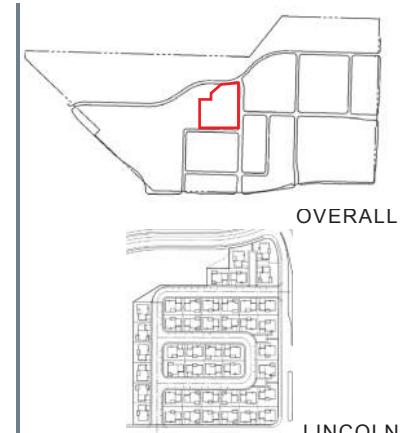


TABBED PAGE - NEIGHBORHOOD 13



BOULEVARD phases 2-3

Dublin, California



SITE PLAN  
NEIGHBORHOOD 13



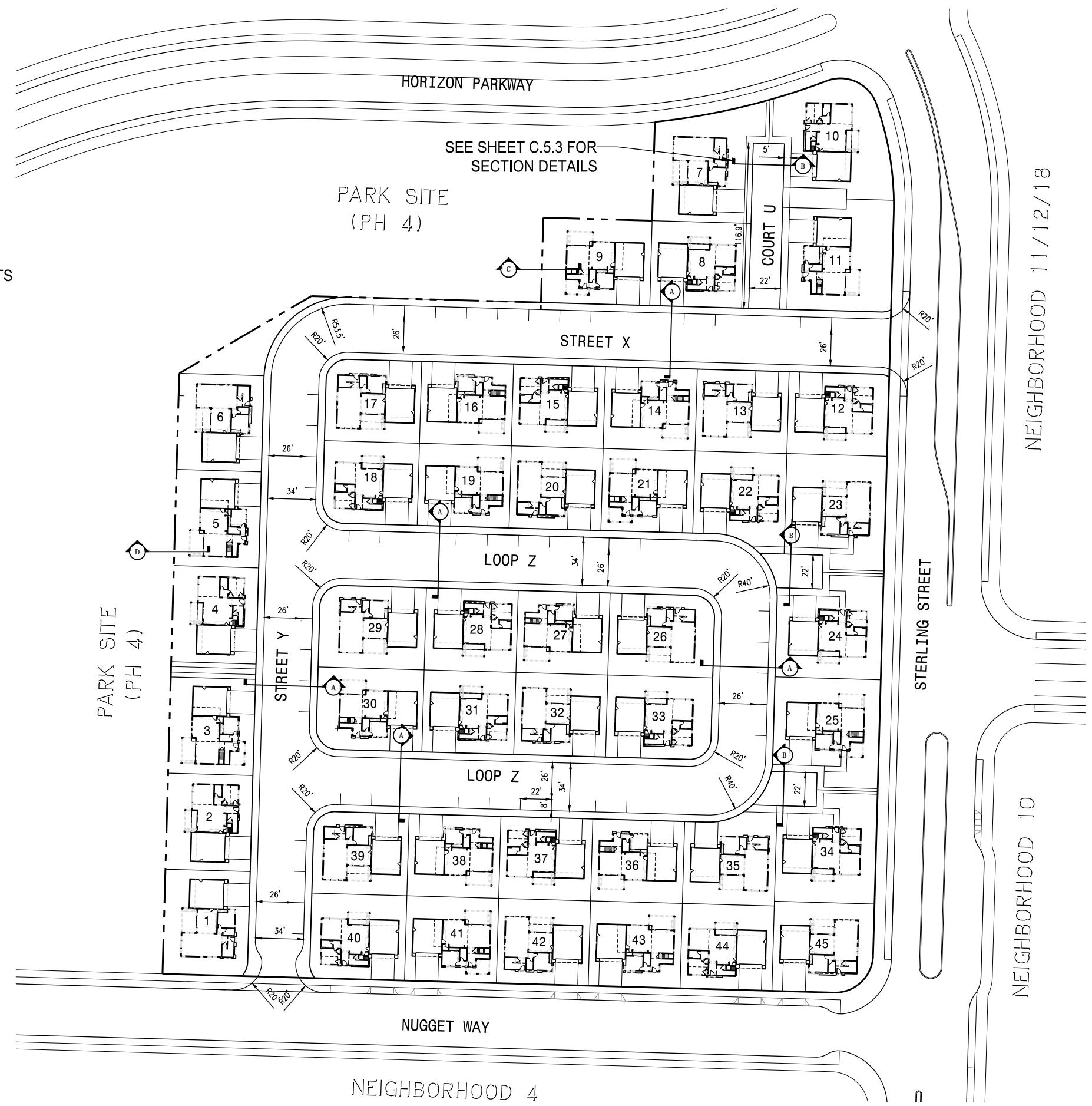
0' 200' 400' 800'

APRIL 11, 2017

L 5.1

## 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

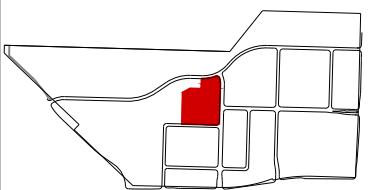


APRIL 11, 2017  
**C.5.1**

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN

LAND USE SUMMARY

NEIGHBORHOOD 13  
 0 40 80 120 FEET



APRIL 11, 2017

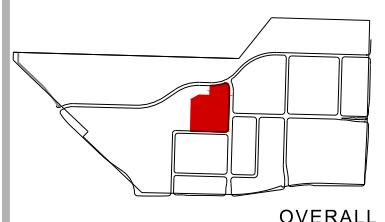
C.5.2

<b>NH 13 (DETACHED SINGLE FAMILY) DEVELOPMENT STANDARDS</b>	<b>Per Dublin Crossing Specific Plan Table 2-4</b>	<b>Proposed Site Plan</b>
Lot Size (minimum)	3000 sf	3770 sf
Lot Width (minimum) <sup>(1)</sup>	35 feet	58 feet
<b>SETBACKS (MINIMUM) <sup>(2)(3)(4)</sup></b>		
Front Street Facing		
Living	10 feet	13 feet to Face of Curb <sup>(3)</sup> 8 feet to Back of Walk Along Street 5' to Park PL
Garage <sup>(5)</sup>	18 feet	18 feet
Porch	5 feet	6 feet
Side <sup>(6)</sup>		
Interior	4 feet	4.5 feet
Corner		
Living	8 feet	6 feet
Porch	5 feet	5 feet
Rear	10 feet	10 feet from Living <sup>(3)</sup> 6.5 feet from California Room
Corner Lot		9 feet from Living <sup>(3)</sup> 6.5 feet from California Room
Number of Stories (maximum)	3 Stories	3 Stories
<b>Notes (From the Dublin Crossing Specific Plan):</b>		
(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 (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 flag lot 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 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.		
(5) Minimum garage setback for a driveway is 18 feet. Maximum garage setback for no parking driveway is 5'		
(6) Zero lot line configurations 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.		

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



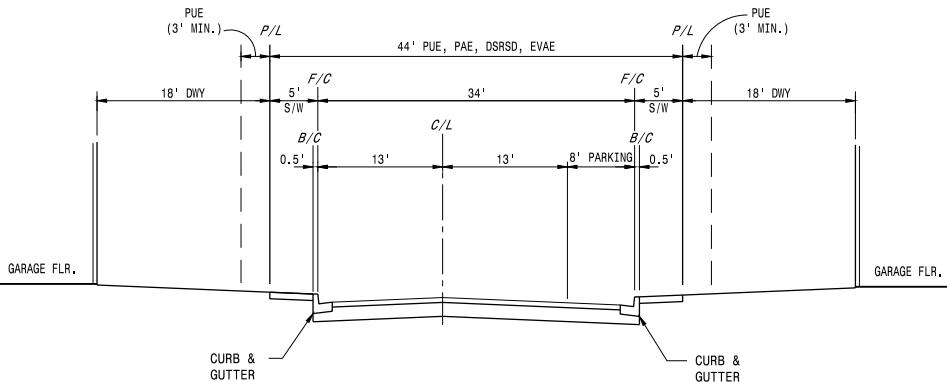
OVERALL  
LINCOLN  
STREET SECTIONS

NEIGHBORHOOD 13

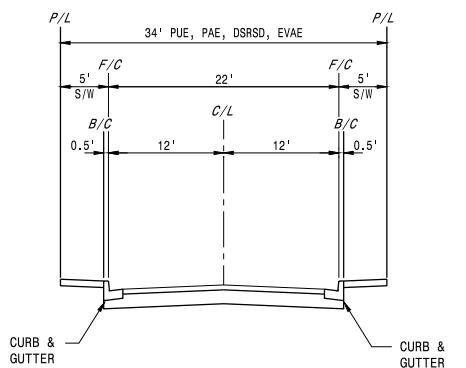


APRIL 11, 2017

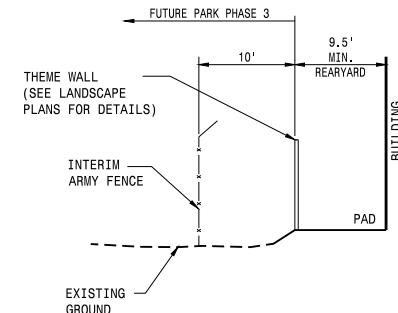
C.5.3



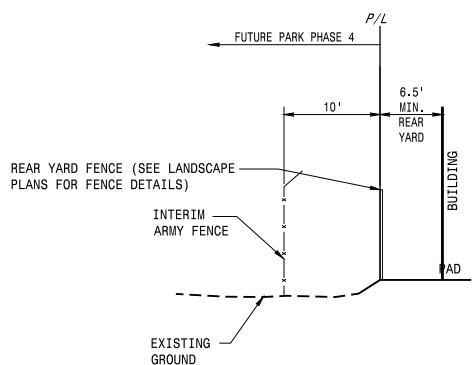
SECTION A-A  
STREET Y, X & LOOP Z  
NTS



SECTION B-B  
PRIVATE ALLEY  
NTS



SECTION C-C  
PARK INTERFACE  
NTS



SECTION D-D  
PARK INTERFACE  
NTS

ENGINEERS  
PLEASANTON, CA

PLANNERS

SURVEYORS  
25)225-0690

SURVEYORS  
25)225-0690

This architectural site plan illustrates a neighborhood layout with several streets and a park area. The plan includes the following features and labels:

- HORIZON PARKWAY**: A major road running horizontally at the top.
- PARK SITE**: A vertical strip of land on the left side containing five buildings numbered 1 through 5.
- STREET X**: A street running horizontally across the middle section, containing buildings numbered 6 through 23.
- LOOP Z**: A curved street on the right side containing buildings numbered 24 through 33.
- STERLING STREET**: A street running vertically along the right edge, containing buildings numbered 25 and 26.
- NUGGET WAY**: A street at the bottom containing buildings numbered 34 through 45.
- NEIGHBORHOOD 4**: A label at the bottom center.
- NEIGHBORHOOD 10**: A label on the far right.
- NEIGHBORHOOD 11 / 12 / 18**: A label on the far right.

Key numerical labels indicating areas or counts are present in the plan:

- 6000**: A large number placed near the top right corner of the Street X area.
- 0085**: A large number placed near the middle of Street X.
- 5900**: A large number placed near the bottom of Loop Z.

phases 2-3

## BOULEVARD

NEIGHBORHOOD 13  
0 40 80 120 FEET

APRIL 11, 2017

C.5.4

## 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

[Green Bar] ON-STREET GUEST PARKING SPACE

[Green Triangle] IN-DRIVE GUEST PARKING SPACE

[Black Circle] FIRE HYDRANT

NP NO PARKING ZONE (AT FIRE HYDRANTS)

NOTE: NO GUEST PARKING ALONG NUGGET WAY FRONTRAGE



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN

PARKING PLAN

NEIGHBORHOOD 13  
0 40 80 120 FEET

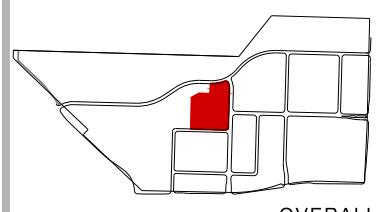
APRIL 11, 2017

C.5.5

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN

**TRASH PICKUP PLAN  
NEIGHBORHOOD 13**

0 40 80 120 FEET

APRIL 11, 2017

**C.5.6**



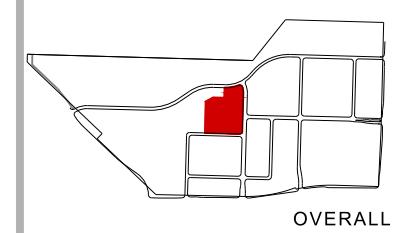
## LEGEND

- M PRELIMINARY MAILBOX LOCATION  
(FINAL LOCATION SUBJECT TO  
USPS APPROVAL)



BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



MAILBOX LOCATION  
PLAN  
NEIGHBORHOOD 13

0 40 80 120 FEET

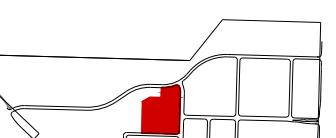
APRIL 11, 2017

C.5.7

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN

## FIRE ACCESS PLAN

NEIGHBORHOOD 13  
0 40 80 120 FEET

APRIL 11, 2017

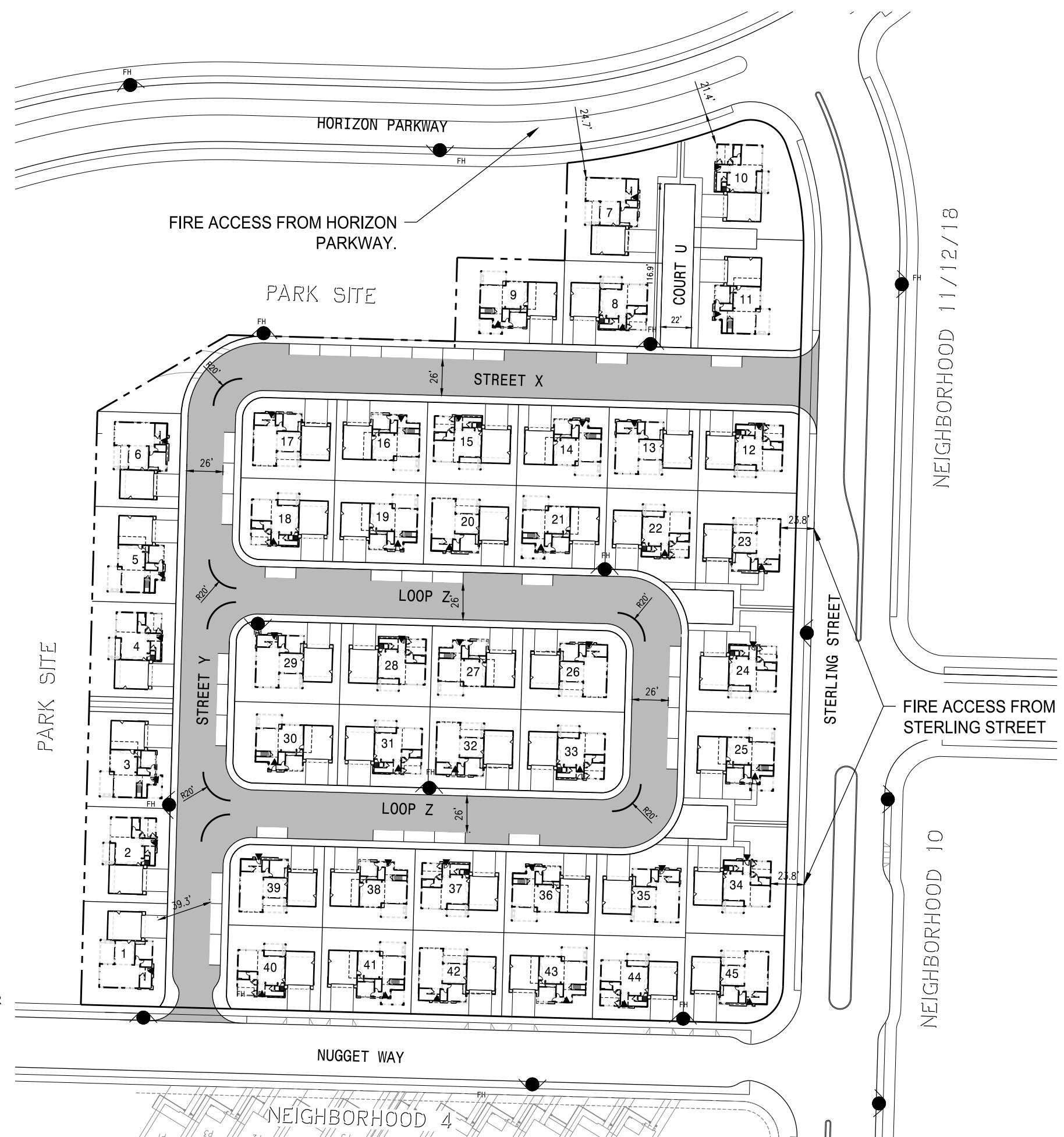
C.5.8

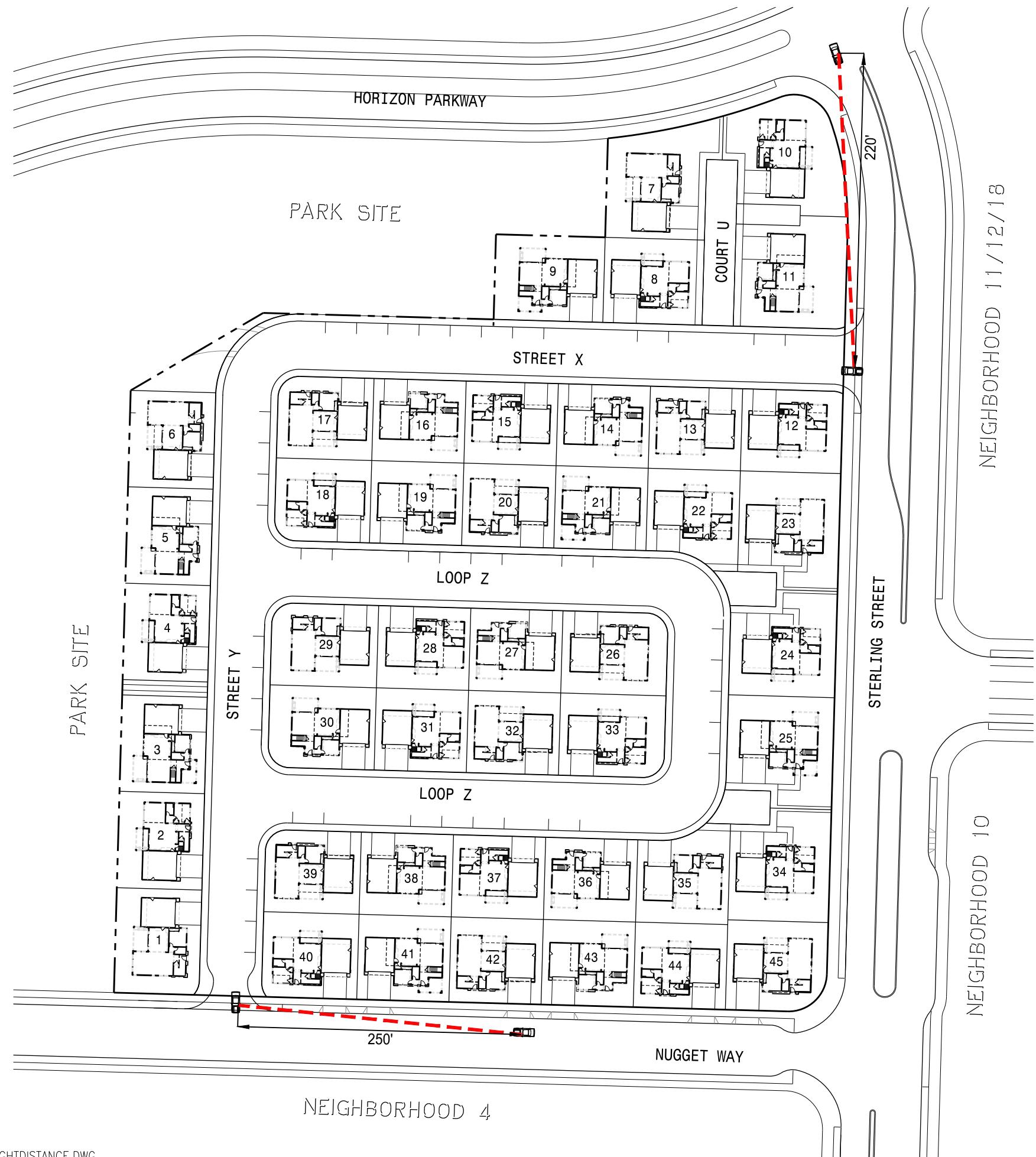
## LEGEND

- 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.

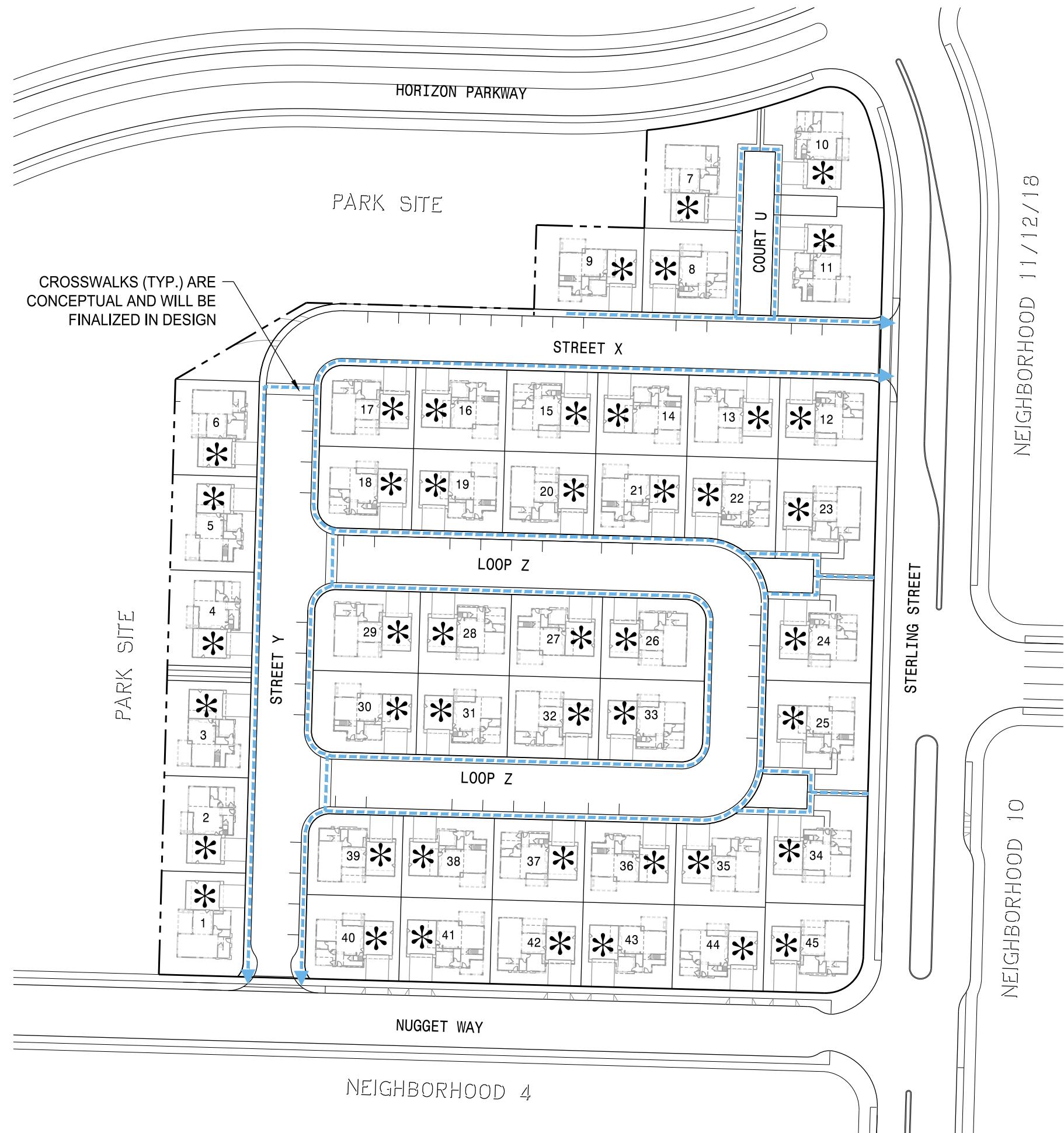
X UDO Compliant/Exception - Primary Residence.  
For units with walkway slope gradient greater than 8.33%, Units are compliant through options 1 & 2 below:

— 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%.

### Notes:

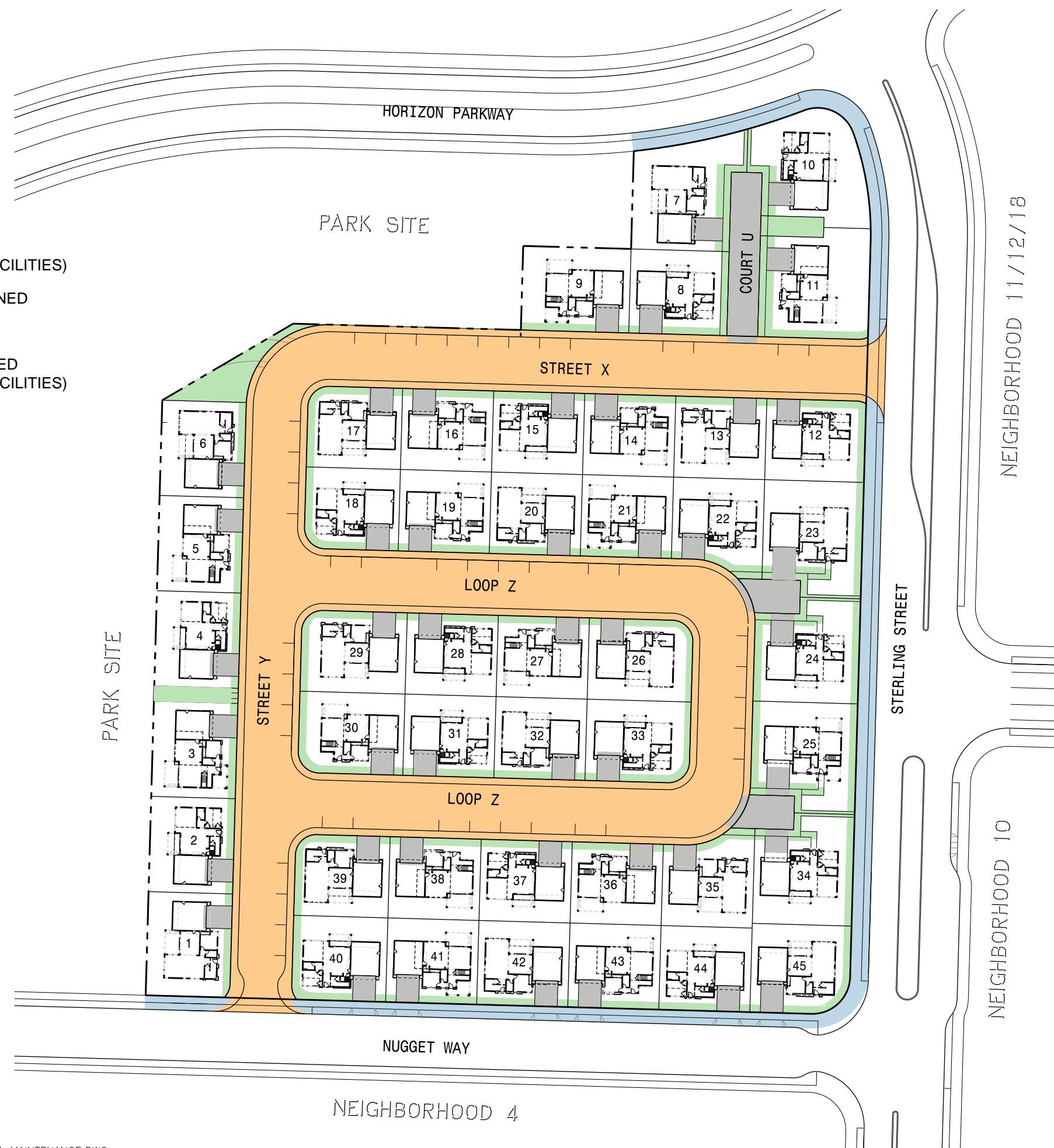
1. For all Primary Residences, the home builder shall offer to the home buyer a portable ramp that can be placed at the exterior door to the Primary Unit.
2. House plans, model, and setbacks illustrated here are conceptual and subject to change.



