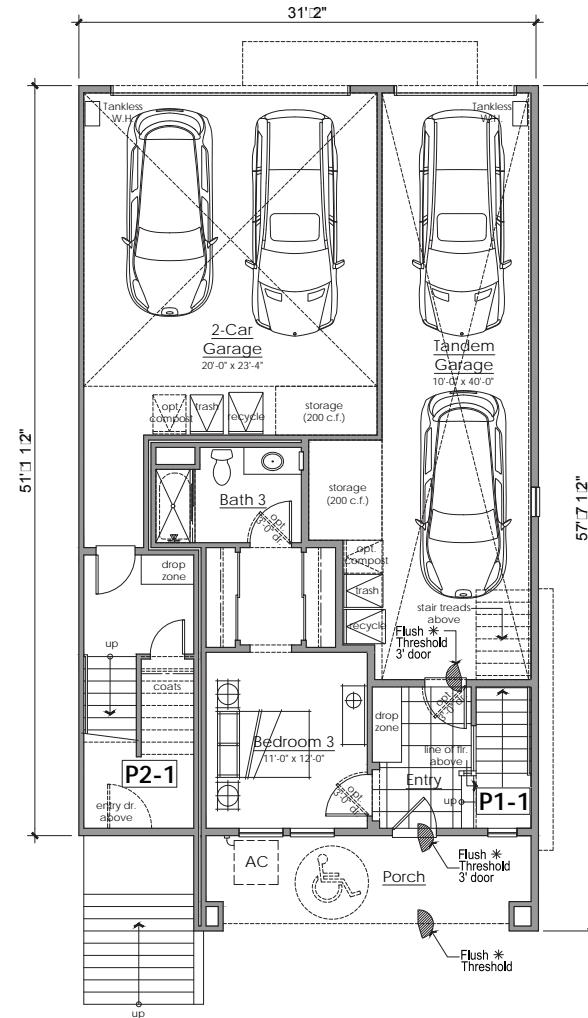


LEVEL 2



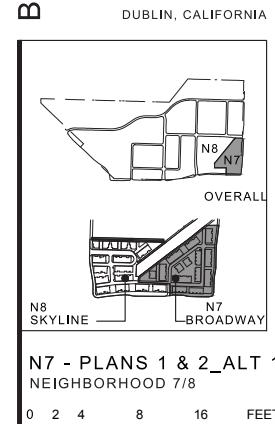
LEVEL 1

Plan 1_ALT 1
(accessible)
3 Bedrooms
3 Baths
1,791 N.S.F.
461 S.F. Garage

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

Plan 2_ALT 1
4 Bedrooms
3 Baths
2,717 N.S.F.
498 S.F. Garage

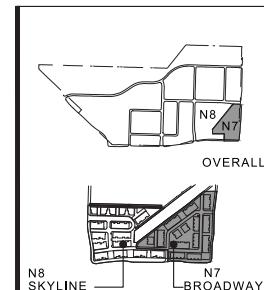
BOULEVARD phase 2





BOIII EVARD phase?

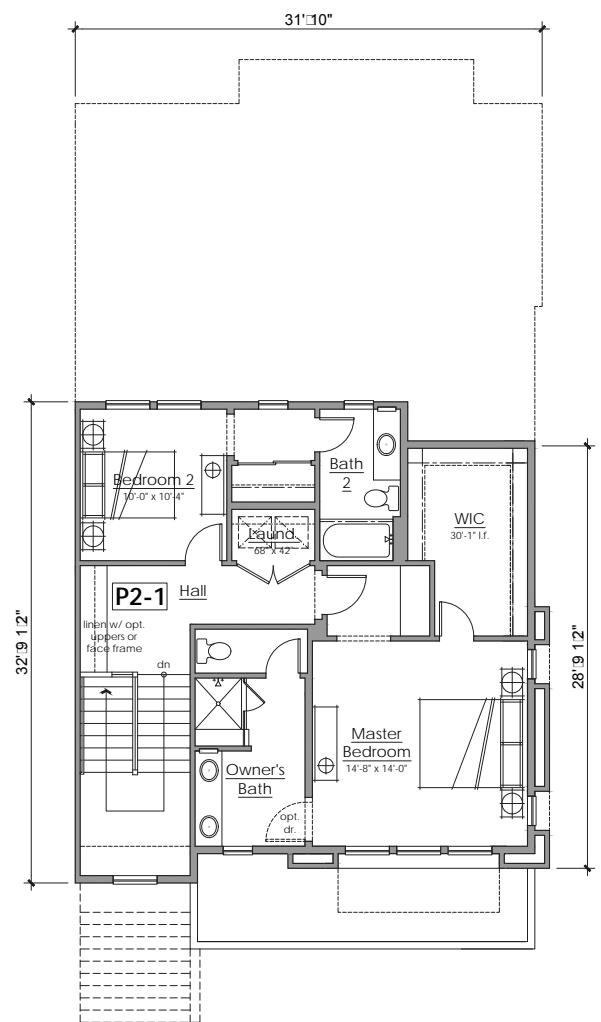
DUBLIN, CALIFORNIA



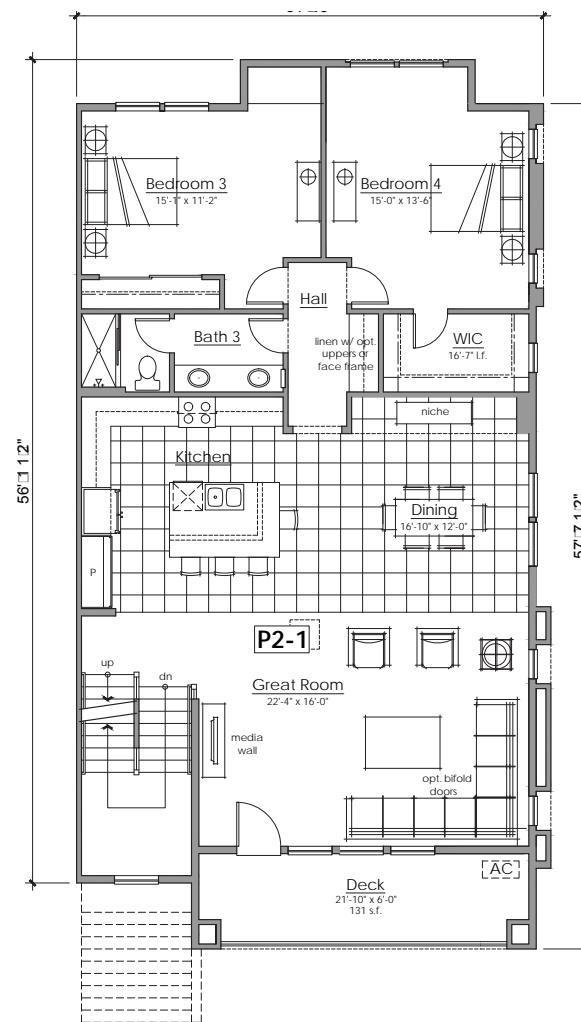
Plan 2_ALT 1
4 Bedrooms
3 Baths
2,717 N.S.F.
498 S.F. Garage

LEVEL 3

PLANS 1 & 2 ALT 1 - FLOOR PLANS



LEVEL 4



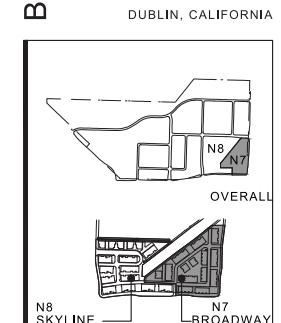
LEVEL 3

N7 - PLANS 1 & 2_ALT 1
NEIGHBORHOOD 7/8

APRIL 11, 2017

A1.7.73

BOULEVARD phase 2



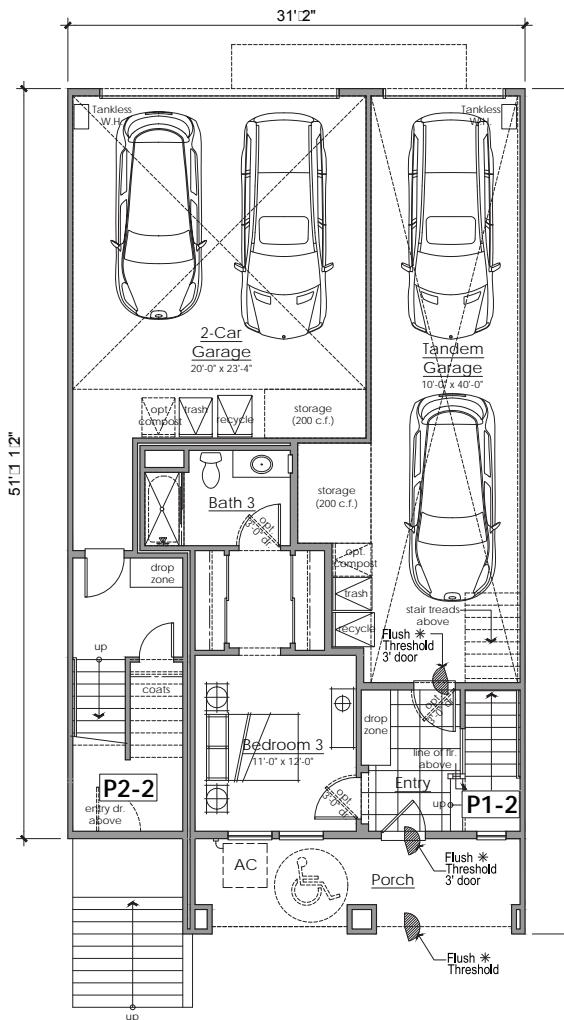
APRIL 11, 2017
A1.7.74

Plan 1_ALT 2
3 Bedrooms
3 Baths
1,788 N.S.F.
461 S.F. Garage

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

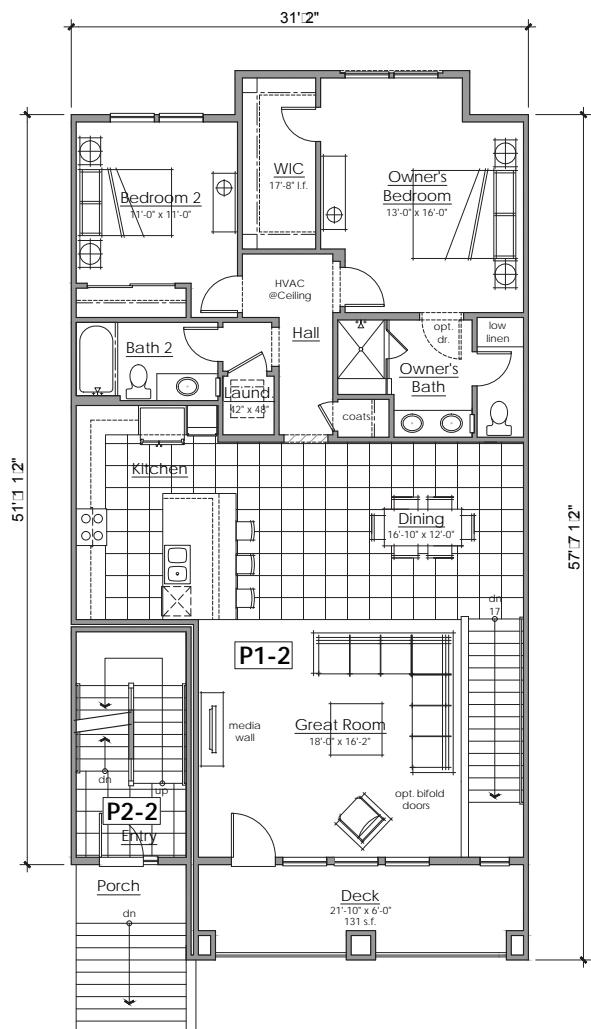
Plan 2_ALT 2
4 Bedrooms
3 Baths
2,751 N.S.F.
498 S.F. Garage

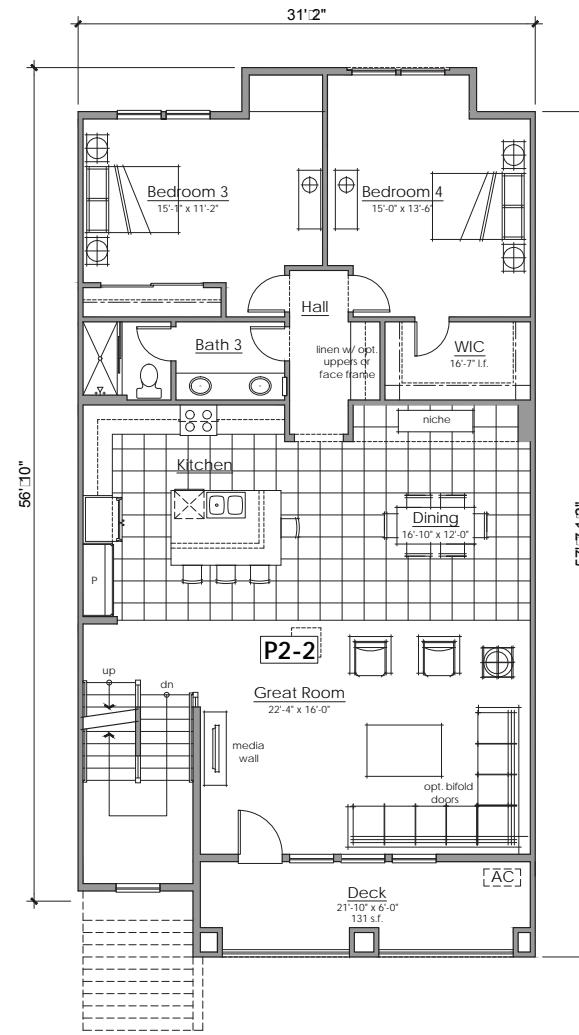
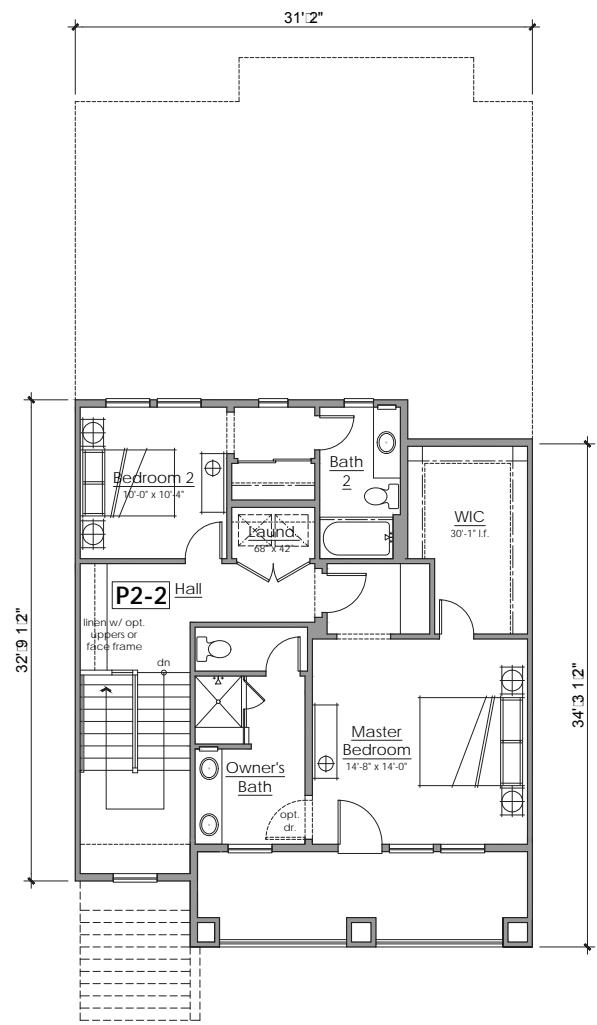
LEVEL 1



PLANS 1 & 2_ALT 2 - FLOOR PLANS

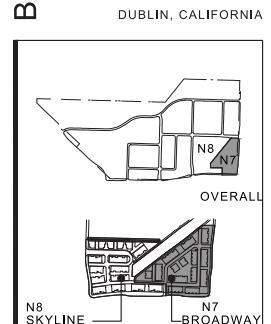
LEVEL 2





BOULEVARD phase 2

Plan 2_ALT 2
4 Bedrooms
3 Baths
2,751 N.S.F.
498 S.F. Garage



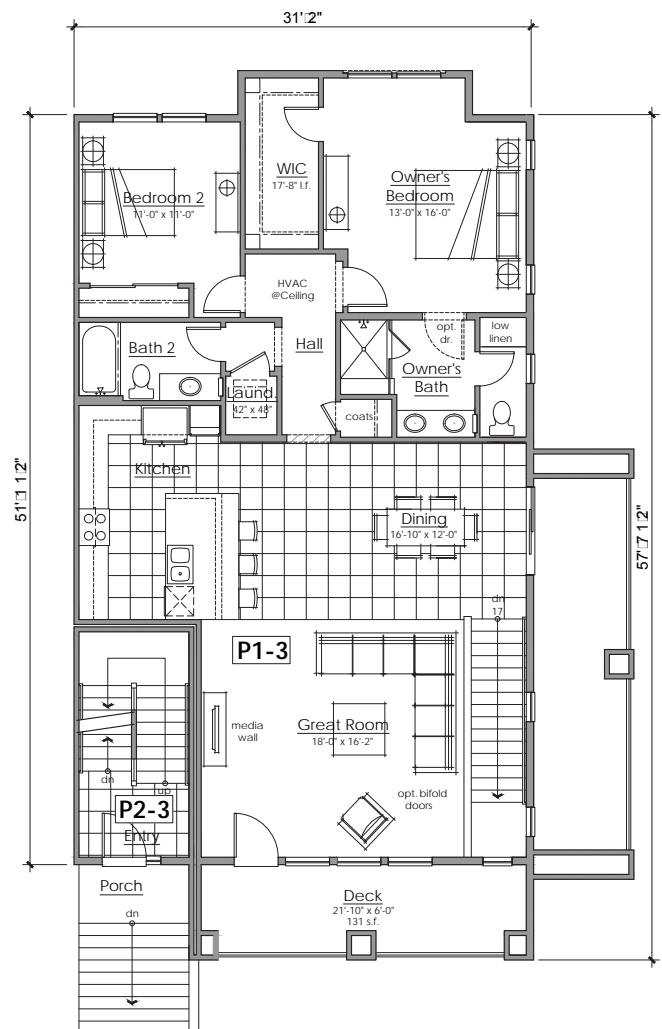
N7 - PLANS 1 & 2_ALT 2
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.75

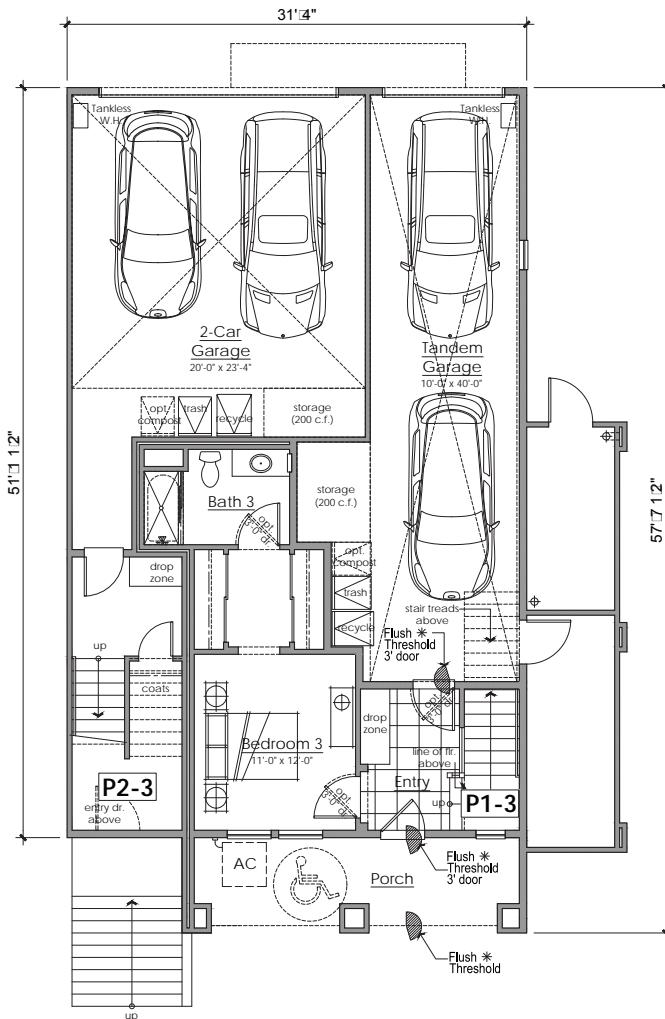


BOUILLIVARD phase 2



TOTAL PATH OF TRAVEL : 123.1'

LEVEL 2



LEVEL 1

PLANS 1 & 2 ALT 3 - FLOOR PLANS

APRIL 11, 2017
A1.7.76

N7 - PLANS 1 & 2_ALT 2
NEIGHBORHOOD 7/8

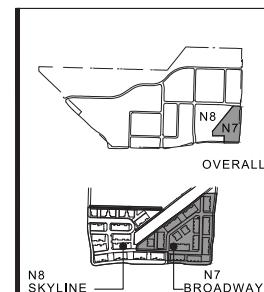
0 2 4 8 16 FEET

ANSWER The answer is 1000.



B0III EVAPD phase?

DUBLIN, CALIFORNIA

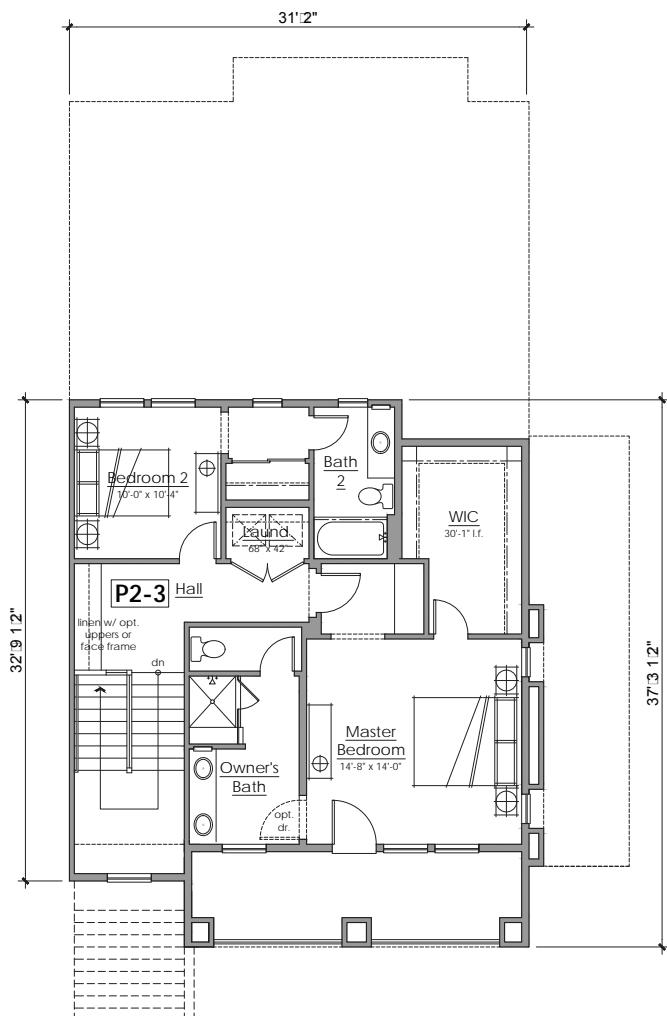


Plan 2_ALT 2
4 Bedrooms
3 Baths
2,751 N.S.F.
498 S.F. Garage

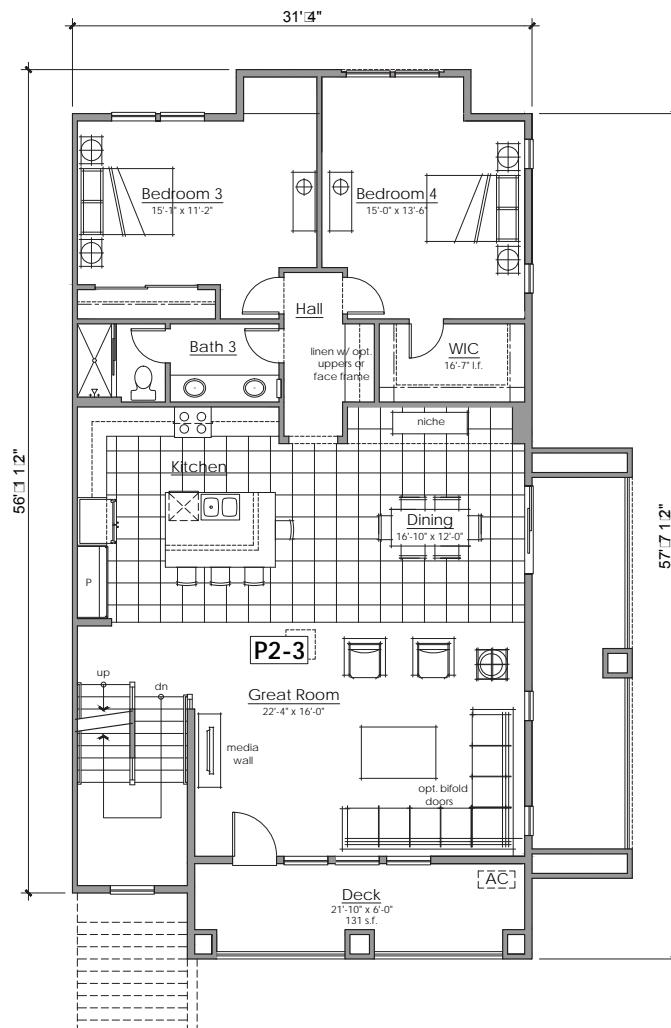
LEVEL 3

PLANS 1 & 2 ALT 3 - FLOOR PLANS

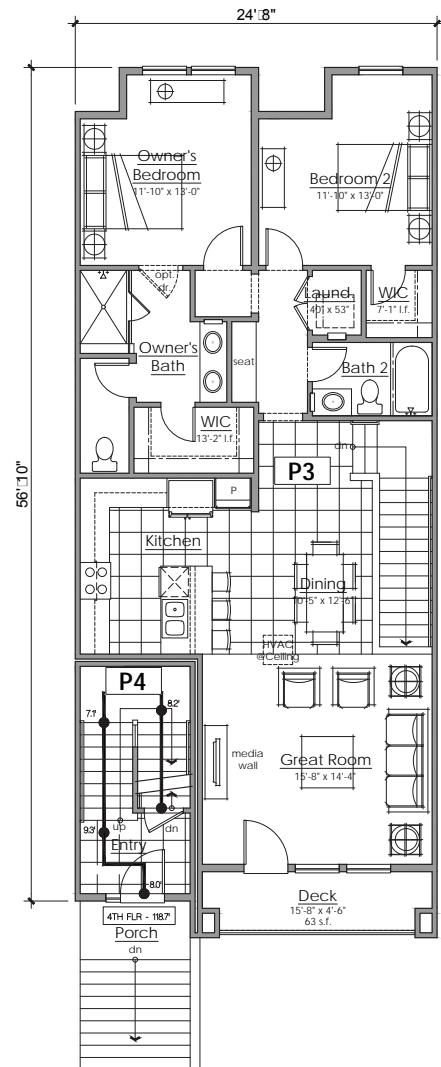
APRIL 11, 2017
A1.7.77



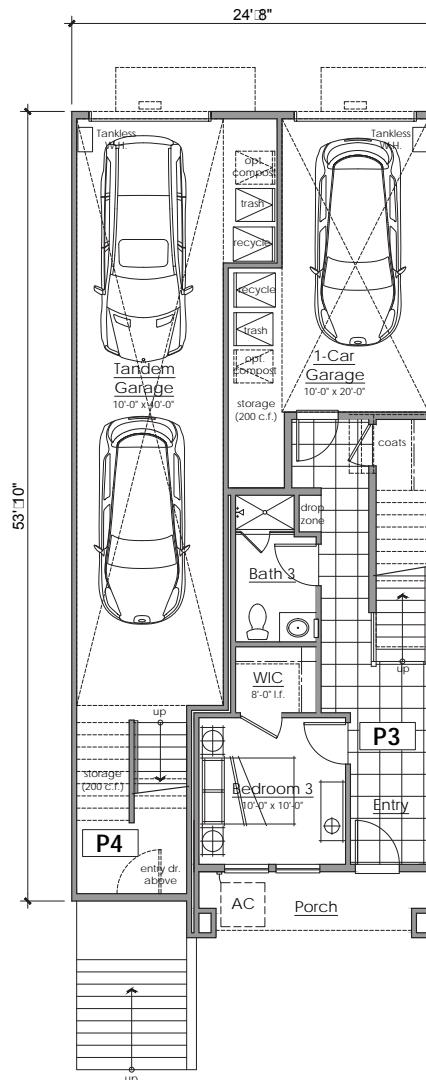
LEVEL 4



LEVEL 3



LEVEL 2

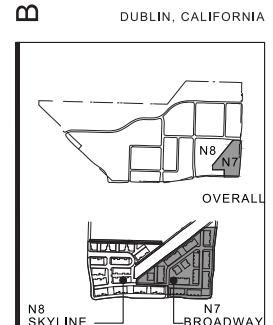


LEVEL 1

Plan 3
3 Bedrooms
3 Baths
1,555 N.S.F.
256 S.F. Garage

Plan 4
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage

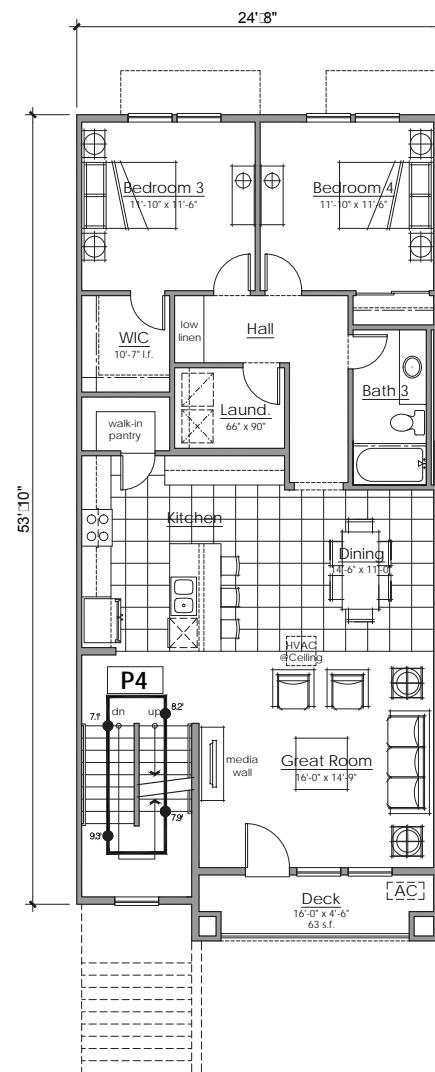
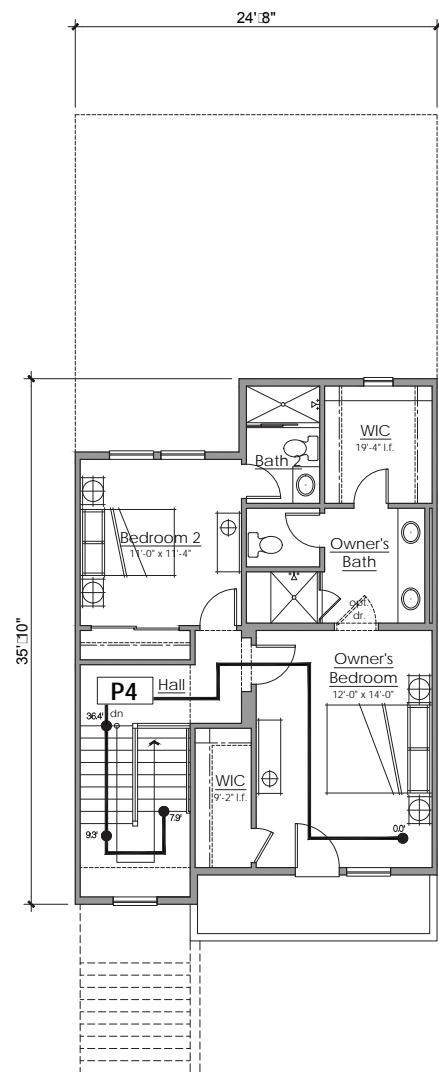
BOULEVARD phase 2

N7 - PLANS 3 & 4
NEIGHBORHOOD 7/8

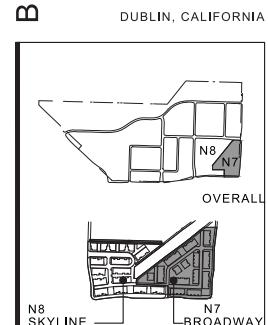
0 2 4 8 16 FEET

PLANS 3 & 4 - FLOOR PLANS

APRIL 11, 2017
A1.7.78



BOULEVARD phase 2



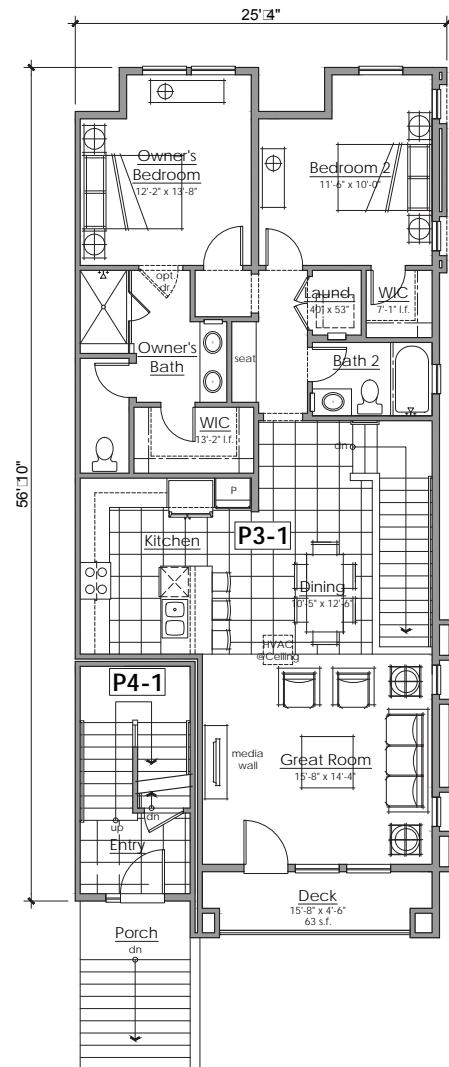
Plan 4
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage

PLANS 3 & 4 - FLOOR PLANS

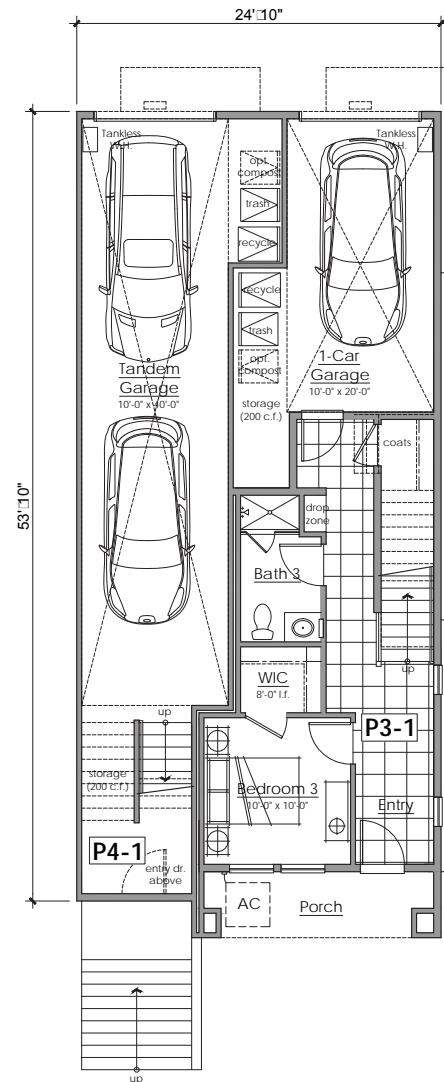
N7 - PLANS 3 & 4
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.79



LEVEL 2

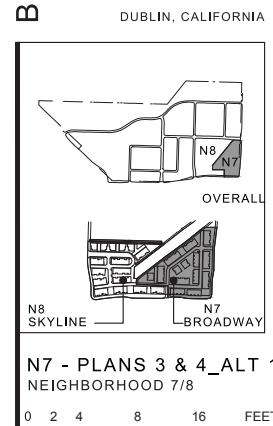


LEVEL 1

Plan 3_ALT 1
3 Bedrooms
3 Baths
1,555 N.S.F.
256 S.F. Garage

Plan 4_ALT 1
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage

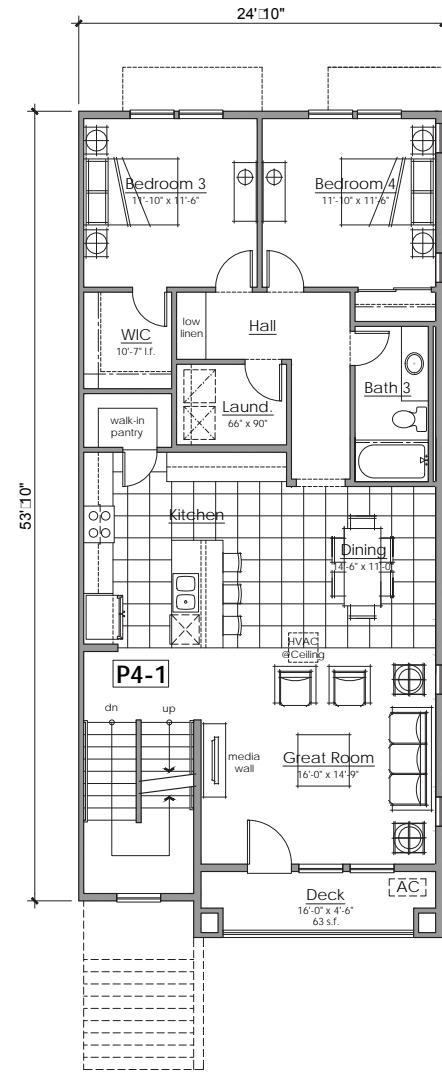
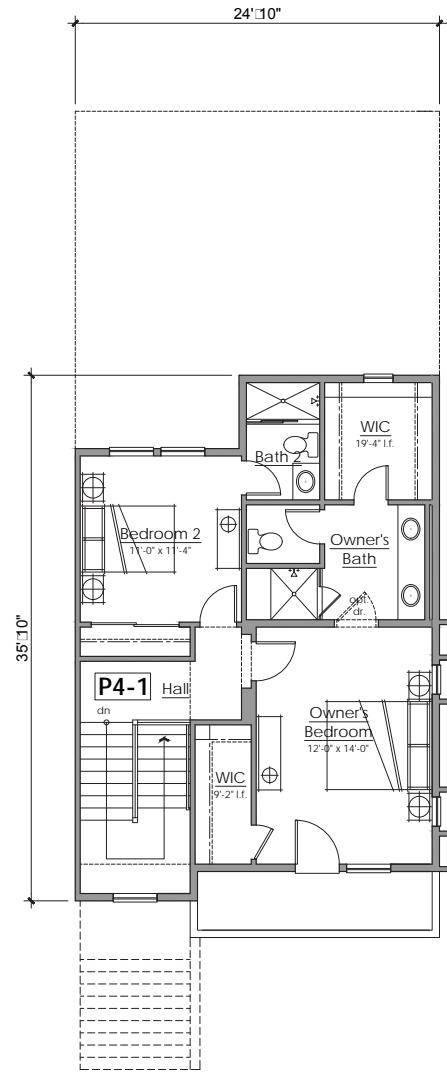
BOULEVARD phase 2



N7 - PLANS 3 & 4_ALT 1
NEIGHBORHOOD 7/8

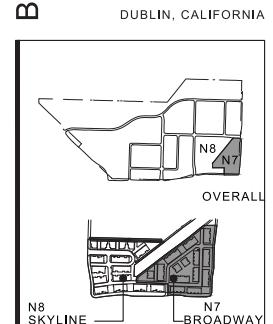
PLANS 3 & 4_ALT 1 - FLOOR PLANS

APRIL 11, 2017
A1.7.80



Plan 4_ALT 1
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage

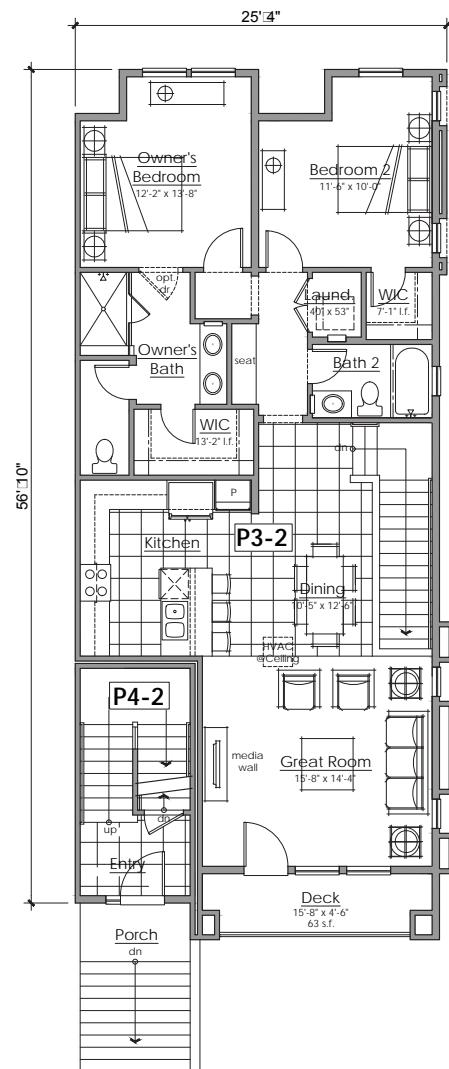
BOULEVARD phase 2



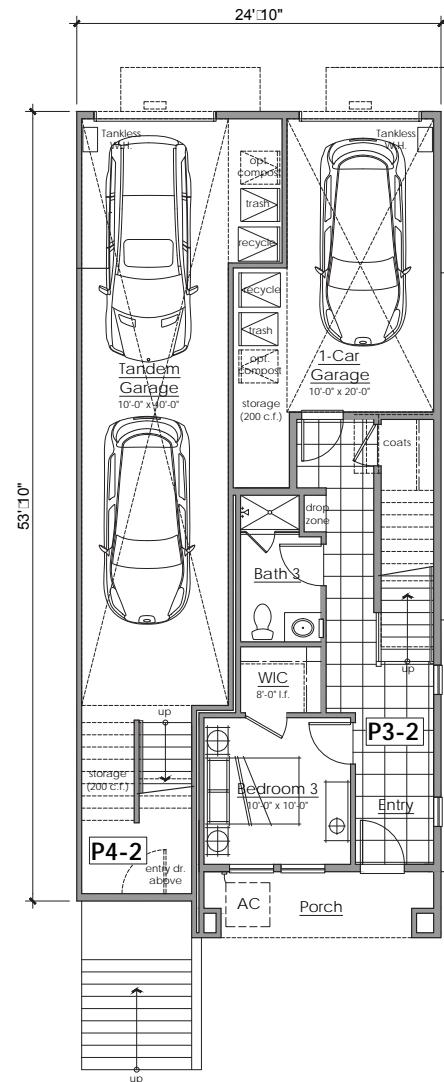
N7 - PLANS 3 & 4_ALT 1
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.81
PLANS 3 & 4_ALT 1 - FLOOR PLANS



LEVEL 2

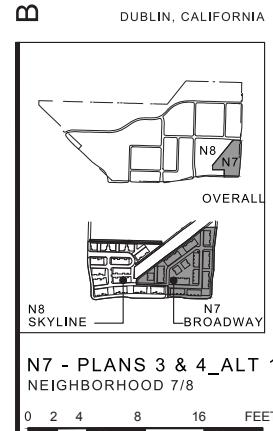


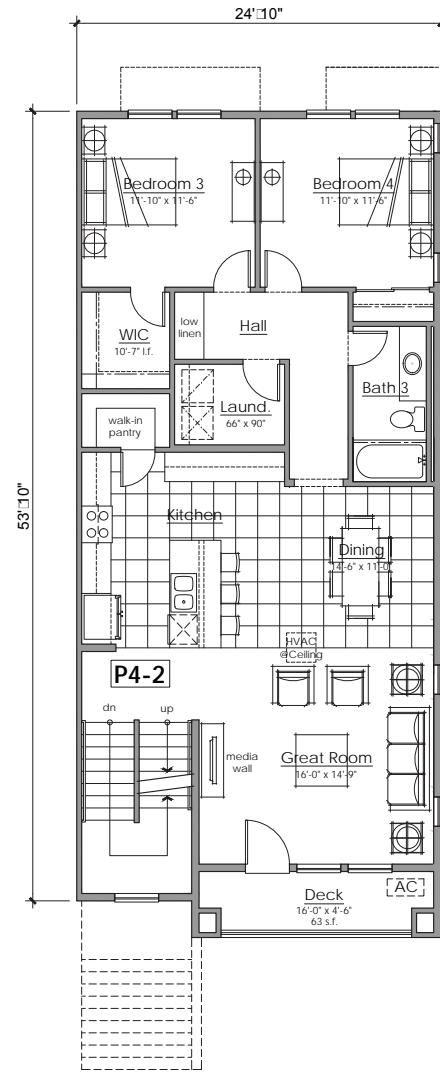
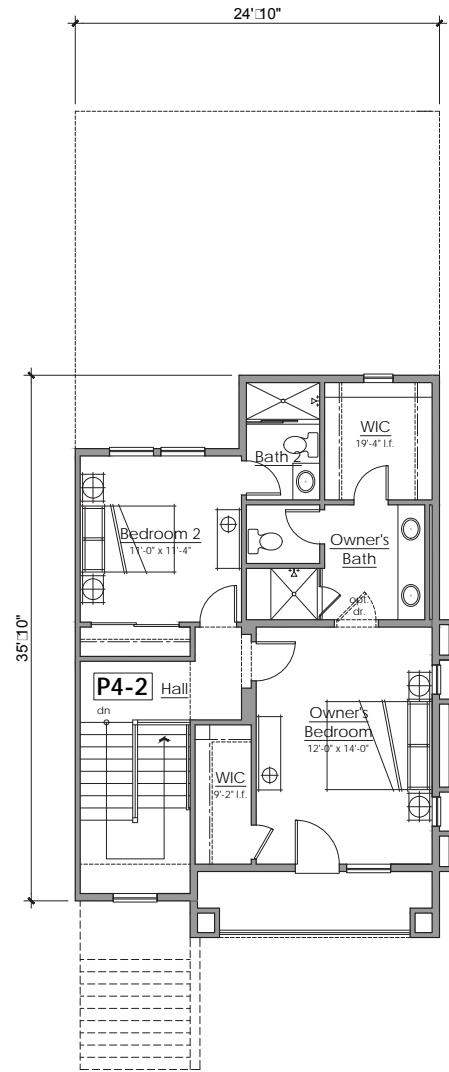
LEVEL 1

Plan 3_ALT 1
3 Bedrooms
3 Baths
1,555 N.S.F.
256 S.F. Garage

Plan 4_ALT 1
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage

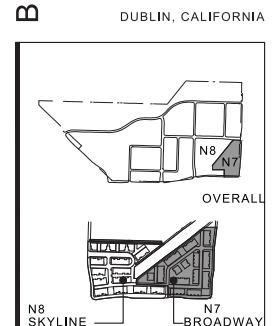
BOULEVARD phase 2





Plan 4_ALT 1
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage

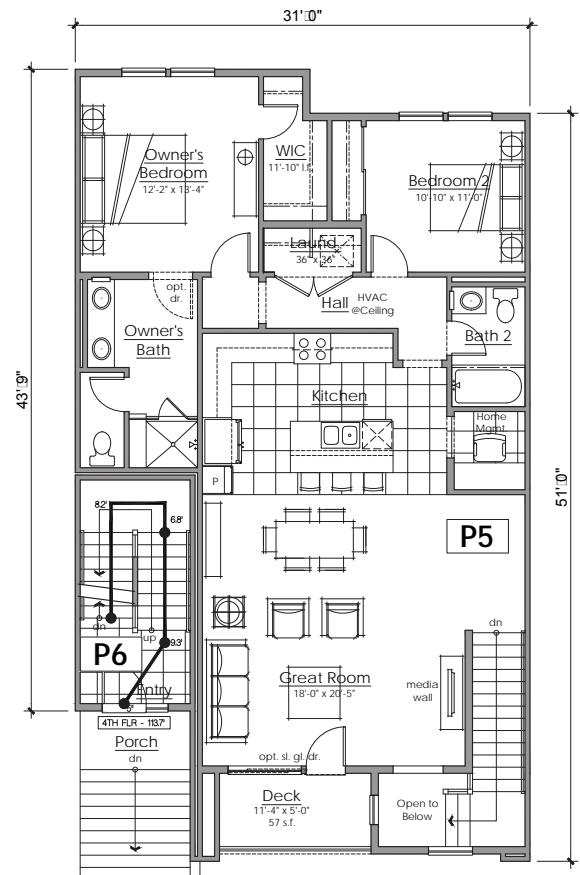
BOULEVARD phase 2



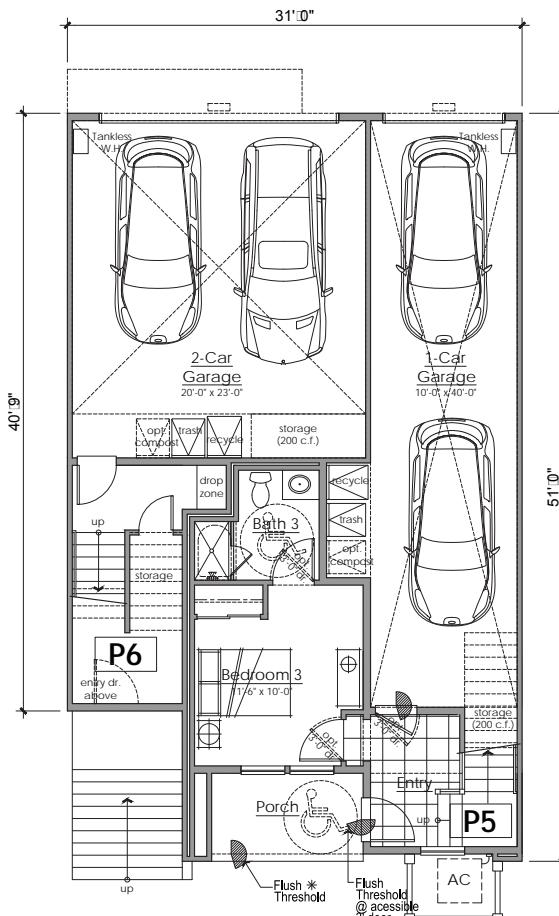
N7 - PLANS 3 & 4_ALT 1
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.83
PLANS 3 & 4_ALT 2 - FLOOR PLANS



LEVEL 2



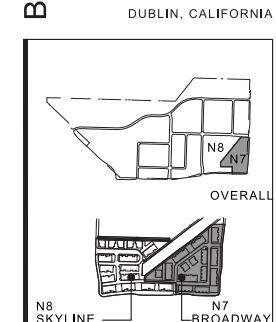
LEVEL 1

PLANS 5 & 6 - FLOOR PLANS

Plan 5
(accessible)
3 Bedrooms
3 Baths
1,505 N.S.F.
432 S.F. Garage
Accessible 1st
Floor where
occurs per CBC
1102 A.3

Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

BOULEVARD phase 2



N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

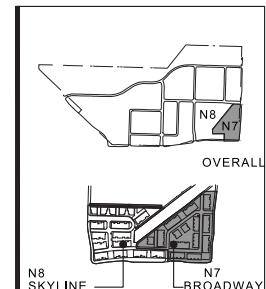
0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.84



BOIII EVARD phase?

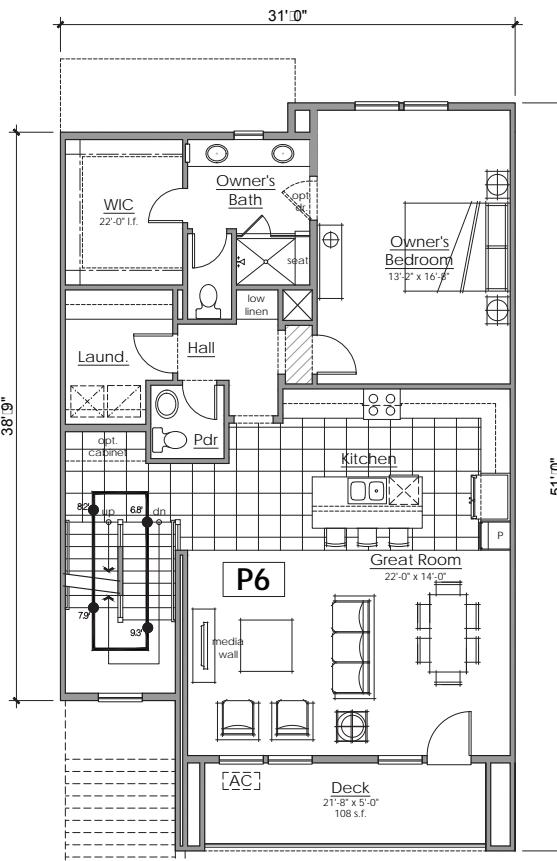
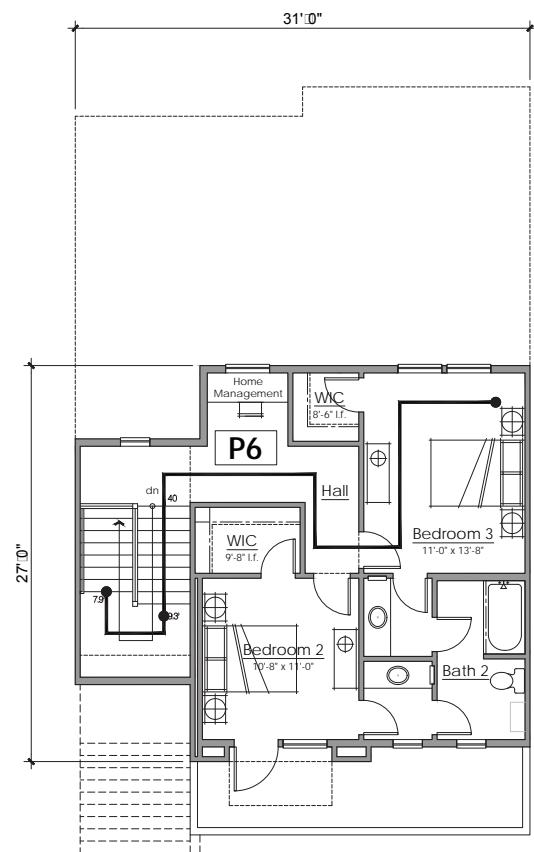
DUBLIN, CALIFORNIA



Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

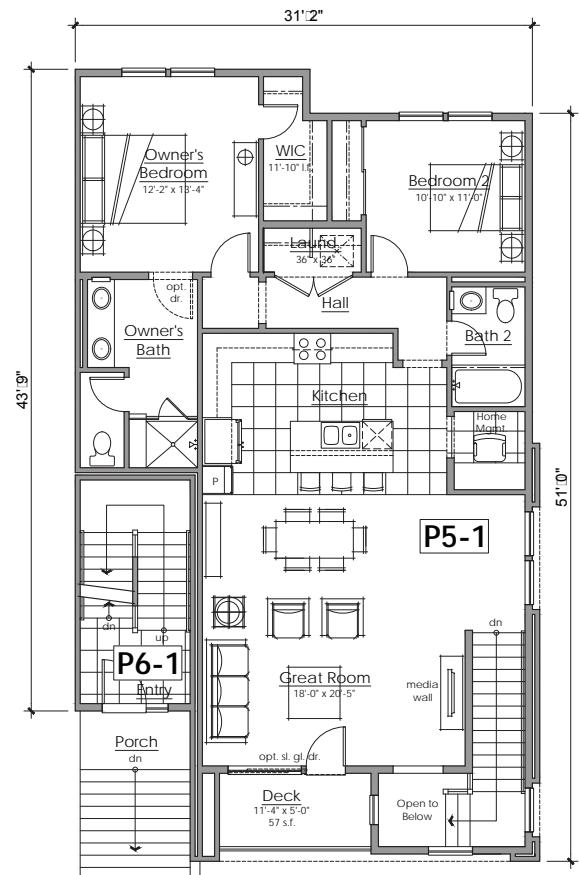
LEVEL 3

LEVEL 4

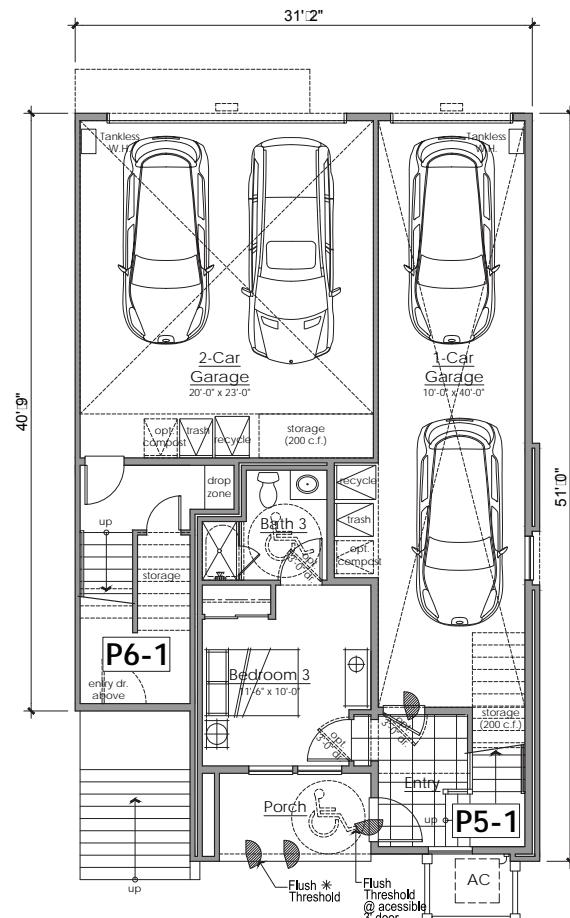


PLANS 5 & 6 - FLOOR PLANS

APRIL 11, 2017
A1.7.85



LEVEL 2



LEVEL 1

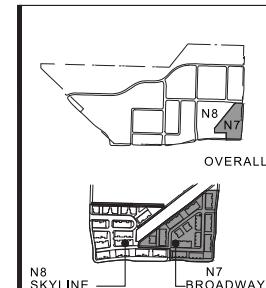
Plan 5
(accessible)
3 Bedrooms
3 Baths
1,505 N.S.F.
432 S.F. Garage

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

Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

BOULEVARD phase 2

DUBLIN, CALIFORNIA



N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

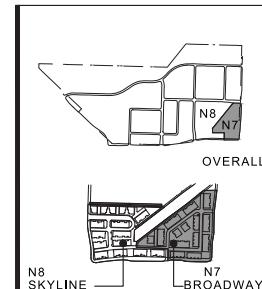
0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.86



BOII EVARD phase?

DUBLIN, CALIFORNIA

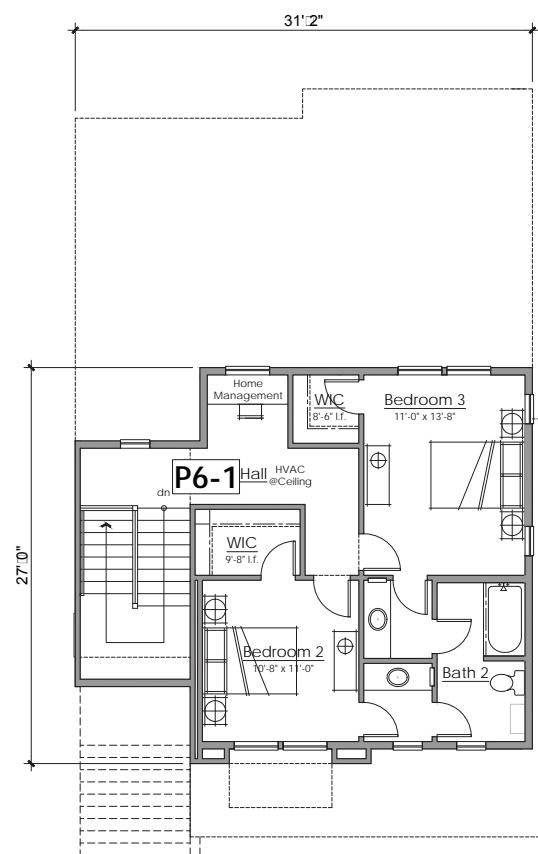


Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

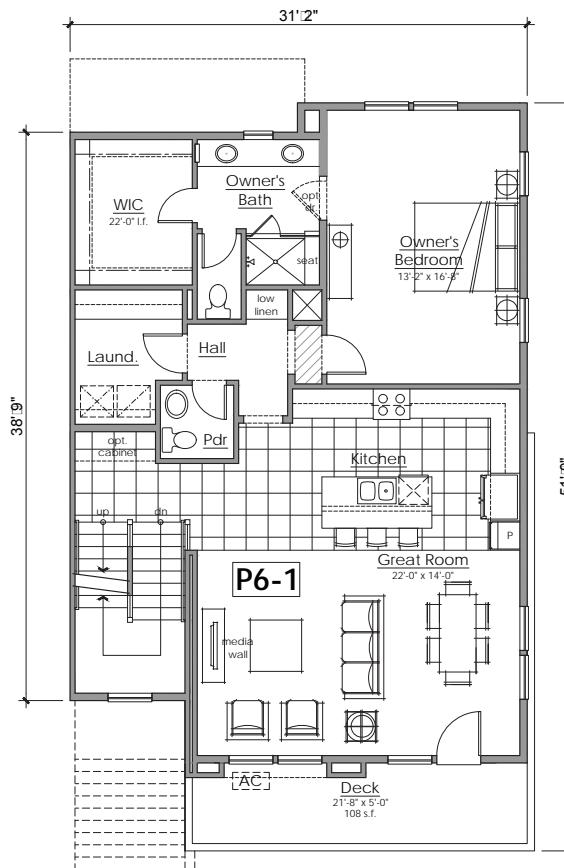
LEVEL 3

PLANS 5 & 6 ALT 1 - FLOOR PLANS

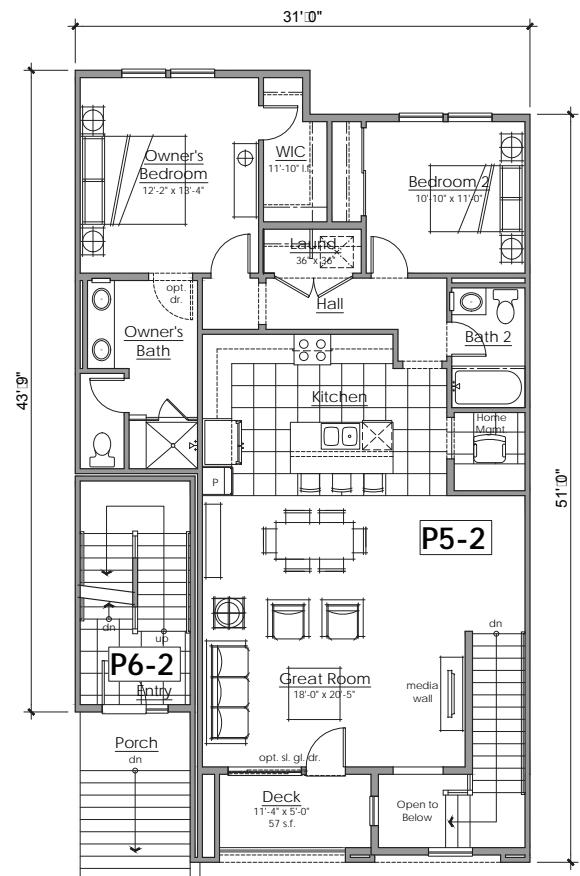
APRIL 11, 2017
A1.7.87



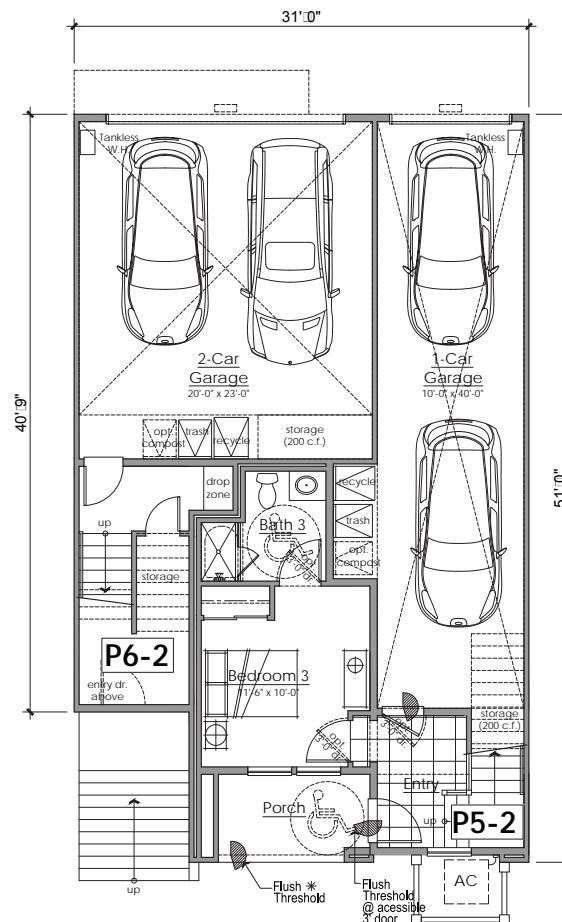
LEVEL 4



P6-1



LEVEL 2



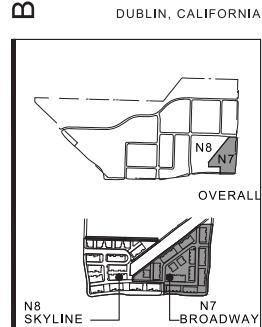
LEVEL 1

BOULEVARD phase 2

Plan 5
(accessible)
3 Bedrooms
3 Baths
1,505 N.S.F.
432 S.F. Garage

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

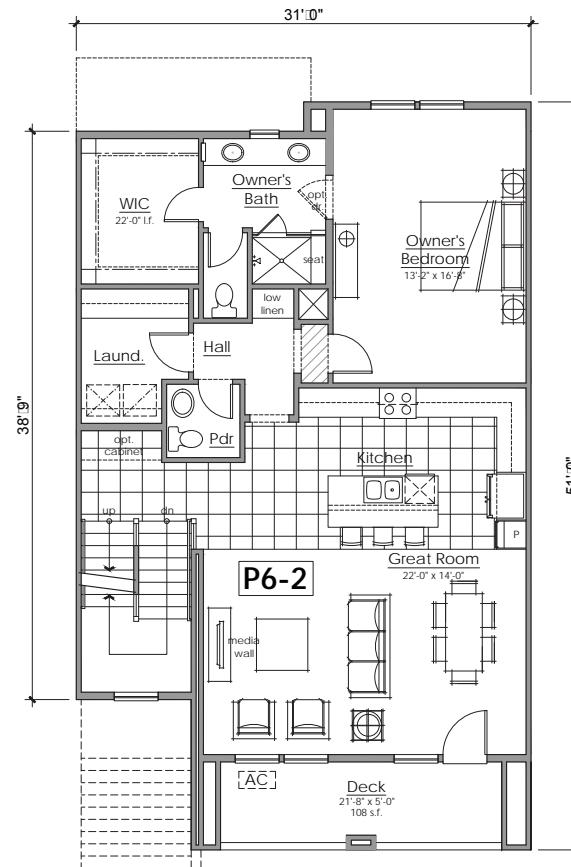
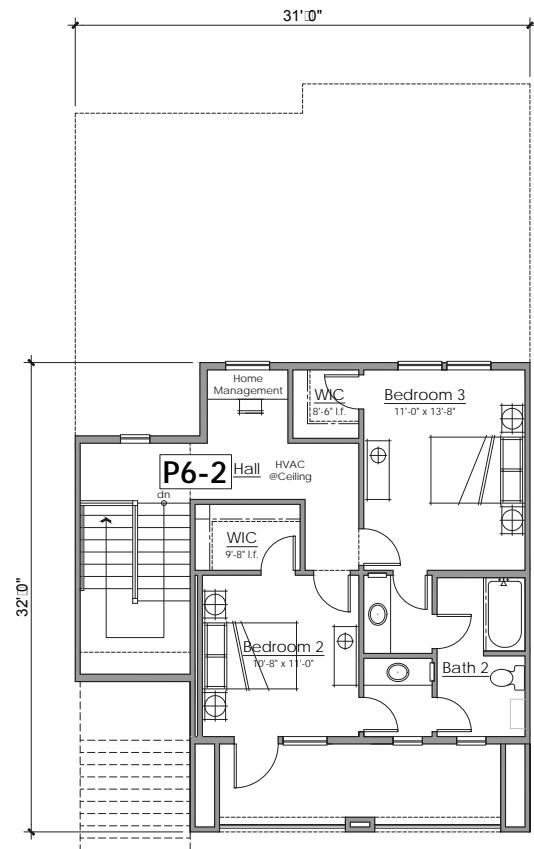
Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage



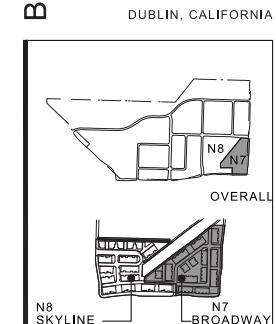
N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.88

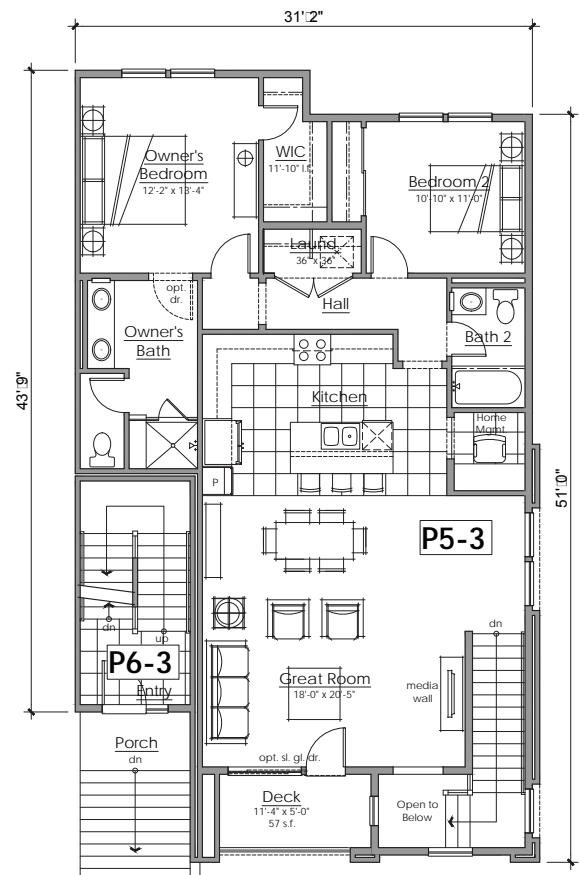


BOULEVARD phase 2

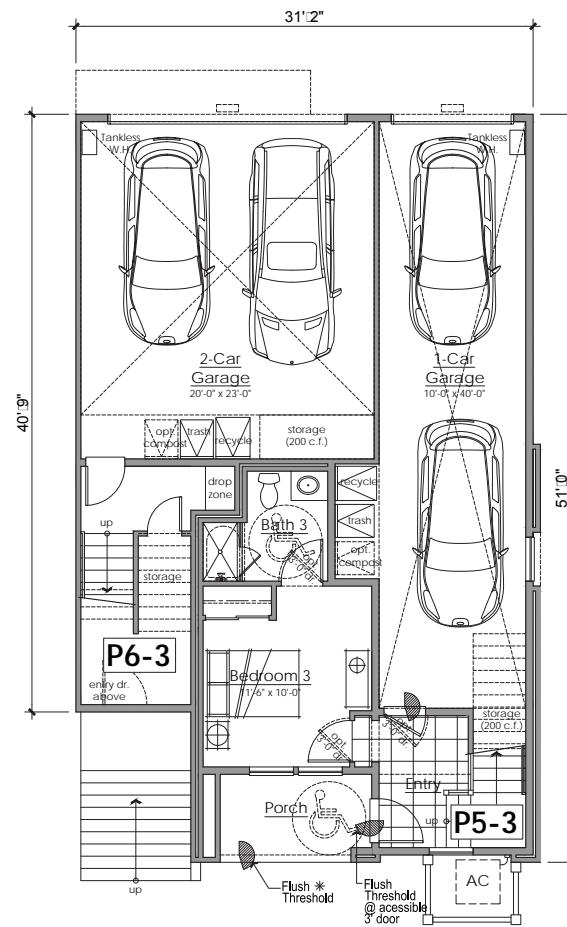


Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

APRIL 11, 2017
A1.7.89



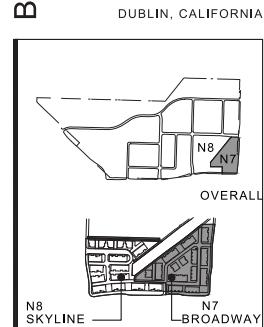
LEVEL 2



BOULEVARD phase 2

Plan 5
(accessible)
3 Bedrooms
3 Baths
1,505 N.S.F.
432 S.F. Garage
Accessible 1st
Floor where
occurs per CBC
1102 A.3

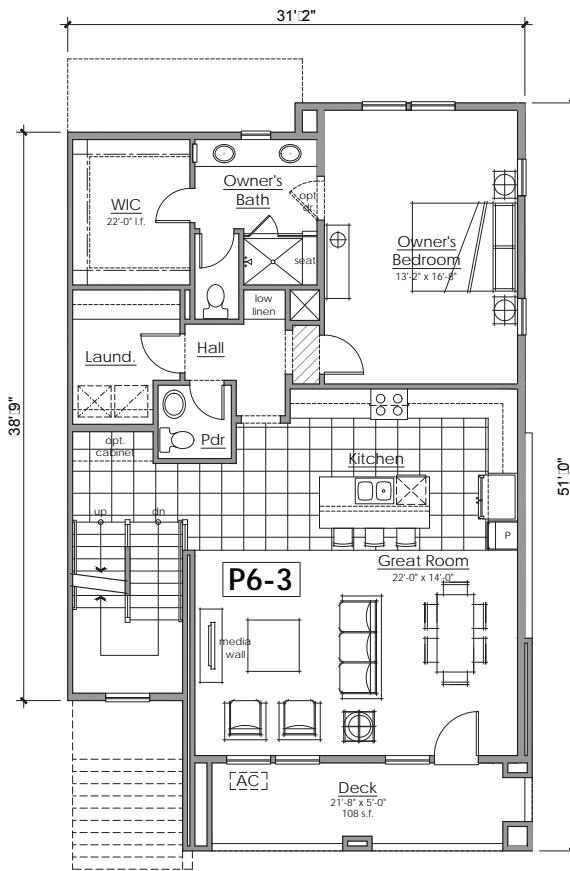
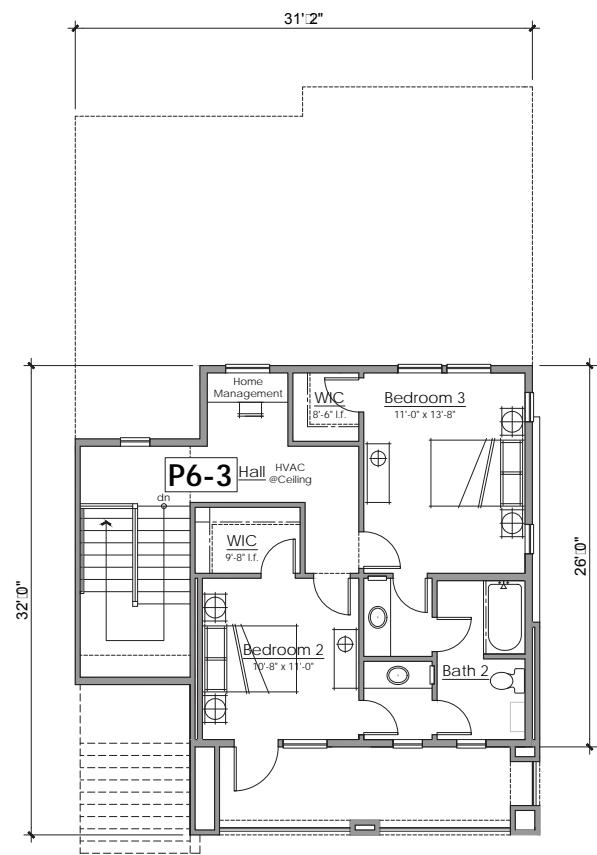
Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage



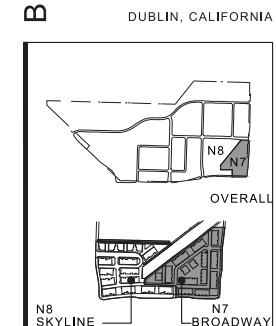
N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.90



BOULEVARD phase 2



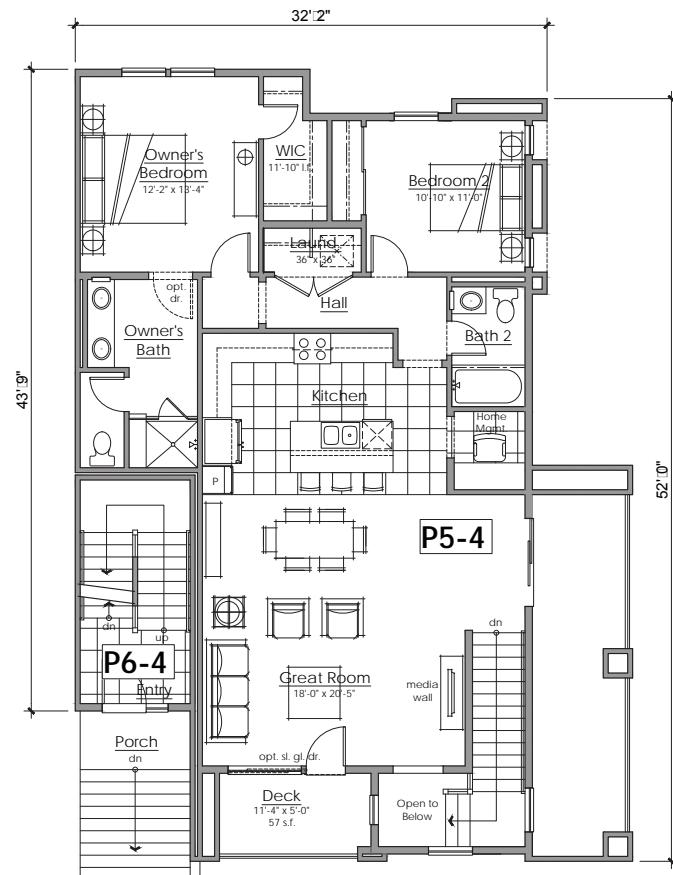
Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

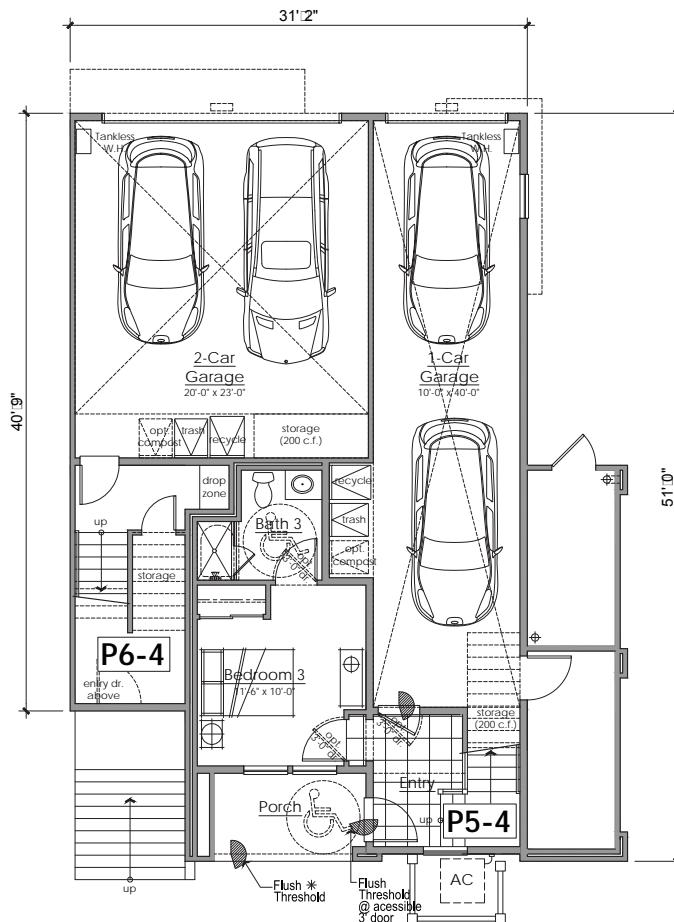
0 2 4 8 16 FEET

PLANS 5 & 6_ALT 3 - FLOOR PLANS

APRIL 11, 2017
A1.7.91



LEVEL 2



LEVEL 1

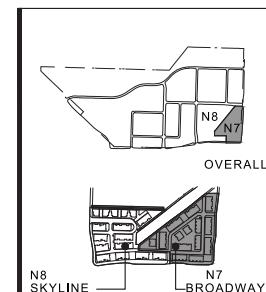
PLANS 5 & 6_ALT 4 - FLOOR PLANS

Plan 5
(accessible)
3 Bedrooms
3 Baths
1,505 N.S.F.
432 S.F. Garage
Accessible 1st
Floor where
occurs per CBC
1102 A.3

Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

BOULEVARD phase 2

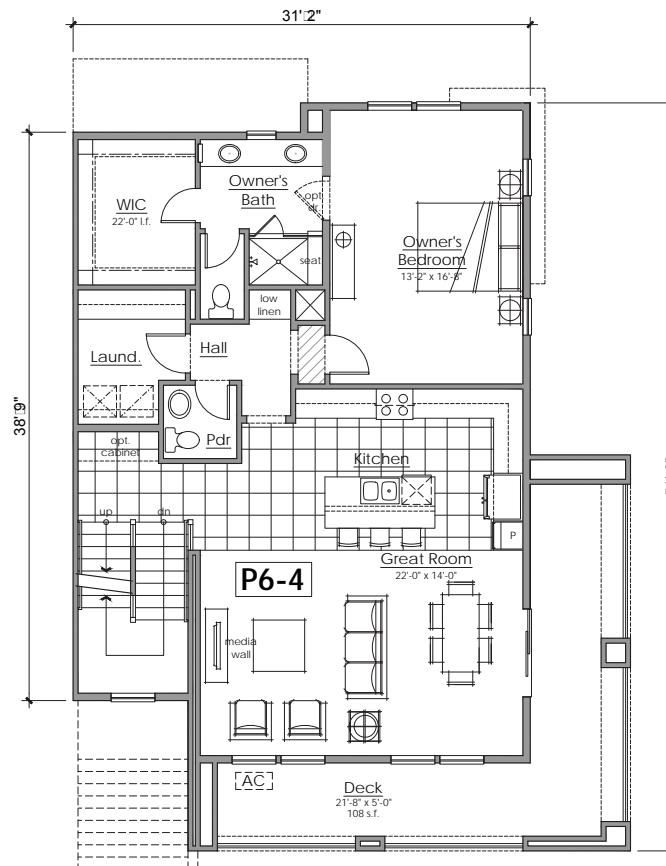
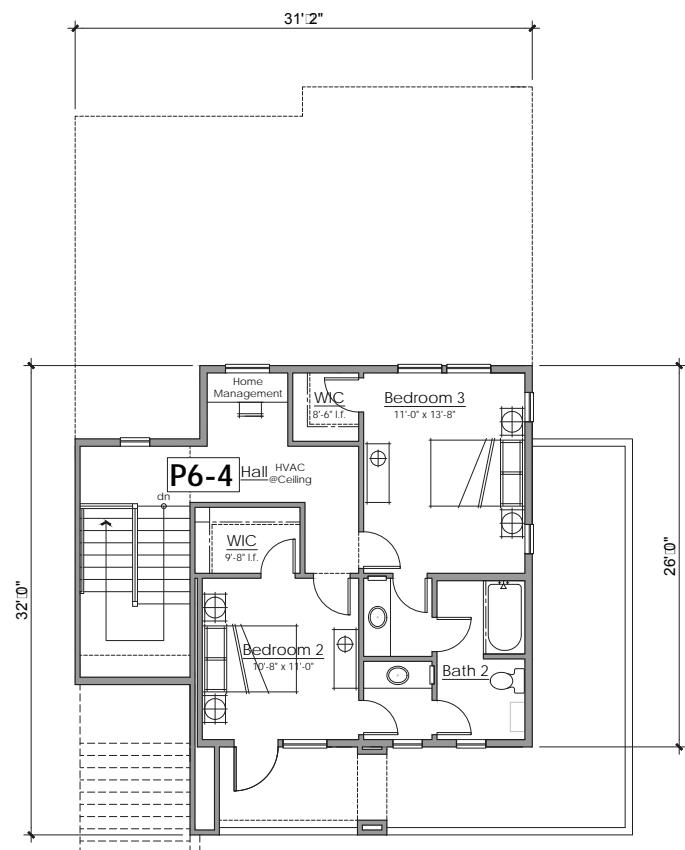
DUBLIN, CALIFORNIA



