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- A1.14 Recreation Building Details
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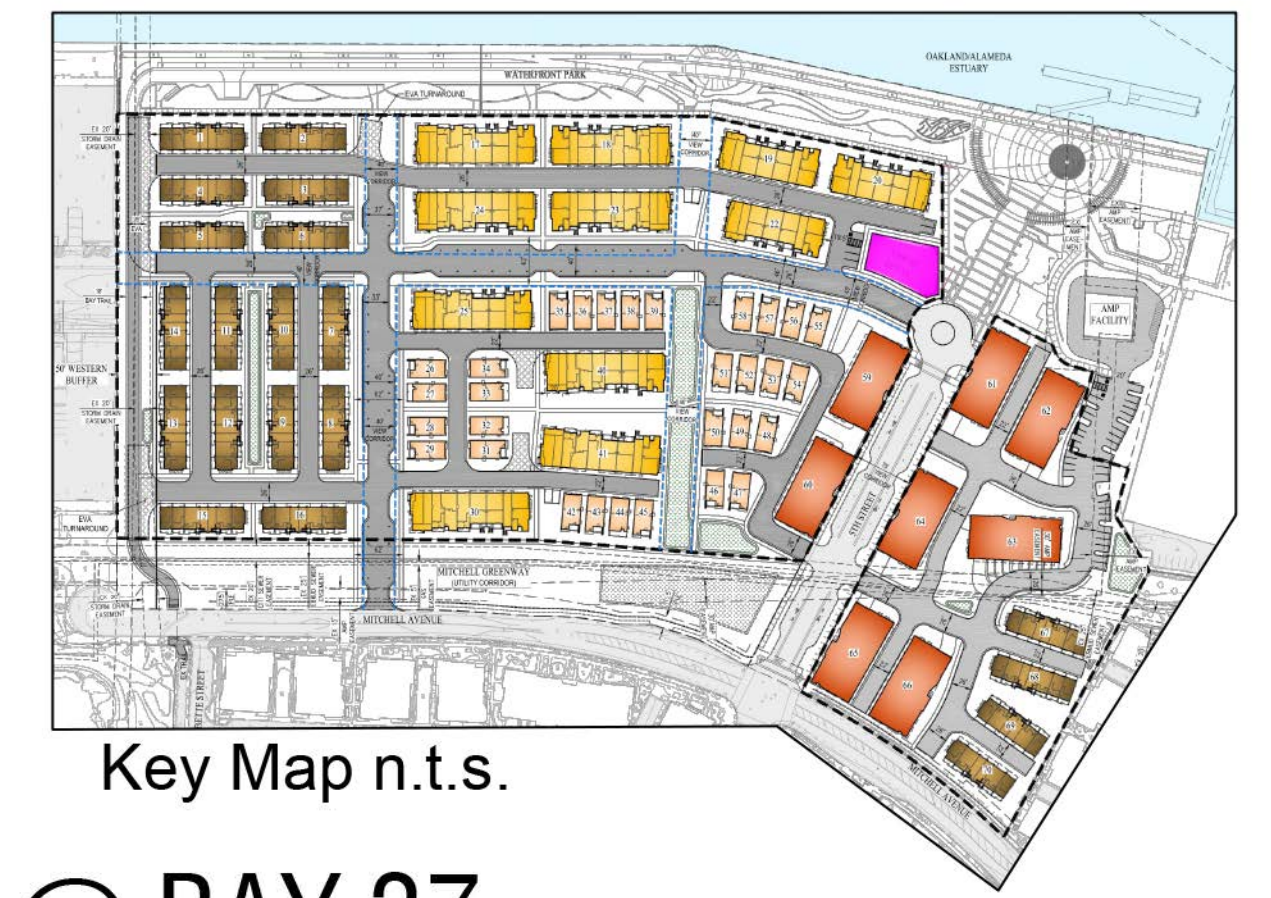
**Exhibit 1**  
**Item 7-C, October 10, 2022**  
**Planning Board Meeting**



**ALAMEDA LANDING WATERFRONT - BAY 37**  
 ALAMEDA, CALIFORNIA

**DEVELOPMENT PLAN**  
 SEPTEMBER 23, 2022

**BAY 37**  
 RECREATION  
 BUILDING



Key Map n.t.s.

## BREEZE @ BAY 37

2 Single-Family Residences

### PLAN 1A

(1) 3-Story Single Family Residences  
 +/-35'-0" Building Height  
 Construction: R3, VB  
 Sprinkler System: 13D

PRODUCT NAME	PRODUCT TYPE	DESCRIPTION	GARAGE TYPE	TOTAL CONDITIONED SQ. FOOTAGE	TOTAL GARAGE SQ. FOOTAGE	DECK TOTAL	PORCH TOTAL
PLAN 1A	S.F.D.	4 BED + 3 BATH	2-CAR	2374	446	147	153

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

### PLAN 2B

(1) 3-Story Single Family Residences  
 +/-35'-0" Building Height  
 Construction: R3, VB  
 Sprinkler System: 13D

PRODUCT NAME	PRODUCT TYPE	DESCRIPTION	GARAGE TYPE	TOTAL CONDITIONED SQ. FOOTAGE	TOTAL GARAGE SQ. FOOTAGE	DECK TOTAL	PORCH TOTAL
PLAN 2B	S.F.D.	4 BED + 3 BATH	2-CAR	2501	439	108	120

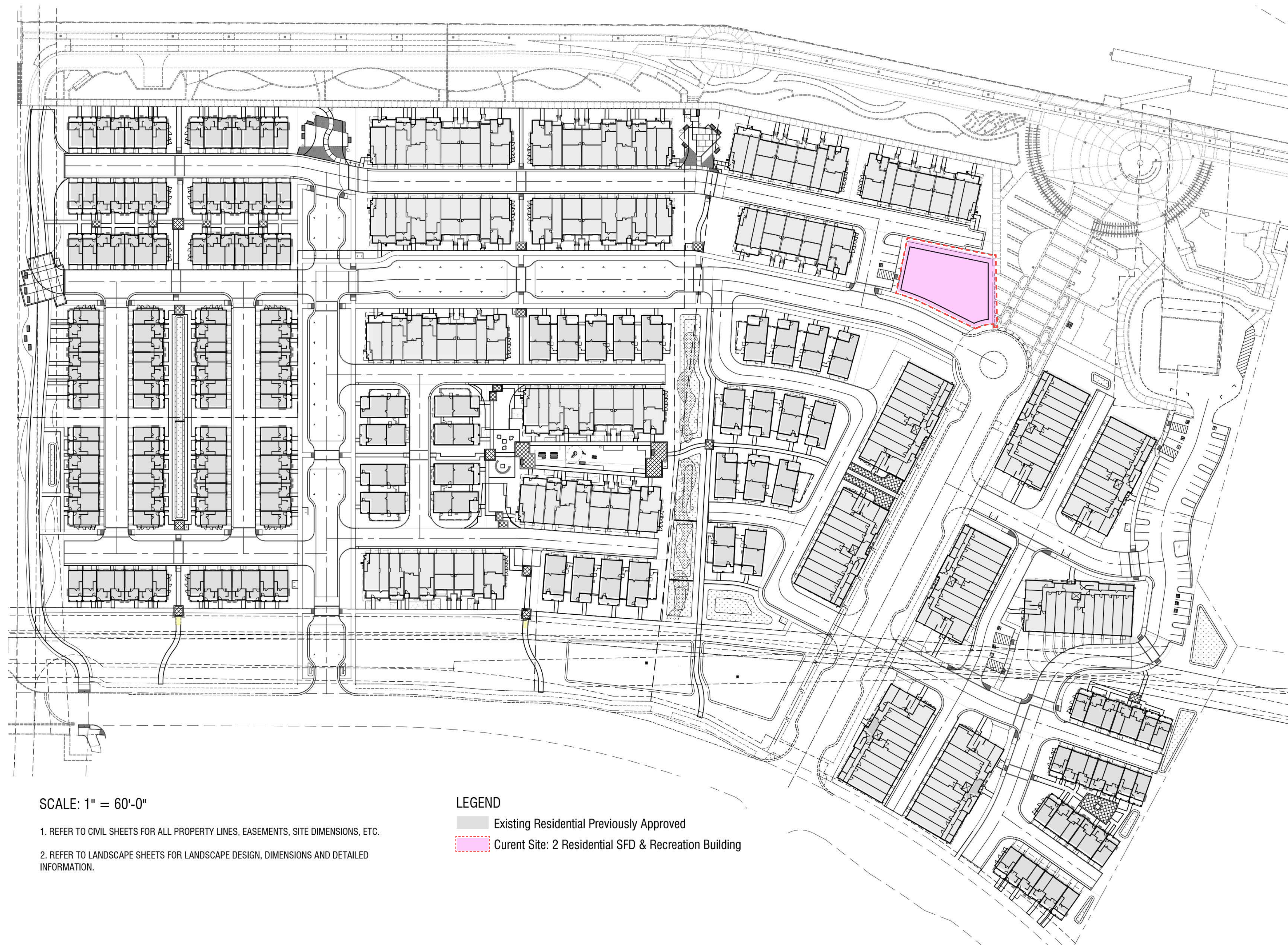
1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

### RECREATION BUILDING

(1) 1-Story Recreation Building  
 +/-19'-9" Building Height  
 Construction: A3, VB  
 Sprinkler System: N/A

PRODUCT NAME	PRODUCT TYPE	DESCRIPTION	USABLE SPACE	TOTAL AREA (OUTSIDE OF WALL)	COVERED ENTRY 1	COVERED ENTRY 2	TOTAL SQ.FT.
REC. BLDG	A3	RECREATION	1,469	2,004	166	53	2223

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



SCALE: 1" = 60'-0"

1. REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ETC.
2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS AND DETAILED INFORMATION.

LEGEND

- Existing Residential Previously Approved
- Current Site: 2 Residential SFD & Recreation Building



## TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>
CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24"BOX
GINKGO BILOBA PRINCETON SENTRY	MAIDENHAIR TREE	24"BOX
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	24"BOX



CERCIS OCCIDENTALIS



GINKGO BILOBA



PYRUS

## SHRUBS

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>
ANIGOZANTHOS X 'YELLOW GEM'	YELLOW GEM KANGAROO PAW	5 GAL
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL
CISTUS LADANIFER 'ALBIFLORUS'	GROUNDCOVER ROCKROSE	5 GAL
DIETES BICOLOR	FORTNIGHT LILY	5 GAL
DIETES VEGETA	AFRICAN IRIS	5 GAL
ESCALLONIA X 'COMPACTA'	COMPACT ESCALLONIA	5 GAL
HEBE X 'COED'	HEBE	5 GAL
LEUCADENDRON X 'JESTER'	JESTER CONEBUSH	5 GAL
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL
LIMONIUM PEREZII	STATICE	1 GAL
LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL
LOROPETALUM CHINENSE 'EMERALD SNOW'	EMERALD SNOW LOROPETALUM	5 GAL
OLEA EUROPAEA 'LITTLE OLLIE' STD	LITTLE OLLIE OLIVE	5G -STD
PHORMIUM TENAX 'TONY TIGER'	NEW ZEALAND FLAX HYBRID	5 GAL
PHORMIUM X 'DUET'	NEW ZEALAND FLAX	5 GAL
PHORMIUM X 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL
ROSA CALIFORNICA 'PLENA'	CALIFORNIA SEMI-DOUBLE WILD ROSE	5 GAL
ROSA X 'ICEBURG'	ICEBURG WHITE ROSE	5 GAL
TAGETES LEMMONII	COPPER CANYON DAISY	5 GAL
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>
CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	15 GAL



ANIGOZANTHOS X 'YELLOW GEM'



CARPENTERIA CALI.



CISTUS LADANIFER 'ALBIFLORUS'



DIETES BIOCOLOR



DIETES VEGETA



ESCALLONIA



HEBE COED



LEUCADENDRON x 'JESTER'



LIGUSTRUM JACPONICUM



LIMONIUM PEREZII



LIRIOPE GIGANTEA



LOROPETALUM CHINENSE



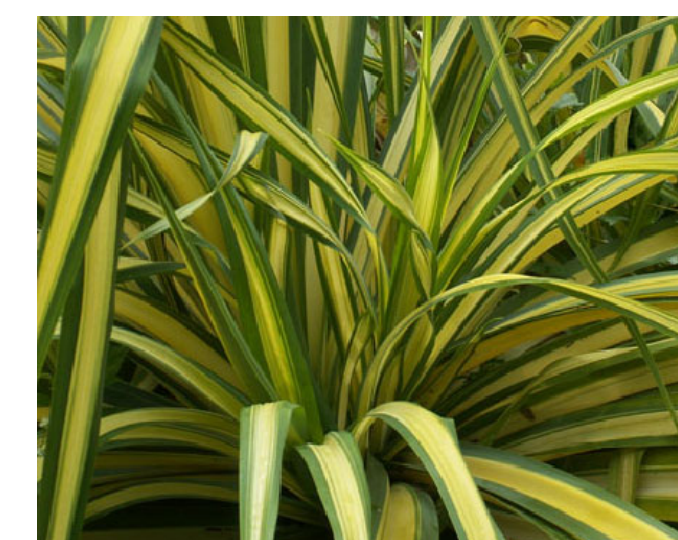
OLEA 'LITTLE OLLIE'



PHORMIUM 'TONY TIGER'



PHORMIUM 'DUET'



PHORMIUM 'YELLOW WAVE'



ROSA CALIFORNICA 'PLENA'



ROSA ICEBURG



TAGETES LEMMONII



CLYTOSTOMA



PLAN 2B | COLOR SCHEME 2

PLAN 1A | COLOR SCHEME 1

RECREATION REAR ELEVATION | COLOR SCHEME 3

Note: Artist's conception; colors, materials and applications may vary.





ARCHITECTS . PLANNERS . DESIGNERS

**WHA.**

ORANGE COUNTY . LOS ANGELES . BAY AREA



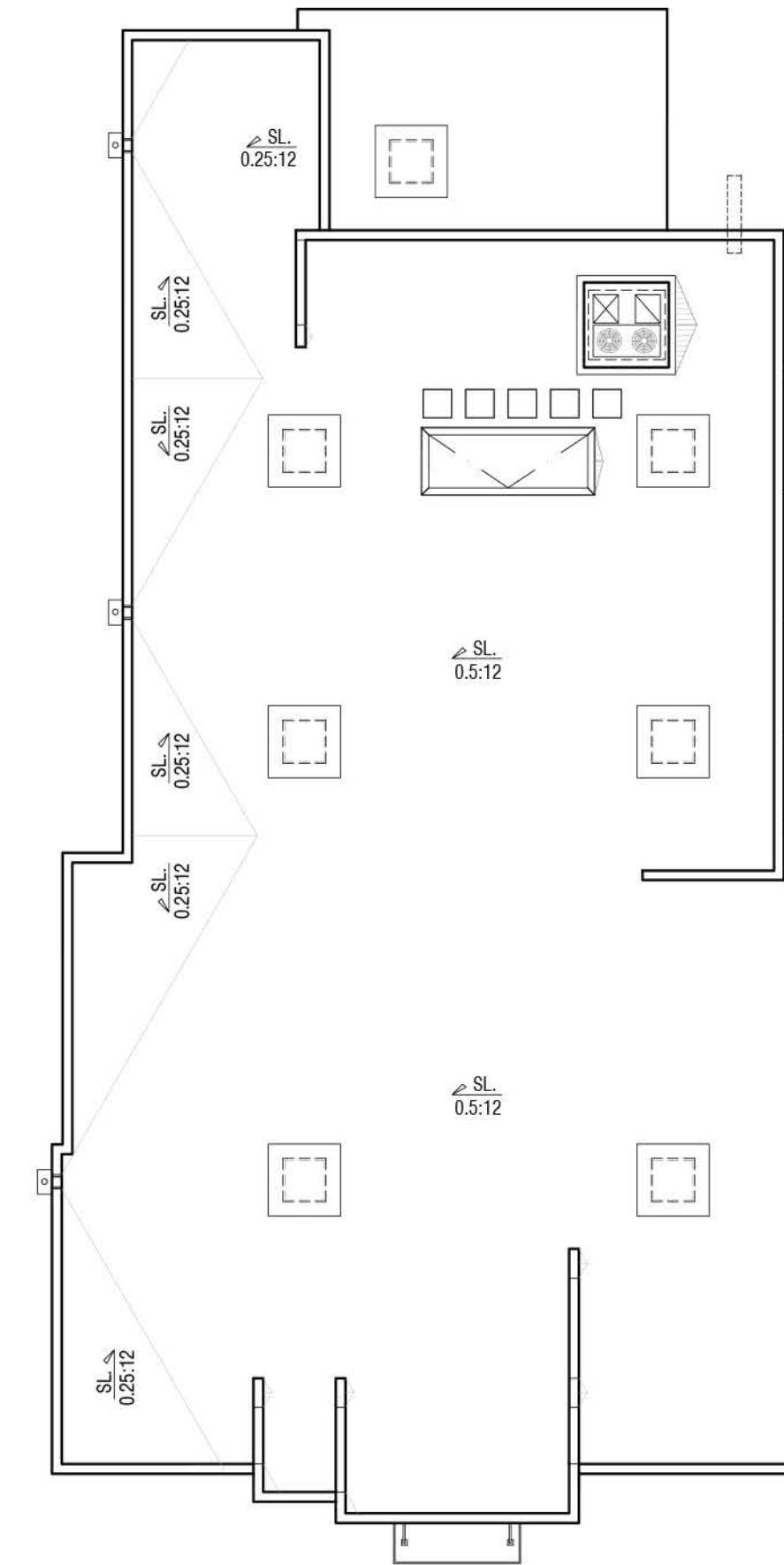
4511 Willow Road, Suite 8  
Pleasanton, California 94588  
Phone 925/249-3200 Fax 925/485-0291

