

E.4 Hearing to consider a planned unit development, an environmental determination, vesting tentative tract map 8387, a conditional use permit, and a waiver of certain fees for a proposed eight-lot, sixteen-unit, multi-family residential townhome-style subdivision at 37243 and 37257 Filbert Street – from Assistant Planner Bowab. (RESOLUTIONS-2) (MOTION)

Background/Discussion – SRAJ Development Inc. has submitted an application for a 16-unit residential condominium project. The project area is a vacant lot that is approximately 41,709 square feet (0.96 +/- acre) in size and is bounded by a railway right-of-way to the north, multi-family residential to the west, a single-family residence the south and Filbert Street on the east. The subject site is zoned R-2500 (Medium Density Residential) with a Medium Density Residential general plan land use designation.

The project consists of six 3-story townhome-style buildings with 2 to 3 units per building. Each unit is approximately 1,960 square feet, with 4 bedrooms, 3.5 bathrooms, an attached 2-car garage, and a private balcony. Vehicular access will be off of one driveway on Filbert Street. The architectural design and character is influenced by Craftsman and Mediterranean Eclectic styles with a variety of colors, finishes, and textures to provide the units a unique look while still maintaining a cohesive, complimentary whole. Each unit was designed with a distinct main entry porch, articulated roof lines, pop-outs and balconies to avoid large expanses of blank walls. Exterior materials consist of stucco, stone veneer, trim treatments, decorative columns, knee brackets, wood balcony railings, and a/c unit screens. Careful attention was given to the street side elevations to provide the streetscape with visual interest and attractiveness. All units along the Filbert Street were designed with street facing porch entryways and the driveway is to include decorative pavers. In addition, due to the proximity of a single-story, single-family home on the south side of the project, the proposed buildings were setback 20 feet from the south property line.

There is a common open space area located on the north side of the site with amenities to include barbeque grills, picnic tables, a children's play area (for ages 2-5 years), trellises, and a gazebo. A masonry wall, ranging from 6 feet to 12 feet high, will be built along the perimeter of the project, including along the railroad right-of-way side of the site. Enhanced landscaping will be planted along the interior perimeter wall to discourage graffiti. Enhanced landscaping will also be installed along the entire front of the site along with street improvements. Five uncovered guest parking spaces and ring style bicycle parking racks will be provided.

A community meeting was held by the applicant on Thursday November 3, 2016. The notice was sent to property owners within a 300 foot radius around the project site. Two adjacent property owners were in attendance and in support of the project.

Planned Unit Development and Conditional Use Permit Findings

The Findings given in the draft resolution of approval contains language that comes from the Newark Municipal Code, Sections 17.40.050 (Planned Unit Development Permit – Permit procedure) and 17.72.070 (Use Permits – Action by Planning Commission) and are supported by the application materials on file, this staff report and the supporting exhibits attached.

Further elaboration for each finding is as follows:

a. That the proposed location of the planned unit development is in accord with the objectives of the zoning title and the purposes of the district in which the site is located.

The zoning for the site is R-2500 (Medium Density Residential). Section 17.16.020 of Newark Municipal Code states that R residential districts are included in the zoning title to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health and safety; to reserve areas appropriate by location and character for high density multifamily dwellings; and to assure adequate light, air, privacy and open space for each dwelling. There are 16 residential condominium units proposed on an approximate 43,222 square foot site, which meets the residential land use requirement of the district as well as the minimum site area of 2,500 square feet per dwelling unit.

b. That the proposed location of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The townhomes are proposed on a site zoned for medium density residential, there is no reason to anticipate any detrimental or injurious effects of the project.

c. That the standards of population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the zoning title.

Numerous conditions of approval are incorporated into the project in order to ensure the desired environment of stable and desirable character consistent with the objectives of the zoning title.

d. That the standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

The proposed development meets the off-street parking requirements for residential uses as well as guest parking as required by Newark Municipal Code. There is only one proposed curb-cut off Filbert Street into the development site. The project is conditioned to relocate utilities and provide storm drain improvements to ensure the new residential development will not overload existing utilities. Existing public streets are adequate to accommodate the usage of 16 additional residential units at the proposed location.

e. That the combination of different dwelling types and/or the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

The development site is bounded by a railway right-of-way to the north, multi-family residential to the west, a single-family residence the south and a single-family residence across Filbert Street on the east. Thus, the proposed residential condominiums will be compatible with the surrounding residential uses.

f. That the proposed location of the conditional use is in accord with the purposes of the zoning title and the purposes of the district in which the site is located.

The zoning for the site is R-2500 Medium Density Residential and multi-family dwellings are a permitted use in this district.

g. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Townhome-style condominiums are proposed in a medium density residential district. There is no reason to anticipate any detrimental or injurious effects of the project. Numerous conditions of approval are incorporated into the project in order to ensure the desired environment of stable and desirable character for the site and the neighboring area.

h. That the proposed conditional use will comply with each of the applicable provisions of Chapter 17.72 (Use Permits).

Numerous conditions of approval are incorporated into the project in order to ensure that the planning of the project site will be in compliance with city code requirements.

Environmental Review

A sound and vibration study (Exhibit B) was prepared by Wilson Ihrig due to the proximity of the adjacent railroad right-of-way. The project is conditioned to meet the interior and exterior noise standards of the General Plan and to construct a recommended 12 foot high block wall along the perimeter property line adjacent to the railroad right-of-way.

This project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15332 (In-Fill Development Projects). A biological assessment (Exhibit C) was prepared by LSA Associates, Inc. to ensure this site does not contain any sensitive habitats and will not result in any significant adverse biological impacts.

Recommendation

Staff believes this project will be beneficial for the City and recommends approval of the proposed eight-lot, sixteen-unit, multi-family residential townhome-style subdivision project, subject to the conditions of approval listed in the attached resolution.

In addition, staff also recommends waiving the Art in Public Places and Private Development impact fee due to the applicant agreeing to provide a Historical Marker to identify historical significance to the site.

Update – At its August 22, 2017 meeting, the Planning Commission approved: (1) Resolution No. 1945, for P-17-05, a planned unit development, E-17-06, environmental determination, and U-17-08, a conditional use permit, for a proposed eight-lot, sixteen-unit, multi-family residential townhome-style subdivision at 37243 and 37257 Filbert Street (APN(s) 092-0131-001-09, 092-0131-002-04 AND 092-0131-003), with Exhibits A, B and C; (2) Resolution No. 1946, for TTM-17-07, vesting tentative tract map 8387, Exhibit A; and (3) by motion, recommending that the City Council waive the Art in Public Places and Private Development impact fee. The Planning Commission recommended an additional condition to remove and replace the existing

rear block wall, which is included in the attached resolution.

Attachments

Action – It is recommended that the City Council, by resolutions: (1) approve P-17-05, a planned unit development, E-17-06, environmental determination, and U-17-08, a conditional use permit to allow for a proposed eight-lot, sixteen-unit, multi-family residential townhome-style subdivision at 37243 and 37257 Filbert Street (APN(s) 092-0131-001-09, 092-0131-002-04 AND 092-0131-003; (2) approving vesting tentative tract map 8387 and subdivision and zoning variances thereto; and (3) by motion, waive the Art in Public Places and Private Development impact fee.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING P-17-05, A PLANNED UNIT DEVELOPMENT, AND U-17-08, A CONDITIONAL USE PERMIT, TO ALLOW FOR A PROPOSED EIGHT-LOT, SIXTEEN-UNIT, MULTI-FAMILY RESIDENTIAL TOWNHOME-STYLE SUBDIVISION AT 37243 AND 37257 FILBERT STREET (APN(S): 092-0131-001-09, 092-0131-002-04 AND 092-0131-003)

WHEREAS, SRAJ Development Inc. has filed with the City Council of the City of Newark an application for P-17-05, a planned unit development, and U-17-08, a conditional use permit, for a 16-unit residential condominium project; and

PURSUANT to the Municipal Code Section 17.72.060, a public hearing notice was published in The Tri City Voice on August 29, 2017 and mailed as required, and the City Council held a public hearing on said application at 7:30 p.m. on September 14, 2017 at the City Administration Building, 37101 Newark Boulevard, Newark, California; and

WHEREAS, pursuant to Chapter 17.40 (Planned Unit Developments), Section 17.40.050 (Permit Procedure) and Chapter 17.72 (Use Permits), Section 17.72.070 (Action by Planning Commission), the Planning Commission at its meeting of August 22, 2017 made the following findings:

1. That the proposed location of the planned unit development is in accord with the objectives of the zoning title and the purposes of the district in which the site is located;
2. That the proposed location of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
3. That the standards of population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between the structures, usable open space, off-street parking and off-street loading facilities and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the zoning title;
4. That the standards of population density, site areas and dimensions, site coverage, yard spaces, heights of structures, distances between the structures, usable open space, off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
5. That the combination of different dwelling types and/or the variety of land uses in the

development will complement each other and will harmonize with existing and proposed land uses in the vicinity;

6. That the proposed location of the conditional use is in accord with the purposes of the zoning title and the purposes of the district in which the site is located;
7. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
8. That the proposed conditional use will comply with each of the applicable provisions of Chapter 17.72 (Use Permits).

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby approves this application as shown on Exhibit A, B and C, subject to compliance with the following conditions:

Planning Division

- a. There shall be no roof-mounted equipment other than satellite dishes, other similar television or radio antennas, and solar equipment. A/C units shall not be mounted on the roof.
- b. All lighting shall be directed on-site so as not to create glare off-site, as required by the Community Development Director.
- c. Construction site trailers and buildings located on-site shall be used for office and storage purposes only, and shall not be used for living or sleeping quarters. Any vehicle or portable building brought on the site during construction shall remain graffiti free.
- d. Measures to respond to and track complaints pertaining to construction noise shall include: (1) a procedure and phone numbers for notifying the City of Newark Building Inspection Division and Newark Police Department (during regular construction hours and off-hours); and (2) a sign posted on-site pertaining to the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).
- e. The covenants, conditions and restrictions (CC&Rs) filed for this development shall include a provision requiring that garages shall only be used for automobile parking.
- f. The site and its improvements shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, repainting surfaces damaged by graffiti and site clean-up. Graffiti removal/repainting and site cleanup shall occur on a continuing, as needed basis. Any vehicle or portable building brought on the site during construction shall remain graffiti

free.

- g. All exterior utility pipes and meters shall be painted to match and/or complement the color of the adjoining building surface, as approved by the Community Development Director.
- h. Color elevations shall be submitted by the applicant as part of this application to be reviewed and approved by the Planning Commission and City Council. The building elevations shall reflect all architectural projections such as roof eaves, bay windows, greenhouse windows, chimneys and porches. A site plan showing the building locations with respect to property lines shall also show the projections. Said elevations shall specify exterior materials. Any minor changes shall be submitted for the review and approval of the Community Development Director to assure consistency with the approved project.
- i. Prior to the issuance of a building permit, any change to the floor plans as submitted by the applicant as part of this application shall be reviewed and approved by the Planning Commission and City Council. Any minor changes shall be submitted for the review and approval of the Community Development Director to assure consistency with the approved project.
- j. Prior to the issuance of a building permit, the roof material as submitted by the applicant as part of this application shall be reviewed and approved by the Community Development Director. All roof material shall consist of fire retardant shake roof, concrete tile, or a roof of similar noncombustible material. Mansard roofs with the above material may be used to screen tar and gravel roofs. All roofs shall be of Class C fire resistant construction or better. Composition shingles shall be Presidential-style or of comparable quality, subject to the review and approval of the Community Development Director.
- k. Prior to the issuance of a building permit, the project shall be submitted for the review and approval of Republic Services and the Community Development Director, in that order. The appropriate garbage, refuse and recycling service shall be approved prior to the issuance of a Certificate of Occupancy, as required by the Community Development Director. No refuse, garbage or recycling shall be stored outdoors except within the approved trash and recycling containers.
- l. Prior to issuance of a grading permit, the applicant shall hire a qualified biologist to: (1) determine if occupied Burrowing Owl habitat(s) exist on the site, and (2) implement a plan to protect the owls and to excavate the site around any active burrows using hand tools to assure that the owls are not buried during grading in the event Burrowing Owl habitat(s) is found on the site. The occupied Burrowing Owl habitat(s), if found, shall not be disturbed during the nesting season. The Burrowing Owl study shall be conducted not more than 30 days prior to the time site grading activities will commence.
- m. During project construction, if historic, archeological or Native American materials or

artifacts are identified, work within a 50-foot radius of such find shall cease and the City shall retain the services of a qualified archeologist and/or paleontologist to assess the significance of the find. If such find is determined to be significant by the archeologist and/or paleontologist, a resource protection plan conforming to CEQA Section 15064.5 shall be prepared by the archeologist and/or paleontologist and approved by the Community Development Director. The plan may include, but would not be limited to, removal of resources or similar actions. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.

- n. Prior to the issuance of a building permit, the applicant shall pay the following fees: park impact fee (\$18,000 per unit), public safety impact fee (\$3,451 per unit), community service and facilities impact fee (\$2,311 per unit), transportation impact fee (\$2,586 per unit), housing impact fee (\$20 per square foot of building area for the first 1000 square feet and \$8 per square foot above 1000 square feet per unit), and the community development maintenance fee (0.5% of construction valuation).
- o. There shall be no Accessory Dwelling Units (including Standard Accessory Dwelling Units or Junior Accessory Dwelling Units) allowed.
- p. Prior to their installation, mailbox locations and designs shall be approved by the Community Development Director and Newark Postmaster, in that order. The mailbox compartments of centralized mailboxes shall identify the individual dwelling units with permanent, easily legible lettering.
- q. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.
- r. Prior to final inspection and utility release for each unit, the applicant shall pre-wire each unit for satellite and cable television connections, as required by the Community Development Director. The exterior connections for the pre-wire shall be made to the roof and not on the side elevation walls of the units.
- s. Prior to the issuance of a sign permit, all signs, other than those referring to construction, sale, or future use of this site, shall be submitted for the review and approval of the Community Development Director.
- t. Prior to the issuance of a Certificate of Occupancy, the parking areas, aisles and access drives shall be installed and striped as shown on the approved site plan. Guest parking spaces shall be clearly marked as reserved for guests, as approved by the Community Development Director.
- u. The applicant shall remove the existing block wall on the rear of the site and replace it with a new block wall. The new block wall shall match the same height of the existing block wall.

- v. Prior to the submittal for building permit review, all conditions of approval for this project, as approved by the City Council, shall be printed on the plans.
- w. Unless a building permit is issued within 24 months of project approval, the entitlements expire unless extended by Community Development Director.

Engineering Division

- x. The development will require approval of a Final Map filed in accordance with the State Subdivision Map Act and the City of Newark Subdivision Ordinance. The final map must be approved prior to the issuance of any building permits.
- y. The Developer shall dedicate two feet (2') of right-of-way in fee to the City of Newark along the project's Filbert Street frontage such that the typical half-street right-of-way width of Filbert Street is forty two feet (42').
- z. The ultimate Filbert Street right-of-way shall be concentric to and ten feet (10') behind the existing face of curb, resulting in a uniform half-street right-of-way width of forty two feet (42') across the project's entire Filbert Street frontage. Where the curvature of the street and existing right-of-way limits provide for a half-street right-of-way of more than 42 feet, the project shall facilitate the vacation of the excess right-of-way. Vacation of the excess right-of-way shall occur with the Final Map.
- aa. A ten foot (10') wide Landscape and Public Utility Easement shall be dedicated along the project's entire Filbert Street frontage. All perimeter walls shall be located outside of the 10' easement.
- bb. Frontage improvements on Filbert Street shall include, but are not limited to, removal of existing eight foot wide monolithic sidewalk and construction of new five foot (5') wide detached sidewalk and four and a half foot (4.5') landscape parkway strip (inclusive of curb width); removal of existing driveways and construction of new curb and gutter; construction of new City Standard driveway; street trees; landscape and irrigation; utility relocation; storm drain improvements; street lights; and grind and overlay of the street to centerline or beyond where utility tie-ins are necessary.
- cc. A City standard Type-S driveway cut shall be constructed at the project entrance on Filbert Street.
- dd. The Developer shall remove all existing joint utility poles located along the project's Filbert Street and UPRR frontages and underground all associated overhead utility lines up to the existing joint utility pole located on the property line shared with 37271 Filbert Street (APN 092-0131-004).
- ee. The Developer shall obtain an encroachment permit from UPRR for the replacement of the existing wall adjacent to the northern property line and portion of the two inch grind and overlay on Filbert Street within the UPRR right-of-way. The Developer shall

provide a copy of the encroachment permit issued by the UPRR to the City for records.

- ff. Any proposed utility connections and/or underground work within structurally sound street pavement shall be bored or jacked. Open street cuts are not permitted on Filbert Street unless the affected area is scheduled for a pavement overlay concurrent with the site development.
- gg. Prior to the issuance of a Certificate of Occupancy, any and all damage to public improvements as a result of construction activity associated with this project shall be repaired to the satisfaction of the City Engineer.
- hh. The Developer shall establish private street access rights and install complete street improvements for the proposed townhome project and entry drive aisle shown on Vesting Tentative Tract Map 8387.
- ii. Public Utility Easements (PUE), Sanitary Sewer Easements (SSE) and Water Line Easements (WLE) shall be established over all private streets within the subdivisions. The PUE, SSE and WLE dedication statements on the Final Map are to recite that the easements are available for, but not limited to, the installation, access and maintenance of sanitary and storm sewers, water, electrical and communication facilities. Project entry monument signs and walls shall not be located within these easements.
- jj. The Developer shall dedicate Emergency Vehicle Access Easements (EVAE) over the clear pavement width of all private streets and motor courts. Easement geometry shall be subject to the approval of the City Engineer and Alameda County Fire Marshall.
- kk. Prior to approval of the final map, the developer shall guarantee all necessary street improvements adjoining the development and over the common area in accordance with tract improvement plans to be approved by the City Engineer. Improvement plans for on-site common areas in the development shall be included with the tract improvement plans to ensure that such improvements are designed and constructed to City Standards. These plans must be prepared by a qualified person licensed by the State of California to do such work. Common area improvements on-site include, but may not be limited to curb & gutter, pavement areas, sidewalks, access ramps & driveways; enhanced street paving; parking spaces; street lights (wired underground) and appurtenances; drainage facilities; utilities; landscape and irrigation facilities; open space landscaping; recreational areas and facilities; screen walls and fencing; stormwater treatment facilities; striping and signage; and fire hydrants.
- ll. Prior to the issuance of the initial grading or any building permits for this project, the developer shall submit a Storm Water Pollution Prevention Plan for the review and approval of the City Engineer. The plan shall include sufficient details to show how storm water quality will be protected during both: (1) the construction phase of the project and (2) the post-construction, operational phase of the project. The construction phase plan shall include Best Management Practices from the California Storm Water Quality Best Management Practices Handbook for Construction Activities. The specific

storm water pollution prevention measures to be maintained by the contractor shall be printed on the plans. The operational phase plan shall include Best Management Practices appropriate to the uses conducted on the site to effectively prohibit the entry of pollutants into storm water runoff from this site including, but not limited to, trash and litter control, pavement sweeping, periodic storm water inlet cleaning, landscape controls for fertilizer and pesticide applications, labeling of storm water inlets with a permanent thermoplastic stencil with the wording “No Dumping - Drains to Bay,” and other applicable practices.

- mm. The project must be designed to include appropriate source control and site design measures in accordance with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP), Order R2-2015-0049, revised November 19, 2015, issued to the City of Newark by the Regional Water Quality Control Board, San Francisco Bay Region. Examples of source control and site design requirements include but are not limited to: directing runoff from walkways on to vegetated areas, properly designed trash storage areas, sanitary sewer connections for all non-stormwater discharges and minimization of impervious surfaces.
- nn. The Preliminary Stormwater Management Plan, Sheet TM-7 of the Vesting Tentative Map, prepared by DeBolt Civil Engineering, dated March 24, 2017 is approved in concept only. The final Stormwater Management Plan is subject to City Engineer approval prior to approval of the Tract Improvement Plans. Approval is subject to the developer providing the necessary plans, details, and calculations that demonstrate the plan complies with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP), Order R2-2015-0049, revised November 19, 2015, issued by the San Francisco Bay Regional Water Quality Control Board.
- oo. In accordance with Provision C.10 of the Regional Water Quality Control Board’s Municipal Regional Permit, storm drain inlet filters shall be installed in all on-site and adjacent off-site storm drain inlets. The storm drain inlet filters shall meet the full trash capture requirements of the San Francisco Bay Regional Water Quality Control Board and shall comply with maintenance and performance requirements of the Mosquito Abatement District. Alternative full trash capture devices such as hydrodynamic separators or pipe screens that meet the requirements of the Regional Water Quality Control Board and Mosquito Abatement District may also be used if approved by the City Engineer.
- pp. All stormwater treatment measures and full trash capture devices are subject to review and approval by the Alameda County Mosquito Abatement District. The developer shall modify the grading, drainage, stormwater treatment or full trash capture design as necessary to satisfy any imposed requirements from the District.
- qq. Developer shall enter into an Agreement with the City of Newark that guarantees the property owner’s perpetual maintenance obligation for all stormwater treatment and trash capture measures installed as part of the project. Said Agreement is required pursuant to Provision C.3 of the Municipal Regional Stormwater NPDES Permit, Order No. R2-

2015-0049. Said permit requires the City to provide verification and assurance that all treatment measure and trash capture devices will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land.

- rr. "No Dumping - Drains to Bay" thermoplastic stencils shall be placed on all on-site and adjacent off-site storm drain inlets.
- ss. The developer shall submit detailed grading and drainage plans for review and approval by the City Engineer and the Alameda County Flood Control and Water Conservation District. These plans must be based upon a City benchmark and need to include pad and finish floor elevations of each proposed structure, proposed on-site property grades, proposed elevations at property line, and sufficient elevations on all adjacent properties to show existing drainage patterns. All on-site pavement shall drain at a minimum of one percent. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.

Hydrology and hydraulic calculations shall be submitted for review and approval by the City Engineer and the Alameda County Flood Control District prior to approval of the final map(s). The calculations shall show that the City and County freeboard requirements will be satisfied.

- tt. Where a grade differential of more than a 1-foot is created along the boundary lot lines between the proposed development and adjacent property, the developer shall install a masonry retaining wall unless a slope easement is approved by the City Engineer. Said retaining wall shall be subject to review and approval of the City Engineer. A grading permit is required by the Building Inspection Division prior to starting site grading work.
- uu. The applicant shall submit a detailed soils report prepared by a qualified engineer, registered with the State of California. The report shall address in-situ and import soils in accordance with the City of Newark Grading and Excavation Ordinance, Chapter 15.50. The report shall include recommendations regarding pavement sections for all public and private streets. Grading operations shall be in accordance with recommendations contained in the soils report and shall be completed under the supervision of an engineer registered in the State of California to do such work.
- vv. The project site is located in a Seismic Hazard Zone for Earthquake Induced Liquefaction according to maps released by the State of California. The applicant shall provide a geotechnical report(s) defining and delineating any seismic hazard(s). The report shall be prepared in accordance with guidelines published by the State. The report is subject to review and approval by a City selected peer review consultant prior to Final Map approval. The applicant shall pay for all costs related to the required peer review.
- ww. The project geotechnical/soils report shall analyze the suitability of constructing bio-retention areas directly adjacent to or in close proximity to building foundations (i.e. next

to Unit 16). In such instances, the adjacent bio-retention treatment soil and drain rock cannot be compacted and would be continuously saturated. If necessary, recommendations regarding the special design of building foundations adjacent to bio-retention areas shall be discussed and reflected in the project construction documents. A letter from the project geotechnical engineer shall be submitted approving the design and location of the bio-retention areas directly adjacent to building foundations.

- xx. Prior to approval of the final map, the developer's engineer shall submit a pavement maintenance program for the drive aisles and parking areas for the review and approval of the City Engineer. The developer shall incorporate the program into the required Storm Water Pollution Prevention Plan and Storm Water Treatment Measures Maintenance Agreement.
- yy. Prior to issuance of a Certificate of Occupancy or release of utilities for any building, vehicle access ways and parking facilities serving said building shall be paved in accordance with the recommendation of a licensed engineer based on a Traffic Index of 5.0 and striped as shown on the approved site plan. All on-site uncovered parking facilities and drive aisles shall be drained at a minimum slope of 1.0% for asphalt surfaces and 0.3% for Portland cement concrete surfaces.
- zz. The developer shall establish a Homeowner's Association consisting of all property owners of lands in the development at the time of incorporation and in the future for the purpose of maintaining the association's property, common drive aisles, parking facilities, stormwater treatment facilities, and landscaping, including landscaping in adjacent public rights-of-way, and for paying for security lighting, any common garbage collection services, any security patrol services, if provided, and other functions of a Homeowner's Association. All common areas within the development shall be owned and maintained by the Homeowner's Association. Each property owner shall automatically become a member of the association and shall be subject to a proportionate share of the maintenance expenses. The Homeowner's Association shall be incorporated prior to the sale of any individual lots and/or prior to acceptance of tract improvements, whichever occurs first.
- aaa. Prior to City Council approval of the final map, the bylaws governing the Homeowners' Association and any declaration of covenants, conditions and restrictions (CC&Rs) filed for this development shall be reviewed and approved by the City Council at its discretion after mandatory review and recommendations by the City Attorney. Said covenants, conditions and restrictions shall be prominently displayed in the project sales office at all times. Approval of the covenants, conditions and restrictions shall not make the City a party to enforcement of same. The CC&Rs shall apply equally to both owners and renters. The CC&Rs shall be written to require renters to comply with the regulations of the CC&Rs, and a copy of the CC&Rs shall be given to each renter. The CC&Rs shall be written to allow less than a majority of owners to have pavement or landscape maintenance done and the cost thereof assessed to all owners in the project. The CC&Rs shall include a pavement maintenance program for on-site pavement.

- bbb. The Homeowner's Association CC&Rs shall prohibit the on-site parking of non-self-propelled recreational vehicles, including boats, and any self-propelled recreational vehicles not used for transportation unless separate storage facilities are provided. The CC&Rs shall regulate the provision of any on-site parking of self-propelled recreational vehicles used for transportation.
- ccc. The developer shall also assist the Homeowner's Association by having a management consultant firm review the maintenance and operating functions of the association. The management consulting firm shall be responsible for preparing a written report with recommendations to the association for managing the association's obligations and setting initial monthly assessment costs for each lot in the development. Membership and assessment cost shall be mandatory for all property owners of property in the development and shall run with the land. The developer shall pay all costs of incorporation and initial management review and reports.
- ddd. The Homeowner's Association shall be responsible for trash and litter control and sweeping of all private streets within the development. All private storm drain systems and all associated trash capture devices shall be cleaned on a regularly scheduled basis as detailed in the required Stormwater Treatment Measures Maintenance Agreement.
- eee. The Homeowner's Association shall be required to contract with a professional management firm to handle all necessary maintenance operations. Documentation of such contract shall be submitted to the City of Newark. All commonly owned facilities shall be properly maintained in a manner consistent with the CC&Rs and project requirements.
- fff. The CC&Rs shall contain a provision that prohibits the amendment of those provisions of the CC&Rs requested by City without the City's approval.
- ggg. All new utilities including, but not limited to, electric, telephone and cable television services shall be provided underground for all buildings in the development in accordance with the City of Newark Subdivision Standards. Electrical transformers shall be installed in underground vaults with an appropriate public utility easement or within the public right-of-way.
- hhh. The Street Light and Joint Trench plan shall be submitted by the applicant with the first tract improvement plan check and approved prior to final map approval. The City Engineer may reject the initial submittal of the tract improvement plan set if the required Street Light plan, Joint Trench plan, and complete civil/landscape plans are not provided.
- iii. The developer shall request Pacific, Gas & Electric Co. to commence with the design of the underground utility improvements for the proposed development immediately following approval of the tentative map.
- jjj. The developer shall provide a minimum three feet of cover over utility lines equal to or greater than two and a half inches within any public or private street. Any utility lines

that cross-over or run parallel to each other shall have a minimum one foot clearance.

- kkk. The construction drawings shall show (both plan view and cross-section) a subdrain system along the project perimeter to prevent potential drainage issues with adjoining properties. The design of the subdrain system shall be approved by the project geotechnical engineer.

- lll. The developer shall submit design development Landscape Plans with the first tract improvement plan check. The Landscape Plans shall show details, sections and supplemental information as necessary for design coordination of the various civil design features and elements including utility location to the satisfaction of the City Engineer. Complete Landscape Plans shall be concurrently approved with the tract improvement plans and Final Map.

- mmm. The developer shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction at the City Engineer's direction. A pick-up or vacuum type street sweeper shall be available at all times at the direction of the City Engineer to removed tracked dirt and debris from adjacent streets.

- nmn. The developer shall implement the following measures for the duration of all construction activity to minimize air quality impacts:
 - 1. Watering should be used to control dust generation during demolition of structures and break-up of pavement.
 - 2. All trucks hauling demolition debris from the site shall be covered.
 - 3. Dust-proof chutes shall be used to load debris into trucks whenever feasible. Watering should be used to control dust generation during transport and handling of recycled materials.
 - 4. All active construction areas shall be watered at least twice daily and more often during windy periods; active areas adjacent to the existing land uses shall be kept damp at all times or shall be treated with non-toxic stabilizers or dust palliatives.
 - 5. All trucks hauling soil, sand, and other loose materials shall be covered or require all trucks to maintain at least 2 feet of freeboard.
 - 6. All unpaved access roads, parking areas, and staging areas at construction sites shall be paved, watered three times daily, or treated with (non-toxic) soil stabilizers.
 - 7. All paved access roads, parking areas, and staging areas at construction sites shall be swept daily with water sweepers; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.
 - 8. Limit traffic speeds on unpaved roads to 15 mph.
 - 9. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - 10. Replant vegetation in disturbed areas as quickly as possible.
 - 11. Minimize idling time (5 minutes maximum).
 - 12. Maintain properly tuned equipment.

These measures shall be incorporated into the grading specifications as well as the best management practices of the storm water pollution prevention plan, and shall be implemented to the satisfaction of the City Engineer.

- ooo. The developer shall provide all required paper and digital submittals of the tentative map, project final map, tract improvement plans, and as-built plans as required by the City Engineer, including, but not necessarily limited to the following: (1) One full-sized reproducible copy and one reduced reproducible copy of the approved tentative map; (2) Electronic copies of the approved final map and improvement plans in a format approved by the City Engineer; (3) One full-sized mylar copy and one electronic copy of the recorded final map; (4) Four photocopied sets of the approved tract improvement plans; (5) One electronic copy and one mylar set of the as-built tract improvement plans. All digital copies of the final map and improvement plans shall be prepared in accordance with Southern Alameda County GIS Authority digital submittal standards. A deposit of \$5,000 shall be provided by the developer to the City to ensure submittal of all required documentation.
- ppp. The plans submitted for construction must be drawn to an appropriate scale as required by the City Engineer. Three reduced copies (11"x17" size prints) of the approved tract improvement plans shall be submitted prior to the issuance of any permits.

Landscape/Parks Division

- qqq. Concurrent with the final map, the developer shall dedicate a minimum 10-foot wide landscape and public utility easement along the Filbert Street frontage of the project adjacent to the new right-of-way limit.
- rrr. Prior to approval of the final map, the developer shall enter into a Landscape Maintenance Agreement to ensure the perpetual maintenance of all landscaping along the property frontage and within the common areas of the site. This agreement shall be transferred to the Homeowners Association and incorporated into the project CC&Rs.
- sss. The developer shall retain a licensed landscape architect to prepare detailed landscape plans for construction in accordance to with City of Newark requirements and the State of California Model Water Efficient Landscape Ordinance. The associated Landscape Documentation Package must be approved by the City Engineer prior to final map approval.
- ttt. The developer shall implement Bay Friendly Landscaping Practices in accordance with Newark Municipal Code, Chapter 15.44.080. Prior to final map approval, the developer shall provide sufficient information to detail the environmentally-conscious landscape practices to be used on the project.
- uuu. The plant species identified for any proposed landscape-based stormwater treatment measures are subject to final approval of the City Engineer.

- vvv. Prior to installation by the developer, plant species, location, container size, quality, and quantity of all landscaping plants and materials shall be reviewed and approved by the City Engineer. All plant replacements shall be to an equal or better standard than originally approved subject to approval by the City Engineer.
- www. Prior to the release of utilities or issuance of any Certificate of Occupancy, all landscaping and irrigation systems shall be completed or guaranteed by a cash deposit deposited with the City in an amount to cover the remainder of the work.
- xxx. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall guarantee all trees for a period of 6 months and all other plantings and landscape for 60 days after completion thereof. The developer shall insure that the landscape shall be installed properly and maintained to follow standard horticultural practices. All plant replacements shall be to an equal or better standard than originally approved subject to approval of the City Engineer.
- yyy. Landscaping adjacent to the public right-of-way must conform to the City's visibility requirements in accordance with Newark Municipal Code, Chapter 10.36.

Building Division

- zzz. Construction for this project, including site work and all structures, can occur only between the hours of 8:00 AM and 6:00 PM, Monday through Friday. The applicant may make a written request to the Building Official for extended working hours and/or days. In granting or denying any request the Building Official will take into consideration the nature of the construction activity which would occur during extended hours/days, the time duration of the request, the proximity to residential neighborhoods and input by affected neighbors. All approvals will be done so in writing.
- aaaa. As per the Newark Municipal Code all the structures shall be equipped with a fully automatic fire sprinkler system.

Police Department

- bbbb. The development shall comply with Chapter 15.06, Security Code, of the Newark Municipal Code.
- cccc. Security cameras need to be placed so that the driveways/streets areas are captured by surveillance cameras. Cameras placed at the entrance to the complex should be of sufficient acuity to identify vehicle license plates, vehicle make, model and color. Cameras need to be placed at pedestrian and vehicle access points to deter criminal activity. Cameras could be operated and controlled by individual owners or a HOA.

General

- dddd. All proposed changes from approved exhibits shall be submitted to the Community

Development Director who shall decide if they warrant Planning Commission and City Council review and, if so decided, said changes shall be submitted for the Commission's and Council's review and decision. The applicant shall pay the prevailing fee for each additional separate submittal of project exhibits requiring Planning Commission and/or City Council review and approval.

- eeee. If any condition of this Vesting Tentative Map, Planned Unit Development, Conditional Use Permit, and Environmental Determination be declared invalid or unenforceable by a court of competent jurisdiction, this planned unit development and conditional use permit shall terminate and be of no force and effect, at the election of the City Council on motion.
- ffff. The applicant hereby agrees to defend, indemnify, and save harmless the City of Newark, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of Newark, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.
- gggg. In the event that any person should bring an action to attack, set aside, void or annul the City's approval of this project, the applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action, or proceeding against the City and/or its agents, officers and employees with counsel selected by the applicant (which shall be the same counsel used by applicant) and reasonably approved by the City. Applicant's obligation to defend, indemnify and hold harmless the City and/or its agents, officers and employees shall be subject to the City's compliance with Government Code Section 66474.9.
- hhhh. The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

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FILBERT VILLAS

DESIGN SET

37243 & 37257 FILBERT ST
NEWARK, CA 94560

SHEET INDEX

ARCHITECTURAL

No-18a	COVER
No-18b	SITE PLAN
No-18c	SITE PLAN ADA
No-18d	OVERALL ROOF PLAN
No-18e	UNIT A-1 FLOOR PLANS
No-18f	UNIT A-2 FLOOR PLANS
No-18g	UNIT A-3 FLOOR PLANS
No-18h	UNIT A ROOF PLANS
No-18i	UNIT A-1 ELEVATIONS
No-18j	UNIT A-2 ELEVATIONS
No-18k	UNIT A-3 ELEVATIONS
No-18l	UNIT B FLOOR PLANS
No-18m	UNIT B FLOOR PLANS
No-18n	UNIT B ELEVATIONS
No-18o	UNIT C FLOOR PLANS
No-18p	UNIT C FLOOR PLANS
No-18q	UNIT C ELEVATIONS
No-18r	SECTIONS AND DETAILS

CIVIL

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

LANDSCAPE ARCHITECTURE

L-3	LANDSCAPE PLAN
L-4	LANDSCAPE DETAILS
L-5	LANDSCAPE DETAILS

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)

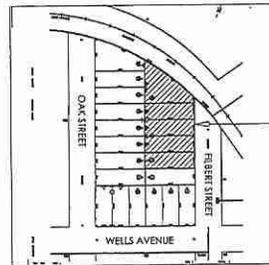
VICINITY MAP



PROJECT SITE

(E) FIRE HYDRANT

ASSESSOR'S PARCEL MAP



PROJECT SITE

PROJECT DESCRIPTION

This project consists of 16 new 3 story townhouses. Each unit is approximately 1,760 sq ft 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 site 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 CHU wall will be built along the main 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. (5) 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.

