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# FILBERT VILLAS DESIGN SET

37243 & 37257 FILBERT ST  
NEWARK, CA 94560

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## GENERAL NOTES

- PROJECT IS TO COMPLY WITH CHAPTER 15.06, SECURITY CODE OF NEWARK MUNICIPAL CODE
- ALL BUILDINGS SHALL BE EQUIPPED WITH A FULLY AUTOMATIC FIRE SPRINKLER.

## CODES AND REGULATIONS

THIS PROJECT WILL CONFORM TO THE FOLLOWINGS:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA ENERGY CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN)

## VICINITY MAP



PROJECT SITE

(E) FIRE HYDRANT

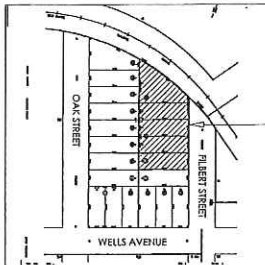
## PROJECT DESCRIPTION

This project consists of 16 new 3 story townhouses. Each unit is approximately 1,920 sf with 4 bedrooms, 3.5 bathrooms, an attached 2 car garage, and a private balcony. All units will be solar ready and include an EV charging station in the garage. The units will contain additional green building, smart home features such as LED lighting, energy conserving appliances, and water conserving plumbing fixtures. Because of the sites proximity to the train tracks, a noise study is being completed and the recommendations and details for sound attenuation will be incorporated into the building permit set.

The architectural design and character is influenced by a modern California vernacular with a variety of colors, finishes, and textures to provide the units a unique look while still maintaining a cohesive, complementary whole. Each unit has been designed with a distinct main entry porch and articulated roof lines, balconies etc. to avoid large expanses of blank wall.

A group open space is to be provided on the Northwest corner of the site and will consist of a children's play area, a gazebo with shaded seating, picnic tables, pergolas, and barbecue grills. A new CMU wall will be built along the train tracks and shrubs along the wall will be included to discourage graffiti. Landscape throughout the property will be included, as will street improvements required by the city as part of the project. (S) guest parking spaces are provided in compliance with the Newark Municipal Code. Security cameras shall be placed on site for surveillance of the driveways and street areas.

## ASSESSOR'S PARCEL MAP



PROJECT SITE

## PROJECT DATA

APN #	92-131-1-9, 92-131-2-4, 92-131-3
TOTAL SITE AREA	43,222 SF
ZONING DISTRICT	R-2500
TOTAL UNITS	16 TOWNHOUSES
FIRE SPRINKLER	HFA130

SITE COVERAGE ALLOWED	35%
PROVIDED	14,139 SF (33%)

USABLE OPEN SPACE REQUIRED	5,186 SF (12%)
PROVIDED	6,400 SF (15%)

BUILDING HEIGHT MAX ALLOWED	30' (MEAN B/W EAVE & RIDGE)
PROVIDED	32' (MEAN B/W EAVE & RIDGE)

PARKING SUMMARY	
RESIDENT PARKING PROVIDED	2 SP/UNIT (32 SP)
GUEST PARKING PROVIDED	5 SP
(REQUIRED: 15P + 20% OF RESIDENTIAL UNITS)	

## PROJECT DIRECTORY

**OWNER**  
SRAJ DEVELOPMENT INC.  
104 CONSTITUTION DRIVE, SUITE 4  
MENLO PARK, CA 94025  
510.202.7847  
CONTACT: RISHI KHANNA

**ARCHITECT**  
BKBC ARCHITECTS INC.  
1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700  
CONTACT: COURTNEY FOGAL

**SURVEYOR/CIVIL ENGINEER**  
DEBOLT CIVIL ENGINEERS  
811 SAN RAMON VALLEY BLVD.  
DANVILLE, CA 94526  
925.837.3760  
CONTACT: JIM DIGGINS

**LANDSCAPE ARCHITECT**  
BORRECO/MILAN & ASSOCIATES, INC.  
1241 PINE STREET  
MARTINEZ, CA 94533  
925.372.5306  
CONTACT: BRIAN KILIAN

**GEOTECHNICAL ENGINEER**  
GEI  
38750 PASEO PADRE PARKWAY, STE. B-1  
FREMONT, CA 94536  
510.791.0100  
CONTACT: TAGHI MAHBEIAN

**ACOUSTICS, NOISE, AND VIBRATION**  
WILSON BRIG  
6001 SHELLMOUND, SUITE 400  
EMERYVILLE, CA 94608  
510.658.6719  
CONTACT: DEBORAH JUE

**ENVIRONMENTAL ASSESSMENT**  
LSA  
157 PARK PLACE  
POINT RICHMOND, CA 94801  
510.236.4810  
CONTACT: TIM MILLIKEN

**EXHIBIT** *Ap1*

ARCHITECT  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD, SUITE 101  
 WALNUT CREEK, CA 94596  
 925.930.9700 www.bkbcarch.com

PROJECT  
**FILBERT VILLAS**  
 37243 & 37257 FILBERT ST.  
 NEWARK, CA 94560  
 DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

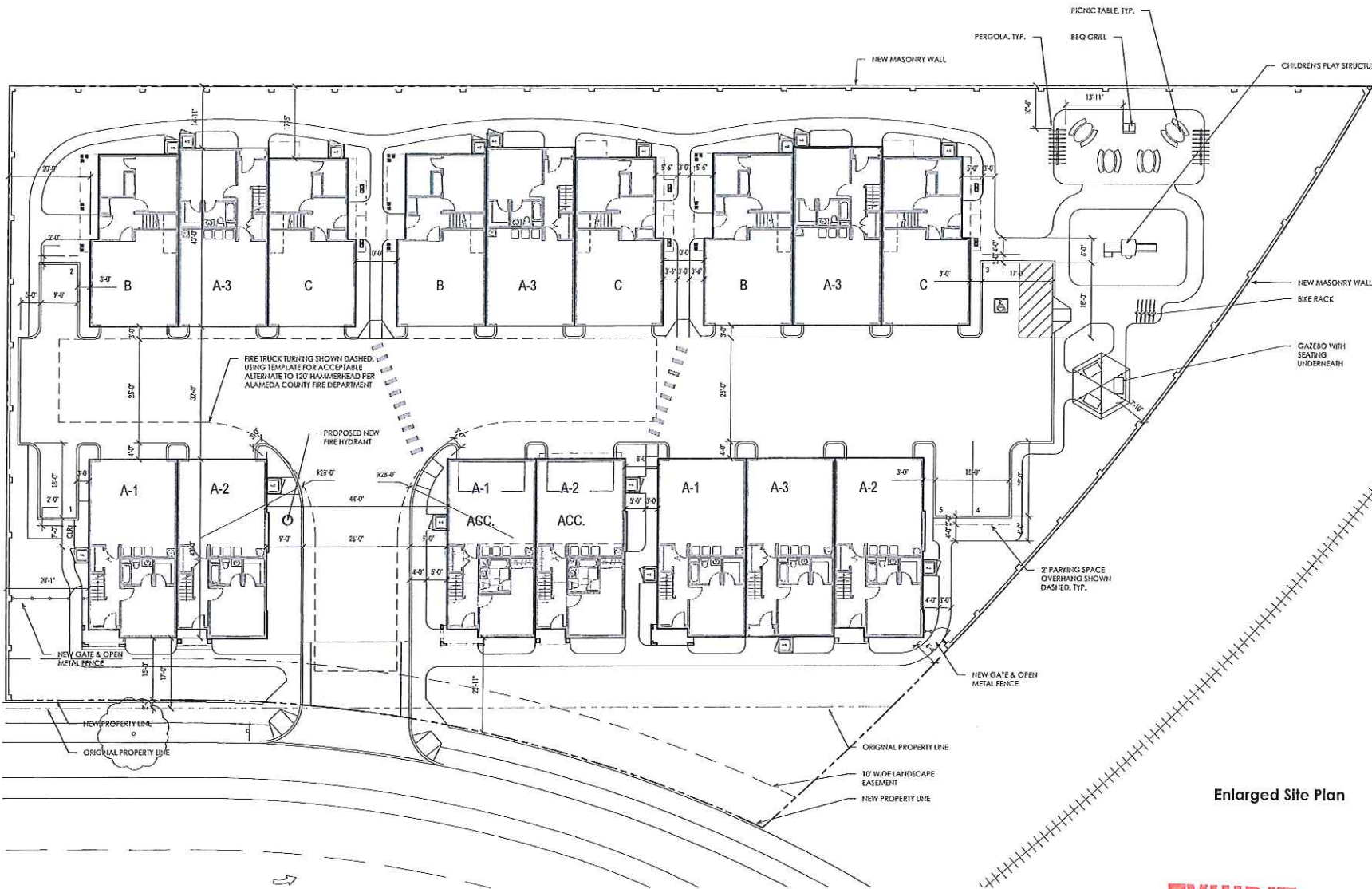
DATE: 5/24/2017

SCALE: NO SCALE

TITLE: Cover

DRAWING NO: Ne-18a

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Enlarged Site Plan

**EXHIBIT** *Ap2*

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD. SUITE 101  
 WALNUT CREEK, CA 94596  
 925.935.9700 www.bkbcarch.com

PROJECT  
**FILBERT VILLAS**  
 3243 & 3257 FILBERT ST.  
 BERKELEY, CA 94706  
 DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

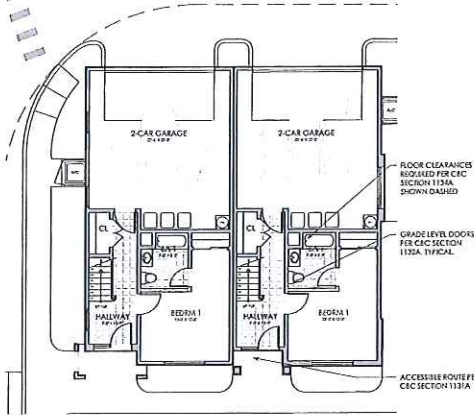
DATE: 5/24/2017

SCALE: 3/32" = 1'-0"

TITLE: Site Plan

DRAWING NO:  
 Ne-18b

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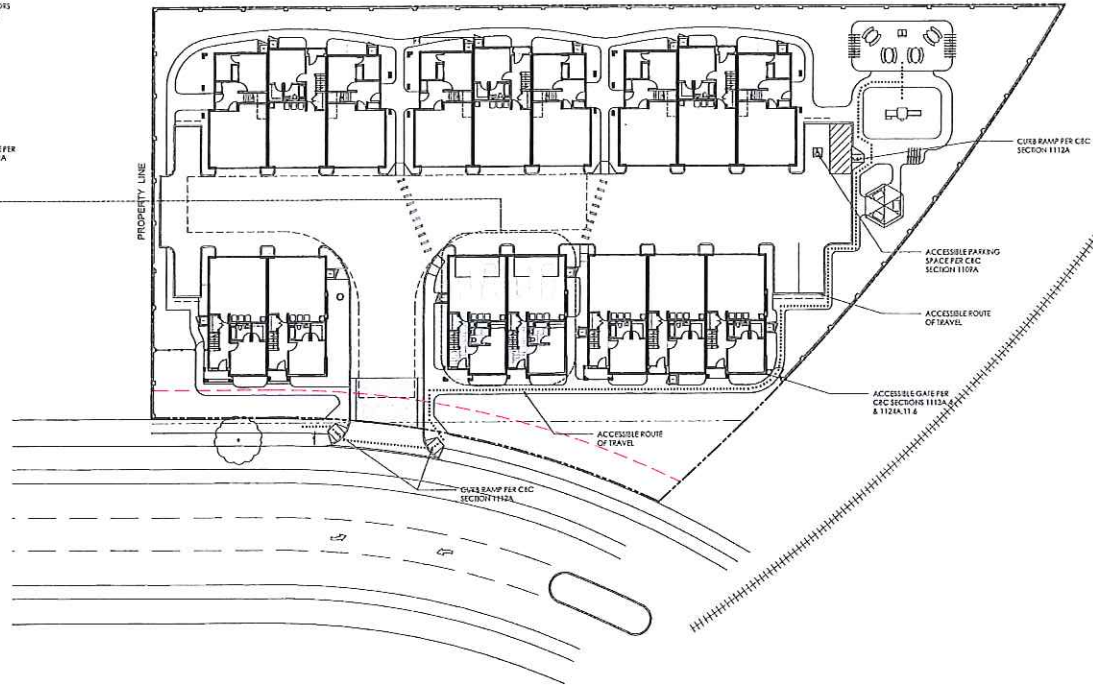


Accessible Units

Required Accessible Units: 2 (10% of 16 = 1.6)

Per CBC Section 1102A.3:  
At least 10 percent but not less than one of the multistory dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with the following:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests in Section 1150A.
2. At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with the provisions in Division IV.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms or hallways.
4. Common use areas covered by this section shall be accessible as required by this chapter. Public use areas as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.1.



