

Case File Number: PLN15378-PUDF03

June 23, 2021

Location:	Oak Knoll Development – Parcel 6; 8750 Mountain Boulevard
Assessor’s Parcel Number(s):	043A467500321
Proposal:	Oak Knoll Final Development Permit (FDP) for construction of 74 residential townhouse units on Parcel 6
Applicant:	Marc Magstadt, SunCal
Contact Person/ Phone Number:	Jeff Stevens, Danielian Associates/(949) 474.6030
Owner:	Oak Knoll Venture Acquisitions LLC
Case File Number:	PLN15378-PUDF03
Planning Permits Required:	FDP, compliance with CEQA
General Plan:	Mixed Housing Type Residential
Zoning:	D-OK-3 Oak Knoll District Residential Zone - 3
Environmental Determination:	Final Supplemental EIR certified on Nov. 7, 2017
Historic Status:	Non-Historic Property
City Council District:	7 – Treva Reid
Finality of Decision:	Planning Commission, appealable to City Council
For Further Information:	Contact case planner Michele T. Morris at 510-238-2235 or by e-mail at mmorris2@oaklandca.gov

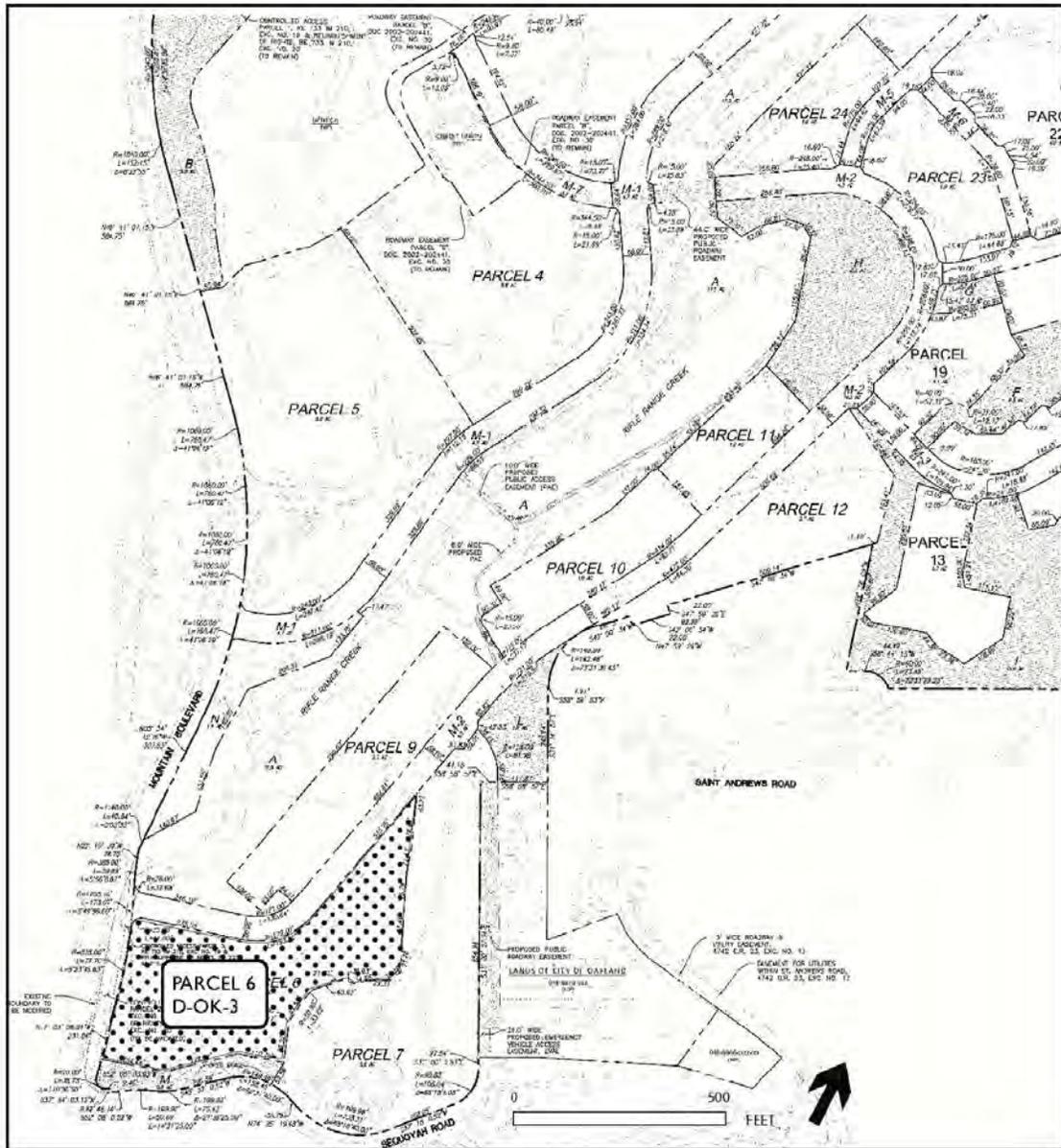
SUMMARY

The proposed project is a Phase 1 Final Development Permit (FDP) for construction of 74 residential units (townhomes) on Parcel 6 in the Oak Knoll Planned Unit Development (PUD). Parcel 6 is the southernmost portion of the PUD uplands which abuts Mountain Boulevard and Sequoyah Road.

PROJECT SITE AND SURROUNDING AREA

Oak Knoll Development encompasses an 84.7-acre site east of Interstate 580 (I-580) and is located approximately 9 miles southeast of downtown Oakland. Mountain Boulevard and the I-580 freeway are to the west; Keller Avenue to the north and east; and Sequoyah Road, a City-owned property, and residential neighborhoods are located to the south. Parcel 6 has its western property line fronting Mountain Boulevard. The project site is currently accessible only by Mountain Boulevard.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15378-PUDF03
Applicant: David Soyka and Marc Magstadt - SunCal
Address: Oak Knoll FDP Parcel 6
Zone: D-OK-3

PROJECT BACKGROUND

Project History

In 1996, the Naval Medical Center Oakland property was subject to a Final Reuse Plan that presented five land use alternatives for the reuse of the property. The Maximum Capacity Alternative within the Final Reuse Plan included: a) 584 residential units; b) 400,000 sq. ft. of commercial space; and c) 32 acres of open space. The Maximum Capacity Alternative was approved by the Oakland City Council as the preferred alternative.

In 2005, SunCal Oak Knoll, LLC proposed the “former Oak Knoll Project” which included 960 residential units, 82,000 sq. ft. of commercial space and 53 acres of open space. The “former Oak Knoll Project” was not approved.

Approved Oak Knoll Land Use Entitlements

The Oak Knoll Development was submitted in 2015 and approved in November 2017. The approval included General Plan Amendments, Rezoning, Planned Unit Development/Preliminary Development Plan, Final Development Plan for Master Developer Site Improvements, Final Development Plan for Relocation and Rehabilitation of Club Knoll, Design Review, Vesting Tentative Tract Map, and a Creek Permit. The project is referred to as “Oak Knoll.”

Oak Knoll includes:

- 918 residential units of varying types;
- 72,000 sq. ft. of neighborhood serving commercial in the Village Center;
- 14,000 square feet of civic/commercial use, including relocation of the historic Club Knoll to the center of the Project site with 4,000 sq. ft. of community space and 10,000 sq. ft. of commercial space;
- Approximately 67.6 acres of open space and recreation areas, including four new public parks, a system of trails, bikeways, and walkways;
- Restoration and enhancement of the Rifle Range Creek, Powerhouse Creek and Hospital Creek corridors (16.7 acres);
- Three phases of development; and
- Street network designed as "complete streets" for the safe and comfortable travel of all transportation modes.

The following provides a summary of the current status of the Oak Knoll Development:

- Land Use Entitlement: The Oak Knoll Project Supplemental EIR was certified and the General Plan Amendment, Rezoning, Vesting Tentative Tract Map, Creek Permit, and the Oak Knoll PUD was approved on November 7, 2017.
- Construction-Related Permits:
 - Grading Permit: The applicant has received a Grading permit for Phase 1 of the development which includes Parcel 6 and Parcel 12.
 - Bridge Permits: The applicant has received construction related permits for the pedestrian and vehicular bridge located in Phase 1.

- Public Improvements: The applicant has applied for and received the PX permit for the public improvements in Phase 1, including the streets and utilities.
- Club Knoll: The historic Club Knoll has a series of Building Permits associated with it, including demolition, alteration, and reconstruction.
- Compliance with Conditions of Approval: The relocation and restoration of Club Knoll is underway. Public improvement permits, various alternate method construction permits and Private infrastructure permits for on-site improvements are under review. The City and the applicant are actively working on formation of the Community Facilities District, Geologic Hazard Abatement District (GHAD) and Subdivision Agreement.
- Tree Permit Amendment: An amendment to the approved Tree Removal Permit was received on May 3, 2021. The amendment proposes to remove 394 additional trees and requires CEQA review.
- Final Development Permits:
 - FDP for Club Knoll was approved with the PUD on November 7, 2017;
 - FDP for Phase 1 Master Developer Site Improvements was approved with the PUD on November 7, 2017;
 - FDPs for Phase 1 Residential Development Parcels. The Master Developer has submitted eight FDPs for Phase 1, which are in various stages of City review:
 - Parcel 6: Townhomes. Deemed complete and under consideration by DRC at this meeting (and the subject of this report);
 - Parcel 12: Townhomes. Deemed complete and under consideration by DRC;
 - Parcel 11: Alley homes. Deemed complete and under review;
 - Parcel 19: Alley homes. Deemed complete and under review;
 - Parcel 23: Alley homes. Deemed complete and under review;
 - Parcel 24: Alley homes. Deemed complete and under review;
 - Parcel 9: Court homes. Deemed complete and under review;
 - Parcel 10: Court homes. Deemed complete and under review.

PROJECT DESCRIPTION

The proposed Parcel 6 project includes 74 residential units. Plans, elevations, and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include the following characteristics:

- Style: The proposed residential development includes stylistic references to common and vernacular California architectural styles, including Craftsman, farmhouse, and mission architectural styles.
- Site Planning: The proposed FDP includes 19 buildings including duplex, triplex, 4-plex and 5-plex building arrangements.
- Unit Types: Parcel 6 proposes three-story, three-bedroom townhomes grouped into multifamily buildings and would consist of three duplex, five triplex, two 4-plex, and nine 5-plex buildings. These may be units for rent, or condominium units in the future.
- Parking: Each unit has a two-car attached garage, for a total of 148 off-street parking spaces.

- Open Space: The FDP includes a combination of group open space, private balconies and ground floor porches.

GENERAL PLAN ANALYSIS

The Parcel 6 project site is in the Mixed Housing Type Residential General Plan land use designation. The intent of the Mixed Housing Type Residential land use designation is “to create, maintain, and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.” However, the Land Use Element further describes the Desired Character and Use in this designation to involve future development “remain[s] residential in character.” The master-planned Oak Knoll PUD allows for development of up to 918 residential units.

The following is an analysis of how the proposed project meets applicable General Plan objectives (staff analysis in indented, italicized text below each objective):

- Objective N3: Encourage the construction, conservation, and enhancement of housing resources to meet the current and future needs of the Oakland community.
 - Policy N3.9 – Facilitating Housing Construction. Orienting Residential Development. Residential developments should be encouraged to face the street and to orient their units to desirable sunlight and views, while avoiding unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.
 - *The proposal will deliver market-rate housing that will intensify and support new uses in the South Hills area of Oakland. Front entry porches and rear-facing porches are designed to create a “sense of address” and providing gates, yards and access to public streets and paseos and/or pathways.*
- Objective N6: Encourage a mix of housing costs, unit sizes, types, and ownership structures.
 - *The proposed project will include townhomes consisting of duplexes, triplexes, four-plex and five-plex buildings which will create more home ownership opportunities.*

ZONING ANALYSIS

Parcel 6 is located within the South Hills area of the Oakland hills in the D-OK-3 Oak Knoll District Residential Zone - 3 (D-OK-3). The intent of the D-OK-3 Zone is to create, maintain, and enhance areas suitable for medium-density residential units, such as townhomes. The zoning district provides medium density housing development. The following discussion outlines the purpose of the D-OK-3 regulations, with staff analysis provided below in indented, italicized text:

- Create, maintain, and enhance areas suitable for medium-density residential units, such as townhomes.
 - *The proposed project is a market-rate housing project that will diversify living and home ownership opportunities in the Oak Knoll Development.*

Zoning Analysis

Criteria	OK-3	Proposed	Analysis
Land Use			
Permanent Residential	P	P	Allowed
Multi-family Dwelling Facility	P	P	Allowed
Density	1 unit per 1600 sf lot area on lots 5000 sf or greater	174,240 sq ft, 74 units*1600 = 118,400	Complies
Maximum Lot Coverage	55%	40.5%	Complies
Maximum wall height primary building	35 ft/ 3 stories	3 stories/ approx. 30 ft	Complies
Maximum pitched roof height	40 ft	40 ft	Complies
Open Space – Group Residential	170 sf per unit (can be replaced by 70 sf of dedicated Private Open Space per unit).	2 nd floor decks between 128 sf or 144 sf. Front porch does not meet requirement	Complies
Parking	1 space per dwelling unit = 74 spaces	Individual two-car garages per unit	Complies
Retaining Walls	Multiple retaining walls shall be separated by a distance of at least four (4) feet between the exposed faces of each wall.	4 ft. minimum	Complies

Oak Knoll Design Guidelines

Design Guidelines: This FDP application is subject to the following Oak Knoll PUD Design Guidelines (indented and italicized text below each guideline indicates staff analysis):

- 2.4 Townhomes Design Objectives:
 - Create a ‘sense of address’ and a front door for each unit by providing ‘door yards’, gates, and access to public streets and paseos.
 - *Gates have been included on porch railings and front doors lead to site pathways which have been connected to paseos and public sidewalks. These features add to a “sense of address” and assist with site wayfinding.*
 - All units should feature covered entry areas either in the form of a stoop or entry porch;

- *Covered porches have been included in the floor plans for all units.*
- Variation of design is encouraged, and corner units should be treated differently than middle units;
 - *The plans show that corner units and middle units are differentiated by front entry placement and porch gates, and by third-floor bay window projection and roof articulations.*
- End façades should [be] treated as high visibility and should feature windows, entries where appropriate, and other design features normally on the front facade.
 - *The end facades have been revised to enhance side elevations by featuring varied fenestration and wall articulation which help distinguish highly visible end units.*
- Odd numbers of units in a row are encouraged;
 - *The plans have been revised to be responsive to this guideline.*
- Stepping between units is encouraged to provide private balconies and a varied building frontage as viewed from the street.
 - *There does not appear to be stepping between units or varied frontage. This variation could help break up the facades of the 5-unit buildings facing the street.*
- Landscape planting should be integrated in with streetscapes and provide screening for parking & alleys. Please refer to the Preliminary Development Plan for example designs for Paseos and Pocket Parks.
 - *Landscaping of privacy screening plantings between ground floor porches, ornamental planting of low shrubs, groundcover and trees around the residential buildings, no mow turf at the perimeter of the project site has been incorporated into the site plan along the group open spaces, pathways and retaining walls.*
- 3.5 High Visibility Façades –
 - Open Spaces: While the entry facades of all homes in Oak Knoll shall be considered High Visibility Facades, select facades that face the Open Space shall also be considered High Visibility Facades. Use of porches and balconies are encouraged on these facades, and they should be designed with their visibility in mind, as well as the privacy of the homeowner.
 - *Corner units in #1, #3, and #19 were enhanced to ensure that the entry façade faces the street and if the side façade also faces the street, it was enhanced with high quality design. Revisions to the windows and roof articulation include bay window projection and wood trim to create exterior material changes for better visual impact.*

- Corner Lot Façades: Corner lot facades shall have consistent details and elements on elevations facing both streets. The rhythm of openings established on the entry façade shall continue on the side façade that faces the street, and divided window patterns shall be consistent on both elevations.
 - *The units have consistent elements on side and front elevations.*

- Additive Façade Elements: Once the design of the High Visibility Facade openings has been determined, additive building elements like porches and dormers should follow the rhythm of the facade composition. Wraparound porches are encouraged on corner lots, as well as projected window bays. Porch columns should be spaced equally to either side of facade openings.
 - *Porches and dormers have consistent design elements, and side elevations include window bay projections. Some second-floor balconies have been reduced in scale to better frame the front entries below. Staff believes the dimensions of the second-floor balconies and the ground floor porches compete in terms of visual impact.*

- Successful Execution of Secondary Facades: Secondary Facades that successfully follow the above guidelines will support a composition of the Bay Area home that is balanced and continuous rather than one-sided and fragmented.
 - *Revisions have been made to secondary facades to enhance secondary façades, as previously outlined above to buildings #1, #3, and #19 by increasing articulation to the wall facades such as recessing siding, mixing exterior materials, and adding bay window projections.*

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant and architect to refine the proposed design for the Parcel 6 site. The project complies with the underlying zoning regulations. The applicant team has worked to improve the overall site plan of the project to provide activation on Mountain Boulevard and to limit the ‘back of house’ impacts. Key aspects of the building include:

- High Visibility Façades
 - Staff remarked that any façade facing a street should match the front façade with number of windows, articulation, and visual interest. The applicant responded to staff’s request to improve façade components on townhomes facing the public street. *Staff believes this is a successful solution to enhance the building facades.*
- Corner Lot Façades and Successful Execution of Secondary Façades

- Staff was concerned with previous versions of corner lot facades where the townhomes needed high quality and refined design. Again, the porch columns widths and the dominance of second-story decks tended to detract from the ground floor entry areas. The applicant responded with enhanced elevations and more articulation. *Staff believes the projecting window and roof articulations at the third floor of craftsman and mission style building satisfy this concern.*
- Retaining Walls on Lots
 - Retaining walls shall be integrated with shrub planting to soften and screen walls. The retaining walls at the corner of Mountain Boulevard and Creekside Loop were revised to include a planted zone between the back of sidewalk and face of wall to be planted with vines. *However, staff believes that a further 1.5 feet of landscaping should separate the retaining wall from the sidewalk to be in alignment with Planning Code small project design guidelines for barriers facing street frontages.*

Issues

In general, staff finds the project improved since the original submittal. The applicant has responded to staff comments with improvements to the site plan but there is still room for improvement. Staff would like DRC to consider the following issues:

- **Mountain Blvd. and Creekside Loop corner and gateway to the PUD.** Staff would like to see the retaining wall set back from the corner to create more of a gateway at this entrance to the development, consistent with the FDP for public improvements. This setback would allow for additional landscaping to soften the retaining wall.
 - *Does the DRC think that more recessing of the retaining wall from the sidewalk and Right-of-Way and additional landscaping would enhance the visual impact of the overall Oak Knoll gateway corner?*
- **Sense of address for townhomes facing Creekside Loop.** Staff appreciates the design updates the applicant has made to the units facing Creekside Loop, but would like to see more of a sense of address for the units facing the street, so it is clear that these are front entries and front doors.
 - *Does the DRC think the ground-floor façades along Creekside Loop should be further activated to meet the design intent of PUD Design Guidelines?*
- **Successful Execution of Secondary Facades.** This guideline states that the composition of the Bay Area home should be balanced and continuous rather than one-sided and fragmented.” Revisions to secondary facades have been made by increasing articulation to the wall facades such as recessing siding, mixing exterior materials, and adding bay window projection. The design for secondary facades of Buildings #1, #3 and #19 must comply with this guideline.
 - *Does the DRC think the corner units in #1, #3, and #19 need improvements to ensure that the entry façades have high-quality design?*

- **Additive Façade Elements porches and porch columns.** The applicant responded to staff's request to reduce the profile of the porch railings/corner pieces of second-floor balconies. The porch columns widths and the dominance of second-story balconies detract from the ground floor entry areas. The applicant responded with enhanced elevations and more articulation and noted that the column widths at the second floor have been reduced on Mission and Farmhouse styled townhomes, however, the porch column widths vary according to architectural style. Some scaling back of the porch column widths have been applied, however staff believes the porches still seem overshadowed by the decks overhead.

Does the DRC think the facade elements of the buildings meet the guideline's objective of Additive façade elements for High Visibility Facades openings?

RECOMMENDATION

Staff recommends the DRC review and comment on the proposed Oak Knoll Development Parcel 6 FDP, with attention to the issues raised by staff in this report.

Prepared by:



Michele T. Morris, Planner III

Reviewed by:



Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Attachment:

- A. Proposed Plans, dated June 1, 2021

ATTACHMENT

A



OAK KNOLL

FINAL DEVELOPMENT PLAN PARCEL 6

02.03.20

Revision 7: 06.01.21

CLIENT

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BKF Engineers

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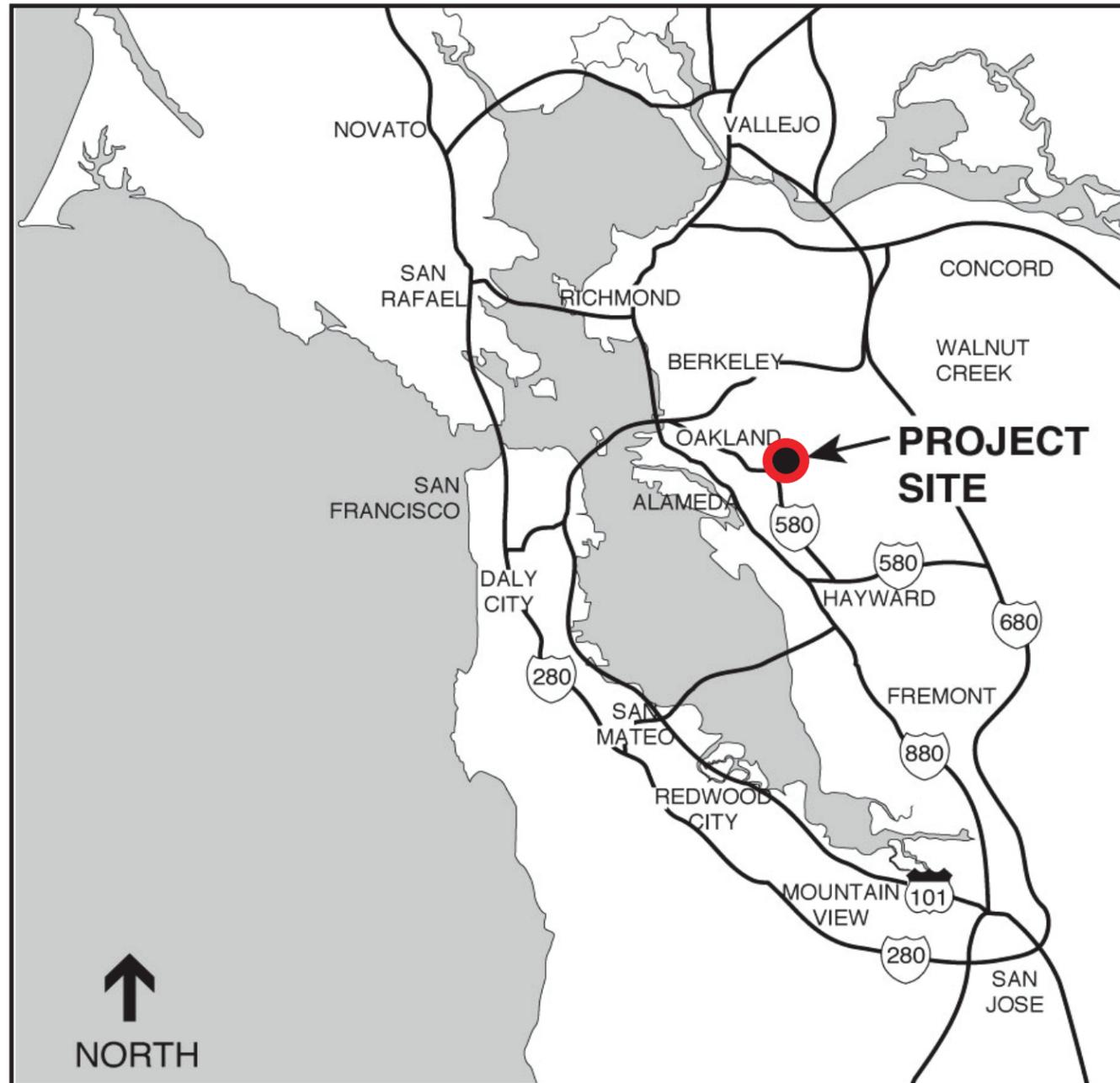
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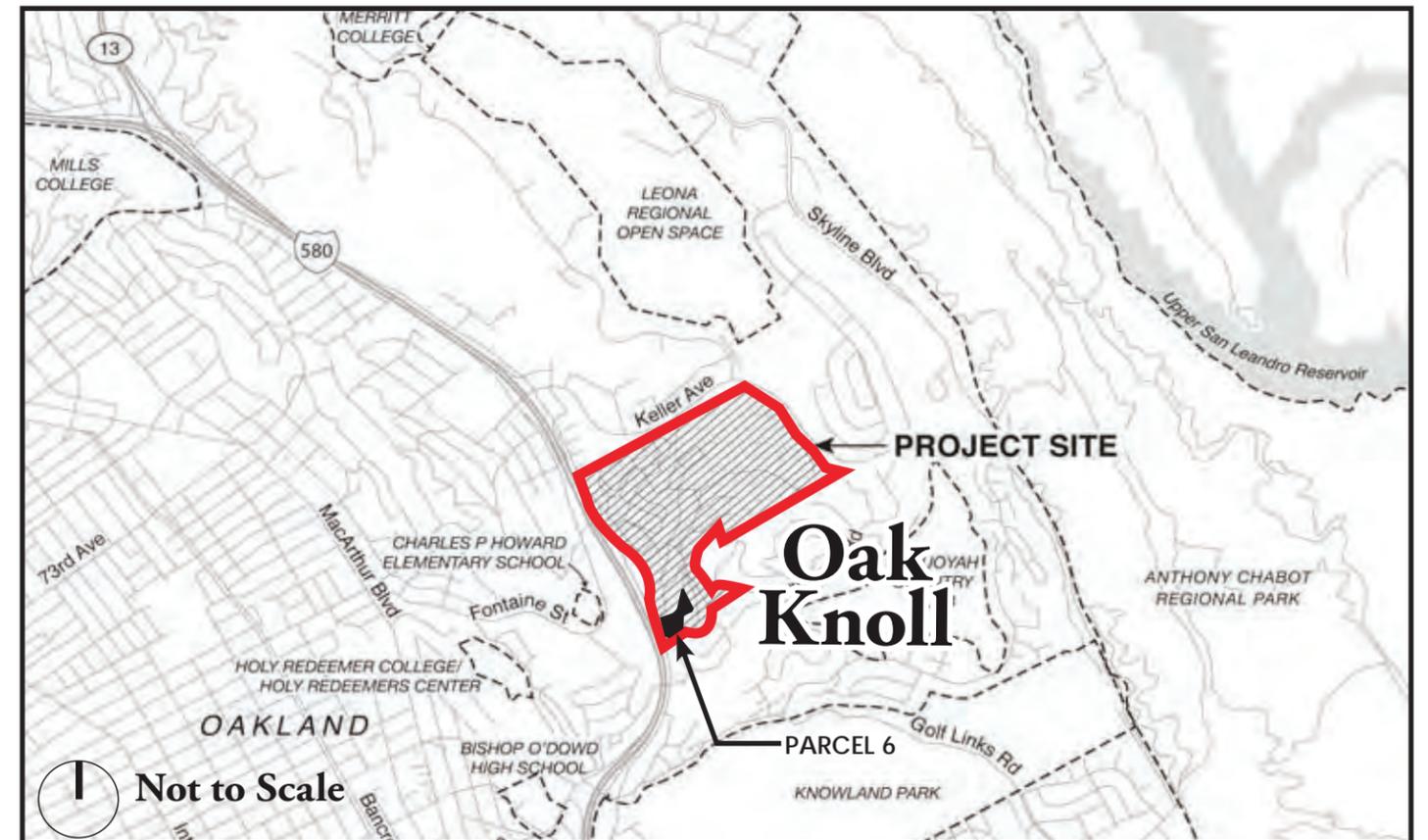
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An aerial photograph of a city and its surrounding landscape. The city is densely packed with buildings and roads, extending towards a large body of water in the distance. The foreground shows a mix of green fields, forests, and some industrial or commercial structures. A semi-transparent blue rectangular box is centered over the middle of the image, containing the word "INTRODUCTION" in a blue, sans-serif font.

