

CUP PLAN RE-SUBMITTAL – REVISED JULY 19, 2017

COVER SHEET



NEWARK GATEWAY MIXED-USE DEVELOPMENT

ENTERPRISE DRIVE & WILLOW STREET
NEWARK, CA

JN+A
ARCHITECTURE
JENNIFER NEWMAN ARCHITECTURE
ARCHITECTURE
WWW.JN+A.COM

OWNER

Tony Baig
 Villa Developers, Inc.
 2850 Stevens Creek Blvd
 San Jose, CA 95128

APPLICANT

Henry Cord
 Cord Associates
 401 Fieldcrest Drive
 San Jose, CA 95123

ARCHITECT

Scott Rosenberg, AIA
 Jonathan Nehmer + Associates, Inc.
 7361 Calhoun Place, Suite 310
 Rockville, MD 20855

CIVIL ENGINEER

Terry Reeves, PE.
 Carlson, Barbee & Gibson, Inc.
 2633 Carmino Ramon, Suite 350
 San Ramon, CA 94583

LANDSCAPE ARCHITECT

Annika Carpenter, Principal
 Ribley Design Group
 1615 Bonanza Street, Suite 314
 Walnut Creek, CA 94596

GEO TECHNICAL CONSULTANT

Danh Tran
 Cornerstone Earth Group
 1259 Oakmead Parkway
 Sunnyvale, CA 94085

JOINT TRENCH DESIGN CONSULTANT

Joanna Giacalone-Casey
 Giacalone Design Services, Inc.
 5820 Stoneridge Mall Rd., Suite 345
 Pleasanton, CA 94588

INDEX

ARCHITECTURE

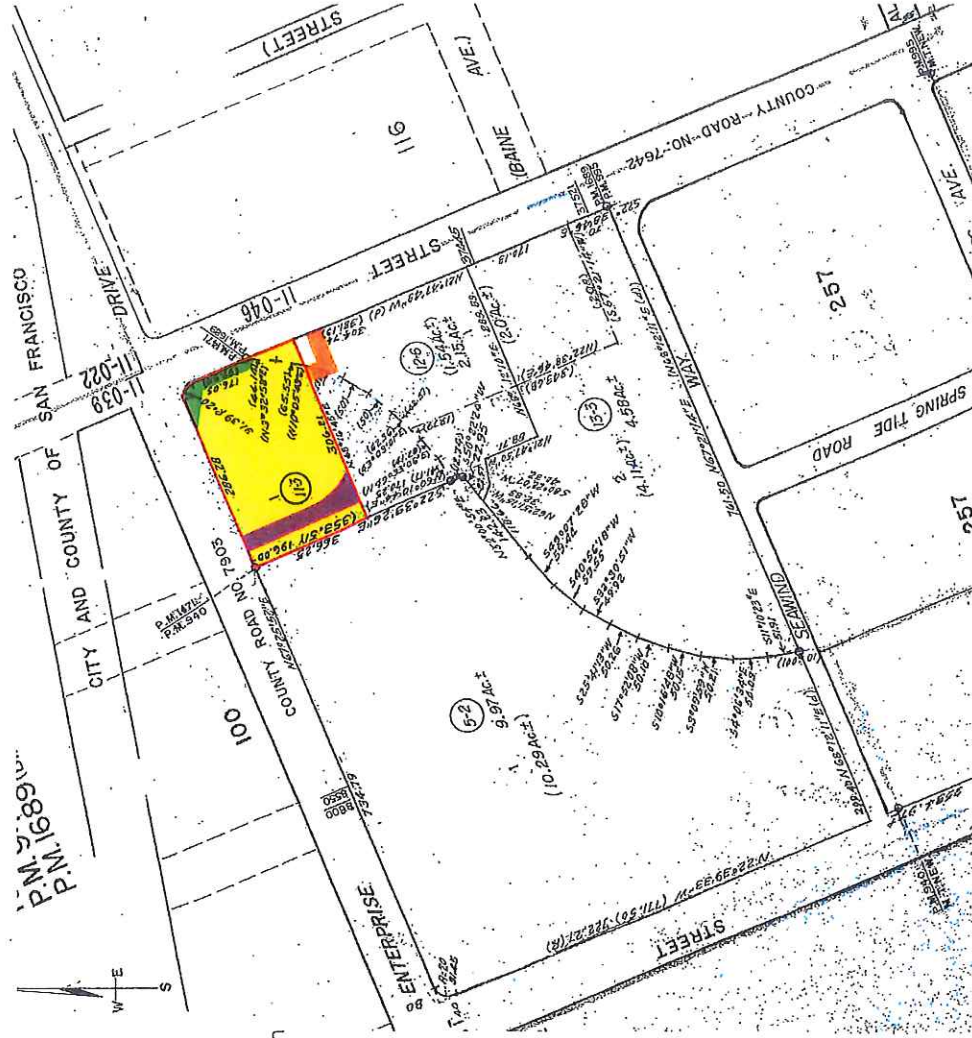
- A1 Title Sheet
- A2 Table of Contents
- A3 Architecture Site Plan
- A4 Ground Floor Plan
- A5 Parking L2 Plan
- A6 3RD Floor Plan
- A7 4TH Floor Plan
- A8 5TH Floor Plan
- A9 Building Section Diagram
- A10 Willow Street & Enterprise Drive Elevation
- A11 Right & Rear Elevations
- A12 Exterior Rendering

