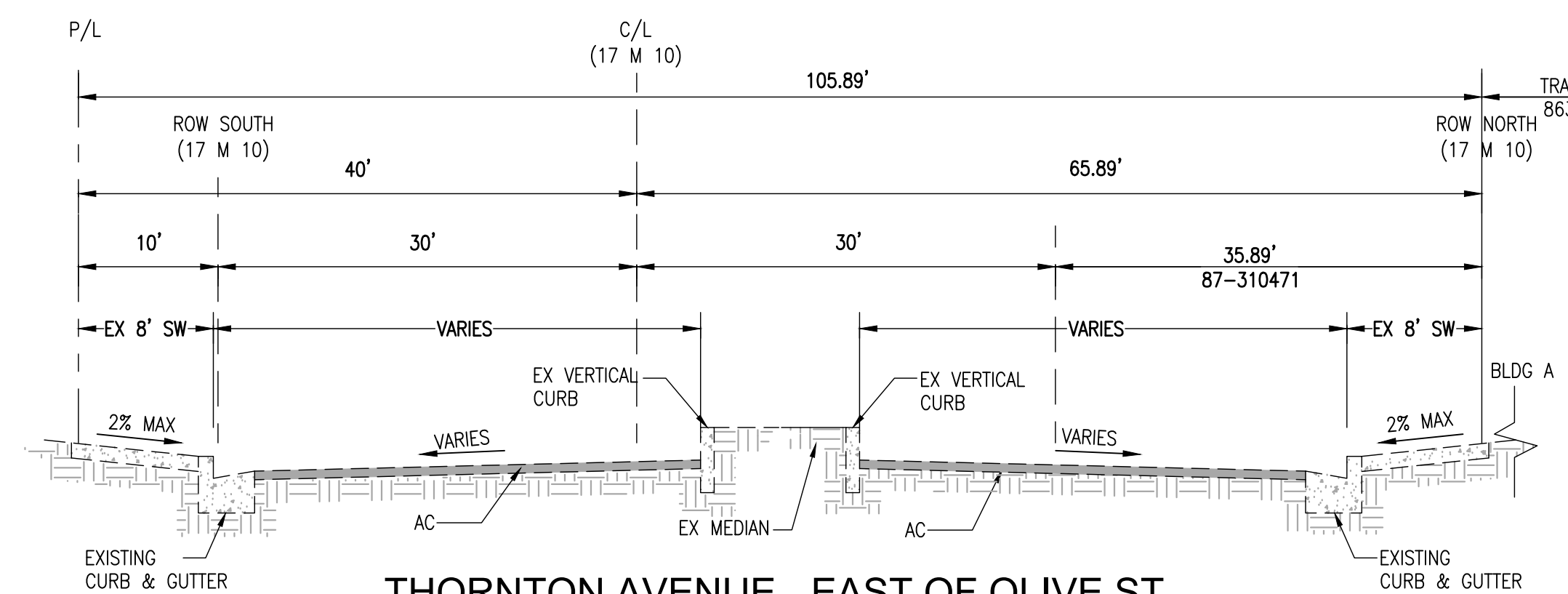
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=20'



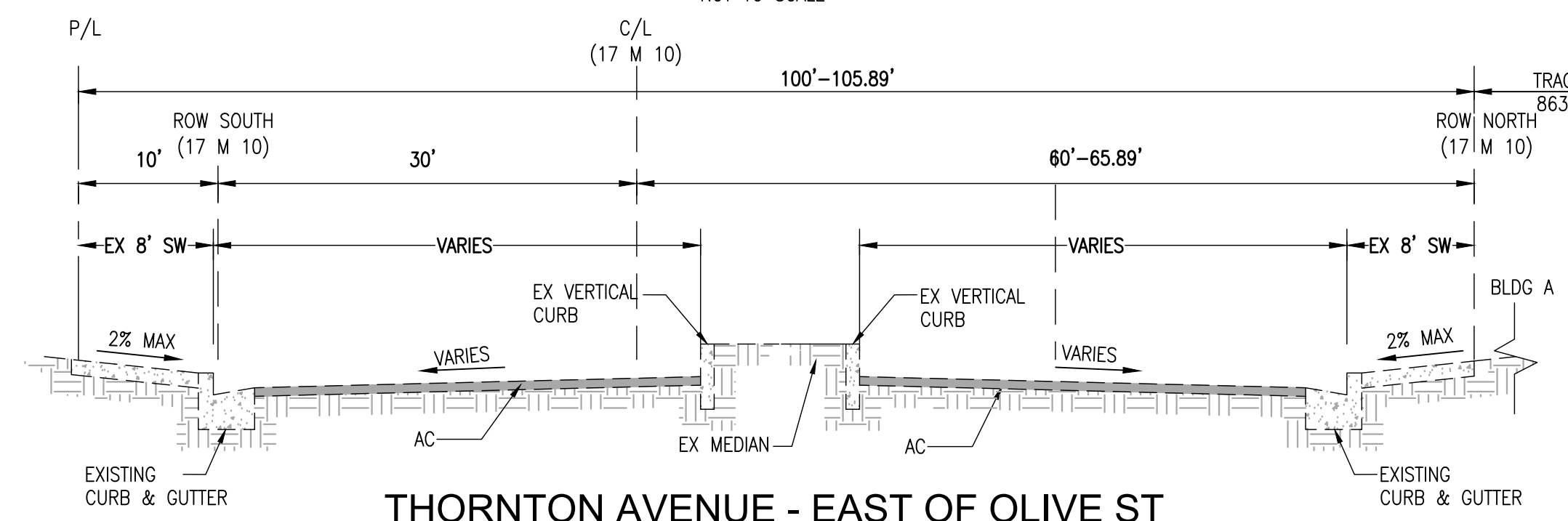
EXISTING THORNTON AVENUE - WEST OF OLIVE ST