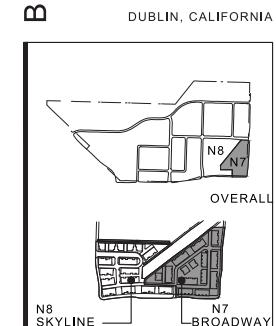
N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.92



BOULEVARD phase 2



Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

N7 - PLANS 5 & 6
NEIGHBORHOOD 7/8

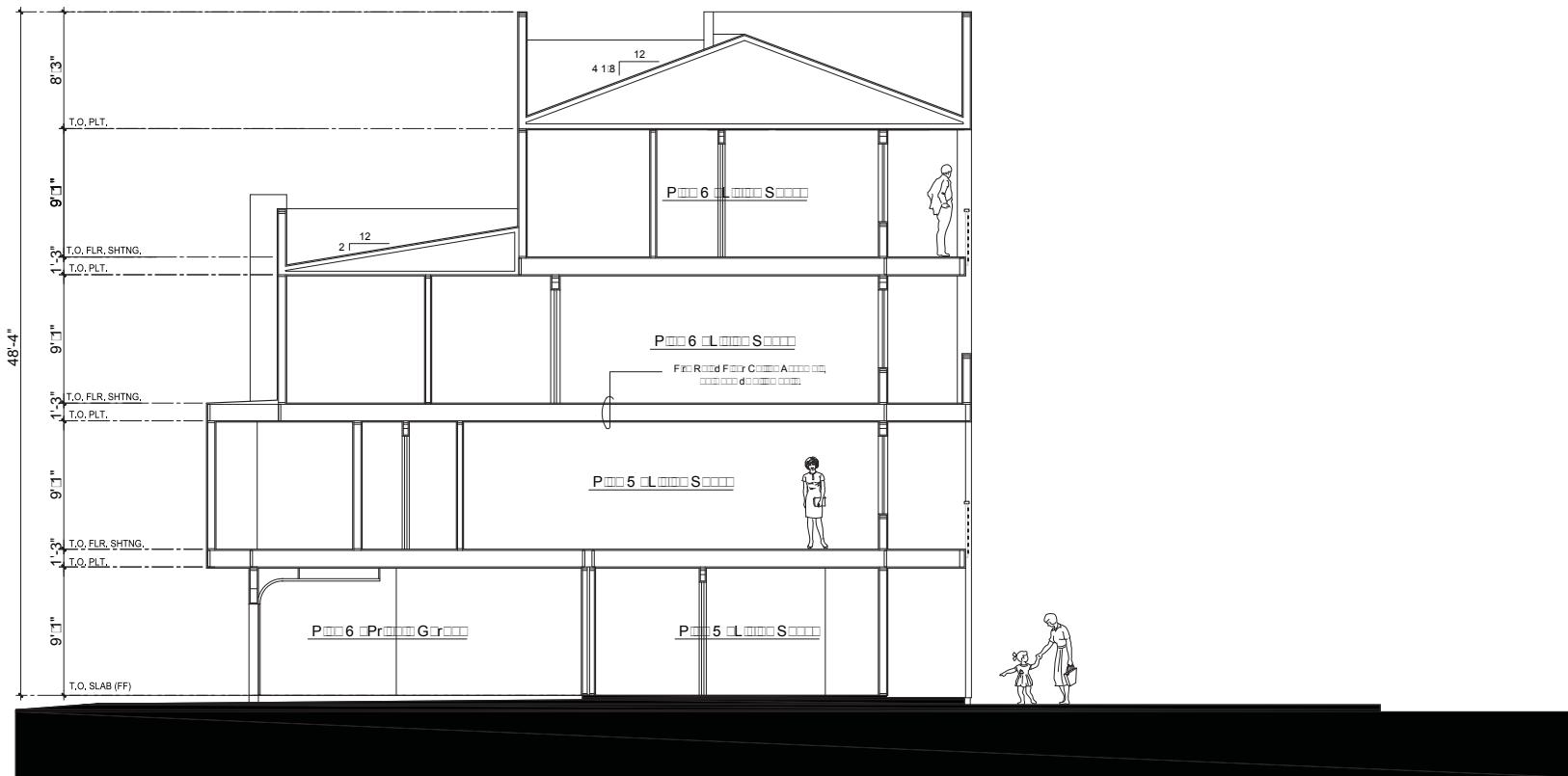
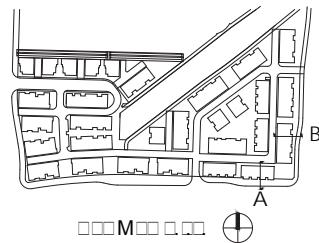
0 2 4 8 16 FEET

APRIL 11, 2017
A1.7.93



BOULEVARD phase 2

DUBLIN, CALIFORNIA



BUILDING SECTION-A

APRIL 11, 2017
A1.7.100



BOIII EVARD phase 2

DUBLIN, CALIFORNIA

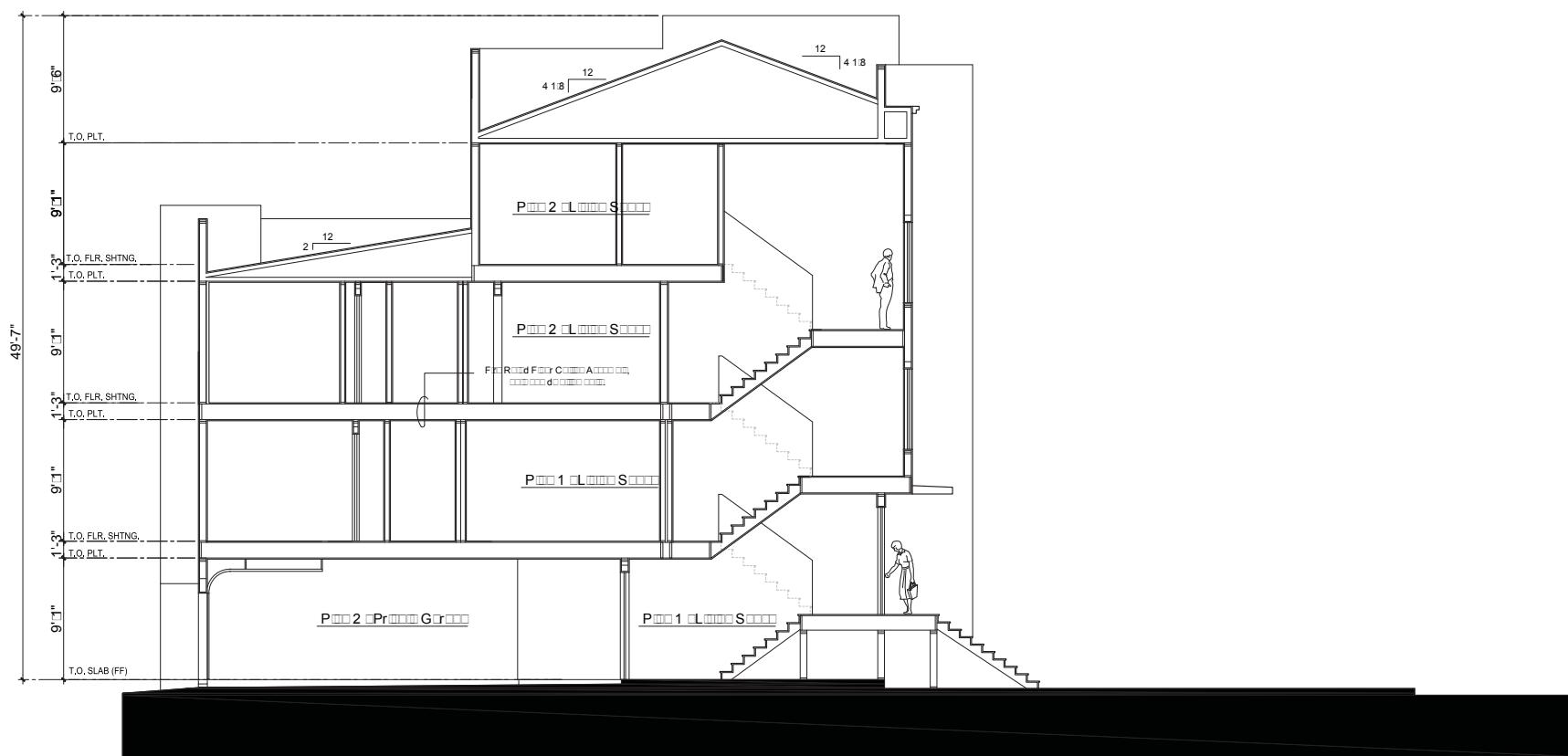
The diagram illustrates the building's footprint and internal structure. The top part shows the overall footprint with a grid of windows and two shaded sections labeled N8 (NT) and N7. The bottom part provides a detailed view of these sections, showing multiple levels of windows and structural details.

N7 -BUILDING SECTIONS NEIGHBORHOOD 7/8

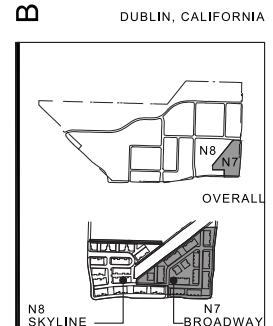
APRIL 11, 2017

A1.7.101

BUILDING SECTION-B



BOULEVARD phase 2

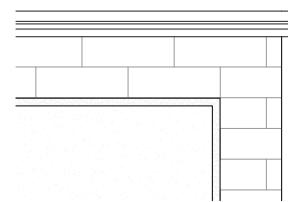
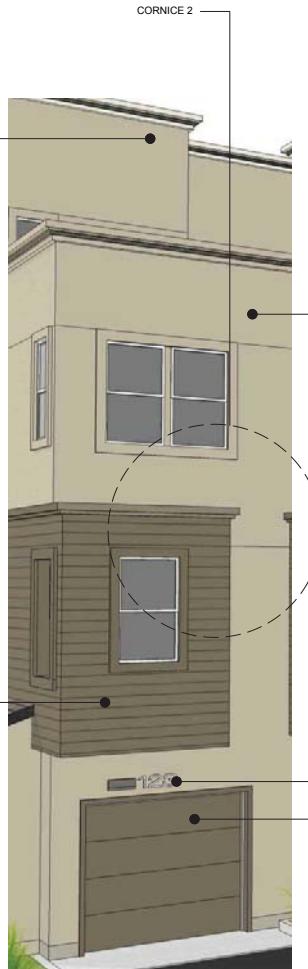
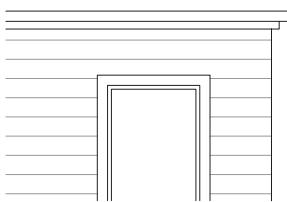


N7 - DETAILS
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

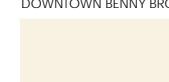
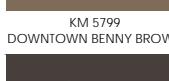
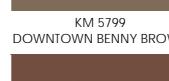
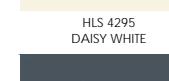
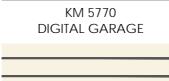
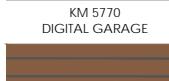
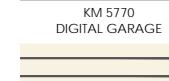
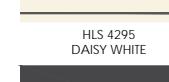
APRIL 11, 2017

A1.7.102

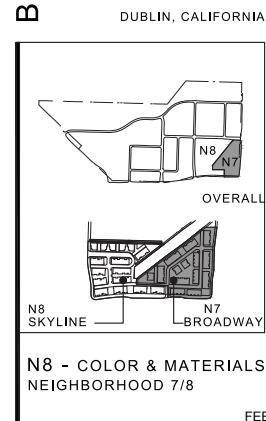


ARCHITECTURAL DETAILS

BOULEVARD phase 2

| | SCHEME 1 | SCHEME 2 | SCHEME 3 | SCHEME 4 | SCHEME 5 | SCHEME 6 | SCHEME 7 |
|------------------------|---|---|---|--|---|---|---|
| ROOF MATERIAL |  |  |  |  |  |  |  |
| STUCCO BODY 1 |  |  |  |  |  |  |  |
| STUCCO BODY 2 |  |  |  |  |  |  |  |
| STUCCO BODY 3 |  |  |  |  |  |  |  |
| STUCCO BODY 4 |  |  |  |  |  |  |  |
| ACCENT MATERIAL |  |  |  |  |  |  |  |
| METAL AWNING/ RAILING |  |  |  |  |  |  |  |
| ENTRY DOOR |  |  |  |  |  |  |  |
| CEMENTITIOUS LAP/PANEL |  |  |  |  |  |  |  |

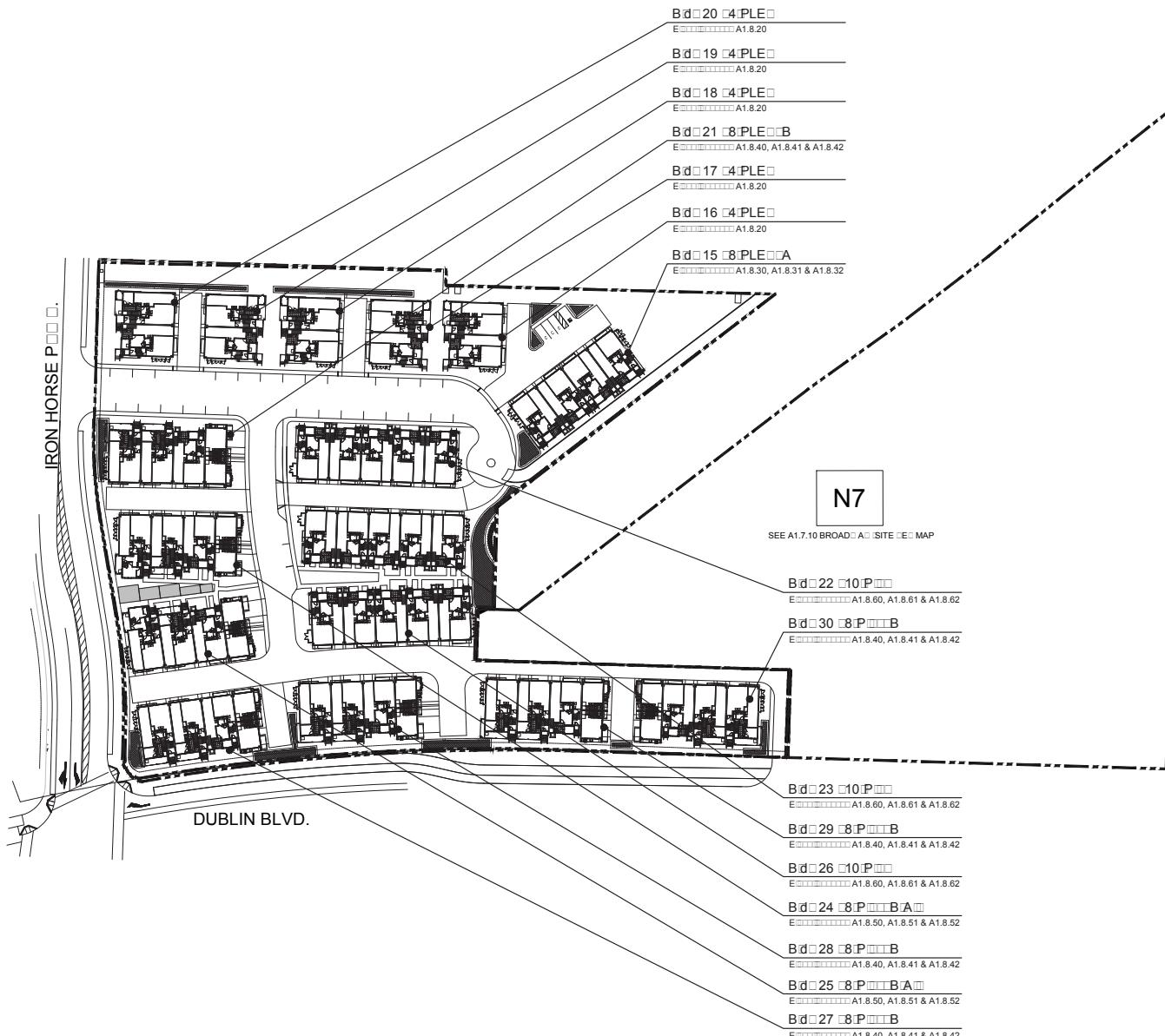
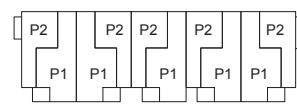
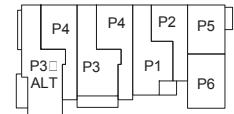
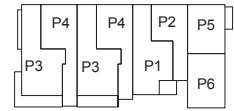
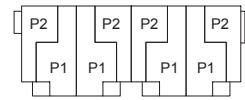
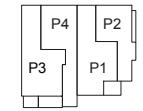
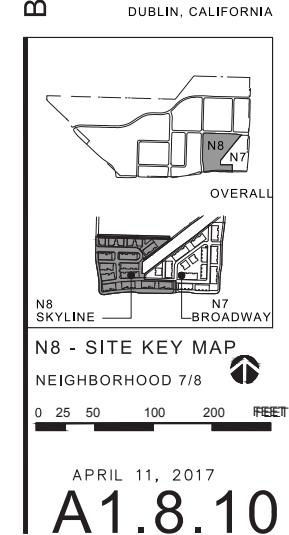
MANUFACTURERS
 PAINT: KELLY MOORE
 STONE VENEER: CORONADO
 ROOFING: EAGLE



COLOR AND MATERIALS

 APRIL 11, 2017
A1.7.103

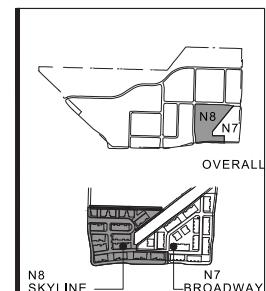
BOULEVARD phase 2



N8 - SKYLINE - SITE KEY MAP

BOULEVARD phase 2

DUBLIN, CALIFORNIA



N8-CODE ANALYSIS
NEIGHBORHOOD 7/8

APRIL 11, 2017
A1.8.11

CODE ANALYSIS

4 STOR \square R3 □T \square PE VB

REFERENCE: 2016 CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24
PART 1 OF 2

THIS BUILDING T-Pe CONSISTS OF 2-HOUR RATED FIRE - ALLS LOCATED VERTICALLY EVER:
T: O: ELLING UNITS. THIS CREATES SEPARATE R3 BUILDINGS - ITH NO MORE THAN T: O:
D: ELLING UNITS PER CBC.

USE & OCCUPANCY:
CBC SECTION 310.5 & 312.1:

CONSTRUCTION T-Pe:
CBC SECTION 602.5 &
TABLE 503

R-3 DETERMINATION AND
SEPARATION OF
BUILDINGS
CBC TABLE 706.4:

CBC SECTION 310.5 DEFINES AN R-3 OCCUPANC - AS AN: BUILDING THAT DOES NOT CONTAIN
MORE THAN T: O: ELLING UNITS. THE PROPOSED DESIGN UTILIZ: 2-HOUR FIRE - ALLS
EVER: T: O: UNITS. PER CBC SECTION 706.1, EACH PORTION OF A BUILDING SEPARATED BY
ONE OR MORE HOURS OF FIRE RESISTANCE IS CONSIDERED AN R-3 OCCUPANC UNITS
- AS AN R-3 OCCUPANC - THAT SAID, THE BUILDINGS ARE NOT GOVERNED B: THE CBC.
AS CBC SECTION 1.1.3 SA'S THAT THE CR: SHALL APPLY TO - DETACHED
ONE OR MORE O: UNITS. THE PROPOSED DESIGN UTILIZ: ATTACHED, ALTHOUGH
STRUCTURALLY INDEPENDENT, AS RE-UR'D B: CBC SECTION 706.2.

THE 2-HOUR FIRE - ALLS COMPL - ITH CBC SECTION 706.5, E-CEPTION 3 FOR HORIZONTAL
CONTINU: - HERE NO PROJECTIONS E-1ST ABOVE, THE - ALLS TERMINATE AT THE
INTERIOR SURFACE OF NON-COMBUSTIBLE E- TERROR SHEATHING - HERE CONDITIONED
FLOOR COVERINGS E-1ST ABOVE, THE FIRE - ALLS E-TEND TO THE FACE OF THE FLOOR
PRO-ECTION ABOVE.

THE 2-HOUR FIRE - ALLS COMPL - ITH CBC SECTION 706.6, E-CEPTION 4 FOR VERTICAL
CONTINU: - THE FIRE - ALLS TERMINATE AT THE UNDERSIDE OF FIRE RETARDANT ROOF
SHEATHING THAT E-TENDS FOR A DISTANCE OF 4" ON EITHER SIDE OF THE - ALL - ITH NO
OPENINGS IN THE ROOF AT THAT LOCATION AND A MINIMUM CLASS "B" ROOF COVERING.

SEPARATION OF D: ELLING
UNITS: ITH SAME BLDG
CBC SECTION 420.2 & 420.3:

ALLO-ABLE HEIGHT
CBC TABLE 503 & SECTION
504.2:

IHIN THE 2-HOUR FIRE - ALLS, ADJACENT D: ELLING UNITS TO BE SEPARATED FROM EACH
OTHER B: 1-HR FIRE PARTITION, PER CBC SECTIONS 420.2 & 706. FLOOR ASSEMBLIES
SEPARATING D: ELLING UNITS TO COMPL - ITH CBC SECTION 420.3 & 711. 1-HR HORIZONTAL
ASSEMBLY PROVIDED.

T-Pe VB: 60 FEET MAXIMUM - ALLO-ABLE BASE ALLO-ABLE: 20 FEET SPRIN: LER
INCREASE: -
ACTUAL HEIGHT: 50 FEET - SEE ELEVATIONS

ALLO-ABLE STORIES:
CBC TABLE 503 & SEC. 504.2:

R3: 3 STORIES 3 STORIES BASE ALLO-ABLE: 1 STOR: SPRIN: LER INCREASE FOR NFPA 13R:
U:2 STORIES 1 STORIES BASE ALLO-ABLE: 1 STOR: SPRIN: LER INCREASE:

ALLO-ABLE AREA:
CBC TABLE 503 &
SECTION 406.3.2:

R3: UNLIMITED
U:3,000 SF MORE THAN ONE 3,000 SF GROUP U ALLO-ED - HERE SEPARATED B: FIRE - ALLS:

FIRE SUPPRESSION
SYSTEMS

FIRE SPRIN: LER-NFPA 13R
CBC TABLE 504.4 PERMITS R3 OCCUPANC TO BE UP TO 4 STORIES TALL - HEN PROTECTED B:
A 13R FIRE SPRIN: LER S-STEM

RATED E-TERIOR - ALLS
CBC TABLE 602:

FOOTNOTE ** TA: EN, NON-RATED E-TERIOR - ALL - ITH FIRE SEPARATION DISTANCE: 3 FEET
FOR R3 AND U ACCESSOR: OCCUPANCIES.

ALLO-ABLE OPENINGS
CBC TABLE 706.8:

FOOTNOTE ** TA: EN, UNLIMITED OPENINGS - TH FIRE SEPARATION DISTANCE: 5 FEET FOR
R3 OCCUPANC..

ROOF ACCESS
CBC SECTION 1011.12:

STAR: A: TO THE ROOF NOT RE-QUIRED IN 4-STOR: BUILDINGS - ITH ROOF
SLOPES: 4:12

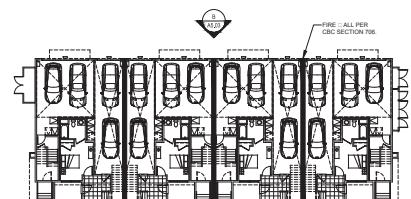
E-TING:

125 FEET MAXIMUM E- IT TRAVEL DISTANCE FOR A SINGLE E-IT IN 4-STOR: R3 D: ELLING UNIT.
CBC TABLE 1006.3.2.1 & 1030.1: EMERGENC: ESCAPE AND RESCUE OPENINGS EGRESS: INDO: S-ARE RE-QUIRED IN ALL
SLEEPING ROOMS BELO: THE FOURTH STOR:.

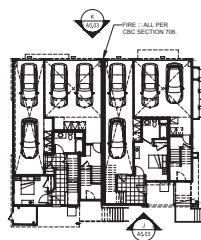
BUILDING ACCESSIBILITY

APPLICATION:

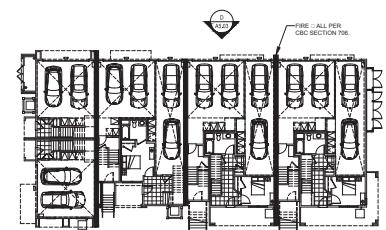
THE BUILDING IS CONDO MAPPED - ITH NO REAL PROPERTY LINES BET: EEN D: ELLING UNITS.
IHT THE BUILDINGS BEING ATTACHED, AND THE COMPOSITE BUILDINGS BEING MORE THAN 4
UNITS, THE CBC SECTION 110.11A APPLIES. ALL UNITS ARE MULTI-STOR: D: ELLING UNITS. THUS PER
CBC SECTION 1102A.3, 10% OF THE TOTAL D: ELLING UNITS ON SITE SHALL COMPL - ITH CBC
SECTION 1102A.3.



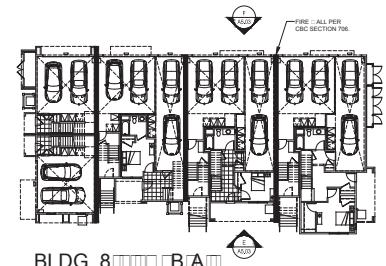
BLDG. 8 □□□□ A



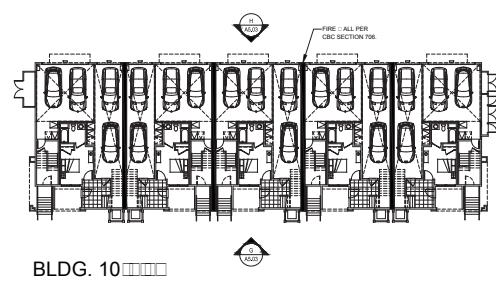
BLDG. 4 □□□□ A



BLDG. 8 □□□□ B



BLDG. 8 □□□□ BA



BLDG. 10 □□□□

FIRE □ ALL LOCATIONS
8 PLE □ 'A' ELEVATIONS □



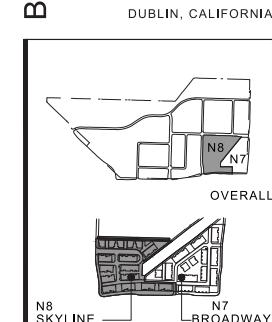
FIRE □ ALL LOCATIONS
8 PLE □ 'B' ELEVATIONS □



FIRE □ ALL LOCATIONS
4 PLE □ ELEVATIONS □



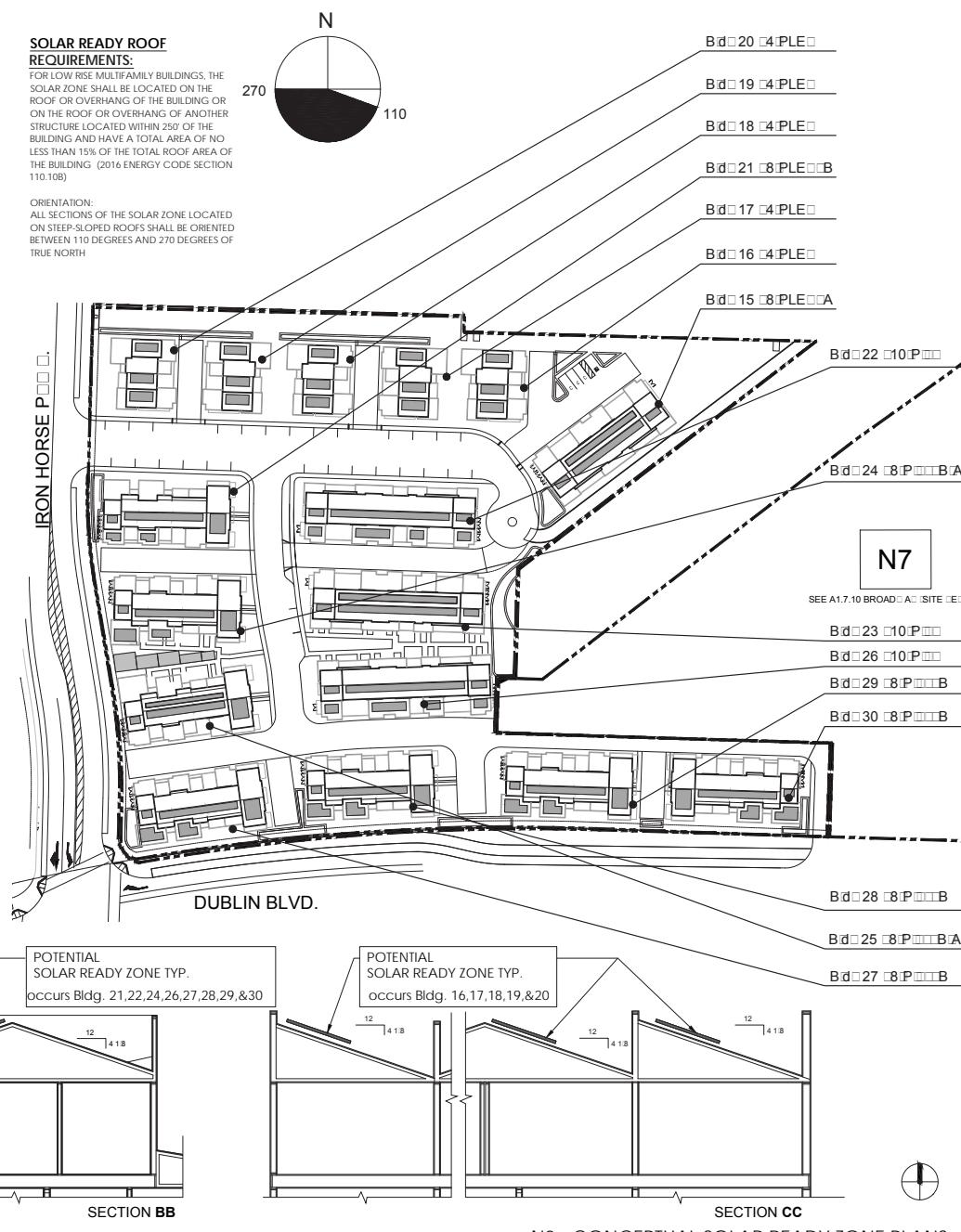
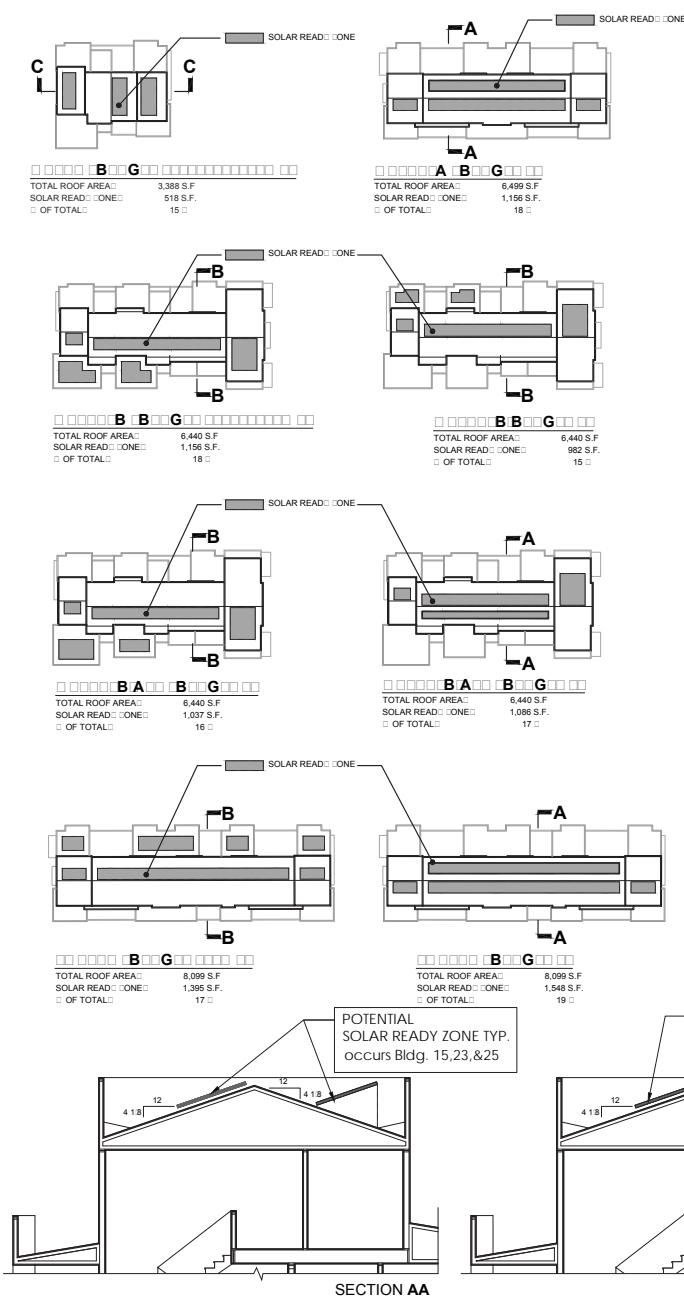
BOULEVARD phase 2



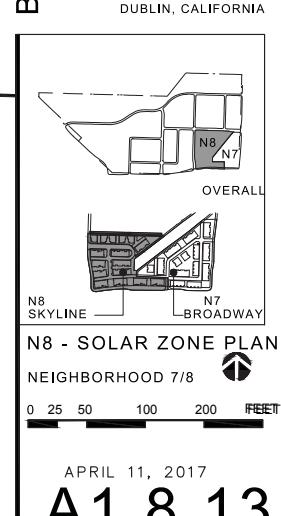
N8-CODE ANALYSIS
NEIGHBORHOOD 7/8

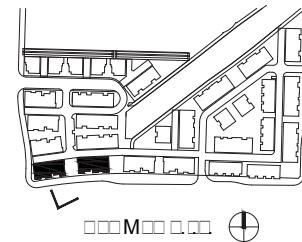
CODE ANALYSIS

APRIL 11, 2017
A1.8.12

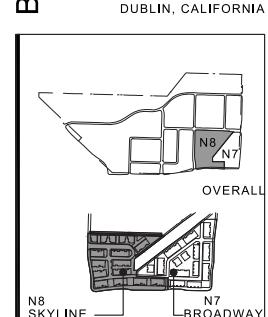


BOULEVARD phase 2





BOULEVARD phase 2



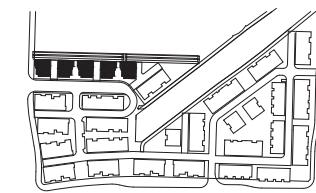
PERSPECTIVE RENDERING LOOKING WEST FROM DUBLIN BLVD.

STREET SCENE

APRIL 11, 2017
A1.8.14

N8 - STREET SCENE
NEIGHBORHOOD 7/8

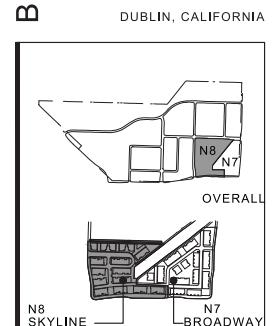
0 2 4 8 16 FEET



□ M □ □ □ □

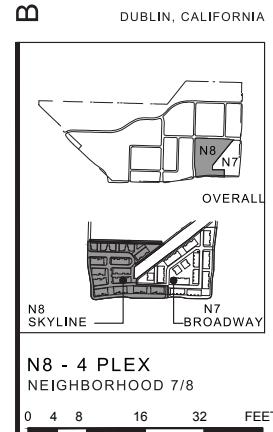
- Mixer Landscaping
 1. Site
 2. Curb Appeal Area or Sidewalk Areas
 3. Mixed Landscaping
 4. Mixed Plantings
 5. Street Trees
 6. Mixed Areas or Areas of Interest
 7. Perimeter Median Planters
 8. Utility Address
 9. Landscape Features
 10. Mixed Greenery
 11. Curbside ADA 1.8.90 or ADA Areas
 12. Curb

BOULEVARD phase 2



BUILDING 4 PLEX - EXTERIOR ELEVATIONS

APRIL 11, 2017
A1.8.20





REAR/LEFT PERSPECTIVE

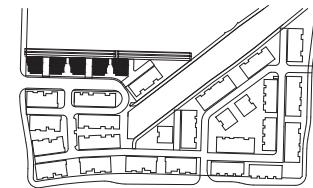


LEFT



REAR

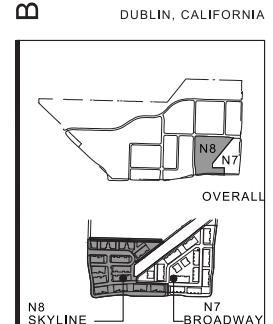
BUILDING 4 PLEX - EXTERIOR ELEVATIONS



Mixer Legend

1. Site
2. City Limits or Corporate Boundary
3. Major Street
4. Minor Street
5. Shared Right-of-Way
6. Mixed Residential or Commercial Use
7. Planned Major Street
8. Utility Address
9. Landmark
10. Mixed General Use
11. Corner Address A 1.8.90 or Block Number
12. Corner

BOULEVARD phase 2



DUBLIN, CALIFORNIA

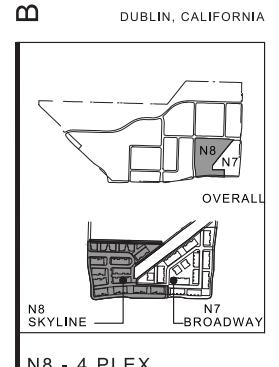
N8 - 4 PLEX
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

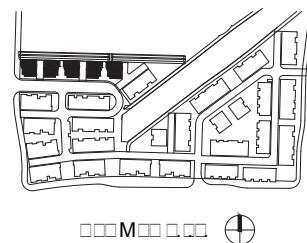
APRIL 11, 2017

A1.8.21

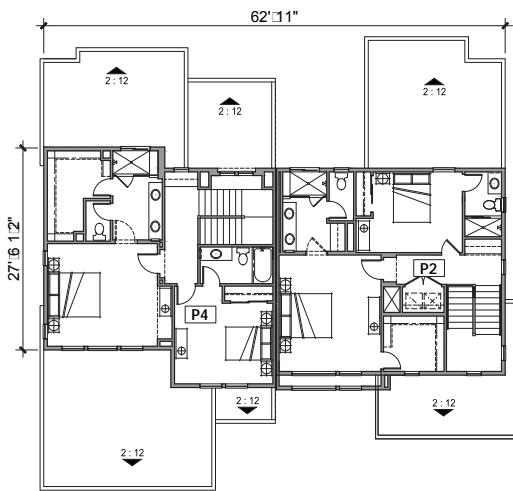
BOULEVARD phase 2



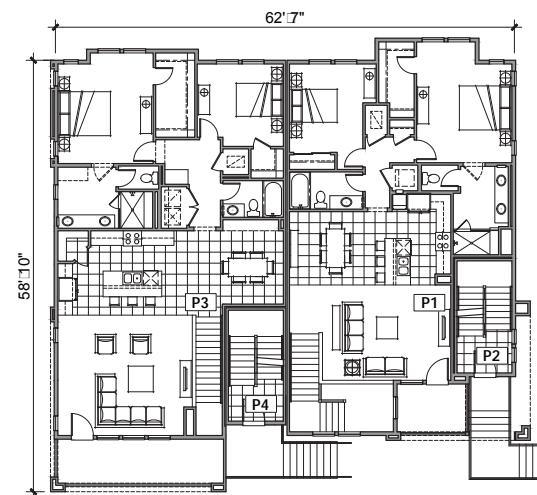
APRIL 11, 2017
A1.8.22



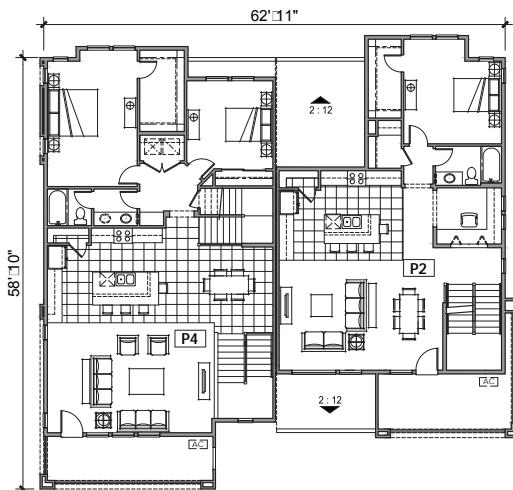
□ M □ □ □



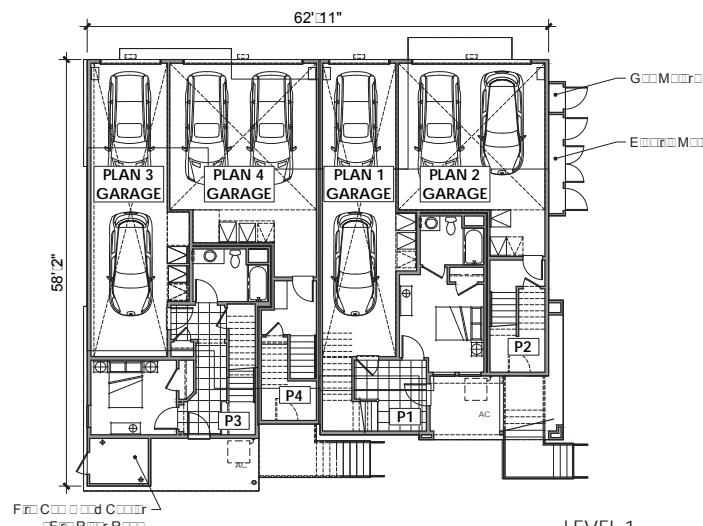
LEVEL 4



LEVEL 2



LEVEL 3



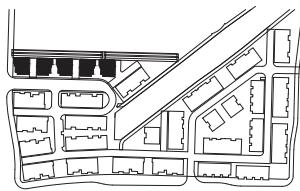
LEVEL 1

BUILDING 4 PLEX - BUILDING PLANS

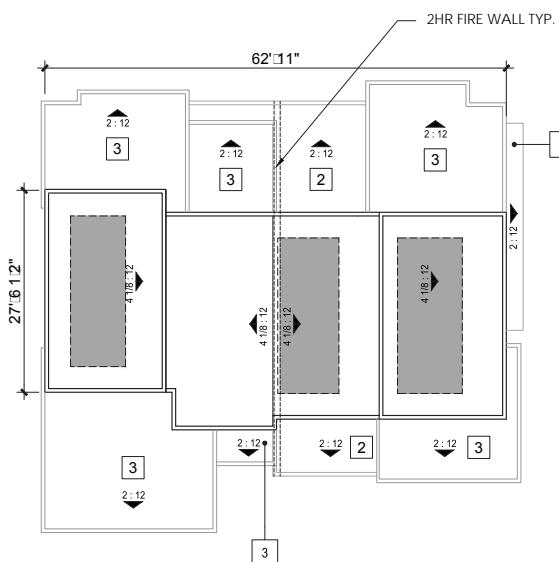


BOULEVARD phase 2

DUBLIN, CALIFORNIA



□□□M□□ □□ 



R_____L_____d
1. R_____r 1_____r
2. R_____r 2d _____r
3. R_____r 3rd _____r

----- 2 HOUR FIRE □ ALL

 SOLAR READ \square ONE
MINIMUM 15 \square OF TOTAL ROOF AREA
SEE A 1.8.13 FOR MORE INFO

ROOF

BUILDING 4 PLEX - BUILDING PLANS

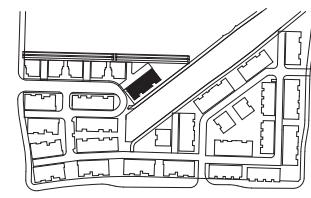
APRIL 11, 2017
A1.8.23



FRONT/LEFT PERSPECTIVE



FRONT

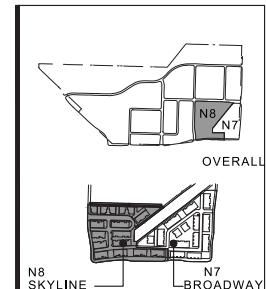


□□□ M □□ □□

1. S
 2. C
 3. M
 4. M
 5. S
 6. M
 7. P
 8. U
 9. L
 10. M
 11. C
 12. C

B0III EVAPD phase?

DUBLIN, CALIFORNIA



N8 - 8 PLEX_A
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

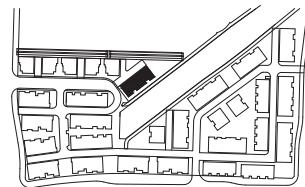
BUILDING 8 PLEX A - EXTERIOR ELEVATIONS

APRIL 11, 2017
A1.8.30



BOUILLIÉVARD phase 2

DUBLIN, CALIFORNIA





LEFT



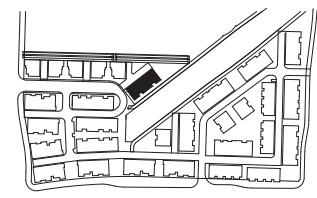
RIGHT

BUILDING 8 PLEX_A - EXTERIOR ELEVATIONS

APRIL 11, 2017
A1.8.31



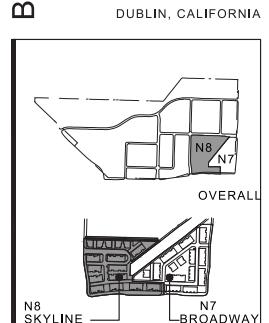
REAR/RIGHT PERSPECTIVE



□ M □ □ □

- Mixer Landlord
1. Site
2. Construction and/or Development Team
3. Mixed-use
4. Mixed-use
5. Shared
6. Mixed-use or Residential, office, retail
7. Planned Mixed-Use
8. UrbanAddress
9. Landmarks
10. Mixed-Use
11. Commercial Area 1.8.90 or other mixed-use
12. City

BOULEVARD phase 2



N8 - 8 PLEX_A
NEIGHBORHOOD 7/8

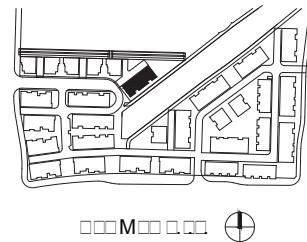
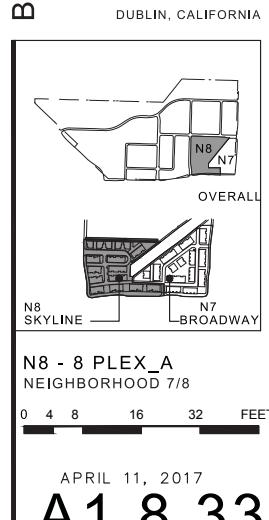
0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.32

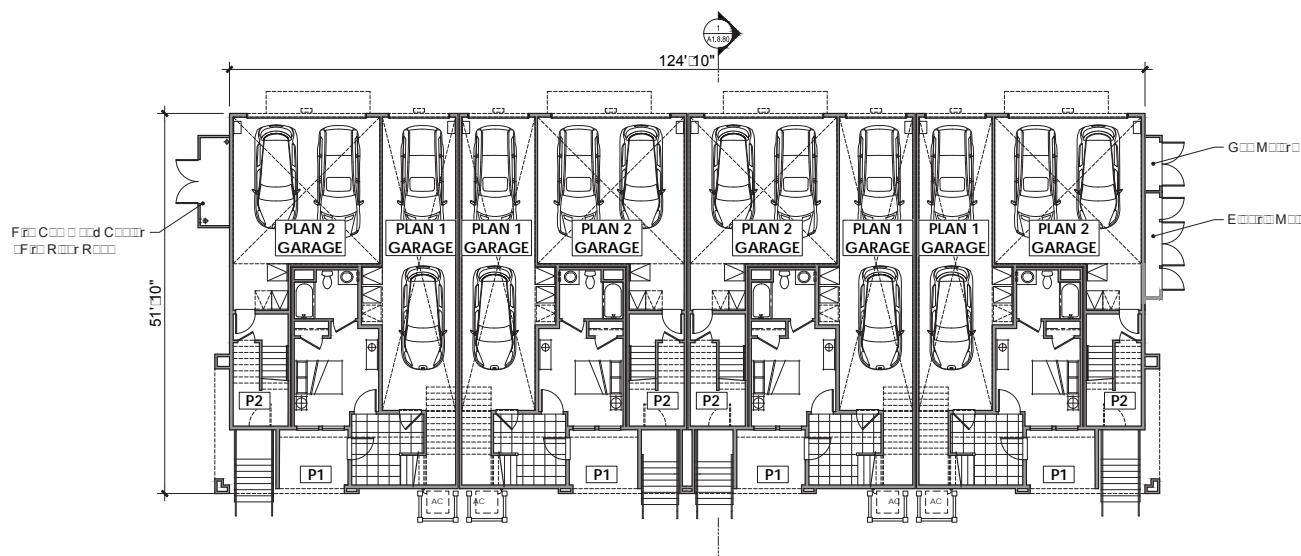
BUILDING 8 PLEX_A - EXTERIOR ELEVATIONS

BOULEVARD phase 2



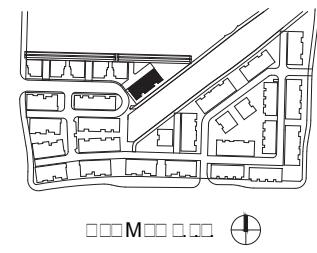
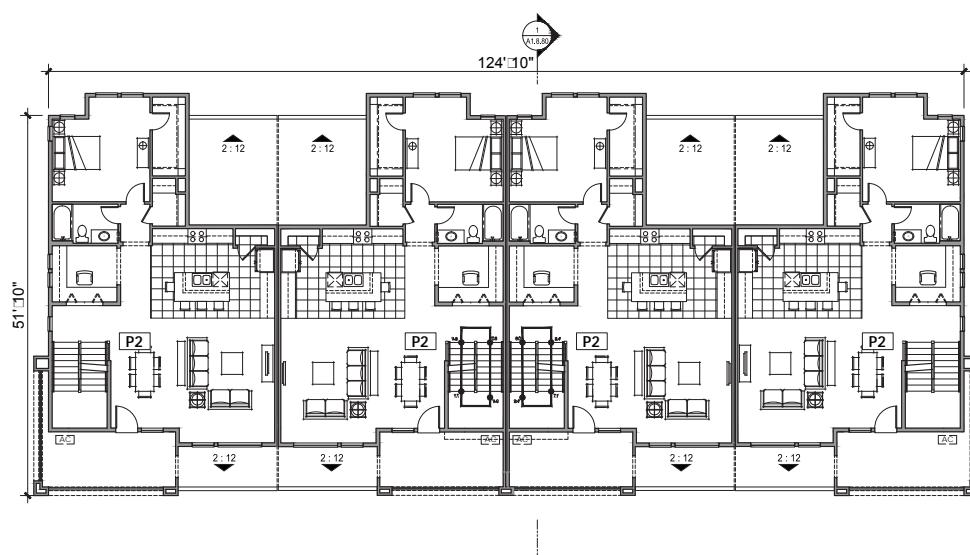
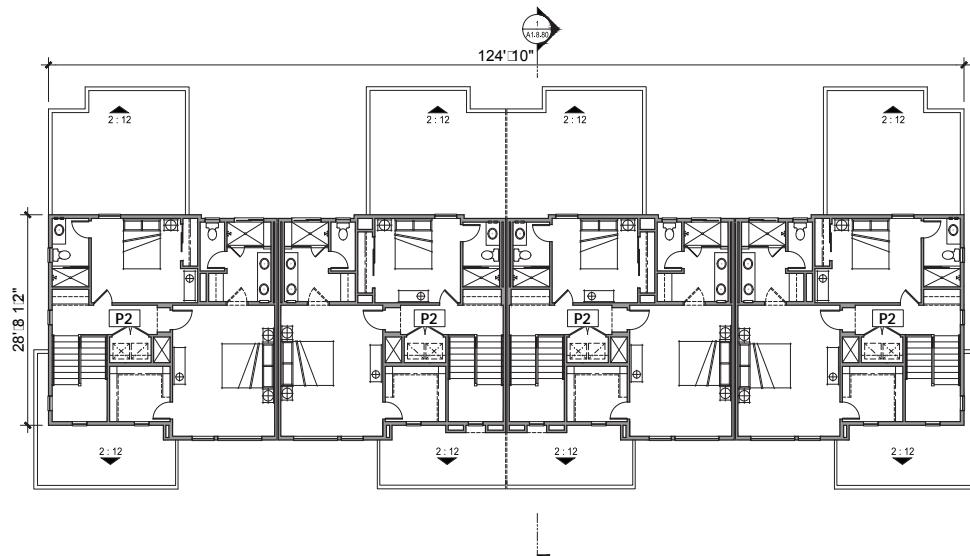
□ M □ □ □ □

LEVEL 2

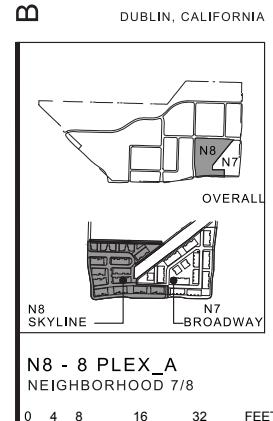


LEVEL 1

BUILDING 8 PLEX_A - BUILDING PLANS



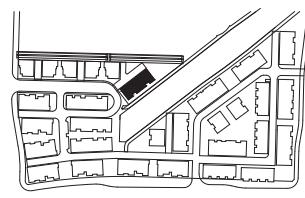
BOULEVARD phase 2



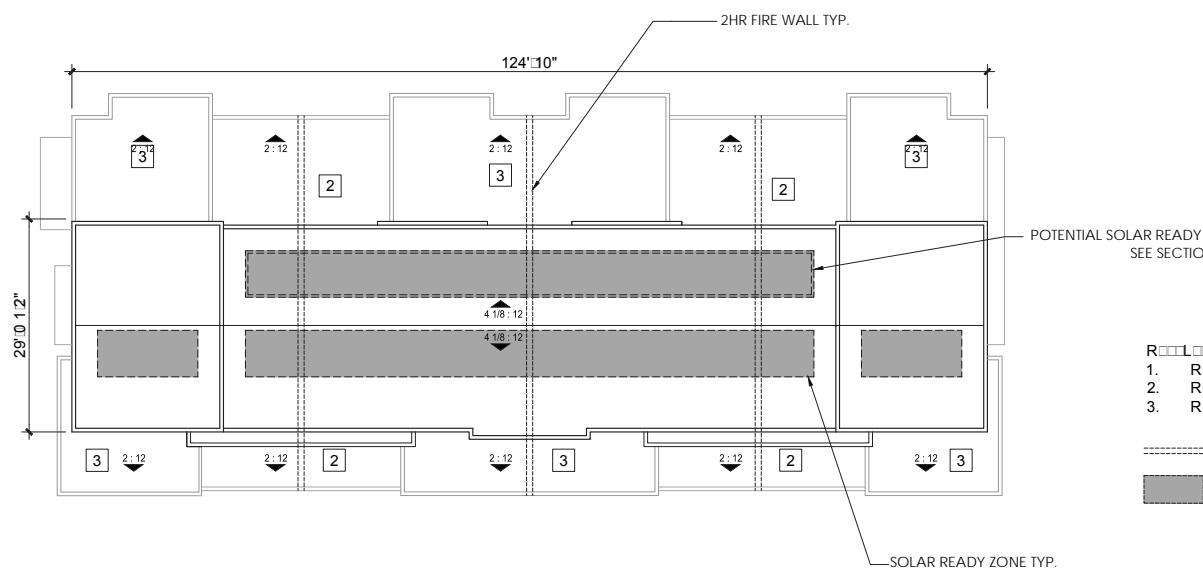
APRIL 11, 2017
A1.8.34
BUILDING 8 PLEX_A - BUILDING PLANS



BOIII EVARD phase 2



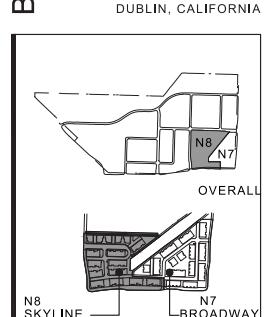
□□□M□□□□



ROOF

BUILDING 8 PLEX_A - BUILDING PLANS

APRIL 11, 2017
A1.8.35



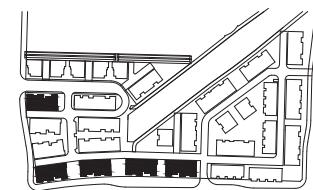
N8 - 8 PLEX_A
NEIGHBORHOOD 7/8



FRONT/LEFT PERSPECTIVE



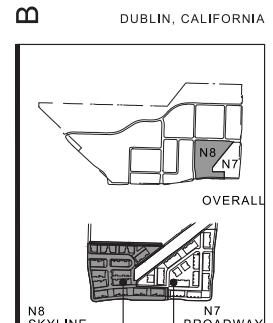
FRONT



□ M □ □ □

- Legend:
- Site
 - Construction Area
 - Major Street
 - Minor Street
 - Streets
 - Major Sidewalk
 - Minor Sidewalk
 - Utilities
 - Landscaping
 - Building
 - Corner

BOULEVARD phase 2



N8-8 PLEX_B
NEIGHBORHOOD 7/8

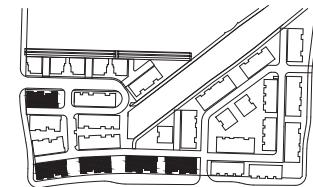
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APRIL 11, 2017

A1.8.40

BUILDING 8 PLEX_B - EXTERIOR ELEVATIONS

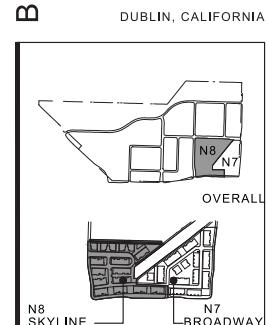
ktgy
Architecture+Planning



□ M □ □ □

- Moderated
 1. Site
 2. Construction Plan or Development Plan
 3. Moderate
 4. Moderate
 5. Standard
 6. Moderate or Fair, No Objection
 7. Planned Moderate
 8. Under Address
 9. Low Fire
 10. Moderate
 11. Construction A 1.8.90 or □□□
 12. C

BOULEVARD phase 2



N8-8 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.41



LEFT

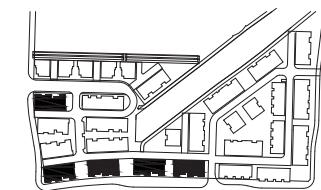


RIGHT

BUILDING 8 PLEX_B - EXTERIOR ELEVATIONS



REAR/RIGHT PERSPECTIVE

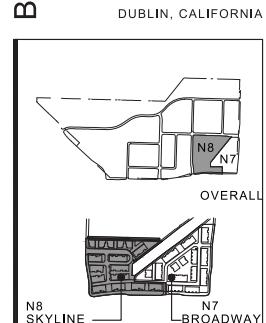


□ M □ □ □ □

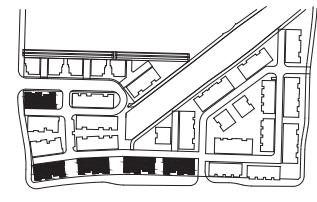
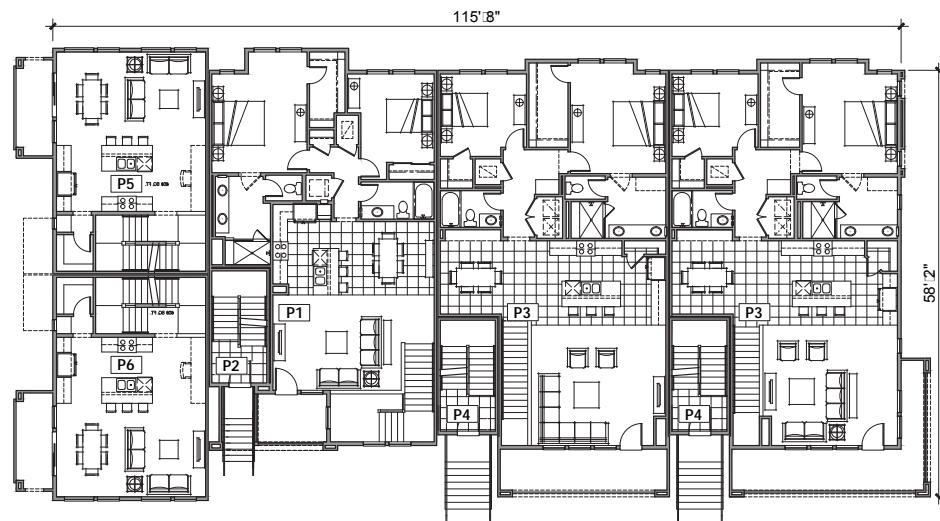
Moderate Landscaping

1. Site
2. Construction Plan or Development Plan
3. Moderate Landscaping
4. Moderate Density
5. Sustainable Site
6. Moderate Density or Residential, Non-Residential
7. Planned Major Project
8. Urban Address
9. Low Fire Hazard
10. Moderate Growth
11. Construction Area 1.8.90 or Non-Building
12. Construction

BOULEVARD phase 2



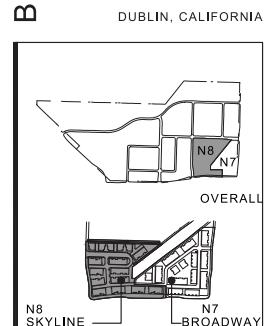
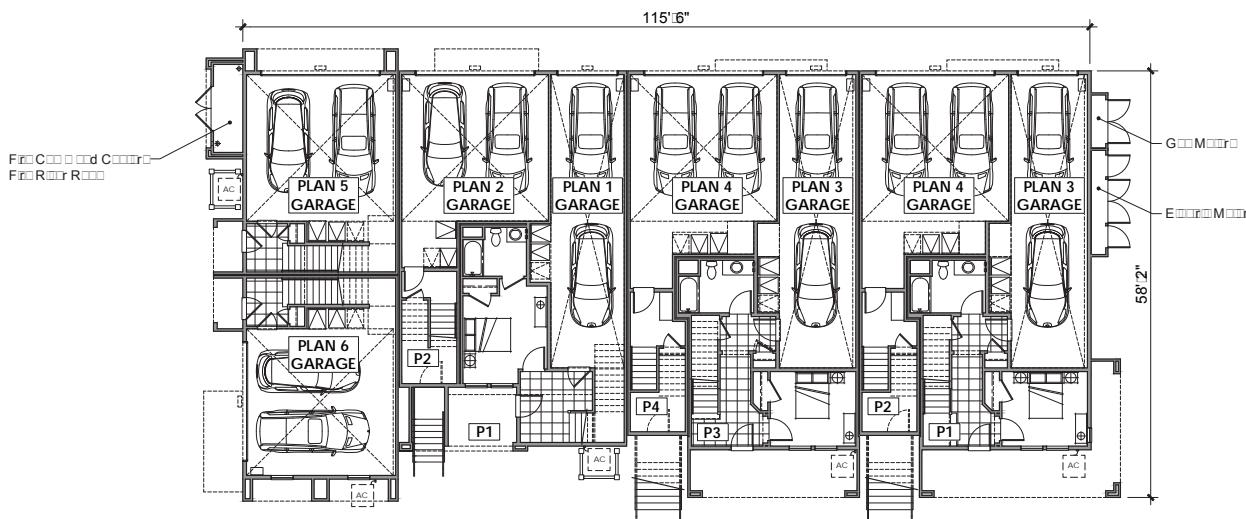
BUILDING 8 PLEX_B - EXTERIOR ELEVATIONS



□ M □ □ □

BOULEVARD phase 2

LEVEL 2



N8 - 8 PLEX_B
NEIGHBORHOOD 7/8

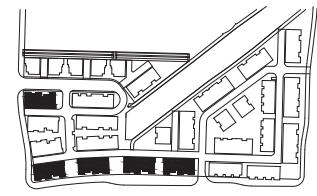
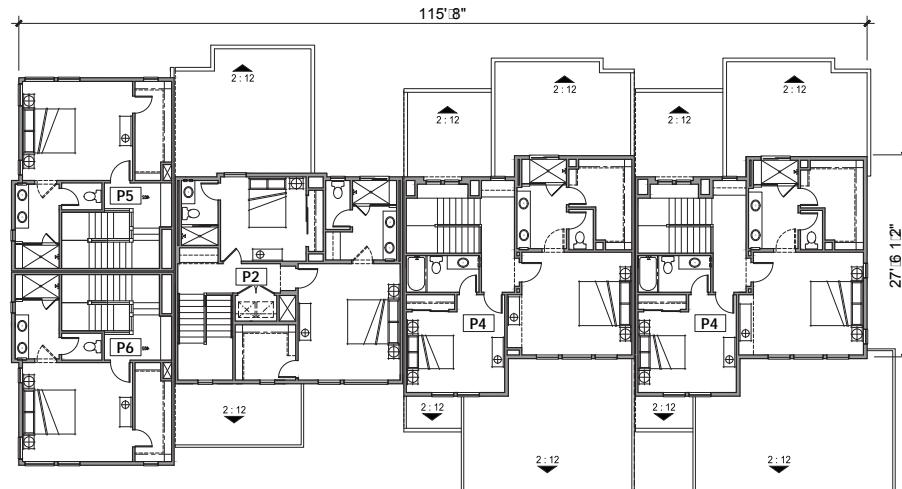
0 4 8 16 32 FEET

LEVEL 1

BUILDING 8 PLEX_B - BUILDING PLANS

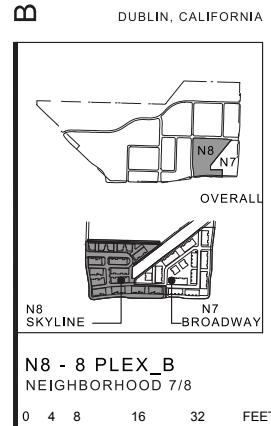
APRIL 11, 2017

A1.8.43

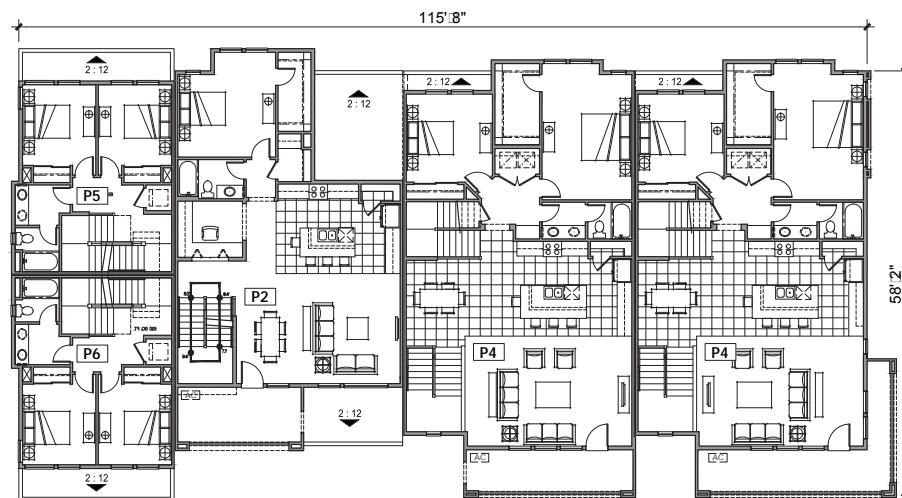


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BOULEVARD phase 2



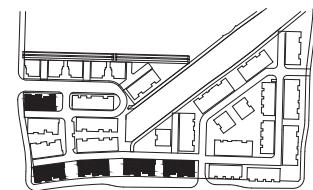
LEVEL 4



LEVEL 3

BUILDING 8 PLEX_B - BUILDING PLANS

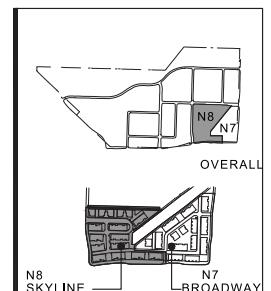
APRIL 11, 2017
A1.8.44



□□□M□□□

BOII/EVARD phase 2

DUBLIN, CALIFORNIA

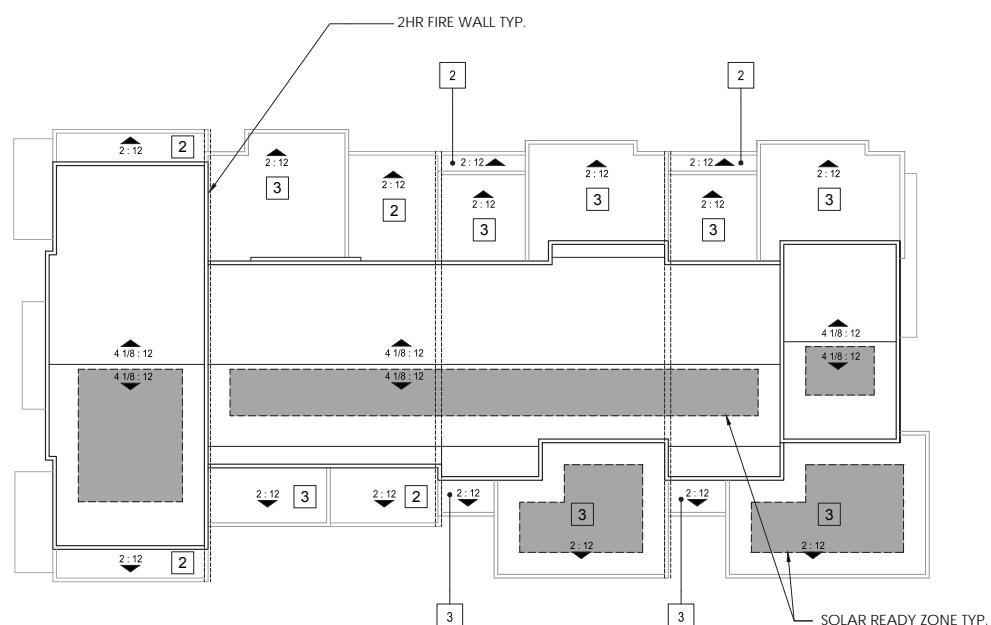


N8 - 8 PLEX_B
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.45



ROOF

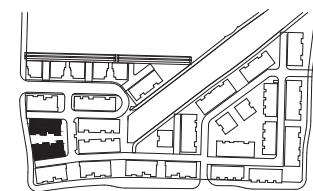
BUILDING 8 PLEX_B - BUILDING PLANS



FRONT/LEFT PERSPECTIVE



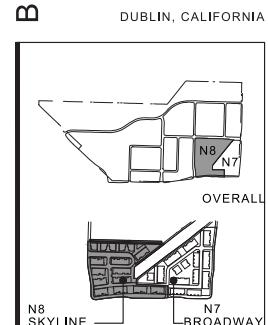
FRONT



□ M □ □ □ □

- Moderate Landscaping
 1. Site
 2. Common Areas and Driveway Landscaping
 3. Moderate
 4. Moderate
 5. Standard
 6. Moderate Areas or Roofs, etc. Standard
 7. Perimeter and Median Plantings
 8. Utility Address
 9. Landscaping
 10. Moderate
 11. Construction Area 1.8.90 or 0.0000
 12. Construction

BOULEVARD phase 2



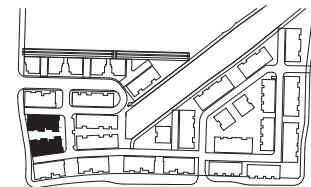
N8-8PLEX_B-ALT
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.50

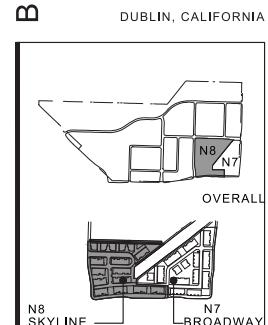
BUILDING 8 PLEX_B-ALT - EXTERIOR ELEVATIONS



□ M □ □ □

- M = Building Line
 1. Site
 2. Construction Line or Development Boundary
 3. Major Street
 4. Minor Street
 5. Sidewalk
 6. Major Road or Avenue, etc.
 7. Planned Major Street
 8. Utility Address
 9. Landmark
 10. Major Grid
 11. Construction Area 1.8.90 or other area
 12. Corner

BOULEVARD phase 2



N8-8 PLEX_B-ALT
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.51



LEFT



RIGHT

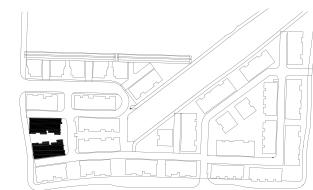
BUILDING 8 PLEX_B-ALT - EXTERIOR ELEVATIONS



REAR/RIGHT PERSPECTIVE



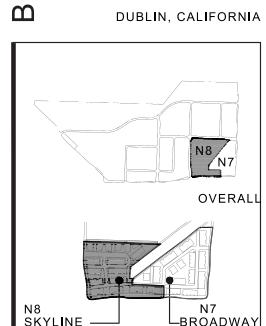
REAR



□ M □ □ □ □

- Legend:
1. Site
 2. City Street
 3. Major Street
 4. Minor Street
 5. Sidewalk
 6. Median
 7. Parkland
 8. Utility Address
 9. Landmark
 10. Major Grid
 11. Construction Area 1.8.90
 12. Construction

BOULEVARD phase 2



N8-8 PLEX_B-ALT
NEIGHBORHOOD 7/8

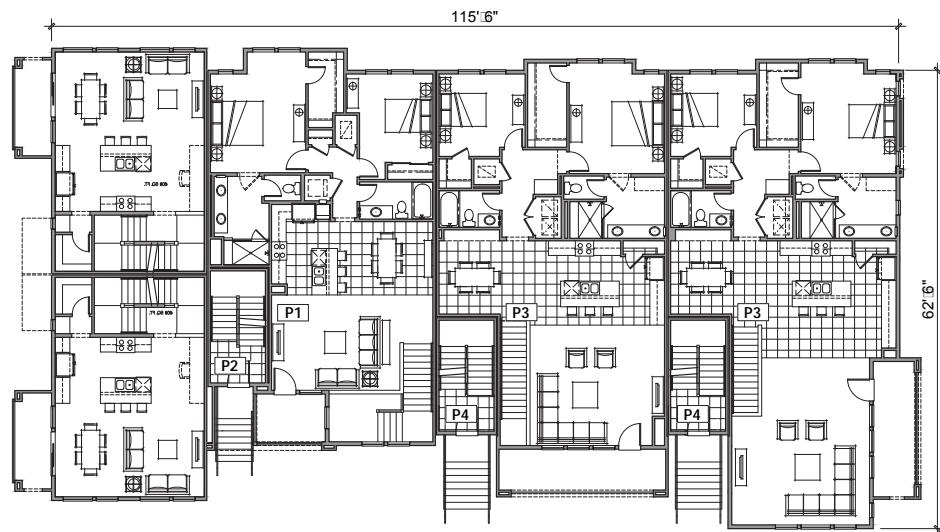
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APRIL 11, 2017

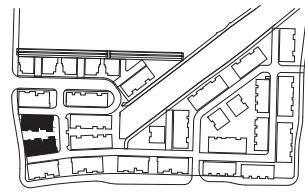
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BUILDING 8 PLEX_B-ALT - EXTERIOR ELEVATIONS

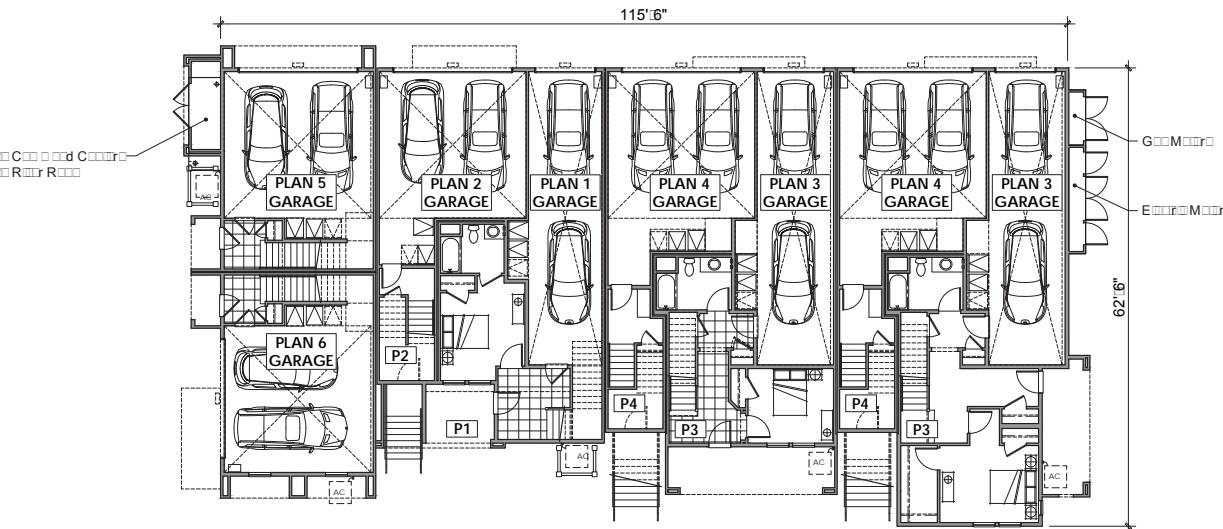
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LEVEL 2



□ M □ □ □

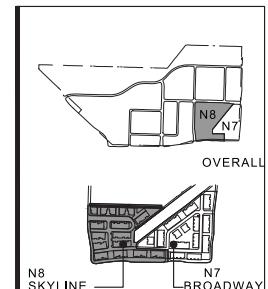


LEVEL 1

BUILDING 8 PLEX_B-ALT - BUILDING PLANS

BOULEVARD phase 2

DUBLIN, CALIFORNIA

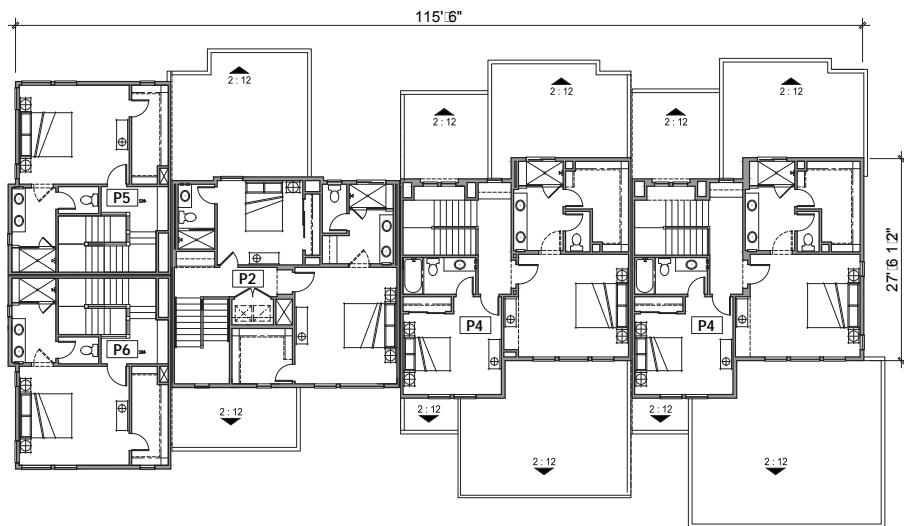


N8-8 PLEX_B-ALT
NEIGHBORHOOD 7/8

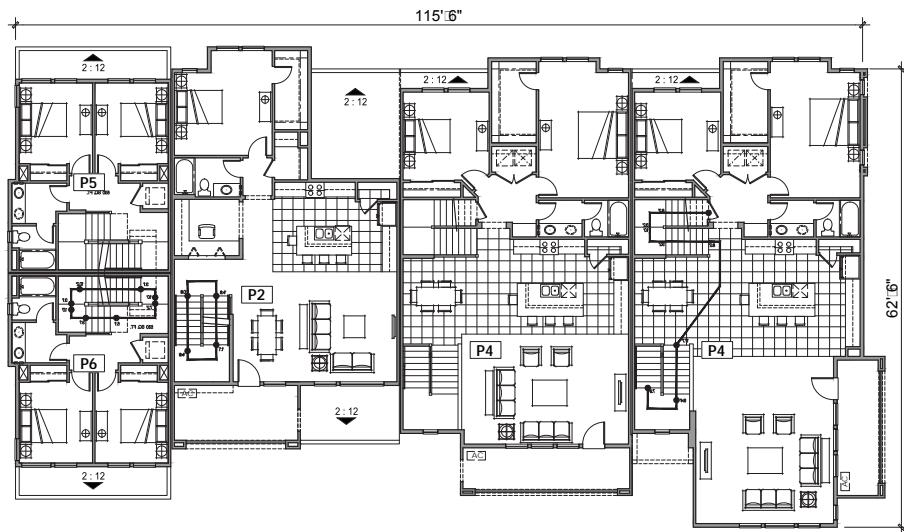
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APRIL 11, 2017

A1.8.53

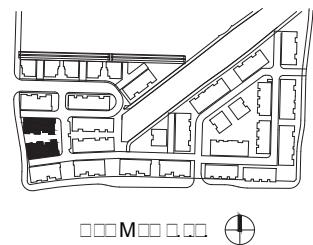


LEVEL 4



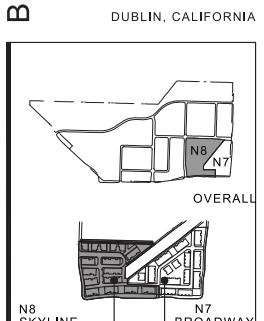
LEVEL 3

BUILDING 8 PLEX_B-ALT - BUILDING PLANS



BOULEVARD phase 2

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N8-8 PLEX_B-ALT
NEIGHBORHOOD 7/8

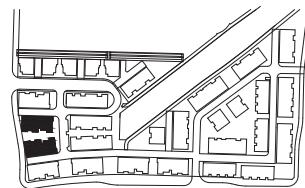
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APRIL 11, 2017

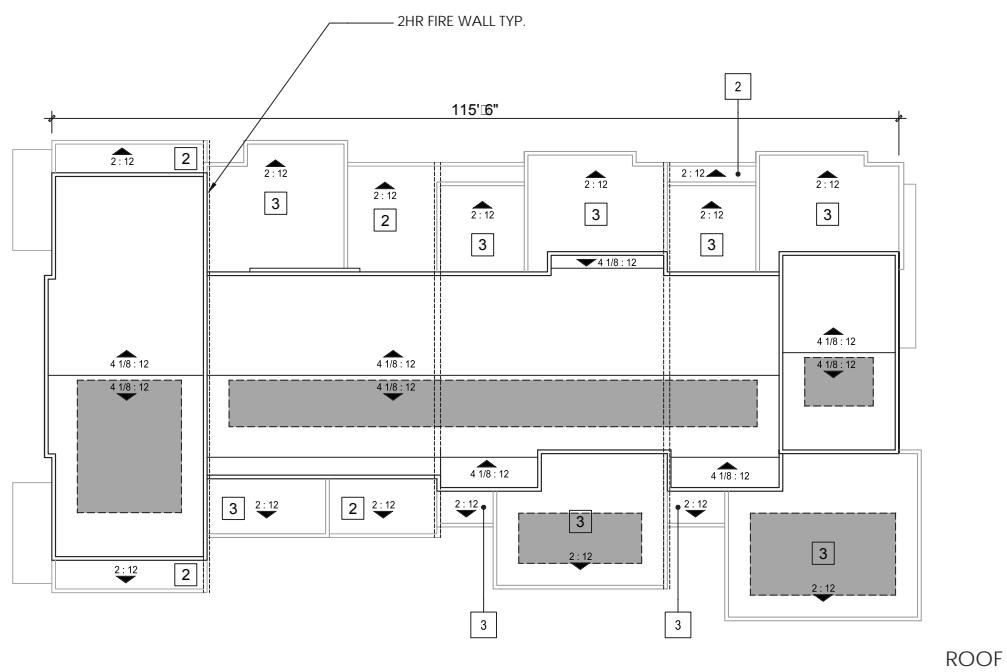
A1.8.54



BOIII EVARD phase 2



□□□M□□□□



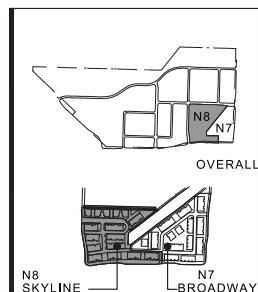
R_____L_____d
1. R_____r 1_____r
2. R_____r 2d _____r
3. R_____r 3rd _____r

----- 2 HOUR FIRE □ ALL

 SOLAR READ \square DONE
MINIMUM 15 \square OF TOTAL ROOF AREA
SEE A 1.8.13 FOR MORE INFO

BUILDING 8 PLEX B ALT - BUILDING PLANS

 DUBLIN, CALIFORNIA



N8 - 8 PLEX_B_ALT
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

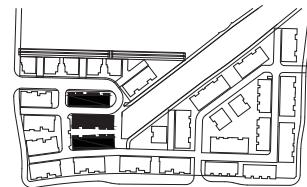
A1.8.55



FRONT/LEFT PERSPECTIVE



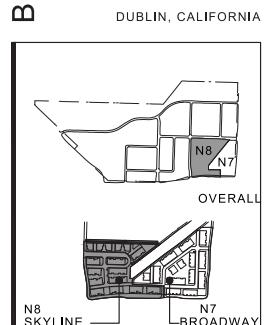
FRONT



□ M □ S □ C □ U □

- M = Multi-unit
 1. S = Single-unit
 2. C = Commercial
 3. M = Mixed-use
 4. M = Residential
 5. S = Street
 6. M = Residential or Commercial, no address
 7. P = Residential M = Mixed P = mixed
 8. U = Urban Address
 9. L = Land
 10. M = Mixed G = Ground
 11. C = Residential A 1.8.90 or Residential
 12. C = Street

BOULEVARD phase 2



N8-10 PLEX
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.60

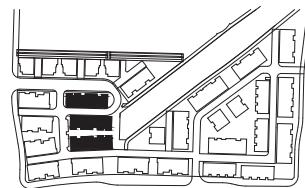
BUILDING 10 PLEX - EXTERIOR ELEVATIONS

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Architecture+Planning



BOUILLIÉVARD phase 2

DUBLIN, CALIFORNIA



□□□M□□ □□

1. S
 2. C
 3. M
 4. M
 5. S
 6. M
 7. P
 8. U Addr
 9. L
 10. M G D
 11. C A 1.8.90
 12. C



LEFT



RIGHT

BUILDING 10 PLEX - EXTERIOR ELEVATIONS

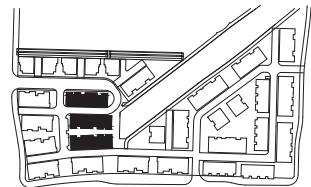
APRIL 11, 2017
A1.8.61



REAR/RIGHT PERSPECTIVE



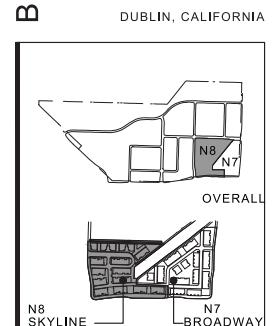
REAR



□ M □ □ □ □

- Moderate Density
1. Site
2. Commercial Use or Residential Building
3. Moderate Density
4. Moderate Density
5. Street Grid
6. Moderate Density or Residential Use
7. Planned Mixed-Use
8. Urban Address
9. Landscaping
10. Moderate Density
11. Commercial Area 1.8.90 or Residential
12. Curb

BOULEVARD phase 2

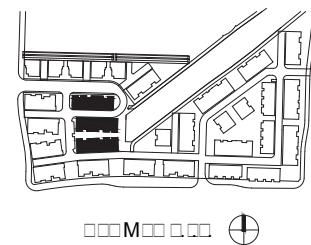
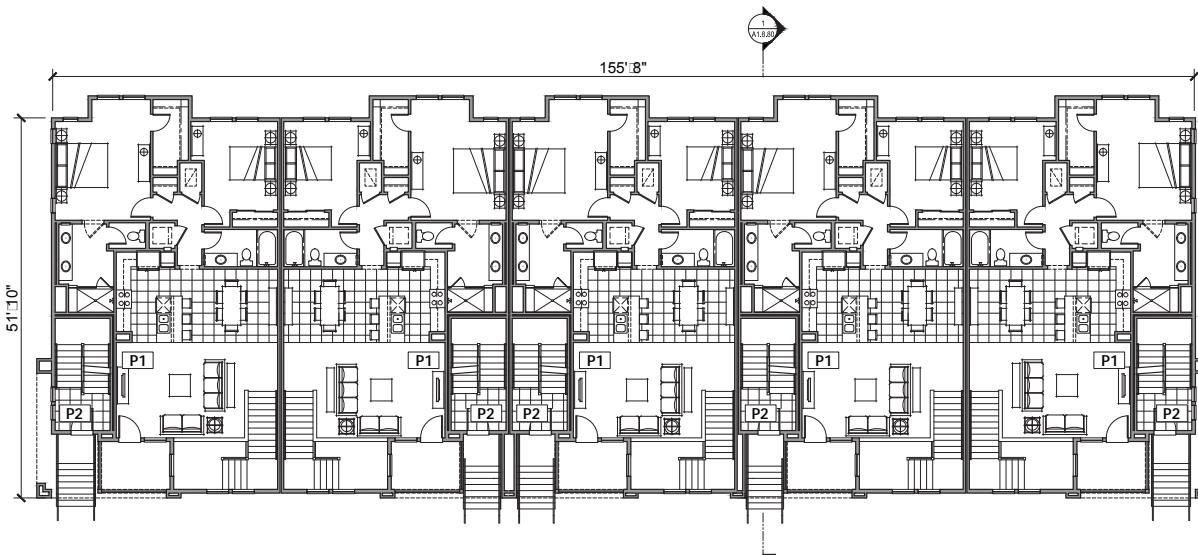


N8-10 PLEX
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

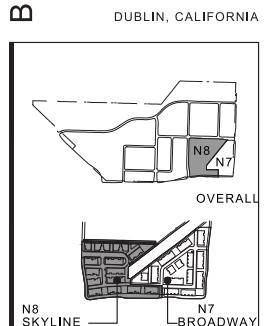
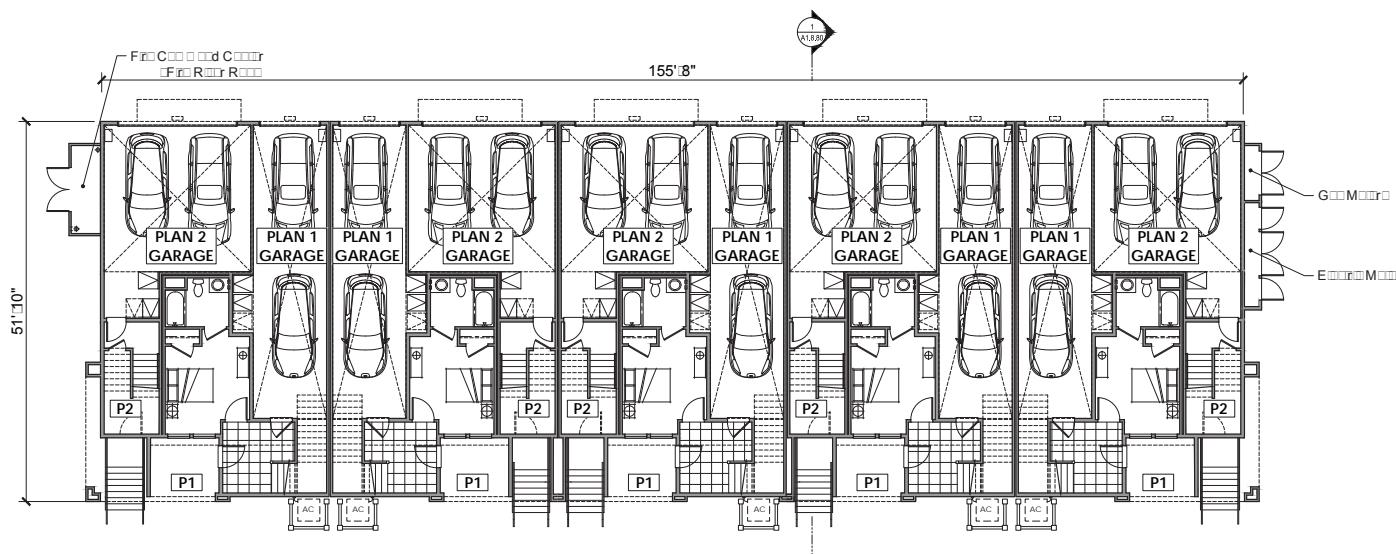
APRIL 11, 2017
A1.8.62

BUILDING 10 PLEX - EXTERIOR ELEVATIONS



□ M □ □ □

BOULEVARD phase 2



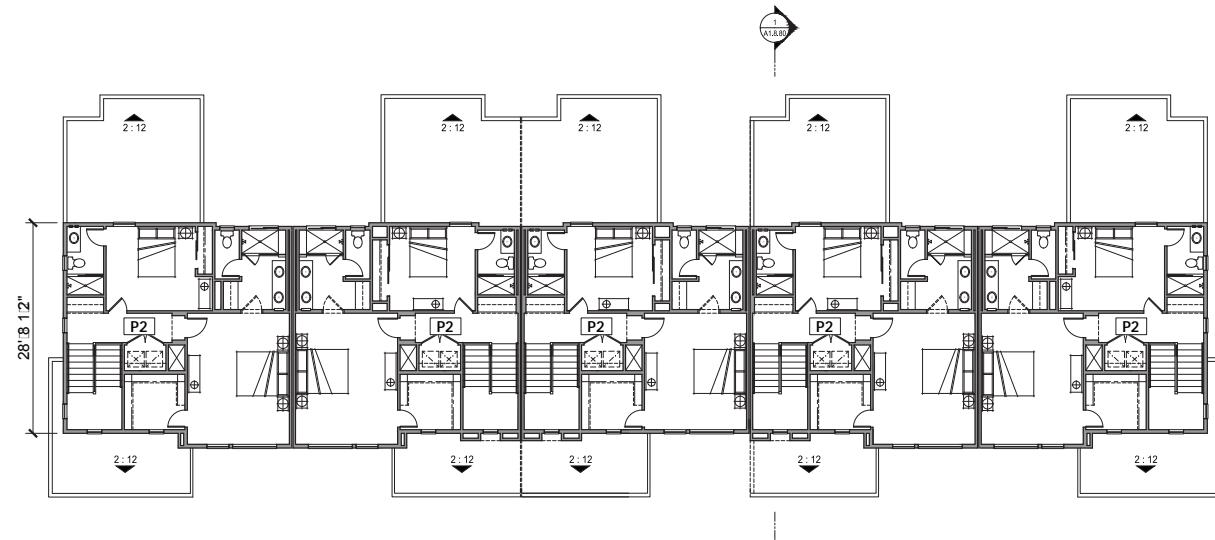
N8 - 10 PLEX
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

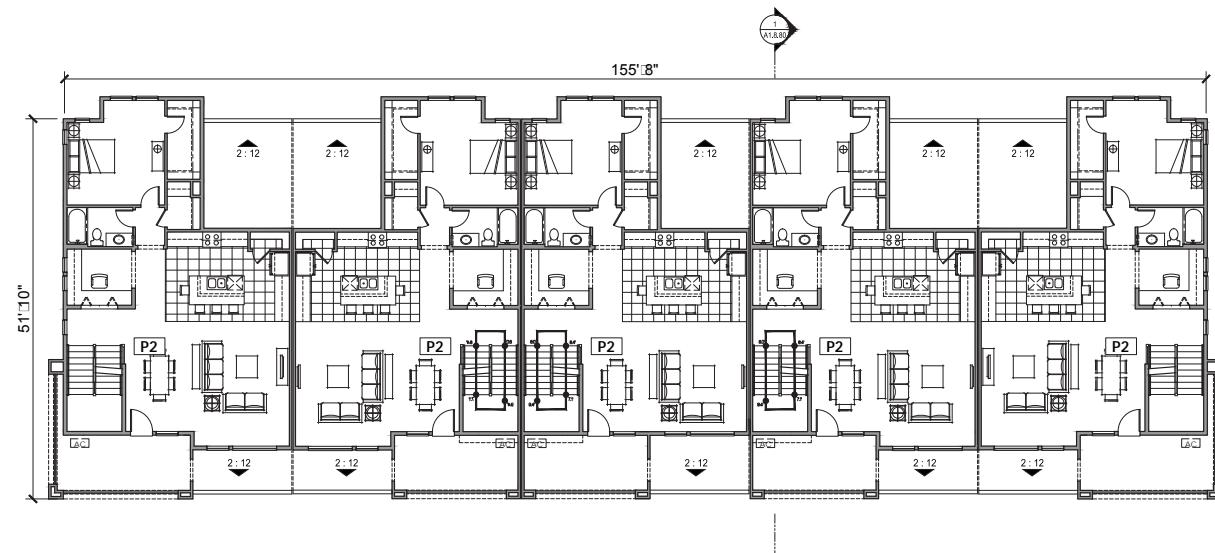
APRIL 11, 2017

A1.8.63

BUILDING 10 PLEX - BUILDING PLANS

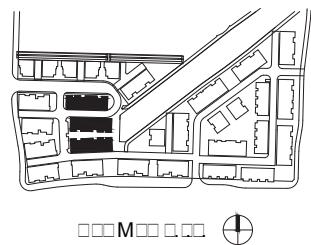


LEVEL 4

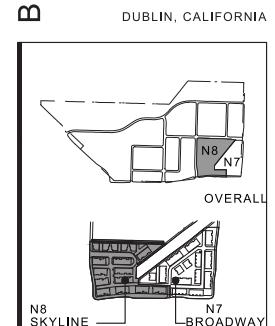


LEVEL 3

BUILDING 10 PLEX - BUILDING PLANS



BOULEVARD phase 2



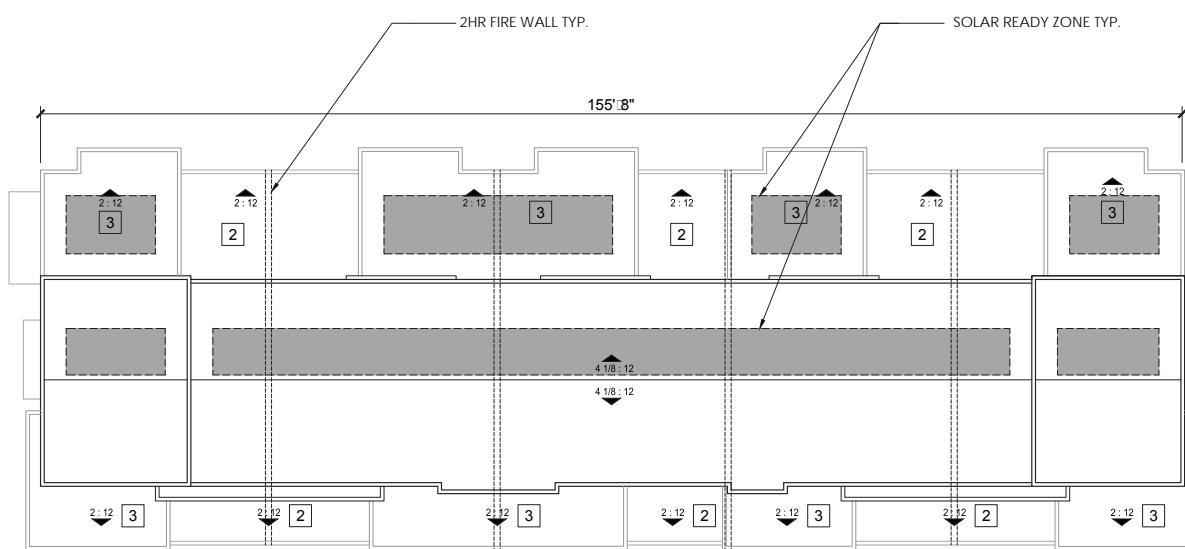
N8 - 10 PLEX
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.8.64

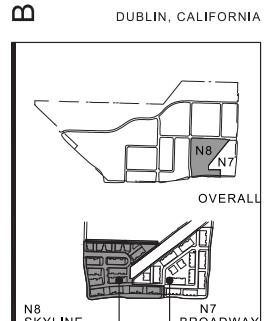
BOULEVARD phase 2



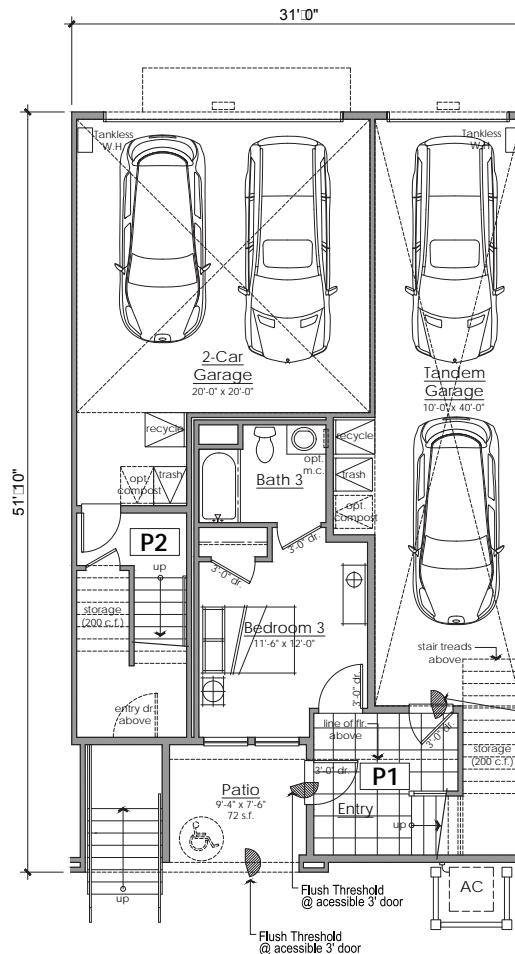
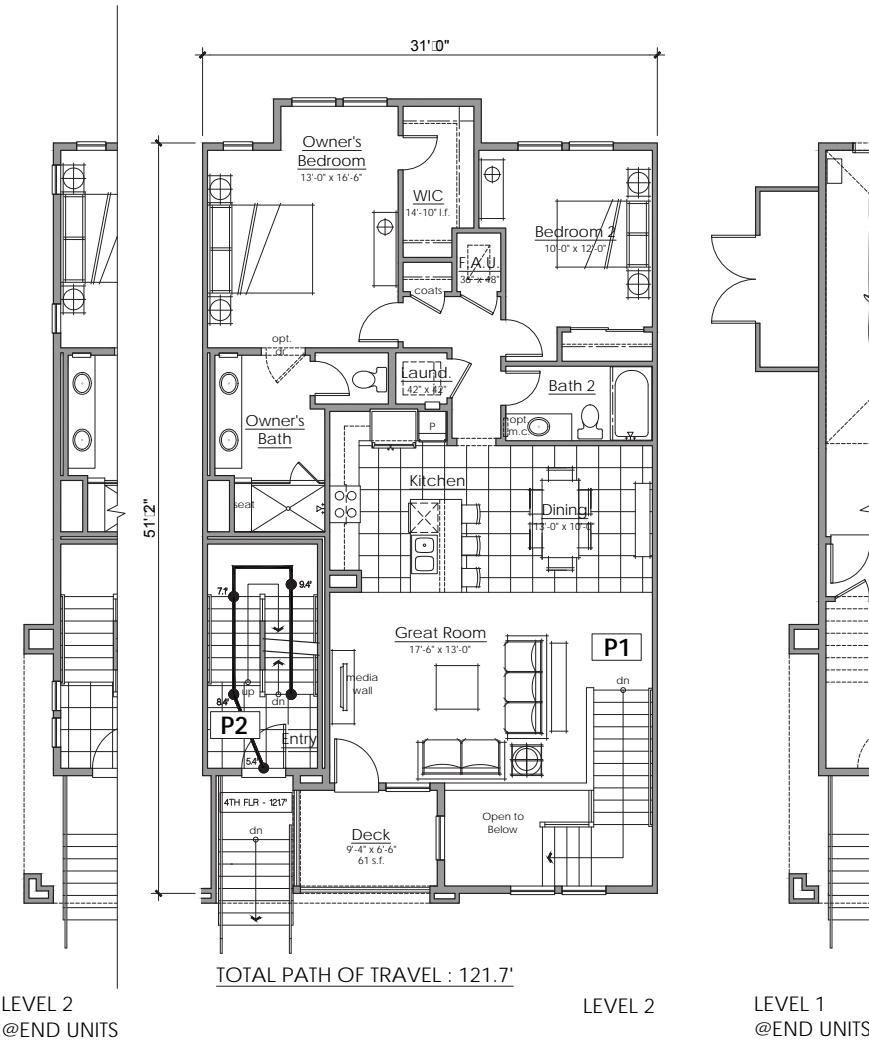
ROOF

BUILDING 10 PLEX - BUILDING PLANS

APRIL 11, 2017
A1.8.65



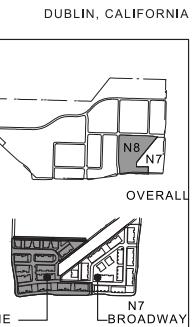
BOULEVARD phase 2



Plan 1
(accessible)
3 Bedrooms
3 Baths
1,568 N.S.F.
463 S.F. Garage

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

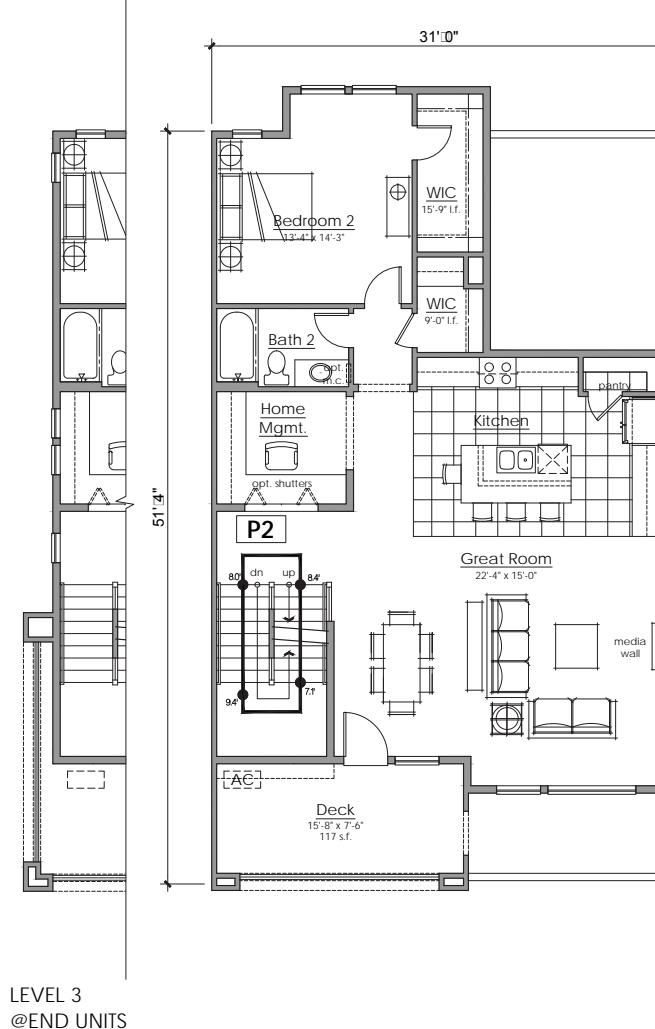
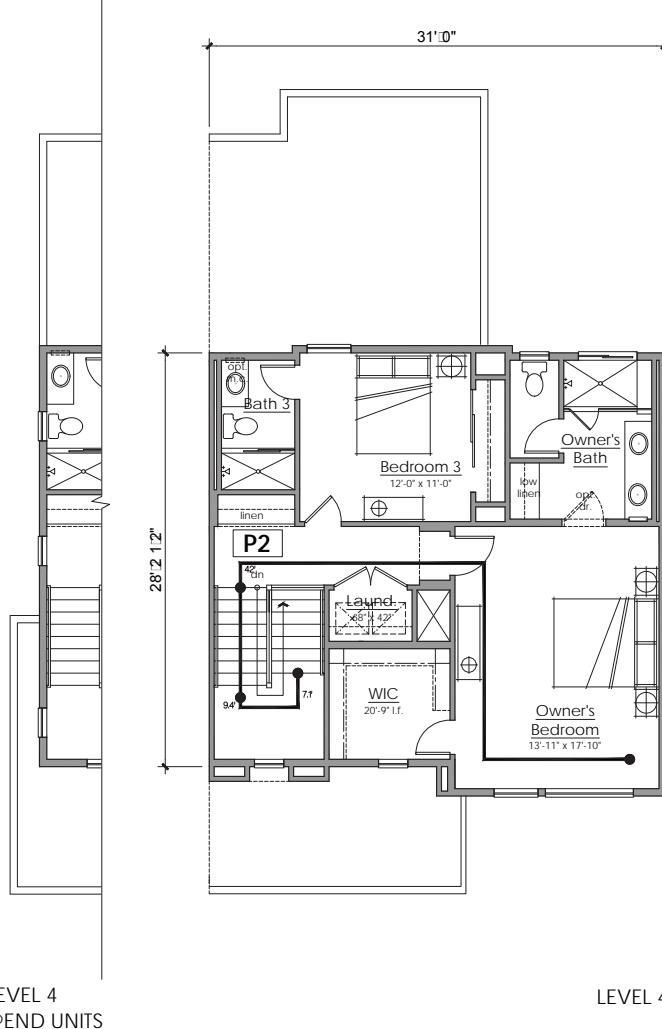
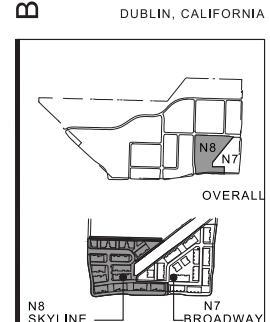
Plan 2
3 Bedrooms
3 Baths
2,213 N.S.F.
448 S.F. Garage



PLANS 1 & 2 - FLOOR PLANS

APRIL 11, 2017
A1.8.70

BOULEVARD phase 2



Plan 2
3 Bedrooms
3.5 Baths
2,213 N.S.F.
448 S.F. Garage

PLANS 1 & 2 - FLOOR PLANS

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A1.8.71



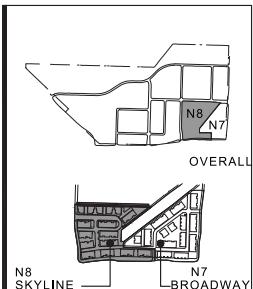
BOULEVARD phase 2

Plan 3
(accessible)
3 Bedrooms
3 Baths
1807 N.S.F.
453S.F. Garage

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

Plan 4
4 Bedrooms
3 Baths
2,571 N.S.F.
503 S.F. Garage

DUBLIN, CALIFORNIA



N8 - PLANS 3 & 4
NEIGHBORHOOD 7/8

APRIL 11, 2017

A1.8.72

PLANS 3 & 4 - FLOOR PLANS

P3

31'5"

19'6"

11'11"

58'12"

Owner's Bedroom
13'-0" x 15'-1"

opt. linen

opt. cl.

Owner's Bath

Laund.

low linen

seat

pantry

Kitchen

Dining
16'-4" x 11'-6"

GREAT ROOM
18'-0" x 16'-5"

media wall

Deck
22'-5" x 6'-0"
134 s.f.

W.I.C.
14'-10" l.f.

Bedroom 2
11'-9" x 11'-3"

Hall

Bath 2

niche

F.A.T.
42" x 42"

W.I.C.
6'-1" l.f.

P4

dn

up

82'

93'

ENTR

4TH FLR - 1239

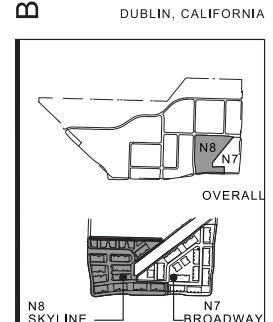
Dimensions: 31'5" wide by 55'2" deep.

Rooms and Features:

- Tandem Garage:** 10'-3" x 40'-0"
- 2-Car Garage:** 20'-0" x 20'-0"
- Bath 3**
- Hall**
- Bedroom 3:** 11'-8" x 10'-2"
- Entry**
- Patio:** 22'-5" x 6'-0"
- Storage:** 121 c.f., 144 c.f.
- Recycle:** trash, recyclables, compost
- Op. m.:** openable window
- Coats:** coat closet
- Up:** stairs and ramps
- Flush Threshold @ accessible 3 door:** accessible entrance
- AC:** air conditioning unit
- P3:** accessible entrance
- P4:** accessible entrance
- 3'0" dr:** 3'0" driveway
- 2'10" dr:** 2'10" driveway
- 77 c.f.:** cubic feet
- 77 c.f.:** cubic feet
- Drop zone:** drop-off area
- Up:** stairs and ramps
- Flush Threshold @ accessible:** accessible entrance

| LEVEL 2 @ END UNITS | LEVEL 2 @ END UNITS |
|-----------------------------------|-----------------------------------|
| occurs bldg. 16,17,18,19, & 20 | occurs bldg. 21,27,28,29, & 30 |

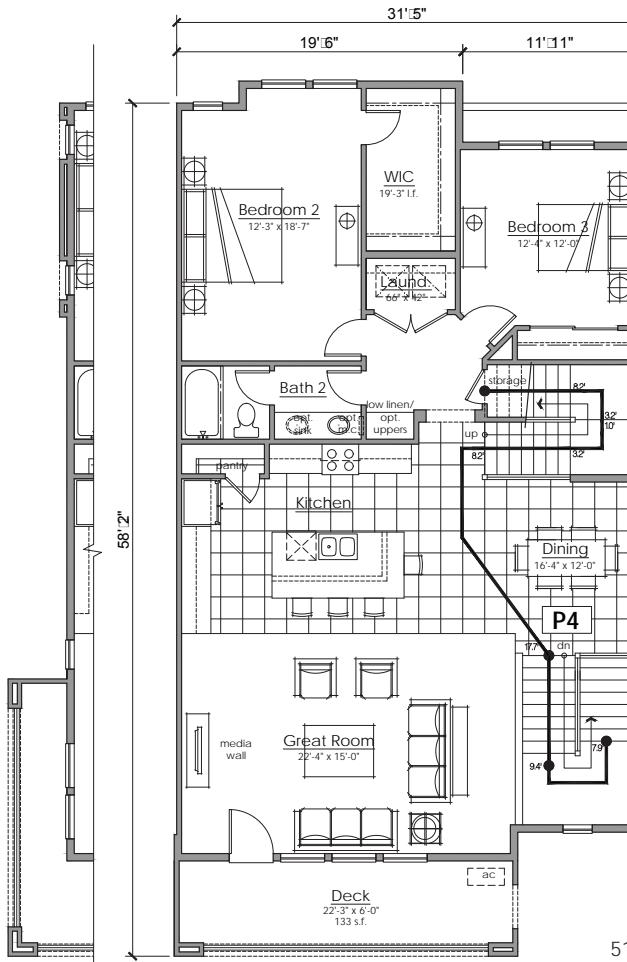
BOULEVARD phase 2



APRIL 11, 2017
A1.8.73

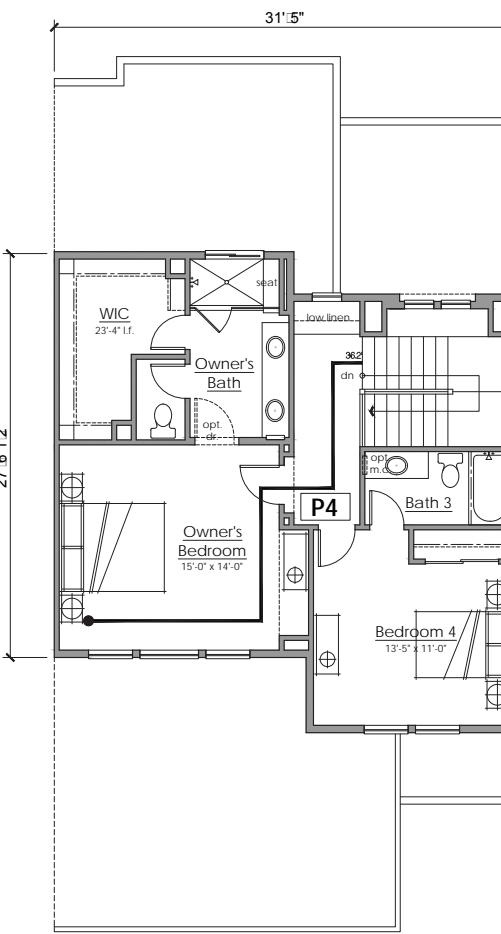
Plan 4
4 Bedrooms
3 Baths
2,571 N.S.F.
517 S.F. Garage

LEVEL 3



LEVEL 3
@ END UNITS
occurs
bldg.21,27,28,29, & 30

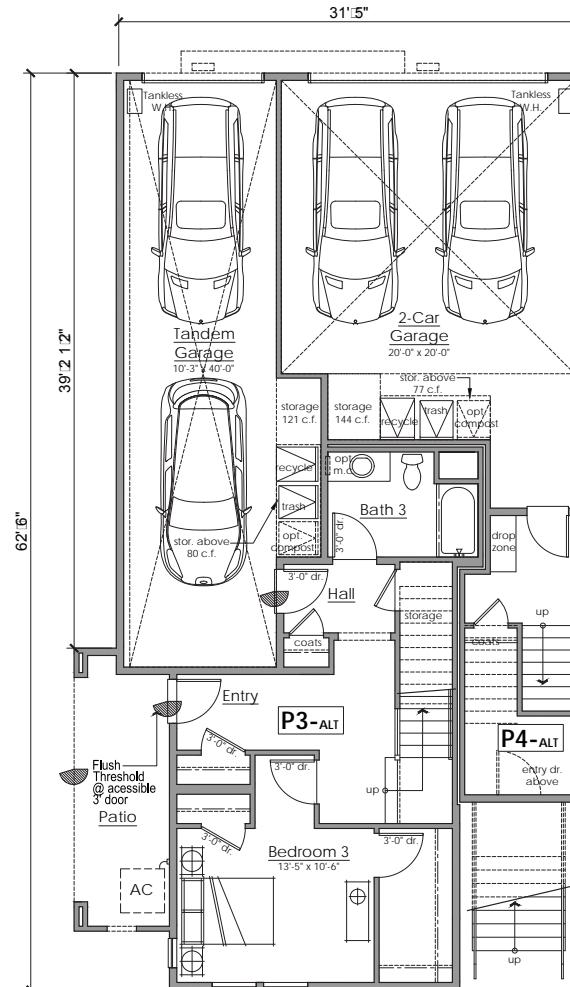
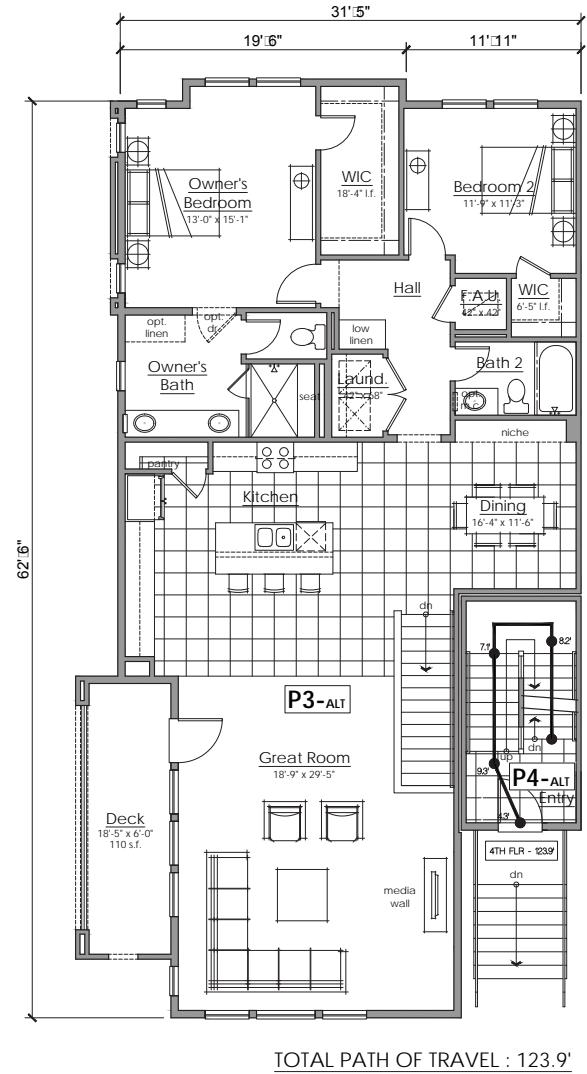
LEVEL 4



LEVEL 4
@ END UNITS
occurs
bldg.16,17,18,19, & 20

LEVEL 4
@ END UNITS
occurs
bldg.16,17,18,19, & 20

PLANS 3 & 4 - FLOOR PLANS

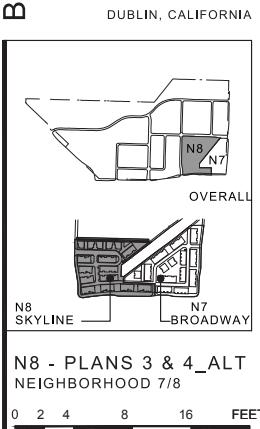


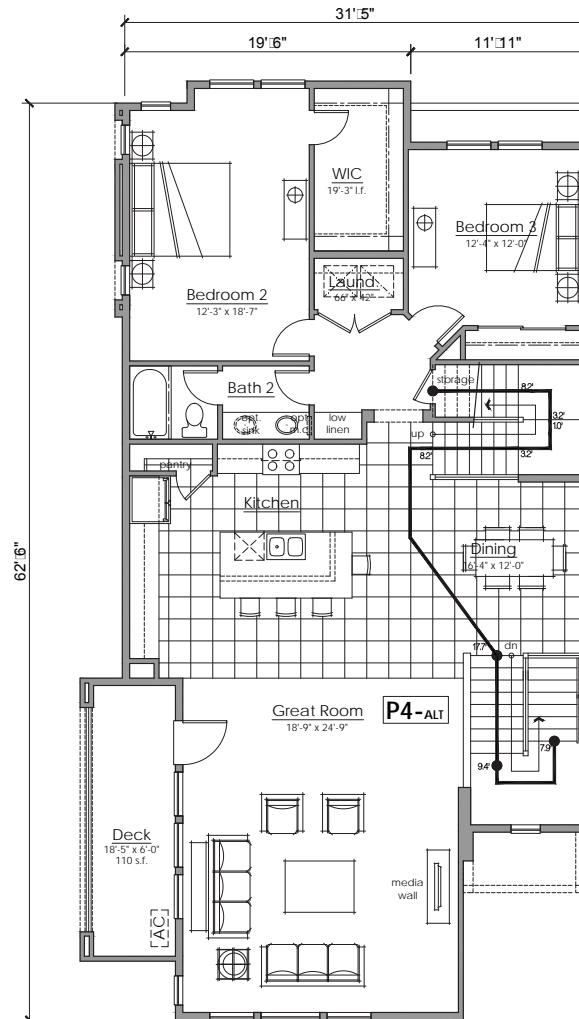
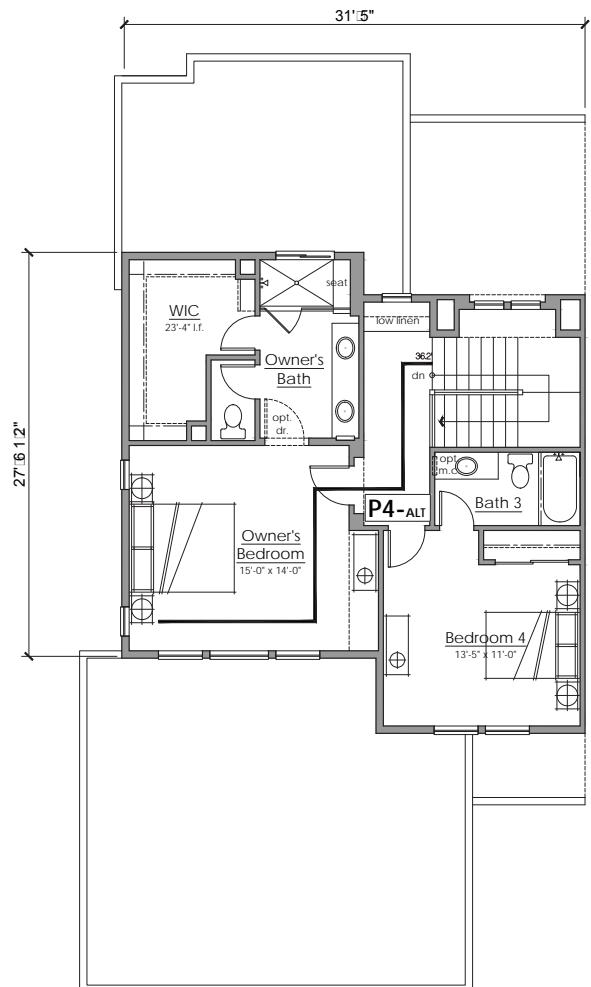
BOULEVARD phase 2

Plan 3-ALT
(accessible)
3 Bedrooms
3 Baths
2,148 N.S.F.
453 S.F. Garage

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

Plan 4-ALT
4 Bedrooms
3 Baths
2,728 N.S.F.
503 S.F. Garage

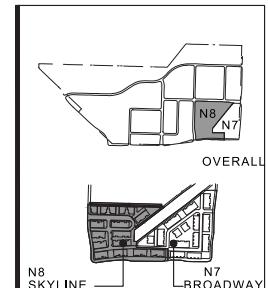




BOULEVARD phase 2

DUBLIN, CALIFORNIA

Plan 4-ALT
4 Bedrooms
3 Baths
2,728 N.S.F.
517 S.F. Garage



N8 - PLANS 3 & 4_ALT
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

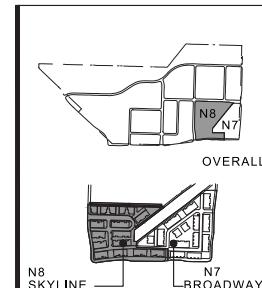
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A1.8.75

PLANS 3 & 4_ALT- FLOOR PLANS



B0III EVAPD phase?

DUBLIN, CALIFORNIA

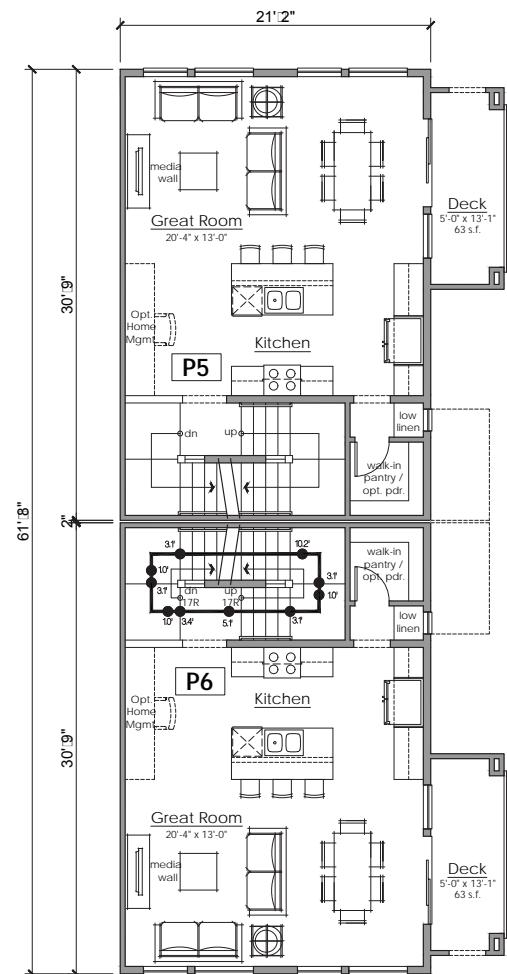


N8 - PLANS 5 & 6
NEIGHBORHOOD 7/8

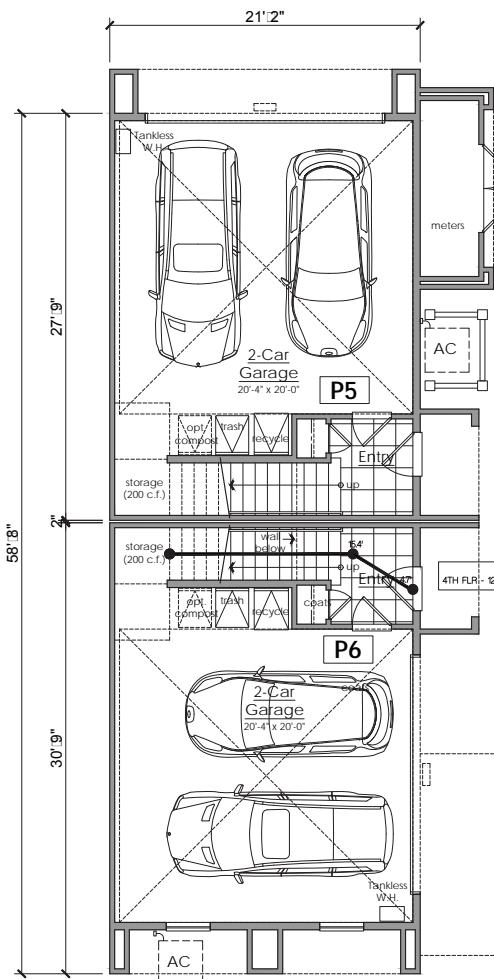
0 2 4 8 16 FEET

APRIL 11, 2017

A1.8.76



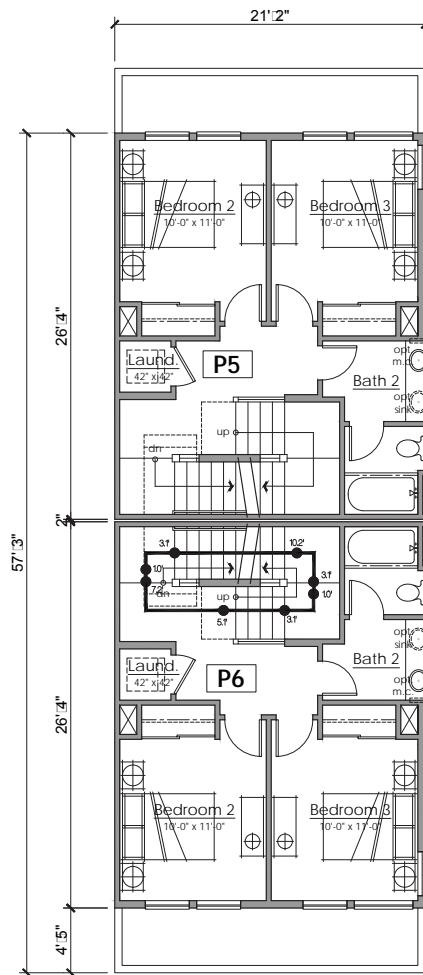
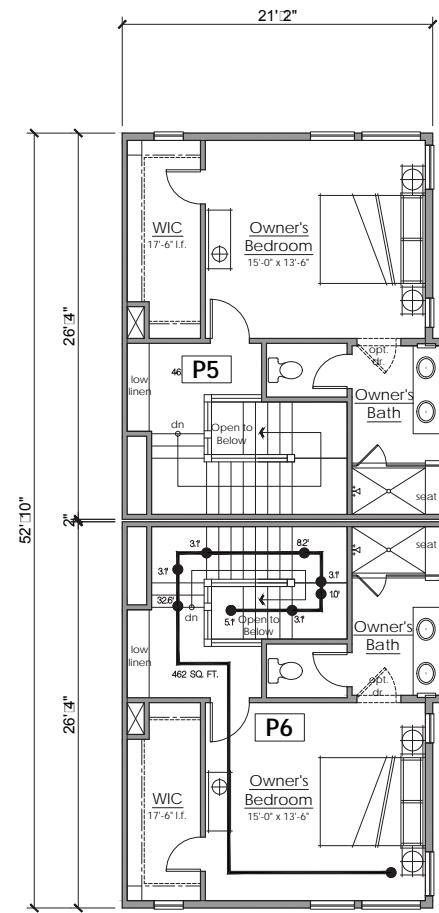
| EFEI 2



LEVEL 1

TOTAL PATH OF TRAVEL : 124.2'

PLANS 5 & 6 - FLOOR PLANS

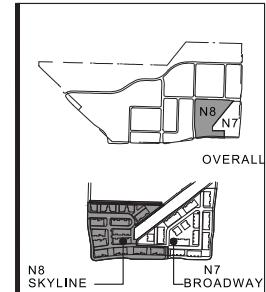


Plan 5
3 Bedrooms
2 Baths
1,657 N.S.F.
490 S.F. Garage

Plan 6
3 Bedrooms
2 Baths
1,657 N.S.F.
490 S.F. Garage

BOULEVARD phase 2

DUBLIN, CALIFORNIA



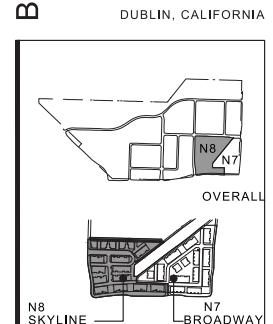
N8 - PLANS 5 & 6
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

PLANS 5 & 6 - FLOOR PLANS

APRIL 11, 2017
A1.8.77

BOULEVARD phase 2

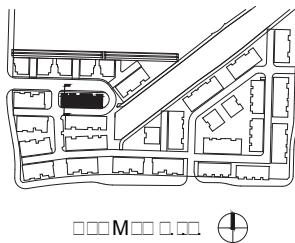


N8 - BUILDING SECTIONS
NEIGHBORHOOD 7/8

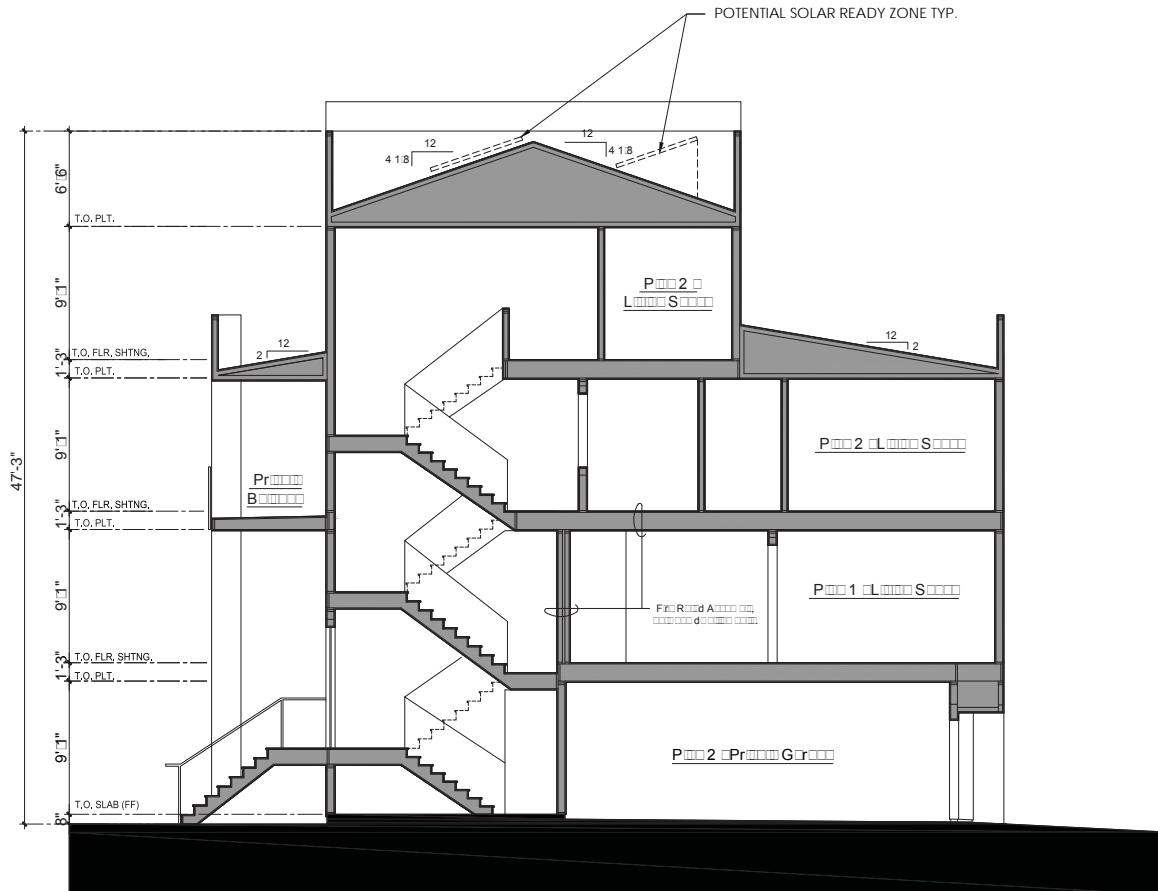
0 2 4 8 16 FEET

APRIL 11, 2017

A1.8.80

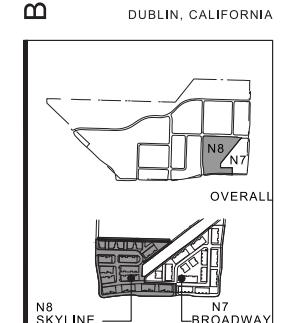


□ M □ □ □



BUILDING SECTION (typ.)

BOULEVARD phase 2



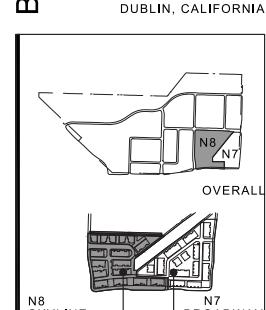
ARCHITECTURAL DETAILS

APRIL 11, 2017
A1.8.90

N8 - STREET SCENE
NEIGHBORHOOD 7/8

0 2 4 8 16 FEET

BOULEVARD phase 2



N8 - COLOR & MATERIALS
NEIGHBORHOOD 7/8

APRIL 11, 2017
A1.8.91

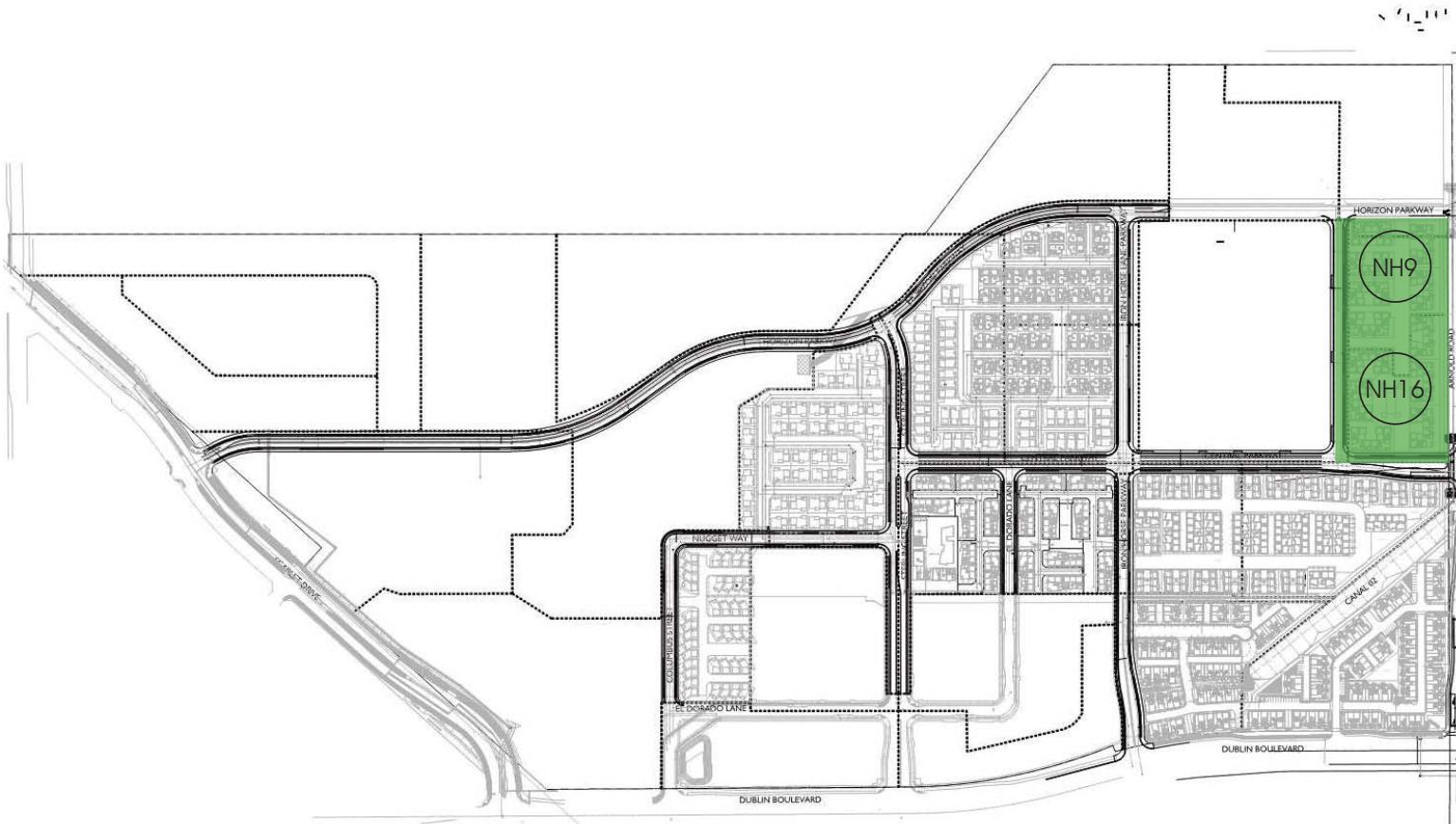
COLOR AND MATERIALS

| | SCHEME 1 | SCHEME 2 | SCHEME 3 | SCHEME 4 |
|------------------------|-----------------------|--------------------------|--------------------------|------------------------------|
| ROOF MATERIAL | COMPOSITE SHINGLE | COMPOSITE SHINGLE | COMPOSITE SHINGLE | COMPOSITE SHINGLE |
| STUCCO BODY 1 | SW 7010 WHITE DUCK | SW 7010 WHITE DUCK | SW 7010 WHITE DUCK | SW 7010 WHITE DUCK |
| STUCCO BODY 2 | SW 6156 RAMIE | SW 6087 TRUSTY TAN | SW 6151 QUIVER TAN | SW 6120 BELIEVABLE BUFF |
| STUCCO BODY 3 | SW 6159 HIGH TEA | SW 7047 PORPOISE | SW 7048 URBANE BRONZE | SW 2803 ROOKWOOD TERRA COTTA |
| STUCCO BODY 4 | SW 7048 URBANE BRONZE | SW 6034 ARRESTING AUBURN | SW 6034 ARRESTING AUBURN | SW 6034 ARRESTING AUBURN |
| ACCENT MATERIAL | SW 6117 SMOKEY TOPAZ | SW 6117 SMOKEY TOPAZ | SW 7047 PORPOISE | SW 6097 STURDY BROWN |
| METAL AWNING/ RAILING | SW 7048 URBANE BRONZE | SW 7048 URBANE BRONZE | SW 7048 URBANE BRONZE | SW 7048 URBANE BRONZE |
| ENTRY DOOR | SW 7630 RAISIN | SW 6034 ARRESTING AUBURN | SW 6159 HIGH TEA | SW 6167 GARDEN GATE |
| CEMENTITIOUS LAP/PANEL | SW 6117 SMOKEY TOPAZ | SW 6087 TRUSTY TAN | SW 6136 HARMONIC TAN | SW 6097 STURDY BROWN |

tabbed page Neighborhood 9/16



BOULEVARD phases 2-3



Dublin, California



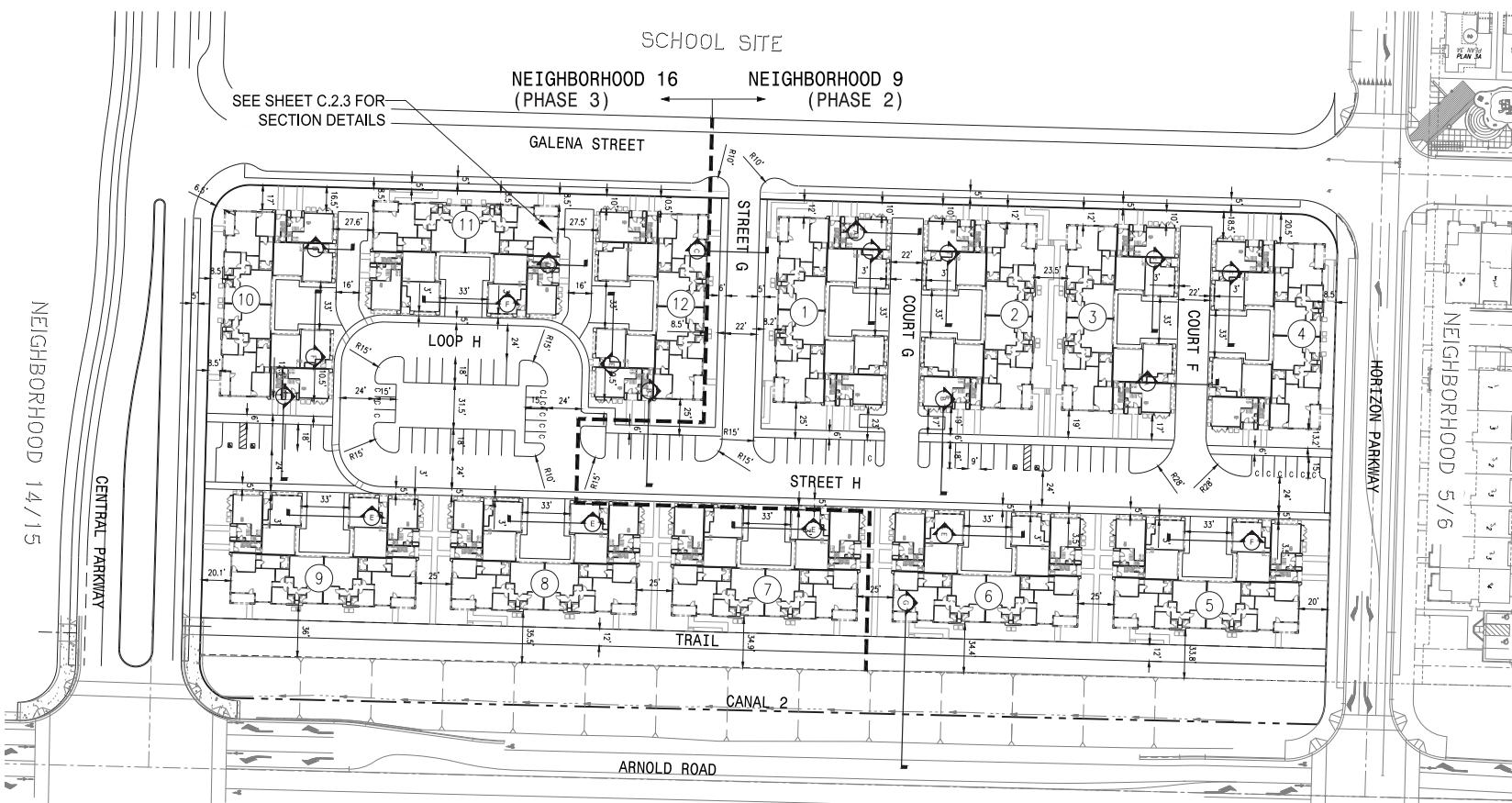
SITE PLAN
NEIGHBORHOOD 9&16



0' 200' 400' 800'

APRIL 11, 2017

L2.1

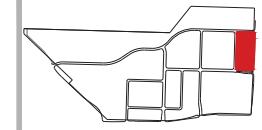


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phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

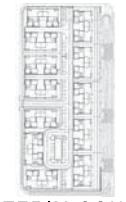
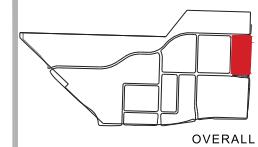
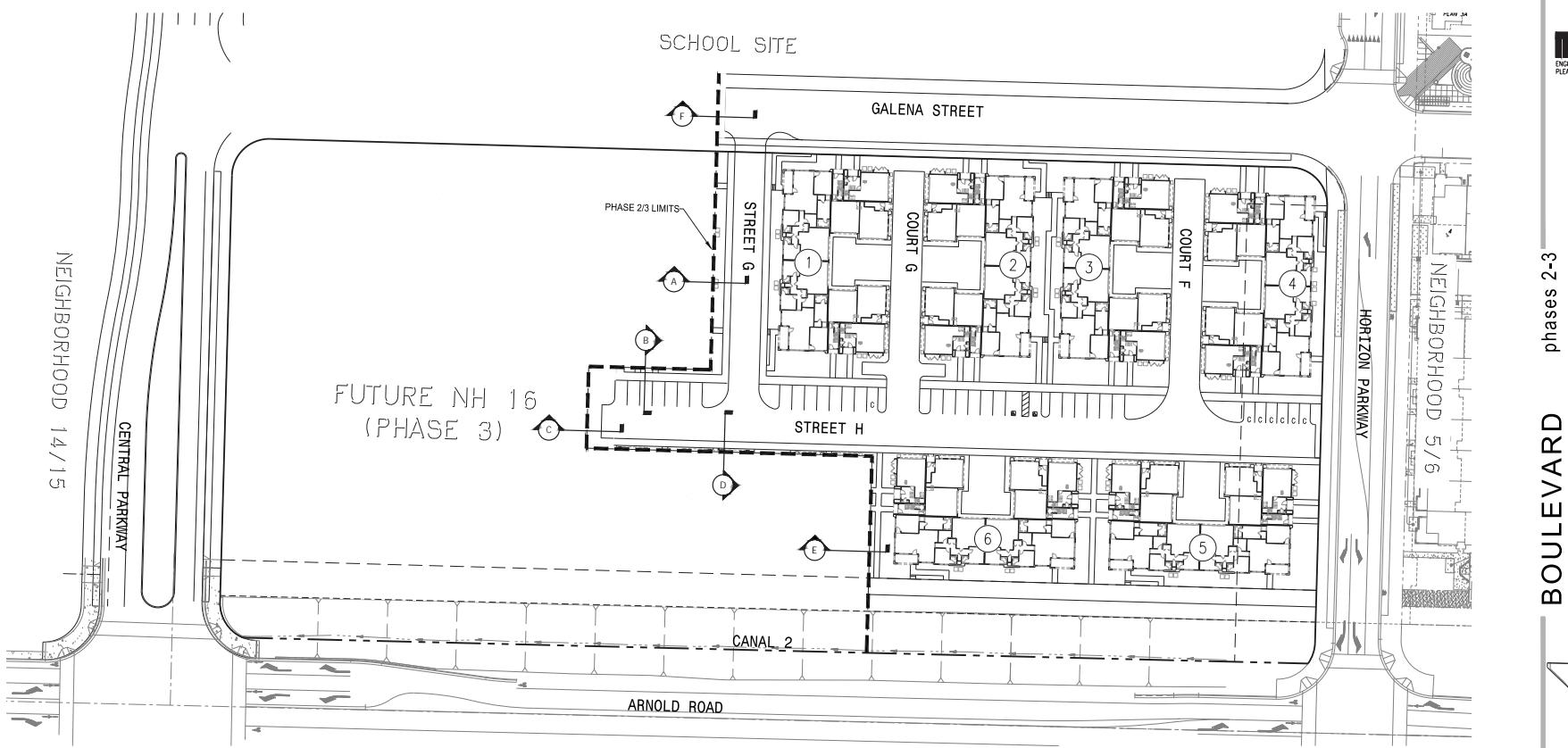
**NEIGHBORHOOD 9 PHASE 2 & 16 PHASE 3
SITE SUMMARY**

| | |
|-------------------|------------|
| TOTAL ACRES: | 5.95± AC |
| NH 9 UNIT COUNT: | 48 UNITS |
| NH 16 UNIT COUNT: | 48 UNITS |
| TOTAL UNITS: | 96 UNITS |
| DENSITY: | 16.1 du/AC |



APRIL 11, 2017

C.2.1.1



DOWNING

INTERIM CONDITION
SITE PLAN
NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

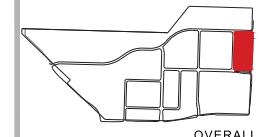
APRIL 11, 2017

C.2.1.2

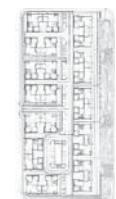
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



DOWNEY

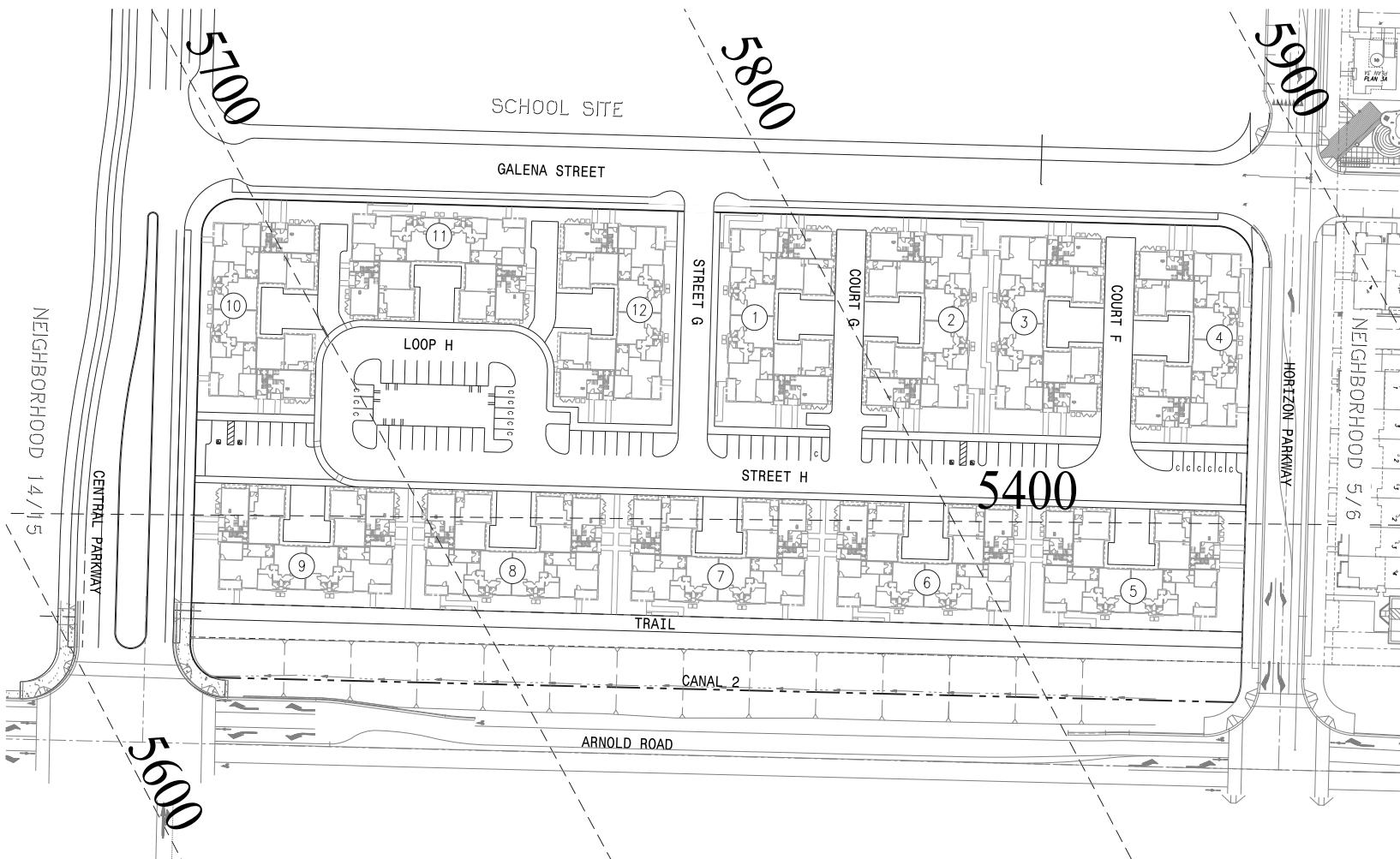
LAND USE SUMMARY

NEIGHBORHOODS 9 & 16
 0 40 80 120 FEET

APRIL 11, 2017

C.2.2

| NH 9 & 16 (ATTACHED MOTORCOURT) DEVELOPMENT STANDARDS | | Per Dublin Crossing Specific Plan Table 2-9 | Proposed Site Plan |
|---|-----------|--|---------------------------|
| SETBACKS (MINIMUM) ⁽¹⁾ ⁽²⁾ ⁽³⁾ | | | |
| Front Street Facing | | | |
| Living | 10 feet | 18.5 feet to Street Curb Face (Public) 8.5 feet to Public Walk 8 feet to Back of Walk along Private Street 20 feet to adjacent building | |
| Porch | 5 feet | 8 feet 5 feet on Corner | |
| Front Interior | | | |
| Living | 5 Feet | 3 feet to Motorcourt 5 feet from Front Door to Motorcourt | |
| Porch | 4 Feet | 3 feet | |
| Garage ⁽⁴⁾ | 5 Feet | 3 feet | |
| Side | | | |
| Yard Side | 4 feet | N/A | |
| Corner | | | |
| Living | 10 feet | 10 feet | |
| Porch | 5 feet | 5 feet | |
| Rear | | | |
| Living | 4 feet | N/A | |
| Garage | 5 feet | N/A | |
| Number of Stories (maximum) | 3 Stories | 3 Stories | |
| Notes (From the Dublin Crossing Specific Plan): | | | |
| (1) Building setbacks are measured from edge of building foundation to property line. | | | |
| (2) All setbacks at corner lots shall meet the intersection sight distance design criteria of the Zoning Ordinance. All setbacks for front areas shall ensure safe sight distances for pedestrians and vehicles as approved by the City Engineer | | | |
| (3) Architectural projections such as porches and patios, landings, roof eaves, steps, bay windows, media nooks, fireplaces and other similar features are allowed to project into the setback as long as three feet clear is maintained for access into rear yard. | | | |
| (4) Maximum garage setback for no parking in driveways is 5 feet. | | | |
| (5) Zero lot line configuration are permitted provided a minimum building separation of an aggregate of 8 feet is provided. Articulated lot lines and Reciprocal Use Easements (RUE) are allowed. | | | |

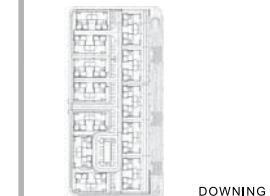
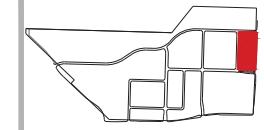


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phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



ADDRESS PLAN
NEIGHBORHOODS 9 & 16
0 40 80 120 FEET

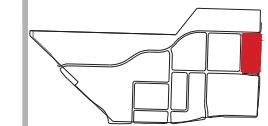
APRIL 11, 2017

C.2.4

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



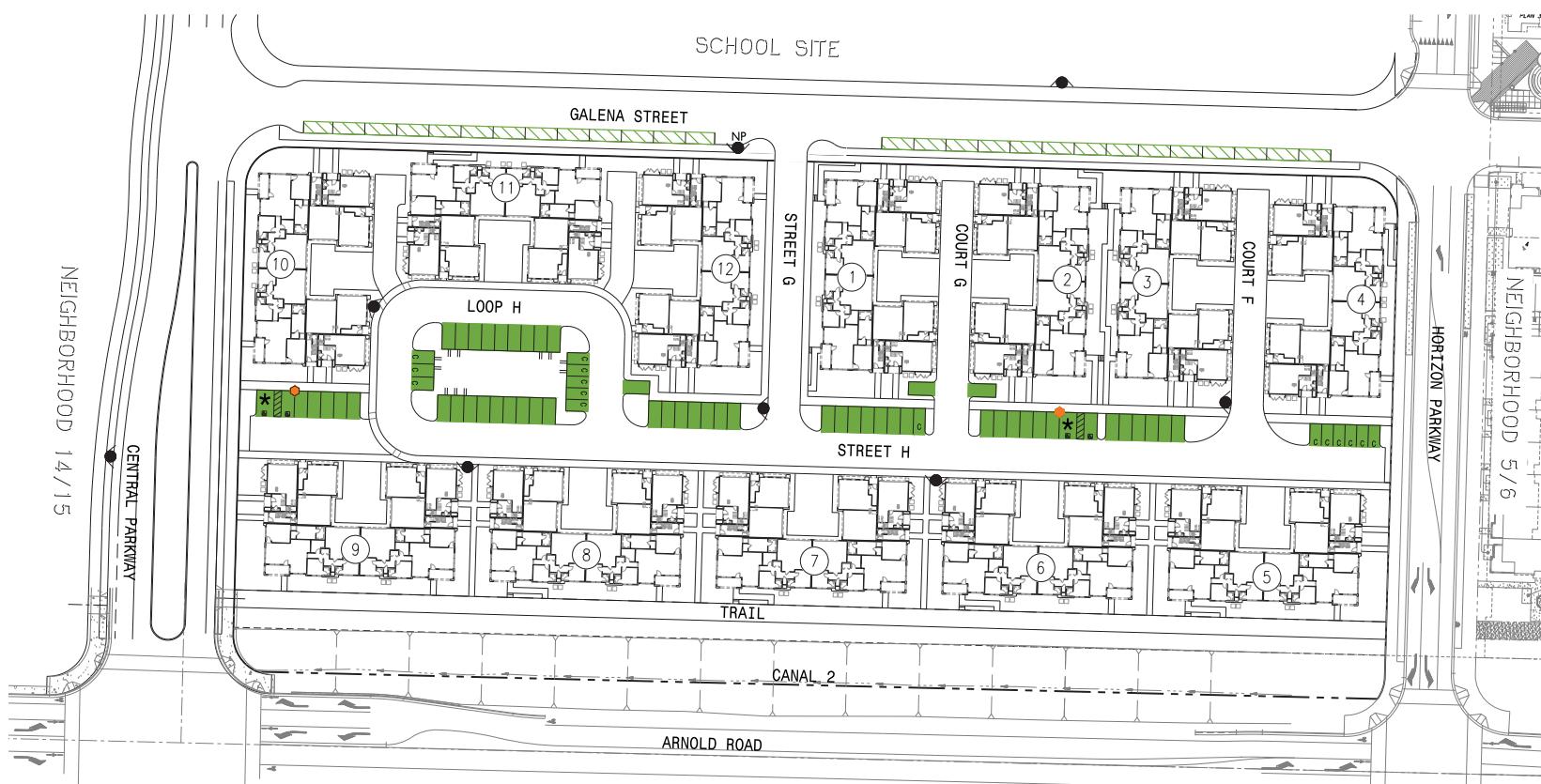
DOWNING

ULTIMATE PLAN
NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

APRIL 11, 2017

C.2.5.1



PARKING SUMMARY

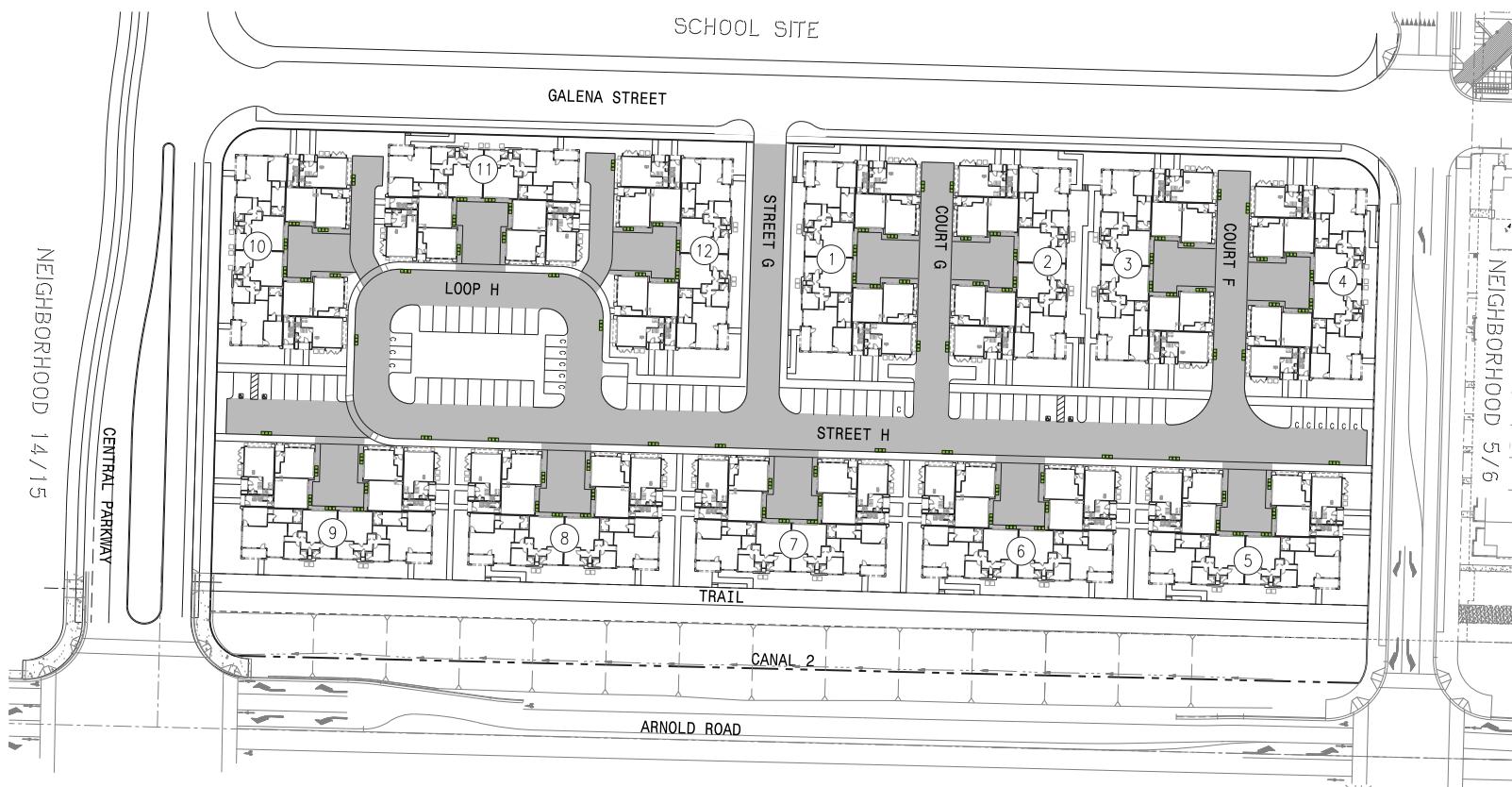
REQUIRED PARKING:
2 COVERED SPACES + 1 GUEST SPACE/UNIT

288 SPACES

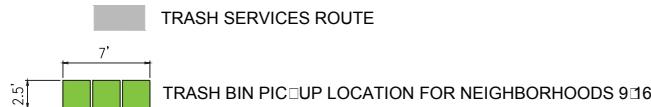
PROPOSED:

| | |
|---|----------------------|
| GARAGE RESIDENTIAL SPACES | 192 |
| ON-SITE GUEST PARKING SPACES | 71 |
| GUEST PARKING SPACES ON PUBLIC STREET | 27 |
| ACCESSIBLE SPACES 15% OF ON-SITE PARKING SPACES | 42 VAN ACCESSIBLE |
| COMPACT PARKING SPACES 35% OF ONSITE ALLOCATED | 14 4 |
| EV GUEST PARKING STALLS 3% OF ON-SITE GUEST STALLS REQUIRED | 42 ACCESSIBLE STALLS |

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



LEGEND



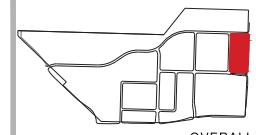
NOTE: ALL STREETS ARE PRIVATE.
TRASH WILL BE PICKED UP IN BINS AT
THE END OF INDIVIDUAL DRIVES IN
THE MOTORCOURTS.

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BOULEVARD phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



DOWNING

TRASH PICKUP
PLAN
NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

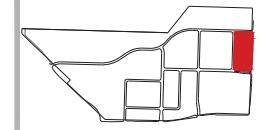
APRIL 11, 2017

C.2.6

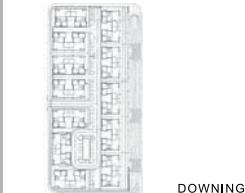
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



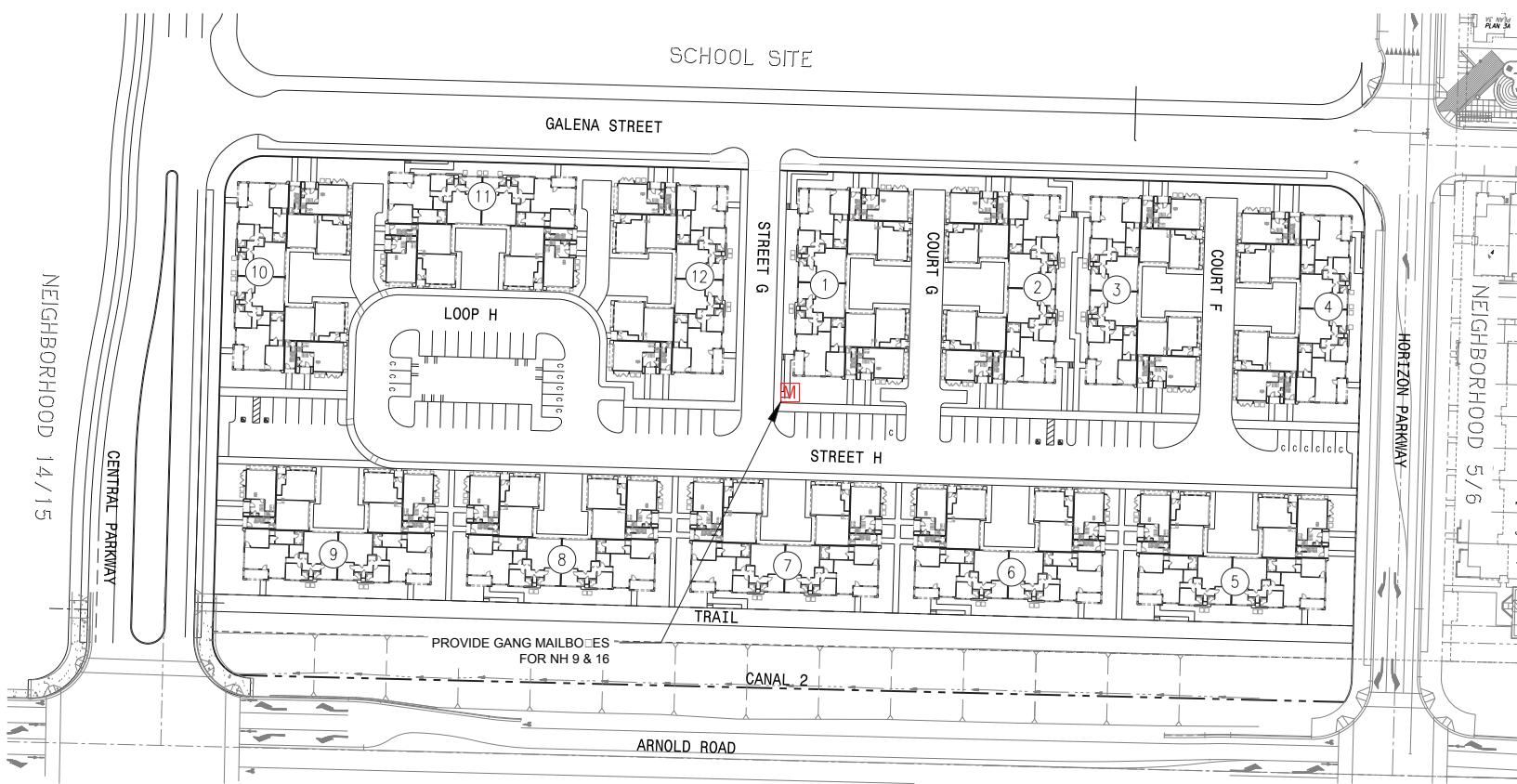
DOWNING

MAILBOX LOCATION PLAN
NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

APRIL 11, 2017

C.2.7



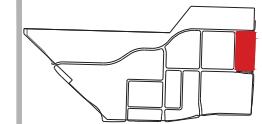
LEGEND

- M PRELIMINARY MAILBOX LOCATION
FINAL LOCATION SUBJECT TO
USPS APPROVAL

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



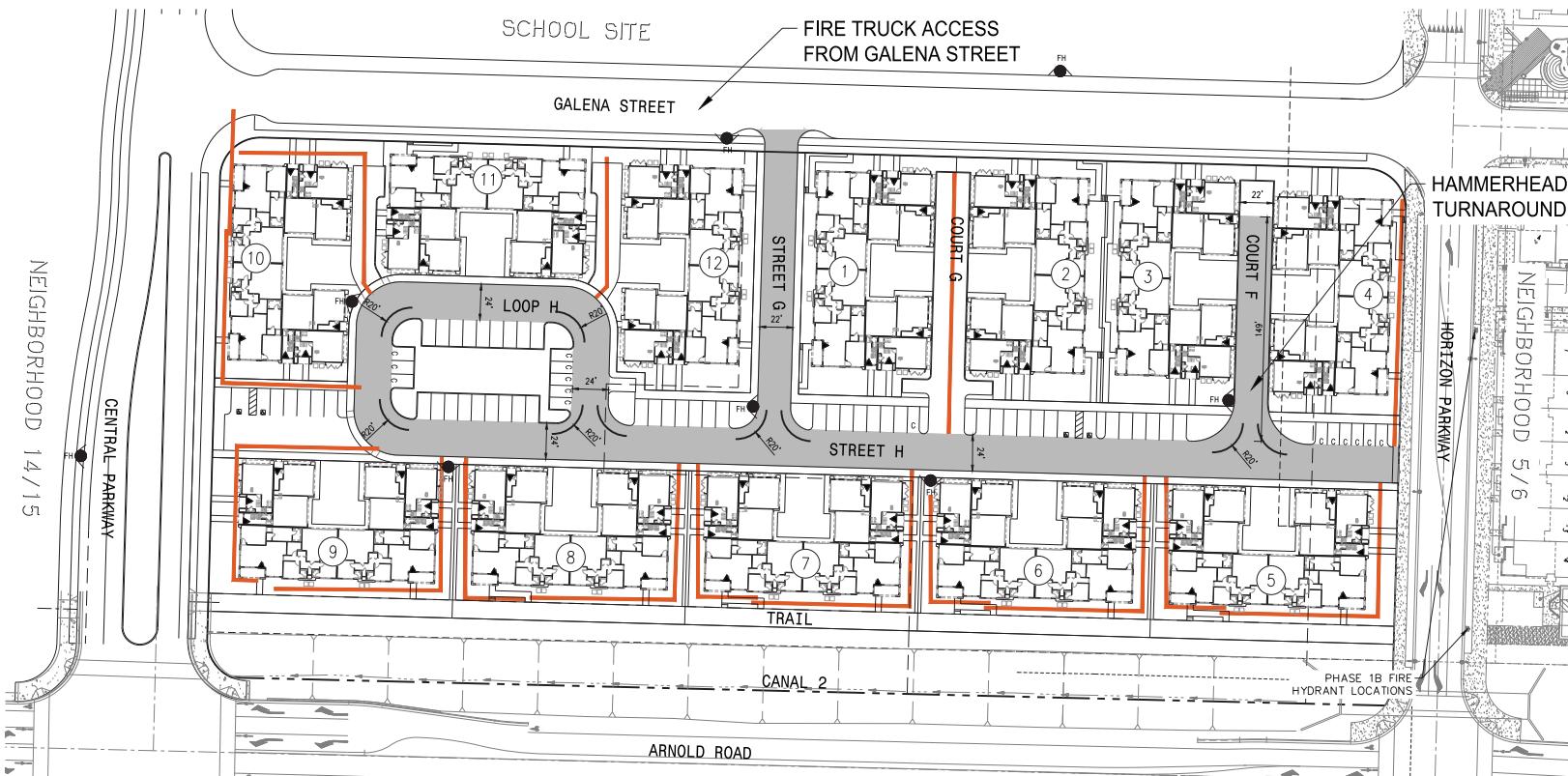
DOWNING

ULTIMATE FIRE ACCESS PLAN
NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

APRIL 11, 2017

C.2.8.1



LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- FH PROPOSED FIRE HYDRANT FH
- HOSE PULL DISTANCE 200' MA
- ▲ FRONT DOOR SHOWN FOR MEDICAL EMERGENCY PURPOSES
- ↙ MINIMUM INSIDE TURN RADIUS

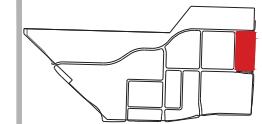
NOTE

1. PROPOSED BUILDINGS CONTAIN A 3rd STOREY ELEMENT WITH AN EAVE HEIGHT OF 30' OR LESS.
2. FIRE APPARATUS ROADS SHOULD HAVE A MINIMUM WIDTH OF 20' 26".

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



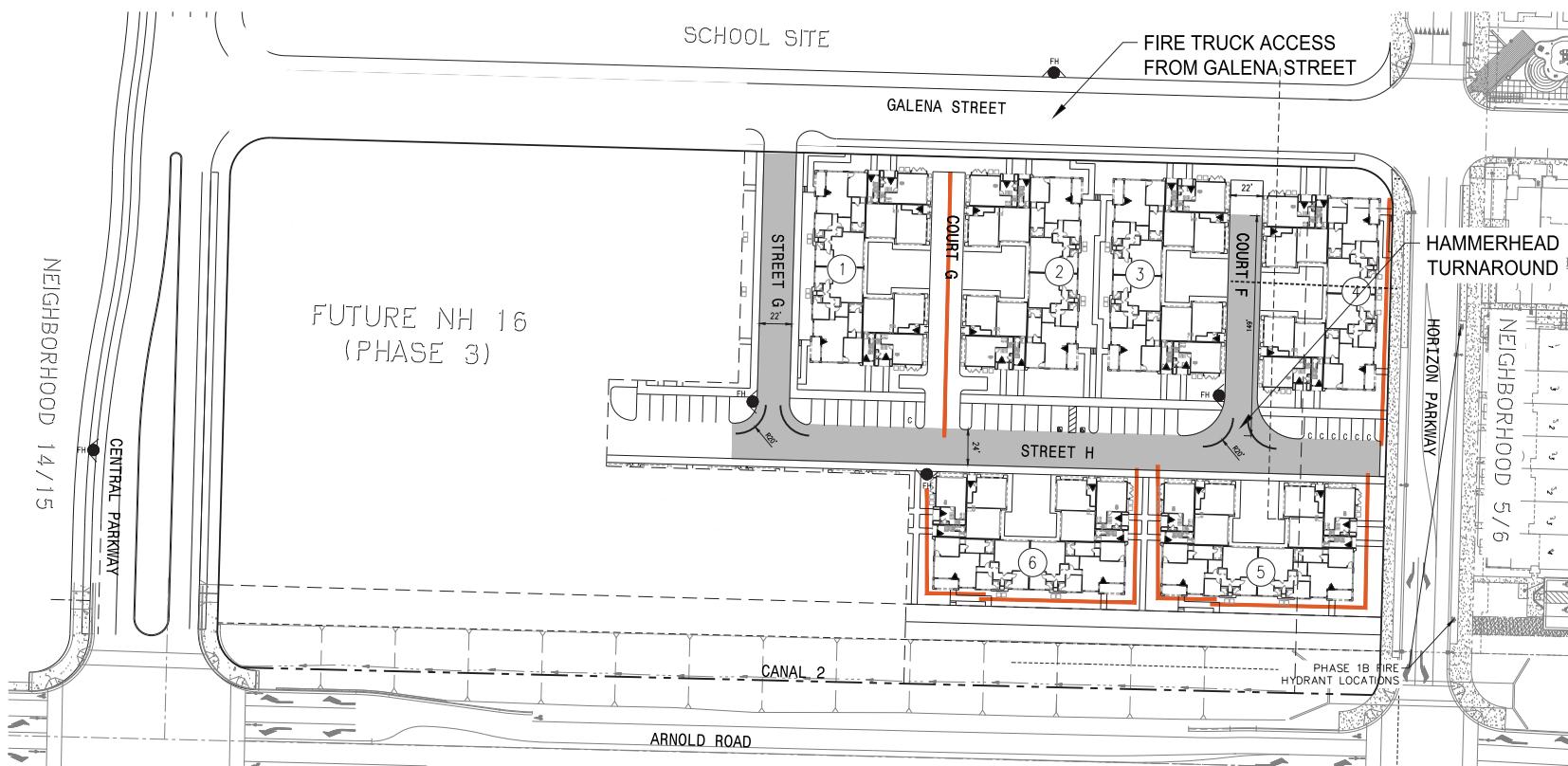
DOWNING

INTERIM FIRE ACCESS PLAN NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

APRIL 11, 2017

C.2.8.2

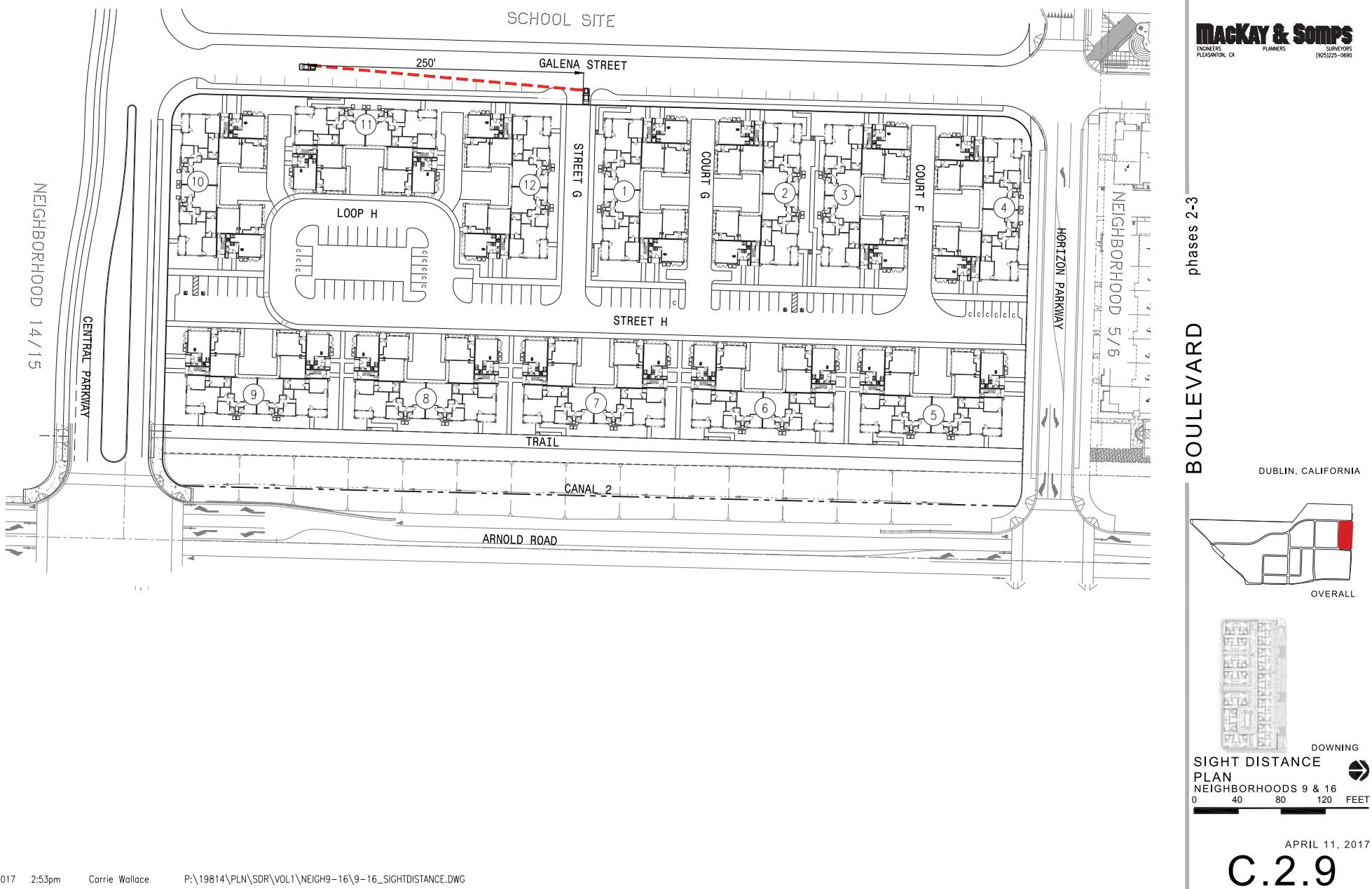


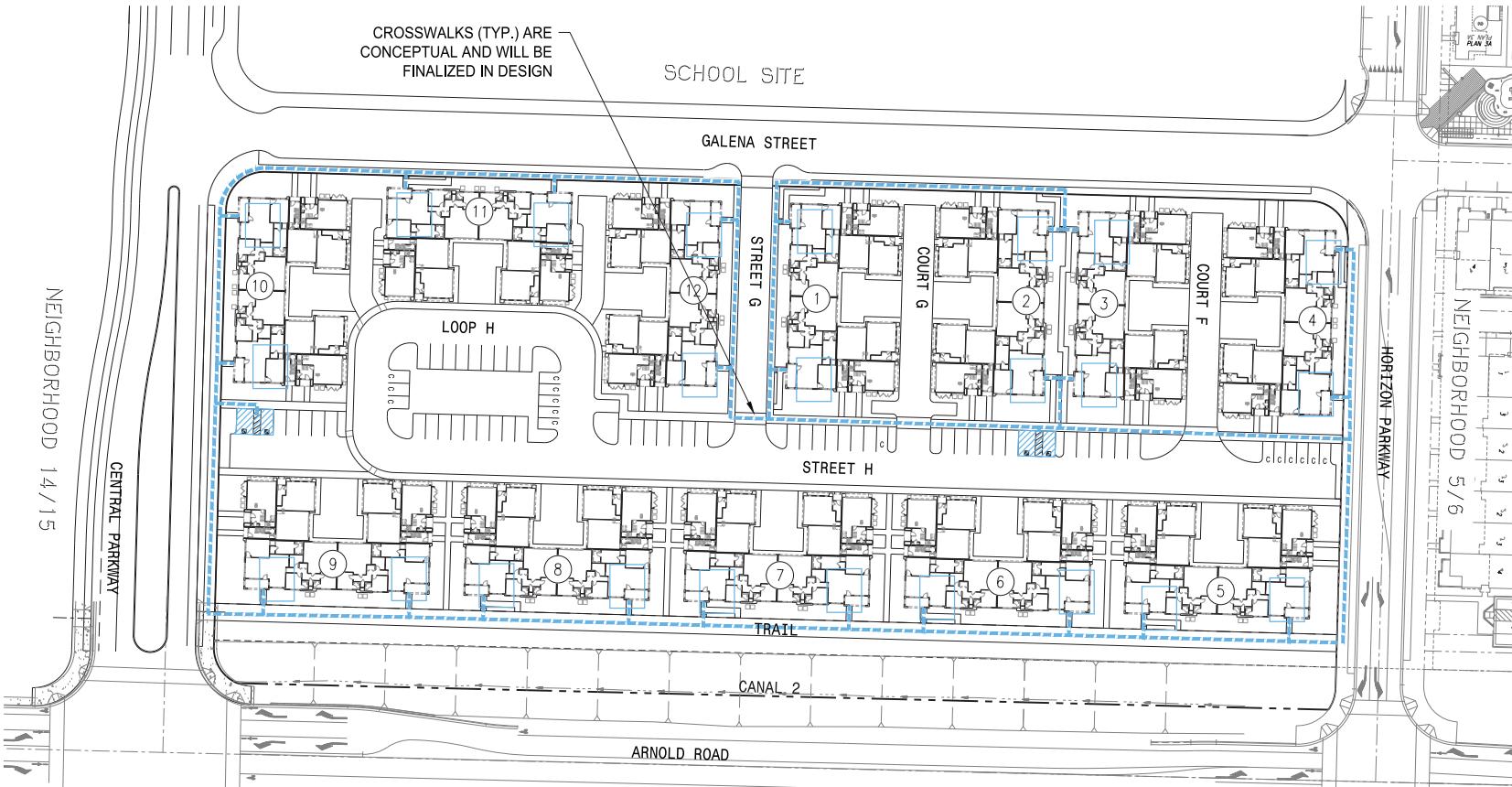
LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- FH PROPOSED FIRE HYDRANT FH
- HOSE PULL DISTANCE 200' MAX
- ▲ FRONT DOOR SHOWN FOR MEDICAL EMERGENCY PURPOSES
- ↙ MINIMUM INSIDE TURN RADIUS

NOTE

1. PROPOSED BUILDINGS CONTAIN A 3rd STOREY ELEMENT WITH AN EAVE HEIGHT OF 30' OR LESS.
2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 20' 26".

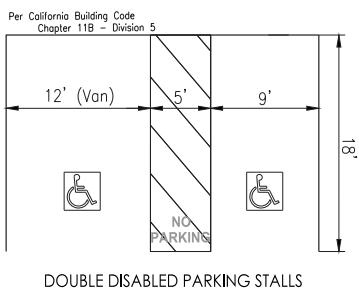
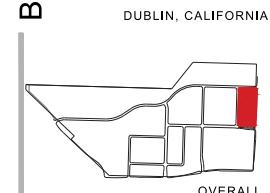




MACKAY & SOMPS
ENGINEERS PLEASANTON, CA PLANNERS SURVEYORS (925)225-0690

phases 2-3

BOULEVARD



LEGEND:

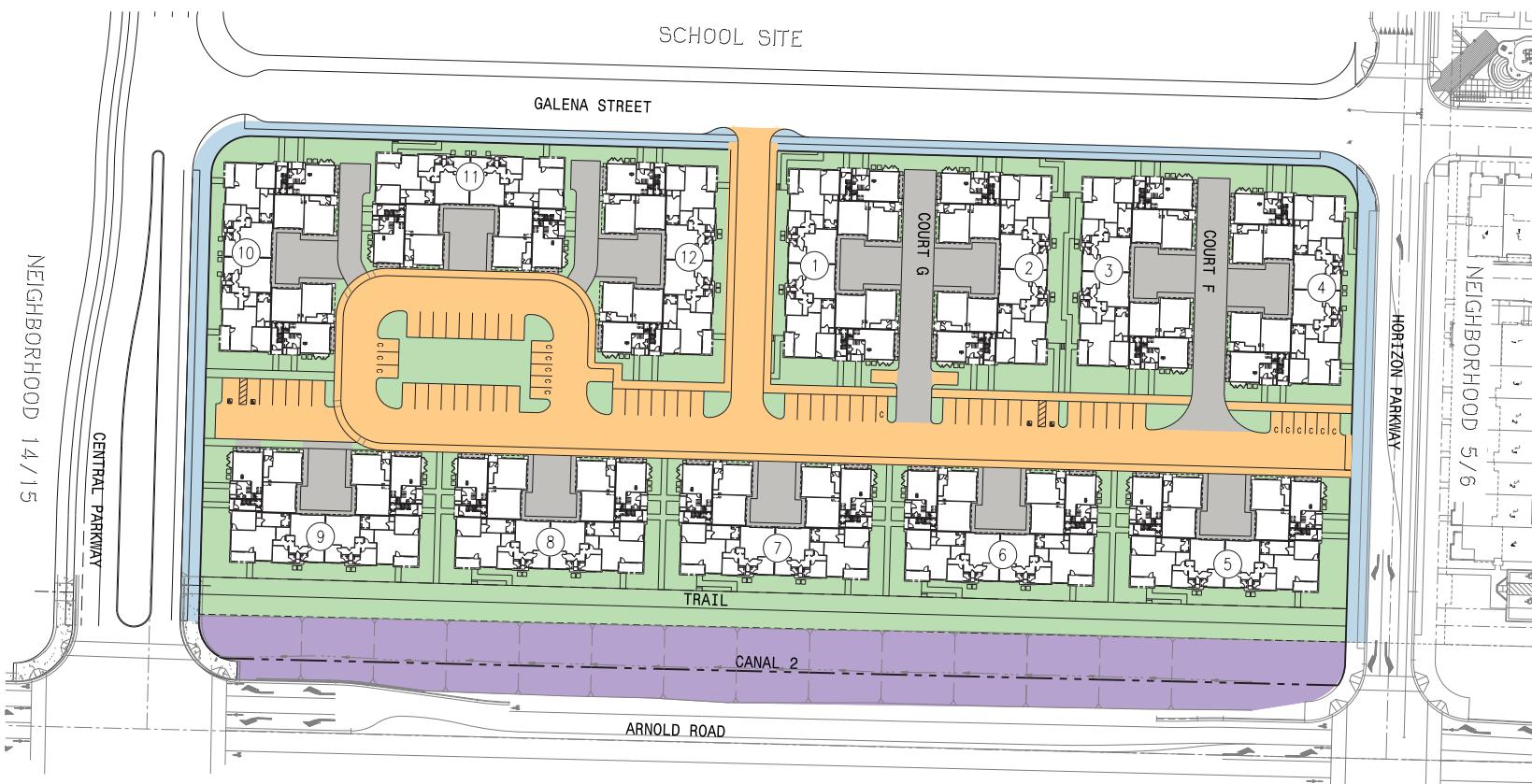
- ACCESSIBLE PARKING SPACES
- ACCESSIBLE UNITS
- ACCESSIBLE PATH TO FROM
ACCESSIBLE STALL AND PUBLIC R.O. .
TO ACCESSIBLE UNIT

*ACCESSIBLE UNITS ARE SINGLE LEVEL FLATS ON THE GROUND FLOOR. PER 2016 CBC SECTION 1104A, ALL GROUND FLOOR DWELLING UNITS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE.

ACCESSIBILITY PLAN NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

APRIL 11, 2017
C.2.10

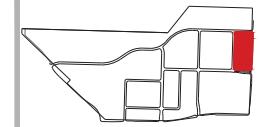


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ENGINEERS PLEASANTON, CA PLANNERS SURVEYORS (925)225-0690

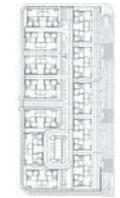
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



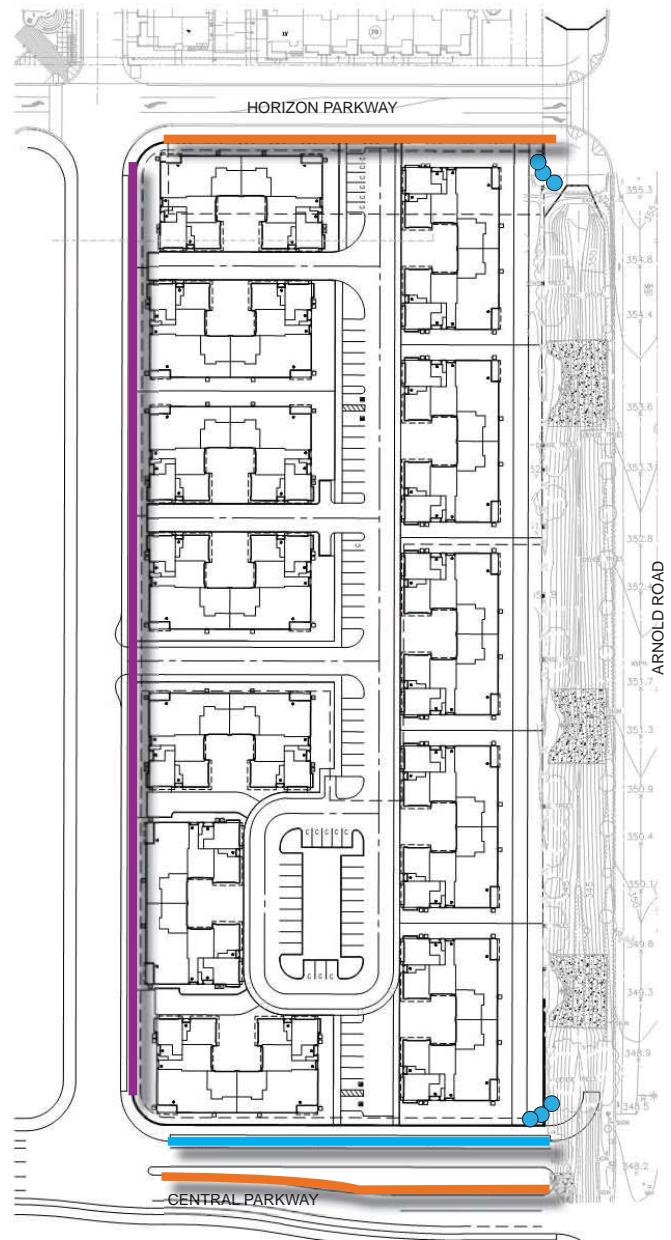
DOWNING

MAINTENANCE
RESPONSIBILITY PLAN
NEIGHBORHOODS 9 & 16

0 40 80 120 FEET

APRIL 11, 2017

C.2.11



LEGEND

- Quercus virginiana*
Southern Live Oak
- Platanus acerifolia*
London Plane Tree
- Celtis sinensis*
Chinese Hackberry
- Carpinus betulus 'Fastigata'*
European Hornbeam



BOULEVARD phases 2-3

Dublin, California



OVERALL



DOWNING

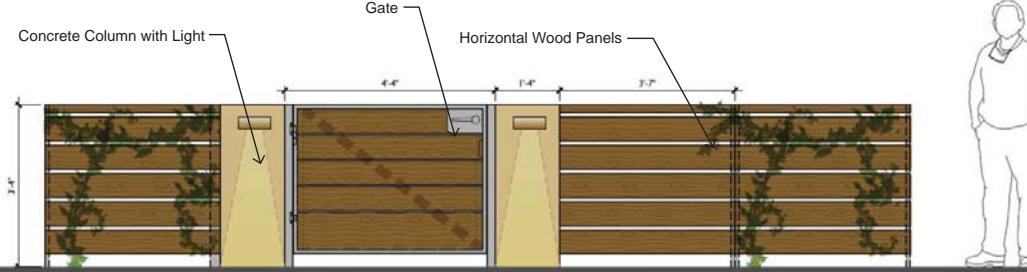
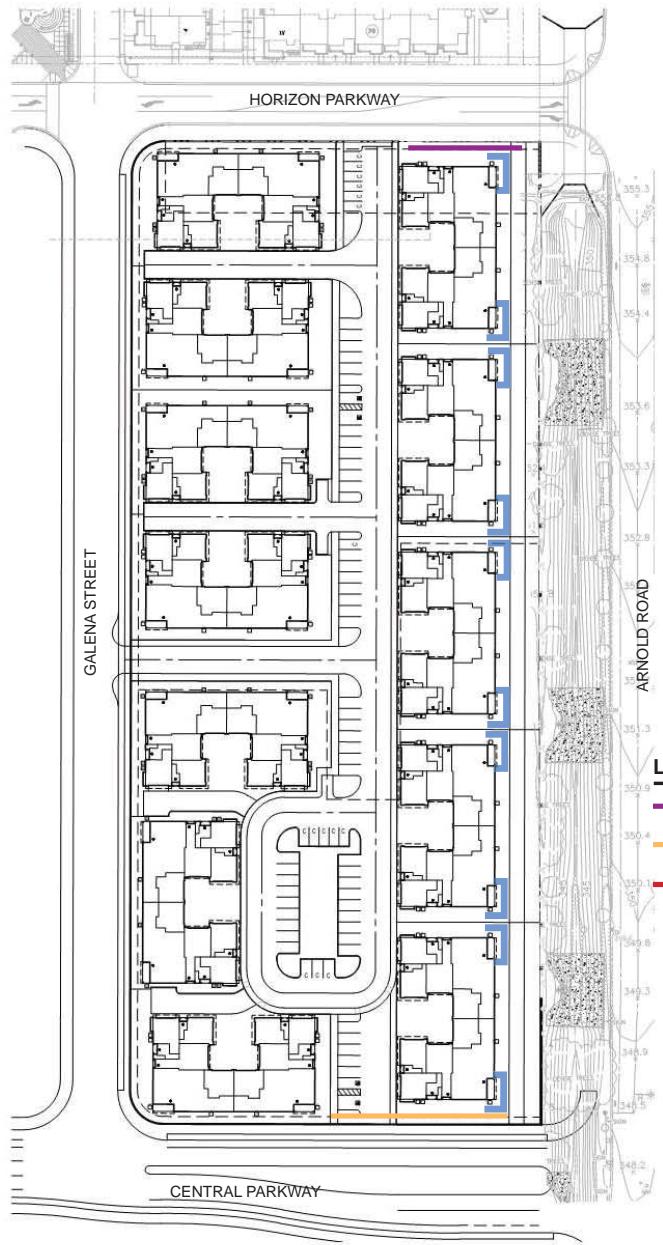
STREET TREES
NEIGHBORHOOD 9&16



0' 50' 100' 200'

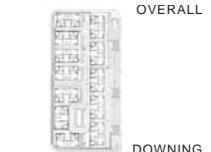
APRIL 11, 2017

L2.2



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3



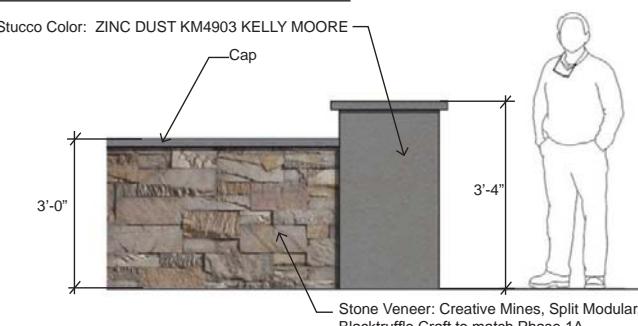
DOWNING

WALLS AND FENCING
NEIGHBORHOOD 9&16

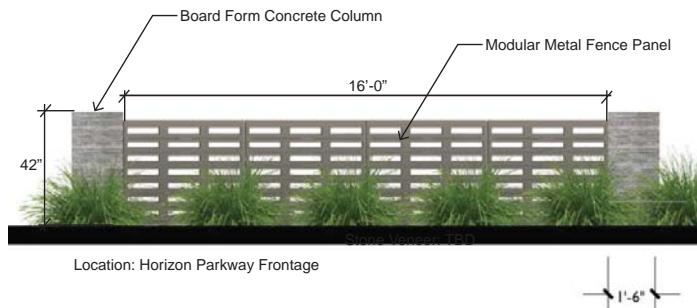
0' 50' 100' 200'

APRIL 11, 2017

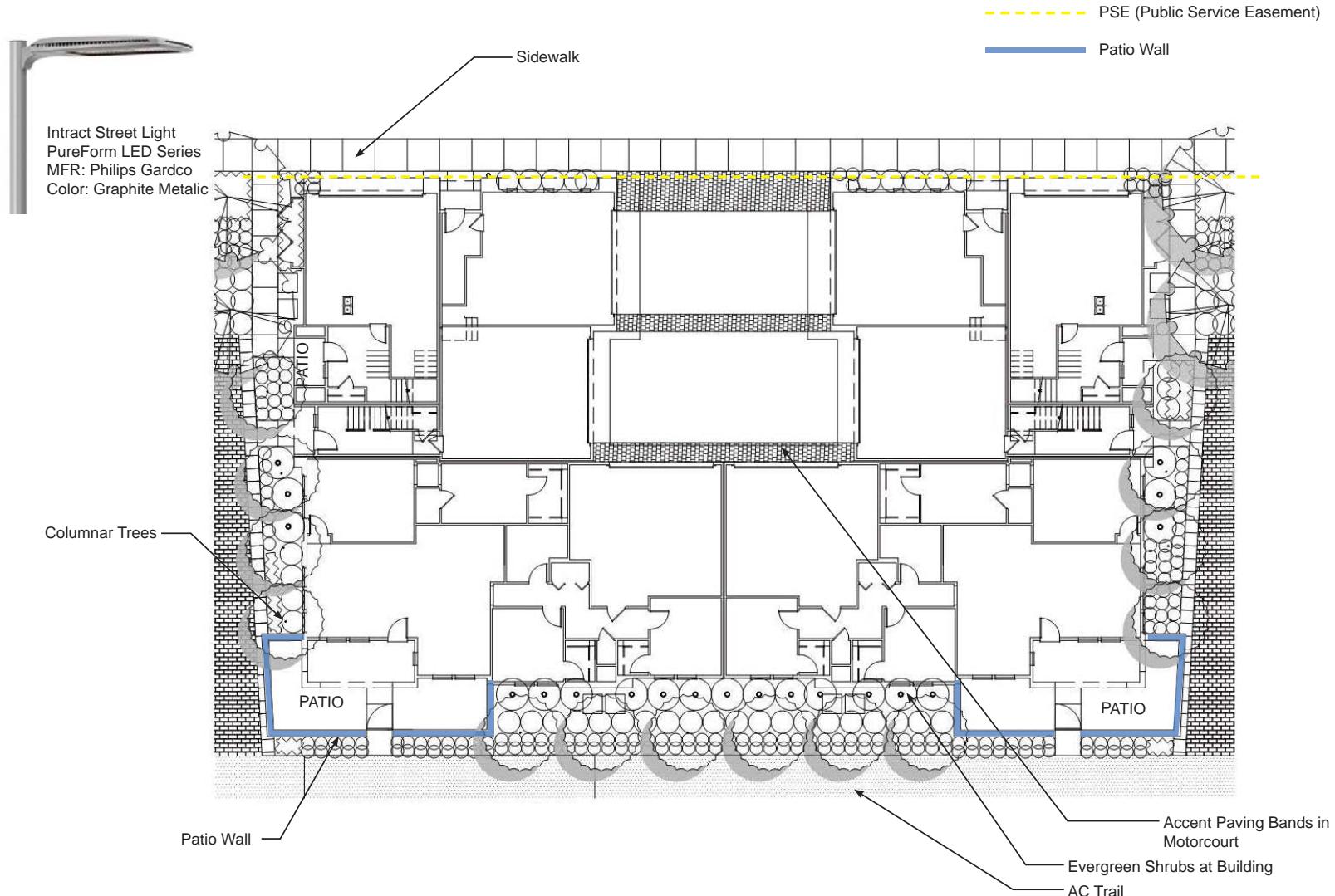
L2.3



3' HT LOW VENEER WALL



42" HT LOW THEME WALL



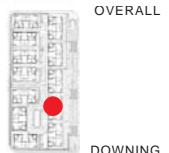
 GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

Dublin, California



OVERALL



DOWNING

TYPICAL
NEIGHBORHOOD 9&16

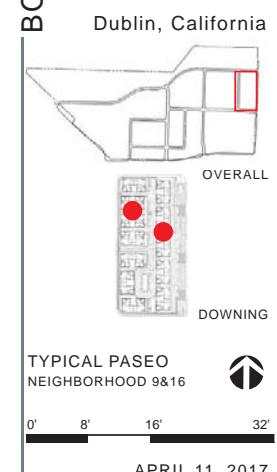
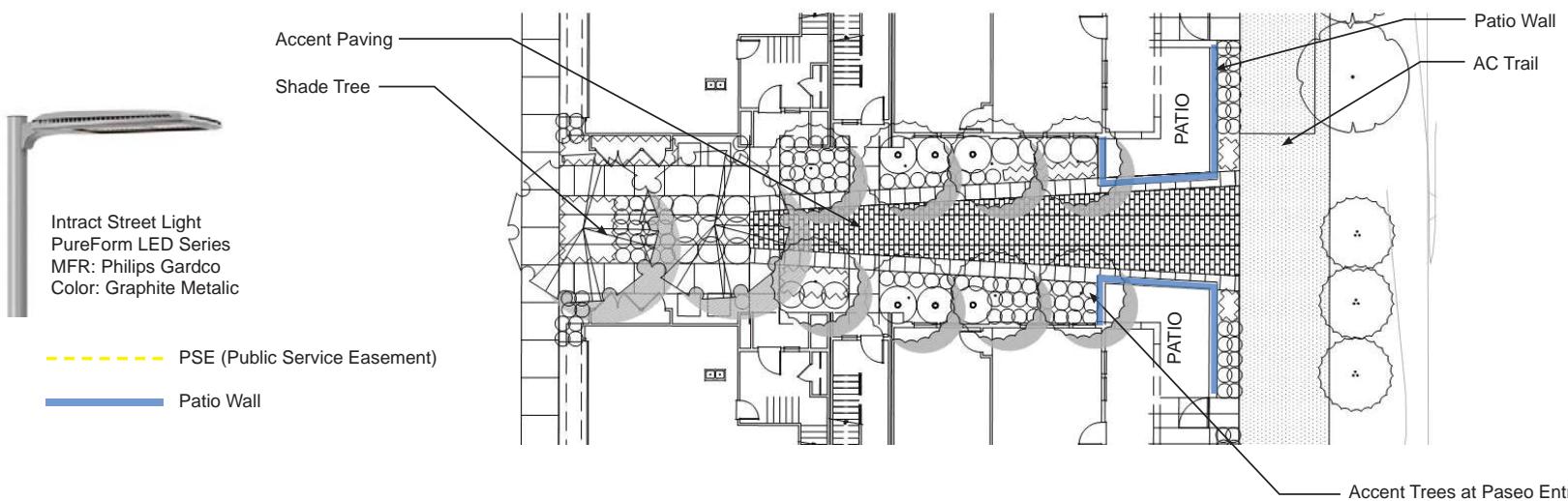
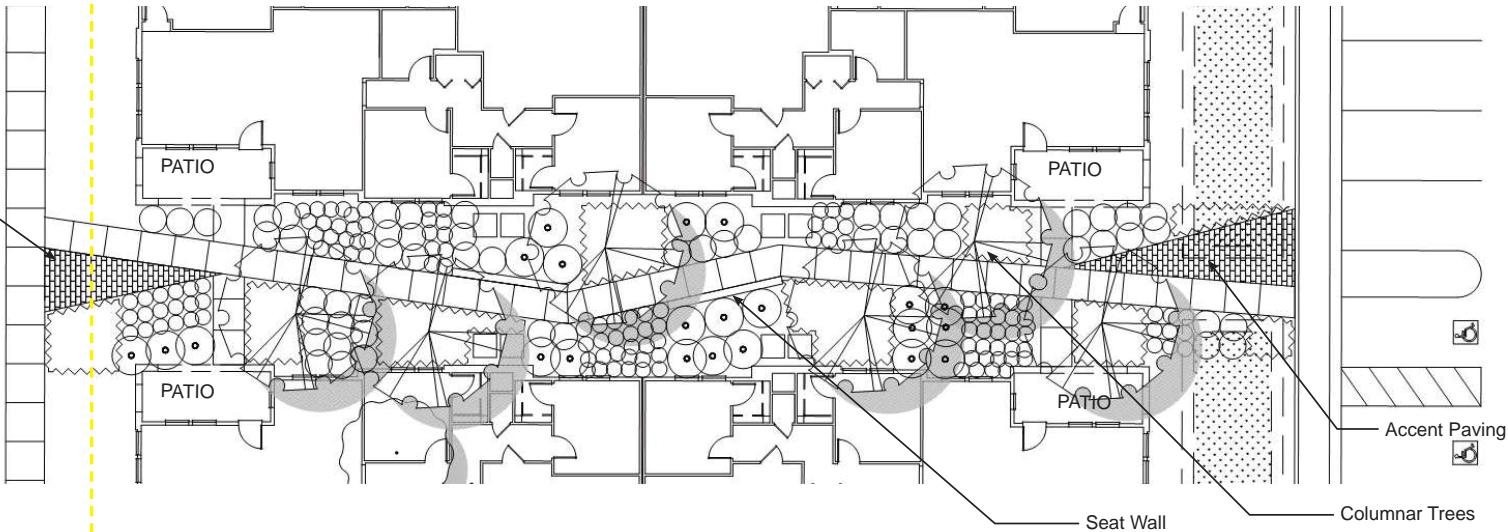


