Plan 1 ALT1
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 ALT1
4 Bedrooms
3 Baths
2,717 N.S.F.
498 S.F. Garage

TOTAL PATH OF TRAVEL : 123.1'
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

TOTAL PATH OF TRAVEL : 118.7'

LEVEL 1
- Laundry: 40" x 53"
- WIC: 7'-1" l.f.

LEVEL 2
- Great Room: 15'-8" x 14'-4"
- Dining: 10'-5" x 12'-6"
- Kitchen: 197 x 213

DUBLIN, CALIFORNIA

APRIL 11, 2017

A1.7.78
Plan 4
4 Bedrooms
3 Baths
2,158 N.S.F.
436 S.F. Garage
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

TOTAL PATH OF TRAVEL: 118.7'
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

TOTAL PATH OF TRAVEL: 113.7'
Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage
Plan 6
3 Bedrooms
2.5 Baths
2,178 N.S.F.
460 S.F. Garage

LEVEL 4
LEVEL 3

DUBLIN, CALIFORNIA

APRIL 11, 2017
A1.7.93

PLANS 5 & 6_ALT4 - FLOOR PLANS
COLOR AND MATERIALS

SCHEME 1
SCHEME 2
SCHEME 3
SCHEME 4
SCHEME 5
SCHEME 6
SCHEME 7

ROOF MATERIAL
COMPOSITE SHINGLE
COMPOSITE SHINGLE
COMPOSITE SHINGLE
COMPOSITE SHINGLE
COMPOSITE SHINGLE
COMPOSITE SHINGLE
COMPOSITE SHINGLE

STUCCO BODY 1
HLS 4295 DAISY WHITE
KM 5770 DIGITAL GARAGE
KM 5799 DOWNTOWN BENNY BROWN
HLS 4273 TRAIL DUST
HLS 4295 DAISY WHITE

STUCCO BODY 2
KM 5765 ELDER CREEK
KM 5799 DOWNTOWN BENNY BROWN
KM 5799 DOWNTOWN BENNY BROWN
KM 5770 DIGITAL GARAGE
KM 5769 BACKCOUNTRY
HLS 4273 TRAIL DUST

STUCCO BODY 3
KM 5769 BACKCOUNTRY
KM 4925 WILD TRUFFLE
KM 4519 TURKISH COFFEE
KM 4876 WROUGHT IRON GATE
KM 5769 BACKCOUNTRY

STUCCO BODY 4
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE

ACCENT MATERIAL
HLS 4295 DAISY WHITE
KM 4526 COFFEE BAR
KM 4526 COFFEE BAR
KM 4526 COFFEE BAR
KM 4526 COFFEE BAR
KM 4526 COFFEE BAR

METAL AWNING/ RAILING
KM 4876 WROUGHT IRON GATE
KM 4876 WROUGHT IRON GATE
KM 4876 WROUGHT IRON GATE
KM 4876 WROUGHT IRON GATE
KM 4876 WROUGHT IRON GATE
KM 4876 WROUGHT IRON GATE

ENTRY DOOR
HLS 4295 DAISY WHITE
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE
KM 57812 WINTER SOLSTICE
KM 5770 DIGITAL GARAGE
KM 5769 BACKCOUNTRY

CEMENTITIOUS LAP/PANEL
KM 4526 COFFEE BAR
KM 5770 DIGITAL GARAGE
KM 5770 DIGITAL GARAGE
KM 5812 WINTER SOLSTICE
KM 5770 DIGITAL GARAGE
KM 5769 BACKCOUNTRY

MANUFACTURERS
PAINT: KELLY MOORE
STONE VENEER: CORONADO
ROOFING: EAGLE
**BLDG. 4 A**

**BLDG. 8 A**

**BLDG. 8 B**

**BLDG. 8 B A**

**BLDG. 10**

---

**CODE ANALYSIS**

**APPLICATION**

The building is a 4-story, Type V, non-bearing, 90% non-load-bearing, wood-frame structure. The building is not required to comply with the California Building Code (CBC) Section 706, as the building is Type V, non-bearing, and does not contain more than one dwelling unit. The building is also not required to comply with the California Code of Regulations, Title 24, Part 1, as it is a Type V, non-bearing, structure.

