



FRONT

COLOR SCHEME 2

phases 2-3

BOULEVARD



FRONT

COLOR SCHEME 3

DUBLIN, CALIFORNIA



OVERALL



DOWNING  
NEIGHBORHOOD 9&16

ELEVATIONS  
ALTERNATE COLOR  
SCHEMES



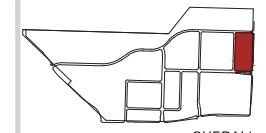
APRIL 11, 2017

**A2.8**

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA

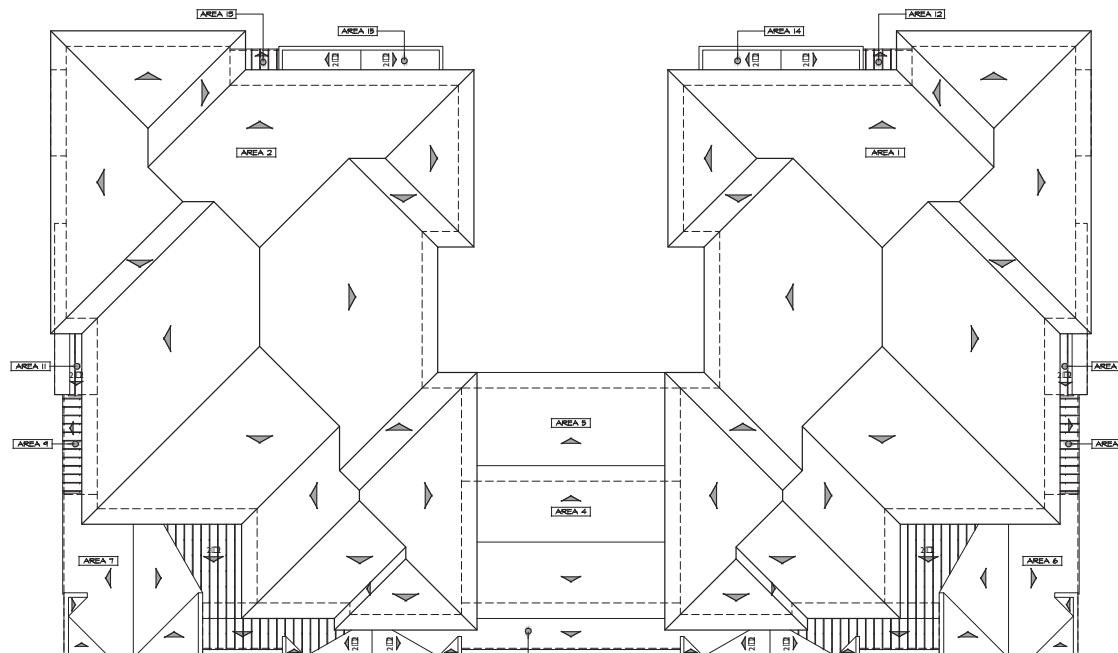


DOWNING  
NEIGHBORHOOD 9&16

ROOF PLAN

A1A		A2A		A3A		A4A	
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4
A1A 1	1	A1A 2	2	A1A 3	3	A1A 4	4

NOTE: S= SHARE FOOTAGE MA= VAR= DUE TO METHOD OF CALCULATION



PLA

P-----  
A-----  
A-----  
A-----  
A-----

APRIL 11, 2017

A2.9

DUBLIN, CALIFORNIA



OVERALL

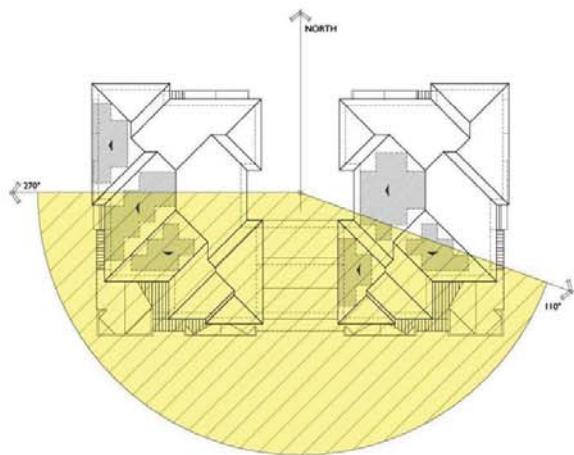


DOWNING  
NEIGHBORHOOD 9&16

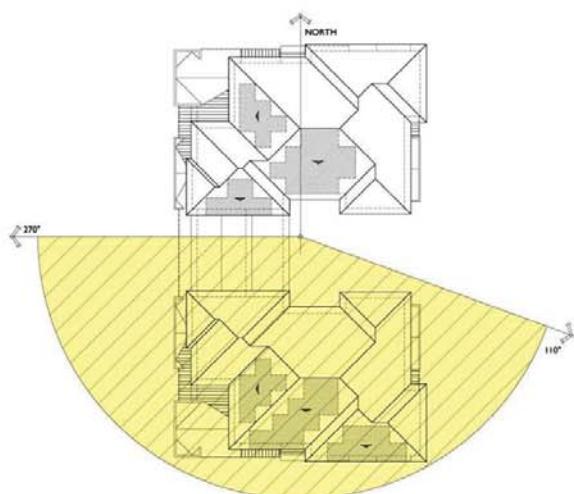
SOLAR ZONE  
ANALYSIS

APRIL 11, 2017

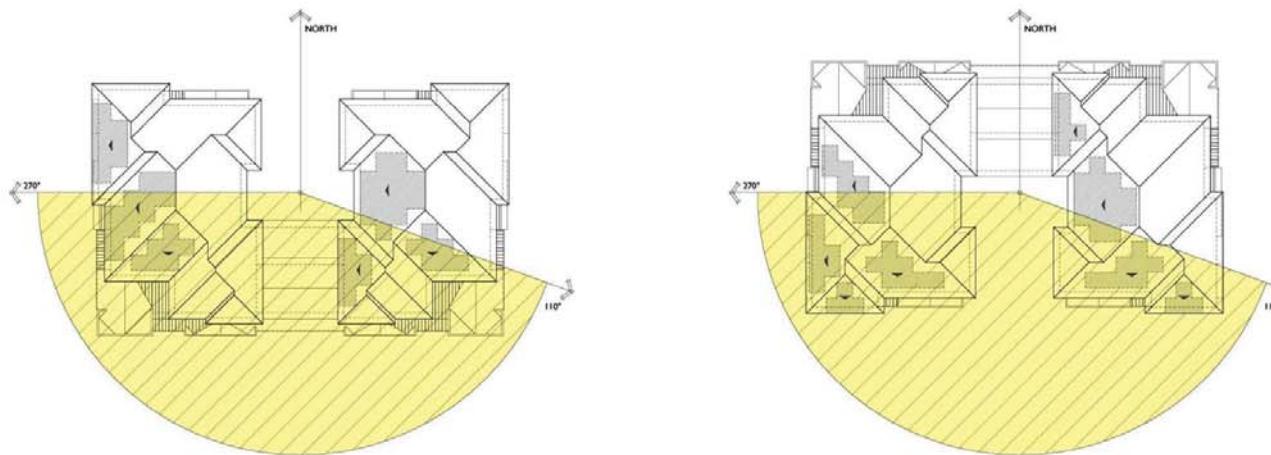
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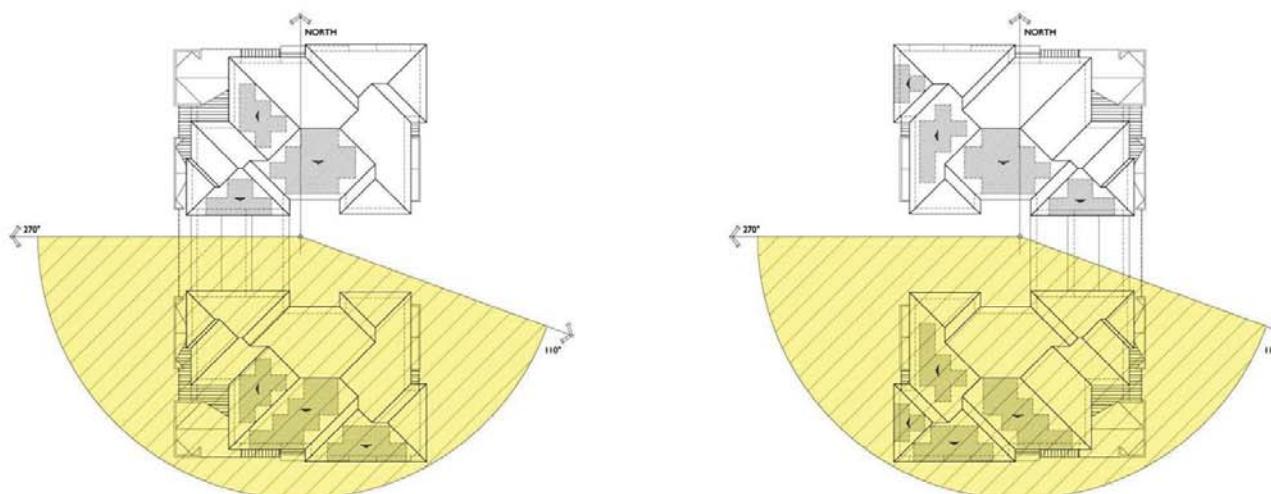
**SOLAR ZONE (ORIENTATION 1):**  
BUILDINGS: 1, 3, 10  
1,510 SQ. FT.



**SOLAR ZONE (ORIENTATION 3):**  
BUILDING: 11  
1,500 SQ. FT.



**SOLAR ZONE (ORIENTATION 2):**  
BUILDINGS: 2, 4, 12  
1,510 SQ. FT.



**SOLAR ZONE (ORIENTATION 4):**  
BUILDINGS: 5, 6, 7, 8, 9  
1,720 SQ. FT.

**2013 RESIDENTIAL COMPLIANCE  
MANUAL**

**MULTI-FAMILY SOLAR READY  
COMPLIANCE DATA**

**7.2 COVERED OCCUPANCIES**

**7.2.2 LOW-RISE MULTIFAMILY BUILDINGS**

LOW RISE MULTI-FAMILY BUILDINGS HAVE THREE STORIES OR FEWER

**7.3 SOLAR ZONE**

**7.3.1 MINIMUM AREA**

THE TOTAL AREA OF THE SOLAR ZONE MAY BE COMPOSED OF MULTIPLE SUB-AREAS. NO DIMENSION OF THE SUB-AREA CAN BE LESS THAN FIVE FEET. IF THE TOTAL ROOF AREA IS EQUAL TO OR LESS THAN 10,000 SQ. FT. EACH SUB-AREA MUST BE AT LEAST 80 SQ. FT. IF THE TOTAL ROOF AREA IS GREATER THAN 10,000 SQ. FT., EACH SUB-AREA MUST BE AT LEAST 160 SQ. FT.

**B. LOW-RISE MULTI-FAMILY RESIDENCES**

THE SOLAR ZONE SHALL HAVE A TOTAL AREA THAT IS NO LESS THAN 15% OF THE TOTAL ROOF AREA OF THE BUILDING.

TOTAL ROOF AREA = 9,905 SQ. FT.

TOTAL SOLAR ZONE AREA =  $(9,905 \text{ SQ. FT.}) \times (15\%) = 1,486 \text{ SQ. FT. MIN}$

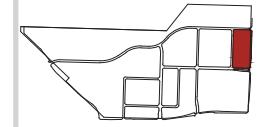
**7.3.2 ORIENTATION**

FOR BOTH SINGLE FAMILY AND LOW-RISE MULTI-FAMILY BUILDINGS, ALL SECTIONS OF THE SOLAR ZONE ON STEEP-SLOPED ROOFS (RATIO OF RISE TO RUN OF GREATER THAN 2:12) SHALL BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH.

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

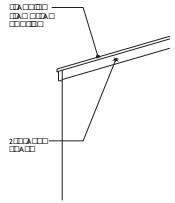


DOWNING  
NEIGHBORHOOD 9&16

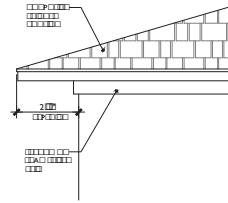
DETAILS

APRIL 11, 2017

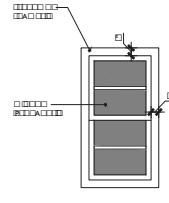
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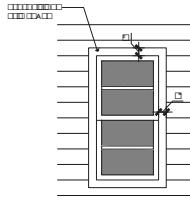
TYPICAL TIGHT OVERHANG  
AT METAL ROOF



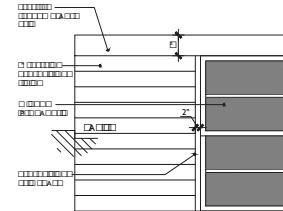
TYPICAL OVERHANG AT  
COMPOSITE SHINGLE ROOF



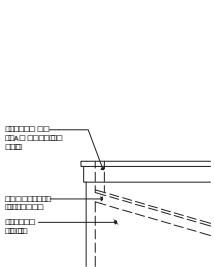
TYPICAL WINDOW TRIM  
AT STUCCO FINISH



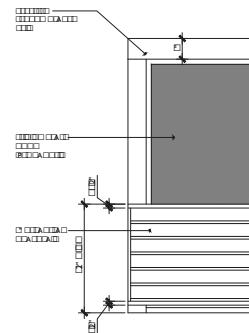
TYPICAL WINDOW TRIM  
AT SIDING



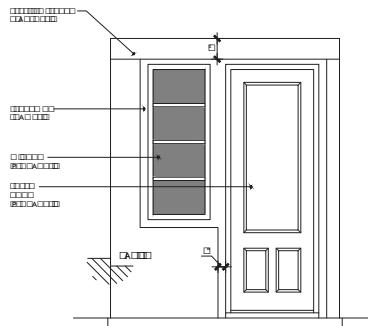
TYPICAL RECESSED  
WINDOW TRIM



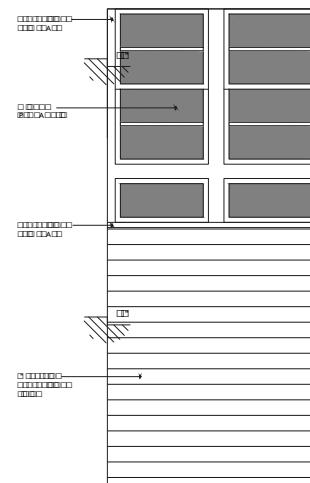
TYPICAL PARAPET DETAIL



WOOD RAILING AND SOFFIT  
AT COVERED DECK



ENTRY PORCH SOFFIT AND  
HEADER TRIM



RECESSED WINDOW TRIM

## COLOR PALETTES

	SCHEME 1	SCHEME 2	SCHEME 3
BASE STUCCO (FINISH 16/20)			
ACCENT STUCCO (FINISH 16/20)	SW 6170 TECHNO GRAY	SW 7534 OUTERBANKS	SW 7550 RESORT TAN
FASCIA / EAVES / BEAMS / HEADERS / GARAGE DOORS			
SIDING (HORIZONTAL LAP) DECK RAILING (PAINTED FINISH)			
FRONT DOOR (PAINTED FINISH)	SW 7520 PLANTATION BROWN	SW 6992 INKWELL	SW 6222 RIVERWAY
TRIM			
ROOF (COMPOSITION)			
METAL ROOF	CHARCOAL	BARKWOOD	WEATHEREDWOOD
GUTTERS & DOWNSPOUTS	OLD TOWN GRAY	ZINC GRAY	OLD TOWN GRAY
WINDOW FRAME	MUSKET	LOW GLOSS WHITE	BEAVER BROWN
STONE	TAN	WHITE	TAN

•Use Stucco Paint Color for Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb

### MANUFACTURES:

ROOF: GAF  
PAINT: SHERWIN WILLIAMS  
WINDOWS: MILGARD  
METAL ROOF: CUSTOM BILT METALS  
STONE: ELDORADO

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



DOWNEY  
NEIGHBORHOOD 9&16

COLOR & MATERIALS

APRIL 11, 2017

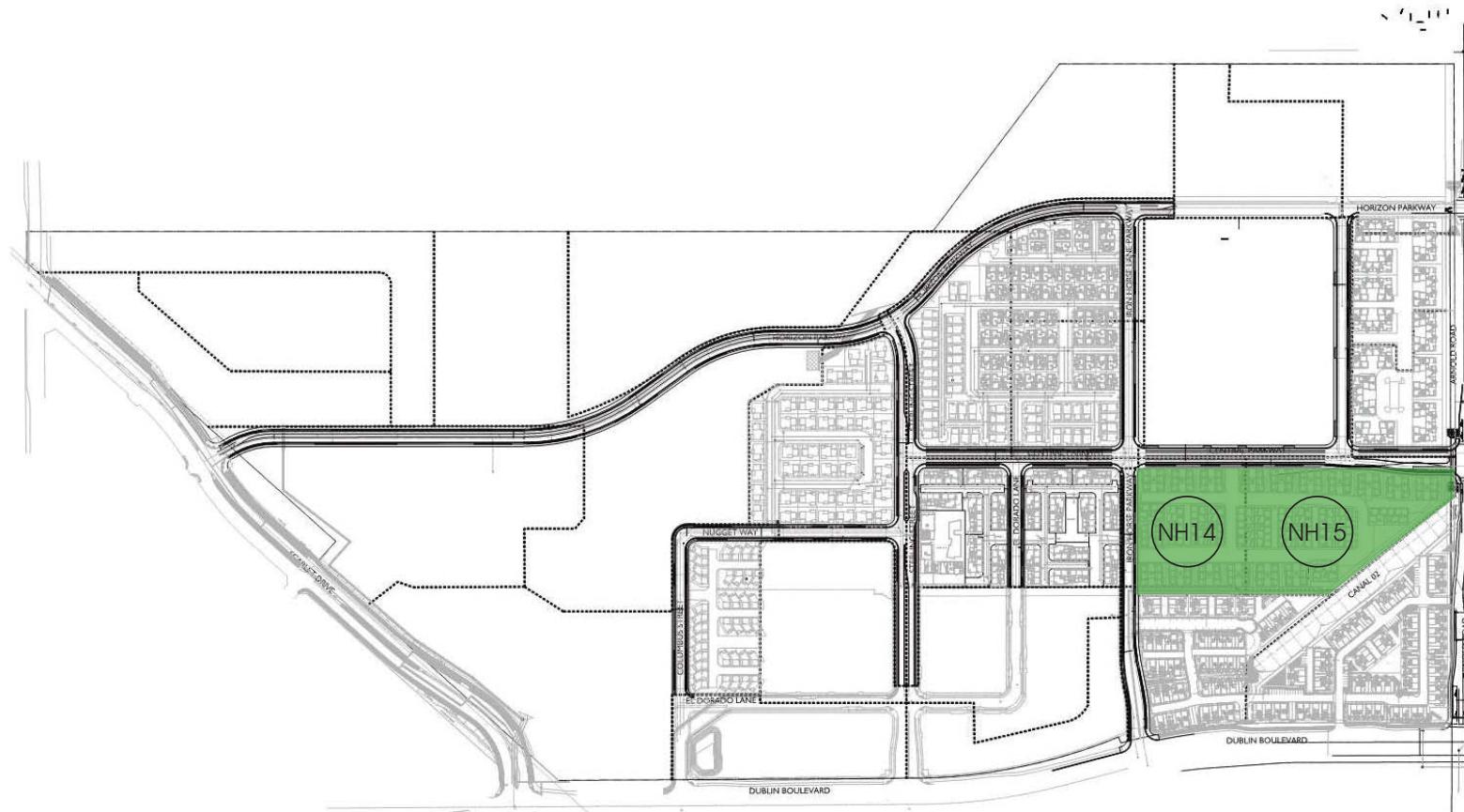
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tabbed page Neighborhood 14/15

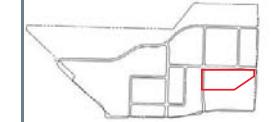
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**BOULEVARD phases 2-3**


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Dublin, California

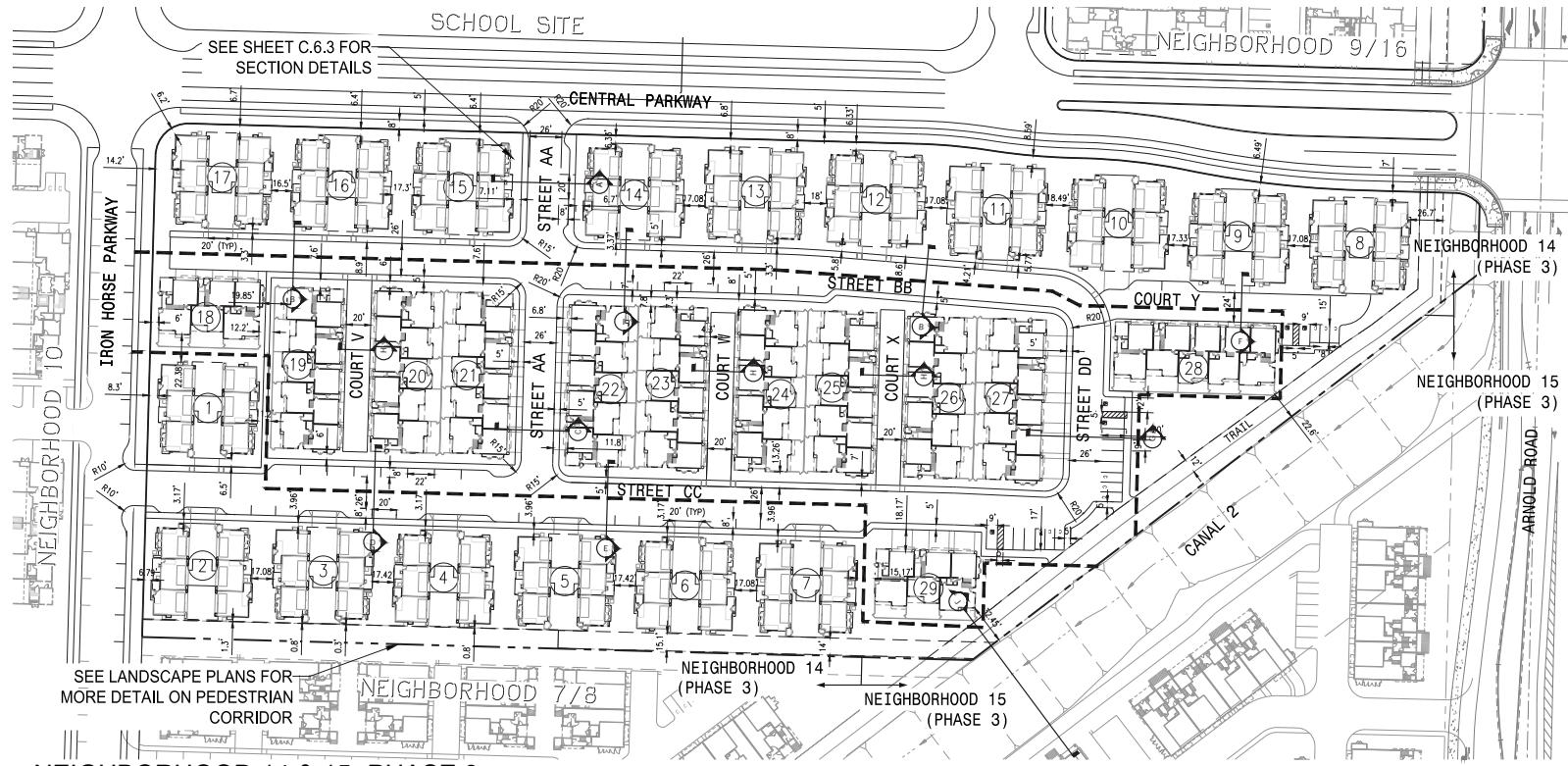


SITE PLAN  
NEIGHBORHOOD 14&15

0' 200' 400' 800'

APRIL 11, 2017

**L6.1**



## NEIGHBORHOOD 14 & 15 PHASE 3

### SITE SUMMARY

#### NEIGHBORHOOD 14

ACRES: 4.93  
UNIT COUNT: 102  
DENSITY: 20.6 DU/AC (HIGH DENSITY)

#### NEIGHBORHOOD 15

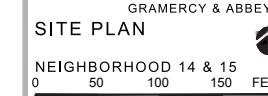
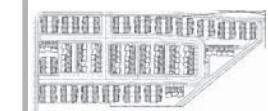
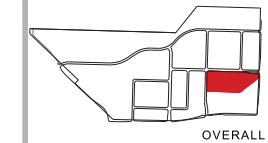
ACRES: 3.78  
UNIT COUNT: 56  
DENSITY: 14.81 DU/AC (MEDIUM HIGH DENSITY)

TOTAL ACRES: 8.71± AC

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



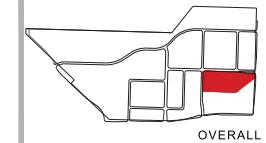
APRIL 11, 2017

C.6.1

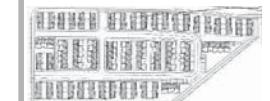
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



GRAMERCY & ABBEY  
LAND USE SUMMARY

NEIGHBORHOOD 14 & 15  
0 50 100 150 FEET

APRIL 11, 2017

C.6.2

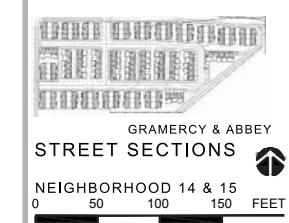
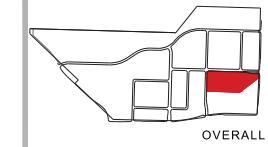
<b>NH 14 (ELEVATED TOWNHOMES)</b>		<b>Per Dublin Crossing Specific Plan Table 2-11 (Multi-family Attached)</b>	<b>Proposed Site Plan</b>
<b>DEVELOPMENT STANDARDS</b>			
<b>SETBACKS (MINIMUM) <sup>(1) (2) (3)</sup></b>			
Building to PL on Public ROW	10 feet	6 feet	
Building to PL not on Public ROW	N/A	1 feet	
Building to Parking and Drive Isle	5 feet	3 feet to Back of Walk 1.5 feet to Face of Curb in Court Y	
Drive Isle or Parking to PL	5 feet	5 feet	
<b>BUILDING SEPARATION (MINIMUM)</b>			
Garage to Garage	30 feet	26 feet	
Building to Building (2 stories or less)	10 feet	N/A	
Building to Building (3-4 stories)	20 feet	15' First Floor 14' Second Floor	
Building to Building (5-6 stories)	30 feet	N/A	
Maximum number of stories	6 stories	4 stories	
<b>Notes (From the Dublin Crossing Specific Plan):</b>			
(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.			

<b>NH 15 (BACKYARD TOWNHOMES)</b>		<b>Per Dublin Crossing Specific Plan Table 2-10 (Attached Townhome)</b>	<b>Proposed Site Plan</b>
<b>DEVELOPMENT STANDARDS</b>			
<b>SETBACKS (MINIMUM) <sup>(1) (2) (3)</sup></b>			
Street <sup>(4)</sup>			
Living	10 feet	6 feet	7 feet to Front Door
Porch	5 feet	5 feet	
Side	10 feet	5.5 feet	
Garage	3 feet	3 feet	
Rear <sup>(4)</sup>			
Living	3 feet	7 feet	
<b>BUILDING SEPARATION (MINIMUM)</b>			
Building Face to Building Face		28 feet 1st Floor 20 feet 2nd Floor	
Porch to Porch	20 feet	22 feet	
Garage to Garage	27 feet	28 feet	
Side to Side	20 feet	15 feet	
Maximum number of stories	3 stories	3 stories	
<b>Notes (From the Dublin Crossing Specific Plan):</b>			
(1) All building setbacks are measured from building foundation to property line.			
(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.			
(4) Street setbacks apply to all street (not alley) frontages only.			
(5) Rear setbacks are measured from property line or alley easement where applicable.			

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA

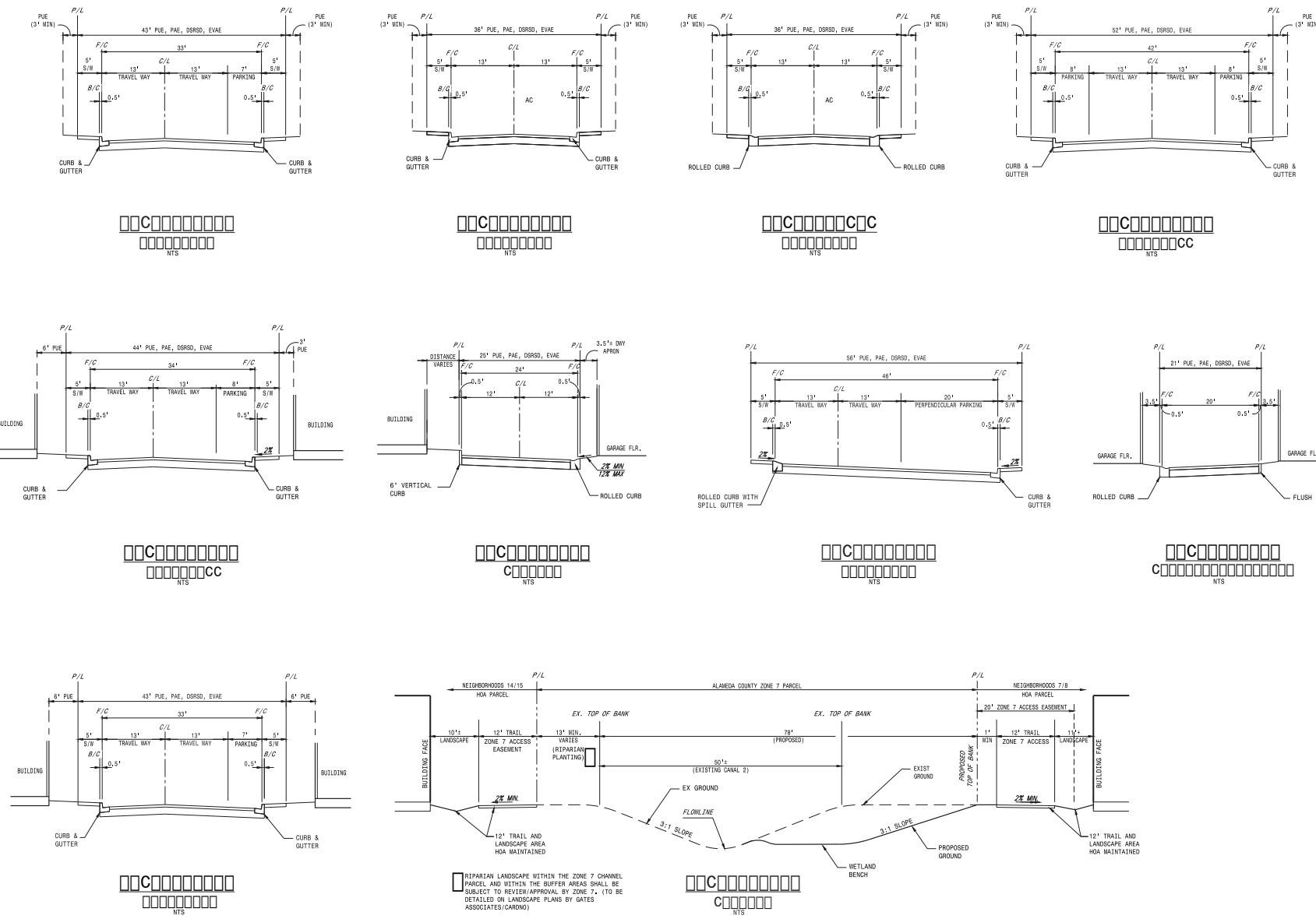


NEIGHBORHOOD 14 & 15

0 50 100 150 FEET

APRIL 11, 2017

C.6.3





phases 2-3

BOULEVARD



GRAMERCY & ABBEY  
ADDRESS PLAN

NEIGHBORHOOD 14 & 15  
0 50 100 150 FEET

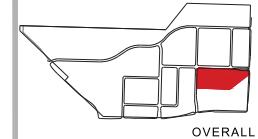
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**C.6.4**

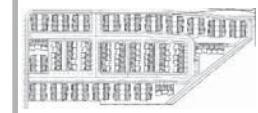
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

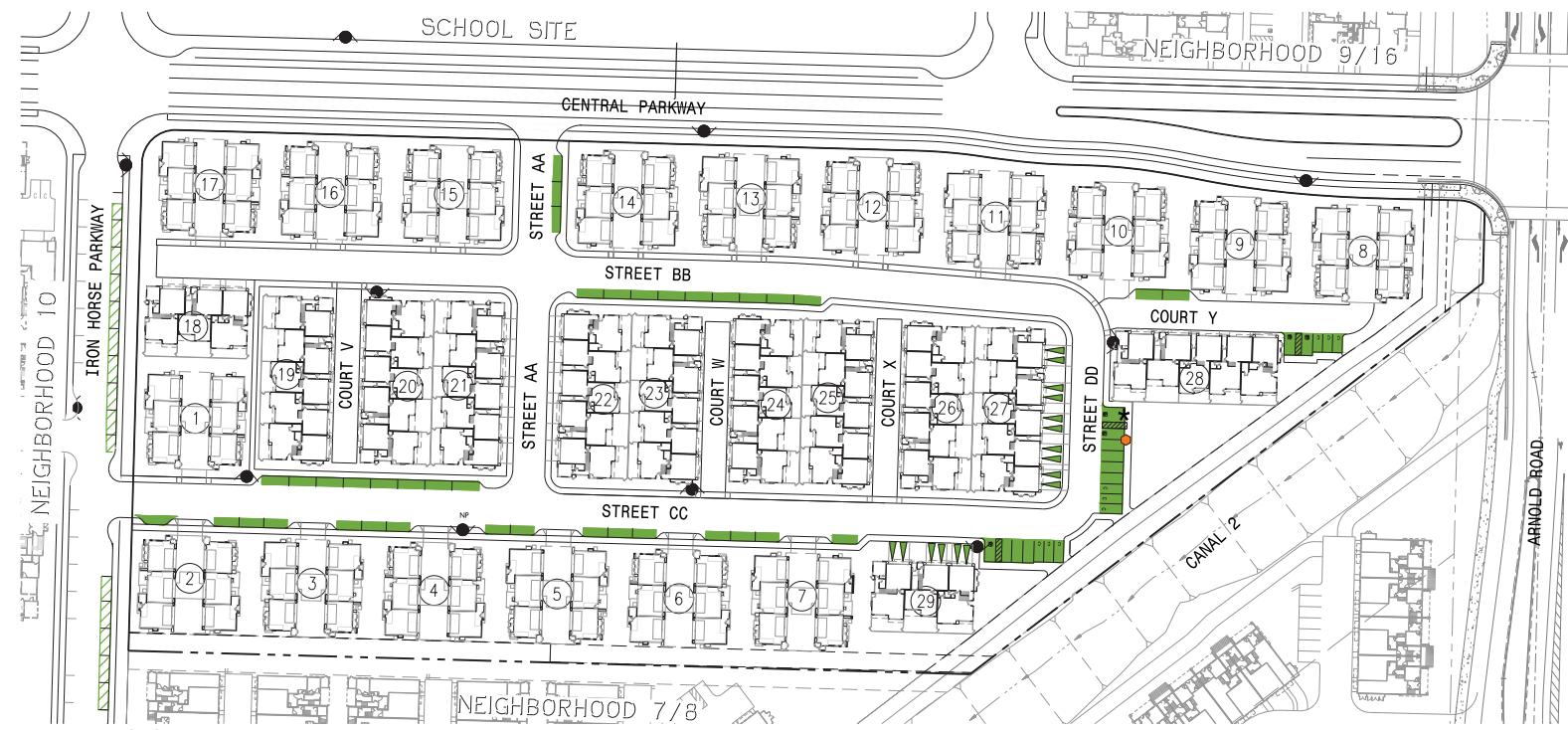


GRAMERCY & ABBEY  
NEIGHBORHOOD 14 & 15

0 50 100 150 FEET

APRIL 11, 2017

C.6.5



## PARKING SUMMARY

### REQUIRED PARKING:

NH 14 (ELEVATED TOWNHOMES) - HIGH DENSITY 1.5 COVERED/UNCOVERED SPACES - 15% GUEST PARKING  
NH 15 (BACKYARD TOWNHOMES) - MEDIUM HIGH DENSITY 2 COVERED SPACES + 1 GUEST SPACE

176 SPACES  
168 SPACES  
TOTAL 344 SPACES

### LEGEND

- [Solid Green Box] ON-SITE GUEST PARKING SPACE
- [Hatched Box] GUEST PARKING SPACE ON PUBLIC STREETS
- [Green Triangle] IN-DRIVE GUEST PARKING SPACE
- [Black Circle] FIRE HYDRANT
- [NP] NO PARKING ZONE (AT FIRE HYDRANTS)
- [Orange Circle] PROPOSED EV CHARGING STATION
- [Star] VAN ACCESSIBLE STALL LOCATION