NOT TO SCALE



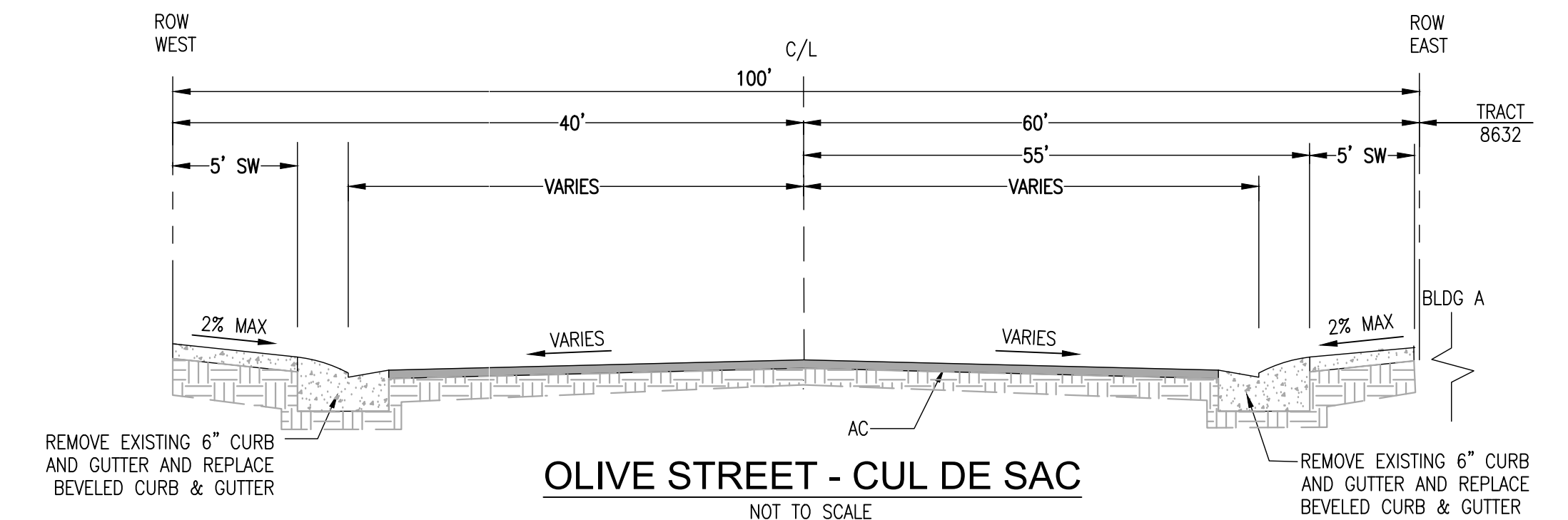
THORNTON AVENUE - EAST OF OLIVE ST

STA: 2+00.13 - 2+80.05
NOT TO SCALE



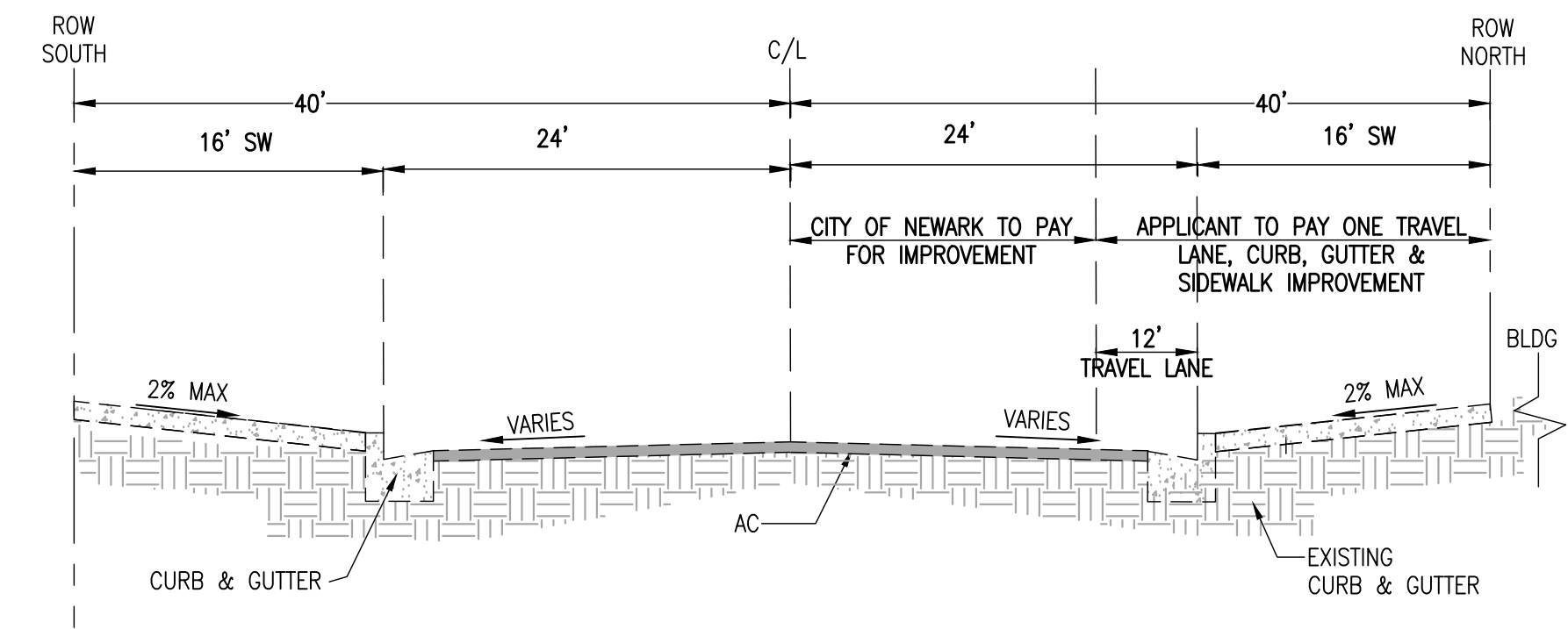
THORNTON AVENUE - EAST OF OLIVE ST

STA: 2+80.05 - 3+36.17
NOT TO SCALE



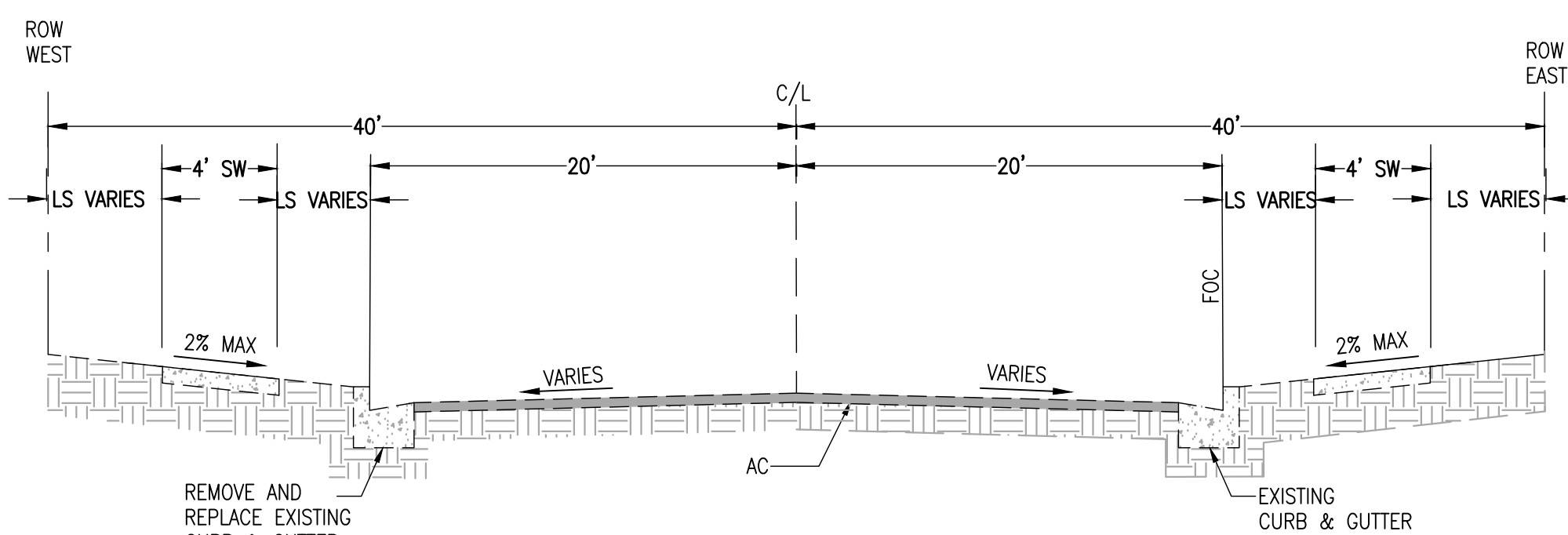
OLIVE STREET - CUL DE SAC

NOT TO SCALE



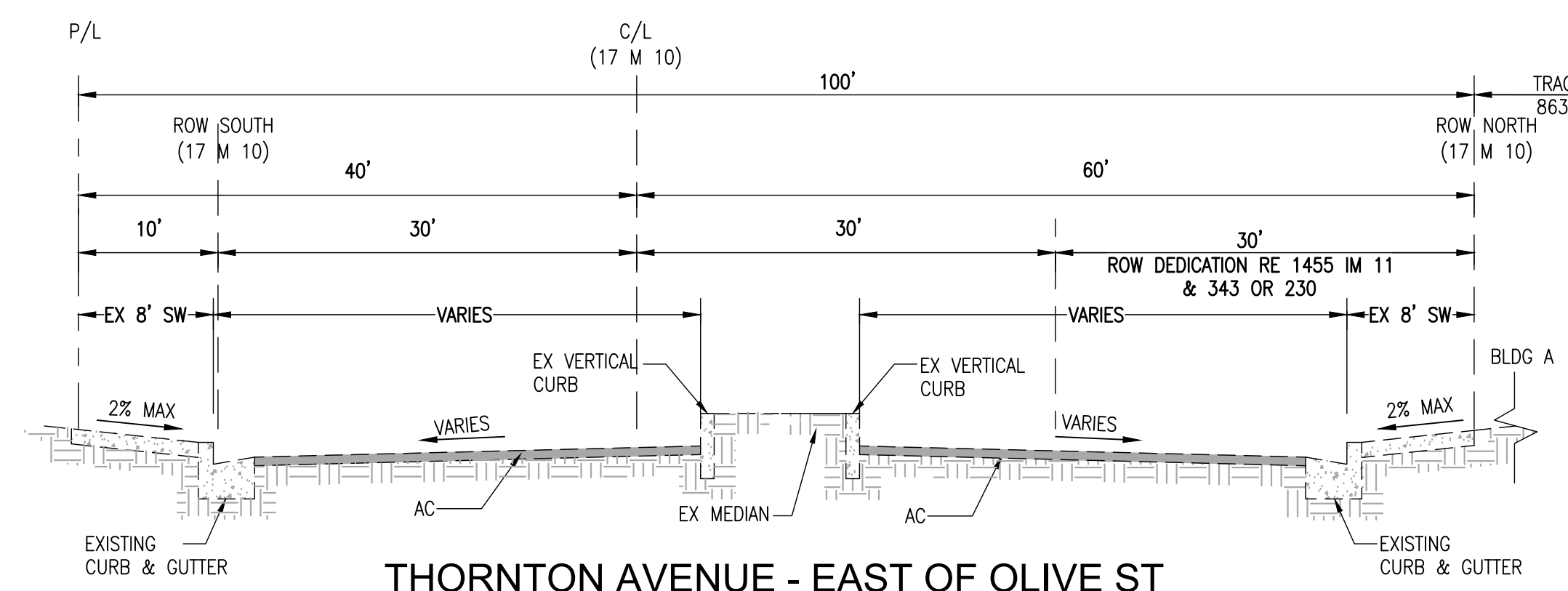
**FUTURE THORNTON AVENUE - WEST OF OLIVE ST
PER OLD TOWN SPECIFIC PLAN**

NOT TO SCALE



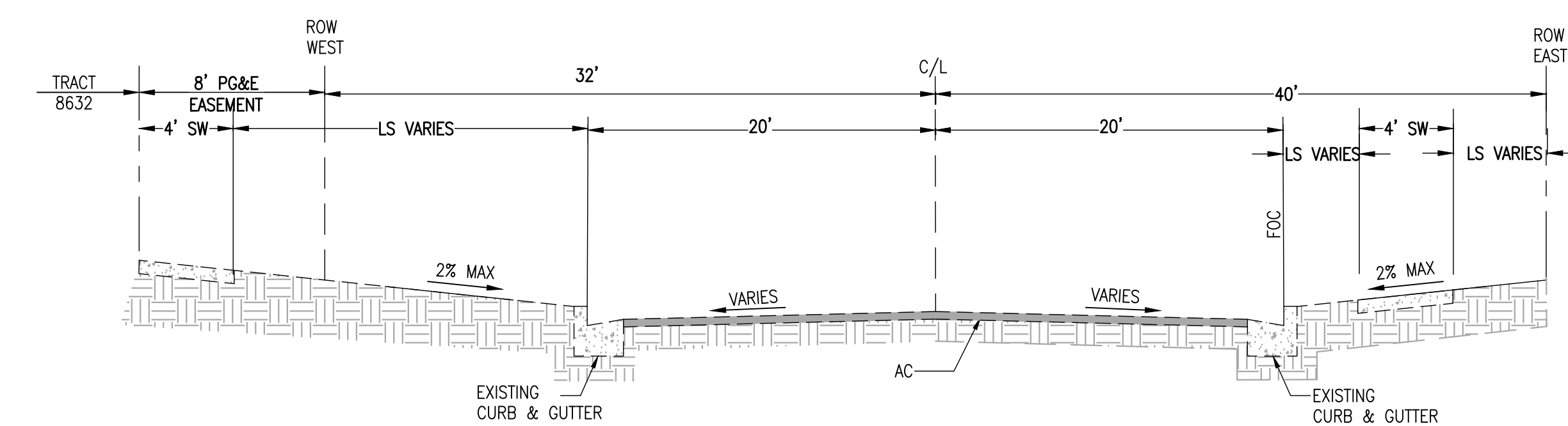