**BUILDING ACCESSIBILITY**

**APPLICATION**

The building is designed to comply with the California Building Code (CBC) Section 1102A.3, which requires that 10% of the total number of dwelling units in a building include facilities for elderly or disabled persons. The building meets this requirement by providing accessible facilities for elderly or disabled persons, as required by the CBC Section 1102A.3.

**BUILDING OCCUPANCY**

The building is assigned to the Residential 3 (R3) occupancy category. This category includes buildings that do not contain more than 10 dwelling units and are not considered to be part of a larger complex.

**CONSTRUCTION**

The building is constructed of wood-frame construction, with 2-hour fire-resistant rating for horizontal and vertical continuity. The building is designed to comply with the CBC Section 706.5, Exception 3, for horizontal continuity. The building is also designed to comply with the CBC Section 706.6, Exception 4, for vertical continuity.

**FIRE PROTECTION**

The building is equipped with a fire protection system, including sprinklers, according to the CBC Section 1030.1. The building is designed to comply with the CBC Section 1006.3.2, which requires a maximum travel distance for fire protection systems of 250 feet for a single dwelling unit in a 4-story R3 dwelling unit.

**SEPARATION OF DWELLING UNITS**

The building is designed to comply with the CBC Section 420.2 and 420.3, which require the separation of dwelling units within the same building. The building is also designed to comply with the CBC Section 420.2 and 708, which require floor assemblies separating dwelling units to comply with the CBC Section 420.3 and 711, 1-hour horizontal assemblies.

**ALLOABLE AREAS**

The building is designed to comply with the CBC Table 503 and Section 406.3.2, which allow for a maximum of 60 square feet for a 4-story R3 dwelling unit. The building is also designed to comply with the CBC Table 503 and Section 504.2, which allow for a maximum of 50 square feet for a 4-story R3 dwelling unit.

**ALLOABLE STORIES**

The building is designed to comply with the CBC Table 503 and Section 504.2, which allow for a maximum of 3 stories for a 4-story R3 dwelling unit. The building is also designed to comply with the CBC Table 503 and Section 504.2, which allow for a maximum of 2 stories for a 2-story R3 dwelling unit.

**ALLOABLE HEIGHT**

The building is designed to comply with the CBC Table 503 and Section 504.2, which allow for a maximum of 4 stories for a 4-story R3 dwelling unit. The building is also designed to comply with the CBC Table 503 and Section 504.2, which allow for a maximum of 3 stories for a 3-story R3 dwelling unit. Additionally, the building is designed to comply with the CBC Table 503 and Section 504.2, which allow for a maximum of 2 stories for a 2-story R3 dwelling unit.

**ALLOABLE PERFORMANCE**

The building is designed to comply with the CBC Table 705.8, which allow for unlimited openings for fire separation distance of 5 feet for R3 occupancy.

**FIRE PROTECTION SYSTEMS**

The building is equipped with a fire protection system, including sprinklers, according to the CBC Section 1030.1. The building is also designed to comply with the CBC Section 1006.3.2, which requires a maximum travel distance for fire protection systems of 250 feet for a single dwelling unit in a 4-story R3 dwelling unit.

**ROOF ACCESS**

The building is designed to comply with the CBC Section 1011.12, which requires access to the roof for maintenance and inspection. The building is also designed to comply with the CBC Section 1011.12, which requires a minimum roof slope of 4:12.

**NOTE**

The building is designed to comply with the California Building Code (CBC) Section 706, as the building is Type V, non-bearing, and does not contain more than one dwelling unit. The building is also designed to comply with the California Code of Regulations, Title 24, Part 1, as it is a Type V, non-bearing, structure.
FIRE ALL PER CBC SECTION 706.

