BOULEVARD
phases 2–3
Dublin, California

Site Design Review
NEIGHBORHOODS 10, 11/12/18, 13, 17 & REC CENTER
APRIL 11, 2017
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.
NH 13 - Park Interface
ENTRY AT CENTRAL PARKWAY

- Decorative Railing at Culvert
- Entry Wall with Veneer
- Accent Paving
- Granite Seat Turtles in Ornamental Grasses
- Street Tree
  *Celtis sinensis*  
  Chinese Hackberry
- Median Tree
  *Platanus acerifolia*  
  London Plane Tree
- Pedestrian Crossing
- Decorative Railing at Culvert
- Entry Wall with Veneer
- Granite Seat Turtles in Ornamental Grasses
- Accent Paving
- Decorative Railing at Culvert
OVERALL WALL AND FENCING PLAN

- 3' Low Stucco Wall with Column
- 3' Low Veneer Wall
- Low Theme Wall
- 6' Theme Wall
- 6' Horizontal Wood Fence
- 5' Park Fence

Dublin, California
5' PARK FENCE
Location: Neighborhood 13 Park Interface

5'-0''
Trellis
Vines
3'-0''
Property Line
Horizontal Wood Gate
Cable Rail

42'' HT LOW THEME WALL
Location: Horizon Parkway Frontage

3'-0''
3'-4''
Cap
Board Form Concrete Column
Modular Metal Fence Panel

3'-0''
3'-4''
Stucco Color: Kelly Moore Land Rush Bone to match Architecture
Stone Veneer: Based on Plan Type to match Architecture

3' HT LOW WALL WITH COLUMN
Location: Neighborhood 17 Front Yards

3'-0''
Stucco Color: Kelly Moore Land Rush Bone to match Architecture
Stone Veneer: Creative Mines, Split Modular, Blacktruffle Craft to match Phase 1A

6' HT GOOD NEIGHBOR FENCE
Location: Neighborhoods 11, 12, 13, 17 where Wood Fencing Faces the Street

5'-0''
Location: Neighborhood 17 Front Yards

3'-0''
3'-4''
Cap
Board Form Concrete Column
Modular Metal Fence Panel

42'' HT LOW THEME WALL
Location: Horizon Parkway Frontage

3'-0''
3'-4''
Stucco Color: ZINC DUST KM4903 KELLY MOORE

3' HT LOW VENEER WALL
Location: Neighborhood 17 Front Yards

6' HT THEME WALL
Location: Central Parkway, Sterling Street, Dublin Blvd and Iron Horse Parkway Frontage

Location: Neighborhood 13 Park Interface

5' PARK FENCE
Location: Neighborhood 13 Park Interface

5'-0''
Location: Neighborhood 13 Park Interface

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

Location: Neighborhood 13 Park Interface
SECTION A  CENTRAL PARKWAY

SECTION B  IRON HORSE PARKWAY
SITE ACCESSORIES

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
NEIGHBORHOOD 10 (PHASE 2)
SITE SUMMARY
TOTAL ACRES: 5.97± AC
NH 10 UNIT COUNT: 102 UNITS
DENSITY: 17.1 du/AC

SEE SHEET C.3.3 FOR SECTION DETAILS
SEE LANDSCAPE PLANS FOR MORE DETAIL ALONG PEDESTRIAN CORRIDOR
## NH 10 (STACKED FLATS)
### DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th></th>
<th>Per Dublin Crossing, Specific Plan Table 2-11</th>
<th>Proposed Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SETBACKS (MINIMUM)</strong> (1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building to PL</td>
<td>10 feet</td>
<td>6 feet (Back of Public Walk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9 feet to Front Door (Lobby)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>16 feet to Face of Curb of Public Street</td>
</tr>
<tr>
<td>Building to Parking and Drive Isle</td>
<td>5 feet</td>
<td>5 feet to Living</td>
</tr>
<tr>
<td>Drive Isle or Parking to PL</td>
<td>5 feet</td>
<td>3 feet to Garage</td>
</tr>
<tr>
<td><strong>BUILDING SEPARATION (MINIMUM)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage to Garage</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Building to Building (2 stories or less)</td>
<td>10 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Building to Building (3-4 stories)</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Building to Building (5-6 stories)</td>
<td>30 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum number of stories</td>
<td>6 stories</td>
<td>4 stories</td>
</tr>
</tbody>
</table>

### 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.
PARKING SUMMARY

REQUIRED PARKING:
2 COVERED SPACES + 1 GUEST SPACE/UNIT: 306 SPACES

PROPOSED:
GARAGE RESIDENTIAL SPACES: 204
ON-SITE GUEST PARKING SPACES: 63
GUEST PARKING SPACES ON PUBLIC STREETS: 46

TOTAL PARKING SPACES:
313 SPACES (3.07 SPACES/UNIT)

ACCESSIBLE SPACES (5% OF ONSITE PARKING SPACES):
4 (1 VAN ACCESSIBLE)
COMPACT PARKING SPACES (35% ALLOWED): 13 (12%)
EV GUEST PARKING STALLS (3% OF ON-SITE GUEST STALLS REQUIRED): 2 (1 ACCESSIBLE)

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.
LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE HYDRANT (FH)
- LADDER ACCESS TO BUILDING OVER 30'
- FIRE ACCESS PULLOUT TO ALSO SERVE KITCHEN FACILITY AT RECREATION CENTER (RECREATION CENTER 2-STORY MAX.)
- FRONT DOOR TO LOBBY (SHOWN FOR MEDICAL EMERGENCY PURPOSES)
- MINIMUM INSIDE TURN RADIUS

NOTE:
1. NEIGHBORHOOD 10 PRODUCT IS A 4-STORY PRODUCT.
2. FIRE APPARATUS ROADS SHOWN HAVE A 'MINIMUM WIDTH OF 26'.
LEGEND:

- ACCESSIBLE PARKING SPACES
- ACCESSIBLE PATH TO/FROM ACCESSIBLE STALL AND PUBLIC R.O.W. TO ACCESSIBLE LOBBY ENTRANCE
- NOTE: ALL UNITS ARE ACCESSIBLE BY ELEVATOR

DOUBLE DISABLED PARKING STALLS

12' (Van)  g'  s'  5'

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

REFER TO LANDSCAPE PLANS FOR PARK WALKWAY DETAILS

REFER TO LANDSCAPE PLANS FOR PARK WALKWAY DETAILS

APRIL 11, 2017
LEGEND

- Quercus virginiana
  Southern Live Oak
- Ulmus parvifolia
  Chinese Elm
- Platanus acerifolia
  London Plane Tree
- Pistacia chinensis 'Keith Davey'
  Chinese Pistache
- Celtis sinensis
  Chinese Hackberry
- Phoenix dactylifera
  Date Palm

Dublin, California
APRIL 11, 2017
phases 2-3
OVERALL
HYDE PARK
L3.2

0' 50' 100' 200'
STREET TREES
NEIGHBORHOOD 10

GATES ASSOCIATES

CENTRAL PARKWAY
STERLING STREET
IRON HORSE PARKWAY

STREET TREES
LEGEND

Quercus virginiana
Southern Live Oak
Ulmus parvifolia
Chinese Elm
Platanus acerifolia
London Plane Tree
Pistacia chinensis 'Keith Davey'
Chinese Pistache
Celtis sinensis
Chinese Hackberry
Phoenix dactylifera
Date Palm

Dublin, California
APRIL 11, 2017
phases 2-3
OVERALL
HYDE PARK
L3.2
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.