Proposed Site Plan

**EXHIBIT** Ap3

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD, SUITE 101  
MILPITAS, CALIFORNIA 95035  
925.920.9700 www.bkbcarch.com

PROJECT  
**FILBERT VILLAS**  
3724 S. 272ND AVENUE, E.  
MERRICK, CA 94568  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:



PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

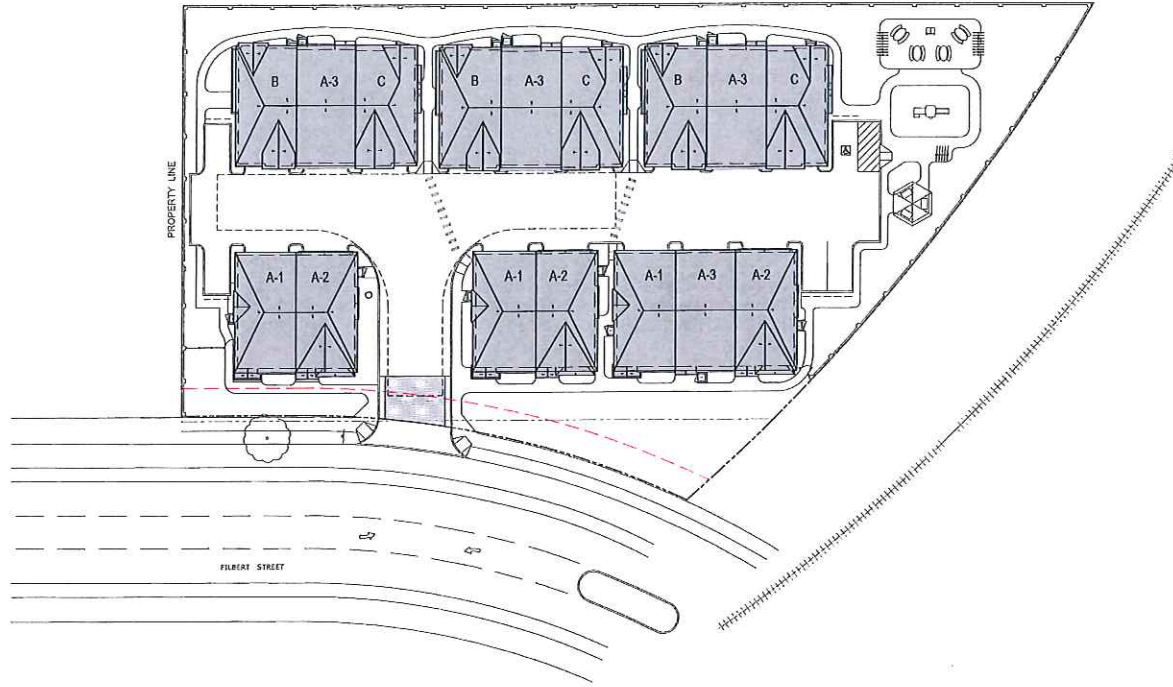
DATE: 5/24/2017

SCALE: 1" = 20'

TITLE:  
Accessibility  
Plan

DRAWING NO:  
Ne-18c

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Proposed Overall Roof Plan

**EXHIBIT** Ap4

SEAL \_\_\_\_\_

ISSUES: \_\_\_\_\_

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

DATE: 5/24/2017

SCALE: 1"=20'

TITLE: Roof Plan

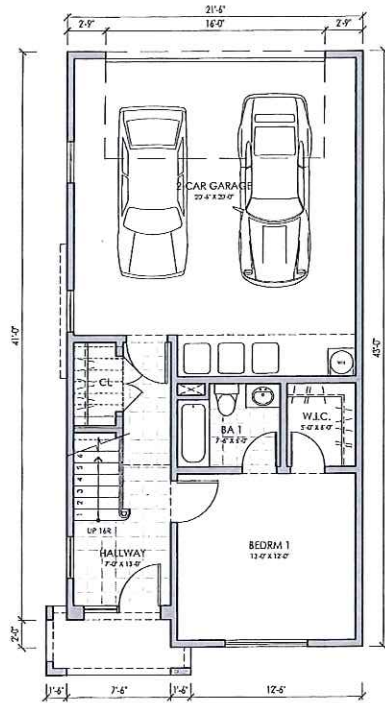
DRAWING NO: Ne-18d

PROJECT: **FILBERT VILLAS**  
 3243 & 3252 FILBERT ST.  
 REDWOOD CITY, CA 94061

ARCHITECT: **BKBC ARCHITECTS INC.**  
 1371 OAKLAND BLVD., SUITE 101  
 FOLSOM, CALIF. 95630  
 925.933.0700 www.bkbcarch.com

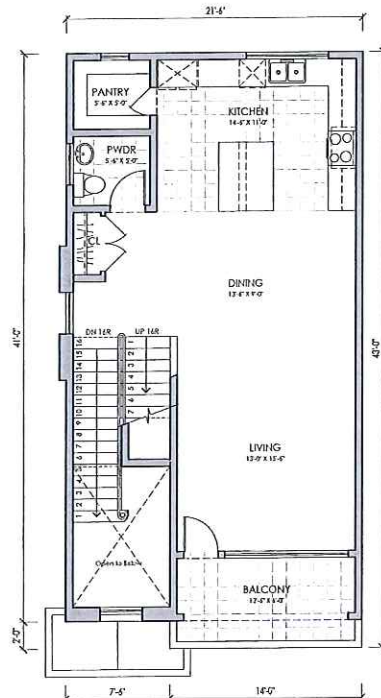
DEVELOPER/OWNER: **SRAJ Development Inc.**

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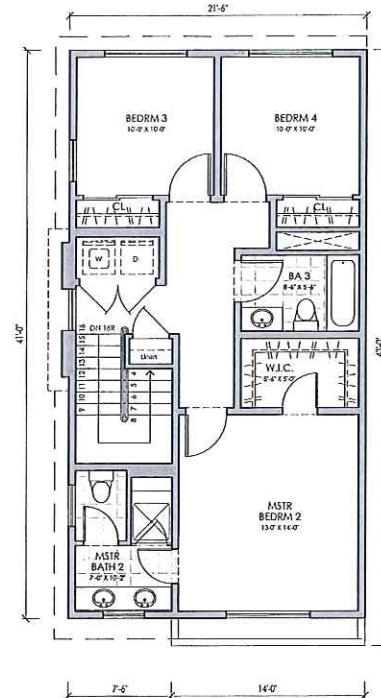
1st Level Plan, Unit A-1  
Mediterranean Style  
1/4"=1'-0"

1



2nd Level Plan, Unit A-1  
Mediterranean Style  
1/4"=1'-0"

2



3rd Level Plan, Unit A-1  
Mediterranean Style  
1/4"=1'-0"

3

Level 3: 800 SF  
Level 2: 755 SF  
Level 1: 381 SF  
Total Area: 1,956 SF

4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

**Unit A**

DRAWING NO.  
Ne-18e

**EXHIBIT** Ap5

SEAL

ISSUES:

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

DATE: 5/24/2017

SCALE: 1/4"=1'-0"

TITLE:  
Unit A  
Floor Plans

DRAWING NO.

Ne-18e

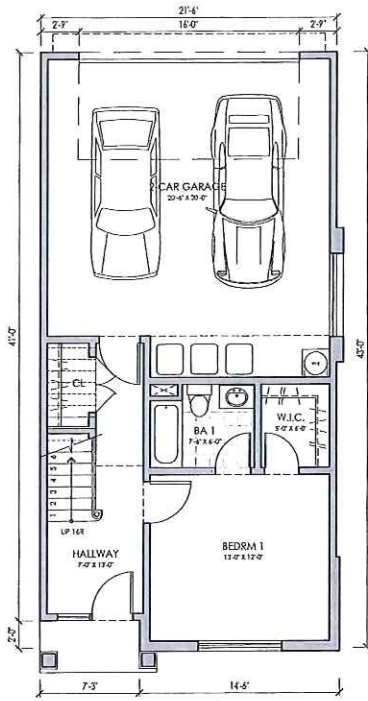
ARCHITECTS

**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

PROJECT

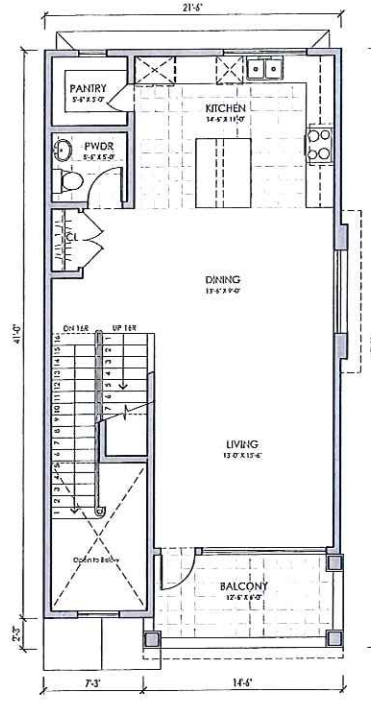
**FILBERT VILLAS**  
7243 S. 250th STREET,  
NORMAN, CA 94648  
DEVELOPER/ OWNER  
**SRAJ Development Inc.**

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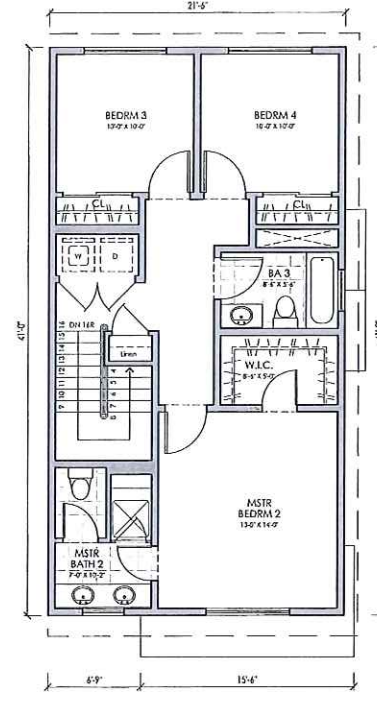
1st Level Plan, Unit A-2  
Craftsman Style  
1/4"=1'-0"

1



2nd Level Plan, Unit A-2  
Craftsman Style  
1/4"=1'-0"

2



3rd Level Plan, Unit A-2  
Craftsman Style  
1/4"=1'-0"

3

Level 3: 820 SF  
Level 2: 759 SF  
Level 1: 385 SF  
Total Area: 1,964 SF

4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

**Unit A**

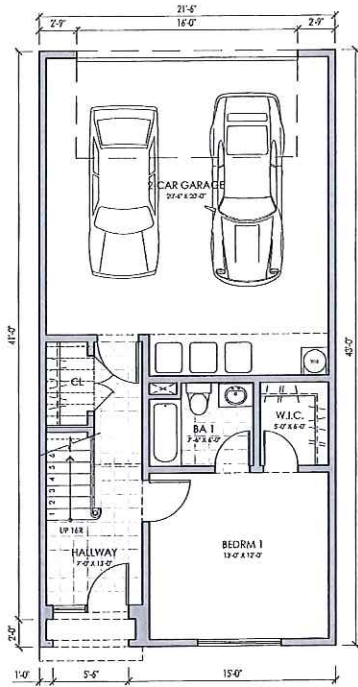
ARCHITECTS  
**FILBERT VILLAS**  
3296 S. 2720 FILBERT ST.  
FARMERS, CA 94575  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

PROJECT  
SEAL  
ISSUES:  
PROJECT NUMBER: 1607  
DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: 1/4"=1'-0"  
TITLE  
Unit A  
Floor Plans  
DRAWING NO:  
Ne-18f

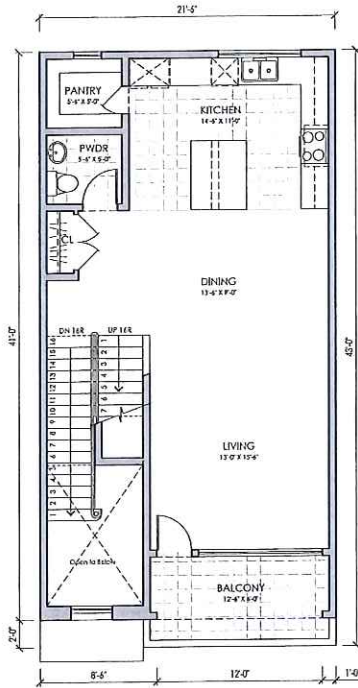
**EXHIBIT** ApG

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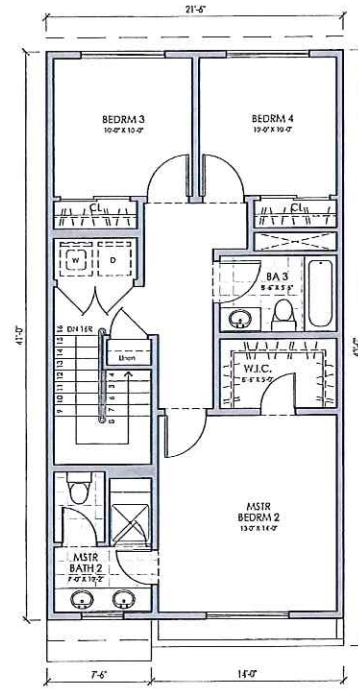
1st Level Plan, Unit A-3  
Mediterranean Style  
1/4"=1'-0"