PROJECT DATA

APN #	92-131-1-9, 92-131-2-4, 92-131-3
TOTAL SITE AREA	45,222 SF
ZONING DISTRICT	R2500
TOTAL UNITS	16 TOWNHOUSES
FIRE SPRINKLER	NFPA130
SITE COVERAGE	
ALLOWED	35%
PROVIDED	14,139 SF (33%)
USABLE OPEN SPACE	
REQUIRED	5,184 SF (12%)
PROVIDED	8,400 SF (18%)
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 1SP + 20% OF RESIDENTIAL UNITS)	

PROJECT DIRECTORY

OWNER
SRAJ DEVELOPMENT INC.
104 CONSTITUTION DRIVE, SUITE 4
MENLO PARK, CA 94025
510.205.7847
CONTACT: RISHIK 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
925.837.3780
CONTACT: JIM DIGGINS

LANDSCAPE ARCHITECT
BORRERO-KILLIAN & ASSOCIATES, INC.
1241 PINE STREET
MARTINEZ, CA 94553
925.372.5306
CONTACT: BRIAN KILLAN

GEOTECHNICAL ENGINEER
GEI
38750 PASEO PADRE PAREWAY, STE. B-1
FREMONT, CA 94536
510.771.0100
CONTACT: TAGHI MANBARIAN

ACOUSTICS, NOISE, AND VIBRATION
WILSON IRRIG
6001 SHELLMOUND, SUITE 400
EVERYVILLE, CA 94508
510.458.6719
CONTACT: DEBORAH JUE

ENVIRONMENTAL ASSESSMENT
LSA
157 PARK PLACE
POINT RICHMOND, CA 94801
510.226.4810
CONTACT: TIM MILLIKEN

EXHIBIT A-1

ARCHITECTS
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

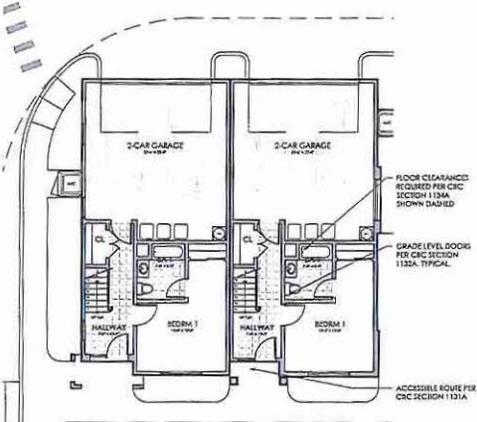
TITLE:

Cover

DRAWING NO:

Ne-18a

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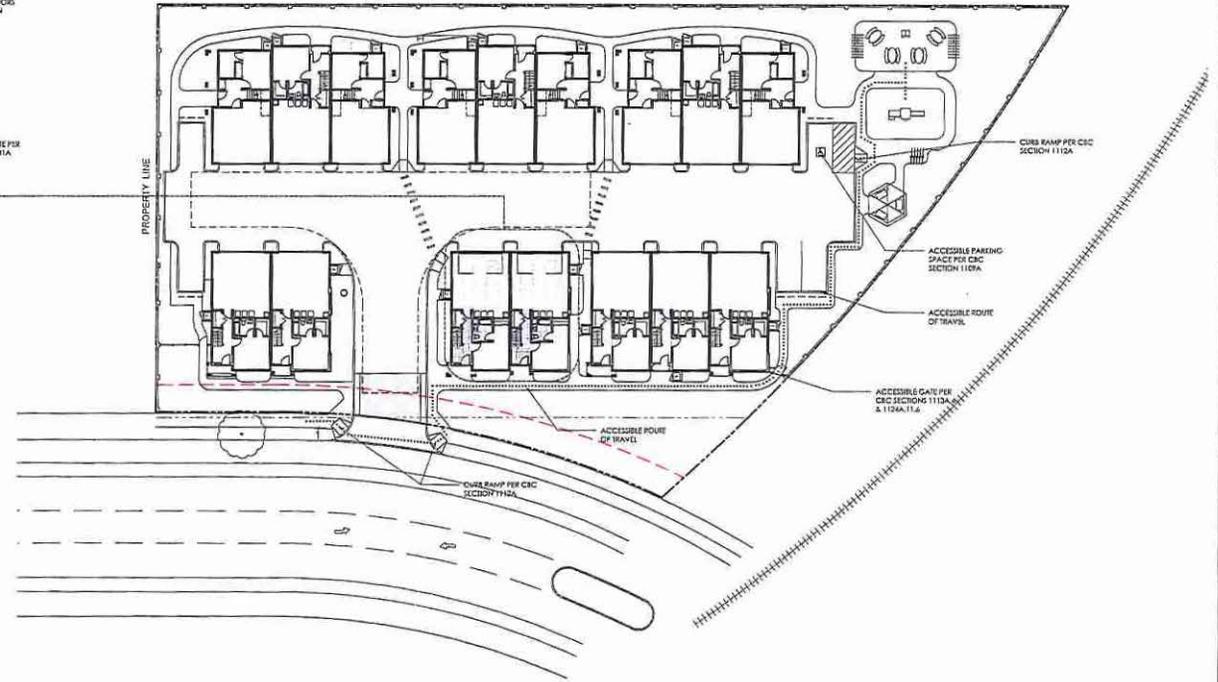


Accessible Units

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

ARCHITECTS
BKBC ARCHITECTS INC.
 1271 OAKLAND BLVD. SUITE 101
 WALNUT CREEK, CA 94596
 925.930.9700 www.bkbcarch.com

PROJECT
FILBERT VILLAS
 37943 & 37237 FILBERT ST.
 HEWLETT, CA 94029
 DEVELOPER/OWNER
SRAJ Development Inc.

SEAL

ISSUES:

PROJECT NUMBER: 1607
 DRAWN: LC CHECKED: CF
 DATE: 5/24/2017
 SCALE: 1"=50'
 TITLE:
 Accessibility Plan
 DRAWING NO:
 Ne-18c

EXHIBIT Ap3

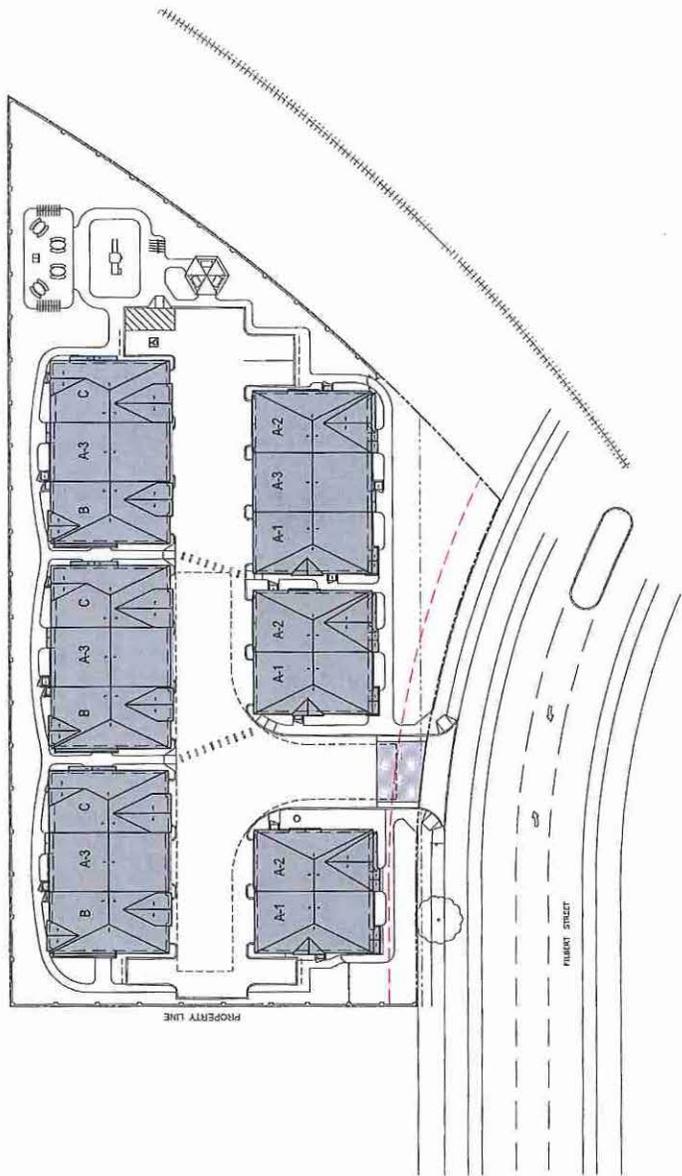
EXHIBIT Ap4

Ne-18d

DRAWING:

Roof Plan

Proposed Overall Roof Plan



PROJECT NUMBER: 1607
DRAWING NO. ORDER: CF
DATE: 5/24/2017
SCALE: 1"=40'
TITLE: Roof Plan

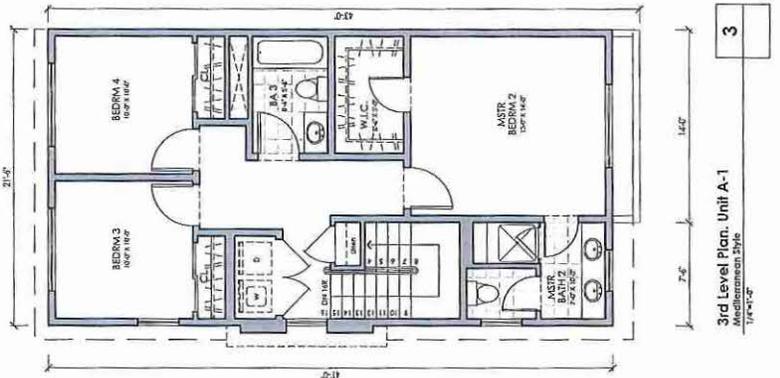
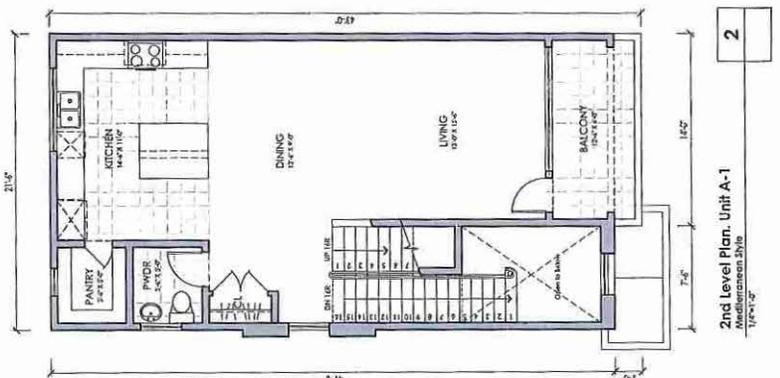
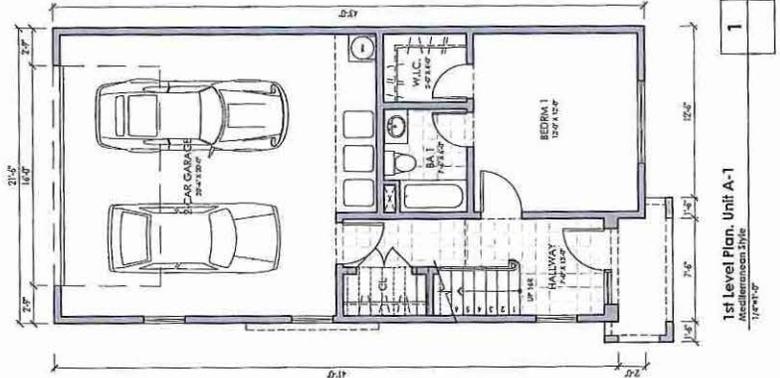
SCALE:

PROJECT: **FILBERT VILLAS**
7224 S 2725T RABBIT ST.
HEWLETT, CA 94020
DEVELOPER: SKAI Development Inc.

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

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Level 3: 800 SF
Level 2: 755 SF
Level 1: 301 SF
Total Area: 1,256 SF

4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

Unit A

Floor Plans

DRAWING NO: Ne-18e

EXHIBIT A-p5

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

FILBERT VILLAS
PROJECT
3241 S. 235TH STREET ST.
REYNOLDS, CA 94550
DEVELOPER / OWNER
SRAJ Development Inc.

PROJECT NUMBER: 1407
DRAWN: LC CHECKED: CF
DATE: 5/24/2017
SCALE: 1/4"=1'-0"
TITLE: Unit A
Floor Plans

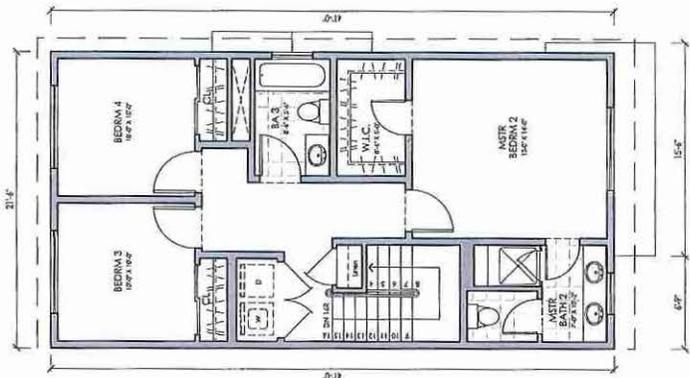
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TITLE: Unit A
Floor Plans

SCALE

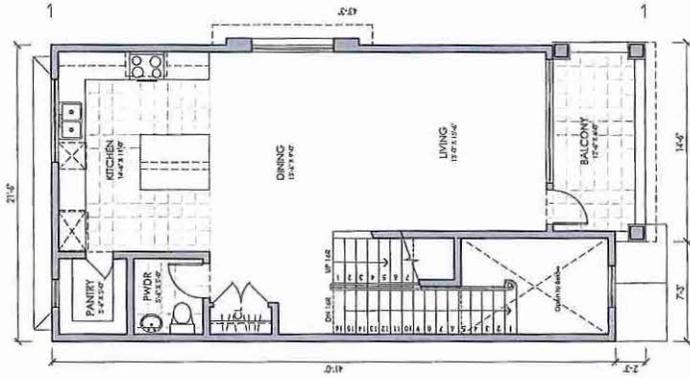
DATE

PROJECT NUMBER: 1607
 DRAWING CHECKED: CF
 DATE: 5/24/2017
 SCALE: 1/8"=1'-0"
 TITLE: Unit A
 FLOOR PLANS

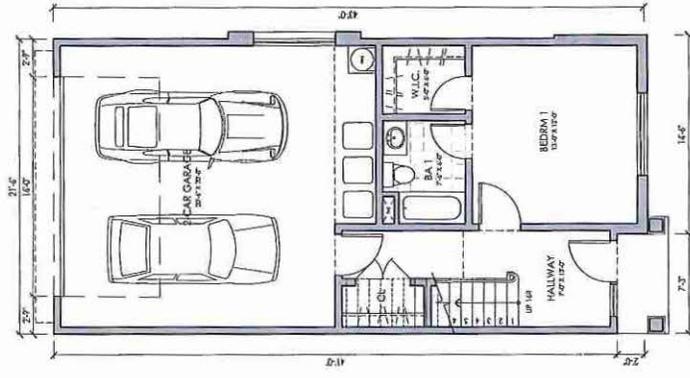
DRAWING NO:
Ne-18f



3rd Level Plan, Unit A-2
 Craftman Style
 1/8"=1'-0" 3



2nd Level Plan, Unit A-2
 Craftman Style
 1/8"=1'-0" 2



1st Level Plan, Unit A-2
 Craftman Style
 1/8"=1'-0" 1

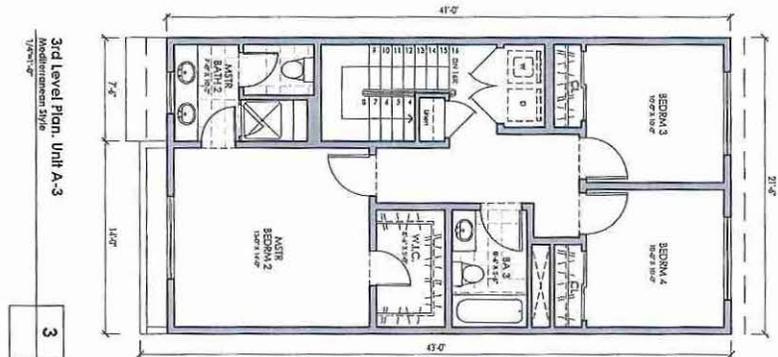
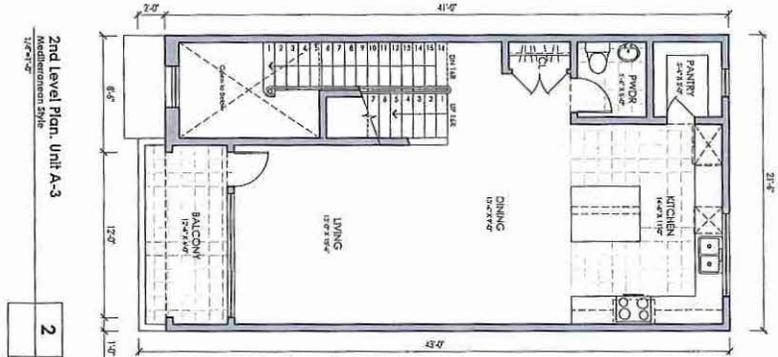
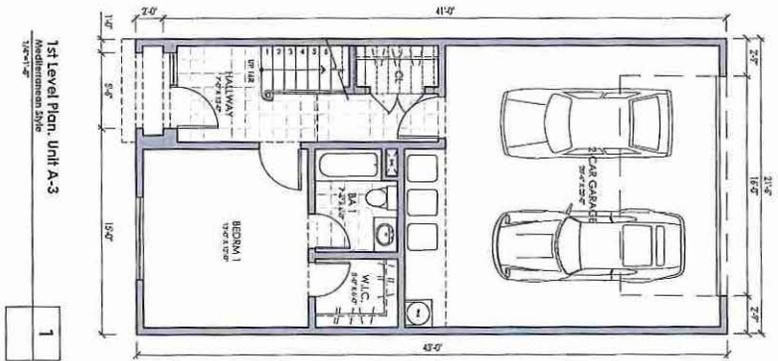
Level 2: 820 SF
 Level 3: 259 SF
 Level 1: 899 SF
 Total Area: 1,978 SF
 4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

Unit A

EXHIBIT A-2

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4 Bedrooms | 3.5 Bathrooms | 2 Car Garage
Unit A

EXHIBIT
A-07

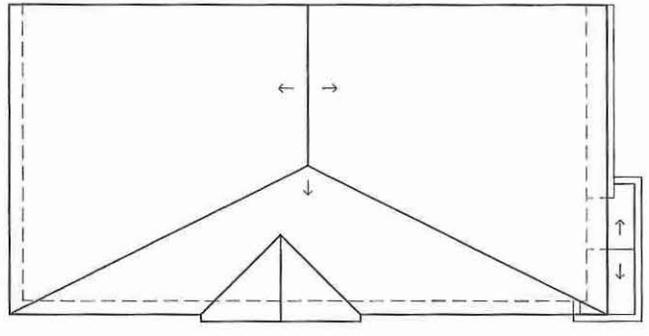
PROJECT NUMBER: 1807
DRAWN: LC CHECCE CF
DATE: 5/24/2017
SCALE: 1/4"=1'-0"

TITLE:
Unit A
Floor Plans

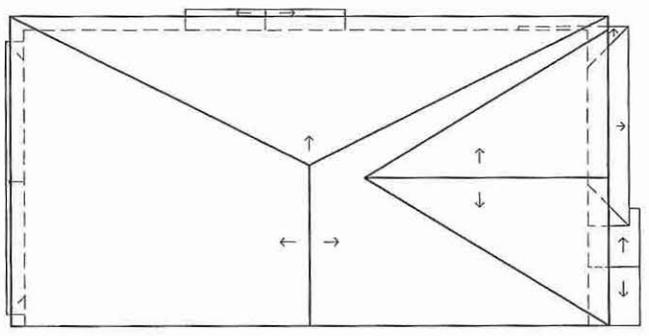
DRAWING NO:
Ne-18g

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

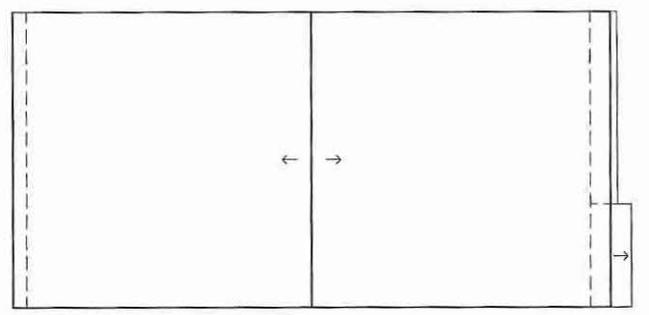
ARCHITECTS
BKBC ARCHITECTS INC.
1371 OAKLAND BLVD, SUITE 101
WALNUT CREEK, CA 94596
925.930.9700 www.bkbcarch.com



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



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



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

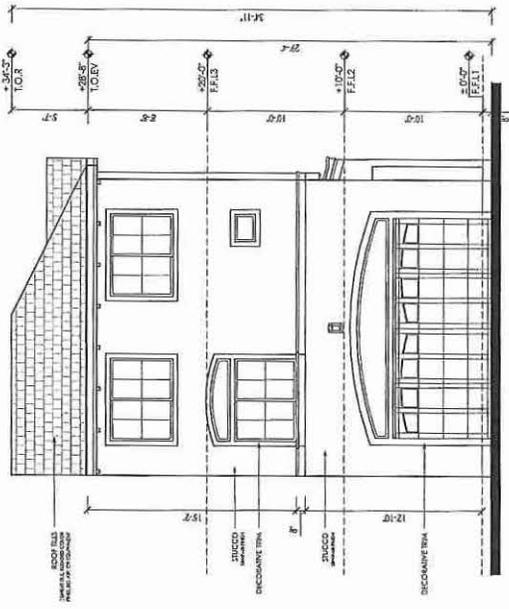
Unit A

EXHIBIT A-8

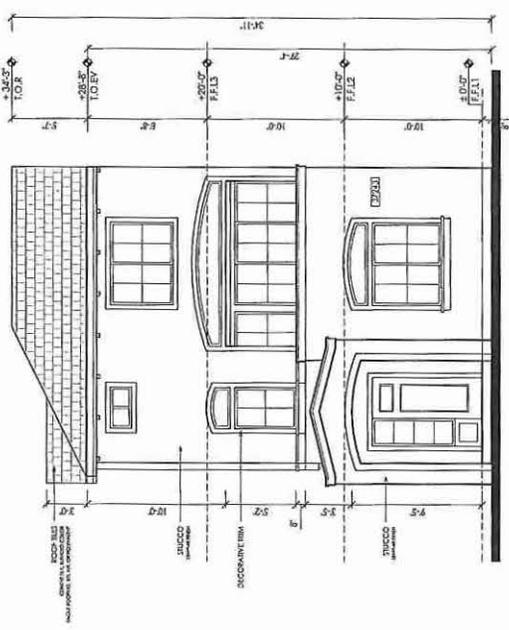
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Unit A-1
 Mediterranean Style Elevations

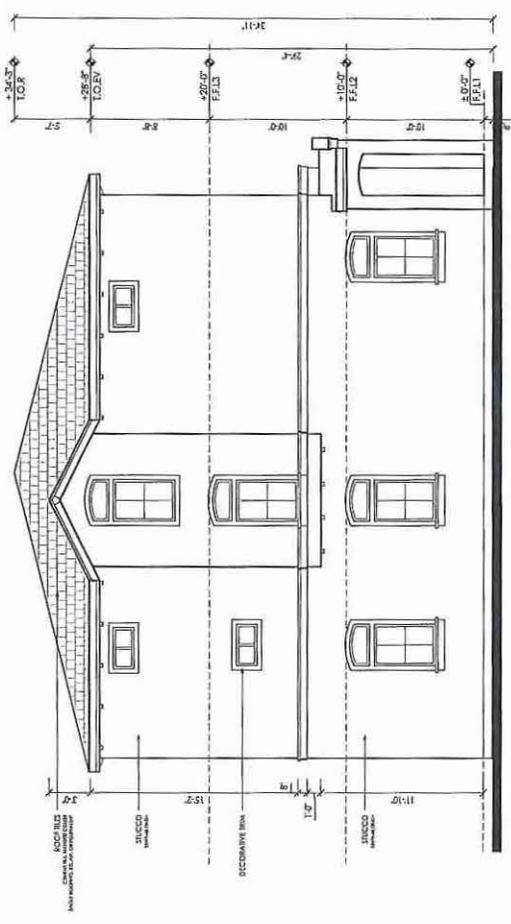
EXHIBIT A19



2



1



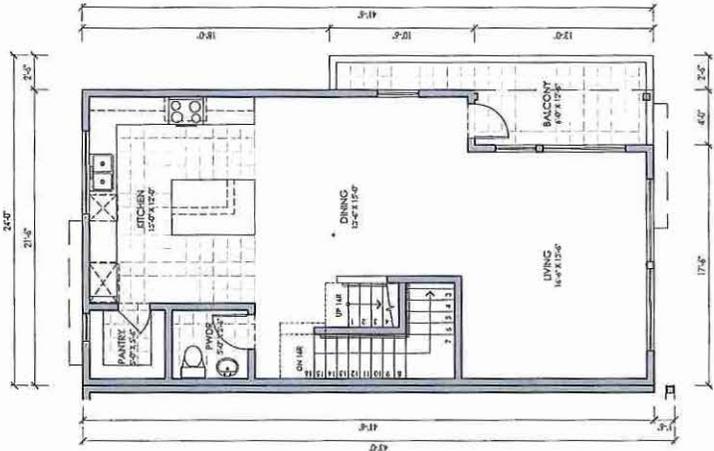
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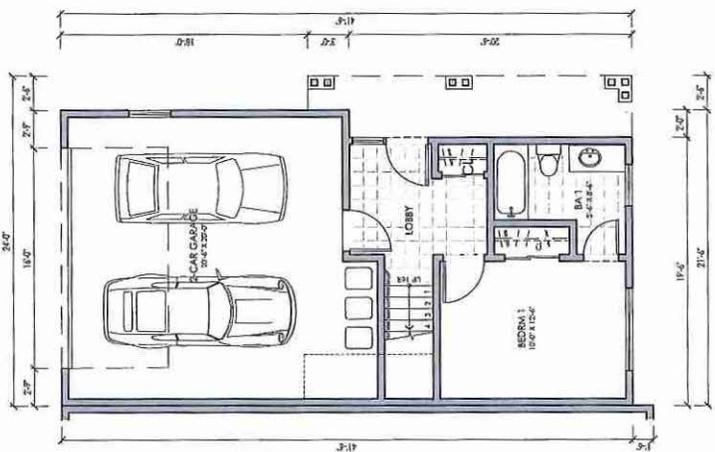
Level 2: 848 SF
 Level 1: 543 SF
Total Area: 1,397 SF
 4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

Unit B
 Craftsman Style

EXHIBIT A 10



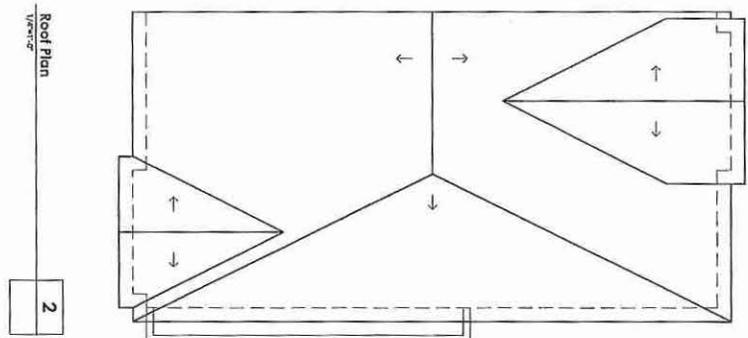
2



1

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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 RECLOSED 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 COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BKBC ARCHITECTS INC.



Unit B
Craftsman Style

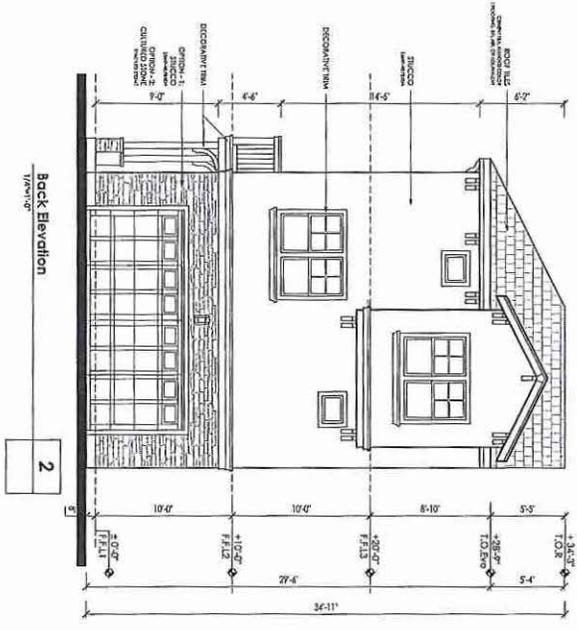
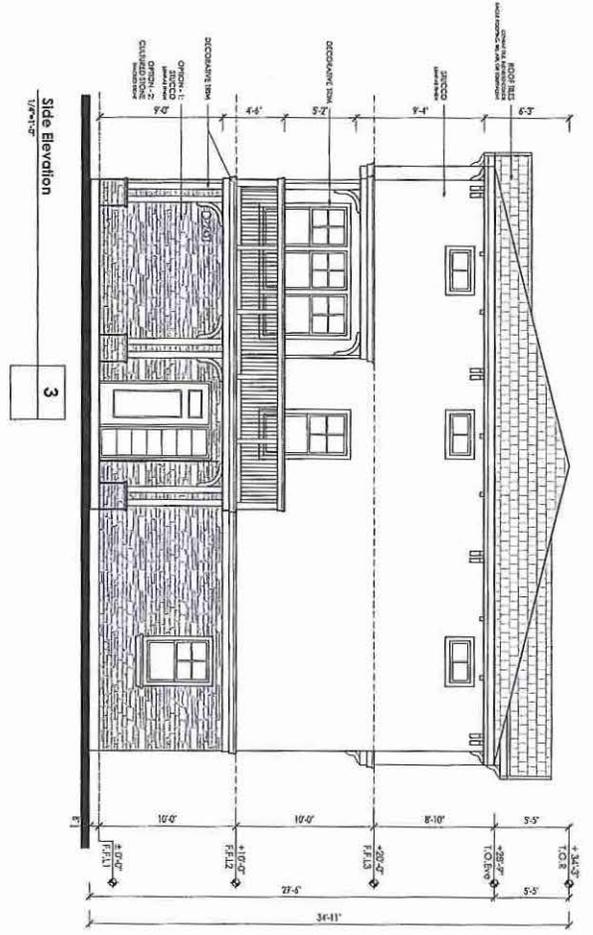
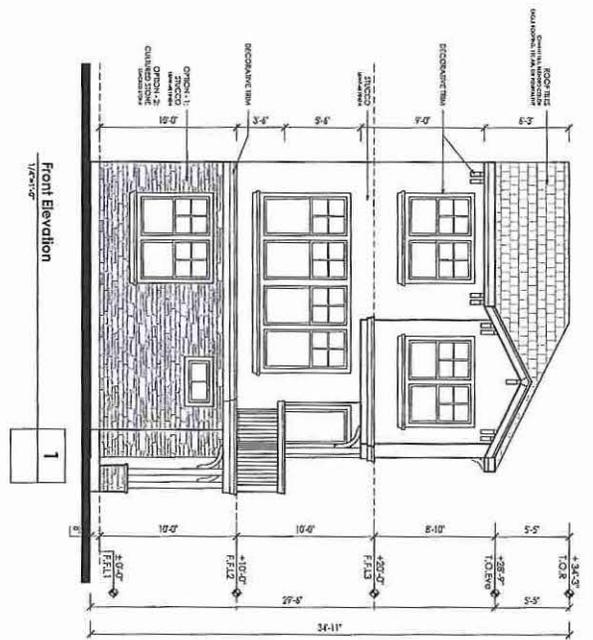
EXHIBIT
Ap13

PROJECT NUMBER	1407
DRAWN BY	DC/CEB
DATE	5/24/2017
SCALE	1/8"=1'-0"
TITLE	Unit B Floor & Roof Plans
DRAWING NO.	Ne-18m

PROJECT
FILBERT VILLAS
37213 & 37137 FILBERT ST.
NEWARK, CA 94560
DEVELOPER/OWNER
SRAJ Development Inc.

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

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Unit B
Craftsman Style

EXHIBIT A
A014

DRIVING IN:
Ne-18n

PROJECT NUMBER	1807
DATE	5/24/2017
SCALE	1/4"=1'-0"
TITLE	Unit B Elevations

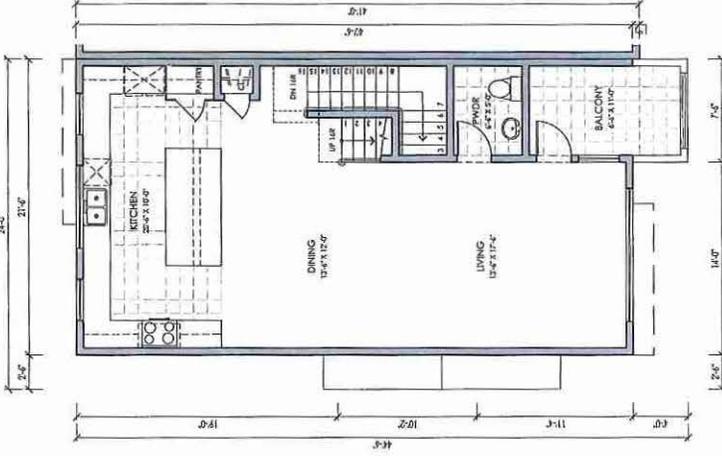
PROJECT
FILBERT VILLAS
3743 & 3727 FILBERT ST.
NEWARK, CA 94560
DEVELOPER/OWNER
SRAJ Development Inc.

