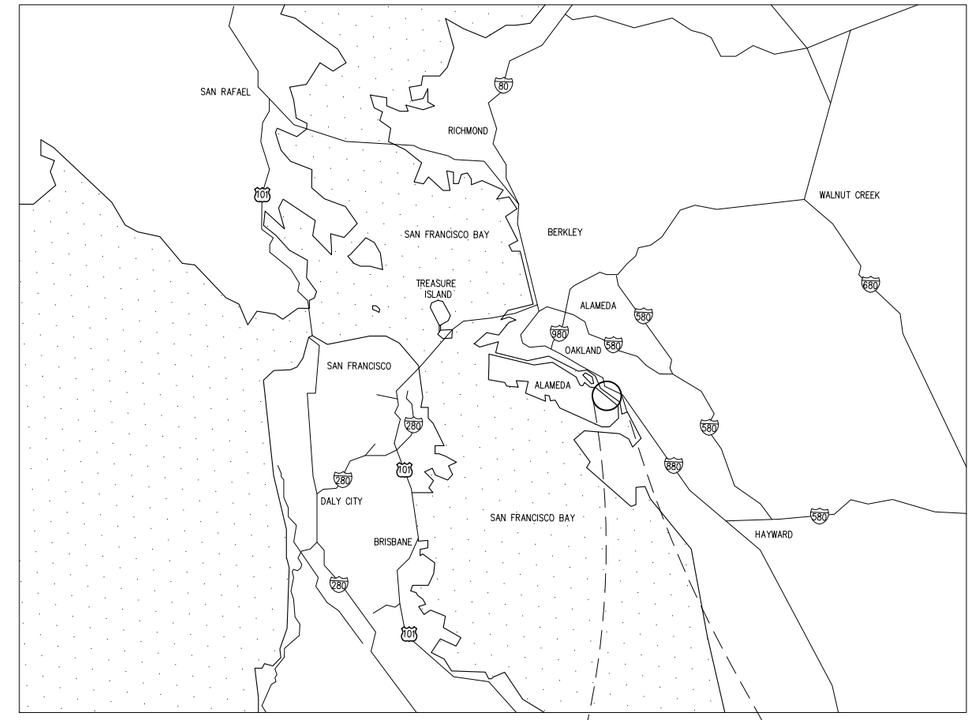

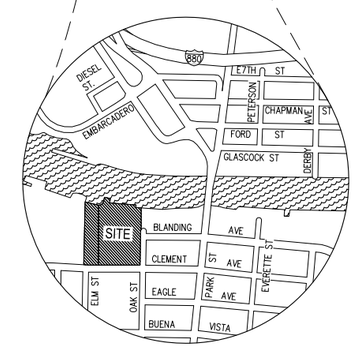

LEGEND

- FUTURE BAY TRAIL
- FUTURE CLASS II BIKE LANE
- PROPOSED BAY TRAIL
- EXISTING BAY TRAIL
- EXISTING CLASS III BIKE LANE
- TRANSITIONAL FACILITY

VICINITY MAP

BOATWORKS PROPERTY

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: DECEMBER 10, 2014

SCALE: 1" = 400'

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SAN RAMON, CALIFORNIA 94583
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C1

12/10/2014 12:49 PM

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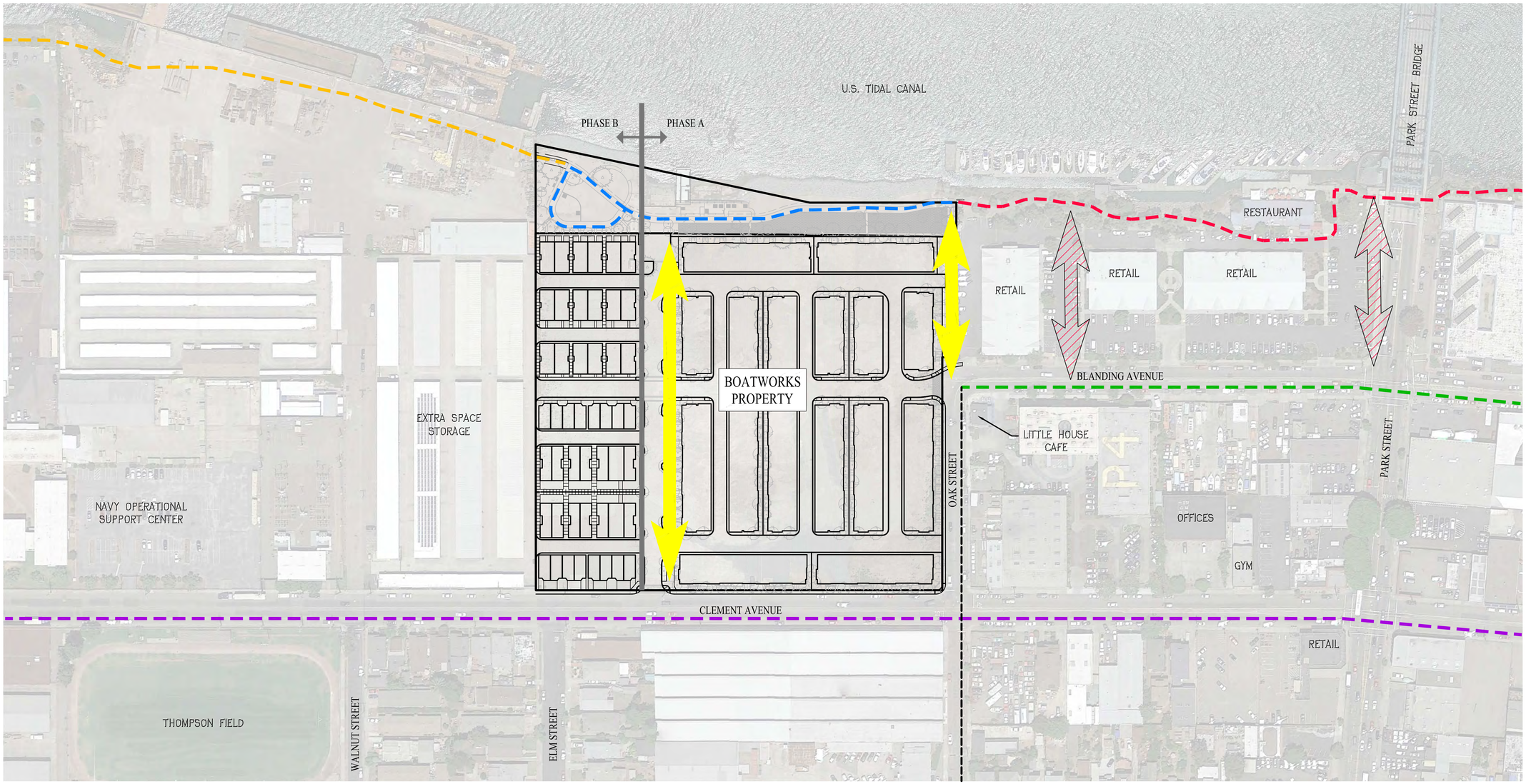
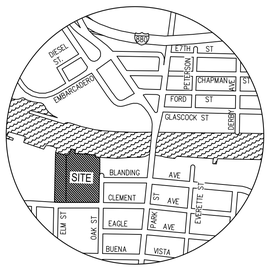