### PROPOSED:

NH14 102 UNITS

GARAGE RESIDENTIAL SPACES 204

RESIDENTIAL ON-SITE PARKING SPACES 25

GUEST PARKING SPACES ON PUBLIC STREETS 7

NH15 - 56 UNITS

GARAGE RESIDENTIAL SPACES 112

RESIDENTIAL ON-SITE PARKING SPACES 50

GUEST PARKING SPACES ON PUBLIC STREETS 7

ACCESSORY BUILDINGS 0

COMPACT PARKING SPACES 35% OF ONSITE GUEST SPACES ALLOCATED  
ACCESSIBLE SPACES 5% OF ONSITE PARKING SPACES

9

5

AC

1

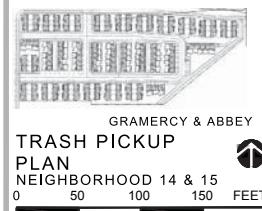
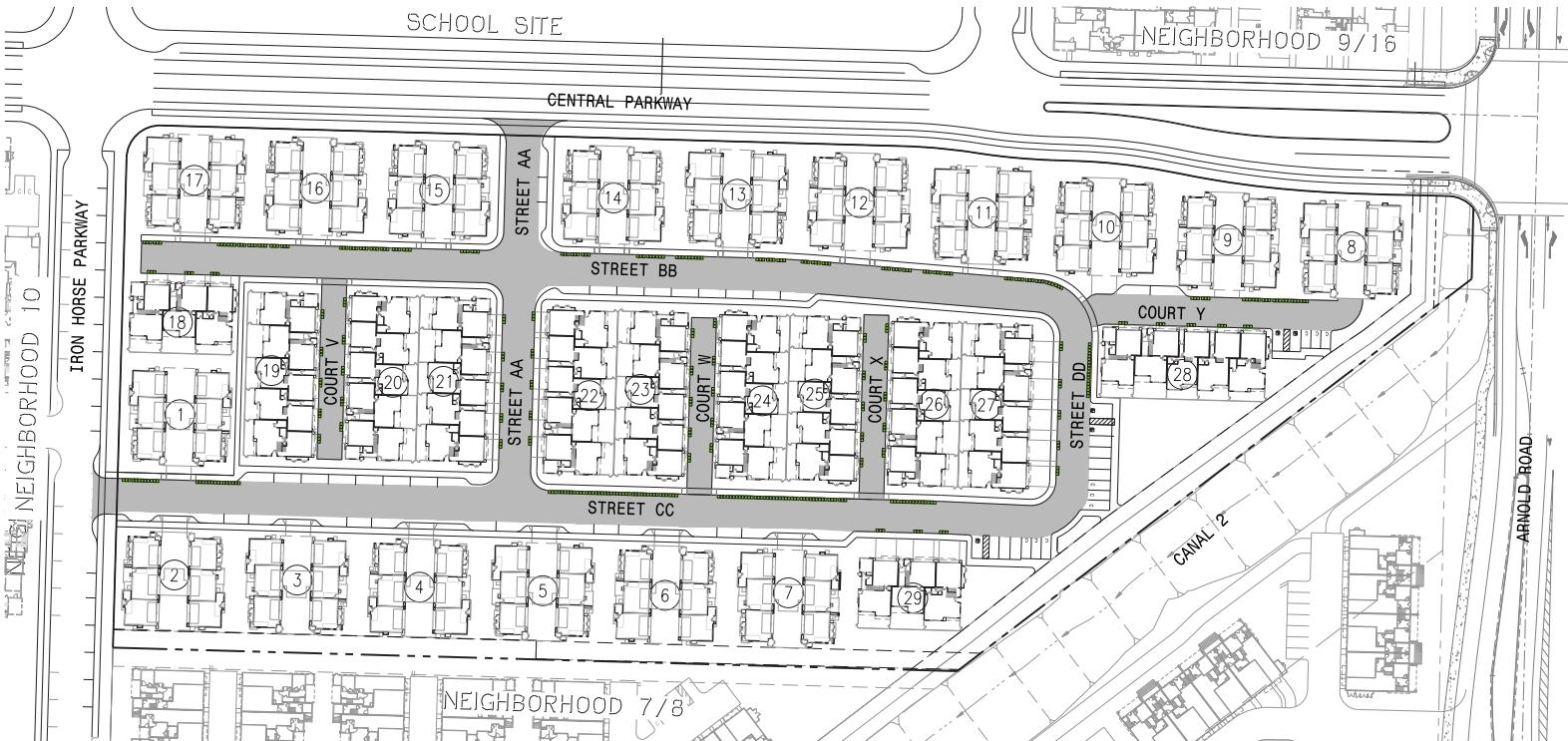
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2 ACCESSIBLE

### EV GUEST PARKING SPACES

3% OF ONSITE GUEST SPACES REQUIRED

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



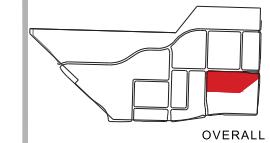
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**C.6.6**



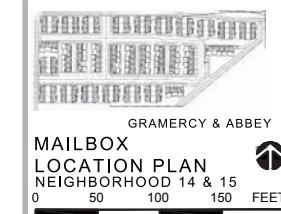
## BOULEVARD

DUBLIN, CALIFORNIA



## LEGEND

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



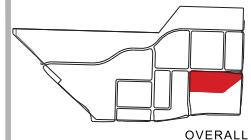
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C.6.7

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

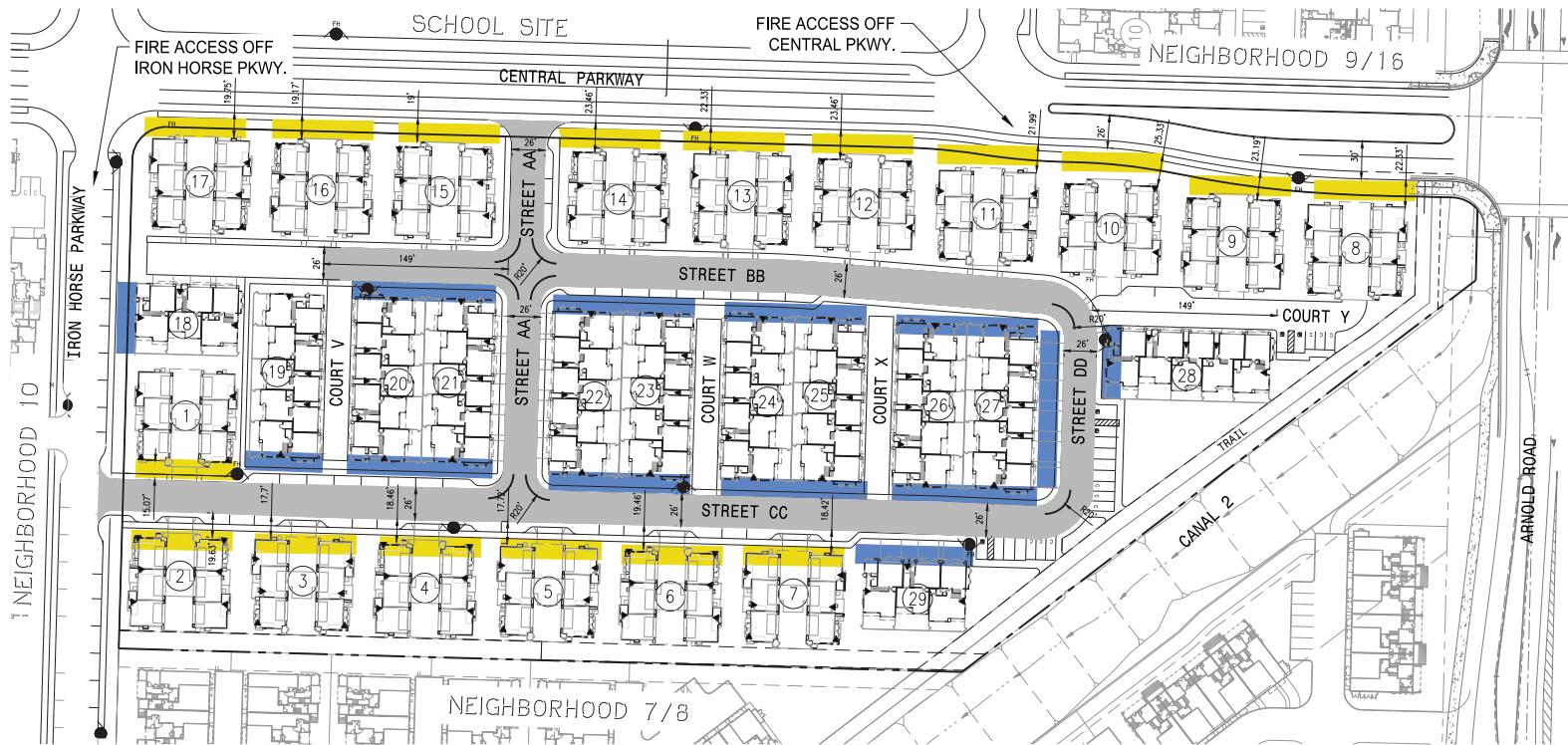


GRAMERCY & ABBEY  
FIRE ACCESS PLAN

NEIGHBORHOOD 14 & 15  
0 50 100 150 FEET

APRIL 11, 2017

C.6.8



#### LEGEND

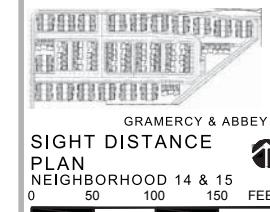
- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE HYDRANT (FH)
- HOSE PULL DISTANCE 200' MAX
- ACCESS FOR BUILDINGS WITH EAVES UNDER 30'
- ACCESS FOR BUILDINGS OVER 30' WITH A 4TH STORY ELEMENT
- ▲ FRONT DOOR SHOWN FOR MEDICAL EMERGENCY PURPOSES
- MINIMUM INSIDE TURN RADIUS

#### NOTE

1. PROPOSED PLAN CONTAINS BUILDINGS WITH A 4TH STORY IN 14 ELEVATIONS AND BUILDINGS THAT CONTAIN A 3RD STORY POP UP IN 15 BACKWARD TOWARDS THE 3-STORY PRODUCT HAS AN EAVE HEIGHT OF UNDER 30'.
2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 26'.



## BOULEVARD



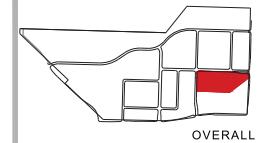
APRIL 11, 2017

**C.6.9**

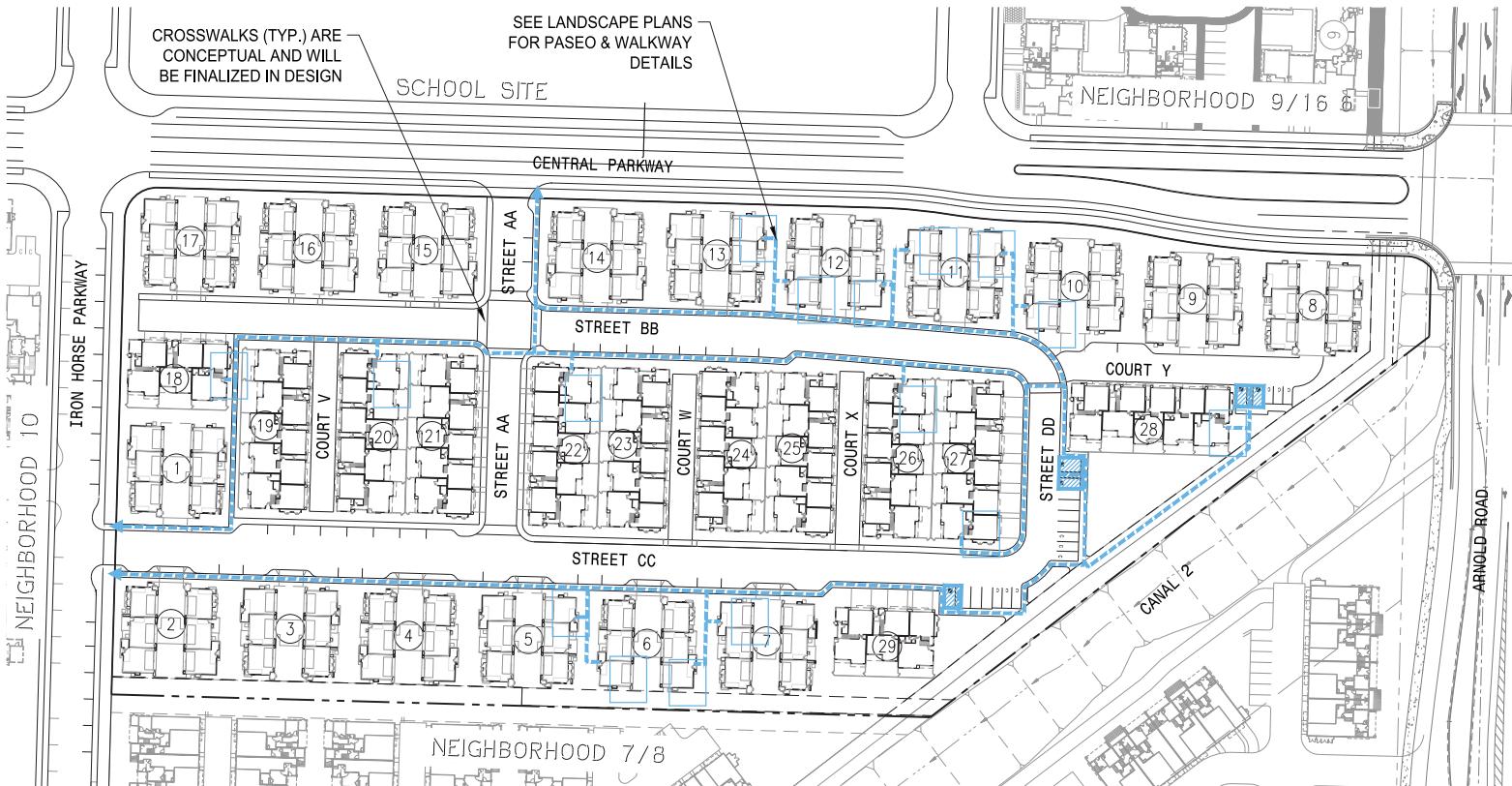
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

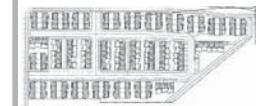
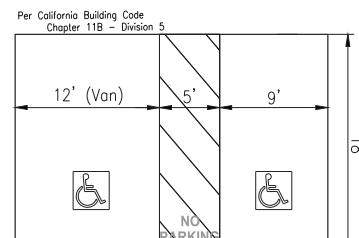


LEGEND

ACCESSIBLE PARKING SPACES

ACCESSIBLE UNITS  
(16 ACCESSIBLE UNITS REQUIRED)

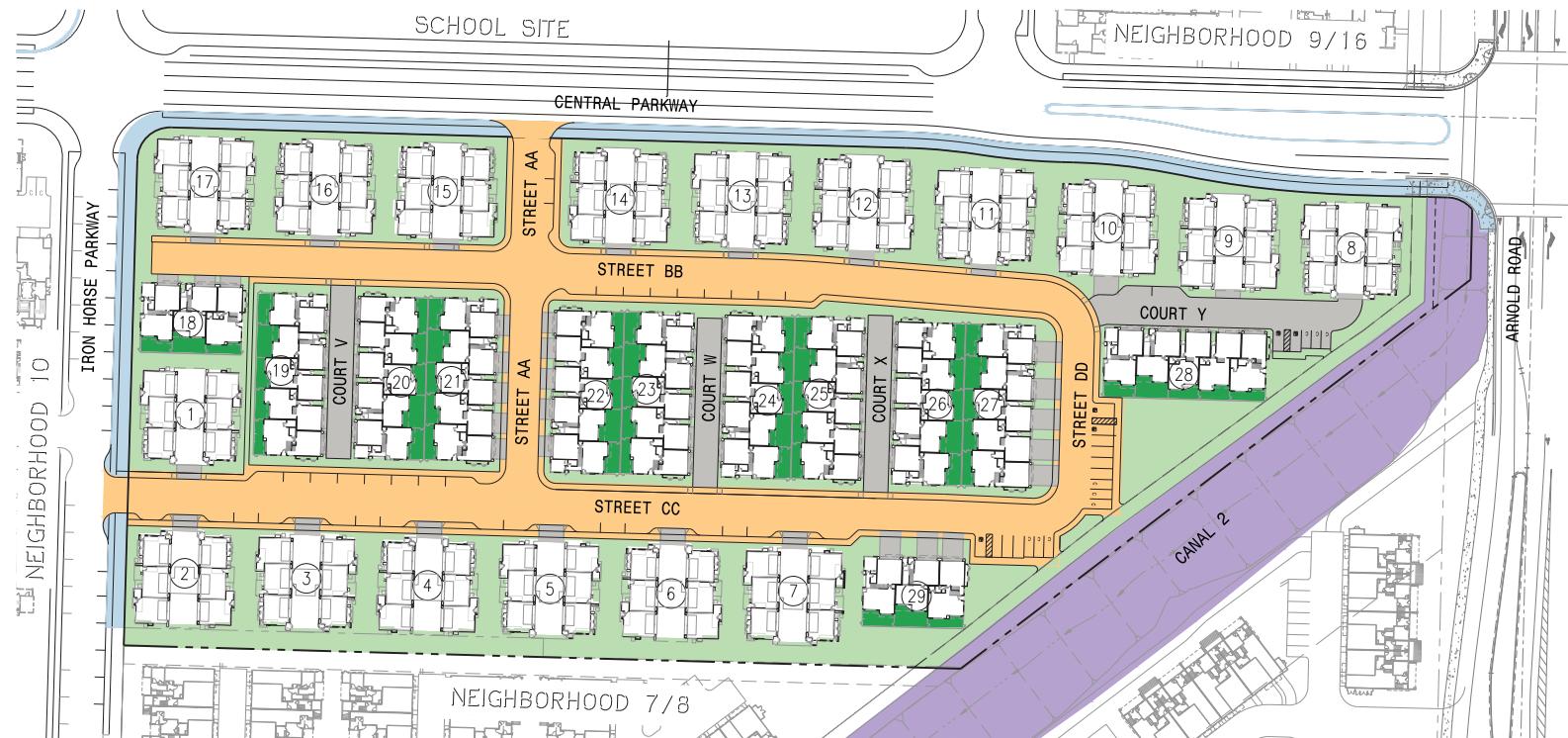
ACCESSIBLE PATH TO/FROM  
ACCESSIBLE STALL AND PUBLIC R.O.W.  
TO ACCESSIBLE UNIT



GRAMERCY & ABBEY  
ACCESSIBILITY  
PLAN  
NEIGHBORHOOD 14 & 15  
0 50 100 150 FEET

APRIL 11, 2017

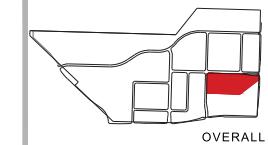
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phases 2-3

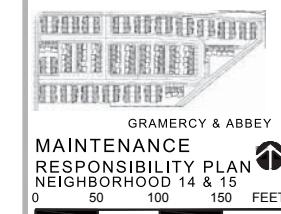
BOULEVARD

DUBLIN, CALIFORNIA



#### LEGEND

OPEN SPACE	HOA MAINTAINED
	INCLUDING BIO RETENTION/SILVA CELL FACILITIES
BACARDS	HOA MAINTAINED
COURTS & DRIVES	HOA MAINTAINED
PRIVATE STREETS	HOA MAINTAINED
PUBLIC STREET PARKING	HOA MAINTAINED
	INCLUDING BIO RETENTION/SILVA CELL FACILITIES
CANAL 2	ONE 7 MAINTAINED



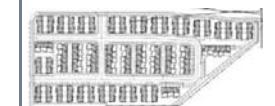
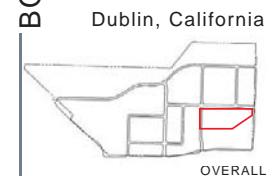
APRIL 11, 2017

C.6.11



#### LEGEND

	<i>Quercus virginiana</i> Southern Live Oak
	<i>Platanus acerifolia</i> London Plane Tree
	<i>Celtis sinensis</i> Chinese Hackberry
	<i>Carpinus betulus 'Fastigiata'</i> European Hornbeam



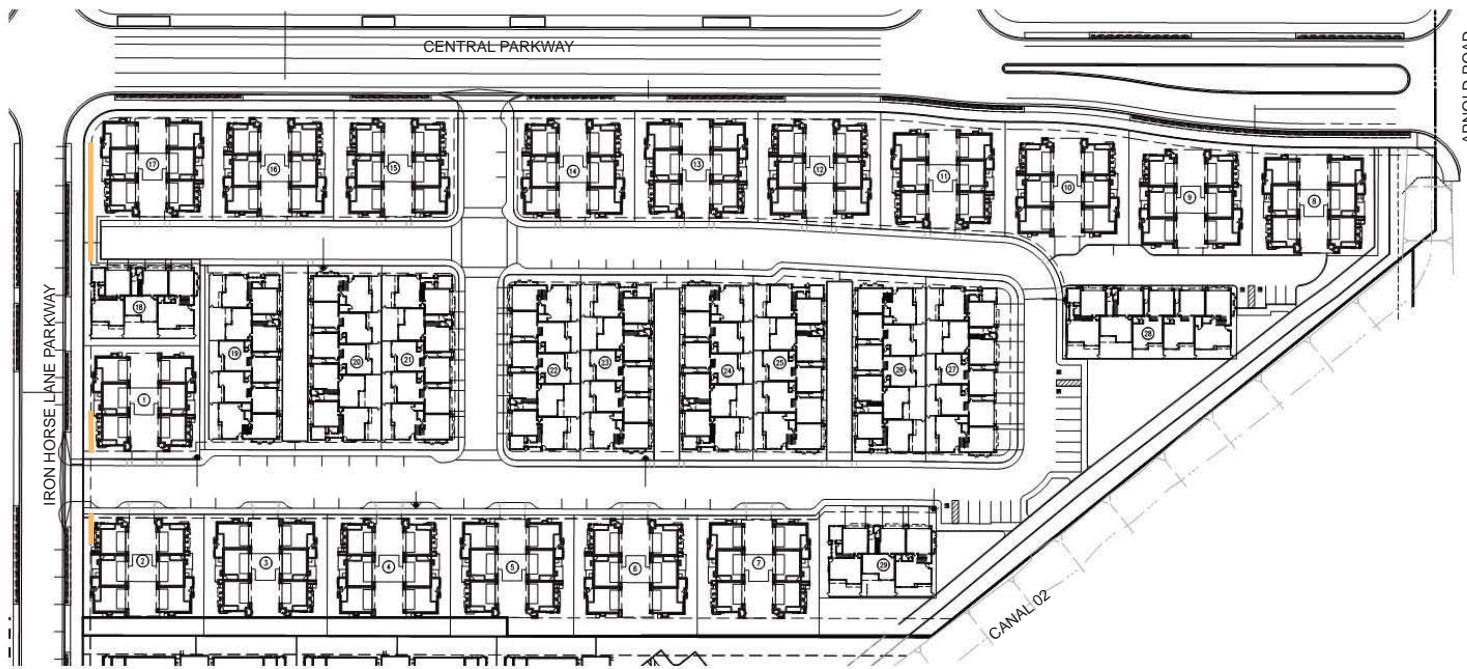
STREET TREES  
NEIGHBORHOOD 14&15



0' 50' 100' 200'

APRIL 11, 2017

L6.2

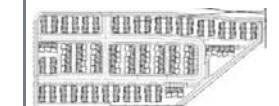


BOULEVARD phases 2-3

Dublin, California



OVERALL



GRAMERCY & ABBEY

WALLS AND FENCING  
NEIGHBORHOOD 14&15



0' 50' 100' 200'

APRIL 11, 2017

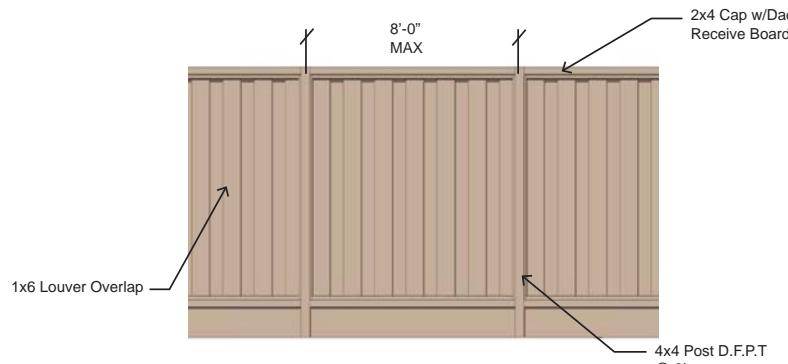
**L6.3**

### LEGEND



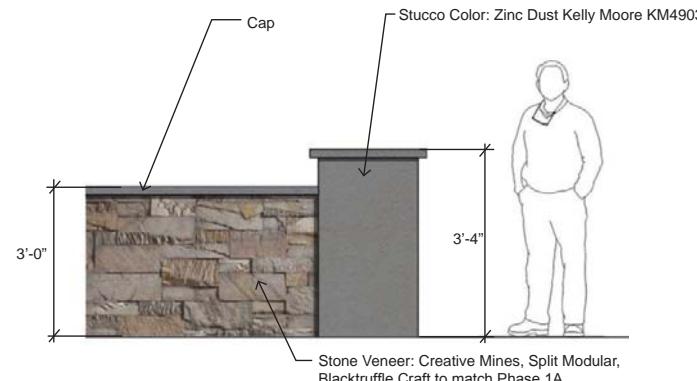
Notes:

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.



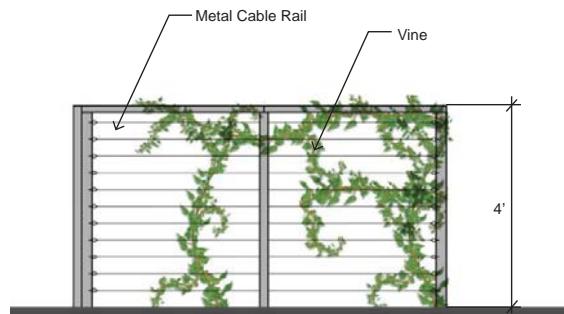
Location: Neighborhoods 11/12/18 Interior Yards where Fencing is not Visible from the Street

#### 6' HT GOOD NEIGHBOR FENCE



Location: Central Parkway and Iron Horse Frontage

#### 3' HT LOW VENEER WALL



Location: NH15 Alley Ends internal to site

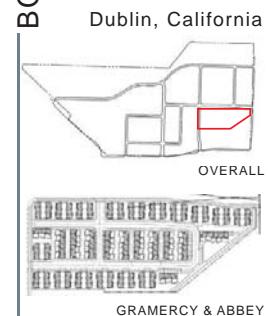
#### 4' HT ACCENT FENCE



Location: Neighborhoods 11/12/18 rear yards, back yards and sideyards

#### 6' HT GOOD NEIGHBOR FENCE

### BOULEVARD phases 2-3



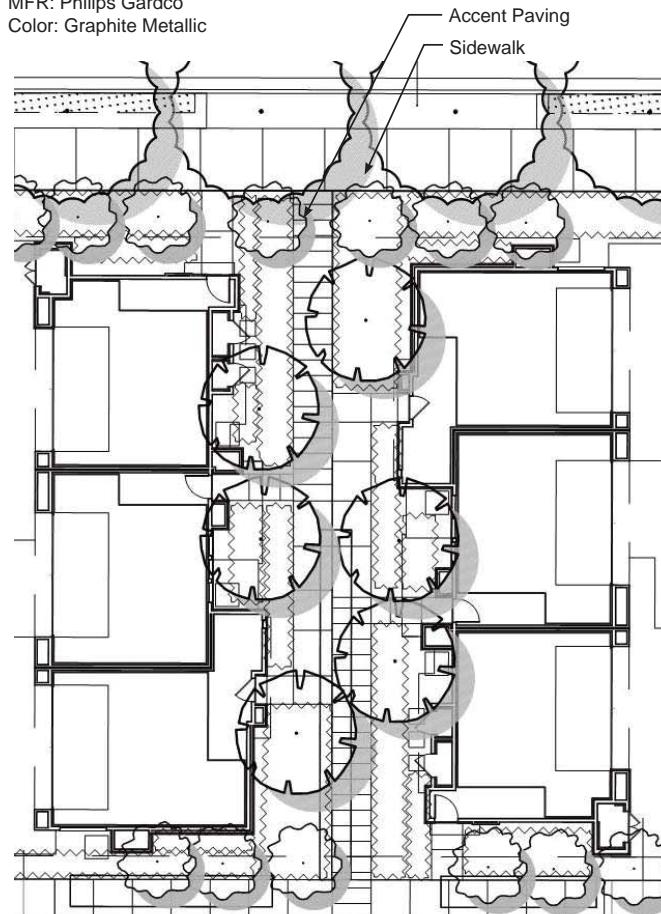
WALLS AND FENCING  
 NEIGHBORHOOD 14&15

APRIL 11, 2017

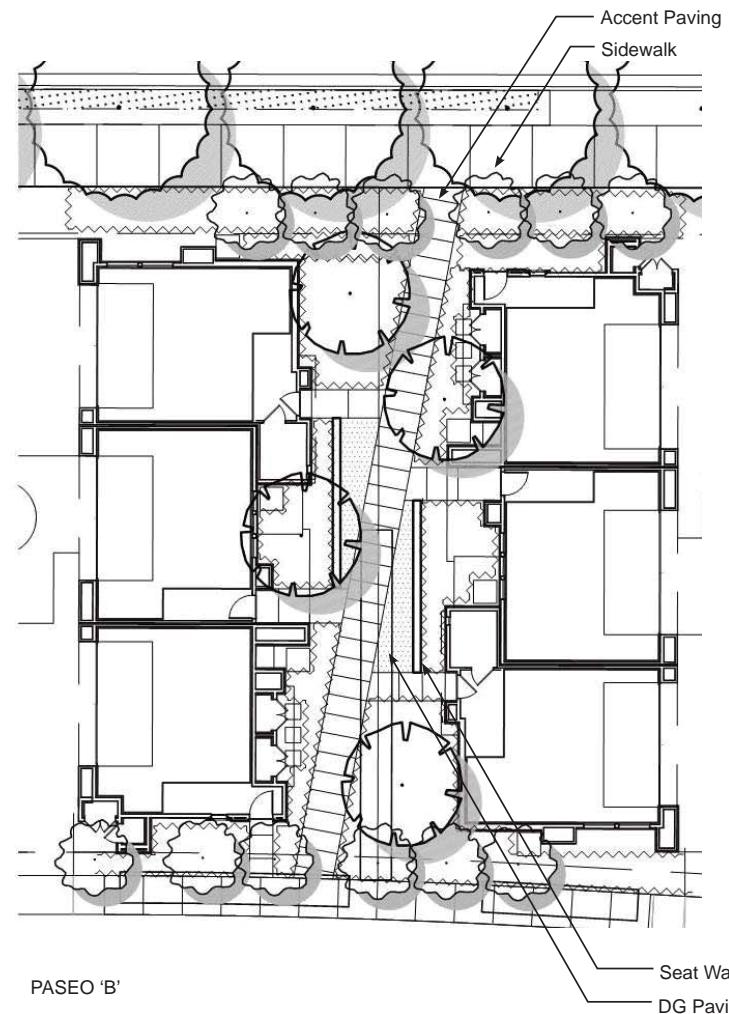
**L6.4**



Intract Street Light  
PureForm LED Series  
MFR: Philips Gardco  
Color: Graphite Metallic



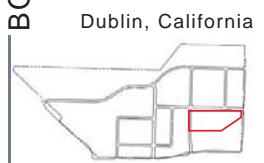
PASEO 'A'



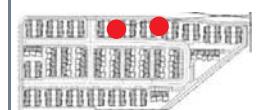
PASEO 'B'



BOULEVARD phases 2-3



Dublin, California



OVERALL  
GRAMERCY & ABBEY



TYPICAL PASEO  
NEIGHBORHOOD 14

0' 8' 16' 32'

APRIL 11, 2017

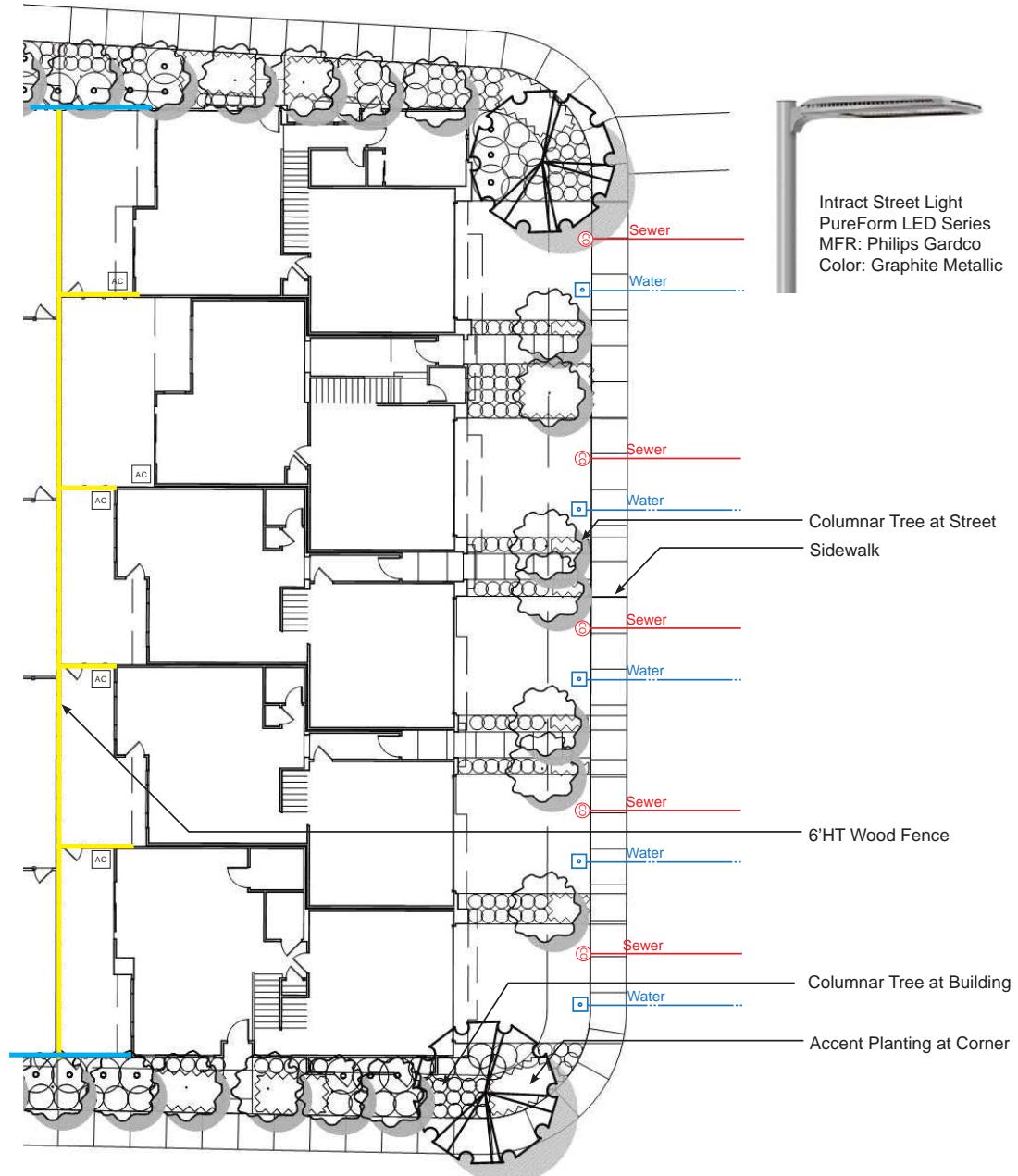
L6.5

**LEGEND**

6' Good Neighbor Fence

6' Horizontal Wood Fence

Note: All Walls and Fences to be located outside of the PSE

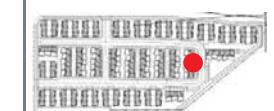


BOULEVARD phases 2-3

Dublin, California



OVERALL



GRAMERCY &amp; ABBEY

TYPICAL  
NEIGHBORHOOD 15

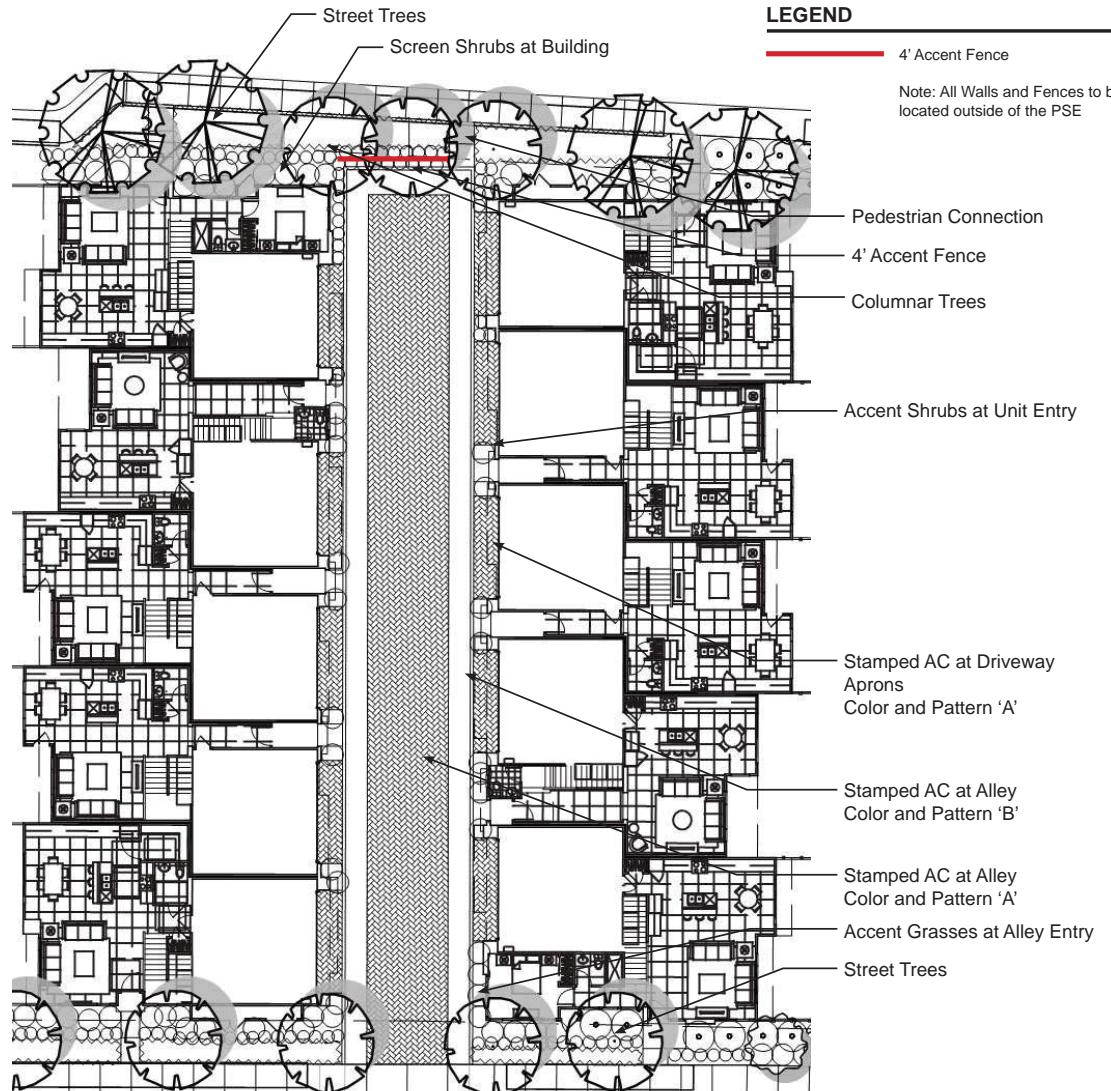
0' 8' 16' 32'

APRIL 11, 2017

L6.6



Intract Street Light  
PureForm LED Series  
MFR: Philips Gardco  
Color: Graphite Metallic



## LEGEND

4' Accent Fence

Note: All Walls and Fences to be located outside of the PSE

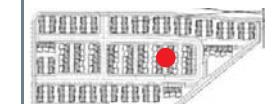


BOULEVARD phases 2-3

Dublin, California



OVERALL



GRAMERCY & ABBEY

TYPICAL ALLEY NEIGHBORHOOD 15

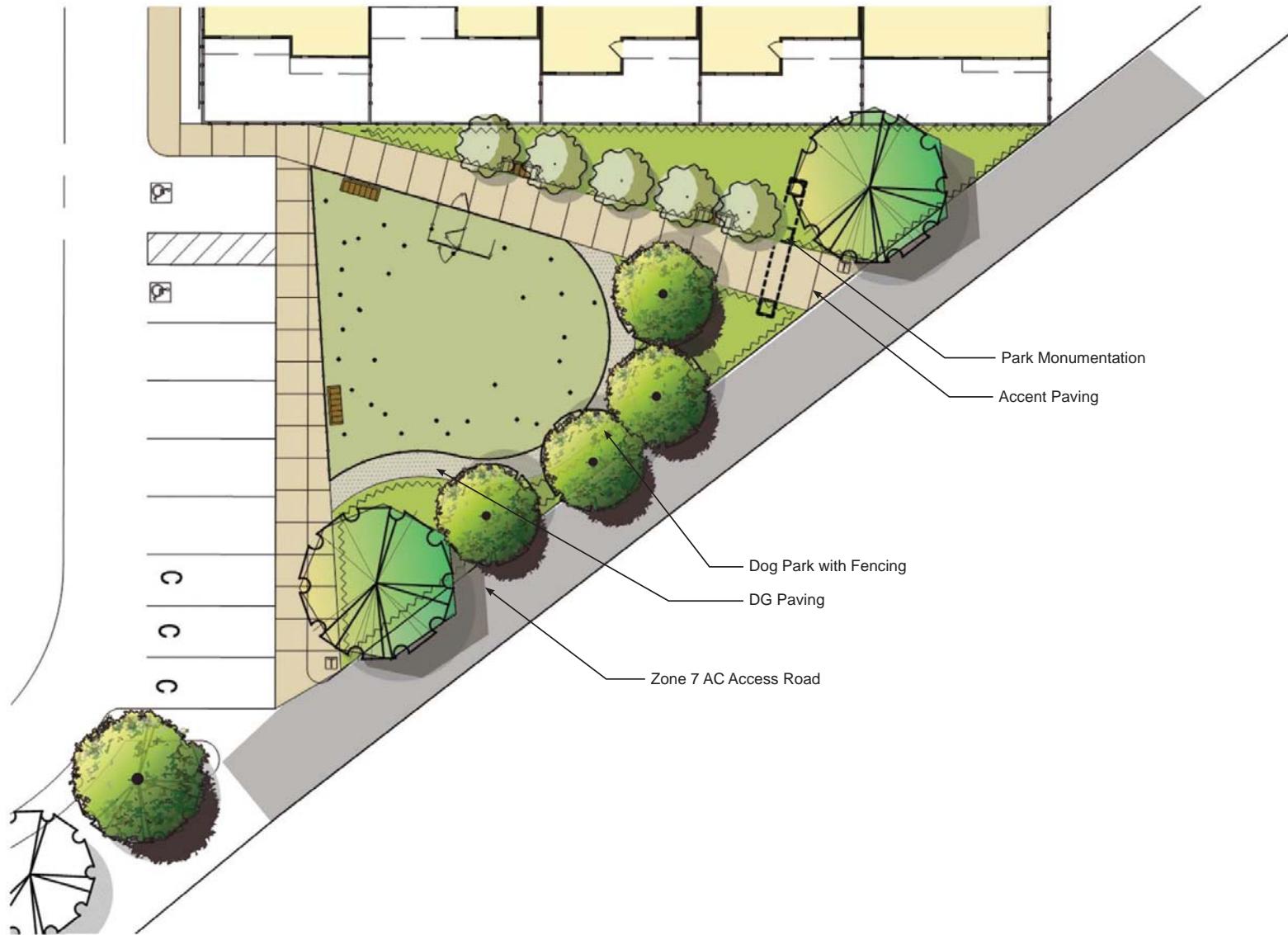


0' 8' 16' 32'

APRIL 11, 2017

L6.7

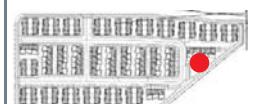
BOULEVARD phases 2-3



Dublin, California



OVERALL



GRAMERCY & ABBEY

PARK - THE DOG HOUSE  
NEIGHBORHOOD 14&15



0' 5' 10' 20'

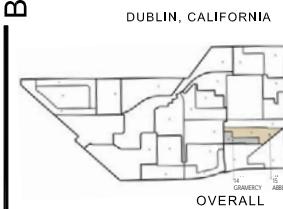
APRIL 11, 2017

L6.8



phases 2-3

**BOULEVARD**



DUBLIN, CALIFORNIA



NEIGHBORHOOD 14  
GRAMERCY

E TOWNS  
ELEVATIONS



APRIL 11, 2017

A14.1



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



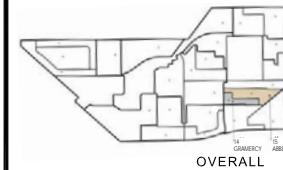
REAR ELEVATION



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 14  
GRAMERCY

E TOWNS  
RENDERED ELEVATIONS



0' 8' 16'

APRIL 11, 2017

A14.2



FRONT ELEVATION

LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

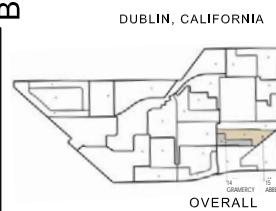
#### MATERIAL NOTES

1. COMPOSITION SHINGLE ROOF
2. STUCCO
3. PORCELAIN TILE
4. MANUFACTURED STONE VENEER
5. FIBER CEMENT TRIM BOARD
6. METAL RAILING
7. ILLUMINATED ADDRESS



phases 2-3

## BOULEVARD



DUBLIN, CALIFORNIA



OVERALL

NEIGHBORHOOD 14 GRAMERCY



E TOWNS COURTYARD ELEVATIONS

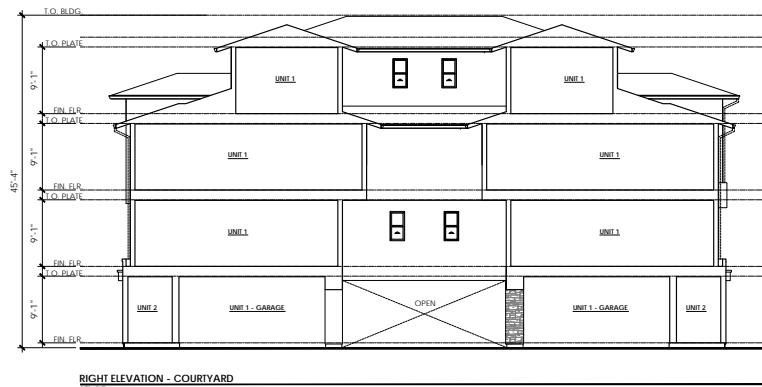


APRIL 11, 2017

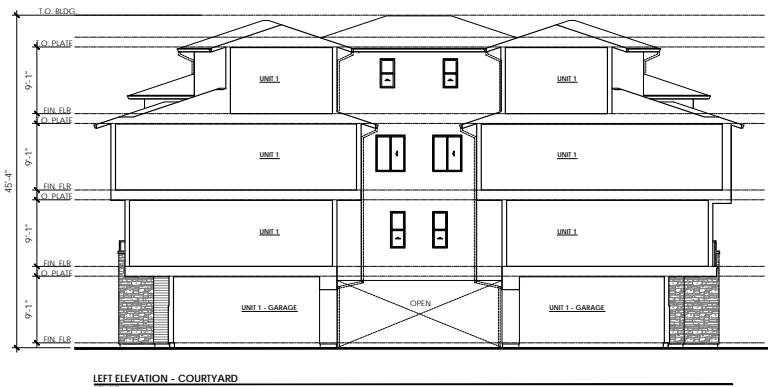
A14.3



FRONT ELEVATION - COURTYARD



RIGHT ELEVATION - COURTYARD



LEFT ELEVATION - COURTYARD

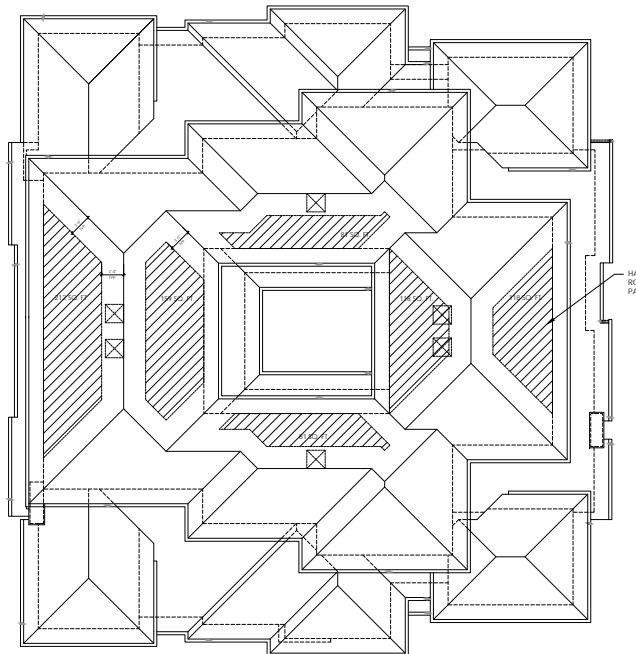
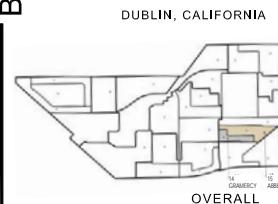


REAR ELEVATION

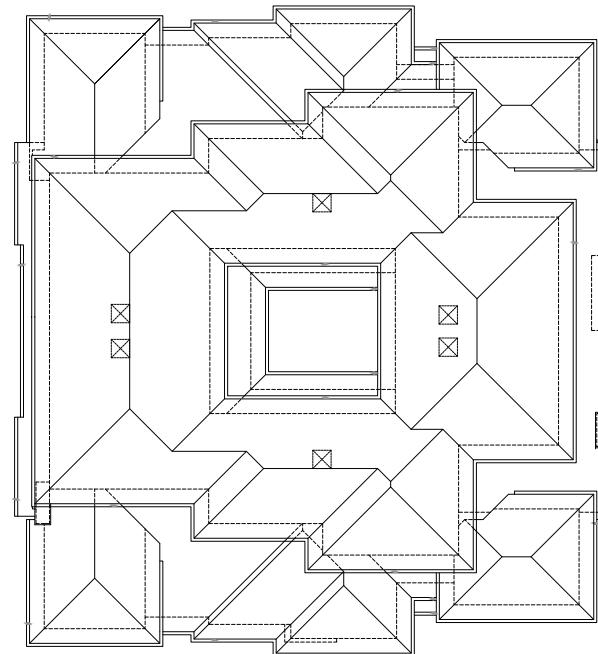


phases 2-3

**BOULEVARD**



SOLAR ZONES



ROOF PLAN



NEIGHBORHOOD 14  
GRAMERCY

E TOWNS  
ROOF PLAN & SOLAR ZONES



0' 8' 16'

APRIL 11, 2017

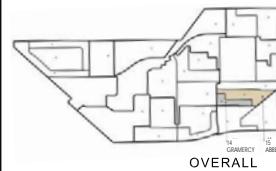
A14.4



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 14  
GRAMERCY

E TOWNS

FIRST FLOOR PLAN &

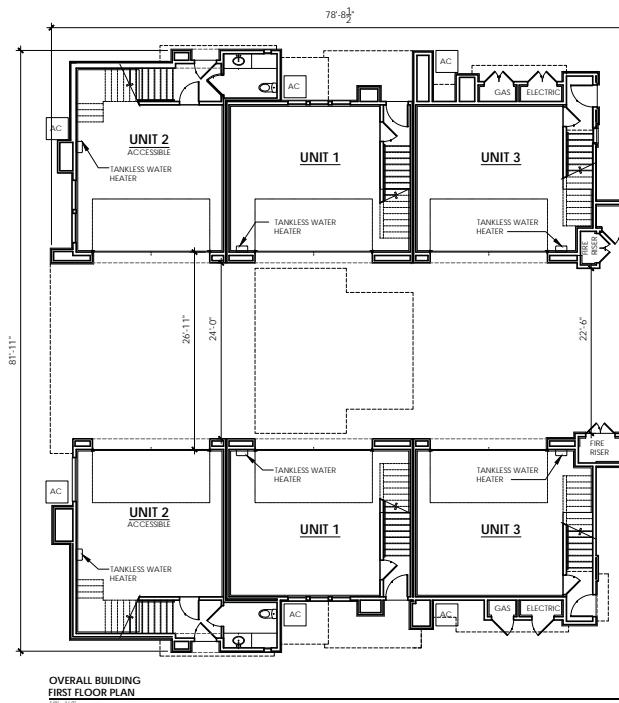
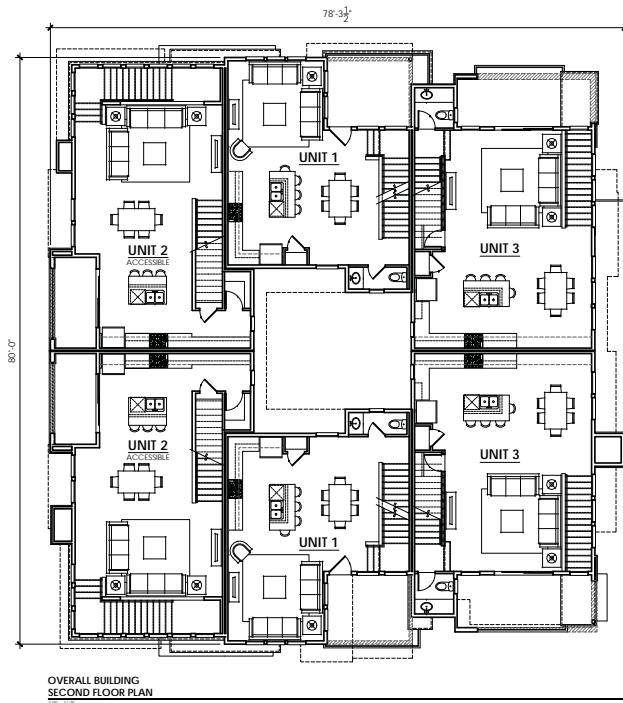
SECOND FLOOR PLAN

0' 8' 16'



APRIL 11, 2017

A14.5



SQUARE FOOTAGE	
<u>UNIT 1</u>	
UNIT FLOOR AREA	= 1805 SQ. FT.
2-BAY GARAGE	= 437 SQ. FT.
BALCONY	= 114 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

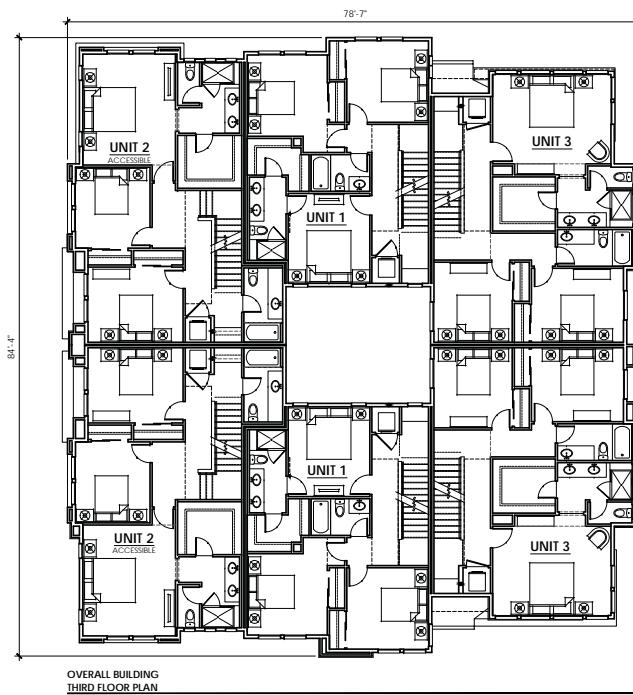
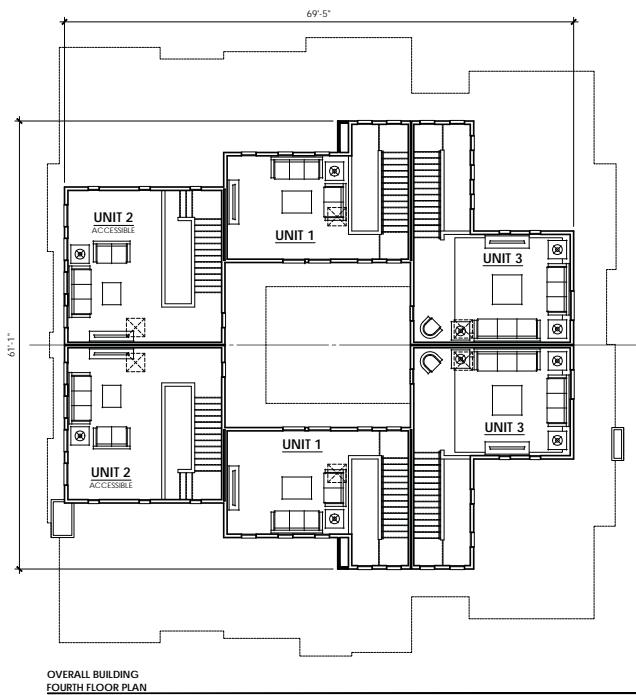
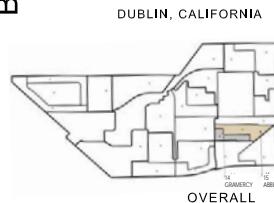
SQUARE FOOTAGE	
<u>UNIT 2 (ACCESSIBLE UNIT)</u>	
UNIT FLOOR AREA	= 2176 SQ. FT.
2-BAY GARAGE	= 428 SQ. FT.
BALCONY	= 82 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

SQUARE FOOTAGE	
<u>UNIT 3</u>	
UNIT FLOOR AREA	= 2150 SQ. FT.
2-BAY GARAGE	= 433 SQ. FT.
BALCONY	= 109 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.



phases 2-3

## BOULEVARD



SQUARE FOOTAGE	
UNIT 1	
UNIT FLOOR AREA	= 1805 SQ. FT.
2-BAY GARAGE	= 437 SQ. FT.
BALCONY	= 114 SQ. FT.
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NEIGHBORHOOD 14  
GRAMERCY



E TOWNS  
THIRD FLOOR PLAN &  
FOURTH FLOOR PLAN

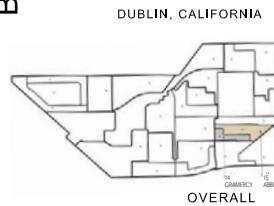
0' 8' 16'

APRIL 11, 2017

A14.6

phases 2-3

## BOULEVARD



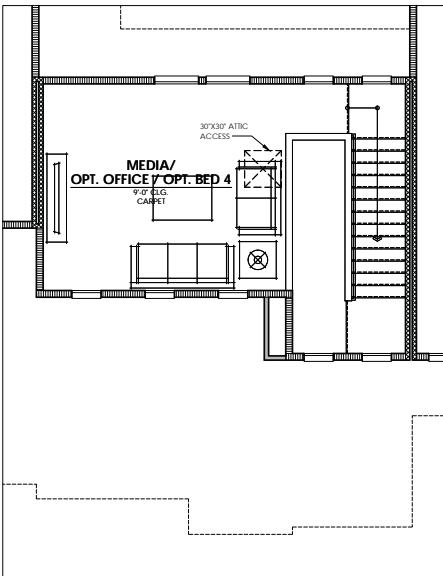
NEIGHBORHOOD 14  
GRAMERCY

E TOWNS  
UNIT 1 FLOOR PLANS



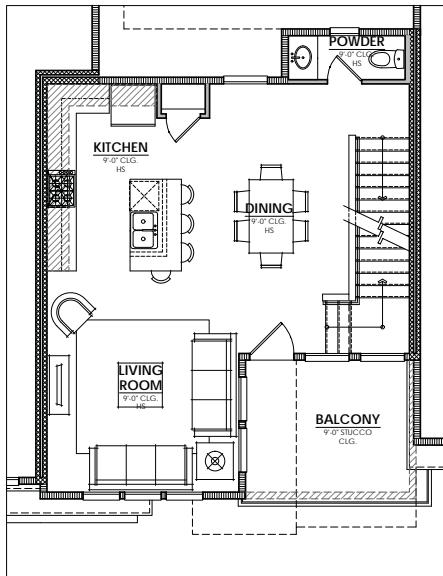
APRIL 11, 2017

A14.7



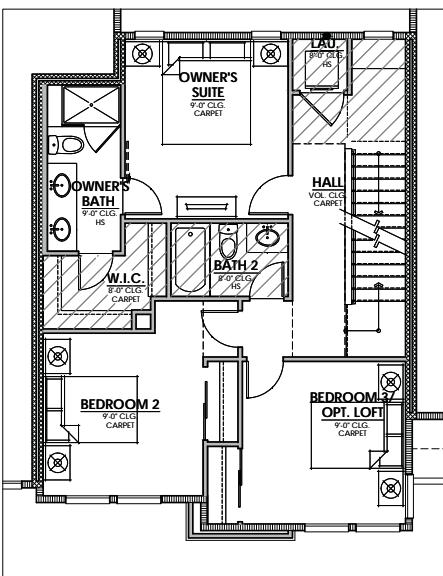
**UNIT 1**  
**FOURTH FLOOR PLAN**

1/4" = 1'-0"



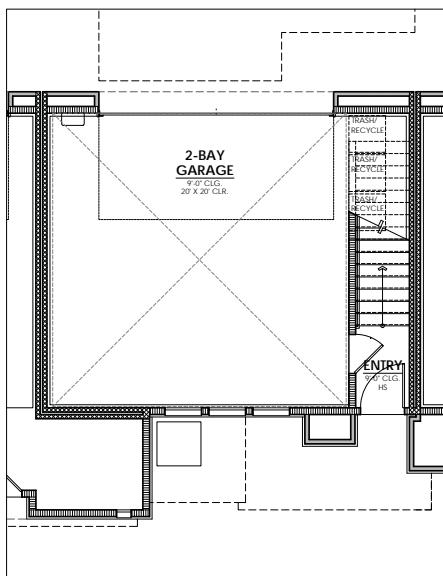
**UNIT 1**  
**SECOND FLOOR PLAN**

1/4" = 1'-0"



**UNIT 1**  
**THIRD FLOOR PLAN**

1/4" = 1'-0"

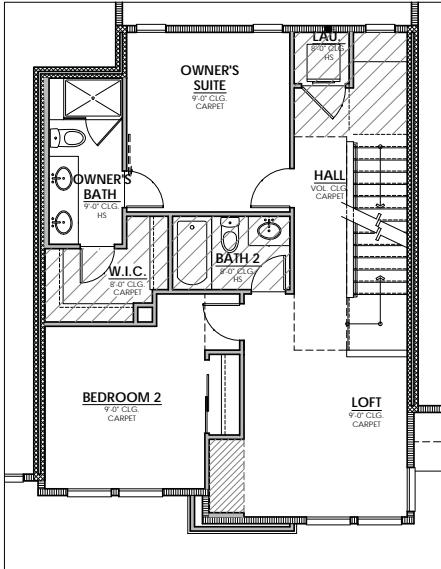


**UNIT 1**  
**FIRST FLOOR PLAN**

1/4" = 1'-0"

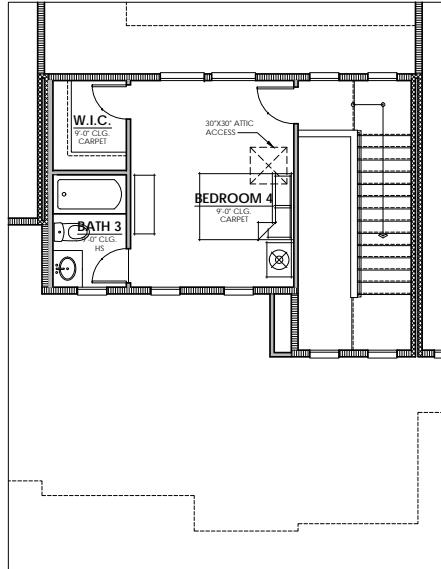
### SQUARE FOOTAGE

UNIT 1	
UNIT FLOOR AREA	= 1805 SQ. FT.
2-BAY GARAGE	= 437 SQ. FT.
BALCONY	= 114 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.



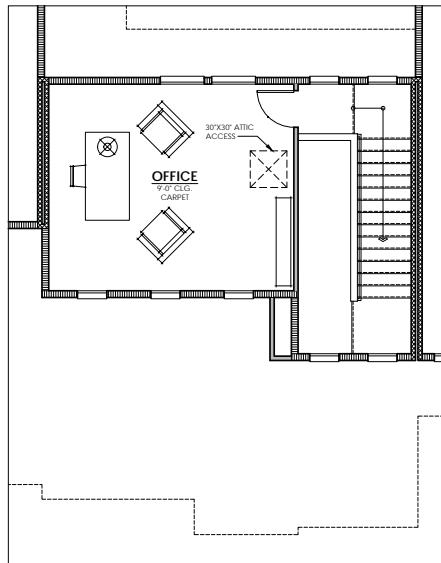
**UNIT 1 - OPT. LOFT  
THIRD FLOOR PLAN**

1/4" = 1'-0"



**UNIT 1 - OPT. BEDROOM 4  
FOURTH FLOOR PLAN**

1/4" = 1'-0"



**UNIT 1 - OPT. OFFICE  
FOURTH FLOOR PLAN**

1/4" = 1'-0"

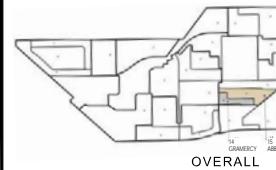
<b>SQUARE FOOTAGE</b>	
<b>UNIT 1</b>	
UNIT FLOOR AREA	= 1805 SQ. FT.
2-BAY GARAGE	= 437 SQ. FT.
BALCONY	= 114 SQ. FT.
STORAGE	= 50 CU. FT.
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TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

**BOULEVARD**

phases 2-3

**woodley  
architectural  
group, inc.**

DUBLIN, CALIFORNIA



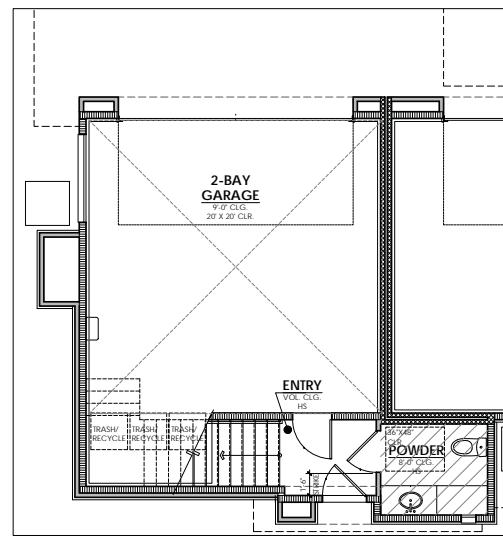
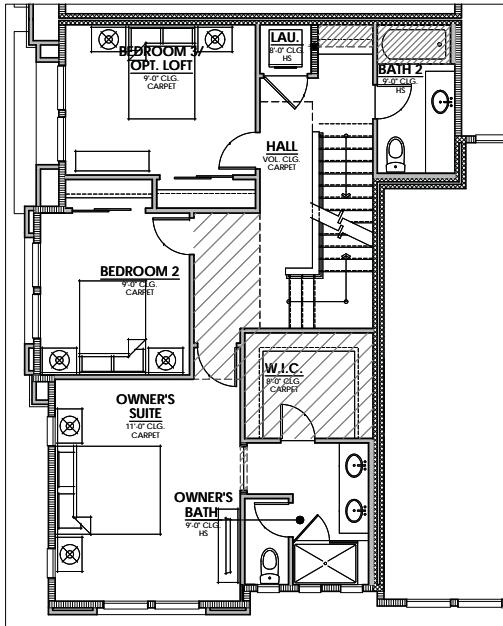
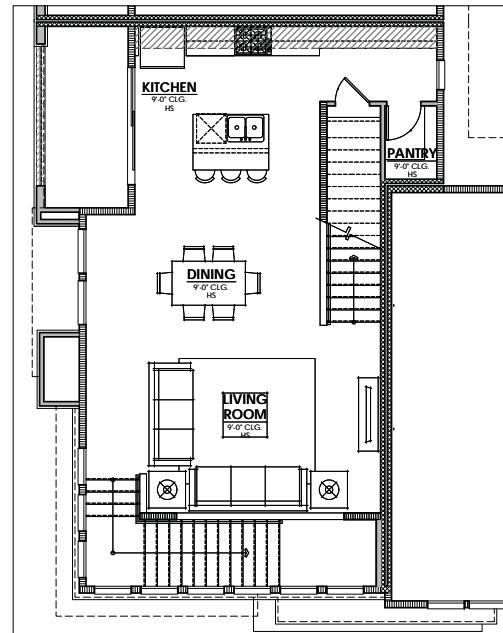
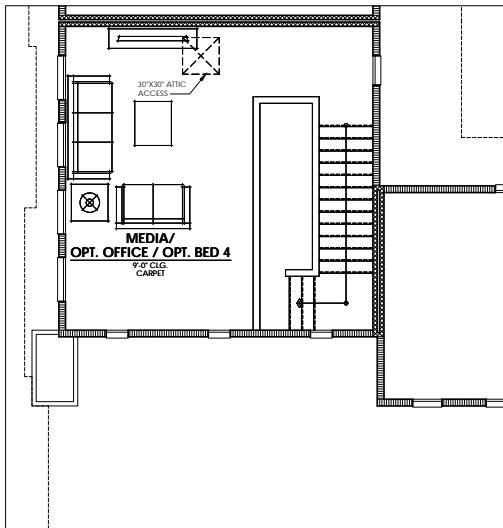
**NEIGHBORHOOD 14  
GRAMERCY**

E TOWNS  
UNIT 1 FLOOR PLAN OPTIONS



APRIL 11, 2017

**A14.8**



SQUARE FOOTAGE	
UNIT 2 (ACCESSIBLE UNIT)	
UNIT FLOOR AREA	= 2176 SQ. FT.
2-BAY GARAGE	= 428 SQ. FT.
BALCONY	= 82 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

BOULEVARD

phases 2-3

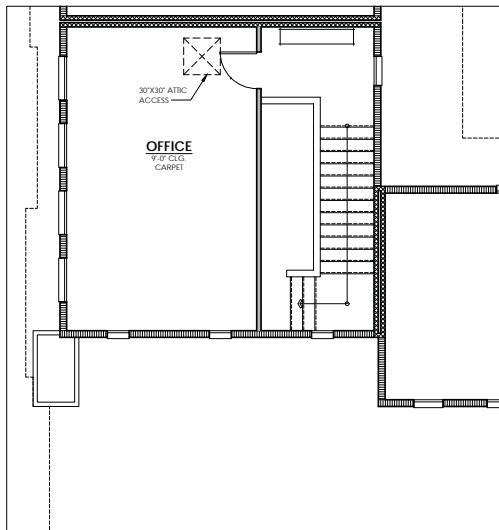


E TOWNS  
UNIT 2 FLOOR PLANS



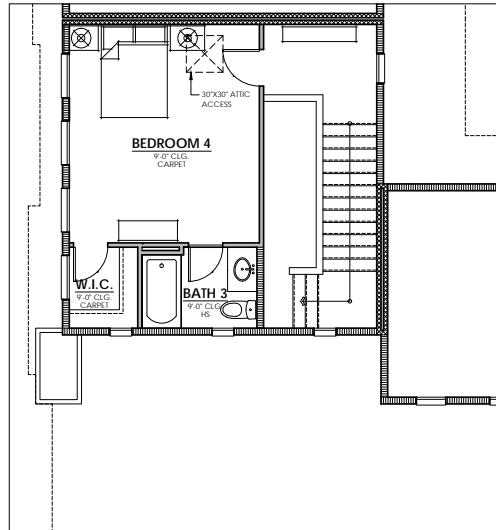
APRIL 11, 2017  
A14.9

woodley  
architectural  
group, inc.