ARCHITECTS
BKBC ARCHITECTS INC.
1371 OAKLAND BLVD, SUITE 101
WALNUT CREEK, CA 94598
925.930.9700 www.bkbcarch.com

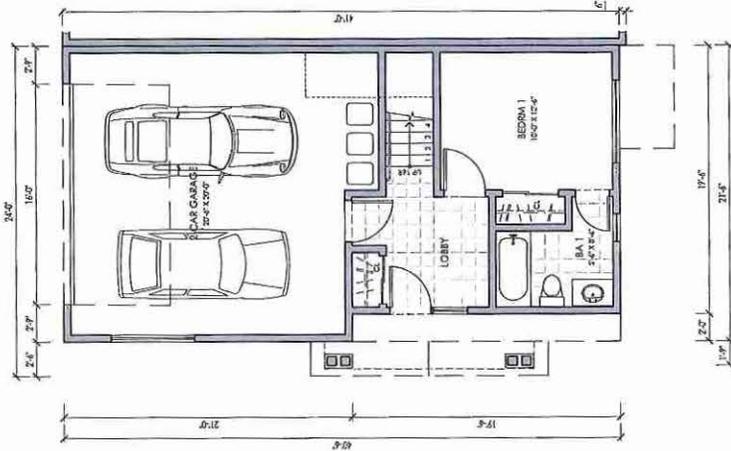
Level 2: 822 SF
 Level 3: 27 SF
 Level 1: 227 SF
 Total Area: 1,076 SF
 4 Bedrooms | 3.5 Bathrooms | 2 Car Garage

Unit C
 Mediterranean Style

EXHIBIT A p15



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



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

ALL IDEAS, DESIGN, ARCHITECTS AND PLANS LOCATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NO PART OF THIS DRAWING OR ANY INFORMATION THEREON SHALL BE REPRODUCED, COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC. THIS DRAWING IS THE PROPERTY OF BKBC ARCHITECTS INC. AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NO PART OF THIS DRAWING OR ANY INFORMATION THEREON SHALL BE REPRODUCED, COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BKBC ARCHITECTS INC.

EXHIBIT *Apig*

Ne-18p

Unit C
 Floor & Roof
 Plans
 Mediterranean Style

PROJECT NUMBER: 1607
 DRAWING L.C. CHECKED: CF
 DATE: 5/24/2017
 SCALE: 1/4"=1'-0"
 TITLE: Unit C
 Floor & Roof
 Plans
 DRAWING NO.:

ISSUES:

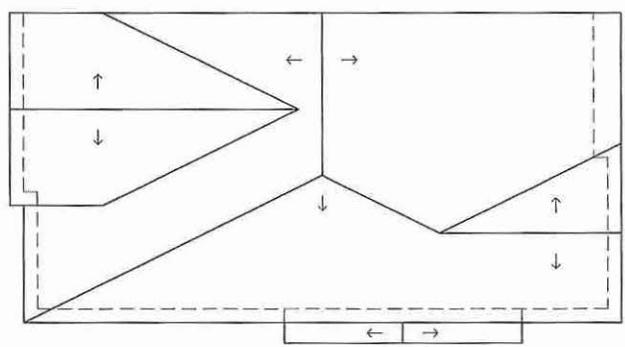
SCALE:

PROJECT: **FILBERT VILLAS**
 DEVELOPER/OWNER: SRAJ Development Inc.
 3754 S. 3757 FILBERT ST.
 HENRIK, CA 94530

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

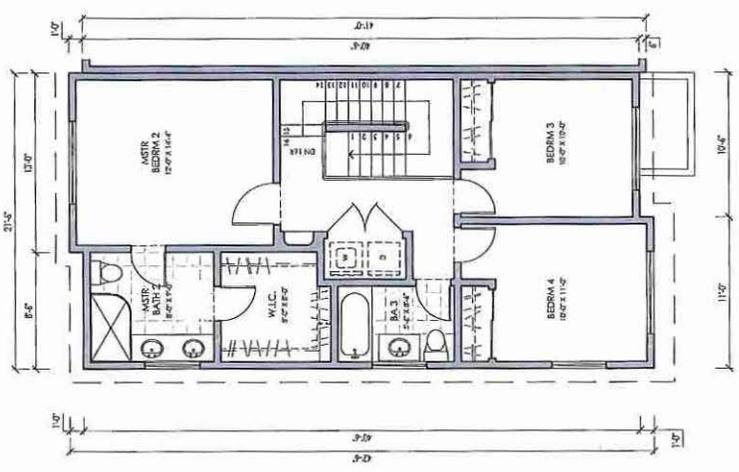
2

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



1

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



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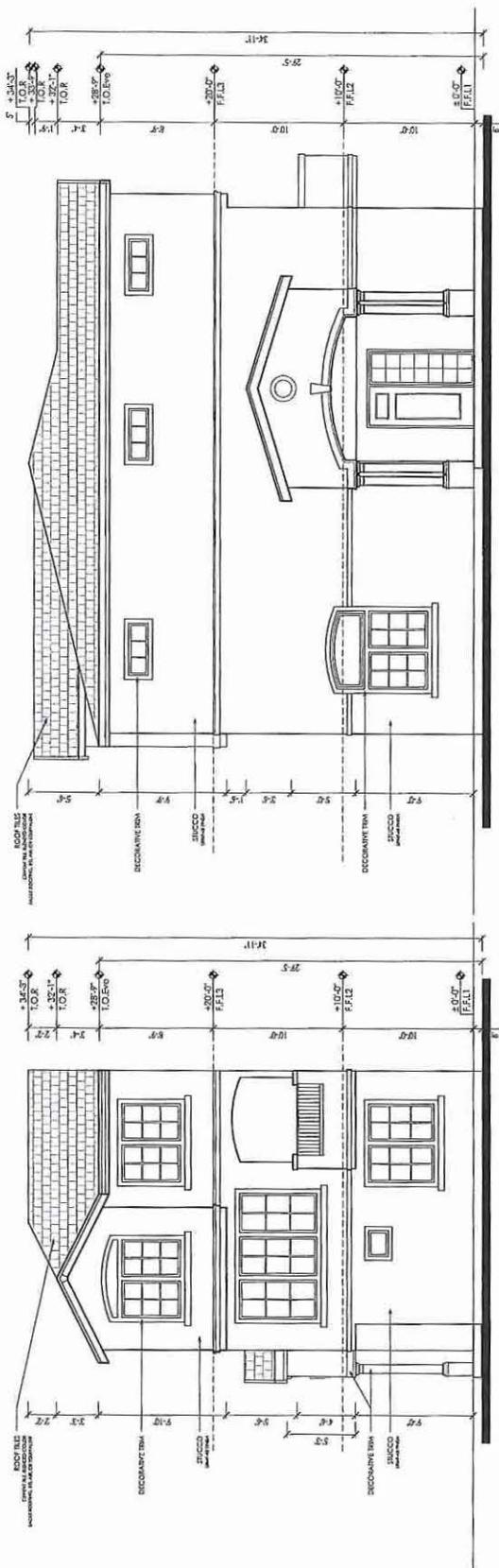
ARCHITECTS
BRBC ARCHITECTS INC.
 1371 OAKLAND BLVD, SUITE 101
 WILMINGTON, CA 94396
 925.930.9700 www.brbcarch.com

PROJECT
FILBERT VILLAS
 2714 S. 3757 REEFER ST.
 HEMET, CA 94340
 DEVELOPER/OWNER
SRAJ Development Inc.

SEAL: _____
 BOARD: _____
 PROJECT NUMBER: 1607
 DRAWING NO. SHEET: CF
 DATE: 5/24/2017
 SCALE: 1/4"=1'-0"
 TITLE: Unit C Elevations

DRAWING NO.
Ne-189

EXHIBIT A-017

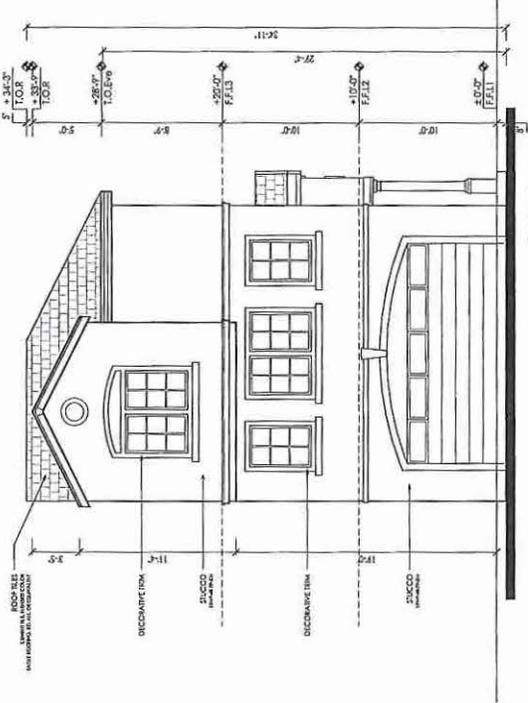


3

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

1

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



2

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

Unit C
 Mediterranean Style
 Elevations

ALL PLANS, ELEVATIONS, ARCHITECTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BRBC ARCHITECTS INC. AND ARE CREATED, EXCLUDED AND DERIVED FOR USE BY AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH PLANS, ELEVATIONS, ARCHITECTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRBC ARCHITECTS INC. THIS PLAN IS THE PROPERTY OF BRBC ARCHITECTS INC. AND IS NOT TO BE REPRODUCED, COPIED, REPRODUCED OR SALE, NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF BRBC ARCHITECTS INC.

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
MENLO PARK, CA 94025 (650) 282-2493

RISHI KHANNA (510) 205-7847
SURENDRA VAID (510) 940-3380
ASHOK VAID
JIMMY SINGH

ARCHITECT

BKBC ARCHITECTS INC.
1371 OAKLAND BLVD., SUITE 101
WALNUT CREEK, CA 94596-8493 (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) 837-3780

JIM DIGGINS

LANDSCAPE ARCHITECT

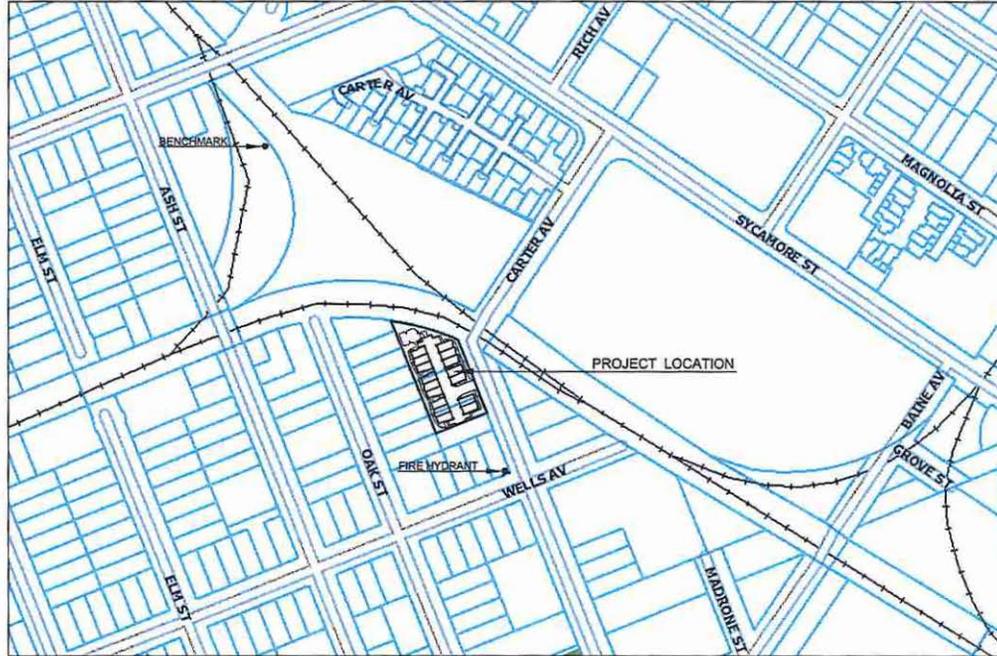
BORRESCO / KILIAN & ASSOCIATES, INC.
1241 PINE STREET
MARTINEZ, CA 94553 (925) 372-5205

BRIAN KILIAN
KIRSTIN BALDWIN

GEOTECHNICAL ENGINEER

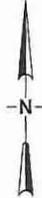
CEI
38750 PASO PADRE PARKWAY, STE. B-1
FREMONT, CA 94538 (510) 791-0100

TAGHI MANBEAN



LEGEND

	BIO-RETENTION AREA
	ASPHALT PAVEMENT
	CONCRETE
	2" GRIND and OVERLAY
	BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	PROPOSED CENTERLINE
	EASEMENT LINE
	LOT LINE
	UNIT 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



LOCATION MAP
N.T.S.

VESTING TENTATIVE TRACT MAP 8387

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS R.C.E. 27118
RENEWAL DATE: 03/31/18

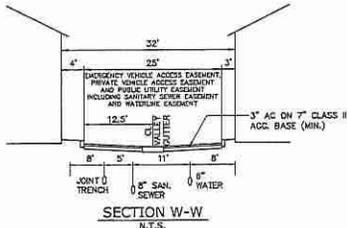
#	REVISIONS	DATE



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

Date:
6/05/2017
Scale:
NONE
Dwg:
JED /
Job No:
16194

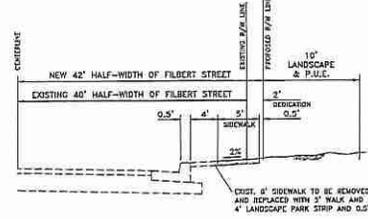
EXHIBIT Ap19 TM-1



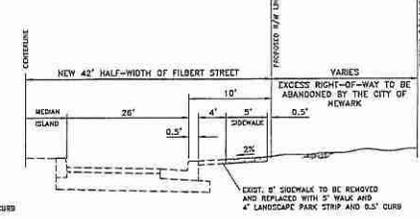
SECTION W-W
N.T.S.

- 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.

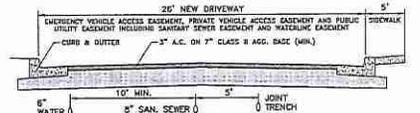
- ABBREVIATIONS:**
- BC BEGINNING OF CURVE
 - BL BIKE LANE
 - BOW BACK OF WALK
 - CL CENTERLINE
 - DAY DAYLIGHT
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FNC FENCE
 - G GRADING
 - GB GRADE BREAK
 - INV INVERT
 - JP JOINT POWER POLE
 - JT JOINT TRENCH
 - MH MANHOLE
 - MED MEDIAN
 - PLANT PLANTER
 - POC POINT ON CURVE
 - RP RETURN POINT
 - TOP TOP OF CURB
 - TEL TELEPHONE



SECTION Y-Y
TYPICAL SECTION - FILBERT STREET
AT AREA OF RIGHT-OF-WAY DEDICATION
N.T.S.



SECTION Z-Z
TYPICAL SECTION - FILBERT STREET
AT AREA OF EXCESS RIGHT-OF-WAY TO BE ABANDONED
N.T.S.



SECTION X-X
PROPOSED NEW DRIVEWAY
NO SCALE

TENTATIVE MAP NOTES:

PROJECT ADDRESS: 37243 FILBERT STREET, NEWARK, CA

OWNER / DEVELOPER: SRAJ DEVELOPMENT INC., 14 CONSTITUTION DRIVE, SUITE 4, MENLO PARK, CA 94025

ENGINEER: DEBOLT CIVIL ENGINEERING, 811 SAN RAMON VALLEY BLVD., DANVILLE, CA 94520, CONTACT: JIM DIGGINS (925) 837-3780

EXISTING USE: VACANT

ZONING: EXISTING: R2500 (MEDIUM DENSITY RESIDENTIAL); PROPOSED: -

GENERAL PLAN DESIGNATION: EXISTING: MR (MEDIUM DENSITY RESIDENTIAL); PROPOSED: -

ASSESSORS PARCEL NUMBERS: 092-0131-001-02, 092-0131-002-04 & 092-0131-003

EXISTING SITE AREA: 41,708 SQ. FT. (0.964 AC.)

PROPOSED SITE AREA: 43,260 SQ. FT. (0.991 AC.)

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

NUMBER OF BUILDINGS: 6

NUMBER OF UNITS: 10

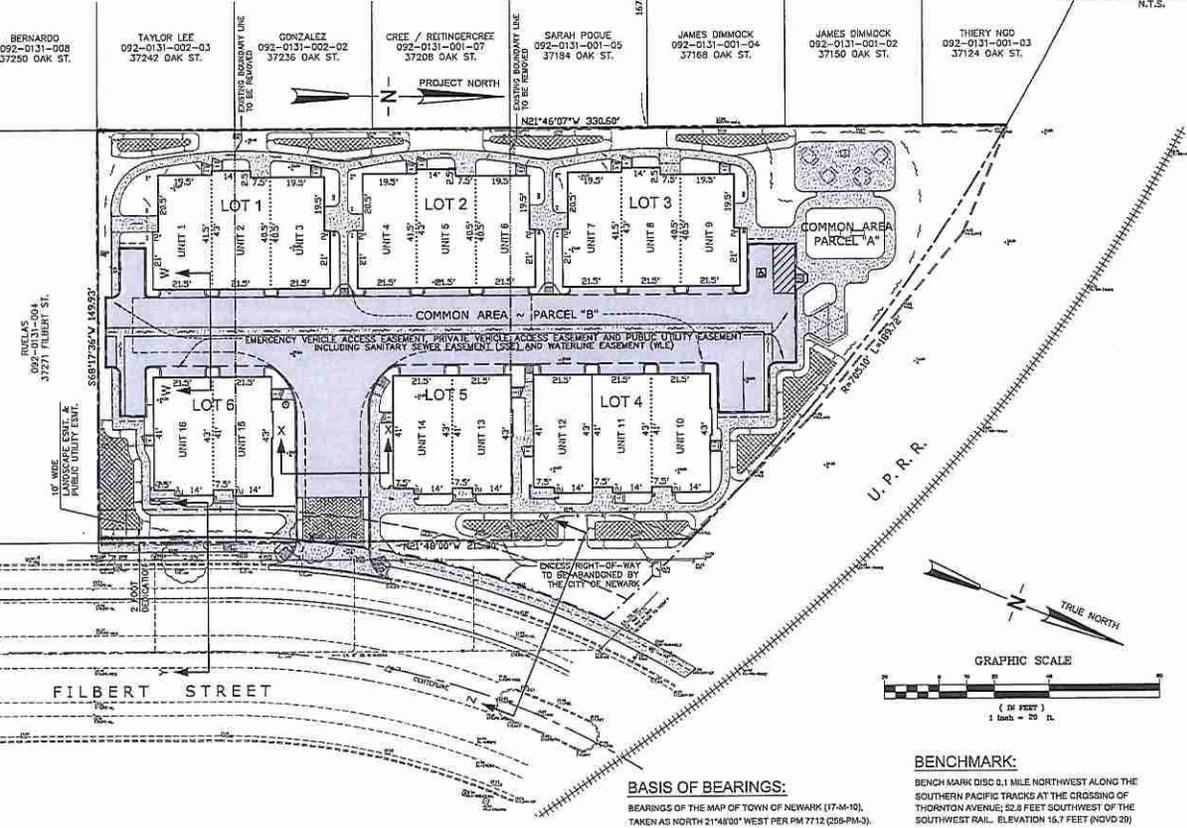
DENSITY: -

FLOOD ZONE DESIGNATION: ZONE X - UNSHADED, COMMUNITY MAP NO. 06091CDM43G, DATED AUGUST 3, 2009

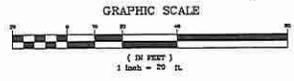
OWNERSHIP AND MAINTENANCE: THE COMMON AREA PARCEL TO BE OWNED AND MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT. THE MAINTENANCE OF THE INDIVIDUAL LOT/TOWNHOUSES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

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: PACIFIC GAS AND ELECTRIC
- TELEPHONE SERVICES: A.T.&T.
- GARBAGE: REPUBLIC SERVICES



BASIS OF BEARINGS:
BEARINGS OF THE MAP OF TOWN OF NEWARK (17-44-10), TAKEN AS NORTH 21°48'00" WEST PER PM 7712 (259-PM-3).



BENCHMARK:
BENCH MARK DISC 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 MAP
FOR CONDOMINIUM PURPOSES
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

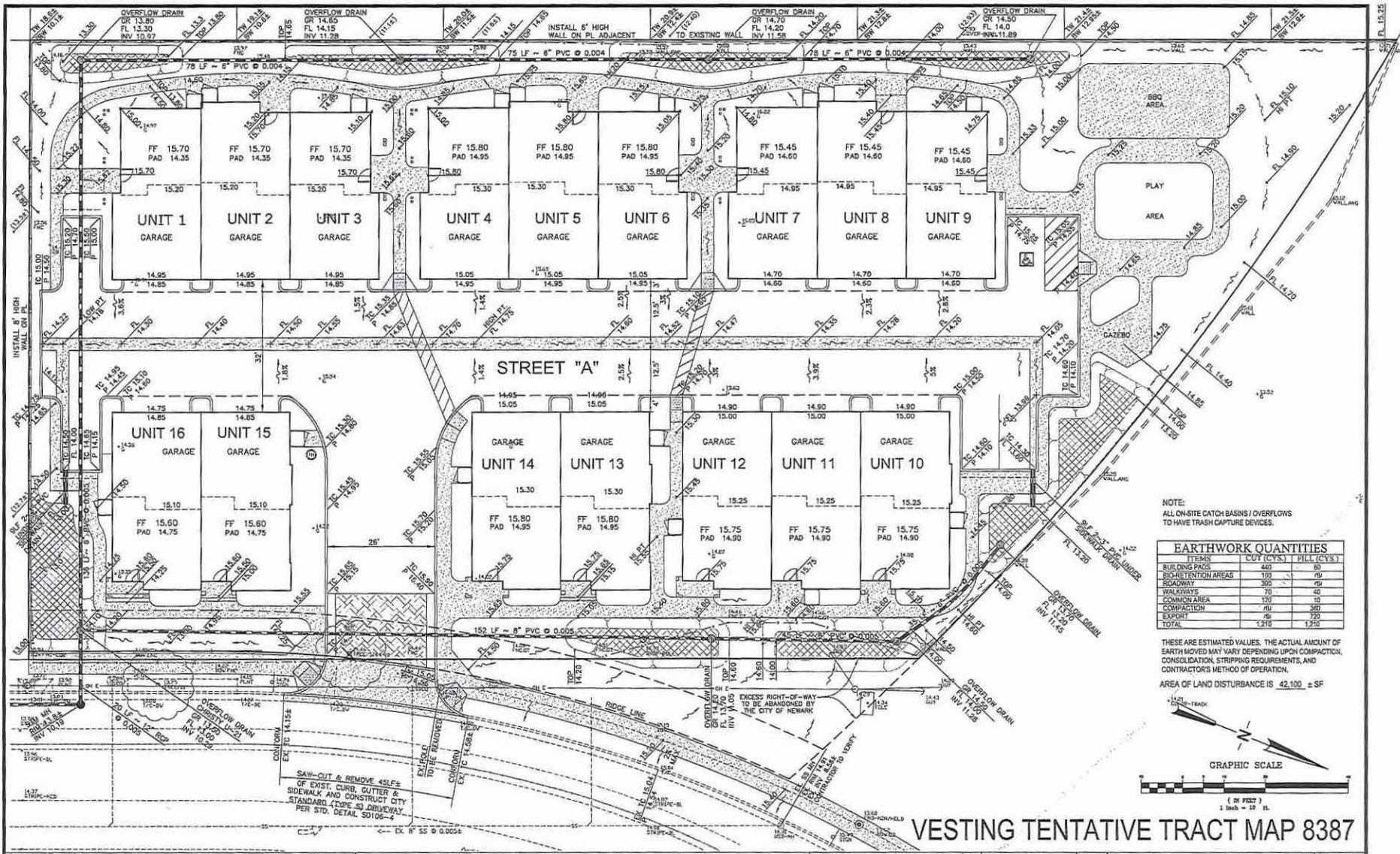
JAMES E. DIGGINS R.G.E. 77818
RDWAL DATE: 02/27/18

REVISIONS	DATE

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

Date: 6/27/2017
Scale: 1" = 20'
By: JED
Job No.: 18114

EXHIBIT A-20

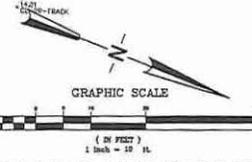


NOTE:
ALL ON-SITE CATCH BASINS / OVERFLOWS
TO HAVE TRASH CAPTURE DEVICES.

EARTHWORK QUANTITIES		
ITEMS	CUT (CY)	FILL (CY)
BUILDING PADS	450	80
BIORETENTION AREAS	150	0
ROADWAY	350	0
PAVING	70	0
COMMON AREA	120	0
COMPACTION	0	350
EXPORT	0	720
TOTAL	1,120	1,250

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

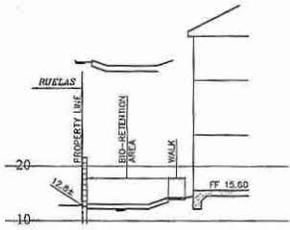
JAMES E. GOINGS R.C.E. 37919
RENEWAL DATE: 03/31/16

#	REVISIONS	DATE

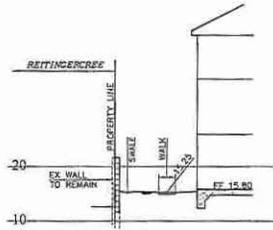
D DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 6/20/2017
Scale: 1" = 10'
By: [Signature]
TSD / [Signature]
Job No.: 16154

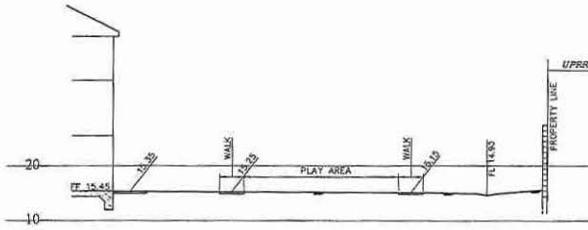
EXHIBIT A TM-3



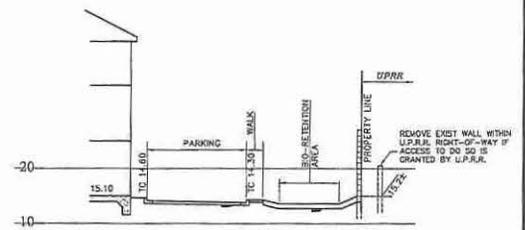
SECTION A-A
1"=10'H & 1"=10'V



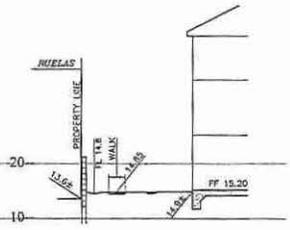
SECTION D-D
1"=10'H & 1"=10'V



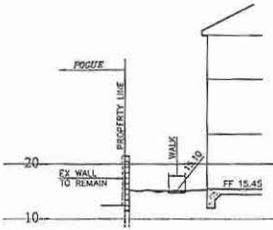
SECTION G-G
1"=10'H & 1"=10'V



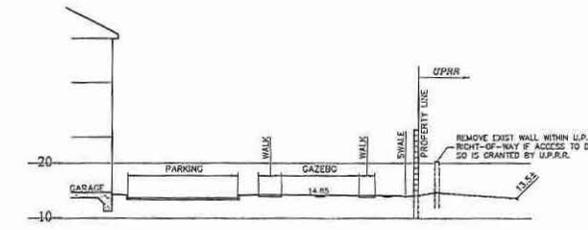
SECTION H-I
1"=10'H & 1"=10'V



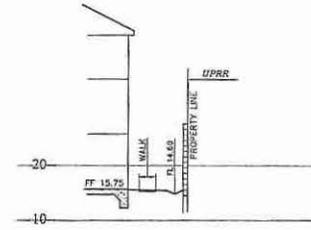
SECTION B-B
1"=10'H & 1"=10'V



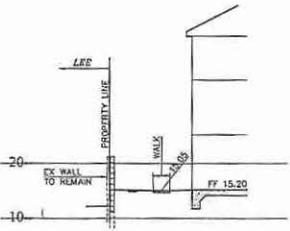
SECTION E-E
1"=10'H & 1"=10'V



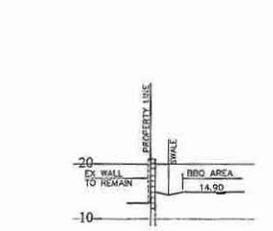
SECTION H-H
1"=10'H & 1"=10'V



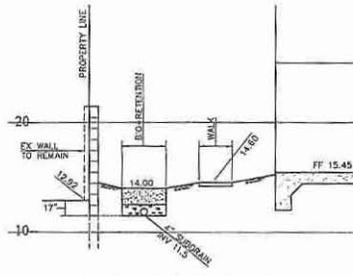
SECTION J-J
1"=10'H & 1"=10'V



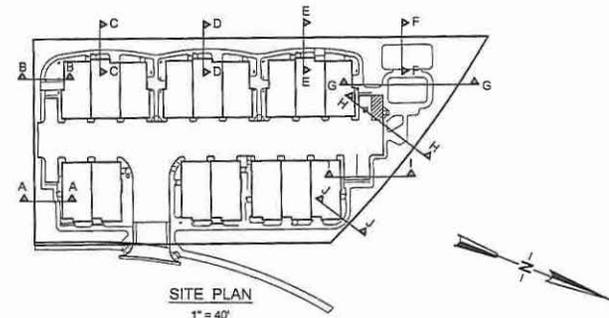
SECTION C-C
1"=10'H & 1"=10'V



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
ALAMEDA COUNTY

CITY OF NEWARK

CALIFORNIA

JAMES L. DODDS, R.C.L. 07118
RENEWAL DATE: 02/18

#	REVISIONS	DATE



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

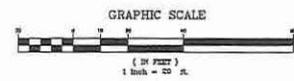
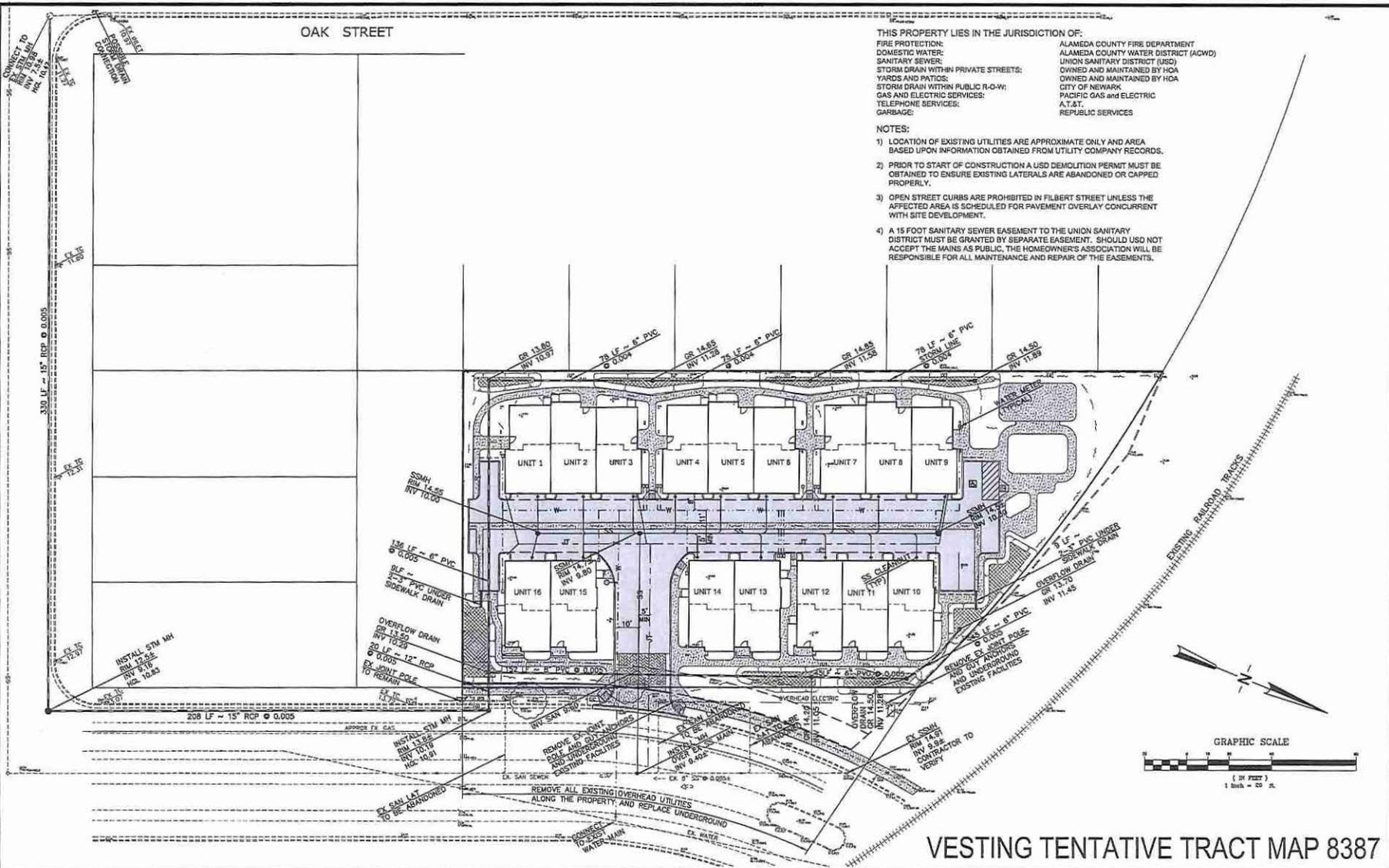
Date: 6/16/2017
Scale: AS SHOWN
Drc: JLD
Job No: TM-4
16154

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 USED 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 YOU NOT ACCEPT THE MAINS AS PUBLIC, THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF THE EASEMENTS.



VESTING TENTATIVE TRACT MAP 8387

PRELIMINARY
 UTILITY PLAN
 TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

JAMES E. GIDDING R.C.L. 79118
 RENEWAL DATE: 03/01/16

#	REVISIONS	DATE

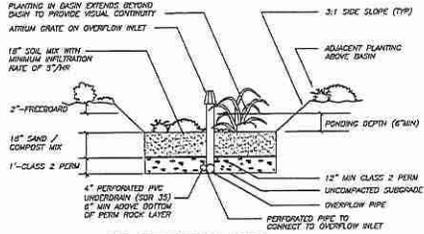


DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, California 94526
 Tel: 925/837-3780
 Fax: 925/837-4378

Date: 05/28/17
 Scale: 1" = 20'
 By: JEG
 Job No.: 14194

EXHIBIT A-25 TM-5

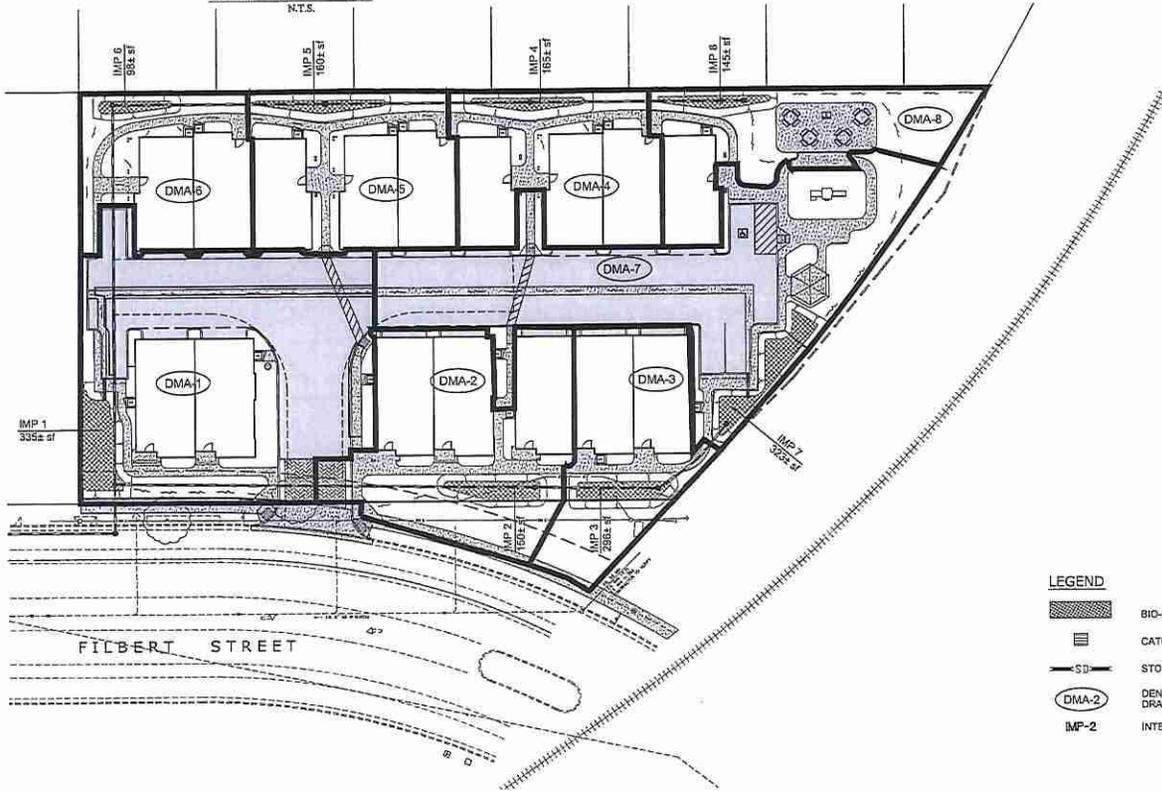
NOTE: SOIL MIX TO CONFORM TO SPECIFICATION IN APPENDIX "C" OF THE LATEST C.3 GUIDEBOOK



BIO-RETENTION AREA

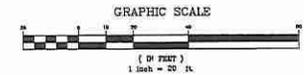
IMP	REQUIRED BIO-RETENTION AREA	ACTUAL BIO-RETENTION AREA
1	335 sq.ft.	335 sq.ft.
2	147 sq.ft.	150 sq.ft.
3	90 sq.ft.	296 sq.ft.
4	123 sq.ft.	165 sq.ft.
5	125 sq.ft.	160 sq.ft.
6	89 sq.ft.	98 sq.ft.
7	260 sq.ft.	323 sq.ft.
8	80 sq.ft.	145 sq.ft.