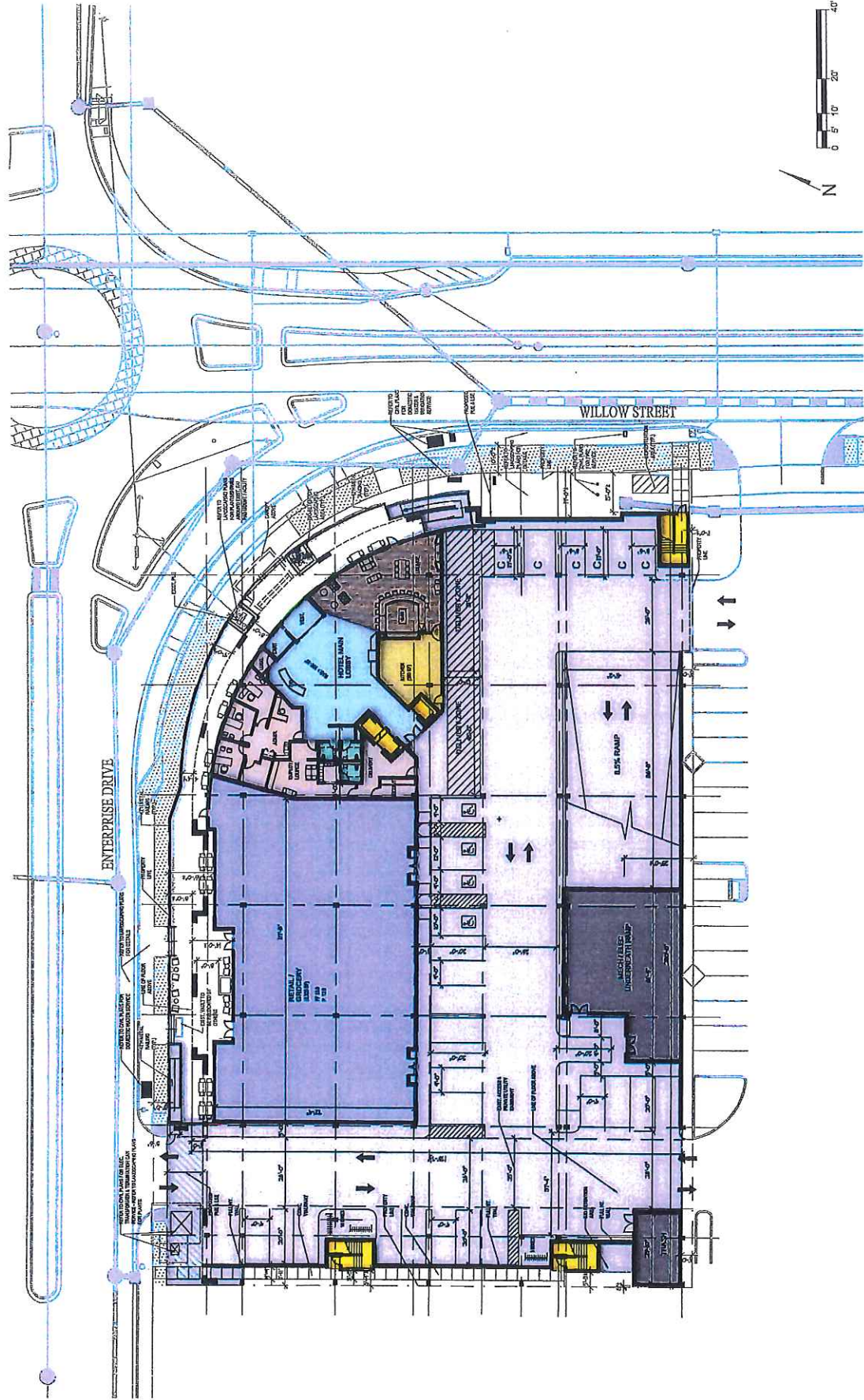
LANDSCAPE ARCHITECTURE

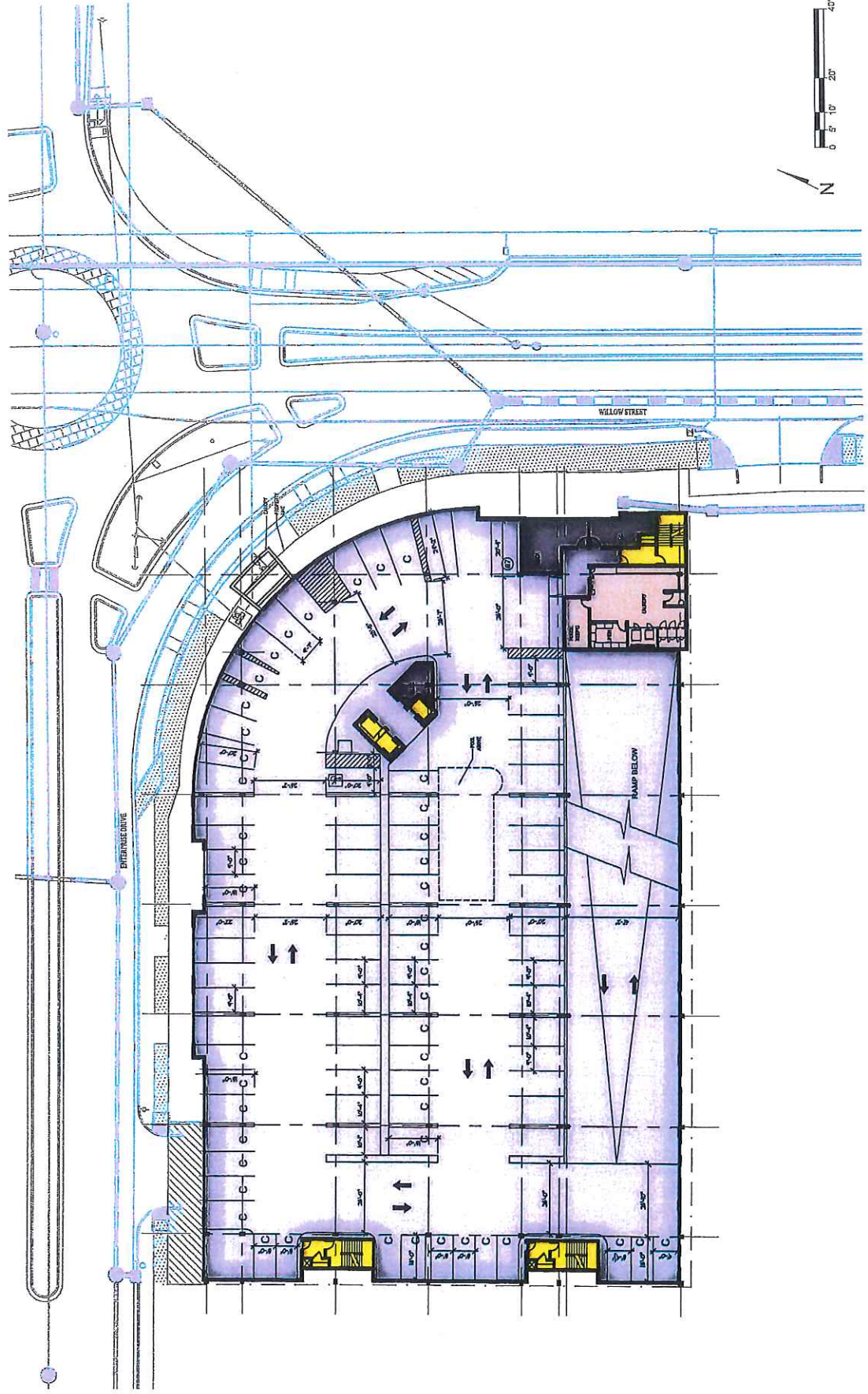
- L1 1ST Floor Landscape Plan
- L2 3RD Floor Landscape Plan
- L3 5TH Floor Landscape Plan
- L4 1ST Floor Hydrozone Plan
- L5 3RD Floor Hydrozone Plan
- L6 5TH Floor Hydrozone Plan

