

BOULEVARD

phases 2-3

Dublin, California

Site Design Review
NEIGHBORHOODS 7/8, 9/16, 14/15
APRIL 11, 2017



BOULEVARD

ALIVE

with
Possibilities



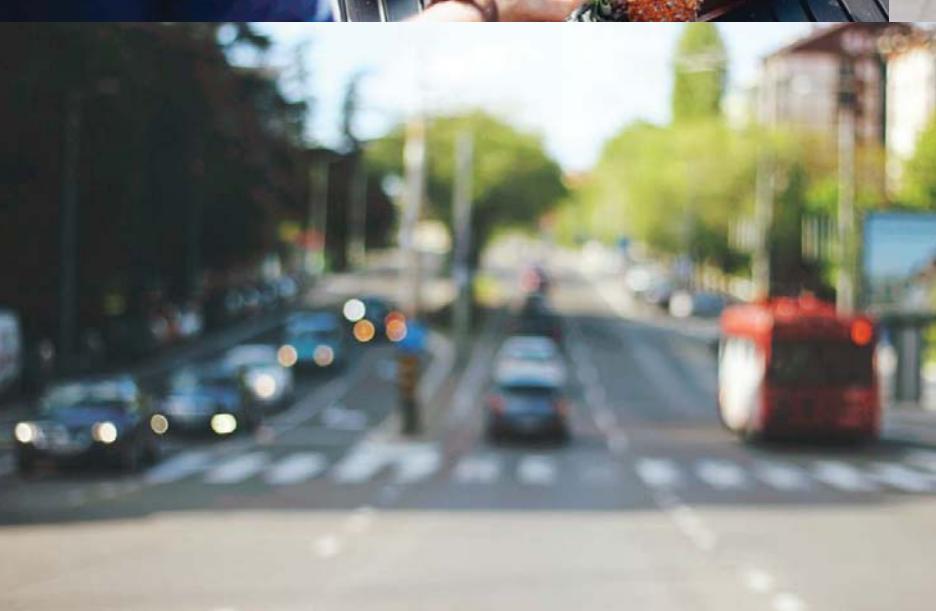
URBAN IN SUBURBAN



Boulevard is
an immediate
experience.

Boulevard conveys action, walking, movement and advancing from one place to the next. It's a place of seeing, doing, free thinking and perspective—because living at Boulevard is living real life. With an urban notion and intimate neighborhood experience, Boulevard's vision reflects the evolving dynamics of Dublin and the Tri-Valley area, offering a rich environment that has all the

elements of a great place – transit, residential diversity, social spaces and abundant parks. Those things are a must, but Boulevard goes further with unique distinctions that set it apart, from landmark entry monuments, innovative park programming and public art to notable residential architecture. A place of fresh experiences, artistic sights and connected activities, Boulevard is the hub that moves life forward.



Site Development Review

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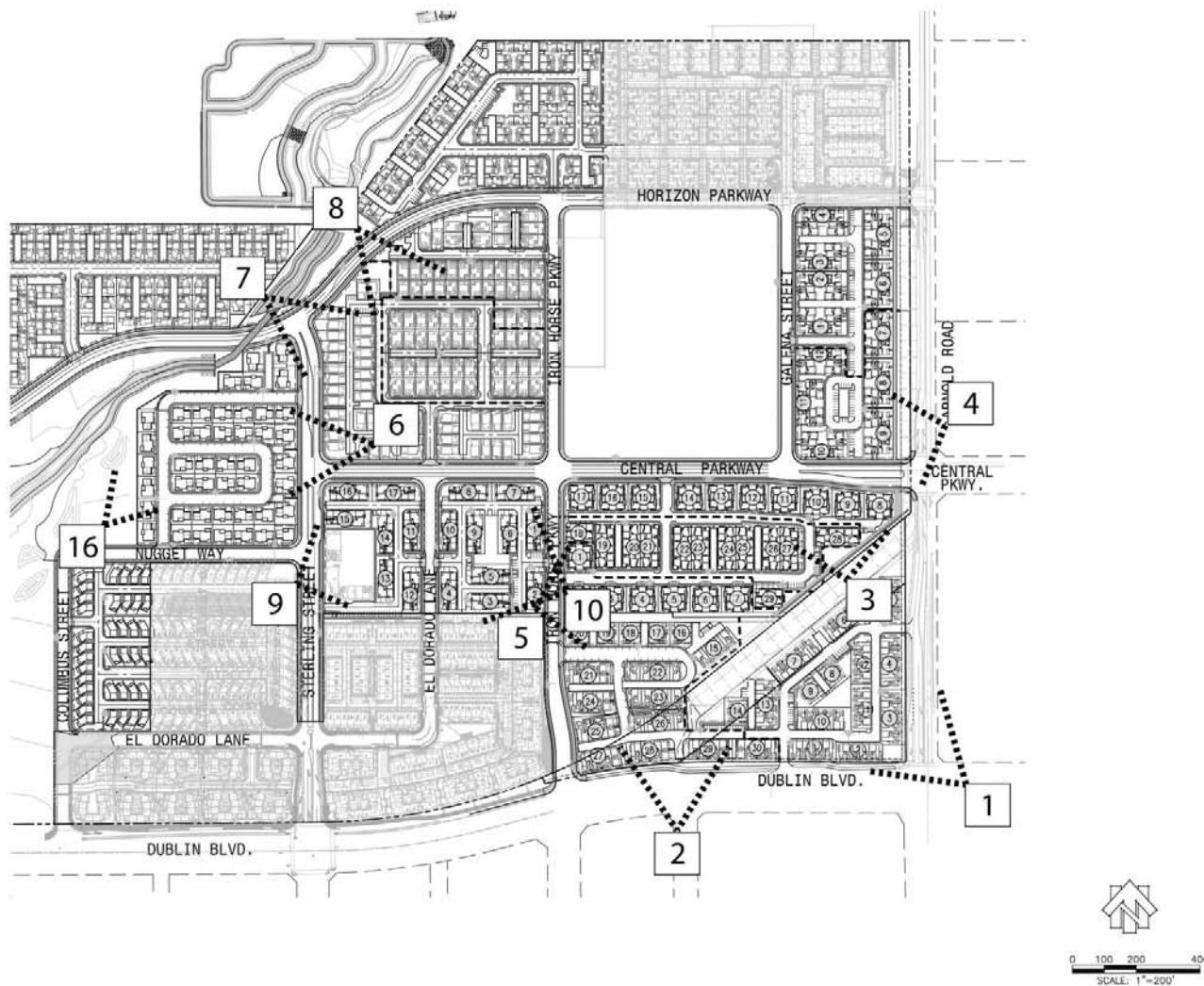
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CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2

- 1 NH 7
- 2 NH 1 & 3
- 3 NH 14 & 15
- 4 NH 14 & 16
- 5 NH 8 & 14
- 6 NH 10 & 13
- 7 NH 12 & 13
- 8 NH 11 & 18
- 9 NH 10 - Pedestrian corridor View A
- 10 NH 10 - Pedestrian corridor View B
- 16 NH 13 - Rear of Homes



DUBLIN, CALIFORNIA
KEY MAP

APRIL 11, 2017

A0.1

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

1-NH 7

APRIL 11, 2017

A0.2

 CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

2-NH 1&3

APRIL 11, 2017

A0.3

 CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

3-NH 14&15

APRIL 11, 2017

A0.4

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

4-NH 14&16

APRIL 11, 2017

A0.5

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

5 - NH 8 & 14

APRIL 11, 2017

A0.6

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

6-NH 10&13

APRIL 11, 2017

A0.7

 CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

7-NH 12&13

APRIL 11, 2017

A0.8

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

8-NH 11&18

APRIL 11, 2017

A0.9

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

9-NH 10

APRIL 11, 2017

A0.10

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2



DUBLIN, CALIFORNIA

10-NH 10

APRIL 11, 2017

A0.11

CALATLANTIC
HOMES®

Brookfield
Homes

BOULEVARD phase 2

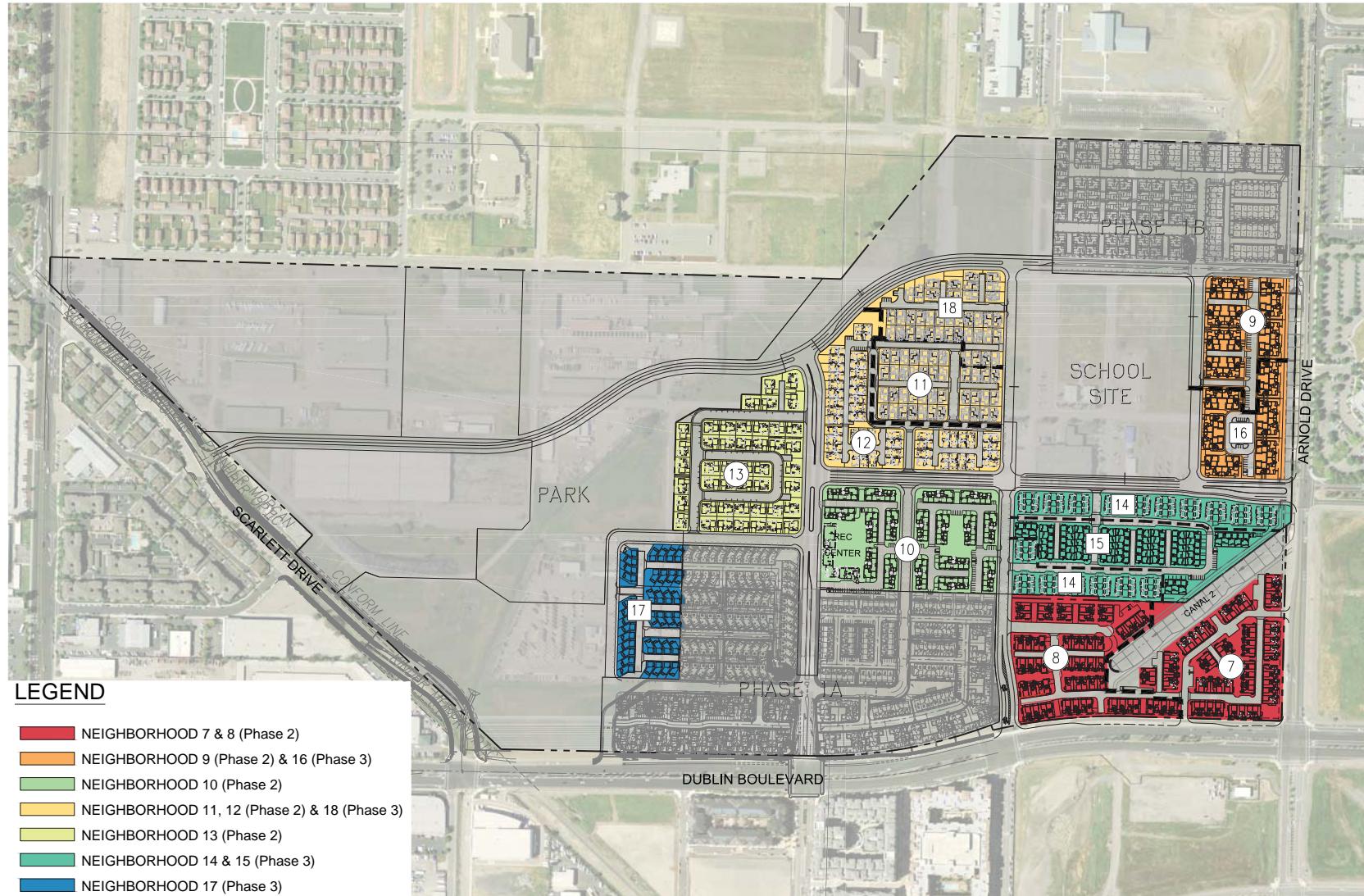


DUBLIN, CALIFORNIA

16 - NH 13

APRIL 11, 2017

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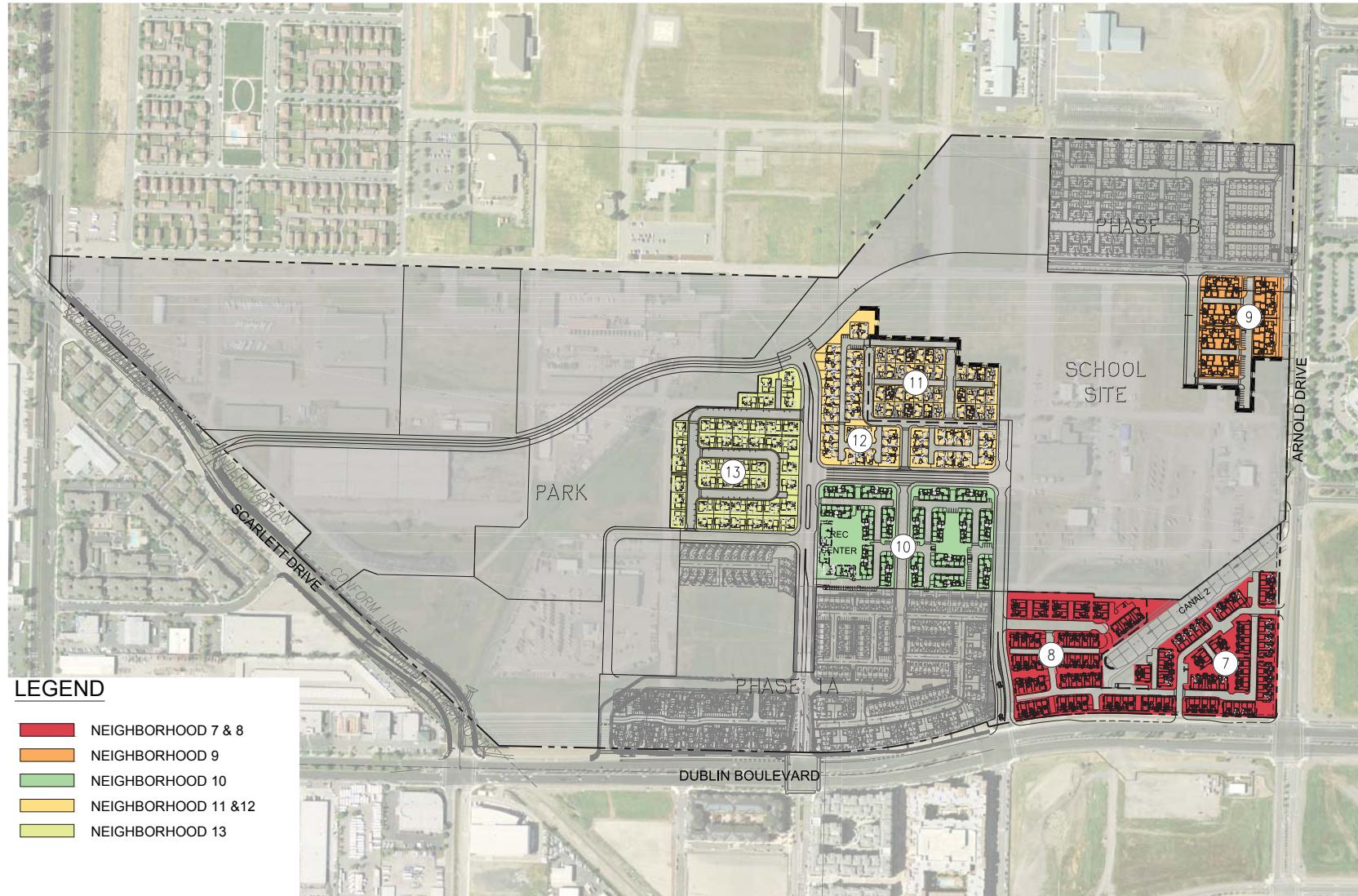


PHASES 2-3
OVERALL
AERIAL PHOTO PLAN

0 200 400 600 FEET

APRIL 11, 2017

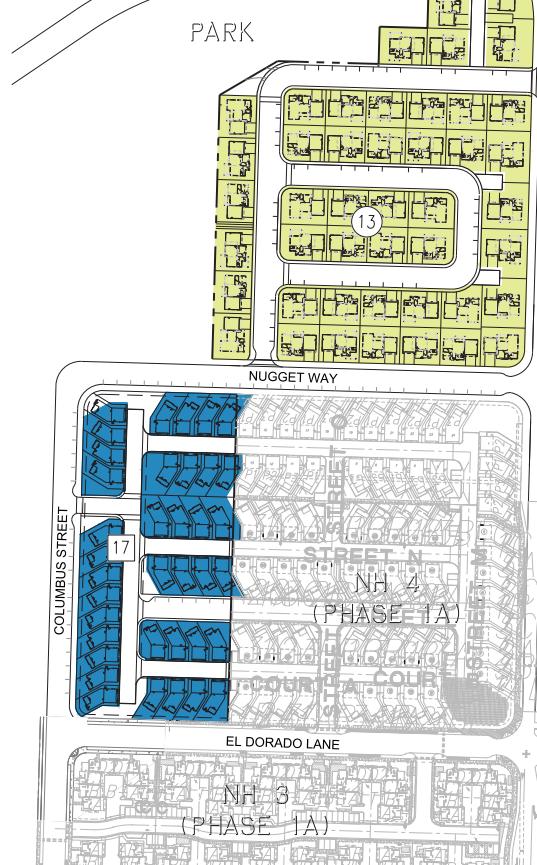
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PHASES 2-3 UNIT SUMMARY

NEIGHBORHOOD	OF UNITS PHASE 2	OF UNITS PHASE 3	TOTAL
7 & 8	N7:110	N8:14	224
9 & 16	N9:48	N16:48	96
10	N10:102		102
11, 12, & 18	N11:40	N12:49	129
13	N13:45		45
14 & 15	N14:102	N15:56	158
17	N17:37		37
	□ A □ A □ □ □ □ □ □		

- 2 N □ □ □ □ N □ □
- 3 N □ □ □ □ N □ □
- N □ □ □ □ L □

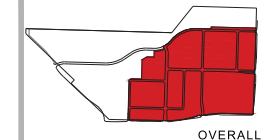


MACKAY & SOMPS
ENGINEERS PLEASANTON, CA PLANNERS SURVEYORS (925)225-0690

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



PHASES 2-3
OVERALL
NEIGHBORHOOD PLAN

0 100 200 300 FEET

APRIL 11, 2017

C0.2



BOULEVARD phases 2-3



ENTRY AT IRON HORSE

0' 10' 20' 40'

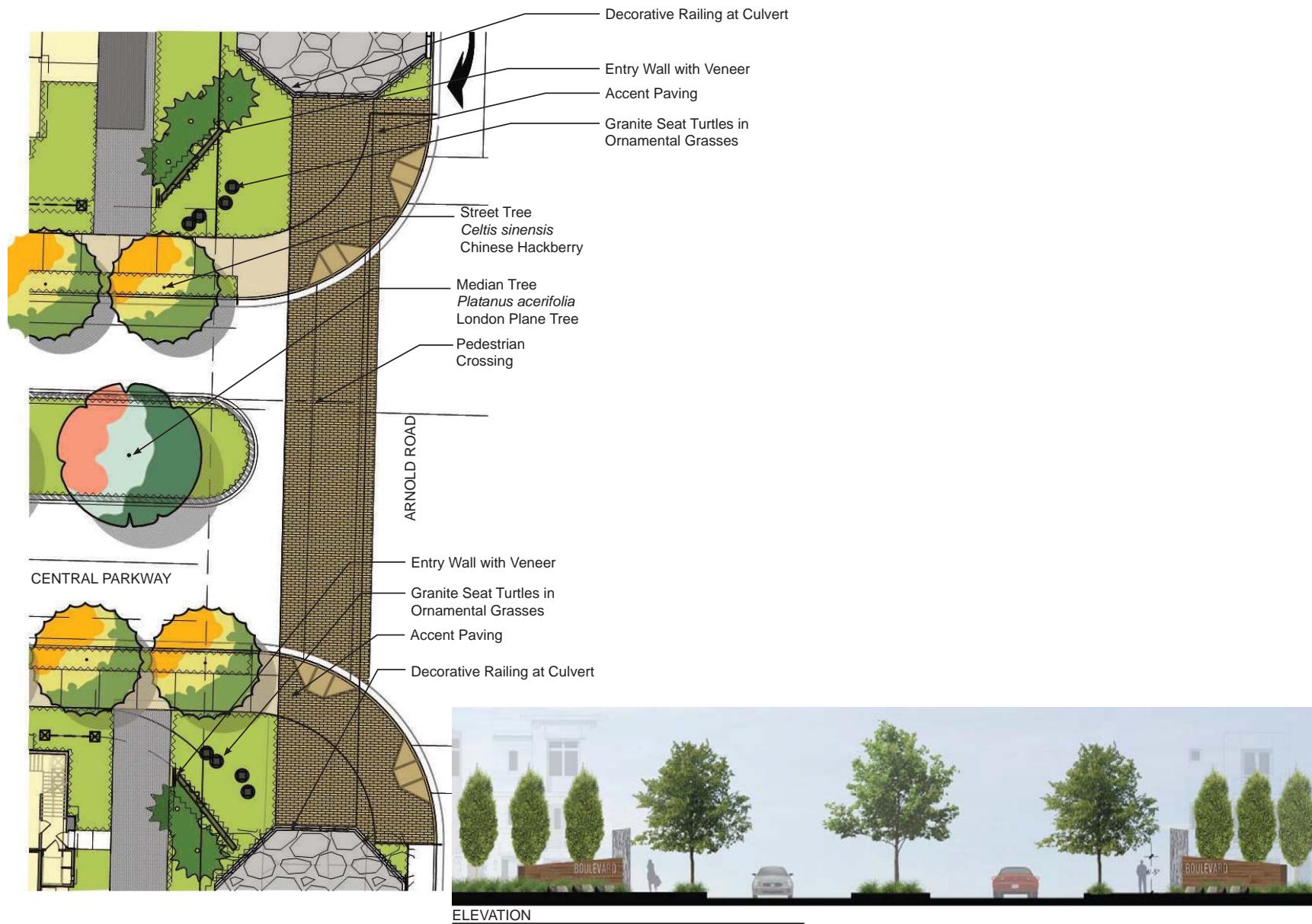
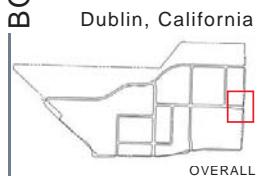
APRIL 11, 2017

L0.1





BOULEVARD phases 2-3



BOULEVARD phases 2-3

Dublin, California



OVERALL

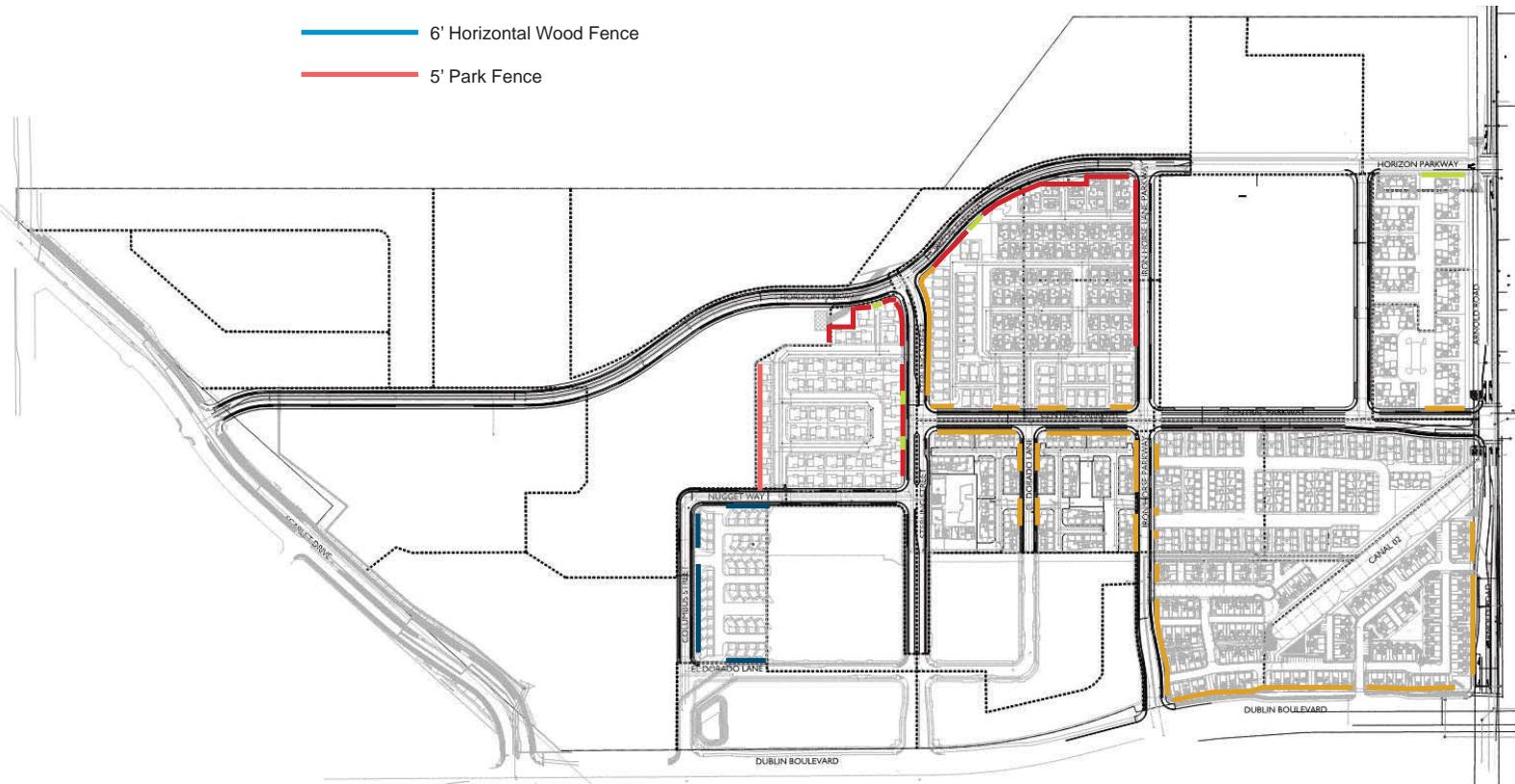
**OVERALL WALL AND
FENCING PLAN**

0' 10' 20' 40'

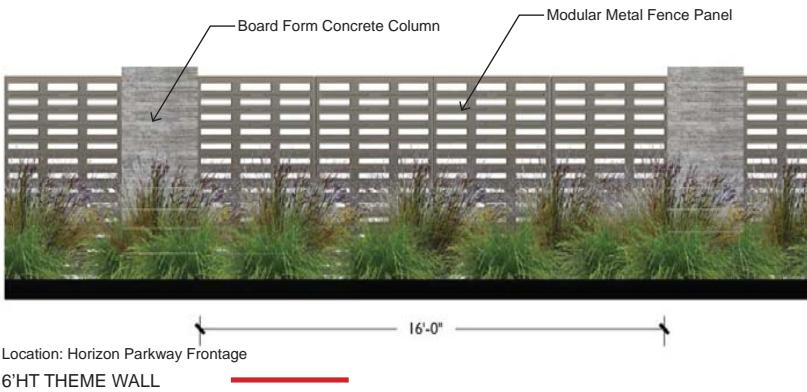
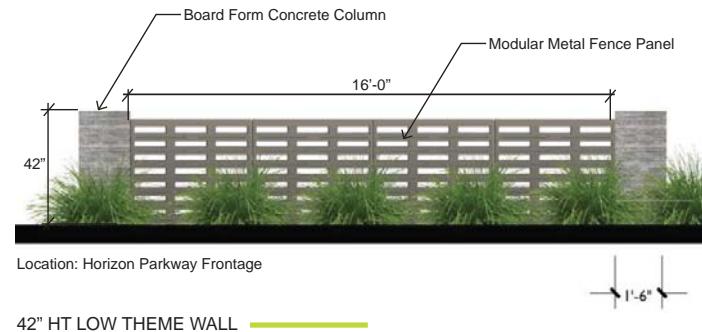
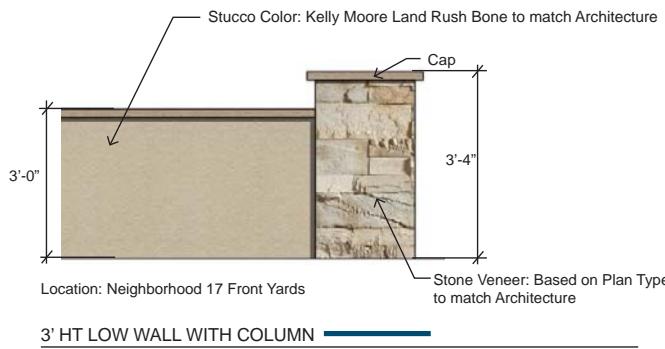
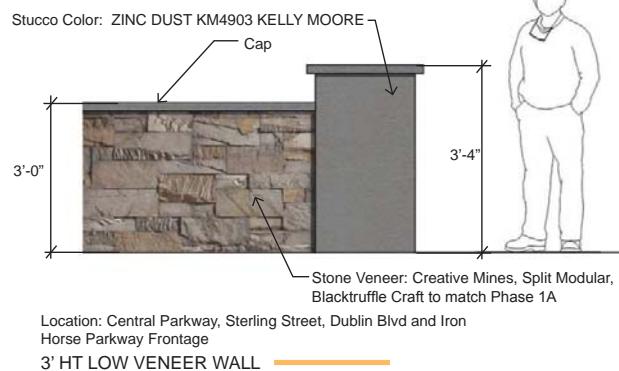
APRIL 11, 2017

L0.3

- 3' Low Stucco Wall with Column
- 3' Low Veneer Wall
- Low Theme Wall
- 6' Theme Wall
- 6' Horizontal Wood Fence
- 5' Park Fence