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.	505 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.



LEGEND

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



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.

VESTING TENTATIVE TRACT MAP 8387

PRELIMINARY
STORM WATER CONTROL PLAN
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DISGARD, R.C.E. 27814
RENEWAL DATE: 02/27/18

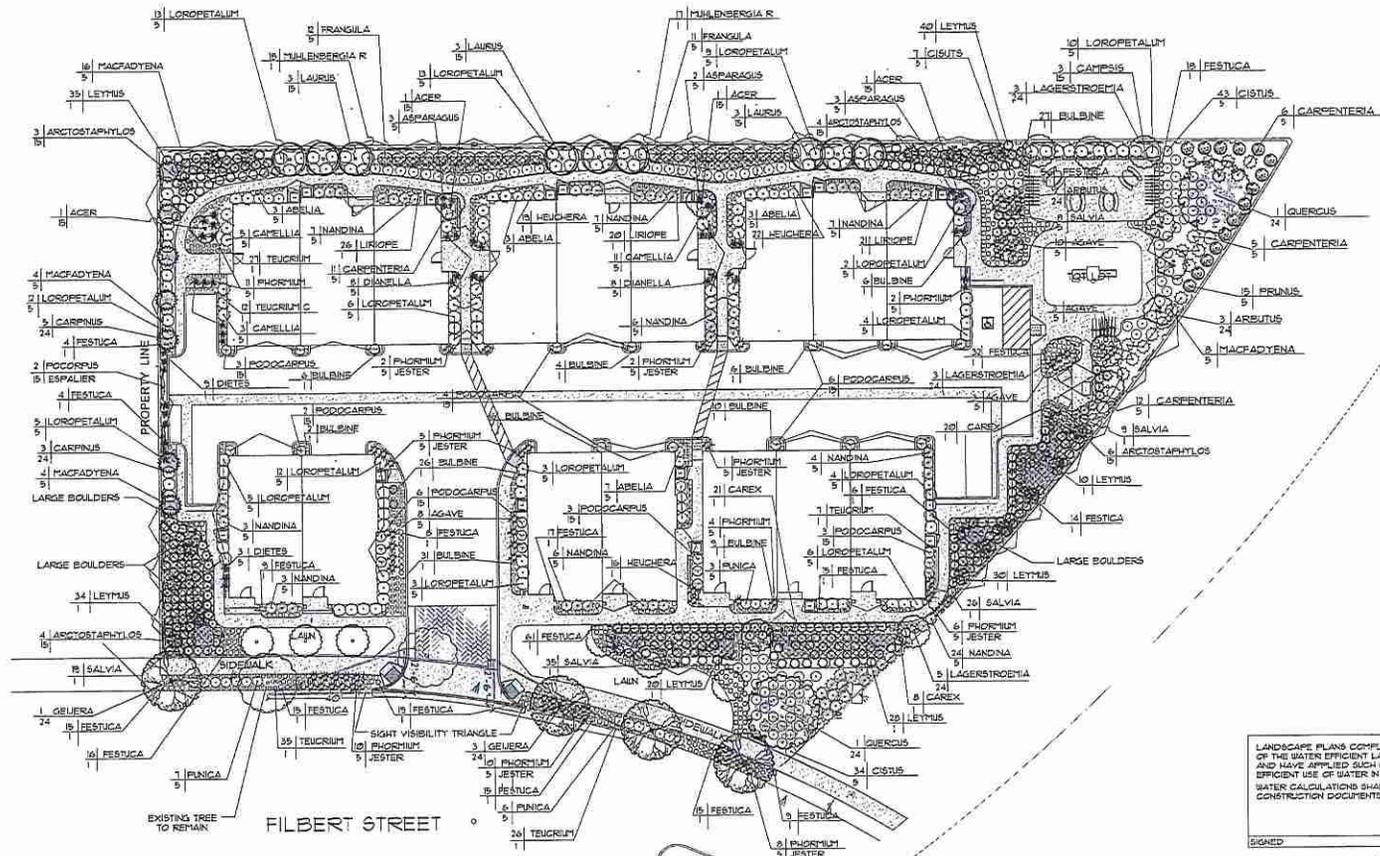
#	REVISIONS	DATE



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

Date: 6/08/2017
Scale: 1" = 20'
By: JED
Job No.: 16184

EXHIBIT A p25 TM-7



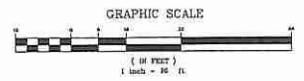
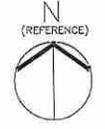
LANDSCAPE AREA CALCULATIONS
 OVERALL SITE AREA = 43,515 SQ. FT.
 PROPOSED LANDSCAPE AREA = 14,618 SQ. FT. / 33.5% OF OVERALL SITE
 FILBERT STREET FRONTAGE LANDSCAPE AREA = 4,430 SQ. FT. / 10% OF LANDSCAPE AREA

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE ASB801 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN. WATER CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.

SIGNED _____ DATE _____



LANDSCAPE DESIGN BY BORRICO/KILLIAN & ASSOCIATES, INC. 10/20/11 11:58 AM

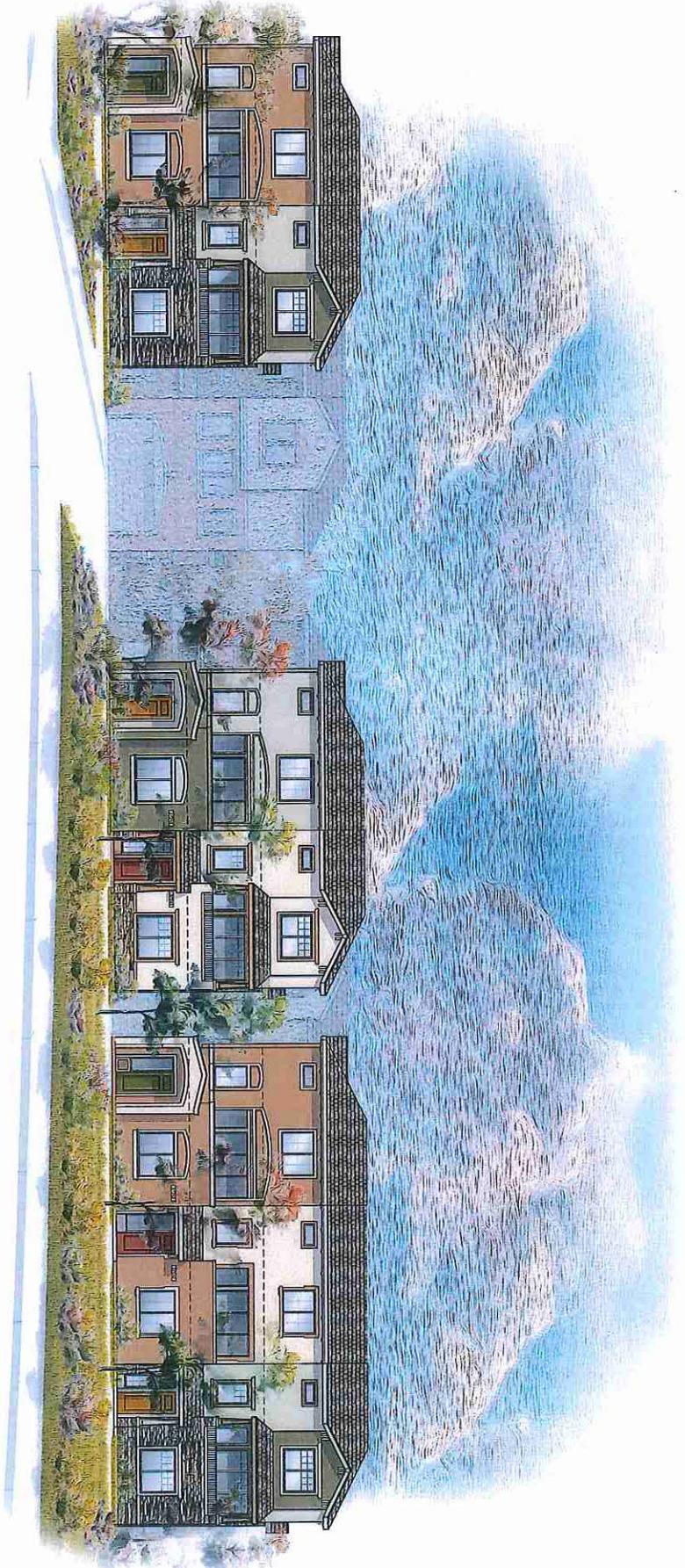
BORRICO/KILLIAN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 541 First Street
 San Francisco, CA 94101
 TEL: 415.777.5300
 FAX: 415.777.5308

FILBERT STREET VILLAS
 NEWARK, CA

SHEET NO. 3
 OF 3
 LANDSCAPE

EXHIBIT A-206

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Filbert Street View
EXHIBIT A 029

DRAWING NO: NTS
Ne-19a

DRAWING TITLE
Colored Elevations

DATE:
05/24/2017

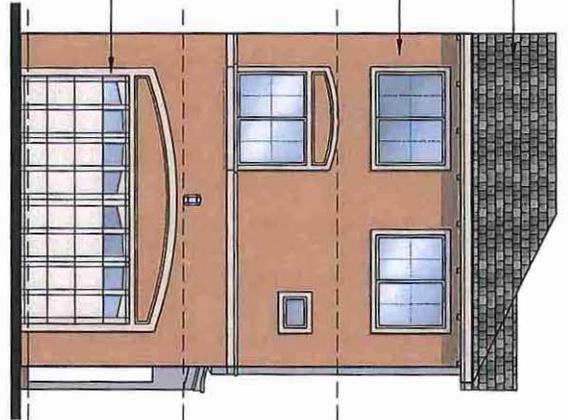
SCALE:
NTS

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

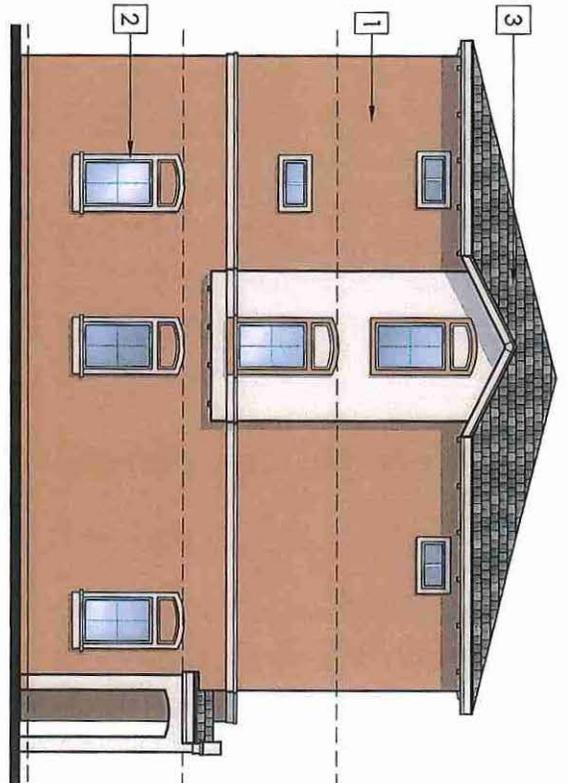
ARCHITECTS
BKBC ARCHITECTS INC.
1371 OAKLAND BLVD, SUITE 101
WALNUT CREEK, CA 94596
925.930.9700 www.bkbcarch.com



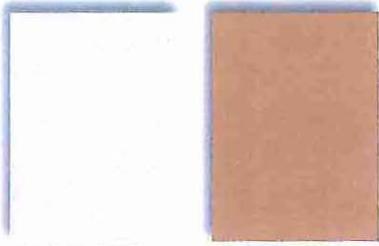
Front Elevation



Back Elevation



Side Elevation



1

Stucco / Trim Color 2
SW - 0039 "Portrait Tone"
SBMF-48 FINISH



2

Stucco / Trim Color 1
SW - 0035 "Indian White"
SBMF-48 FINISH



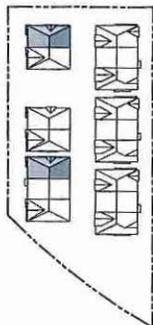
3

Roof Tiles
Cement Tile, Blended Colors
Eagle Roofing, Bel Air, or equivalent



4

Door Color
SW - 6418 "Rural Green"



Unit A-1

Color Scheme - 1
Mediterranean Style

EXHIBIT A30

Ne-19b

DRAWING TITLE
Color and Material Board

DATE

05/24/2017

SCALE

1/8" = 1'-0"

DRAWING NO.

PROJECT

FILBERT VILLAS
37243 & 37257 FILBERT ST, NEWARK, CA 94560

DEVELOPER/ OWNER

SRAJ Development Inc.

ARCHITECTS

BKBC ARCHITECTS INC.

1371 OAKLAND BLVD, SUITE 101
WALNUT CREEK, CA 94596

925.930.9700 www.bkbearch.com

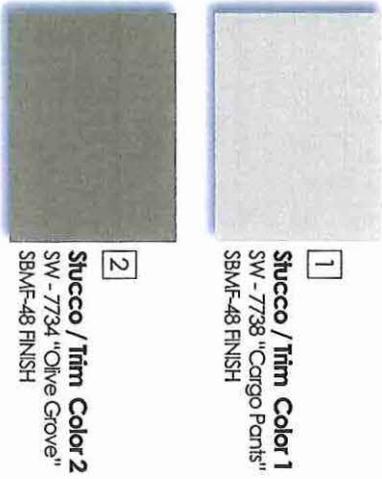
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF BKBC ARCHITECTS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED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



Front Elevation

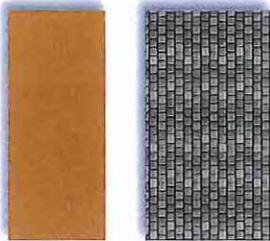
Back Elevation

Side Elevation



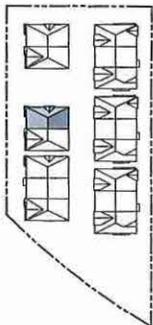
1
Stucco / Trim Color 1
SW - 7738 "Cargo Pants"
SBMF-48 FINISH

2
Stucco / Trim Color 2
SW - 7734 "Olive Grove"
SBMF-48 FINISH



3
Roof Tiles
Cement Tile, Blended Colors
Eagle Roofing, Bel Air, or equivalent

4
Door Color
SW - 6383 "Golden Rule"



Unit A-1
Color Scheme - 2
Mediterranean Style
EXHIBIT 1 (AP3)

DRAWING TITLE
Color and Material Board

DATE
05/24/2017

SCALE
1/8" = 1'-0"

DRAWING NO.
Ne-19c

PROJECT
FILBERT VILLAS
37243 & 37257 FILBERT ST, NEWARK, CA 94560

DEVELOPER / OWNER
SRAJ Development Inc.

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

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Front Elevation

Back Elevation

Side Elevation



1
Stucco / Trim Color 1
 SW - 7738 "Cargo Pants"
 SBMF-48 FINISH



2
Cultured Stone
 Stacked Stone
 Castaway, Eldorado Stone
 or equivalent



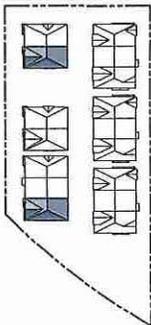
3
Roof Tiles
 Cement Tile, Blended Colors
 Eagle Roofing, Bel Air, or equivalent



4
Stucco / Trim Color 2
 SW - 7734 "Olive Grove"
 SBMF-48 FINISH



5
Door Color
 SW - 6383 "Golden Rule"



Unit A-2

Color Scheme - 1

Craftsman Style

EXHIBIT AP 32

DRAWING NO: **Ne-19d**

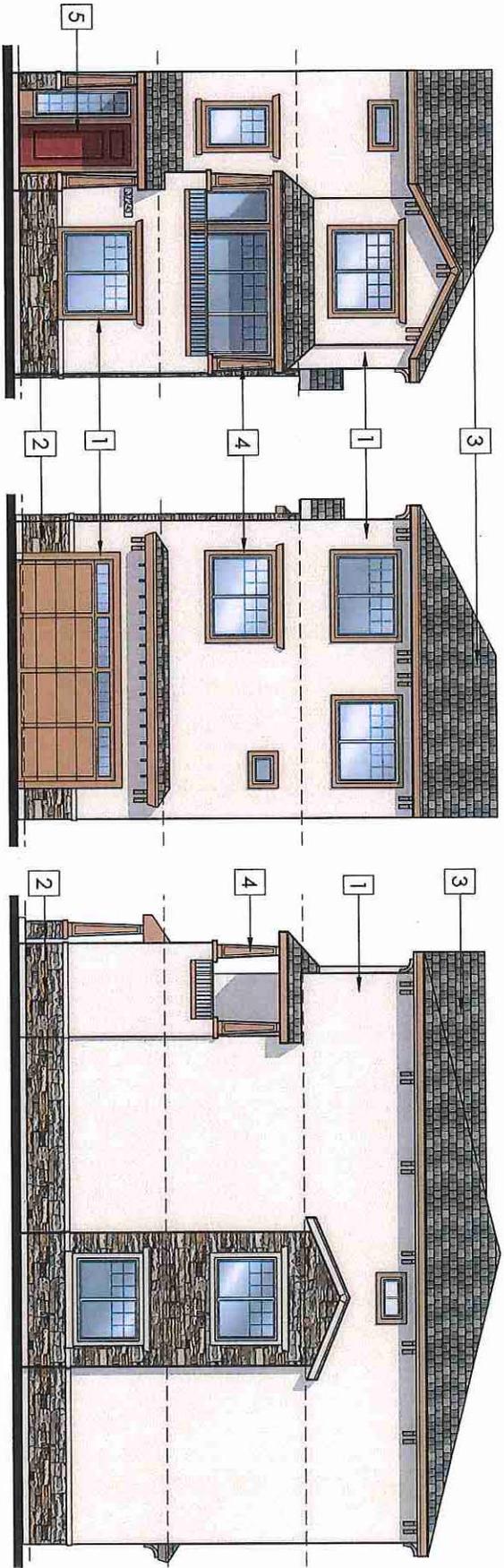
DRAWING TITLE
Color and Material Board

DATE: 05/24/2017

SCALE: 1/8" = 1'-0"

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

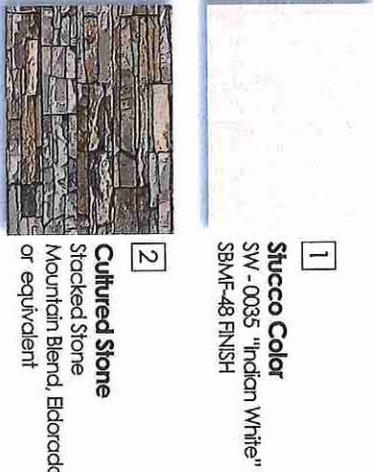
ARCHITECTS
BKBC ARCHITECTS INC.
 1371 OAKLAND BLVD, SUITE 101
 WALNUT CREEK, CA 94596
 925.930.9700 www.bkbcarch.com



Front Elevation

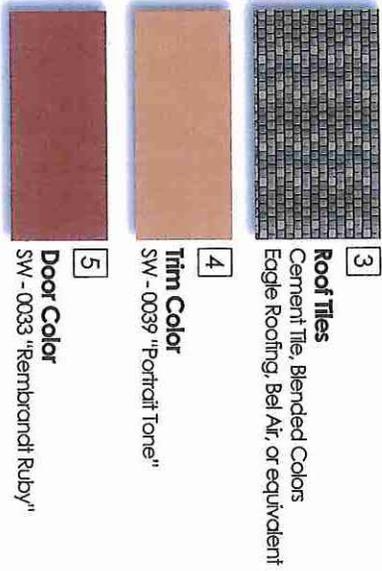
Back Elevation

Side Elevation



1
Stucco Color
 SW - 0035 "Indian White"
 SBMF-48 FINISH

2
Cultured Stone
 Stacked Stone
 Mountain Blend, Eldorado Stone
 or equivalent



3
Roof Tiles
 Cement Tile, Blended Colors
 Eagle Roofing, Bel Air, or equivalent

4
Trim Color
 SW - 0039 "Portrait Tone"

5
Door Color
 SW - 0033 "Rembrandt Ruby"

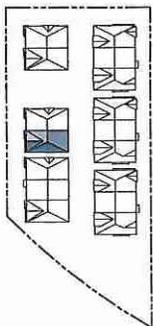
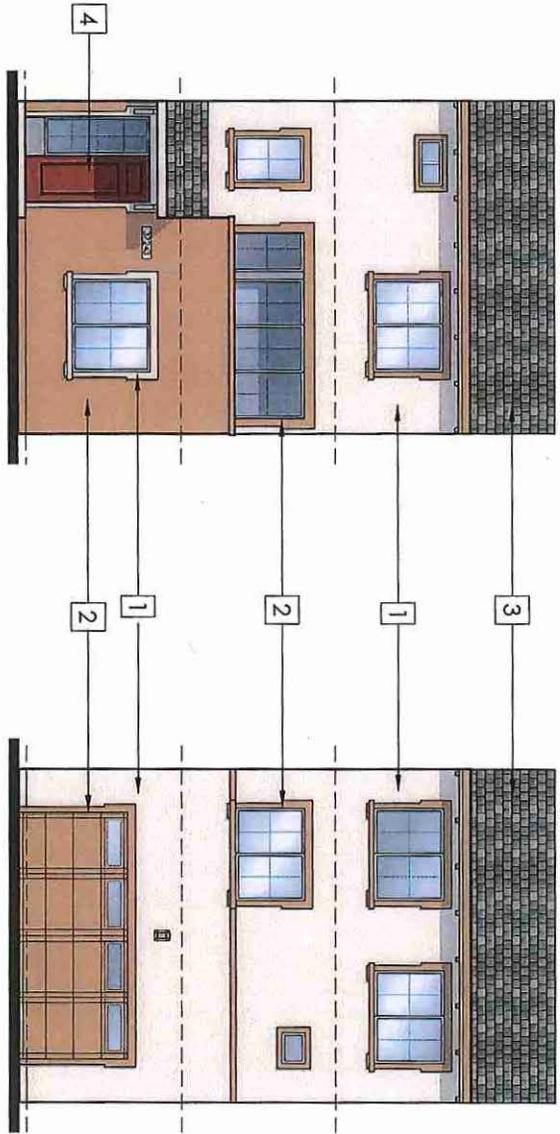


EXHIBIT
 AP 33

Unit A-2

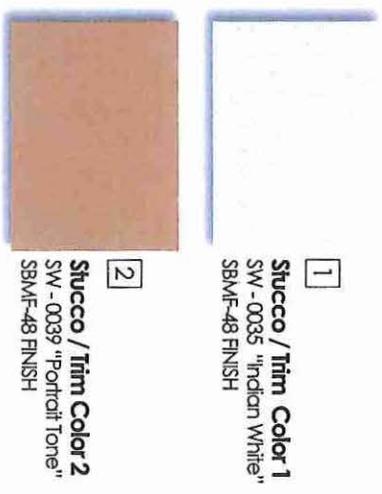
Color Scheme - 2

Craftsman Style



Front Elevation

Back Elevation



1
Succo / Trim Color 1
 SW - 0035 "Indian White"
 SBMF-48 FINISH

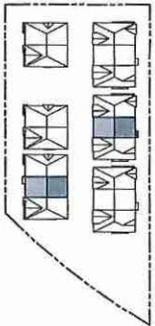
2
Succo / Trim Color 2
 SW - 0039 "Portrait Tone"
 SBMF-48 FINISH



3
Roof Tiles
 Cement Tile, Blended Colors
 Eagle Roofing, Bel Air, or equivalent



4
Door Color
 SW - 0033 "Rembrandt Ruby"



Unit A-3
 Color Scheme - 1
 Mediterranean Style
EXHIBIT AP34



Front Elevation

Back Elevation



1
Stucco / Trim Color
SW - 7738 "Cargo Pants"
SBMF-48 FINISH



2
Cultured Stone
Castaway, Eldorado Stone
or equivalent



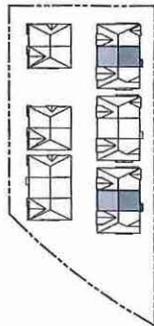
3
Roof Tiles
Cement Tile, Blended Colors
Eagle Roofing, Bel Air, or equivalent



4
Trim Color
SW - 7734 "Olive Grove"



5
Door Color
SW - 6383 "Golden Rule"



Unit A-3

Color Scheme - 2
Mediterranean Style

EXHIBIT A p35

DRAWING TITLE
Color and Material Board

DATE: 05/24/2017
SCALE: 1/8" = 1'-0"
DRAWING NO: **Ne-199**

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

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

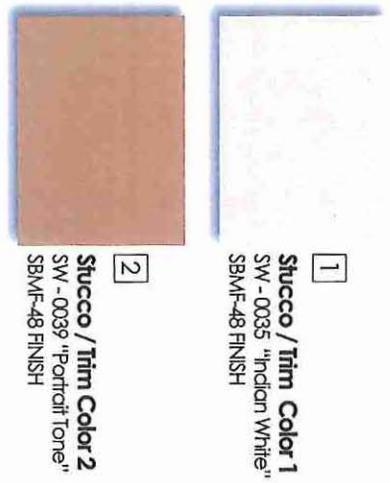
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Front Elevation

Back Elevation

Side Elevation



1
Stucco / Trim Color 1
 SW - 0035 "Indian White"
 SBMF-48 FINISH

2
Stucco / Trim Color 2
 SW - 0039 "Portrait Tone"
 SBMF-48 FINISH



3
Roof Tiles
 Cement Tile, Blended Colors
 Eagle Roofing, Bel Air, or equivalent



4
Door Color
 SW - 6418 "Rural Green"

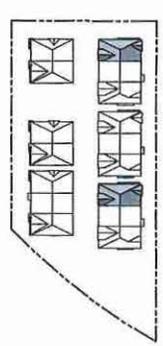


EXHIBIT
 AP 36

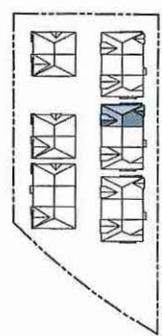
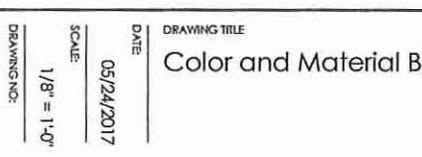
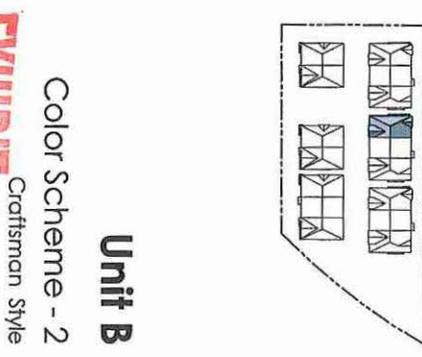
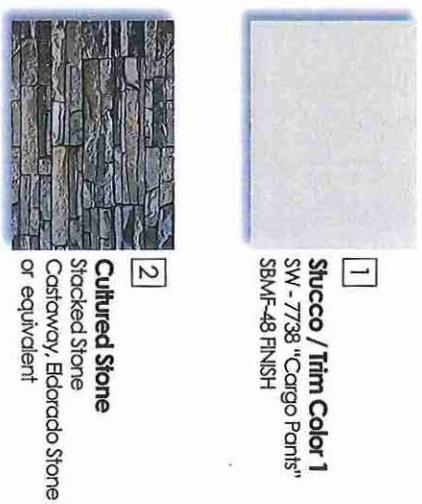
Unit B
 Color Scheme - 1
 Craftsman Style



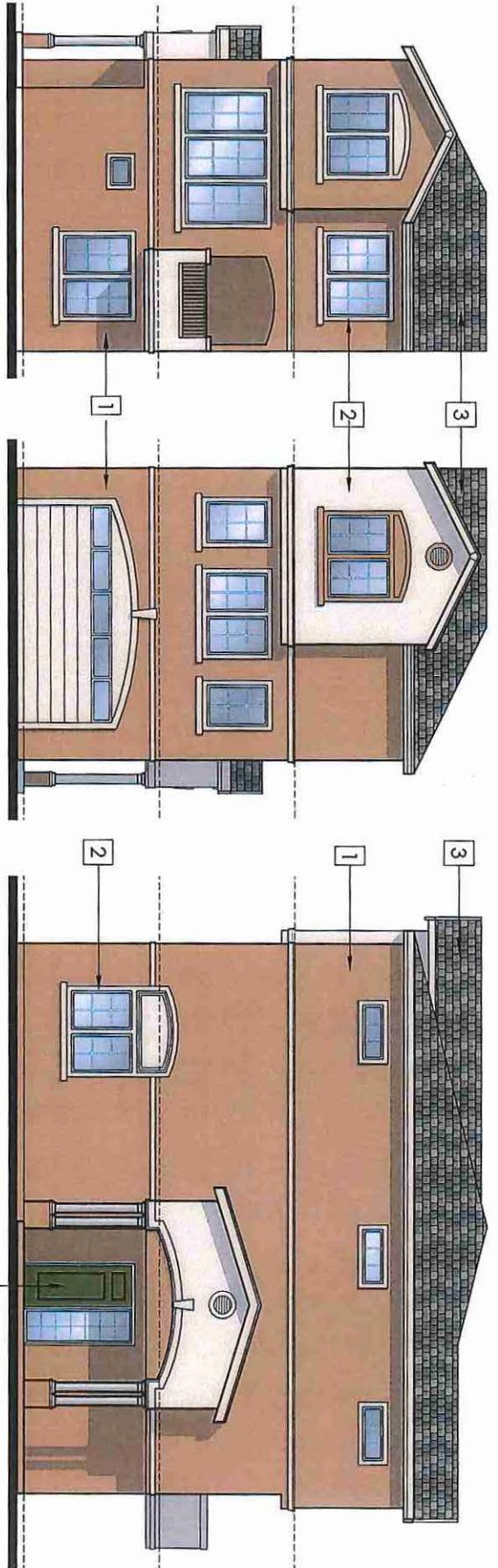
Front Elevation

Back Elevation

Side Elevation



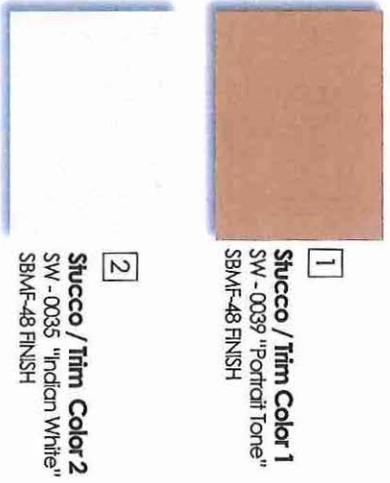
Unit B
Color Scheme - 2
Craftsman Style
EXHIBIT Ap37



Front Elevation

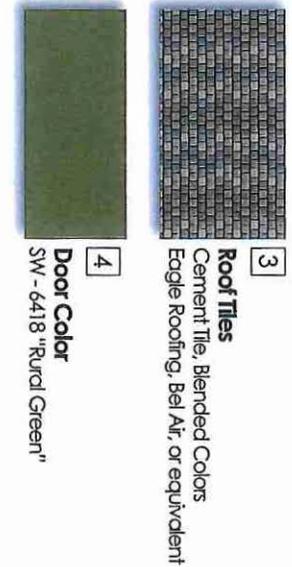
Back Elevation

Side Elevation



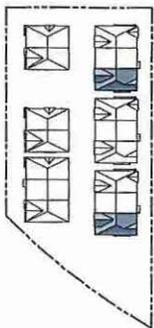
1
Stucco / Trim Color 1
 SW - 0039 "Portofino Tone"
 SBMF-48 FINISH

2
Stucco / Trim Color 2
 SW - 0035 "Indian White"
 SBMF-48 FINISH



3
Roof Tiles
 Cement Tile, Blended Colors
 Eagle Roofing, Bel Air, or equivalent

4
Door Color
 SW - 6418 "Rural Green"



Unit C

Color Scheme - 1
 Mediterranean Style

EXHIBIT A-38

DRAWING NO: **Ne-19j**

DRAWING TITLE
Color and Material Board

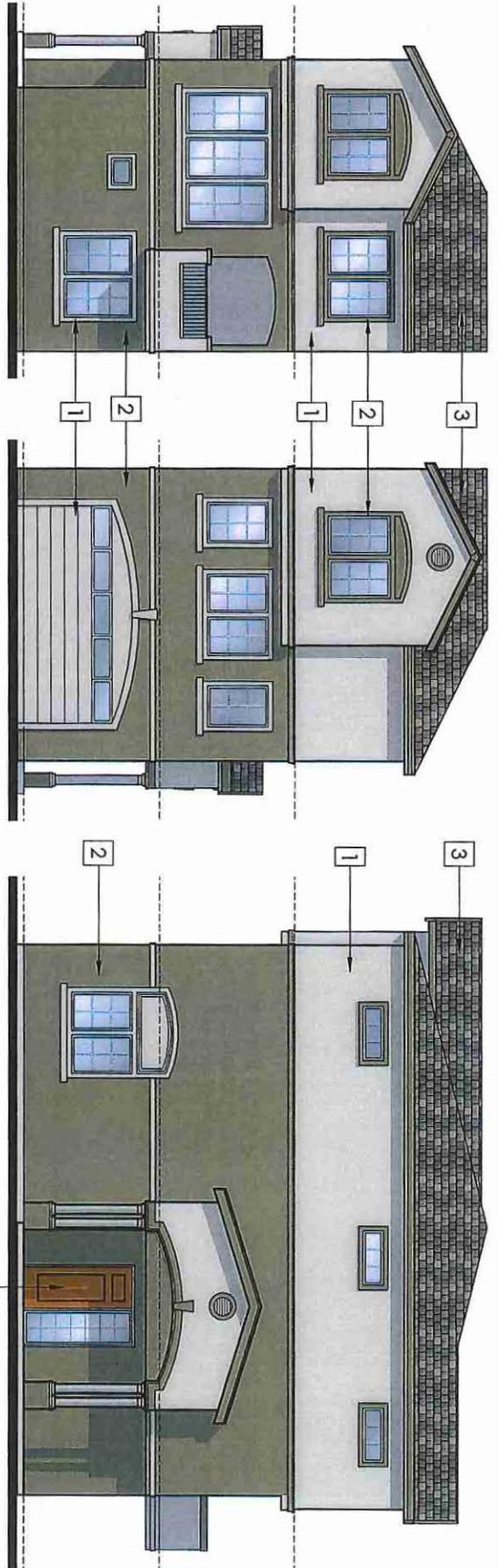
DATE: 05/24/2017

SCALE: 1/8" = 1'-0"

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

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

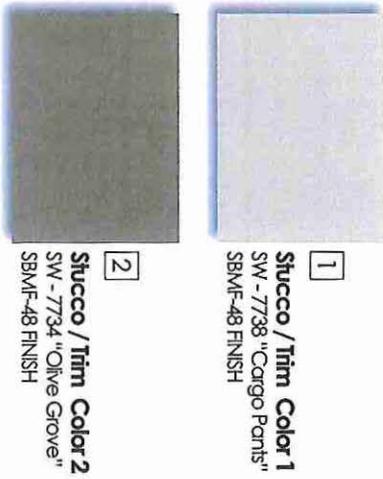
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Front Elevation

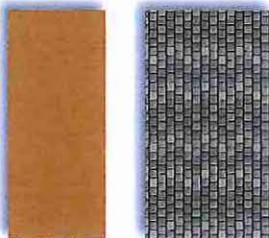
Back Elevation

Side Elevation



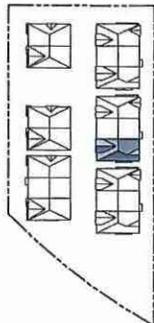
1
Stucco / Trim Color 1
SW - 7738 "Cargo Pants"
SBMF-48 FINISH

2
Stucco / Trim Color 2
SW - 7734 "Olive Grove"
SBMF-48 FINISH



3
Roof Tiles
Cement Tile, Blended Colors
Eagle Roofing, Bel Air, or equivalent

4
Door Color
SW - 6383 "Golden Rule"



Unit C

Color Scheme - 2
Mediterranean Style

EXHIBIT App 39

DRAWING TITLE
Color and Material Board

DATE
05/24/2017

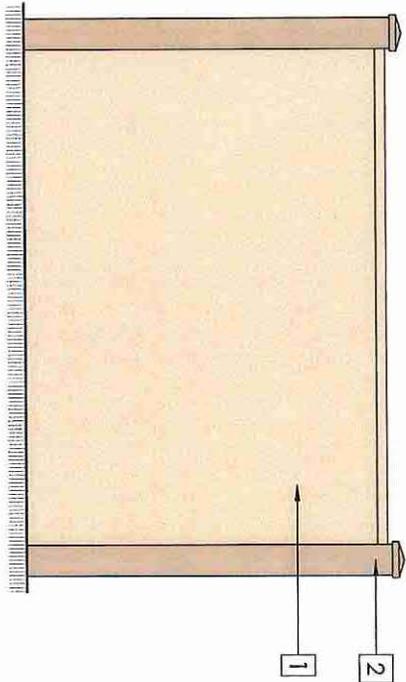
SCALE
1/8" = 1'-0"

DRAWING NO.
Ne-19k

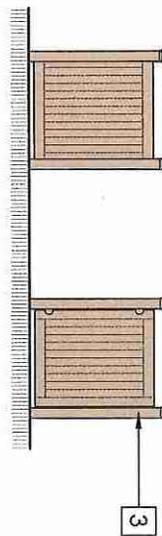
PROJECT
FILBERT VILLAS
37243 & 37257 FILBERT ST., NEWARK, CA 94560

DEVELOPER / OWNER
SRAJ Development Inc.

ARCHITECTS
BKBC ARCHITECTS INC.
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WALNUT CREEK, CA 94596
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Masonry Wall

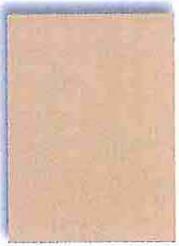


A/C Unit Screen



1

Succo
SW - 6141 "Softer Tan"
SBMF-48 FINISH



2

Succo
SW - 6143 "Basket Beige"
SBMF-48 FINISH



3

Vynil Post and Panel
SW - 6143 "Basket Beige"

Masonry Wall and A/C Unit Screen Elevation

EXHIBIT A p140

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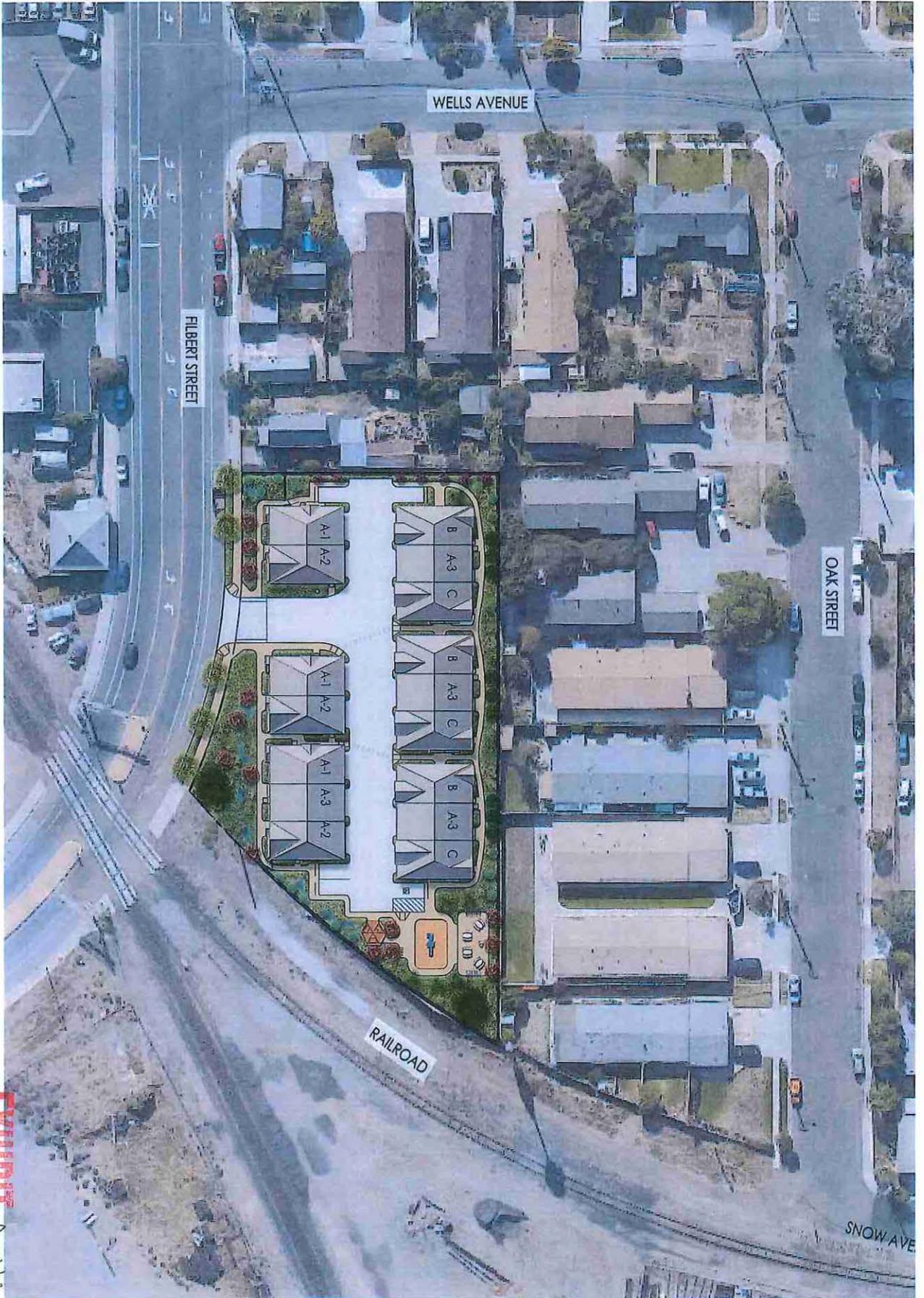


EXHIBIT
A-241

Ne-20a

DRAWING NO.:

N.T.S.

SCALE:

05/24/2017

DATE:

DRAWING TITLE
Areal View



PROJECT

FILBERT VILLAS
37243 & 37257 FILBERT ST, NEWARK, CA 94560

DEVELOPER/OWNER

SRAJ Development Inc.

ARCHITECTS

BKBC ARCHITECTS IN

1371 OAKLAND BLVD, SUITE 101
WALNUT CREEK, CA 94596

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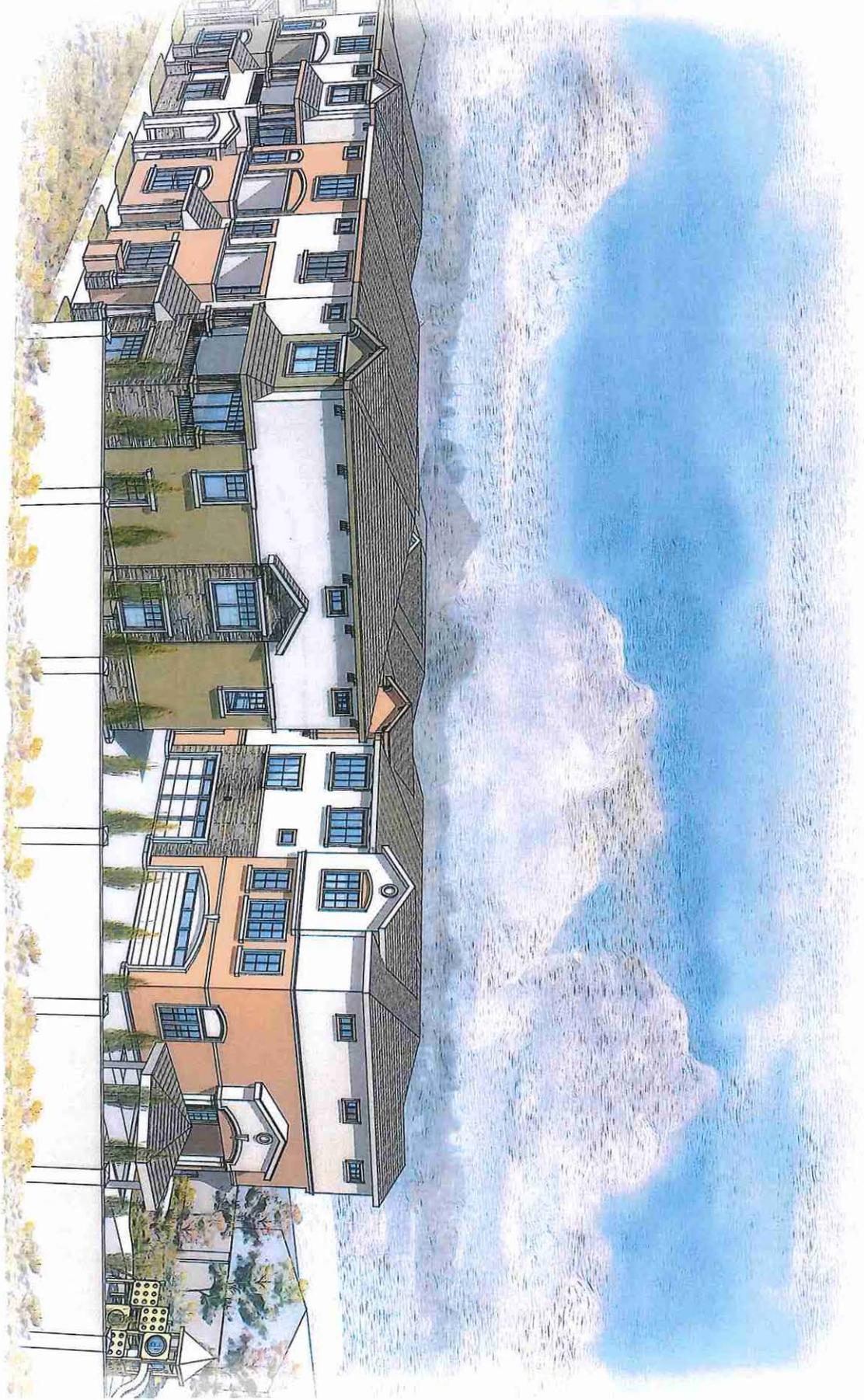
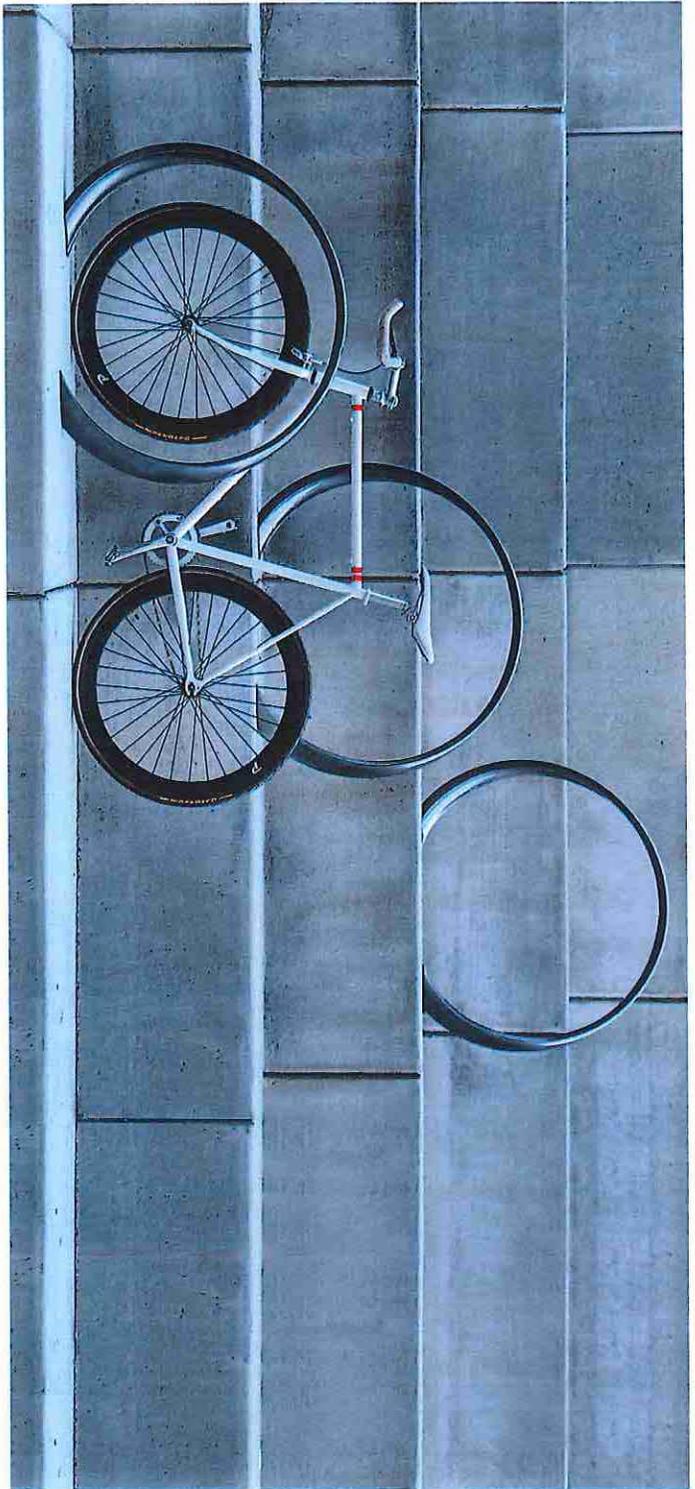


EXHIBIT
Site Amenities
A-14

DRAWING TITLE
DATE: 05/24/2017
SCALE: NTS
DRAWING NO.: Ne-21a

PROJECT
FILBERT VILLAS
37243 & 37257 FILBERT ST, NEWARK, CA 94560
DEVELOPER/ OWNER
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925.930.9700 www.bkbcarch.com



loop

The Loop bike rack is a simple, sweeping circle with a twist. Cyclists can loop and lock one bike or two around its shape-stiffing cast aluminum ribbon frame. Functional and sculptural, it meets a growing need for secure bicycle docking in recreational spaces and "complete streets," carrying on the 95 Collection mission to support social activity in outdoor space.

EXHIBIT A-143 Bicycle Rack Landscape Forms 35 Loop

DRAWING TITLE
DATE: 05/24/2017
SCALE: NTS
DRAWING NO.: Ne-21b

PROJECT
FILBERT VILLAS
37243 & 37257 FILBERT ST, NEWARK, CA 94560
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925.930.9700 www.bkbcarch.com

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Our Purpose Is To Enrich Outdoor Spaces

We believe in the power of design and its ability to influence and elevate the quality of public space. High quality products and outstanding customer experience makes us one of the world's premier designers and manufacturers of outdoor commercial furnishings.

To Specify

Specify a Charlie table, with or without umbrella hole and powdercoat color. Charlie ships with mounting hardware.

Charlie Specifications

The Charlie table is a 67" oval that seats up to 6 people. Steel seat panels have a perforated pattern, and are surrounded by cast aluminum trim. Ribbon-like steel legs support the steel/aluminum table top, and are surface mounted through stainless steel glides/inserts. Stainless steel anchor hardware ships with the table. An offset umbrella hole option is available.

Charlie is ADA compliant and must be surface mounted.



67" table



67" table with umbrella hole

67" x 30" x 67"	67" x 30" x 67"	w x h x l
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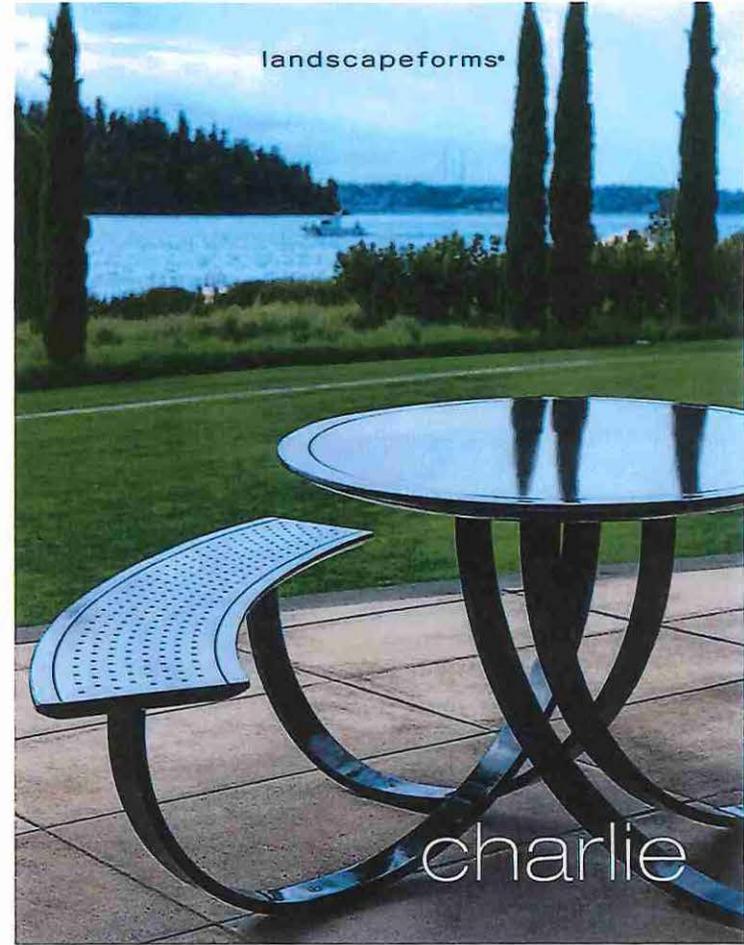


EXHIBIT Ap44 **Picnic Table**
Landscape Forms Charlie

ARCHITECTS
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.

DRAWING TITLE

DATE: 05/24/2017

SCALE: NTS

DRAWING NO: **Ne -21c**

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Scarborough™ Specifications

Bench

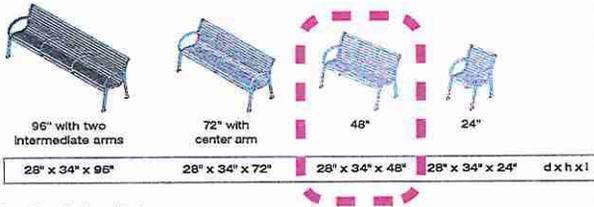
Woven and horizontal strap seat styles may be specified for backed or backless benches. Backed benches are offered in 24", 48", 72", or 96" lengths. Backless benches are offered in 48", 72", or 96" lengths. Center arm may be specified on backed or backless benches in 48", 72", or 96" lengths. Bench in 96" length available with two intermediate arms.



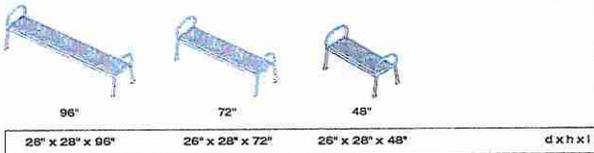
center arm

Support end frames are 1" x 1" solid steel, joined by 1-1/2" dia., .120" wall thickness tubular steel. Seating panels are horizontal steel straps (1-1/2" x 3/16") or woven stainless steel straps (1-1/2" x 1/8"). Scarborough bench comes standard with surface/freestanding mount support.

backed horizontal strap



backless horizontal strap



Finishes

Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

To Specify

Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powdercoat color.

Litter receptacle: Select top- or side-opening, vertical strap or square bar side panel, powdercoat color. If optional powdercoat color is specified, select standard powdercoat color for liner. Options: keyed lock; ash pan on side-opening units.



Bench Seating (Under Gazebo)
 Landscape Forms Scarborough
EXHIBIT Ap45

ARCHITECTS
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.

DRAWING TITLE

DATE:
 05/24/2017

SCALE:
 NTS

DRAWING NO:
Ne -21d

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COMPONENTS

COMPONENTS LIST

- A- Header (2" x 6" or 2" x 8")
- B- Stringers (2" x 3", 2" x 4", or 2" x 6")
- C- Balusters (1 1/2" x 1 1/2")
- D- Square Posts (2" x 4", 2" x 6", 2" x 8", or 2" x 10")
- E- Slat End Caps (2" x 3", 2" x 4", or 2" x 6")
- F- Flat End Caps (2" x 3", 2" x 4", or 2" x 6")
- G- Baluster Caps (1 1/2" x 1 1/2")
- H- Stringer Brackets / Clips (1 1/2" x 1 1/2", 2" x 2")
- J- Jolt Hanger (2" x 4")
- K- Extension Coupler (2" x 4")
- M- Round Columns (2" Straight, 2" Tapered, or 1 1/2" Tapered)
- N- Round Column Pergola Bracket
- S- Screws (2", 2 1/2", 3", wood and for hot lead)

HEADER / STRINGER OPTIONS

1. Ribbed (2" x 6", 2" x 8")
2. Hollow (2" x 3", 2" x 4", 2" x 6")
3. Hollow w/ Aluminum Inset (2" x 4")
4. Example of Hollow w/ Lumber Inset (not included)

NOTE: Tapered lumber inserts are recommended for hollow headers and stringers.

DOUBLE-HEADER / SINGLE-HEADER

ASSEMBLY OPTIONS

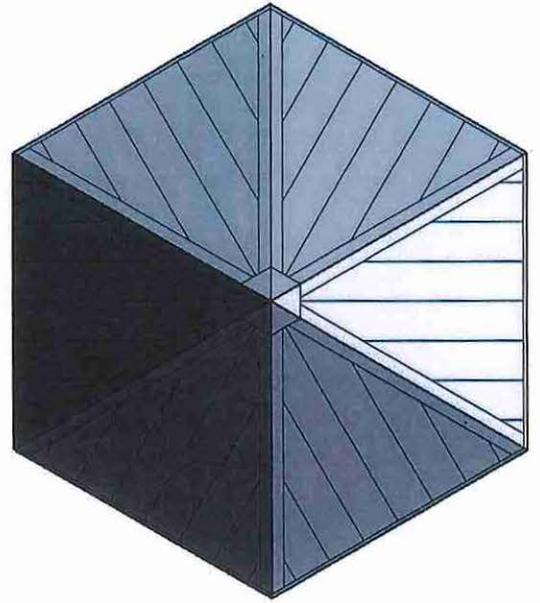
NOTE: In-Ground Assembly must be supported by 2x4 embedded concrete.

NOTE: Header and Stringer may be up to 18 feet between posts, depending on application with aluminum or lumber header.

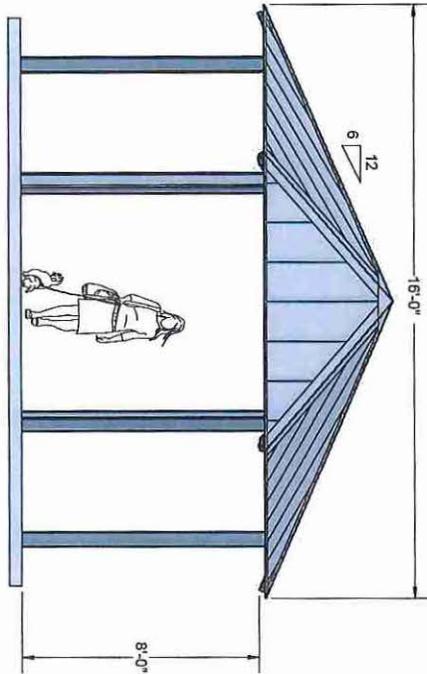


Custom Bridgeport using radius bent headers and 2" x 3 1/2" balusters.

EXHIBIT
Appl Shoreline Vinyl Systems
Pergola



PLAN VIEW



ELEVATION VIEW

SHINGLE
Roof Color

Shingles & Colors available in 12 or 24 inch lengths

ultrashelter
* ULTRA SITE

ROOF OPTIONS

ROOF COLORS OPTIONS

Light Blue	Dark Blue	White	Light Tan	Medium Tan	Dark Tan
Light Green	Dark Green	Black	Light Grey	Medium Grey	Dark Grey
Light Purple	Dark Purple	Light Blue	Medium Blue	Dark Blue	Black
Light Red	Dark Red	Light Green	Medium Green	Dark Green	Black
Light Orange	Dark Orange	Light Yellow	Medium Yellow	Dark Yellow	Black
Light Brown	Dark Brown	Light Purple	Medium Purple	Dark Purple	Black
Light Grey	Dark Grey	Light Blue	Medium Blue	Dark Blue	Black
Light Green	Dark Green	Light Red	Medium Red	Dark Red	Black
Light Orange	Dark Orange	Light Yellow	Medium Yellow	Dark Yellow	Black
Light Brown	Dark Brown	Light Grey	Medium Grey	Dark Grey	Black

METAL COLUMN COLOR OPTIONS

Light Blue	Dark Blue	White	Light Tan	Medium Tan	Dark Tan
Light Green	Dark Green	Black	Light Grey	Medium Grey	Dark Grey
Light Purple	Dark Purple	Light Blue	Medium Blue	Dark Blue	Black
Light Red	Dark Red	Light Green	Medium Green	Dark Green	Black
Light Orange	Dark Orange	Light Yellow	Medium Yellow	Dark Yellow	Black
Light Brown	Dark Brown	Light Purple	Medium Purple	Dark Purple	Black
Light Grey	Dark Grey	Light Blue	Medium Blue	Dark Blue	Black
Light Green	Dark Green	Light Red	Medium Red	Dark Red	Black
Light Orange	Dark Orange	Light Yellow	Medium Yellow	Dark Yellow	Black
Light Brown	Dark Brown	Light Grey	Medium Grey	Dark Grey	Black

Additional Color for Premium Colors: Light Blue, Copper Finish, Shandy, White, Standard Green, and Silver Red.

Column Options

Lattice Options
Finger or standard columns

EXHIBIT A047 Gazebo
ultrashelter Hexagon

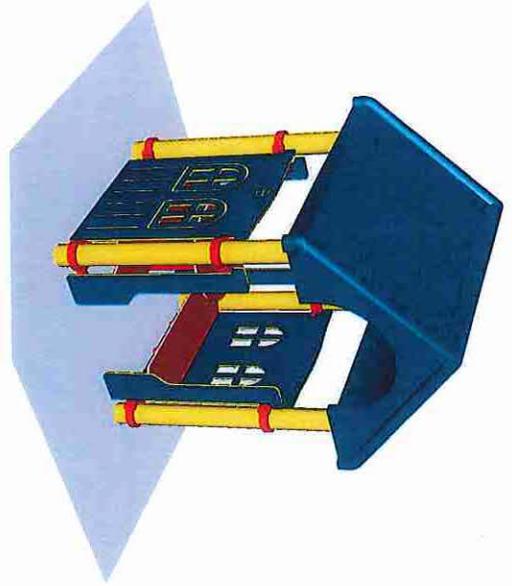
DRAWING TITLE: _____
DATE: 05/24/2017
SCALE: _____
DRAWING NO: NTS
Ne-21f

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

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

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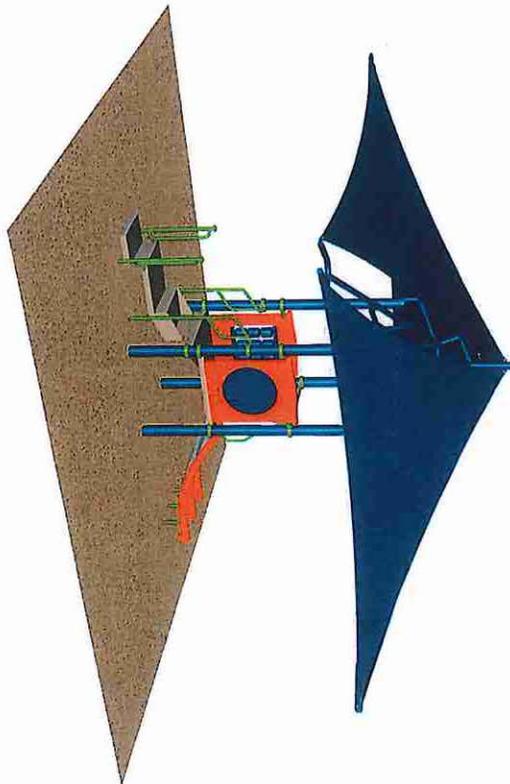
Silver Street
SW VIEW



R5
FOR KIDS
AGES
5-12

STRUCTURE: Playhouse
PROJECT:
DATE 3/21/2017 | DRAWN BY: np

Silver Street
3D VIEW



R5
FOR KIDS
AGES
5-12

STRUCTURE: Play
PROJECT:
DATE 3/21/2017 | DRAWN BY: np

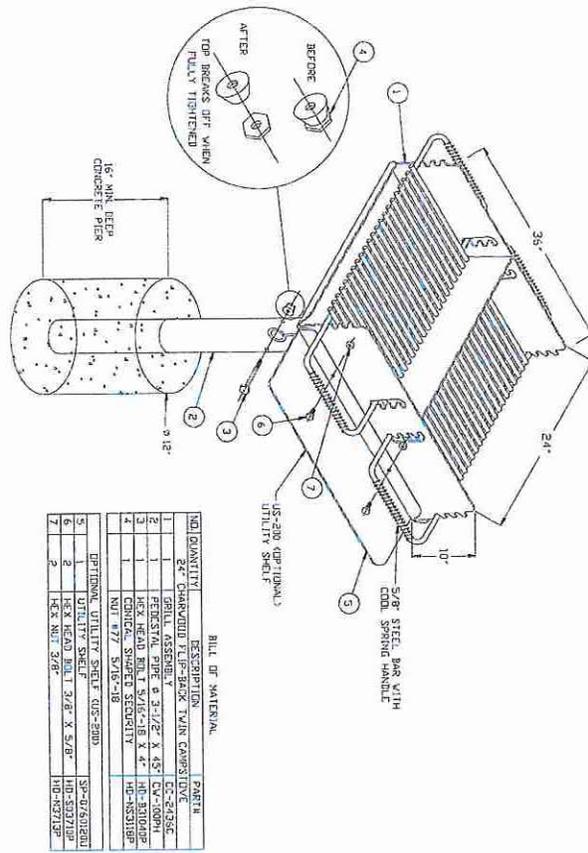
EXHIBIT
AP 48
Play Structure
Playcraft R5

DRAWING TITLE
DATE: 05/24/2017
SCALE: NTS
DRAWING NO: Ne-219

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

ARCHITECTS
BKBC ARCHITECTS INC.
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925.930.9700 www.bkbcarch.com

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BILL OF MATERIAL

NO.	QUANTITY	DESCRIPTION	PART#
1	1	26" STANDARD LENGTH 1/2" DIA. TWIN GROSS	EC-S235C
2	1	PERISTAL PIPE 6" 3/4" X 45" CV-100M1	EC-S235C
3	1	HEX HEAD BOLT 5/16" X 4"	HC-31104P
4	1	CONICAL WASHER SECURITY	HD-NS3119P
		NUT #77 5/16"-18	
UTILITY SHELF (OP-2000)			
5	1	UTILITY SHELF	SP-07610EM
6	2	HEX HEAD BOLT 3/8" X 5/8"	HD-S2371P
7	2	HEX NUT 3/8"	HD-S2371P

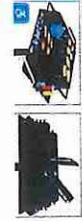
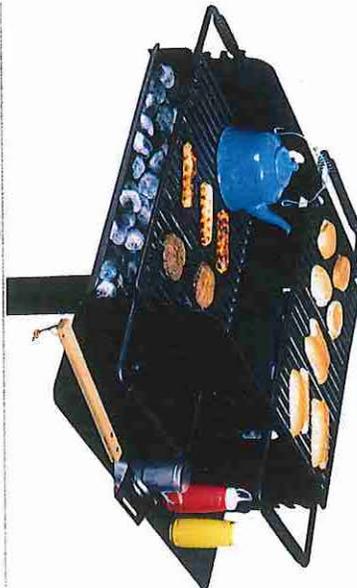


EXHIBIT A-149

BBQ Grill
Belson Outdoors CC-2436-HC

DRAWING NO: NTS
SCALE: NTS
DATE: 05/24/2017
DRAWING TITLE: Ne-21h

PROJECT
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ACOUSTICS, NOISE & VIBRATION

CALIFORNIA
WASHINGTON
NEW YORK

TITLE 24 ACOUSTICAL EVALUATION EXTERIOR SOUND INSULATION and VIBRATION EVALUATION

Filbert Townhomes
Newark, California

August 29, 2016 rev. November 15, 2016

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WI Project 16-066



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Executive Summary

This report presents an acoustical analysis for the Filbert Townhomes residential project in Newark, California. This analysis of the Project determines the expected exterior and interior noise exposure attributable to exterior noise sources, and recommends design measures to comply with the exterior and interior noise insulation requirements of the California Code of Regulations (CCR) Title 24 Noise Insulation Standards/California Building Code and the of the City of Newark. This report does not review interdwelling sound isolation.

The acoustical evaluation of the proposed building construction is based on information provided by the Project developer regarding building exterior shell design and site layout, as shown on in-progress drawings dated June 14 2016. A glossary of acoustical terms is enclosed at the end of this report for your reference.

The results of our analysis of the current noise environment and the proposed Project layout resulted in the following conclusions and recommendations regarding the proposed building design:

Exterior Noise Exposure

The general vicinity of the project site has industrial and residential land use. The existing noise environment is dominated by vehicular traffic and rail noise from the tracks on Sycamore. The Project is currently exposed to noise levels of up to 77 Ldn. The existing noise environment is not expected to change substantially with the addition of the Project. An annual increase of 3% activity for traffic over the next 10 years (assuming the same distribution of activity over a 24-hour period) would increase the noise by 1 dBA by the year 2026.

Note that the rail tracks at the project site appear to be spur tracks that feed off the Niles Subdivision. The new masonry perimeter wall would reduce noise from trains on the nearby spur railroad tracks by 5 to 13 dBA, but would not have a substantial effect on the noise from trains on the mainline tracks. Any future plans that require more frequent freight or even commuter trains operated on these tracks at speeds over 25 to 40 mph would potentially be incompatible with the residential land use proposed at the project site.

Interior Noise Exposure

Based on the estimated future noise environment, it will be possible to provide exterior shell elements suitable to provide an interior noise environment of 45 Ldn from exterior noise sources, in compliance with the California Noise Insulation Standards and the City of Newark General Plan. More details are provided in the report.

Rail Vibration

The existing train vibration at the site is well within the FTA criteria. The rail tracks at the project site appear to be spur tracks that feed off the Niles Subdivision. Future trains operated on the rail spur at speeds over 25 to 40 mph could exceed the 75 VdB criterion for occasional events, or they could exceed the 80 VdB criterion for infrequent events above 50 mph. It seems unlikely that schedule and speed changes of these magnitudes would occur in the foreseeable future; however, such expectations should be confirmed. More details are provided in the report.

1 APPLICABLE NOISE STANDARDS

1.1 Insulation from Exterior Noise Sources

The State of California Noise Insulation Standards (California Building Standards Code Section 1207/California Code of Regulations, Title 24, Part 2), provides sound insulation requirements which apply to construction of new multi-family dwellings, or other buildings, other than detached single-family dwellings, where noise could affect persons within the building, including interference with speech and sleep. This requirement applies to the proposed Project.

CCR Title 24 requires that an affected building be oriented, shielded, and designed to have sound insulation such that, with all exterior doors and windows in the closed position, the interior noise exposure level attributable to exterior sources will not exceed 45 dBA Day Night Level (Ldn) in any habitable room.

This State standard requires an acoustical analysis for any new multi-family residential structures to be located in an area where the annual exterior Ldn exceeds 60 dBA. The report for this analysis is required to show the predicted noise exposure levels at the exterior of the proposed structures based on present and future land use, and the basis for the predictions. Additionally, the report is to show the noise attenuation measures to be applied and analysis to show that the proposed buildings have been designed to limit intruding noise to the allowable interior noise exposure level of Ldn 45 dBA in any habitable room. Habitable rooms include bedrooms and living spaces; bathrooms are not considered habitable rooms.

The noise exposure at a site can be gauged by the Ldn, which represents the steady noise level containing the same total sound energy as the time-varying community noise levels measured over a 24-hour day. To compute the Ldn, the steady noise level is adjusted by a 10 dBA penalty during the nighttime period (10 PM to 7 AM) relative to the daytime to account for the higher sensitivity of people to noise, a 5 dBA penalty is applied during the evening period (7 PM to 10 PM).

Environmental noise is measured in A-weighted decibels, abbreviated dBA. The A-weighting scale causes the measuring instrumentation to respond to noise in a manner closely correlated with the response of the average person. Since community noise is universally measured in dBA, most community noise ordinances and standards are in terms of A-weighted noise levels and Ldn levels implicitly use A-weighting.

1.2 Ventilation Requirements

A determination of mechanical ventilation requirements is beyond the scope of this document, but be advised that for areas of the Project where the exterior noise exposure exceeds 60 Ldn, the windows in habitable spaces should be closed to provide the required noise insulation; these spaces may require an additional means of ventilation. The local interpretation for required mechanical or passive ventilation varies.

1.3 Newark Requirements

Per the policies outlined in the Newark General Plan (2013), it is our understanding that at areas where the exterior noise level will exceed 60 Ldn for the year 2036, the City of Newark requires the following confirmation:

- Building orientation, shielding and noise insulation design will provide an interior noise level within the residential areas will be 45 Ldn or less from exterior noise sources (e.g., railroad) for the year 2036 (Policy EH-7.5 and 7.7)
- Where this level is exceeded due to freeways, arterials, and/or railroads, the construction of berms, walls, buffer zones, and other noise-reduction measures to reduce noise to the greatest extent feasible will be required (Policy EH-7.4)

For new residential development, Newark requires the evaluation of potential vibration impacts for new development that occurs within 200 feet of a railroad track, in accordance with the Federal Transit Administration's (FTA) vibration screening distances. In such instances, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that vibration impacts would remain below acceptable levels for residential uses. (Policy EH-7.E)

Per the FTA guidance criteria, for infrequent events of the same type occurring fewer than 30 times per day vibration impact criteria is 80 VdB at residential buildings. The existing site experiences typically one freight train on the nearby spur per week. On the nearby railroad tracks on Sycamore freight traffic does occur. Similarly, commuter rail train traffic at Sycamore falls within the FTA category for occasional events (30 to 70 events per day), for which the FTA recommends a criterion of 78 VdB.

2 EXTERIOR CONDITIONS AT THE PROPOSED PROJECT SITE

2.1 Existing Noise Levels

An ambient long-term noise survey was conducted in July 2016. A logging sound level meter monitored noise levels continuously at the project site for several days. The noise survey provided data in hourly intervals throughout the survey duration. Equivalent noise data (Leq) were subsequently used to calculate the daily and typical Ldn at each location. The long-term noise measurements showed a maximum level of 77 Ldn. This noise environment appears to be controlled by the railroad horns occurring during nighttime hours (10 PM to 7 AM). Figure 1 shows the existing noise contours.

To determine the existing spectral composition of noise sources for the Project, a short-term (18-minute) recording was taken at the project site on Sunday, July 17, 2016. This measurement was made at a height of 5 feet above grade, but this did not include a train horn. The frequency content from the short-term measurement is shown in Appendix B, along with the typical train horn spectra obtained from our project archives.

2.2 Future Noise Levels

The existing noise environment is not expected to change substantially with the addition of the Project. An annual increase of 3% activity for traffic and trains over the next 10 years (assuming the

same distribution of activity over a 24-hour period) would increase the noise exposure by 1 dBA by the year 2026 to 78 Ldn. This acoustical report provides information on the necessary building design elements to comply with the State of California Noise Insulation Standards for exterior noise. The noise contours shown in Figure 1 would thus be louder by 1 dBA if they were representative of the future noise levels discussed below. The estimated future noise levels based on existing activities are shown in Figure 2.

We have assumed that any mechanical equipment affiliated with the project will be in compliance with the noise requirements of the applicable Newark municipal codes and will also be designed not to contribute substantially to the noise environment for the Project residences. Further review of the mechanical design will be done as part of the project drawing development process.

The rail tracks at the project site appear to be spur tracks that feed off the Niles Subdivision. Any future plans that require more frequent freight or even commuter trains operated on these tracks at speeds over 25 to 40 mph would potentially be incompatible with the residential land use proposed at the project site.

The Project includes an 12 ft high masonry wall along the perimeter. This wall will shield the ground level of unit 10 by 13 dBA from train locomotive noise on the nearby spur tracks. Noise from railroad cars will be reduced by 15 dBA at the ground level and 9 dBA at the 2nd floor level. At unit 9, the next closest unit to the railroad tracks, the masonry will reduce the train noise sources by 12 and 14 dBA, respectively, at the ground level, and 5 and 11 dBA at the 2nd floor level, respectively. However, since the total noise environment is also influenced by automotive traffic and train horns from the more frequent trains on the mainline tracks, the overall noise exposure level (Ldn) is not expected to be substantially different at any building façade with the perimeter wall.

2.3 Existing and Future Vibration Levels

The property line at the Filbert site would be about 50 ft. from the center line of near track and the nearest building would be about 68 ft. from the center of the near track. The vibration from trains along Sycamore were measured at 40 ft. from the centerline of the near track (58 ft. from the actual train); the measurement results are expected to be comparable or slightly higher than what could be experienced at the project site. We measured a passenger train at 66 VdB at a speed of 10 to 15 mph. Freight trains at a comparable distance could be expected to generate similar vibration levels. This vibration is well below the applicable FTA criteria of 75 VdB for occasional events and 80 VdB for infrequent events. Thus, the existing train vibration at the site is well within the criteria.

The rail tracks at the project site appear to be spur tracks that feed off the Niles Subdivision. Future trains operated on these rail tracks at speeds over 25 to 40 mph could exceed the 75 VdB criterion for occasional events, or they could exceed the 80 VdB criterion for infrequent events above 50 mph.

3 INTERIOR NOISE EXPOSURE LEVELS DUE TO EXTERIOR NOISE SOURCES

CCR Title 24 requires that the building be oriented, shielded, and designed to have such sound insulation that, with all exterior doors and windows in the closed position, the interior noise level attributable to exterior sources shall not exceed an annual Ldn of 45 in any habitable room.

Windows and exterior doors are inherently the weak link, acoustically, of a building's exterior envelope. Therefore, proper selection and installation of exterior glazing elements are paramount to achieving CCR Title 24 interior noise limits.

The homes along Filbert Street will be exposed to a noise level up to Ldn 78 in the year 2026 as discussed above. Thus, all exterior elements of these Filbert home facades must provide a minimum 33 dBA noise reduction, preferably at least 35 dBA (~OITC 35) to allow for minimal furnishings within the residence. From the noise exposure levels determined for the units along each side of the Project, the maximum interior noise exposure levels in any occupied room will be less than 45 Ldn, assuming building construction with the walls and windows as listed in Table I and use of good construction techniques as indicated below. A summary of the projected exterior and interior noise levels is presented in Table II.

These calculations assume that the units will be sparsely furnished or acoustically "hard" units; units with more absorption in the rooms, provided by carpeting and upholstered furniture should experience slightly improved (lower) noise levels.

We have reported here two sets of ratings for exterior acoustical assemblies, the Outdoor-Indoor Sound Transmission Class (OITC) and the Sound Transmission Class (STC). The STC was originally developed to evaluate speech privacy through interior partitions. The OITC rating was adopted more recently to provide a more accurate measure of the noise reduction for typical exterior noise sources (e.g., airplanes, traffic), which have a different frequency content than speech. We recommend that the OITC values recommended here be used in the design process, since they are more accurate. If the OITC values are not available and acoustical test data from which an OITC value may be derived are not available, then we have also provided a minimum STC value (which is somewhat conservative). Furthermore, for exterior assemblies, the noise reduction provided by an assembly in the Project noise environment is the final requirement, and if an equivalent assembly can be found which provides the noise reduction (dBA), then it can be approved, regardless of the rated OITC or STC values.

3.1 Exterior Wall

The exterior wall construction has not yet been fixed, but typical construction could consist of wood frame, stucco or siding, 2"x studs with R-13 or thicker batt insulation and one layer of 5/8" dry wall for the interior face. Stucco walls can achieve an OITC 37 rating (STC 46), but simple siding walls are expected to have sound insulation test ratings of about OITC 31 (comparable to STC 42). Thus, stucco exterior wall construction will satisfy the OITC and STC requirements to provide an interior noise environment 45 Ldn or less, and siding construction will typically require two or three total layers of gypsum board or densdeck.

3.2 Roof/Ceiling Assembly

An example of a roof/ceiling construction which would satisfy the requirements for this project would be one which utilizes 5/8" thick oriented strandboard screwed 6" o.c. to solid wood joists 9 1/4" thick with 3/4" x 2.6" wood furring strips which were screwed 12" o.c. to 5/8" thick layer of gypsum board. This wall satisfies an STC 39 (NRCC test TLF-95-097a) which is sufficient to mitigate the exterior noise below the 45 Ldn required for interior habitable spaces.

3.3 Windows

The physical characteristics of a dual-paned window with equal glazing cause a resonance. Data for most dual-glazed assemblies with equal glazing show a resonance at 125 Hz, allowing noise in that frequency band to pass through, relatively unreduced. The resulting quality of the traffic noise is altered, with the result that the noise can be more annoying, particularly for units exposed to traffic and bus noise from nearby streets. This effect can be characterized as a “hollow” or “zinging” sound, as if the noise source were operating in a tin can. To minimize resident annoyance for units exposed to traffic noise, we recommend that the Project use windows with unequal glazing as follows: either 1) the exterior glazing is 1.5 times thicker than the interior glazing or 2) the exterior glazing is laminated.

As discussed above, to meet sound insulation requirements of the State of California, the interior Ldn must be reduced to Ldn 45 or less. The noise reduction provided by a manufacturer’s window assembly will vary from project to project, depending on the noise source characteristics. Thus, the OITC (and STC) ratings are limited with regard to the correlating noise reduction provided. Window test data should be submitted and verified to provide the required noise reduction prior to product approval. The required acoustically-gasketed, dual-glazed assemblies are described in Table I. Both the OITC and STC ratings should be satisfied. The window requirements are also shown in Figure 3.

Various glazing options can be used to achieve the California sound insulation standards. Nominally, the windows should have a rating of OITC 29 (approx. STC 37). In the bedroom areas, we recommend an upgrade to OITC 31/STC 39 to further reduce the noise from the discrete train horn events. Courtyard facing units and those shielded from train and traffic can have slightly lower rated windows of OITC 25/STC 33. The actual correlation between OITC, STC and glazing will vary with assembly, framing and manufacturer. Lesser OITC or STC values can be used only if the tested window assembly provides the necessary A-weighted noise reduction, subject to review and approval of window acoustical test data.

3.4 Exterior Doors

Any exterior residential glass patio doors should follow the same design requirements discussed above for windows. While not required by CBC, given the exposure to diesel locomotive noise and train horns, we recommend that all other exterior entry doors should have solid wood core with or without metal cladding to provide STC 36 or better, with full sound gasketing with non-porous seals.

3.5 Ventilation

All of the units will be exposed to noise levels exceeding 60 Ldn and will require some form of ventilation, as discussed above, since the windows should be closed to achieve the required sound isolation. This can be achieved passively with z-ducts (e.g., Vibro-Acoustics), fresh air ducts from SilenceAir or approved equal.

4 Vibration Evaluation

With the existing rail traffic on the railroad spur, no measures would be required to comply with any of the FTA criteria. If there is a reason to believe that at least 30 railroad events could occur per day, at speeds on the order of 50 mph, some vibration mitigation design would be required to comply

with the Newark planning guidelines. It seems unlikely that schedule and speed changes of these magnitudes would occur in the foreseeable future; however, such expectations should be confirmed.

5 RECOMMENDED CONSTRUCTION TECHNIQUES

To achieve the expected interior noise levels and sound insulation between units it is necessary that good construction techniques and good materials be used for construction of the buildings. A significant increase in interior noise levels over expected levels could occur if workmanship or materials are of inferior quality. This is especially true for the windows since they are the weakest acoustical element of the exterior shell.

For Filbert Townhome residential project, we recommend that notes and details be included on the design drawings to ensure that the construction details achieve the insulation potential of the basic building assemblies. The following indicates the recommended additional notes and details:

- Use permanently non-hardening sealant around perimeter of window frames.
- Select window assemblies with effective nonporous gaskets or weather-stripping to minimize air infiltration and sound leakage.
- Provide airtight construction at all exterior walls with acoustical or other non-hardening sealant at floor plates.
- Use door jamb and head gasketing and door bottom gasketing at entry doors to seal the solid core doors against weather and sound.
- Caulk entry door thresholds as they are placed.

All of the above are required to comply with CCR Title 24 Thermal Insulation requirements.

It is important to note that any unlined ventilation or exhaust ducts directly exposed to the exterior noise sources can readily transmit that noise to the interior of the building. Therefore, unlined ducts or other elements having unshielded exterior openings with a line-of-sight to nearby roads are not recommended. To the extent feasible, any penetrations in the exterior walls having a direct view of the traffic on the roadways and railroads should be minimized.

TABLE I DESCRIPTION OF CONSTRUCTION ELEMENTS FOR THE POINT RESIDENTIAL PROJECT

(i) Exterior Walls:

Typical construction with wood frame, stucco or siding, 2" x studs with R-13 or thicker batt insulation and one layer of 5/8" dry wall for the interior face.

- With 7/8" stucco this provides at least OITC 37 (comparable to STC 46).
- With 1/2" siding and 1/2" plywood sheathing this provides at least OITC 31 (comparable to STC 42). Add at least two or three total layers of Type X 5/8" or densglas

(ii) Ceiling/Roof:

An example of a roof/ceiling construction which would satisfy the requirements for this project would be one which utilizes 5/8" thick oriented strandboard screwed 6" o.c. to solid wood joists 9 1/4" thick with 3/4" x 2.6" wood furring strips which were screwed 12" o.c. to 5/8" thick layer of gypsum board. This wall satisfies an STC 39 (NRCC test TLF-95-097a).

(iii) Windows (see also Figure 3):

Glazing for all sound rated windows and skylights should be of unequal thickness, as discussed in the report. The windows should have the performance characteristics listed below to provide the required (or recommended) noise reduction as indicated for each façade. Below are both the minimum requirements to meet code and our own recommendations which consolidate the window classifications in order to simplify the construction process.

- Living Areas – Required to meet State of California Requirements
 - Units facing Filbert and railroad tracks OITC 29/ STC 37
 - Units facing courtyard OITC 25/ STC 33
- *Recommended upgrade for bedroom areas*
 - *Units facing railroad tracks and Filbert OITC 31 / STC 39*

(iv) Exterior Doors

No requirements. Recommended that all other exterior entry doors have solid wood core with or without metal cladding to provide STC 36 or better, with full sound gasketing with non-porous seals.

TABLE II SUMMARY OF EXTERIOR AND INTERIOR NOISE EXPOSURE LEVELS WITH RECOMMENDED CONSTRUCTION ELEMENTS FOR THE FILBERT RESIDENTIAL PROJECT

Building Façade		Projected Maximum Noise Exposure Levels, Ldn				
		Exterior		Interior ¹ (Future Year 2026)		
		Existing	Future ²	Window ³	Ceiling/Roof	Wall
Filbert/RR	All floors ⁴	70-78	79	<45	<45	<33
Courtyard	All floors	68-73	74	<45	<45	<33
2 nd row rear	All floors	65-70	71	<45	<45	<33

Note 1: Estimated noise as reduced by each main component of the exterior shell

Note 2: Up to 1 dBA increase applied to the existing noise levels

Note 3: Using windows indicated in Table I

Note 4: The new perimeter masonry wall will reduce noise from spur track trains at the ground level and at the second floor level of Unit 9. However, the overall Ldn is not expected to be affected substantially.



Figure 1 *Project Site, Noise Measurement Locations and Existing Noise Contours*

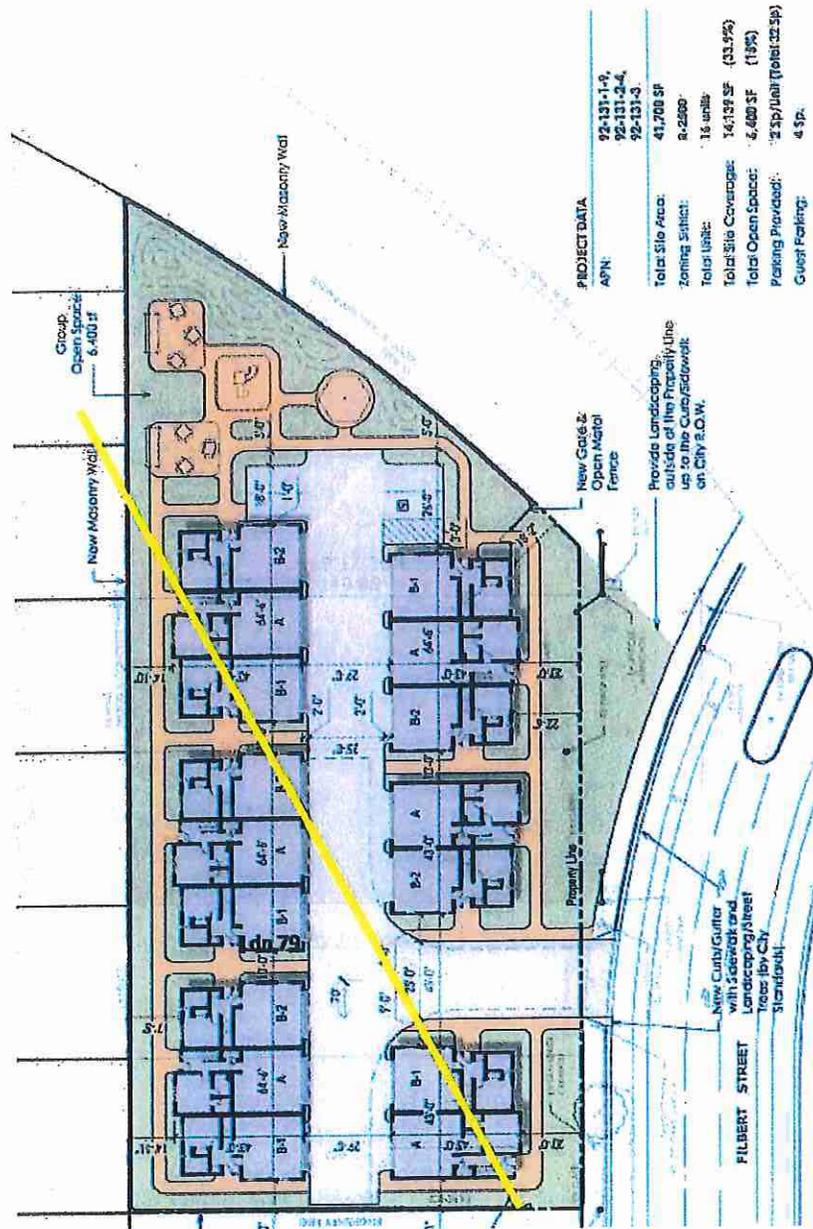


Figure 2 Project Layout and Future Noise Contours – Upper floors
(ground floor 6 dBA less due to proposed barrier)

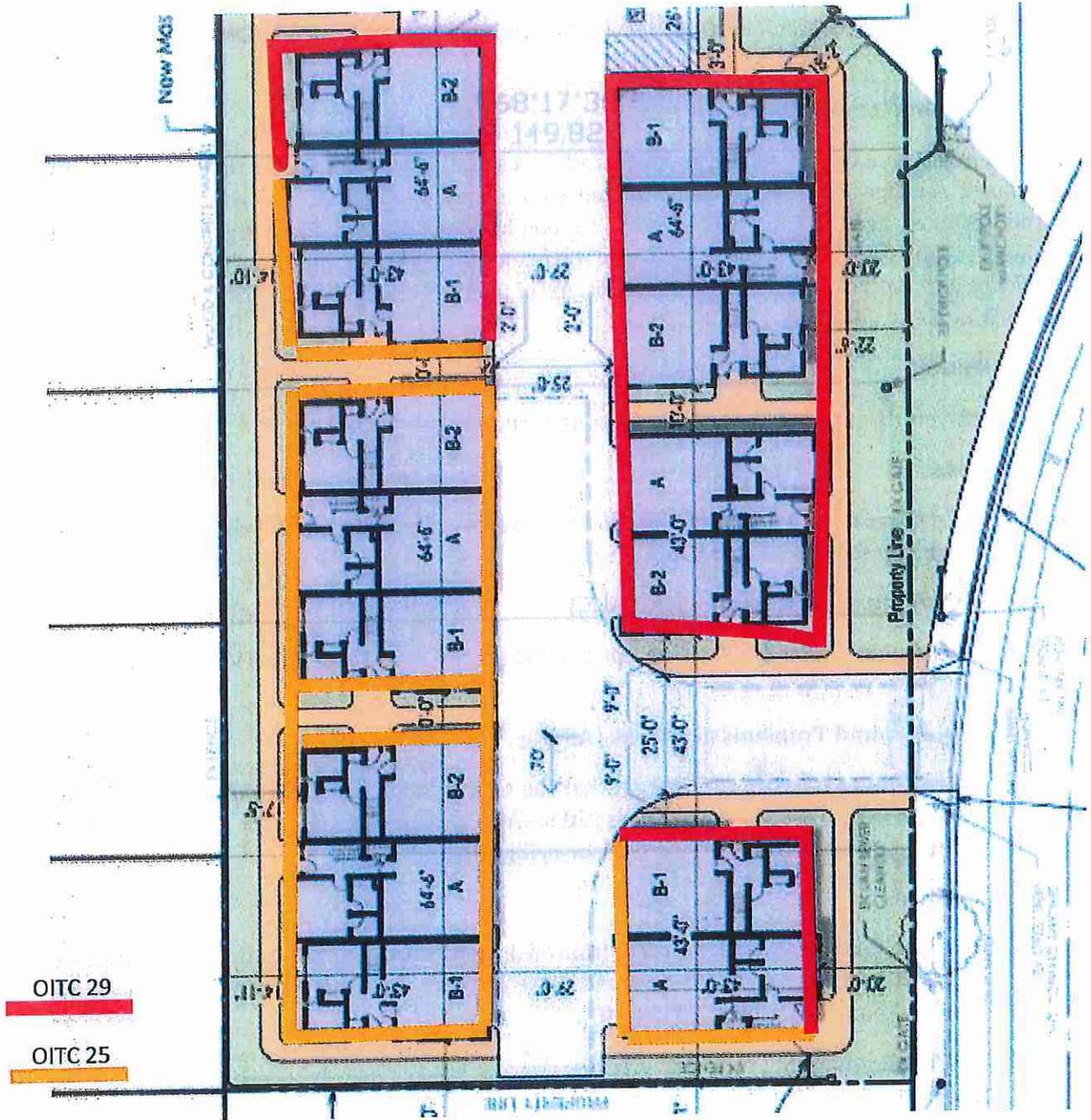


Figure 3 *Window Requirements for Residential Units*
(See Table I for upgrade recommendations at bedroom windows)

Appendix A Description Of Acoustical Terms Relevant To Title 24 Projects

A-Weighted Sound Level (dBA):

The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. A-weighting de-emphasizes the low and very high frequency components of the sound in a manner similar to the response of the average human ear. A-weighted sound levels correlate well with subjective reactions of people to noise and are universally used for community noise evaluations.

Airborne Sound:

Sound that travels through the air, as opposed to structure-borne sound.

Ambient Noise:

The prevailing general noise existing at a location or in a space, which usually consists of a composite of sounds from many sources near and far.

Apparent (Field) Impact Insulation Class (AIIC):

A single number rating similar to the IIC except that the impact sound pressure levels are measured in the field.

Apparent (Field) Sound Transmission Class (ASTC):

A single number rating similar to STC, except that the transmission loss values used to derive the ASTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly.

Background Noise:

The general composite non-recognizable noise from all distant sources, not including nearby sources or the source of interest. Generally, background noise consists of a large number of distant noise sources and can be characterized by L90 or L99.

Community Noise Equivalent Level (CNEL):

The Leq of the A-weighted noise level over a 24-hour period with a 5 dB penalty applied to noise levels between 7 p.m. and 10 p.m. and a 10 dB penalty applied to noise levels between 10 p.m. and 7 a.m.

Day-Night Sound Level (Ldn):

The Leq of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10 p.m. and 7 a.m.

Decibel (dB):

The decibel is a measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

Energy Equivalent Level (Leq):

The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time period of interest. Leq is widely used as a single-number descriptor of environmental noise. Leq is based on the logarithmic or energy summation and it places more emphasis on high noise level periods than does L50 or a straight arithmetic average of noise level over time. This energy average is not the same as the average sound pressure levels over the period of interest, but must be computed by a procedure involving summation or mathematical integration.

Frequency (Hz):

The number of oscillations per second of a periodic noise (or vibration) expressed in Hertz (abbreviated Hz). Frequency in Hertz is the same as cycles per second.

Impact Isolation Class (IIC):

A single number rating used to compare the effectiveness of floor-ceiling assemblies in providing reduction of impact generated sounds such as footsteps. It is derived from the measurement of impact sound pressure levels across a series of 16 test bands using a standardized tapping machine.

Outdoor-Indoor Transmission Class (OITC):

A single number classification, specified by the American Society for Testing and Materials (ASTM E 1332 issued 1994), that establishes the A-weighted sound level reduction provided by building facade components (walls, doors, windows, and combinations thereof), based upon a reference sound spectrum that is an average of typical air, road, and rail transportation sources. The OITC is the preferred rating when exterior facade components are exposed to a noise environment dominated by transportation sources.

Octave Band - 1/3 Octave Band:

One octave is an interval between two sound frequencies that have a ratio of two. For example, the frequency range of 200 Hz to 400 Hz is one octave, as is the frequency range of 2000 Hz to 4000 Hz. An octave band is a frequency range that is one octave wide. A standard series of octaves is used in acoustics, and they are specified by their center frequencies. In acoustics, to increase resolution, the frequency content of a sound or vibration is often analyzed in terms of 1/3 octave bands, where each octave is divided into three 1/3 octave bands.

Sound Pressure Level (SPL):

The sound pressure level of sound in decibels is 20 times the logarithm to the base of 10 of the ratio of the RMS value of the sound pressure to the RMS value of a reference sound pressure. The standard reference sound pressure is 20 micro-pascals as indicated in ANSI S1.8-1969, "Preferred Reference Quantities for Acoustical Levels".

Sound Transmission Class (STC):

STC is a single number rating, specified by the American Society for Testing and Materials, which can be used to measure the sound insulation properties for comparing the sound transmission capability, in decibels, of interior building partitions for noise sources such as speech, radio, and television. It is used extensively for rating sound insulation characteristics of building materials and products.

Structure-Borne Sound:

Sound propagating through building structure. Rapidly fluctuating elastic waves in gypsum board, joists, studs, etc.

Statistical Distribution Terms:

L99 and L90 are descriptors of the typical minimum or "residual" background noise (or vibration) levels observed during a measurement period, normally made up of the summation of a large number of sound sources distant from the measurement position and not usually recognizable as individual noise sources. Generally, the prevalent source of this residual noise is distant street traffic. L90 and L99 are not strongly influenced by occasional local motor vehicle passbys. However, they can be influenced by stationary sources such as air conditioning equipment.

L50 represents a long-term statistical median noise level over the measurement period and does reveal the long-term influence of local traffic.

L10 describes typical or average levels for the maximum noise levels occurring, for example, during nearby passbys of trains, trucks, buses and automobiles, when there is relatively steady traffic. Thus, while L10 does not necessarily describe the typical maximum noise levels observed at a point, it is strongly influenced by the momentary maximum noise level occurring during vehicle passbys at most locations.

L1, the noise level exceeded for 1% of the time is representative of the occasional, isolated maximum or peak level which occurs in an area. L1 is usually strongly influenced by the maximum short-duration noise level events which occur during the measurement time period and are often determined by aircraft or large vehicle passbys.

Appendix B Detailed Noise Measurement Results

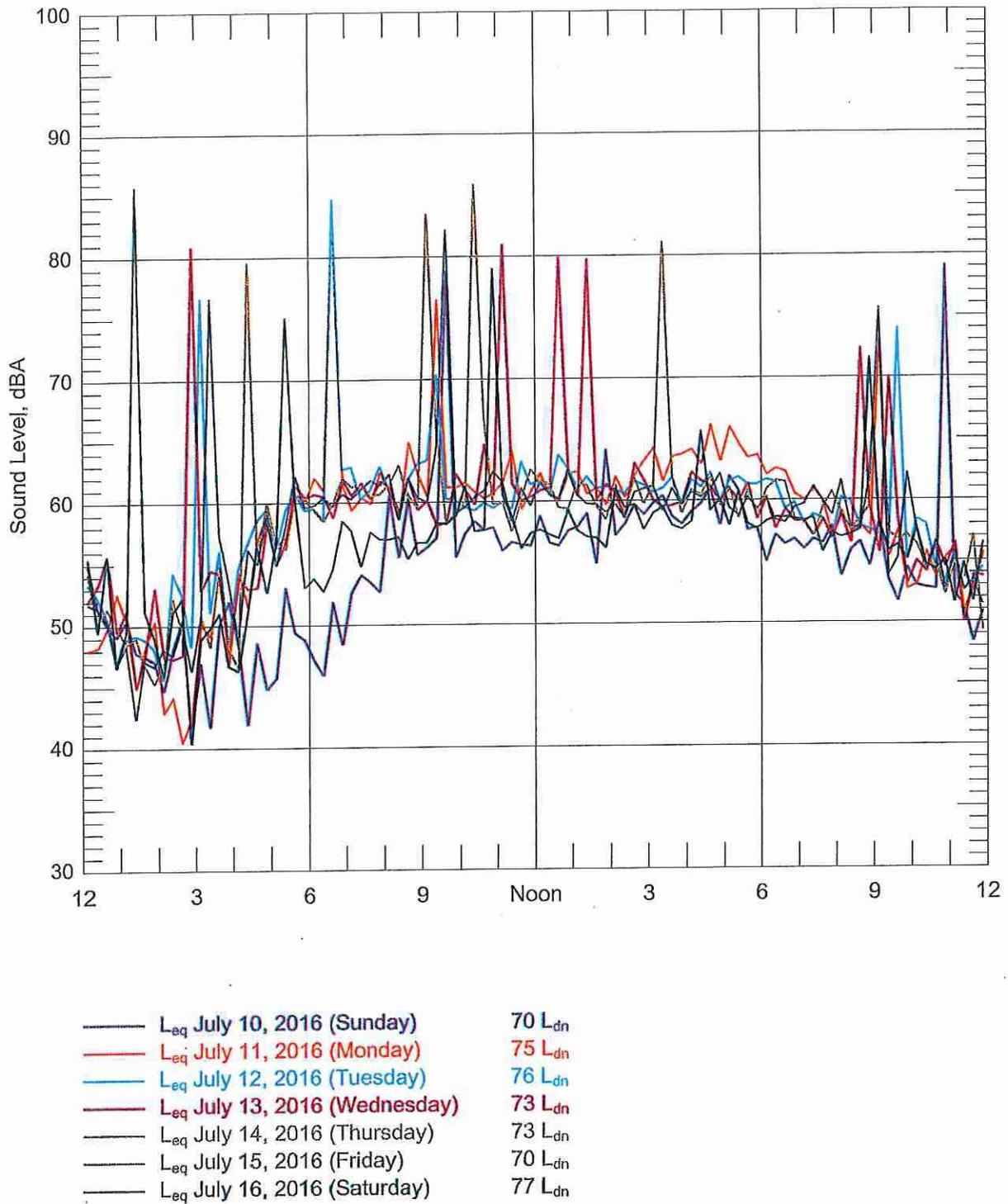
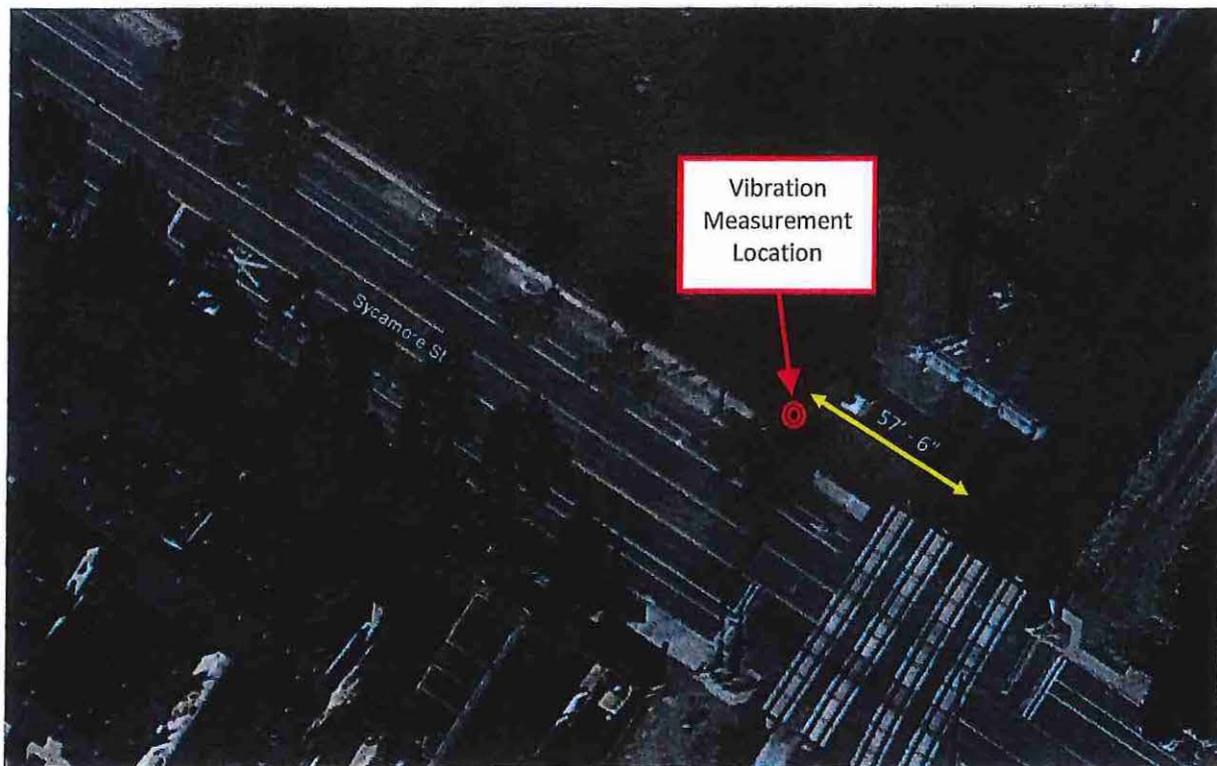
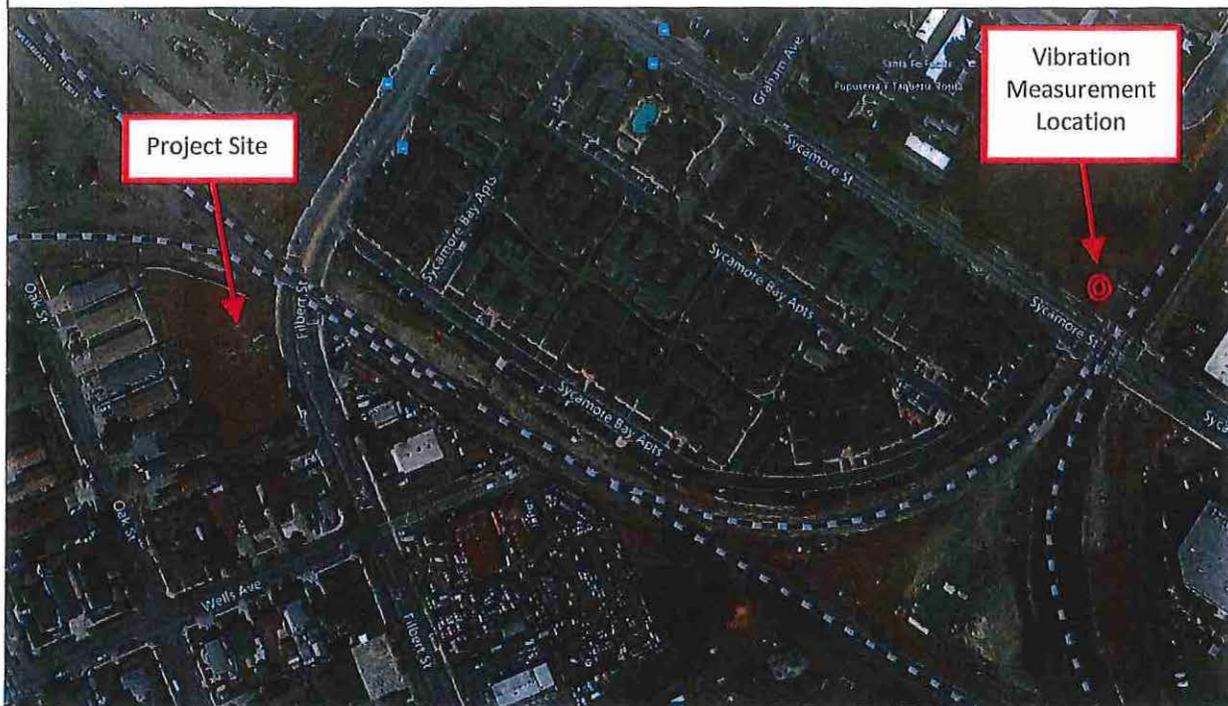