**ALAMEDA LANDING WATERFRONT - BAY 37**  
ALAMEDA, CALIFORNIA

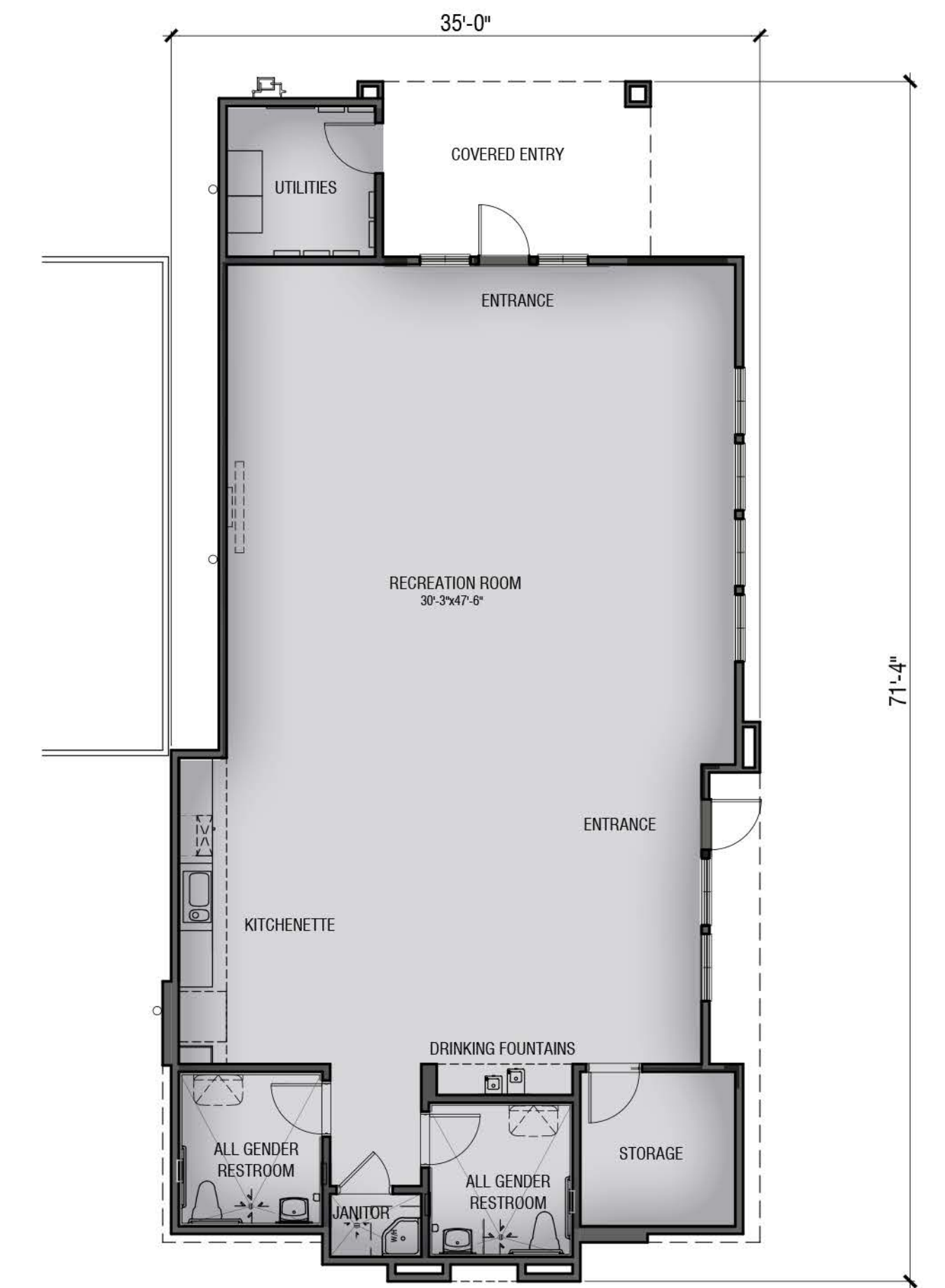
**DEVELOPMENT PLAN**  
SEPTEMBER 23, 2022

**BAY 37**  
RECREATION  
RENDERING VIEW

**A1.4**



Recreation Building  
Roof Plan



Recreation Building  
First Floor

Construction: A3, VB  
Sprinkler System: N/A  
(not provided per C.B.C. 903.2.1.3)

PRODUCT NAME	PRODUCT TYPE	DESCRIPTION	USABLE SPACE	TOTAL AREA (OUTSIDE OF WALL)	COVERED ENTRY 1	COVERED ENTRY 2	TOTAL SQ.FT.
REC. BLDG	A3	RECREATION	1,469	2,004	166	53	2223

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

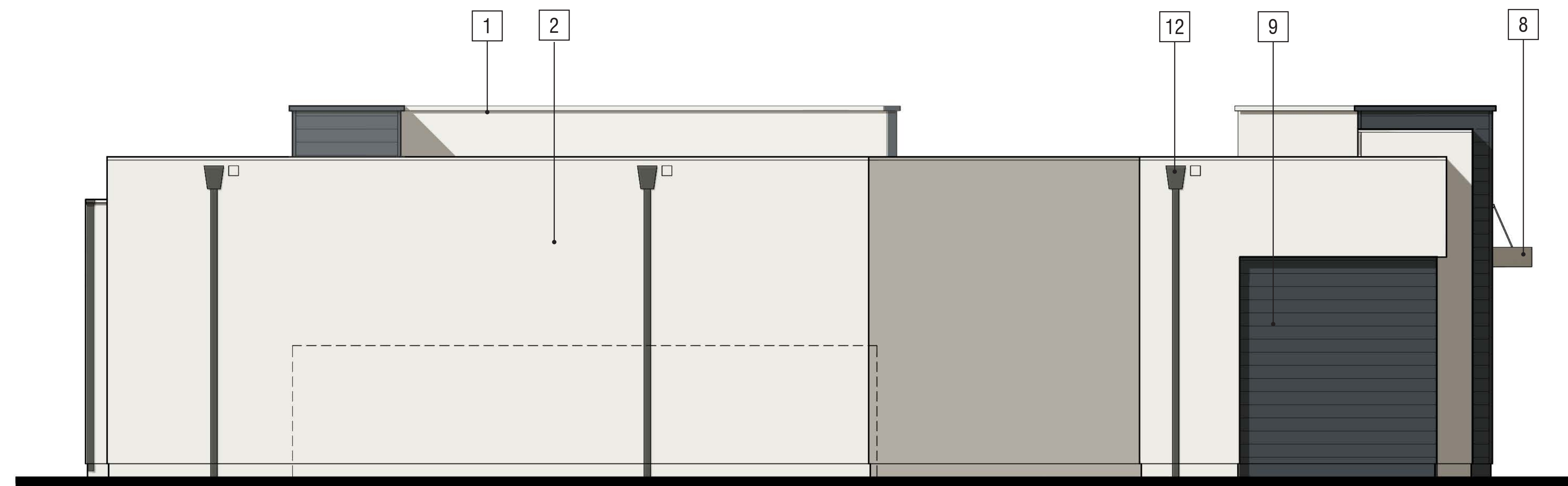




Front Elevation



Left Elevation



Rear Elevation



Right Elevation

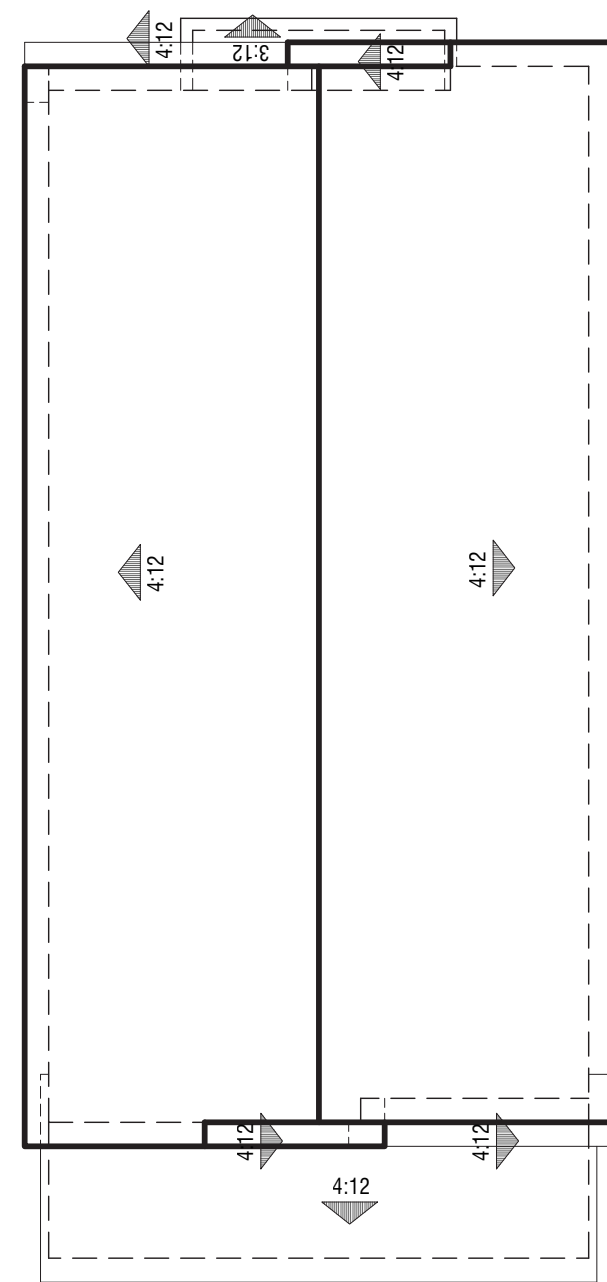
MATERIAL LEGEND:

1. Roof: Flat With Parapet
2. Stucco
3. Storefront Windows
4. Building Signage
5. Entry Door
6. Composite Wood Trim
7. Decorative Light Fixture
8. Metal Canopy
9. Painted Hardie Siding
10. Address Panel
11. Vine Trellis
12. Downspout

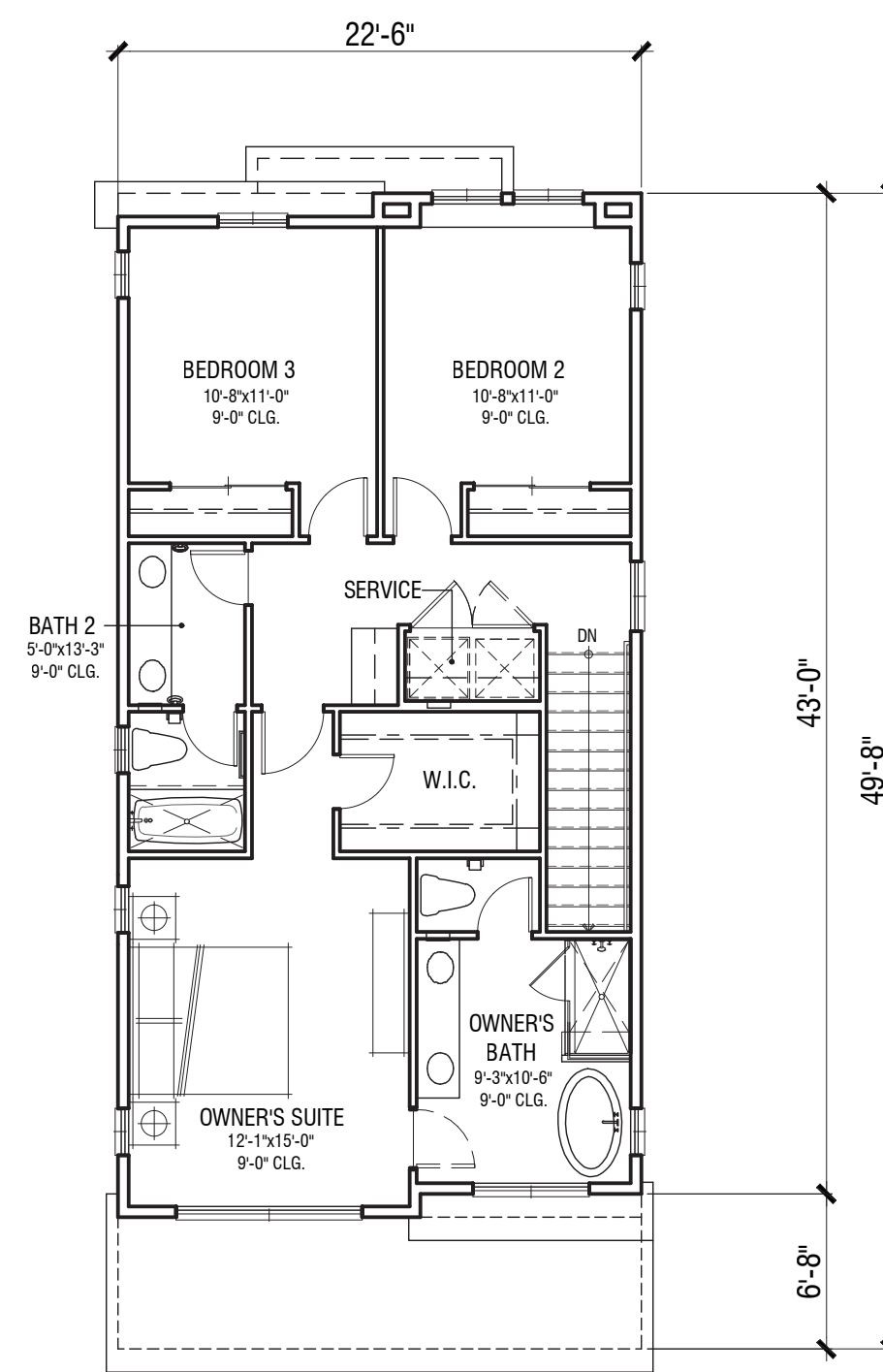
RECREATION BUILDING

Note: Artist's conception; colors, materials and applications may vary.

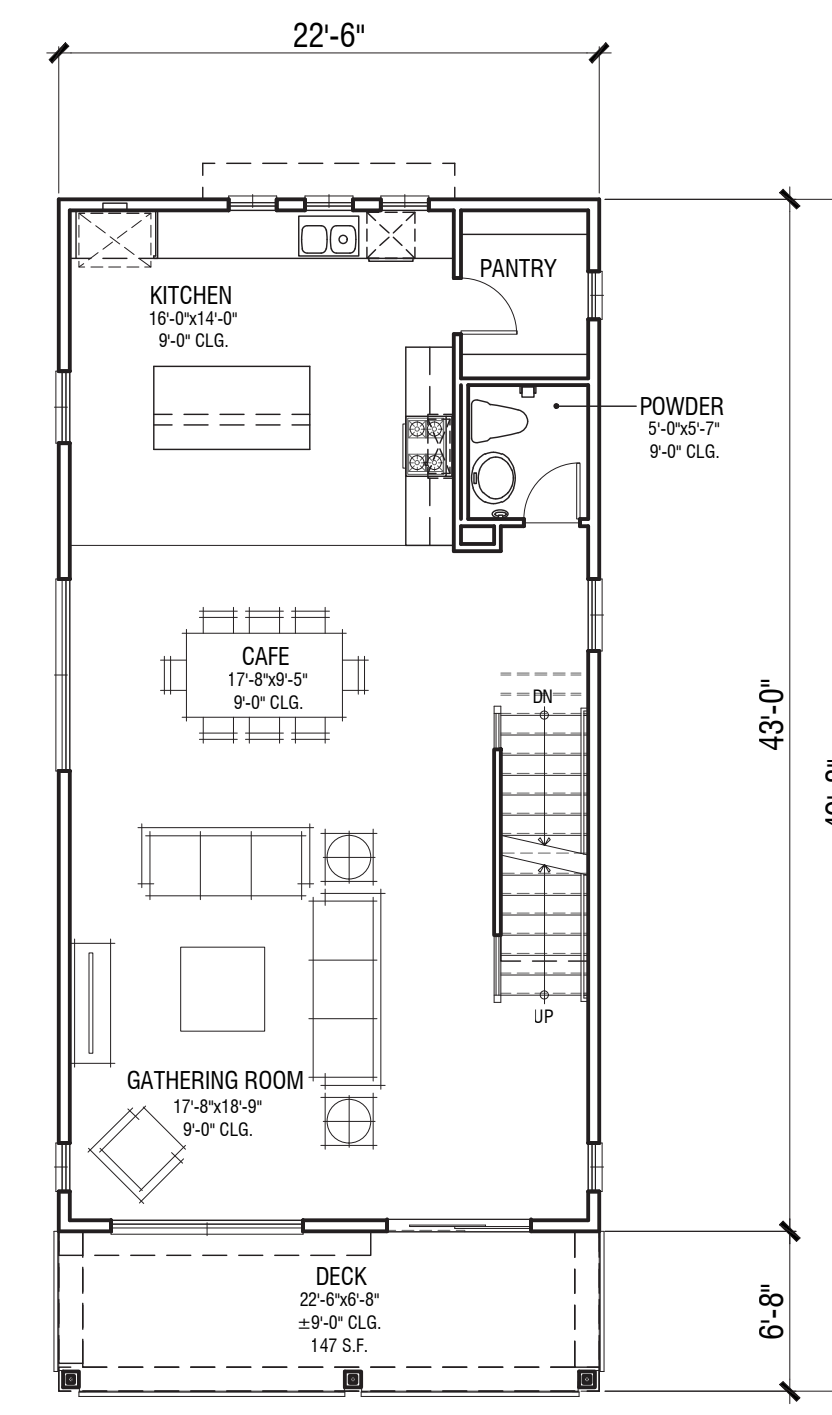
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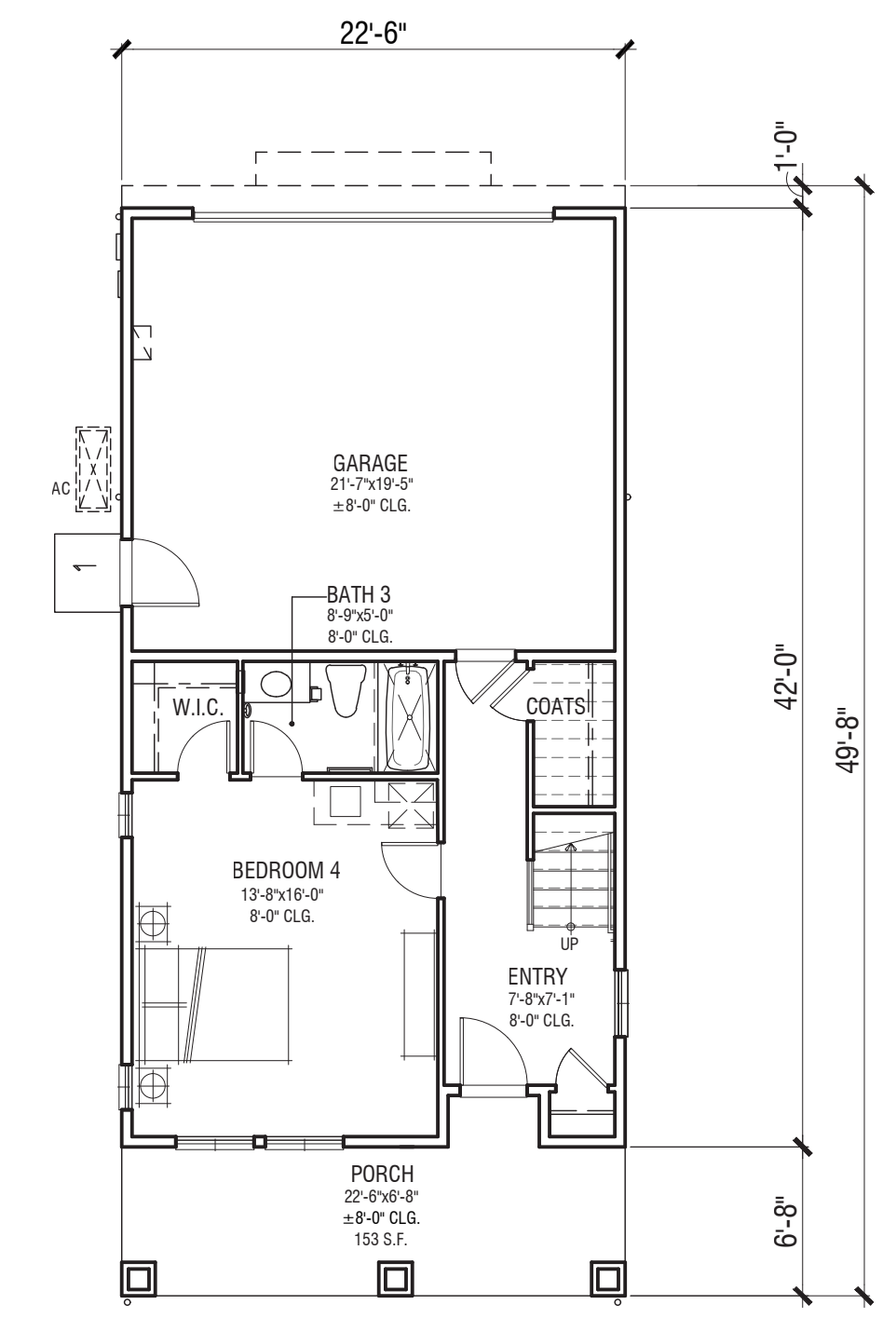
Roof Plan