OLIVE STREET

NOT TO SCALE



THORNTON AVENUE - EAST OF OLIVE ST

STA: 3+36.17 - 4+60.00
NOT TO SCALE



MULBERRY STREET

NOT TO SCALE

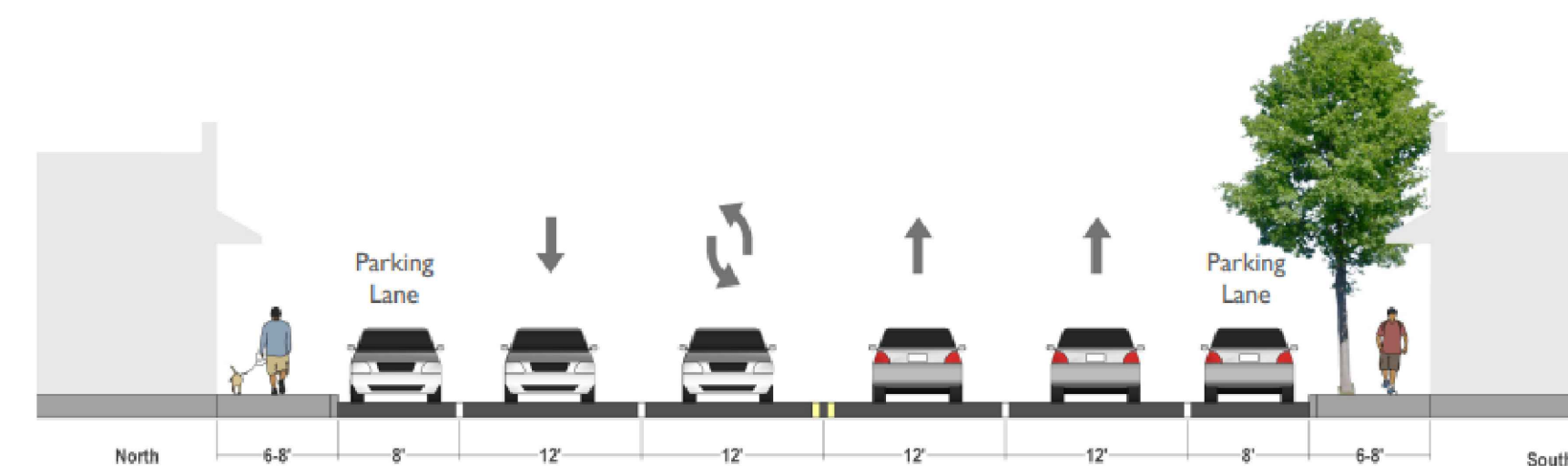


FIGURE 3-4: Existing Thornton Avenue Condition

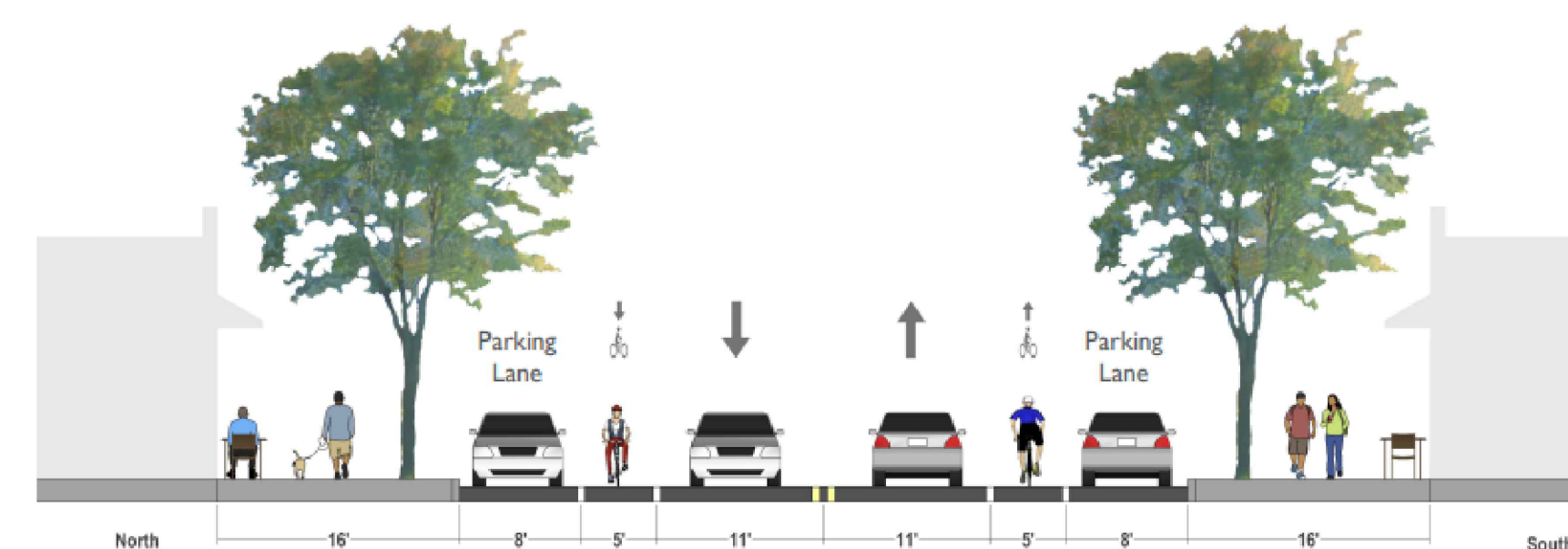


FIGURE 3-5: Potential Thornton Avenue Condition

THORNTON AVENUE SECTION FROM OLD TOWN SPECIFIC PLAN

NOT TO SCALE

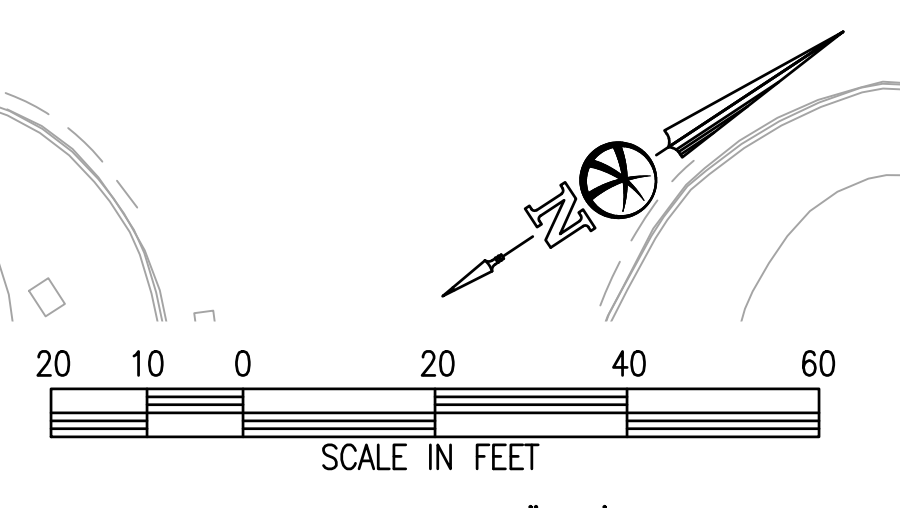
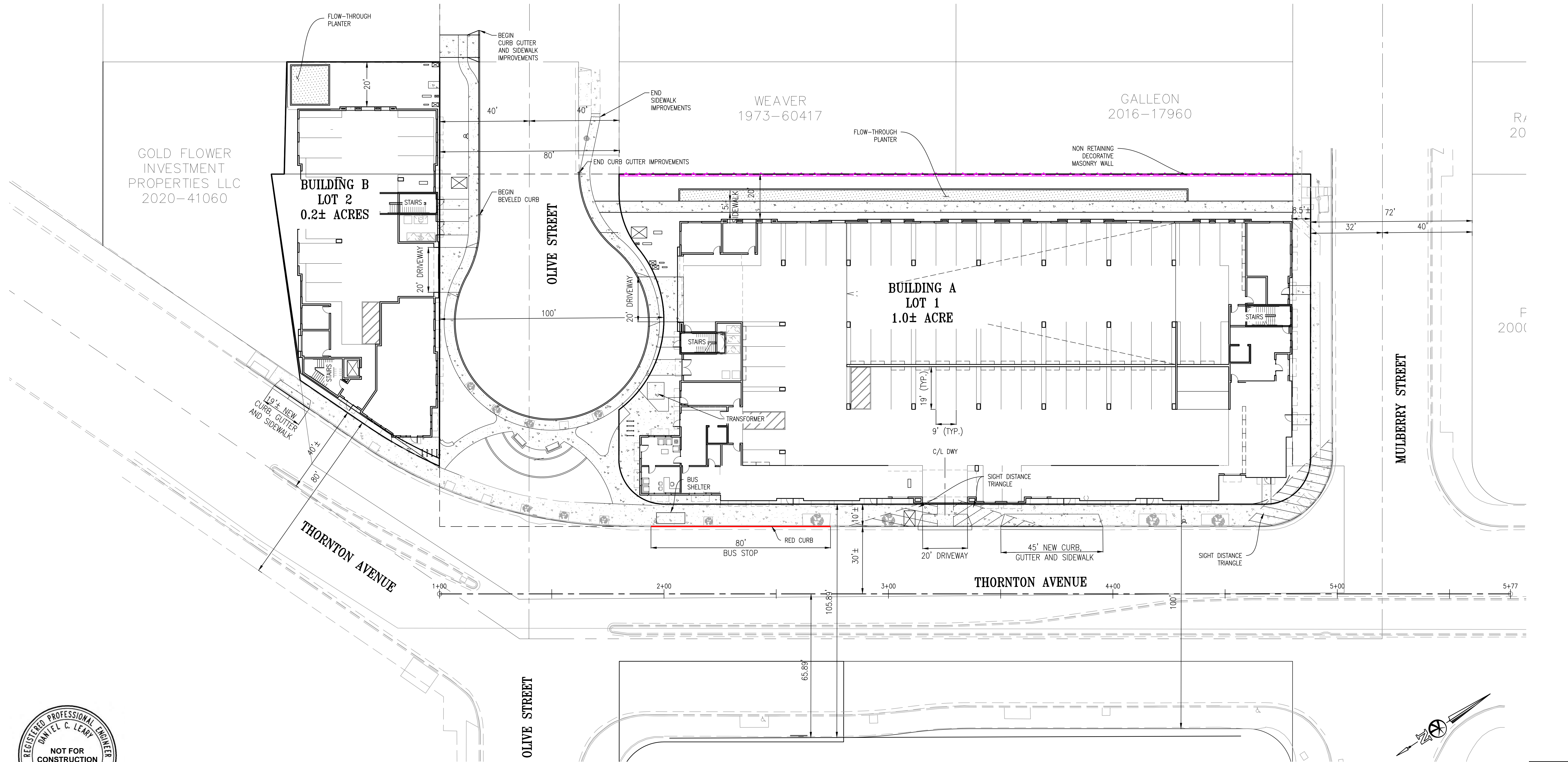