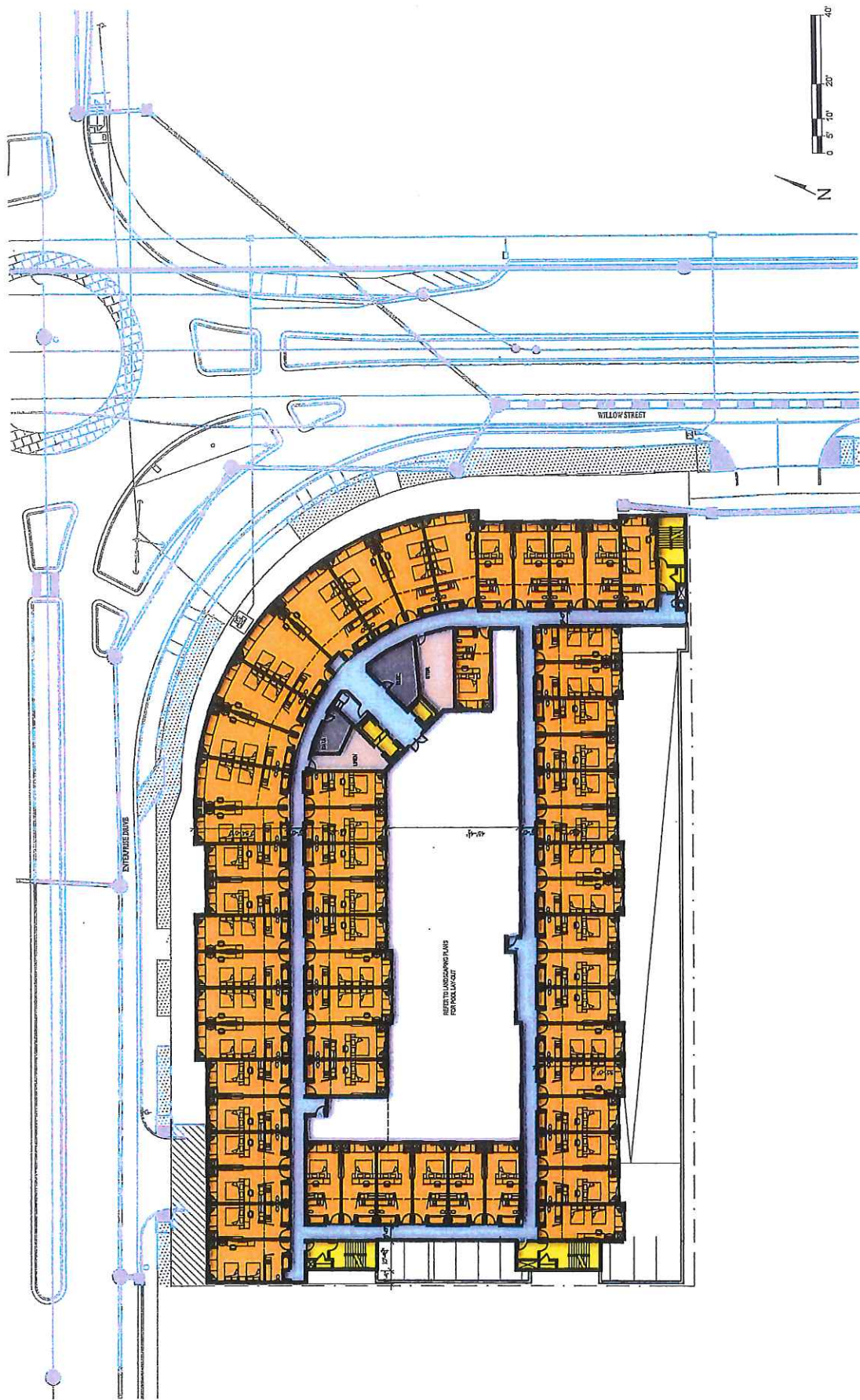
CIVIL

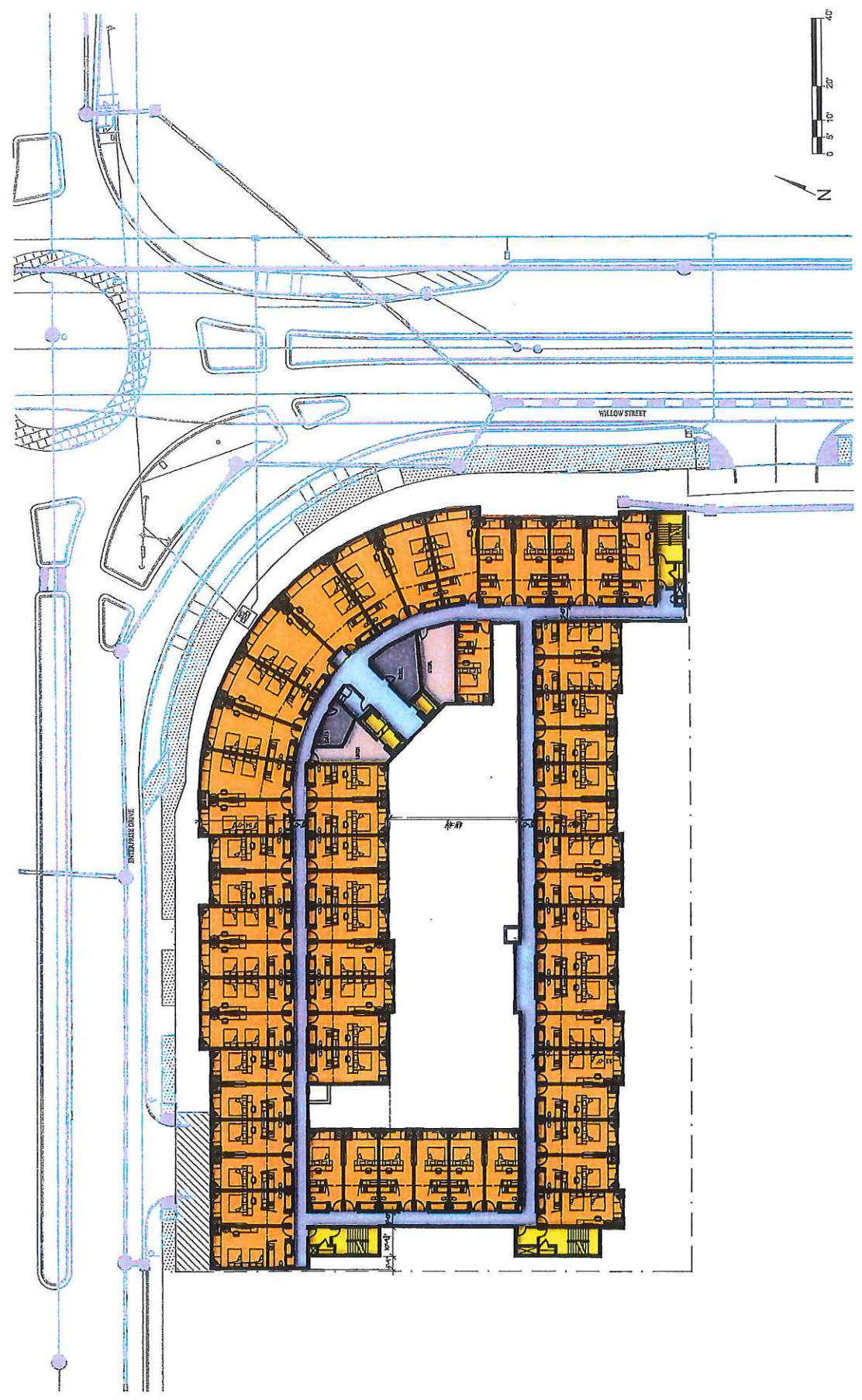
- C1 Preliminary Site Plan
- C2 Preliminary Grading Plan
- C3 Preliminary Utility Plan
- C4 Preliminary Stormwater Control Plan
- C5 Preliminary Access Plan

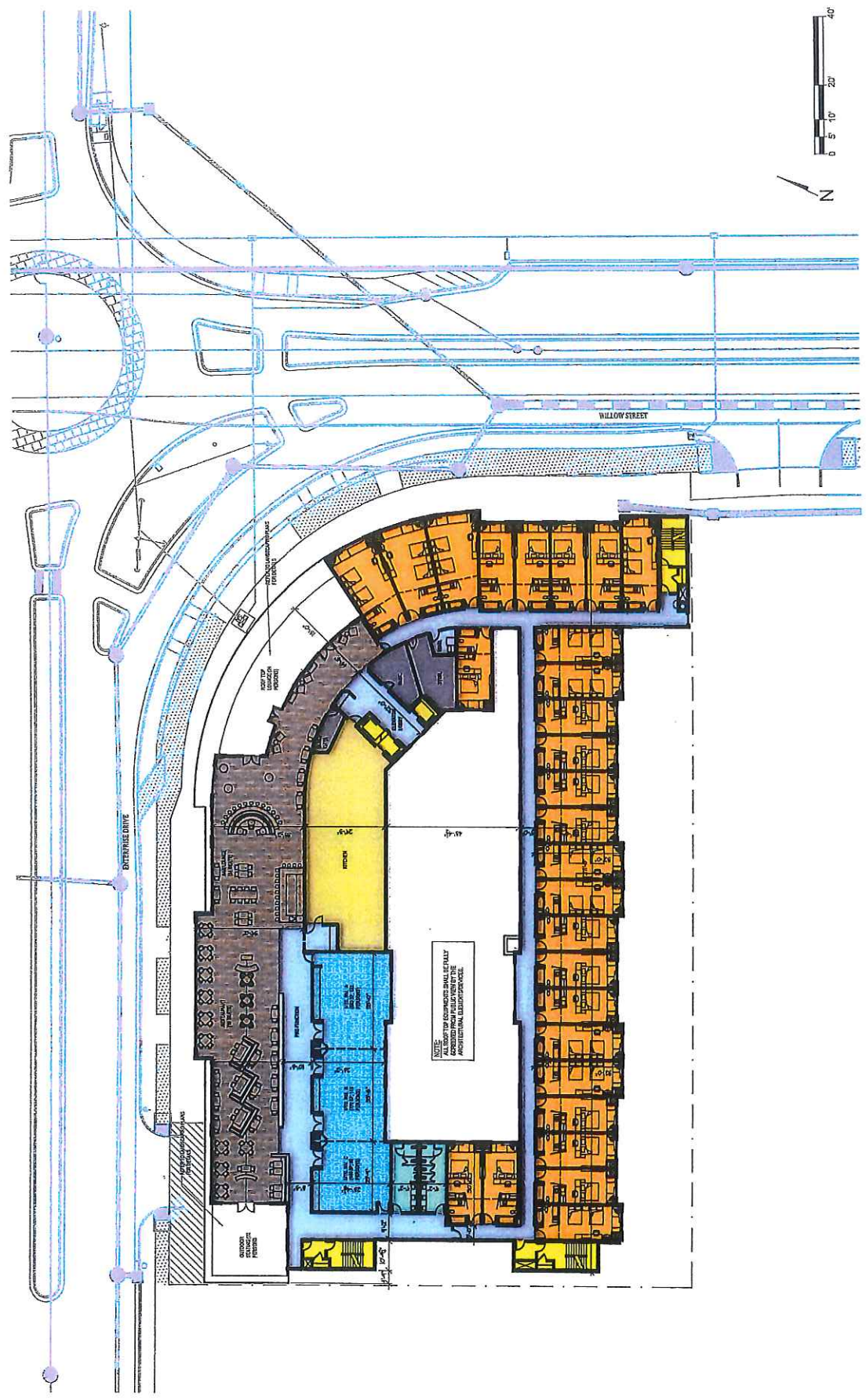






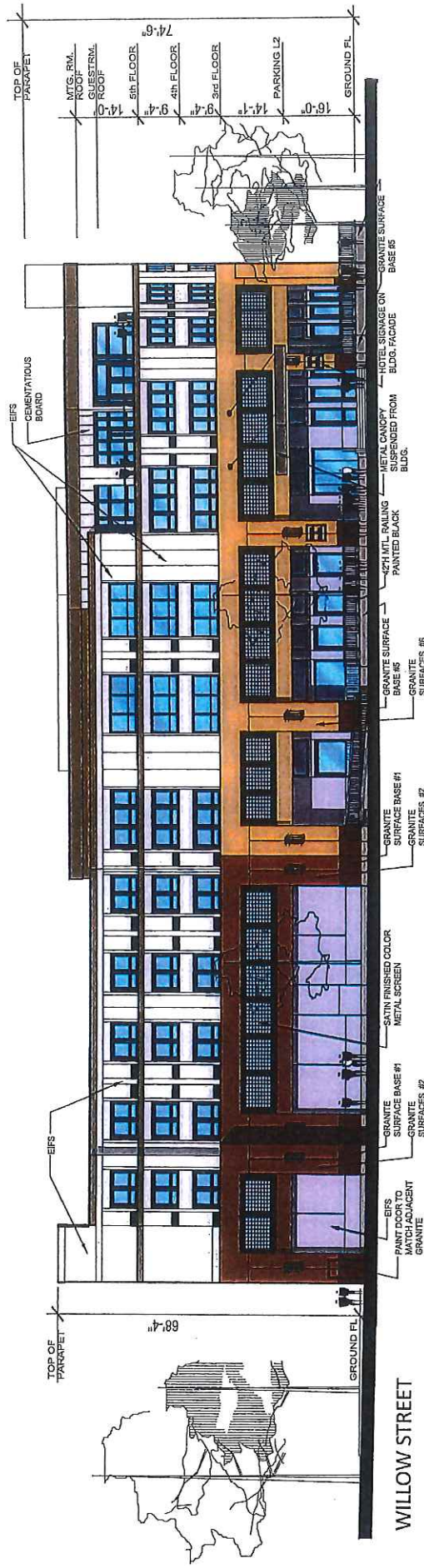






CUP PLAN RE-SUBMITAL - REVISED JULY 19, 2017

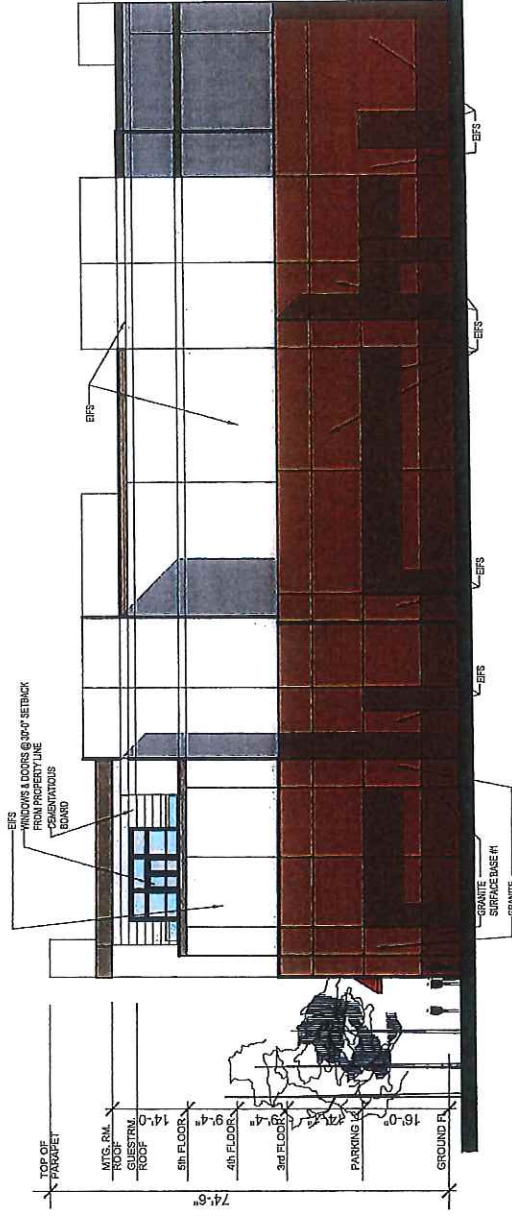
BUILDING ELEVATIONS



WILLOW STREET



ENTERPRISE DRIVE



RIGHT ELEVATION



REAR ELEVATION

CUP PLAN RE-SUBMITTAL- REVISED JULY 19, 2017

EXTERIOR RENDERING