FIRE ALL LOCATIONS 8 PLE 'A' ELEVATIONS

A ELEVATION

FIRE ALL LOCATIONS 8 PLE 'B' ELEVATIONS

E ELEVATION

FIRE ALL LOCATIONS 4 PLE ELEVATIONS

ELEVATION

FIRE ALL LOCATIONS 8 PLE 'B A' ELEVATIONS

B ELEVATION

FIRE ALL LOCATIONS 8 PLE 'B E' ELEVATIONS

F ELEVATION

FIRE ALL LOCATIONS 10 PLE 'B' ELEVATIONS

C ELEVATION

G ELEVATION

D ELEVATION

H ELEVATION
SOLAR READY ROOF REQUIREMENTS:
For roof type: All multi-family buildings, the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250' of the building and have a total area of no less than 15% of the total roof area of the building (2016 Energy Code Section 110.10B).

ORIENTATION:
All sections of the solar zone located on steep-sloped roofs shall be oriented between 110 degrees and 270 degrees of true north.

SECTION AA
SOLAR READY ZONE TYP. occurs Bldg. 15, 23, 25

SECTION BB
SOLAR READY ZONE TYP. occurs Bldgs. 21, 22, 24, 26, 27, 28, 29, 30

SECTION CC
SOLAR READY ZONE TYP. occurs Bldgs. 16, 17, 18, 19, 20

POTENTIAL SOLAR READY ZONE TYP.
occurs Bldg. 18, 19, 20

POTENTIAL SOLAR READY ZONE TYP.
occurs Bldg. 21, 28, 29, 30

SOLAR READ ONE
TOTAL ROOF AREA 3,388 S.F.
TOTAL SOLAR READ 518 S.F.

SOLAR READ ONE
TOTAL ROOF AREA 6,499 S.F.
TOTAL SOLAR READ 1,156 S.F.

SOLAR READ ONE
TOTAL ROOF AREA 6,440 S.F.
TOTAL SOLAR READ 1,156 S.F.

SOLAR READ ONE
TOTAL ROOF AREA 6,440 S.F.
TOTAL SOLAR READ 982 S.F.

SOLAR READ ONE
TOTAL ROOF AREA 6,440 S.F.
TOTAL SOLAR READ 1,037 S.F.

SOLAR READ ONE
TOTAL ROOF AREA 8,099 S.F.
TOTAL SOLAR READ 1,395 S.F.

SOLAR READ ONE
TOTAL ROOF AREA 8,099 S.F.
TOTAL SOLAR READ 1,548 S.F.
27'6" 12"
62'11"
ROOF
BUILDING 4 PLEX - BUILDING PLANS

M . . .

481632 FEET

2HR FIRE WALL TYP.

2 HOUR FIRE WALL TYP.

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

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

BUILDING 4 PLEX - BUILDING PLANS
124'10"
29'0 12"
ROOF

BUILDING 8 PLEX_A - BUILDING PLANS

2 HOUR FIRE WALL TYP.

SOLAR READY ZONE TYP.

POSSIBLE SOLAR READY ZONE TYP.
SEE SECTION A 1.8.30

2 HOUR FIRE WALL TYP.

SOLAR READY ZONE TYP.

SEE SECTION A 1.8.30

MINIMUM 15 OF TOTAL ROOF AREA
SEE A 1.8.13 FOR MORE INFO
ROOF

BUILDING 8 PLEX_B_ALT - BUILDING PLANS

2HR FIRE WALL TYP.

115' 6"

SEE A 1.8.13 FOR MORE INFO

2 HOUR FIRE WALL TYP.

SOLAR READ ONE MINIMUM 15 OF TOTAL ROOF AREA

APRIL 11, 2017
A1.8.55
155' 8"

ROOF

481 6 3 2 FEET

BUILDING 10 PLEX - BUILDING PLANS

1. R      r  1  r
2. R      r  2 d  r
3. R      r  3 r d  r

2 HOUR FIRE WALL TYP.

SOLAR READY ZONE TYP.