**VESTING TENTATIVE MAP
TRACT 8632
PRELIMINARY SITE PLAN**

**6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=20'

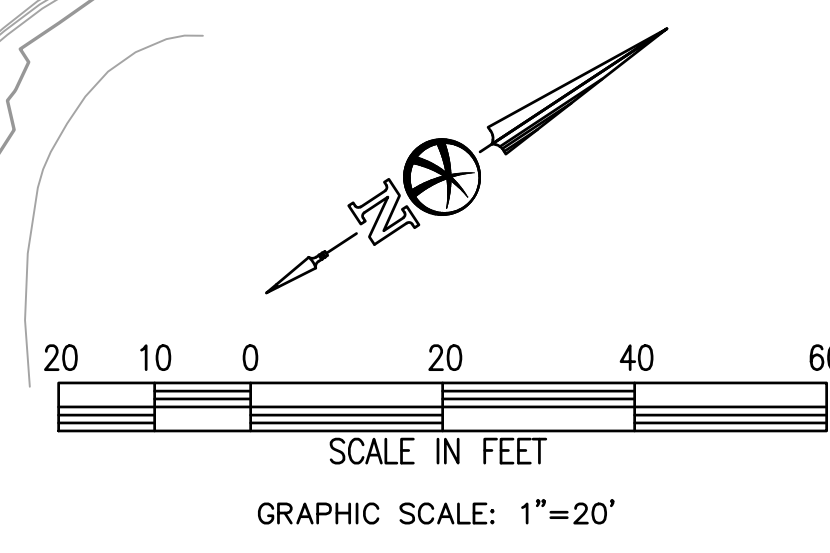
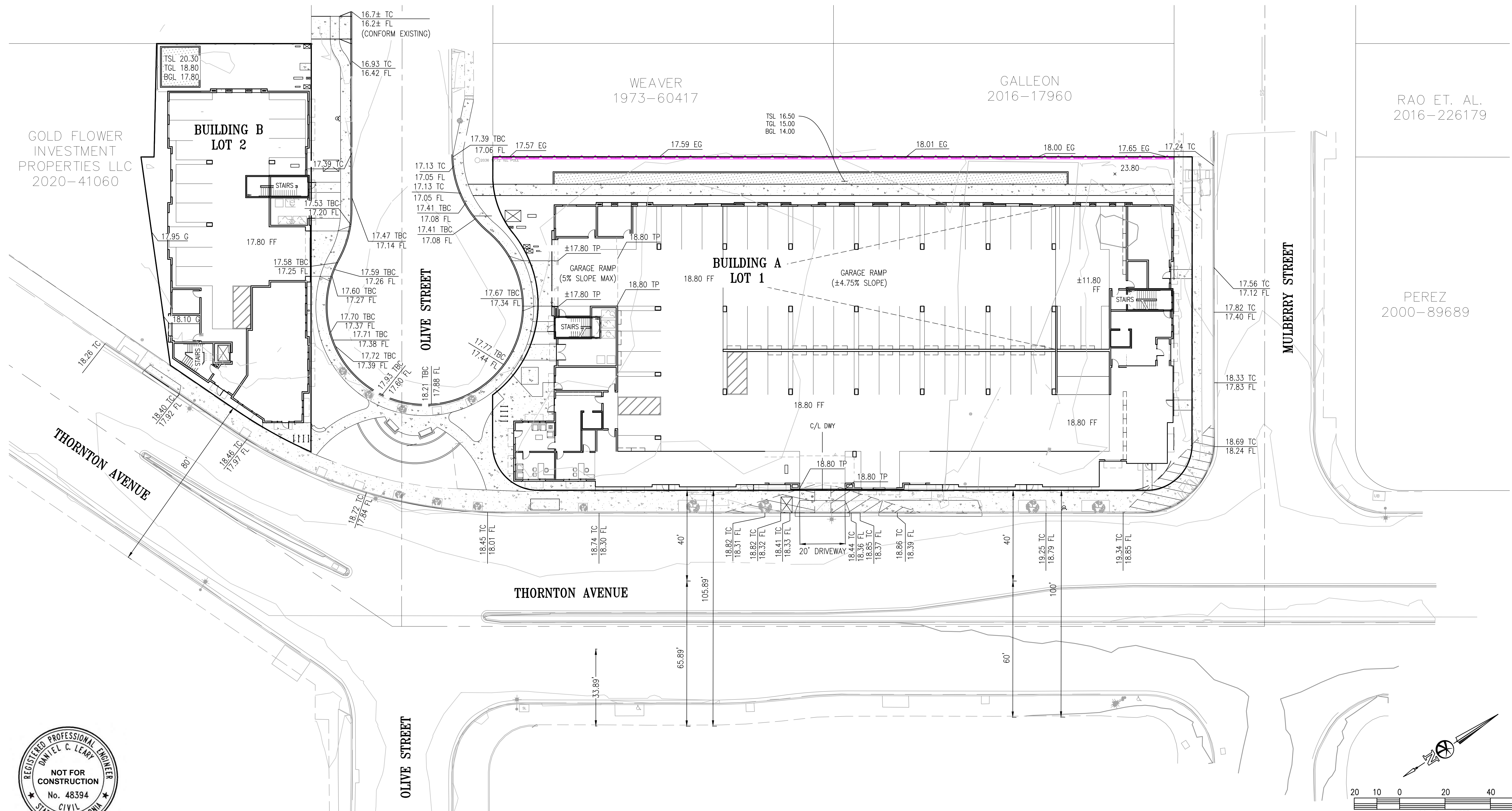
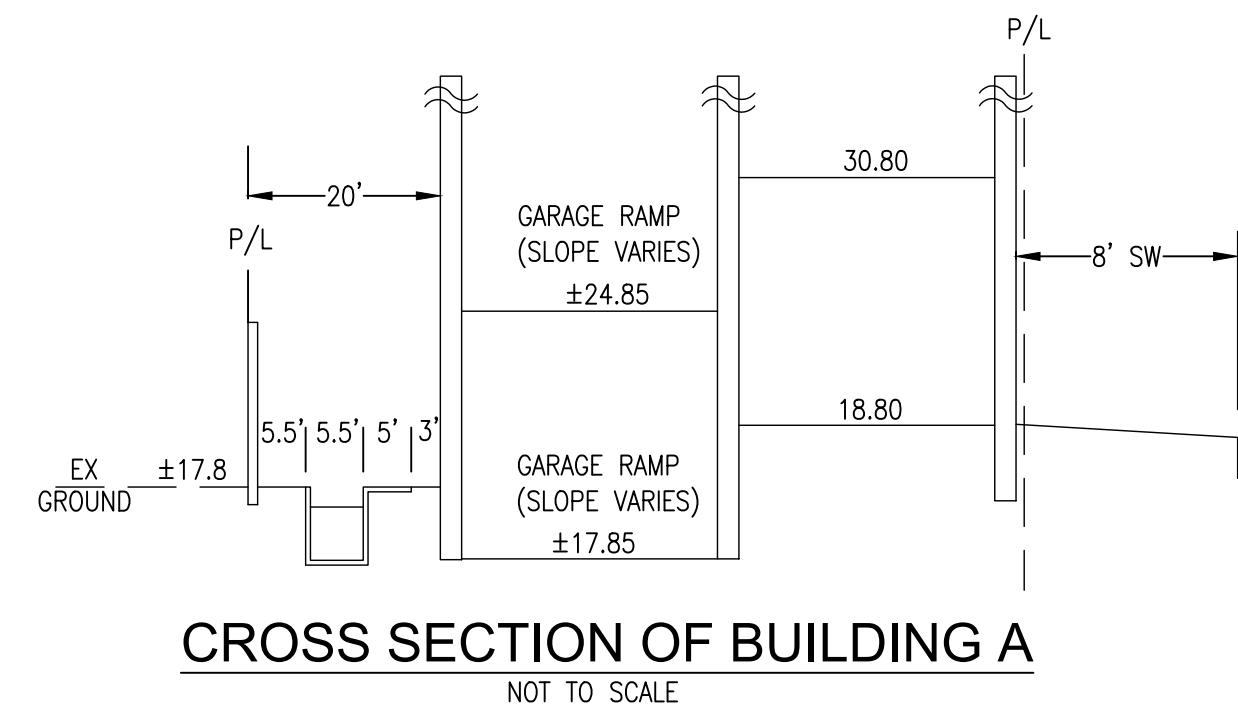


**VESTING TENTATIVE MAP
TRACT 8632
PRELIMINARY GRADING PLAN**

**6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=20'



LEGEND

EXISTING UTILITY TO BE ABANDONED

NOTES:

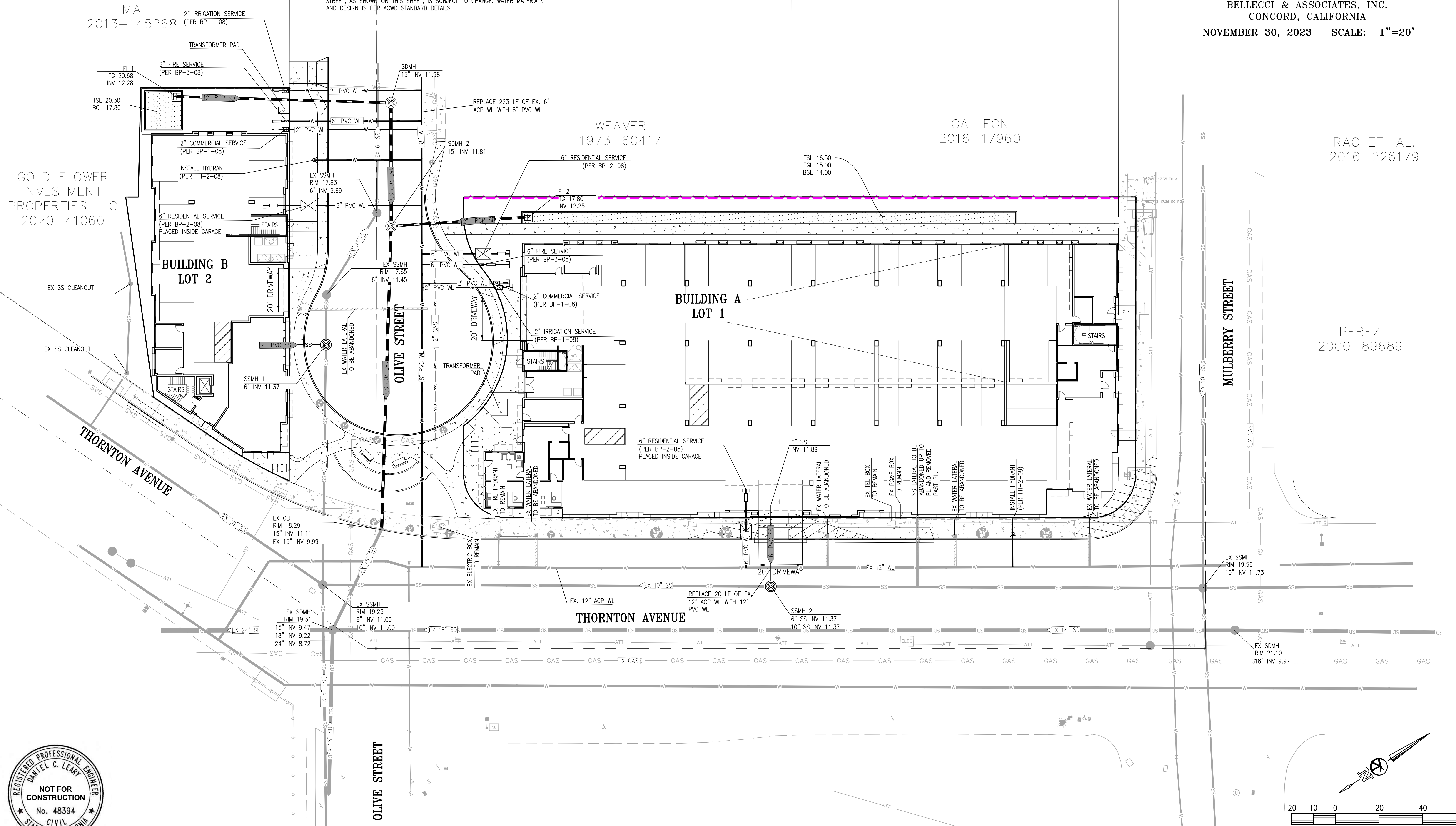
1. JOINT TRENCH, GAS LINE RELOCATION INFORMATION SHOWN IS VERY PRELIMINARY AND SUBJECT TO CHANGE. INFORMATION IS SHOWN HERE AS A CONCEPT TO SATISFY CITY OF NEWARK REQUIREMENT FOR TENTATIVE MAP APPROVAL. FINAL DESIGN DOCUMENTS WILL BE PROVIDED TO THE CITY OF NEWARK AND UTILITY OWNERS FOR APPROVAL DURING THE IMPROVEMENT PLAN PHASE.
2. SIZE AND EXTENT OF ALL PROPOSED WATER LINES ON THIS PLAN IS VERY PRELIMINARY AND SUBJECT TO CHANGE. METER VAULTS AND BACK FLOW PREVENTION DEVICES SIZED CONSERVATIVELY ON THIS SHEET TO SHOW CONCEPT. PROPOSED BUILDING AND B WATER LATERALS WILL MOST LIKELY BE SMALLER THAN SHOWN ON THIS SHEET.
3. REPLACEMENT OF WATER MAINS DEPENDS ON PROPOSED BUILDING A AND B WATER DEMAND CALCULATIONS. SAID CALCULATIONS ARE NOT AVAILABLE AT THIS TIME. THUS, THE EXTENT OF REPLACEMENT OF EXISTING 6" ACP WL ON OLIVE STREET, AS SHOWN ON THIS SHEET, IS SUBJECT TO CHANGE. WATER MATERIALS AND DESIGN IS PER ACWD STANDARD DETAILS.

VESTING TENTATIVE MAP TRACT 8632 UTILITY PLAN

6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA




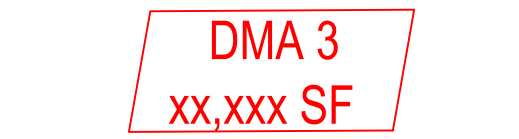

NOVEMBER 30, 2023 SCALE: 1"=20'



GOLD FLOWER INVESTMENT PROPERTIES LLC
2020-41060



LEGEND

-  DRAINAGE MANAGEMENT AREA BOUNDARY LIMITS
-  PROPOSED STORM DRAIN
-  DRAINAGE FLOW DIRECTION
-  DRAINAGE MANAGEMENT AREA/ FLOW-THROUGH PLANTER
-  INTEGRATED MANAGEMENT PRACTICE AREA

IMP SIZING DMA 1

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1.1 Project Name: Thornton Ave & Olive St, Tract 8632

1.2 City Application ID: Thornton Ave & Olive St

1.3 Site Address or APN: Thornton Ave & Olive St

1.4 Parcel Map No: 1328

1.5 Site Mean Annual Precip. (MAP): 14.0 Inches

1.6 Applicable Rain Group: San Jose

1.7 MAF adjustment factor is automatically calculated as: 0.97

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

Type of Surface	Area of surface type within DMA (Sq. Feet)	Adjust. Precip. Surface	Effective Impervious Area
1 Impervious surface	9,182	1.0	9,182
2 Permeable surface	1,807	0.1	181
Total DMA Area (Square Feet)	10,989		9,363

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Group	Mean Annual Precipitation (in)	Coefficient of I-00
San Jose	14.4	0.96

3.1 Unit basin storage volume from Table 3.2: 0.56 inches

3.2 Adjusted unit basin storage volume: 0.54 inches

3.3 Required Capture Volume (in cubic feet): 425

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall Intensity: 0.2 inches per hour

4.2 Divide Item 3.2 by Item 4.1: 2.72 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 4% of DMA impervious surface: 375 Square feet

5.2 Area 20% smaller than Item 5.1: 281 Square feet

5.3 Volume of stored runoff for area in Item 5.2: 319 Cubic feet (Item 5.1 * 5 inches per hour * 1/12" Item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.3 from Item 3.3: 106 Cubic feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: 0.37 Feet (Depth of stored runoff in surface ponding area)

6.3 Convert Item 6.2 from feet to inches: 4.53 inches (Depth of stored runoff in surface ponding area)

6.4 If ponding depth in Item 6.3 exceeds target depth, skip to Item 8.1. If not, continue to Step 7.0.

7.0 Optimize Size of Treatment Measure

7.1 Enter an area larger or smaller than Item 5.2: 281 Sq. Ft. (Enter larger area if you need less ponding depth; smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: 319 Cubic feet (Item 7.1 * 5 inches per hour * 1/12" Item 4.2)

7.3 Subtract Item 7.2 from Item 3.3: 106 Cubic feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 7.1: 0.37 Feet (Depth of stored runoff in surface ponding area)

7.5 Convert Item 7.4 from feet to inches: 4.53 inches (Depth of stored runoff in surface ponding area)

7.6 If the ponding depth in Item 7.5 exceeds target depth, skip here. If not, report Item 7.1 through 7.5 and you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8.1 Final surface area of treatment: 281 Square feet (Either Item 5.2 or final amount in Item 7.1)

IMP SIZING DMA 2

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1.1 Project Name: Thornton Ave & Olive St, Tract 8632

1.2 City Application ID: Thornton Ave & Olive St

1.3 Site Address or APN: Thornton Ave & Olive St

1.4 Parcel Map No: 1328

1.5 Site Mean Annual Precip. (MAP): 14.0 Inches

1.6 Applicable Rain Group: San Jose

1.7 MAF adjustment factor is automatically calculated as: 0.97

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

Type of Surface	Area of surface type within DMA (Sq. Feet)	Adjust. Precip. Surface	Effective Impervious Area
1 Impervious surface	36,842	1.0	36,842
2 Permeable surface	5,950	0.1	595
Total DMA Area (Square Feet)	42,792		37,437

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Group	Mean Annual Precipitation (in)	Coefficient of I-00
San Jose	14.4	0.96

3.1 Unit basin storage volume from Table 3.2: 0.56 inches

3.2 Adjusted unit basin storage volume: 0.54 inches

3.3 Required Capture Volume (in cubic feet): 1,699

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall Intensity: 0.2 inches per hour

4.2 Divide Item 3.2 by Item 4.1: 2.72 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 4% of DMA impervious surface: 1,497 Square feet

5.2 Area 20% smaller than Item 5.1: 1,130 Square feet

5.3 Volume of stored runoff for area in Item 5.2: 1,274 Cubic feet (Item 5.1 * 5 inches per hour * 1/12" Item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract Item 5.3 from Item 3.3: 425 Cubic feet (Amount of runoff to be stored in ponding area)

6.2 Divide Item 6.1 by Item 5.2: 0.34 Feet (Depth of stored runoff in surface ponding area)

6.3 Convert Item 6.2 from feet to inches: 4.08 inches (Depth of stored runoff in surface ponding area)

6.4 If ponding depth in Item 6.3 exceeds target depth, skip to Item 8.1. If not, continue to Step 7.0.

7.0 Optimize Size of Treatment Measure

7.1 Enter an area larger or smaller than Item 5.2: 1,130 Sq. Ft. (Enter larger area if you need less ponding depth; smaller for more depth)

7.2 Volume of treated runoff for area in Item 7.1: 1,282 Cubic feet (Item 7.1 * 5 inches per hour * 1/12" Item 4.2)

7.3 Subtract Item 7.2 from Item 3.3: 417 Cubic feet (Amount of runoff to be stored in ponding area)

7.4 Divide Item 7.3 by Item 7.1: 0.37 Feet (Depth of stored runoff in surface ponding area)

7.5 Convert Item 7.4 from feet to inches: 4.43 inches (Depth of stored runoff in surface ponding area)

7.6 If the ponding depth in Item 7.5 exceeds target depth, skip here. If not, report Item 7.1 through 7.5 and you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8.1 Final surface area of treatment: 1,130 Square feet (Either Item 5.2 or final amount in Item 7.1)

