Site Design Review
Neighborhoods 7/8, 9/16, 14/15
April 11, 2017
ALIVE
with
Possibilities

Boulevard conveys action, walking, movement and advancing from one place to the next. It’s a place of seeing, doing, free thinking and perspective—because living at Boulevard is living real life. With an urban notion and intimate neighborhood experience, Boulevard’s vision reflects the evolving dynamics of Dublin and the Tri-Valley area, offering a rich environment that has all the elements of a great place – transit, residential diversity, social spaces and abundant parks. Those things are a must, but Boulevard goes further with unique distinctions that set it apart, from landmark entry monuments, innovative park programming and public art to notable residential architecture. A place of fresh experiences, artistic sights and connected activities, Boulevard is the hub that moves life forward.

URBAN IN SUBURBAN

Boulevard
ALIVE
with
Possibilities
### PHASES 2 & 3 UNIT SUMMARY

<table>
<thead>
<tr>
<th>NEIGHBORHOOD</th>
<th>OF UNITS PHASE 2</th>
<th>OF UNITS PHASE 3</th>
<th>TOTAL</th>
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<tr>
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### PHASES 2 & 3 OVERALL NEIGHBORHOOD PLAN

- **SCHOOL SITE**
- **CENTRAL PARKWAY**
- **HORIZON PARKWAY**
- **GALAXIA STREET**
- **AARDVARK DRIVE**
- **DUBLIN BOULEVARD**
- **MAIN STREET**
- **EL DORADO LANE**
- **COL LAMAR STREET**
- **KING STREET**
- **STIRLING STREET**
- **SUGAR STREET**
- **PIERCE STREET**
- **REEF STREET**
- **HORIZON PARKWAY**
- **DUBLIN BOULEVARD**
- **EL DORADO LANE**
- **COL LAMAR STREET**
- **KING STREET**
- **STIRLING STREET**
- **SUGAR STREET**
- **PIERCE STREET**
- **REEF STREET**
Dublin, California

8' Sidewalk
Street Tree
Quercus virginiana
Southern Live Oak
Visibility Triangle

3' Low Accent Wall with Veneer
Entry Wall with Veneer
Accent Paving

PSE
Pedestrian Crossing
Accent Paving

Street Tree
Platanus acerifolia
London Plane Tree

ELEVATION

ENTRY AT IRON HORSE

DUBLIN BOULEVARD

OVERALL L0.1

Dublin, California

ENTRY AT IRON HORSE

APRIL 11, 2017

L0.1
Street Tree
*Celtis sinensis*
Chinese Hackberry

Median Tree
*Platanus acerifolia*
London Plane Tree

Pedestrian Crossing

Entry Wall with Veneer

Accent Paving

Granite Seat Turtles in Ornamental Grasses

Decorative Railing at Culvert

Central Parkway

Arnold Road

Central Parkway

Decorative Railing at Culvert

Entry Wall with Veneer

Granite Seat Turtles in Ornamental Grasses

Accent Paving

Dublin, California
BOULEVARD phases 2-3

Dublin, California

OVERALL

Stucco Color: ZINC DUST KM4903 KELLY MOORE

Location: Neighborhood 13 Park Interface

Horizontal Wood Gate

Property Line

Trellis

Vines

5' PARK FENCE

Location: Neighborhood 13 Park Interface

5'-0" PARK FENCE

Location: Neighborhood 13 Park Interface

6'HT THEME WALL

Location: Horizon Parkway Frontage

42" HT LOW THEME WALL

Location: Central Parkway, Sterling Street, Dublin Blvd and Iron Horse Parkway Frontage

3' HT LOW VENEER WALL

Location: Neighborhood 17 Front Yards

Stone Veneer: Based on Plan Type to match Architecture

3'-0"

3'-4"