Location: Central Parkway, Sterling Street and Iron Horse Trail Parkway Frontage

LEGEND

3' Low Veneer Wall

Stucco Color: ZINC DUST KM4903 KELLY MOORE

Stone Veneer: Creative Mines, Split Modular, Blacktruffle Craft to match Phase 1A
LANDSCAPE TYPICAL - HYDE PARK

Accent Shrubs and Groundcover
Infiltration Basin Planting
Vertical Accent Tree
Evergreen Shrubs
Canopy Tree
Flowering Accent Tree
Street Tree
Large Shrub (at Garage Entries)
ALLOWABLE AREA

MIXED - OCCUPANCY, MULTI-LEVEL BUILDINGS

ALLOWABLE AREA PER STORY CALCULATION FOR SINGLE-OCCUPANCY MULTI-LEVEL BUILDINGS

\[ A_{w} = \left( \frac{w}{F} \right) + \left( \frac{F}{P} \right) \]

1ST STORY:
- \( A_{w} \) = ALLOWABLE BUILDING AREA (SQUARE FEET)
- \( w = \) BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING WIDTH OF 20 FEET
- \( F = \) BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( P = \) PERIMETER OF ENTIRE BUILDING

2ND STORY:
- \( A_{w} \) = ALLOWABLE BUILDING AREA (SQUARE FEET)
- \( w = \) BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( F = \) BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( P = \) PERIMETER OF ENTIRE BUILDING

3RD STORY:
- \( A_{w} \) = ALLOWABLE BUILDING AREA (SQUARE FEET)
- \( w = \) BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( F = \) BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( P = \) PERIMETER OF ENTIRE BUILDING

4TH STORY:
- \( A_{w} \) = ALLOWABLE BUILDING AREA (SQUARE FEET)
- \( w = \) BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( F = \) BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET
- \( P = \) PERIMETER OF ENTIRE BUILDING

TOTAL SUM OF RATIOS
- \( \frac{A_{1}}{A} \)
- \( \frac{A_{2}}{A} \)
- \( \frac{A_{3}}{A} \)
- \( \frac{A_{4}}{A} \)

\[ \frac{\text{TOTAL SUM OF RATIOS}}{A} = 2 \]

ALLOWABLE AREAS PER CBC SECTION 703

PLAN 1 - 1ST AND 3RD LEVELS

PLAN 2 - 2ND LEVEL

PLAN 3 - 2ND FLR

PLAN 3 - 1ST FLR

FRONTAGE INCREASE CALCULATION (Equation 5-5)

\[ \text{AREA FACTOR INCREASE DUE TO FRONTAGE PER 506.3} = \frac{\text{AREA FACTOR INCREASE DUE TO FRONTAGE PER 506.3}}{\text{IF}} \]

\[ \text{U} = \frac{\text{U MIXED-OCCUPANCY ALLOWABLE AREA} (\text{Eq 5-3})}{\text{R-2 MIXED-OCCUPANCY ALLOWABLE AREA} (\text{Eq 5-3})} \]

\[ \text{U ACTUAL} = \frac{\text{U MIXED-OCCUPANCY ALLOWABLE AREA} (\text{Eq 5-3})}{\text{R-2 MIXED-OCCUPANCY ALLOWABLE AREA} (\text{Eq 5-3})} \]

\[ \text{U ACTUAL} = \frac{1.111}{0.597} = 1.86 \]

\[ \text{U ACTUAL} = \frac{1.10}{0.57} = 1.93 \]

\[ \text{U ACTUAL} = \frac{1.00}{0.49} = 2.04 \]

\[ \text{U ACTUAL} = \frac{1.00}{0.22} = 4.55 \]

\[ \text{U ACTUAL} = \frac{1.00}{0.10} = 10 \]

\[ \text{U ACTUAL} = \frac{1.00}{0.00} = \text{No Limit} \]

\[ \text{U ACTUAL} = \frac{1.00}{0.00} = \text{No Limit} \]

\[ \text{U ACTUAL} = \frac{1.00}{0.00} = \text{No Limit} \]

\[ \text{U ACTUAL} = \frac{1.00}{0.00} = \text{No Limit} \]

ACCESSIBILITY

ALL UNITS IN BUILDINGS ARE REQUIRED TO BE ACCESSIBLE PER CBC 11A.
**Solar Ready Roof Requirements**

For low rise multifamily buildings, the solar zone shall be located on the roof or overhanging of the building, or on the roof of another structure located within 250' of the building and have a total area of at least 120% of the total roof area of the building. (2016 Energy Code Section 110.10B)

For N10 6 PLEX SOLAR READY ZONE - A:
- Total Roof Area: 5,231 SF
- Solar Ready Zone: 967 SF
- % of Total: 18.5%

For N10 6 PLEX SOLAR READY ZONE - B:
- Total Roof Area: 5,231 SF
- Solar Ready Zone: 966 SF
- % of Total: 18.5%
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows

NEIGHBORHOOD 10

BOULEVARD phase 2

DUBLIN, CALIFORNIA

OVERALL

HYDE PARK

N10-BLDG ELEVATIONS

NEIGHBORHOOD 10

APRIL 11, 2017

A3.21
REAR/RIGHT PERSPECTIVE

Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light Fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows

NEIGHBORHOOD 10
BOULEVARD phase 2
DUBLIN, CALIFORNIA
N10-BLDG ELEVATIONS
HYDE PARK
OVERALL
0 4' 8' 16' 24' 32'
APRIL 11, 2017
A3.23
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light Fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light Fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows
Material Legend:
1. Stucco
2. Cornice (see A3.50 for more info)
3. Manufactured Stone veneer (typ.)
4. Cementitious Lap Siding or Panel per Elevations
5. Metal column
6. Metal railing
7. Stucco trim
8. Metal awning or trellis, as occurs
9. Unit Address
10. Entry door
11. Building Address
12. Light Fixture
13. Metal Garage Door
14. Vinyl Window (typ.)
15. Storefront Window and Door System
16. Obscure Windows
PLAN 3 - 2ND FLR.
2760 SQ. FT. (NET)
TOTAL NET SF: 2,764 SF
4 BEDS + 3 BATHS
T.O. PLT.
T.O. FLR. SHTNG.
± 1'-3"

9'-1"
T.O. PLT.
9'-1"

11'-1"

T.O. SLAB (FF)
T.O. FLR. SHTNG.
T.O. PLT.
T.O. PLT.

Private Garage
Third Floor Dwelling Unit
Fire Rated Floor Ceiling Assembly, typical between dwelling units
Second Floor Dwelling Unit

Fourth Floor Dwelling Unit

Ground Floor Dwelling Unit

Dublin, California

Key Map n.t.s.
NEIGHBORHOOD 11, 12 (PHASE 2) & 18 (PHASE 3)

SITE SUMMARY

- **TOTAL ACRES:** 11.31± AC
- **NH 11 UNIT COUNT:** 40 SINGLE FAMILY UNITS
- **NH 12 UNIT COUNT:** 49 ALLEY LOADED SINGLE FAMILY UNITS
- **NH 18 UNIT COUNT:** 40 SINGLE FAMILY UNITS
- **TOTAL UNITS:** 129 UNITS
- **DENSITY:** 11.4 du/AC

**LEGEND**
- ENHANCED SIDE ELEVATION
- LOT WITH UPGRADED GARAGE DOOR
**LAND USE SUMMARY**

### NH 11 & 18
#### (DETACHED MOTORCOURT)

**DEVELOPMENT STANDARDS**

<table>
<thead>
<tr>
<th></th>
<th>Per Dublin Crossing Specific Plan Table 2-4</th>
<th>Proposed Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SETBACKS (MINIMUM)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Size (minimum)</td>
<td>1800 sf</td>
<td>2300 sf</td>
</tr>
<tr>
<td>Lot Width (minimum)</td>
<td>30 feet</td>
<td>38 feet</td>
</tr>
<tr>
<td>Front Street Facing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>10 feet</td>
<td>8 feet</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Front Interior</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Porch</td>
<td>4 feet</td>
<td>4 feet</td>
</tr>
<tr>
<td>Garage</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Side</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard Side</td>
<td>4 feet</td>
<td>4 feet</td>
</tr>
<tr>
<td>Corner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>10 feet</td>
<td>8 feet to Front</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>4 feet</td>
<td>4 feet</td>
</tr>
<tr>
<td>Garage</td>
<td>5 feet</td>
<td>5 feet</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 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, 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. Minimum garage setback for a driveway is 18 feet. 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.

### NH 12
#### (ALLEY LOADED)

**DEVELOPMENT STANDARDS**

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<th></th>
<th>Per Dublin Crossing Specific Plan Table 2-5</th>
<th>Proposed Site Plan</th>
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</thead>
<tbody>
<tr>
<td>Lot Size (minimum)</td>
<td>2200 sf</td>
<td>2200 sf</td>
</tr>
<tr>
<td>Lot Width (minimum)</td>
<td>30 feet</td>
<td>34 feet</td>
</tr>
<tr>
<td><strong>SETBACKS (MINIMUM)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>10 feet</td>
<td>10 feet to Face of Curb</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Side</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td>4 feet</td>
<td>4 feet</td>
</tr>
<tr>
<td>Corner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>8 feet</td>
<td>8 feet</td>
</tr>
<tr>
<td>Porch</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>3 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Garage</td>
<td>3 feet</td>
<td>3 feet</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):**

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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, 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. 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.
5. Minimum garage setback for a driveway is 18 feet. Maximum garage setback for no parking driveway is 3 feet.
NEIGHBORHOOD 11 & 12 (89 UNITS)
PARKING SUMMARY

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

PROPOSED:
GARAGE RESIDENTIAL SPACES
ON-SITE GUEST PARKING SPACES
GUEST PARKING SPACES ON PUBLIC STREETS
TOTAL PARKING SPACES:

COMPACT PARKING SPACES (35% ALLOWED):

NOTE: PARKING ON EAST SIDE OF IRON HORSE PARKWAY INCLUDED FOR INTERIM PHASE 2 CONDITION SINCE SCHOOL SITE IS PHASE 3.

INTERIM PARKING PLAN
NEIGHBORHOODS 11, 12 & 18

DUBLIN, CALIFORNIA
APRIL 11, 2017
C.4.5.2
LEGEND

TRASH SERVICES ROUTE

TRASH BIN PICKUP LOCATION FOR NEIGHBORHOOD 11/12/18

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

- FIRE DEPARTMENT ACCESS ROUTE (CONTINUATION OF N4 FROM PH. 1A)
- PROPOSED FIRE HYDRANT (FH)
- FRONT DOOR (SHOWN FOR MEDICAL EMERGENCY PURPOSES)
- MINIMUM INSIDE TURN RADIUS

NOTE:
1. PRODUCTS SHOWN HAVE A PROPOSED EAVE HEIGHT OF LESS THAN 30'.
2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 20'-24'.
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.

X 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%. Handrails may be required.

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 are conceptual and subject to change.

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

For units with walkway slope gradient greater than 8.33%, Units are compliant through options 1 & 2 below:

--- UDO Compliant/Exception - Primary Residence ---

8.33%. Handrails may be required.

--- 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 are conceptual and subject to change.
NOTE: ALL FRONT YARDS AND PASEOS TO BE HOA MAINTAINED
LEGEND

- 6' Height Theme Wall
- Low Theme Wall
- 3' Low Veneer Wall

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.
**6' HT HORIZONTAL WOOD FENCE**

Location: Neighborhoods 11/12/18 where Fencing Faces Street

- 3x4 Post D.F.P.T @ 8’ o.c.
- 1x6 Louver Overlap

**3' HT LOW VENEER WALL**

Location: Central Parkway and Iron Horse Parkway Frontage

- 42” HT LOWER THEME WALL
- Board Form Concrete Column
- Modular Metal Fence Panel

**6' HT GOOD NEIGHBOR FENCE**

Location: Neighborhoods 11/12/18 Interior Yards where Fencing is not Visible from the Street

- 2x4 Cap w/Dado to Receive Boards
- 4x4 Post D.F.P.T @ 8’ o.c.

**42’ HT LOW THEME WALL**

Location: Horizon Parkway Frontage

- Stucco Color: ZINC DUST KM4903 KELLY MOORE
- Stone Veneer: Creative Mines, Split Modular, Blacktruffle Craft to match Phase 1A

**6' HT THEME WALL**

Location: Horizon Parkway Frontage

- Board Form Concrete Column
- Modular Metal Fence Panel

**1x6 Louver Overlap**

Location: Neighborhoods 11/12/18 where Fencing Faces Street

Dublin, California

MULLHOLLAND & NEWBURY

WALLS AND FENCING

NEIGHBORHOOD 11,12&18

APRIL 11, 2017

L4.4
Intract Street Light
PureForm LED Series
MFR: Philips Gardco
Color: Graphite Metallic

Note: All Walls and Fences to be located outside of the PSE
Intract Street Light
PureForm LED Series
MFR: Philips Gardco
Color: Graphite Metallic

LEGEND
- 6' Horizontal Wood Fence

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

Street Trees

Front Yard Trees

Evergreen Trees along Building

Accent Shrubs at Unit Entries

6' Wood Fence and Gate
INTERIM CONDITION AT STERLING STREET AND HORIZON PARKWAY
NTS

- Army Fence
- Solid Wood Fence by Builders
- Temporary Trees and Screen
- Shrubs at end of Street
PLAN 3A
COLOR SCHEME #6

PLAN 2C
COLOR SCHEME #2

PLAN 1B
COLOR SCHEME #1
Optional 3rd Story Deck
With Upgraded Garage Door
Note: Solar Panel location will be provided based on unit plotting. Solar Ready Zone to be 250 square feet. Reference CA Energy Code Sec. 110.10. Exception 7 to be taken where solar is not possible.

<table>
<thead>
<tr>
<th>Solar Zone</th>
<th>Plan A</th>
<th>Plan B</th>
<th>Plan C</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF</td>
<td>385</td>
<td>200</td>
<td>332</td>
</tr>
</tbody>
</table>

Solar Zone

Plan A 385 SF
Plan B 200 SF
Plan C 332 SF

A4.11.3

Roof Plan A
Roof Plan B Enhanced
Roof Plan C
Note: Solar Panel location will be provided based on unit plotting
Solar Ready Zone to be 250 square feet
Reference CA Energy Code Sec. 110.10
Exception 7 to be taken where solar is not possible
1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. STONE: ELOHPADO EUROPEAN LEDGE
4. FIBERGLASS FRONT ENTRY DOOR
5. FIBERGLASS GARAGE DOOR W/ FACTORY PAINT FINISH
6. VINYL WINDOWS W/ FACTORY PAINT FINISH
7. EXTERIOR LIGHT
8. ADDRESS NUMBERS
9. SIDING: 10" EXPOSURE FIBERCMENT
1A - ELEVATIONS: COLOR SCHEME 1

1. SHOWN WITH OPTIONAL DECK AND METAL RAILING
2. OPT. FIBERGLASS GARAGE DOOR W/ GLAZING & FACTORY PAINT FINISH
3. SIDING: 10" EXPOSURE FIBERCEMENT
1. COMPOSITION SHINGLE ROOFING
2. STUCCO, SAND FINISH W/ REGLET BREAKUPS
3. SIDING, 10" EXPOSURE FIBERCEMENT
4. OPT. FIBERGLASS FRONT ENTRY DOOR W/ GLAZING
5. OPT. FIBERGLASS GARAGE DOOR W/ GLAZING & FACTORY PAINT FINISH
6. VINYL WINDOWS W/ FACTORY PAINT FINISH
7. EXTERIOR LIGHT
8. ADDRESS NUMBERS
9. METAL AWNING
18 - ELEVATIONS: COLOR SCHEME 3

1. SHOWN WITH OPTIONAL DECK AND METAL RAILING
1C - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME 4

1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. SIDING: 6" EXPOSURE FIBERCEMENT
4. STONE: ELDORADO ZEN 24 (OR SIMILAR)
5. FIBERGLASS FRONT ENTRY DOOR
6. FIBERGLASS GARAGE DOOR W/ FACTORY PAINT FINISH
7. VINS, WINDOWS W/ FACTORY PAINT FINISH
8. EXTERIOR LIGHT
9. ADDRESS NUMBERS
10. METAL AWNING
1C. ELEVATIONS: COLOR SCHEME 4

1. SHOWN WITH OPTIONAL DECK AND METAL RAILING
MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.

MANDATORY TO INSTALL: SHEDULE AT ENTRY DOOR MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR.

MANDATORY TO INSTALL: ELEVATOR AT ENTRY DOOR MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR.

MANDATORY TO INSTALL: OPTIONAL REMOVABLE RAMPS AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: LARGE BAR REQUISITION FOR WALK-IN CLOSET (TOILET) AND SHOWER OR BATH AT PRIMARY ENTRY DOOR OR ENTRANCE DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: FACETS AND HANDLE NOT REQUIRING TOUGH GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: CLEAR SPACE IN THE KITCHEN CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: CLEAR SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TOUGH GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR WATERCLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP AT GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO OFFER: OPTIONAL REMOVABLE RAMP TO FRONT DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO OFFER: HAND ACTIVATED DOOR HARDWARE NOT REQUIRING TOUGH GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TOUGH GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATERCLOSET (TOILET), SHOWER/BATH, OR LAVATORY, OR ANY COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: WATER CLOSET INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: ADJUSTABLE SINK AND/ OR REMOVABLE UNDER-SINK CABINETS CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: TOILET FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.

MANDATORY TO INSTALL: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORCHARGLE NO. 24 AT THE REQUEST AND COST OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR DOEGLSB MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR WALK-IN CLOSET (TOILET) AND SHOWER OR BATH AT PRIMARY ENTRY DOOR OR ENTRANCE DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR WALK-IN CLOSET (TOILET) AND SHOWER OR BATH AT PRIMARY ENTRY DOOR OR ENTRANCE DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE THE DOOR-ENTRY AT LEAST 42" CLEAR SPACE OR 60" CLEAR SPACES AT THE OPTION OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE THE DOOR-ENTRY AT LEAST 42" CLEAR SPACE OR 60" CLEAR SPACES AT THE OPTION OF THE PURCHASER/OWNER.

MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORCHARGLE NO. 24 AT THE REQUEST AND COST OF THE PURCHASER/OWNER.

MANDATORY TO OFFER: EYEHOLE AT ENTRY DOOR MOUNTED BETWEEN 42" AND 44" FROM FINISHED FLOOR.

MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.

MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORCHARGLE NO. 24 AT THE REQUEST AND COST OF THE PURCHASER/OWNER.

MANDATORY TO OFFER: UNIVERSAL DESIGN KEYNOTES FOR DOEBL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.

MANDATORY TO OFFER: UNIVERSAL DESIGN KEYNOTES FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM.

MANDATORY TO OFFER: UNIVERSAL DESIGN KEYNOTES FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

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MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR DOEBL MOUNTED BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.

MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY FLOOR POWDER ROOM/BATHROOM.

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MANDATORY TO INSTALL: UNIVERSAL DESIGN KEYNOTES FOR CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A, OR OUTSIDE THE DOOR-ENTRY AT LEAST 42" CLEAR SPACES AT THE OPTION OF THE PURCHASER/OWNER.
Note: Solar Panel location will be provided based on unit plotting.
Solar Ready Zone to be 250 square feet.
Reference CA Energy Code Sec. 110.10
Exception 7 to be taken where solar is not possible.

<table>
<thead>
<tr>
<th>Solar Zone</th>
<th>Plan A</th>
<th>Plan B</th>
<th>Plan C</th>
</tr>
</thead>
<tbody>
<tr>
<td>331 SF</td>
<td>331 SF</td>
<td>438 SF</td>
<td></td>
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</tbody>
</table>
PLAN 2A - WITH OPTIONAL DECK
FRONT LEFT INTERIOR
COLOR SCHEME #3

PLAN 2A - WITH OPTIONAL DECK
FRONT RIGHT CORNER
COLOR SCHEME #3

COMPOSITION SHINGLE ROOF
CEMENTITIOUS LAP SIDING
PERFORATED METAL OR MESH AWNING
STUCCO
METAL RAILING
ADDRESS NUMBER
MANUFACTURED STONE TRIM
LIGHT FIXTURE
FIBERGLASS GARAGE DOOR
FIBERGLASS FRONT ENTRY DOOR
MANUFACTURED STONE VENEER

N11 & N18 MULLHOLAND
APRIL 11, 2017
SHEET TITLE
SUBTITLE

PLAN 2
TYPICAL ISOMETRIC VIEW
FRONT LEFT INTERIOR
FRONT RIGHT CORNER
2A - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME 3

1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. SIDING: 4" EXPOSURE FIBERCEMENT
4. STONE: ELDORADO EUROPEAN LEDGE
5. FIBERGLASS FRONT ENTRY DOOR
6. FIBERGLASS GARAGE DOOR W/ FACTORY PAINT FINISH
7. VINYL WINDOWS W/ FACTORY PAINT FINISH
8. EXTERIOR LIGHT
9. ADDRESS NUMBERS
10. METAL AWNING
11. RAILING: METAL PICKET

BOULEVARD

APRIL 11, 2017

N11 & N18
MULLHOLAND

PLAN 2 'A'
EXTERIOR ELEVATIONS

A4.11.20
2A - ELEVATIONS: COLOR SCHEME 3
1. SHOWN WITH OPTIONAL DECK AND METAL RAILING
2B - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME 5

1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. METAL ROOF: CUSTOM MIL METALS
4. OPT. FIBERGLASS FRONT ENTRY DOOR W/ GLAZING
5. OPT. FIBERGLASS GARAGE DOOR W/ GLAZING & FACTORY PAINT FINISH
6. VINYL WINDOWS W/ FACTORY PAINT FINISH
7. EXTERIOR LIGHT
8. ADDRESS NUMBERS
9. METAL AWNING
10. RAILING: METAL HORIZONTAL RODS
2B - ELEVATIONS: COLOR SCHEME 3
1. SHOWN WITH OPTIONAL DECK AND METAL RAILING
2C - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME 2

1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. SIDING: 6" EXPOSURE FIBERCEMENT
4. STONE: ELDORADO ZEN 24 (OR SIMILAR)
5. FIBERGLASS FRONT ENTRY DOOR
6. FIBERGLASS GARAGE DOOR W/ FACTORY PAINT FINISH
7. VNS: WINDOWS W/ FACTORY PAINT FINISH
8. EXTERIOR LIGHT
9. ADDRESS NUMBERS
10. RAILING: PERFORATED METAL
2C - ELEVATIONS: COLOR SCHEME 2
1. SHOWN WITH OPTIONAL DECK AND METAL RAILING
MANDATORY TO INSTALL: HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.

MANDATORY TO INSTALL: THE INSTALLATION OF ALL RECEPTACLES OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH LEVEL OR LOWER LEVEL.

MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE CONSISTENT WITH THE REQUIREMENTS OF ORDINANCE NO. 21-07 CITY OF DUBLIN MUNICIPAL CODE 7.90.070 INTERIOR ROUTES INSTALLED AT THE REQUEST AND COST OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: 1. HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: ROCKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES AND CONTROLS MEETING THE REQUIREMENTS OF ANSI 117.1 OR THE CBC CHAPTER 11A.

MANDATORY TO INSTALL: THE INSTALLATION OF ALL RECEPTACLES OUTLETS, LIGHTING CONTROLS AND ENVIRONMENTAL CONTROLS THROUGHOUT THE RESIDENTIAL DWELLING UNIT MUST COMPLY WITH THE CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.
Note: Solar Panel location will be provided based on unit plotting
Solar Ready Zone to be 250 square feet
Reference CA Energy Code Sec. 110.10
Exception 7 to be taken where solar is not possible

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<th>Solar Zone</th>
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<th>Plan B</th>
<th>Plan C</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>788 SF</td>
<td>327 SF</td>
<td>583 SF</td>
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Roof Plan A
Enhanced
Roof Plan B
Roof Plan C
2C - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME 4

1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. SIDING: 10" EXPOSURE FIBERCEMENT
4. OPT. FIBERGLASS FRONT ENTRY DOOR W/ GLAZING
5. OPT. FIBERGLASS GARAGE DOOR W/ GLAZING & FACTORY PAINT FINISH
6. VINYL WINDOWS W/ FACTORY PAINT FINISH
7. EXTERIOR LIGHT
8. ADDRESS NUMBERS
9. METAL AWNING
10. RAILING: METAL HORIZONTAL RODS
3C - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME 5

1. COMPOSITION SHINGLE ROOFING
2. STUCCO: SAND FINISH W/ REGLET BREAKUPS
3. SIDING: 6" EXPOSURE FIBERCEMENT
4. STONE: ELDORADO ZEN 24 (OR SIMILAR)
5. FIBERGLASS FRONT ENTRY DOOR
6. FIBERGLASS GARAGE DOOR W/ FACTORY PAINT FINISH
7. VAMS, WINDOWS W/ FACTORY PAINT FINISH
8. EXTERIOR LIGHT
9. ADDRESS NUMBERS
10. RAILING: PERFORATED METAL
### MATERIAL COLOR MANUFACTURER

#### SCHEME 1

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>COLOR</th>
<th>MANUFACTURER</th>
<th>'A' ELEVATION</th>
<th>'B' ELEVATION</th>
<th>'C' ELEVATION</th>
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</thead>
<tbody>
<tr>
<td>ROOFING</td>
<td>Composition Shingle</td>
<td>WEATHERED WOOD</td>
<td>CERTAINTEED</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>METAL ROOFING</td>
<td>MUSKET CUSTOM BIL T METALS</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>VINYL WINDOWS</td>
<td>(Factory Finish)</td>
<td>BRONZE MILGARD</td>
<td>(or equal)</td>
<td>--</td>
<td>--</td>
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<tr>
<td>MANUFACTURED STONE</td>
<td>(Dry Stacked Joints)</td>
<td>ELDORADO SIDEWALK EUROPEAN LEDGE</td>
<td>N/A</td>
<td>80% FOGGY MEADOW LONGITUDE 24</td>
<td>20% NICKEL ZEN 24</td>
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<tr>
<td>MANUFACTURED STONE TRIM</td>
<td>(Where applicable)</td>
<td>ELDORADO GREY SKY SPLIT EDGE</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>BODY COLOR #1</td>
<td>SW 7013 IVORY LACE</td>
<td>STUCCO TRIM</td>
<td>STUCCO TRIM</td>
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<tr>
<td>BODY COLOR #2</td>
<td>SW 2821 DOWNING STONE</td>
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<tr>
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<td>(Factory Finish)(Per Elevation)</td>
<td>Fehr Bros. (or equal)</td>
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#### SCHEME 2

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**NOTE:** Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Lily Martinez.
### EXTERIOR COLOR & MATERIALS

**SCHEME 3 of 6**  
**K.E. Elevation**  

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**SCHEME 4 of 6**  
**K.E. Elevation**  

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---

**BOULEVARD**

**N11 & N18 MULLHOLAND**

**DUBLIN, CALIFORNIA**

**APRIL 11, 2017**

**A4.11.40**
### EXTERIOR COLOR & MATERIALS

#### SCHEME 5 of 6

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#### SCHEME 6 of 6

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Homes have a Reciprocal Side Yard Easement. Easement occurs at the side where the A/C, Trash, Utility are located.

**Universal Design Requirements:**

- **PORCH:**
  - Handrail: 34" - 36" (min)
  - Minimum width: 36"
  - 2" clearance below rail

- **ENTRY DOOR:**
  - Height: Between 84" and 84.5" from finished floor at entry door.
  - Not required to install: Eave over door mounted at least 20" above finished ground.
  - If installed, must have a clear width of 36" or more.

- **DOOR:**
  - Height: Between 84" and 84.5" from finished floor at door swing.
  - Minimum width: 36"
  - Minimum clearance: 2" below rail.

- **SHOWER AND TUB:**
  - Height: Between 42" and 44" from finished floor.
  - Minimum width: 36".

- **BATHROOMS:**
  - Height: Between 42" and 44" from finished floor.
  - Minimum width: 36".

- **WATER CLOSET/TOILET:**
  - Height: Between 30" and 36" from finished floor.
  - Minimum width: 24".

- **WASHROOM:**
  - Height: Between 30" and 36" from finished floor.
  - Minimum width: 24".

- **DISHWASHER:**
  - Height: Between 30" and 36" from finished floor.
  - Minimum width: 24".

- **FRIDGE:**
  - Height: Between 30" and 36" from finished floor.
  - Minimum width: 24".

- **DECK:**
  - Handrail: 36" - 38" (min)
  - Minimum width: 42"
  - 2" clearance below rail

- **JANITORIAL:**
  - Height: Between 60" and 60.5" from finished floor.
  - Minimum width: 36"

- **FIREPLACE:**
  - Height: Between 60" and 60.5" from finished floor.
  - Minimum width: 36"

- **STAIRS:**
  - Handrail: 36" - 38" (min)
  - Minimum width: 42"

- **CEILING:**
  - Minimum clearance: 80" from floor.

- **CEILING:**
  - Minimum clearance: 80" from floor.

- **LIVING ROOM:**
  - Height: Minimum 104" (4'-1" ft)
  - Minimum width: 144" (12'-0"

- **KITCHEN:**
  - Height: Minimum 104" (4'-1"
  - Minimum width: 144" (12'-0"

- **BATHROOM:**
  - Height: Minimum 104" (4'-1"
  - Minimum width: 144" (12'-0"

- **DINING ROOM:**
  - Height: Minimum 104" (4'-1"
  - Minimum width: 144" (12'-0"

- **BEDROOM:**
  - Height: Minimum 104" (4'-1"
  - Minimum width: 144" (12'-0"

**NOTES:**

1. Handrail must be installed between 34" and 36" from finished floor.
2. Minimum width of all doors must be 36".
3. Minimum clearance below rail must be 2".
4. Minimum doorway height must be 84".
5. Minimum doorway width must be 36".
6. Minimum clearance for egress from bedroom must be 30".
7. Minimum clearance for egress from bathroom must be 30".
8. Minimum clearance for egress from kitchen must be 30".
9. Minimum clearance for egress from living room must be 30".
10. Minimum clearance for egress from dining room must be 30".
11. Minimum clearance for egress from bathroom must be 30".
12. Minimum clearance for egress from kitchen must be 30".
13. Minimum clearance for egress from living room must be 30".
14. Minimum clearance for egress from dining room must be 30".
15. Minimum clearance for egress from bathroom must be 30".
16. Minimum clearance for egress from kitchen must be 30".
17. Minimum clearance for egress from living room must be 30".
18. Minimum clearance for egress from dining room must be 30".
19. Minimum clearance for egress from bathroom must be 30".
20. Minimum clearance for egress from kitchen must be 30".
21. Minimum clearance for egress from living room must be 30".
22. Minimum clearance for egress from dining room must be 30".
23. Minimum clearance for egress from bathroom must be 30".
24. Minimum clearance for egress from kitchen must be 30".
25. Minimum clearance for egress from living room must be 30".
26. Minimum clearance for egress from dining room must be 30".
27. Minimum clearance for egress from bathroom must be 30".
28. Minimum clearance for egress from kitchen must be 30".
29. Minimum clearance for egress from living room must be 30".
30. Minimum clearance for egress from dining room must be 30".
31. Minimum clearance for egress from bathroom must be 30".
32. Minimum clearance for egress from kitchen must be 30".
33. Minimum clearance for egress from living room must be 30".
34. Minimum clearance for egress from dining room must be 30".
35. Minimum clearance for egress from bathroom must be 30".
36. Minimum clearance for egress from kitchen must be 30".
37. Minimum clearance for egress from living room must be 30".
38. Minimum clearance for egress from dining room must be 30".
39. Minimum clearance for egress from bathroom must be 30".
40. Minimum clearance for egress from kitchen must be 30".
41. Minimum clearance for egress from living room must be 30".
42. Minimum clearance for egress from dining room must be 30".
Plan 1 'A'
Total: 2,588 Sqft.
4 Bedrooms/ 2.5 Baths
2 Car Garage
Plan 1 'B'
Total: 2,616 Sqft.
4 Bedrooms/ 2.5 Baths
2 Car Garage
Homes have a Reciprocal Side yard Easement. Easement occurs at the side where the A/C, Trash, Utility are located.
Plan 1 'C'
Total: 2,589 Sqft.
4 Bedrooms/ 2.5 Baths
2 Car Garage
Note: Per Exception 7 to the California Energy code section 110.10(b)1A, solar zones are not required if all thermostats within the home are capable of receiving and responding to demand response signals and one of the following is provided: 1) "Energy Star" dishwasher; 2) Whole House fan driven by an electronically commutated motor.
Note: Artist's conception; colors, materials and application may vary.
B - ELEVATIONS: BUILDING MATERIALS:
COLOR SCHEME

1. ROOF: CONCRETE SLATE TILE ROOF / METAL ROOF
2. RAIN/GUTTER: TYPICAL
3. GUTTER: STUCCO
4. GUTTER: FIBER CEMENT HORIZONTAL SIDING
5. TRIM: 2"X6 STUCCO OVER FOAM TRIM
6. VENNER: CONCRETE MASONRY BLOCK OR MANUFACTURED STONE - LEDGECUT
7. WINDOWS: VITAL WINDOWS WITH FACTORY PAINT FINISH
8. FRONT DOOR: ACCENT COLOR, PAINT GRADE
9. GARAGE DOOR: ACCENT COLOR, PAINT GRADE
10. ADDRESS PANEL: 6X6 WOOD SMOOTH FINISH
11. LIGHT FIXTURE: BIG WOOD SMOOTH FINISH
12. POSTS: BIG WOOD SMOOTH FINISH

Note: Artist's conception; colors, materials and application may vary.
Note: Artist's conception; colors, materials and application may vary.
PLAN 1C - FRONT LEFT CORNER
COLOR SCHEME #1

PLAN 1C - FRONT RIGHT INTERIOR
COLOR SCHEME #1
Plan 1 'B' - Enhanced Elevations - Corner Lots 19 and 49

Refer to sheet A4.12.9 for Front, and Right Elevations.

1. Roof: Concrete Slate Tile Roof / Metal Roof
2. Fascia/Gutter: Typcal
3. Body: Stucco
4. Band: Fiber Cement Horizontal Siding
5. Trim: 2x6 Stucco over Foam Trim
6. Veneer: Concrete Masonry Block or Manufactured Stone - Ledgered
7. Windows: Vinyl Windows with Factory Paint Finish
8. Front Door: Accent Color, Paint Grade
9. Garage Door: Acet Paint Grade
10. Address Panel: 6x6 Wood Smooth Finish
11. Light Fixtures: 6x6 Wood Smooth Finish
12. Posts: 6x6 Wood Smooth Finish

B - ELEVATIONS: BUILDING MATERIALS: COLOR SCHEME

Note: Artist's conception; colors, materials and application may vary.
First Floor (Universal Design)
895 Sqft.

Plan 2 'A'
Total: 2,505 Sqft.
4 Bedrooms/3 Baths
2 Car Garage

UNIVERSAL DESIGN KEYNOTES

MANDATORY TO OFFER: REMOVABLE RAMP TO FRONT
MANDATORY TO OFFER: CLEAR SPACE IN FRONT OF THE SINK (COUNTING OPEN
MANDATORY TO OFFER: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
MANDATORY TO OFFER: WATER CLOSET (TOILET) INSTALLED
MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.
MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONTROLS MEETING THE REQUIREMENTS OF ANSI A117.1
MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR BATHROOM TOILETS, SHOWER OR BATHTUB INSTALLATION IN A PRIMARY OR SITTING ROOM, CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
MANDATORY TO INSTALL: WATER CLOSET (TOILET), SHOWER/ BATH, OR LAVATORY, OR ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
MANDATORY TO INSTALL: REMOVABLE CABINETS UNDER THE COUNTER SPACE IN FRONT OF REFRIGERATOR, DISHWASHER AND ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
MANDATORY TO INSTALL: RACKER LIGHT SWITCHES AND CONTROL OR LIGHT SWITCHES BETWEEN 42" AND 44" FROM FINISHED FLOOR.
MANDATORY TO INSTALL: HAND-ACTIVATED DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A
MANDATORY TO INSTALL: A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1 OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" LEVEL OR LOWER LEVEL.
MANDATORY TO INSTALL: WATER CLOSET (TOILET), SHOWER/ BATH, OR LAVATORY, OR ANY OTHER MAJOR KITCHEN APPLIANCE AT THE OPTION OF THE PURCHASER/ OWNER.
MANDATORY TO INSTALL: LAVATORY OR SINK INSTALLED WITH THE REQUIREMENTS OF CBC CHAPTER 11A; OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A 48" LEVEL OR LOWER LEVEL.
MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.
MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.
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MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.
Plan 2 'B'

Total: 2,509 Sqft.

4 Bedrooms/ 3 Baths


2 Car Garage
Note: Per Exception 7 to the California Energy code section 110.10(b)1A, solar zones are not required if all thermostats within the home are capable of receiving and responding to demand response signals and one of the following is provided: 1) "Energy Star" dishwasher, 2) Whole House fan driven by an electronically commutated motor.
Note: Artist’s conception; colors, materials and application may vary.
PLAN 2A - FRONT LEFT CORNER
COLOR SCHEME #3

PLAN 2A - FRONT RIGHT INTERIOR
COLOR SCHEME #3

CONCRETE FLAT TILE
VINYL WINDOWS
STUCCO POP-OUT
STUCCO #1
METAL AWNINGS
STUCCO #2 - ACCENT COLOR
STUCCO WITH SCREED LINES
ADDRESS NUMBER
FIBERGLASS FRONT ENTRY DOOR
ACCENT COLOR

LIGHT FIXTURE

PLAN 2 'A'
TYPICAL ISOMETRIC VIEW

APRIL 11, 2017
N11 &18 MULLHOLLAND
N12 NEWBURY

A4.12.21

William Hezmalhalch Architects Inc.

N12 NEWBURY

phase 3

BOULEVARD

Dublin, California

N11 &18 MULLHOLLAND
N12 NEWBURY

OVERALL

N12 NEWBURY

PLAN 2 'A'
TYPICAL ISOMETRIC VIEW

APRIL 11, 2017
N11 &18 MULLHOLLAND
N12 NEWBURY

A4.12.21
Note: Artist's conception; colors, materials and application may vary.
Note: Artist’s conception; colors, materials and application may vary.

C - ELEVATIONS: BUILDING MATERIALS:
COLOR SCHEME 7

1. ROOF: CONCRETE SLATE TILE ROOF
2. GUTTER TYPICAL
3. BODY: STUCCO
4. BODY: FIBER CEMENT HORIZONTAL SIDING
5. BODY: 2X6 STUCCO FOAM TRIM
6. VENEER: CONCRETE MASONRY BLOCK OR MANUFACTURED STONE - COASTAL REEF
7. WINDOWS: VINYL, WINDOWS WITH FACTORY PAINT FINISH
8. FRONT DOOR: ACCENT COLOR, PAINT GRADE
9. GARAGE DOOR: ADDRESS PANEL
10. ADDRESS PANEL
11. LIGHT FIXTURE

Plan 2 'C'
Plan 2 'A' - Enhanced Elevations - Corner Lot 4

Partial Rear
Partial Front
Refer to sheet A4.12.19 for Right Elevation.

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

MATERIAL LIST: SEE PAGE A4.12.20
Plan 2 'B' - Enhanced Elevations - Corner Lot 31
Plan 2 'C' - Enhanced Elevations - Corner Lots 13 and 46

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

Refer to sheet A4.12.21 for Right Elevation.

MATERIAL LIST: SEE PAGE A4.12.23
Homes have a Reciprocal Side yard Easement. Easement occurs at the side where the A/C, Trash, Utility are located.
Plan 3 'A'
Total: 2,832 Sqft.
4 Bedrooms/ 3 Baths/ Loft
2 Car Garage
Homes have a Reciprocal Side yard Easement. Easement occurs at the side where the A/C, Trash, Utility are located.

MANDATORY TO OFFER: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF ANSI A117.1 OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH BETWEEN 42" AND 48" FROM FINISHED FLOOR AT ENTRY DOOR.

MANDATORY TO INSTALL: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER/ BATHROOM OR SINK INSTALLED AT ENTRY DOOR.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

MANDATORY TO OFFER: LAVATORY OR SINK INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: ACCESSIBLE INTERIOR ROUTE INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE REQUEST AND COST OF THE PURCHASER/ OWNER.

MANDATORY TO INSTALL: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A FOR THE WATER CLOSET (TOILET), SHOWER/ BATHROOM OR SINK INSTALLED AT ENTRY DOOR.

MANDATORY TO INSTALL: OPTIMALLY REMOVABLE RAMP AT MANDATORY TO OFFER: ACCESSIBLE INTERIOR ROUTE INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A OR APPLICABLE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.
Plan 3 'B'  
Total: 2,818 SqFt.  
4 Bedrooms / 3 Baths / Loft  
2 Car Garage
UNIVERSAL DESIGN KEYNOTES

MANDATORY TO INSTALL: HAND-HELD DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE FRONT DOOR OR DIGITAL CONSOLE, AT LEAST A 36-INCH VERTICAL CLEARANCE FROM THE FINISHED GROUND AND WITH A NOISE INTENSITY NOT TO EXCEED 85 DBA.

MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY ENTRANCE TO PRIMARY BEDROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A. 48 INCHES OUTSIDE OF THE STALL OF THE DOOR AND STATED A 18 INCH FLOOR CLEARANCE AT A CIRCLE OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: KITCHEN SINK CONTROLS NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: PROVIDE DOOR ACCESSIBLE BY PASSAGE THROUGH A PREEXISTING ACCESSIBLE ENTRANCE OR THROUGH A ROOM, HALLWAY, OR CORRIDOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: CLEARANCES UNDER CABINETS, WORKTOPS, COMBINATION THEREOF, AND BOTH SIDES OF CABINETS, WORKTOPS, OR OAKLEY CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO OFFER: WATER CLOSET (TOILET) INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO OFFER: HOOD FAN CONTROLS AT LIGHT SWITCH COMBINATION THEREOF, AT THE OPTION OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE FRONT DOOR OR DIGITAL CONSOLE, AT LEAST A 36-INCH VERTICAL CLEARANCE FROM THE FINISHED GROUND AND WITH A NOISE INTENSITY NOT TO EXCEED 85 DBA.

MANDATORY TO INSTALL: GRABBAR REINFORCEMENT FOR GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: WATER CLOSET (TOILET) AND SHOWER OR BATHTUB AT PRIMARY ENTRANCE TO PRIMARY BEDROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: GRAB BAR REINFORCEMENT FOR GARAGE-TO-HOUSE ENTRY DOOR CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE FRONT DOOR OR DIGITAL CONSOLE, AT LEAST A 36-INCH VERTICAL CLEARANCE FROM THE FINISHED GROUND AND WITH A NOISE INTENSITY NOT TO EXCEED 85 DBA.

MANDATORY TO INSTALL: HAND-HELD DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: FAUCETS AND HANDLES NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: GRAB BARS INSTALLED CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: CLEAR SPACE IN THE BATH OR POWDER ROOM CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A. 48 INCHES OUTSIDE OF THE STALL OF THE DOOR AND STATED A 18 INCH FLOOR CLEARANCE AT A CIRCLE OF THE PURCHASER/OWNER.

MANDATORY TO INSTALL: HAND-HELD DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE FRONT DOOR OR DIGITAL CONSOLE, AT LEAST A 36-INCH VERTICAL CLEARANCE FROM THE FINISHED GROUND AND WITH A NOISE INTENSITY NOT TO EXCEED 85 DBA.

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MANDATORY TO INSTALL: HAND-HELD DOOR HARDWARE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CONSISTENT WITH THE REQUIREMENTS OF CBC CHAPTER 11A.

MANDATORY TO INSTALL: PROVIDE DOORBELL MOUNTED AT THE FRONT DOOR OR DIGITAL CONSOLE, AT LEAST A 36-INCH VERTICAL CLEARANCE FROM THE FINISHED GROUND AND WITH A NOISE INTENSITY NOT TO EXCEED 85 DBA.
Plan 3 'C'
Total: 2,818 Sqft.
4 Bedrooms/ 3 Baths/ Loft
2 Car Garage
Note: Per Exception 7 to the California Energy code section 110.10(b)1A, solar zones are not required if all thermostats within the home are capable of receiving and responding to demand response signals and one of the following is provided: 1) "Energy Star" dishwasher, 2) Whole House fan driven by an electronically commutated motor.
Note: Artist's conception; colors, materials and application may vary.

A4.12.34

Plan 3 'A'

1. RIDG: CONCRETE SLATE TILES ROOF
2. FASCIA/GUTTER TYPICAL
3. BODY: STUCCO #1
4. BODY: STUCCO BODY #2
5. TRIM: 2X6 STUCCO OVER FOAM TRIM
6. WINDOWS: VINYL, WINDOWS WITH FACTORY PAINT FINISH
7. FRONT DOOR: ACCENT COLOR, PAINT GRADE
8. GARAGE DOOR:
9. ADDRESS PANEL
10. LIGHT FIXTURE
11. VENNER: MANUFACTURED STONE - SIERRA CUT WITH STONE ACCENT SNAPED EDGE WAINSCOT SILL
12. POSTS: 6X6 WOOD SMOOTH FINISH
Plan 3 'B'

- **Left**
  - Rooftop: Concrete Slate Tile Roof / Metal Roof
  - Body: Stucco
  - Body: Fiber Cement Horizontal Siding
  - Trim: 2x6 Stucco Foam Trim
  - Veneer: Manufactured Stone - Ledger Cut or Concrete Masonry Block
  - Windows: Vinyl, Windows with Factory Paint Finish
  - Front Doors: Accent Color, Paint Grade
  - Garage Door: Accent Color
  - Address Panel
  - Light Fixture
  - Posts: 6x6 Wood Smooth Finish

- **Rear**
  - Rooftop: Concrete Slate Tile Roof / Metal Roof
  - Body: Stucco
  - Body: Fiber Cement Horizontal Siding
  - Trim: 2x6 Stucco Foam Trim
  - Veneer: Manufactured Stone - Ledger Cut or Concrete Masonry Block
  - Windows: Vinyl, Windows with Factory Paint Finish
  - Front Doors: Accent Color, Paint Grade
  - Garage Door: Accent Color
  - Address Panel
  - Light Fixture
  - Posts: 6x6 Wood Smooth Finish

- **Right**
  - Rooftop: Concrete Slate Tile Roof / Metal Roof
  - Body: Stucco
  - Body: Fiber Cement Horizontal Siding
  - Trim: 2x6 Stucco Foam Trim
  - Veneer: Manufactured Stone - Ledger Cut or Concrete Masonry Block
  - Windows: Vinyl, Windows with Factory Paint Finish
  - Front Doors: Accent Color, Paint Grade
  - Garage Door: Accent Color
  - Address Panel
  - Light Fixture
  - Posts: 6x6 Wood Smooth Finish

**Note:** Artist's conception; colors, materials and application may vary.
PLAN 3B - FRONT LEFT CORNER
COLOR SCHEME #6

PLAN 3B - FRONT RIGHT INTERIOR
COLOR SCHEME #6

CONCRETE FLAT TILE
FIBER CEMENT HORIZONTAL SIDING
STUCCO WITH SCREED LINES
METAL ROOF
POSTS: 6x6 WOOD SMOOTH FINISH
ADDRESS NUMBER
VINYL WINDOWS
LIGHT FIXTURE

FIBERGLASS FRONT ENTRY DOOR
ACCENT COLOR
CEILING LIGHT FIXTURE PROVIDED

LIGHT FIXTURE

PLAN 3 'B'
TYPICAL ISOMETRIC VIEW
Note: Artist's conception; colors, materials and application may vary.
Plan 3 'C' - Enhanced Elevations - Corner Lot 1

A4.12.39

APRIL 11, 2017
N11 &18 MULLHOLLAND
N12 NEWBURY
February 3, 2017

SCHEME 1

SIDING COLOR
MANUFACTURED STONE
METAL CANOPIES & ROOF
METAL ROOF

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer.

William Hezmalhalch Architects, Inc. © 2017

Concrete Slate Tile 4530 WEATHERED ADOBE (CRRC Cool Roof Rated Product) EAGLE

Front Door SW 2846 ROYCROFT BRONZE GREEN SHERWIN WILLIAMS

MATERIAL COLOR MANUFACTURER

MATCH GARAGE DOOR COLOR .B.D.

REVISIONS: REVISION NO. DATE DESCRIPTION

1 1/17/17 Additional Eldorado stone & accent specified for plans 2A and 3A only per city comment.

www.wharchitects.com
SCHEME 4
ACCENT COLOR
SIDING COLOR
CONCRETE MASONRY UNIT
MANUFACTURED STONE

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**Dublin, California**

**NEWBURY @ BOULEVARD N-12**

**SCHEME 7 of 9**

**EXTERIOR COLOR & MATERIALS**

<table>
<thead>
<tr>
<th>Material</th>
<th>Color</th>
<th>Notes</th>
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<tbody>
<tr>
<td>MANUFACTURED STONE</td>
<td>SIERRACUT24 (Dry Stacked Joints)</td>
<td></td>
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<tr>
<td>VINYL WINDOWS</td>
<td>WEST CLAY PLYGEM (Factory Finish)</td>
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<tr>
<td>ROOFING:</td>
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<td>(applied to):</td>
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<tr>
<td>SIDING COLOR</td>
<td>SW 7547 SANDBAR (16/20 Sand Finish)</td>
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<tr>
<td>STUCCO COLOR #1</td>
<td>SW 3023 COPENHAGEN (16/20 Sand Finish)</td>
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<tr>
<td>MANUFACTURED STONE @ PLANS 2A &amp; 3A</td>
<td>SW 7019 GAUNTLET GREY</td>
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<tr>
<td>METAL CANOPIES &amp; METAL ROOF</td>
<td>MATCH GARAGE DOOR COLOUR (or equal)</td>
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<tr>
<td>CONCRETE RAISED UNIT</td>
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<td>(applied to):</td>
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<tr>
<td>METAL CANOPIES &amp; ROOF</td>
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<td>(applied to):</td>
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**2850 Redhill Avenue Suite 200  Santa Ana  CA 92705-5543**

**TEL 949 250 0607   Fax 949 250 1529**

**5000 Executive Parkway Suite 375  San Ramon  CA 94583-4210**

**TEL 925 463 1700   Fax 949 250 1529**

**NOTE:** Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer.