



STAFF REPORT PLANNING COMMISSION

DATE: May 24, 2016

TO: Planning Commission

SUBJECT: PUBLIC HEARING - Boulevard (Dublin Crossing) - Site Development Review and Vesting Tentative Tract Maps for six new residential neighborhoods in Phase 1A-1B and a new Landscape Master Plan for the overall Boulevard project area (PLPA-2015-00062)
Report prepared by Kristi Bascom, Principal Planner

EXECUTIVE SUMMARY:

The Applicant, Dublin Crossing LLC, is requesting approval to construct six new neighborhoods in the first phase of the Boulevard (Dublin Crossing Specific Plan) development area. The project will include the construction of residential buildings, landscape improvements, and street improvements for Phase 1A and 1B only, which comprise the first of five phases of development. The proposed project includes 453 units comprised of attached townhomes, condominiums, and detached small-lot single family homes constructed on 28.34 gross acres. The Applicant is seeking Site Development Review, approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels, and approval of a new Landscape Master Plan for the overall Boulevard project area.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Receive Staff presentation; 2) Open the Public Hearing; 3) Take testimony from the Applicant and the public; 4) Close the public hearing and deliberate; and 5) Adopt the following Resolutions: a) Approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area; and b) Approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area

A handwritten signature in black ink, appearing to read "Kristi Bascom".

Submitted By
Principal Planner

A handwritten signature in blue ink, appearing to read "John Doe".

Reviewed By
Assistant Community Development Director

COPIES TO: Applicant
File

ITEM NO.: 5.1

PROJECT DESCRIPTION:

Background

The Boulevard (Dublin Crossing) project area is generally bounded by Scarlett Drive to the west, Dublin Boulevard to the south, Arnold Road to the east, and 5th Street to the north (on the Camp Parks base). The Dublin Crossing project site includes approximately 151.3 acres owned by the U.S. Army, an 8.7 acre site at the corner of Dublin Boulevard and Arnold Road owned by the Alameda County Surplus Property Authority, and 29 acres owned by Dublin Crossing LLC. The entire Boulevard project area is shown below.

Figure 1: Vicinity Map



When the Dublin Crossing Specific Plan was approved in 2013 (via City Council Resolution 187-13), and as later amended, the conceptual phasing plan illustrated the fact that the development of the whole area was expected to take place in five phases over the course of several years. The Specific Plan allows for the development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, a 30 acre community park, and a 12 acre joint use park/school site.

Master Vesting Tentative Map 8150, approved in 2014 via Planning Commission Resolution 14-14, divided the 189-acre Dublin Crossing Project Area into five master parcels to coincide with the five anticipated phases of development. Shortly thereafter, Dublin Crossing LLC, a group made up of homebuilders Brookfield Residential, Cal Atlantic Homes, and Cal-STRS (a California-based pension fund), acquired the project, branded it "Boulevard", and began work on designing the individual neighborhoods that together would create the residential development envisioned in the Specific Plan.

One of the challenges of the development of the 189-acre Boulevard project site is the way in which the development will be phased and constructed over time. Most projects of this scale are built in phases, but they are typically phased based on practical development constraints and the logical installation of infrastructure. The phasing of the Boulevard project is based on the timing of delivery of different parcels of land from the US Army to Dublin Crossing LLC, and therefore the project phasing is disjointed and creates situations where the areas being

developed are not contiguous with one another and/or require both an interim and final design solution. For example, the project plan set includes both the interim design for Horizon Parkway, which will eventually connect to Arnold Road at its ultimate location, but that during Phase 1B, will have an interim connection utilizing an existing bridge over the Arnold Road canal. Staff has reviewed each of the interim design solutions with an eye to ensuring that they are attractive, functional, and appropriate given the fact that they will be in place until future phases of the community are constructed.

Proposed Project

Dublin Crossing LLC has submitted two development applications for the first phase of development of the Boulevard project. The first phase comprises approximately 28.34 acres of land that are geographically not contiguous, so are therefore referred to as Phase 1A and 1B. The locations of Phase 1A and 1B are shown in Figure 2 below:

Figure 2: Location of Phases 1A and 1B



The two development applications are:

1. Site Development Review to construct six new neighborhoods that include the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phase 1A and 1B; and
2. Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels in Phases 1A and 1B and approval of a new Landscape Master Plan for the overall Boulevard project area.

Both of these applications are described in more detail in the sections below.

ANALYSIS:

Site Development Review

The individual neighborhoods that are the subject of this Site Development Review application are the first six of the more than 20 neighborhoods that are expected to be designed and developed within the larger Boulevard project. The location of each neighborhood is shown in Figures 3 and 4, below:

Figure 3: Phase 1A - Neighborhoods 1 through 4

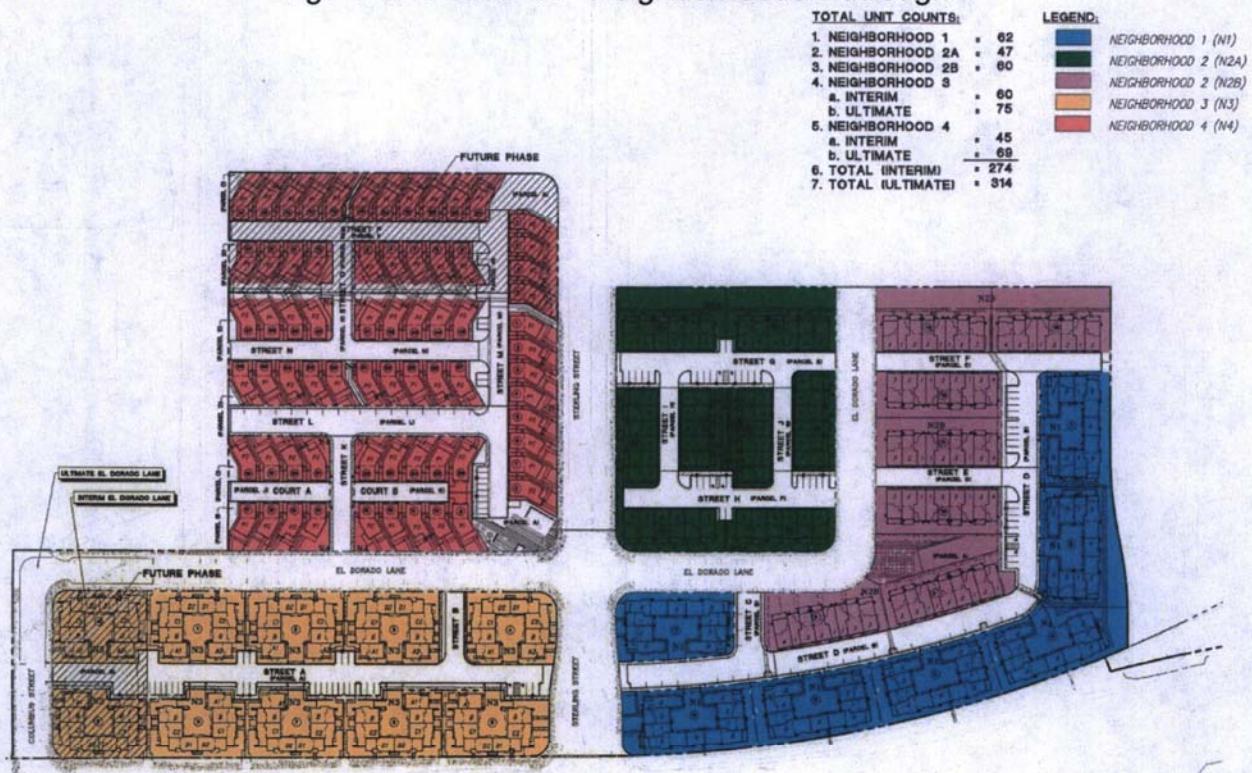
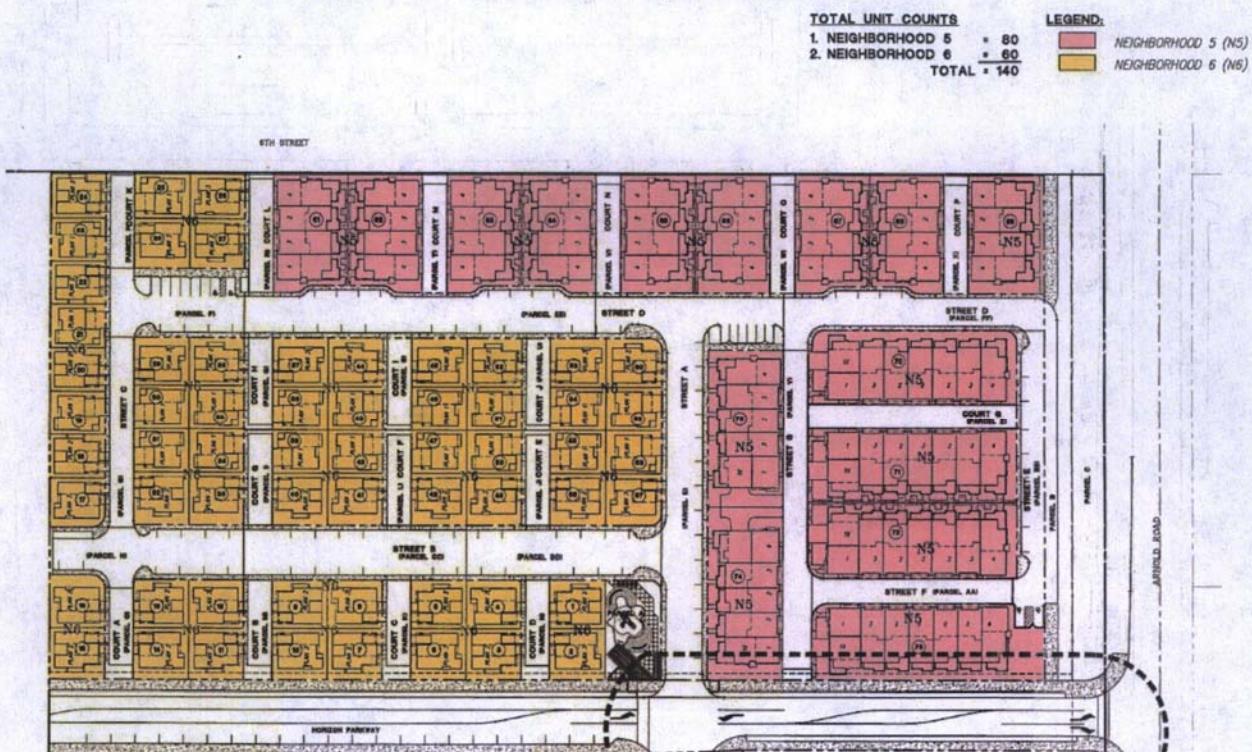


Figure 4: Phase 1B - Neighborhoods 5 and 6



The overall design aesthetic for Boulevard uses a contemporary approach to the residential architecture, color and material selections, landscape and planting palette, and streetscape elements. The BART station, Persimmon Place, Hacienda Crossings and residential homes located south of the project along Dublin Boulevard have a contemporary architectural feel to them, with a modern color palette and urban materials. Boulevard intends to bring yet another layer to this vibrant streetscape with strong, contemporary lines, massing, rich high-quality materials and color.

In Phase 1A, the streetscape along Dublin Boulevard is primarily comprised of multi-family homes of three to four stories in height (Neighborhoods 1 and 3), with the tallest structures closest to Dublin Boulevard – mirroring the higher density apartments and condominiums across the street at Elan and Eclipse. Density is reduced to three story townhomes and single-family detached homes (Neighborhoods 2 and 4) as the community moves further north up Sterling Street. In Phase 1B, Neighborhoods 5 and 6 are three-story attached townhomes and three-story detached small-lot single family homes.

All six neighborhoods include sidewalks and bike lanes that connect the individual neighborhoods with each other, and introduce elements that, when further phases are developed, will serve to provide linkages to other parts of the greater Boulevard project area. One of the goals of the project design is to create a walkable community that can easily access the BART station, the Iron Horse Trail, nearby shopping and services at Persimmon Place, Hacienda Crossings, the Transit Center, and other facilities and amenities along Dublin Boulevard.

The Project Plans in their entirety are included as Exhibit A to Attachment 1. The various sheets within the plan set will be referenced in the sections below.

Access, Circulation, and Parking

Phases 1A and 1B are physically separated from each other due to the phasing requirements described earlier in this report. Access to Neighborhoods 1 through 4 in Phase 1A is provided by two new public streets: Sterling Street and Columbus Street off Dublin Boulevard, and El Dorado Lane that runs primarily east-west through the neighborhoods. Access to Neighborhoods 5 and 6 is provided by Horizon Parkway off Arnold Road.

Private streets provide access and circulation to each of the individual neighborhoods and parcels and allow locations for guest parking. As allowed by the Dublin Zoning Ordinance, guest parking is also counted in the adjacent public streets, although the spaces are not reserved for use by the residents or guests and are open to use by the public. The parking provided for each neighborhood is in accordance with Sheets C1.4, C2.5.2, C3.5.2, and C4.5 of the Project Plan set and as follows:

Neighborhood	Units	Parking requirement	Parking required	Parking provided	Surplus
N1 (Motorcourt condominiums)	62	1.5 spaces per unit plus 15% guest parking	107		
N2a (Townhomes)	47	2 spaces per unit plus 1 guest parking space	141		
N2b (Med-High Density Townhomes)	60	1.5 spaces per unit plus 15% guest parking	104		
Neighborhoods 1 and 2 combined			352	381	29
N3 (Courtyard condominiums)	75	2 spaces per unit plus 1 guest parking space	225	228	3
N4 (Small lot detached)	69	2 spaces per unit plus 1	207	211	4

single family)		guest parking space			
N5 (Townhomes)	80	2 spaces per unit plus 1 guest parking space	240		
N6 (Small lot detached single family)	60	2 spaces per unit plus 1 guest parking space	180		
		Neighborhoods 5 and 6 combined	420	427	7
Total	453		1,204	1,247	43

Building Architecture, Colors, and Materials

While each neighborhood has a different product type that utilizes certain forms, materials, and colors, all of the neighborhoods in Phase 1A and 1B share a similar design aesthetic that trends towards the contemporary. More detailed descriptions of the housing types and design features are as follows:

Neighborhood 1:

Neighborhood 1 is comprised of seven buildings of condominium-style units that contain eight or nine units each for a total of 62 units. The motorcourt "U"-shaped buildings are three stories each with the garages facing the interior of the "U" and each individual unit front door is on the outside of the "U" along Dublin Boulevard and the internal paseos. Access to the neighborhood is provided by private streets off El Dorado Lane. The condominiums range in size from 1,352 to 1,992 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have metal canopies over the entries, balconies on several of the units, and a contemporary flat roof with tower elements at the building corners. A street scene of the Motorcourt Condominiums is depicted on Sheet A1.00 of the Project Plan set and the three color and material palettes are shown on Sheet A1.27. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A1.01 to A1.26.

Each home has been designed with a direct-access, private, two-car, garage. Some of the units have tandem garages, which is permitted in this land use district of the Dublin Crossing Specific Plan, which only requires 1.5 parking spaces per unit. In the case of the tandem garages, those units are only getting "credit" for one of the parking spaces. The tandem space is considered a bonus.

Neighborhood 2:

Neighborhood 2 is comprised of 15 buildings that contain five, six, eight, or nine units each for a total of 107 units. The neighborhood is located on both sides of El Dorado Lane and access is provided by private streets off El Dorado. The units are a more traditional townhome style, with the garages on one side of the building facing the common drive aisles and the unit entries all at the front of the buildings that face the street or landscaped paseo. The townhomes range in size from 1,336 to 2,091 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have varying roof heights and porches and/or balconies on every unit. A street scene of the townhomes is depicted on Sheet A2.00 of the Project Plan set and the three color and material palettes are shown on Sheet A2.35. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A2.01 to A2.34.

Each home has been designed with a direct-access, private, two-car, garage. A few of the units in the buildings that are adjacent to, and in the same land use district as, Neighborhood 1 have tandem garages. Similar to Neighborhood 1, those units are only getting "credit" for one of the parking spaces. The tandem space is considered a bonus.

Neighborhood 3:

Neighborhood 3 is comprised of ten buildings that contain seven to eight units each for a total of 75 units. Neighborhood 3 is located along Dublin Boulevard between Columbus Street and Sterling Street south of El Dorado Lane, and access to the neighborhood is provided by a private street off El Dorado Lane. This neighborhood is also designed with "U"-shaped motorcourt buildings, although the architecture and individual unit styles are different than Neighborhood 1. The motorcourt "U"-shaped buildings are primarily three stories, but there are elements of the building that reach to four stories along the front of the building. The garages face the interior of the "U" and each individual unit front door is on the outside of the "U" along Dublin Boulevard and the internal paseos. The condominiums range in size from 1,563 to 2,407 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have metal canopies over the entries, both fiberglass and glass/aluminum garage doors, balconies on several of the units, and a contemporary flat roof clean lines. A street scene of the Motorcourt Condominiums is depicted on Sheet A3.SS of the Project Plan set and the two color and material palettes are shown on Sheet A3.25. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A3.02 to A3.24.

Each home has been designed with a direct-access, private, two-car side-by-side garage.

Neighborhood 4:

Neighborhood 4 is the only neighborhood in Phase 1A that is comprised of 69 detached, single-family homes. Neighborhood 4 is located on the west side of Sterling Street and north of El Dorado Lane. Access to the neighborhood is provided by a private street off El Dorado Lane. The units are a unique take on the traditional small-lot home, where each unit has a bend, thereby creating a jagged street scene with each unit addressing the street at an angle. This unique approach allows for a bit more privacy for front yard terraces and second/third story balconies. Typical with small-lot homes, the private streets with garage access is on one side of the building and the main unit entries are at the front of the buildings that face the street or landscaped paseo. The townhomes range in size from 2,407 to 2,685 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have varying roof heights and porches and/or balconies on every unit. A street scene of the townhomes is depicted on Sheet A4.00 of the Project Plan set and the three color and material palettes are shown on Sheet A2.35. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A2.01 to A2.34.

Each home has been designed with a direct-access, private, two-car, side-by-side garage.

Neighborhood 5:

Neighborhoods 5 and 6 are located north of Horizon Parkway and West of Arnold Road. Access is provided by a private street off Horizon. Neighborhood 5 is comprised of 15 buildings that contain either four, six, seven, or eight three-story townhome-style units each for a total of 80 units. Most of the units are a more traditional townhome style, with the garages on one side of the building facing the common drive aisles and the unit entries all at the front of the buildings that face the street or landscaped paseo. Several of the seven and eight-unit buildings also have end units that have a side entry. The townhomes range in size from 1,578 to 2,598 square feet. The buildings are finished with stucco, fiber cement board, and stone veneer in key locations, and concrete roof tiles. These units have a more traditional sloped roof element and porches and/or balconies on every unit. Each of the buildings have an end unit with a wrapped balcony. A street scene of the townhomes is depicted on Sheet A5.SS of the Project Plan set and the two color and material palettes are shown on Sheet A5.18. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A5.01 to A5.17.

Each home has been designed with a direct-access, private, two-car, side-by-side garage.

Neighborhood 6:

Neighborhood 6 is comprised of 60 small-lot detached single family homes that are arranged primarily in a four-pack formation where four homes all take garage access off the same drive motorcourt/drive aisle. One of the unique aspects of these units is that they each have a driveway and the garage entry (either single door or double door) is recessed underneath the house. This serves to make the garage door much more visually subordinate and the other elements of the front elevation more pronounced. The single family homes range in size from 2,339 to 2,704 square feet. There are three plan types with two elevation styles each. Architecturally, this product type is the most traditional of the six neighborhoods, offering elevations with hipped roofs, a more extensive use of stone veneer and wood siding, and more traditional forms. A street scene of the homes is depicted on Sheet A6.SS of the Project Plan set and the six color and material options are shown on Sheet A6.4.0. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A6.1.1 to A6.3.9.

Each home has been designed with a direct-access, private, two-car, side-by-side garage.

In every neighborhood, residents will be required to maintain their garages clear to accommodate two cars at all times (per neighborhood association regulations) and each garage contains a minimum of 200 cubic feet of storage space for household items as well as space in the garage for garbage bins.

Landscaping/Streetscape Plan

The landscape palette and layout have been designed to be consistent with the Dublin Crossing Specific Plan and the contemporary design aesthetic of the community. The Landscape Master Plan (Exhibit B to Attachment 2) includes concepts for the neighborhood entry monuments and gateway intersection treatments, street frontage design concepts, the proposed streetscape plant, tree, and shrub palette. The Landscape Master Plan also illustrates various site elements such as the lighting, benches, wall treatments, trash receptacles, and bike racks that will be installed throughout the community. Many of these items, including the tree and plant palette and some street furniture, were noted in the Dublin Crossing Specific Plan, which was already approved. However, the Landscape Master Plan provides detail on where the various landscape elements are to be located at the project entries, it contains a more robust plant selection, and provides a larger menu of site elements consistent with the Specific Plan.

A Landscape Master Plan was approved for the entire Boulevard project area in 2014 when the original Vesting Tentative Map was approved (PC Resolution 14-14). Since that time, the future builders became involved with the project and the design for the homes and common spaces evolved. The development team took a fresh look at the design of the entry elements and other streetscape features and wanted to revise the approved designs. The Landscape Master Plan included with this staff report, if approved, would replace the previously-approved document in its entirety.

The landscape concepts for the individual neighborhoods are shown in each section of the Project Plan set specific to that neighborhood. In addition to the typical landscape and hardscape elements such as paseos between residential units, sufficient landscaping to screen parking areas and utilities, and features at key intersection entries into the community, Phase 1A and 1B also include several pocket parks. Neighborhoods 1 and 2 share a pocket park ("The Kitchen") off El Dorado Lane, Neighborhood 4 has two pocket parks ("The Office" and "The Lounge") on the corners of Sterling Street/El Dorado and Sterling Street/Future Street, and Neighborhoods 5 and 6 share a pocket park ("The Playground") at the entry to the neighborhood.

off Horizon Parkway. Renderings of each of these park concepts are included at the beginning of the Project Plan set as Sheets A.00.2 to A.00.4. They are also shown on Sheets L2.3, L4.4, L4.5, and L6.2.

Public Art Compliance

The Applicant intends to satisfy the requirements of the City's Public Art Ordinance on-site. However, at this time the details of where the public art may be located are unknown. Condition of Approval No. 16 of Attachment 1 describes the process for preparing a project-wide Public Art Master Plan, which will detail how the project will satisfy the public art requirement in a comprehensive fashion and not neighborhood-by-neighborhood. The Public Art Master Plan will be subject to approval of the City Council upon recommendation by the Heritage and Cultural Arts Commission.

The Resolution approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area is included as Attachment 1 to this Staff Report, and Exhibit A to Attachment 1 contains the entire Project Plan set for the proposed project, including all architectural designs, landscape plans, and civil sheets.

Vesting Tentative Maps 8306, 8307, 8308, and 8309

The Applicant has submitted a request to Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area. The maps create the individual development parcels within each neighborhood, identify those areas that would be reserved as open and/or common space, and identifies roadway rights of way to provide access to, through, and around any future subdivisions.

Vesting Tentative Maps 8306, 8307, 8308, and 8309 were reviewed by the City's Engineering Staff for compliance with good engineering principles and with Master Vesting Tentative Map 8150, which created the five original phasing parcels.

The Resolution approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area is included as Attachment 2 to this Staff Report, with the VTM exhibits included as Exhibit A and the project-wide Landscape Master Plan included as Exhibit B.

CONSISTENCY WITH GENERAL PLAN, SPECIFIC PLAN & ZONING ORDINANCE

The proposed project will contribute to housing opportunities and diversity of product type consistent with the Housing Element, Dublin Crossing Specific Plan, and the City's Zoning Ordinance. The proposed neighborhoods have been designed to be compatible with other uses in the vicinity of the Dublin Crossing Specific Plan area and the high density residential uses located on Dublin Boulevard.

REVIEW BY APPLICABLE DEPARTMENT AND AGENCIES:

The Building Division, Fire Prevention Bureau, Public Works Department, Dublin Police Services and Dublin San Ramon Services District reviewed the project to ensure that the project is established in compliance with all local Ordinances and Regulations. Conditions of Approval from these departments and agencies are included in each Resolution as appropriate.

ENVIRONMENTAL REVIEW:

The project is located within the Dublin Crossing Specific Plan area, which was the subject of an Environmental Impact Report (EIR) (SCH# 2012062009) certified by the City Council on November 5, 2013 (Resolution 186-13). Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15168, Site Development Review and Vesting Tentative Map approval for this project is within the scope of the project analyzed in the Specific Plan EIR and no further CEQA review or document is required.

PUBLIC NOTICING:

In accordance with State law, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project to advertise the project and the upcoming public hearing. A public notice also was published in the East Bay Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant.

ATTACHMENTS:

1. Resolution approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area, with the Project Plans included as Exhibit A.
2. Resolution approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area, with the Vesting Tentative Maps included as Exhibit A and the Landscape Master Plan included as Exhibit B.

GENERAL INFORMATION:

APPLICANT: Joe Guerra, Dublin Crossing LLC/Brookfield Residential, 500 La Gonda Way Suite 100, Danville, CA 94526

PROPERTY OWNER: Dublin Crossing LLC (16.29 acres), and United States Army (12.05 acres)

LOCATION/APN: Northeast corner of Dublin Boulevard and Arnold Road (APN 986-0001-001-20 and a portion of APN 986-0001-001-15).

GENERAL PLAN
LAND USE DESIGNATION: Dublin Crossing Specific Plan

SPECIFIC PLAN
LAND USE DESIGNATION: Dublin Crossing Specific Plan

SURROUNDING USES:

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
North	A	Public Lands	Camp Parks/US Army Reserve
South	PD	High Density Residential	Transit Center – Multi Family Residential
West	PD	Retail/Office and Automotive	Light Industrial buildings, apartments, duplex homes
East	PD	Business Park/Industrial	Office and Business Park uses

RESOLUTION NO. 16-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

**ADOPTING A RESOLUTION APPROVING SITE DEVELOPMENT REVIEW FOR 453
RESIDENTIAL UNITS IN SIX NEIGHBORHOODS WITHIN PHASES 1A AND 1B OF THE
“BOULEVARD” (DUBLIN CROSSING) PROJECT AREA
(APN 986-0001-001-20 AND A PORTION OF APN 986-0001-001-15)
PLPA-2015-00062**

WHEREAS, Dublin Crossing LLC is requesting approval to construct six new neighborhoods in the Boulevard (Dublin Crossing Specific Plan) development area (“Project Site”), which includes the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phase 1A and 1B (the first of five phases of development); and

WHEREAS, the Applicant is also requesting approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within Phases 1A and 1B within the Boulevard (Dublin Crossing) project area, and approval of a new Landscape Master Plan for the overall Boulevard project area; and

WHEREAS, the project site is located within the Dublin Crossing Specific Plan and the Dublin Crossing Zoning District; and

WHEREAS, in accordance with the California Environmental Quality Act certain projects are required to be reviewed for environmental impacts and when applicable, environmental documents prepared; and

WHEREAS, the project is located within the Dublin Crossing Specific Plan area (Specific Plan), which was the subject of an Environmental Impact Report (EIR) (SCH# 2012062009) prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the City Council on November 5, 2013 (Resolution 186-13). Site Development Review was included as part of the project entitlements listed in the EIR. The EIR provides the CEQA environmental review for those future entitlements to implement the Specific Plan, unless the standards for subsequent or supplemental environmental review under CEQA are met. Pursuant to CEQA, the Site Development Review approval for this project is within the scope of the project analyzed in the EIR and no further CEQA review or document is required; and

WHEREAS, a Staff Report was submitted recommending that the Planning Commission approve Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project; and

WHEREAS, the Planning Commission did hold a public hearing on said application on May 24, 2016 for this project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said public hearing was given in all respects as required by law; and

WHEREAS, a Staff Report was submitted recommending that the Planning Commission approve Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project; and

WHEREAS, the Planning Commission did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dublin hereby makes the following findings and determinations regarding the proposed Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project:

Site Development Review:

- A. *The proposal is consistent with the purposes of Chapter 8.104 of the Zoning Ordinance, with the General Plan and any applicable Specific Plans and design guidelines because:* 1) The project will not undermine the architectural character and scale of development in which the proposed project is to be located; 2) the project will provide unique, varied, and distinct housing opportunities within the Dublin Crossing Specific Plan area; 3) the project is consistent with the General Plan and Dublin Crossing Specific Plan Land Use designations of Medium-High Density Residential and Medium Density Residential; and 4) the project complies with the development standards established in the Dublin Crossing Zoning District.
- B. *The proposal is consistent with the provisions of Title 8, Zoning Ordinance because:* 1) the project contributes to orderly, attractive, and harmonious site and structural development compatible with the intended use, proposed subdivisions, and the surrounding properties; 2) the Project provides a high degree of design and landscaping to complement existing and planned uses in the area; and 3) the project complies with the development regulations set forth in the Zoning Ordinance where applicable and as adopted for the Dublin Crossing Zoning District.
- C. *The design of the project is appropriate to the City, the vicinity, surrounding properties, and the lot in which the project is proposed because:* 1) the size and mass of the proposed houses are consistent with other residential developments in the surrounding area; 2) the project will contribute to housing opportunities and diversity of product type as a complement to the surrounding neighborhoods; 3) the project will serve the current buyer profile and market segment anticipated for this area; and 4) the proposed residential uses are appropriate at this density and intensity near the Dublin/Pleasanton BART station.
- D. *The subject site is suitable for the type and intensity of the approved development because:* 1) the Project is located in a master planned community that includes a variety of residential densities; 2) the Project provides residential development in an area that supports residential uses; 3) the denser development is planned for the areas of the project site that are closer to Dublin Boulevard and the BART station while the more conventional single family homes will be located in the areas further away; and 3) the project site will be fully served by a network of infrastructure of public roadways, services, and facilities
- E. *Impacts to existing slopes and topographic features are addressed because:* 1) the project site is generally flat and any grading will be completed in accordance with the related Tract Maps for the proposed project; 2) natural features, such as Chabot Creek, will be preserved through public and private measures such as a partnership with the Zone 7 Water Agency, and/or maintenance district; and 3) landscaping along main thoroughfares and throughout the project will be complete.

- F. Architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other developments in the vicinity because: 1) the Project provides a high degree of design and landscaping to complement existing and planned uses in the area.; 2) the structures reflect the architectural styles and development standards for other Medium Density and Medium-High Density Residential development as identified in the Dublin Crossing Specific Plan while creating a distinct architectural identity for the Boulevard development; 3) the type and quality of materials proposed is consistent with residential projects in the greater area; and 4) the color and materials proposed will be coordinated for continuity among the structures on site.
- G. Landscape considerations, including the location, type, size, color, texture and coverage of plant materials, and similar elements have been incorporated into the project to ensure visual relief, adequate screening and an attractive environment for the public because: 1) all perimeter landscaping, walls, fences, and hardscape are proposed for construction in accordance with the master plan; 2) landscaping in common areas is coordinated through a backbone and neighborhood pedestrian system; 3) the multiple private pocket parks proposed to serve the community are in addition to the public park dedication requirements outlined in the Dublin Crossing Development Agreement; and 4) the project will conform to the requirements of the City's Water Efficient Landscape Ordinance.
- H. The site has been adequately designed to ensure the proper circulation for bicyclist, pedestrians, and automobiles because: 1) the sidewalks and bike lanes will eventually link up with the Community Park and Iron Horse Regional Trail; 2) all infrastructure including streets, parkways, pathways, sidewalks, and street lighting are proposed for construction in accordance with the Dublin Crossing Specific Plan and Boulevard Landscape Master Plan; and 3) development of this project will conform to the improvements standards allowing residents the safe and efficient use of these facilities.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Dublin hereby approves the Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project based on findings that the proposed project is consistent with the General Plan, the Dublin Crossing Specific Plan, and the Dublin Crossing Zoning District, subject to the conditions included below.

CONDITIONS OF APPROVAL:

Unless stated otherwise, all Conditions of Approval shall be complied with prior to the issuance of building permits or establishment of use, and shall be subject to Planning Department review and approval. The following codes represent those departments/agencies responsible for monitoring compliance of the conditions of approval. [PL] Planning, [B] Building, [PO] Police, [PW] Public Works [P&CS] Parks & Community Services, [ADM] Administration/City Attorney, [FIN] Finance, [F] Alameda County Fire Department, [DSR] Dublin San Ramon Services District, [CO] Alameda County Department of Environmental Health, [Z7] Zone 7.

#	CONDITION TEXT	RESPON. AGENCY	WHEN REQ'D Prior to:
PLANNING CONDITIONS			
1.	<p>Approval. This Site Development Review approval is for Phase 1A and 1B (Neighborhoods 1-6) of Boulevard (Dublin Crossing). This approval shall be as generally depicted and indicated on the:</p> <ol style="list-style-type: none"> 1. Project Plans prepared by William Hezmalhalch Architects, KTGY Architecture + Planning, RJA Engineers, Gates + Associates, Brookfield Residential, and CalAtlantic Homes (attached to this Resolution as <u>Exhibit A</u>), and 2. Color and material boards prepared by William Hezmalhalch Architects and KTGY Architecture + Planning and AT Design. The plans are dated received May 17, 2016, on file in the Community Development Department. The approval is as further specified as the following Conditions of Approval for this project. 	PL	Ongoing
2.	<p>Effective Date. This SDR approval becomes effective 10 days after action by the Planning Commission unless otherwise appealed to the City Council.</p>	PL	Ongoing
3.	<p>Permit Expiration. Construction or use shall commence within one (1) year of Permit approval or the Site Development Review shall lapse and become null and void. If there is a dispute as to whether the Permit has expired, the City may hold a noticed public hearing to determine the matter. Such a determination may be processed concurrently with revocation proceedings in appropriate circumstances. If a Permit expires, a new application must be made and processed according to the requirements of this Ordinance.</p>	PL	One Year After Effective Date
4.	<p>Time Extension. The original approving decision-maker may, upon the Applicant's written request for an extension of approval prior to expiration, upon the determination that all Conditions of Approval remain adequate and all applicable findings of approval will continue to be met, grant an extension of the approval for a period not to exceed six (6) months. All time extension requests shall be noticed and a public hearing shall be held before the original hearing body.</p>	PL	Prior to Expiration Date
5.	<p>Compliance. The Applicant/Property Owner shall operate this use in compliance with the Conditions of Approval of this Site Development Review Permit, the approved plans and the regulations established in the Zoning Ordinance. Any violation of the terms or conditions specified may be subject to enforcement action.</p>	PL	On-going
6.	<p>Revocation of Permit. The Site Development Review approval shall be revocable for cause in accordance with Section 8.96.020.1 of the Dublin Zoning Ordinance. Any violation of the terms or conditions of this permit shall be subject to citation.</p>	PL	On-going
7.	<p>Requirements and Standard Conditions. The Applicant/ Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions. Prior to issuance of building permits or the installation of any improvements related to this project, the Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.</p>	Various	Building Permit Issuance
8.	<p>Required Permits. Developer shall obtain all permits required by other agencies including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.</p>	PW	Building Permit Issuance
9.	<p>Fees. Applicant/Developer shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation</p>	Various	Building Permit Issuance

	District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable. Approved Development Agreement supersedes where applicable.		
10.	Indemnification. The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	ADM	On-going
11.	Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PW	On-going
12.	Modifications. Modifications or changes to this Site Development Review approval may be considered by the Community Development Director if the modifications or changes proposed comply with Section 8.104.100 of the Zoning Ordinance and with the Dublin Crossing Specific Plan.	PL	On-going
13.	Mailboxes. Location subject to USPS review and approval.	PL	Approval of Improvement Plans
14.	On-street parking spaces (public and private streets): Counted for guest parking. Parking spaces on both the public and private streets throughout the project area have been counted to satisfy the guest parking requirement for each neighborhood. However, none of the parking spaces on public streets shall be assigned or reserved for use by residents or guests only. These spaces will remain open to public use and will have no restrictions other than the time limits imposed by Condition 15. None of the parking spaces on private streets shall be assigned or reserved to a specific unit or person and shall be open to use by any guest to the project area.	PL, PW	Ongoing
15.	On-street parking spaces (public streets): Time-limited. To ensure that parking on public streets within the project area is not utilized by BART patrons, the Applicant shall ensure that all on-street parking on public streets within Phase 1A is signed as time-limited during commute hours. The Applicant shall provide a mechanism for enforcement, execute an agreement with the City, and provide a funding source for the parking enforcement to the satisfaction of the City Engineer.	PL, PW	Occupancy of first unit
16.	Public Art. The Applicant/Developer is intending to acquire and install public art on the project site in accordance with Chapter 8.58 of the Dublin Municipal Code. The value of the public art project is required to equal or exceed 0.5% of the building valuation (exclusive of land) for the entire project. The Building Official will determine the building valuation at the time of Master Plan Check submittal for each neighborhood. The Developer shall prepare a Public Art Master Plan for the entire Boulevard project area, which shall be reviewed and approved prior to occupancy of the first unit constructed under this SDR approval. An agreement that sets forth the manner in which public art shall be installed throughout the Boulevard project area shall be executed within this same timeframe and shall include the Public Art Master Plan. This agreement shall also set forth the ownership, maintenance responsibilities, and insurance coverage for all public art within the entire the Boulevard project area. All public art installations are subject to approval of the City Council upon recommendation by the Heritage and Cultural Arts Commission.	PL	Prior to occupancy of the first unit
17.	Noise Attenuation. The Applicant/Developer is required to conduct a site-	PL	Issuance of

	specific noise study to determine if the exterior noise environment for the buildings adjacent to Dublin Boulevard is in excess of 60 dBA. If it is, the study shall include measures to be incorporated into the building construction to ensure that the interior noise environment is at or below 45dBA in any habitable room.		building permit
18.	Satellite Dishes: The Applicant/Developer's Architect shall prepare a plan for review and approval by the Director of Community Development and the Building Official that provides a consistent and unobtrusive location for the placement of individual satellite dishes. Individual conduit will be run on the interior of the unit to the satellite location on the exterior of the home to limit the amount of exposed cable required to activate any satellite dish. The plan shall show a common and consistent location for satellite dish placement to eliminate the over proliferation, haphazard and irregular placement.	PL	Issuance of building permit
BUILDING CONDITIONS			
19.	Building Codes and Ordinances. All project construction shall conform to all building codes and ordinances in effect at the time of building permit.	B	Through Completion
20.	Phased Occupancy Plan. If building occupancy is requested to occur in phases, then all physical improvements serving that building shall be required to be completed prior to occupancy except for items specifically excluded in an approved Phased Occupancy Plan, or minor handwork items, approved by the Department of Community Development. The Phased Occupancy Plan shall be submitted to the Directors of Community Development and Public Works for review and approval a minimum of 45 days prior to the request for occupancy of any building covered by said Phased Occupancy Plan. Any phasing shall provide for adequate vehicular access to all parcels in each phase, and shall substantially conform to the intent and purpose of the subdivision approval. No individual building shall be occupied until the improvements intended to serve the building are finished, safe, accessible, and provided with all reasonable expected services and amenities, and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.	B	Occupancy of any affected building
21.	Building Permits. To apply for building permits, Applicant/Developer shall submit five (5) sets of construction plans to the Building & Safety Division for plan check. Each set of plans shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated resolutions attached to each set of plans. Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits.	B	Issuance of Building Permits
22.	Construction Drawings. Construction plans shall be fully dimensioned (including building elevations) accurately drawn (depicting all existing and proposed conditions on site), and prepared and signed by a California licensed Architect or Engineer. All structural calculations shall be prepared and signed by a California licensed Architect or Engineer. The site plan, landscape plan and details shall be consistent with each other.	B	Issuance of building permits
23.	Separate Permits. Site accessory structures (entry portals, trellises, sound walls, etc.) will require a separate building permit. Please indicate this on the cover sheet of plans.	B	Issuance of building permits
24.	Air Conditioning Units. Units shall be permanently installed on concrete pads or other non-movable materials approved by the Chief Building Official and Director of Community Development. Air conditioning units shall be located such that each dwelling unit has one side yard with an unobstructed width of not less than 36 inches and the units shall be screened with aesthetically-complementary materials. Air conditioning units shall be located in accordance with approved plot plans.	B	Occupancy of Unit
25.	Temporary Fencing. Temporary Construction fencing shall be installed along the perimeter of all work under construction.	B	Through Completion
26.	Addressing a) Provide a site plan with the City of Dublin's address grid overlaid on the plans (1 to 30 scale). Highlight all exterior door openings on plans (front,	B	a. Prior to release of addresses

	<p>rear, garage, etc.). The site plan shall include a single large format page showing the entire project and individual sheets for each neighborhood. Three copies on full size sheets and five copies reduced sheets.</p> <p>b) Provide plan for display of addresses. The Chief Building Official shall approve plan prior to issuance of the first building permit. (Prior to permitting)</p> <p>c) Addresses will be required on the front of the dwellings. Addresses are also required above the garage door opening if the opening is not on the same side of the dwelling as the front door.</p> <p>d) Townhomes / Condos are required to have address ranges posted on street side of the buildings.</p> <p>e) Address signage shall be provided as per the Dublin Residential Security Code.</p> <p>f) Exterior address numbers shall be backlight and be posted in such a way that they may be seen from the street.</p> <p>g) Driveways servicing more than one (1) individual dwelling unit shall have a minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The light source shall be provided with an uninterrupted AC power source or controlled only by photoelectric device.</p>		<p>b. Prior to permitting</p> <p>c. Prior to permitting</p> <p>d. Occupancy of any Unit</p> <p>e. Occupancy of any Unit</p> <p>f. Prior to permit issuance, and through completion</p> <p>g. Prior to permit issuance, and through completion</p>
27.	<p>Engineer Observation. The Engineer of record shall be retained to provide observation services for all components of the lateral and vertical design of the building, including nailing, hold-downs, straps, shear, roof diaphragm and structural frame of building. A <u>written report</u> shall be submitted to the City Inspector prior to scheduling the final frame inspection.</p>	B	Scheduling the final frame inspection
28.	<p>Architect Observation. For Neighborhood 3, the multi-family buildings shall require the architect-of-record to review and find in compliance the buildings' fire-resistivity elements (e.g., for area wall locations, member penetrations, fire protection, etc.) for the two distinct construction types, V-A and V-B. A <u>written report</u> shall be submitted to the City Inspector prior to the final inspection.</p>	B	Through Completion
29.	<p>Foundation. Geotechnical Engineer for the soils report shall review and approve the foundation design. A letter shall be submitted to the Building Division on the approval.</p>	B	Permit issuance
30.	<p>Green Building</p> <p>a. Green Building measures as detailed in the SDR package may be adjusted prior to master plan check application submittal with prior approval from the City's Green Building Official provided the design of the project complies with the City of Dublin's Green Building Ordinance and State Law as applicable. In addition, all changes shall be reflected in the Master Plans. (Through Completion)</p> <p>b. The Green Building checklist shall be included in the master plans. The checklist shall detail what Green Points are being obtained and where the information is found within the master plans. (Prior to first permit).</p> <p>c. Prior to each unit final, the project shall submit a completed checklist with appropriate verification that all Green Points required by 7.94 of the Dublin Municipal Code have been incorporated. (Through Completion)</p> <p>d. Homeowner Manual – if Applicant takes advantage of this point the Manual shall be submitted to the Green Building Official for review or a third party reviewer with the results submitted to the City. (Project)</p> <p>e. Landscape plans shall be submitted to the Green Building Official for review. (Prior to approval of the landscape plans by the City of Dublin)</p> <p>f. Developer may choose self-certification or certification by a third party as permitted by the Dublin Municipal Code. Applicant shall inform the Green Building Official of method of certification prior to release of the first permit in each subdivision / neighborhood.</p>	B	<p>a. Through Completion</p> <p>b. Prior to first permit</p> <p>c. Through Completion</p> <p>d. Project</p> <p>e. Prior to approval of the landscape plans by the City of Dublin</p> <p>f. Prior to approval of the landscape plans by the City of Dublin</p>
31.	<p>Cool Roofs. Flat roof areas shall have their roofing material coated with light colored gravel or painted with light colored or reflective material designed for Cool Roofs.</p>	B	Through Completion
32.	<p>Electric Vehicle Charging Stations. Show the location of Electric Vehicle Charging Stations mandated for new residential construction (multifamily dwellings) effective July 1, 2015. Include the number and location of EV charging stations on plans.</p>	B	Through Completion

33.	Solar Zone – CA Energy Code. Show the location of the Solar Zone on the site plan. Detail the orientation of the Solar Zone. This information shall be shown in the master plan check on the overall site plan, the individual roof plans and the plot plans. This condition of approval will be waived if the project meets the exceptions provided in the CA Energy Code.	B	Through Completion
34.	Accessible Parking. The required number of parking stalls, the design and location of the accessible parking stalls shall be as required by the CA Building Code.	B	Through Completion
35.	Options. Selected options that affect the square footage of the dwellings shall be listed on the building permit application. Selected options that affect the footprint of the dwelling shall be shown on the plot plan.	B	Through Completion
36.	Accessible units under CBC 11A. For multi-family product types, a minimum of 10% of the units shall meet the requirements of chapter 11A of the CBC. The ten percent (10%) accessible units shall be constructed concurrently with the project. Certificate of Occupancies may be withheld by the Chief Building Official's determination at any time that the 10% requirements are not being met.	B	Through Completion
37.	Mailbox Lighting. Mailboxes shall be provided with lighting meeting the requirements of the City's Residential building security requirements.	B	Through Completion
38.	Copies of Approved Plans. Applicant shall provide City with two (2) reduced (1/2 size) copies of the City of Dublin Building Plans stamped "approved".	B	30 days after permit and each revision issuance
39.	Electronic File: The applicant/developer shall submit all building drawings and specifications for this project in an electronic format to the satisfaction of the Chief Building Official prior to the issuance of building permits. Additionally, all revisions made to the building plans during the project shall be incorporated into an "As Built" electronic file and submitted prior to the issuance of the final occupancy.	B	Issuance of the final occupancy

PLANNING - LANDSCAPE

40.	Private Pocket Parks. Several neighborhoods include a private pocket park that provides additional open space and recreational amenities for the neighborhood. Design details for each pocket park shall be reviewed and approved through the neighborhood landscape plans and site improvement plans.	P	Issuance of building permits for each neighborhood
41.	Final landscape and irrigation system plans. All landscape submittals shall insure: <ul style="list-style-type: none"> a. That plant material utilized will be capable of healthy growth within the given range of soil and climate. b. That proposed landscape screening is of a height and density so that it provides a positive visual impact within three years from the time of planting. c. All ground cover shall be a minimum of 1 gallon, shrubs shall be a mix of 1 and 5 gallon (at least 50% 5 gallon), and trees shall be a mix of 15 gallon and 24" box size. 36" box trees (or larger) shall be installed at key locations throughout each neighborhood. Public street trees shall be 24" box. d. That a plan for an automatic irrigation system be provided which assures that all plants get adequate water. e. That concrete curbing is to be used at the edges of all planters and paving surfaces unless otherwise designed. f. That all cut and fill slopes conform to the master vesting tentative map and conditions detailed in the Site Development Review packet. g. That all cut and fill slopes graded and not constructed by September 1, of any given year, are hydroseeded with perennial or native grasses and flowers, and that stockpiles of loose soil existing on that date are hydroseeded in a similar manner. h. Cut and/or fill slopes exceeding a 3:1 grade shall be stabilized with jute netting or approved equal to control erosion. Trees planted on slopes that exceed a 3:1 grade shall be installed with approved rock slope protection above and below the tree pit to catch grade. i. That the area under the drip line of all existing oaks, walnuts, etc., which 	P	Issuance of building permit

	<p>are to be saved are fenced during construction and grading operations and no activity is permitted under them that will cause soil compaction or damage to the tree, if applicable.</p> <p>j. That a warranty from the owners or contractors shall be required to warranty all shrubs and ground cover, all trees, and the irrigation system for one year.</p> <p>A permanent maintenance agreement on all landscaping will be required from the owner insuring regular irrigation, fertilization and weed abatement, if applicable.</p>		
42.	Water Efficient Landscaping Regulations. The Applicant shall meet all requirements of the City of Dublin's Water-Efficient Landscaping Regulations, Section 8.88 of the Dublin Municipal Code.	P	Issuance of the building permit
43.	Open Space Areas. Private open space areas shall be planted and irrigated to create landscape that is attractive, conserves water, and requires minimal maintenance.	P	Issuance of the building permit
44.	Stub street landscaping. Many private streets/courts in this SDR approval are stub streets that provide access to a few units and whose terminus abuts a public right of way. The depth of the landscape areas at the terminus shall be no narrower than 3 feet of planting area. Design landscaping at the terminus of these private streets/courts shall include trees and shrubs (as well as groundcover) that will grow to a height and width to provide a visual screen and adequate buffer to the private streets and parking areas.	P	Issuance of building permits for each neighborhood
45.	<p>Interim condition landscaping. The following streets are being designed with interim conditions that will change once future phases are built:</p> <ul style="list-style-type: none"> a. El Dorado Lane through Neighborhood 2; b. Street "A" within Neighborhood 3; c. Columbus Street/El Dorado Lane near Neighborhoods 3/4; d. Streets "L", "N", and "P" and Court "B" within Neighborhood 4; e. Horizon Parkway near Neighborhoods 5/6; and f. Street "B" within Neighborhoods 5/6. <p>All streets with interim conditions shall install interim hardscape and landscape at their edge and/or terminus that has an appearance of intention and permanence. The interim improvements, while provisional in nature, may be in place for some time and should not appear obviously temporary.</p>	P	Issuance of Sitework Permits or approval of Final Landscape Plans, whichever comes first
46.	Plant Clearances. All trees planted shall meet the following clearances:	P	Approval of Final Landscape Plans
	<ul style="list-style-type: none"> a. 6' from the face of building walls or roof eaves b. 7' from fire hydrants, storm drains, sanitary sewers and/or gas lines c. 5' from top of wing of driveways, mailboxes, water, telephone and/or electrical mains d. 15' from stop signs, street or curb sign returns e. 20' from either side of a streetlight f. Plant clearances may be modified with approval from the Community Development Director on a case by case basis. 		
47.	Irrigation System Warranty. The applicant shall warranty the irrigation system and planting for a period of one year from the date of installation. The applicant shall submit for the Dublin Community Development Department approval a landscape maintenance plan for the Common Area landscape including a reasonable estimate of expenses for the first five years	P	Final sign-off on Sitework Permit
48.	Walls, Fences and Mailboxes. Walls and fences installed within the neighborhoods shall be in accordance with this SDR approval. Final details of the walls and fences shall be reviewed and approved by Planning through neighborhood-specific Improvement Plans and/or Master Building Plan checks. Mailbox locations shall be integrated within the landscape and shall comply with USPS requirements.	P	Issuance of Sitework Permits or approval of Final Landscape Plans, whichever comes first
49.	Sustainable Landscape Practices. The landscape design shall demonstrate compliance with sustainable landscape practices as detailed in the <i>Bay-Friendly Landscape Guidelines</i> by earning a minimum of 60 points or more on the Bay-Friendly scorecard, meeting 9 of the 9 required practices and specifying that 75% of the non-turf planting only requires occasional, little or no	P	Approval of Final Landscape Plans

	shearing or summer water once established. Final selection and placement of trees, shrubs and ground cover plants shall ensure compliance with this requirement. Herbaceous plants shall be used along walks to reduce maintenance and the visibility of the sheared branches of woody ground cover plants. Planters for medium sized trees shall be a minimum of six feet wide. Small trees or shrubs shall be selected for planting areas less than six feet wide.		
50.	Copies of Approved Plans. The Applicant shall provide the City with one full size copy, one reduced (1/2 sized) copy and one electronic copy of the approved landscape plans prior to construction.	P	Issuance of any building permit
51.	Plan Coordination. Civil Improvement Plans, Joint Trench Plans, Street Lighting Plans and Landscape Improvement Plans shall be submitted on the same size sheet and plotted at the same drawing scale for consistency, improved legibility and interdisciplinary coordination.	P	Approval of Final Landscape Plans
52.	Utility Placement and Coordination: Utilities shall be coordinated with proposed tree locations to eliminate conflicts between trees and utilities. Submit typical utility plans for each house type to serve as a guide during the preparation of final grading, planting and utility plans. Utilities may have to be relocated in order to provide the required separation between the trees and utilities. The applicant shall submit a final tree/utility coordination plan as part of the construction document review process to demonstrate that this condition has been satisfied.	P	Approval of Final Landscape Plans
FIRE PREVENTION			
53.	Fire apparatus roadways shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roadways under 36 feet wide shall be posted with signs or shall have red curbs painted with labels on one side; roadways under 28 feet wide shall be posted with signs or shall have red curbs painted with labels on both sides of the street as follows: "NO STOPPING FIRE LANE - CVC 22500.1". Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater or as approved by Fire Department. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.	F	Approval of Improvement Plans
54.	New Fire Sprinkler System & Monitoring Requirements. In accordance with The Dublin Fire Code, fire sprinklers shall be installed in the building. The system shall be in accordance with the NFPA 13, the CA Fire Code and CA Building Code. Plans and specifications showing detailed mechanical design, cut sheets, listing sheets and hydraulic calculations shall be submitted to the Fire Department for approval and permit prior to installation. This may be a deferred submittal	F	Permit issuance
55.	FIRE SPRINKLER MONITORING SYSTEM (NOT FIRE ALARM SYSTEM). Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. <u>One EXTERIOR approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system.</u> Such sprinkler water-flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. <u>Visible alarm notification appliances shall not be required except when required by California Fire Code section 907.</u>	F	Permit issuance
56.	FD Building Key Box. Building Access. A Fire Department Key Box shall be installed at the main entrance to the Building. Note these locations on the plans. The key box should be installed approximately 5 1/2 feet above grade. The box shall be sized to hold the master key to the facility as well as keys for rooms not accessible by the master key. Specialty keys, such as the fire alarm control box key and elevator control keys shall also be installed in the box.	F	Occupancy of any building
57.	Gate Approvals. Fencing and gates that cross pedestrian access and exit	F	Details to be

	paths as well as vehicle entrance and exit roads need to be approved for fire department access and egress as well as exiting provisions where such is applicable. Plans need to be submitted that clearly show the fencing and gates and details of such. This should be clearly incorporated as part of the site plan with details provided as necessary.		shown on building and/or sitework permit; installation to be complete prior to occupancy of any building
58.	Addressing. Addressing shall be illuminated or in an illuminated area. The address characters shall be contrasting to their background. If address is placed on glass, the numbers shall be on the exterior of the glass and a contrasting background placed behind the numbers. Building Address. The building shall be provided with all addresses or the assigned address range so as to be clearly visible from either direction of travel on the street the address references. The address characters shall not be less than 5 inches in height by 1-inch stroke. Larger sizes may be necessary depending on the setbacks and visibility. Multi-Tenants. Where a building has multiple tenants, address shall also be provided near the main entrance door of each tenant space. The address shall be high enough on the building to be clearly visible from the driveway, street or parking area it faces even when vehicles are parked in front of the tenant space. The address shall not be less than 5-inches in height with a ½-inch stroke.	F	Occupancy of any building
59.	FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION 1. Clearance to combustibles from temporary heating devices shall be maintained. Devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions. 2. Smoking shall be prohibited except in approved areas. Signs shall be posted "NO SMOKING" in a conspicuous location in each structure or location in which smoking is prohibited. 3. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials.	F	Ongoing during construction and demolition
DUBLIN SAN RAMON SERVICES DISTRICT			
60.	Complete improvement plans shall be submitted to DSRSD that conform to the requirements of the Dublin San Ramon Services District Code, the DSRSD "Standard Procedures, Specifications and Drawings for Design and Installation of Water and Wastewater Facilities", all applicable DSRSD Master Plans and all DSRSD policies.	DSRSD	Issuance of any building permit
61.	All mains shall be sized to provide sufficient capacity to accommodate future flow demands in addition to each development project's demand. Layout and sizing of mains shall be in conformance with DSRSD utility master planning.	DSRSD	Issuance of any building permit
62.	Sewers shall be designed to operate by gravity flow to DSRSD's existing sanitary sewer system. Pumping of sewage is discouraged and may only be allowed under extreme circumstances following a case by case review with DSRSD staff. Any pumping station will require specific review and approval by DSRSD of preliminary design reports, design criteria, and final plans and specifications. The DSRSD reserves the right to require payment of present worth 20 year maintenance costs as well as other conditions within a separate agreement with the applicant for any project that requires a pumping station.	DSRSD	Issuance of any building permit
63.	Domestic and fire protection waterline systems for Tracts or Commercial Developments shall be designed to be looped or interconnected to avoid dead end sections in accordance with requirements of the DSRSD Standard Specifications and sound engineering practice.	DSRSD	Issuance of any building permit
64.	DSRSD policy requires public water and sewer lines to be located in public streets rather than in off-street locations to the fullest extent possible. If unavoidable, then public sewer or water easements must be established over the alignment of each public sewer or water line in an off-street or private street location to provide access for future maintenance and/or replacement.	DSRSD	Issuance of any building permit
65.	Prior to approval by the City of a grading permit or a site development permit,	DSRSD	Issuance of any

	the locations and widths of all proposed easement dedications for water and sewer lines shall be submitted to and approved by DSRSD.		grading permit or a site development permit
66.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all utility connection fees including DSRSD and Zone 7, plan checking fees, inspection fees, connection fees, and fees associated with a wastewater discharge permit shall be paid to DSRSD in accordance with the rates and schedules established in the DSRSD Code.	DSRSD	Issuance of any building permit
67.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all improvement plans for DSRSD facilities shall be signed by the District Engineer. Each drawing of improvement plans shall contain a signature block for the District Engineer indicating approval of the sanitary sewer or water facilities shown. Prior to approval by the District Engineer, the applicant shall pay all required DSRSD fees, and provide an engineer's estimate of construction costs for the sewer and water systems, a performance bond, a one-year maintenance bond, and a comprehensive general liability insurance policy in the amounts and forms that are acceptable to DSRSD. The applicant shall allow at least 15 working days for final improvement drawing review by DSRSD before signature by the District Engineer.	DSRSD	Issuance of any building permit
68.	No sewer line or waterline construction shall be permitted unless the proper utility construction permit has been issued by DSRSD. A construction permit will only be issued after all of the items in Condition No. 66 have been satisfied.	DSRSD	Issuance of any building permit
69.	The applicant shall hold DSRSD, its Board of Directors, commissions, employees, and agents of DSRSD harmless and indemnify and defend the same from any litigation, claims, or fines resulting from the construction and completion of the project.	DSRSD	Ongoing
70.	Improvement plans shall include recycled water improvements as required by DSRSD. Services for landscape irrigation shall connect to recycled water mains. Applicant must obtain a copy of the DSRSD <i>Recycled Water Use Guidelines</i> and conform to the requirements therein.	DSRSD	Issuance of any building permit
71.	Above-ground backflow prevention devices/double detector check valves shall be installed on fire protection systems connected to the DSRSD water main. The Applicant shall collaborate with the Fire Department and DSRSD to size and configure the fire system. The Applicant shall minimize the number of backflow prevention devices/double-detector check valve through strategic placement and landscaping.	DSRSD	Issuance of any building permit and ongoing
72.	Development plans will not be approved until landscape plans are submitted for DSRSD review and approval.	DSRSD	Approval of Final Landscape Plans
73.	<u>Grading for construction shall be done with recycled water.</u>	DSRSD	Ongoing
74.	Temporary potable irrigation meters in areas with recycled water service shall only be allowed for cross-connection and coverage testing for a maximum of 14 days.	DSRSD	Ongoing
75.	Applicant is required to re-examine the layout of the DSRSD water, recycled water, and sanitary sewer lines shown in the preliminary layouts for the motorcourt neighborhoods (N1 and N3). The current alignment is crowded and chaotic. The Applicant shall follow DSRSD Standard Specifications for the layout and spacing of the lines inside the courts.	DSRSD	Ongoing
76.	Applicant shall follow DSRSD Standard Specifications in locating water meters and adequate overhead clearance shall be maintained. Some of the product types shown in this SDR do not appear to maintain adequate clearance and this shall be reassessed.	DSRSD	Issuance of building permits or plot plans

PASSED, APPROVED AND ADOPTED this 24th day of May 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair

ATTEST:

Assistant Community Development Director

G:\PA\2015\PLPA-2015-00062 Boulevard Phase 1A-1B SDR-VTMPC Reso SDR Phase 1A-1B.docx

BOULEVARD

phase 1

Dublin, California

Site Development Review

May 24, 2016



Brookfield
Residential

CALATLANTIC
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MAY 17 2016
DUBLIN PLANNING

EXHIBIT A TO
ATTACHMENT 1

BOULEVARD

ALIVE

with
Possibilities



URBAN IN SUBURBAN



Boulevard is an immediate experience.

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

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



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Site Development Review

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Brookfield
Residential

®
CALATLANTIC
HOMES™

RJA
RUGGIERI JENSEN AZAR

GATES
ASSOCIATES

kitey

VII

BOULEVARD phase 1



Dublin, California

PERSPECTIVE RENDERING
STERLING VIEW

MAY 24, 2016

A0.00.1





Brookfield
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CALATLANTIC
HOMES*

RJA
RUSSELL JENKIN AZAR

GATES
ASSOCIATES
LANDSCAPE ARCHITECTURE

xtgy

Wright Properties

BOULEVARD phase 1

Dublin, California



PERSPECTIVE RENDERING
N4 POCKET PARK

MAY 24, 2016

A0.00.2



BOULEVARD phase 1

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CALATLANTIC
HOMES™

RJA
RUDJER JENSEN AZAR

GATES
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kitev

WILLIAMS

Dublin, California



OVERALL

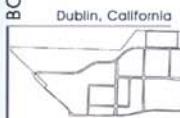
PERSPECTIVE RENDERING
N2 POCKET PARK

MAY 24, 2016

A0.00.3



BOULEVARD phase 1



PERSPECTIVE RENDERING
NS&6 POCKET PARK

MAY 24, 2016
A0.00.4

Brookfield
Residential

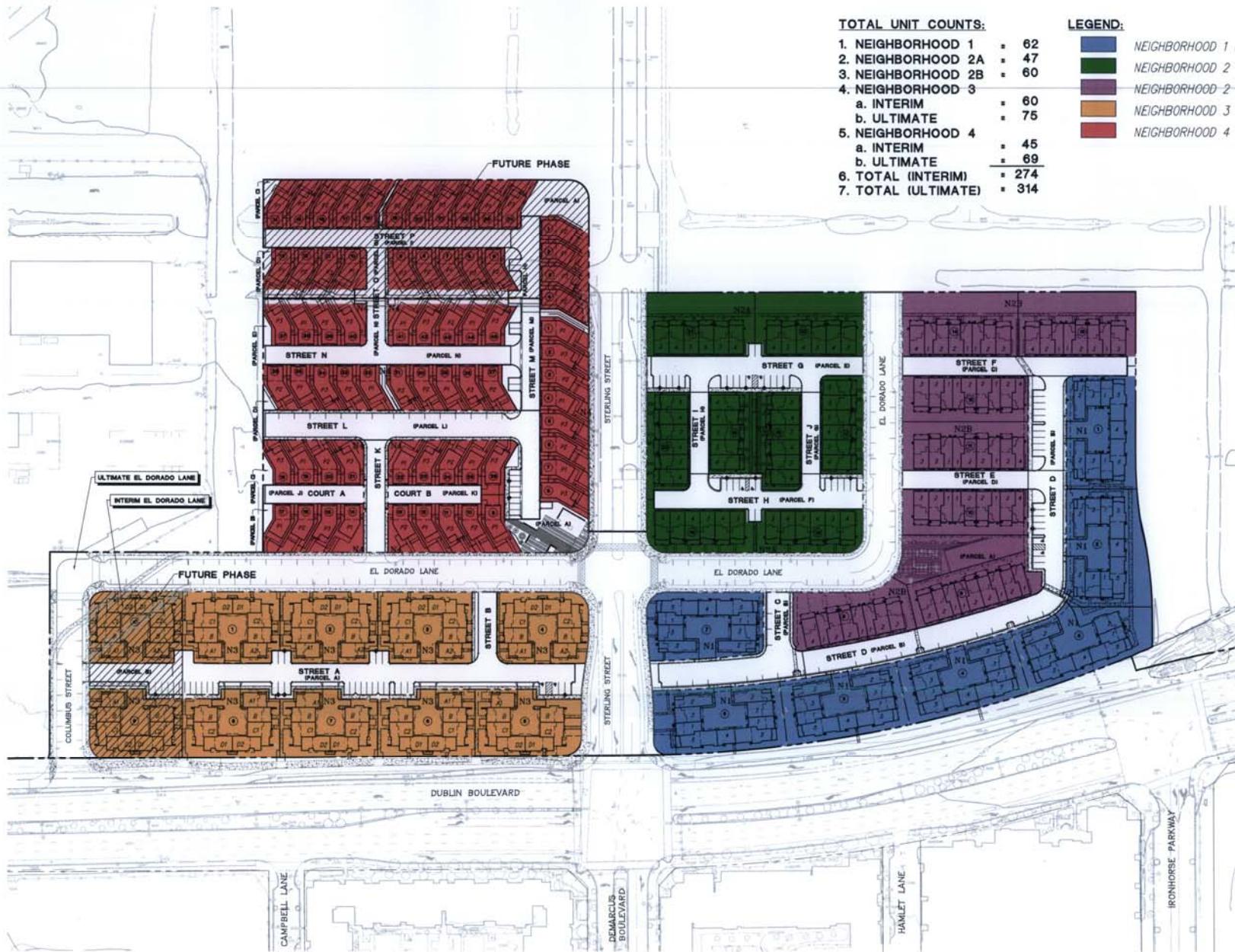
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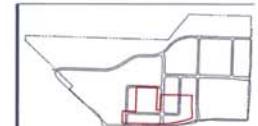
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WILLIAMS



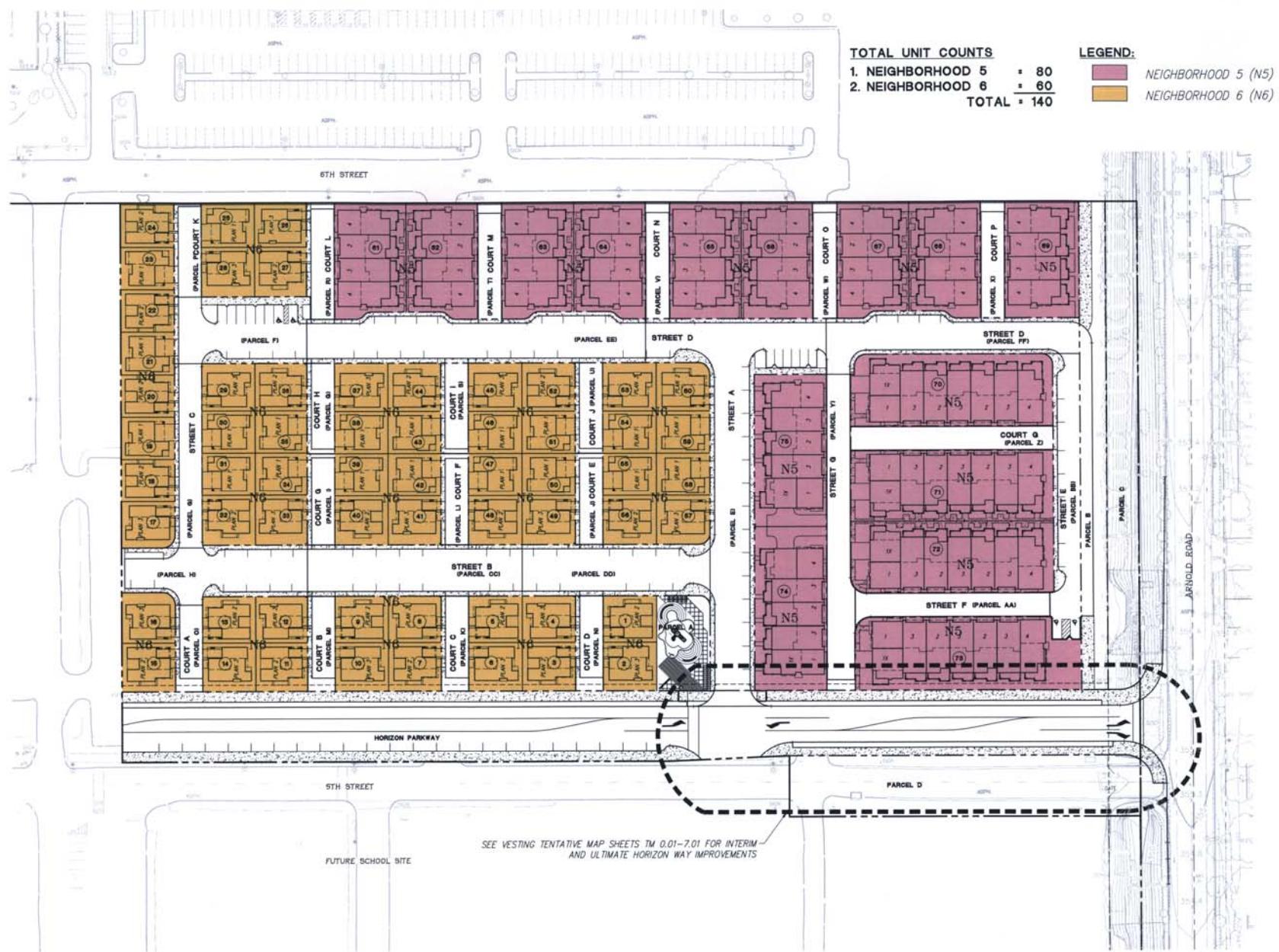
The image contains five logos arranged vertically. At the top is the 'Brookfield Residential' logo with a stylized 'A'. Below it is the 'CALATLANTIC HOMES' logo with a house icon. The third logo is 'RJA' with the text 'RUGGERI-JENSEN-AZAR' underneath. The fourth logo is 'GATES + ASSOCIATES' with 'LANDSCAPE ARCHITECTURE' below it. The bottom logo is 'ktgy' with 'KINETIC DESIGN GROUP' underneath.

Dublin, California



**NEIGHBORHOODS 1,2,3 & 4
OVERALL
SITE DEVELOPMENT PLAN**

MAY 24, 2016
CO.2.1



The logo consists of the words "Brookfield Residential" in a dark blue sans-serif font, with "Residential" in orange. Below it is a stylized "A" symbol above the word "CALATLANTIC" in a large, bold, black sans-serif font, with "HOMES" in a smaller, italicized black font below it.



WILLIAM HEZMHALCH
ARCHITECTS INC.

BC



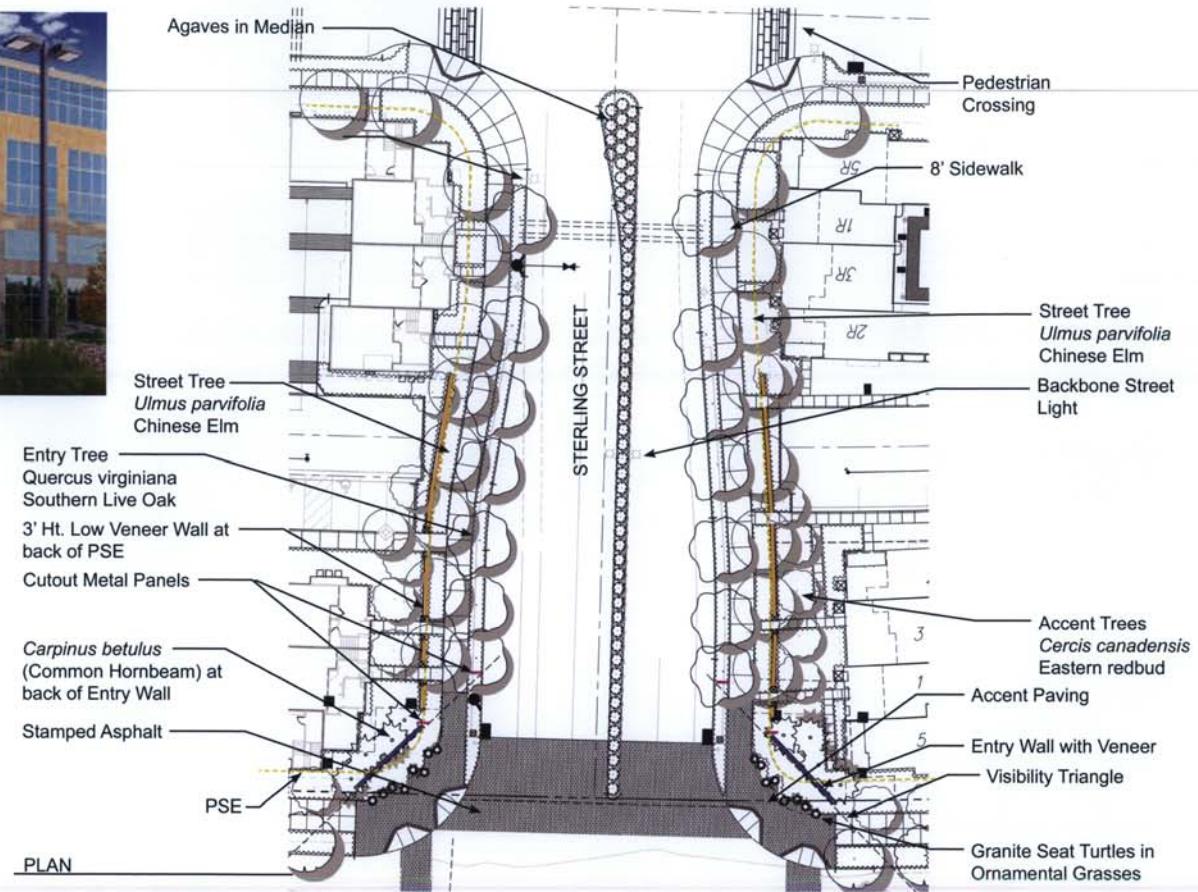
NEIGHBORHOODS 5 & 6 OVERALL SITE DEVELOPMENT PLAN

MAY 31 2016

MAY 24, 2010



Backbone Street Light
Galleon LED
MFR: Cooper Industries
Color: Graphite Metallic



ELEVATION

Brookfield
Residential

CALATLANTIC
HOMES™

RJA
RUGGERI-JENSEN-AZAR
LANDSCAPE ARCHITECTURE

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

ktgy
Architectural Planning

WILLIAM HEZHALCH
ARCHITECTURE INC.

BOULEVARD phase 1

BOULEVARD

Dublin, California



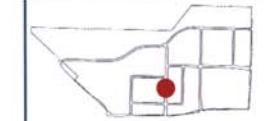
COMMUNITY ENTRY
AT STERLING STREET

0' 20' 40' 60' 80'

MAY 24, 2016

LO.1

Dublin, California



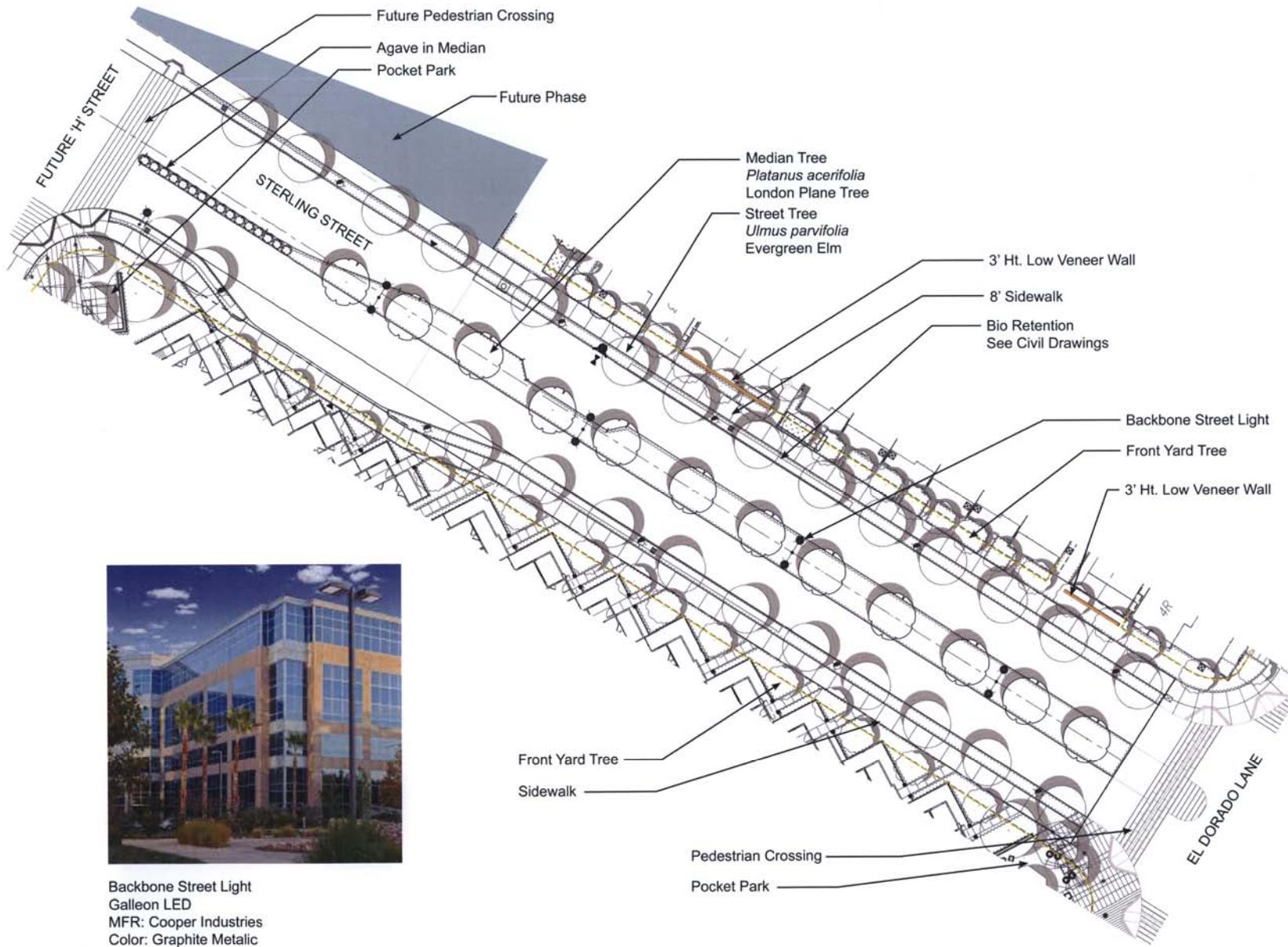
OVERALL

STERLING STREET
LANDSCAPE CONCEPT

0' 20' 40' 60' 80'

MAY 24, 2016

L0.2

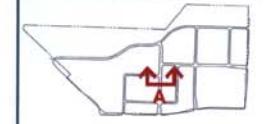


Backbone Street Light
Galleon LED
MFR: Cooper Industries
Color: Graphite Metalic

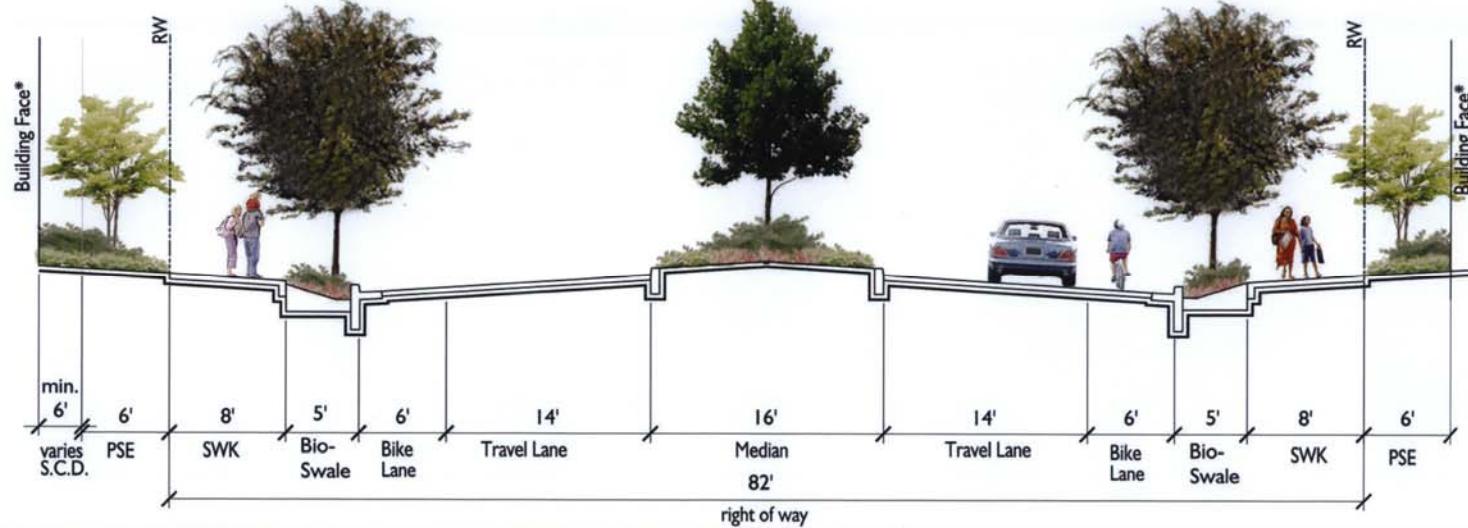
phase 1

BOULEVARD

Dublin, California



OVERALL



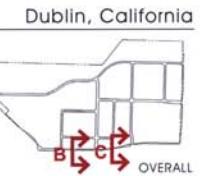
STREET SECTIONS
STERLING STREET

MAY 24, 2016

LO.3

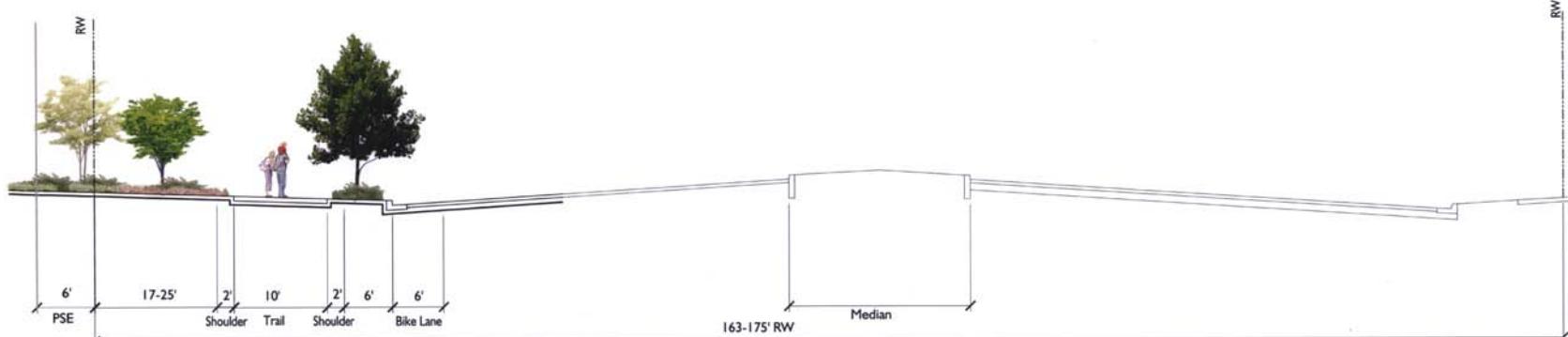
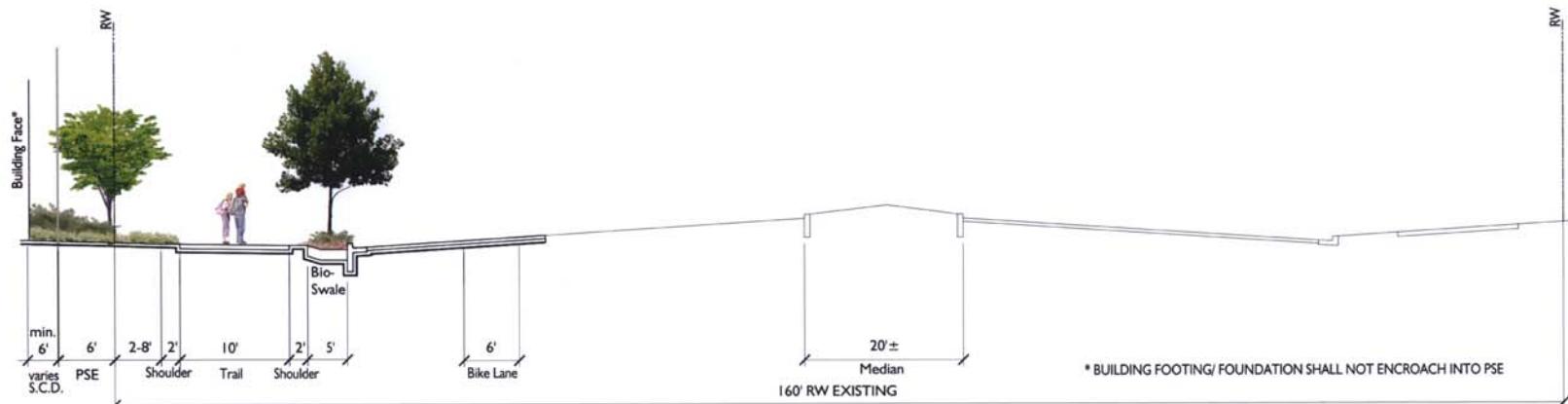
phase 1

BOULEVARD



STREET SECTIONS
DUBLIN BOULEVARD

MAY 24, 2016
LO.4



phase 1

BOULEVARD



OVERALL

SITE LIGHTING AND
STREET SIGNAGE

MAY 24, 2016

L0.5



Backbone Street Light
Galleon LED
MFR: Cooper Industries
Color: Graphite Metallic



Intract Street Light
VFL530 LED Series
MFR: WE-EEF
Color: Graphite Metallic



Accent Lighting in Parks and Common Areas

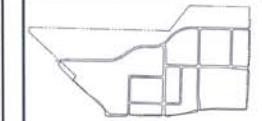




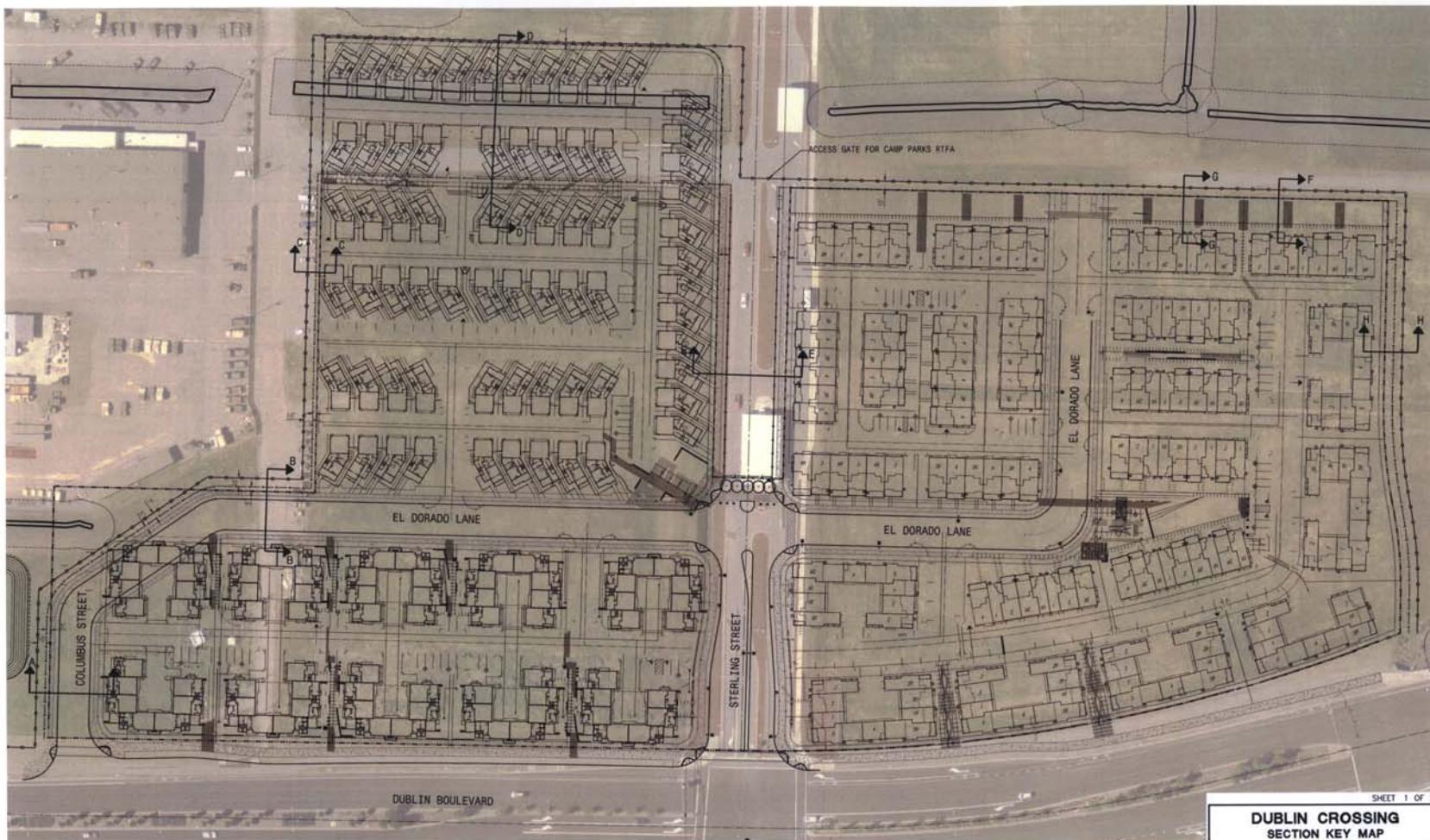
phase 1

BOULEVARD

Dublin, California



OVERALL



LEGEND:

- PHASE 1A PROPERTY BOUNDARY (PER CERT. COMPLIANCE)
- CAMP PARKS FENCE
- IDENTIFIED WETLANDS WITH 25' SETBACK
- NEW SOLID FENCE BY BUILDER



*BASED ON PHASE 1A SDR

**DUBLIN CROSSING
SECTION KEY MAP**

CITY OF DUBLIN CALIFORNIA

MACKAY & SONS

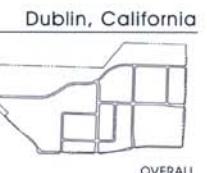
INTERIM FENCING PLAN

MAY 24, 2016

L0.6

phase 1

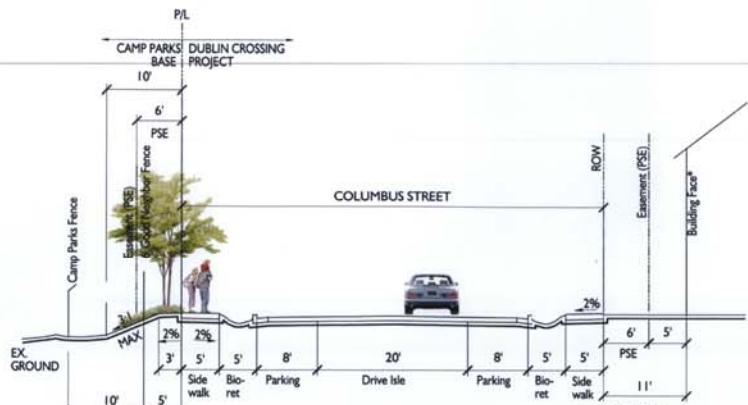
BOULEVARD



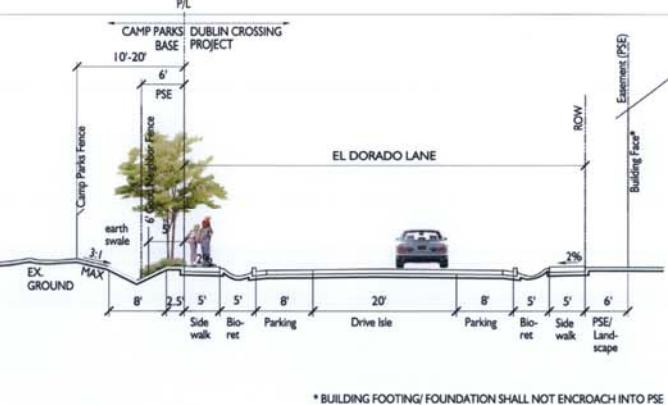
INTERIM FENCING
SECTIONS

MAY 24, 2016

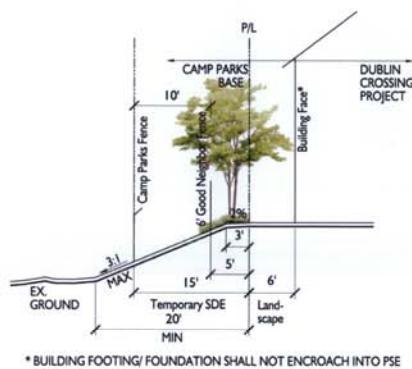
LO.7



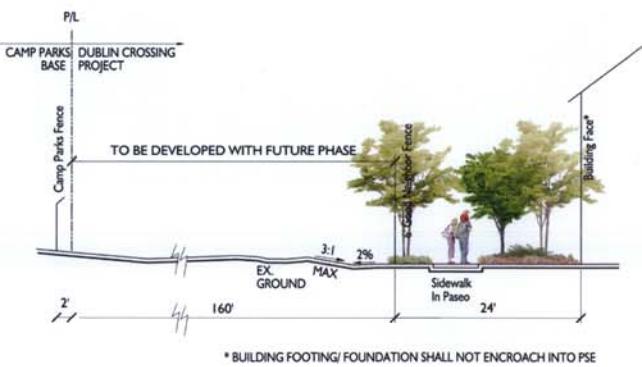
SECTION A-A



SECTION B-B



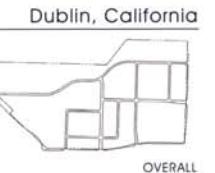
SECTION C-C



SECTION D-D

phase 1

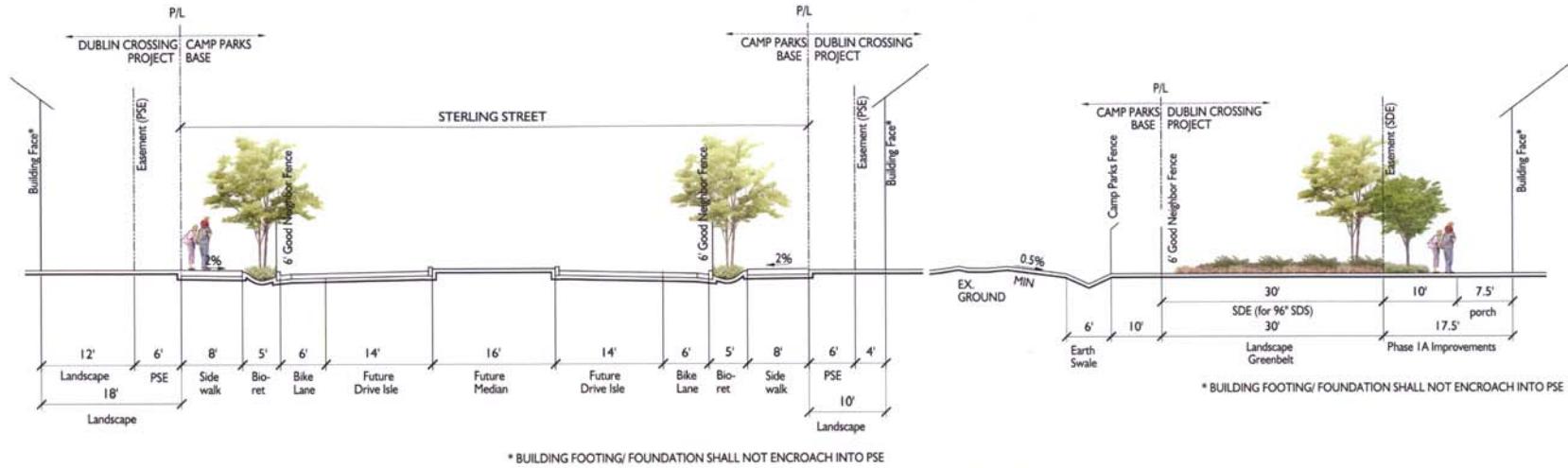
BOULEVARD



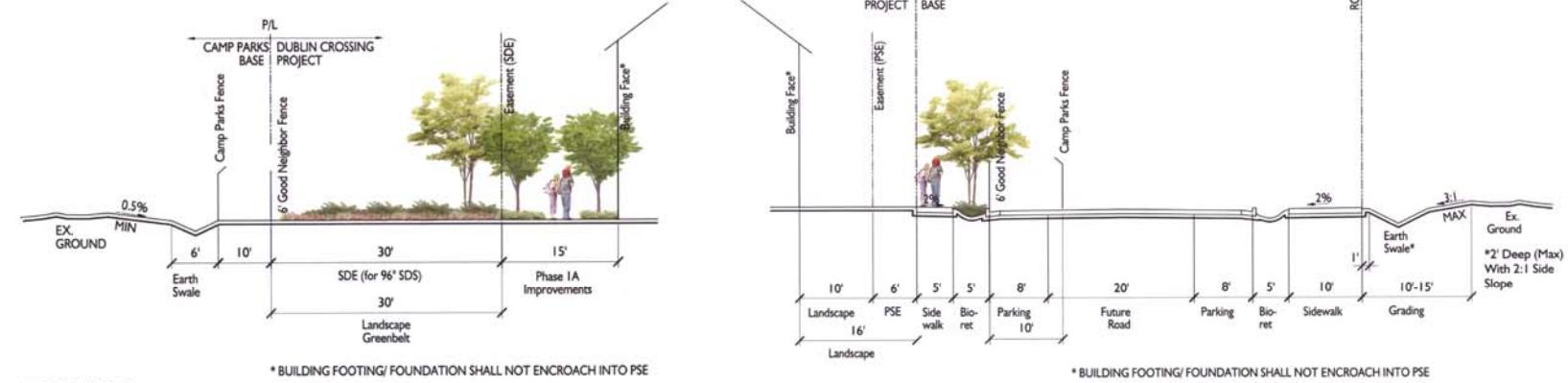
INTERIM FENCING
SECTIONS

MAY 24, 2016

L0.8



SECTION F-F

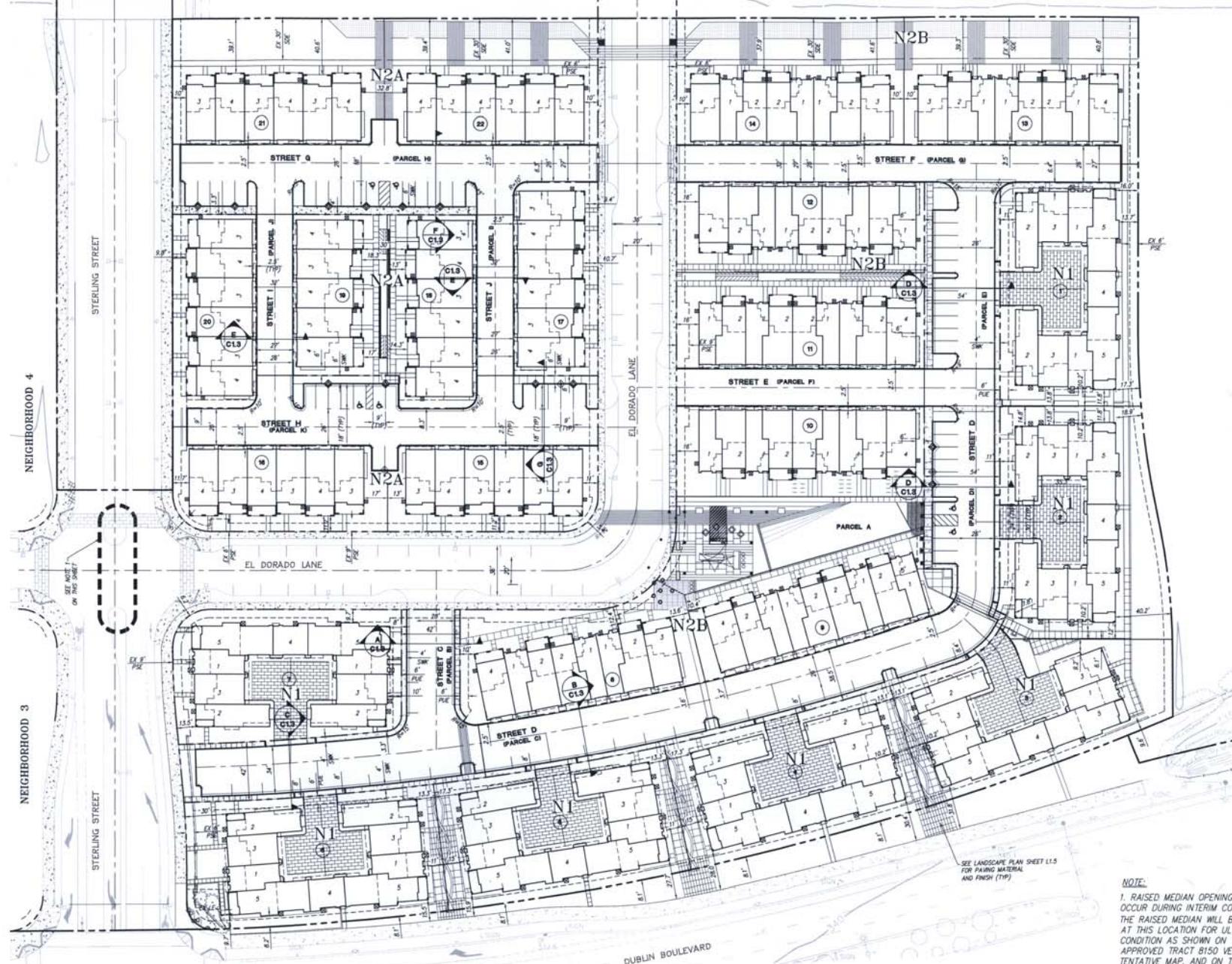


BOULEVARD phase 1

Dublin, California



MAY 24, 2016
C1.1



LAND USE SUMMARY TABLE

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Residential

 CALATLANTIC
HOMES™

 RUGGERI-JENSEN-AZAR
ARCHITECTURE PLANNING & DESIGNERS

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 ktgy
ARCHITECTURE PLANNING

 WILLIAM MEYERHOLZ
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



NEIGH 1&2

NEIGHBORHOOD 1&2
LAND USE SUMMARY TABLES

MAY 24, 2016

C1.2

A: AVERAGE DENSITY CALCULATIONS (FOR N1, 2A & N2B)		
	PROPOSED	PER SPECIFIC PLAN
1. GROSS SITE AREA (ACREAGE)	8.55 AC	-
2. NET SITE AREA (ACREAGE) (SEE NOTE 1 BELOW) - NOT INCLUDING 30' STORM DRAIN EASEMENT	8.55 AC	-
3. TOTAL NO. OF UNITS:		
a. FOR N1	62	-
b. FOR N2A	47	-
c. FOR N2B	60	-
4. NET DENSITY (SEE NOTE 2 BELOW)	19.7 UNITS/NET ACRE	-
5. PERMITTED DENSITY PER SPECIFIC PLAN LAND USE DISTRICT: GENERAL COMMERCIAL/DUBLIN CROSSING HIGH DENSITY RESIDENTIAL (GC/DC HR)	19.7 UNITS/NET ACRE	14.1-25 UNITS/NET ACRE 0.25 TO 1.0 FAR

B: DEVELOPMENT SETBACKS (FOR N1 ONLY)		
	PROPOSED (MINIMUM)	PER SPECIFIC PLAN
1. FRONT STREET FACING - LIVING	8 FEET	10 FEET
2. FRONT STREET FACING - PORCH	6 FEET	5 FEET
3. SIDE - CORNER/LIVING	8' (AT STREET C)/13' MIN (AT STERLING STREET)	10 FEET
4. SIDE - PORCH	4 FEET	5 FEET
5. REAR - LIVING	N/A	4 FEET
6. REAR - GARAGE (TO FACE OF CURB)	N/A	5 FEET
7. BUILDING FACE TO BUILDING FACE SEPARATION	8 FEET	8 FEET

C: DEVELOPMENT SETBACKS STANDARD (FOR N2A & N2B)		
	PROPOSED (MINIMUM)	PER SPECIFIC PLAN
1. FRONT STREET FACING - LIVING	10 FEET	10 FEET
2. FRONT STREET FACING - PORCH	5 FEET	5 FEET
3. SIDE - YARD SIDE	3 FEET	4 FEET
4. CORNER - LIVING (ALONG BACKBONE STREETS)	10 FEET	10 FEET
5. CORNER - PORCH (ALONG BACKBONE STREETS)	5 FEET	5 FEET
6. REAR - GARAGE (TO FACE OF CURB)	3 FEET	3 FEET

D: AVERAGE USABLE OUTDOOR SPACE CALCULATIONS (FOR N1 & N2B ONLY)		
	NET SITE AREA (SF) (SEE NOTE 1 BELOW)	PER SPECIFIC PLAN
1. NET SITE AREA (SF) (SEE NOTE 1 BELOW)	269,636 SF	-
2. COMMON & PRIVATE OUTDOOR SPACE (SF)	93,637 SF	-
3. PERCENTAGE OF NET SITE AREA	35%	-
4. PERMITTED MINIMUM USABLE OUTDOOR SPACE	-	15%

E: USABLE OUTDOOR SPACE CALCULATIONS (FOR N2A)		
	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT (NET) (SF)
1. PLAN 1	14	1352
2. PLAN 2	13	1476
3. PLAN 3	14	1810
4. PLAN 4	7	1881
TOTAL	62	1992

F: UNIT SUMMARY (FOR N1 ONLY)		
	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT (NET) (SF)
1. PLAN 1	14	1352
2. PLAN 2	13	1476
3. PLAN 3	14	1810
4. PLAN 4	7	1881
TOTAL	62	1992

G: UNIT SUMMARY (FOR N2A)		
	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT (NET) (SF)
1. PLAN 1	0	1336
2. PLAN 2	0	1753
3. PLAN 3	23	1980
4. PLAN 4	24	2091
TOTAL	47	

H: UNIT SUMMARY (FOR N2B)		
	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT (NET) (SF)
1. PLAN 1	25	1336
2. PLAN 2	25	1753
3. PLAN 3	7	1980
4. PLAN 4	3	2091
TOTAL	60	

- NOTES:
1. NET ACREAGE OR NET SITE AREA IS DEFINED AS THE GROSS ACREAGE LESS BACKBONE STREET, PUBLIC STREET, AND RIGHT OF WAY AREA.
 2. NET DENSITY IS CALCULATED USING AN AVERAGE DENSITY BASED ON THE TOTAL NUMBER OF UNITS AND NET SITE AREA FOR NEIGHBORHOODS 1, 2A AND 2B.

phase 1

BOULEVARD

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OVERALL

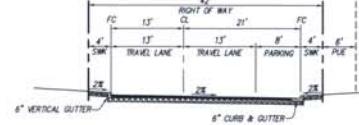
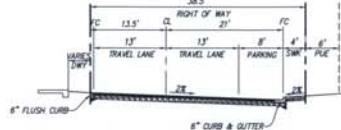
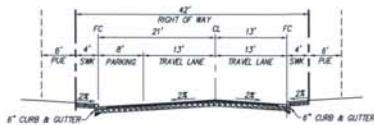


NEIGH 1&2

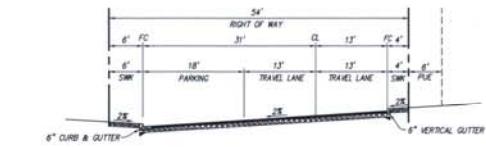
STREET SECTIONS

MAY 24, 2016

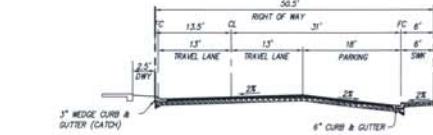
C1.3



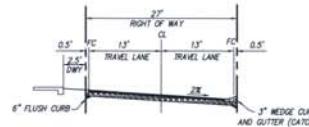
A STREET C



D STREET D

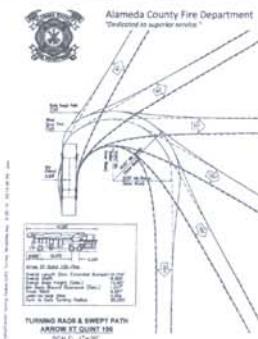


G STREET H



B STREET D

E STREETS E, F, I, J



F STREET G

E FIRE TRUCK TURNING TEMPLATE

LEGEND:

- ① ON-SITE GUEST PARKING
- ② HANDICAP PARKING
- ③ PUBLIC STREET PARKING
- SIGHT LINE
- PROPOSED EV CHARGING STATION

PER CALGREEN SECTION
4.106.4.1.1, 4.106.4.2, 4.106.4.2.1
MULTIFAMILY DWELLINGS. 3% OF
TOTAL NUMBER OF PARKING
SPACES PROVIDED FOR ALL
TYPES OF PARKING FACILITIES.

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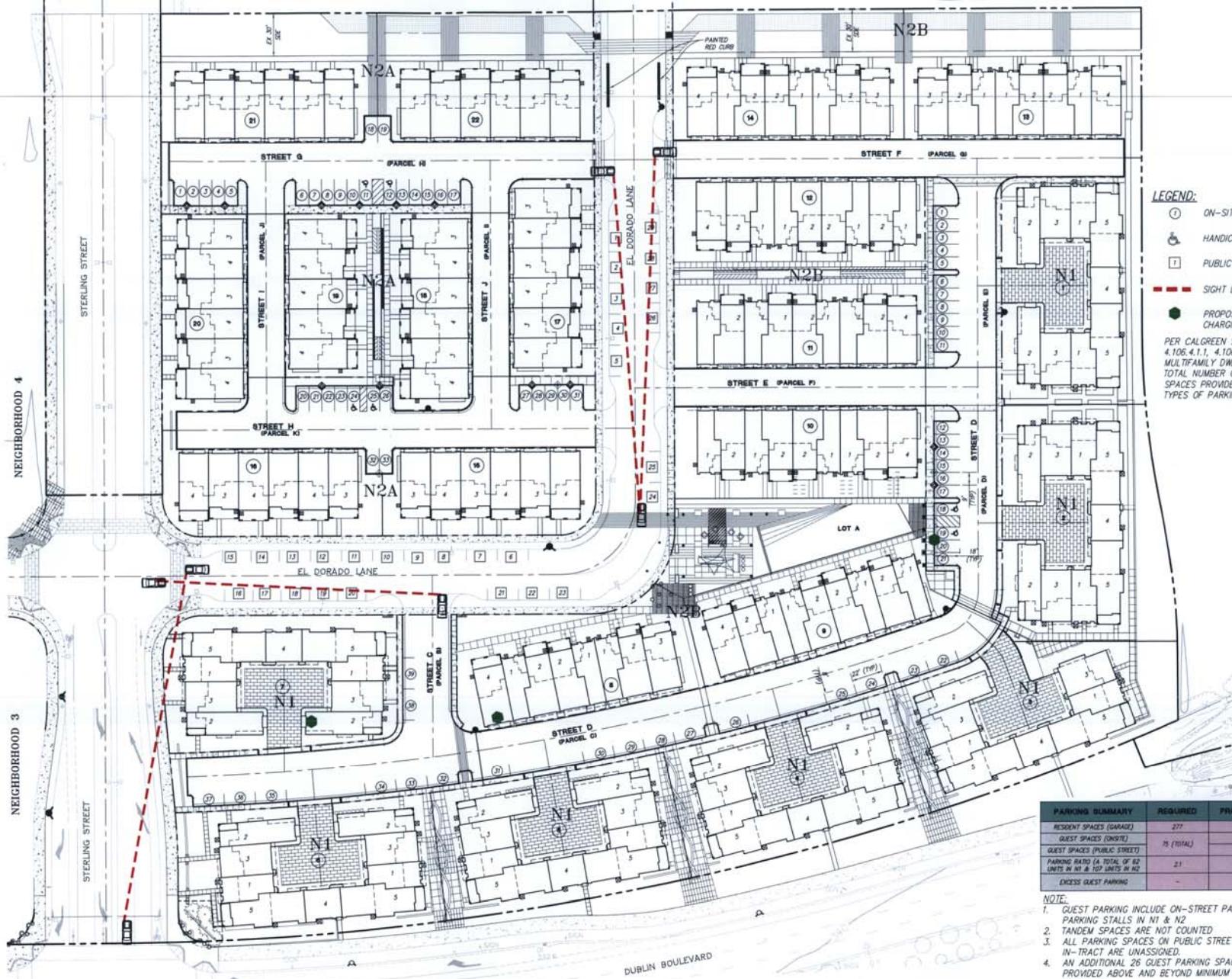


NEIGH 1&2
PARKING PLAN

0 15 30 60 120 FEET

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C1.4



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LEGEND:
ROOF ACCESS

NOTE:
1. TURNING PATH AND RADII
SHOWN ON THIS PLAN IS
BASED ON "ARROW XT QUINT
105" FIRE TRUCK TEMPLATE
PER ALAMEDA COUNTY FIRE
DEPARTMENT. SEE DETAIL E ON
SHEET C1.3.