Stucco Color: Kelly Moore Land Rush Bone to match Architecture

Location: Neighborhoods 11,12,13,17 where Wood Fencing Faces the Street

6'HT GOOD NEIGHBOR FENCE

Location: Horizon Parkway Frontage

Board Form Concrete Column

Modular Metal Fence Panel

42" HT LOW THEME WALL

Location: Neighborhood 17 Front Yards

Stucco Color: Kelly Moore Land Rush Bone to match Architecture

Location: Central Parkway, Sterling Street, Dublin Blvd and Iron Horse Parkway Frontage

3' HT LOW VENEER WALL

Location: Neighborhood 17 Front Yards

Stone Veneer: Based on Plan Type to match Architecture

3'-0"

3'-4"

Stone Veneer: Creative Mines, Split Modular, Blacknuffle Craft to match Phase 1A

Location: Neighborhood 13 Park Interface

Horizontal Wood Gate

Property Line

Trellis

Vines

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3'-0"

3'-4"
Shade Trees
Accent Paving at Pedestrian Connections
Seating
Accent Paving where Paseos Meet Trail
Bio-Retention
Activity Zone with Seating and Play Elements
DG Paved Trail
Bio-Retention
Activity Zone with Seating and Play Elements
DG Paved Trail
Twin 96" Pipe Lines, SCD
Low Berm
Twin 96" Pipe Lines, SCD
Activity Zone with Seating and Play Elements
DG Paved Trail
Bio-Retention
Activity Zone with Seating and Play Elements
DG Paved Trail
To The Track Pocket Park
Accent Paving at Pedestrian Connections
NH 14&15
NH 8
BOULEVARD
APRIL 11, 2017
Dublin, California
OVERALL STREETS

SECTION A  CENTRAL PARKWAY
NTS

SECTION B  IRON HORSE PARKWAY
NTS
SECTION C  DUBLIN BOULEVARD
NTS

SECTION D  STERLING STREET
NTS
Accent Lighting in Parks and Common Areas
Hess City Elements
Bega LED Bollard

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

Private Street Signage
NEIGHBORHOOD 7 & 8  PHASE 2 SITE SUMMARY

TOTAL ACRES: 10.89 ± AC
NH 7 UNIT COUNT: 110 STACKED FLAT UNITS
NH 8 UNIT COUNT: 114 STACKED FLAT UNITS
TOTAL UNITS: 224 UNITS
DENSITY: 20.5 du/AC
## NH 7 & 8 (STACKED FLATS) DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>SETBACKS (MINIMUM) (1) (2) (3)</th>
<th>Per Dublin Crossing Specific Plan Table 2-11</th>
<th>Proposed Site Plan</th>
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<tbody>
<tr>
<td>Building to PL (3)</td>
<td>10 feet</td>
<td>8 feet to Face of Curb to Living</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 feet Face of Curb to Stairs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 feet Living to Back of Walk</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 Feet Stairs to Back of Walk</td>
</tr>
<tr>
<td>Building to Parking and Drive Isle</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Drive Isle or Parking to PL</td>
<td>5 feet</td>
<td>5 feet</td>
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</tbody>
</table>

### BUILDING SEPARATION (MINIMUM)

| Garage to Garage               | 30 feet                                     | 30 feet |
| Building to Building (2 stories or less) | 10 feet | N/A |
| Building to Building (3-4 stories)       | 20 feet                                     | 20' Front door to Front door |
| Building to Building (5-6 stories)       | 30 feet                                     | 15 feet |
| Maximum number of stories         | 6 stories                                   | 11 feet Corer to Corer (At Arnold Rd and Dublin Blvd Plaza) |
|                                  |                                            | N/A |

#### Notes (From the Dublin Crossing Specific Plan):

1. Setbacks apply to building proximity to property lines. For setbacks interior to the project, refer to the minimum building separations.
2. All setbacks at corner lots shall meet the intersection sight distance design criteria of the Zoning Ordinance. All setbacks for front areas shall ensure safe sight distances for pedestrians and vehicles as approved by the City Engineer.
3. Architectural projections such as porches and patios, landings, roof eaves, steps, bay windows, media nooks, fireplaces and other similar features are allowed to project into the setback as long as three feet clear is maintained for access into rear yard.
NEIGHBORHOOD 78 PARKING SUMMARY 224 U