### LEGEND

- [Green Box] OPEN SPACE - HOA MAINTAINED (INCLUDING BIO-RETENTION/SILVA CELL FACILITIES)
- [Grey Box] COURTS & PRIVATE DRIVES - HOA MAINTAINED
- [Orange Box] PRIVATE STREETS - HOA MAINTAINED
- [Blue Box] PUBLIC STREET PARKWAY - HOA MAINTAINED (INCLUDING BIO-RETENTION/SILVA CELL FACILITIES)

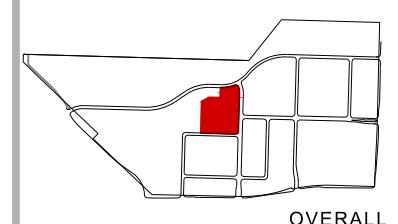
NOTE: FRONT YARDS TO BE HOA MAINTAINED



BOULEVARD

phases 2-3

DUBLIN, CALIFORNIA



MAINTENANCE  
RESPONSIBILITY PLAN  
NEIGHBORHOOD 13

0 40 80 120 FEET

APRIL 11, 2017

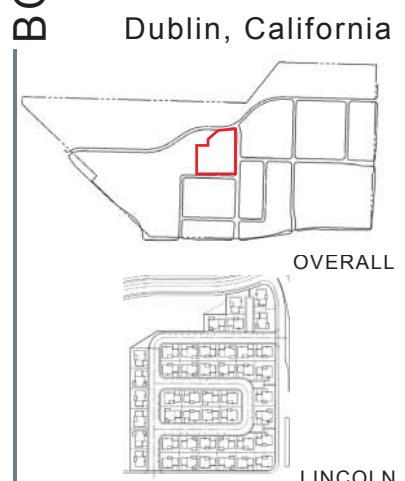
**C.5.11**



### LEGEND

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

BOULEVARD phases 2-3



STREET TREES  
NEIGHBORHOOD 13



0' 50' 100' 200'

APRIL 11, 2017

L 5.2

## LEGEND

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

### 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.



BOULEVARD phases 2-3

Dublin, California



OVERALL



LINCOLN

WALLS AND FENCING  
NEIGHBORHOOD 13



0' 50' 100' 200'

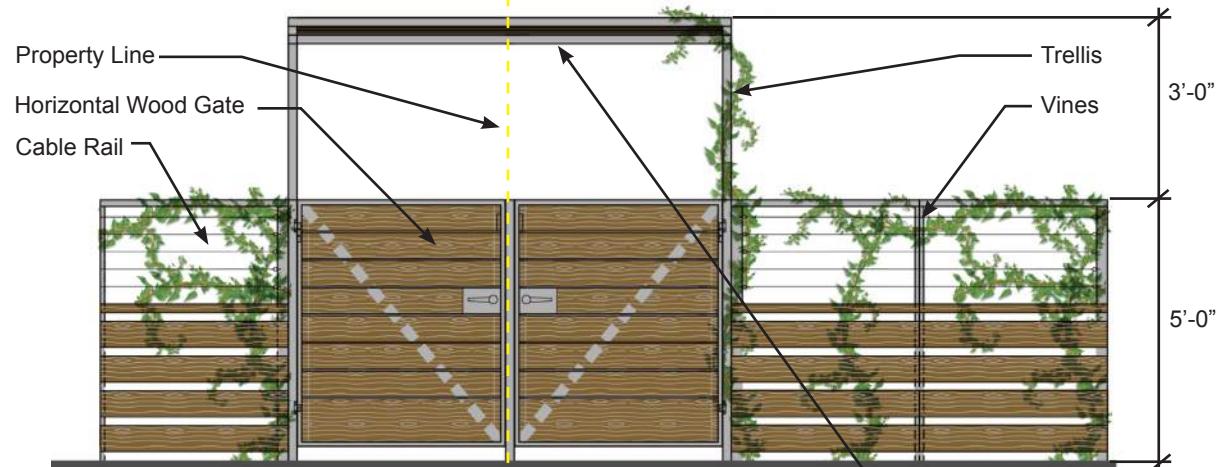
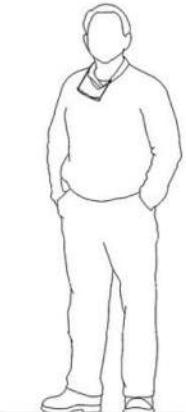
APRIL 11, 2017

L 5.3



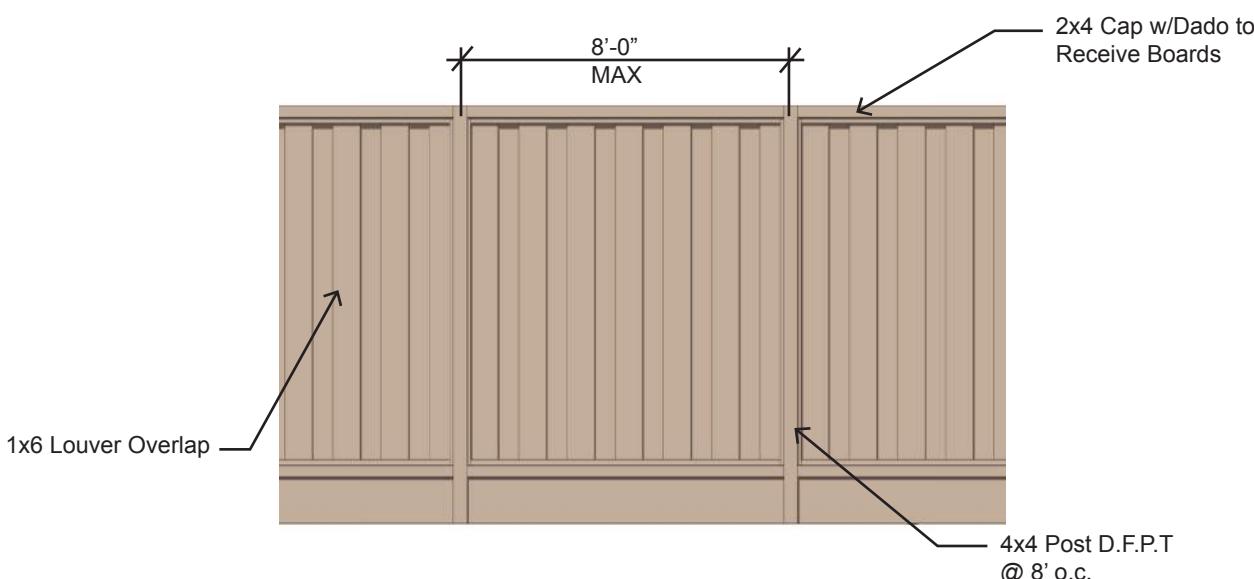
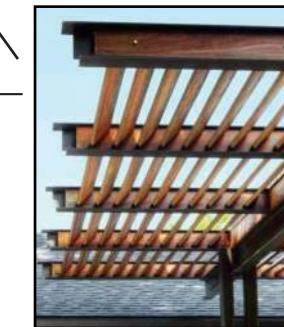
Location: Neighborhood 13 where Fencing Faces Street

## 6'HT HORIZONTAL WOOD FENCE



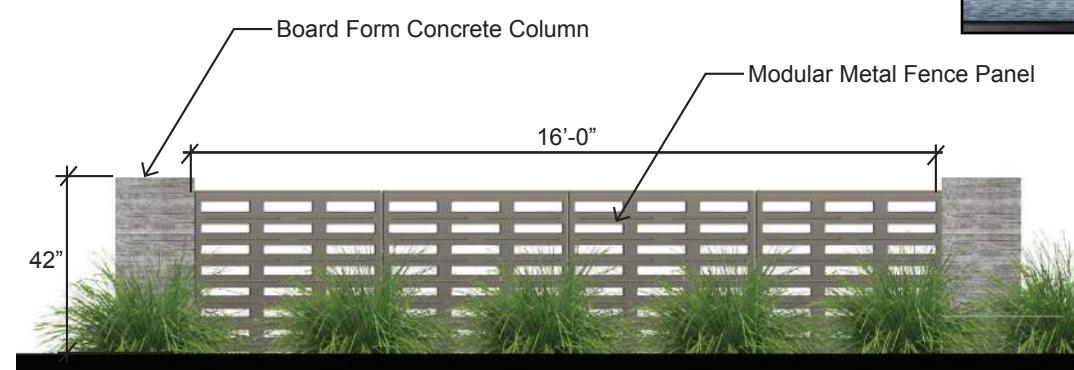
Location: Neighborhood 13 Park Interface

## 5' PARK FENCE

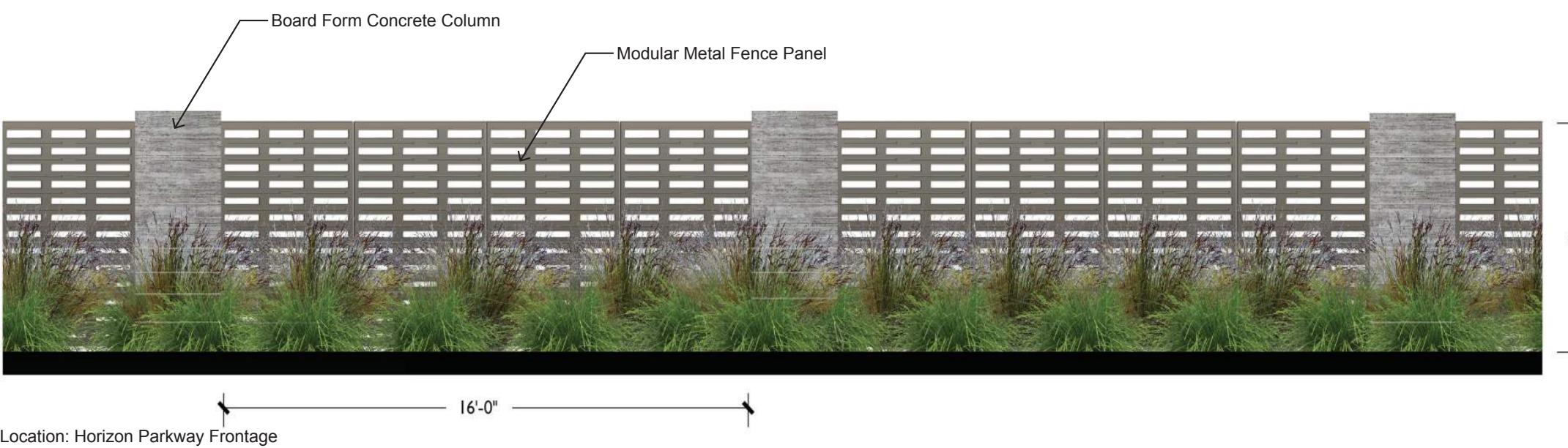


Location: Neighborhood 13 Interior Yards where Fencing is not Visible from the Street

## 6'HT GOOD NEIGHBOR FENCE



Location: Horizon Parkway Frontage at Pedestrian Access Points



Location: Horizon Parkway Frontage

## 6'HT THEME WALL



GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

## BOULEVARD phases 2-3

Dublin, California

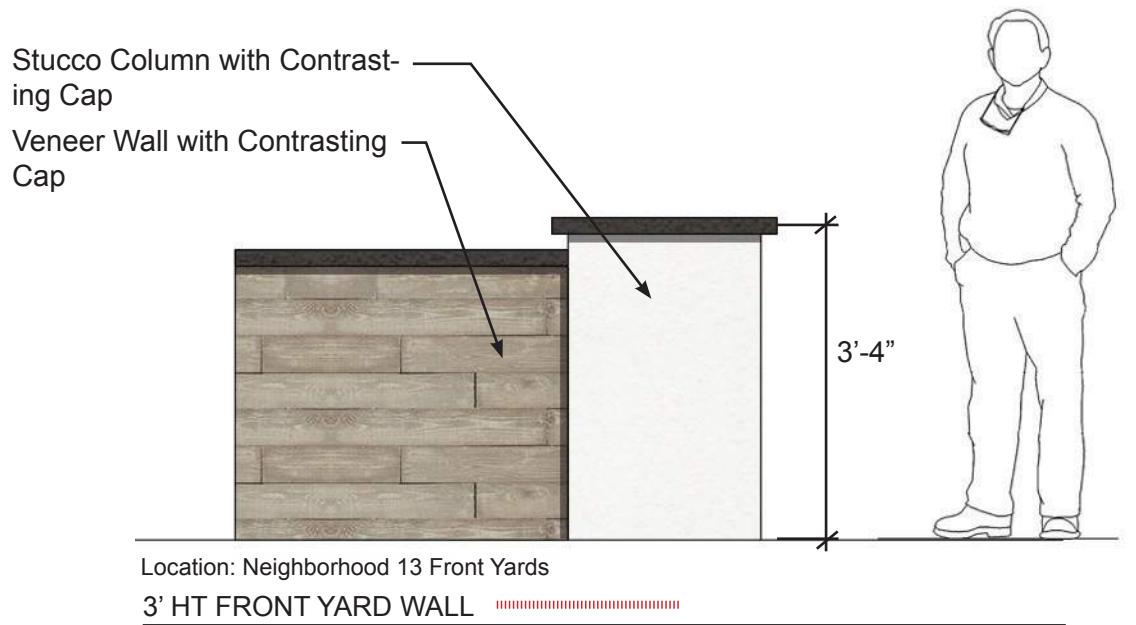


## OVERALL



LINCOLN

WALLS AND FENCING  
NEIGHBORHOOD 13




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BOULEVARD phases 2-3


WALLS AND FENCING  
NEIGHBORHOOD 13



APRIL 11, 2017

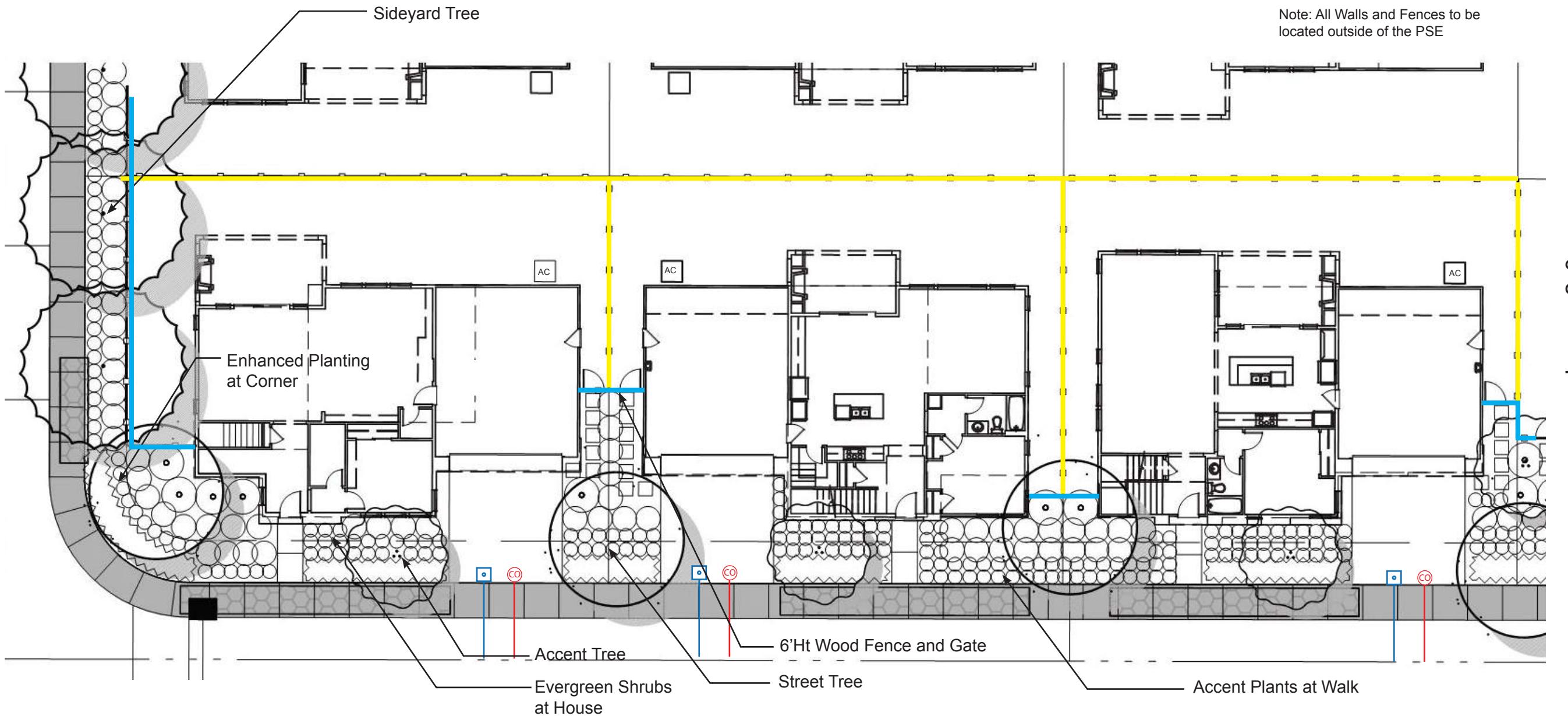
L 5.5

## LEGEND

 6' Horizontal Wood Fence

 6' Good Neighbor Fence

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



 GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

Dublin, California



OVERALL



LINCOLN

TYPICAL  
NEIGHBORHOOD 13

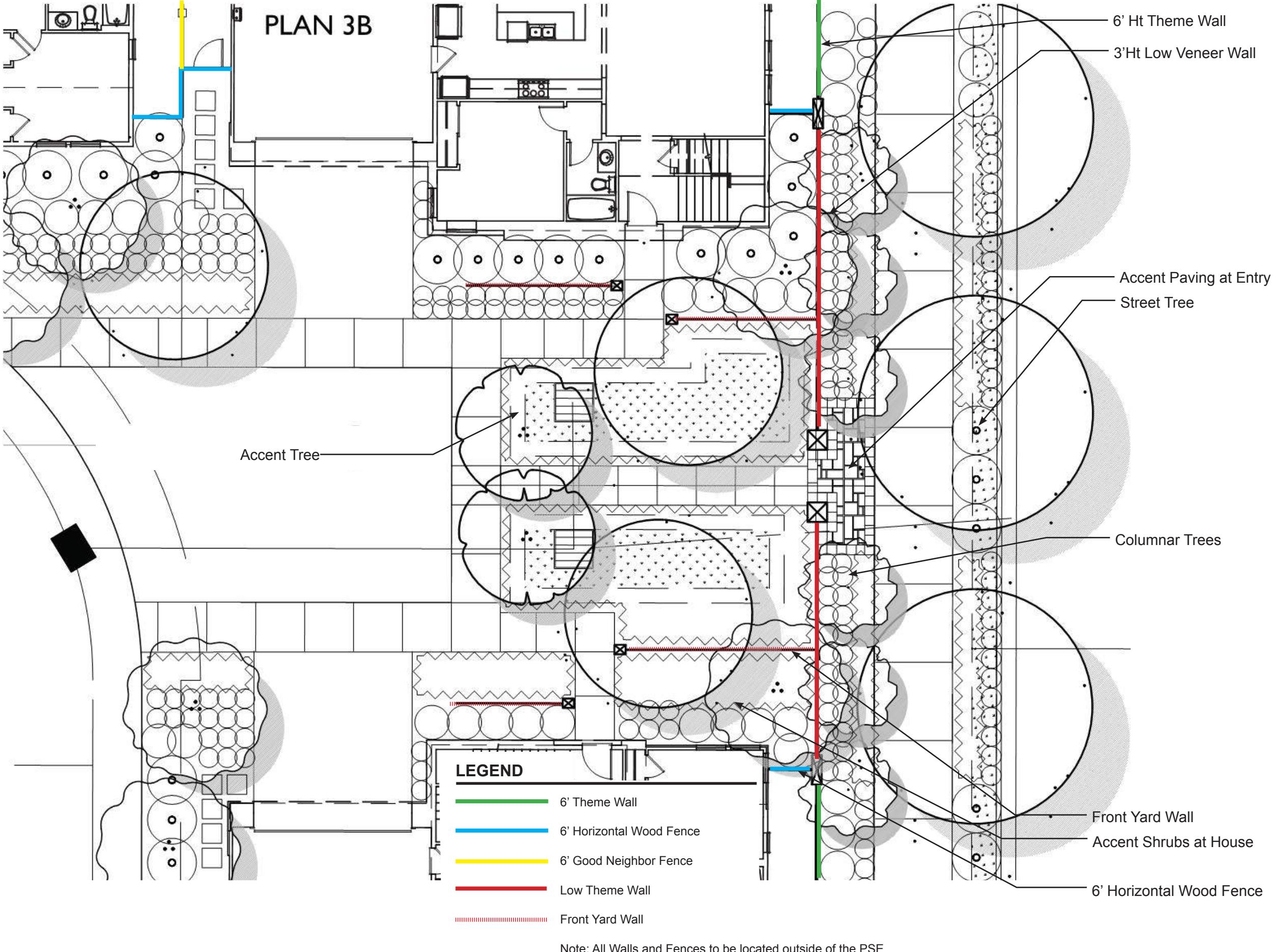


Intract Street Light  
PureForm LED Series  
MFR: Philips Gardco  
Color: Graphite Metallic

0' 8' 16' 32'

APRIL 11, 2017

L 5.6



GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

Dublin, California

OVERALL

LINCOLN

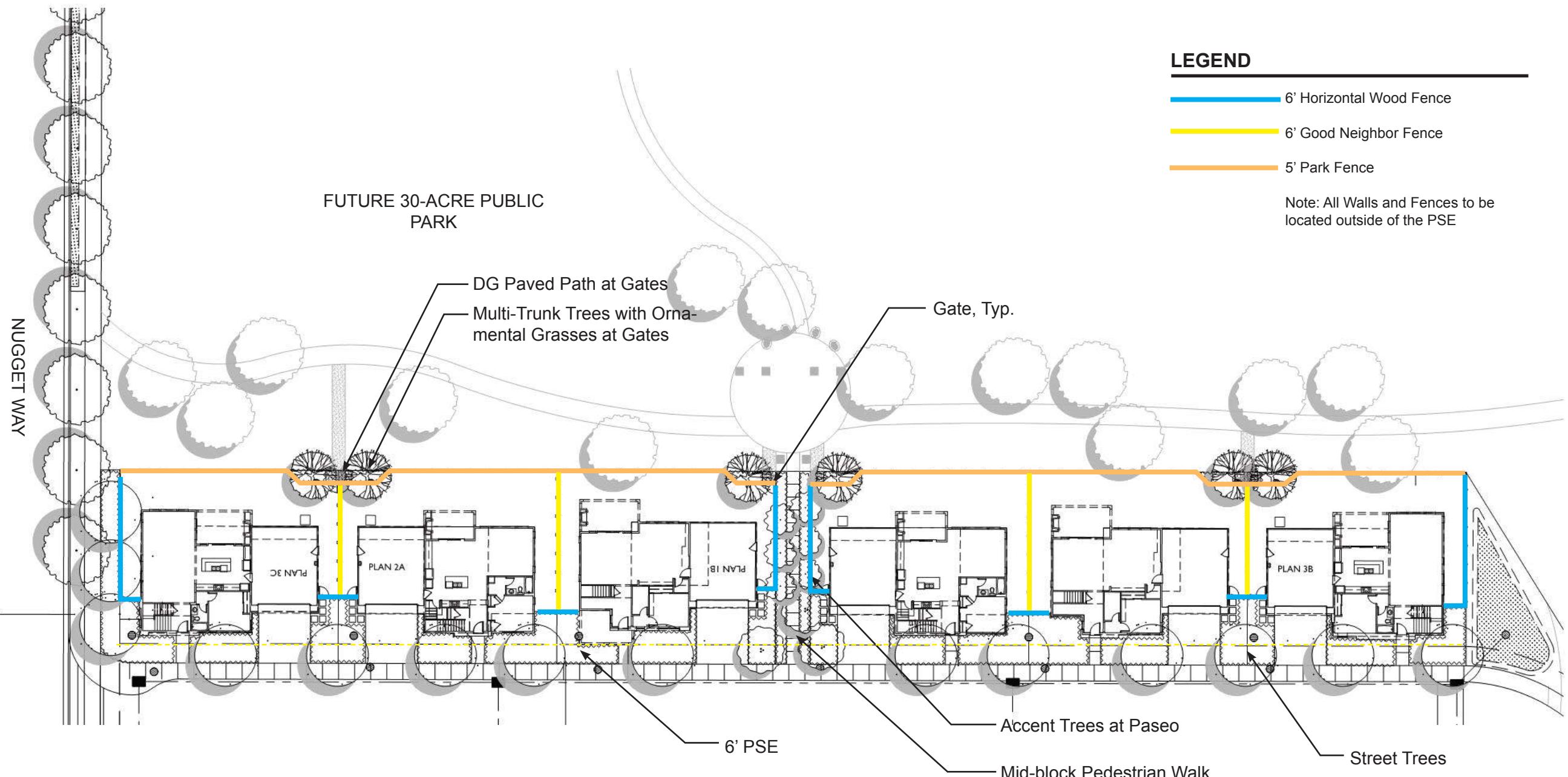
TYPICAL PASEO  
NEIGHBORHOOD 13



0' 5' 10' 20'

APRIL 11, 2017

L 5.7



BOULEVARD phases 2-3

Dublin, California



OVERALL



LINCOLN

PARK INTERFACE  
NEIGHBORHOOD 13



0' 20' 40' 80'

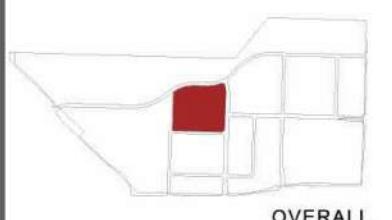
APRIL 11, 2017

**L 5.8**

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



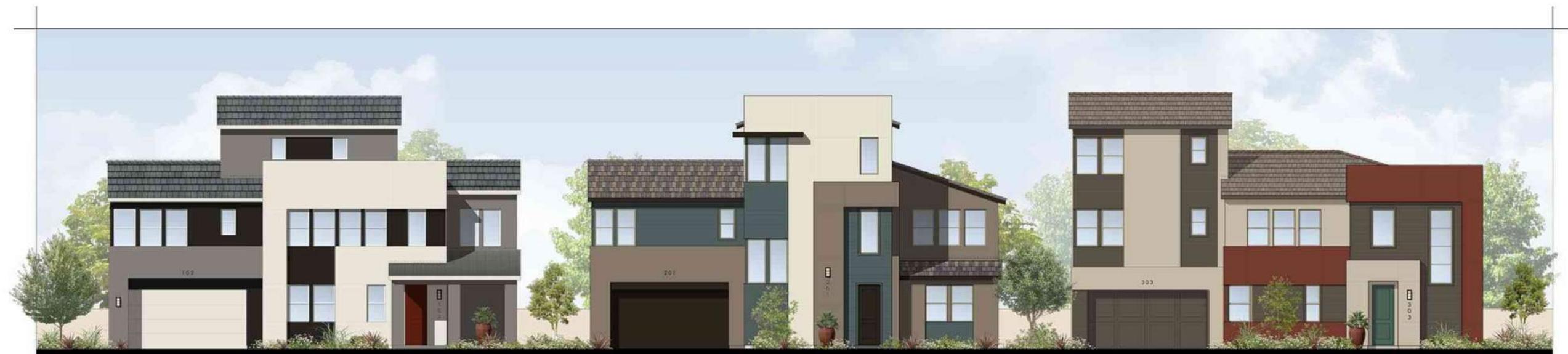
OVERALL



LINCOLN - NEIGHBORHOOD 13

CONCEPTUAL  
STREET SCENE

APRIL 11, 2017



PLAN I  
VARIATION B

PLAN 2  
VARIATION A

PLAN 3  
VARIATION C

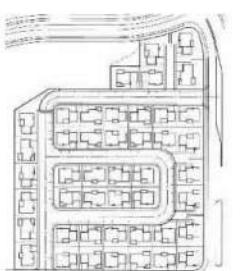
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 1  
FRONT ELEVATIONS

0 4 8 16

APRIL 11, 2017



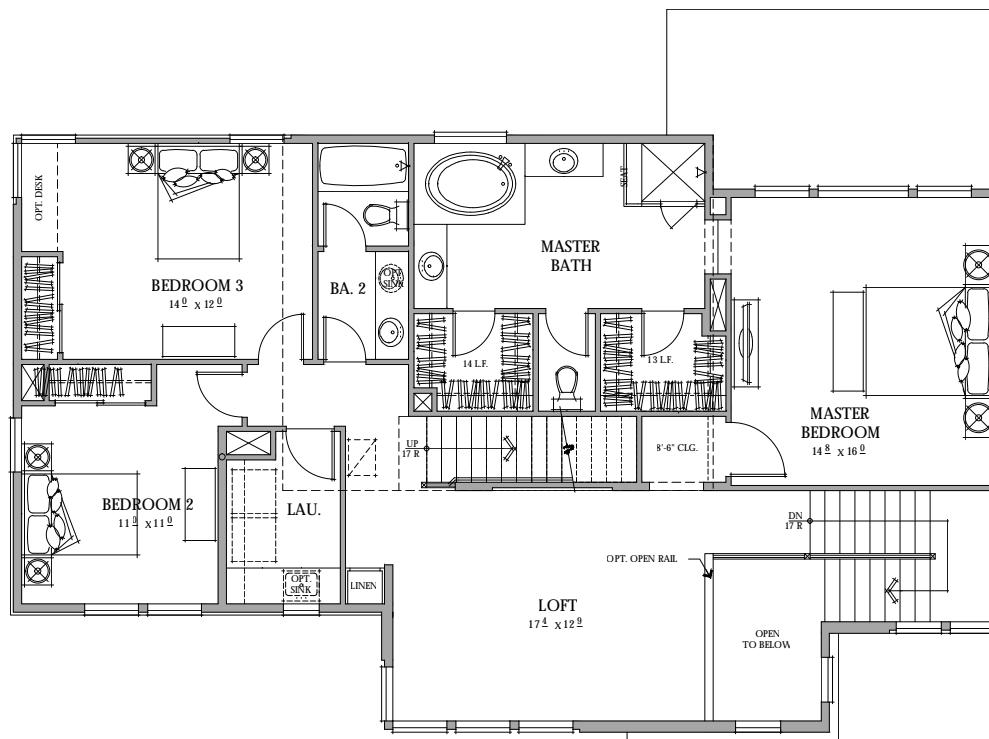
VARIATION A



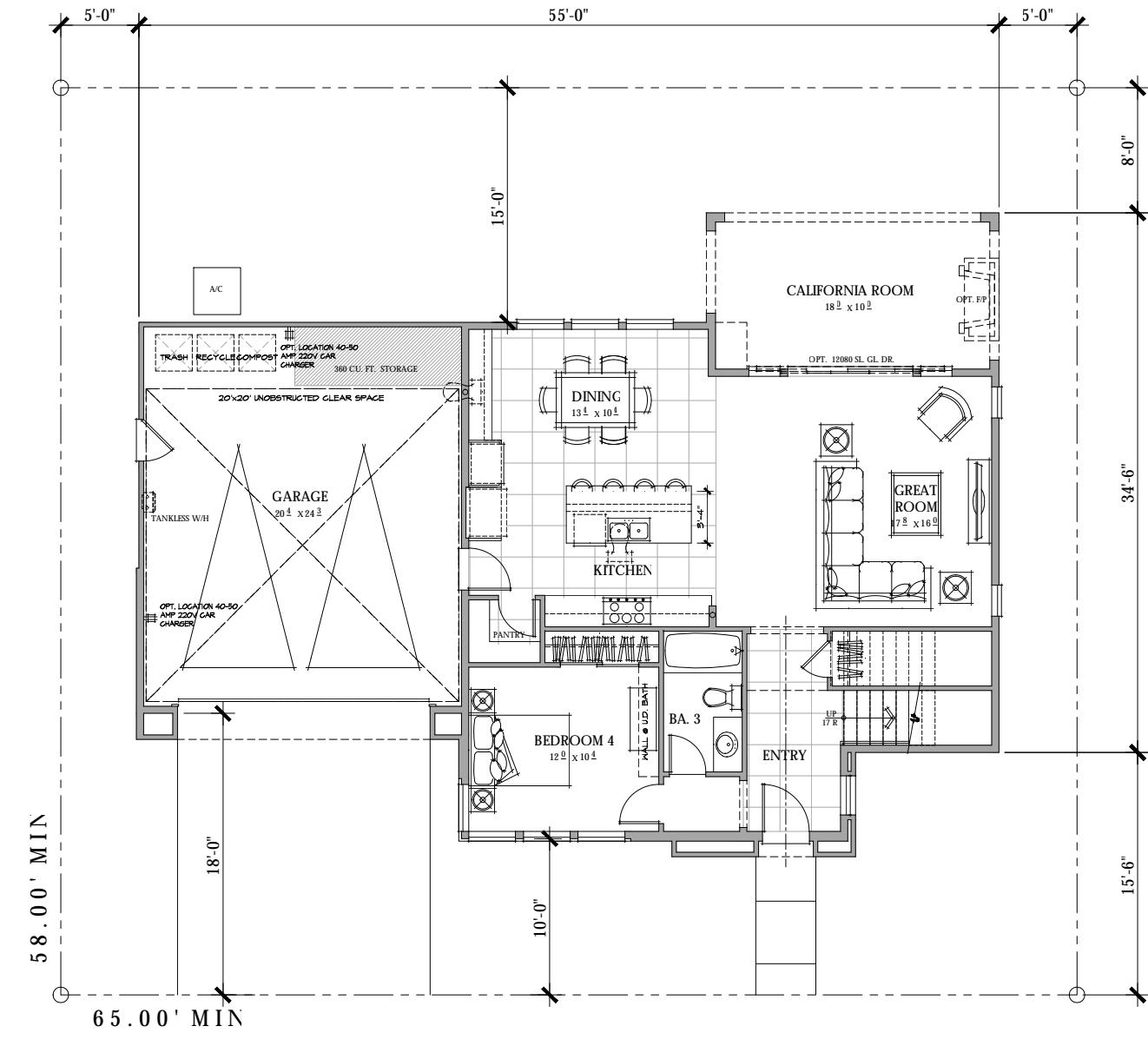
VARIATION B



VARIATION C



2ND FLOOR



1ST FLOOR

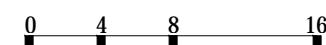
**PLAN 1**

2,836 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

**FLOOR AREA TABLE**

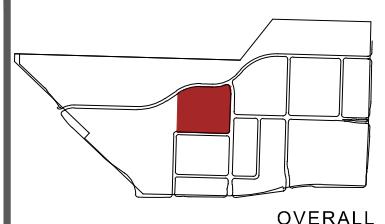
1ST FLOOR	1,027 SQ. FT.
2ND FLOOR	1,439 SQ. FT.
3RD FLOOR	370 SQ. FT.
TOTAL	2,836 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	185 SQ. FT.
PORCH	140 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

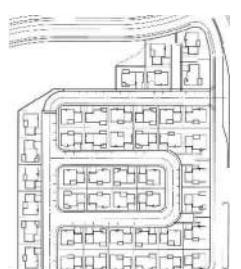


BOULEVARD  
phases 2-3

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

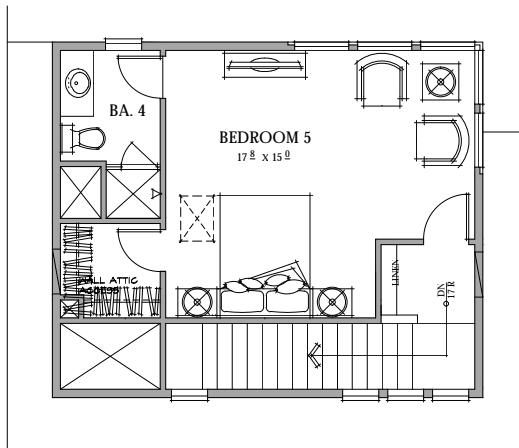
PLAN 1 VARIATION A  
FLOOR PLAN

APRIL 11, 2017

phases 2-3

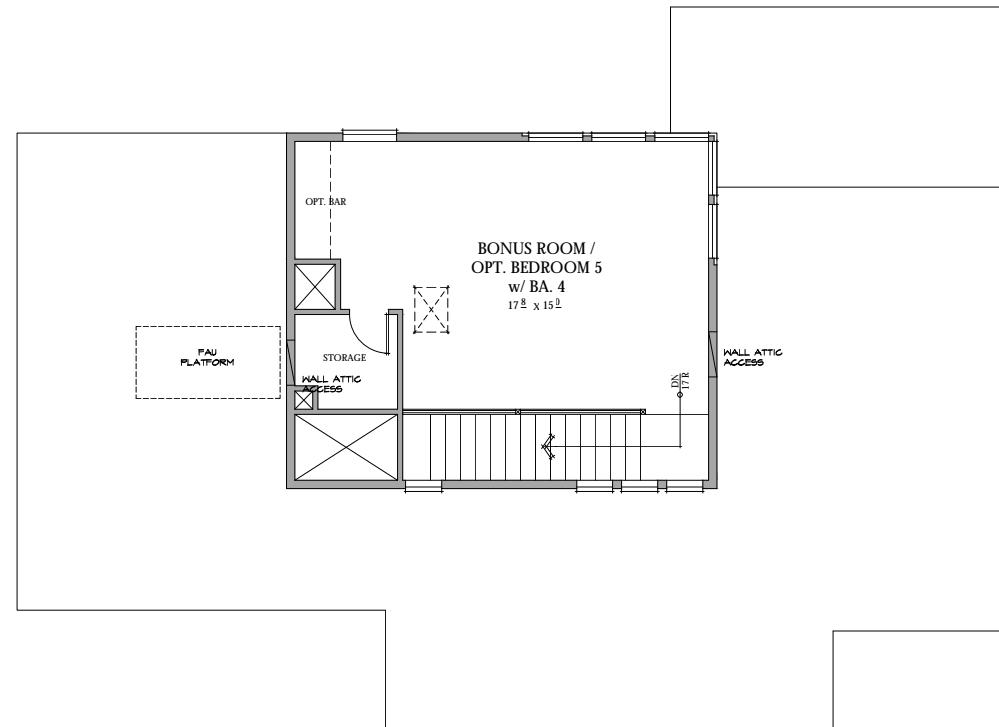
BOULEVARD

DUBLIN, CALIFORNIA

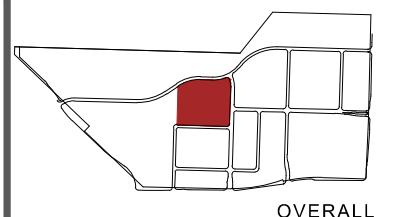


**OPT. BEDROOM 5 w/ BA. 4**

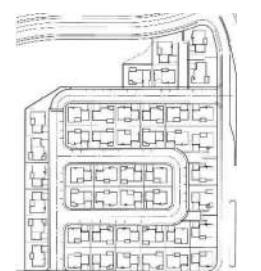
IN LIEU OF BONUS ROOM



### 3RD FLOOR



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 1 VARIATION A  
FLOOR PLAN

0 4 8 16

APRIL 11, 2017

A5.3

phases 2-3

## BOULEVARD

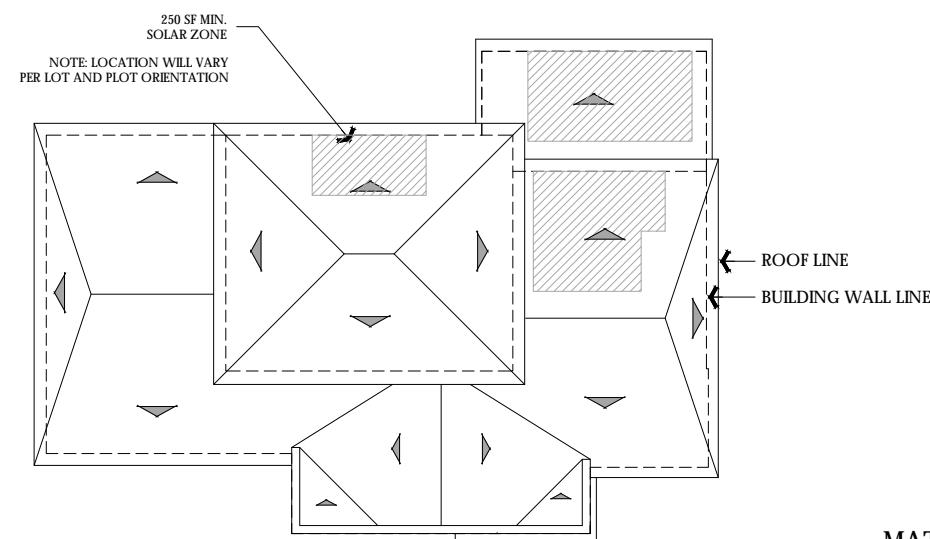
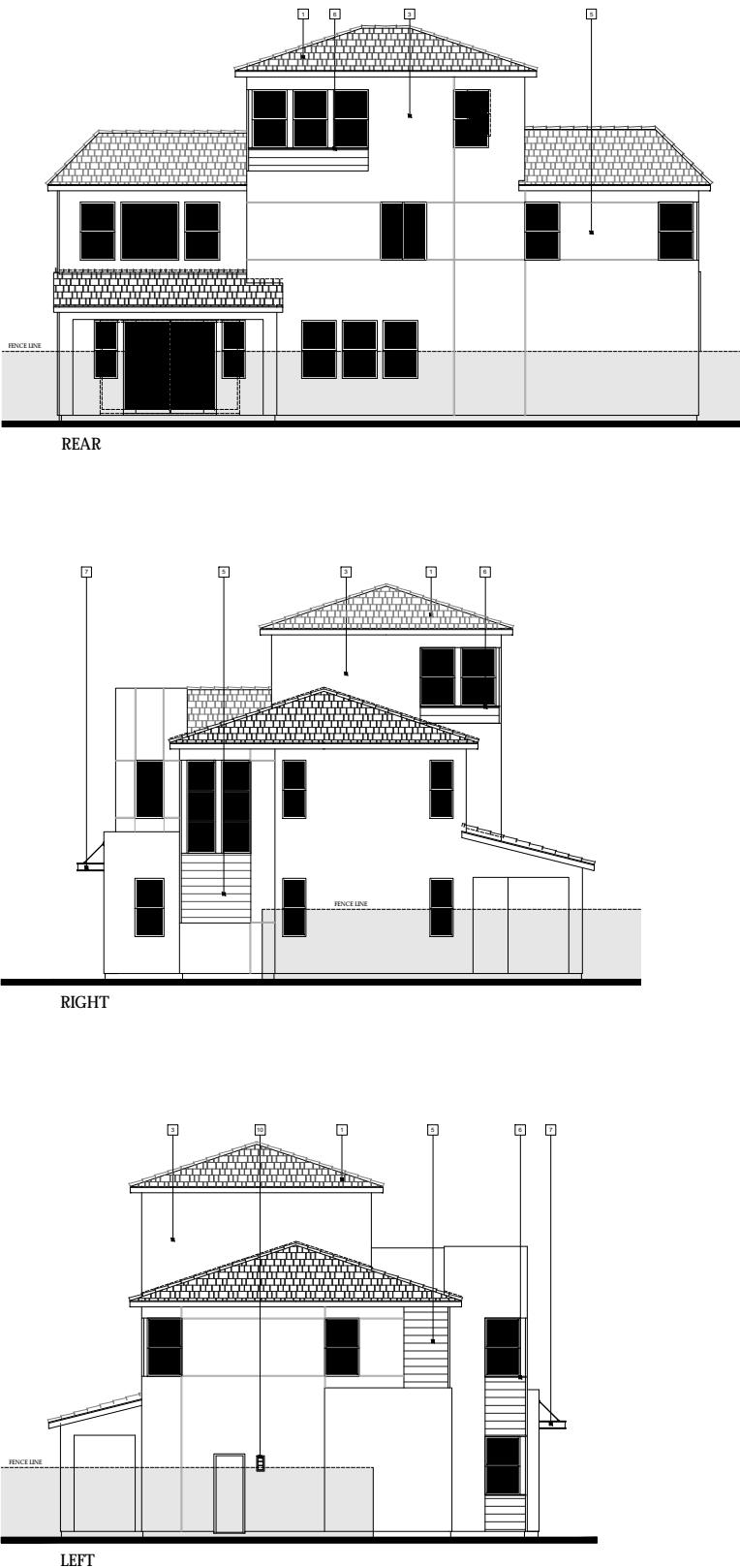
DUBLIN, CALIFORNIA

## OVERALL

A detailed technical diagram of a printed circuit board (PCB). The board features a large, central rectangular component labeled 'CPU'. This component is densely populated with small pads and connection points. Surrounding the CPU are several rows of smaller components, likely memory chips or connectors, arranged in a grid-like pattern. The overall layout is organized and follows standard PCB design principles.

**PLAN 1 VARIATION A  
ELEVATION**

JAPRIL 11, 2017



## 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 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



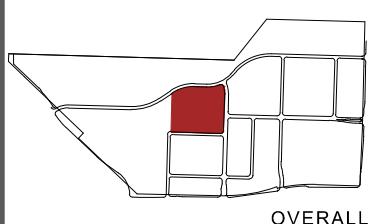
A horizontal number line starting at 0 and ending at 16. There are tick marks at 0, 4, 8, and 16.

A horizontal number line starting at 0 and ending at 16. There are tick marks at 0, 4, 8, and 16.

A5.4

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA

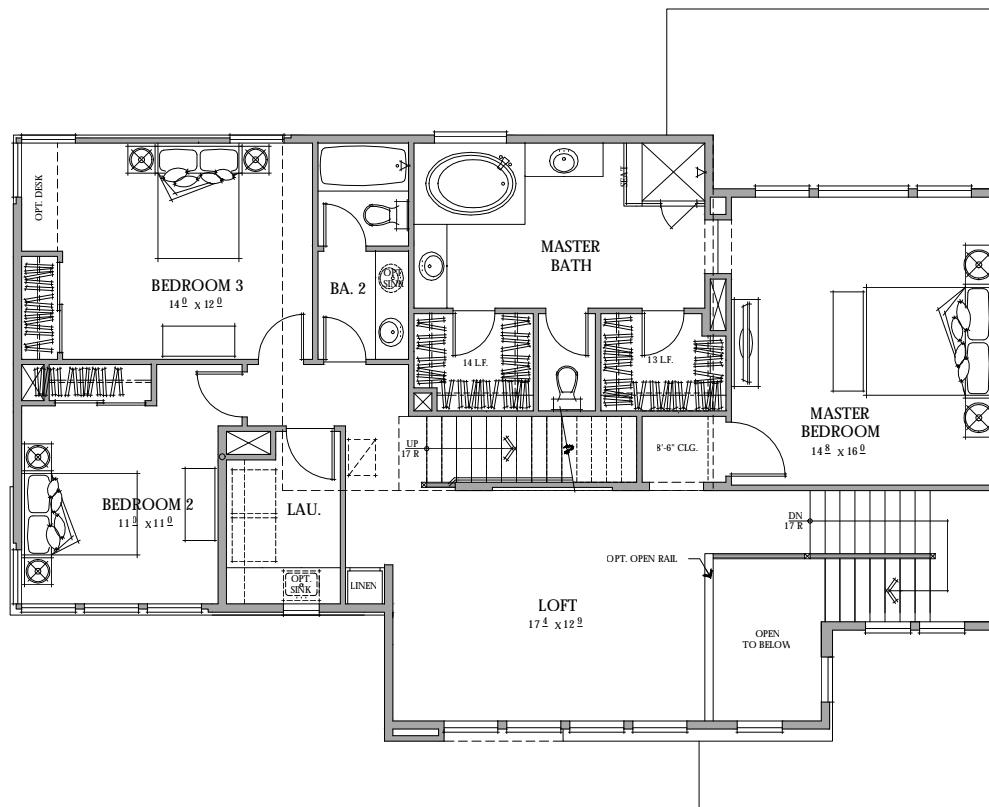


OVERALL

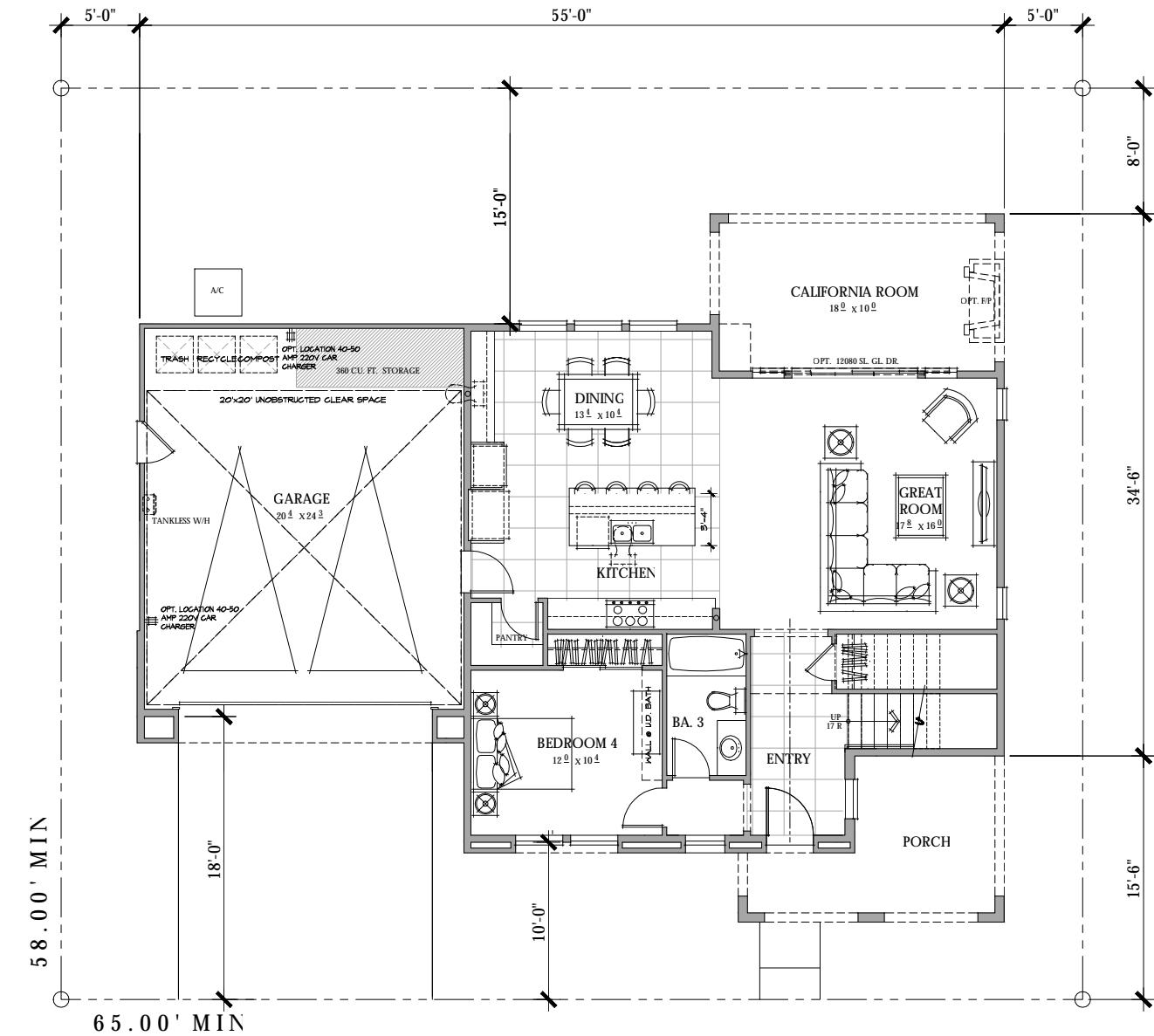


LINCOLN - NEIGHBORHOOD 13

PLAN 1 VARIATION B  
FLOOR PLAN



2ND FLOOR



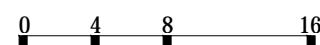
1ST FLOOR

**PLAN 1**  
2,836 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	1,027 SQ. FT.
2ND FLOOR	1,439 SQ. FT.
3RD FLOOR	370 SQ. FT.
TOTAL	2,836 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	185 SQ. FT.
PORCH	140 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



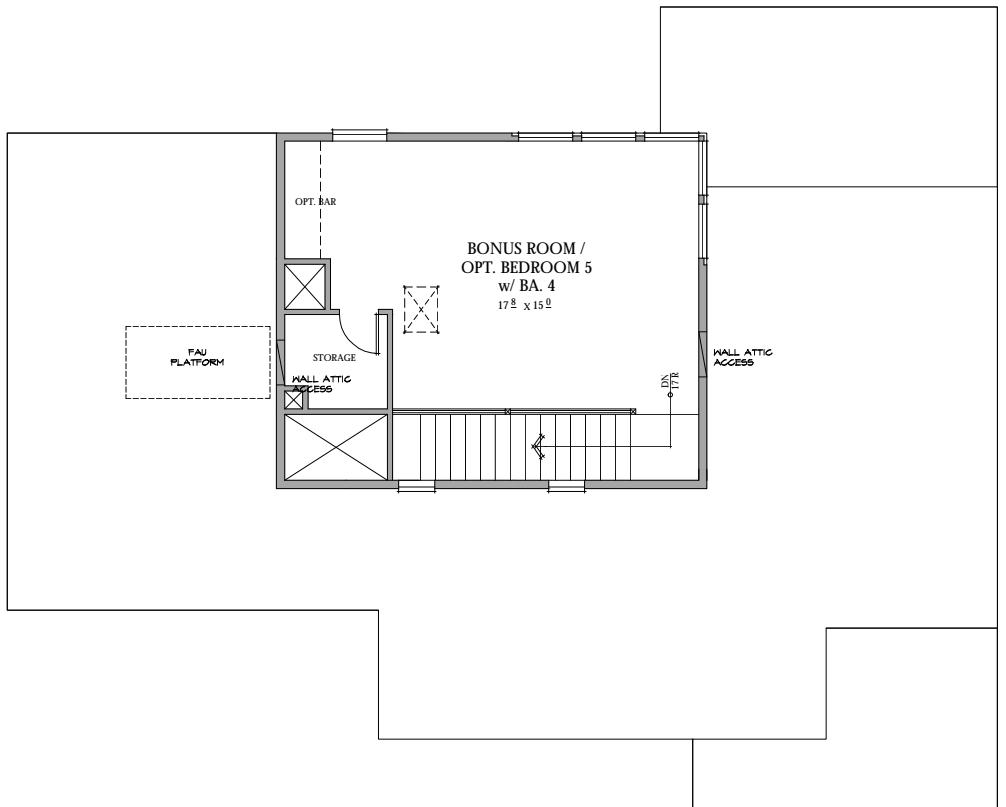
APRIL 11, 2017

A5.5

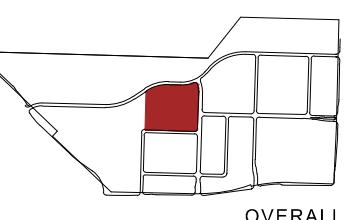
phases 2-3

BOULEVARD

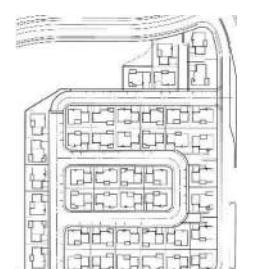
DUBLIN, CALIFORNIA



3RD FLOOR



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 1 VARIATION B  
FLOOR PLAN

0 4 8 16

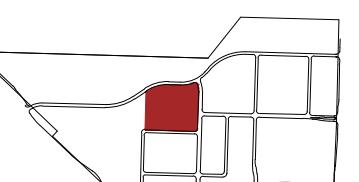
APRIL 11, 2017

A5.6

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

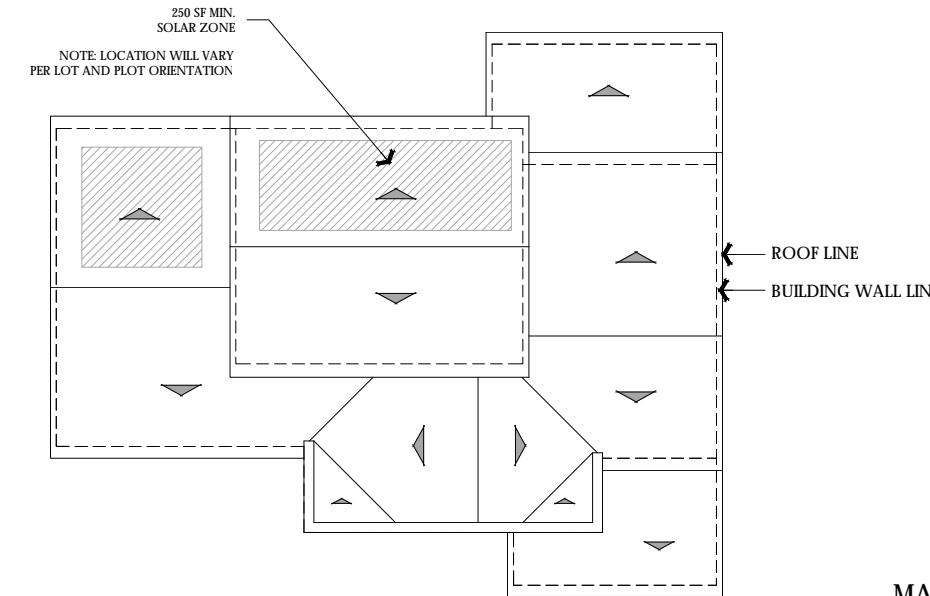
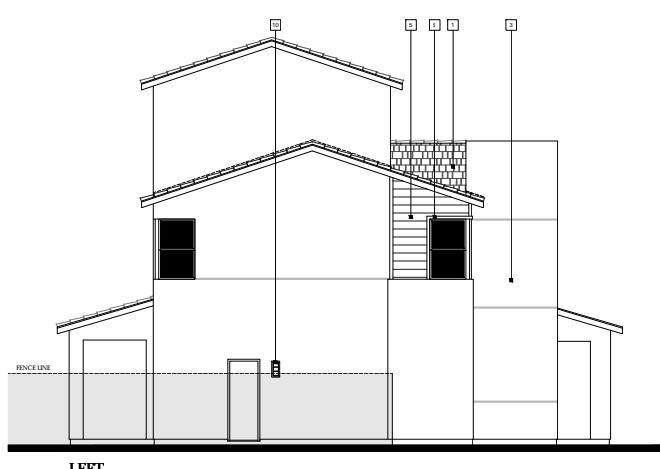
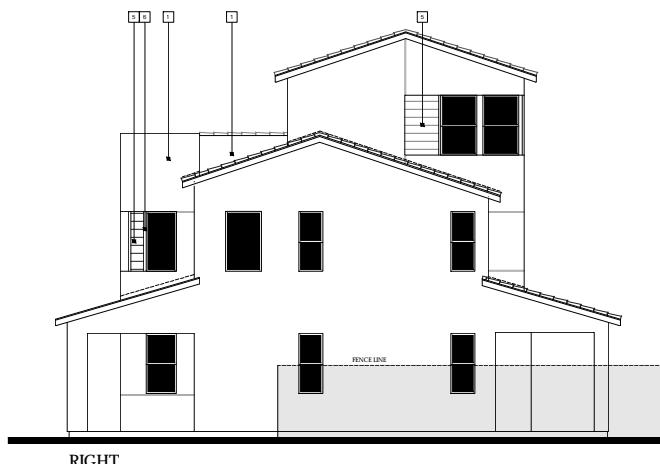


LINCOLN - NEIGHBORHOOD 13

PLAN 1 VARIATION B  
ELEVATION

APRIL 11, 2017

A5.7



## ROOF PLAN

B

PITCH: 3:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

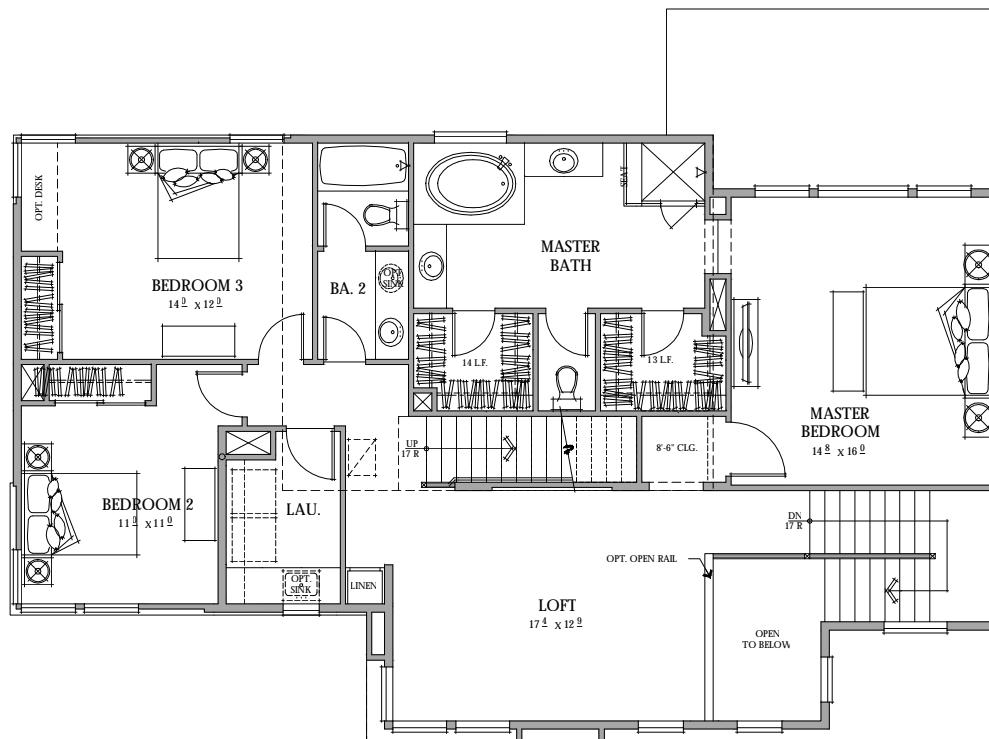
## MATERIAL LEGEND

1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16 /20 STUCCO SAND FINISH
4. STONE 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

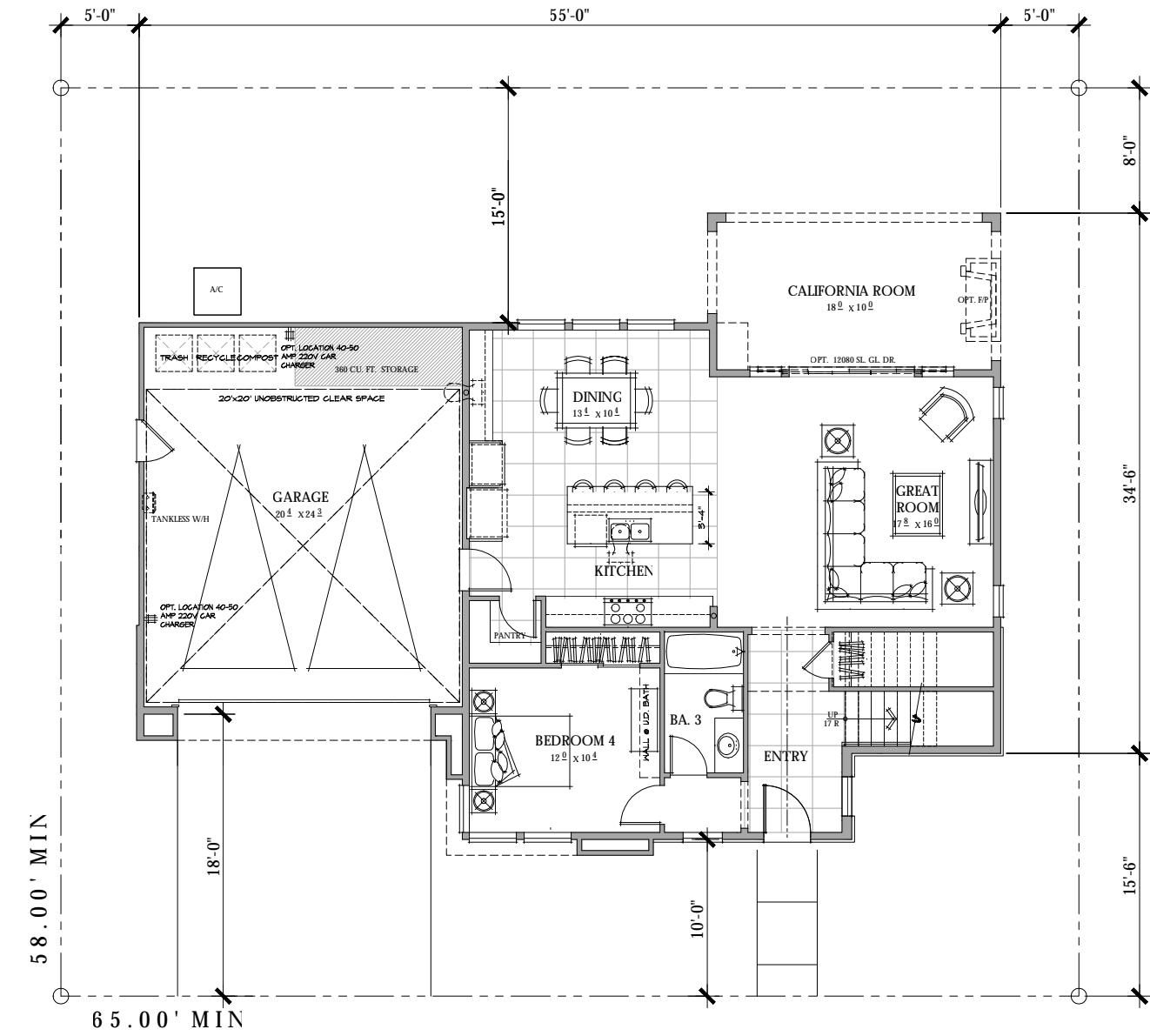


0 4 8 16

0 4 8 16



2ND FLOOR



1ST FLOOR

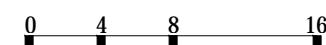
**PLAN 1**

2,836 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

**FLOOR AREA TABLE**

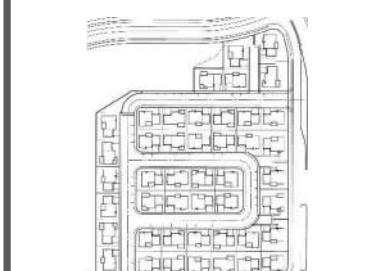
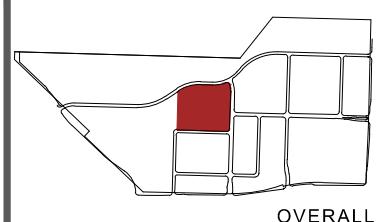
1ST FLOOR	1,027 SQ. FT.
2ND FLOOR	1,439 SQ. FT.
3RD FLOOR	370 SQ. FT.
TOTAL	2,836 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	185 SQ. FT.
PORCH	140 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



BOULEVARD  
phases 2-3

DUBLIN, CALIFORNIA



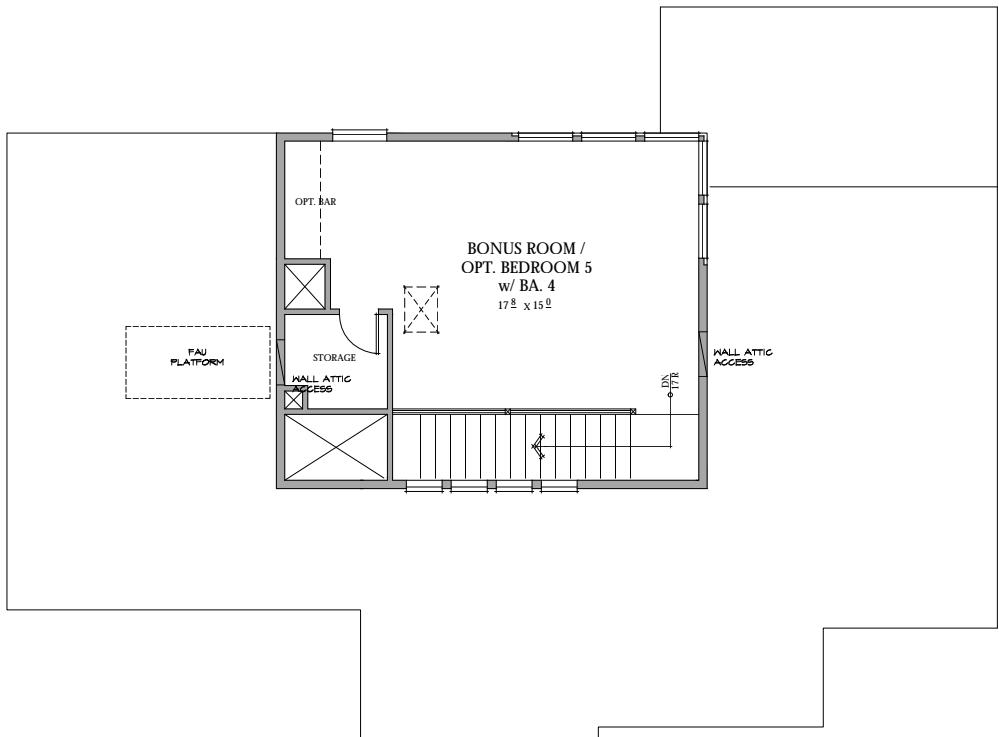
LINCOLN - NEIGHBORHOOD 13  
PLAN 1 VARIATION C  
FLOOR PLAN

APRIL 11, 2017

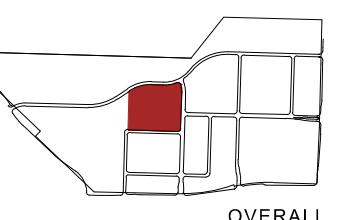
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



3RD FLOOR



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 1 VARIATION C  
FLOOR PLAN

0 4 8 16

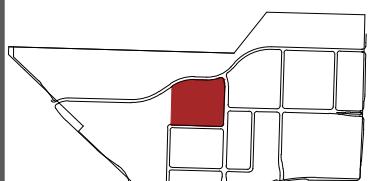
APRIL 11, 2017

A5.9

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

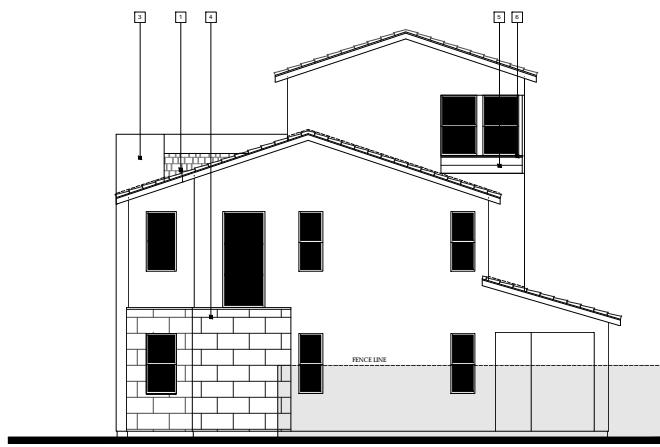
PLAN 1 VARIATION C  
ELEVATION

APRIL 11, 2017

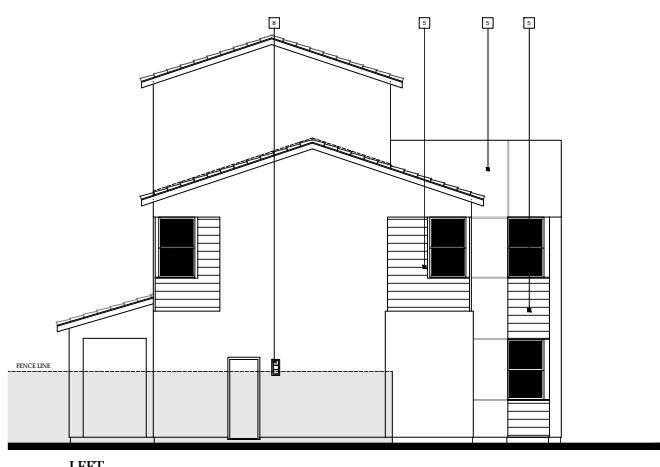
A5.10



REAR

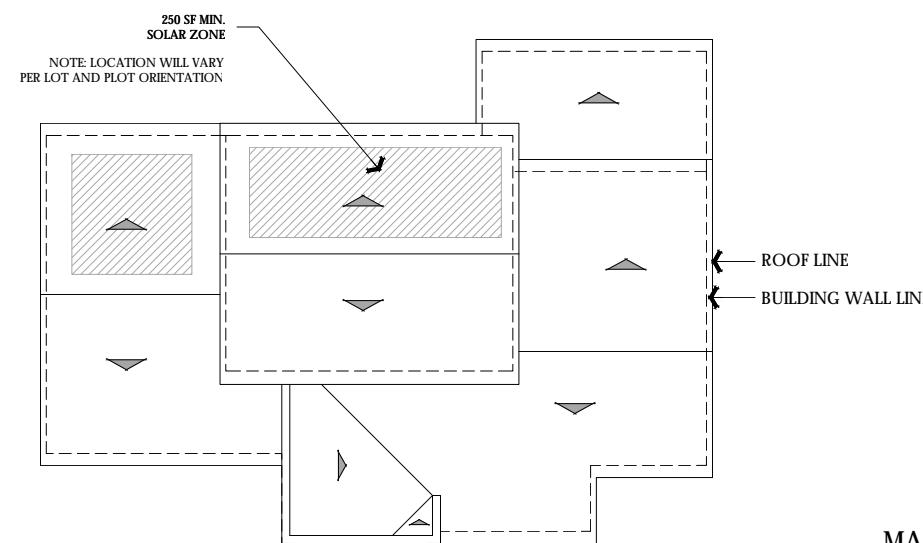


RIGHT



LEFT

0 4 8 16



## ROOF PLAN

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

C

## 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



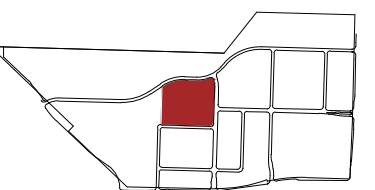
Variation C

0 4 8 16

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



## OVERALL



## PLAN 1 ENHANCED REAR ELEVATION

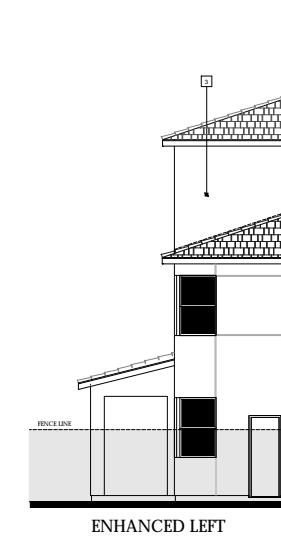
APRIL 11, 2017

## A5.11

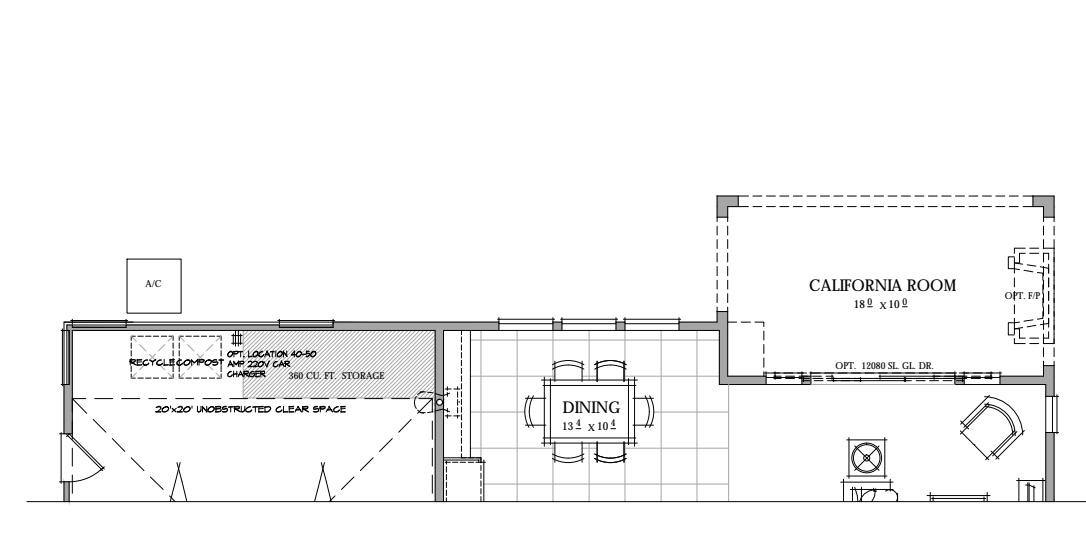


ENHANCED REAR

Variation A



ENHANCED LEF

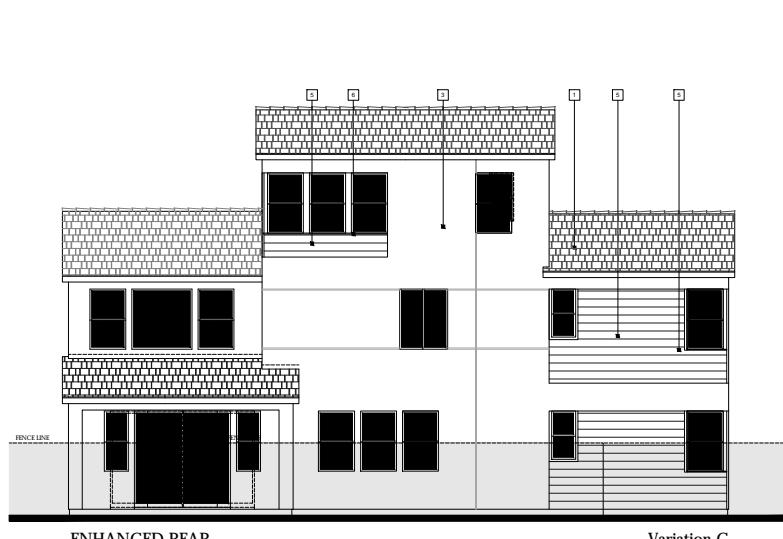


## ENHANCE REAR ELEVATION

## VARIATION A - 1ST FLOOR

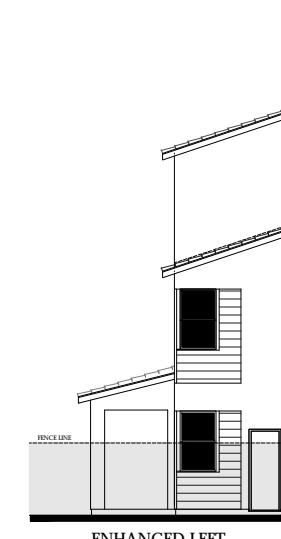
## MATERIAL LEGEND

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

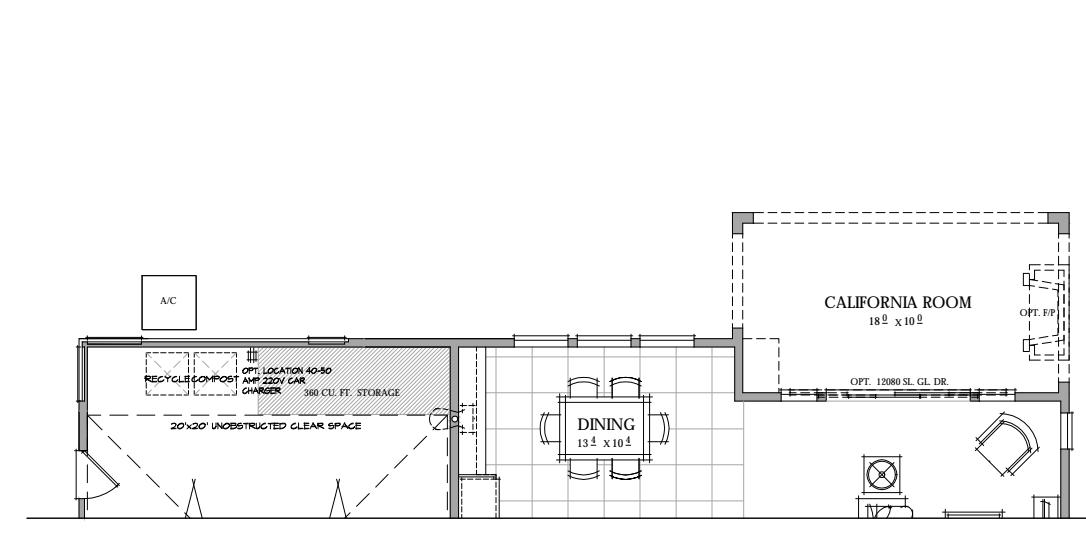


ENHANCED REAR

Variation C



ENHANCED LEF



## ENHANCE REAR ELEVATION

## VARIATION C - 1ST FLOOR

0    4    8    16

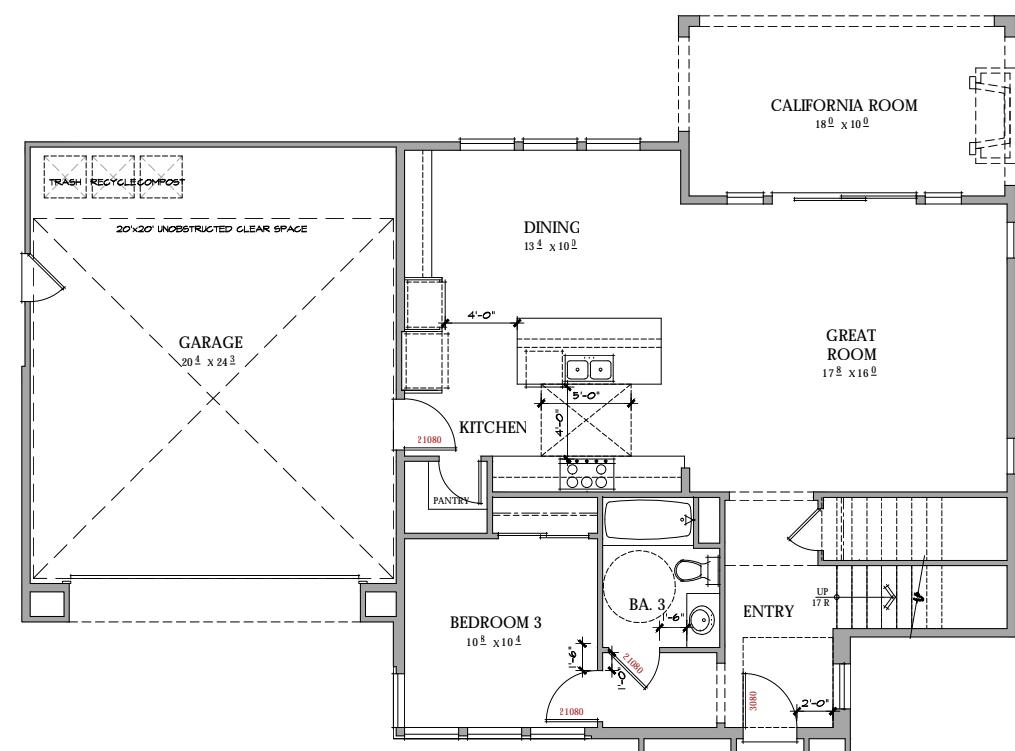
A horizontal number line starting at 0 and ending at 16. There are tick marks at 0, 4, 8, and 16.

## UNIVERSAL DESIGN REQUIREMENT - PLAN 1

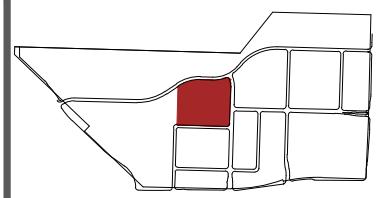
PRIMARY ENTRANCE: ONE DOORBELL TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM FINISHED FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: COMPLIES WITH CBC CHAPTER 11A AND THIRTY-FOUR (34) INCH MIN. CLEAR. SECONDARY EXTERIOR DOOR WITH THIRTY-TWO (32) INCH MIN. CLEAR, TWENTY-FOUR (24) INCH MIN. AT STRIKE SIDE OF DOOR. SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	AT ENTRY DOOR AND GARAGE DOOR
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.	AT BATHROOM 3
PRIMARY FLOOR POWDER/BATHROOM: ONE (1) BATHROOM WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A 117.1	AT BATHROOM 3
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.	BATHROOM 3
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 (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.	KITCHEN
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 1).	KITCHEN
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)	ENTRY LEVEL
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.	BEDROOM 3
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 OF DUBLIN FOR THAT PARTICULAR LOT. DEVELOPER SHALL SUBMIT A UDC CHECKLIST DURING THE MASTER PLAN CHECK INDICATING THE "CUT OFF" TIMES WHEN IT IS NO LONGER PRACTICAL TO OFFER CERTAIN ITEMS IN THE UDO.



DUBLIN, CALIFORNIA



OVERALL

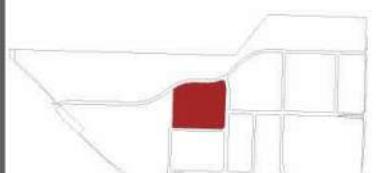


LINCOLN - NEIGHBORHOOD 13

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 2  
FRONT ELEVATIONS

0 4 8 16

APRIL 11, 2017



VARIATION A



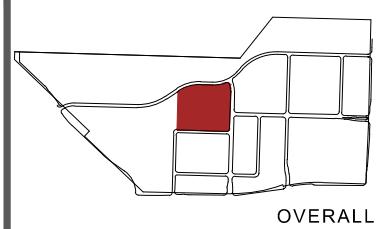
VARIATION B



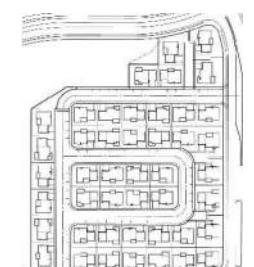
VARIATION C

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA

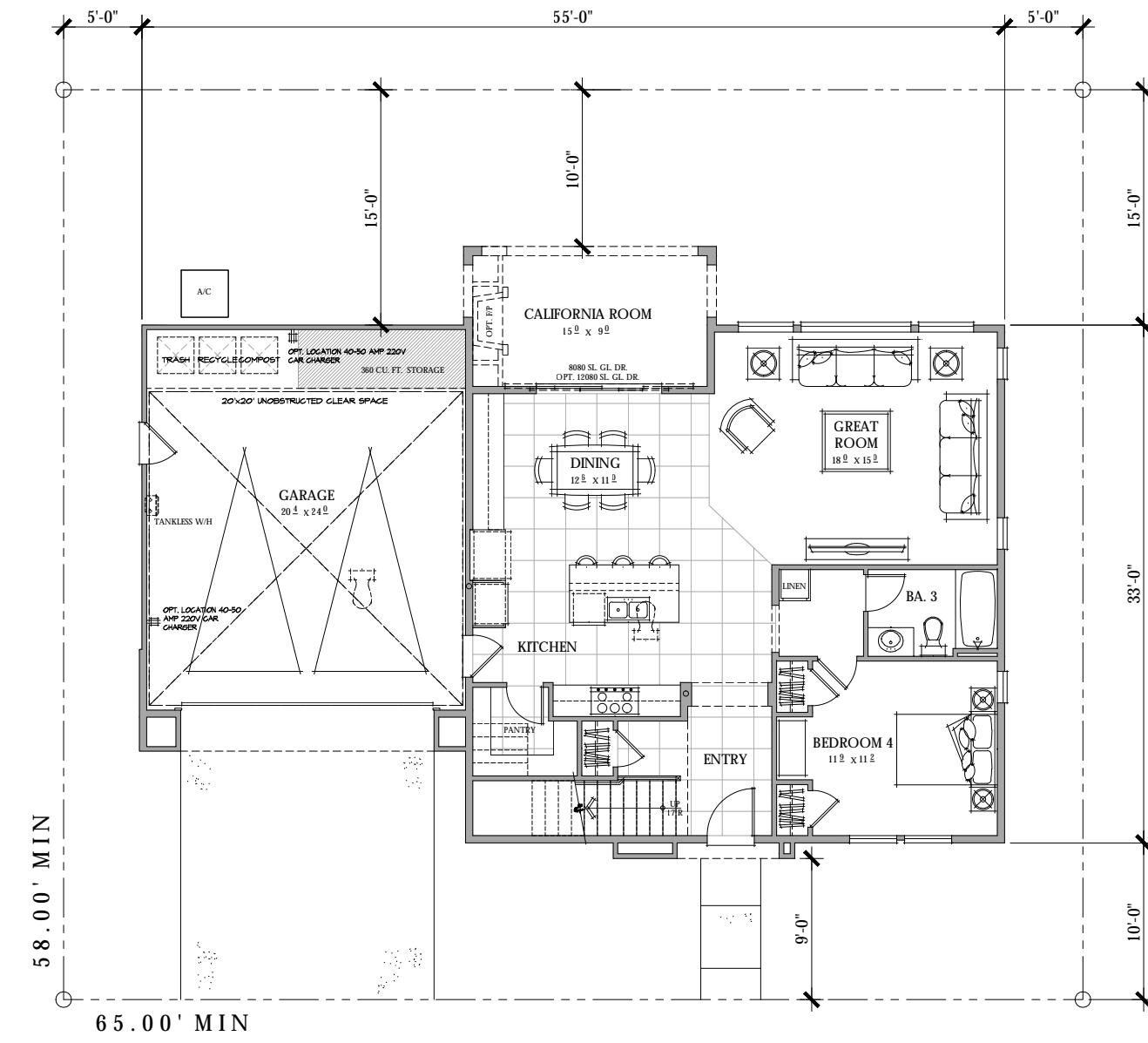
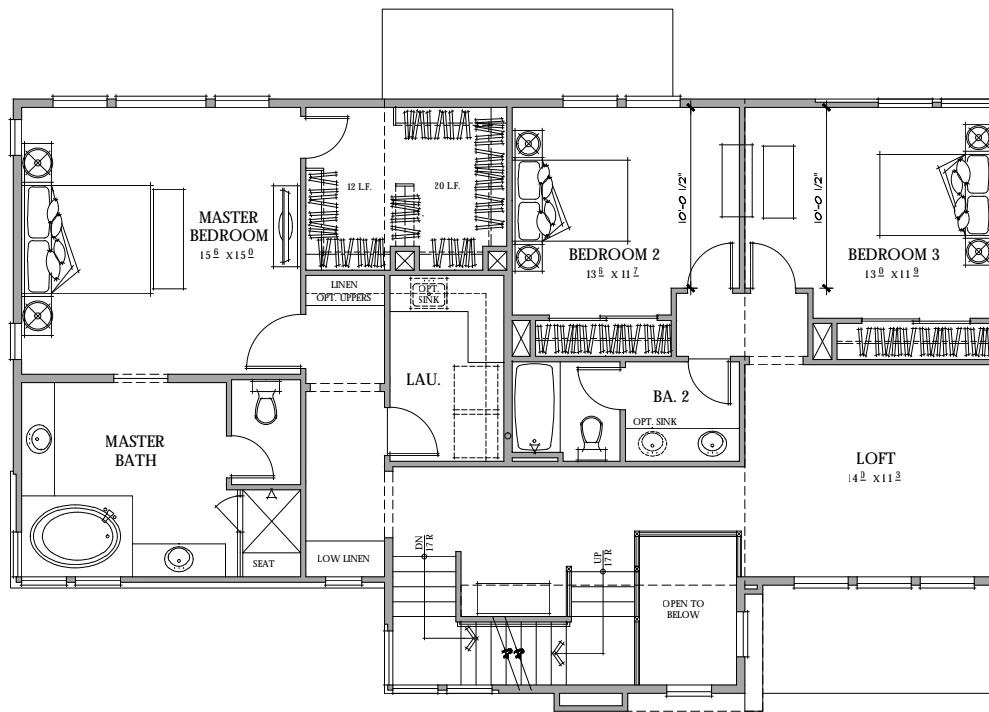


OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 2 VARIATION A  
FLOOR PLAN



**PLAN 2**  
3,163 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	1,074 SQ. FT.
2ND FLOOR	1,555 SQ. FT.
3RD FLOOR	534 SQ. FT.
TOTAL	3,163 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	141 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

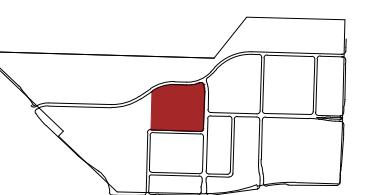
0 4 8 16

APRIL 11, 2017

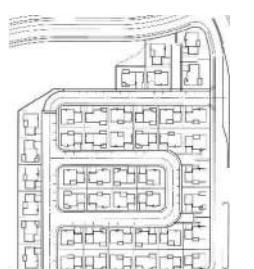
A5.14

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL



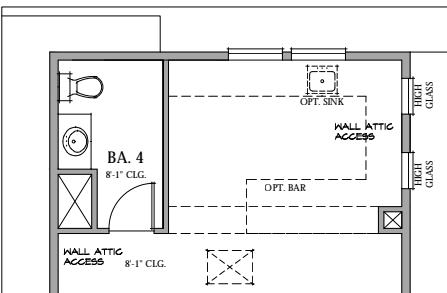
LINCOLN - NEIGHBORHOOD 13

PLAN 2 VARIATION A  
FLOOR PLAN

0 4 8 16

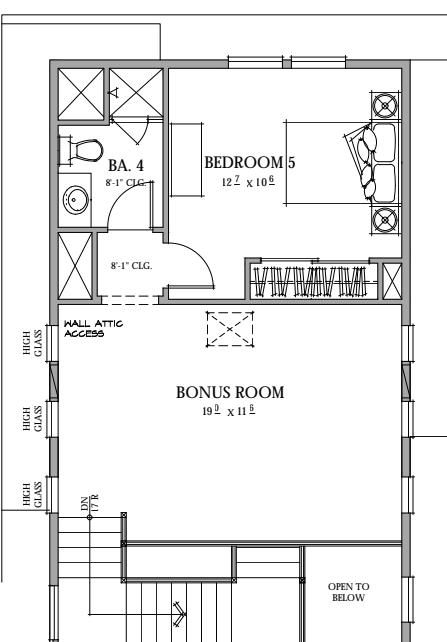
APRIL 11, 2017

A5.15



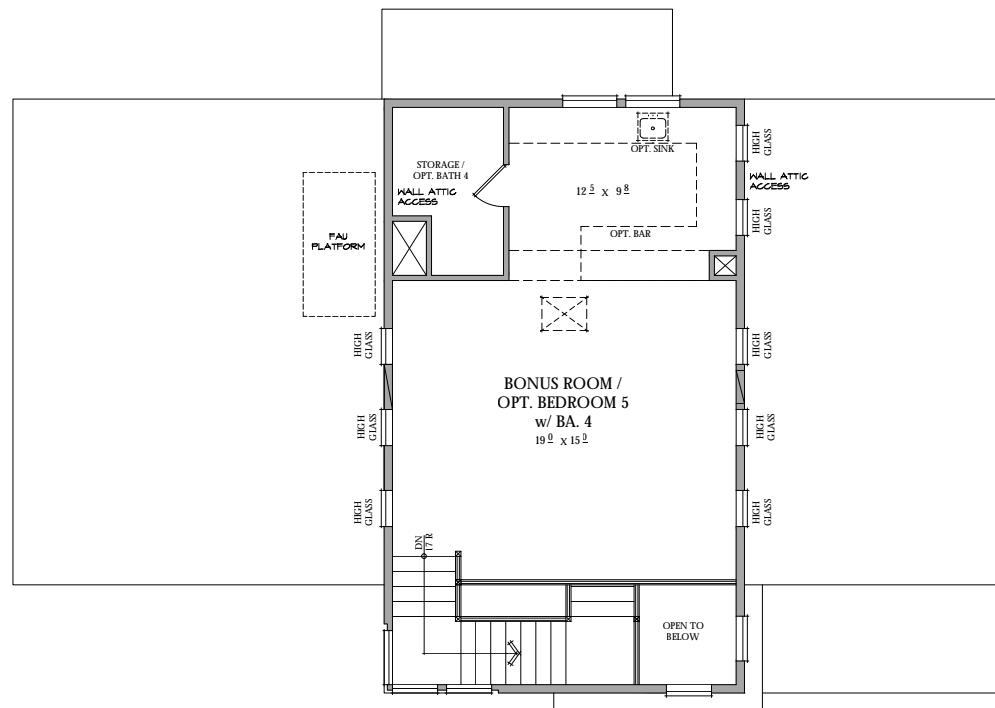
**OPT. BATHROOM 4**

AT BONUS ROOM



**OPT. BEDROOM 5 w/ BA. 4**

AT BONUS ROOM



**3RD FLOOR**

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA

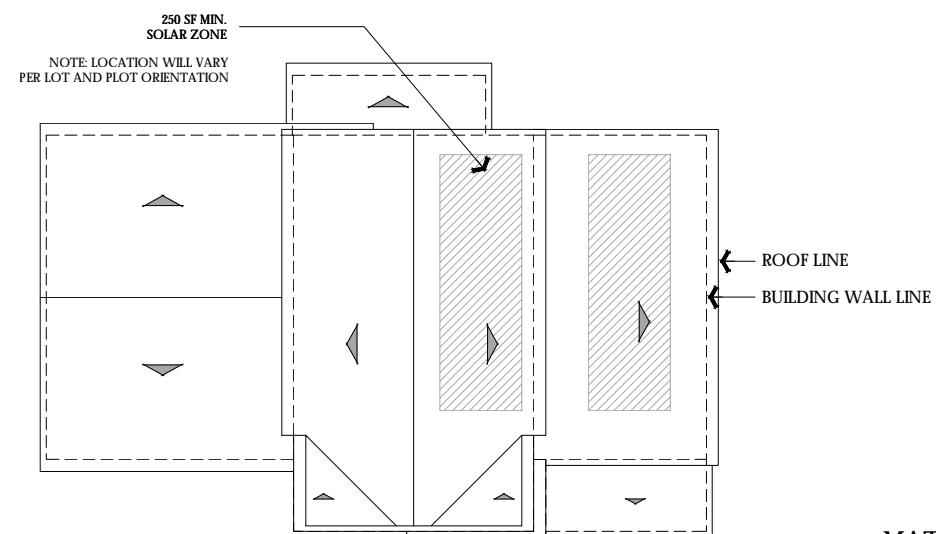
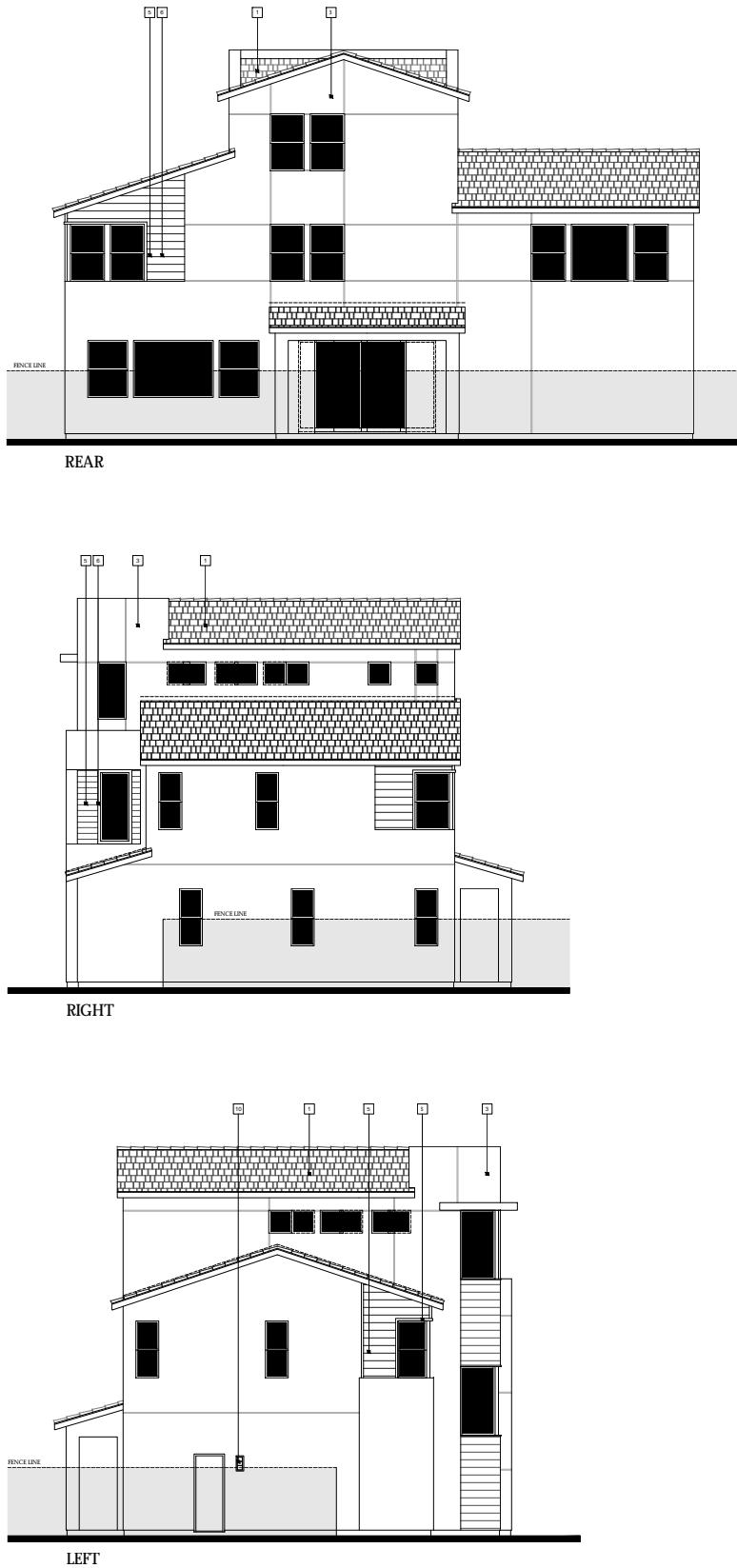
## OVERALL

An architectural line drawing of a building's exterior. The facade features a series of rectangular windows arranged in a grid pattern. A central entrance is indicated by a larger opening with a triangular pediment above it. The drawing uses fine lines and cross-hatching to show depth and texture.

## PLAN 2 VARIATION A ELEVATION

APRIL 11, 2017

## A5.16



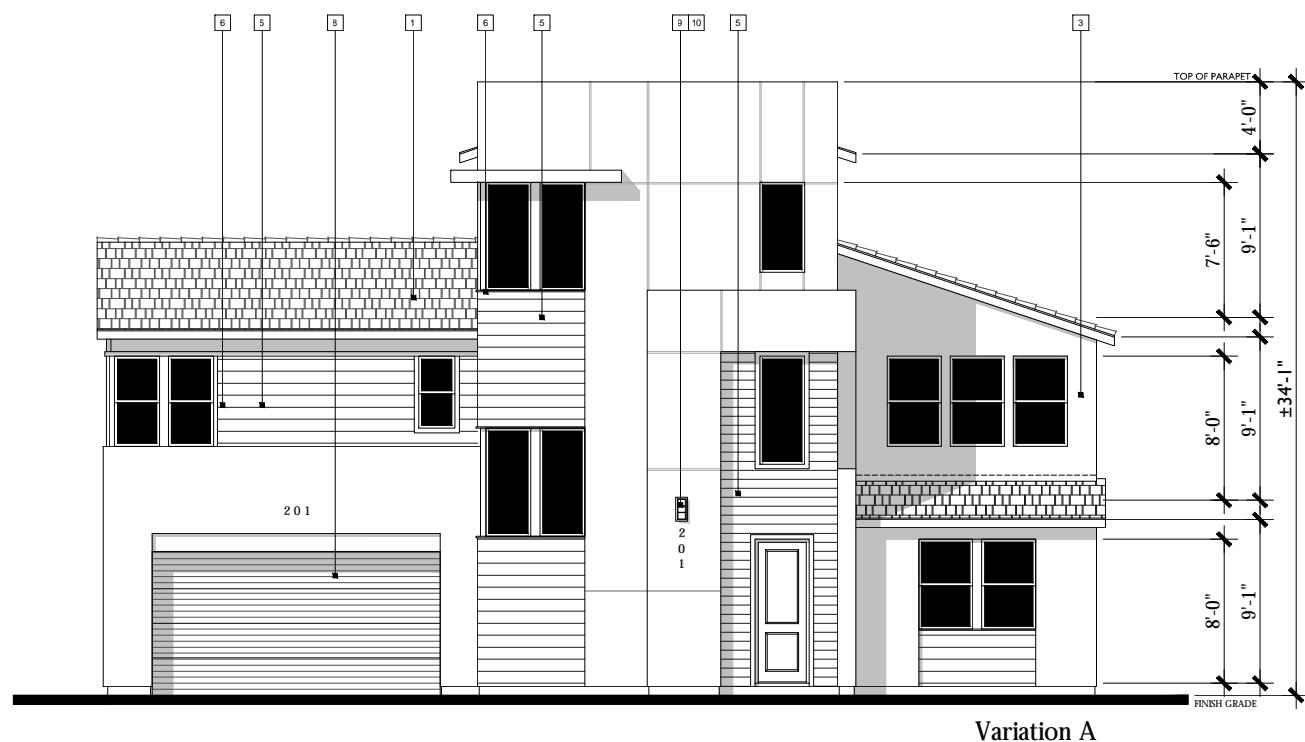
## ROOF PLAN

A

PITCH: 3:5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

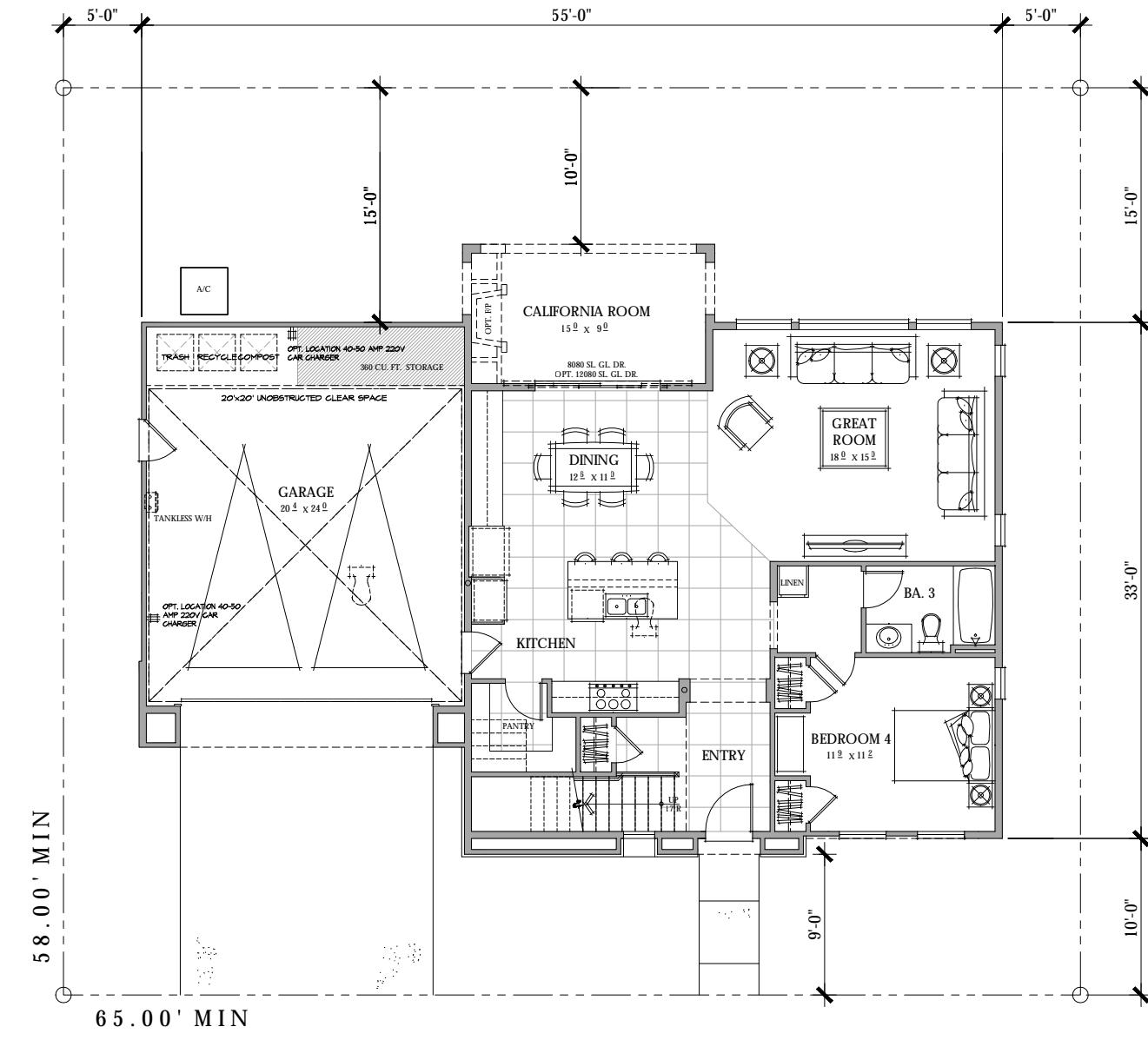
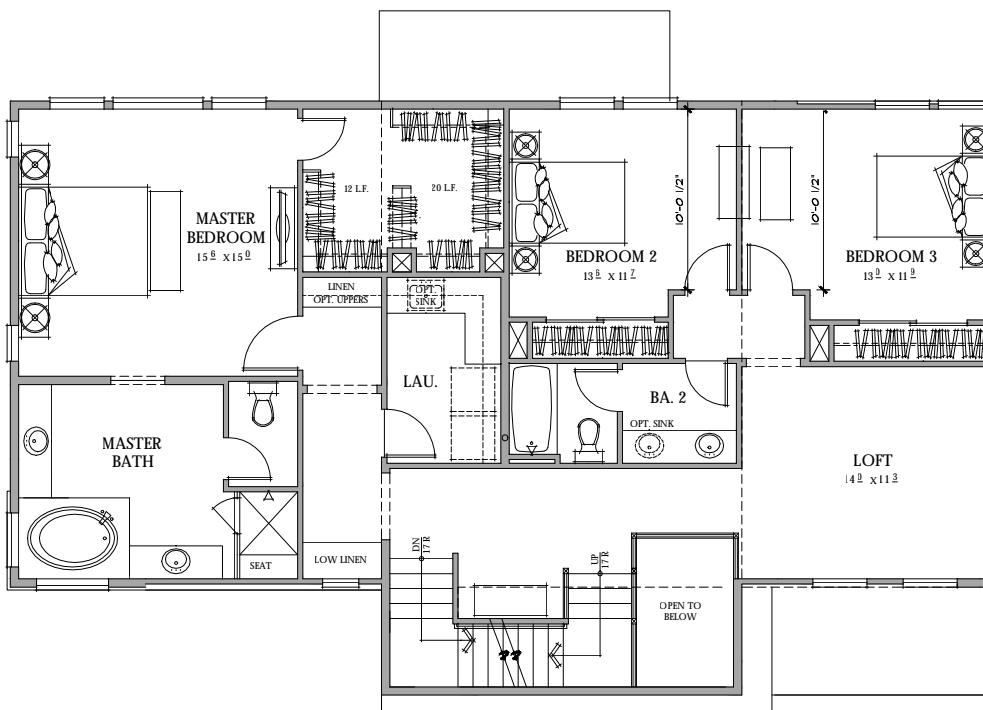
## MATERIAL LEGEND

1. CONCRETE FLAT TILE ROOF
  2. METAL ROOF
  3. 16 /20 STUCCO SAND FINISH
  4. STONE VENEER
  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



0      4      8      16

A horizontal number line with tick marks at 0, 4, 8, and 10. The line is labeled with these values above the tick marks.

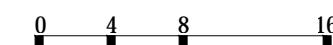


**PLAN 2**  
3,163 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

**FLOOR AREA TABLE**

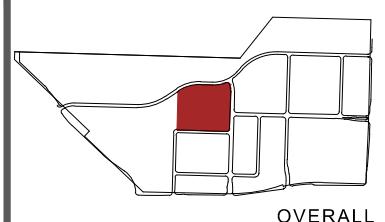
1ST FLOOR	1,074 SQ. FT.
2ND FLOOR	1,555 SQ. FT.
3RD FLOOR	534 SQ. FT.
TOTAL	3,163 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	141 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



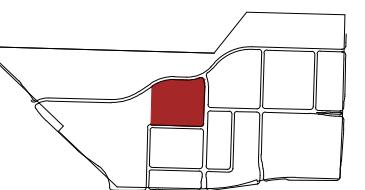
PLAN 2 VARIATION B  
FLOOR PLAN

APRIL 11, 2017

A5.17

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL



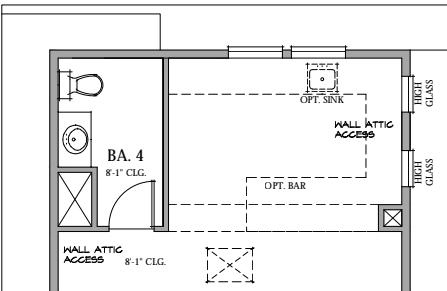
LINCOLN - NEIGHBORHOOD 13

PLAN 2 VARIATION B  
FLOOR PLAN

0 4 8 16

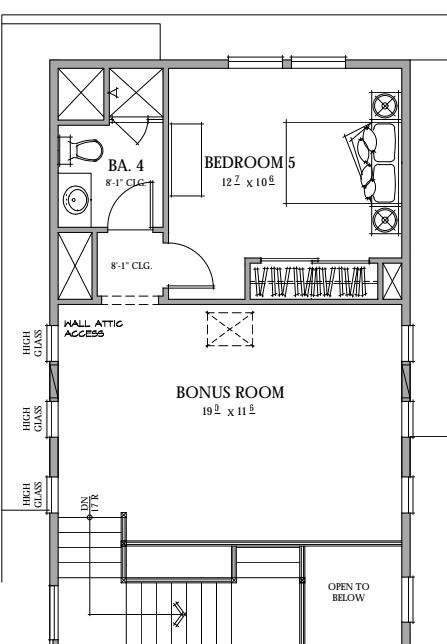
APRIL 11, 2017

A5.18



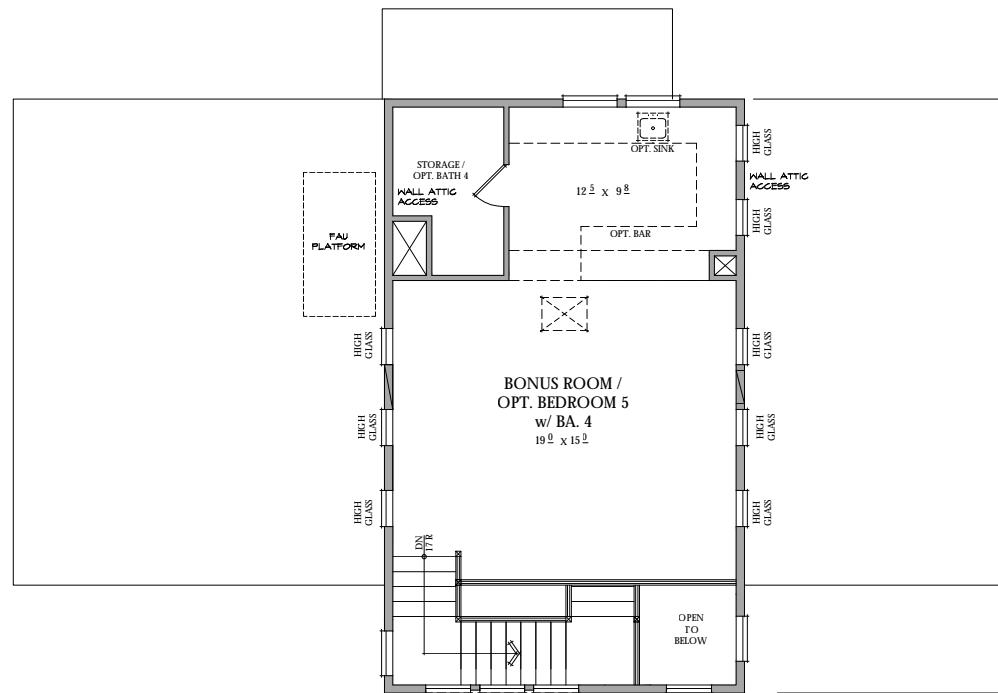
**OPT. BATHROOM 4**

AT BONUS ROOM



**OPT. BEDROOM 5 w/ BA. 4**

AT BONUS ROOM

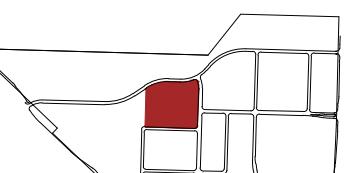


**3RD FLOOR**

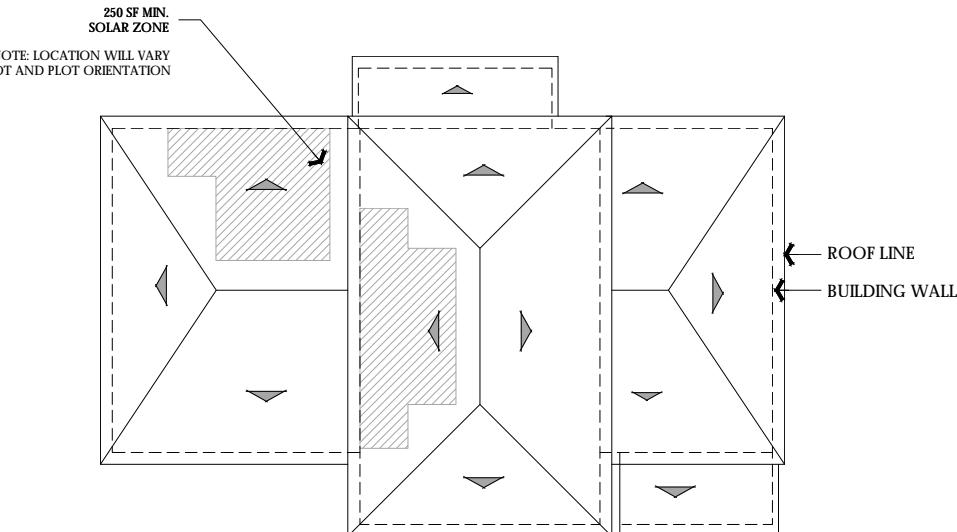
phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



PLAN 2 VARIATION B  
ELEVATION



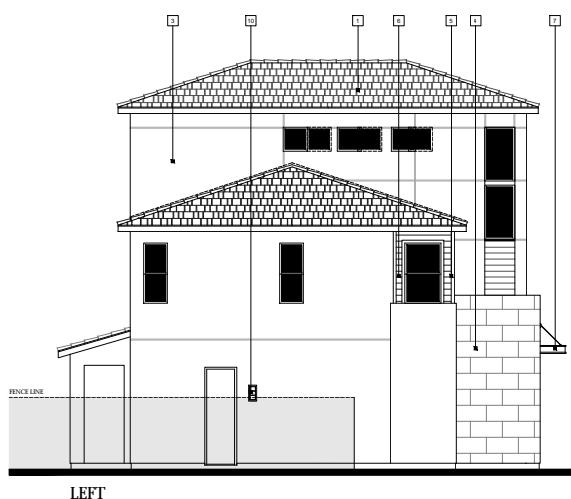
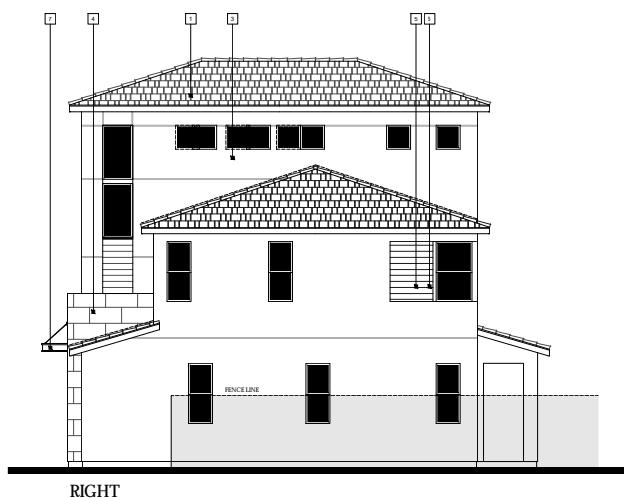
## ROOF PLAN

PITCH: 3:5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

B

## 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



0 4 8 16

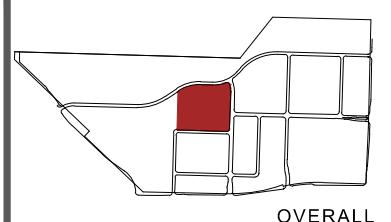
0 4 8 16

APRIL 11, 2017

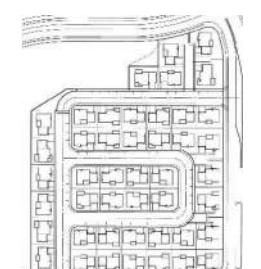
A5.19

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA

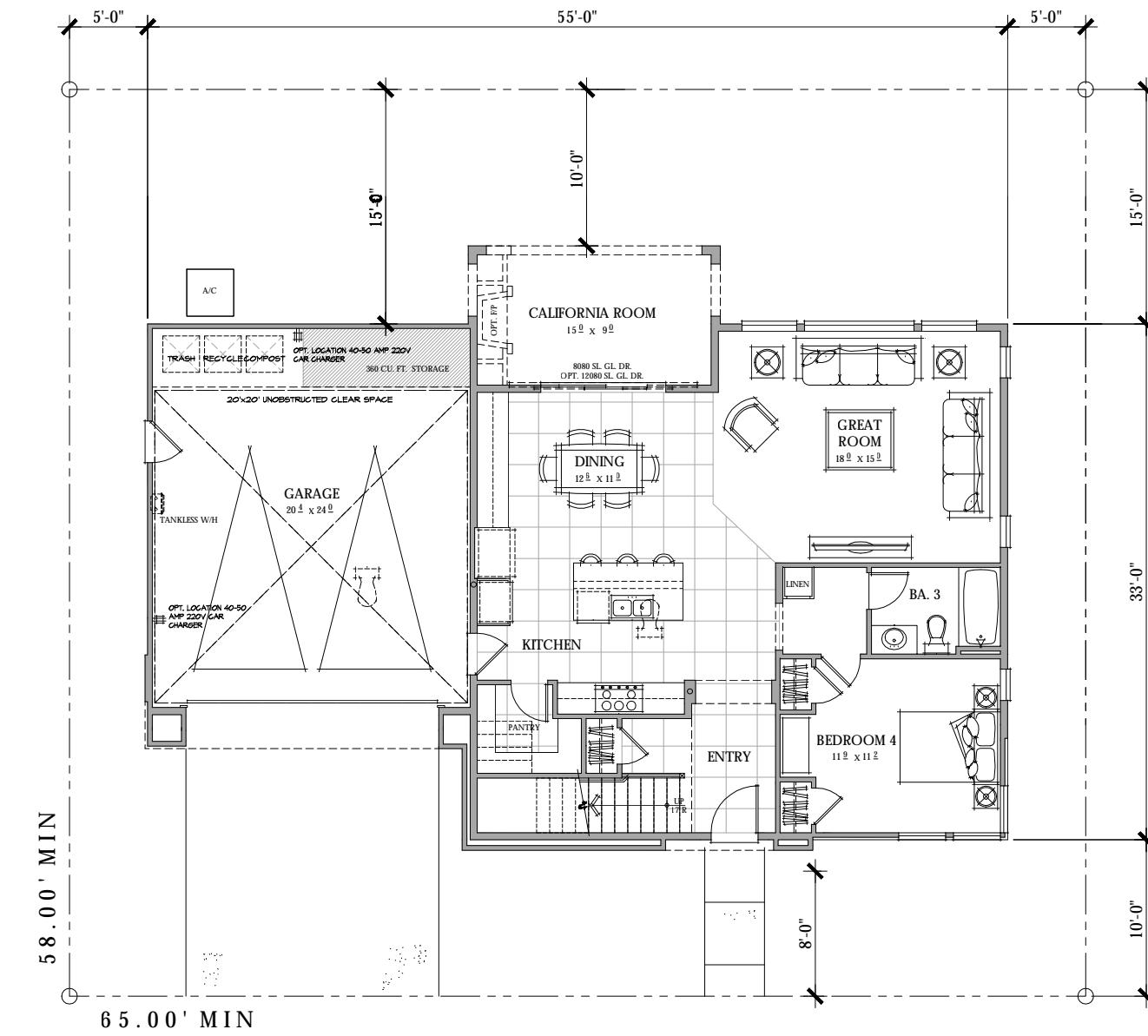
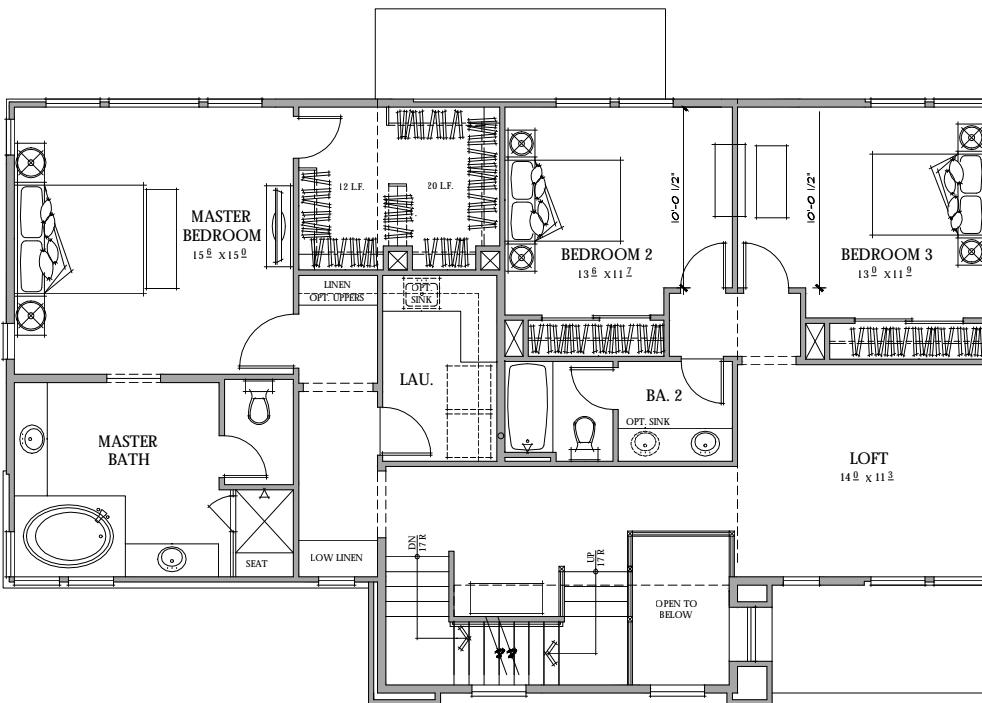


OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 2 VARIATION C  
FLOOR PLAN



**PLAN 2**  
3,163 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	1,074 SQ. FT.
2ND FLOOR	1,555 SQ. FT.
3RD FLOOR	534 SQ. FT.
TOTAL	3,163 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	141 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

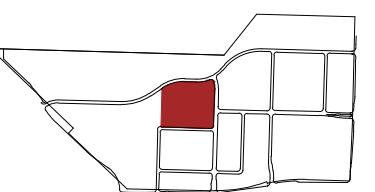
0 4 8 16

APRIL 11, 2017

A5.20

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL



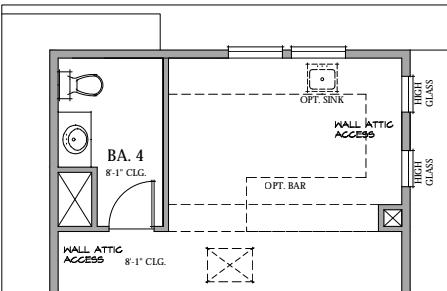
LINCOLN - NEIGHBORHOOD 13

PLAN 2 VARIATION B  
FLOOR PLAN

0 4 8 16

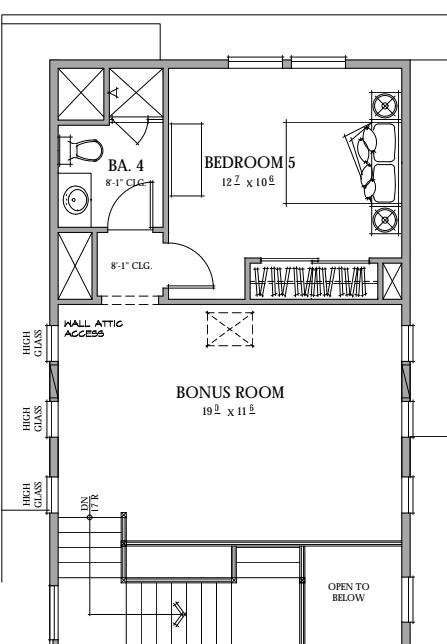
APRIL 11, 2017

A5.21



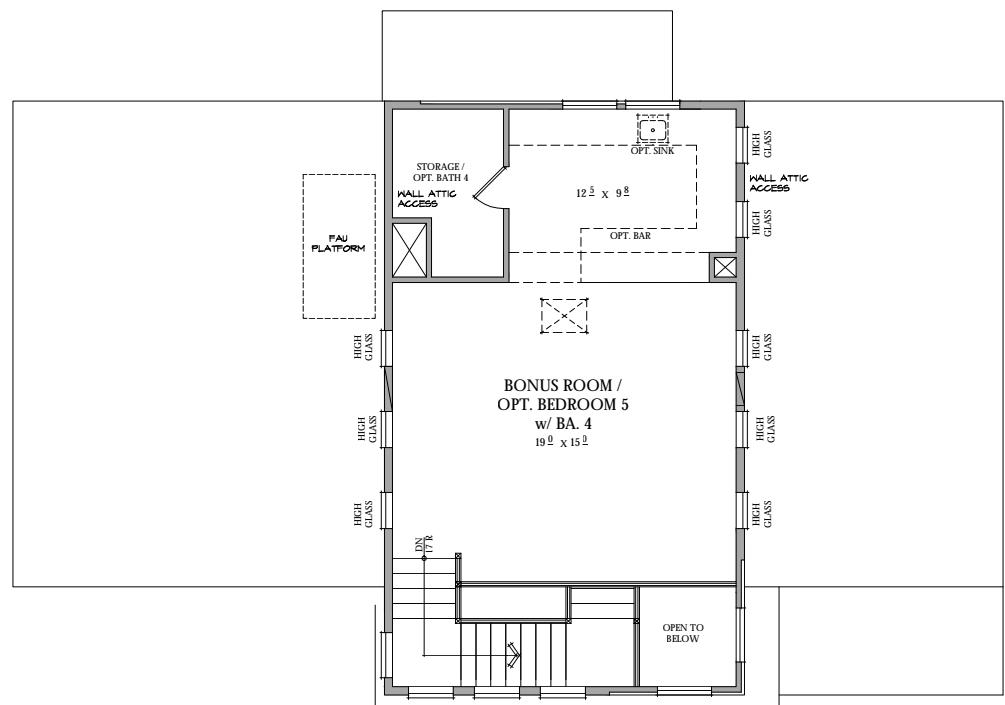
**OPT. BATHROOM 4**

AT BONUS ROOM



**OPT. BEDROOM 5 w/ BA. 4**

AT BONUS ROOM

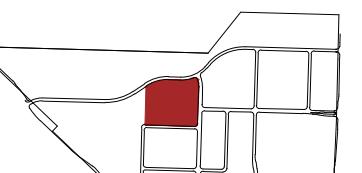


**3RD FLOOR**

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

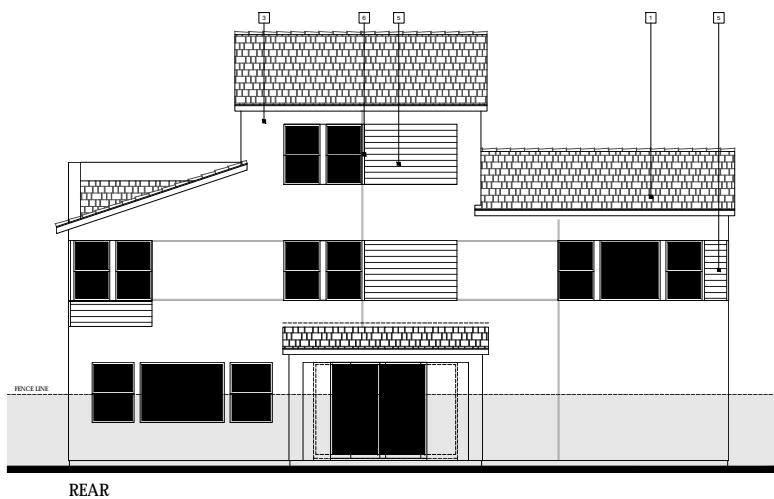


LINCOLN - NEIGHBORHOOD 13

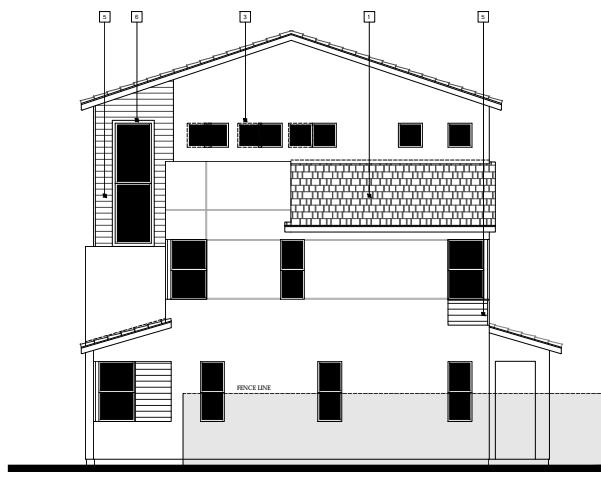
PLAN 2 VARIATION C  
ELEVATION

APRIL 11, 2017

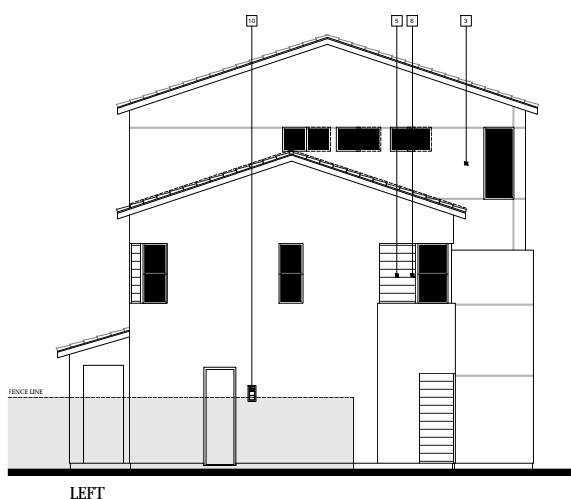
A5.22



REAR

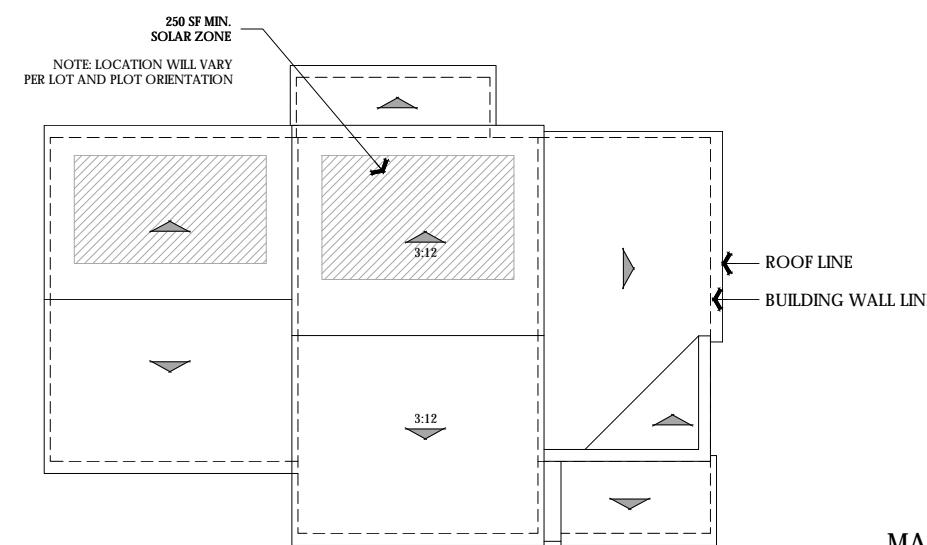


RIGHT



LEFT

0 4 8 16



## ROOF PLAN

C

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 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



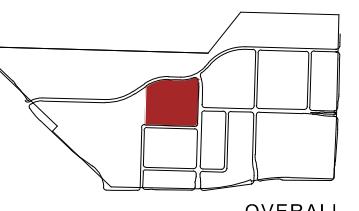
Variation C

0 4 8 16

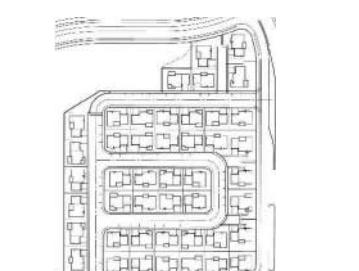
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



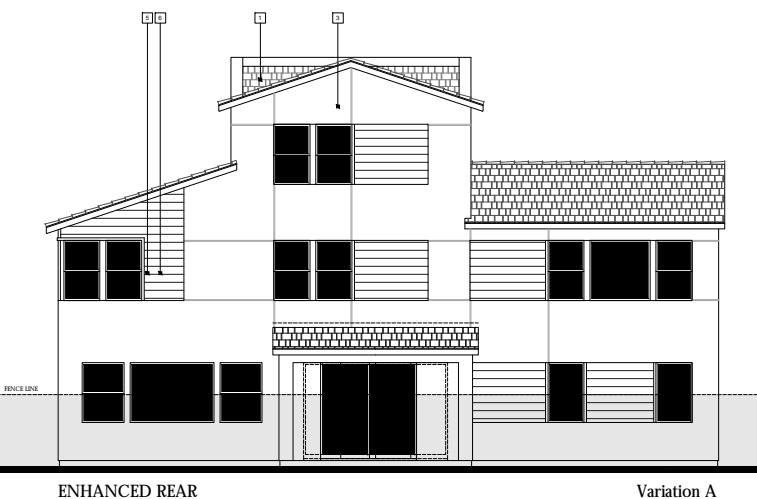
OVERALL



LINCOLN - NEIGHBORHOOD 13

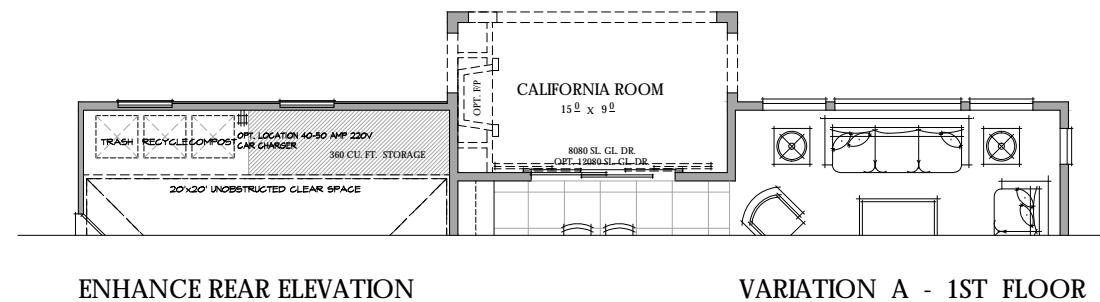
PLAN 2  
ENHANCED REAR  
ELEVATION

APRIL 11, 2017



ENHANCED REAR

Variation A

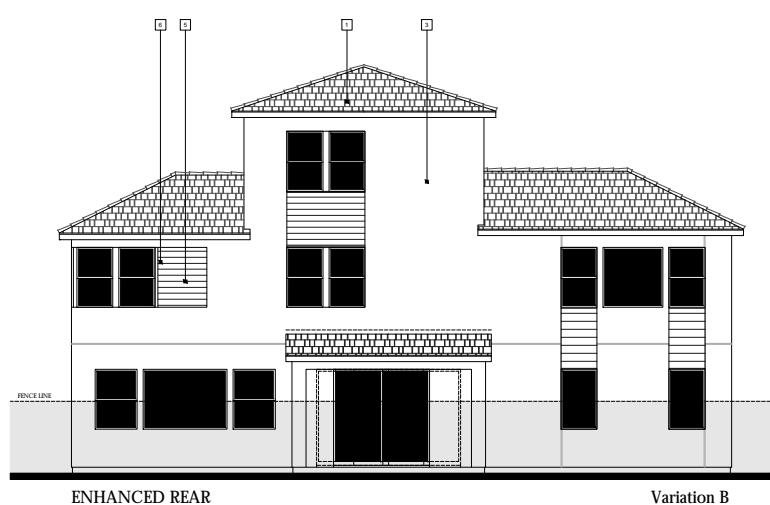


ENHANCE REAR ELEVATION

VARIATION A - 1ST FLOOR

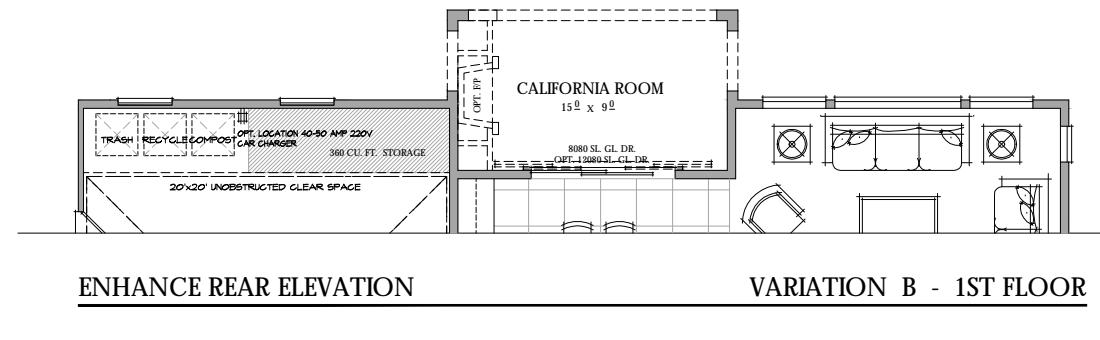
#### MATERIAL LEGEND

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



ENHANCED REAR

Variation B



ENHANCE REAR ELEVATION

VARIATION B - 1ST FLOOR

0 4 8 16

0 4 8 16

## UNIVERSAL DESIGN REQUIREMENT - PLAN 2

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 (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.

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 1).

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.

AT ENTRY DOOR

AT ENTRY DOOR AND GARAGE DOOR

AT BATHROOM 3

AT BATHROOM 3

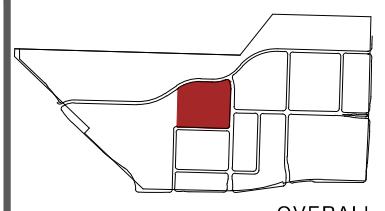
BATHROOM 3

KITCHEN

KITCHEN

ENTRY LEVEL

BEDROOM 4



OVERALL



LINCOLN - NEIGHBORHOOD 13

### 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.

0 4 8 16

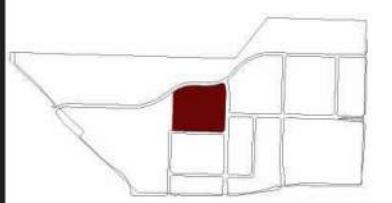
PLAN 2  
UDO PLANS

APRIL 11, 2017

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 3  
FRONT ELEVATIONS

0 4 8 16

APRIL 11, 2017



VARIATION A



VARIATION B

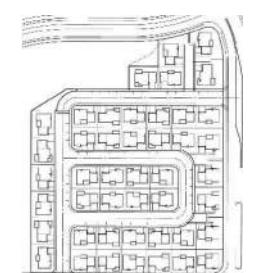


VARIATION C

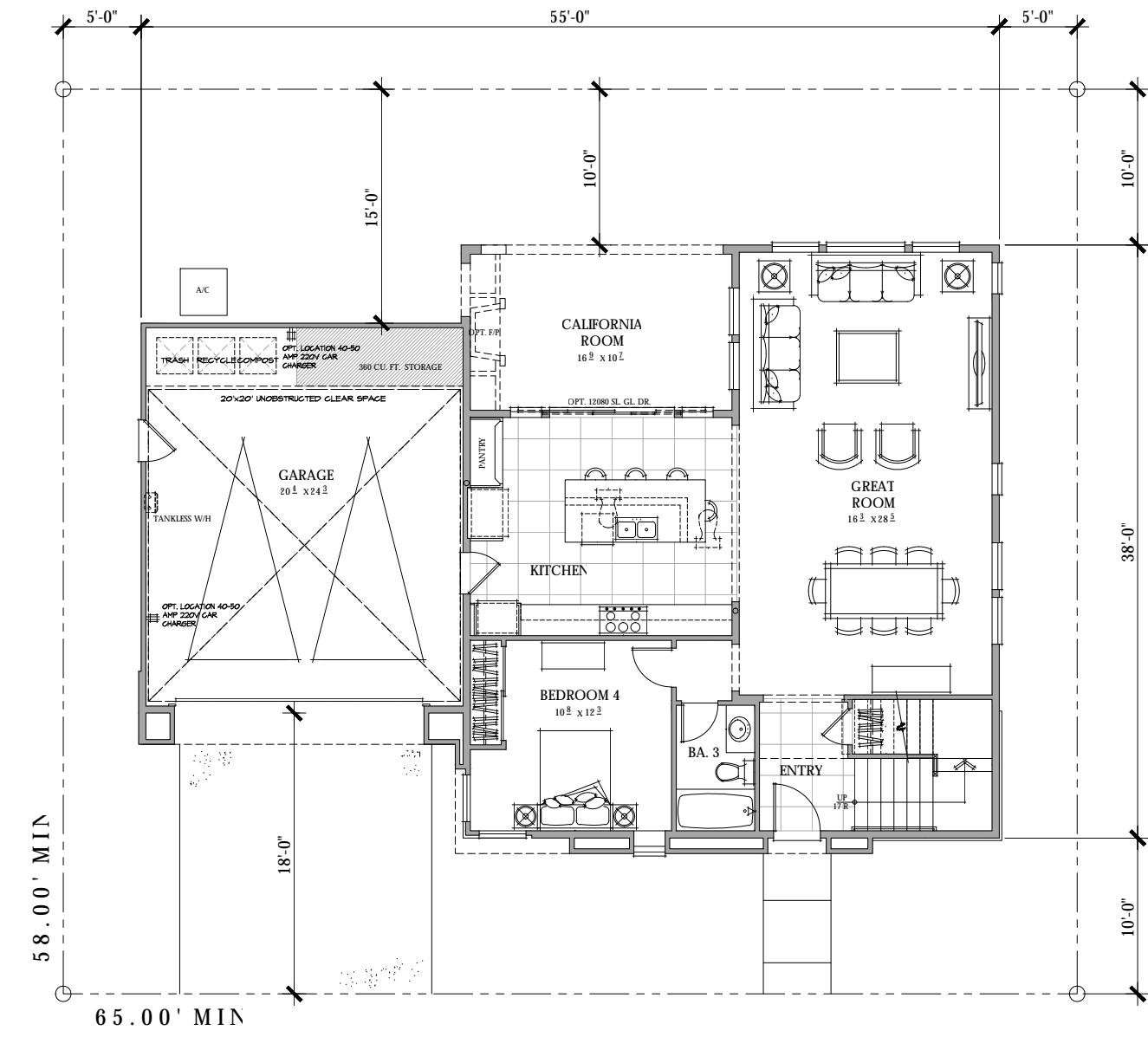
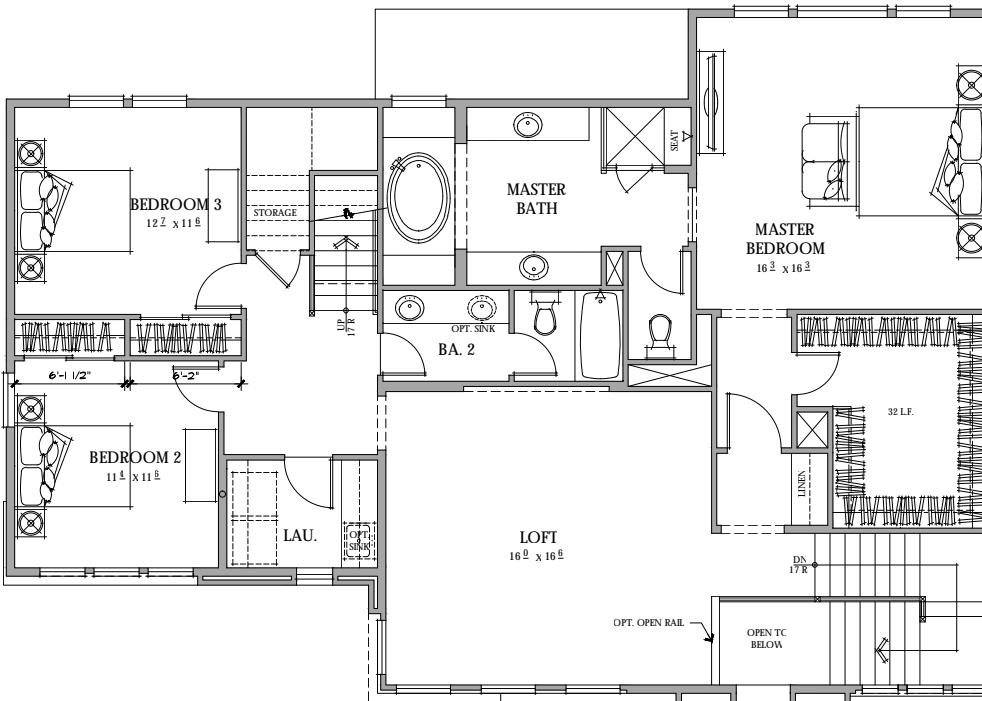
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA

OVERALL



LINCOLN - NEIGHBORHOOD 13  
PLAN 3 VARIATION A  
FLOOR PLAN



0 4 8 16

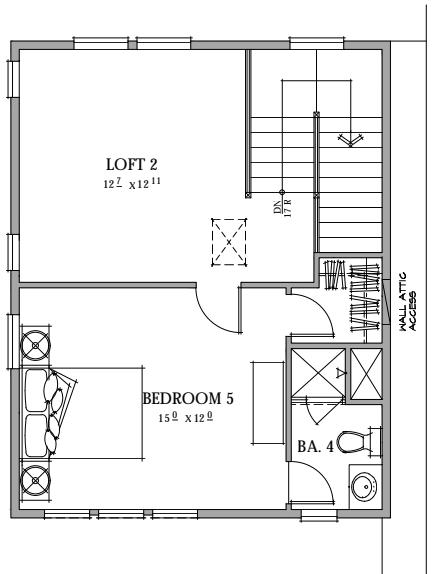
APRIL 11, 2017

A5.26

phases 2-3

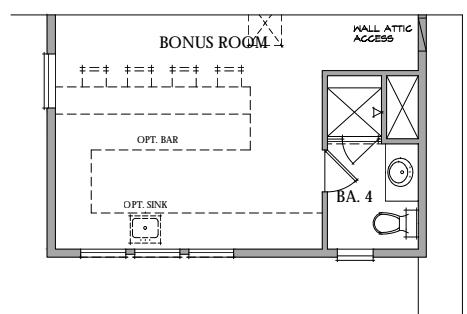
## BOULEVARD

DUBLIN, CALIFORNIA



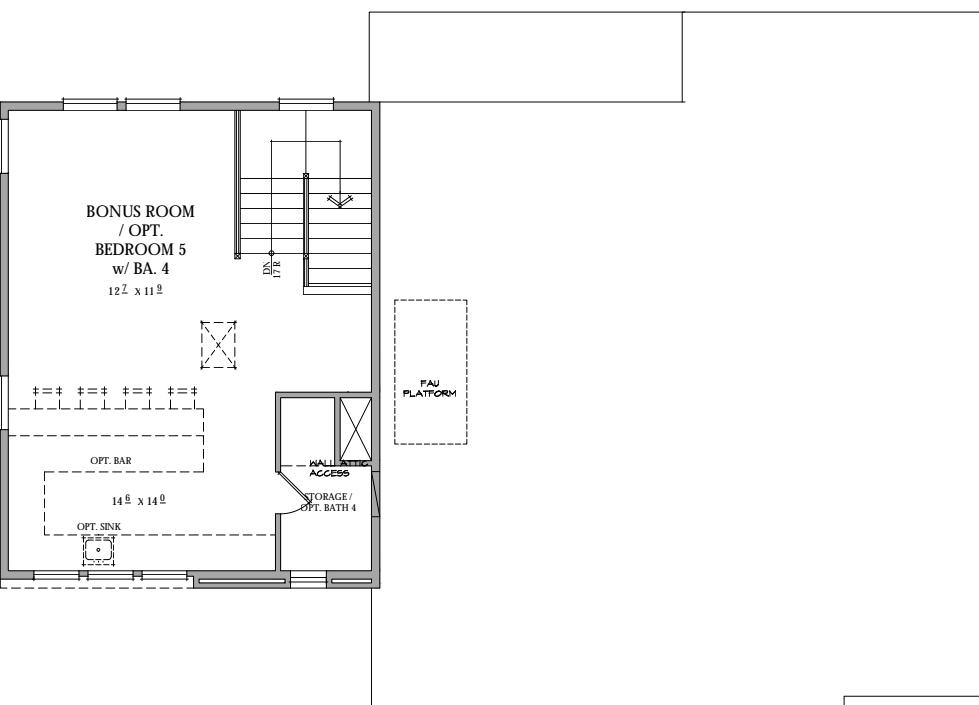
OPT. BEDROOM 5 w/ BA. 4

IN LIEU OF BONUS ROOM

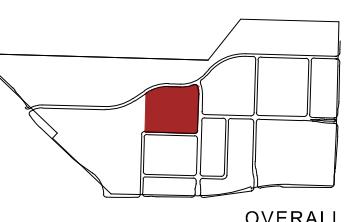


OPT. BATH 4

IN LIEU OF STORAGE



**3RD FLOOR**



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 3 VARIATION A  
FLOOR PLAN

0 4 8 16

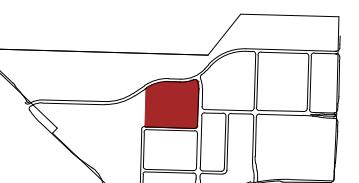
APRIL 11, 2017

A5.27

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

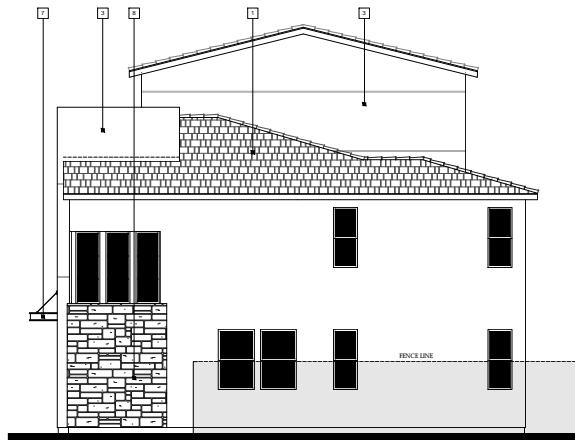
PLAN 3 VARIATION A  
ELEVATION

APRIL 11, 2017

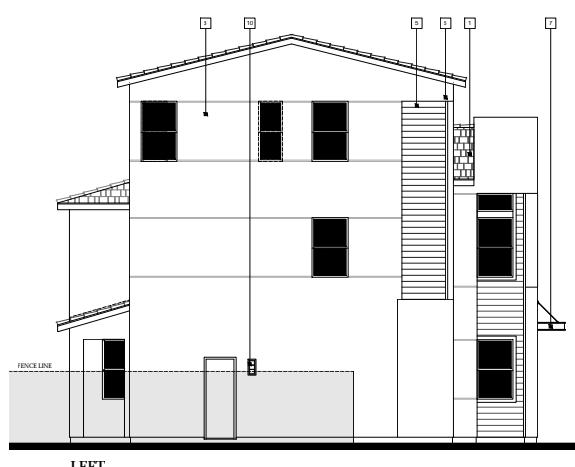
A5.28



REAR

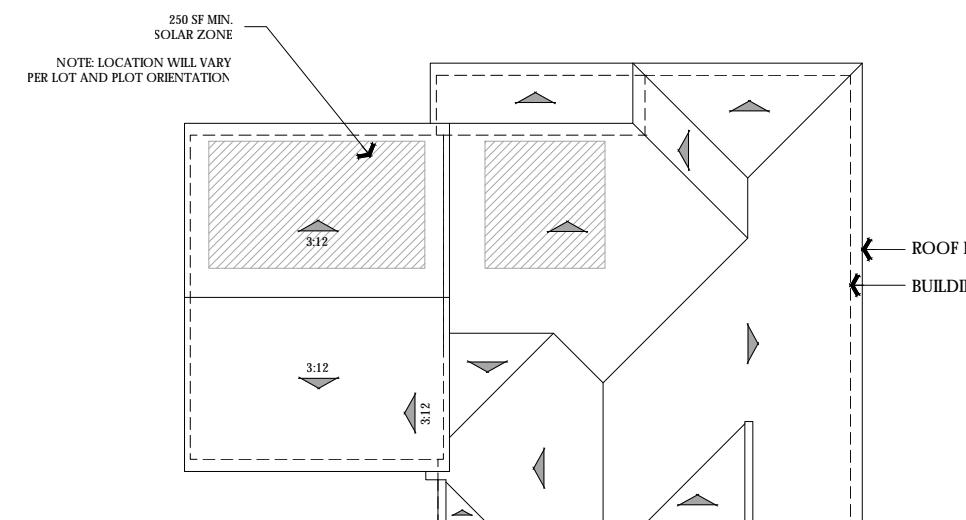


RIGHT



LEFT

0 4 8 16



## ROOF PLAN

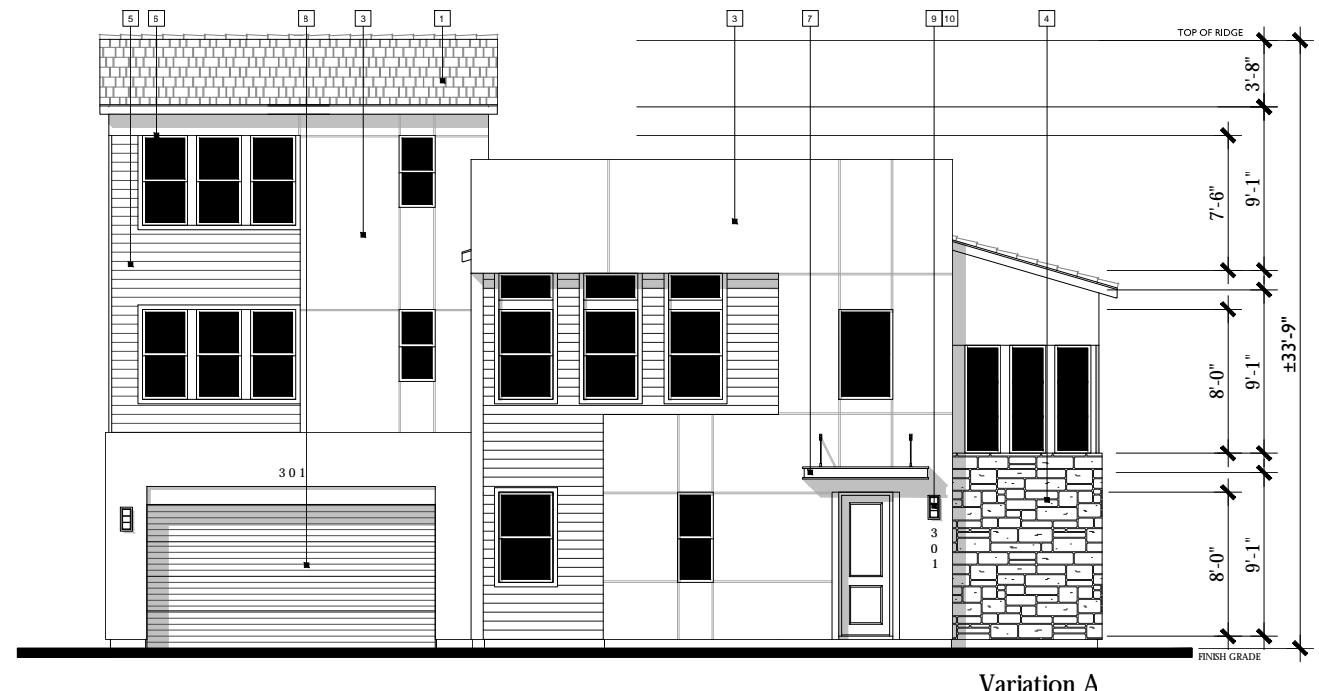
A

PITCH: 3:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

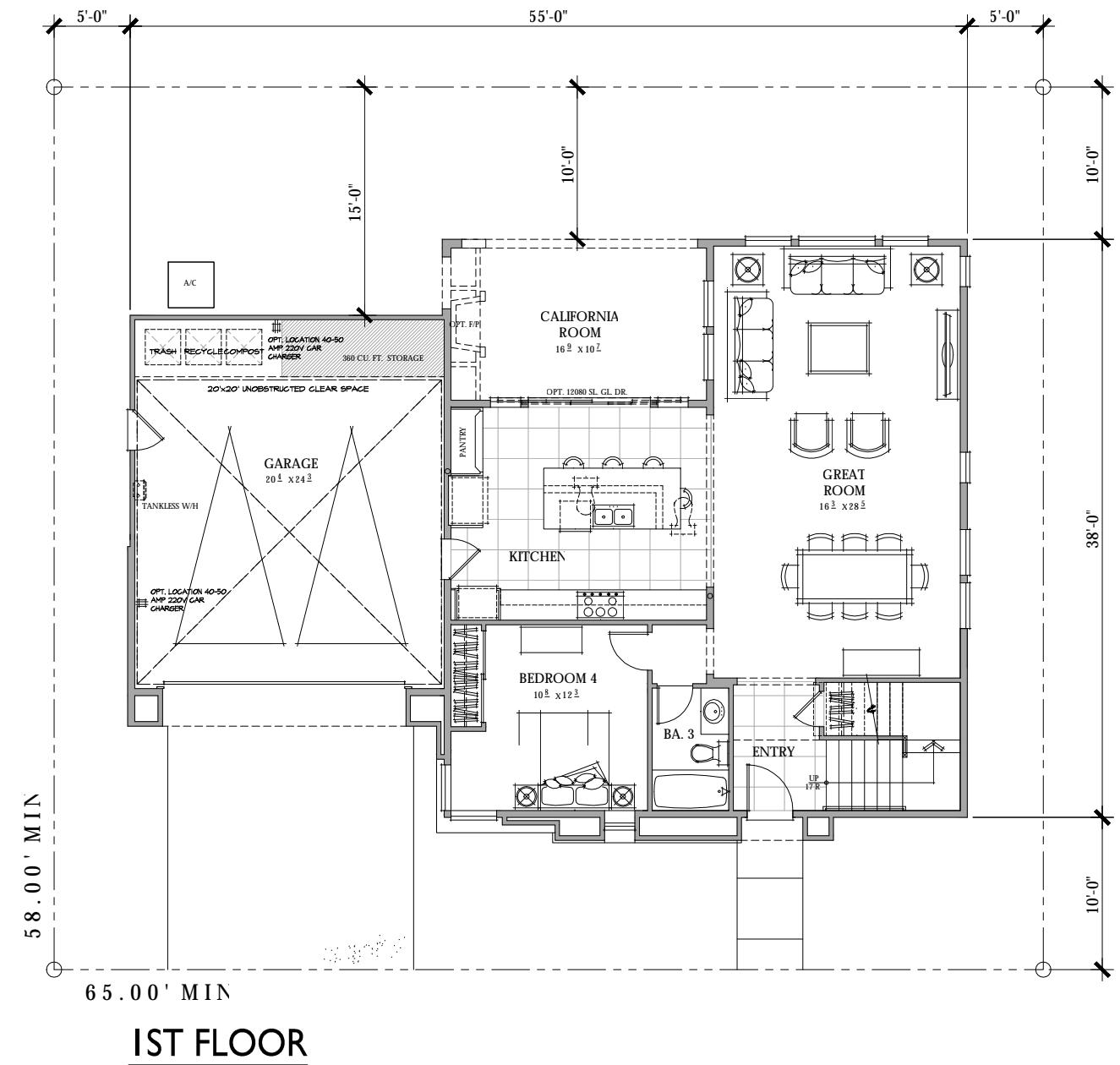
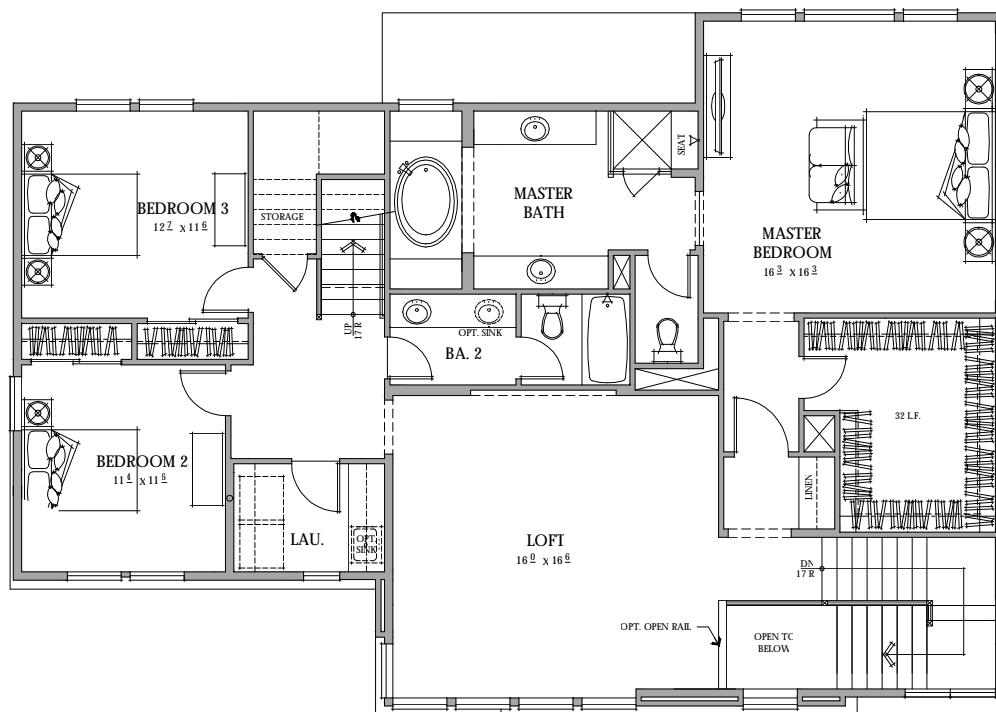
18'-10"

## 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

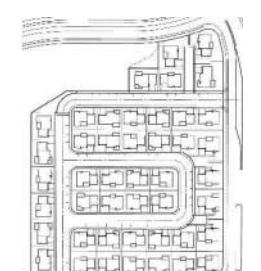
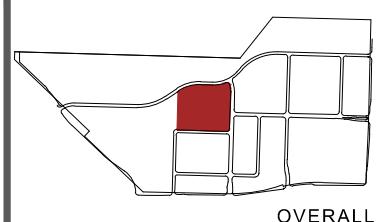


0 4 8 16



BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



PLAN 3 VARIATION B  
FLOOR PLAN

0 4 8 16

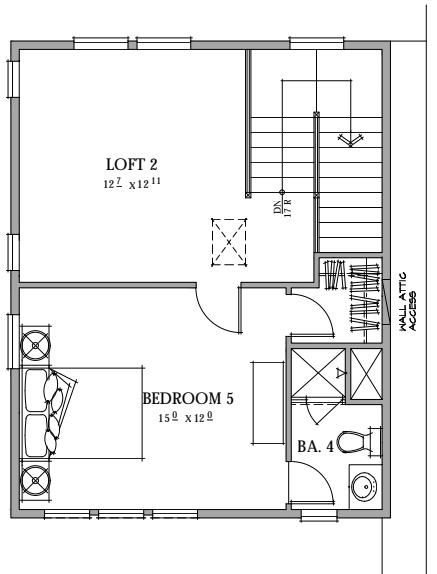
APRIL 11, 2017

A5.29

phases 2-3

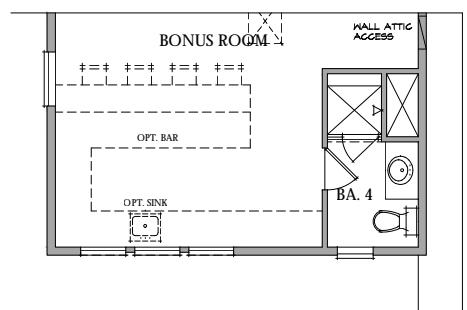
## BOULEVARD

DUBLIN, CALIFORNIA



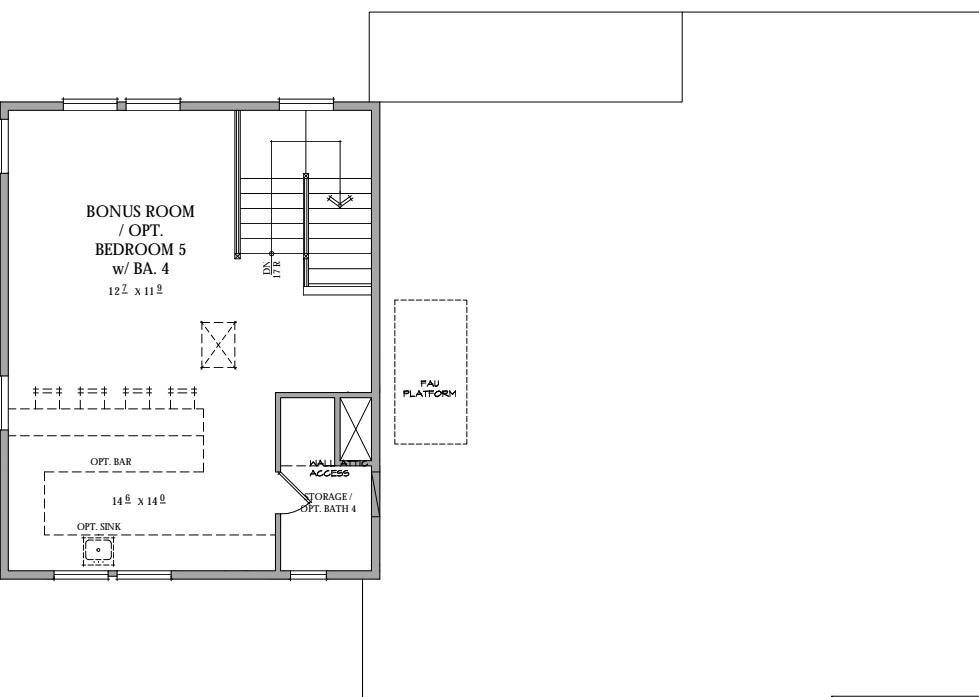
**OPT. BEDROOM 5 w/ BA. 4**

IN LIEU OF BONUS ROOM

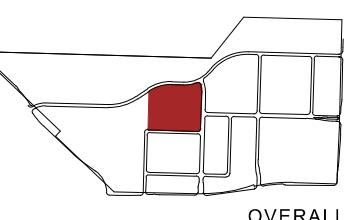


**OPT. BATH 4**

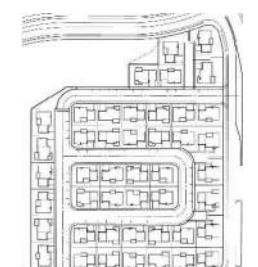
IN LIEU OF STORAGE



**3RD FLOOR**



OVERALL



LINCOLN - NEIGHBORHOOD 13

**PLAN 3 VARIATION B  
FLOOR PLAN**

0 4 8 16

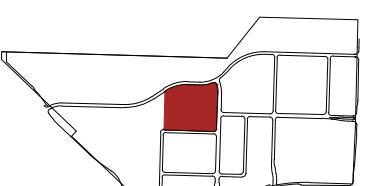
APRIL 11, 2017

**A5.30**

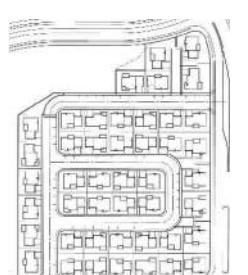
phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

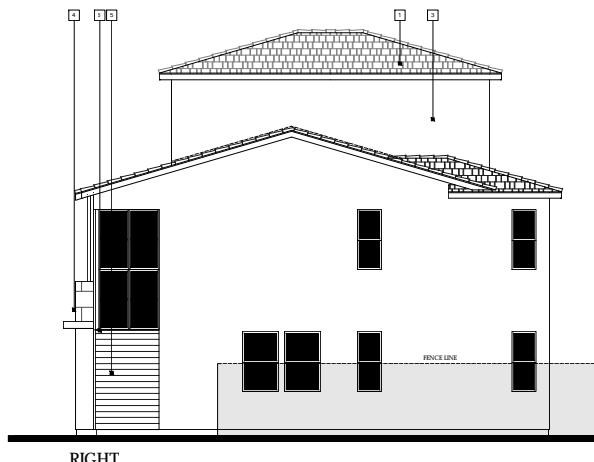
PLAN 3 VARIATION B  
ELEVATION

APRIL 11, 2017

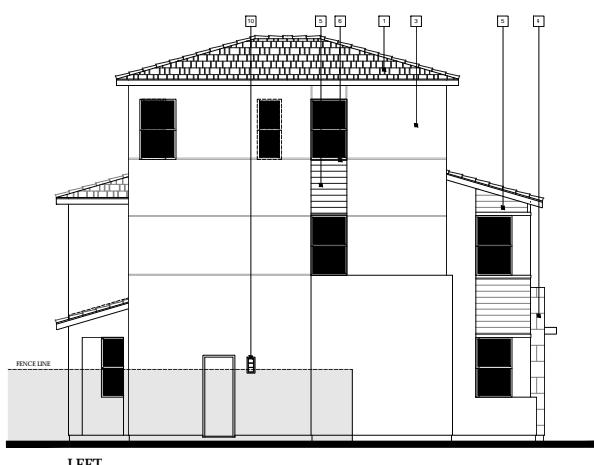
A5.31



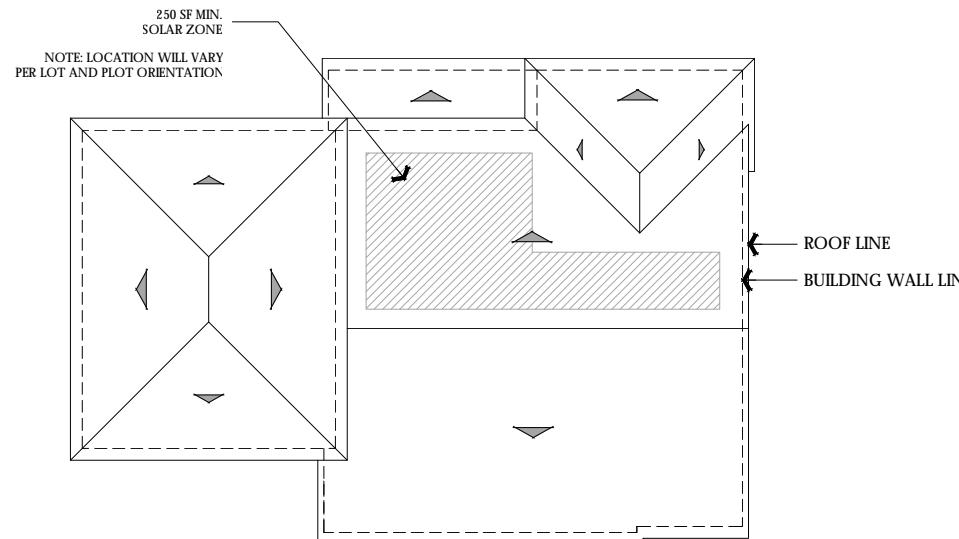
REAR



RIGHT



LEFT



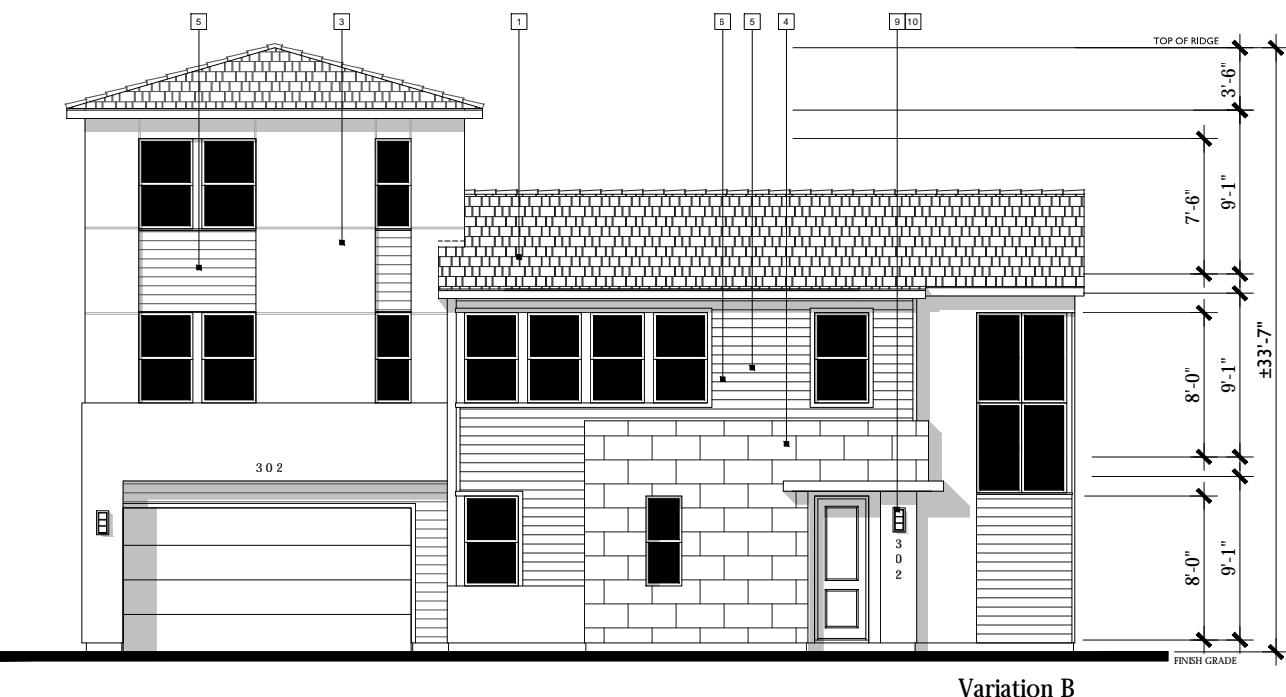
## ROOF PLAN

B

PITCH: 3:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

## MATERIAL LEGEND

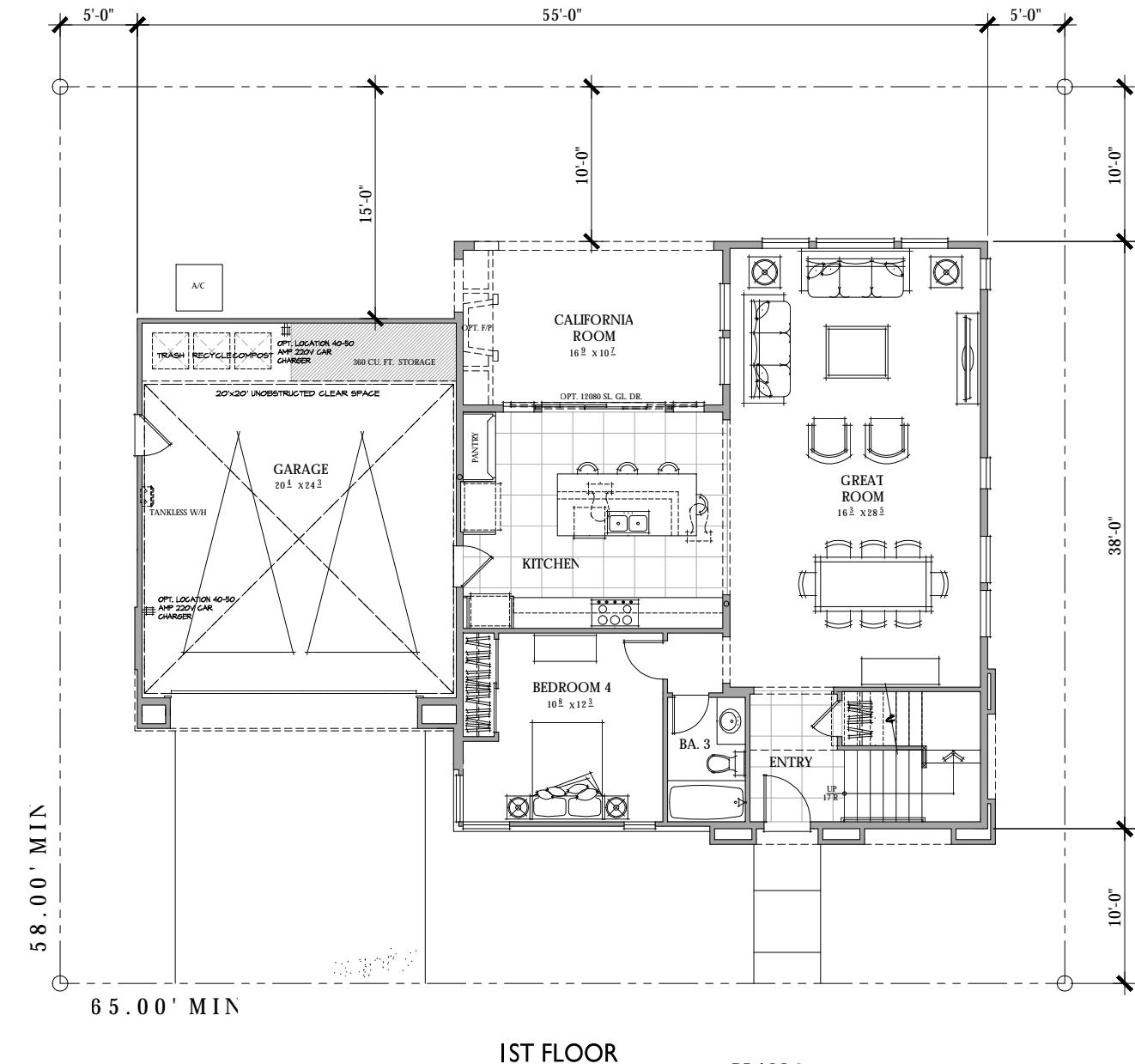
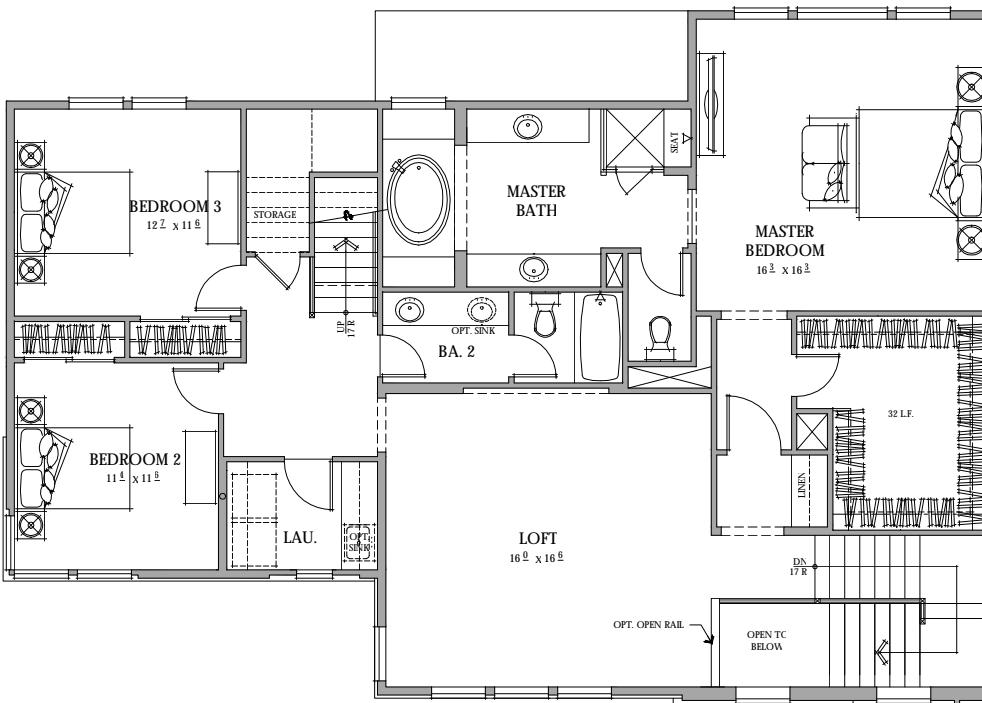
1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16 /20 STUCCO SAND FINISH
4. STONE VENEER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUS TRIM
7. METAL AWNING OR TRELLIS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE



Variation B

0 4 8 16

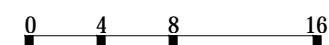
0 4 8 16



**PLAN 3**  
3,253 SQ. FT.  
3 BEDROOMS / LOFT / 3 BATHS  
2 - CAR GARAGE

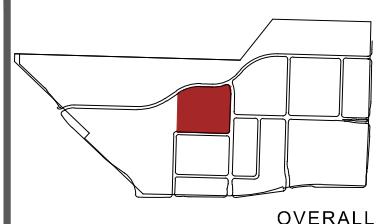
FLOOR AREA TABLE	
1ST FLOOR	1,124 SQ. FT.
2ND FLOOR	1,650 SQ. FT.
3RD FLOOR	486 SQ. FT.
TOTAL	3,253 SQ. FT.
2 - CAR GARAGE	516 SQ. FT.
CALIFORNIA ROOM	183 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



BOULEVARD  
phases 2-3

DUBLIN, CALIFORNIA



PLAN 3 VARIATION C  
FLOOR PLAN

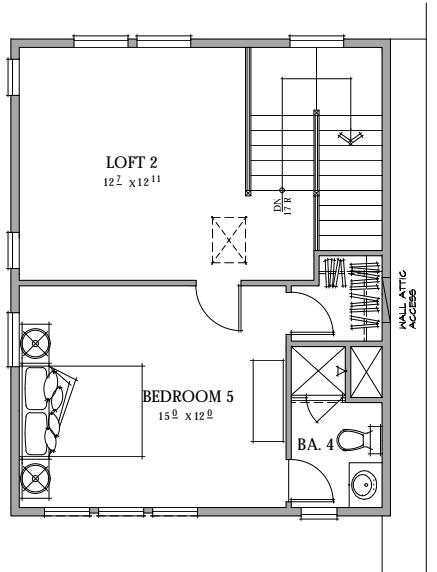
APRIL 11, 2017

A5.32

phases 2-3

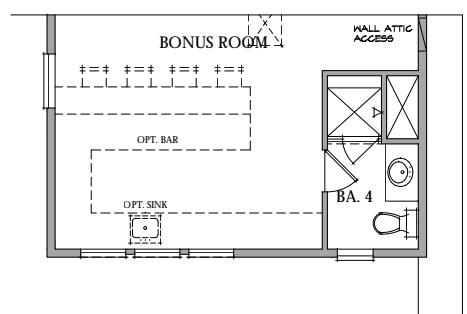
## BOULEVARD

DUBLIN, CALIFORNIA



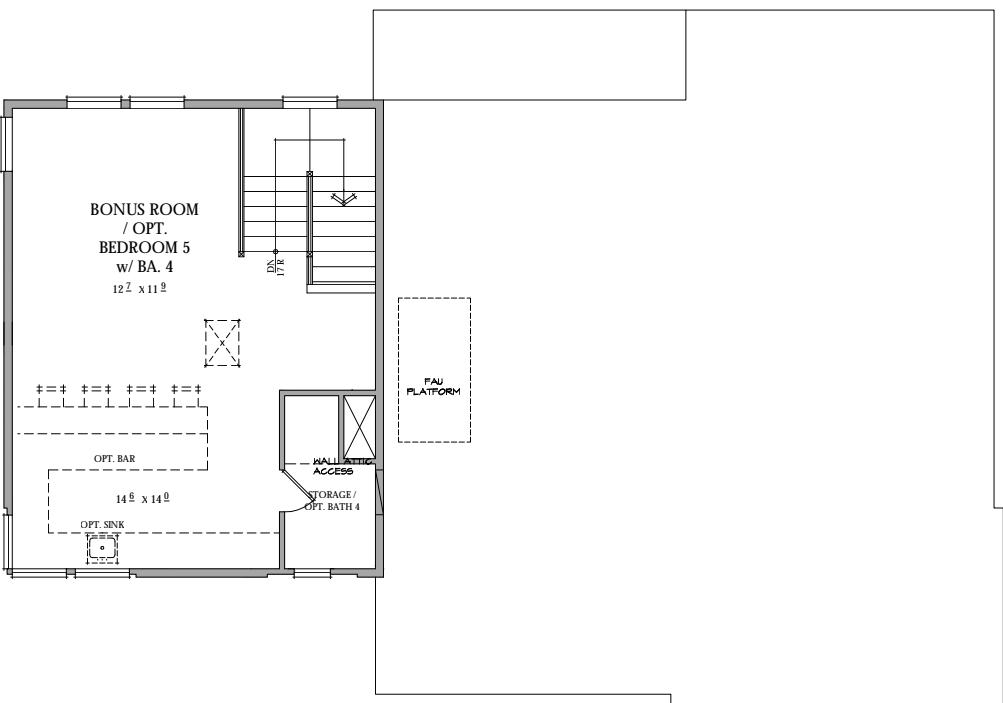
OPT. BEDROOM 5 w/ BA. 4

IN LIEU OF BONUS ROOM

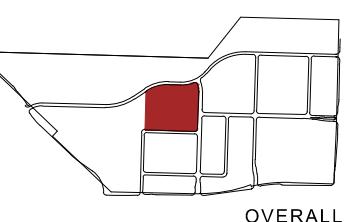


OPT. BATH 4

IN LIEU OF STORAGE



**3RD FLOOR**



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 3 VARIATION C  
FLOOR PLAN

0 4 8 16

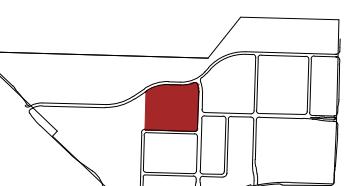
APRIL 11, 2017

A5.33

phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

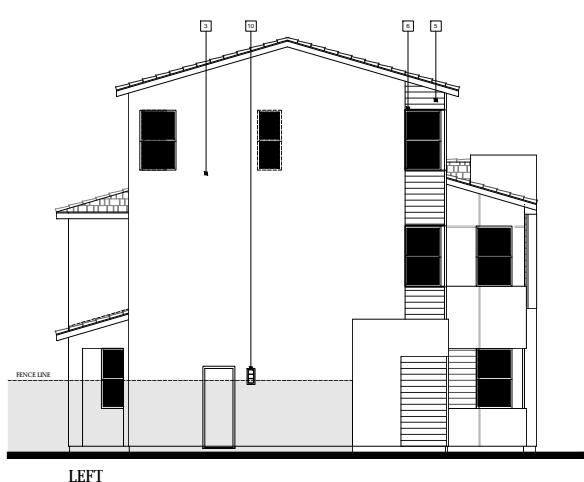
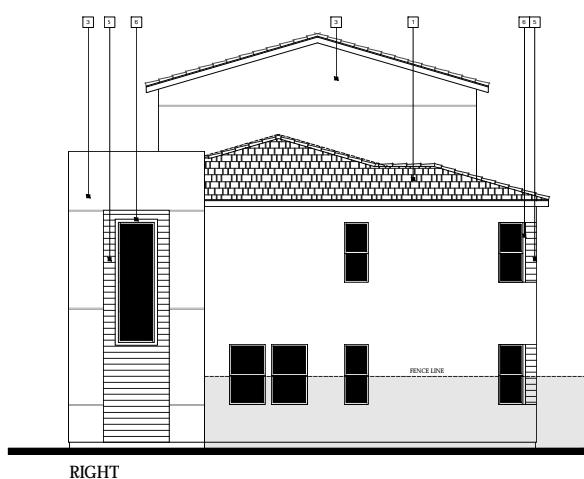


LINCOLN - NEIGHBORHOOD 13

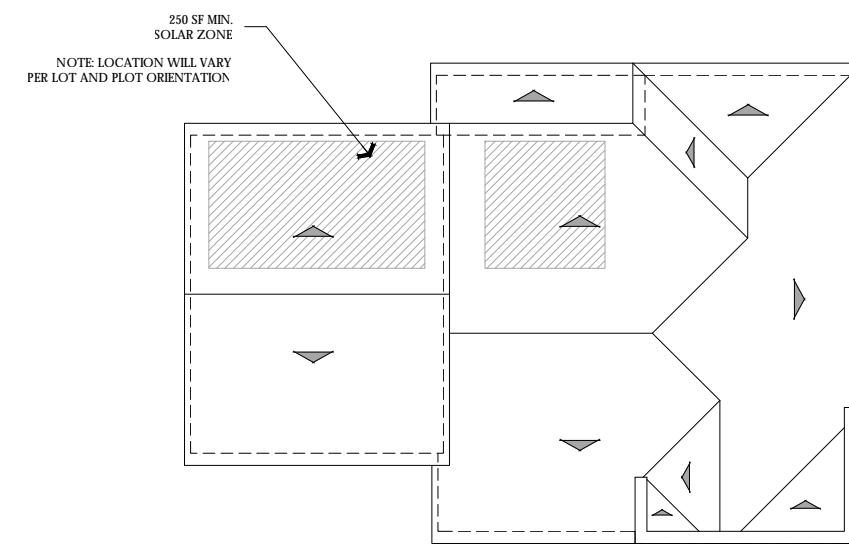
PLAN 3 VARIATION C  
ELEVATION

APRIL 11, 2017

A5.34



0 4 8 16



## ROOF PLAN

PITCH: 3:5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

18'-1"

## MATERIAL LEGEND

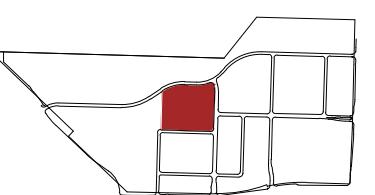
1. CONCRETE FLAT TILE ROOF
2. METAL ROOF
3. 16 /20 STUCCO SAND FINISH
4. STONE VENEER
5. CEMENTITIOUS PANEL OR LAP SIDING
6. CEMENTITIOUS TRIM
7. METAL AWNING OR TRELLIS
8. ROLL-UP GARAGE DOOR
9. UNIT ADDRESS
10. LIGHT FIXTURE



phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

PLAN 3  
ENHANCED REAR  
ELEVATION

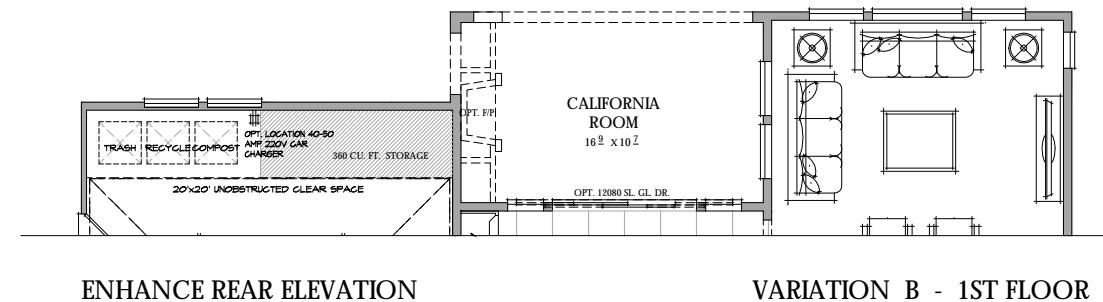
APRIL 11, 2017

A5.35



ENHANCED REAR

Variation B



ENHANCE REAR ELEVATION

VARIATION B - 1ST FLOOR

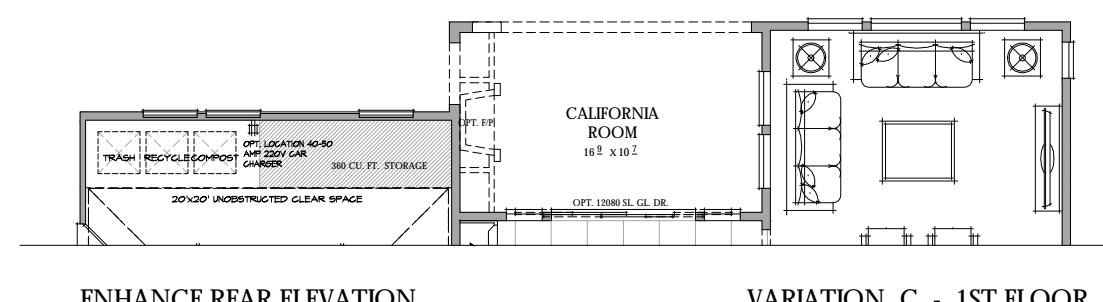
MATERIAL LEGEND

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



ENHANCED REAR

Variation C



ENHANCE REAR ELEVATION

VARIATION C - 1ST FLOOR

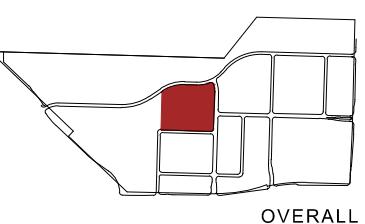
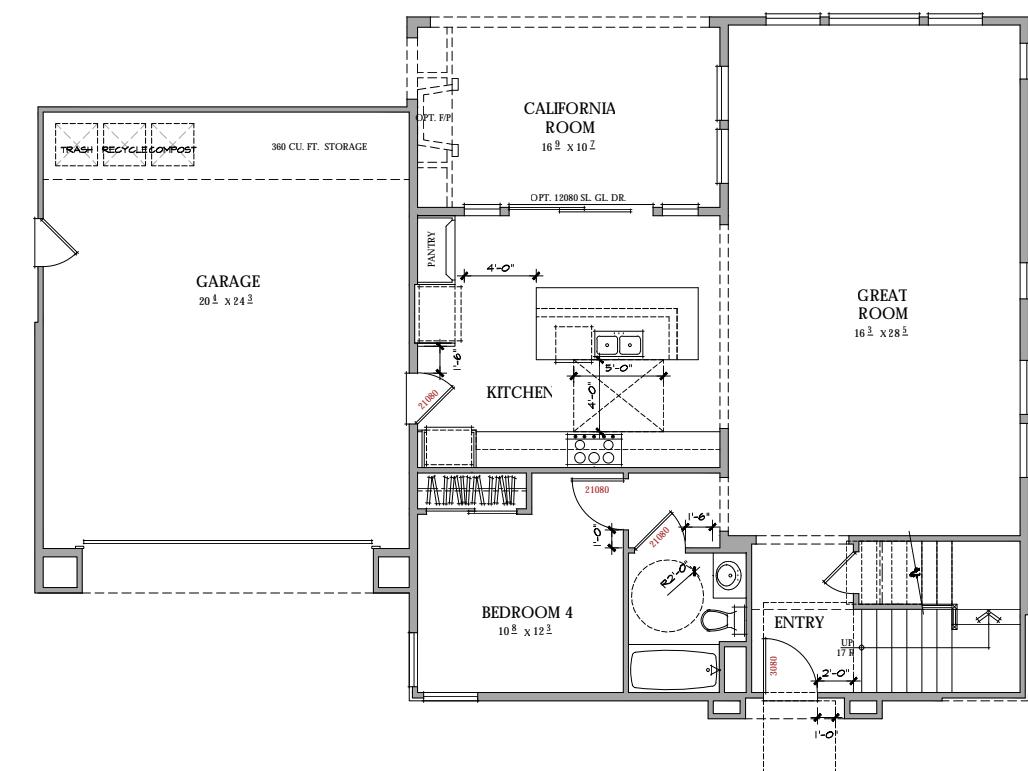


## UNIVERSAL DESIGN REQUIREMENT - PLAN 1

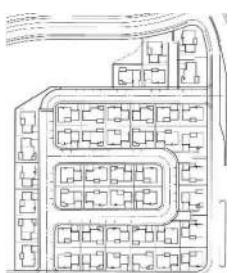
PRIMARY ENTRANCE: ONE DOORBELL TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM FINISHED FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: COMPLIES WITH CBC CHAPTER 11A AND THIRTY-FOUR (34) INCH MIN. CLEAR. SECONDARY EXTERIOR DOOR WITH THIRTY-TWO (32) INCH MIN. CLEAR, TWENTY-FOUR (24) INCH MIN. AT STRIKE SIDE OF DOOR. SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	AT ENTRY DOOR AND GARAGE DOOR
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.	AT BATHROOM 3
PRIMARY FLOOR POWDER/BATHROOM: ONE (1) BATHROOM WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A 117.1	AT BATHROOM 3
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.	BATHROOM 3
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 (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.	KITCHEN
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 1).	KITCHEN
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)	ENTRY LEVEL
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.	BEDROOM 4
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 OF DUBLIN FOR THAT PARTICULAR LOT. DEVELOPER SHALL SUBMIT A UDC CHECKLIST DURING THE MASTER PLAN CHECK INDICATING THE "CUT OFF" TIMES WHEN IT IS NO LONGER PRACTICAL TO OFFER CERTAIN ITEMS IN THE UDO.



OVERALL

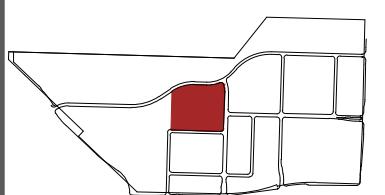


LINCOLN - NEIGHBORHOOD 13

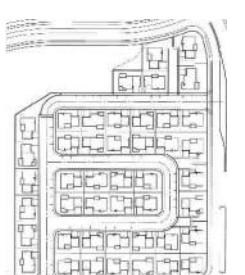
phases 2-3

## BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

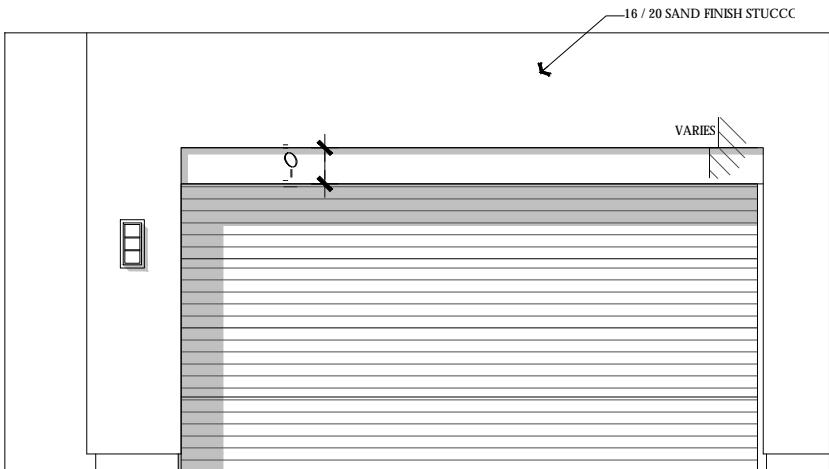


LINCOLN - NEIGHBORHOOD 13

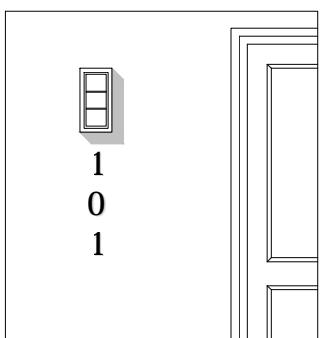
ELEVATION  
DETAIL SHEET 1

APRIL 11, 2017

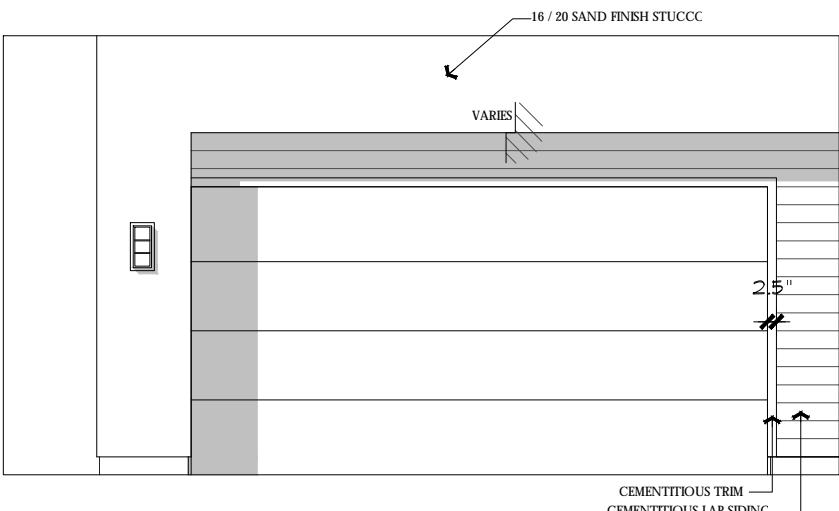
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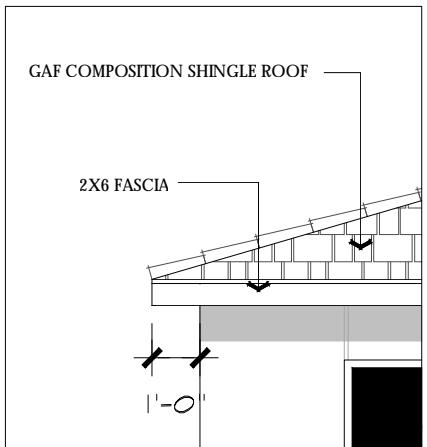
TYPICAL GARAGE DOOR - VARIATION 1



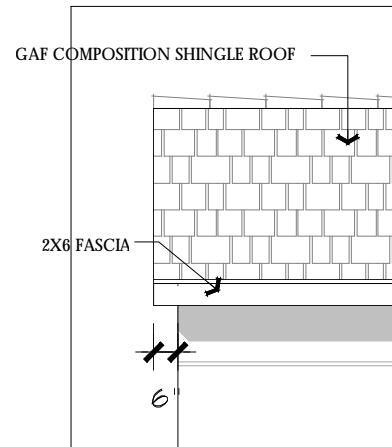
TYPICAL EXTERIOR LIGHT  
& UNIT ADDRESS



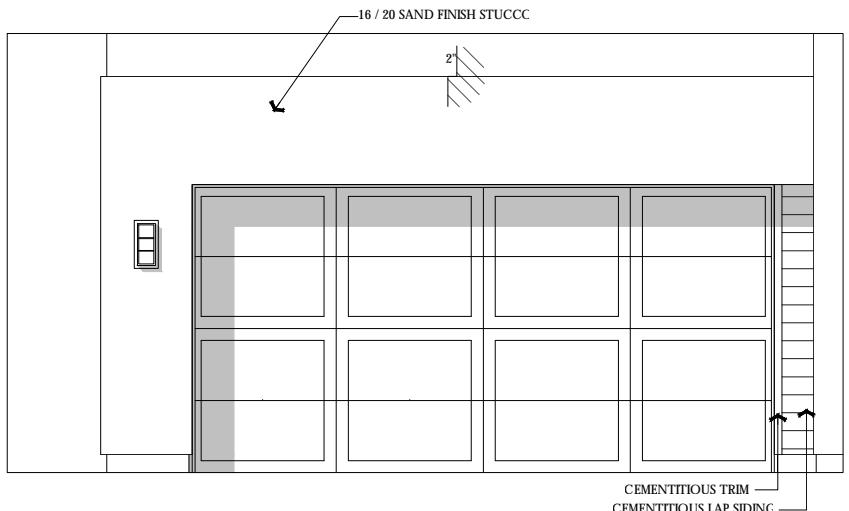
TYPICAL GARAGE DOOR - VARIATION 2



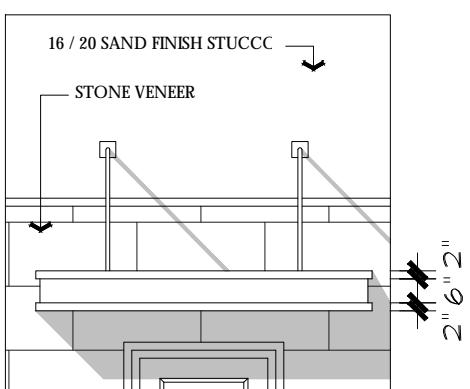
TYPICAL EAVE DETAIL



TYPICAL EAVE DETAIL



TYPICAL GARAGE DOOR - VARIATION 3

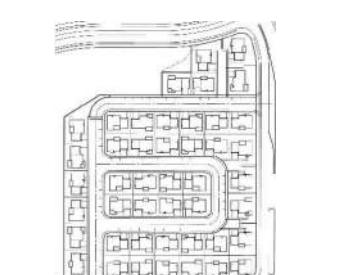
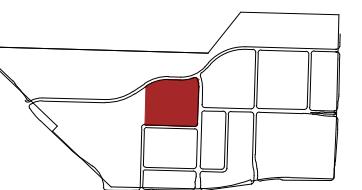


TYPICAL METAL AWNING

phases 2-3

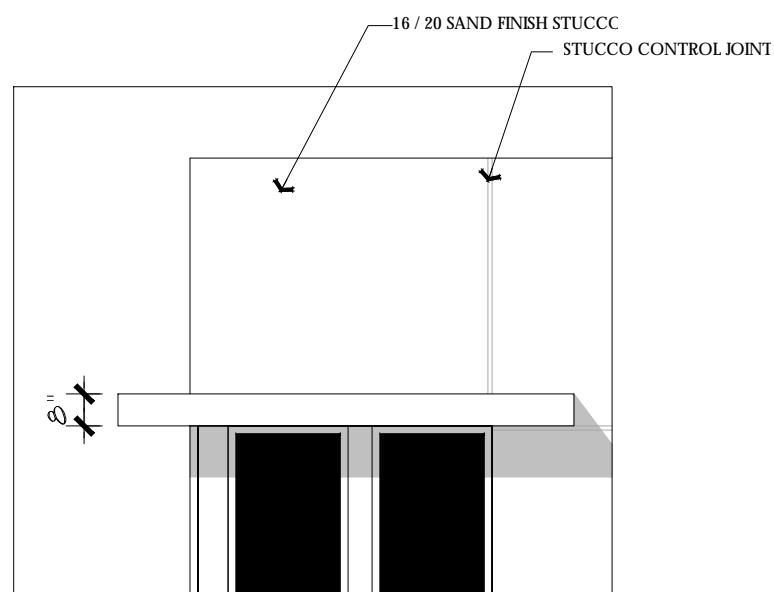
## BOULEVARD

DUBLIN, CALIFORNIA

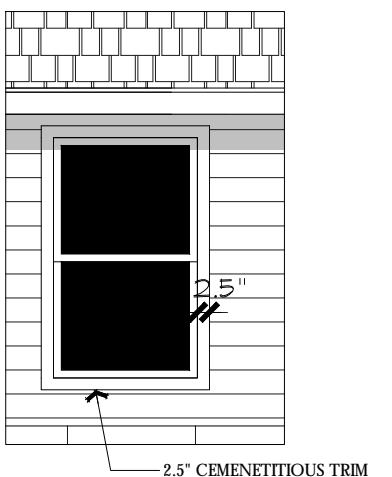


ELEVATION  
DETAIL SHEET 2

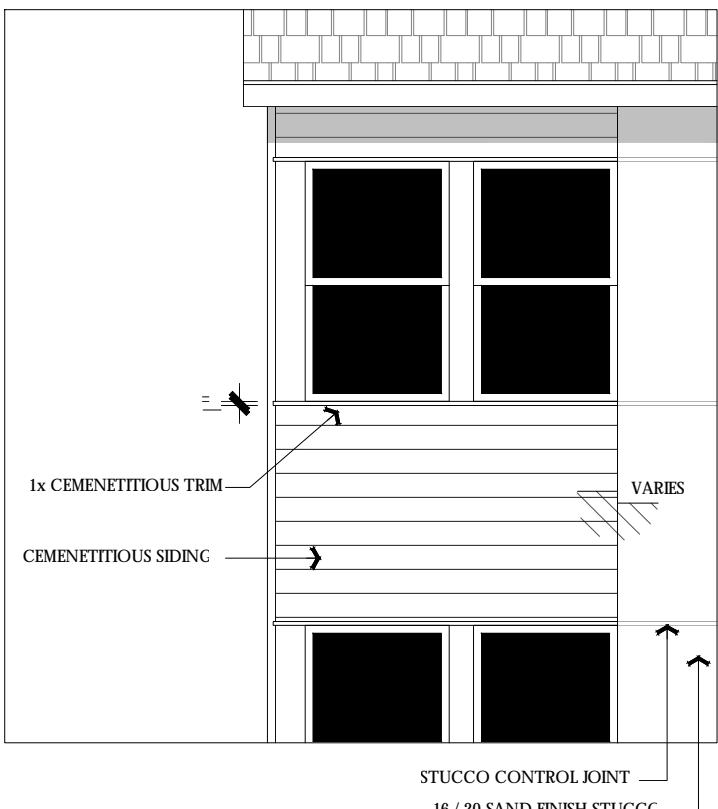
APRIL 11, 2017



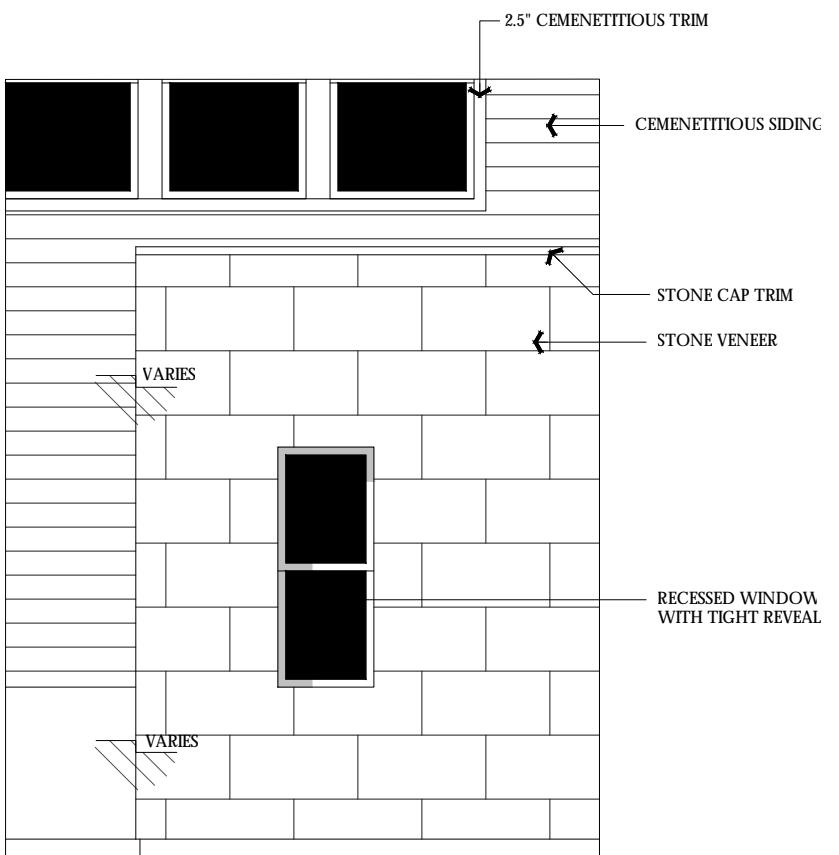
TYPICAL STUCCO AWNING &  
16 / 20 STUCCO SAND FINISHED WALL



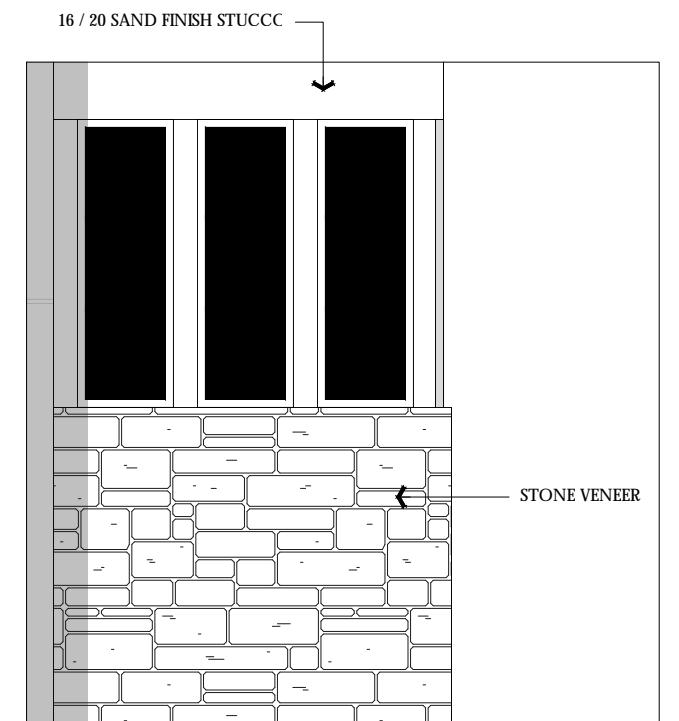
TYPICAL CEMENTITIOUS WINDOW TRIM  
@ CEMENTITIOUS SIDING



TYPICAL CORNER WINDOW w/  
CEMENTITIOUS TRIM & LAP SIDING



TYPICAL STONE VENEER WALL



TYPICAL STONE VENEER WALL

# COLOR PALETTES

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5
BASE STUCCO PAINTED (FINISH 16/20) ALT. EAVE COLOR					
ACCENT STUCCO PAINTED (FINISH 16/20)					
FASCIA AND EAVES / GARAGE DOORS / TRIM					
SIDING (HORIZONTAL LAP)					
FRONT DOOR (PAINTED FINISH)					
ROOF (FLAT TILE)					
METAL ROOF					
STONE (OBP MAC PLUS MORTAR & APPLICATION) SOFT TAN MORTAR					

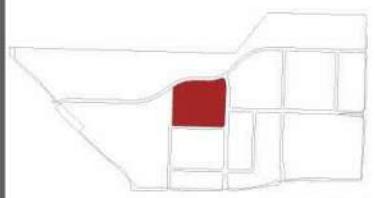
## MANUFACTURES:

ROOF: EAGLE  
PAINT: SHERWIN WILLIAMS  
STONE : ELDORADO STONE  
ENTRY DOORS: THERMATEX  
WINDOWS: MILGARD  
GUTTERS: ALUMINUM

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13  
VARIATION A  
COLOR & MATERIAL SCHEME

APRIL 11, 2017

# COLOR PALETTES

	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
BASE STUCCO PAINTED (FINISH 16/20) ALT. EAVE COLOR				
	SW 7633 TAUPE TONE	SW 7673 PEWTER CAST	SW 7065 ARGOS	SW 9109 NATURAL LINEN
ACCENT STUCCO PAINTED (FINISH 16/20)				
	SW 7008 ALABASTER	SW 7566 WESTHIGHLAND WHITE	SW 7067 CITYSCAPE	SW 6054 CANYON CLAY
FASCIA AND EAVES / GARAGE DOORS / TRIM				
	SW 7055 ENDURING BRONZE	SW 7566 WESTHIGHLAND WHITE	SW 6083 SABLE	SW 7019 GAUNTLET GRAY
SIDING (HORIZONTAL LAP)				
	SW 6222 RIVERWAY	SW 6990 CAVIAR	SW 6192 COASTAL PLAIN	SW 7019 GAUNTLET GRAY
FRONT DOOR (PAINTED FINISH)				
	SW 0077 CLASSIC FRENCH GRAY	SW 2839 ROYOCROFT COPPER RED	SW 2739 CHARCOAL BLUE	SW 0020 PEACOCK PLUME
ROOF (FLAT TILE)				
	49602	4591	4588	49581
METAL ROOF				
	ZINC GRAY	OLD TOWN GRAY	ZINC GRAY	OLD TOWN GRAY
STONE (OBP MAC PLUS MORTAR & APPLICATION) SOFT TAN MORTAR				
	EUROPEAN LEDGE COTTONWOOD	VANTAGE 30 WHITE ELM	ZEN 24 SOFT LIGHT	EUROPEAN LEDGE LINEN

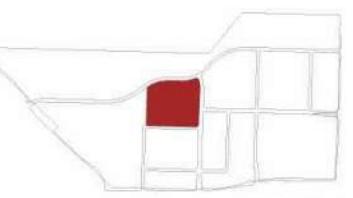
## MANUFACTURES:

ROOF: EAGLE  
PAINT: SHERWIN WILLIAMS  
STONE : ELDORADO STONE  
ENTRY DOORS: THERMATEX  
WINDOWS: MILGARD  
GUTTERS: ALUMINUM

phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



LINCOLN - NEIGHBORHOOD 13

VARIATION B  
COLOR & MATERIAL SCHEME

APRIL 11, 2017