INTRODUCTION



LOCATION



VICINITY

OAK KNOLL

LOCATION & VICINITY MAP
 FINAL DEVELOPMENT PLAN - PARCEL 6

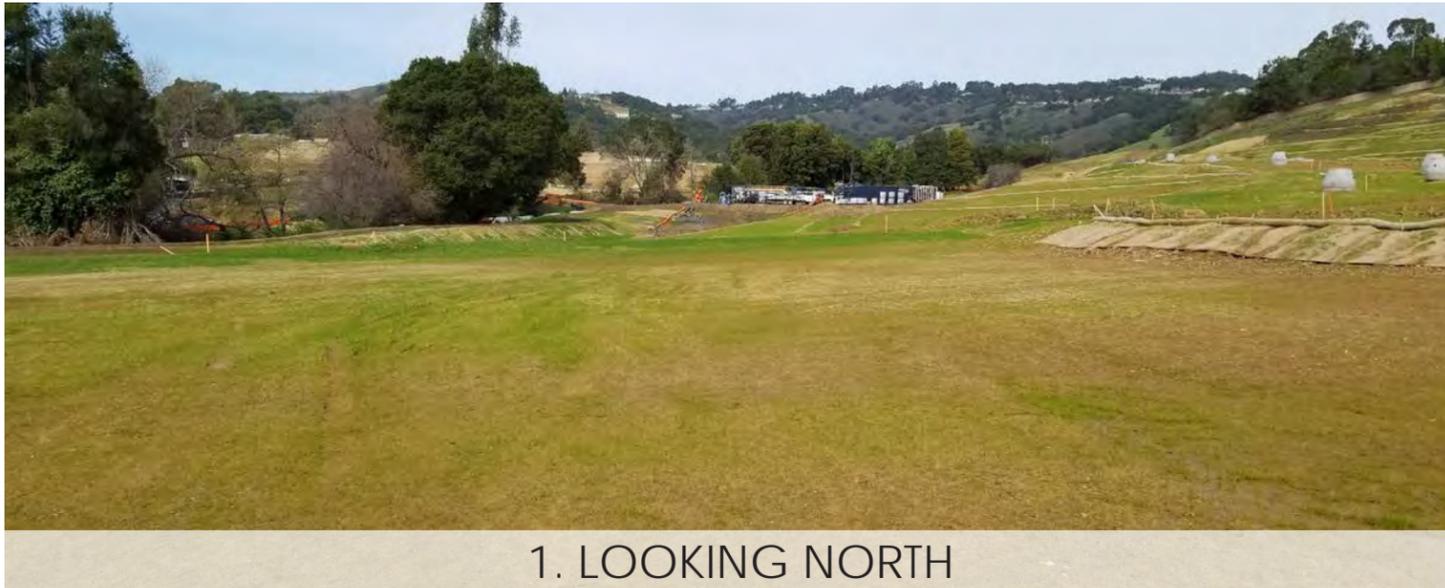




PHASE 1 CONTEXT



PARCEL VIEWS KEY MAP



1. LOOKING NORTH



2. LOOKING SOUTH



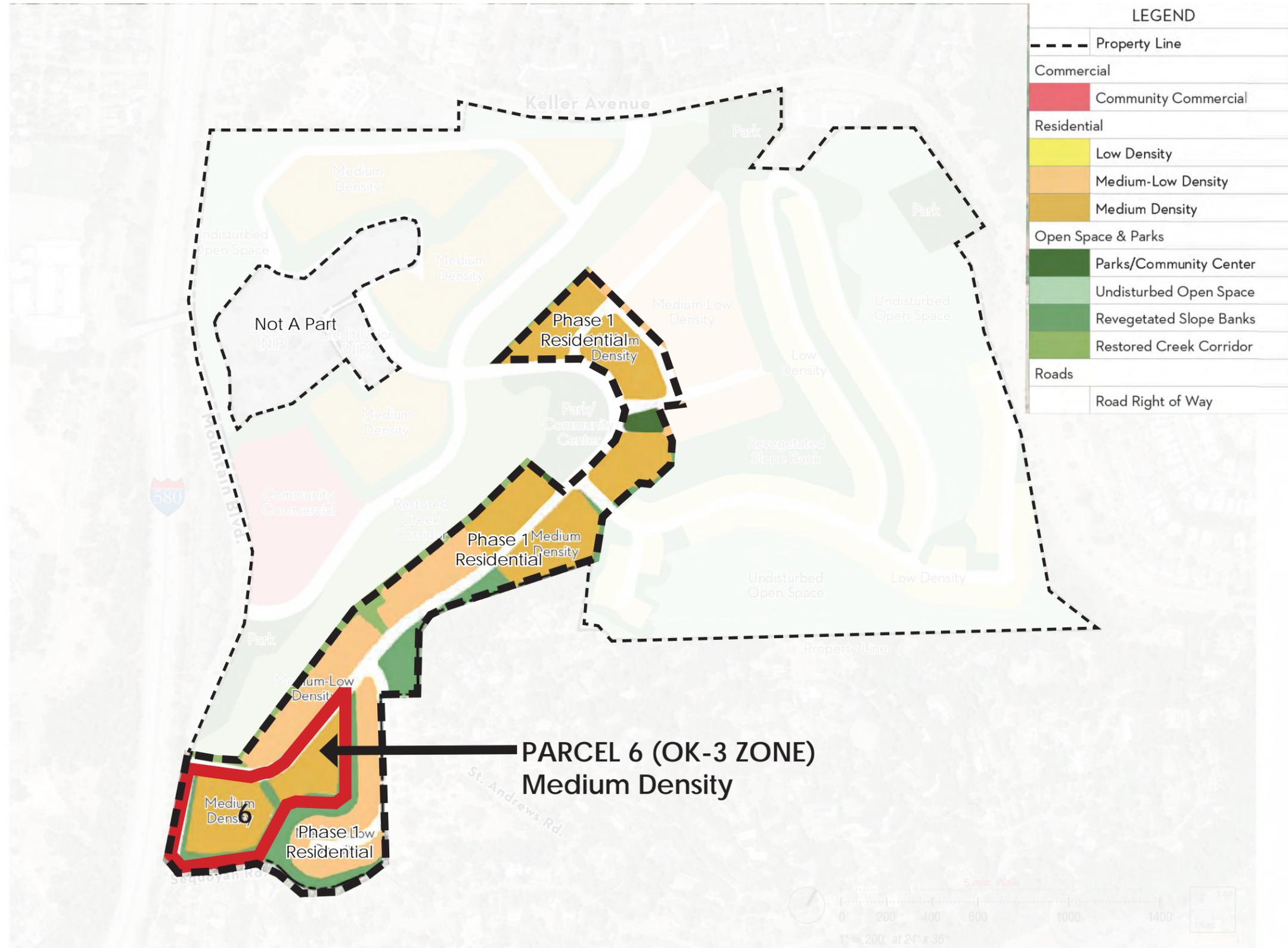
3. LOOKING EAST

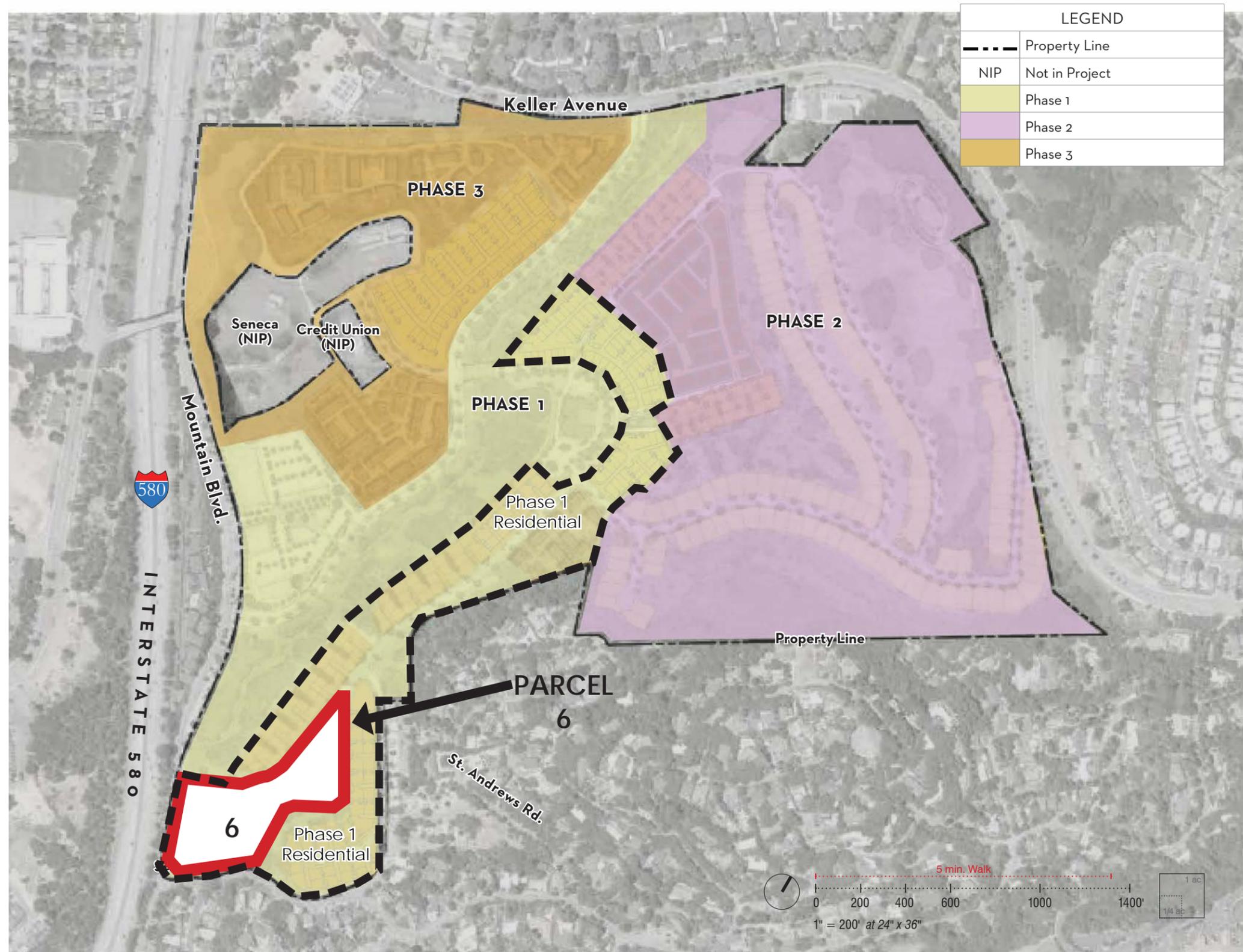


4. LOOKING WEST

OAK KNOLL

CONTEXT PHOTOS
FINAL DEVELOPMENT PLAN - PARCEL 6

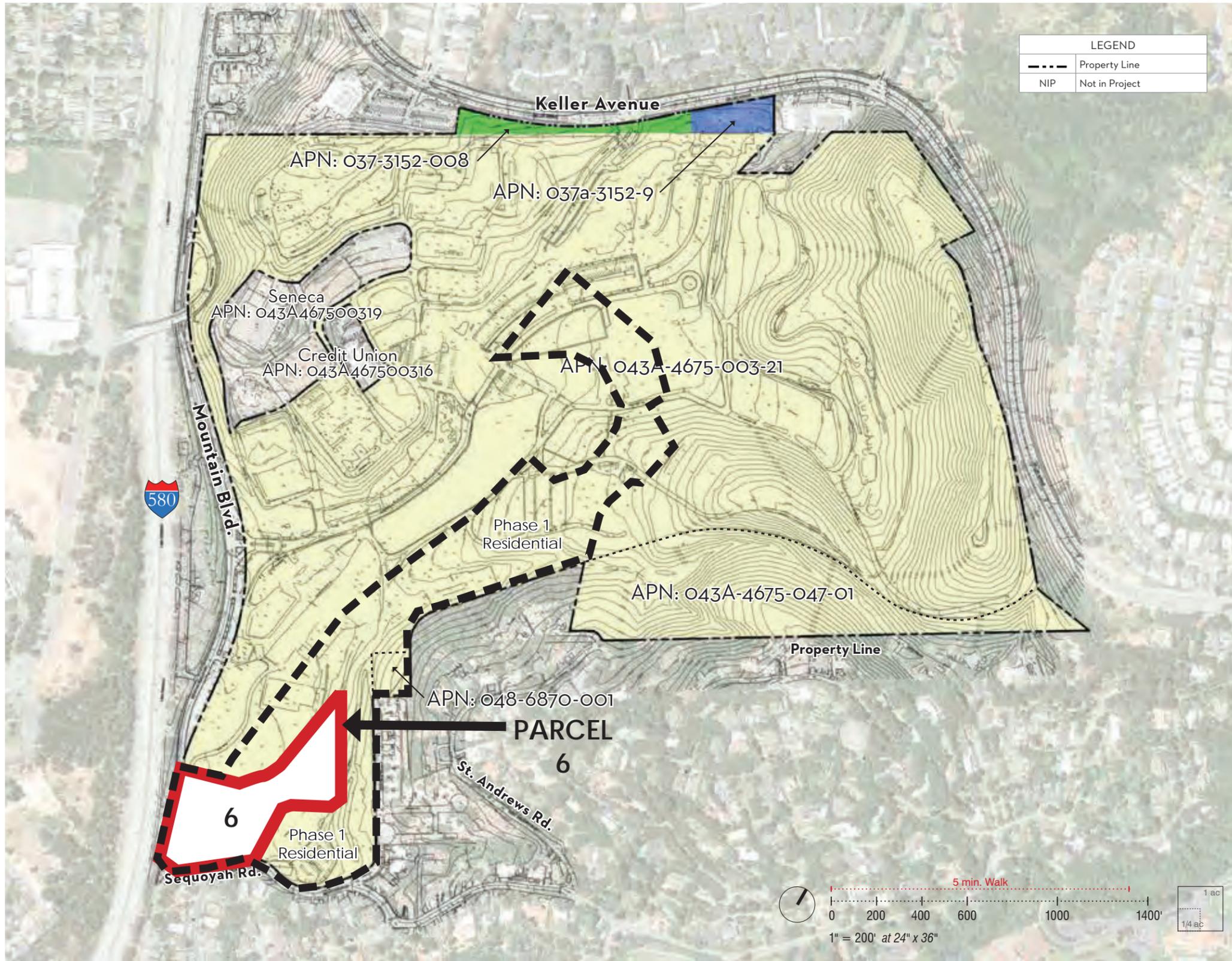




OAK KNOLL

PHASING & PHASE 1 RESIDENTIAL

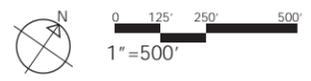
FINAL DEVELOPMENT PLAN - PARCEL 6





LEGEND

- FOUND BRASS DISK MONUMENT AS NOTED
- △ FOUND STANDARD CITY OF OAKLAND MONUMENT
- R4 RECORD DATA PER RS 1444, 21 M 69
- R7 RECORD DATA PER FAIRWAY ESTATES IN OAK KNOLL, 18 M 58-61
- R11 DATA PER NON-RECORDED EAST BAY MUNICIPAL UTILITY DISTRICT MAP NO. 3670-G, REVISION NO. 5 DATED 16 OCT 72



OAK KNOLL

OVERALL PROPERTY BOUNDARY & TOPOGRAPHY

FINAL DEVELOPMENT PLAN - PARCEL 6





THE PLAN

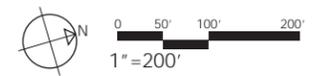


FOR ILLUSTRATIVE PURPOSES ONLY

OAK KNOLL

PHASE 1 SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





PARCEL 6

ZONE: OK-3 MEDIUM

UNIT TYPE: TOWNHOMES

BUILDING TYPE:
DUPLEX, TRIPLEX, 4-PLEX, 5-PLEX

PLAN SIZE:
RANGING FROM 2,000 SF TO 2,550 SF

LOT COVERAGE:
40.5% (55% MAX. ALLOWED)

DEVELOPMENT STANDARDS PER OK-3
ZONING CODE:

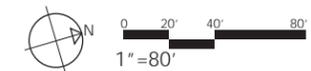
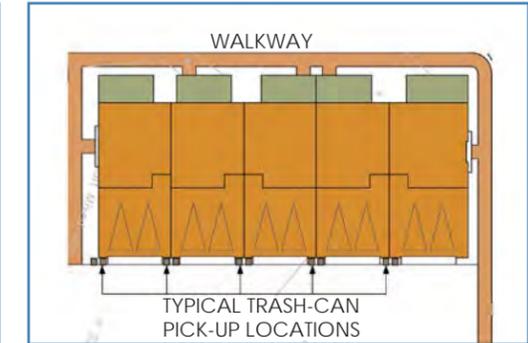
FRONT SETBACK = 8' MIN.
SIDE SETBACK AT INTERIOR = 4' MIN.
SIDE SETBACK AT STREET = 5' MIN.
REAR SETBACK = N/A
MAX. HEIGHT (PRIMARY WALL) = 35'
MAX. HEIGHT (PITCHED ROOF) = 40'

6
TOWNHOMES
4.0 NET ACRES
18.5 DU/AC
74 UNITS



LEGEND

- # BUILDING NUMBERS
- PROPERTY BOUNDARY
- P1A: PLAN 1 MISSION
- P1B: PLAN 1 FARMHOUSE
- P1C: PLAN 1 CRAFTSMAN
- P2A: PLAN 2 MISSION
- P2B: PLAN 2 FARMHOUSE
- P2C: PLAN 2 CRAFTSMAN
- P3A: PLAN 3 MISSION
- P3B: PLAN 3 FARMHOUSE
- P3C: PLAN 3 CRAFTSMAN
- *: HIGH VISIBILITY FACADE



OAK KNOLL

PARCEL SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Notes:
Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.
For details of the floorplans, please see the floorplans in the Architecture section of this document.
For landscaping and fence details refer to landscape plans of this document.

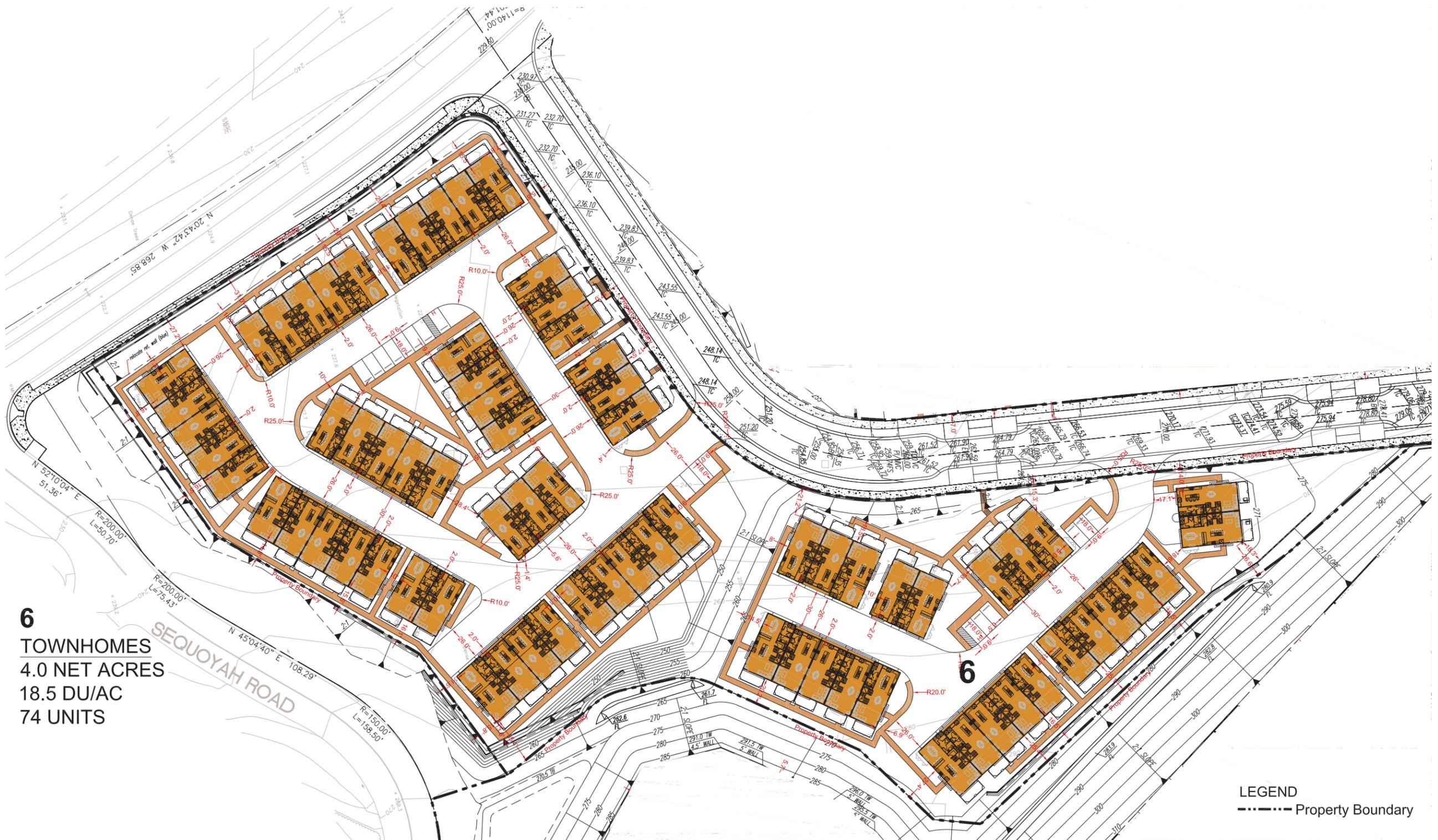


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TOWNHOMES
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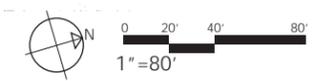
OAK KNOLL
 FIRST FLOOR SITE PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 6





6
 TOWNHOMES
 4.0 NET ACRES
 18.5 DU/AC
 74 UNITS

LEGEND
 - - - - - Property Boundary



OAK KNOLL

SECOND FLOOR SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Notes:
 For details of the floorplans, please see the floorplans in the Architecture section of this document.