LEGEND

- PROPOSED BAY TRAIL
- FUTURE BAY TRAIL
- FUTURE CLASS II BIKE LANE
- EXISTING BAY TRAIL
- EXISTING CLASS III BIKE LANE
- TRANSITIONAL FACILITY
- PROPOSED PUBLIC ACCESS
- EXISTING PUBLIC ACCESS



VICINITY MAP

NEIGHBORHOOD OVERVIEW

BOATWORKS PROPERTY

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 80' 240' 320'

SCALE: 1" = 80' DATE: DECEMBER 10, 2014

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12/10/2014 6:12 PM

G:\1992\ACAD\EXHIBITS\XB-NEIGHBORHOOD OVERVIEW.DWG

High Tide Line (Corps, 1.63 feet)
Extent of Development
Top of Bank
2014 Mean High Water (-0.36 feet)
2014 MHW 100' Offset
Property Lines

Open Space

Within Shoreline Band
Public Open Space (0.80 acres)

Phase A

Within Shoreline Band
Public Open Space (0.80 acres)

Outside Shoreline Band
Public Open Space (0.05 acres)
Public Open Space Access (0.56 acres)

Phase B

Within Shoreline Band
Public Open Space (0.32 acres)

Outside Shoreline Band
Public Open Space (0.15 acres)

Development Within Shoreline Band

Phase A
Development (0.12 acres)
Patio (0.04 acres

*All tide data in
Alameda Vertical Datum

wra
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William Lyon Homes
Boatworks Residential
and Open Space Project