2. FIRE APPARATUS ROADWAYS
SHALL HAVE A MINIMUM
UNOBSTRUCTED WIDTH OF 20
FEET AND AN UNOBSTRUCTED
VERTICAL CLEARANCE OF NOT
LESS THAN 13 FEET 6 INCHES.
ROADWAYS UNDER 36 FEET
WIDE SHALL BE POSTED WITH
SIGNS OR SHALL HAVE RED
CURBS PAINTED WITH LABELS
ON ONE SIDE. ROADWAYS
UNDER 28 FEET WIDE SHALL
BE POSTED WITH SIGNS OR
SHALL HAVE RED CURBS
PAINTED WITH LABELS ON
BOTH SIDES OF THE STREET
AS FOLLOW: "NO STOPPING
FIRE LANE - CVC 22500.1"

BOULEVARD phase 1

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NEIGH 1&2
OVERALL

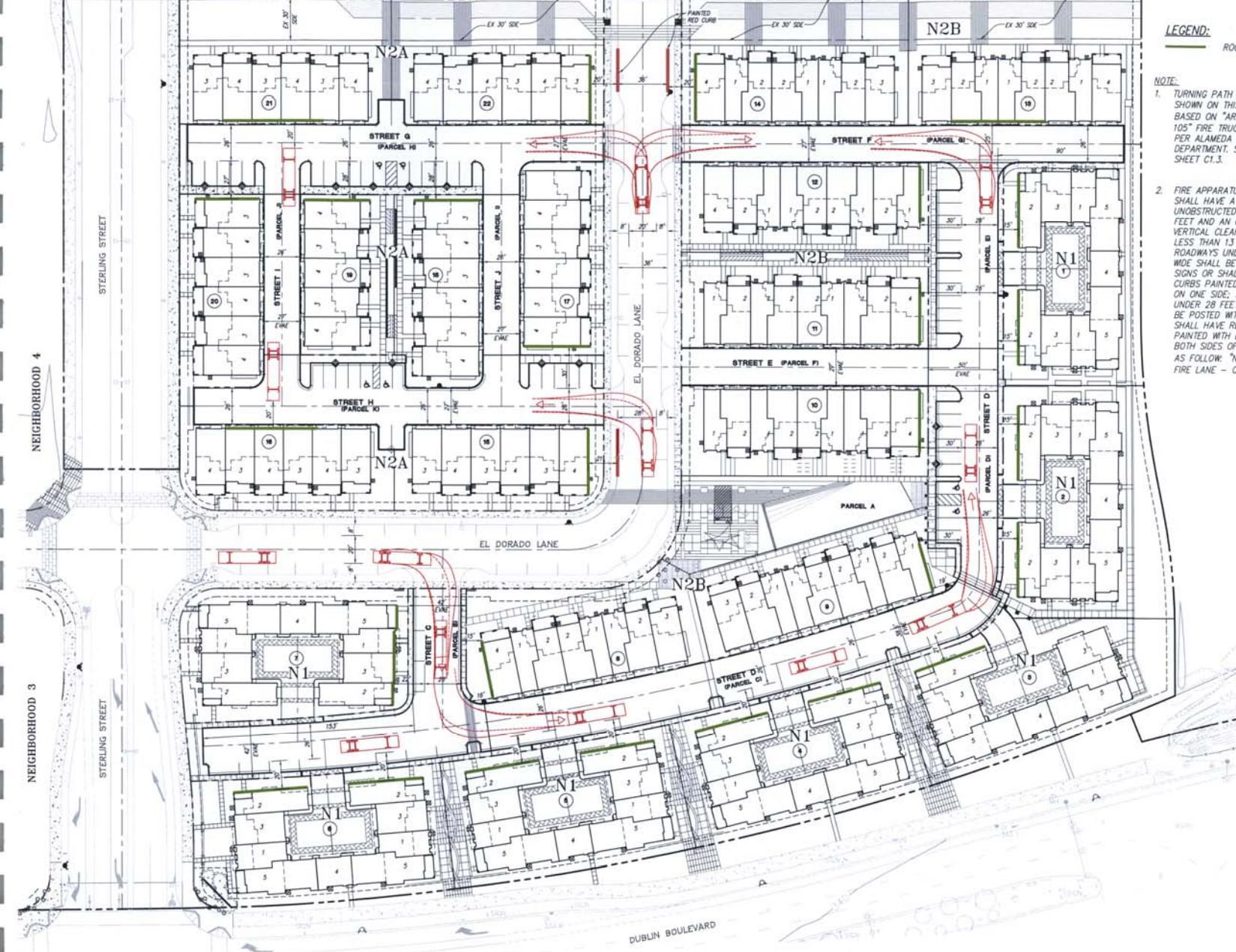
NEIGH 1&2

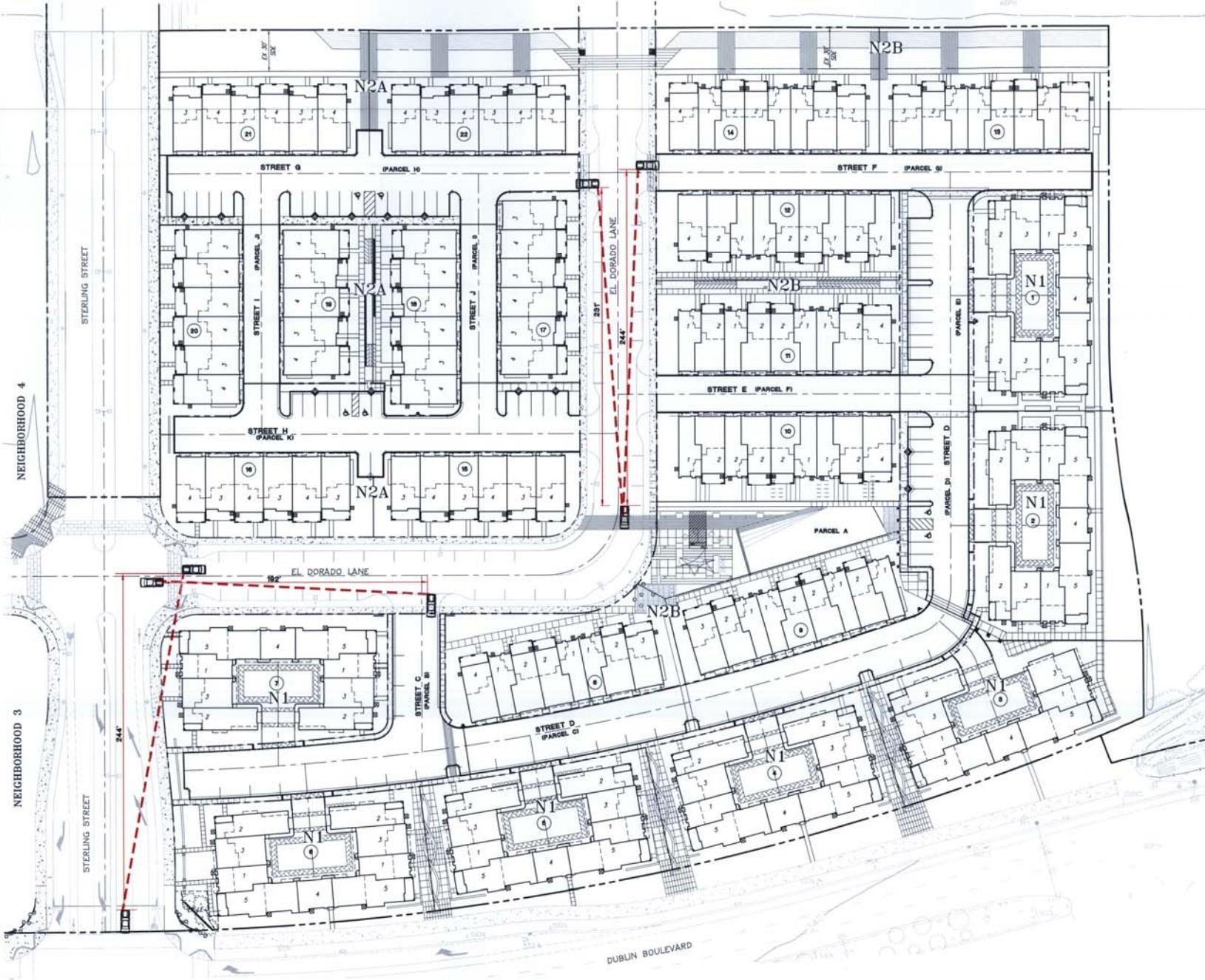
FIRE ACCESS PLAN

0 15 30 60 120 FEET

MAY 24, 2016

C1.5





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**NEIGHBORHOOD 1&2
SIGHT DISTANCE PLAN**

MAY 24, 2016

C1.6

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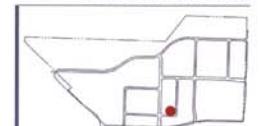
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BOULEVARD phase 1

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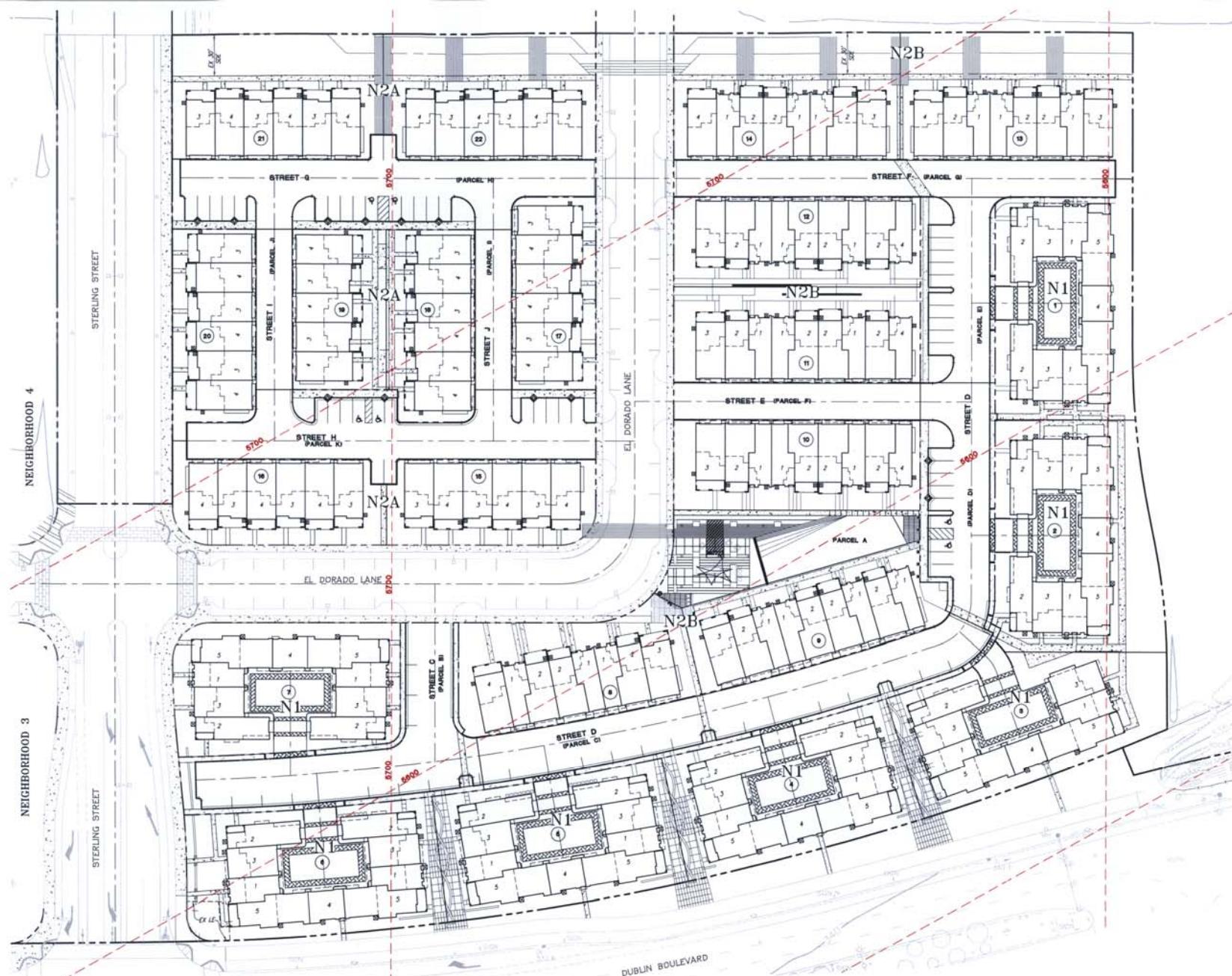


NEIGH 1&2
ADDRESS PLAN



MAY 24, 2016

C1.7



LEGEND:

- ACCESSIBLE PARKING
- - - ACCESSIBILITY PATH
- ★ ACCESSIBLE UNIT (A TOTAL OF 7 UNITS FOR N1 AND 11 UNITS FOR N2)

- NOTE:
1. ALL PARKING SPACES ON PUBLIC STREETS AND IN-TRACT ARE UNASSIGNED
 2. 5% OF PARKING SPACES SHALL BE ACCESSIBLE:
A) ADA PARKING REQUIRED = $72 \times 5\% = 4$

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NEIGH 1&2
ACCESSIBILITY PLAN

0 15 30 60 120 FEET

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C1.10

ACCESSIBLE PARKING DETAIL
NOT TO SCALE



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LEGEND:

- OPEN SPACE - HOA MAINTAINED
- MOTOR COURTS - HOA MAINTAINED
- PRIVATE STREETS - HOA MAINTAINED
- PUBLIC STREET PARKWAY - HOA MAINTAINED

BOULEVARD phase 1

Dublin, California

OVERALL

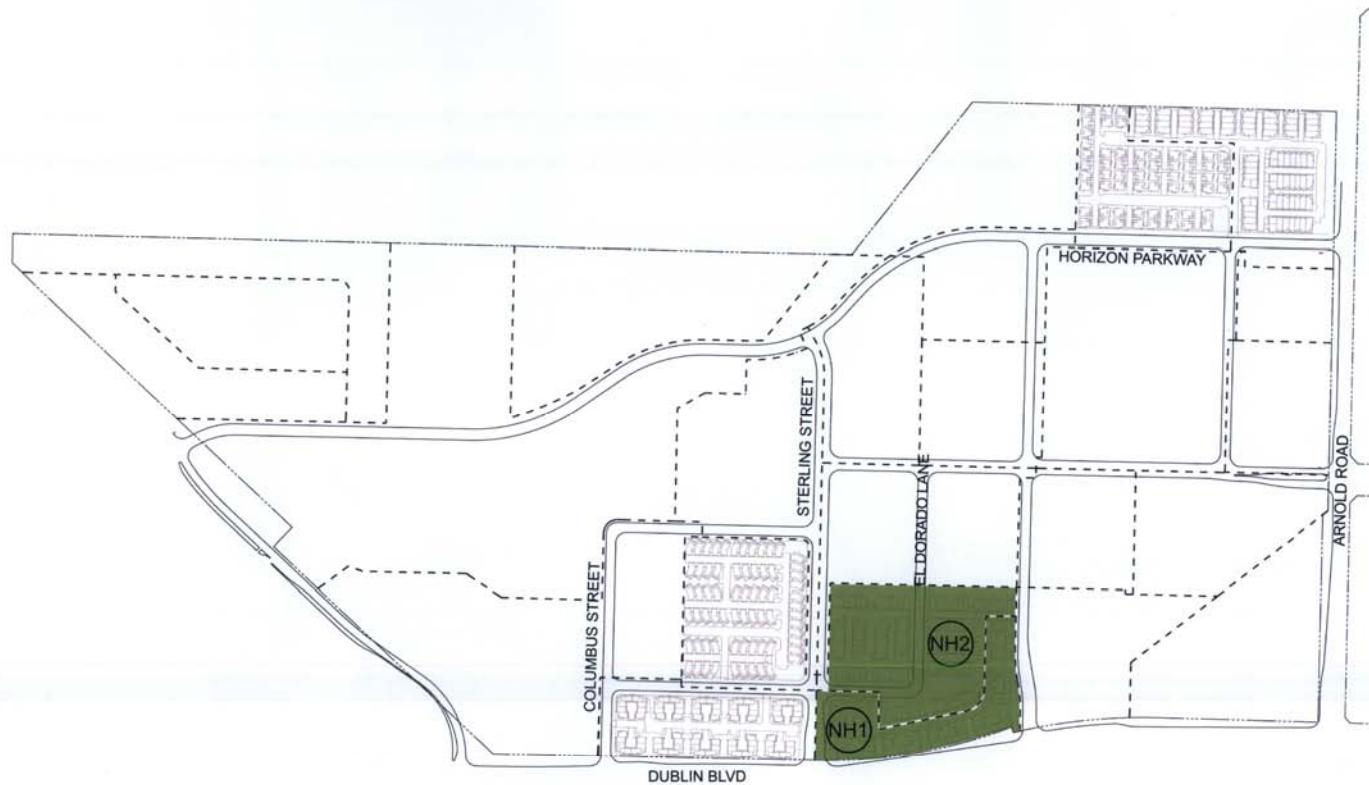
NEIGH 1&2
MAINTENANCE RESPONSIBILITY PLAN

0 15 30 60 120 FEET

MAY 24, 2016

C1.11

— PROPERTY LINE
- - - NEIGHBORHOOD BOUNDARY LINE



phase 1

BOULEVARD

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NEIGHBORHOOD 1&2
SITE PLAN

0' 250' 500' 1000'

MAY 24, 2016

L1.1


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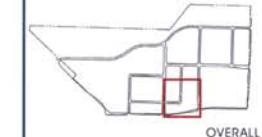
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NEIGHBORHOOD 1&2
STREET TREE PLAN

0' 200' 400' 600' 800'

MAY 24, 2016

L1.2

LEGEND

- Quercus virginiana*
Southern Live Oak
- Ulmus parvifolia*
Chinese Elm
- Platanus acerifolia*
London Plane Tree
- Pistacia chinensis 'Keith Davey'*
Chinese Pistache
- Carpinus betulus 'Fastigiata'*
European Hornbeam



phase 1

BOULEVARD

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NEIGHBORHOOD 1&2
FENCING AND WALL PLAN

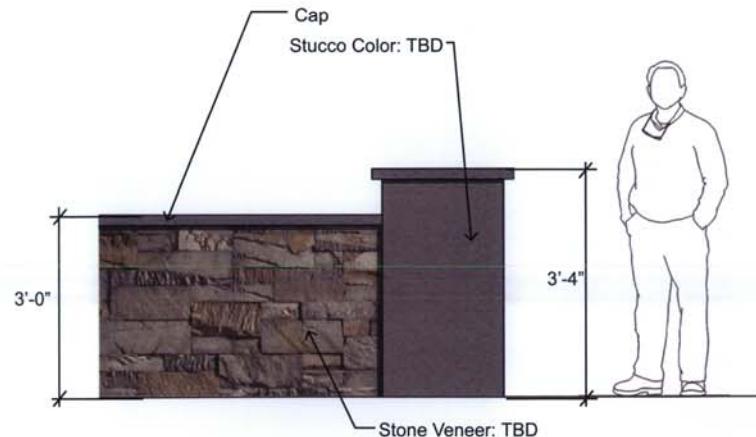
0' 200' 400' 800'

MAY 24, 2016

L1.3

LEGEND

-  3'HT Low Veneer Wall
-  Interim Fencing - See Interim Fencing Exhibit
- Note: All Walls and Fences to be located outside of the PSE



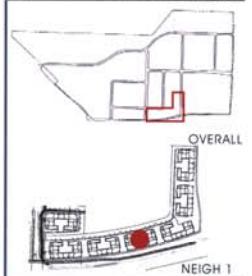
3' HT LOW VENEER WALL



phase 1

BOULEVARD

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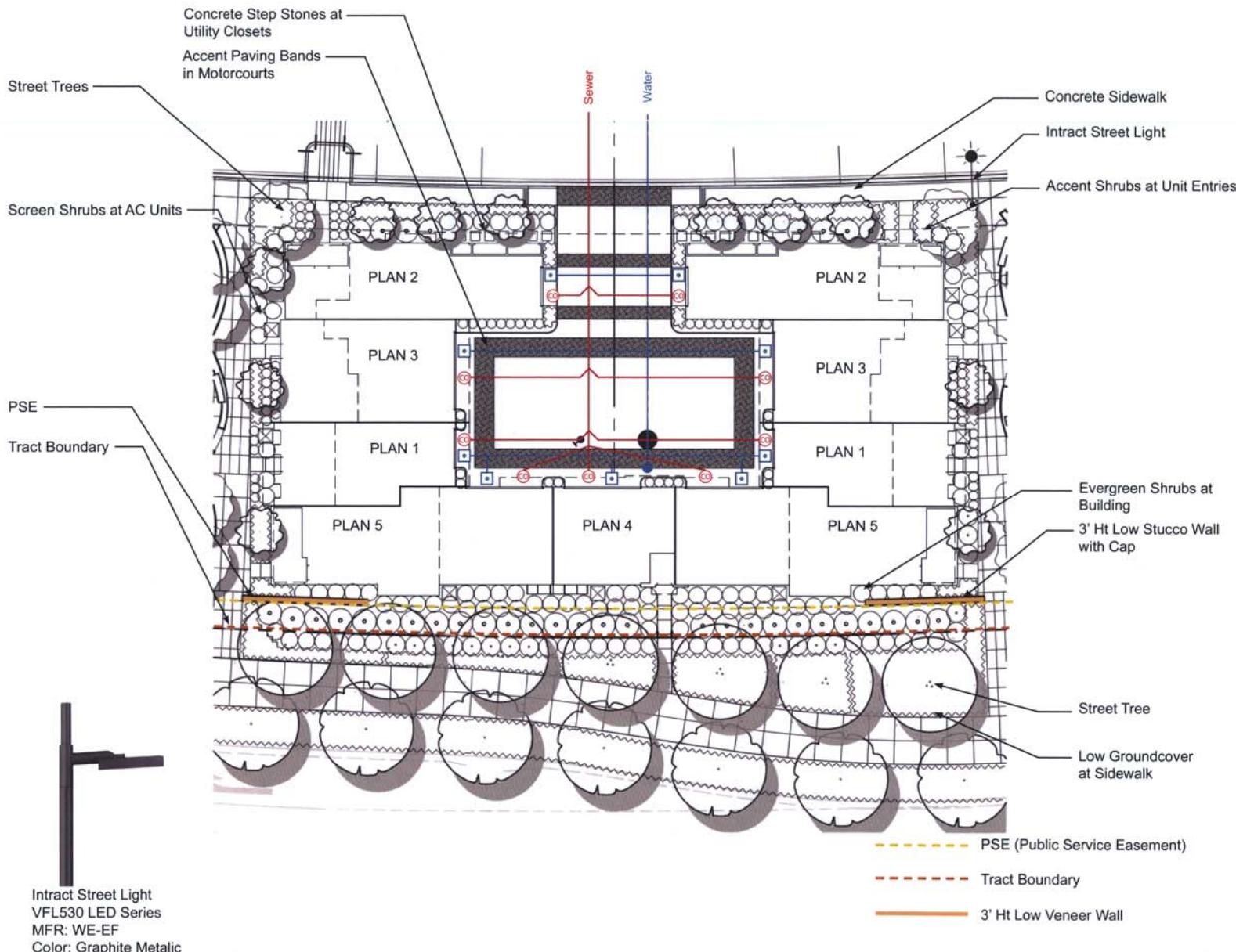


NEIGHBORHOOD 1
TYPICALS

0' 10' 20' 40'

MAY 24, 2016

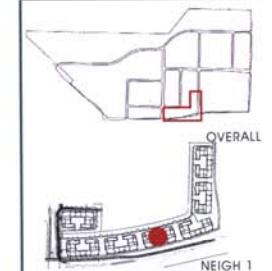
L1.4



phase 1

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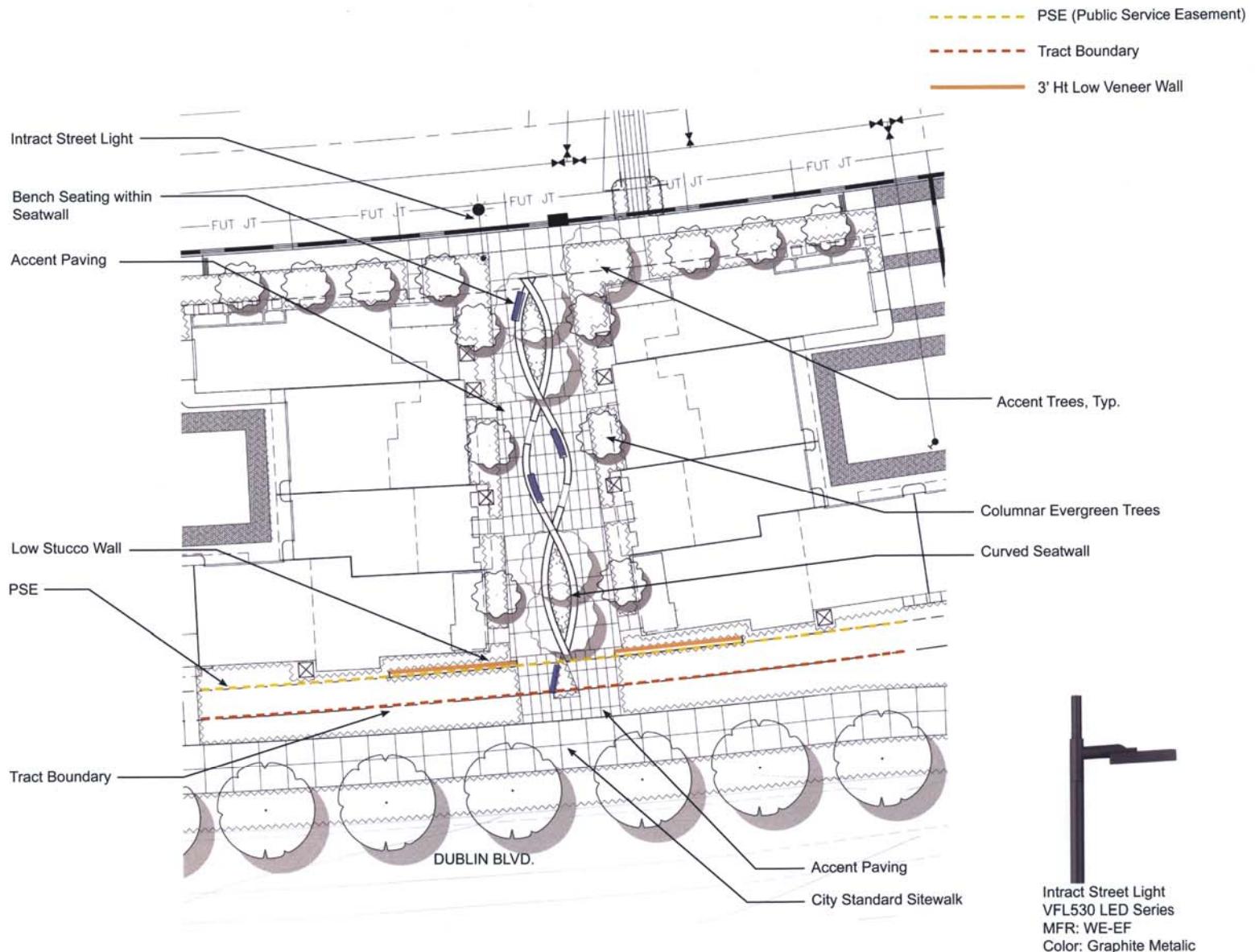


NEIGHBORHOOD 1
TYPICAL PASEO

0' 10' 20' 40'

MAY 24, 2016

L1.5



phase 1

BOULEVARD

Dublin, California



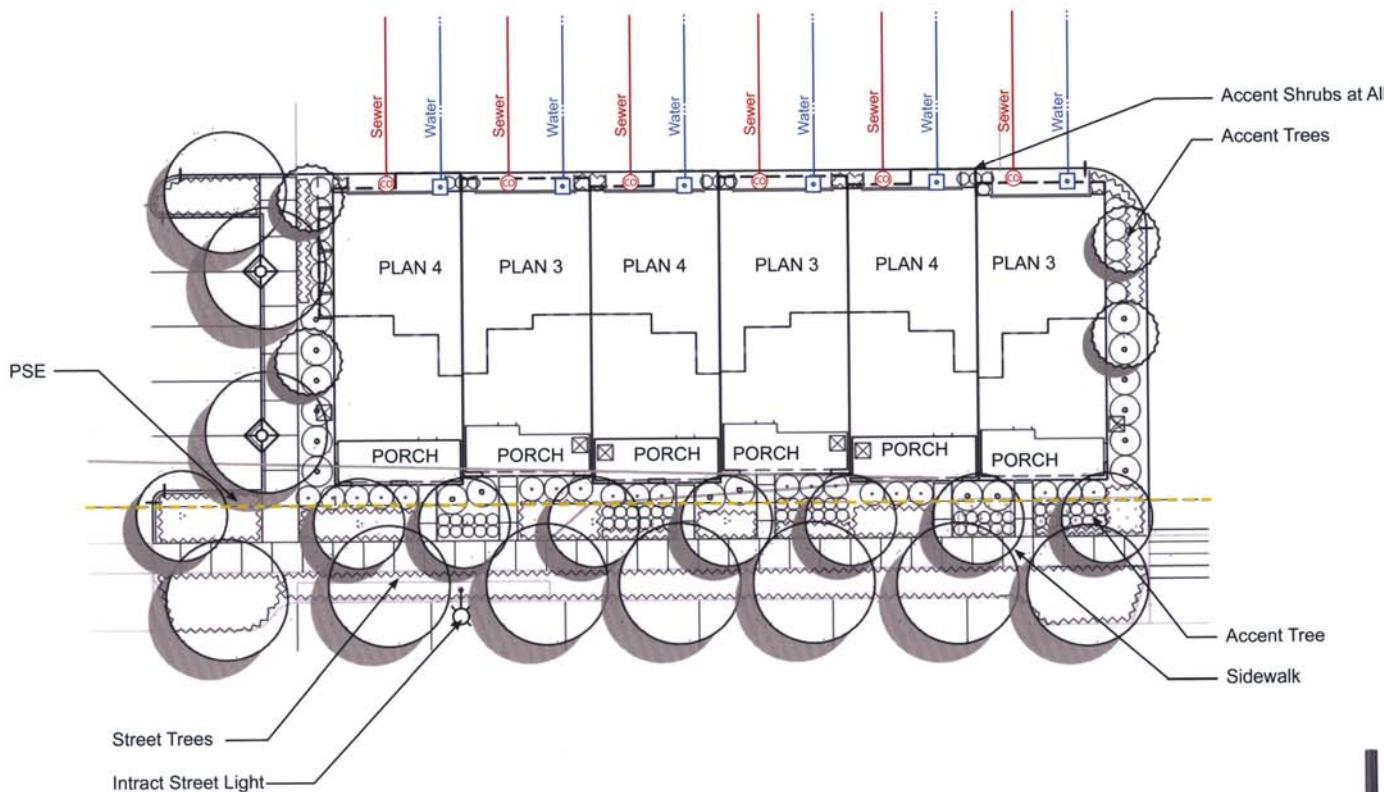
NEIGHBORHOOD 2
OVERALL

NEIGH 2
NEIGHBORHOOD 2
TYPICALS

0' 10' 20' 40'

MAY 24, 2016

L2.1

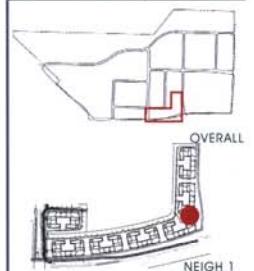


Intract Street Light
VFL530 LED Series
MFR: WE-EF
Color: Graphite Metallic

phase 1

BOULEVARD

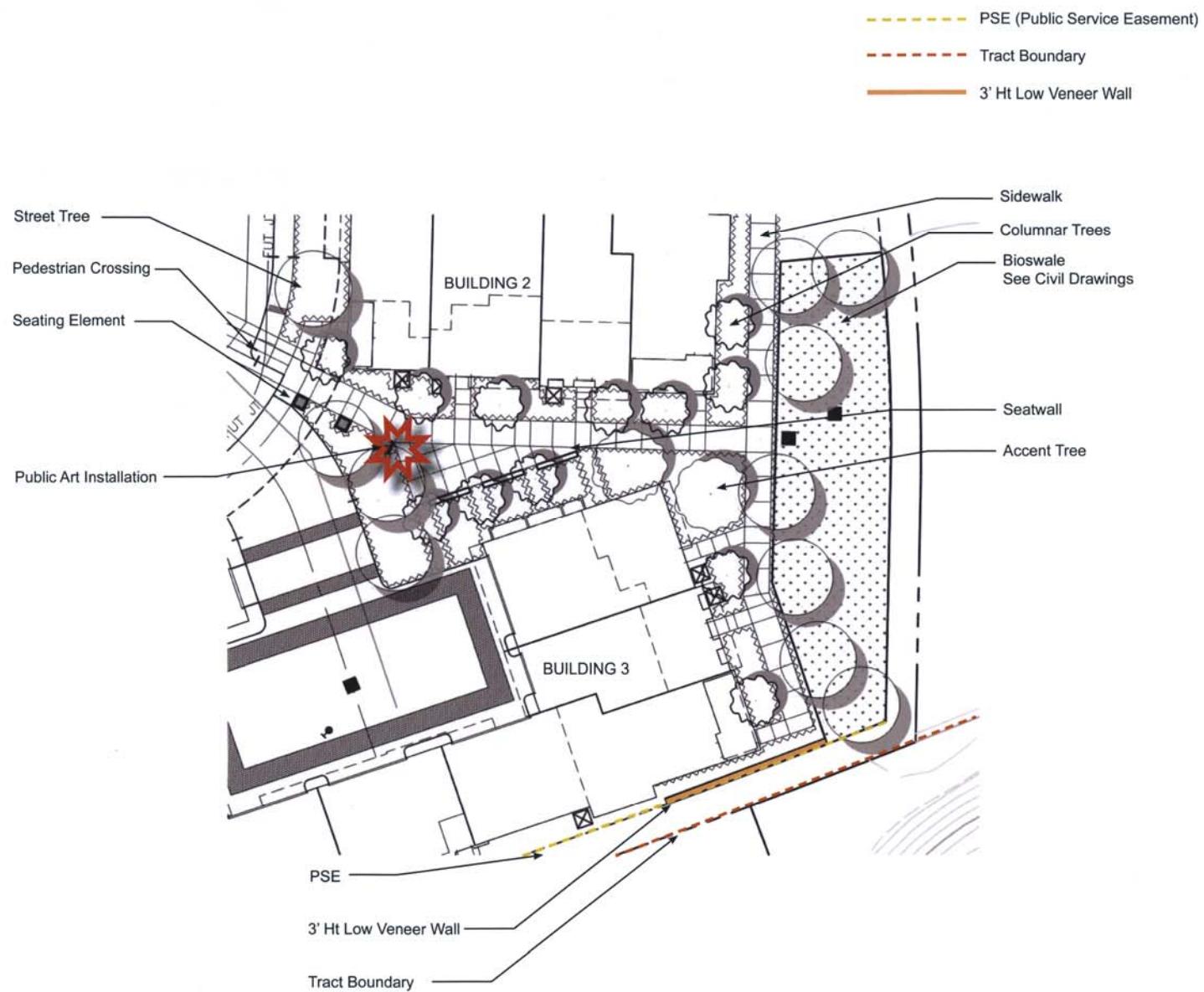
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NEIGHBORHOOD 1
OPEN SPACE

MAY 24, 2016

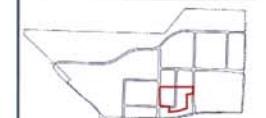
L1.6



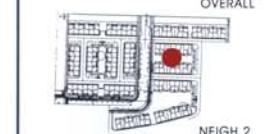
phase 1

BOULEVARD

Dublin, California



OVERALL



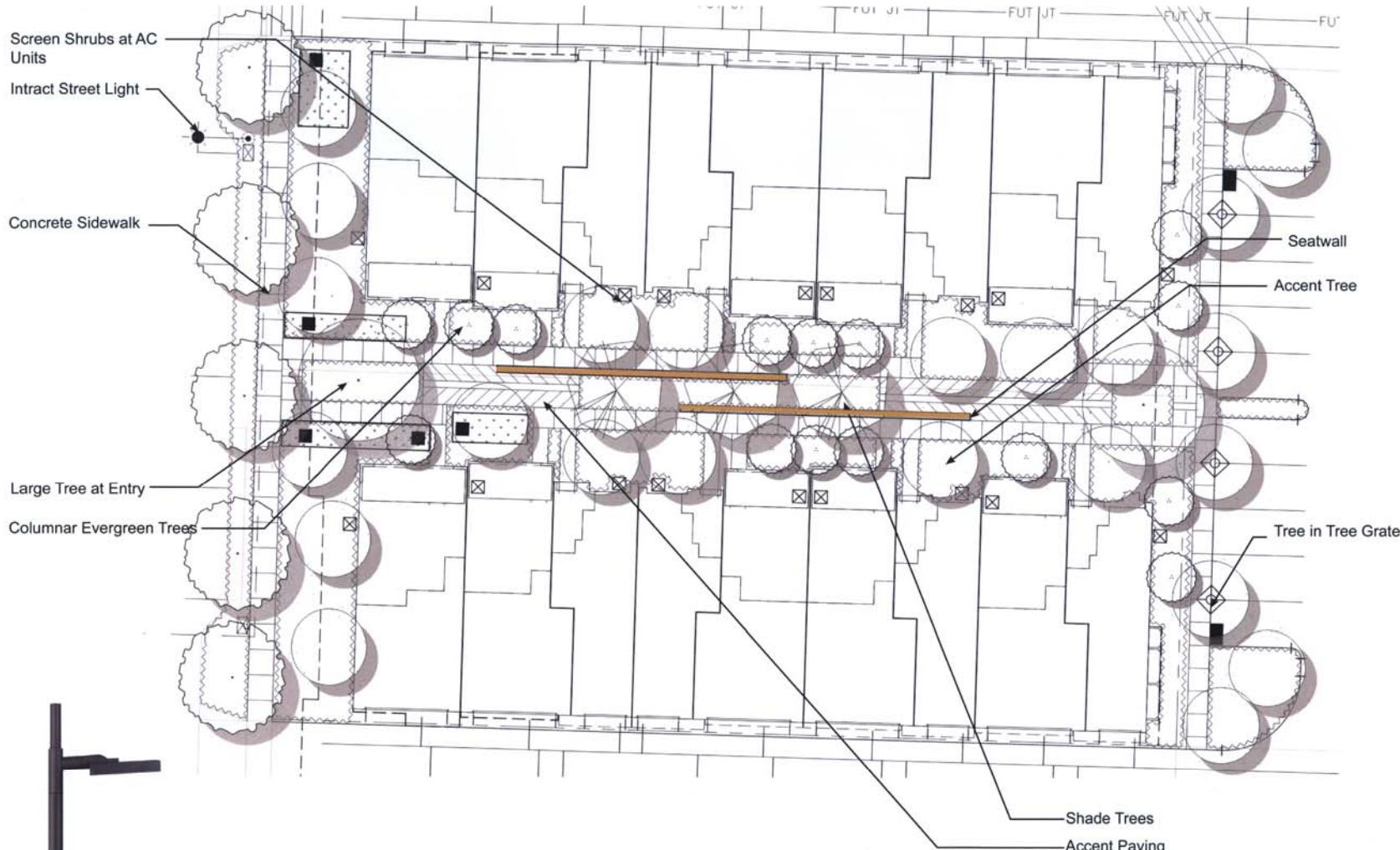
NEIGH 2

NEIGHBORHOOD 2
TYPICAL PASEO

0' 10' 20' 40'

MAY 24, 2016

L2.2

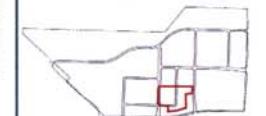


Intract Street Light
VFL530 LED Series
MFR: WE-EF
Color: Graphite Metallic

phase 1

BOULEVARD

Dublin, California



OVERALL



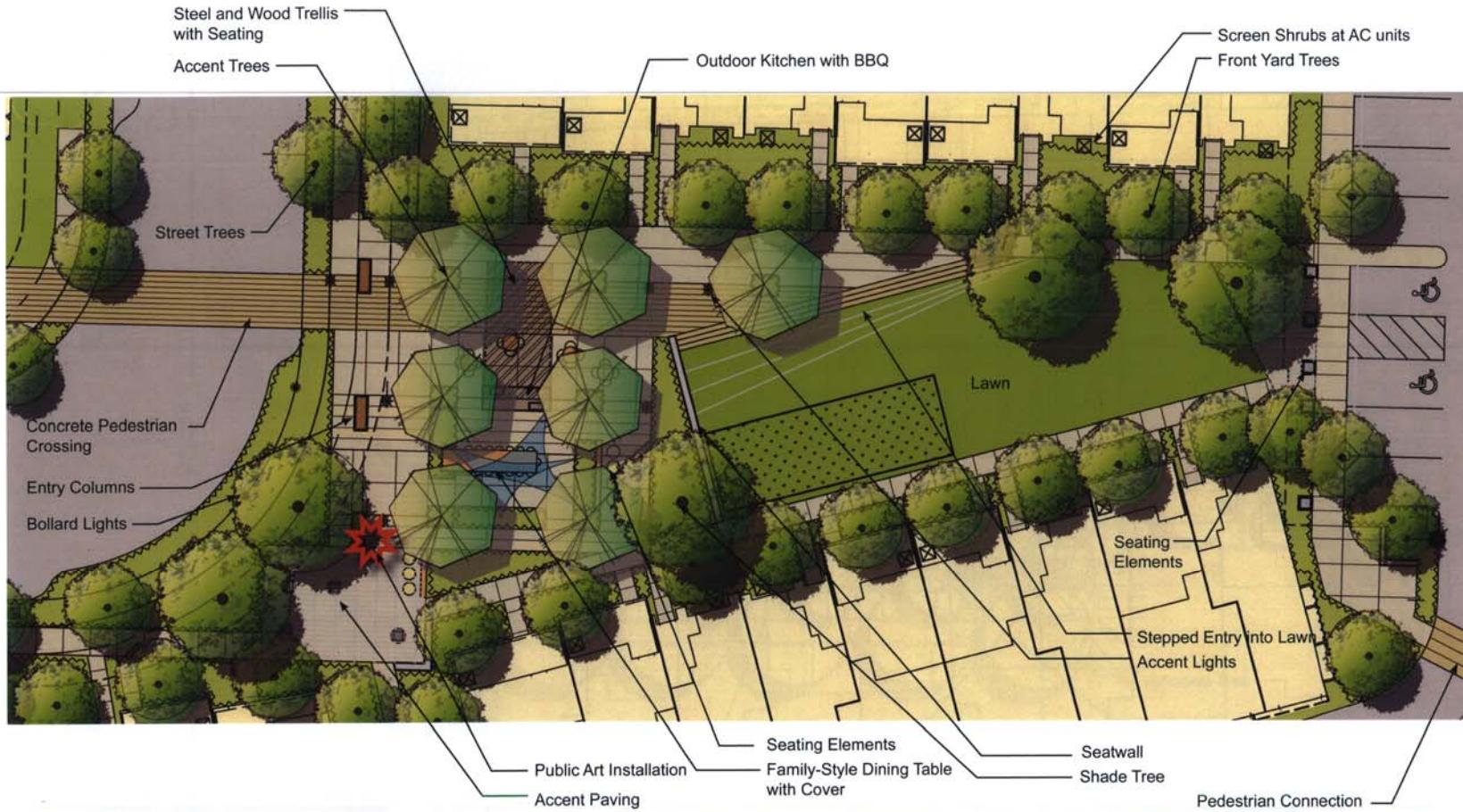
NEIGH 2

NEIGHBORHOOD 2
POCKET PARK

0' 15' 30' 60'

MAY 24, 2016

L2.3



phase 1

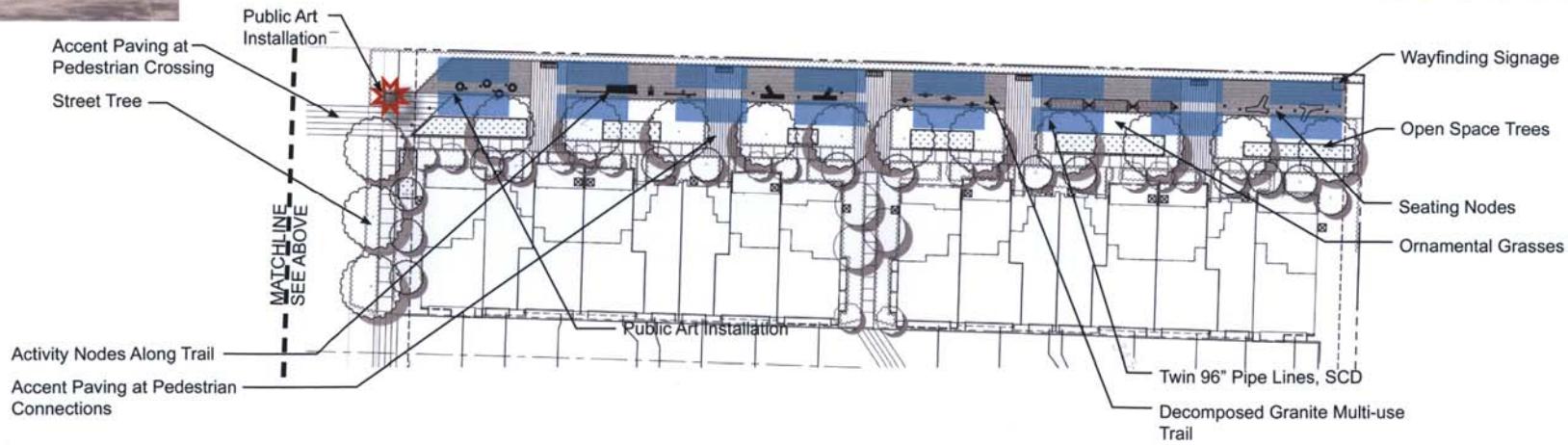
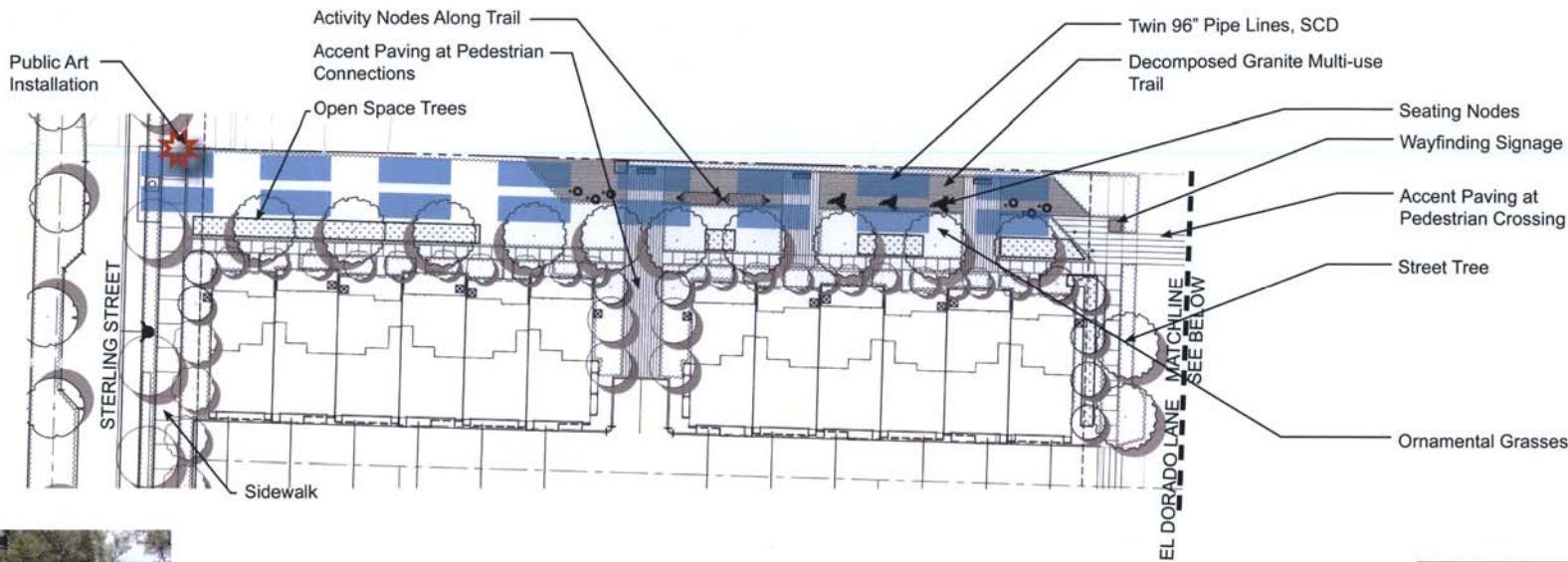
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L2.4



TYP. FIRE
WALL. SEE
SHEET A0.04

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ARCHITECT:
ktgy
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NEIGHBORHOOD 1
NEIGHBORHOOD 2

MOTORCOURT CONDOS
& TOWNHOMES
FIRE WALL LOCATIONS

MAY 24, 2016

A0.01



CODE INFORMATION
2013 CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24
PART 1 OF 2

OCCUPANCY TYPE: R-2 RESIDENTIAL
GARAGES: U PRIVATE
CONSTRUCTION TYPE: V-B
SPRINKLERS: NFPA 13
ALLOWED
BLDG HT: 2 STORIES, 40 FEET
INCREASE TO 3 STORIES AND 60 FEET FOR
AUTOMATIC SPRINKLERS PER CBC 504.2
ALLOWABLE AREA: R2 - 7,000 SF
U - 3,000 SF

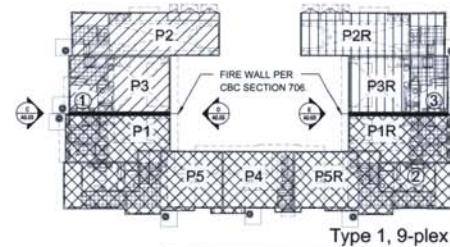
PROPOSED
BLDG HT: 3 STORIES

BUILDING AREA MODIFICATIONS (CBC SECTION 506)					
CONSTRUCTION TYPE AND OCCUPANCY GROUP TYPE VB R2	TABULAR AREA ('X' FT) (TABLE 506.2)	FRONTAGE AREA	INCREASE TAKEN (506.2)		
			TOTAL BLDG. AREA CALC.	SINGLE OCC. BLDG. (506.4)	PER STORY MULTIPLIER (506.4-1)
BUILDING TYPES 1 & 2	7000	7000	7000	0	2
				14,000	

MORE THAN ONE 3,000-SQUARE FOOT GROUP U OCCUPANCY SHALL BE PERMITTED TO BE IN THE SAME STRUCTURE, PROVIDED EACH 3,000-SQUARE-FOOT AREA IS SEPARATED BY FIRE WALLS COMPLYING WITH SECTION 706, PER CBC SEC. 406.1.2

FIRE SEPARATION DISTANCE
X<5' = 1HR
5'->10' = 1HR
X>10' = 0HR

FIRE SPRINKLER SYSTEM: NFPA 13



BUILDING TYPE 1 - 9 PLEX
ZONE 1:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	399	1085	1484
SECOND STORY	1427	0	1427
THIRD STORY	1470	0	1470
TOTAL BY OCC.	3296	1085	
BUILDING TOTAL:			4381
AREA U =	1085	<3,000	
TOTAL AREA =	4381	<14,000	

BUILDING TYPE 1 - 9 PLEX
ZONE 2:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	1472	2125	3597
SECOND STORY	3601	0	3601
THIRD STORY	3867	0	3867
TOTAL BY OCC.	8940	2125	
BUILDING TOTAL:			11065
AREA U =	2125	<3,000	
TOTAL AREA =	11065	<14,000	

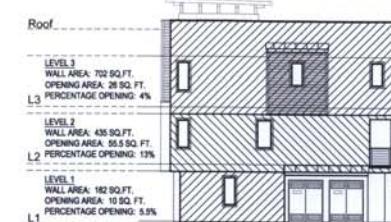
BUILDING TYPE 1 - 9 PLEX
ZONE 3:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	399	1085	1484
SECOND STORY	1427	0	1427
THIRD STORY	1470	0	1470
TOTAL BY OCC.	3296	1085	
BUILDING TOTAL:			4381
AREA U =	1085	<3,000	
TOTAL AREA =	4381	<14,000	

EXTERIOR WALL OPENING CALCULATIONS



EXTERIOR WALL AREA
BETWEEN 10' & LESS THAN
10'-0" FROM A PLANE LINE
WITH 25% MAXIMUM
ALLOWABLE EXTERIOR WALL
OPENING



PLAN 3

8-PLEX ELEVATION

DEVELOPER:

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CIVIL ENGINEER:

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RUGGERI-JENSEN-AZAR
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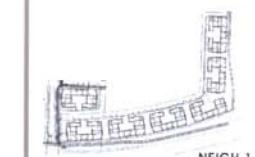
ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

Dublin, California



MOTORCOURT CONDOS
CODE ANALYSIS

MAY 24, 2016

A0.02

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



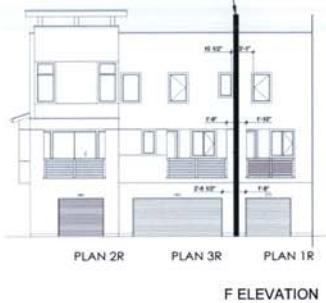
MOTORCOURT CONDOS
FIRE WALL LOCATIONS

MAY 24, 2016
A0.03

FIRE WALL LOCATIONS
8-PLEX ELEVATIONS:



FIREWALL LOCATIONS
9-PLEX ELEVATIONS:



CODE INFORMATION
2013 CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24
PART 1 OF 2

OCCUPANCY TYPE: R-2 RESIDENTIAL
GARAGES: U PRIVATE
CONSTRUCTION TYPE: V-B
SPRINKLERS: NFPA 13

ALLOWED
BLDG HT: 2 STORIES, 40 FEET
INCREASE TO 3 STORIES AND 60 FEET FOR
AUTOMATIC SPRINKLERS PER CBC 504.2

ALLOWABLE AREA: R2 - 7,000 SF
U - 3,000 SF

PROPOSED
BLDG HT: 3 STORIES

BUILDING AREA MODIFICATIONS (CBC SECTION 506)					
CONSTRUCTION TYPE AND OCCUPANCY GROUP TYPE VI	TABLE A (TABLE 203)	FRONTAGE AREA	INCREASE TAKEN (506.2)		
			TABULAR AREA (FT ²)	FRONTAGE AREA INCREASED (506.2) (FT ²)	TOTAL BLDG AREA CALC. (506.4)
BLDG TYPE 1	7000	7000	7000	500*	24,900
BLDG TYPES 2-4	7000	7000	7000	8	14,000

**THE USE OF FRONTAGE INCREASE, AS PERMITTED BY CBC SECTION 506, WILL REQUIRE A YARD USE RESTRICTION ("NO BUILD EASEMENT") AS REQUIRED PER SECTION 7.32.130 OF THE DUBLIN MUNICIPAL CODE, ENSURING NO STRUCTURES (SUCH AS TRELLISES) MAY BE WITHIN THE FRONTAGE INCREASE.

MORE THAN ONE 3,000-SQUARE FOOT GROUP U OCCUPANCY SHALL BE PERMITTED TO BE IN THE SAME STRUCTURE, PROVIDED EACH 3,000-SQUARE-FOOT AREA IS SEPARATED BY FIRE WALLS COMPLYING WITH SECTION 706, PER CBC SEC. 406.1.2

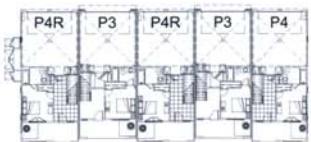
FIRE SEPARATION DISTANCE
X<5' = 1HR
5'<X < 10' = 1HR
X>10' = 0HR
FIRE SPRINKLER SYSTEM: NFPA 13



Type 1, 6-plex

BUILDING TYPE 1 - 6 PLEX

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	2058	2878	4936
SECOND STORY	5004	0	5004
THIRD STORY	5217	0	5217
TOTAL BY OCC.	12279	2878	15157
BUILDING TOTAL:			
AREA U =	2878	<3,000	
TOTAL AREA =	15157	<24,500	



Type 2, 5-plex

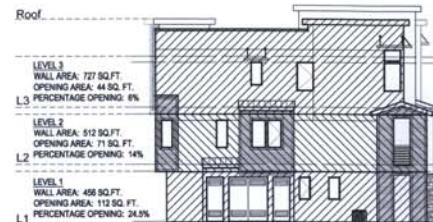
BUILDING TYPE 2 - 5 PLEX

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	1720	2416	4136
SECOND STORY	4164	0	4164
THIRD STORY	4413	0	4413
TOTAL BY OCC.	10297	2416	12713
BUILDING TOTAL:			
AREA U =	2416	<3,000	
TOTAL AREA =	12713	<14,000	

EXTERIOR WALL OPENING CALCULATIONS



EXTERIOR WALL AREA
BETWEEN 5'-0" AND LESS THAN
10'-0" OF A PROPERTY LINE
WITH THE MAXIMUM
ALLOWABLE EXTERIOR WALL
OPENING



8-PLEX ELEVATION

DEVELOPER:
CALATLANTIC HOMES™

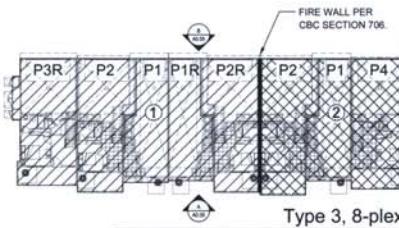
CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

Dublin, California



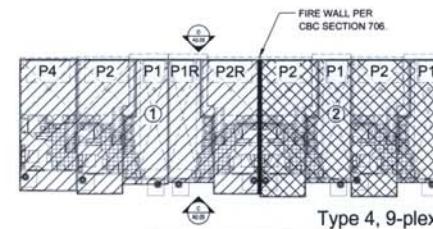
Type 3, 8-plex

BUILDING TYPE 3 - 8 PLEX
ZONE 1:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	1030	2525	3555
SECOND STORY	3528	0	3528
THIRD STORY	3536	0	3536
TOTAL BY OCC.	8094	2525	
BUILDING TOTAL:			10619
AREA U =	2525	<3,000	
TOTAL AREA =	10619	<14,000	

BUILDING TYPE 3 - 8 PLEX
ZONE 2:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	695	1493	2188
SECOND STORY	2172	0	2172
THIRD STORY	2301	0	2301
TOTAL BY OCC.	5168	1493	
BUILDING TOTAL:			66661
AREA U =	1493	<3,000	
TOTAL AREA =	66661	<14,000	



Type 4, 9-plex

BUILDING TYPE 4 - 9 PLEX
ZONE 1:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	1041	2501	3542
SECOND STORY	3516	0	3516
THIRD STORY	3667	0	3667
TOTAL BY OCC.	8224	2501	
BUILDING TOTAL:			10725
AREA U =	2501	<3,000	
TOTAL AREA =	10725	<14,000	

BUILDING TYPE 4 - 9 PLEX
ZONE 2:

(IN SQUARE FT)			
BUILDING LEVEL	CONDITIONED R2	UNCONDITIONED (GARAGE/UTILITY) U	FLOOR TOTAL
FIRST STORY	692	2063	2755
SECOND STORY	2702	0	2702
THIRD STORY	2725	0	2725
TOTAL BY OCC.	6119	2063	
BUILDING TOTAL:			8182
AREA U =	2063	<3,000	
TOTAL AREA =	8182	<14,000	

NEIGH 2
OVERALL
3-STORY TOWNHOMES
CODE ANALYSIS

MAY 24, 2016
A0.04

DEVELOPER:

CALATLANTIC
HOMES*

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + DEVELOPERS

ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
FIRE WALL LOCATIONS

MAY 24, 2016
A0.05

FIREWALL LOCATIONS
8-PLEX ELEVATIONS:



FIREWALL LOCATIONS
9-PLEX ELEVATIONS:



DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI JENSEN AZAR
ZUGGNER • PLUMBING • DEVELOPMENT

ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



RIGHT ELEVATION "A"
COLOR SCHEME 3

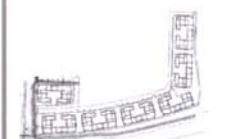
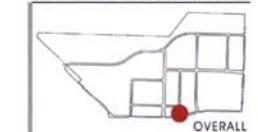
LEFT ELEVATION "A"
COLOR SCHEME 1



FRONT ELEVATION "A"
COLOR SCHEME 1

FRONT ELEVATION "B"
COLOR SCHEME 2

Dublin, California



MOTORCOURT CONDOS
StreetScene

0 4 8 16 24 FEET

MAY 24, 2016
A1.00

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
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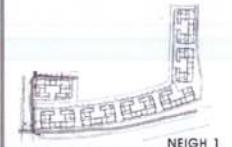
ARCHITECT:

ktgjy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MOTORCOURT CONDOS

9 Flex Exterior Elevations - 'A'

0 4 8 16 24 FEET

MAY 24, 2016
A1.01



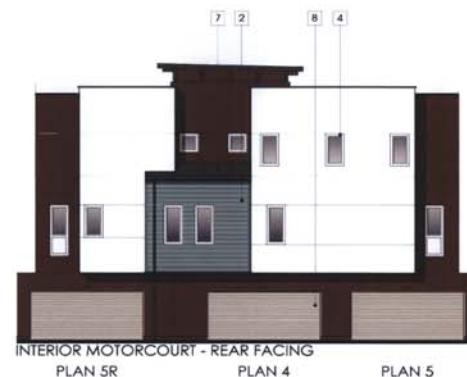
DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
LANDSCAPE ARCHITECTURE

ARCHITECT:
 ktggy
Architecture+Planning

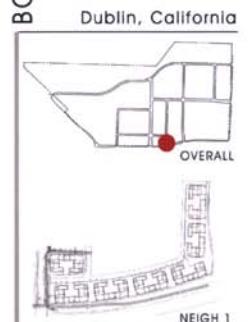
LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. METAL ROOF
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN



MOTORCOURT CONDOS

9 Flex Exterior Elevations - 'A'
0 4 8 16 24 FEET

MAY 24, 2016
A1.02

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI JENSEN AZAR
ENGINEERS + PLANNERS INC.

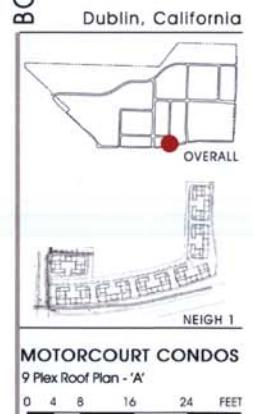
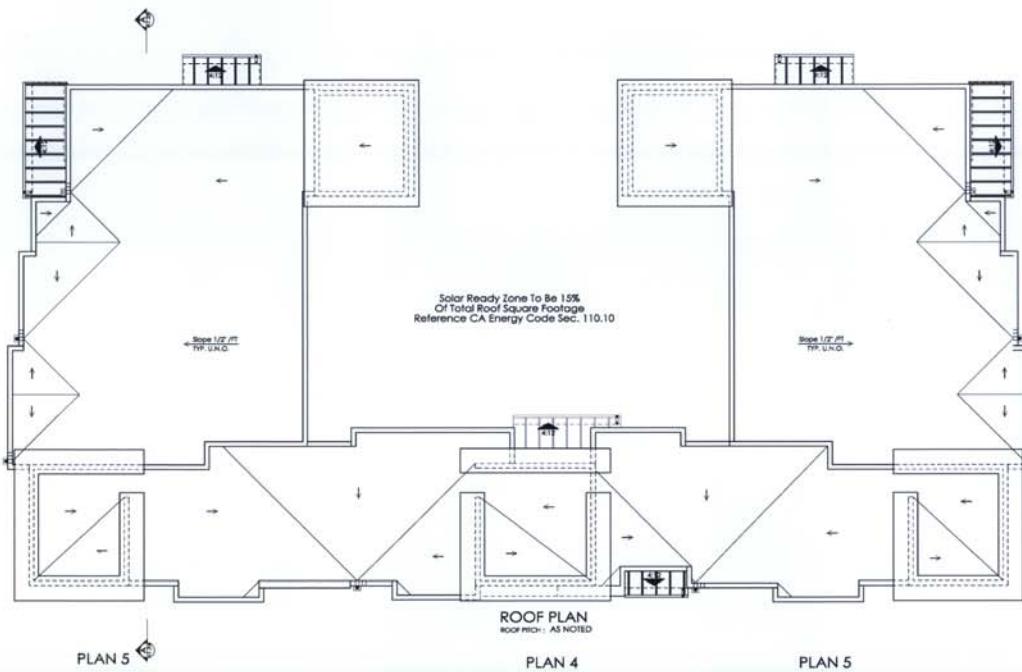
ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MAY 24, 2016
A1.03

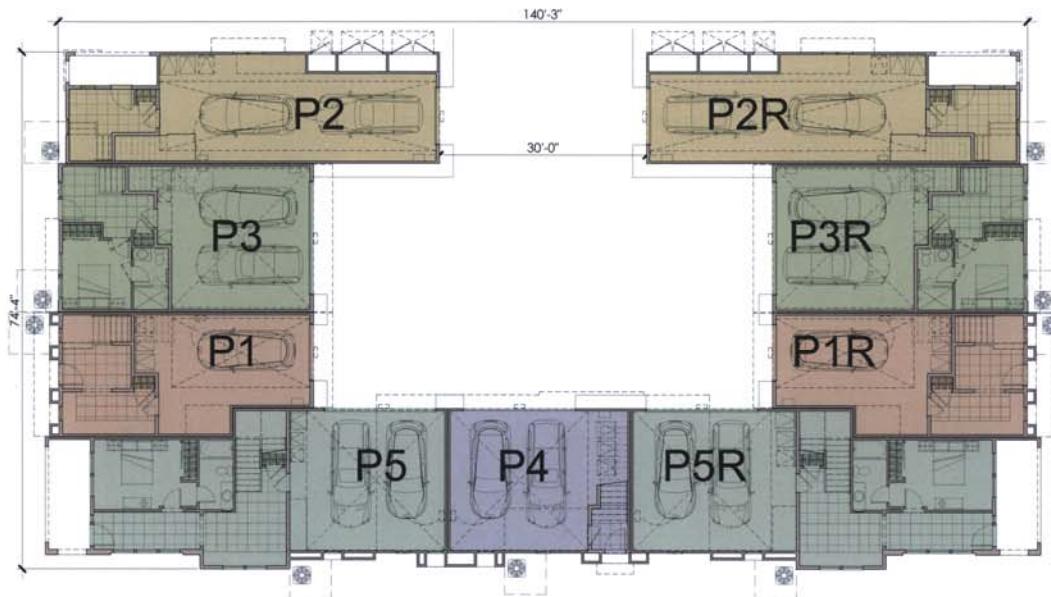
DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktgy
Architecture+Planning

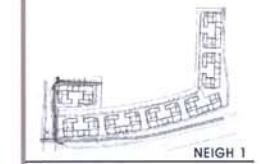
LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



First Floor

BUILDING SQUARE FOOTAGE
R-2 LIVING: 15,447 SF NET
UTILITY (GAR/METER): 4,271 SF NET



MOTORCOURT CONDOS
BUILDING 1A (9-PLEX)
FIRST FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016
A1.04

DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
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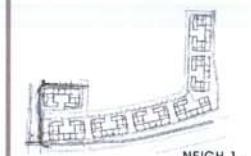
ARCHITECT:
ktgry
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Second Floor



MOTORCOURT CONDOS
BUILDING 1A (9-PLEX)
SECOND FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016
A1.05

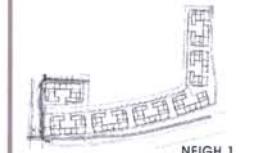
DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MOTORCOURT CONDOS
BUILDING 1A (9-PLEX)
THIRD FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016

A1.06



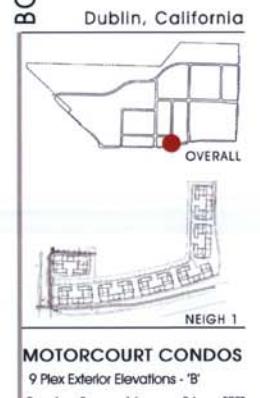
DEVELOPER:
CALATLANTIC
 HOMES®

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR

ARCHITECT:
ktgjy
 Architecture Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MAY 24, 2016
A1.07

DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
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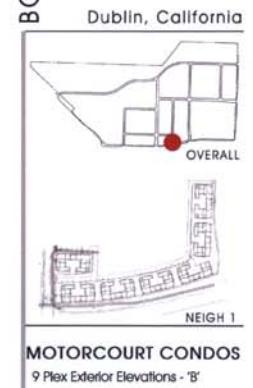
ARCHITECT:
ktg
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



- MATERIALS
1. STUCCO - SAND FINISH
 2. FIBERGLASS BOARD
 3. BRICK VENEER
 4. VINYL WINDOWS
 5. HORIZONTAL METAL RAILINGS
 6. OPEN METAL / MESH CANOPIES
 7. METAL ROOF
 8. ALUMINUM DOOR
 9. FIBERGLASS ENTRY DOOR
 10. EXTERIOR LIGHT
 11. ADDRESS SIGN



MAY 24, 2016
A1.08

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

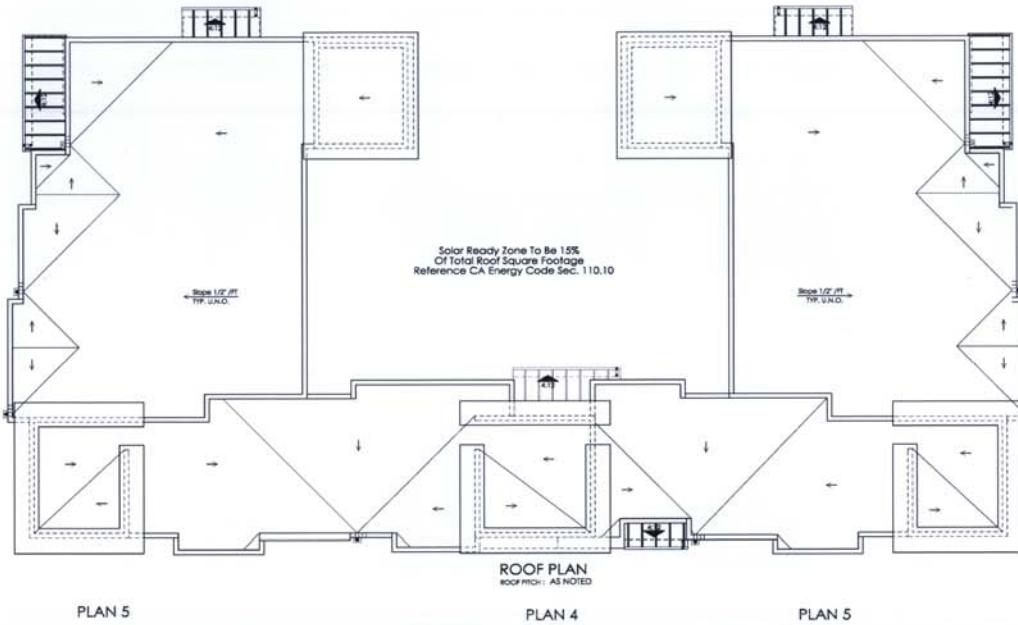
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ARCHITECT:

ktgy
Architects+Planners

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



BOULEVARD phase 1



MAY 24, 2016
A1.09

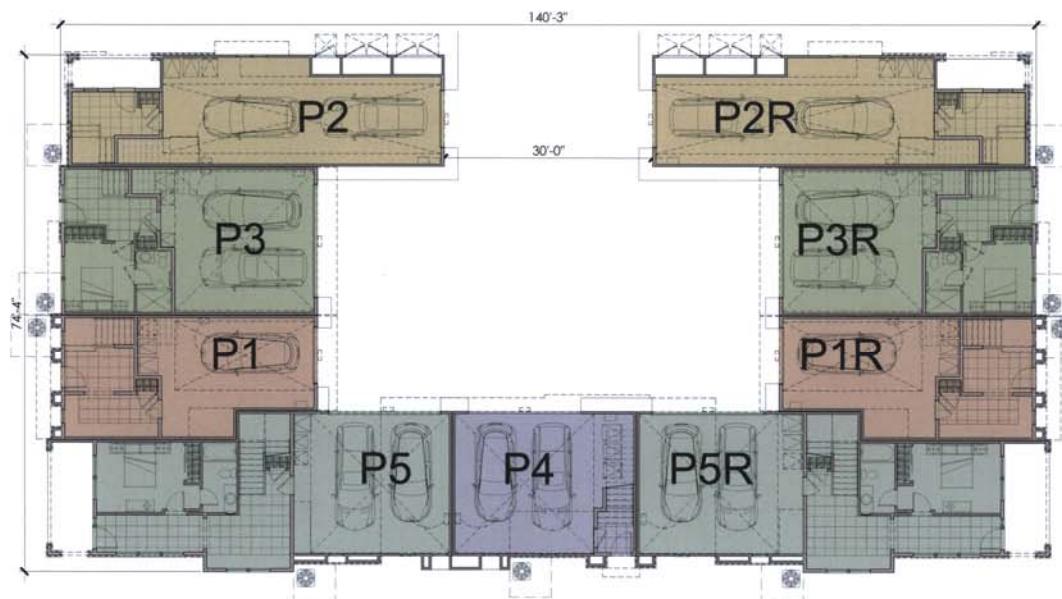
DEVELOPER:
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HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
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ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



First Floor

BUILDING SQUARE FOOTAGE
R-2 LIVING: 15,447 SF NET
UTILITY (GAR/METER): 4,271 SF NET



MOTORCOURT CONDOS
BUILDING 1B (9-PLEX)
FIRST FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016

A1.10

DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
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ARCHITECT:
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Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MOTORCOURT CONDOS
BUILDING 1B (9-PLEX)
SECOND FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016

A1.11



Second Floor

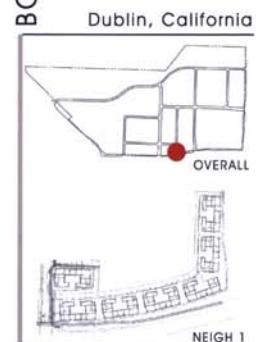
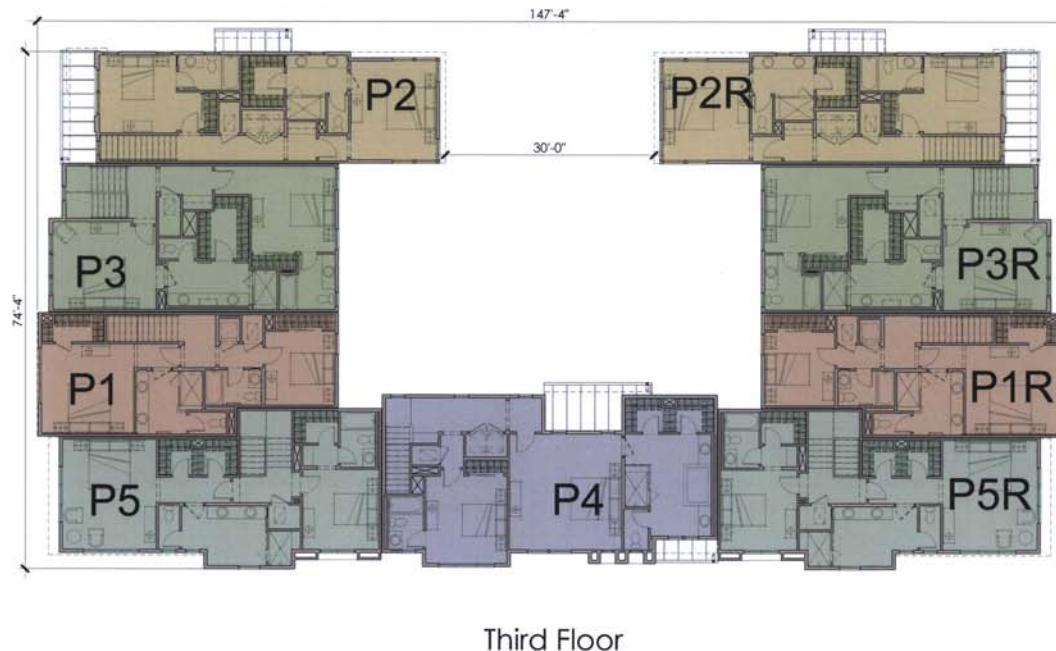
DEVELOPER:
 CAL ATLANTIC
HOMES™

CIVIL ENGINEER:
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ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MOTORCOURT CONDOS
BUILDING 1B (9-PLEX)
THIRD FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016

A1.12

DEVELOPER:
 CALATLANTIC
 HOMES®

CIVIL ENGINEER:
 RUGGERI JENSEN AZAR
 ENGINEERS • PLANNERS • ARCHITECTS

ARCHITECT:
 ktgy
 Architecture + Planning

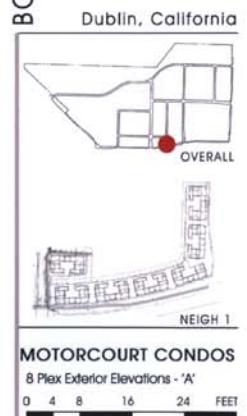
LANDSCAPE ARCHITECT:
 GATES
 + ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MATERIALS

1. STUCCO - SAND FINISH
2. PRE-CUT CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. METAL DOORS
8. METAL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN



MAY 24, 2016
A1.14

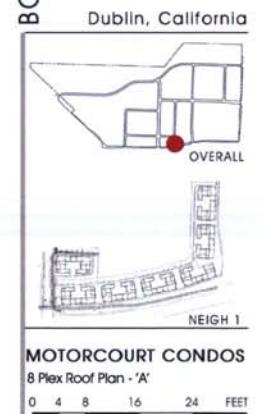
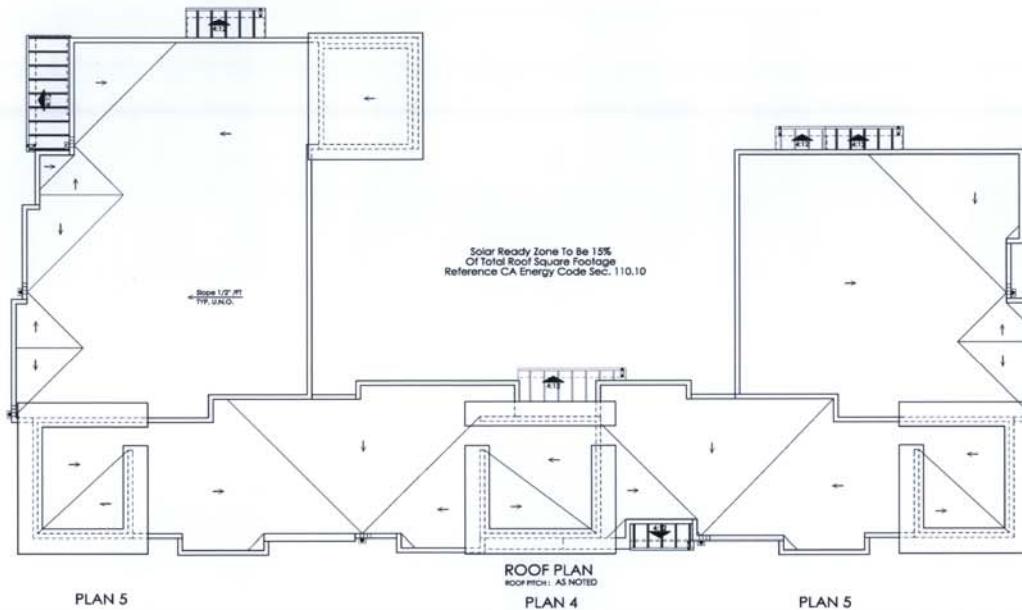
DEVELOPER:
 CALATLANTIC
HOMES®

CIVIL ENGINEER:
 RUGGERI JENSEN AZAR
LANDSCAPE ARCHITECT:

 ktgj
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MAY 24, 2016
A1.15

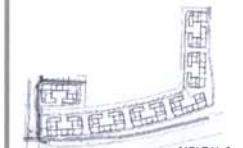
DEVELOPER:
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HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE

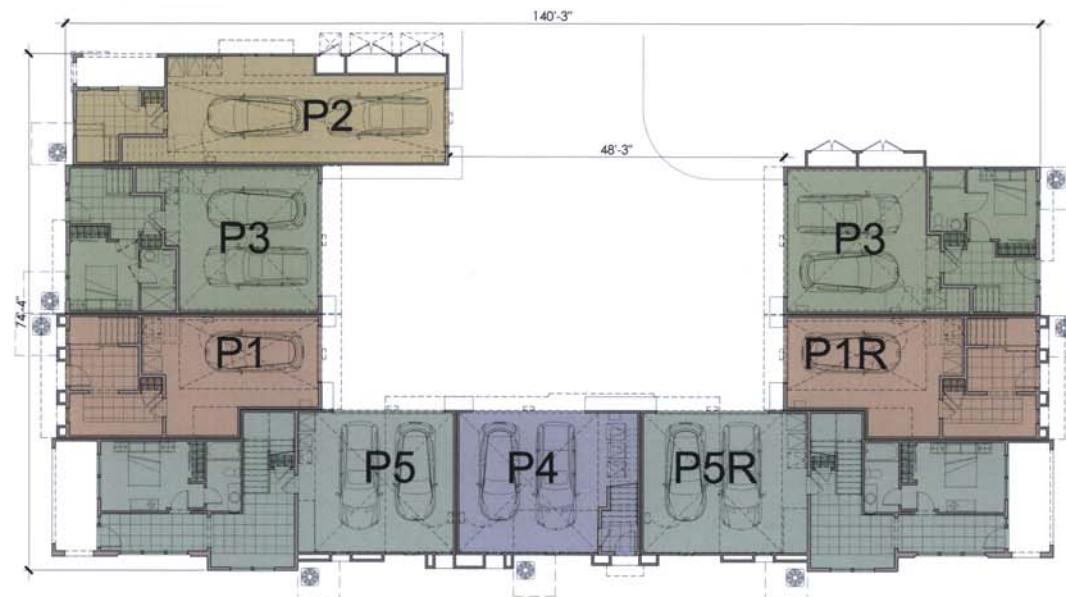
BOULEVARD phase 1



MOTORCOURT CONDOS
BUILDING 2A (8-PLEX)
FIRST FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016

A1.16



First Floor

BUILDING SQUARE FOOTAGE
R-2 LIVING: 13,923 SF NET
UTILITY (GAR/METER): 3,678 SF NET

DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + SURVEYORS

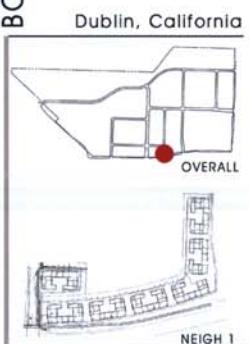
ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Second Floor



MOTORCOURT CONDOS
BUILDING 2A (8-PLEX)
SECOND FLOOR PLAN
0 4 8 16 24 FEET

MAY 24, 2016

A1.17

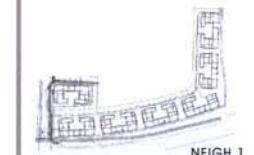
DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MOTORCOURT CONDOS
BUILDING 2A (8-PLEX)
THIRD FLOOR PLAN
0 4 8 16 24 FEET

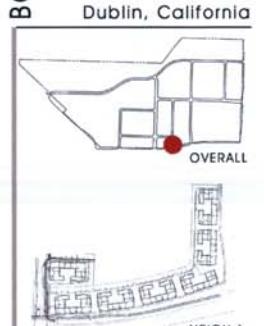
MAY 24, 2016

A1.18



Third Floor

BOULEVARD phase 1

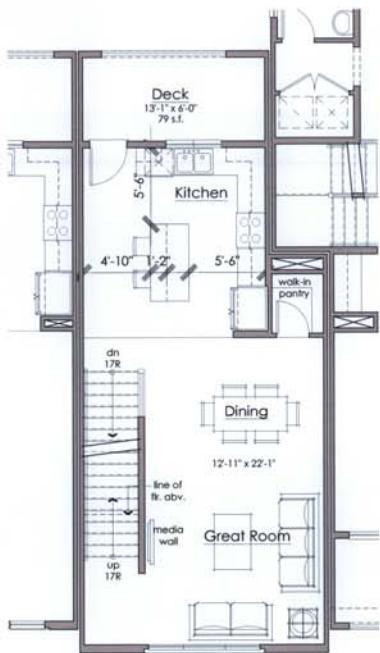


MOTORCOURT CONDOS
 PLAN 1 FLOOR PLANS

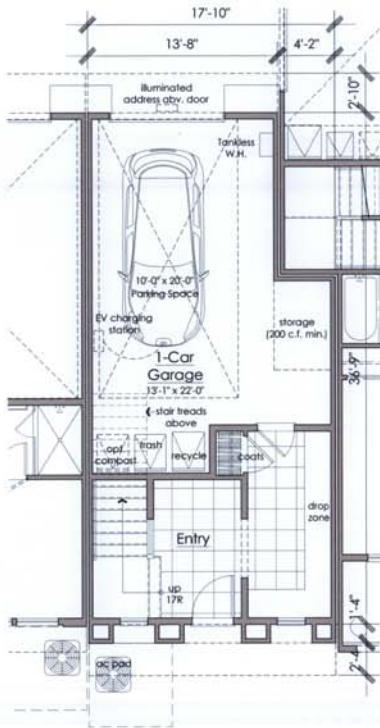
0 4 8 16 24 FEET

MAY 24, 2016

A1.19



2 BR / 2 BA
 LIVING: 1443 SF NET
 GARAGE: 360 SF NET



Storage Summary: (200 c.f. Min.)
 200 c.f. Garage storage area
 200 c.f. Total Storage

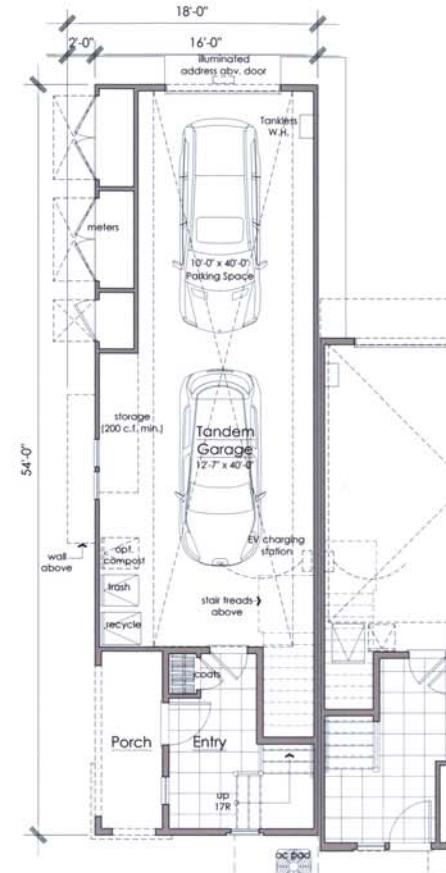


THIRD FLOOR



SECOND FLOOR

2 BR / 2.5 BA
LIVING: 1525 SF NET
GARAGE: 588 SF NET

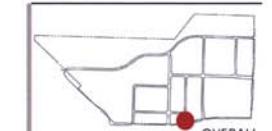


FIRST FLOOR

Storage Summary: (200 c.f. Min.)
200 c.f. Garage storage area
200 c.f. Total Storage

BOIII/EVARD phase 1

Dublin, California



卷之三

MOTORCOURT CONDOS PLAN 2 FLOOR PLANS

0 4 8 10 24 FEET

MAY 24, 2016

A1.20

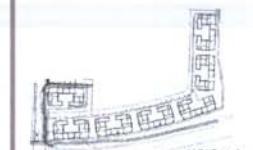
DEVELOPER:
CALATLANTIC
 HOMES®

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN AZAR
 ENGINEERS • PLANNERS • DEVELOPERS

ARCHITECT:
ktgjy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



NEIGH 1
MOTORCOURT CONDOS
 PLAN 3 FLOOR PLANS

0 4 8 16 24 FEET

MAY 24, 2016

A1.21

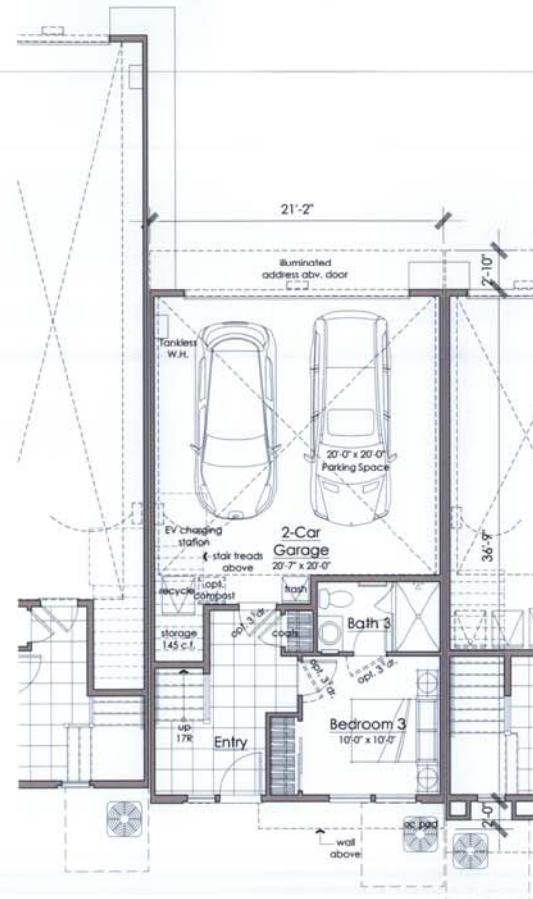


THIRD FLOOR



SECOND FLOOR

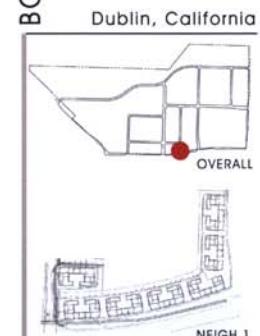
3 BR / 3.5 BA
 LIVING: 1770 SF NET
 GARAGE: 450 SF NET



FIRST FLOOR
 (accessible)

Storage Summary: (200 c.f. Min.)
 145 c.f. Garage under stairs
 65 c.f. 2nd Flr. storage closet
 210 c.f. Total Storage

BOULEVARD phase 1

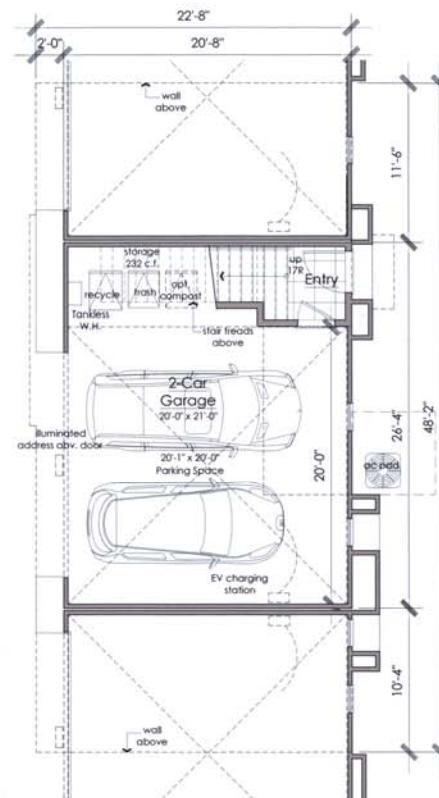


MOTORCOURT CONDOS
 PLAN 4 FLOOR PLANS

0 4 8 16 24 FEET

MAY 24, 2016

A1.22



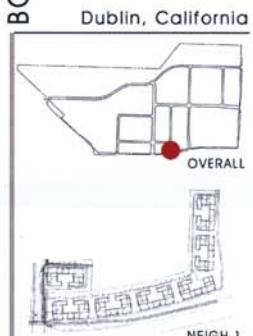
DEVELOPER:
CALATLANTIC
HOMES®

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + DEVELOPERS

ARCHITECT:
ktgry
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MOTORCOURT CONDOS
PLAN 5 FLOOR PLANS

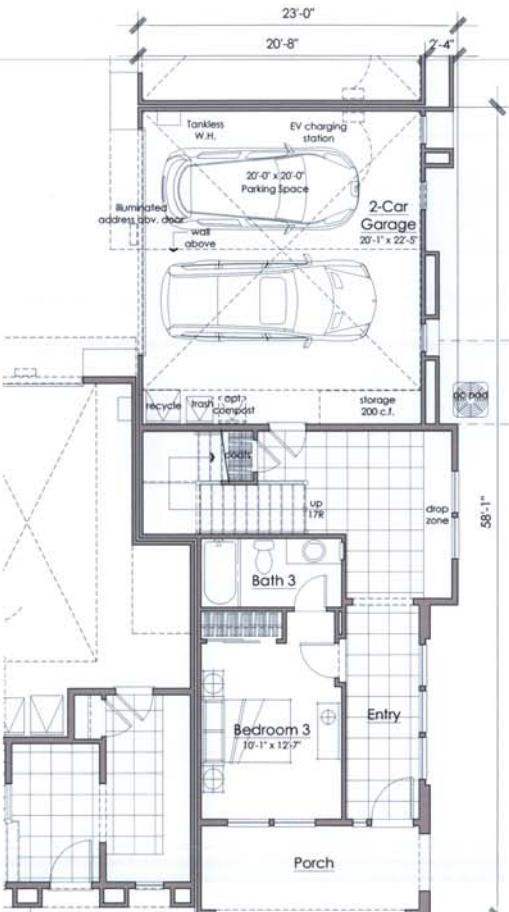
0 4 8 16 24 FEET

MAY 24, 2016

A1.23



3 B.R. / 3.5 B.A.
LIVING: 2061 SF NET
GARAGE: 474 SF NET



Storage Summary: (200 c.f. Min.)
200 c.f. Garage storage area
200 c.f. Total Storage

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • DEVELOPERS

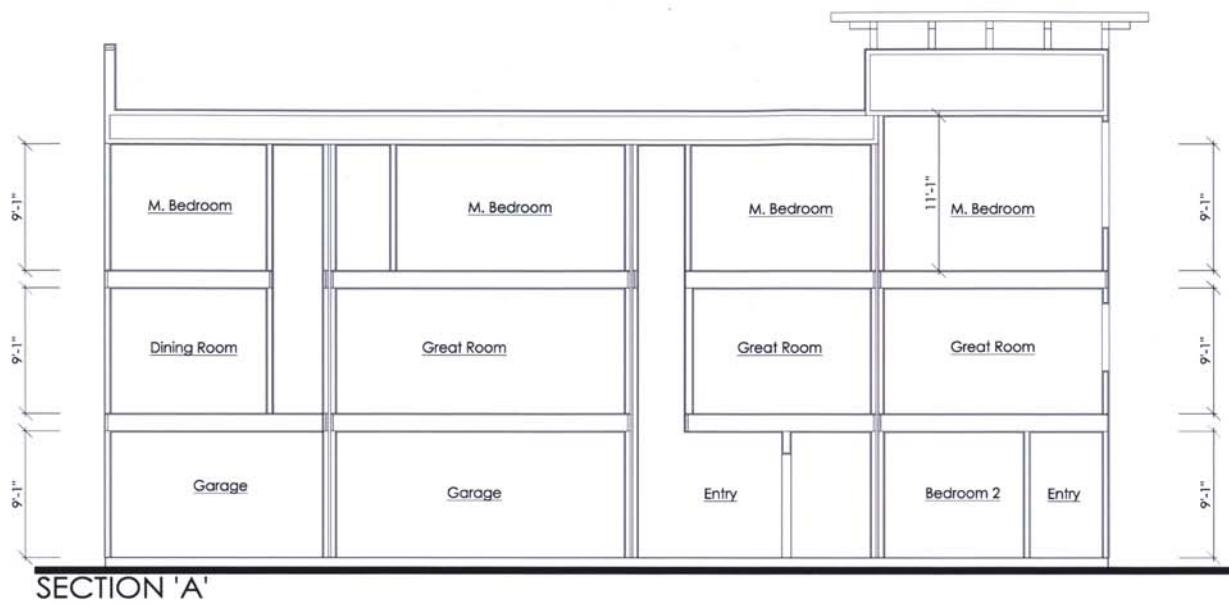
ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

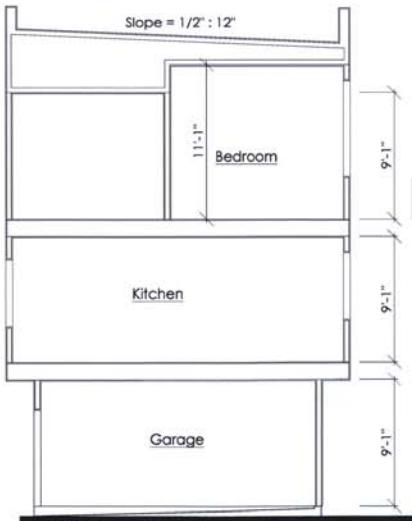


PLAN 2

PLAN 3

PLAN 1

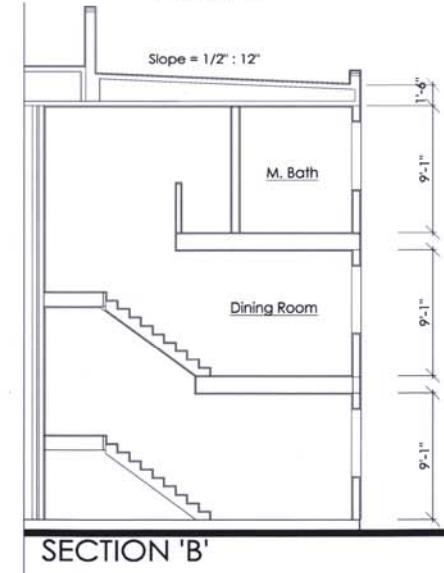
PLAN 5



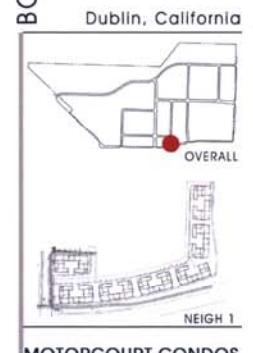
PLAN 4



PLAN 5



PLAN 5



0 4 8 16 24 FEET

MAY 24, 2016
A1.24

DEVELOPER:
CALATLANTIC
 HOMES™

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN AZAR
 ENGINEERS • PLANNERS • SURVEYORS

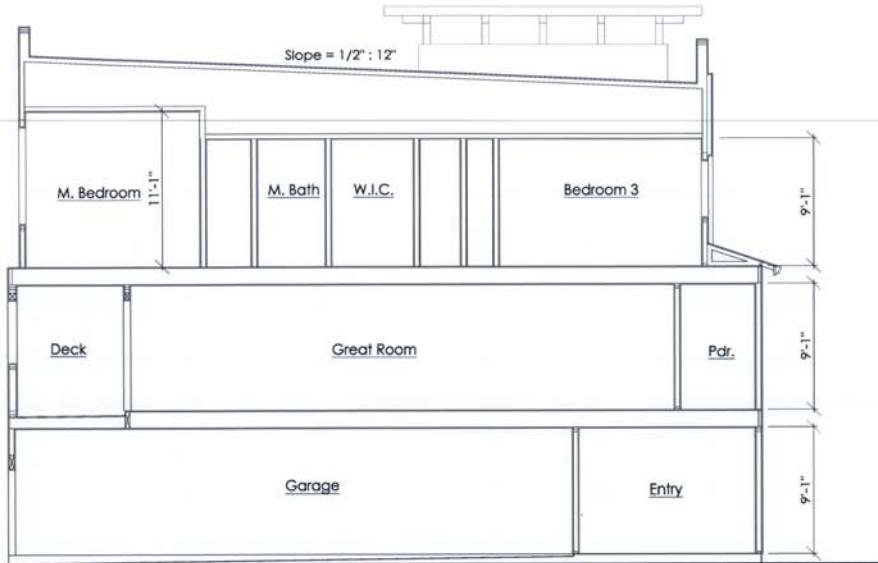
ARCHITECT:
ktg
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

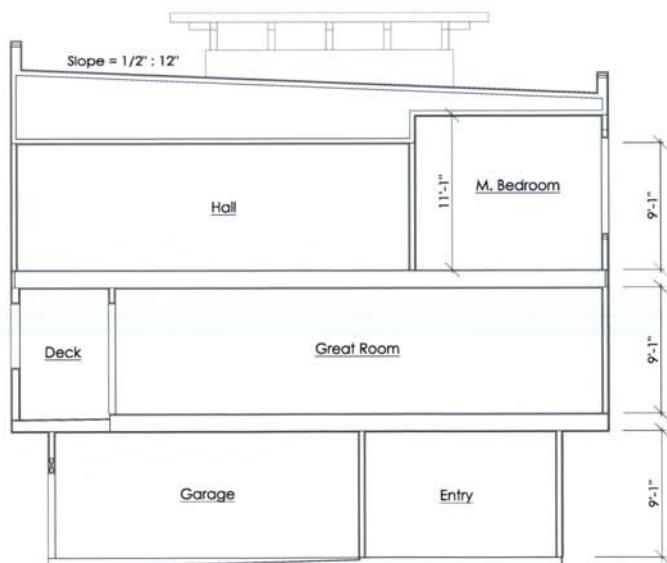
BOULEVARD phase 1



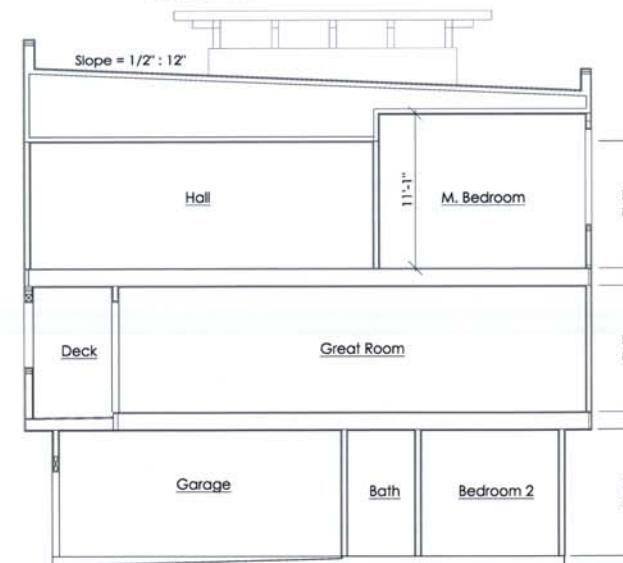
MAY 24, 2016
A1.25



PLAN 2



PLAN 1



PLAN 3

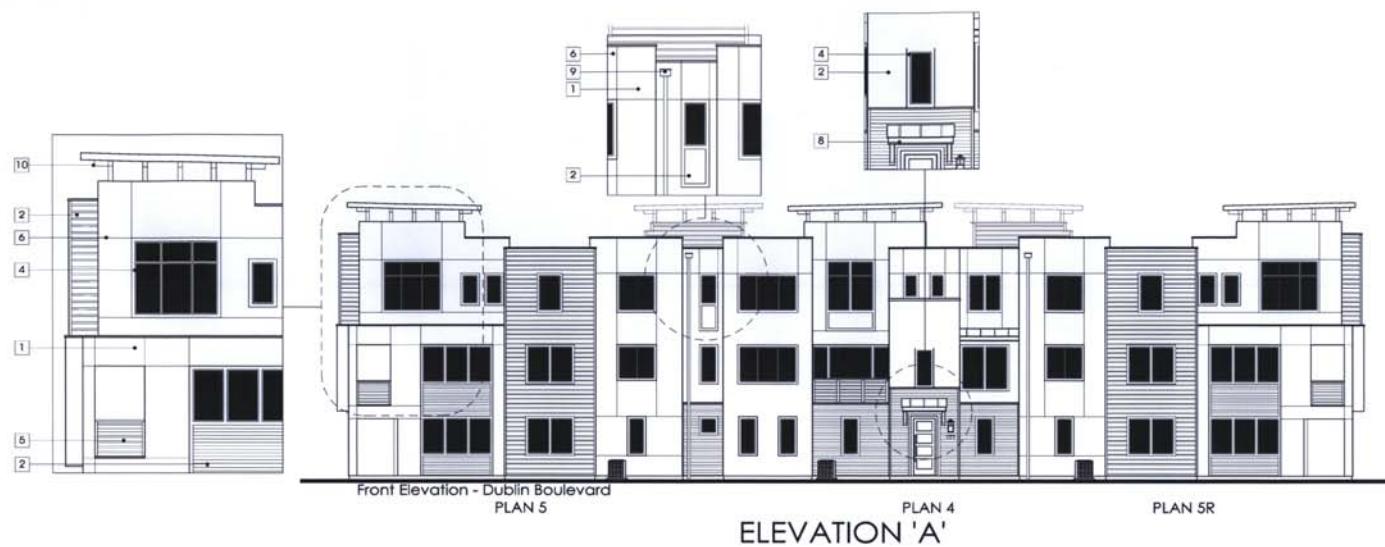
DEVELOPER:
CALATLANTIC HOMES®

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN AZAR
 ENGINEERS • PLANNERS • DEVELOPERS

ARCHITECT:
ktgjy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. STAINLESS STEEL VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. METAL REGLET
7. METAL ROOF
8. OPEN METAL / MESH CANOPIES
9. METAL DOWNSPOUT
10. PAINTED METAL FASCIA W/ PAINTED METAL OUTLOOKER
11. BRICK VENEER



Dublin, California



0 4 8 16 24 FEET

MAY 24, 2016
A1.26

BOULEVARD phase 1

SCHEME 1



BODY 1 &
GARAGE ('A' Elev.)
Sherwin Williams:
7529, Sand Beach



BODY 2
Sherwin Williams:
7566, Westhighland
White



BODY 3
Sherwin Williams:
6214, Underseas



BODY 4 ('A' Elev.) &
GARAGE ('B' Elev.)
Sherwin Williams:
6104, Kaffee



UNIT ENTRY #1
Sherwin Williams:
7566, Westhighland
White



UNIT ENTRY #2,
RAILINGS & METALS
Sherwin Williams:
7055, Enduring Bronze



BRICK ('B' Elevations)

SCHEME 2



BODY 1 &
GARAGE ('A' Elev.)
Sherwin Williams:
0011, Crewel Tan



BODY 2
Sherwin Williams:
7566, Westhighland
White



BODY 3
Sherwin Williams:
7705, Wheat Penny
Sherwin Williams:
0038, Library Pewter



BODY 4 ('A' Elev.) &
GARAGE ('B' Elev.)
Sherwin Williams:
0038, Library Pewter

SCHEME 3



BODY 1 &
GARAGE ('A' Elev.)
Sherwin Williams:
6134, Netsuke



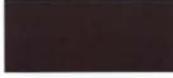
BODY 2
Sherwin Williams:
7566, Westhighland
White



BODY 3
Sherwin Williams:
0043, Peristyle Brass
BODY 4 ('A' Elev.) &
GARAGE ('B' Elev.)
Sherwin Williams:
7545, Pier



UNIT ENTRY #1
Sherwin Williams:
7566, Westhighland
White



UNIT ENTRY #2,
RAILINGS & METALS
Sherwin Williams:
7055, Enduring Bronze



BRICK ('B' Elevations)

Dublin, California



MOTORCOURT CONDOS
COLOR/MATERIALS

MAY 24, 2016

A1.27

DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
CONSULTING • PLANNING • EXECUTIVE

ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



6 PLEX FRONT ELEVATION "B"
COLOR SCHEME 2

6 PLEX FRONT ELEVATION "A"
COLOR SCHEME 1

Dublin, California



MAY 24, 2016
A2.00

DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • ARCHITECTS

ARCHITECT:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES

BLDG 1(6 Plex) 'A' Elevations
0 4 8 16 24 FEET

MAY 24, 2016

A2.01



- MATERIALS
1. STUCCO - SAND FINISH
 2. FIBER CEMENT BOARD
 3. SYNTHETIC STONE VENEER
 4. VINYL WINDOWS
 5. HORIZONTAL METAL RAILINGS
 6. OPEN BEAM & MESH CANOPIES
 7. METAL ROOF
 8. STEEL GARAGE DOOR
 9. FIBERGLASS ENTRY DOOR
 10. EXTERIOR LIGHT
 11. ADDRESS SIGN

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
LANDSCAPE PLANNERS • DEVELOPERS

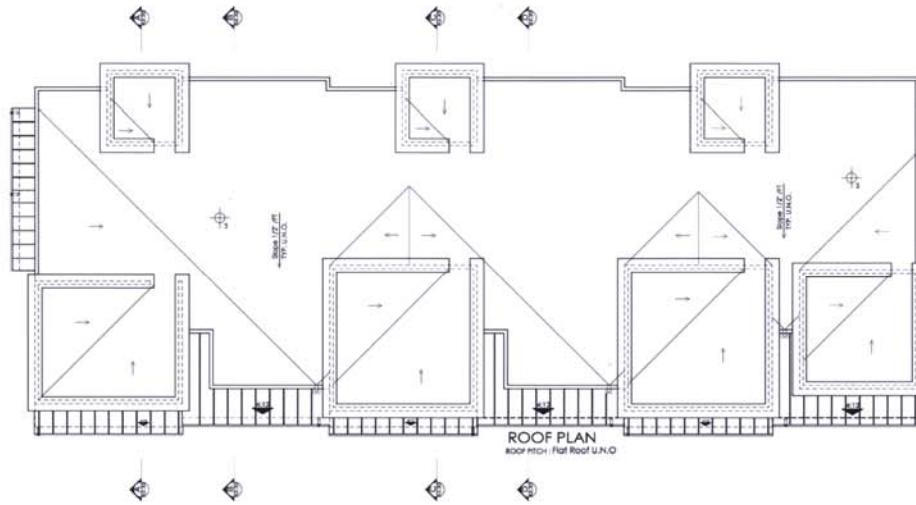
ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Dublin, California



3-STORY TOWNHOMES
BLDG 1(6 Plex) 'A' Roof Plan
0 4 8 16 24 FEET

Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 1

MAY 24, 2016
A2.02

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + ARCHITECTS

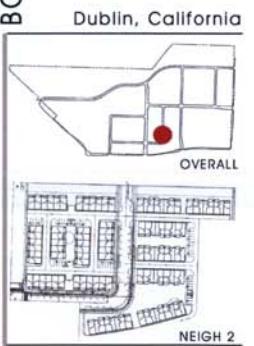
ARCHITECT:

ktgry
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
BUILDING 1A (6-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.03

DEVELOPER:
**CALATLANTIC
HOMES™**

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
**GATES
+ASSOCIATES**
LANDSCAPE ARCHITECTURE



3-STORY TOWNHOMES
BUILDING 1A (6-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.04

DEVELOPER:
CALATLANTIC HOMES™

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktg
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MAY 24, 2016
A2.05

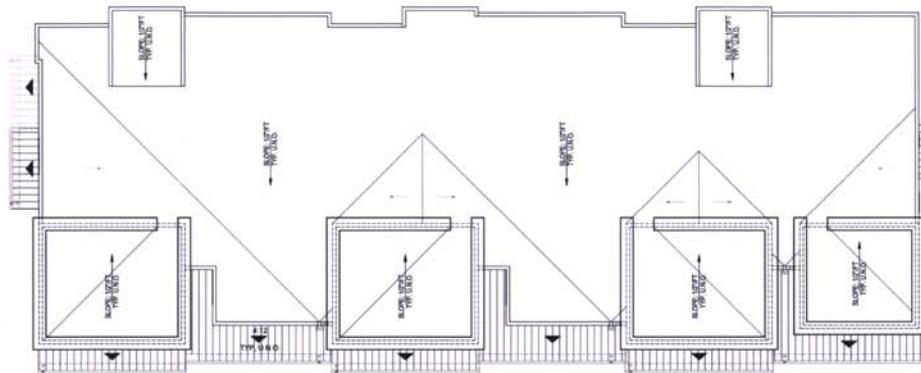
DEVELOPER:
 CALATLANTIC
HOMES®

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
Engineering • Landscaping • Architecture

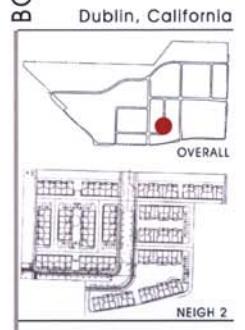
ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 110.10



3-STORY TOWNHOMES
BLDG 1(6 Flex) 'B' Roof Plan
0 4 8 16 24 FEET

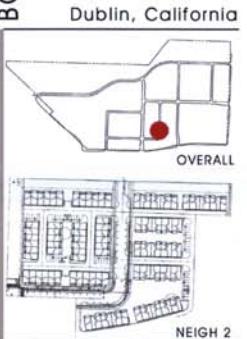
MAY 24, 2016
A2.06

DEVELOPER:
CALATLANTIC
 HOMES™

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • DEVELOPERS
 ARCHITECT:
ktgy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

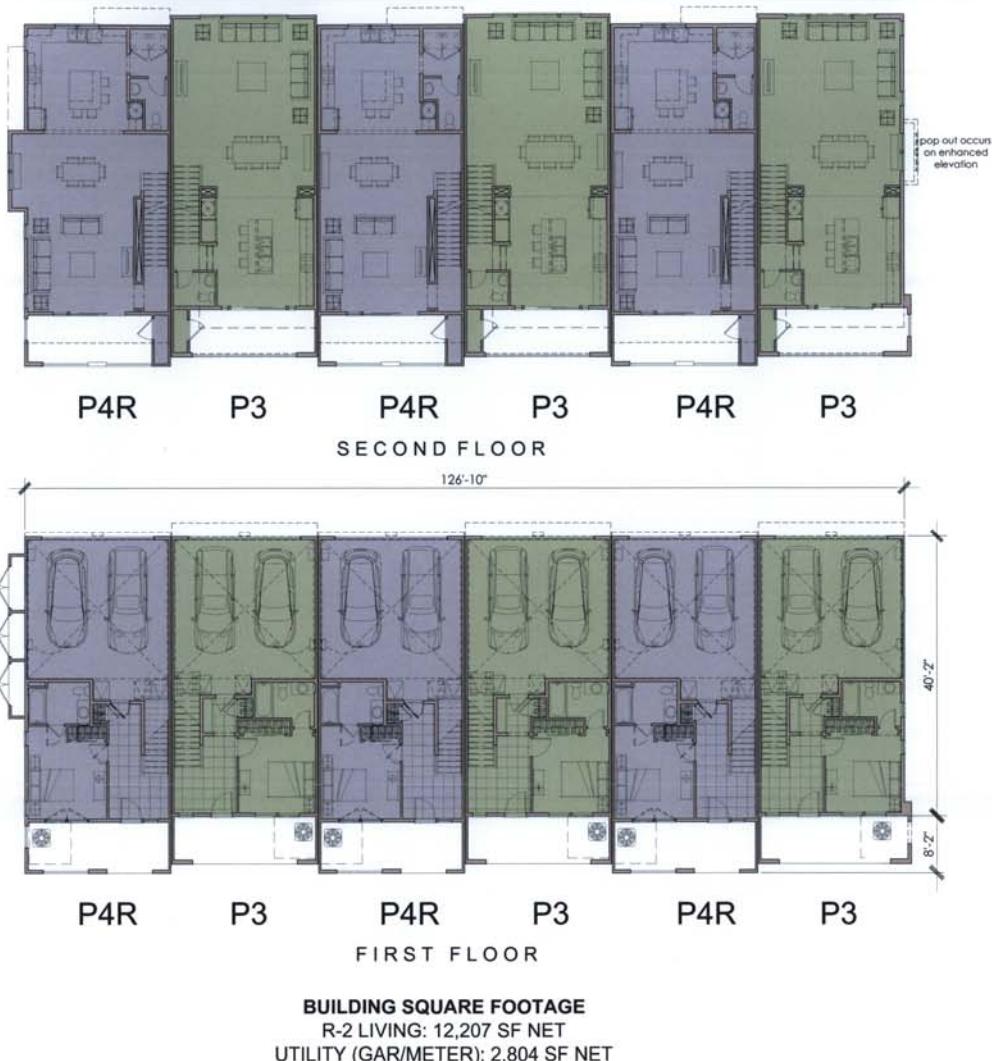
BOULEVARD phase 1



3-STORY TOWNHOMES
 BUILDING 1B (6-PLEX)
 FLOOR PLANS
 0 4 8 16 24 FEET

MAY 24, 2016

A2.07



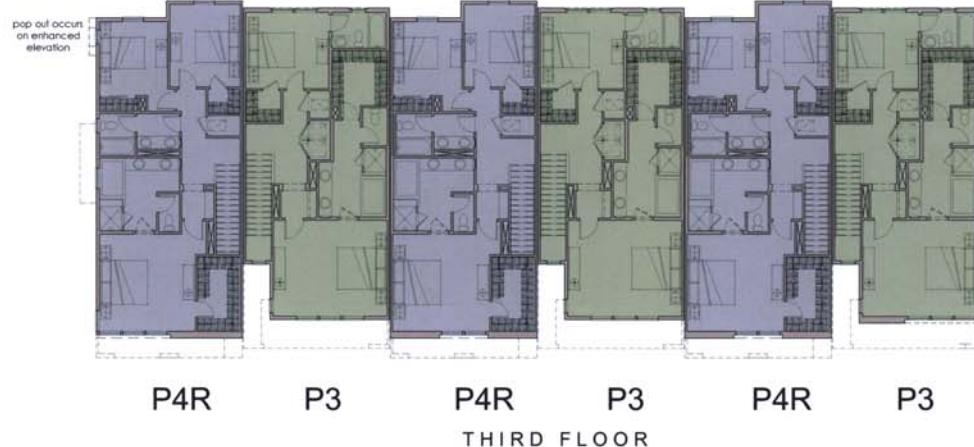
DEVELOPER:
**CALATLANTIC
HOMES™**

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
**GATES
+ASSOCIATES**
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
BUILDING 1B (6-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.08

DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

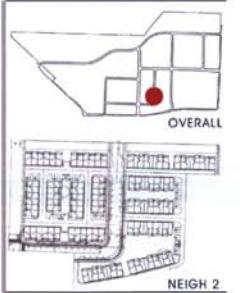
ARCHITECT:
ktg
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES

BLDG 2(5 Plex) 'B' Elevations

0 4 8 16 24 FEET

MAY 24, 2016

A2.09

DEVELOPER:
A
CALATLANTIC
HOMES™

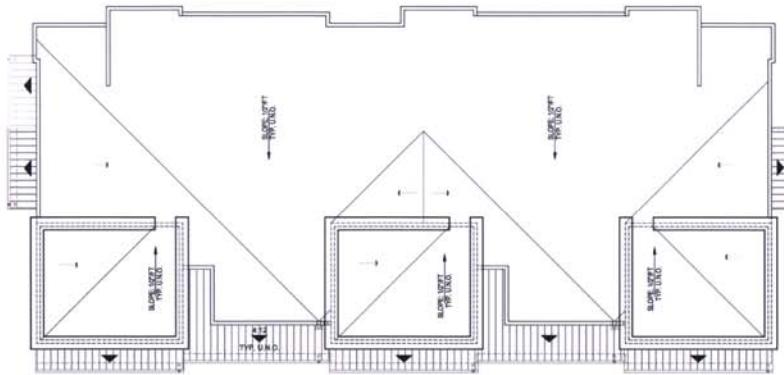
CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktgy
Architecture+Planning

Landscape Architect:
 GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

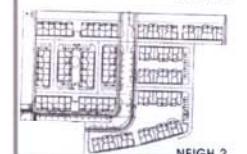
BOULEVARD phase 1



Dublin, California



OVERALL



NEIGH 2

3-STORY TOWNHOMES

0 4 8 16 24 FEET

Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 110.10

MAY 24, 2016

A2.10

DEVELOPER:
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 HOMES™

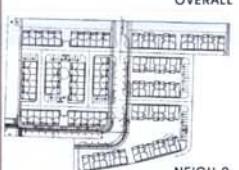
CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS + PLANNERS + ARCHITECTS

ARCHITECT:
ktgy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

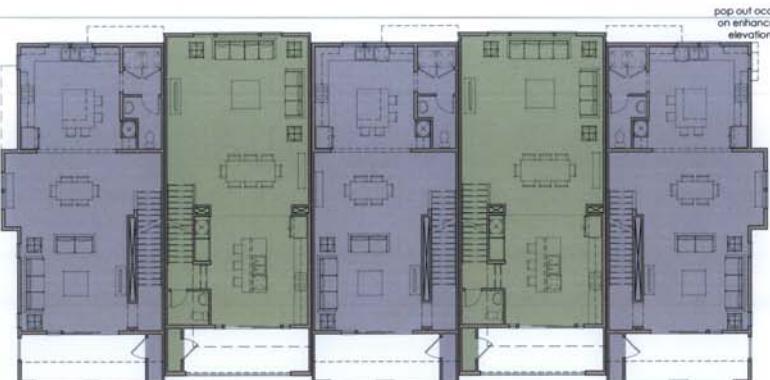
phase 1

BOULEVARD



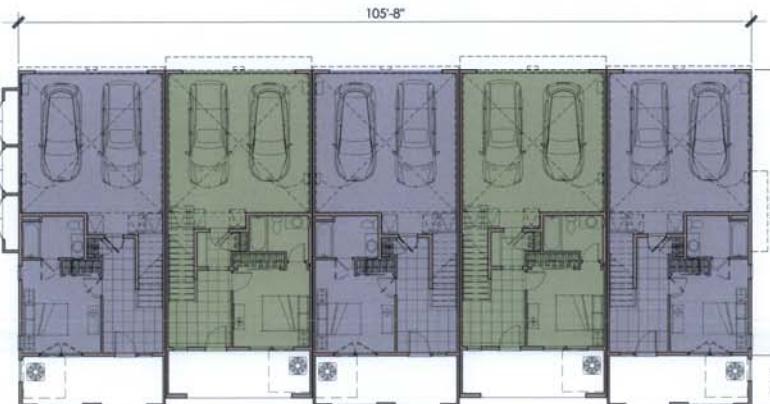
NEIGH 2
3-STORY TOWNHOMES
 BUILDING 2B (5-PLEX)
 FLOOR PLANS
 0 4 8 16 24 FEET

MAY 24, 2016
A2.11



P4R P3 P4R P3 P4

SECOND FLOOR



P4R P3 P4R P3 P4

FIRST FLOOR



P4R P3 P4R P3 P4

THIRD FLOOR

BUILDING SQUARE FOOTAGE
 R-2 LIVING: 10,227 SF NET
 UTILITY (GAR/METER): 2,347 SF NET

DEVELOPER:

CALATLANTIC
HOMES®

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
INCORPORATED • PLANNING • DEVELOPMENT

ARCHITECT:

ktggy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Dublin, California



MAY 24, 2016
A2.12

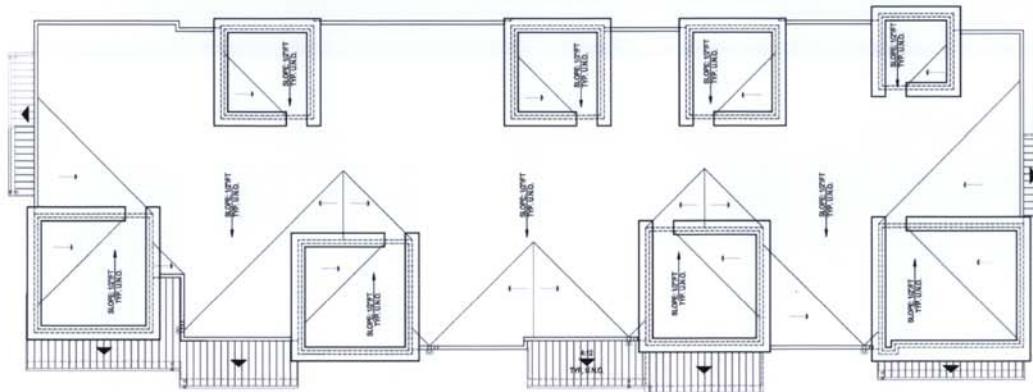
DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + ARCHITECTS

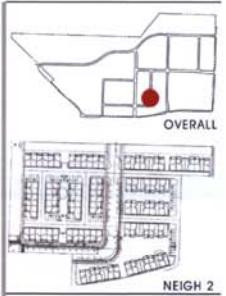
ARCHITECT:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Dublin, California



3-STORY TOWNHOMES
BLDG 3(8 Flex)'A' Roof Plan

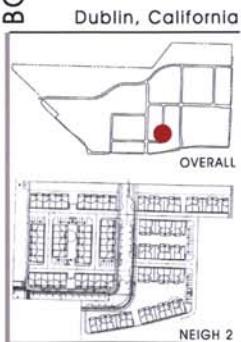
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Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 110.10

MAY 24, 2016

A2.13

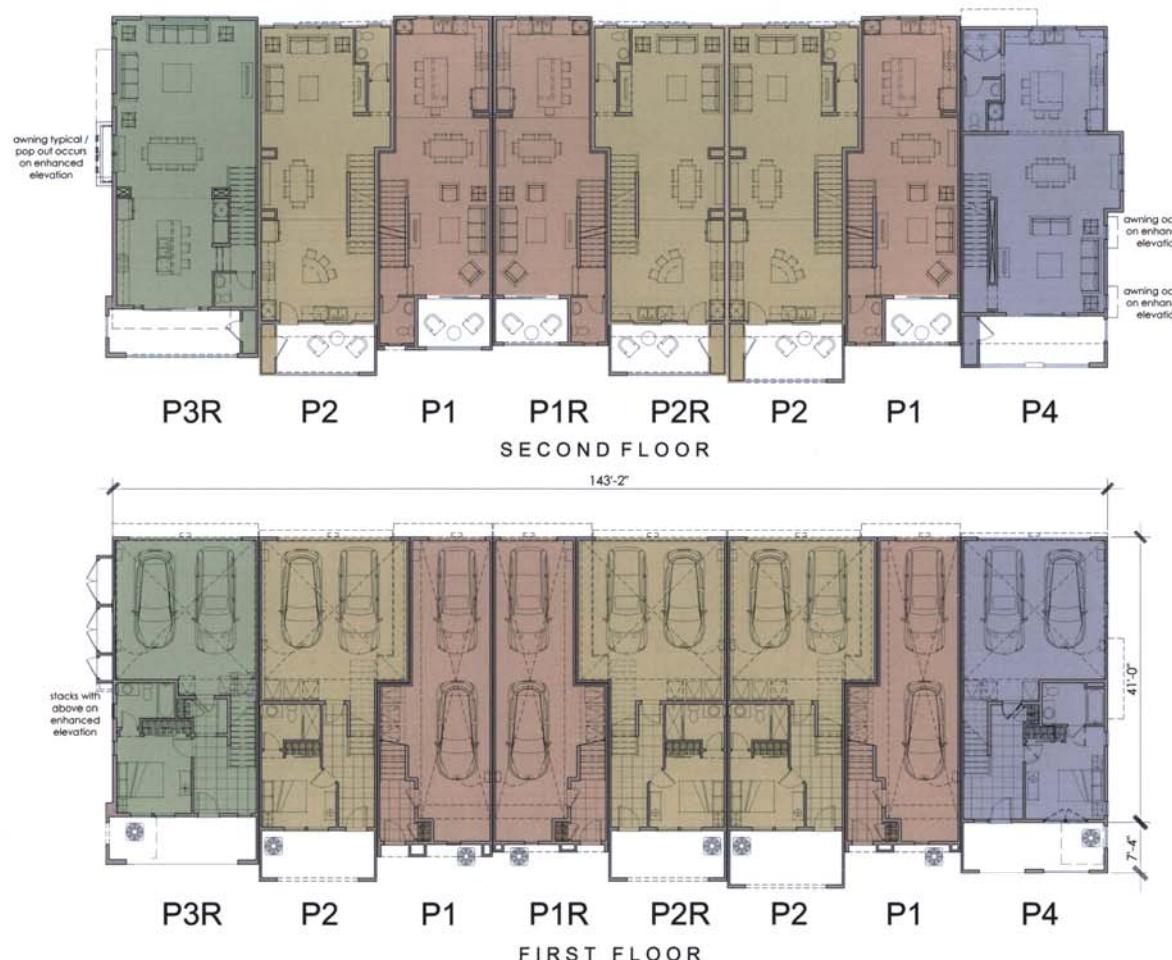
BOULEVARD phase 1



3-STORY TOWNHOMES
 BUILDING 3A (8-PLEX)
 FLOOR PLANS
 0 4 8 16 24 FEET

MAY 24, 2016

A2.14



BUILDING SQUARE FOOTAGE
 R-2 LIVING: 13,336 SF NET
 UTILITY (GAR/METER): 3,970 SF NET

DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
 ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

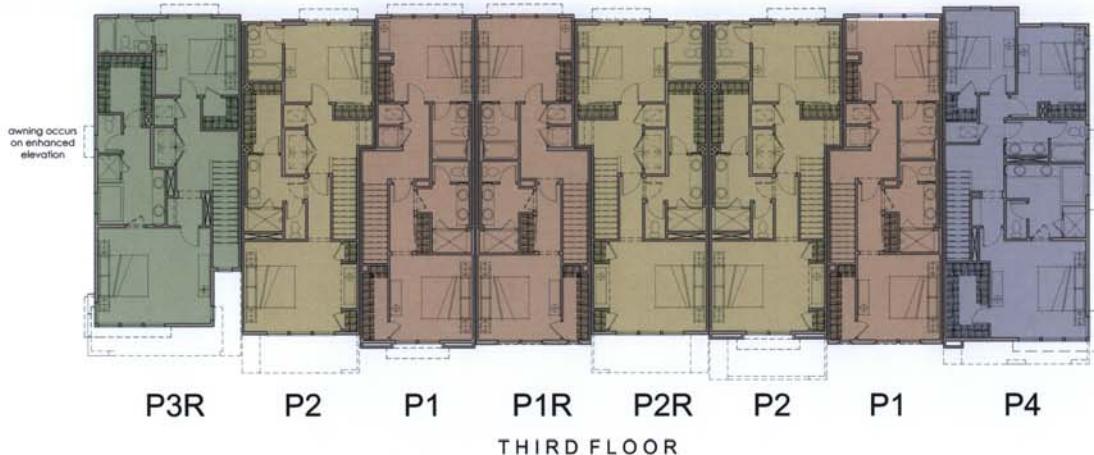
BOULEVARD phase 1



3-STORY TOWNHOMES
BUILDING 3A (8-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.15



DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
Architectural Engineers + Developers

ARCHITECT:

ktgjy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



MAY 24, 2016
A2.16

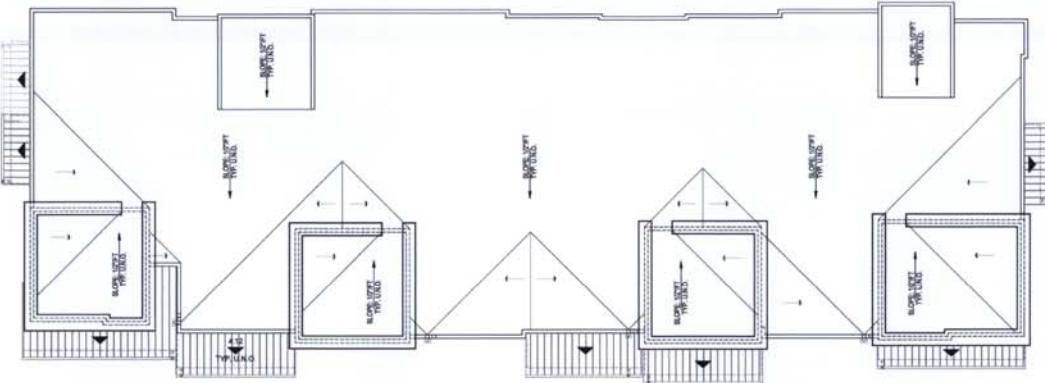
DEVELOPER:
CALATLANTIC
HOMES™

CIVIL ENGINEER:
RJA
RUGGERI JENSEN AZAR
ENGINEERS + PLANNERS + ARCHITECTS

ARCHITECT:
ktgjy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



Dublin, California



3-STORY TOWNHOMES

BLDG 3(8 Plex) 'B' Roof Plan

0 4 8 16 24 FEET

Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 110.10

MAY 24, 2016

A2.17

DEVELOPER:

CAL ATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

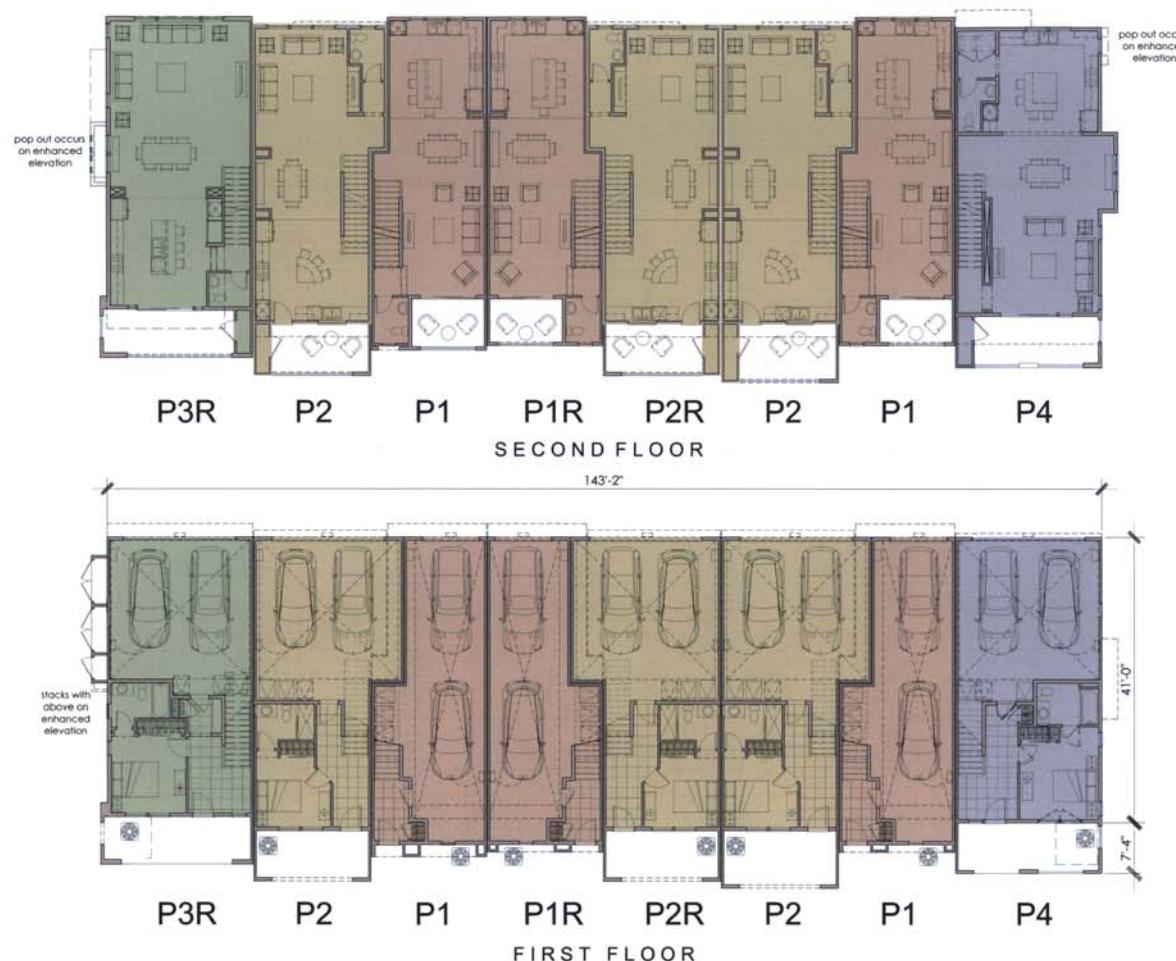
BOULEVARD phase 1



3-STORY TOWNHOMES
BUILDING 3B (8-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.18



DEVELOPER:
**CALATLANTIC
HOMES™**

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + DEVELOPERS

ARCHITECT:
ktgry
Architecture+Planning

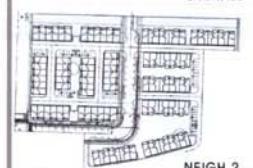
LANDSCAPE ARCHITECT:
**GATES
+ASSOCIATES**
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

Dublin, California



OVERALL

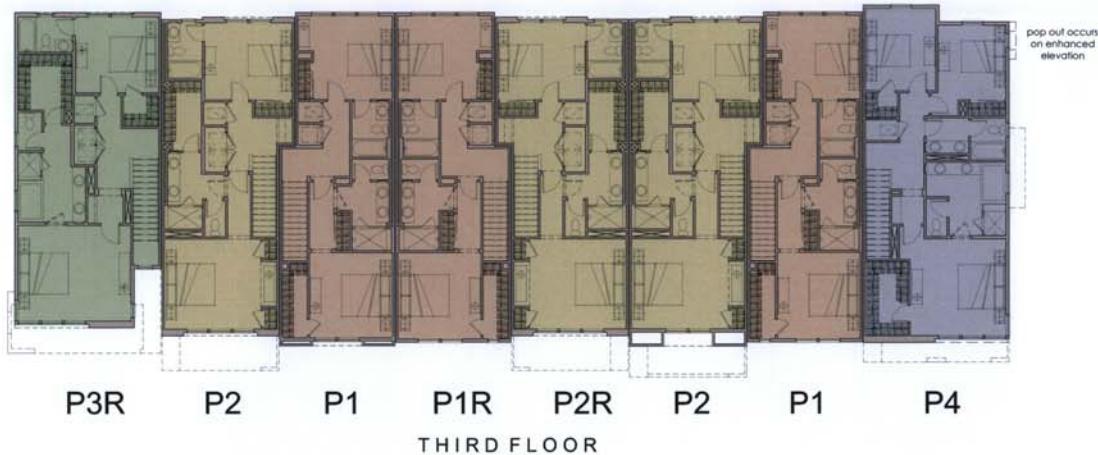


NEIGH 2

3-STORY TOWNHOMES
BUILDING 3B (8-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.19



MATERIALS

1. STUCCO - SAND FINISH
2. VINYL CEDAR BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPES
7. METAL ROOF
8. GARAGE DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

DEVELOPER:

**CALATLANTIC
HOMES™**

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
 ARCHITECTURE + PLANNING + DEVELOPMENT

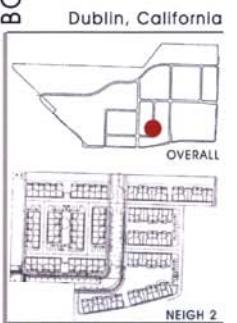
ARCHITECT:

ktgy
 Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
 BLDG 4 (9 Flex) "A" Elevations
 0 4 8 16 24 FEET

MAY 24, 2016
A2.20



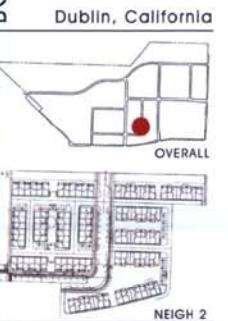
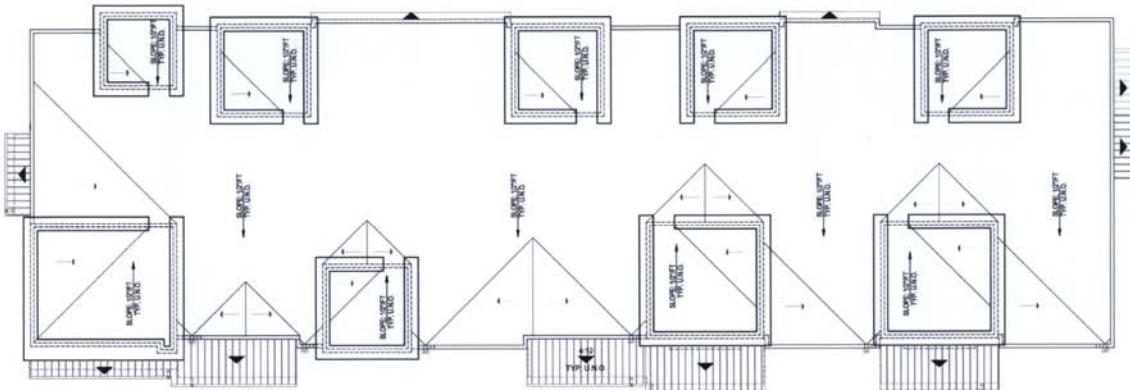
DEVELOPER:
CALATLANTIC HOMES

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • DEVELOPERS

ARCHITECT:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
BLDG 4(9 Plex) 'A' Roof Plan

0 4 8 16 24 FEET

Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 110.10

MAY 24, 2016
A2.21

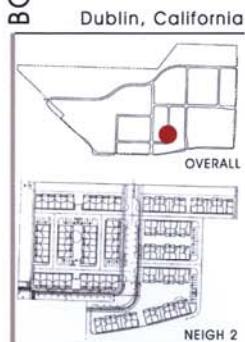
DEVELOPER:
CALATLANTIC
 HOMES™

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • DEVELOPERS

ARCHITECT:
ktgy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

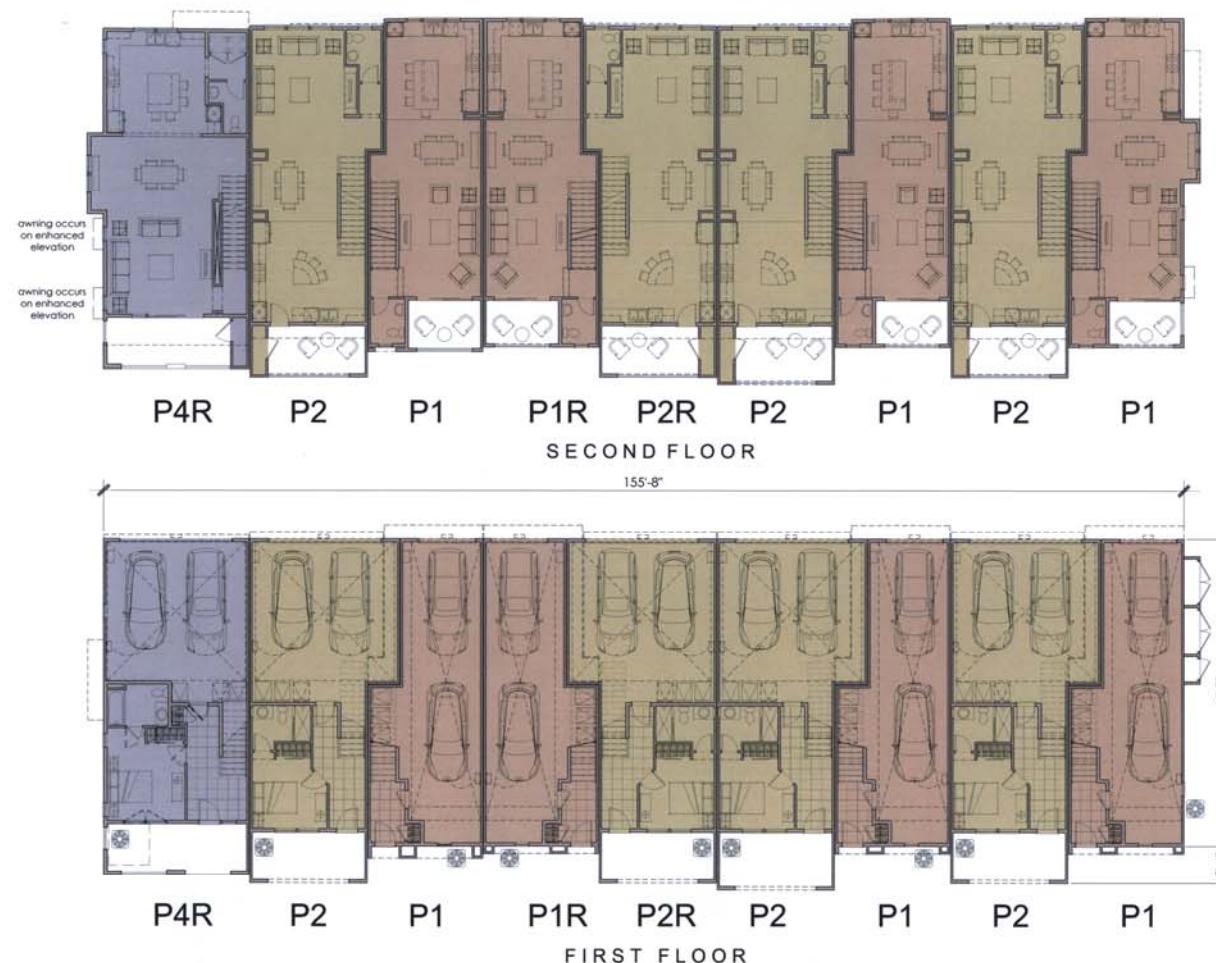
BOULEVARD phase 1



3-STORY TOWNHOMES
 BUILDING 4A (9-PLEX)
 FLOOR PLANS
 0 4 8 16 24 FEET

MAY 24, 2016

A2.22



BUILDING SQUARE FOOTAGE
 R-2 LIVING: 14,445 SF NET
 UTILITY (GAR/METER): 4,517 SF NET

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SUPERVISORS

ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



OVERALL

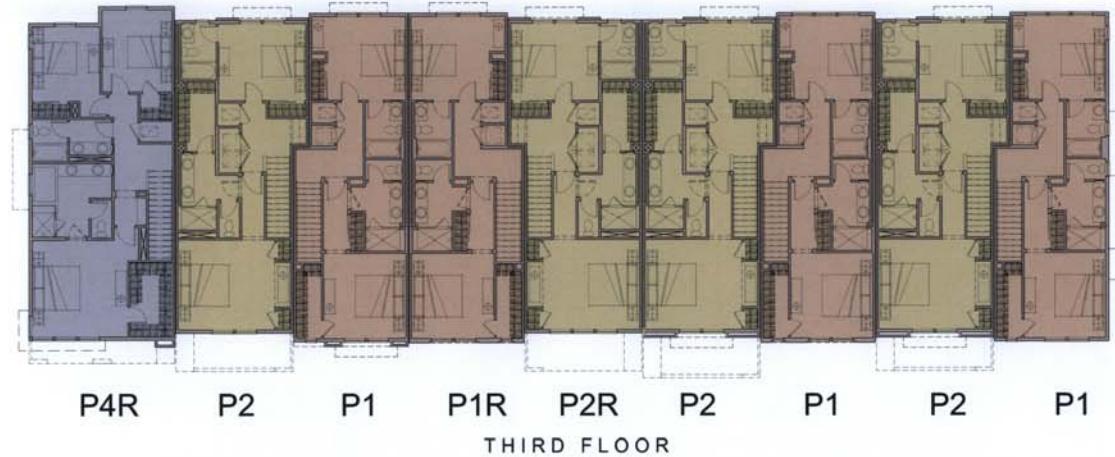


NEIGH 2

3-STORY TOWNHOMES
BUILDING 4A (9-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.23





MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. BRICK VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPES
7. METAL CANOPY
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

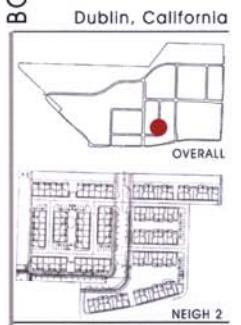
DEVELOPER:
CALATLANTIC HOMES®

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ARCHITECTURE + PLANNING + DEVELOPMENT

ARCHITECT:
ktgy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES

BLDG 4 (9 PLEX) "B" ELEVATIONS

0 4 8 16 24 FEET

MAY 24, 2016
A2.24

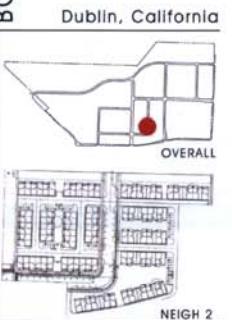
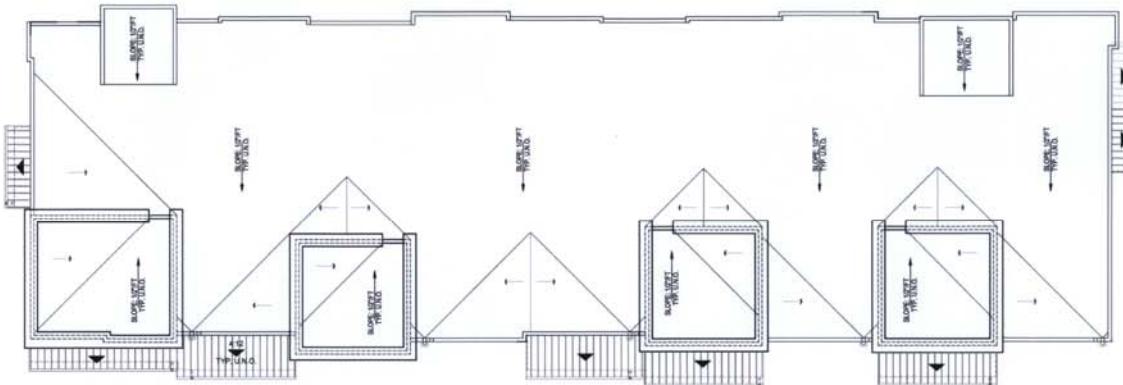
DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI JENSEN AZAR
LANDSCAPE PLANNERS & ENGINEERS
ARCHITECT:

 ktgy
Architects+Planners

LANDSCAPE ARCHITECT:
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
BLDG 4(9 Plex) 8' Roof Plan