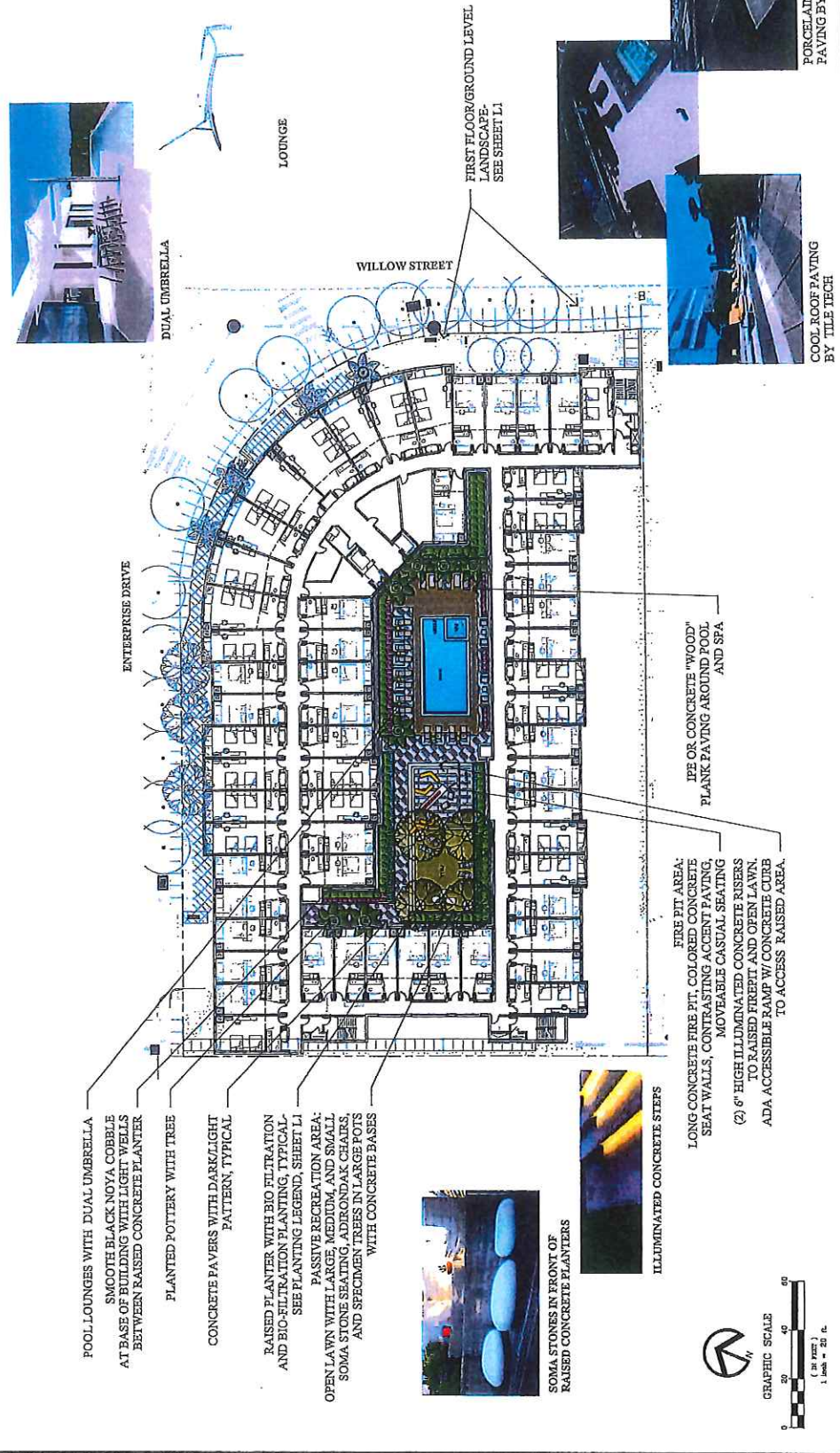
JN+A
 JENNIFER NICHOLS ARCHITECTURE
 ARCHITECTURE

Newark Gateway
 Mixed-Use Development
 Enterprise Drive & Willow Street

EXHIBIT

A12

CONDITIONAL USE PERMIT SUBMITTAL - 2017 3RD FLOOR LANDSCAPE PLAN



POOL LOUNGES WITH DUAL UMBRELLA
SMOOTH BLACK NOVA COBBLE
AT BASE OF BUILDING WITH LIGHT WELLS
BETWEEN RAISED CONCRETE PLANTER