1



2nd Level Plan, Unit A-3  
Mediterranean Style  
1/4"=1'-0"

2



3rd Level Plan, Unit A-3  
Mediterranean Style  
1/4"=1'-0"

Level 3: 820 SF  
Level 2: 755 SF  
Level 1: 381 SF  
Total Area: 1,956 SF

4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

Unit A

ARCHITECT

**BKBC ARCHITECTS INC.**  
1371 CALA AND BLVD, SUITE 101  
MALIBU, CALIF. CA 90263  
925.920.0700 www.bkbcarch.com

PROJECT

**FILBERT VILLAS**  
3744 S. 272<sup>ND</sup> FILBERT ST.  
REMARK, CA 94586  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

DATE: 5/24/2017

SCALE: 1/4"=1'-0"

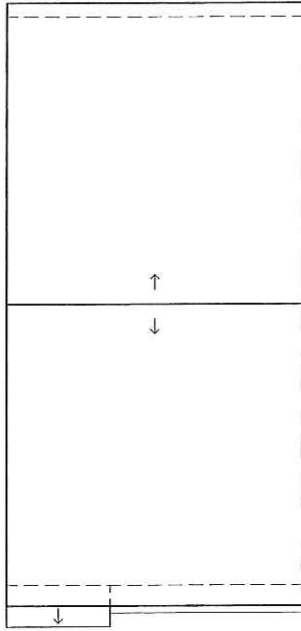
TITLE:  
Unit A  
Floor Plans

DRAWING NO.:

Ne-18g

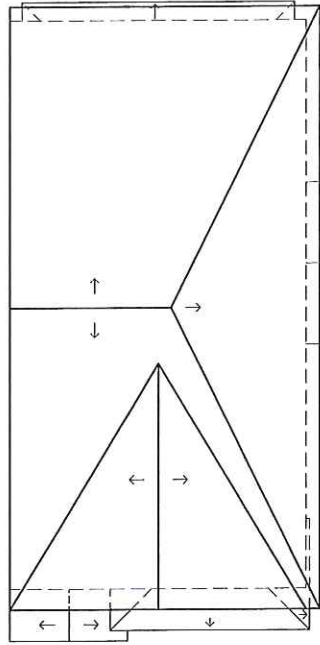
**EXHIBIT** Ap7

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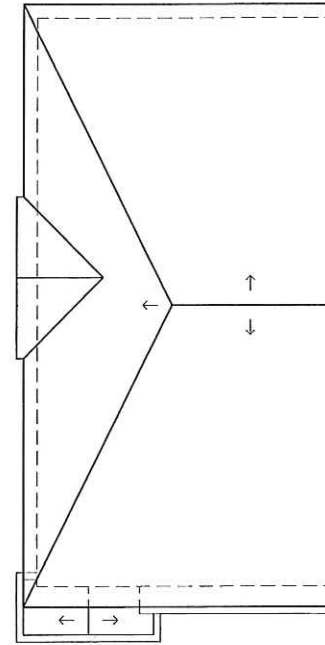
**Roof Plan of Unit A-3**  
Mediterranean Style  
1/4"=1'-0"

1



**Roof Plan of Unit A-2**  
Craftsman Style  
1/4"=1'-0"

2



**Roof Plan of Unit A-1**  
Mediterranean Style  
1/4"=1'-0"

3

**Unit A**

PROJECT NUMBER:	1607
DRAWN LC CHECKED: CF	
DATE:	5/24/2017
SCALE:	1/4"=1'-0"
TITLE:	Unit A Roof Plans
DRAWING NO:	Ne-18h

**EXHIBIT** Ap8

ARCHITECTS  
**FILBERT VILLAS**  
 3726 J. ST. FILBERT ST.  
 MENLO PARK, CA 94028  
 DEVELOPER/ OWNER  
**SRAJ Development Inc.**  
 ARCHITECTS  
**BKBC ARCHITECTS INC.**  
 1371 CALIFORNIA BLVD, SUITE 101  
 WALNUT CREEK, CA 94598  
 925.930.9700 www.bkbcarch.com



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**Front Elevation**  
Mediterranean Style  
1/4"=1'-0"

1



**Back Elevation**  
Mediterranean Style  
1/4"=1'-0"

2



**Side Elevation**  
Mediterranean Style  
1/4"=1'-0"

3

Unit A-1  
Mediterranean Style

**EXHIBIT** Ap9

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 CALIFORNIA BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

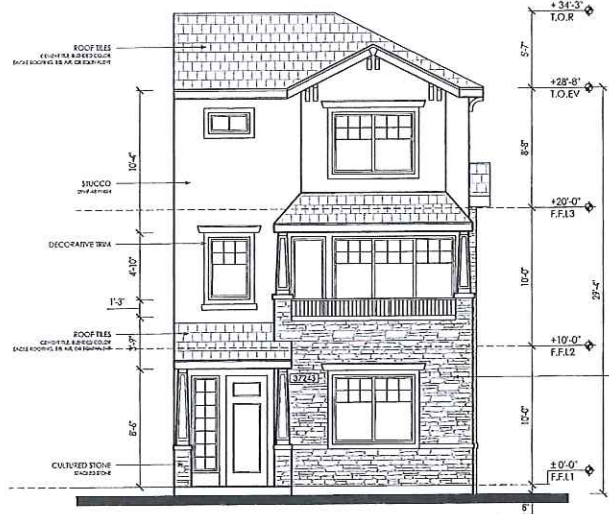
PROJECT  
**FILBERT VILLAS**  
3746 S. 2727 FILBERT ST.  
REDLAND, CA 92356  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

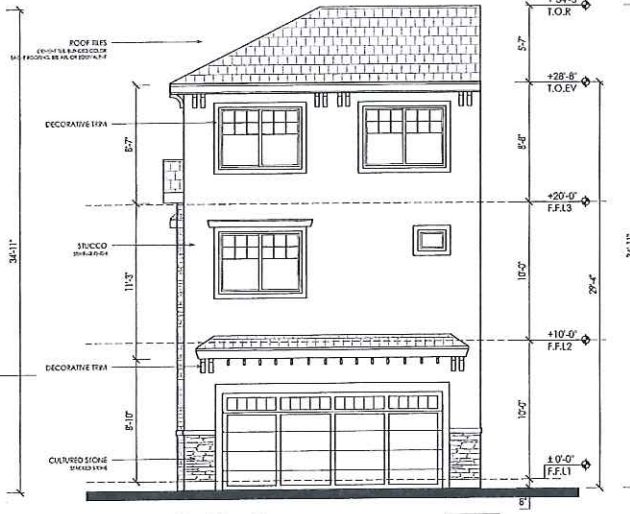
PROJECT NUMBER: 1607  
DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: 1/4"=1'-0"  
TITLE: Unit A-1 Elevations  
DRAWING NO: Ne-18i

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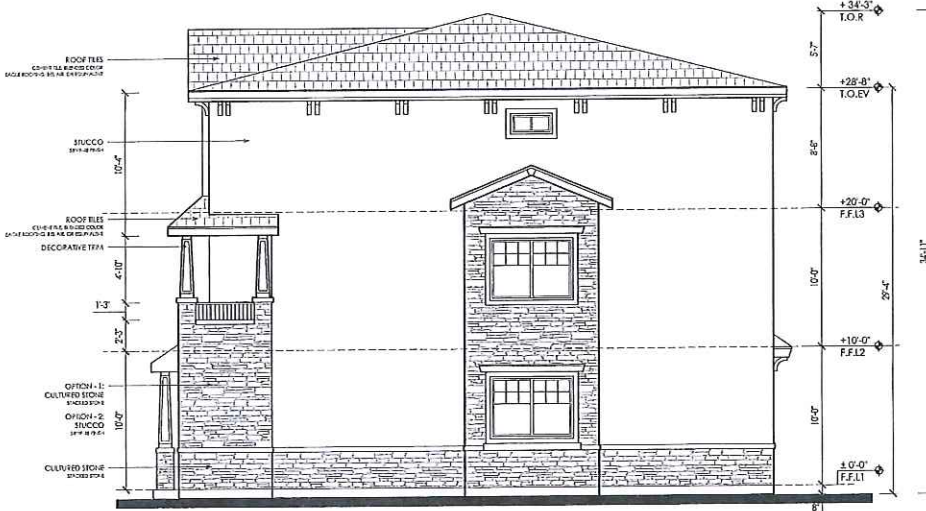
Front Elevation  
Craftsman Style  
1/4"=1'-0"

1



Back Elevation  
Craftsman Style  
1/4"=1'-0"

2



Side Elevation  
Craftsman Style  
1/4"=1'-0"

3

Unit A-2  
Craftsman Style

PROJECT  
**FILBERT VILLAS**  
3926 S. 252<sup>ND</sup> STREET,  
FREMONT, CA 94536  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1377 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

SEAL

ISSUES:

PROJECT NUMBER: 1607  
DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: 1/4"=1'-0"  
TITLE: Unit A-2 Elevations  
DRAWING NO.:  
Ne-18j

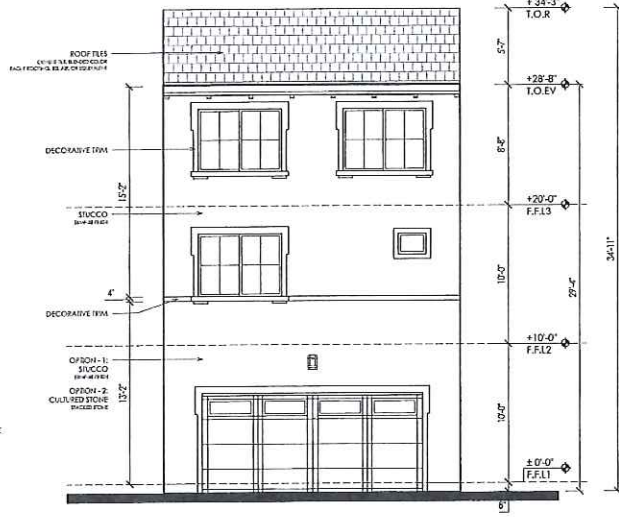
**EXHIBIT** Apio

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**Front Elevation**  
Mediterranean Style  
1/4"=1'-0"

1



**Back Elevation**  
Mediterranean Style  
1/4"=1'-0"

2

**Unit A-3**  
Mediterranean Style

**EXHIBIT** April

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1377 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

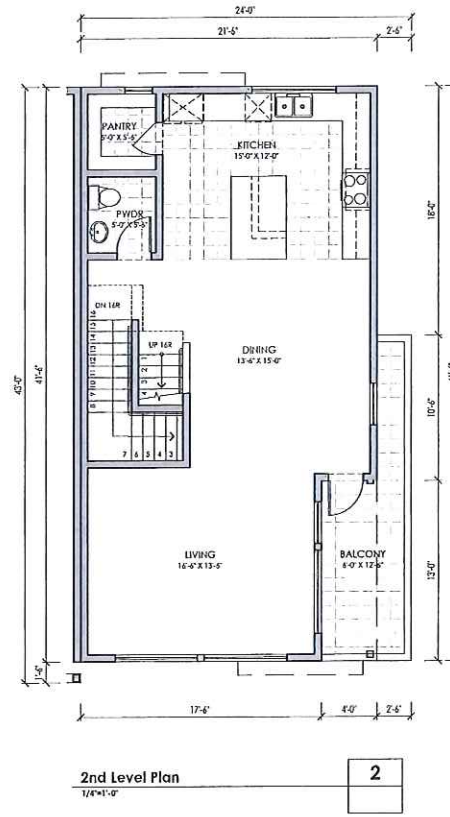
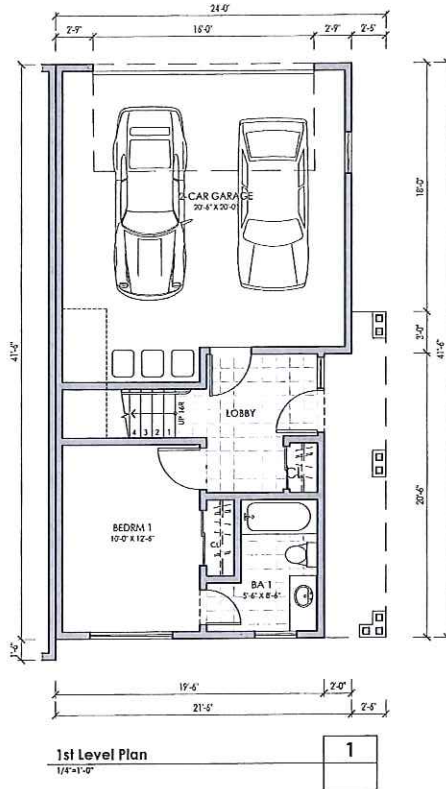
PROJECT  
**FILBERT VILLAS**  
3726 S. 2727 STREET,  
PACIFIC GROVE  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