0 4 8 16 24 FEET

Solar Ready Zone To Be 15%
Of Total Roof Square Footage
Reference CA Energy Code Sec. 110.10

MAY 24, 2016

A2.25

DEVELOPER:

CAL ATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

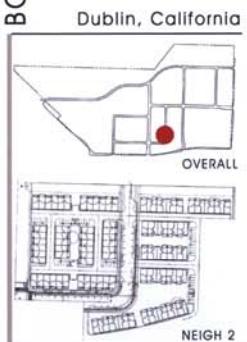
ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

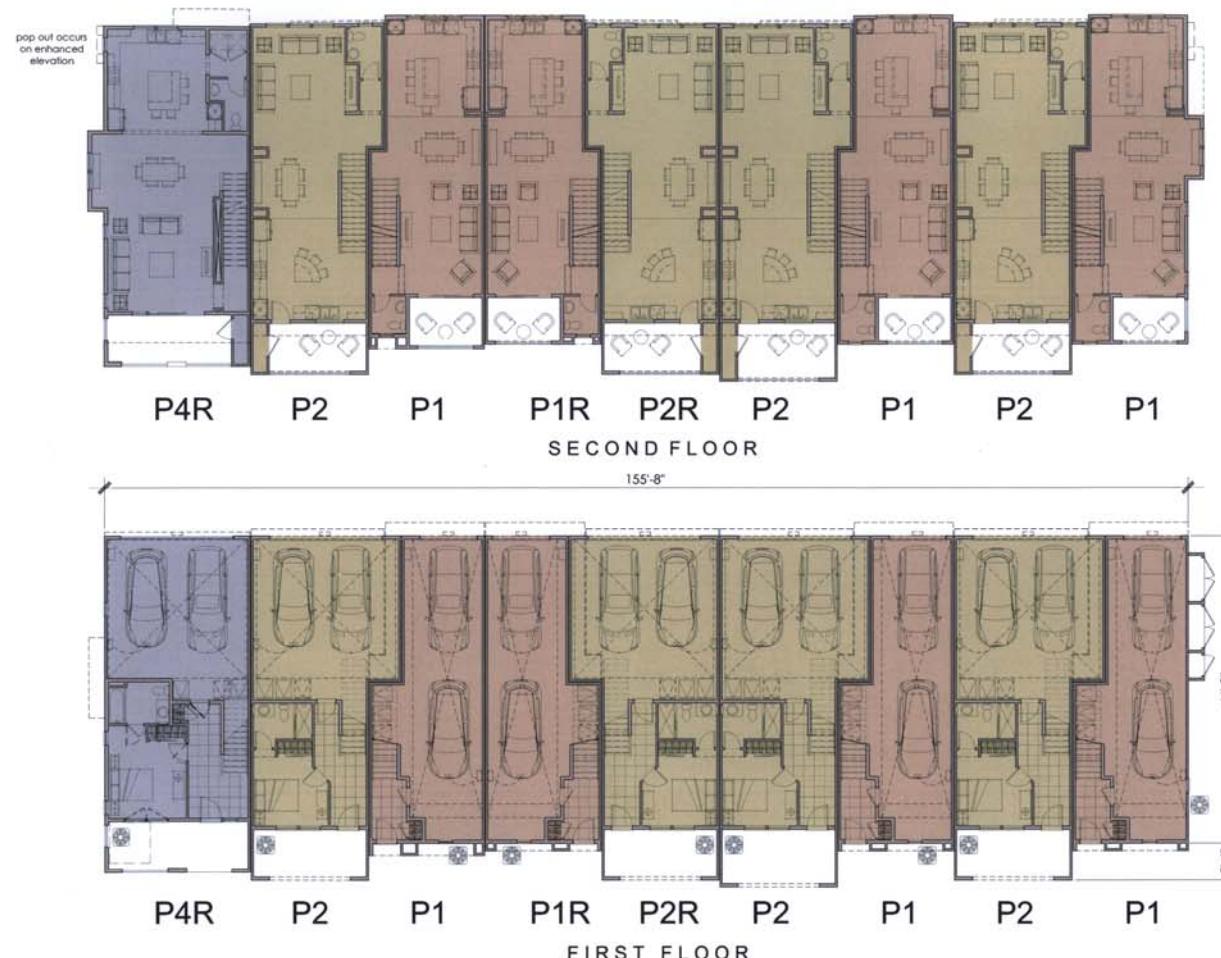
BOULEVARD phase 1



3-STORY TOWNHOMES
BUILDING 4B (9-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

MAY 24, 2016

A2.26



BUILDING SQUARE FOOTAGE
R-2 LIVING: 14,445 SF NET
UTILITY (GAR/METER): 4,517 SF NET

DEVELOPER:
CALATLANTIC
HOMES®

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • CONSTRUCTORS

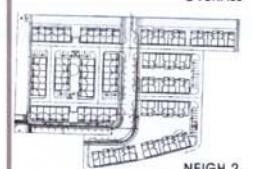
ARCHITECT:
ktg
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



OVERALL

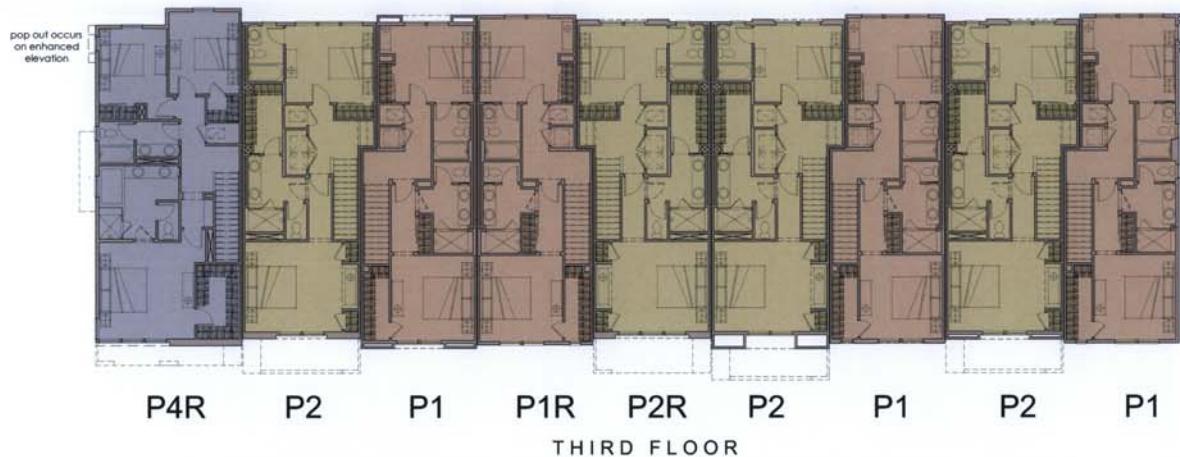


NEIGH 2

3-STORY TOWNHOMES
BUILDING 4B (9-PLEX)
FLOOR PLANS
0 4 8 16 24 FEET

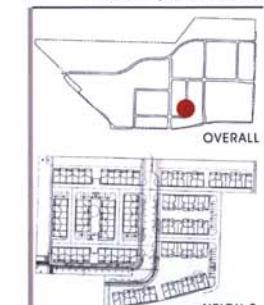
MAY 24, 2016

A2.27



BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES
PLAN 1 FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

A2.28

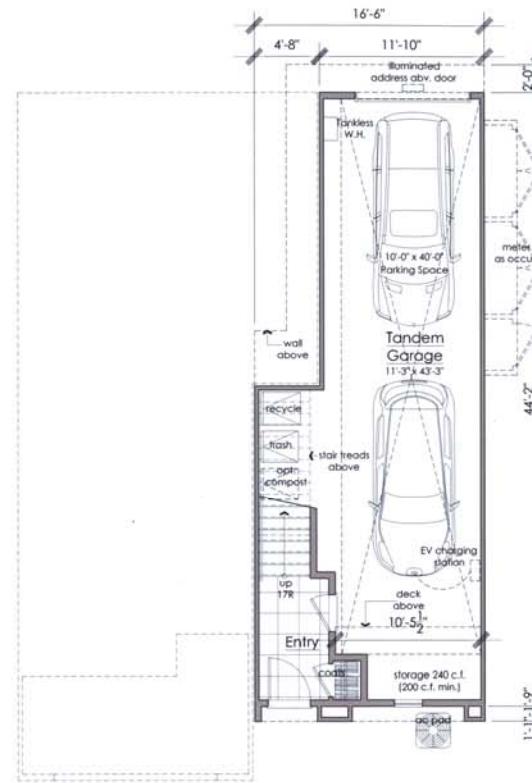


THIRD FLOOR



SECOND FLOOR

2 BR / 2.5 BA
LIVING: 1337 SF NET
GARAGE: 522 SF NET



FIRST FLOOR

Storage Summary: (200 c.f. Min.)
240 c.f. Garage storage area
240 c.f. Total Storage

BOULEVARD phase 1



3-STORY TOWNHOMES
 PLAN 2 FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

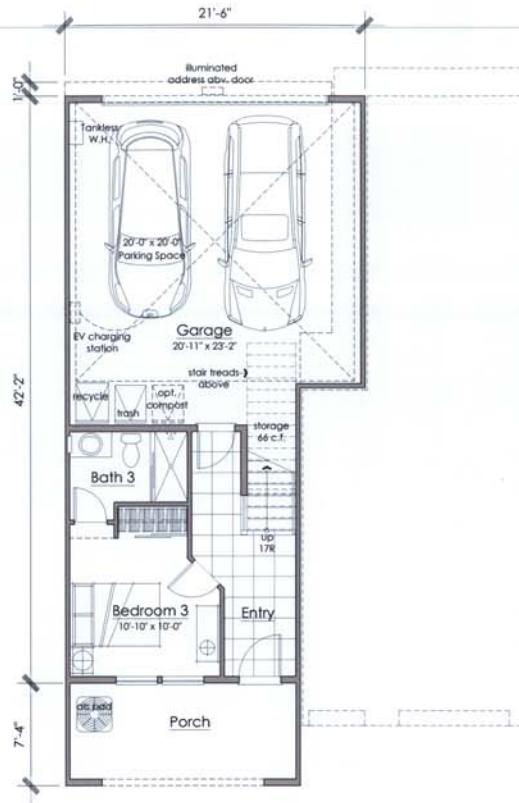
A2.29



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 B R / 3.5 B A
 LIVING: 1719 SF NET
 GARAGE: 486 SF NET

Storage Summary: (200 c.f. Min.)
 66 c.f. Garage under stairs
 140 c.f. Deck storage closet
 206 c.f. Total Storage

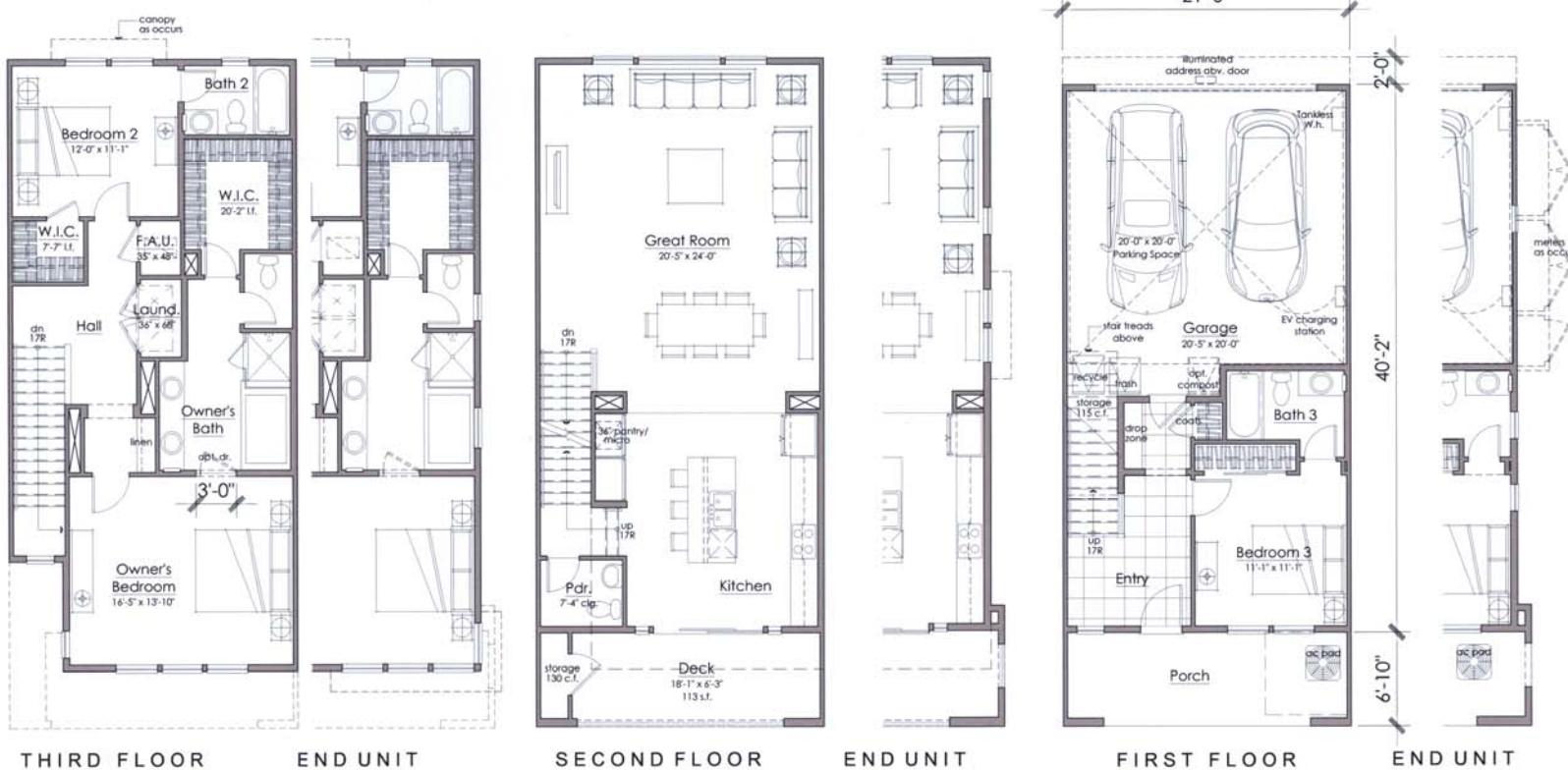
DEVELOPER:
CALATLANTIC
 HOMES™

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:
ktgy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



THIRD FLOOR

END UNIT

SECOND FLOOR

END UNIT

FIRST FLOOR

END UNIT

3 B R / 3.5 B A
 LIVING: 1982 SF NET
 GARAGE: 462 SF NET

Storage Summary: (200 c.f. Min.)
 115 c.f. Garage under stairs
 130 c.f. Deck storage closet
 245 c.f. Total Storage

Dublin, California



NEIGH 2
3-STORY TOWNHOMES
 PLAN 3 FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

A2.30

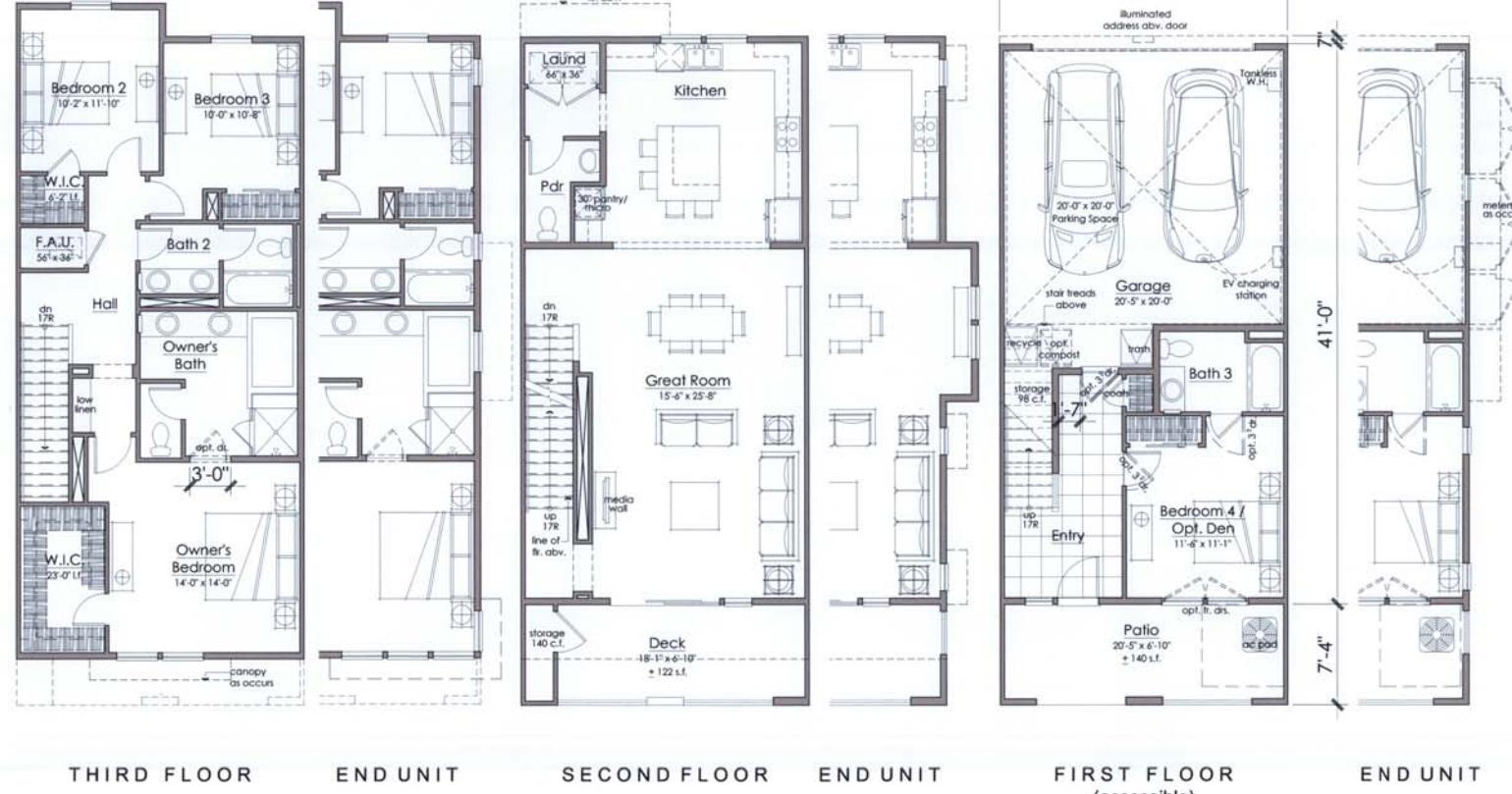
DEVELOPER:
 CALATLANTIC
HOMES™

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
ENGINEERING • PLANNING • DEVELOPMENT

ARCHITECT:
 ktgjy
Architecture+Planning

LANDSCAPE ARCHITECT:
 GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



4 B R / 3.5 B A
LIVING: 2112 SF NET
GARAGE: 469 SF NET

Storage Summary: (200 c.f. Min.)
98 c.f. Garage under stairs
140 c.f. Deck storage closet
238 c.f. Total Storage



0 2 4 8 12 FEET

MAY 24, 2016

A2.31

DEVELOPER:

CALATLANTIC
HOMES™

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + DEVELOPERS

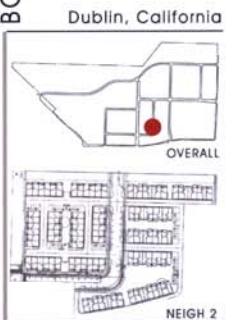
ARCHITECT:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

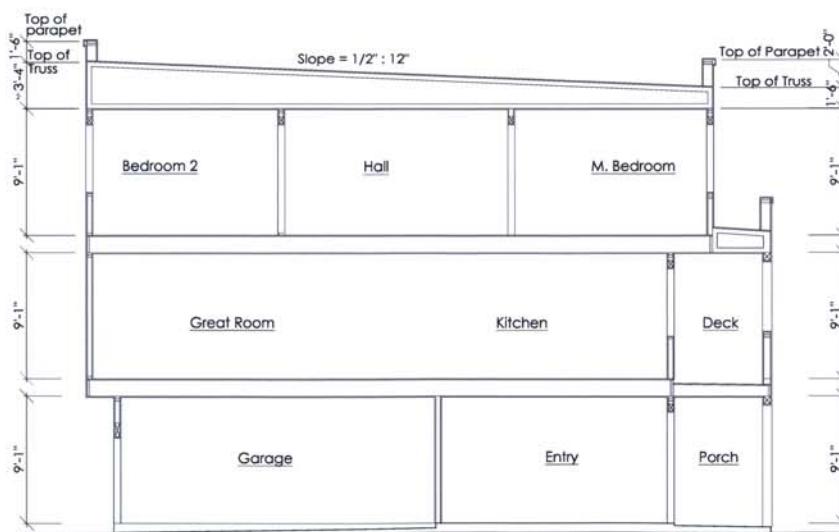
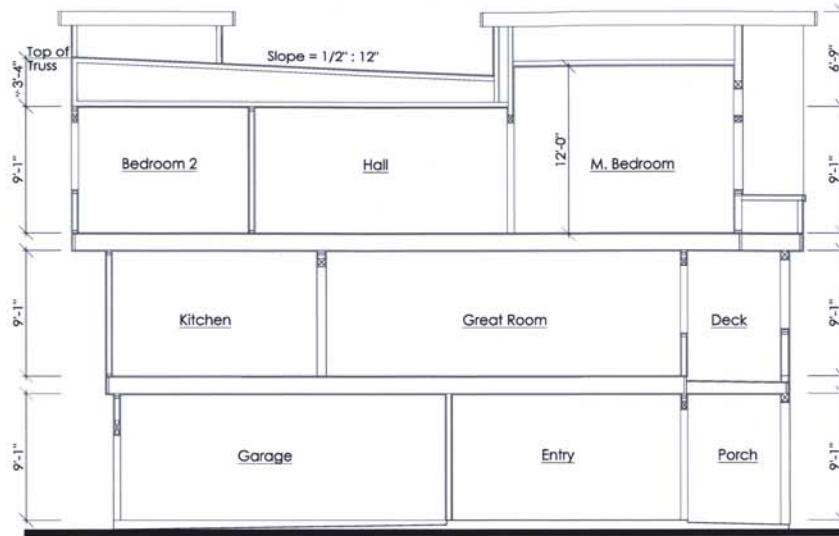
BOULEVARD phase 1



3-STORY TOWNHOMES
BUILDING 1(6 Plex) Sections

0 4 8 16 24 FEET

MAY 24, 2016
A2.32



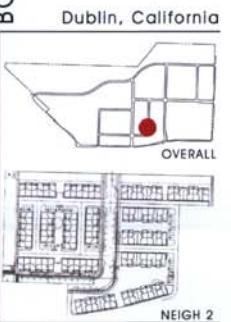
DEVELOPER:
CALATLANTIC HOMES™

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS + PLANNERS + SURVEYORS

ARCHITECT:
ktgvy
 Architecture+Planning

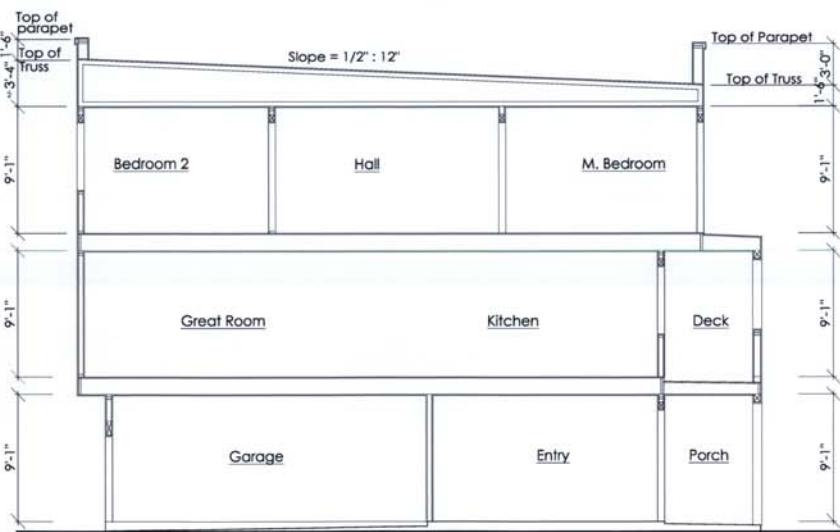
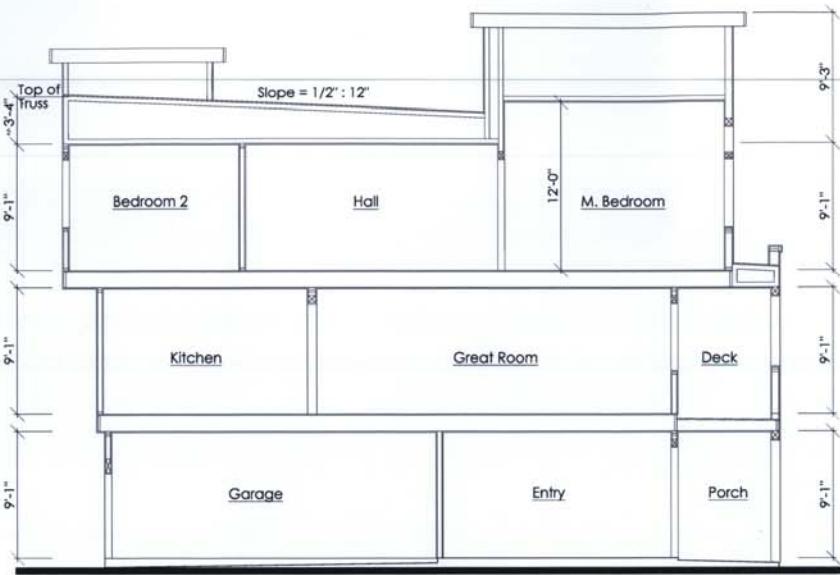
LANDSCAPE ARCHITECT:
GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



3-STORY TOWNHOMES
 BUILDING 1(6 Plex) Sections
 0 4 8 16 24 FEET

MAY 24, 2016
A2.33



DEVELOPER:
CALATLANTIC HOMES®

CIVIL ENGINEER:
RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS + PLANNERS + DEVELOPERS

ARCHITECT:
ktgjy
 Architecture+Planning

LANDSCAPE ARCHITECT:
GATES +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

Dublin, California

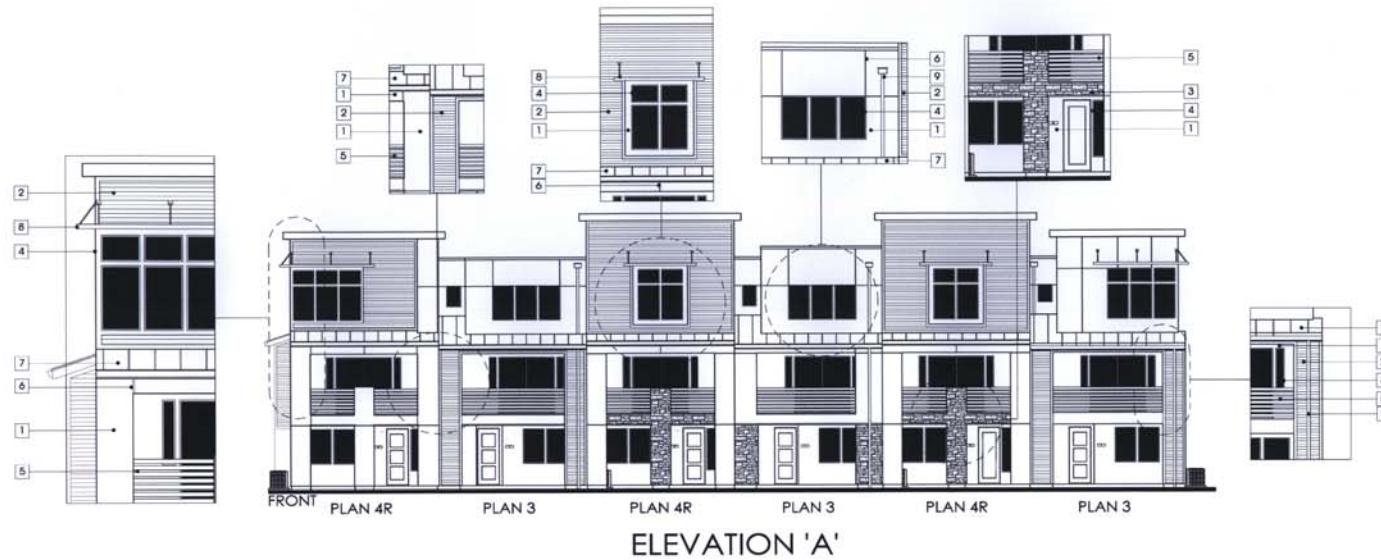


3-STORY TOWNHOMES

Elevation 'A' & 'B' Details
 0 4 8 16 24 FEET

MAY 24, 2016

A2.34

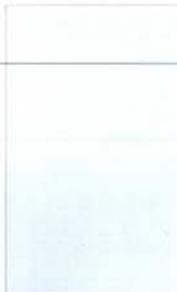


MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. POLYCARBONATE METAL RAILINGS
6. METAL REGLET
7. METAL ROOF
8. OPEN METAL / MESH CANOPIES
9. METAL DOWNSPOUT
10. BRICK VENEER



SCHEME 1



BODY 1
Sherwin Williams:
7571, Casa Blanca



BODY 2
Sherwin Williams:
7533, Khaki Shade



BODY 3
Sherwin Williams:
7046, Anonymous



GARAGE #1
Sherwin Williams:
7046, Anonymous



GARAGE #2, UNIT
ENTRY & ACCENT
Sherwin Williams:
7645, Thunder Gray

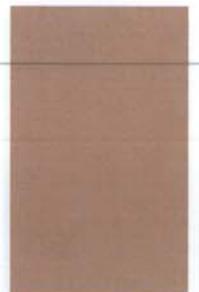


STONE ('A' Elevations)



BRICK ('B' Elevations)

SCHEME 2



BODY 1
Sherwin Williams:
7536, Bittersweet Stem



BODY 2
Sherwin Williams:
7033, Brainstorm Bronze



BODY 3
Sherwin Williams:
6385, Dover White



GARAGE #1
Sherwin Williams:
6385, Dover White



GARAGE #2, UNIT
ENTRY & ACCENT
Sherwin Williams:
7048, Urbane Bronze



STONE ('A' Elevations)



BRICK ('B' Elevations)

SCHEME 3



BODY 1
Sherwin Williams:
7039, Virtual Taupe



BODY 2
Sherwin Williams:
7038, Tony Taupe



BODY 3
Sherwin Williams:
6140, Moderate White



GARAGE #1
Sherwin Williams:
6140, Moderate White



GARAGE #2, UNIT
ENTRY & ACCENT
Sherwin Williams:
7027, Well-Bred Brown



STONE ('A' Elevations)



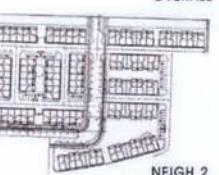
BRICK ('B' Elevations)

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 2

3-STORY TOWNHOMES
COLOR/MATERIALS

MAY 24, 2016

A2.35

DEVELOPER:
CALATLANTIC HOMES™

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + DEVELOPERS

ARCHITECT:
ktggy
Architecture+Planning

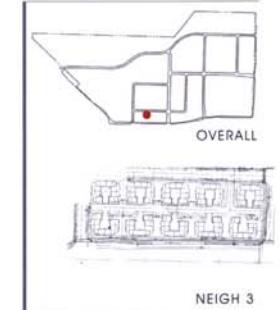
LANDSCAPE ARCHITECT:
GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE

EXTERIOR COLOR CONSULTANT:
AT DESIGN CONSULTING
2011 Mission Road, Suite 400, Irvine, CA 92612
949.754.5313 | www.adtconsulting.us

NEIGH 3 & 4

BOULEVARD phase 1

Dublin, California



NEIGH 3
NEIGHBORHOOD 3
SITE DEVELOPMENT PLAN
(ULTIMATE CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

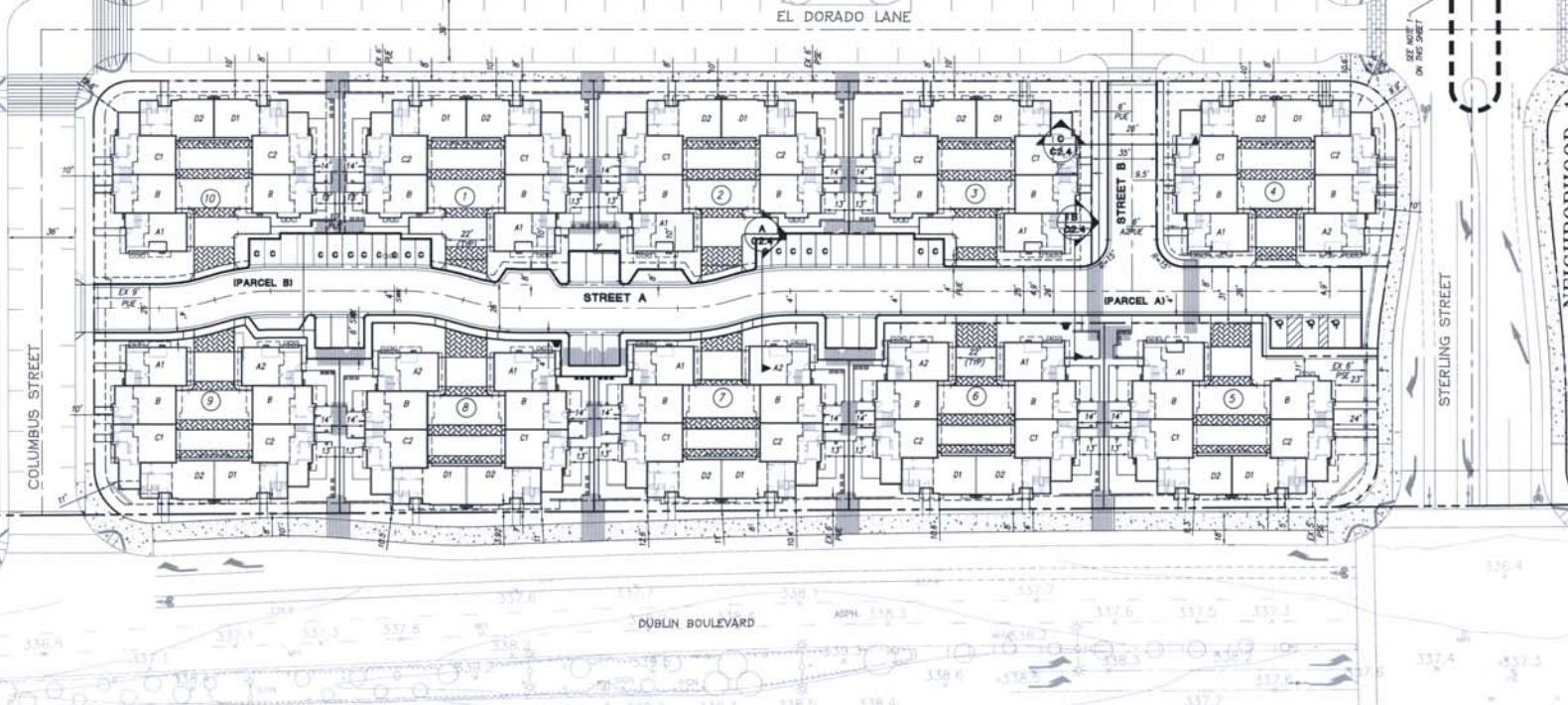
C2.1

NOTE:

- RAISED MEDIAN OPENING WILL ONLY OCCUR DURING INTERIM CONDITION. THE RAISED MEDIAN WILL BE "CLOSED" AT THIS LOCATION FOR ULTIMATE CONDITION AS SHOWN ON THE CITY APPROVED TRACT 8150 VESTING TENTATIVE MAP AND ON SHEET TM4.2 OF THE VESTING TENTATIVE MAP.

NEIGHBORHOOD 4

EL DORADO LANE



NOTE:

- RAISED MEDIAN OPENING WILL ONLY OCCUR DURING INTERIM CONDITION. THE RAISED MEDIAN WILL BE "CLOSED" AT THIS LOCATION FOR ULTIMATE CONDITION AS SHOWN ON THE CITY APPROVED TRACT 8150 VESTING TENTATIVE MAP AND ON SHEET TM4.2 OF THE VESTING TENTATIVE MAP.

Brookfield
Residential

A
CALATLANTIC
HOMES™

RJA
RUGGERI-JENSEN-AZAR
Architects & Planners, Inc.

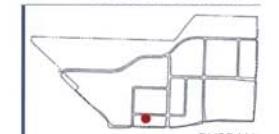
GATES
+ASSOCIATES
Landscaping Design Services

ktgy

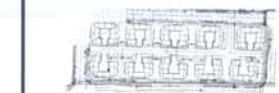
WILLIAM HEDDAL HALLER
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL



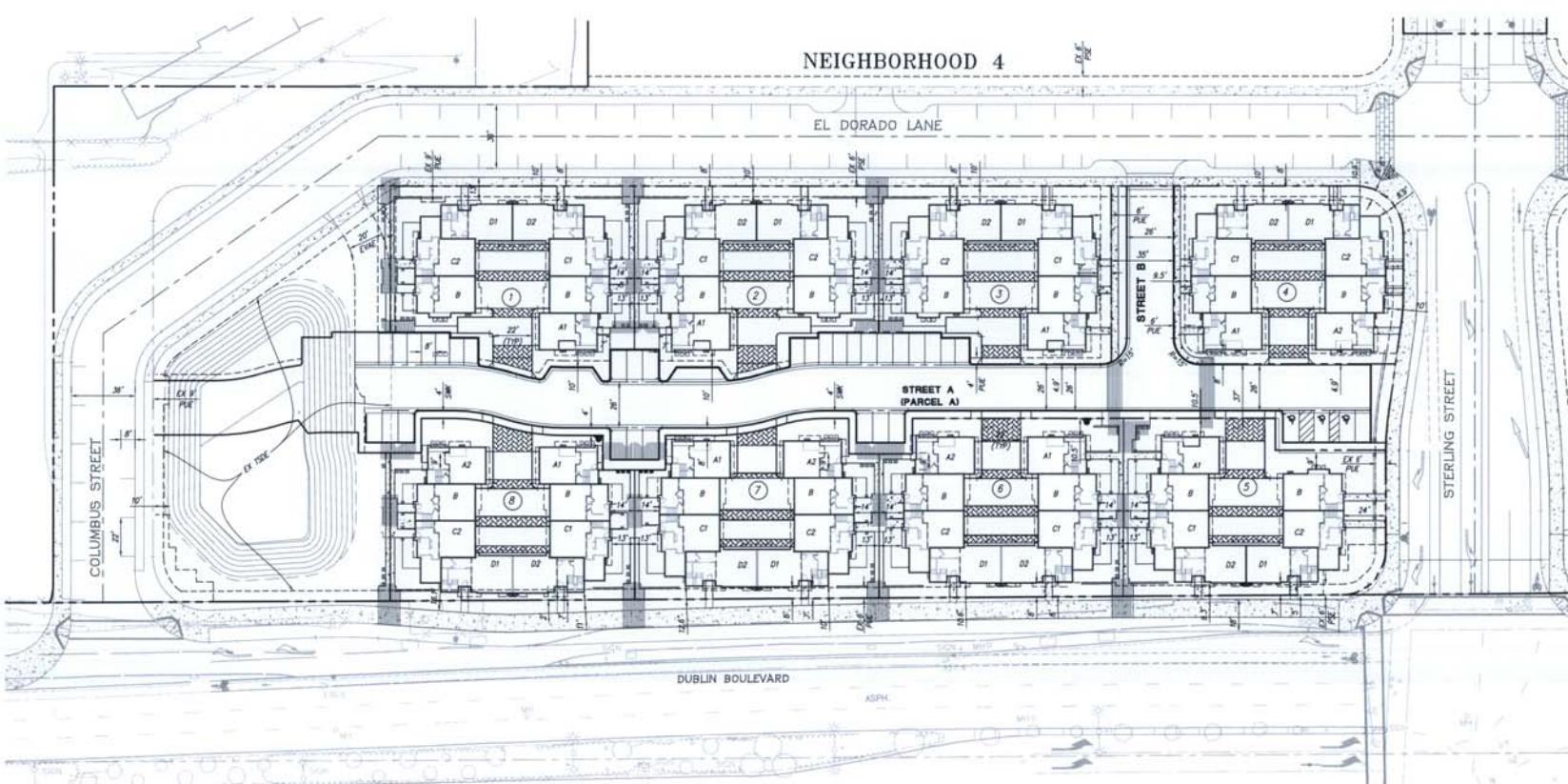
NEIGH 3

NEIGHBORHOOD 3
SITE DEVELOPMENT PLAN
(INTERIM CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

C2.2



Dublin, California



NEIGHBORHOOD 3
LAND USE SUMMARY TABLES

0 15 30 60 120 FEET

MAY 24, 2016

C2.3

LAND USE SUMMARY TABLE

A: DENSITY CALCULATIONS (FOR N3)

	PROPOSED	PER SPECIFIC PLAN
1. GROSS SITE AREA (ACREAGE)	3.74 AC	—
2. NET SITE AREA (ACREAGE) (SEE NOTE 1 BELOW)	3.74 AC	—
3. TOTAL NO. OF UNITS	75	—
4. NET DENSITY (SEE NOTE 2 BELOW)	20.1 UNITS/NET ACRE	—
5. PERMITTED DENSITY PER SPECIFIC PLAN LAND USE DISTRICT: GENERAL COMMERCIAL DUBLIN CROSSING MEDIUM - HIGH DENSITY RESIDENTIAL (GC/DC HDR)	20.1 UNITS/NET ACRE 0.25 TO 1.0 FAR	20.1-25 UNITS/NET ACRE 0.25 TO 1.0 FAR

B: DEVELOPMENT SETBACKS STANDARD

	PROPOSED (MINIMUM)	PER SPECIFIC PLAN
1. FRONT STREET FACING DUBLIN BLVD - LIVING	10 FEET	10 FEET
2. FRONT STREET FACING DUBLIN BLVD - PORCH	5 FEET	5 FEET
3. SIDE - CORNER/LIVING	N/A	10 FEET
4. SIDE - PORCH	N/A	5 FEET
5. REAR - LIVING	N/A	4 FEET
6. REAR - GARAGE	N/A	5 FEET
7. BUILDING FACE TO BUILDING FACE SEPARATION	8 FEET	8 FEET

C: USABLE OUTDOOR SPACE CALCULATIONS

1. NET SITE AREA (SF) (SEE NOTE 1 BELOW)	162,763 SF	—
2. COMMON & PRIVATE OUTDOOR SPACE (SF)	45,067 SF	—
3. PERCENTAGE OF NET SITE AREA	27%	—
4. PERMITTED MINIMUM USABLE OUTDOOR SPACE	—	15%

D: UNIT SUMMARY

	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT
1. PLAN A1	10	1563 SF
2. PLAN A2	5	1528 SF
3. PLAN B	20	1497 SF
4. PLAN C1	10	1666 SF
5. PLAN C2	10	1908 SF
6. PLAN D1	10	1569 SF
7. PLAN D2	10	2407 SF
TOTAL	75	—

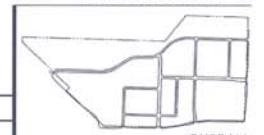
NOTES:

- NET ACREAGE OR NET SITE AREA IS DEFINED AS THE GROSS ACREAGE LESS BACKBONE STREET, PUBLIC STREET, AND RIGHT OF WAY AREA.

WILLIAM HEZMALHALCH
ARCHITECTS INC.

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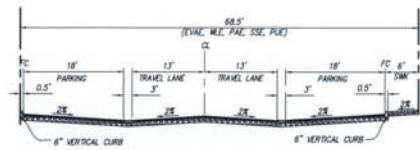
Dublin, California



NEIGHBORHOOD 3 STREET SECTIONS

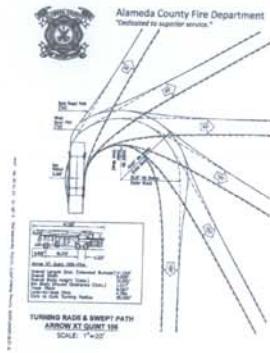
MAY 24, 2016

C2.4



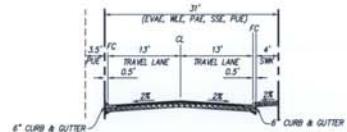
NOT TO SCALE

A STREET A



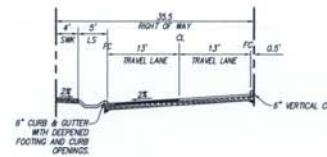
NOT TO SCALE

B STREET B



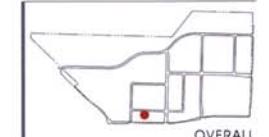
NOT TO SCALE

C STREET B

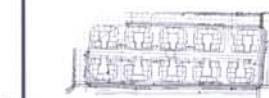


BOULEVARD phase 1

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OVERALL



NEIGH 3

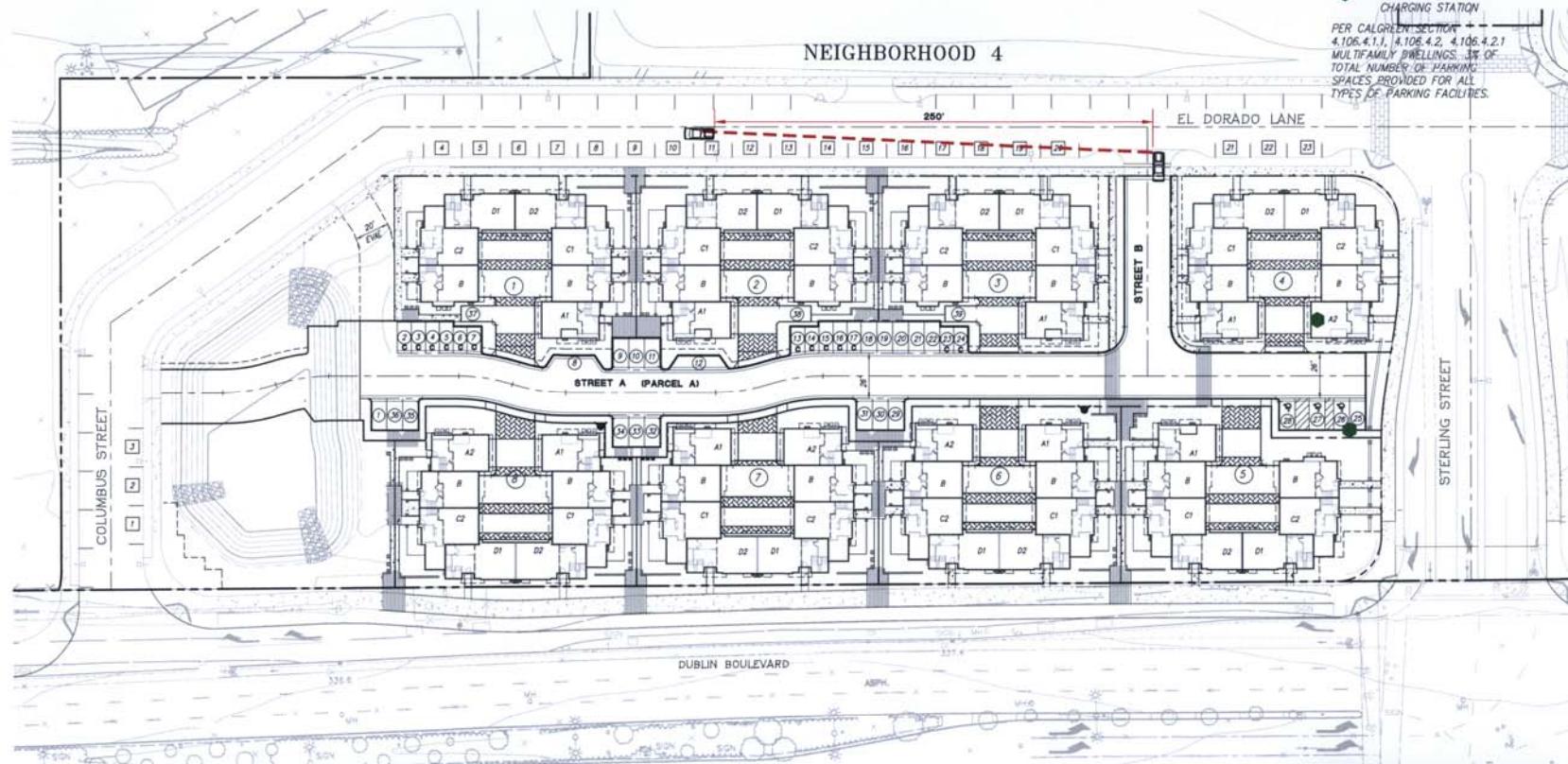
NEIGHBORHOOD 3
PARKING PLAN
(INTERIM CONDITION)



0 15 30 60 120 FEET

MAY 24, 2016

C2.5.1



- NOTE:**
1. ALL PARKING SPACES ON PUBLIC STREETS AND IN-TRACT ARE UNASSIGNED.
 2. AN ADDITIONAL 2 GUEST PARKING SPACES ARE PROVIDED ABOVE & BEYOND MINIMUM SPACE REQUIRED.

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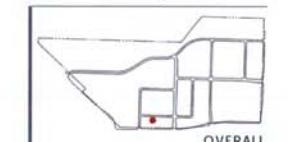
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

xtgjy

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ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



NEIGH 3
OVERALL
PARKING PLAN
(ULTIMATE CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

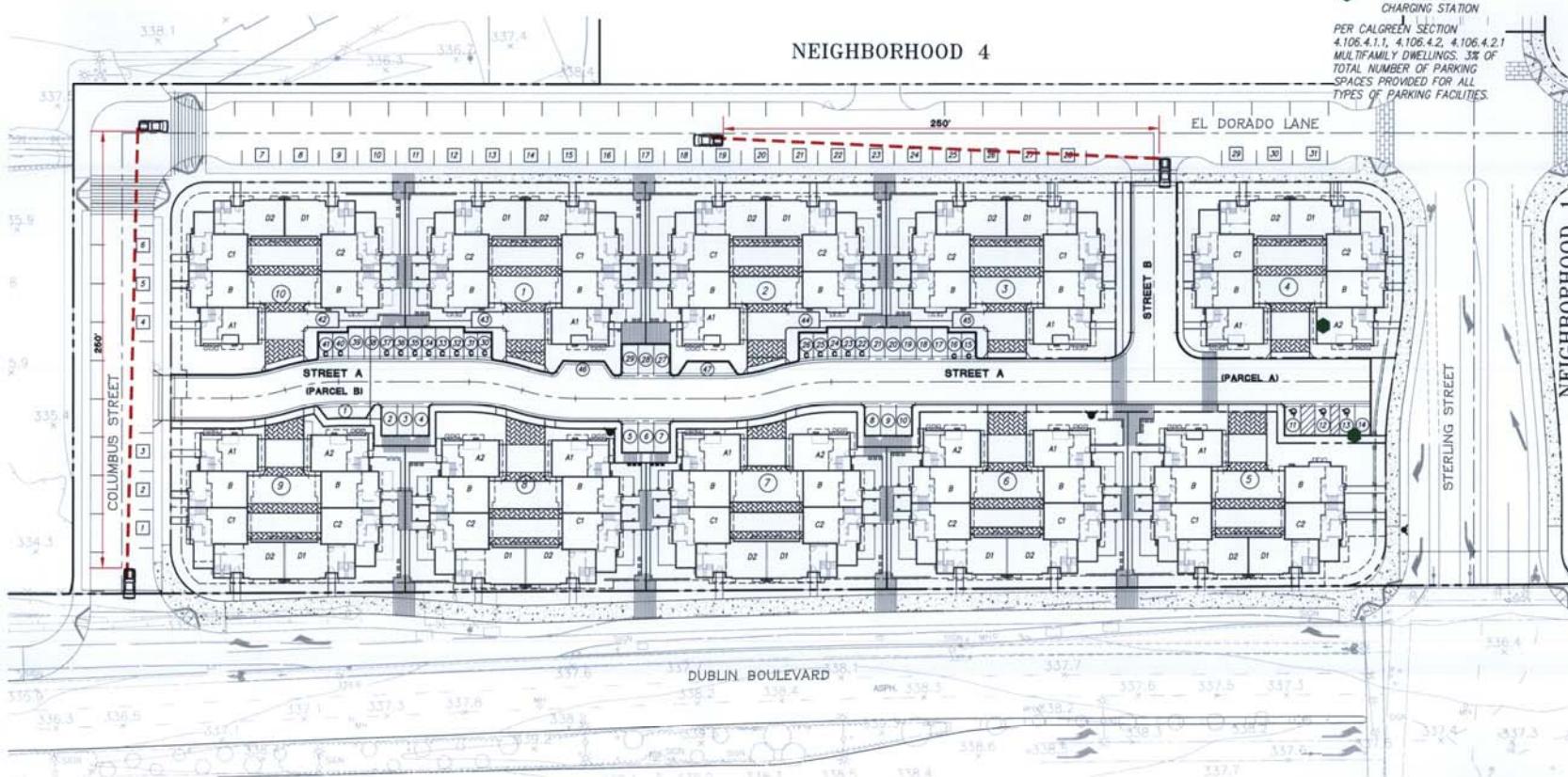
C2.5.2

LEGEND:

- ① ON-SITE GUEST PARKING
- ② HANDICAP PARKING
- ③ PUBLIC STREET PARKING
- SIGHT LINE

● PROPOSED EV CHARGING STATION

PER CALGREEN SECTION
4.106.4.1.1, 4.106.4.2, 4.106.4.2.1
MULTIFAMILY DWELLINGS. 3% OF
TOTAL NUMBER OF PARKING
SPACES PROVIDED FOR ALL
TYPES OF PARKING FACILITIES.



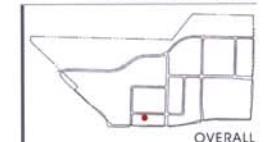
PARKING SUMMARY	REQUIRED	PROVIDED
RESIDENT SPACES (GARAGE)	150	150
GUEST SPACES (ON-SITE)	47	31
GUEST SPACES (PUBLIC STREET)	75 (TOTAL)	31
PARKING RATIO (75 UNITS)	3	3.04
EXCESS GUEST PARKING	—	3

NOTE:

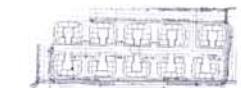
1. ALL SPACES ON PUBLIC STREET AND INTRACT PARKING ARE UNASSIGNED
2. AN ADDITIONAL 3 GUEST PARKING SPACES ARE PROVIDED ABOVE & BEYOND MINIMUM SPACE REQUIRED.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 3

NEIGHBORHOOD 3
FIRE ACCESS PLAN
(ULTIMATE CONDITION)

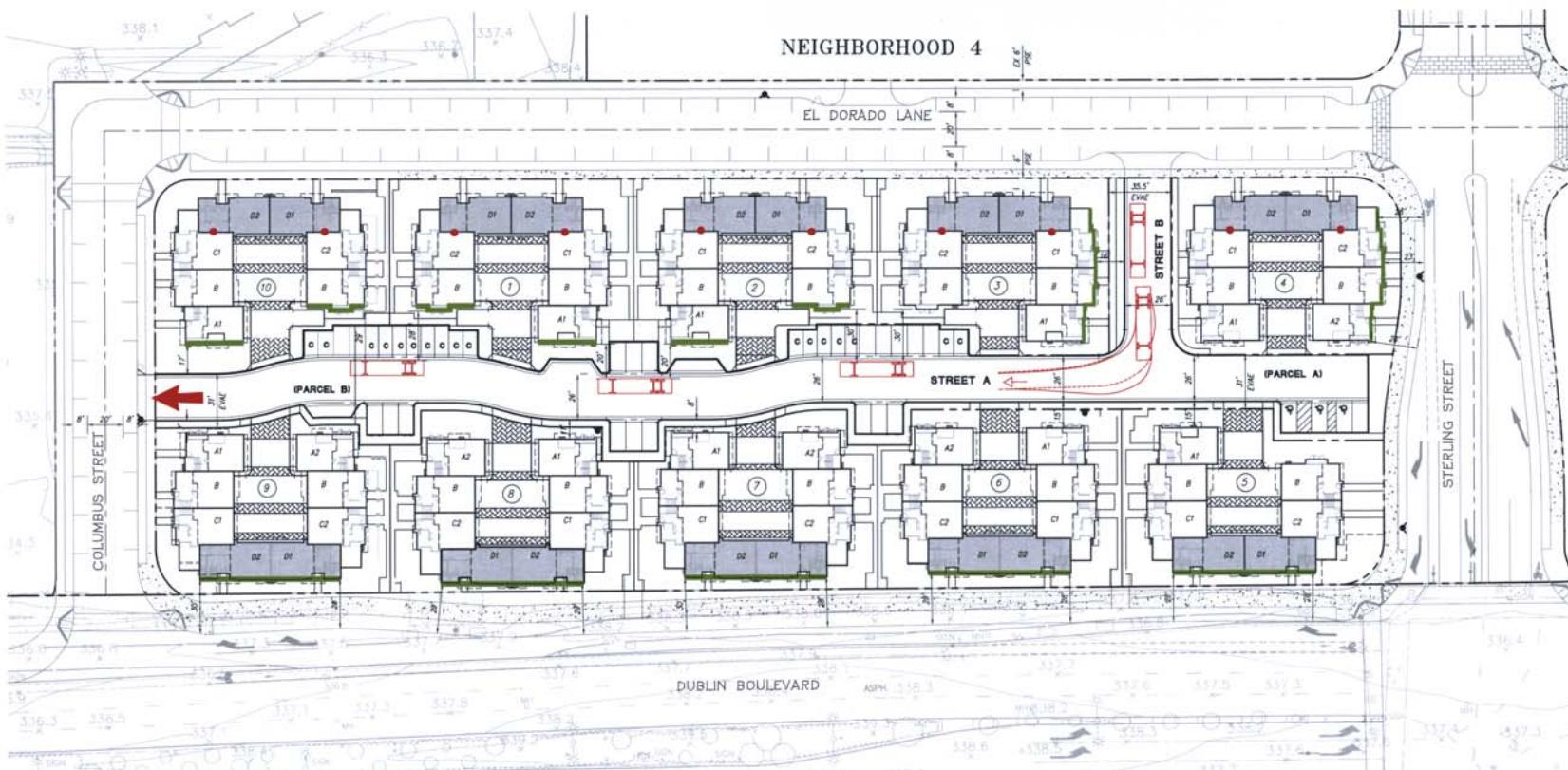


0 15 30 60 120 FEET

MAY 24, 2016

C2.6

NOTE:
1. TURNING PATH AND RADII SHOWN ON THIS PLAN IS BASED ON "ARROW XT QUINT 105" FIRE TRUCK TEMPLATE PER ALAMEDA COUNTY FIRE DEPARTMENT. SEE DETAIL D ON SHEET C2.4.
2. FIRE APPARATUS ROADWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES. ROADWAYS UNDER 36 FEET WIDE SHALL BE POSTED WITH SIGNS OR SHALL HAVE RED CURBS PAINTED WITH LABELS ON ONE SIDE. ROADWAYS UNDER 28 FEET WIDE SHALL BE POSTED WITH SIGNS OR SHALL HAVE RED CURBS PAINTED WITH LABELS ON BOTH SIDES OF THE STREET AS FOLLOW: "NO STOPPING FIRE LANE - CVC 22500.1"
3. BUILDINGS 1-4 AND 10 WILL REQUIRE AN EXTERNAL FIRE LADDER.



LEGEND:

- ROOF ACCESS
- 4-STORY ELEMENTS
- EXTERNAL FIRE LADDER

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Architectural Engineers

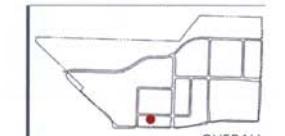
GATES
+ASSOCIATES
Leaders in Architecture

kitsy

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Architects INC.

BOULEVARD phase 1

Dublin, California



OVERALL

NEIGH 3
FIRE ACCESS PLAN
(INTERIM CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

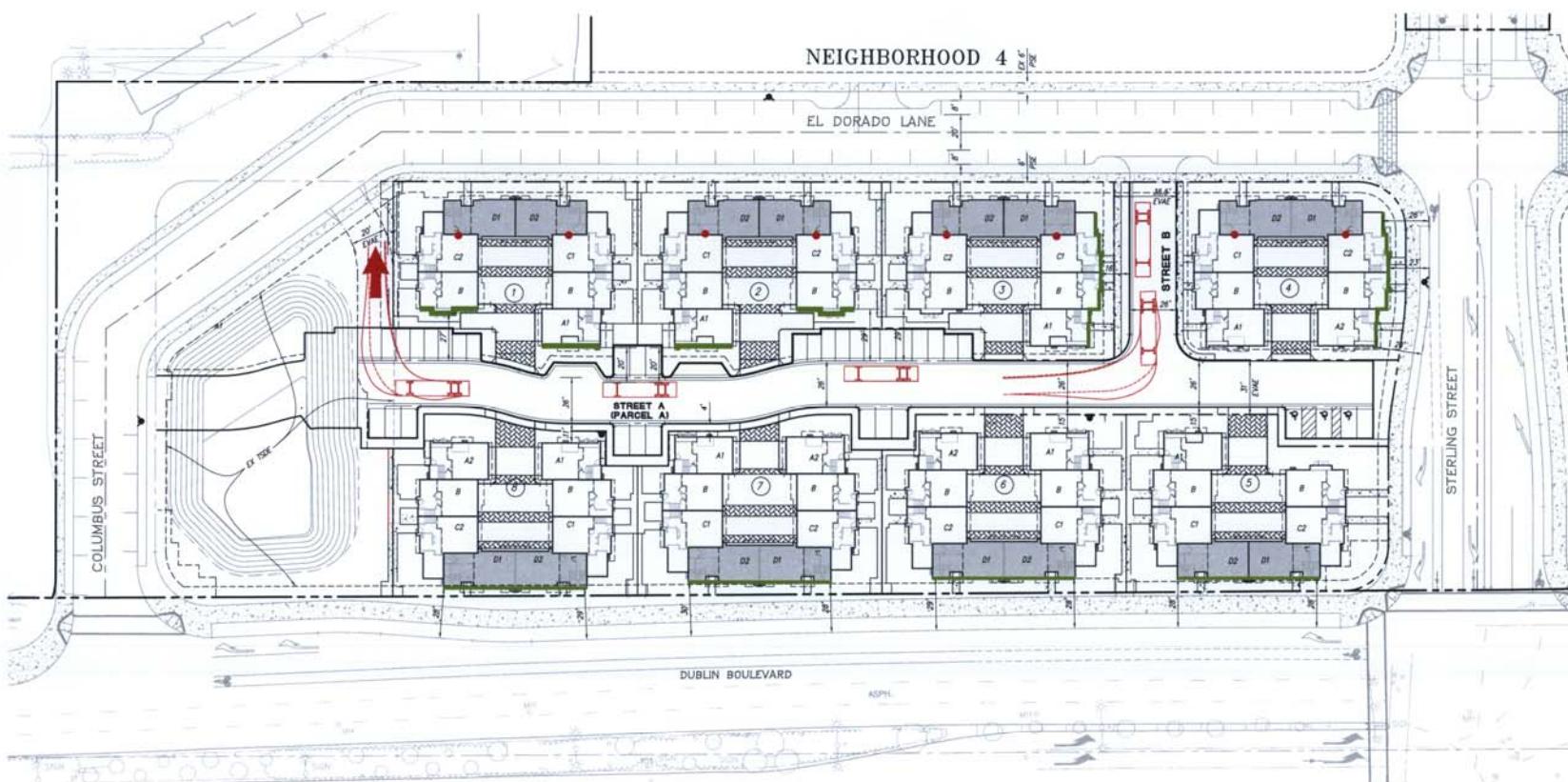
C2.7

NOTE:
1. TURNING PATH AND RADII
SHOWN ON THIS PLAN IS BASED
ON "ARROW XT QUINT 105" FIRE
TRUCK TEMPLATE PER ALAMEDA
COUNTY FIRE DEPARTMENT. SEE
DETAIL D ON SHEET C2.4.

2. STREET ACCESS TO MAINTAIN
15'-30' DISTANCE FOR "TRUCK"
ACCESS TO HIGHEST ELEVATION
OF ATTACHED PRODUCT.

3. BUILDINGS 1-4 WILL REQUIRE AN
EXTERNAL FIRE LADDER.

LEGEND:
— ROOF ACCESS
■ 4-STORY ELEMENTS
● EXTERNAL FIRE LADDER



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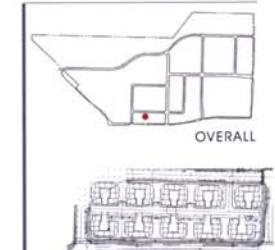
 GATES
+ASSOCIATES

ktgy

WILLIAM HEZMHALCH
ARCHITECTS INC.

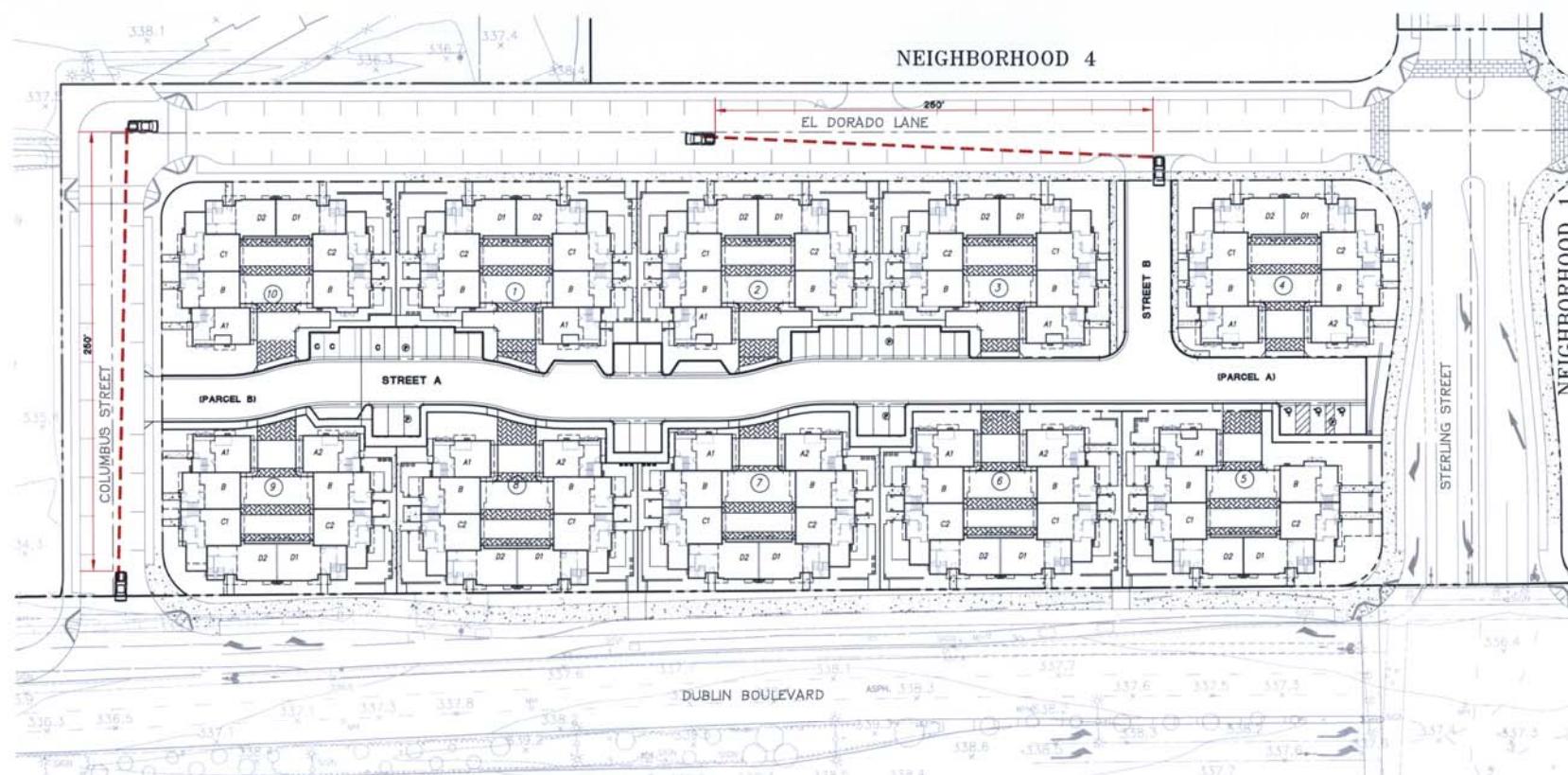
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NEIGHBORHOOD 3 SIGHT DISTANCE PLAN

Page 1 of 1



MAY 24, 2016

C2.8

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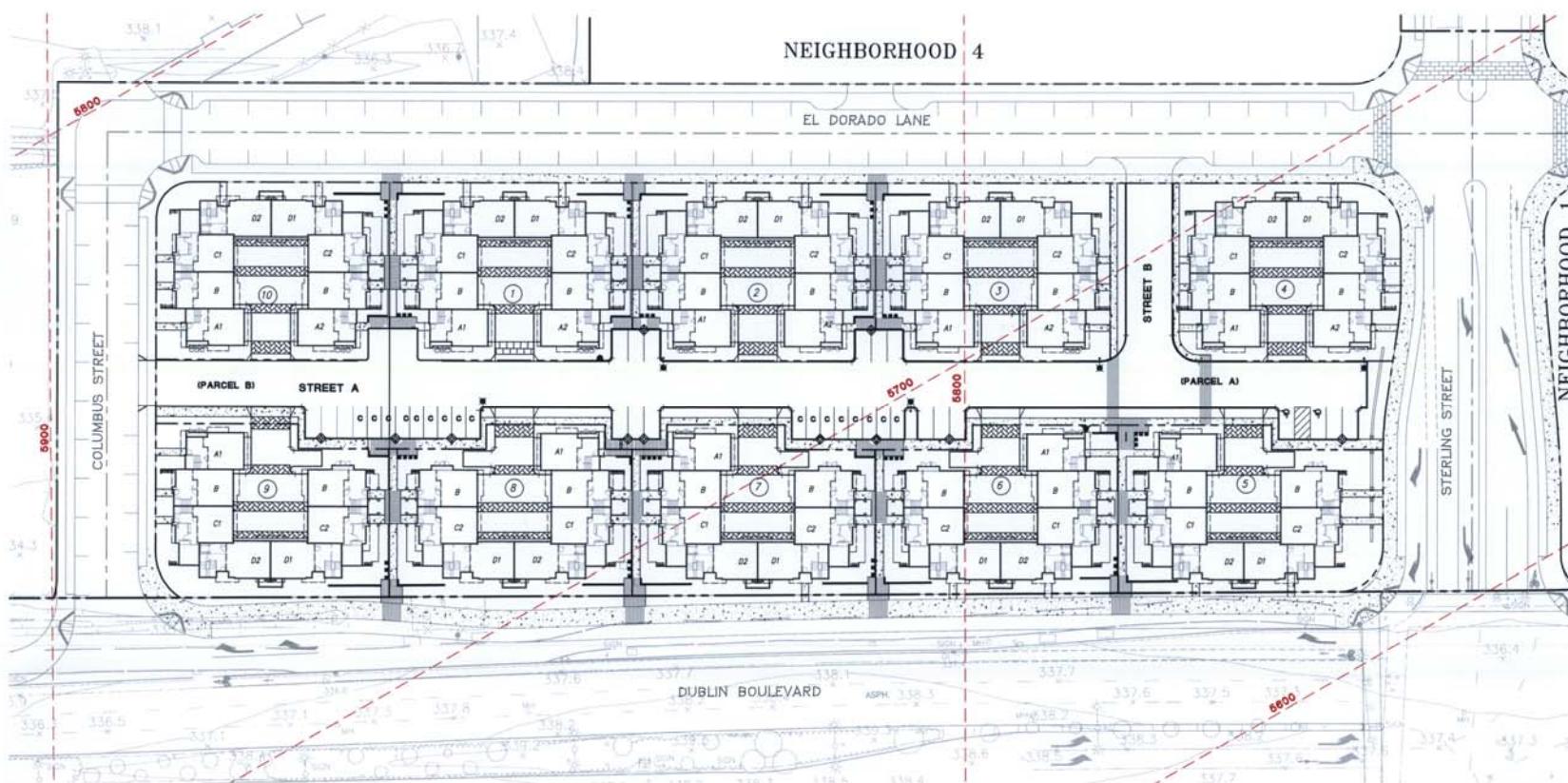


xtgy

WILLIAM HERZMANN INC.

—
—
—

ELGINBROOK



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OVERALL

NEIGHBORHOOD 3 ADDRESS PLAN



NEIGH 3

MAY 24 2016

C2.9

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+ASSOCIATES
LANDSCAPE ARCHITECTURE

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ARCHITECTS INC.

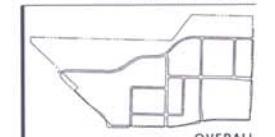
NEIGHBORHOOD 4

LEGEND:

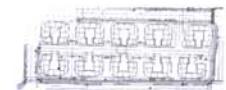
DESIGNATED TRASH
PICKUP LOCATION
(PARKING IS RESTRICTED
ON COLLECTION DAYS)

BONI EWARD phase 1 -

Dublin, California



OVERALL



NEIGH 3

MAY 24, 2016

MAY 24, 2010

C2.10

This architectural site plan illustrates the layout of Neighborhood 4, featuring a grid of buildings bounded by four main streets: EL DORADO LANE (top), COLUMBUS STREET (left), STREET A (right), and STREET B (top-right). The plan shows building footprints with various room types labeled (e.g., A1, A2, B, C1, C2, D1, D2) and specific units circled with numbers (1 through 10). The plan is divided into two parcels: PARCEL B (left side) and PARCEL A (right side). The map also includes property lines, dimensions, and a north arrow.

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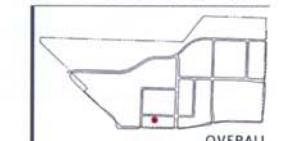
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

ktgy

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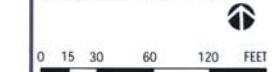
BOULEVARD phase 1

Dublin, California



OVERALL

NEIGH 3
MAILBOX LOCATION PLAN



MAY 24, 2016

C2.11

LEGEND:

 TENTATIVE MAILBOX LOCATION.
FINAL LOCATION SUBJECT TO USPS
APPROVAL.

NEIGHBORHOOD 4

EL DORADO LANE

GANG MAILBOXES FOR
NEIGHBORHOOD 3

MMMM

(PARCEL B)

STREET B

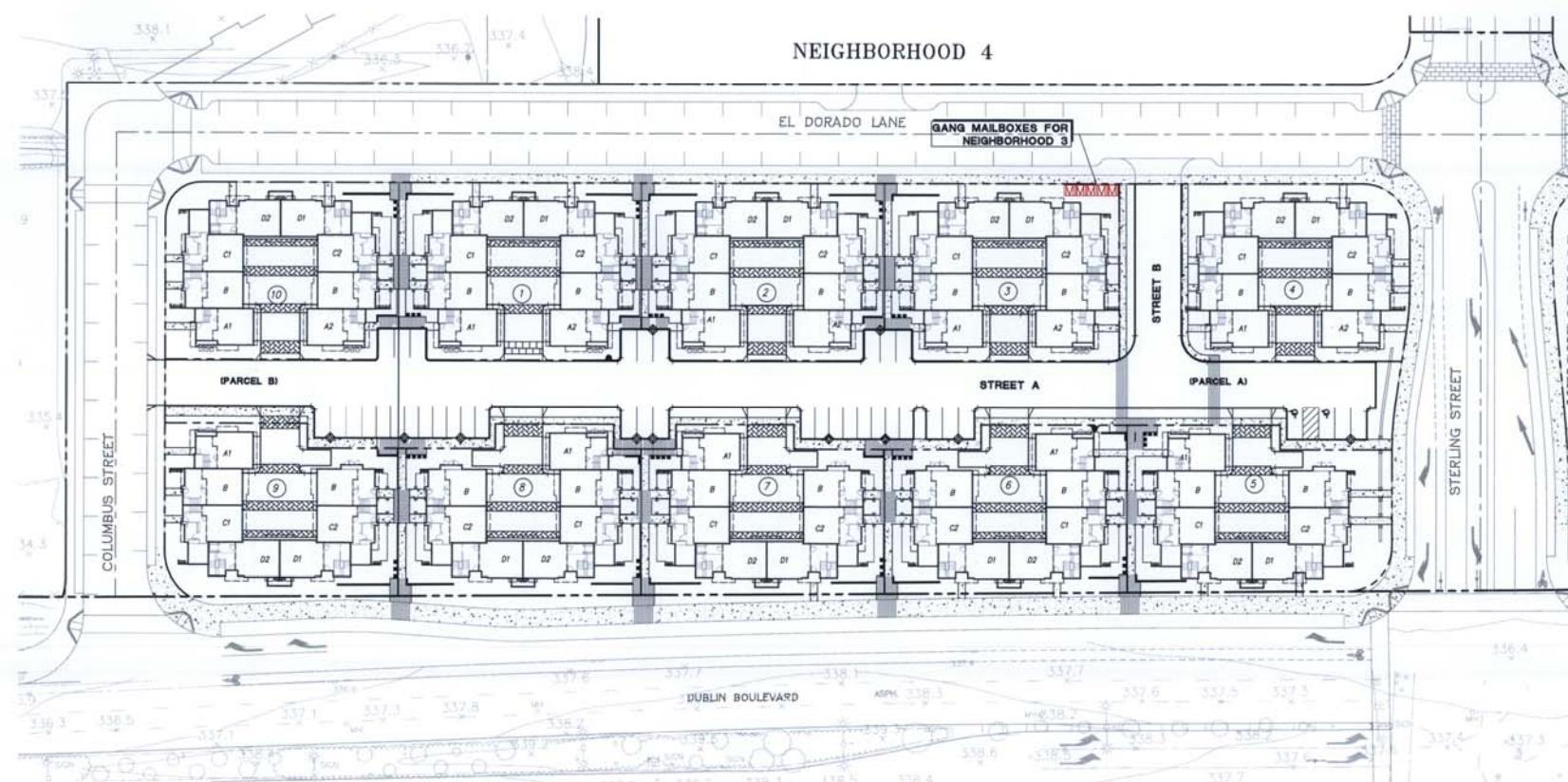
(PARCEL A)

STERLING STREET

NEIGHBORHOOD 1

COLUMBUS STREET

DUBLIN BOULEVARD

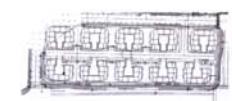


BOULEVARD phase 1

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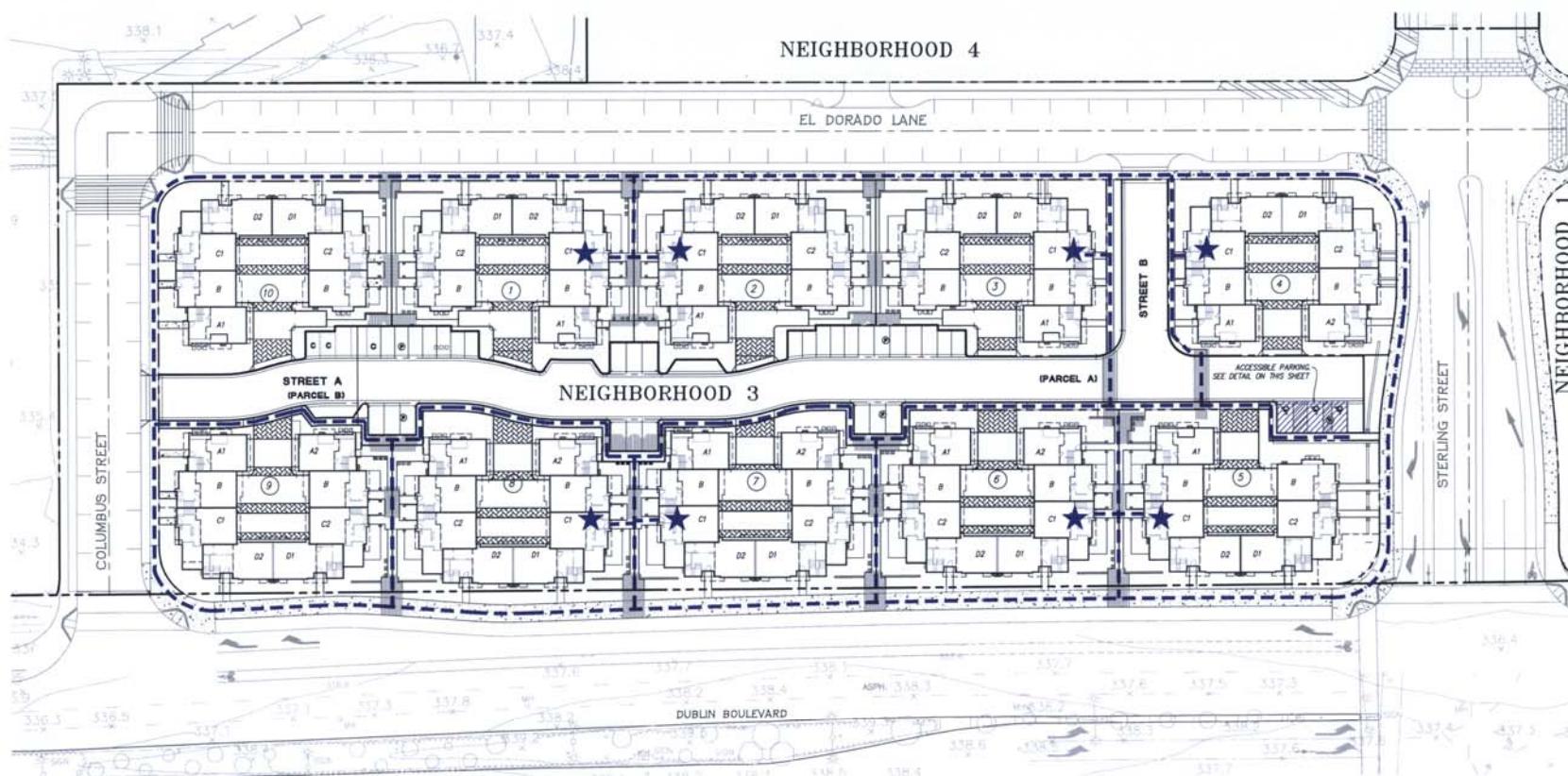
OVERALL



NEIGHBORHOOD 3
ACCESSIBILITY PLAN

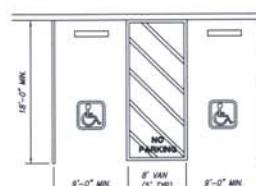
MAY 24, 2016

C2.12



NOTE:

1. ALL SPACES ON PUBLIC STREET AND INTRACT PARKING ARE UNASSIGNED
2. 5% OF PARKING SPACES SHALL BE ACCESSIBLE:
A) ADA PARKING REQUIRED = $47 \times 5\% = 3$



ACCESSIBLE PARKING DETAIL
NOT TO SCALE

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DESIGNERS + ARCHITECTS

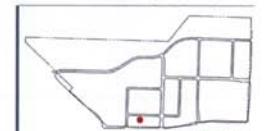
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

kitay

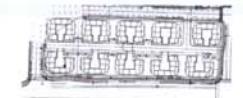
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ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 3

NEIGHBORHOOD 3
MAINTENANCE
RESPONSIBILITY PLAN



0 15 30 60 120 FEET

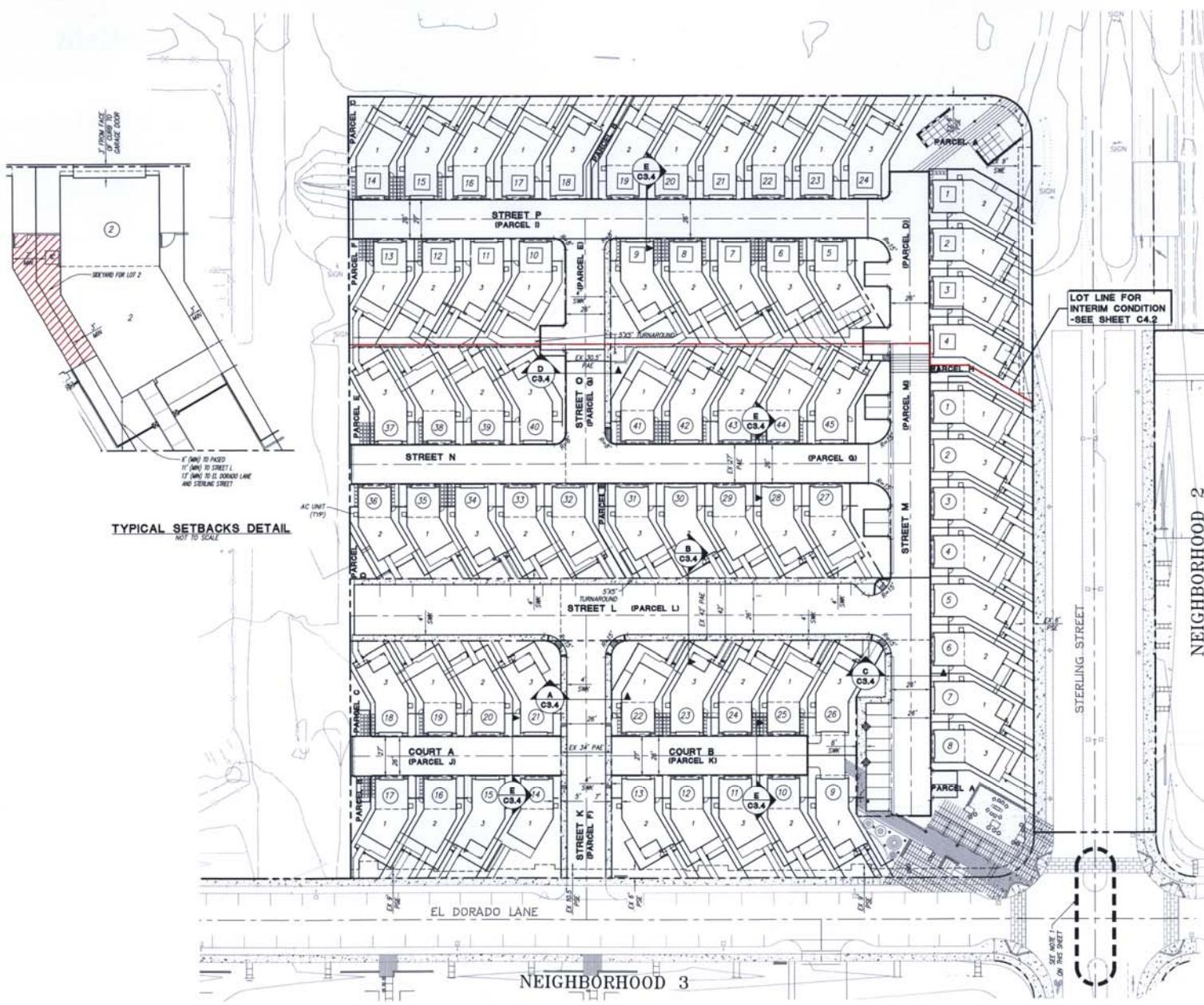
MAY 24, 2016

C2.13

LEGEND:

	OPEN SPACE - HOA MAINTAINED
	PRIVATE STREETS - HOA MAINTAINED
	PUBLIC STREET PARKWAY - HOA MAINTAINED
	MOTOR COURTS - HOA MAINTAINED





The logos are arranged vertically. From top to bottom: 1) Brookfield Residential logo with the word 'Brookfield' in large blue serif letters above 'Residential' in smaller blue serif letters. 2) CalAtlantic Homes logo featuring a stylized 'A' symbol above the words 'CALATLANTIC' in blue serif and 'HOMES™' in blue sans-serif. 3) RJA logo with 'RJA' in a stylized font above 'RUGGERI-JENSEN-AZAR' and 'ARCHITECTS + PLANNERS + DEVELOPERS' in smaller text. 4) GATES + ASSOCIATES logo with a green square icon to the left of the word 'GATES' in large serif, followed by '+ ASSOCIATES' and 'LANDSCAPE ARCHITECTURE' in smaller serif.

BOUILLIÉ MARIE-CHRISTINE

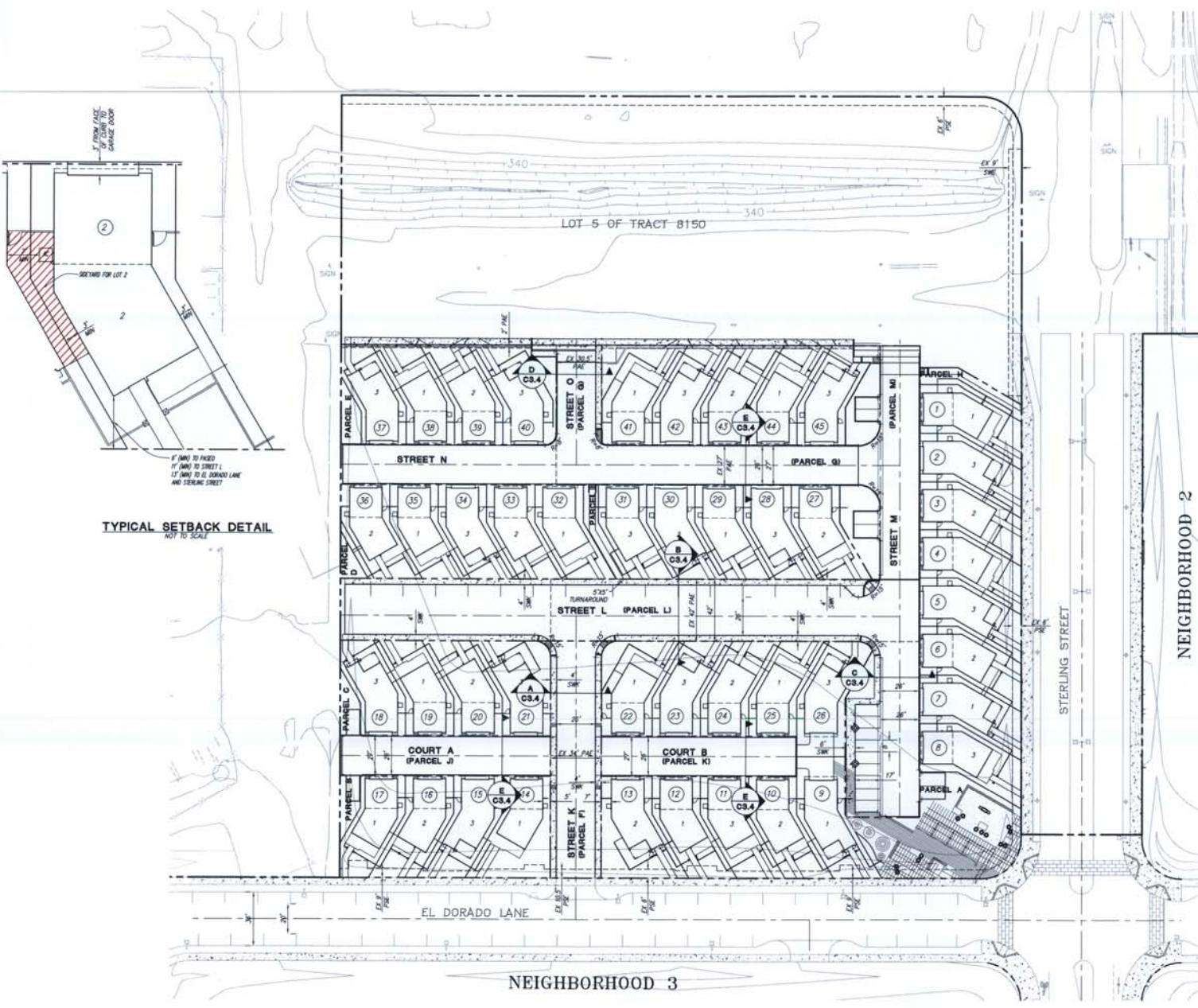
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**NEIGHBORHOOD 4
SITE DEVELOPMENT PLAN
(ULTIMATE CONDITION)**

MAY 24, 2016

C3.1



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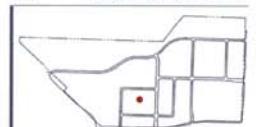
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

ktgy
Architectural Planning

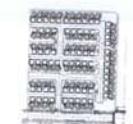
WILLIAM HEZMHALCH
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BOULEVARD phase 1 -

Dublin, California



OVERALL



NEIGH 4

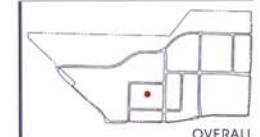
**NEIGHBORHOOD 4
SITE DEVELOPMENT PLAN
(INTERIM CONDITION)**

0 15 30 60 120 FEET

MAY 24, 2016

C3.2

Dublin, California



NEIGH 4

NEIGHBORHOOD 4
LAND USE SUMMARY TABLES



MAY 24, 2016

C3.3

LAND USE SUMMARY TABLE

A: DENSITY CALCULATIONS

	PROPOSED	PER SPECIFIC PLAN
1. GROSS SITE AREA (ACREAGE)	5.6 AC	-
2. NET SITE AREA (ACREAGE) (SEE NOTE 1 BELOW)	5.6 AC	-
3. TOTAL NO. OF UNITS	69	-
4. NET DENSITY (SEE NOTE 2 BELOW)	12.3 UNITS/NET ACRE	-
5. PERMITTED DENSITY PER SPECIFIC PLAN LAND USE DISTRICT: GENERAL COMMERCIAL/DUBLIN CROSSING HIGH DENSITY RESIDENTIAL (GC/DC HDR)	12.3 UNITS/NET ACRE	6.0-14.0 UNITS/NET ACRE

B: DEVELOPMENT SETBACKS

	PROPOSED (MINIMUM)	PER SPECIFIC PLAN
1. FRONT - LIVING	5' (MIN) TO PASEO 10' (MIN) TO PRIVATE STREET 12' (MIN) TO EL DORADO & STERLING STREET	10 FEET
2. FRONT - PORCH	2' (MIN) TO PASEO 5' (MIN) TO PRIVATE STREET 8' (MIN) TO EL DORADO & STERLING STREET	5 FEET
3. SIDE - YARD SIDE	3 FEET	4 FEET
4. REAR - GARAGE (TO FACE OF CURB)	3 FEET	3 FEET

C: UNIT SUMMARY

	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT (NET)
1. PLAN 1	24	2407 SF
2. PLAN 2	21	2555 SF
3. PLAN 3	24	2685 SF
TOTAL	69	

NOTES:

- NET ACREAGE OR NET SITE AREA IS DEFINED AS THE GROSS ACREAGE LESS BACKBONE STREET, PUBLIC STREET, AND RIGHT OF WAY AREA.

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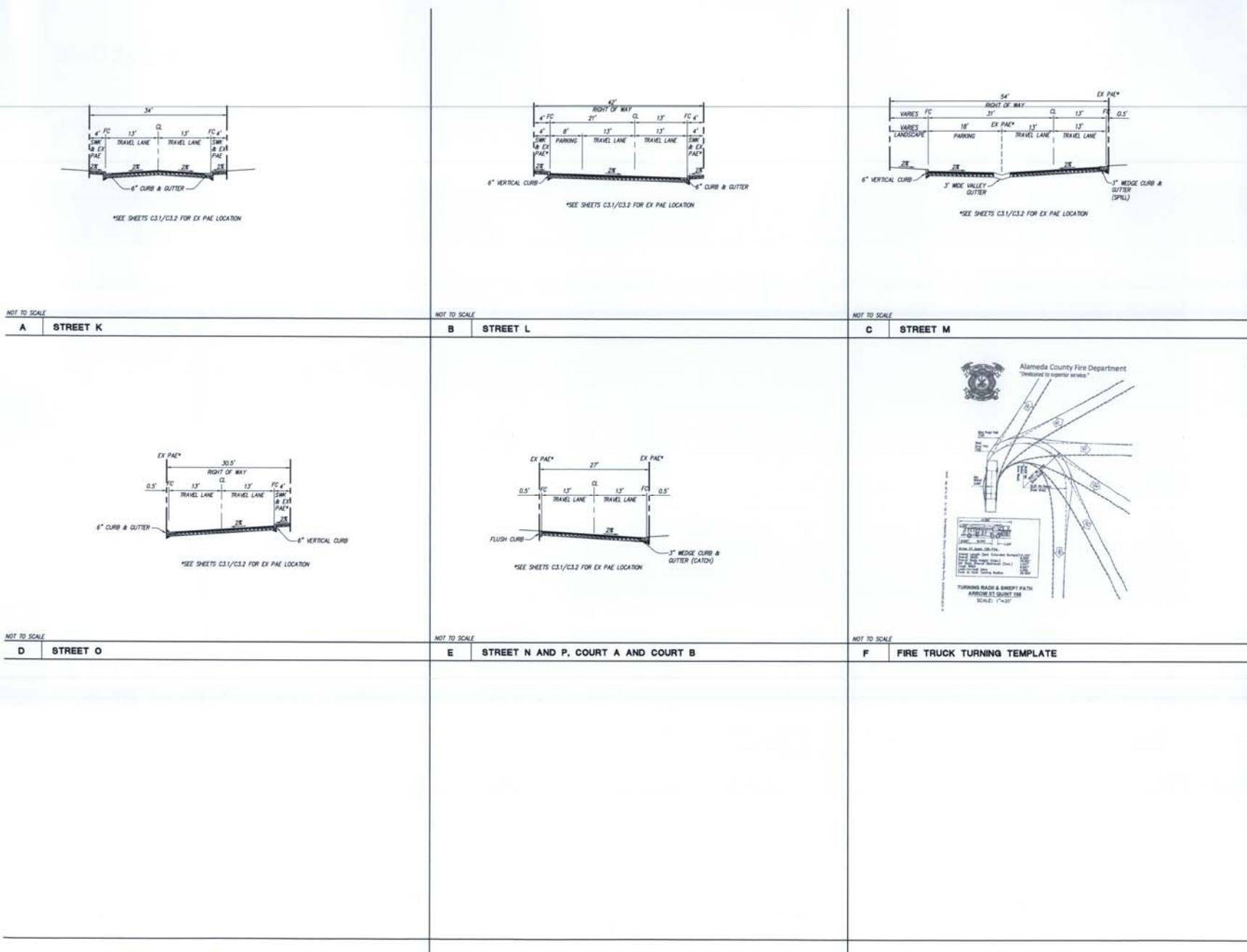
OVERALL



NEIGH 4

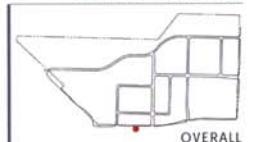
MAY 24, 2016

C3.4



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OVERALL

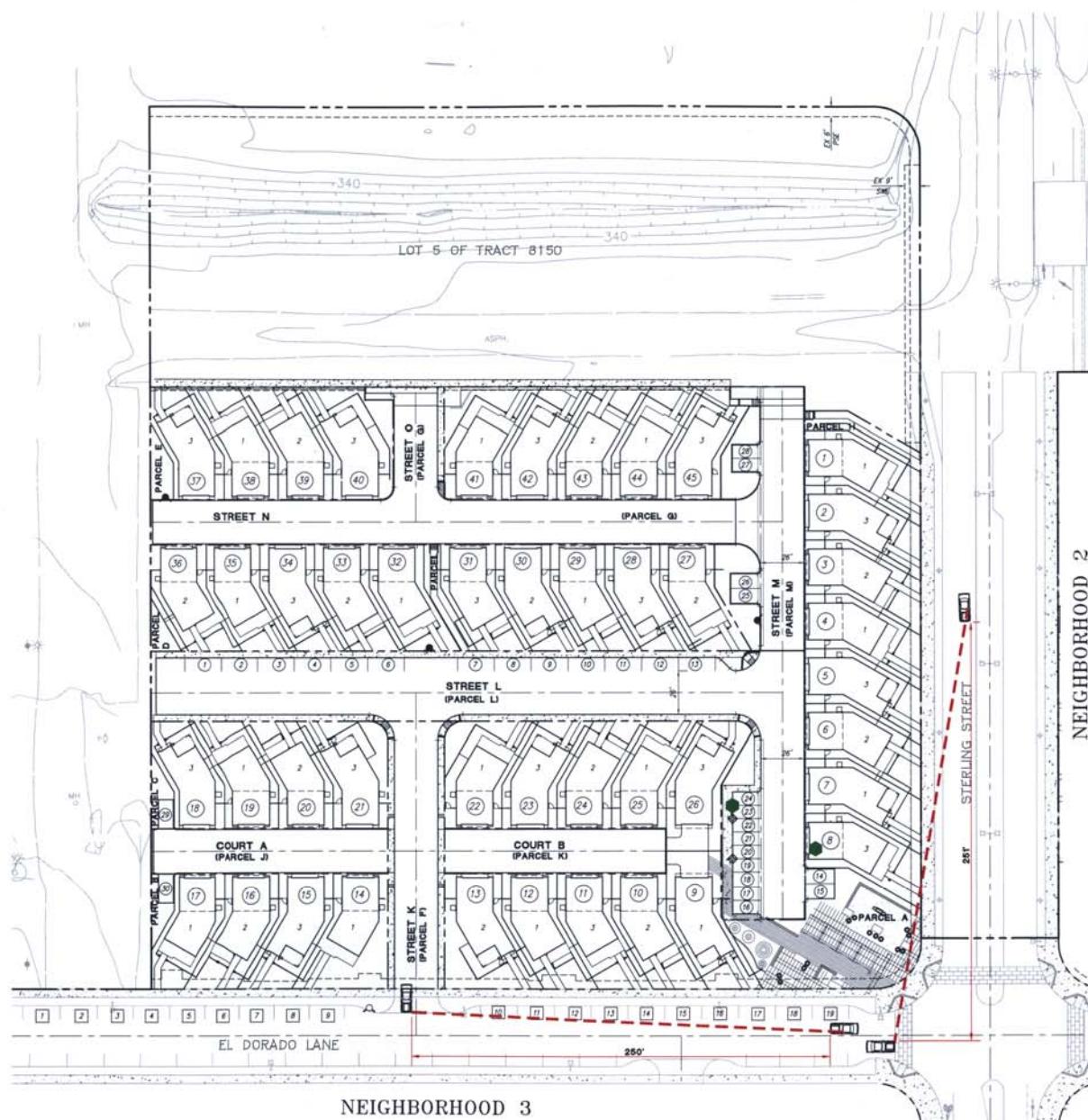


NEIGH 4

NEIGHBORHOOD 4
PARKING PLAN (INTERIM CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016
C3.5.1



NEIGHBORHOOD 3

PARKING SUMMARY	REQUIRED	PROVIDED
RESIDENT SPACES (GARAGE)	90	90
GUEST SPACES (ON SITE)	45 (TOTAL)	30
GUEST SPACES (PUBLIC STREET)	19	19
PARKING RATIO (A TOTAL OF 45 UNITS IN N4)	3	3.09
EXCESS GUEST PARKING	-	4

BOULEVARD phase 1

Dublin, California



OVERALL



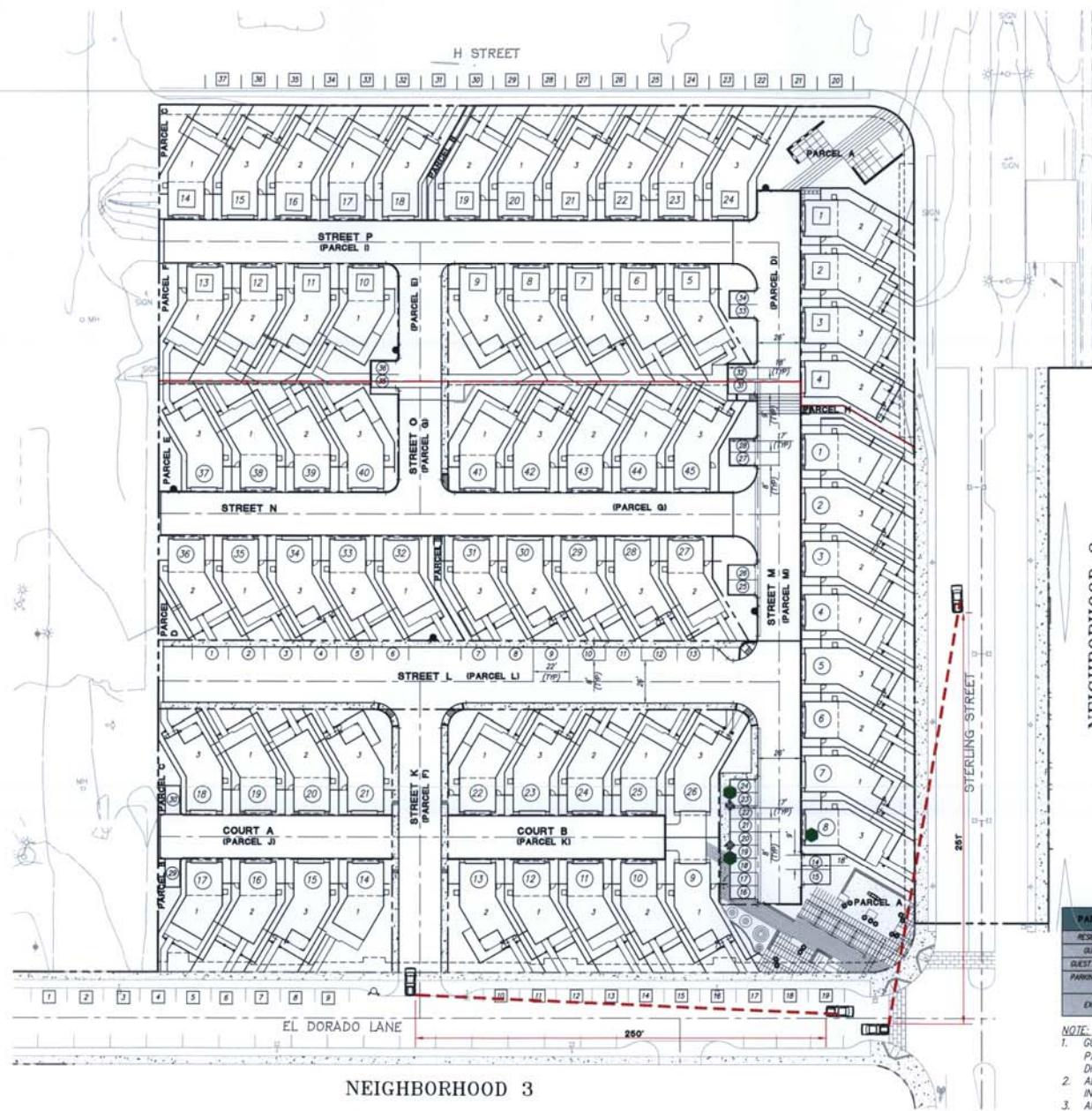
NEIGH 4

NEIGHBORHOOD 4
PARKING PLAN
(ULTIMATE CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

C3.5.2



NEIGHBORHOOD 3

NOTE:

1. GUEST PARKING INCLUDE ON-STREET PARKING, PARKING STALLS, AND 1 SPACE PER EACH 18' DRIVEWAY IN N4.
2. ALL PARKING SPACES ON PUBLIC STREETS AND IN-TRACT ARE UNASSIGNED.
3. AN ADDITIONAL 4 GUEST PARKING SPACES ARE PROVIDED ABOVE & BEYOND MINIMUM SPACE REQUIRED.

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GATES
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Dublin, California

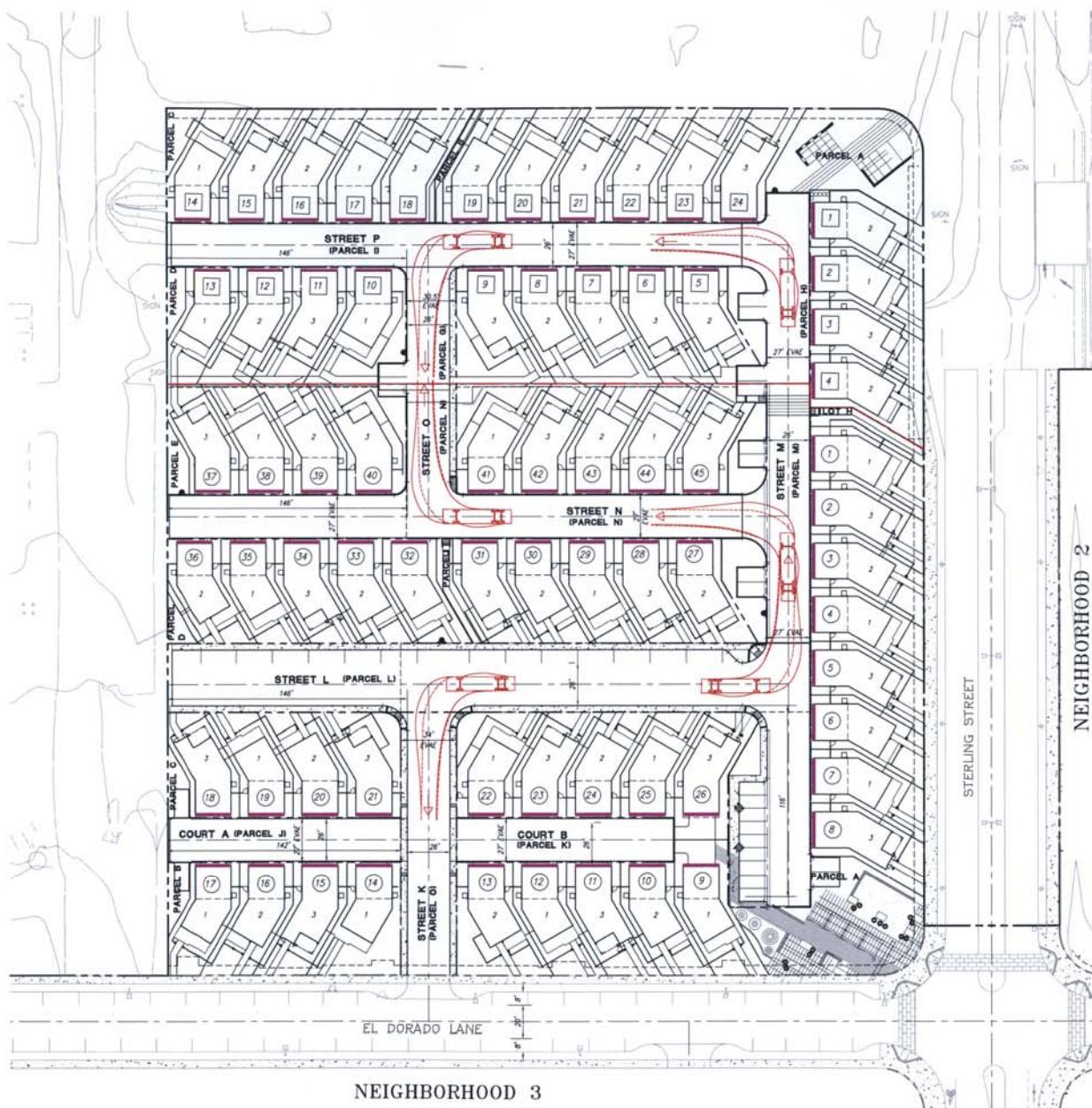


NEIGH 4
NEIGHBORHOOD 4
FIRE ACCESS PLAN
(ULTIMATE CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

C3.6



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Architectural Planning

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ARCHITECTS INC

LEGEND:
ROOF ACCESS
(WITH HEIGHT LESS THAN 30')

1. TURNING PATH AND RADII
SHOWN ON THIS PLAN IS BASED
ON "ARROW XT QUANT 105" FIRE
TRUCK TEMPLATE PER ALAMEDA
COUNTY FIRE DEPARTMENT.

2. FIRE APPARATUS ROADWAYS
SHALL HAVE A MINIMUM
UNOBSTRUCTED WIDTH OF 20
FEET AND AN UNOBSTRUCTED
VERTICAL CLEARANCE OF NOT
LESS THAN 13 FEET 6 INCHES.
ROADWAYS UNDER 36 FEET WIDE
SHALL BE POSTED WITH SIGNS
OR SHALL HAVE RED CURBS
PAINTED WITH LABELS ON ONE
SIDE; ROADWAYS UNDER 28
FEET WIDE SHALL BE POSTED
WITH SINCE OR SHALL HAVE
RED CURBS PAINTED WITH
LABELS ON BOTH SIDES OF THE
STREET AS FOLLOW: "NO
STOPPING FIRE LANE - CVC
22500.1"

BOULEVARD phase 1

Dublin, California

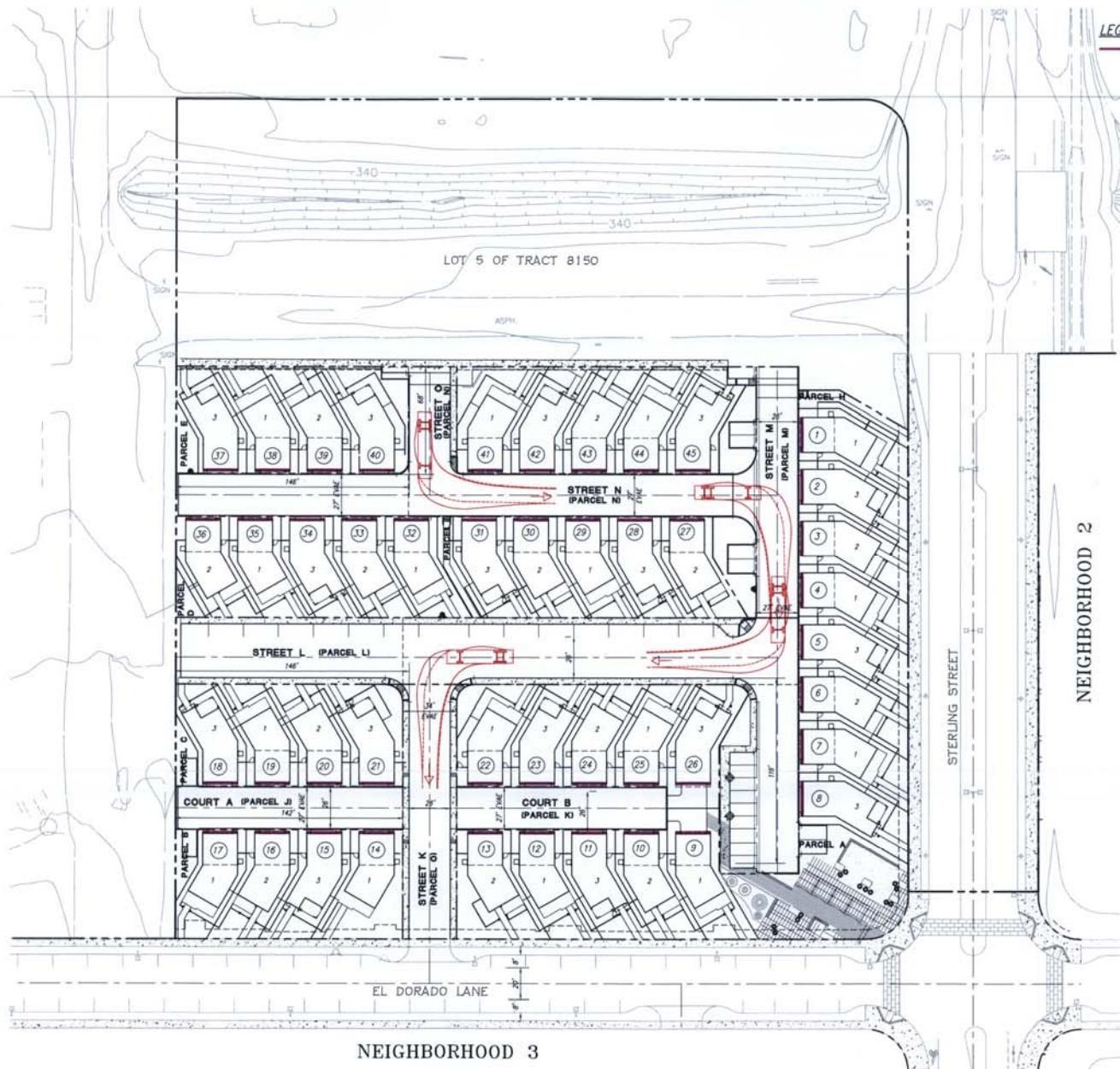


NEIGHBORHOOD 4
FIRE ACCESS PLAN
(INTERIM CONDITION)

0 15 30 60 120 FEET

MAY 24, 2016

C3.7



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LANDSCAPE ARCHITECTURE

 ktgy

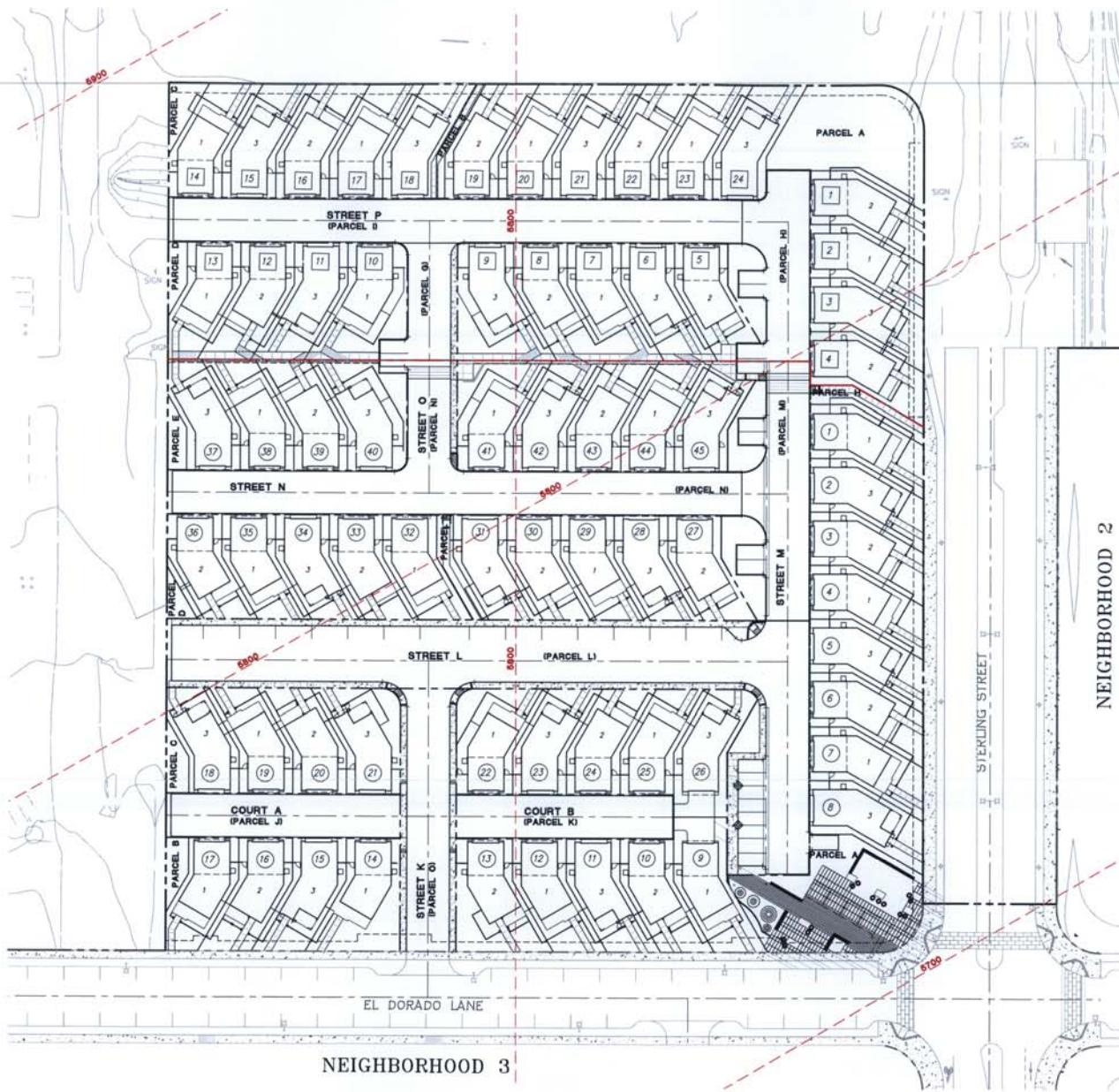
 WILLIAM HEZMELHALCH
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



C3.9



Brookfield
Residential

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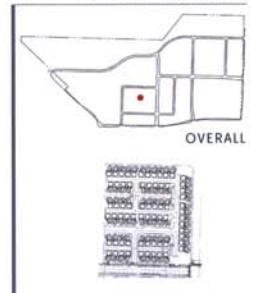
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



WILLIAM HEIMHALCH
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California

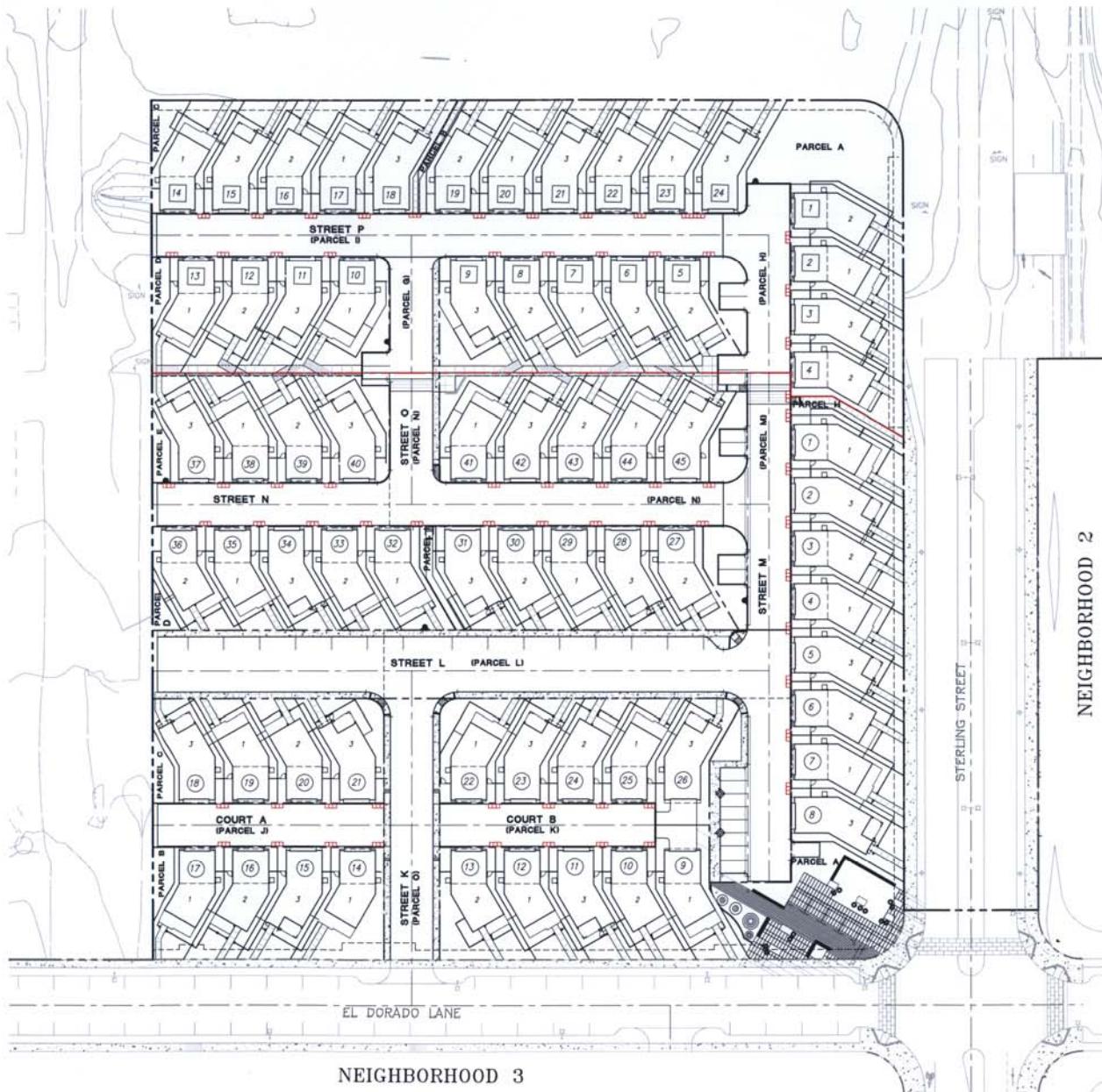


NEIGH 4
TRASH PICKUP PLAN

0 15 30 60 120 FEET

MAY 24, 2016

C3.10



NEIGHBORHOOD 3

LEGEND:

DESIGNATED TRASH
PICKUP LOCATION
(PARKING IS
RESTRICTED ON
COLLECTION DAYS)

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LEGEND:
PARCEL
1 8'-10"

TENTATIVE MAILBOX
LOCATION. FINAL
LOCATION SUBJECT TO
USPS APPROVAL.

BOULEVARD phase 1

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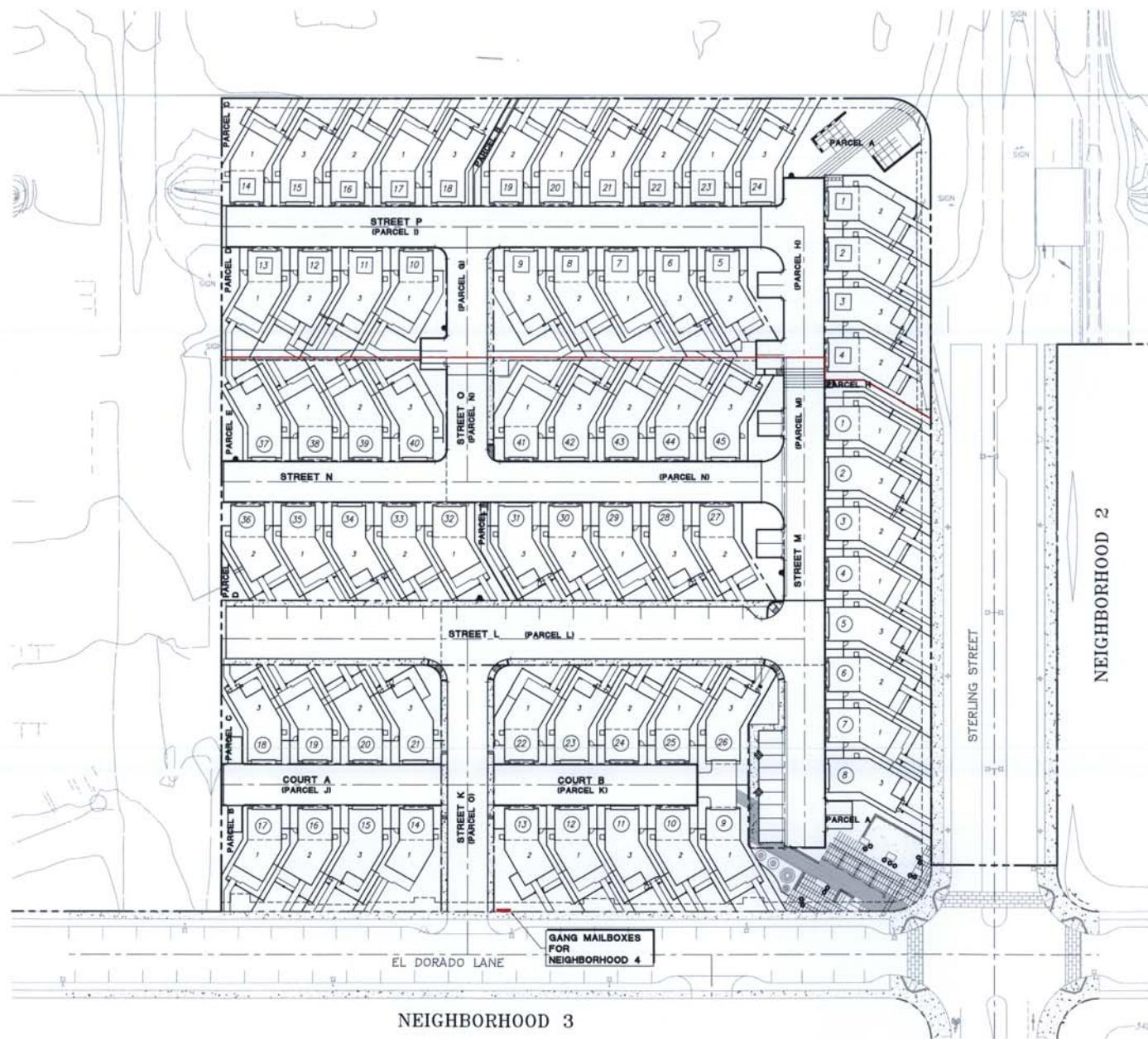


NEIGHBORHOOD 4
MAILBOX LOCATION PLAN

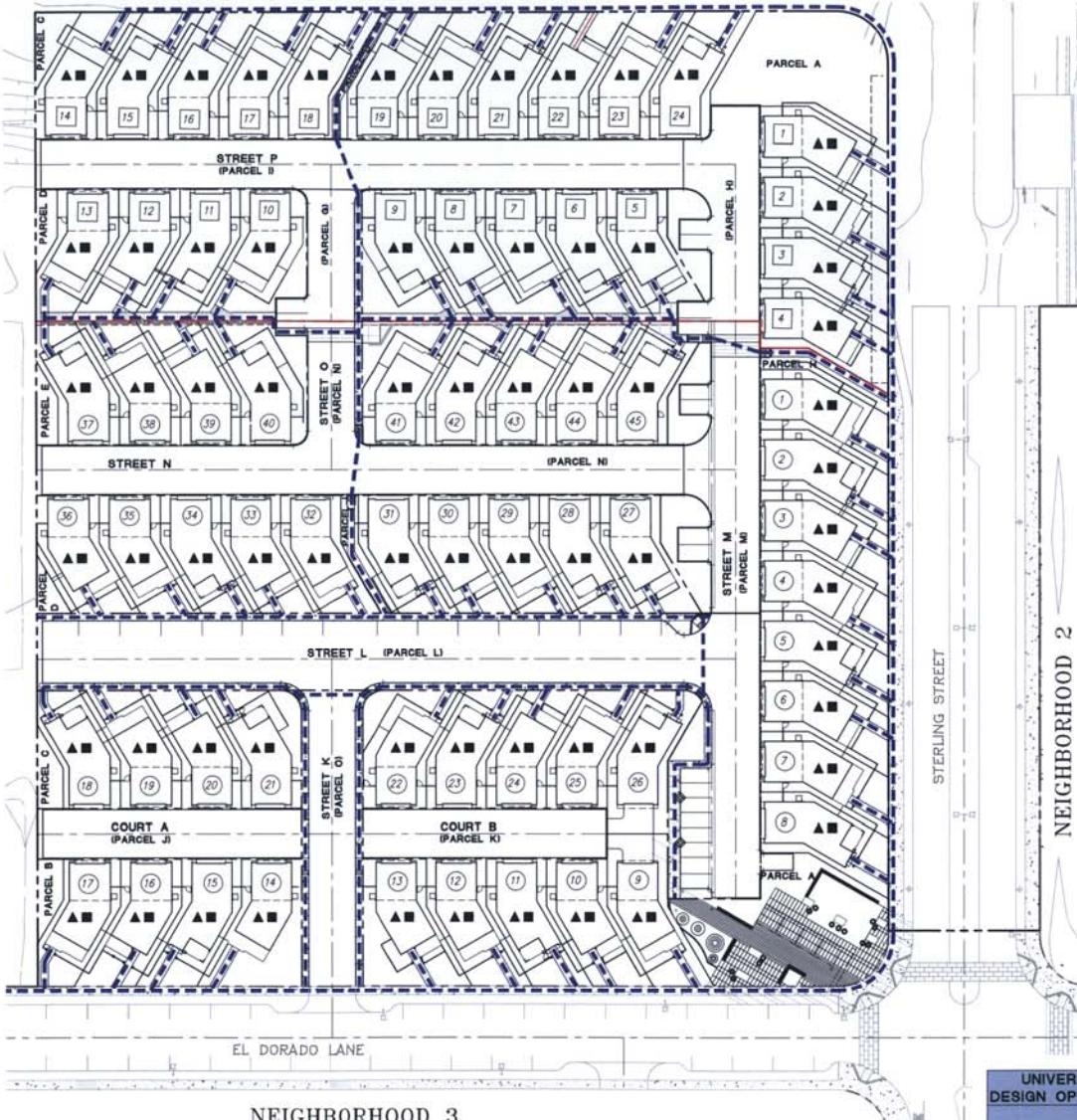
0 15 30 60 120 FEET

MAY 24, 2016

C3.11



BOULEVARD phase 1



ACCESSIBILITY PATH DIAGRAM

NOT TO SCALE

LEGEND

- - - ACCESSIBILITY PATH
- ▲ REAR GARAGE UNITS WITH EXTERIOR ACCESSIBLE ROUTE FROM FRONT DOOR TO PASEO/ COMMON AREA OR PUBLIC SIDEWALK. FOR NEW HOME PURCHASERS OPTIONAL SITE IMPROVEMENTS UPGRADE, SEE TABLE A BELOW
- OPTION OFFERED AT NEW PURCHASERS EXPENSE.