BOULEVARD phases 2-3

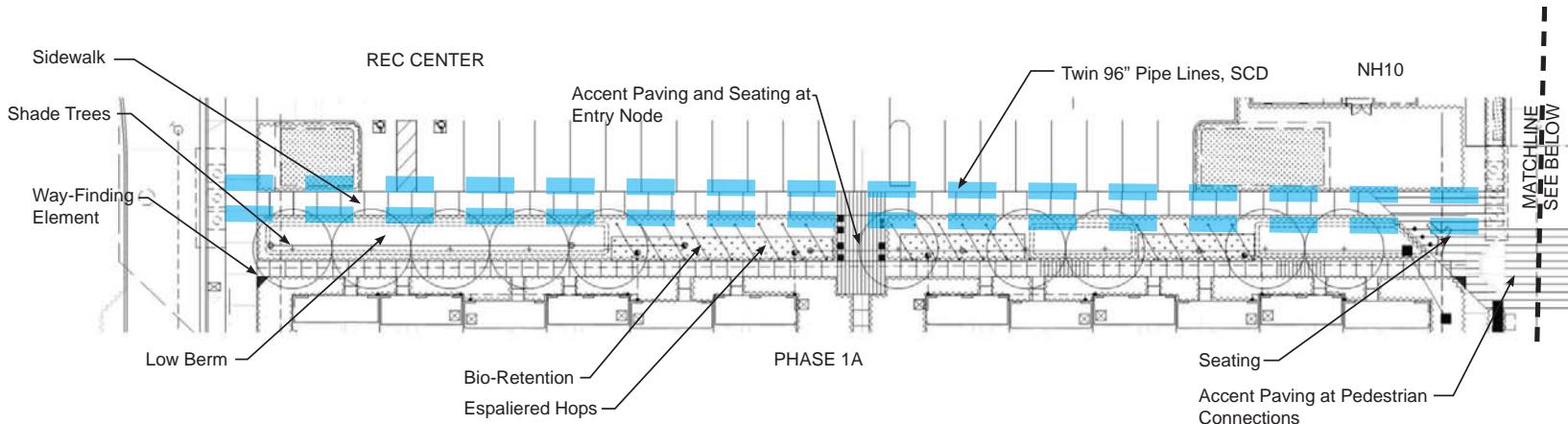


WALL AND FENCING DETAILS

0' 10' 20' 40'

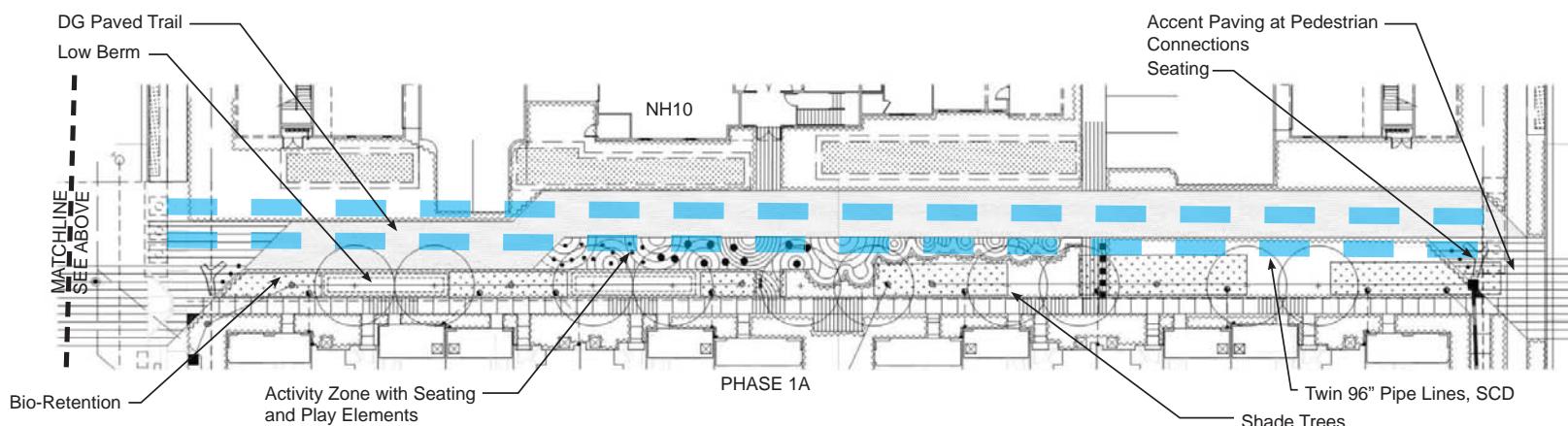
APRIL 11, 2017

L0.4



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3



OVERALL

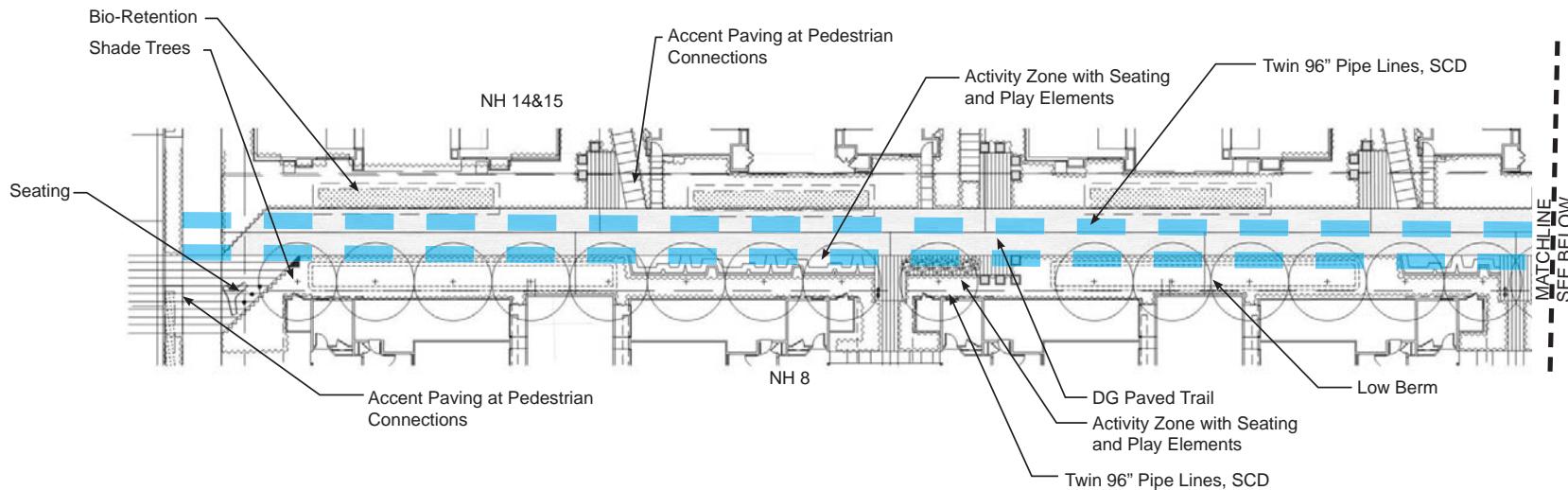


GREENBELT
NEIGHBORHOOD 10 & REC
CENTER

0' 15' 30' 60'

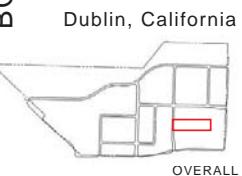
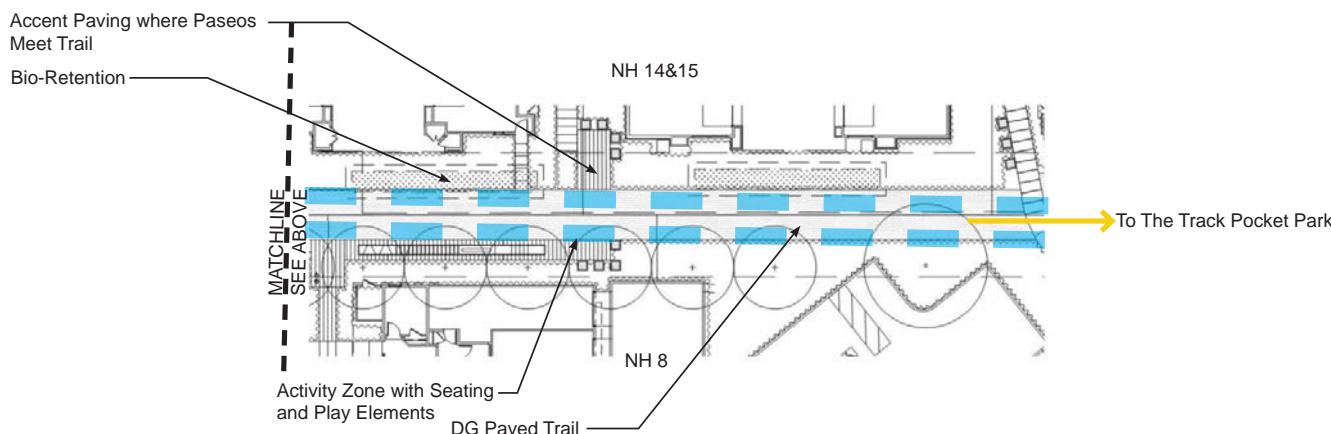
APRIL 11, 2017

L0.5



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3



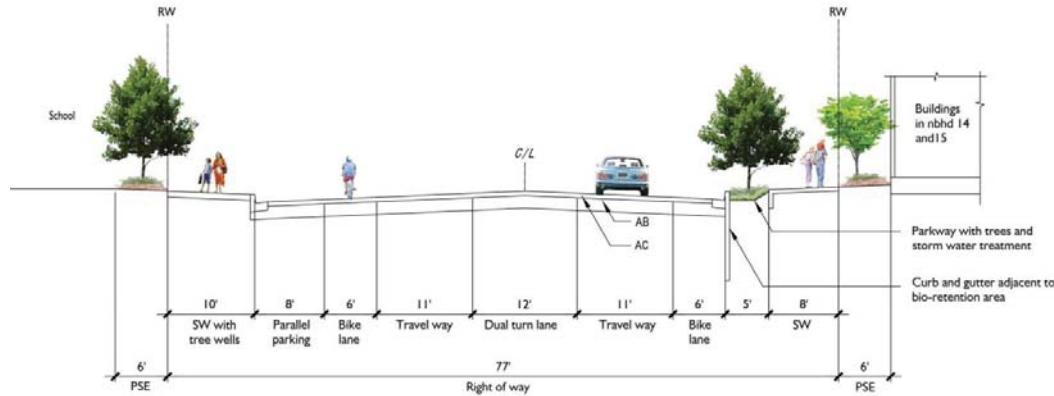
GREENBELT
NEIGHBORHOOD 7&8,14&15

0' 15' 30' 60'

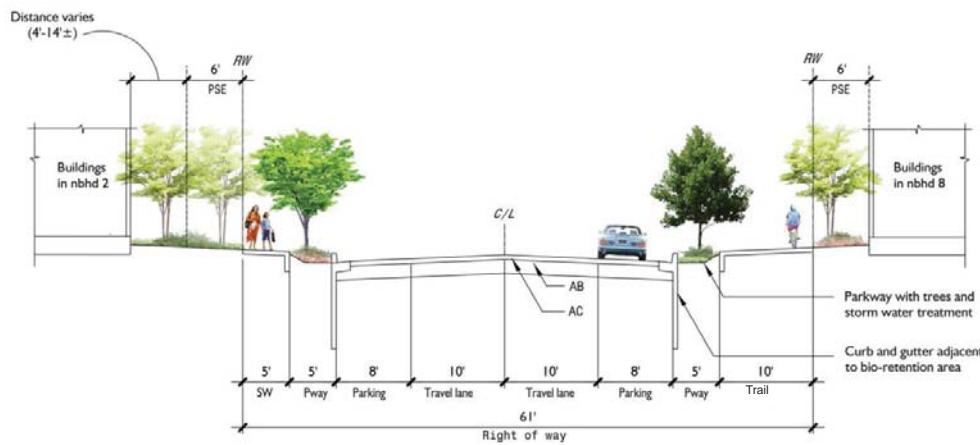
APRIL 11, 2017

L0.6

BOULEVARD phases 2-3



**SECTION A CENTRAL PARKWAY
NTS**



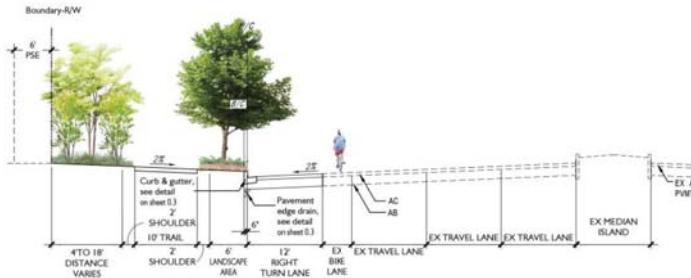
**SECTION B IRON HORSE PARKWAY
NTS**



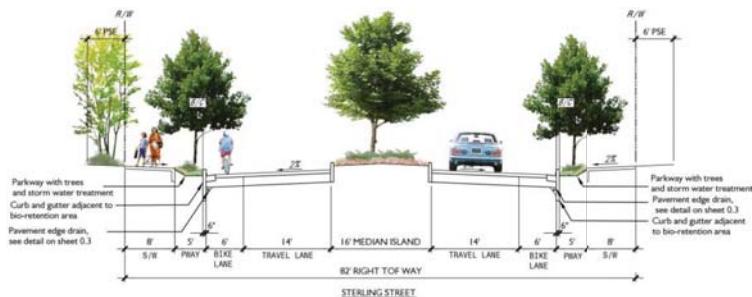
STREET SECTIONS

APRIL 11, 2017

L0.7

 BOULEVARD phases 2-3


SECTION C DUBLIN BOULEVARD
NTS



SECTION D STERLING STREET
NTS



 STREET SECTIONS

APRIL 11, 2017

L0.8

BOULEVARD phases 2-3



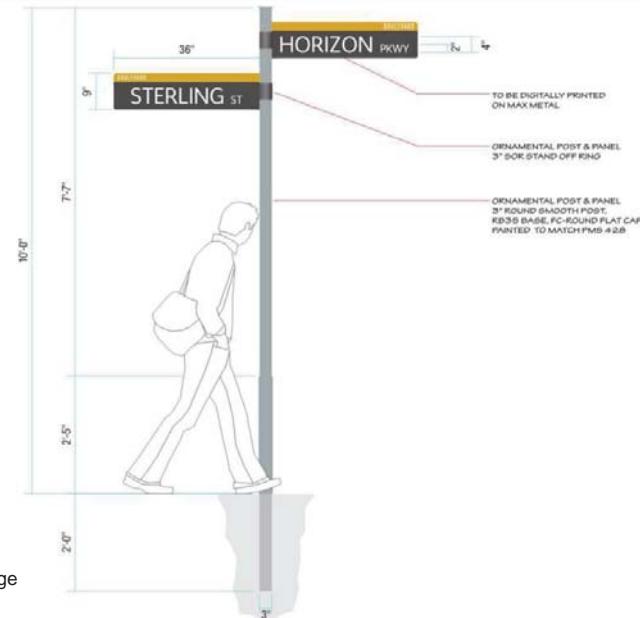
SITE ACCESSORIES



Accent Lighting in Parks and Common Areas
Hess City Elements
Bega LED Bollard



Backbone and Intract Street Light
PureForm LED Series
MFR: Philips Gardco
Color: RAL 7043



APRIL 11, 2017
L0.9

tabbed page Neighborhood 7/8

BOULEVARD phases 2-3



Dublin, California



SITE PLAN
NEIGHBORHOOD 7&8



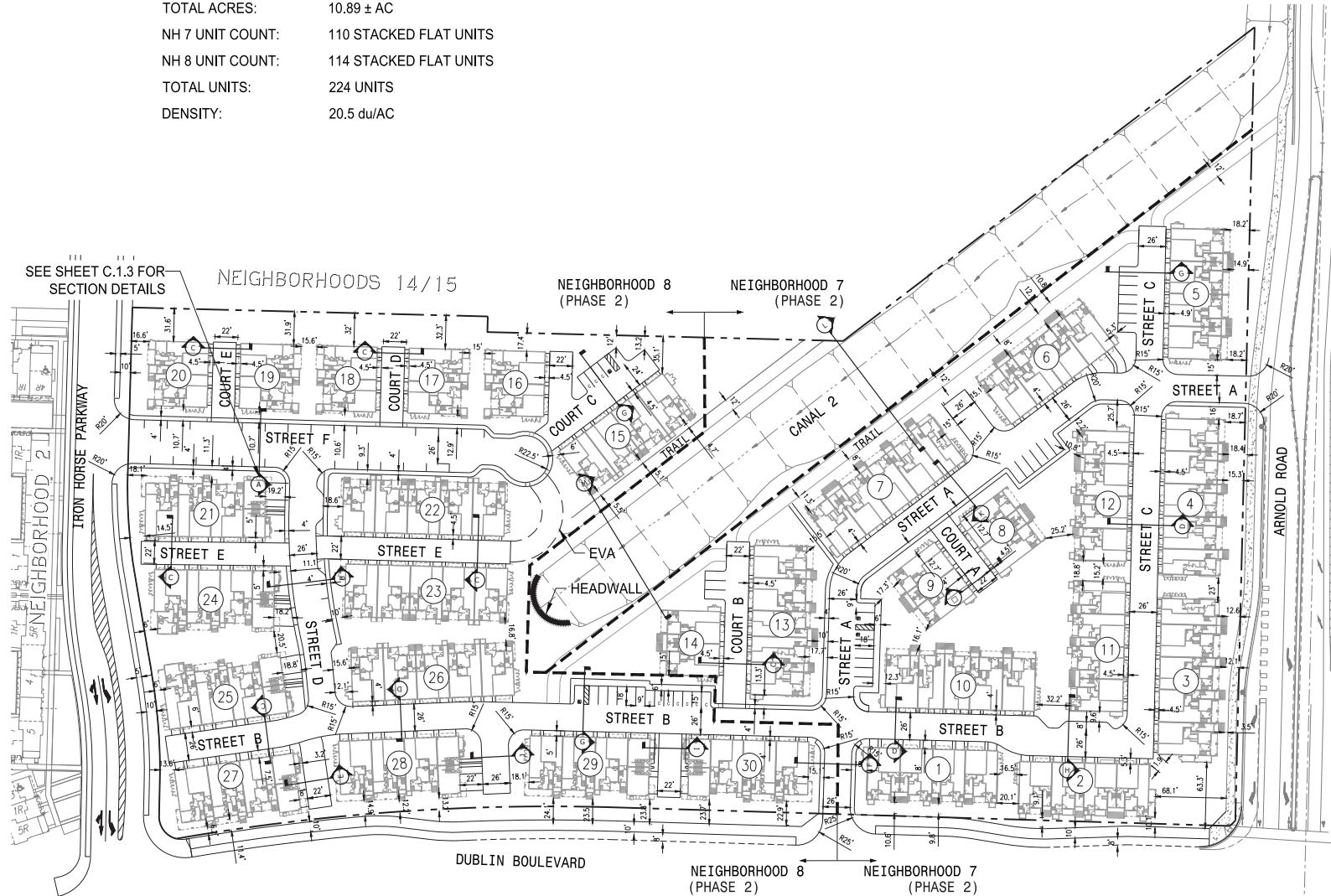
APRIL 11, 2017

L1.1

NEIGHBORHOOD 7 & 8 □ PHASE 2□ SITE SUMMARY

MACKAY & SONS
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

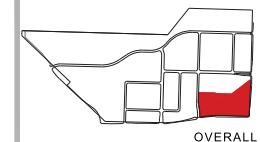
TOTAL ACRES: 10.89 ± AC
NH 7 UNIT COUNT: 110 STACKED FLAT UNITS
NH 8 UNIT COUNT: 114 STACKED FLAT UNITS
TOTAL UNITS: 224 UNITS
DENSITY: 20.5 du/AC



200

BOIII EVABD

DUBLIN, CALIFORNIA



A detailed site plan for the Broadway & Skyline project. The plan shows a grid of streets and building footprints. Key features include a large triangular plot in the center labeled 'Skyline' and several plots labeled 'Broadway'. The plan is oriented with a north arrow pointing upwards.

NEIGHBORHOODS 7&8

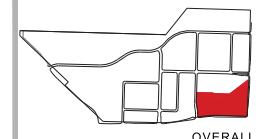
APRIL 11, 2017

C.1.1

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



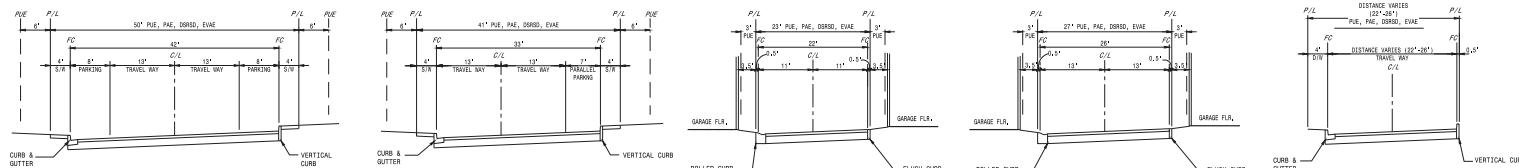
BROADWAY & SKYLINE
LAND USE SUMMARY

NEIGHBORHOODS 7&8
0 50 100 150 FEET

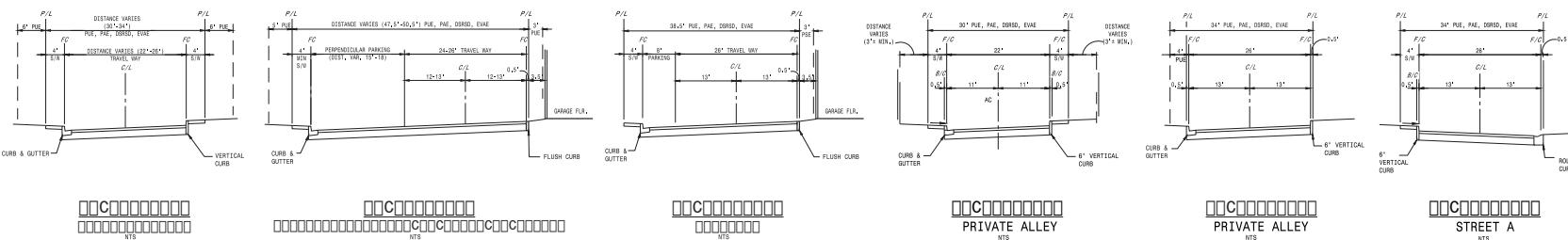
APRIL 11, 2017

C.1.2

<u>NH 7 & 8</u> <u>(STACKED FLATS)</u> <u>DEVELOPMENT STANDARDS</u>		<u>Per Dublin Crossing</u> <u>Specific Plan Table 2-11</u>	<u>Proposed Site Plan</u>
SETBACKS (MINIMUM) ^{(1) (2) (3)}			
Building to PL ⁽³⁾	10 feet	8 feet to Face of Curb to Living 6 feet Face of Curb to Stairs 5 feet Living to Back of Walk 2 Feet Stairs to Back of Walk	
Building to Parking and Drive Isle	5 feet		
Drive Isle or Parking to PL	5 feet	5 feet	
BUILDING SEPARATION (MINIMUM)			
Garage to Garage	30 feet	30 feet	
Building to Building (2 stories or less)	10 feet	N/A	
Building to Building (3-4 stories)	20 feet	20' Front door to Front door 15 feet Living To Living 11 feet Corner to Corner (At Arnold Rd and Dublin Blvd Plaza)	
Building to Building (5-6 stories)	30 feet	N/A	
Maximum number of stories	6 stories	4 stories	
Notes (From the Dublin Crossing Specific Plan):			
(1) Setbacks apply to building proximity to property lines. For setbacks interior to the project, refer to the minimum building separations.			
(2) All setbacks at corner lots shall meet the intersection sight distance design criteria of the Zoning Ordinance. All setbacks for front areas shall ensure safe sight distances for pedestrians and vehicles as approved by the City Engineer			
(3) Architectural projections such as porches and patios, landings, roof eaves, steps, bay windows, media nooks, fireplaces and other similar features are allowed to project into the setback as long as three feet clear is maintained for access into rear yard.			

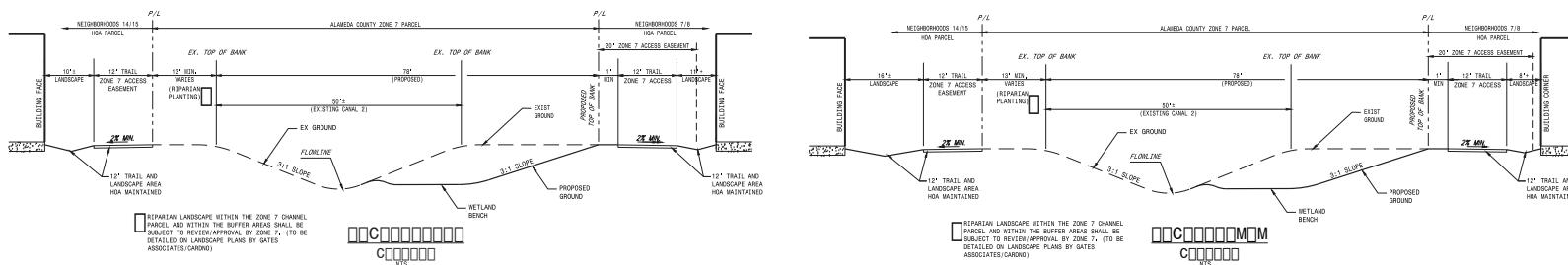
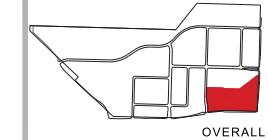


phases 2-3



BOULEVARD

DUBLIN, CALIFORNIA



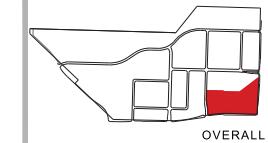
BROADWAY & SKYLINE
STREET SECTIONS
NEIGHBORHOODS 7&8



phases 2-3

BOULEVARD

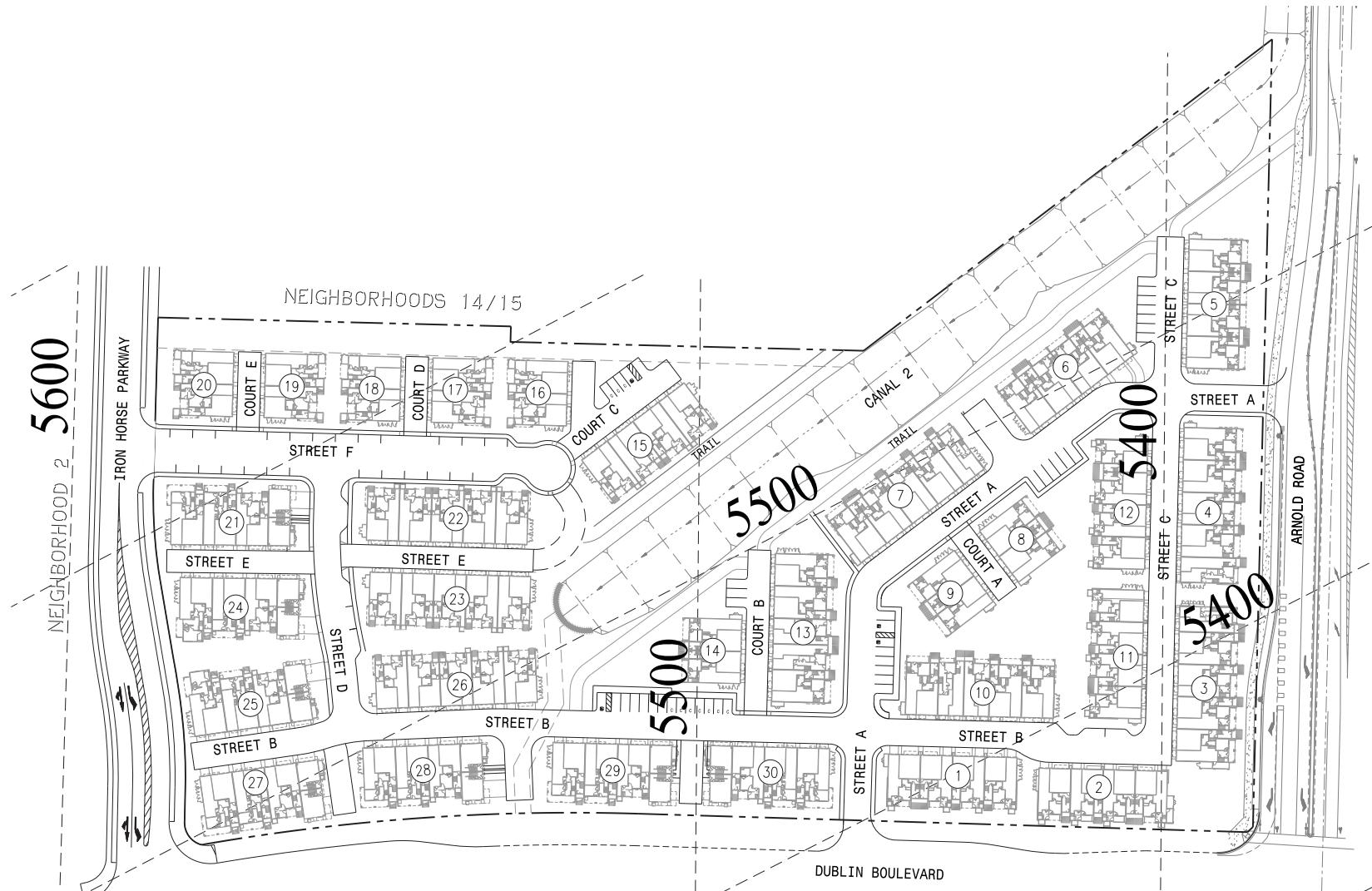
DUBLIN, CALIFORNIA



BROADWAY & SKYLINE
ADDRESS PLAN

NEIGHBORHOODS 7&8
0 50 100 150 FEET

APRIL 11, 2017
C.1.4



NEIGHBORHOOD 7&8 PARKING SUMMARY 224 UNITS

REQUIRED PARKING:

1.5 COVERED/UNCOVERED SPACES - 15% GUEST PARKING 387 SPACES

PROPOSED:

GARAGE RESIDENTIAL SPACES

TANDEM GARAGE 112 SPACES COUNTED
2 CAR GARAGE 224

RESIDENTIAL ON-SITE GUEST PARKING SPACES

80 23.8 GUEST PARKING
ACROSSING ACROSS

ACCESSIBLE SPACES 5 OF ONSITE GUEST SPACES

4 VAN ACCESSIBLE
COMPACT PARKING SPACES 700

EV GUEST PARKING SPACES

4 OF ONSITE GUEST SPACES REQUIRED

4 2 ACCESSIBLE

NOTE ELECTRIC VEHICLE CHARGING STATION SERVICES 2 PARKING SPACES, WITH ONE OF THOSE STALLS BEING ACCESSIBLE.