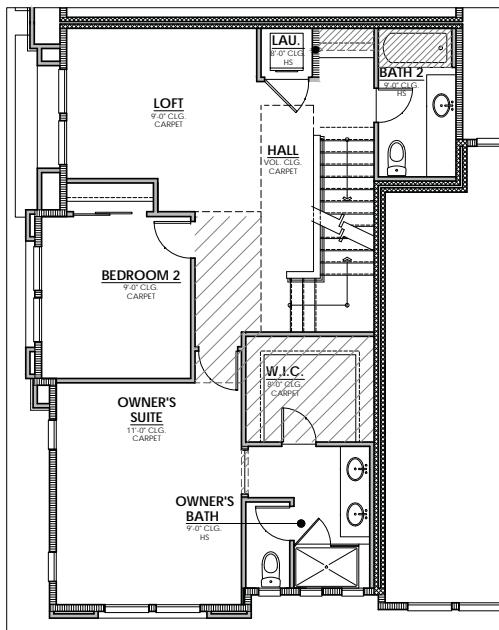
**UNIT 2 - OPT. OFFICE  
FOURTH FLOOR PLAN**

1/4" = 1'-0"



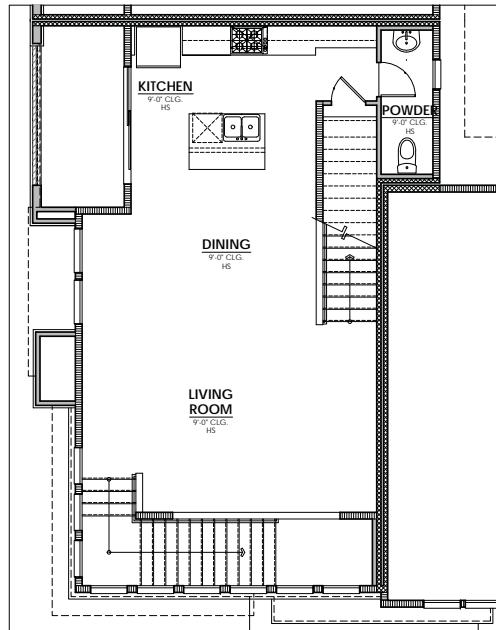
**UNIT 2 - OPT. BEDROOM 4  
FOURTH FLOOR PLAN**

1/4" = 1'-0"



**UNIT 2 - OPT. LOFT  
THIRD FLOOR PLAN**

1/4" = 1'-0"



**UNIT 2 - OPT. POWDER  
SECOND FLOOR PLAN**

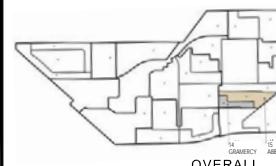
1/4" = 1'-0"

**BOULEVARD**

phases 2-3



DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 14  
GRAMERCY

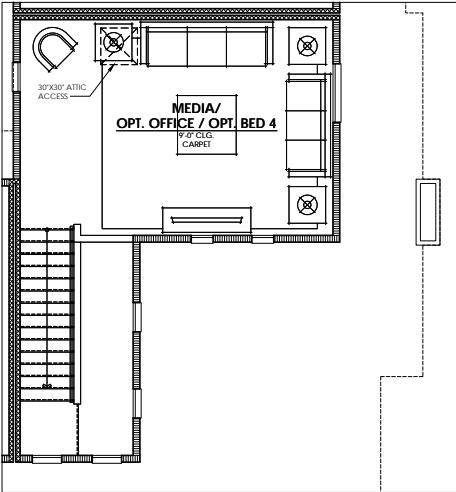


**SQUARE FOOTAGE**

<b>UNIT 2 (ACCESSIBLE UNIT)</b>	
UNIT FLOOR AREA	= 2176 SQ. FT.
2-BAY GARAGE	= 428 SQ. FT.
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STORAGE	= 50 CU. FT.
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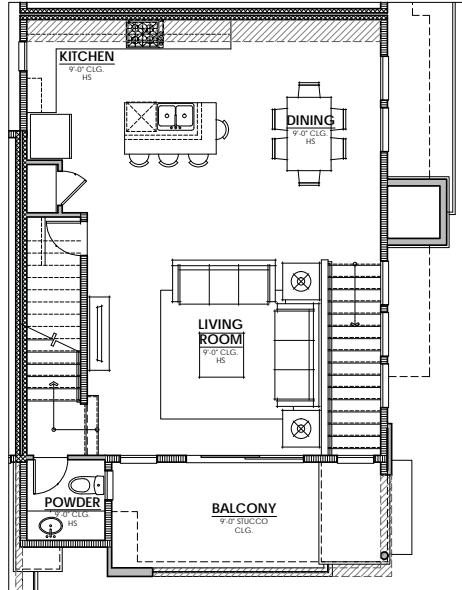
APRIL 11, 2017

**A14.10**



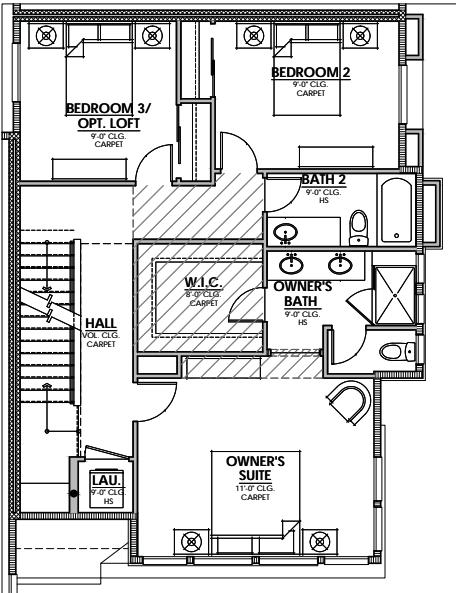
**UNIT 3  
FOURTH FLOOR PLAN**

1/4" = 1'-0"



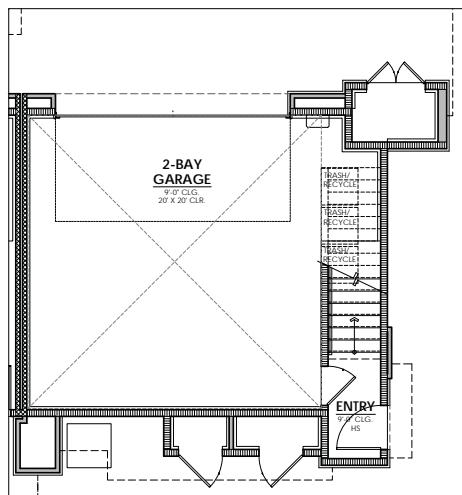
**UNIT 3  
SECOND FLOOR PLAN**

1/4" = 1'-0"



**UNIT 3  
THIRD FLOOR PLAN**

1/4" = 1'-0"

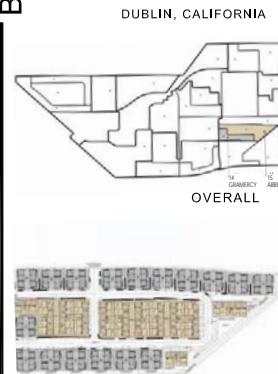


**UNIT 3  
FIRST FLOOR PLAN**

1/4" = 1'-0"

**BOULEVARD**

phases 2-3



E TOWNS  
UNIT 3 FLOOR PLANS



<b>SQUARE FOOTAGE</b>	
<u>UNIT 3</u>	
UNIT FLOOR AREA	= 2150 SQ. FT.
2-BAY GARAGE	= 433 SQ. FT.
BALCONY	= 109 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

APRIL 11, 2017

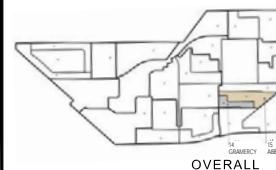
**A14.11**



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 14  
GRAMERCY

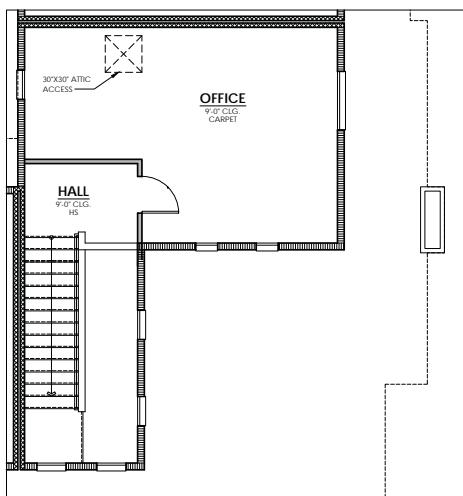


E TOWNS  
UNIT 3 FLOOR PLAN OPTIONS



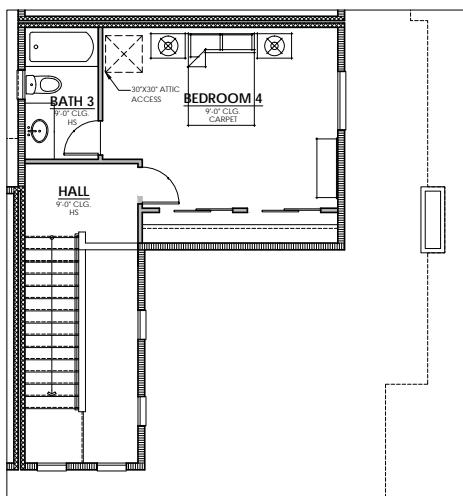
APRIL 11, 2017

A14.12



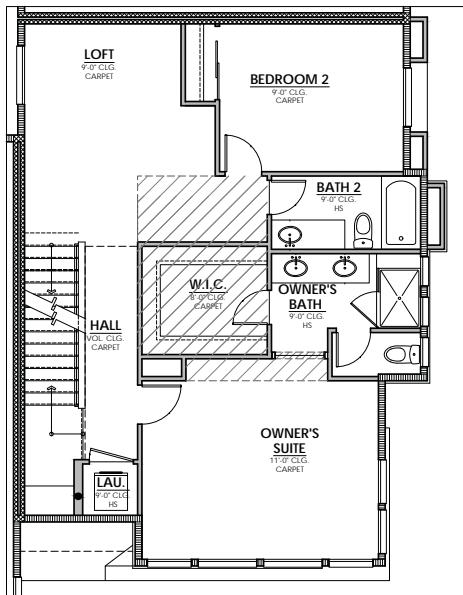
UNIT 3 - OPT. OFFICE  
FOURTH FLOOR PLAN

1/4" = 1'-0"



UNIT 3 - OPT. BEDROOM 4  
FOURTH FLOOR PLAN

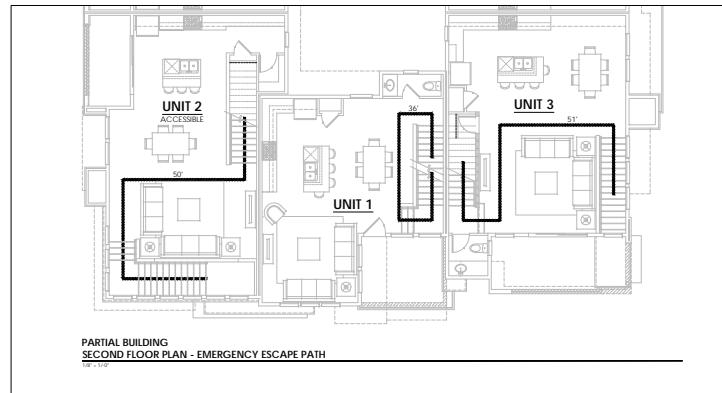
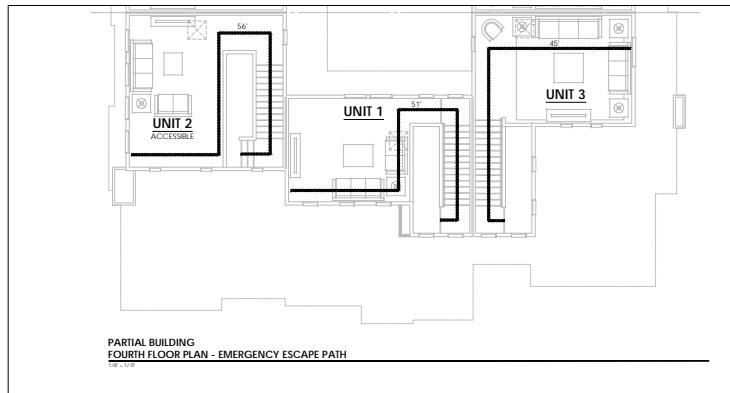
1/4" = 1'-0"



UNIT 3 - OPT. LOFT  
THIRD FLOOR PLAN

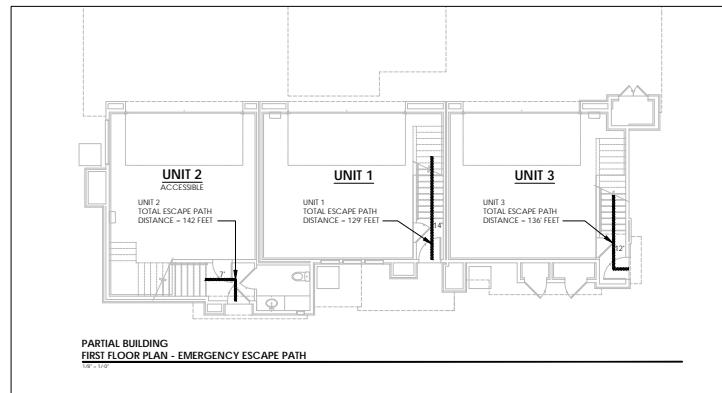
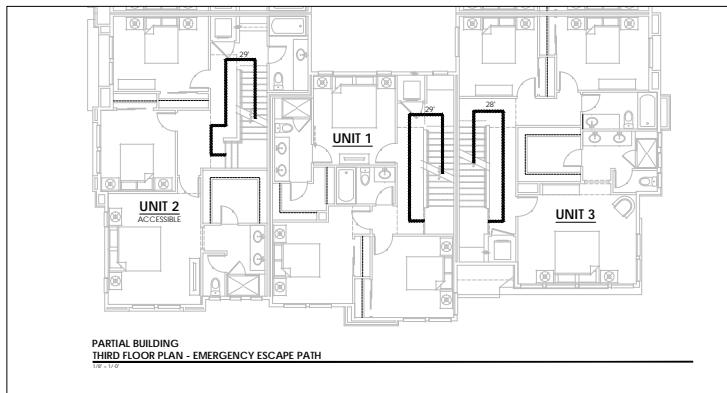
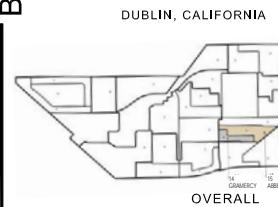
1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT 3	
UNIT FLOOR AREA	= 2150 SQ. FT.
2-BAY GARAGE	= 433 SQ. FT.
BALCONY	= 109 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.



## BOULEVARD

phases 2-3



## BUILDING ANALYSIS

THIS PROJECT IS DESIGNED BASED ON THE CALIFORNIA  
BUILDING CODE - CBC 2016.

PROPOSED USE: MULTI-FAMILY ATTACHED  
OCCUPANCY: R2 & U  
CONSTRUCTION TYPE: VA - 1 HOUR BUILDING  
NUMBER OF STORIES: 4  
SPRINKLER SYSTEM: NFPA-13  
NOTE: NO FIRE WALLS. FIRE PARTITIONS ARE USED BETWEEN  
UNITS

E TOWNS  
EMERGENCY ESCAPE PLAN &  
BUILDING ANALYSIS

NEIGHBORHOOD 14  
GRAMERCY



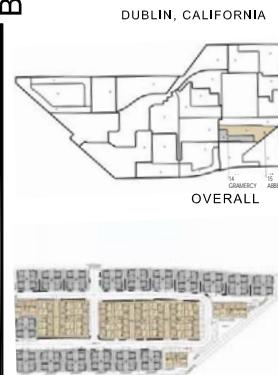
APRIL 11, 2017

**A14.13**

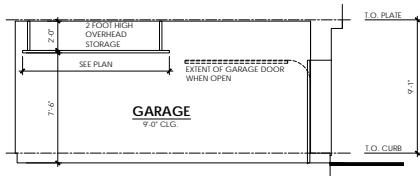


phases 2-3

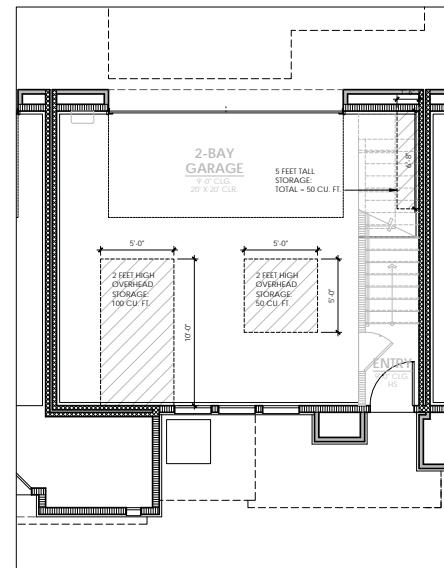
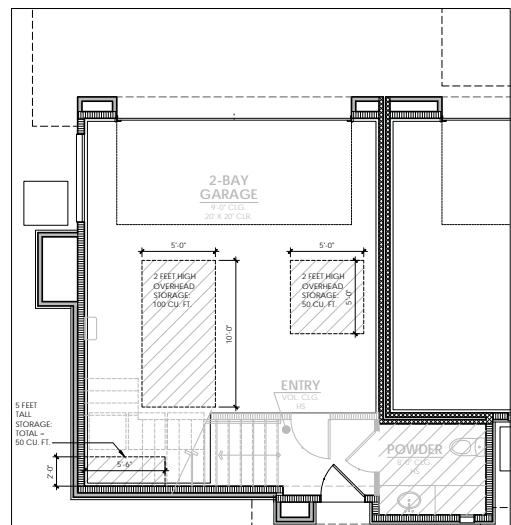
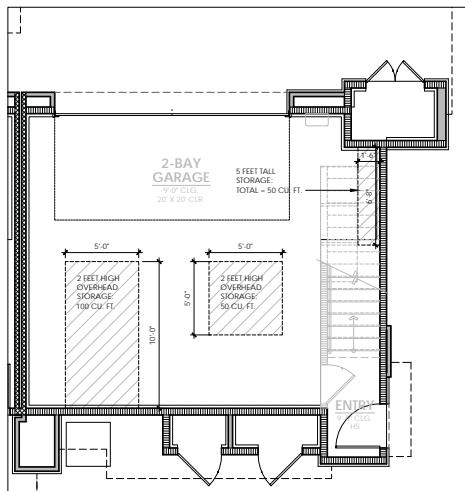
## BOULEVARD



NEIGHBORHOOD 14  
GRAMERCY



**PHOTO OF OVERHEAD STORAGE**  
NOT TO SCALE



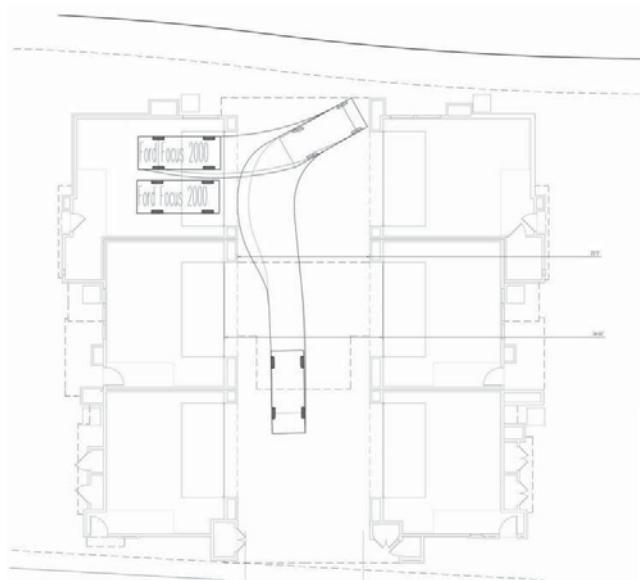
SQUARE FOOTAGE	
UNIT 3	
UNIT FLOOR AREA	= 2150 SQ. FT.
2-BAY GARAGE	= 433 SQ. FT.
BALCONY	= 109 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

SQUARE FOOTAGE	
UNIT 2 (ACCESSIBLE UNIT)	
UNIT FLOOR AREA	= 2176 SQ. FT.
2-BAY GARAGE	= 428 SQ. FT.
BALCONY	= 82 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

SQUARE FOOTAGE	
UNIT 1	
UNIT FLOOR AREA	= 1805 SQ. FT.
2-BAY GARAGE	= 437 SQ. FT.
BALCONY	= 114 SQ. FT.
STORAGE	= 50 CU. FT.
OVERHEAD STORAGE	= 150 CU. FT.
TOTAL STORAGE (CUBIC FEET)	= 200 CU. FT.

## BOULEVARD

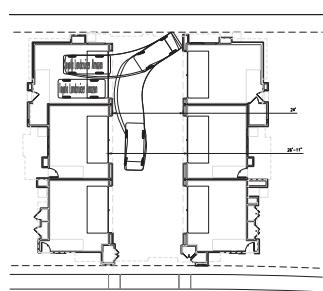
phases 2-3



Ford Focus 2000	
Overall Length	14.009ft
Overall Width	5.574ft
Overall Body Height	4.692ft
Min Body Ground Clearance	0.811ft
Track Width	5.574ft
Lock-to-Lock Time	4.00s
Curb to Curb Turning Radius	17.900ft



SCALE: 1"=10'

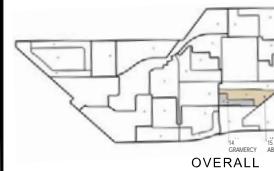


Toyota Landcruiser Amazon	
Overall Length	16.043ft
Overall Width	7.069ft
Overall Body Height	6.069ft
Min Body Ground Clearance	6.065ft
Track Width	6.065ft
Lock-to-Lock Time	4.00s
Curb to Curb Turning Radius	19.357ft



SCALE: 1"=20'

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 14  
GRAMERCY

E TOWNS  
VEHICLE ACCESS DIAGRAM



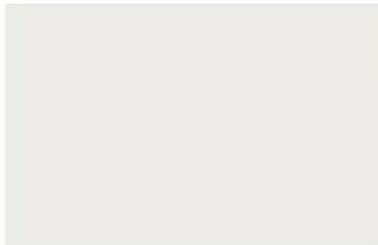
APRIL 11, 2017

A14.15

**W** woodley  
architectural  
group, inc.



**ROOF**  
Birchwood  
GAF



**STUCCO I**  
SW 7005 Pure White  
Sherwin Williams



**STONE**  
Latitude 30 /Citywalk  
El Dorado Stone



**STUCCO II**  
SW 6221 Moody Blue  
Sherwin Williams



**EXTERIOR WALL TILE**  
FP98 Willowgrove  
Daltile



**FASCIA & TRIM BOARD**  
SW 7069 Iron Ore  
Sherwin Williams



**ENTRY DOOR**  
SW 7618 Deep Sea Dive  
Sherwin Williams

### SCHEME 1



**ROOF**  
Weathered Wood  
GAF



**STUCCO I**  
SW 7566 Westhighland White  
Sherwin Williams



**STONE**  
Latitude 30 /Urban Frost  
El Dorado Stone



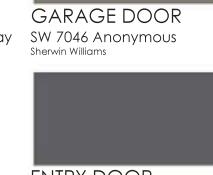
**STUCCO II**  
SW 6170 Techno Gray  
Sherwin Williams



**EXTERIOR WALL TILE**  
FP95 Summer Tree  
Daltile



**FASCIA & TRIM BOARD**  
SW 7047 Porpoise  
Sherwin Williams



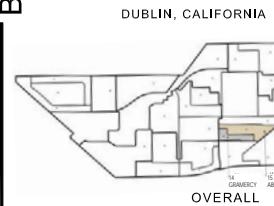
**GARAGE DOOR**  
SW 7046 Anonymous  
Sherwin Williams

### SCHEME 2

phases 2-3



### BOULEVARD



DUBLIN, CALIFORNIA



NEIGHBORHOOD 14  
GRAMERCY

E TOWNS  
COLORS & MATERIALS

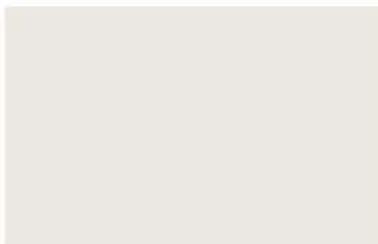


APRIL 11, 2017

A14.16



**ROOF**  
Weathered Wood  
GAF



**STUCCO I**  
SW 7008 Alabaster  
Sherwin Williams



**STONE**  
Latitude 30 /Urban Frost  
El Dorado Stone



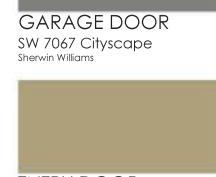
**STUCCO II**  
SW 7050 Useful Gray  
Sherwin Williams



**EXTERIOR WALL TILE**  
FP95 Summer Tree  
Daltile



**FASCIA & TRIM BOARD**  
SW 7674 Peppercorn  
Sherwin Williams



**GARAGE DOOR**  
SW 7067 Cityscape  
Sherwin Williams



**ENTRY DOOR**  
SW 0042 Ruskin Room Green  
Sherwin Williams

### SCHEME 3



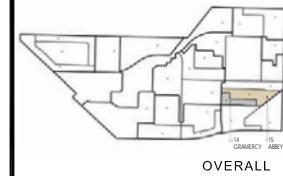
phases 2-3

**BOULEVARD**



woodley  
architectural  
group, inc.

DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS  
STREET "CC"



APRIL 11, 2017

A15.1



phases 2-3

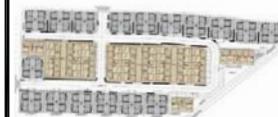
BOULEVARD



DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY



BACKYARD TOWNS  
TYPICAL COURT #1



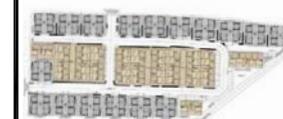
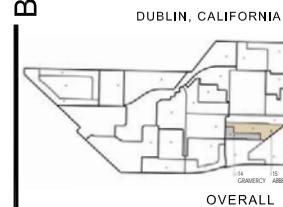
APRIL 11, 2017

A15.2



phases 2-3

BOULEVARD



BACKYARD TOWNS  
TYPICAL COURT #2



APRIL 11, 2017

A15.3



front elevation-



left side -



right side -



rear elevation -

phases 2-3

BOULEVARD



DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 5 PLEX  
ELEVATIONS

0' 8' 16'



APRIL 11, 2017

A15.4





phases 2-3



front elevation-



left side -

right side -

#### MATERIAL NOTES:

1. COMPOSITION SHINGLE ROOF
2. STUCCO
3. PORCELAIN WALL TILE
4. WOOD EYEBROW ROOF
5. MANUFACTURED STONE VENEER
6. FIBERGLASS ENTRY DOOR W/ GLASS INSERTS
7. FIBERGLASS GARAGE DOOR W/ GLASS INSERTS
8. VINYL WINDOWS
9. ILLUMINATED ADDRESS

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 5 PLEX  
RENDERED ELEVATION



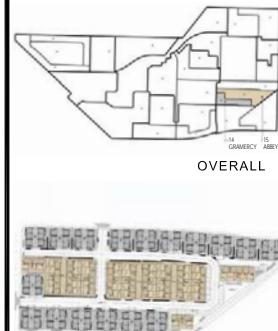
APRIL 11, 2017

A15.5

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

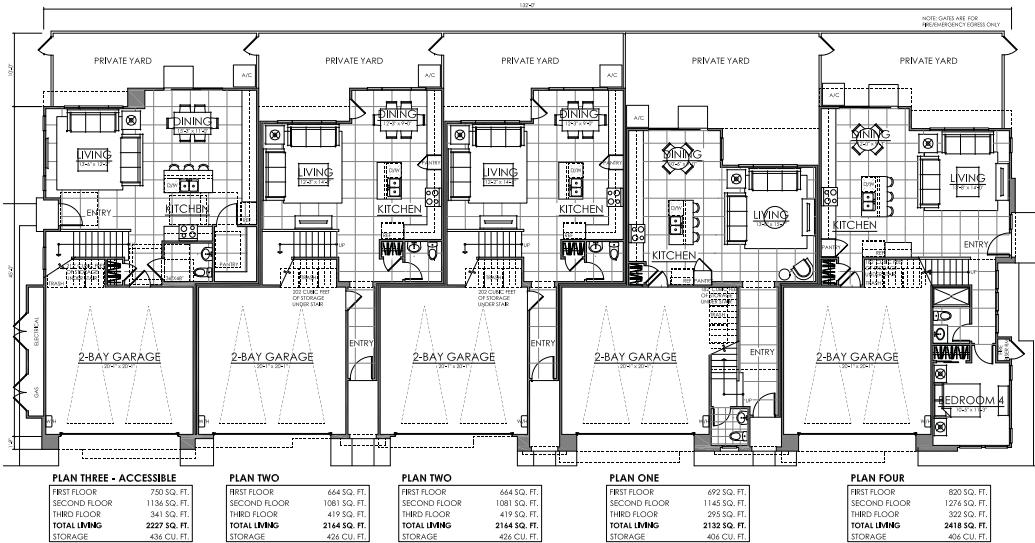
BACKYARD TOWNS 5 PLEX  
FIRST FLOOR PLAN &  
SECOND FLOOR PLAN

0' 8' 16'

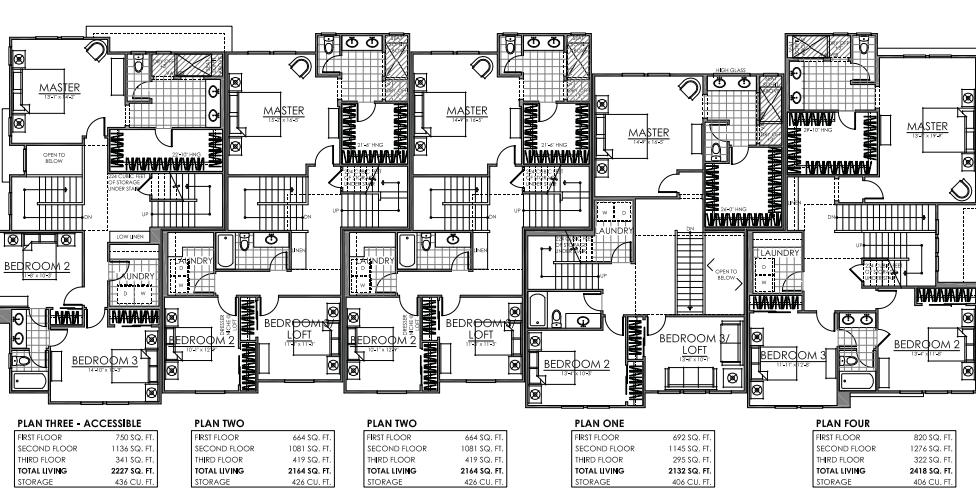


APRIL 11, 2017

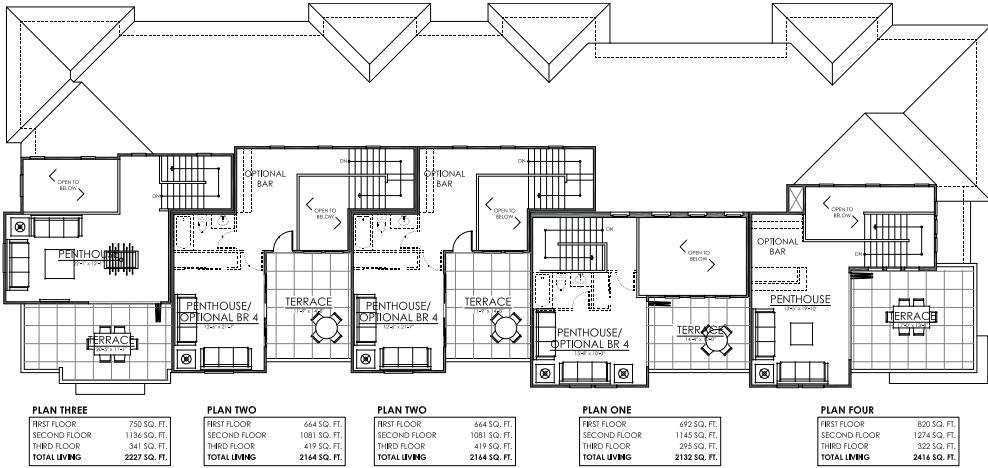
A15.6



FIRST FLOOR PLAN



SECOND FLOOR PLAN



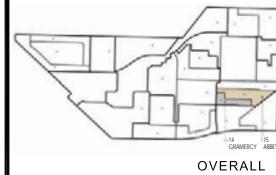
THIRD FLOOR PLAN

phases 2-3

BOULEVARD



DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 5 PLEX  
THIRD FLOOR PLAN

0' 8' 16'



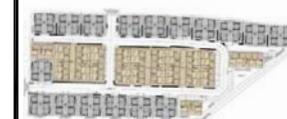
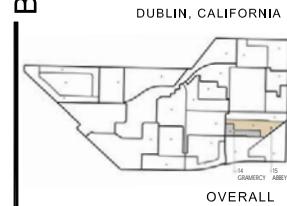
APRIL 11, 2017

A15.7



phases 2-3

BOULEVARD



NEIGHBORHOOD 15  
ABBEY

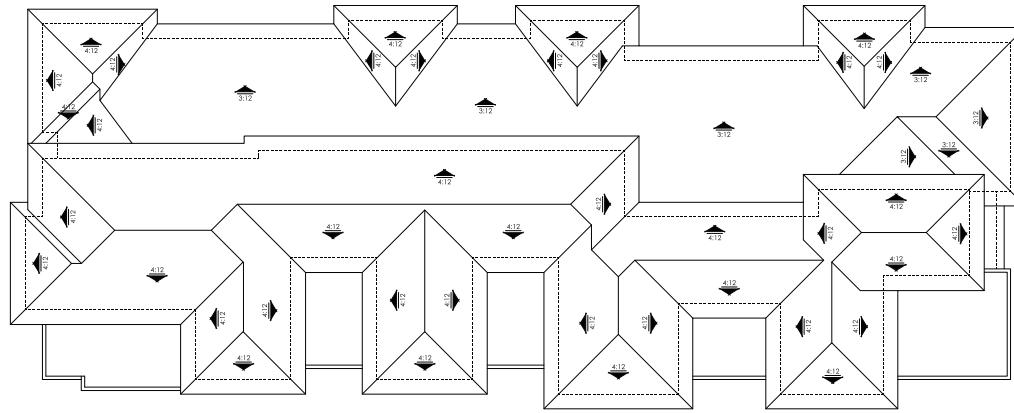
BACKYARD TOWNS 5 PLEX  
ROOF PLAN & ROOF PLAN W/  
SOLAR ZONES

0' 8' 16'

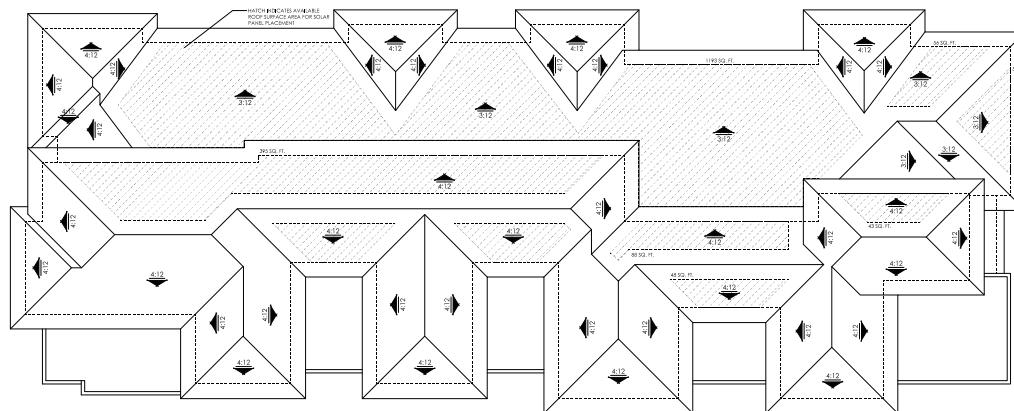


APRIL 11, 2017

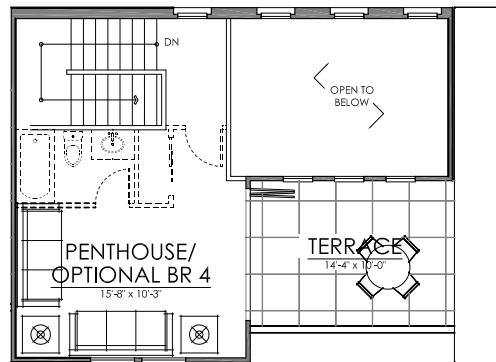
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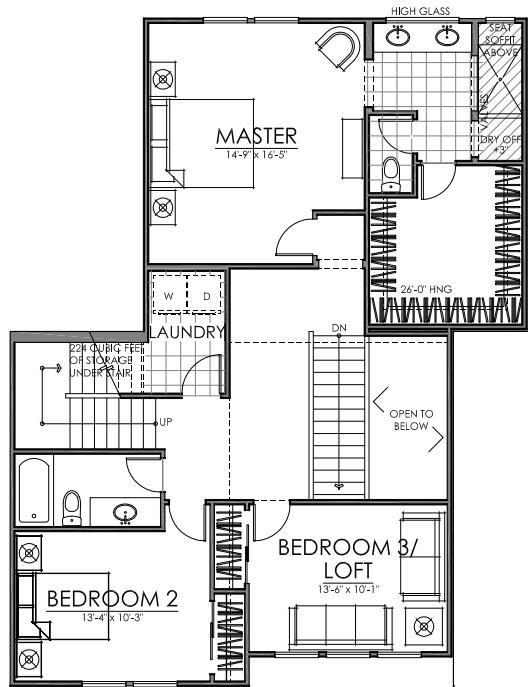
ROOF PLAN



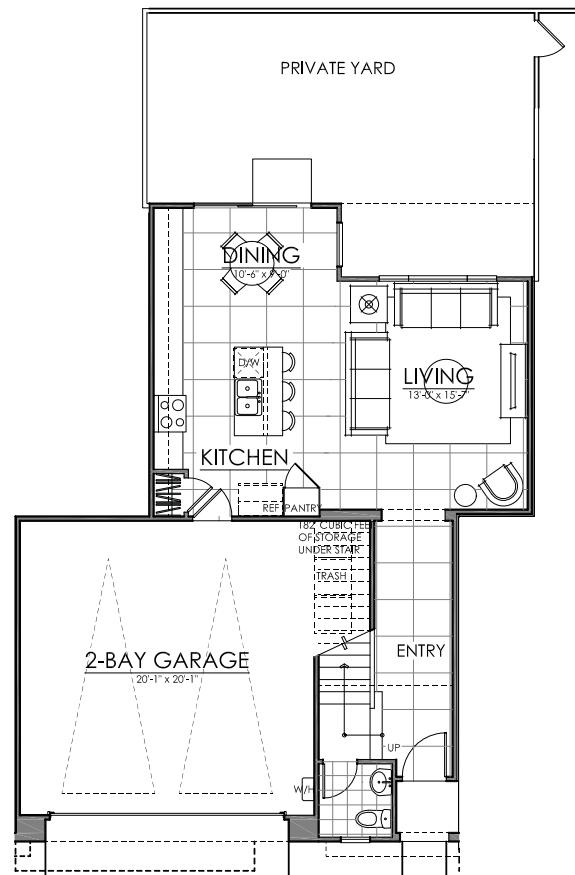
ROOF PLAN W/ SOLAR PANELS



THIRD FLOOR PLAN



SECOND FLOOR PLAN



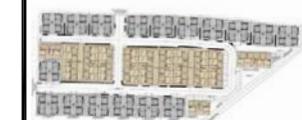
PLAN ONE

FIRST FLOOR	692 SQ. FT.
SECOND FLOOR	1145 SQ. FT.
THIRD FLOOR	295 SQ. FT.
<b>TOTAL LIVING</b>	<b>2132 SQ. FT.</b>
STORAGE	406 CU. FT.

FIRST FLOOR PLAN

phases 2-3

BOULEVARD



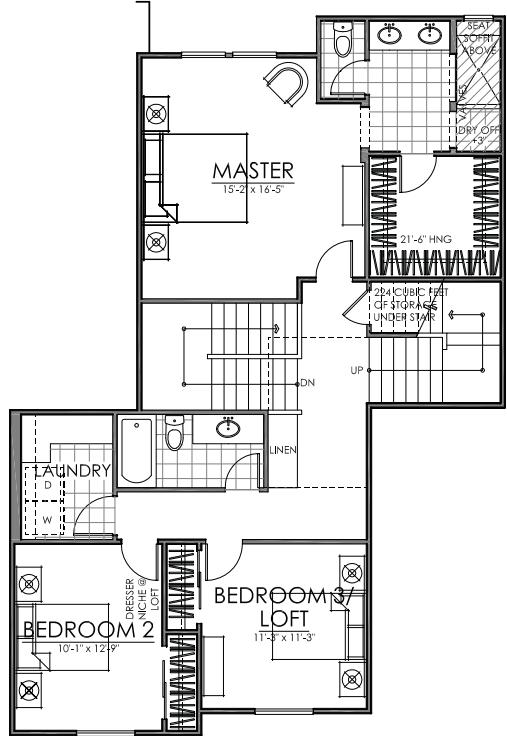
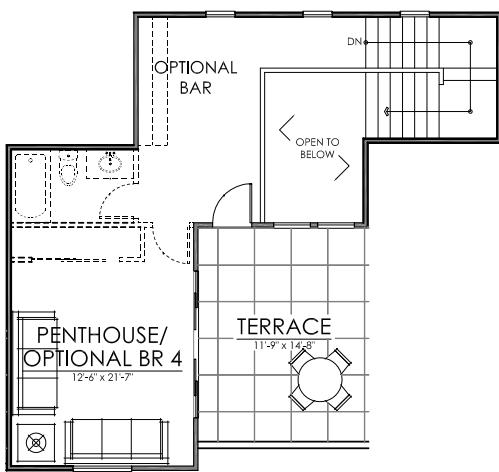
BACKYARD TOWNS 5 PLEX  
UNIT 1 FLOOR PLANS



APRIL 11, 2017

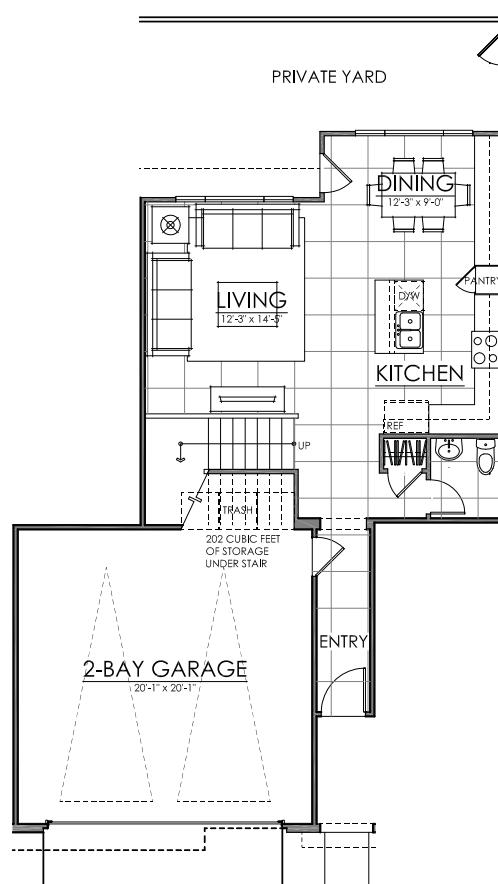
A15.9





THIRD FLOOR PLAN

SECOND FLOOR PLAN



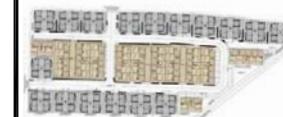
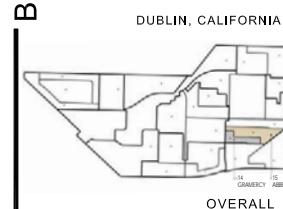
PLAN TWO

FIRST FLOOR	664 SQ. FT.
SECOND FLOOR	1081 SQ. FT.
THIRD FLOOR	419 SQ. FT.
<b>TOTAL LIVING</b>	<b>2164 SQ. FT.</b>
STORAGE	426 CU. FT.

FIRST FLOOR PLAN

phases 2-3

BOULEVARD



BACKYARD TOWNS 5 PLEX  
UNIT 2 FLOOR PLANS

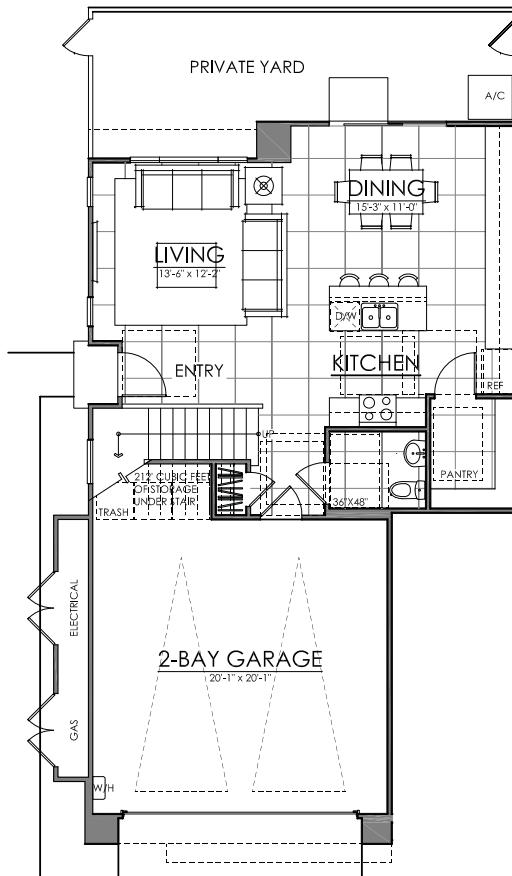
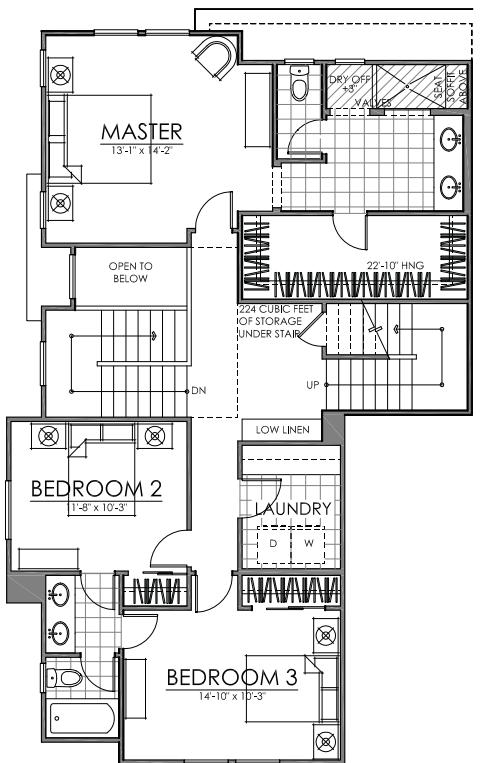
0' 4' 8'



APRIL 11, 2017

A15.10

**W** woodley  
architectural  
group, inc.

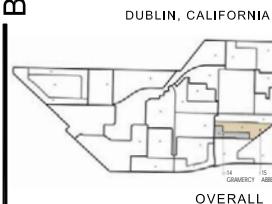


**PLAN THREE - ACCESSIBLE**

FIRST FLOOR	750 SQ. FT.
SECOND FLOOR	1136 SQ. FT.
THIRD FLOOR	341 SQ. FT.
<b>TOTAL LIVING</b>	<b>2227 SQ. FT.</b>
STORAGE	436 CU. FT.

phases 2-3

BOULEVARD



BACKYARD TOWNS 5 PLEX  
UNIT 3 FIRST & SECOND  
FLOOR PLANS

0' 4' 8'



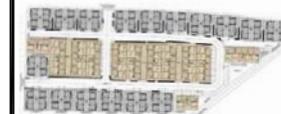
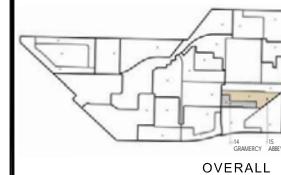
APRIL 11, 2017

A15.11

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



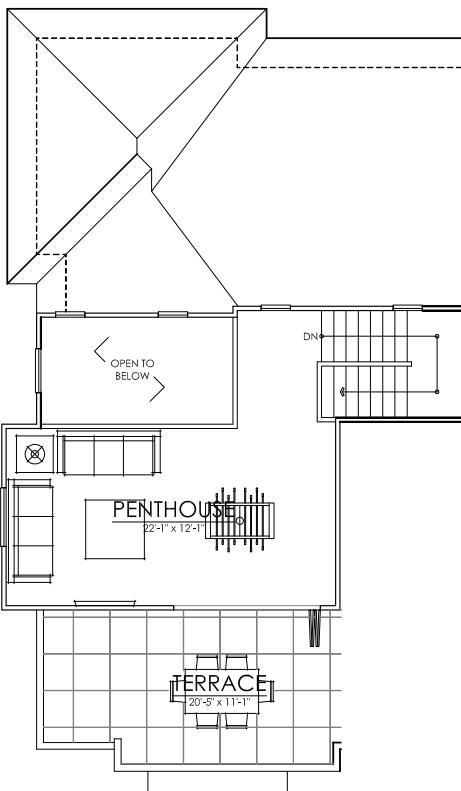
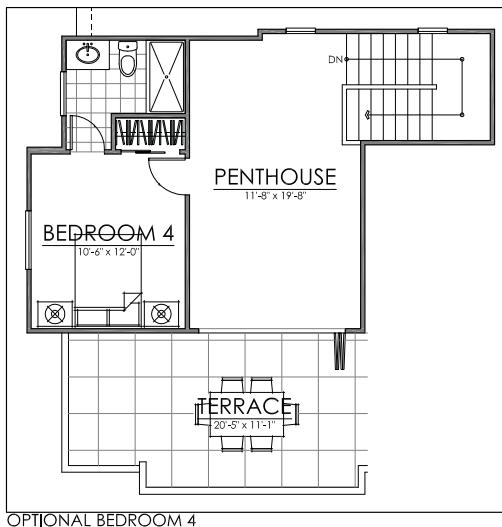
NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 5 PLEX  
UNIT 3 THIRD FLOOR PLAN &  
OPTIONS



APRIL 11, 2017

A15.12



### PLAN THREE - ACCESSIBLE

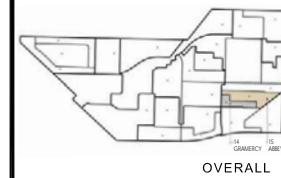
FIRST FLOOR	750 SQ. FT.
SECOND FLOOR	1136 SQ. FT.
THIRD FLOOR	341 SQ. FT.
<b>TOTAL LIVING</b>	<b>2227 SQ. FT.</b>
STORAGE	436 CU. FT.

THIRD FLOOR PLAN

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



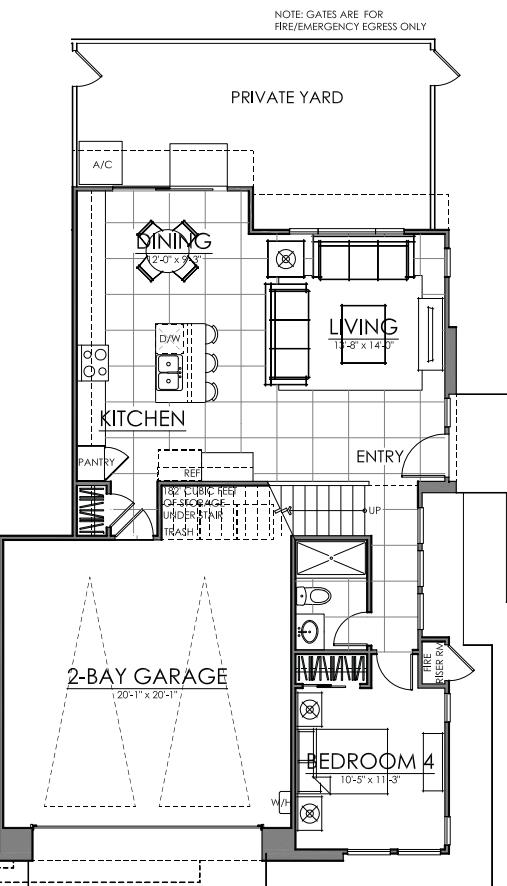
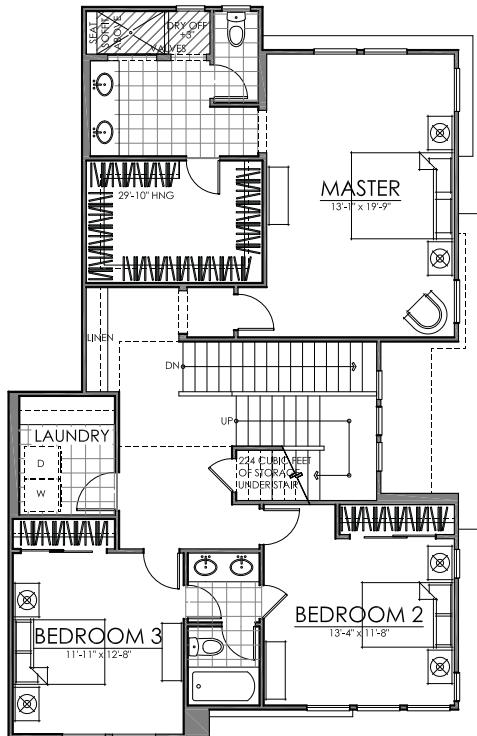
BACKYARD TOWNS 5 PLEX  
UNIT 4 FIRST & SECOND  
FLOOR PLANS

0' 4' 8'



APRIL 11, 2017

A15.13

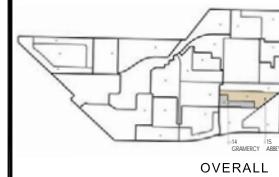


FIRST FLOOR PLAN

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

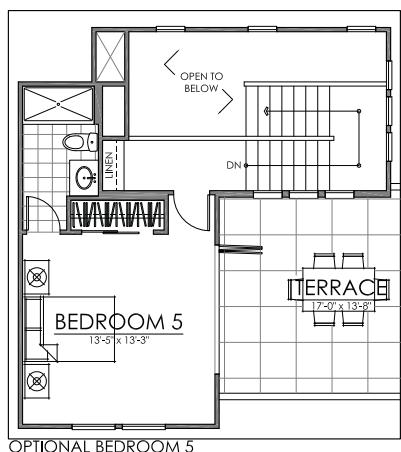
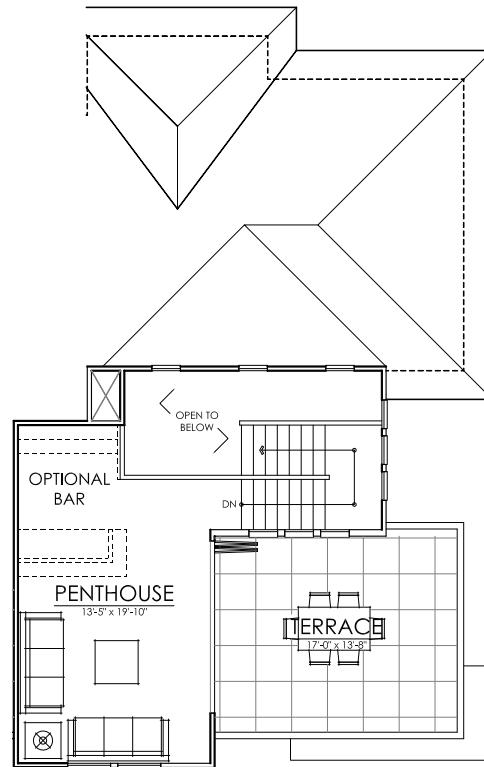
BACKYARD TOWNS 5 PLEX  
UNIT 4 THIRD FLOOR PLAN &  
OPTIONS

0' 4' 8'



APRIL 11, 2017

A15.14



#### PLAN FOUR

FIRST FLOOR	820 SQ. FT.
SECOND FLOOR	1276 SQ. FT.
THIRD FLOOR	322 SQ. FT.
<b>TOTAL LIVING</b>	<b>2418 SQ. FT.</b>
STORAGE	406 CU. FT.

THIRD FLOOR PLAN



front elevation-



left side -



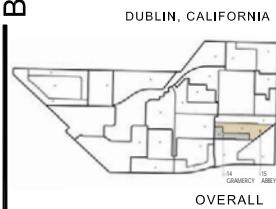
right side -



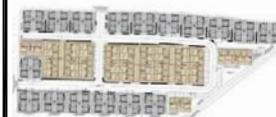
rear elevation -

phases 2-3

BOULEVARD



DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 3 PLEX  
ELEVATIONS



APRIL 11, 2017

A15.15





front elevation-

phases 2-3



left side -

5

4

right side -

#### MATERIAL NOTES:

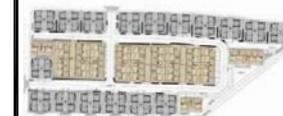
1. COMPOSITION SHINGLE ROOF
2. STUCCO
3. PORCELAIN WALL TILE
4. WOOD EYEBROW ROOF
5. MANUFACTURED STONE VENEER
6. FIBERGLASS ENTRY DOOR W/ GLASS INSERTS
7. FIBERGLASS GARAGE DOOR W/ GLASS AT TOP PANEL
8. VINYL WINDOWS
9. ILLUMINATED ADDRESS

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 15  
ABBEY

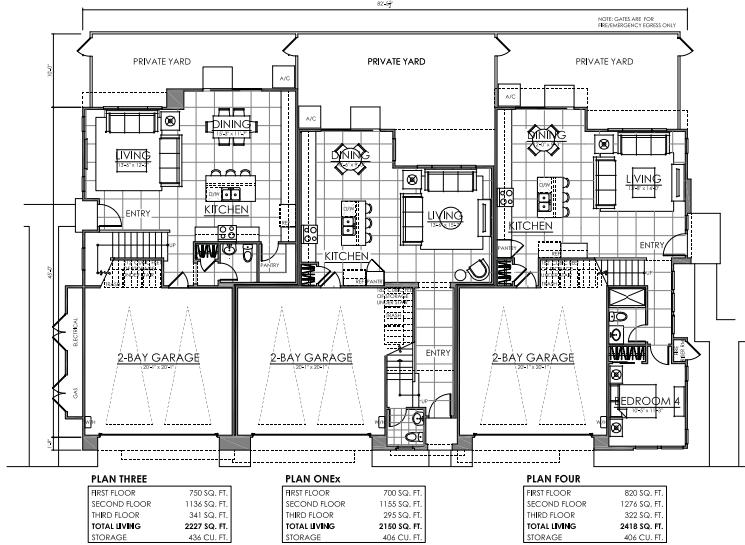
BACKYARD TOWNS 3 PLEX  
RENDERED ELEVATIONS

0' 8' 16'

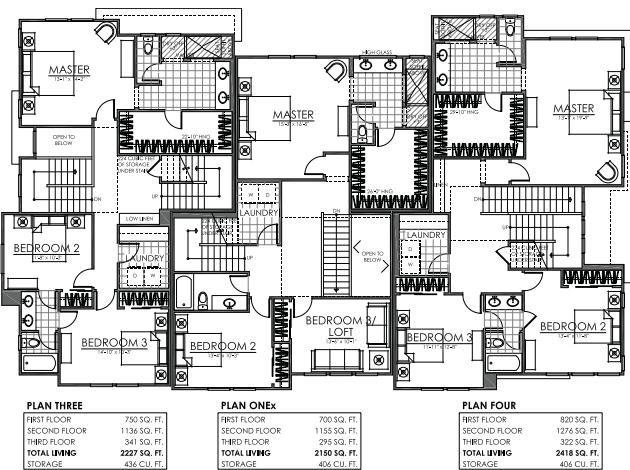


APRIL 11, 2017

A15.16



FIRST FLOOR PLAN



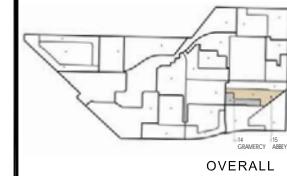
SECOND FLOOR PLAN

phases 2-3

BOULEVARD



DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 3 PLEX  
FIRST FLOOR PLAN &  
SECOND FLOOR PLAN

0' 8' 16'



APRIL 11, 2017

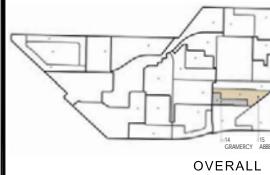
A15.17



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 15  
ABBEY

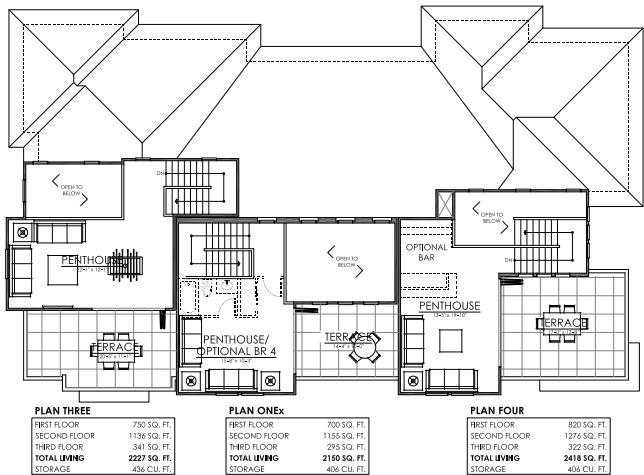
BACKYARD TOWNS 3 PLEX  
THIRD FLOOR PLAN

0' 8' 16'



APRIL 11, 2017

A15.18



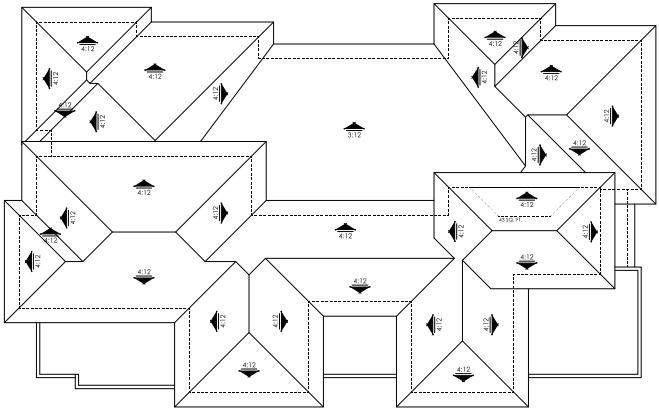
THIRD FLOOR PLAN



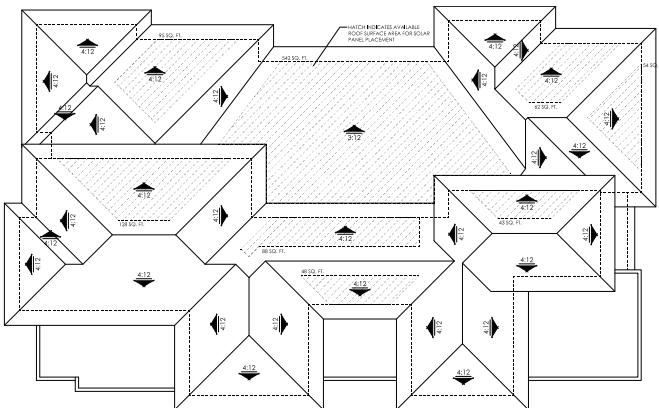


phases 2-3

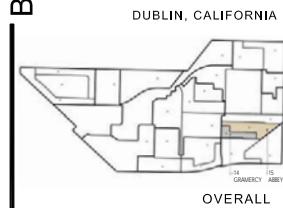
BOULEVARD



ROOF PLAN



ROOF PLAN W/ SOLAR PANELS



DUBLIN, CALIFORNIA  
OVERALL



NEIGHBORHOOD 15  
ABBEY

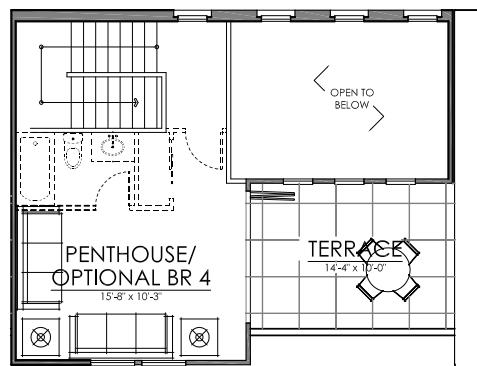
BACKYARD TOWNS 5 PLEX  
ROOF PLAN & ROOF PLAN W/  
SOLAR PANEL LOCATIONS

0' 8' 16'

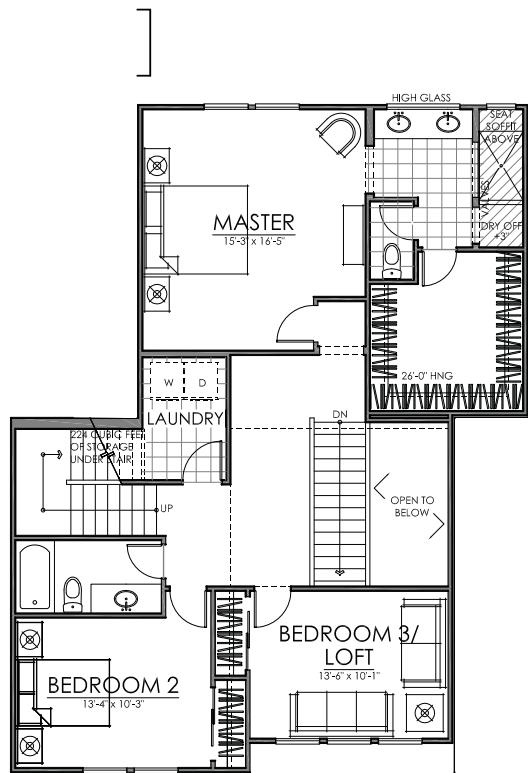


APRIL 11, 2017

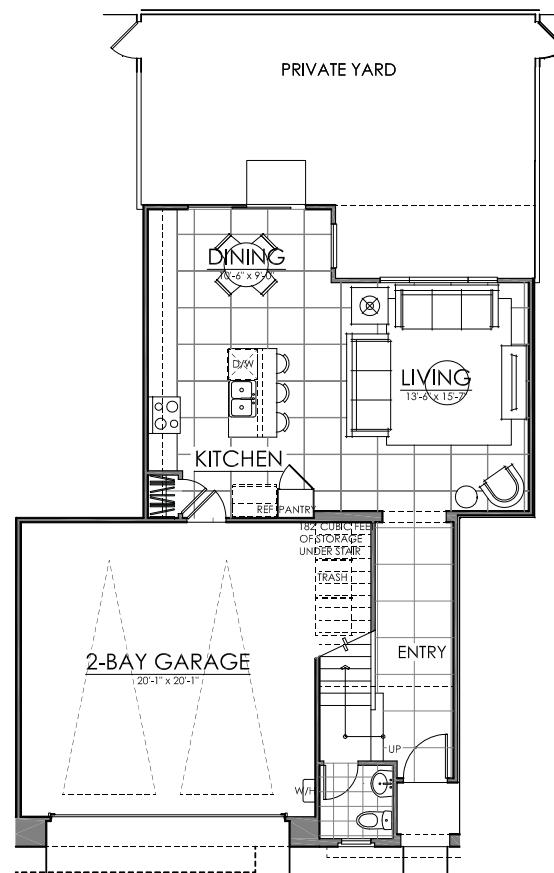
A15.19



THIRD FLOOR PLAN



SECOND FLOOR PLAN



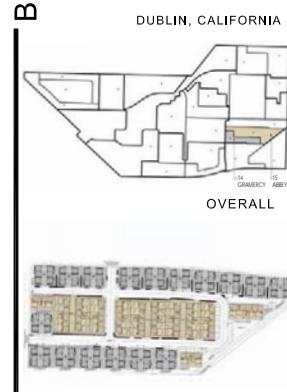
PLAN ONE

FIRST FLOOR	700 SQ. FT.
SECOND FLOOR	1155 SQ. FT.
THIRD FLOOR	295 SQ. FT.
<b>TOTAL LIVING</b>	<b>2150 SQ. FT.</b>
STORAGE	406 CU. FT.

FIRST FLOOR PLAN

phases 2-3

BOULEVARD



NEIGHBORHOOD 15  
ABBNEY

BACKYARD TOWNS 3 PLEX  
UNIT 1 FLOOR PLANS

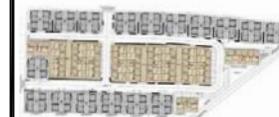
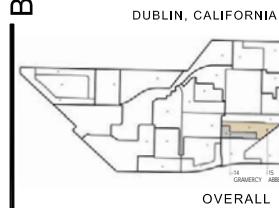


APRIL 11, 2017

A15.20

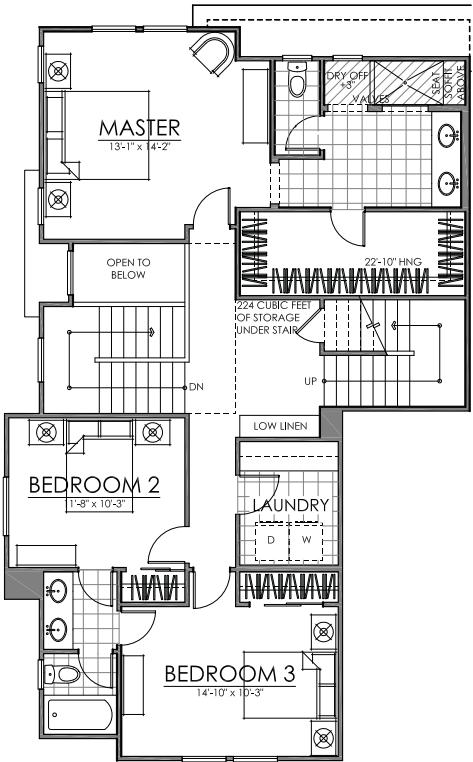
phases 2-3

BOULEVARD

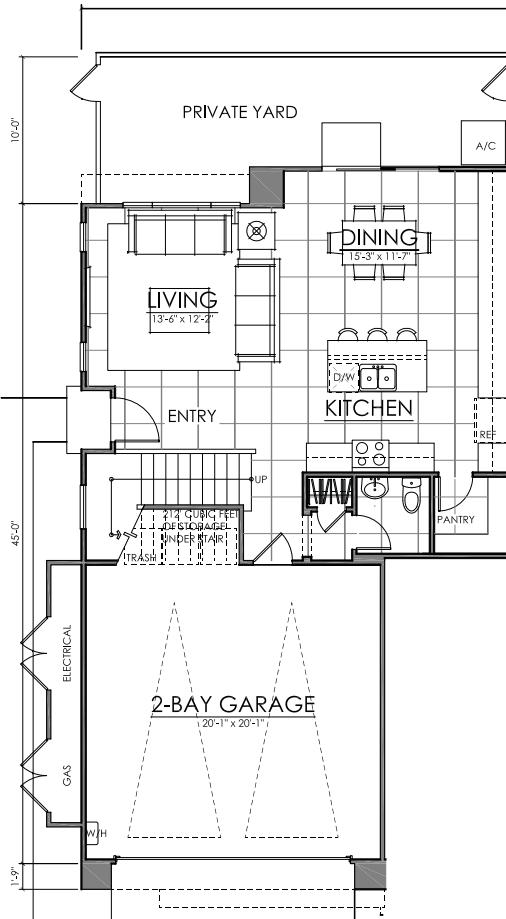


NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 3 PLEX  
UNIT 3 FIRST & SECOND  
FLOOR PLANS



SECOND FLOOR PLAN



PLAN THREE

FIRST FLOOR	750 SQ. FT.
SECOND FLOOR	1136 SQ. FT.
THIRD FLOOR	341 SQ. FT.
<b>TOTAL LIVING</b>	<b>2227 SQ. FT.</b>
STORAGE	436 CU. FT.

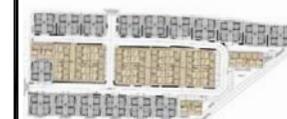
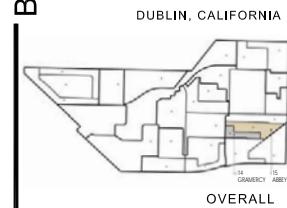
FIRST FLOOR PLAN

APRIL 11, 2017

A15.21

phases 2-3

BOULEVARD



NEIGHBORHOOD 15  
ABBEY

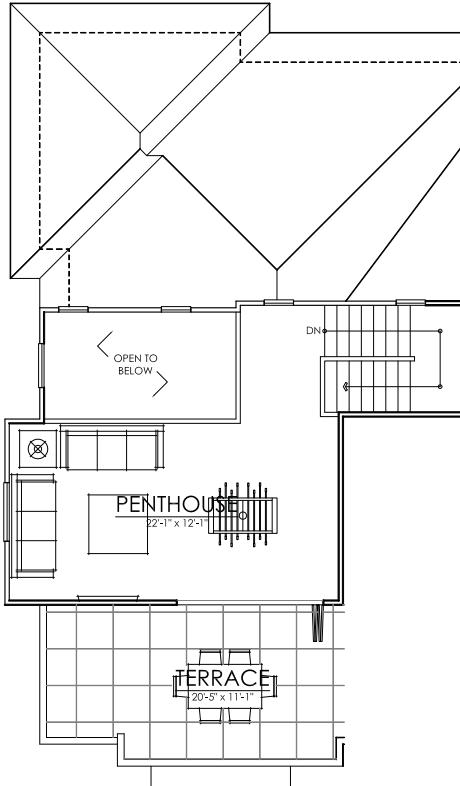
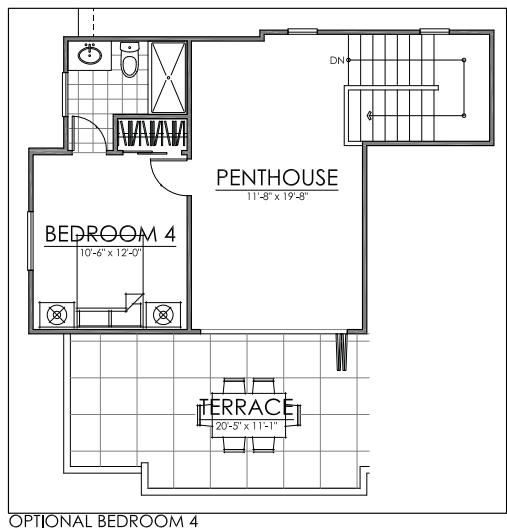
BACKYARD TOWNS 3 PLEX  
UNIT 3 THIRD FLOOR PLAN &  
OPTIONS

0' 4' 8'



APRIL 11, 2017

A15.22



### PLAN THREE

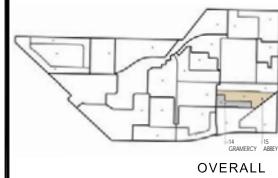
FIRST FLOOR	750 SQ. FT.
SECOND FLOOR	1136 SQ. FT.
THIRD FLOOR	341 SQ. FT.
<b>TOTAL LIVING</b>	<b>2227 SQ. FT.</b>
STORAGE	436 CU. FT.