TABLE A

UNIVERSAL DESIGN ORDINANCE (BASED ON 2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB1400) & CHAPTER 7.90 DUBLIN MUNICIPAL CODE)			
	OPTIONAL IMPROVEMENTS OFFERED TO NEW HOME PURCHASERS		
	PLAN 1	PLAN 2	PLAN 3
1 ACCESSIBLE ROUTE TO TRAVEL TO DWELLING FROM PUBLIC SIDEWALK OR THOROUGHFARE TO FRONT DOOR	▲	▲	▲
2 NO-STEP ENTRY (1/2" OR LESS THRESHOLD)	■	■	■
3 ACCESSIBLE ROUTE TO ONE SIDE YARD, FRONT YARD, OR FRONT PATIO	■	■	■
4 ACCESSIBLE ROUTE FROM INTERIOR GARAGE TO LIVING AREA	■	■	■



NEIGH 4
UNIVERSAL DESIGN ORDINANCE
PLAN

0 15 30 60 120 FEET

MAY 24, 2016

C3.12

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C3.13

LEGEND:

-  OPEN-SPACE - HOA MAINTAINED
-  PRIVATE STREETS - HOA MAINTAINED
-  PUBLIC STREET PARKWAY - HOA MAINTAINED



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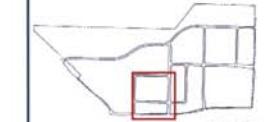
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Architectural Planning

 **WILLIAM HEZMALHALCH**
ARCHITECTS INC.

phase 1

BOULEVARD

Dublin, California



OVERALL

PROPERTY LINE

NEIGHBORHOOD BOUNDARY LINE



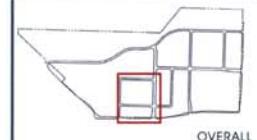
NEIGHBORHOOD 3&4 
SITE PLAN
0' 250' 500' 1000'

MAY 24, 2016

L3.1

BOULEVARD phase 1

Dublin, California



OVERALL

NEIGHBORHOOD 3&4
STREET TREE PLAN

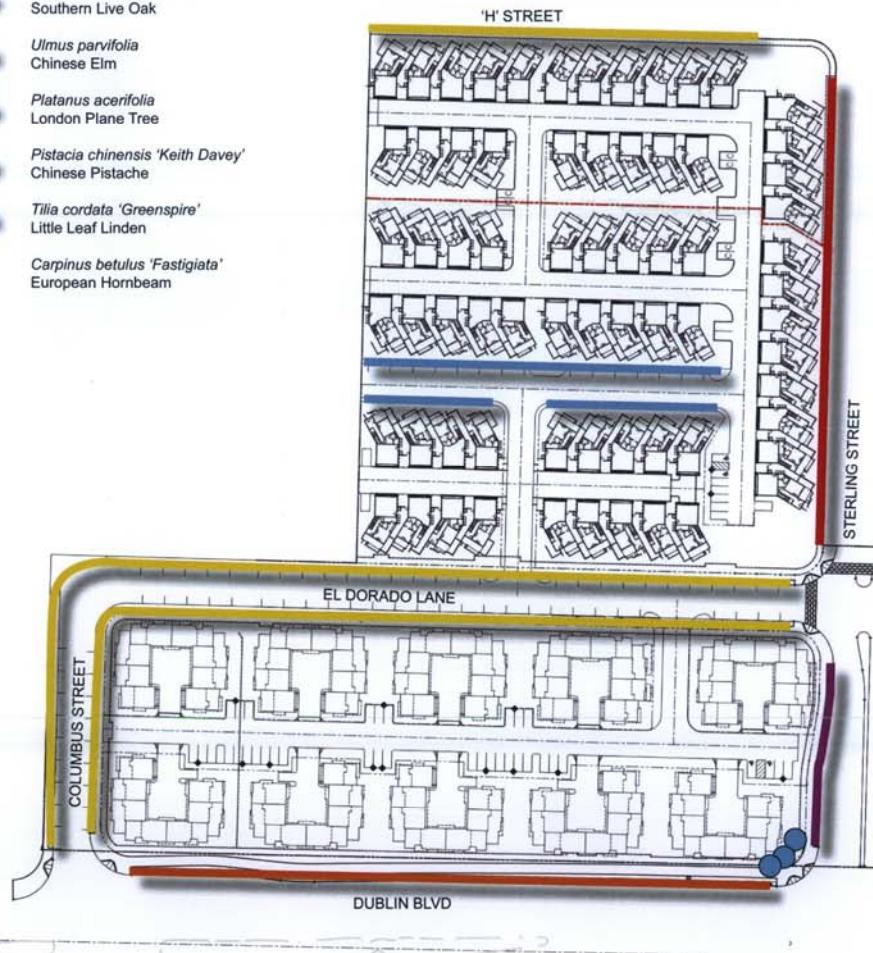
0' 200' 400' 600' 800'

MAY 24, 2016

L3.2

LEGEND

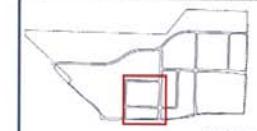
	<i>Quercus virginiana</i> Southern Live Oak
	<i>Ulmus parvifolia</i> Chinese Elm
	<i>Platanus acerifolia</i> London Plane Tree
	<i>Pistacia chinensis 'Keith Davey'</i> Chinese Pistache
	<i>Tilia cordata 'Greenspire'</i> Little Leaf Linden
	<i>Carpinus betulus 'Fastigiata'</i> European Hornbeam



phase 1

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OVERALL

NEIGHBORHOOD 3&4
FENCING AND WALL PLAN

0' 200' 400' 600' 800'

MAY 24, 2016

L3.3

LEGEND

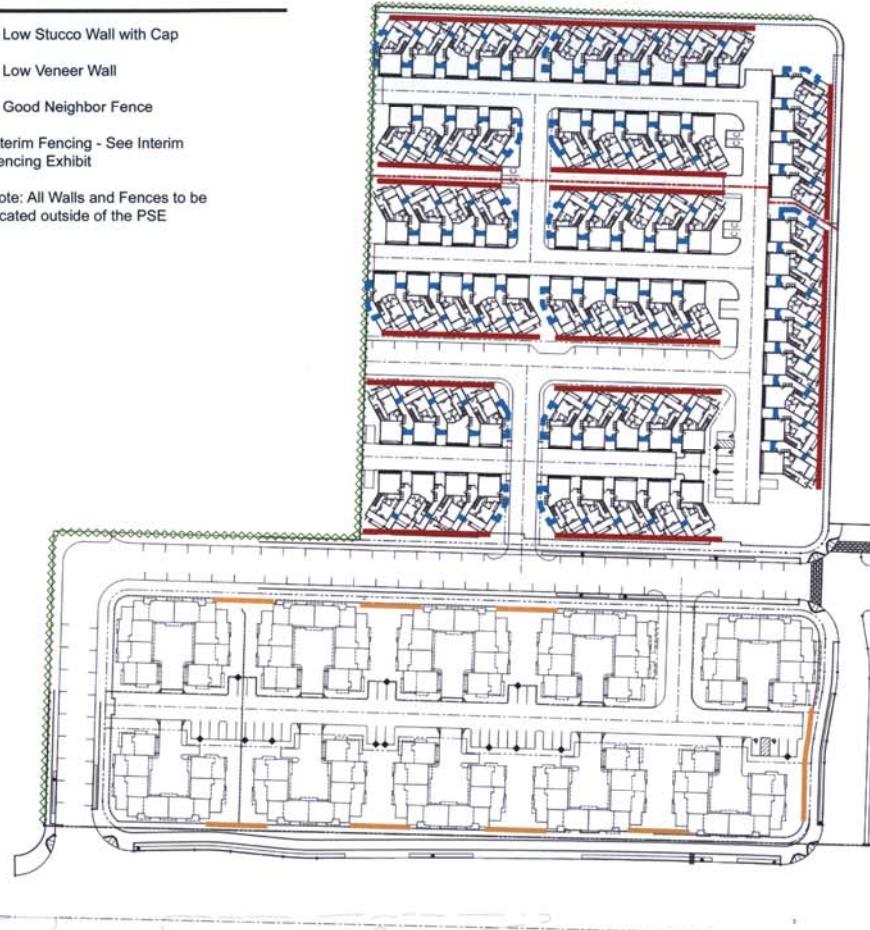
3' Low Stucco Wall with Cap

3' Low Veneer Wall

6' Good Neighbor Fence

Interim Fencing - See Interim
Fencing Exhibit

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



phase 1

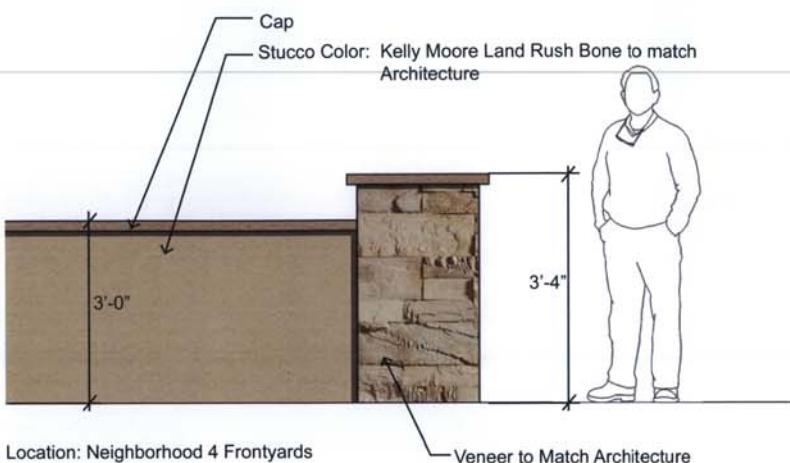
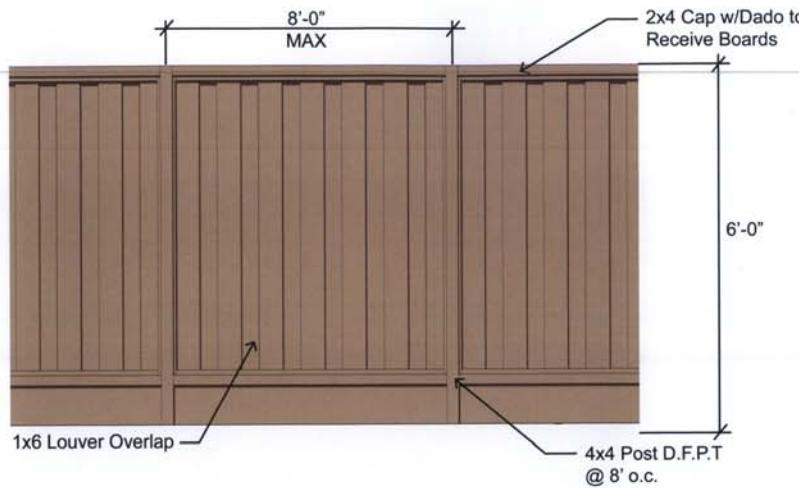
BOULEVARD

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NEIGHBORHOOD 3&4
FENCING AND WALL DETAILS

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L3.4



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BOULEVARD

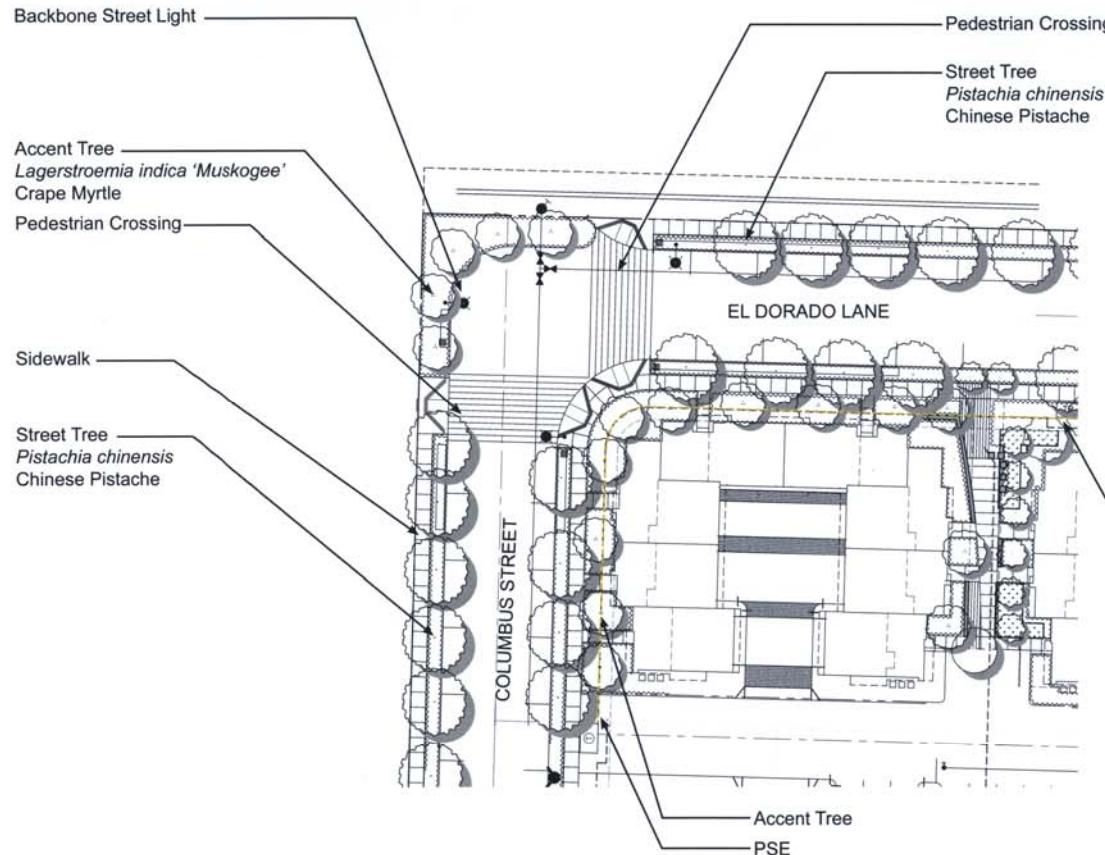


Dublin, California
COLUMBUS STREET
ULTIMATE CONDITION

0' 20' 40' 60' 80'

MAY 24, 2016

L3.5



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Dublin, California

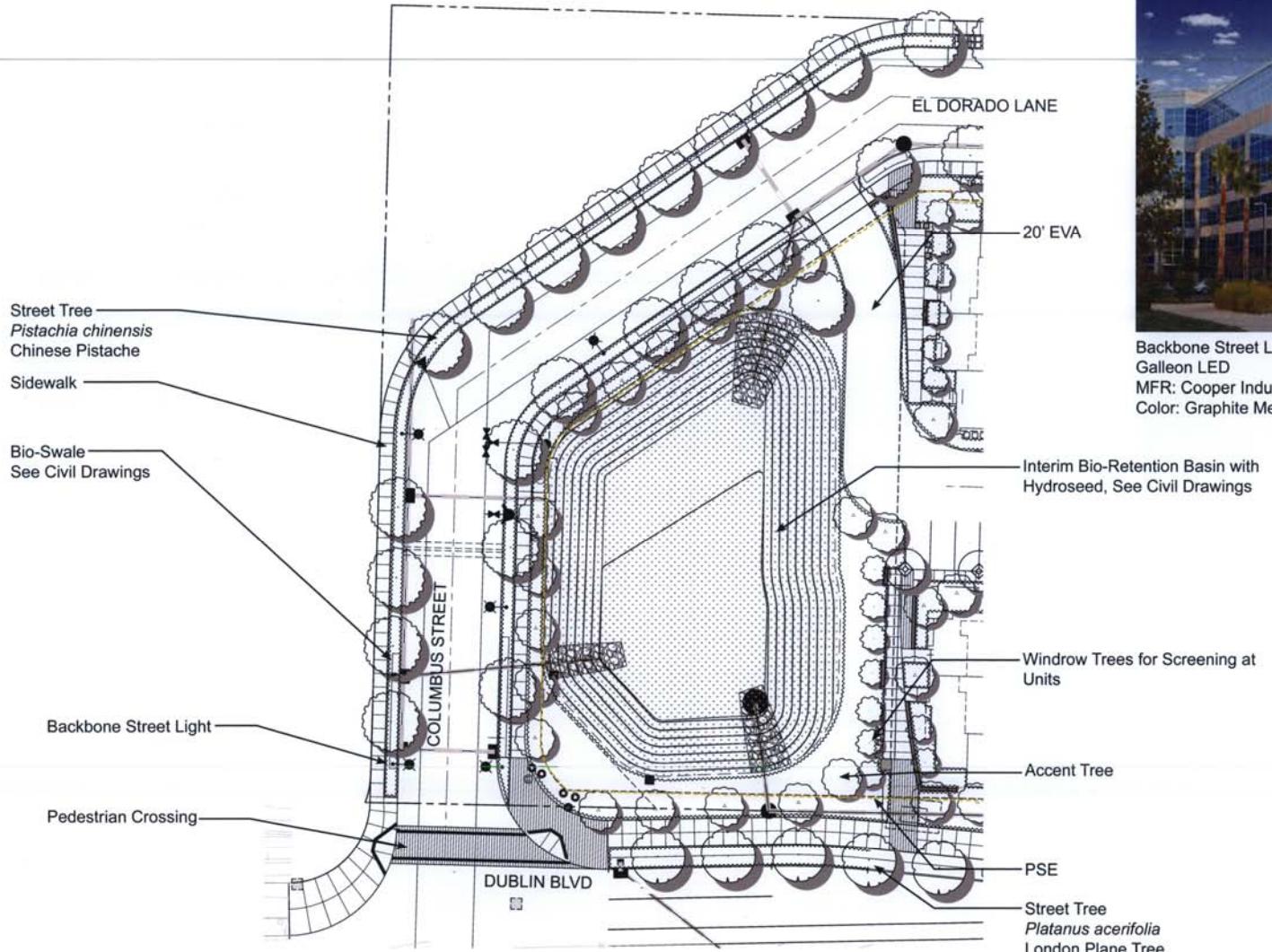
OVERALL

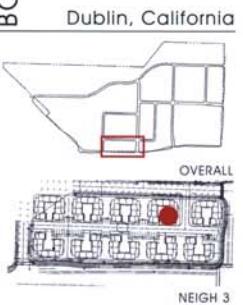
COLUMBUS STREET
INTERIM CONDITION

0' 20' 40' 60' 80'

MAY 24, 2016

L3.6



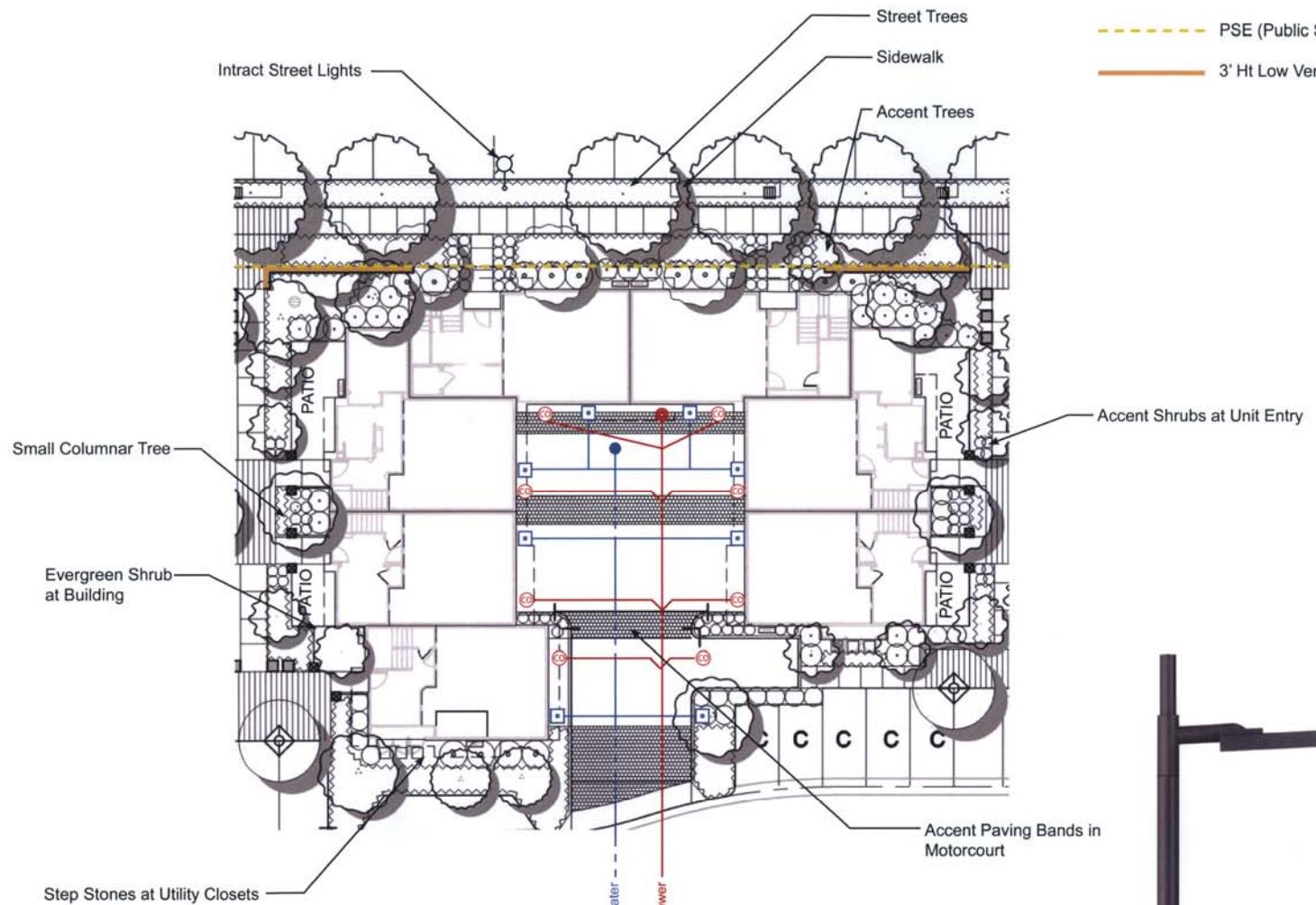


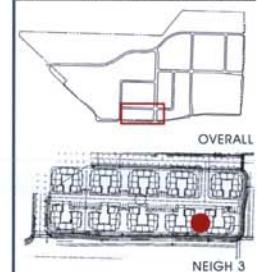
NEIGHBORHOOD 3
TYPICALS

0' 10' 20' 40'

MAY 24, 2016

L3.7





NEIGHBORHOOD 3
TYPICAL PASEO



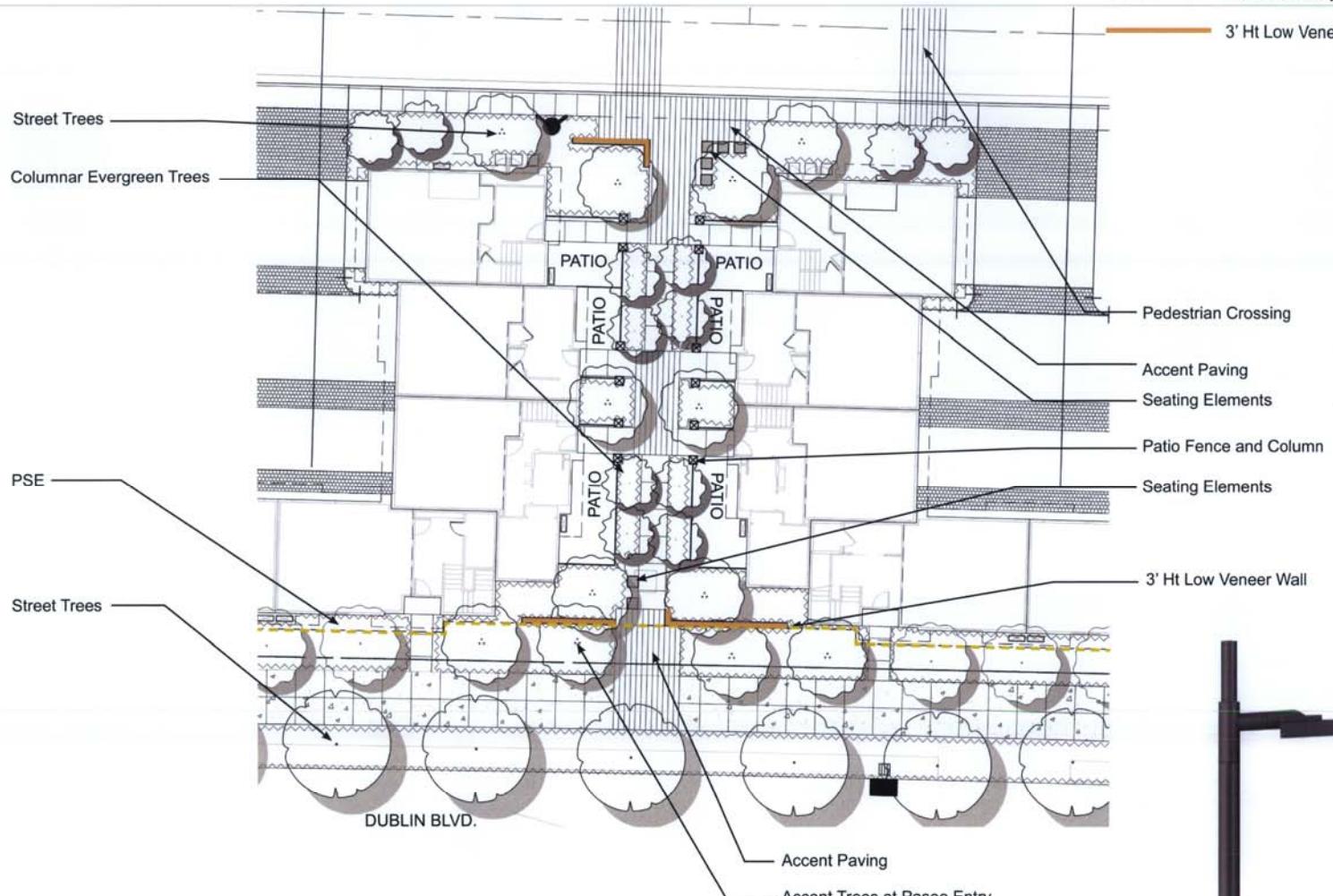
MAY 24, 2016

L3.8

PSE (Public Service Easement)

Tract Boundary

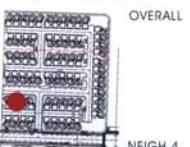
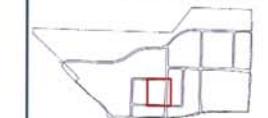
3' Ht Low Veneer Wall



phase 1

BOULEVARD

Dublin, California

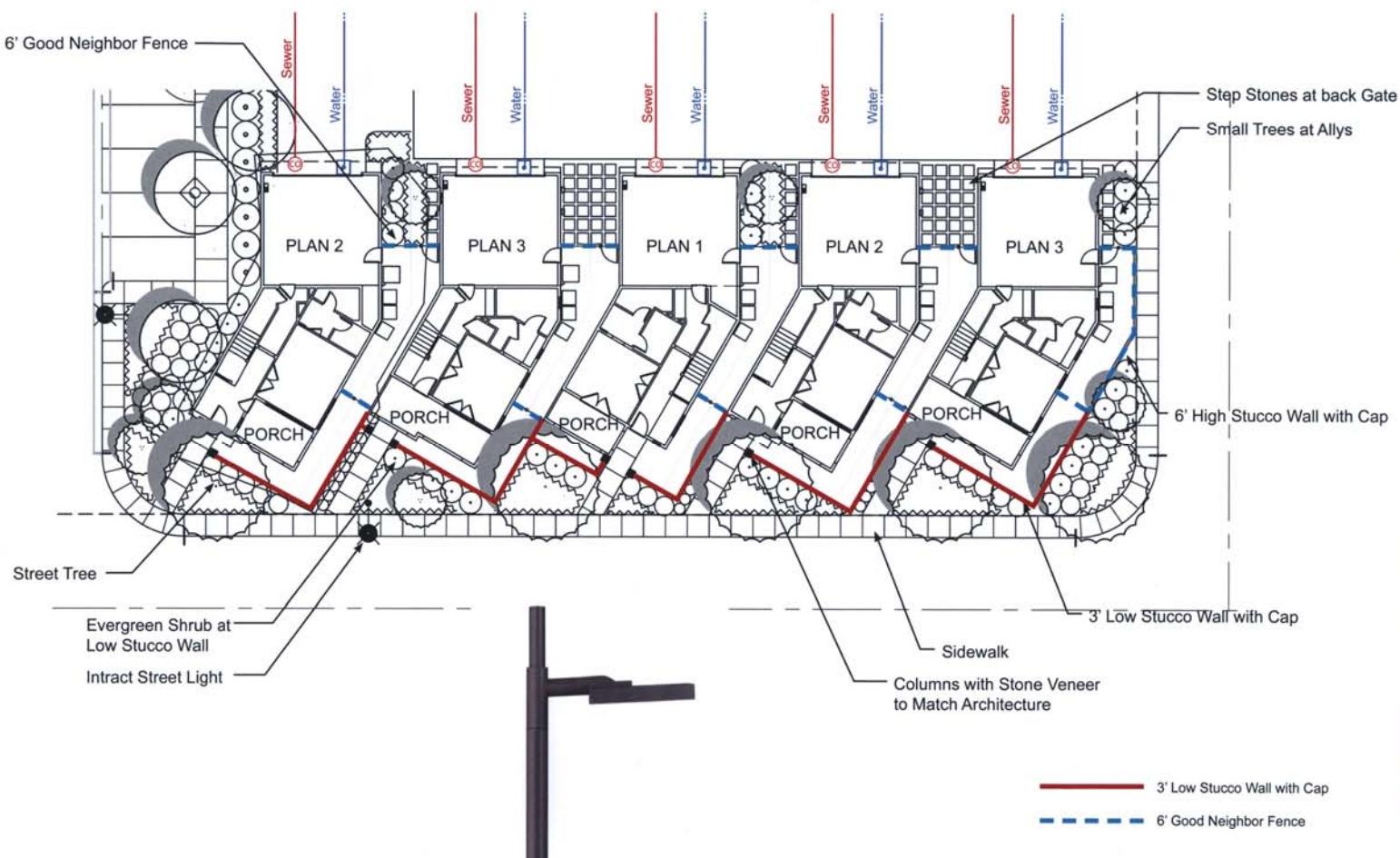


NEIGHBORHOOD 4
TYPICALS

0' 10' 20' 40'

MAY 24, 2016

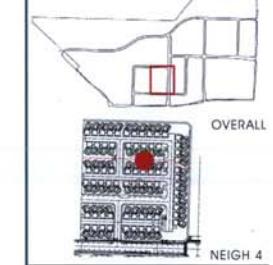
L4.1



phase 1

BOULEVARD

Dublin, California

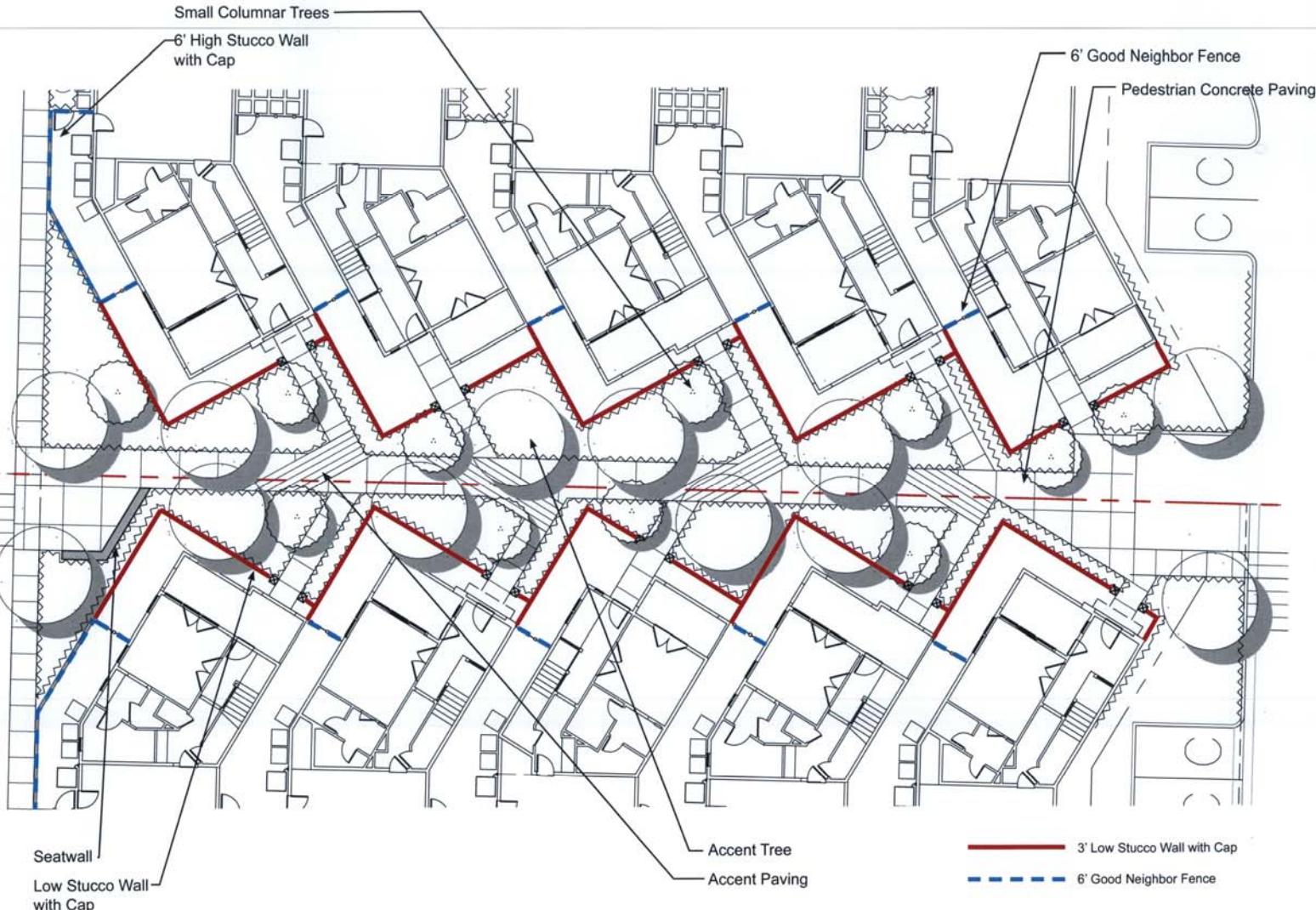


NEIGHBORHOOD 4
TYPICAL PASEO

0' 10' 20' 40'

MAY 24, 2016

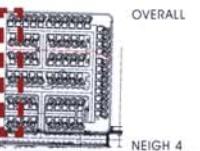
L4.2



phase 1

BOULEVARD

Dublin, California



NEIGHBORHOOD 4
EDGE CONDITION

0' 10' 20' 40'

MAY 24, 2016

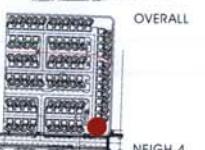
L4.3



phase 1

BOULEVARD

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NEIGHBORHOOD 4
POCKET PARK - THE LOUNGE

0' 10' 20' 40'

MAY 24, 2016

L4.4



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GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

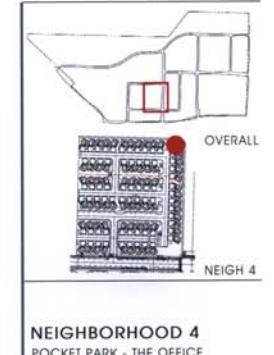
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Architectural Planning

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ARCHITECTURE INC.

phase 1

BOULEVARD

Dublin, California



NEIGHBORHOOD 4
POCKET PARK - THE OFFICE

0' 10' 20' 40'

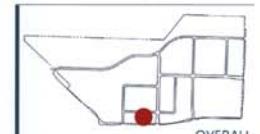
MAY 24, 2016

L4.5



BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 3

MOTORCOURT
STREETSCENE
0 5 10 20 30 FEET

MAY 24, 2016

A3.SS



Elevation 2 Left



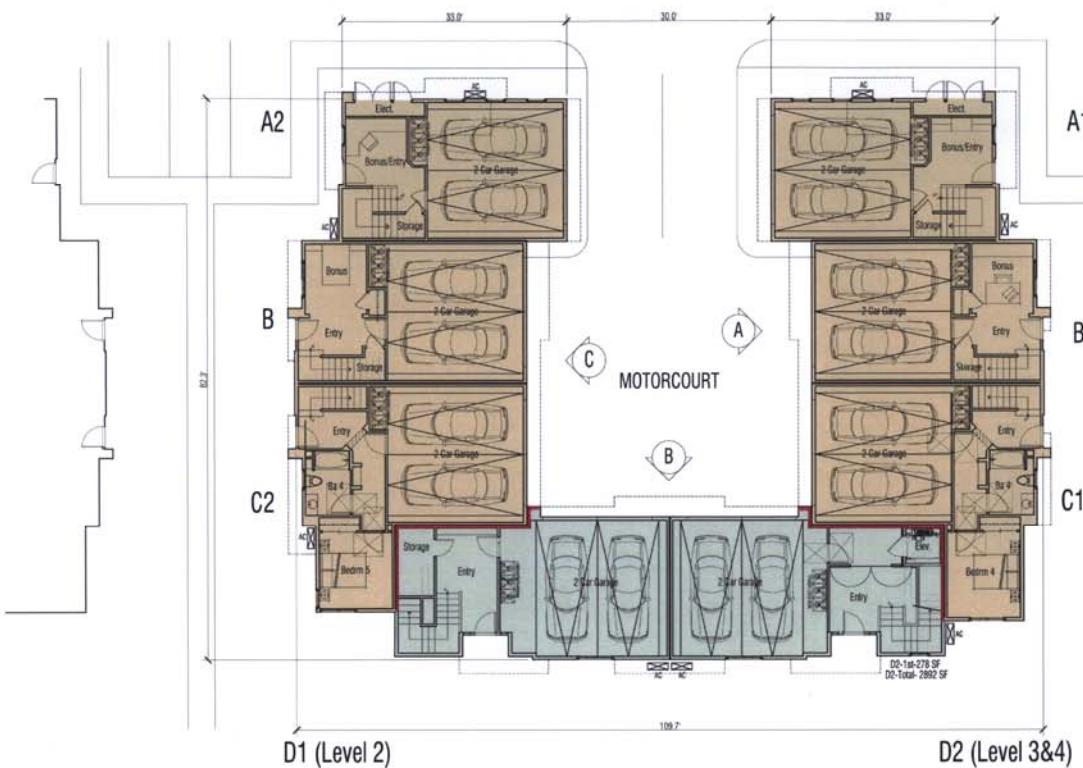
Elevation 2 Right



Elevation 1 Front



Elevation 2 Front



Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A2
2 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1528 Sqft.
Garage: 418 Sqft.

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.

Occupancy - Dwelling	R2
Occupancy - Garage	U
Construction Type:	
Building 1 & 3 (consisting of units A,B, and C)	V-B
Building 2 (consisting of units D1 and D2)	VA
Fire Sprinklers:	NFPA-13
Exit Access Travel Distance (CBC table 1021.2(1))	
	125 ft.

The project has been divided into 3 separate buildings, using 2-hour rated fire walls per CBC 703 and table 703.4, exception a.

Buildings 1 & 3 (Type VB)	
Basic Allowable Height - (IRC Table 603)	2 story 40 feet
Penalty for NFPA-13 sprinklers per CEC Table 502-2	3 story 40 feet
Basic allowable area per story - (IRC Table 503)	A ₁ = 7,000 s.f.
Total allowable area per story (IRC equation 5-13)	A ₁ = 7,000 s.f.
	24

Per CBC 606.3, for R-2 occupancy, area increase for fire sprinklers can only be combined with height increase if construction type is V-A; therefore for this project, $I = 0$

For purposes of this preliminary analysis which is not site-specific, frontage area increase has not been considered (Exhibit 1).

Total allowable area for 3-story buildings
Per CBC 605.3.2, for R occupancies and two or more stories above ground plane, allowable area per floor (A_d) can effectively only be multiplied by 2.
(Calculations for the area ratios for residential and

For Buildings exceeding the total allowable area, or if the garage exceeds 3000 s.f., 2-hour rated fire walls (per CBC section 706) shall divide the building into sections not exceeding the allowable area.

705.8, and section 705.8.3 Exception 2)	Unlimited (10' FSD)
---	---------------------

Building 2 (Type VA)	
Basic Allowable Height: (IRC Table 503)	3 story/ 66 feet
Increase w/ HFA-13 adapters per CBC 504.2:	4 story/ 66 feet
Basic allowable area per story: (IRC Table 503)	$A_s = 12,930 \text{ s.f.}$
Total allowable area per story (IRC erosion 5-1)	$A_t = 36,000 \text{ s.f.}$

For CBC R-8.3, for R-2 occupancy, area increases for fire sprinklers can be combined with height increase. If construction type is V-A, therefore $\Delta=2$

Portage area increase has not been considered ($\Delta r = 0$)	
Total allowable area for 3-story buildings Per CBC 606.5.2, for R occupancies and two or more stories	72,000 s.f. (or greater based on specific building footprint)

Unprotected Openings in exterior walls (per CBC Table TOS-2 with sprinklers)	25% - 5' to less than 10' SFD 45% - 10' to less than 15' SFD 65% - 15' and greater SFD
--	--

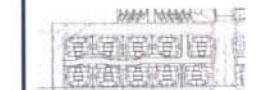
75% - 13 to less than 20' or
Unlimited on first floor - 15 ft. or more
8FO (per CIBC 705.8.1 exception 1)
Unlimited on upper floors - 20' or more

10.000-10.000

2 Hrs Wall

卷之三

Dublin, California



NEIGH 3

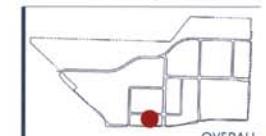
MOTORCOURT
8-PLEX - GROUND LEVEL
0 4 8 16 24 FEET

MAY 24, 2016

A3.2

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 3

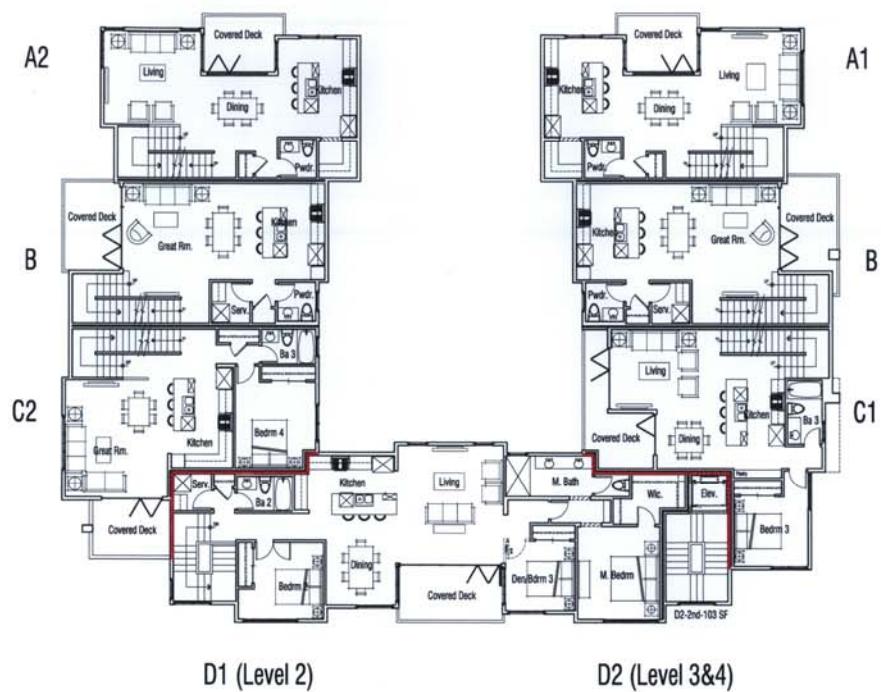


MOTORCOURT
8-PLEX - SECOND LEVEL

0 4 8 16 24 FEET

MAY 24, 2016

A3.3



Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

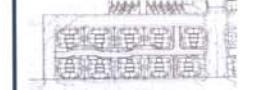
Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A2
2 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1528 Sqft.
Garage: 418 Sqft.

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.

BOULEVARD phase 1



MAY 24, 2016

A3.4



Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

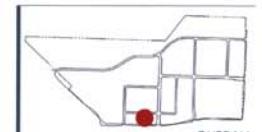
Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A2
2 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1528 Sqft.
Garage: 418 Sqft.

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.

BOULEVARD phase 1

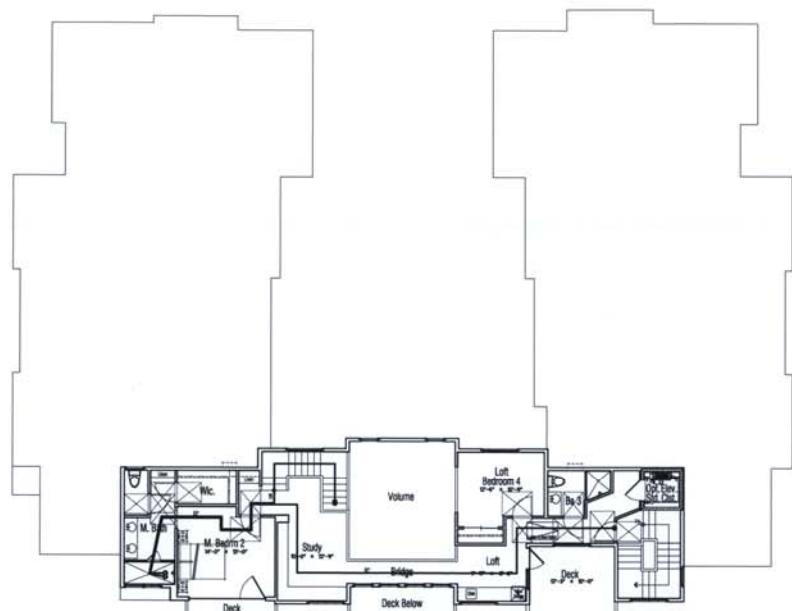
Dublin, California



MOTORCOURT
8-PLEX - FOURTH LEVEL
0 4 8 16 24 FEET

MAY 24, 2016

A3.5



D2 (Level 3&4)

Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A2
2 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1528 Sqft.
Garage: 418 Sqft.

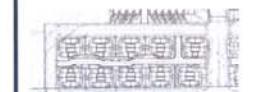
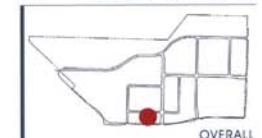
Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.



ROOF PLAN

BOULEVARD phase 1

Dublin, California



MOTORCOURT
8-PLEX - ROOF LEVEL
0 4 8 16 24 FEET

MAY 24, 2016

A3.6





MATERIALS:

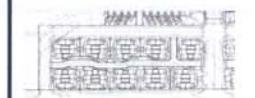
- 1. STUCCO - SAND FINISH
- 2. FIBER CEMENT SIDING
- 3. SYNTHETIC STONE VENEER
- 4. VINYL WINDOWS W/ FACTORY PAINT FINISH
- 5. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
- 6. OPEN METAL/ MESH CANOPIES
- 7. FIBER GLASS GARAGE DOOR
- 8. ALUM/ GLASS GARAGE DOOR
- 9. FIBERGLASS FRONT ENTRY DOOR
- 10. EXTERIOR LIGHT
- 11. ADDRESS NUMERAL



phase 1



BOULEVARD



MOTORCOURT
8-PLEX - ELEVATIONS
0 4 8 16 24 FEET

MAY 24, 2016
A3.7

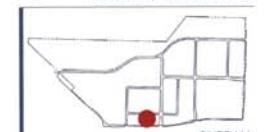
RJA
RUGGERI-JENSEN-AZAR
ARCHITECTURE + DESIGN

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

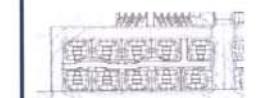
WILLIAM HEZALHACH
ARCHITECTURE INC

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 3



MAY 24, 2016

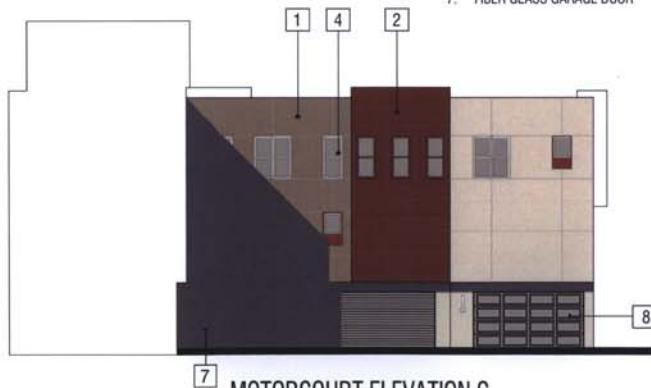
A3.8



MOTORCOURT ELEVATION B

MATERIALS:

- 1. STUCCO - SAND FINISH
- 2. FIBER CEMENT SIDING
- 3. SYNTHETIC STONE VENEER
- 4. VINYL WINDOWS W/ FACTORY PAINT FINISH
- 5. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
- 6. OPEN METAL/ MESH CANOPIES
- 7. FIBER GLASS GARAGE DOOR
- 8. ALUM/ GLASS GARAGE DOOR
- 9. FIBERGLASS FRONT ENTRY DOOR
- 10. EXTERIOR LIGHT
- 11. ADDRESS NUMERAL
- 12. EXTERNAL FIRE ACCESS LADDER

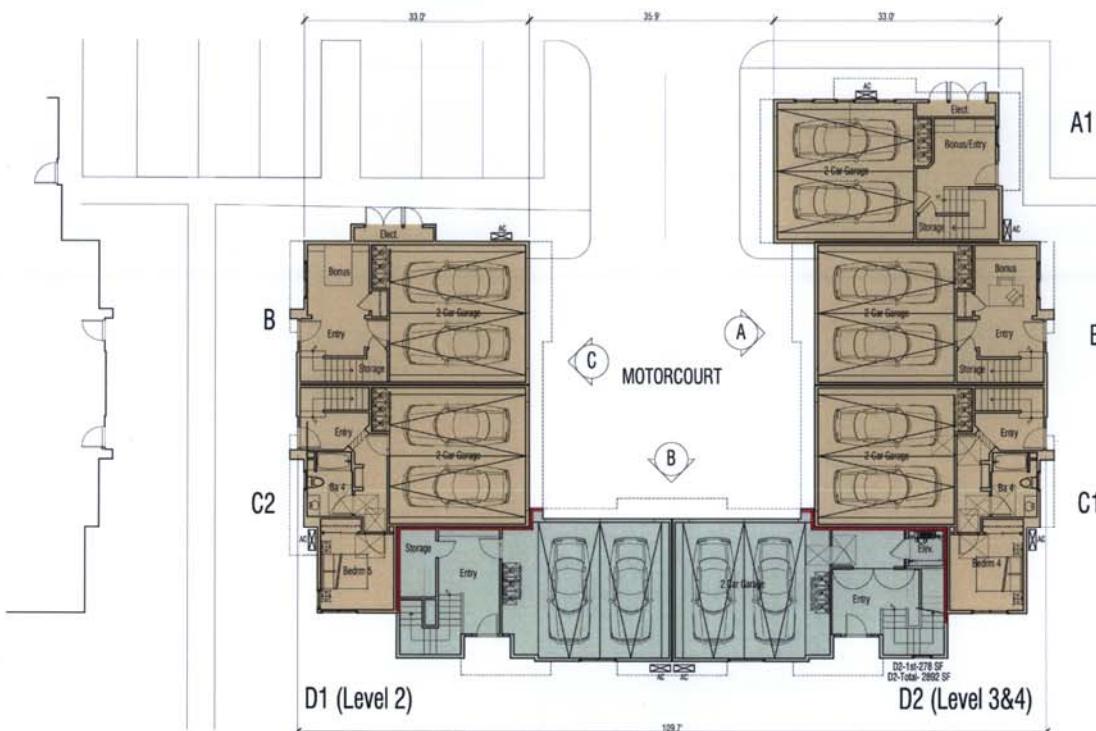


MOTORCOURT ELEVATION C



MOTORCOURT ELEVATION A

Code Analysis



Occupancy - Dwelling	R2
Occupancy - Pwd	U
Building 1 & 3 (consisting of units A,B, and C)	V-4B
Building 2 (consisting of units D1 and D2)	V-4A
Fire Sprinkler Protection	NPPA43
Exit Access Travel Distance (IRC Table 1021.2(1))	125 ft.

The project has been divided into 3 separate buildings, using 2-hour rated walls per CBC 708, and table 708.4, exception 4.

Buildings 1 & 3 (Type VBB)	2 story, 4 ft. height
Basic Allowable Height (IRC Table 603)	4 ft. height
Total allowable area per story (IRC Table 602)	A = 7,865 s.f.
Total allowable area per story (IRC equation 5-1)	A = 7,960 s.f.

Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore for this project, A = 0.

For purpose of this preliminary analysis which is not specific, storage area increase has not been considered (A = 0).

Total allowable area for 2-story buildings	14,000 s.f.
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 2 + [A = 1 x 2]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

Total allowable area for 3-story buildings	28,000 s.f.
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 3 + [A = 1 x 3]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

Total allowable area for 3-story buildings	42,000 s.f.
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 3 + [A = 1 x 3]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

Total allowable area for 3-story buildings	56,000 s.f.
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 3 + [A = 1 x 3]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

Total allowable area for 3-story buildings	72,000 s.f. (or greater based on specific building footprint)
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 3 + [A = 1 x 3]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

Total allowable area for 3-story buildings	88,000 s.f.
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 3 + [A = 1 x 3]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

Total allowable area for 3-story buildings	104,000 s.f.
Per CBC 608.2.2, for R1 occupancy and two or more stories above ground plane, allowable area per floor (A = 1) and total allowable area per building by 2. (Calculations for the area ratio for residential and garage occupancies will be provided.)	
Total allowable area per story (IRC equation 5-1)	A = (A = 1) x 3 + [A = 1 x 3]
Per CBC 603.3, for R2 occupancy, area increase for fire sprinklers can only be considered with height increase if construction type is V-A, therefore A = 0.	

Storage area increase has not been considered (A = 0).

2 Hrs Wall

Elevator at Unit D2: It shall meet requirements for Chapter 11A and all the floors would become ground level. The Elevator construction and opening requirements in Unit D2 shall meet CBC Sections 712. The elevator cab would not be required to meet the width requirements for accessibility elevators.

BOULEVARD phase 1



MAY 24, 2016

A3.9

Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.

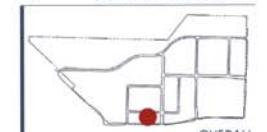
MOTORCOURT

7-PLEX - GROUND LEVEL

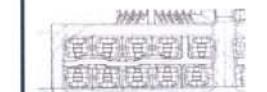
0 4 8 16 24 FEET

BOULEVARD phase 1

Dublin, California



OVERALL

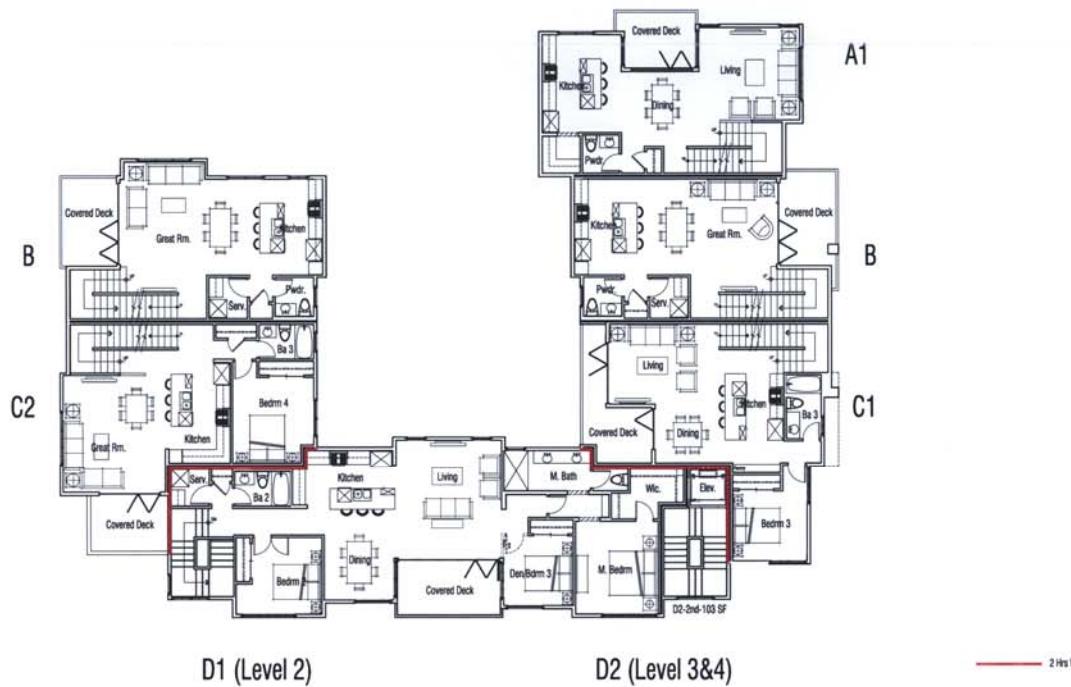


NEIGH 3



MAY 24, 2016

A3.10



Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft

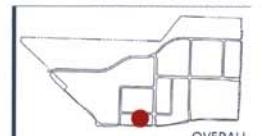
Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft

BOULEVARD phase 1

Dublin, California



OVERALL

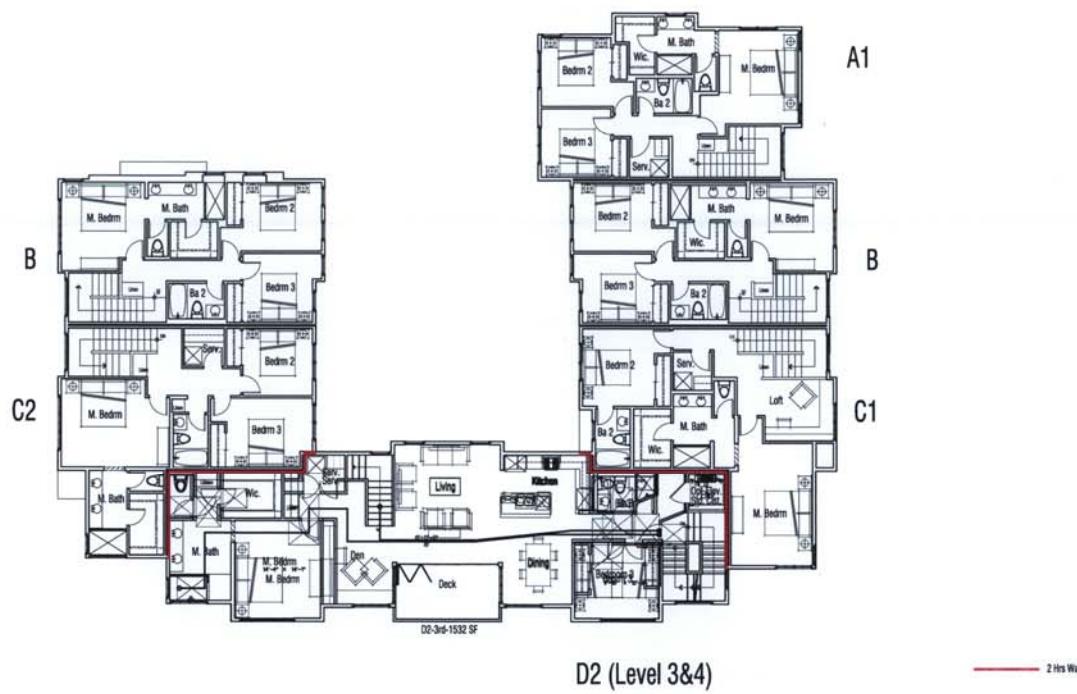


NEIGH 3



MAY 24, 2016

A3.11



Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

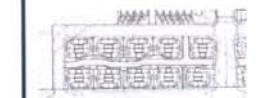
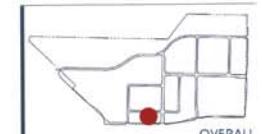
Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.

BOULEVARD phase 1

Dublin, California

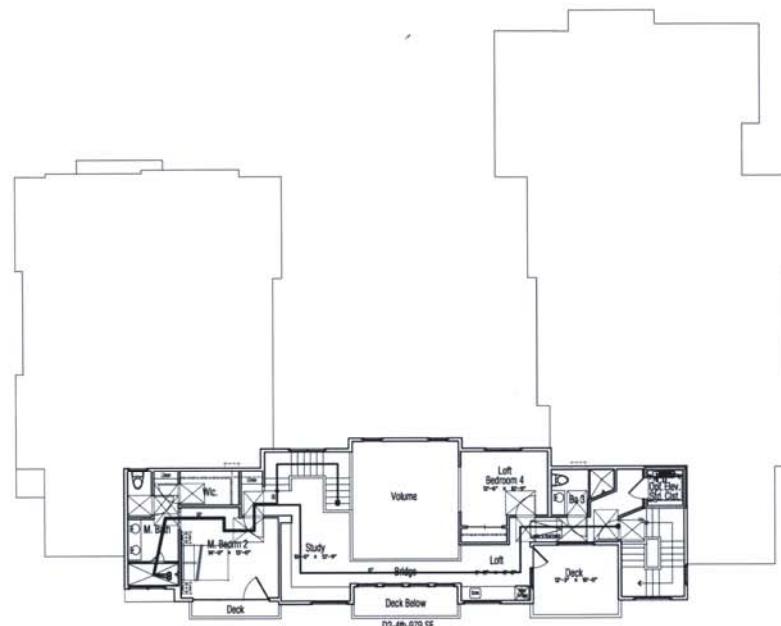


NEIGH 3



MAY 24, 2016

A3.12



Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.



ROOF PLAN

BOULEVARD phase 1



Dublin, California
OVERALL



MOTORCOURT
7-PLEX - ROOF LEVEL
0 4 8 16 24 FEET

MAY 24, 2016

A3.13



phase 1



BOULEVARD

Dublin, California



MOTORCOURT
7-PLEX - ELEVATIONS
0 4 8 16 24 FEET

MAY 24, 2016

A3.14

RJA
RUGGERI JENSEN AZAR
ENGINEERS PLANNERS ARCHITECTS

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

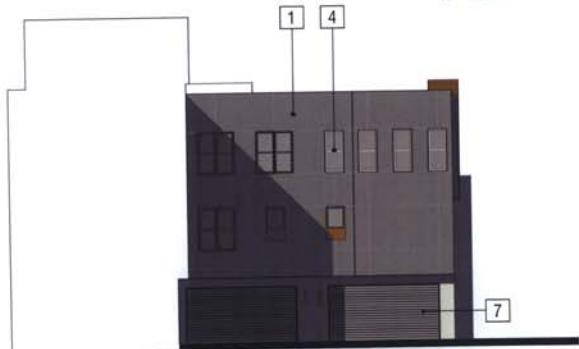
WILLIAM HEZHALACH
ARCHITECTS INC.



MOTORCOURT ELEVATION B

MATERIALS:

- | | |
|---|---|
| 1. STUCCO - SAND FINISH
2. FIBER CEMENT SIDING
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS W/ FACTORY PAINT FINISH
5. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
6. OPEN METAL / MESH CANOPIES
7. FIBER GLASS GARAGE DOOR | 8. ALUM/ GLASS GARAGE DOOR
9. FIBERGLASS FRONT ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS NUMERAL |
|---|---|

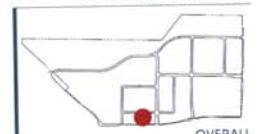


MOTORCOURT ELEVATION C



MOTORCOURT ELEVATION A

Dublin, California



OVERALL



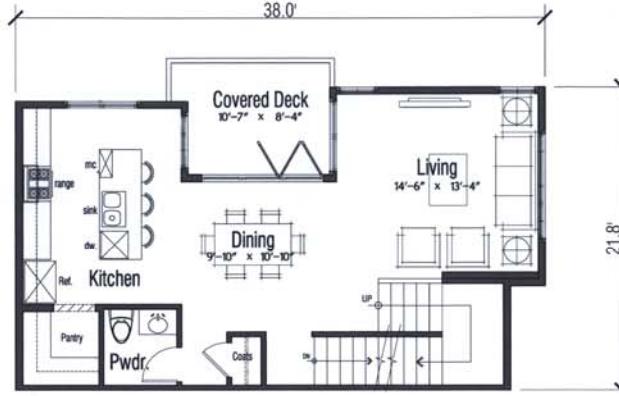
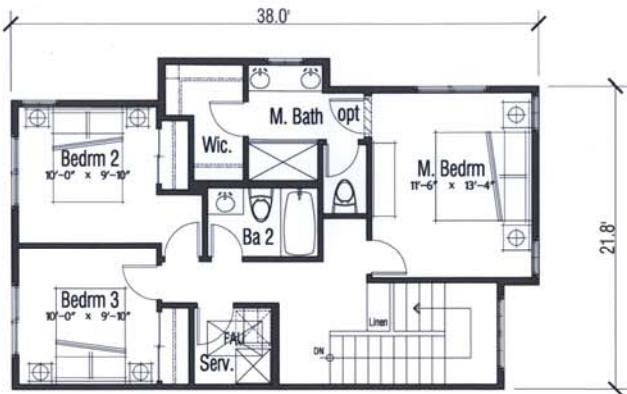
NEIGH 3

MOTORCOURT
7-PLEX - ELEVATIONS

MAY 24, 2016

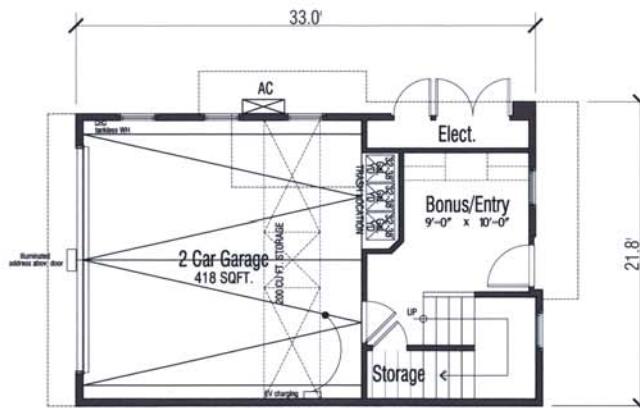
A3.15

BOULEVARD phase 1



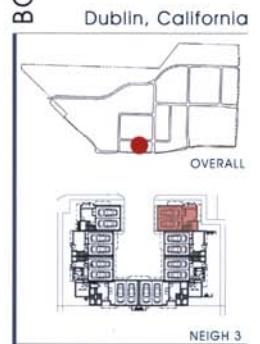
Level 3

Level 2



Ground Level

Plan A1
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1563 Sqft.
Garage: 418 Sqft.

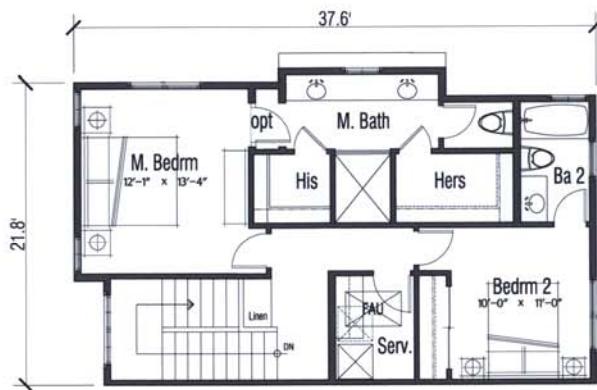


0 2 4 8 12 FEET

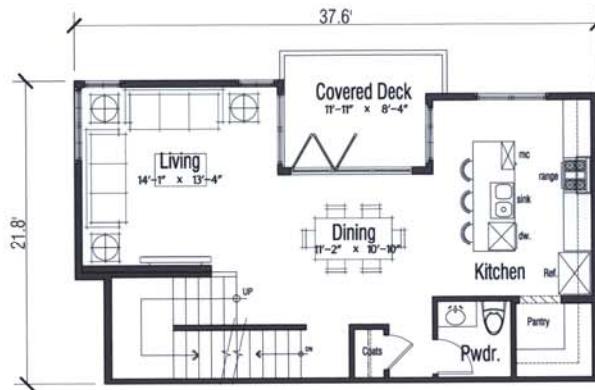
MAY 24, 2016

A3.16

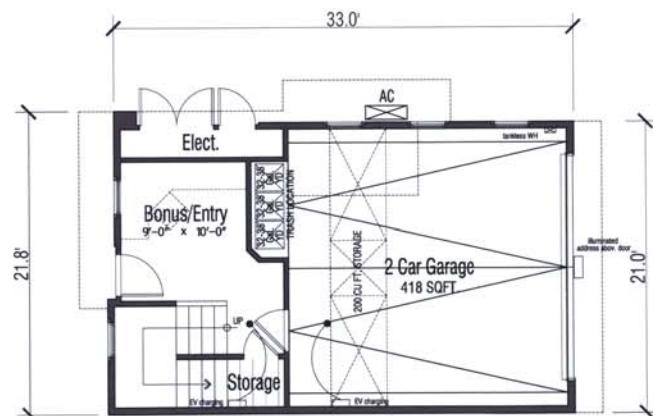
BOULEVARD phase 1



Level 3

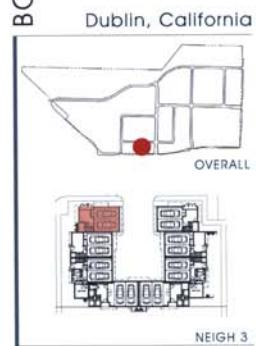


Level 2



Ground Level

Plan A2
2 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1528 Sqft.
Garage: 418 Sqft.

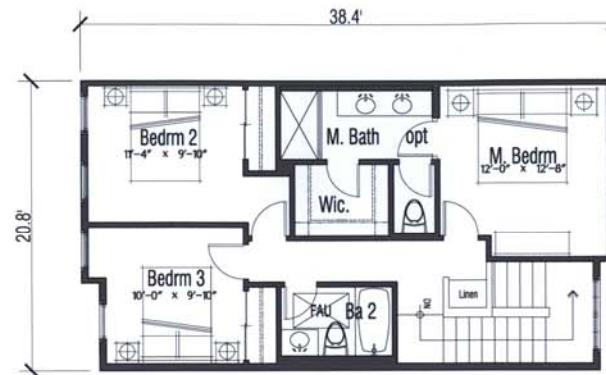


MOTORCOURT
FLOOR PLAN - PLAN A2

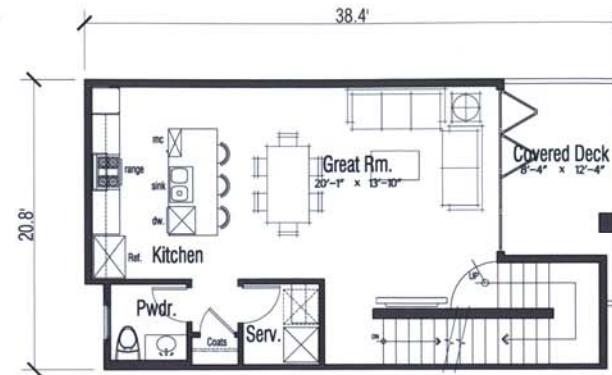
0 2 4 8 12 FEET

MAY 24, 2016

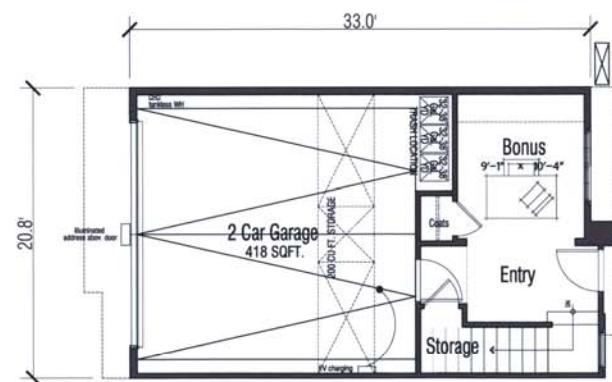
A3.17



Level 3



Level 2



Ground Level

Plan B
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1497 Sqft.
Garage: 418 Sqft.

Detailed description: A map of Dublin, California, showing the city boundaries and street grid. A red dot marks the location of 'OVENS L' on the southern edge of the city.

MOTORCOURT
FLOOR PLAN - PLAN B

MAY 24, 2016

BOULEVARD phase 1

Dublin, California

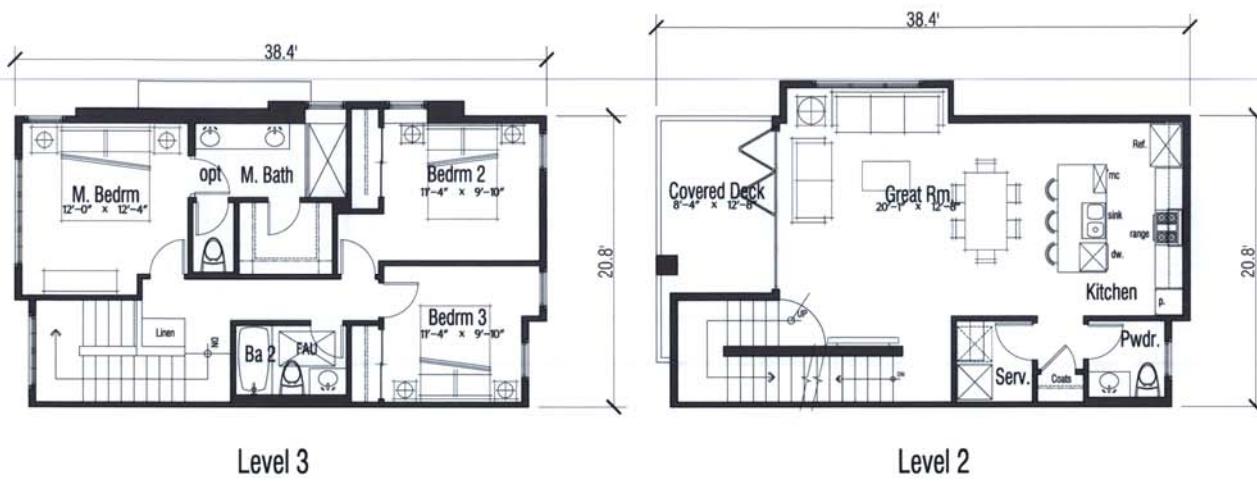


MOTORCOURT
FLOOR PLAN - PLAN B ALT

0 2 4 8 12 FEET

MAY 24, 2016

A3.19



Level 3

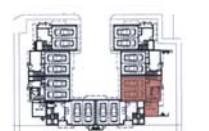
Level 2

Ground Level

Plan B Alt. @ 7-Plex
3 Bedrooms, Bonus
2.5 Baths, 2 Car Garage
Living: 1526 Sqft.
Garage: 418 Sqft.

BOULEVARD phase 1

Dublin, California

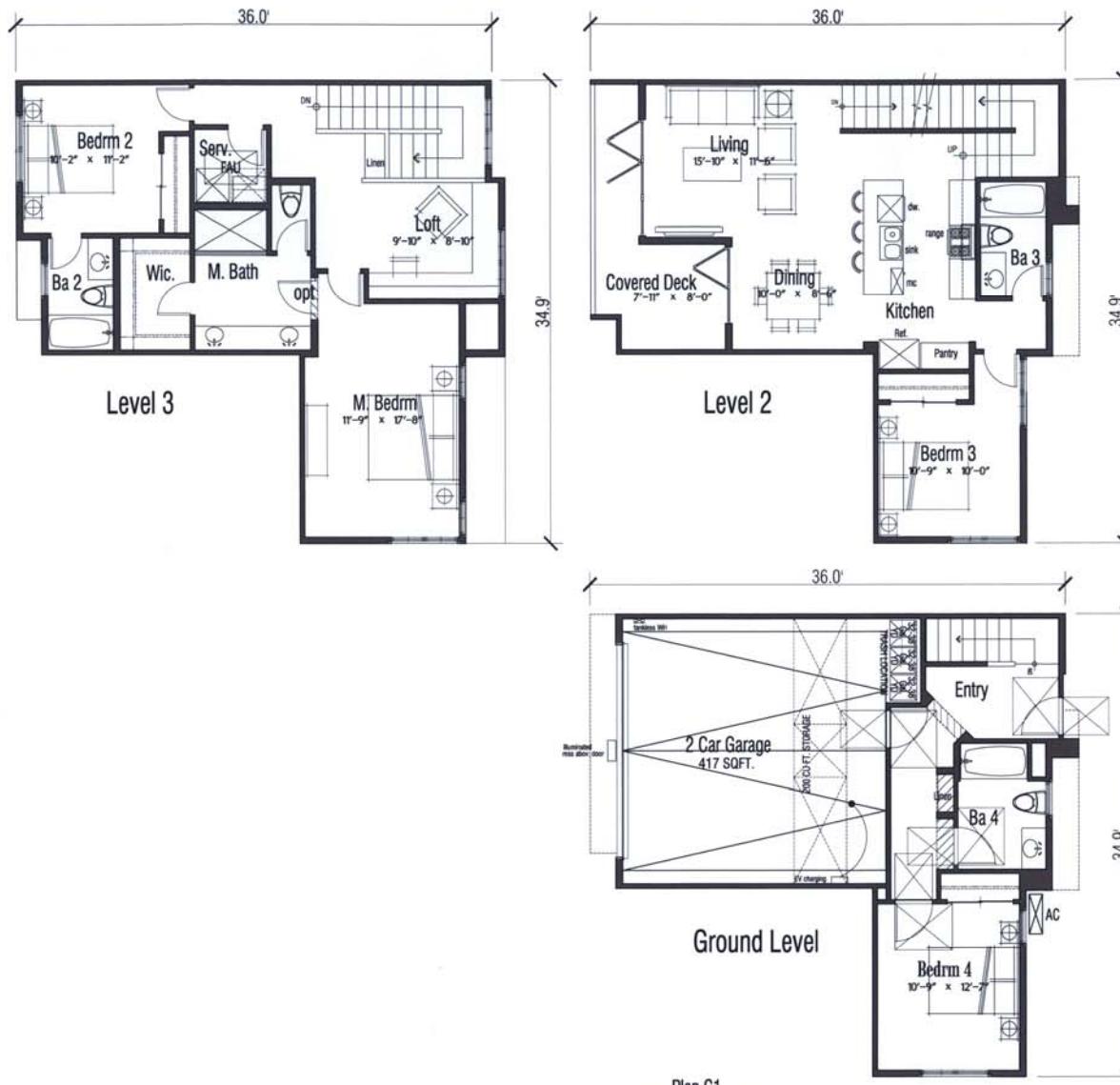


MOTORCOURT
FLOOR PLAN - PLAN C1

0 2 4 8 12 FEET

MAY 24, 2016

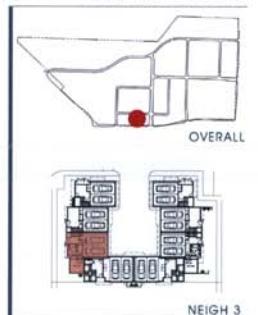
A3.20



Plan C1
4 Bedrooms, Loft
4 Baths, 2 Car Garage
Living: 1866 Sqft.
Garage: 417 Sqft.

BOULEVARD phase 1

Dublin, California



MOTORCOURT
FLOOR PLAN - PLAN C2
0 2 4 8 12 FEET

MAY 24, 2016

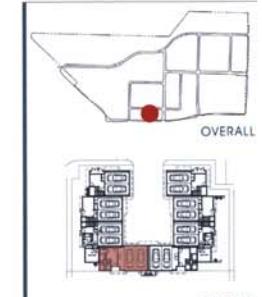
A3.21



Plan C2
5 Bedrooms
4 Baths, 2 Car Garage
Living: 1908 Sqft.
Garage: 417 Sqft.

BOULEVARD phase 1

Dublin, California



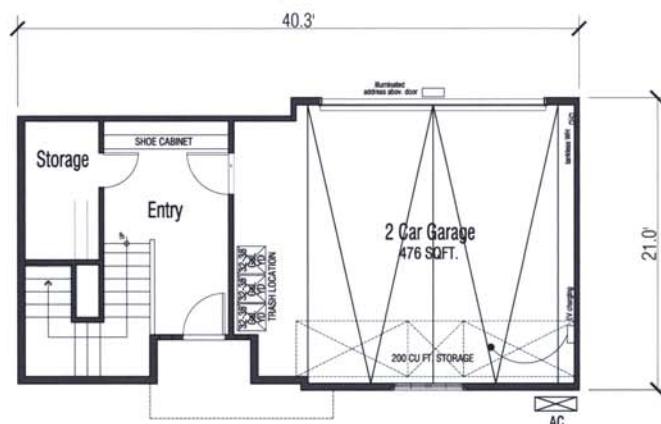
MOTORCOURT
FLOOR PLAN - PLAN D1
0 2 4 6 8 12 FEET

MAY 24, 2016

A3.22



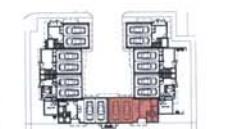
Level 2



Ground Level

Plan D1
2 Bedrooms, Den/Opt. Bdrm 3
2 Baths, 2 Car Garage
Living: 1569 Sqft.
Garage: 476 Sqft.

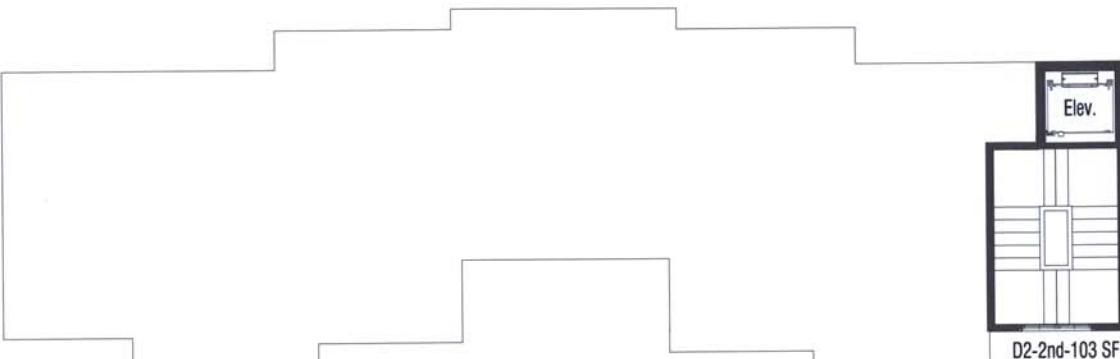
BOULEVARD phase 1



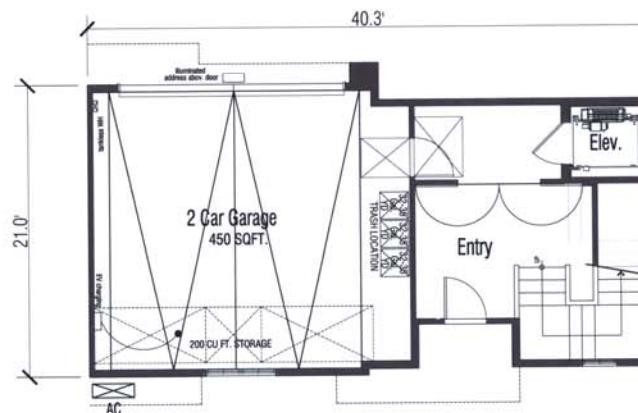
MOTORCOURT
FLOOR PLAN - PLAN D2
0 2 4 8 12 FEET

MAY 24, 2016

A3.23



Level 2 103 Sqft.



Ground Level 278 Sqft.

Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.



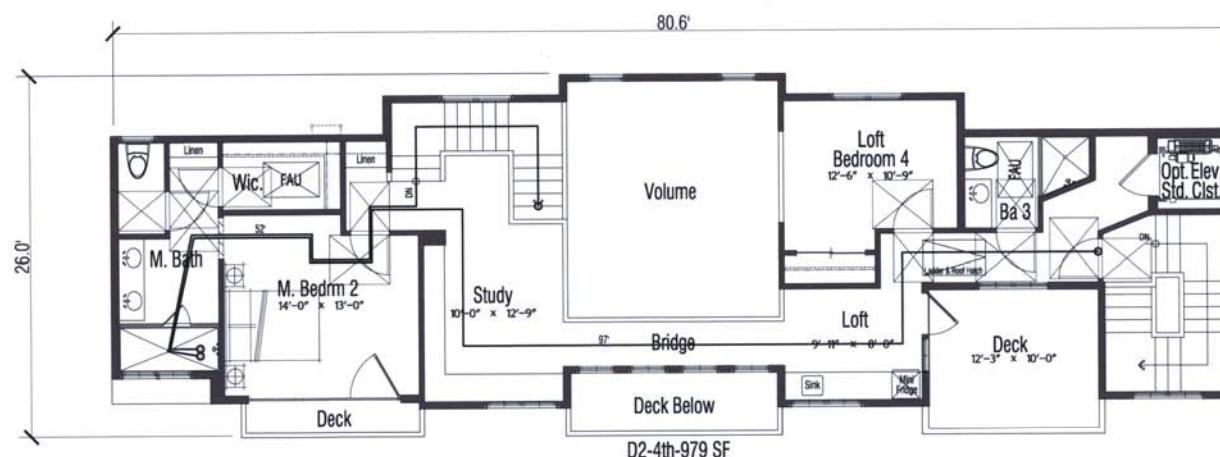
 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



WILLIAM HEZMALHALCH



Level 3 1532 Sqft.



Level 4 979 Sqft.

Plan D2
4 Bedrooms, Den
4 Baths, 2 Car Garage
Living: 2892 Sqft.
Garage: 450 Sqft.

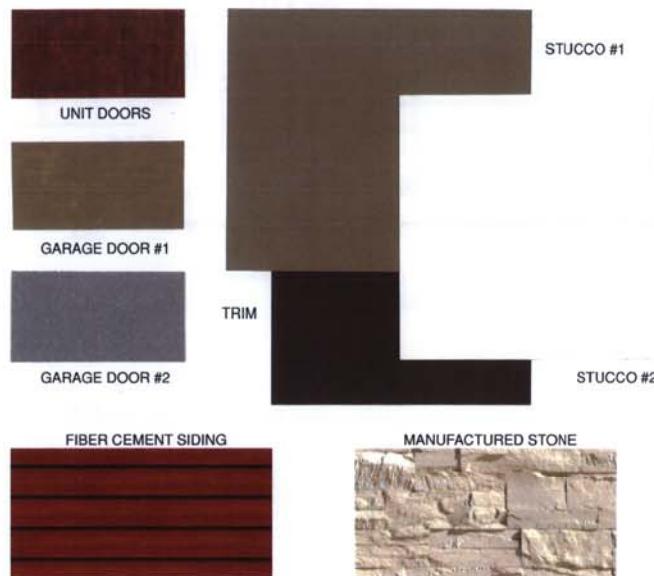
MOTORCOURT
FLOOR PLAN - PLAN D2

MAY 24, 2016

A3 24



SCHEME 1



SCHEME 2

11/23/15

2015313

EXTERIOR COLOR & MATERIALS

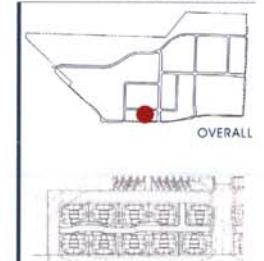
BROOKFIELD HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2015

For exact color refer to manufacturers' actual samples.

BOULEVARD phase 1

Dublin, California



MAY 24, 2016

A3.25

MOTORCOURT
COLOR BOARDS & MATERIALS

RJA
RUGGERI-JENSEN AZAR
ASSOCIATES INC.

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

WH
WILLIAM HEZMALHALCH
ARCHITECTS INC

DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN AZAR
Architects + Planners + Developers

ARCHITECTS:
ktgy
Architects+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
Landscape Architecture

BOULEVARD phase 1

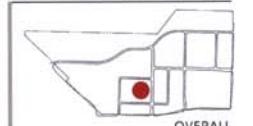


ELEVATION '1A'

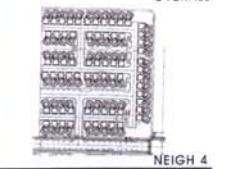
ELEVATION '2B'

ELEVATION '3C'

Dublin, California



OVERALL



NEIGH 4

SINGLE FAMILY DETACHED
StreetScene

0 2 4 8 12 FEET

MAY 24, 2016

A4.00

Code Information:
2013 California Residential Building Code
California Code of Regulations, Title 24
Occupancy Type: R-3 Residential
Garages U Private
Construction Type: V-B

DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ELEVATION '1A'
Scheme1

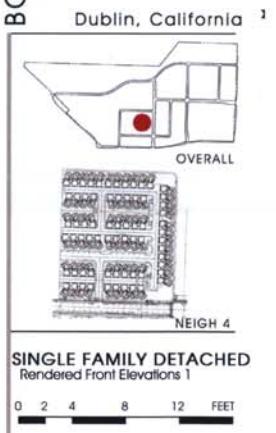
- MATERIALS
1. STUCCO - SAND FINISH
 2. FIBER CEMENT BOARD
 3. SYNTHETIC STONE VENEER
 4. VINYL WINDOWS
 5. EXTERIOR METAL RAILINGS
 6. OPEN METAL / MESH CANOPES
 7. COMPOSITION SHINGLE ROOF
 8. STEEL GARAGE DOOR
 9. FIBERGLASS ENTRY DOOR
 10. EXTERIOR LIGHT
 11. ADDRESS SIGN



ELEVATION '1B'
Scheme 3



ELEVATION '1C'
Scheme5



SINGLE FAMILY DETACHED
Rendered Front Elevations 1

0 2 4 8 12 FEET

MAY 24, 2016

A4.01

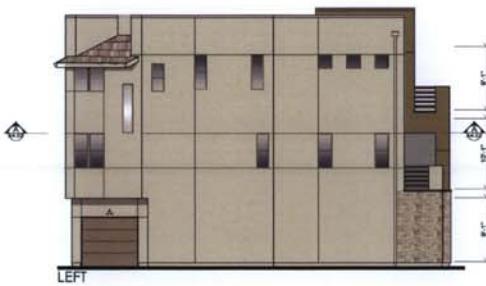
DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • ARCHITECTS

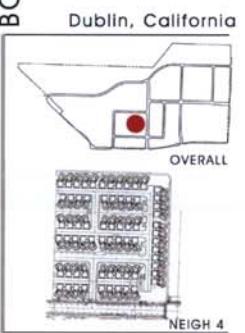
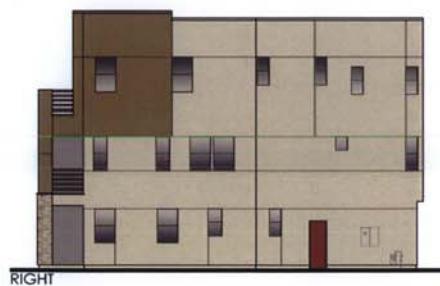
ARCHITECTS:
ktg
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ROOF PLAN



SINGLE FAMILY DETACHED
Exterior Elevations 1A

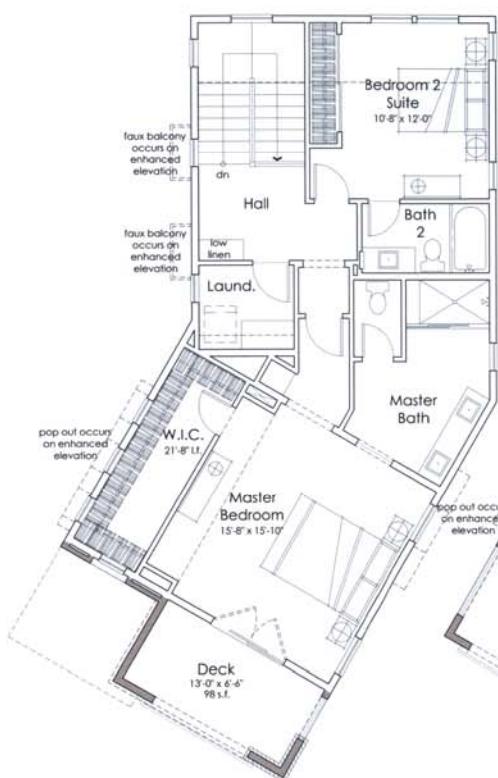
0 4 8 16 24 FEET

MAY 24, 2016

A4.03

BOULEVARD phase 1

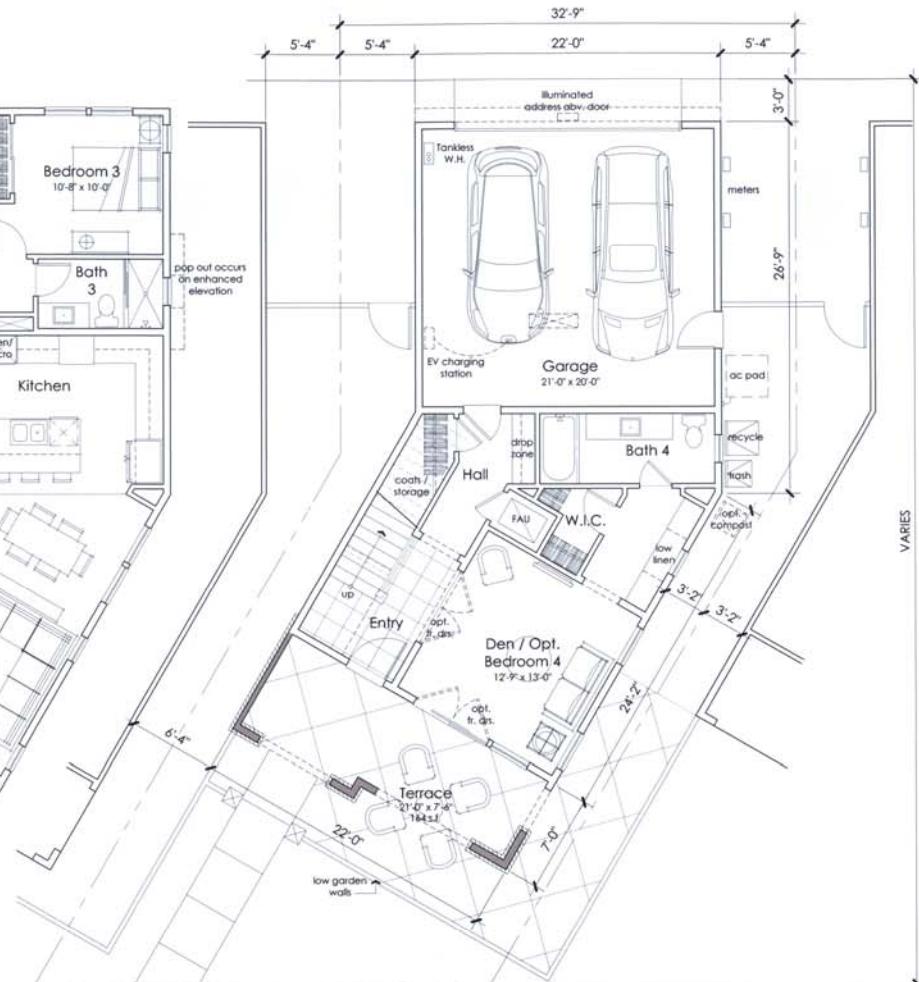
VARIABLES



THIRD FLOOR



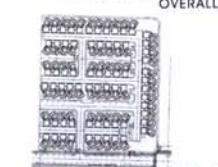
SECOND FLOOR



FIRST FLOOR

PLAN SUMMARY
3 Bedrooms + Den
Opt. Bedroom 4
4 Baths
2457 s.f.

Dublin, California



SINGLE FAMILY DETACHED
PLAN 1B FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

A4.04

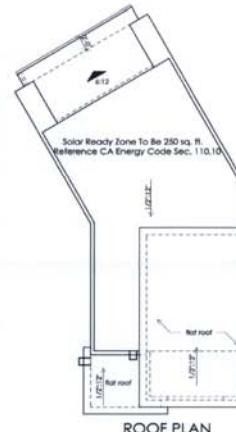
DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • DEVELOPERS

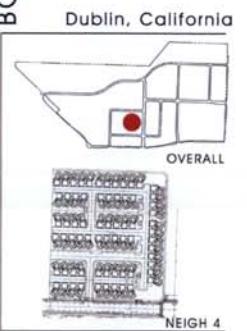
ARCHITECTS:
ktg
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ROOF PLAN



DUBLIN, CALIFORNIA
OVERALL
NEIGH 4
SINGLE FAMILY DETACHED
Exterior Elevation TB

0 4 8 16 24 FEET

MAY 24, 2016

A4.05

DEVELOPER:
Brookfield
Residential

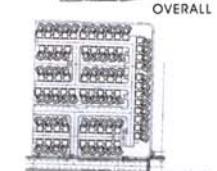
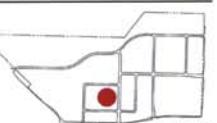
CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • DESIGNERS

ARCHITECTS:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

Dublin, California

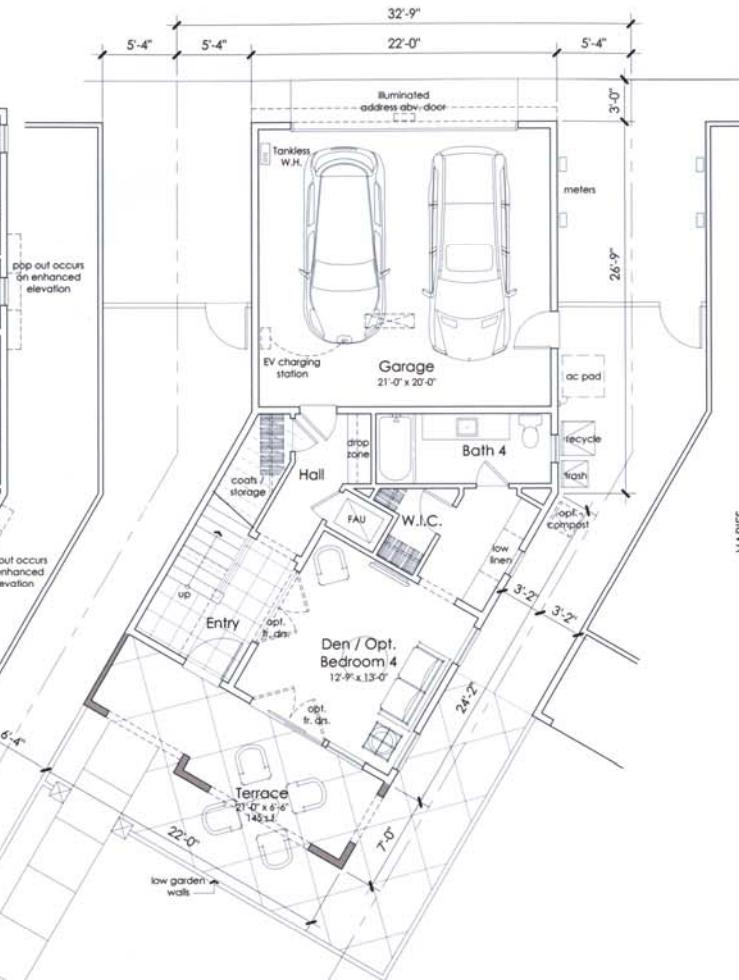
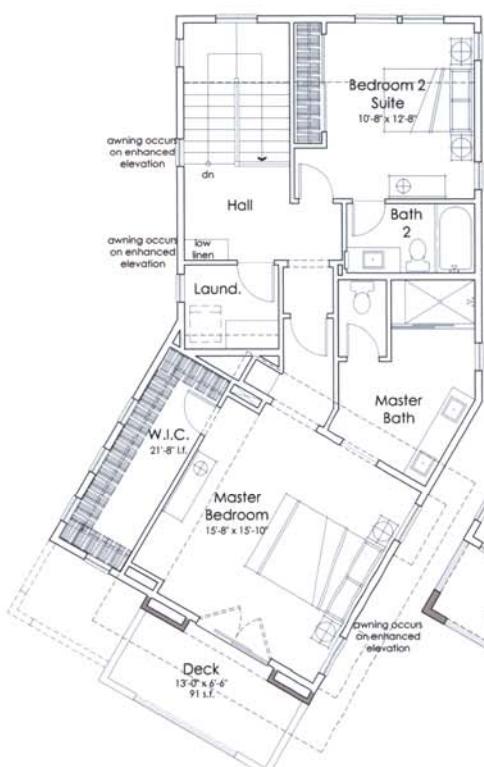


NEIGH 4
OVERALL
SINGLE FAMILY DETACHED
PLAN 1C FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

A4.06



PLAN SUMMARY
3 Bedrooms + Den
Opt. Bedroom 4
4 Baths
2457 s.f.

0 2 4 8 12 FEET

DEVELOPER
Brookfield
Residential

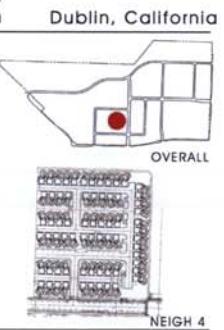
CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
ENGINEERS - PLANNERS - CONTRACTORS

ARCHITECTS:
 ktgy
 Architecture + Planning

LANDSCAPE ARCHITECT:
 GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



SINGLE FAMILY DETACHED

0 4 8 16 24 FEET

An architectural elevation drawing of a two-story building. The left side of the building features a single-story extension with a small entrance and a window. The main structure has a light brown facade with dark vertical stripes. It includes several windows of varying sizes and a balcony on the second floor. A central entrance is located on the right side. The drawing includes dimensions: 10'-0" for the total width, 9'-0" for the height of the main section, and 9'-0" for the height of the extension. The word "LEFT" is written at the bottom left of the drawing.



DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ELEVATION '2A'
Scheme 2

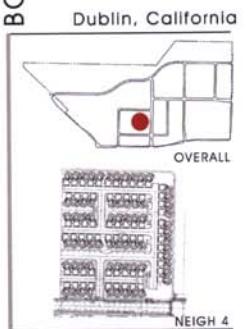
MATERIALS
1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. STAINLESS STEEL VENEER
4. VINYL WINDOW
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. COMPOSITION SHINGLE ROOF
8. STEEL ENTRY DOOR
9. POLYCARBONATE ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN



ELEVATION '2B'
Scheme4



ELEVATION '2C'
Scheme 6



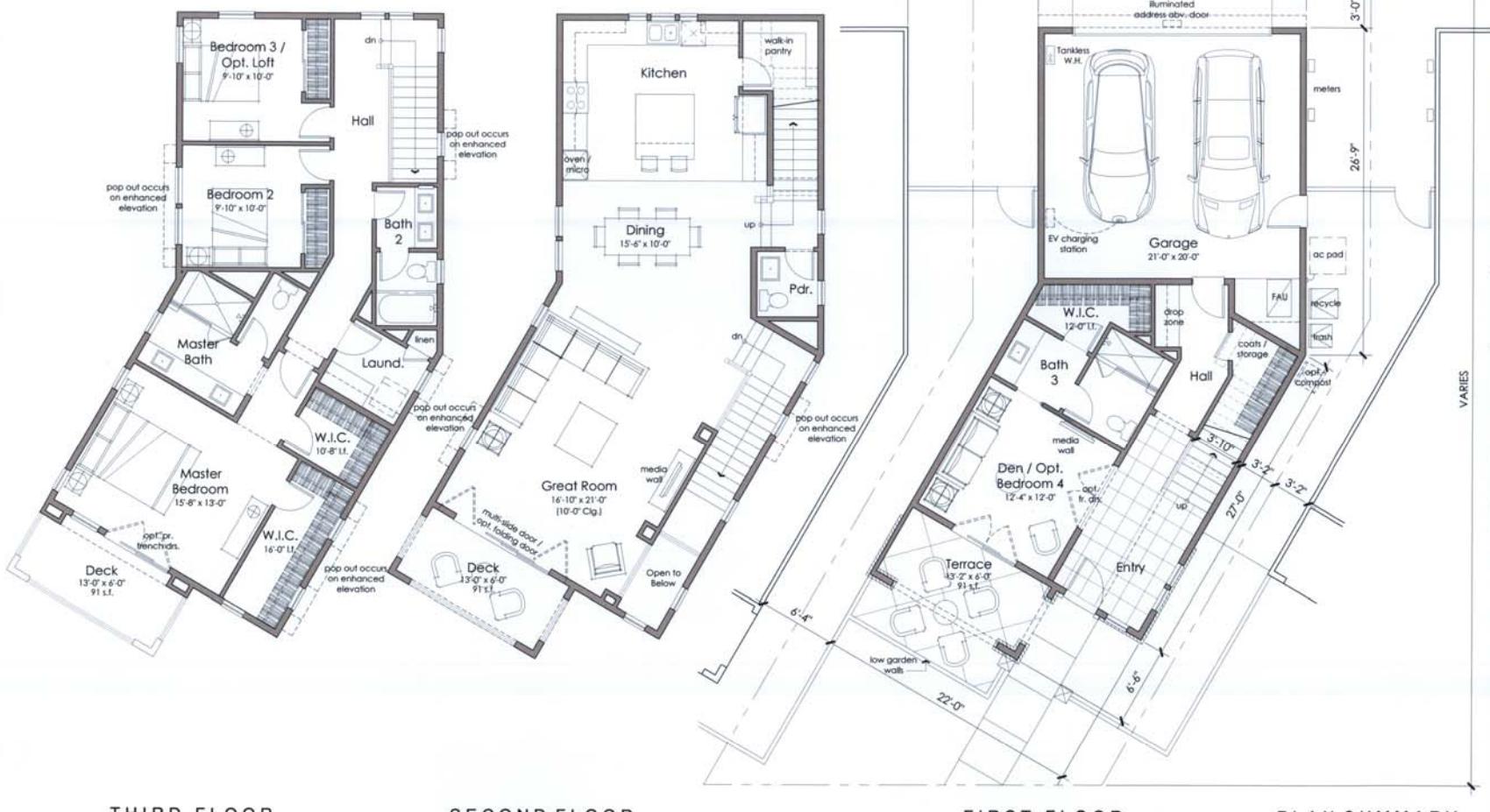
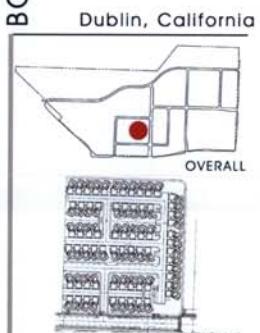
DUBLIN, CALIFORNIA
OVERALL
NEIGH 4
SINGLE FAMILY DETACHED
Rendered Front Elevations 2

0 2 4 8 12 FEET

MAY 24, 2016

A4.08

BOULEVARD phase 1



DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

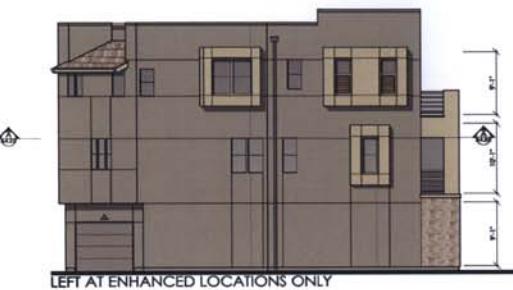
ARCHITECTS:
kltgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

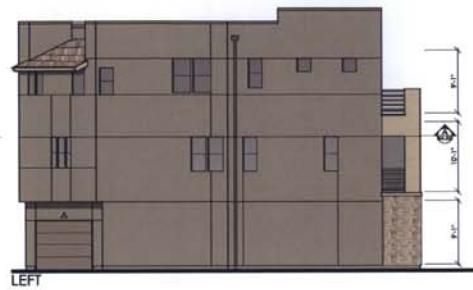
BOULEVARD phase 1



ROOF PLAN



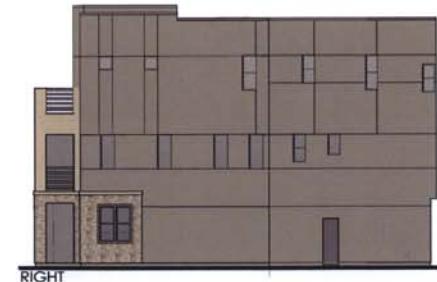
LEFT AT ENHANCED LOCATIONS ONLY



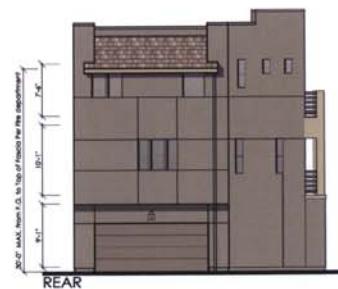
LEFT



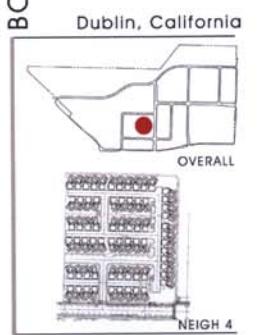
RIGHT AT ENHANCED LOCATIONS ONLY



RIGHT



REAR



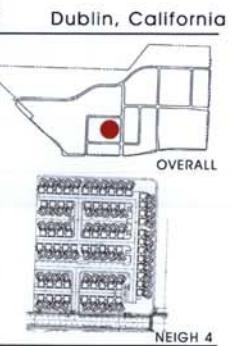
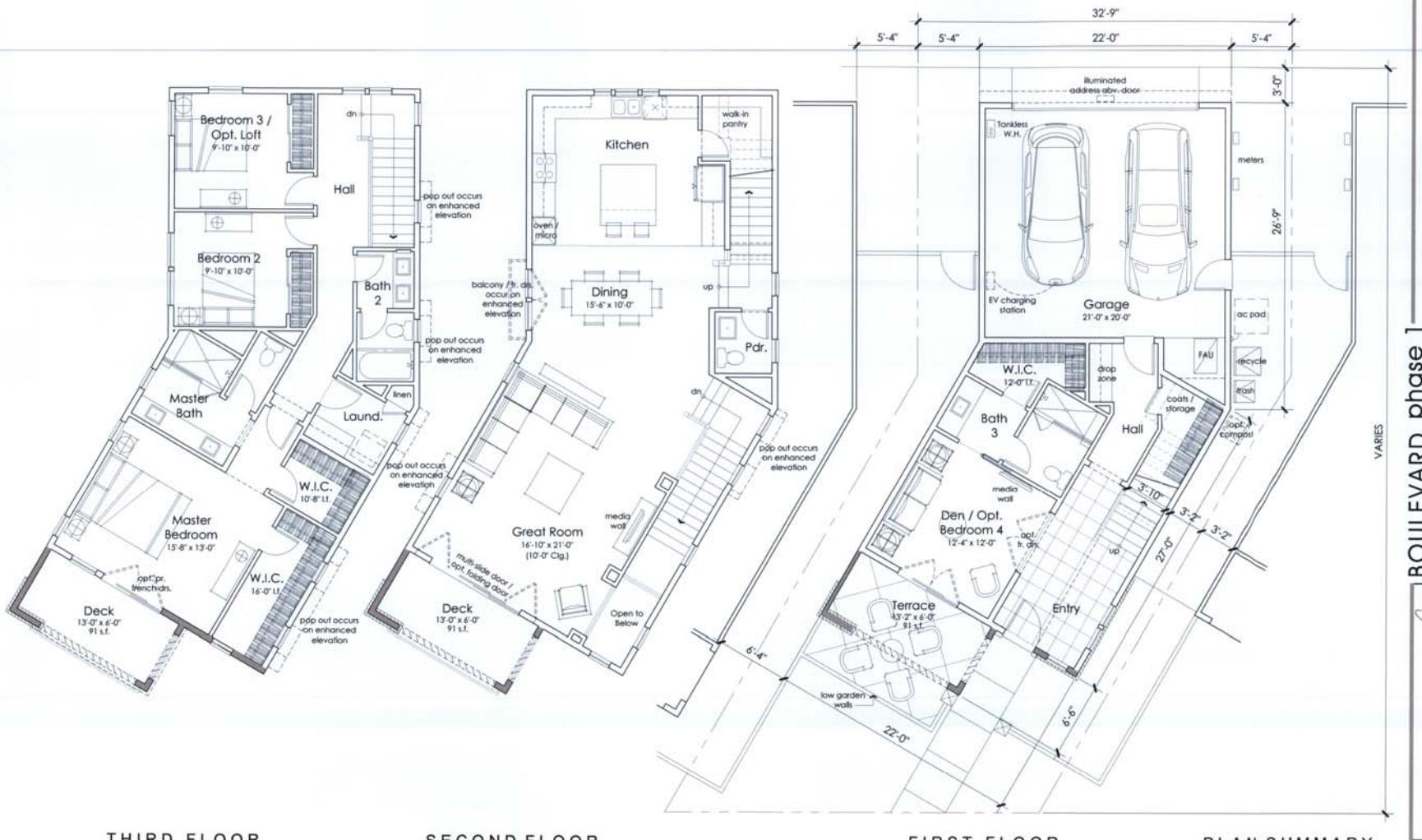
DUBLIN, CALIFORNIA
OVERALL
NEIGH 4

SINGLE FAMILY DETACHED
Exterior Elevations 2A

0 4 8 16 24 FEET

MAY 24, 2016

A4.10



SINGLE FAMILY DETACHED
PLAN 2B FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

A4.11

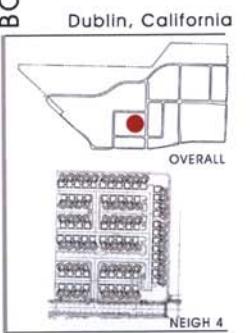
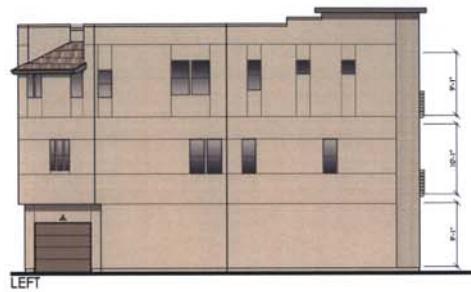
DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:
ktg
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



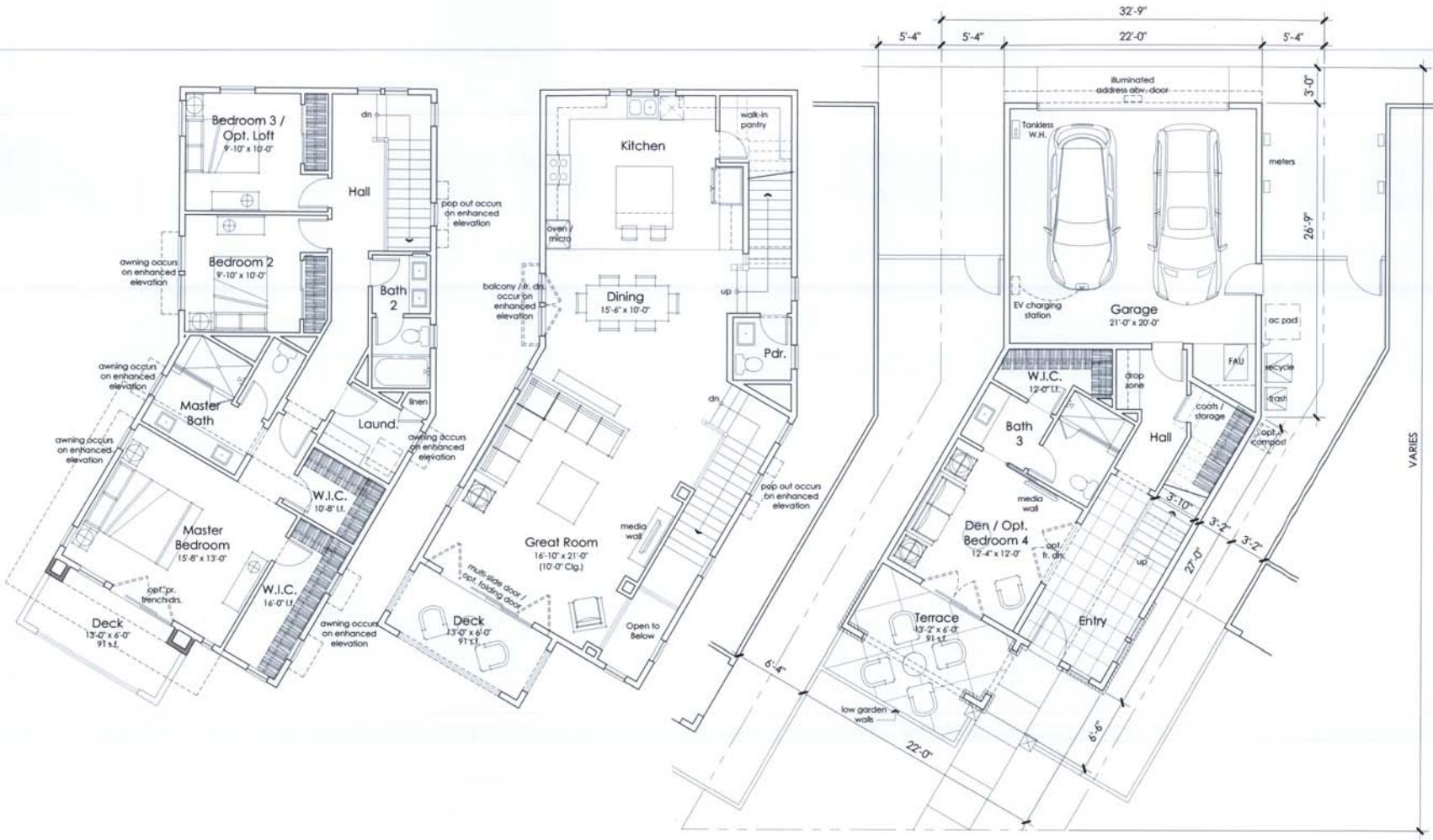
DUBLIN, CALIFORNIA
OVERALL
NEIGH 4
SINGLE FAMILY DETACHED
Exterior Elevation 2B

0 4 8 16 24 FEET

MAY 24, 2016

A4.12

BOULEVARD phase 1



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

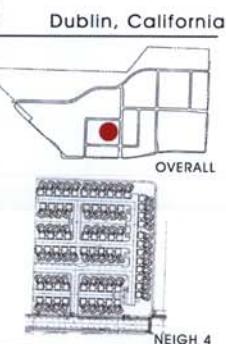
3 Bedrooms + Den
Opt. Bedroom 4
Opt. Loft
3.5 Baths
2540 s.f.

SINGLE FAMILY DETACHED
PLAN 2C FLOOR PLANS

0 2 4 8 12 FEET

MAY 24, 2016

A4.13



DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • DEVELOPERS

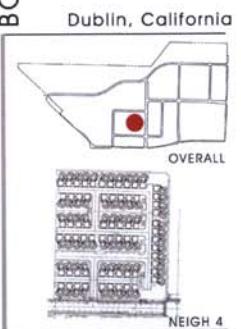
ARCHITECTS:
kltgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ROOF PLAN



SINGLE FAMILY DETACHED
Exterior Elevations 2C

0 4 8 16 24 FEET

MAY 24, 2016

A4.14

DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • CONSULTANTS

ARCHITECTS:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ELEVATION '3A'
Scheme 1

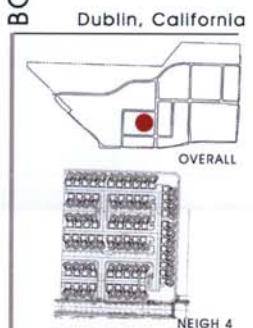
- MATERIALS
1. STUCCO - SAND FINISH
 2. FIBER CEMENT BOARD
 3. SYNTHETIC STONE VENEER
 4. VINYL WINDOWS
 5. HORIZONTAL METAL RAILINGS
 6. STEEL MESH CANOPIES
 7. COMPOSITION SHINGLED ROOF
 8. STEEL GARAGE DOOR
 9. FIBERGLASS ENTRY DOOR
 10. EXTERIOR LIGHT
 11. ADDRESS SIGN



ELEVATION '3B'
Scheme 3



ELEVATION '3C'
Scheme 5



SINGLE FAMILY DETACHED
Rendered Front Elevations 3

0 2 4 6 8 10 12 FEET

MAY 24, 2016

A4.15



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

Floor Plan
3 Bedrooms + Office + Den
Opt. Bedrooms 4 & 5
4 Baths
2664 s.f.

**SINGLE FAMILY DETACHED
PLAN 3A FLOOR PLANS**

0 2 4 8 12 FEET

MAY 24, 2016

A4.16

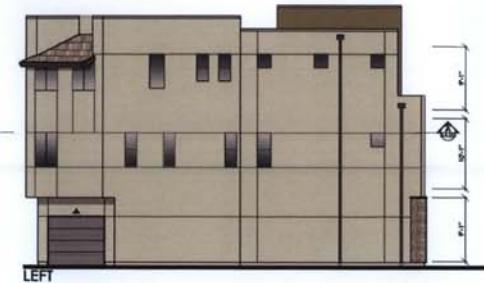
DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS + PLANNERS + ARCHITECTS

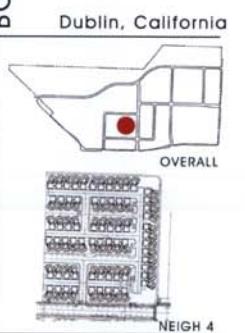
ARCHITECTS:
ktgry
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ROOF PLAN



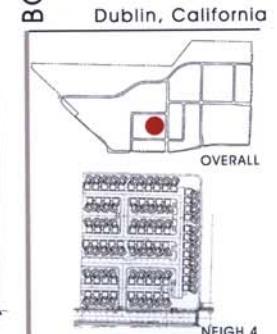
OVERALL
NEIGH 4
SINGLE FAMILY DETACHED
Exterior Elevations 3A

0 4 8 16 24 FEET

MAY 24, 2016

A4.17

BOULEVARD phase 1



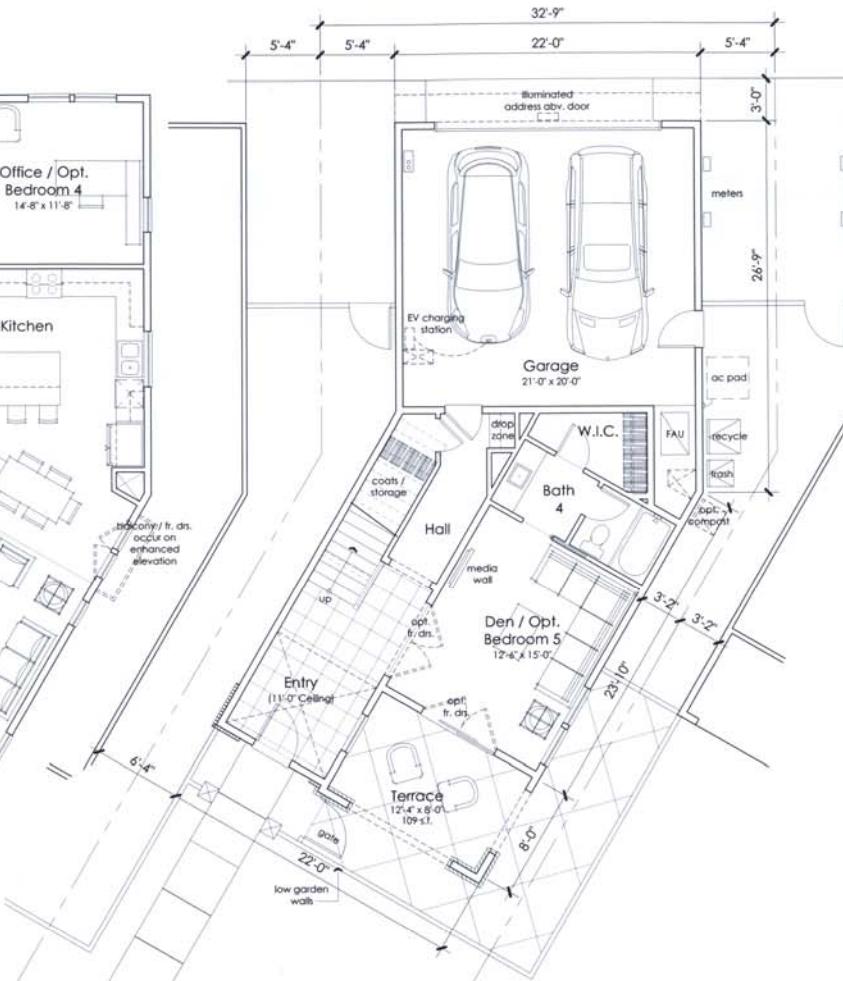
MAY 24, 2016

A4.18

VARIES

PLAN SUMMARY
Floor Plan
3 Bedrooms + Office + Den
Opt. Bedrooms 4 & 5
4 Baths
2664 s.f.

FIRST FLOOR



1

SECOND FLOOR



THIRD FLOOR

DEVELOPER:
Brookfield
Residential

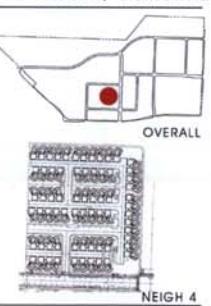
CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:
ktgry
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1

Dublin, California

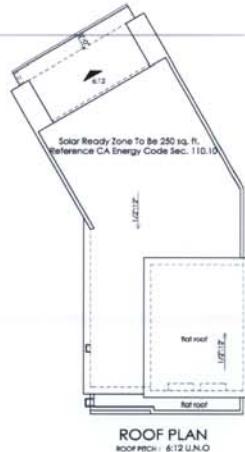


SINGLE FAMILY DETACHED
Exterior Elevations 38

0 4 8 16 24 FEET

MAY 24, 2016

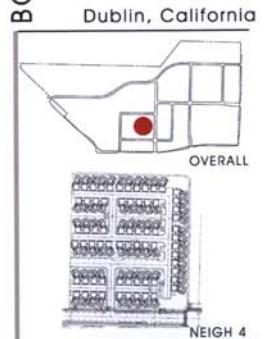
A4.19



ROOF PLAN
ROOF PITCH: 6/12 U.H.O.



BOULEVARD phase 1



MAY 24, 2016

A4.20

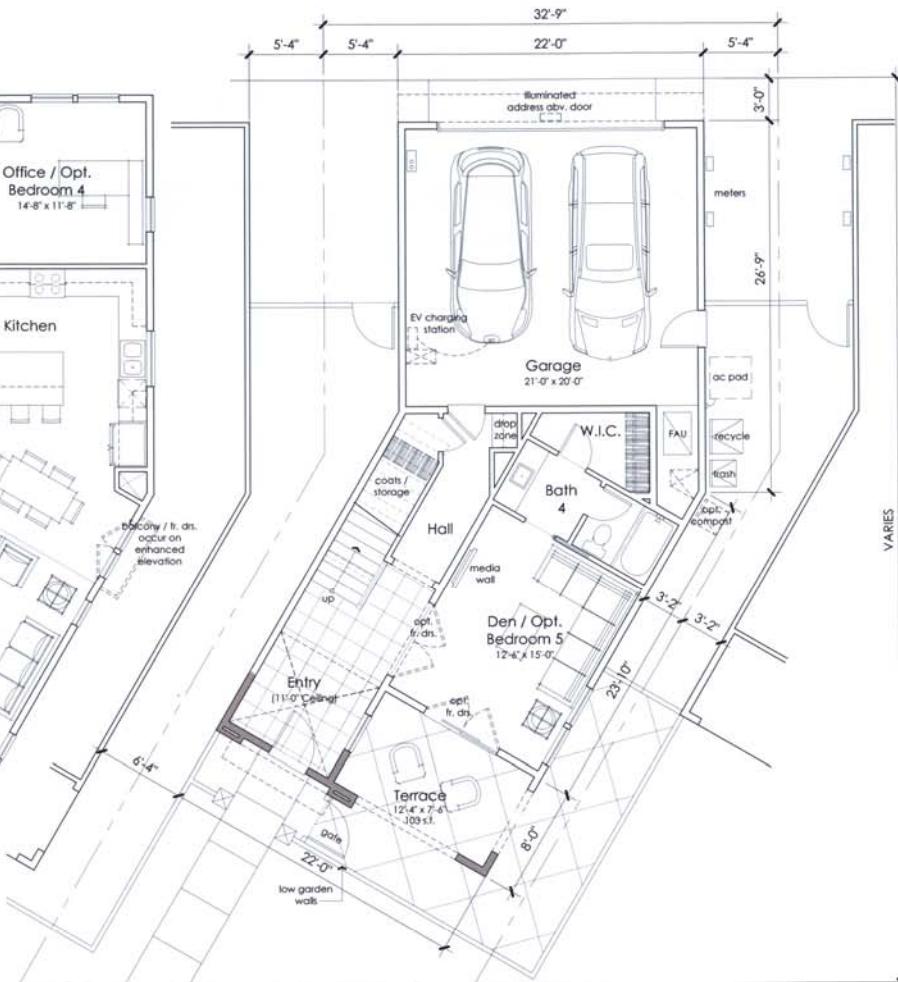
SINGLE FAMILY DETACHED
PLAN 3C FLOOR PLANS

0 2 4 8 12 FEET

PLAN SUMMARY

Floor Plan
3 Bedrooms + Office + Den
Opt. Bedrooms 4 & 5
4 Baths
2664 s.f.

FIRST FLOOR



VARIES

32'-9"

5'-4"

22'-0"

5'-4"

3'-0"

meters

26'-9"

up

coats / storage

Hall

opt. fr. dr.

Bath 4

Den / Opt. Bedrm 5

12'-4" x 15'-0"

23'-6"

3'-2"

3'-2"

22'-0"

low garden walls

22'-0"

22'-0"

22'-0"

22'-0"

22'-0"

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22'-0"

coats / storage

Hall

opt. fr. dr.

Bath 4

Den / Opt. Bedrm 5

12'-4" x 15'-0"

23'-6"

3'-2"

3'-2"

22'-0"

low garden walls

22'-0"

22'-0"

22'-0"

22'-0"

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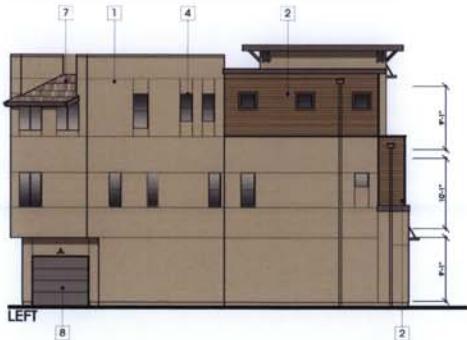
22'-0"

22'-0"

22'-0"

22'-0"

BOULEVARD phase 1



ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. STAINLESS STEEL VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPES
7. COMBINATION SHINGLE ROOF
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN



Dublin, California



SINGLE FAMILY DETACHED
Exterior Elevations 3C

0 4 8 16 24 FEET

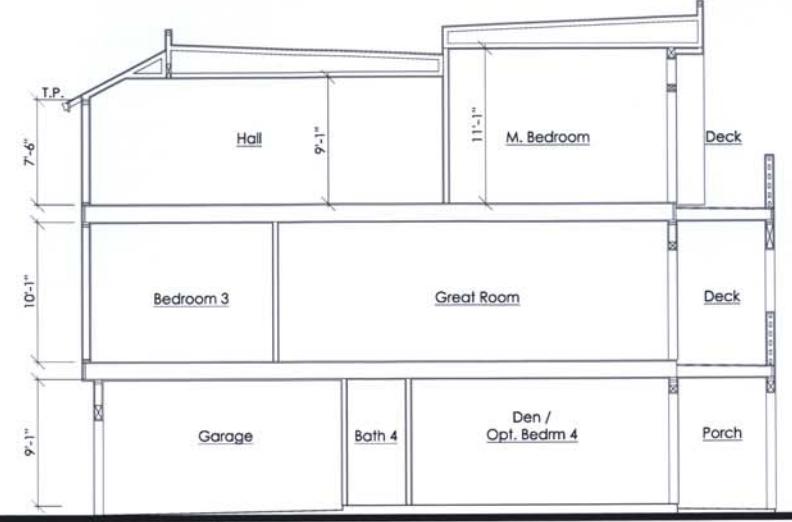
MAY 24, 2016
A4.21

DEVELOPER:
Brookfield
Residential

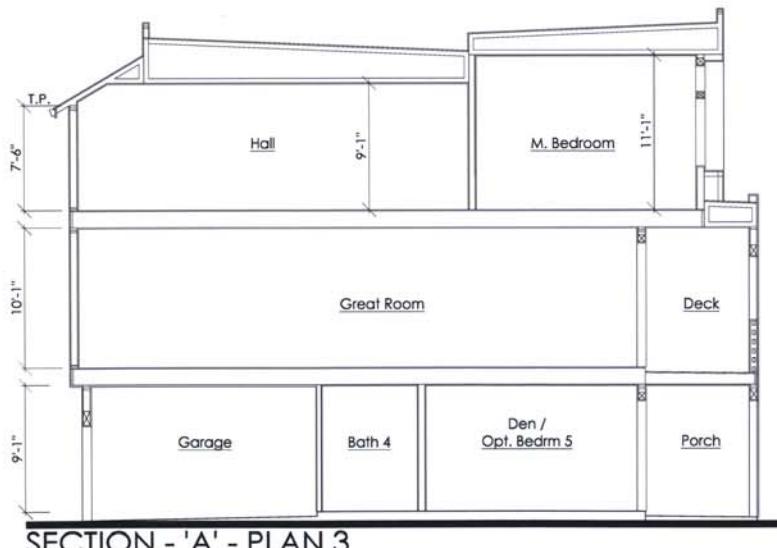
CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:
ktgy
Architecture+Planning

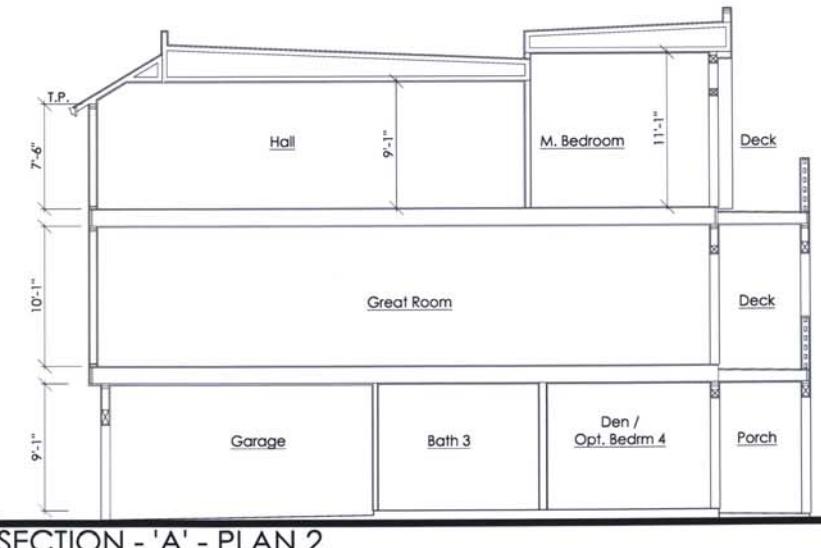
LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



SECTION - 'A' - PLAN 1

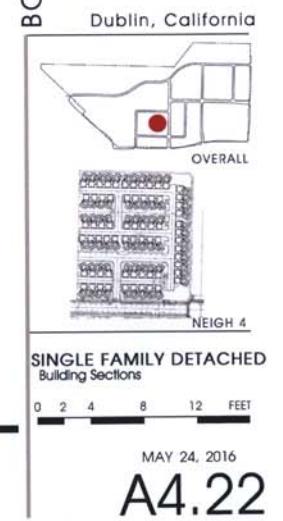


SECTION - 'A' - PLAN 3



SECTION - 'A' - PLAN 2

BOULEVARD phase 1



SINGLE FAMILY DETACHED
Building Sections

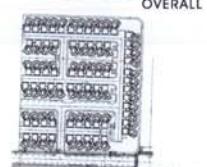
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MAY 24, 2016

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BOULEVARD phase 1

Dublin, California

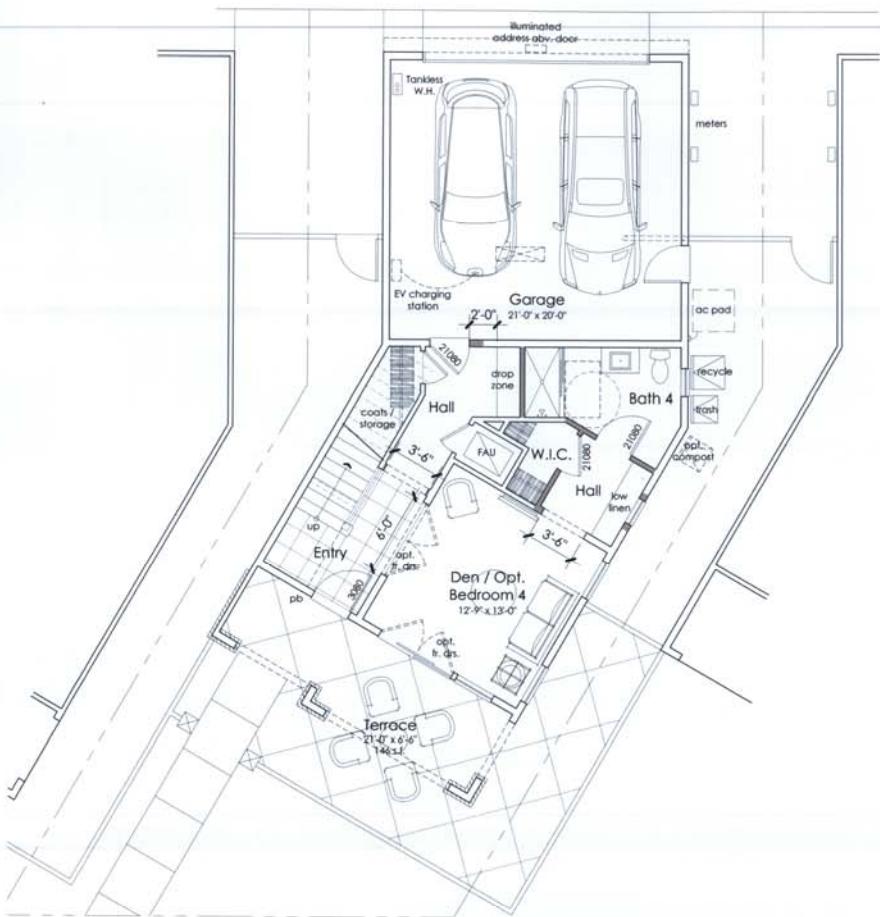


SINGLE FAMILY DETACHED
PLAN 1 UNIVERSAL DESIGN PLAN

0 2 4 8 12 FEET

MAY 24, 2016

A4.23



FIRST FLOOR

UNIVERSAL DESIGN LEGEND



48 INCH CIRCLE CLEAR SPACE



48" X 60" CLEAR SPACE

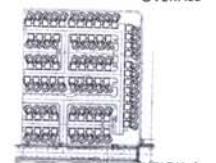
Universal Design Requirement	PLAN 1 NEIGH 4
PRIMARY ENTRANCE: ONE DOORBELL IS TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM THE FINISH FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: (COMPLIES WITH CBC CH11A AND 34" CLEAR, SECOND EXTERIOR DOOR WITH 32" CLEAR, 24" CLEAR AT STRIKE SIDE) SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	WIDEN DOOR FROM GARAGE TO HALL FOR PRIMARY ENTRANCE. MOVE DROP ZONE / BATH 4 WALL FOR CLEARANCE.
PRIMARY ENTRANCE: WHERE EYEHOLE IS PROVIDED IS ACCESSIBLE ENTRY, ONE (1) SHALL BE AT STANDARD HEIGHT AND A SECOND ONE (1) THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-FOUR (44) INCHES FROM FINISH FLOOR. (ORD. 21-07 PART 1)	AT ENTRY DOOR
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A CLEAR SPACE CONSISTENT WITH THE REQUIREMENTS OF CBC CH11A OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE, FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR A SIXTY (60) INCH DIAMETER CIRCLE.	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER TO MEET THE CBC CH11A REQUIREMENTS FOR GRAB BAR REINFORCEMENT AT WATER CLOSET (TOILET) AND SHOWER OR BATHTUB; GRAB BARS FOR WATER CLOSET (TOILET) SHOWER/BATH OR LAVATORY OR ANY COMBINATION THEREOF; LAVATORY / SINK AND WATER CLOSET (TOILET); AND COMPLIANT FIXTURES AND ACCESSORIES.	BATH 4
INTERIOR ROUTES FROM ACCESSIBLE ENTRANCE TO A POWDER/BATH, A COMMON USE ROOM AND KITCHEN (MIN. 42" WIDTH WITH 32" CLEAR DOORS, OR MIN. 39" WIDTH WITH 34" CLEAR DOORS, OR 36" WIDTH WITH 36" CLEAR DOORS).	REVISE OPENING INTO HALL IN DEN / BEDROOM 4 TO BATH 4. WIDEN DOOR FOR CLEARANCE.
BEDROOM (IF THERE IS A BEDROOM ON THE PRIMARY LEVEL, 32" NET OPENING AT CLOSET).	WIDEN DOOR OF BEDROOM 4 WIC
MISC. AREAS , I.E. PATIO OR YARD (ACCESSIBLE ROUTE THROUGH OR AROUND UNIT FROM ACCESSIBLE ENTRANCE).	STANDARD PLAN COMPLIES
GENERAL COMPONENTS (ACCESSIBLE ROUTE IN AN INTERIOR HALLWAY, INTERIOR DOORS/OPENINGS FOR ROOMS AND ROUTES OF TRAVEL CONSISTENT WITH CH 11A).	REVISE OPENING FROM PRIMARY ENTRANCE TO HALL FOR CLEARANCE.

UNIVERSAL DESIGN ORDINANCE
COMPLIANCE MATRIX

PROJECT WILL COMPLY WITH UNIVERSAL DESIGN ORDINANCE BY OFFERING, FOR THE UNITS COMPLYING WITH THE VARIOUS SECTIONS OF THE UDO, THE APPROPRIATE OPTIONS TO ALL PROSPECTIVE BUYERS PRIOR TO THE TIME THAT A REQUEST FOR A BUILDING PERMIT IS SUBMITTED TO THE CITY OF DUBLIN FOR THAT PARTICULAR LOT. DEVELOPER SHALL SUBMIT A UDO CHECKLIST DURING THE MASTER PLAN CHECK INDICATING "CUT OFF" TIMES WHEN IT IS NO LONGER PRACTICAL TO OFFER CERTAIN ITEMS.

BOULEVARD phase 1

Dublin, California



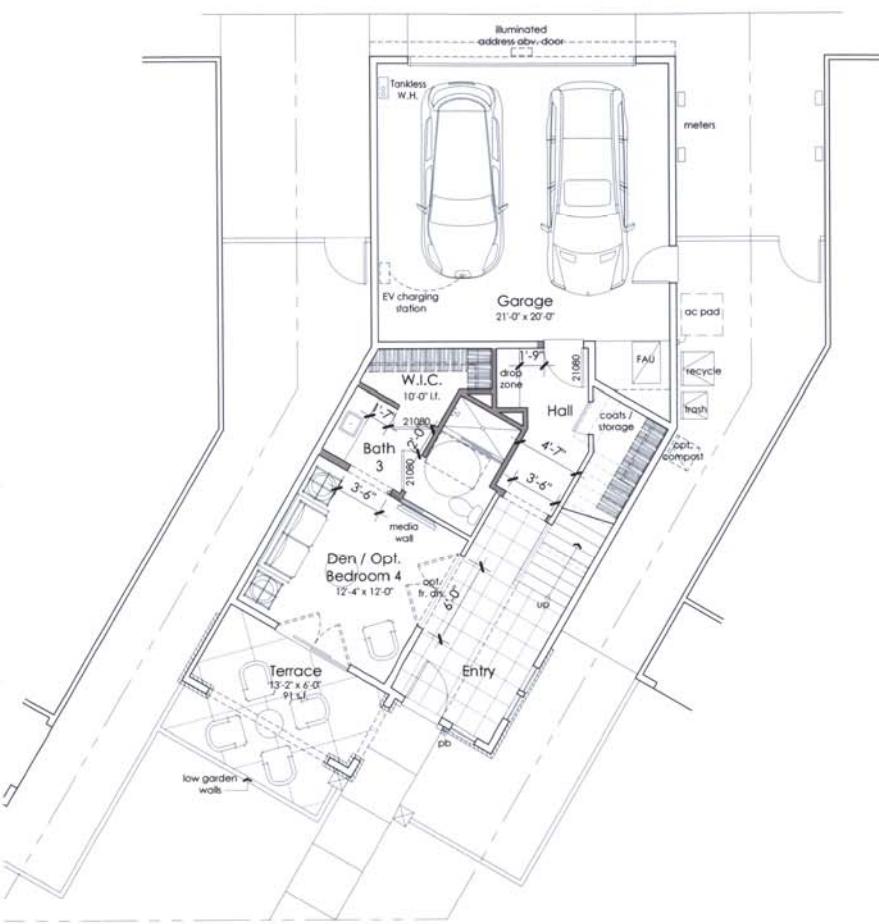
NEIGH 4

SINGLE FAMILY DETACHED
PLAN 2 UNIVERSAL DESIGN PLAN

0 2 4 8 12 FEET

MAY 24, 2016

A4.24



FIRST FLOOR

UNIVERSAL DESIGN LEGEND



48 INCH CIRCLE CLEAR SPACE



48" X 60" CLEAR SPACE

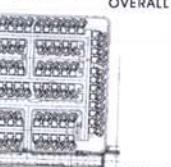
Universal Design Requirement	PLAN 2 NEIGH 4
PRIMARY ENTRANCE: ONE DOORBELL IS TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM THE FINISH FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: (COMPLIES WITH CBC CH11A AND 34" CLEAR, SECOND EXTERIOR DOOR WITH 32" CLEAR, 24" CLEAR AT STRIKE SIDE) SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	WIDEN DOOR FROM GARAGE TO HALL FOR PRIMARY ENTRANCE. MOVE DROP ZONE / W.I.C. WALL FOR CLEARANCE.
PRIMARY ENTRANCE: WHERE EYEHOLE IS PROVIDED IS ACCESSIBLE ENTRY, ONE (1) SHALL BE AT STANDARD HEIGHT AND A SECOND ONE (1) THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-FOUR (44) INCHES FROM FINISH FLOOR. (ORD. 21-07 PART 1)	AT ENTRY DOOR
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A11.1.	BATH 3
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A CLEAR SPACE CONSISTENT WITH THE REQUIREMENTS OF CBC CH11A OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE, FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR A SIXTY (60) INCH DIAMETER CIRCLE.	BATH 3
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER TO MEET THE CBC CH11A REQUIREMENTS FOR GRAB BAR REINFORCEMENT AT WATER CLOSET (TOILET) AND SHOWER OR BATHTUB; GRAB BARS FOR WATER CLOSET (TOILET) SHOWER/BATH OR LAVATORY OR ANY COMBINATION THEREOF; LAVATORY / SINK AND WATER CLOSET (TOILET); AND COMPLIANT FIXTURES AND ACCESSORIES.	BATH 3
INTERIOR ROUTES FROM ACCESSIBLE ENTRANCE TO A POWDER/BATH, A COMMON USE ROOM AND KITCHEN (MIN. 42" WIDTH WITH 32" CLEAR DOORS, OR MIN. 39" WIDTH WITH 34" CLEAR DOORS, OR 36" WIDTH WITH 36" CLEAR DOORS).	REVISE OPENING INTO BATH 3 IN DEN / BEDROOM 4 AND WIDEN DOOR INTO W.C./SHOWER COMP. FOR CLEARANCE.
BEDROOM (IF THERE IS A BEDROOM ON THE PRIMARY LEVEL, 32" NET OPENING AT CLOSET).	WIDEN DOOR OF BEDROOM 4 WIC
MISC. AREAS , I.E. PATIO OR YARD (ACCESSIBLE ROUTE THROUGH OR AROUND UNIT FROM ACCESSIBLE ENTRANCE).	STANDARD PLAN COMPLIES
GENERAL COMPONENTS (ACCESSIBLE ROUTE IN AN INTERIOR HALLWAY, INTERIOR DOORS/OPENINGS FOR ROOMS AND ROUTES OF TRAVEL CONSISTENT WITH CH 11A).	REVISE OPENING FROM PRIMARY ENTRANCE TO HALL FOR CLEARANCE.

UNIVERSAL DESIGN ORDINANCE
COMPLIANCE MATRIX

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BOULEVARD phase 1

Dublin, California



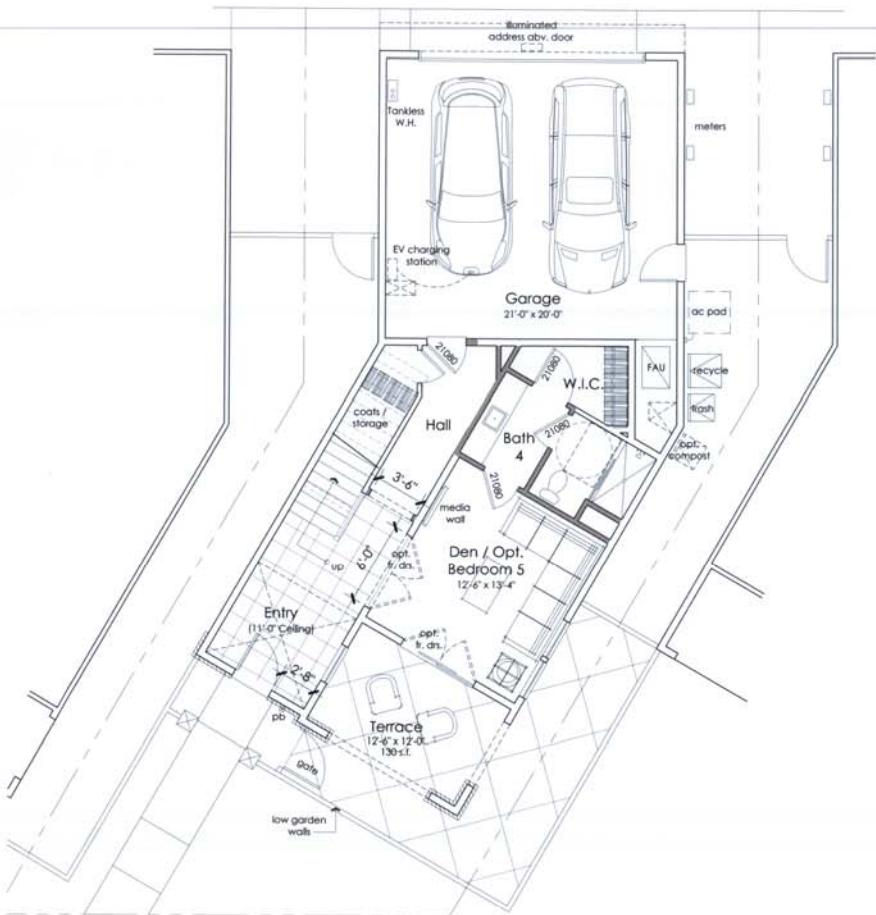
NEIGH 4

SINGLE FAMILY DETACHED
PLAN 3 UNIVERSAL DESIGN PLAN

0 2 4 8 12 FEET

MAY 24, 2016

A4.25



FIRST FLOOR

UNIVERSAL DESIGN LEGEND



48 INCH CIRCLE CLEAR SPACE

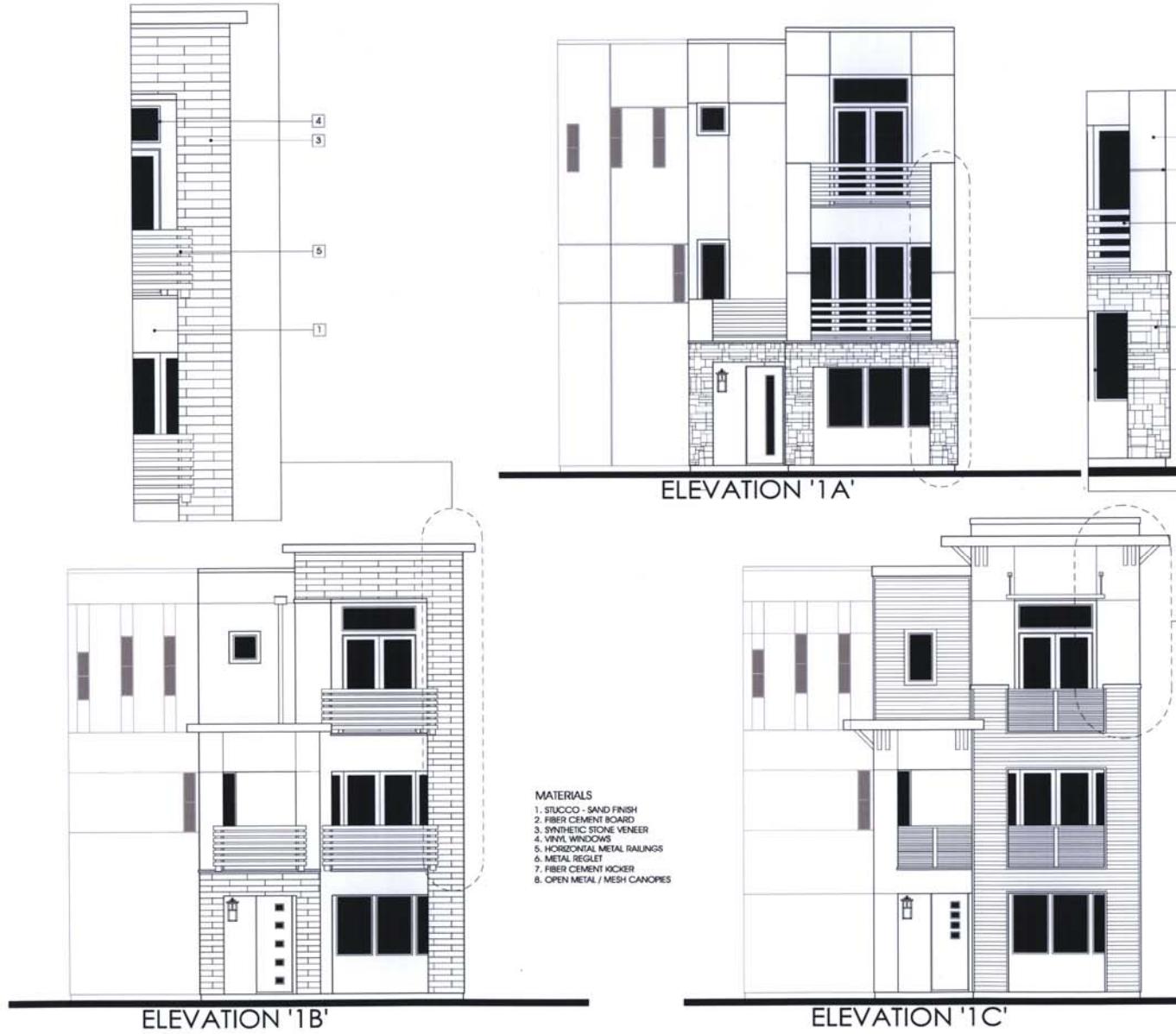


48" X 60" CLEAR SPACE

Universal Design Requirement	PLAN 3 NEIGH 4
PRIMARY ENTRANCE: ONE DOORBELL IS TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM THE FINISH FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: (COMPLIES WITH CBC CH11A AND 34" CLEAR, SECOND EXTERIOR DOOR WITH 32" CLEAR, 24" CLEAR AT STRIKE SIDE) SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	WIDEN DOOR FROM GARAGE TO HALL FOR PRIMARY ENTRANCE. REMOVE DROP ZONE AND WALL FOR CLEARANCE.
PRIMARY ENTRANCE: WHERE EYEHOLE IS PROVIDED IS ACCESSIBLE ENTRY, ONE (1) SHALL BE AT STANDARD HEIGHT AND A SECOND ONE (1) THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-FOUR (44) INCHES FROM FINISH FLOOR. (ORD. 21-07 PART 1)	AT ENTRY DOOR
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A CLEAR SPACE CONSISTENT WITH THE REQUIREMENTS OF CBC CH11A OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE, FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR A SIXTY (60) INCH DIAMETER CIRCLE.	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER TO MEET THE CBC CH11A REQUIREMENTS FOR GRAB BAR REINFORCEMENT AT WATER CLOSET (TOILET) AND SHOWER OR BATHTUB; GRAB BARS FOR WATER CLOSET (TOILET) SHOWER/BATH OR LAVATORY OR ANY COMBINATION THEREOF; LAVATORY / SINK AND WATER CLOSET (TOILET); AND COMPLIANT FIXTURES AND ACCESSORIES.	BATH 4
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BEDROOM (IF THERE IS A BEDROOM ON THE PRIMARY LEVEL, 32" NET OPENING AT CLOSET).	WIDEN DOOR OF BEDROOM 5 WIC
MISC. AREAS , I.E. PATIO OR YARD (ACCESSIBLE ROUTE THROUGH OR AROUND UNIT FROM ACCESSIBLE ENTRANCE).	STANDARD PLAN COMPLIES
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DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:

ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



SINGLE FAMILY DETACHED
Front Elevations 1 Details

MAY 24, 2016

A4.26



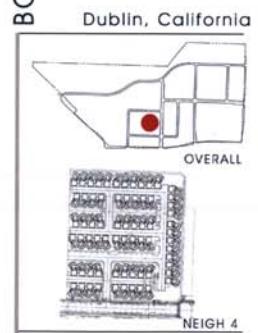
DEVELOPER:
Brookfield
Residential

CIVIL ENGINEER:
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECTS:
ktgy
Architecture+Planning

LANDSCAPE ARCHITECT:
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



SINGLE FAMILY DETACHED
Front Elevations 2 Details

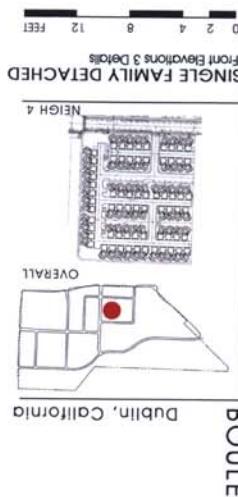
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MAY 24, 2016

A4.27

A4.28

MAY 24, 2016



BOULEVARD phase 1



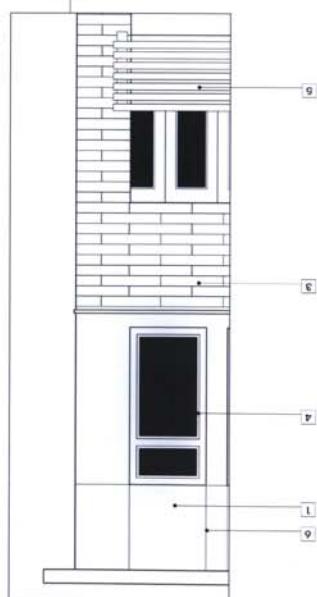
ELEVATION 3C

ELEVATION 3B

6. OPEN METAL / MESH CANTERS
7. REED CENTER BORDER
8. METAL REELST
9. SMOOTH STONE VENEER
10. VENEER
11. STUCCO AND FINISH
12. REED CENTER BOARD
13. SMOOTH STONE VENEER
14. VENEER
15. METAL REELST
16. OPEN METAL / MESH CANTERS



ELEVATION 3A



LANDSCAPE ARCHITECT
GATES +ASSOCIATES

ARCHITECTURE +PLANNING
RUGGER-JENSEN AZAR

Residential
Brookfield
DEVELOPERS

	'A' Elevations		'B' Elevations		'C' Elevations	
	1	2	3	4	5	6
Roof Material: Flat Slate Profile						
	4884 Alameda Blend	4884 Alameda Blend	4884 Alameda Blend	4884 Alameda Blend	4884 Alameda Blend	4884 Alameda Blend
Stucco Body 1						
	HLS 4282-1 Salisbury Stone	HLS 4208-3 Wooster Smoke	KM 305 Ironwood	KMW 6-1 Lily White	KM 5736-3 Quail Valley	HLS 4295-1 Daisy White
Stucco Body 2 Accent						
	HLS 4271-3 Grant Drab	HLS 4277-2 Cotswold Dill	HLS 4273-2 Trail Dust	KM 5746-3 Turtlebay	HLS 4257-2 Land Rush Bone	KM 5763-3 Crocker Grove
Entry Doors Only						
	HLS 4284-3 Seville Scarlet	KM 4855-5 All Nighter	KMA 48-5 Nectar of the Gods	KMA 70-5 Zin Cluster	KM 4931-3 Cathedral Stone	KM 5799-5 Benny Brown
Railings / All 2nd & 3rd Floor Doors						
	KMA 74-5 Stage Coach	KM 5825-3 Not My Fault	KMA 48-5 Nectar of the Gods	KMA 70-5 Zin Cluster	KMA 69-5 Roasted Kona	HLS 4263-3 Hammered Pewter
Stone Veneer						
	Craft Split Modular Grey Pearl	Craft Split Modular Timber Wolf	Craft Carved Rectangle Knapsack	Craft Carved Rectangle Sand Dollar		



A4.29

NEIGH 5 & 6

Brookfield
Residential

CALATLANTIC
HOMES™

RJA
RUGGERI-JENSEN-AZAR
Architectural Engineering

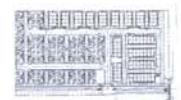
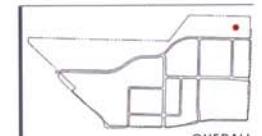
GATES
+ASSOCIATES
Engineering Services

xtgy
Architectural Planning

WILLIAM HEIMLICH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



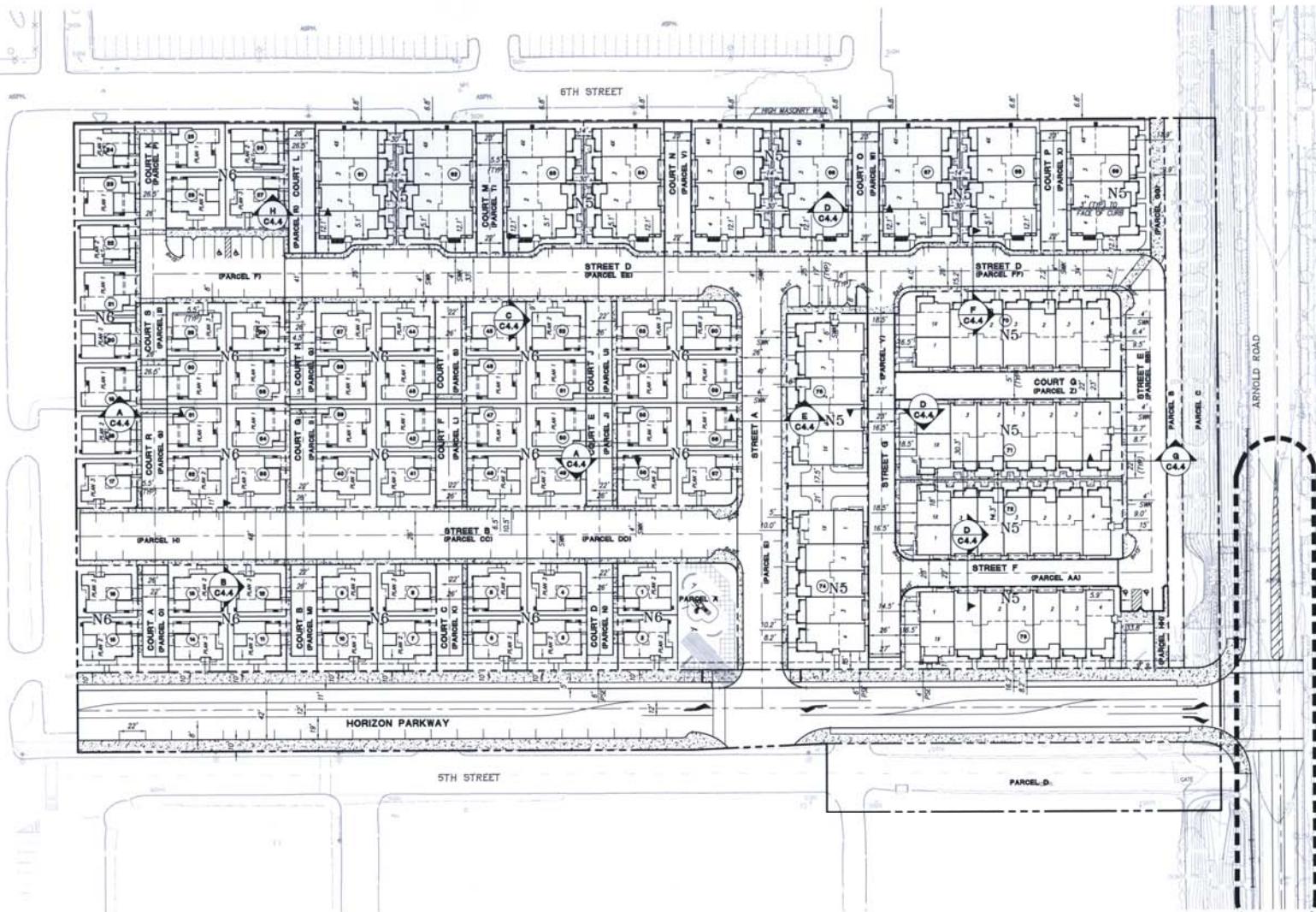
NEIGHBORHOOD 5&6
SITE DEVELOPMENT PLAN
(ULTIMATE CONDITION)

0 20 40 80 120 FEET

MAY 24, 2016

C4.1

SEE VTM SHEET TM 3.01 FOR STRIPING DETAILS



Brookfield
Residential



CALATLANTIC
HOMES™

RJA
RUGGERI-JENSEN-AZAR
ARCHITECTURE PLANNING + DESIGN

GATES
+ASSOCIATES
ARCHITECTURE + DESIGN



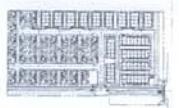
WILLIAM HEMMELHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



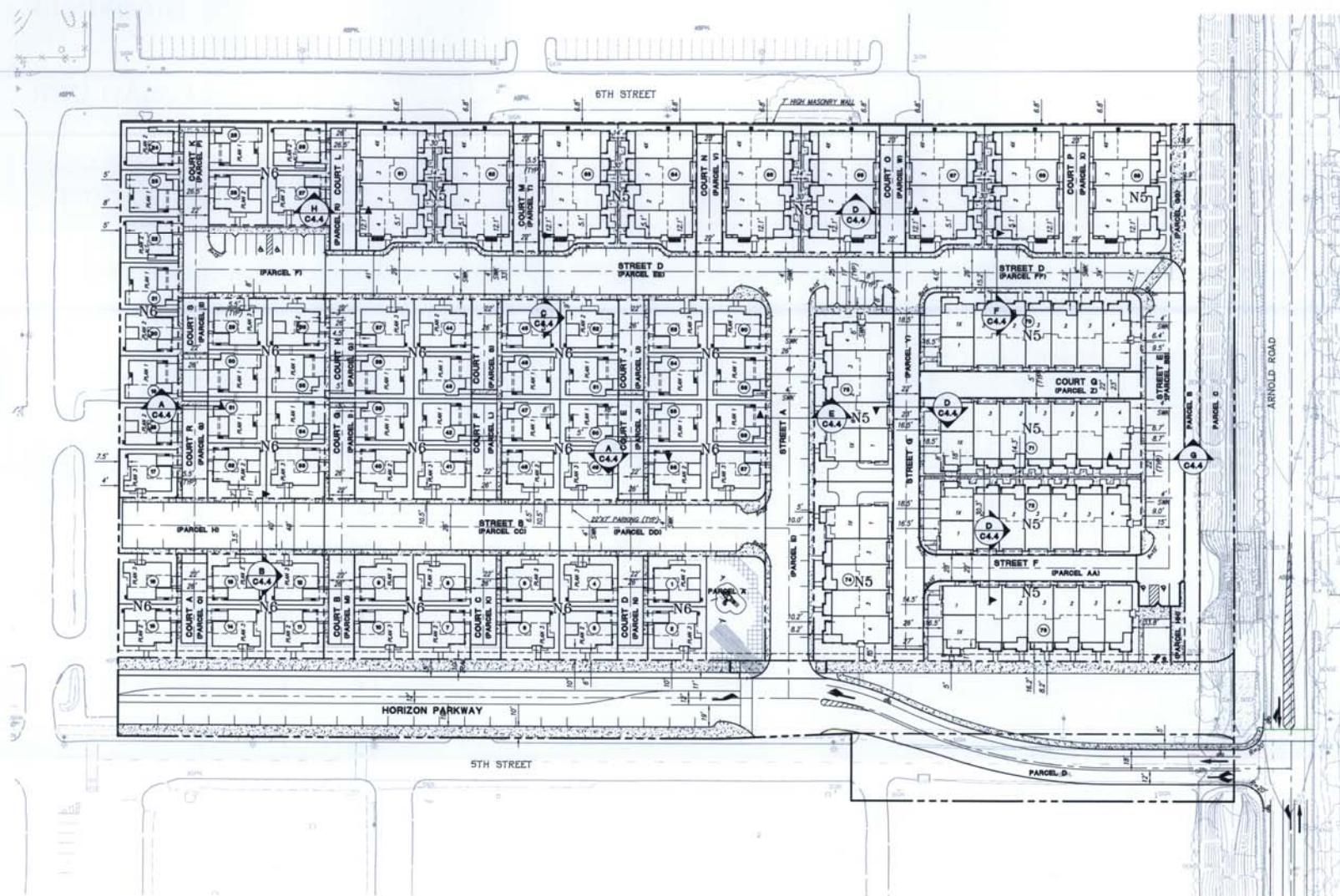
NEIGH 5&6

NEIGHBORHOOD 5&6
SITE DEVELOPMENT PLAN
(INTERIM CONDITION)

0 20 40 60 80 100 FEET

MAY 24, 2016

C4.2



BOULEVARD phase 1



Dublin, California

NEIGHBORHOOD 5&6
LAND USE SUMMARY

0 20 40 80 120 FEET

MAY 24, 2016

C4.3

LAND USE SUMMARY TABLE

A: AVERAGE DENSITY CALCULATIONS (FOR N5 & N6)

	PROPOSED	PER SPECIFIC PLAN
1. GROSS SITE AREA (ACREAGE)	12.1 AC	-
2. NET SITE AREA (ACREAGE) (SEE NOTE 1 BELOW)	9.6 AC	-
3. TOTAL NO. OF UNITS:	140	
4. NET DENSITY (SEE NOTE 2 BELOW)	14.6 UNITS/NET ACRE	-
5. PERMITTED DENSITY PER SPECIFIC PLAN LAND USE DISTRICT: GENERAL COMMERCIAL/DUBLIN CROSSING HIGH DENSITY RESIDENTIAL (GC/DC HDR)	14.6 UNITS/NET ACRE 0.25 TO 1.0 FAR	

B: DEVELOPMENT SETBACKS (FOR N5 ONLY)

	PROPOSED (MINIMUM)	PER SPECIFIC PLAN
1. FRONT STREET FACING HORIZON PARKWAY - LIVING	10 FEET	10 FEET
2. FRONT STREET FACING HORIZON PARKWAY - PORCH	5 FEET	5 FEET
3. SIDE - YARD SIDE	4 FEET	4 FEET
4. CORNER - LIVING	8 FEET	8 FEET
5. CORNER - PORCH	5 FEET	5 FEET
6. REAR - GARAGE (FROM FACE OF CURB)	3 FEET	3 FEET

C: AVERAGE USABLE OUTDOOR SPACE CALCULATIONS (FOR N5 & N6)

1. NET SITE AREA (SF) (SEE NOTE 1 BELOW)	417,986 SF	-
2. COMMON & PRIVATE OUTDOOR SPACE (SF)	116,196 SF	-
3. PERCENTAGE OF NET SITE AREA	27%	-
4. PERMITTED MINIMUM USABLE OUTDOOR SPACE	-	15%

D: UNIT SUMMARY (FOR N5 ONLY)

	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT
1. PLAN 1	6	1578 SF
2. PLAN 1X	8	1578 SF
3. PLAN 2	19	2183 SF
4. PLAN 3	23	2290 SF
5. PLAN 4	24	2463-2598 SF
TOTAL	80	

NOTES:

- NET ACREAGE OR NET SITE AREA IS DEFINED AS THE GROSS ACREAGE LESS BACKBONE STREET, PUBLIC STREET, AND RIGHT OF WAY AREA.

LAND USE SUMMARY TABLE

A: AVERAGE DENSITY CALCULATIONS (FOR N5 & N6)

	PROPOSED	PER SPECIFIC PLAN
1. GROSS SITE AREA (ACREAGE)	12.1 AC	-
2. NET SITE AREA (ACREAGE) (SEE NOTE 1 BELOW)	9.6 AC	-
3. TOTAL NO. OF UNITS:	140	-
4. NET DENSITY (SEE NOTE 2 BELOW)	14.6 UNITS/NET ACRE	-
5. PERMITTED DENSITY PER SPECIFIC PLAN LAND USE DISTRICT: GENERAL COMMERCIAL/DUBLIN CROSSING HIGH DENSITY RESIDENTIAL (GC/DC HDR)	14.6 UNITS/NET ACRE 0.25 TO 1.0 FAR	14.1-25 UNITS/NET ACRE 0.25 TO 1.0 FAR

B: DEVELOPMENT SETBACKS (FOR N6 ONLY)

	PROPOSED (MINIMUM)	PER SPECIFIC PLAN
1. FRONT STREET FACING - LIVING	5 FEET	10 FEET
2. FRONT STREET FACING - PORCH	5 FEET	5 FEET
3. SIDE - INTERIOR	4 FEET (EXCEPT 3 FEET FOR PLAN 1)	4 FEET
4. CORNER - LIVING	5 FEET	8 FEET
5. CORNER - PORCH	3.5 FEET	5 FEET
6. REAR	4 FEET	10 FEET

C: USABLE OUTDOOR SPACE CALCULATIONS (FOR N5 & N6)

1. NET SITE AREA (SF) (SEE NOTE 1 BELOW)	417,986 SF	-
2. COMMON & PRIVATE OUTDOOR SPACE (SF)	116,196 SF	-
3. PERCENTAGE OF NET SITE AREA	27.8%	-
4. PERMITTED MINIMUM USABLE OUTDOOR SPACE	-	15%

D: UNIT SUMMARY (FOR N6 ONLY)

	TOTAL NO. OF PLANS/UNITS	AREA OF PLAN/UNIT (NET)
1. PLAN 1	20	2,339
2. PLAN 2	21	2,576
3. PLAN 3	19	2,704
TOTAL	60	

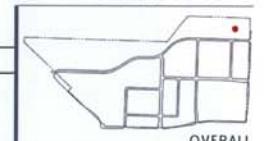
NOTES:

- NET ACREAGE OR NET SITE AREA IS DEFINED AS THE GROSS ACREAGE LESS BACKBONE STREET, PUBLIC STREET, AND RIGHT OF WAY AREA.

phase 1

BOULEVARD

Dublin, California



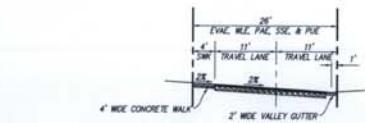
OVERALL

NEIGHBORHOOD 5&6
STREET SECTIONS

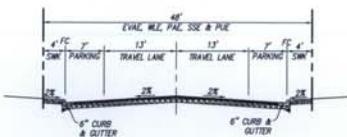
0 20 40 80 120 FEET

MAY 24, 2016

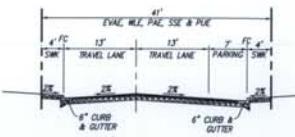
C4.4



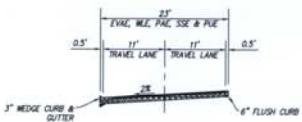
NOT TO SCALE
A COURTS A, B, C, D, E, F, G, H, I, K, R, S



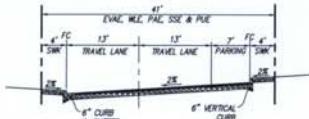
NOT TO SCALE
B STREET B



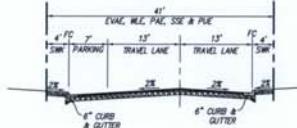
NOT TO SCALE
C STREET D



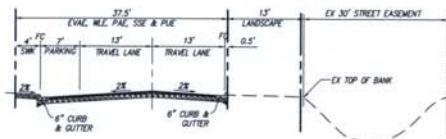
NOT TO SCALE
D STREET F, G, & COURT M, N, O, P, Q



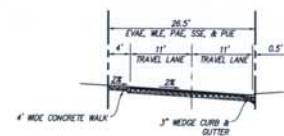
NOT TO SCALE
E STREET A



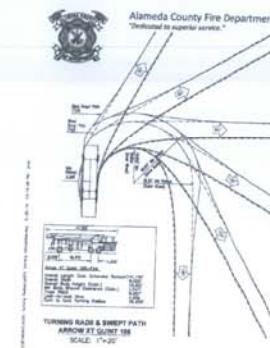
NOT TO SCALE
F STREET D



NOT TO SCALE
G STREET E



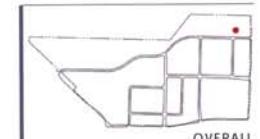
NOT TO SCALE
H COURT L



NOT TO SCALE
I FIRE TRUCK TURNING TEMPLATE

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 5&6

PARKING PLAN

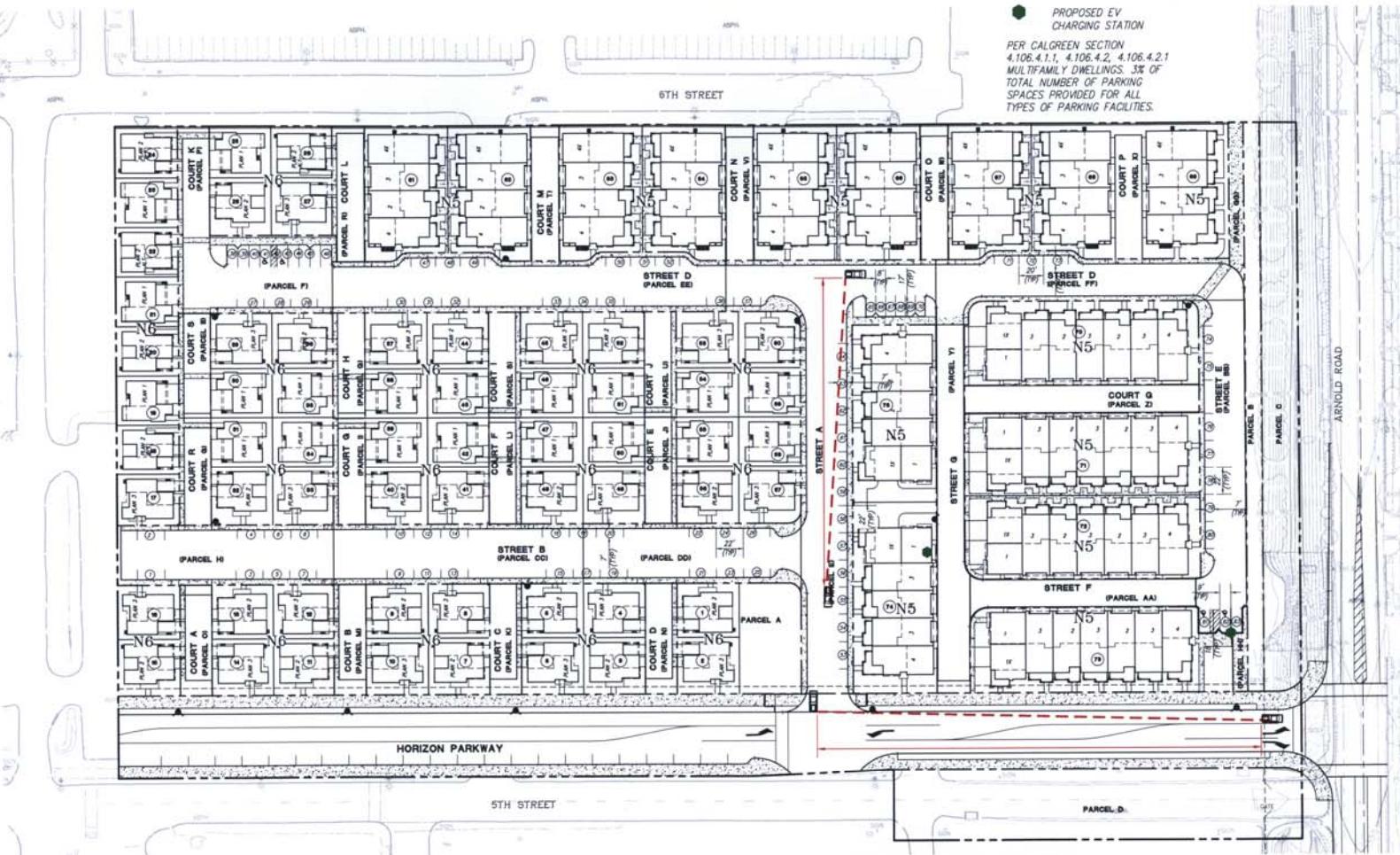
0 20 40 80 120 FEET

MAY 24, 2016

C4.5

LEGEND:

- ON-SITE GUEST PARKING
- HANDICAP PARKING
- SIGHT LINE
- ◆ PROPOSED EV CHARGING STATION
- PER CALGREEN SECTION
4.106.4.1.1, 4.106.4.2, 4.106.4.2.1
MULTIFAMILY DWELLINGS, 3% OF
TOTAL NUMBER OF PARKING
SPACES PROVIDED FOR ALL
TYPES OF PARKING FACILITIES.



PARKING SUMMARY	REQUIRED	PROVIDED
RESIDENT SPACES (GARAGE)	280	280
GUEST SPACES (ON STREET) 140 (20% NO. OF UNITS)	140	147
GUEST SPACES (PUBLIC STREET)	—	—
PARKING RATIO (A TOTAL OF 80 UNITS IN N5 & 80 UNITS IN N6)	3	3.05
EXCESS GUEST PARKING	—	7

NOTE:

1. GUEST PARKING INCLUDE ON-STREET PARKING, PARKING STALLS, AND 1 SPACE PER EACH 18' DRIVEWAY IN N5 AND N6.
2. ALL PARKING SPACES ON PUBLIC STREETS AND IN-TRACT ARE UNASSIGNED.
3. AN ADDITIONAL 7 GUEST PARKING SPACES ARE PROVIDED ABOVE & BEYOND MINIMUM SPACE REQUIRED.

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Residential

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ARCHITECTURE

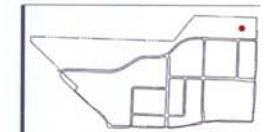
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



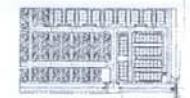
WILLIAM HEMMELHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 5&6

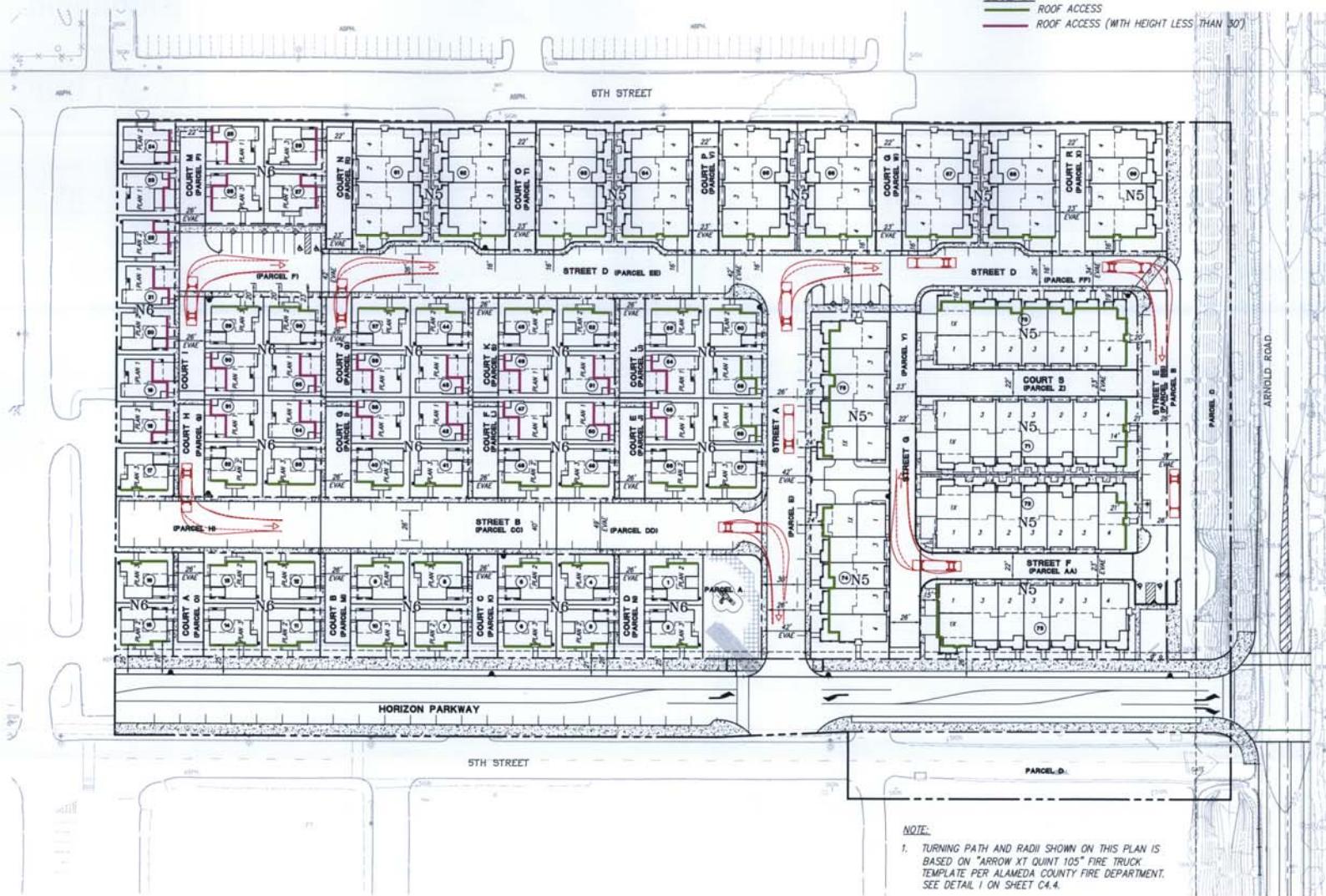
NEIGHBORHOOD 5&6
FIRE ACCESS PLAN

0 20 40 80 120 FEET

MAY 24, 2016

C4.6

LEGEND:
ROOF ACCESS
ROOF ACCESS (WITH HEIGHT LESS THAN 30')



NOTE:

1. TURNING PATH AND RADII SHOWN ON THIS PLAN IS BASED ON "ARROW XT QUINT 105" FIRE TRUCK TEMPLATE PER ALAMEDA COUNTY FIRE DEPARTMENT. SEE DETAIL I ON SHEET C4.4.
2. FIRE APPARATUS ROADWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. ROADWAYS UNDER 36 FEET WIDE SHALL BE POSTED WITH SIGNS OR SHALL HAVE RED CURBS PAINTED WITH LABELS ON ONE SIDE; ROADWAYS UNDER 28 FEET WIDE SHALL BE POSTED WITH SIGNS OR SHALL HAVE RED CURBS PAINTED WITH LABELS ON BOTH SIDES OF THE STREET AS FOLLOW: "NO STOPPING FIRE LANE - CVC 22500.1"

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INCORPORATED 1971

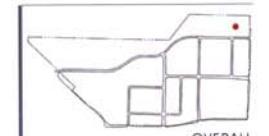
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE



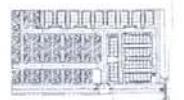
WILLIAM HEIMLICH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



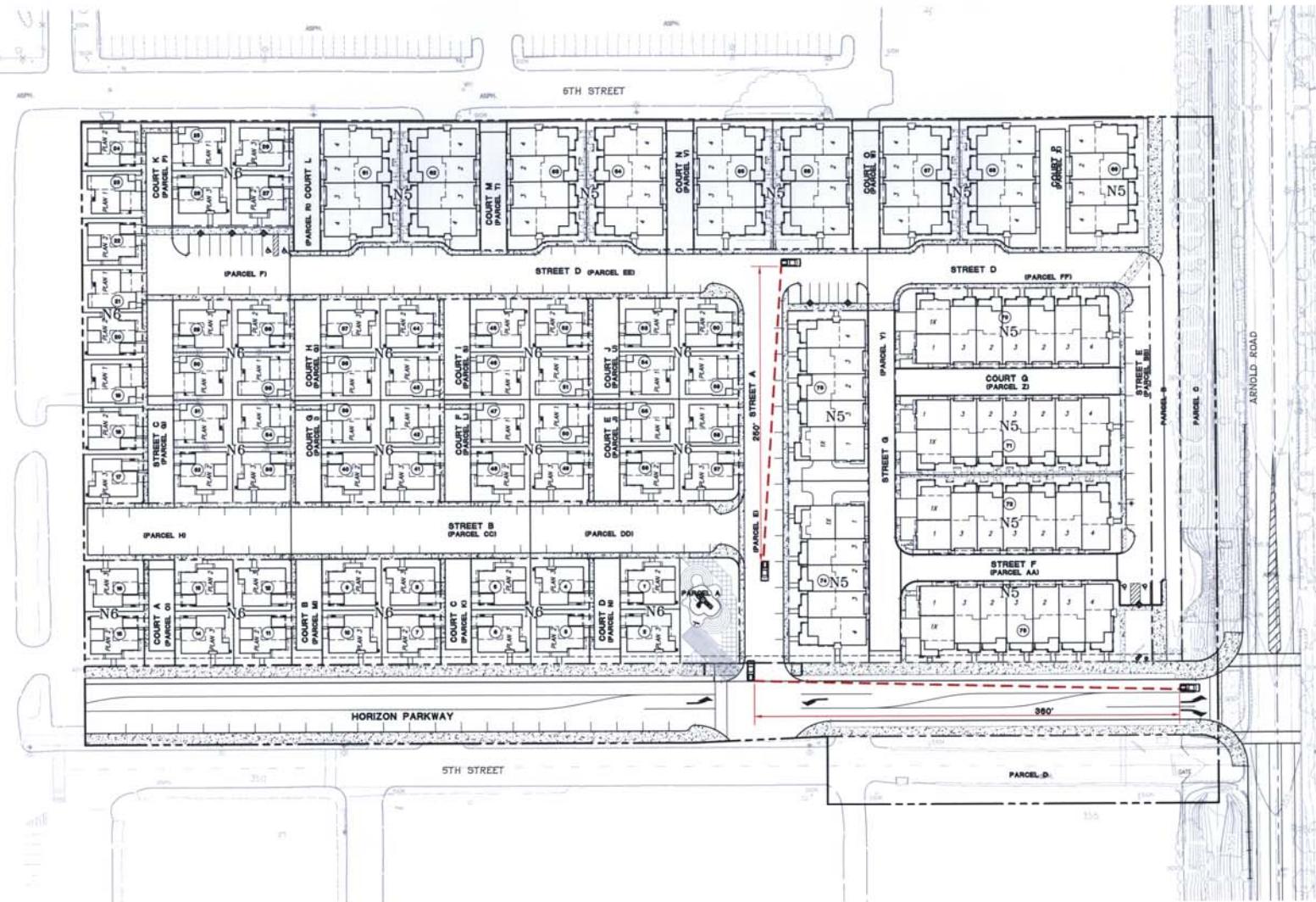
NEIGH 5&6

SIGHT DISTANCE PLAN

0 20 40 60 80 100 120 FEET

MAY 24, 2016

C4.7



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Residential

A
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HOMES™

RJA
RUGGERI-JENSEN AZAR
ENGINEERS PLANNERS ARCHITECTS

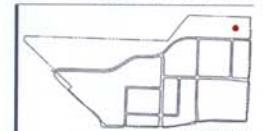
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

kitay
ARCHITECTURE PLANNING

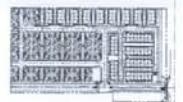
WILLIAM HEZMHALCH
ARCHITECTS INC

BOULEVARD phase 1

Dublin, California



OVERALL



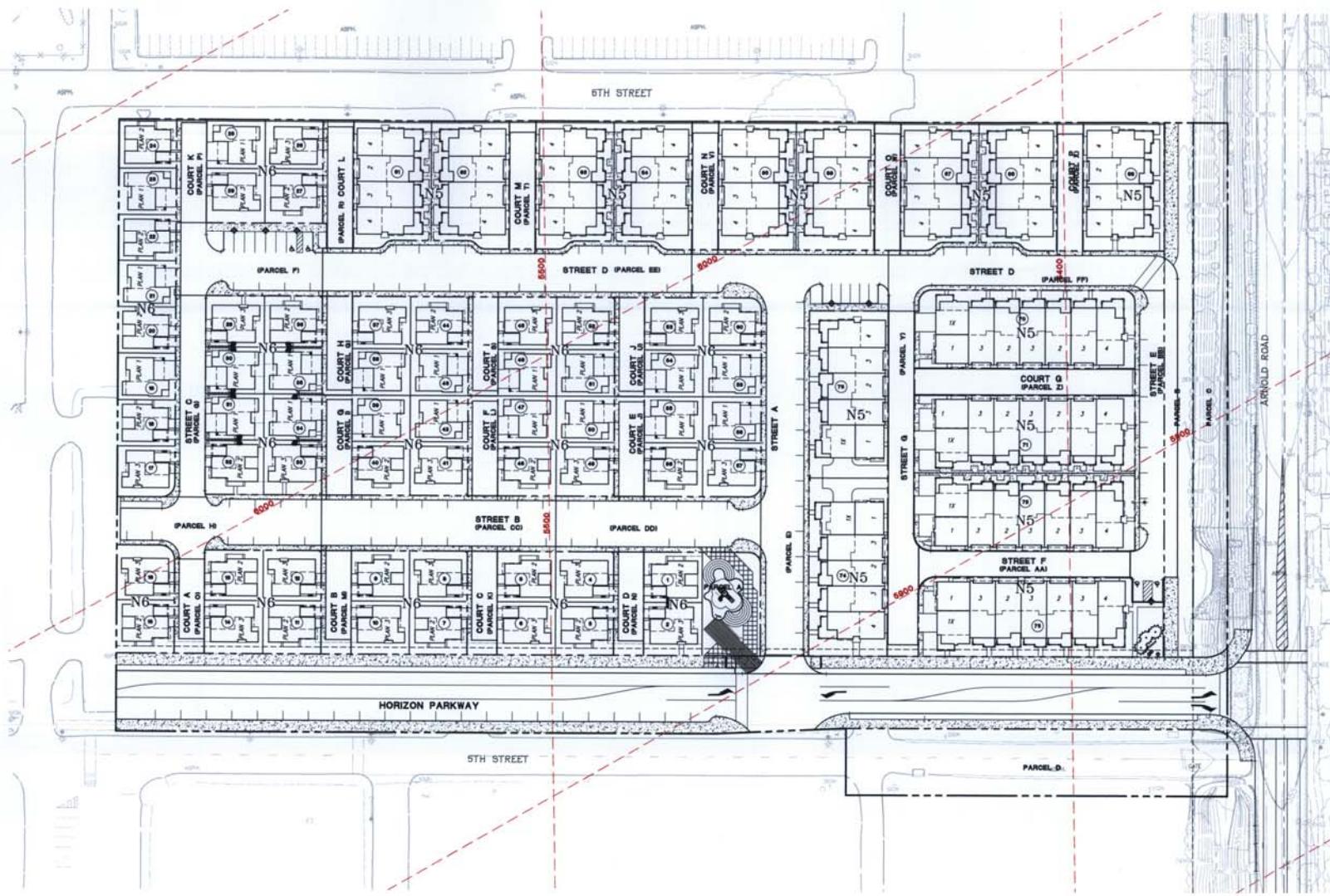
NEIGH 5&6

NEIGHBORHOOD 5&6
ADDRESS PLAN

0 20 40 80 120 FEET

MAY 24, 2016

C4.8



Brookfield
Residential

Residential



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RUGGERI JENSEN AZAR



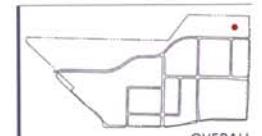
ktgy
Architectural Planning



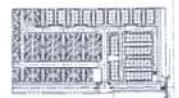
WILLIAM HEZMHALCH
ARCHITECT INC.

BOIII EVAPD phase 1

Dublin, California



OVERALL



NEIGH 5&6

**NEIGHBORHOOD 5&6
TRASH PICKUP PLAN**

0 20 40 80 120 FEET

MAY 24, 2016

C4.9

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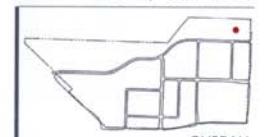
GATES
+ASSOCIATES
Landmark Developers

ktgy

WILLIAM HEZAL-HALCH
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 5&6

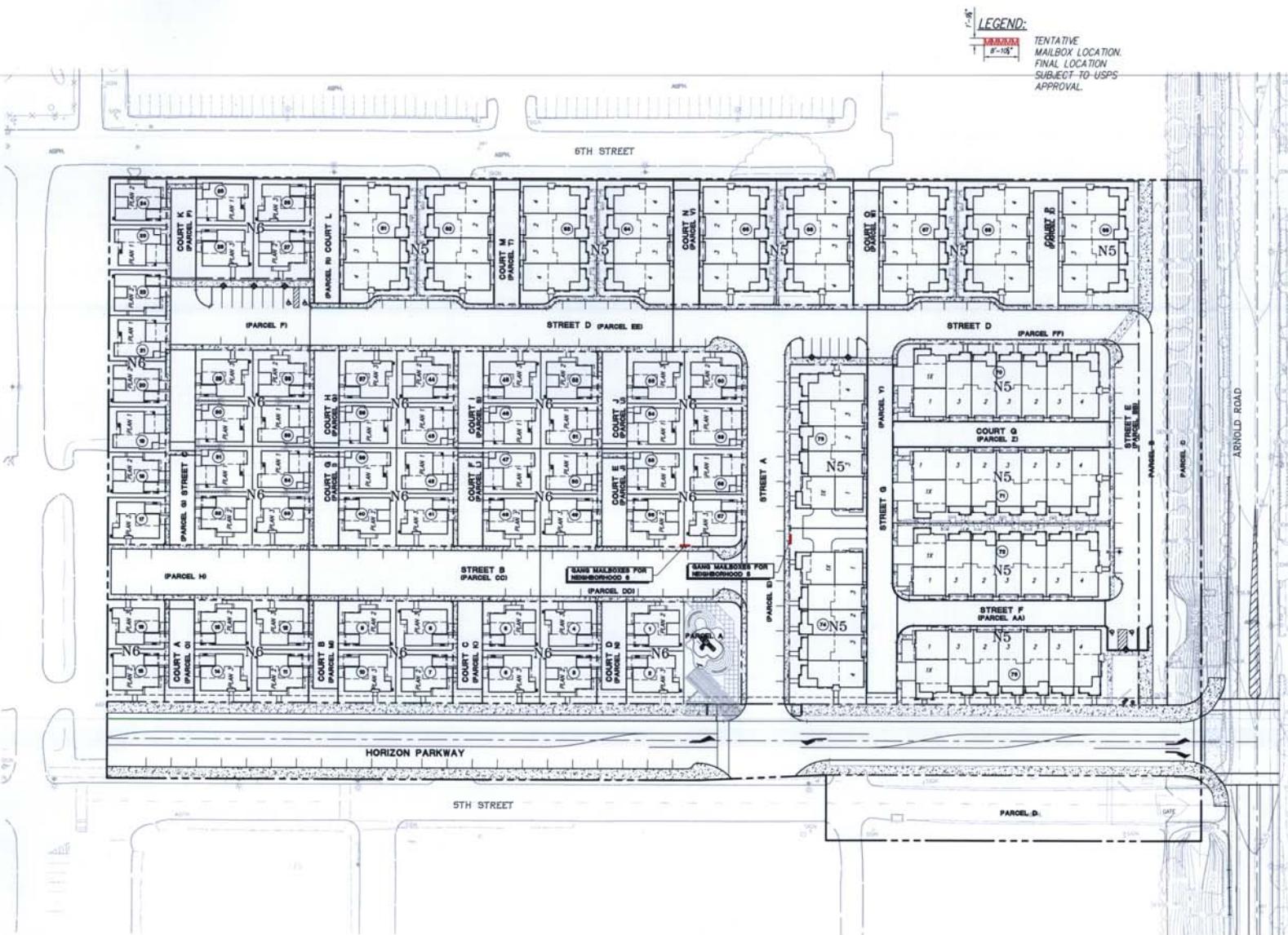
MAILBOX LOCATION PLAN

0 20 40 80 120 FEET

MAY 24, 2016

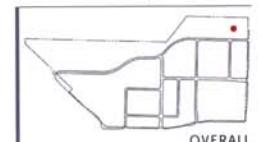
C4.10

LEGEND:
TENTATIVE
MAILBOX LOCATION.
FINAL LOCATION
SUBJECT TO USPS
APPROVAL.

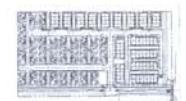


BOULEVARD phase 1

Dublin, California



OVERALL

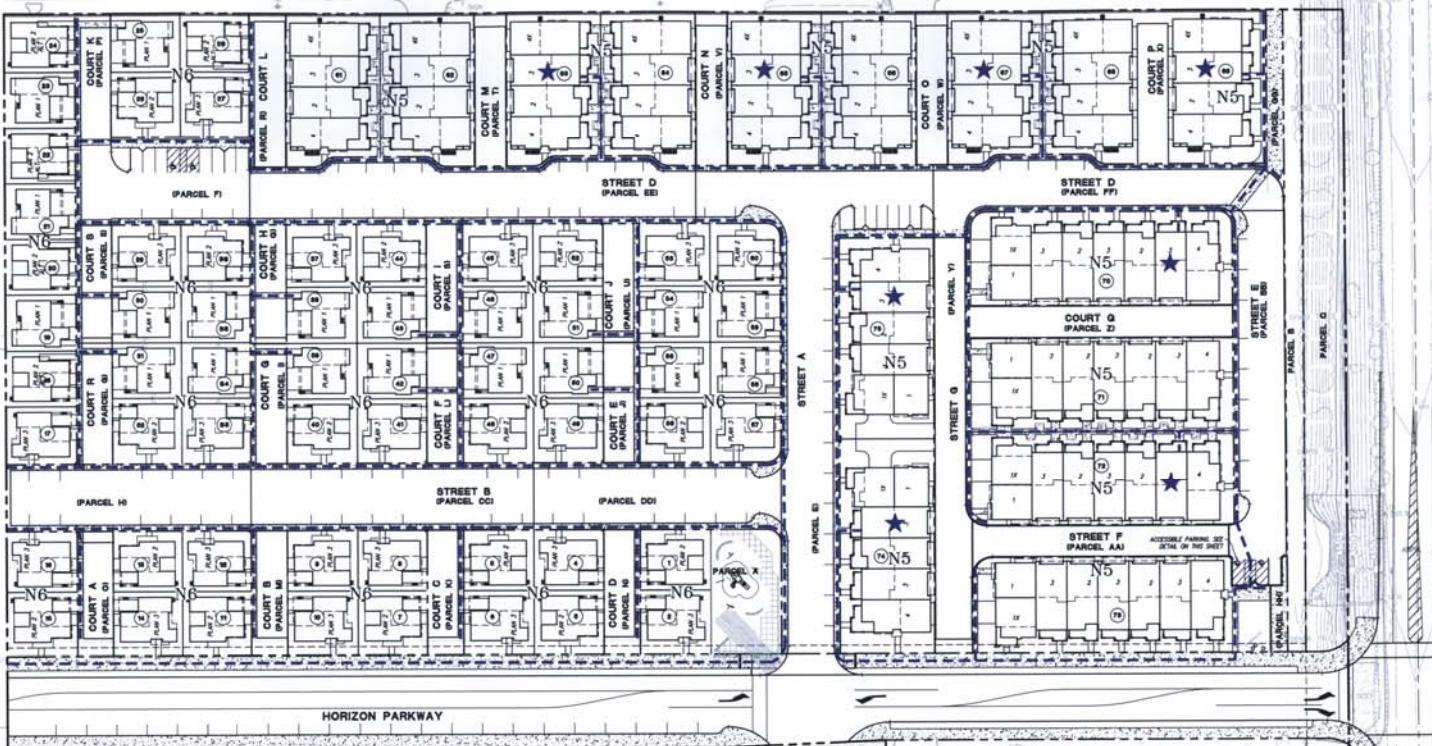


NEIGH 5&6
ACCESSIBILITY PLAN

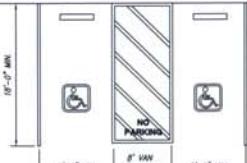
0 20 40 80 120 FEET

MAY 24, 2016

C4.11



ACCESSIBLE PARKING DETAIL
NOT TO SCALE



- NOTE:**
1. 5% OF PARKING SPACES SHALL BE ACCESSIBLE:
A) ADA SPACE REQUIRED = 80 X 5% = 4
 2. ALL SPACES ON PUBLIC STREET AND IN-TRACT PARKING ARE UNASSIGNED.

LEGEND:

- ACCESSIBLE PARKING SPOT
- - - ACCESSIBILITY PATH
- ★ ACCESSIBLE UNITS (A TOTAL OF 8 UNITS FOR N5)

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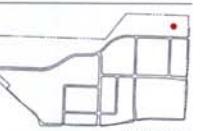
 **RJA**
RUGGERI-JENSEN-AZAR
LANDSCAPE ARCHITECTURE

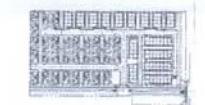
 **GATES**
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 **ktgy**
LANDSCAPE ARCHITECTURE

 **WILLIAM HERNANDEZ**
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California

OVERALL


NEIGH 5

NEIGHBORHOOD 5&6
MAINTENANCE
RESPONSIBILITY PLAN

0 20 40 80 120 FEET

MAY 24, 2016

C4.12



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CONTRACTORS & ENGINEERS

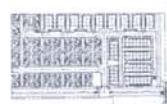
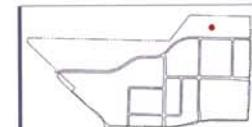
GATES
+ASSOCIATES
Contractors + Architects

ktgy
Architects + Planners

WILLIAM HEZMELAHL INC.

BOULEVARD phase 1

Dublin, California

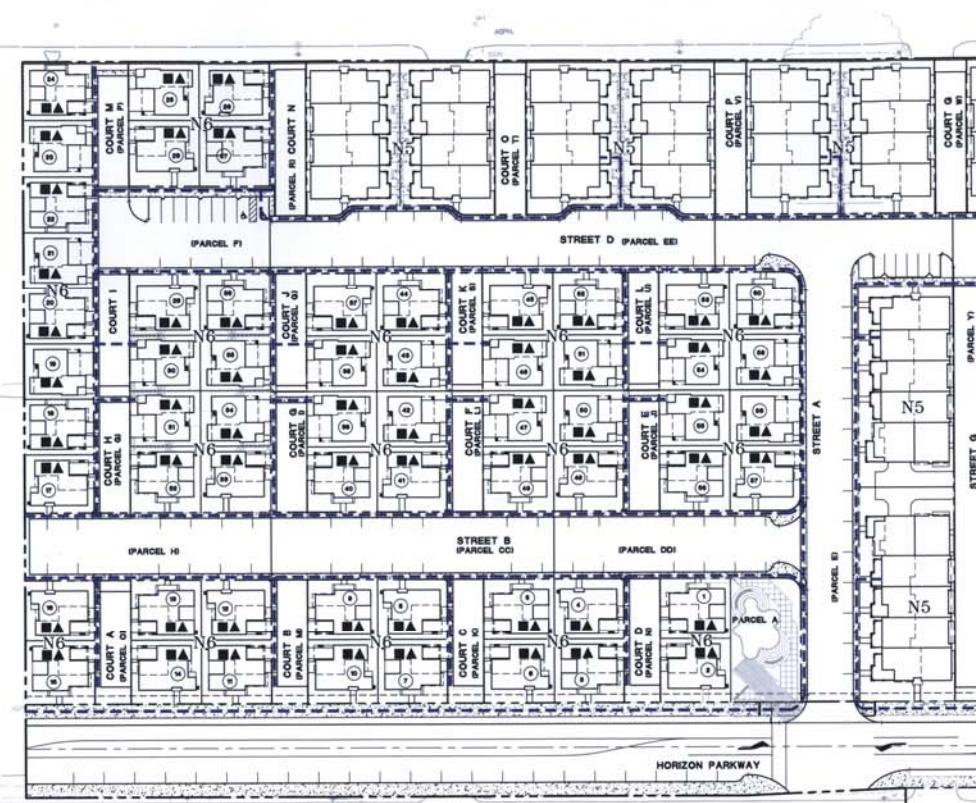


NEIGH 5&6



MAY 24, 2016

C4.13



ACCESSIBILITY PATH DIAGRAM

NOT TO SCALE

TABLE A

UNIVERSAL DESIGN ORDINANCE (BASED ON 2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB1400) & CHAPTER 7.90 DUBLIN MUNICIPAL CODE)			
OPTIONAL IMPROVEMENTS OFFERED TO NEW HOME PURCHASERS			
	PLAN 1	PLAN 2	PLAN 3
1. ACCESSIBLE ROUTE TO TRAVEL TO DWELLING FROM PUBLIC SIDEWALK OR THOROUGHFARE TO FRONT DOOR	▲	▲	▲
2. NO-STEP ENTRY 1 1/2" OR LESS THRESHOLD	■	■	■
3. ACCESSIBLE ROUTE FROM INTERIOR GARAGE TO LIVING AREA	■	■	■

LEGEND

— Accessibility Path

- ▲ FRONT LOADED GARAGE UNIT WITH EXTERIOR ACCESSIBLE ROUTE FROM FRONT DOOR TO PUBLIC SIDEWALK. FOR NEW HOME PURCHASERS OPTIONAL SITE IMPROVEMENTS UPGRADE, SEE TABLE A (LEFT)
- OPTION OFFERED AT NEW PURCHASERS EXPENSE.

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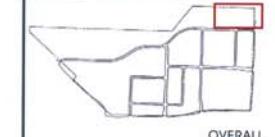
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

ktgy

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BOULEVARD phase 1

Dublin, California



OVERALL

NEIGHBORHOOD 5&6
SITE PLAN

0' 250' 500' 1000'

MAY 24, 2016

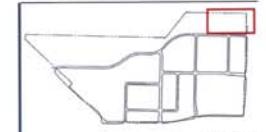
L5.1



PROPERTY LINE
NEIGHBORHOOD BOUNDARY LINE

BOULEVARD phase 1

Dublin, California



OVERALL

NEIGHBORHOOD 5&6
STREET TREE PLAN

0' 200' 400' 600' 800'

MAY 24, 2016

L5.2

LEGEND

Ulmus parvifolia
Chinese Elm

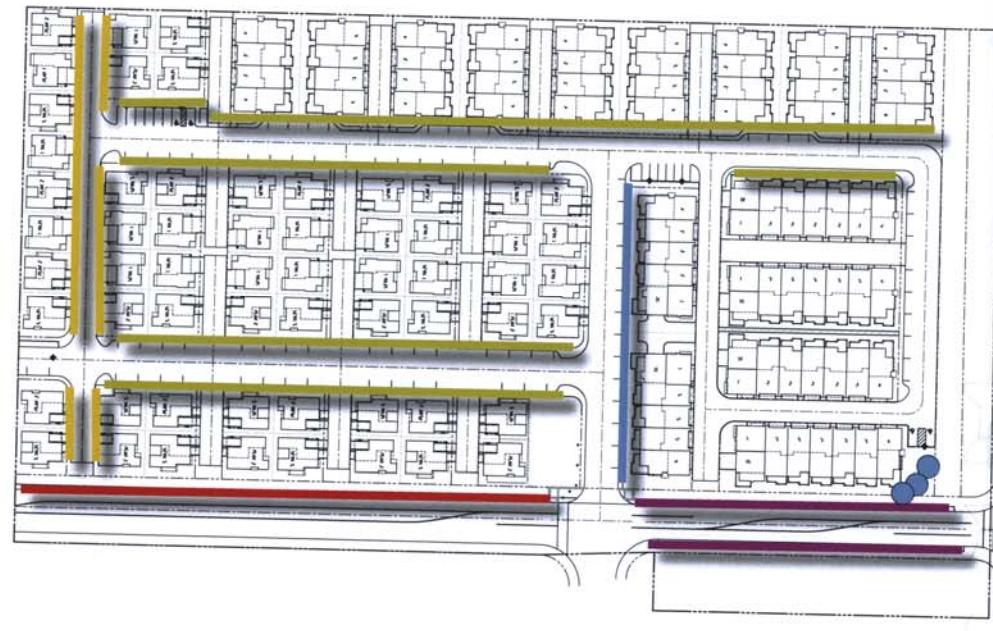
Quercus virginiana
Southern Live Oak

Pistacia chinensis 'Keith Davey'
Chinese Pistache

Tilia cordata 'Greenspire'
Little Leaf Linden

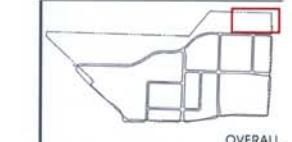
Koelreuteria paniculata
Golden Rain Tree

Carpinus betulus 'Fastigiata'
European Hornbeam



BOULEVARD phase 1

Dublin, California



OVERALL

NEIGHBORHOOD 5&6 
FENCING AND WALL PLAN

0' 200' 400' 600' 800'

MAY 24, 2016

L5.3

LEGEND

-  7' Precast Masonry Wall
-  6' Stucco Privacy Wall
-  6' Good Neighbor Fence
-  4' Ornamental Iron Fence
-  Interim Fencing
See Interim Fencing Exhibit

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



phase 1

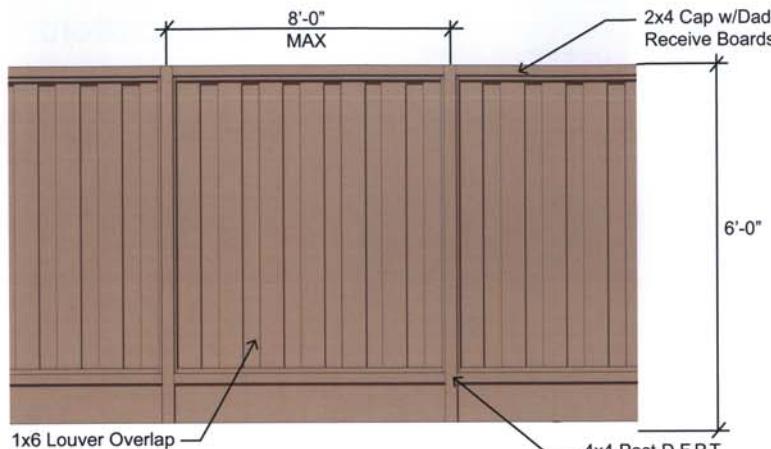
BOULEVARD



NEIGHBORHOOD 3&4
FENCING AND WALL DETAILS

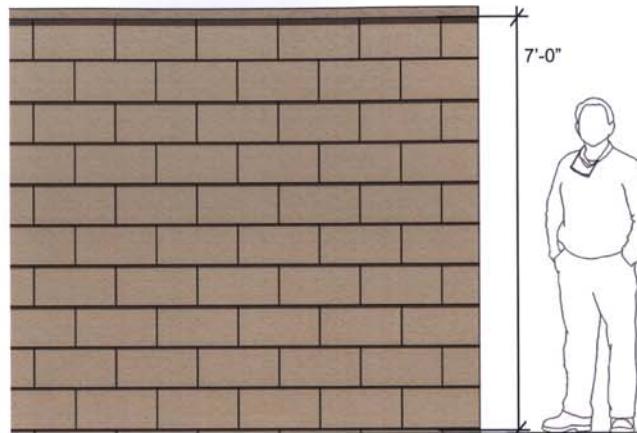
MAY 24, 2016

L5.4



Location: Neighborhood 4 Backyards and Neighborhood 5 separating private yards and between lots

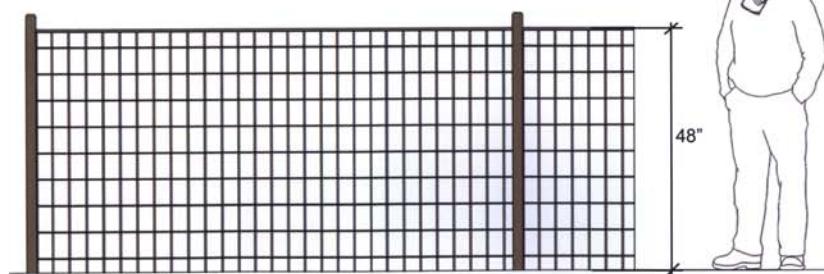
6' HT GOOD NEIGHBOR FENCE



Location: Neighborhood 5 and 6

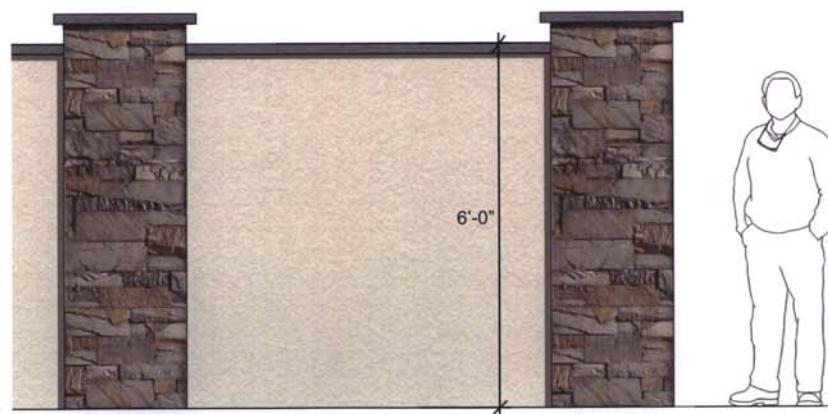
7' PRECAST MASONRY WALL

Requires a Separate Permit



Location: Neighborhood 5 and 6 Alley ways that front Horizon Parkway

4' ORNAMENTAL IRON FENCE



Location: Neighborhood 6 at Pocket Park

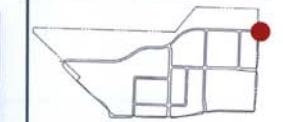
6' STUCCO PRIVACY WALL

Requires a Separate Permit

phase 1

BOULEVARD

Dublin, California



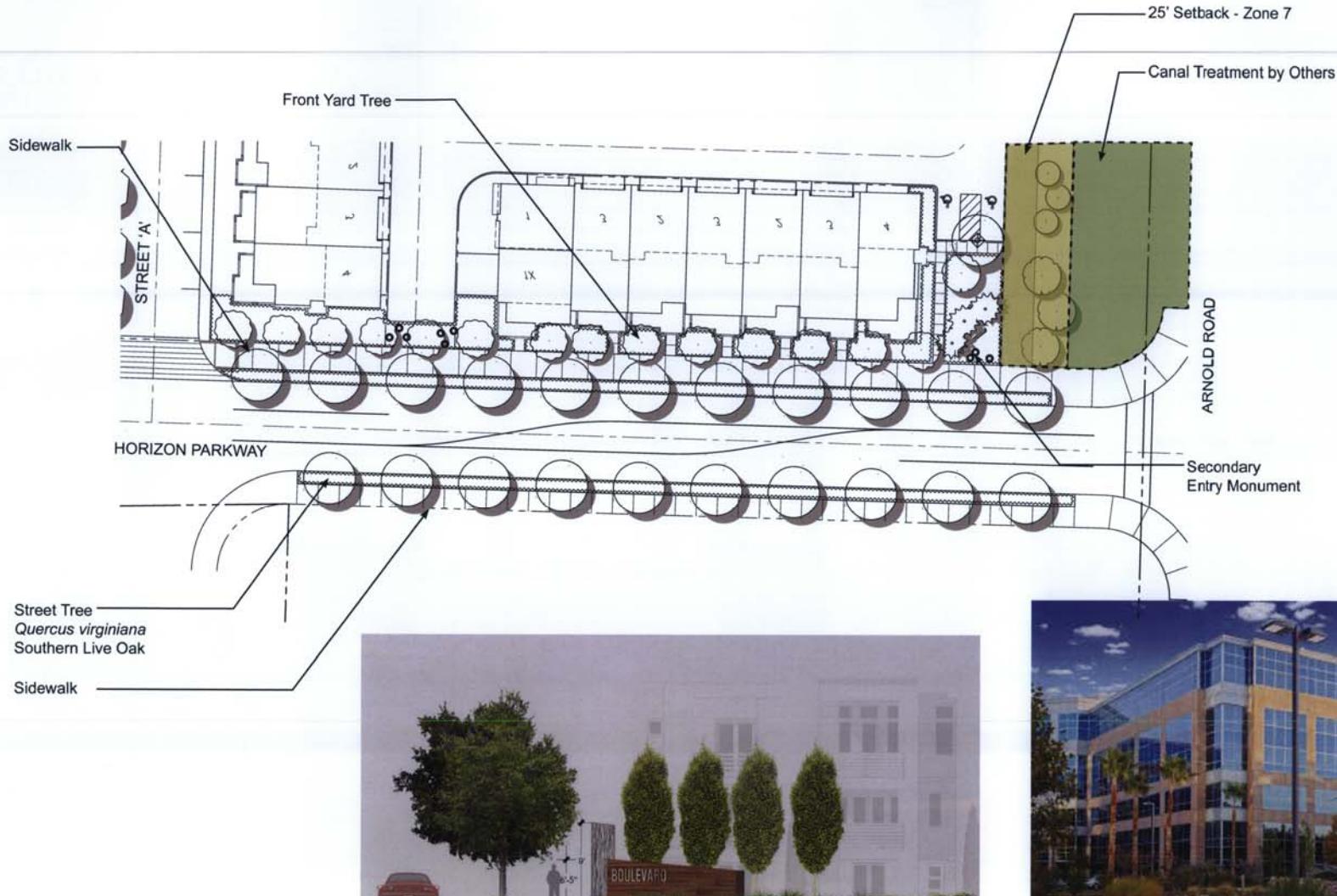
OVERALL

HORIZON PARKWAY
ULTIMATE CONDITION

0' 20' 40' 60'

MAY 24, 2016

L5.5



MAJOR ENTRY MONUMENT

Backbone Street Light
Galleon LED
MFR: Cooper Industries
Color: Graphite Metallic

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Architectural Planning

GATES
+ASSOCIATES
Landscaping Architecture

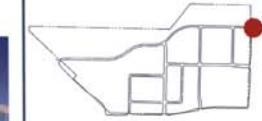
xtgy
Architectural Planning

WILLIAM HEMALALEH
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phase 1

BOULEVARD

Dublin, California



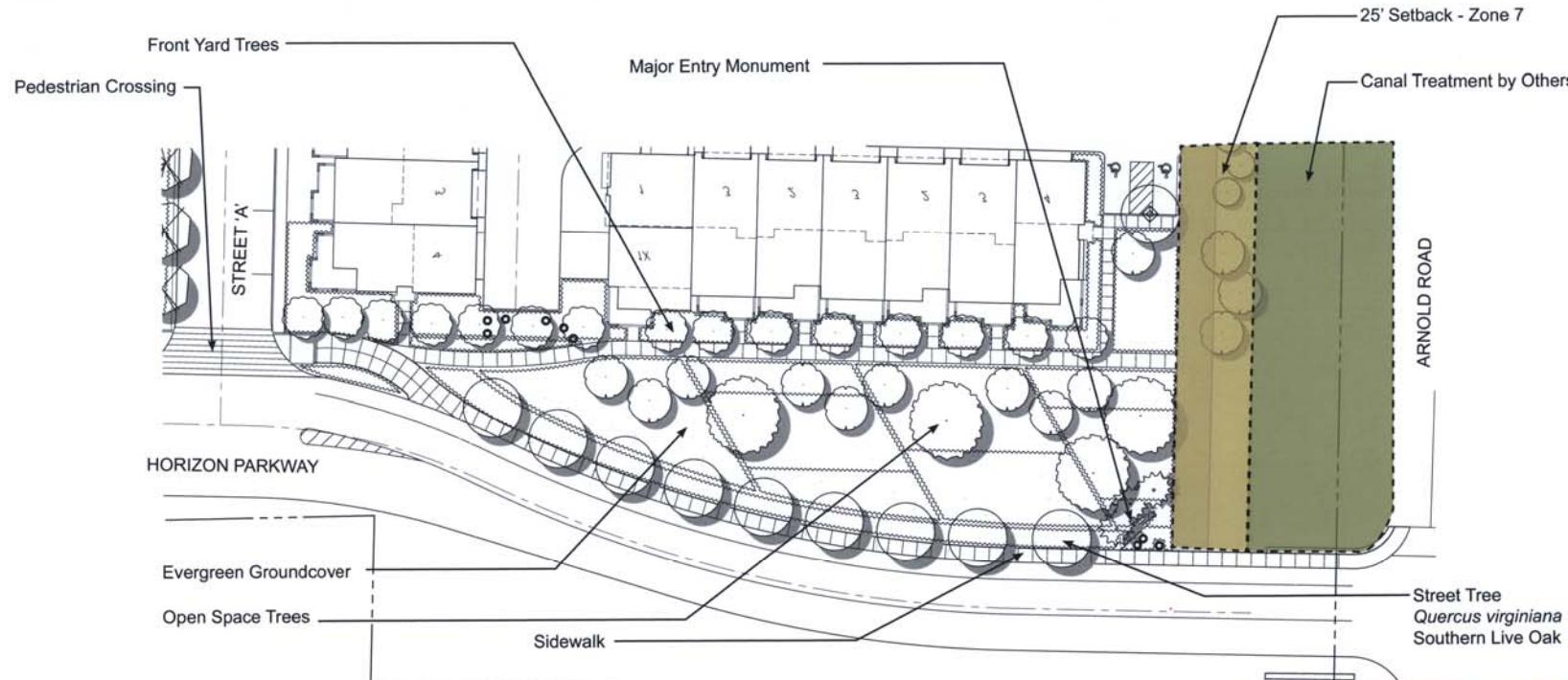
OVERALL

HORIZON PARKWAY
INTERIM CONDITION

0' 20' 40' 80'

MAY 24, 2016

L5.6



MAJOR ENTRY MONUMENT



Backbone Street Light
Galleon LED
MFR: Cooper Industries
Color: Graphite Metallic

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RJA
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DESIGNERS & DEVELOPERS

GATES
+ASSOCIATES
Urban Design + Architecture

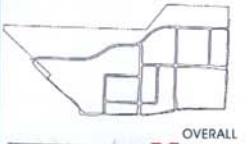
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ARCHITECTURE INC.

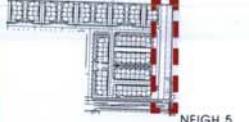
phase 1

BOULEVARD

Dublin, California



OVERALL



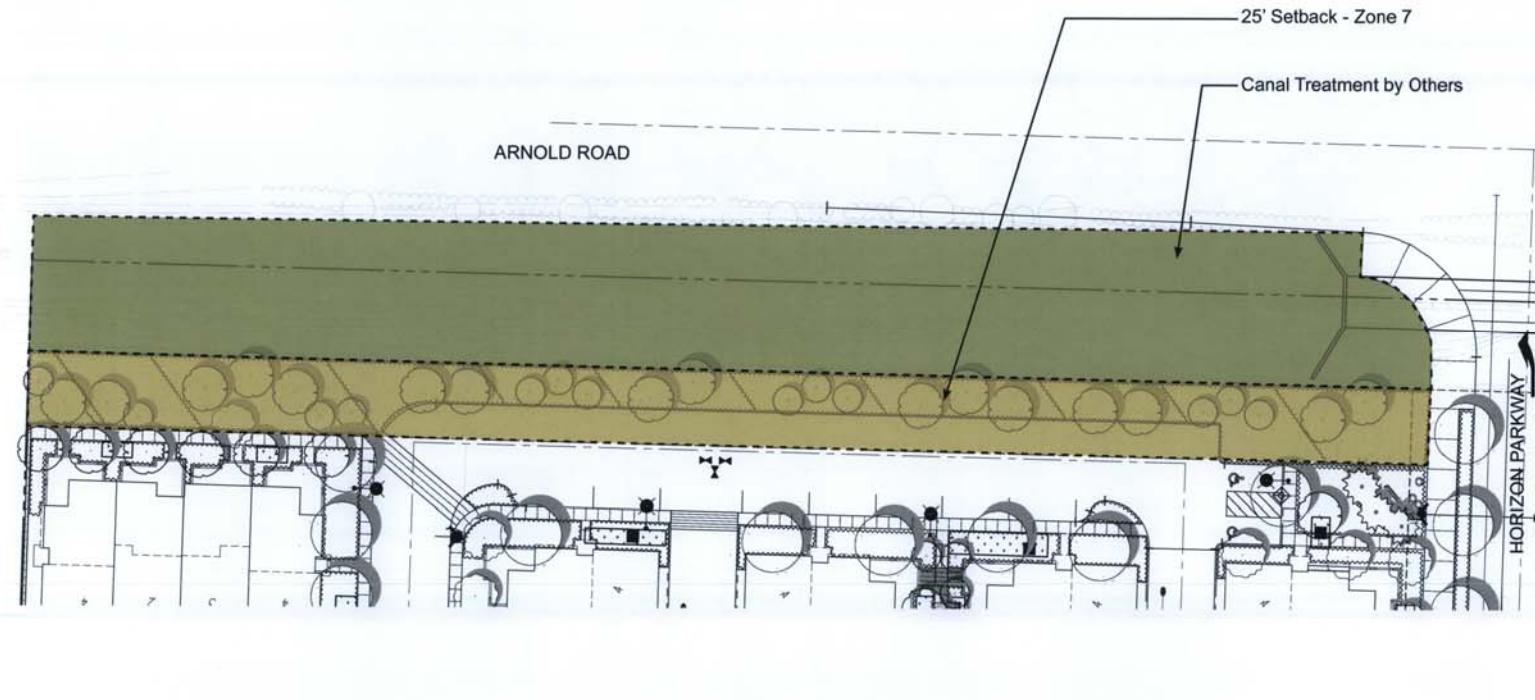
NEIGH 5

NEIGHBORHOOD 5
ARNOLD CANAL INTERFACE

0' 10' 20' 40'

MAY 24, 2016

L5.7



phase 1

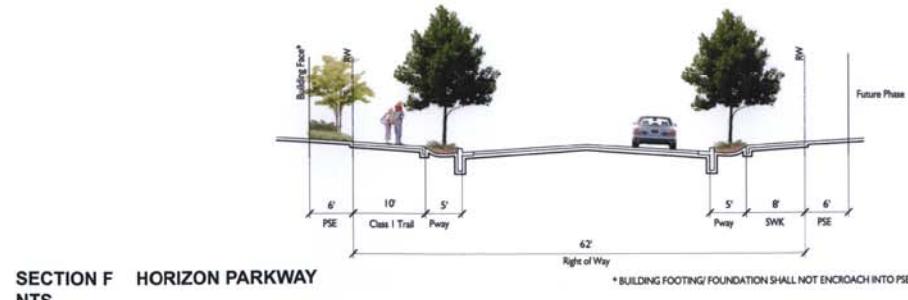
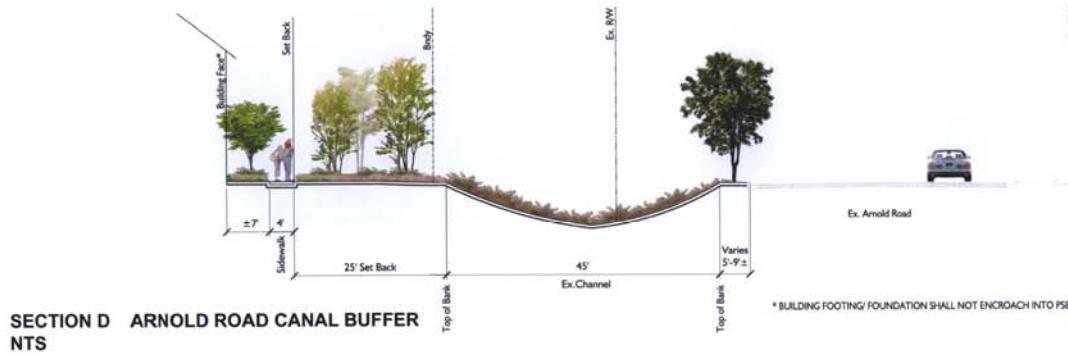


STREET SECTIONS
ARNOLD ROAD

0' 5' 10' 20'

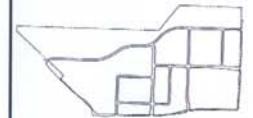
MAY 24, 2016

L5.8

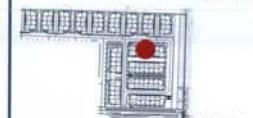


BOULEVARD phase 1

Dublin, California



OVERALL



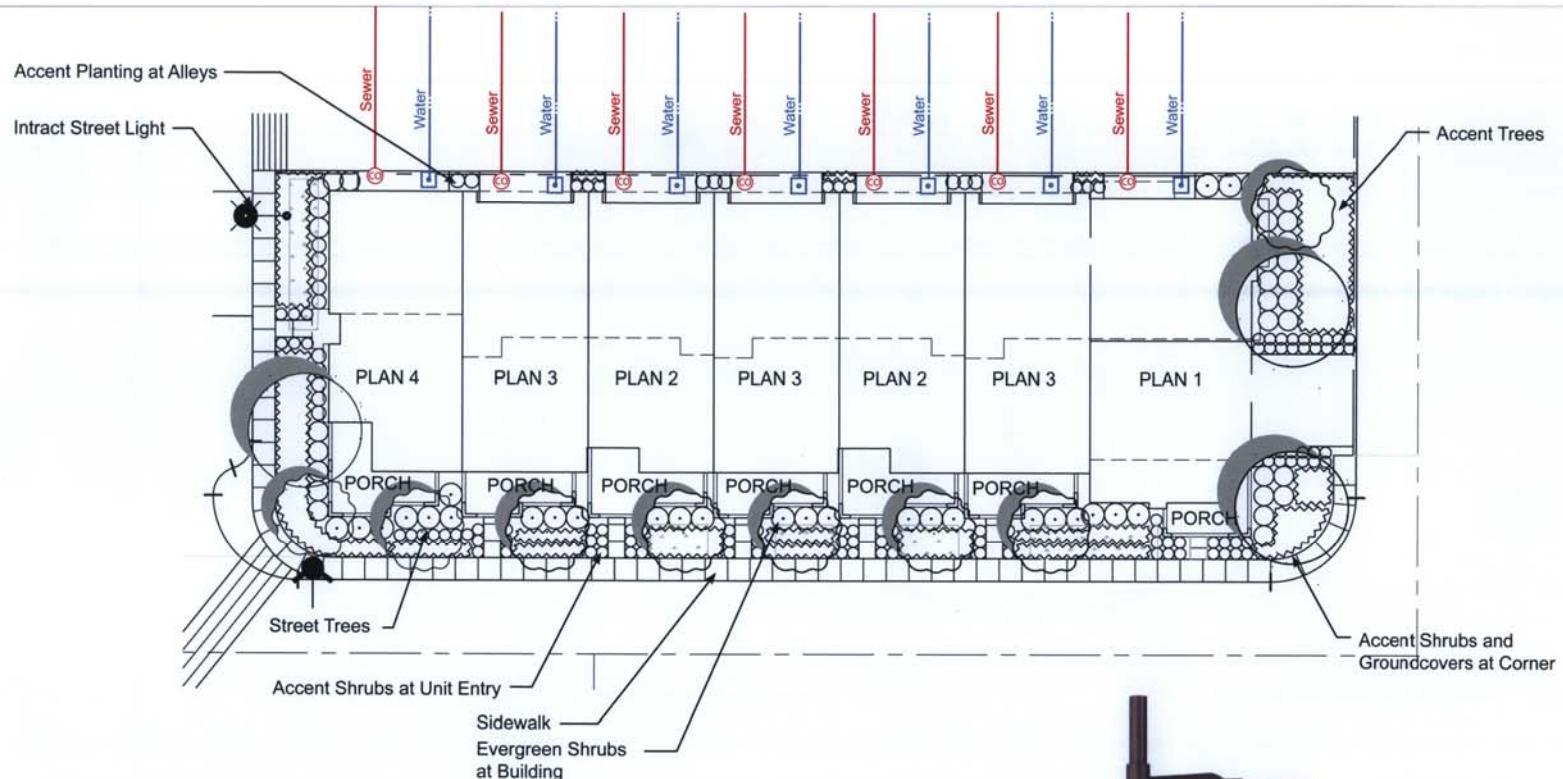
NEIGH 5

NEIGHBORHOOD 5
TYPICALS

0' 10' 20' 40'

MAY 24, 2016

L5.9

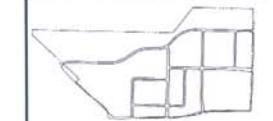


Intract Street Light
VFL530 LED Series
MFR: WE-EF
Color: Graphite Metallic

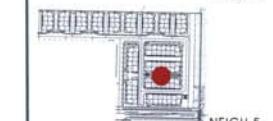
phase 1

BOULEVARD

Dublin, California



OVERALL



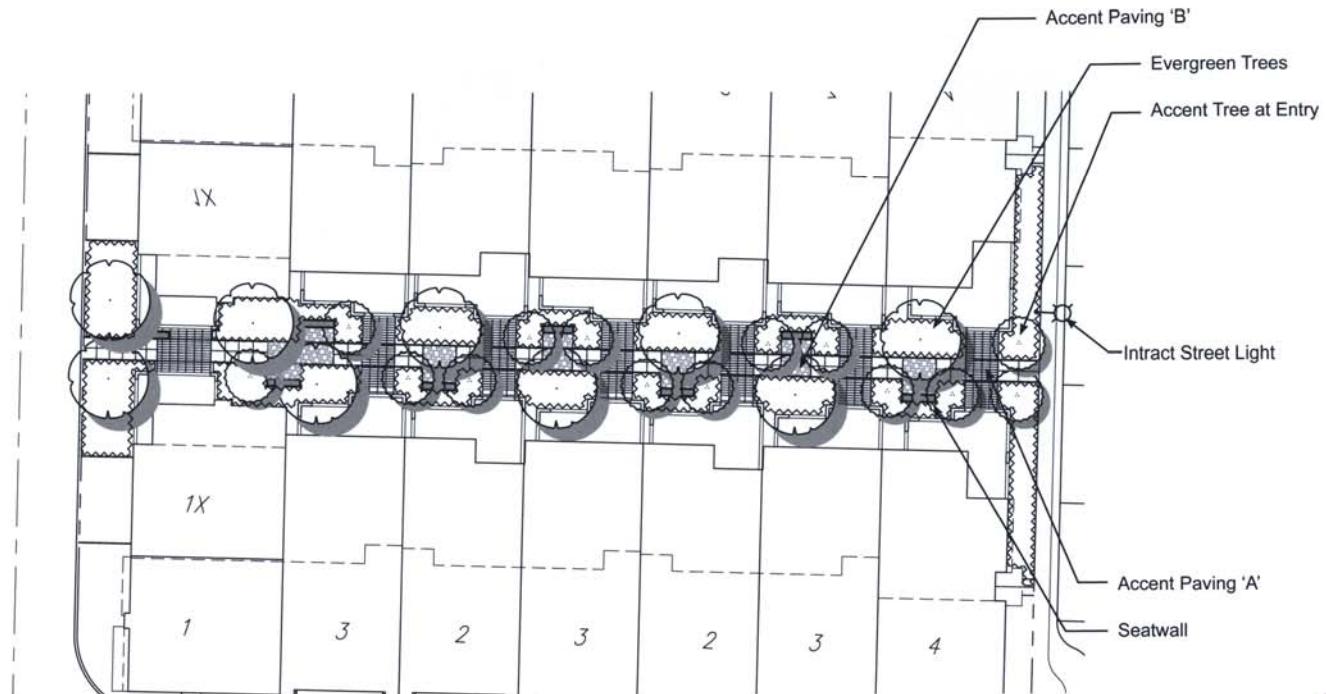
NEIGH 5

NEIGHBORHOOD 5
TYPICAL PASEO

0' 10' 20' 40'

MAY 24, 2016

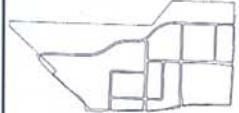
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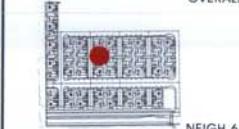
Intract Street Light
VFL530 LED Series
MFR: WE-EF
Color: Graphite Metallic

BOULEVARD phase 1

Dublin, California



OVERALL



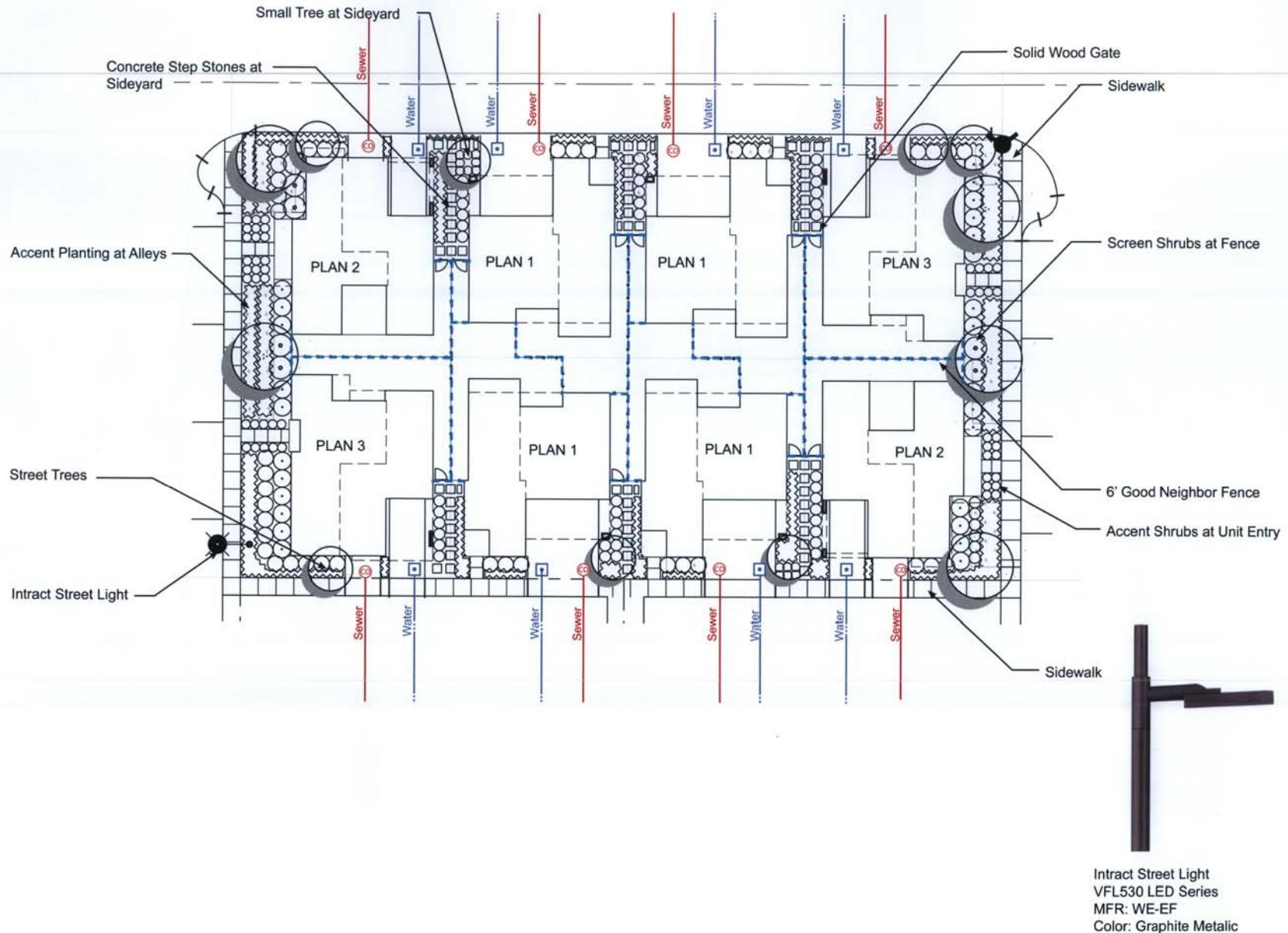
NEIGH 6

NEIGHBORHOOD 6
TYPICALS

0' 10' 20' 40'

MAY 24, 2016

L6.1



Brookfield
Residential

©
CALATLANTIC
HOMES™

RJA
RUGGERI-JENSEN AZAR
PLANNERS ARCHITECTS DESIGNERS

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

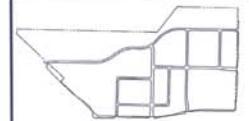
xtgy
Architects + Planners

WILLIAM HEMALALCH
ARCHITECTS INC.

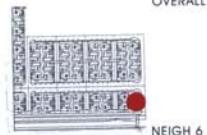
phase 1

BOULEVARD

Dublin, California



OVERALL



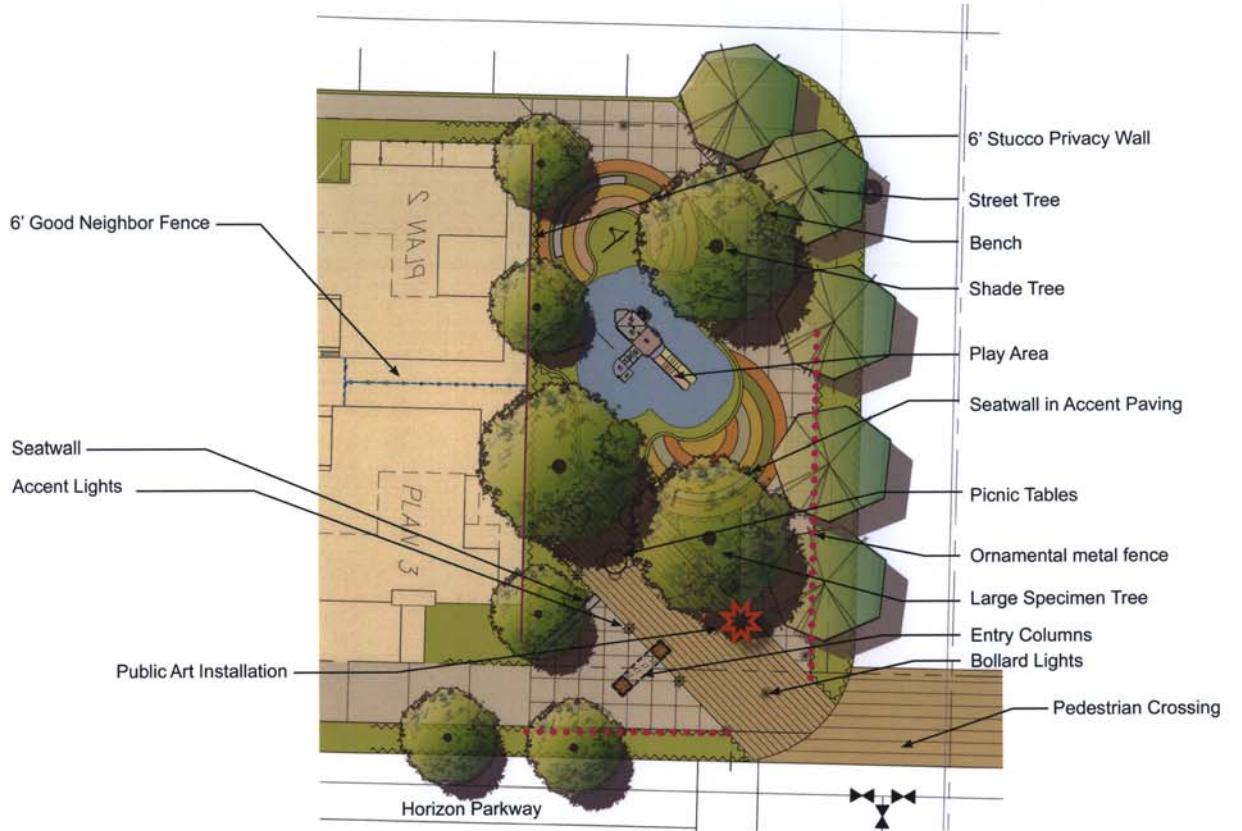
NEIGH 6

NEIGHBORHOOD 6
POCKET PARK - THE PLAYGROUND

0' 10' 20' 40'

MAY 24, 2016

L6.2



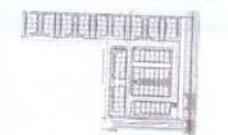
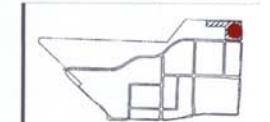
BOULEVARD phase 1



6 Plex
Elevation B

6 Plex
Elevation A

Dublin, California



3-STORY TOWNHOMES

MAY 24, 2016

A5.SS

CODE INFORMATION

REFERENCE: 2013 CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24
PART 1 OF 2

OCCUPANCY TYPE: R-2 RESIDENTIAL
U PRIVATE GARAGES

CONSTRUCTION TYPE: V-B

ALLOWED

BLDG HT: 2 STORIES, 40 FEET
INCREASE TO 3 STORIES AND 60 FEET FOR
AUTOMATIC SPRINKLERS PER CBC 504.2

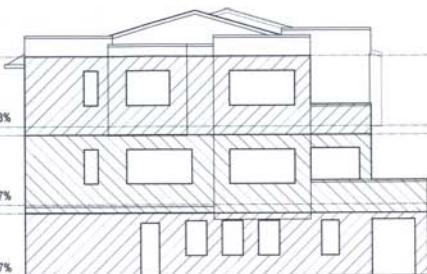
ALLOWABLE AREA: R-2 - 7,000SF
U - 3,000SF (PER 406.3.2)

PROPOSED

BLDG HT: 3 STORIES

EXTERIOR WALL OPENINGS

EXTERIOR WALL AREA FURTHER THAN 5'-0" AND
LESS THAN 10'-0" OF A PROPERTY LINE HAS A 25%
MAXIMUM ALLOWABLE EXTERIOR WALL OPENING



END UNIT ELEVATION

RJA
RUGGERI-JENSEN AZAR
ARCHITECTURE INC.

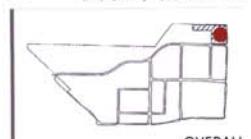
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

WJ
WILLIAM JEMAL HALACH
ARCHITECTURE, A.C.

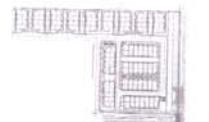
phase 1

BOULEVARD

Dublin, California



OVERALL



NEIGH 5

3-STORY TOWNHOMES
CODE ANALYSIS

MAY 24, 2016

A5.00



TYPE 1: 4-PLEX

SINGLE ZONE

BUILDING AREA MODIFICATIONS (CBC SECTION 506)			
BUILDING LEVEL	CONDITIONED A-2	UNCONDITIONED (GARAGE/LOFT/ETC.)	FLOOR TOTAL
FIRST STORY	4,898	2,091	6,979
SECOND STORY	4,891	0	4,891
THIRD STORY	3,893	0	3,893
TOTAL BY OCC.	11,672	2,091	
BUILDING TOTAL			13,763
	AREA A-2	+1,000	
	TOTAL AREA	12,363	+14,000



TYPE 2: 6-PLEX

ZONE 1

BUILDING AREA MODIFICATIONS (CBC SECTION 506)			
BUILDING LEVEL	CONDITIONED A-2	UNCONDITIONED (GARAGE/LOFT/ETC.)	FLOOR TOTAL
FIRST STORY	2,093	1,398	3,471
SECOND STORY	2,092	0	2,092
THIRD STORY	2,091	0	2,091
TOTAL BY OCC.	6,276	1,398	
BUILDING TOTAL			8,674
	AREA A-2	+1,000	
	TOTAL AREA	5,674	+14,000

ZONE 2

BUILDING AREA MODIFICATIONS (CBC SECTION 506)			
BUILDING LEVEL	CONDITIONED A-2	UNCONDITIONED (GARAGE/LOFT/ETC.)	FLOOR TOTAL
FIRST STORY	1,167	1,716	2,883
SECOND STORY	3,008	0	3,008
THIRD STORY	2,046	0	2,046
TOTAL BY OCC.	6,221	1,716	
BUILDING TOTAL			12,137
	AREA A-2	+1,000	
	TOTAL AREA	5,221	+14,000



TYPE 3: 8-PLEX

ZONE 1

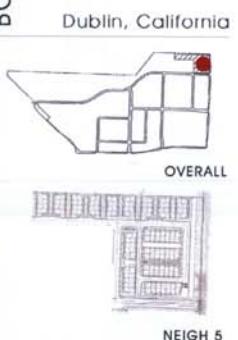
BUILDING AREA MODIFICATIONS (CBC SECTION 506)			
BUILDING LEVEL	CONDITIONED A-2	UNCONDITIONED (GARAGE/LOFT/ETC.)	FLOOR TOTAL
FIRST STORY	2,159	2,145	4,304
SECOND STORY	4,207	0	4,207
THIRD STORY	3,999	0	3,999
TOTAL BY OCC.	10,365	2,145	
BUILDING TOTAL			12,510
	AREA A-2	+1,000	
	TOTAL AREA	11,510	+14,000

ZONE 2

BUILDING AREA MODIFICATIONS (CBC SECTION 506)			
BUILDING LEVEL	CONDITIONED A-2	UNCONDITIONED (GARAGE/LOFT/ETC.)	FLOOR TOTAL
FIRST STORY	2,159	2,145	4,304
SECOND STORY	3,739	0	3,739
THIRD STORY	3,474	0	3,474
TOTAL BY OCC.	9,372	1,716	
BUILDING TOTAL			11,088
	AREA A-2	+1,000	
	TOTAL AREA	10,088	+14,000

NOTE: ALL AREA CALCULATION NUMBERS ARE IN SQUARE FEET, R-2 CALCULATION
INCLUDES CONDITIONED BUILDING ENVELOPE AND COVERED DECK/PATIO

BOULEVARD phase 1



3-STORY TOWNHOMES
4 PLEX

0 4 8 16 24 FEET

MAY 24, 2016

A5.01

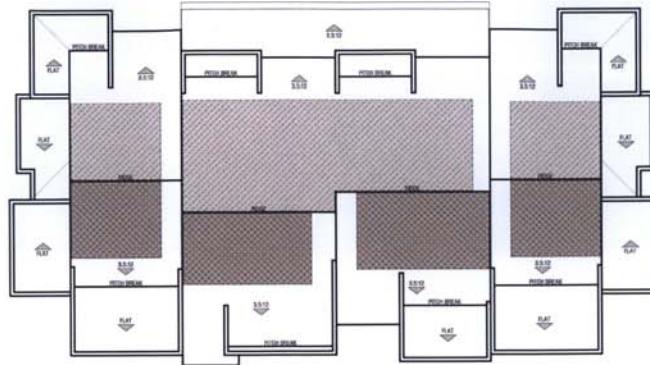


Plan 4
2,463 SF - 2,598 SF
3 BR / 3.5 BA / Loft / Office /
Multigen / 2 Car Garage

Plan 3
2,290 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 2
2,183 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 4
2,463 SF - 2,598 SF
3 BR / 3.5 BA / Loft / Office /
Multigen / 2 Car Garage



Roof Plan

Elevation A

Roof Solar Zone:
Solar ready zone to be 15% of total roof square footage.
Reference CA Energy Code Sec. 110.10B.

Calculation:
Roof coverage: 4176 SF
 $x 15\% = 627 \text{ SF}$

Zone 1: 887 SF

Zone 2: 680 SF

Note: The two zones represent alternative solar zones,
depending on orientation of the building.

RJA
RUGGERI-JENSEN-AZAR
ARCHITECTURE INC.

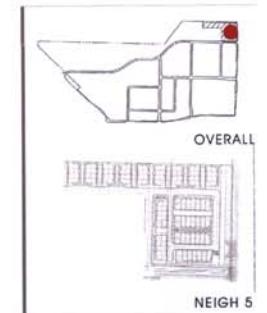
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

WJH
WILLIAM JELLINE HALLER
ARCHITECTURE INC.

BOULEVARD phase 1



Dublin, California



3-STORY TOWNHOMES
4 PLEX

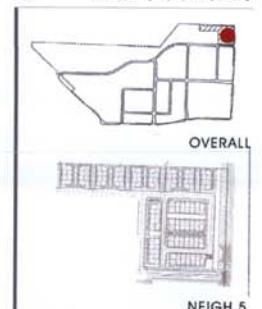
0 4 8 16 24 FEET

MAY 24, 2016

A5.02

BOULEVARD phase 1

Dublin, California



OVERALL
NEIGH 5
3-STORY TOWNHOMES
4 PLEX
ELEVATION A

MAY 24, 2016

A5.03

- MATERIALS:
1. STUCCO - SAND FINISH
 2. FIBER CEMENT SIDING
 3. FIBER CEMENT PANEL
 4. SYNTHETIC STONE VENEER
 5. VINYL WINDOWS W/ FACTORY PAINT FINISH
 6. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
 7. OPEN METAL / MESH CANOPIES
 8. ALUMINUM/GLASS GARAGE DOOR
 9. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD
 10. FIBERGLASS FRONT ENTRY DOOR
 11. EXTERIOR LIGHT
 12. ADDRESS NUMBERS
 13. METAL FLASH CAP
 14. COMPOSITION SHINGLE ROOFING



Rear Elevation



Left Elevation



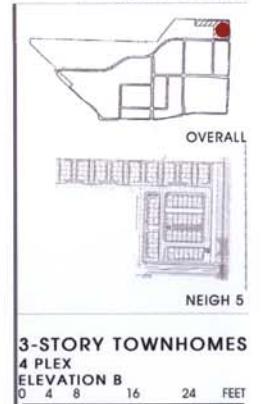
Right Elevation



Front Elevation

BOULEVARD phase 1

Dublin, California



MAY 24, 2016

A5.04



- MATERIALS:**
1. STUCCO - SAND FINISH
 2. FIBER CEMENT SIDING
 3. STUCCO - SAND FINISH W/ REGLET BREAKUPS
 4. SYNTHETIC STONE VENEER
 5. VINYL WINDOWS W/ FACTORY PAINT FINISH
 6. GUARD RAILS: WIRE MESH
 7. FLAT ROOF OVERHANG
 8. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD W/ SIDE WINDOWS
 9. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD
 10. FIBERGLASS FRONT ENTRY DOOR
 11. EXTERIOR LIGHT
 12. ADDRESS NUMBERS
 13. SHED ROOF
 14. COMPOSITION SHINGLE ROOFING

BOULEVARD phase 1



MAY 24, 2016
A5.05

Second floor



First floor

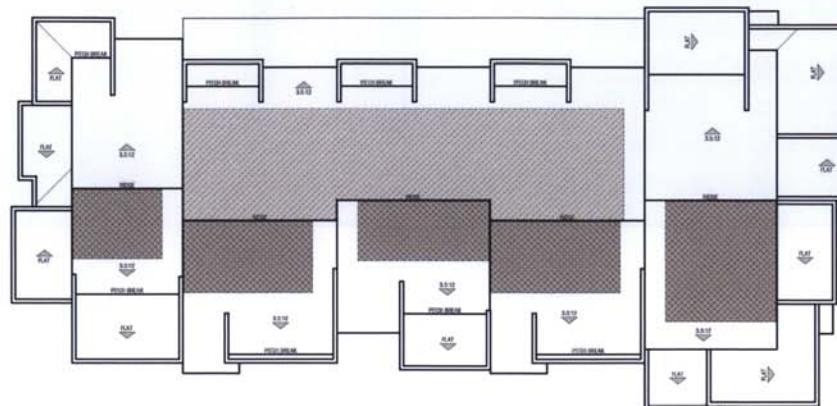


Plan 4
Plan 4
2,463 SF - 2,598 SF
3 BR / 3.5 BA / Loft / Office /
Multi-gen / 2 Car Garage

Plan 3
Plan 3
2,290 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 2
Plan 2
2,183 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 3
Plan 3
2,290 SF
4 BR / 3.5 BA / 2
Car Garage



Roof Plan

Elevation A

Roof Solar Zone:
Solar ready zone to be 15% of total roof square footage.
Reference CA Energy Code Sec. 110.10B.