LEGEND

- █ ON-STREET GUEST PARKING SPACE
- △ IN-DRIVE GUEST PARKING SPACE
- FIRE HYDRANT
- NP NO PARKING ZONE (AT FIRE HYDRANTS)
- PROPOSED EV CHARGING STATION
- * VAN ACCESSIBLE STALL LOCATION

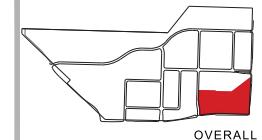


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phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA

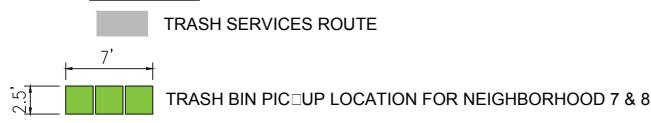


BROADWAY & SKYLINE
PARKING PLAN
NEIGHBORHOODS 7&8
0 50 100 150 FEET

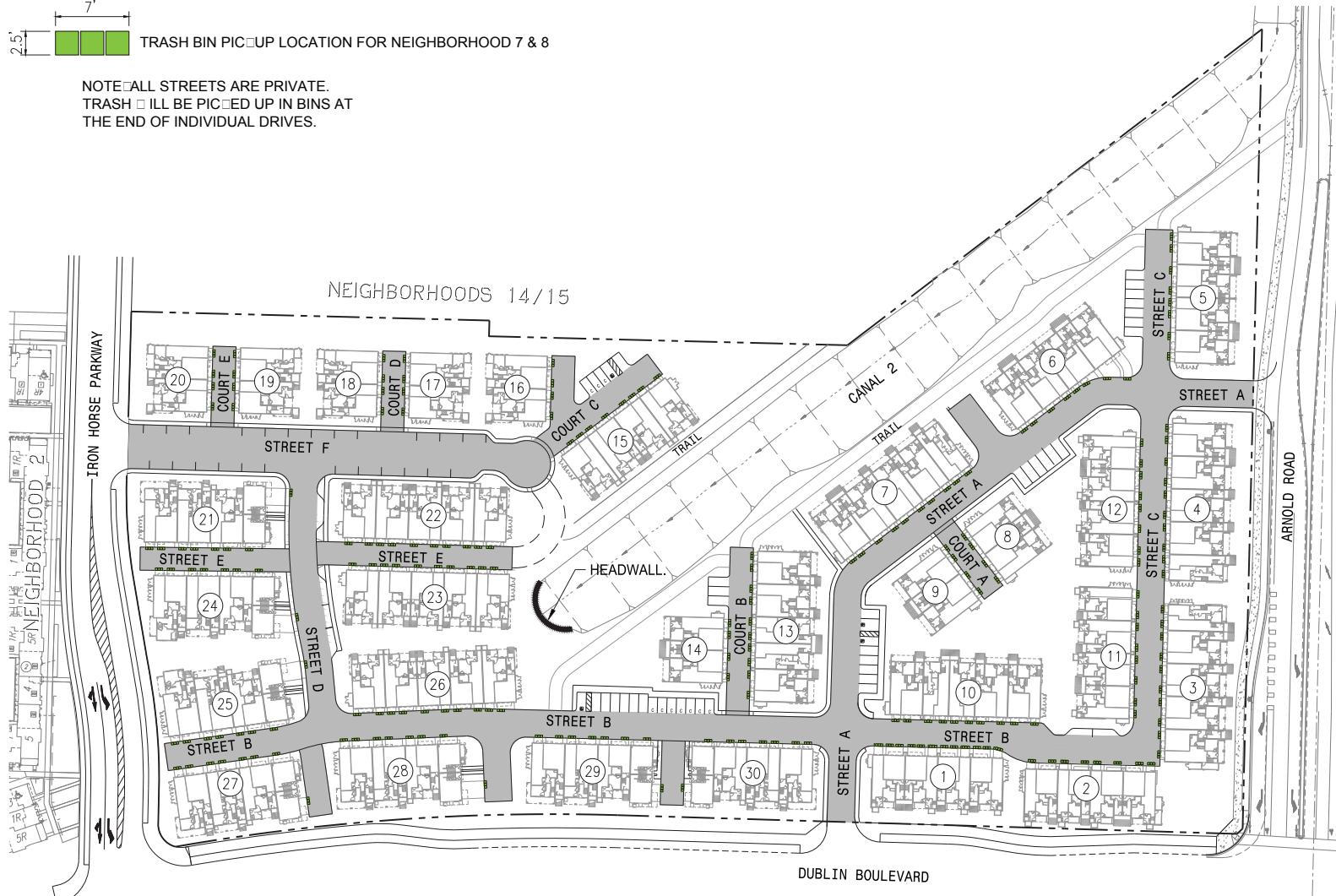
APRIL 11, 2017

C.1.5

LEGEND



NOTE: ALL STREETS ARE PRIVATE.
TRASH WILL BE PICKED UP IN BINS AT
THE END OF INDIVIDUAL DRIVES.

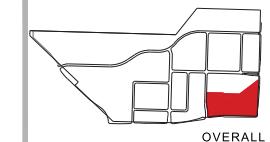


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ENGINEERS PLEASANTON, CA PLANNERS SURVEYORS (925)225-0690

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



BROADWAY & SKYLINE
TRASH PICKUP
PLAN
NEIGHBORHOODS 7&8

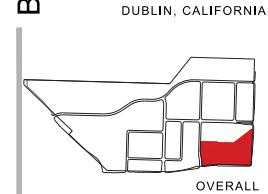
0 50 100 150 FEET

APRIL 11, 2017

C.1.6

phases 2-3

BOULEVARD



BROADWAY & SKYLINE
MAILBOX LOCATION
PLAN
NEIGHBORHOODS 7&8

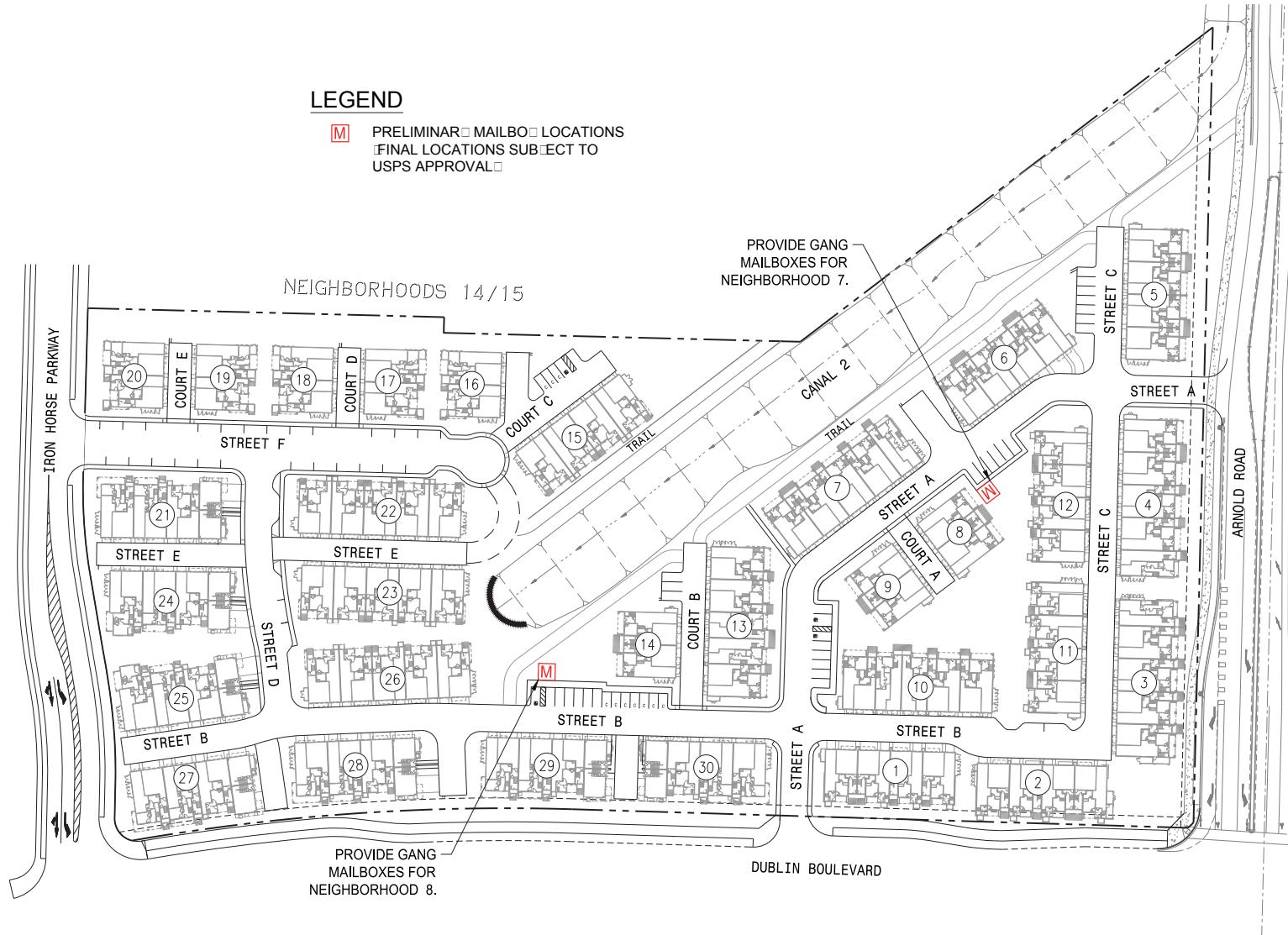
0 50 100 150 FEET

APRIL 11, 2017

C.1.7

LEGEND

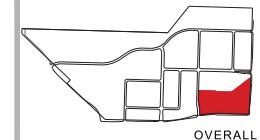
- M PRELIMINARY MAILBOX LOCATIONS
- FINAL LOCATIONS SUBJECT TO USPS APPROVAL



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



BROADWAY & SKYLINE
FIRE ACCESS PLAN

NEIGHBORHOODS 7&8
0 50 100 150 FEET

APRIL 11, 2017

C.1.8

LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- FH PROPOSED FIRE HYDRANT FH
- LADDER ACCESS TO BUILDING OVER 30'
- ▲ FRONT DOOR SHOWN FOR MEDICAL EMERGENCY PURPOSES
- MINIMUM INSIDE TURN RADIUS

NOTE:

1. NEIGHBORHOOD 7 & 8 PRODUCT IS A 4:1 STOR PRODUCT.
2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM IDTH OF 26'.





phases 2-3

BOULEVARD

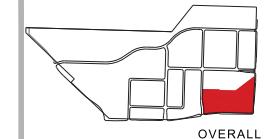
DUBLIN, CALIFORNIA

OVERALL

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



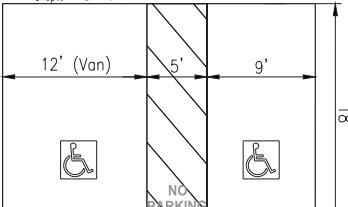
BROADWAY & SKYLINE
ACCESSIBILITY
PLAN
NEIGHBORHOODS 7&8

0 50 100 150 FEET

APRIL 11, 2017

C.1.10

Per California Building Code
Chapter 11B – Division 5

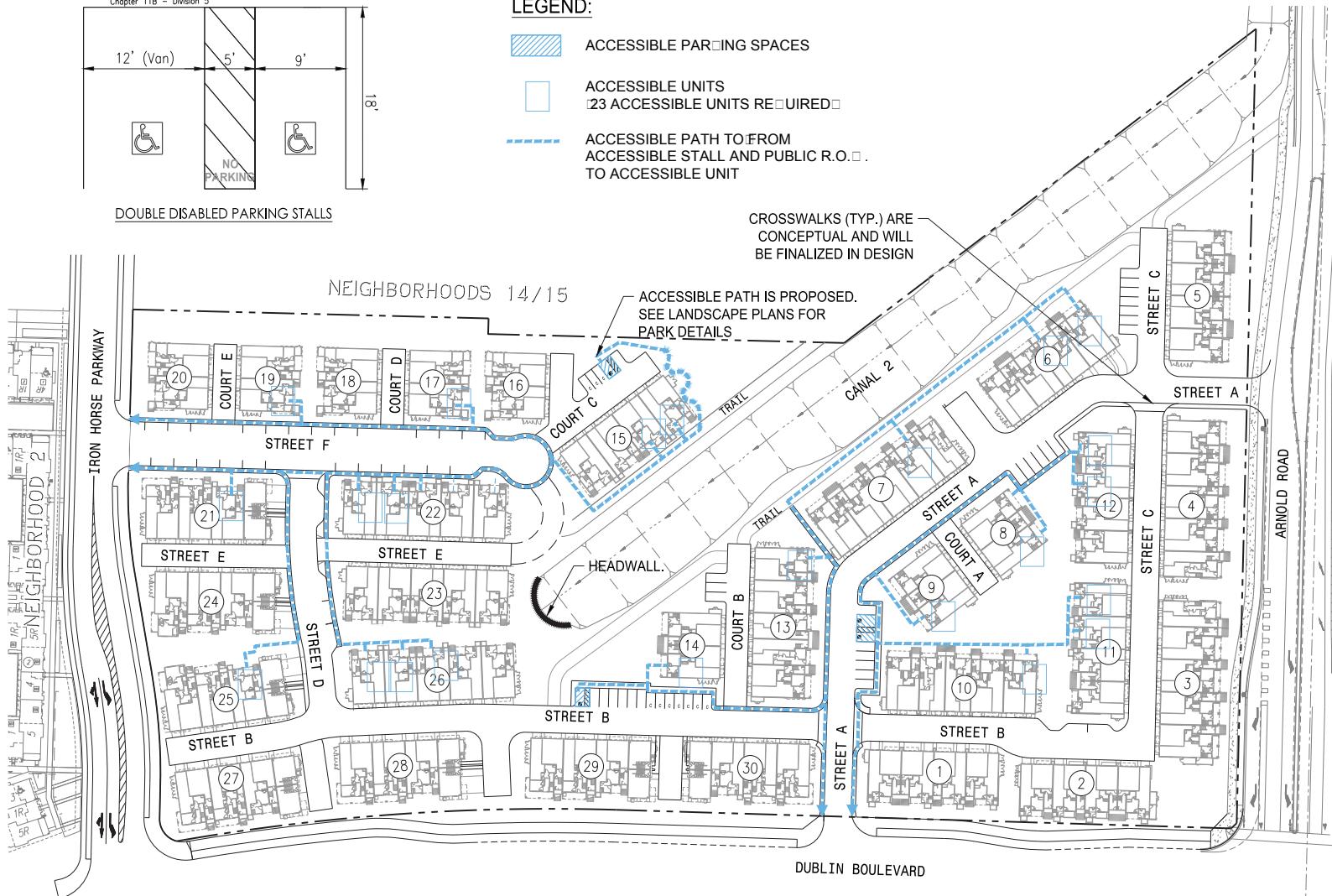


DOUBLE DISABLED PARKING STALLS

LEGEND:

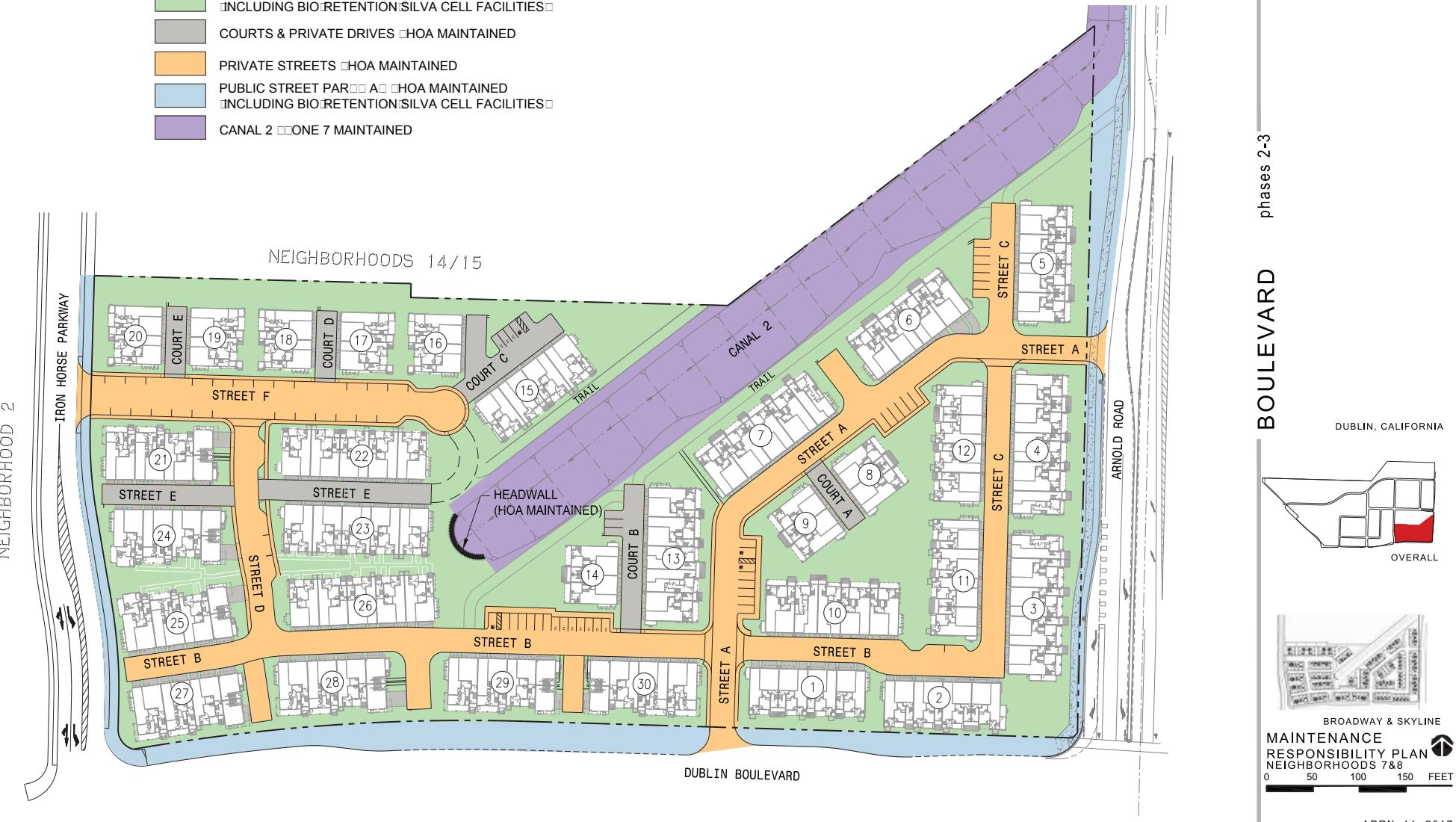
- ACCESSIBLE PARKING SPACES
- ACCESSIBLE UNITS
23 ACCESSIBLE UNITS REQUIRED
- ACCESSIBLE PATH TO FROM
ACCESSIBLE STALL AND PUBLIC R.O. TO ACCESSIBLE UNIT

CROSSWALKS (TYP.) ARE
CONCEPTUAL AND WILL
BE FINALIZED IN DESIGN



LEGEND

- OPEN SPACE □ HOA MAINTAINED
□ INCLUDING BIORETENTION/SILVA CELL FACILITIES
- COURTS & PRIVATE DRIVES □ HOA MAINTAINED
- PRIVATE STREETS □ HOA MAINTAINED
- PUBLIC STREET PAR[□] A □ HOA MAINTAINED
□ INCLUDING BIORETENTION/SILVA CELL FACILITIES
- CANAL 2 □ ONE 7 MAINTAINED



BOULEVARD phases 2-3



STREET TREE PLAN
 NEIGHBORHOOD 7&8

0' 50' 100' 200'

APRIL 11, 2017

L1.2

LEGEND

-  *Quercus virginiana*
Southern Live Oak
-  *Platanus acerifolia*
London Plane Tree
-  *Carpinus betulus 'Fastigiatum'*
European Hornbeam



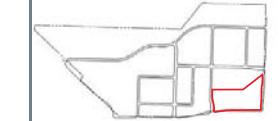


Note:

1. All Walls and Fences to be located outside of the PSE
2. The height of walls, gates, signs, monuments, pilasters and any other architectural and landscape features shall be kept below 30" inside the intersection visibility zone. These zones shall be determined by the city traffic engineer

BOULEVARD phases 2-3

Dublin, California



WALLS AND FENCING
NEIGHBORHOOD 7&8

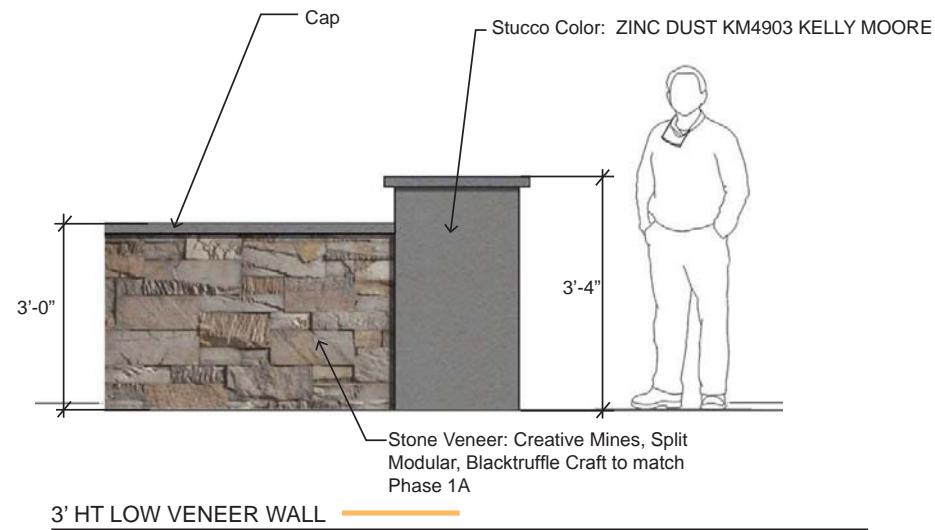
0' 50' 100' 200'

APRIL 11, 2017

L1.3



BOULEVARD phases 2-3



Dublin, California

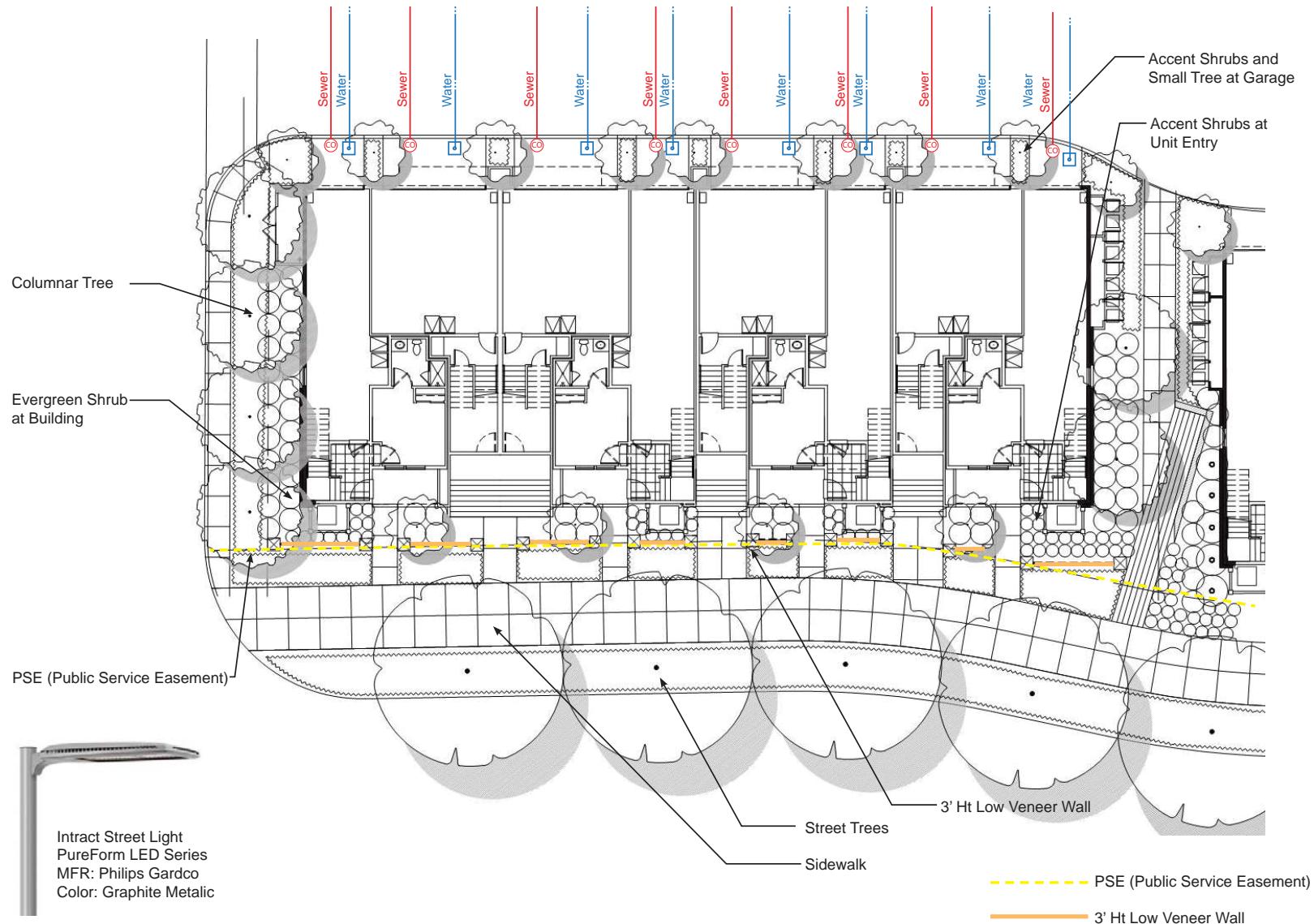


APRIL 11, 2017

WALLS AND FENCING
NEIGHBORHOOD 7&8



L1.4



BOULEVARD phases 2-3



TYPICALS
NEIGHBORHOOD 7

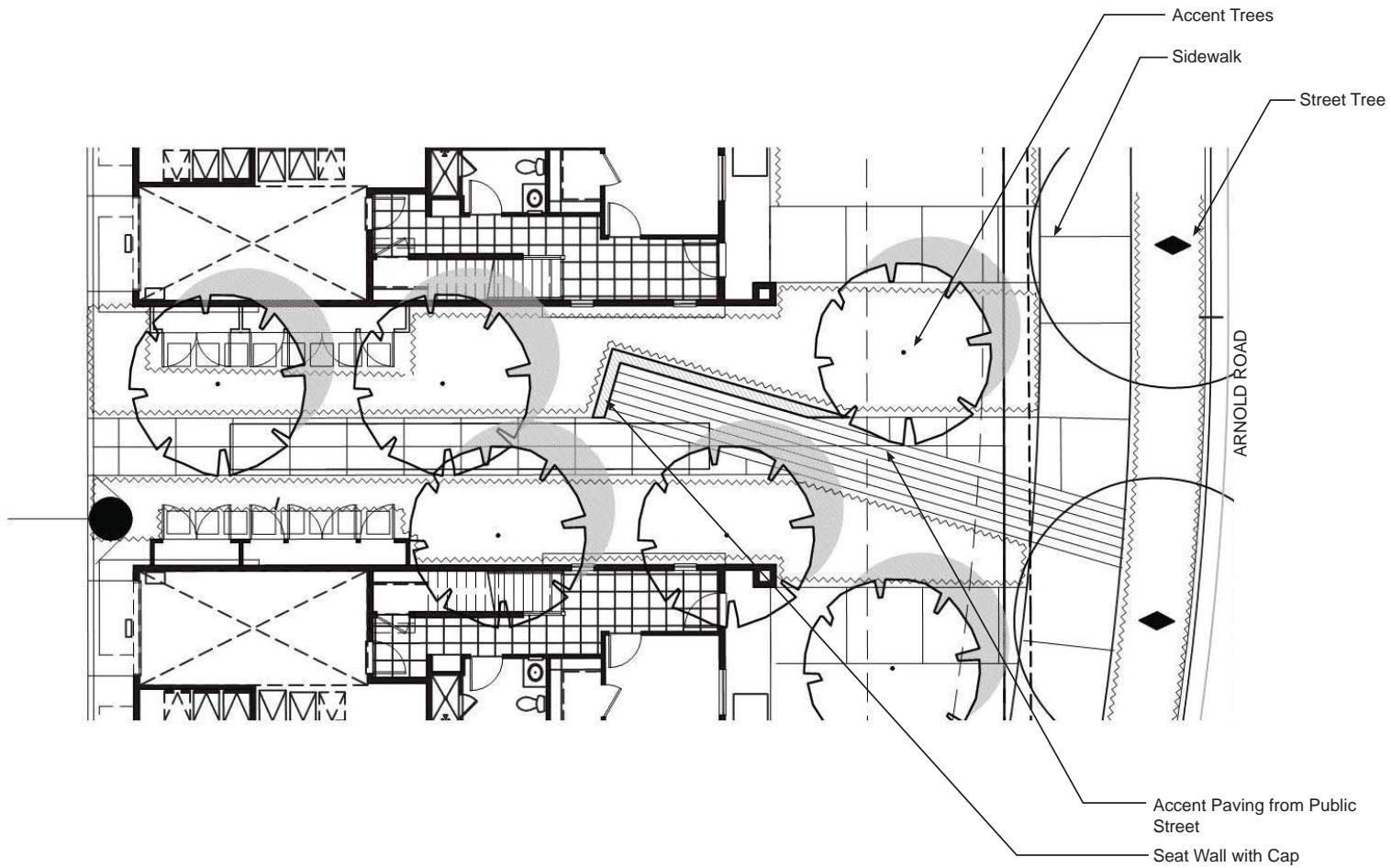
0' 8' 16' 32'