Figure 4 Long-Term Noise Survey Results at Project Site

Rail Vibration Measurement Location – Filbert Townhomes



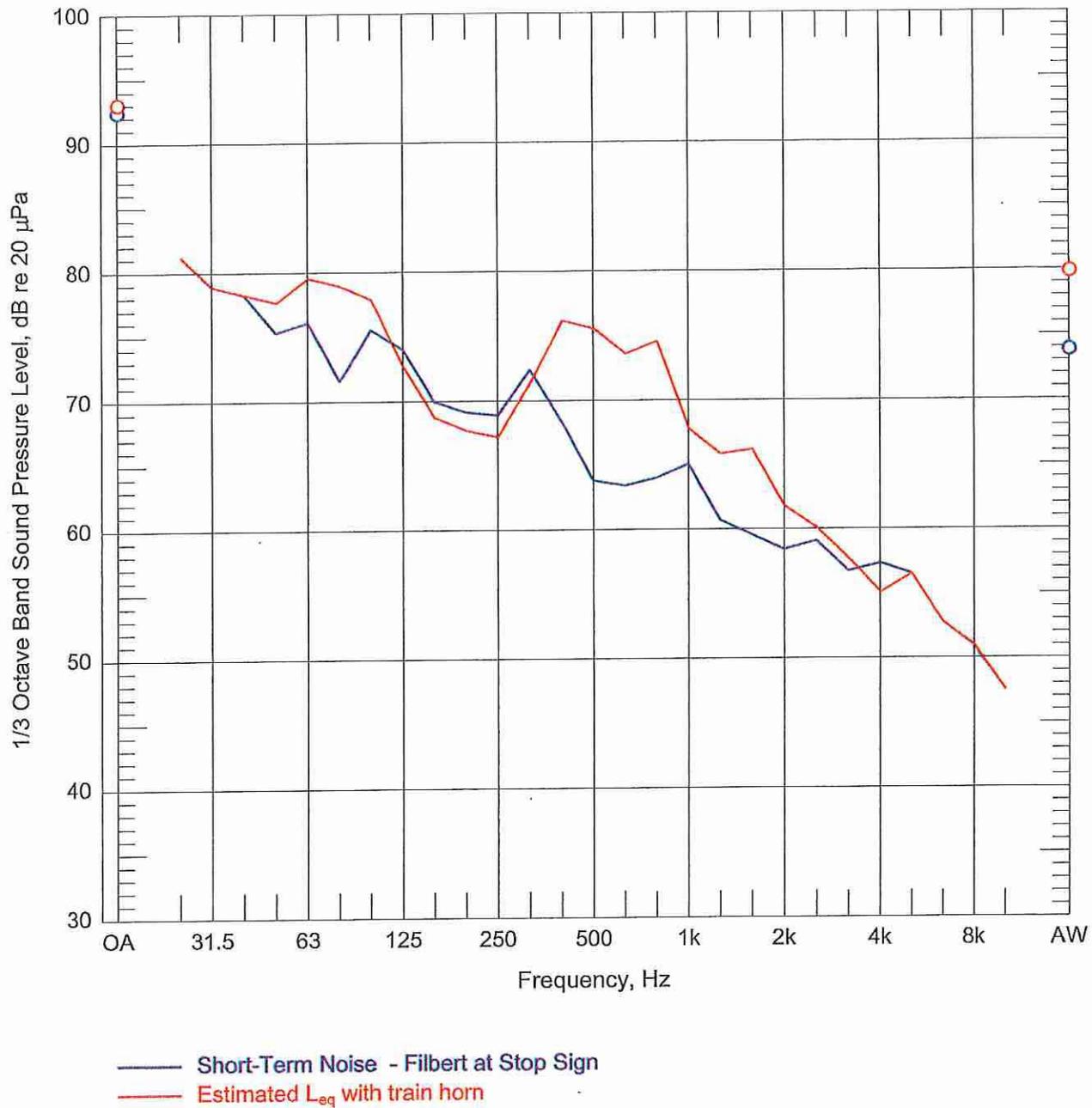
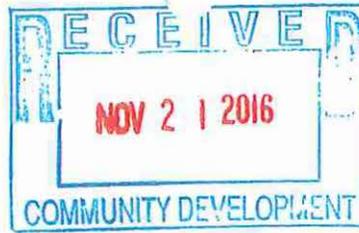


Figure 5 *Measured and Estimated Noise Spectrum at the Project Site*

LSA

EXHIBIT C



BERKELEY
CARLSBAD
FRESNO
IRVINE
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

October 14, 2016

Rishi Khanna
SRAJ Development Inc.
104 Constitution Drive, Suite 4
Menlo Park, CA 94025

Via email: rishi@rugstan.com

Subject: Results of Biological Assessment at the Filbert Street Villas Project in Newark, California

Dear Mr. Khanna:

This letter reports the results of a biological survey of a vacant lot on Filbert Street (project site), in Newark, Alameda County, California. The project site is the site of a proposed development to provide housing for the community. The City of Newark (City) requires a *Biological Assessment* (BA) report to safeguard against the destruction of habitat suitable for listed endangered, rare, or threatened species.¹ This BA addresses the effects the development would have on biological resources including special-status plant and animal species, wetlands, or other sensitive habitats.

The project site is within the Newark General Plan Land Use Category of medium density residential.² The project site is located in the southeast corner of the Newark 7.5 minute quadrangle and is located approximately 1 mile from salt marsh habitat on the edge of the San Francisco Bay (Figure 1). The character of the neighborhood is residential-industrial. The project site has street frontage on Filbert Street to the east. The site is secured with a 6-foot chain link fence on the street frontage. The south and west sides are bordered by fences separating the project site from residential units. The north is bound by an 8-foot concrete block wall with a railroad right-of-way beyond (Figure 2).

METHODS

With a focus on the Filbert Street lot and the greater Newark surroundings, LSA reviewed the following sources (literature review): Google Earth aerial imagery; CNDDDB for records of special-status vascular-plant and vertebrate-animal species; and a nine-quad search of the CNPS Inventory for rare plants.^{3,4,5} The CNPS nine-quad reference is centered on the Newark 7.5 minute quadrangle.

LSA senior botanist, Tim Milliken surveyed the project site on October 4, 2016. The project site was accessed from Filbert Street. Data gathered during the site visit included identification of plant communities on the site, observations of wildlife or signs of wildlife use of the site (including special-status wildlife), identification of trees on the site, identification of potential wetlands, and identification of sensitive vegetation or sensitive habitats. Field data sheets were used to document existing conditions of the project site.

¹ In email for Courtney Fogal on September 20, 2016.

² General Plan Tune Up Final EIR for the City of Newark, The Planning Center | DC&E, 2013.

³ Google Earth Pro 2016.

⁴ California Department of Fish and Wildlife (CDFW), California Natural Diversity Data Base (CNDDDB), September 7, 2016.

⁵ California Native Plant Society (CNPS) – Inventory of Rare Plants, October 7, 2016.



RESULTS

Biological Setting

A continuous view of the project site on Google Earth in aerial images from 1993 to the present shows a grassy field, with no structures, and no signature patterns that would suggest wetlands on the site. The field survey confirmed that annual grassland is the dominant ground cover and no wetlands were present. Trees associated with the project site provide shade, cover, and potential nesting sites for birds. There is evidence of imported soil in the south of the project site and a small pile of wood debris in the north of the project site. There are gopher holes onsite, but no ground squirrels, ground squirrel burrows, or evidence of burrowing owls observed on or adjacent to the site. There are no jurisdictional wetlands or sensitive habitats on the project site.

Vegetation Types

The vegetation types on the project site consist of non-native grassland and trees.

Non-native Grassland is the dominant land vegetation type on the project site. This vegetation type typically includes plant species that are indicative of disturbed sites. Herbaceous non-native species observed on the project site's non-native grassland include wild oats (*Avena fatua*), field bind-weed (*Convolvulus arvensis*), Bermuda grass (*Cynodon dactylon*), yellow star-thistle (*Centaurea solstitialis*), stinkwort (*Dittrichia graveolens*), horseweed (*Erigeron canadensis*), bristly ox-tongue (*Helminthotheca echioides*), short-pod mustard (*Hirschfeldia incana*), hare barley (*Hordeum murinum* subsp. *leporinum*), prickly lettuce (*Lactuca serriola*), California burclover (*Medicago polymorpha*), buckhorn plantain (*Plantago coronopus*), and smilo grass (*Stipa miliacea*). Shrubby non-native plants present include fennel (*Foeniculum vulgare*), Harding grass (*Phalaris aquatica*), and Russian thistle (*Salsola tragus*). Only two native plants were observed on the project site, coyote brush (*Baccharis pilularis*) and California poppy (*Eschscholzia californica*).

Trees. Two trees are located on the project site, a blackwood acacia (*Acacia melanoxylon*) with three trunks and a plum (*Prunus* sp.) with two trunks. The blackwood acacia is next to the fence on Filbert Street, and the plum occurs at the rear fence that borders residences to the west. An Australian willow (*Geijera parviflora*) and an Italian stone pine (*Pinus pinea*) are off-site, but are included in this discussion because of their proximity to the boundary of the project site. The Australian willow is a City-owned parkway tree planted in a tree pit on Filbert Street, while the canopy of the Italian stone pine hangs over a portion of the western boundary of the project site.

Wildlife

The wildlife species that occur on the project site are those species adapted to live in urban environments in close association with humans. Because the perimeter of the project site is fenced, the project site provides no habitat or movement corridor for large mammals such as coyote (*Canis latrans*) or deer (*Odocoileus hemionus*). However, the project site does provide these features for smaller mammal species and birds. Wildlife, or their sign, observed on the project site include turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), dark-eyed junco (*Junco hyemalis*),

raccoon (*Procyon lotor*) tracks, Botta's pocket gopher (*Thomomys bottae*) mounds, and golden-crowned sparrow (*Zonotrichia atricapilla*).

Special-status Species

In this assessment, special-status species are those species listed as threatened or endangered (or threatened or endangered candidate species) under the California and/or federal endangered species act, fully protected species, California species of special concern, and plants with a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, 2B, or 3.^{1,2}

The literature search produced a list of 31 special-status plants and 17 species of special-status animals (Attachments: Literature Search). Twenty-nine (29) of these special-status plants and 14 special-status animals are associated with habitats not present on the site including alkaline soils, chaparral, cismontane woodland, bat roosting habitat, coastal bluff scrub, vernal pools, tidal, salt, and brackish marsh, large brambles of blackberry, or primarily aquatic habitats. Special-status species associated with habitat on the site (grasslands and debris piles) are unlikely to occur on the project site because of the prior disturbance to the site, including dominance of non-native plant species onsite, relative lack of native plant species onsite, the urban setting, the presence of imported soil, the lack of connection to other natural open spaces, and the enclosed nature of the site. This section also addresses the likelihood of presence or absence of special-status species from the project site given the existing habitat conditions.

Plants. The project site has been altered from its natural state by human use. The grassland onsite is weedy, has imported fill, and from the appearance of cut grass are routinely mowed. Based on records in the CNDDDB and CNPS Inventory, bent-flowered fiddleneck (*Amsinckia lunaris*) and Congdon's tarplant (*Centromadia parryi* subsp. *congdonii*) are the only special-status plant species potentially occurring in grassland habitats in the vicinity of the site. Neither of these species was observed during field survey.

- Bent-flowered fiddleneck is a CRPR 1B species. Its habitats include gravelly slopes, grassland, and openings in woodland. It is often found growing in serpentine soils. This species can be found growing within a wide elevation range from 5 to 800 meters. It usually blooms within the springtime months of March, April, May, and June. Although there are grasslands on the project site, suitable natural grassland habitat is not present and making the site unsuitable for this species.
- Congdon's tarplant is a CRPR 1B species. Its habitats include terraces, swales, floodplains, grassland, and disturbed sites. This species can be found growing at elevations below 300 meters. It usually blooms in summer to early fall (June - October). This species is known to occur in grassland areas with high disturbance. The site visit coincided with the flowering time for this species, and the species was not observed.

¹ CNDDDB, op. cit. September 7, 2016.

² CNPS, op. cit. October 7, 2016.

The presence of bent-flowered fiddleneck is highly unlikely due to the preponderance of weedy vegetation, the urban location, and the prior disturbance on the site. Alternatively, the site conditions are favorable for Congdon's tarplant. The October 4 site survey occurred during the flowering period when Congdon's tarplant would have been identifiable; however, it was not observed and is considered absent from the site. No special-status plants were observed on the project site, nor are they expected to occur there. No surveys for special-status plants are recommended.

Animals. The habitat on the project site is entirely upland and contains no suitable habitat for fish, amphibian, mammal, or bird species associated with salt marsh or estuarine system. The closest salt marsh and estuarine systems are approximately one mile to the west of the project site. Burrowing owl (*Athene cunicularia*), northern harrier (*Circus cyaneus*), and white-tailed kite (*Elanus leucurus*) are the only special-status animal species known from the area that could forage, roost, or nest within habitats such as those onsite.¹

- Burrowing owl is a California species of concern. Burrowing owls prefer to forage and nest in open habitats (e.g., grasslands, agricultural areas). They prefer sites with existing mammal burrows or other features (e.g., culverts, pipes, debris piles) suitable for nesting. Recent observations of burrowing owls have been recorded in the vicinity of the project site (CNDDDB occurrence #18, approximately 1.26 miles west of the project site). Although the site is small in size, the debris pile may provide suitable temporary cover for owls; however, there was no owl sign on the site or around the debris pile and no owls or suitable burrows were observed on or adjacent to the site.
- Northern harrier is a California species of concern. Northern harriers nest in wet meadows and marshes, and forage over open grasslands and agricultural fields. The site provides foraging habitat for northern harriers. The nearest occurrence of northern harrier is approximately 1.9 miles northwest of the project site (CNDDDB #5). However, given the small size of the site, the amount of surrounding development, and the availability of higher-quality habitat throughout the surrounding region (i.e., the marshlands of San Francisco Bay), it is unlikely that this species would nest on the project site. Suitable wet meadow and marsh nesting habitat is not present on the project site.
- White-tailed kite is a fully protected species. White-tailed kites require dense-topped trees or shrubs for nesting and perching, and forage over open grasslands, meadows, and marshes. The nearest occurrence of white-tailed kite is approximately 0.6 miles northwest of the project site (CNDDDB #2). The site provides foraging habitat for white-tailed kite. However, given the small size of the site, the amount of surrounding development, and the availability of higher-quality habitat throughout the surrounding region (i.e., the marshlands of San Francisco Bay), it is unlikely that this species would regularly occur on the project site. Suitable dense-topped nesting habitat is not present in the trees on the project site.

¹ CNDDDB, op. cit. September 7, 2016.



POTENTIAL IMPACTS

Special-status Plant Species

The potentially occurring special-status plant species are unlikely to occur on the project site because the site does not provide suitable habitat for most species or the species were determined absent based on a lack of observations of the species during an appropriately timed field survey. Special-status plant species are unlikely to occur on the project site.

Special-status Animal Species

The potentially occurring special-status animal species are unlikely to occur on the project site because of the small size of the site, lack of connection to natural open spaces, and lack of suitable habitat features (e.g., ground squirrel burrow, short grass) on the site. No special-status animal species were observed on the site during the survey.

Migratory Birds

The federal Migratory Bird Treaty Act and Sections 3503 and 3505 of the California Fish and Game Code protect most species of native birds, their nests, and eggs from harm. Birds could be harmed if bird nests and eggs are present in areas proposed for construction during the breeding season. Furthermore, if birds were nesting near the construction area, construction may result in the abandonment of the nest. If eggs or nestlings are present in the abandoned nest, their mortality would result in a violation of the Migratory Bird Treaty Act and the California Fish and Game Code. In the San Francisco Bay Region, the nesting season is generally considered to extend between February 1 and August 31.

Tree Ordinance

City of Newark Municipal Code Chapter 12.28.050 - Removal of trees (tree ordinance). The removal or permission to remove trees planted within the parkways shall be subject to the following:

A property owner may be permitted to remove a parkway tree under any one of several nuisance conditions including:

- Where removal is necessary for construction or other improvements to the property owner's property which have been approved by the city.

A parkway tree may not be removed without the property owner first securing a tree removal permit issued by the City of Newark Public Works Director. The property owner who is permitted to remove a parkway tree shall replace said tree and bear the cost for its replacement. The parkway tree removal shall be subject to all conditions set forth in the tree ordinances.

RECOMMENDATIONS TO MITIGATE PROJECT IMPACTS

The proposed project would not have a significant effect on the biological resources of the Filbert Street project site given the implementation of the measures described below.

PARKWAY TREE REMOVAL

It may be possible to develop the project without removing the parkway tree on Filbert Street. However, if the project requires the removal of a parkway tree, a tree removal permit must be secured from the City of Newark's Public Works Director. The property owner who is permitted to remove a parkway tree shall replace said tree and bear the cost of its replacement. All tree replacements shall be with an officially designated tree purchased through the city.

TREE REMOVAL / NESTING BIRDS

It is likely that nesting birds protected by the Migratory Bird Treaty Act and Fish and Game Code nest in the trees on the property. The trees should therefore be removed in the period outside of the nesting bird season. While the actual timing of nesting varies by species, weather, and location, the generally accepted breeding timeframe is February 1 through August 31. Some bird species nest before February 1, so the ideal time to remove the trees would be between September 1 and December 31. Because brush piles serve as an attractive refuge for wildlife including special-status species, the wood from the trees should be removed from the site or chipped immediately.

If the trees are removed during the nesting bird season, a qualified biologist will be required to conduct nesting bird surveys prior to removal. Trees containing active nests and adjacent trees will not be removed until after the young birds have fledged and are foraging independently.

Preconstruction Surveys for Breeding Birds

Pre-construction surveys should be initiated within 14 days prior to earth-disturbing activities during the breeding season. The breeding season begins February 1 and ends August 31. Breeding bird surveys should be conducted for species that could nest in the grasslands and trees. If a raptor nest is encountered, a buffer approximately 250 feet from the nest should be established, and if a songbird nest is encountered, a buffer of 50 feet from the nest should be established. People, construction equipment, staging, storage, and other construction related activity will be prohibited within the buffer area while the nest is active. If the qualified biologist determines that the nesting birds are acclimated to human activity, the buffer may be reduced. If the buffer is reduced, the birds should be periodically monitored to ensure that human activity is not causing stress or otherwise disrupting their normal behavior. The buffer can be removed from the nest once the young birds have fledged and are foraging independently.

CONCLUSION

The project site does not contain and sensitive habitats including wetlands, so no impacts to such resources are expected. The site is not expected to provide suitable habitat for special-status plant or animal species, and impacts to such species are unlikely. With the implementation of the recommended measures, the proposed project would not result in any significant adverse biological impacts.



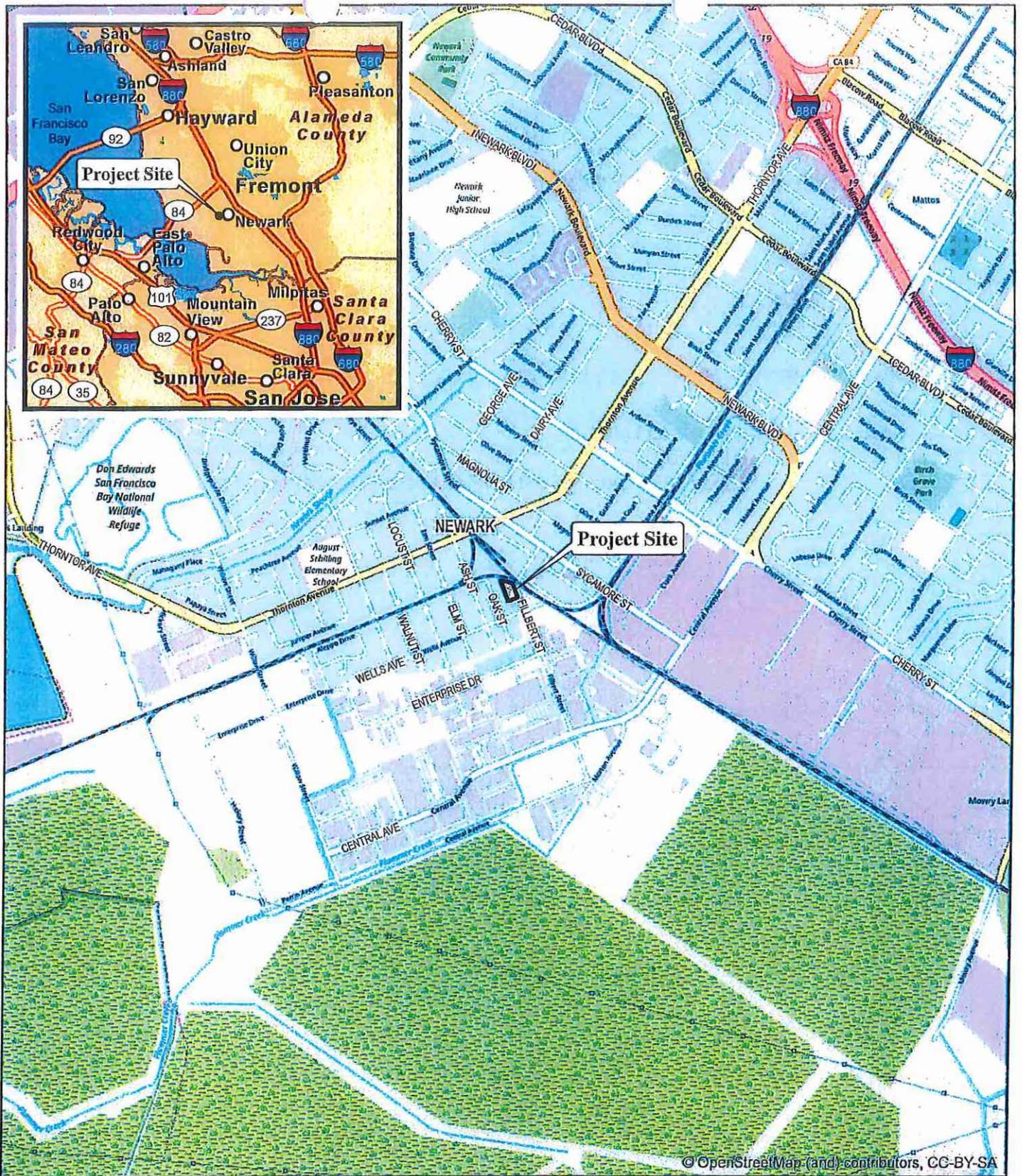
Please contact me if you have any questions.

Sincerely,

LSA ASSOCIATES, INC.

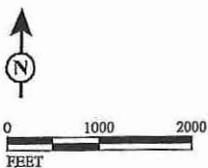
Tim Milliken
Senior Botanist

Attachments: Figure 1: Project Location
Figure 2: Project Site
Literature Search Results (CNDDDB Animal List, CNDDDB Plant List, CNPS Plant List)

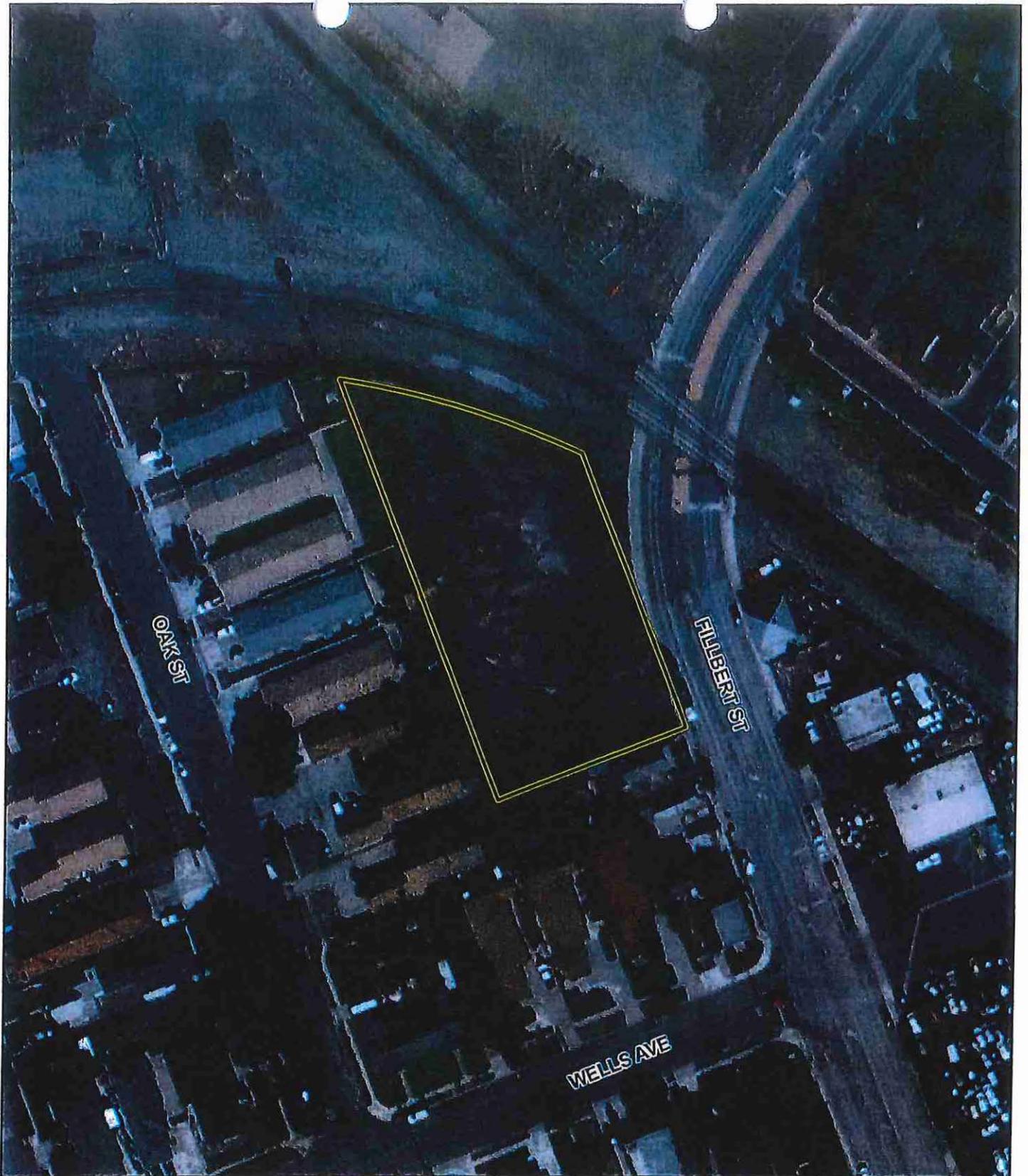


LSA

FIGURE 1



Fillbert Villas Project
 Newark, Alameda County, California
 Regional Location



LSA

LEGEND

 Project Site

FIGURE 2



0 50 100
FEET

*Filbert Villas Project
Newark, Alameda County, California*

Site Location

SOURCE: Esri World Imagery (6/6/2014).

I:\SRJ1601\GIS\Maps\Bio\Figure 2_Site Location.mxd (10/12/2016)



lected Elements by Scientific Na
 California Department of Fish and Wildlife
 California Natural Diversity Database



Query Criteria: Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals)
 AND Quad IS (Newark (3712251))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	None	G2G3	S1S2	SSC
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Charadrius alexandrinus nivosus</i> western snowy plover	ABNNB03031	Threatened	None	G3T3	S2S3	SSC
<i>Circus cyaneus</i> northern harrier	ABNKC11010	None	None	G5	S3	SSC
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<i>Geothlypis trichas sinuosa</i> saltmarsh common yellowthroat	ABPBX1201A	None	None	G5T3	S3	SSC
<i>Laterallus jamaicensis coturniculus</i> California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
<i>Melospiza melodia pusillula</i> Alameda song sparrow	ABPBXA301S	None	None	G5T2?	S2S3	SSC
<i>Oncorhynchus mykiss irideus</i> steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T2T3Q	S2S3	
<i>Rallus longirostris obsoletus</i> California clapper rail	ABNME05016	Endangered	Endangered	G5T1	S1	FP
<i>Rana draytonii</i> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<i>Reithrodontomys raviventris</i> salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S1S2	FP
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sorex vagrans halicoetes</i> salt-marsh wandering shrew	AMABA01071	None	None	G5T1	S1	SSC
<i>Spirinchus thaleichthys</i> longfin smelt	AFCHB03010	Candidate	Threatened	G5	S1	SSC
<i>Sternula antillarum browni</i> California least tern	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP

Record Count: 17



Selected Elements by Scientific Name
 California Department of Fish and Wildlife
 California Natural Diversity Database



Query Criteria: Taxonomic Group (Ferns OR Gymnosperms OR Monocots OR Dicots) AND Quad (Newark (3712251))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	PDFAB0F8R1	None	None	G2T2	S2	1B.2
<i>Centromadia parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	PDAST4R0P1	None	None	G3T2	S2	1B.1
<i>Eryngium aristulatum</i> var. <i>hooveri</i> Hoover's button-celery	PDAP10Z043	None	None	G5T1	S1	1B.1
<i>Extriplex joaquinana</i> San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
<i>Lasthenia conjugens</i> Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1
<i>Plaglobothrys glaber</i> hairless popcornflower	PDBOR0V0B0	None	None	GH	SH	1A
<i>Senecio aphanactis</i> chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
<i>Stuckenia filiformis</i> ssp. <i>alpina</i> slender-leaved pondweed	PMPOT03091	None	None	G5T5	S3	2B.2
<i>Trifolium hydrophilum</i> saline clover	PDFAB400R5	None	None	G2	S2	1B.2

Record Count: 9

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
<u>Amsinckia lunaris</u>	bent-flowered fiddleneck	Boraginaceae	annual herb	1B.2	S2S3	G2G3
<u>Astragalus tener var. tener</u>	alkali milk-vetch	Fabaceae	annual herb	1B.2	S2	G2T2
<u>Atriplex depressa</u>	brittlescale	Chenopodiaceae	annual herb	1B.2	S2	G2
<u>Atriplex minuscula</u>	lesser saltscale	Chenopodiaceae	annual herb	1B.1	S2	G2
<u>Balsamorhiza macrolepis</u>	big-scale balsamroot	Asteraceae	perennial herb	1B.2	S2	G2
<u>Campanula exigua</u>	chaparral harebell	Campanulaceae	annual herb	1B.2	S2	G2
<u>Centromadia parryi ssp. congdonii</u>	Congdon's tarplant	Asteraceae	annual herb	1B.1	S2	G3T2
<u>Chlorocyron maritimum ssp. palustre</u>	Point Reyes bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.2	S2	G4?T2
<u>Dirca occidentalis</u>	western leatherwood	Thymelaeaceae	perennial deciduous shrub	1B.2	S2	G2
<u>Eryngium aristulatum var. hooveri</u>	Hoover's button-celery	Apiaceae	annual / perennial herb	1B.1	S1	G5T1
<u>Eryngium jepsonii</u>	Jepson's coyote thistle	Apiaceae	perennial herb	1B.2	S2	G2
<u>Extriplex joaquinana</u>	San Joaquin spearscale	Chenopodiaceae	annual herb	1B.2	S2	G2
<u>Fritillaria liliacea</u>	fragrant fritillary	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
<u>Helianthella castanea</u>	Diablo helianthella	Asteraceae	perennial herb	1B.2	S2	G2
<u>Holocarpha macradenia</u>	Santa Cruz tarplant	Asteraceae	annual herb	1B.1	S1	G1
<u>Lasthenia conjugens</u>	Contra Costa goldfields	Asteraceae	annual herb	1B.1	S1	G1
<u>Lessingia hololeuca</u>	woolly-headed lessingia	Asteraceae	annual herb	3	S3?	G3?
<u>Micropus amphibolus</u>	Mt. Diablo cottonweed	Asteraceae	annual herb	3.2	S3S4	G3G4
<u>Monardella antonina ssp. antonina</u>	San Antonio Hills monardella	Lamiaceae	perennial rhizomatous herb	3	S1S3	G4T1T3Q
<u>Monolopia gracilens</u>	woodland woollythreads	Asteraceae	annual herb	1B.2	S3	G3
<u>Navarretia prostrata</u>	prostrate vernal pool navarretia	Polemoniaceae	annual herb	1B.1	S2	G2
<u>Plagiobothrys chorisianus var. chorisianus</u>	Choris' popcornflower	Boraginaceae	annual herb	1B.2	S2	G3T2Q
<u>Plagiobothrys glaber</u>	hairless popcornflower	Boraginaceae	annual herb	1A	SH	GH
<u>Polemonium carneum</u>	Oregon polemonium	Polemoniaceae	perennial herb	2B.2	S2	G3G4
<u>Puccinellia simplex</u>	California alkali grass	Poaceae	annual herb	1B.2	S2	G3
<u>Senecio aphanactis</u>	chaparral ragwort	Asteraceae	annual herb	2B.2	S2	G3
<u>Streptanthus albidus ssp. peramoenus</u>	most beautiful jewelflower	Brassicaceae	annual herb	1B.2	S2	G2T2
<u>Stuckenia filiformis ssp. alpina</u>	slender-leaved pondweed	Potamogetonaceae	perennial rhizomatous herb	2B.2	S3	G5T5
<u>Suaeda californica</u>	California seablite	Chenopodiaceae	perennial evergreen shrub	1B.1	S1	G1
<u>Trifolium hydrophilum</u>	saline clover	Fabaceae	annual herb	1B.2	S2	G2
<u>Tropidocarpum capparideum</u>	caper-fruited tropidocarpum	Brassicaceae	annual herb	1B.1	S1	G1

Suggested Citation

CNPS, Rare Plant Program. 2016. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website <http://www.rareplants.cnps.org> [accessed 07 October 2016].

