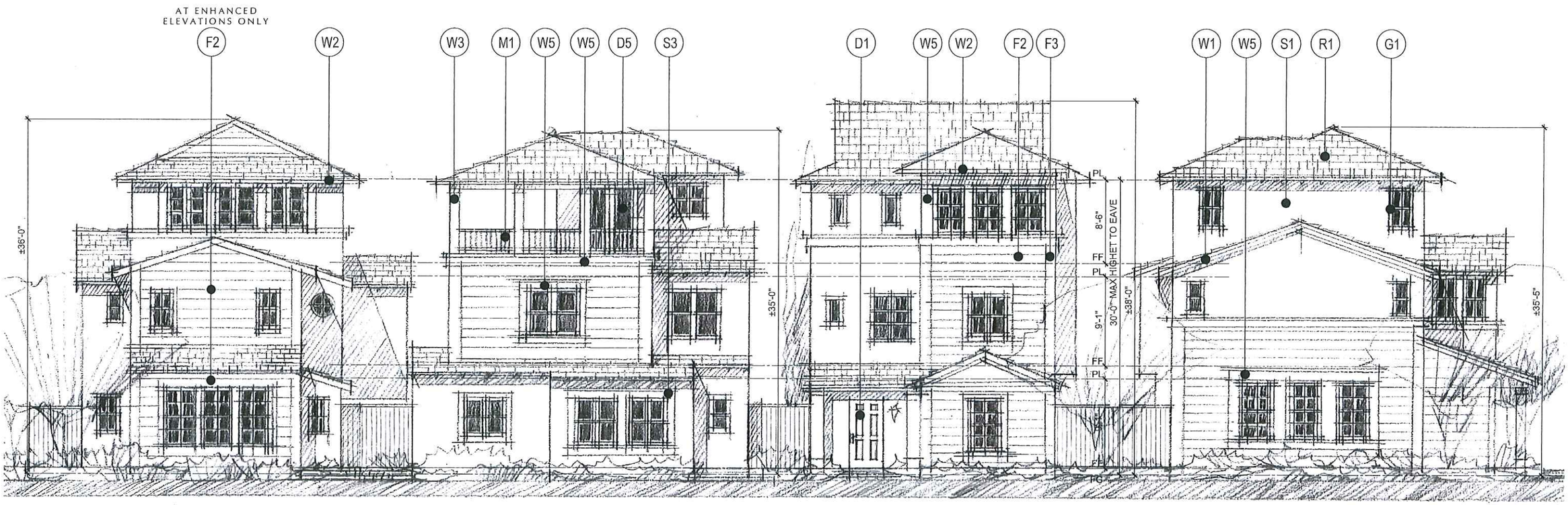

PLAN 3B
SEASIDE MODERN

PLAN 2B
SEASIDE MODERN

PLAN 1B
SEASIDE MODERN

PLAN 4B
SEASIDE MODERN

BAYSHORES

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap30

VILLAGE 3
PASEO ELEVATION
"SEASIDE MODERN"

0 5' 10' 20'

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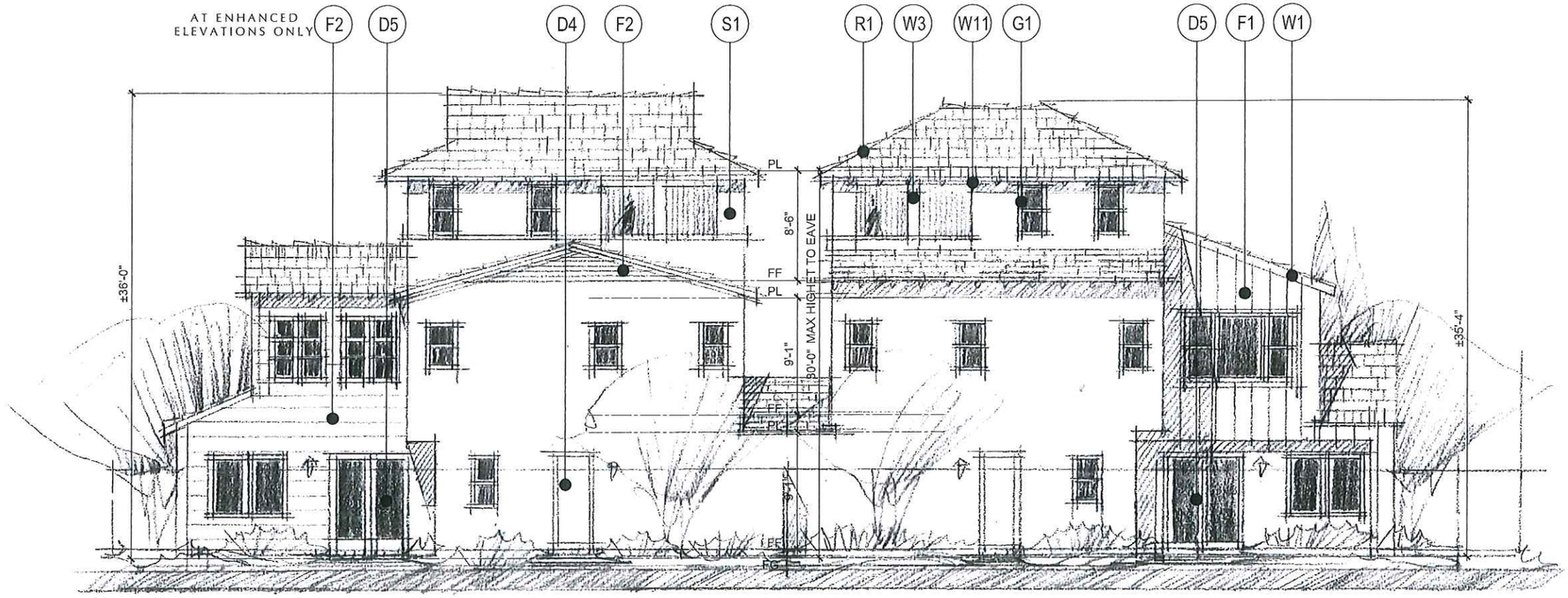

PLAN 3B-R
"SEASIDE MODERN"

PLAN 3A
"AGRARIAN"

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT A p31

BAYSHORES
NEWARK, CA

VILLAGE 3
SIDE ELEVATION
"SEASIDE MODERN & AGRARIAN"

0 10'
5' 20'

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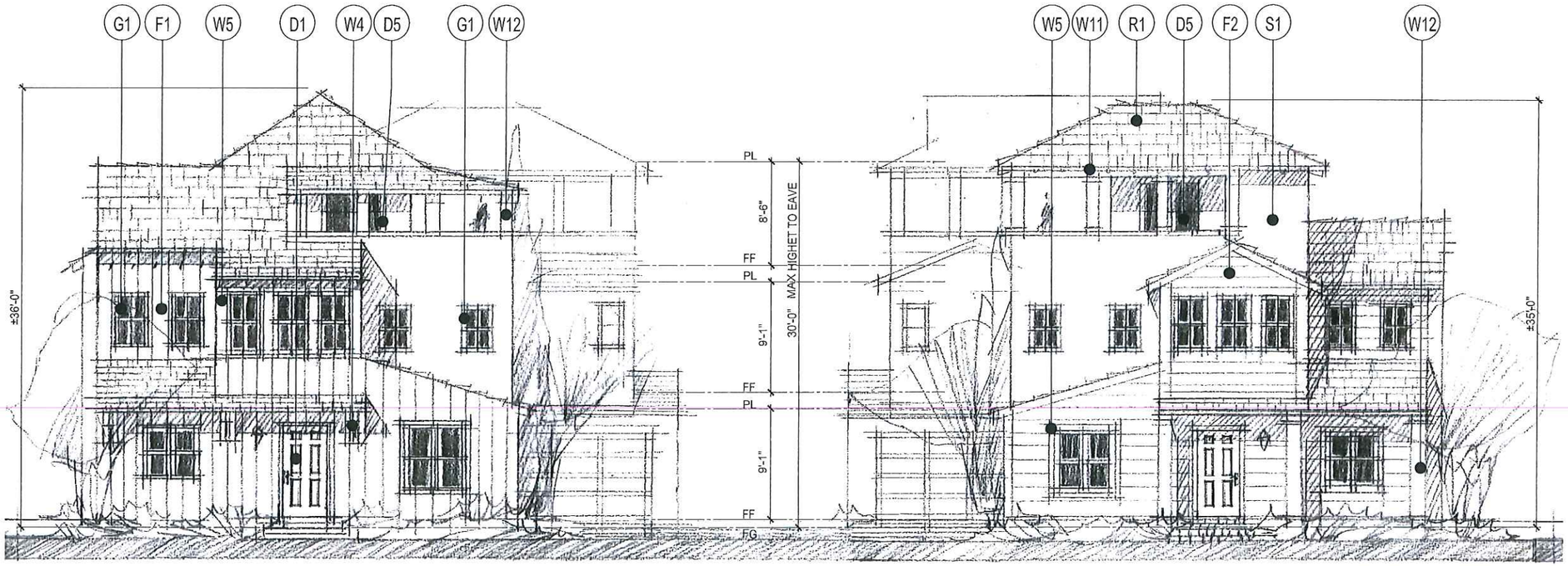

PLAN 4A
"AGRARIAN"

PLAN 4B-R
"SEASIDE MODERN"

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

EXHIBIT Ap32

BAYSHORES
NEWARK, CA

VILLAGE 3
STREET ELEVATION
"AGRARIAN & SEASIDE MODERN"

0 10'
5' 20'

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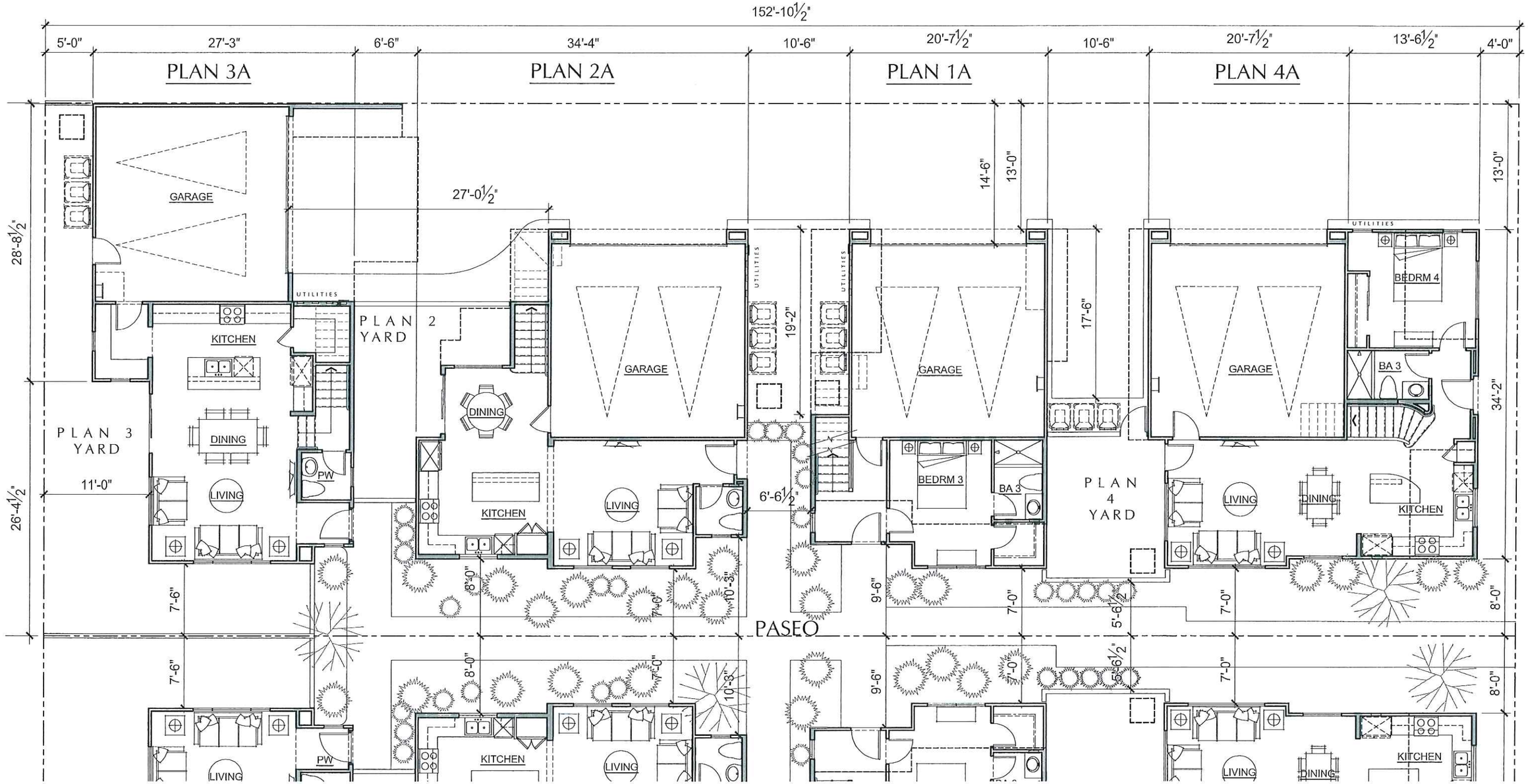

PLAN 3A

1,878 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

PLAN 2A

1,712 SF
3 BEDRM, 2 1/2 BA
BONUS, DECK

PLAN 1A

1,634 SF
3 BEDRM, 2 1/2 BA
DECK

PLAN 4A

2,011 SF
4 BEDRM, 3 BA
DEN, BONUS,DECK

BAYSHORES
NEWARK, CA

VILLAGE 3
1ST FLOOR PLAN

0 10'
5' 20'

WILLIAM LYON HOMES
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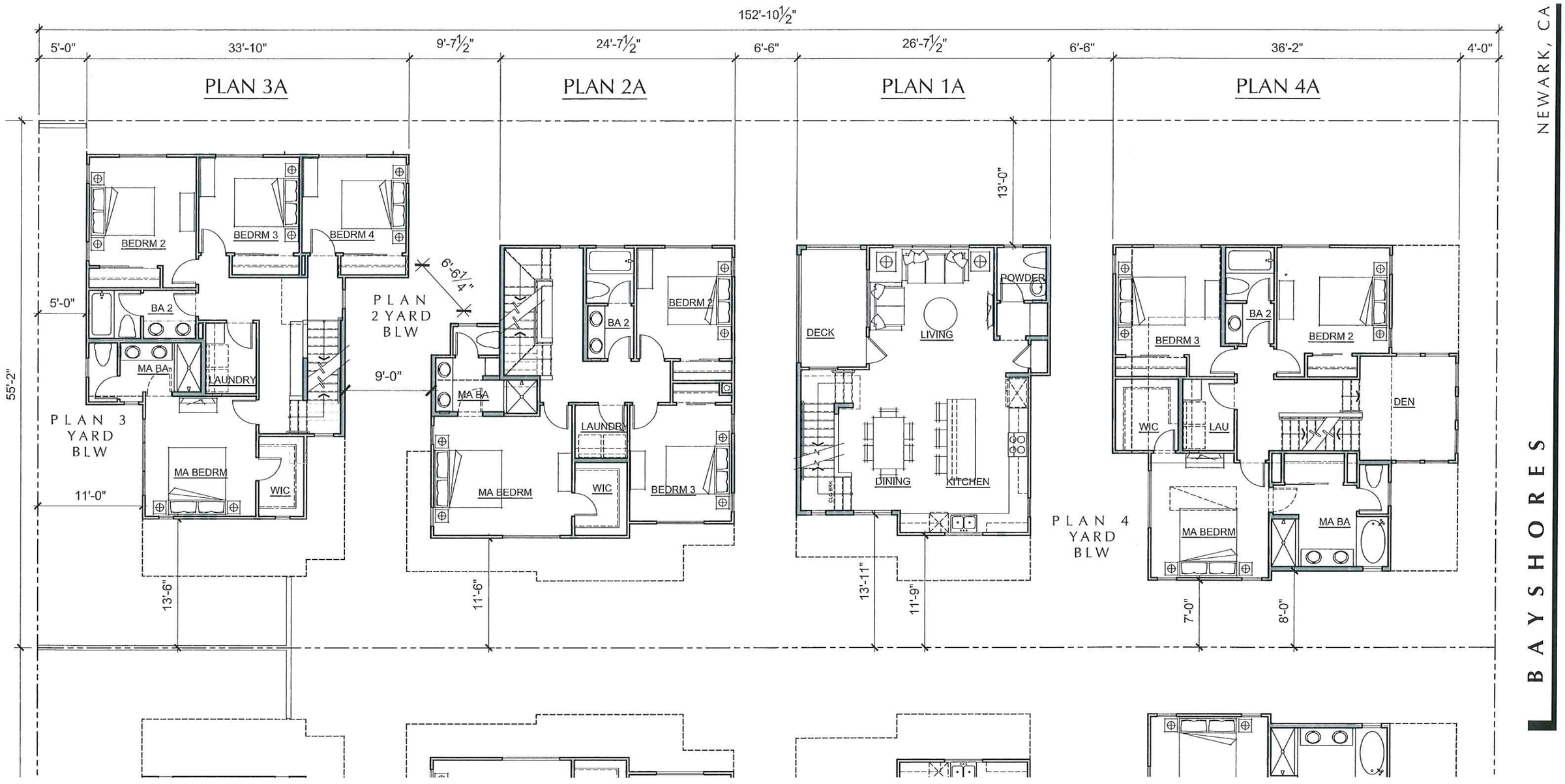

BAYSHORES
NEWARK, CA

VILLAGE 3
2ND FLOOR PLAN

0 10'
5' 20'

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EXHIBIT Ap34

BAYSHORES

NEWARK, CA

VILLAGE 3

3RD FLOOR PLAN

0 10'

5' 20'

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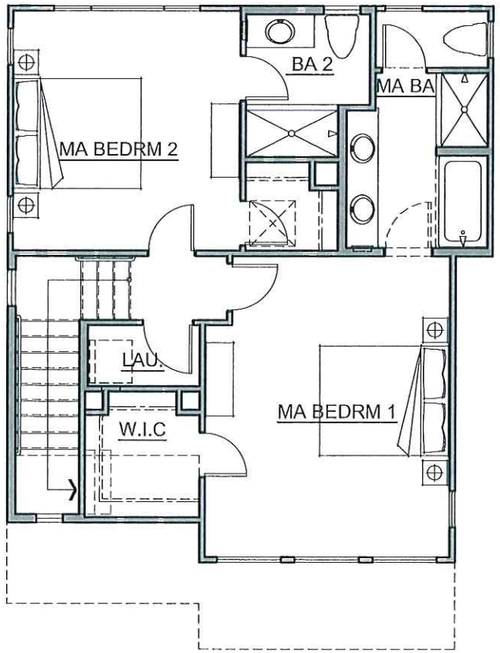
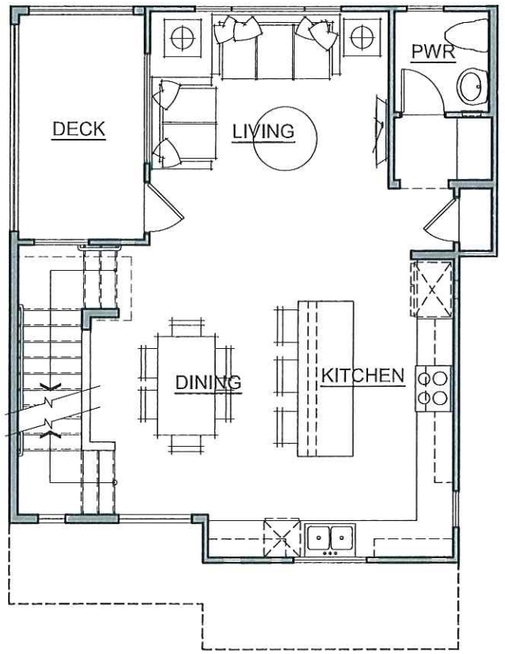
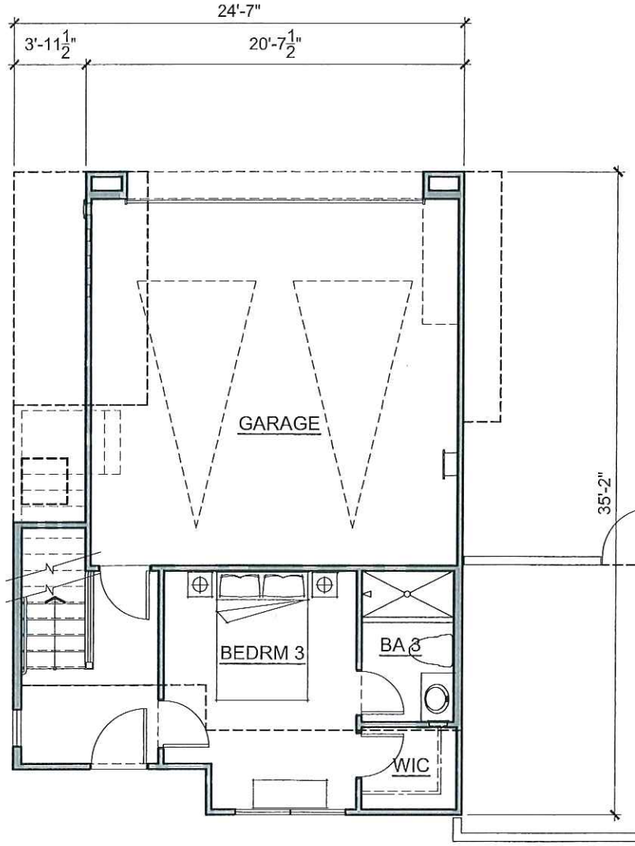
EXHIBIT Ap35



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1A

1,634 SF
3 BEDRM, 2 1/2 BA
DECK

EXHIBIT Ap36

VILLAGE 3
PLAN 1A
"AGRARIAN"

0 2' 8'
1' 4'

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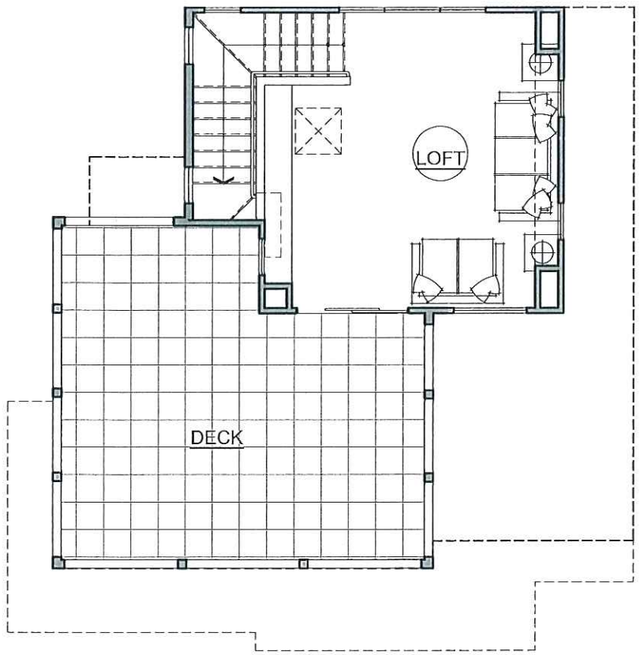
BAYSHORES
NEWARK, CA



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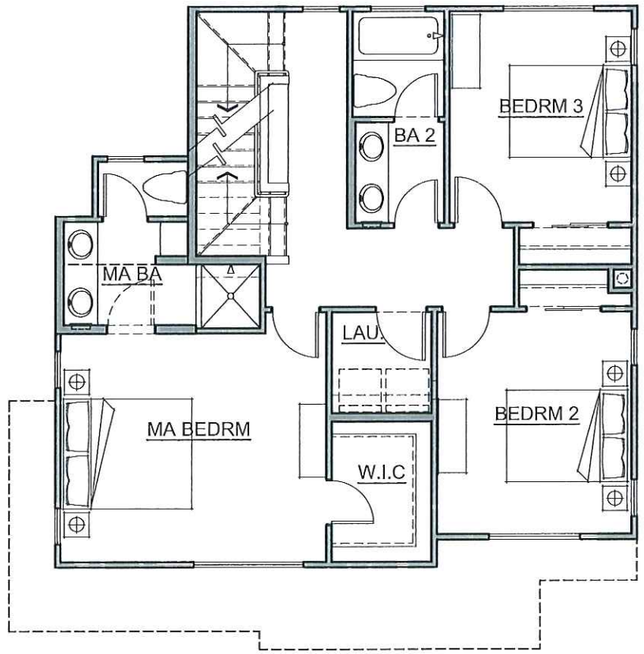

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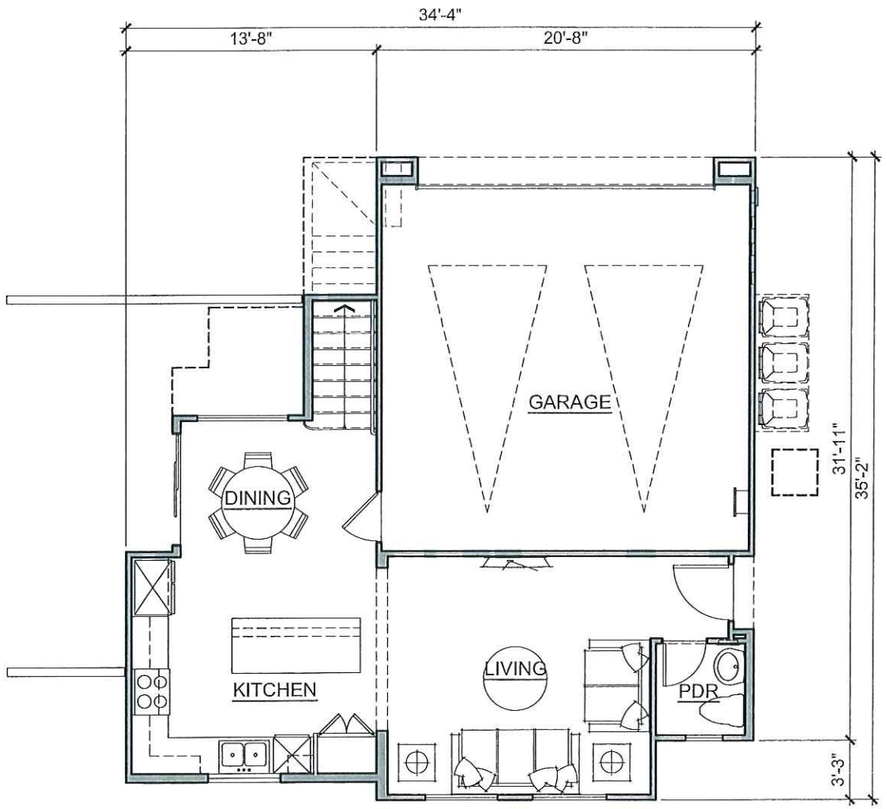

FIRST FLOOR PLAN

PLAN 2A

1,712 SF
3 BEDRM, 2 1/2 BA
BONUS, DECK

EXHIBIT Ap37

NEWARK, CA

BAYSHORES

VILLAGE 3
PLAN 2A
"AGRARIAN"

0 2' 8'
1' 4'

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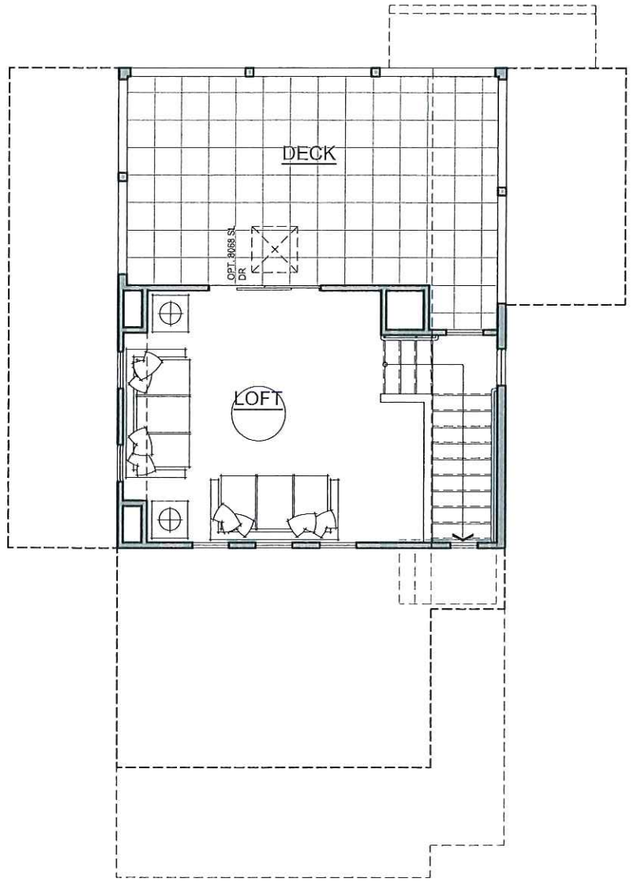

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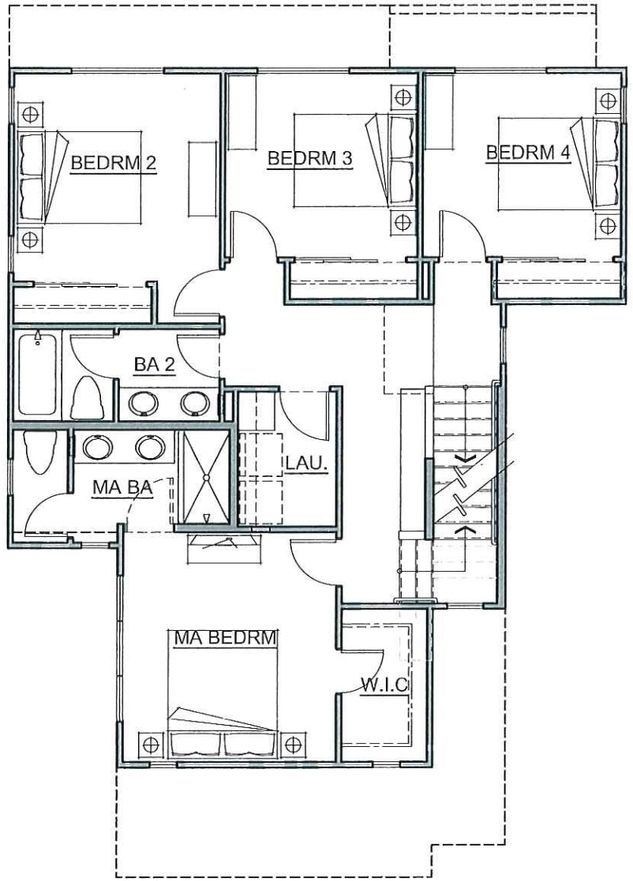
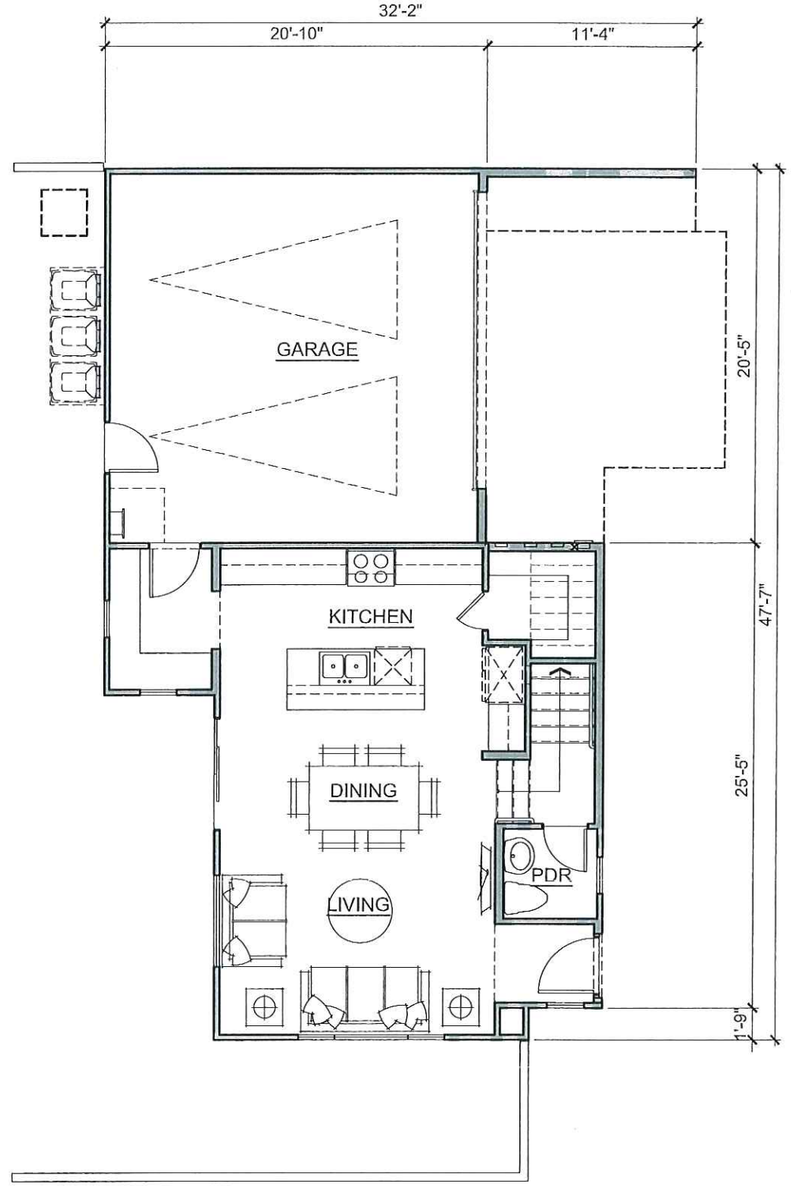


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3A

1,878 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

EXHIBIT Ap38

VILLAGE 3
PLAN 3A
"AGRARIAN"

0 2' 8'
1' 4'

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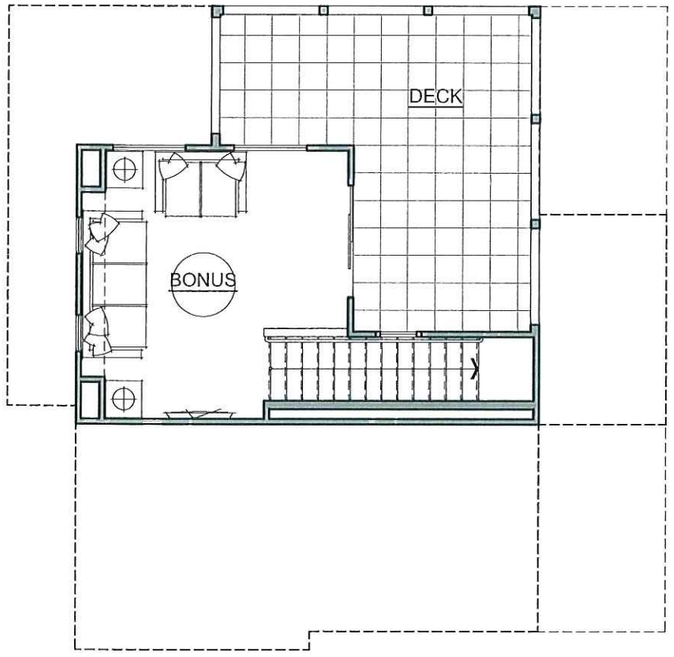
BAYSHORES
NEWARK, CA



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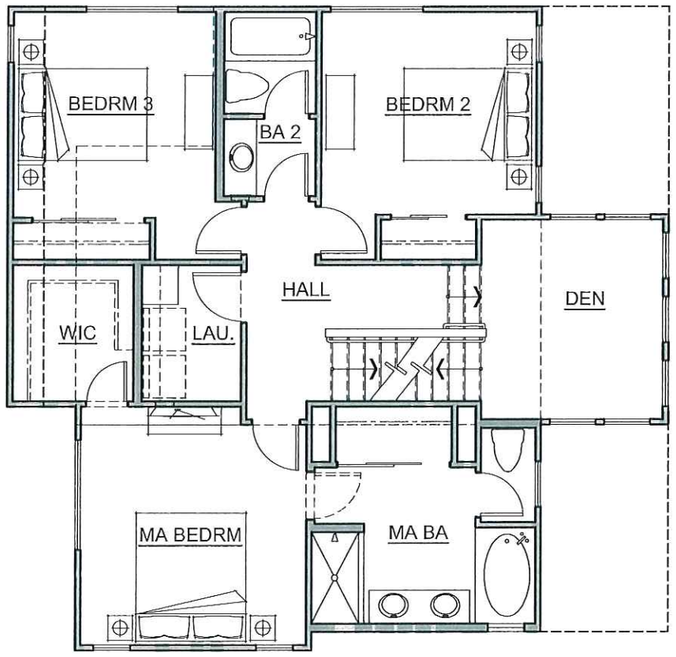

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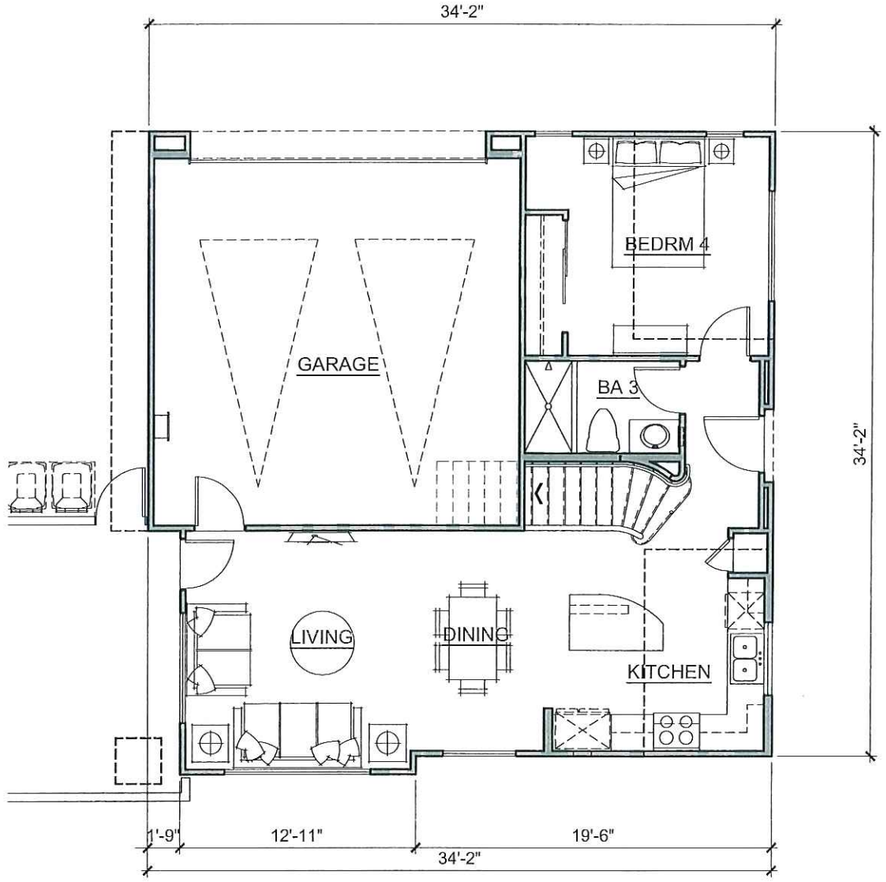

FIRST FLOOR PLAN

PLAN 4A

2,011 SF
4 BEDRM, 3 BA
DEN, BONUS,DECK

EXHIBIT A p39

BAYSHORES
NEWARK, CA

VILLAGE 3
PLAN 4A
"AGRARIAN"

0 2' 8'
1' 4'

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PLAN 3A-R
AGRARIAN

PLAN 2B
SEASIDE MODERN

PLAN 1A
AGRARIAN

PLAN 2A
AGRARIAN

PLAN 1B
SEASIDE MODERN

PLAN 3B
SEASIDE MODERN

BAYSHORE

NEWARK, CA

VILLAGE 4

STREET SCENE ELEVATION

0 4' 16'
2' 8'

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EXHIBIT Ap40

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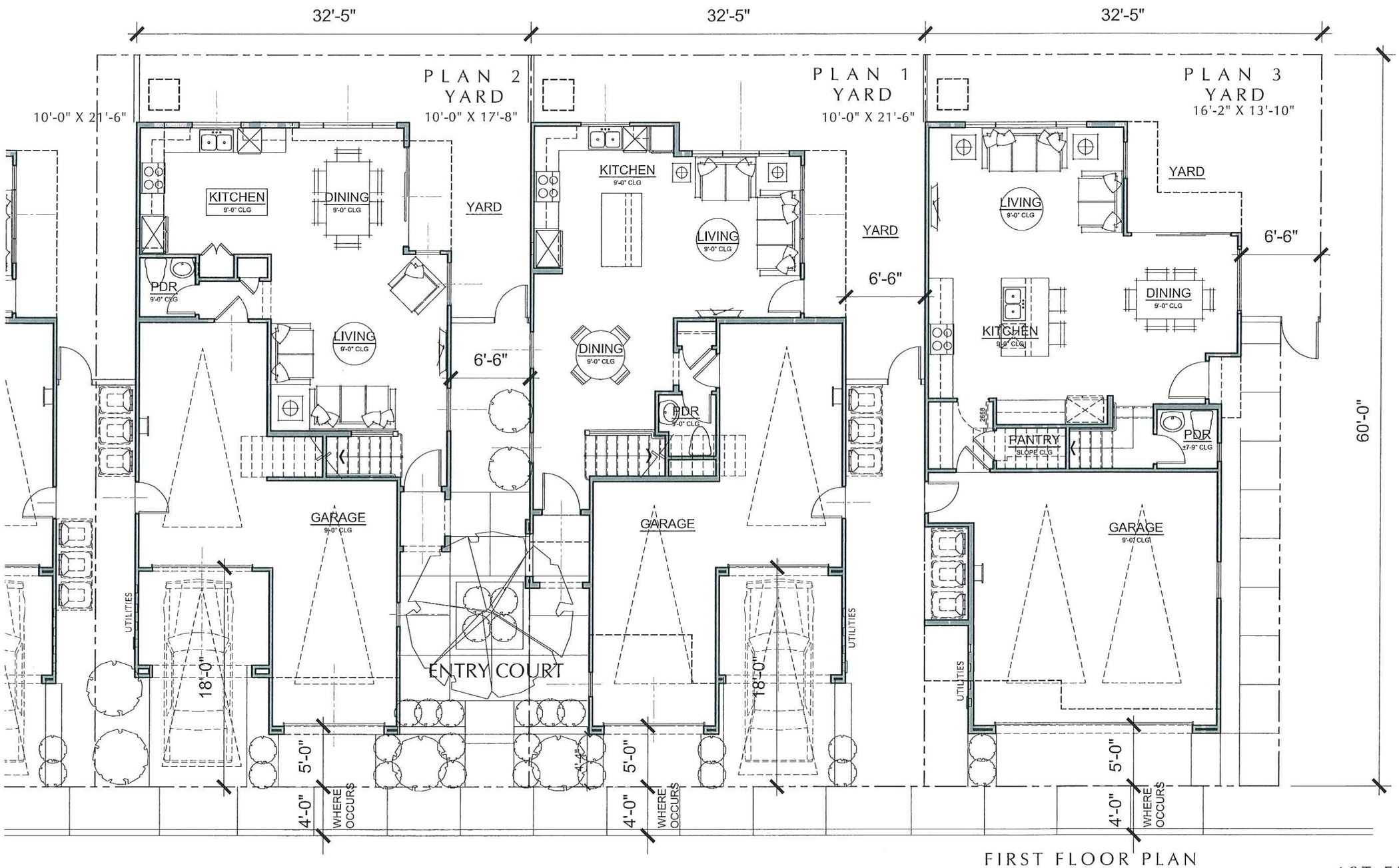

FIRST FLOOR PLAN

PLAN 2

2,036 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

PLAN 1

1,922 SF
3 BEDRM, LOFT, 3 1/2 BA
BONUS, DECK

PLAN 3

2,147 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

BAYSHORE

NEWARK, CA

VILLAGE 4
CLUSTER
1ST FLOOR PLAN

0 2' 8'
1' 4'

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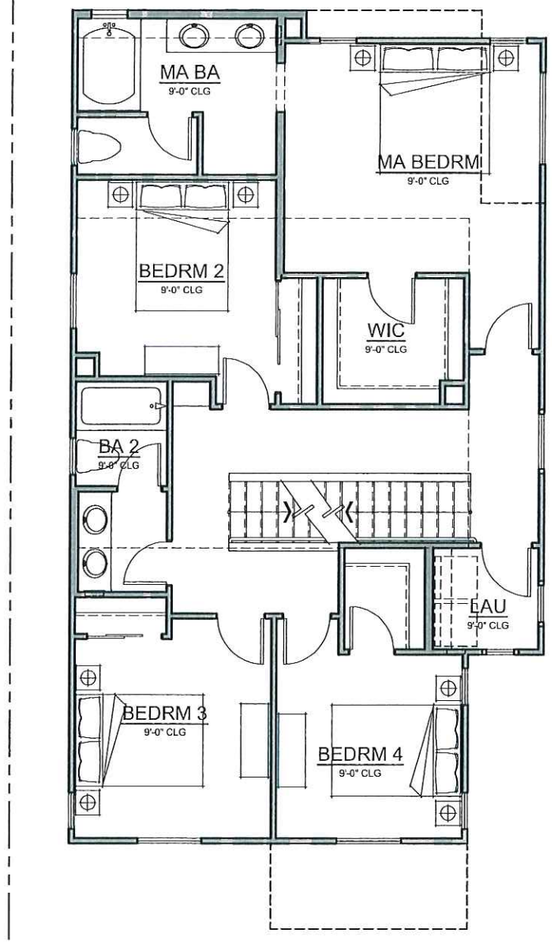
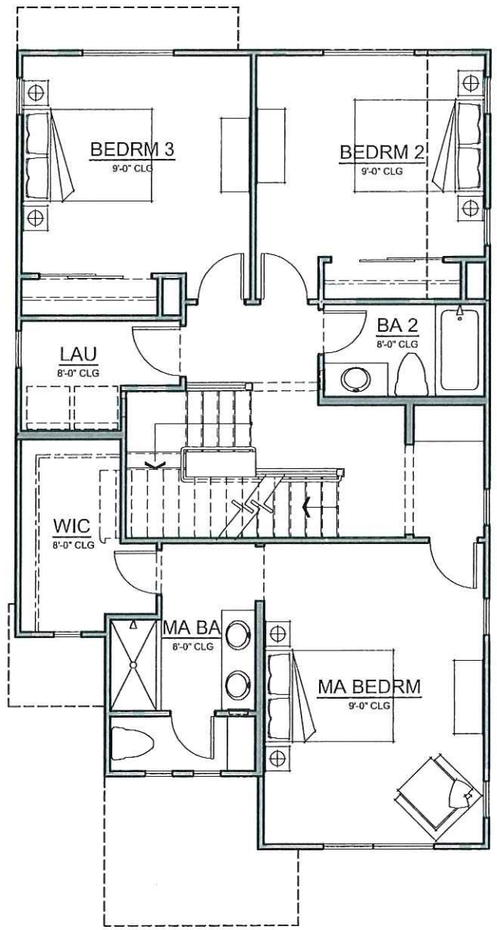
EXHIBIT Ap41



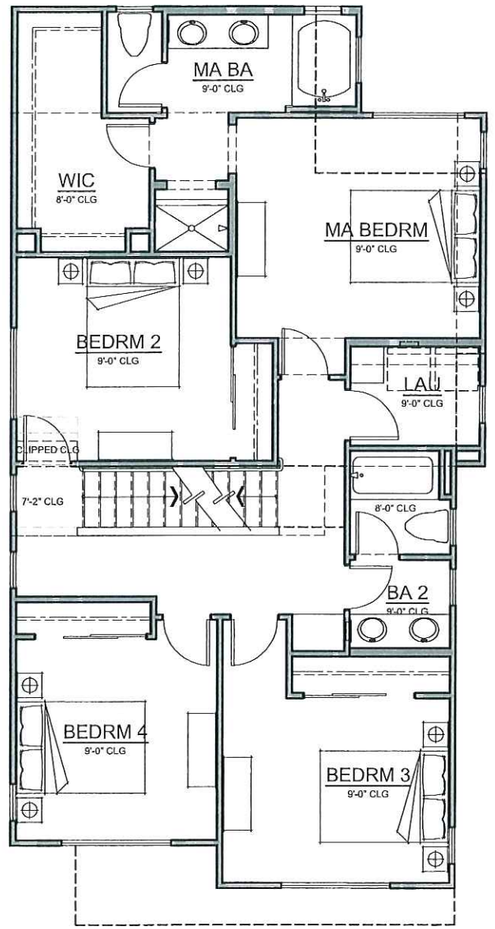
PLAN 2

2,036 SF



PLAN 1

1,922 SF



PLAN 3

2,147 SF

SECOND FLOOR PLAN

BAYSHORES

NEWARK, CA

VILLAGE 4

CLUSTER

2ND FLOOR PLAN

0 2' 8'

1' 4'

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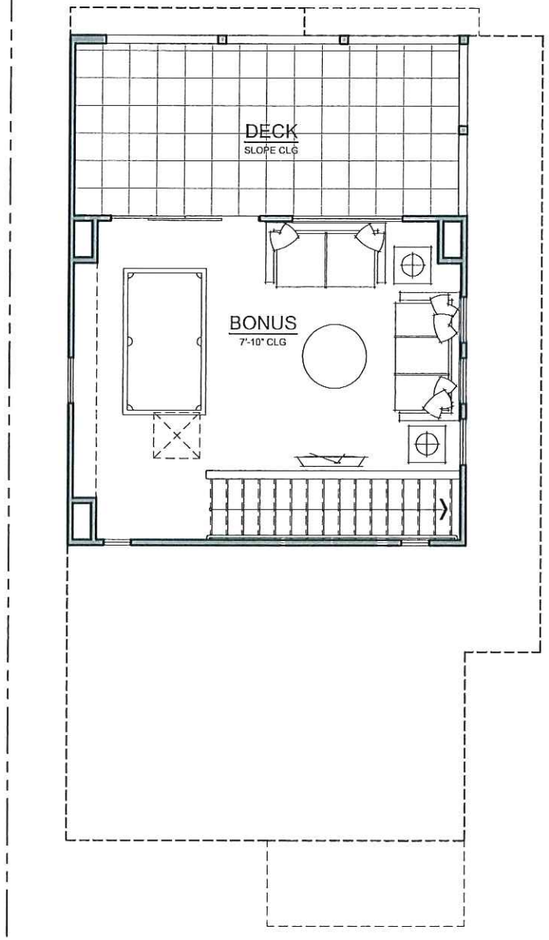
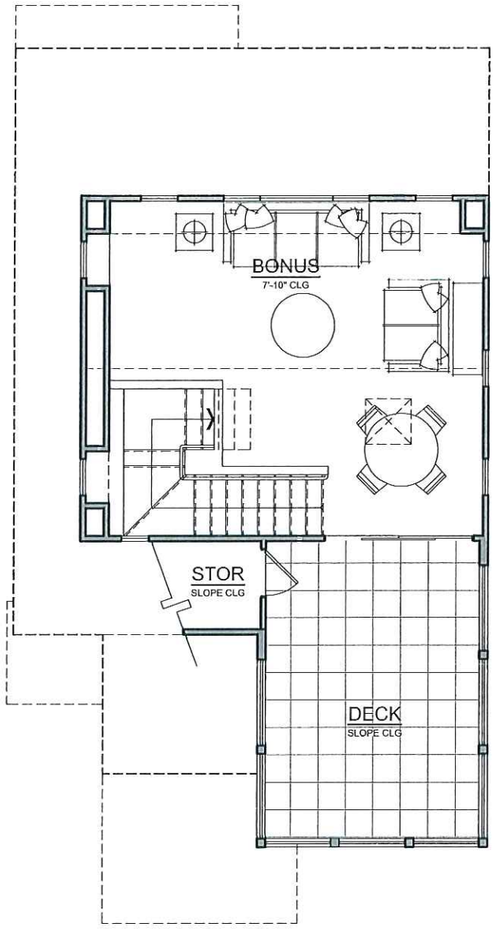


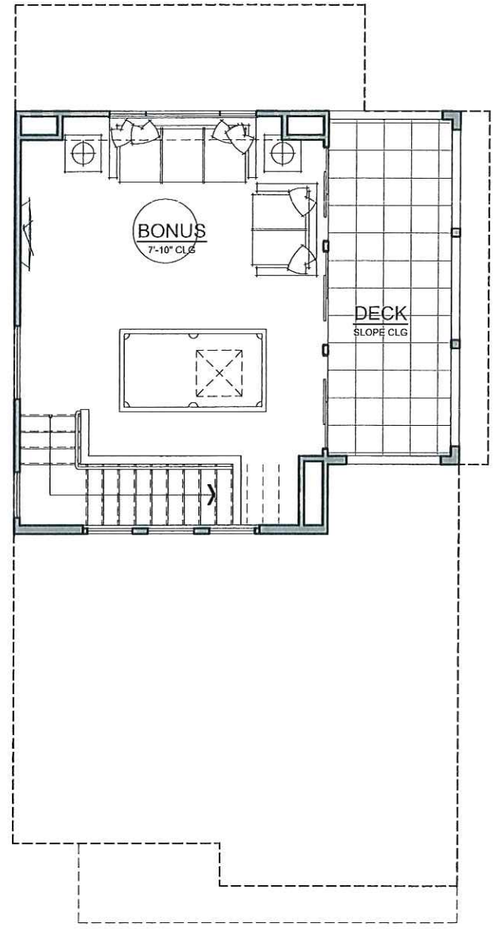
PLAN 2

2,036 SF



PLAN 1

1,922 SF



PLAN 3

2,147 SF

THIRD FLOOR PLAN

BAYSHORES

NEWARK, CA

VILLAGE 4

CLUSTER

3RD FLOOR PLAN

0 2' 8'

1' 4'

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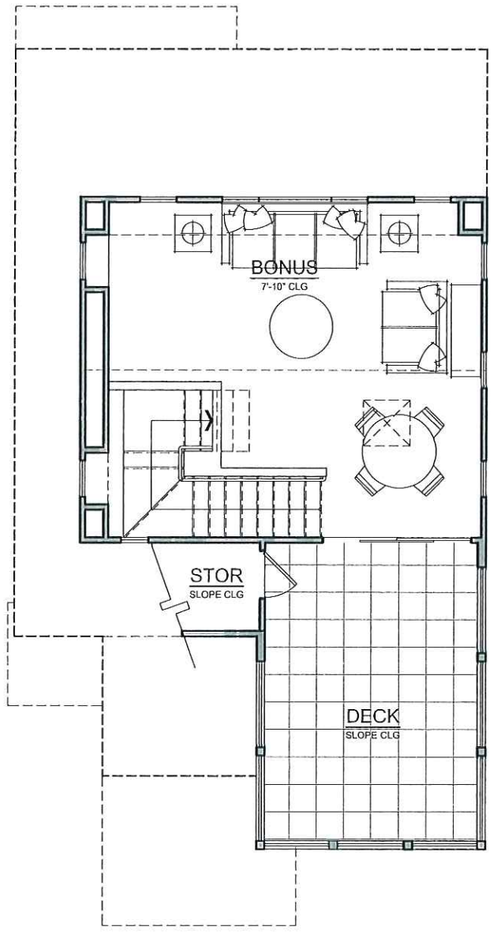
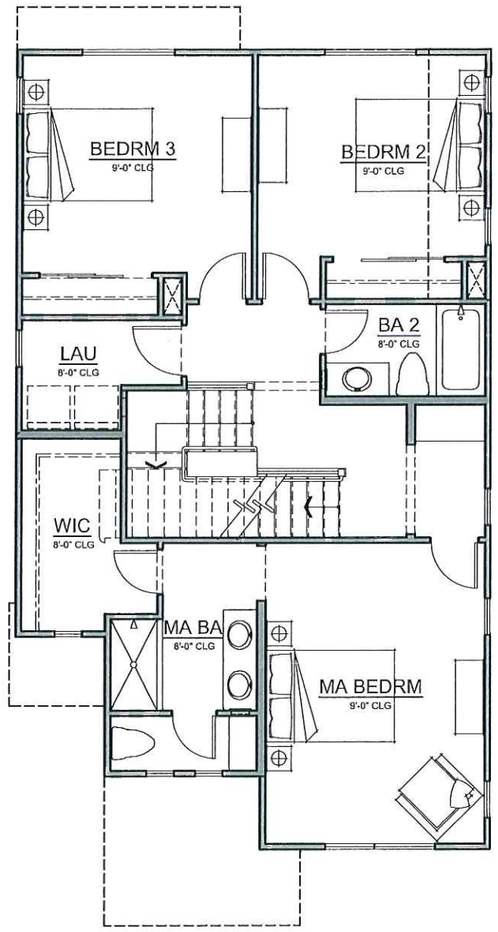
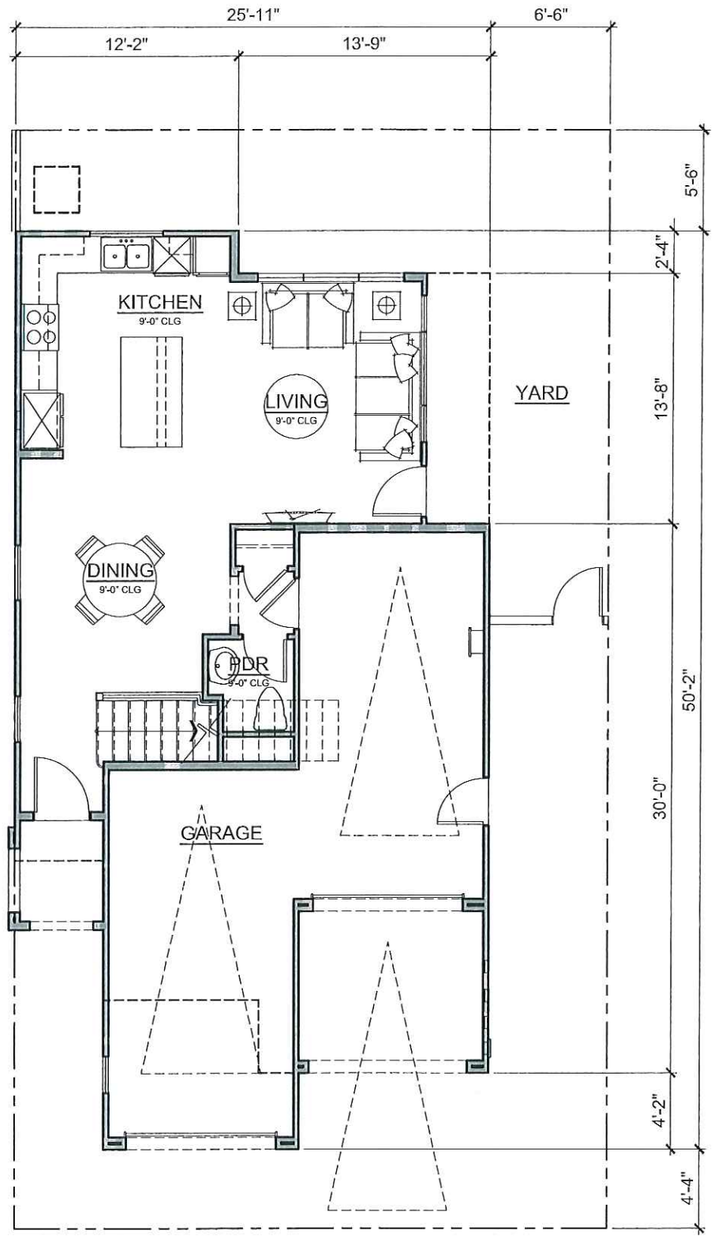


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1

1,922 SF
3 BEDRM, LOFT, 3 1/2 BA
BONUS, DECK

EXHIBIT Ap44

BAYSHORES
NEWARK, CA

VILLAGE 4
PLAN 1A
"AGRARIAN"

0 2' 8'
1' 4'

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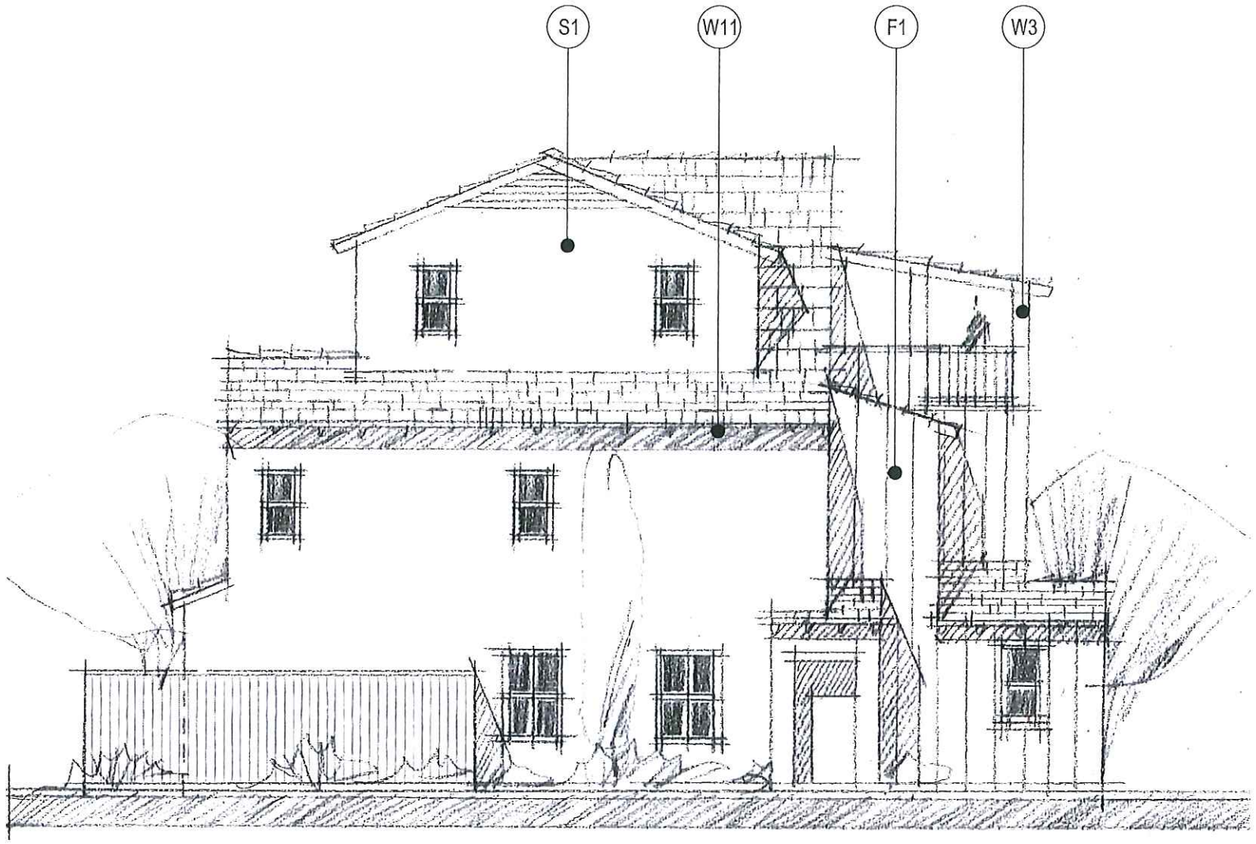

LEFT ELEVATION

FRONT ELEVATION

BAYSHORES

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap45

VILLAGE 4

PLAN 1A

"AGRARIAN"

0 2' 8'

1' 4'

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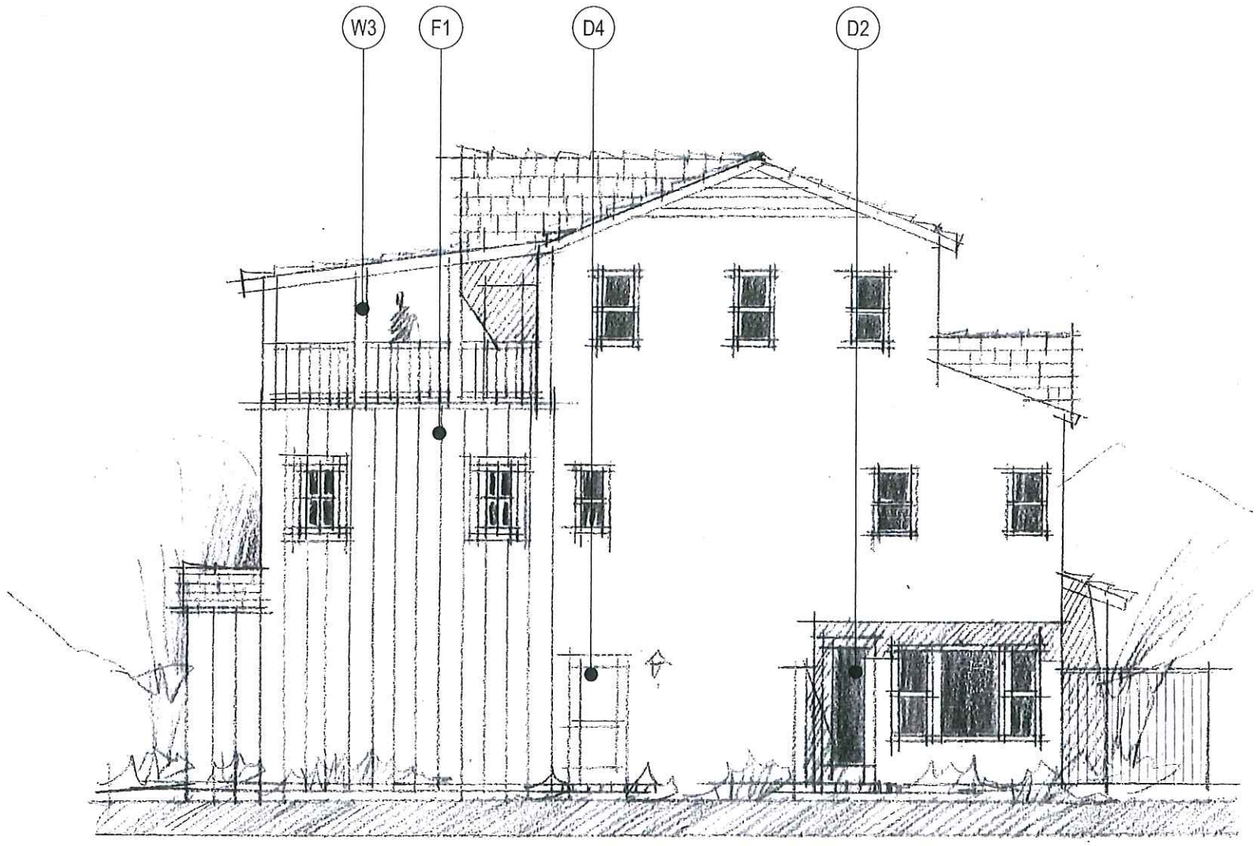
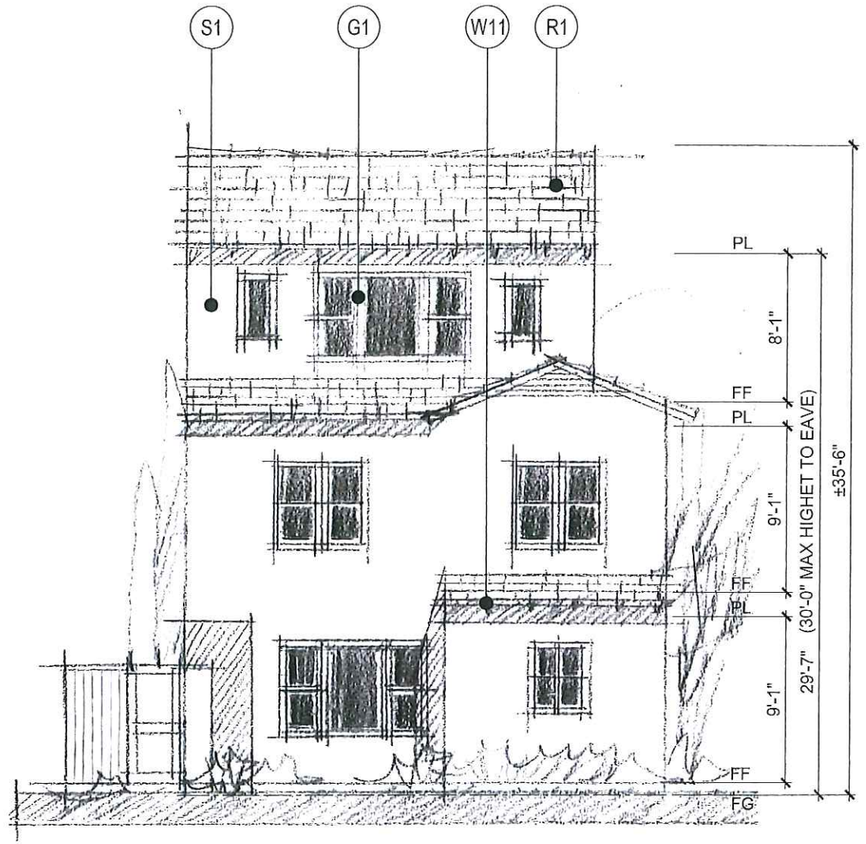


RIGHT ELEVATION



REAR ELEVATION

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap46

BAYSHORE

NEWARK, CA

VILLAGE 4

PLAN 1A

"AGRARIAN"

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

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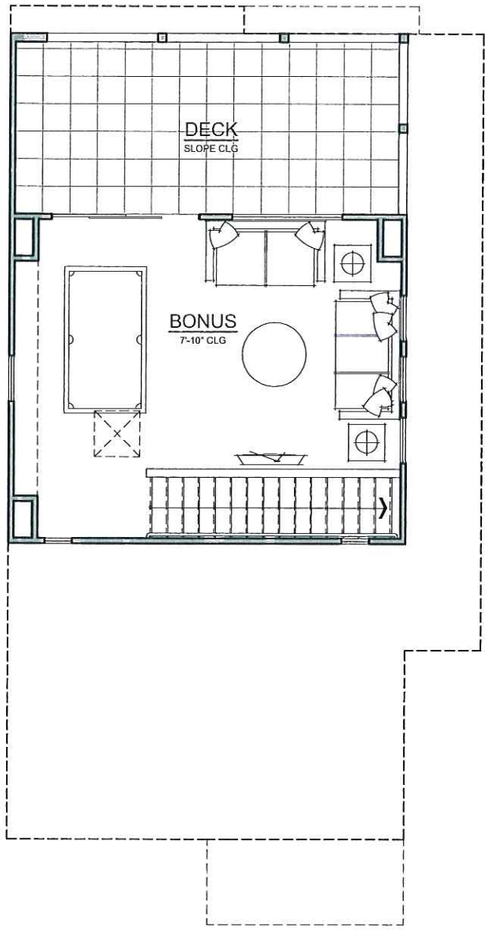
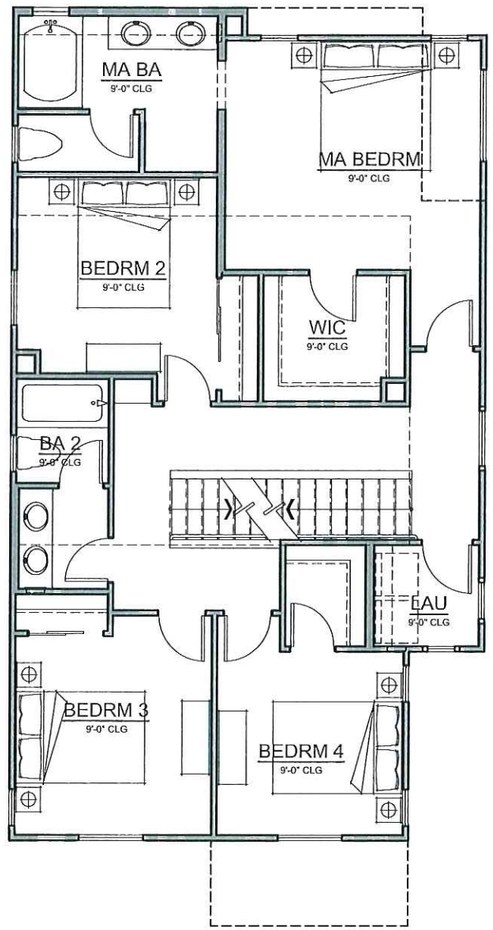
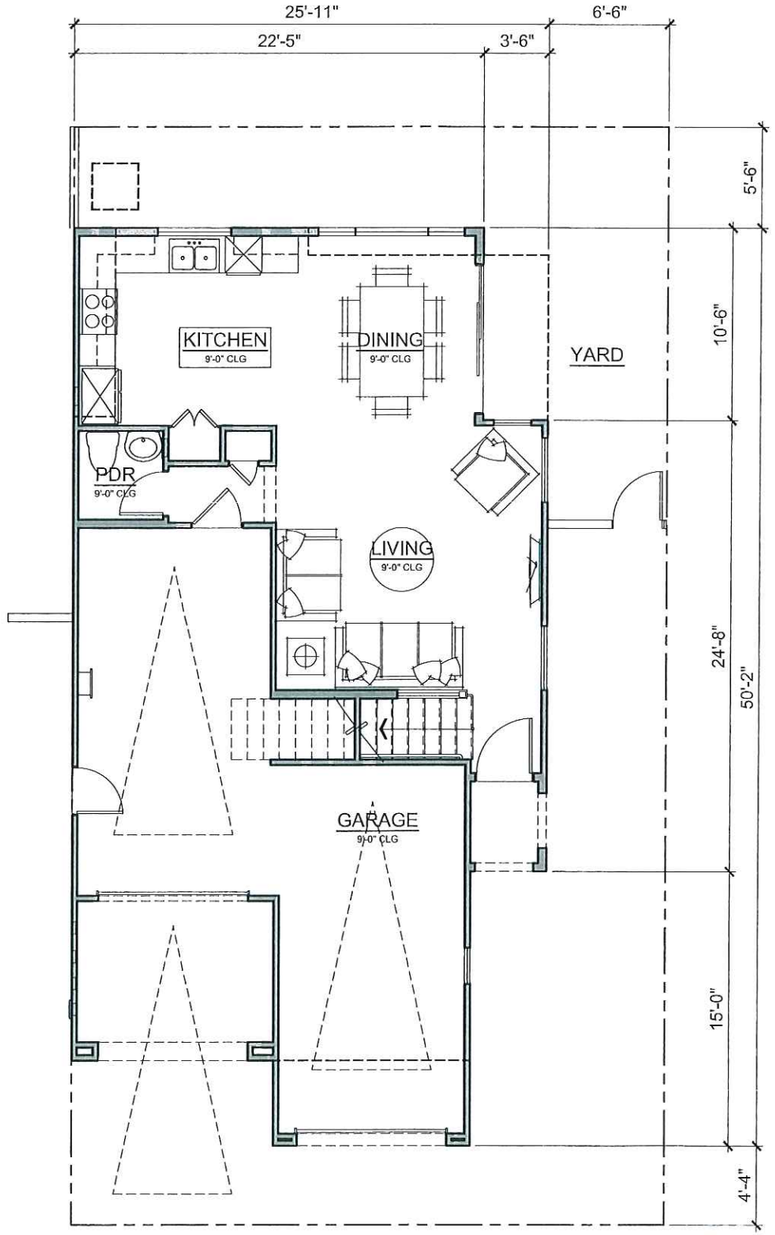


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2

2,036 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

EXHIBIT Ap47

BAYSHORES
NEWARK, CA

VILLAGE 4
PLAN 2A
"AGRARIAN"

0 2' 8'
1' 4'

WILLIAM LYON HOMES
03.31.15

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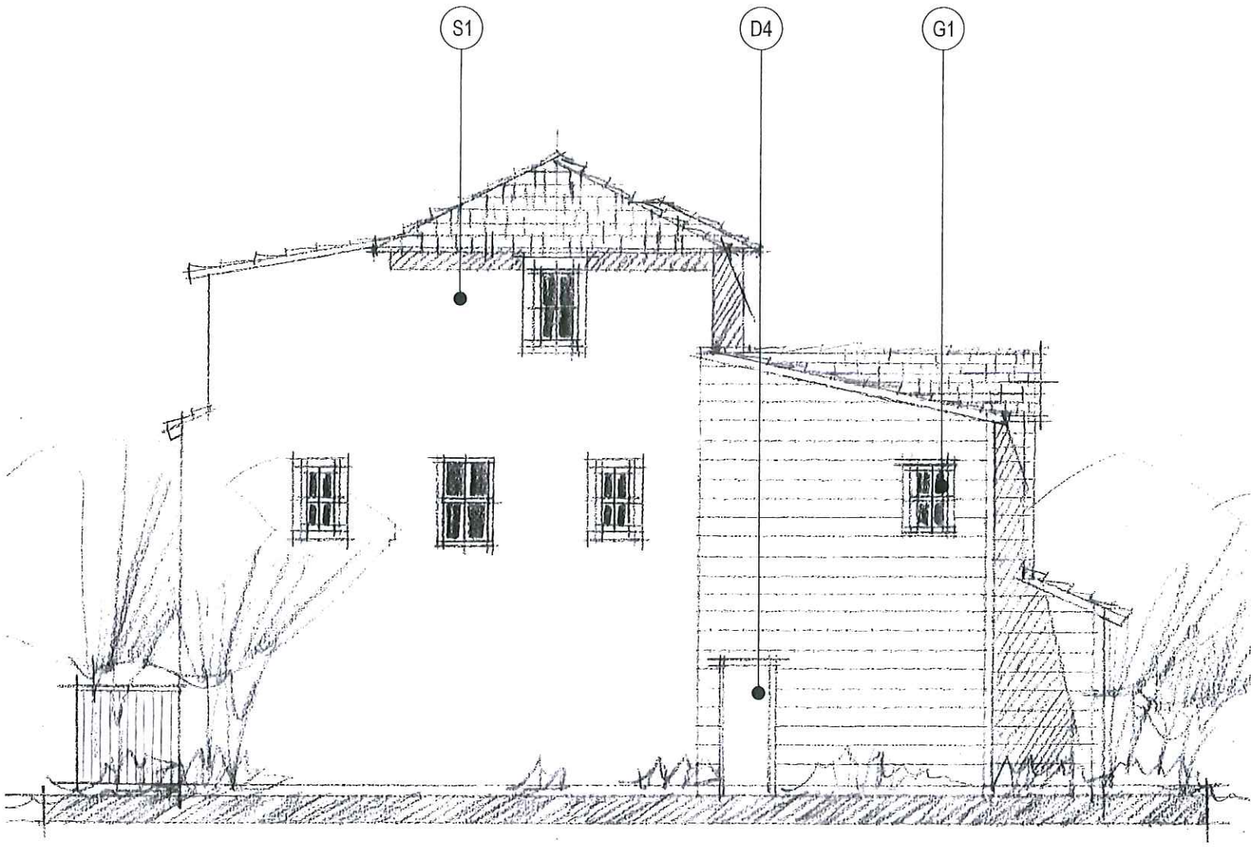
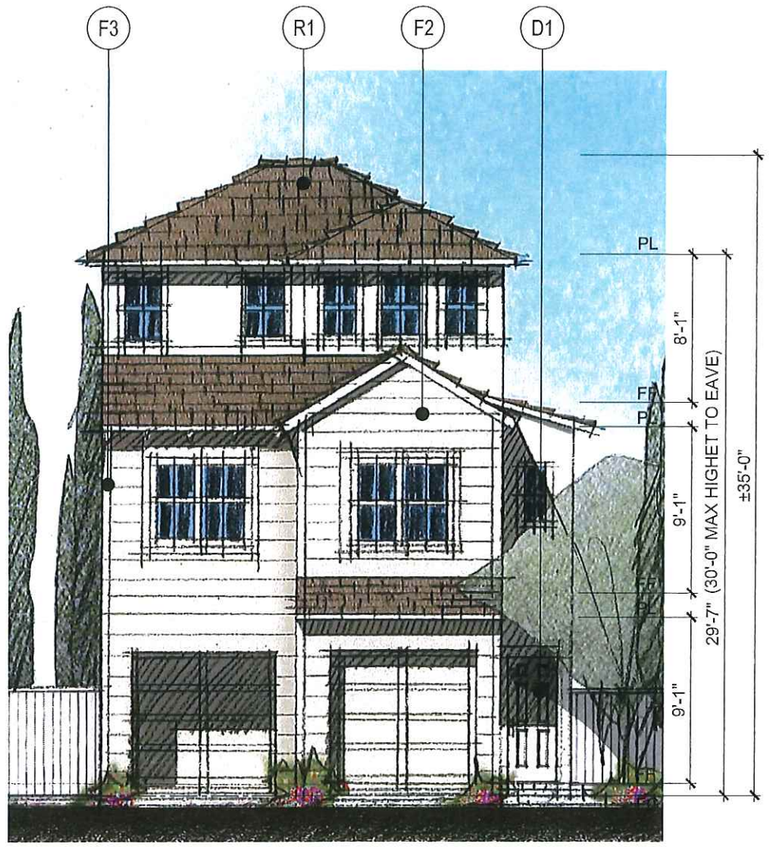


LEFT ELEVATION



FRONT ELEVATION

BAYSHORE

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap48

VILLAGE 4

PLAN 2B

"SEASIDE MODERN"

0 2' 8'

1' 4'

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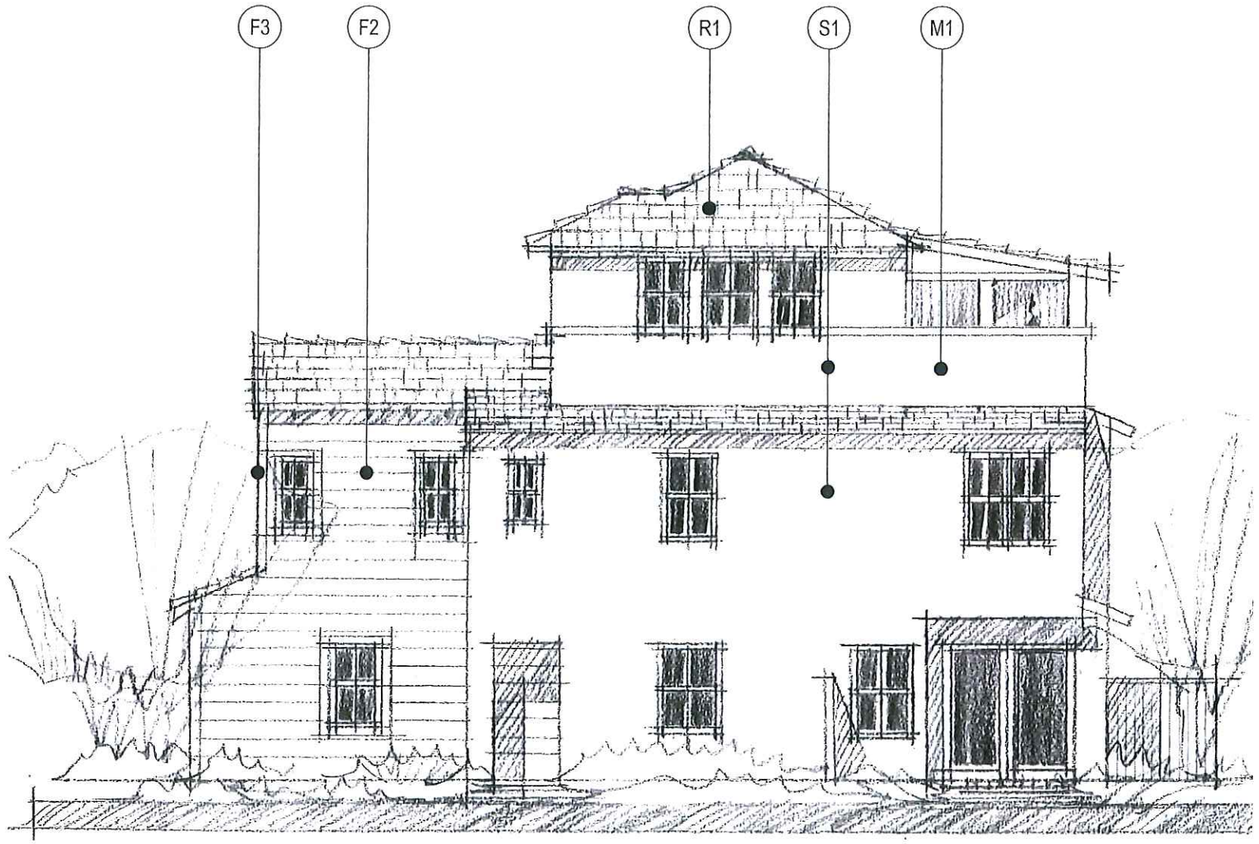
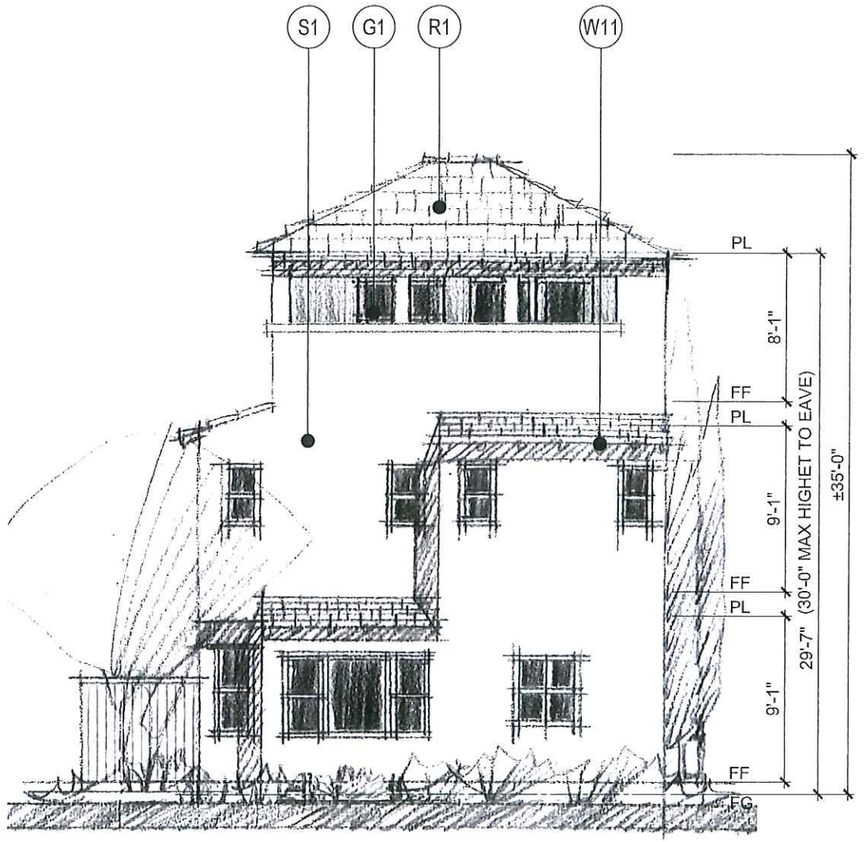


RIGHT ELEVATION



REAR ELEVATION

BAYSHORE

NEWARK, CA

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap49

VILLAGE 4

PLAN 2B

"SEASIDE MODERN"

0 2' 8'

1' 4'

WILLIAM LYON HOMES

03.31.15

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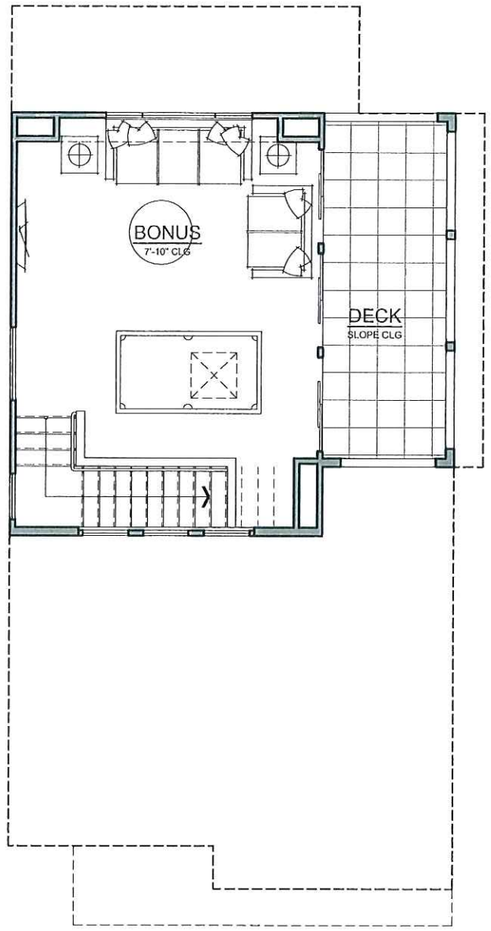
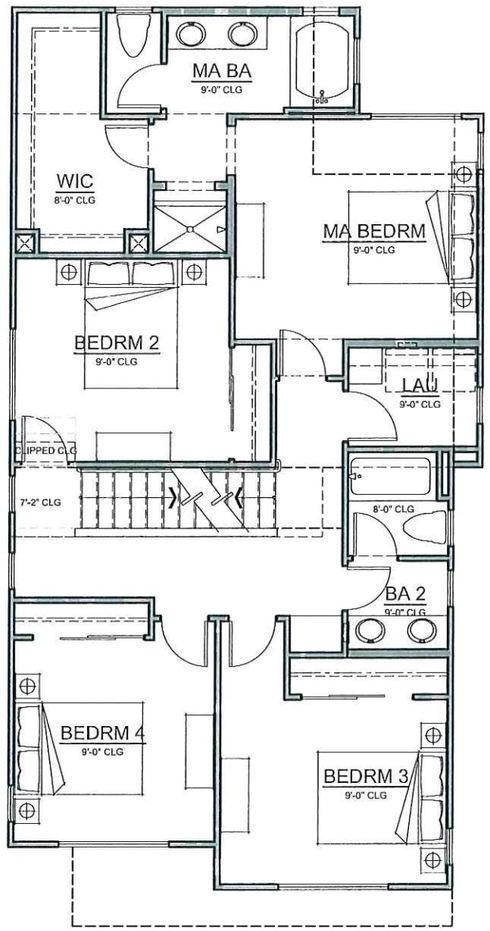
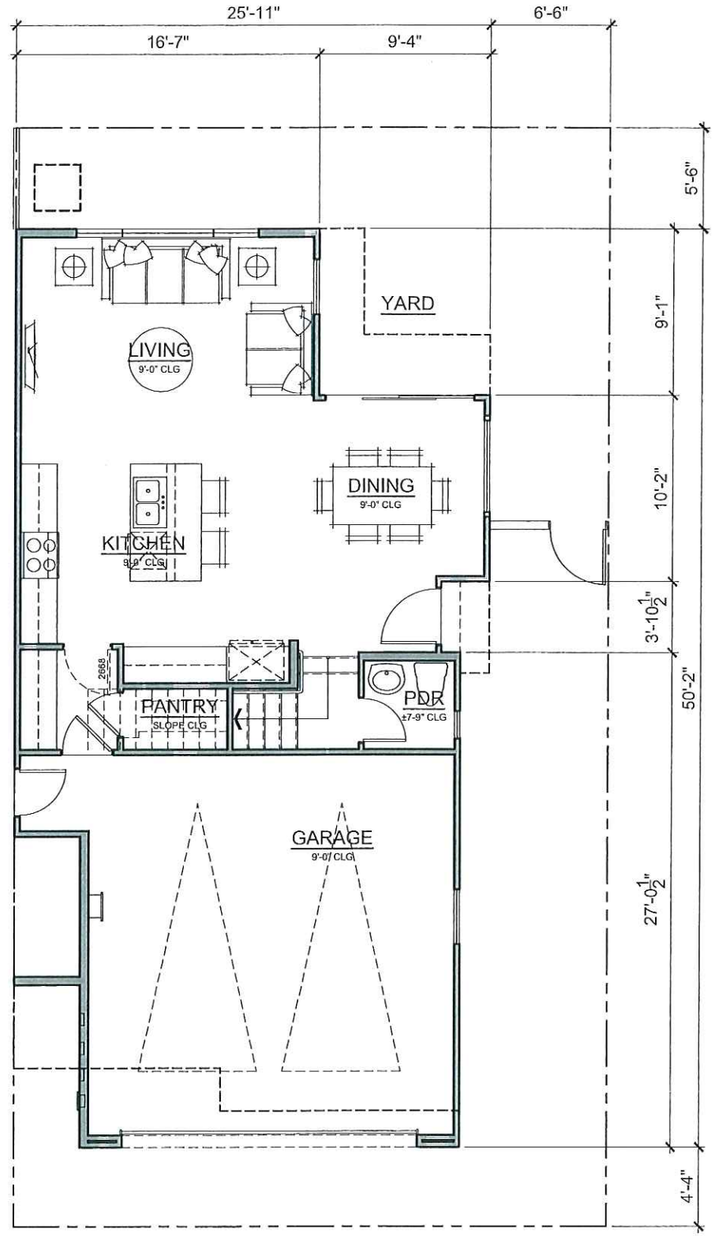


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3

2,147 SF
4 BEDRM, 3 1/2 BA
BONUS, DECK

EXHIBIT Ap50

BAYSHORES
NEWARK, CA

VILLAGE 4
PLAN 3A
"AGRARIAN"

0 2' 8'
1' 4'

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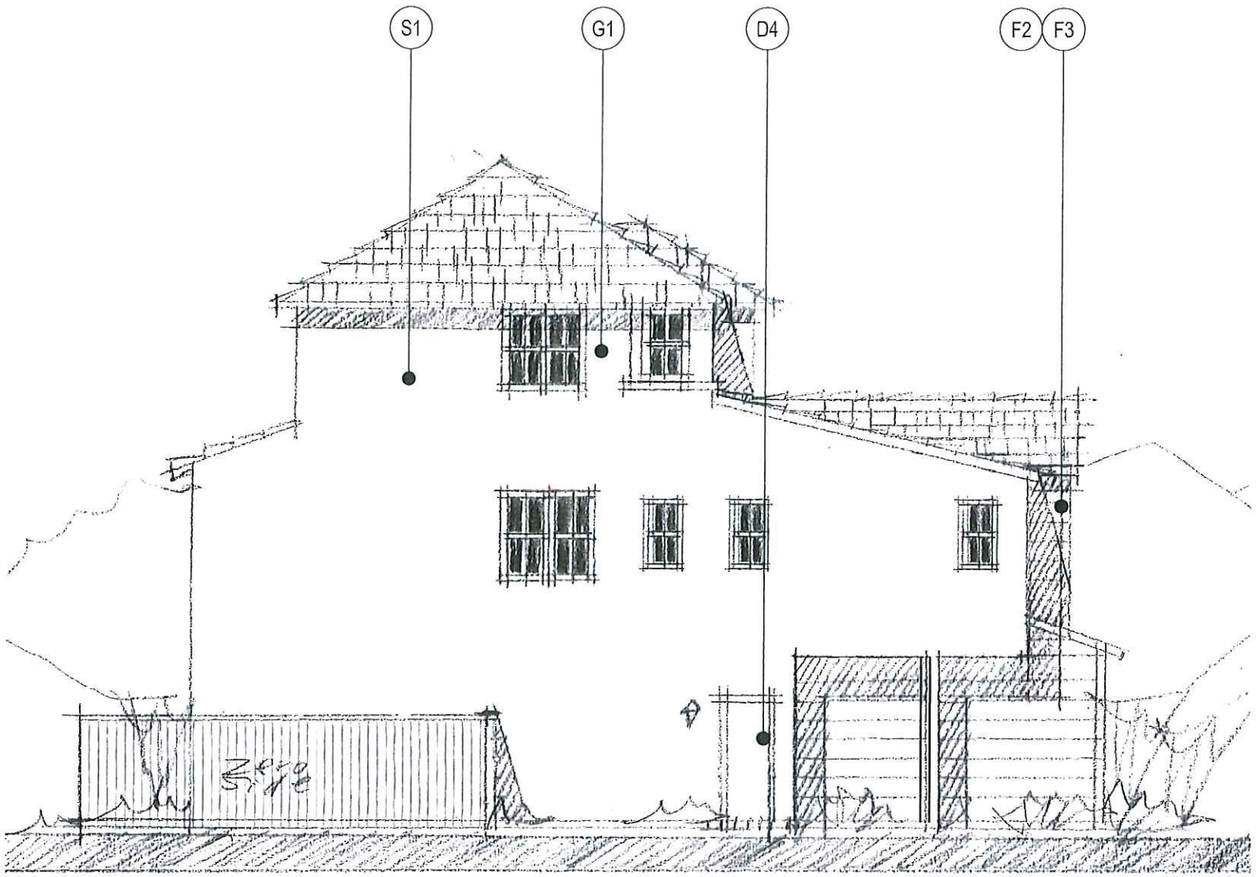
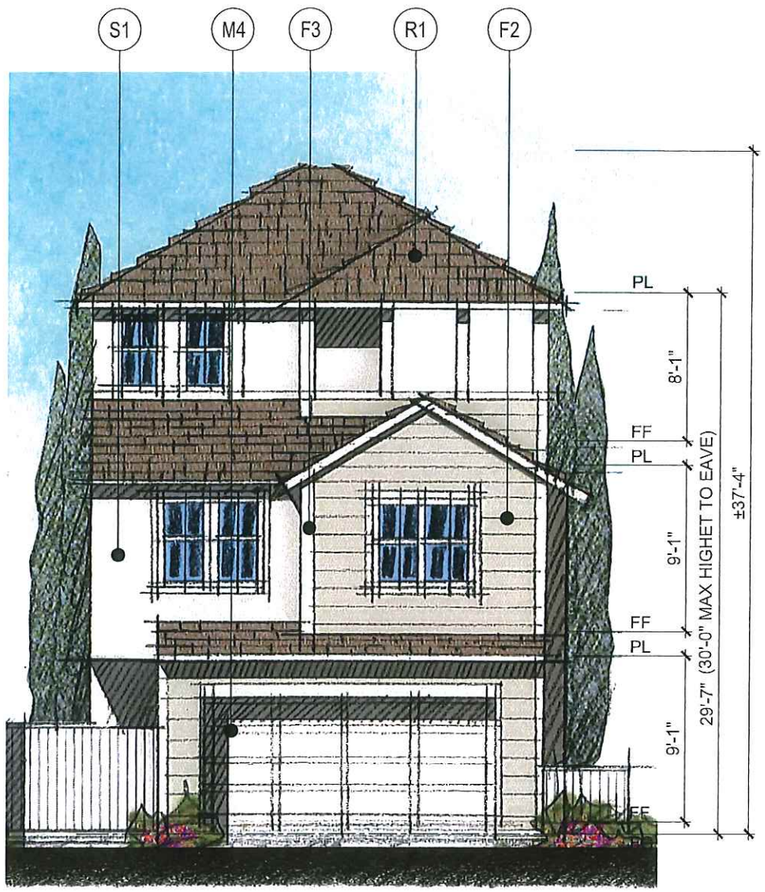
30



LEFT ELEVATION



FRONT ELEVATION

D1 FRONT DOOR
D2 FRENCH DOORS
D3 METAL UTILITY DOOR W/ VENT
D4 MAN DOOR
D5 SLIDING DOOR

F1 FIBER VERTICAL SIDING
F2 FIBER HORIZONTAL SIDING
F3 FIBER CORNER TRIM BOARD

G1 VINYL WINDOWS

M1 METAL RAILING
M3 METAL DECORATIVE LIGHT FIXTURE
M4 METAL SECTIONAL GARAGE DOOR

R1 ASPHALT SHINGLE

S1 STUCCO FINISH
S2 STUCCO FOAM TRIM
S3 STUCCO FOAM SURROUND
S4 STUCCO DETAIL

MATERIAL LEGEND:

W1 BARGE BOARD
W2 EAVE BOARD
W3 POST AND BEAM
W4 DECORATIVE KICKER BRACES
W5 TRIM
W6 OUTLOOKER
W7 HORIZONTAL EYE BROWS
W8 AWNING SHUTTERS
W9 SPACED DECKING
W10 DECORATIVE CORBELS
W11 RAFTER TAILS @ EAVE
W12 WRAPPED COLUMN

EXHIBIT Ap51

VILLAGE 4
PLAN 3B
"SEASIDE MODERN"

0 2' 8'
1' 4'

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03.31.15

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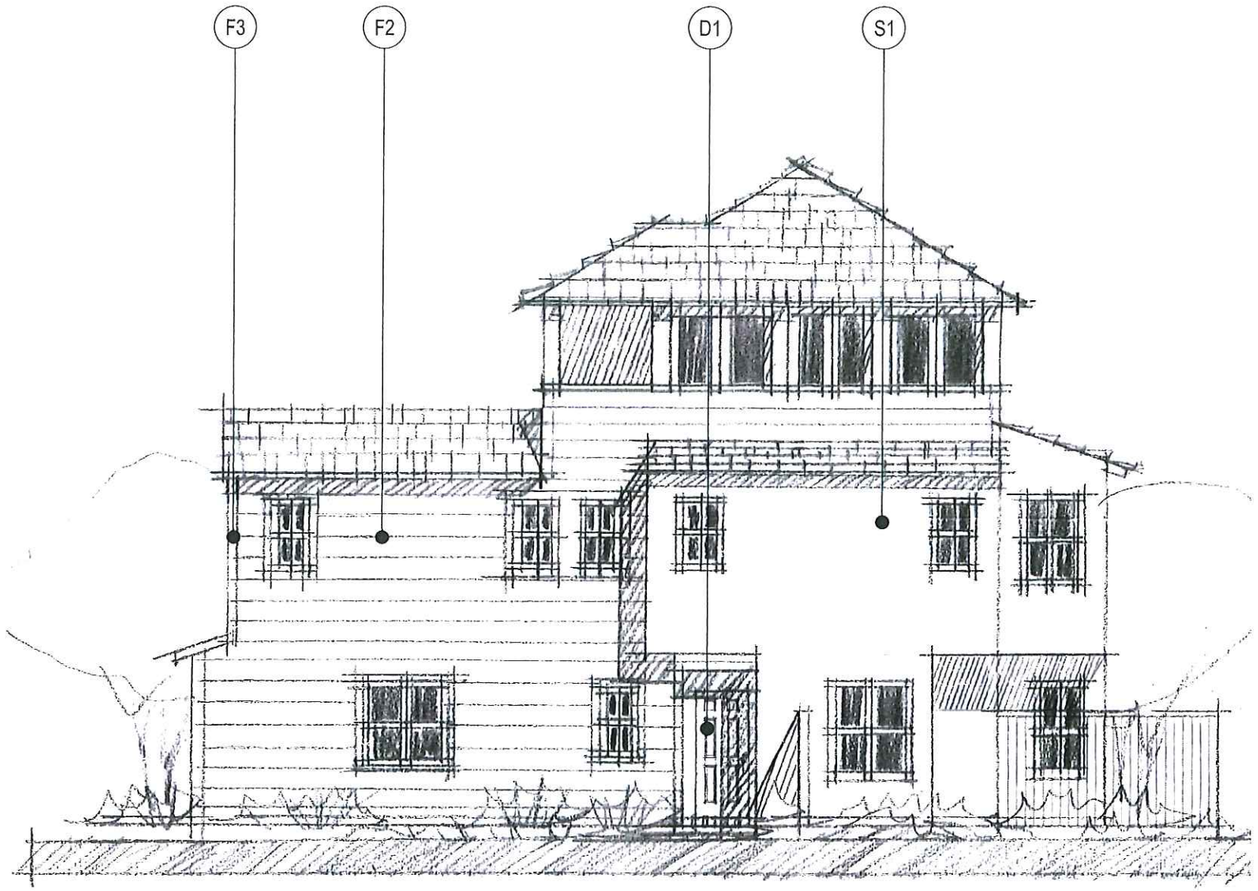
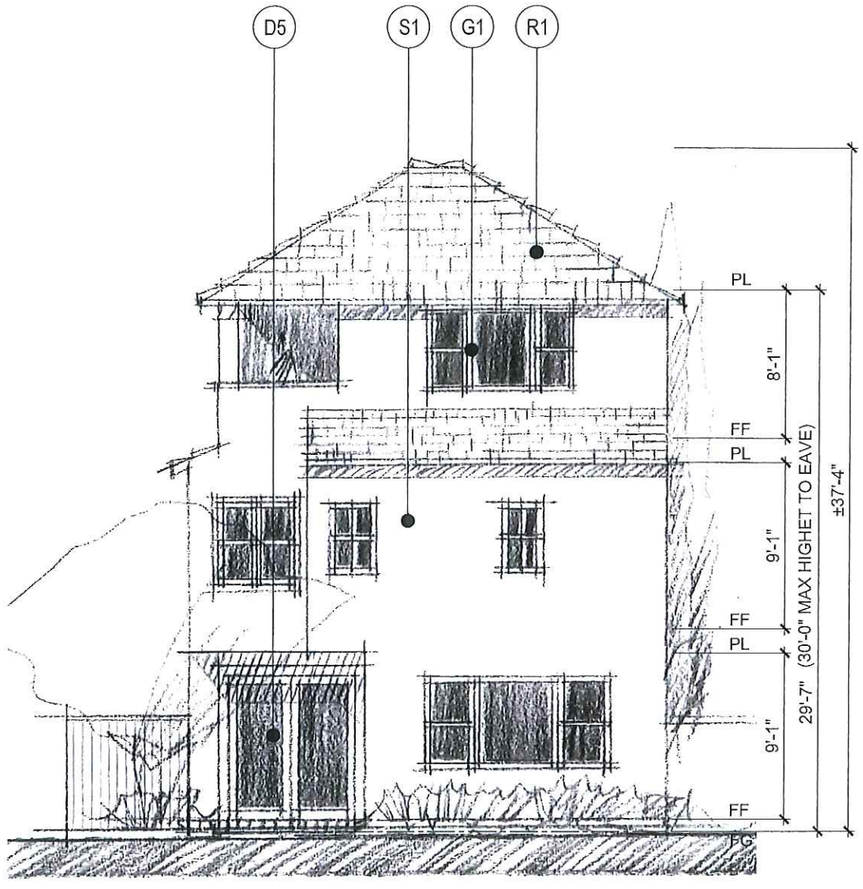
BAYSHORE
NEWARK, CA



RIGHT ELEVATION



REAR ELEVATION

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS
M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap52

BAYSHORE
NEWARK, CA

VILLAGE 4
PLAN 3B
"SEASIDE MODERN"

0 2' 8'
1' 4'

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03.31.15

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FRONT ELEVATION
PLAN 2A

FRONT ELEVATION
PLAN 1B

FRONT ELEVATION
PLAN 3A

D1	FRONT DOOR
D2	FRENCH DOORS
D3	METAL UTILITY DOOR W/ VENT
D4	MAN DOOR
D5	SLIDING DOOR
F1	FIBER VERTICAL SIDING
F2	FIBER HORIZONTAL SIDING
F3	FIBER CORNER TRIM BOARD
G1	VINYL WINDOWS

M1	METAL RAILING
M3	METAL DECORATIVE LIGHT FIXTURE
M4	METAL SECTIONAL GARAGE DOOR
R1	ASPHALT SHINGLE
S1	STUCCO FINISH
S2	STUCCO FOAM TRIM
S3	STUCCO FOAM SURROUND
S4	STUCCO DETAIL

MATERIAL LEGEND:

W1	BARGE BOARD
W2	EAVE BOARD
W3	POST AND BEAM
W4	DECORATIVE KICKER BRACES
W5	TRIM
W6	OUTLOOKER
W7	HORIZONTAL EYE BROWS
W8	AWNING SHUTTERS
W9	SPACED DECKING
W10	DECORATIVE CORBELS
W11	RAFTER TAILS @ EAVE
W12	WRAPPED COLUMN

EXHIBIT Ap53

BAYSHORES
NEWARK, CA

VILLAGE 4
CLUSTER
PLAN 2A, 1B & 3A

0 2' 8'
1' 4'

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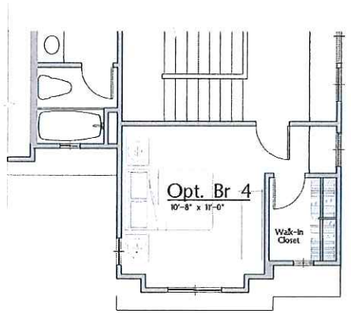
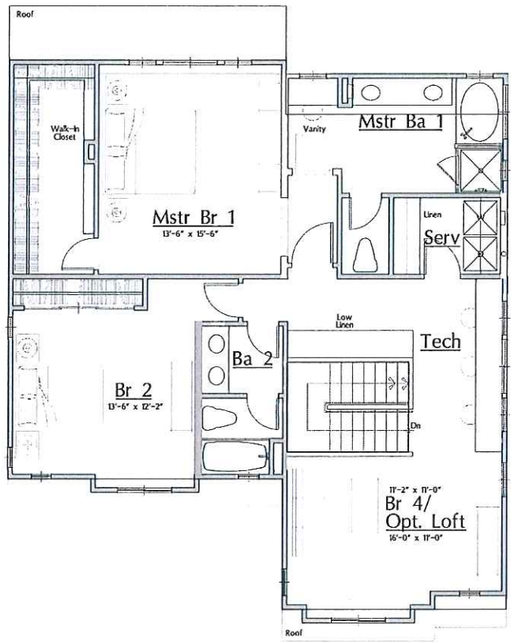
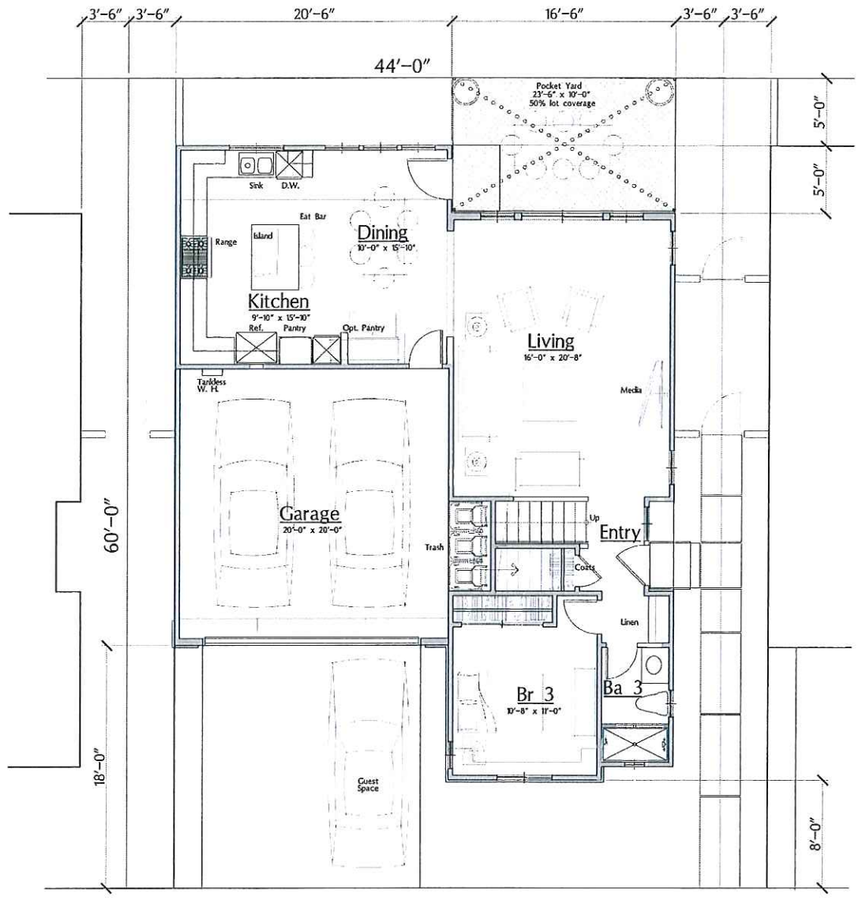


Optional Bedroom/
Bath Scheme



SECOND LEVEL - 1232 S.F.

SCALE: 1/4" = 1'-0"



FIRST LEVEL - 1019 S.F.

SCALE: 1/4" = 1'-0"

PLAN 1 TOTAL S.F. - 2,251 S.F.

EXHIBIT Ap54

A0.0

SCALE: 1/4" = 1'-0"

VILLAGE 5: PLAN 1 44' X 60' FLOOR PLAN

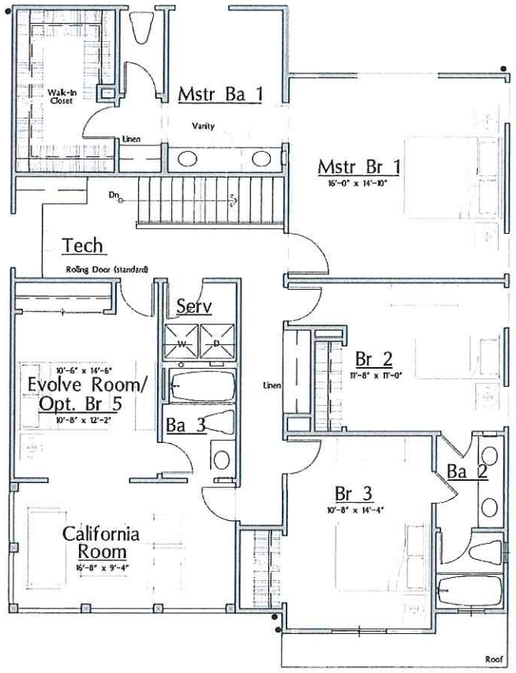
William Lyon Homes, Inc.

THE ISLES AT BAYSHORES

NEWARK, CA

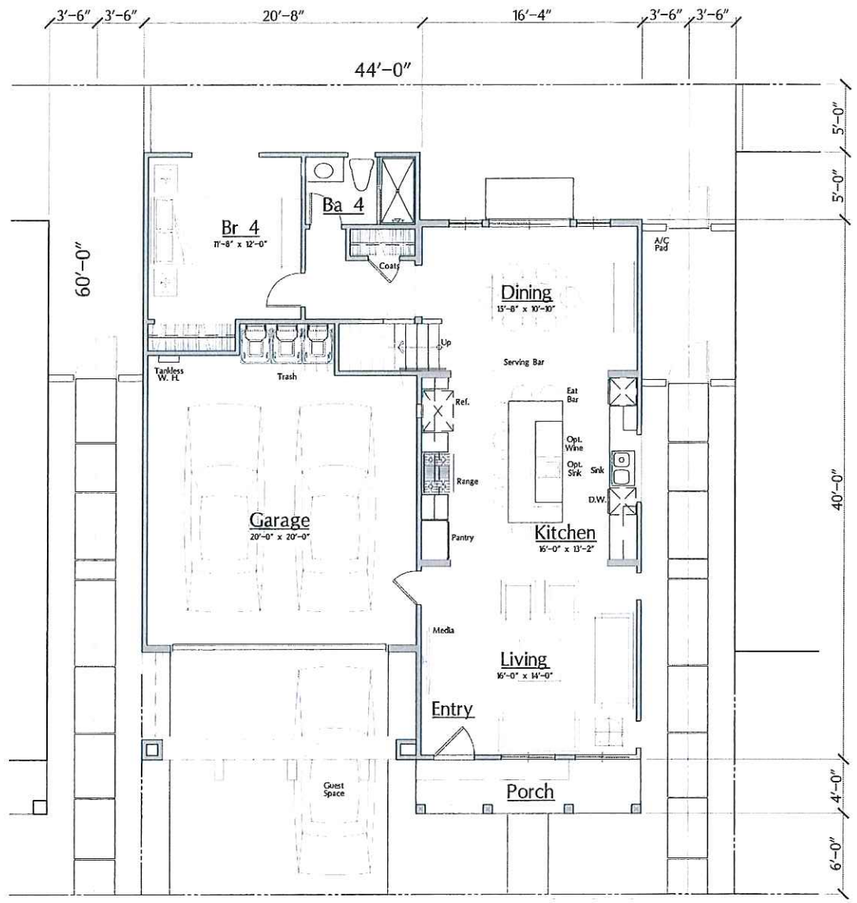
01/19/2015
JOB #: 13-182

URBAN ARENA
3195 Red Hill Avenue, Suite F
Costa Mesa, California 92626
T: 714.754.4500 F: 714.754.4545
San Diego - Costa Mesa



SECOND LEVEL - 1,416 S.F.

SCALE: 1/4" = 1'-0"



FIRST LEVEL - 966 S.F.

SCALE: 1/4" = 1'-0"

PLAN 2 TOTAL S.F. - 2,382 S.F.

EXHIBIT A p55

A0.1

SCALE: 1/4" = 1'-0"

0 2 4 8 12

VILLAGE 5: PLAN 2 44' X 60' FLOOR PLAN

William Lyon Homes, Inc.

THE ISLES AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-182

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Costa Mesa, California 92626
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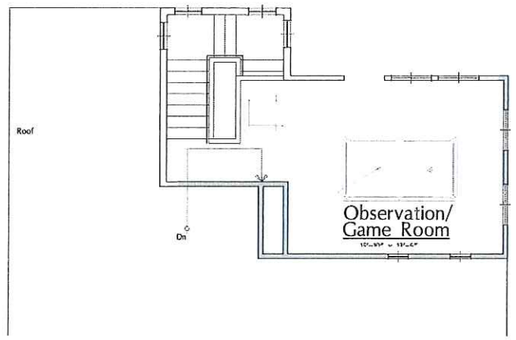
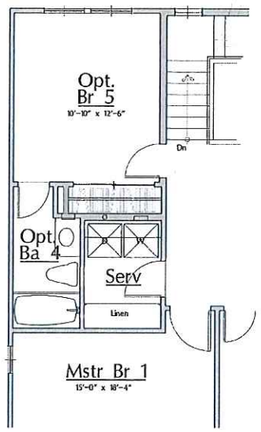
San Diego - Costa Mesa

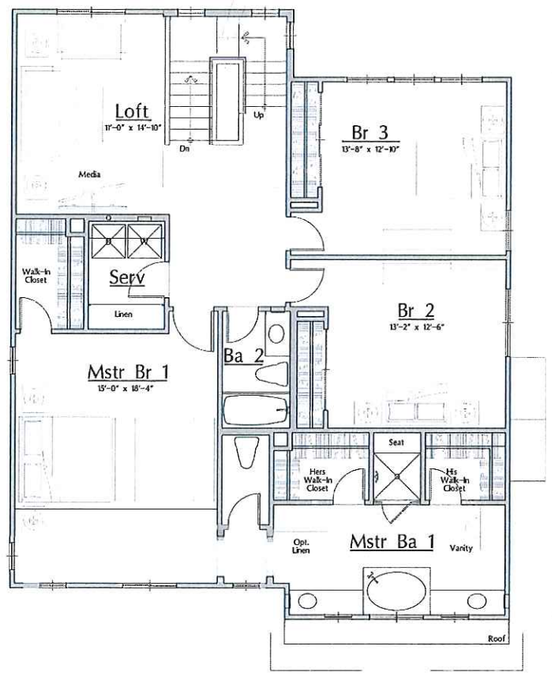


THRID LEVEL - 286 S.F.

SCALE: 1/4" = 1'-0"

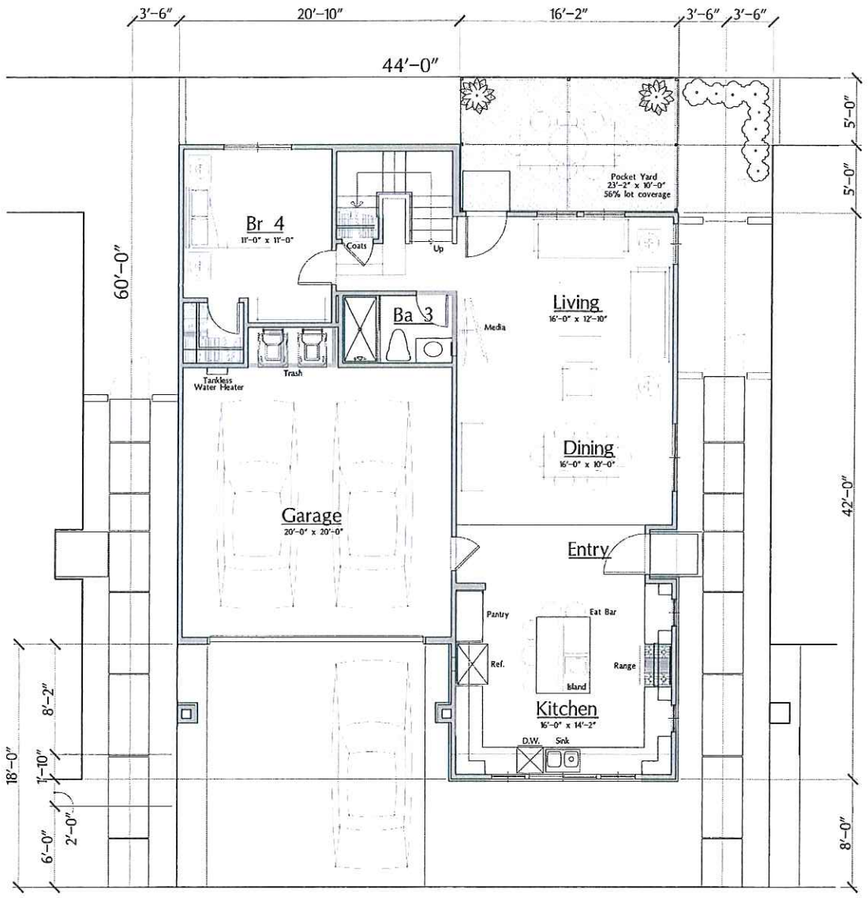


Optional Bedroom/
Bath Scheme



SECOND LEVEL - 1543 S.F.

SCALE: 1/4" = 1'-0"



FIRST LEVEL - 1031 S.F.

SCALE: 1/4" = 1'-0"

PLAN 3 TOTAL S.F. - 2,860 S.F.

EXHIBIT Ap56

A0.2

THE ISLES AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-182

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Costa Mesa, California 92626
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San Diego - Costa Mesa

SCALE: 1/4" = 1'-0"

0 2 4 8 12

VILLAGE 5: PLAN 3 44' X 60' FLOOR PLAN

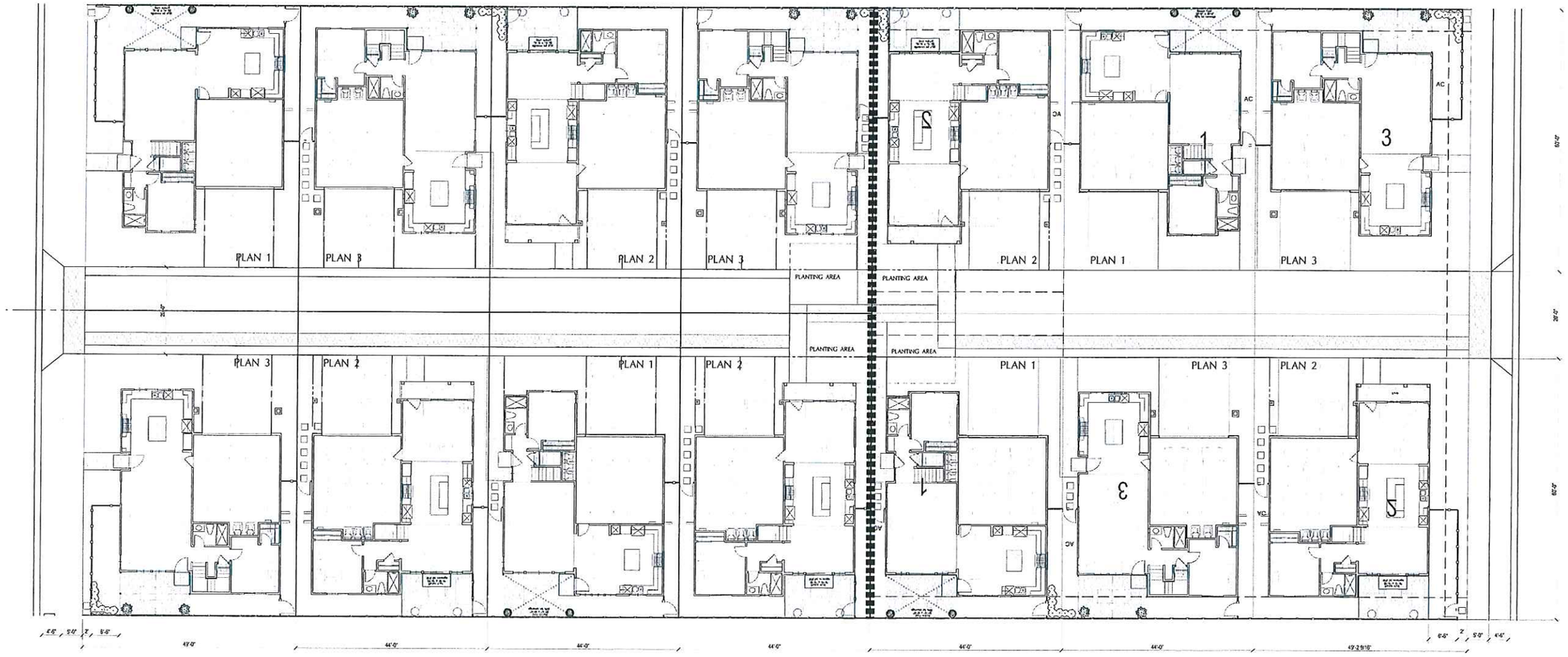

EXHIBIT Ap57

A0.3

THE ISLES AT BAYSHORES

NEWARK, CA

01/19/2015
JOB #: 13-182

William Lyon Homes, Inc.

URBAN ARENA
3195 Redhill Avenue - Lobby E
Costa Mesa, California 92626
T: 714.754.4050 F: 714.754.4515
San Diego - Costa Mesa

SCALE: 1/4" = 1'-0"
0 2 4 8 12

VILLAGE 5: BLOCK LAYOUT ALLEY

PLAN 1 – A
AGRARIAN

PLAN 1 – B
BEACH COTTAGE

PLAN 1 – C
REGENCY – SEASIDE

EXHIBIT Ap58

A1.0

SCALE: 1/4" = 1'-0"
0 2 4 8 12

THE ISLES AT BAYSHORES

William Lyon Homes, Inc.

NEWARK, CA
01/19/2015
JOB #: 13-182

URBAN ARENA
3195 Red Hill Avenue - Lot F
Costa Mesa, California 92626
T: 714.754.4500 F: 714.754.4545
San Diego - Costa Mesa

VILLAGE 5: PLAN 1 44' X 60' LOTS

PLAN 1 – B FRONT
BEACH COTTAGE

PLAN 1 – B REAR
BEACH COTTAGE

PLAN 1 – B RIGHT
BEACH COTTAGE

PLAN 1 – B LEFT
BEACH COTTAGE

EXHIBIT Ap59

A1.1

William Lyon Homes, Inc.

THE ISLES AT BAYSHORES

NEWARK, CA
01/19/2015
JOB #: 13-182

URBAN ARENA
219 S Red Hill Avenue, Unit F
Costa Mesa, California 92626
T: 714.324.4500 F: 714.754.4545
San Diego - Costa Mesa

SCALE: 1/4" = 1'-0"
0 2 4 8 12

VILLAGE 5: PLAN 1 WRAP