REQUIRED PARKING:
1.5 COVERED/UNCOVERED SPACES - 15% GUEST PARKING = 387 SPACES

PROPOSED:
- GARAGE RESIDENTIAL SPACES
  - TANDEM GARAGE 1 SPACE COUNTED = 112
  - 2 CAR GARAGE = 224

- RESIDENTIAL ON-SITE GUEST PARKING SPACES
  - 80 23.8 GUEST PARKING

- ACCESSIBLE SPACES
  - 5 OF ON-SITE GUEST SPACES = 4 VAN ACCESSIBLE
  - COMPACT PARKING SPACES = 7 10
  - EV GUEST PARKING SPACES = 3 OF ON-SITE GUEST SPACES REQUIRED = 2 ACCESSIBLE

NOTE: ELECTRIC VEHICLE CHARGING STATION SERVICES 2 PARKING SPACES, ONE OF THOSE STALLS BEING ACCESSIBLE.
NOTE: ALL STREETS ARE PRIVATE. TRASH WILL BE PICKED UP IN BINS AT THE END OF INDIVIDUAL DRIVES.
LEGEND

PRELIMINARY MAILBOX LOCATIONS
FINAL LOCATIONS SUBJECT TO
USPS APPROVAL

PROVIDE GANG MAILBOXES FOR
NEIGHBORHOOD 7.

PROVIDE GANG MAILBOXES FOR
NEIGHBORHOOD 8.
LEGEND

- **FIRE DEPARTMENT ACCESS ROUTE**
- **PROPOSED FIRE HYDRANT**
- **LADDER ACCESS TO BUILDING OVER 30’**
- **FRONT DOOR SHOW FOR MEDICAL EMERGENCY PURPOSES**
- **MINIMUM INSIDE TURN RADIUS**

**NOTE**
1. NEIGHBORHOOD 7 & 8 PRODUCT IS A 4 STOR PRODUCT.
2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 26’.

PROPOSED FIRE HYDRANT

LEGEND

FIRE DEPARTMENT ACCESS ROUTE

PROPOSED FIRE HYDRANT

LADDER ACCESS TO BUILDING OVER 30’

FRONT DOOR SHOWN FOR MEDICAL EMERGENCY PURPOSES

MINIMUM INSIDE TURN RADIUS

NOTE
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2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 26’.

1. Neighbonhood 7 & 8 Product is a 4-Stor Product.
2. Fire Apparatus Roads shown have a minimum width of 26'.
LEGEND:

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

DOUBLE DISABLED PARKING STALLS

ACCESSIBLE PATH IS PROPOSED.
SEE LANDSCAPE PLANS FOR
DARK DETAILS

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

ACCESSIBLE PATH TO FROM
ACCESSIBLE STALL AND PUBLIC R.O.
TO ACCESSIBLE UNIT
LEGEND
- OPEN SPACE  HOA MAINTAINED
- INCLUDING BIO RETENTION SILVA CELL FACILITIES
- COURTS & PRIVATE DRIVES  HOA MAINTAINED
- PRIVATE STREETS  HOA MAINTAINED
- PUBLIC STREET PAR A  HOA MAINTAINED
- INCLUDING BIO RETENTION SILVA CELL FACILITIES
- CANAL 2  ONE 7 MAINTAINED
Note:
1. All Walls and Fences to be located outside of the PSE
2. The height of walls, gates, signs, monuments, pilasters and any other architectural and landscape features shall be kept below 30" inside the intersection visibility zone. These zones shall be determined by the city traffic engineer.
3' HT LOW VENEER WALL

Stucco Color: ZINC DUST KM4903 KELLY MOORE

Stone Veneer: Creative Mines, Split Modular, Blacktruffle Craft to match Phase 1A
Intract Street Light
PureForm LED Series
MFR: Philips Gardco
Color: Graphite Metallic

Accent Shrubs and Small Tree at Garage

Accent Shrubs at Unit Entry

Columnar Tree

Evergreen Shrub at Building

PSE (Public Service Easement)

Street Trees

Sidewalk

3' Ht Low Veneer Wall

PSE (Public Service Easement)

3' Ht Low Veneer Wall
Focal Wall
Soma Stones
Elevated Sitting Area with Trellis
Raised Fountain with BLVD Letters
Boulevard Accent Paving

Accent Planting
Seating
Stairs to Elevated Sitting Area
Sidewalk

DUBLIN BOULEVARD
ARNOLD ROAD
THE TOWN SQUARE
NEIGHBORHOOD 7
Dublin, California

BROADWAY & SKYLINE

APRIL 11, 2017
L1.9
Park Entry Monumentation

Twin 96" Pipe Lines, SCD

Park Entry Monumentation

Seating with Shade

DG Paving

Accent Lighting

Bike Fix-It Shop

Concrete Path

Artificial Turf

DG Bike Path

AC Trike Track

Seating Area

AC Access Road
R3 BUILDINGS THAT DO NOT CONTAIN MORE THAN TEN SLEEPING UNITS

THE PROPOSED DESIGN UTILIZES 2-HOUR FIRE-RATED WALLS FOR EACH UNIT. PER CBC SECTION 706.1, EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE-RATED WALLS SHALL BE CONSIDERED A SEPARATE BUILDING. AS SUCH, THE UNITS QUALIFY AS AN R3 OCCUPANCY. THAT SAID, THE BUILDINGS ARE NOT GOVERNED BY THE CRC, AS CRC SECTION 1.1.3 STATES THAT THE CRC SHALL APPLY TO "DETACHED ONE AND TWO-FAMILY DEPARTMENTS" AND THE UNITS PROPOSED ARE ATTACHED, ALTHOUGH STRUCTURALLY INDEPENDENT, AS REQUIRED BY CBC SECTION 706.2.

THE 2-HOUR FIRE-RATED WALLS COMPLY WITH CBC SECTION 706.5, EXCEPTION 3 FOR HORIZONTAL CONTINUITY. NO PROJECTIONS EXIST ABOVE, THE WALLS TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING. NO CONDITIONED FLOOR PROJECTIONS EXIST ABOVE, THE WALLS EXTEND TO THE FACE OF THE FLOOR PROJECTION ABOVE.

THE 2-HOUR FIRE-RATED WALLS COMPLY WITH CBC SECTION 706.6, EXCEPTION 4 FOR VERTICAL CONTINUITY. THE WALLS TERMINATE AT THE UNDERSIDE OF FIERRETARDANT ROOF SHEATHING THAT EXTENDS FOR A DISTANCE OF 4'0" ON EITHER SIDE OF THE WALL, WITH NO OPENINGS IN THE ROOF AT THAT LOCATION AND A MINIMUM CLASS "B" ROOF COVERING.

THE BUILDING CONSISTS OF 2-HOUR RATED FIRE-RATED WALLS LOCATED VERTICALLY TO EACH SLEEPING UNIT. THIS CREATES SEPARATE R3 BUILDINGS WITH NO MORE THAN TEN SLEEPING UNITS PER CBC.

WITHIN THE 2-HOUR FIRE-RATED WALLS, ADJACENT SLEEPING UNITS TO BE SEPARATED FROM EACH OTHER BY 1-HOUR FIRE-RATED WALLS, PER CBC SECTIONS 420.2 & 708. FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS TO COMPLY WITH CBC SECTIONS 420.3 & 711, 1-HOUR HORIZONTAL ASSEMBLY PROVIDED.

APPLICATION

THE BUILDING IS CONSIDERED AN R3 OCCUPANCY, WHICH MEANS IT IS DESIGNATED AS A "PRIVATE GARAGE USE & OCCUPANCY". THE BUILDINGS ARE TYPICALLY SEPARATED BY NONCOMBUSTIBLE FIRE-RATED WALLS, IN ACCORDANCE WITH CBC SECTION 706.2.

BUILDING ACCESSIBILITY

APPLICATION

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SOLAR READY ROOF

REQUIREMENTS:


2. ORIENTATION:

   - ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH.

3. POTENTIAL SOLAR READY ZONE TYP.

   - occurs Bldg. 2, 4, 5, 6, 7, 10, 11, 13, 16, 17, & 18
   - occurs Bldg. 1, 3, 8, 9, 11, 12, 14 & 15.

4. SOLAR READY ZONE TYP.

   - occurs Bldg. 1, 3, 8, 9, 11, 12, 14 & 15.

5. SOLAR ROAD ONE

   - Bd 5 8 PLE A
   - Bd 6 8 PLE A
   - Bd 4 10 PLE A
   - Bd 12 8 PLE B
   - Bd 8 4 PLE
   - Bd 7 10 PLE A
   - Bd 9 4 PLE
   - Bd 13 10 PLE A
   - Bd 14 4 PLE
   - Bd 10 10 PLE B
   - Bd 1 8 PLE B

6. SOLAR ROAD TWO

   - Bd 11 8 PLE B
   - Bd 2 8 PLE B A
   - Bd 3 10 PLE A A

7. TOTAL ROOF AREA

   - 3,388 S.F
   - 6,724 S.F
   - 5,365 S.F
   - 6,144 S.F
   - 7,997 S.F
   - 8,632 S.F
   - 7,625 S.F

8. SOLAR READ ONE

   - 518 S.F.
   - 1,120 S.F
   - 879 S.F
   - 1,053 S.F
   - 1,253 S.F
   - 1,318 S.F
   - 1,155 S.F

9. N7- BROADWAY - SOLAR READY ZONE PLAN

   - DUBLIN BLVD.
ROOF

1. R  r1 r
2. R  r2 d r
3. R  r3d r

2 HOUR FIRE  ALL

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

BUILDING 4 PLEX - BUILDING PLANS
1. R r 1 r
2. R r 2 d r
3. R r 3rd r

2 HOUR FIRE ALL
SOLAR READ ONE
MINIMUM 15 OF TOTAL ROOF AREA
SEE A 1.7.13 FOR MORE INFO
1. R 1 r
2. R 2 d r
3. R 3rd r

---

2 HOUR FIRE ALL

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

---

124' 8"

20' 4"

124' 8"

3 HOUR FIRE WALL
3 HOUR FIRE WALL
3 HOUR FIRE WALL

---

ROOF

BUILDING 8 PLEX_B - BUILDING PLANS

DUBLIN, CALIFORNIA

APRIL 11, 2017

A1.7.45
1. R  r 1  r
2. R  r 2  d  r
3. R  r 3rd  r

- 2 HOUR FIRE  ALL

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

BUILDING 8 PLEX_B - ALT - BUILDING PLANS

DUBLIN, CALIFORNIA

APRIL 11, 2017

N7 - B PLEX_B
NEIGHBORHOOD 7/8

ROOF

BUILDING 8 PLEX_B - ALT - BUILDING PLANS
FRONT/LEFT PERSPECTIVE

FRONT
RIGHT/REAR PERSPECTIVE

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

BUILDING 10 PLEX_A - EXTERIOR ELEVATIONS

BOULEVARD phase 2

Dublin, California

N7 - 10 PLEX_A
NEIGHBORHOOD 7/8

0 4 8 16 32 FEET

APRIL 11, 2017

A1.7.52
2 HOUR FIRE  ALL

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

BUILDING 10 PLEX_A - BUILDING PLANS

A1.7.55
1. R  r1  r
2. R  r2  d  r
3. R  r3d  r

- 2 HOUR FIRE  ALL

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

BUILDING 10 PLEX_B - BUILDING PLANS

ROOF

DUBLIN, CALIFORNIA

N7 - 10 PLEX_B
NEIGHBORHOOD 7/8

APRIL 11, 2017

A1.7.65