APRIL 11, 2017

L1.5



BOULEVARD phases 2-3



Dublin, California



TYPICAL PASEO
NEIGHBORHOOD 7



0' 5' 10' 20'

APRIL 11, 2017

L1.6

BOULEVARD phases 2-3


PARK-THE LAWN
NEIGHBORHOOD 7
0' 15' 30' 60'

APRIL 11, 2017

L1.7

----- PSE (Public Service Easement)

- - - Prop Boundary



BOULEVARD phases 2-3



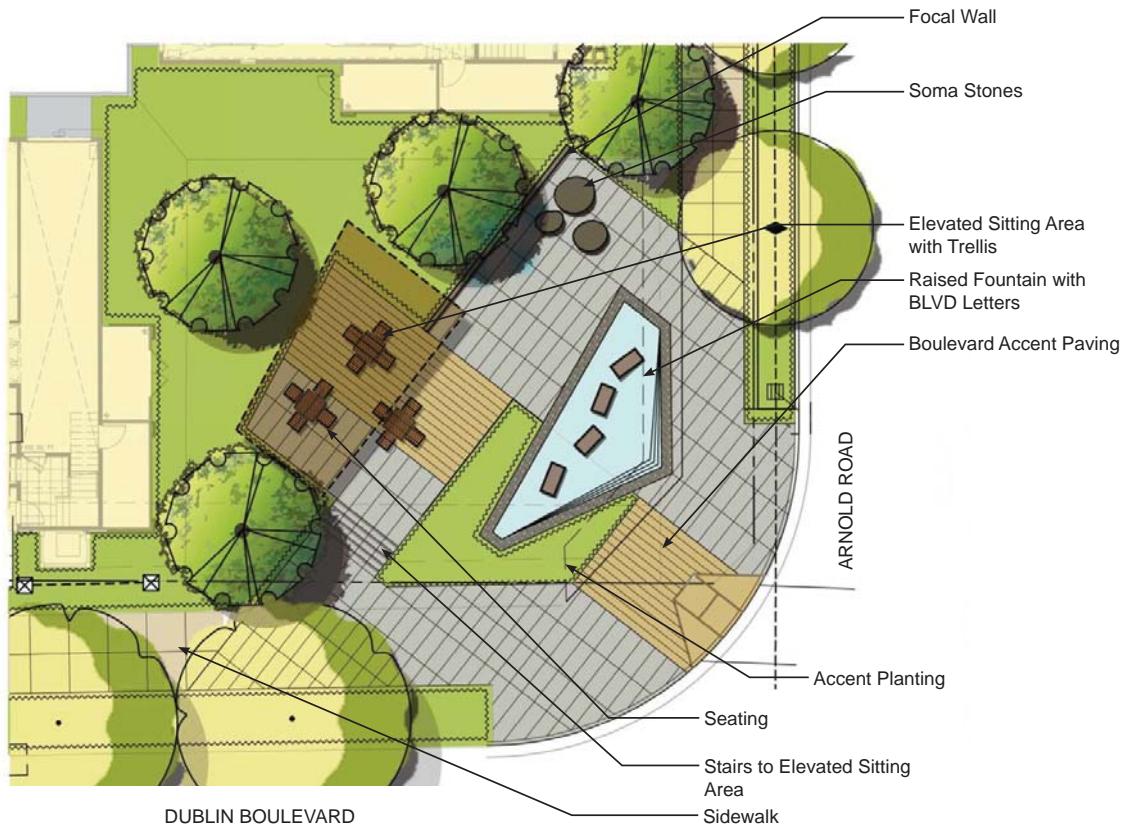
THE GALLERY
NEIGHBORHOOD 8

0' 8' 16' 32'

APRIL 11, 2017

L1.8

BOULEVARD phases 2-3



Dublin, California



THE TOWN SQUARE
NEIGHBORHOOD 7

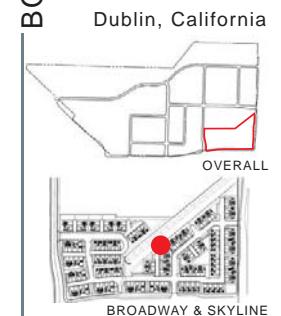
0' 8' 16' 32'

APRIL 11, 2017

L1.9



BOULEVARD phases 2-3

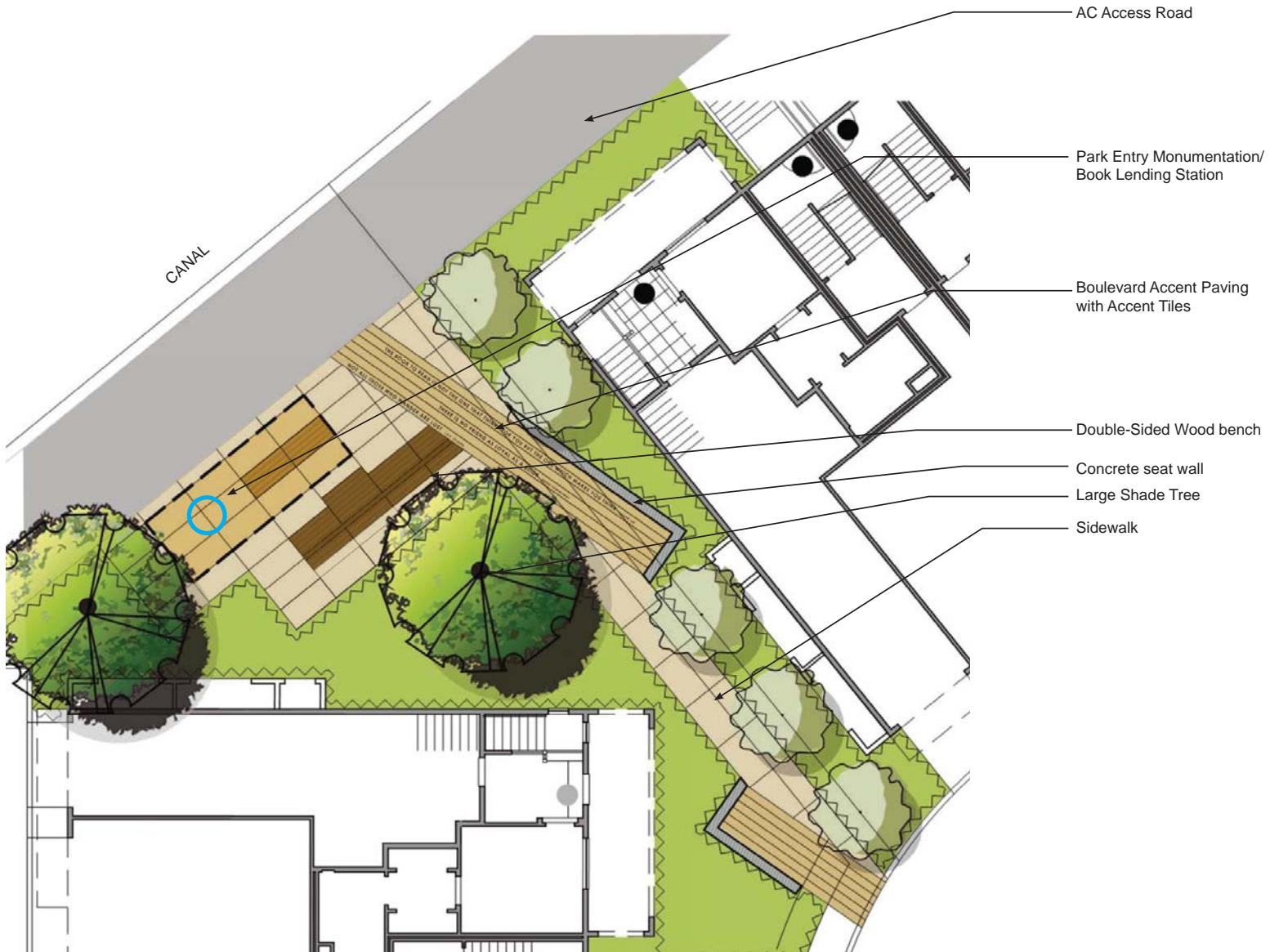


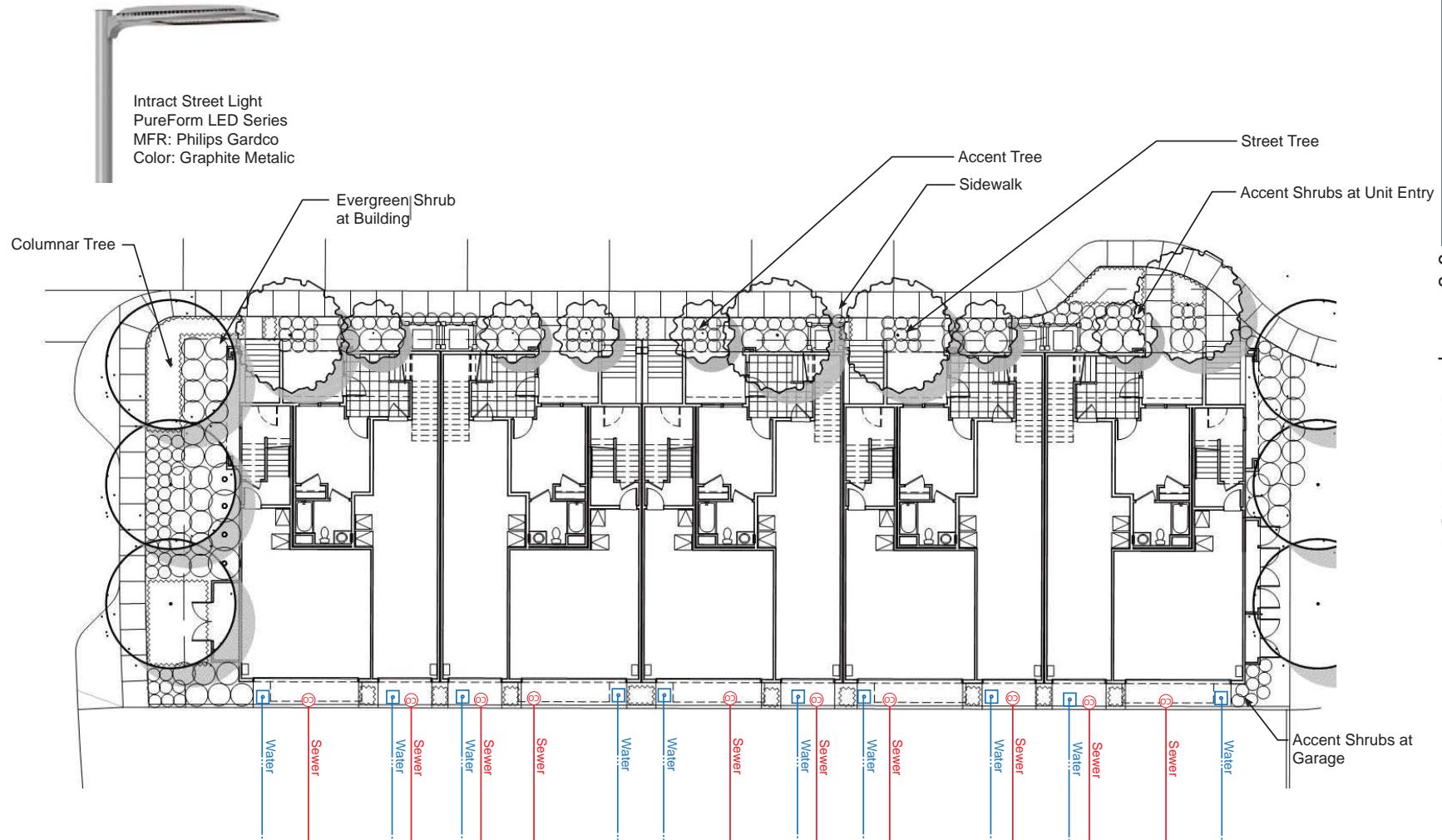
THE LIBRARY
NEIGHBORHOOD 7

0' 8' 16' 32'

APRIL 11, 2017

L1.10





BOULEVARD phases 2-3



TYPICAL NEIGHBORHOOD 8

0' 8' 16' 32'

APRIL 11, 2017

L1.11

BOULEVARD phases 2-3

Dublin, California



OVERALL



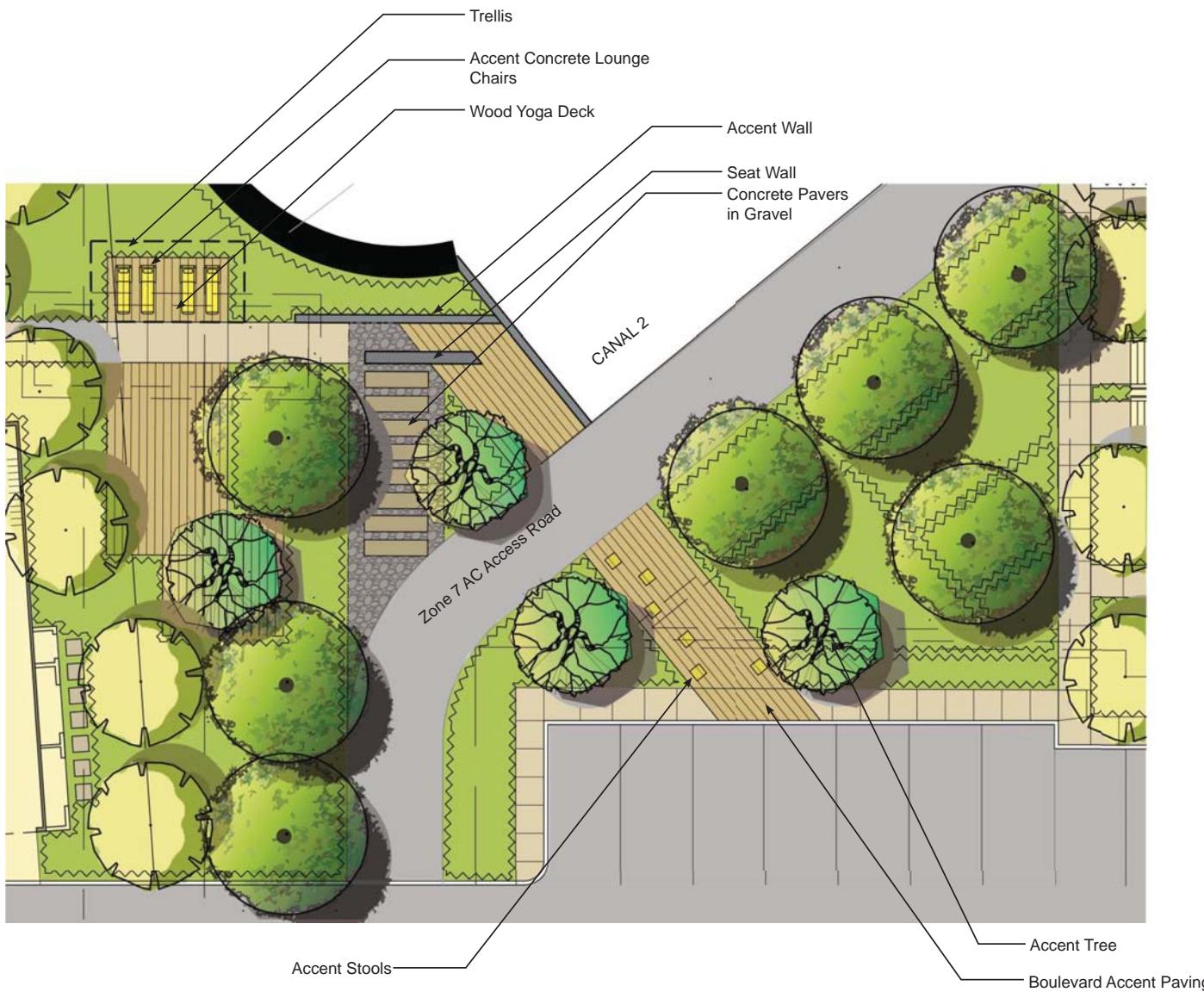
BROADWAY & SKYLINE

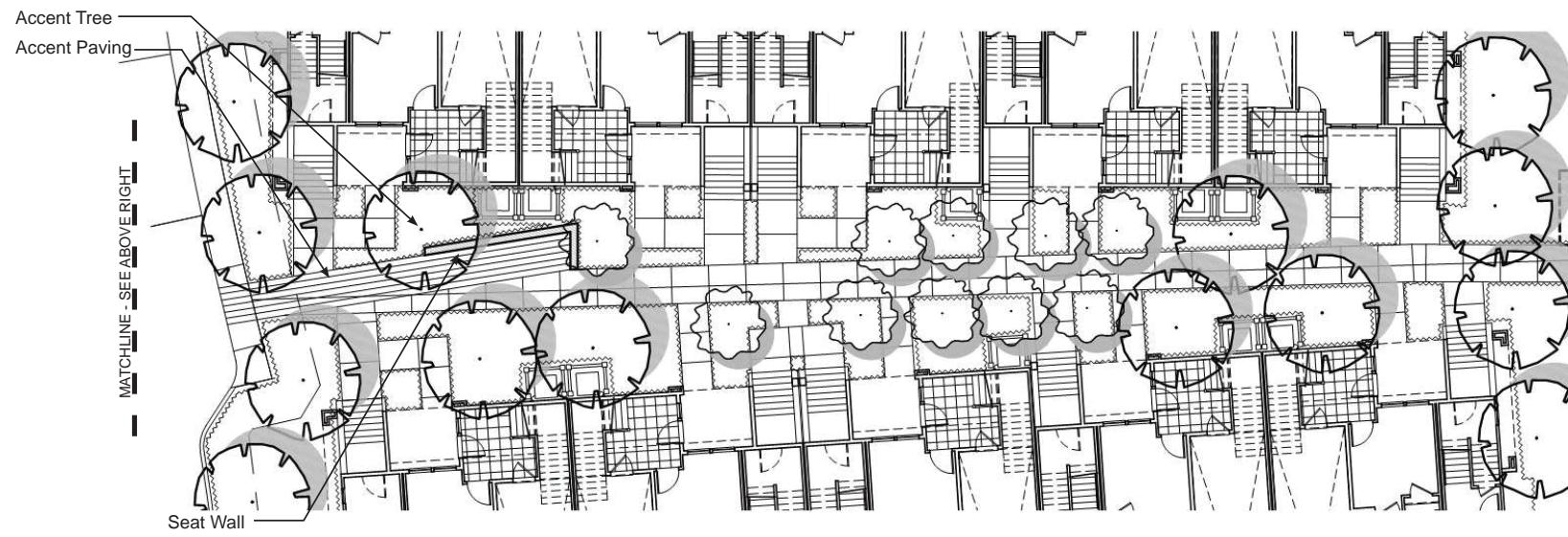
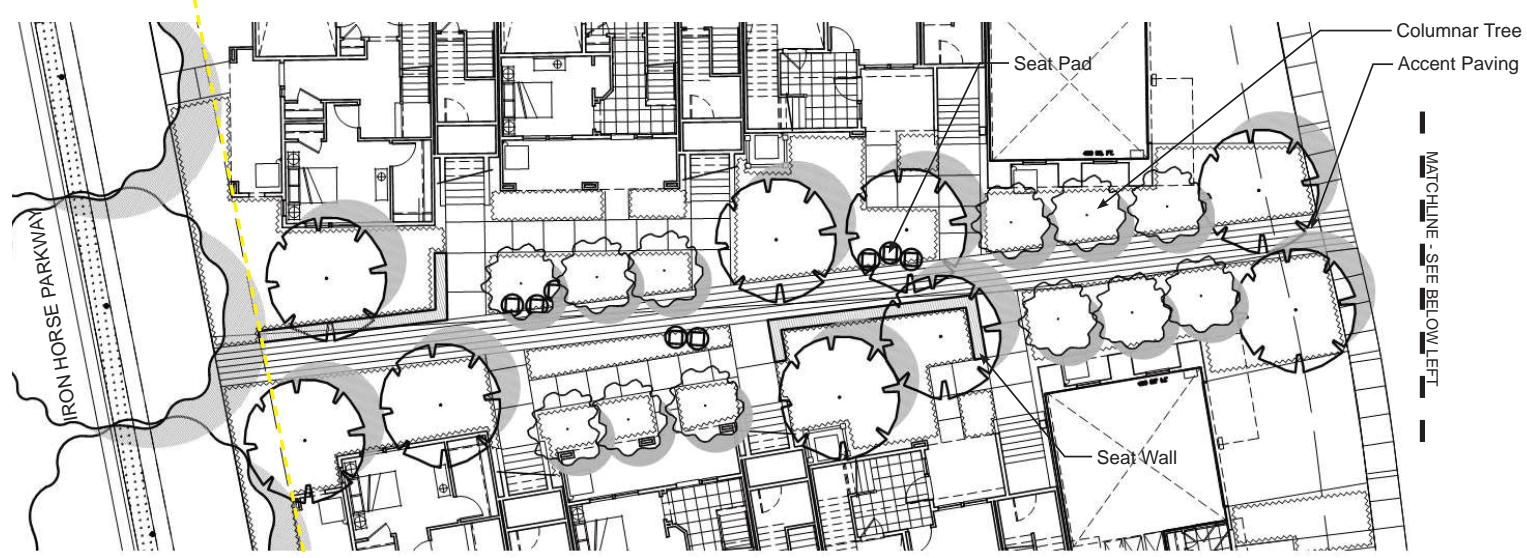
THE RETREAT
NEIGHBORHOOD 8

0' 8' 16' 32'

APRIL 11, 2017

L1.12





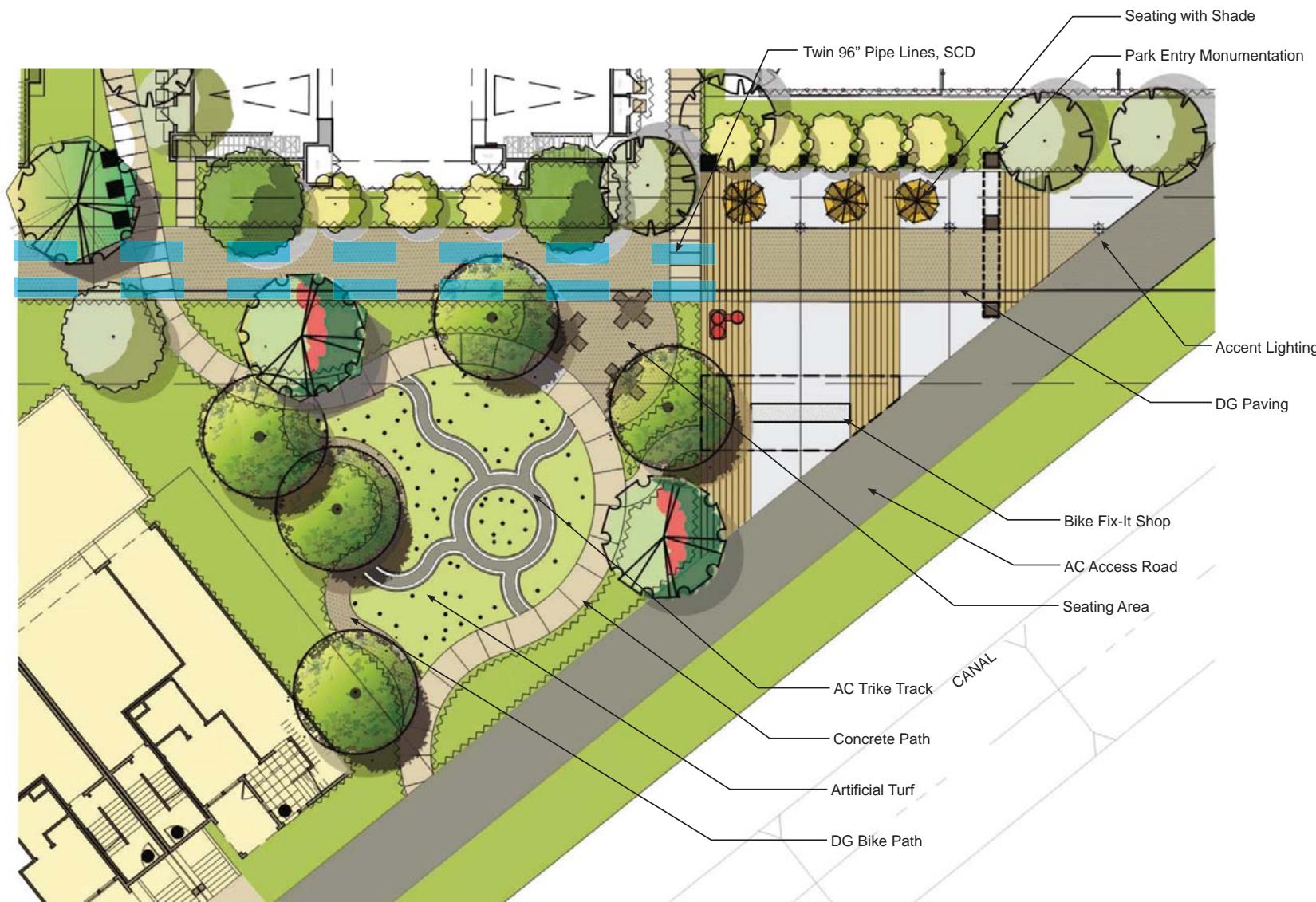
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

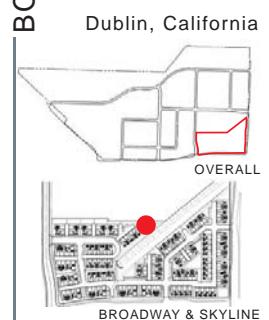


APRIL 11, 2017

L1.13



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



PARK - THE TRACK
NEIGHBORHOOD 8

0' 8' 16' 32'