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK APPROVING VESTING TENTATIVE TRACT
MAP 8387 AND SUBDIVISON AND ZONING VARIANCES
THERE TO

WHEREAS, SRAJ Development Inc. has submitted TTM-17-07, Tentative Map 8387, to the City Council of the City of Newark with subdivision and zoning variances covered by P-17-05, a planned unit development, and U-17-08, a conditional use permit, for a 16-unit residential condominium project at 37243 and 37257 Filbert Street (APN(s): 092-0131-001-09, 092-0131-002-04 AND 092-0131-003).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark does hereby approve TTM-17-07, Tentative Tract Map 8387 with said subdivision and zoning variances covered by P-17-05 and U-17-08, as shown on Exhibit A, pages 1 through 7 and made part hereof by reference, subject to the following conditions:

- a. All applicable conditions listed in City Council Resolution No. ____, dated September 14, 2017, recommending approval of P-17-05, a planned unit development, and U-17-08, a conditional use permit, for a 16-unit residential condominium project at 37243 and 37257 Filbert Street (APN(s): 092-0131-001-09, 092-0131-002-04 AND 092-0131-003).
- b. The applicant shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.
- c. That if any condition of this tentative tract map be declared invalid or unenforceable by a court of competent jurisdiction, this tentative tract map shall terminate and be of no force and effect, at the election of the City Council on motion.

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

ARCHITECT

BKBC ARCHITECTS INC.
1371 OAKLAND BLVD., SUITE 101
WALNUT CREEK, CA 94596-8490 (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) 637-3780

JIM DIGGINS

LANDSCAPE ARCHITECT

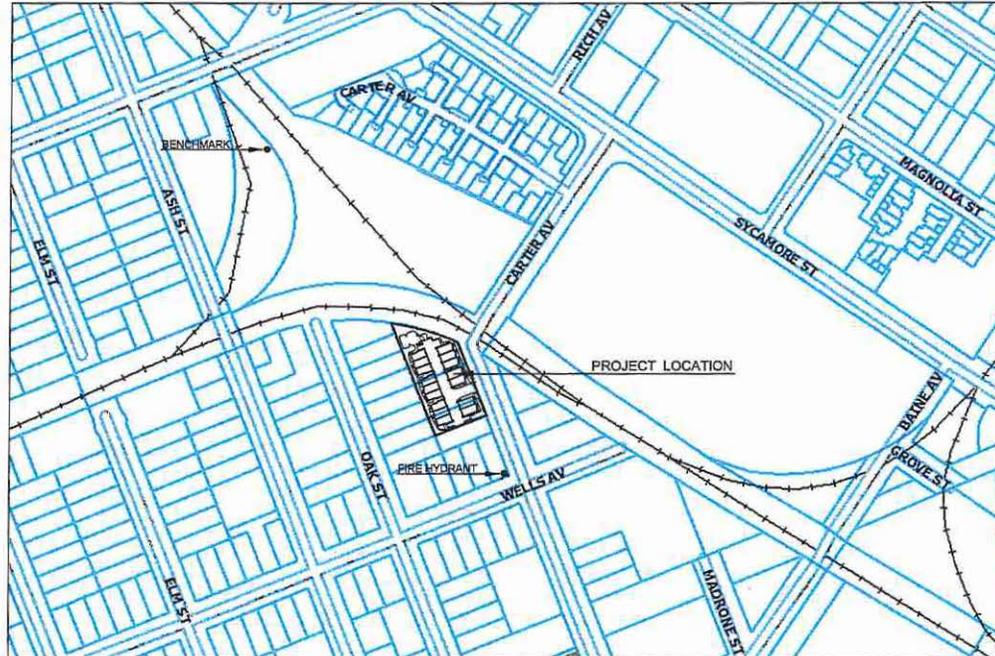
BOHRECCO / KILIAN & ASSOCIATES, INC.
1241 PINE STREET
MARTINEZ, CA 94553 (925) 372-5305

BRIAN KILIAN
KIRSTIN BALDWIN

GEOTECHNICAL ENGINEER

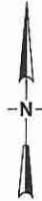
GEI
38750 PASEO PADRE PARKWAY, STE. B-1
FREMONT, CA 94536 (510) 781-0100

TAGHI MANBEIAN



LEGEND

	BIO-RETENTION AREA
	ASPHALT PAVEMENT
	CONCRETE
	2" GRIND and OVERLAY
	BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	PROPOSED CENTERLINE
	EASEMENT LINE
	LOT LINE
	UNIT 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



LOCATION MAP

N.T.S.

VESTING TENTATIVE TRACT MAP 8387

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
TRACT NO. 8387

CITY OF NEWARK

FILBERT VILLAS

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS R.C.L. 7018
RENEWAL DATE: 02/21/16

#	REVISIONS	DATE

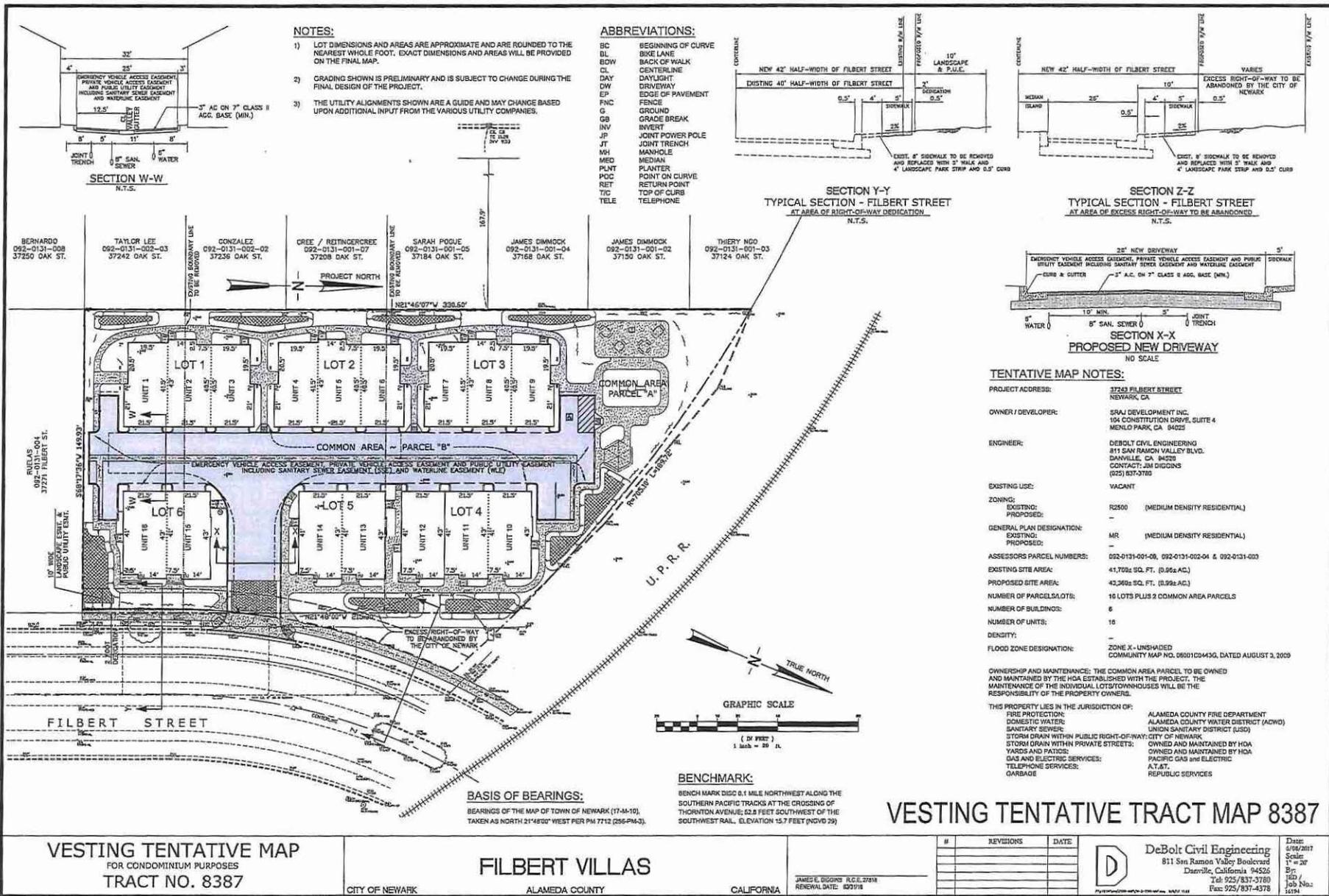


DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 4/09/2017
Scale: NONE
By: JED /
Job No.: 1608

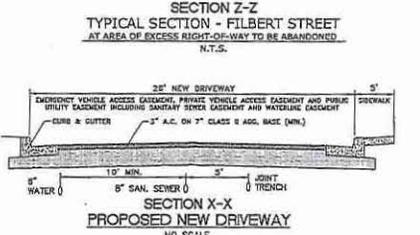
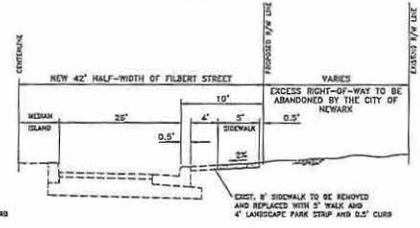
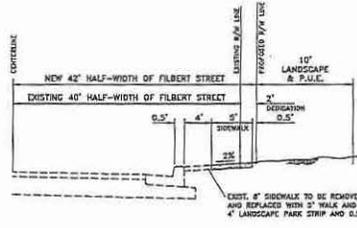
EXHIBIT A.01

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 LANE
 - BOW BACK OF WALK
 - CL CENTERLINE
 - DAY DAYLIGHT
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FNC FENCE
 - G GROUND
 - GB GRADE BREAK
 - INV INVERT
 - JP JOINT POWER POLE
 - JT JOINT TRENCH
 - MH MANHOLE
 - MEC MEDIAN
 - 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 94523, CONTACT: JIM HIGGINS (925) 837-3780

EXISTING USE: VACANT

ZONING: EXISTING: R2500 (MEDIUM DENSITY RESIDENTIAL); PROPOSED: -

GENERAL PLAN DESIGNATION: EXISTING: MR (MEDIUM DENSITY RESIDENTIAL); PROPOSED: -

ASSESSORS PARCEL NUMBERS: 092-0131-001-08, 092-0131-002-04 & 092-0131-003

EXISTING SITE AREA: 41,709± SQ. FT. (0.95± AC.)

PROPOSED SITE AREA: 43,369± SQ. FT. (0.99± AC.)

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

NUMBER OF BUILDINGS: 6

NUMBER OF UNITS: 16

DENSITY: -

FLOOD ZONE DESIGNATION: ZONE X - UNSHADED

COMMUNITY MAP NO. 06001CD43G, DATED AUGUST 3, 2009

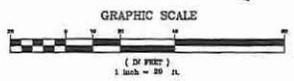
OWNERSHIP AND MAINTENANCE: THE COMMON AREA PARCEL TO BE OWNED AND MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT. THE MAINTENANCE OF THE INDIVIDUAL LOTS/TOWNHOUSES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

THIS PROPERTY LIES IN THE JURISDICTION OF:

- FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT (ACFD)
- DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT (ACWD)
- SANITARY SERVICES: LINDS SANITARY DISTRICT (LSD)
- 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: PACIFIC GAS AND ELECTRIC
- TELEPHONE SERVICES: AT&T
- GARBAGE: REPUBLIC SERVICES

BASIS OF BEARINGS:
 BEARINGS OF THE MAP OF TOWN OF NEWARK (17-44-10), TAKEN AS NORTH 21°48'00" WEST PER PM 7712 (256-PM-3).

BENCHMARK:
 BENCH MARK DISC 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

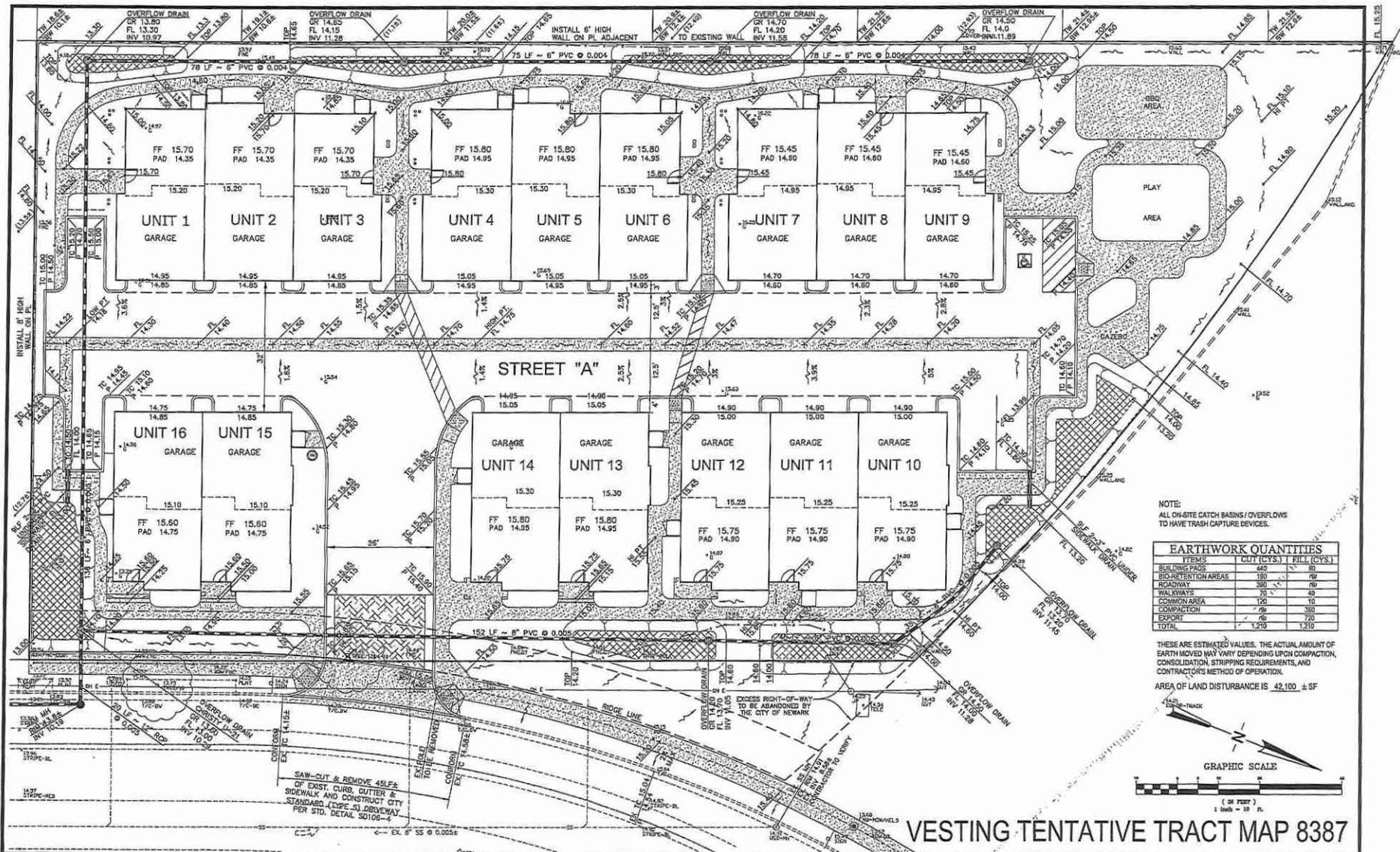
JAMES E. BIGGINS, R.C.E., 37818
 RENEWAL DATE: 03/29/18

#	REVISIONS	DATE

DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, California 94525
 Tel: 925/837-3780
 Fax: 925/837-4378

Date: 6/26/2017
 Scale: 1" = 20'
 By: JEB / JEB
 Job No.: 16194

EXHIBIT A02 TM-2

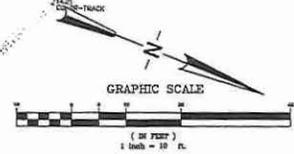


NOTE:
ALL ON-SITE CATCH BASINS / OVERFLOWS
TO HAVE TRASH CAPTURE DEVICES.

EARTHWORK QUANTITIES		
ITEMS	CUT (CY'S)	FILL (CY'S)
BUILDING PADS	440	80
RETENTION AREAS	120	60
ROADWAY	350	60
WALKWAYS	75	40
COMMON AREA	100	10
COMPACTION	60	300
EXPORT	60	720
TOTAL	1,270	1,210

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

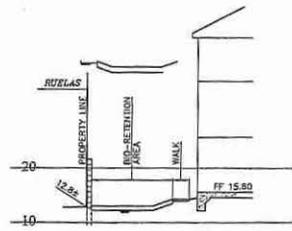
#	REVISIONS	DATE



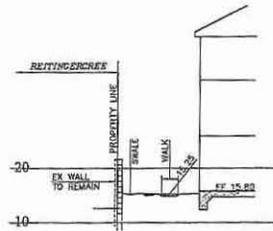
DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3760
Fax: 925/837-4378

Date: 6/09/2017
Scale: 1" = 10'
Dr: [Signature]
Job No.: 1618

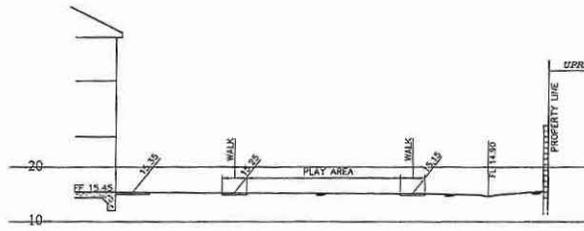
EXHIBIT A.p3 ^{TM-3}



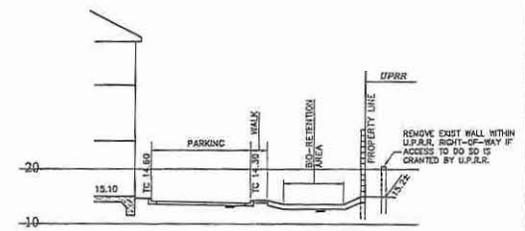
SECTION A-A
1"=10'H & 1"=10'V



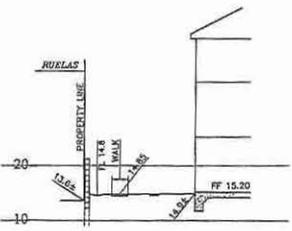
SECTION D-D
1"=10'H & 1"=10'V



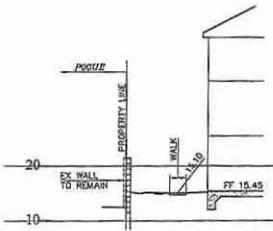
SECTION G-G
1"=10'H & 1"=10'V



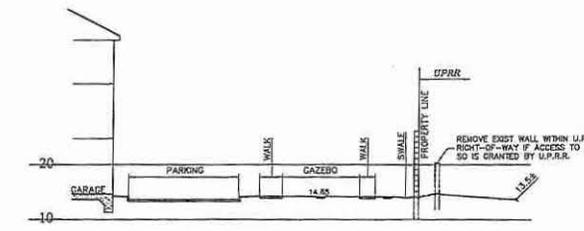
SECTION I-I
1"=10'H & 1"=10'V



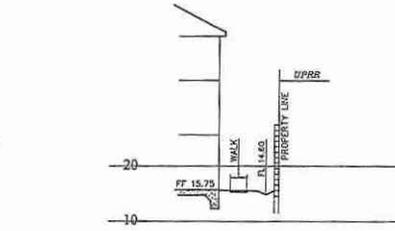
SECTION B-B
1"=10'H & 1"=10'V



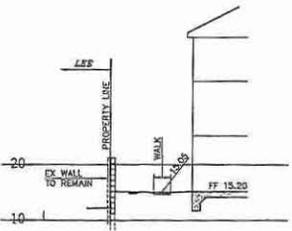
SECTION E-E
1"=10'H & 1"=10'V



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



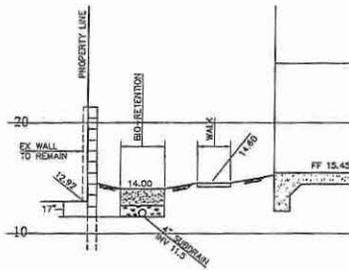
SECTION J-J
1"=10'H & 1"=10'V



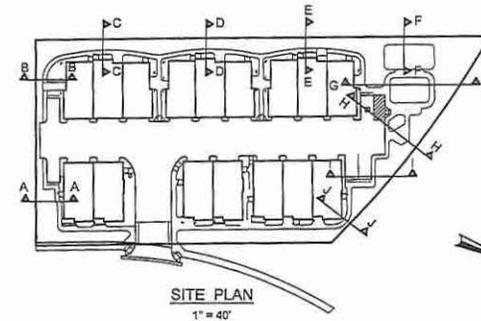
SECTION C-C
1"=10'H & 1"=10'V



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. BOGGS, R.C.E., 27818
RENEWAL DATE: 03/29/18

#	REVISIONS	DATE



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

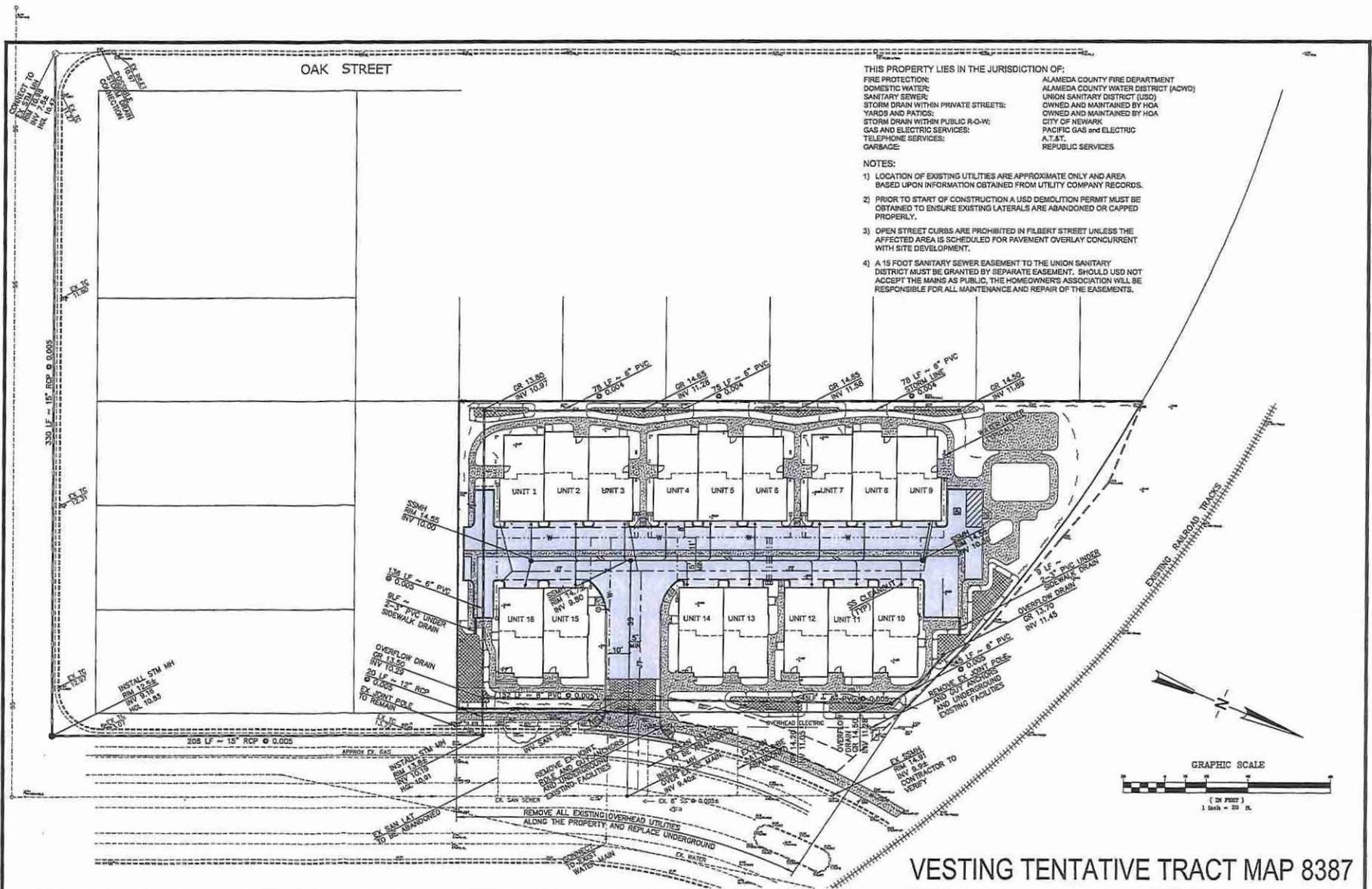
Date: 6/28/2017
Scale: AS SHOWN
By: JED / Job No.: 3014

EXHIBIT A04 TM-4

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.



VESTING TENTATIVE TRACT MAP 8387

PRELIMINARY
 UTILITY PLAN
 TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

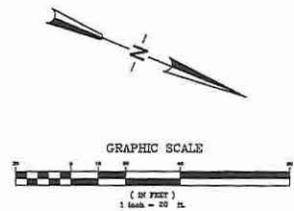
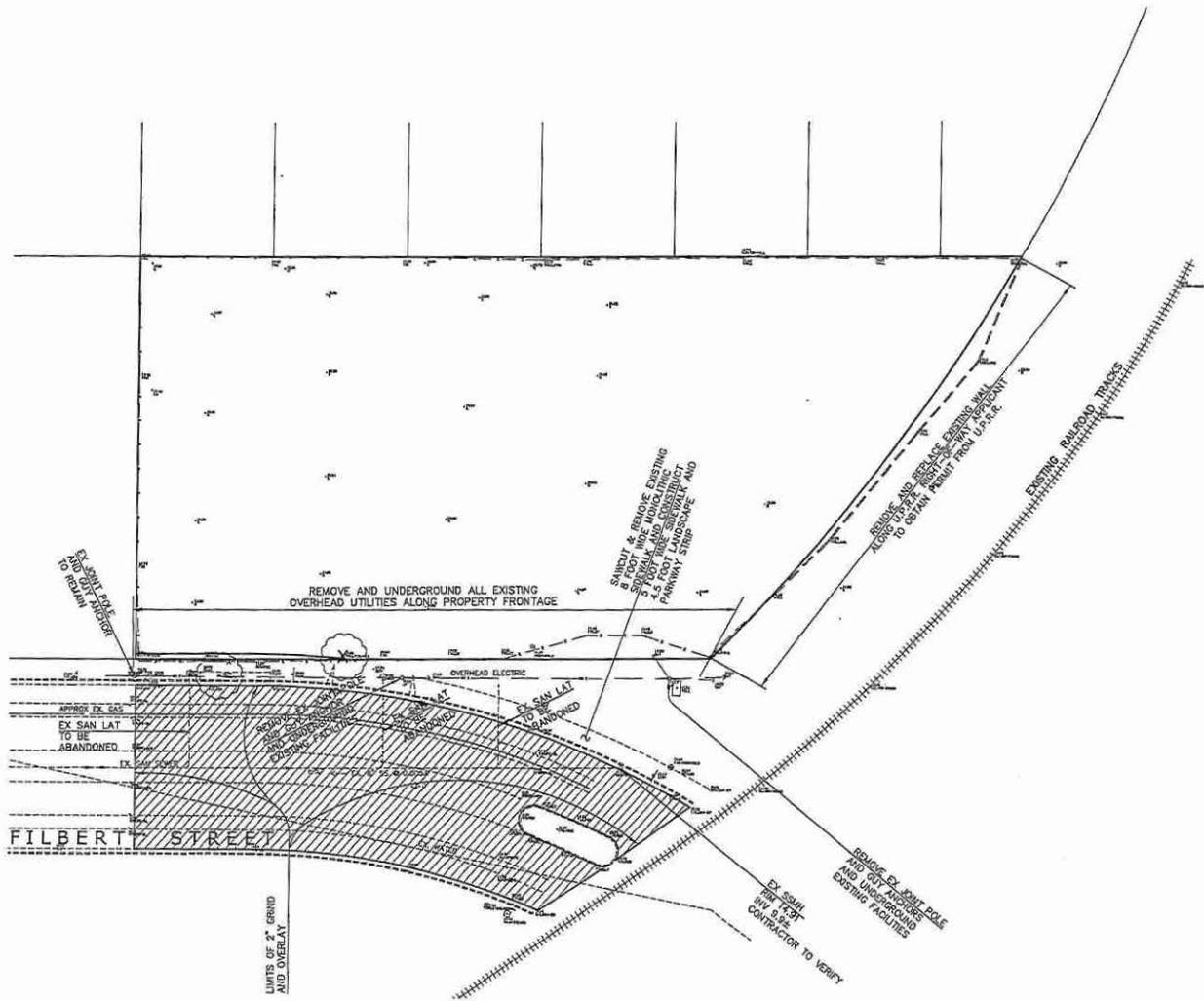
JAMES E. GIGONE, A.L.C.E., 17818
 RENEWAL DATE: 02/21/16

#	REVISIONS	DATE

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

Date: 6/18/2017
 Scale: 1" = 20'
 By: JEG
 Job No.: 16794

EXHIBIT Ap5 TM-5



VESTING TENTATIVE TRACT MAP 8387

DEMOLITION PLAN
TRACT NO. 8387

FILBERT VILLAS

CITY OF NEWARK

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DICONS (R.C.E. 27818)
RENEWAL DATE: 03/31/18

#	REVISIONS	DATE



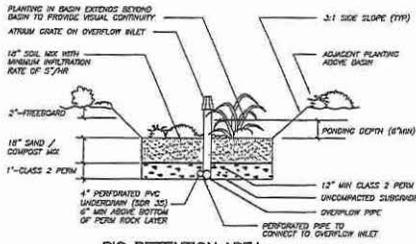
DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 6/04/2017
Scale: 1" = 20'
By: JED / Job No.: 1616

EXHIBIT *ApG*

TM-6

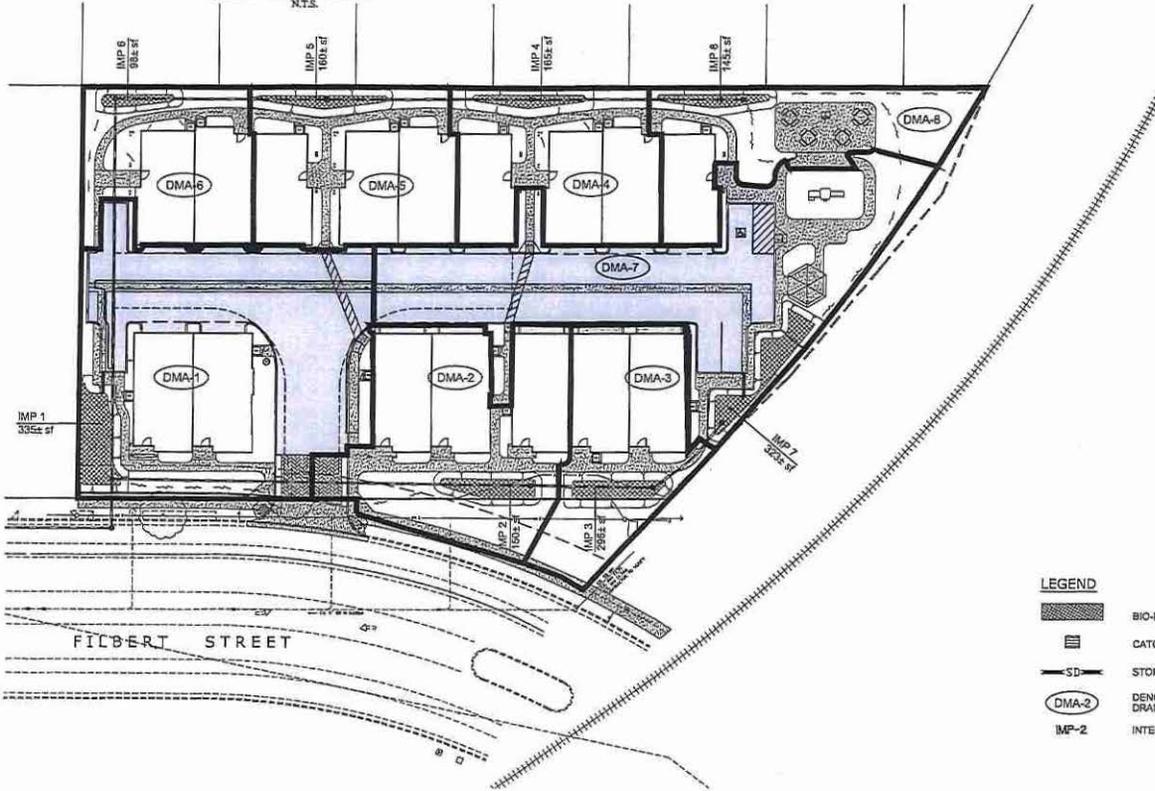
NOTE: SOIL MIX TO CONFORM TO SPECIFICATION IN APPENDIX "K" OF THE LATEST C.3 CODEBOOK



BIO-RETENTION AREA
N.T.S.

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.	96 sq.ft.
7	260 sq.ft.	323 sq.ft.
8	80 sq.ft.	145 sq.ft.

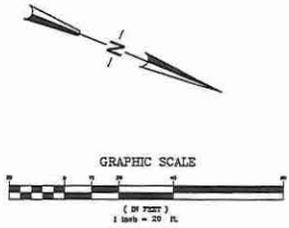
DMA	ASPHALT/ CONCRETE	ROOF	LANDSCAPE
1	6,155 sq.ft.	1,829 sq.ft.	1,410 sq.ft.
2	833 sq.ft.	2,660 sq.ft.	1,715 sq.ft.
3	310 sq.ft.	1,829 sq.ft.	1,160 sq.ft.
4	425 sq.ft.	2,589 sq.ft.	506 sq.ft.
5	488 sq.ft.	2,589 sq.ft.	495 sq.ft.
6	411 sq.ft.	1,741 sq.ft.	740 sq.ft.
7	6,315 sq.ft.	0	1,820 sq.ft.
8	949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



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

JAMES E. DIGGINS R.C.E. 27913
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: 6/29/2017
Scale: 1" = 20'
By: JED / JSD
Job No.: 1616

EXHIBIT A p 7

TM-7