NEIGHBORHOOD 13 (PHASE 2)
SITE SUMMARY

TOTAL ACRES:  6.17± AC

NH 13 UNIT COUNT:  45 SINGLE FAMILY DETACHED UNITS

DENSITY:  7.29 du/AC

SEE SHEET C.5.3 FOR SECTION DETAILS
<table>
<thead>
<tr>
<th>NH 13</th>
<th>(DETACHED SINGLE FAMILY) DEVELOPMENT STANDARDS</th>
<th>Per Dublin Crossing Specific Plan Table 2-4</th>
<th>Proposed Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Size (minimum)</td>
<td>3000 sf</td>
<td>3770 sf</td>
</tr>
<tr>
<td></td>
<td>Lot Size (minimum)^1</td>
<td>25 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td><strong>SETBACKS (MINIMUM)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Street Facing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>10 feet</td>
<td>13 feet to Face of Curby^2</td>
<td>8 feet to Back of Walk Along Street 5 feet to Park PL</td>
</tr>
<tr>
<td>Garage</td>
<td>18 feet</td>
<td>18 feet</td>
<td>18 feet</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>6 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>Side</td>
<td>4 feet</td>
<td>4.5 feet</td>
<td>4.5 feet</td>
</tr>
<tr>
<td>Corner</td>
<td>8 feet</td>
<td>6 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>10 feet</td>
<td>10 feet</td>
<td>6.5 feet from Living</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>9 feet from Living</td>
<td>6.5 feet from California Room</td>
<td></td>
</tr>
<tr>
<td>Number of Stories (maximum)</td>
<td>3 Stories</td>
<td>3 Stories</td>
<td>3 Stories</td>
</tr>
</tbody>
</table>

Notes (From the Dublin Crossing Specific Plan):
(1) Flag lots are allowed within the Specific Plan area in cases where conventional rectangular lot layouts are not feasible or practical. Cul-de-sac lots shall not have a frontage of less than 30 feet. Flag lots shall not have a frontage of less than 25 feet for each lot (frontage is measured at right-of-way or property line which ever applies). In cases where more than one flag lot is necessary, shared common driveways should be utilized to reduce pavement and driveway repetition. Landscaping along both sides of the flaglot driveway should be used to avoid an alley appearance.

(2) Building setbacks are measured from edge of building foundation to property line.

(3) 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.

(4) Architectural projections including, but not limited to, porches and patios, landings, roof eaves, steps, bay windows, media rooms, 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.

(5) Minimum garage setback for a driveway is 18 feet. Maximum garage setback for no parking driveway is 0'.

(6) 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.
SECTION A-A
STREET Y, X & LOOP Z

SECTION B-B
PRIVATE ALLEY

SECTION C-C
PARK 1 INTERFACE

SECTION D-D
PARK 1 INTERFACE

GARAGE FLR.
18' DWY
13' CURB & GUTTER

GARAGE FLR.
18' DWY
13' CURB & GUTTER

SECTION A-A
STREET Y, X & LOOP Z

SECTION B-B
PRIVATE ALLEY

SECTION C-C
PARK 1 INTERFACE

SECTION D-D
PARK 1 INTERFACE

GARAGE FLR.
18' DWY
13' CURB & GUTTER

GARAGE FLR.
18' DWY
13' CURB & GUTTER

SECTION A-A
STREET Y, X & LOOP Z

SECTION B-B
PRIVATE ALLEY

SECTION C-C
PARK 1 INTERFACE

SECTION D-D
PARK 1 INTERFACE

GARAGE FLR.
18' DWY
13' CURB & GUTTER

GARAGE FLR.
18' DWY
13' CURB & GUTTER

SECTION A-A
STREET Y, X & LOOP Z

SECTION B-B
PRIVATE ALLEY

SECTION C-C
PARK 1 INTERFACE

SECTION D-D
PARK 1 INTERFACE

GARAGE FLR.
18' DWY
13' CURB & GUTTER

GARAGE FLR.
18' DWY
13' CURB & GUTTER

SECTION A-A
STREET Y, X & LOOP Z

SECTION B-B
PRIVATE ALLEY

SECTION C-C
PARK 1 INTERFACE

SECTION D-D
PARK 1 INTERFACE

GARAGE FLR.
18' DWY
13' CURB & GUTTER

GARAGE FLR.
18' DWY
13' CURB & GUTTER
PARKING SUMMARY

REQUIRED PARKING:
2 COVERED SPACES + 1 GUEST SPACE/UNIT: 135 SPACES

PROPOSED:
GARAGE RESIDENTIAL SPACES: 90
ON-SITE GUEST PARKING SPACES: 122
TOTAL PARKING SPACES: 212 SPACES (4.71 SPACES/UNIT)