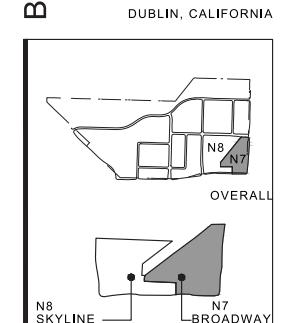
APRIL 11, 2017

L1.14



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 2

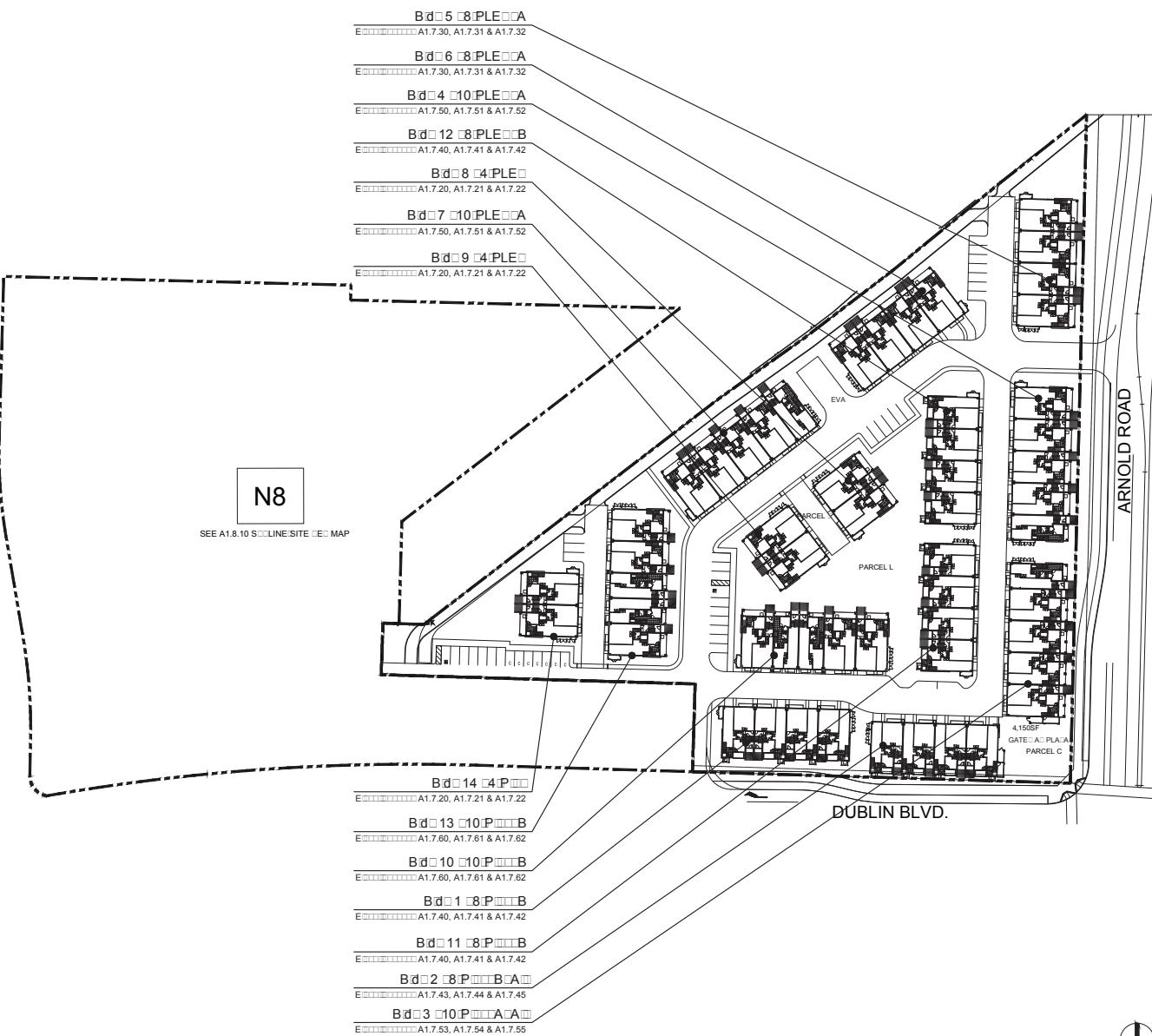
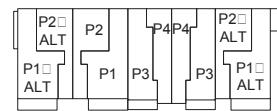
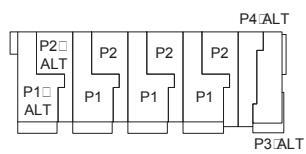
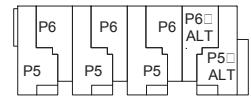
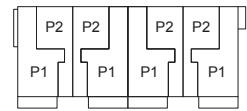
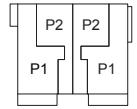


N7 - SITE KEY MAP
NEIGHBORHOOD 7/8

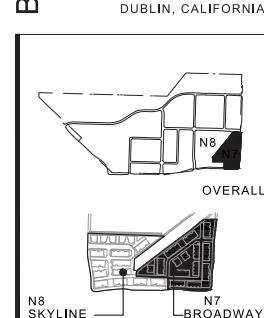
0 25 50 100 200 FEET

APRIL 11, 2017
A1.7.10

N7- BROADWAY - SITE KEY MAP



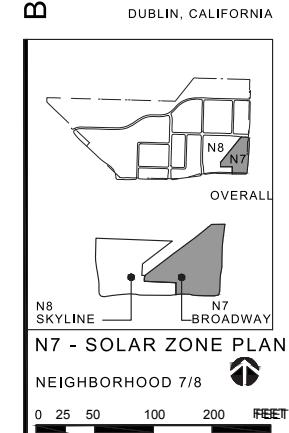
BOULEVARD phase 2



CODE ANALYSIS

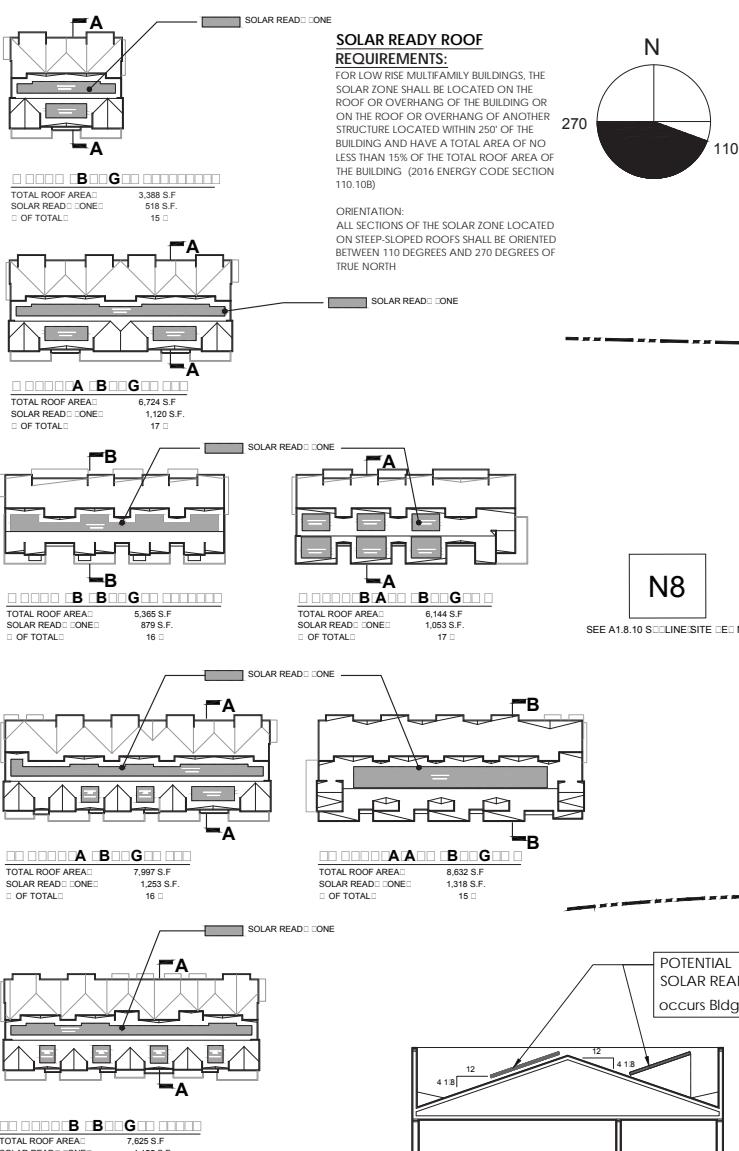
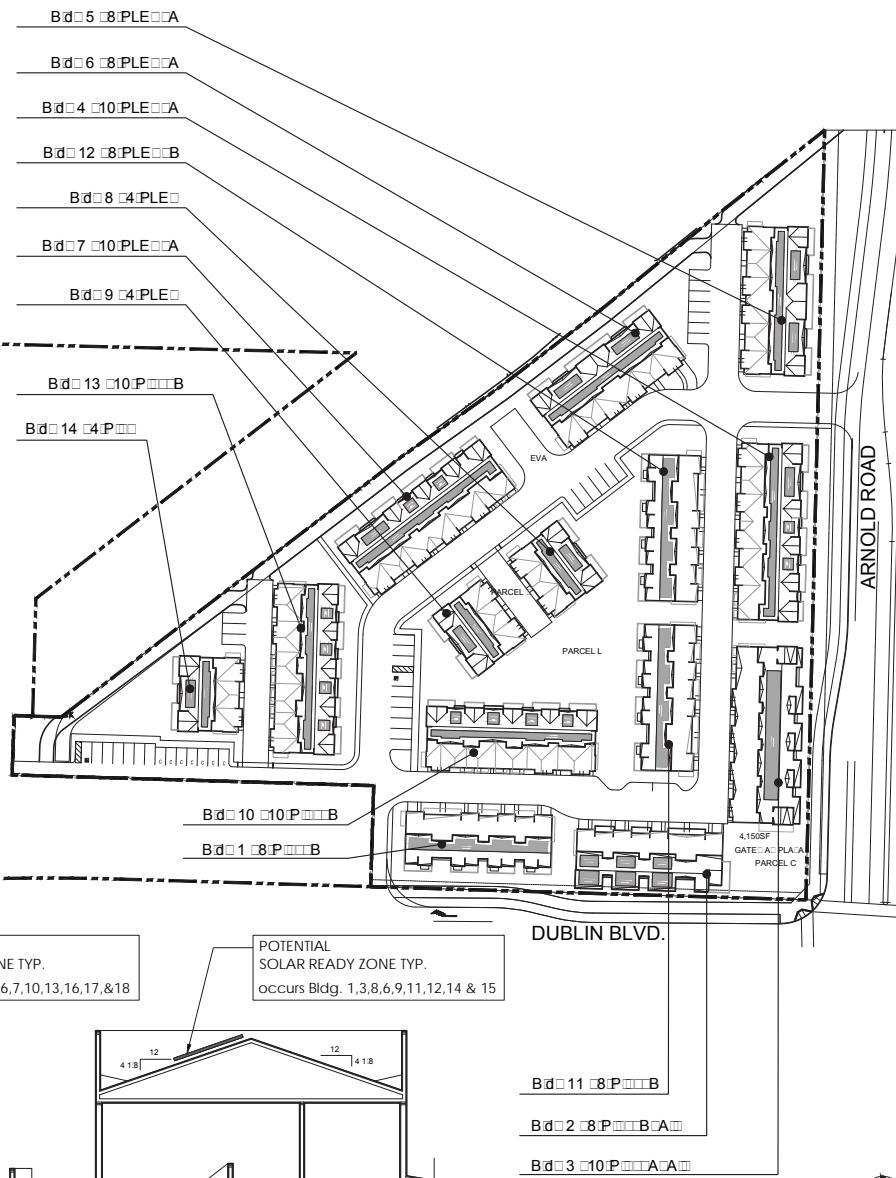
APRIL 11, 2017
A1.7.12

BOULEVARD phase 2



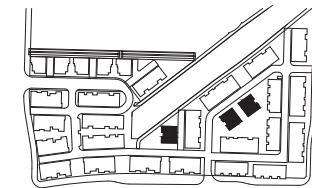
APRIL 11, 2017
A1.7.13

N7- BROADWAY - SOLAR READY ZONE PLAN





FRONT/LEFT PERSPECTIVE



Legend: M = Major Street, S = Sidewalk, C = Curb, P = Pavement, R = Right-of-Way, L = Landscaping, G = Green Space, U = Utility, F = Fire Hydrant, D = Driveway

1. Sidewalk
2. Curb
3. Sidewalk
4. Major Street
5. Sidewalk
6. Major Street
7. Curb
8. Utility
9. Landscaping
10. Major Street

BOULEVARD phase 2

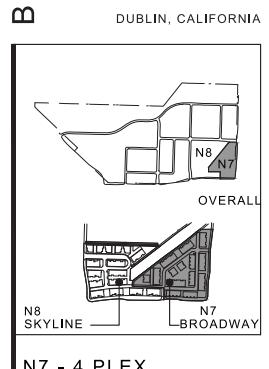


LEFT



FRONT

BUILDING 4 PLEX - EXTERIOR ELEVATIONS



N7 - 4 PLEX
NEIGHBORHOOD 7/8

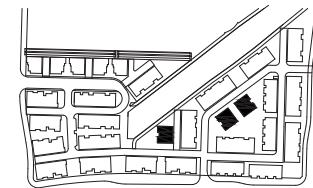
0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.20



RIGHT/REAR PERSPECTIVE

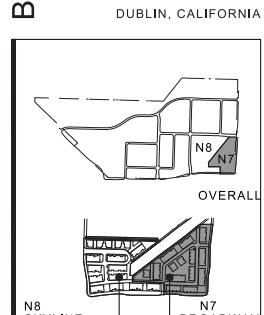


M□□r□□L□□□d□
 1. S□□□□□
 2. C□□□□□□□□□□□□□□
 3. S□□□□□□□□
 4. M□□□□□□□□
 5. S□□□□□□□□
 6. M□□□□□□□□
 7. C□□□□□□□□ A1.7.102 □□□□□□□□□□
 8. U□□□Addr□□□□
 9. L□□□F□□□□
 10. M□□□G□□□D□□□

BOULEVARD phase 2

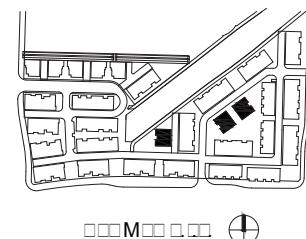
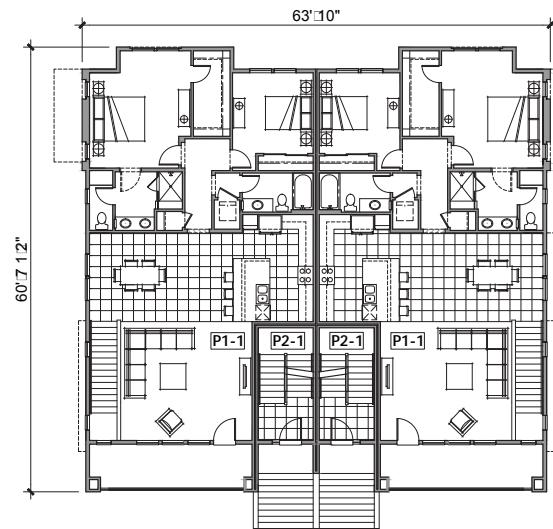
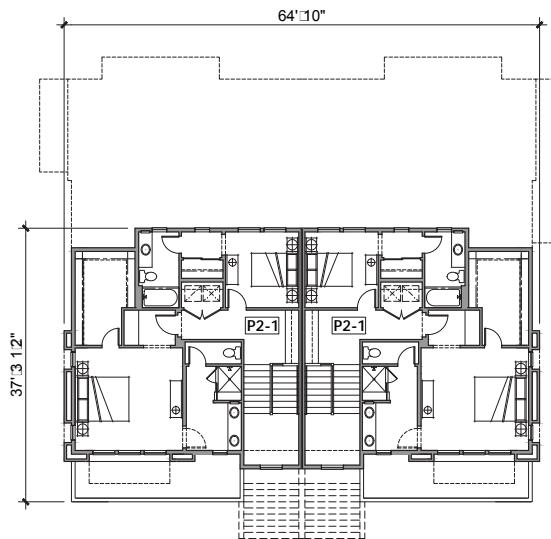


BUILDING 4 PLEX - EXTERIOR ELEVATIONS

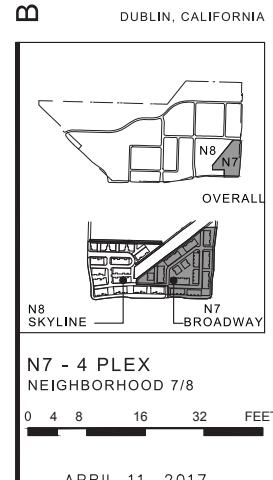
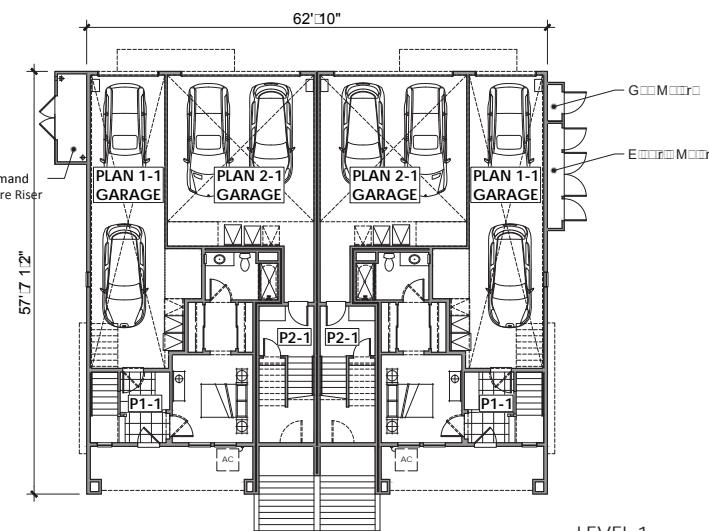
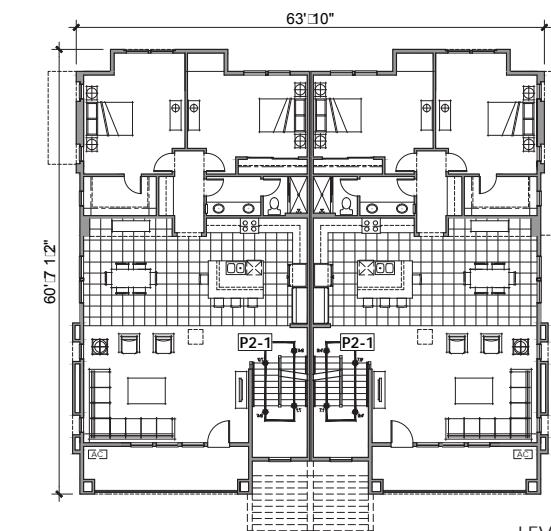


NEIGHBORHOOD 7/8

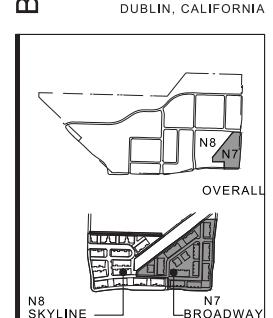
BOULEVARD phase 2



□ M □ □ □



BOULEVARD phase 2

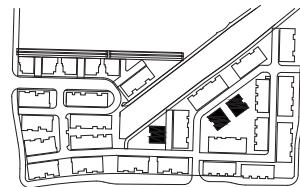


N7 - 4 PLEX
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.23

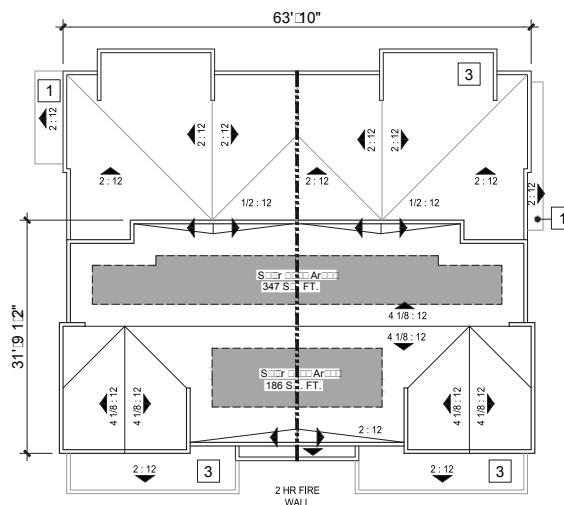


□ M □ □ □

- R□□□L□□□d□
 1. R□□□□□□□□□ 1□□□□□
 2. R□□□□□□□□□ 2□d□□□
 3. R□□□□□□□□□ 3rd□□□

— 2 HOUR FIRE □ ALL

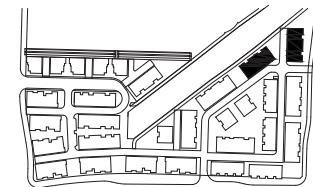
SOLAR READ□ DONE
 MINIMUM 15 □ OF TOTAL ROOF AREA
 SEE A 1.7.13 FOR MORE INFO



BUILDING 4 PLEX - BUILDING PLANS



FRONT/LEFT PERSPECTIVE

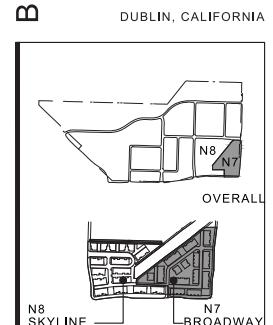


Legend:

Mixer Land Use

- S
- C
- S
- M
- S
- M
- C A1.7.102
- U
- L
- M

BOULEVARD phase 2



N7 - 8 PLEX_A
NEIGHBORHOOD 7/8

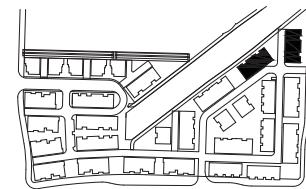
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APRIL 11, 2017

A1.7.30

BUILDING 8 PLEX_A - EXTERIOR ELEVATIONS

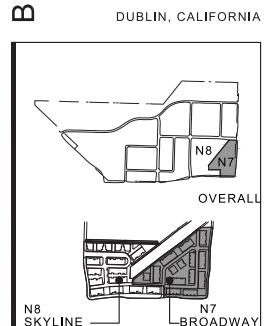
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□ M □ □ □ □

- Mixer Landmark
 1. Site
 2. Community Center
 3. Site Boundary
 4. Mixed Residential
 5. Site Grid
 6. Mixed Residential
 7. Community Center A1.7.102 or □ □ □ □ □ □
 8. Utility Address
 9. Landmarks
 10. Mixed Residential

BOULEVARD phase 2



N7 - 8 PLEX_A
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

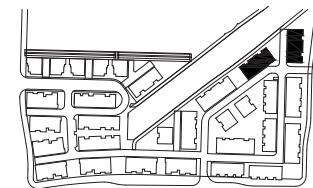
APRIL 11, 2017

A1.7.31

BUILDING 8 PLEX_A - EXTERIOR ELEVATIONS



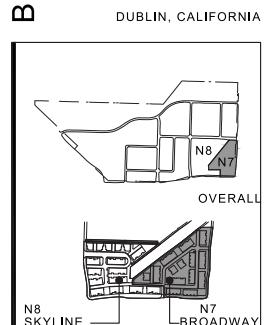
RIGHT/REAR PERSPECTIVE



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- M□□□L□□□d□
 1. S□□□□
 2. C□□□□□□□□□□□□
 3. S□□□□□□□□
 4. M□□□□□□□
 5. S□□□□□□
 6. M□□□□□□□
 7. C□□□□□□ A1.7.102 □r □□□□□□□□
 8. U□□Addr□□□
 9. L□□□F□□□□
 10. M□□□G□□□D□□

BOULEVARD phase 2



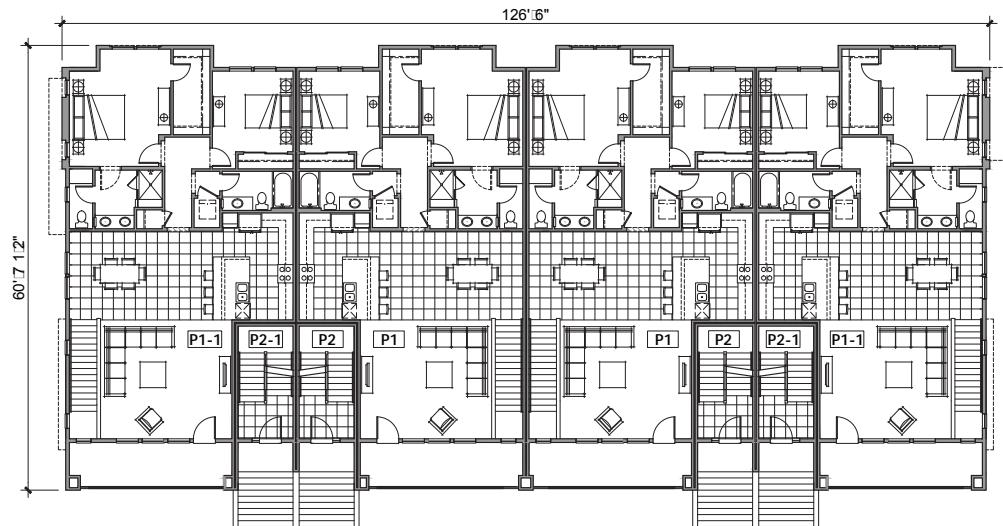
N7 - 8 PLEX_A
NEIGHBORHOOD 7/8

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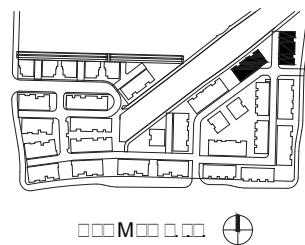
APRIL 11, 2017

A1.7.32

BUILDING 8 PLEX_A - EXTERIOR ELEVATIONS

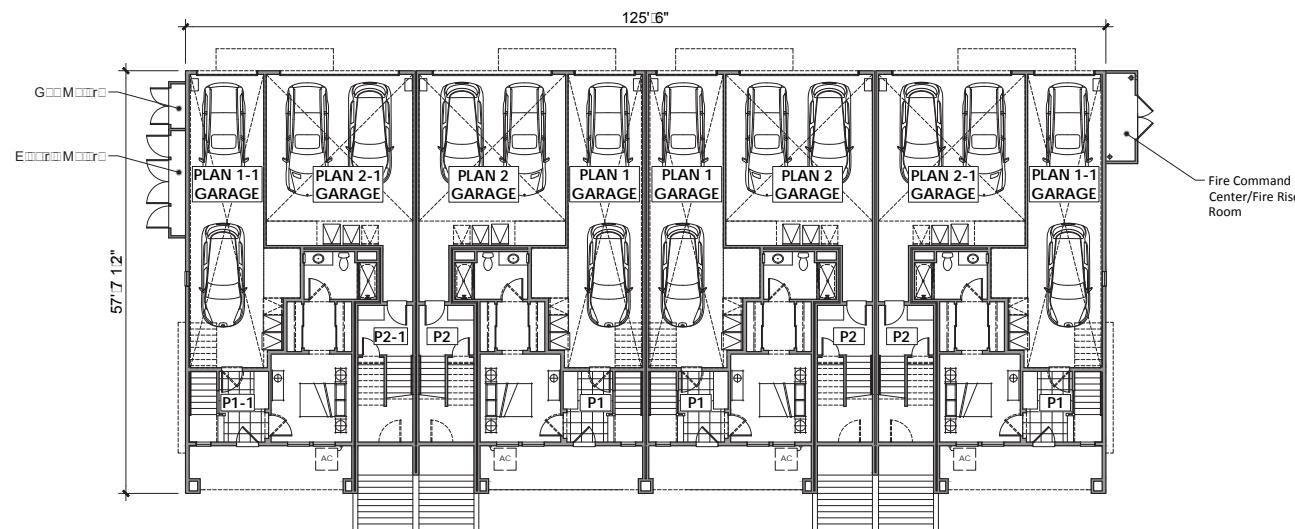


LEVEL 2



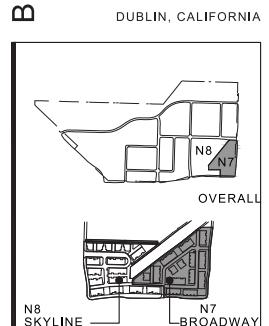
□ M □ □ □ □

BOULEVARD phase 2



LEVEL 1

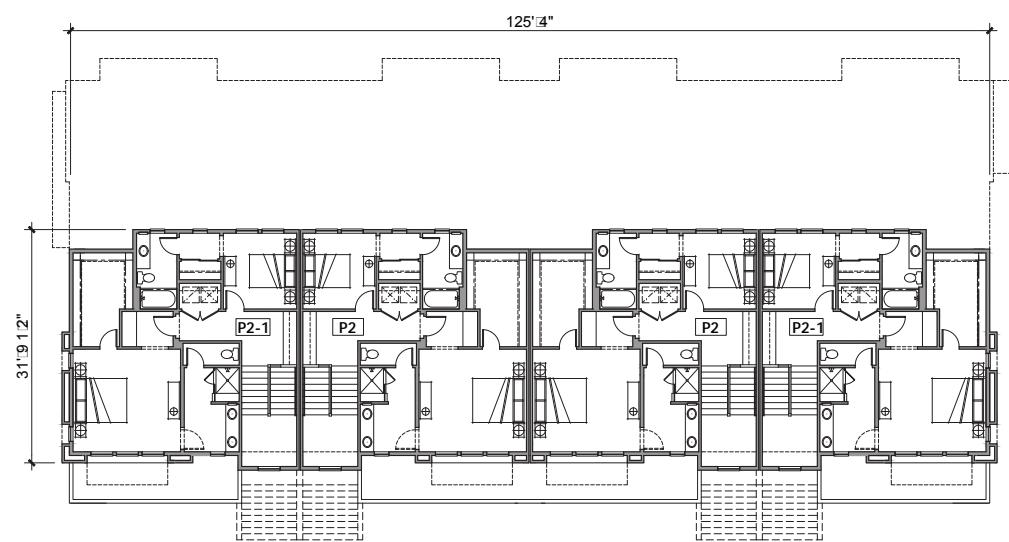
BUILDING 8 PLEX_A - BUILDING PLANS

N7 - 8 PLEX_A
NEIGHBORHOOD 7/8

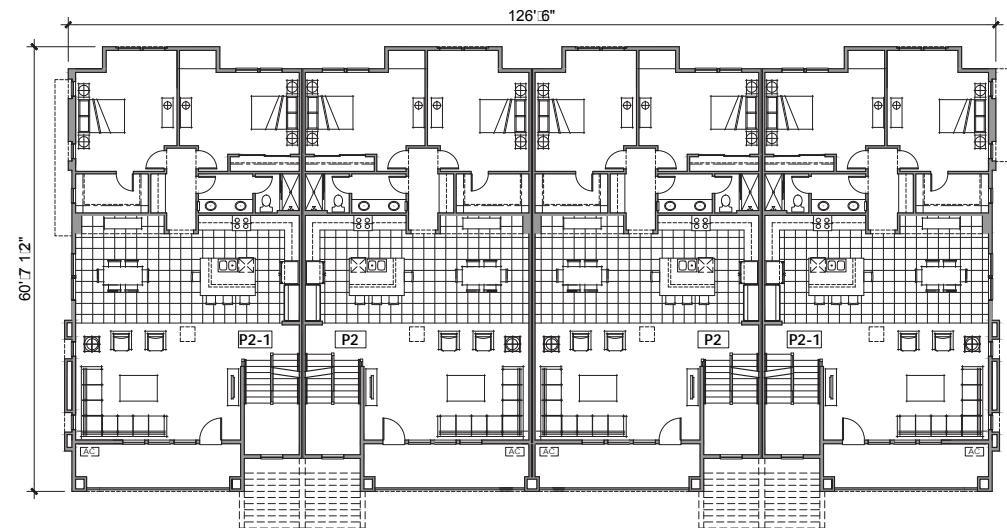
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APRIL 11, 2017