0' 8' 16' 32'

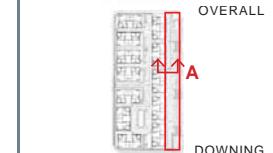
APRIL 11, 2017

L2.4

BOULEVARD phases 2-3



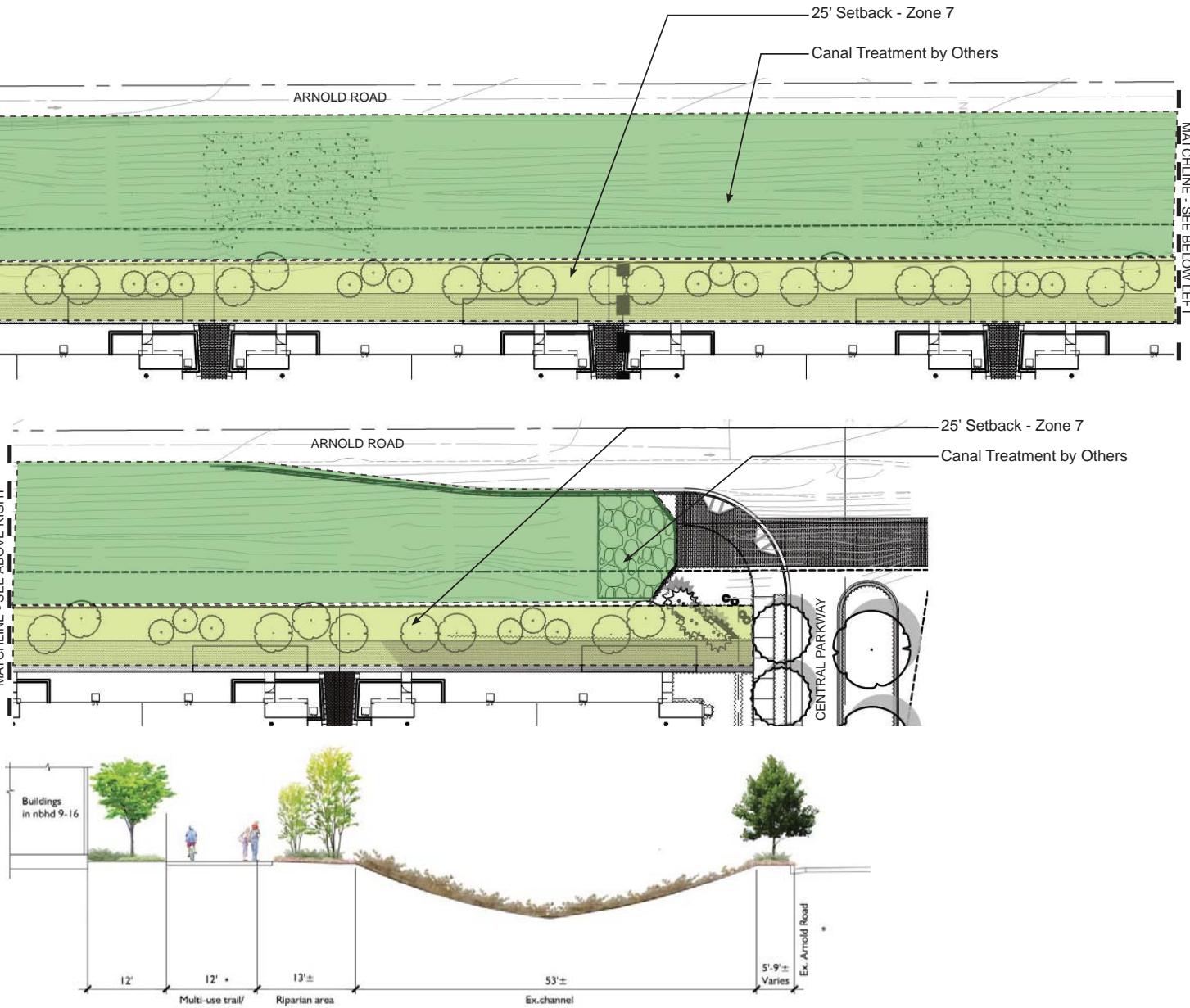
BOULEVARD phases 2-3

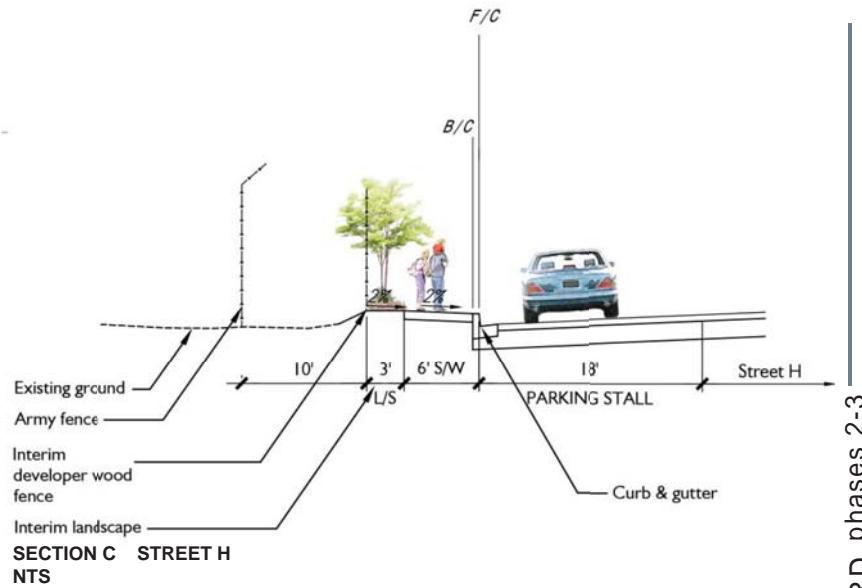
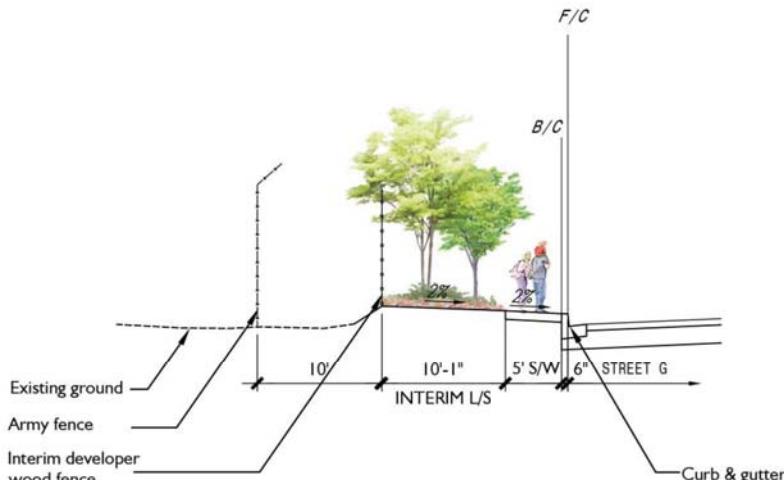

 CANAL INTERFACE
 NEIGHBORHOOD 9&16

0' 10' 20' 40'

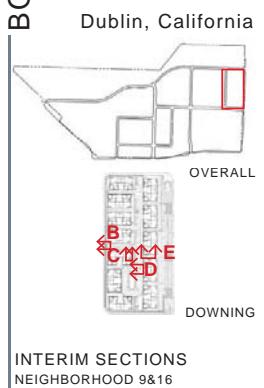
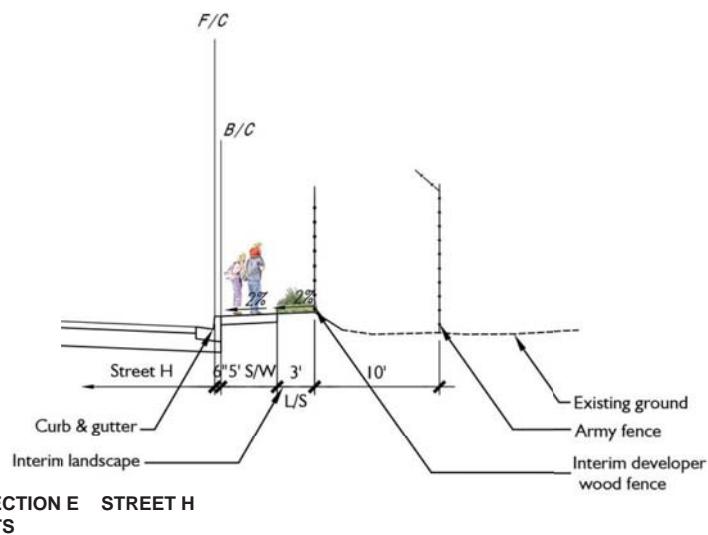
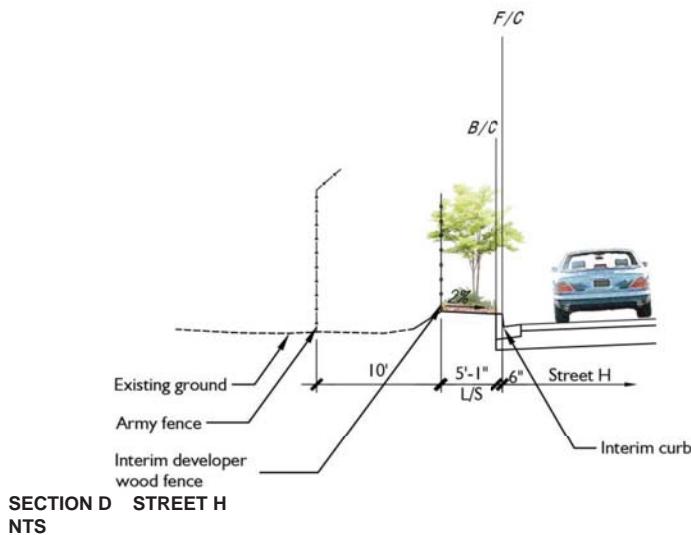
APRIL 11, 2017

L2.6


 SECTION A MULTI-USE TRAIL AT CANAL 2
 NTS



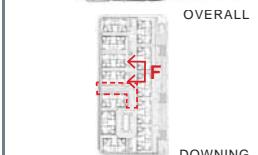
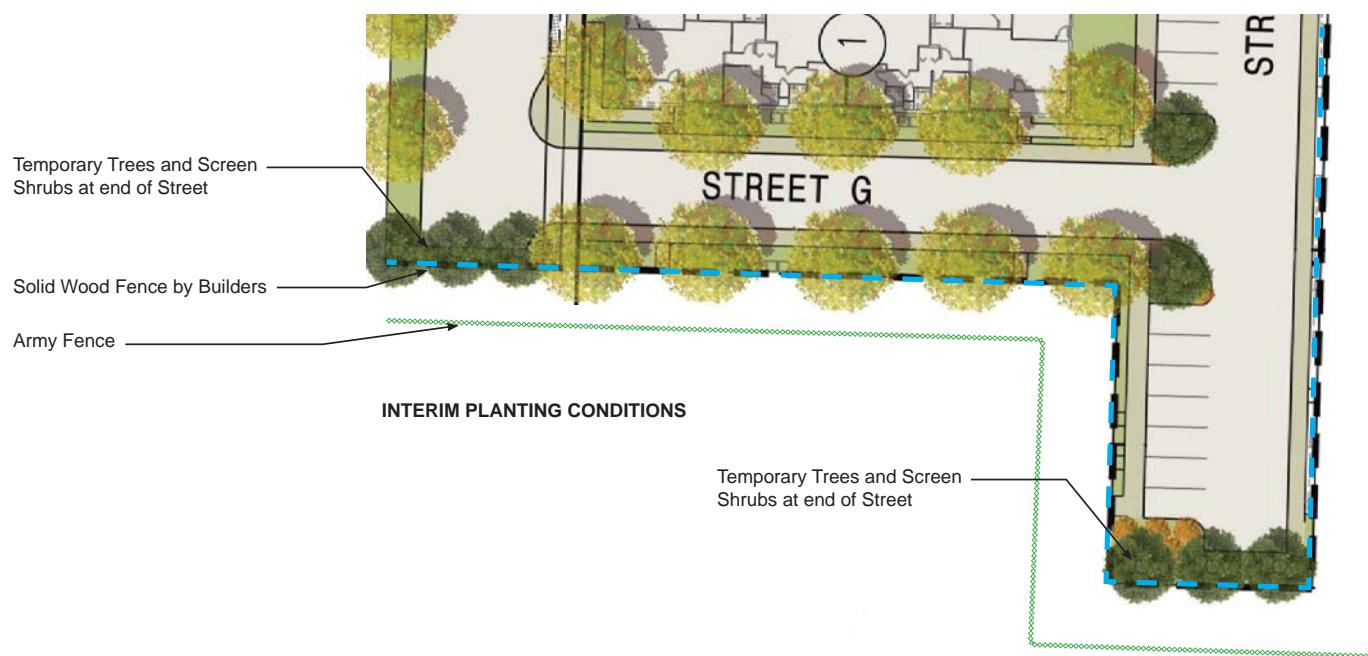
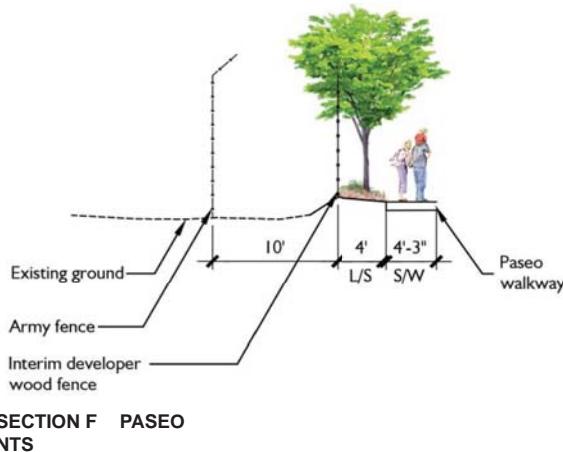
BOULEVARD phases 2-3



APRIL 11, 2017

L2.7

BOULEVARD phases 2-3



INTERIM SECTIONS
NEIGHBORHOOD 9&16

APRIL 11, 2017

L2.8

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

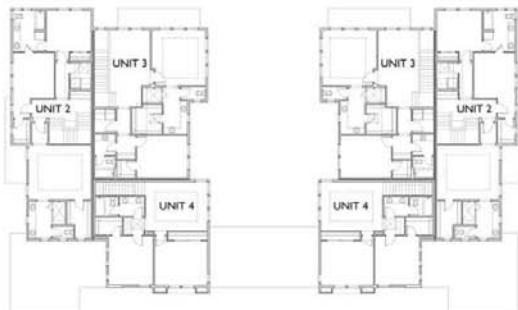


DOWNING
NEIGHBORHOOD 9&16

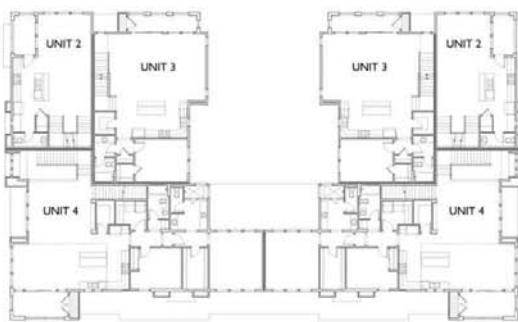
PROJECT DATA SHEET

APRIL 11, 2017

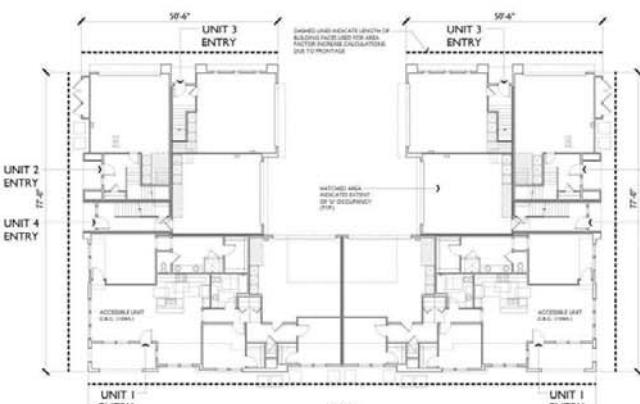
A2.1



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES

UNIT 1 SQUARE FOOTAGE

| | |
|-------------|-------|
| FIRST FLOOR | 1,621 |
| TOTAL | 1,621 |
| GARAGE | 490 |
| PORCH | 128 |

UNIT 2 SQUARE FOOTAGE

| | |
|--------------|-------|
| FIRST FLOOR | 171 |
| SECOND FLOOR | 569 |
| THIRD FLOOR | 1,145 |
| TOTAL | 1,908 |
| GARAGE | 495 |
| PORCH | 38 |
| DECK | 69 |

UNIT 3 SQUARE FOOTAGE

| | |
|--------------|-------|
| FIRST FLOOR | 106 |
| SECOND FLOOR | 983 |
| THIRD FLOOR | 1,026 |
| TOTAL | 2,117 |
| GARAGE | 484 |
| PORCH | 26 |
| DECK | 106 |

UNIT 4 SQUARE FOOTAGE

| | |
|--------------|-------|
| FIRST FLOOR | 157 |
| SECOND FLOOR | 1,592 |
| THIRD FLOOR | 723 |
| TOTAL | 2,472 |
| GARAGE | 490 |
| PORCH | 26 |
| DECK | 131 |

BUILDING GROSS FLOOR AREA

| FLOOR LEVEL | OCCUPANCY | USE | FLOOR AREA |
|-------------|-----------|-------------------|---------------|
| FIRST | R-2 | DWELLING | 4,632 SQ. FT. |
| FIRST | U | GARAGE | 4,028 SQ. FT. |
| | | FLOOR LEVEL TOTAL | 8,660 SQ. FT. |
| SECOND | R-2 | DWELLING | 7,654 SQ. FT. |
| | | FLOOR LEVEL TOTAL | 7,654 SQ. FT. |
| THIRD | R-2 | DWELLING | 6,022 SQ. FT. |
| | | FLOOR LEVEL TOTAL | 6,022 SQ. FT. |

BUILDING ALLOWABLE AREA

FRONTAGE INCREASE C.B.C. 506.3
 $If = (F/P - 0.25) W/30$
 $If = [385/547 - 0.25] 20/30'$
 $If = 0.30$

MIXED OCCUPANCY, MULTISTORY BUILDINGS C.B.C. 506.2.4
 R-2 ALLOWABLE AREA CALCULATIONS
 $Aa = [A + (NS \times If)]$
 $Aa = [7,000 + (7,000 \times 0.30)]$
 $Aa = 9,100 SQ. FT. (TABLE 506.2, SEC. 506.1)$
 $= 27,300 SQ. FT. ALLOWABLE R-2 BUILDING AREA$
 NO STORY TO EXCEED 9,100 SQ. FT. R-2 OCCUPANCY (506.2.4)

U ALLOWABLE AREA CALCULATIONS
 $Aa = [A + (NS \times If)]$
 $Aa = [16,500 + (5,500 \times .30)]$
 $Aa = 18,150 SQ. FT. (TABLE 506.2, SEC. 506.1)$
 NO STORY TO EXCEED 18,150 SQ. FT. U OCCUPANCY (506.2.4)

BUILDING FLOOR AREA (SQ. FT.)

| | ALLOWABLE | ACTUAL | RATIO |
|---------------|-----------|--------|---------|
| FIRST FLOOR | | | |
| R-2 OCCUPANCY | 9,100 | 4,632 | .51 |
| U OCCUPANCY | 18,150 | 4,028 | .22 |
| | | | .73 < 1 |
| SECOND FLOOR | | | |
| R-2 OCCUPANCY | 9,100 | 7,654 | .84 < 1 |
| THIRD FLOOR | | | |
| R-2 OCCUPANCY | 9,100 | 6,022 | .66 < 1 |
| TOTAL | 27,300 | 11,168 | |

CODE ANALYSIS

CODES USED:

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ALL LOCAL CODES AND ORDINANCES

BUILDING OCCUPANCY:

R-2 / U (CONDOMINIUMS / PRIVATE GARAGES)
 1-HOUR DWELLING SEPARATION BETWEEN UNITS (C.B.C. SECTION 708.1) AND SOUND TRANSMISSION CONTROL (C.B.C. SECTION 1207) U OCCUPANCY PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA PER C.B.C. SEC. 406.3.4. MORE THAN 1,000 SQ. FT. GROUP U OCCUPANCY SHALL BE PERMITTED TO BE IN THE SAME STRUCTURE. PROVIDED EACH 1,000 SQ. FT. AREA IS SEPARATED BY A 1 HOUR FIRE BARRIER COMPLYING WITH SECTION 707 (C.B.C. 406.3.1)
 (REFER TO BUILDING ANALYSIS)

TYPE OF CONSTRUCTION:

TYPE V-B (C.B.C. TABLES 504.3, 506.2 AND 601)
 FIRE RATING OF BUILDING ELEMENTS (C.B.C. TABLE 601).
 PRIMARY STRUCTURAL FRAME: 0 HOURS
 BEARING WALLS - EXTERIOR: 0 HOURS
 BEARING WALLS - INTERIOR: 0 HOURS
 NONBEARING WALLS AND PARTITIONS - EXTERIOR: 0 HOURS
 NONBEARING WALLS AND PARTITIONS - INTERIOR: 0 HOURS
 FLOOR CONSTRUCTION: 0 HOURS
 AND SECONDARY MEMBERS: 0 HOURS
 ROOF CONSTRUCTION: 0 HOURS
 AND SECONDARY MEMBERS: 0 HOURS

NUMBER OF STORIES:

3 STORIES (C.B.C. TABLE 504.4)

ALLOWABLE BUILDING AREA:

MIXED OCCUPANCY, MULTISTORY BUILDING AREA MODIFICATIONS PER C.B.C. 506.2.4 AND 506.1.
 EQUATION 5-3
 $Aa = At + (NS \times If)$
 $Aa = ALLOWABLE BUILDING AREA (SQUARE FEET)$
 $At = TABULAR ALLOWABLE AREA FACTOR (NS, S13R OR SM VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2$
 $NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)$
 $If = AREA FACTOR INCREASE DUE TO FRONTRAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3$

FRONTAGE INCREASE C.B.C. 506.3 (EQUATION 5-5)

$If = (F/P - 0.25)W/30$
 $If = AREA INCREASE DUE TO FRONTRAGE$
 $f = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MIN WIDTH$
 $P = PERIMETER OF ENTIRE BUILDING (FEET)$
 $W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SEC. 506.3.2$

EXTERIOR WALL SEPARATION:

FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLE 602

WHEN
 $X \leq 5$ FEET, TYPE VB = 1 HOUR
 5 FEET $\leq X \leq 10$ FEET, TYPE VB = 1 HOUR
 10 FEET $\leq X \leq 30$ FEET, TYPE VB = 0 HOUR
 $X \geq 30$ FEET, TYPE VB = 0 HOUR

EXTERIOR WALL OPENINGS:

THE MAXIMUM AREA OF UNPROTECTED OR PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY SHALL NOT EXCEED THE VALUES SET FORTH IN C.B.C. TABLE 705.8

C.B.C. SECTION 705.8.1 EXCEPTION 2. BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS, AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

FIRE SPRINKLERS:

REQUIRED FOR GROUP R OCCUPANCIES PER C.B.C. 903.2.8
 NFPA 13 SPRINKLER SYSTEM PER C.B.C. 903.3.1.1
 SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS, AND GROUND FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION PROVIDED THERE IS A ROOF OR DECK ABOVE PER C.B.C. 903.1.2.1

QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED WITHIN DWELLING UNITS AND SLEEPING UNITS IN GROUP R OCCUPANCIES PER C.B.C. 903.3.2

IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 PER C.B.C. 1015.1 (EXCEPTION 1)

REFER TO SQUARE FOOTAGES FOR COMPLIANCE

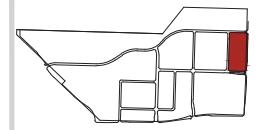
ACCESSIBILITY:

NEWLY CONSTRUCTED COVERED MULTIFAMILY DWELLINGS CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH C.B.C. CHAPTER 11A (C.B.C. SECTION 1101A, 1102A) MULTISTORY CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR SHALL COMPLY WITH C.B.C. 1102A.3 PRIVATE GARAGES WHICH ARE ACCESSORY TO COVERED MULTIFAMILY UNITS SHALL BE ACCESSIBLE AS REQUIRED IN C.B.C. 1109A GARAGE ACCESSIBILITY SHALL COMPLY WITH C.B.C. 1108A.2.1, EXCEPTION #3

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



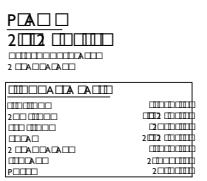
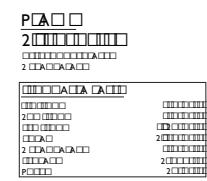
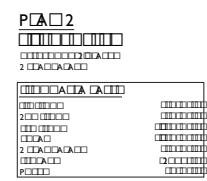
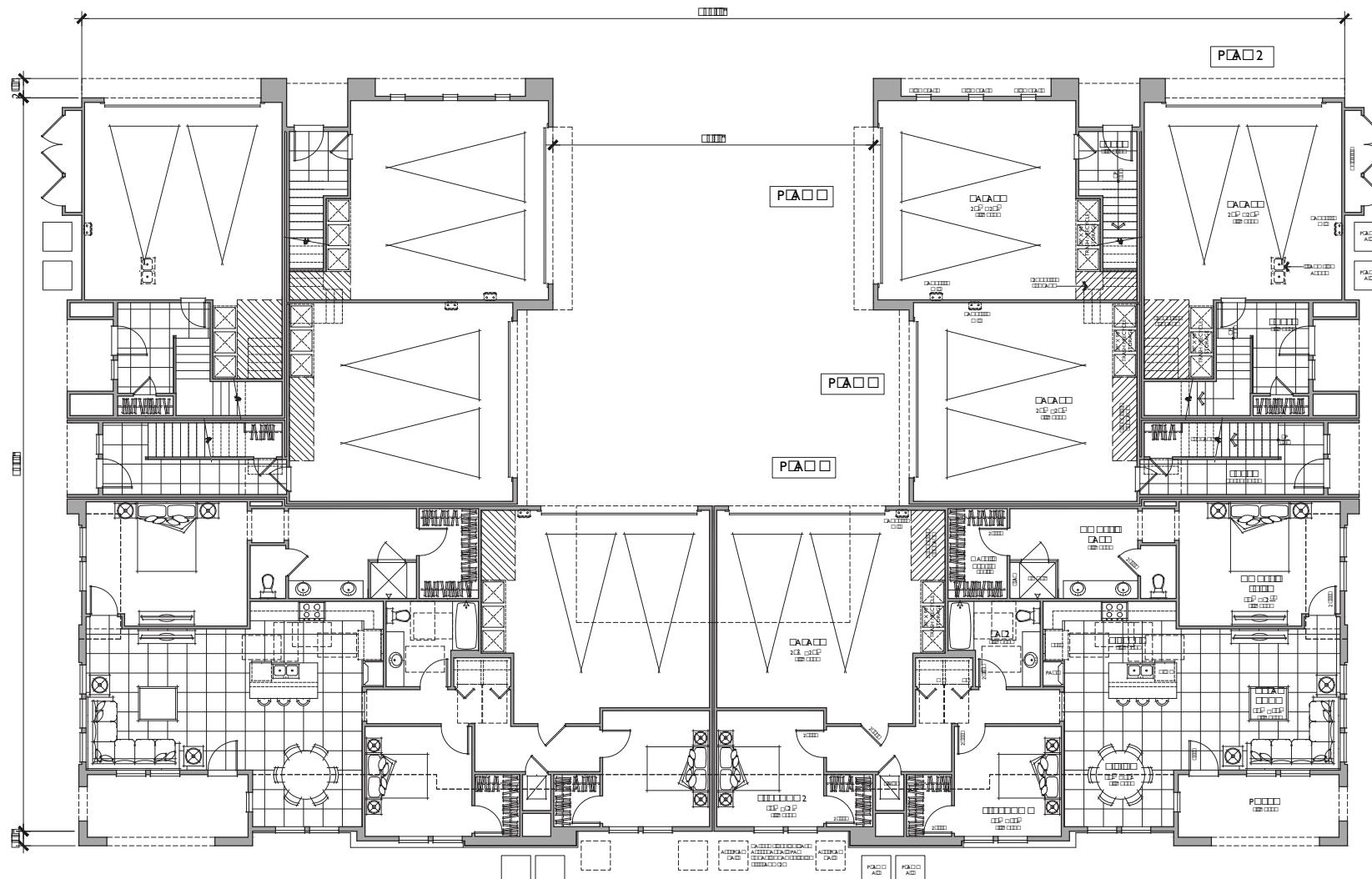
DOWNING
NEIGHBORHOOD 9&16

FLOOR PLANS FIRST FLOOR



APRIL 11, 2017

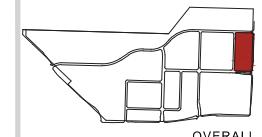
A2.2



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



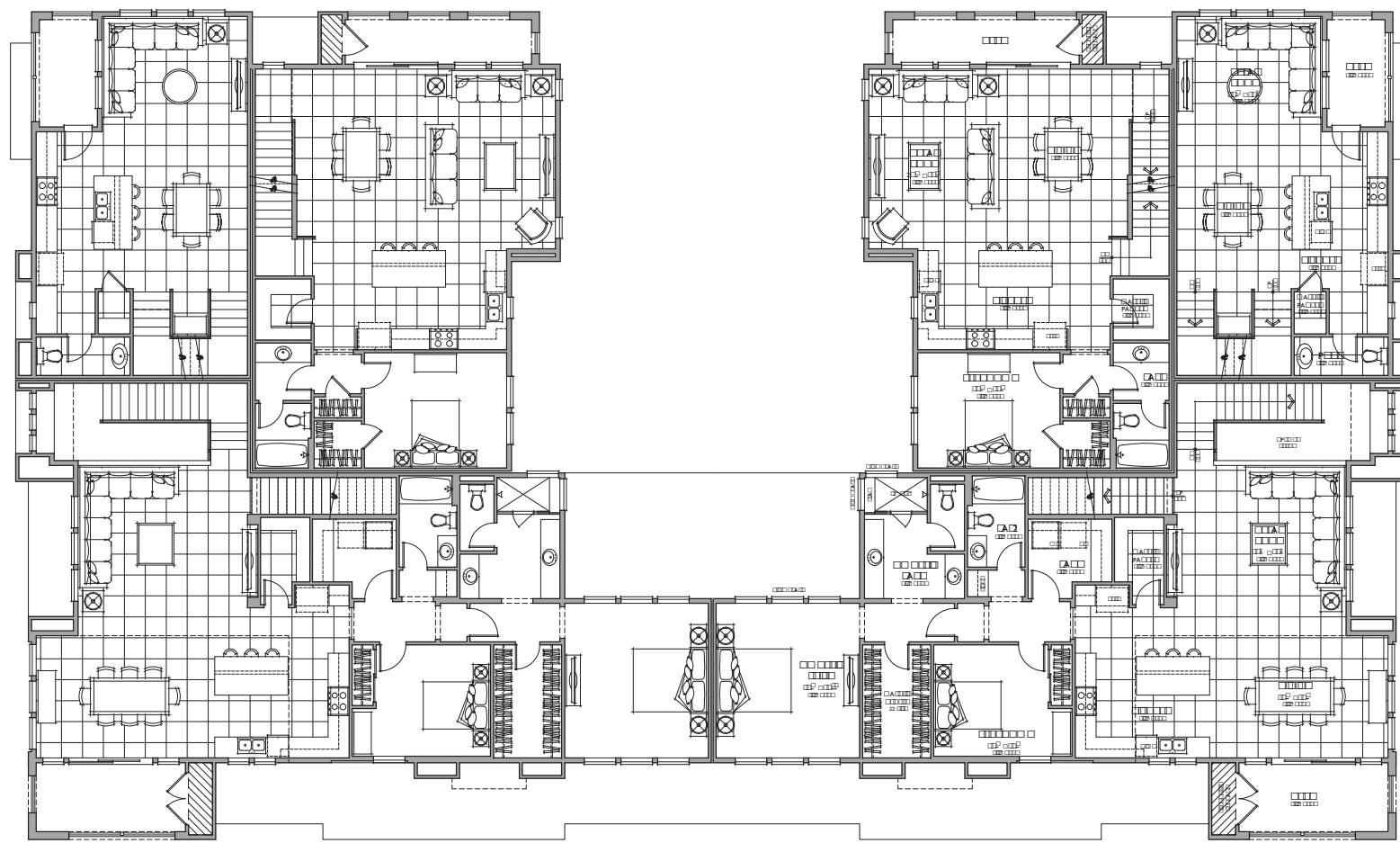
DOWNING
NEIGHBORHOOD 9&16

FLOOR PLANS
SECOND FLOOR



APRIL 11, 2017

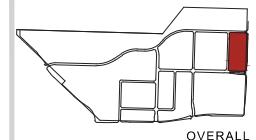
A2.3



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



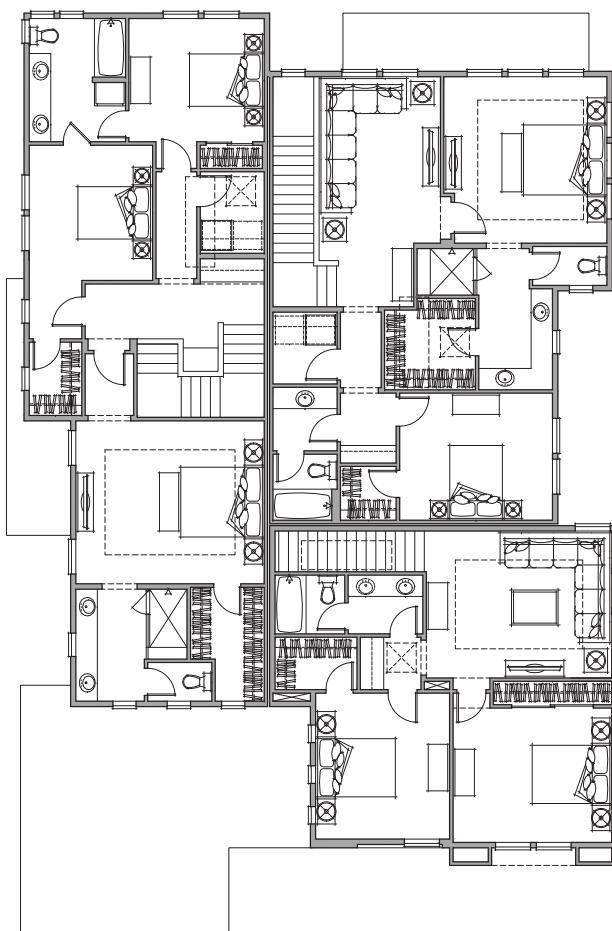
DOWNING
NEIGHBORHOOD 9&16

FLOOR PLANS
THIRD FLOOR

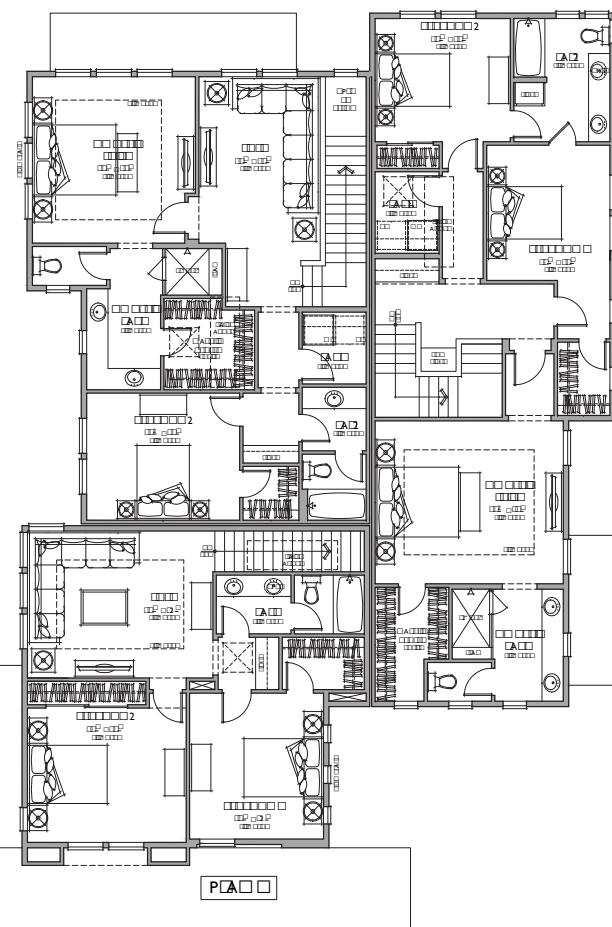


APRIL 11, 2017

A2.4



PLA □□



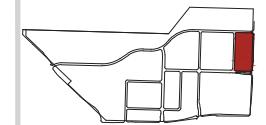
PLA 2

PLA □□

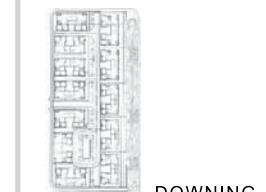
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



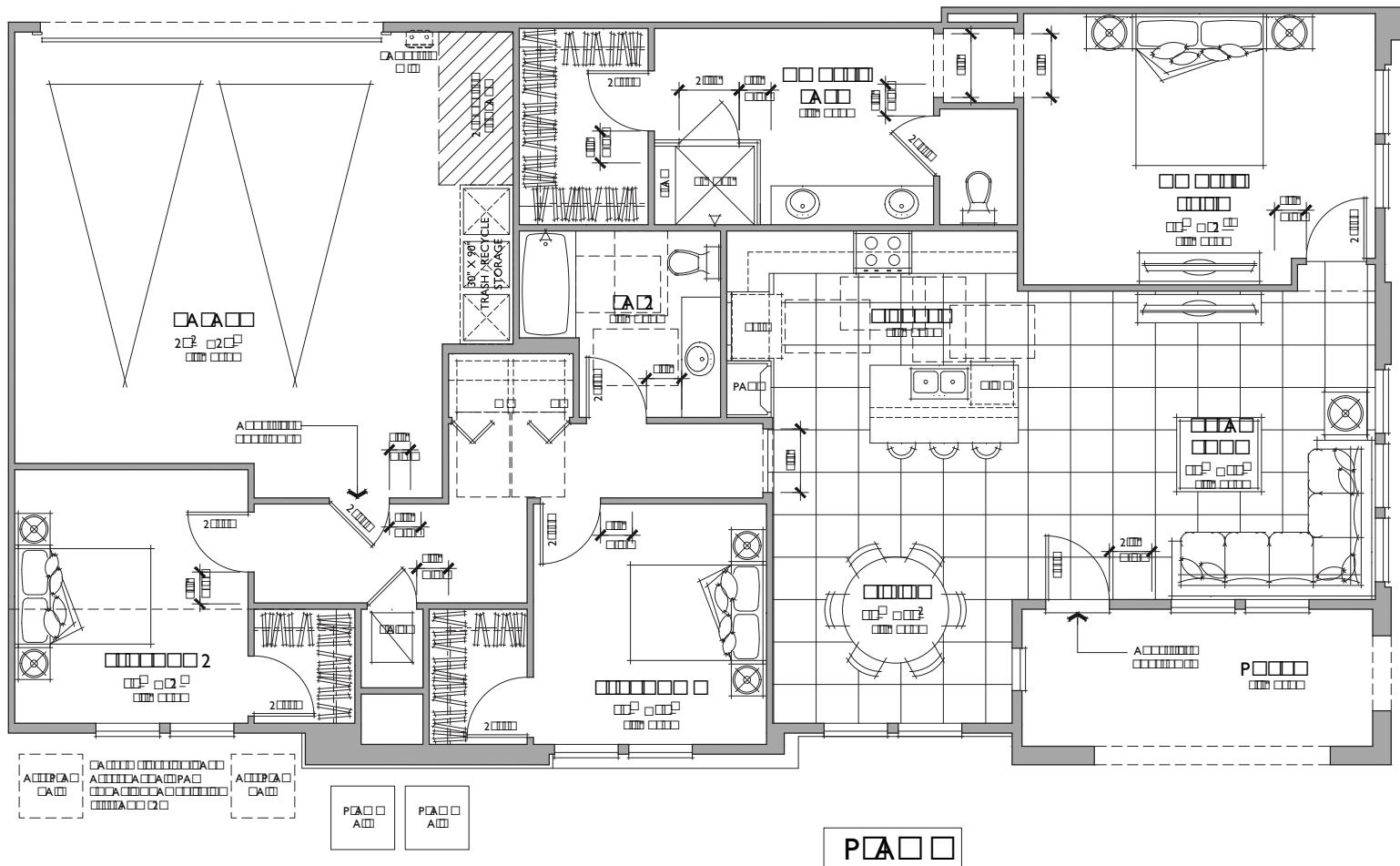
DOWNING
NEIGHBORHOOD 9&16

FLOOR PLANS
ACCESSIBLE UNIT 1



APRIL 11, 2017

A2.5





phases 2-3

BOULEVARD



DUBLIN, CALIFORNIA



ELEVATIONS
FRONT & REAR

0 4 8 16

APRIL 11, 2017

- | | |
|-----------------------------|---------------------------------|
| 1. COMPOSITION SHINGLE ROOF | 7. STUCCO OVER FOAM WINDOW TRIM |
| 2. STANDING SEAM METAL ROOF | 8. RECESSED STUCCO HEADER TRIM |
| 3. STUCCO | 9. CEMENTITIOUS CORNER TRIM |
| 4. CEMENTITIOUS SIDING | 10. METAL DECK RAILING |
| 5. STUCCO FRIEZE TRIM | 11. LIGHT FIXTURE |
| 6. CEMENTITIOUS WINDOW TRIM | 12. METAL GARAGE DOOR |
| | 13. STONE VENEER |

A2.6

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



DOWNING
NEIGHBORHOOD 9&16

ELEVATIONS
SIDES & MOTORCOURT

0 4 8 16

APRIL 11, 2017

A2.7



- 1. COMPOSITION SHINGLE ROOF
- 2. STANDING SEAM METAL ROOF
- 3. STUCCO
- 4. CEMENTITIOUS SIDING
- 5. STUCCO FRIEZE TRIM
- 6. CEMENTITIOUS WINDOW TRIM
- 7. STUCCO OVER FOAM WINDOW TRIM
- 8. RECESSED STUCCO HEADER TRIM
- 9. CEMENTITIOUS CORNER TRIM
- 10. METAL DECK RAILING
- 11. LIGHT FIXTURE
- 12. METAL GARAGE DOOR
- 13. STONE VENEER