6
 TOWNHOMES
 4.0 NET ACRES
 18.5 DU/AC
 74 UNITS

LEGEND
 - - - - - Property Boundary



Notes:
 For details of the floorplans, please see the floorplans in the Architecture section of this document.

OAK KNOLL

THIRD FLOOR SITE PLAN

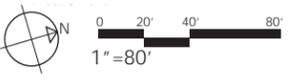
FINAL DEVELOPMENT PLAN - PARCEL 6





6
 TOWNHOMES
 4.0 NET ACRES
 18.5 DU/AC
 74 UNITS

LEGEND
 - - - - - Property Boundary



OAK KNOLL

ROOF SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Notes:
 For details of the floorplans, please see the floorplans in the Architecture section of this document.

PARCEL 6

OPEN SPACE SUMMARY

TOTAL USABLE GROUP OPEN SPACE

REQUIRED 170 SF PER UNIT (74 UNITS) = 12,580 SF
 PROVIDED = 16,720 SF

TOTAL USABLE PRIVATE OPEN SPACE PROVIDED

PROVIDED (2ND FLOOR DECK*) = 10,304 SF

PRIVATE OPEN SPACE PROVIDED- DETAIL SUMMARY PER UNIT

REQUIRED: 70 SF PER UNIT

Building	Unit	Private Open Space (Porch)	Building	Unit	Private Open Space (Porch)	
1	1	128 sf	8	1	128 sf	
	2	144 sf		2	144 sf	
	3	144 sf		3	128 sf	
	4	144 sf		1	128 sf	
	5	128 sf		2	144 sf	
2	1	128 sf	9	3	144 sf	
	2	144 sf		4	144 sf	
	3	144 sf		5	128 sf	
	4	144 sf		10	1	128 sf
	5	128 sf			2	144 sf
3	1	128 sf	10	3	144 sf	
	2	144 sf		4	128 sf	
	3	144 sf		1	128 sf	
	4	144 sf		2	144 sf	
	5	128 sf		3	128 sf	
4	1	128 sf	11	1	128 sf	
	2	144 sf		2	144 sf	
	3	144 sf		3	128 sf	
	4	144 sf		12	1	128 sf
	5	128 sf			2	144 sf
5	1	128 sf	13	2	144 sf	
	2	128 sf		14	1	128 sf
	3	144 sf			2	128 sf
	4	128 sf			15	1
	5	128 sf		2		144 sf
6	1	128 sf	15	3	128 sf	
	2	144 sf		16	1	128 sf
	3	144 sf			2	144 sf
	4	128 sf			3	144 sf
	7	1		128 sf	16	4
2		144 sf	17	1		128 sf
3		144 sf		2		144 sf
4		144 sf	18	3		144 sf
5		128 sf		4		144 sf
8	1	128 sf	17	5	128 sf	
	2	144 sf		18	1	128 sf
	3	144 sf			2	144 sf
	4	144 sf		19	3	144 sf
	5	128 sf			4	144 sf

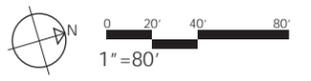
Building	Unit	Private Open Space (Porch)
17	1	128 sf
	2	144 sf
	3	144 sf
	4	144 sf
	5	128 sf
18	1	128 sf
	2	144 sf
	3	144 sf
	4	144 sf
	5	128 sf
19	1	128 sf
	2	128 sf



LEGEND

- # BUILDING NUMBERS
- # UNIT NUMBERS
- COMMON OPEN SPACE
- 2ND FLOOR DECKS

* For detailed view of decks refer to architecture sheets

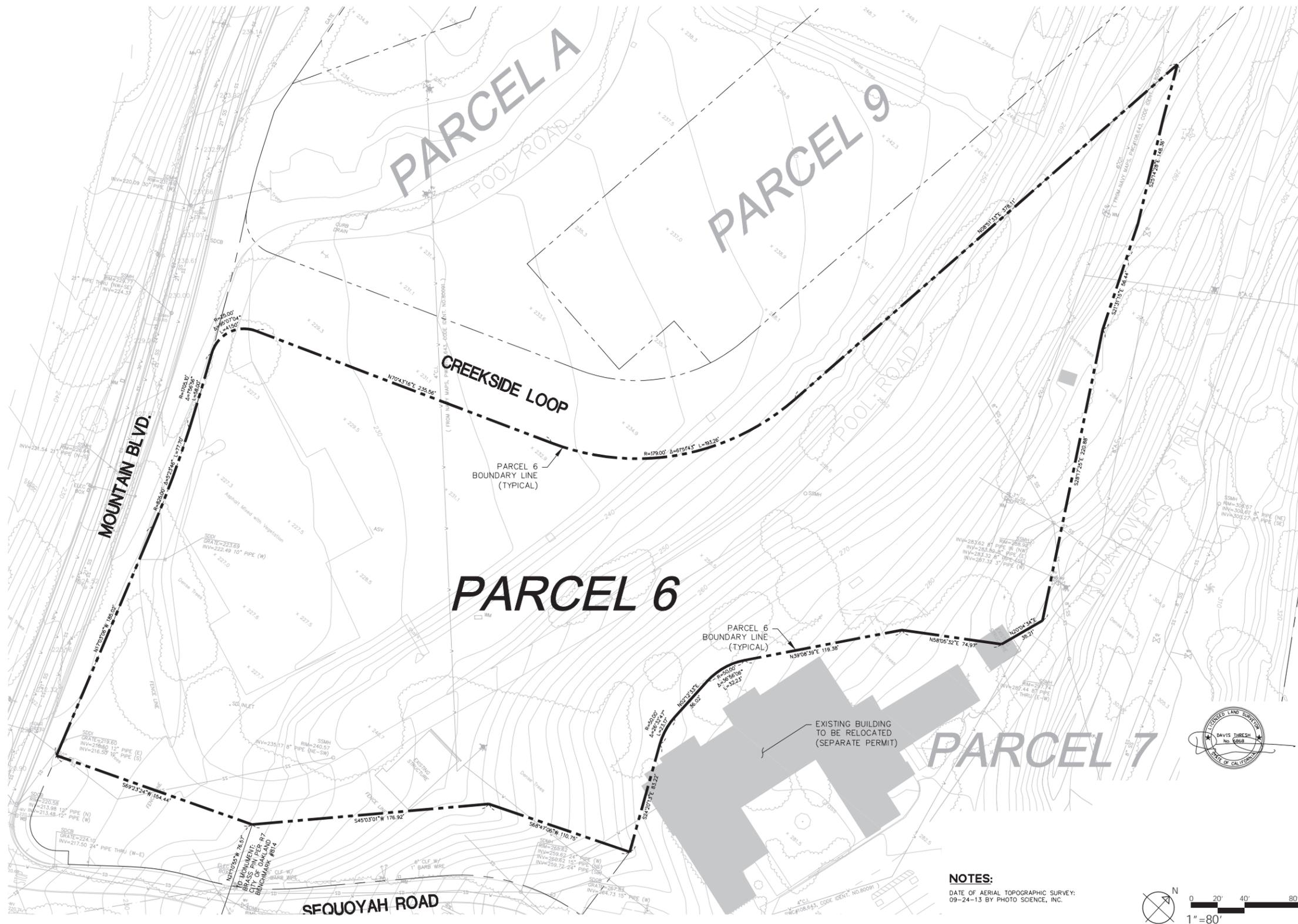


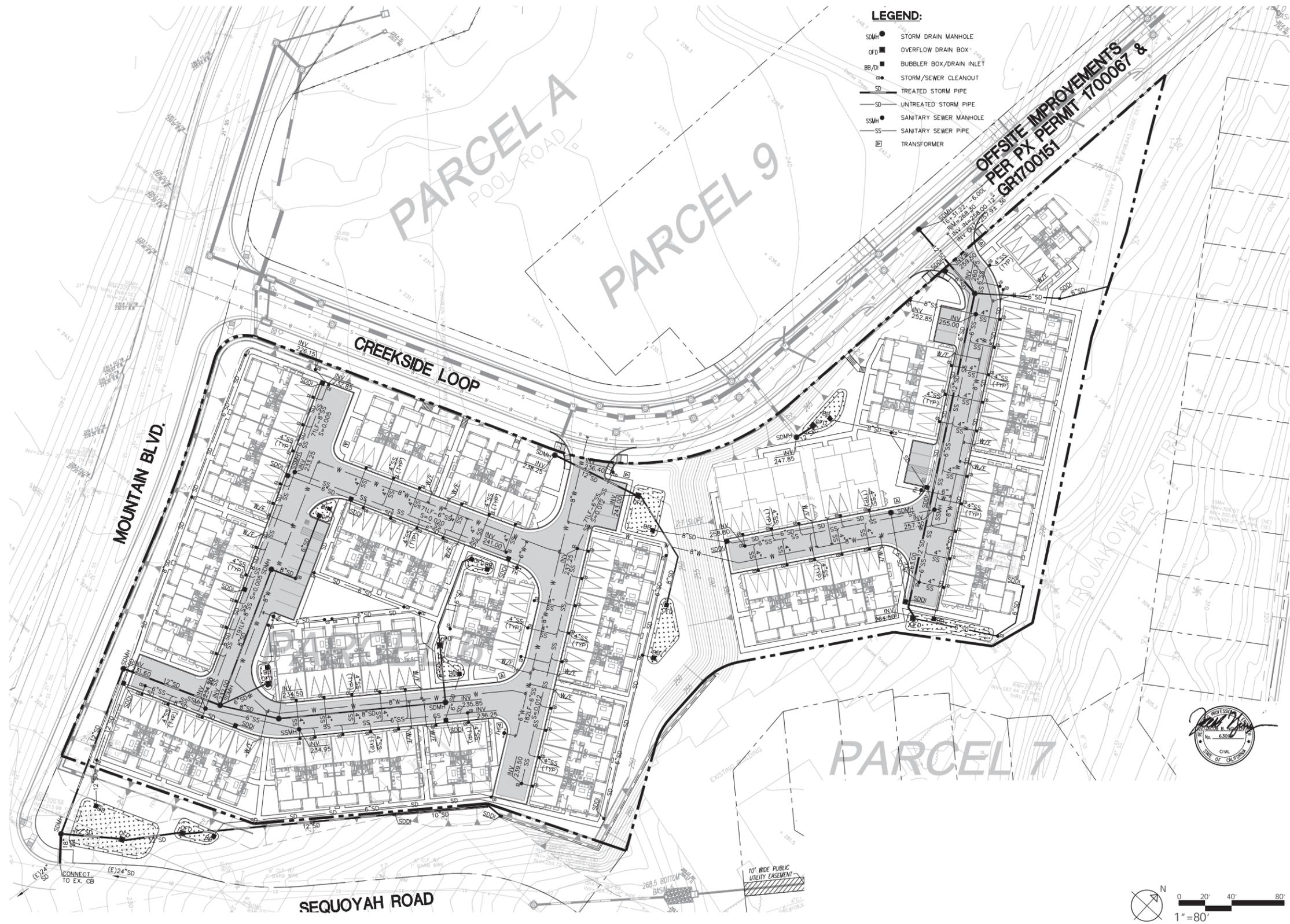
OAK KNOLL

OPEN SPACE SUMMARY

FINAL DEVELOPMENT PLAN - PARCEL 6





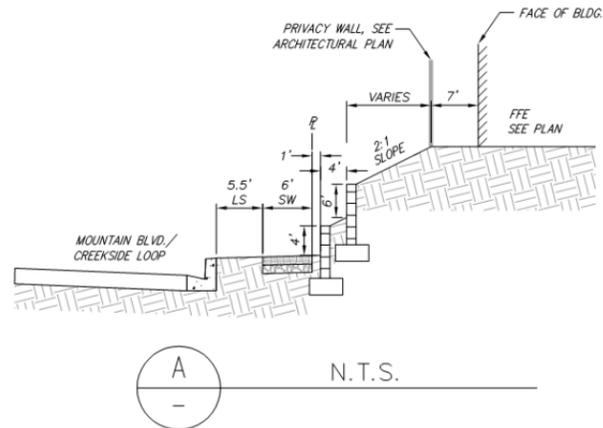


OAK KNOLL

UTILITY PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





RETAINING WALL MATERIAL FINISH PER LANDSCAPE MATERIALS EXHIBIT HEREIN AND OAK KNOLL DESIGN GUIDELINES. FURTHER DETAILS IN NOTE AT RIGHT.

KEY NOTE:

- ① CONCRETE ROLLED CURB
- ② CONCRETE CURB
- ③ CONCRETE VALLEY GUTTER
- ④ PRIVATE PEDESTRIAN WALK

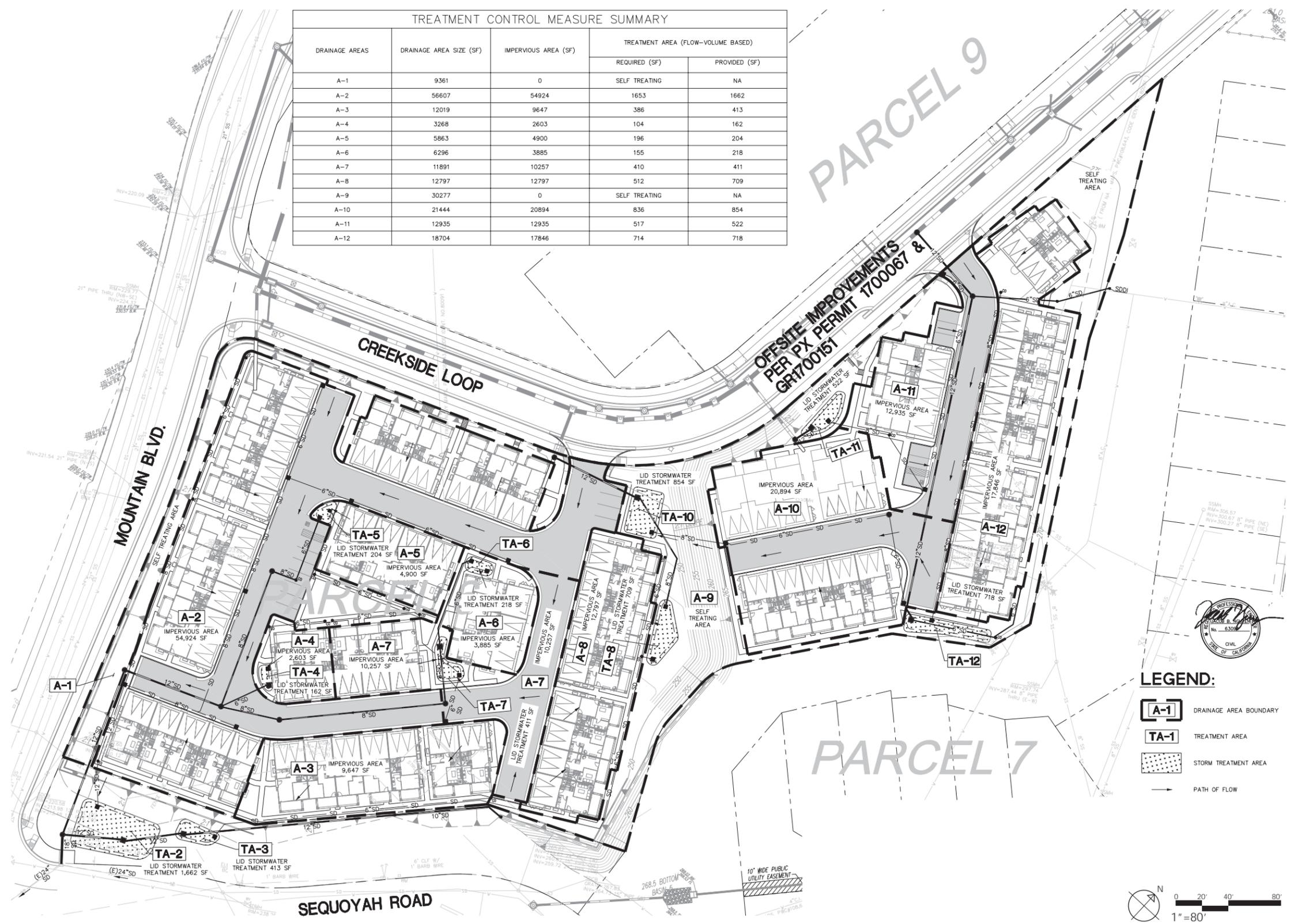
LEGEND:

- ▭ PRIVATE ROAD
- STORM TREATMENT AREA
- ↔ OVERLAND RELEASE

NOTE:
RETAINING WALL
CONCRETE MASONRY UNIT
MULTIPLE PIECE SYSTEM,
I.E. SIZES 18"X12"X6",
12"X12"X6", AND
6"X12"X6".
BLOCK: STRAIGHT SPLIT
FACE, WEDGE-SHAPED,
WITH MATCHING CAP
COLOR SIMILAR TO: LIGHT
BUFF SUCH AS PAVESTONE'S
'SANDSTONE', AKER-
STONE'S 'SONOMA', OR
BELGARD'S 'TOSCANA'.



TREATMENT CONTROL MEASURE SUMMARY				
DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA (FLOW-VOLUME BASED)	
			REQUIRED (SF)	PROVIDED (SF)
A-1	9361	0	SELF TREATING	NA
A-2	56607	54924	1653	1662
A-3	12019	9647	386	413
A-4	3268	2603	104	162
A-5	5863	4900	196	204
A-6	6296	3885	155	218
A-7	11891	10257	410	411
A-8	12797	12797	512	709
A-9	30277	0	SELF TREATING	NA
A-10	21444	20894	836	854
A-11	12935	12935	517	522
A-12	18704	17846	714	718



OAK KNOLL

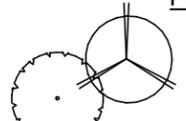
STORMWATER TREATMENT PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





PLANTING LEGEND

-  LARGE CANOPY TREE, SEE PLANT LIST FOR SPECIES
-  ORNAMENTAL TREE, SEE PLANT LIST FOR SPECIES
-  PRIVACY SCREENING PLANTING
HIGH SHRUBS, LOW SHRUBS, GROUNDCOVER & GRASSES
-  ORNAMENTAL PLANTING
LOW SHRUBS, GROUNDCOVER & GRASSES
-  STORMWATER TREATMENT PLANTING
SEE PLANT LIST FOR SPECIES
-  NO MOW TURF
SEE PLANT LIST FOR SPECIES, HYDROSEED ON SLOPES
GREATER THAN 3:1
-  RECREATIONAL TURF



BIKE PARKING - 4 SPACES
DIMENSIONS: 8' WIDE X 6' LONG

WAYFINDING SIGNAGE TO
COMMUNITY OPEN SPACE

CREEKSIDE LOOP

HOA RECREATIONAL AREA WITH
PLAY EQUIPMENT

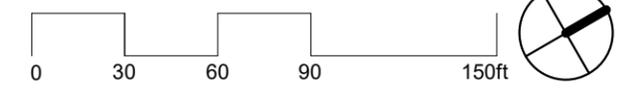
WAYFINDING SIGNAGE
TO COMMUNITY OPEN SPACE

MAILBOX

NEIGHBORHOOD
ENTRY SIGN
PROPERTY

HARDSCAPE LEGEND

-  PROPERTY LINE
-  PRIVACY WALL (PARCEL 6 AT MOUNTAIN
BLVD. INTERFACE ONLY)
-  COMMUNITY WALL
-  ENTRY DRIVEWAY, SEE CIVIL PLAN
-  PRIVATE DRIVEWAY
-  PEDESTRIAN PAVING, SEE LANDSCAPE MATERIALS
-  LED BOLLARD LIGHT, TYP.
-  LED POLE LIGHT, TYP.
-  COMMUNITY OPEN SPACE SIGNAGE



OAK KNOLL
LANDSCAPE CONCEPT (SOUTHERN PORTION)
FINAL DEVELOPMENT PLAN - PARCEL 6



PARCEL 6

SHORT-TERM BICYCLE PARKING SUMMARY

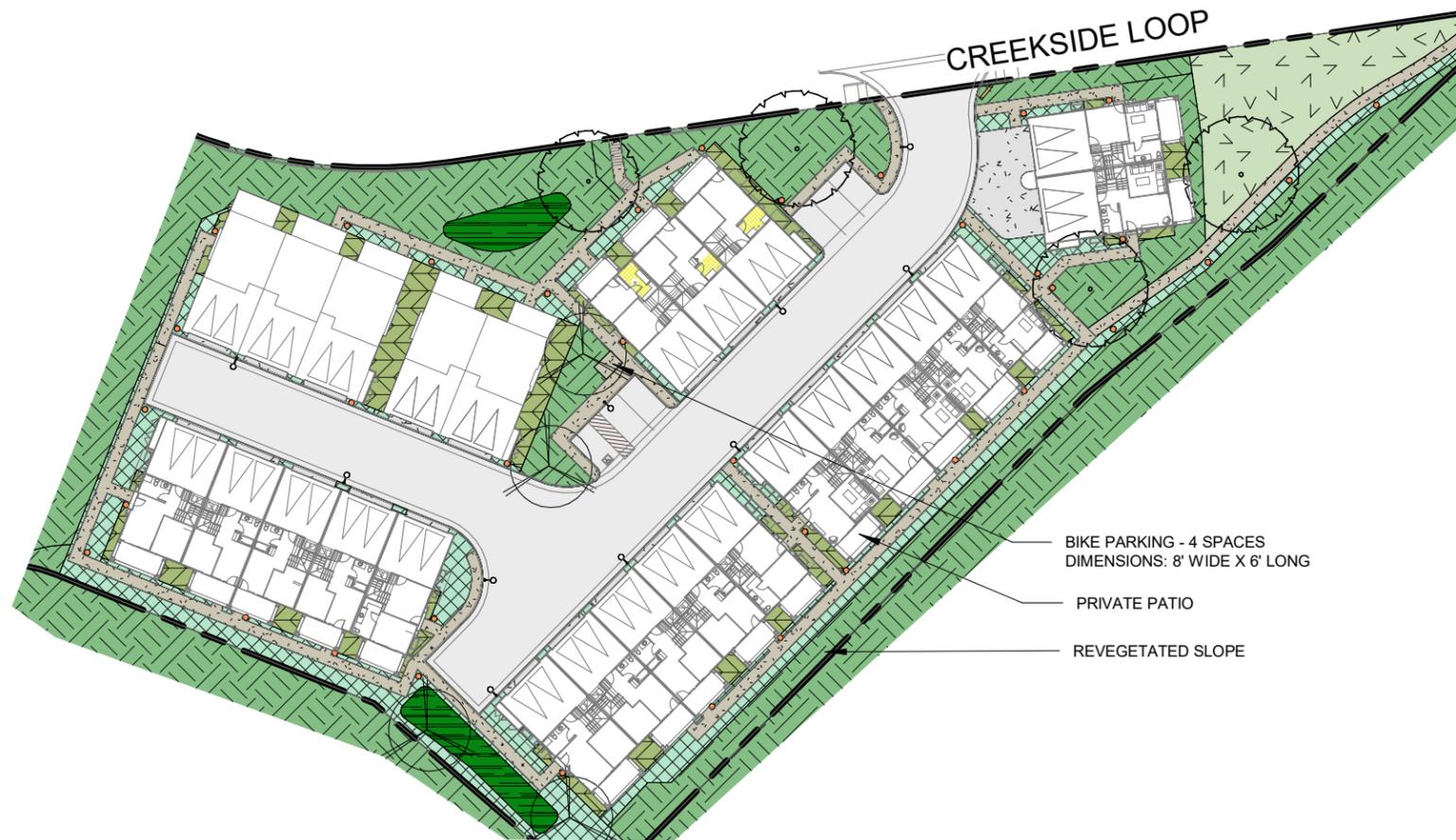
1 PER 20 MULTIFAMILY UNITS REQUIRED (74 UNITS)

REQUIRED:

74/20 = 3.7 SPACES

PROVIDED:

8 SPACES (4 IN LOWER P6, 4 IN UPPER P6)



BIKE PARKING - 4 SPACES
DIMENSIONS: 8' WIDE X 6' LONG

PRIVATE PATIO

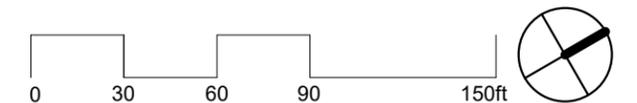
REVEGETATED SLOPE

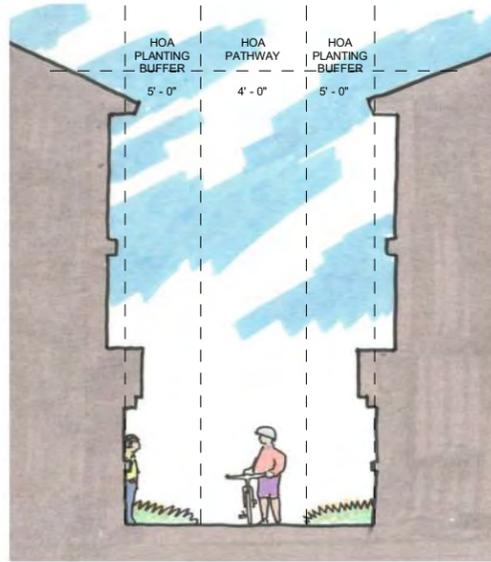
PLANTING DESIGN INTENT & NOTES

1. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION. PRIVATE PATIOS AND PRIVATE YARDS WILL BE MAINTAINED BY INDIVIDUAL HOME OWNERS.
2. PLANT LISTS ARE SUGGESTED PALETTE, PLANTS MAY BE SUBSTITUTED AT OWNER'S DISCRETION SO LONG AS THEY ARE CLIMATE ADAPTED, AND MEET WATER REQUIREMENTS.
3. PLANT ALL TREES A MINIMUM OF 5 FEET AWAY FROM ANY UNDERGROUND UTILITIES, A MINIMUM OF 15 FEET FROM A LIGHT POLE, AND A MINIMUM OF 30 FEET FROM THE FACE OF A TRAFFIC SIGNAL, OR AS OTHERWISE SPECIFIED BY THE CITY.
4. PROVIDE ROOT BARRIER FOR ALL TREES LOCATED WITHIN 7 FEET OF PAVED EDGES OR STRUCTURE. ROOT BARRIER IS 18 INCH DEEP BY APPROXIMATELY 6 FT LONG PANEL BARRIER, DEEP ROOT UB18-2, AVAILABLE FROM VILLA LANDSCAPE PRODUCTS, INC. (714) 630-3181; ROOT SOLUTIONS (800)554-0914 OR APPROVED EQUIVALENT. INSTALL 12' LENGTH ALONG EDGE OF PAVEMENT CENTERED ON EACH TREE.
5. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE CLIMATE ADAPTED AND DROUGHT TOLERANT.
6. NON-TURF AREAS: AT LEAST 80% OF PLANTS SELECTED ARE CLIMATE APPROPRIATE LOW WATER USE SPECIES AND REQUIRE MINIMAL WATER ONCE ESTABLISHED. UP TO 20% OF THE PLANTS MAY BE NON-DROUGHT TOLERANT VARIETY AS LONG AS THEY ARE APPROPRIATELY GROUPED TOGETHER AND IRRIGATED SEPARATELY AND EFFICIENTLY.
7. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES"

IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

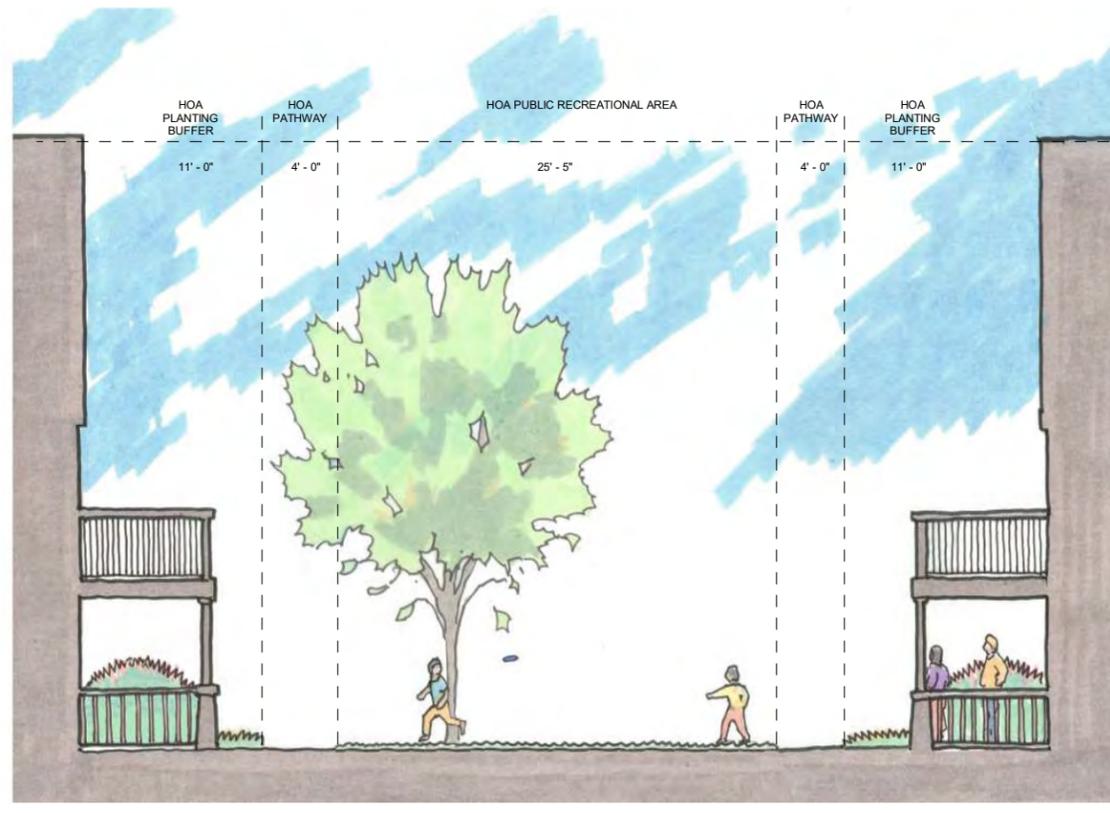
1. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH EFFICIENCY SPRINKLERS.
2. LANDSCAPING TO BE DESIGNED TO BE IRRIGATED AT NO MORE THAN 55% OF THE REFERENCE EVAPOTRANSPIRATION FOR THE IRRIGATED AREA.
3. NO ORNAMENTAL TURF HAS BEEN SPECIFIED. ALL TURF IS FOR RECREATIONAL USE AND WILL NOT COVER MORE THAN 25% OF TOTAL IRRIGATED AREA.
4. TURF IS NOT ALLOWED IN AREAS LESS THAN 10' WIDE.
5. AUTOMATIC, SELF-ADJUSTING IRRIGATION CONTROLLERS ARE TO BE SPECIFIED ON ALL IRRIGATION SYSTEMS AND WILL AUTOMATICALLY ACTIVATE AND DEACTIVATE THE IRRIGATION SYSTEM BASED ON CHANGES IN THE WEATHER. ALL AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH RAIN SENSORS.
6. OVERHEAD SPRINKLER IRRIGATION FOR TURF AREAS ONLY, NO SPRINKLERS OR SPRAY HEADS IN AREAS LESS THAN 10' WIDE. LANDSCAPE DESIGN BEST PRACTICES WILL INCLUDE DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.
7. HOMEOWNER AND DEVELOPER TO CONFORM TO EBMUD SECTION 31 WATER EFFICIENCY REQUIREMENTS FOR LANDSCAPE. PLANS PROVIDED INCLUDE SUGGESTED PLANT PALETTE, AND IRRIGATION DESIGN/BUILD SPECIFICATION TO CONFORM TO SECTION 31. HOMEOWNER TO REFER TO EBMUD BOOK "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" FOR FURTHER INFORMATION AND PLANT SELECTION. WWW.STOPWASTE.ORG WEB SITE PROVIDES ADDITIONAL INFORMATION REGARDING BAY FRIENDLY PLANTS AND PRACTICES FOR LANDSCAPING. VALVES AND CIRCUITS TO BE SEPARATED (INDIVIDUAL HYDROZONES) BASED ON PLANT MATERIAL AND WATER USE.
8. STATIC PRESSURE AT POINT OF CONNECTION TO BE 60 PSI OR HIGHER. IRRIGATION DEMAND NOT TO EXCEED 20 GPM AT 60 PSI STATIC PRESSURE.
9. PROVIDE AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% UNIFORM COVERAGE AND MEETS CURRENT WATER EFFICIENCY STANDARDS FOR LANDSCAPE AREAS.
10. IRRIGATION BACKFLOW PREVENTION DEVICE TO BE LOCATED CLOSE TO STRUCTURE AWAY FROM EDGE OF ROAD OR PAVEMENT ON A CONCRETE PAD, A POLAR BLANKET AND STEEL CAGING TO BE PROVIDED FOR EACH BACKFLOW PREVENTER.
11. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES"



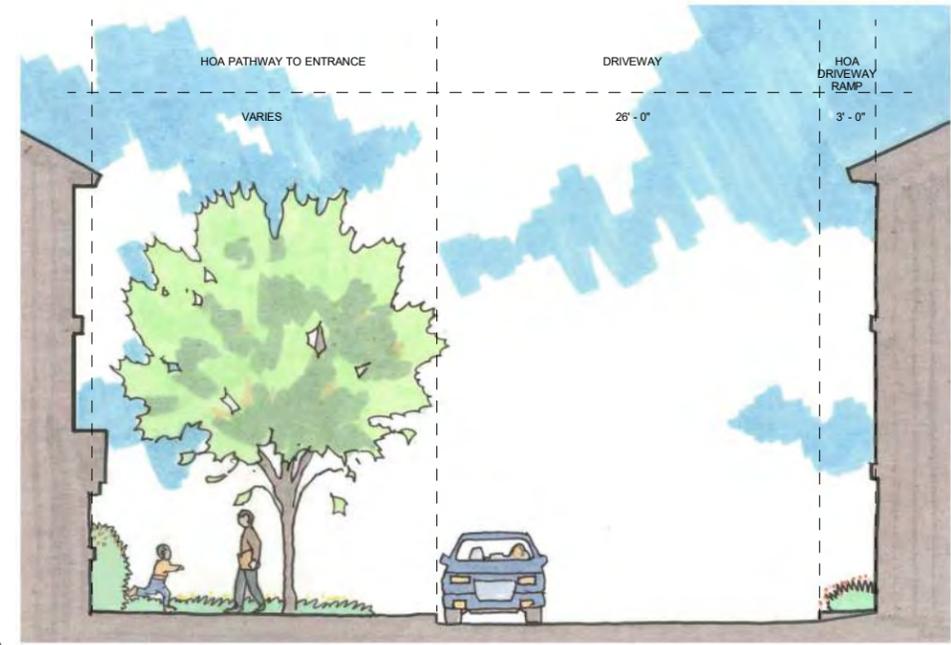


1

SEE PARCEL 6 LANDSCAPE CONCEPT (SOUTHERN PORTION) FOR SECTION LOCATIONS



2



3

OAK KNOLL

SECTIONS

FINAL DEVELOPMENT PLAN - PARCEL 6

TREE LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
TREE				
	AESCLUSUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	VERY LOW
	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	LOW
	ARBUTUS UNEDO MULTI STEM	COMPACT STRAWBERRY TREE	24" BOX	LOW
	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	LOW
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MODERATE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW

SHRUBS, GROUNDCOVERS & GRASSES				
Type	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
GRASS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6"	LOW
FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	18"	MODERATE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW
FESTUCA RUBRA 'PT. MOLATE'	MOLATE FESCUE	1 GAL	1'-6"	LOW
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	1'-0"	MODERATE
GROUNDCOVER				
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	15 GAL	8'-0"	LOW
ARCTOTIS STOECHADIFOLIA	AFRICAN DAISY	1 GAL	1'-6"	LOW
BERBERIS REPENS	CREeping BARBERRY	5 GAL	1'-6"	LOW
CISTUS CORBARIENSIS	ROCKROSE	5 GAL	6'-0"	LOW
ERIGERON GLAUCUS	SEASIDE DAISY	5 GAL	2'-0"	LOW
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREeping MYOPORUM	1 GAL	1'-0"	LOW
ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	8'-0"	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	5 GAL	2'-0"	LOW
STACHYS BYZANTINA 'SILVER CARPET'	LAMB'S EARS	1 GAL	3'-0"	LOW
ZAUSCHNERIA CALIFORNICA 'ROUTE 66'	ROUTE 66 CALIFORNIA FUCHSIA	1 GAL	3'-0"	LOW
HIGH SHRUB				
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	24" BOX	5'-0"	LOW
ARCTOSTAPHYLOS DENSIFLORA 'LUTSKO'S PINK'	MANZANITA	1 GAL	6'-0"	LOW
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	MODERATE
CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	1 GAL	9'-0"	LOW
CEANOTHUS 'FROSTY BLUE'	CALIFORNIA LILAC	15 GAL	10'-0"	LOW
CEANOTHUS GLORIOSUS VAR. EXALTATUS 'EMILY BROWN'	NAVARRO CEANOTHUS	1 GAL	8'-0"	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	6'-0"	LOW
OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	15 GAL	4'-0"	VERY LOW
PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW
PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GAL	4'-0"	LOW
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW
RIBES VIBURNIFOLIUM	CATALINA PERFUME	1 GAL	5'-0"	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	3'-0"	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	5'-0"	LOW
SENECIO LEUCOSTACHYS	WHITE GROUNDSEL	5 GAL	4'-0"	LOW
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	3'-0"	LOW
LOW SHRUB				
ANIGOZANTHOS 'BUSH LANTERN'	DWARF YELLOW KANGAROO PAW	1 GAL	2'-0"	LOW
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	5 GAL	2'-6"	LOW
ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL	3'-0"	LOW
ASCLEPIAS SPECIOSA 'DAVIS'	SHOWY MILKWEED	1 GAL	3'-0"	LOW
ERYSIMUM LINIFOLIUM 'BOWLES' MAUVE'	WALLFLOWER	1 GAL	1'-6"	LOW
GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND BUSH SNAPDRAGON	1 GAL	4'-0"	LOW
IRIS DOUGLASIANA 'CANYON SNOW'	PACIFIC COAST HYBRID IRIS	1 GAL	1'-6"	LOW
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	5 GAL	3'-0"	LOW
PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	2'-0"	LOW
PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	1' 0"	LOW
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	24" BOX	6'-0"	LOW
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	1 GAL	4'-0"	LOW
SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SALVIA	1 GAL	2'-0"	LOW
TEUCRIUM CHAMAEDRYIS	WALL GERMANDER	1 GAL	2'-0"	LOW
TREE				
AESCLUSUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW
ARBUTUS UNEDO MULTI STEM	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW
CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	10'-0"	LOW
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	30'-0"	MODERATE
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'-0"	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	30'-0"	MODERATE
VINE				
SOLANUM JASMINOIDES	POTATO VINE	1 GAL	15'-0"	MODERATE
VITIS 'ROGER'S RED'	ROGER'S CALIFORNIA GRAPE	5 GAL	15'-0"	LOW

IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

1. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE CLIMATE ADAPTED AND DROUGHT TOLERANT. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH EFFICIENCY SPRINKLERS.
2. LANDSCAPING TO BE DESIGNED TO BE IRRIGATED AT NO MORE THAN 70% OF THE REFERENCE EVAPOTRANSPIRATION FOR THE IRRIGATED AREA.
3. NO ORNAMENTAL TURF HAS BEEN SPECIFIED. ALL TURF IS FOR RECREATIONAL USE AND WILL NOT COVER MORE THAN 25% OF TOTAL IRRIGATED AREA.
4. TURF IS NOT ALLOWED IN AREAS LESS THAN 10' WIDE.
5. AUTOMATIC, SELF-ADJUSTING IRRIGATION CONTROLLERS ARE TO BE SPECIFIED ON ALL IRRIGATION SYSTEMS AND WILL AUTOMATICALLY ACTIVATE AND DEACTIVATE THE IRRIGATION SYSTEM BASED ON CHANGES IN THE WEATHER. ALL AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH RAIN SENSORS.
6. OVERHEAD SPRINKLER IRRIGATION FOR TURF AREAS ONLY, NO SPRINKLERS OR SPRAY HEADS IN AREAS LESS THAN 10' WIDE. LANDSCAPE DESIGN BEST PRACTICES WILL INCLUDE DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.
7. HOMEOWNER AND DEVELOPER TO CONFORM TO EBMUD SECTION 31 WATER EFFICIENCY REQUIREMENTS FOR LANDSCAPE. PLANS PROVIDED INCLUDE SUGGESTED PLANT PALETTE, AND IRRIGATION DESIGN/BUILD SPECIFICATION TO CONFORM TO SECTION 31. HOMEOWNER TO REFER TO EBMUD BOOK "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" FOR FURTHER INFORMATION AND PLANT SELECTION. WWW.STOPWASTE.ORG WEB SITE PROVIDES ADDITIONAL INFORMATION REGARDING BAY FRIENDLY PLANTS AND PRACTICES FOR LANDSCAPING.
8. VALVES AND CIRCUITS TO BE SEPARATED (INDIVIDUAL HYDROZONES) BASED ON PLANT MATERIAL AND WATER USE.
9. STATIC PRESSURE AT POINT OF CONNECTION TO BE 60 PSI OR HIGHER. IRRIGATION DEMAND NOT TO EXCEED 20 GPM AT 60 PSI STATIC PRESSURE.
10. PROVIDE AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% UNIFORM COVERAGE AND MEETS CURRENT WATER EFFICIENCY STANDARDS FOR LANDSCAPE AREAS.
11. IRRIGATION BACKFLOW PREVENTION DEVICE TO BE LOCATED CLOSE TO STRUCTURE AWAY FROM EDGE OF ROAD OR PAVEMENT ON A CONCRETE PAD. A POLAR BLANKET AND STEEL CAGING TO BE PROVIDED FOR EACH BACKFLOW PREVENTER.
12. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES"

PLANTING DESIGN INTENT & NOTES

1. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION. PRIVATE PATIOS AND PRIVATE YARDS WILL BE MAINTAINED BY INDIVIDUAL HOME OWNERS.
2. PLANT LISTS ARE SUGGESTED PALETTE, PLANTS MAY BE SUBSTITUTED AT OWNER'S DISCRETION SO LONG AS THEY ARE CLIMATE ADAPTED, AND MEET WATER REQUIREMENTS.
3. PLANT ALL TREES A MINIMUM OF 5 FEET AWAY FROM ANY UNDERGROUND UTILITIES, A MINIMUM OF 15 FEET FROM A LIGHT POLE, AND A MINIMUM OF 30 FEET FROM THE FACE OF A TRAFFIC SIGNAL, OR AS OTHERWISE SPECIFIED BY THE CITY.
4. PROVIDE ROOT BARRIER FOR ALL TREES LOCATED WITHIN 7 FEET OF PAVED EDGES OR STRUCTURE. ROOT BARRIER IS 24 INCH DEEP BY APPROXIMATELY 6 FT LONG PANEL BARRIER, DEEP ROOT SM 24, AVAILABLE FROM VILLA LANDSCAPE PRODUCTS, INC. (714) 630-3181; ROOT SOLUTIONS (800)554-0914 OR APPROVED EQUIVALENT. INSTALL 12' LENGTH ALONG EDGE OF PAVEMENT CENTERED ON EACH TREE.
5. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE CLIMATE ADAPTED AND DROUGHT TOLERANT. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH-EFFICIENCY SPRAY.
6. NON-TURF AREAS: AT LEAST 80% OF PLANTS SELECTED ARE CLIMATE APPROPRIATE LOW WATER USE SPECIES AND REQUIRE MINIMAL WATER ONCE ESTABLISHED. UP TO 20% OF THE PLANTS MAY BE NON-DROUGHT TOLERANT VARIETY AS LONG AS THEY ARE APPROPRIATELY GROUPED TOGETHER AND IRRIGATED SEPARATELY AND EFFICIENTLY.
7. WATER USE ACCORDING TO "WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES"

STORMWATER TREATMENT PLANTING

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
GRASS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6"	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	4'-0"	LOW
GROUNDCOVER				
ERIGERON GLAUCUS	SEASIDE DAISY	5 GAL	2'-0"	LOW
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	LOW
BERBERIS REPENS	CREEPING BARBERRY	5 GAL	1'-6"	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW
HIGH SHRUB				
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	3'-0"	LOW
LOW SHRUB				
ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL	3'-0"	LOW
ASCLEPIAS SPECIOSA 'DAVIS'	SHOWY MILKWEED	1 GAL	3'-0"	LOW
GRINDELIA HIRSUTULA	HAIRY GUMPLANT	1 GAL	3'-0"	LOW
IRIS DOUGLASIANA 'CANYON SNOW'	PACIFIC COAST HYBRID IRIS	1 GAL	1'-6"	LOW

NO-MOW TURF PLANTING

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
GRASS			
FESTUCA RUBRA	MOLATE FESCUE	PART OF SOD MIX	LOW
STIPA PULCHRA	PURPLE NEEDLEGRASS	PART OF SOD MIX	LOW
STIPA CERNUA	NODDING NEEDLEGRASS	PART OF SOD MIX	LOW
KOELERIA MACRANTHA	PRARIE JUNEGRASS	PART OF SOD MIX	LOW

OAK KNOLL

PLANT LIST & NOTES

FINAL DEVELOPMENT PLAN - PARCEL 6



trees



Albizia julibrissin | Silk Tree



Ceanothus 'Ray Hartman' | Ray Hartman Wild Lilac



Platanus 'Columbia' | London Plane Tree



Aesculus californica | California Buckeye



Jacaranda mimosifolia | Jacaranda



Quercus agrifolia | Coast Live Oak



Arbutus undeeo | Strawberry Tree



Lagerstoeimia indica | Crape Myrtle

grasses



Carex divulsa | Berkeley Sedge



Juncus 'Elk Blue' | Elk Blue Juncus



Festuca 'Siskiyou Blue' | Siskiyou Blue Fescue



Muhlenbergia rigens | Deer Grass



Festuca californica | California Fescue



Festuca rubra 'Pt Molate' | Molate Fescue



Sesleria autumnalis | Autumn Moor Grass

groundcover



Achillea millefolium | Yarrow



Berberis repens | Creeping Barberry



Senecio mandraliscae | Blue Chalksticks



Arctostaphylos 'Pacific Mist' | Pacific Mist Manzanita



Cistus corbanensis | Rockrose



Salvia spathacea | Hummingbird Sage



Arctotis stoechadifolia | African Daisy



Erigeron glaucus | Seaside Daisy



Myoporum parvifolium | Creeping Myoporum

shrubs



Anigozanthos, sp. | Kangaroo Paw



Ceanothus, sp. | Wild Lilac



Olea 'Little Ollie' | Little Ollie Olive



Salvia leucantha | Mexican Bush Sage



Arctostaphylos 'Howard McMinn' | Howard McMinn Manzanita



Aesclepias, sp. | Milkweed



Lavandula angustifolia 'Hidcote Blue' | English Lavender



Phormium, sp. | New Zealand Flax



Teucrium chamaedrys | Wall Germander



Carpenteria californica | Bush Anemone



Galvezia speciosa 'Firecracker' | Island Bush Snapdragon



Iris douglasiana 'Island Snow' | Pacific Coast Iris



Ribes sanguineum | Red Flowering Currant

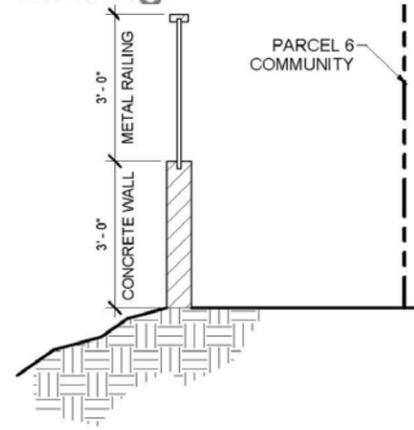


Westringia 'Morning Light' | Morning Light Coast Rosemary



Rosmarinus officinalis 'Collingwood Ingram' | Dwarf Rosemary

fencing



PRIVACY WALL FOR PARCEL 6



WOOD FENCE - HORIZONTAL BOARD, 6' HEIGHT. MATERIALS PER OAK KNOLL DESIGN GUIDELINES



WOOD FENCE - BOARD-ON-BATTEN, 6' HEIGHT. MATERIALS PER OAK KNOLL DESIGN GUIDELINES



COMMUNITY WALL, CONCRETE PANEL, 6' TALL

paving



PRIVATE DRIVEWAY - INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS



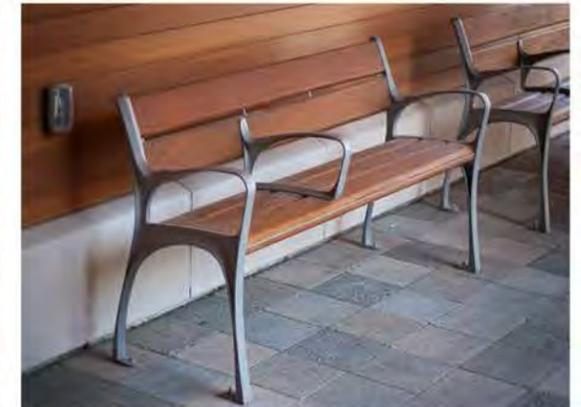
PEDESTRIAN PAVING - INTEGRAL COLOR CONCRETE WITH ROCK SALT FINISH, SAWCUT JOINTS

retaining wall



ANCHOR HIGHLAND STONE RETAINING WALL, SIZES 6X6X12, 6X12X12, 6X18X12, WITH HIGHLAND CAP. COLOR: MONTECITO. AS AVAILABLE FROM BELGARD, WEB SITE: WWW.BELGARD.COM

bench



MAGLIN MLB870-W SERIES BENCH AS AVAILABLE FROM MAGLIN, WEB SITE: WWW.MAGLIN.COM

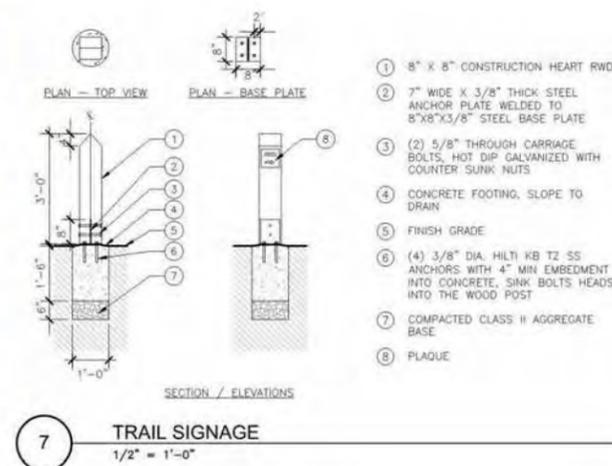
play structure



FREESTANDING SWINGING AND SPINNING ELEMENTS



entry sign



7 TRAIL SIGNAGE
1/2" = 1'-0"

UDU-10176
Duomo 1 Bollard

7144 NE Progress Ct | Hillsboro, Oregon 97124 | T:503.645.0500 F:503.645.8100
www.ligmanlightingusa.com



Diameter - 6.3" | Height - 29.7"/28.9" | Weight 15.8 lbs
IP55 • Suitable For Wet Locations
IK04 • Impact Resistant (Vandal Resistant)

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens
Provided with opal borosilicate impact resistant glass.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

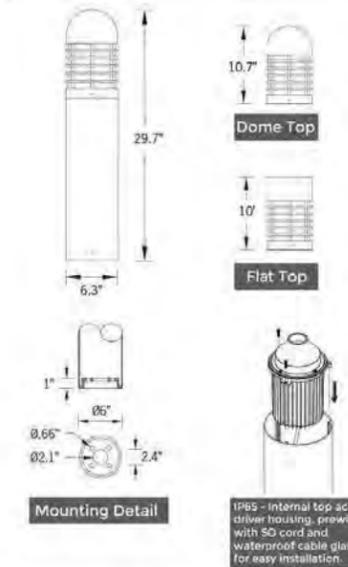
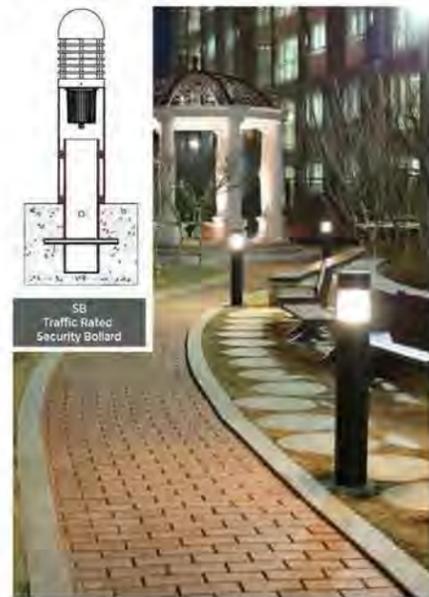
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Compact, screened bollard fixtures. Residential-scale, providing soft downward and vertical illumination.

Duomo is a decorative bollard that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. This product was developed to complement the Duomo range of pillar lights, wall sconces and post tops. This sleek shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian precincts, building surrounds, shopping centers, squares and parks. The luminaire is provided with an opal borosilicate high impact glass lens that providing low glare vertical and horizontal illumination. The Duomo Bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the bollard ensuring quick trouble-free installation. Custom bollard heights are available, please specify. Color temperature 2700K, 3000K and 4000K. Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

Security Bollard:
The Duomo Bollard is available as a traffic rated security bollard. This optional design includes a 1/4" wall thickness galvanized steel security pole with 2 solid 1" galvanized steel cross support rods that are embedded into concrete. This security bollard provides restraint of vehicular traffic in unauthorized areas. Impact studies shows this bollard will stop a 5,500lb vehicle, travelling at 30mph. For additional strength, the galvanized pole can be filled with concrete up to the waterproof driver housing to provide a solid concrete barrier.

Additional Options (Consult Factory For Pricing)



Duomo Product Family

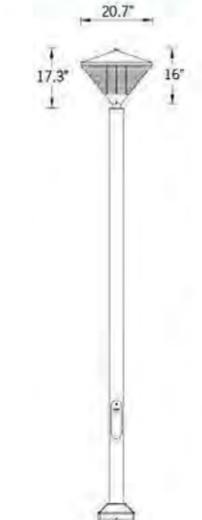


UQB-20941
QBA Post Top

7144 NE Progress Ct | Hillsboro, Oregon 97124 | T:503.645.0500 F:503.645.8100
www.ligmanlightingusa.com



Length - 20.7"
Height - 17.3"
Weight 39.6 lbs
IP54
Suitable for wet locations
IK07
Impact Resistant (Vandal Resistant)
EPA - 1.33
POLE NOT INCLUDED



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens
Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

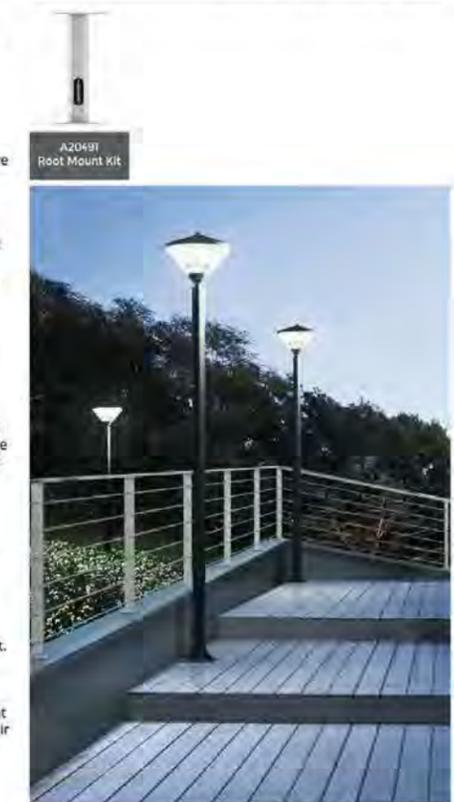
Sealed-optic urban post top. Traditional urban realm lighting post top, with external diffuser cover and clean lines

A modern post top luminaire with excellent downward symmetrical light distribution and visual appeal. The precision optical system gives very low glare rating, while reducing light pollution. Designed for lighting entrances, footpaths and car parks.

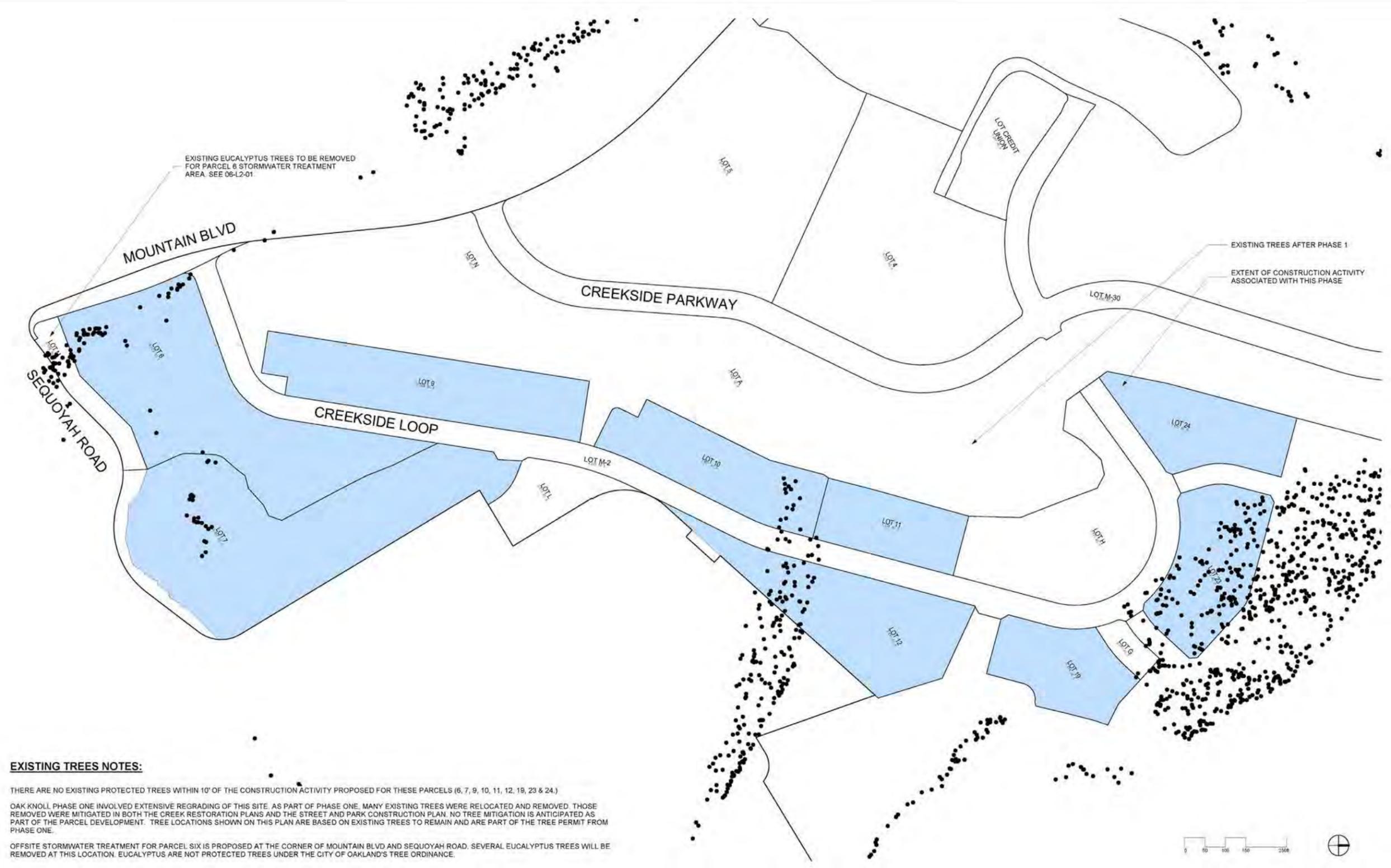
Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Low copper content die-cast aluminium housing with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone memory retentive gasket and clear prismatic UV stabilized acrylic lens. Housing is treated with a nickel and zinc phosphate protection before powder coating, ensuring high corrosion resistance.

High performance COB LED light engine. White coating aluminium reflector on the top of luminaire. This luminaire is provided prewired with power cord to the handhole to simplify installation

Additional Options (Consult Factory For Pricing)



A20491
Root Mount Kit



EXISTING TREES NOTES:

THERE ARE NO EXISTING PROTECTED TREES WITHIN 10' OF THE CONSTRUCTION ACTIVITY PROPOSED FOR THESE PARCELS (6, 7, 9, 10, 11, 12, 19, 23 & 24.)

OAK KNOLL PHASE ONE INVOLVED EXTENSIVE REGRADING OF THIS SITE. AS PART OF PHASE ONE, MANY EXISTING TREES WERE RELOCATED AND REMOVED. THOSE REMOVED WERE MITIGATED IN BOTH THE CREEK RESTORATION PLANS AND THE STREET AND PARK CONSTRUCTION PLAN. NO TREE MITIGATION IS ANTICIPATED AS PART OF THE PARCEL DEVELOPMENT. TREE LOCATIONS SHOWN ON THIS PLAN ARE BASED ON EXISTING TREES TO REMAIN AND ARE PART OF THE TREE PERMIT FROM PHASE ONE.

OFFSITE STORMWATER TREATMENT FOR PARCEL SIX IS PROPOSED AT THE CORNER OF MOUNTAIN BLVD AND SEQUOYAH ROAD. SEVERAL EUCALYPTUS TREES WILL BE REMOVED AT THIS LOCATION. EUCALYPTUS ARE NOT PROTECTED TREES UNDER THE CITY OF OAKLAND'S TREE ORDINANCE.



OAK KNOLL

TREE SURVEY

FINAL DEVELOPMENT PLAN - PARCEL 6



An architectural rendering of a modern townhome complex. The buildings are two stories high with light-colored siding and dark window frames. Each unit has a balcony with a railing. The scene is set on a grassy hillside with several trees. In the foreground, a paved path has a person walking, a person pushing a stroller, and a person walking a dog. A car is partially visible in the bottom right corner. The sky is blue with some clouds. A large, semi-transparent text box is centered over the image.

ARCHITECTURE



OAK KNOLL

TOWNHOME RENDERING
FINAL DEVELOPMENT PLAN - PARCEL 6





OAK KNOLL
TOWNHOME RENDERING
FINAL DEVELOPMENT PLAN - PARCEL 6





TOWNHOMES DUPLEX

FARMHOUSE
 SHOWN HERE ALSO WITH
 MISSION STYLE



TOWNHOMES TRIPLEX

MISSION
 SHOWN HERE ALSO WITH
 CRAFTSMAN & FARMHOUSE STYLE



TOWNHOMES 4-PLEX

FARMHOUSE
 SHOWN HERE ALSO WITH
 MISSION STYLE



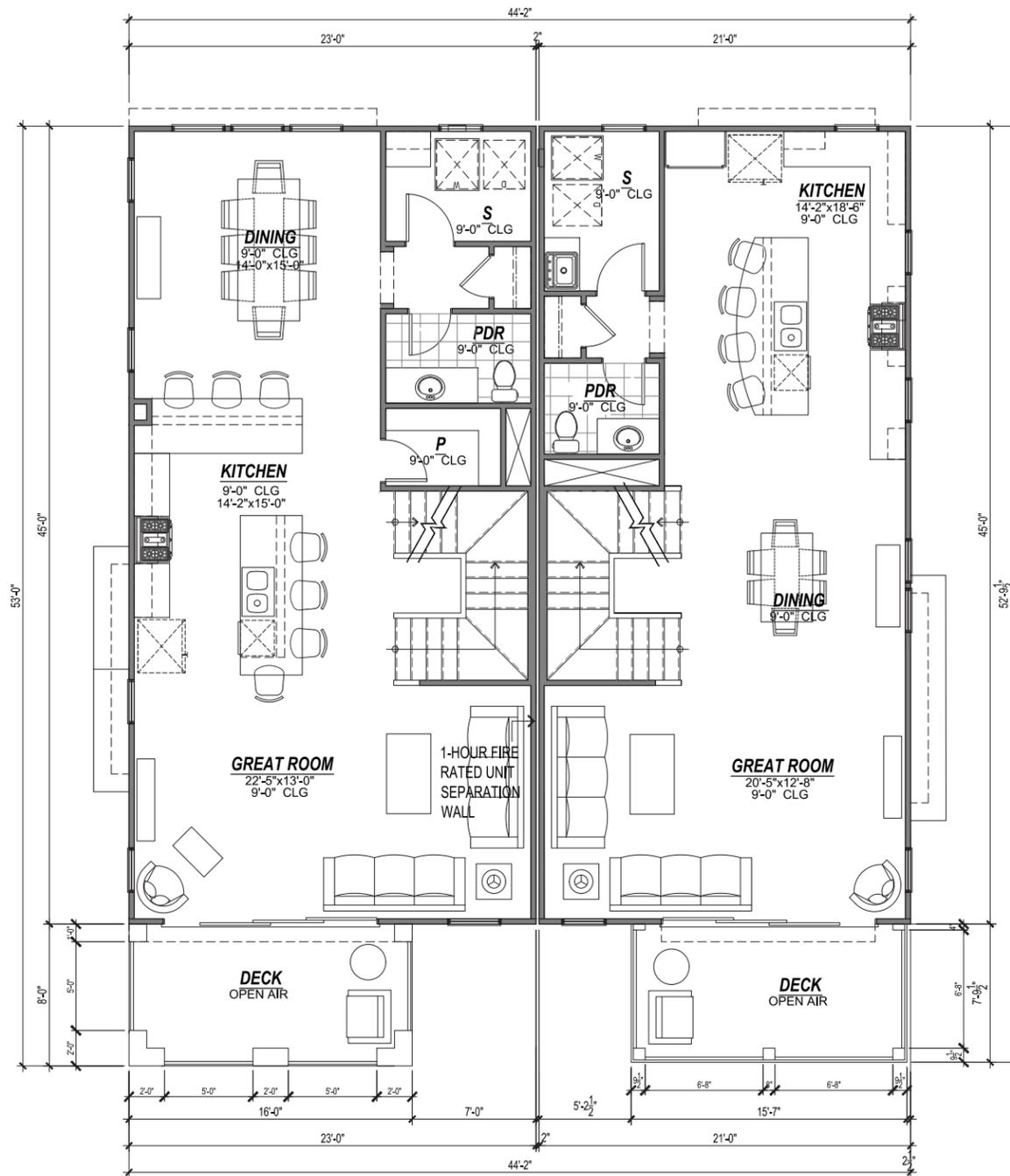
TOWNHOMES 5-PLEX

CRAFTSMAN
 SHOWN HERE ALSO WITH
 MISSION & FARMHOUSE STYLE

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL
 TOWNHOME ARCHITECTURAL STYLES
 FINAL DEVELOPMENT PLAN - PARCEL 6

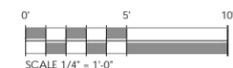




UNIT 3

UNIT 2 (R)

NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE



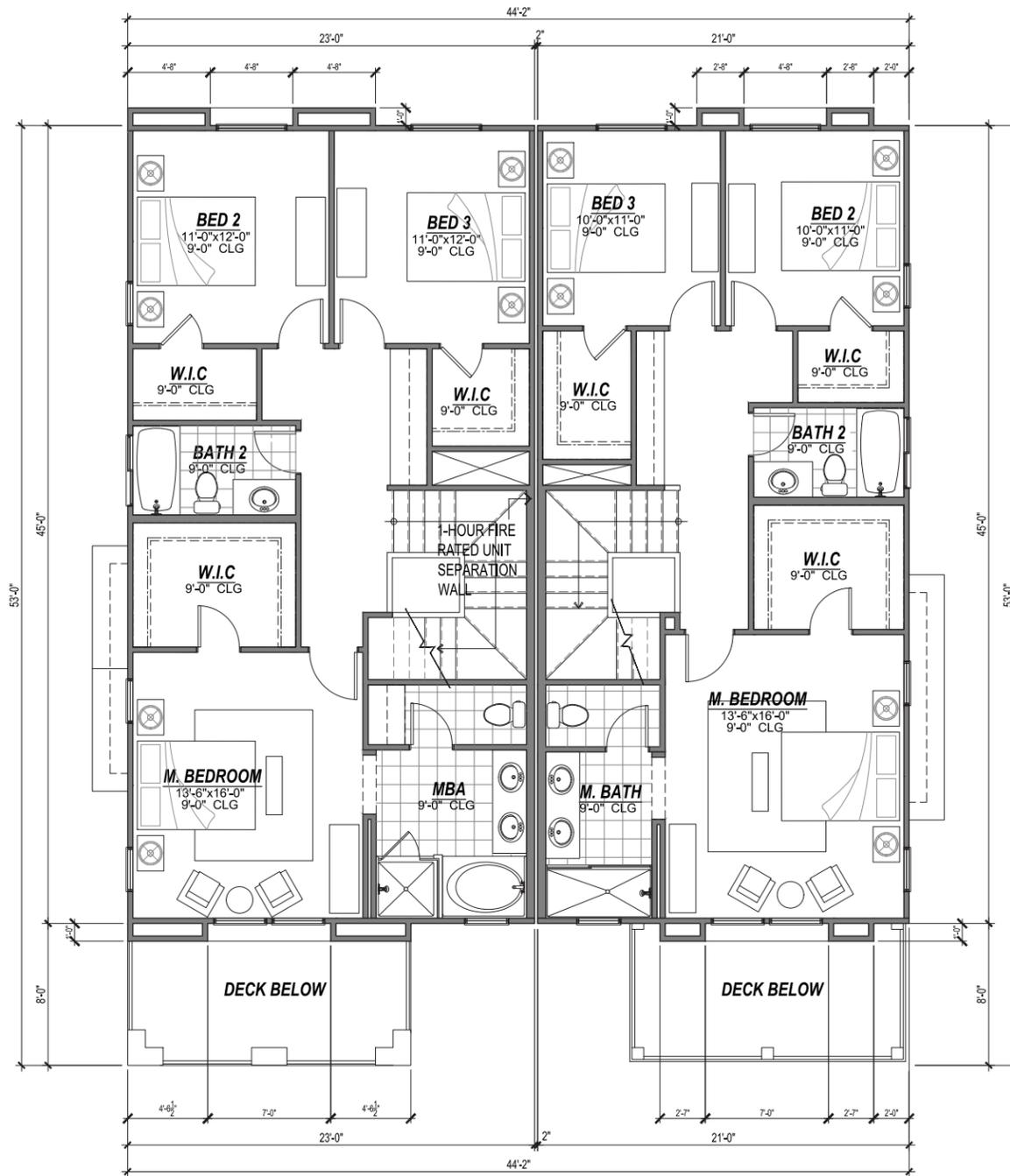
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

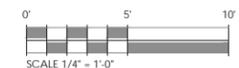




UNIT 3

UNIT 2 (R)

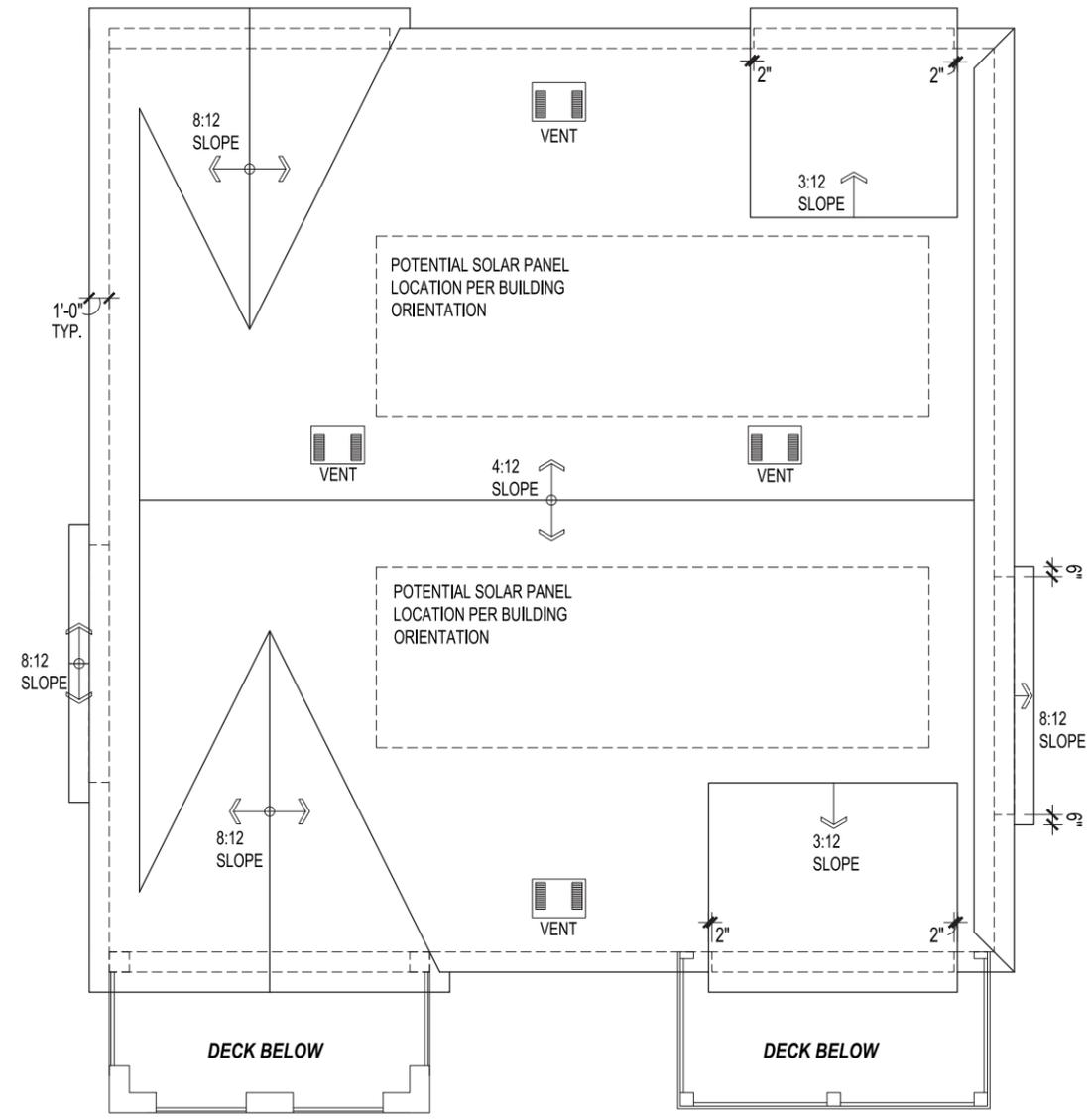
NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE



OAK KNOLL

BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES THIRD FLOOR PLAN
FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 3

UNIT 2 (R)

 ROOF VENT
(FINAL ATTIC VENT COUNT AND LOCATION TO BE DETERMINED AT PRODUCTION)

NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE

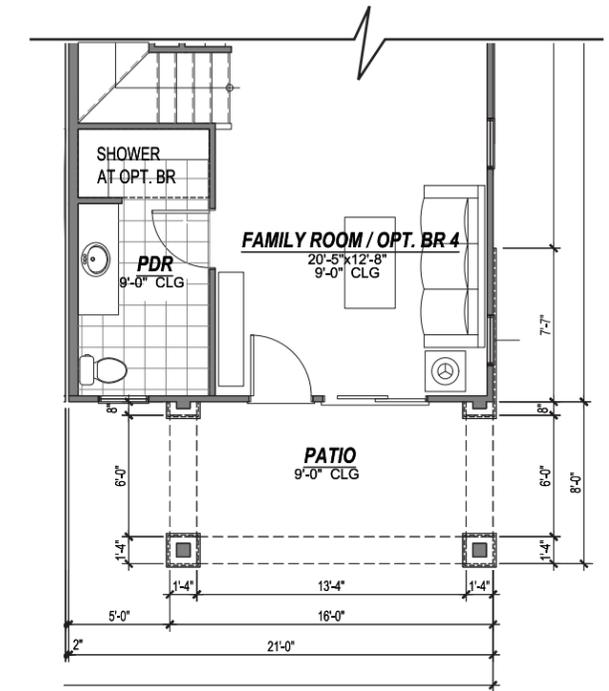
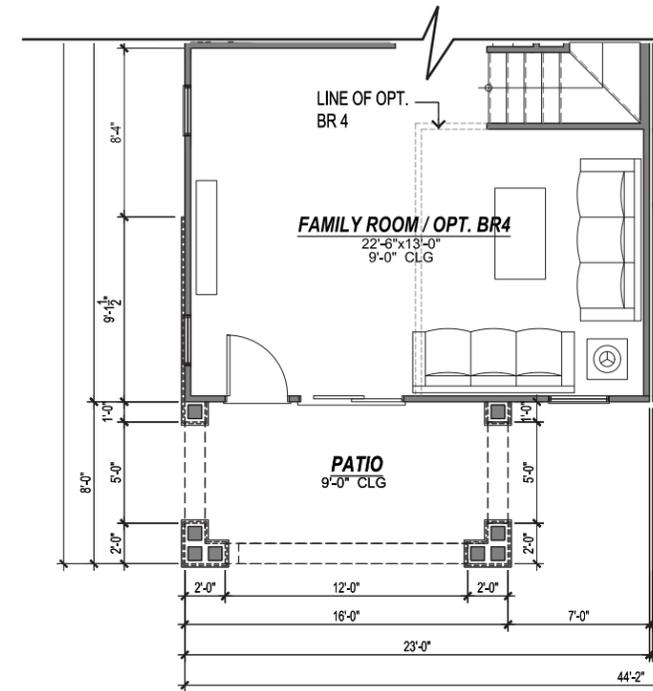
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES ROOF PLAN

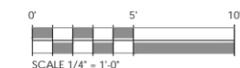
FINAL DEVELOPMENT PLAN - PARCEL 6





FRONT ENTRY OPTION

NOTE: FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE
 UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER



OAK KNOLL

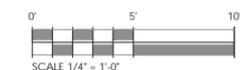
BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



NOTE: FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE



Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

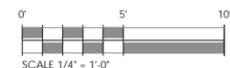
BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





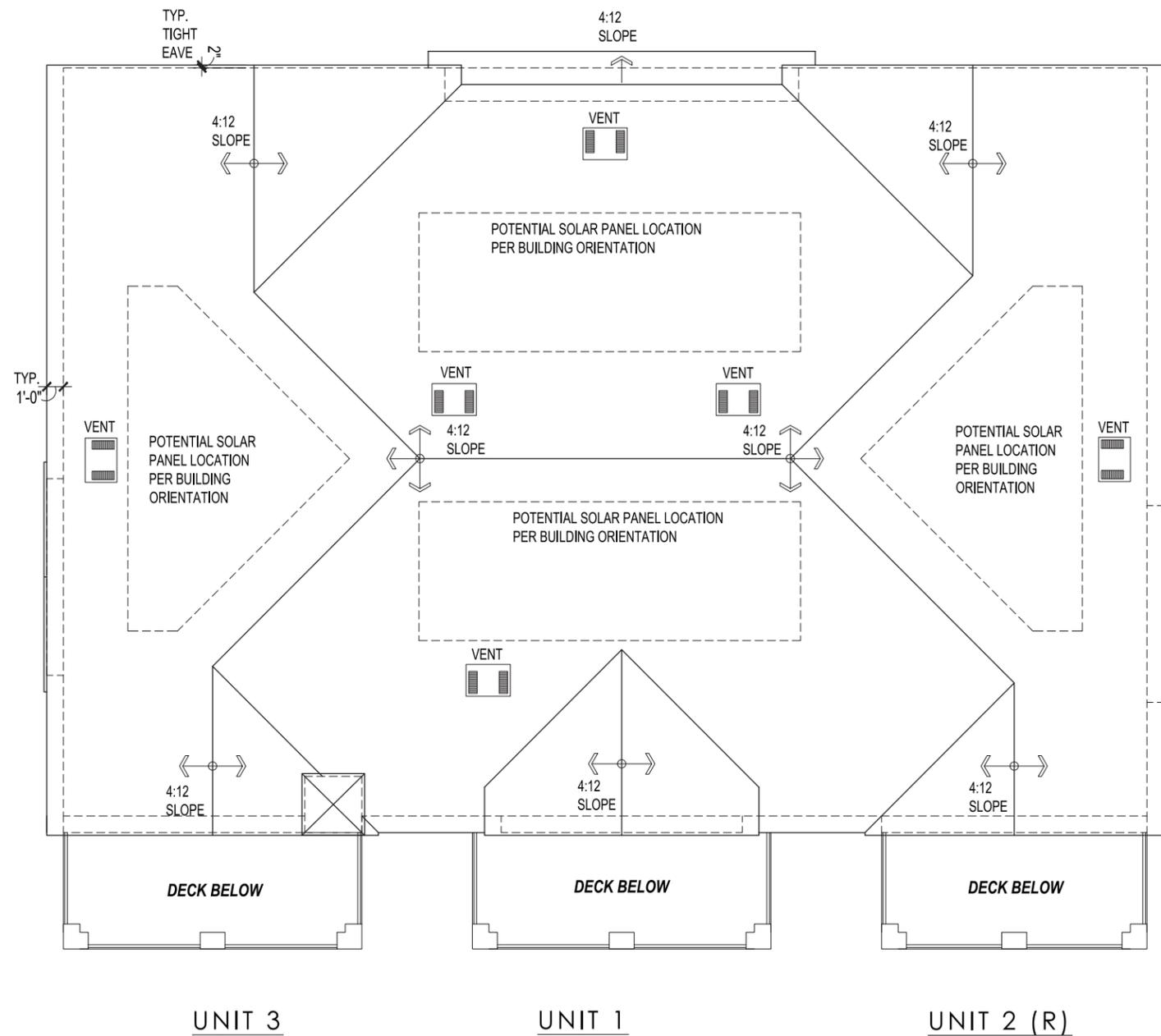
NOTE: FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE



OAK KNOLL

BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES THIRD FLOOR PLAN
FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 3

UNIT 1

UNIT 2 (R)

 ROOF VENT
(FINAL ATTIC VENT COUNT AND LOCATION TO BE DETERMINED AT PRODUCTION)

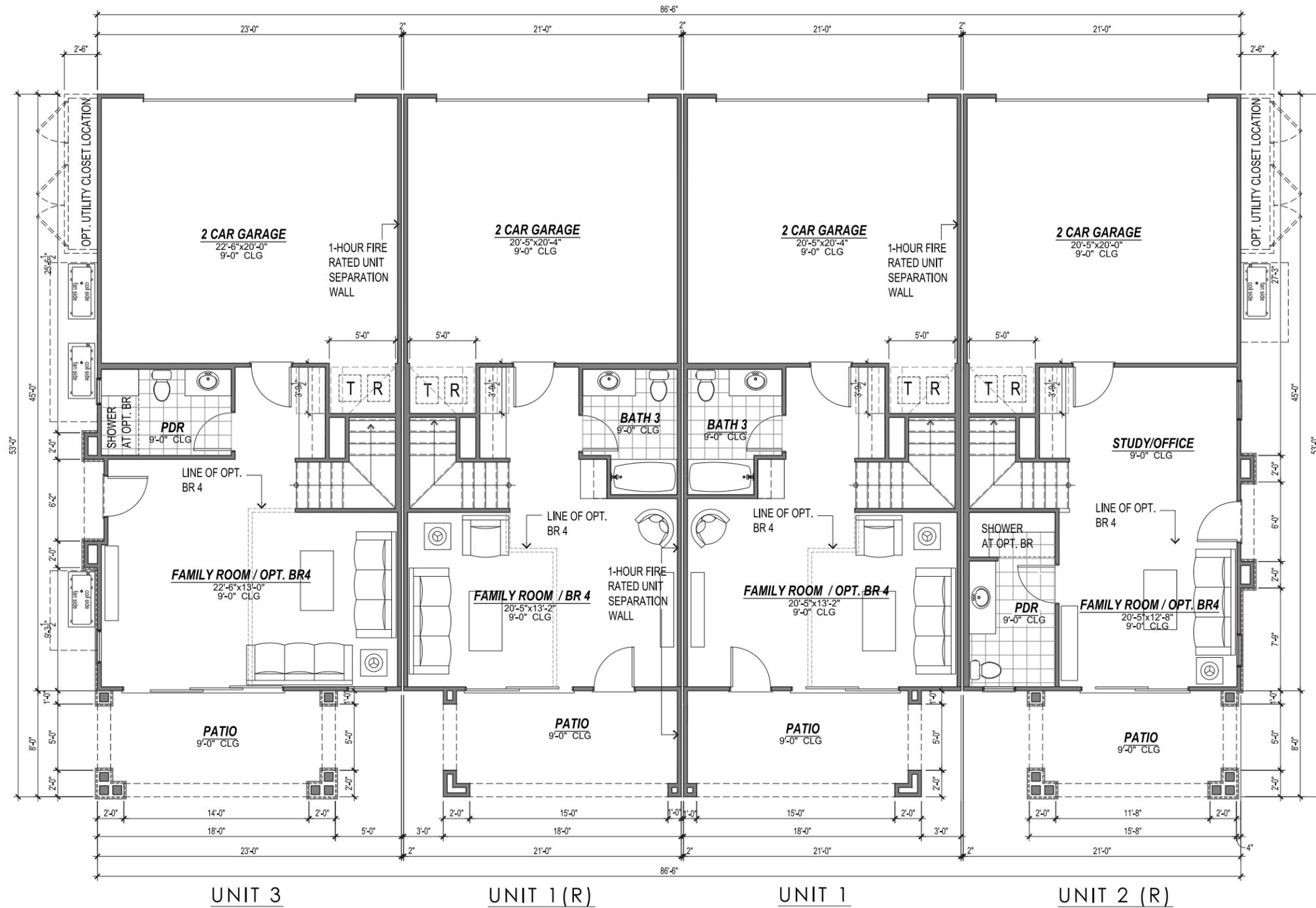
NOTE: FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE

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OAK KNOLL

BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES ROOF PLAN
FINAL DEVELOPMENT PLAN - PARCEL 6





NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE
 UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER



AS REQUIRED PER CBC 1102A.03 MULTI-STORY DWELLINGS, 10% OF THE UNITS WILL BE PROVIDED, IDENTIFIED AND THEIR LOCATION BE DETERMINED AT THE TIME OF THE FINAL PRECISE GRADING PLAN.

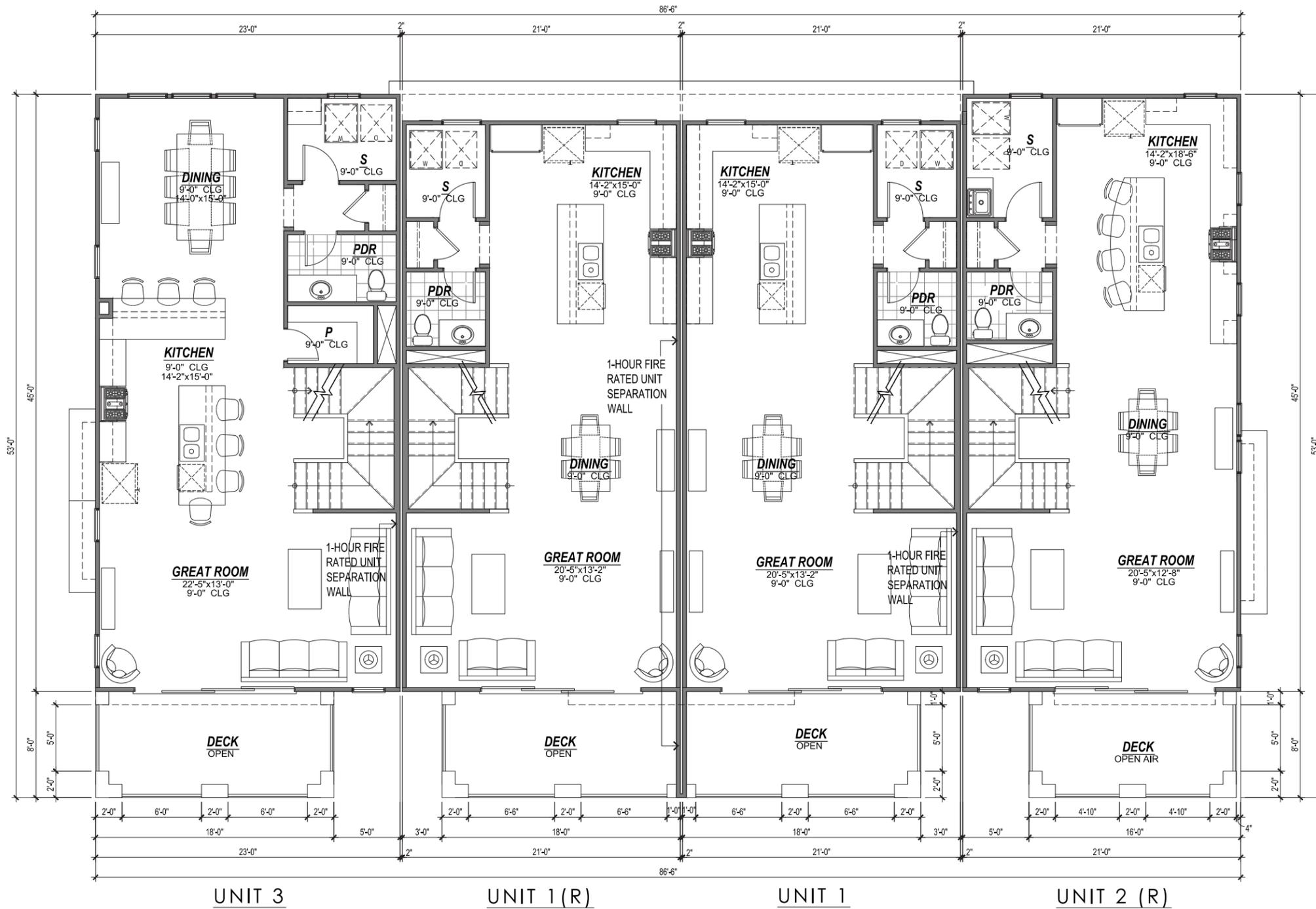


OAK KNOLL

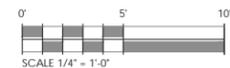
BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE



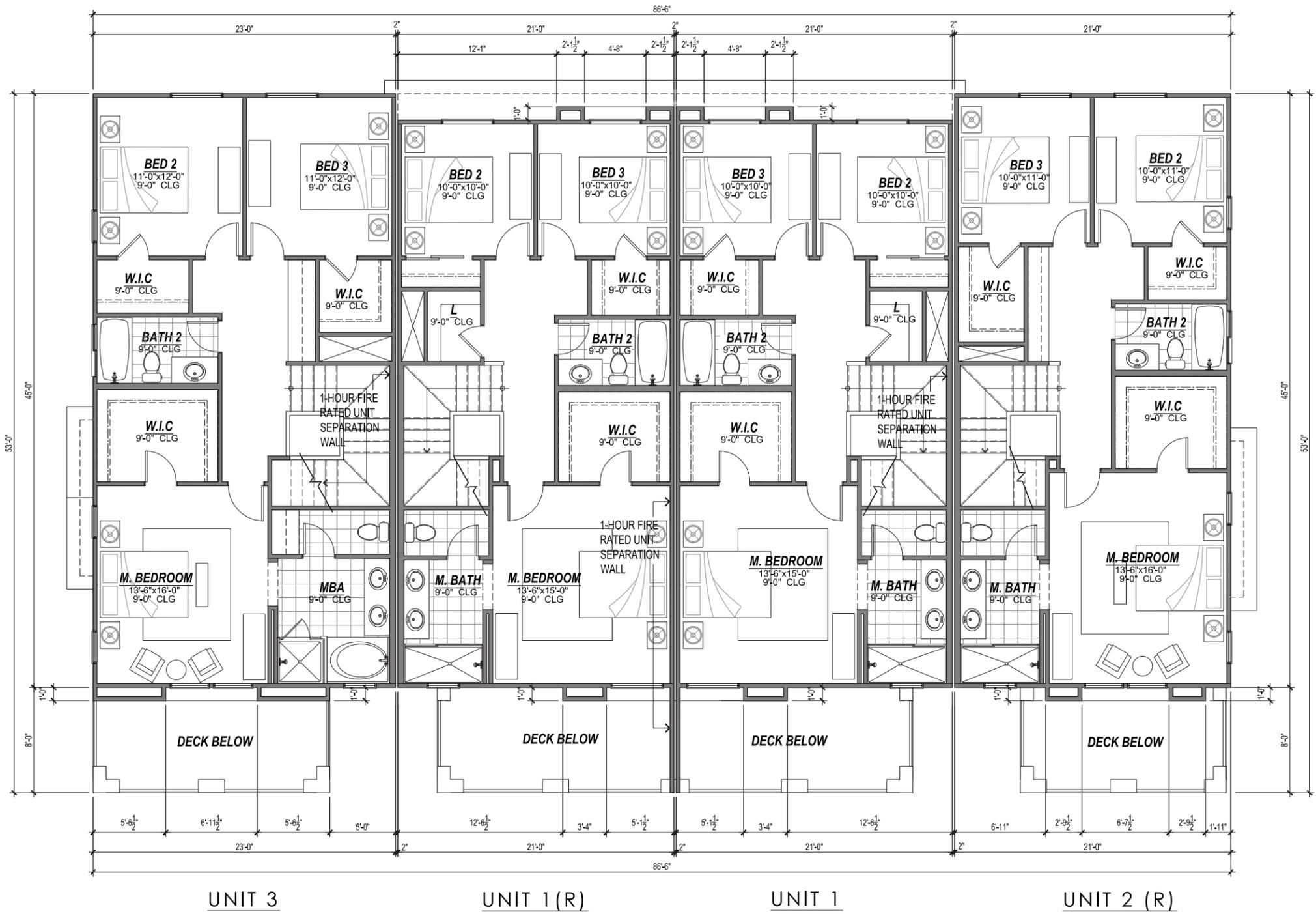
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

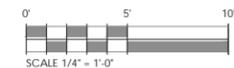
BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE

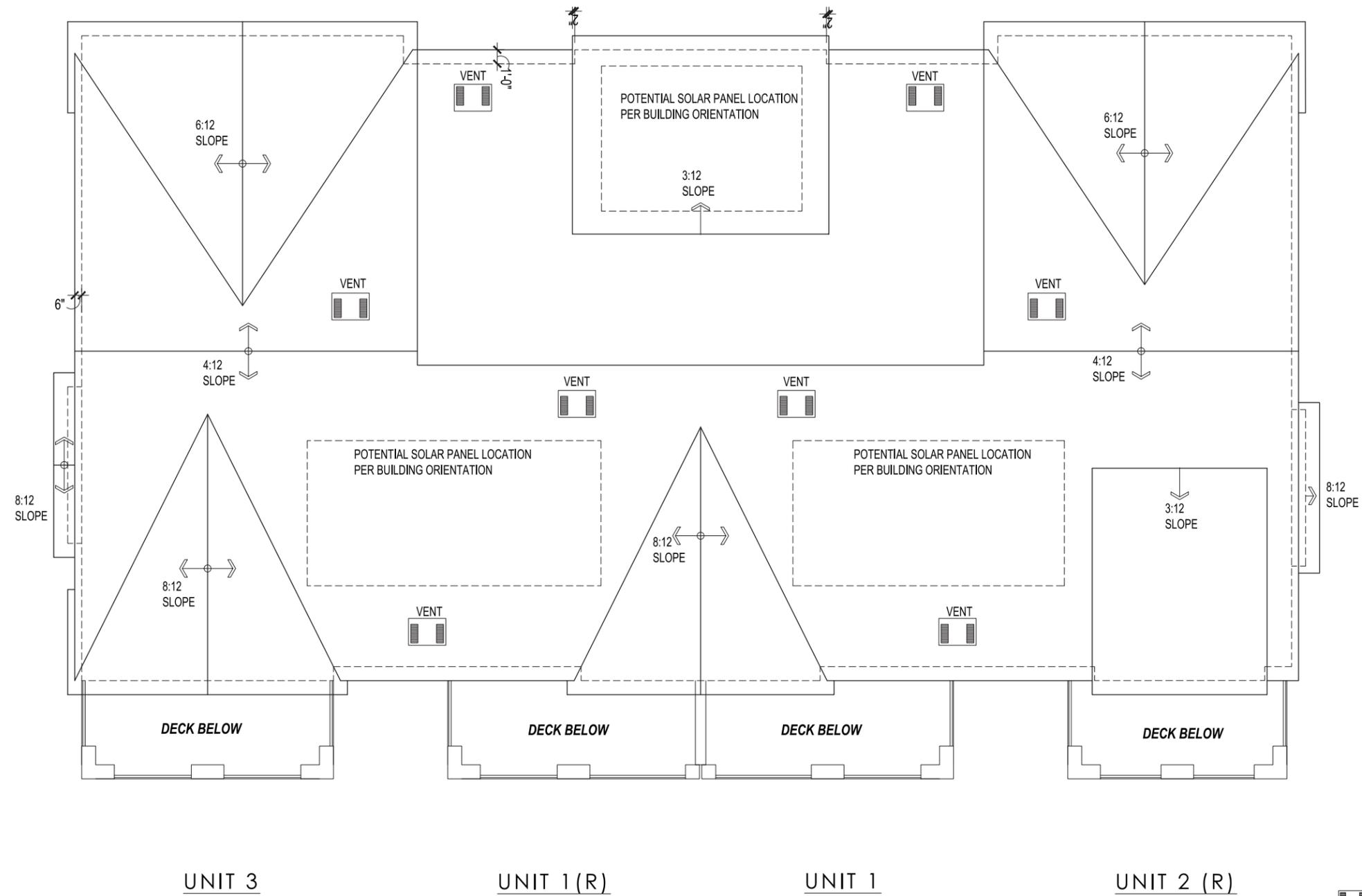


OAK KNOLL

BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES THIRD FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 3

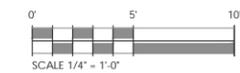
UNIT 1 (R)

UNIT 1

UNIT 2 (R)

 ROOF VENT
 (FINAL ATTIC VENT COUNT AND LOCATION TO BE DETERMINED AT PRODUCTION)

NOTE: FLOOR PLAN REPRESENTS FARMHOUSE ELEVATION STYLE



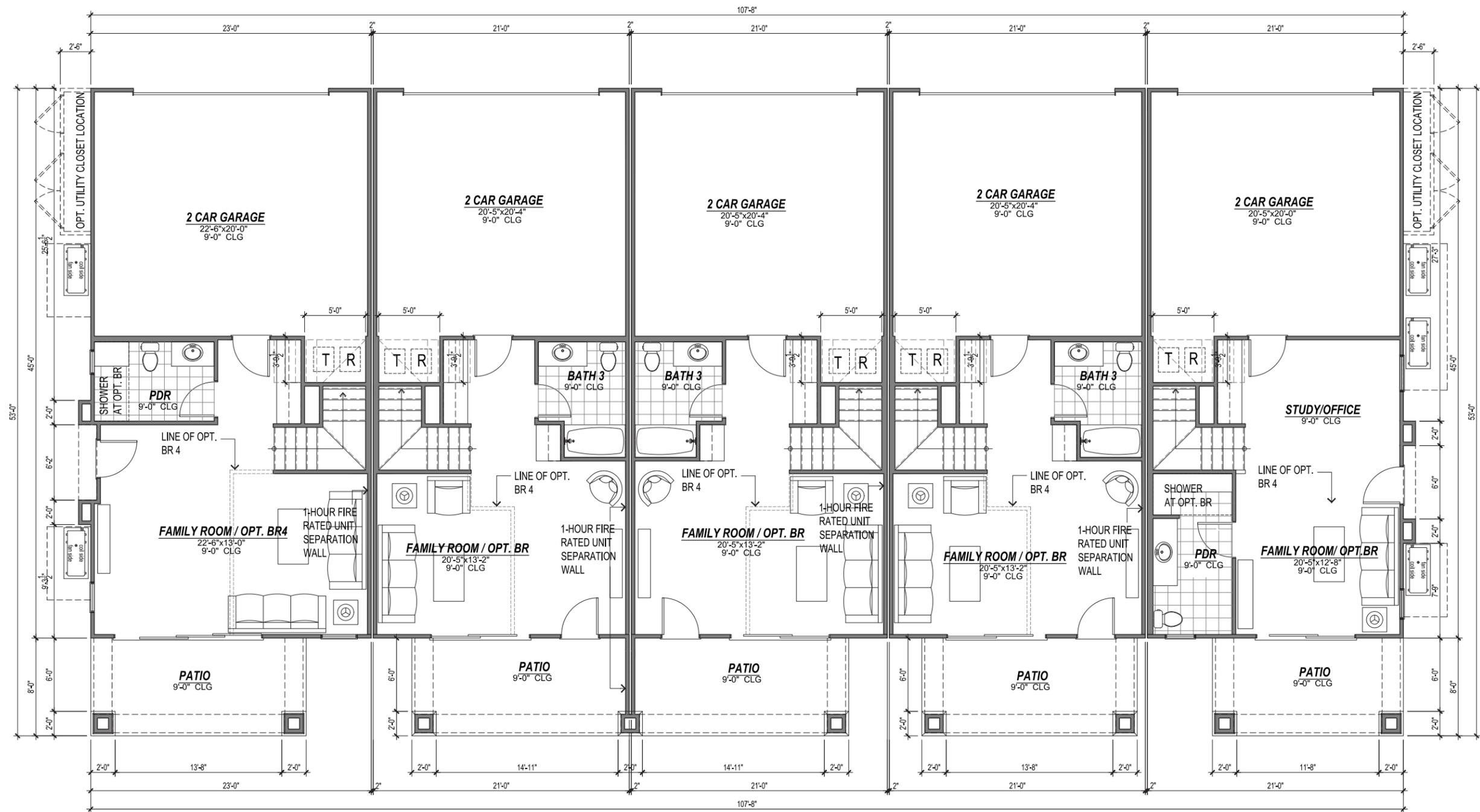
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES ROOF PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3

UNIT 1 (R)

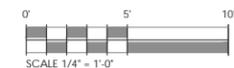
UNIT 1

UNIT 1 (R)

UNIT 2 (R)

AS REQUIRED PER CBC 1102A.03 MULTI-STORY DWELLINGS, 10% OF THE UNITS WILL BE PROVIDED, IDENTIFIED AND THEIR LOCATION BE DETERMINED AT THE TIME OF THE FINAL PRECISE GRADING PLAN.

NOTE: FLOOR PLAN REPRESENTS CRAFTSMAN ELEVATION STYLE UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER

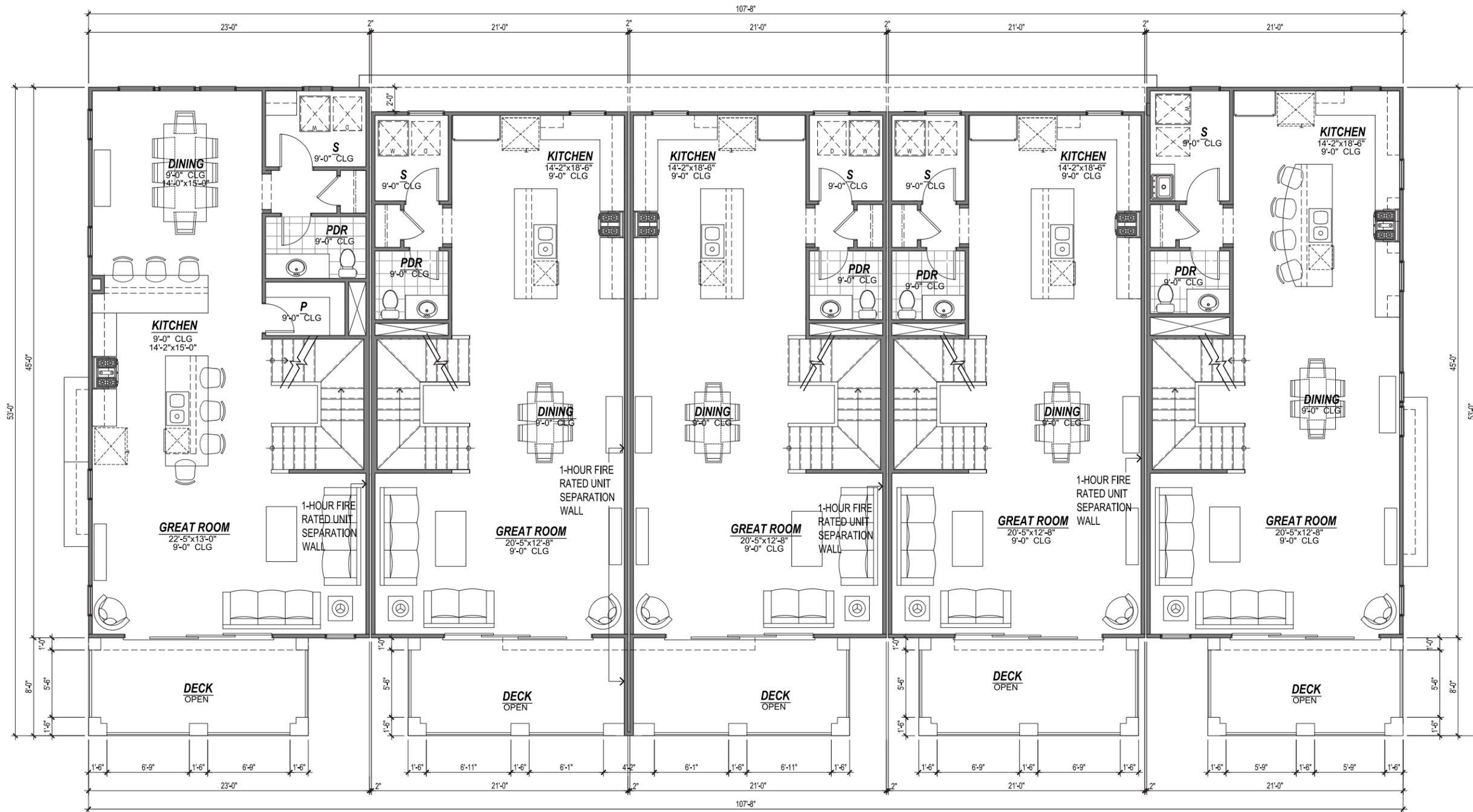


OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 3

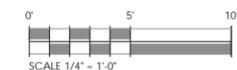
UNIT 1 (R)

UNIT 1

UNIT 1 (R)

UNIT 2 (R)

NOTE: FLOOR PLAN REPRESENTS CRAFTSMAN ELEVATION STYLE



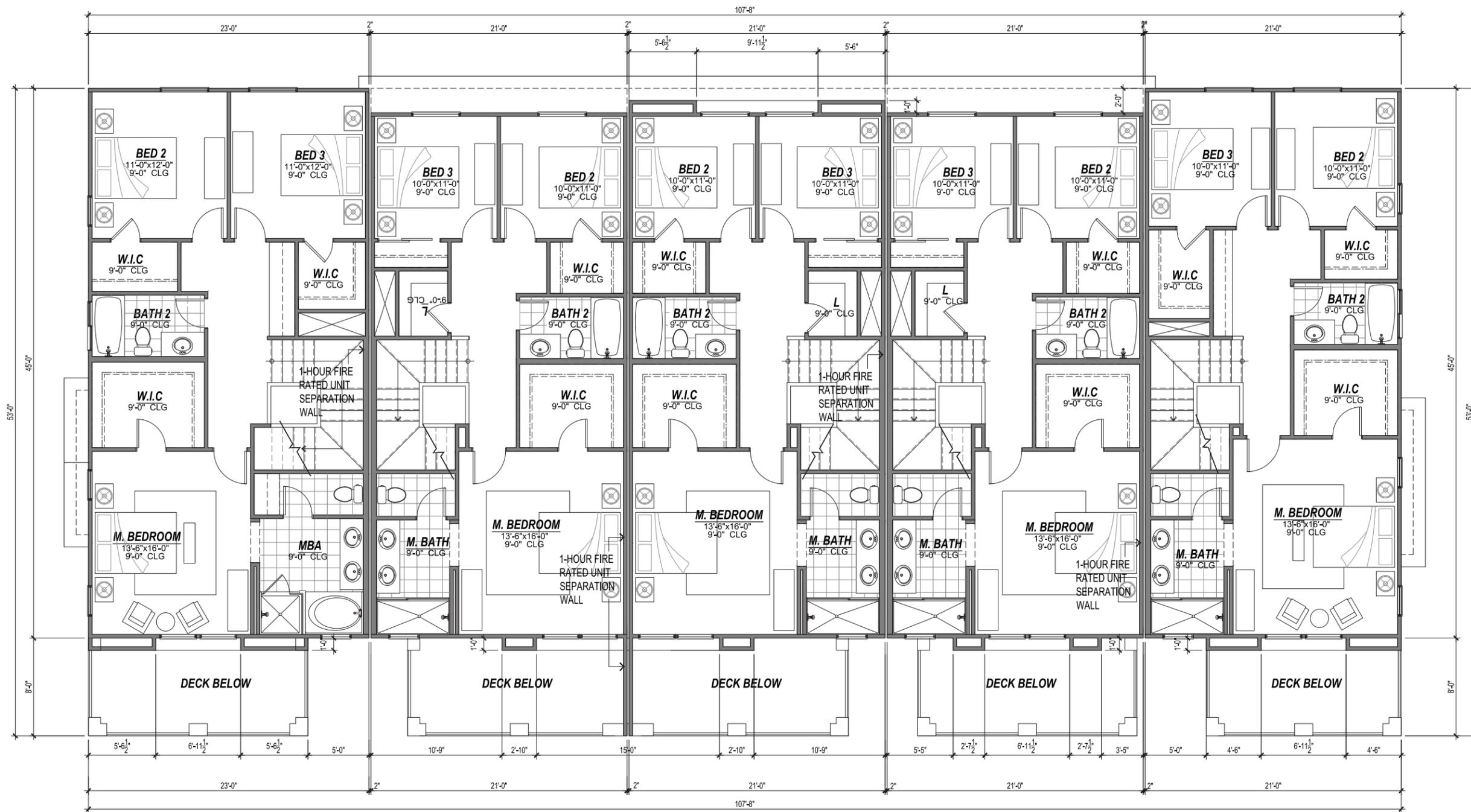
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3

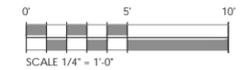
UNIT 1 (R)

UNIT 1

UNIT 1 (R)

UNIT 2 (R)

NOTE: FLOOR PLAN REPRESENTS CRAFTSMAN ELEVATION STYLE

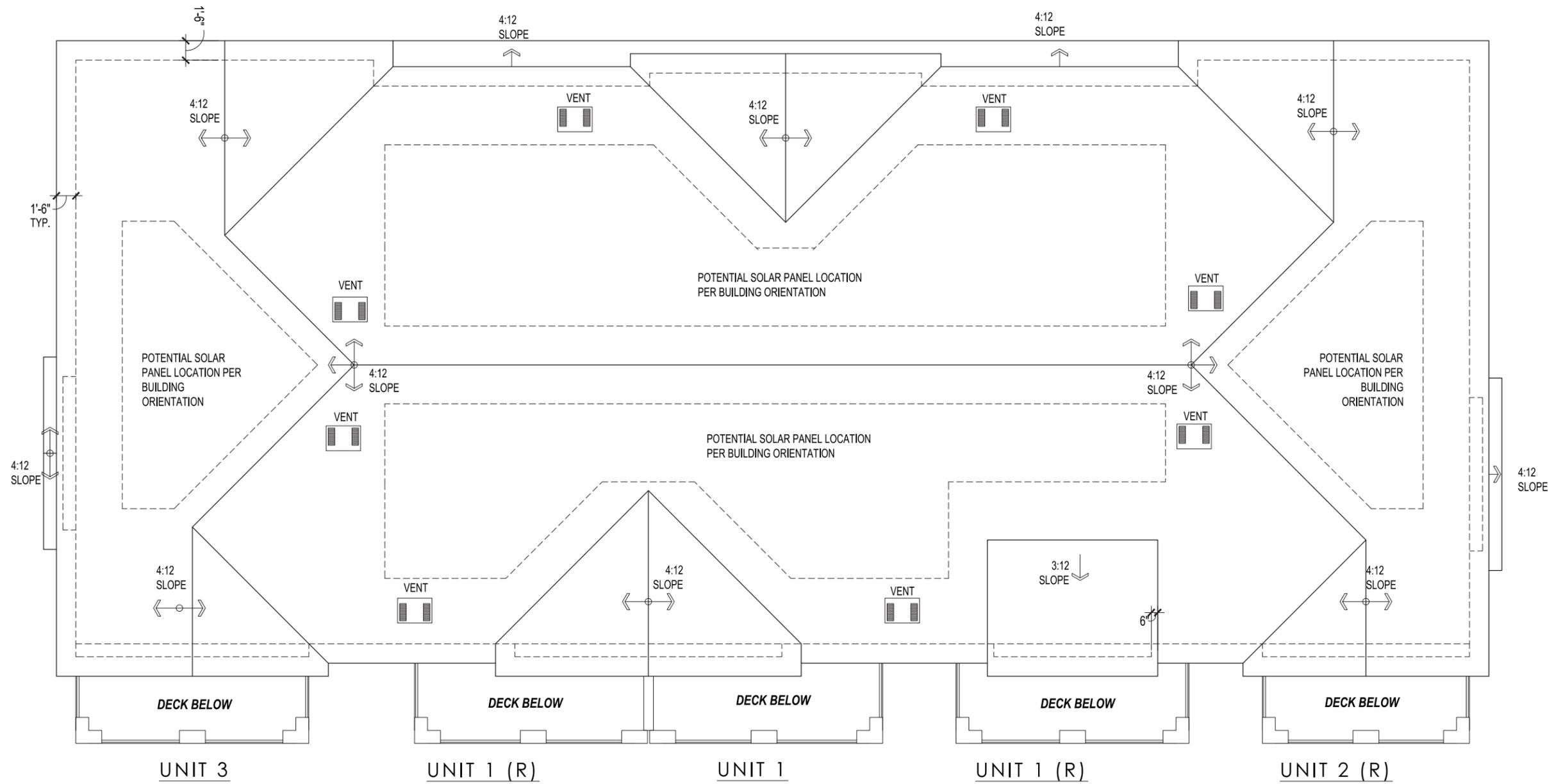


OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES THIRD FLOOR PLAN

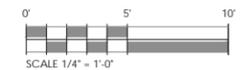
FINAL DEVELOPMENT PLAN - PARCEL 6

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 ROOF VENT
(FINAL ATTIC VENT COUNT AND LOCATION TO BE DETERMINED AT PRODUCTION)

NOTE: FLOOR PLAN REPRESENTS CRAFTSMAN ELEVATION STYLE



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OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES ROOF PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6





FRONT ELEVATION



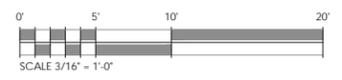
REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



OAK KNOLL

BUILDING 1 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 2 (R)
RIGHT ELEVATION



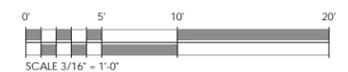
ENHANCED LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 1 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6



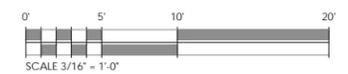


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 2 ELEVATIONS - 5-PLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6

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UNIT 2 (R)
RIGHT ELEVATION



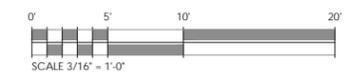
UNIT 3
LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
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OAK KNOLL

BUILDING 2 ELEVATIONS - 5-PLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6



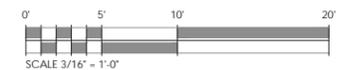


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
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OAK KNOLL

BUILDING 3 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 2 (R)
RIGHT ELEVATION



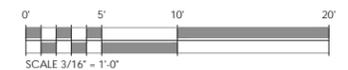
UNIT 3
ENHANCED LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 3 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6





FRONT ELEVATION



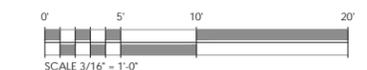
REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
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OAK KNOLL

BUILDING 4 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 2 (R)
RIGHT ELEVATION



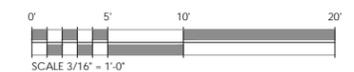
UNIT 3
LEFT ELEVATION

- | | |
|----|---|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | N/A |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | SHUTTERS AT ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |

ELEVATION KEY NOTES



- NOTE:
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OAK KNOLL

BUILDING 4 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3
LEFT ELEVATION



UNIT 3
FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES

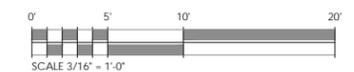


UNIT 2 (R)
REAR ELEVATION



UNIT 2 (R)
RIGHT ELEVATION

- NOTE:
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OAK KNOLL

BUILDING 5 ELEVATIONS - DUPLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

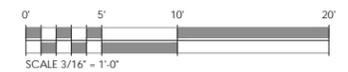


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
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A. Alvarez

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OAK KNOLL

BUILDING 6 ELEVATIONS - 4-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3
RIGHT ELEVATION



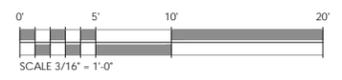
UNIT 2 (R)
LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
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OAK KNOLL

BUILDING 6 ELEVATIONS - 4-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

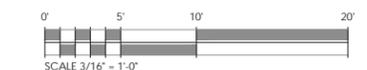


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 7 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 2 (R)
RIGHT ELEVATION



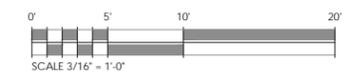
UNIT 3
LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 7 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

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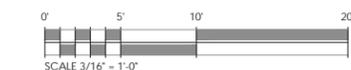


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
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13	SHUTTERS AT ENHANCE CONDITION FACING STREET
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15	STONE VENEER
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OAK KNOLL

BUILDING 8 ELEVATIONS - TRIPLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3
LEFT ELEVATION



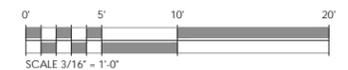
UNIT 2 (R)
RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



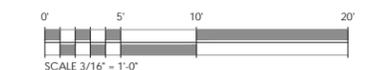


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 9 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 2 (R)
RIGHT ELEVATION



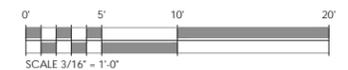
UNIT 3
LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



OAK KNOLL

BUILDING 9 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

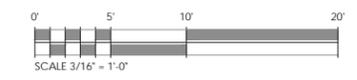


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 10 ELEVATIONS - 4-PLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 2 (R)
RIGHT ELEVATION



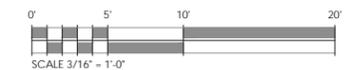
UNIT 3
LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



- NOTE:
- HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 - WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



OAK KNOLL

BUILDING 10 ELEVATIONS - 4-PLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

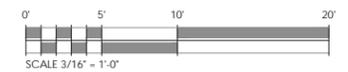
ELEVATION KEY NOTES



REAR ELEVATION



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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OAK KNOLL

BUILDING 11 ELEVATIONS - TRIPLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3
LEFT ELEVATION



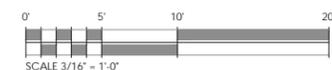
UNIT 2 (R)
RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
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OAK KNOLL

BUILDING 11 ELEVATIONS - TRIPLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

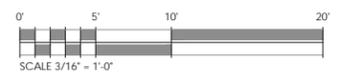


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
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OAK KNOLL

BUILDING 12 ELEVATIONS - TRIPLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3
LEFT ELEVATION



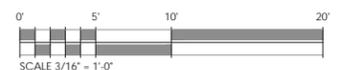
UNIT 2 (R)
RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



OAK KNOLL

BUILDING 12 ELEVATIONS - TRIPLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 3 UNIT 1 UNIT 2 (R)
FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

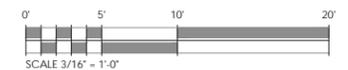
ELEVATION KEY NOTES



UNIT 2 (R) UNIT 1 UNIT 3
REAR ELEVATION



NOTE:
1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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OAK KNOLL

BUILDING 13 ELEVATIONS - TRIPLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6





UNIT 3
LEFT ELEVATION



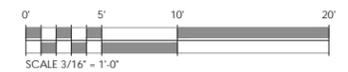
UNIT 2 (R)
RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
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 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.





UNIT 3
LEFT ELEVATION



UNIT 3
FRONT ELEVATION
UNIT 2 (R)

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES

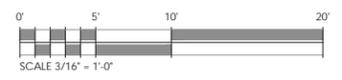


UNIT 2 (R)
REAR ELEVATION
UNIT 3



UNIT 2 (R)
RIGHT ELEVATION

NOTE:
1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
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OAK KNOLL

BUILDING 14 ELEVATIONS - DUPLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6





FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

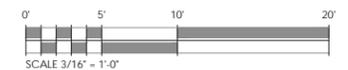
ELEVATION KEY NOTES



REAR ELEVATION



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
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UNIT 3
LEFT ELEVATION



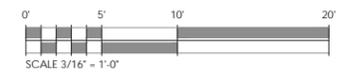
UNIT 2 (R)
RIGHT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



- NOTE:
- HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 - WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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OAK KNOLL

BUILDING 15 ELEVATIONS - TRIPLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

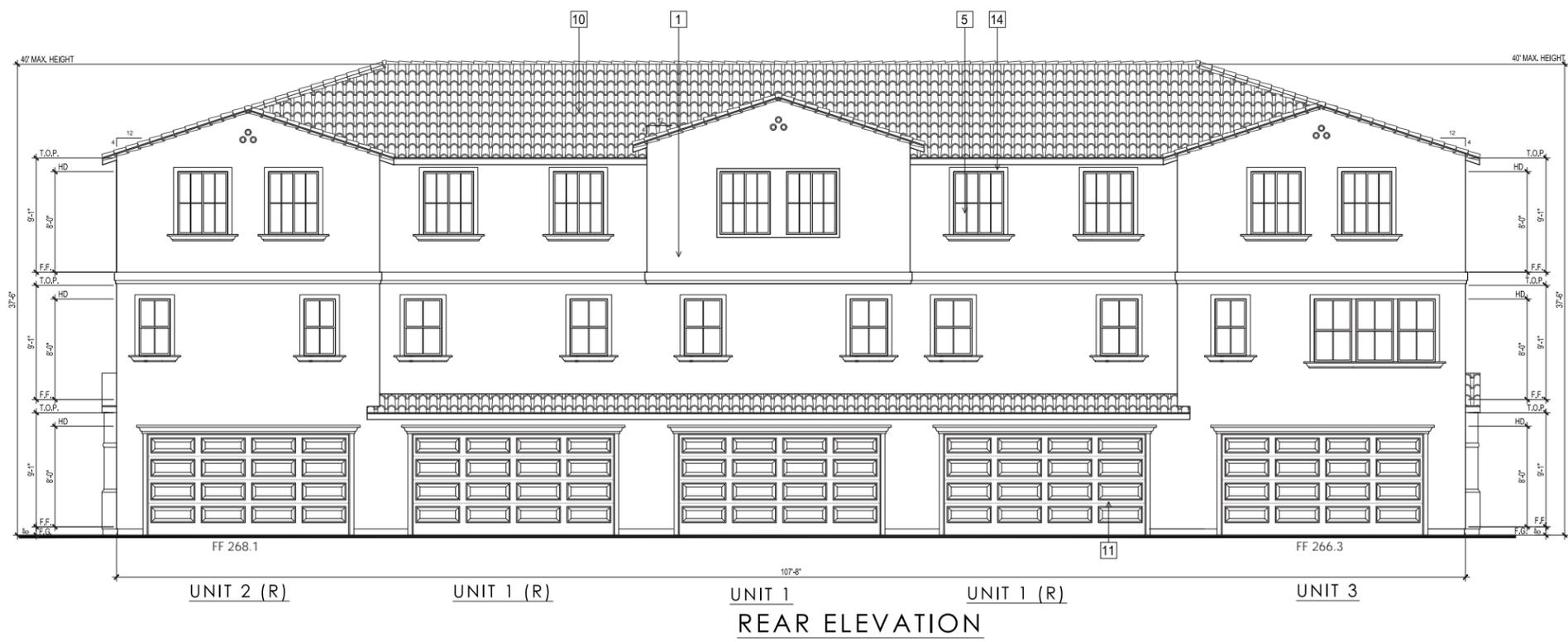




1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES

FRONT ELEVATION



REAR ELEVATION



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



OAK KNOLL

BUILDING 16 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

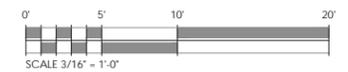
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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OAK KNOLL

BUILDING 16 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6



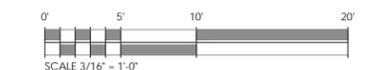


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTE:
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



OAK KNOLL

BUILDING 17 ELEVATIONS - 5-PLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



UNIT 2 (R)
RIGHT ELEVATION



UNIT 3
LEFT ELEVATION

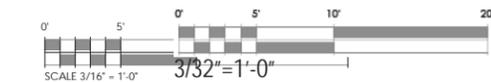
1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
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14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



NOTES:
1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.

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OAK KNOLL

BUILDING 17 ELEVATIONS - 5-PLEX FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 6





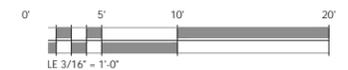
1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	SHUTTERS AT ENHANCE CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION

ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 18 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

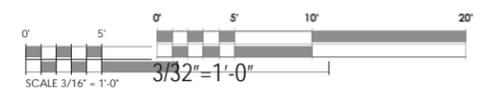


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
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ELEVATION KEY NOTES



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OAK KNOLL

BUILDING 18 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6





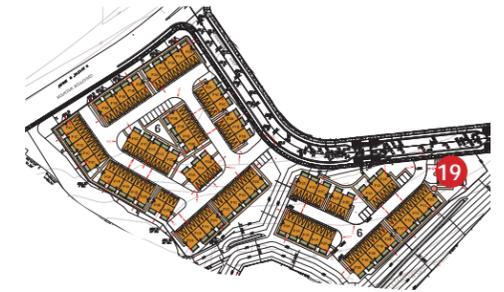
UNIT 3
LEFT ELEVATION



UNIT 3
FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	N/A
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
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ELEVATION KEY NOTES

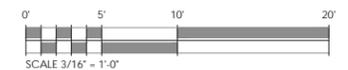


UNIT 2 (R)
REAR ELEVATION



UNIT 2 (R)
ENHANCED RIGHT ELEVATION

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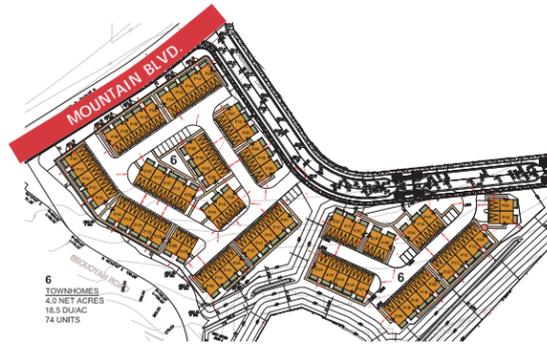


OAK KNOLL

BUILDING 19 ELEVATIONS - DUPLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



Note:
For more detailed information on retaining wall heights and locations please see the grading and drainage Plan on page 18.

Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

MOUNTAIN BLVD. STREET SCENE ELEVATION

FINAL DEVELOPMENT PLAN - PARCEL 6





DUPLEX MISSION

This stairway serves the middle unit of this triplex and two buildings to the right.*

TRIPLEX MISSION

DUPLEX FARMHOUSE

TRIPLEX MISSION



5-PLEX CRAFTSMAN

TRIPLEX FARMHOUSE

TRIPLEX CRAFTSMAN

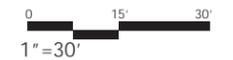
5-PLEX MISSION

MOUNTAIN BLVD.



*Due to grade differential between buildings and Creekside Loop, a shared stairway connects units from 3 buildings to the sidewalk. Please refer to the site plan on pg. 10 or grading and drainage on pg 18 for clarity of the conditions here.

Note:
For more detailed information on retaining wall heights and locations please see the grading and drainage Plan on page 18.

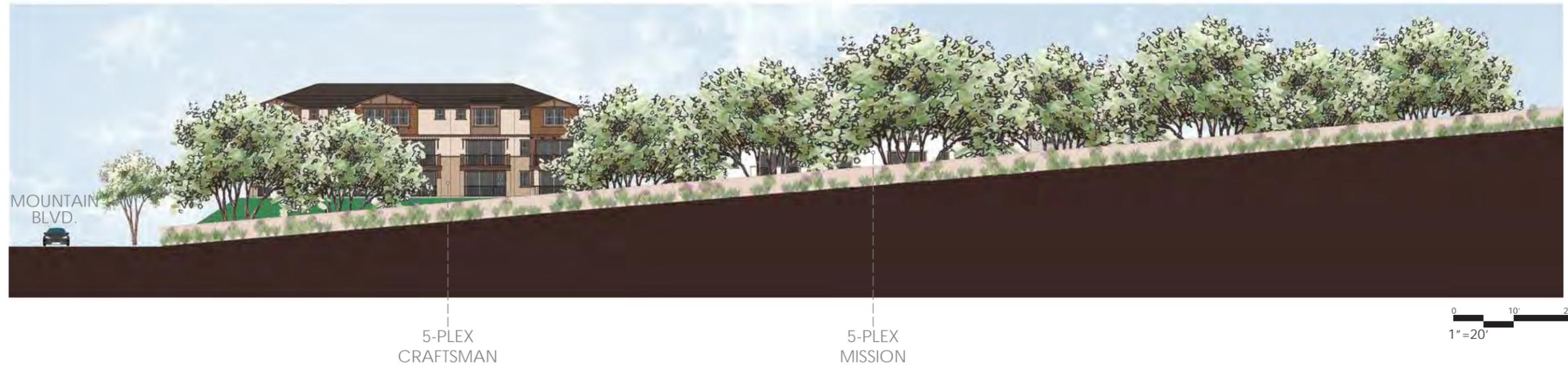


OAK KNOLL

CREEKSIDE LOOP STREET SCENE ELEVATION

FINAL DEVELOPMENT PLAN - PARCEL 6

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- Notes:
- For more detailed information on retaining wall heights and locations please see the grading and drainage Plan on page 18.
 - Trees shown are existing trees preserved within the oak knoll project boundary and south of parcel 6.

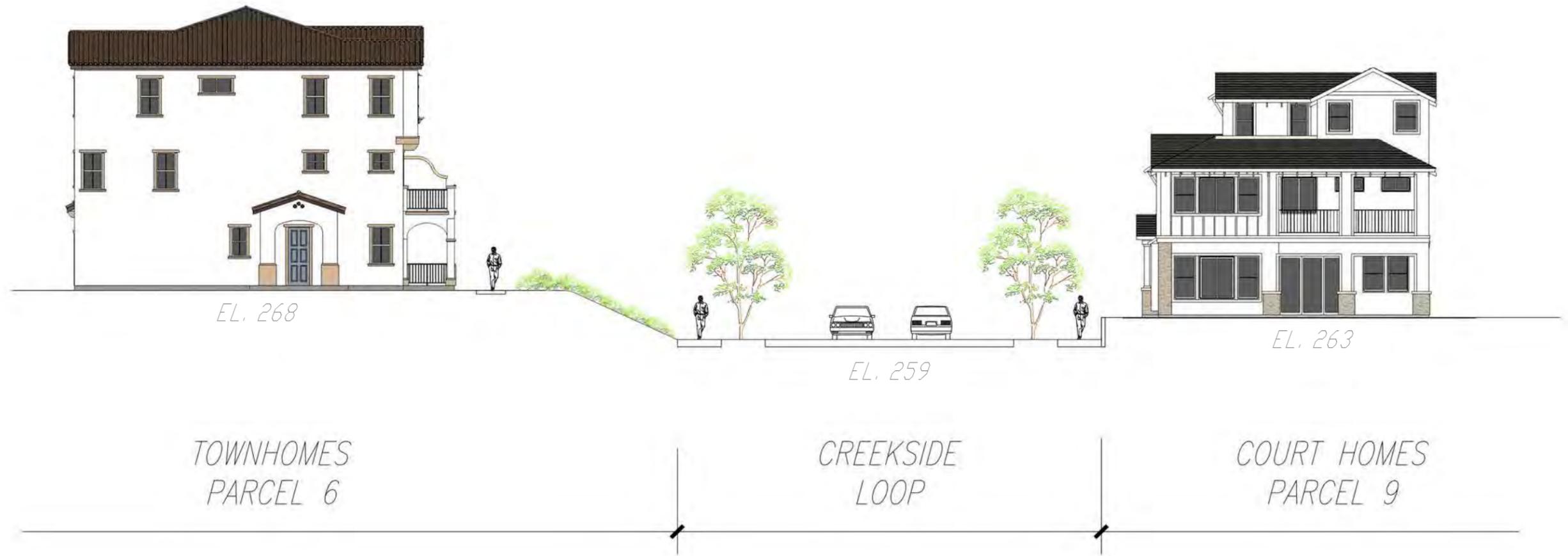
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

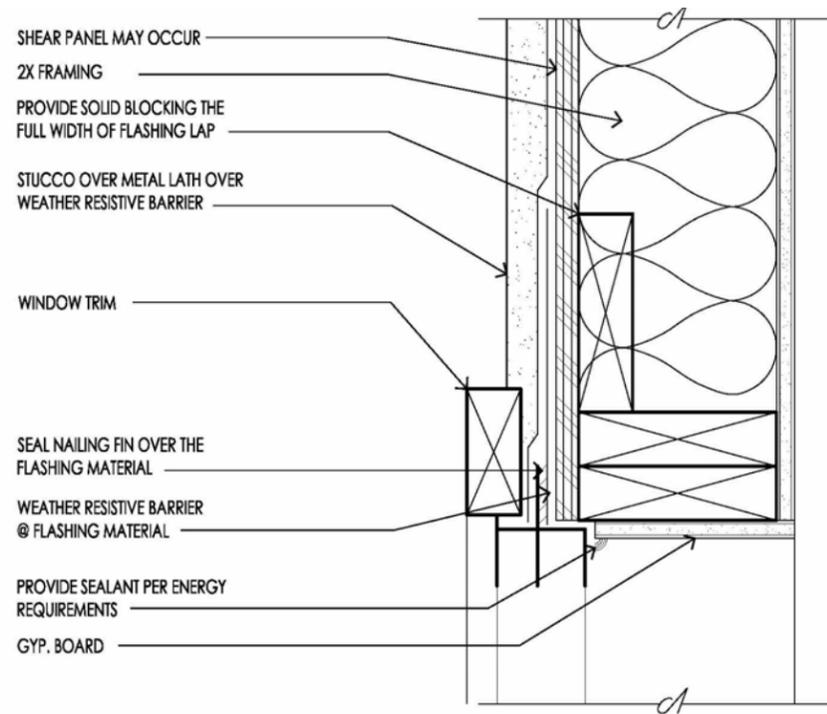
OAK KNOLL

SEQUOYAH ROAD STREET SCENE ELEVATIONS

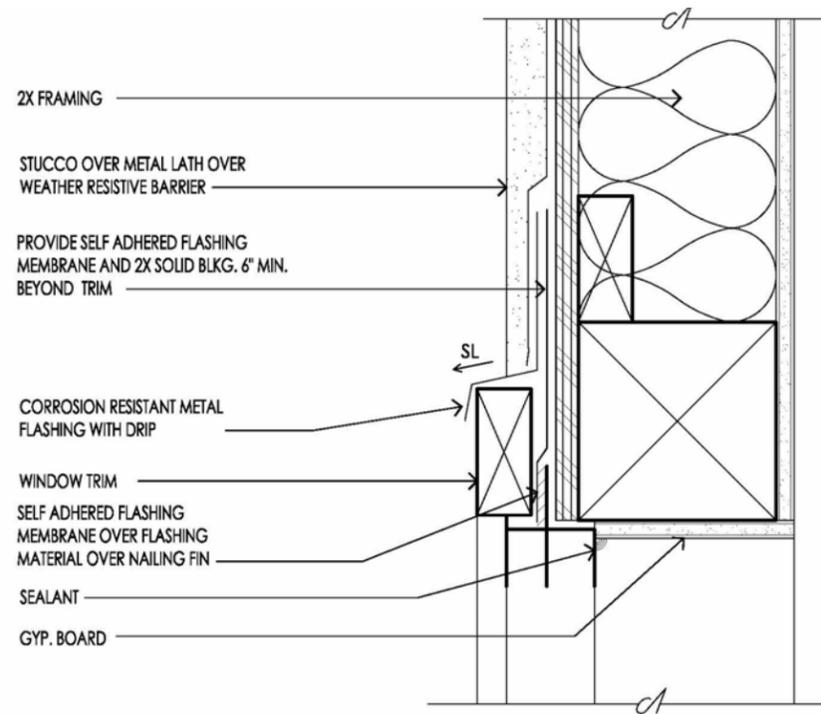
FINAL DEVELOPMENT PLAN - PARCEL 6



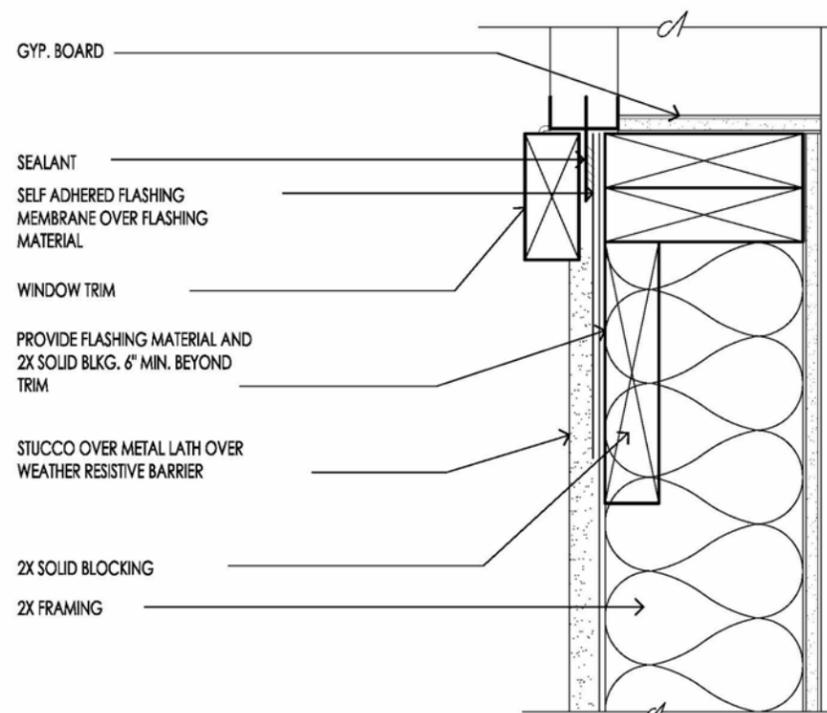




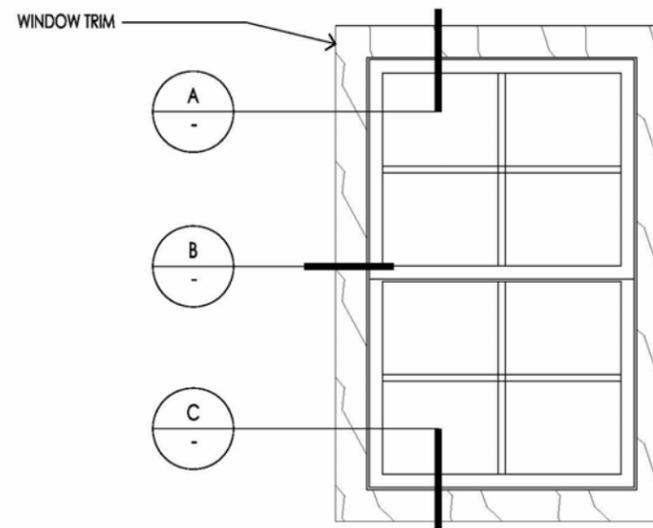
B WINDOW JAMB



A WINDOW HEADER



C WINDOW SILL



D WINDOW WITH TRIM
3 COAT STUCCO

N.T.S.
DA © 2017 WDW1-VI-F-04

THE FINAL WINDOW MANUFACTURER CONTRACTED BY THE BUILDER AT THE TIME OF CONSTRUCTION PERMITS MUST ADHERE TO THE FOLLOWING REQUIREMENTS BASED ON TITLE 24, LOCAL CODE REQUIREMENTS, CITY REQUIREMENTS AND DESIGN INTENT OF THE ELEVATION STYLE AS FOLLOWS:

WINDOWS MAY BE MULLED TOGETHER TO ACHIEVE WIDER EXPANSES OF GLASS, BUT SHALL NOT EXCEED 12' IN TOTAL WIDTH. WINDOWS MAY HAVE DIVIDED LITES, A 2 OVER 2, 4 OVER 1, 4 OVER 4, 6 OVER 1, OR 6 OVER 6 MUNTIN PATTERN. TRUE DIVIDED LITES ARE PREFERRED, SIMULATED DIVIDED LITES, BETWEEN THE GLASS, ARE ACCEPTABLE, AND REMOVABLE DIVIDED LITES, ON TOP OF THE GLASS, ARE PROHIBITED. WOOD AND COMPOSITE TRIM MATERIALS ARE PERMITTED. FOAM TRIM IS NOT ALLOWED.

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OAK KNOLL

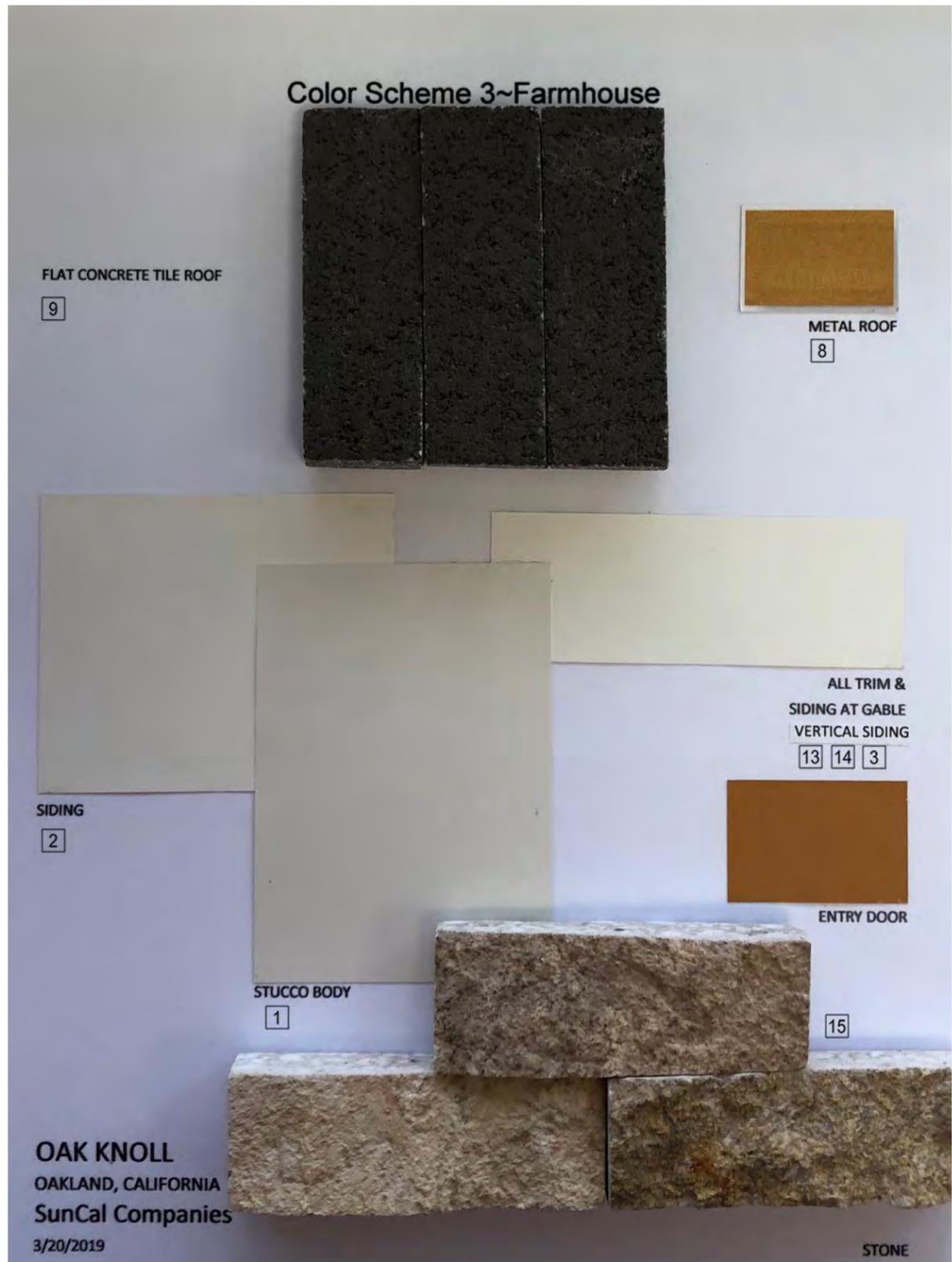
MATERIALS AND COLORS BOARDS - WINDOWS EXHIBIT

FINAL DEVELOPMENT PLAN - PARCEL 6





- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 WINDOW SHUTTER
 - 7 WROUGHT IRON RAILING
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 - 10 S-TILE ROOF
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 - 18 A/C LOCATION
- ELEVATION KEY NOTES**



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OAK KNOLL

MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 6





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OAK KNOLL

MATERIALS AND COLORS BOARDS

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OAK KNOLL

MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 6



OAK KNOLL  **SunCal**