VESTING TENTATIVE MAP TRACT 8632 PRELIMINARY STORM WATER CONTROL PLAN

6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
NOVEMBER 30, 2023 SCALE: 1"=20'

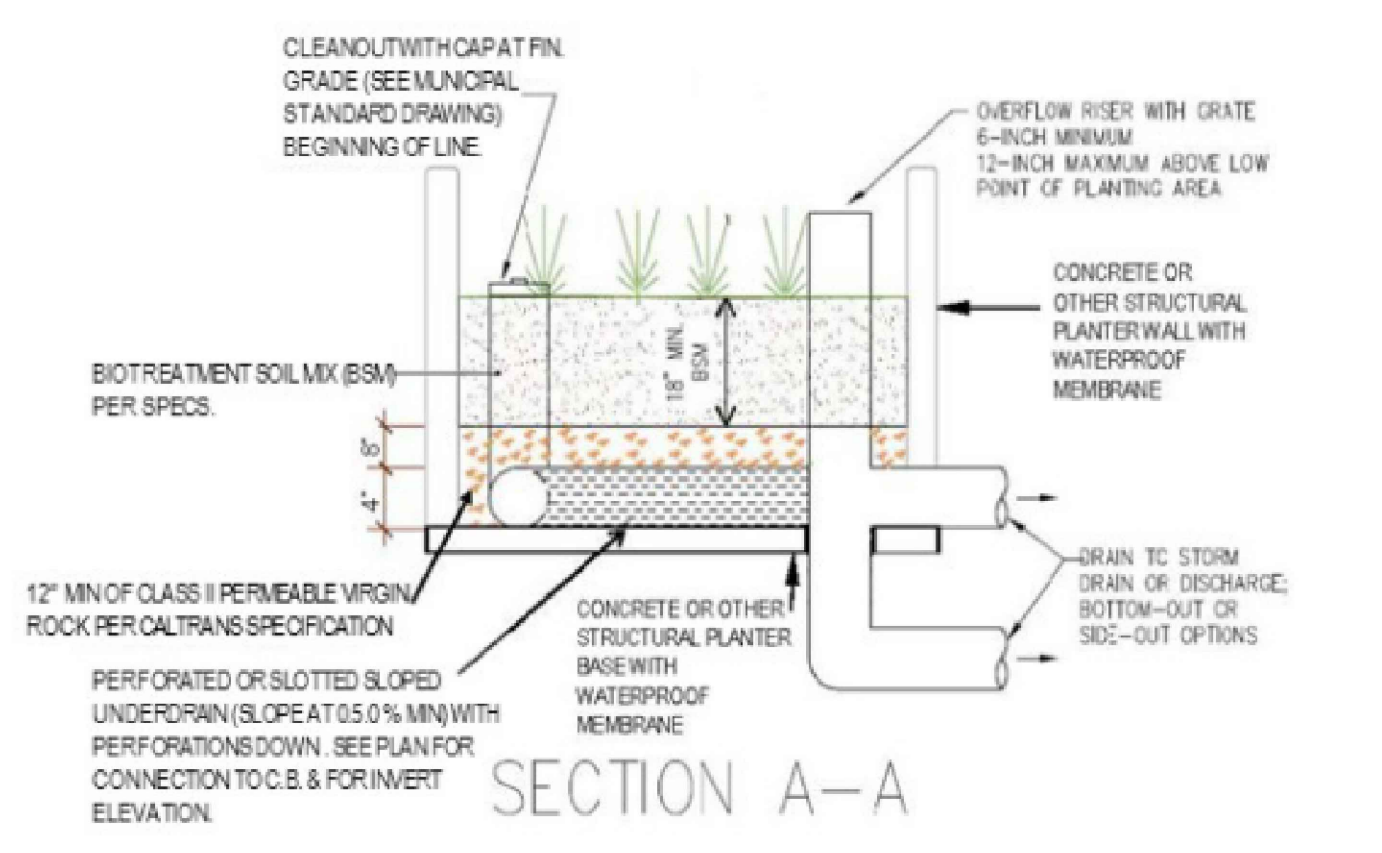
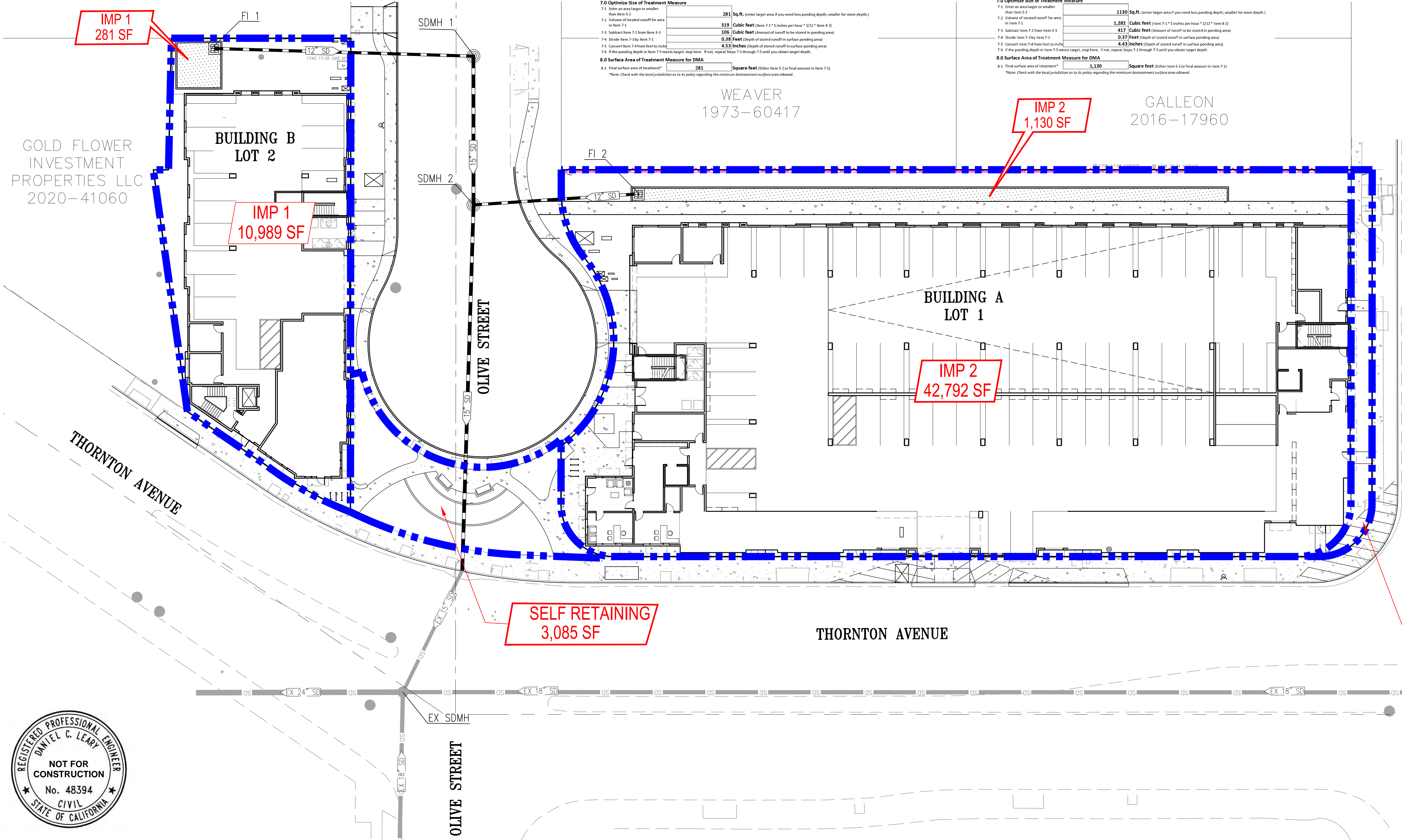


Figure 6-10: Cross section A-A of flow-through planter, shows side view of underdrain