Alameda,
California

Project Open Space
Development Overview

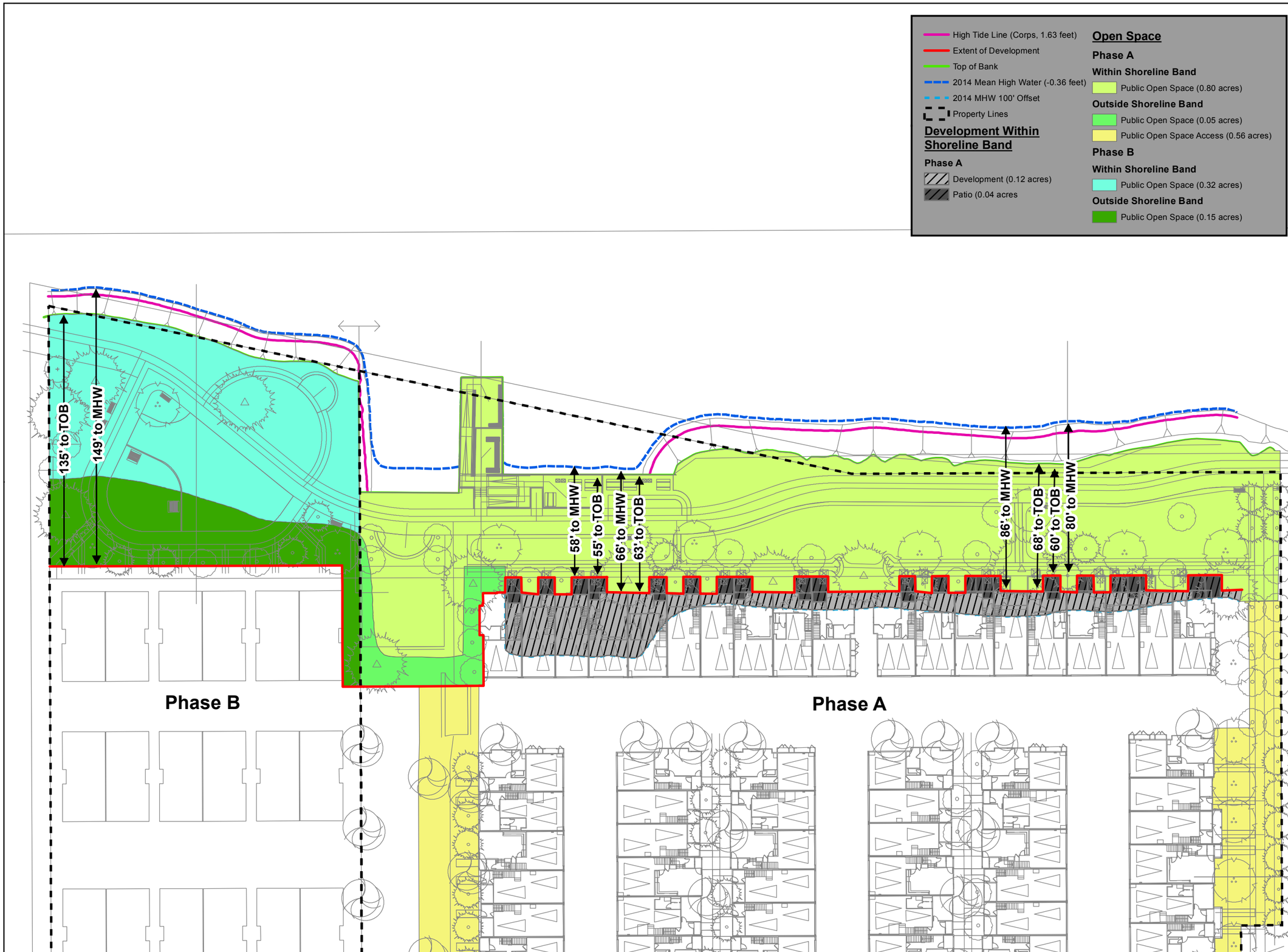
N E S W

0 25 50 100
Feet

W-1

Map Prepared Date: 12/10/2014
Map Prepared By: pkobylarz
Data Source(s): WRA, Urban Arena

Path: L:\Acad 2000 Files\23000\23077\ArcMap\October 2014\Fig 2.mxd



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Boatworks Residential
and Open Space Project

Alameda,
California

Shoreline Public
Open Space Dimensions

*All tide data in
Alameda Vertical Datum

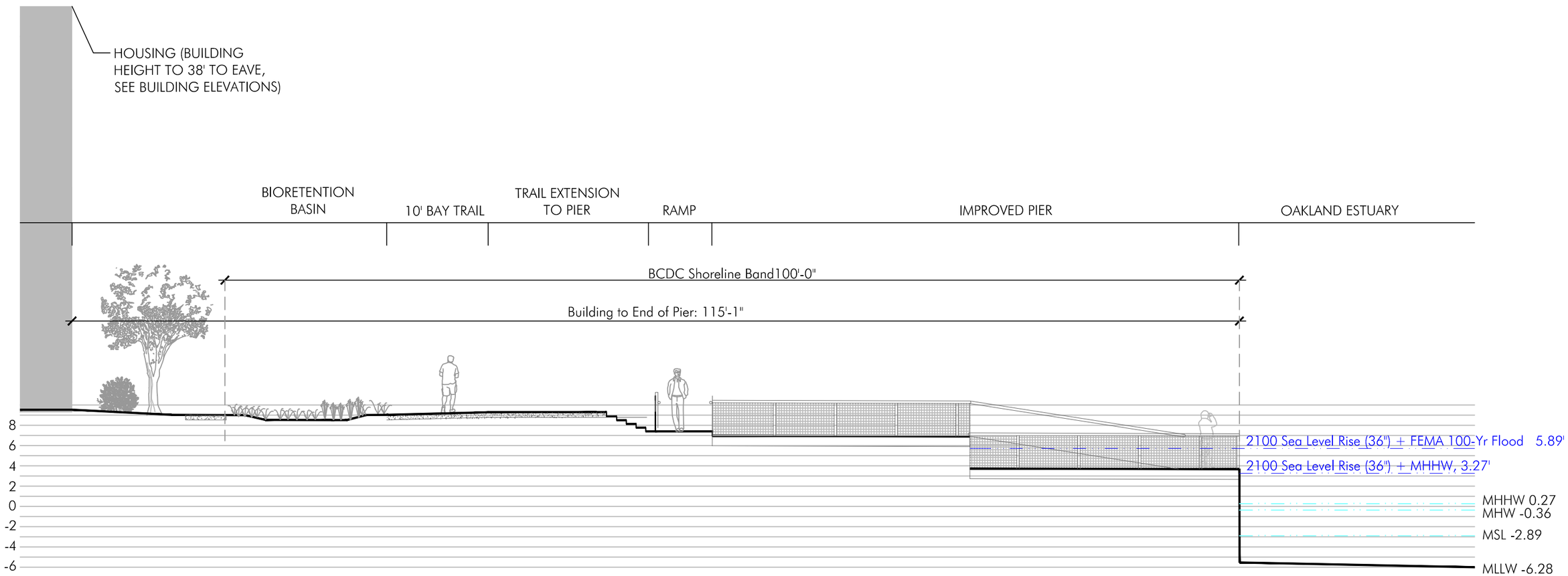
N
E
S
W

0 25 50 100
Feet

W-2

Map Prepared Date: 12/10/2014
Map Prepared By: pkobylarz
Data Source(s): WRA, Urban Arena

Path: L:\Acad 2000 Files\23000\23077\ArcMap\October 2014\Fig 3.mxd



Shoreline Open Space Section A

0 10
SCALE: 1 " = 10 '

Date: December 2014
Figure By: MWS, CES

wra
ENVIRONMENTAL CONSULTANTS

W-3

William Lyon Homes Boatworks
Alameda, California

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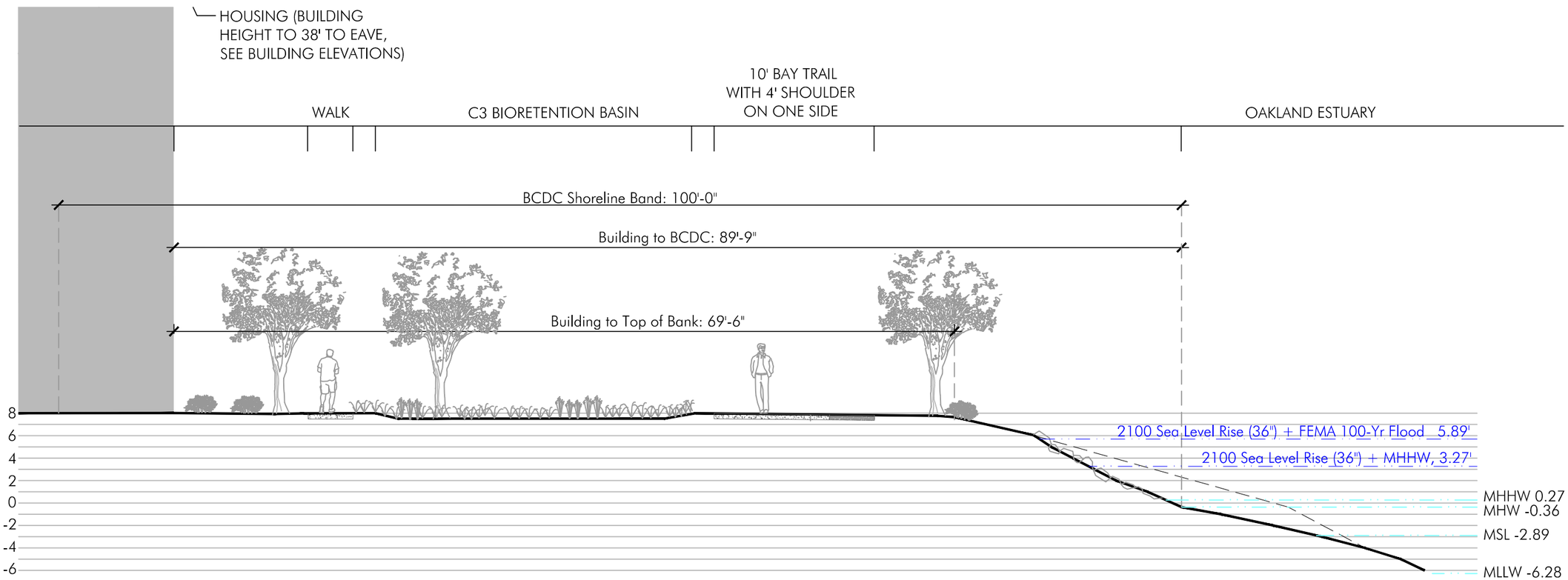

Shoreline Open Space Section B

0 10
SCALE: 1 " = 10 '

Date: December 2014
Figure By: MWS, CES

ENVIRONMENTAL CONSULTANTS

W-4

William Lyon Homes Boatworks
Alameda, California

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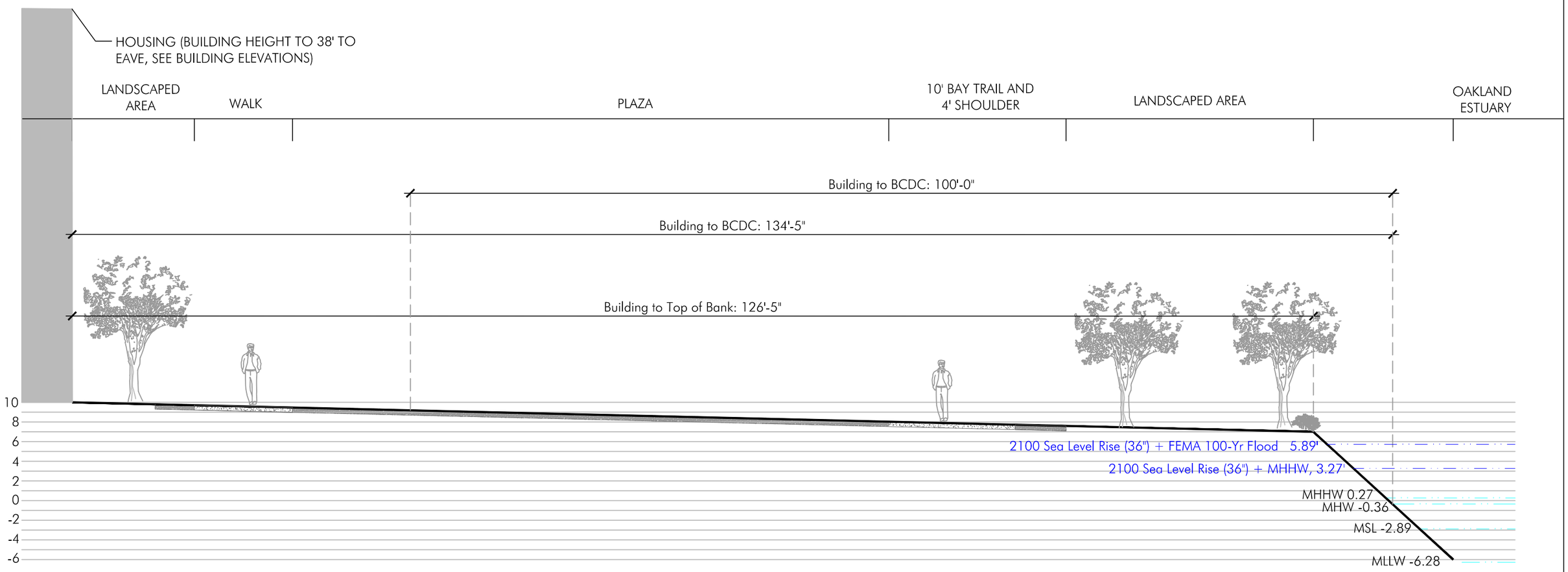

Shoreline Open Space Section C

0 10
SCALE: 1 " = 10 '

Date: December 2014
Figure By: MWS, CES

wra
ENVIRONMENTAL CONSULTANTS

W-5

William Lyon Homes Boatworks
Alameda, California

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BOATWORKS

Alameda, CA

DATE: 12/10/2014
UA JOB # 13-176

William Lyon Homes, Inc.