Third Floor



Second Floor

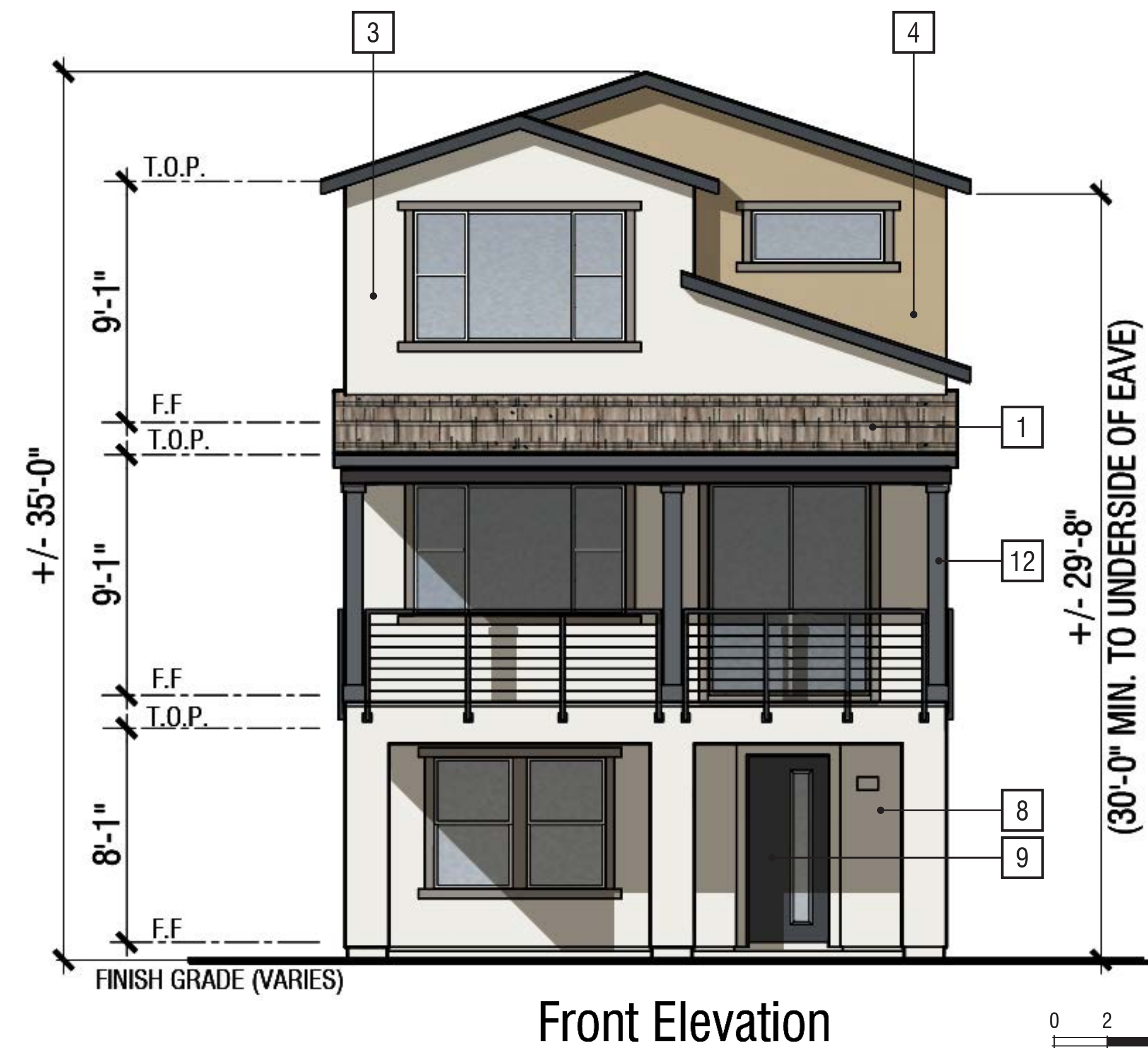
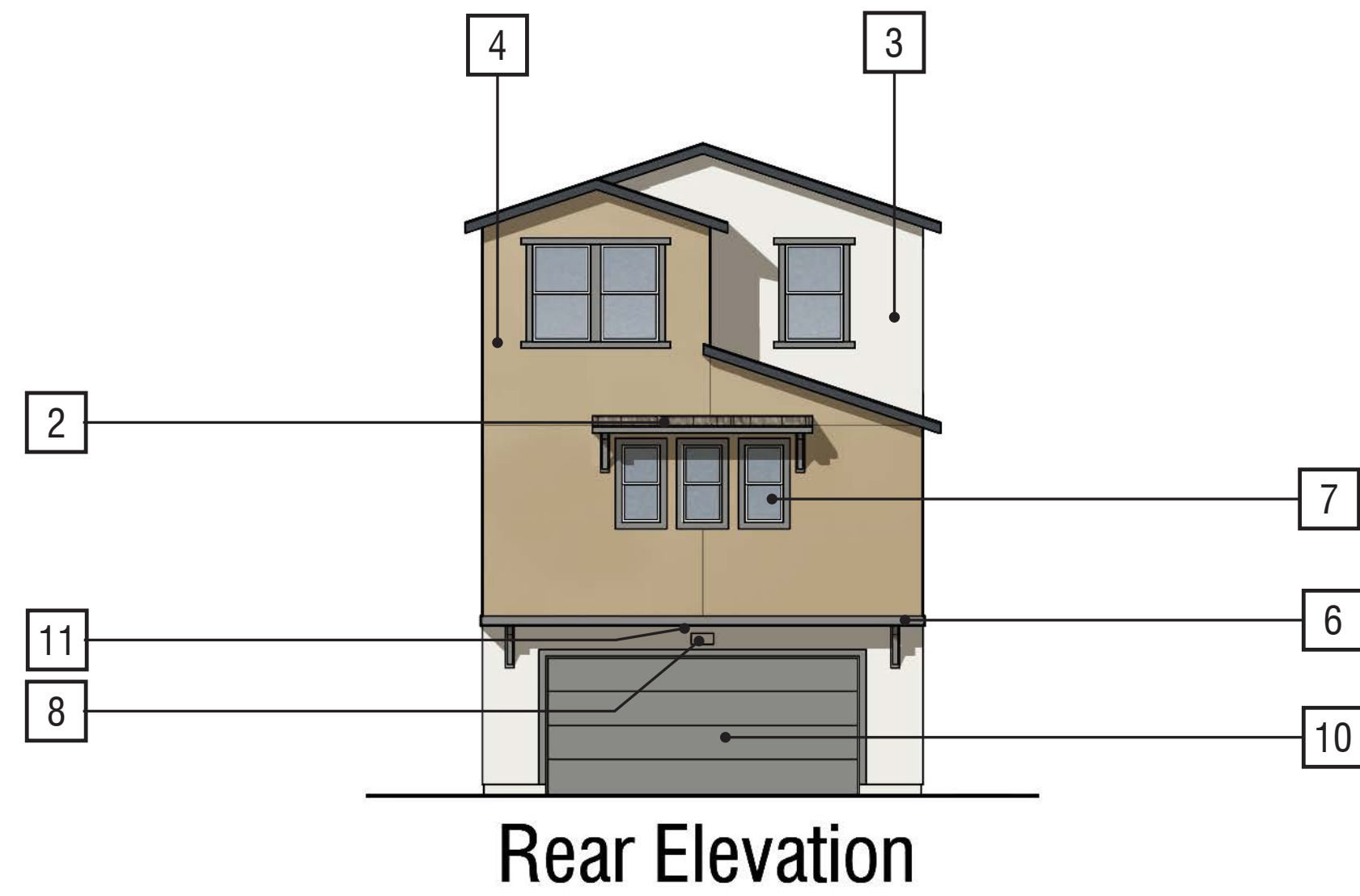


First Floor

Construction: R3, VB  
Sprinkler System: 13D

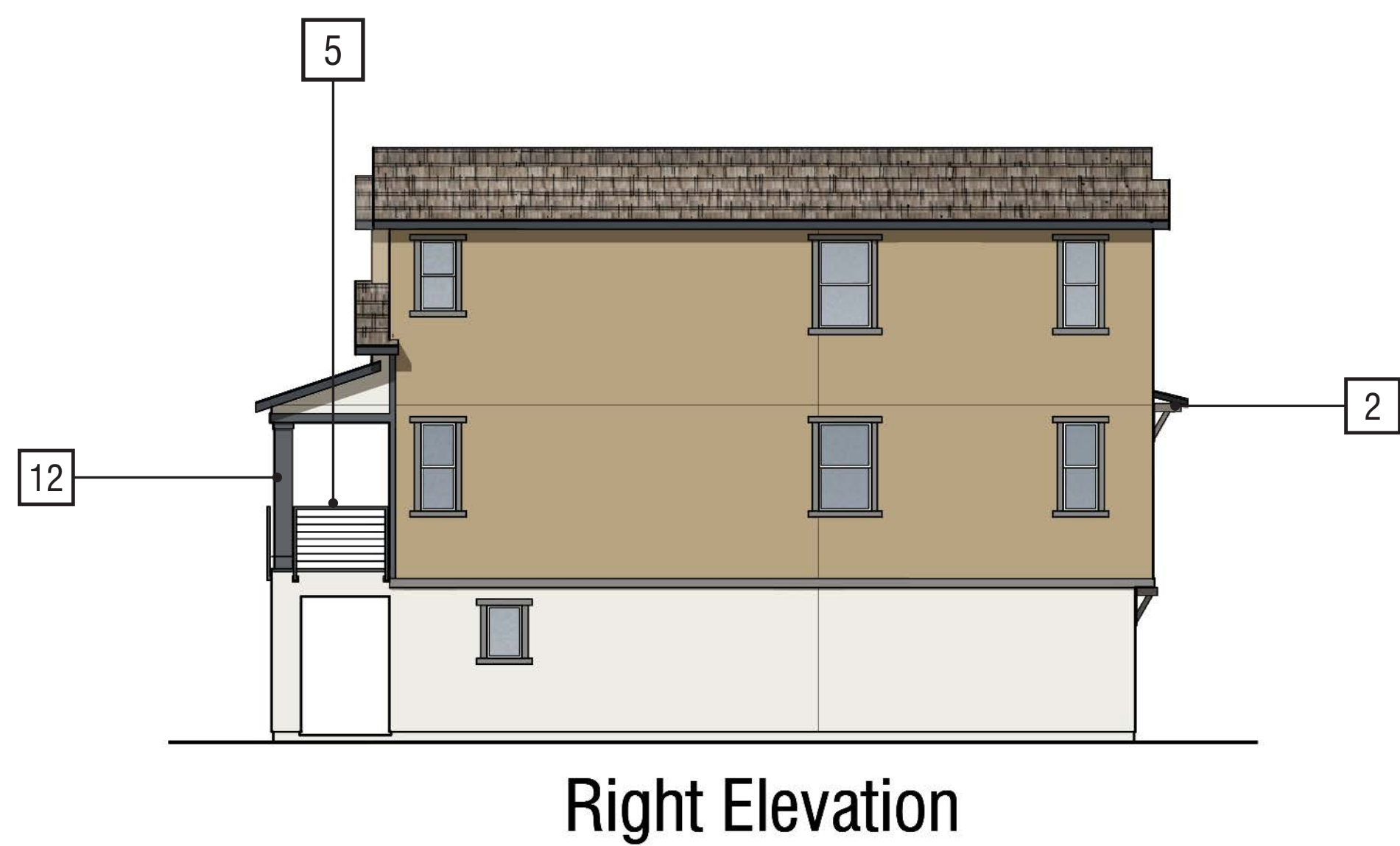
PRODUCT NAME	PRODUCT TYPE	DESCRIPTION	GARAGE TYPE	TOTAL CONDITIONED SQ. FOOTAGE	TOTAL GARAGE SQ. FOOTAGE	DECK TOTAL	PORCH TOTAL
PLAN 1A	S.F.D.	4 BED + 3 BATH	2-CAR	2374	446	147	153

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



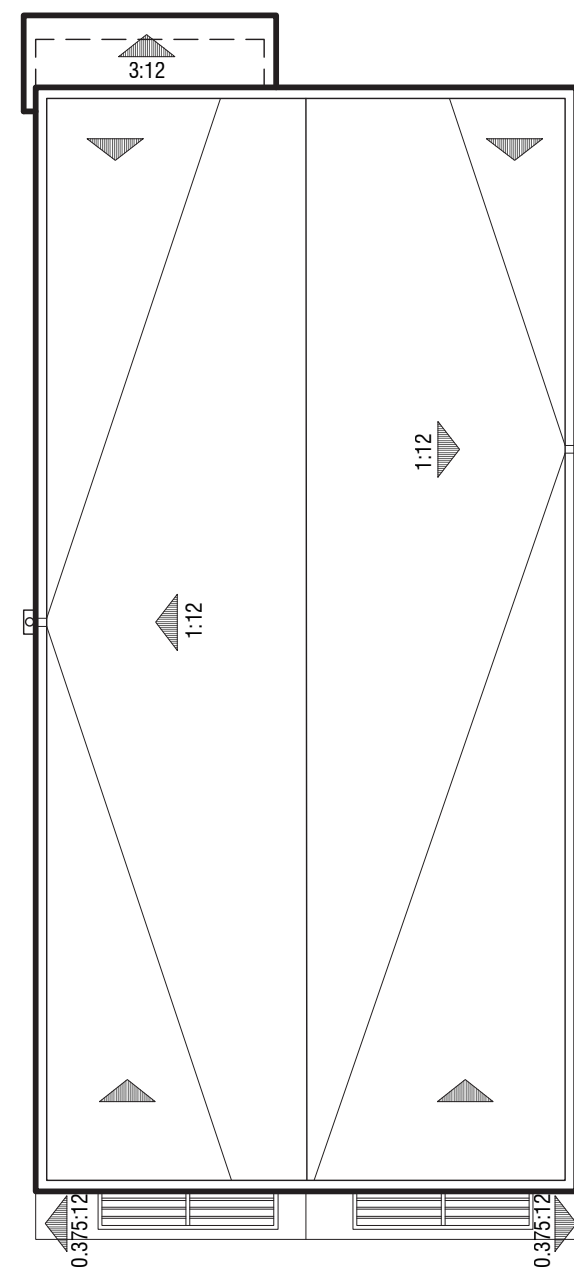
**MATERIAL LEGEND:**

- 1. Roof
- 2. Shed Roof With Outlooker Knee Brace
- 3. Stucco 1 - SW 7005
- 4. Stucco 2 - SW 6108
- 5. Metal Railing
- 6. Stucco Foam Trim
- 7. Vinyl Window
- 8. Unit Address
- 9. Entry Door
- 10. Garage Door
- 11. Ceiling Mount Light Fixture
- 12. Columns with Built Up Cap

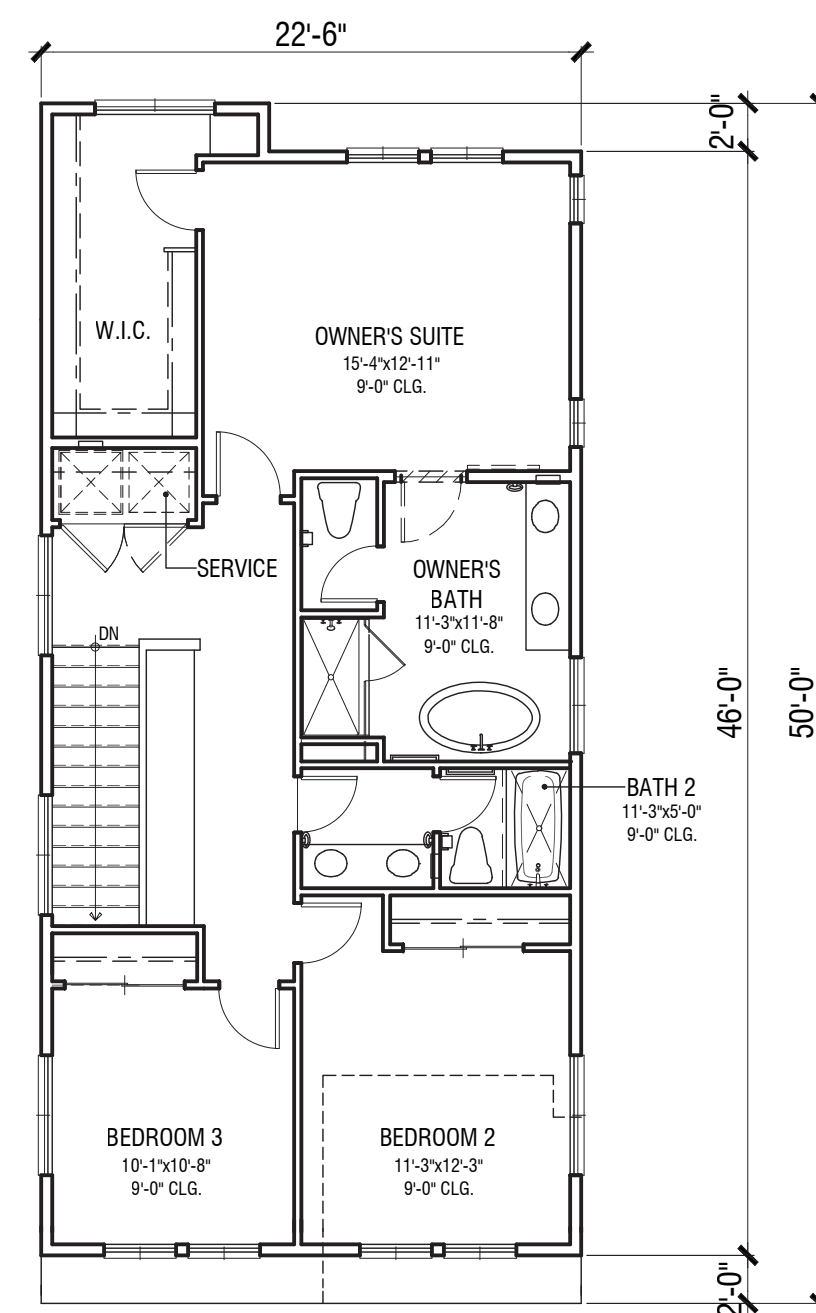


**ELEVATION A**

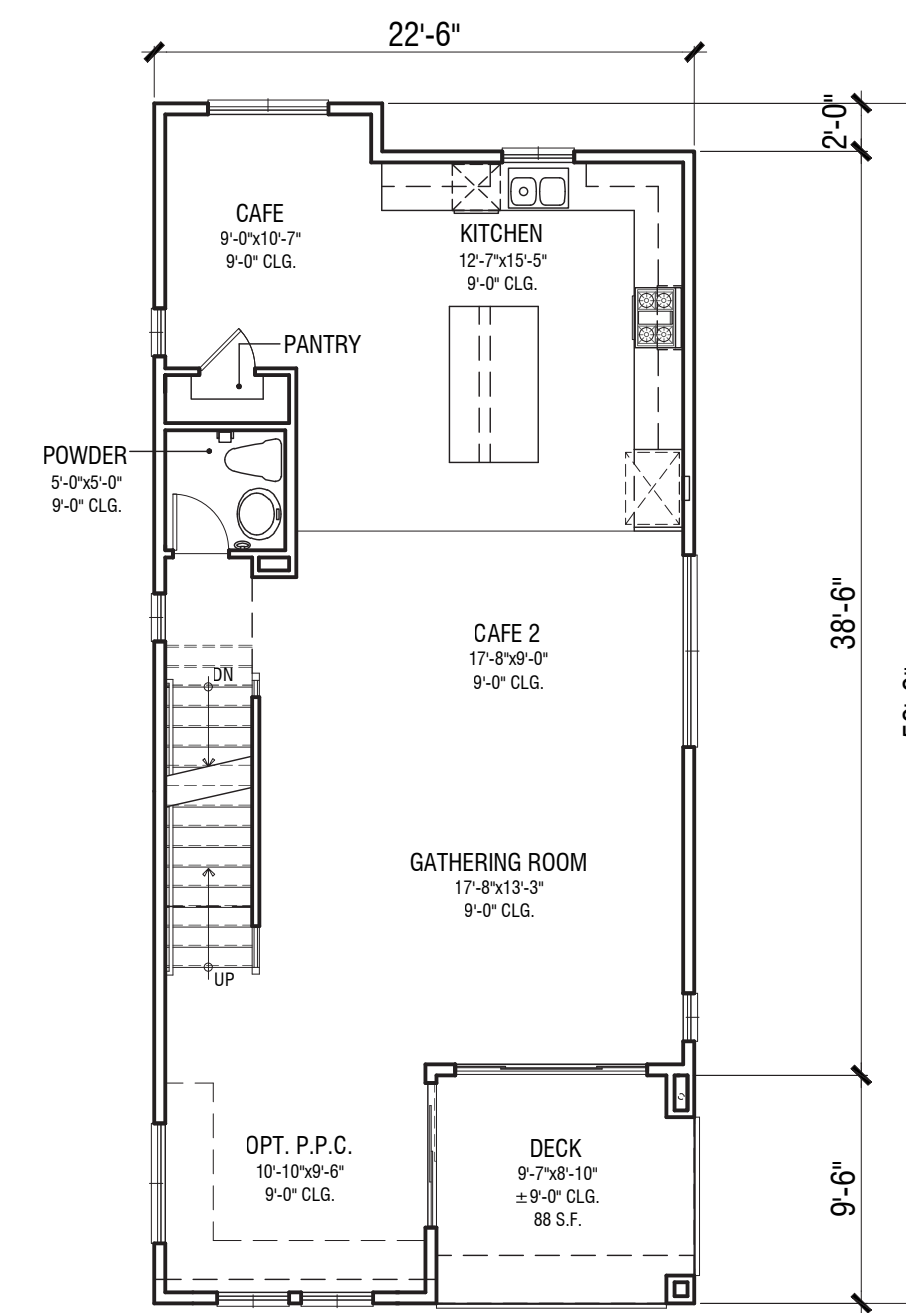
Note: Artist's conception; colors, materials and applications may vary.



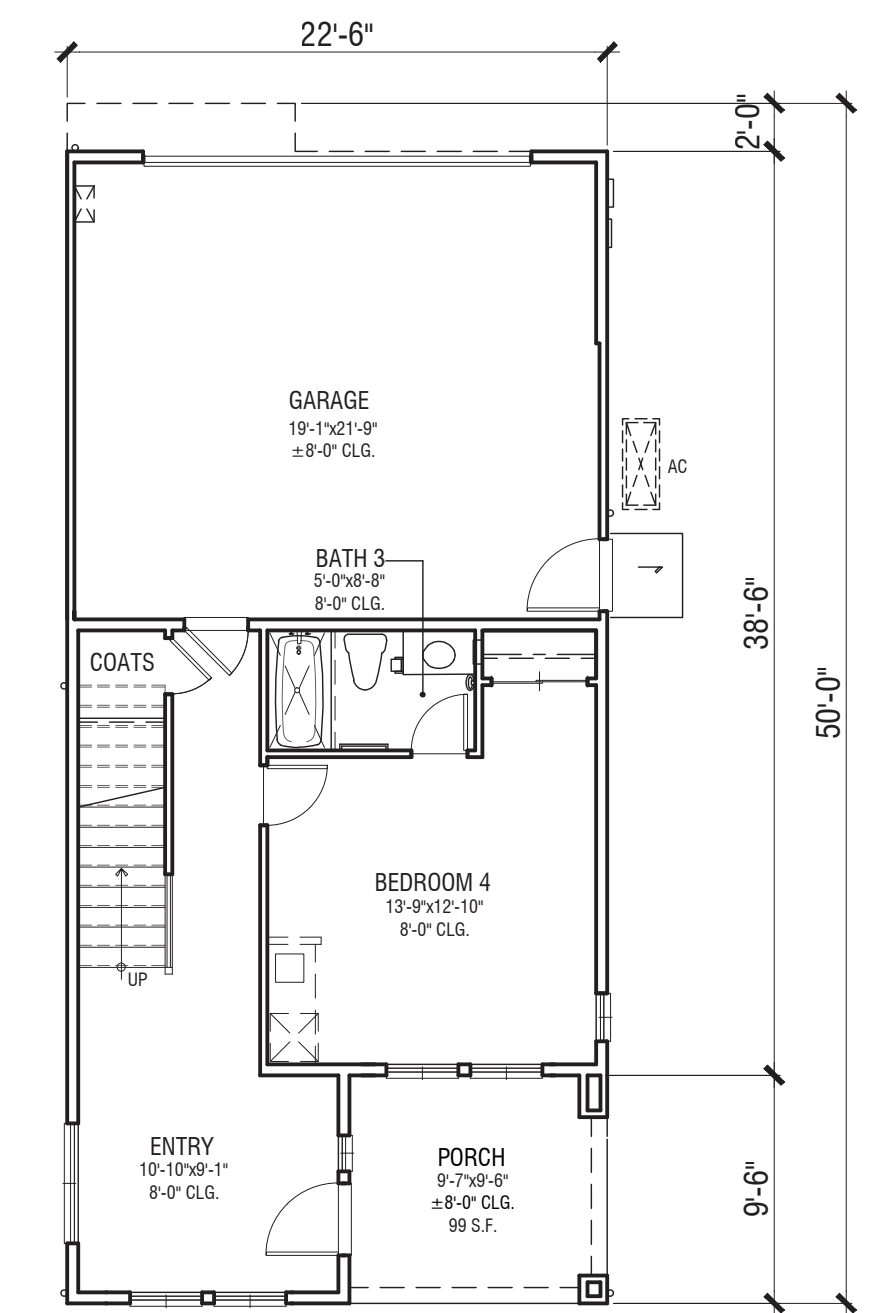
Roof Plan



Third Floor



Second Floor

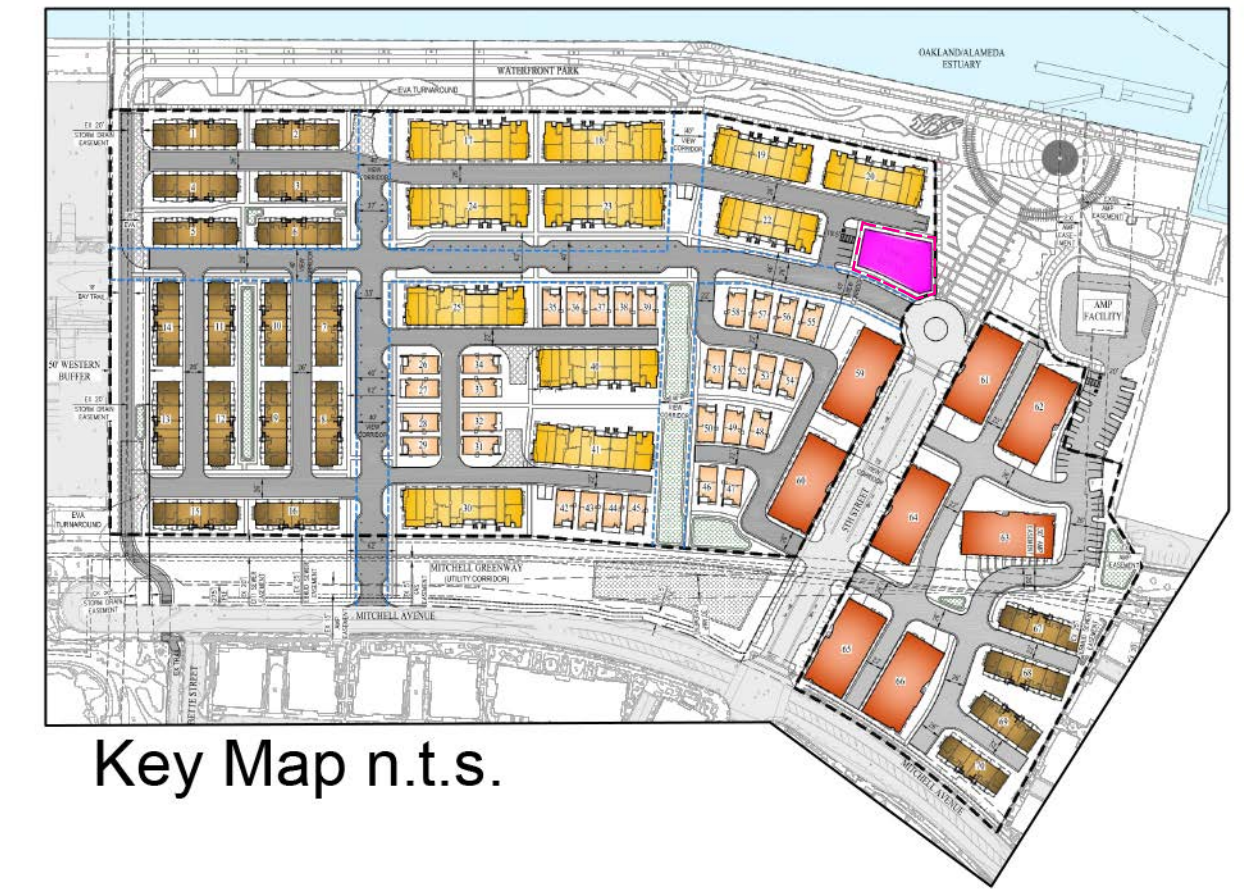
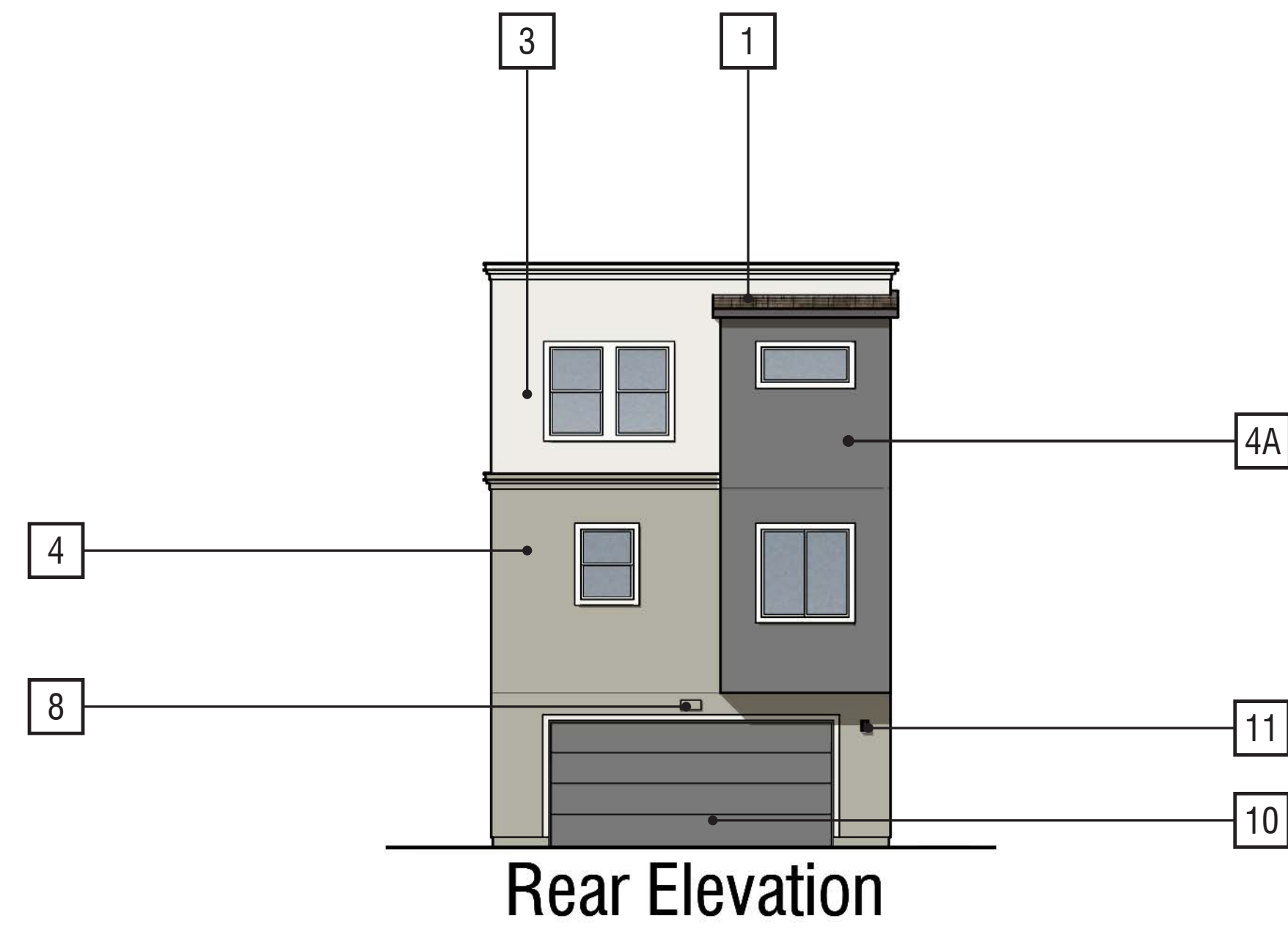


First Floor

Construction: R3, VB  
Sprinkler System: 13D

PRODUCT NAME	PRODUCT TYPE	DESCRIPTION	GARAGE TYPE	TOTAL CONDITIONED SQ. FOOTAGE	TOTAL GARAGE SQ. FOOTAGE	DECK TOTAL	PORCH TOTAL
PLAN 2B	S.F.D.	4 BED + 3 BATH	2-CAR	2543	439	99	99

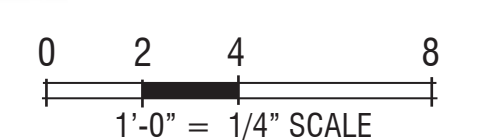
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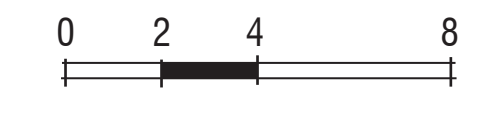
Note: Artist's conception; colors, materials and applications may vary.



- MATERIAL LEGEND:**
- 1. Roof
  - 3. Stucco 1 - SW 7005
  - 4. Stucco 2 - SW 7643
  - 4A. Stucco 3 - SW 2879
  - 4B. Stucco 4 - SW 7675
  - 5. Metal Railing
  - 6. Stucco Foam Trim
  - 7. Vinyl Window
  - 8. Unit Address
  - 9. Entry Door
  - 10. Garage Door
  - 11. Coach Light
  - 12. Metal Canopy



**ELEVATION B**





PLAN 2B | COLOR SCHEME 2

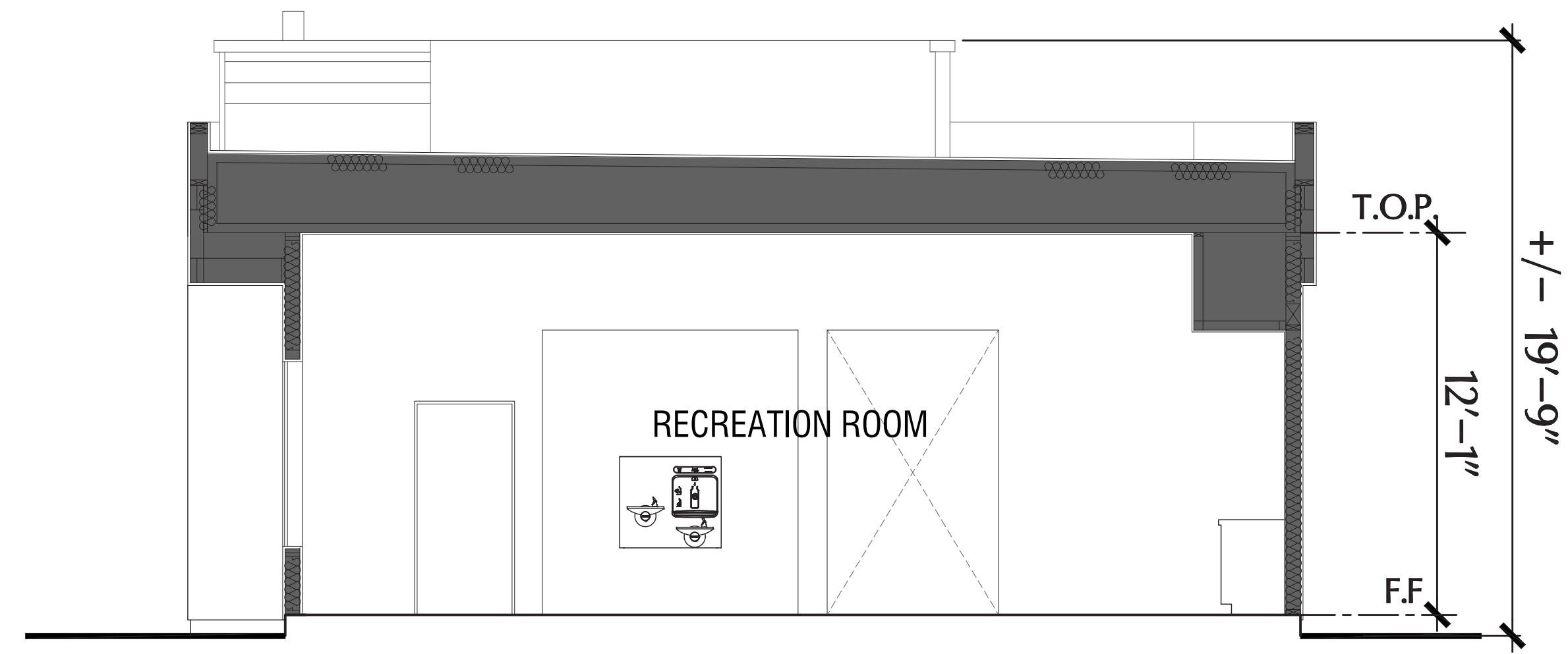


PLAN 1A | COLOR SCHEME 1

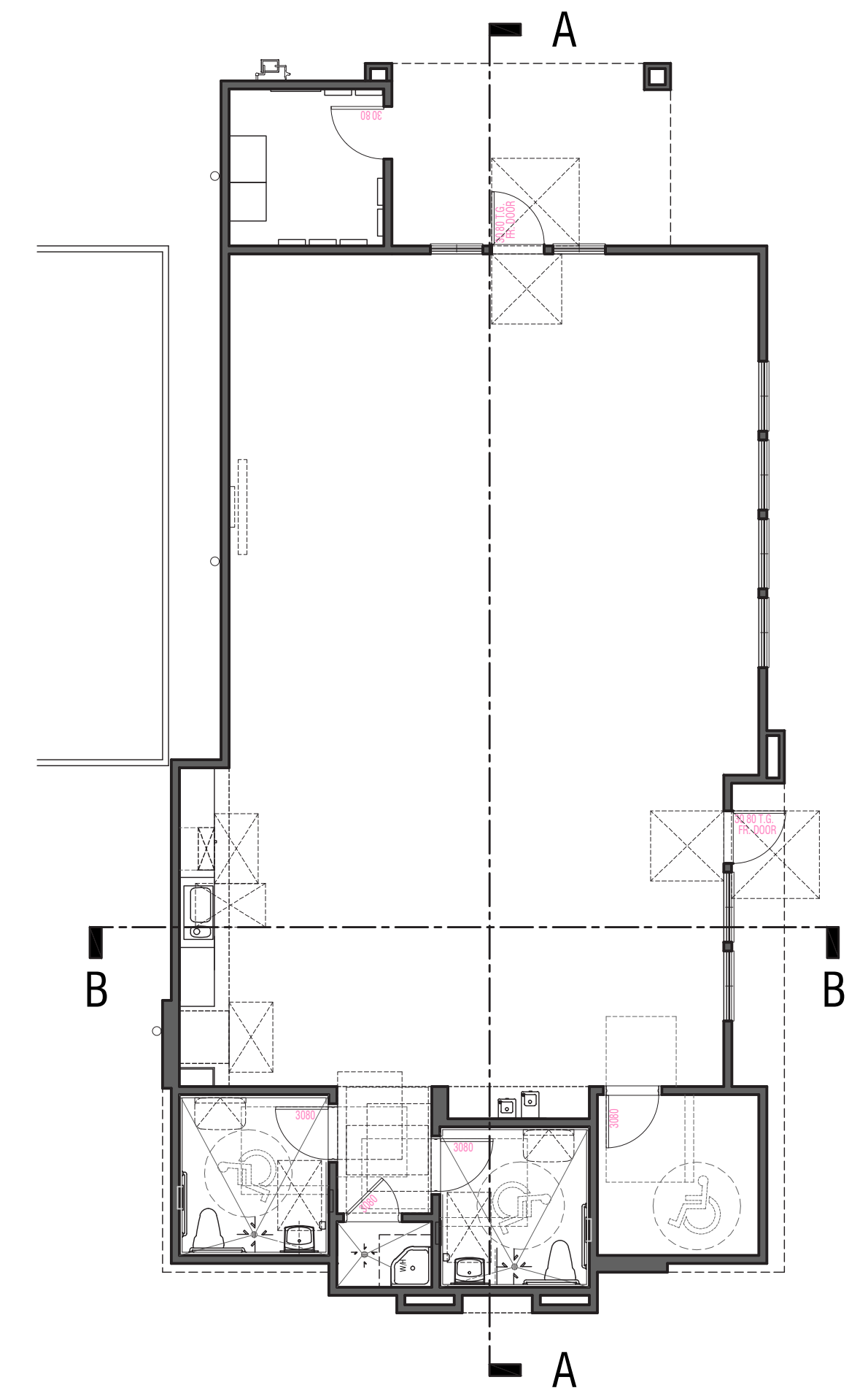


RECREATION BUILDING | SCHEME 3

Note: Artist's conception; colors, materials and applications may vary.



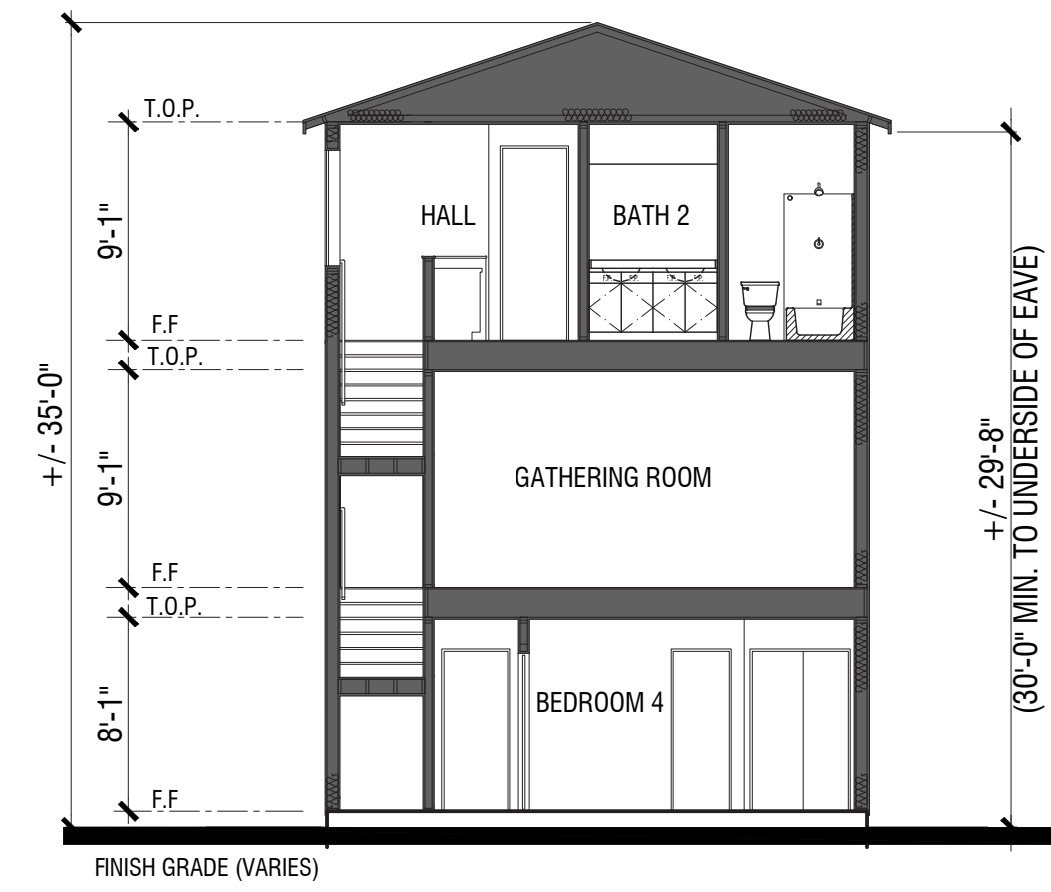
Section 'B'



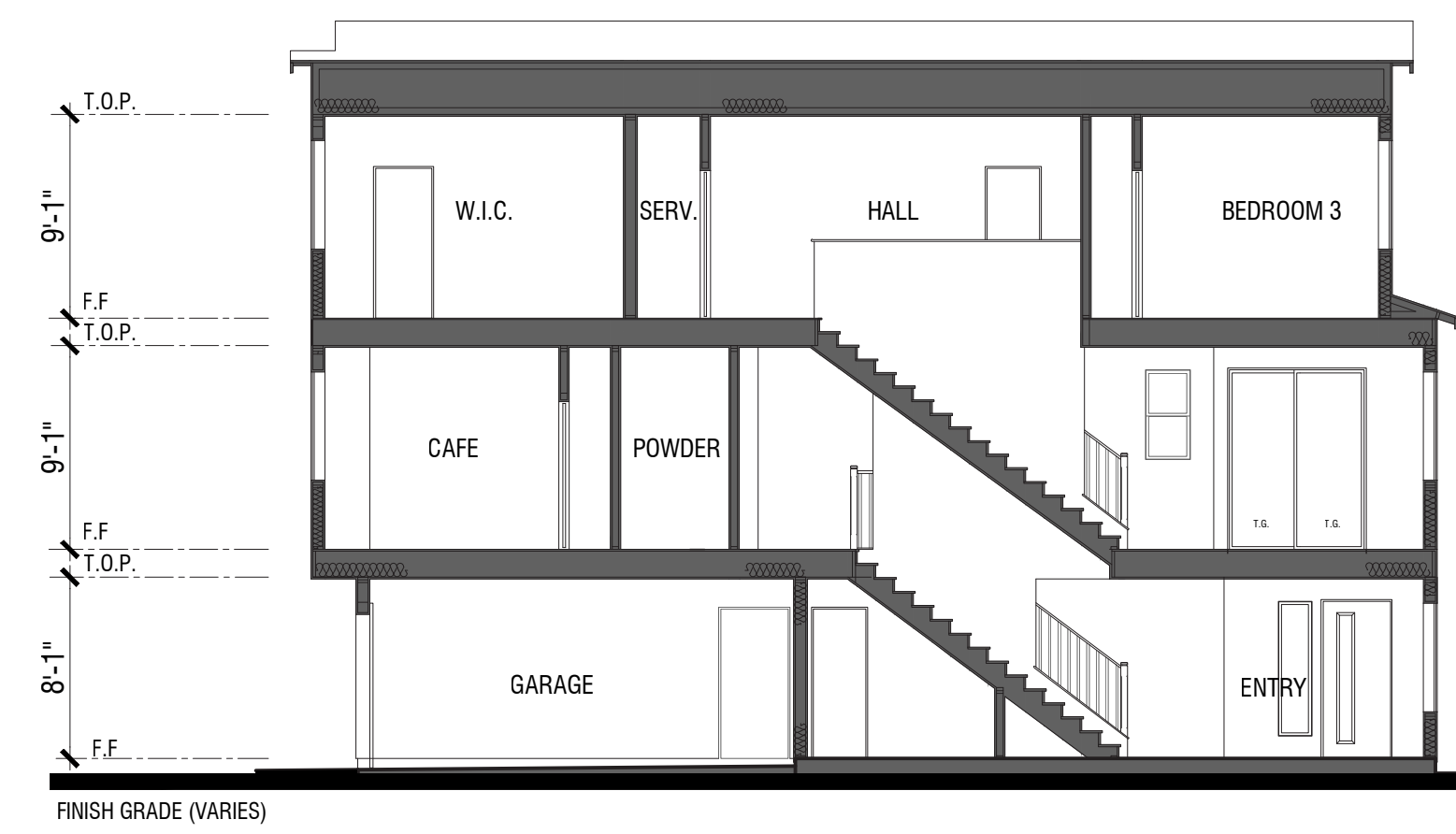
Section 'A'

RECREATION BUILDING

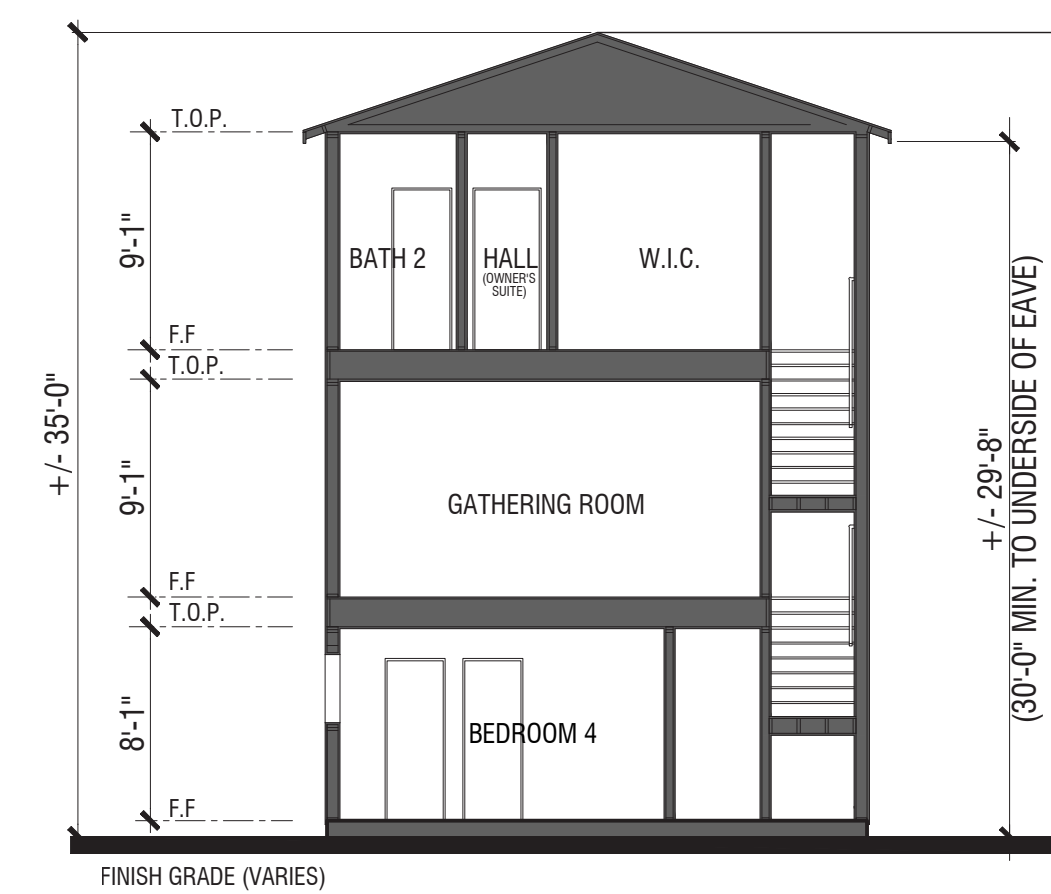
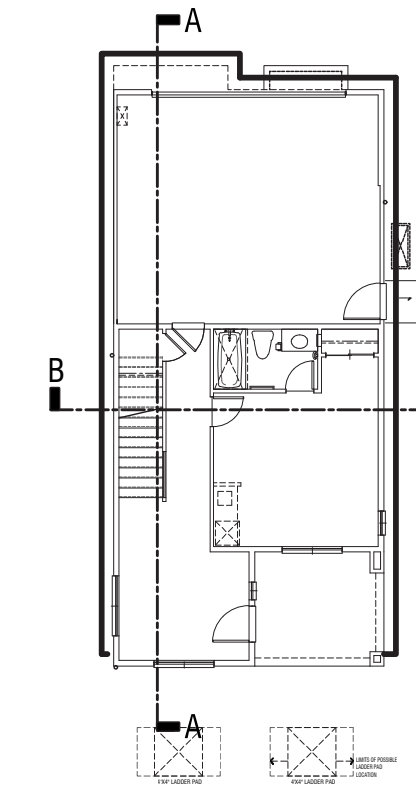
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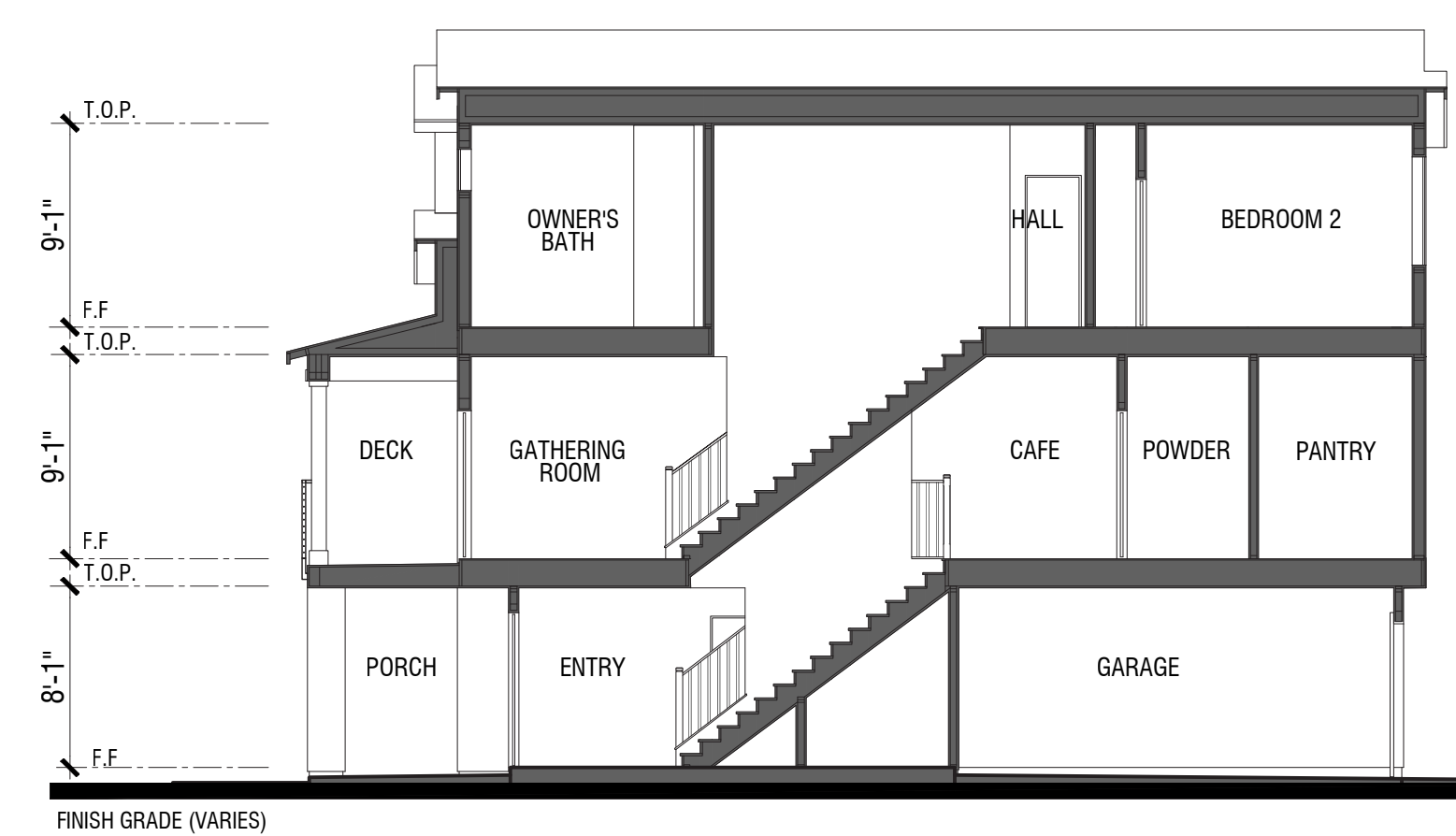
Plan 2B - Section 'B'



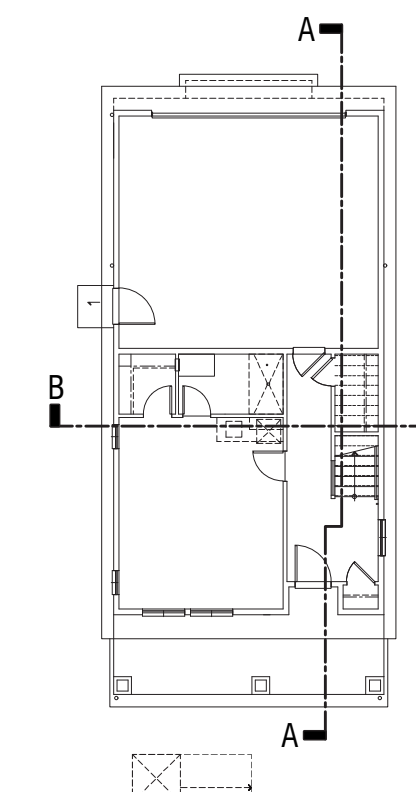
Plan 2B - Section 'A'



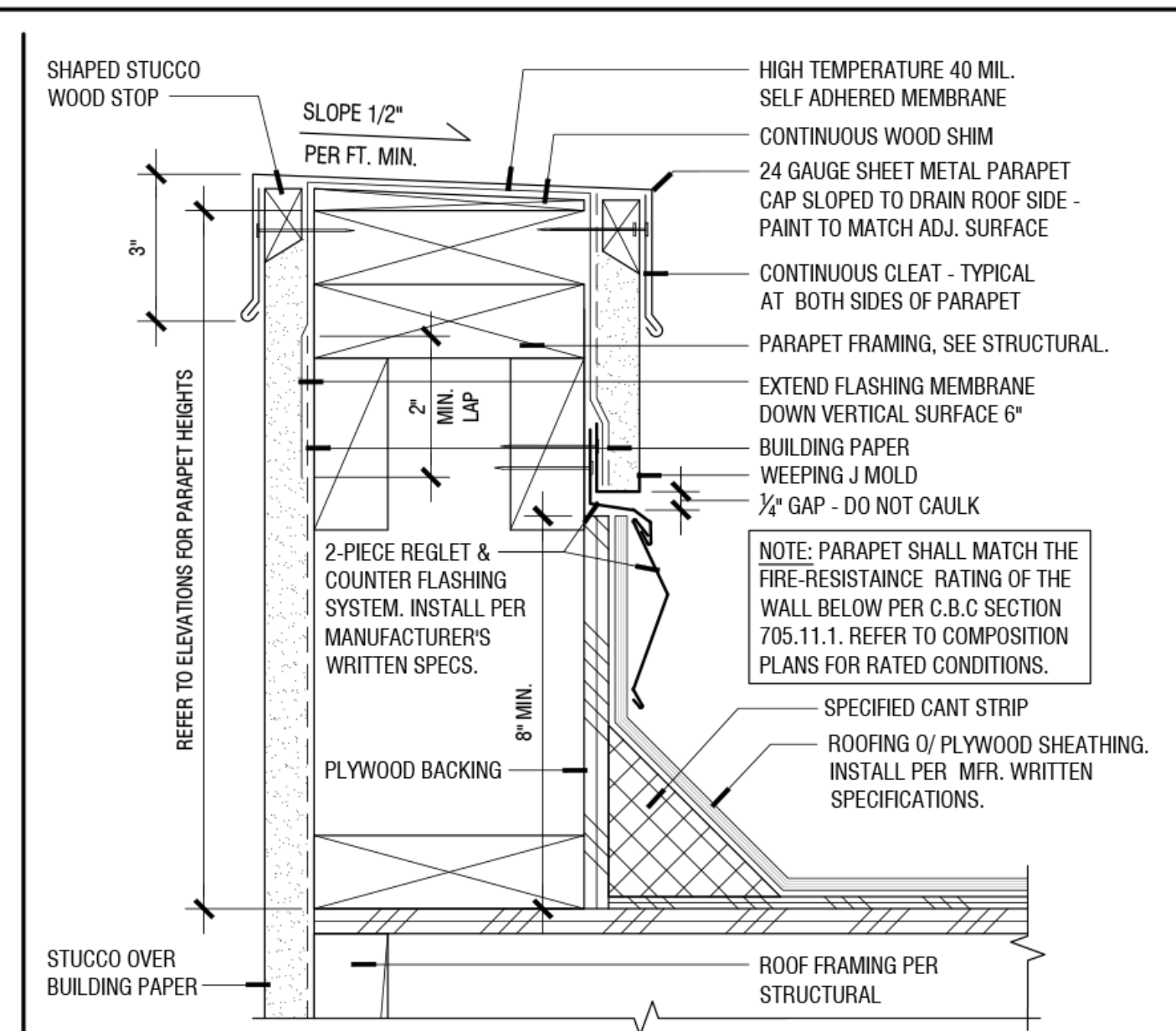
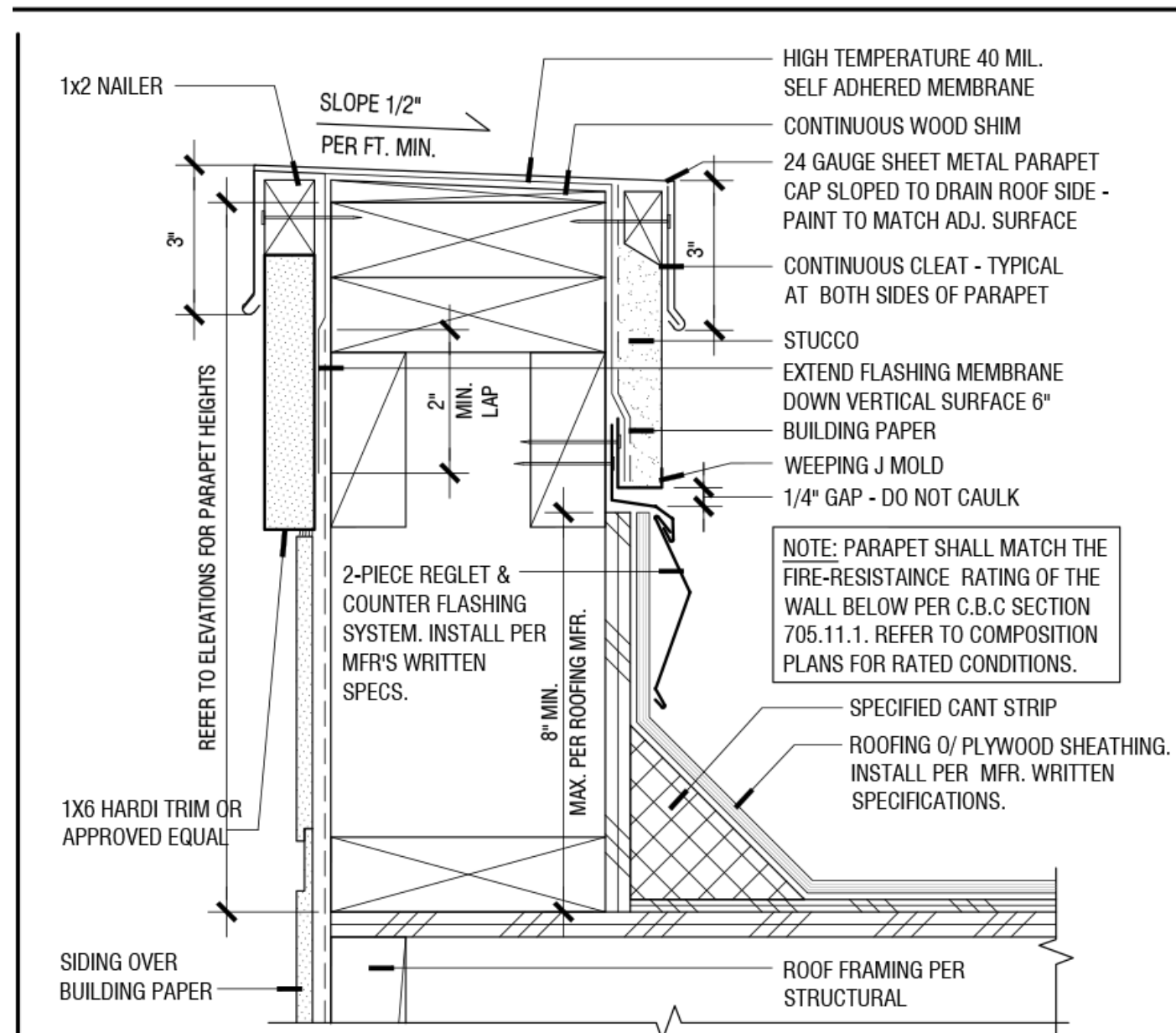
Plan 1A - Section 'B'



Plan 1A - Section 'A'

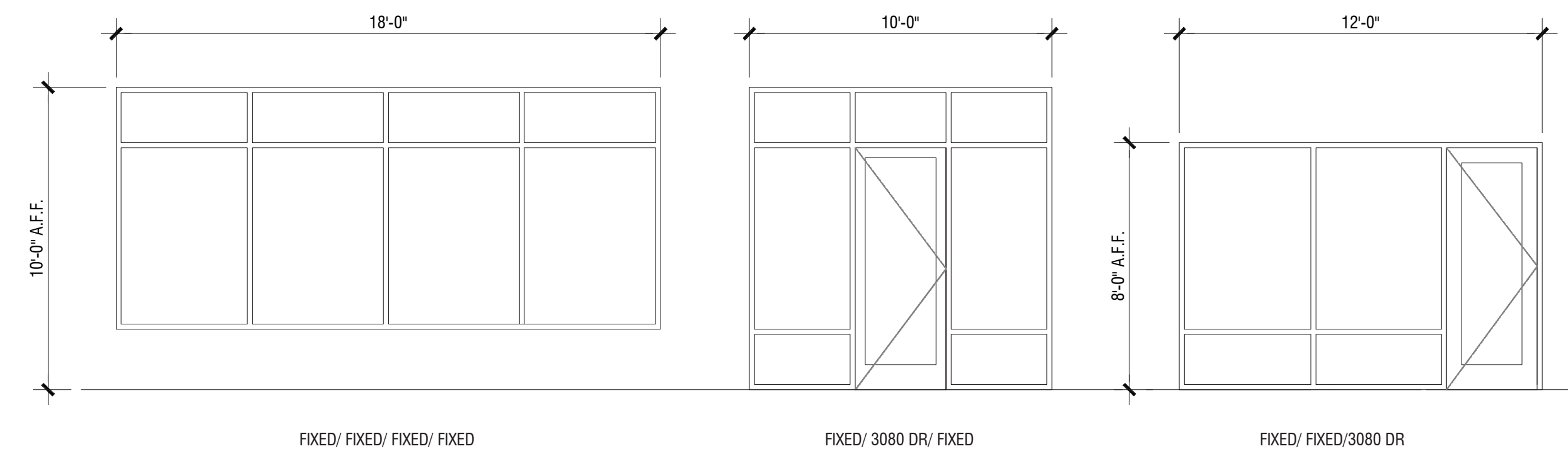




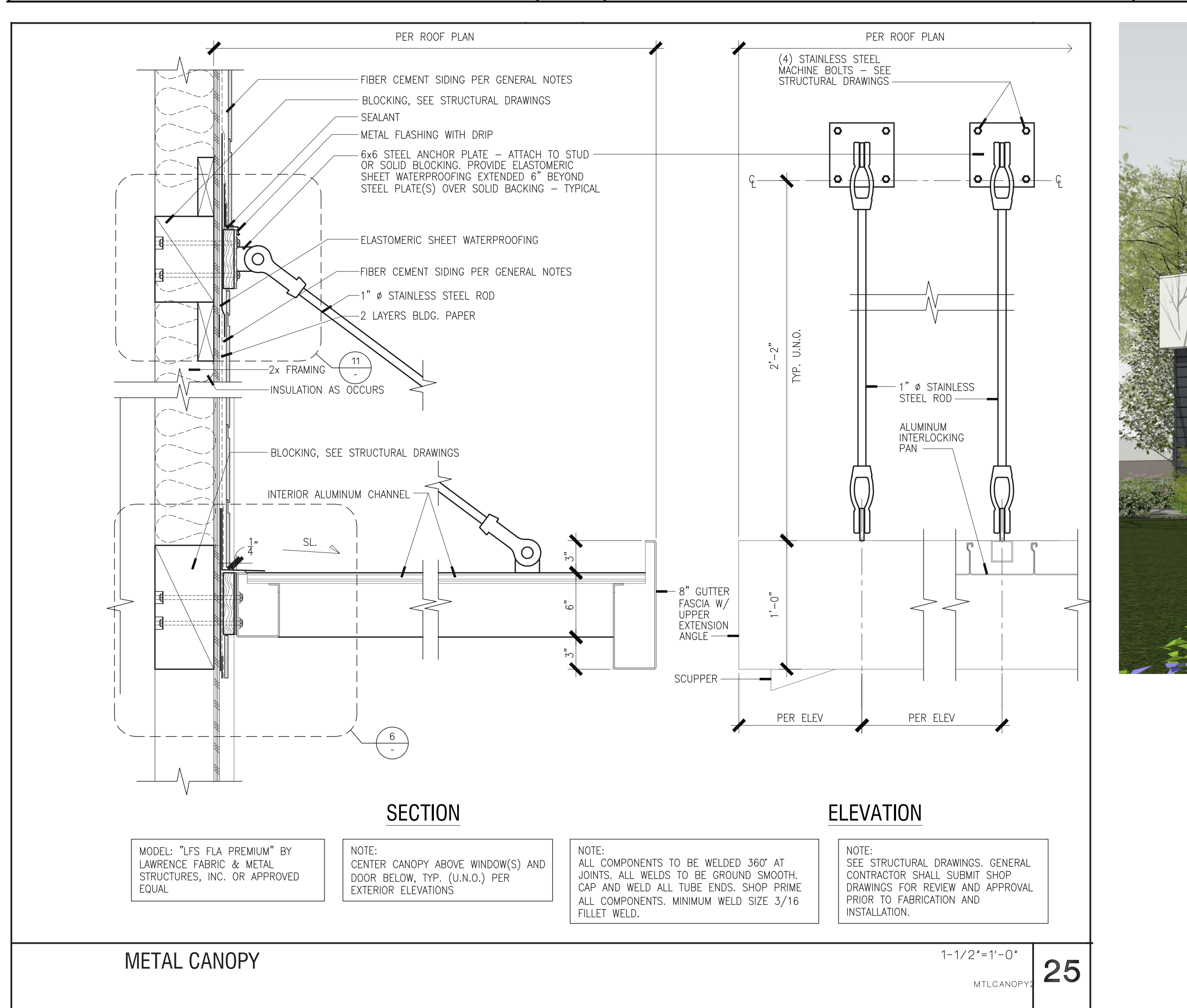


**PARAPET COPING WITH TRIM AT SIDING**  
3" = 1'-0"  
PAR-TP-02.DWG **16**

**PARAPET COPING AT STUCCO**  
3" = 1'-0"  
PAR-TP-01.dwg **11**



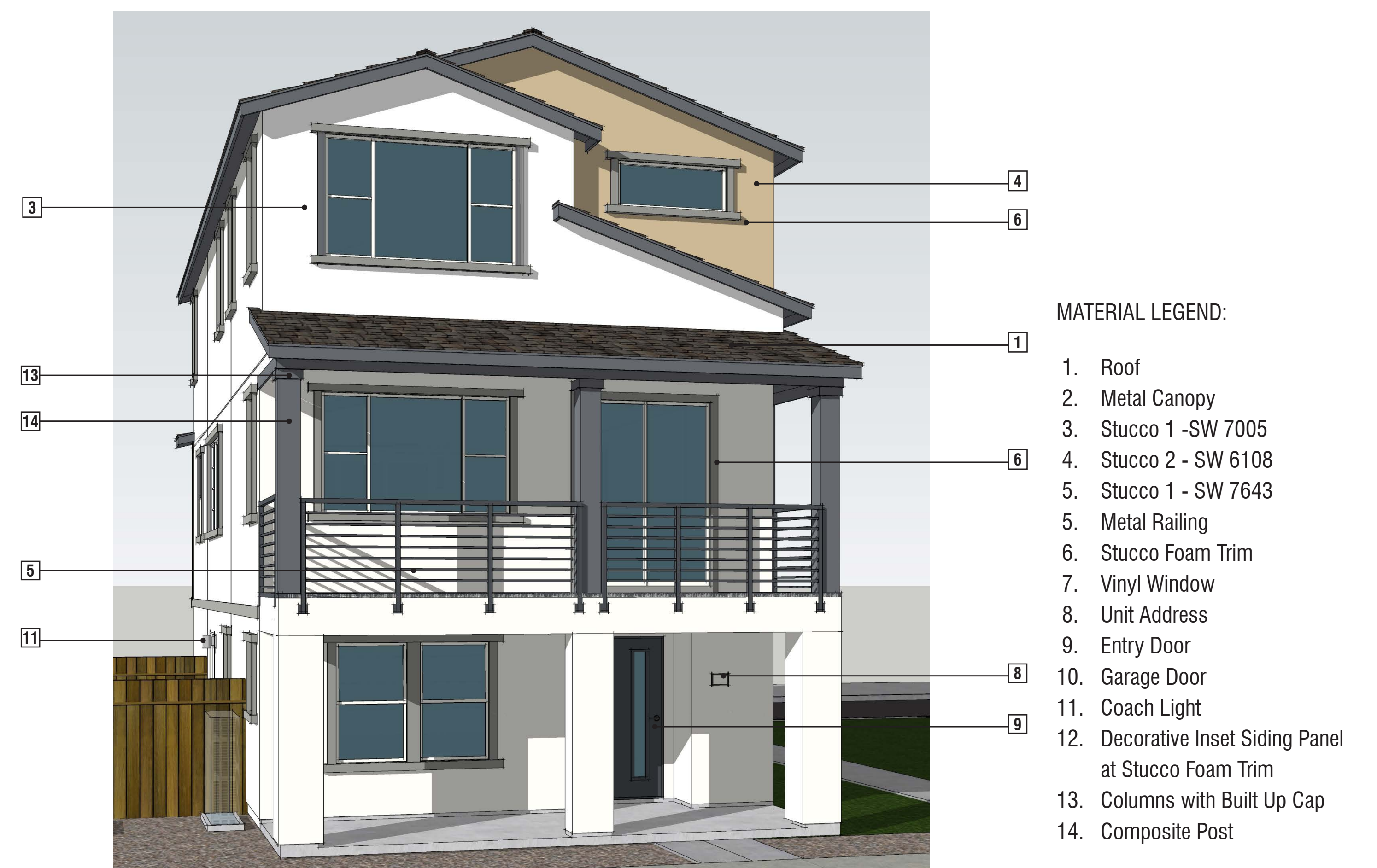
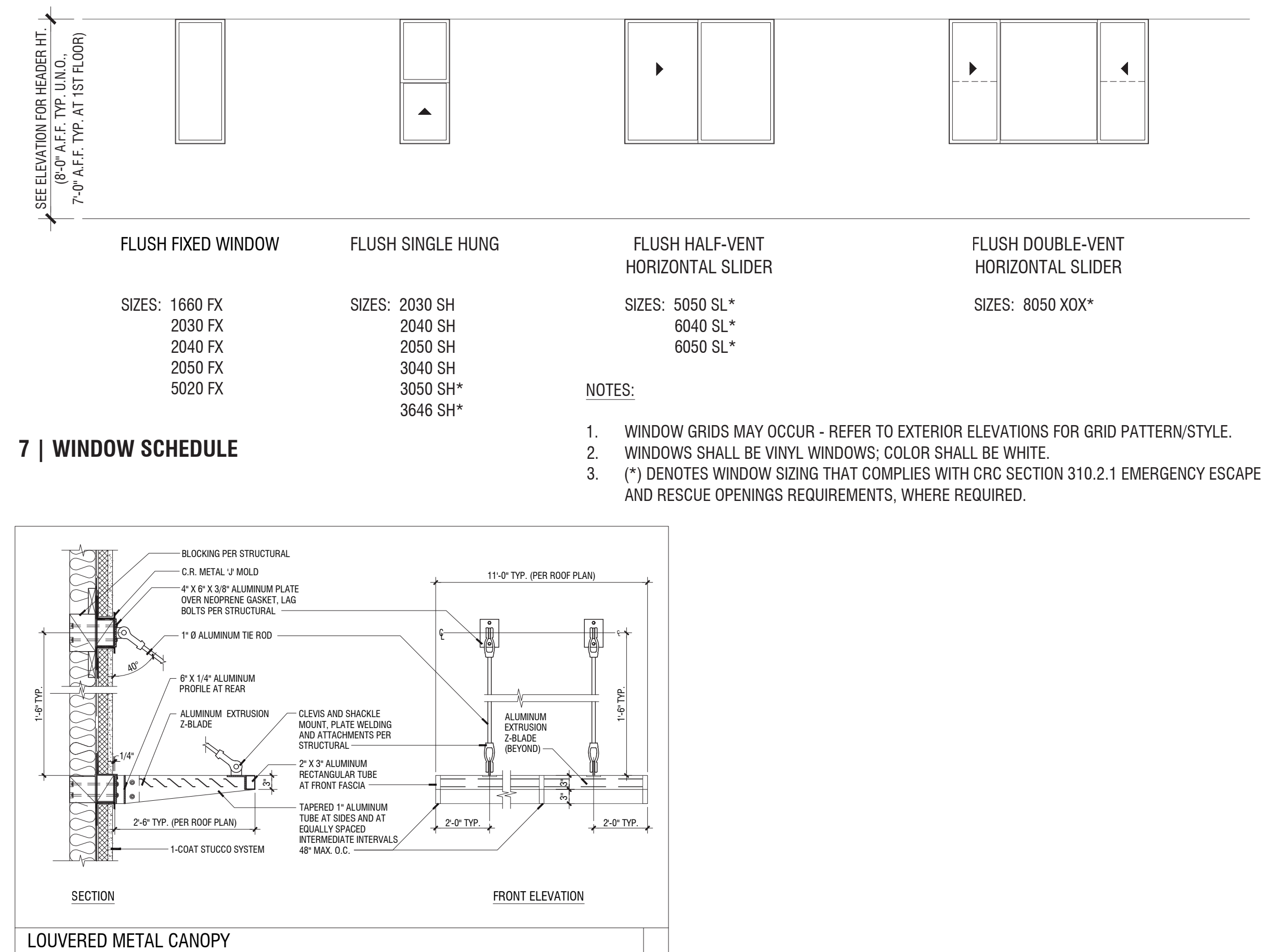
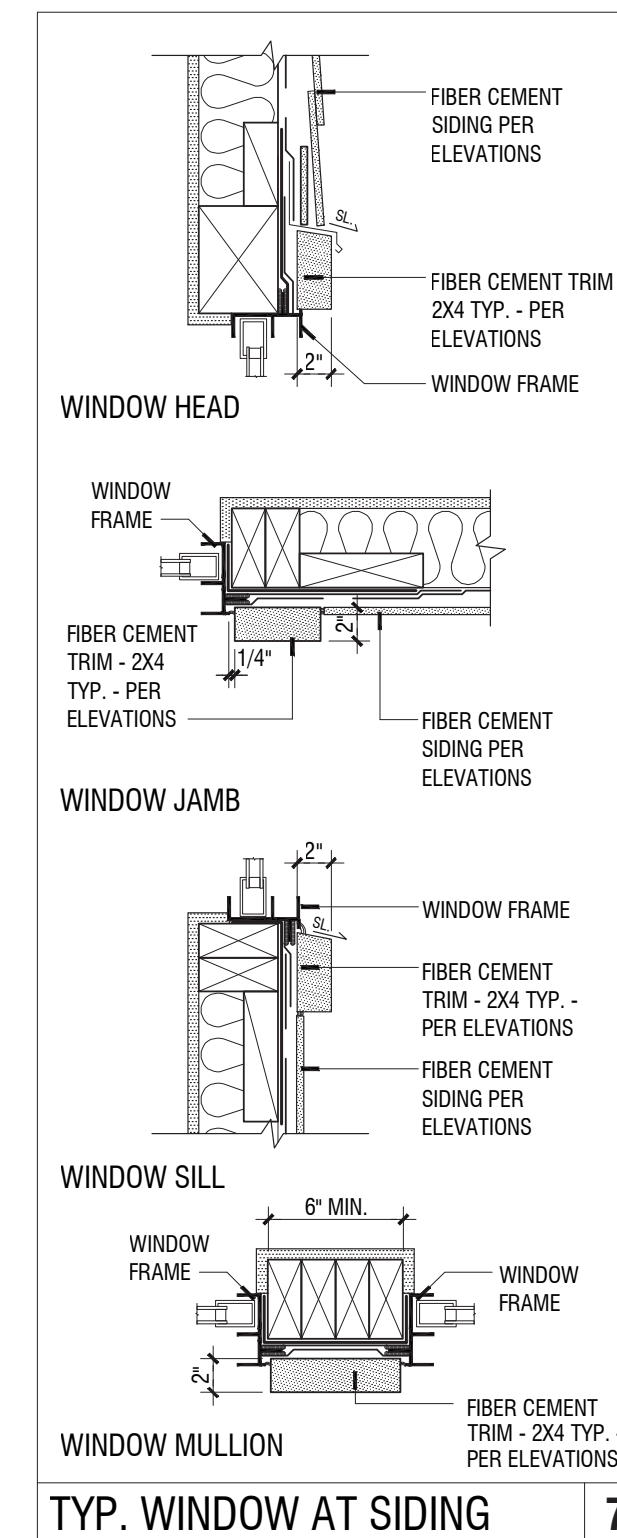
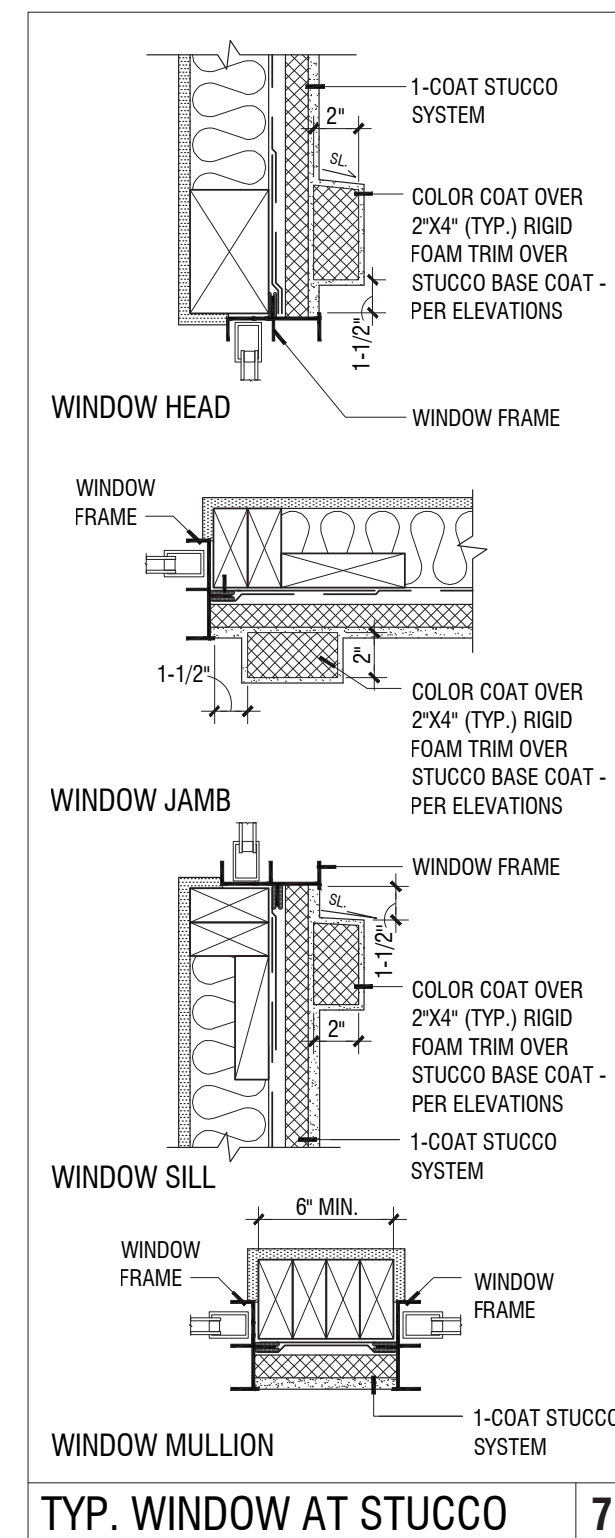
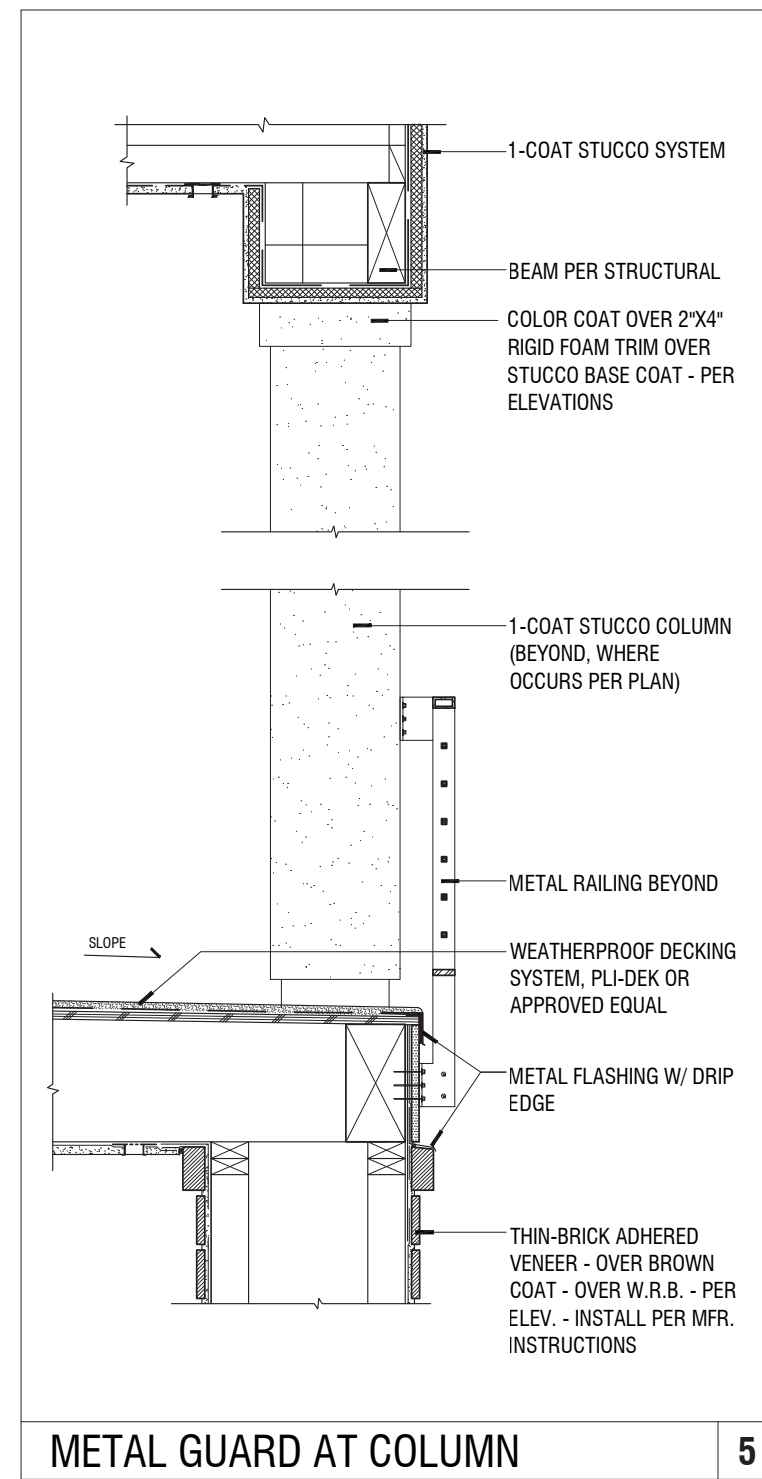
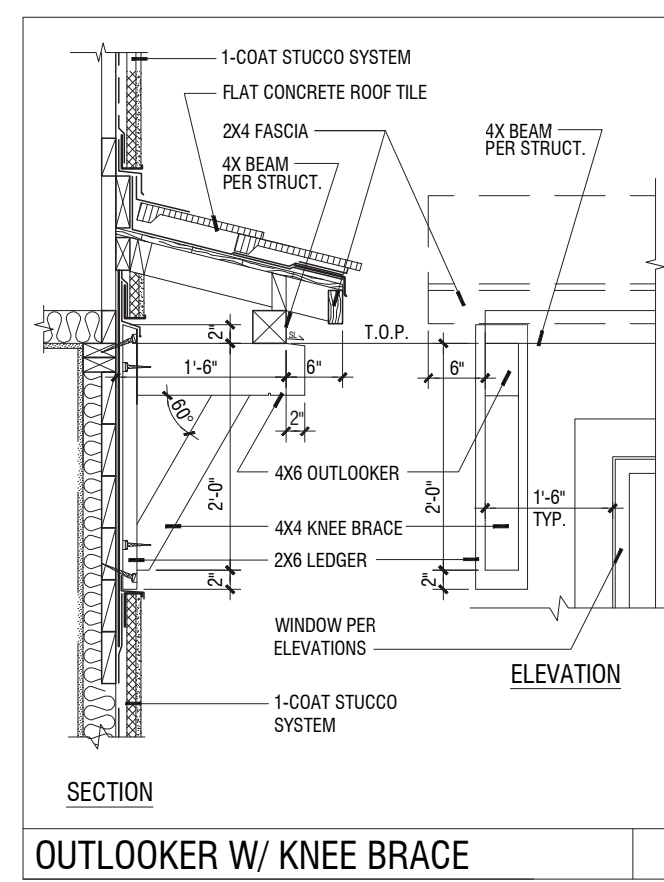
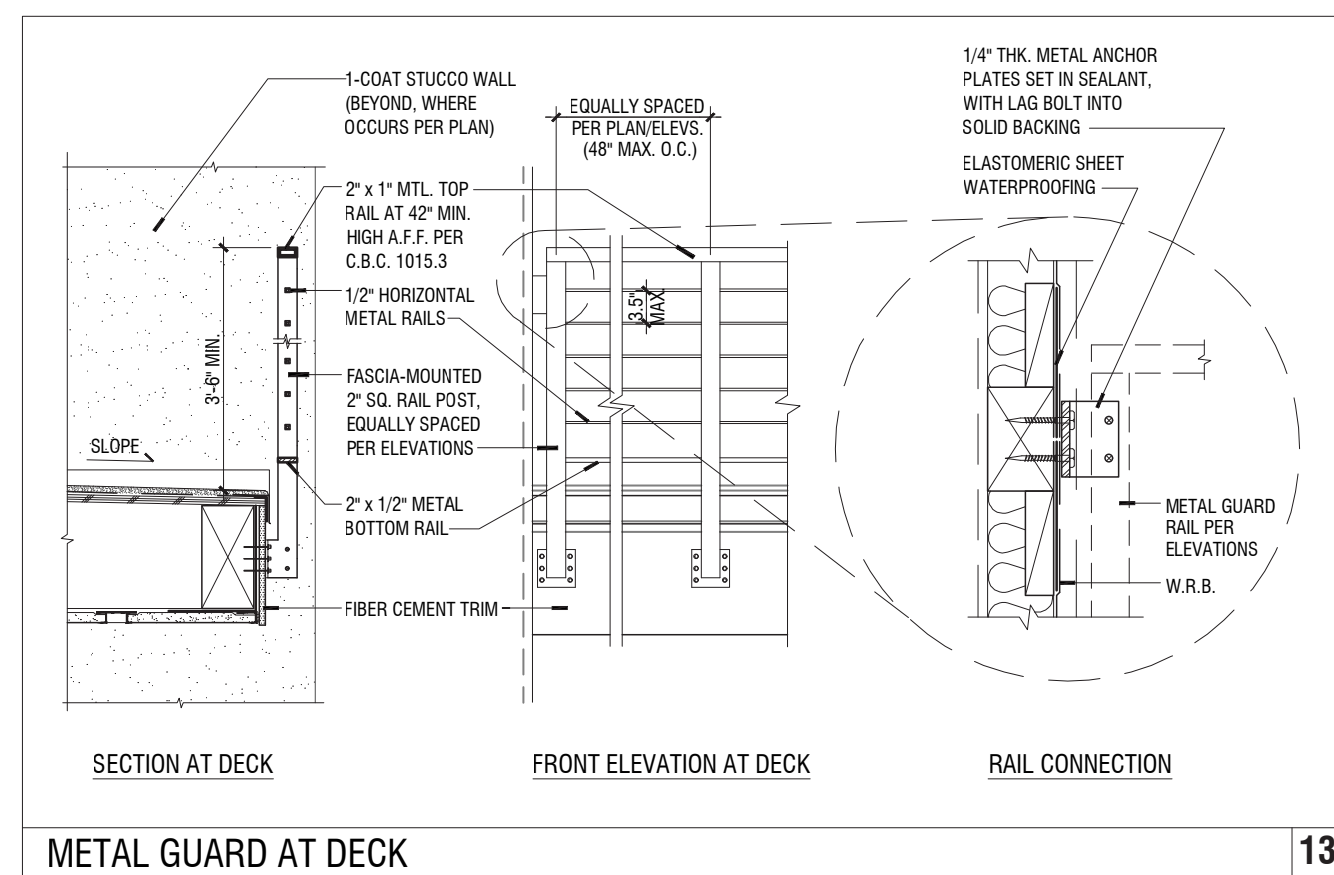
STOREFRONT MANUFACTURER: ARCADIA OR CLIENT-APPROVED EQUAL  
STYLE: \*AG451T SERIES\* OR CLIENT-APPROVED EQUAL  
FRAME MATERIAL: ALUMINUM  
GLAZING: LOW-E, DUAL PANE



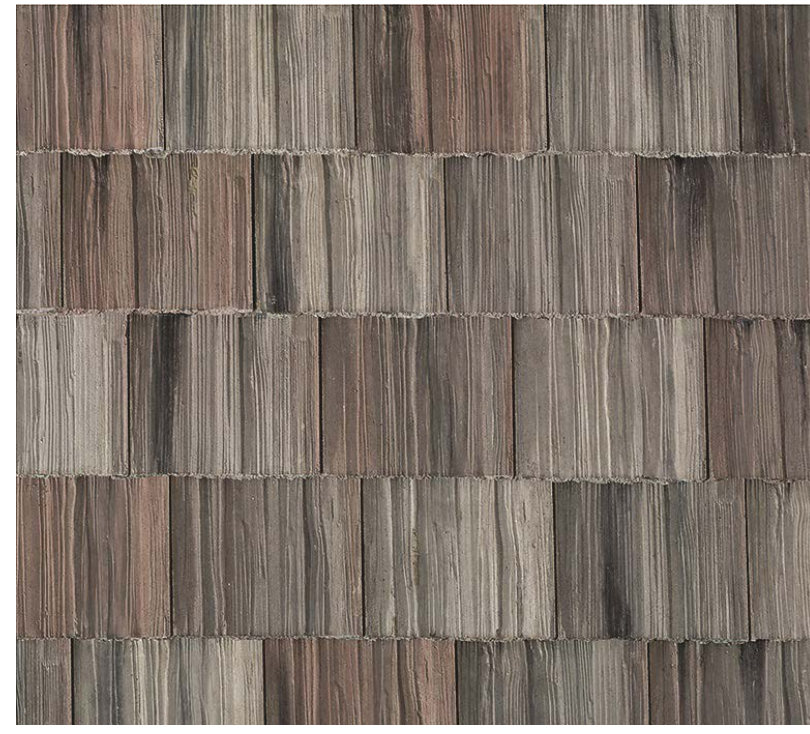
**METAL CANOPY**  
1-1/2" = 1'-0"  
MTLCANOPY **25**



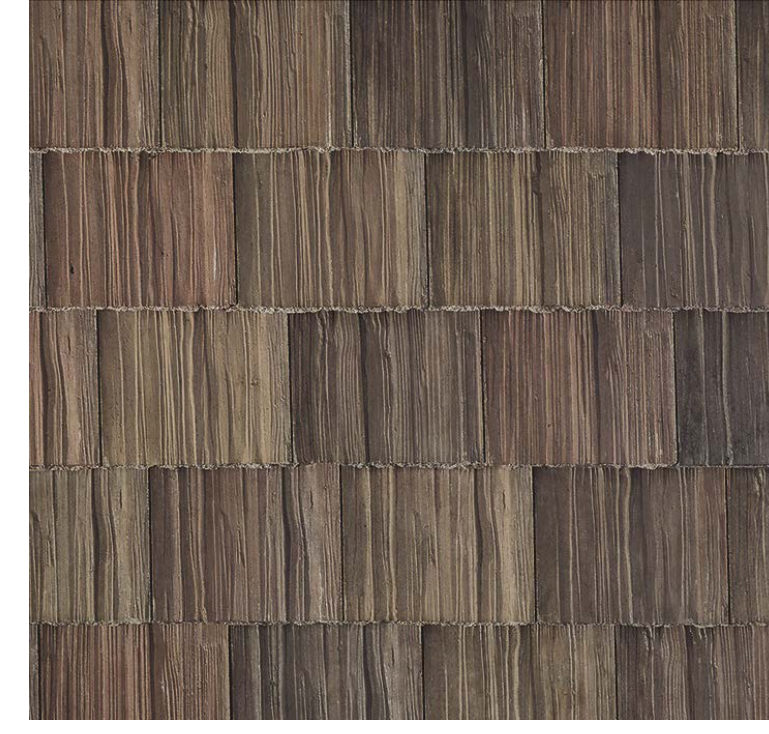
- MATERIAL LEGEND:**
1. Roof: Flat With Parapet
  2. Stucco
  3. Storefront Windows
  4. Building Signage
  5. Entry Door
  6. Composite Wood Trim
  7. Decorative Light Fixture
  8. Metal Canopy
  9. Painted Hardie Siding
  10. Address Panel



- MATERIAL LEGEND:**
- Roof
  - Metal Canopy
  - Stucco 1 - SW 7005
  - Stucco 2 - SW 6108
  - Stucco 1 - SW 7643
  - Metal Railing
  - Stucco Foam Trim
  - Vinyl Window
  - Unit Address
  - Entry Door
  - Garage Door
  - Coach Light
  - Decorative Inset Siding Panel at Stucco Foam Trim
  - Columns with Built Up Cap
  - Composite Post



Boral Roofing  
Madera 900 - Winterwood



Boral Roofing  
Madera 900 - Tahoe Blend



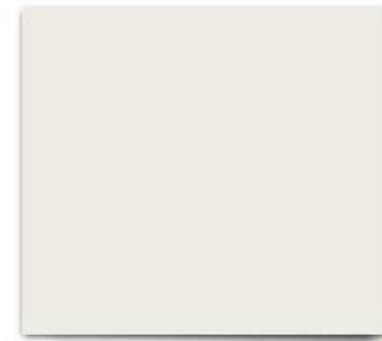
Sea Gull Traverse LED Lyte  
Address Light - 9600-12



Sea Gull Lighting -  
8313801-753 Bullet

**PLAN 1A  
COLOR SCHEME 1**

Stucco 1



SW 7005  
Pure White  
Interior / Exterior

Stucco 2



SW 6108  
Latte  
Interior / Exterior

Fascia, Balcony  
And Columns



SW 7076  
Cyberspace  
Interior / Exterior

Trim  
Garage Door



SW 2879  
Westchester Gray  
Interior / Exterior

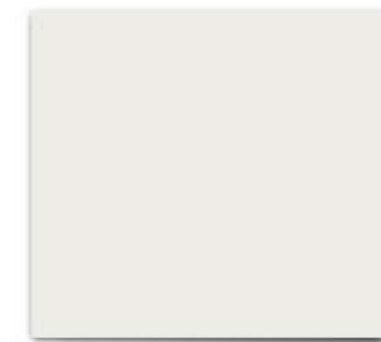
**PLAN 2B  
COLOR SCHEME 2**

Stucco 1



SW 7643  
Pussywillow  
Interior / Exterior

Stucco And  
Window Trim



SW 7005  
Pure White  
Interior / Exterior

Stucco Foam Trim,  
Garage Door & Inset  
Siding Panel



SW 2879  
Westchester Gray  
Interior / Exterior

Balcony



SW 7076  
Cyberspace  
Interior / Exterior

**ALAMEDA LANDING WATERFRONT  
BAY 37 RECREATION BUILDING**  
Alameda, California  
PULTE GROUP  
September 26, 2022 | 2019286

For exact color refer to manufacturer's actual samples.  
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**WHA.**  
ARCHITECTS . PLANNERS . DESIGNERS  
ORANGE COUNTY . LOS ANGELES . BAY AREA

**ALAMEDA LANDING WATERFRONT  
BAY 37 RECREATION BUILDING**  
Alameda, California  
PULTE GROUP  
September 26, 2022 | 2019286

For exact color refer to manufacturer's actual samples.  
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ORANGE COUNTY . LOS ANGELES . BAY AREA

**ALAMEDA LANDING WATERFRONT  
BAY 37 RECREATION BUILDING**  
Alameda, California  
PULTE GROUP  
July 6, 2022 | 2019286  
PAGE 1 OF 2

**Exterior Palette**

Material	Color	Manufacturer
Aluminum Storefront & Windows (factory finish)	AB-8 Black	Arcadia
Leaderheads & Downspouts (factory finish)	Black	RGS
Stucco Color #1 (applied to): Stucco Walls Trim	SW 7005 Pure White (16/20 sand finish)	Sherwin Williams
Stucco Color #2 (applied to): Stucco Walls Metal Awning Trim	SW 7668 March Wind (16/20 sand finish)	Sherwin Williams
Siding Color (applied to): Corner Boards Lap Siding	SW 7076 Cyberspace	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Dorena Aldrich (949) 250-0607.

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**ALAMEDA LANDING WATERFRONT  
BAY 37 RECREATION BUILDING**  
Alameda, California  
PULTE GROUP  
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**Interior Palette**

Material	Color	Manufacturer
Paint Color #1 (applied to): Ceilings	SW 7005 Pure White	Sherwin Williams
Paint Color #2 (applied to): Walls	SW 7668 March Wind	Sherwin Williams
Paint Color #3 (applied to): Doors Door Frames/Trim Wood Base	SW 7076 Cyberspace	Sherwin Williams
6" x 6" Ceramic Wall Tile & Cove Base	0794 Matte Arctic White	Daltile
2" x 2" Ceramic Mosaic Floor Tile	D208 Suede Gray Speckle	Daltile
Grout at Ceramic Wall Tile	381 Bright White	Custom Building Products
Grout at Ceramic Mosaic Floor Tile	19 Pewter	Custom Building Products
Plastic Laminate at Cabinets	918 Neutral White	Formica
Plastic Laminate at Countertop & Backsplash	515 Graphite Grafix	Formica
6" x 48" LVT Plank Flooring	A6108 Carbon Gray, Cascade Walnut Rigid Core Essentials Low Gloss	Armstrong

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