PLANTED POTTERY WITH TREE

CONCRETE PAVERS WITH DARK LIGHT
PATTERN, TYPICAL

RAISED PLANTER WITH BIO FILTRATION
AND BIO-FILTRATION PLANTING. TYPICAL-
SEE PLANTING LEGEND, SHEET L1

PASSIVE RECREATION AREA:
OPEN LAWN WITH LARGE, MEDIUM, AND SMALL
SOMA STONE SEATING, ADRONDAK CHAIRS,
AND SPECIMEN TREES IN LARGE POTS
WITH CONCRETE BASES

SOMA STONES IN FRONT OF
RAISED CONCRETE PLANTERS

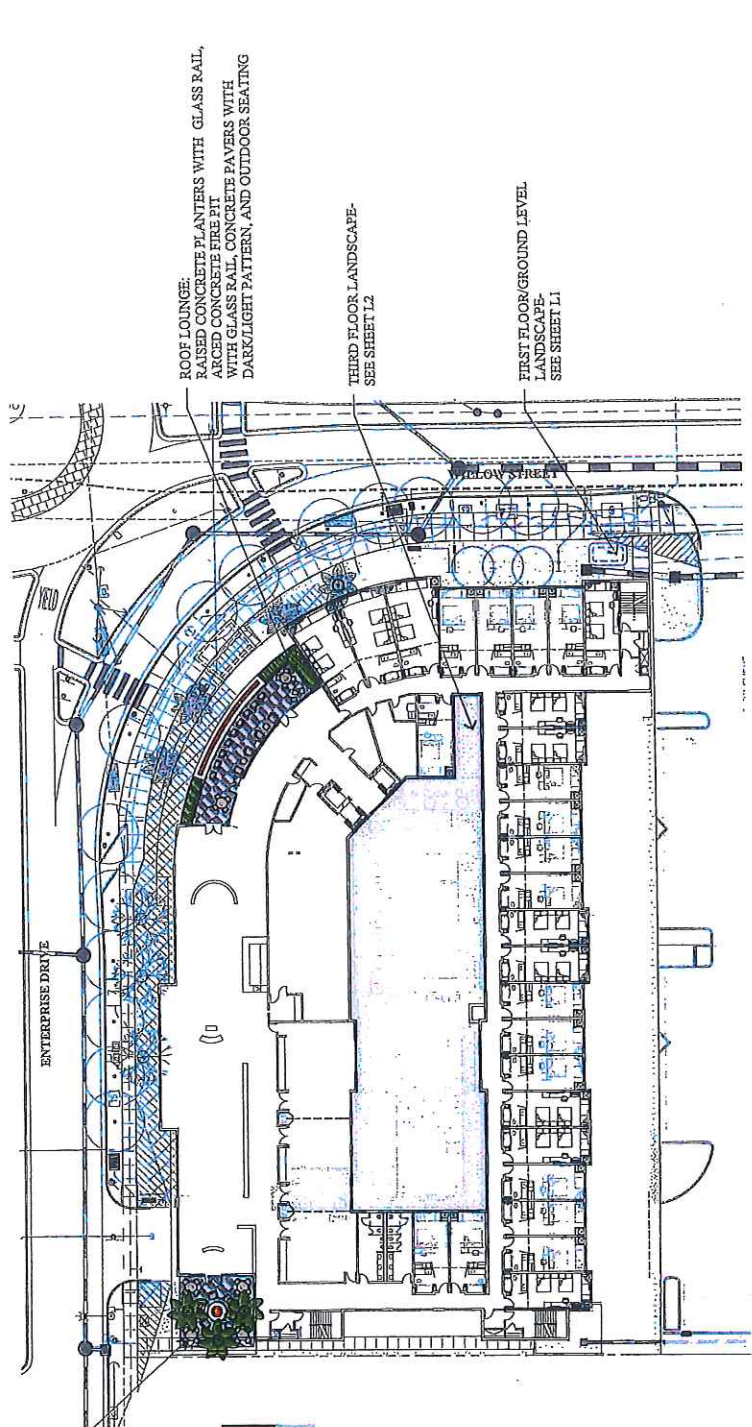
ILLUMINATED CONCRETE STEPS

FIRE PIT AREA:
LONG CONCRETE FIRE PIT, COLORED CONCRETE
SEAT WALLS, CONTRASTING ACCENT PAVING,
MOVEABLE CASUAL SEATING
(2) 6" HIGH ILLUMINATED CONCRETE RISERS
TO RAISED FRONT LAND OPEN LAWN
ADA ACCESSIBLE RAMP W/ CONCRETE CURB
TO ACCESS RAISED AREA.

IPÉ OR CONCRETE "WOOD"
PLANK PAVING AROUND POOL
AND SPA



CONDITIONAL USE PERMIT SUBMITTAL - 2017 5TH FLOOR LANDSCAPE PLAN



OUTDOOR SEATING:
 ROUND FIRE PIT WITH CLUB
 CHAIR SEATING, OUTDOOR DINING TABLES
 AND CONCRETE PAVERS
 WITH DARK/LIGHT PATTERN



ROUND CONCRETE FIRE PIT
 WITH CLUB SEATING

ROOF LOUNGE:
 RAISED CONCRETE PLANTERS WITH GLASS RAIL,
 ARCED CONCRETE FIRE PIT
 WITH GLASS RAIL, CONCRETE PAVERS WITH
 DARK/LIGHT PATTERN, AND OUTDOOR SEATING