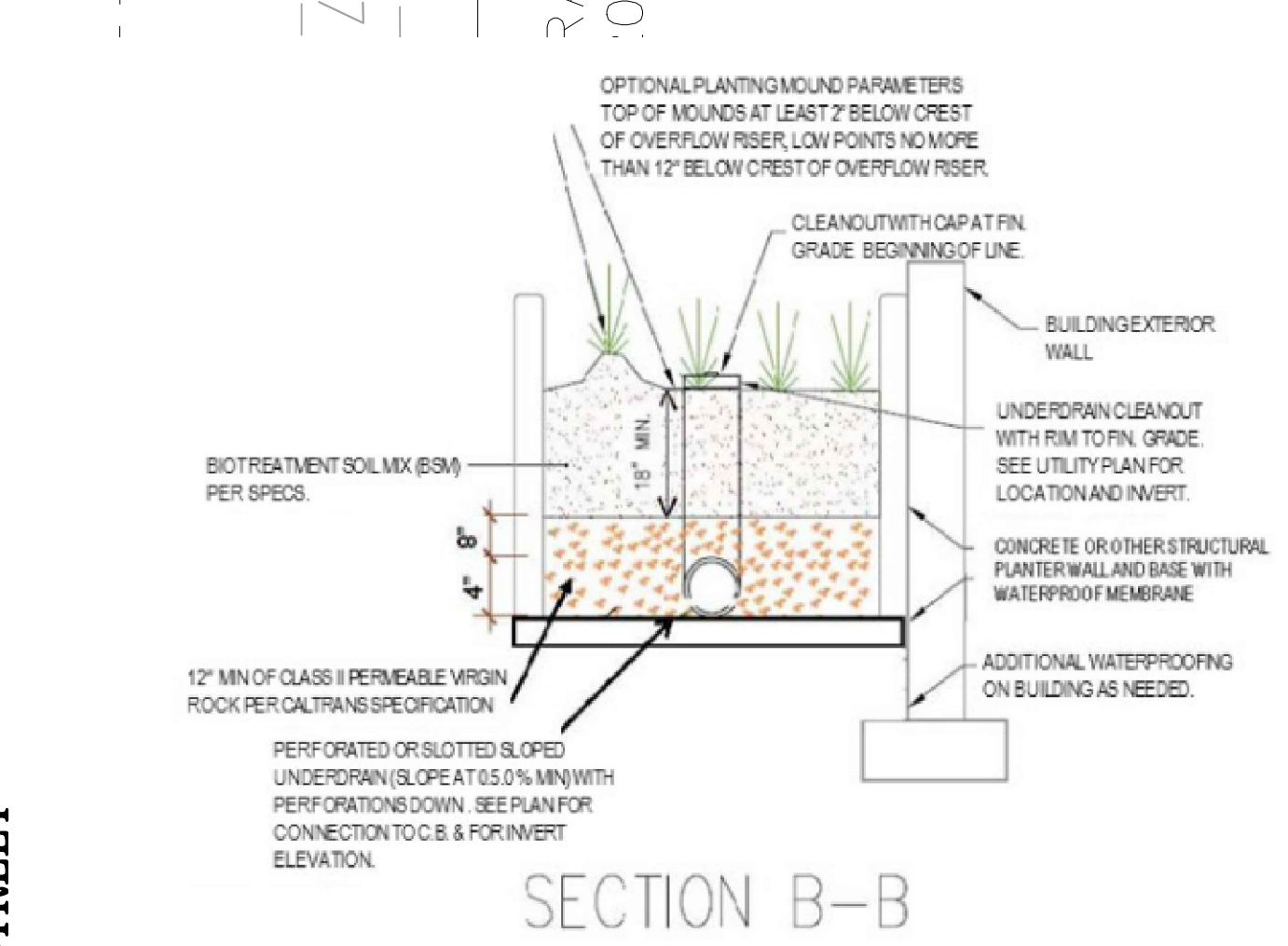
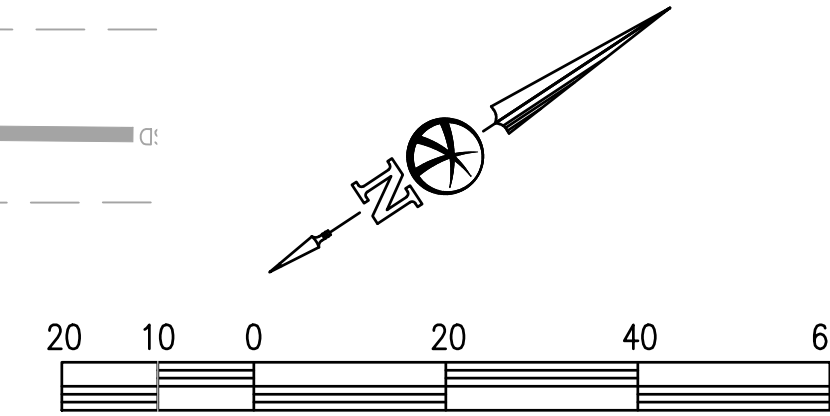


Figure 6-11: Cross section B-B of flow-through planter, shows cross section of underdrain

FLOW THROUGH PLANTER DETAIL

PROJECT TO ACCOMMODATE HM REQUIREMENTS DURING IMPROVEMENT PLANS STAGE AS NECESSARY. MODIFICATIONS TO BASINS TO MEET HM REQUIREMENTS WILL INCLUDE ADJUSTMENT OF THE CLASS 2 SECTION DEPTH, HEIGHT OF INVERTS OF PIPES RELATED TO THE BASIN, ETC. MODIFICATIONS TO BE BASED OFF HYDROLOGY REPORT THAT WILL ACCOMMODATE IMPROVEMENT PLANS. MOSQUITO ABATEMENT REQUIREMENTS WILL BE MET PER DISTRICT REQUIREMENTS AND BASED ON FINAL DESIGN.

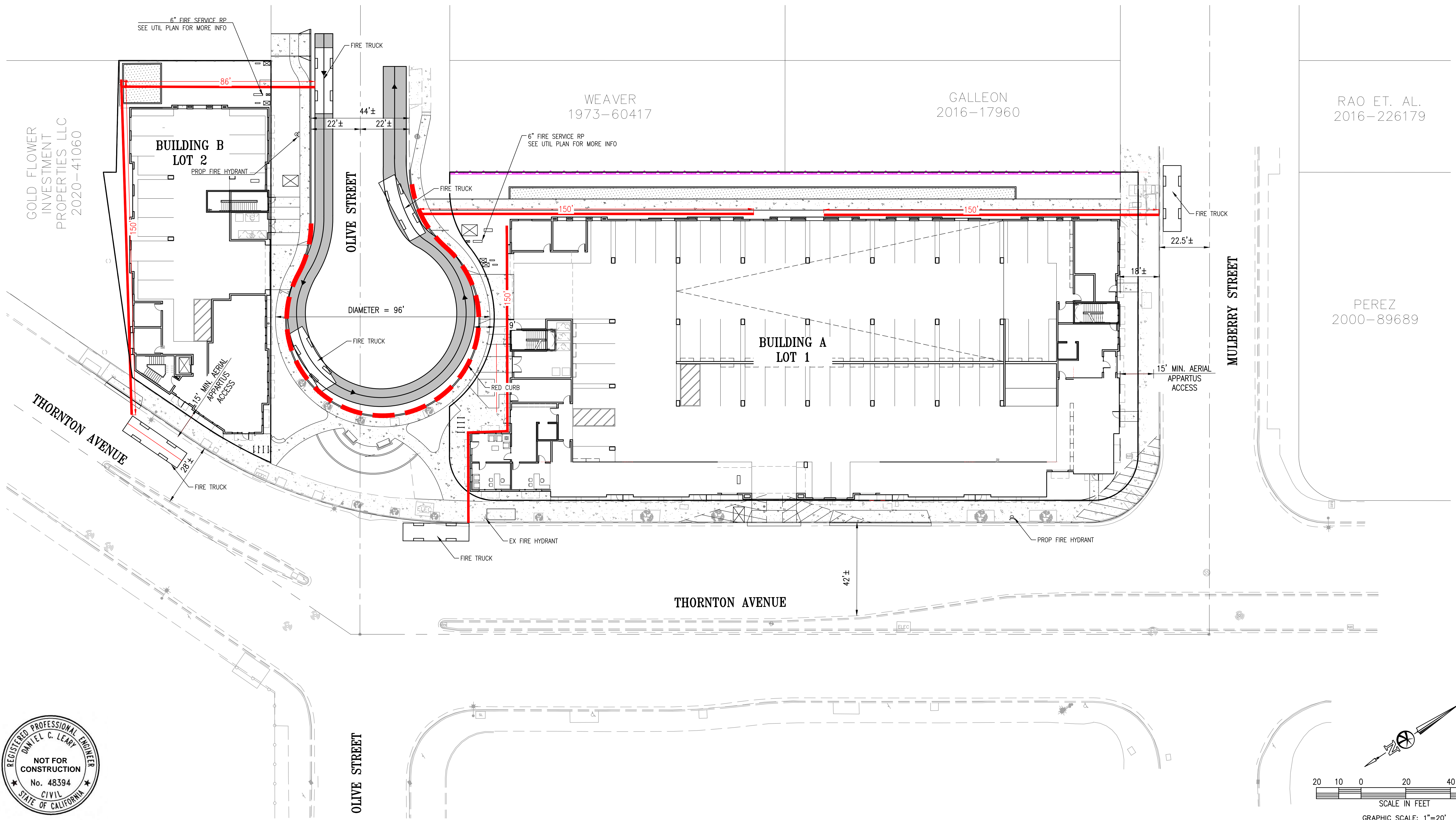


**VESTING TENTATIVE MAP
TRACT 8632
FIRE ACCESS PLAN**

6781 THORNTON AVE
CITY OF NEWARK
ALAMEDA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

NOVEMBER 30, 2023 SCALE: 1"=20'



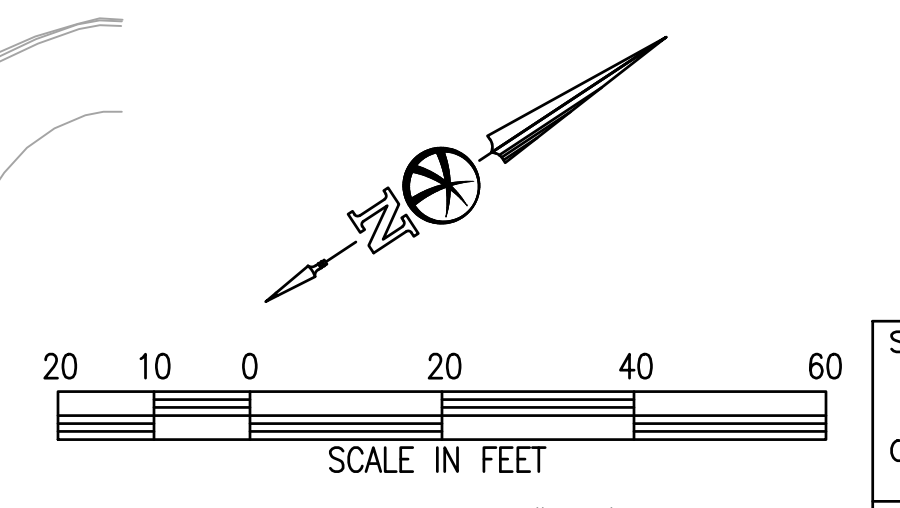
GOLD FLOWER
INVESTMENT
PROPERTIES LLC
2020-41060

WEAVER
1973-60417

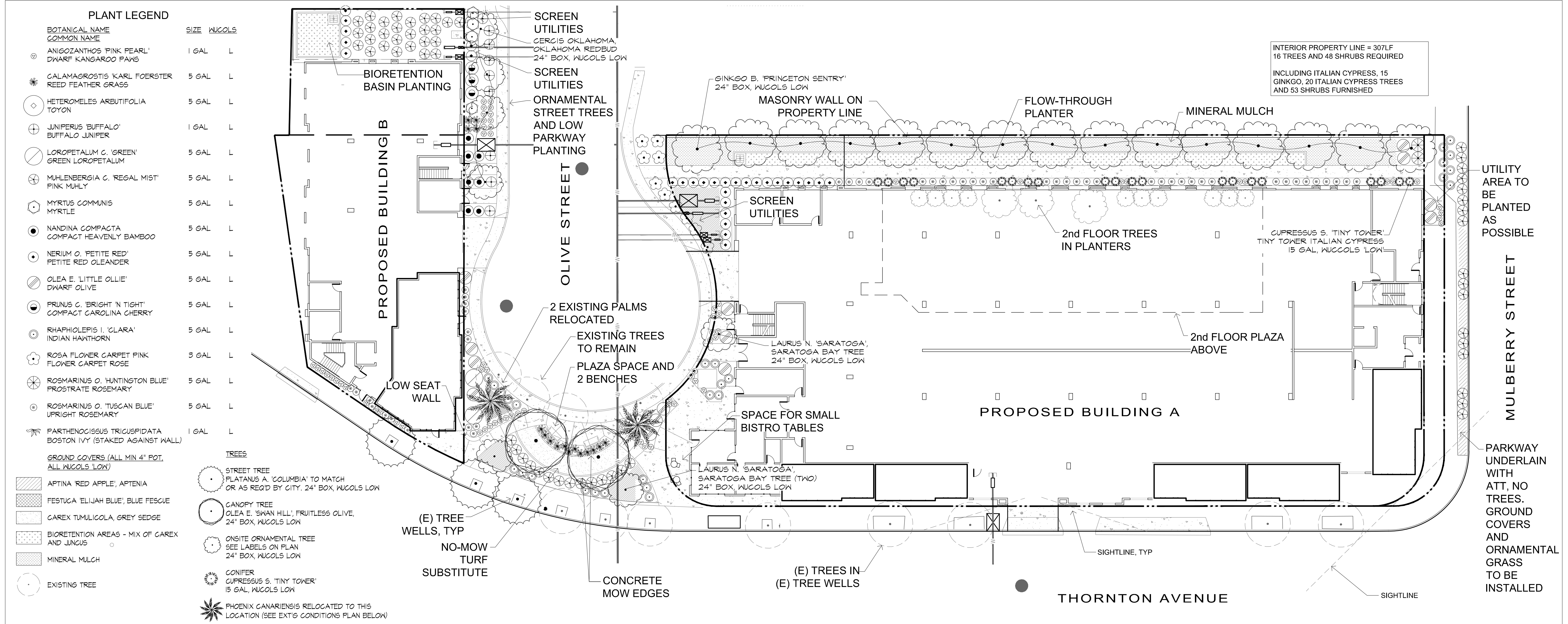
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RAO ET. AL.
2016-226179

PEREZ
2000-89689

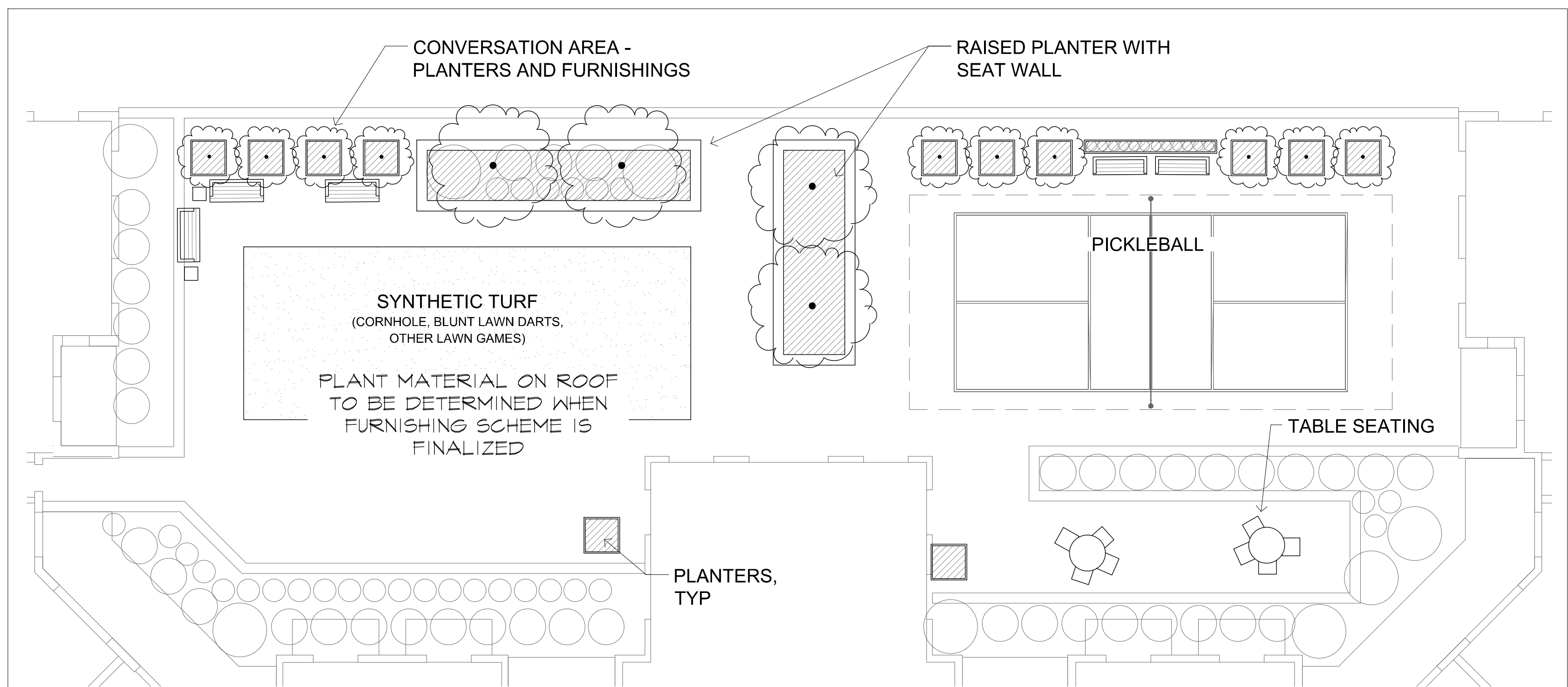


SHEET
C9
OF
9
JOB NO.
21020



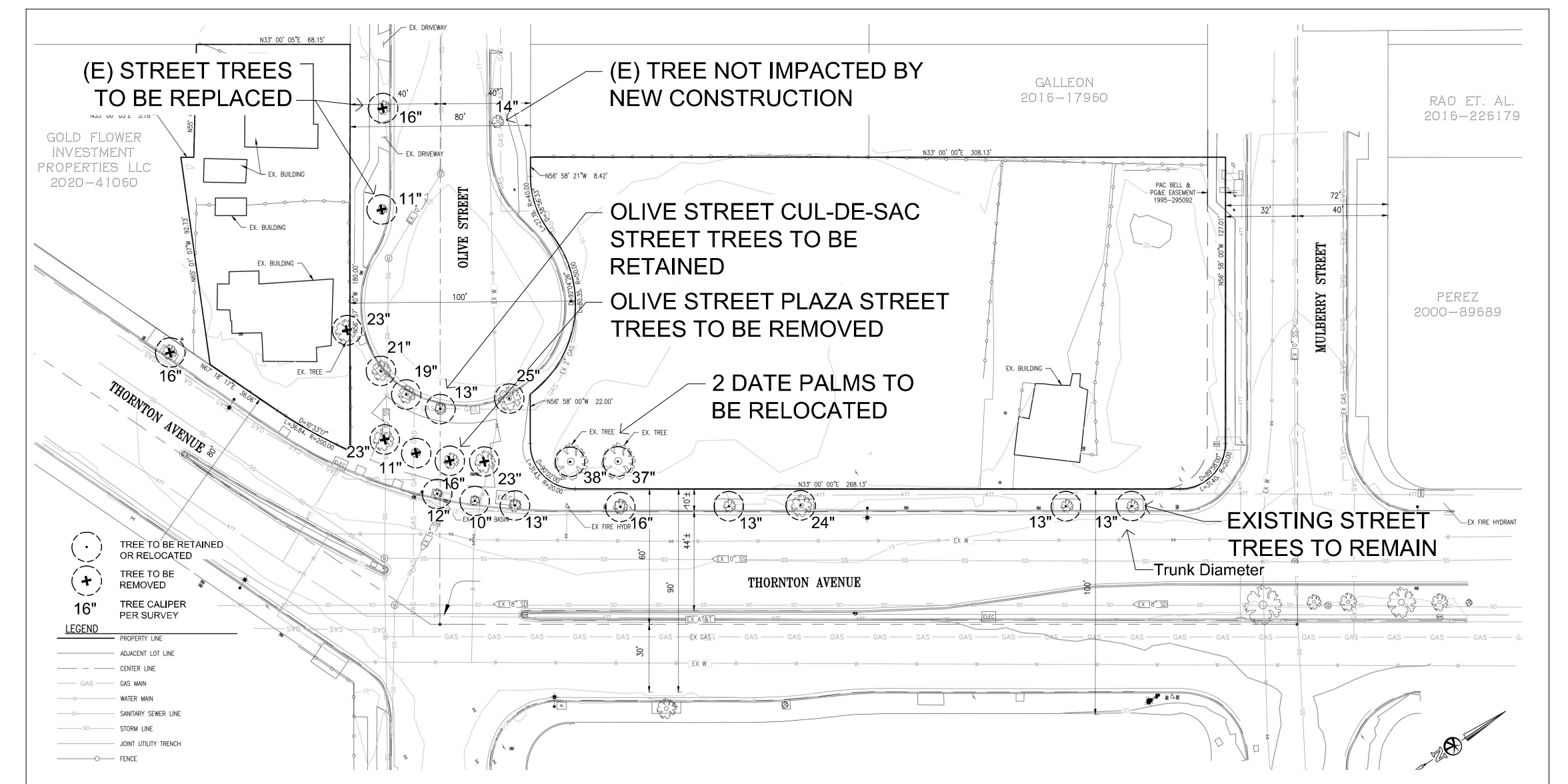
SCHEMATIC LANDSCAPE DESIGN

SCALE 1" = 20'-0"



SCHEMATIC LANDSCAPE DESIGN - PODIUM ACTIVITY AREA

SCALE 1" = 10'-0"



EXISTING CONDITIONS

NTS
SEE CIVIL SHEET 2