PROJECT NUMBER: 1607  
DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: 1/4"=1'-0"  
TITLE: Unit A-3 Elevations  
DRAWING NO: Ne-18k

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Level 3:	848	SF
Level 2:	778	SF
Level 1:	343	SF
<b>Total Area:</b>	<b>1,969</b>	<b>SF</b>

4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

**Unit B**  
Craftsman Style

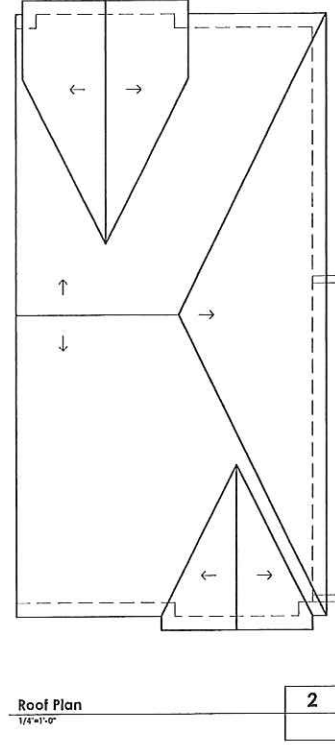
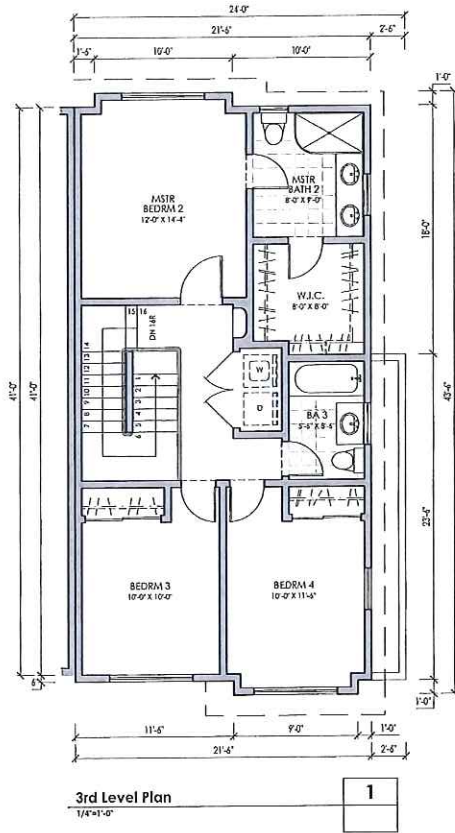
ARCHITECTS: **BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.7700 www.bkbcarch.com

PROJECT: **FILBERT VILLAS**  
37243.3 2357 FILBERT ST.  
FERRIS, CA 94508  
DEVELOPER/OWNER: **SRAJ Development Inc.**

PROJECT NUMBER: 1607  
DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: 1/4"=1'-0"  
TITLE: Unit B Floor Plans  
DRAWING NO: Ne-181

**EXHIBIT A** 10

ALL THESE DESIGN ARRANGEMENTS AND PLANS INDICATED ARE REPRESENTED BY THE COMPANY AND ARE OWNED BY AND THE PROPERTY OF BKBC ARCHITECTS INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NO PART OF THESE DESIGN ARRANGEMENTS AND PLANS SHALL BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYRIGHT, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.

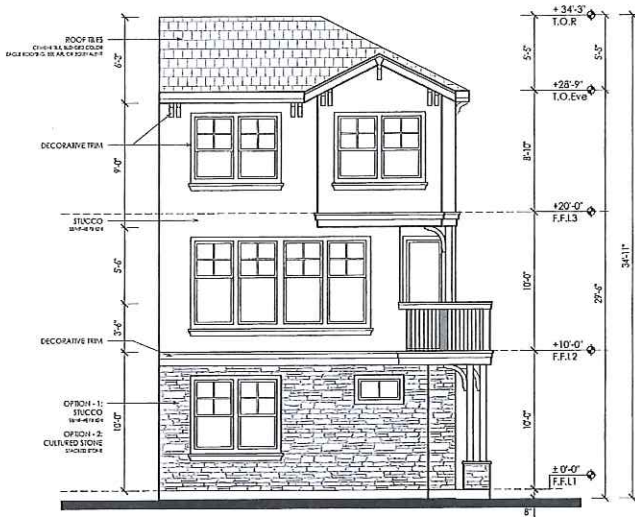


Unit B  
Craftsman Style

ARCHITECTS	<b>BKBC ARCHITECTS INC.</b>
PROJECT	<b>FILBERT VILLAS</b>
SEAL	3743 & 3727 FILBERT ST. BERNARD, CA 94505
ISSUES:	DEVELOPER OWNER <b>SRAJ Development Inc.</b>
PROJECT NUMBER:	1607
DRAWN LC:	CHECKED: CF
DATE:	5/24/2017
SCALE:	1/4"=1'-0"
TITLE:	Unit B Floor & Roof Plans
DRAWING NO.:	Ne-18m

**EXHIBIT** Ap13

ALL DETAILS, ELEVATIONS, SECTIONS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BKBC ARCHITECTS INC. AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE IN CONNECTION WITH THIS PROJECT. NO PART OF THIS DRAWING, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHETHER OR NOT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. IS OBTAINED. WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. REPRODUCTION OR USE THEREOF IS PROHIBITED WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.



Front Elevation

1/4"=1'-0"

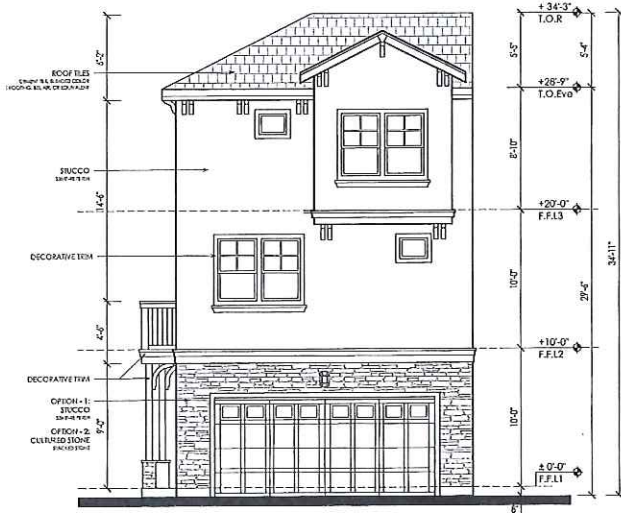
1



Side Elevation

1/4"=1'-0"

3



Back Elevation

1/4"=1'-0"

2

Unit B  
Craftsman Style

PROJECT ARCHITECTS

**FILBERT VILLAS**

3724 S. 202<sup>ND</sup> FILBERT ST.  
RICHMOND, CA 94806

DEVELOPER/ OWNER

**SRAJ Development Inc.**

**BKBC ARCHITECTS INC.**

137 CALAND BLVD. SUITE 101  
WALKER CREEK, CA 94578

925.920.9700 www.bkbcarch.com

SEAL

ISSUES:

PROJECT NUMBER 1607

DRAWN: LC CHECKED: CF

DATE: 5/24/2017

SCALE: 1/4"=1'-0"

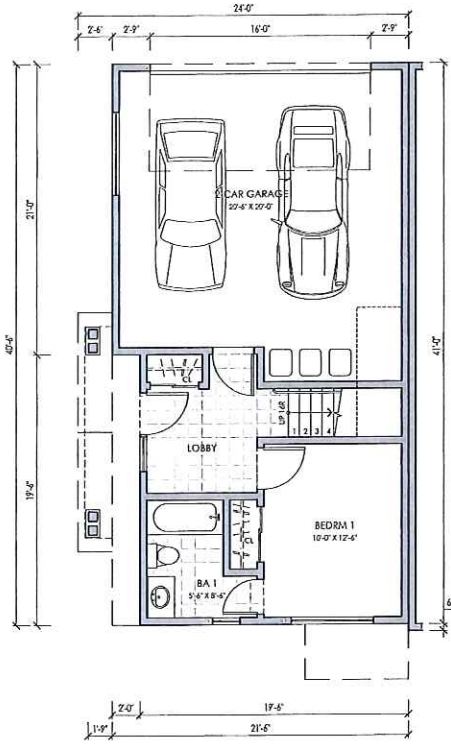
TITLE:  
Unit B  
Elevations

DRAWING NO.:

Ne-18n

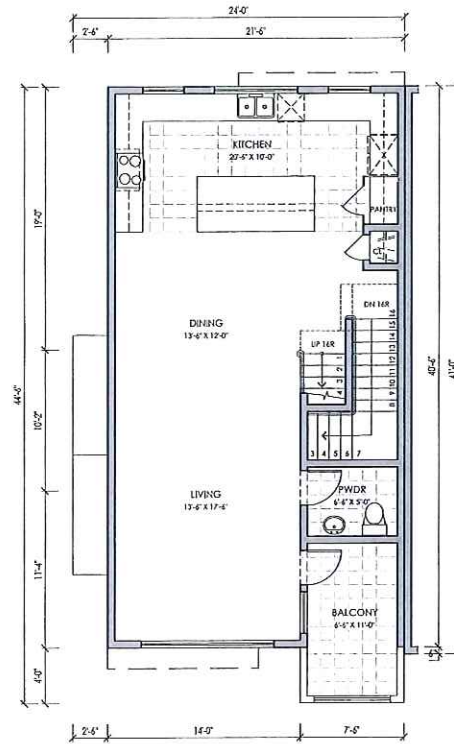
**EXHIBIT** Ap14

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1st Level Plan  
1/4"=1'-0"

1



2nd Level Plan  
1/4"=1'-0"

2

Level 3:	822 SF
Level 2:	757 SF
Level 1:	327 SF
<b>Total Area:</b>	<b>1,914 SF</b>

4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

**Unit C**  
Mediterranean Style

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

PROJECT  
**FILBERT VILLAS**  
3720 & 37257 FILBERT CT.  
NEWARK, CA 94560  
DEVELOPER / OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

DATE: 5/24/2017

SCALE: 1/4"=1'-0"

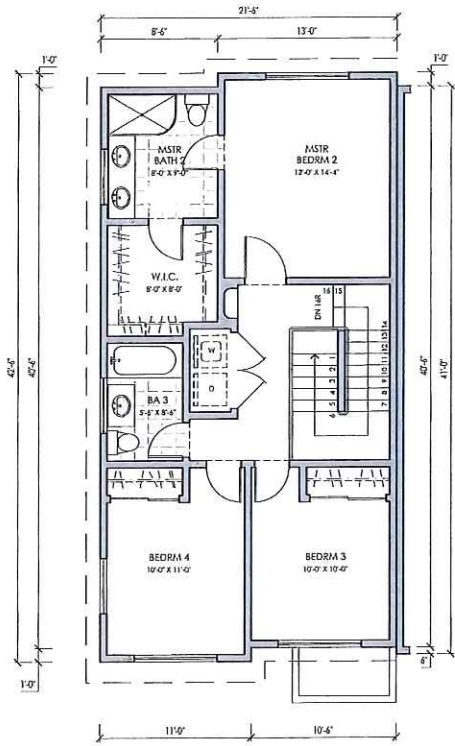
TITLE  
Unit C  
Floor Plans

DRAWING NO:

Ne-180

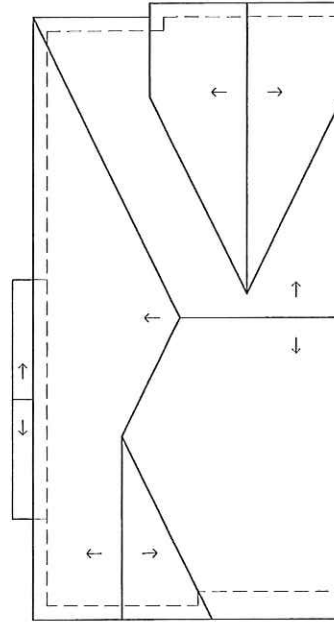
**EXHIBIT A p15**

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3rd Level Plan  
1/4"=1'-0"

1



Roof Plan  
1/4"=1'-0"

2

Unit C  
Mediterranean Style

**EXHIBIT** Ap16

SEAL

ISSUES:

PROJECT NUMBER: 1607

DRAWN: LC CHECKED: CF

DATE: 5/24/2017

SCALE: 1/4"=1'-0"

TITLE:  
Unit C  
Floor & Roof  
Plans

DRAWING NO.:

Ne-18p

ARCHITECTS

**BKBC ARCHITECTS INC.**

1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

PROJECT

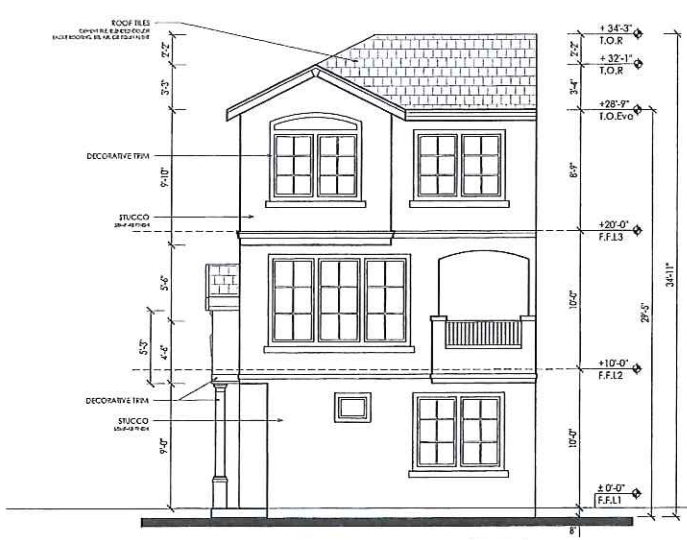
**FILBERT VILLAS**

3726 S. 3257 FILBERT ST.  
REDFORD, CA 94568  
DEVELOPER/OWNER

**SRAJ Development Inc.**



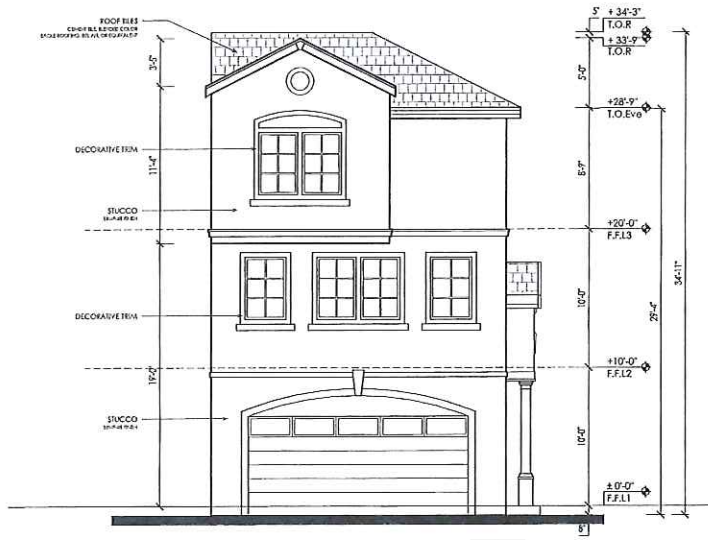
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Front Elevation 1



Side Elevation 3



Back Elevation 2

Unit C  
Mediterranean Style

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.520.9700 www.bkbcarch.com

PROJECT  
**FILBERT VILLAS**  
2724 S. 25th STREET, ST.  
ROSEMEAD, CA 94768  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

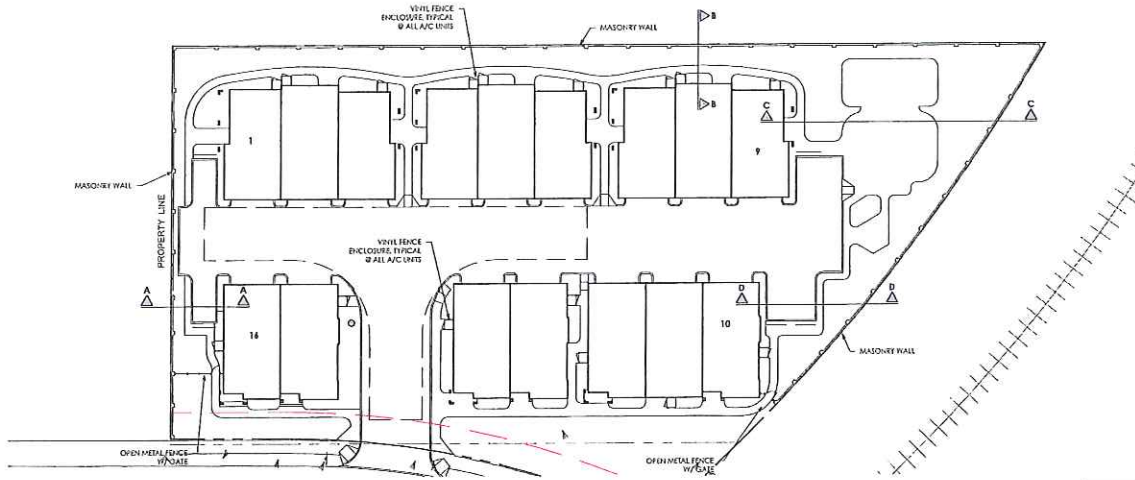
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ISSUES:

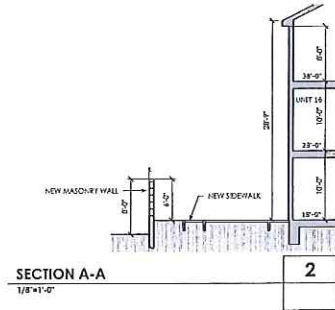
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DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: 1/4"=1'-0"  
TITLE: Unit C Elevations  
DRAWING NO: Ne-18q

**EXHIBIT** Apr 17

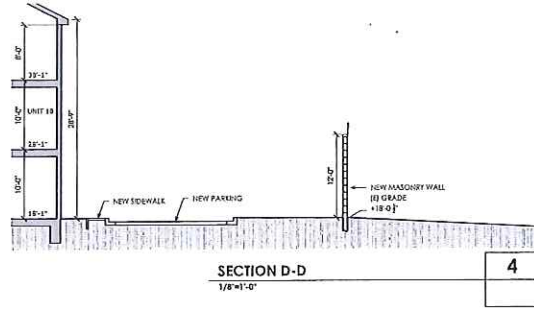
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. FILING THESE DRAWINGS ON SPECIFICATION WITH ANY PUBLIC AGENCY IS NOT A VIOLATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.



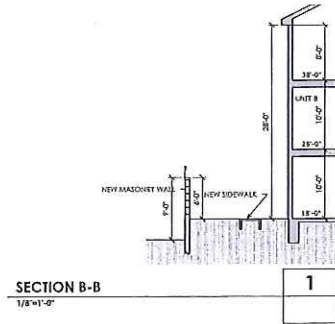
KEY PLAN  
N15  
5



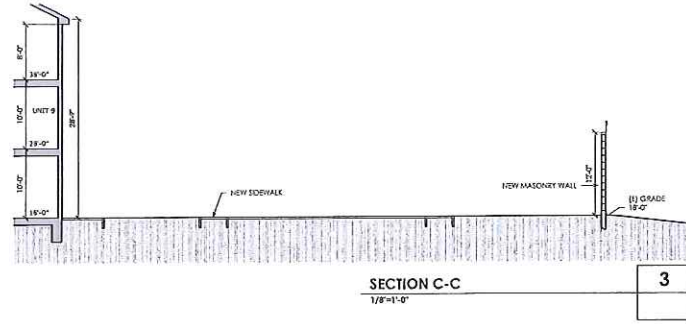
SECTION A-A  
1/8"=1'-0"  
2



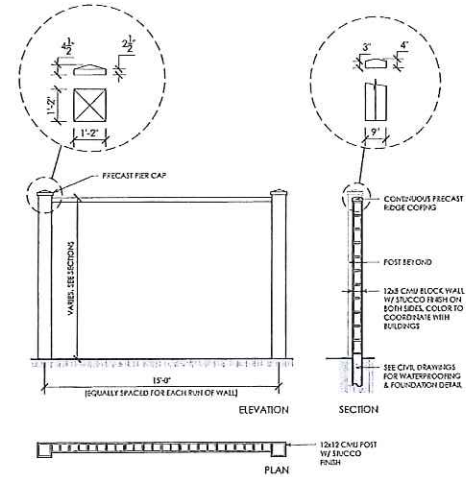
SECTION D-D  
1/8"=1'-0"  
4



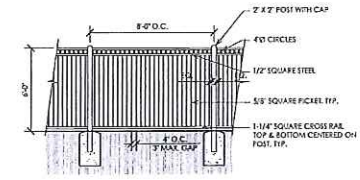
SECTION B-B  
1/8"=1'-0"  
1



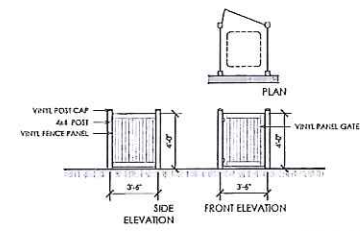
SECTION C-C  
1/8"=1'-0"  
3



TYPICAL MASONRY WALL  
1/4"=1'-0"  
8



OPEN METAL FENCE, PAINTED BLACK  
1/4"=1'-0"  
7



TYPICAL VINYL A/C UNIT SCREEN  
1/8"=1'-0"  
6

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1377 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

PROJECT  
**FILBERT VILLAS**  
32943 S. 2527 FILBERT ST.  
FREMONT, CA 94538  
DEVELOPER/OWNER  
**SRAJ Development Inc.**

SEAL

ISSUES:

PROJECT NUMBER: 1607  
DRAWN: LC CHECKED: CF  
DATE: 5/24/2017  
SCALE: AS NOTED  
FILE: Sections & Details  
DRAWING NO: Ne-18r

**EXHIBIT** Ap18

# FILBERT VILLAS

## PLANNED UNIT DEVELOPMENT AND VESTING TENTATIVE MAP

A 16 UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A  
6 LOT SUBDIVISION OF LOTS 4, 6, 8, and 10, OF BLOCK 187,  
LYING SOUTHWESTERLY OF THE RAILROAD AS SHOWN  
ON THE "MAP OF THE TOWN OF NEWARK"  
FILED MAY 6, 1878 IN MAP BOOK 17, PAGE 10

ALAMEDA COUNTY RECORDS  
CITY OF NEWARK, CALIFORNIA

### SHEET INDEX

TM-1	TITLE SHEET
TM-2	VESTING TENTATIVE MAP
TM-3	PRELIMINARY GRADING and DRAINAGE PLAN
TM-4	SECTIONS
TM-5	PRELIMINARY UTILITY PLAN
TM-6	PRELIMINARY DEMOLITION PLAN
TM-7	PRELIMINARY STORM WATER CONTROL PLAN

### OWNER

SRAJ DEVELOPMENT INC.  
104 CONSTITUTION DRIVE, SUITE 4  
MIRILO PARK, CA 94525 (650) 292-2493

RISHI KHANNA (510) 205-7847  
SUREKHRA VAID (510) 940-3390  
ASHOK VAID  
JIMMY SINGH

### ARCHITECT

BKRC ARCHITECTS INC.  
1371 OAKLAND BLVD., SUITE 101  
WALNUT CREEK, CA 94595-8493 (925) 930-9700

SANJIV BHANDARI - PRINCIPAL  
COURTNEY FOGAL - PROJECT MANAGER

### SURVEYOR / CIVIL ENGINEER

DEBOLT CIVIL ENGINEERING  
811 SAN RAMON VALLEY BLVD.  
DANVILLE, CA 94526 (925) 837-3760

JIM DIGGINS

### LANDSCAPE ARCHITECT

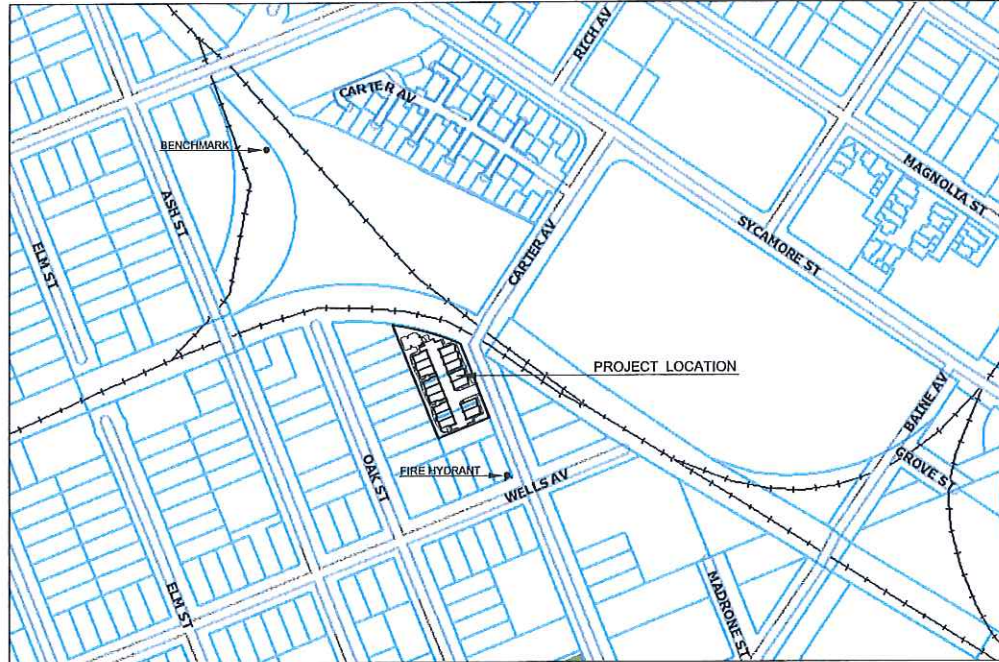
BORRECCO / KILIAN & ASSOCIATES, INC.  
1241 PINE STREET  
MARTINEZ, CA 94553 (925) 372-5306

BRIAN KILIAN  
KIRSTIN BALDWIN

### GEOTECHNICAL ENGINEER

GEI  
38750 PASEO PADRE PARKWAY, STE. B-1  
FREMONT, CA 94536 (510) 791-0100

TAGHI MANBEJAN



LOCATION MAP  
N.T.S.

### LEGEND

	BIO-RETENTION AREA
	ASPHALT PAVEMENT
	CONCRETE
	2" GRIND and OVERLAY
	BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	PROPOSED CENTERLINE
	EASEMENT LINE
	LOT LINE
	URBT LINE
	EXISTING CURB & GUTTER
	CURB LINE
	PROPOSED STORM DRAINAGE
	EXISTING FENCE
	EXISTING WALL
	EXISTING RAILROAD TRACKS
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING UTILITY POLE w/ GUY WIRE
	EXISTING SPOT ELEVATION
	EXISTING SURVEY MONUMENT
	EXISTING SIGN
	DIRECTION OF FLOW
	EXISTING TREE
	EXISTING TREE TO BE REMOVED

## VESTING TENTATIVE TRACT MAP 8387

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
TRACT NO. 8387

CITY OF NEWARK

FILBERT VILLAS

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DOGGINI R.C.E. 37818  
RENEWAL DATE: 03/31/18

#	REVISIONS	DATE



DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3760  
Fax: 925/837-4378

Date: 6/09/2017  
Scale: NONE  
By: JED /  
Job No.: 11191

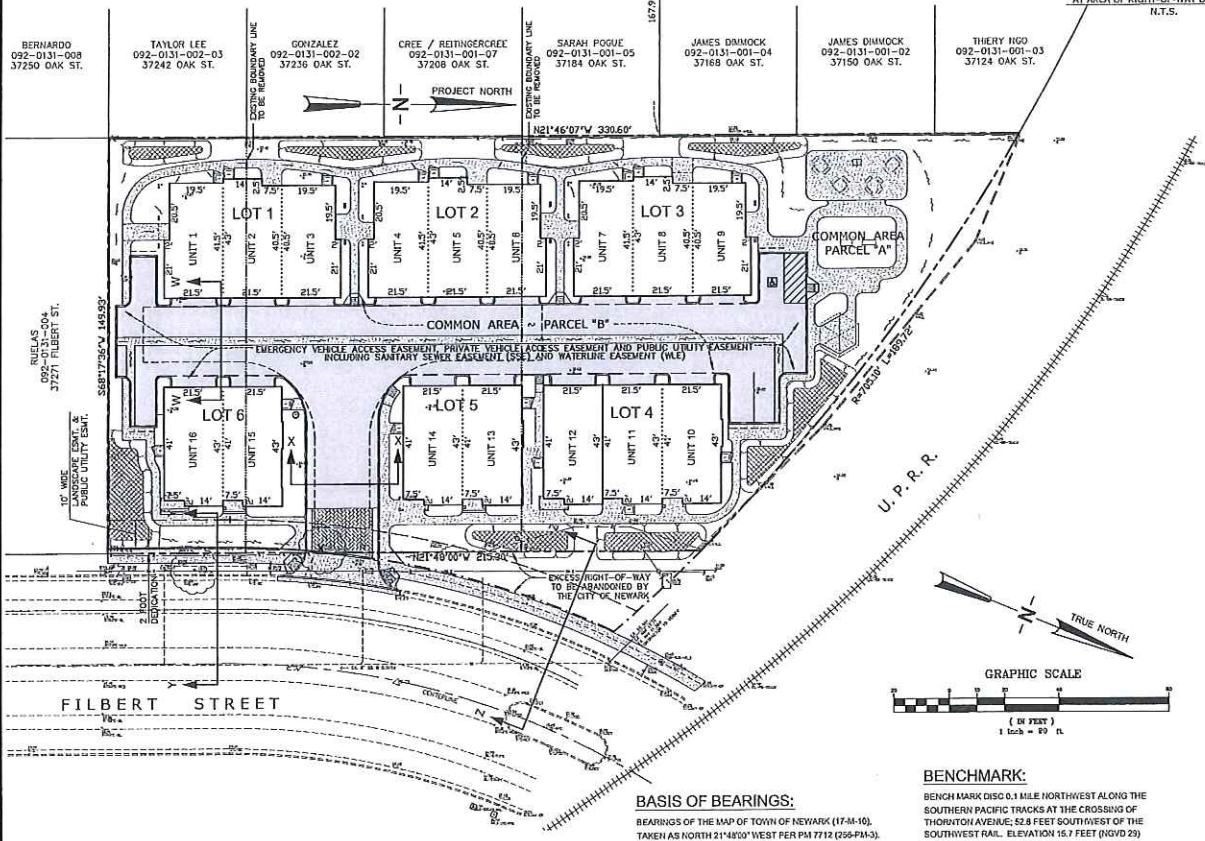
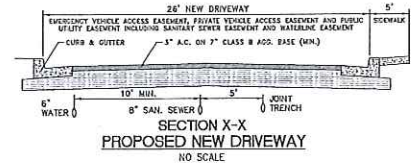
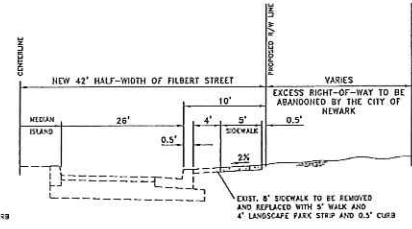
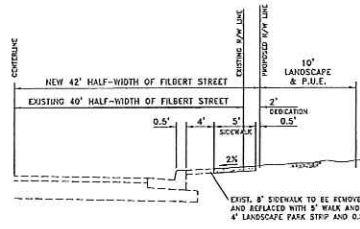
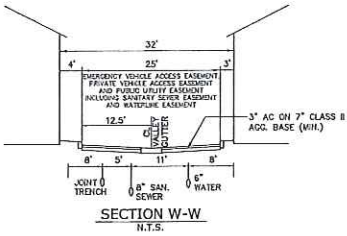
EXHIBIT A p19 TM-1

**NOTES:**

- 1) LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE FOOT. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
- 2) GRADING SHOWN IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE FINAL DESIGN OF THE PROJECT.
- 3) THE UTILITY ALIGNMENTS SHOWN ARE A GUIDE AND MAY CHANGE BASED UPON ADDITIONAL INPUT FROM THE VARIOUS UTILITY COMPANIES.

**ABBREVIATIONS:**

- BC BEGINNING OF CURVE
- BL BIKE LAIE
- BOW BACK OF WALK
- CL CENTERLINE
- DAY DAYLIGHT
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- F FENCE
- G GROUND
- GB GRADE BREAK
- INV INVERT
- JP JOINT POWER POLE
- JT JOINT TRENCH
- MH MANHOLE
- MED MEDIUM
- PLNT PLANTER
- POC POINT ON CURVE
- RET RETURN POINT
- TIC TOP OF CURB
- TELE TELEPHONE



**TENTATIVE MAP NOTES:**

**PROJECT ADDRESS:** 37243 FILBERT STREET, NEWARK, CA

**OWNER / DEVELOPER:** SRAJ DEVELOPMENT INC., 104 CONSTITUTION DRIVE, SUITE 4, MENLO PARK, CA. 94025

**ENGINEER:** DEBOLT CIVIL ENGINEERING, 811 SAN RAMON VALLEY BLVD., DANVILLE, CA. 94526, CONTACT: JIM DIGNONS (925)837-3700

**EXISTING USE:** VACANT

**ZONING:** EXISTING: R2500 (MEDIUM DENSITY RESIDENTIAL), PROPOSED: -

**GENERAL PLAN DESIGNATION:** EXISTING: -1R (MEDIUM DENSITY RESIDENTIAL), PROPOSED: -

**ASSESSORS PARCEL NUMBERS:** 092-0131-001-03, 092-0131-002-04 & 092-0131-003

**EXISTING SITE AREA:** 41,7094 SQ. FT. (0.954 AC.)

**PROPOSED SITE AREA:** 43,3604 SQ. FT. (0.994 AC.)

**NUMBER OF PARCELS/LOTS:** 16 LOTS PLUS 2 COMMON AREA PARCELS

**NUMBER OF BUILDINGS:** 6

**NUMBER OF UNITS:** 15

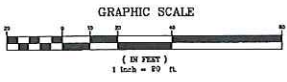
**DENSITY:** -

**FLOOD ZONE DESIGNATION:** ZONE X - UNSHADED, COMMUNITY MAP NO. 06001C0443G, DATED AUGUST 3, 2009

**OWNERSHIP AND MAINTENANCE:** THE COMMON AREA PARCEL TO BE OWNED AND MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT. THE MAINTENANCE OF THE INDIVIDUAL LOTS/HOUSES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

**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 PUBLIC RIGHT-OF-WAY: CITY OF NEWARK
- STORM DRAIN WITHIN PRIVATE STREETS: OWNED AND MAINTAINED BY HOA
- YARDS AND PATIOS: OWNED AND MAINTAINED BY HOA
- GAS AND ELECTRIC SERVICES: OWNED AND MAINTAINED BY HOA
- TELEPHONE SERVICES: A.T.&T.
- GARBAGE: REPUBLIC SERVICES



**BASIS OF BEARINGS:**  
BEARINGS OF THE MAP OF TOWN OF NEWARK (17-34-10). TAKEN AS NORTH 21°48'00" WEST PER PM 7712 (256-PM-3).

**BENCHMARK:**  
BENCH MARK D550 0.1 MILE NORTHWEST ALONG THE SOUTHERN PACIFIC TRACKS AT THE CROSSING OF THORNTON AVENUE, 52.8 FEET SOUTHWEST OF THE SOUTHWEST RAIL. ELEVATION 15.7 FEET (NGVD 29)

**VESTING TENTATIVE TRACT MAP 8387**

**VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES TRACT NO. 8387**

**FILBERT VILLAS**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

JAMES E. DIGNONS R.C.E. 27018 RENEWAL DATE: 09/31/12

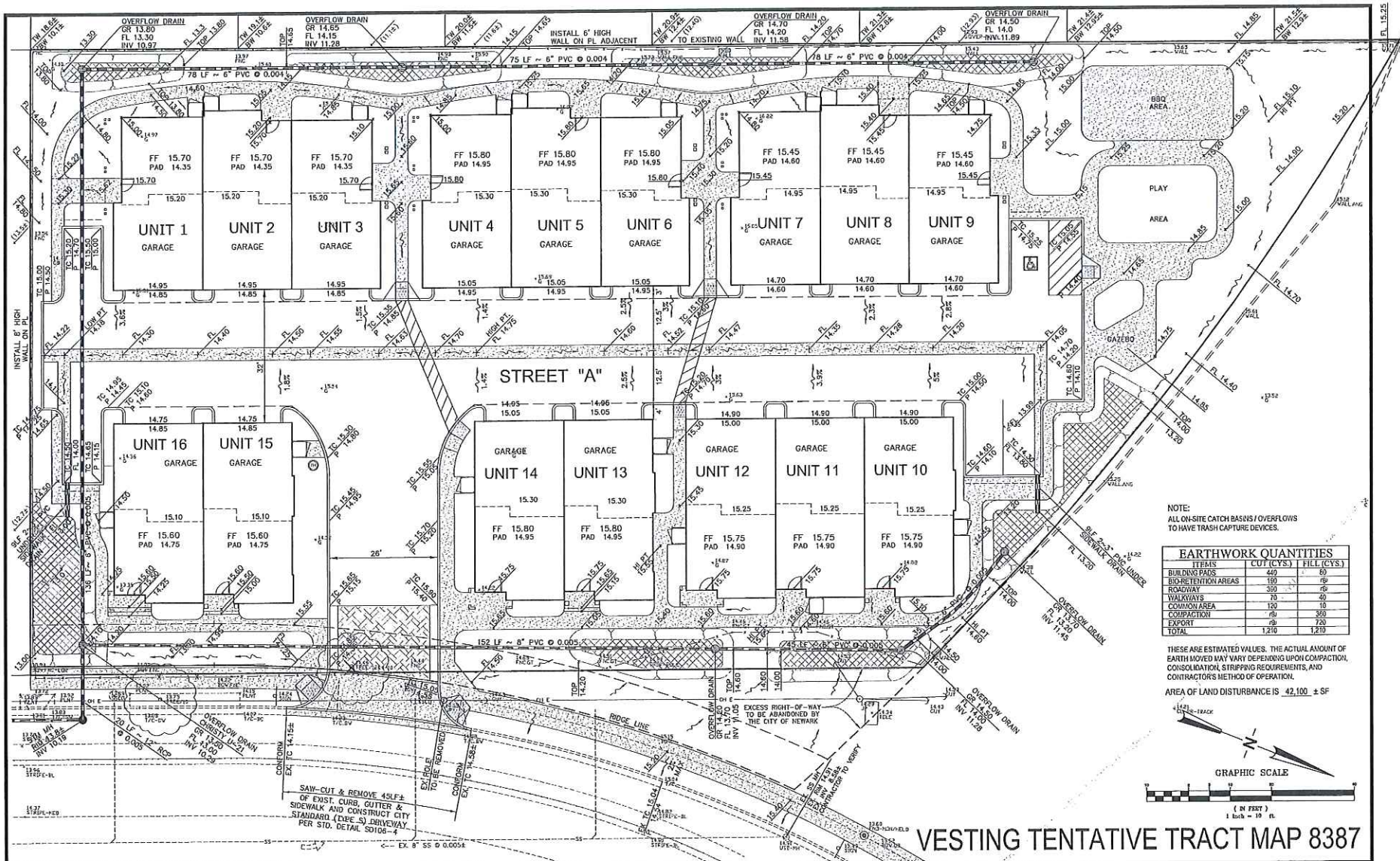
#	REVISIONS	DATE



**DeBolt Civil Engineering**  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 4/26/2017  
Scale: 1" = 20'  
By: JED/  
Job No.: 16194

**EXHIBIT A** *Apao* TM-2

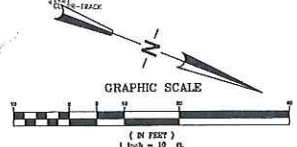


NOTE:  
ALL ON-SITE CATCH BASINS / OVERFLOWS  
TO HAVE TRASH CAPTURE DEVICES.

EARTHWORK QUANTITIES		
ITEMS	CUT (CY)	FILL (CY)
BUILDING PADS	440	80
BIO-RETENTION AREAS	190	0
ROADWAY	300	0
WALKWAYS	70	40
COMMON AREA	100	10
COMPACTION	0	300
EXPORT	0	720
TOTAL	1210	1210

THESE ARE ESTIMATED VALUES. THE ACTUAL AMOUNT OF  
EARTH MOVED MAY VARY DEPENDING UPON COMPACTION,  
CONSOLIDATION, STRIPPING REQUIREMENTS, AND  
CONTRACTOR'S METHOD OF OPERATION.

AREA OF LAND DISTURBANCE IS 42,100 ± SF



## VESTING TENTATIVE TRACT MAP 8387

PRELIMINARY  
GRADING and DRAINAGE PLAN  
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

JANESE DODD'S R.C.E. 7818  
RENEWAL DATE: 03/21/18

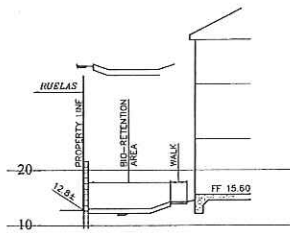
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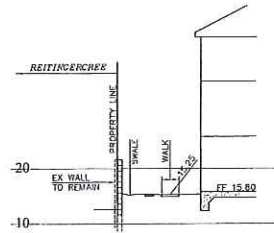
DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 6/01/2017  
Scale: 1" = 10'  
By: [Signature]  
Job No.: 15194

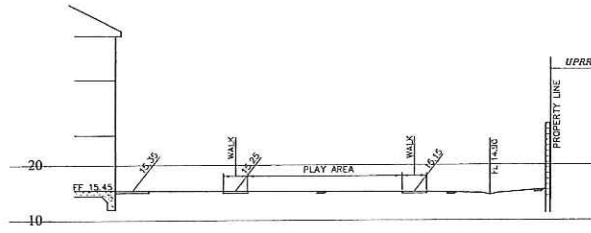
**EXHIBIT A** TM-3



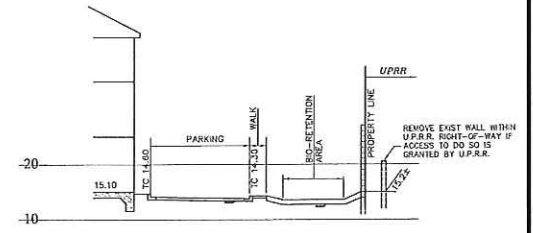
SECTION A-A  
1"=10'H & 1"=10'V



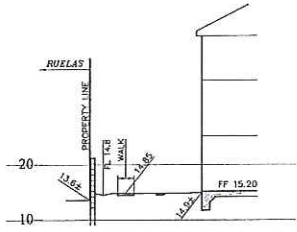
SECTION D-D  
1"=10'H & 1"=10'V



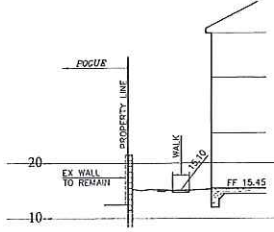
SECTION G-G  
1"=10'H & 1"=10'V



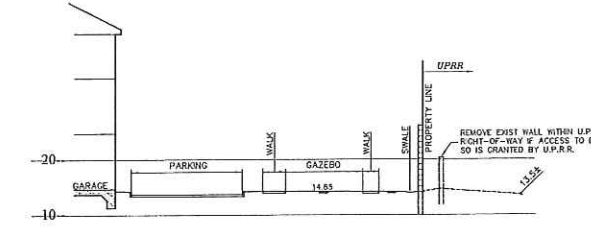
SECTION I-I  
1"=10'H & 1"=10'V



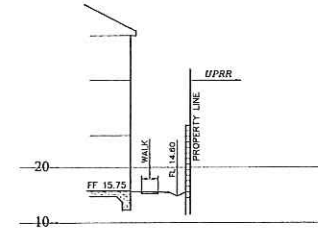
SECTION B-B  
1"=10'H & 1"=10'V



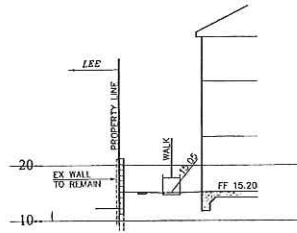
SECTION E-E  
1"=10'H & 1"=10'V



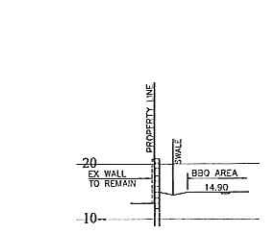
SECTION H-H  
1"=10'H & 1"=10'V



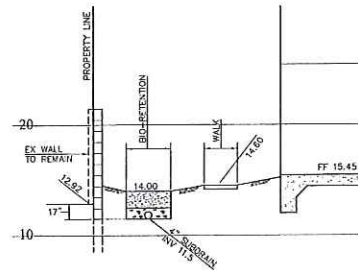
SECTION J-J  
1"=10'H & 1"=10'V



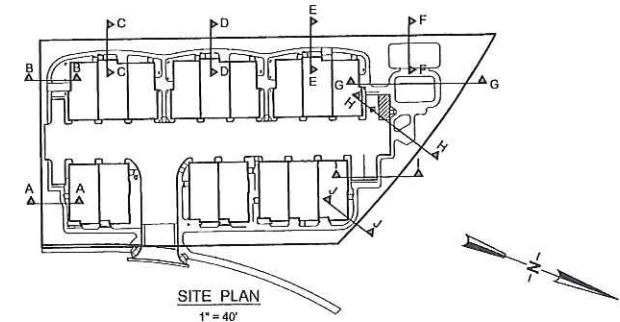
SECTION C-C  
1"=10'H & 1"=10'V



SECTION F-F  
1"=10'H & 1"=10'V



SECTION @ BIO-RETENTION  
(ADJ-DIMMOCK PARCEL)  
1"=5'H & 1"=5'V



VESTING TENTATIVE TRACT MAP 8387

SECTIONS  
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIZON'S P.C.E. 27813  
RENEWAL DATE: 03/20/18

#	REVISIONS	DATE



DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

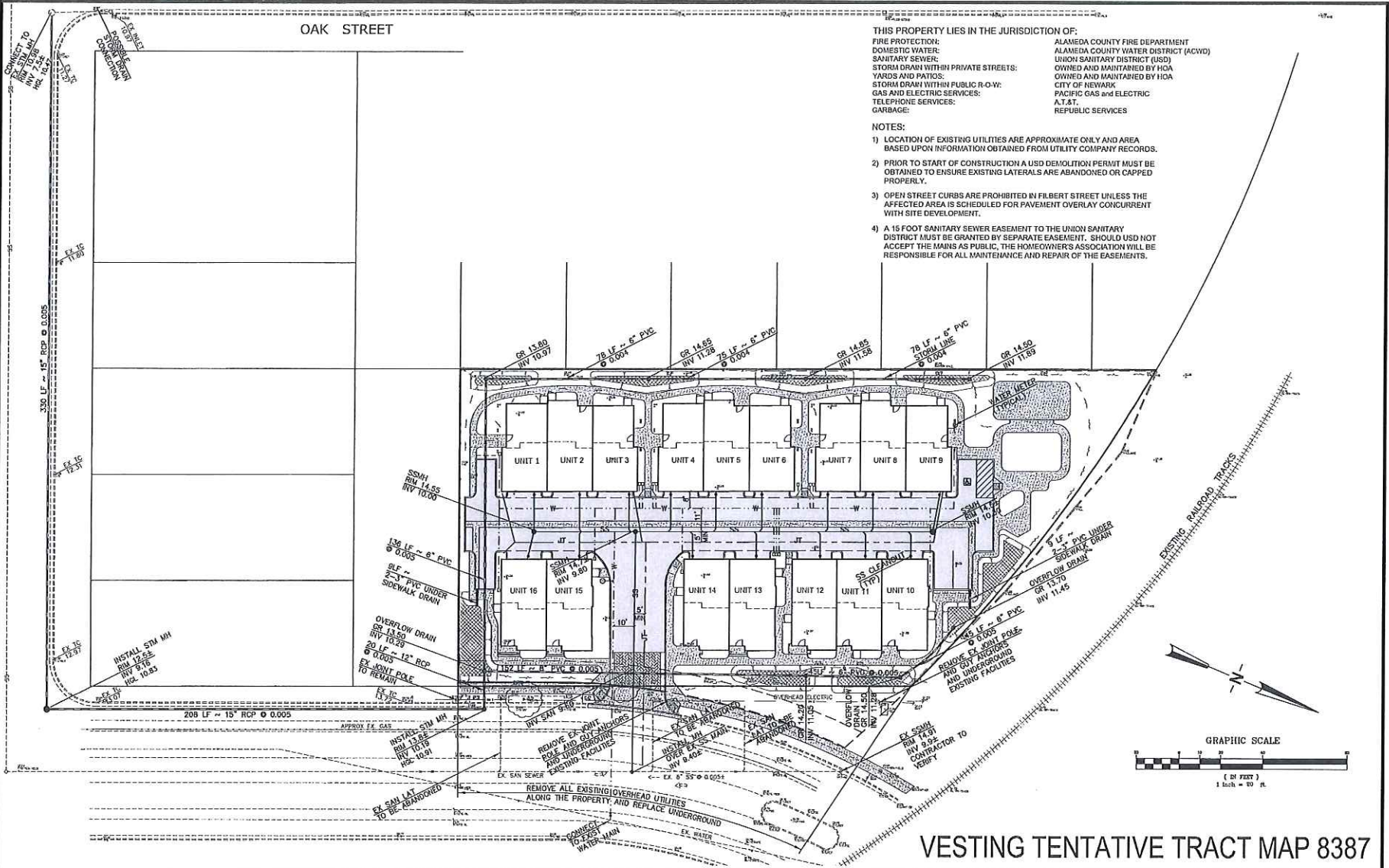
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Scale: AS SHOWN  
By: JES  
Job No.: 14104

**EXHIBIT** Ap22 TM-4

OAK STREET

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: OWNED AND MAINTAINED BY HOA  
 YARDS AND PATIOS: OWNED AND MAINTAINED BY HOA  
 STORM DRAIN WITHIN PUBLIC R.O.W.: CITY OF NEWARK  
 GAS AND ELECTRIC SERVICES: PACIFIC GAS AND ELECTRIC  
 TELEPHONE SERVICES: A.T.&T.  
 GARBAGE: REPUBLIC SERVICES

- NOTES:
- 1) LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND AREA BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANY RECORDS.
  - 2) PRIOR TO START OF CONSTRUCTION A USD DEMOLITION PERMIT MUST BE OBTAINED TO ENSURE EXISTING LATERALS ARE ABANDONED OR CAPPED PROPERLY.
  - 3) OPEN STREET CURBS ARE PROHIBITED IN FILBERT STREET UNLESS THE AFFECTED AREA IS SCHEDULED FOR PAVEMENT OVERLAY CONCURRENT WITH SITE DEVELOPMENT.
  - 4) A 15 FOOT SANITARY SEWER EASEMENT TO THE UNION SANITARY DISTRICT MUST BE GRANTED BY SEPARATE EASEMENT. SHOULD USD NOT ACCEPT THE MAINS AS PUBLIC, THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF THE EASEMENTS.



PRELIMINARY  
 UTILITY PLAN  
 TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DODDING R.C.E. 20118  
 RENEWAL DATE: 03/31/18

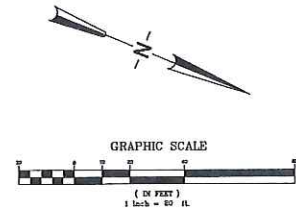
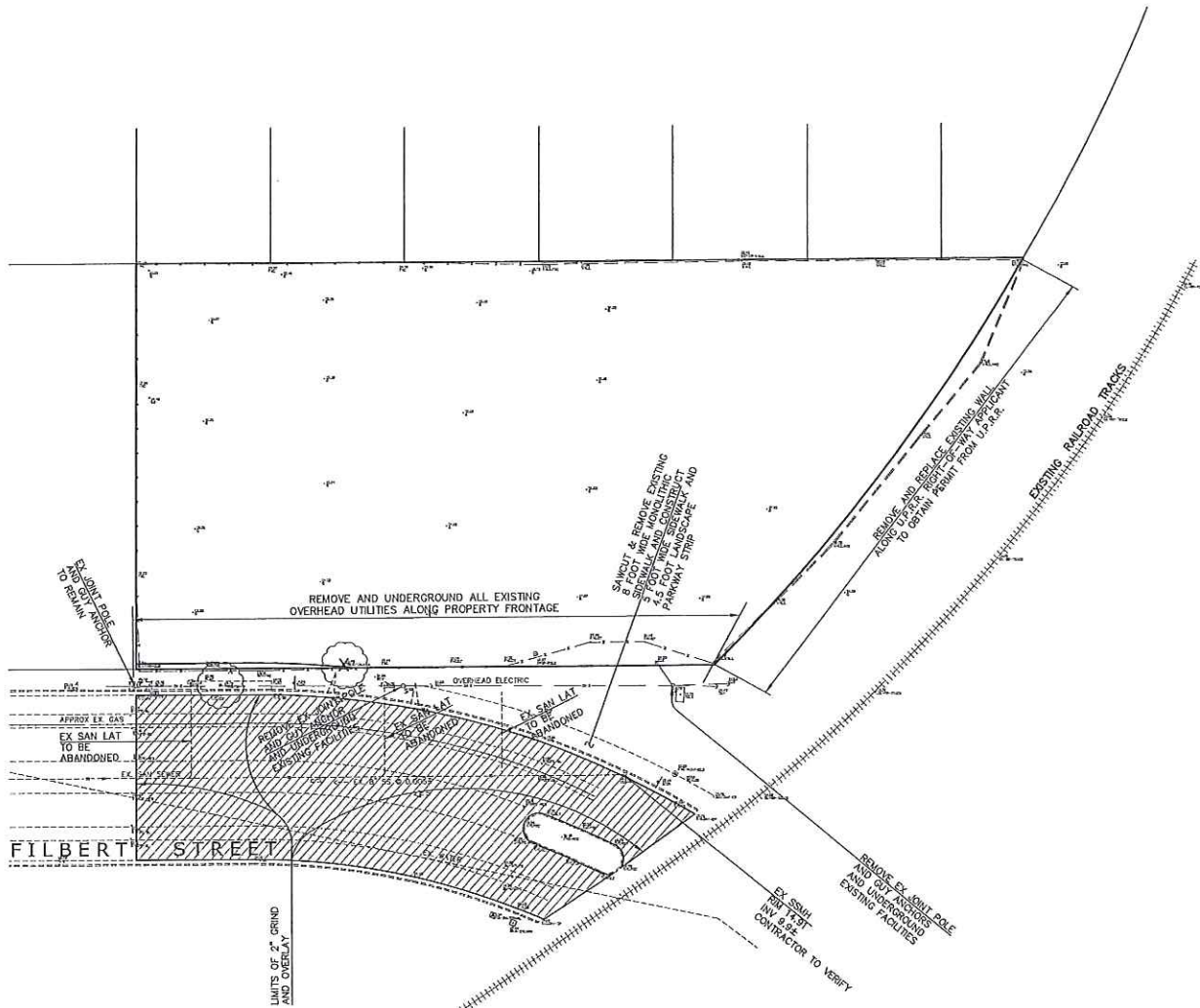
#	REVISIONS	DATE



DeBolt Civil Engineering  
 811 San Ramon Valley Boulevard  
 Danville, California 94526  
 Tel: 925/837-3780  
 Fax: 925/837-4378

Date: 05/20/17  
 Scale: 1" = 20'  
 By: JED  
 Job No: 14191

**EXHIBIT** Ap23 <sup>TM-5</sup>



VESTING TENTATIVE TRACT MAP 8387

DEMOLITION PLAN  
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS R.E. 87818  
RENEWAL DATE: 03/31/18

#	REVISIONS	DATE



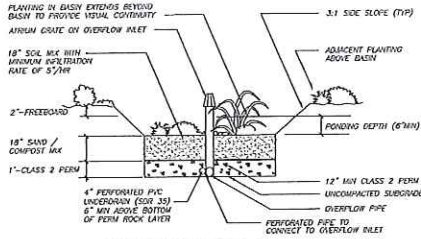
DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-5378

Date: 6/08/2017  
Scale: 1" = 20'  
By: JED  
Job No.: 1604

**EXHIBIT A** Apr 24™-6



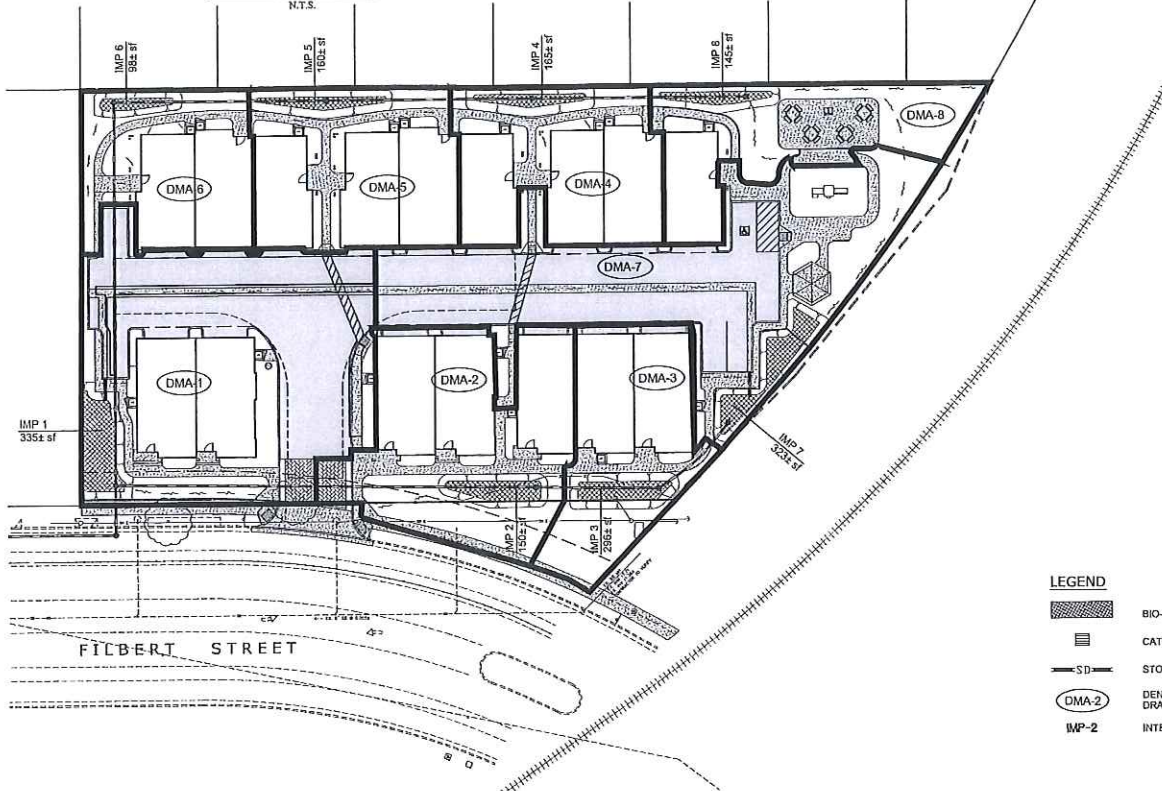
NOTE: SOIL MIX TO CONFORM TO SPECIFICATION IN APPENDIX "C" OF THE LATEST C.J. GUIDEBOOK



IMP	REQUIRED BIO-RETENTION AREA	ACTUAL BIO-RETENTION AREA
1	335 sq.ft.	335 sq.ft.
2	147 sq.ft.	150 sq.ft.
3	90 sq.ft.	296 sq.ft.
4	123 sq.ft.	165 sq.ft.
5	125 sq.ft.	160 sq.ft.
6	89 sq.ft.	98 sq.ft.
7	260 sq.ft.	323 sq.ft.
8	80 sq.ft.	145 sq.ft.

DMA	ASPHALT / CONCRETE	ROOF	LANDSCAPE
1	6,155 sq.ft.	1,829 sq.ft.	1,410 sq.ft.
2	833 sq.ft.	2,660 sq.ft.	1,715 sq.ft.
3	310 sq.ft.	1,829 sq.ft.	1,160 sq.ft.
4	425 sq.ft.	2,589 sq.ft.	506 sq.ft.
5	488 sq.ft.	2,589 sq.ft.	495 sq.ft.
6	411 sq.ft.	1,741 sq.ft.	740 sq.ft.
7	6,315 sq.ft.	0	1,820 sq.ft.
8	949 sq.ft.	832	1,566 sq.ft.

BIO-RETENTION AREA

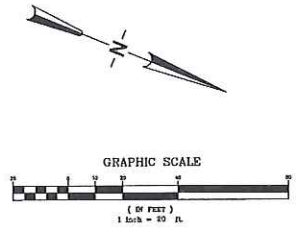


STORMWATER CONTROL PLAN NOTES

- SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE MUNICIPAL REGIONAL STORM WATER 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.
- PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT MUST SUBMIT A STATEMENT CERTIFYING THAT ALL POST-CONSTRUCTION STORM WATER TREATMENT MEASURES HAVE BEEN INSTALLED PROPERLY.
- THE CITY OF NEWARK MUST INSPECT AND APPROVE ALL STORM WATER TREATMENT MEASURES PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY. THEREAFTER, CITY STAFF MUST CONDUCT INSPECTIONS AS FREQUENTLY AS ANNUALLY TO VERIFY MAINTENANCE.
- 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.

LEGEND

- BIO-RETENTION AREA
- CATCH BASINS
- STORM DRAIN LINE
- DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
- IMP-2 INTEGRATED MANAGEMENT PRACTICE



VESTING TENTATIVE TRACT MAP 8387

PRELIMINARY  
STORM WATER CONTROL PLAN  
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JANES R. GOSWAMI, R.C.E. 51618  
RENEWAL DATE: 03/31/18

#	REVISIONS	DATE

DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 6/09/2017  
Scale: 1" = 20'  
By: JED  
Job No: 1618

EXHIBIT A-25 TM-7