LEGEND
ON-STREET GUEST PARKING SPACE
IN-DRIVE GUEST PARKING SPACE
FIRE HYDRANT
NP NO PARKING ZONE (AT FIRE HYDRANTS)

NOTE: NO GUEST PARKING ALONG NUGGET WAY FRONTAGE
NOTE: ALL STREETS ARE PRIVATE. TRASH WILL BE PICKED UP IN BINS AT THE END OF INDIVIDUAL DRIVES.
PROVIDE GANG MAILBOXES FOR NEIGHBORHOOD 13.
LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE HYDRANT (FH)
- FRONT DOOR (SHOWN FOR MEDICAL EMERGENCY PURPOSES)
- MINIMUM INSIDE TURN RADIUS

NOTE:
1. ALL UNITS INCLUDE A 3RD STORY POPUP WITH AN EAVE HEIGHT GREATER THAN 30'.
2. ALL 3RD STORY ELEMENTS ARE BETWEEN 15'-30' FROM STREET.
3. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 26'.
LEGEND

UDO Compliant - Primary Residence
Some units require walkway slope gradient to 8.33% max. This designation assumes pedestrian walks to front door entry from public way via the walkway.

UDO Compliant/Exception - Primary Residence.
For units with walkway slope gradient greater than 8.33%, Units are compliant through options 1 & 2 below:

--- Schematic Accessible Path of Travel

1. Access to home by parking in garage and entering home through garage door with optional ramp.
2. Access from sidewalk to front door via walkway with a slope gradient greater than 8.33%.

Notes:
1. For all Primary Residences, the home builder shall offer to the home buyer a portable ramp that can be placed at the exterior door to the Primary Unit.
2. House plans, model, and setbacks illustrated here are conceptual and subject to change.
LEGEND

- OPEN SPACE - HOA MAINTAINED (INCLUDING BIO-RETENTION/SILVA CELL FACILITIES)
- COURTS & PRIVATE DRIVES - HOA MAINTAINED
- PRIVATE STREETS - HOA MAINTAINED
- PUBLIC STREET PARKWAY - HOA MAINTAINED (INCLUDING BIO-RETENTION/SILVA CELL FACILITIES)

NOTE: FRONT YARDS TO BE HOA MAINTAINED
BOULEVARD
APRIL 11, 2017
phases 2-3
Dublin, California
OVERALL
LINCOLN

LEGEND

- Ulmus parvifolia
  Chinese Elm
- Platanus acerifolia
  London Plane Tree
- Pistacia chinensis 'Keith Davey'
  Chinese Pistache

STREET TREES
NEIGHBORHOOD 13
NUGGET STREET
STERLING STREET
HORIZON PARKWAY

Dublin, California
Notes:
1. All Walls and Fences to be located outside of the PSE
2. The height of walls, gates, signs, monuments, pilasters and any other architectural and landscape features shall be kept below 30” inside the intersection visibility zone. These zones shall be determined by the city traffic engineer.

LEGEND

- 6' HT Theme Wall
- Low Theme Wall
- 6' HT Horizontal Wood Fence
- 5' Park Fence

FUTURE 30 ACRE PARK (BY OTHERS)

STERLING STREET
HORIZON PARKWAY
NUGGET WAY

Dublin, California
APRIL 11, 2017
phases 2-3
Dublin, California
OVERALL
LINCOLN

L5.3
Location: Neighborhood 13 where Fencing Faces Street
6'HT HORIZONTAL WOOD FENCE

Location: Neighborhood 13 Interior Yards where Fencing is not Visible from the Street
6'HT GOOD NEIGHBOR FENCE

Location: Horizon Parkway Frontage at Pedestrian Access Points
42' HT LOW THEME WALL

Location: Horizon Parkway Frontage
6'HT THEME WALL

Location: Neighborhood 13 Park Interface
5' PARK FENCE

Location: Neighborhood 13 where Fencing Faces Street
6'HT HORIZONTAL WOOD FENCE
Location: Neighborhood 13 Front Yards
3’ HT FRONT YARD WALL
LEGEND

- **6' Horizontal Wood Fence**
- **6' Good Neighbor Fence**

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

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

---

**Enhanced Planting at Corner**

**Accent Tree**

**Evergreen Shrubs at House**

**Street Tree**

**Accent Plants at Walk**

**6'Ht Wood Fence and Gate**

---

**Gates Associates**

**Dublin, California**

**APRIL 11, 2017**

**phases 2-3**

**OVERALL LINCOLN BOULEVARD**

---

**TYPICAL NEIGHBORHOOD 13**

**6' Horizontal Wood Fence**

**6' Good Neighbor Fence**

---

**AC AC AC**

**6' Horizontal Wood Fence**

**6' Good Neighbor Fence**

**Note: All Walls and Fences to be located outside of the PSE**
TYPICAL PASEO
NEIGHBORHOOD 13

LEGEND

- 6' Theme Wall
- 6' Horizontal Wood Fence
- 6' Good Neighbor Fence
- Low Theme Wall
- Front Yard Wall

Note: All Walls and Fences to be located outside of the PSE
FUTURE 30-ACRE PUBLIC PARK

DG Paved Path at Gates

6' PSE

Gate, Typ.

Multi-Trunk Trees with Ornamental Grasses at Gates

Accent Trees at Paseo

Mid-block Pedestrian Walk

Street Trees

LEGEND

6' Horizontal Wood Fence

6' Good Neighbor Fence

5' Park Fence

Note: All Walls and Fences to be located outside of the PSE.
OPT. BEDROOM 5 w/ BA. 4
IN LIEU OF BONUS ROOM
ROOF PLAN

PITCH: 3.5:12
RAKE: 6"
EAVE: 12"

MATERIAL LEGEND
1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16/20 STUCCO SAND FINISH
4. STONE VENEER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUS TRIM
7. METAL AWNING OR TRELLIS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE

NOTE: LOCATION WILL VARY PER LOT AND PLOT ORIENTATION

FENCE LINE
LEFT

FENCE LINE
RIGHT

BOULEVARD

PLAN 1 VARIATION A
ELEVATION

MARCH 28, 2017

APRIL 11, 2017

A5.4
3RD FLOOR
### Universal Design Requirement - Plan 1

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Entrance</strong>: One doorbell to be installed for the accessible entry door, one that is between forty-two (42) inches and forty-eight (48) inches from finished floor.</td>
<td>At entry door</td>
</tr>
<tr>
<td><strong>Primary Entrance</strong>: Complies with CBC Chapter 11A and thirty-four (34) inch min. clear, secondary exterior door with thirty-two (32) inch min. clear, twenty-four (24) inch min. at strike side of door. See civil drawings for exterior path of travel.</td>
<td>At entry door and garage door</td>
</tr>
<tr>
<td><strong>Primary Floor Powder/Bathroom</strong>: One (1) powder or bathroom that is either: consistent with the requirements of CBC Chapter 11A, or outside of the swing of the door and either a forty-eight (48) inch circle, forty-eight (48) inches by sixty (60) inches or sixty (60) inch diameter circle.</td>
<td>At bathroom 3</td>
</tr>
<tr>
<td><strong>Primary Floor Powder/Bathroom</strong>: One (1) bathroom with a bathtub or shower meeting the requirements of ANSI A 117.1.</td>
<td>At bathroom 3</td>
</tr>
<tr>
<td><strong>Primary Floor Powder/Bathroom</strong>: One (1) powder or bathroom to meet requirements of the CBC Chapter 11A for lavatory / sink and water closet (toilet), and compliant fixtures and accessories, requirements for grab bar reinforcement at water closet (toilet) and shower or bathtub, grab bars for water closet (toilet), shower or bathtub, lavatory, or any combination thereof.</td>
<td>Bathroom 3</td>
</tr>
<tr>
<td><strong>Kitchen</strong>: Forty-eight (48) inch clear pathway and one or more of the following: at least forty-eight (48) inch clear space in front of a stove at the base of a U-shaped kitchen, or at least a thirty (30) inch by forty-eight (48) inch clear space in front of the sink (counting open access underneath); or at least one eighteen (18) inch wide bread board and/or at least eighteen (18) inches in counter space at a thirty-four (34) inch height, or any combination thereof.</td>
<td>Kitchen</td>
</tr>
<tr>
<td><strong>Kitchen</strong>: Adjustable sink and/or removable under sink cabinets consistent with CBC Chapter 11A and hood fan controls at light switch level or lower level (Ord. 21-07 Part 1).</td>
<td>Kitchen</td>
</tr>
<tr>
<td><strong>Interior Routes</strong>: One (1) accessible route through the hallways consistent with the requirements of CBC Chapter 11A from the accessible entrance of the dwelling unit to the primary entry level powder room or bathroom, a common use room, and the kitchen if located on the primary entry level. (Min. 42&quot; width with 32&quot; clear doors, or Min. 39&quot; width with 36&quot; clear doors).</td>
<td>Entry level</td>
</tr>
<tr>
<td><strong>Bedroom</strong>: If bedroom exists on entry level, one (1) bedroom on accessible route of travel meeting section 7.90.130. A closet shall have a thirty-two (32) inch min. net opening and adjustable closet rods and shelving.</td>
<td>Bedroom 3</td>
</tr>
<tr>
<td><strong>Misc. Areas (Patio or Yard)</strong>: Accessible route to and from the accessible entrance, either through the dwelling unit, or around the dwelling unit.</td>
<td></td>
</tr>
<tr>
<td><strong>General Components</strong>: An accessible route in an interior room or hallway, interior doors or openings for rooms and routes of travel consistent with CBC Chapter 11A.</td>
<td></td>
</tr>
</tbody>
</table>

### Universal Design Ordinance Compliance Matrix

Projects will comply with Universal Design Ordinance by offering, for the units complying with the various sections of the UDO, the appropriate options to all prospective buyers prior to the time that a request for a building permit is submitted to the City of Dublin for that particular lot. Developer shall submit a UDO checklist during the master plan check. Indication the “cut off” times when it is no longer practical to offer certain items in the UDO.
FENCE LINE
REAR

ROOF PLAN

PITCH: 3.5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

BUILDING WALL LINE
FENCE LINE

NOTE: LOCATION WILL VARY PER LOT AND PLOT ORIENTATION

FINISH GRADE
9'-1"
8'-0"
9'-1"
8'-0"
9'-1"
7'-6"
4'-0"

MATERIAL LEGEND
1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16/20 STucco SAND FINISH
4. STONE VENER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUS TRIM
7. METAL AWING OR TRELLIS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE

BOULEVARD
APRIL 11, 2017

DUBLIN, CALIFORNIA

OVERALL

LINCOLN NEIGHBORHOOD 13

PLAN 2 VARIATION A
ELEVATION

APRIL 11, 2017

A5.16
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

- 2ND FLOOR
  - LOFT 14'0" x 11'3"
  - BEDROOM 3 13'6" x 11'7"
  - MASTER BATH 15'6" x 15'0"
  - MASTER LINEN 20 L.F.

- 1ST FLOOR
  - DINING 12'6" x 11'0"
  - ENTRY 6'0" x 6'0"
  - GREAT ROOM 18'0" x 15'0"
  - KITCHEN 17'0" x 14'0"
  - PANTRY 10'0" x 8'0"
  - LINEN 12 L.F.
  - LAUN. 4 L.F.

- CALIFORNIA ROOM 15'0" x 9'0"

- 2-CAR GARAGE 20'4" x 24'0"

- 3RD FLOOR
  - BEDROOM 2 13'0" x 11'9"
  - MASTER BATH 20 L.F.
  - LAU. 12 L.F.
  - UPPERS OPT. SINK

- 2nd Floor Area: 1,074 sq. ft.
- 1st Floor Area: 1,555 sq. ft.
- 2nd Floor: 324 sq. ft.
- Total: 3,163 sq. ft.
- 2-CAR GARAGE: 516 sq. ft.
- TOTAL: 534 sq. ft.

FLOOR AREA TABLE

- PLAN 2
  - 3,163 sq. ft.
  - 3 BEDROOMS / LOFT / 3 BATHS
  - 2-CAR GARAGE

- PLAN 2 VARIATION B

- BOLLARD 7'-6" MIN
- 5'-0" MIN
- 55'-0" MIN
- 33'-0"
- 32'-0"

- APRIL 11, 2017

- Bassenian Lagoni
  - ARCHITECTURE • PLANNING • INTERIORS

- DUBLIN, CALIFORNIA
- LINCOLN • NEIGHBORHOOD 13
- PLAN 2 VARIATION B
- FLOOR PLAN
- A5.17
**UNIVERSAL DESIGN REQUIREMENTS - PLAN 2**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIMARY ENTRANCE: ONE DOORBELL TO BE INSTALLED FOR THE ACCESSIBLE ENTRY</td>
<td>AT ENTRY DOOR</td>
</tr>
<tr>
<td>Door, one that is between forty-two (42) inches and forty-eight (48)</td>
<td></td>
</tr>
<tr>
<td>INCHES FROM FINISHED FLOOR.</td>
<td></td>
</tr>
<tr>
<td>PRIMARY ENTRANCE: COMPLIES WITH CBC CHAPTER 11A AND THIRTY-FOUR (34)</td>
<td>AT ENTRY DOOR AND</td>
</tr>
<tr>
<td>INCH MIN. CLEAR, SECONDARY EXTERIOR DOOR WITH THIRTY-TWO (32) INCH MIN.</td>
<td>GARAGE DOOR</td>
</tr>
<tr>
<td>CLEAR, TWENTY-FOUR (24) INCH MIN. AT STRIKE SIDE OF DOOR. SEE CIVIL</td>
<td></td>
</tr>
<tr>
<td>DRAWINGS FOR EXTERIOR PATH OF TRAVEL.</td>
<td></td>
</tr>
<tr>
<td>PRIMARY FLOOR POWDER/BATHROOM: ONE (1) POWDER OR BATHROOM THAT IS</td>
<td>AT BATHROOM 3</td>
</tr>
<tr>
<td>EITHER: CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE</td>
<td></td>
</tr>
<tr>
<td>OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE,</td>
<td></td>
</tr>
<tr>
<td>FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR SIXTY (60) INCH DIAMETER</td>
<td></td>
</tr>
<tr>
<td>CIRCLE. SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.</td>
<td></td>
</tr>
<tr>
<td>PRIMARY FLOOR POWDER/BATHROOM: ONE (1) POWDER OR BATHROOM TO MEET</td>
<td>AT BATHROOM 3</td>
</tr>
<tr>
<td>REQUIREMENTS OF THE CBC CHAPTER 11A FOR LAVATORY/SINK AND WATER CLOSET</td>
<td></td>
</tr>
<tr>
<td>(TOILET), AND COMPLIANT FIXTURES AND ACCESSORIES, REQUIREMENTS FOR GRAB</td>
<td></td>
</tr>
<tr>
<td>BAR REINFORCEMENT AT WATER CLOSET (TOILET), AND SHOWER OR BATHTUB GRAB</td>
<td></td>
</tr>
<tr>
<td>BARS FOR WATER CLOSET (TOILET), SHOWER OR BATHTUB, LAVATORY, OR ANY</td>
<td></td>
</tr>
<tr>
<td>COMBINATION THEREOF.</td>
<td></td>
</tr>
<tr>
<td>PRIMARY FLOOR POWDER/BATHROOM: ONE (1) BATHROOM WITH A BATHTUB OR</td>
<td></td>
</tr>
<tr>
<td>SHOWER MEETING THE REQUIREMENTS OF ANSI A 117.1</td>
<td></td>
</tr>
<tr>
<td>KITCHEN: FORTY-EIGHT (48) INCH CLEAR PATHWAY AND ONE OR MORE OF THE</td>
<td></td>
</tr>
<tr>
<td>FOLLOWING: AT LEAST FORTY-EIGHT (48) INCH CLEAR SPACE IN FRONT OF A STOVE</td>
<td></td>
</tr>
<tr>
<td>AT THE BASE OF A U-SHAPED KITCHEN; OR AT LEAST A THIRTY (30) INCH BY</td>
<td></td>
</tr>
<tr>
<td>FORTY-EIGHT (48) INCH CLEAR SPACE IN FRONT OF THE SINK (COUNTING OPEN</td>
<td></td>
</tr>
<tr>
<td>ACCESS UNDERNEATH); OR AT LEAST ONE EIGHTEEN (18) INCH WIDE BREAD BOARD</td>
<td></td>
</tr>
<tr>
<td>AND/OR AT LEAST EIGHTEEN (18) INCHES IN COUNTER SPACE AT A THIRTY-FOUR</td>
<td></td>
</tr>
<tr>
<td>(34) INCH HEIGHT, OR ANY COMBINATION THEREOF.</td>
<td></td>
</tr>
<tr>
<td>KITCHEN: ADJUSTABLE SINK AND/OR REMOVABLE UNDER SINK CABINETS CONSISTENT</td>
<td></td>
</tr>
<tr>
<td>WITH CBC CHAPTER 11A AND HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER</td>
<td></td>
</tr>
<tr>
<td>LEVEL (ORD. 21-07 PART 3).</td>
<td></td>
</tr>
<tr>
<td>INTERIOR ROUTES: ONE (1) ACCESSIBLE ROUTE THROUGH THE HALLWAYS CONSISTENT</td>
<td></td>
</tr>
<tr>
<td>WITH THE REQUIREMENTS OF CBC CHAPTER 11A FROM THE ACCESSIBLE ENTRANCE OF</td>
<td></td>
</tr>
<tr>
<td>THE DWELLING UNIT TO THE PRIMARY ENTRY LEVEL POWDER ROOM OR BATHROOM, A</td>
<td></td>
</tr>
<tr>
<td>COMMON USE ROOM, AND THE KITCHEN IF LOCATED ON THE PRIMARY ENTRY LEVEL.</td>
<td></td>
</tr>
<tr>
<td>(MIN. 42' WIDTH WITH 32' CLEAR DOORS, OR MIN. 39' WIDTH WITH 36' CLEAR</td>
<td></td>
</tr>
<tr>
<td>DOORS, OR 36' WIDTH WITH 36' CLEAR DOORS)</td>
<td></td>
</tr>
<tr>
<td>BEDROOM: IF BEDROOM EXISTS ON ENTRY LEVEL, ONE (1) BEDROOM ON ACCESSIBLE</td>
<td></td>
</tr>
<tr>
<td>ROUTE OF TRAVEL MEETING SECTION 1900.10; A CLOSET SHALL HAVE A THIRTY-TWO</td>
<td></td>
</tr>
<tr>
<td>(32) INCH MIN. NET OPENING AND ADJUSTABLE CLOSET RODS AND SHELVING.</td>
<td></td>
</tr>
<tr>
<td>MISC. AREAS (PATIO OR YARD): ACCESSIBLE ROUTE TO AND FROM THE ACCESSIBLE</td>
<td></td>
</tr>
<tr>
<td>ENTRANCE, EITHER THROUGH THE DWELLING UNIT, OR AROUND THE DWELLING UNIT.</td>
<td></td>
</tr>
<tr>
<td>GENERAL COMPONENTS: AN ACCESSIBLE ROUTE IN AN INTERIOR ROOM OR HALLWAY,</td>
<td></td>
</tr>
<tr>
<td>INTERIOR DOORS OR OPENINGS FOR ROOMS AND ROUTES OF TRAVEL CONSISTENT WITH</td>
<td></td>
</tr>
<tr>
<td>CBC CHAPTER 11A.</td>
<td></td>
</tr>
</tbody>
</table>

**UNIVERSAL DESIGN ORDINANCE COMPLIANCE MATRIX**

Projects will comply with universal design ordinance by offering, for the units complying with the various sections of the UDO, the appropriate options to all prospective buyers prior to the time that a request for a building permit is submitted to the city or Dublin for that particular lot. Developer shall submit a UDO checklist during the master plan check. Indication the “cut off” times when it is no longer practical to offer certain items in the UDO.
ROOF PLAN

PITCH: 3.5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND
1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16/20 STUCCO SAND FINISH
4. STONE VENER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUS TRIM
7. METAL AWING OR TRELLIS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE

FINISH GRADE
9'-1"
8'-0"
7'-6"
BONUS ROOM
OPT. BAR
OPT. BATH 4
IN LIEU OF STORAGE
BA. 4
OPT. SINK

BEDROOM 5
LOFT 2

OPT. BEDROOM 5 w/ BA. 4
IN LIEU OF STORAGE

OPT. BATH 4

3RD FLOOR

MARCH 28, 2017
APRIL 11, 2017

Dublin, California
Lincoln - Neighborhood 13
Plan 3 Variation B
Floor Plan
April 11, 2017
A5.30
FENCE LINE
REAR

ROOF PLAN
B

MATERIAL LEGEND
1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16/20 STUCCO SAND GROUND
4. STONE VENNER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUSTRIM
7. METAL AWING OR TRELLIS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE

FINISH GRADE

ELEVATION

BOULEVARD
MATERIAL LEGEND

1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16/20 STUCCO SAND FINISH
4. STONE VENEER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUS TRIM
7. METAL AWING OR TRIBUS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE

FINISH GRADE

9'-1"
8'-0"
9'-1"
9'-0"
9'-1"
7'-6"
4'-3"
### Universal Design Requirement - Plan 1

**Primary Entrance:** One doorbell to be installed for the accessible entry door, one that is between forty-two (42) inches and forty-eight (48) inches from finished floor.

**Primary Entrance:** Complies with CBC Chapter 11A and thirty-four (34) inch min. clear, secondary exterior door with thirty-two (32) inch min. clear, twenty-four (24) inch min. at strike side of door. See civil drawings for exterior path of travel.

**Primary Floor Powder/Bathroom:** One (1) powder or bathroom that is either: consistent with the requirements of CBC Chapter 11A; or outside of the swing of the door and either a forty-eight (48) inch circle, forty-eight (48) inches by sixty (60) inches or sixty (60) inch diameter circle.

**Primary Floor Powder/Bathroom:** One (1) bathroom with a bathtub or shower meeting the requirements of ANSI A 117.1.

**Primary Floor Powder/Bathroom:** One (1) powder or bathroom to meet requirements of the CBC Chapter 11A for lavatory / sink and water closet (toilet); and compliant fixtures and accessories, requirements for grab bar reinforcement at water closet (toilet) and shower or bathtub, grab bars for water closet (toilet), shower or bathtub, lavatory, or any combination thereof.

**Kitchen:** Forty-eight (48) inch clear pathway and one or more of the following: at least forty-eight (48) inch clear space in front of a stove at the base of a U-shaped kitchen; or at least a thirty-six (36) inch by forty-eight (48) inch clear space in front of the sink (counting open access underneath); or at least one eighteenth (18) inch wide bread board and/or at least one eighteenth (18) inch in counter space at a thirty-four (34) inch height, or any combination thereof.

**Kitchen:** Adjustable sink and/or removable under sink cabinets consistent with CBC Chapter 11A and hood fan controls at light switch level or lower level (Ord. 21-07 Part 3).

**Interior Routes:** One (1) accessible route through the hallways consistent with the requirements of CBC Chapter 11A from the accessible entrance of the dwelling unit to the primary entry level powder room or bathroom, a common use room, and the kitchen if located on the primary entry level. (Min. 42" width with 32" clear doors, or Min. 39" width with 34" clear doors, or 36" width with 36" clear doors).

**Bedroom:** If bedroom exists on entry level, one (1) bedroom on accessible route of travel meeting section 7.90.130. A closet shall have a thirty-two (32) inch min. net opening and adjustable closet rods and shelving.

**Misc. Areas (Patio or Yard):** Accessible route to and from the accessible entrance, either through the dwelling unit, or around the dwelling unit.

**General Components:** An accessible route in an interior room or hallway, interior doors or openings for rooms and routes of travel consistent with CBC Chapter 11A.

### Universal Design Ordinance Compliance Matrix

Projects will comply with Universal Design Ordinance by offering, for the units complying with the various sections of the UDO, the appropriate options to all prospective buyers prior to the time that a request for a building permit is submitted to the City or Dublin for that particular lot. Developer shall submit a UDO checklist during the Master Plan Check indication the "cut off" times when it is no longer practical to offer certain items in the UDO.
### COLOR PALETTERES

<table>
<thead>
<tr>
<th>SCHEME 1</th>
<th>SCHEME 2</th>
<th>SCHEME 3</th>
<th>SCHEME 4</th>
<th>SCHEME 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE STUCCO PAINTED (FINISH 16/20)</td>
<td>ACCEPT STUCCO PAINTED (FINISH 16/20)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALT. EAVE COLOR</td>
<td>SW 7006 EXTRA WHITE</td>
<td>SW 7639 ETHERAL MOOD</td>
<td>SW 7011 NATURAL CHOICE</td>
<td>SW 7532 URBAN PUTTY</td>
</tr>
<tr>
<td>FASCIA AND EAVES / GARAGE DOORS / TRIM</td>
<td>SW 7045 INTELLECTUAL GRAY</td>
<td>SW 7074 SOFTWARE</td>
<td>SW 7744 ZEUS</td>
<td>SW 7513 SANDERLING</td>
</tr>
<tr>
<td>SIDING (HORIZONTAL LAP)</td>
<td>SW 7027 WELL-BRED BROWN</td>
<td>SW 7666 WESTHIGHLAND WHITE</td>
<td>SW 7744 ZEUS</td>
<td>SW 027 WELL-BRED BROWN</td>
</tr>
<tr>
<td>FRONT DOOR (PAINTED PANELS)</td>
<td>SW 7619 LABADORITE</td>
<td>SW 7668 WESTHIGHLAND WHITE</td>
<td>SW 7076 CYBERSPACE</td>
<td>SW 2243 WETLANDS</td>
</tr>
<tr>
<td>ROOF (FLAT TILE)</td>
<td>SW 6992 INKWELL</td>
<td>SW 6258 TRICORN BLACK</td>
<td>SW 2860 ROOKWOOD TERRA COTTA</td>
<td>SW 027 WELL-BRED BROWN</td>
</tr>
</tbody>
</table>

**MANUFACTURES:**
- ROOF: EAGLE
- PAINT: SHERWIN WILLIAMS
- STONE: ELORADO STONE
- ENTRY DOORS: THERMATRU
- WINDOWS: MILGARD
- GUTTERS: ALUMINUM

**BOULEVARD phases 2-3**

**Dublin, California**

**VARIATION A**
COLOR & MATERIAL SCHEME

**APRIL 11, 2017**

**A5.39**
### COLOR PALETTES

<table>
<thead>
<tr>
<th>SCHEME 6</th>
<th>SCHEME 7</th>
<th>SCHEME 8</th>
<th>SCHEME 9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BASE STUCCO PAINTED</strong>&lt;br&gt;FINISH 16/20&lt;br&gt;ALT. EAVE COLOR</td>
<td><strong>BASE STUCCO PAINTED</strong>&lt;br&gt;FINISH 16/20&lt;br&gt;ALT. EAVE COLOR</td>
<td><strong>BASE STUCCO PAINTED</strong>&lt;br&gt;FINISH 16/20&lt;br&gt;ALT. EAVE COLOR</td>
<td><strong>BASE STUCCO PAINTED</strong>&lt;br&gt;FINISH 16/20&lt;br&gt;ALT. EAVE COLOR</td>
</tr>
<tr>
<td>SW 7633 TAUPE TONE</td>
<td>SW 7673 PEWTER CAST</td>
<td>SW 7065 ARGOS</td>
<td>SW 9109 NATURAL LINEN</td>
</tr>
<tr>
<td>SW 7008 ALABASTER</td>
<td>SW 7568 WES HIGHLAND WHITE</td>
<td>SW 7067 CITYSCAPE</td>
<td>SW 6054 CANYON CLAY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FASCIA AND EAVES / GARAGE DOORS / TRIM</th>
<th>FASCIA AND EAVES / GARAGE DOORS / TRIM</th>
<th>FASCIA AND EAVES / GARAGE DOORS / TRIM</th>
<th>FASCIA AND EAVES / GARAGE DOORS / TRIM</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW 7055 ENDURING BRONZE</td>
<td>SW 7568 WES HIGHLAND WHITE</td>
<td>SW 6083 SABLE</td>
<td>SW 7019 GAUNTLET GRAY</td>
</tr>
<tr>
<td>SW 6222 RIVERWAY</td>
<td>SW 8990 CAVIAR</td>
<td>SW 6192 COASTAL PLAIN</td>
<td>SW 7019 GAUNTLET GRAY</td>
</tr>
<tr>
<td>SW 6007 CLASSIC FRENCH GRAY</td>
<td>SW 2839 ROYOCROFT COPPER RED</td>
<td>SW 2739 CHARCOAL BLUE</td>
<td>SW 0002 PEACOCK PLUME</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FRONT DOOR (PAINTED PANELS)</th>
<th>FRONT DOOR (PAINTED PANELS)</th>
<th>FRONT DOOR (PAINTED PANELS)</th>
<th>FRONT DOOR (PAINTED PANELS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW 0007 CLASSIC FRENCH GRAY</td>
<td>SW 2839 ROYOCROFT COPPER RED</td>
<td>SW 2739 CHARCOAL BLUE</td>
<td>SW 0002 PEACOCK PLUME</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ROOF (FLAT TILE)</th>
<th>METAL ROOF</th>
<th>STONE (CORRUGATED MGO, MORRISON &amp; APPLIED SOFT TAN MORTAR)</th>
<th>EUROPEAN LEDGE COTTONWOOD</th>
<th>VANTAGE 30 WHITE ELM</th>
<th>ZEN 24 SOFT LIGHT</th>
<th>EUROPEAN LEDGE LINEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>49602</td>
<td>4591</td>
<td>ZINC GRAY</td>
<td>OLD TOWN GRAY</td>
<td>ZINC GRAY</td>
<td>OLD TOWN GRAY</td>
<td>ZINC GRAY</td>
</tr>
</tbody>
</table>

**MANUFACTURES:**
- **ROOF**: EAGLE
- **PAINT**: SHERWIN WILLIAMS
- **STONE**: ELDRADO STONE
- **ENTRY DOORS**: THERMATRU
- **WINDOWS**: MILGARD
- **GUTTERS**: ALUMINUM