THIRD FLOOR PLAN

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



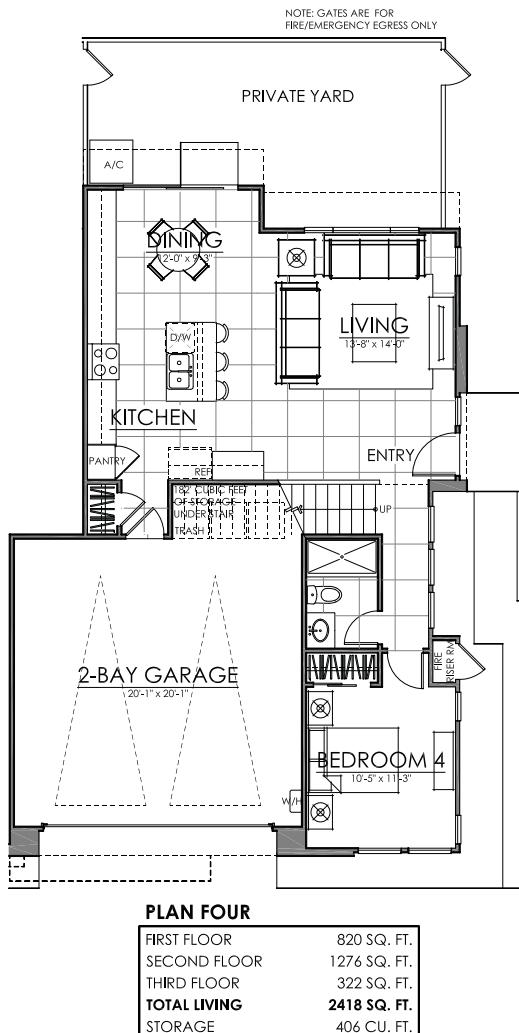
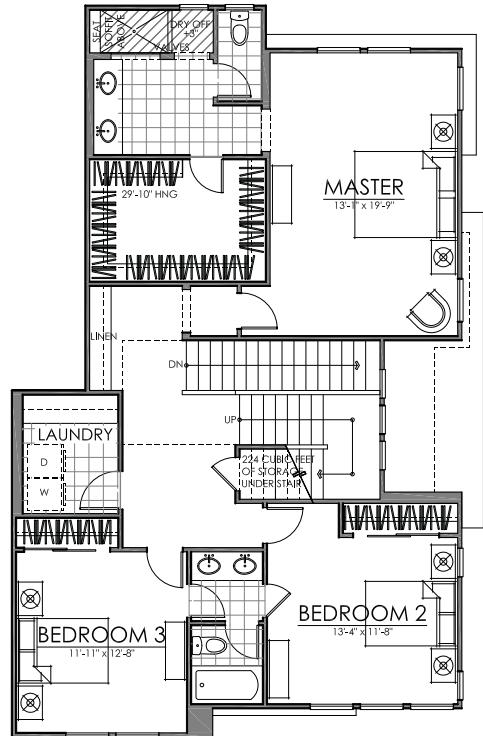
NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 3 PLEX  
UNIT 4 FIRST & SECOND  
FLOOR PLAN



APRIL 11, 2017

A15.23

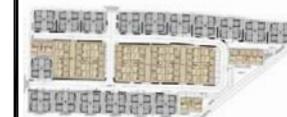
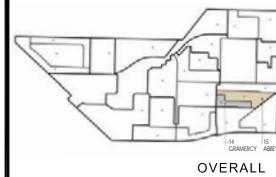


FIRST FLOOR PLAN

phases 2-3

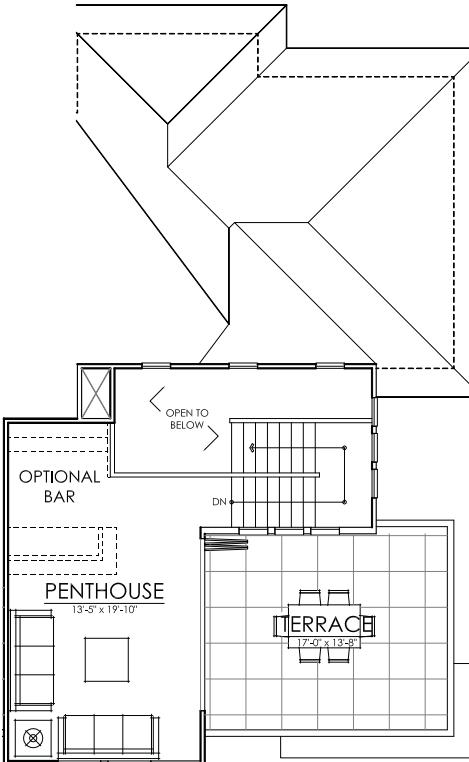
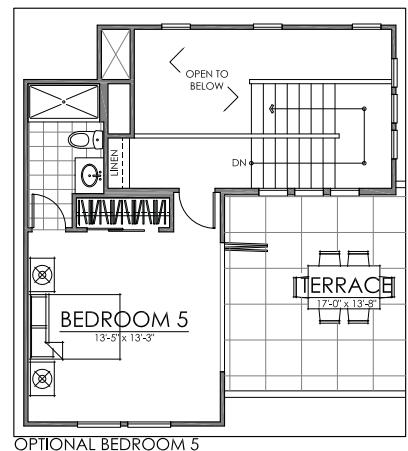
BOULEVARD

DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 3 PLEX  
UNIT 4 THIRD FLOOR PLAN &  
OPTIONS



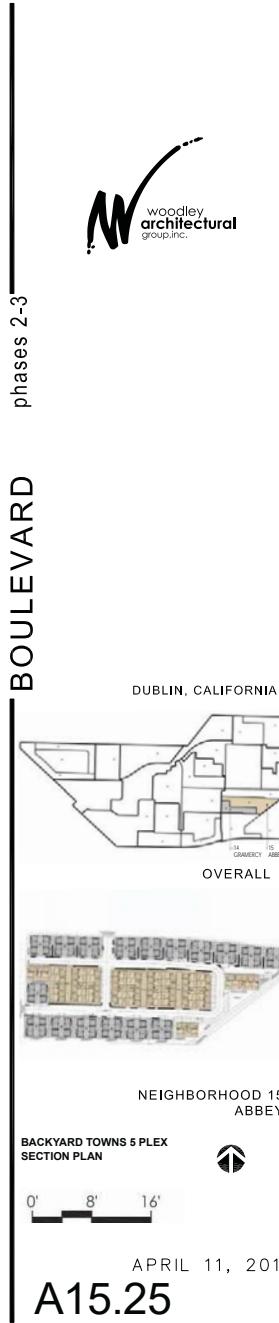
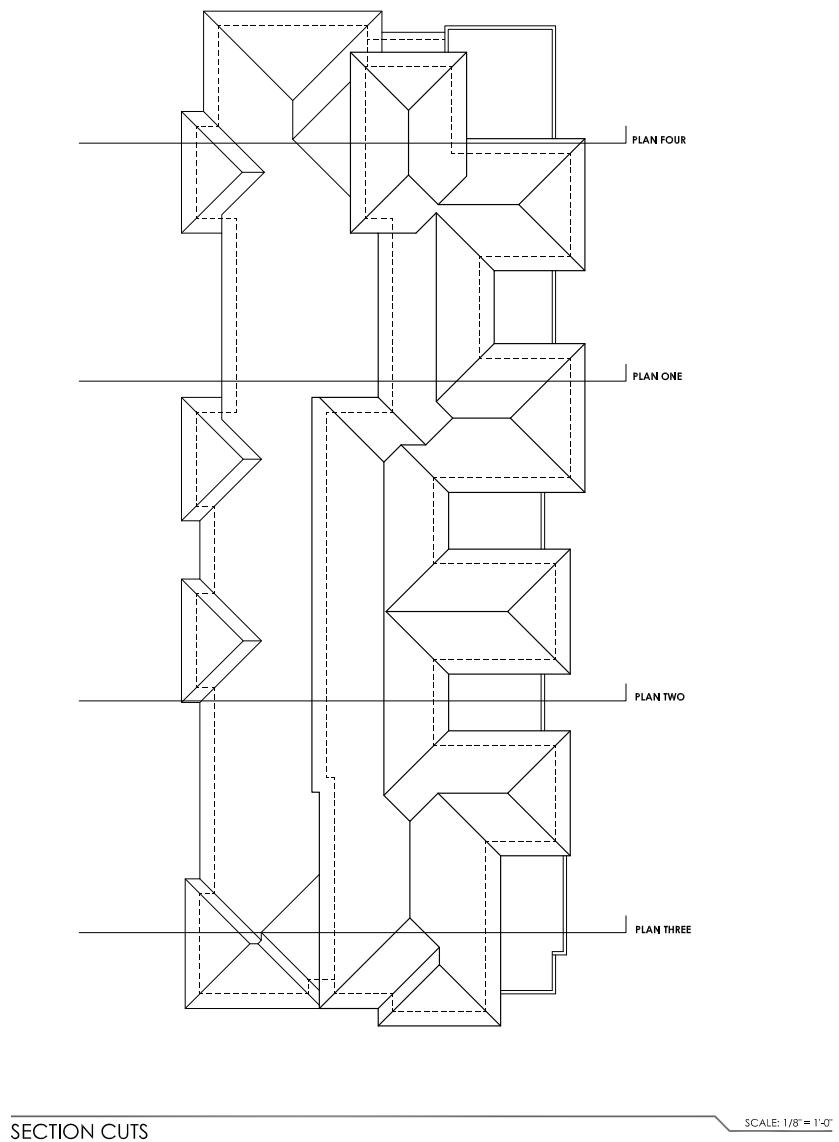
#### PLAN FOUR

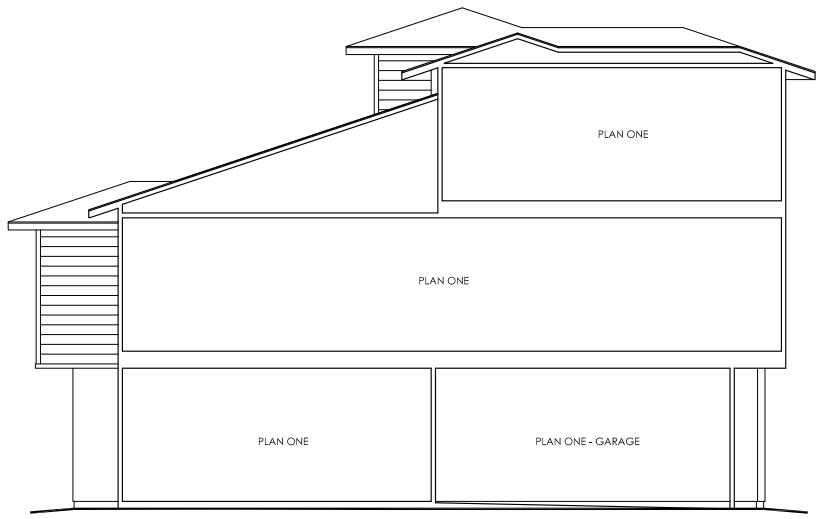
FIRST FLOOR	820 SQ. FT.
SECOND FLOOR	1276 SQ. FT.
THIRD FLOOR	322 SQ. FT.
<b>TOTAL LIVING</b>	<b>2418 SQ. FT.</b>
STORAGE	406 CU. FT.

THIRD FLOOR PLAN

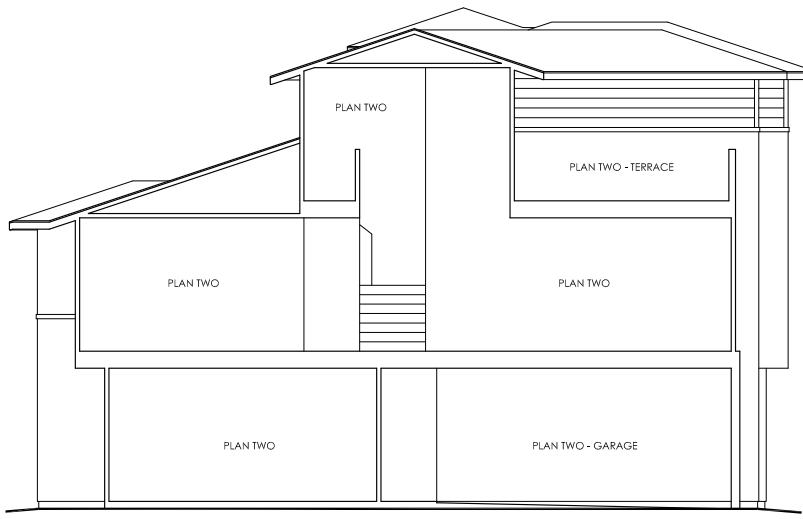
APRIL 11, 2017

A15.24





PLAN ONE

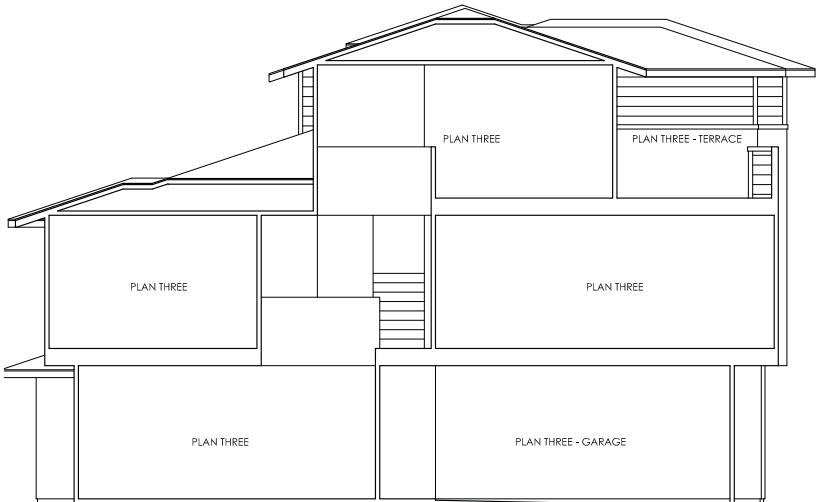


PLAN TWO

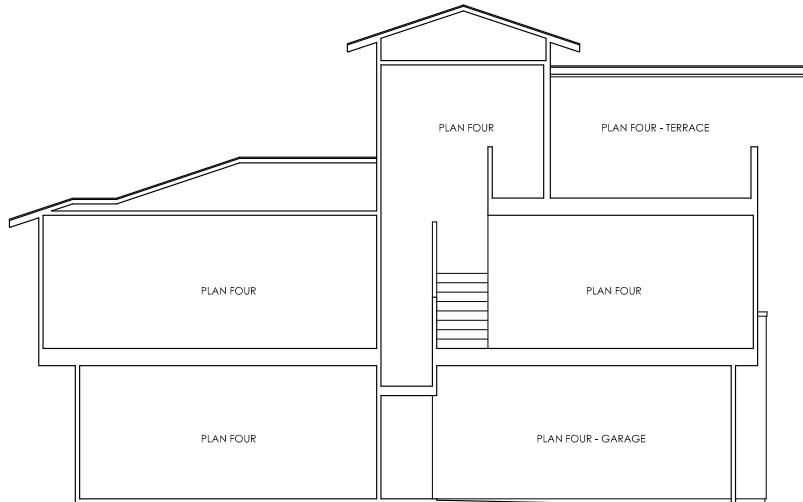
phases 2-3



BOULEVARD

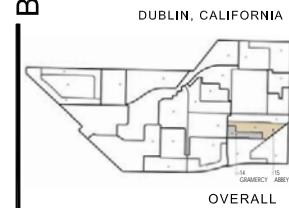


PLAN THREE



PLAN FOUR

woodley



BACKYARD TOWNS 5 PLEX  
SECTIONS

0' 8' 16'



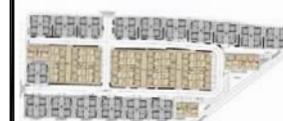
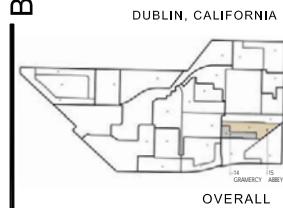
APRIL 11, 2017

A15.26



phases 2-3

## BOULEVARD



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS 3 PLEX  
EMERGENCY ESCAPE PATH &  
BUILDING ANALYSIS

0' 8' 16'



APRIL 11, 2017

A15.27

### BUILDING ANALYSIS

THIS PROJECT IS DESIGNED BASED ON THE  
CALIFORNIA BUILDING CODE-CBC 2016.

PROPOSED USE: MULTI-FAMILY ATTACHED

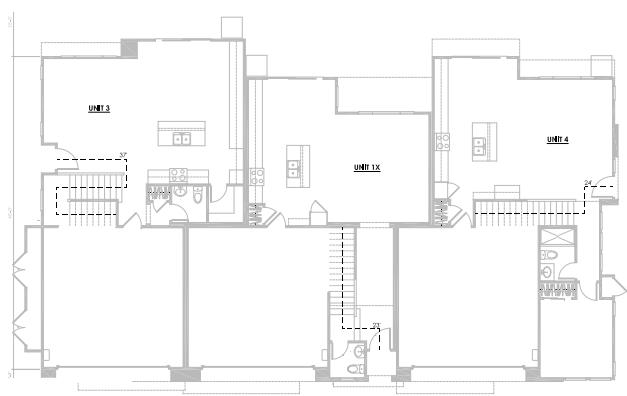
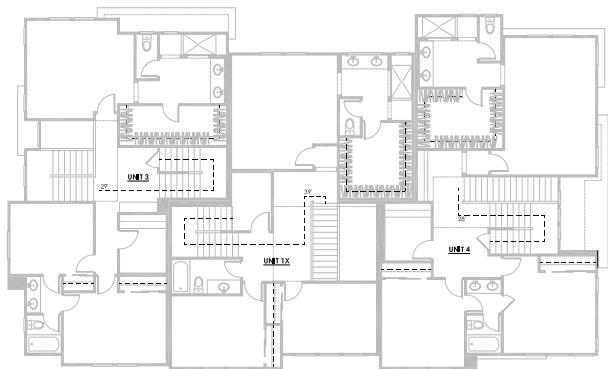
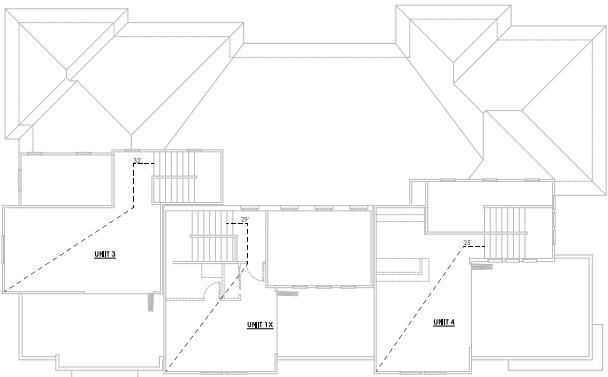
OCCUPANCY: R3 & U

CONSTRUCTION TYPE: VB

NUMBER OF STORIES: 3

SPRINKLER SYSTEM: NFPA-13D

NOTE: NO FIRE WALLS, FIRE PARTITIONS ARE USED BETWEEN UNITS



LEVEL ONE

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



ROOF  
Weathered Wood  
GAF



STUCCO I  
SW 7526 Maison Blanche  
Sherwin Williams



STONE  
White Elm / VANTAGE 30  
El Dorado Stone



STUCCO II  
SW 7543 Avenue Tan  
Sherwin Williams



EXTERIOR WALL TILE  
FP97 Timberland  
Daltile

## SCHEME 1



TRIM BOARD  
SW 7514 Foothills  
Sherwin Williams



FASCIA / GARAGE DOOR  
SW 7026 Griffin  
Sherwin Williams



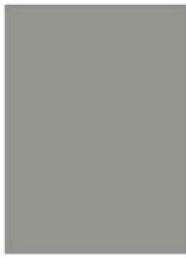
ROOF  
Weathered Wood  
GAF



STUCCO I  
SW 7012 Creamy  
Sherwin Williams



STONE  
White Elm / VANTAGE 30  
El Dorado Stone



STUCCO II  
SW 9164 Illusive Green  
Sherwin Williams



EXTERIOR WALL TILE  
FP98 Willowgrove  
Daltile

## SCHEME 2



TRIM BOARD  
SW 7068 Grizzle Gray  
Sherwin Williams



FASCIA / GARAGE DOOR  
SW 7048 Urbane Bronze  
Sherwin Williams

phases 2-3



BOULEVARD



ROOF  
WEATHERED WOOD  
GAF



STUCCO I  
SW 7541 Grecian Ivory  
Sherwin Williams



STUCCO II  
SW 7746 Rushing River  
Sherwin Williams

## SCHEME 3



TRIM BOARD  
SW 7047 Porpoise  
Sherwin Williams



FASCIA / GARAGE DOOR  
SW 7048 Urbane Bronze  
Sherwin Williams



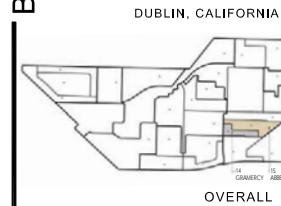
STONE  
White Elm / VANTAGE 30  
El Dorado Stone



EXTERIOR WALL TILE  
FP97 Timberland  
Daltile



ENTRY DOOR  
SW 7580 Carnelian  
Sherwin Williams



DUBLIN, CALIFORNIA



NEIGHBORHOOD 15  
ABBEY

BACKYARD TOWNS  
5 PLEX & 3 PLEX  
COLORS & MATERIALS



APRIL 11, 2017

A15.28

tabbed page VTM

**BENCHMARK:**  
A BRASS DISC SET IN THE MOST EASTERLY CORNER OF A CONCRETE  
HEADWALL OF FLOOD CONTROL CHANNEL AT FOOT OG GRADE GOING  
EASTERLY ON AMADOR VALLEY BLVD ON THE NORTHERLY SIDE OF AMADOR  
VALLEY BLVD, WEST OF WILLOW ROAD, DSIR STAMPED "AMA-FLOOD 1977".  
ELEVATION = 361.742 NOV 29 (1974 NGS AGD)

# VESTING TENTATIVE MAP

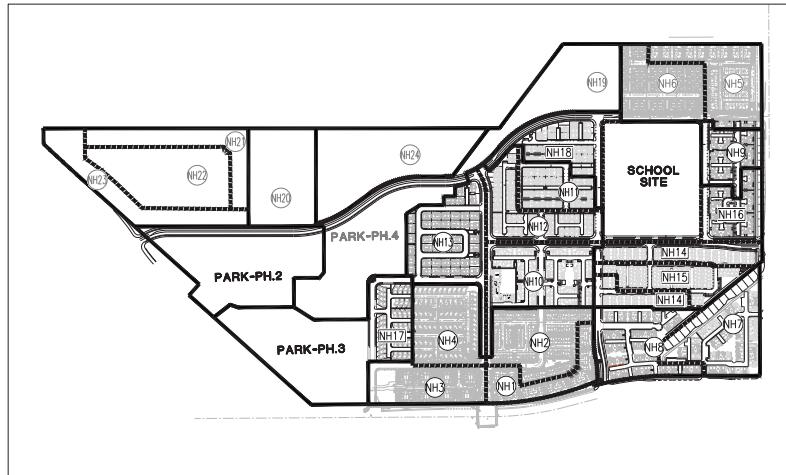
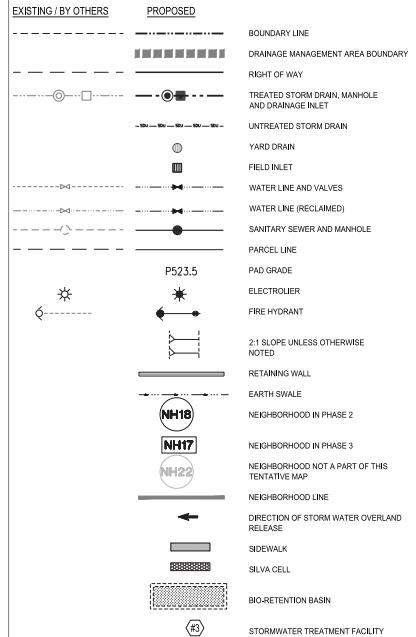
## TRACTS 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, 8368

### BOULEVARD - PHASES 2 & 3

#### CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

#### FEBRUARY 2017

##### LEGEND

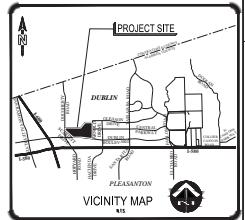


3.5 SECTIONS AND DETAILS

SHEET	DESCRIPTION
0.1	COVER SHEET
0.2	INDEX SHEET
0.3	DETAIL SHEET
0.4	DETAIL SHEET
TRACT 8360 (NH1, NH12) PH 2,	TRACT 8360 (NH1, NH12) PH 2,
TRACT 8365 (NH1) PH 3	TRACT 8365 (NH1) PH 3
4.0	EXISTING CONDITIONS
4.1	EXISTING CONDITIONS
4.2	TENTATIVE MAP
4.3	GRADING AND DRAINAGE PLAN
4.4	UTILITY PLAN
4.5	STORM WATER MANAGEMENT PLAN
4.6	SECTIONS AND DETAILS
TRACT 8366 (NH18) PH 3	TRACT 8366 (NH18) PH 3
5.0	EXISTING CONDITIONS
5.1	TENTATIVE MAP
5.2	GRADING AND DRAINAGE PLAN
5.3	UTILITY PLAN
5.4	STORM WATER MANAGEMENT PLAN
5.5	SECTIONS AND DETAILS
TRACT 8367 (NH14, NH15) PH 3	TRACT 8367 (NH14, NH15) PH 3
6.0	EXISTING CONDITIONS
6.1	TENTATIVE MAP
6.2	GRADING AND DRAINAGE PLAN
6.3	UTILITY PLAN
6.4	STORM WATER MANAGEMENT PLAN
6.5	SECTIONS AND DETAILS
TRACT 8368 (NH19) PH 2	TRACT 8368 (NH19) PH 2
7.0	EXISTING CONDITIONS
7.1	TENTATIVE MAP
7.2	GRADING AND DRAINAGE PLAN
7.3	UTILITY PLAN
7.4	STORM WATER MANAGEMENT PLAN
7.5	SECTIONS AND DETAILS
TRACT 8369 (NH11, NH12) PH 3	TRACT 8369 (NH11, NH12) PH 3
8.0	EXISTING CONDITIONS
8.1	TENTATIVE MAP
8.2	GRADING AND DRAINAGE PLAN
8.3	UTILITY PLAN
8.4	STORM WATER MANAGEMENT PLAN
8.5	SECTIONS AND DETAILS
TRACT 8370 (NH13) PH 3	TRACT 8370 (NH13) PH 3
9.0	EXISTING CONDITIONS
9.1	TENTATIVE MAP
9.2	GRADING AND DRAINAGE PLAN
9.3	UTILITY PLAN
9.4	STORM WATER MANAGEMENT PLAN
9.5	SECTIONS AND DETAILS
TRACT 8371 (NH14) PH 3	TRACT 8371 (NH14) PH 3
10.0	EXISTING CONDITIONS
10.1	TENTATIVE MAP
10.2	GRADING AND DRAINAGE PLAN
10.3	UTILITY PLAN
10.4	STORM WATER MANAGEMENT PLAN
10.5	SECTIONS AND DETAILS
TRACT 8372 (NH15) PH 3	TRACT 8372 (NH15) PH 3
11.0	EXISTING CONDITIONS
11.1	TENTATIVE MAP
11.2	GRADING AND DRAINAGE PLAN
11.3	UTILITY PLAN
11.4	STORM WATER MANAGEMENT PLAN
11.5	SECTIONS AND DETAILS
TRACT 8373 (NH16) PH 3	TRACT 8373 (NH16) PH 3
12.0	EXISTING CONDITIONS
12.1	TENTATIVE MAP
12.2	GRADING AND DRAINAGE PLAN
12.3	UTILITY PLAN
12.4	STORM WATER MANAGEMENT PLAN
12.5	SECTIONS AND DETAILS
TRACT 8374 (NH17) PH 3	TRACT 8374 (NH17) PH 3
13.0	EXISTING CONDITIONS
13.1	TENTATIVE MAP
13.2	GRADING AND DRAINAGE PLAN
13.3	UTILITY PLAN
13.4	STORM WATER MANAGEMENT PLAN
13.5	SECTIONS AND DETAILS
TRACT 8375 (NH18) PH 3	TRACT 8375 (NH18) PH 3
14.0	EXISTING CONDITIONS
14.1	TENTATIVE MAP
14.2	GRADING AND DRAINAGE PLAN
14.3	UTILITY PLAN
14.4	STORM WATER MANAGEMENT PLAN
14.5	SECTIONS AND DETAILS
TRACT 8376 (NH19) PH 3	TRACT 8376 (NH19) PH 3
15.0	EXISTING CONDITIONS
15.1	TENTATIVE MAP
15.2	GRADING AND DRAINAGE PLAN
15.3	UTILITY PLAN
15.4	STORM WATER MANAGEMENT PLAN
15.5	SECTIONS AND DETAILS
TRACT 8377 (NH20) PH 3	TRACT 8377 (NH20) PH 3
16.0	EXISTING CONDITIONS
16.1	TENTATIVE MAP
16.2	GRADING AND DRAINAGE PLAN
16.3	UTILITY PLAN
16.4	STORM WATER MANAGEMENT PLAN
16.5	SECTIONS AND DETAILS
TRACT 8378 (NH21) PH 3	TRACT 8378 (NH21) PH 3
17.0	EXISTING CONDITIONS
17.1	TENTATIVE MAP
17.2	GRADING AND DRAINAGE PLAN
17.3	UTILITY PLAN
17.4	STORM WATER MANAGEMENT PLAN
17.5	SECTIONS AND DETAILS
TRACT 8379 (NH22) PH 3	TRACT 8379 (NH22) PH 3
18.0	EXISTING CONDITIONS
18.1	TENTATIVE MAP
18.2	GRADING AND DRAINAGE PLAN
18.3	UTILITY PLAN
18.4	STORM WATER MANAGEMENT PLAN
18.5	SECTIONS AND DETAILS

##### TENTATIVE MAP NOTES:

- OWNER: DUBLIN CROSSING, LLC 500 LA CONDA WAY, SUITE 100 DANVILLE, CA 94526 (925) 743-8000 CONTACT: NICOLE MOORE
- APPLICANT: DUBLIN CROSSING, LLC 500 LA CONDA WAY, SUITE 100 DANVILLE, CA 94526 (925) 743-8000 CONTACT: NICOLE MOORE
- ENGINEER/PLANNER: MACKAY & SCMP'S 5140 FRANKLIN DR, SUITE B PLEASANTON, CA 94568 CONTACT: MARK McCLELLAN / COLETTE L'HEUREUX (925) 225-6990
- GEOTECHNICAL CONSULTANTS: BERGNER STEVENS AND ASSOCIATES 5507 SUNOL BOULEVARD PLEASANTON, CA 94568 CONTACT: BILL STEVENS (925) 484-0220
- AREA SUBJECT TO INUNDATION: A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER FLOOD INSURANCE RATE MAP NUMBER 0800103005, EFFECTIVE DATE AUGUST 3, 2009.
- SUBDIVIDED AREA: 54.51 ACRES
- ASSESSOR'S PARCEL NUMBER: PORTION OF 886-1-1-19
- WATER/SEWER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH DUBLIN SAN RAMON SERVICES DISTRICT(DSRSD) STANDARDS.
- DRAINAGE: TO BE INSTALLED IN CONFORMANCE WITH CITY OF DUBLIN STANDARDS.
- GAS & ELECTRICITY: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF AT&T.
- TELEPHONE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF AT&T.
- CABLE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF COMCAST.
- STREET IMPROVEMENTS: PER CITY OF DUBLIN STANDARDS AND P.D. APPROVALS. STREETS TO BE PRIVATE.
- EXISTING ZONING: DUBLIN CROSSING ZONING DISTRICT
- EXISTING LAND USE: MILITARY
- PROPOSED LAND USE: MEDIUM TO MEDIUM HIGH DENSITY RESIDENTIAL
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN JULY 2012.
- UTILITY SIZES AND LOCATION, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS AND/OR CONVEYANCE MAPS (PARCEL MAPS) ON THIS PROPERTY.
- IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL.
- GROSS AREA/ TOTAL NUMBER OF UNITS: 791 UNITS
- TRACT 8360-NH1,NH2 12.87 ACRES 224 UNITS
- TRACT 8361-NH10 3.36 ACRES 100 UNITS
- TRACT 8362-NH11 5.83 ACRES 100 UNITS
- TRACT 8363-NH1,NH12 8.08 ACRES 89 UNITS
- TRACT 8364-NH13 6.17 ACRES 45 UNITS
- TRACT 8365-NH14,NH15 8.84 ACRES 158 UNITS
- TRACT 8366-NH16 3.14 ACRES 48 UNITS
- TRACT 8368-NH17 3.01 ACRES 37 UNITS
- TRACT 8369-NH18 3.23 ACRES 40 UNITS
- TOTAL: 791 UNITS
- EXTERNAL SUBMISSION IMPROVEMENTS THAT MUST OCCUR WITH PHASE 2-3, PER EXHIBIT I OF THE DEVELOPMENT AGREEMENT:
  - PHASE 2
  - DUBLIN BOULEVARD AND IRON HORSE PARKWAY INTERSECTION
  - SCARLETT DRIVE EXTENSION / WIDENING BETWEEN DOUGHERTY DRIVE AND SOUTHERLY BOUNDARY OF PHASE 2 PARCEL
- PHASE 3
  - ARNOLD ROAD WIDENING
  - ARNOLD ROAD AND CENTRAL PARKWAY SIGNAL MODIFICATIONS
  - DUBLIN BOULEVARD AUXILIARY LANE
  - DUBLIN BOULEVARD AND ARNOLD ROAD INTERSECTION
  - SCARLETT DRIVE EXTENSION BETWEEN SOUTHERLY BOUNDARY OF PHASE 2 PARK PARCEL AND DUBLIN BOULEVARD



DATE: 04-11-2017
SCALE: 1:2000
DRAWN BY: D. MCCLELLAN
DESIGNED BY: D. MCCLELLAN
CHECKED BY: D. MCCLELLAN

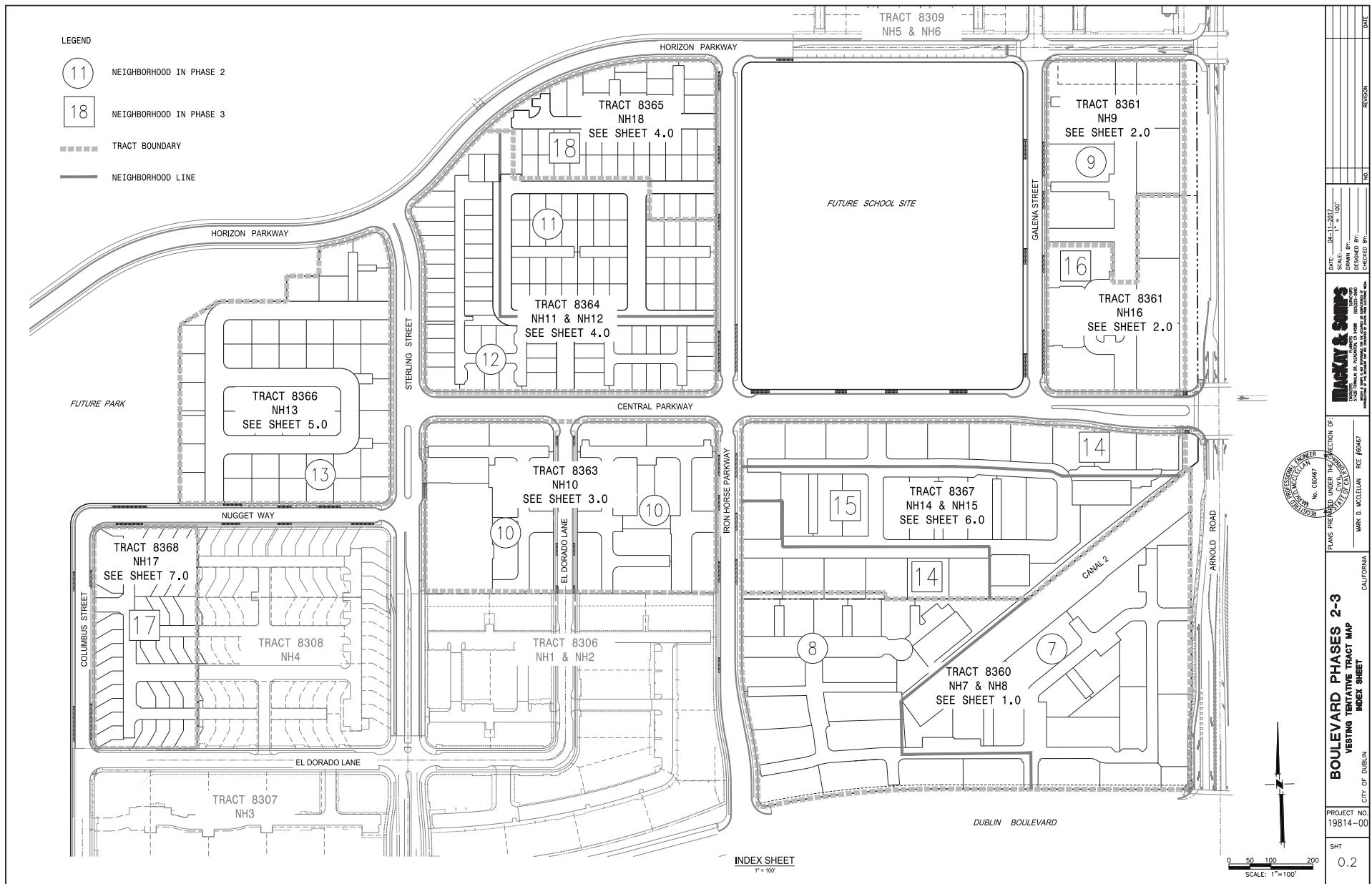
**BOULEVARD PHASES 2-3**  
VESTING TENTATIVE TRACT MAPS  
COVER SHEET

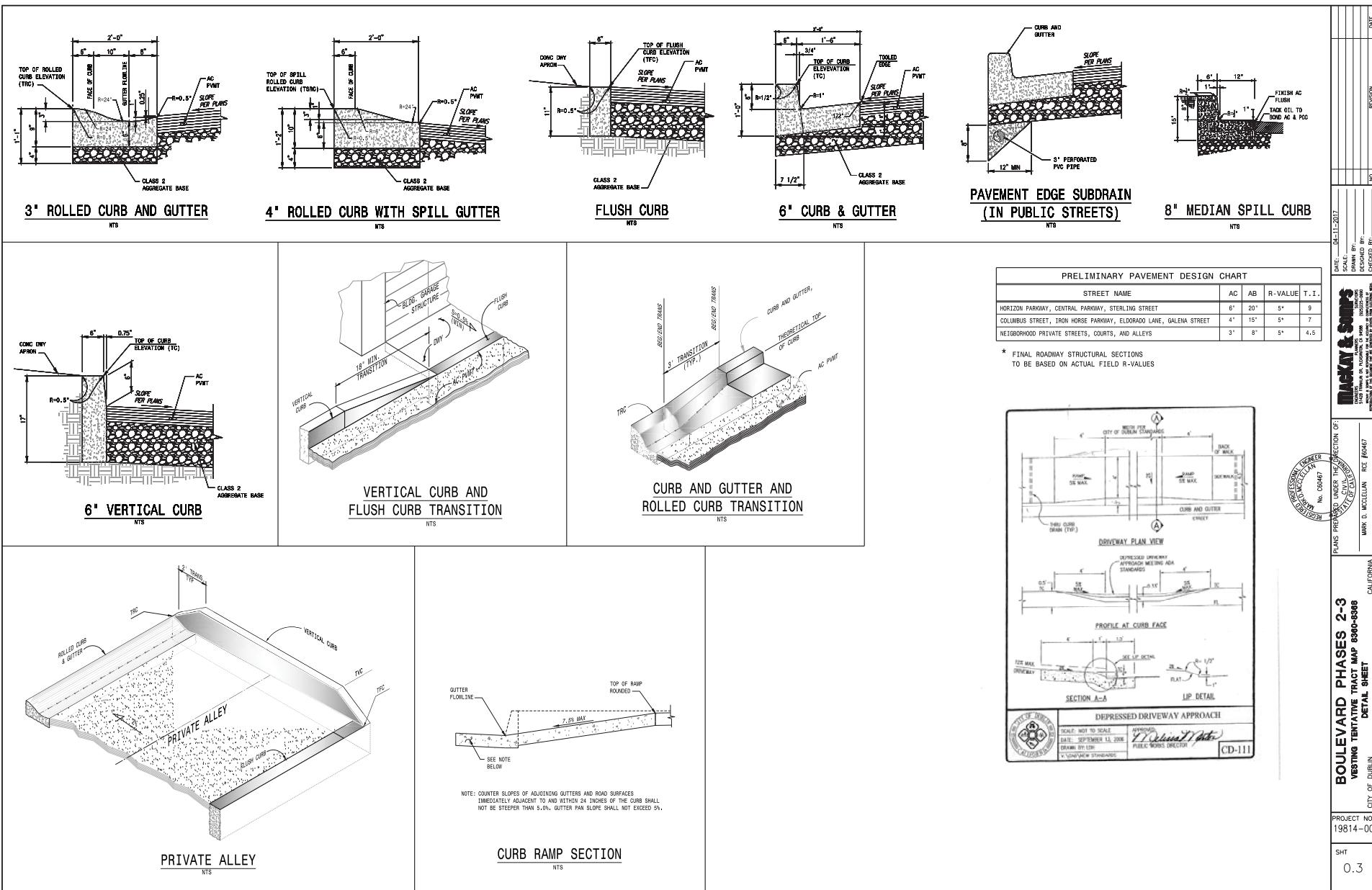
California  
MARK D. McCLELLAN RCE #06467

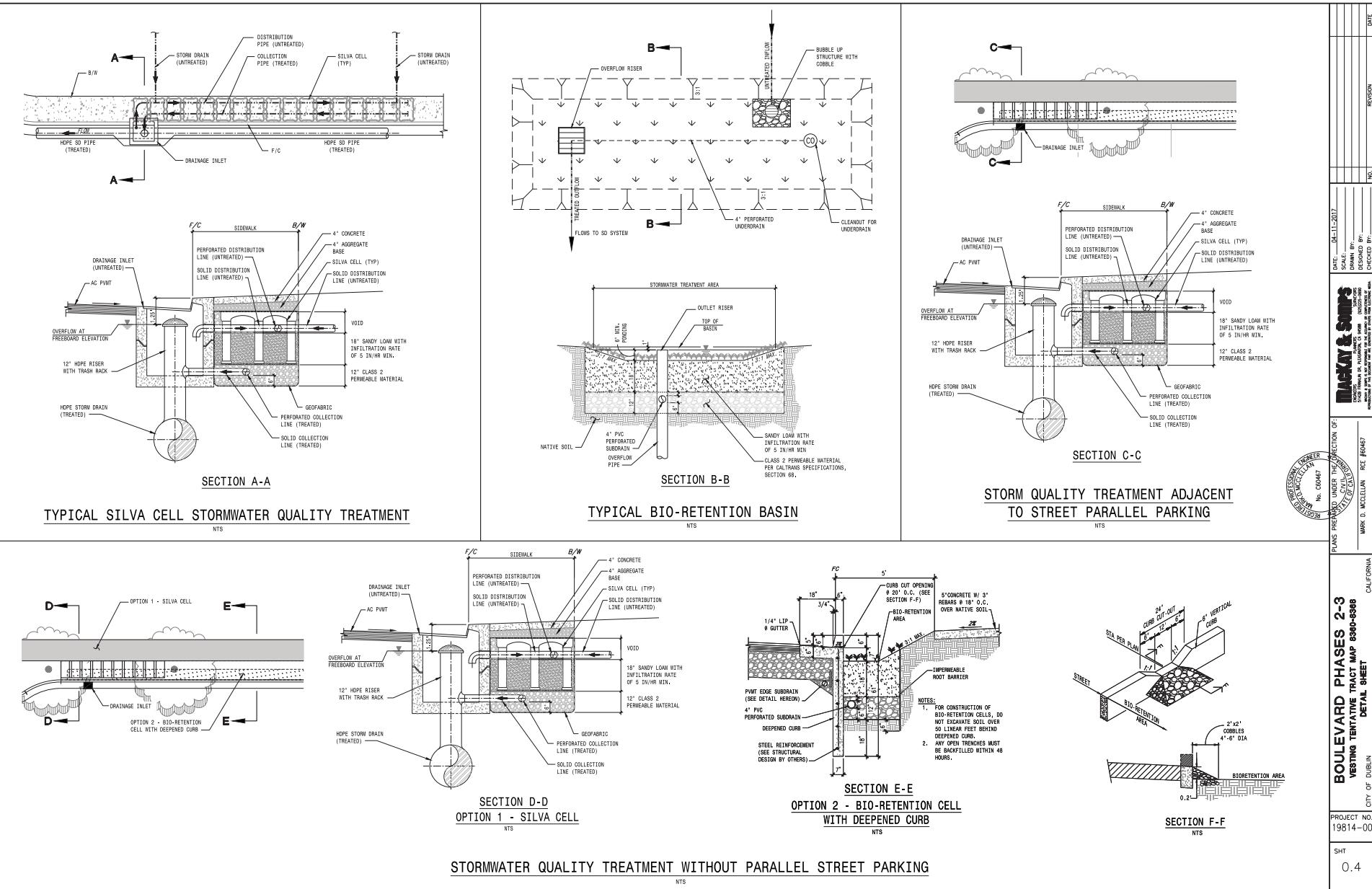
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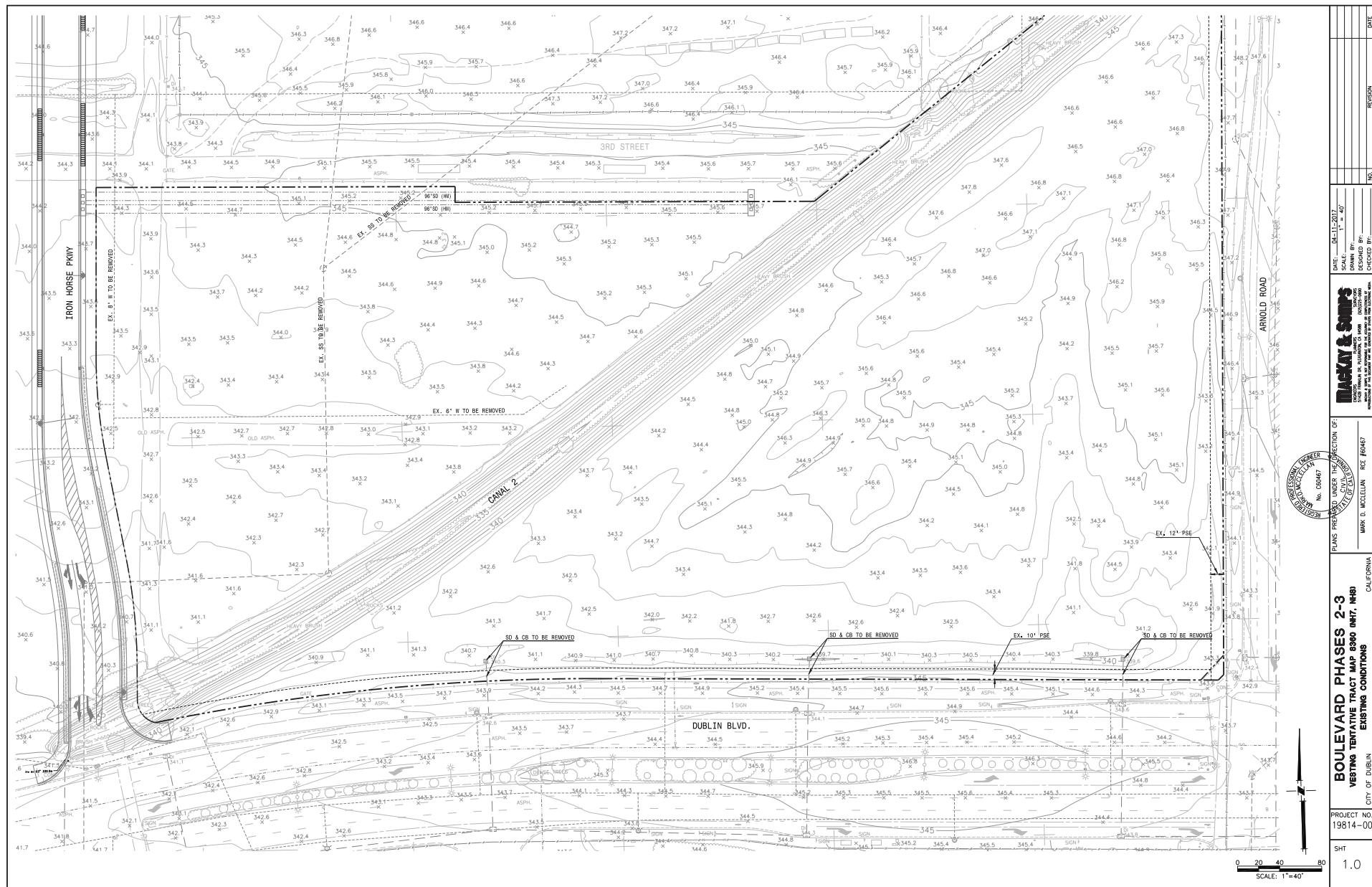
CITY OF DUBLIN  
SHT 0.1

RECEIVED BY: D. MCCLELLAN  
NO. 06467  
DATE: 04-11-2017  
TIME: 10:06 AM  
FEE: \$0.00  
AMOUNT: \$0.00  
REF ID: 00000000000000000000000000000000









**PROPOSED LAND USE SUMMARY:**

**LOT / PARCEL NUMBER**

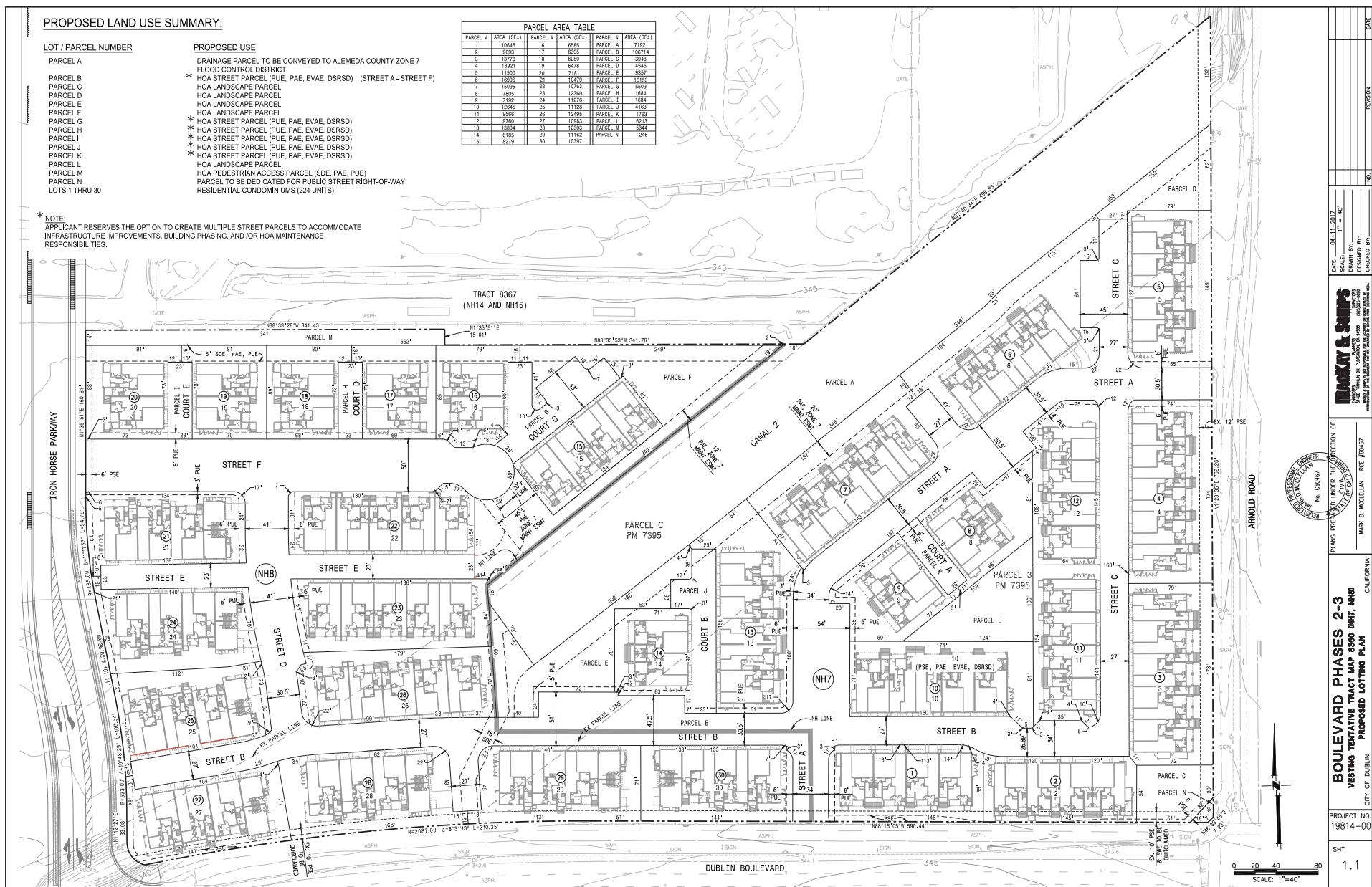
PARCEL A  
PARCEL B  
PARCEL C  
PARCEL D  
PARCEL E  
PARCEL F  
PARCEL G  
PARCEL H  
PARCEL I  
PARCEL J  
PARCEL K  
PARCEL L  
PARCEL M  
PARCEL N  
LOTS 1 THRU 30

**PROPOSED USE**

DRAINAGE PARCEL TO BE CONVEYED TO ALAMEDA COUNTY ZONE 7  
 \* FLOOD CONTROL DISTRICT  
 HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) (STREET A - STREET F)  
 HOA LANDSCAPE PARCEL  
 HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)  
 \* HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)  
 HOA LANDSCAPE PARCEL  
 HOA PEDESTRIAN ACCESS PARCEL (SDE, PAE, PUE)  
 PARCEL TO BE DEDICATED FOR PUBLIC STREET RIGHT-OF-WAY  
 RESIDENTIAL CONDOMINIUMS (224 UNITS)

\* NOTE  
 APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE STREET PARCELS TO ACCOMMODATE INFRASTRUCTURE IMPROVEMENTS, BUILDING PHASING, AND /OR HOA MAINTENANCE RESPONSIBILITIES.

PARCEL #	AREA (SF)						
1	10845	17	8389	PARCEL B	10714		
2	10933	18	8280	PARCEL C	3548		
3	13778	19	8242	PARCEL D	3548		
4	13253	20	7811	PARCEL E	9357		
5	11900	21	10479	PARCEL F	16153		
6	16996	22	10479	PARCEL G	16153		
7	15555	23	12360	PARCEL H	1684		
8	7805	24	12360	PARCEL I	1684		
9	7192	25	12360	PARCEL J	1684		
10	7203	26	12495	PARCEL K	1763		
11	8566	27	10883	PARCEL L	6213		
12	9760	28	10883	PARCEL M	5344		
13	13804	29	11193	PARCEL N	246		
14	8153	30	11193				
15	8279	30	10397				



**BOULEVARD PHASES 2-3**  
 TENTATIVE TRACT MAP 8360 (NH17, NH18)  
 PROPOSED LOTTING PLAN

CITY OF DUBLIN  
 CALIFORNIA

MARK D. MCCLELLAN  
 RCE #6467

PLANS PREPARED UNDER THE DIRECTION OF:

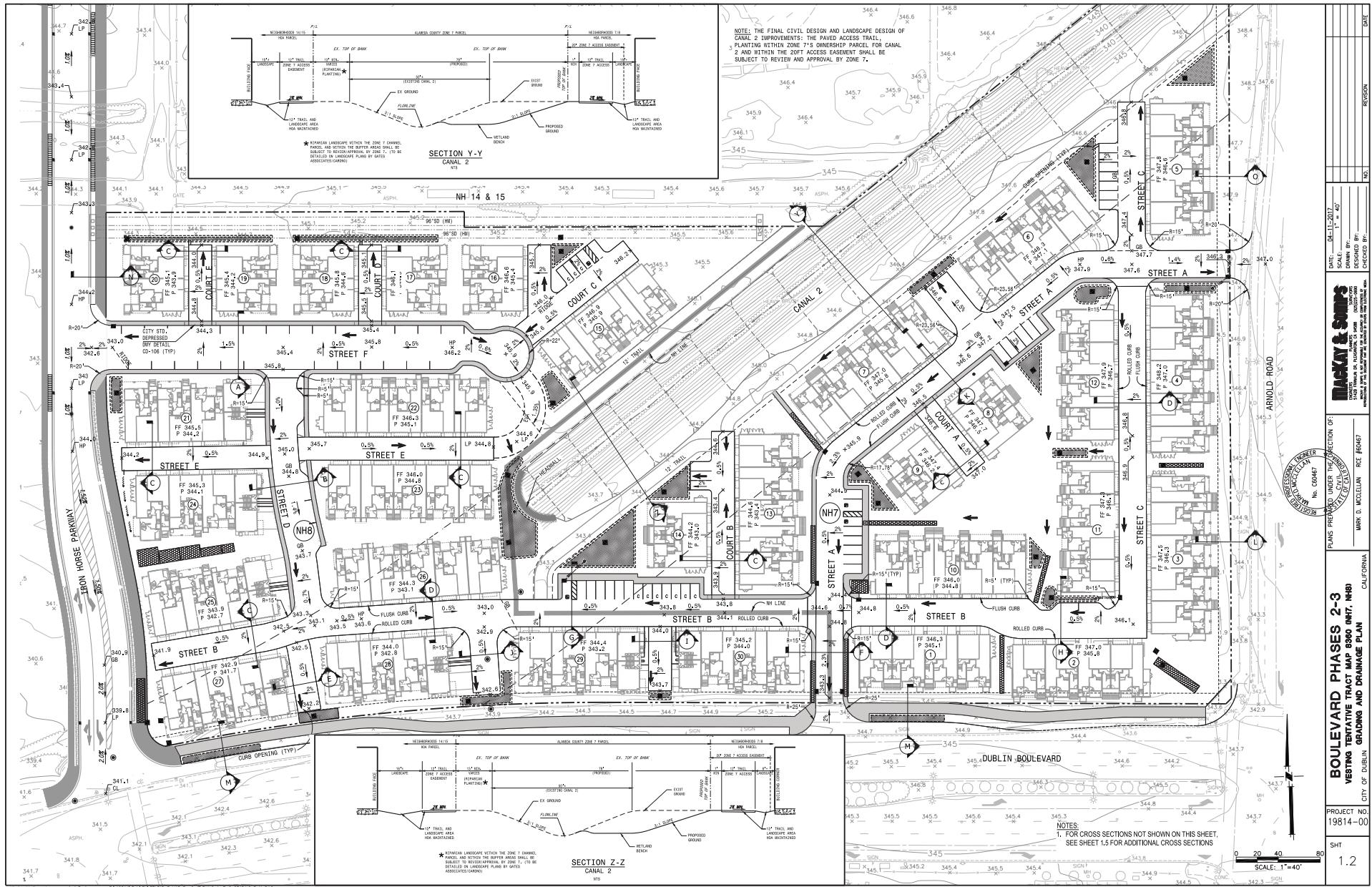
MARK D. MCCLELLAN  
 RCE #6467

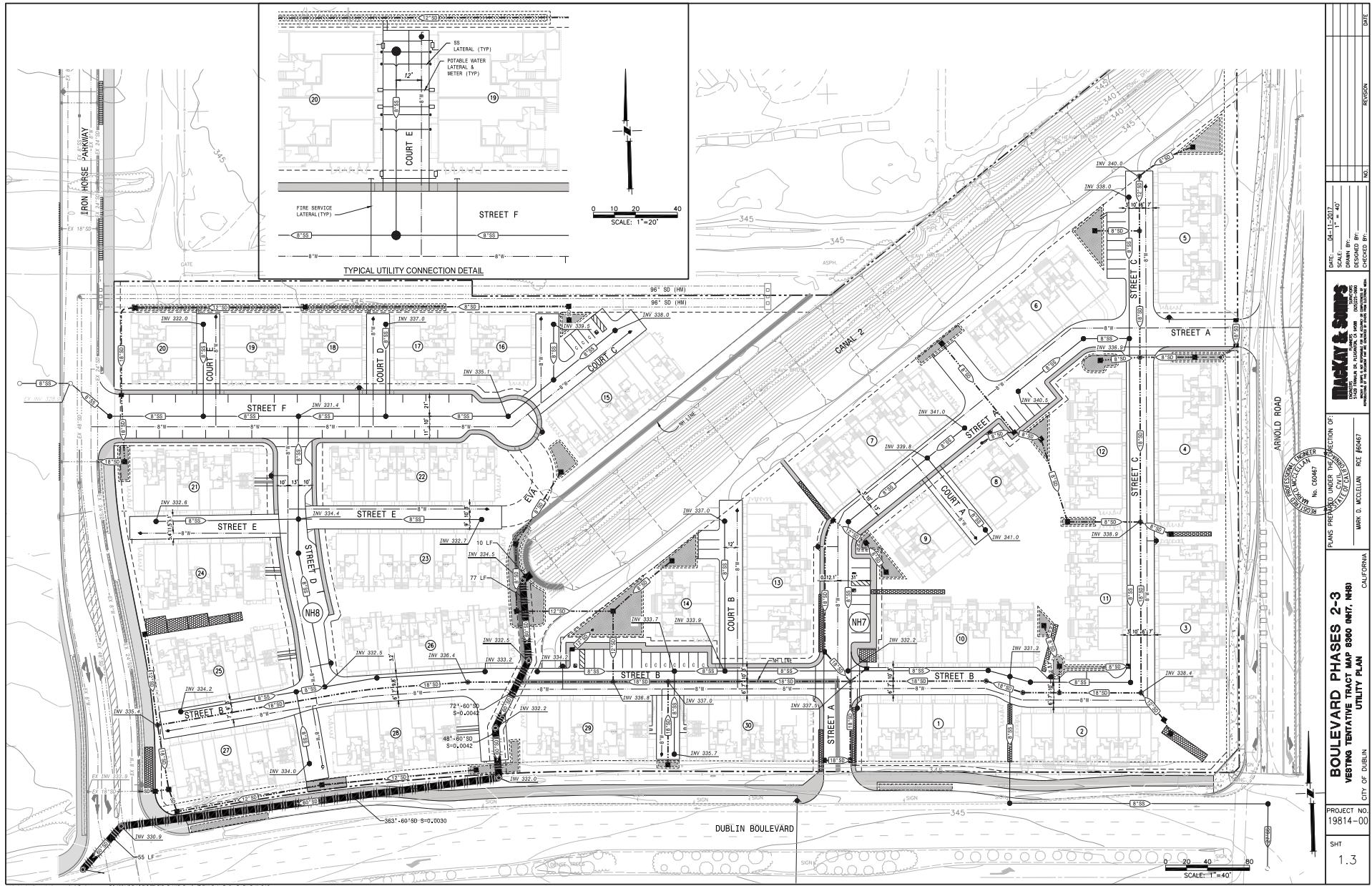
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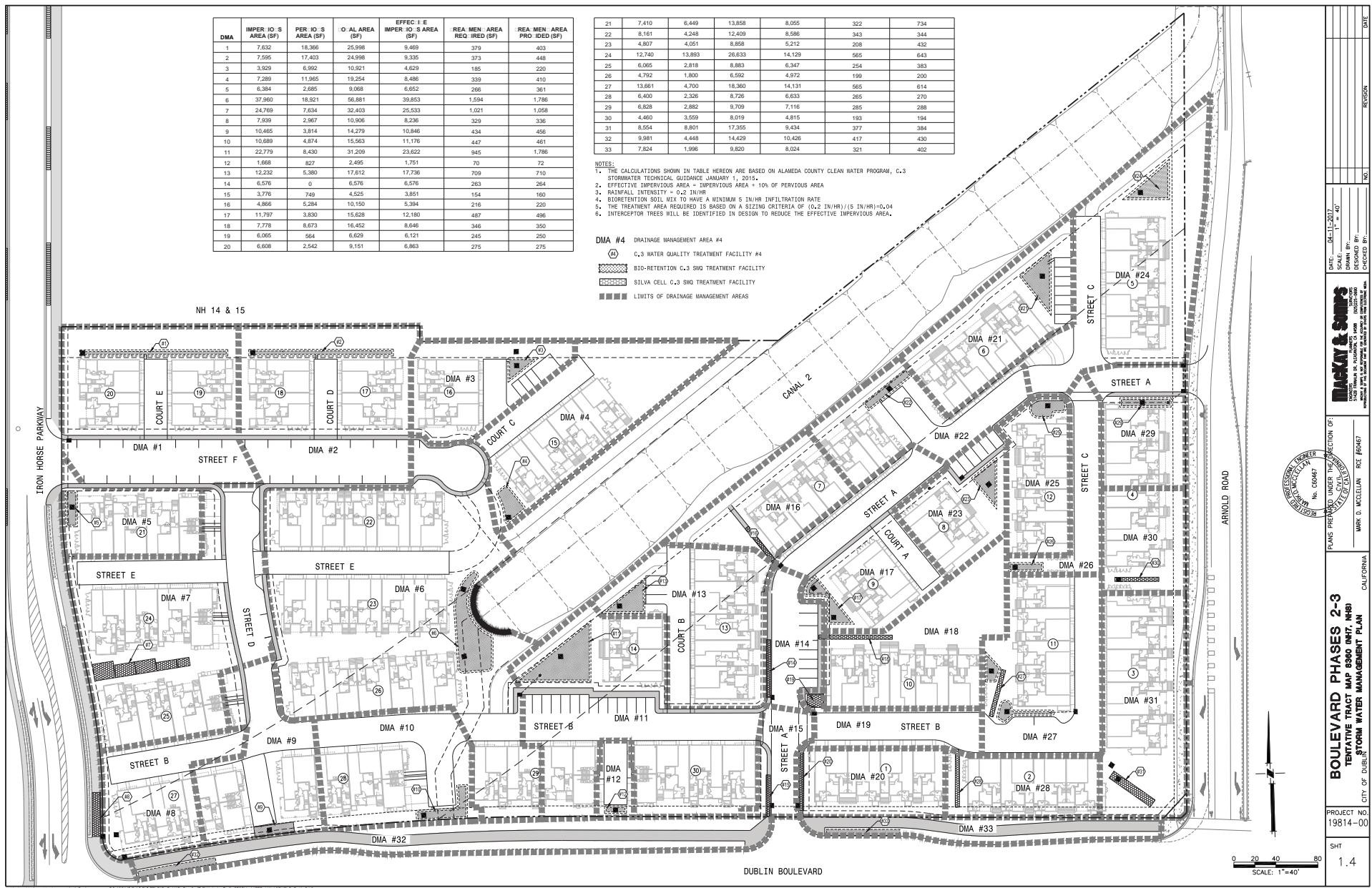
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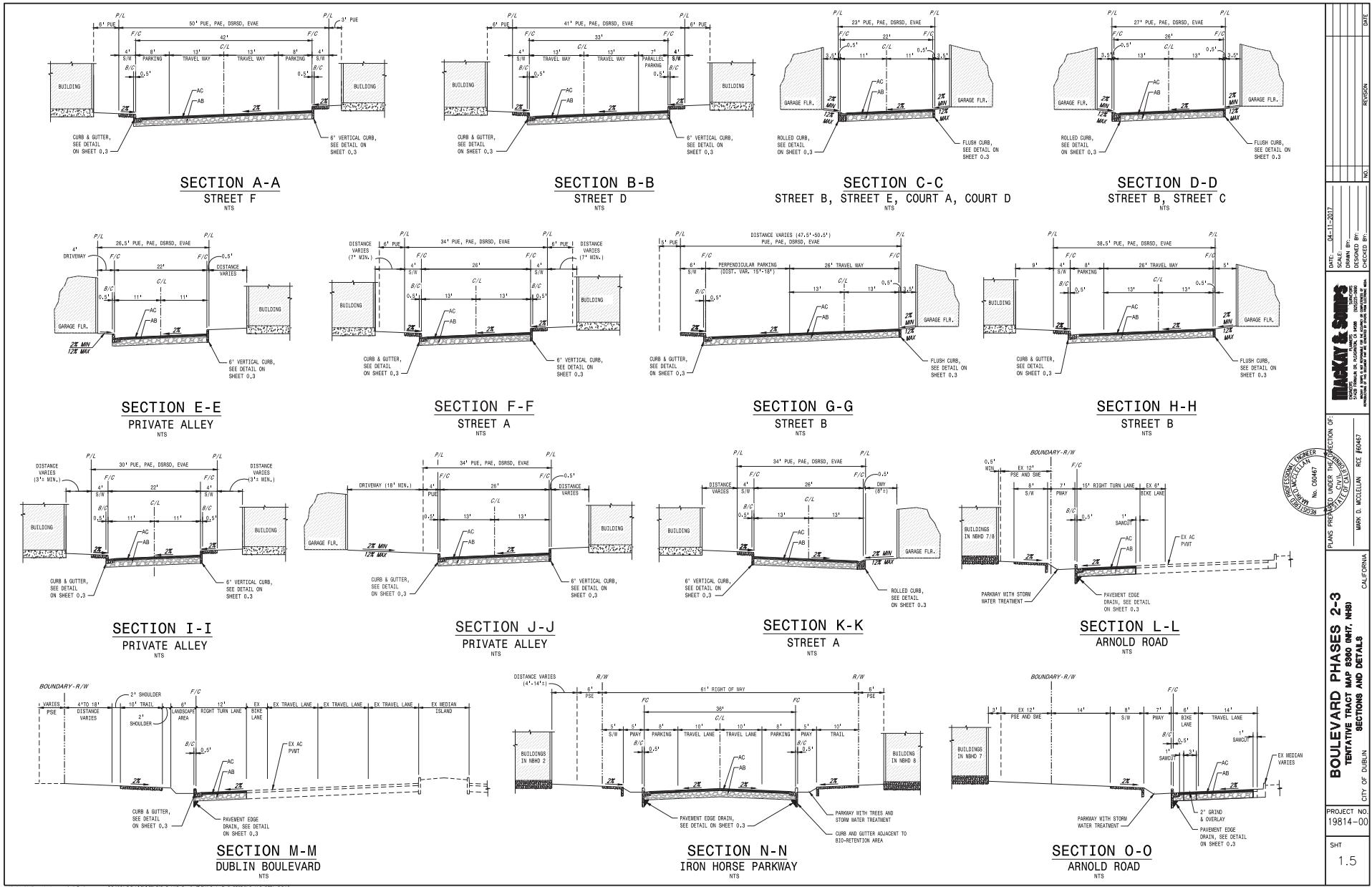
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SCALE: 1"=40'	DESIGNED BY: [Signature]
ASPH.	CHECKED BY: [Signature]
NO. 00467	REVISED

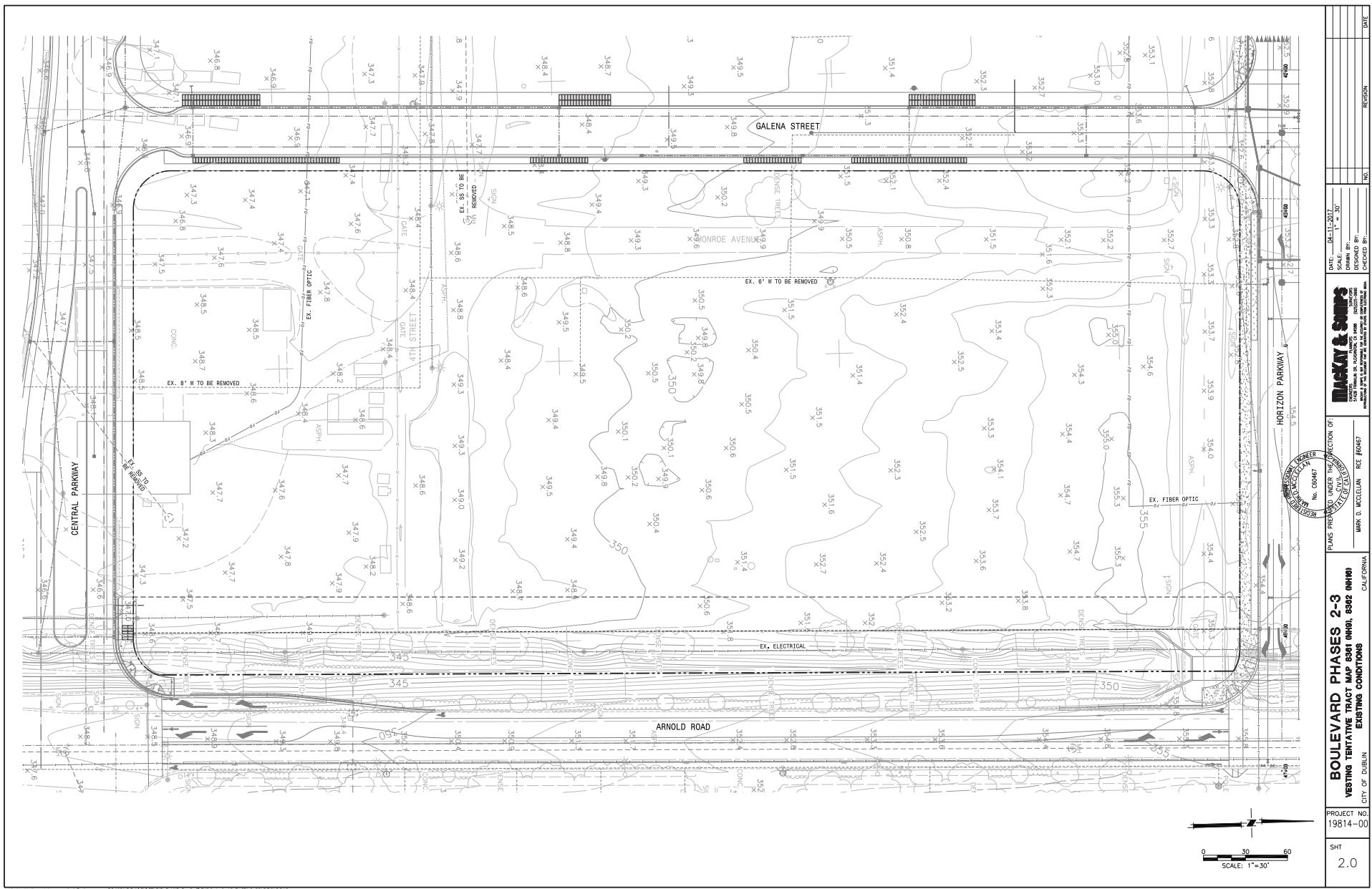


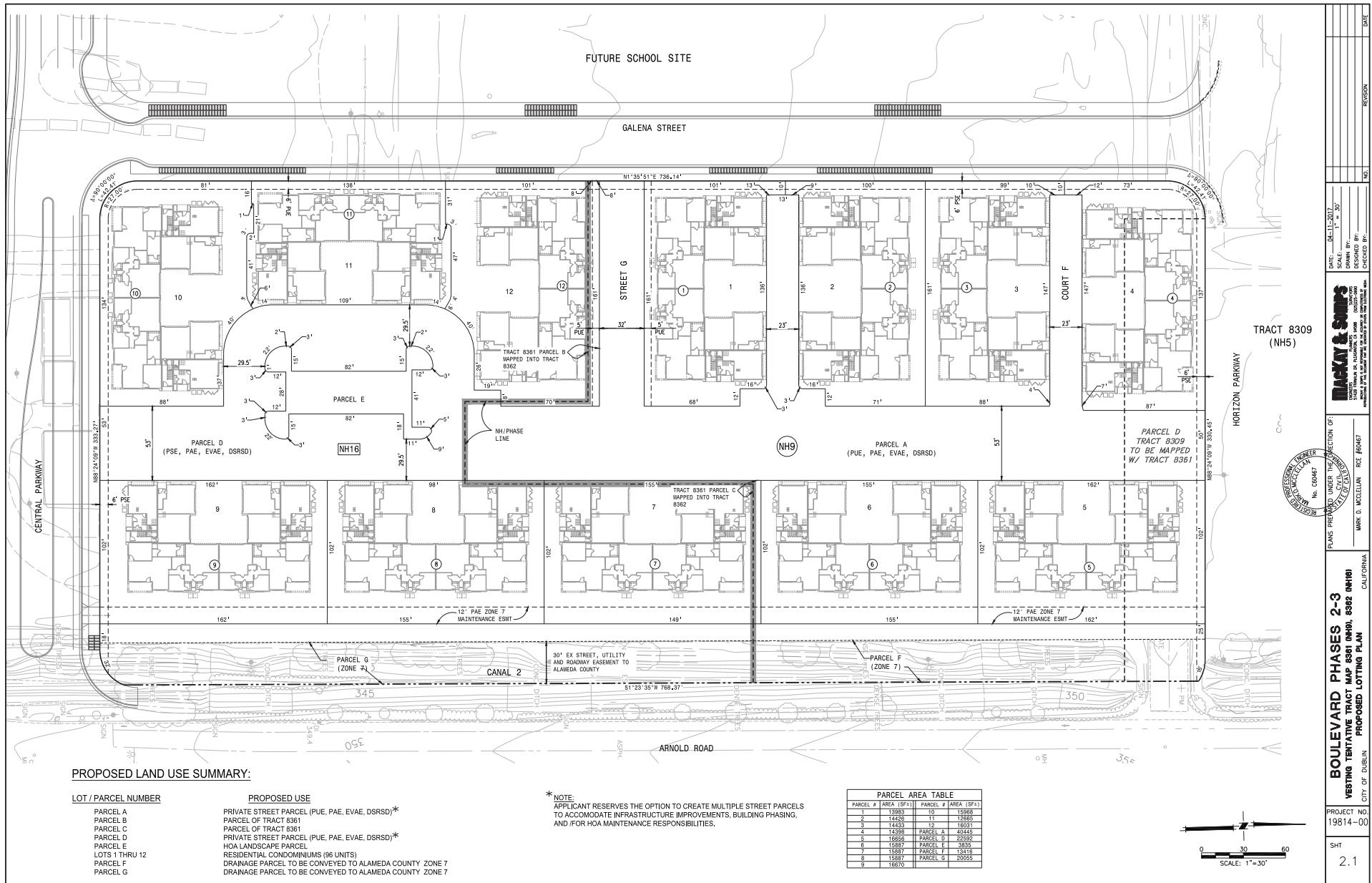


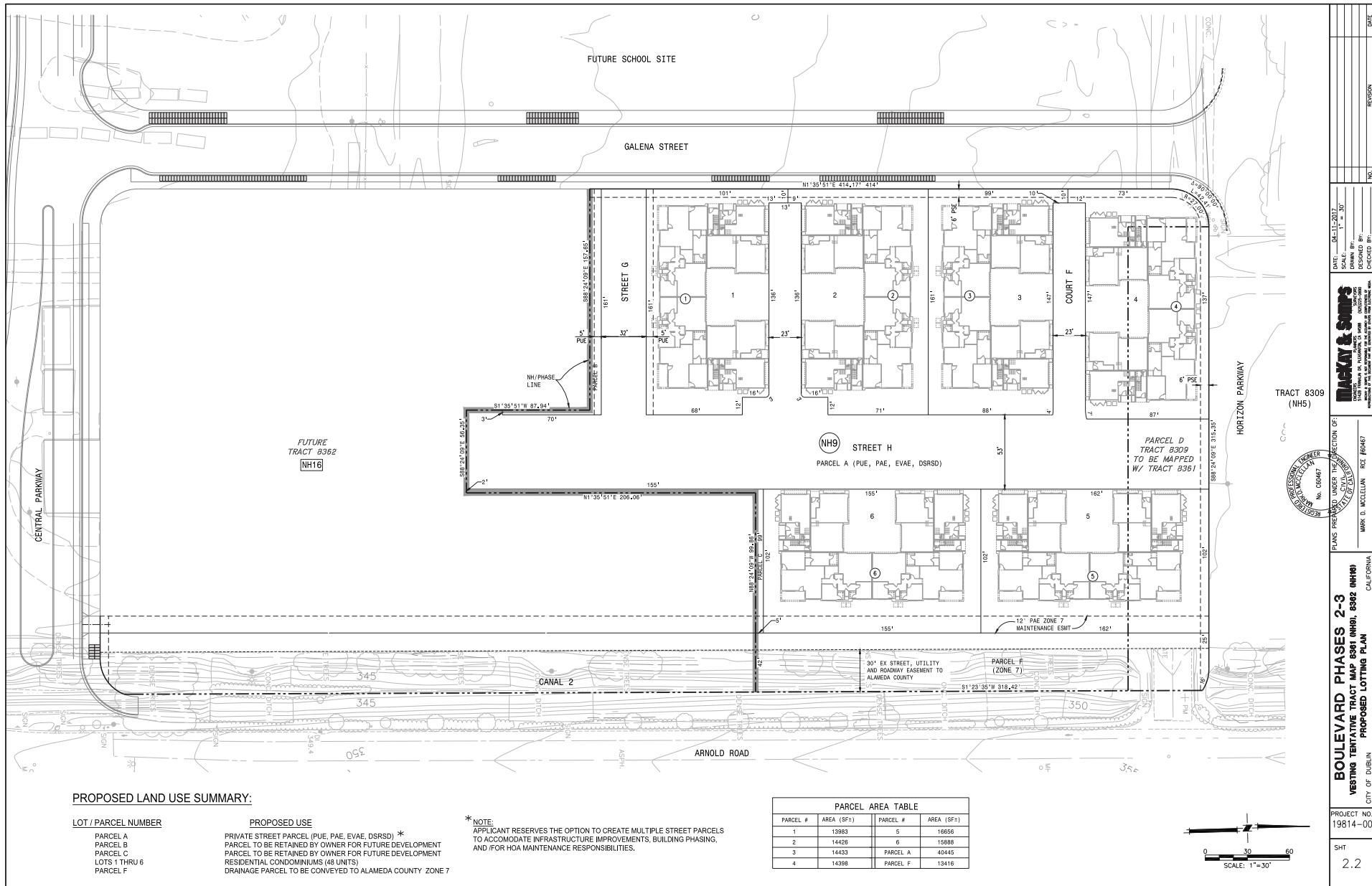


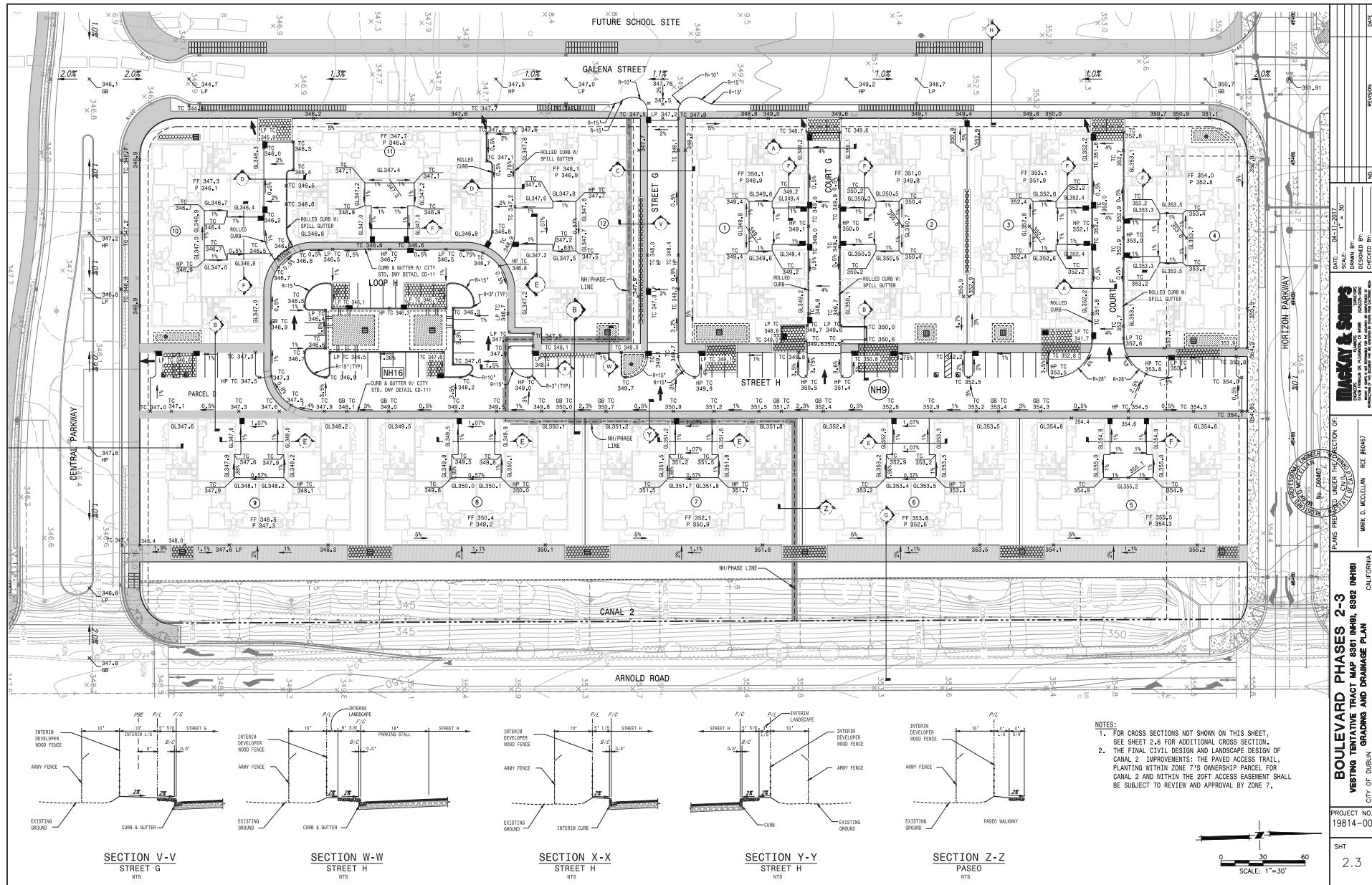


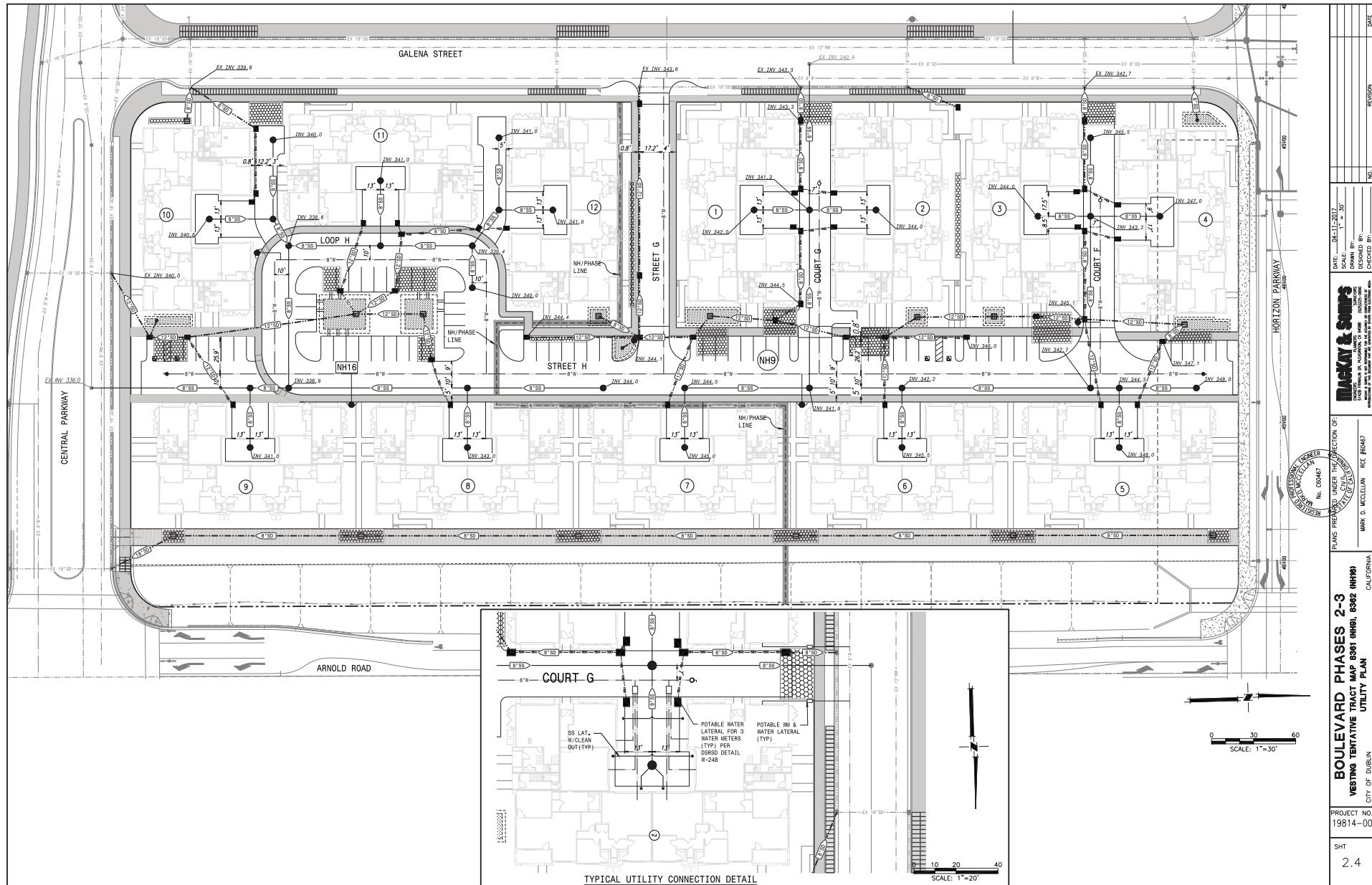
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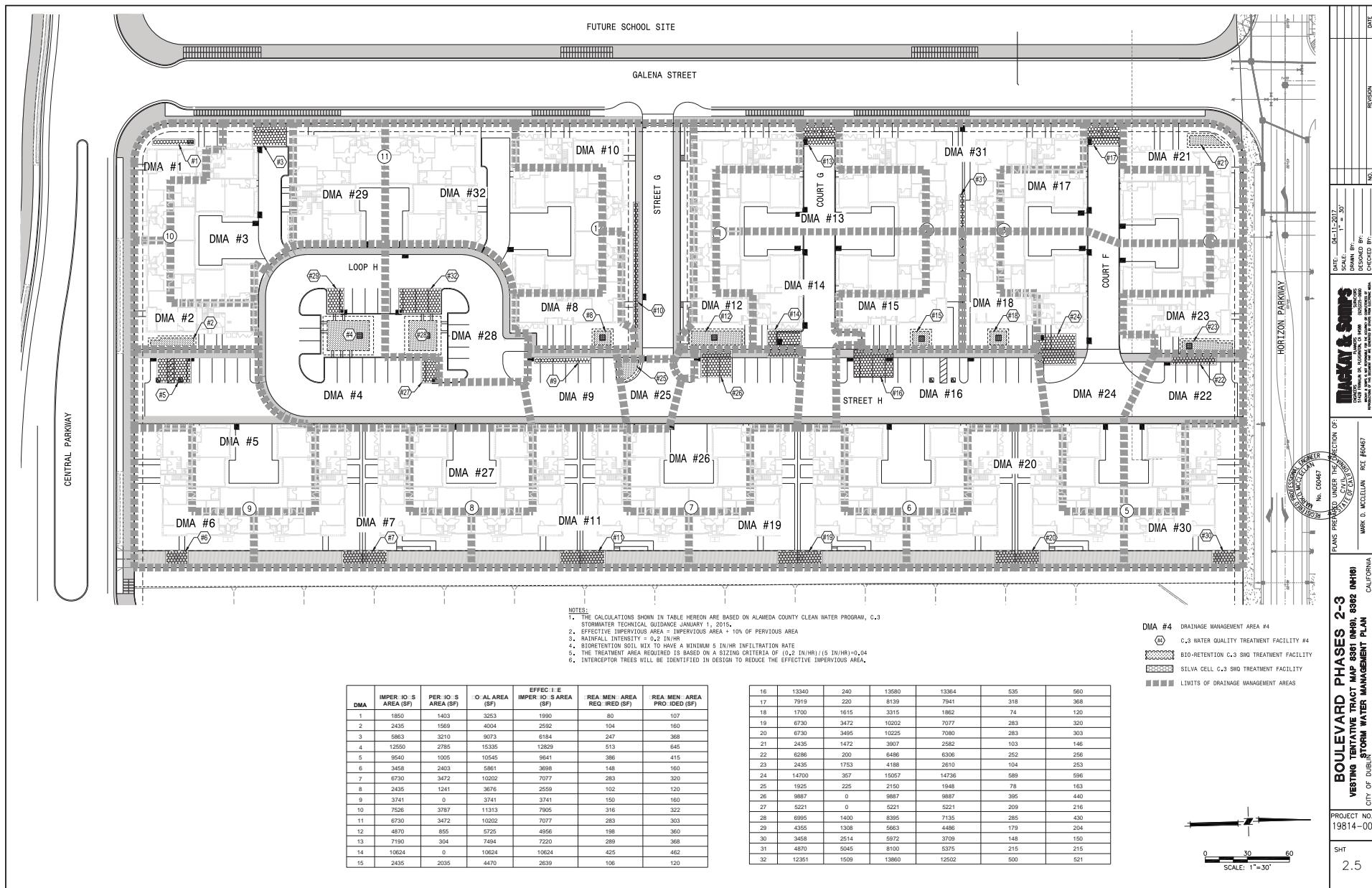


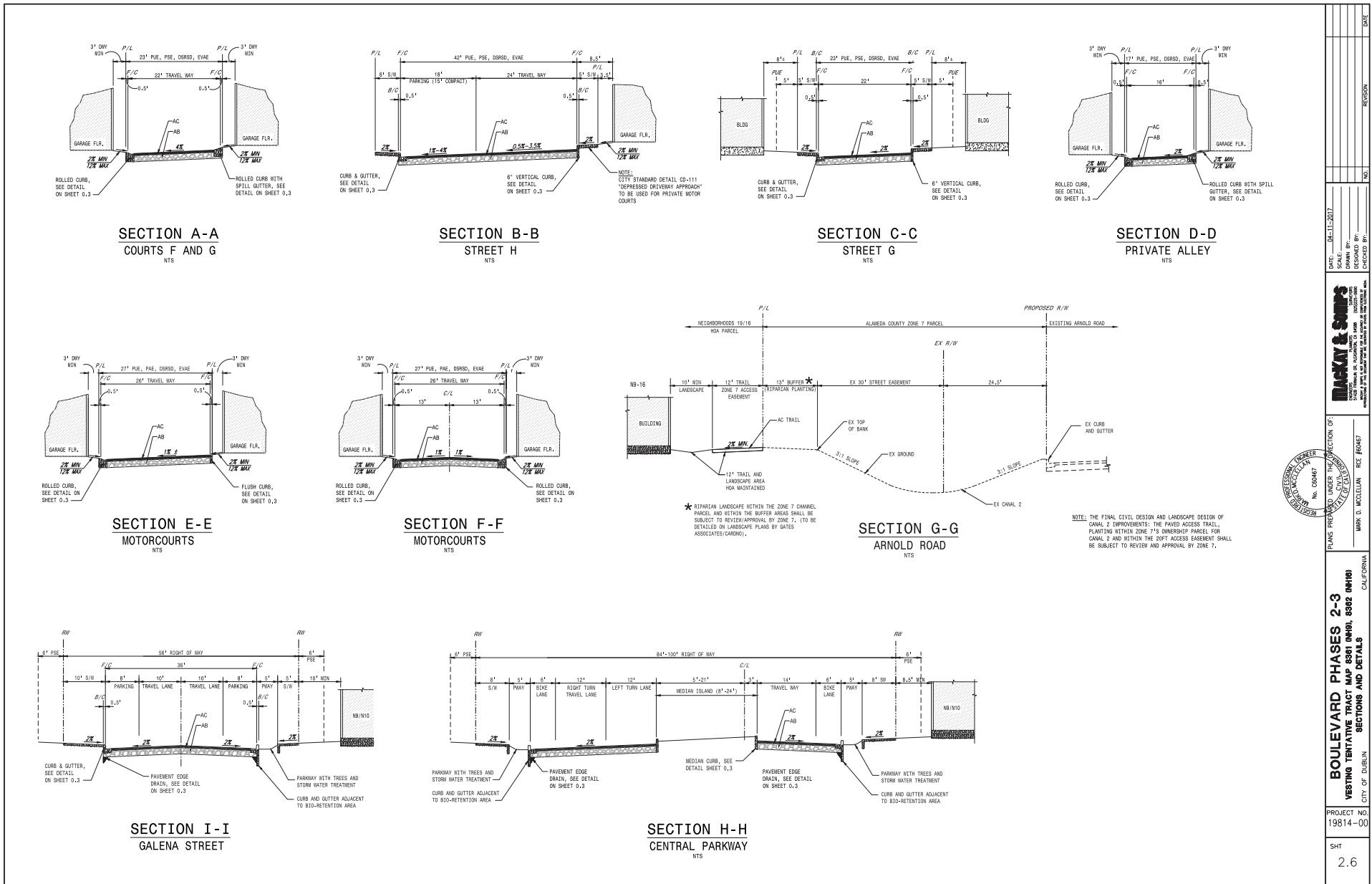


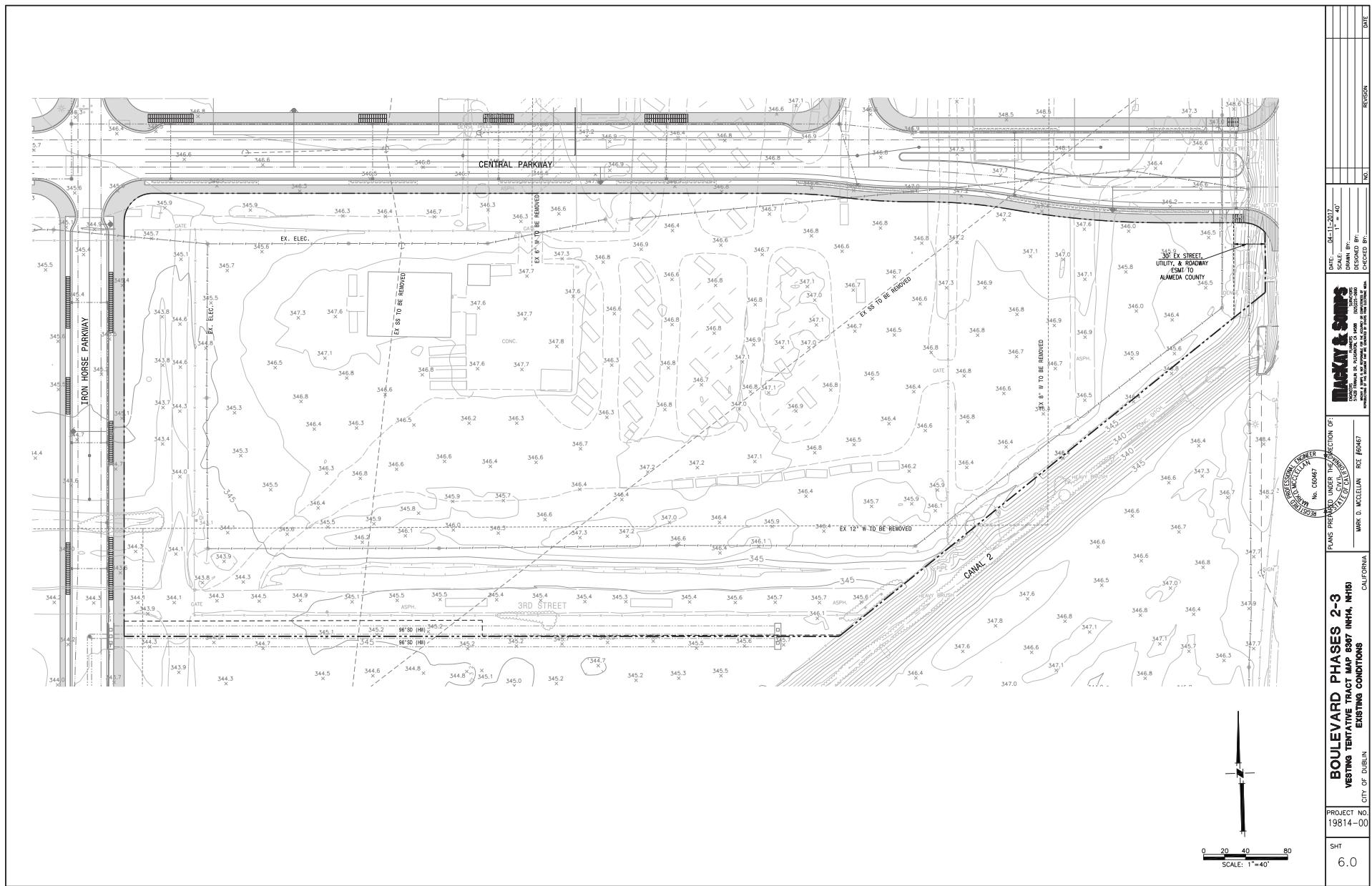


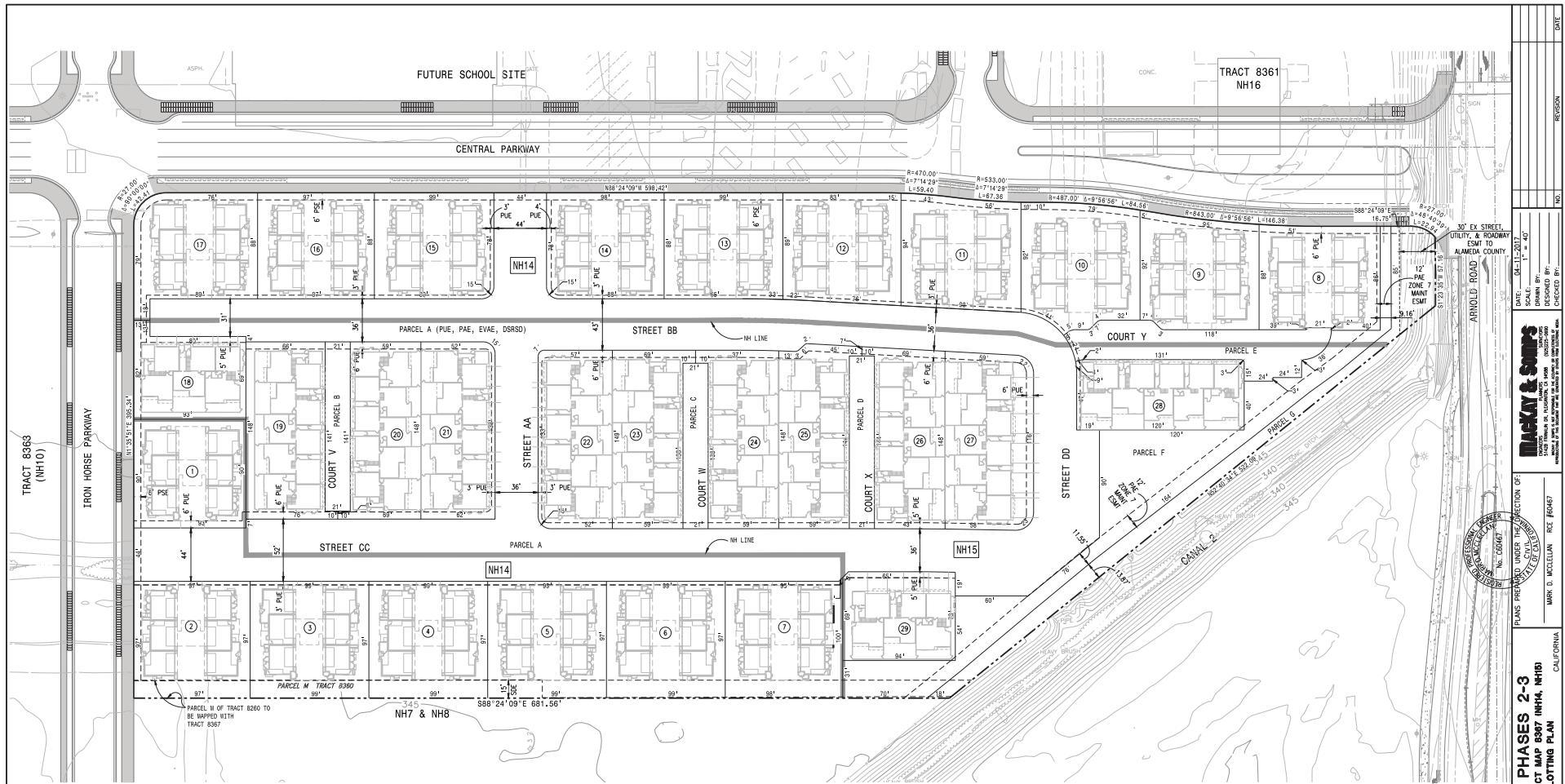












#### PROPOSED LAND USE SUMMARY:

LOT / PARCEL NUMBER	PROPOSED USE
PARCEL A	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)*
PARCEL B	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)*
PARCEL C	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)*
PARCEL D	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)*
PARCEL E	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD)*
PARCEL F	HOA LANDSCAPE PARCEL
PARCEL G	ALAMEDA COUNTY ZONE 7 DRAINAGE PARCEL TO BE CONVEYED TO FLOOD CONTROL DISTRICT RESIDENTIAL CONDOMINIUM (158 UNITS)
LOTS 1 THRU 29	

\* NOTE:  
APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE  
STREET PARCELS TO ACCOMMODATE INFRASTRUCTURE  
IMPROVEMENTS, BUILDING PHASING, AND/OR HOA  
MAINTENANCE RESPONSIBILITIES.

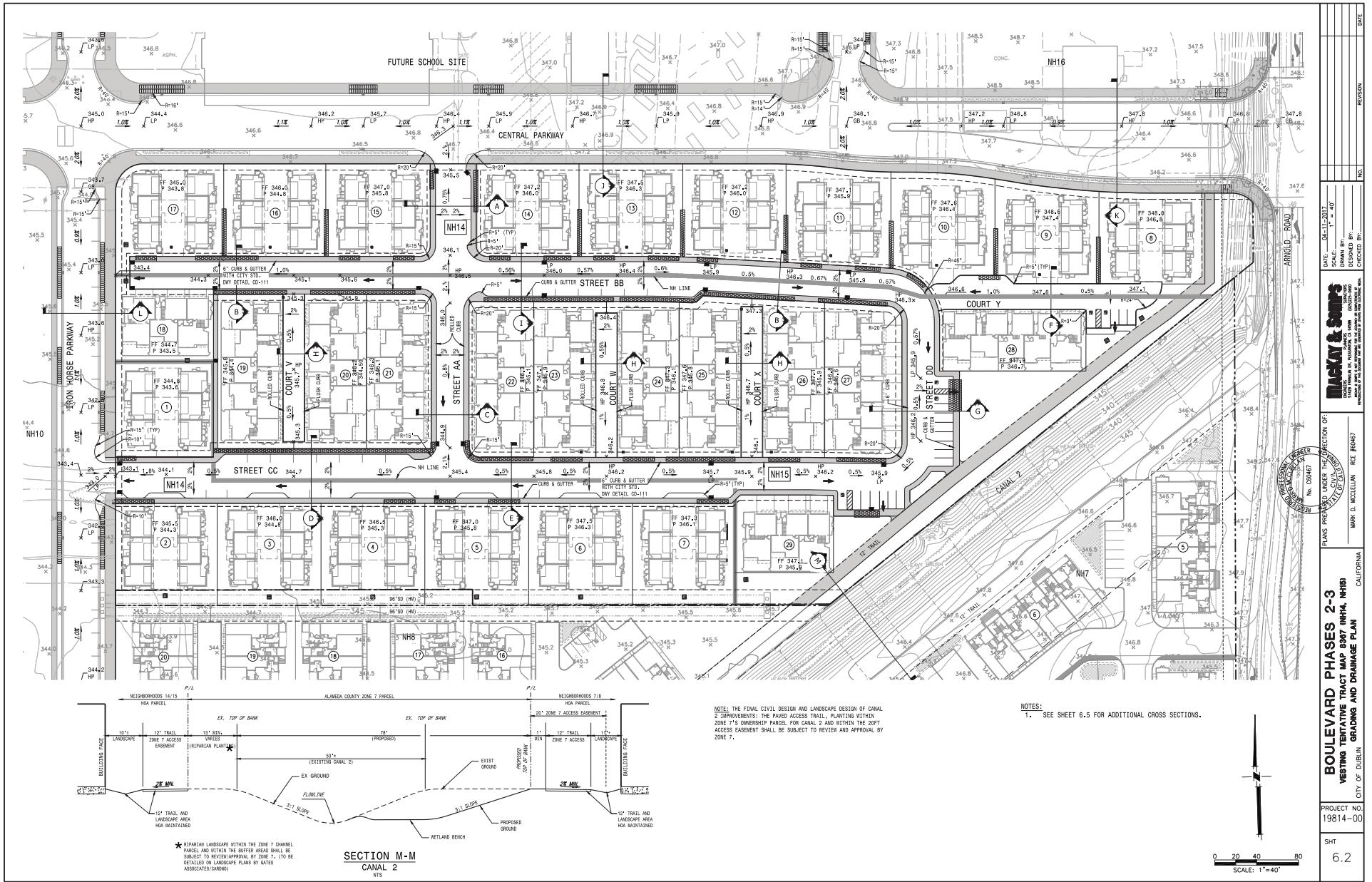
PARCEL AREA (SF)			
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	8484	20	8879
2	8484	21	8183
3	9689	22	8777
4	9689	23	8913
5	9689	24	8807
6	9689	25	8939
7	8783	26	8925
8	9138	27	10796
9	9138	28	10203
10	9138	29	6980
11	9308	30	8144
12	9042	31	2717
13	9042	32	2717
14	8682	33	2903
15	8824	34	3032
16	9494	35	2959
17	9233	36	17298
18	6670	37	6588

BOULEVARD PHASES 2-3  
VESTING 1 TENTATIVE TRACT MAP 8361 NH14, NH16  
PROPOSED LOTTING PLAN

PROJECT NO.  
19814-00  
CITY OF DUBLIN  
No. 00867

SHT  
6.1  
SCALE: 1"=40'

DATE: 04-11-2017  
DRAWN BY: 00822-200  
DESIGNED BY: 00822-200  
CHECKED BY: 00822-200  
REVISION: NO.



03-23-2017 12:38pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM6.2-NH14-15 GRADING PLAN.DWG