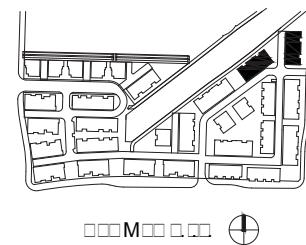
A1.7.33



LEVEL 4

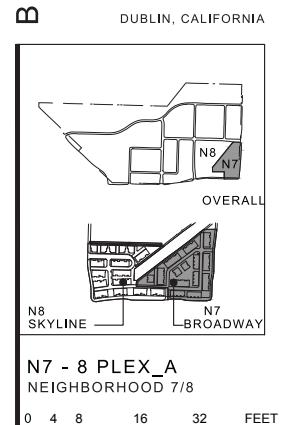


LEVEL 3



□ M □ □ □

BOULEVARD phase 2



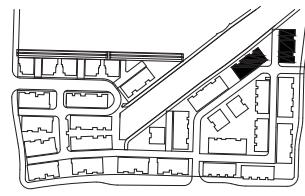
BUILDING 8 PLEX_A - BUILDING PLANS

APRIL 11, 2017
A1.7.34



BOUILLIÉVARD phase 2

DUBLIN, CALIFORNIA



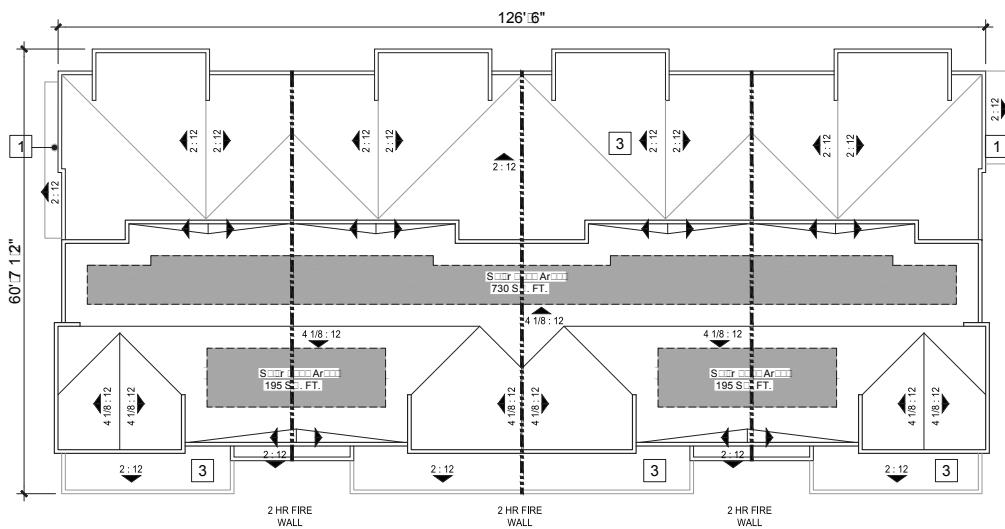
□□□M□□□□

R□□□L□□□d□

1. R□□□□□□□r 1 □□□□□r
2. R□□□□□□□r 2 d □□□r
3. R□□□□□□□r 3rd □□□r

----- 2 HOUR FIRE □ ALL

SOLAR READ ONE
MINIMUM 15% OF TOTAL ROOF AREA
SEE A 1 7 13 FOR MORE INFO



ROOF

BUILDING 8 PLEX A - BUILDING PLANS

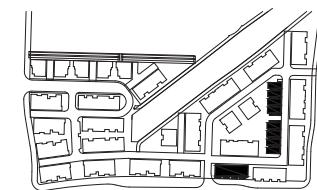
APRIL 11, 2017
A1.7.35



FRONT/LEFT PERSPECTIVE

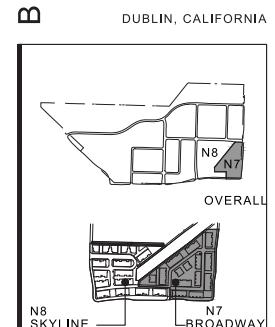


FRONT



Legend:
M = Major Street
L = Minor Street
D = Driveway
C = Curb Cut
S = Sidewalk
R = Right-of-Way
A = Access
U = Utility
L = Landscaping
G = Green Space
D = Driveway
A1.7.102 = Specific zoning or code reference

BOULEVARD phase 2



N7 - 8 PLEX_B
NEIGHBORHOOD 7/8

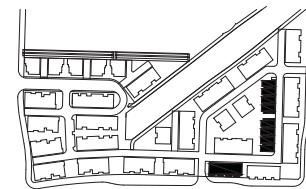
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APRIL 11, 2017

A1.7.40

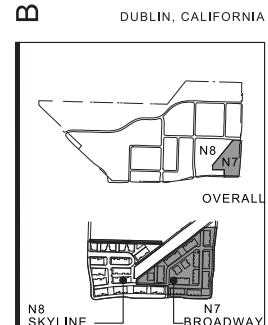
BUILDING 8 PLEX_B - EXTERIOR ELEVATIONS

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- Mortared Lintel
 1. Stairs
 2. Column
 3. Stucco
 4. Mortar
 5. Stucco
 6. Mortar
 7. Column A1.7.102
 8. Unit Address
 9. Landscaping
 10. Mortar

BOULEVARD phase 2



BUILDING 8 PLEX_B - EXTERIOR ELEVATIONS

APRIL 11, 2017
A1.7.41

N7 - 8 PLEX_B
 NEIGHBORHOOD 7/8

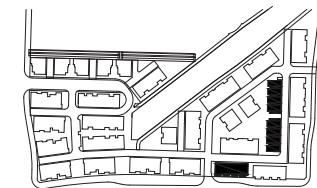
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RIGHT/REAR PERSPECTIVE

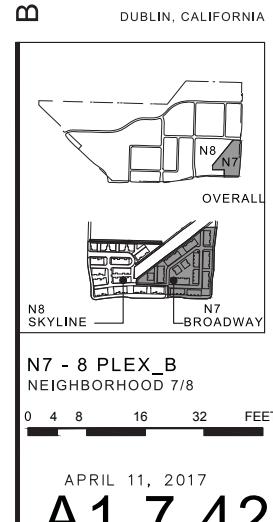


REAR

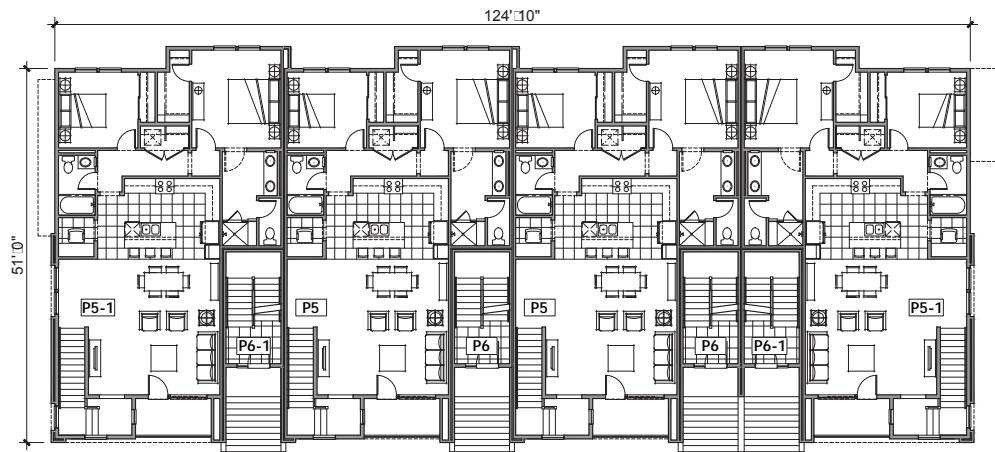


Legend:
M = Major Street
S = Sidewalk
C = Curb
S = Streetlight
M = Median
S = Sign
M = Median
C = Crosswalk A1.7.102
U = Address
L = Fire Lane
M = Garage Door

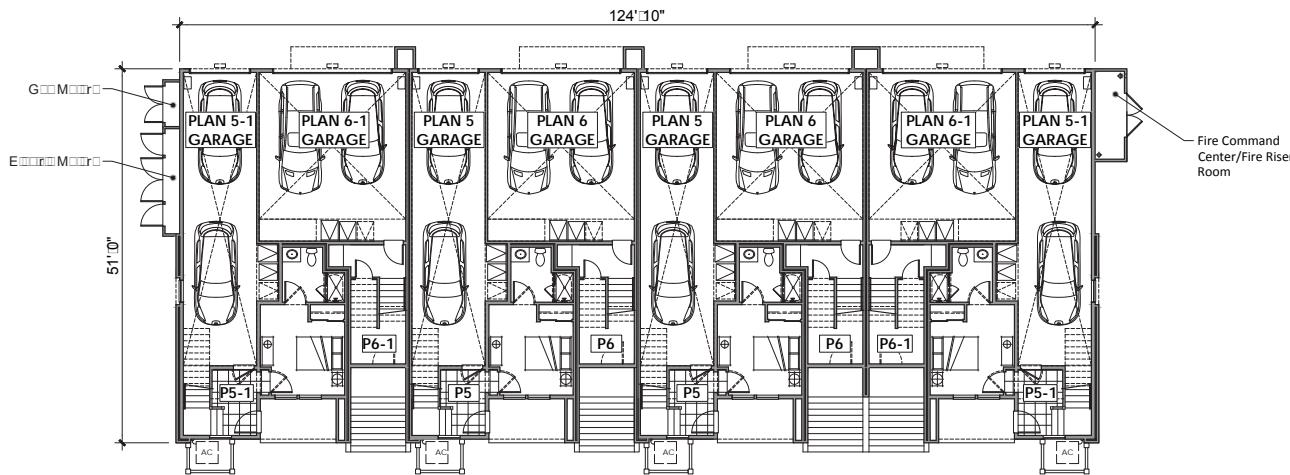
BOULEVARD phase 2



BUILDING 8 PLEX_B - EXTERIOR ELEVATIONS

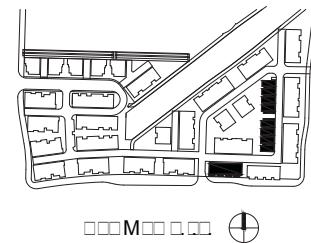


LEVEL 2

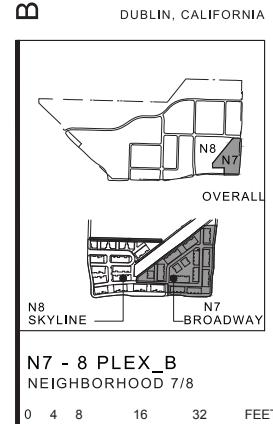


LEVEL 1

BUILDING 8 PLEX_B - BUILDING PLANS



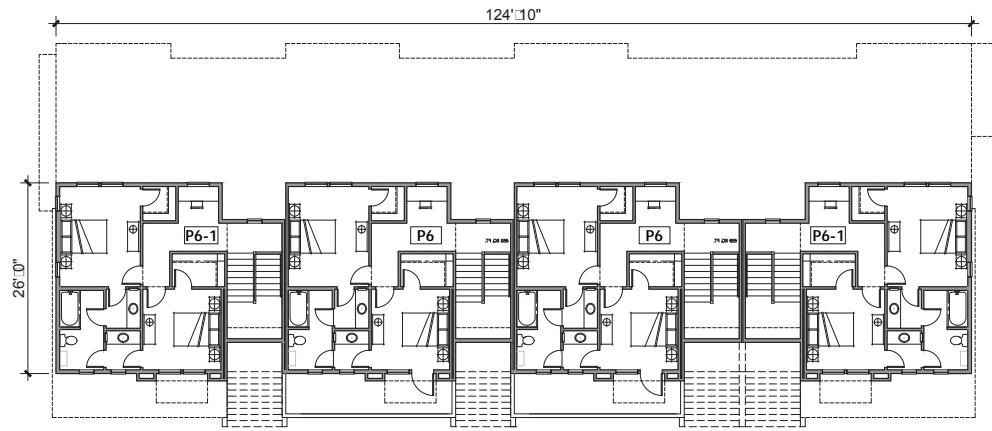
BOULEVARD phase 2



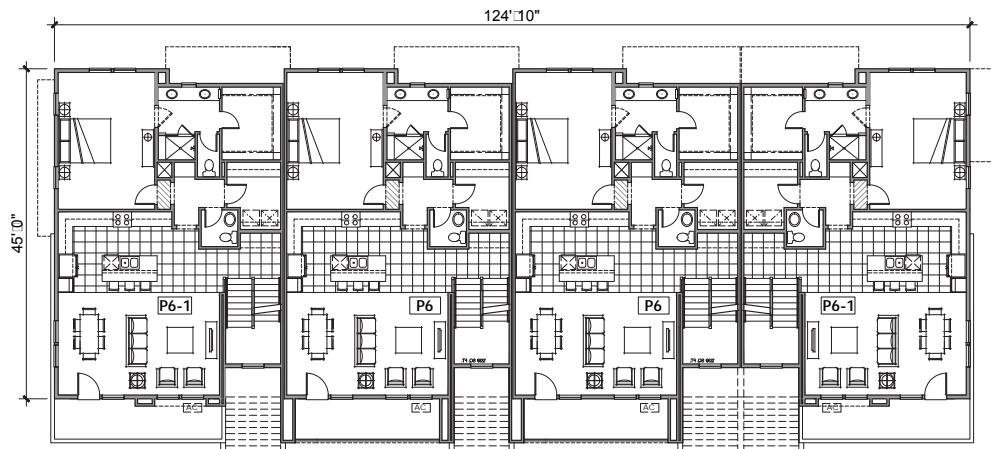
N7 - 8 PLEX_B
NEIGHBORHOOD 7/8

APRIL 11, 2017
A1.7.43

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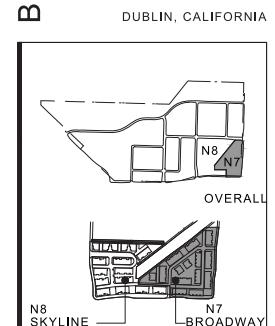
LEVEL 4



LEVEL 3

BUILDING 8 PLEX_B - BUILDING PLANS

BOULEVARD phase 2



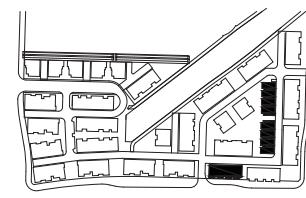
N7 - 8 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.44

BOULEVARD phase 2

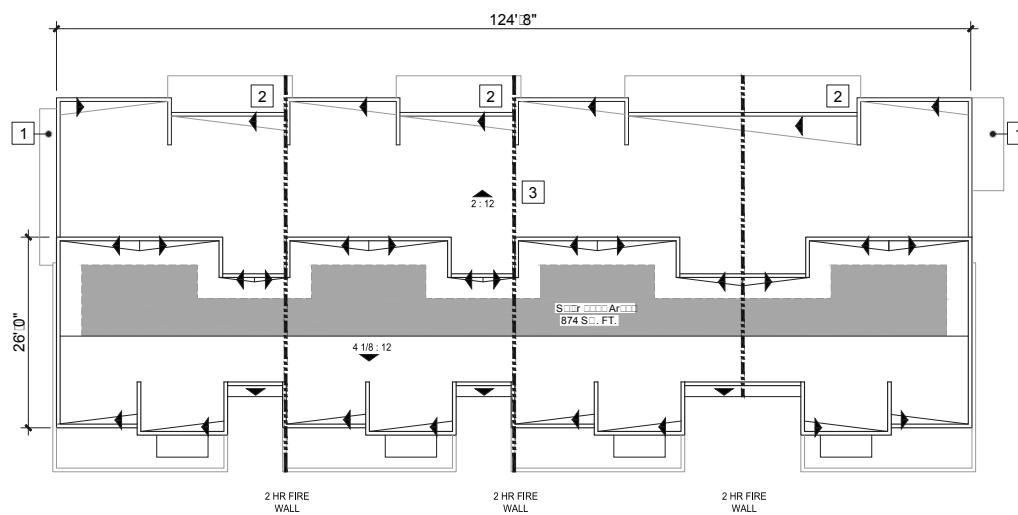


□ M □ □ □

R□□□L□□□d□
 1. R□□□□□□□□ 1□□□□□
 2. R□□□□□□□□ 2□d□□□
 3. R□□□□□□□□ 3rd□□□

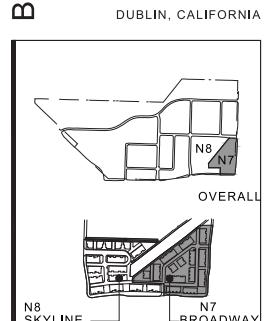
— 2 HOUR FIRE □ ALL

□ SOLAR READ□ ONE
 MINIMUM 15 □ OF TOTAL ROOF AREA
 SEE A 1.7.13 FOR MORE INFO



ROOF

BUILDING 8 PLEX_B - BUILDING PLANS



N7 - 8 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

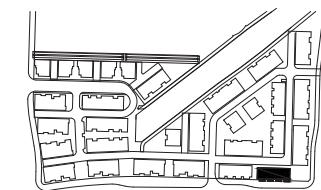
A1.7.45



FRONT/LEFT PERSPECTIVE



FRONT

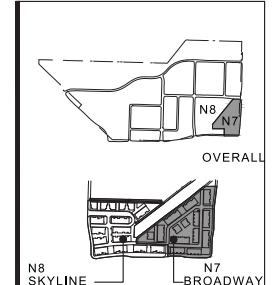


Legend: M (Building Footprint), S (Street)

1. S
2. C
3. S
4. M
5. S
6. M
7. C A1.7.102
8. U
9. L
10. M

BOULEVARD phase 2

DUBLIN, CALIFORNIA



N7 - 8 PLEX_B_ALT
NEIGHBORHOOD 7/8

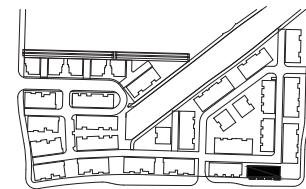
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APRIL 11, 2017

BUILDING 8 PLEX_B_ALT - EXTERIOR ELEVATIONS

A1.7.40.1

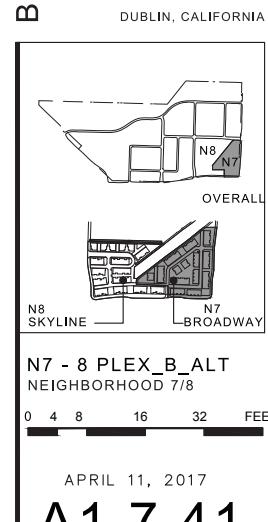
ktgy
Architecture+Planning



□ M □ □ □ □

- Mortar Laid
 1. Site
 2. Construction Grid
 3. Site Boundary
 4. Mortar Laid
 5. Site Grid
 6. Mortar Laid
 7. Construction Grid A1.7.102 or □ □ □ □ □ □
 8. Utilities
 9. Landscaping
 10. Mortar Laid

BOULEVARD phase 2



BUILDING 8 PLEX_B_ALT - EXTERIOR ELEVATIONS

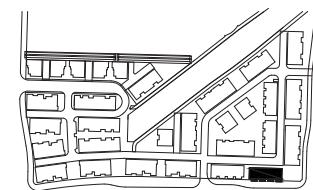
A1.7.41.1



RIGHT/REAR PERSPECTIVE

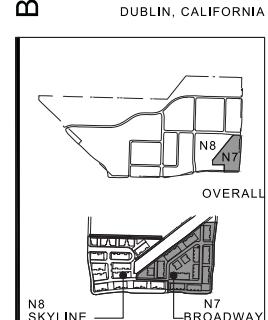


REAR



Legend:
Mixer-Lined
1. S.....
2. C.....
3. S.....
4. M.....
5. S.....
6. M.....
7. C..... A1.7.102
8. U.....
9. L.....
10. M.....

BOULEVARD phase 2



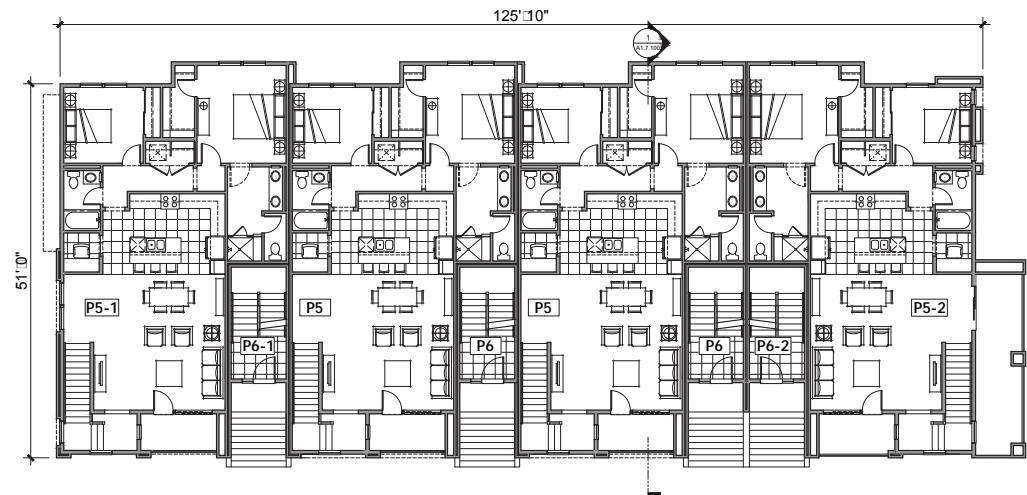
N7 - 8 PLEX_B_ALT
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

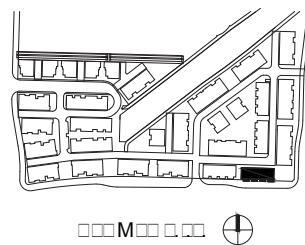
APRIL 11, 2017

BUILDING 8 PLEX_B_ALT - EXTERIOR ELEVATIONS

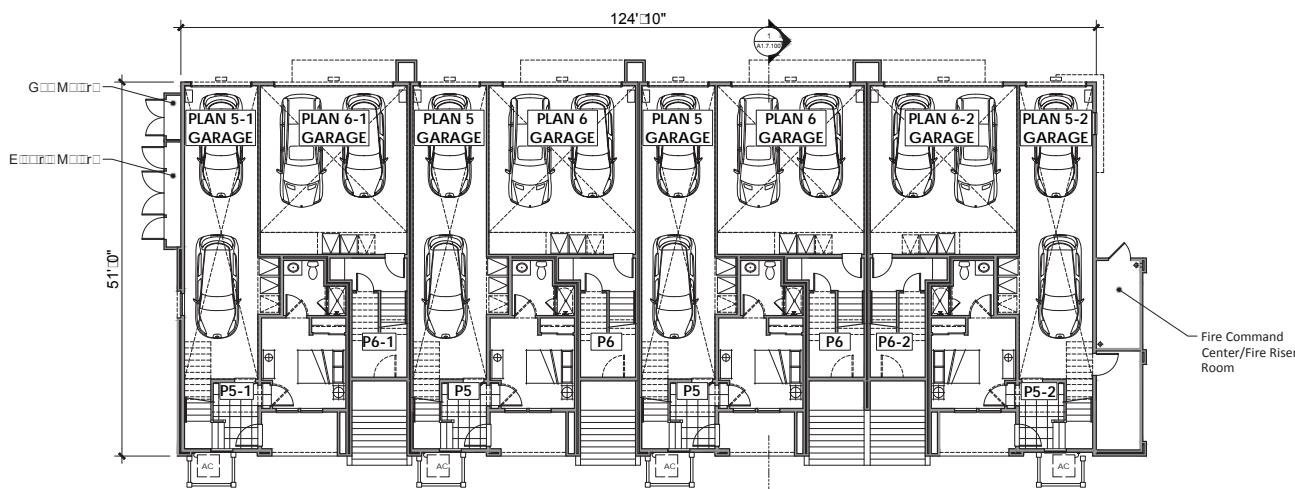
A1.7.42.1



LEVEL 2

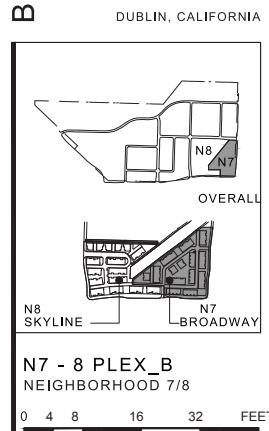


BOULEVARD phase 2



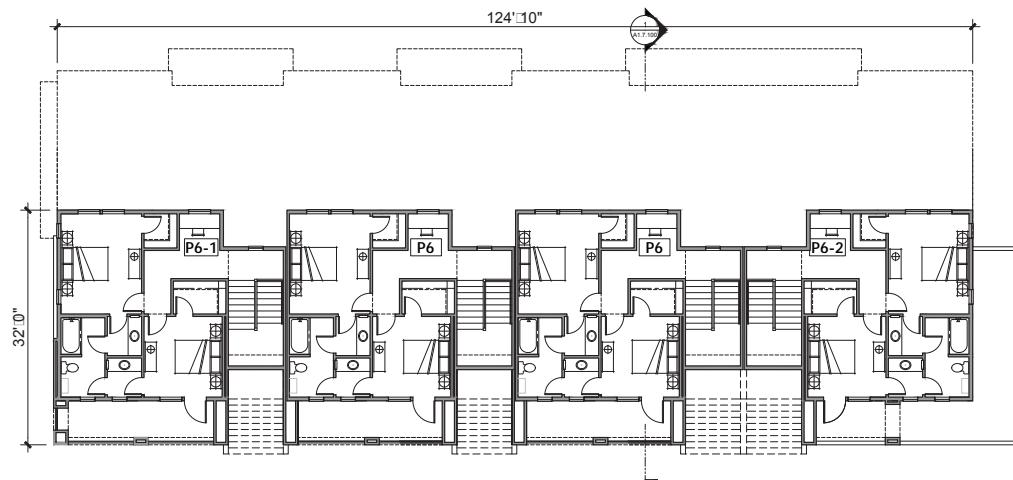
LEVEL 1

BUILDING 8 PLEX_B - ALT - BUILDING PLANS

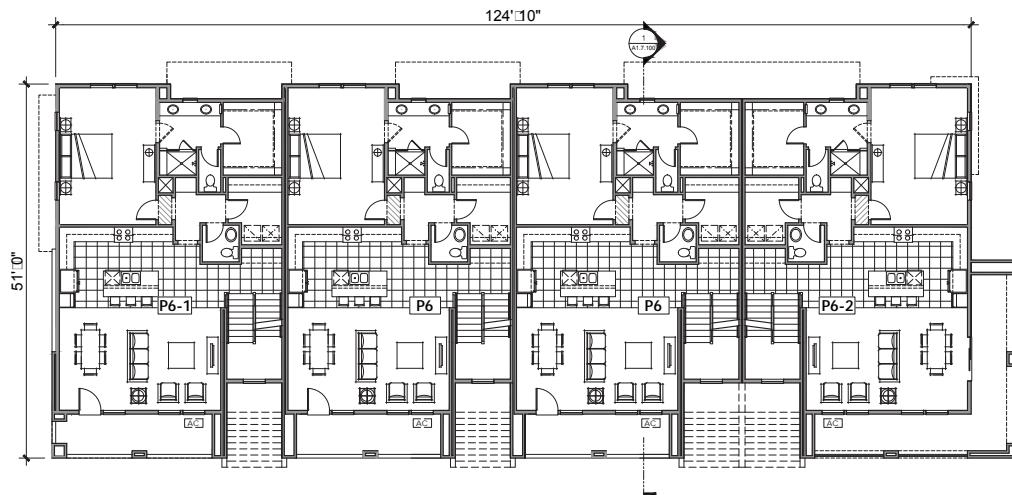


APRIL 11, 2017

A1.7.43.1



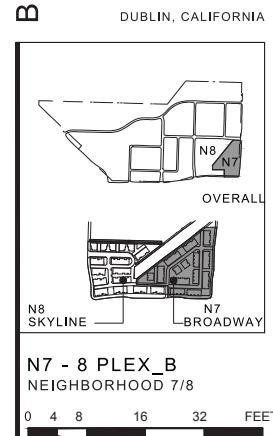
LEVEL 4



LEVEL 3

BUILDING 8 PLEX_B - ALT - BUILDING PLANS

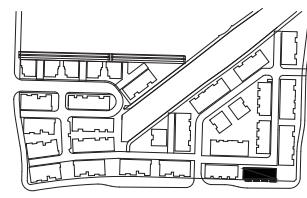
BOULEVARD phase 2



APRIL 11, 2017

A1.7.44.1

BOULEVARD phase 2

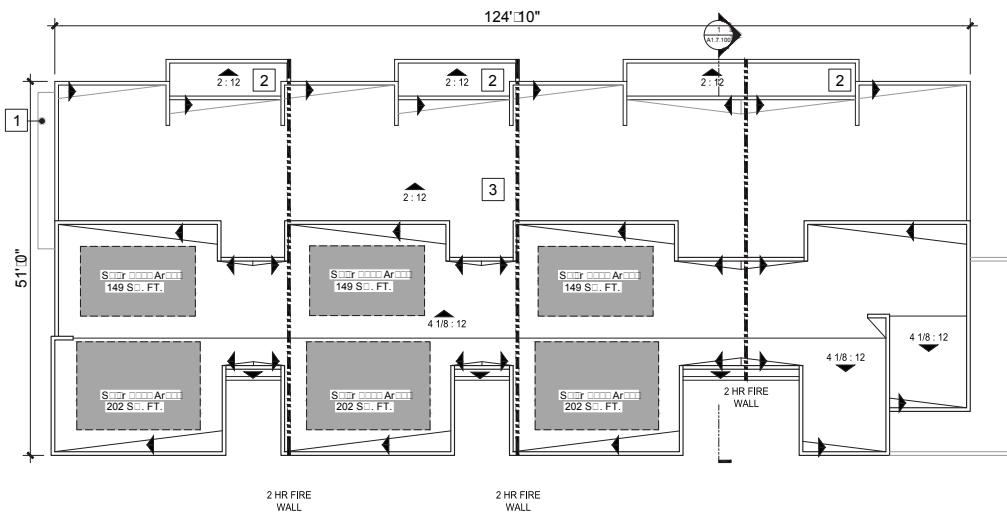


□ M □ □ □

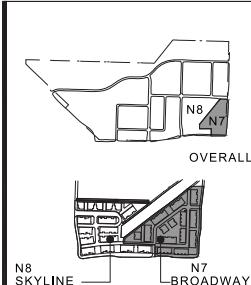
- R□□□L□□□d□
 1. R□□□□□□□□□ 1□□□□□
 2. R□□□□□□□□□ 2□d□□□
 3. R□□□□□□□□□ 3rd□□□