Calculation:
Roof coverage: 5675 SF
 $x 15\% = 852 \text{ SF}$

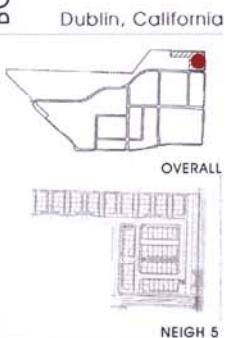
Zone 1: 942 SF
Zone 2: 946 SF

Note: The two zones represent alternative solar zones,
depending on orientation of the building.



BOULEVARD phase 1

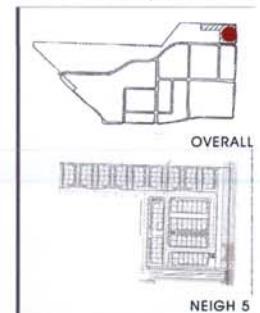
Note: Solar Panel location will be provided based on unit plotting



A5.06

BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES
6 PLEX
ELEVATION A

MAY 24, 2016

A5.07

MATERIALS:

1. STUCCO - SAND FINISH
2. FIBER CEMENT SIDING
3. FIBER CEMENT PANEL
4. SYNTHETIC STONE VENEER
5. VINYL WINDOWS W/ FACTORY PAINT FINISH
6. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
7. OPEN METAL / MESH CANOPIES
8. ALUMINUM/GLASS GARAGE DOOR
9. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD
10. FIBERGLASS FRONT ENTRY DOOR
11. EXTERIOR LIGHT
12. ADDRESS NUMBERS
13. METAL FLASH CAP
14. COMPOSITION SHINGLE ROOFING



Rear Elevation



Left Elevation



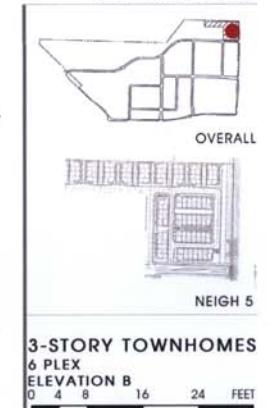
Right Elevation



Front Elevation

BOULEVARD phase 1

Dublin, California



MAY 24, 2016

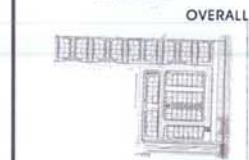
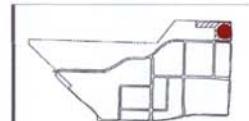
A5.08



- MATERIALS:**
1. STUCCO - SAND FINISH
 2. FIBER CEMENT SIDING
 3. STUCCO - SAND FINISH W/ REGLET BREAKUPS
 4. SYNTHETIC STONE VENEER
 5. VINYL WINDOWS W/ FACTORY PAINT FINISH
 6. GUARD RAILS: WIRE MESH
 7. FLAT ROOF OVERHANG
 8. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD W/ SIDE WINDOWS
 9. FIBERGLASS FRONT ENTRY DOOR PAINTED TO SIMULATE WOOD
 10. FIBERGLASS FRONT ENTRY DOOR
 11. EXTERIOR LIGHT
 12. ADDRESS NUMBERS
 13. SHED ROOF
 14. COMPOSITION SHINGLE ROOFING

BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES
8 PLEX

0 4 8 16 24 FEET

MAY 24, 2016

A5.09



Plan 4
2,463 SF - 2,598 SF
3 BR / 3.5 BA / Loft / Office /
Multi-gen / 2 Car Garage

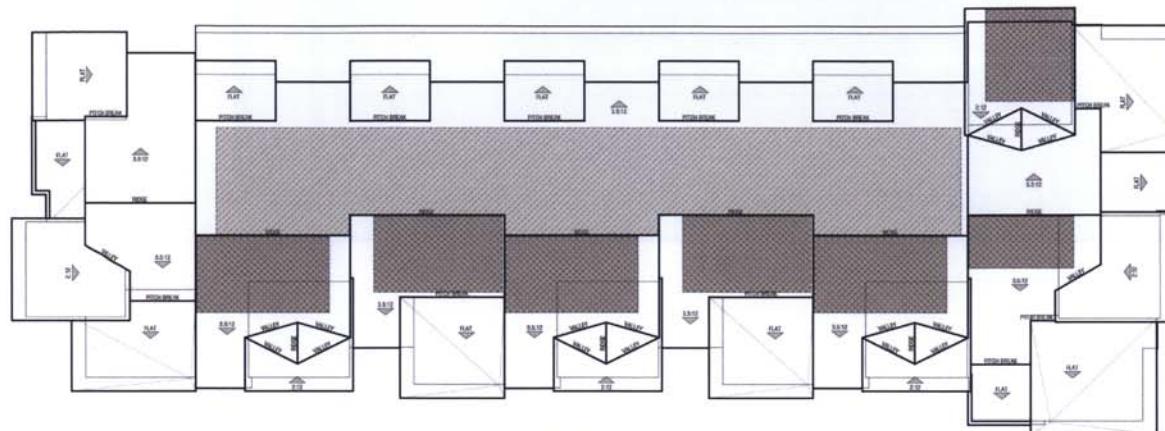
Plan 3
2,290 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 2
2,183 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 3
2,290 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 2
2,183 SF
4 BR / 3.5 BA / 2
Car Garage

Plan 3
2,290 SF
4 BR / 3.5 BA / 2
Car Garage



Roof Solar Zone:
Solar ready zone to be 15% of total roof
square footage. Reference CA Energy Code
Sec. 110.10B.

Calculation:
Roof coverage: 8667 SF
 $\times 15\% = 1301 \text{ SF}$

Zone 1: 1504 SF

Zone 2: 1309 SF

Note: The two zones represent alternative
solar zones, depending on orientation of the
building.



BOULEVARD phase 1



Dublin, California

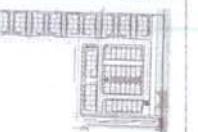


BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 5

3-STORY TOWNHOMES
8 PLEX
ELEVATION A

0 4 8 16 24 FEET

MAY 24, 2016

A5.11



Rear Elevation



Left Elevation



Right Elevation



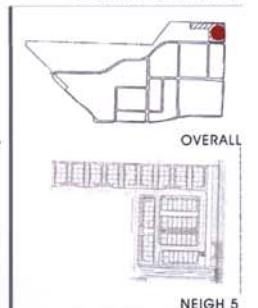
Front Elevation

MATERIALS:

1. STUCCO - SAND FINISH
2. FIBER CEMENT SIDING
3. FIBER CEMENT PANEL
4. SYNTHETIC STONE VENEER
5. VINYL WINDOWS W/ FACTORY PAINT FINISH
6. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
7. OPEN METAL / MESH CANOPIES
8. ALUMINUM/GLASS GARAGE DOOR
9. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD
10. FIBERGLASS FRONT ENTRY DOOR
11. EXTERIOR LIGHT
12. ADDRESS NUMBERS
13. METAL FLASH CAP
14. COMPOSITION SHINGLE ROOFING

BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES

8 PLEX

ELEVATION B

0 4 8 16 24 FEET

MAY 24, 2016

A5.12



Rear Elevation



Left Elevation



Right Elevation



Front Elevation

MATERIALS:

1. STUCCO - SAND FINISH
2. FIBER CEMENT SIDING
3. STUCCO - SAND FINISH W/ REGLET BREAKUPS
4. SYNTHETIC STONE VENEER
5. VINYL WINDOWS W/ FACTORY PAINT FINISH
6. GUARD RAILS: WIRE MESH
7. FLAT ROOF OVERHANG
8. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD W/ SIDE WINDOWS
9. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD
10. FIBERGLASS FRONT ENTRY DOOR
11. EXTERIOR LIGHT
12. ADDRESS NUMBERS
13. SHED ROOF
14. COMPOSITION SHINGLE ROOFING

BOULEVARD phase 1

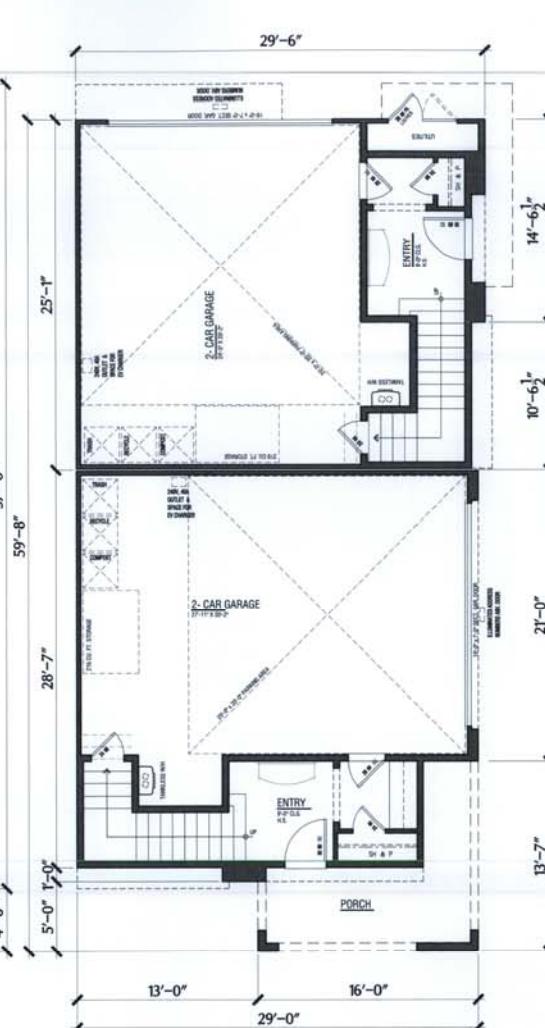
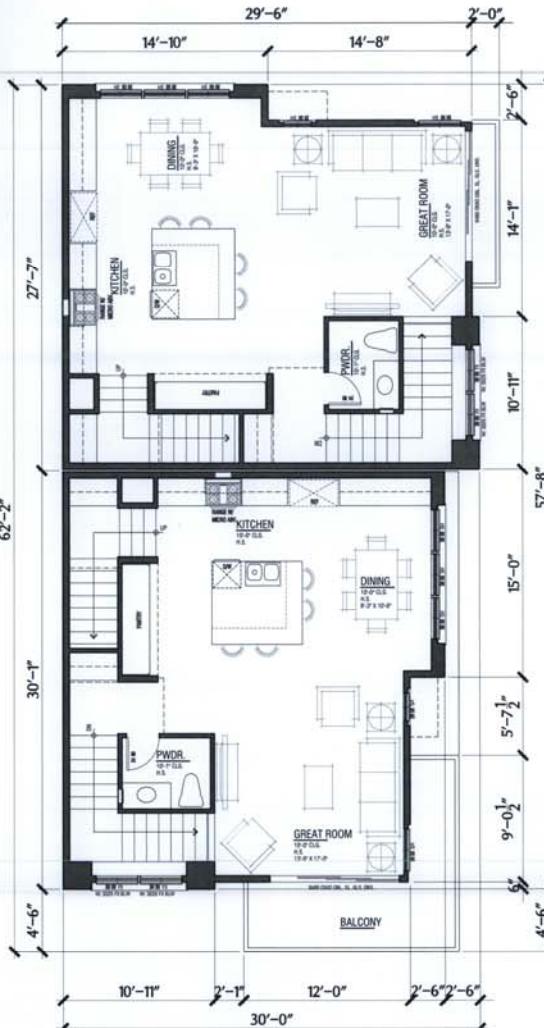
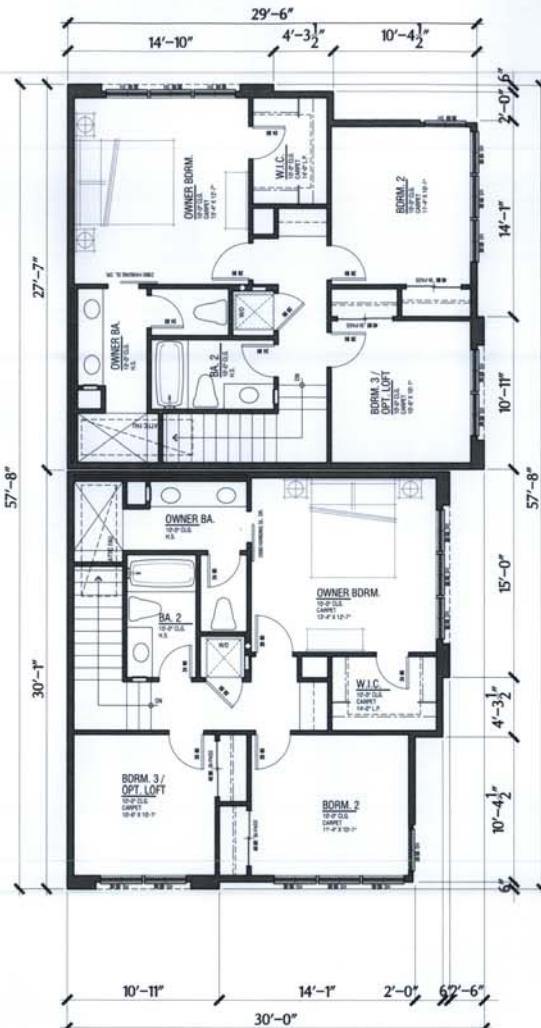


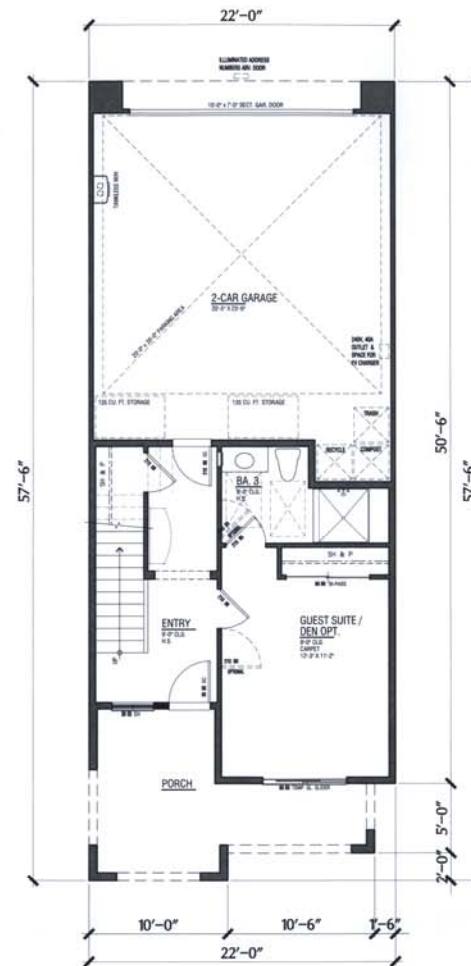
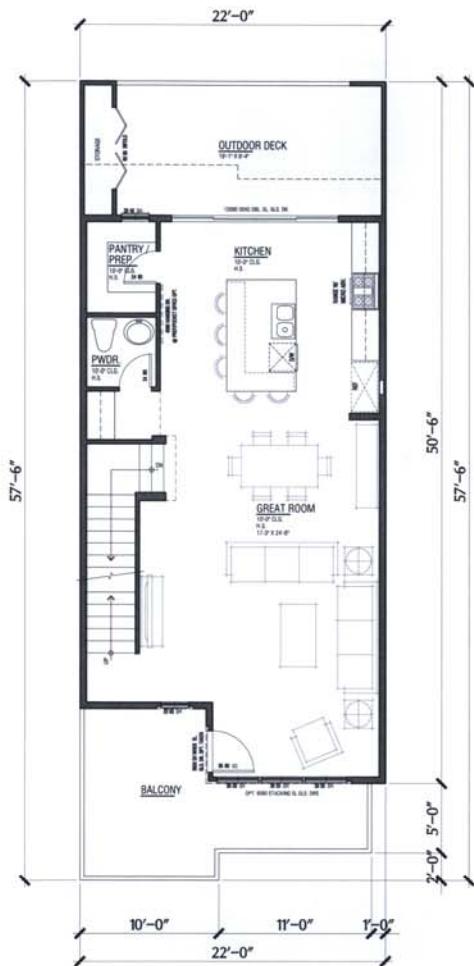
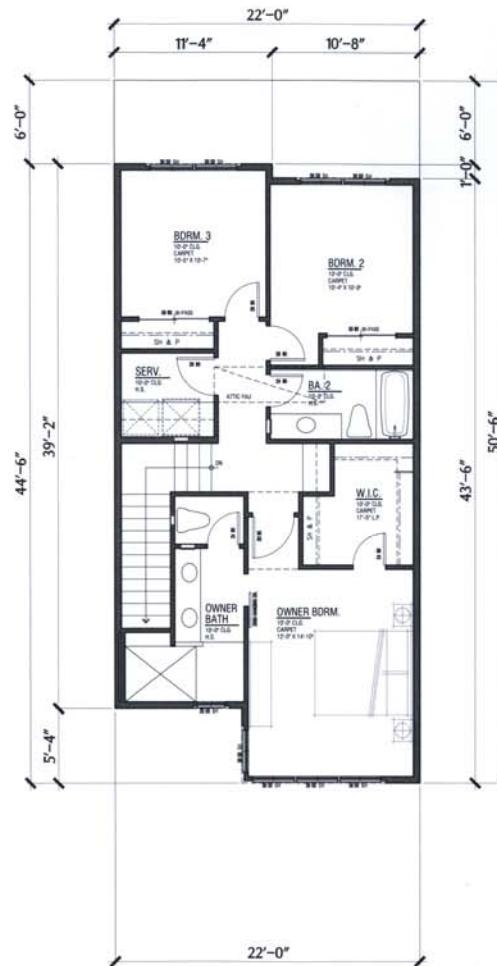
3-STORY TOWNHOMES
PLAN 1 & 1X

0 2 4 6 8 12 FEET

MAY 24, 2016

A5.13





BOULEVARD phase 1



3-STORY TOWNHOMES
PLAN 2

0 2 4 8 12 FEET

MAY 24, 2016

A5.14



GATES
+ASSOCIATES

WILLIAM HEZMHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES PLAN 3

MAY 24, 2016

A5,15



Third floor

870 S.F.

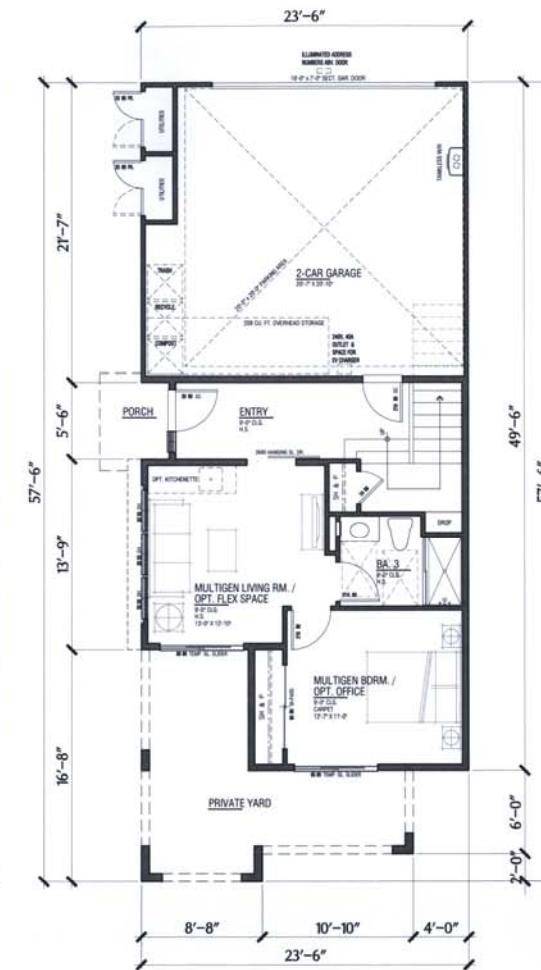
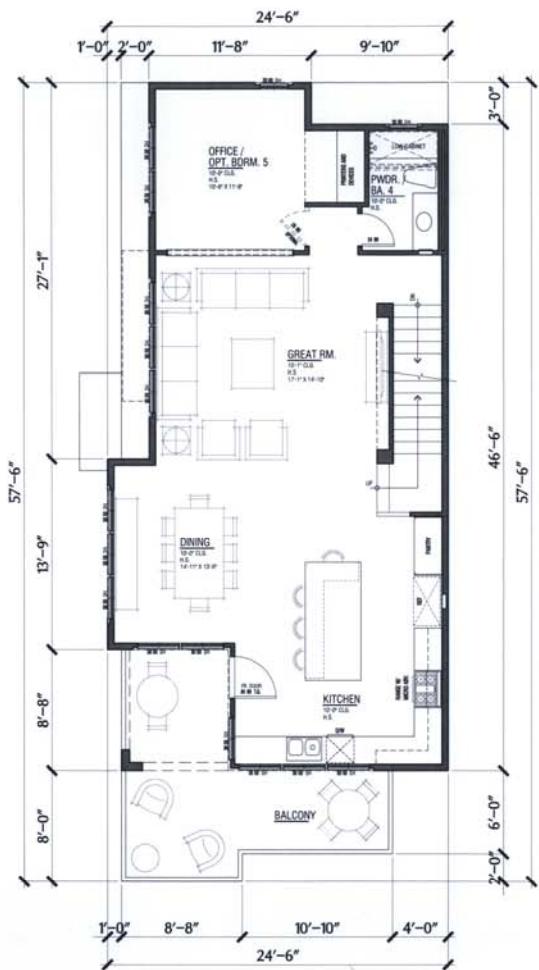
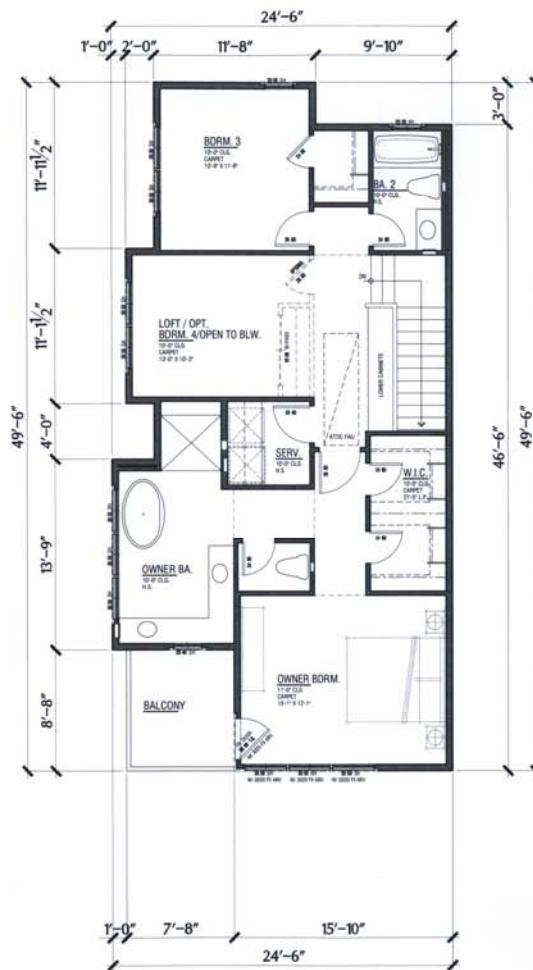
Second floor

930 S.F.

Plan 3

2,290 Total S.F.

4 BR / 3.5 BA / 2 Car Garage



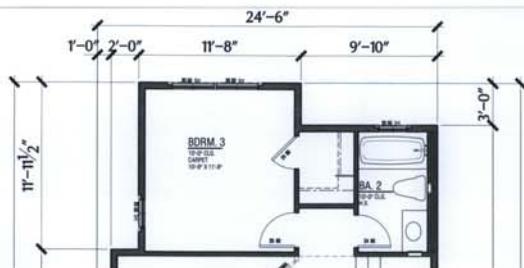
BOULEVARD phase 1



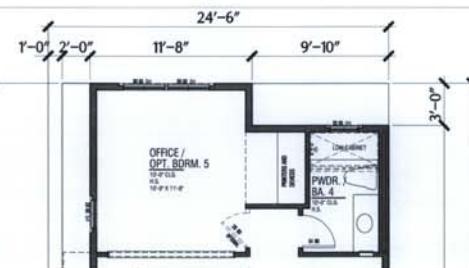
A5.16

RJA
RUGGERI-JENSEN AZAR
ENGINEERS & PLANNERS & ARCHITECTS
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

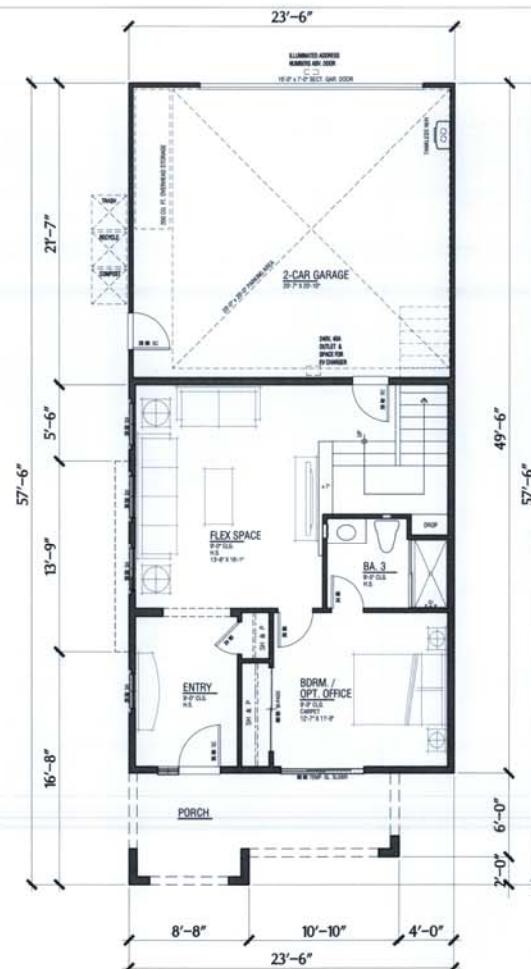
WILLIAM HEIMLACH
ARCHITECTURE INC.



Third floor



Second floor



First floor

667 S.F.

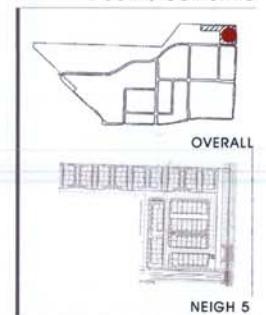
Plan 4X
+79 Total S.F. from base plan 4
3 BR / 3.5 BA / Loft / Office / Flex /
2 Car Garage



WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES
PLAN 4X

0 2 8 16 24 FEET

MAY 24, 2016

A5.17



'A' ELEVATIONS ONLY
BOULEVARD PHASE 1B - TOWNHOMES
DUBLIN, CALIFORNIA

EXTERIOR COLOR & MATERIALS

BROOKFIELD HOMES

WILLIAM HEZMHALCH ARCHITECTS INC. © 2015

For exact color refer to manufacturer's actual samples.



'B' ELEVATIONS ONLY
BOULEVARD PHASE 1B - TOWNHOMES
DUBLIN, CALIFORNIA

EXTERIOR COLOR & MATERIALS

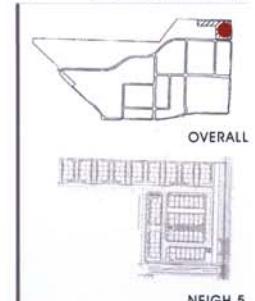
BROOKFIELD HOMES

WILLIAM HEZMHALCH ARCHITECTS INC. © 2015

For exact color refer to manufacturer's actual samples.

BOULEVARD phase 1

Dublin, California



3-STORY TOWNHOMES

MAY 24, 2016

A5.18

 CALATLANTIC
HOMES™

 RUGGERI-JENSEN-AZAR
ARCHITECTURE + DESIGN

 GATES
+ ASSOCIATES
INTERIOR DESIGNERS

 WILLIAM HEZMELHALCH
ARCHITECTURE INC.

BOULEVARD phase 1



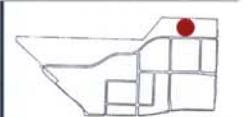
Plan 2R 'B'

Plan 1 'A'

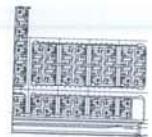
Plan 1 'B'

Plan 3 'A'

Dublin, California



OVERALL



NEIGH 6

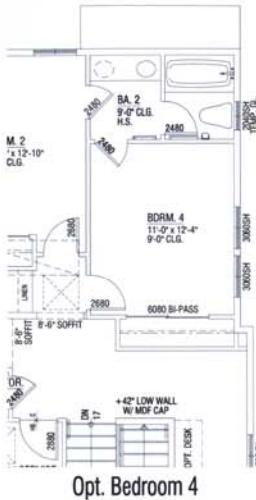
STREETSCENE

NOT TO SCALE

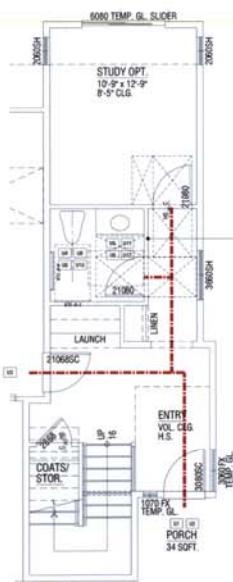
MAY 24, 2016

A6.SS

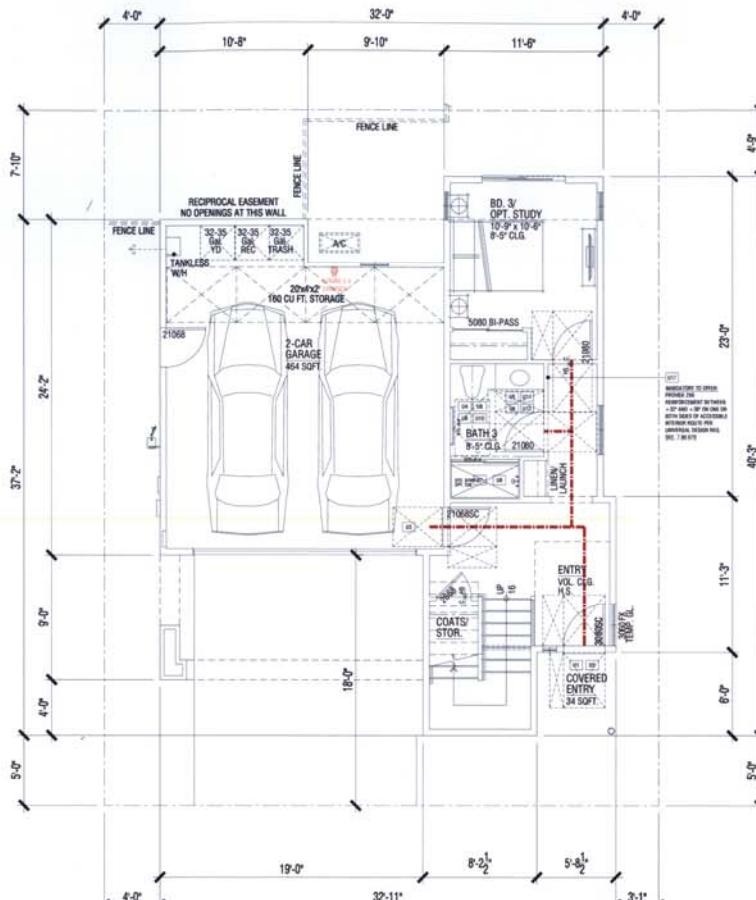
BUILDING CODE DATA	
BUILDING OCCUPANCY GROUP	R-3/U
TYPE OF CONSTRUCTION	Type VB
SPRINKLER SYSTEM	MPFA 130



Opt. Bedroom 4



Opt. Study
(Universal Design)



First Floor
(Universal Design)
465 Sqft.

Total: 2,405 Sqft.
3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage

UNIVERSAL DESIGN KEYNOTES

- MANDATORY TO INSTALL: DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.
 - MANDATORY TO OFFER: EYEHOLE AT ENTRY DOOR MOUNTED BETWEEN 42" AND 44" FROM FINISHED FLOOR.
 - MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATER CLOSET (TOILET) AND SHOWER OR BATH/TUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" DIA. CIRCLE, 48" X 60" RECTANGLE OR 60" DIA. CIRCLE AT THE OPTION OF THE PURCHASER/ OWNER.
 - MANDATORY TO OFFER: A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ABC 1117.1
 - MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWERS, BATH, OR LAVATORY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/ OWNER.
 - MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO OFFER: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO OFFER: REMOVABLE CABINETS UNDER THE LAVATORY SINK.
 - MANDATORY TO OFFER: WHERE INSTALLED, MIRROR AND TOWEL BARS AT ACCESSIBLE POWDERS OR BATHS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO OFFER: AT KITCHEN, ONE OR MORE OF THE FOLLOWING AT THE PURCHASEY OWNER'S OPTION, AT LEAST A 30" X 48" CLEAR SPACE IN FRONT OF THE SINK COUNTERTOP ACCESS UNDERNEATH, IF AVAILABLE, OR AT LEAST ONE 10' WIDE BREAKAWAY IN THE LEAD-IN WALL, WHICH IS A MAXIMUM OF A 34" HEIGHT OR ANY COMBINATION THEREOF; A 30" X 48" CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
 - MANDATORY TO OFFER: ADJUSTABLE SINK AND/OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.
 - MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 7.900.100 INTERIOR ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

NOTES

REFER TO SHEET GN-1 AND CITY OF DUBLIN ORDINANCE 21-07 FOR A COMPREHENSIVE LIST OF ALL REQUIREMENTS AND REGULATIONS RELATED TO THIS UNIVERSAL DESIGN OPTION.

MANDATORY TO INSTALL

1. HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 2. ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.
 3. THE INSTALLATION OF ALL RECEPTACLES, OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

 CALATLANTIC
HOMES™

RUGGERI-JENSEN AZAR
GATES + ASSOCIATES

WH

Dublin, California



OVERALL



NEIGH 6

PLAN 1 'A'

MAY 24, 2016

A6 1 1

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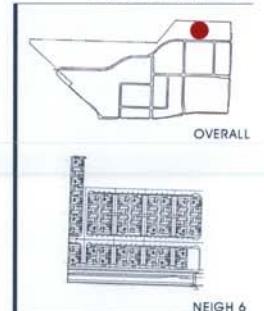
 RUGGERI-JENSEN-AZAR
ARCHITECTS + PLANNERS + DESIGNERS

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEZMELHALCH
ARCHITECTURE INC

BOULEVARD phase 1

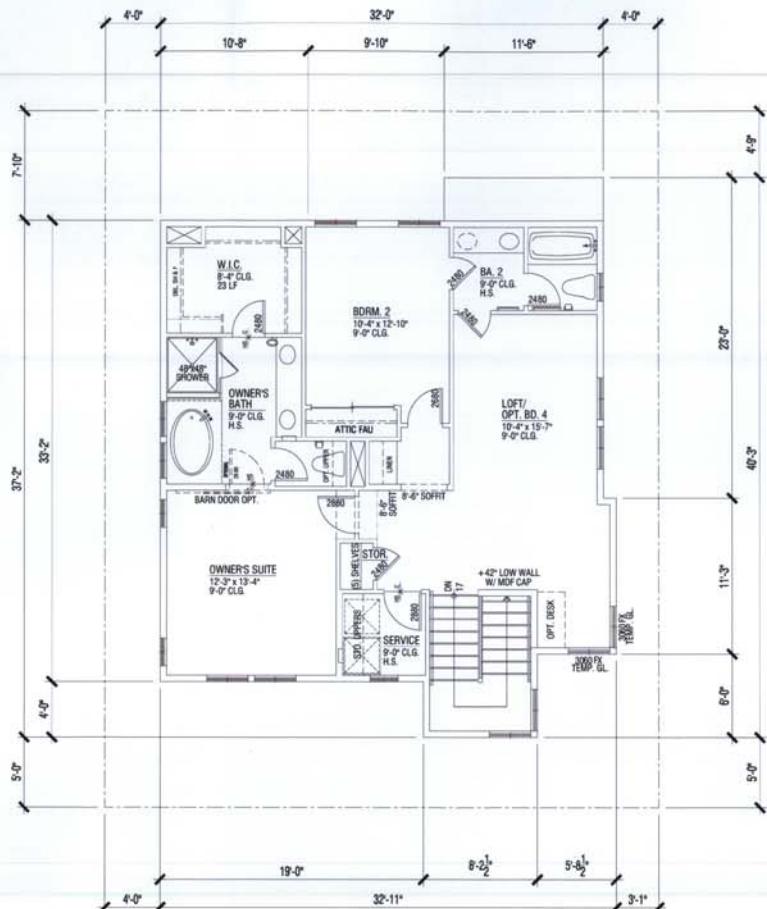
Dublin, California



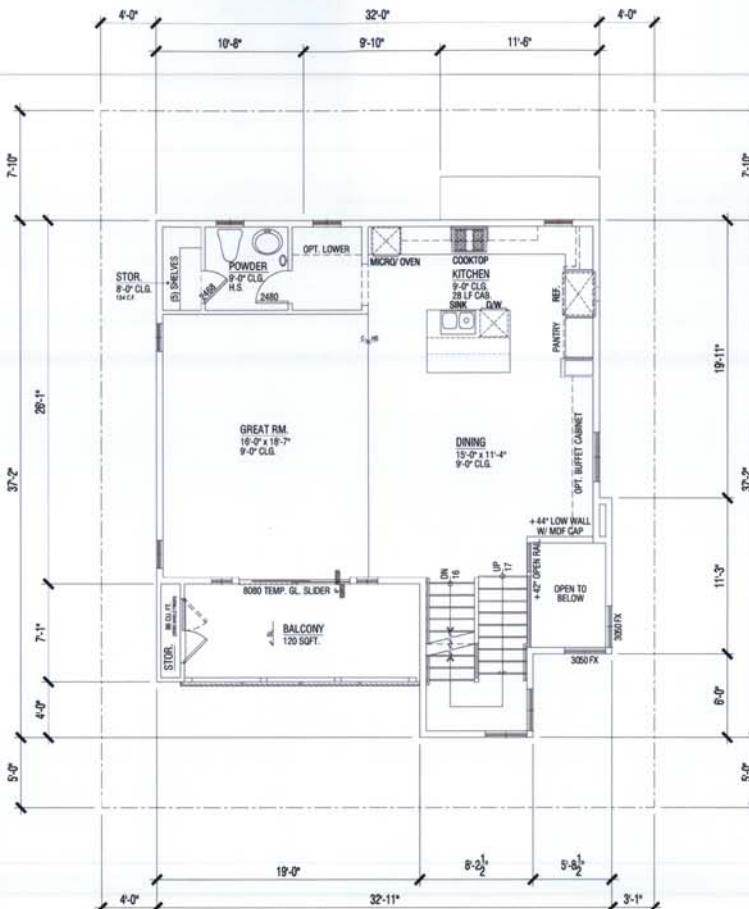
PLAN 1 'A'
FLOOR PLANS
0 2 4 8 12 FEET

MAY 24, 2016

A6.1.2



Third Floor
1016 Sqft.



Second Floor
925 Sqft.

Plan 1 'A'

Total: 2,405 Sqft.
3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage

**CALATLANTIC
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RJA
RUGGERI-JENSEN AZAR
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

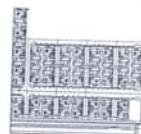
WILLIAM HEZHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 1 'B'
FLOOR PLAN (UNIVERSAL DESIGN)

MAY 24, 2016

A6.1.3

UNIVERSAL DESIGN KEYNOTES

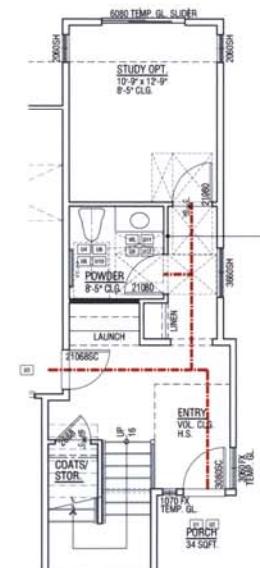
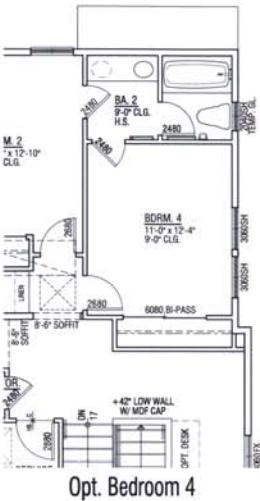
- (1) MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.
- (2) MANDATORY TO OFFER: EYEBROW AT ENTRY DOOR MOUNTED BETWEEN 42" AND 44" FROM FINISHED FLOOR.
- (3) MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP TO FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- (4) MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- (5) MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- (6) MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CSC CHAPTER 11A.
- (7) MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" DIA. CIRCLE, 48" X 60" RECTANGLE OR 60" DIA. CIRCLE AT THE OPTION OF THE PURCHASER/OWNER.
- (8) MANDATORY TO OFFER: A BATH/TUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1.
- (9) MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER/BATH, OR LAVATORY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/OWNER.
- (10) MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- (11) MANDATORY TO OFFER: REMOVABLE CABINETS UNDER THE LAVATORY/SINK.
- (12) MANDATORY TO OFFER: WHERE INSTALLED, MIRROR AND TOWEL BARS AT ACCESSIBLE POWERS OR BATHES CONSISTENT WITH THE REQUIREMENTS OF CSC CHAPTER 11A.
- (13) MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CSC CHAPTER 11A.
- (14) MANDATORY TO OFFER: AT KITCHEN, ONE OR MORE OF THE FOLLOWING AT THE PURCHASER/OWNER'S OPTION: AT LEAST A 30" X 48" CLEAR SPACE IN FRONT OF THE SINK (COUNTING OPEN ACCESS UNDERNEATH, IF AVAILABLE) OR AT LEAST ONE 18" WIDE BREAKBOARD AREA OR AT LEAST 18" IN COUNTER SPACE AT A 34" HEIGHT OR COMBINATION THEREOF; A 30" X 48" CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/OWNER.
- (15) MANDATORY TO OFFER: ADJUSTABLE SINK AND/OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- (16) MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.
- (17) MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 7.90.070 INTERIOR ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/OWNER.

NOTES

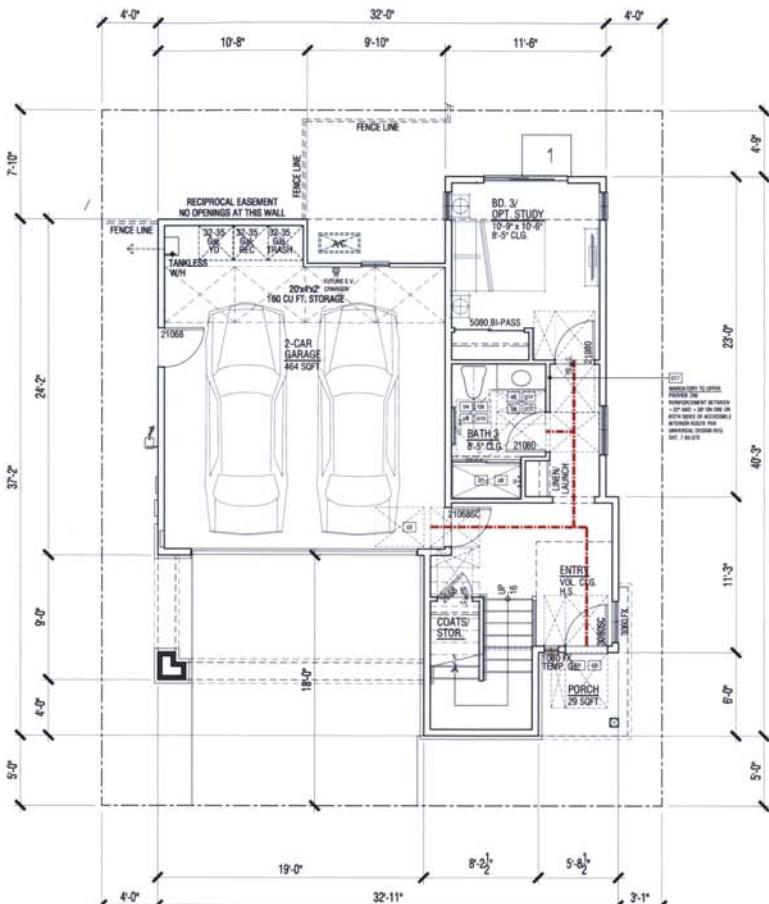
REFER TO SHEET GN-1 AND CITY OF DUBLIN ORDINANCE 21-07 FOR A COMPREHENSIVE LIST OF ALL REQUIREMENTS AND REGULATIONS RELATED TO THIS UNIVERSAL DESIGN OPTION.

MANDATORY TO INSTALL:

1. HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CSC CHAPTER 11A.
2. ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.
3. THE INSTALLATION OF ALL RECEPTACLES OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.



Opt. Study
(Universal Design)



First Floor
(Universal Design)
465 Sqft.

Plan 1 'B'
Total: 2,405 Sqft.
3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage

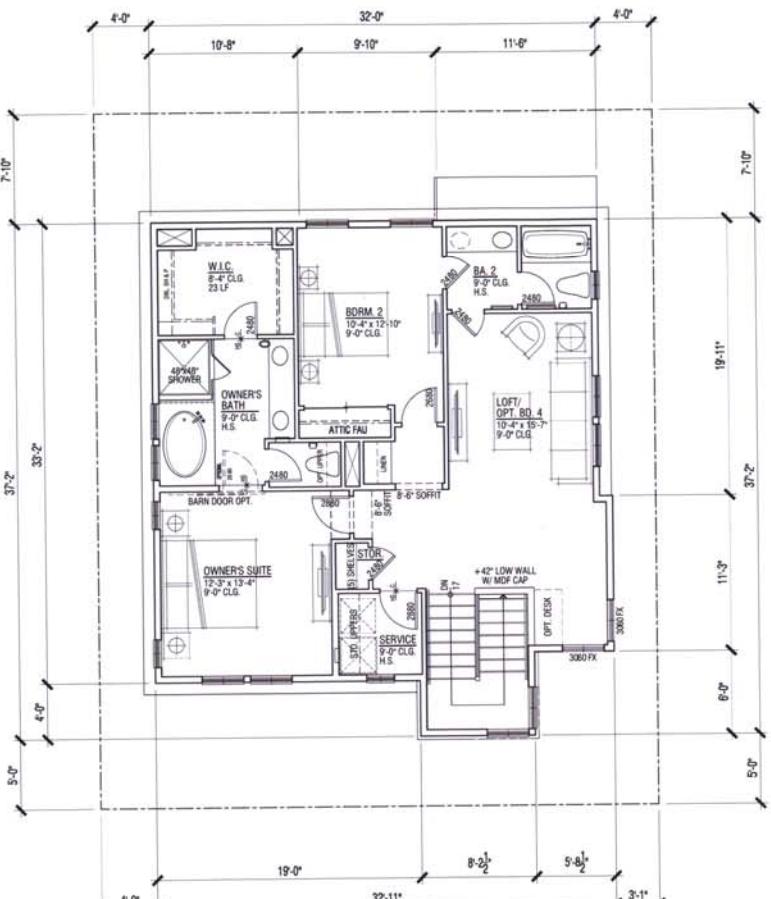
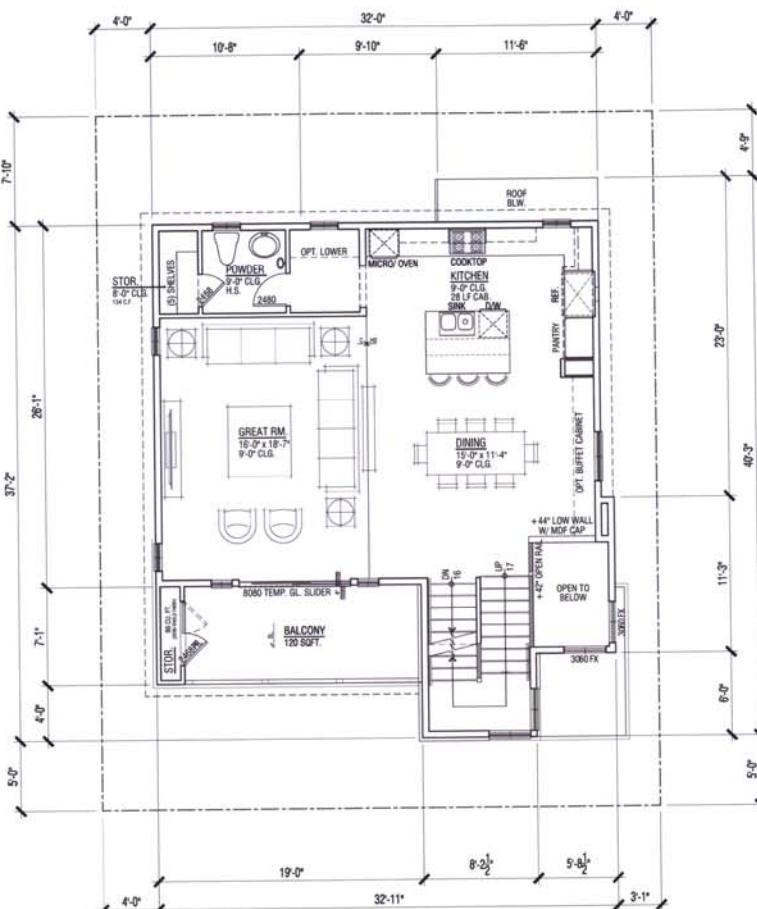
 CALATLANTIC
HOMES™

 RUGGERI JENSEN AZAR
ARCHITECTS + PLANNERS + DESIGNERS

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1



Plan 1 'B'

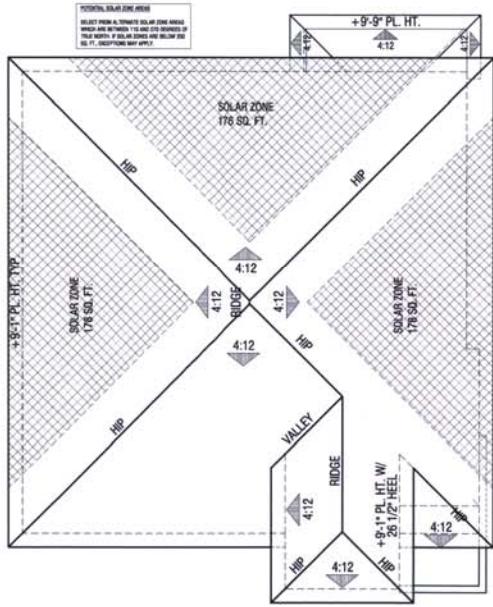
Total: 2,405 Sqft.
3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage

PLAN 1 'B'
FLOOR PLANS
MAY 24, 2016
A6.1.4

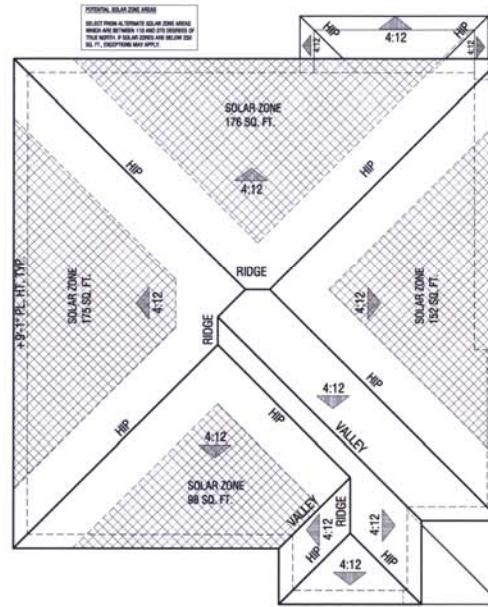


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BOULEVARD phase 1



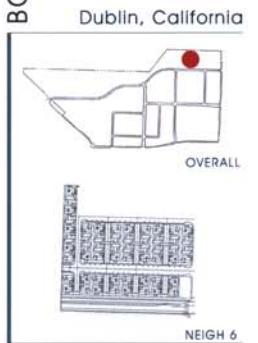
Roof Plan 'B'



Roof Plan 'A'

Note: Solar Panel location will be provided based on unit plotting
Solar Ready Zone to be 250 square feet.
Reference CA Energy Code Sec. 110.10

Plan 1



PLAN 1

ROOF PLAN & BUILDING SECTION

MAY 24, 2016

A6.1.5

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 WILLIAM HEMPHALCH
ARCHITECTS INC

BOULEVARD phase 1

Dublin, California



MAY 24, 2016

A6.1.6



Rear



Front

Plan 1 'A'

BUILDING MATERIALS:
COLOR SCHEME 1

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. METAL RAILING
5. ENTRY CANOPY
6. EXTERIOR LIGHT
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
10. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

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HOMES™

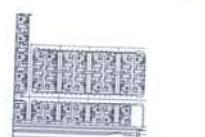
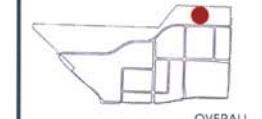
 RUGGERI JENSEN AZAR
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 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEZMALHALCH
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



PLAN 1 'A'
EXTERIOR ELEVATIONS
0 2 4 8 12 FEET

MAY 24, 2016

A6.1.7



Left



Right

Plan 1 'A'

BUILDING MATERIALS:
COLOR SCHEME 1

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. METAL RAILING
5. ENTRY CANOPY
6. EXTERIOR LIGHT
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
10. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

 CALATLANTIC
HOMES™

 RUGGERI-JENSEN-AZAR
GENERAL CONTRACTORS

 GATES
+ASSOCIATES
ARCHITECTURE

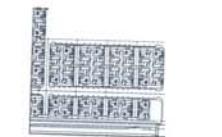
 WILLIAM HEZMELHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 1 'B'
EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.1.8



Rear



OPTIONAL ANODIZED ALUMINUM GARAGE DOOR WITH GLAZING



Front

Plan 1 'B'

BUILDING MATERIALS:
COLOR SCHEME 6

1. STUCCO
2. MANUFACTURED STONE VENEER
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. WOOD RAILING
5. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
6. EXTERIOR LIGHT
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. STUCCO TRIM
10. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

 CALATLANTIC
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 RUGGERI JENSEN AZAR
ARCHITECTS & PLANNERS INC.

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEIMLACH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



NEIGH 6
PLAN 1 'B'
EXTERIOR ELEVATIONS
0 2 4 6 8 12 FEET

MAY 24, 2016

A6.1.9



Left



Right

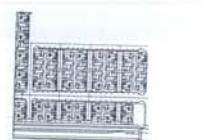
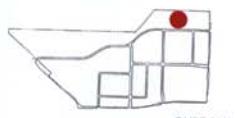
Plan 1 'B'

BUILDING MATERIALS:
COLOR SCHEME 6

1. STUCCO
2. MANUFACTURED STONE VENEER
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. WOOD RAILING
5. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
6. EXTERIOR LIGHT
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. STUCCO TRIM
10. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

Dublin, California



NEIGH 6
PLAN 2 'A'
FLOOR PLAN (UNIVERSAL DESIGN)

MAY 24, 2016

A6.2.1

UNIVERSAL DESIGN KEYNOTES

- [1] MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.
- [2] MANDATORY TO OFFER: EYEBEAD AT ENTRY DOOR MOUNTED BETWEEN 42" AND 44" FROM FINISHED FLOOR.
- [3] MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP TO FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [4] MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [5] MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [6] MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND ARM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [7] MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" DIA. CIRCLE, 48" X 60" RECTANGLE OR 60" DIA. CIRCLE AT THE OPTION OF THE PURCHASER/ OWNER.
- [8] MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [9] MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER/ BATH, OR LAUNDRY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/ OWNER.
- [10] MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [11] MANDATORY TO OFFER: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [12] MANDATORY TO OFFER: REMOVABLE CABINETS UNDER THE LAVATORY SINK.
- [13] MANDATORY TO OFFER: WHERE INSTALLED, MIRROR AND TOWEL BARS AT ACCESSIBLE POWERS OR BATHS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [14] MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND ARM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [15] MANDATORY TO OFFER: AT KITCHEN, ONE OR MORE OF THE FOLLOWING AT THE PURCHASER'S OWNER'S OPTION, AT LEAST A 30" X 48" CLEAR SPACE IN FRONT OF THE SINK COUNTING OPEN ACCESS SPACES THEREIN, IF AVAILABLE OR AT LEAST ONE 18" WIDE BREAKAWAY AND AT LEAST ONE COOKTOP, OR AT LEAST A 30" X 48" CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
- [16] MANDATORY TO OFFER: ADJUSTABLE SINK AND/ OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [17] MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.
- [18] MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 709.070 INTRO ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

NOTES

REFER TO SHEET GN-1 AND CITY OF DUBLIN ORDINANCE 21-07 FOR A COMPREHENSIVE LIST OF ALL REQUIREMENTS AND REGULATIONS RELATED TO THIS UNIVERSAL DESIGN OPTION.

MANDATORY TO INSTALL:

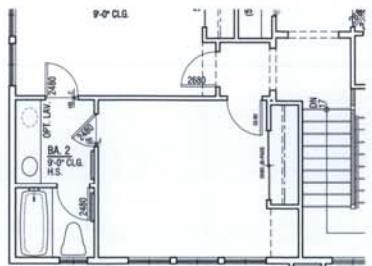
1. HAND ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND ARM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
2. ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.
3. THE INSTALLATION OF ALL RECEPTACLES, OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

First Floor
(Universal Design)
488 Sq.Ft.
(Interior lot: 466 Sq. ft.)

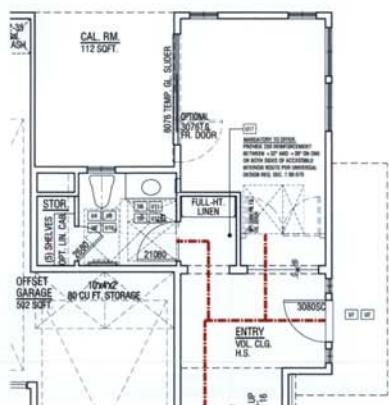
Plan 2 'A'

Total: 2,584 Sq.Ft.
(Interior lot: 2,561 Sq. ft.)

3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage



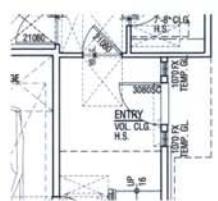
Opt. Bedroom 4



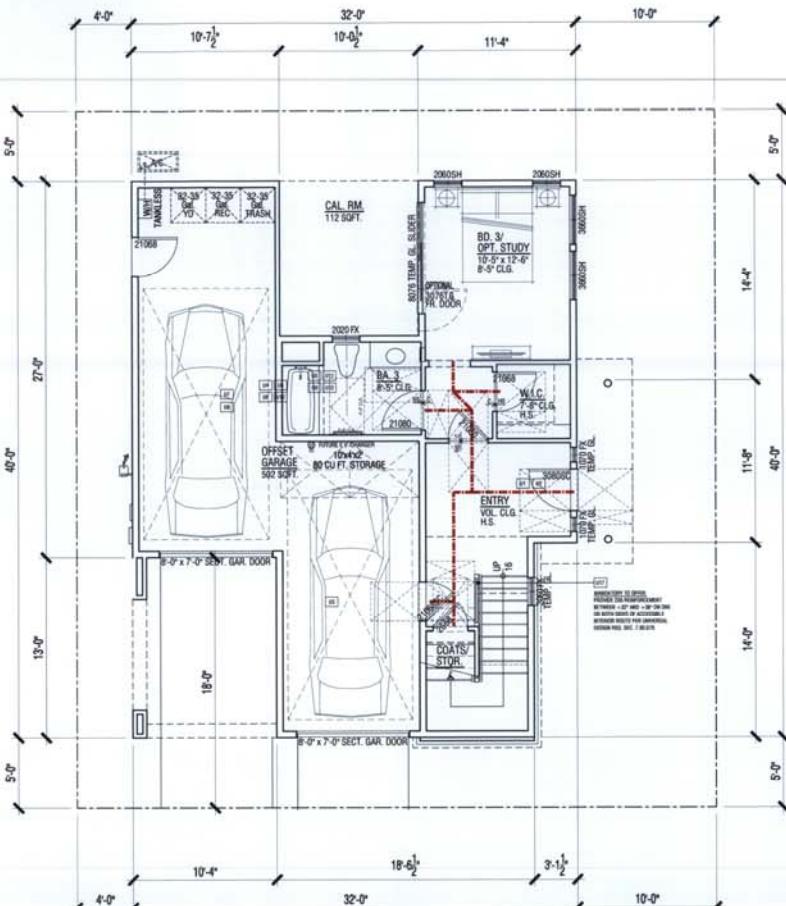
Opt. Study
(Universal Design)



Interior lot entry - 2nd. level



Interior lot entry - First level



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HOMES™

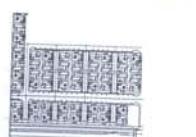
 RUGGERI JENSEN AZAR
ARCHITECTS PLANNERS DESIGNERS

 GATES
+ASSOCIATES
RESIDENTIAL ARCHITECTURE

 WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1

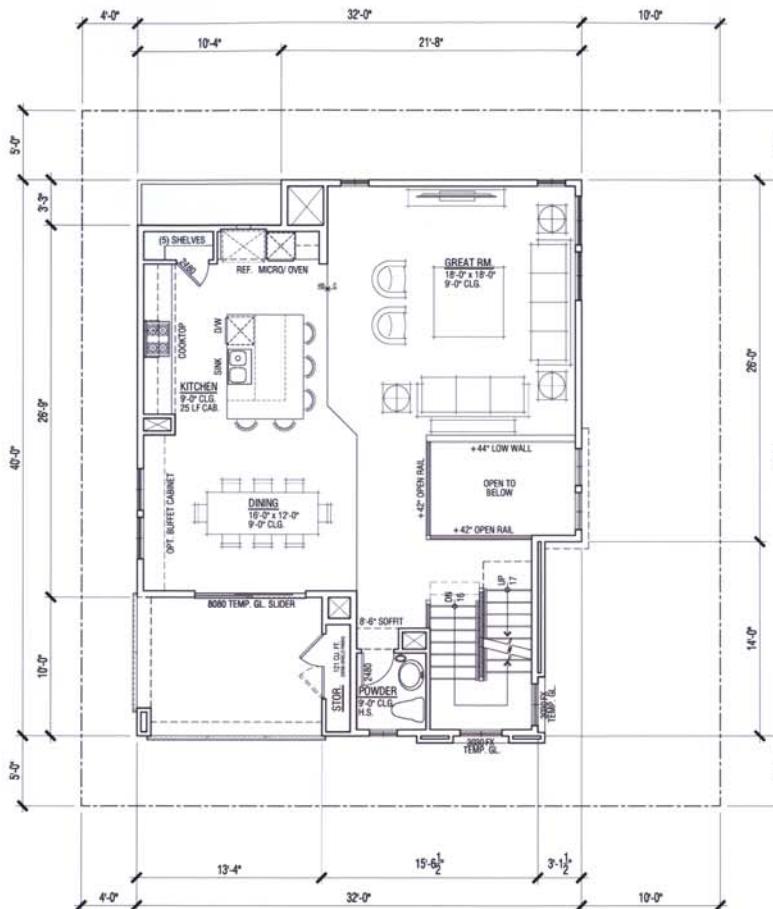
Dublin, California



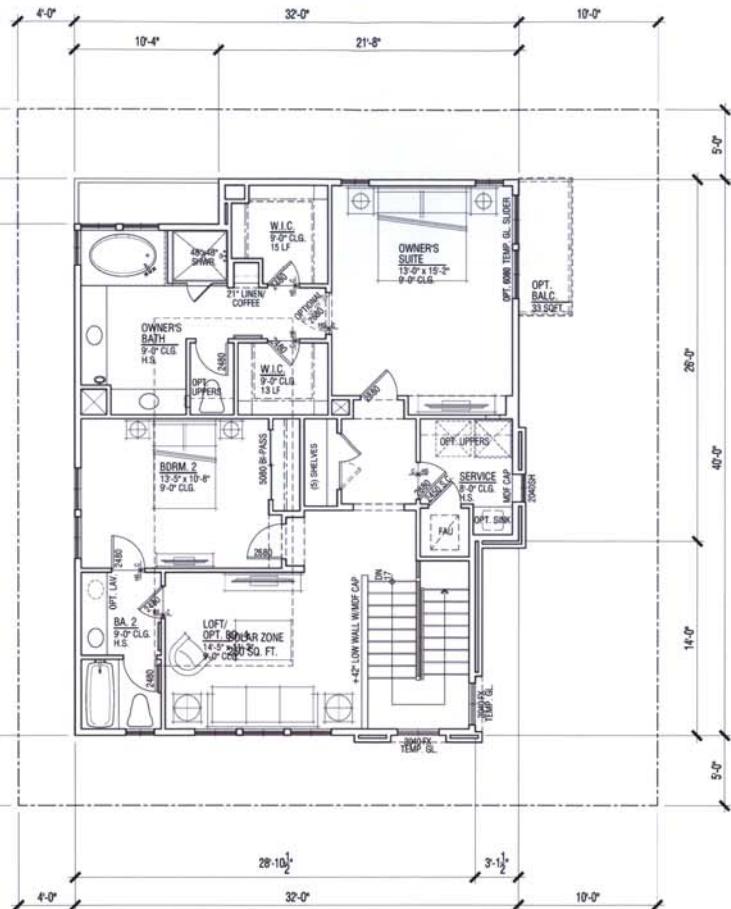
PLAN 2 'A'
FLOOR PLANS
0 2 4 8 12 FEET

MAY 24, 2016

A6.2.2



Second Floor
985 Sqft.



Third Floor
1,111 Sqft.

Plan 2 'A'

Total: 2,584 Sqft.
(Interior lot: 2,561 Sq. ft.)

3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage

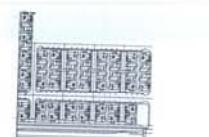
phase 1

BOULEVARD

Dublin, California



OVERALL



NEIGH 6

PLAN 2 'B'
FLOOR PLAN (UNIVERSAL DESIGN)

MAY 24, 2016

A6.2.3

UNIVERSAL DESIGN KEYNOTES

- [#1] MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.
- [#2] MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#3] MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#4] MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATER CLOSET (TOILET) AND SHOWER OR BATHROOM AT PRIMARY FLOOR PONDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#5] MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#6] MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" DIA. CIRCLE, 48" X 60" RECTANGLE OR 60" DIA. CIRCLE AT THE OPTION OF THE PURCHASER/ OWNER.
- [#7] MANDATORY TO OFFER: A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1.
- [#8] MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER/BATH, OR LAVATORY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/ OWNER.
- [#9] MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#10] MANDATORY TO OFFER: REMOVABLE CABINETS UNDER THE LAVATORY/SINK.
- [#11] MANDATORY TO OFFER: WHERE INSTALLED, MIRROR AND TOWEL BARS AT ACCESSIBLE POWERS OR BATHS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#12] MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#13] MANDATORY TO OFFER: AT KITCHEN, ONE OR MORE OF THE FOLLOWING AT THE PURCHASER/ OWNER'S OPTION, AT LEAST A 30" X 48" CLEAR SPACE IN FRONT OF THE SINK COUNTING OPEN ACCESS UNDERNEATH THE AVAILABILITY OF ONE LEAD ONE 18" DEEP SINK, WHICH MAY BE AS LOW AS EIGHT (8) INCHES FROM THE FLOOR, OR A 30" X 48" CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
- [#14] MANDATORY TO OFFER: ADJUSTABLE SINK AND/ OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#15] MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.
- [#16] MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 7.90.070 INTERIOR ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

NOTES

REFER TO SHEET GH-1 AND CITY OF DUBLIN ORDINANCE 21-07 FOR A COMPREHENSIVE LIST OF ALL REQUIREMENTS AND REGULATIONS RELATED TO THIS UNIVERSAL DESIGN OPTION.

MANDATORY TO INSTALL:

1. HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
2. ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI A117.1 OR THE CBC CHAPTER 11A.
3. THE INSTALLATION OF ALL RECEPTACLES OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

First Floor (Universal Design)

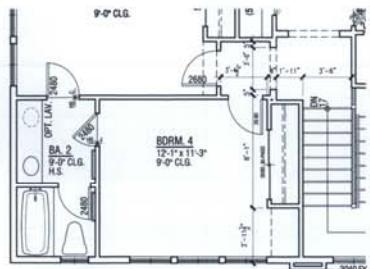
488 Sqft.

(Interior lot: 466 Sq. ft.)

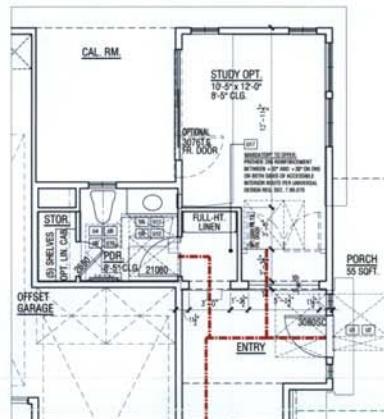
Plan 2 'B'

Total: 2,584 Sqft.
(Interior lot: 2,561 Sq. ft.)

3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage



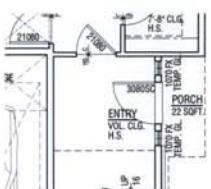
Opt. Bedroom 4



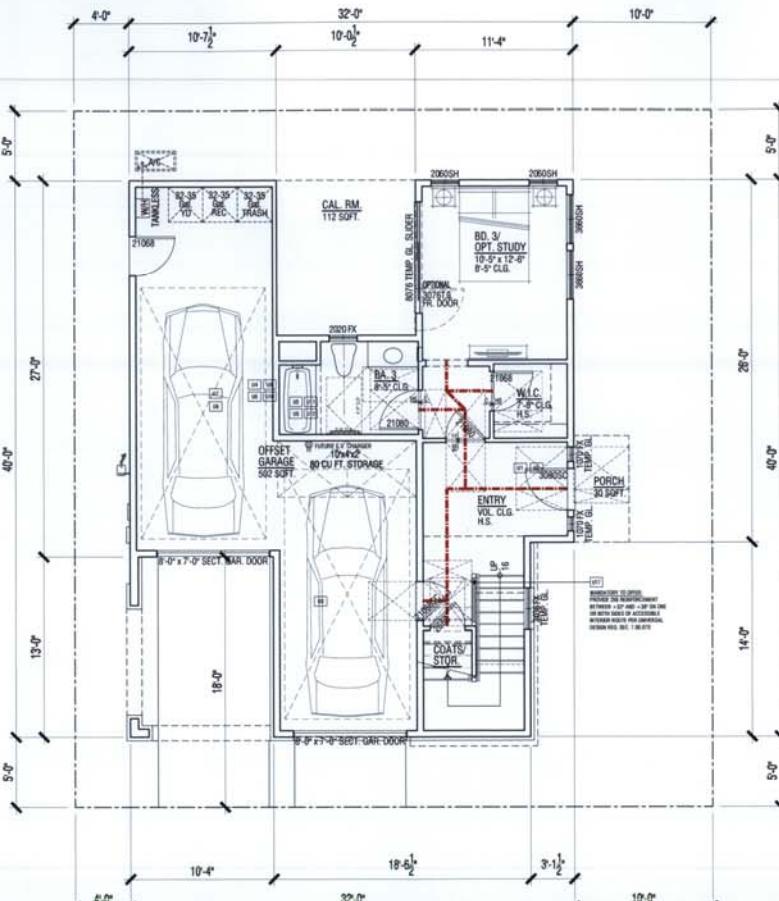
Opt. Study
(Universal Design)



Interior lot entry - 2nd. level



Interior lot entry - First level



First Floor (Universal Design)

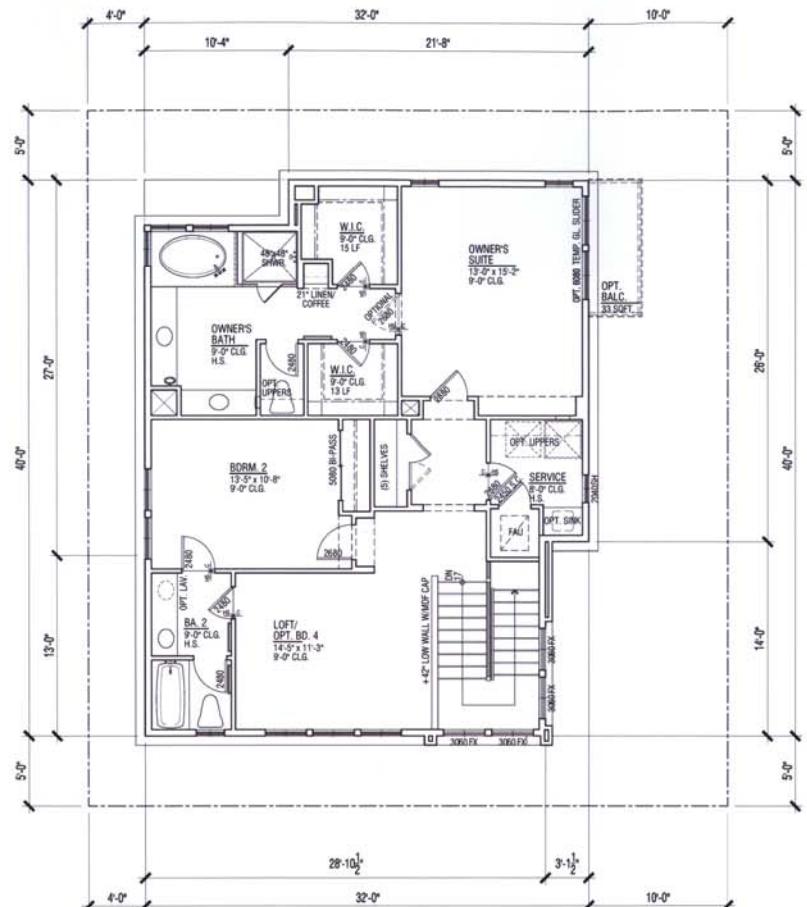
488 Sqft.

(Interior lot: 466 Sq. ft.)

Plan 2 'B'

Total: 2,584 Sqft.
(Interior lot: 2,561 Sq. ft.)

3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage

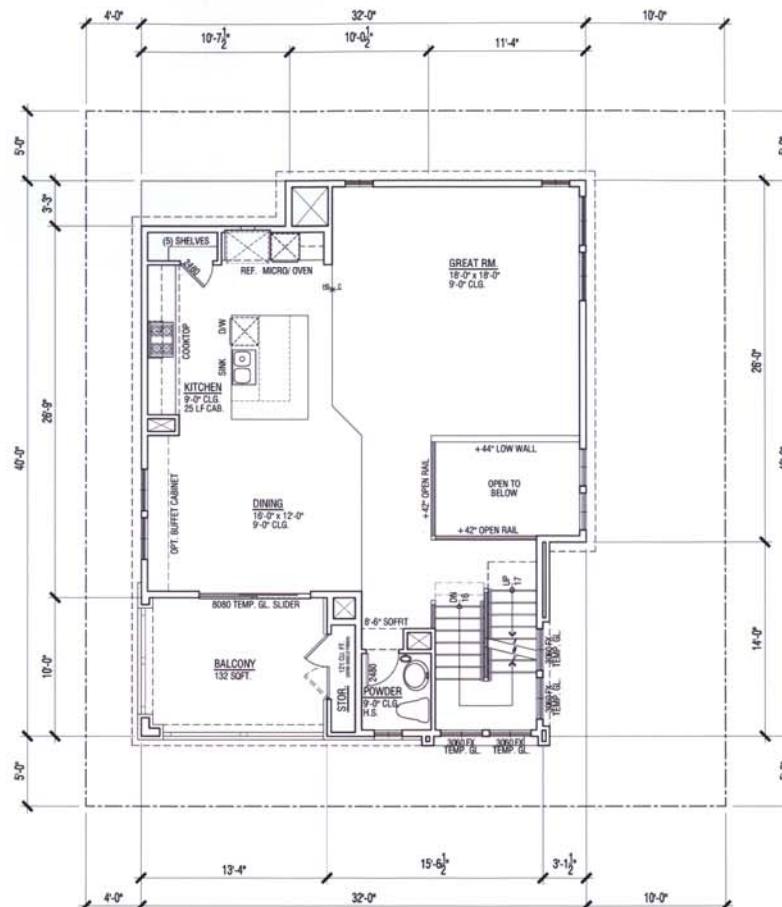


Third Floor
1,111 Sq. ft.

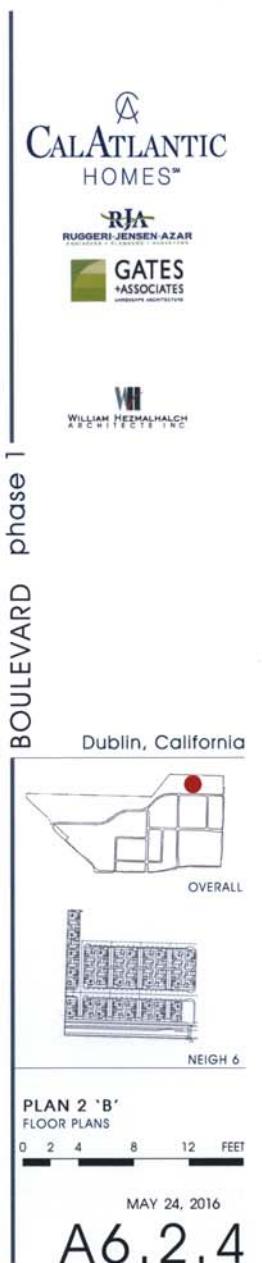
Plan 2 'B'

Total: 2,584 Sq. ft.
(Interior lot: 2,561 Sq. ft.)

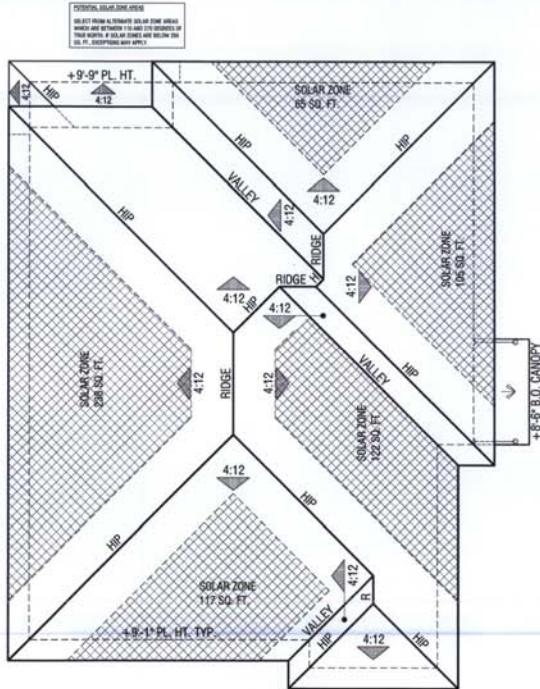
**3 Bedrooms/ Loft/ 3.5 Baths
Opt. Bedroom 4/ Opt. Study
2 Car Garage**



Second Floor
985 Sq. ft.

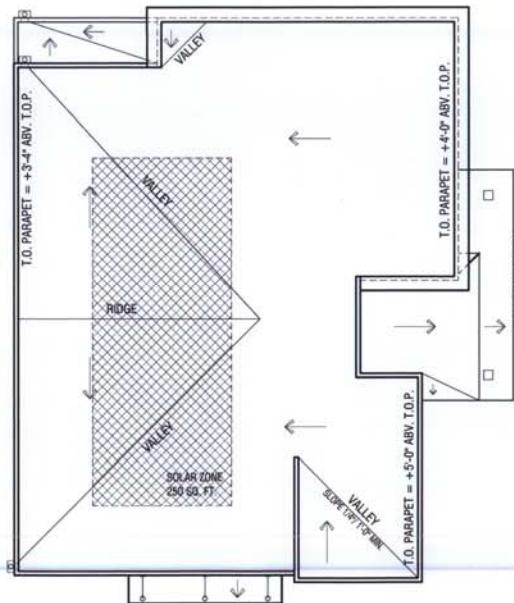


MAY 24, 2016



Roof Plan 'B'

Note: Solar Panel location will be provided based on unit plotting
Solar Ready Zone to be 250 square feet.
Reference CA Energy Code Sec. 110.10



Roof Plan 'A'

Plan 2

BOULEVARD bluse |

PLAN 2
ROOF PLAN & BUILDING SECTION
0 2 4 8 12 FEET

MAY 24, 2016

A6.2.5

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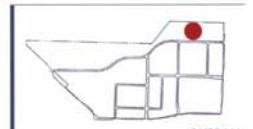
 RJA
RUGGERI JENSEN AZAR
ARCHITECTURE + PLANNING + DESIGN

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

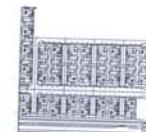
 WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



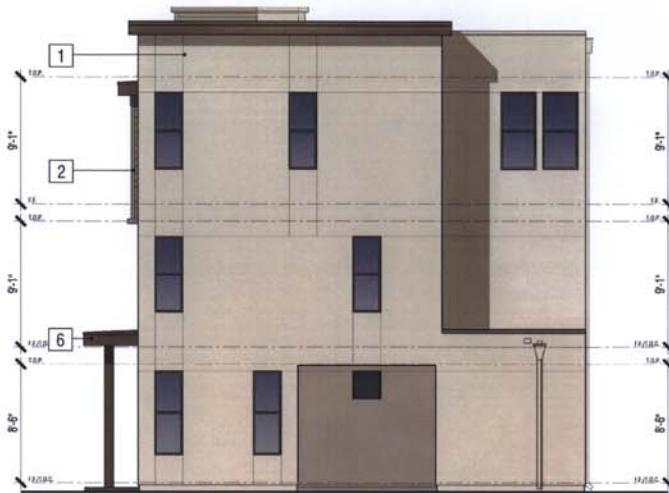
NEIGH 6

PLAN 2 'A'
EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.2.6



Rear



Front

Plan 2 'A'

BUILDING MATERIALS:
COLOR SCHEME 2

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. SUN SHADE CANOPY
4. VINYL WINDOWS WITH FACTORY PAINT FINISH
5. METAL RAILING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
9. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
10. MANUFACTURED STONE VENEER
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

 CALATLANTIC
HOMES™

 RUGGERI JENSEN AZAR
ARCHITECTS + ASSOCIATES

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEIMLACH
ARCHITECTS INC.

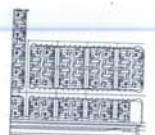
BOULEVARD phase 1

BOULEVARD

Dublin, California



OVERALL



NEIGH 6

PLAN 2 'A'
EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.2.7



Plan 2 'A'

BUILDING MATERIALS:
COLOR SCHEME 2

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. SUN SHADE CANOPY
4. VINYL WINDOWS WITH FACTORY PAINT FINISH
5. METAL RAILING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
9. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
10. MANUFACTURED STONE VENEER
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

 CALATLANTIC
HOMES™

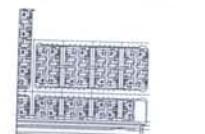
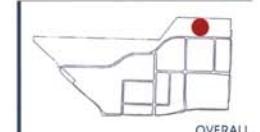
 RUGGERI JENSEN AZAR
ARCHITECTS + PLANNERS + DESIGNERS

 GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



NEIGH 6

PLAN 2 'B'
EXTERIOR ELEVATIONS
0 2 4 8 12 FEET

MAY 24, 2016

A6.2.8



Rear



Front

Plan 2 'B'

BUILDING MATERIALS:
COLOR SCHEME 4

1. STUCCO
2. MANUFACTURED STONE VENEER
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. WOOD RAILING
5. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. CONCRETE FLAT TILE ROOF
9. FASCIA/GUTTER TYPICAL
10. STUCCO TRIM
11. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

 CALATLANTIC
HOMES™

 RUGGERI-JENSEN-AZAR
TECHNICAL & DESIGN

 GATES
+ASSOCIATES
ARCHITECTURE

 WILLIAM HEIMHALCH
ARCHITECTS INC.

BOULEVARD phase 1



Left



Right

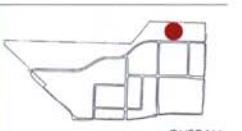
Plan 2 'B'

BUILDING MATERIALS:
COLOR SCHEME 4

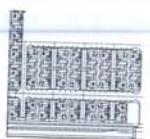
1. STUCCO
2. MANUFACTURED STONE VENEER
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. WOOD RAILING
5. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. CONCRETE FLAT TILE ROOF
9. FASCIA/GUTTER TYPICAL
10. STUCCO TRIM
11. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

Dublin, California



OVERALL



NEIGH 6

PLAN 2 'B'
EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.2.9



RIGHT



FRONT

Plan 2'A' Alt. Entry

 CALATLANTIC
HOMES™

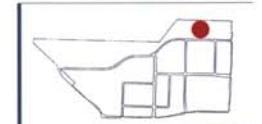
 RUGGERI-JENSEN-AZAR
ARCHITECTS • PLANNERS • DESIGNERS

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 2 'A'
ALT. ENTRY EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.2.10

BUILDING MATERIALS:
COLOR SCHEME 2

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. SUN SHADE CANOPY
4. VINYL WINDOWS WITH FACTORY PAINT FINISH
5. METAL RAILING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
9. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR,
OPTIONAL GLAZING
10. MANUFACTURED STONE VENEER
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application
may vary.

CALATLANTIC
HOMES™

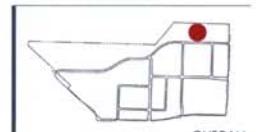
RJA
RUGGERI JENSEN AZAR
DESIGNERS FOR LIVING

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

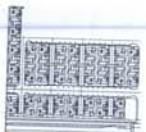
WILLIAM HEZAL HALL
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 2 'B'
ALT. ENTRY EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.2.11

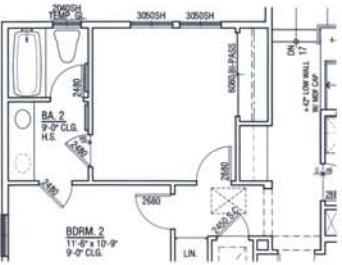


Plan 2'B' Alt. Entry

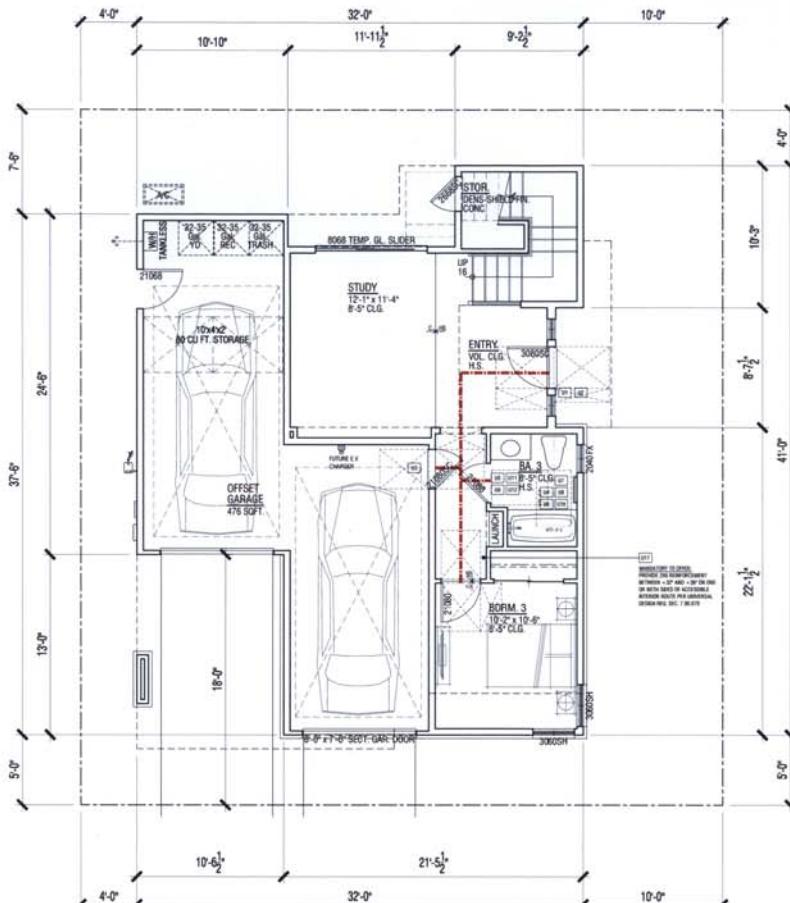
BUILDING MATERIALS:
COLOR SCHEME 4

1. STUCCO
2. MANUFACTURED STONE VENEER
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. WOOD RAILING
5. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. CONCRETE FLAT TILE ROOF
9. FASCIA/GUTTER TYPICAL
10. STUCCO TRIM
11. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.



Opt. Bedroom 4



First Floor
(Universal Design)
574 Sqft.

Plan 3 'A'

Total: 2,688 Sqft.
3 Bedrooms/ Study/ Loft/ 3.5 Baths
Opt. Bedroom 4
2 Car Garage

UNIVERSAL DESIGN KEYNOTES

- [#] MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.
- [#] MANDATORY TO OFFER: EYEHOLE AT ENTRY DOOR MOUNTED BETWEEN 42" AND 44" FROM FINISHED FLOOR.
- [#] MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP TO FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" DIA. CIRCLE, 48" X 60" RECTANGLE OR 60" DIA. CIRCLE AT THE OPTION OF THE PURCHASER/OWNER.
- [#] MANDATORY TO OFFER: A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1
- [#] MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER, BATH, OR LAVATORY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/OWNER.
- [#] MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO OFFER: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO OFFER: REMOVABLE CABINETS UNDER THE LAVATORY/SINK.
- [#] MANDATORY TO OFFER: WHERE INSTALLED, MIRROR AND TOWEL BARS AT ACCESSIBLE POWERS OR BATHES CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO OFFER: AT KITCHEN, ONE OR MORE OF THE FOLLOWING AT THE PURCHASER/ OWNER'S OPTION, AT LEAST A 30" X 48" CLEAR SPACE IN FRONT OF THE SINK (COUNTING OPEN ACCESS UNDERNEATH, IF AVAILABLE) OR AT LEAST A 18" WIDE BREADBOARD AND/ OR AT LEAST 18" IN COUNTER SPACE AT A 34" HEIGHT OR COMBINATION THEREOF, A 30" X 48" CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
- [#] MANDATORY TO OFFER: ADJUSTABLE SINK AND/ OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
- [#] MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.
- [#] MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 7.90.070 INTERIOR ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

NOTES

REFER TO SHEET GN-1 AND CITY OF DUBLIN ORDINANCE 21-07 FOR A COMPREHENSIVE LIST OF ALL REQUIREMENTS AND REGULATIONS RELATED TO THIS UNIVERSAL DESIGN OPTION.

MANDATORY TO INSTALL:

1. HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
2. ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.
3. THE INSTALLATION OF ALL RECEPTACLES OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

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LANDSCAPE ARCHITECTURE

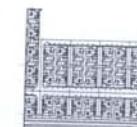
WILLIAM HEZNALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 3 'A'
FLOOR PLAN (UNIVERSAL DESIGN)

MAY 24, 2016

A6.3.1

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DESIGNERS & BUILDERS

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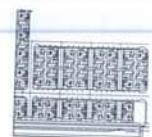
WILLIAM HEIMALHALCH
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL

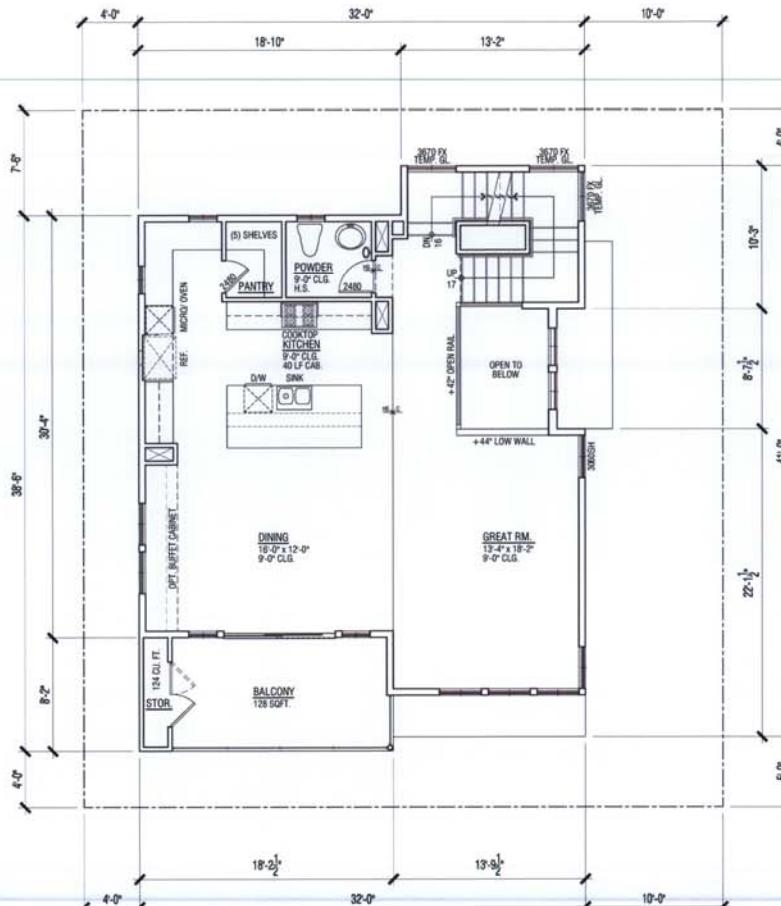
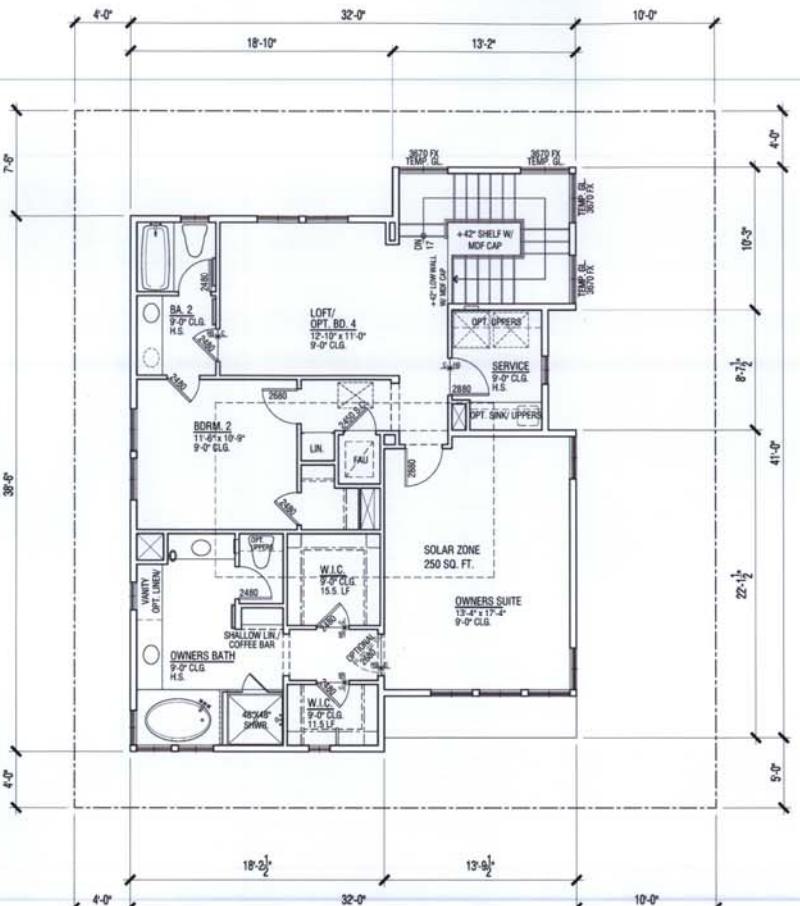


NEIGH 6

PLAN 3 'A'
FLOOR PLANS
0 2 4 8 12 FEET

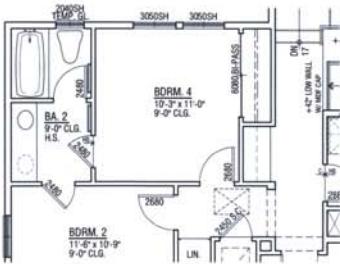
MAY 24, 2016

A6.3.2

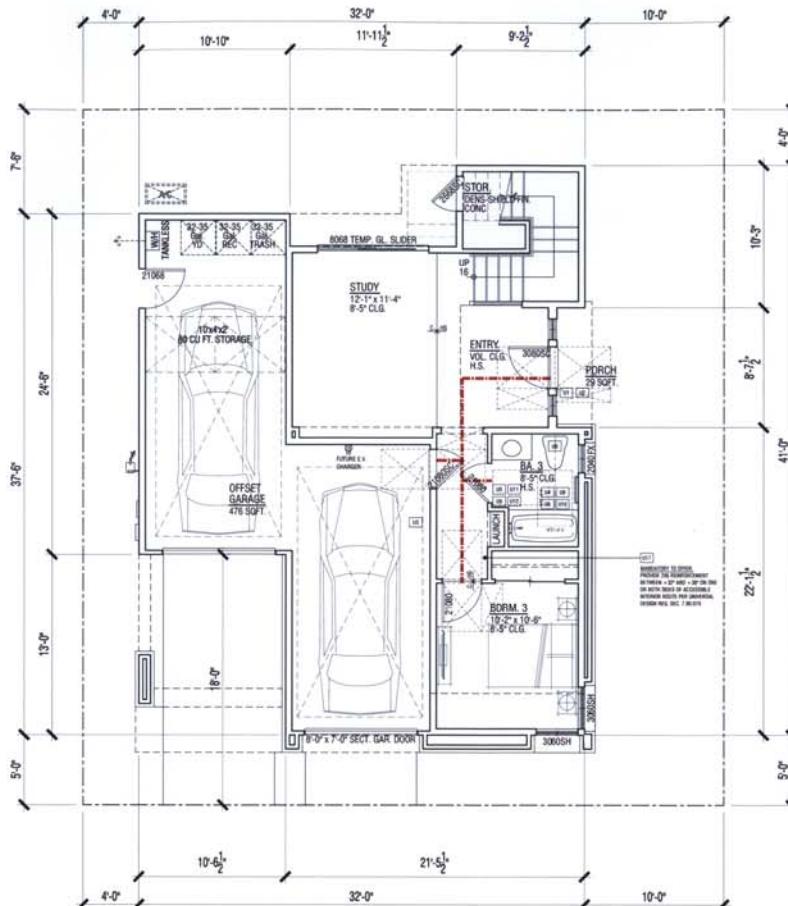


Plan 3 'A'

Total: 2,688 Sqft.
3 Bedrooms/ Study/ Loft/ 3.5 Baths
Opt. Bedroom 4
2 Car Garage



Opt. Bedroom 4



First Floor
(Universal Design)
574 Sqft.

Plan 3 'B'
Total: 2,688 Sqft.
3 Bedrooms/ Study/ Loft/ 3.5 Baths
Opt. Bedroom 4
2 Car Garage

- UNIVERSAL DESIGN KEYNOTES

- [E]** MANDATORY TO INSTALL; PROVIDE DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.
 - [E]** MANDATORY TO OFFER: EYEHOLE AT ENTRY DOOR MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR.
 - [E]** MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP TO FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATER CLOSET (TOILET) AND SHOWER OR BATH/TUB AT PRIMARY FLOOR POWERS ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" DA CIRCLE, 48" W x 60" RECTANGLE OR 60" DA CIRCLE AT THE OPTION OF THE PURCHASER/ OWNER.
 - [E]** MANDATORY TO OFFER: A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANG A11.17.
 - [E]** MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER, BATH, OR LAUNDRY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/ OWNER.
 - [E]** MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO OFFER: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO OFFER: REMOVABLE CABINETS UNDER THE LAVATORY/SINK.
 - [E]** MANDATORY TO OFFER: WHERE INSTALLED, MIRROR AND TOWEL BARS AT ACCESSIBLE POWERS OR BATHS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO OFFER: AT KITCHEN, ONE OR MORE OF THE FOLLOWING AT THE PURCHASER OWNERS OPTION. AT LEAST A 30" X 48" CLEAR SPACES IN FRONT OF REFRIGERATOR, ACCESS UNDERNEATH IT, AVAILABLE ON AT LEAST ONE 18" WIDE BREAKDOWN AND/OR AT LEAST 18" DEEP. A 30" X 48" CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
 - [E]** MANDATORY TO OFFER: ADJUSTABLE SINK AND/OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 - [E]** MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.
 - [E]** MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 7.90.670 INTERIOR ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

NOTES

REFER TO SHEET BN-1 AND CITY OF DUBLIN ORDINANCE 21-07 FOR A COMPREHENSIVE LIST OF ALL REQUIREMENTS AND REGULATIONS RELATED TO THIS UNIVERSAL DESIGN OPTION.

MANDATORY TO INTAL

1. HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
 2. ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.
 3. THE INSTALLATION OF ALL RECEPTACLES OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

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RUGGERI-JENSEN-AZAR

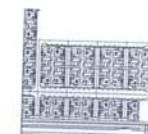
GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

WILLIAM HEZMHALCH
ARCHITECTS INC.

Dublin, California



OVERALL



NEIGH 6

PLAN 3 'B'
FLOOR PLAN (UNIVERSAL DESIGN)

MAY 24 2016

A6,3,3

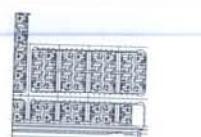
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HOMES™

 RUGGERI-JENSEN-AZAR
GENERAL CONTRACTORS

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEZALCH
ARCHITECTS INC

BOULEVARD phase 1

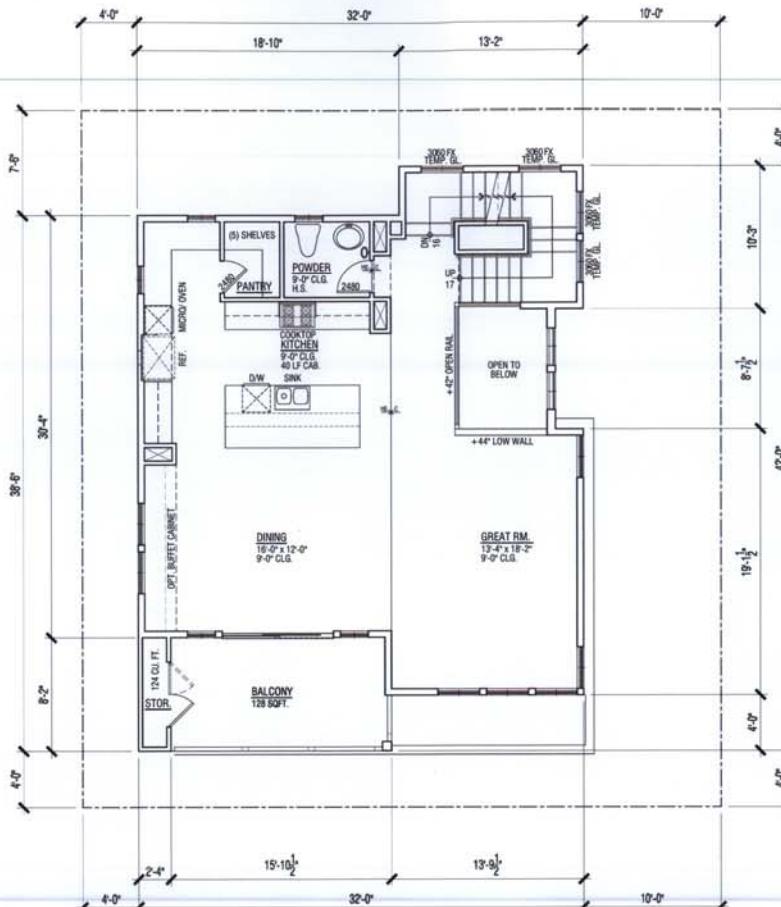
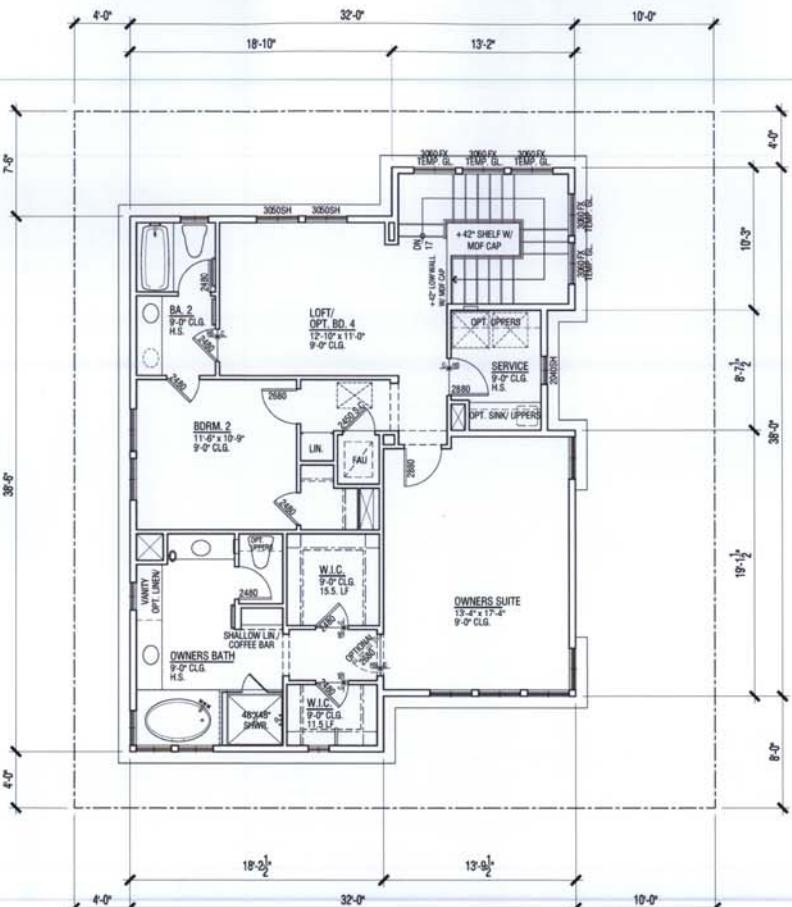


NEIGH 6

PLAN 3 'B'
FLOOR PLANS

MAY 24, 2016

A6.3.4



Plan 3 'B'

Total: 2,688 Sqft.
3 Bedrooms/ Study/ Loft/ 3.5 Baths
Opt. Bedroom 4
2 Car Garage

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HOMES™

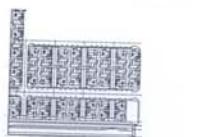
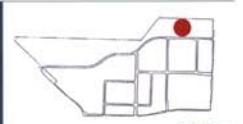

RUGGERI JENSEN AZAR

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE


WILLIAM HEZMALHALCH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California

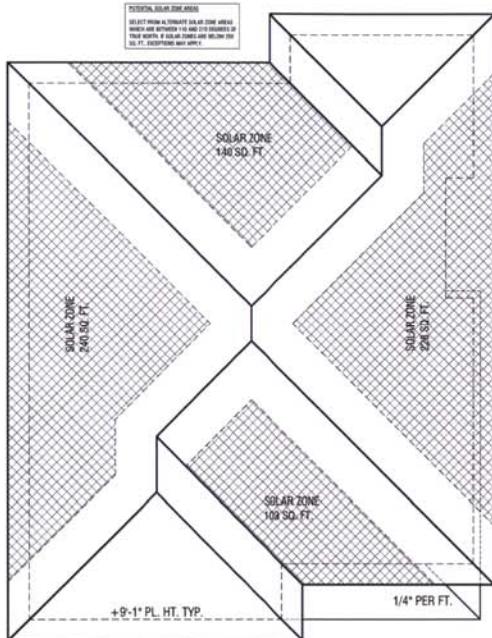


PLAN 3
ROOF PLAN & BUILDING SECTION

0 2 4 8 12 FEET

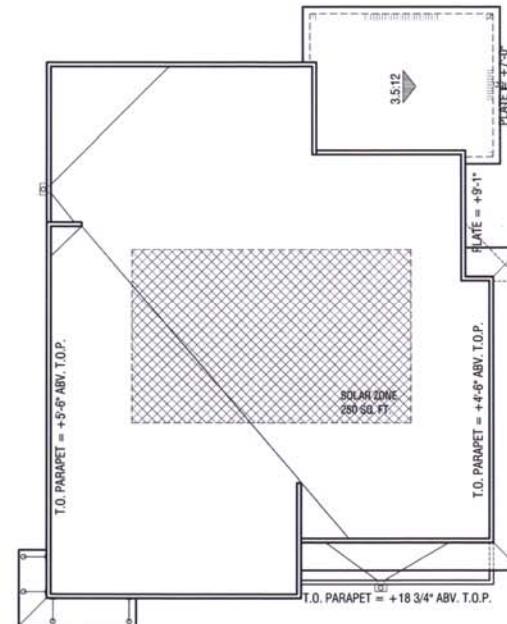
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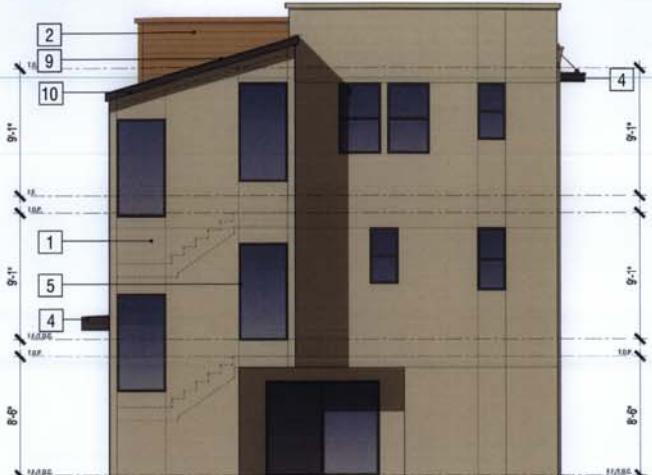
Roof Plan 'B'

Note: Solar Panel location will be provided based on unit plotting
Solar Ready Zone to be 250 square feet.
Reference CA Energy Code Sec. 110.10



Roof Plan 'A'

Plan 3



Rear



Front

Plan 3 'A'

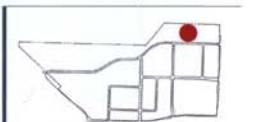
BUILDING MATERIALS:
COLOR SCHEME 3

1. STUCCO
 2. FIBER CEMENT HORIZONTAL SIDING
 3. MANUFACTURED STONE VENEER
 4. SUN SHADE CANOPY
 5. VINYL WINDOWS WITH FACTORY PAINT FINISH
 6. METAL RAILING
 7. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
 8. EXTERIOR LIGHT
 9. CONCRETE FLAT TILE ROOF
 10. WOOD FASCIA
 11. GARAGE DOOR: ANODIZED ALUMINUM WITH OPTIONAL GLAZING
 12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

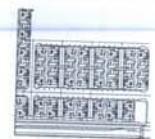
Note: Artist's conception; colors, materials and application may vary.

1

Dublin, California



OVERALL



MECHANICAL

PLAN 3 'A'
EXTERIOR ELEVATIONS



MAY 24, 2016

A6.3.6

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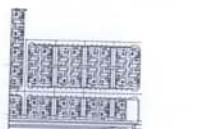
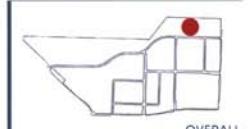
 RUGGERI-JENSEN-AZAR
ARCHITECTS • PLANNERS • DEVELOPERS

 GATES
+ASSOCIATES
ARCHITECTURE INC.

 WILLIAM HEZHALACH
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



PLAN 3 'A'
EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.3.7



Left



Right

Plan 3 'A'

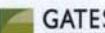
BUILDING MATERIALS:
COLOR SCHEME 3

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. MANUFACTURED STONE VENEER
4. SUN SHADE CANOPY
5. VINYL WINDOWS WITH FACTORY PAINT FINISH
6. METAL RAILING
7. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
8. EXTERIOR LIGHT
9. CONCRETE FLAT TILE ROOF
10. WOOD FASCIA
11. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

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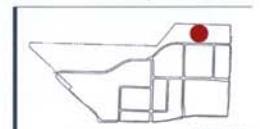
 RUGGERI JENSEN AZAR
ARCHITECTURE + DESIGN

 GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

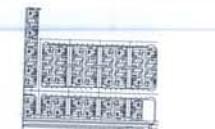
 WILLIAM HEIMALHALCH
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 3 'B'
EXTERIOR ELEVATIONS

0 2 4 8 12 FEET

MAY 24, 2016

A6.3.8



Rear



Front

Plan 3 'B'

BUILDING MATERIALS:
COLOR SCHEME 5

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. MANUFACTURED STONE VENEER
4. VINYL WINDOWS WITH FACTORY PAINT FINISH
5. WOOD RAILING
6. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. STUCCO TRIM
10. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

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BOULEVARD phase 1



Left



Right

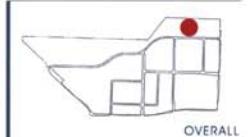
Plan 3 'B'

BUILDING MATERIALS:
COLOR SCHEME 5

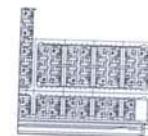
1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. MANUFACTURED STONE VENEER
4. VINYL WINDOWS WITH FACTORY PAINT FINISH
5. WOOD RAILING
6. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. STUCCO TRIM
10. GARAGE DOOR: GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL ANODIZED ALUMINUM WITH GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

Dublin, California



OVERALL



NEIGH 6

PLAN 3 'B'
EXTERIOR ELEVATIONS
0 2 4 8 12 FEET

MAY 24, 2016

A6.3.9

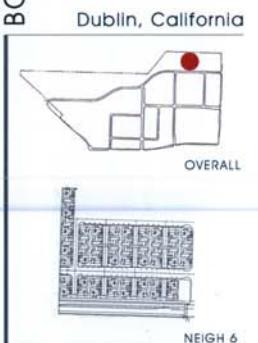
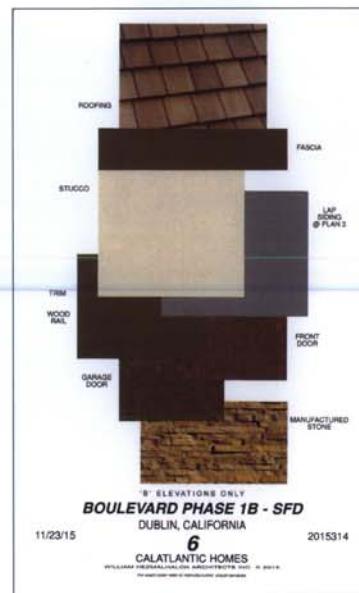
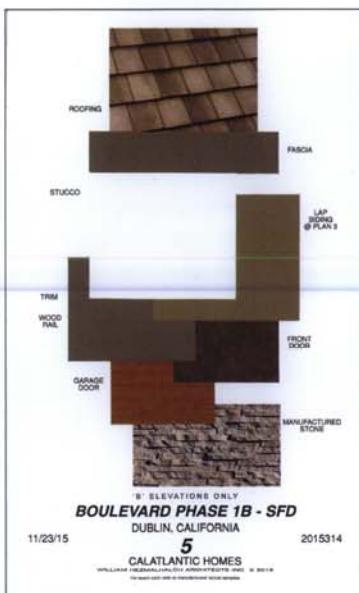
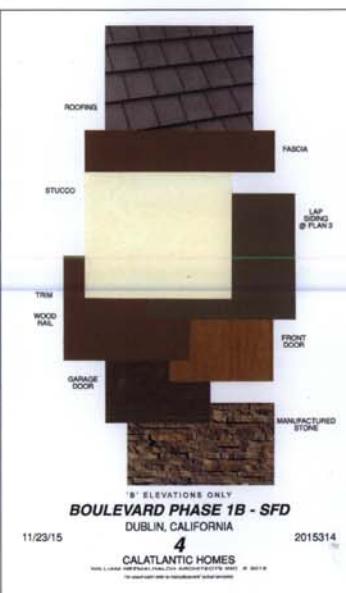
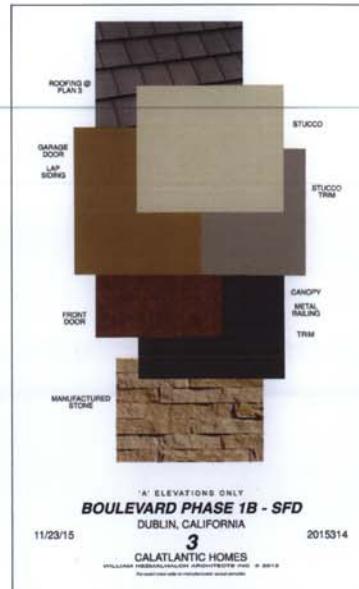
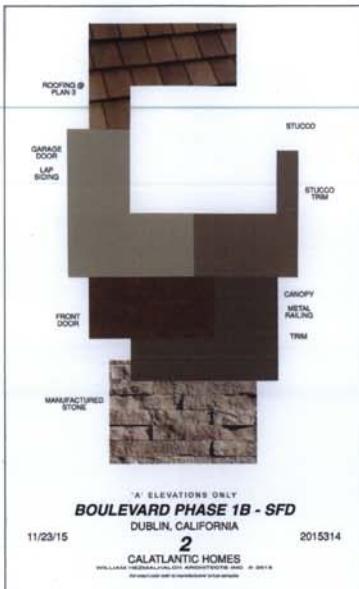
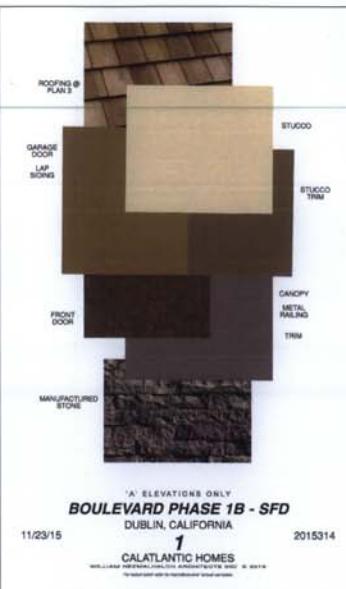
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+ASSOCIATES
LANDSCAPE ARCHITECTURE

 WILLIAM HEERALALCH
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BOULEVARD phase 1



COLOR & MATERIALS
PROJECT COLOR SCHEMES

0 2 4 8 12 FEET

MAY 24, 2016

A6.4.0

RESOLUTION NO. 16-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

**APPROVING VESTING TENTATIVE MAPS 8306, 8307, 8308, AND 8309 TO CREATE
INDIVIDUAL NEIGHBORHOODS AND PARCELS ON 28.34 ACRES WITHIN THE
BOULEVARD (DUBLIN CROSSING) PROJECT AREA
(APN 986-0001-001-20 AND A PORTION OF APN 986-0001-001-15)
PLPA-2015-00062**

WHEREAS, the Applicant, Dublin Crossing LLC, is requesting approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within Phases 1A and 1B within the Boulevard (Dublin Crossing) project area, and approval of a new Landscape Master Plan for the overall Boulevard project area; and

WHEREAS, the Applicant is also requesting approval to construct six new neighborhoods in the Boulevard (Dublin Crossing) project area (“Project Site”), which includes the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phase 1A and 1B (the first of five phases of development)

WHEREAS, the project site is located within the Dublin Crossing Specific Plan and the Dublin Crossing Zoning District; and

WHEREAS, Master Vesting Tentative 8150 was approved via Resolution 14-14 that divided the 189-acre Boulevard (Dublin Crossing) project area into five master parcels to coincide with the five anticipated phases development; and

WHEREAS, Vesting Tentative Maps 8306, 8307, 8308, and 8309 will further divide the five master parcels into smaller parcels for the purposes of development in compliance with the Dublin Crossing Specific Plan, which was approved by the City Council via Resolution 187-13; and

WHEREAS, the Vesting Tentative Map application, Vesting Tentative Maps 8306, 8307, 8308, and 8309, attached as Exhibit A, and the Boulevard Landscape Master Plan, attached as Exhibit B, collectively defines this “Project” and is available and on file in the Community Development Department; and

WHEREAS, Vesting Tentative Maps 8306, 8307, 8308, and 8309 (Exhibit A) illustrates the lotting plans, proposed roadway improvements (roadway widths, bike and pedestrian, and bus stops), utility plans (water, sewer, and wastewater), grading plans, stormwater treatment plans, and also includes the Dublin Crossing Landscape Master Plan (Exhibit B) as a separately-bound document; and

WHEREAS, multiple future Final Maps map be filed; and

WHEREAS, Vesting Tentative Maps 8306, 8307, 8308, and 8309 are in conformance with the Dublin Crossing Specific Plan and General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act certain projects are required to be reviewed for environmental impacts and when applicable, environmental documents prepared; and

WHEREAS, the project is located within the Dublin Crossing Specific Plan area (Specific Plan), which was the subject of an Environmental Impact Report (EIR) (SCH# 2012062009) prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the City Council on November 5, 2013 (Resolution 186-13). Subdivision maps were included as part of the project entitlements listed in the EIR. The EIR provides the CEQA environmental review for those future entitlements to implement the Specific Plan, unless the standards for subsequent or supplemental environmental review under CEQA are met. Pursuant to CEQA, the Vesting Tentative Map approval for this project is within the scope of the project analyzed in the EIR and no further CEQA review or document is required; and

WHEREAS, a Staff Report was submitted recommending that the Planning Commission approve Vesting Tentative Maps 8306, 8307, 8308, and 8309; and

WHEREAS, the Planning Commission did hold a public hearing on said application on May 24, 2016 for this project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said public hearing was given in all respects as required by law; and

WHEREAS, a Staff Report was submitted recommending that the Planning Commission approve Vesting Tentative Maps 8306, 8307, 8308, and 8309; and

WHEREAS, the Planning Commission did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dublin does hereby make the following findings and determinations regarding Vesting Tentative Maps 8306, 8307, 8308, and 8309 for the Boulevard (Dublin Crossing) Project:

Vesting Tentative Maps 8306, 8307, 8308, and 8309

- A. The proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the intent of applicable subdivision regulations and related ordinances for the Dublin Crossing Specific Plan area.
- B. The design and improvements of the proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the General Plan and the Dublin Crossing Specific Plan, as amended, as they relate to the subject property in that they are subdivisions for implementation that are generally consistent with the design guidelines and development standards of the policy documents.
- C. The proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the Dublin Crossing Zoning District and therefore consistent with the City of Dublin Zoning Ordinance.

- D. The properties created by the proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 will have adequate access to major constructed or planned improvements as approved in the Dublin Crossing Specific Plan.
- E. Project design, architecture, and concept have been integrated with topography of the project site created by Vesting Tentative Maps 8306, 8307, 8308, and 8309 to incorporate habitat preservation, install water quality measures, and minimize overgrading and extensive use of retaining walls. Therefore, the proposed subdivisions are physically suitable for the type and intensity of development proposed.
- F. The Mitigation Measures and the Mitigation Monitoring program adopted with the Dublin Crossing EIR, and subsequent Addenda would be applicable as appropriate for addressing or mitigating any potential environmental impacts identified.
- G. The proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 will not result in environmental damage or substantially injure fish or wildlife or their habitat or cause public health concerns subject to Mitigation Measures and Conditions of Approval.
- H. The design of the subdivisions will not conflict with easements, acquired by the public at large, or access through or use of property within the proposed subdivision. The City Engineer has reviewed the map and title report and has not found any conflicting easements of this nature.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Dublin does hereby make the following findings and determinations under CEQA regarding Vesting Tentative Maps 8306, 8307, 8308, and 8309 for the Boulevard (Dublin Crossing) Project. These findings are based on information contained in the EIR, the Planning Commission Staff Report, and all other information contained in the entire record for the Project. These findings constitute a summary of the information contained in the entire record. Other facts and information in the record that constitute substantial evidence to support each finding that is not specifically included below are incorporated herein by reference:

- A. Vesting Tentative Maps 8306, 8307, 8308, and 8309 are within the scope of the project analyzed in the EIR. The environmental impacts of Vesting Tentative Maps 8306, 8307, 8308, and 8309 are analyzed in the EIR and no further environmental review is required under CEQA for Vesting Tentative Maps 8306, 8307, 8308, and 8309 under Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15163.
- B. Vesting Tentative Maps 8306, 8307, 8308, and 8309 do not constitute a substantial change to the project analyzed in the EIR that will require major revisions to the EIR due to new significant environmental effects or a substantial increase in severity of previously identified significant effects. Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the Project analyzed in the EIR and do not propose any change to the Project.
- C. There are no substantial changes that have occurred with respect to the circumstances under which the Project will be undertaken that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in

severity of significant effects identified in the EIR. The EIR was certified in 2013 and no substantial changes to circumstances affecting the Project have occurred within that period of time.

- D. There is no new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the EIR was certified in 2013 that show any of the conditions in CEQA Guidelines section 15162(a)(3)(A) – (D).
- E. The mitigation measures in the Mitigation Monitoring and Reporting Program adopted by the City Council on November 5, 2013 apply to Vesting Tentative Maps 8306, 8307, 8308, and 8309 as applicable.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin hereby approves Vesting Tentative Maps 8306, 8307, 8308, and 8309 for 453 residential units in six neighborhoods subject to the conditions included below.

CONDITIONS OF APPROVAL – Vesting Tentative Maps 8306, 8307, 8308, and 8309:

Unless stated otherwise, all Conditions of Approval shall be complied with prior to the issuance of building permits or establishment of use, and shall be subject to Planning Department review and approval. The following codes represent those departments/agencies responsible for monitoring compliance of the conditions of approval. [PL.] Planning, [B] Building, [PO] Police, [PW] Public Works [P&CS] Parks & Community Services, [ADM] Administration/City Attorney, [FIN] Finance, [F] Alameda County Fire Department, [DSR] Dublin San Ramon Services District, [CO] Alameda County Department of Environmental Health, [Z7] Zone 7.

COA #	Condition Text	Resp. Agency	Required Prior to:
PLANNING DIVISION			
1.	Approval. Vesting Tentative Maps 8306, 8307, 8308, and 8309 establish the first six residential neighborhoods for Phase 1A and 1B and the associated Landscape Master Plan establishes landscape design concepts for the whole Boulevard (Dublin Crossing Specific Plan) Area. Unless modified by the Conditions of Approval contained herein Development pursuant to this Vesting Tentative Map approval generally shall conform to the civil drawings prepared by RJA dated received May 17, 2016 (attached to this Resolution as <u>Exhibit A</u>) and the Boulevard Landscape Master Plan (LSMP) prepared by Gates and Associates dated April 2016 (attached to this Resolution as <u>Exhibit B</u>), both of which are on file in the Community Development Department. Approval of this Landscape Master Plan supersedes the previous Landscape Master Plan approval in its entirety (PC Resolution 14-14).	PL	Ongoing
2.	VTM 8150. All Conditions of Approval in PC Resolution 14-14 that do not relate to the Landscape Master Plan remain in full force and effect.	PL	Ongoing
3.	Effective Date. This VTM approval becomes effective 10 days after action by the Planning Commission unless otherwise appealed to the City Council.	PL	Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
4.	Expiration. The Vesting Tentative Maps, of which the Landscape Master Plan is a part, shall have that life determined by the Subdivision Map Act, including but not limited to Section 66452.6	PL	Ongoing
5.	Compliance. The Applicant/Property Owner shall operate this use in compliance with the Conditions of Approval of this VTM approval, the approved plans and the regulations established in the Zoning Ordinance. Any violation of the terms or conditions specified may be subject to enforcement action.	PL	Ongoing
6.	Revocation of Permit. The VTM approval shall be revocable for cause in accordance with Chapter 9 of the Dublin Municipal Code and the State Subdivision Map Act. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	Ongoing
7.	Requirements and Standard Conditions. The Applicant/Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions except where superseded by the Development Agreement. Prior to issuance of building permits or the installation of any improvements related to this project, the Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.	Various	Building Permit Issuance
8.	Required Permits. Developer shall obtain all permits required by other agencies including, but not limited to Zone 7 Water Agency, California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.	PW	Building Permit Issuance
9.	Fees. Applicant/Developer shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable except where superseded by the Development Agreement.	Various	Building Permit Issuance
10.	Indemnification. The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	ADM	Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
11.	Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PL, PW	Ongoing
12.	Archaeology. Should any prehistoric, cultural, or historic artifacts be exposed during excavation and construction operations, the Community Development Department shall be notified and work shall cease immediately until an archaeologist, who is certified by the Society of California Archaeology (SCA) or the Society of Professional Archaeology (SOPA), is consulted to evaluate the significance of the find and suggest appropriate mitigation measures, if deemed necessary, prior to resuming ground breaking construction activities. Standardized procedures for evaluating accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.5 and 15126.4 of the California Environmental Quality Act Guidelines. Compliance with this condition required throughout construction.	PL	During Construction
13.	Mitigation Monitoring Program. The Applicant/Developer shall comply with the Dublin Crossing Final Environmental Impact Report (EIR) certified by City Council Resolution 186-13, including all mitigation measures, action programs, and implementation measures contained therein. The EIR is on file with the Community Development Department.	PL	Ongoing
DSRSD			
14.	All easement dedications for DSRSD facilities shall be by separate instrument irrevocably offered to DSRSD or by offer of dedication on the Final Map.	DSRSD	Approval of Final Map
15.	Final Map shall be submitted to and approved by DSRSD for easement locations, widths, and restrictions.	DSRSD	Approval of Final Map
PUBLIC WORKS			
GENERAL CONDITIONS OF APPROVAL			
16.	General Conditions of Approval. Developer shall comply with the following General Conditions of Approval for the Neighborhood Vesting Tentative Tract Maps 8306, 8307, 8308, and 8309 (Boulevard Phase 1A and 1B).	PW	Ongoing
17.	Street Lighting Maintenance Assessment District: The Developer shall form a new Street Landscape and Lighting Maintenance Assessment District (LLMD) for the Boulevard development. The Developer shall provide all exhibits required for the formation of the LLMD. In addition, Developer shall pay all administrative costs associated with processing the formation of the Boulevard LLMD.	PW	First Final Map for any of the neighborhoods
18.	Ownership and Maintenance of Improvements. Ownership and maintenance of street right-of-ways, common area parcels and open space areas and improvements shall be by the Boulevard Master Homeowner's Association or Zone 7 as shown on the Boulevard Phase 1 Site Development Review Maintenance Responsibility Plans, Sheets C1.11, C2.13, C3.13 and C4.12 prepared by Ruggeri-Jensen-Azar Associates, dated February 12,	PW	Final Map and Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
	2016 and April 14, 2016, except as modified by these Conditions of Approval.		
19.	Landscape Features within Public Right of way. The Developer shall enter into an "Agreement for Long Term Encroachments" with the City to allow the Boulevard Master Homeowner's Association to maintain the landscape and decorative features within public Right of Way including frontage landscaping, decorative pavements and special features (i.e., walls, portals, benches, etc.) as generally shown in the Site Development Review exhibits. The Agreement shall identify the ownership of the special features and maintenance responsibilities. The Homeowner's Association will be responsible for maintaining the surface of all decorative pavements including restoration required as the result of utility repairs.	PW	Final Map
Covenants, Conditions and Restrictions (CC&Rs)			
20.	A Homeowners Association(s) shall be formed by recordation of a declaration of Covenants, Conditions, and Restrictions to govern use and maintenance of the landscape, decorative pavement and other features within the public right of way contained in the Agreement for Long Term Encroachments; all open space and common area landscaping; and all stormwater treatment measures. Said declaration shall set forth the Association name, bylaws, rules and regulations. The CC&Rs shall also contain a provision that prohibits the amendment of those provisions of the CC&Rs requested by City without the City's approval. The CC&Rs shall ensure that there is adequate provision for the maintenance, in good repair and on a regular basis, the landscaping & irrigation, decorative pavements, median islands, fences, walls, drainage, lighting, signs and other related improvements. The Developer shall submit a copy of the CC&R document to the City for review and approval relative to these conditions of approval.	PW	Final Map
21.	Language shall be included in the CC&Rs for Phase 1A disclosing to residents that the Sterling Street median will be closed off at El Dorado Lane with the development of the next anticipated phase of the Boulevard project. The CC&Rs shall further clarify that once the median has been closed, left turn movements to/from El Dorado Lane and Sterling Street will be prohibited.	PW	Final Map
22.	<p>At a minimum the following statements or similar shall be included in the CC&Rs:</p> <ul style="list-style-type: none"> • Stormwater Management Maintenance Agreement. The Development is subject to the Stormwater Management Maintenance Agreement dated _____ and recorded on _____ as Document No. _____ in the records of Alameda County, CA. Under the Stormwater Management Maintenance Agreement, this Development is responsible for ensuring that the installed stormwater management measures remain in effective operating condition in perpetuity. <p>Commencing on the date the Homeowners Association begins operation, the Association assumes the rights and duties of the Property Owner as defined in the Stormwater Management Maintenance Agreement. The Board shall have full right, power and authority to act on behalf of the</p>		

COA #	Condition Text	Resp. Agency	Required Prior to:
	<p>Association, its Members and the homeowners under the Stormwater Management Maintenance Agreement.</p> <ul style="list-style-type: none"> • On-lot bioretention areas: The Homeowner's Association shall be responsible for the maintenance of all stormwater management measures, including the bioretention areas on private lots. The private, on-lot bioretention areas shall be maintained in accordance with the Stormwater Management Maintenance Agreement and shall not be modified without written approval from the City of Dublin. • Stormwater Management Measure Maintenance: The stormwater management measures shall be inspected and maintained as detailed in the Stormwater Management Maintenance Agreement. The Association shall maintain an inspection and maintenance record on file made available to the City upon request. In addition, all on-site storm drains shall be cleaned at least annually before commencement of the rainy season (by October 1) of each year. • Storm Drainage Restrictions: As part of the original construction of the Development, stormwater management measures were installed within the Development in connection with the Development's drainage system. Neither the Association nor any Owner shall do any work, construct any improvement, place any landscaping or otherwise perform any action whatsoever which alters or interferes with the drainage pattern for any Lot or any portion of the Common Areas, except to the extent such alteration in drainage pattern is approved in writing by the City of Dublin. • Good Housekeeping: The Homeowner's Association shall be responsible for litter control and sweeping of all paved surfaces within the development. All private storm drain systems are to be cleaned immediately before the commencement of the rainy season (October 15). • Landscape Maintenance: Landscaping shall be designed with an efficient irrigation system to reduce runoff and promote surface infiltration. Landscaping shall also be designed and maintained to minimize the use of fertilizers, herbicides and pesticides. Each Owner, and the Association, is encouraged to use integrated pest management practices (less toxic pest management) as a first step in maintaining landscaping. Chemical pesticides and fertilizers should be employed as a last step in managing weeds and other pests, and shall not be applied prior to forecast rain. 		
23.	Transportation Fees. The Developer shall be responsible for payment of Transportation Fees as outlined in Section 10 of the Dublin Crossings Development Agreement. Fees will be payable at issuance of building permits.	PW	Issuance of Building Permits
24.	Phased Improvements. Right-of-way dedication and installation of tract improvements may be done in phases as indicated on the	PW	First Final Map and

COA #	Condition Text	Resp. Agency	Required Prior to:
	Tentative Map subject to the review and approval of the City Engineer. With each phased Final Map, the City Engineer shall identify all improvements necessary to serve and access the phased lots created. All rights-of-way and improvements identified by the City Engineer for construction within the boundaries of each phase of the development shall be required with the Final Map for that phase. In addition, the City Engineer may require the Developer to perform off-site grading in order to conform site grading to the adjacent grade outside of the phase proposed for development.		Ongoing
25.	Pedestrian Ramps. All pedestrian ramps shall be designed and constructed to provide direct access to marked or unmarked crosswalks. Each pedestrian ramp shall be oriented such that it is aligned and parallel to the marked or unmarked crosswalk it is intended to serve. Pedestrian ramps serving more than one marked or unmarked crosswalk shall not be provided, unless specifically approved by the City Engineer.	PW	Prior to Approval of Improvement Plans
26.	Bike Lanes. Bike Lanes on project frontage streets (Arnold Road, and Horizon Parkway) and all internal streets shall be designed and constructed to provide a continuous bike lane facility within the approved curb to curb width. Dropping of bike lanes (other than as approved on Arnold Road) at or near the intersections or along street segments shall not be allowed unless specifically approved by the City Engineer.	PW	Prior to Approval of Improvement Plans
27.	Sight Distance. All landscaping and any architectural features or monuments shall be limited to 30 inch height inside the sight triangles shown on the Sight Distance Exhibits of the Vesting Tentative Maps. Any deviations from this rule shall be approved by the Traffic Engineer.	PW	Prior to Approval Improvement Plans
28.	Pedestrian Access and Sidewalk Easements. Five foot by five foot (5'x5') "turnaround" areas shall be provided at intervals of no less than two hundred feet (200') along sidewalks with a width of less than five feet to meet current accessibility requirements. Pedestrian Access and Sidewalk Easements shall be dedicated over those areas of sidewalk located outside of the common area lots needed to provide the required "turnaround" areas.	PW	Final Map and Improvement Plans
29.	Wedge Curb. Prior to the approval of any Improvement Plans which include the use of the proposed 3-inch Wedge Curb, the Developer shall submit gutter capacity calculations, signed and stamped by the Engineer of Record, demonstrating that accumulated stormwater runoff will not overtop the 3-inch curb under the design storm.	PW	Improvement plans
30.	Stormwater Management. If the neighborhood tracts are developed in phases, suitable stormwater treatment and hydromodification measures shall be installed with each phase such that the stormwater runoff from the impervious areas created or replaced within the boundaries of each phase shall be properly treated and metered with stormwater treatment and hydromodification measures constructed with that phase or in previous phases.	PW	First Final Map and Ongoing
31.	Storm Water Treatment Measures Maintenance Agreement. Developer shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater treatment measures	PW	Final Map

COA #	Condition Text	Resp. Agency	Required Prior to:
	installed as part of the project. Said Agreement is required pursuant to the Municipal Regional Stormwater NPDES Permit, Order No. R2-20015-0049. Said permit requires the City to provide verification and assurance that all treatment devices will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land. Said agreement shall include an additional exhibit detailing that certain private lots include stormwater treatment measures and purchasers of those lots or purchasers of condominium units on those lots must sign the acknowledgement during escrow.		
32.	Stormwater Management. The provided Stormwater Treatment Plans are approved in concept only. The final Stormwater Management Plan for each neighborhood is subject to City Engineer approval prior to approval of the Improvement Plans for said neighborhood. Approval is subject to the developer providing the necessary plans, details, and calculations that demonstrate the plan complies with the standards established by the San Francisco Bay Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP 2.0).	PW	Prior to Approval of Improvement Plans and Ongoing
33.	Trash Capture. The project Stormwater Management Plan for each neighborhood shall incorporate trash capture measures such as screens, filters or CDS/Vortex units to address the requirements of Provision C.10 of the Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP).	PW	Final Map
34.	Storm Water Treatment Measures Maintenance Agreement. Developer shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater treatment measures installed as part of the project. Said Agreement is required pursuant to the Municipal Regional Stormwater NPDES Permit, Order No. R2-20015-0049. Said permit requires the City to provide verification and assurance that all treatment devices will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land. Said agreement shall include an additional exhibit detailing that certain private lots include stormwater treatment measures. Purchasers of the properties with on-lot stormwater treatment measures must sign an acknowledgement document	PW	Final Map
35.	Stormwater Source Control. <ol style="list-style-type: none"> 1. "No Dumping Drains to Bay" storm drain medallions per City Standard Detail CD-704 shall be placed on all public and private storm drain inlets. 2. Air Conditioning Condensate: Condensate from air conditioning units shall be directed to appropriately-sized landscaped areas or the ground. Rooftop Equipment (examples include but are not limited to exhaust hoods, motors, and pumps): Roof top equipment, other than that producing air conditioning condensate, must drain to the sanitary sewer, or be covered and have no discharge to the storm drain system. The applicant must contact Dublin San Ramon Services District for specific connection and discharge requirements. 	PW	Acceptance of storm drain improvement s
36.	Geotechnical Investigation. The Developer shall submit a design level geotechnical investigation report for each phase defining and	PW	Issuance of Grading

COA #	Condition Text	Resp. Agency	Required Prior to:
	delineating any seismic hazard. The report shall be prepared in accordance with guidelines published by the State of California. The report is subject to review and approval by a City selected peer review consultant prior to the acceptance of the first Final map for each phase. The applicant shall pay all costs related to the required peer review. The recommendations of those geotechnical reports shall be incorporated into the project phases subject to the approval of the City Engineer.		Permits or Final Map
37.	Soils Report. The Developer shall submit a detailed soils report prepared by a qualified engineer, registered with the State of California. The required report shall include recommendations regarding pavement sections for all project streets including Horizon Parkway and all internal streets. Grading operations shall be in accordance with recommendations contained in the required soils report and grading shall be supervised by an engineer registered in the State of California to do such work.	PW	Final Map
38.	Geotechnical Engineer Review and Approval. The Project Geotechnical Engineer shall be retained to review all final grading plans and specifications. The Project Geotechnical Engineer shall approve all grading plans prior to City approval and issuance of grading permits.	PW	Approval of Grading Plans
39.	Resource Agency Permits. Prior to the start of any grading of the site, all required permits shall be obtained from the US Army Corps of Engineers, the San Francisco Bay Regional Water Quality Control Board, the State of California Department of Fish and Game, and the US Fish and Wildlife Service for the grading or alteration of wetland areas within the site. The project shall be modified as needed to respond to the conditions of the permits.	PW	Issuance of Grading Permit
40.	Grading. The disposal site and haul truck route for any off-haul dirt materials shall be subject to the review and approval by the City Engineer prior to the approval the improvement plans or issuance of a Grading Permit. If the Developer does not own the parcel on which the proposed disposal site is located, the Developer shall provide the City with a Letter of Consent, signed by the current owner, approving the placement of off-haul material on their parcel. A grading plan may be required for the placement of the off-haul material.	PW	Approval of Grading Plans
41.	Dust Control/Street Sweeping. The Developer shall provide adequate dust control measures at all times during the grading and hauling operations. All trucks hauling export and import materials shall be provided with tarp cover at all times. Spillage of haul materials and mud-tracking on the haul routes shall be prevented at all times. Developer shall be responsible for sweeping of streets within, surrounding and adjacent to the project if it is determined that the tracking or accumulation of material on the streets is due to its construction activities.	PW	Construction Ongoing
42.	Underground Obstructions. Prior to demolition, excavation and grading on any portion of the project site, all underground obstructions (i.e., debris, septic tanks, fuel tanks, barrels, chemical waste) shall be identified and removed pursuant to Federal, State and local regulations and subject to the review and approval by the City. Excavations shall be properly backfilled using structural fill, subject to the review and approval of the City Engineer.	PW	Grading Operations
43.	Utilities. All new utility service connections, including electrical	PW	Improvement

COA #	Condition Text	Resp. Agency	Required Prior to:
	and communications, shall be installed underground. Electrical transformers shall be installed in underground vaults within an appropriate utility easement or public service easement.		Plans
44.	Private street and common area subdivision improvements. Common area improvements, private streets, private alleys and all other subdivision improvements owned or maintained by the homeowners' owners association are subject to review and approval by the City Engineer prior to Final Map approval and shall be included in the Tract Improvement Agreement for each respective tract. Such improvements include, but are not limited to: curb & gutter, pavement areas, sidewalks, access ramps & driveways; enhanced street paving; parking spaces; street lights (wired underground) and appurtenances; drainage facilities; utilities; landscape and irrigation facilities; open space landscaping; stormwater treatment facilities; striping and signage; and fire hydrants.	PW	Final Map
45.	Private Street Easements. Public Utility Easements (PUE), Sanitary Sewer Easements (SSE) and Water Line Easements (WLE) shall be established over the entire private street right-of-ways within all subdivisions. The PUE, SSE and WLE dedication statements on each Final Map are to recite that the easements are available for, but not limited to, the installation, access and maintenance of sanitary and storm sewers, water, electrical and communication facilities. Project entry monument signs and walls shall not be located within these easements.	PW	Final Map
46.	Private Street Easements. The Developer shall dedicate Emergency Vehicle Access Easements (EVAE) over the clear pavement width of all private streets and alleys. Easement geometry shall be subject to the approval of the City Engineer and Fire Marshall.	PW	Final Map
47.	Intersections: The design of the intersections shall be generally as shown on the Tentative Map and the Site Development Review. Improvement Plans shall include intersection layout details showing the design for the ramps, sidewalks, entry walls, stop signs, landscape planters, street trees, crosswalk locations and decorative pavement to be approved by the City Engineer prior to the submittal of the Improvement Plans. Decorative pavement shall not be installed over traffic signal loops or pavement striping and markings. Stamped Asphalt Concrete Pavement will be allowed within crosswalks. Final design details shall be subject to review and approval by the City Engineer.	PW	Improvement plans
48.	Fire Hydrants No Parking Zone. All fire hydrants shall have a no parking zone extending 15 feet on each side of the hydrant.	PW	Improvement plans
49.	Cross walks No Parking Zones. All crosswalks shall have a minimum 20 feet no parking zone at each traffic approach.	PW	Improvement plans
50.	Bicycle Parking. All bicycle parking (short and long term) locations shall be included in the Civil Design Plans and not in Landscaping plans.	PW	Improvement plans
51.	Monuments. Final Maps shall include private street monuments to be set in all private streets. Private street monuments shall be set at all intersections and as determined by the City Engineer.	PW	Monuments to be shown on Final Map and installed prior to acceptance

COA #	Condition Text	Resp. Agency	Required Prior to:
			of improvement s
52.	Grading. The toe of any slope shall be one foot back of sidewalk. The top of any slope shall be three feet back of walkway. Minor exceptions may be made in the above slope design criteria to meet unforeseen design constraints subject to the approval of the City Engineer.	PW	Approval of Grading Plans or issuance of grading permit and on going
53.	Landscape Plans. Developer shall submit design development Landscape Plans before 2 nd submittal of the civil improvement plans for each respective tract. The Landscape Plans shall show details, sections and supplemental information as necessary for design coordination of the various civil design features and elements including utility location to the satisfaction of the City Engineer. Complete Landscape Plans shall be concurrently approved with the Tract Improvement Agreement and Final Map.	PW	1 st submittal or improvement plans and approved with Final Map
54.	Street Light and Joint Trench Plans. Streetlight Plans and Joint Trench Plans shall be submitted before 2 nd submittal of the civil improvement plans for each respective tract. The final streetlight plan and joint trench plan shall be completed prior to Final Map approval for each respective subdivision.	PW	1 st submittal or improvement plans and approved prior to Final Map
TRACT 8306 (Neighborhoods 1 and 2)			
55.	Sterling Street. Developer shall install improvements along the project's Sterling Street frontage north of El Dorado Lane as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of an 8' sidewalk, 5' (inclusive of curb width) landscape strip, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants. Confirmation of authority from Camp Parks Reserve Forces Training Area or the US ACE as appropriate to construct said improvements shall be provided to the City prior to Final Map approval. This applies to Neighborhood 4 also.	PW	Final Map
56.	Traffic Index. Roadway pavement sections for Sterling Street shall be designed using a Traffic Index of 9.0. This applies to Neighborhood 4 also.	PW	Prior to Approval of Improvement Plans
57.	Private Streets. The Developer shall establish private street right-of-way and install complete street improvements, including landscaping, for the proposed private streets – Street C, Street D, Street E, Street F, Street G, Street H, Street I and Street J – within the development as shown on the Vesting Tentative Map Tract 8306 and the Site Development Review package.	PW	Final Map and improvement plans
58.	Parcel A. Parcel A shall be a private common area parcel to be owned and maintained by the Homeowner's Association.	PW	Final Map
TRACT 8307 (Neighborhood 3)			
59.	Private Streets. The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets – Street A and Street B – within the development as	PW	Final Map

COA #	Condition Text	Resp. Agency	Required Prior to:
	shown on the Tentative Map and the Site Development Review package.		
60.	Emergency Vehicle Access. If the development of Tract 8307 is phased such that the portion of Street A identified as Parcel B is not established as a private street connection to El Dorado Lane, the Developer shall construct a minimum twenty foot (20') wide emergency vehicle access road within the Emergency Vehicle Access Easement (EVAE) dedicated on Lot 10 of with Tract 8307 to provide a second point of connection between Street A and El Dorado Lane. The emergency vehicle access road shall have a clear and unobstructed width of twenty feet (20'), an unobstructed vertical clearance of not less than thirteen feet six inches (13'-6"), a pavement section able to accommodate a 75,000 lb. load, paved with an all-weather surface and shall be subject to approval by the City Engineer and Fire Marshall. A clear and unobstructed connection shall also be provided between the emergency vehicle access road and Street A.	PW F	Improvement Plans
61.	Temporary Easements. The Final Map that establishes Lot 9, Lot 10 or Parcel B as shown on Vesting Tentative Tract Map 8307 shall formally vacate the existing Temporary Access Easement and Temporary Storm Drain Easement shown over those parcels.	PW	Final Map establishing Lots 9,10 or Parcel B
62.	Stormwater Basin and El Dorado Lane Improvements. A Final Map establishing Lot 9, Lot 10 or Parcel B as shown on Vesting Tentative Tract Map 8307 shall not be approved until plans for a replacement stormwater basin and the realignment of El Dorado Lane have been approved by the City Engineer and bonds securing the construction of these improvements have been provided to the City.	PW	Final Map establishing Lots 9, 10 or Parcel B
TRACT 8308 (Neighborhood 4)			
63.	Private Streets. The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets –Street K, Street L, Street M, Street N, Street O and Courts A and B – within the development as shown on the Tentative Map and the Site Development Review package.	PW	Final Map
64.	Reciprocal Side Yard Easements: Language shall be included in the CC&Rs for Tract 8308 to establish and define the Reciprocal Side Yard Easements shown on Sheet TM3.5. Reciprocal Side Yard Easements over the individual lots shall be graphically shown on all Plot Plans.	PW	CC&Rs and Plot Plans
65.	Parcels A - I. Parcels A - I shall be a private common area to be owned and maintained by the Homeowner's Association.	PW	Final Map
66.	Silva Cells. Use of Silva Cells to address the requirements of Provision C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP 2.0) is approved in concept only. Final approval is contingent on the Developer securing RWQCB approval for the use of Silva Cells as part of the project's Stormwater Management Plan.	PW	Prior to Approval of Improvement Plans
TRACT 8309 (Neighborhoods 5 and 6)			
67.	Maintenance of Arnold Road Channel. If the Developer is unsuccessful in reaching an agreement with Zone 7 or other public agency to maintain the enhanced Arnold Road channel by final map for tract 8309, the Developer shall enter into a "Long Term Maintenance Agreement" with the City to allow either the	PW	Final Map

COA #	Condition Text	Resp. Agency	Required Prior to:
	Boulevard Master Homeowner's Association or the Homeowner's Association for Tract 8309 to maintain the open channel and/or box culvert sections of the channel alignment along the project's Arnold Road frontage. The Agreement shall identify ownership of the channel, maintenance responsibilities and minimum maintenance requirements and shall be subject to approval of the City Engineer. Maintenance responsibilities of the Homeowner's Association shall include, but shall not be limited to hydraulic performance of open channel and/or box culvert sections; box culvert structure; dredging of channel; landscaping; slope stability; and removal of debris.		
68.	Arnold Road Frontage Improvements. The Developer shall install both interim and ultimate roadway and utility improvements along the project's Arnold Road frontage as shown on Vesting Tentative Map Sheets TM7.1 and TM7.2, prepared by Ruggeri-Jensen-Azar dated April 14, 2016. Required roadway and utility improvements along the project's frontage shall include, but are not limited to: installation of retaining walls, pavement, curb, gutter, sidewalk, curb ramps, drainage structures, culvert beneath Horizon parkway, stormwater treatment measures, street trees, irrigation, utilities, street lights, painted medians and bike lane. In addition, signing, striping, pavement conforms and transitions will be required.	PW	Improvement Plans and Final Map for tract 8309
69.	Horizon Parkway Improvements. The Developer shall dedicate right-of-way with the first Final Map for Tract 8309 and install complete roadway and utility improvements for Horizon Parkway along the project's frontage as shown on Vesting Tentative Map Sheet TM7.2, prepared by Ruggeri-Jensen-Azar dated April 14, 2016. Required roadway and utility improvements along the project's frontage shall include, but are not limited to: installation of pavement, curb, gutter, sidewalk, 10' Class 1 trail, curb ramps, drainage structures, stormwater treatment measures, landscaping, street trees, irrigation, utilities, street lights and fire hydrants.	PW	Improvement Plans and First Final Map
70.	Horizon Parkway Interim Improvements. The Developer shall dedicate the necessary right-of-way and/or easements and install complete roadway and utility improvements for the interim Horizon Parkway alignment shown on Vesting Tentative Map Sheet TM7.1, prepared by Ruggeri-Jensen-Azar dated April 14, 2016. Required interim roadway and utility improvements shall include, but are not limited to: installation of pavement, curb, gutter, sidewalk, drainage structures, stormwater treatment measures, landscaping, street trees, irrigation, utilities, street lights and fire hydrants. In addition, the Developer shall install new curb ramps and a striped crosswalk across the northern leg of the interim Horizon Parkway and Arnold Road intersection. After construction and acceptance of the ultimate Horizon Parkway improvements, the Developer shall facilitate the vacation of all public right-of-way and/or easements previously required to construct the interim improvements.	PW	Improvement Plans and Final Map
71.	Horizon Parkway Interim Improvements. The Developer shall, prior to preparation of Tract Improvement Plans, perform a inspection of the existing box culvert within the drainage channel over which the interim alignment is proposed to be constructed. The purpose of the inspection is to identify any existing structural deficiencies and required repairs necessary to support the new roadway. The inspection report shall be provided to the City for	PW	Prior to 1 st submittal of improvement plans for Tract 8309

COA #	Condition Text	Resp. Agency	Required Prior to:
	review and approval. All required and/or recommended repairs to the culvert shall be included in the Improvement Plans for Tract 8309.		
72.	Horizon Parkway Improvements and Bonding. Should the Developer choose to move forward with the design and construction of the Interim Improvements for Horizon Parkway, the Developer shall, in parallel, prepare final improvement plans for the ultimate alignment of Horizon Parkway for review and approval by the City. Bonds guaranteeing the construction of both the Interim and Ultimate alignments of Horizon Parkway fronting the project will be required prior to approval of the first Final Map that includes construction of the Interim Improvements for Horizon Parkway.	PW	Improvement Plans and Final Map
73.	Interim Sewer Connection. Confirmation of authority from Camp Parks Reserve Forces Training Area to construct the temporary sewer improvements shown on Sheet TM4.2 shall be provided to the City prior to Final Map approval. Developer shall also secure the dedication of any and all easements by the United States Army required by Dublin San Ramon Services District (DSRSD) for the construction and maintenance of the temporary sewer connection.	PW	Improvement Plans and Final Map
74.	Interim Storm Drain Connection and Detention Basin. Confirmation of authority from Camp Parks Reserve Forces Training Area or USACE as appropriate to construct the temporary storm drain improvements shown on Sheet TM4.2 shall be provided to the City prior to Final Map approval. The Developer shall secure the dedication of any and all easements by the United States Army necessary for the City to own, access and maintain both the interim storm drain connection and temporary detention pond. In addition, the Developer shall dedicate to the City of Dublin a Storm Drain Easement over Lot 5 of Tract 8150 to allow for the construction and maintenance of the temporary detention pond as shown on Sheet TM4.2.	PW	Improvement Plans and Final Map
75.	Traffic Index. Roadway pavement section for Arnold Road shall be designed using a Traffic Index of 10.0. The roadway pavement section for Horizon Parkway shall be determined by the City Engineer. The roadway pavement section for Arnold Road can be revised if approved by the City Engineer.	PW	Prior to Approval of Improvement Plans
76.	Private Streets. The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets –Street A, Street B, Street C, Street D, Street E, Street F, Street G, and Courts A through Q – within the development as shown on the Tentative Map and the Site Development Review package.	PW	Final Map
77.	Rear Yard and Reciprocal Access Easements: Language shall be included in the CC&Rs for Tract 8309 to establish and define the Rear Yard Easements and Reciprocal Access Easements shown on Sheet TM2.1. Rear Yard and Reciprocal Access Easements over the individual lots shall be graphically shown on all Plot Plans.	PW	CC&Rs and Plot Plans
78.	Private Common Area Parcels. Parcels A, B and D shall be reserved as private common area to be owned and maintained by the Homeowner's Association. Parcel C shall be reserved as private common area to be owned and/or maintained by either Zone 7 Water Agency, a similar public agency, or the	PW	Final Map

COA #	Condition Text	Resp. Agency	Required Prior to:
	Homeowner's Association.		
PUBLIC WORKS STANDARD CONDITIONS: GENERAL			
79.	Developer shall comply with the City of Dublin Public Works Standard Conditions of Approval contained below ("Standard Condition") unless specifically modified by Project Specific Conditions of Approval above or the Approved Specific Plan or Development Agreement.	PW	Ongoing
80.	The Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision, and Grading Ordinances, the City of Dublin Public Works Standards and Policies, the most current requirements of the State Code Title 24 and the Americans with Disabilities Act with regard to accessibility, and all building and fire codes and ordinances in effect at the time of building permit. All public improvements constructed by Developer and to be dedicated to the City are hereby identified as "public works" under Labor Code section 1771. Accordingly, Developer, in constructing such improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).	PW	Ongoing
81.	The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City related to this project (Tract Maps 8306, 8307, 8308, and 8309) to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that The Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying The Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	PW	Ongoing
82.	In the event that there needs to be clarification to these Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts of this project.	PW	On going
83.	If there are conflicts between the Tentative Map approval and the SDR approval pertaining to mapping or public improvements the Tentative Map shall take precedent.	PW	On going
Agreement and Bonds			
84.	The Developer shall enter into a Tract Improvement Agreement with the City for all public improvements including any required offsite storm drainage or roadway improvements that are needed to serve the Tract that have not been bonded with another Tract Improvement Agreement.	PW	First Final Map and Successive Maps
85.	The Developer shall provide performance (100%), and labor & material (100%) securities to guarantee the tract improvements, approved by the City Engineer, prior to execution of the Tract	PW	First Final Map and Successive

COA #	Condition Text	Resp. Agency	Required Prior to:
	Improvement Agreement and approval of the Final Map. (Note: Upon acceptance of the improvements, the performance security may be replaced with a maintenance bond that is 25% of the value of the performance security.)		Maps
86.			
PERMITS			
87.	Developer shall obtain an Encroachment Permit from the Public Works Department for all construction activity within the public right-of-way of any street where the City has accepted the improvements. The encroachment permit may require surety for slurry seal and restriping. At the discretion of the City Engineer an encroachment for work specifically included in an Improvement Agreement may not be required.	PW	Prior to Start of Work
88.	Developer shall obtain a Grading / Sitework Permit from the Public Works Department for all grading and private site improvements that serves more than one lot or residential condominium unit.	PW	Prior to Start of Work
89.	Developer shall obtain all permits required by other agencies, as applicable for that portion of work including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department .	PW	Prior to Start of Work
SUBMITTALS			
90.	All submittals of plans and Final Maps shall comply with the requirements of the "City of Dublin Public Works Department Improvement Plan Submittal Requirements", and the "City of Dublin Improvement Plan Review Check List".	PW	Prior to Approval of Improvement Plans or Final Map
91.	The Developer will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies. The Alameda County Fire Department and the Dublin San Ramon Services District shall approve and sign the Improvement Plans.	PW	Approval of improvement plans or final map
92.	Developer shall submit a Geotechnical Report, which includes street pavement sections and grading recommendations.	PW	Approval of improvement plans, grading plans or final map
93.	Developer shall provide the Public Works Department a digital vectorized file of the "master" CAD files for the project when the Final Map has been approved. Digital raster copies are not acceptable. The digital vectorized files shall be in AutoCAD 14 or higher drawing format. Drawing units shall be decimal with the precision of the Final Map. All objects and entities in layers shall be colored by layer and named in English. All submitted drawings shall use the Global Coordinate System of USA, California, NAD 83 California State Plane, Zone III, and U.S. foot.	PW	Acceptance of improvement s and release of bonds
FINAL MAPS			
94.	All Final Maps shall be substantially in accordance with the Tentative Maps approved with this application, unless otherwise modified by these conditions. Multiple final maps may be filed in phases, provided that each phase is consistent with the tentative map, that phasing progresses in an orderly and logical manner and adequate infrastructure is installed with each phase to serve that	PW	Approval of Final Map

COA #	Condition Text	Resp. Agency	Required Prior to:
	phase as a stand-alone project that is not dependent upon future phasing for infrastructure.		
95.	All rights-of-way and easement dedications required by the Tentative Map shall be shown on the Final Map.	PW	Approval of Final Map
96.	Any phasing of the final mapping or improvements of a Tentative Map is subject to the approval and conditions of the City Engineer.	PW	Approval of Final Map
97.	Street names shall be assigned to each public/private street pursuant to Municipal Code Chapter 7.08. The approved street names shall be indicated on the Final Map.	PW	Approval of Final Map
98.	All Final Maps shall include street monuments to be set in all public streets.	PW	Monuments to be shown on final map and installed prior to acceptance of improvements
EASEMENTS			
99.	The Developer shall obtain abandonment from all applicable public agencies of existing easements and right of ways that will no longer be used.	PW	Approval of improvement plans or appropriate final map
100.	The Developer shall acquire easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements on their property. The easements and/or rights-of-entry shall be in writing and copies furnished to the City Engineer.	PW	Approval of improvement plans or appropriate final map
GRADING			
101.	The Grading Plan shall be in conformance with the recommendations of the Geotechnical Report, the approved Tentative Map and/or Site Development Review, and the City design standards & ordinances. In case of conflict between the soil engineer's recommendations and City ordinances, the City Engineer shall determine which shall apply.	PW	Approval of grading plans or issuance of grading permits. On going
102.	A detailed Erosion Control Plan shall be included with the Grading Plan approval. The plan shall include detailed design, location, and maintenance criteria of all erosion and sedimentation control measures.	PW	Approval of grading plans or issuance of grading permits. On going
103.	Tiebacks or structural fabric for retaining walls shall not cross property lines, or shall be located a minimum of 2' below the finished grade of the upper lot.	PW	Approval of grading plans or issuance of grading permits. On going
IMPROVEMENTS			
104.	The public improvements shall be constructed generally as shown on the Tentative Map and/or Site Development Review. However,	PW	Approval of grading

COA #	Condition Text	Resp. Agency	Required Prior to:
	the approval of the Tentative Map and/or Site Development Review is not an approval of the specific design of the drainage, sanitary sewer, water, and street improvements.		plans or issuance of grading permits. On going
105.	All public improvements shall conform to the City of Dublin Standard Plans and design requirements and as approved by the City Engineer.	PW	Approval of improvement plans or start of construction. On going
106.	Public streets shall be at a minimum 1% slope with minimum gutter flow of 0.7% around bumpouts. Private streets and alleys shall be at minimum 0.5% slope.	PW	Approval of improvement plans or start of construction. On going
107.	Curb Returns on arterial and collector streets shall be 40-foot radius, all internal public streets curb returns shall be minimum 30-foot radius (36-foot with bump outs) and private streets/alleys shall be a minimum 20-foot radius, or as approved by the City Engineer. Curb ramp locations and design shall conform to the most current Title 24 and Americans with Disabilities Act requirements and as approved by the City Traffic Engineer.	PW	Approval of improvement plans or start of construction. On going
108.	Any decorative pavers/paving installed within City right-of-way shall be done to the satisfaction of the City Engineer. Where decorative paving is installed at signalized intersections, pre-formed traffic signal loops shall be put under the decorative pavement. Decorative pavements shall not interfere with the placement of traffic control devices, including pavement markings. All turn lane stripes, stop bars and crosswalks shall be delineated with concrete bands or color pavers to the satisfaction of the City Engineer. Maintenance costs of the decorative paving shall be the responsibility of the Homeowners Association.	PW	Approval of improvement plans or start of construction. On going
109.	The Developer shall install all traffic signs and pavement marking as required by the City Engineer.	PW	Occupancy of units or acceptance of improvement s.
110.	Street light standards and luminaries shall be designed and installed per approval of the City Engineer. The maximum voltage drop for streetlights is 5%.	PW	Occupancy of units or acceptance of improvement s.
111.	The Developer shall construct bus stops and shelters at the locations designated and approved by the LAVTA and the City Engineer. The Developer shall pay the cost of procuring and installing these improvements.	PW	Occupancy of units or acceptance of improvement s.
112.	Developer shall construct all potable and recycled water and sanitary sewer facilities required to serve the project in accordance	PW	Occupancy of units or

COA #	Condition Text	Resp. Agency	Required Prior to:
	with DSRSD master plans, standards, specifications and requirements.		acceptance of improvement s.
113.	Fire hydrant locations shall be approved by the Alameda County Fire Department. A raised reflector blue traffic marker shall be installed in the street opposite each hydrant.	PW	Occupancy of units or acceptance of improvement s.
114.	The Developer shall furnish and install street name signs for the project to the satisfaction of the City Engineer.	PW	Occupancy of units or acceptance of improvement s.
115.	Developer shall construct gas, electric, cable TV and communication improvements within the fronting streets and as necessary to serve the project and the future adjacent parcels as approved by the City Engineer and the various Public Utility agencies.	PW	Occupancy of units or acceptance of improvement s.
116.	All electrical, gas, telephone, and Cable TV utilities, shall be underground in accordance with the City policies and ordinances. All utilities shall be located and provided within public utility easements and sized to meet utility company standards.	PW	Occupancy of units or acceptance of improvement s.
117.	All utility vaults, boxes and structures, unless specifically approved otherwise by the City Engineer, shall be underground and placed in landscape areas and screened from public view. Prior to Joint Trench Plan approval, landscape drawings shall be submitted to the City showing the location of all utility vaults, boxes and structures and adjacent landscape features and plantings. The Joint Trench Plans shall be signed by the City Engineer prior to construction of the joint trench improvements.	PW	Occupancy of units or acceptance of improvement s.
CONSTRUCTION			
118.	The Erosion Control Plan shall be implemented between October 15th and April 15th unless otherwise allowed in writing by the City Engineer. The Developer will be responsible for maintaining erosion and sediment control measures for one year following the City's acceptance of the subdivision improvements.	PW	On-going as needed
119.	If archaeological materials are encountered during construction, construction within 100 feet of these materials shall be halted until a professional Archaeologist who is certified by the Society of California Archaeology (SCA) or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures.	PW	On-going as needed
120.	Construction activities, including the maintenance and warming of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 5:30 p.m. except as otherwise approved by the City Engineer. Extended hours or	PW	On-going as needed

COA #	Condition Text	Resp. Agency	Required Prior to:
	Saturday work will be considered by the City Engineer on a case-by-case basis.		
121.	Developer shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding developed properties. The plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be provided prior to project construction.	PW	Start of construction implementation and on-going as needed
122.	Developer shall prepare a plan for construction traffic interface with public traffic on any existing public street. Construction traffic and parking may be subject to specific requirements by the City Engineer.	PW	Start of construction implementation and on-going as needed
123.	The Developer shall be responsible for controlling any rodent, mosquito, or other pest problem due to construction activities.	PW	On-going
124.	The Developer shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant or as directed by the City Engineer.	PW	On-going
125.	The Developer shall provide the Public Works Department with a letter from a registered civil engineer or surveyor stating that the building pads have been graded to within 0.1 feet of the grades shown on the approved Grading Plans, and that the top & toe of banks and retaining walls are at the locations shown on the approved Grading Plans.	PW	Issuance of Building permits or acceptance of improvements
STORM WATER QUALITY (NPDES)			
126.	Prior to any clearing or grading, the Developer shall provide the City evidence that a Notice of Intent (NOI) has been sent to the California State Water Resources Control Board per the requirements of the NPDES. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Public Works Department and be kept at the construction site.	PW	Start of any construction activities
127.	The Storm Water Pollution Prevention Plan (SWPPP) shall identify the Best Management Practices (BMPs) appropriate to the project construction activities. The SWPPP shall include the erosion control measures in accordance with the regulations outlined in the most current version of the ABAG Erosion and Sediment Control Handbook or State Construction Best Management Practices Handbook. The Developer is responsible for ensuring that all contractors implement all storm water pollution prevention measures in the SWPPP.	PW	SWPPP to be prepared prior to approval of improvement plans, implementation prior to start of construction and on-going as needed.

PASSED, APPROVED AND ADOPTED this 24th day of May 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair

ATTEST:

Assistant Community Development Director

G:\PA#\2014\PLPA-2014-00005 *Dublin Crossing VTM+Landscape Master Plan\PC 03.25.2014\TMap Reso.docx*

BENCHMARK

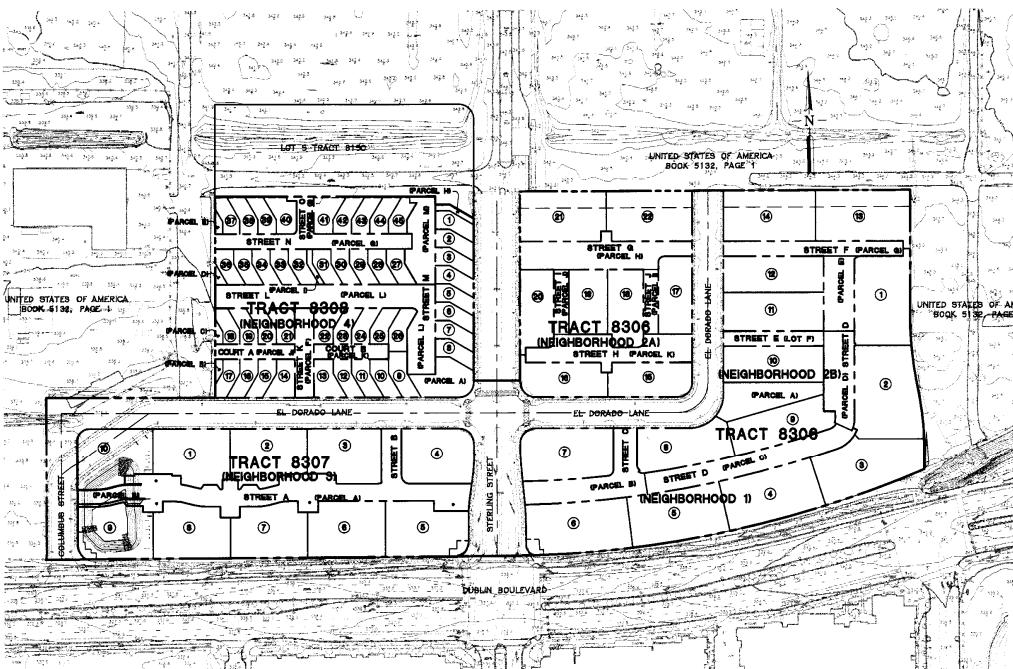
A BRASS DISC SET IN THE GROUND EASTERLY CORNER OF A CIRCLE IT HEADWALL CHANNEL AT FOOT OF GRADE, CONG EASTERLY ON ARNOLD VALLEY BLVD ON THE NORTHERLY SIDE OF AMADOR VALLEY BLVD, WEST OF WILWOOD ROAD, DISC STAMPED "AMA-FLOOD 1977".
ELEVATION = 361.742 NOV 29 (1974 NGS ADJ)

BASIS OF BEARINGS

THE BEARING NOT 213°35' BETWEEN FOUND MONUMENTS IN ARNOLD ROAD AS SHOWN ON PARCEL MAP 7233, FILED IN BOOK 238 OF PARCEL MAPS OF ALAMEDA COUNTY, CALIFORNIA IS TAKEN AS THE BASIS OF BEARINGS FOR THIS IMPROVEMENT PLANS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
—	TRACT BOUNDARY	—
—	LOT LINE	—
—	RIGHT OF WAY	—
—	CENTER LINE	—
—	RETAINING WALL	—
—	EASEMENT LINE	—
—	STORM DRAIN	—
—	SANITARY SEWER	—
—	POTABLE WATER	—
—	RECYCLED WATER	—
—	CURB & GUTTER	—
—	PCC SIDEWALK / PCC TRAIL	—
—	EARTH OR GRASS SWALE	□
■	STORM WATER INLET	□
■	FIELD INLET	□
■	MANHOLE	□
▲	SANITARY SEWER LATERAL	—
●	FIRE HYDRANT	—
●	BLOW OFF	—
●	WATER VALVE	—
●	STREET LIGHT	—
●	TRAFFIC SIGN	—
—	FENCE	—
—	BARRICADE	—
—	CURB RAMP	—
—	CONTOUR ELEVATIONS	—
—	SPOT ELEVATION	+ 523.2

**LOCATION MAP**

NOT TO SCALE

ABBREVIATIONS

AB	AGGREGATE BASE	A	PAID ELEVATION
AC	ASPHALT CONCRETE	ACC	PORTLAND CEMENT CONCRETE
AD	AREA DRAIN	PL	PROPERTY LINE
BC	BEGINNING OF CURVE	PRC	POINT OF CURVE
BL	BLOW OFF	PSL	PUBLIC SERVICE EASEMENT (PUBLIC STREET)
BRW	BOTTOM OF RETAINING WALL	PSL	PEDESTRIAN STREET LIGHT
BVC	BEST VERTICAL CURVE	PUE	PUBLIC UTILITY EASEMENT (PRIVATE STREET)
BY	BOTTOMY WALL	PTC	POINT OF TURN
CB	CATCH BASIN	PTI	POINT OF VERTICAL INTERSECTION
CL	DESK LINE	PPC	PORTAL OF CONCRETE PIPE
DL	DROP INLET	PRP	PIPE REINFORCED CONCRETE PIPE
DIP	DESK INLET	PTI	POINT OF TURN
DP	DUCTILE IRON PIPE	RW	RIGHT OF WAY
DS	DRIVE	RT	ROUTE
EV	EMERGENCY VEHICLE ACCESS EASEMENT	SE	SIZE
EVC	END VERTICAL CURVE	SFE	STORM DRAIN EASEMENT
EVZ	END VERTICAL ZONE	SFM	STORM FORCE MAIN
FC	FACE OF CURB	SNS	STREET NAME SIGN
FG	FINISHED GRADE	STA	STANDARD
FL	FLUSH	SWK	SIDEWALK
FS	BUILDING FIRE SERVICE	SS	STRUCTURE SURVEY
GB	GRADE BREAK	TAE	TEMPORARY ACCESS EASEMENT
HP	HOT AND ASPHALT	TOP	TOP OF CURB
HPA	HIGH POINT	TP	TOP
INV	INVERT ELEVATION	TRE	TOP OF RETAINING WALL
LCP	LOW POINT	TSE	TEMPORARY STORM DRAIN EASEMENT
MAX	MAXIMUM	TP	TOP
MH	MANHOLE	TM	TYPE
MN	MINIMUM	TM	LINE EASEMENT
		WM	WATER METER

SHEET INDEX **SHEET NO.****DESCRIPTION**

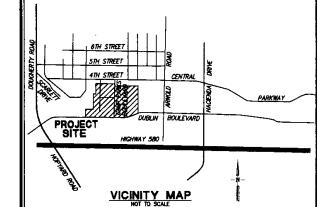
TM0.1	TITLE SHEET
TM0.2	EXISTING CONDITION PLAN
TM1.1	TRACT 8306 – PROPOSED LOTTING PLAN
TM1.2	TRACT 8306 – PRELIMINARY GRADING AND DRAINAGE PLAN
TM1.3	TRACT 8306 – PRELIMINARY UTILITY PLAN
TM1.4	TRACT 8306 – PRELIMINARY STORMWATER MANAGEMENT PLAN
TM1.5	TRACT 8306 – SECTIONS & DETAILS
TM2.1	TRACT 8307 – PROPOSED LOTTING PLAN
TM2.2	TRACT 8307 – PRELIMINARY (INT) GRADING AND DRAINAGE PLAN
TM2.3	TRACT 8307 – PRELIMINARY (ULT) GRADING AND DRAINAGE PLAN
TM2.4	TRACT 8307 – PRELIMINARY UTILITY PLAN
TM2.5	TRACT 8307 – PRELIMINARY STORMWATER MANAGEMENT PLAN
TM2.6	TRACT 8307 – SECTIONS & DETAILS
TM3.1	TRACT 8308 – PROPOSED LOTTING PLAN
TM3.2	TRACT 8308 – PRELIMINARY GRADING AND DRAINAGE PLAN
TM3.3	TRACT 8308 – PRELIMINARY UTILITY PLAN
TM3.4	TRACT 8308 – PRELIMINARY STORMWATER MANAGEMENT PLAN
TM3.5	TRACT 8308 – SECTIONS & DETAILS
TM4.1	INTERIM STERLING STREET MEDIAN IMPROVEMENTS
TM4.2	ULTIMATE STERLING STREET MEDIAN IMPROVEMENTS

18. ALL PROPOSED ON-SITE STREETS AND COURTS ARE PRIVATELY OWNED AND MAINTAINED.
19. IT IS THE DUTY OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL.
20. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AFTER TENTATIVE MAP APPROVAL.

RECEIVED

MAY 17 2016

DUBLIN PLANNING
EXHIBIT A TO
ATTACHMENT 2

**GENERAL NOTES**

1. OWNER:	DUBLIN CROSSING, LLC 500 EL DORADO LANE, SUITE 100 DAVIE, CA 94064 (925) 743-8000 CONTACT: NICOLE MOORE
2. DEVELOPER:	DUBLIN CROSSING, LLC 4600 CHABOT DRIVE, SUITE 100 DAVIE, CA 94064 (925) 743-8000 CONTACT: NICOLE MOORE
3. CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR 4600 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 (925) 227-9100 FAX: (925) 227-9100 R.C.E. # 41495
4. GEOTECHNICAL ENGINEER:	BERLOGAR STEVENS AND ASSOCIATES 5587 SUNNY BOULEVARD PLEASANTON, CA 94588 (925) 462-1000 CONTACT: BILL STEVENS
5. ASSESSOR'S PARCEL NUMBERS:	PORTION OF 886-1-1-19
6. PROPERTY DESCRIPTION:	PARCEL M AS DESCRIBED IN THE DOCUMENT RECORDED APRIL 1, 2014 AS INSTRUMENT NO. 2015-088529 OFFICIAL RECORDS OF ALAMEDA COUNTY.
7. EXISTING USE:	VACANT
8. PROPOSED USE:	RESIDENTIAL
9. EXISTING ZONING:	PER DUBLIN CROSSING SPECIFIC PLAN
10. PROPOSED ZONING:	PER DUBLIN CROSSING SPECIFIC PLAN
11. GENERAL PLAN LAND USE DESIGNATION:	PER DUBLIN CROSSING SPECIFIC PLAN
12. GROSS AREA:	a. TRACT 8306 (NEIGHBORHOOD 1 & 2A/2B) = 8.74 ACRES b. TRACT 8307 (NEIGHBORHOOD 3) = 24.24 ACRES c. TRACT 8308 (NEIGHBORHOOD 4) = 3.78 ACRES TOTAL = 36.76 ACRES
13. TOTAL NUMBER OF LOTS/PARCELS:	a. TRACT 8306 (NEIGHBORHOOD 1 & 2A/2B): - RESIDENTIAL = 22 - PRIVATE STREETS = 10 b. TRACT 8307 (NEIGHBORHOOD 3): - RESIDENTIAL = 10 - PRIVATE STREETS = 2 c. TRACT 8308 (NEIGHBORHOOD 4): - RESIDENTIAL = 45 - PRIVATE STREETS = 7 - COMMON AREAS = 0 TOTAL = 704
14. TOTAL NUMBER OF RESIDENTIAL UNITS:	a. TRACT 8306 (NEIGHBORHOOD 1 & 2A/2B): - MOTOR COURTS = 62 - TOWN HOMES = 107 b. TRACT 8307 (NEIGHBORHOOD 3): - MOTOR COURTS = 75 - TOWN HOMES = 107 c. TRACT 8308 (NEIGHBORHOOD 4): - SINGLE FAMILY HOMES = 45 - TOWN HOMES = 289 TOTAL = 289
15. UTILITIES:	a. WATER: b. SANITARY SEWER: c. STORM DRAIN: d. GAS AND ELECTRIC: e. TELEPHONE: f. LAND FILL: g. FIRE: h. ALAMEDA COUNTY FIRE DEPARTMENT
16. TOPOGRAPHIC INFORMATION:	TOPOGRAPHIC INFORMATION SHOWN IS BASED ON Aerial SURVEY PREPARED IN JULY 2012.
17. OTHER INFORMATION:	A PORTION OF THE PROPERTY LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE BASE MAP NUMBER 08007003000, EFFECTIVE DATE AUGUST 3, 2009.

RJA**RUGGERI-JENSEN-AZAR**

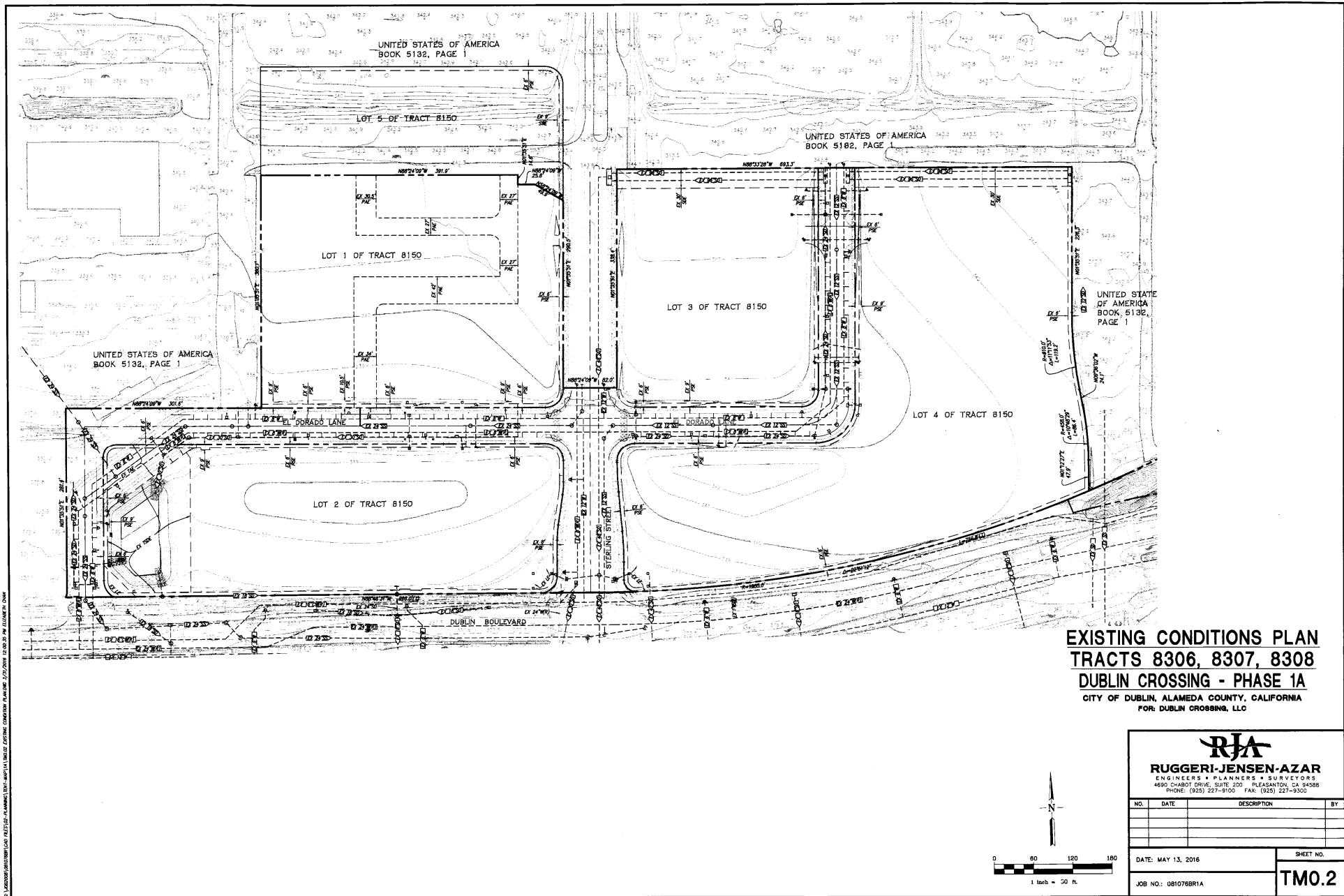
ENGINEERS • PLANNERS • SURVEYORS

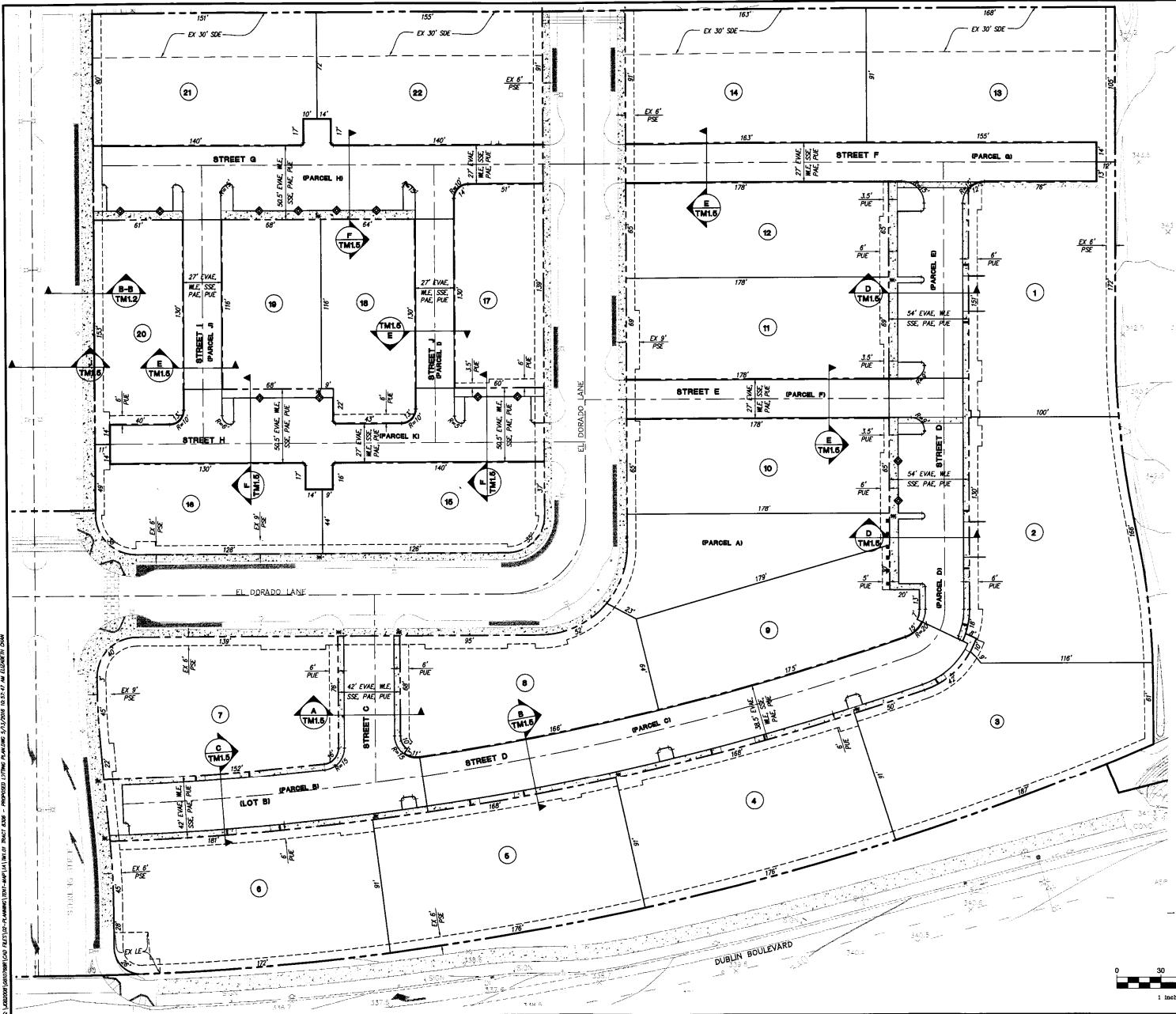
4600 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588

PHONE: (925) 227-9100 FAX: (925) 227-9100

E-mail: info@rjaz.com

www.rjaz.com





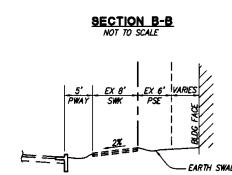
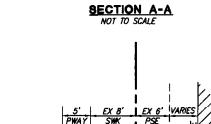
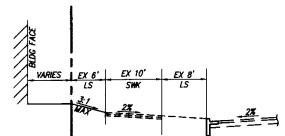
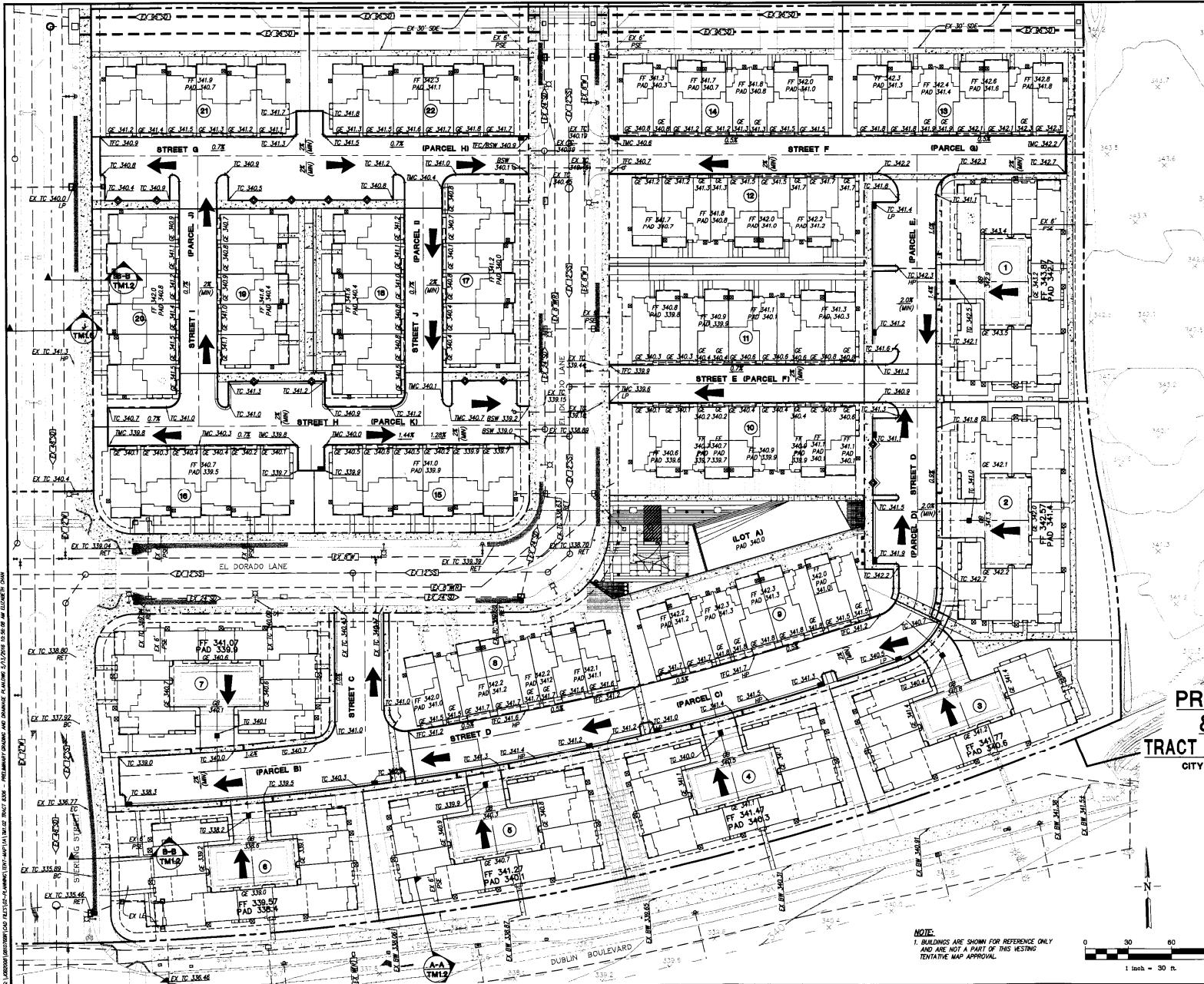
TRACT 8306: UNIT SUMMARY		
PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
1	18,046	0.37
2	18,999	0.43
3	18,779	0.38
4	15,635	0.36
5	15,659	0.36
6	15,757	0.38
7	15,085	0.35
8	12,460	0.29
9	11,891	0.27
10	11,558	0.27
11	12,287	0.28
12	11,556	0.27
13	15,490	0.36
14	14,844	0.34
15	9,061	0.21
16	9,300	0.22
17	8,364	0.19
18	8,640	0.20
19	7,846	0.18
20	8,556	0.20
21	13,453	0.31
22	13,774	0.32
A	8,594	0.20
B	12,682	0.29
C	14,455	0.33
D	8,731	0.20
E	7,223	0.17
F	4,800	0.11
G	8,600	0.20
H	14,497	0.33
I	3,123	0.07
J	3,123	0.07
K	12,945	0.30
TOTAL	382,301	8.77

LEGEND:
* 5x5 ADA TURNAROUND LOCATION

PROPOSED LOTTING PLAN TRACT 8306 - NEIGHBORHOODS 1 & 2

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

RJA			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94568			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016		SHEET NO.	TM1.1
JOB NO.: 081076BR1A			



LEGEND

← OVERLAND RELEASE PATH

ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
BUILDING SPOILS	3,000	-
LOT	7,223	7,540
SWALE	6,500	6,124
BIO-RETENTION AREAS	1,940	-
STREET UTILITIES TRENCH SPOILS	2,025	-
SHRINKAGE ALLOWANCE (SEE NOTE 3)	-	-
TOTAL	20,875	13,425

1. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER PHASE 1 GRADING CONTOUR AS EXISTING GRADE.
2. IT IS ASSUMED ALL UTILITIES TRENCHES WILL BE BACKFILLED WITH IMPORTED BACKFILL PER CITY STANDARD DETAIL CD-802.
3. THIS IS FOR THE PURPOSE OF THIS CALCULATION A SHRINKAGE FACTOR OF 15% PER DISCUSSION WITH DUBLIN GEOTECHNICAL ON 2/27/2013.

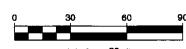
**PRELIMINARY GRADING
& DRAINAGE PLAN**

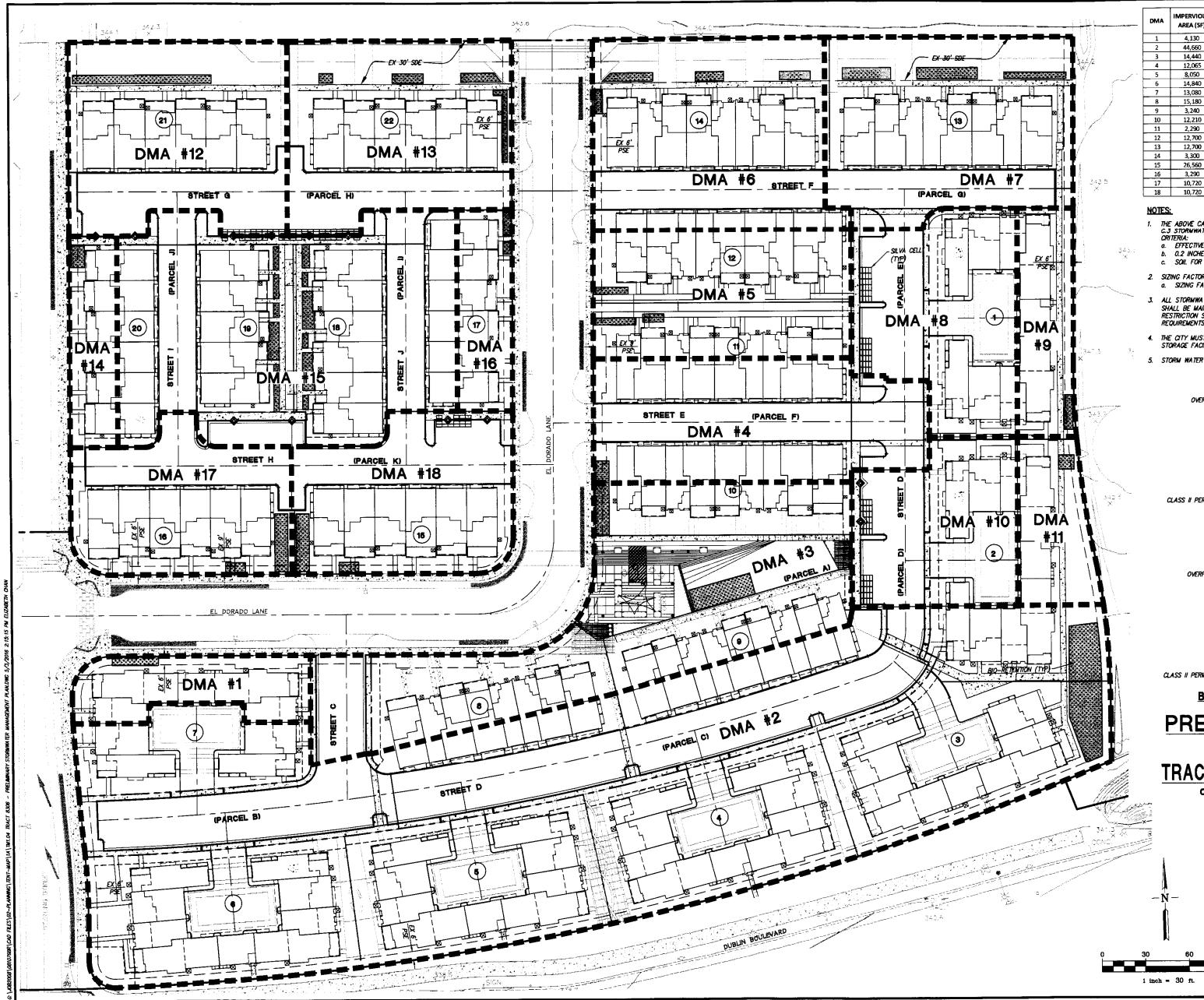
TRACT 8306 - NEIGHBORHOODS 1 & 2

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

RJA			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4990 CLOVERWOOD DRIVE, SUITE 200 • DUBLIN, CA 94568			
PHONE: (925) 227-9100 • FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016		SHEET NO.	
JOB NO.: 081076BR1A			
TM1.2			

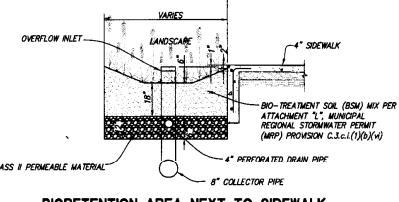
NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS WORKING
TENTATIVE MAP APPROVAL



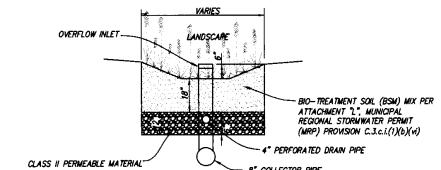


NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:
 - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVERIOUS AREA
 - b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA
 - c. SOI FOR TREATMENT MEDIA IS WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - a. SIZING FACTOR=(0.2 IN/HR)/(0.04 IN/HR)=0.04
3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION EASEMENTS AND/OR DEED RESTRICTIONS. ALL SHALL BE CREATED FOR THIS PURPOSE ON LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROINFRICATION STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.



BIORETENTION AREA NEXT TO SIDEWALK
NOT TO SCALE



BIORETENTION AREA AT LANDSCAPE AREA
NOT TO SCALE

PRELIMINARY STORMWATER MANAGEMENT PLAN

TRACT 8306 - NEIGHBORHOODS 1 & 2

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

RJA
RUGGERI-JENSEN-AZAR

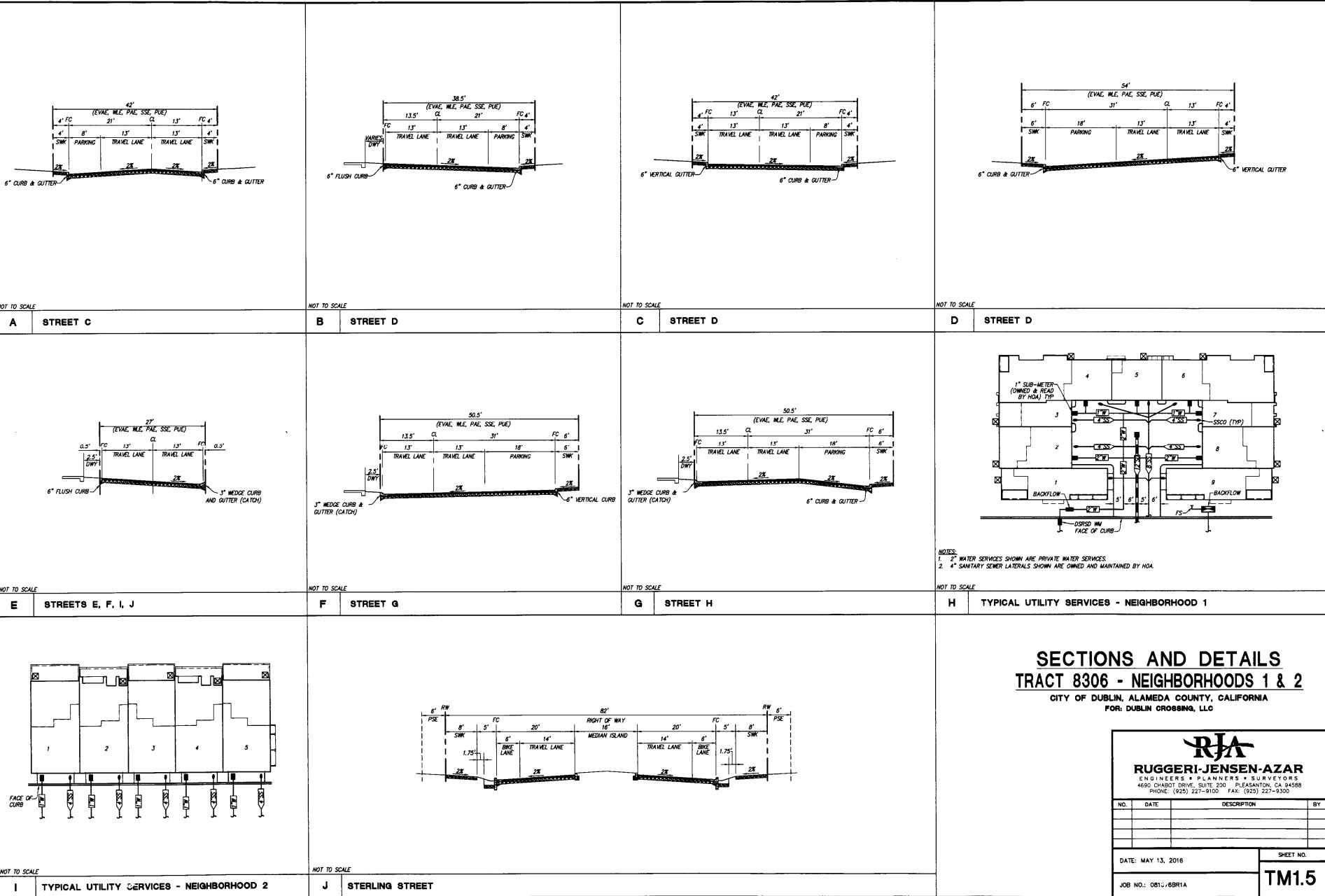
ENGINEERS PLANNERS SURVEYORS
4690 COLLEGE DRIVE, SUITE 200, DUBLIN, CA 94568
PHONE: (925) 227-9105 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.
TM1.4

JOB NO.: 081768R1A



SECTIONS AND DETAILS
TRACT 8306 - NEIGHBORHOODS 1 & 2

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**

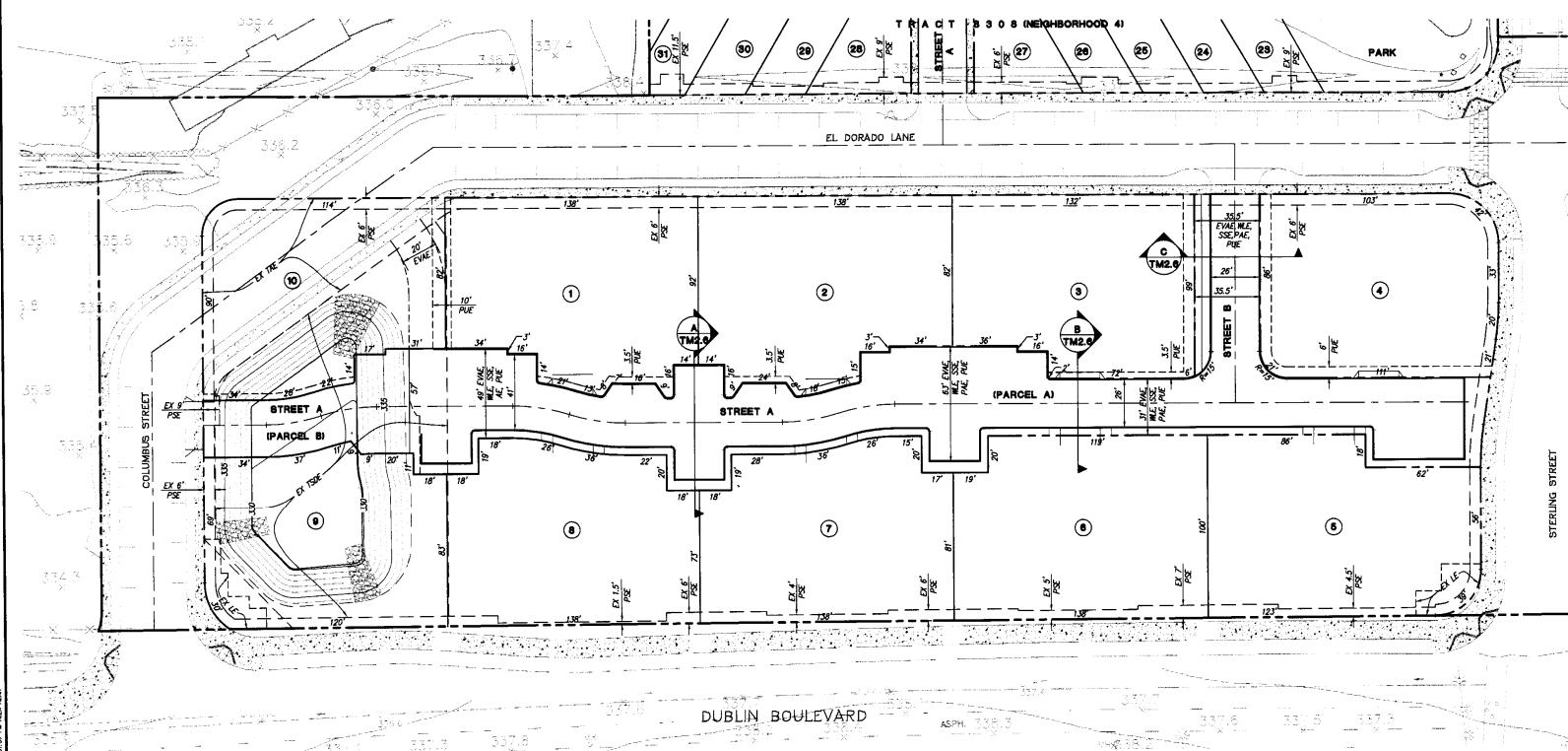
ANSWER

RJA
UGGERI-JENSEN-AZAR
INEERS • PLANNERS • SURVEYORS

PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 0811/69R1A			TM1.5

TM1.5

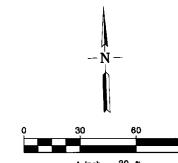
LOT AREA TABLE		
PARCEL NO.	AREA (SQ.FT.)	AREA (ACRE)
1	13,167	0.30
2	13,211	0.30
3	12,316	0.28
4	12,726	0.29
5	13,328	0.31
6	13,540	0.31
7	12,597	0.29
8	12,757	0.29
9	12,302	0.29
10	13,115	0.30
A	30,608	0.70
B	4,404	0.10
TOTAL	164,458	3.78

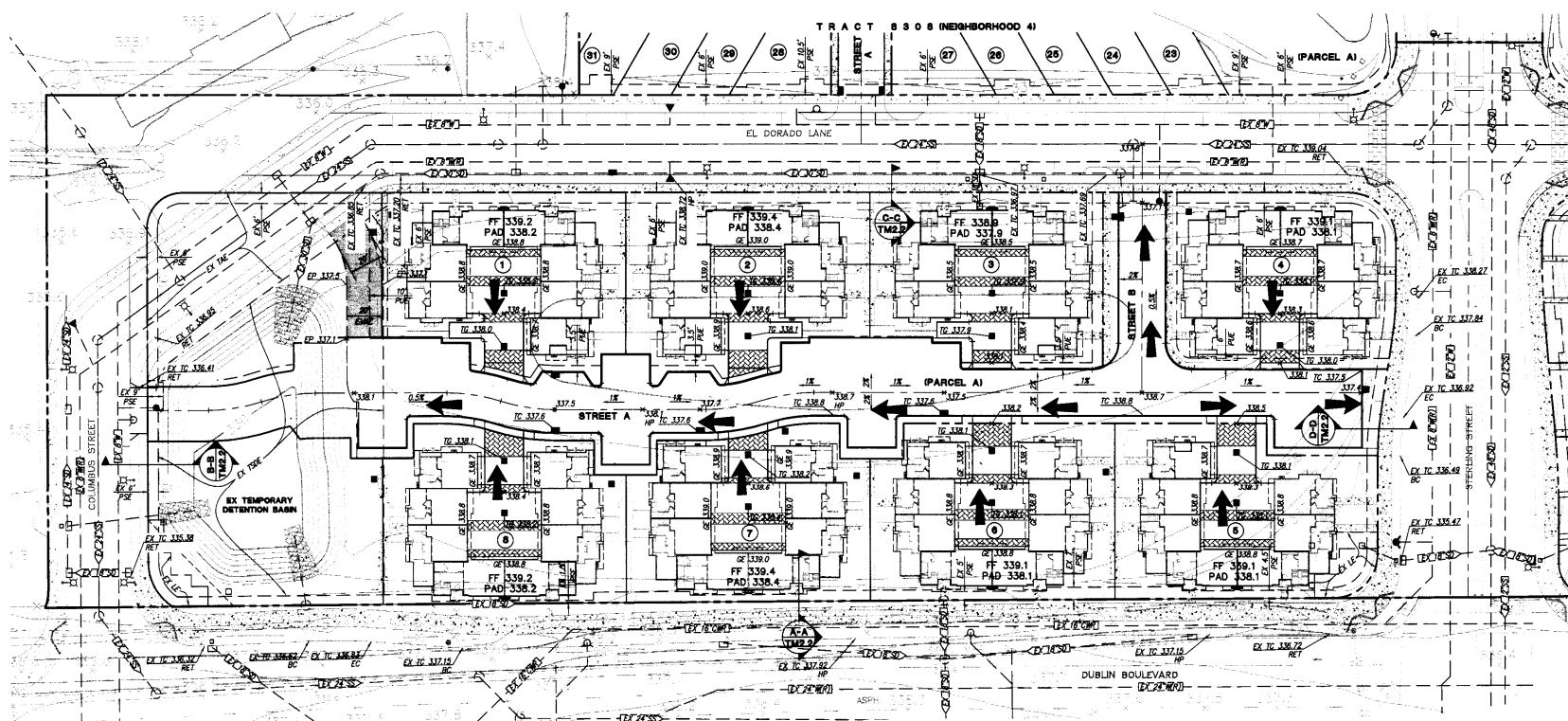


PROPOSED LOTTING PLAN TRACT 8307 - NEIGHBORHOOD 3

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

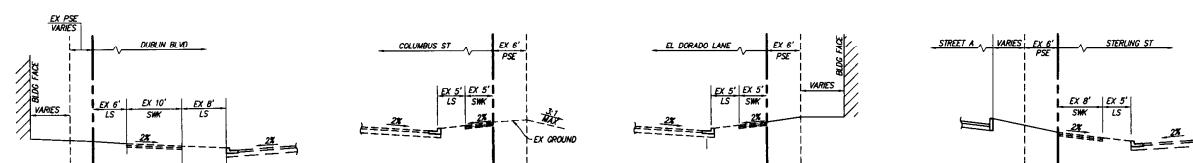
RJA RUGGERI-JENSEN-AZAR ENGINEERS PLANNERS SURVEYORS 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94568 PHONE: (925) 227-9100 FAX: (925) 227-9300		
NO.	DATE	DESCRIPTION
DATE: MAY 13, 2016		SHEET NO.
JOB NO.: 0810768R1A		
TM2.1		





**PRELIMINARY (INT) GRADING
& DRAINAGE PLAN
TRACT 8307 - NEIGHBORHOOD 3**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**



SECTION A-A

SECTION B-1
NOT TO SCALE

SECTION C-

SECTION D-D
NOT TO SCALE

LEGEND

OVERLAND RELEASE PA

NOTE:

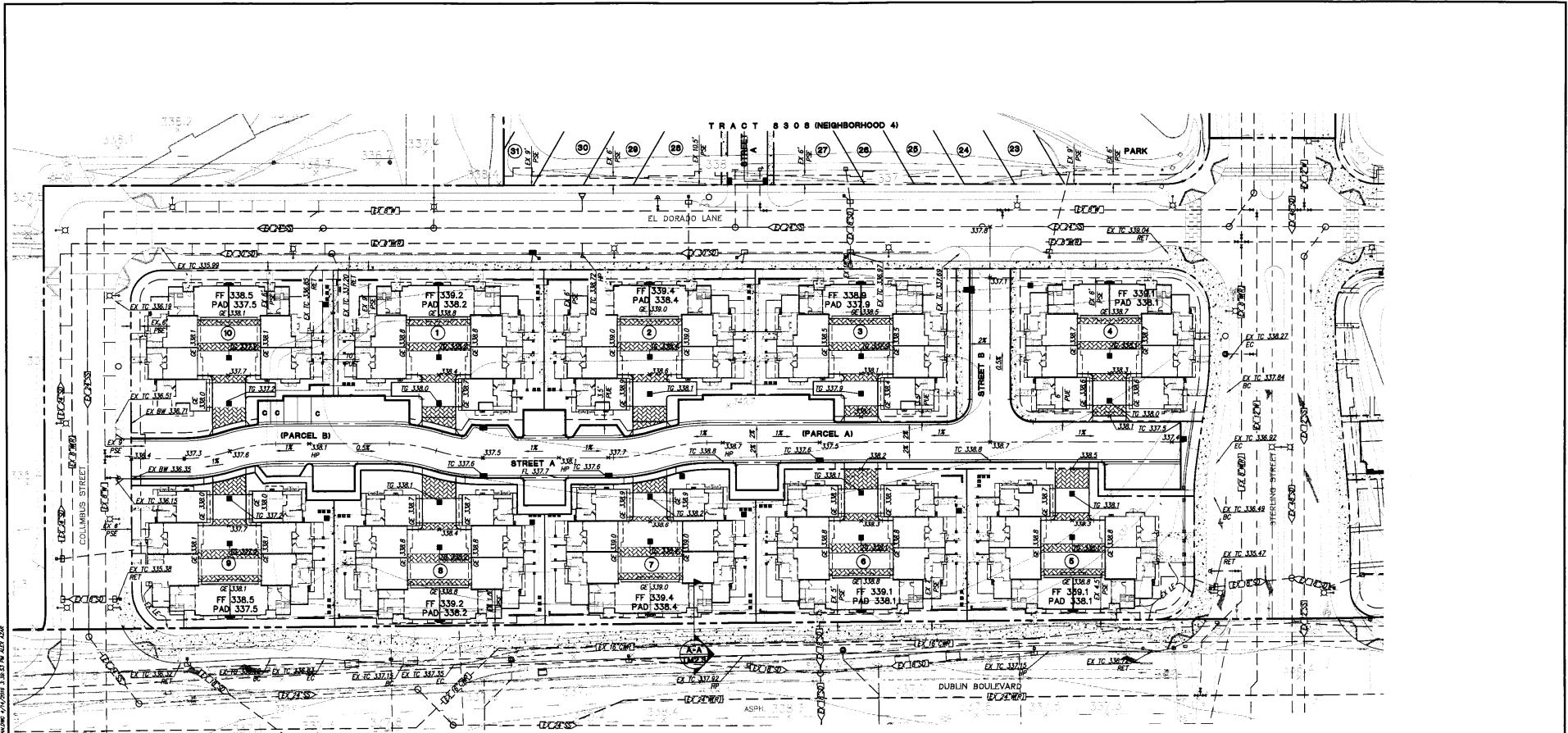
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS VESTING
TENTATIVE MAP APPROVAL.

0 30 60

1 inch = 30 ft

 RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94568 PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 081076BR1A			TM2.2

TM2.2



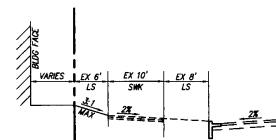
**PRELIMINARY (ULT) GRADING
& DRAINAGE PLAN
TRACT 8307 - NEIGHBORHOOD 3**

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

ESTIMATED EARTHWORK QUANTITIES

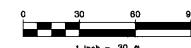
ITEM	QTY (CY)	FILL (CY)
BUILDING SPOILS	1,948	3,457
LOT	3,221	
STREETS	2,638	7
BROKERAGE AREAS		
STREET UTILITIES TRENCH SPOILS (SEE NOTE 3)	1,228	-
DETENTION POND	-	2,663
SHRINKAGE (ASSUMED 10% SEE NOTE 4)	-	109
TOTAL	9,008	7,048

1. THIS ESTIMATED EARTHWORK QUANTITIES TABLE IS PREPARED USING CITY APPROVED TENTATIVE MAP FOR TRACT 8150 - DUBLIN CROSSING PREPARED BY RUGGERI-JENSEN-AZAR.
2. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER EXISTING ASPHALT PAVING AND FOUNDATION IS REMOVED.
3. IT IS ASSUMED THAT ALL EARTHWORK SPOILS WILL BE BACKFILLED WITH IMPORTED BACKFILL PER CITY STANDARD DETAIL CD-801.
4. IT IS ASSUMED FOR PURPOSE OF THIS CALCULATION A SHRINKAGE FACTOR OF 15% PER DISCUSSION WITH BEHLIGER GEOTECHNICAL ON 2/10/2013.



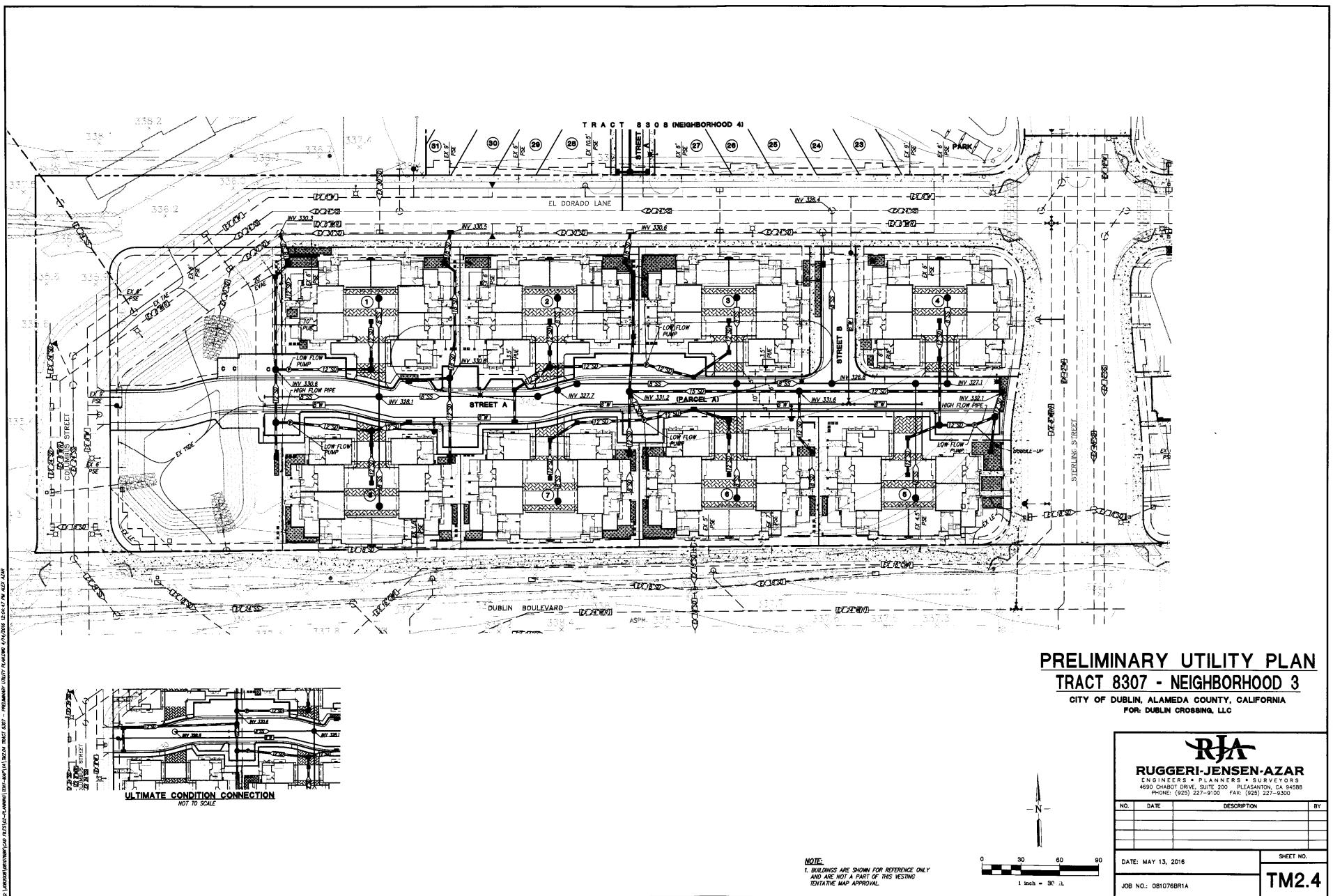
SECTION A-A
NOT TO SCALE

NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS VESTING
MAP APPROVAL.



RJA	RUGGERI-JENSEN-AZAR		
ENGINEERS • PLANNERS • SURVEYORS			
4960 ROSEMEAD BLVD., SUITE 100, CARMEL VALLEY, CA 92010 PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 081076BR1A			

TM2.3



PRELIMINARY UTILITY PLAN
TRACT 8307 - NEIGHBORHOOD 3

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94568

4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION
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Table 1. Summary of the main characteristics of the four groups of patients.

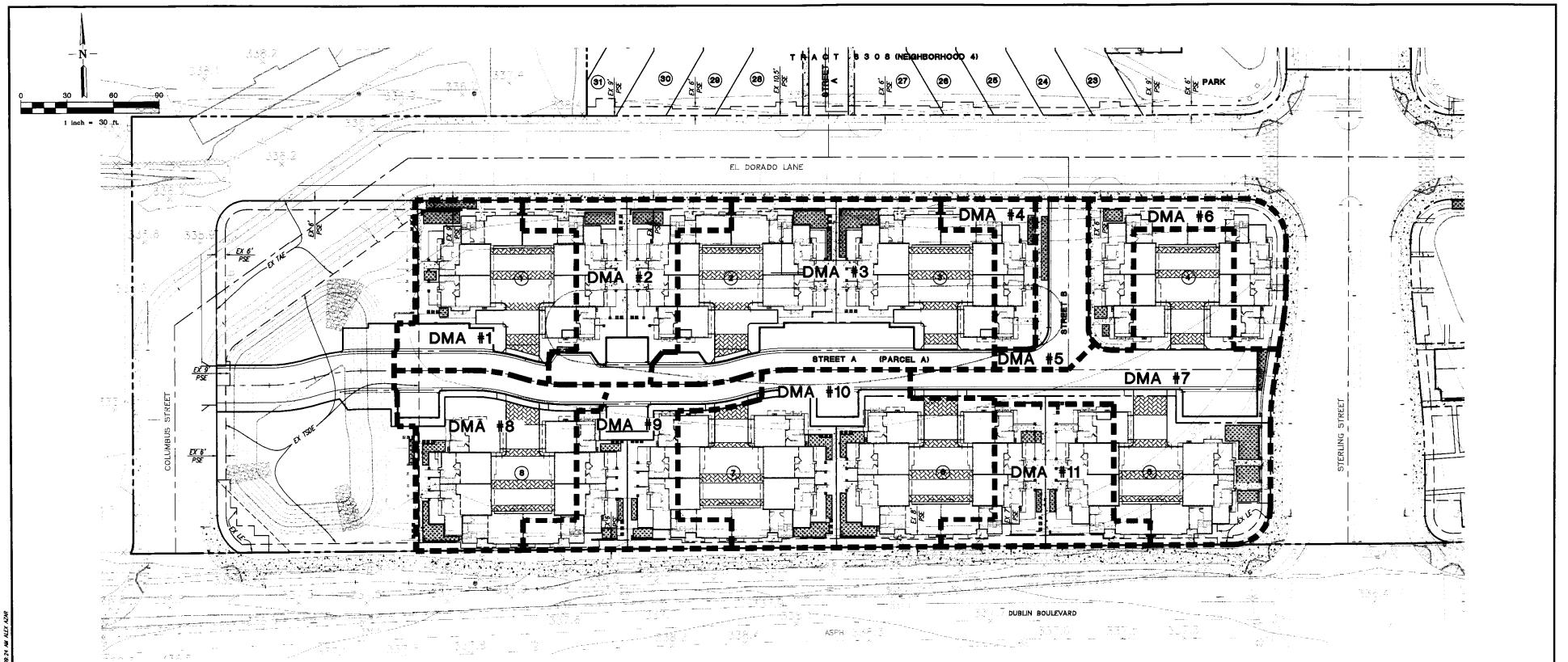
NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO. _____

TM2.4

NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS VESTING
TENTATIVE MAP APPROVAL.



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION REQUIRED (SF)	BIO-RETENTION PROVIDED (SF)
1	10,274	1,784	12,058	10,452	418	440
2	4,346	3,567	7,913	4,703	188	250
3	18,400	3,567	22,000	18,400	750	760
4	17,738	3,429	21,167	18,574	75	120
5	5,025	468	5,493	5,027	203	210
6	3,402	4,086	7,488	3,811	152	206
7	18,763	2,793	21,556	19,042	762	787
8	11,211	1,784	12,995	11,389	456	460
9	6,672	3,567	10,259	7,029	261	260
10	17,564	3,255	20,819	17,523	217	220
11	3,254	5,135	8,489	3,988	155	210

NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.J. STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:

- a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
- b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
- c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.

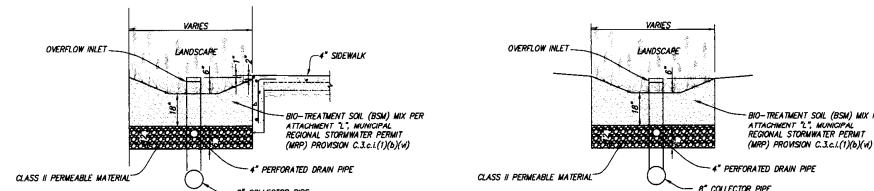
2. SIZING FACTOR OF 0.4 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:

$$\text{SIZING FACTOR} = 0.2 \text{ IN/HRS} / 0.4 \text{ IN/HRS} = 0.4$$

3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EASEMENTS AND/OR DEED RESTRICTIONS SHALL BE CREATED FOR THIS PURPOSE ON LOT IN ACCORDANCE WITH THE CITY REQUIREMENTS.

4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDRANT/STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.

5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.



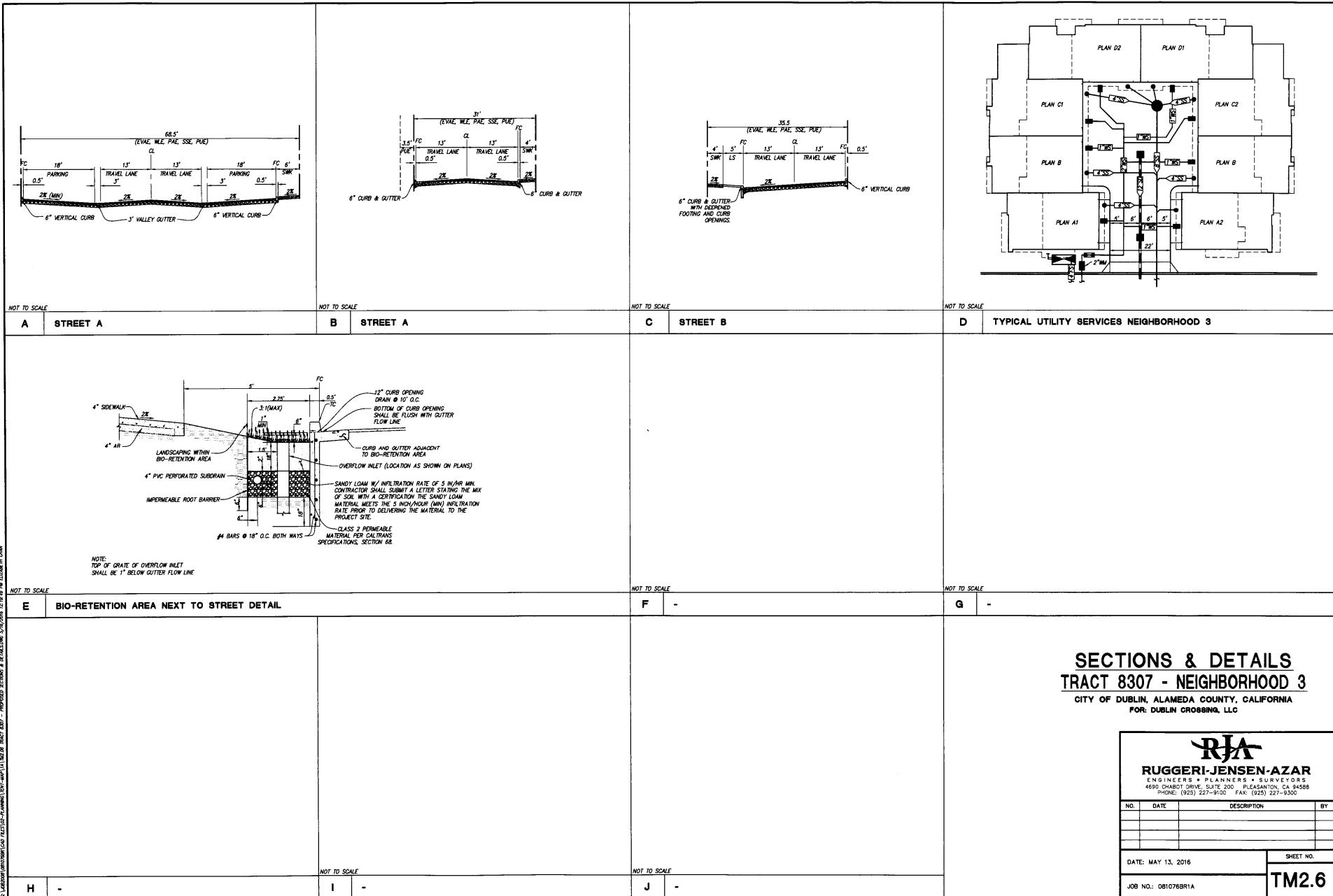
BIORETENTION AREA NEXT TO SIDEWALK
NOT TO SCALE

BIORETENTION AREA AT LANDSCAPE AREA
NOT TO SCALE

PRELIMINARY STORMWATER MANAGEMENT PLAN TRACT 8307 - NEIGHBORHOOD 3

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

RJA			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHAMBERS ROAD, DUBLIN, CA 94568			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
NOTE: 1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT A PART OF THIS PRELIMINARY TENTATIVE MAP APPROVAL		SHEET NO.	
DATE: MAY 13, 2016			
JOB NO.: 081076BR1A		TM2.5	



SECTIONS & DETAILS TRACT 8307 - NEIGHBORHOOD 3

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

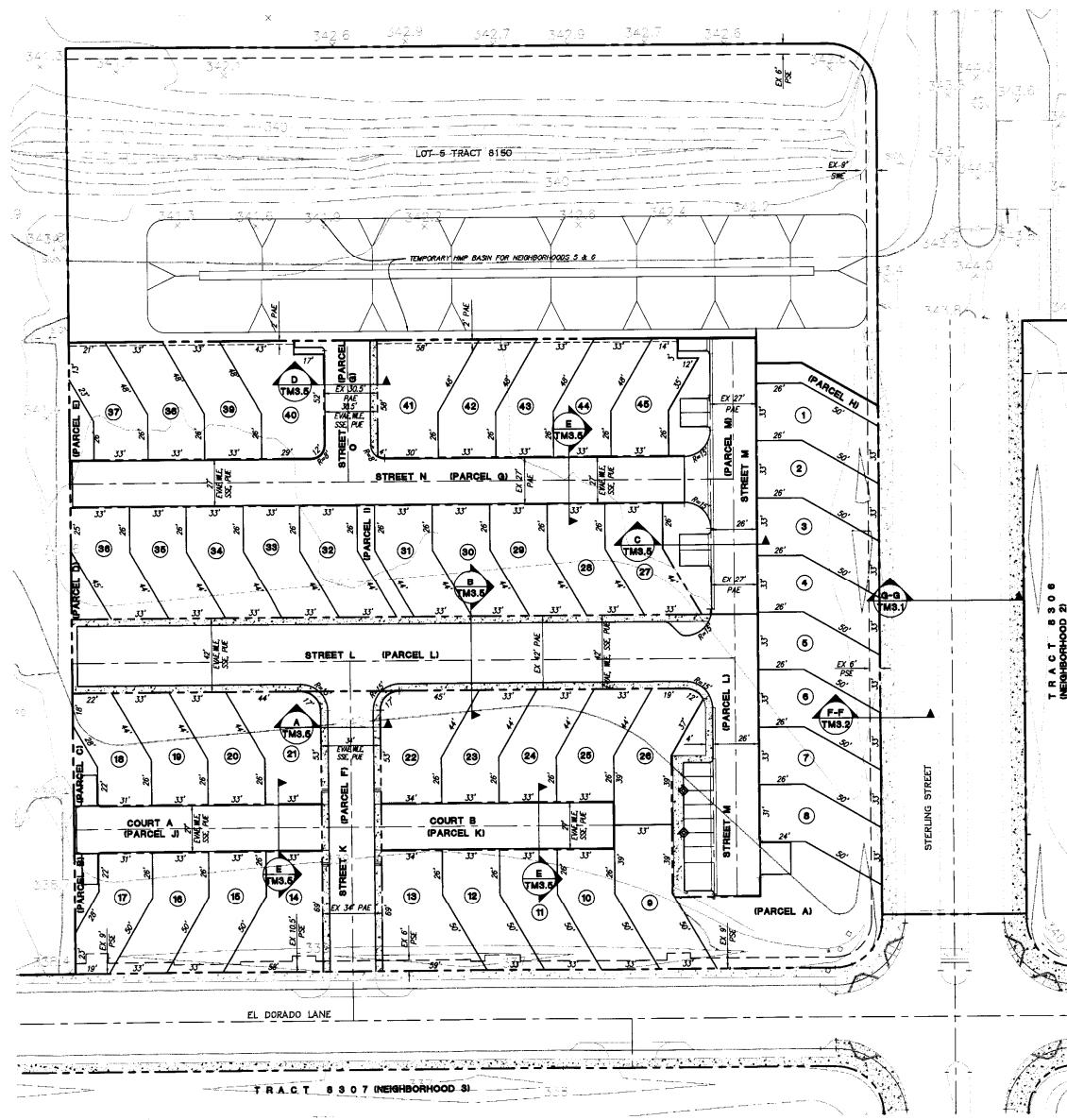
RUGGERI-JENSEN-AZAR <small>ENGINEERS • PLANNERS • SURVEYORS</small> 4690 CHASE AVENUE, DUBLIN, CA 94568 PHONE: (925) 227-9100 FAX: (925) 227-8300			
NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.
TM2.6

JOB NO.: 081076BRIA

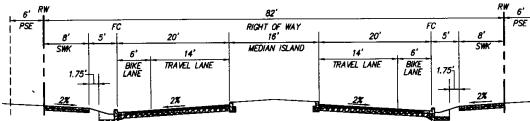
PROPOSED LOCATING PLACEMENT 5/13/2016 NO. 51-30 AM ELIZABETH CHAN



LOT AREAS TABLE		
LOT/PARCEL NO.	AREA (SQ.F.T.)	AREA (ACRES)
1	2,257	0.05
2	2,257	0.05
3	2,257	0.05
4	2,257	0.05
5	2,257	0.05
6	2,258	0.05
7	2,258	0.05
8	2,257	0.05
9	2,699	0.06
10	2,257	0.05
11	2,257	0.05
12	2,258	0.05
13	2,807	0.07
14	2,797	0.06
15	2,257	0.05
16	2,258	0.05
17	2,050	0.05
18	1,947	0.04
19	2,094	0.05
20	2,094	0.05

LOT AREA TABLE		
LOT/PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
21	2,490	.06
22	2,932	.06
23	2,094	.05
24	2,094	.05
25	2,094	.05
26	2,908	.06
27	2,094	.05
28	2,094	.05
29	2,094	.05
30	2,094	.05
31	2,094	.05
32	2,094	.05
33	2,094	.05
34	2,094	.05
35	2,094	.05
36	2,110	.05
37	2,065	.05
38	2,195	.05
39	2,195	.05
40	2,779	.06

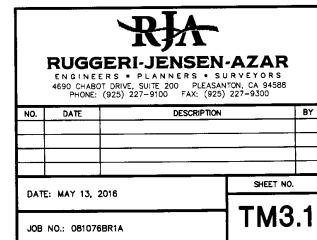
LOT AREA TABLE		
LOT/PARCEL NO	AREA (SQ.FT.)	AREA (ACRES)
41	2,794	0.06
42	2,185	0.05
43	2,185	0.05
44	2,185	0.05
45	2,021	0.05
LOT 5, TRACT 2150	78,616	1.80
A	6,121	0.14
B	468	0.01
C	468	0.01
D	447	0.01
F	415	0.01
F	5,492	0.13
G	11,652	0.27
H	797	0.02
I	640	0.01
J	3,846	0.09
K	3,578	0.08
L	21,725	0.50
M	7,209	0.17
TOTAL	242,867	5.58



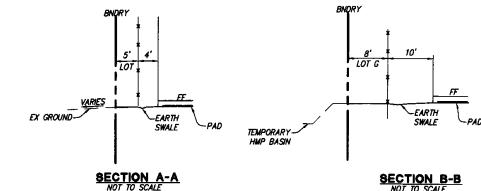
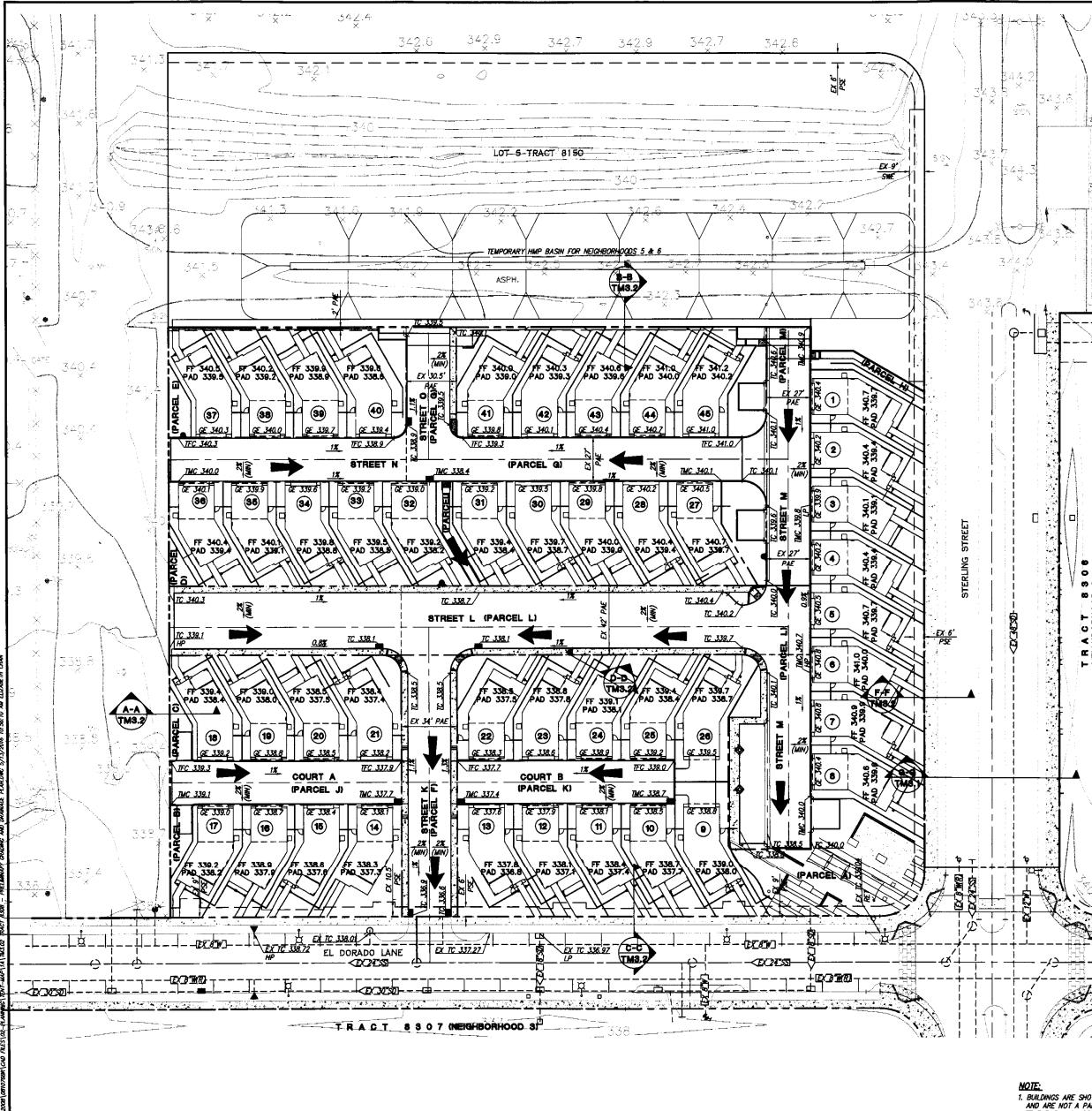
G-G (STERLING STREET)

**PROPOSED LOTTING PLAN
TRACT 8308 - NEIGHBORHOOD 4**

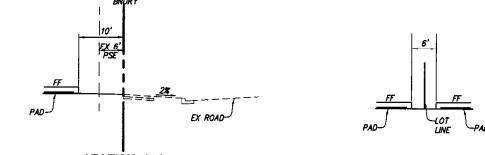
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC



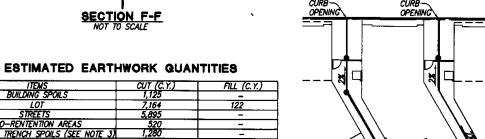
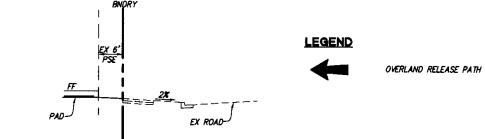
TM3.1



SECTION B-B
NOT TO SCALE



SECTION D-D
NOT TO SCALE

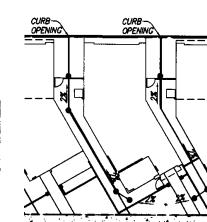


ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
BUILDING SPOILS	1,125	-
LOT	2,164	122
SWALE	3,935	-
BIO-RETENTION AREAS	520	-
STREET UTILITIES TRENCH SPOILS (SEE NOTE 3)	1,280	-
SEWERAGE TRENCH SPOILS (SEE NOTE 4)	74	-
TOTAL	15,384	140

1. THIS ESTIMATED EARTHWORK QUANTITIES TABLE IS PREPARED USING CITY APPROVED TENTATIVE MAP FOR TRACT 8150 - DUBLIN CROSSING PREPARED BY RJA DATED OCTOBER 25, 2013.
2. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER EXISTING ASPHALT PAVING AND EXISTING GRADE SURFACES.
3. IT IS ASSUMED ALL UTILITIES TRENCHES WILL BE BACKFILLED WITH IMPORTED BACKFILL PER CITY STANDARD DETAIL CO-801.
4. THESE QUANTITIES DO NOT INCLUDE A 10% ALLOWANCE FOR EROSION OR A 15% PER DISCUSSION WITH BERLOGAR GEOTECHNICAL ON 2/12/2013.

LEGEND
OVERLAND RELEASE PATH



PRELIMINARY GRADING & DRAINAGE PLAN TRACT 8308 - NEIGHBORHOOD 4

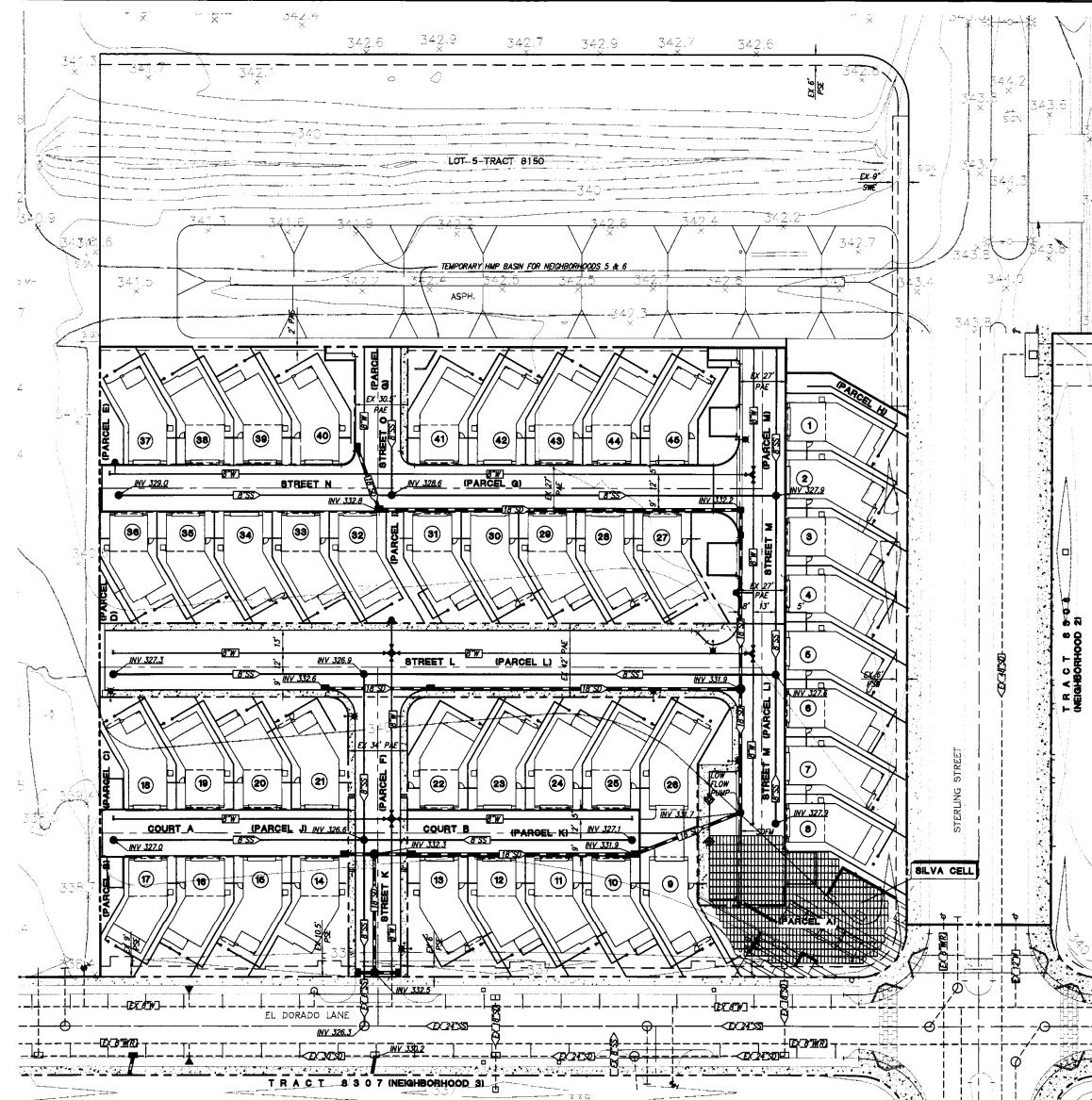
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

RJA			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHAMBERS ROAD, SUITE 200, DUBLIN, CA 94568			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016		SHEET NO.	
JOB NO.: 081078RJA			

TM3.2

NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS VESTING
TENTATIVE MAP APPROVAL.





NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS VESTING
TENTATIVE MAP APPROVAL

PRELIMINARY UTILITY PLAN TRACT 8308 - NEIGHBORHOOD 4

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC

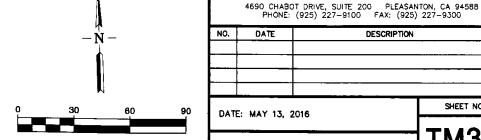


RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS
4690 CHASE DRIVE, SUITE 200, PLEASANTON, CA 94588

PHONE: (925) 227-9100 FAX: (925) 227-9100

NO. DATE DESCRIPTION BY

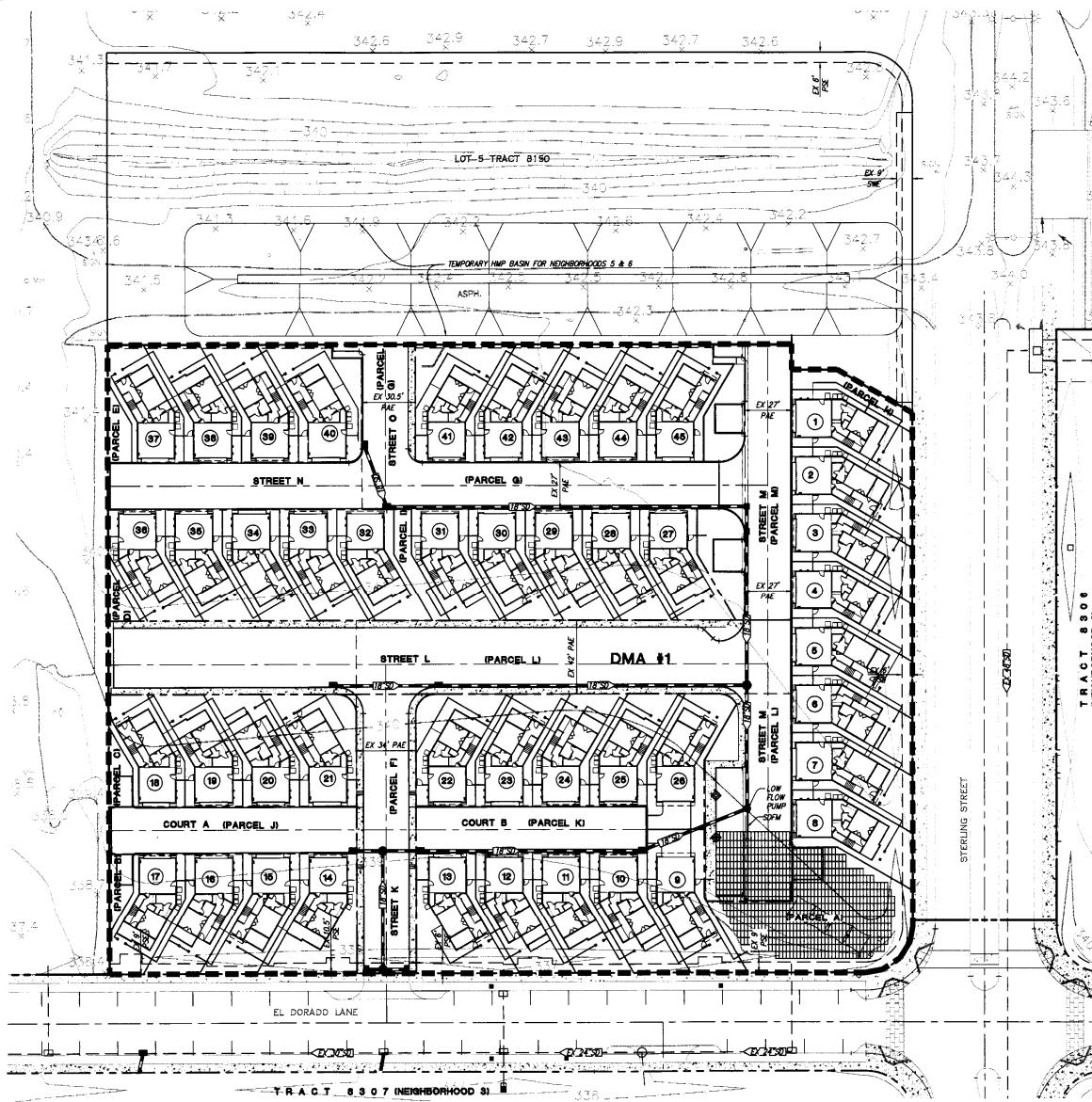


DATE: MAY 13, 2016

SHEET NO.

TM3.3

JOB NO.: 081076BR1A



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION REQUIRED (SF)	BIO-RETENTION PROVIDED (SF)
1	139,616	24,638	164,254	139,625	5585	5615

NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMOGORDO COMMUNITY CLEAN WATER PROGRAM C-3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:
 - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
 - b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA
 - c. SOIL FOR TREATMENT MEDIUM WITH 5" INCHES/HOUR INFILTRATION RATE
 2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - a. SIZING FACTOR = $(0.2 \text{ in/hr}) / (7.5 \text{ in}/\text{hr})^{0.6}$
 3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIG-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION EASEMENTS AND/OR DEED RESTRICTION SHALL BE CREATED FOR THIS PURPOSE ON LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
 4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROMODIFICATION STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
 5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.

LEGEND



SILVA CELLS

**PRELIMINARY STORMWATER
MANAGEMENT PLAN
TRACT 8308 - NEIGHBORHOOD 4**

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC



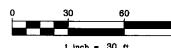
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
1900 EAST 3RD STREET, SUITE 200, PLEASANTON, CA 94566

4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

Digitized by srujanika@gmail.com

NO.	DATE	DESCRIPTION
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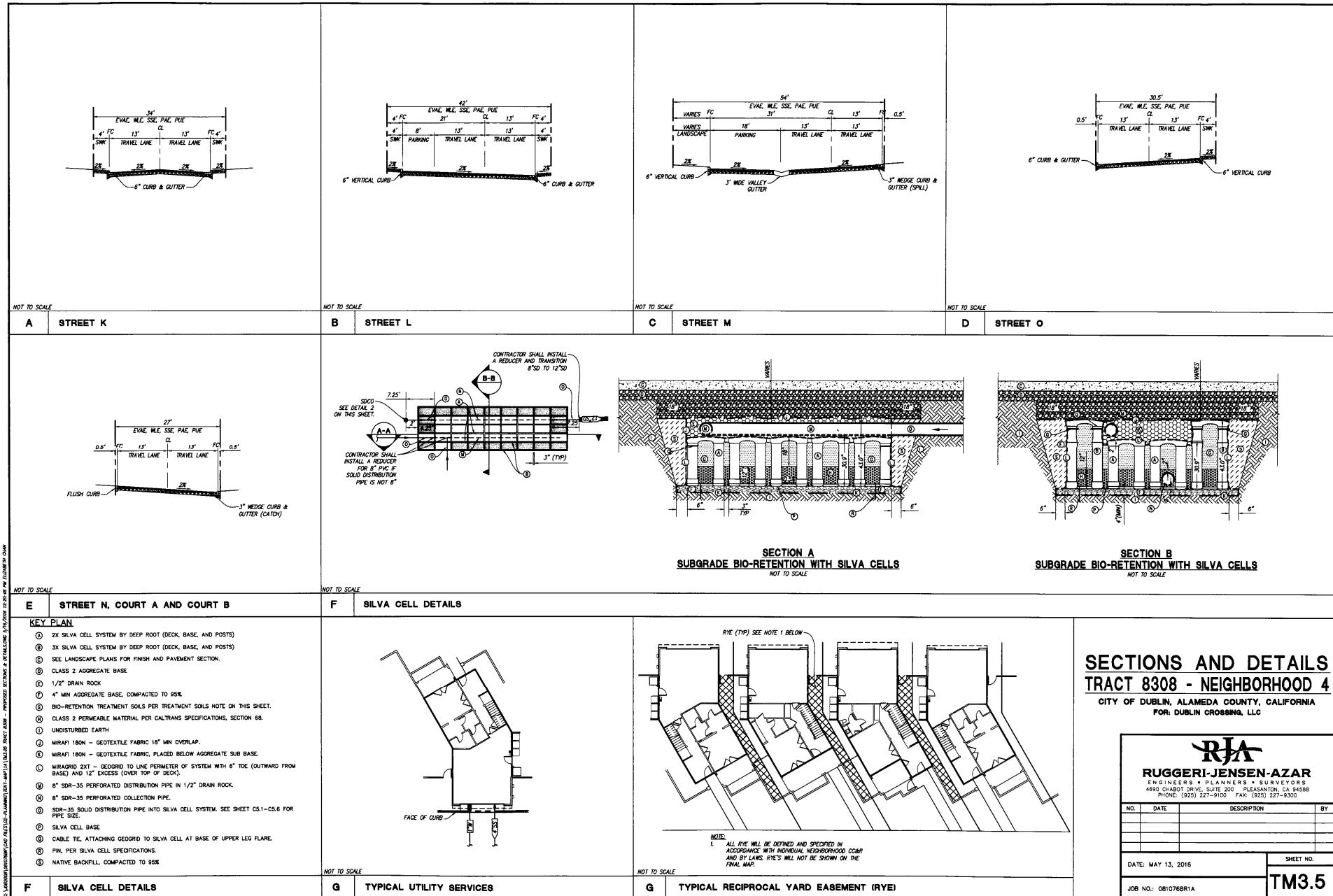
NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
AND ARE NOT A PART OF THIS VESTING
TENTATIVE MAP APPROVAL.



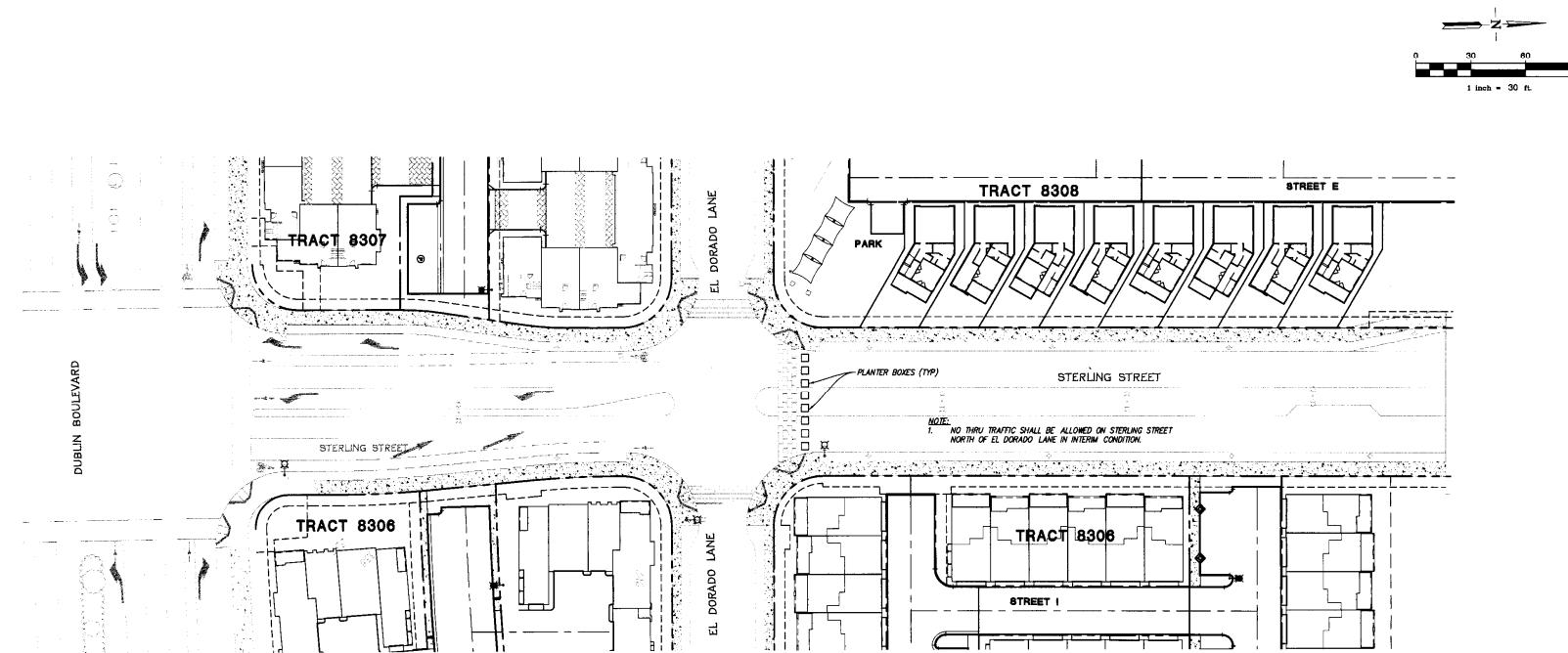
DATE: MAY 13, 201

SHEET NO.

TM3.4

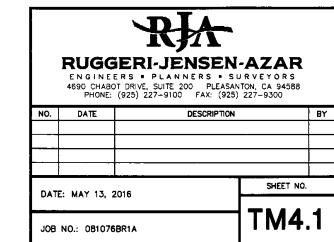


— AUTUMN STRONG STREET WORKMEN'S DINE 5/13/2016 NO. 30-45 AM ELIZABETH CHAN

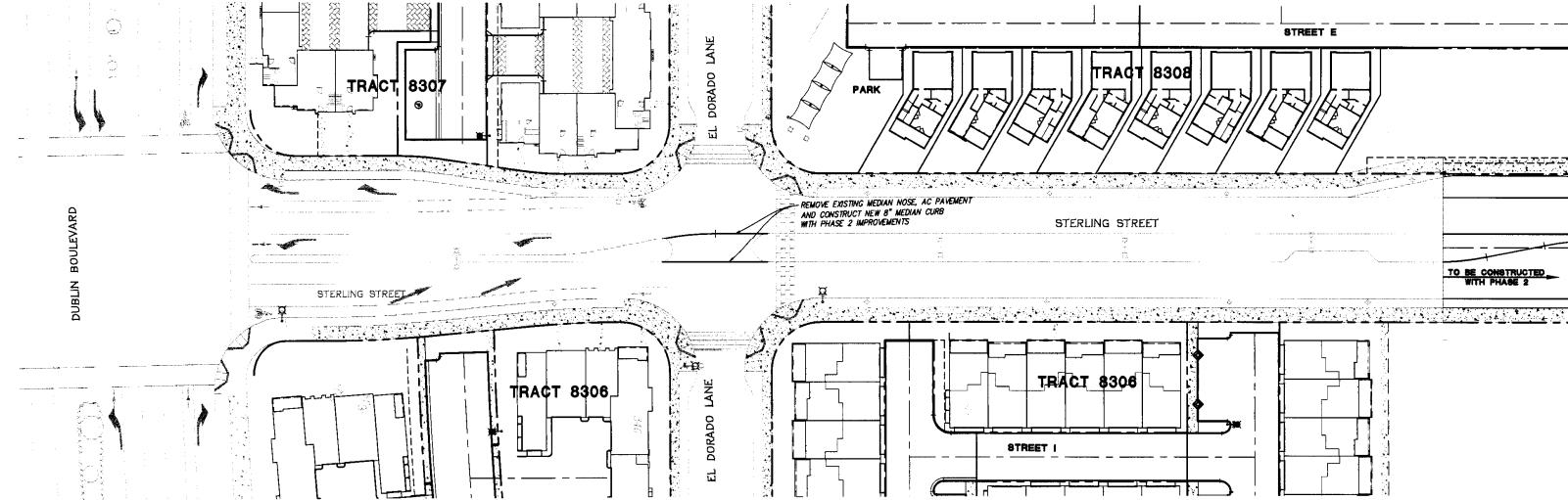


INTERIM STERLING STREET MEDIAN IMPROVEMENTS

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**



TM4.1



ULTIMATE STERLING STREET MEDIAN IMPROVEMENTS

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94568
PHONE: (925) 227-5100 FAX: (925) 227-5300

NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.

JOB NO.: 081076BR1A

TM4.2

BENCHMARK

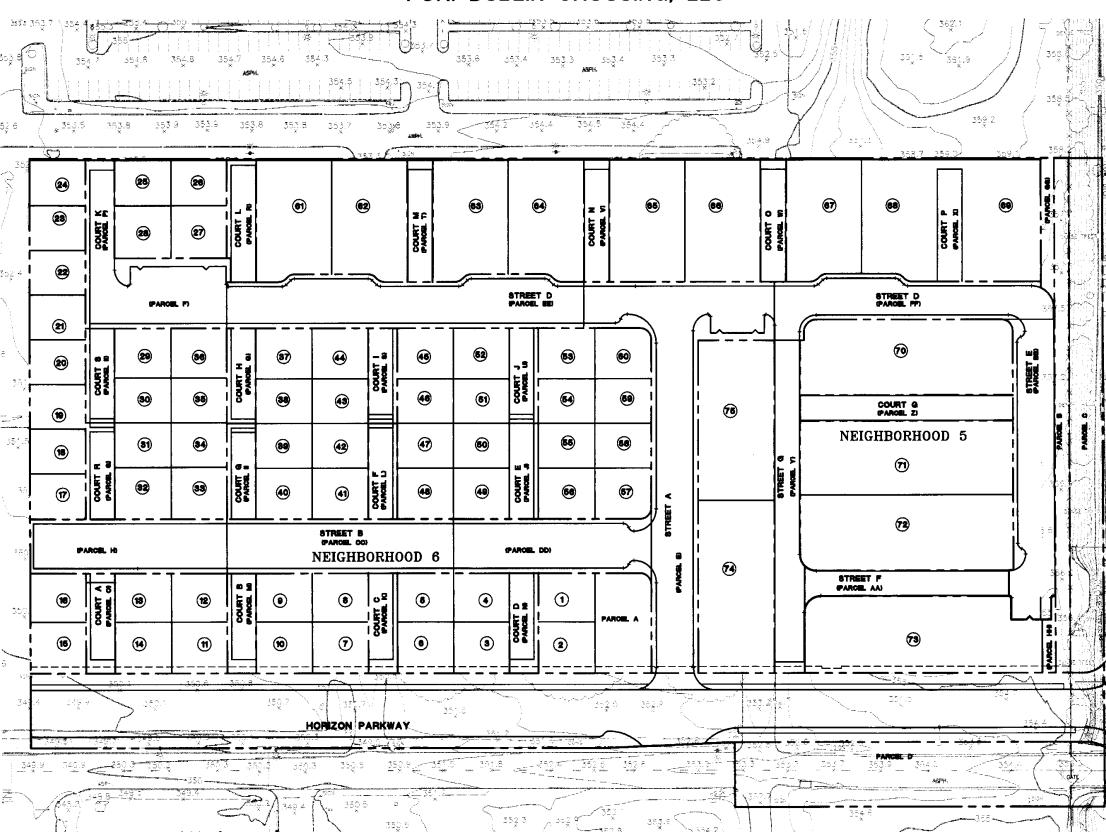
A BRASS DISC SET IN THE MOST EASTERLY CORNER OF A CONCRETE HEADWALL OF A DRAINAGE CHANNEL AT FOOT OF GRADE COIN EASTERLY ON AMADOR VALLEY BLVD ON THE NORTHERN SIDE OF AMADOR VALLEY BLVD, WEST OF WILLOWWOOD ROAD, DIST STAMPED "AMA-FLOOD 1977".
ELEVATION = 361.742 HWD 29 (1974 NGS ADL)

BASIS OF BEARINGS

THE BEARING NOT 213°57' BETWEEN FOUND MONUMENTS IN ARNOLD ROAD AS SHOWN ON PARCEL MAP 7231, FILED IN BOOK 238 OF PARCEL MAPS AT THE ALAMEDA COUNTY RECORDS OFFICE IS TAKEN AS THE BASIS OF BEARINGS FOR THIS IMPROVEMENT PLAN.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
- - -	TRACT BOUNDARY	- - -
- - -	LOT LINE	- - -
- - -	RIGHT OF WAY	- - -
- - -	CENTER LINE	- - -
- - -	RETAINING WALL	- - -
- - -	EASEMENT LINE	- - -
1250	STORM DRAIN	1250
1251	SANITARY SEWER	1251
1252	POTABLE WATER	1252
1253	RECYCLED WATER	1253
1254	CURB & GUTTER	1254
1255	PCC SIDEWALK / PCC TRAIL	1255
1256	EARTH OR GRASS SWALE	1256
1257	STORM WATER INLET	1257
1258	FIELD INLET	1258
1259	MANHOLE	1259
1260	SANITARY SEWER LATERAL	1260
1261	FIRE HYDRANT	1261
1262	BLOW OFF	1262
1263	WATER VALVE	1263
1264	STREET LIGHT	1264
1265	TRAFFIC SIGN	1265
1266	FENCE	1266
1267	BARRICADE	1267
1268	CURB RAMP	1268
1269	CONTOUR ELEVATIONS	1269
1270	SPOT ELEVATION	1270



VICINITY MAP

**GENERAL NOTES**

1. OWNER: DUBLIN CROSSING, LLC 4990 CHART DRIVE, SUITE 100 DANVILLE, CA 94526 (925) 743-8000 CONTACT: NICOLE MOORE
2. DEVELOPER: DUBLIN CROSSING, LLC 4990 CHART DRIVE, SUITE 100 DANVILLE, CA 94526 (925) 743-8000 CONTACT: NICOLE MOORE
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4990 CHART DRIVE, SUITE 200 PLEASANTON, CA 94568 (925) 227-9100 (925) 227-9100 FAX: (925) 227-9100 E.C.C. # 44122
4. ASSESSOR'S PARCEL NUMBERS: 000-0032-004 000-0032-005 AND 000-0032-006
5. PROPERTY DESCRIPTION: BEING 524,845 SQUARE FEET OF THE 180,126 ACRE PARCEL SHOWN ON RECORD OF SURVEY 2031 RECORDED ON JUNE 23, 2006 IN BOOK 31 OF SURVEYS AT PAGE 28 (SERIES NO. 2006-24-3022) OFFICIAL RECORDS OF ALAMEDA COUNTY VACANT
6. EXISTING USE: RESIDENTIAL
7. PROPOSED USE: PER DUBLIN CROSSING SPECIFIC PLAN
8. EXISTING ZONING: PER DUBLIN CROSSING SPECIFIC PLAN
9. PROPOSED ZONING: PER DUBLIN CROSSING SPECIFIC PLAN
10. GENERAL PLAN LAND USE DESIGNATION: 12.05 ACRES
11. GROSS AREA: 9.60 ACRES
12. NET AREA: 13. TOTAL NUMBER OF LOTS/ PARCELS: RESIDENTIAL STREETS = 75 COMMON AREAS = 4 TOTAL = 79
14. TOTAL NUMBER OF RESIDENTIAL UNITS: SINGLE FAMILY HOMES = 60 TOWN HOMES = 10 TOTAL = 70
15. UTILITIES
 - a. WATER: DUBLIN SAN RAMON SERVICES DISTRICT
 - b. SANITARY SEWER: DUBLIN SAN RAMON SERVICES DISTRICT
 - c. STORM: CITY OF DUBLIN
 - d. GAS & ELECTRIC: CALIFORNIA GAS & ELECTRIC AT&T
 - e. TELEPHONE: COMCAST
 - f. CABLE TV: ALAMEDA COUNTY FIRE DEPARTMENT
16. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN JULY 2012.
17. ALL PROPOSED ON-SITE STREETS AND COURTS ARE PRIVATELY OWNED AND MAINTAINED.
18. IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS IN NEIGHBORHOOD 5 AFTER THE FINAL MAP APPROVAL.
19. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AFTER TENTATIVE MAP APPROVAL.

LOCATION MAP

NOT TO SCALE

SHEET INDEX
SHEET NO. DESCRIPTION

TM0.1	TITLE SHEET
TM1.1	EXISTING CONDITION PLAN
TM2.1	PROPOSED LOTTING PLAN
TM3.1	PRELIMINARY GRADING AND DRAINAGE PLAN
TM4.1	PRELIMINARY UTILITY PLAN
TM4.2	INTERIM UTILITY IMPROVEMENT PLAN
TM5.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM5.2	DRAINAGE MANAGEMENT AREA TABLES
TM6.1	SECTIONS AND DETAILS
TM7.1	INTERIM HORIZON PARKWAY IMPROVEMENTS
TM7.2	ULTIMATE HORIZON PARKWAY IMPROVEMENTS



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS
4990 CHART DRIVE, SUITE 200 PLEASANTON, CA 94568

PHONE: (925) 227-9100 FAX: (925) 227-9300

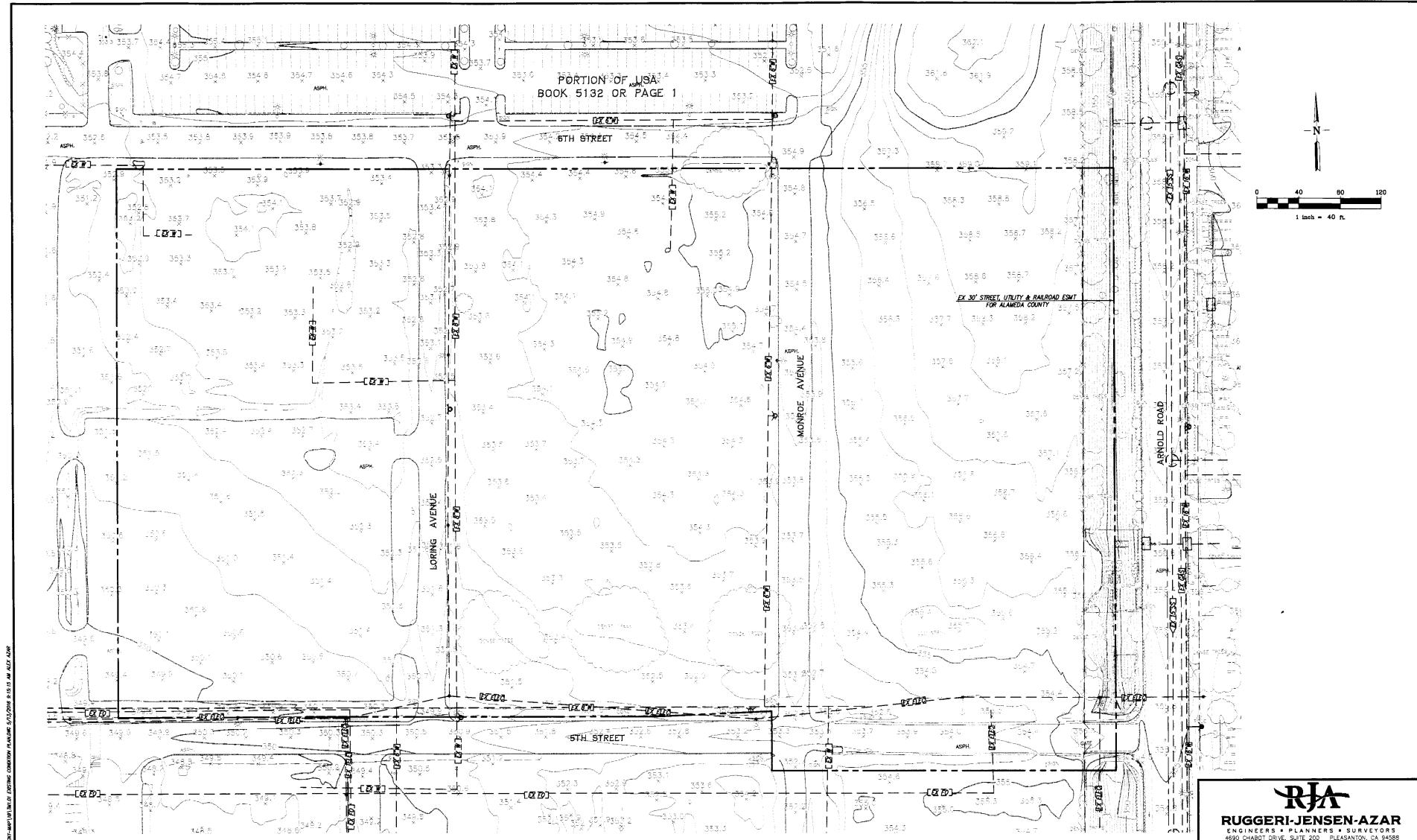
NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.

JOB NO.: 0810768R1B

TMO.1



EXISTING CONDITION PLAN
TRACT 8309 - NEIGHBORHOODS 5 & 6

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**

SHEET NO.

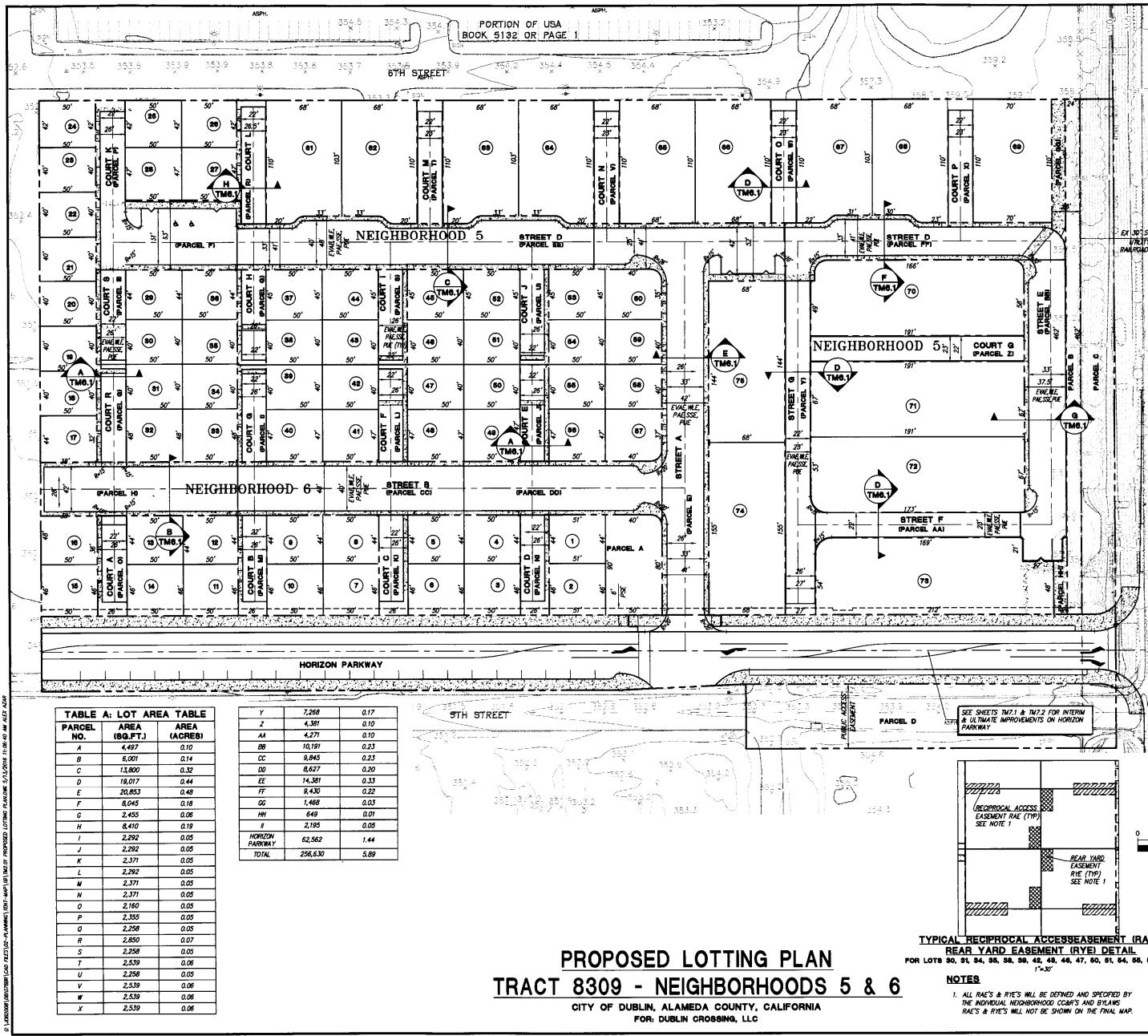


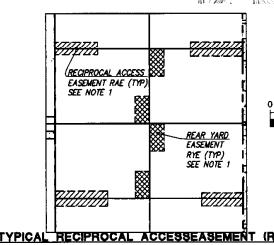
TABLE 1: LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	2,173	0.05
2	2,300	0.05
3	2,300	0.05
4	2,173	0.05
5	2,173	0.05
6	2,300	0.05
7	2,300	0.05
8	2,173	0.05
9	2,173	0.05
10	2,300	0.05
11	2,300	0.05
12	2,173	0.05
13	2,173	0.05
14	2,300	0.05
15	2,300	0.05
16	2,344	0.05
17	2,174	0.05
18	2,000	0.05
19	2,000	0.05
20	2,000	0.05
21	2,000	0.05
22	2,000	0.05
23	2,000	0.05
24	2,100	0.05
25	2,100	0.05
26	2,100	0.05
27	2,345	0.05
28	2,345	0.05
29	2,222	0.05
30	2,000	0.05
31	2,000	0.05
32	2,344	0.05
33	2,344	0.05
34	2,000	0.05
35	2,000	0.05
36	2,222	0.05
37	2,260	0.05

PARCEL NO.	AREA 1 (SQ.FT.)	AREA 2 (ACRES)
A	4,467	0.10
B	8,001	0.14
C	13,641	0.32
D	18,017	0.44
E	20,653	0.48
F	8,045	0.18
G	2,455	0.06
H	8,410	0.19
I	2,292	0.05
J	2,292	0.05
K	2,371	0.05
L	2,282	0.05
M	2,371	0.05
N	2,371	0.05
O	2,160	0.05
P	2,355	0.05
Q	2,258	0.05
R	2,850	0.07
S	2,258	0.05
T	2,539	0.06
U	2,258	0.05
V	2,539	0.06
W	2,539	0.06
X	2,539	0.06

Y	7,288	0.17
Z	4,381	0.10
AA	4,271	0.10
BB	10,191	0.23
CC	9,845	0.23
DD	8,627	0.20
EE	14,381	0.33
FF	8,430	0.22
GG	1,468	0.03
HH	649	0.01
II	2,195	0.05
HORIZON PARKWAY	23,562	1.44
TOTAL	256,630	5.89

PROPOSED LOTTING PLAN
TRACT 8309 - NEIGHBORHOODS 5 & 6

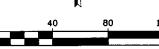
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC



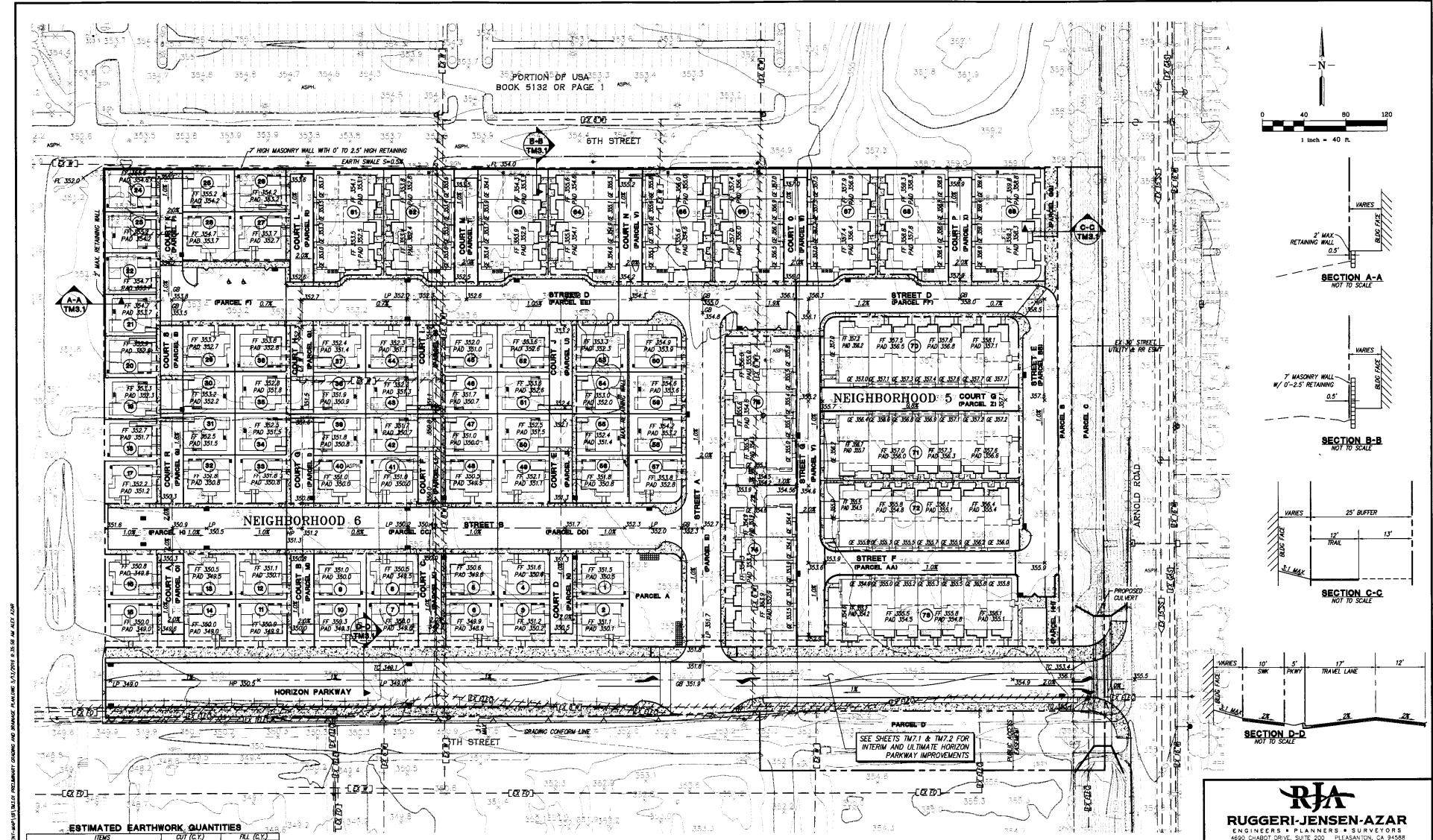
**TYPICAL RECIPROCAL ACCESSEASEMENT (RAE) /
REAR YARD EASEMENT (RYE) DETAIL**

NOTES

1. ALL RAE'S & RYE'S WILL BE DEFINED AND SPECIFIED BY THE INDIVIDUAL NEIGHBORHOOD CC&R'S AND BYLAWS RAE'S & RYE'S WILL NOT BE SHOWN ON THE FINAL MAP.



JO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 081076BRIB			TM2.1



PRELIMINARY GRADING AND DRAINAGE PLAN TRACT 8309 - NEIGHBORHOODS 5 & 6

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR DUBLIN CROSSING, LLC

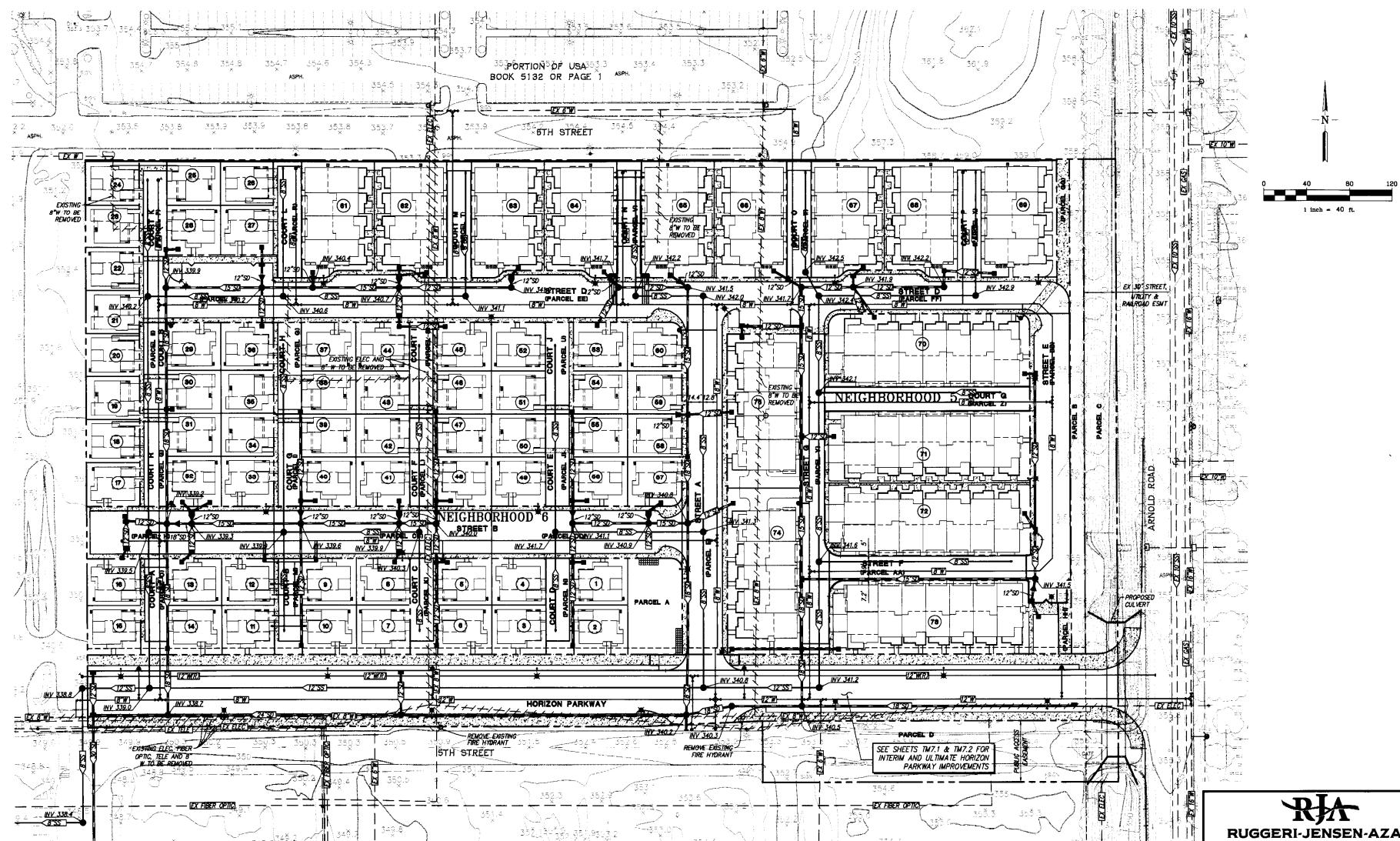
LEGEND
+ + + + REMOVE EXISTING UTILITY

NOTE:
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY
2. AREAS SHOWN AS REMOVED WILL BE BACKFILLED WITH IMPORTED
3. IT IS ASSUMED FOR PURPOSE OF THIS CALCULATION A SHRINKAGE FACTOR OF
15% PER DISCUSSION WITH BERLOGAR GEOTECHNICAL ON 2/12/2013

NO.	DATE	DESCRIPTION	BY
			SHEET NO.

DATE: MAY 13, 2016
JOB NO.: 081076BRB
TM3.1

[REDACTED] (8107689) CAD FILE'S [OR-PLANNING] TEST-MAP\18] DRAFT OF PRELIMINARY UTILITY PLANNING 5/1/2016 2:15:33 AM ALEX AZAR



PRELIMINARY UTILITY PLAN
TRACT 8309 - NEIGHBORHOODS 5 & 6

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**

LEGEND

NO.	DATE	DESCRIPTION	BY

SHEET NO. **TM4.1**

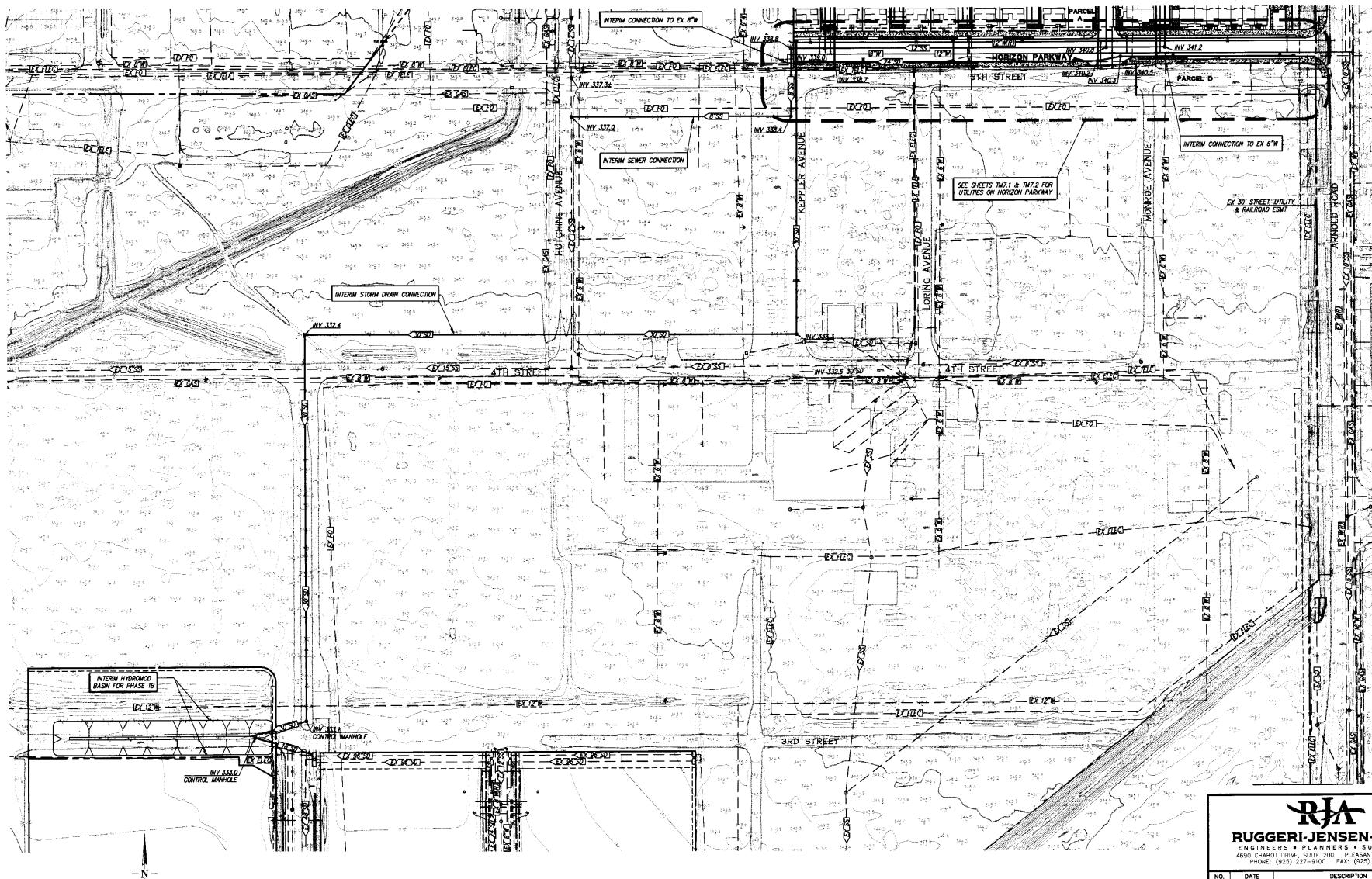
DATE: MAY 13, 2016

JOB NO.: 081076BR1B

SEE SHEET TM4.2

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

TM4.1

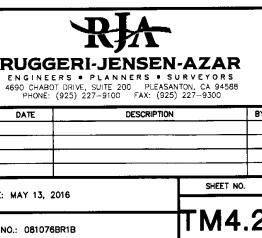


**INTERIM UTILITY IMPROVEMENT PLAN
TRACT 8309 - NEIGHBORHOODS 5 & 6**

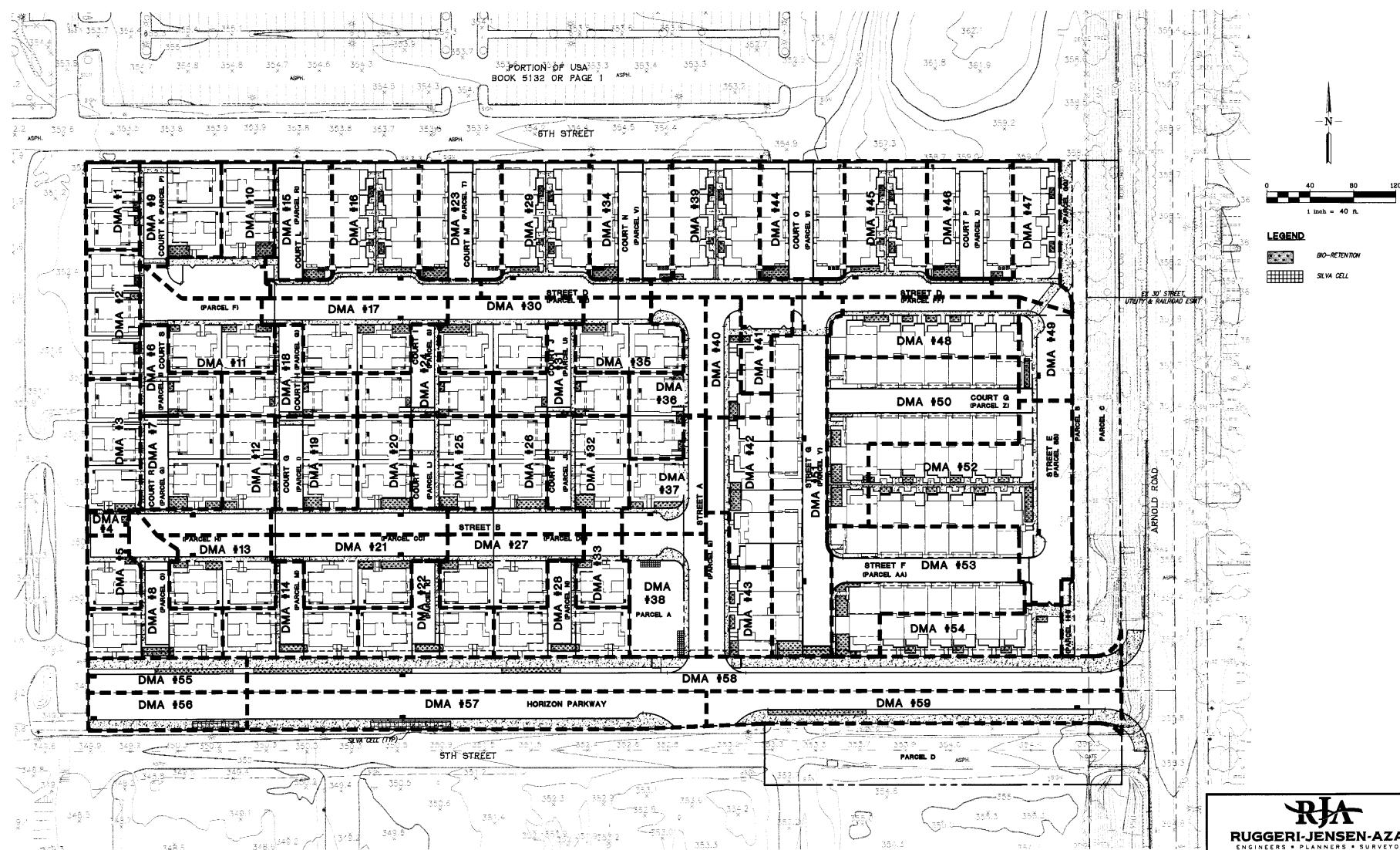
**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC**

0 80 160 240

1 inch = 80 ft.



1. PROVISIONAL LIAISONING CAD FILES | CO-PLANNING | TENT-MAP | 151 DAS OF PRELIMINARY STORMWATER MANAGEMENT PLANNING | 5/13/2016 9:18:39 AM ALEX AZAR



PRELIMINARY STORMWATER MANAGEMENT PLAN
TRACT 8309 - NEIGHBORHOODS 5 & 6

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO. TM5.1
JOB NO.: 081076BRB			

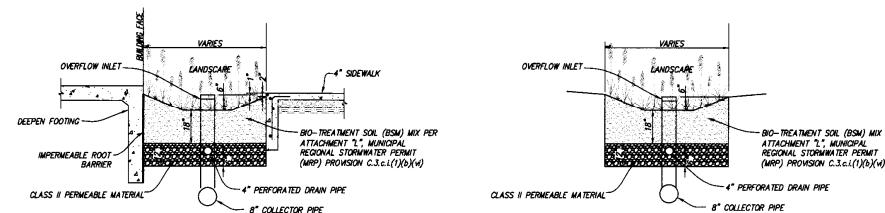
PRELIMINARY STORMWATER TREATMENT CALCULATIONS					
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)
1	2,270	1,430	4,100	2,433	98
2	3,320	2,680	6,000	3,588	144
3	3,420	2,700	6,120	3,740	150
4	610	230	840	63	25
5	2,000	1,140	3,140	2,114	85
6	3,190	1,650	4,240	3,295	132
7	4,550	2,140	6,690	4,784	191
8	5,580	2,730	8,310	5,863	235
9	4,890	2,130	7,020	5,103	204
10	5,770	2,420	8,190	6,012	240
11	5,750	2,120	7,870	5,962	239
12	3,220	1,960	5,180	5,416	217
13	4,540	2,100	6,640	4,750	190
14	4,250	2,720	6,970	4,522	181
15	4,880	1,180	6,070	5,008	200
16	8,170	4,080	12,260	8,579	343
17	6,490	2,270	8,760	6,717	269
18	4,560	1,700	6,260	4,730	189
19	4,440	2,180	6,620	4,658	186
20	6,360	1,810	8,170	6,551	262
21	6,280	2,100	6,380	6,490	260
22	4,250	2,720	6,970	4,522	181
23	7,080	1,440	8,520	7,224	289
24	4,560	1,700	6,260	4,730	189
25	4,420	2,200	6,620	4,640	186
26	5,460	1,900	7,360	5,650	226
27	5,350	2,100	7,450	5,580	222
28	4,250	2,720	6,970	4,522	181
29	7,510	1,150	11,660	7,925	317
30	5,330	2,280	7,610	5,558	222
31	4,560	1,700	6,260	4,730	189
32	5,270	2,210	7,480	5,491	220
33	1,830	1,120	3,050	2,042	62
34	7,080	1,430	8,510	7,223	289
35	3,790	2,280	6,070	4,018	181
36	5,450	1,600	7,050	5,610	224
37	4,860	1,130	5,990	4,973	199
38	6,010	2,250	8,260	6,235	249
39	6,950	4,680	11,630	7,418	297
40	3,090	1,190	4,280	3,209	128
41	2,760	490	3,250	2,809	112
42	5,850	1,700	7,550	6,020	241
43	5,190	990	6,180	5,289	212
44	7,080	1,580	8,660	7,238	290
45	7,480	3,690	11,170	7,849	314
46	7,080	1,710	8,790	7,251	290
47	3,530	2,640	6,170	3,794	152
48	6,610	3,010	9,620	6,911	278
49	3,855	0	3,855	3,855	154
50	14,020	3,210	17,230	14,341	574
51	14,360	2,770	17,130	14,637	585
52	15,105	4,095	18,200	15,145	606
53	13,940	2,090	16,030	14,149	566
54	4,040	2,890	6,930	4,329	173
55	3,980	750	4,730	3,990	160
56	5,280	0	5,280	5,280	244
57	14,845	0	14,845	14,845	594
58	22,535	3,605	26,140	22,370	903
59	10,185	1,510	11,695	10,200	408
					410

NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015 AND THE FOLLOWING CRITERIA:
 - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVERIOUS AREA
 - b. 0.2 INCHES/HOUR RAINFALL INTENSITY OR 100% OF EFFECTIVE IMPERVIOUS AREA.
 - c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EASEMENTS AND/OR DEED RESTRICTION SHALL BE CREATED FOR THIS PURPOSE ON LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROMODIFICATION STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.

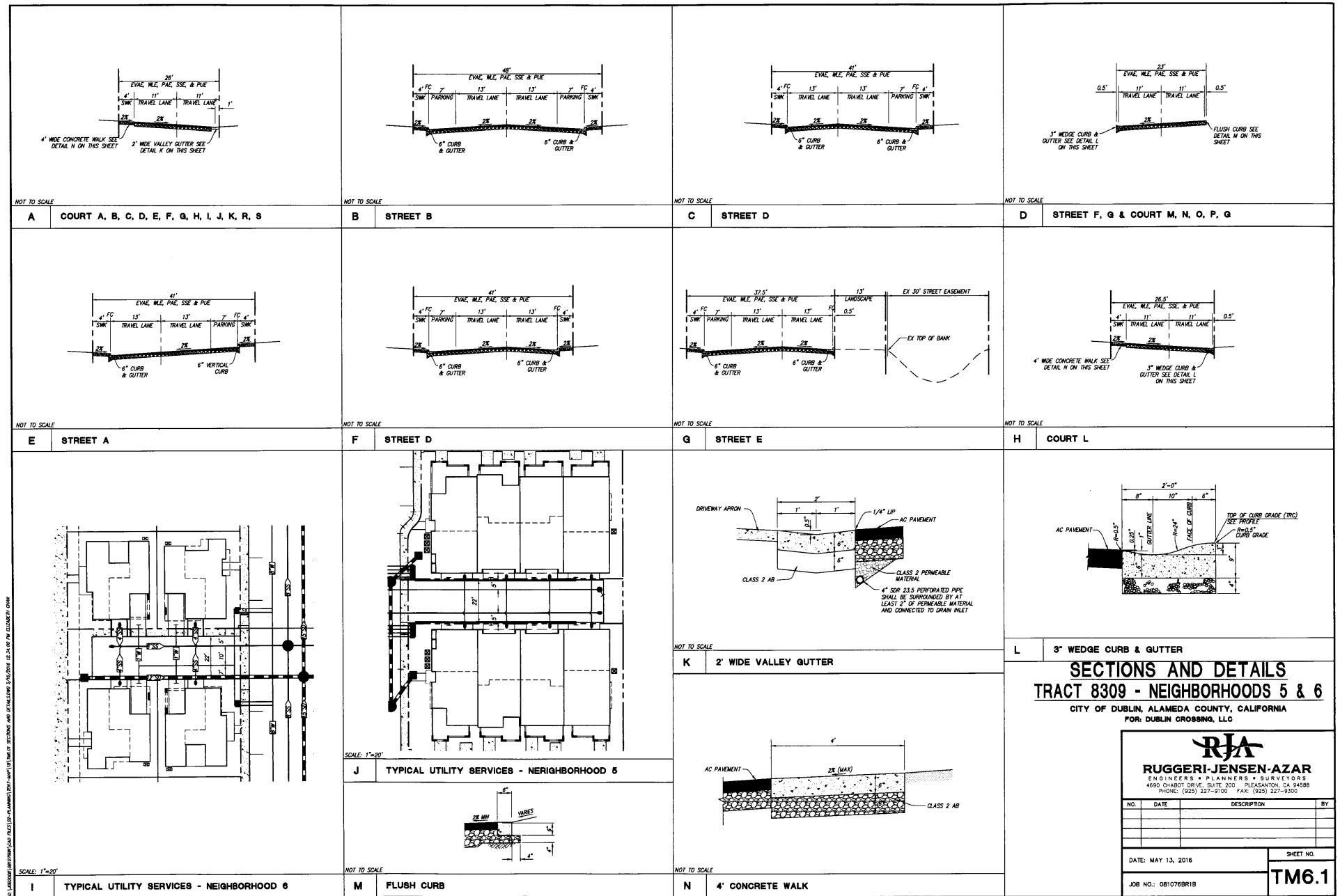
DRAINAGE MANAGEMENT AREA TABLES
TRACT 8309 - NEIGHBORHOODS 5 & 6

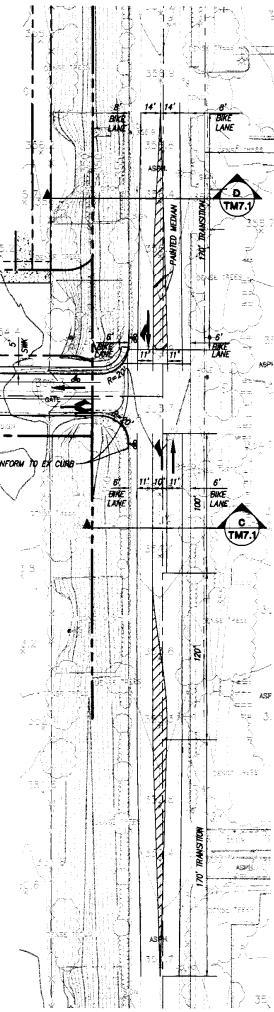
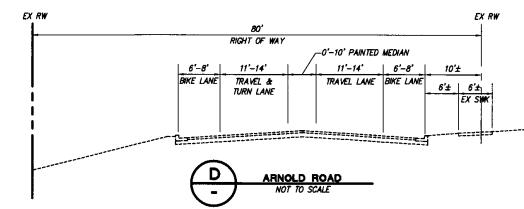
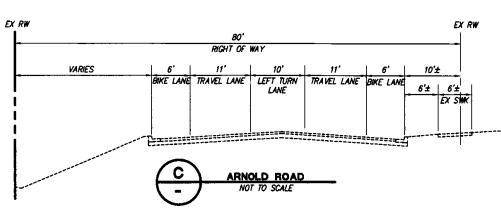
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: DUBLIN CROSSING, LLC



NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 081076BRB			

TM5.2

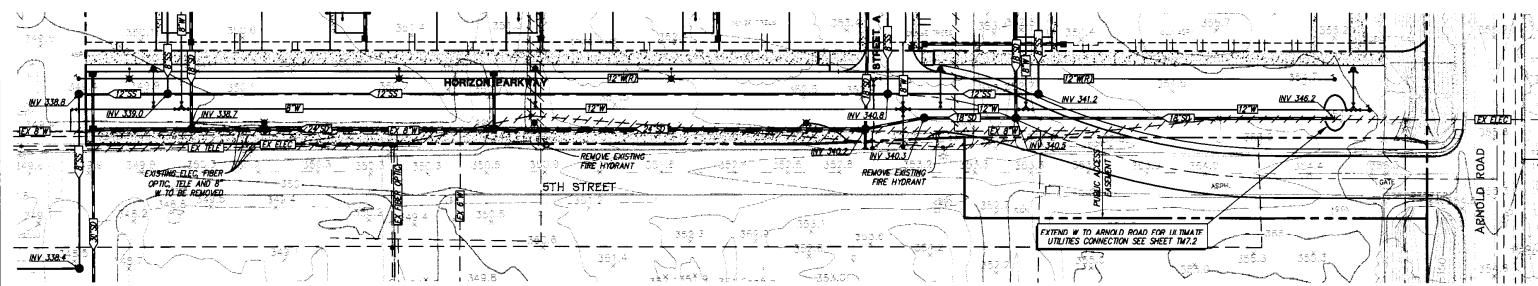




INTERIM HORIZON PARKWAY LAYOUT

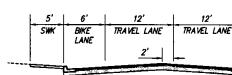
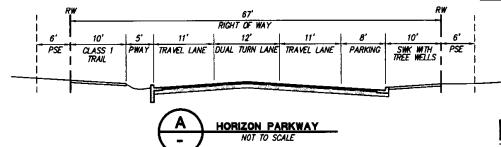
1 inch = 40 ft

SEE SHEET TM4-1 FOR ONSITE UTILITIES



SEE SHEET TM4.2 FOR CONTINUATION

INTERIM HORIZON PARKWAY UTILITY LAYOUT

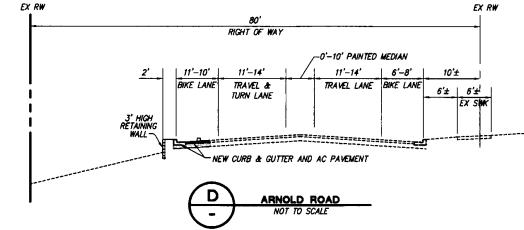
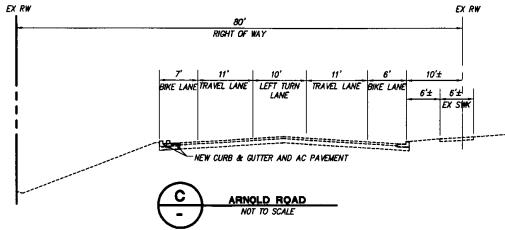


**INTERIM HORIZON PARKWAY IMPROVEMENTS
TRACT 8309 - NEIGHBORHOODS 5 & 6**

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

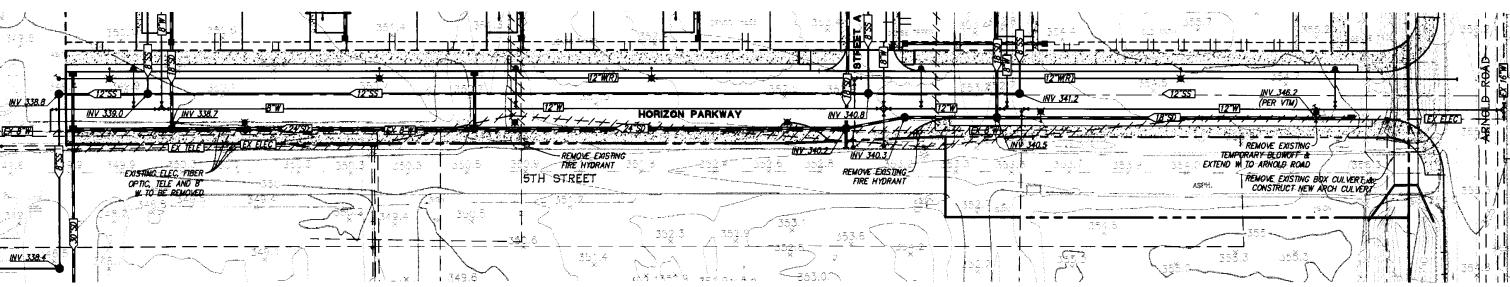
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO. TM7.1
JOB NO.: 061076BR1B			

SHEET NO.
TM7.1



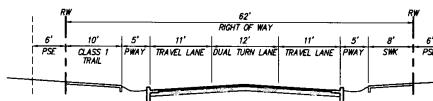
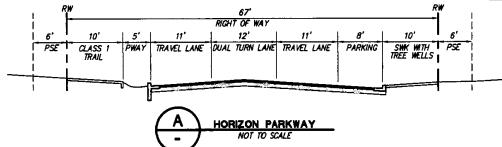
ULTIMATE HORIZON PARKWAY LAYOUT

SEE SHEET TM4.1 FOR ONSITE UTILITIES



SEE SHEET TM4.2 FOR CONTINUATION

ULTIMATE HORIZON PARKWAY UTILITY LAYOUT

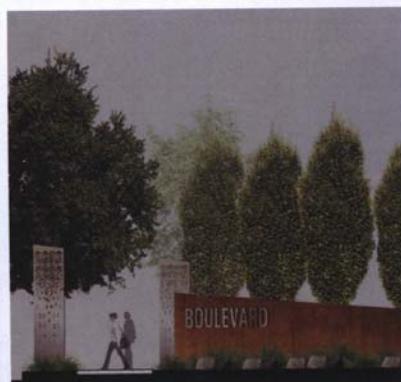
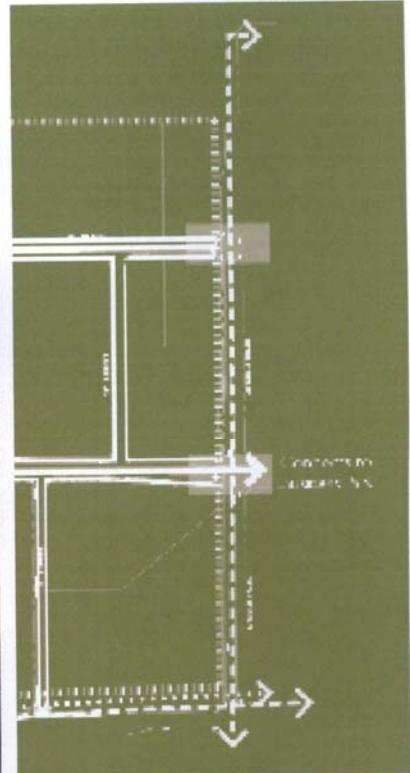


**ULTIMATE HORIZON PARKWAY IMPROVEMENTS
TRACT 8309 - NEIGHBORHOODS 5 & 6**

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

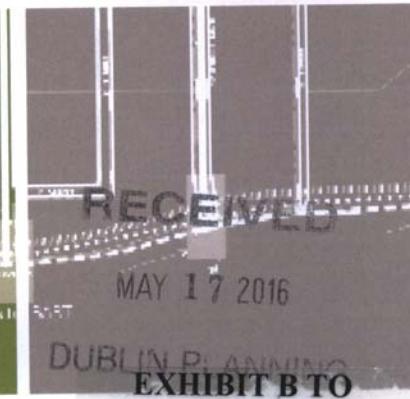
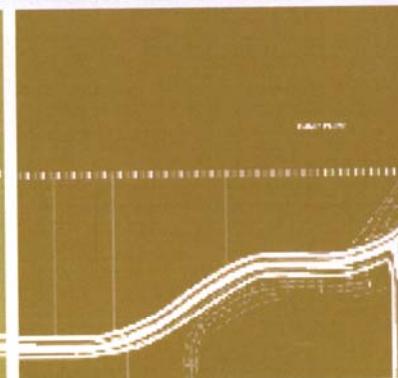
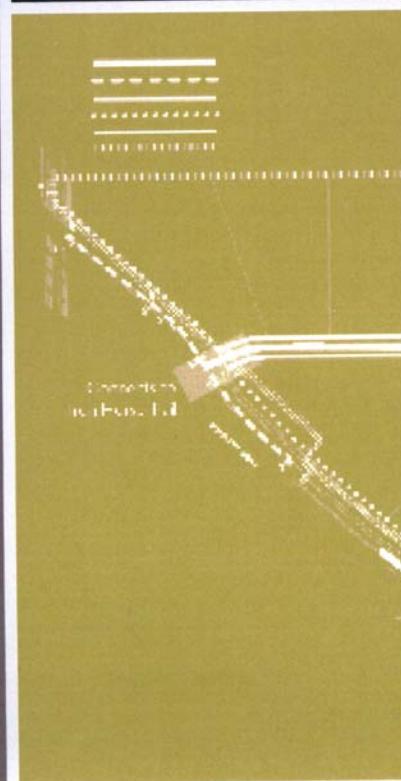
RUGGERI-JENSEN-AZAR		
ENGINEERS • PLANNERS • SURVEYORS		
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94558		
PHONE: (925) 227-9100 FAX: (925) 227-9300		
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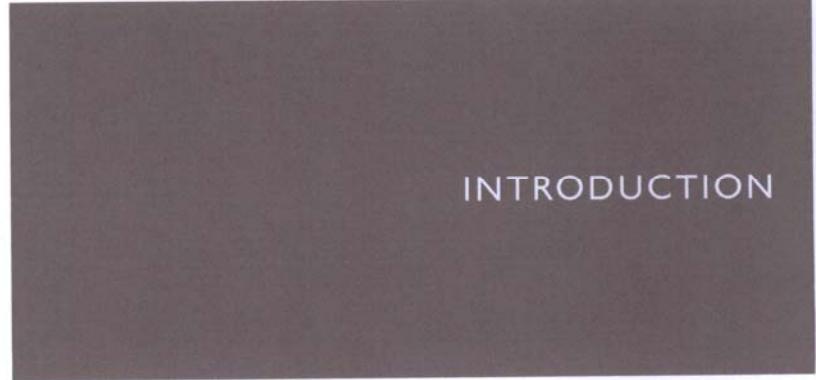
SHEET NO.



LANDSCAPE MASTER PLAN
BOULEVARD
May 2016

(Formerly Dublin Crossing)





INTRODUCTION



VISION

The Boulevard landscape has been carefully developed to express the community's contemporary urban village character. The aesthetic can be described as "urban eco-chic" and is characterized by clean, contemporary design, native and climate adapted plant palettes and the use of sustainable design practices and materials.

Inviting streetscapes and public spaces designed for multiple modes of circulation encourage the use of outdoor spaces, thereby facilitating physical fitness and social interaction. These, in turn, promote health, wellness and community vitality.

Planting, hardscape furnishings and lighting, work together to make the community 'legible' by highlighting and distinguishing circulation networks and linkages, conveying street hierarchy and by celebrating key nodes and destinations. Unique and identifiable landscape treatments convey a sense of place and act as wayfinding within the community. While distinct palettes are used to distinguish among sub areas with the Specific Plan, consistency of style is retained throughout the project to result in a visually dynamic, yet unified aesthetic.

The goal of the landscape system is to support the creation of a sophisticated community reflecting contemporary values of sustainability, social cohesion, upscale design and multi-modal circulation, all important quality-of-life indicators.

KEY DESIGN ELEMENTS

- Project entries are enhanced with unique monumentation designed to communicate a sense of place. The contemporary nature of the urban village will be communicated with materials such as metals and recycled content concrete.
- Streetscape hierarchy is conveyed through landscape elements, such as street tree palettes and entry monumentation.
- Extensive bicycle and pedestrian networks provide safe and inviting alternatives to vehicle travel as part of the circulation system.
- The circulation system includes strong linkages between neighborhoods, to parks and commercial/retail uses within the project, as well as to the Iron Horse Trail, BART and other destinations outside of the project area.
- Sustainability is infused into the project as a key guiding principle, from the design of streets to minimize vehicle trips to the use of resource efficient plant palettes and furnishings.



Warm, contemporary plant palette



Pedestrian-oriented, multi-modal streets



Sophisticated furnishings and fixtures

INTRODUCTION



- | | | | |
|---|--|---|--|
| A. Regional Park 30 ac | 4. (Phase 1) Angle Lot SFD 12.4 u/a | 11. (Phase 2) 3-Story SFD 15.0 u/a | 18. (Phase 3) 3-Story SFD 7.3 u/a |
| B. Elementary School 12 ac | 5. (Phase 1) 3-Story Townhomes 16.2 u/a | 12. (Phase 2) 2 to 3 Story Alley SFD 11.0 u/a | 19. (Phase 4) 3-Story Duplex 13.7 u/a |
| C. Community Club Facility 15,000 sf | 6. (Phase 1) 3-Story SFD 12.1 u/a | 13. (Phase 2) 65 x 58 Lot SFD 7.4 u/a | 20. (Phase 4) Motorcourt SFD 10.5 u/a |
| 1. (Phase 1) Motorcourt Townhomes 19.3 u/a | 7. (Phase 2) Stack Townhomes Duet 21.3 u/a | 14. (Phase 3) 4 Story E-Towns 20.7 u/a | 21. (Phase 5) Motorcourt SFD 12.0 u/a |
| 2. (Phase 1) 3-Story Townhomes 19.2 u/a | 8. (Phase 2) 3 Story Stack Flats/TH 20.6 u/a | 15. (Phase 3) Backyard Towns 16.8 u/a | 22. (Phase 5) Row Townhomes 14.5 u/a |
| 3. (Phase 1) 3 to 4 Story Penthouse / TH 20.1 u/a | 9. (Phase 2) U-court Townhomes 19.0 u/a | 16. (Phase 3) U-court Townhomes 16.2 u/a | 23. (Phase 5) 2 to 3 Story Row TH 15.9 u/a |
| | 10. (Phase 2) Luxury Flats 15.8 u/a | 17. (Phase 3) 3-Story Alley SFD 11.8 u/a | 24. (Phase 5) Motorcourt SFD 9.6 u/a |

Illustrative Land Plan

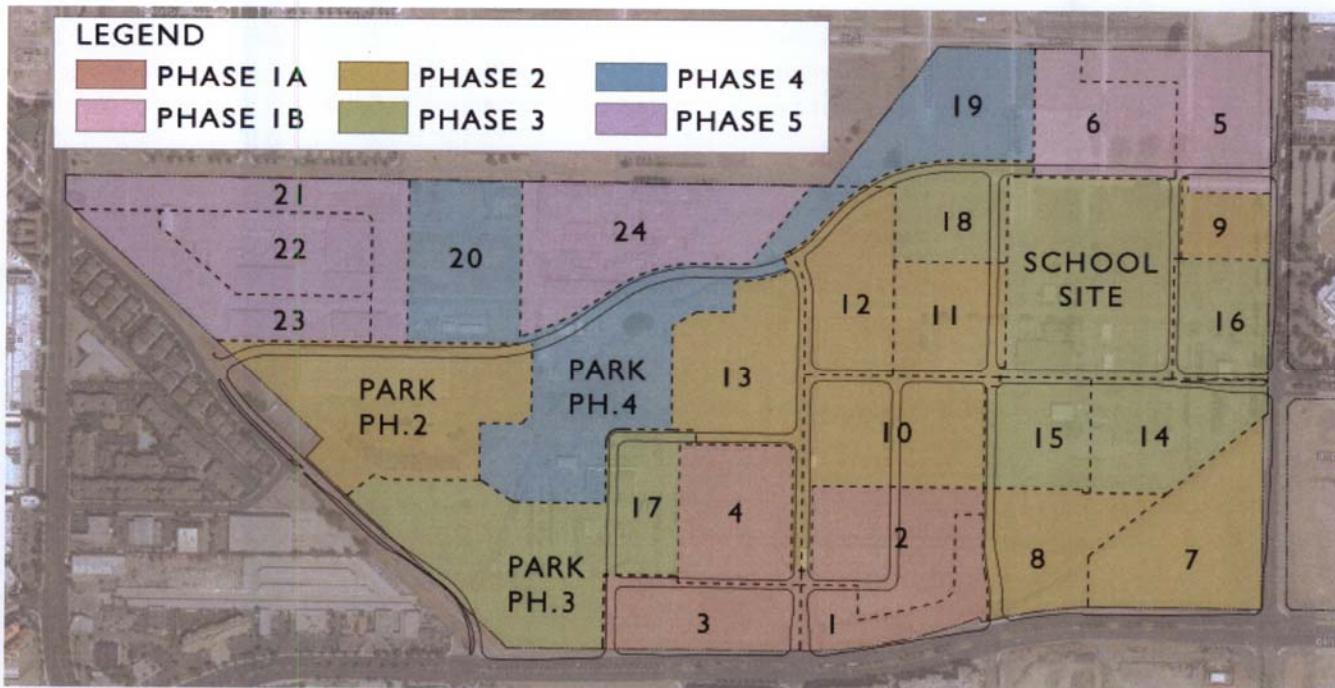


Diagram of Project Phases



ENTRIES, MONUMENTS, & THEMATIC ELEMENTS



ENTRIES AND GATEWAYS

As portals to the community, project entries play an important role in creating a sense of place and in orienting both visitors and residents. Creating a strong transition into the community strengthens the identity of the neighborhoods within as part of Boulevard. Project entries communicate the sophisticated quality of the community through use of contemporary forms and sustainable materials. All entries from existing bordering streets will feature some level of enhanced entry treatment. Monumentation provided at varying scales reflects the streetscape hierarchy.

Boulevard features a primary Project Entry at Sterling Street and Dublin Boulevard, three Major Entries (Horizon Parkway at Arnold Road; Central Parkway at Arnold Road; and Horizon Parkway at Scarlett Drive), and two Minor Entries (Columbus Street at Dublin Boulevard and "E" Street at Dublin Boulevard).

Street trees are used as wayfinding throughout the development by assigning specific street trees to major streets within the project. This is summarized in the Street Tree Plan described in the Plant Palette section.

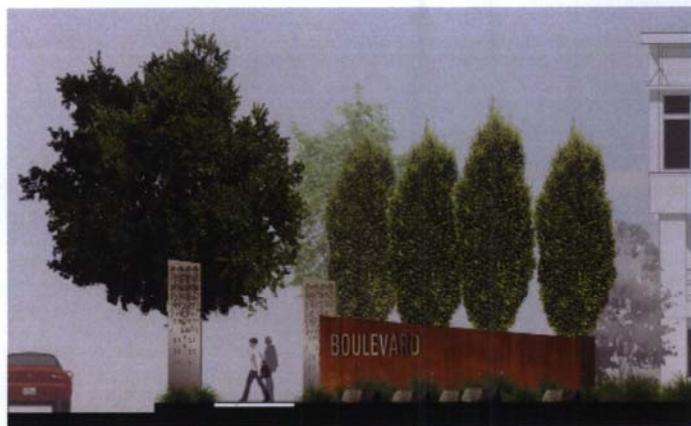
ENTRY MONUMENTATION

Entry monuments announce entry to the project with uniquely identifiable forms and materials. Vertical punched metal panels coupled with an up lit veneer sign wall, allow for a simple, contemporary and vandal resistant element. Monuments are scaled to reflect the project's circulation hierarchy.



Project Entries

ENTRIES & THEMATIC ELEMENTS



Primary Project Entry Monuments - Detail



Primary Project Entry Monuments



Major Project Entry Monuments - Detail



Major Project Entry Monuments

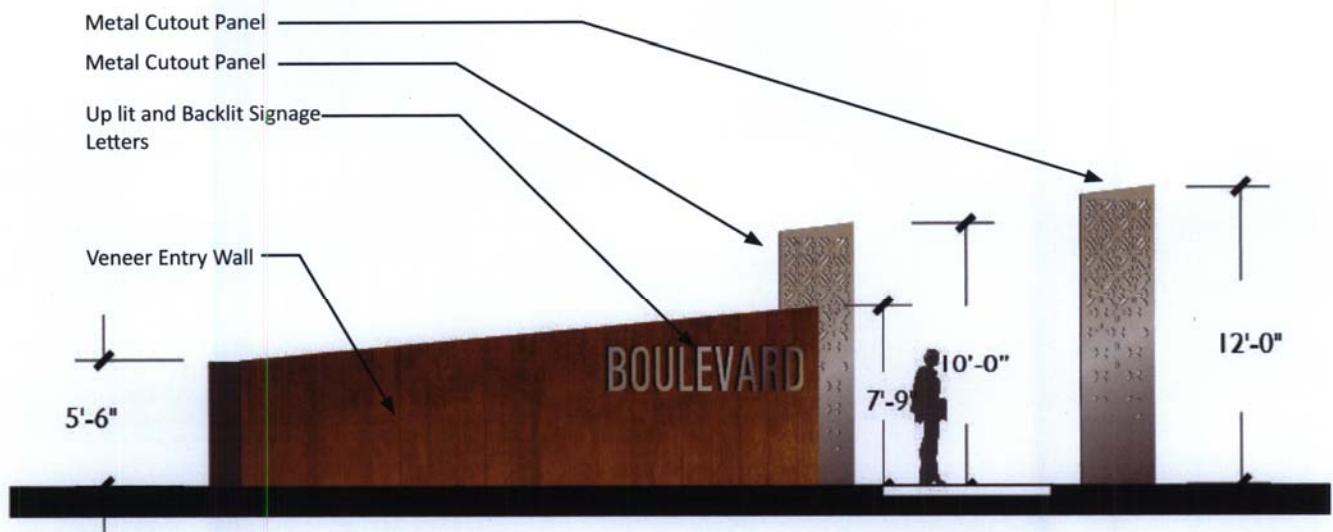


Minor Project Entry Monuments - Detail



Minor Project Entry Monuments

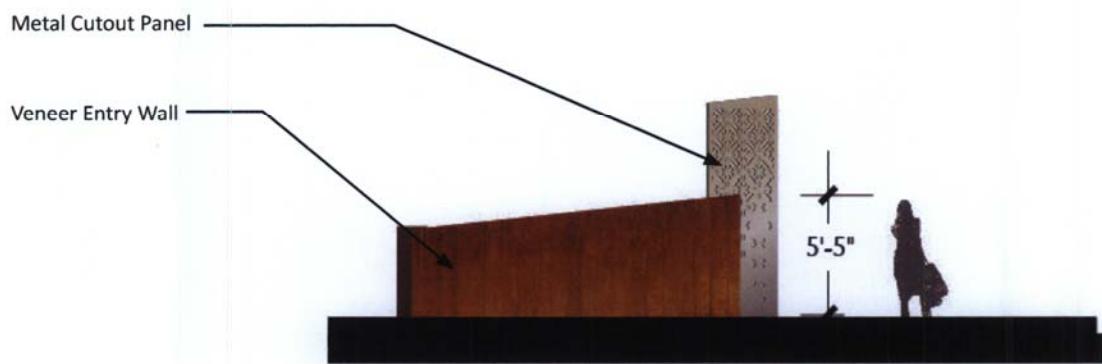
ENTRIES & THEMATIC ELEMENTS



Primary Project Entry Monuments



Major Project Entry Monuments



Minor Project Entry Monuments - Detail

DUBLIN BOULEVARD FRONTAGE

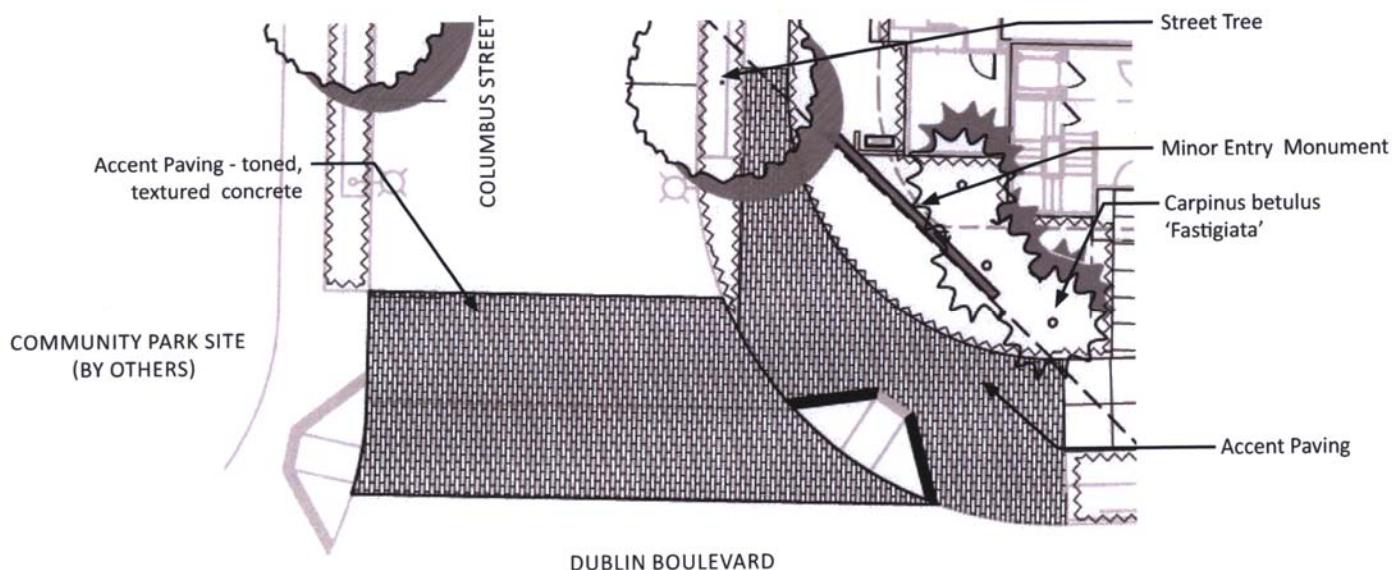
The southern project edge along Dublin Boulevard creates a strong visual experience in a key central location within the City. This linear gateway, with its distinctive design elements, reflects a forward-thinking, upscale community that values a high quality of life. Two entries at opposite ends of the project act as the project's "front porch". One plaza is located at the corner of Dublin Boulevard and Columbus Street and the other is at the corner of Dublin Boulevard and Arnold Road in the commercial area. The Primary Project Entry is located at Sterling Street between the two plazas, creating a linear gateway punctuated by three focal points. Centrally located, this gateway acts as a "belt buckle" connecting east and west portions of the City.



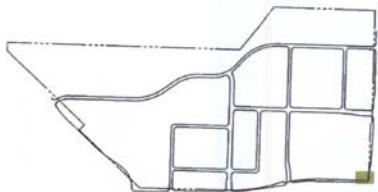
Keymap

WEST ENTRY

The entry located at the corner of Dublin Boulevard and Columbus Street has the opportunity to feature the minor entry monumentation. Featuring contemporary materials, which may include metals, acrylics and concrete in simple, contemporary forms, the monumentation makes a strong statement about the sophisticated character of Boulevard and the City of Dublin as a whole. Planting coordinated with the palette throughout the community warms the space and reinforces the project's character. Hornbeams are featured behind the monument wall with Chinese Pistache planted on Columbus Street in addition to the Dublin Boulevard Street Tree - London Plane.



ENTRIES & THEMATIC ELEMENTS



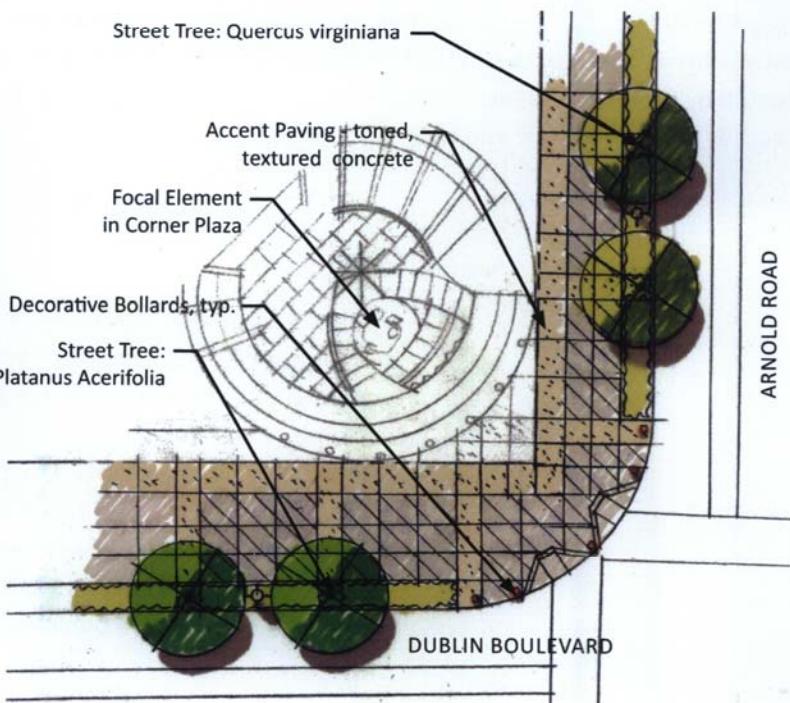
Keymap



Toned, textured concrete

EAST GATEWAY PLAZA

The East Gateway Plaza at the corner of Dublin Boulevard and Arnold Road creates a second public focal point along the southern edge of the project area. Along with the West Gateway Plaza and the Primary Project Entry, this corner creates a third focal point along the project's public edge. This corner is designed to enhance a potential plaza area for the development.



East Gateway Plaza



Keymap

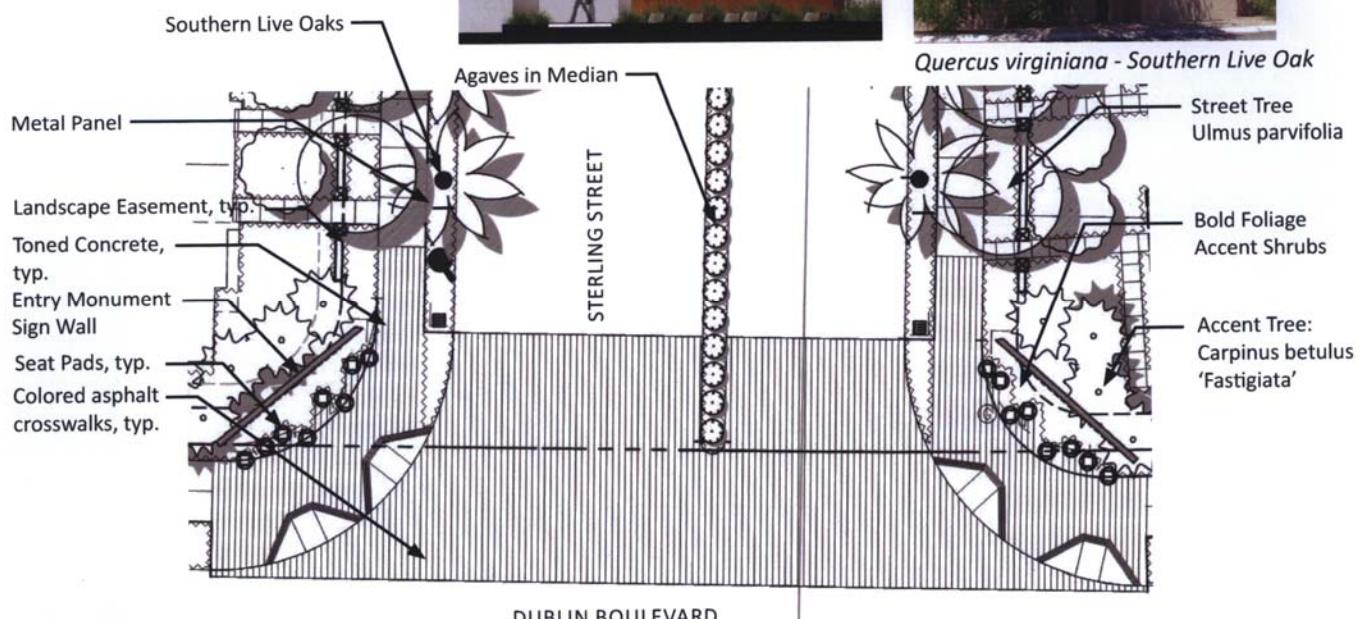
*Carpinus betulus 'Fastigiata'*

PRIMARY PROJECT ENTRY

The primary project entry at Dublin Boulevard and Sterling Street is the grand entry to the project. A strong sense of arrival is created with two distinctive vertical monuments which create a visual portal. The monuments reinforce the community's contemporary character with modern forms and materials, such as stainless steel or other metals and concrete. The monuments are strong wayfinding, as well as character elements, creating a warm welcoming beacon for the community.

Corner plazas at the Project Entry feature toned, textured concrete in neutral tones. Backdrop planting reflects a contemporary California palette, with columnar accent trees (*Carpinus betulus 'Fastigiata'*) and bold foliage water wise plants, such as Flax, and shrubs and grasses in simple, geometric masses.

The street tree selected for Sterling Street is a mix of *Quercus virginiana* (Southern Live Oak) and *Ulmus parvifolia* (Chinese Elm). The use of Oaks at the entry highlight the importance of this entry and designate your arrival at the community. The designated street tree per the City's Streetscape Master Plan for Dublin Boulevard is the London Plane Tree spaced 25'-30' on center.

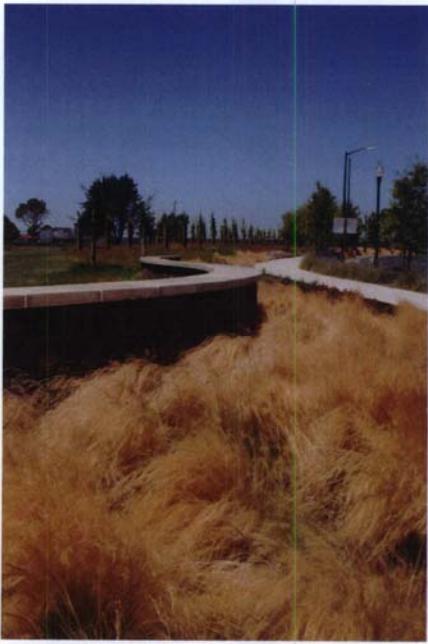
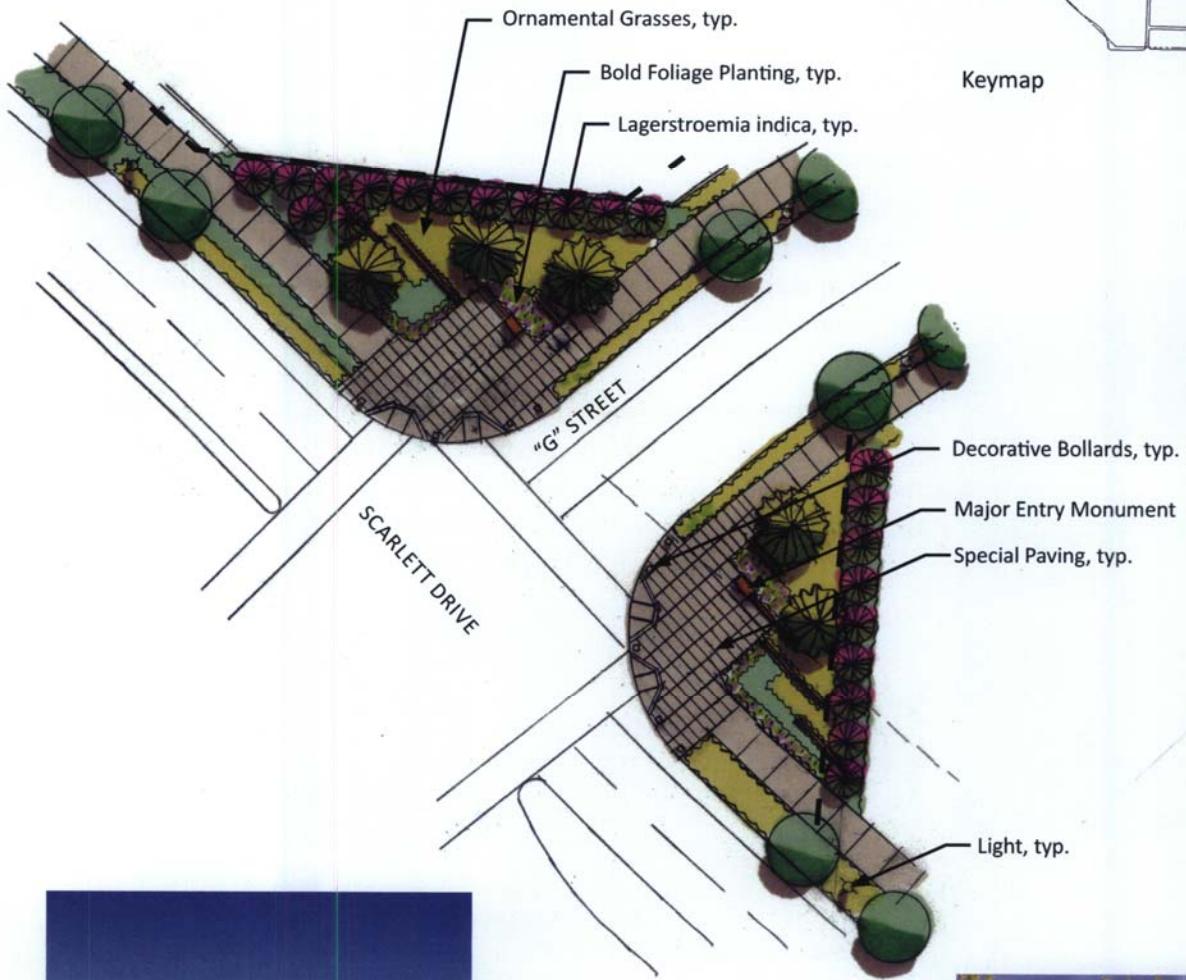


Project Entry Landscape Concept

ENTRIES & THEMATIC ELEMENTS

MAJOR ENTRY

"G" STREET AT SCARLETT DRIVE



Grasses at entry

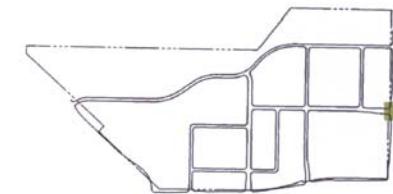
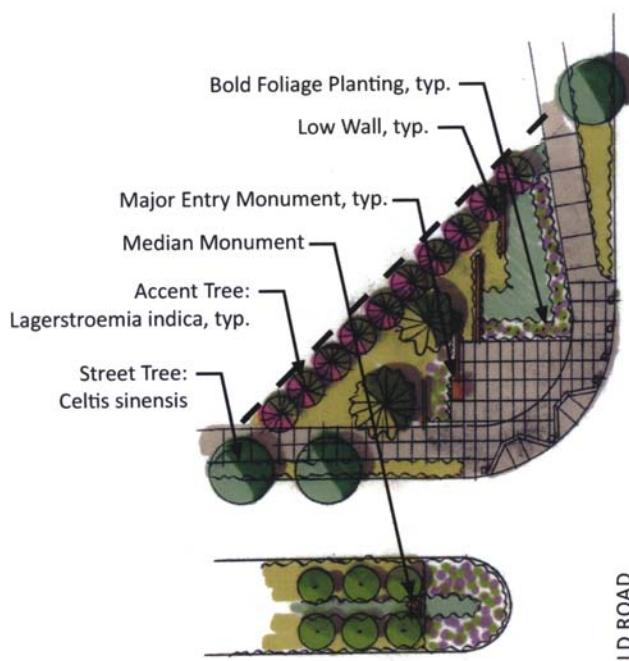


Accent planting

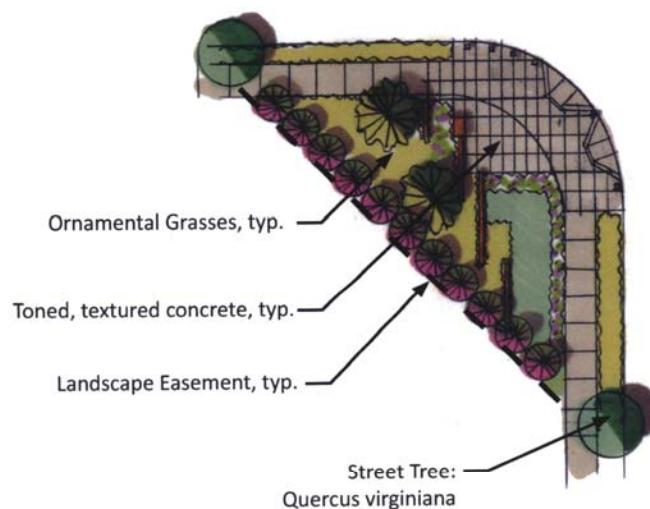


Carpinus betulus 'Fastigiata'

MAJOR ENTRY
CENTRAL PARKWAY AT ARNOLD ROAD



Keymap

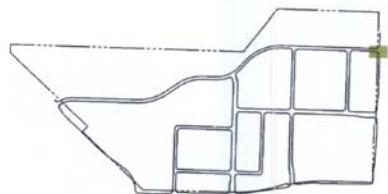


Major Entry - Central Parkway at Arnold Road



Contemporary California plant palette

ENTRIES & THEMATIC ELEMENTS



Keymap

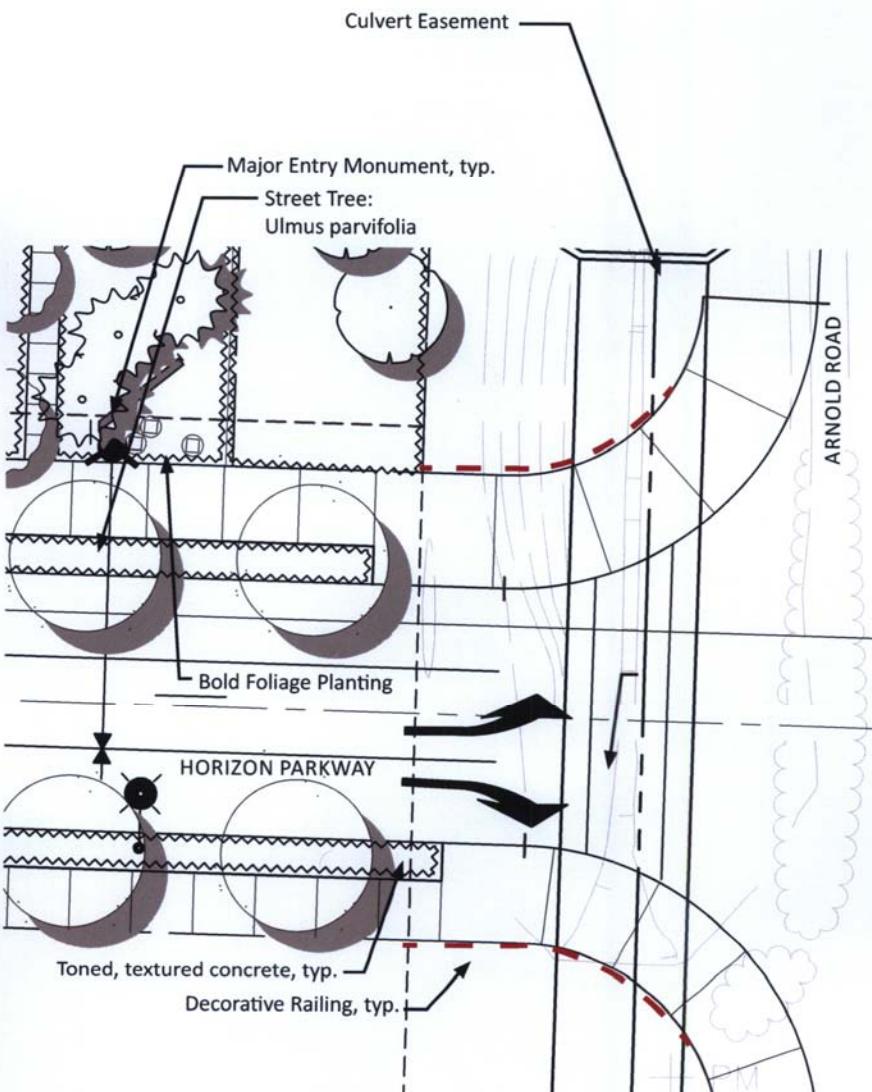


Decorative bollard



Enhanced paving at corner

MAJOR ENTRY HORIZON PARKWAY AT ARNOLD ROAD

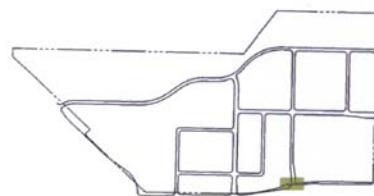


Major Entry - Horizon Parkway at Arnold Road

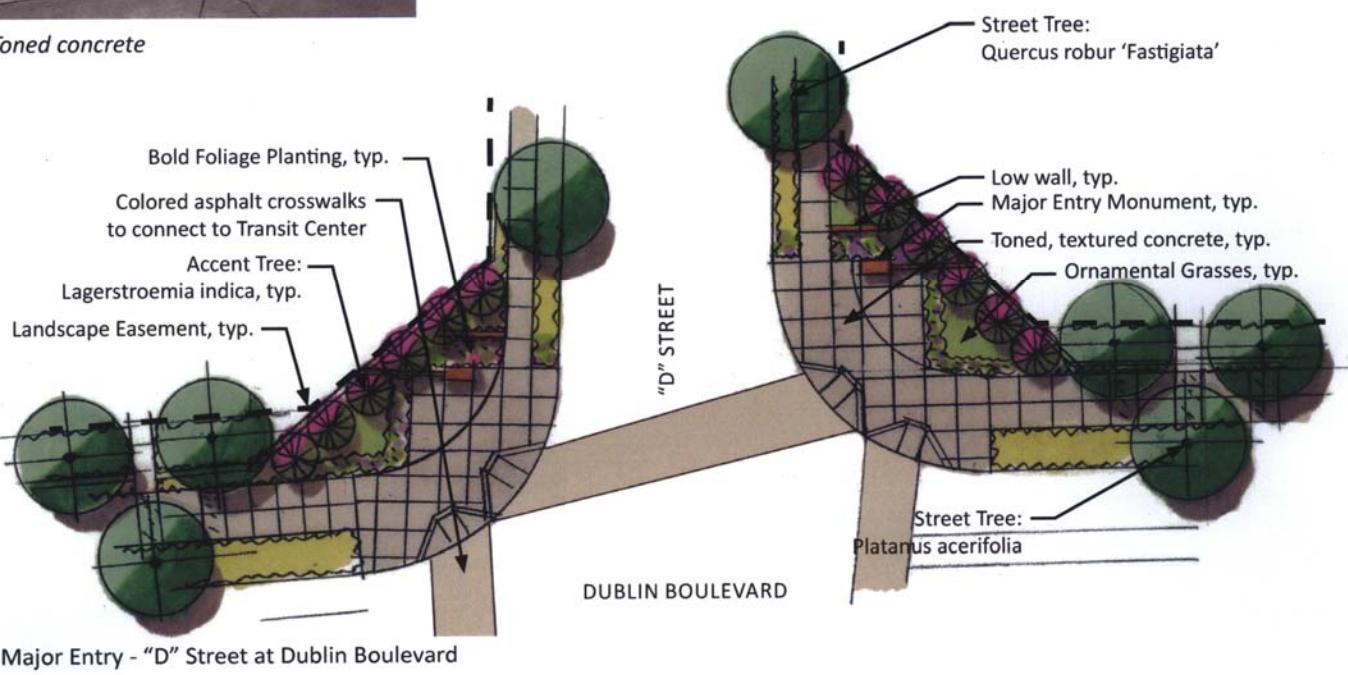
MINOR ENTRY
"D" STREET AT DUBLIN BOULEVARD



Toned concrete

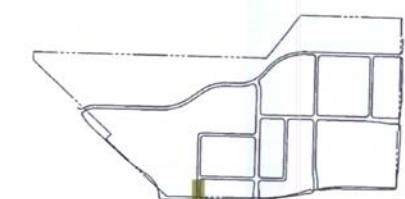


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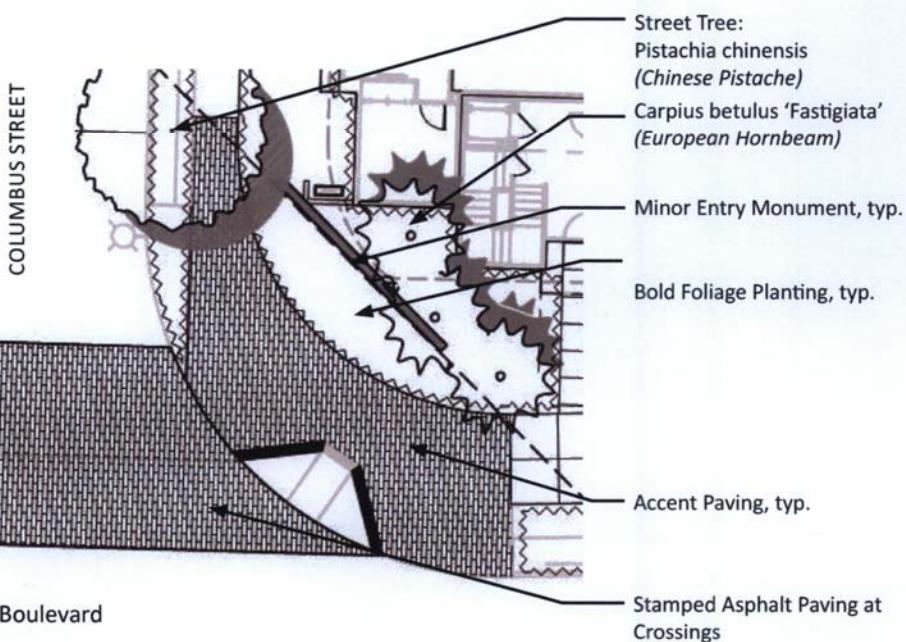
Major Project Entry Monuments

ENTRIES & THEMATIC ELEMENTS

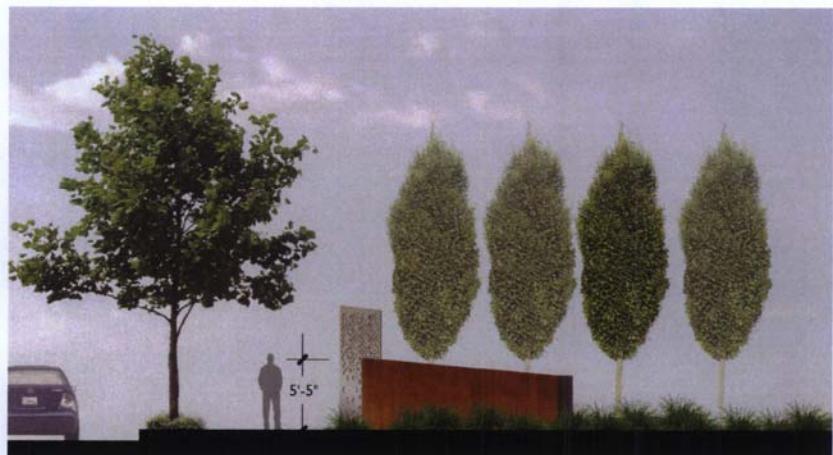


Keymap

MINOR ENTRY COLUMBUS STREET AT DUBLIN BOULEVARD



Entry planting



Minor Project Entry Monuments - Detail



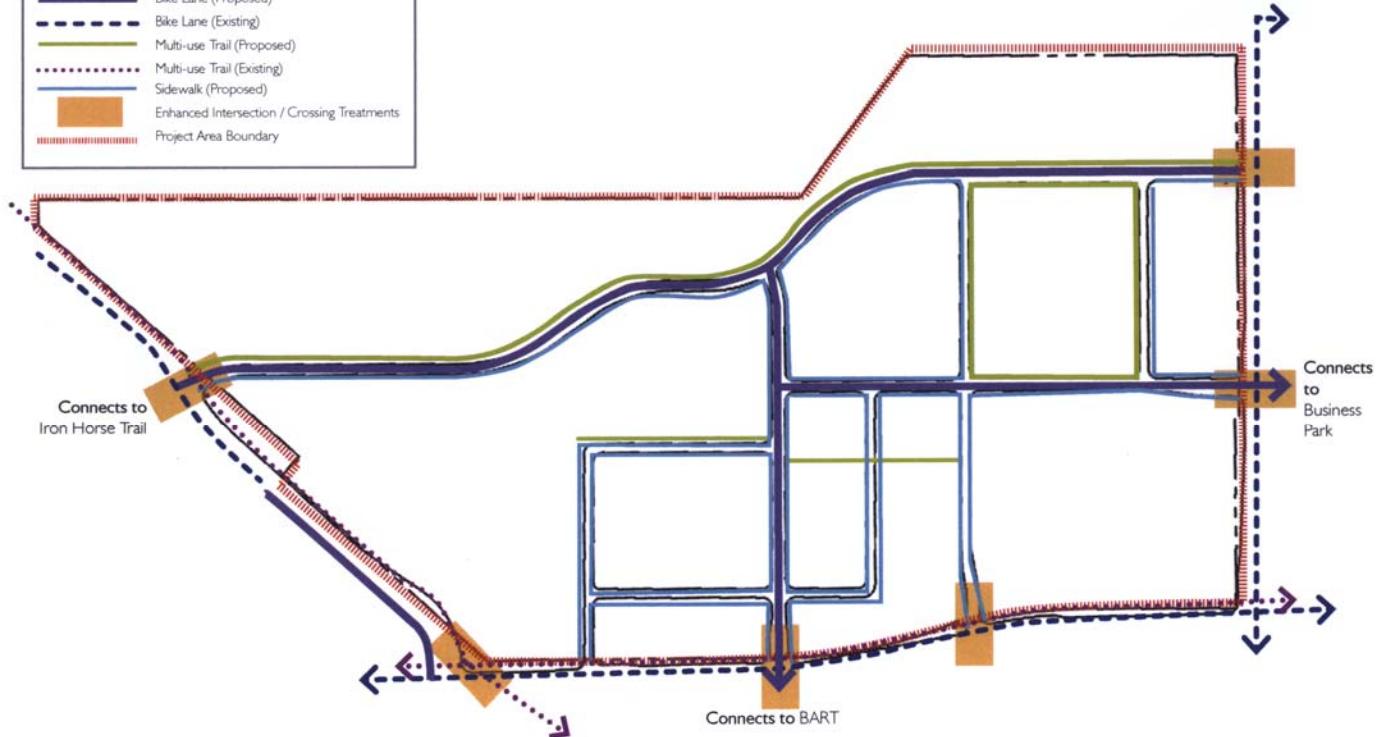
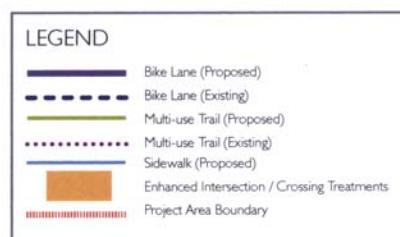
STREETSCAPE



CIRCULATION NETWORK

Boulevard includes a thoughtfully designed streetscape and landscape that reflects the Urban Village goals of the Specific Plan. The accommodation of multiple modes of travel -pedestrian, bicycle and public transit, in addition to private vehicle - has been made a priority. The streetscape design elements ensure these modes are accommodated in an inviting, safe and aesthetic manner. The design expresses the overall character of the community and reflects the project's commitment to sustainability. As public spaces, streets have great importance in the urban village. They facilitate access to the mixture of residential, commercial and public uses within the community and provide the opportunity for physical exercise and social interaction, all enhancing the quality of life.

A variety of planning and design features minimize the detrimental environmental effects of streets. Vehicle trips and fossil fuel emissions are reduced by providing a circulation network that safely accommodates and invites alternative modes of transportation to a variety of uses and destinations within and outside the project area. Sidewalks, multi-use trails, bicycle parking, transit stops with shelters and traffic calming measures all encourage the more environmentally sustainable modes of travel. This approach is often referred to as "Green" or "Complete" streets.



Pedestrian and Bicycle Circulation Network



STREETSCAPE CONCEPT

The circulation network in Boulevard is a key component of the liveable, walkable, vital urban village experience. The streetscape is attractive, appealing and designed to encourage pedestrian and bicycle travel. Bike lanes on collector streets within the project will be enhanced with colored asphalt to emphasize their presence visually and improve safety. Crosswalks will also be enhanced with special paving, such as colored or stamped asphalt. This treatment serves to create safer pedestrian circulation by highlighting pedestrian crossings and slowing traffic.

Public streets are designed to treat stormwater through vegetation and to maximize shade with abundant street trees, thereby minimizing the heat island effect and enhancing aesthetic appeal and user comfort. Stormwater runoff from the impervious area within the right-of-way is treated in bio-retention areas within the 5-foot parkway strips on most streets. Bio-retention areas are planted with a native ornamental bioswale mix as described in the Plant Palette section. Street trees will spaced generally as indicated, except where adjustments are necessary to respond to utility or bio-retention area issues.

Streetscape planting, lighting and furnishings differentiate key corridors and reflect the circulation hierarchy, while remaining consistent in design vocabulary to maintain a strong expression of place. Streets are designed to serve as social spaces and aesthetic amenities, as well as circulation routes.

By facilitating non-vehicular travel throughout the project area and beyond and creating comfortable, welcoming streets, Dublin Crossing's streetscape design promotes public health and social cohesion, qualities that contribute to exceptional quality of life.



— Collector Street
- - - Local Street



Street Network

STERLING STREET

Sterling Street represents the top of the Boulevard circulation hierarchy. The Primary Project Entry, as described in the Entries and Thematic Elements section occurs at Sterling Street and Dublin Boulevard. Washingtonia fillubusta (Hybrid Fan Palm) spaced at 20 foot on center is at the Primary Entry up to El Dorado Lane. North of El Dorado Lane, Ulmus parvifolia (Chinese Elm) is the street tree, and Platanus acerifolia is the median tree. All creating a strong, tree-lined project entry statement. Sidewalks and bike lanes are provided on both sides of the street, setting the tone as a community that welcomes multiple modes of transportation. Paths are separated from traffic by 5-foot parkway strips planted with a mix of grasses and street trees that provide

ELEMENTS

Street Trees:	Quercus virginiana Southern Live Oak
Spacing:	30 foot on center Ulmus parvifolia Chinese Elm
	30 foot on center
Median Tree:	Platanus acerifolia London Plane Tree
Spacing:	35 foot on center



Keymap

CENTRAL PARKWAY

Central Parkway is a major corridor, second in scale and visual hierarchy to Sterling Street. A Major Entry, as described in the Entries and Thematic Elements section is located at Central Parkway and Arnold Road. The median is generously planted to support the significance of the entry. Parkway strips include street trees and bioswale planting. Five feet of the 6-foot public service easement is landscaped to provide a verdant aesthetic. See the Shrub Palette and Bioswale Mix for possible plant types. Street tree planting follows recommendations of the Streetscape Master Plan, with Celtis sinensis (Chinese Hackberry) as both street and median tree. The segment of Central Parkway street on the side adjacent to the school will feature monolithic sidewalks with street trees in tree wells.

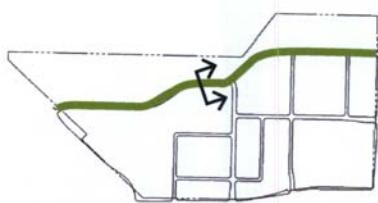
Elements

Street Tree:	Celtis sinensis, Chinese Hackberry
Median Tree:	Same
Spacing:	20 feet on center



Keymap

STREETSCAPE



Keymap

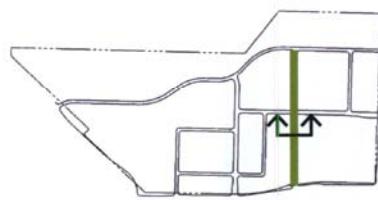
HORIZON PARKWAY

Horizon Parkway is the east-west corridor through the project connecting Arnold Road to Scarlett Drive. A Major Entry is located at Horizon Parkway and Scarlett Drive and a Major Entry, as described in the Entries and Thematic Elements section, is located at Arnold Road and Horizon Parkway. Five-foot parkway strips planted with bioswale grasses and street trees are on both sides of the street. Street trees are *Platanus acerifolia* (London Plane Tree) adjacent to entries spaced at 35 foot on center, and *Ulmus parvifolia* (Chinese Elm) spaced at 30 foot on center the remainder of the streetscape. The segment of Horizon Parkway on the side adjacent to the school will feature monolithic sidewalks with street trees in tree wells.

Elements	
Street Trees:	<i>Quercus virginiana</i> Southern Live Oak
Spacing:	30 foot on center <i>Ulmus parvifolia</i> Chinese Elm 30 foot on center

"D" STREET

"D" Street features a 10-foot multi-use trail on the east side to promote pedestrian and bicycle travel and facilitate safe school access. Parkway strips are planted with street trees and bioswale grasses. The street tree is English Oak.

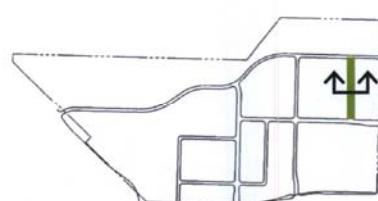


Keymap

Elements	
Street Tree:	<i>Quercus robur 'Fastigiata'</i> English Oak
Spacing:	30 foot on center

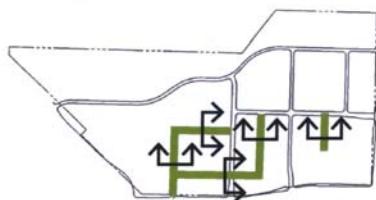
"F" STREET

"F" Street features a 10-foot multi-use sidewalk on the west side to promote pedestrian and bicycle travel and facilitate safe school access. Parkway strips are planted with street trees and bioswale grasses. The segment of "F" street on the side adjacent to the school will feature monolithic sidewalks with street trees in tree wells. The street tree is Scarlet Oak.



Keymap

Elements	
Street Tree:	<i>Quercus coccinea</i> Scarlet Oak
Spacing:	30 foot on center

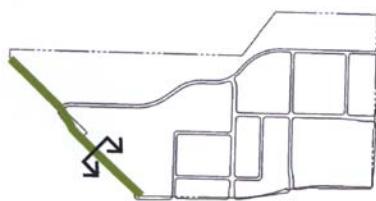


Keymap

COLUMBUS STREET, EL DORADO LANE, "H" AND "I" STREETS

These smaller scale local streets include 5-foot parkway strips on both sides. To support visual hierarchy, all local streets will have *Pistacia chinensis* (Chinese Pistache) as street tree.

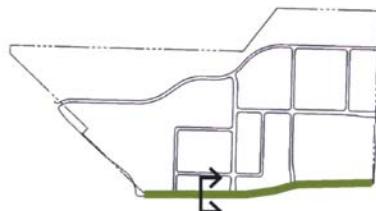
Elements	
Street Tree:	<i>Pistacia chinensis</i> Chinese Pistache
Spacing:	30 foot on center



Keymap

SCARLETT DRIVE

Scarlett Drive is improved along the West length of the Specific Plan Area. The Iron Horse Trail, made up of a 10-foot paved path with 5 foot soft shoulders on each side, runs along the east side of the street. Street trees are planted in the 5-foot parkway. The 4-foot median is planted with low shrubs and smaller scale accent trees.



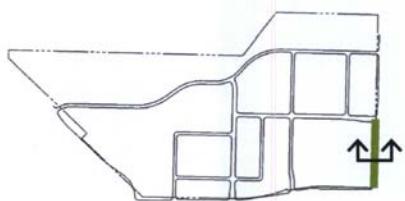
Keymap

DUBLIN BOULEVARD

Boulevard includes improvement of the North side of Dublin Boulevard. The existing path remains as a 10' Class I Trail, consistent with the City's Bikeway Master Plan. The landscaped parkway strip is planted with shrubs and grasses. In accordance with the City's Streetscape Master Plan London Plane Trees are planted 30' on center.

Elements	
Street Tree:	<i>Plantanus acerifolia</i> London Plane Tree
Spacing:	30 foot on center

STREETSCAPE



Keymap

ARNOLD ROAD

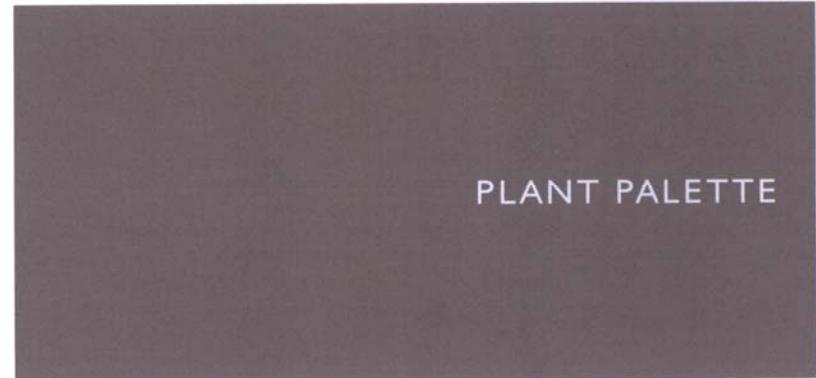
The west side of Arnold Road is the east edge of the Specific Plan Area. Between Dublin Boulevard and Central Parkway, the street is adjacent to commercial uses. From Central Parkway to the northern project boundary may be residential uses. A landscaped setback screens walls and fences along Arnold, as necessary. Grasses, shrubs and ornamental trees, per the Streetscape Master Plan, will retain visual consistency. The street tree is Southern Live Oak planted at 30 feet on center.

Elements

Street Tree : Quercus virginiana

Southern Live Oak

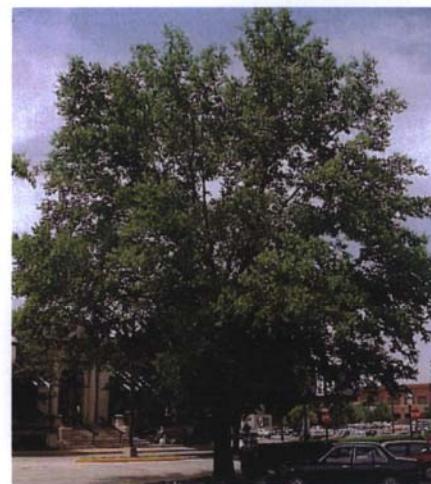
Spacing: 30 foot on center



STREET TREES

Tree-lined streets play an important role in creating a comfortable urban village feel. An abundant canopy creates a sense of enclosure and evokes the character of older established neighborhoods and their much sought-after ambiance. Street trees also perform important environmental functions by cooling paving, providing habitat for birds and small animals and acting as carbon sinks. Trees selected for existing streets are consistent with the City of Dublin Streetscape Master Plan.

Street	Scientific Name	Common Name	Spacing (on center)
Dublin Boulevard	Street Tree <i>Platanus acerifolia</i>	London Plane Tree	25'-30'
Scarlett Drive	Street Tree <i>Celtis sinensis</i>	Chinese Hackberry	30'
Arnold Road (west side)	Street Tree <i>Quercus virginiana</i>	Southern Live Oak	30'
Central Parkway	Street Tree <i>Celtis sinensis</i>	Chinese Hackberry	20'
	Median <i>Celtis sinensis</i>	Chinese Hackberry	20'
Columbus Street, El Dorado Lane, "E", "H" Streets	Street Tree <i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	25'
Sterling Street	Street Tree <i>Quercus virginiana</i>	Southern Live Oak	20'
	<i>Ulmus parvifolia</i>	Chinese Elm	30'
"D" Street	Street Tree <i>Quercus robur</i> 'Fastigiata'	English Oak	25'
"F" Street	Street Tree <i>Quercus coccinea</i>	Scarlet Oak	30'
Horizon Parkway	Street Tree <i>Quercus virginiana</i>	Southern Live Oak	30'
	<i>Ulmus parvifolia</i>	Chinese Elm	30'



Celtis sinensis
Chinese Hackberry



Platanus acerifolia
London Plane Tree



Ulmus parvifolia
Chinese Elm

PLANT PALETTE



Achillea millefolium
Common Yarrow



Dieten spp.
Fortnight Lily



Helictotrichon sempervirens
Blue Oat Grass

SHRUBS

The shrub palette emphasizes low water use plants with some moderate use options included for accents and small areas. The palette reflects the contemporary California landscape characterized by native and climate adapted plants growing to their natural forms, thus minimizing the need for extensive maintenance. Planting design will emphasize clean lines, masses of plantings and geometric patterns, as well as bold accents.

ACCENT SHRUBS

Scientific Name	Common Name	Water Use
<i>Achillea millefolium</i>	Common Yarrow	Low
<i>Agapanthus</i> spp.	Lily-of-the Nile	Moderate
<i>Agave</i> spp.	Agave	Low
<i>Anigozanthos</i> spp.	Kangaroo Paw	Low
<i>Bouteloua</i> spp.	Grama Grass	Low
<i>Carex tumicola</i>	Berkeley Sedge	Low
<i>Coleonema puchellum</i> 'Sunset Gold'	'Sunset Gold' Breath of Heaven	Moderate
<i>Cuphea hyssopifolia</i>	False Heather	Moderate
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	Low
<i>Hemerocallis</i> 'Terra Cotta Baby'	Evergreen Day Lily	Low
<i>Hesperaloe parviflora</i>	Red Yucca	Low
<i>Heuchera maxima</i>	Coral Bells	Moderate
<i>Iris douglasiana</i>	Pacific Coast Iris	Low
<i>Kniphofia</i> spp.	Red Hot Poker	Low
<i>Lantana</i> spp.	Lantana	Low
<i>Lavendula</i> spp.	Lavender	Low
<i>Liriope muscari</i>	Lily Turf	Moderate
<i>Penstemon</i> spp.	Penstemon (SW Natives)	Low

MEDIUM SHRUBS

Scientific Name	Common Name	Water Use
<i>Abelia</i> spp.	Abelia	Moderate
<i>Buxus</i> Green Series	Boxwood	Moderate
<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	Moderate
<i>Callistemon</i> 'Little John'	Dwarf Cottlebrush	Low
<i>Chondrapetalum tectorum</i>	Cape Rush	Low
<i>Cistus</i> spp.	Rock Rose	Low
<i>Dieten</i> spp.	Fortnight Lily	Low
<i>Grevillea</i> 'Noelii'		Low
<i>Hebe</i> spp.	NCN	Moderate

Leymus condensatus 'Canyon Prince'	Wild Rye	Low
Lomandra spp.	Matt Rush	Low
Muhlenbergia rigens	Deer Grass	Low
Myrtus communis 'Compacta'	Dwarf Myrtle	Low
Nandina spp.	Nandina/Heavenly Bamboo	Low
Pennisetum 'Fairy Tails'	Fountain Grass	Moderate
Polystichum munitum	Western Sword Fern	Moderate
Phormium tenax sp.	New Zealand Flax	Low
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	Low
Zauschneria californica	California Fuschia	Low



Phormium tenax
New Zealand Flax

TALL SHRUBS

Scientific Name	Common Name	Water Use
Alyogyne huegelii	Blue Hibiscus	Low
Arbutus unedo' Elfin King'	Dwarf Strawberry Tree	Low
Escallonia 'Apple Blossom'	NCN	Moderate
Euonymus japonica	NCN	Low
Euphorbia spp.	NCN	Low
Galvesia speciosa	Island Snapdragon	Low
Gaultheria shallon	Salal	Low
Lavatera assurgentiflora	Tree Mallow	Moderate
Loropetalum chinensis	Chinese Fringe Flower	Low
Rhamnus californica	Coffeeberry	Low
Rhaphiolepsis indica	Indian Hawthorn	Low
Salvia spp.	Sage	Low
Stipa gigantica	Giant Feather Grass	Low
Teucrium spp.	Germander	Low
Westringia fruticosa 'Morning Light'	Coast Rosemary	Low
Woodwardia fimbriata	Giant Chain Fern	Moderate

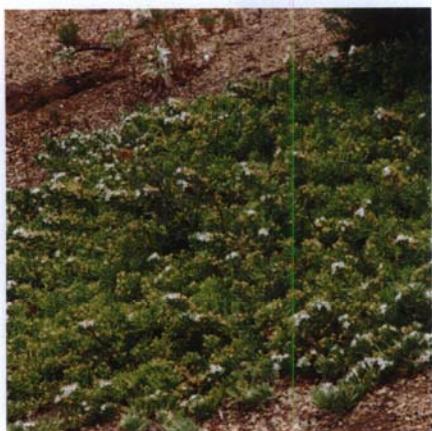


Salvia spp.
Sage



Stipa gigantica
Giant Feather Grass

PLANT PALETTE



Myoporum parvifolium
Myoporum

GROUNDCOVER

Scientific Name	Common Name	Water Use
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush	Low
<i>Carissa macrocarpa</i>	Natal Plum	Low
<i>Ceanothus g.h.</i>	Carmel Creeper	Low
<i>Coprosoma kirkii</i> 'Verde Vista'	Prostate Mirror Plant	Low
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	Low
<i>Erigonum</i> spp.	Wild Buckwheat	Low
<i>Festuca californica</i>	California Fescue	Low
<i>Fragaria chiloensis</i>	Wild Strawberry	Moderate
<i>Gazania</i>	Orange Gazania	Moderate
<i>Myoporum parvifolium</i>	Myoporum	Low
<i>Osteospermum fruticosum</i>	African Daisy	Low
<i>Rosa</i> 'Carpet Rose'	Carpet Rose	Moderate
<i>Thymus polytrichus britannicus</i>	Creeping Thyme	Low



Thymus polytrichus britannicus
Creeping Thyme

VINES

Scientific Name	Common Name	Water Use
<i>Jasminum officinale</i>	Common Jasmine	Low
<i>Solanum jasminoides</i>	Potato Vine	Moderate



Jasminum officinale
Common Jasmine

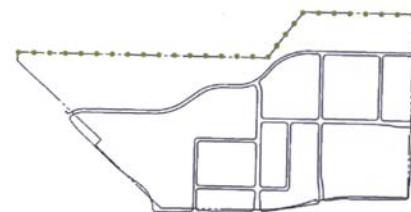


SITE ELEMENTS



WALLS

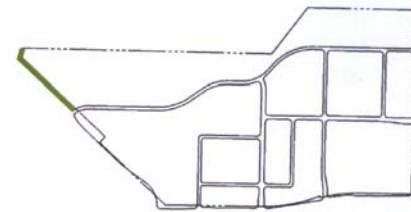
The northern project edge adjacent to the Camp Parks property will have a 7-foot precast wall with cap. Color is to be determined



Keymap - Walls

COMMUNITY WALL

Project boundaries that interface with residences will have 6-foot precast privacy walls. Wall panels shall be 26' on-center with a custom detail to complement entry features. Walls shall be offset periodically by 2' to create visual interest and minimize monotony. Wall color shall be coordinated with entry feature colors. Wall to be Old Castle/Sierra Walls Lighthouse model with customized detail, or approved equal.



Keymap - Community Walls

LIGHTING

Collector and local streets will have WE-EF - VFL530 model LED pedestrian luminaires, color: graphite metallic, sized and spaced to provide appropriate, safe lighting levels.



VFL530 LED



Prisma Spillo LED



Galleon LED



Alcott LED

Public Backbone Streets will have Cooper Industries - Galleon LED Roadway fixtures, Landscape Forms Alcott and Prisma Spillo LED Pedestrian luminaires.

SITE ELEMENTS

HARDSCAPE

CROSSWALKS

Crosswalks will be enhanced for pedestrian safety and aesthetic appeal with stamped or colored asphalt.



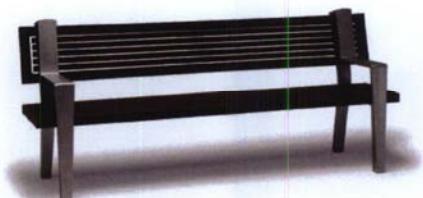
SIDEWALKS

Sidewalks including Class 1 trails will be standard grey concrete, except where special paving is called for in the Entries and Thematic Elements section.



BIKE LANES

Bike lanes are emphasized with a colored asphalt coating to strengthen the visual prominence of the bike lane on the road, thus enhancing safety. This type of treatment of bike lanes also encourages the use of bicycles by emphasizing the presence of bike facilities. The bike lane color shall be a brick red.



SEATING

BENCHES

Benches are provided in public spaces as needed for pedestrian comfort and are to be commercial grade, durable and low maintenance in simple, contemporary designs. Benches will be 6' Rockport with back by Urbanscape; faux wood; stainless frame; color to be determined or 6' Rockport without back by Urbanscape; faux wood; stainless frame; color to be determined.



SEAT PADS

Less formal seating may be provided with granite seat pads. Granite is a highly durable, natural material and may be locally sourced.



TRASH/RECYCLING

Trash and recycling receptacles will be provided in public spaces as appropriate. Receptacles shall be commercial grade, durable and easy to access and maintain. Receptacles may be 32-gallon Rockport by Urbanscape; side opening door; faux wood; color to be determined, or 36-gallon Chase Park by Landscapeforms; side opening door; cast aluminum with iron base.

BIKE RACKS

Bike racks will be Flo by Landscapeforms, 3 bicycles capacity bike rack, stainless steel.



BOLLARDS

Decorative bollards at project entries are Urban Accessories, Model: DG-4 in Silver with Nickel Bronze cap (nickel cap not shown in image).

SITE ELEMENTS

BUS SHELTER

Bus shelters will be provided as required by the Livermore Amador Valley Transit Authority (LAVTA). Shelter and bench size for specific locations will be determined by LAVTA staff. Shelter, benches and trash receptacles are all required by LAVTA in the color black (PP3242-J) as follows:

Shelter:

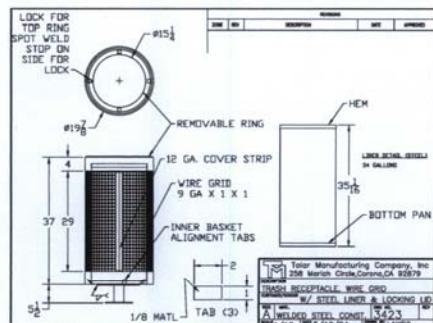
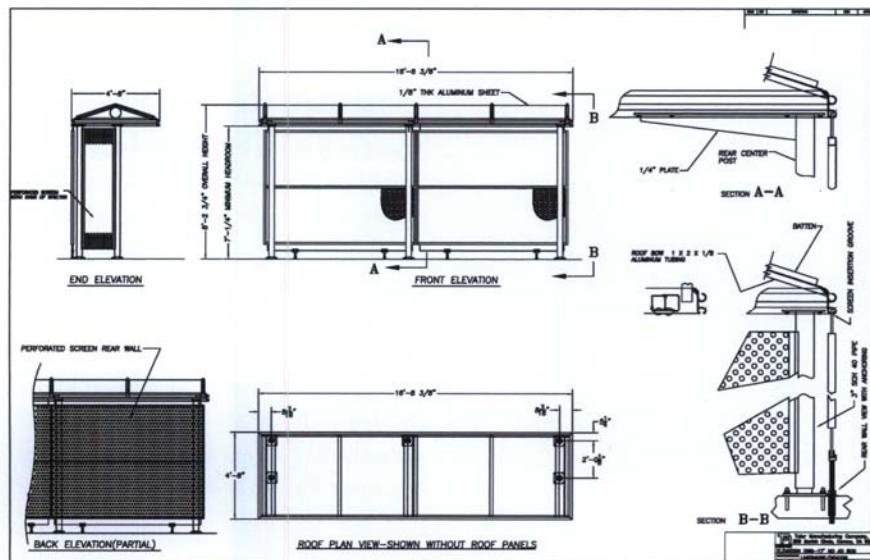
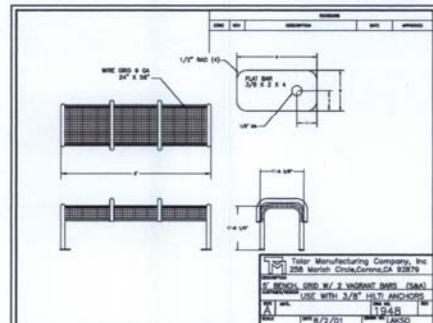
Tolar Model NALP, low peak roof bus shelter, perforated metal panels at rear, schedule display with glass, anchor bolts at footing.

Benches:

Tolar wire grid bench seat, no back, anti-vagrant bars, anchor bolts at footings.

Trash Receptacles:

Tolar tall thin wire grid model, steel drum inner liner, 30 gallon, pedestal mount, anchor bolts at footing.



UTILITY SCREENING

Exterior utility equipment, including, but not limited to, PG&E transformers, telephone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities will be vaulted or screened from view from any public rights-of-way, behind structures or significant landscaping.