SEE A 1.8.13 FOR MORE INFO

SOLAR READ ONE MINIMUM 15 OF TOTAL ROOF AREA

BUILDING 10 PLEX - BUILDING PLANS

APRIL 11, 2017

A1.8.65
Plan 1
(adjustable)
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

TOTAL PATH OF TRAVEL: 121.7'
**LEVEL 3**

- **Home Mgmt.**
- **WIC** 9'-0" l.f.
- **Bath 3**
- **Laund.** 68" x 42"
- **Bedroom 3** 12'-0" x 11'-0"
- **Bath 2**
- **Great Room** 22'-4" x 15'-0"
- **Deck** 15'-8" x 7'-6" 117 s.f.
- **Owner's Bedroom** 13'-11" x 17'-10"
- **Owner's Bath**

**LEVEL 4**

- **Bedroom 2** 13'-4" x 14'-3"
- **Bath 2 opt. shutters**
- **WIC** 15'-9" l.f.
- **Med. wall**
- **Ktchn.**
- **Pantry**

**LEVEL 2**

- **Bedroom 2**
- **WC**
- **Bath 2**
- **Bedroom 3**
- **WC**
- **Home Mgmt.**
- **Med. wall**
- **Deck** 15'-8" x 7'-6" 117 s.f.
- **Owner's Bedroom** 13'-11" x 17'-10"
- **Owner's Bath**

**LEVEL 1**

- **Bedroom 2**
- **WC**
- **Bath 2**
- **Bedroom 3**
- **WC**
- **Home Mgmt.**
- **WIC** 15'-9" l.f.

---

**PLAN 2**

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

---

**EMPLACEMENTS**

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

---

**LEVEL 4**

- **End Units**
- **End Units**

---

**LEVEL 3**

- **End Units**
- **End Units**

---

**LEVEL 2**

- **End Units**
- **End Units**

---

**LEVEL 1**

- **End Units**
- **End Units**

---

**LEVEL 0**

- **End Units**
- **End Units**

---

**LEVEL 4**

- **End Units**
- **End Units**

---

**LEVEL 3**

- **End Units**
- **End Units**

---

**LEVEL 2**

- **End Units**
- **End Units**

---

**LEVEL 1**

- **End Units**
- **End Units**

---

**LEVEL 0**

- **End Units**
- **End Units**
Plan 3-ALT  
3 Bedrooms  
3 Baths  
2,148 N.S.F.  
453 S.F. Garage  
Accessible 1st Floor where occurs per CBC 1102 A.3  
TOTAL PATH OF TRAVEL: 123.9'