THIRD FLOOR LANDSCAPE-
 SEE SHEET L2

FIRST FLOOR/GROUND LEVEL
 LANDSCAPE-
 SEE SHEET L1



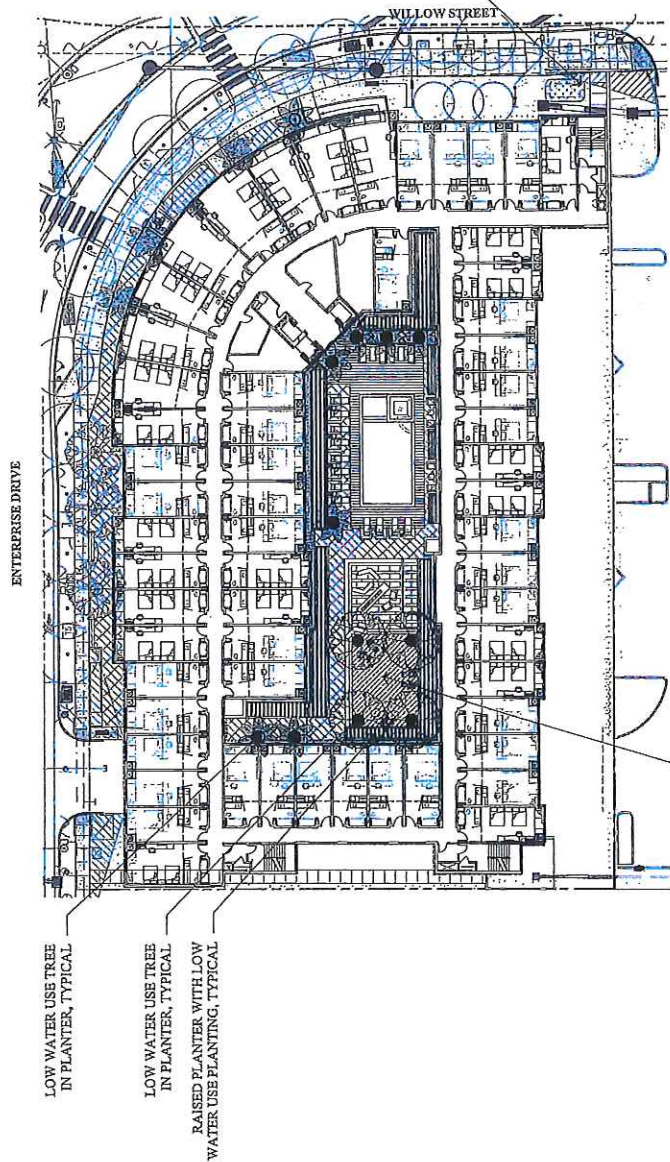
Carlison, Barbree
 & Gibson, Inc.
 CIVIL ENGINEERS - ARCHITECTS - PLANNERS
 200 Oak Grove, Suite 100 • San Diego, CA 92109
 619.594.8800
 www.cbg.com



Newark Gateway
 Mixed-Use Development
 Enterprise Drive & Willow Street

EXHIBIT A p15 | L3

CONDITIONAL USE PERMIT SUBMITTAL - 2017 3RD FLOOR HYDROZONE PLAN



HYDROZONE INFORMATION TABLE - THIRD FLOOR

HYDROZONE ZONE/ DRAINAGE CODE	USING METHOD	AREA	% OF LANDSCAPE AREA
LOW B-1	DWP	2,381 SF	91%
LOW B-2	BURBLES	102 SF	3%
LOW B-3	DWP	152 SF	5%
HIGH B-4	SPRAY	800 SF	30%
TOTAL		3,435 SF	100%

* REFER TO SHEET L4 FOR WATER BUDGET CALCULATIONS

FIRST FLOOR/GROUND LEVEL
LANDSCAPE-
SEE SHEET L4

HIGH WATER USE TURF PLANTING

HYDROZONE LEGEND

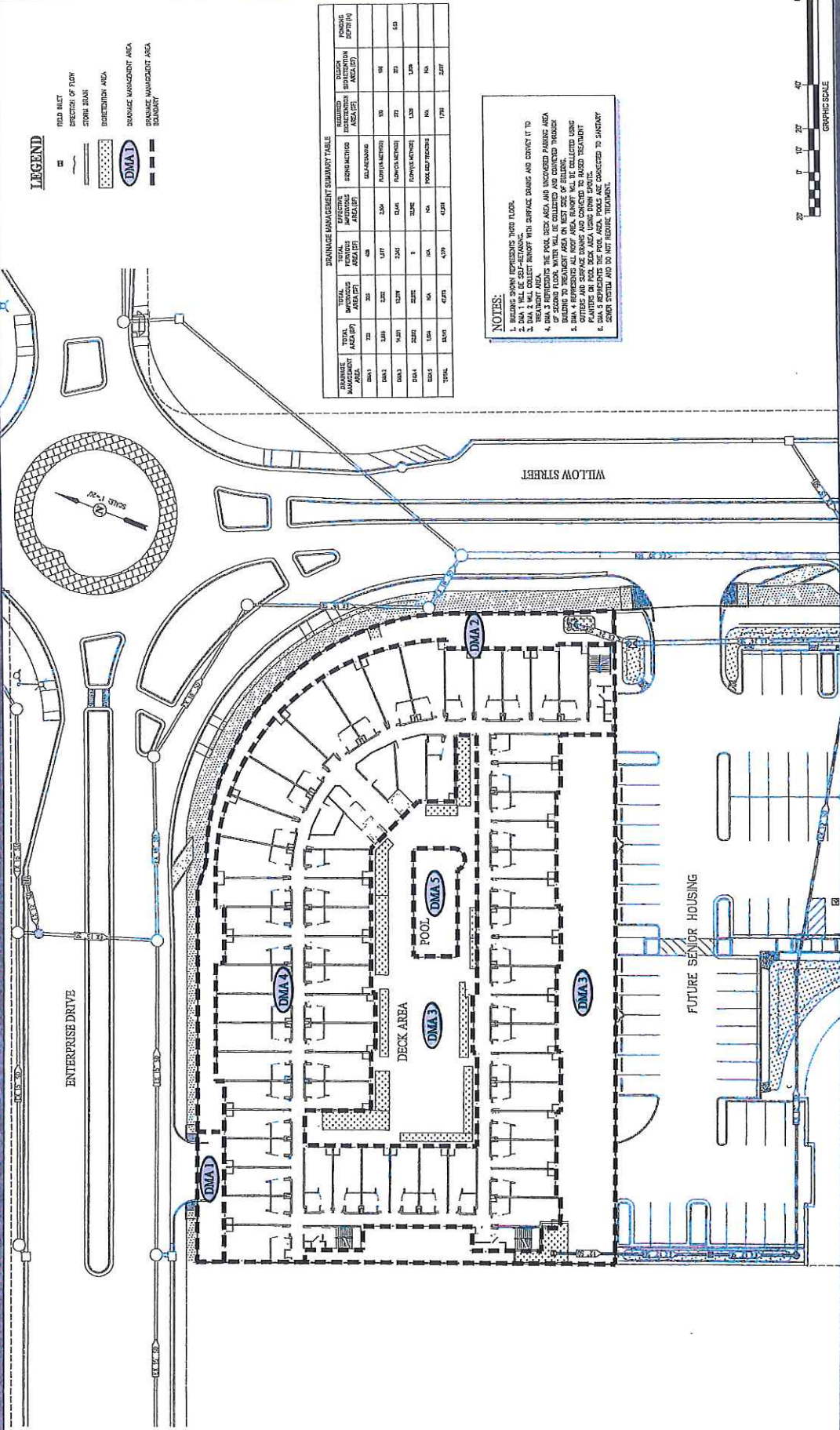
- BIO-FILTER PLANTING - LOW WATER USE
- SHRUB-PLANTING LOW WATER USE
- TREE-PLANTING LOW WATER USE

GRAPHIC SCALE
(IN FEET)

0 20 40 60

1 inch = 20 ft.

CONDITIONAL USE PERMIT SUBMITTAL - 2017 PRELIMINARY STORMWATER CONTROL PLAN



LEGEND

- ▣ FIELD INLET
- ▬ DIRECTION OF FLOW
- ▬ STORM SEWER
- ▬ DIRECTIONAL AREA
- DMA1
- ▬ DRAINAGE MANAGEMENT AREA
- ▬ DRAINAGE MANAGEMENT AREA BOUNDARY

DRAINAGE MANAGEMENT SUMMARY TABLE

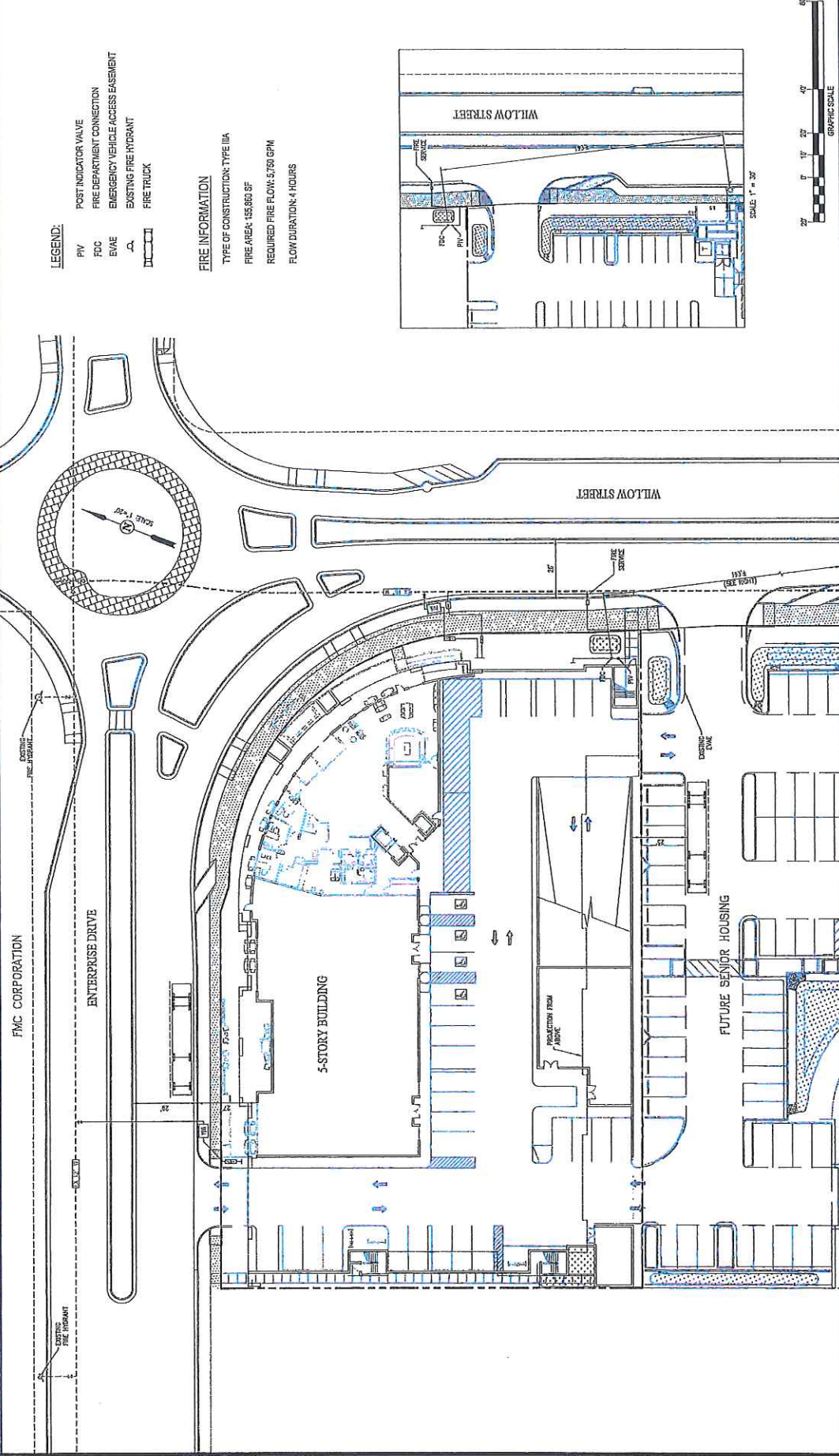
DRAINAGE MANAGEMENT AREA	TOTAL IMPERVIOUS AREA (SQ FT)	TOTAL PAVED AREA (SQ FT)	PERCENT IMPERVIOUS AREA (SQ FT)	PERCENT PAVED AREA (SQ FT)	PERCENT IMPERVIOUS AND PAVED AREA (SQ FT)	PERCENT IMPERVIOUS AND PAVED AREA (SQ FT)	PERCENT IMPERVIOUS AND PAVED AREA (SQ FT)
DMA1	120	400	29.4	100.0	120.0	100.0	100.0
DMA2	1,000	1,000	100.0	100.0	2,000.0	100.0	100.0
DMA3	1,000	1,000	100.0	100.0	2,000.0	100.0	100.0
DMA4	1,000	1,000	100.0	100.0	2,000.0	100.0	100.0
DMA5	1,000	1,000	100.0	100.0	2,000.0	100.0	100.0
DMA6	1,000	1,000	100.0	100.0	2,000.0	100.0	100.0
DMA7	1,000	1,000	100.0	100.0	2,000.0	100.0	100.0
TOTAL	5,000	5,000	100.0	100.0	10,000.0	100.0	100.0

NOTES:

1. BUILDING SHOWN REPRESENTS THIRD FLOOR.
2. DMA 1 WILL BE REDESIGNED.
3. ALL IMPERVIOUS AND PAVED AREAS WILL BE CONNECTED TO THE TREATMENT AREA.
4. DMA 3 REPRESENTS THE POOL DECK AREA AND IMPROVED PARKING AREA. THIS AREA WILL BE CONNECTED TO THE TREATMENT AREA THROUGH A DRAINAGE SYSTEM.
5. DMA 4 REPRESENTS ALL ROOF AREA. RUNOFF WILL BE COLLECTED USING GUTTERS AND SURFACE DRAINAGE AND CONVEYED TO THE TREATMENT AREA.
6. DMA 5 REPRESENTS THE POOL AREA. POOLS ARE CONNECTED TO SANITARY SEWER SYSTEM AND DO NOT REQUIRE TREATMENT.

PRELIMINARY FIRE ACCESS PLAN

CONDITIONAL USE PERMIT SUBMITTAL - 2017





C-5

Newark Gateway
 Mixed-Use Development
 Enterprise Drive & Willow Street

Prepared by: **Carlini, Barbee & Gibson, Inc.**
 1000 North 10th Street, Suite 200
 Newark, NJ 07102
 Phone: 973-261-1111
 Fax: 973-261-1112
 Email: info@carlinibarbegibson.com