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 40'-0"
0 20 40 80 120

NORTH

Overall Illustrative Landscape Plan

Entitlement Set
Sheet no.
BCDC L-01

FUTURE TRAIL CONNECTIVITY TO WEST

MULTI-LEVEL ENHANCED CONCRETE PIER

HISTORIC DISPLAY / INTERPRETIVE SIGNS, WITH DECORATIVE PAVING & SEATING

ADA RAMP ACCESS TO PIER AREA

LIGHT BOLLARDS - 50' TYP. O.C.

OUTLOOK AREA WITH SEATWALL

10' WIDE CONCRETE TRAIL WITH 4' WIDE STABILIZED DECOMPOSED GRANITE SHOULDER ON ESTUARY-SIDE

FESTUCA RUBRA:
TYPICALLY IN THE HIGHER/DRIER PORTION OF THE C-3 AREA

CAREX PANSA:
TYPICALLY IN THE LOWER/WETTER PORTION OF THE C-3 AREA

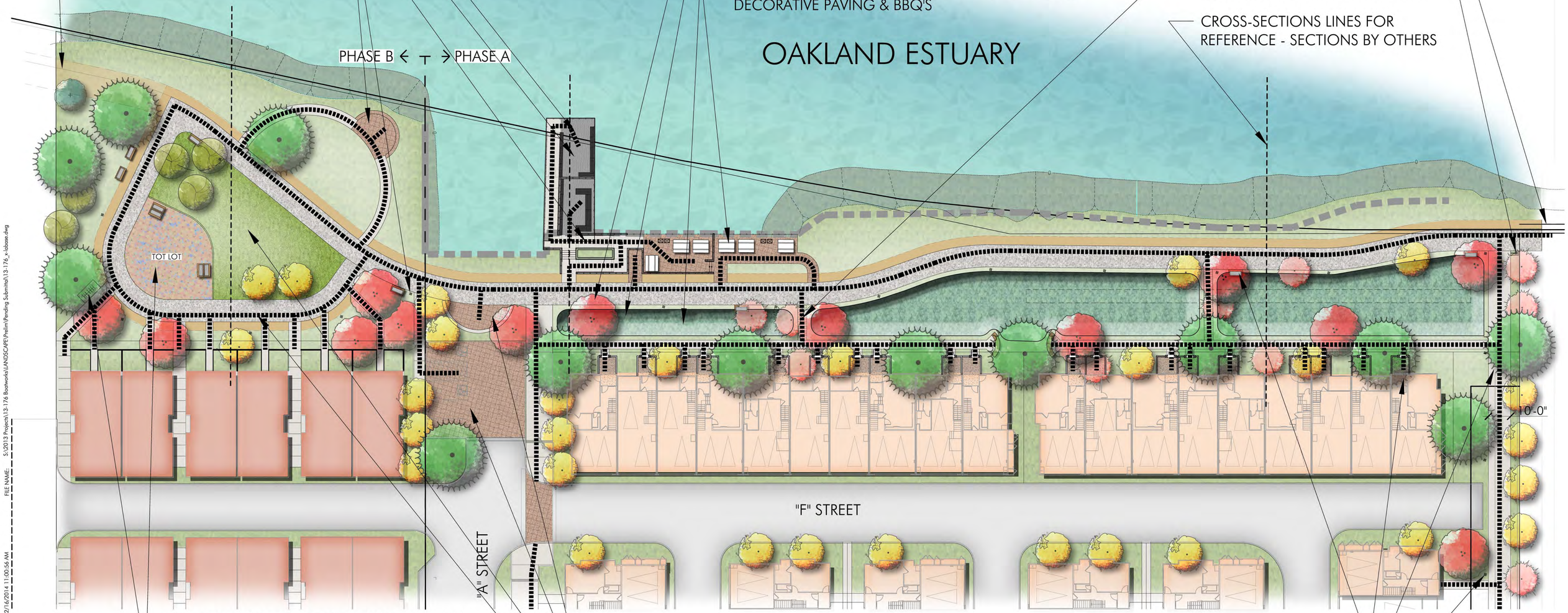
MULTI-LEVEL OVERLOOK WITH ADA PICNIC TABLES, DECORATIVE PAVING & BBQ'S

EXISTING TRAIL CONNECTION TO EAST

TRAIL/PROPERTY ENTRY MONUMENT/SIGNAGE

ENHANCED TRAIL CONNECTIVITY PAVEMENT TO RESIDENTIAL AREAS

CROSS-SECTIONS LINES FOR REFERENCE - SECTIONS BY OTHERS



FUTURE TOTLOT AREA SUPPORTING ACTIVITIES FOR AGES 2-5 AND 5-12 - BY OTHERS

ADDITIONAL BIKE PARKING AROUND TOTLOT

TRAIL HEAD ENTRY PLAZA WITH SEATWALLS & BIKE PARKING

PARKING FOR TRAIL ACCESS WITH ENHANCED PAVING

OPEN MOWED-GRASS AREA FOR RECREATION

TRAIL ADA PATH OF TRAVEL

TYPICAL TRAIL BENCH FURNISHING

ENHANCED CONCRETE EXTENDED PATIOS

10' WIDE CONNECTING WALKWAY TO ESTUARY TRAIL

LIGHT BOLLARDS - 50' TYP. O.C.

OVERALL ESTIMATED C-3 AREAS EQUAL 9,000 SF

wra
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BOATWORKS

Alameda, CA

DATE: 12/10/2014
UA JOB # 13-176

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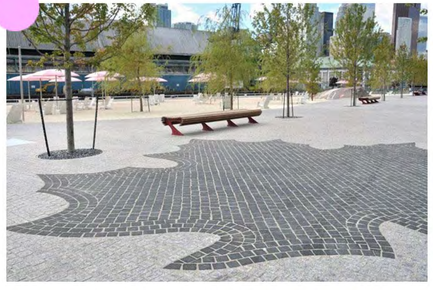
SCALE: 1" = 20'-0"
0 10 20 40 60

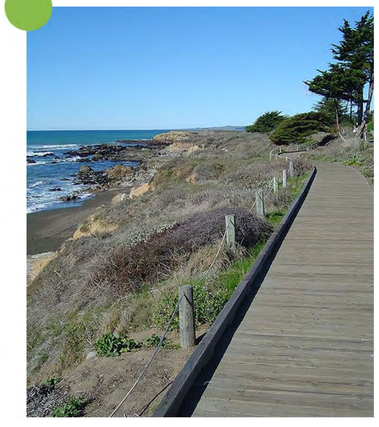
NORTH

Public Accessible Open Space
Illustrative Plan

Entitlement Set
Sheet no.
BCDC L-02

DATE/TIME OF PLOT: 12/16/2014 11:00:56 AM FILE NAME: S:\2013 Projects\13-176 Boatworks\LANDSCAPE\Prelim\Pending Submittal\13-176_x-labase.dwg





BOATWORKS

Alameda, CA

DATE: 12/10/2014
UA JOB # 13-176

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Landscape Elements and Conceptual Imagery

Entitlement Set
Sheet no.
BCDC L-03

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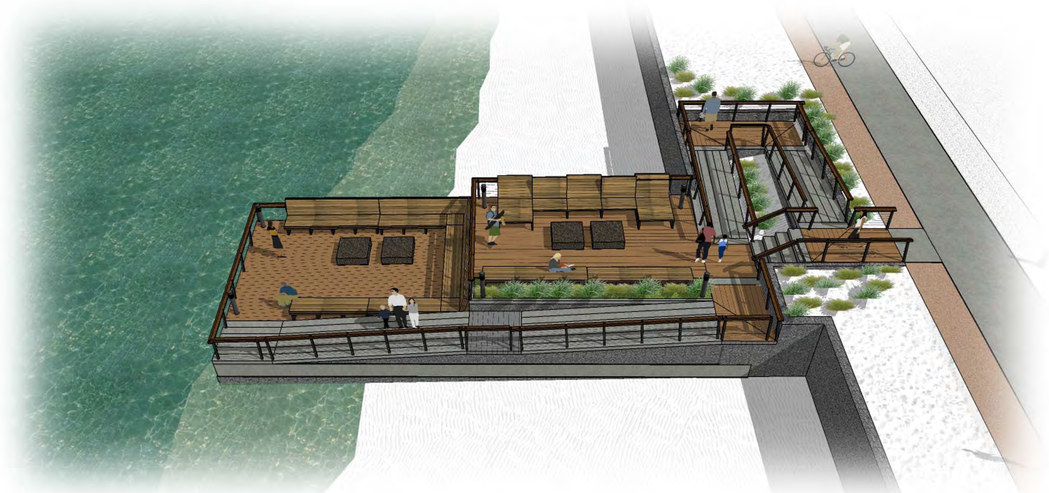

BOATWORKS

Alameda, CA

DATE: 12/10/2014
UA JOB # 13-176

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Pier Enhancement 3D Concept

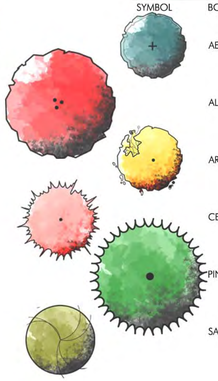
Bay Conservation & Development Commission

Entitlement Set
Sheet no.

BCDC L-04

DATE/TIME OF PLOT: 12/16/2014 11:01:18 AM FILE NAME: S:\2013 Projects\13-176 Boatworks\LANDSCAPE\Pending Submittal\13-176_x-labase.dwg

PLANTING LEGEND



TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE
	ALNUS RUBRA	RED ALDER
	ARBUTUS UNEDO	STRAWBERRY TREE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	PINUS CONTORTA	SHORE PINE
	SAMBUCAS MEXICANA	BLUE ELDERBERRY

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME
	LUPINUS ALBIFRONS	SLIVER BUSH LUPINES
	RHAMNUS CALIFORNICA	COFFEEEBERRY
	SALVIA LEUCOPHYLLA	PURPLE SAGE
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	CEANOTHUS GRISEUS 'HORIZONTALIS'	CALIFORNIA LILAC
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER
	ERIGERON GLAUCUS	SEASIDE DAISY
	MUHLENBERGIA RIGENS	DEER GRASS
	CARPENTERIA CALIFORNICA	BUSH ANEMONE

VINES AND ESPALIERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	VITUS CALIFORNICA	CALIFORNIA GRAPE
	HARDENBERGIA VIOLACEA	LILAC VINE

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	CAREX PANSA	DUNE SEDGE
	JUNCUS PATENS	BLUE RUSH
	FESTUCA RUBRA	RED FESCUE
	MARATHON iiE	TURF GRASS

FILE NAME: S:\2013 Projects\13-176 Boatworks\LANDSCAPE\Prelim\Pending Submittal\13-176_x-labase.dwg
DATE/TIME OF PLOT: 12/16/2014 11:01:29 AM

BOATWORKS

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DATE: 12/10/2014
UA JOB # 13-176

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Open Space Planting Palette

Entitlement Set
Sheet no.
BCDC L-05

10' WIDE TRAIL WITH 4' WIDE STABILIZED DECOMPOSED GRANITE SHOULDER ON ESTUARY-SIDE

OPEN SPACE AREA BENCHES

4' WIDE ENHANCED CONCRETE CONNECTION BETWEEN ESTUARY TRAIL AND RESIDENTIAL WALKWAY

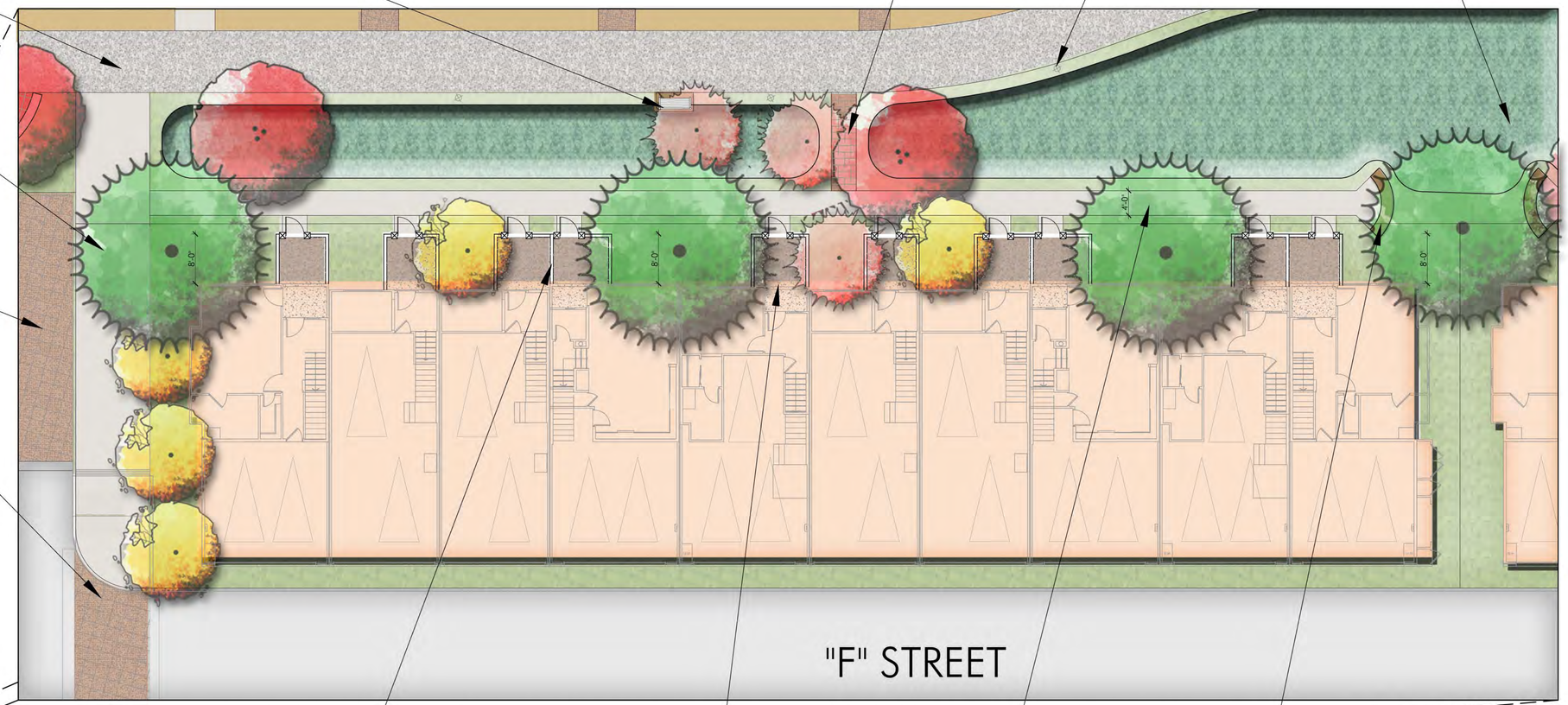
LIGHT BOLLARDS 50' TYP. O.C.

C-3 AREAS

12' WIDE SIDEWALK CONNECTION ON EAST SIDE OF "A" STREET

PARKING LOT WITH ENHANCED PAVING

CROSSWALKS, STAMPED/COLORED ASPHALT

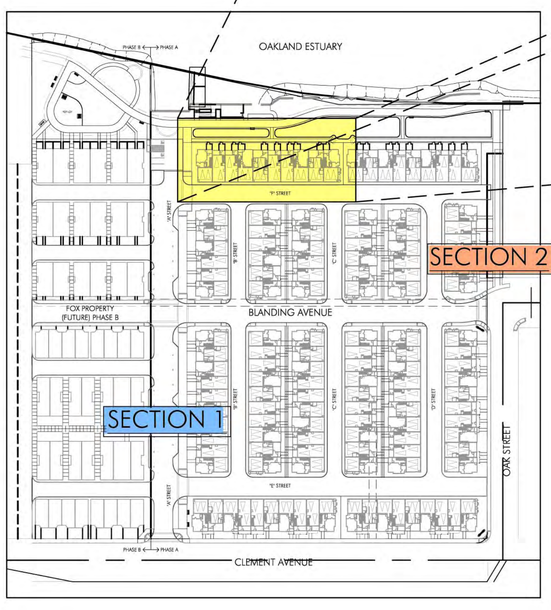


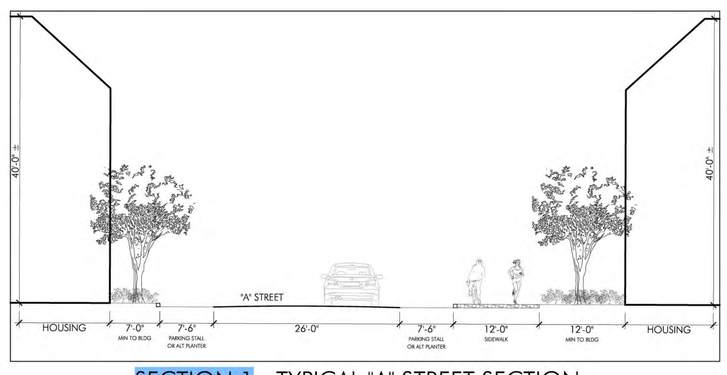
36" TALL RESIDENTIAL PATIO BLOCK WALL WITH CAP AND GATE TO MATCH ARCHITECTURE

ENHANCED CONCRETE IN RESIDENTIAL PATIO AREA

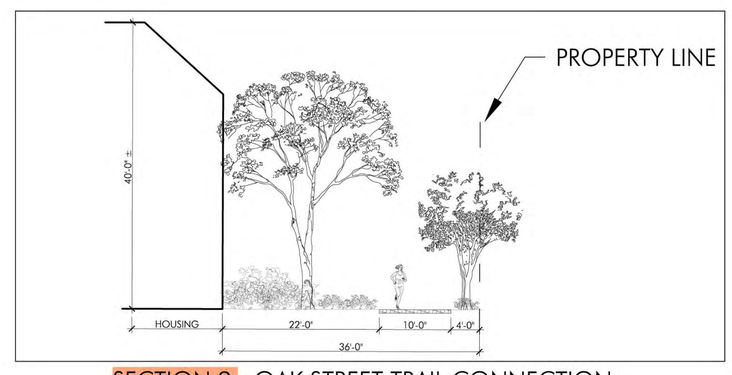
4' WIDE NATURAL GREY RESIDENTIAL WALKWAY

SEATWALL AT END OF RESIDENTIAL WALKWAY





SECTION 1 - TYPICAL "A" STREET SECTION



SECTION 2 - OAK STREET TRAIL CONNECTION

BOATWORKS

Alameda, CA

DATE: 12/10/2014
UA JOB # 13-176

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SCALE: 1" = 10'-0"
0 5 10 20 30

NORTH

Typical Estuary Adjacent Building Enlargement & Sections

Entitlement Set
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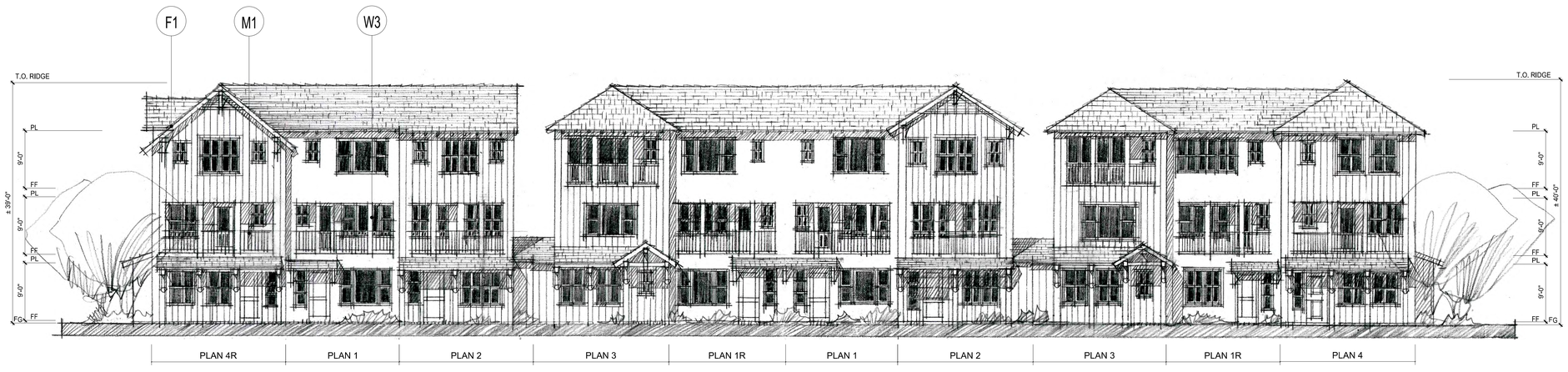
DATE/TIME OF PLOT: 12/16/2014 11:01:40 AM

OAK STREET

9-PLEX - "SEASIDE MODERN"
FRONT ELEVATION (WITH CANOPIES)

"A" STREET



10-PLEX - "BAY AREA CONTEMPORARY"
FRONT ELEVATION (WITH CANOPIES)

MATERIAL LEGEND:

D1	PANEL STYLE FRONT DOOR	M1	METAL RAILING	W1	BARGE BOARD
D2	FRENCH DOORS			W2	EAVE BOARD
D3	SLIDING DOOR	R1	ASPHALT SHINGLE	W3	WOOD POST
				W4	WOOD KICKER AND BRACE
F1	VERTICAL SIDING	S1	STUCCO FINISH	W5	WOOD TRIM
F2	HORIZONTAL SIDING	S2	STUCCO FOAM TRIM	W6	WOOD OUTLOOKER
F3	CORNER TRIM			W7	RAFTER TAILS @ EAVE
				W8	CLASSICAL SQUARE COLUMN
G1	VINYL WINDOWS			W9	DECORATIVE GABLE END DETAIL

WATER FACING ELEVATIONS

0 2' 8'
1' 4' 16'

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ALAMEDA, CALIFORNIA

WILLIAM LYON HOMES
A-1
11.07.14