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

LEVEL 2

LEVEL 1
<table>
<thead>
<tr>
<th>Scheme 1</th>
<th>Scheme 2</th>
<th>Scheme 3</th>
<th>Scheme 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof Material</strong></td>
<td><strong>Roof Material</strong></td>
<td><strong>Roof Material</strong></td>
<td><strong>Roof Material</strong></td>
</tr>
<tr>
<td>Composite Shingle</td>
<td>Composite Shingle</td>
<td>Composite Shingle</td>
<td>Composite Shingle</td>
</tr>
<tr>
<td><strong>Stucco Body 1</strong></td>
<td><strong>Stucco Body 1</strong></td>
<td><strong>Stucco Body 1</strong></td>
<td><strong>Stucco Body 1</strong></td>
</tr>
<tr>
<td>SW 6117 Smokey Topaz</td>
<td>SW 6117 Smokey Topaz</td>
<td>SW 6117 Smokey Topaz</td>
<td>SW 6117 Smokey Topaz</td>
</tr>
<tr>
<td><strong>Stucco Body 2</strong></td>
<td><strong>Stucco Body 2</strong></td>
<td><strong>Stucco Body 2</strong></td>
<td><strong>Stucco Body 2</strong></td>
</tr>
<tr>
<td>SW 7040 White Duck</td>
<td>SW 7040 White Duck</td>
<td>SW 7040 White Duck</td>
<td>SW 7040 White Duck</td>
</tr>
<tr>
<td><strong>Stucco Body 3</strong></td>
<td><strong>Stucco Body 3</strong></td>
<td><strong>Stucco Body 3</strong></td>
<td><strong>Stucco Body 3</strong></td>
</tr>
<tr>
<td>SW 6156 Name</td>
<td>SW 6087 Trusty Tan</td>
<td>SW 6151 Quarter Tan</td>
<td>SW 6120 Believeable Buff</td>
</tr>
<tr>
<td><strong>Stucco Body 4</strong></td>
<td><strong>Stucco Body 4</strong></td>
<td><strong>Stucco Body 4</strong></td>
<td><strong>Stucco Body 4</strong></td>
</tr>
<tr>
<td>SW 6159 High Tea</td>
<td>SW 7047 Porpoise</td>
<td>SW 7048 Urbane Bronze</td>
<td>SW 2803 Rockwood Terra Cotta</td>
</tr>
<tr>
<td><strong>Accent Material</strong></td>
<td><strong>Accent Material</strong></td>
<td><strong>Accent Material</strong></td>
<td><strong>Accent Material</strong></td>
</tr>
<tr>
<td>Urbane Bronze</td>
<td>Arresting Auburn</td>
<td>Arresting Auburn</td>
<td>Arresting Auburn</td>
</tr>
<tr>
<td><strong>Metal Awning/Railing</strong></td>
<td><strong>Metal Awning/Railing</strong></td>
<td><strong>Metal Awning/Railing</strong></td>
<td><strong>Metal Awning/Railing</strong></td>
</tr>
<tr>
<td>SW 6137 Smokey Topaz</td>
<td>SW 6137 Smokey Topaz</td>
<td>SW 7047 Porpoise</td>
<td>SW 6097 Sturdy Brown</td>
</tr>
<tr>
<td><strong>Entry Door</strong></td>
<td><strong>Entry Door</strong></td>
<td><strong>Entry Door</strong></td>
<td><strong>Entry Door</strong></td>
</tr>
<tr>
<td>SW 7630 Raisin</td>
<td>SW 6087 Trusty Tan</td>
<td>SW 6159 High Tea</td>
<td>SW 6136 Harmonic Tan</td>
</tr>
<tr>
<td><strong>Cementitious Lap/Panel</strong></td>
<td><strong>Cementitious Lap/Panel</strong></td>
<td><strong>Cementitious Lap/Panel</strong></td>
<td><strong>Cementitious Lap/Panel</strong></td>
</tr>
<tr>
<td>SW 6117 Smokey Topaz</td>
<td>SW 6087 Trusty Tan</td>
<td>SW 6136 Harmonic Tan</td>
<td>SW 6097 Sturdy Brown</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD 9 PHASE 2 & 16 PHASE 3
SITE SUMMAR

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
<table>
<thead>
<tr>
<th>SETBACKS (MINIMUM) (1) &amp; (2)</th>
<th>Per Dublin Crossing Specific Plan Table 2-9</th>
<th>Proposed Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front Street Facing</td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>10 feet</td>
<td>18.5 feet to Street Curb Face (Public)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8.5 feet to Public Walk</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8 feet to Back of Walk along Private Street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20 feet to adjacent building</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 feet on Corner</td>
</tr>
<tr>
<td></td>
<td>Front Interior</td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>5 Feet</td>
<td>3 feet to Motorcourt</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 feet from Front Door to Motorcourt</td>
</tr>
<tr>
<td>Porch</td>
<td>4 Feet</td>
<td>3 feet</td>
</tr>
<tr>
<td>Garage (1)</td>
<td>5 Feet</td>
<td>3 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>Yard Side</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>4 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Garage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Stories (maximum)</td>
<td>3 Stories</td>
<td>3 Stories</td>
</tr>
</tbody>
</table>

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 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 so long as three feet clear is maintained for access into the 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 (RUES) are allowed.
PARING SUMMAR

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

PROPOSED:
GARAGE RESIDENTIAL SPACES
192
ON SITE GUEST PAR.ING SPACES
71
GUEST PARKING SPACES ON PUBLIC STREET
27

ACCESSIBLE SPACES 5 OF ON SITE PARKING SPACES
4 2 VAN ACCESSIBLE

COMPACT PARKING SPACES 35 OF ONSITE ALLO. ED
14 14

EV GUEST PARKING STALLS
3 OF ON SITE GUEST STALLS REQUIRED
4 2 ACCESSIBLE STALLS

NOTE: ELECTRIC VEHICLE CHARGING STATION SERVICES 2 PARKING SPACES, ONE OF THOSE SPACES BEING ACCESSIBLE.
required parking:
2 covered spaces + 1 guest space/unit

proposed:
garage residential spaces
37

residental on site parking spaces
14

guest parking spaces on public street
14

accessible spaces of on site parking spaces
2

compact parking spaces of on site allowed
14

ev guest parking spaces
2

note: electric vehicle charging station services 2 parking spaces, with one of those spaces being accessible.
NOTE ALL STREETS ARE PRIVATE.
TRASH WILL BE PICKED UP IN BINS AT THE END OF INDIVIDUAL DRIVES IN THE MOTOR COURTS.
PROVIDE GANG MAILBOXES
FOR NH 9 & 16
40, 80 FEET
120
LEGEND
PRELIMINARY MAILBOX LOCATION
FINAL LOCATION SUBJECT TO
USPS APPROVAL
LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE H DRANT FH
- HOSE PULL DISTANCE 200' MA
- FRONT DOOR SHO N FOR MEDICAL EMERGENC PURPOSES
- MINIMUM INSIDE TURN RADIUS

NOTE
1. PROPOSED BUILDINGS CONTAIN A 3rd STOR ELEMENT WITH AN EAVE HEIGHT OF 30' OR LESS.
2. FIRE APPARATUS ROADS SHO N HAVE A MINIMUM IDTH OF 20' 26'.
FUTURE NH 16 (PHASE 3)

LEGEND
- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE H DRANT FH
- HOSE PULL DISTANCE 200' MA
- FRONT DOOR SHO N FOR MEDICAL EMERGENC PURPOSES
- MINIMUM INSIDE TURN RADIUS

NOTE
1. PROPOSED BUILDINGS CONTAIN A 3rd STOR ELEMENT ITH AN EAVE HEIGHT OF 30' OR LESS.
2. FIRE APPARATUS ROADS SHO N HAVE A MINIMUM IDTH OF 20' 26'.
ACCESSIBLE PARING SPACES

ACCESSIBLE UNITS 20

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

DOUBLE DRAINED PARKING STALLS

LEGEND:

ACCESSIBLE PARKING SPACES

ACCESSIBLE UNITS 20

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.
LEGEND

- OPEN SPACE  HOA MAINTAINED
  INCLUDING BIO RETENTION SILVA CELL FACILITIES
- COURTS & PRIVATE DRIVES  HOA MAINTAINED
- PRIVATE STREETS  HOA MAINTAINED
- PUBLIC STREET PARK  HOA MAINTAINED
  INCLUDING BIO RETENTION SILVA CELL FACILITIES
- CANAL 2  ONE 7 MAINTAINED
**LEGEND**

- **Quercus virginiana**南方白橡
- **Platanus acerifolia**伦敦悬铃木
- **Celtis sinensis**中国漆树
- **Carpinus betulus 'Fastigiata'**欧洲扁刺角

**Street Trees**

- **HORIZON PARKWAY**
- **CENTRAL PARKWAY**
- **ARNOLD ROAD**

**BOULEVARD phases 2-3**

Dublin, California

APRIL 11, 2017

L2.2
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.
Solid Wood Fence by Builders

Army Fence

Temporary Trees and Screen

Shrubs at end of Street

Existing ground

Army fence

Interim developer
wood fence

SECTION F  PASEO
NTS

Paseo walkway

10'

L/S

S/W

INTERIM PLANTING CONDITIONS

Temporary Trees and Screen

Shrubs at end of Street