— 2 HOUR FIRE □ ALL

 SOLAR READ□ CONE
 MINIMUM 15 □ OF TOTAL ROOF AREA
 SEE A 1.7.13 FOR MORE INFO



DUBLIN, CALIFORNIA



N7 - 8 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

BUILDING 8 PLEX_B - ALT - BUILDING PLANS

A1.7.45.1

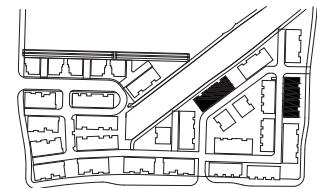


FRONT/LEFT PERSPECTIVE



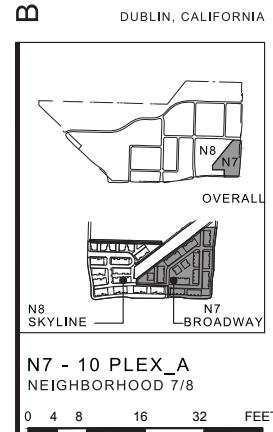
FRONT

BUILDING 10 PLEX_A - EXTERIOR ELEVATIONS



Legend:
 M = Major Street
 S = Sidewalk
 C = Curb
 S = Storm Sewer
 M = Median
 S = Sign
 M = Median
 C = Curb A1.7.102
 U = Utility
 L = Landscaping
 M = Median
 G = Green Space
 D = Driveway

BOULEVARD phase 2

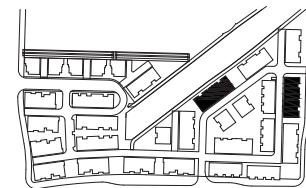


N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

APRIL 11, 2017

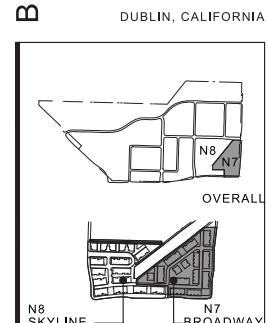
A1.7.50

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Architecture+Planning



- Mixer-Lined
 1. Street
 2. Curb Cut
 3. Shared Sidewalk
 4. Median
 5. Shared Lane
 6. Median
 7. Crosswalk A1.7.102
 8. Utility
 9. Landscaping
 10. Median Guardrail

BOULEVARD phase 2



BUILDING 10 PLEX_A - EXTERIOR ELEVATIONS

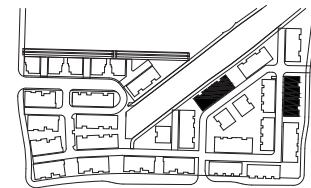
APRIL 11, 2017
A1.7.51

N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET



RIGHT/REAR PERSPECTIVE



□ □ □

1. S□□□□
 2. C□□□□□□□□□□
 3. S□□□□□□□
 4. M□□□□□□
 5. S□□□□□
 6. M□□□□□□□□
 7. C□□□□□□ A1.7.102 □□□□□□□□□
 8. U□□Addr□□
 9. L□□F□□□
 10. M□□G□□□D□□

BOII EVARD phase?

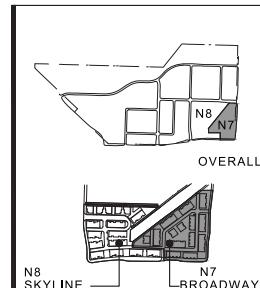


BUILDING 10 PLEX A - EXTERIOR ELEVATIONS

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Architecture+Planning

DUBLIN, CALIFORNIA

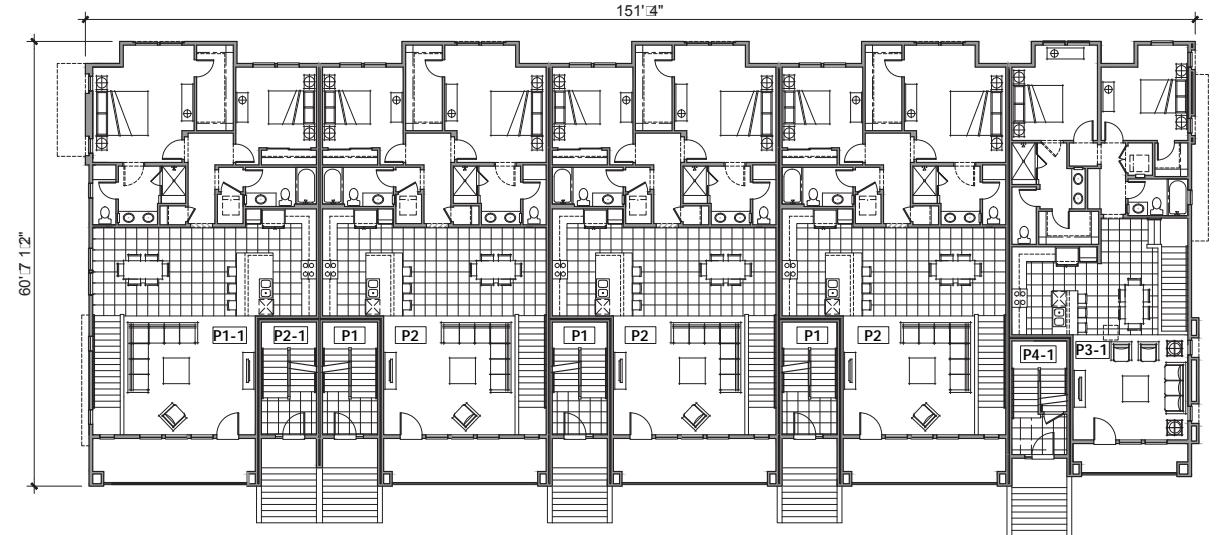


N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

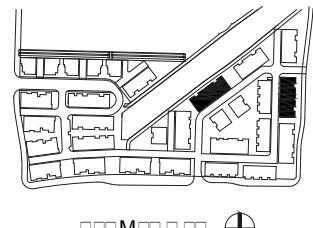
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APRIL 11, 2017

A1.7.52

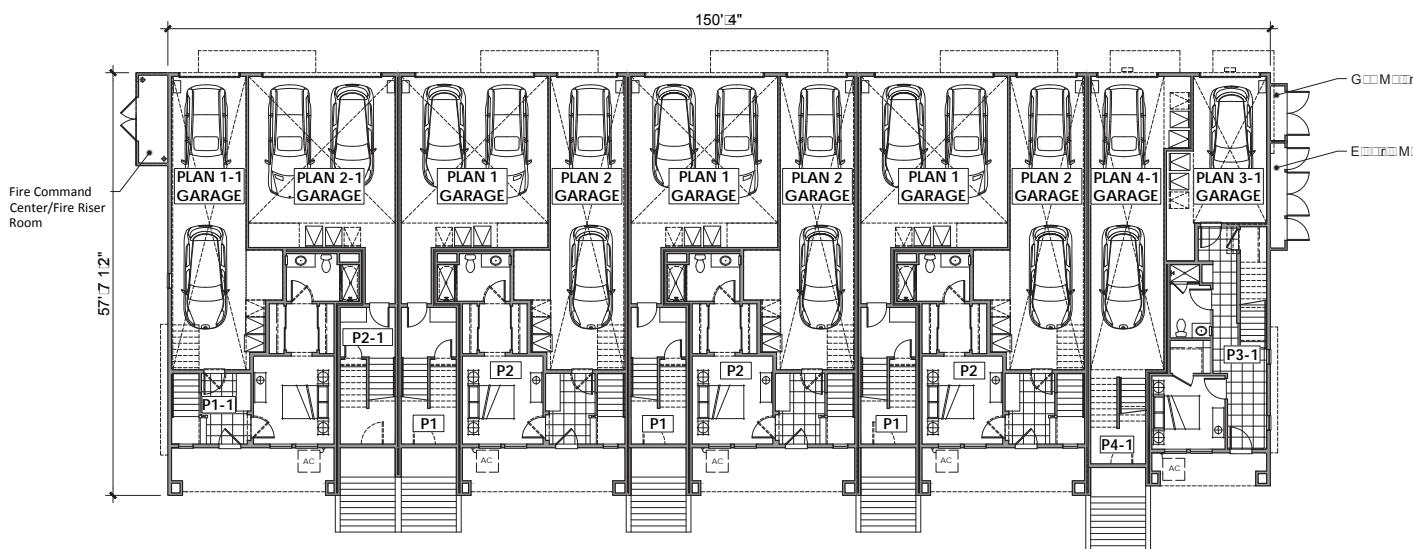


LEVEL 2



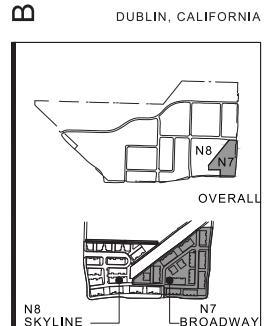
ktgy
Architecture+Planning

BOULEVARD phase 2



LEVEL 1

BUILDING 10 PLEX_A - BUILDING PLANS

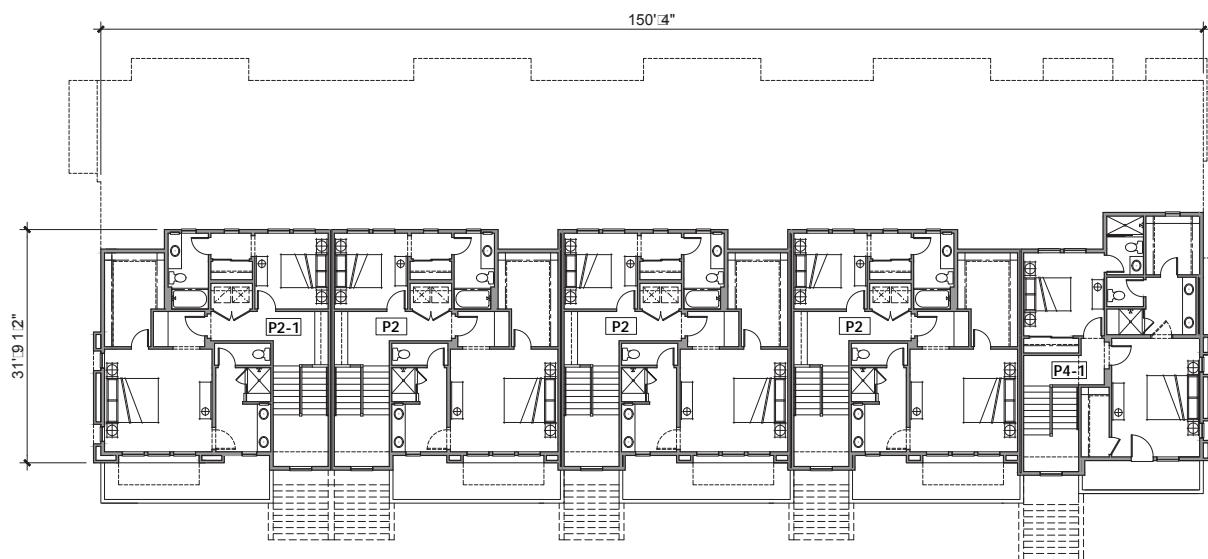


N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

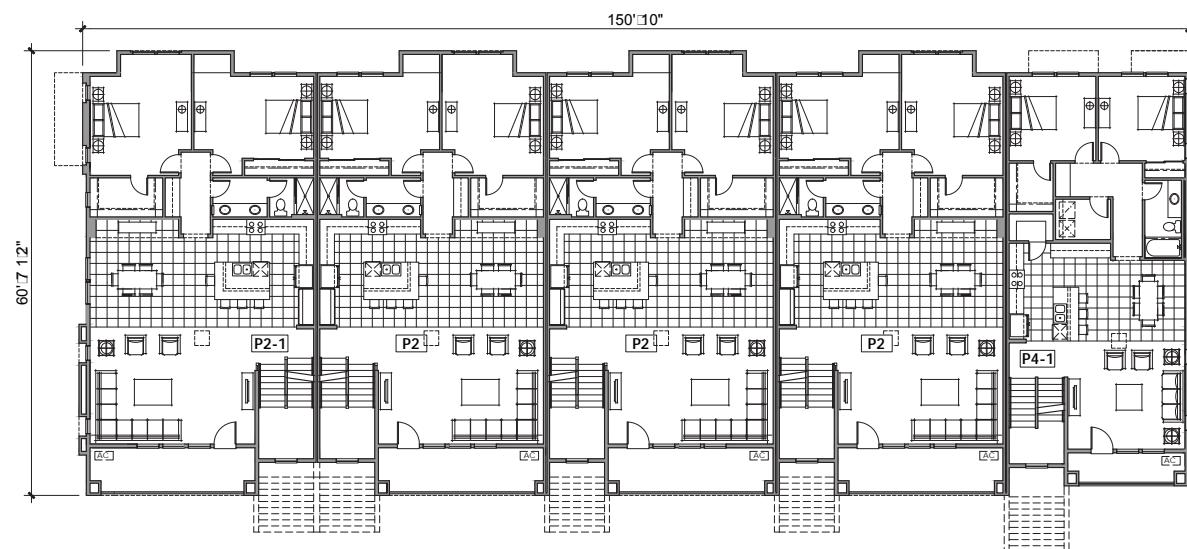
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APRIL 11, 2017

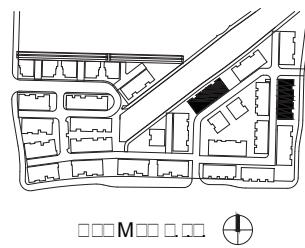
A1.7.53



LEVEL 4



LEVEL 3

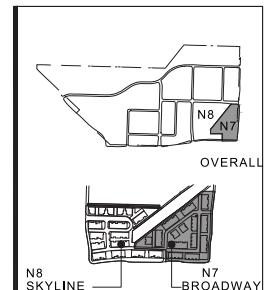


■ M ■ ■ ■

BOULEVARD phase 2

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Architecture+Planning

DUBLIN, CALIFORNIA



N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

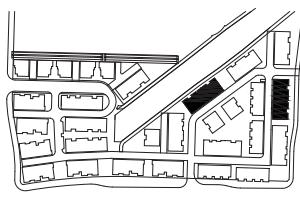
APRIL 11, 2017

A1.7.54

BUILDING 10 PLEX_A - BUILDING PLANS



BOUILLIVARD phase 2



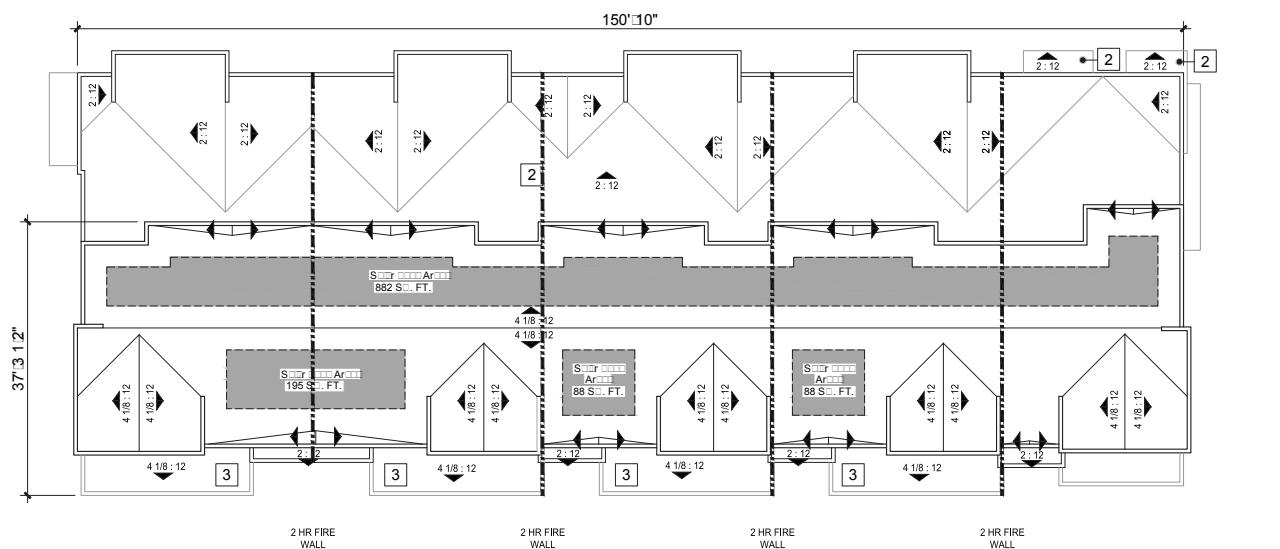
□□□M□□ □□

R□□□L□□□d□

1. R□□□□□□□r 1 □□□□□r
2. R□□□□□□□r 2 d □□□r
3. R□□□□□□□r 3rd □□□r

----- 2 HOUR FIRE □ ALL

SOLAR READ ONE
MINIMUM 15% OF TOTAL ROOF AREA
SEE A 1.7.13 FOR MORE INFO



ROOF

BUILDING 10 PLEX_A - BUILDING PLANS

APRIL 11, 2017
A1.7.55

N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

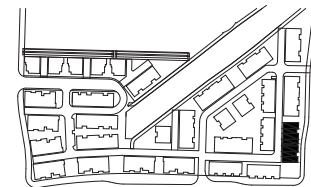
0 4 8 16 32 FEET



FRONT/LEFT PERSPECTIVE



FRONT



Legend:

Mixer Legend

- S
- C
- S
- M
- S
- M
- C
- U
- L
- M

A1.7.102 or 0 0 0 0 0

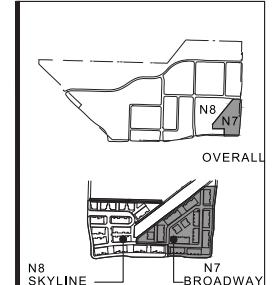
Address

Floor

Ground

BOULEVARD phase 2

DUBLIN, CALIFORNIA



N7 - 10 PLEX_A_ALT
NEIGHBORHOOD 7/8

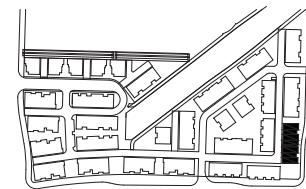
0 4 8 16 32 FEET

APRIL 11, 2017

BUILDING 10 PLEX_A_ALT - EXTERIOR ELEVATIONS

A1.7.50.1

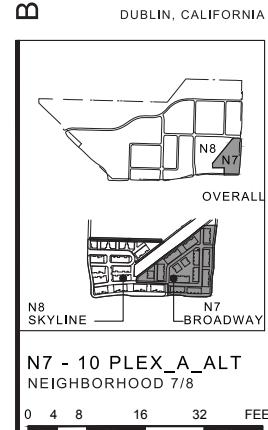
ktgy
Architecture+Planning



Legend:

- Mixer Lot Legend
1. Site
 2. Community Sidewalk
 3. Street
 4. Mixed Residential
 5. Street
 6. Mixed Residential
 7. Community Sidewalk
 8. Utility Address
 9. Landscaping
 10. Mixed Residential

BOULEVARD phase 2



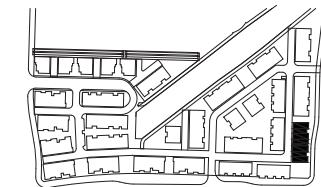
BUILDING 10 PLEX_A_ALT - EXTERIOR ELEVATIONS

APRIL 11, 2017
A1.7.51.1

0 4 8 16 32 FEET



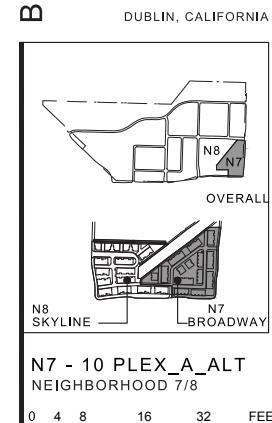
RIGHT/REAR PERSPECTIVE



Legend:

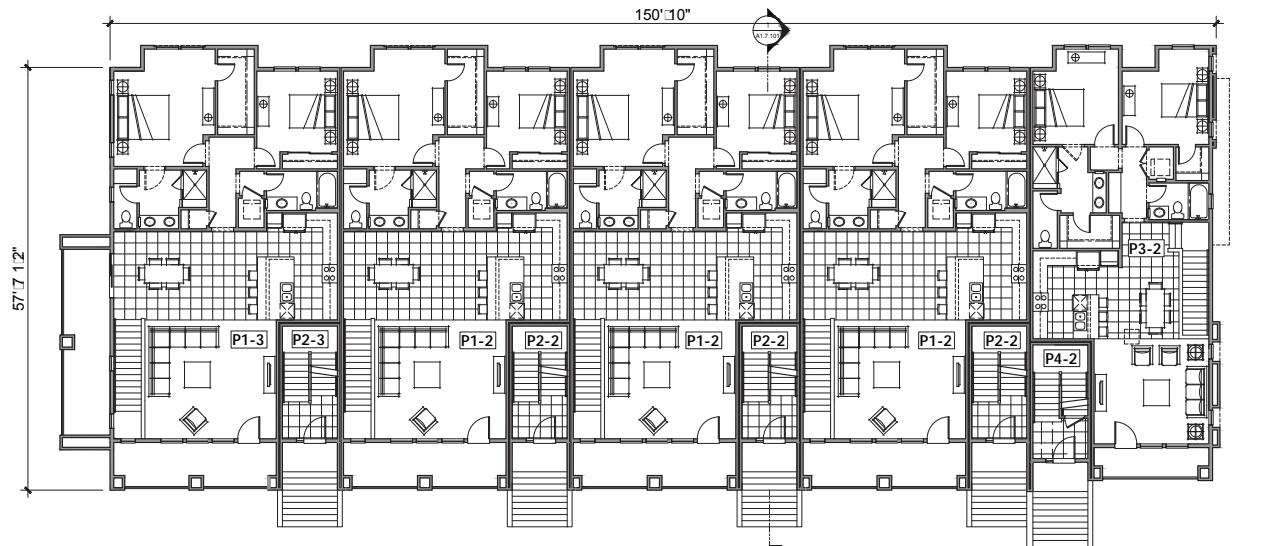
- M: Major Street
- S: Side Street
- C: Curb Cut
- SC: Shared Curb
- M: Median
- S: Shared Sidewalk
- M: Median
- C: Curb Cut A1.7.102
- U: Utility Address
- L: Landscaping
- M: Garage Door

BOULEVARD phase 2

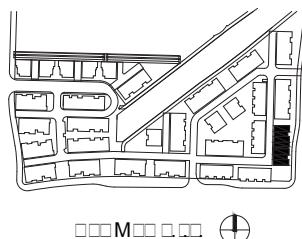


BUILDING 10 PLEX_A_ALT - EXTERIOR ELEVATIONS

APRIL 11, 2017
A1.7.52.1

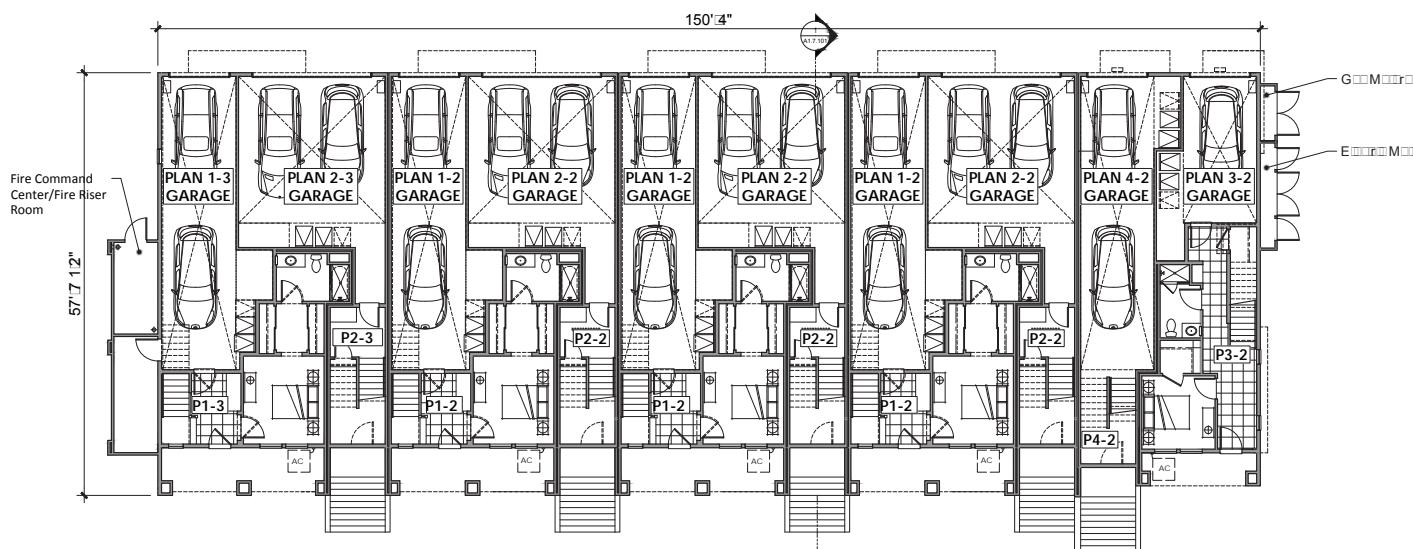


LEVEL 2



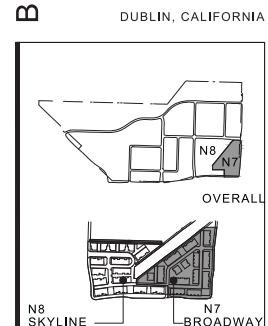
ktgy
Architecture+Planning

BOULEVARD phase 2



LEVEL 1

BUILDING 10 PLEX_A -ALT- BUILDING PLANS

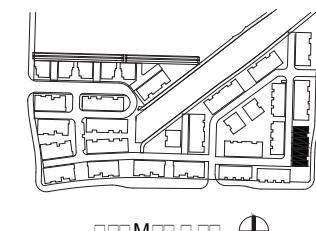
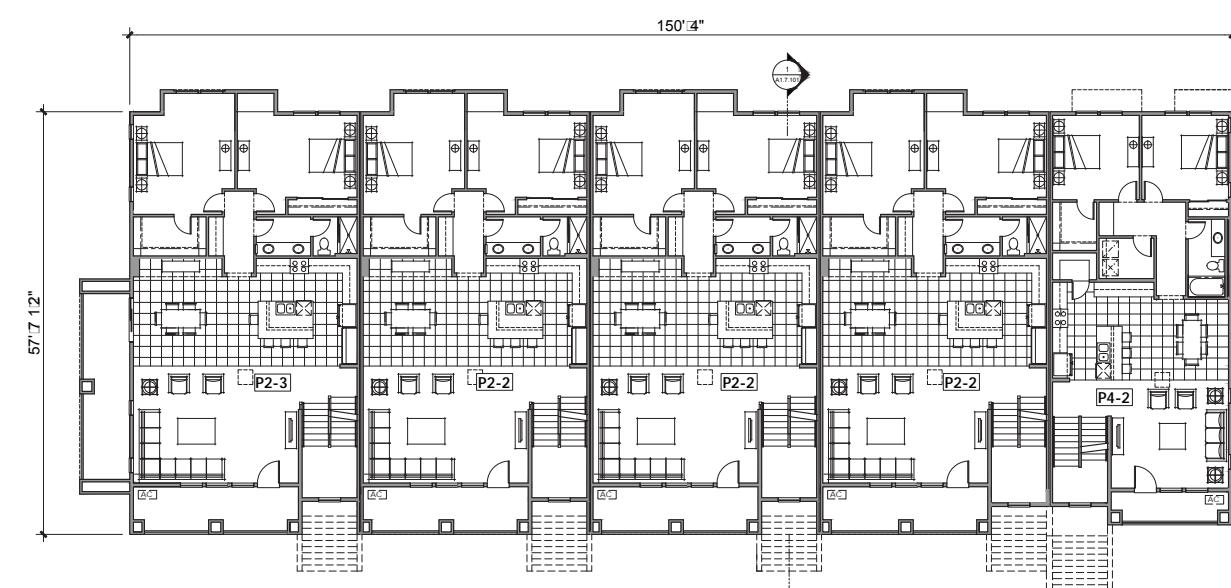
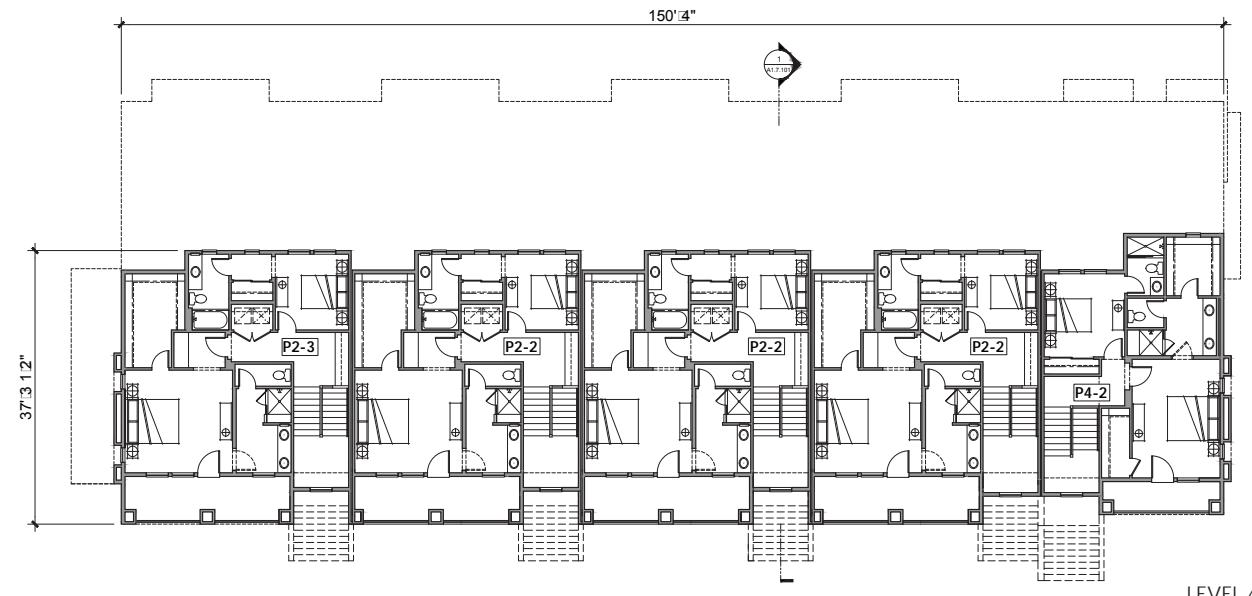


N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

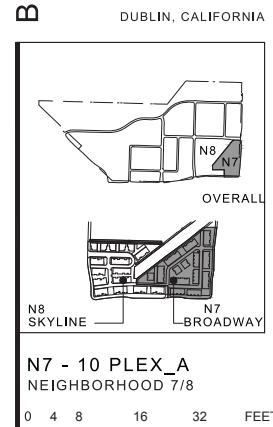
APRIL 11, 2017

A1.7.53.1



□ M □ □ □

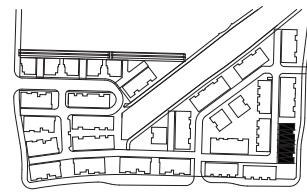
BOULEVARD phase 2



BUILDING 10 PLEX_A -ALT- BUILDING PLANS

APRIL 11, 2017
A1.7.54.1

BOULEVARD phase 2

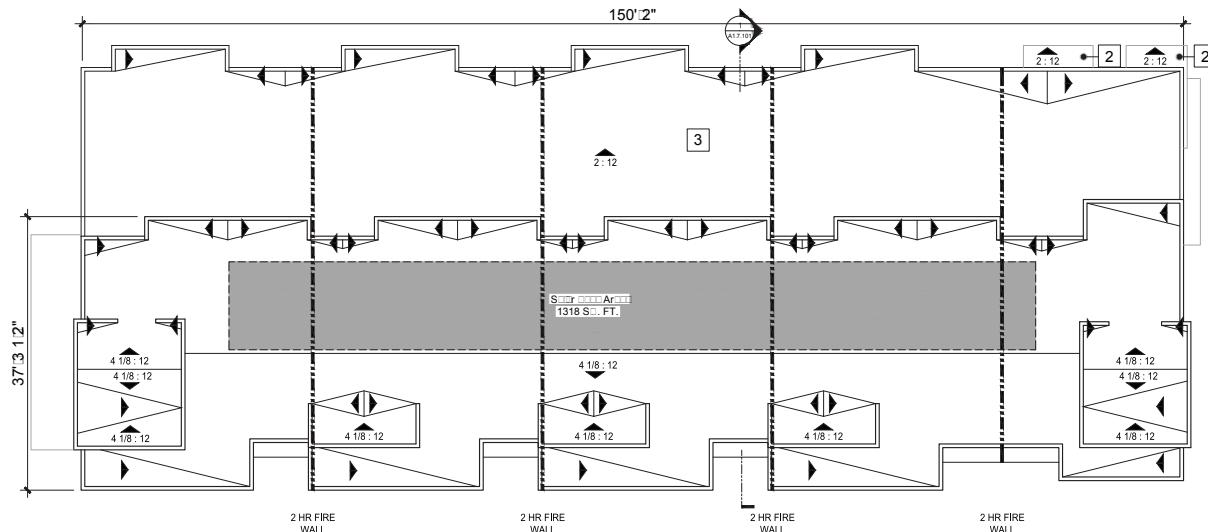


□ M □ □ □

- R□□□L□□□d□
 1. R□□□□□□□ 1□□□□□
 2. R□□□□□□□ 2□d□□□
 3. R□□□□□□□ 3rd□□□

— 2 HOUR FIRE □ ALL

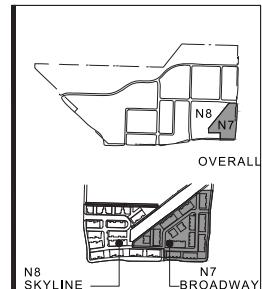
 SOLAR READ□ ONE
 MINIMUM 15 □ OF TOTAL ROOF AREA
 SEE A 1.7.13 FOR MORE INFO



ROOF

BUILDING 10 PLEX_A -ALT- BUILDING PLANS

DUBLIN, CALIFORNIA



N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

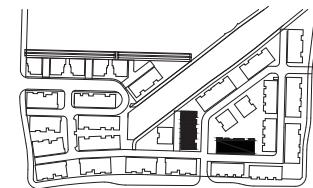
0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.55.1



FRONT/LEFT PERSPECTIVE



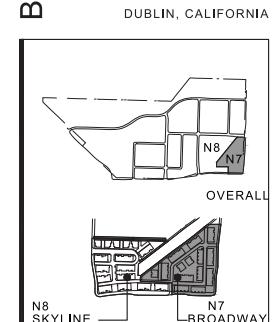
ktgy
Architecture+Planning

- Mixer Legend
 1. Site
 2. City Limits
 3. Site Boundary
 4. Major Streets
 5. Secondary Streets
 6. Major Driveway
 7. Construction Phase A1.7.102
 8. Utilities
 9. Landmarks
 10. Major Grid Roads

BOULEVARD phase 2



FRONT



N7 - 10 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

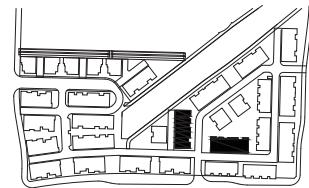
APRIL 11, 2017

A1.7.60

BUILDING 10 PLEX_B - EXTERIOR ELEVATIONS



Architecture+Planning



- M○○○○L○○○○d○
1. S○○○○
2. C○○○○○○○○○○○○○○
3. S○○○○○○○○r
4. M○○○○○○○○
5. S○○○○○○
6. M○○○○○○
7. C○○○○○○ A1.7.102 ○○○○○○○○
8. U○○○○Add○○○
9. L○○○○F○○○○
10. M○○G○○○○D○○r

BOII FWARD phase 2



LEFT



RIGHT

BUILDING 10 PLEX_B - EXTERIOR ELEVATIONS

N7 - 10 PLEX_B
NEIGHBORHOOD 7/8

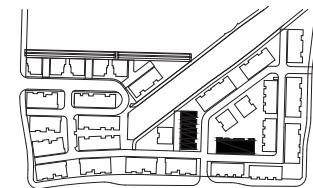
0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.61



RIGHT/REAR PERSPECTIVE

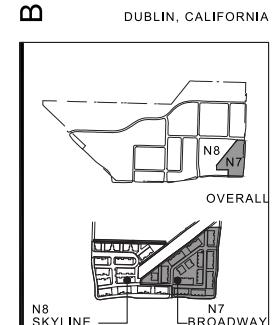


M□□r□□L□□□d□
 1. S□□□□□
 2. C□□□□□□□□□□□□□□
 3. S□□□□□□□□□□
 4. M□□□□□□□□
 5. S□□□□□□□□
 6. M□□□□□□□□
 7. C□□□□□□□□ A1.7.102 □□□□□□□□□□
 8. U□□□Addr□□□□
 9. L□□□F□□□□
 10. M□□□G□□□D□□□

BOULEVARD phase 2



REAR



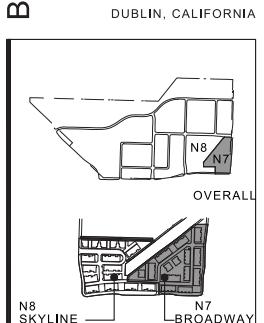
N7 - 10 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017
A1.7.62

BUILDING 10 PLEX_B - EXTERIOR ELEVATIONS

BOULEVARD phase 2

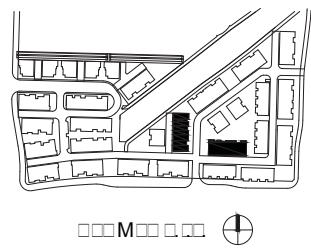


N7 - 10 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

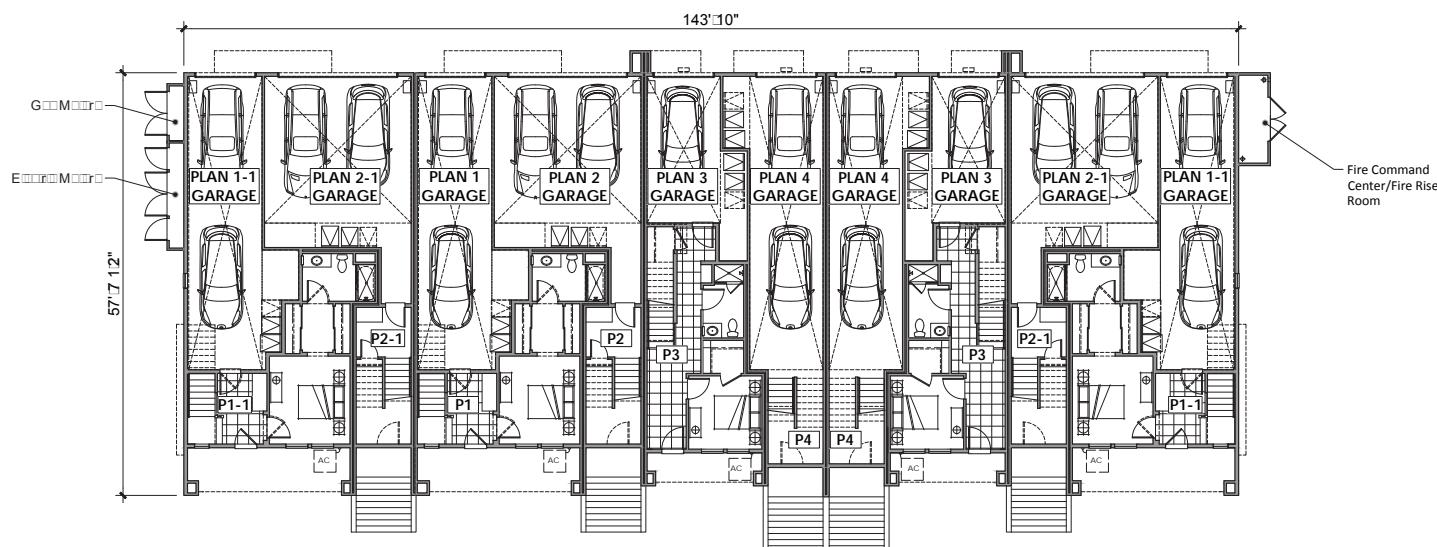
APRIL 11, 2017

A1.7.63



□ M □ □ □

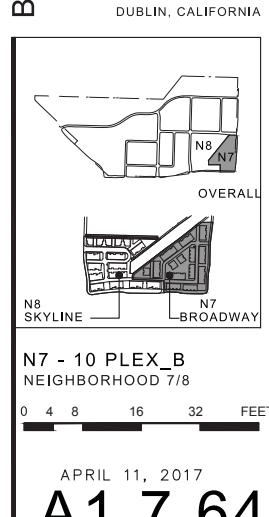
LEVEL 2



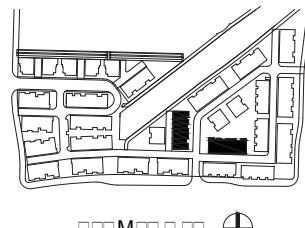
LEVEL 1

BUILDING 10 PLEX_B - BUILDING PLANS

BOULEVARD phase 2

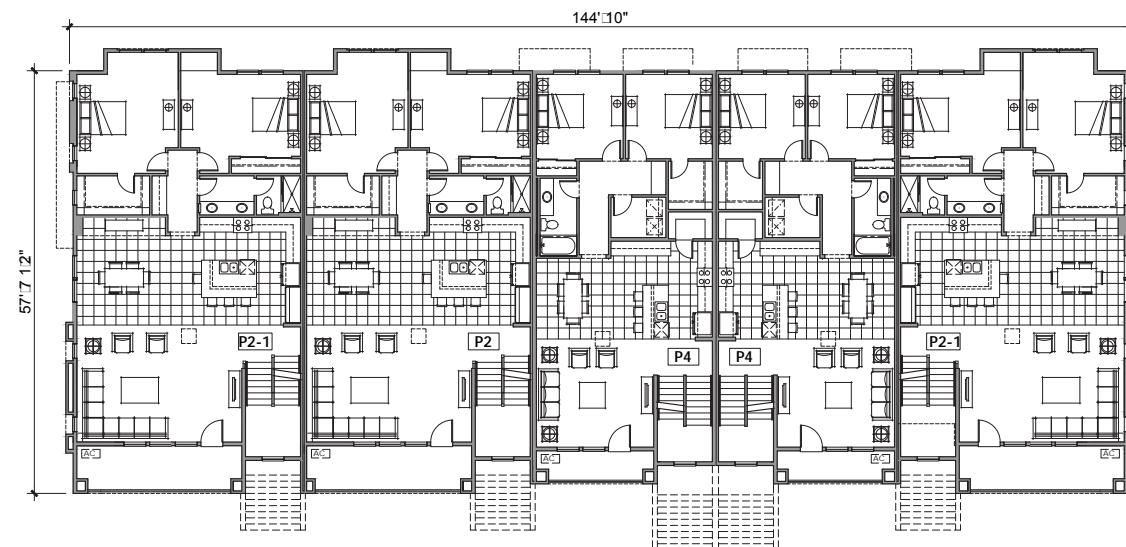
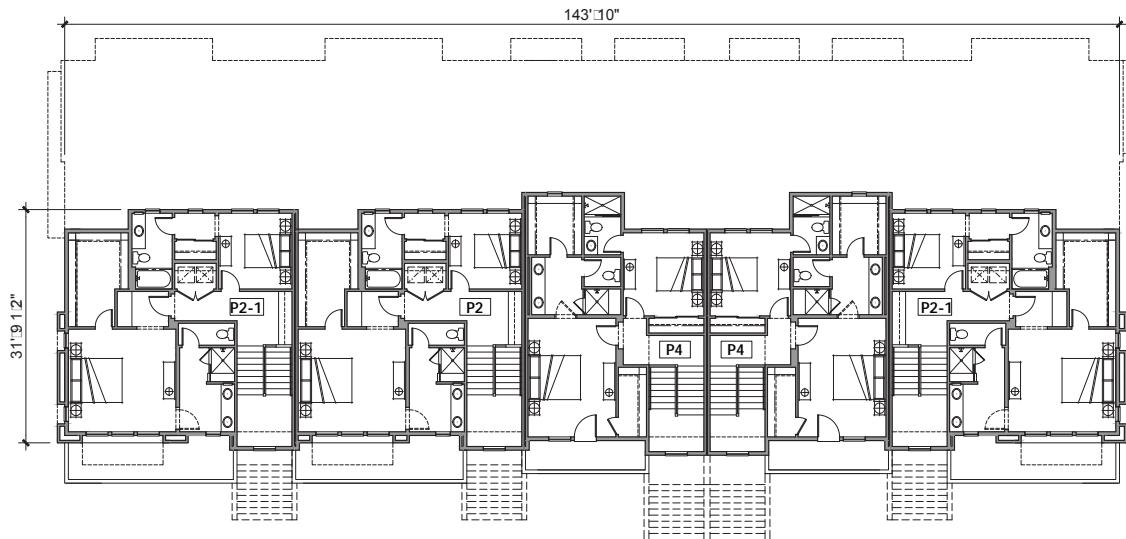


A1.7.64



□ M □ □ □

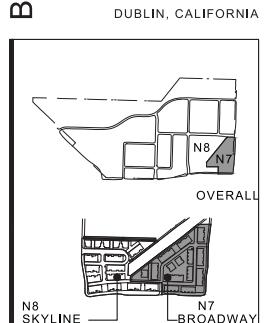
LEVEL 4



LEVEL 3

BUILDING 10 PLEX_B - BUILDING PLANS

BOULEVARD phase 2

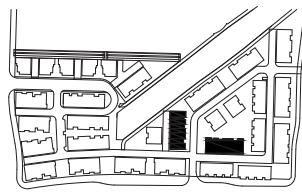


N7 - 10 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.65

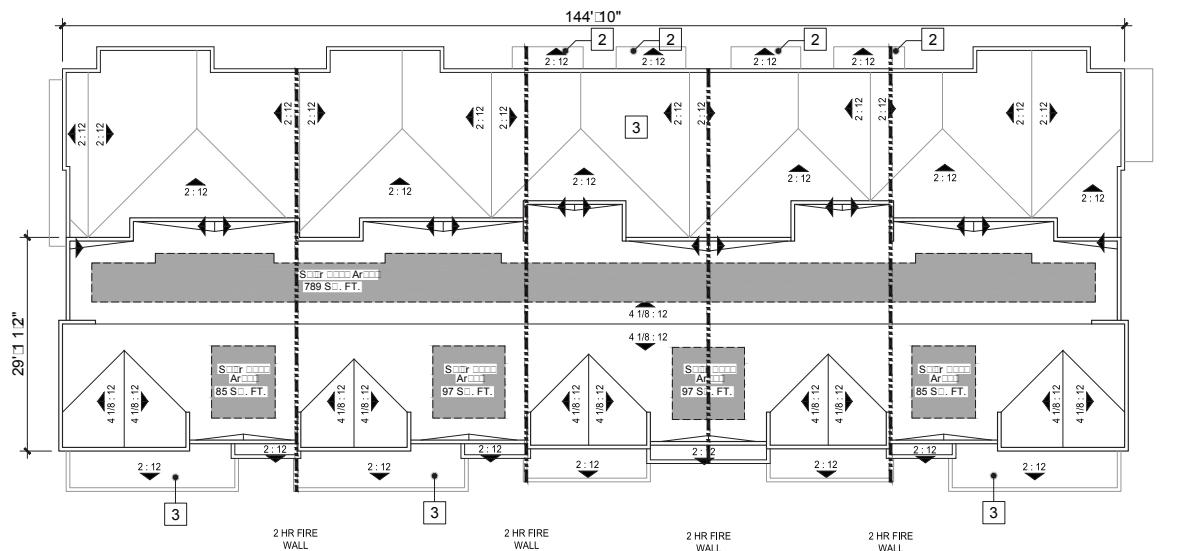


□ M □ □ □

- R□□□L□□□d□
 1. R□□□□□□□ 1□□□□□
 2. R□□□□□□□ 2□d□□□
 3. R□□□□□□□ 3rd□□□

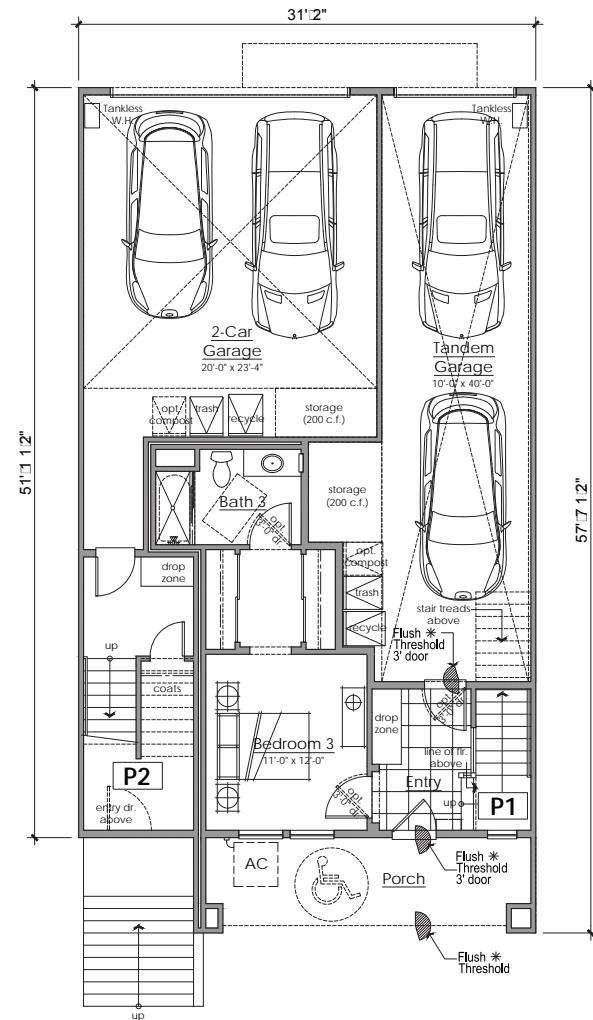
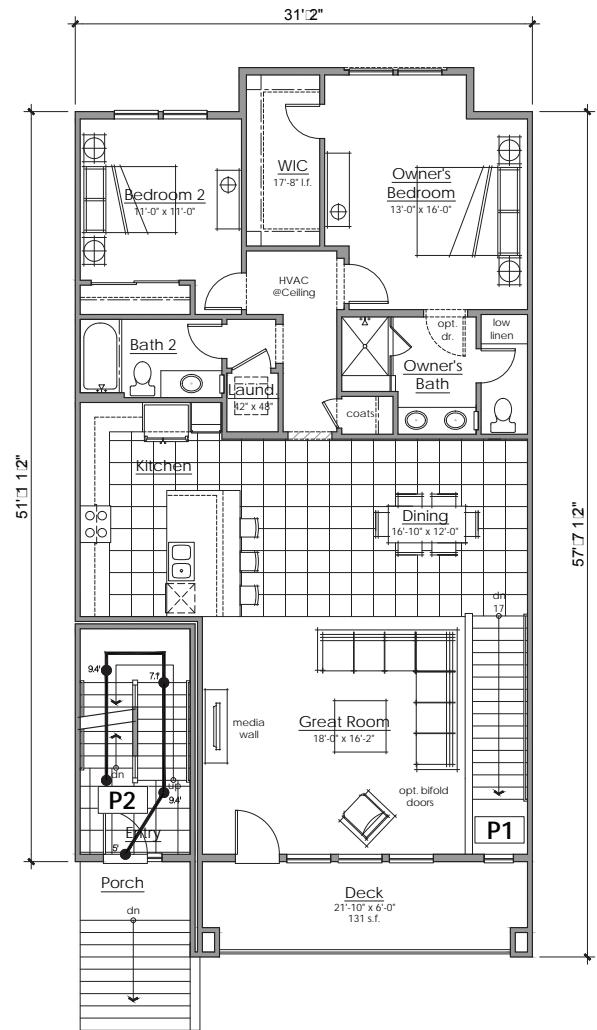
— 2 HOUR FIRE □ ALL

[] SOLAR READ □ ONE
 MINIMUM 15 □ OF TOTAL ROOF AREA
 SEE A 1.7.13 FOR MORE INFO



ROOF

BUILDING 10 PLEX_B - BUILDING PLANS

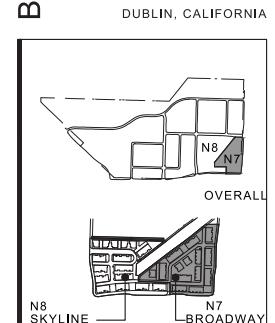


Plan 1
(accessible)
3 Bedrooms
3 Baths
1,788 N.S.F.
461 S.F. Garage

Accessible 1st
Floor where
occurs per CBC
1102 A.3

Plan 2
4 Bedrooms
3 Baths
2,670 N.S.F.
498 S.F. Garage

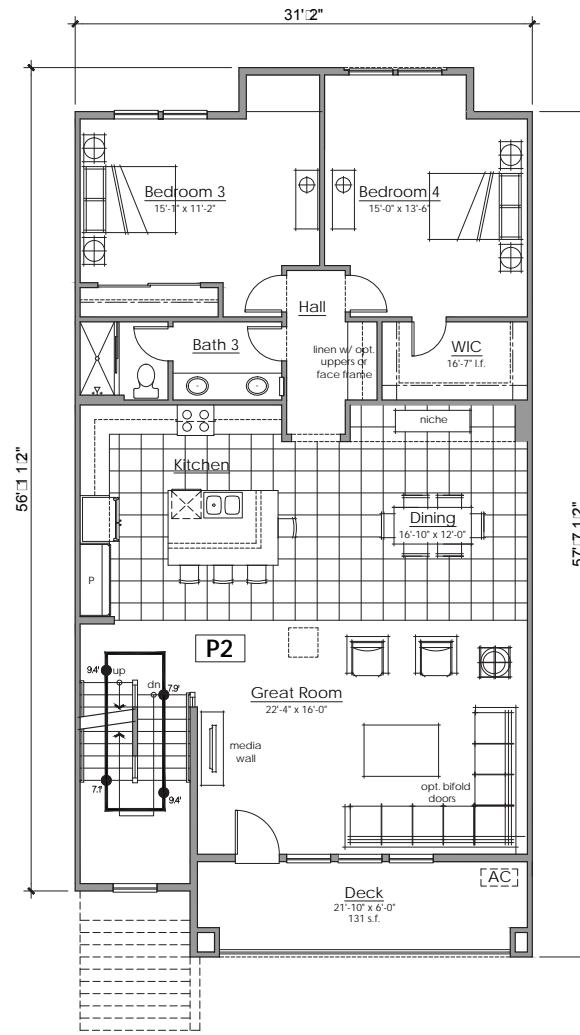
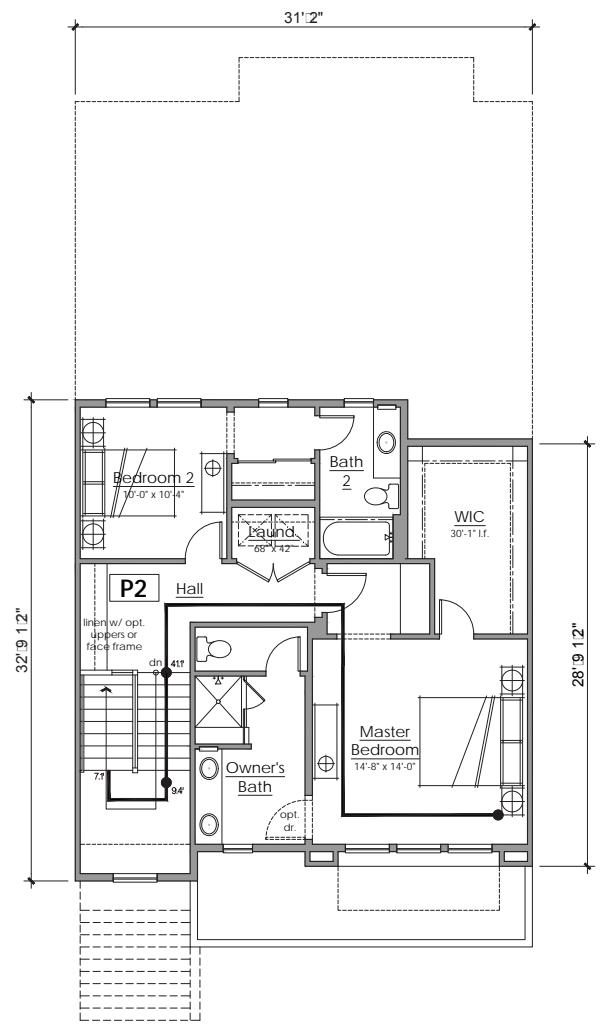
BOULEVARD phase 2



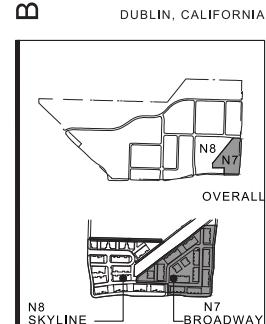
N7 - PLANS 1 & 2
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.70



BOULEVARD phase 2



Plan 2
4 Bedrooms
3 Baths
2,670 N.S.F.
498 S.F. Garage

LEVEL 3

PLANS 1 & 2 - FLOOR PLANS

APRIL 11, 2017
A1.7.71

N7 - PLANS 1 & 2
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET