Case File Number: PLN15378-PUDF03 **October 27, 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**

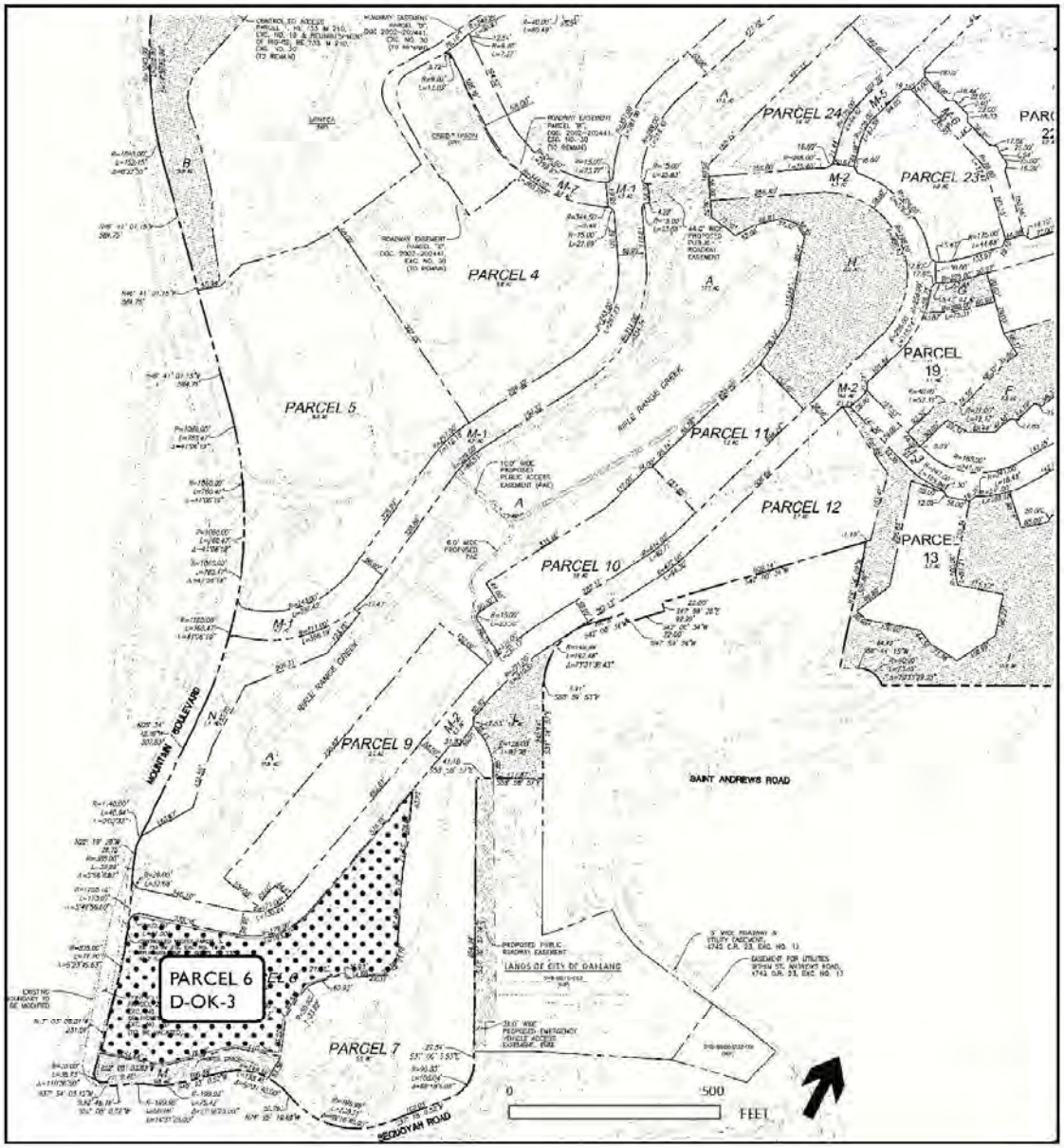
SUMMARY

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

Planned Unit Development 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 Permit (FDP) for Relocation and Rehabilitation of Club Knoll, Design Review, Vesting Tentative Tract Map, and a Creek Permit. The 2017 approved 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.

<u>The following provides a summary of the current status of the Oak Knoll Development:</u>

- Land Use Entitlement: The Oak Knoll Project Supplemental Environmental Impact Report (SEIR) 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 Public Infrastructure on Private Property (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 (CFD), 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 compliance with California Environmental Quality Act (CEQA).
- 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.

Parcel 6 FDP:

The proposed FDP for Parcel 6 was presented to the Design Review Committee on June 23, 2021. The DRC instructed the applicant to return to the committee with revised plans on September 22, 2021, which has been subsequently postponed to the current meeting of October 27, 2021 due to Applicant delays. The DRC gave direction at the June 23rd meeting on the following items and requested that the applicant return to the DRC:

- Front doors don't appear or perform as front entrances and lack a needed 'sense of arrival.'
- Not enough definition or articulation of the building form, or between the townhomes.
- Not enough distinction or differentiation between the units or buildings.
- The design is not responsive to the hillside setting or the architectural styles indicated in the Oak Knoll Design Guidelines.
- The plans were underwhelming and uninspired.

- Not every corner unit should have a side entry.
- Diversify the window types.
- Clearly label the dimensions of the retaining wall and privacy wall, and its distance from the right-of-way.
- The design should imbed the character of Oak Knoll and build a feeling of a residential enclave. The plans need to convey a sense of a special identity for the Oak Knoll community.
- Improve the interface between the units and the street, and enhance the connection to the street.

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 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 theD-OK-3 regulations, with staff analysis provided below in indented, italicized text:

- Create, maintain, and enhance areas suitable for medium-density residentials 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).	2nd floor decks between 128 sf or 144 sf.	Complies

Criteria	OK-3	Proposed	Analysis
Land Use			
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

The Oak Knoll Design Guidelines compliance matrix for Parcel 6 is provided in **Attachment B** to this report. Where the project is not in compliance with any guidelines, as noted in the compliance matrix, the lack of compliance is discussed in the *Zoning and Related Issues* section of this report.

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. Staff reviewed the proposed project against the Oak Knoll Design Guidelines (see Attachment B). The project meets the following key guidelines:

Design Guideline	**Compliance Analysis**
2.2 Neighborhood Streetscape	
A different porch or stoop type will be considered a façade variation.	Complies
Homes on corner lots are encouraged to have architectural features such as wrap porches, side porches, or bay windows facing the secondary street.	Complies
2.4 Townhomes	
Create a 'sense of address' and a front door for each unit by providing 'door yards,' gates, and access to public streets and paseos.	Complies
End facades should be treated as high visibility and should feature windows, entries where appropriate, and other design features normally on the front façade.	Complies
3.5 High Visibility Façades	
Successful execution of second façade	Complies

The design has been revised since previous review by the DRC to show gates within patio railings and front entrances with small foyers adjacent to the patios for some of the interior units on the 5-plex buildings which enhances the sense of address and a more prominent entryway.

Issues

In general, the revised project plans are more responsive to the Oak Knoll Design Guidelines than before, and only a few minor design issues remain. Staff identifies the following outstanding design issue related to the current Parcel 6 plans, as excerpted from Attachment B to this report:

Design Guideline	**Compliance Analysis**
2.4 Townhomes	
Stepping between units is encouraged to provide private balconies and a varied building frontage as viewed from the street.	Does not comply

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 addressing the following issue:

- **2.4 Townhomes – Stepping Between Units.** Staff believes that in addition to the varied mix of unit plans and façades, stepping the buildings with the topography, instead of placing buildings on a podium, would help break up the façades of the 5-plexes facing Mountain Boulevard. The proposed site plan exhibits minimal stepping between the unit buildings.
    - *Does the DRC think the site plan should be revised to incorporate additional stepping of the buildings with the slope of the terrain?*

\\

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, and forward this application to the Planning Commission for consideration of approval. Staff believes that any recommended revisions can be addressed prior to consideration by the Planning Commission.

Prepared by:

Michele T. Morris, Planner III

Reviewed by:

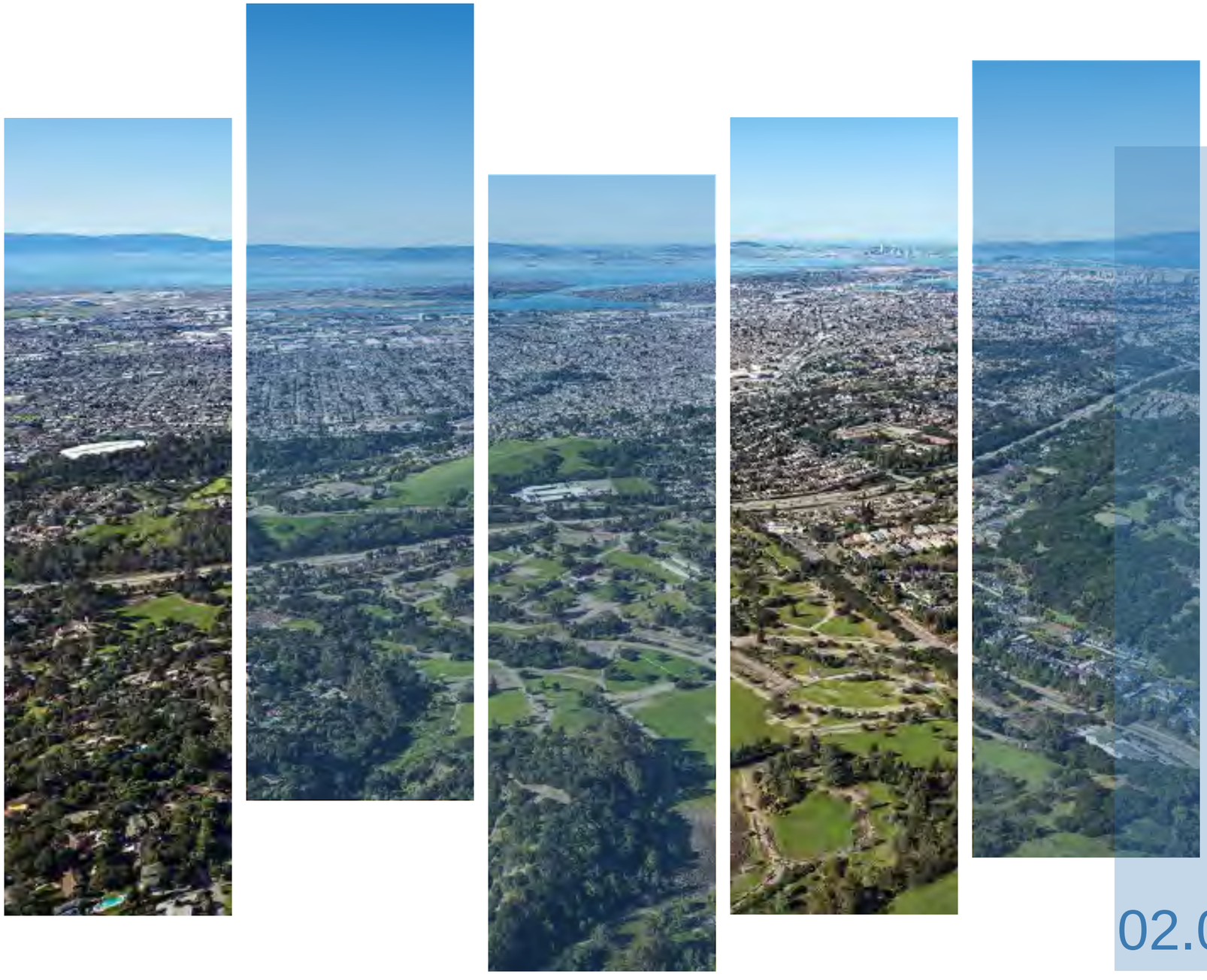
Catherine Payne

Catherine Payne, Development Planning Manager
Bureau of Planning

Attachment:

A. Parcel 6 Proposed Plans, dated October 11, 2021
B. Parcel 6 Design Review Conformance Matrix

ATTACHMENT A



OAK KNOLL

FINAL DEVELOPMENT PLAN PARCEL 6

02.03.20

Revision 9: 10.11.21

CLIENT

SunCal
2392 Morse Avenue
Irvine, CA 92614

CONSULTANTS

ARCHITECT
Danielian Associates
60 Corporate Park
Irvine, CA 92606

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612

CIVIL ENGINEER
BKF Engineers
300 Frank Ogawa Plaza
Oakland, CA 94612

CONTENTS

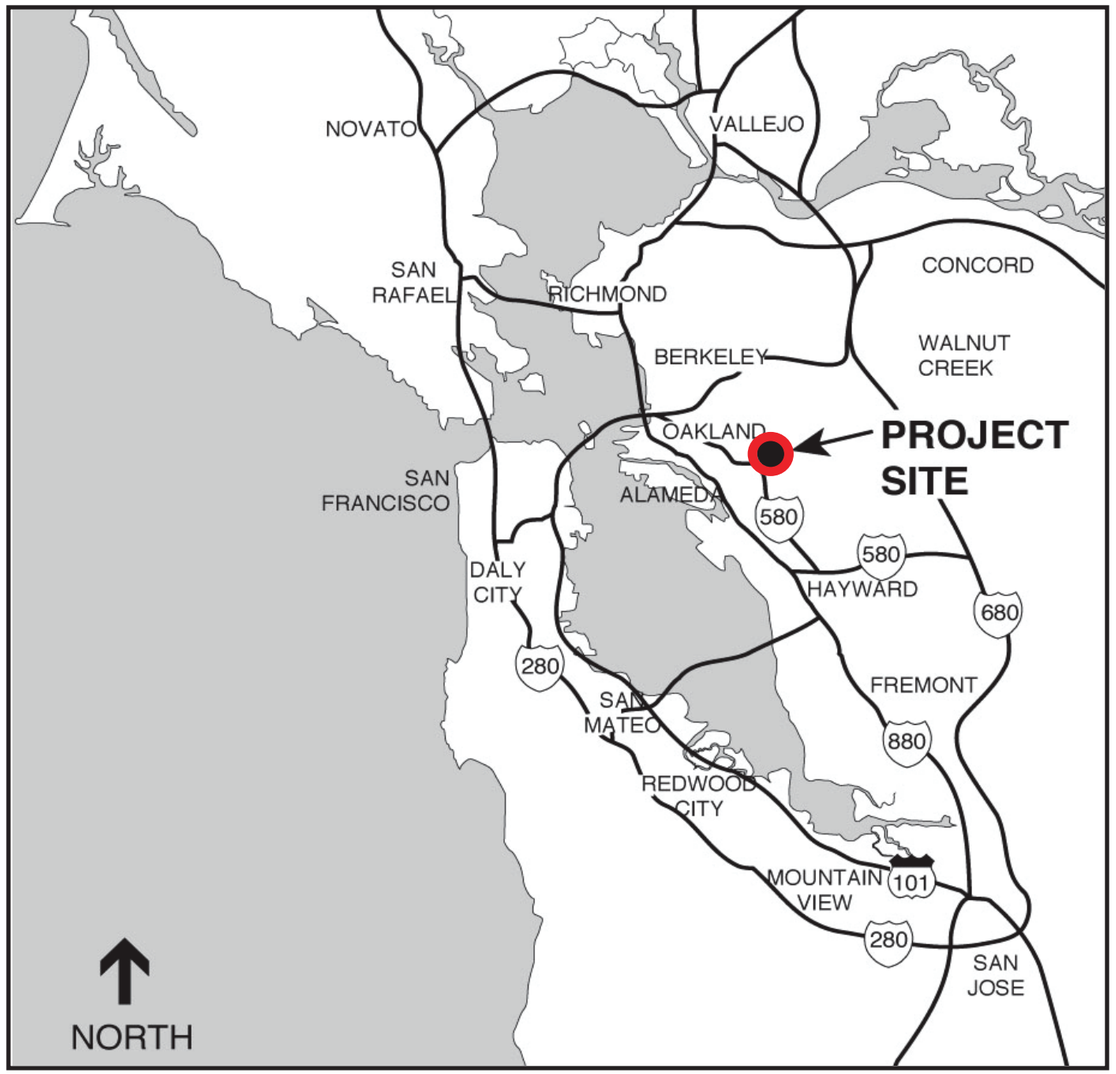
INTRODUCTION

THE PLAN

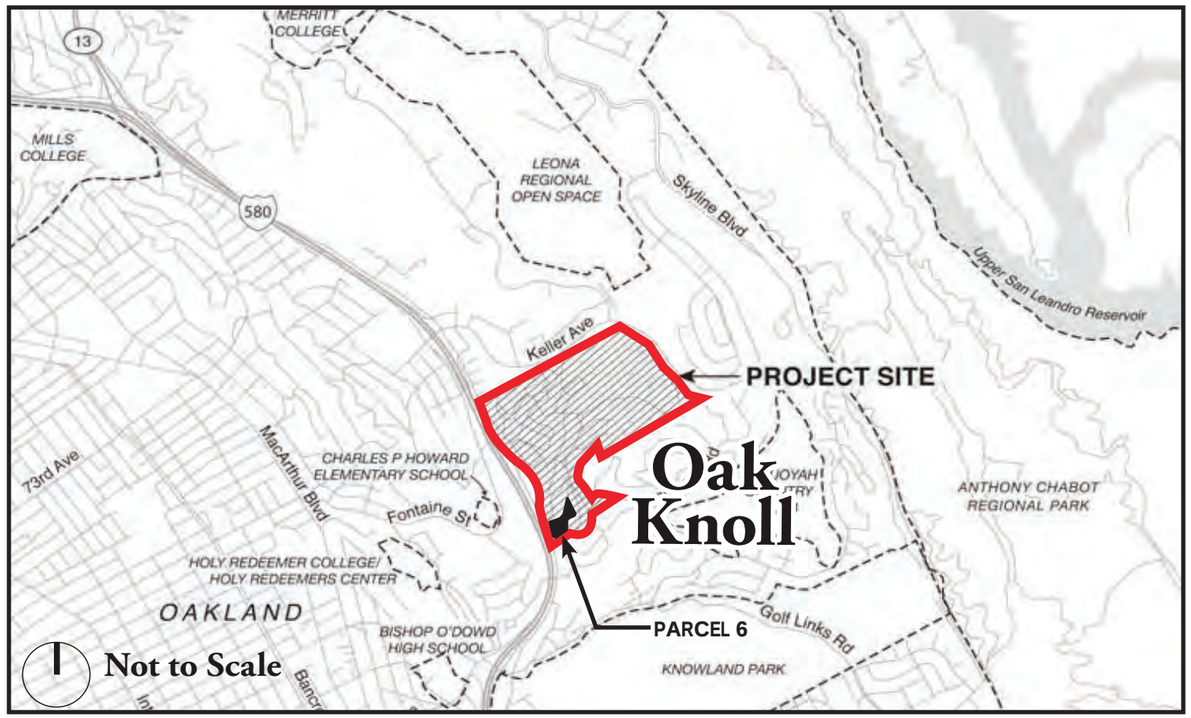
ARCHITECTURE

OAK KNOLL PARCEL 6

INTRODUCTION



LOCATION



VICINITY

OAK KNOLL

LOCATION & VICINITY MAP

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

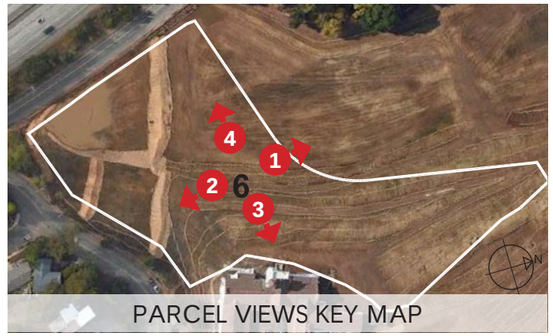
SunCal

OAK KNOLL

AERIAL CONTEXT

FINAL DEVELOPMENT PLAN - PARCEL 6

PHASE 1 CONTEXT



PARCEL VIEWS KEY MAP

1. LOOKING NORTH

2. LOOKING SOUTH

3. LOOKING EAST

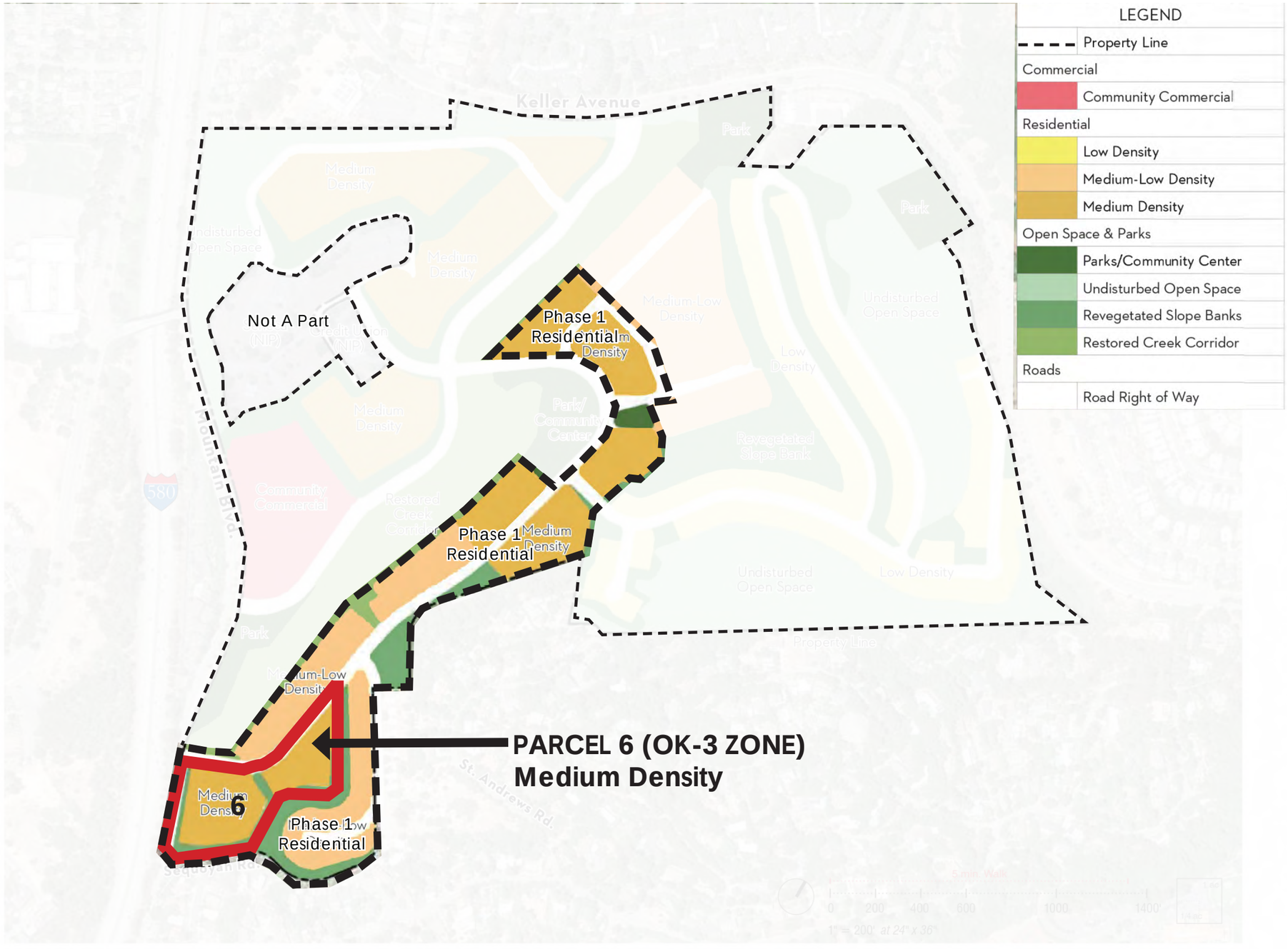
4. LOOKING WEST

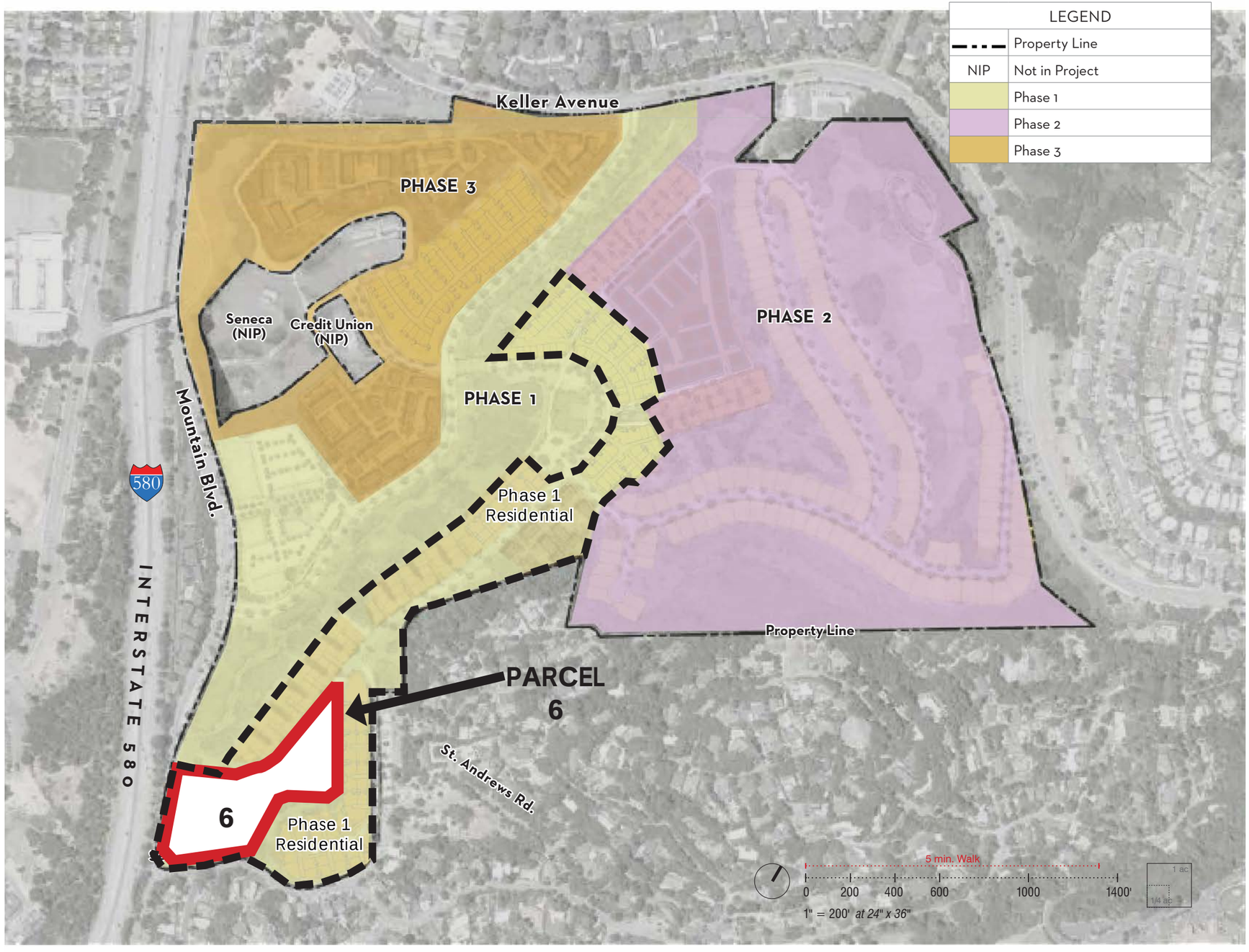
OAK KNOLL

CONTEXT PHOTOS

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal


LEGEND
Property Line
Commercial
Community Commercial
Residential
Low Density
Medium-Low Density
Medium Density
Open Space & Parks
Parks/Community Center
Undisturbed Open Space
Revegetated Slope Banks
Restored Creek Corridor
Roads
Road Right of Way
Keller Avenue
Not A Part
Phase 1 Residential
Phase 1 Residential
Phase 1 Residential
PARCEL 6 (OK-3 ZONE)
Medium Density
6
Mountain Blvd.
St. Andrews Rd.
Property Line



OAK KNOLL

PHASING & PHASE 1 RESIDENTIAL

FINAL DEVELOPMENT PLAN - PARCEL 6

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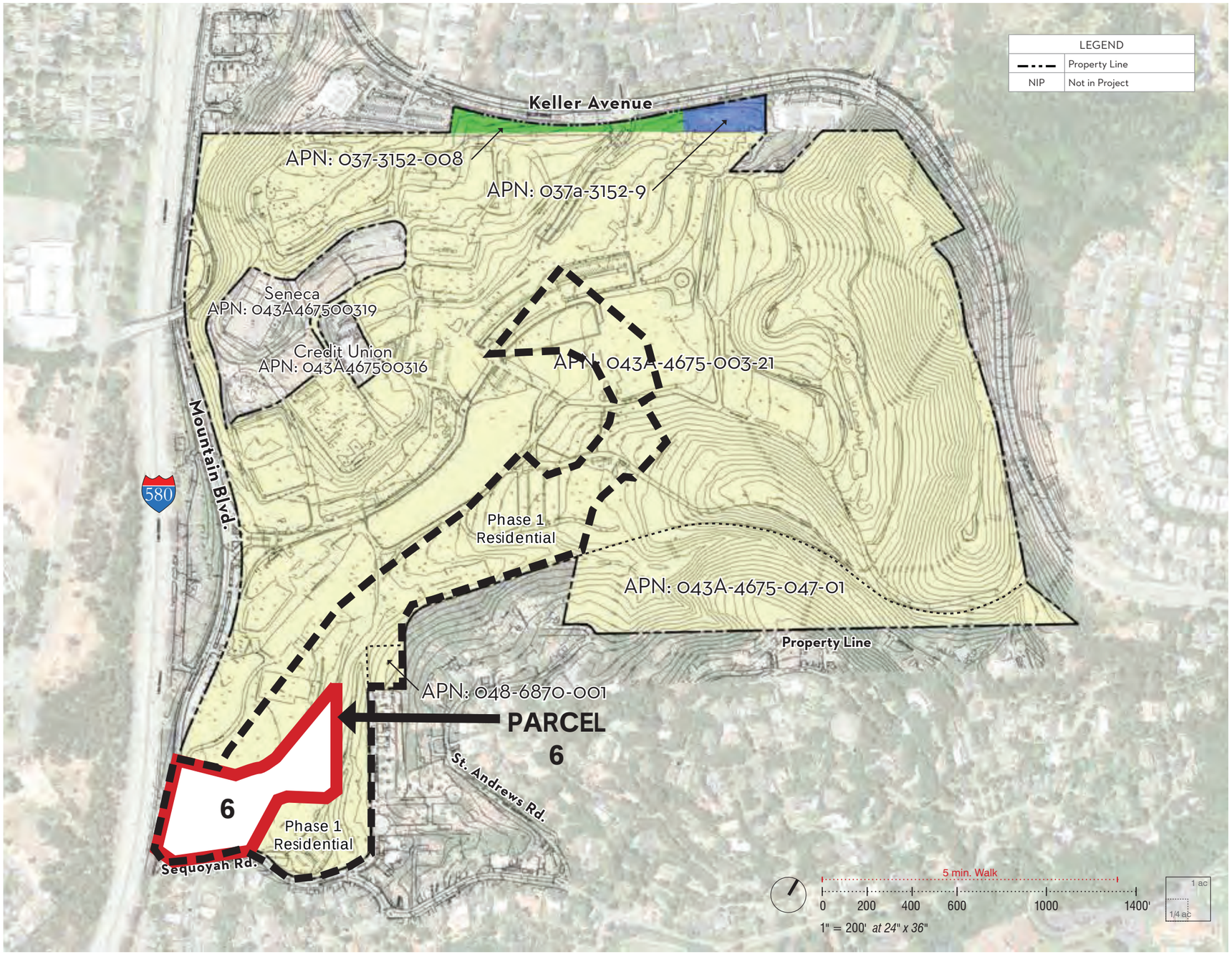
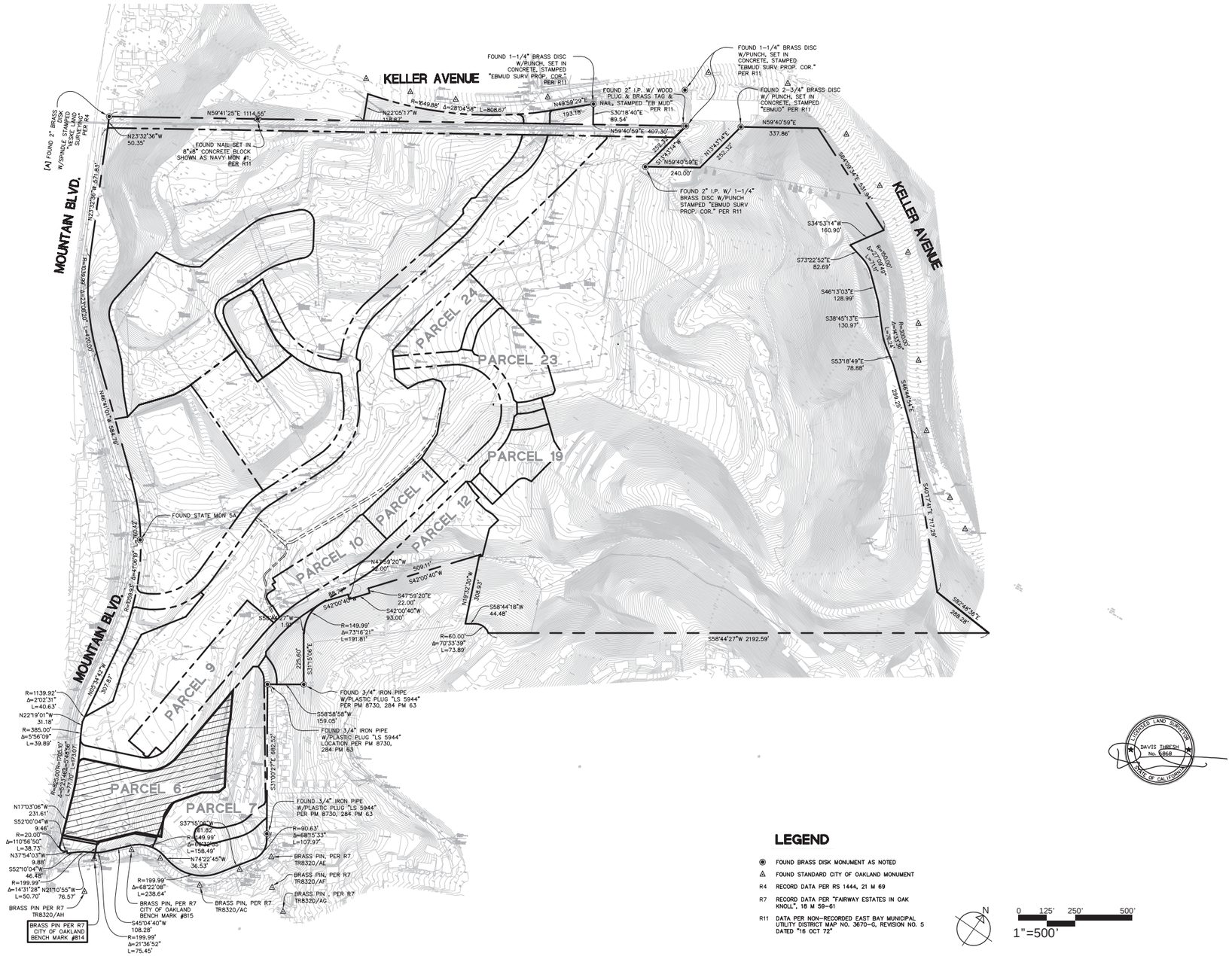


SunCal

OAK KNOLL

ASSESSOR'S PARCEL MAP

FINAL DEVELOPMENT PLAN - PARCEL 6



OAK KNOLL

OVERALL PROPERTY BOUNDARY & TOPOGRAPHY

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal


Keller Avenue
Park
Oak Knoll Park
Creekside Parkway
Community Center
Mountain Blvd
Village Center
Rille Route Creekside Loop
Open Space
Property Line
Park
Creekside Loop
St. Andrews Rd.
INTERSTATE 580
Sequoyah Rd.
EVA

THE PLAN

PARCEL 6

6
TOWNHOMES
4.0 NET ACRES
18.5 DU/AC
74 UNITS

7
SINGLE FAMILY DETACHED
3.6 ACRES
7.5 DU/AC
27 UNITS

9
GARDEN COURTS
2.7 ACRES
13 DU/AC
35 UNITS

10
GARDEN COURTS
1.9 ACRES
12.1 DU/AC
23 UNITS

11
ALLEY SFD
1.2 ACRES
15 DU/AC
18 UNITS

12
TOWNHOMES
2.3 ACRES
16.5 DU/AC
38 UNITS

PARK
2.3 ACRES

19
ALLEY SFD
1.4 ACRES
15.7 DU/AC
22 UNITS

23
ALLEY SFD
1.9 ACRES
16.3 DU/AC
31 UNITS

24
ALLEY SFD
1.6 ACRES
16.3 DU/AC
26 UNITS

I-580 FREEWAY
MOUNTAIN BOULEVARD
POOL ROAD
SEQUOYAH ROAD
EVA
SAINT ANDREWS ROAD
SAN LEANDRO ST.

N
0 50' 100' 200'
1"=200'

FOR ILLUSTRATIVE PURPOSES ONLY

PHASE 1

Parcel	Zoning	Product Type	Acres	Est. Density	Townhomes	Alley Homes	Court Homes	Trad. SLD	SFD	TOTAL
6	OK-3 Medium	Townhomes	4.0	18.5	74					
7	OK-1 Low	SFD	3.6	7.5					27	
9	OK-2 Med-Low	Court Homes	2.7	13.0			35			
10	OK-2 Med-Low	Court Homes	1.9	12.1			23			
11	OK-3 Medium	Alley Homes	1.2	15.0		18				
12	OK-3 Medium	Townhomes	2.3	16.5	38					
19	OK-3 Medium	Alley Homes	1.4	15.7		22				
23	OK-3 Medium	Alley Homes	1.9	16.3		31				
24	OK-3 Medium	Alley Homes	1.6	16.3		26				
TOTAL			20.6		112	97	58	0	27	294

OAK KNOLL

PHASE 1 SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

LEGEND

- # BUILDING NUMBERS
- PROPERTY BOUNDARY
- MISSION STYLE
- CRAFTSMAN STYLE
- * HIGH VISIBILITY FACADE
- SIGHT TRIANGLES
- H* 1 ACCESSIBLE SPACE PER 25 REQD. 2 ACCESSIBLE SPACES PROVIDED

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

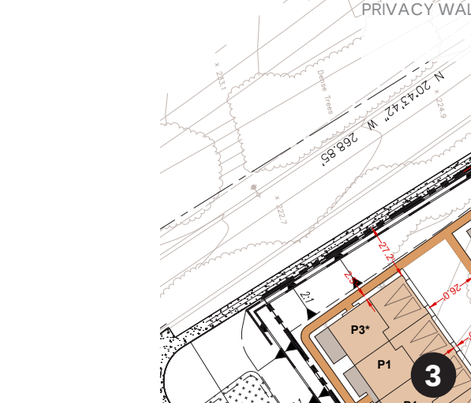
LOT COVERAGE:
40.5% (55% MAX. ALLOWED)

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

PRIVACY WALL

PRIVACY WALL



N 0 20' 40' 80'
1"=80'

SunCal

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.

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.
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OAK KNOLL

FIRST FLOOR SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

SunCal

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.

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

SunCal

SunCal

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

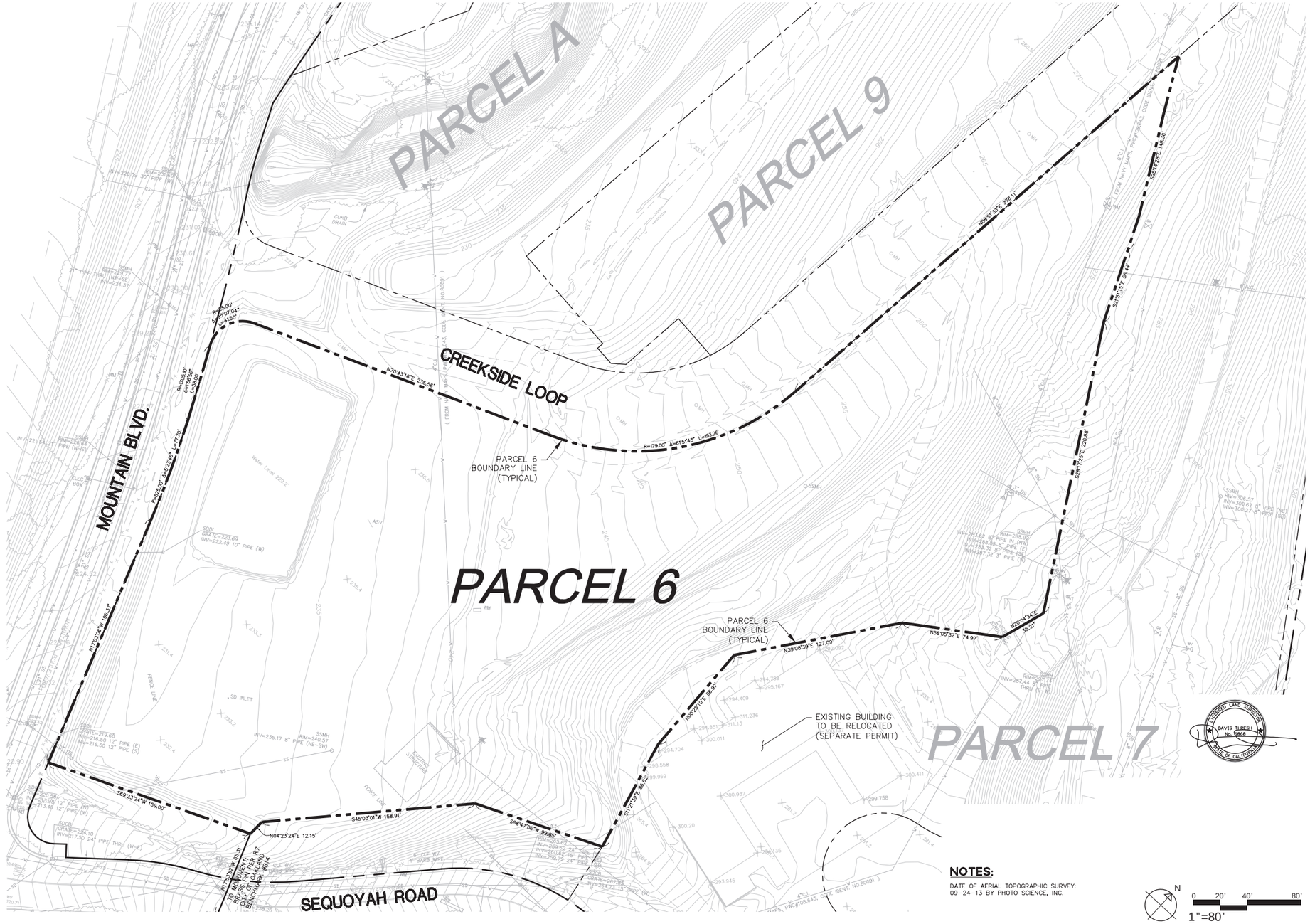
REQUIRED 170 SF PER UNIT (74 UNITS) = 12,580 SF
PROVIDED = 18,720 SF

OAK KNOLL

OPEN SPACE SUMMARY

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

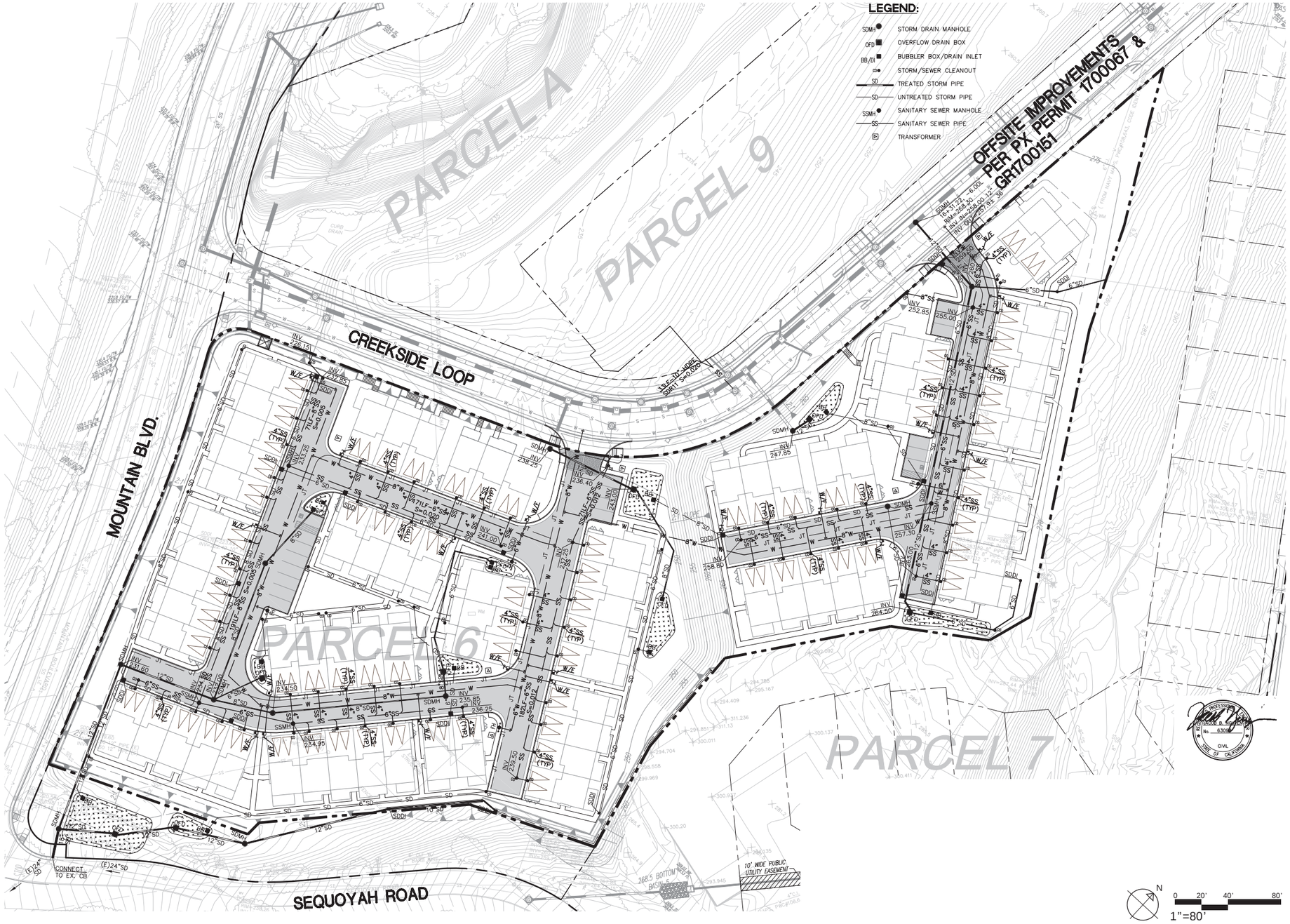


SunCal

OAK KNOLL

PARCEL BOUNDARY

FINAL DEVELOPMENT PLAN - PARCEL 6

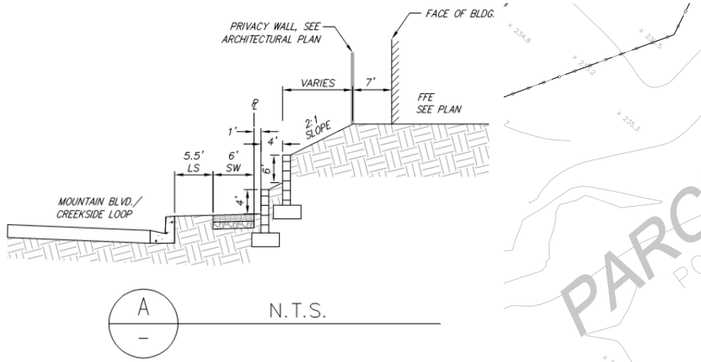


OAK KNOLL

UTILITY PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



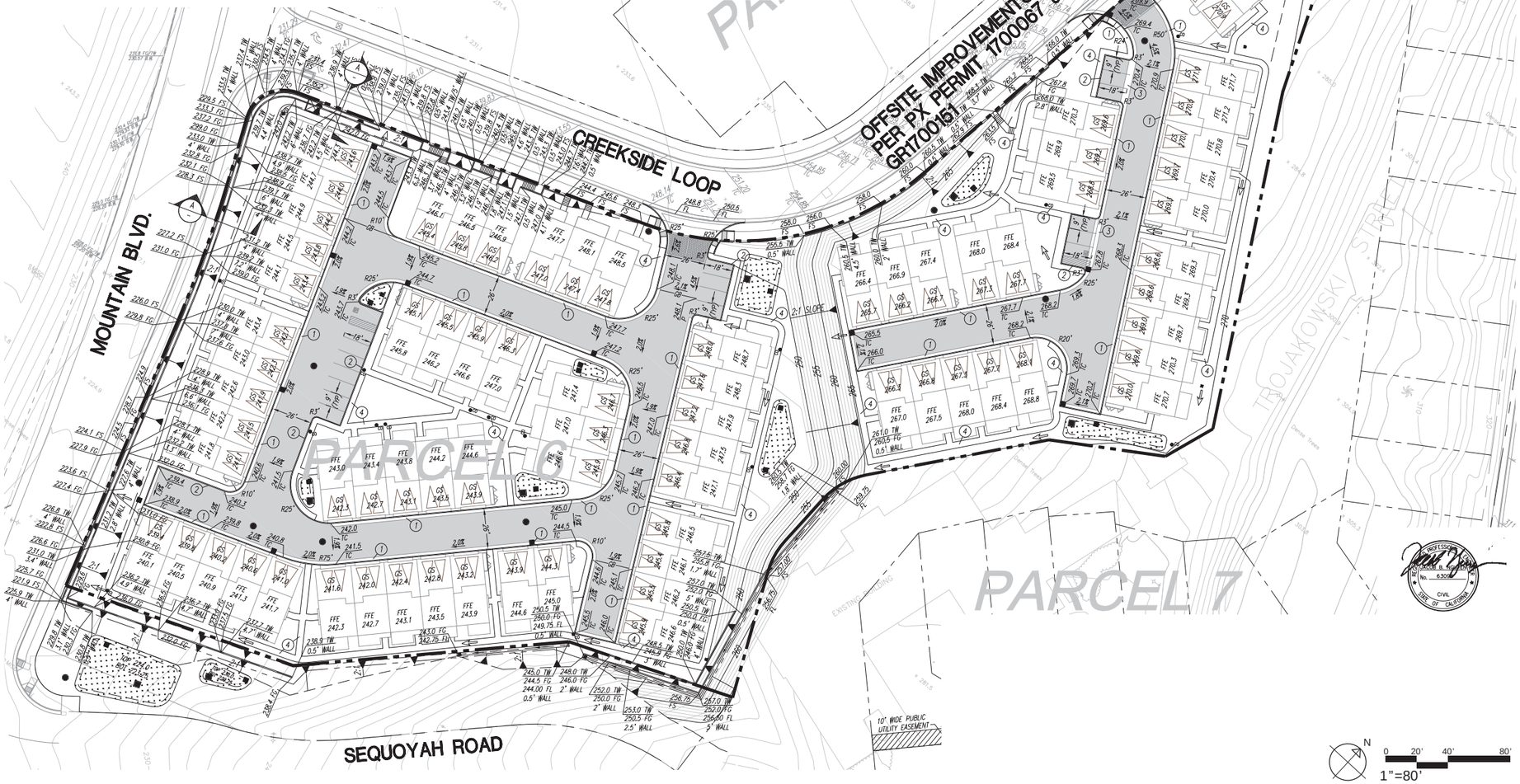
RETAINING WALL MATERIAL FINISH PER LANDSCAPE MATERIALS EXHIBIT HEREIN AND OAK KNOLL DESIGN GUIDELINES. FURTHER DETAILS IN NOTE AT RIGHT.

KEY NOTE:

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

LEGEND:

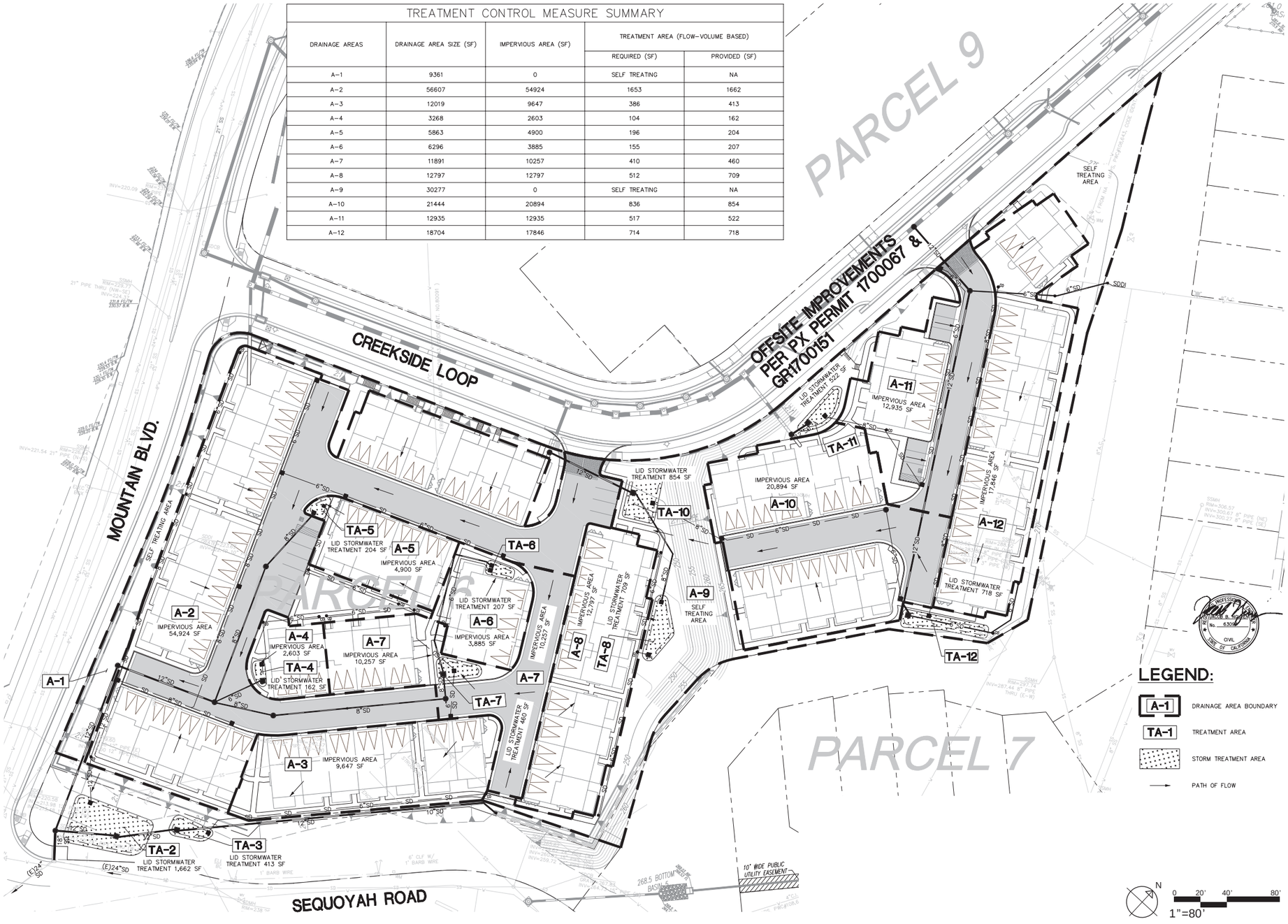
- PRIVATE ROAD
- STORM TREATMENT AREA
- OVERLAND RELEASE



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	207
A-7	11891	10257	410	460
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

SunCal

SunCal

OAK KNOLL

LANDSCAPE ILLUSTRATIVE

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

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

0 30 60 90 150ft

OAK KNOLL

LANDSCAPE CONCEPT (SOUTHERN PORTION)

FINAL DEVELOPMENT PLAN - PARCEL 6

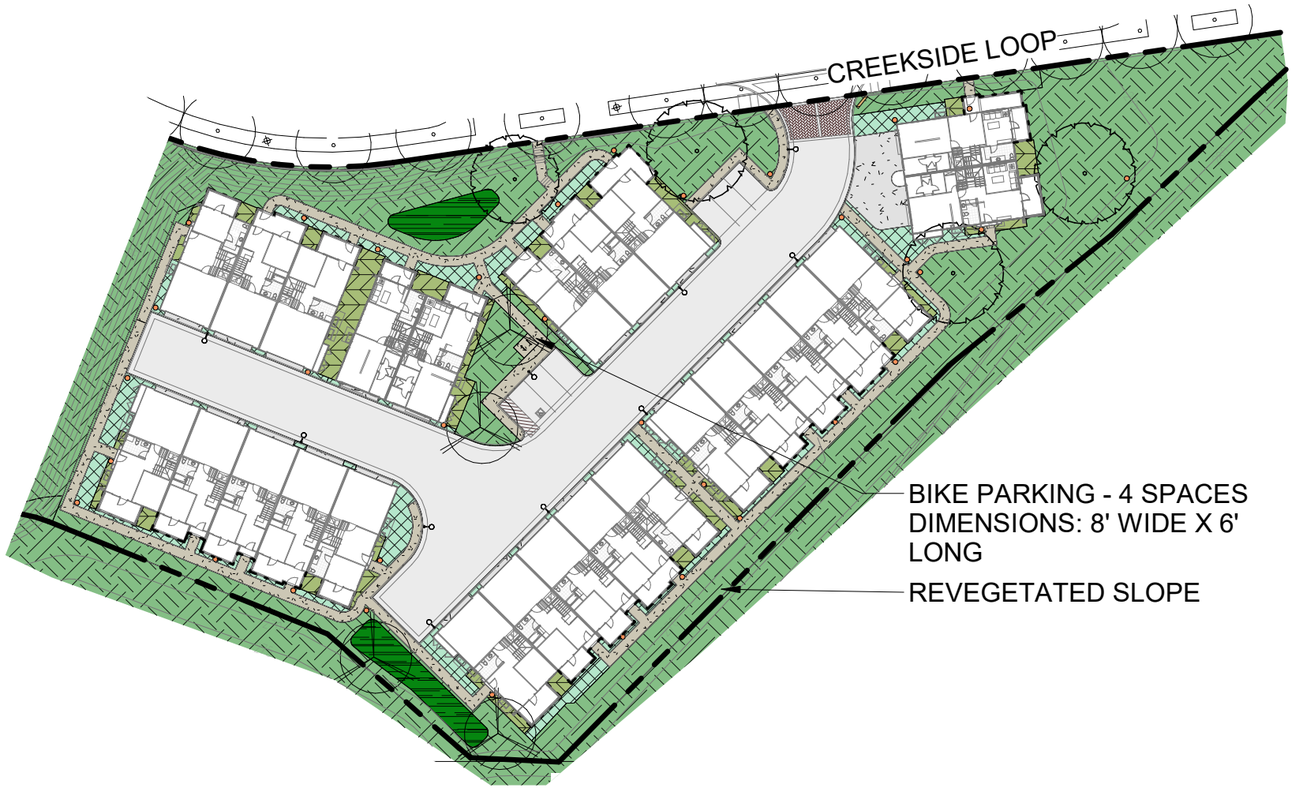
SunCal

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)

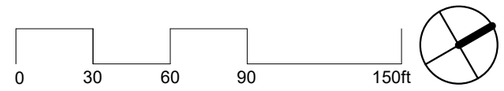


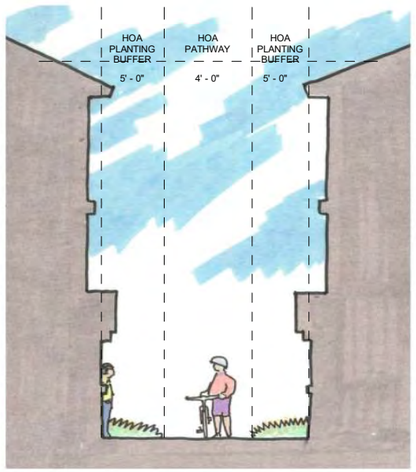
PLANTING DESIGN INTENT & NOTES

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"





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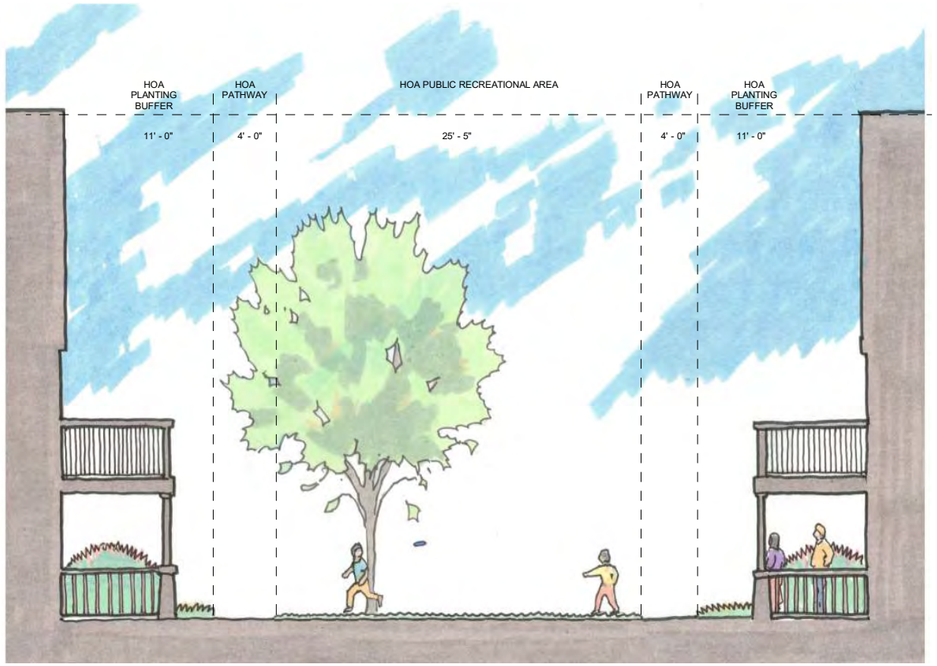
SEE PARCEL 6 LANDSCAPE CONCEPT (SOUTHERN PORTION) FOR SECTION LOCATIONS



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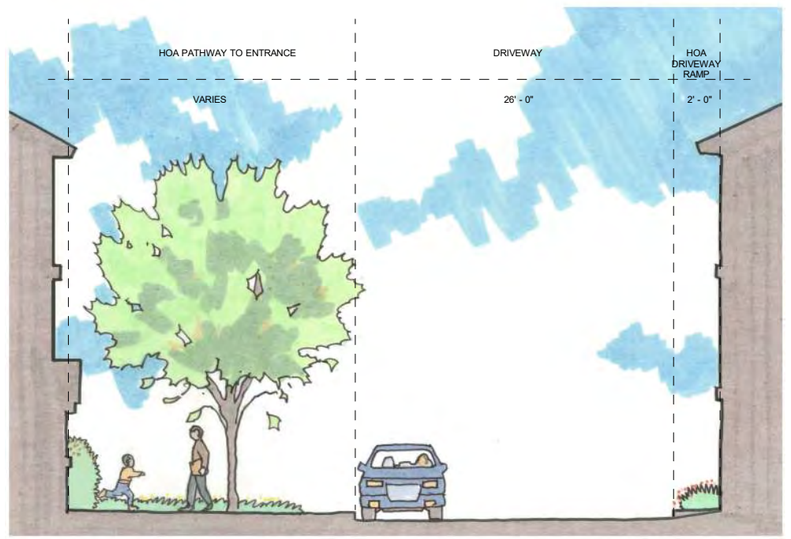


3

OAK KNOLL

SECTIONS

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
TREE				
	AESCULUS 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 CHAMAEDRYS	WALL GERMANDER	1 GAL	2'-0"	LOW
TREE				
AESCULUS 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-EFFIENCY 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

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 undeo | Strawberry Tree

Lagerstoemia 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 corbariensis | 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 Anenome

Galvezia speciosa 'Firecracker' | Island Bush Snapdragon

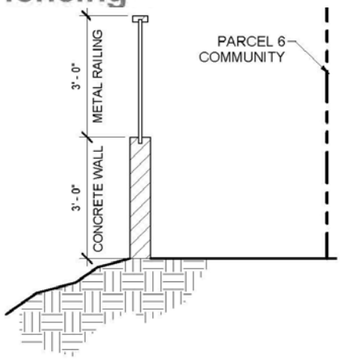
Iris douglasiana 'Island Snow' | Pacific Coast Iris

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

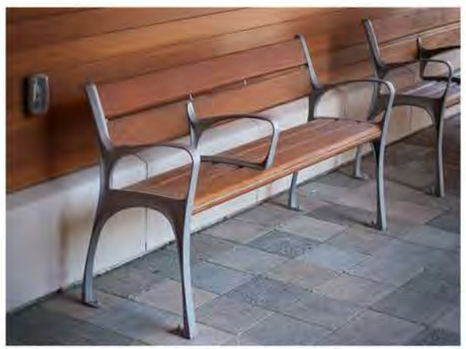
PRIVATE DRIVEWAY - INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS

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

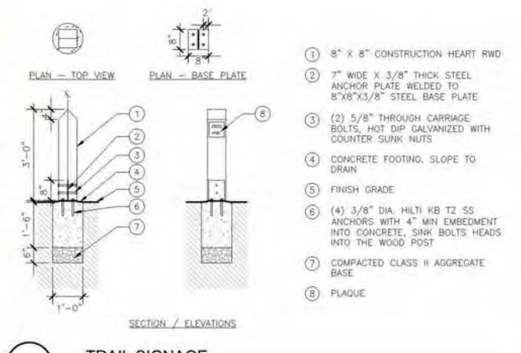


MAGLIN MLB870-W SERIES BENCH AS AVAILABLE FROM MAGLIN, WEB SITE: WWW.MAGLIN.COM

play structure

FREESTANDING SWINGING AND SPINNING ELEMENTS

entry sign



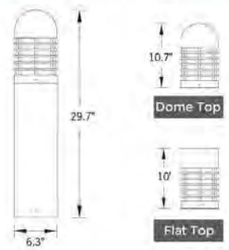
7 TRAIL SIGNAGE
1/2" = 1'-0"

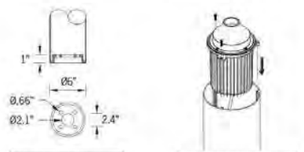
UDU-10176
Duomo 1 Bollard

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

LIGMAN LIGHTING USA

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





Mounting Detail

IP65 - Internal top access driver housing, prewired with SO cord and waterproof cable gland for easy installation.

Duomo Product Family

UDU-30123 | UDU-30136 | UDU-30206

UDU-20106 | UDU-20226 | UDU-95036

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 a 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)

SB
Traffic Rated
Security Bollard

UQB-20941
QBA Post Top

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

LIGMAN LIGHTING USA

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

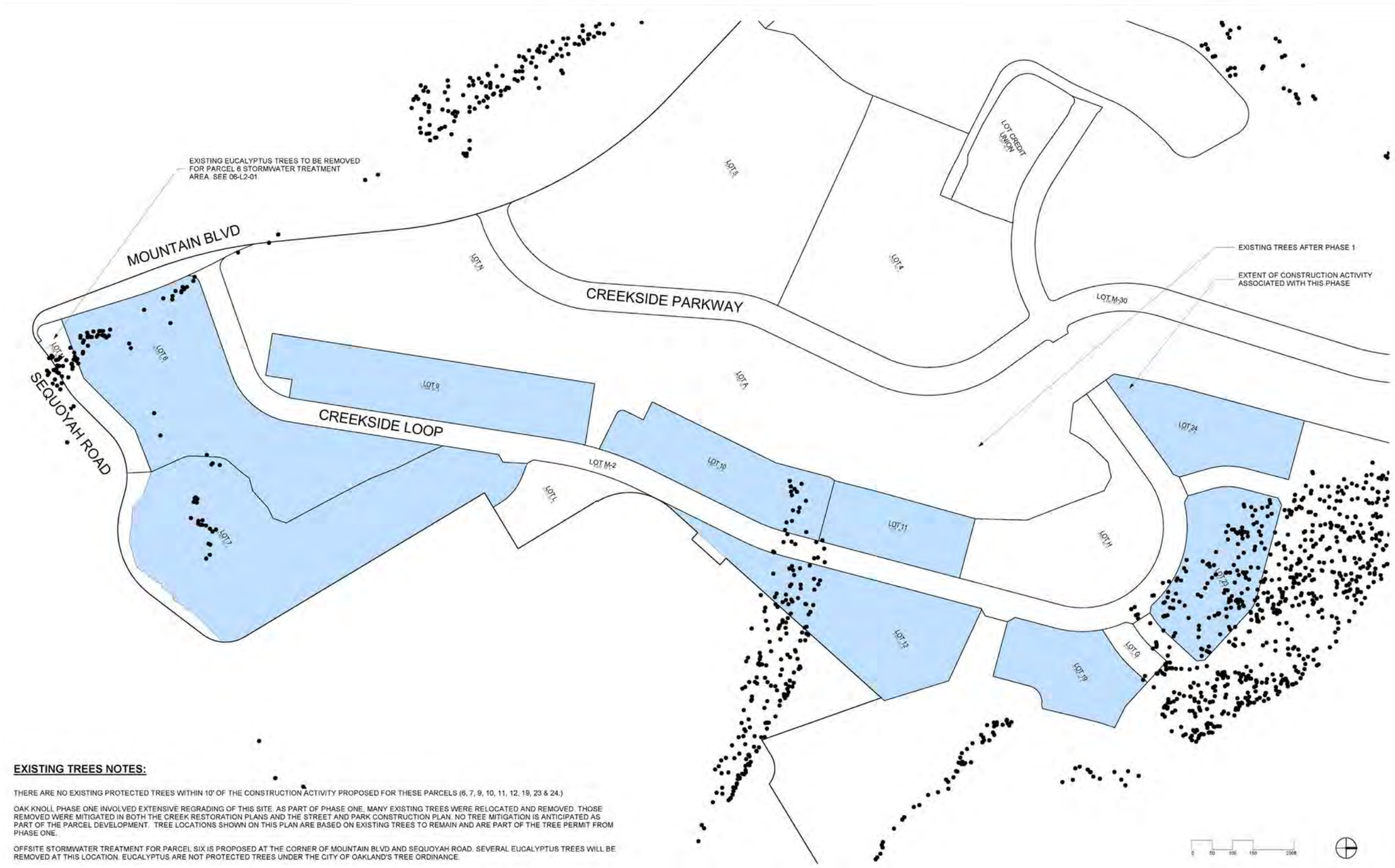
A modern post top luminaire with excellent downward symmetrical light distribution and visual appeal. The precision optical system gives very low glare rating, while reducing light pollution. Designed for lighting entrances, footpaths and car parks.

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)

A2049I
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.

ARCHITECTURE

OAK KNOLL

TOWNHOME RENDERING

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

SunCal

OAK KNOLL

TOWNHOME RENDERING

FINAL DEVELOPMENT PLAN - PARCEL 6

OAK KNOLL

TOWNHOME RENDERING

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

SunCal

OAK KNOLL

TOWNHOME RENDERING

FINAL DEVELOPMENT PLAN - PARCEL 6

TOWNHOMES DUPLEX

MISSION
SHOWN HERE ALSO WITH
CRAFTSMAN STYLE

DUPLEX BUILDING AREA

TOWNHOMES TRIPLEX

MISSION
SHOWN HERE ALSO WITH
CRAFTSMAN STYLE

TRIPLEX BUILDING AREA

TOWNHOMES 4-PLEX

CRAFTSMAN
SHOWN HERE ALSO WITH
MISSION STYLE

TOWNHOMES 5-PLEX

CRAFTSMAN
SHOWN HERE ALSO WITH
MISSION STYLE

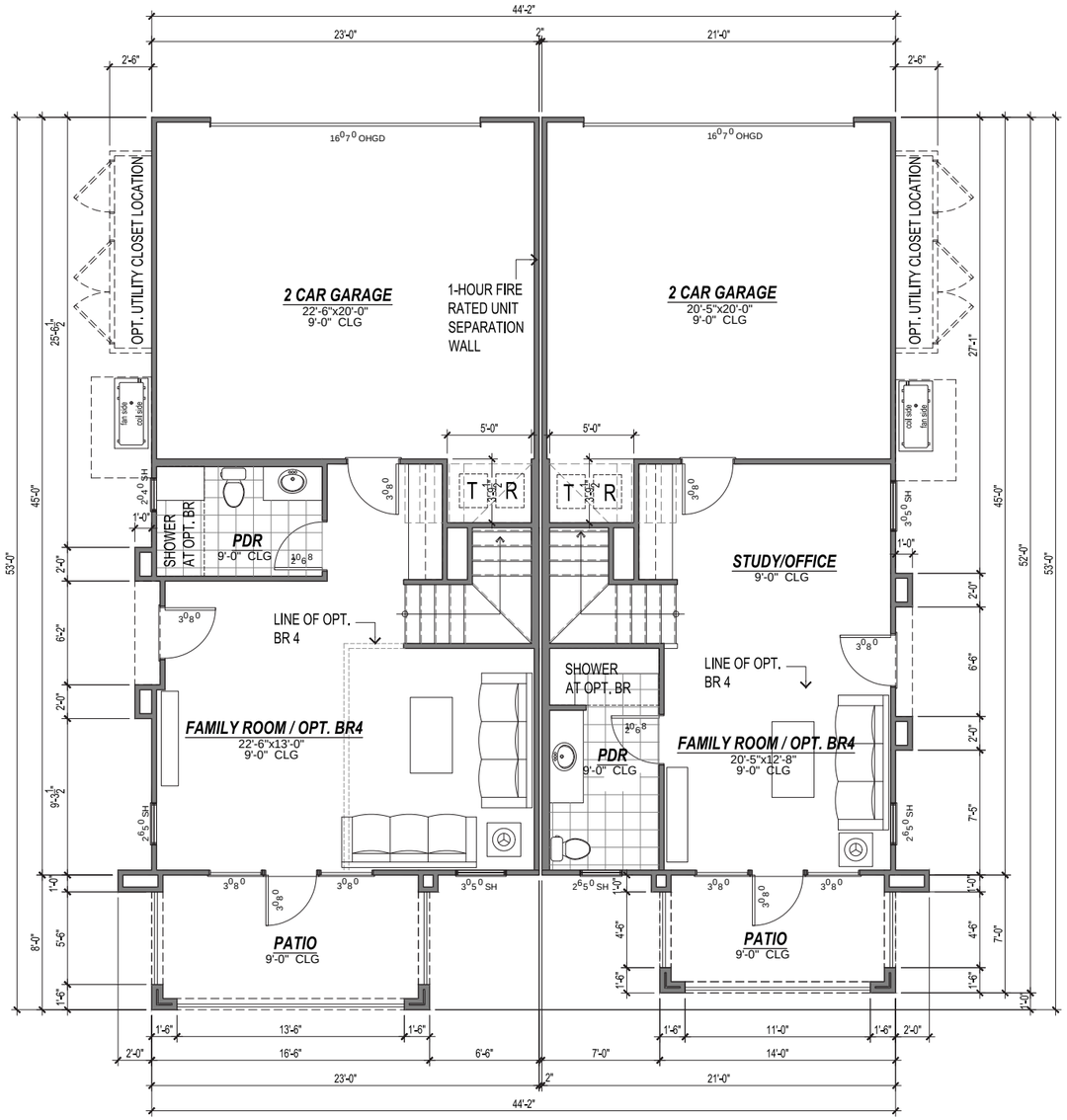
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

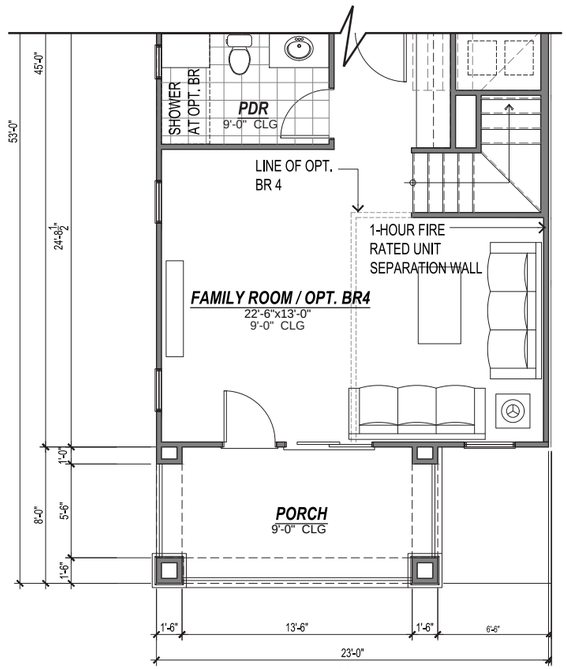
TOWNHOME ARCHITECTURAL STYLES

FINAL DEVELOPMENT PLAN - PARCEL 6

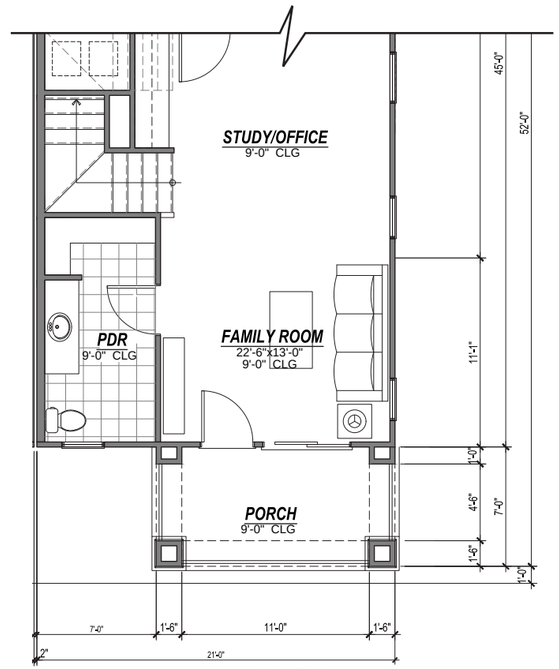
SunCal



UNIT 3 UNIT 2 (R)

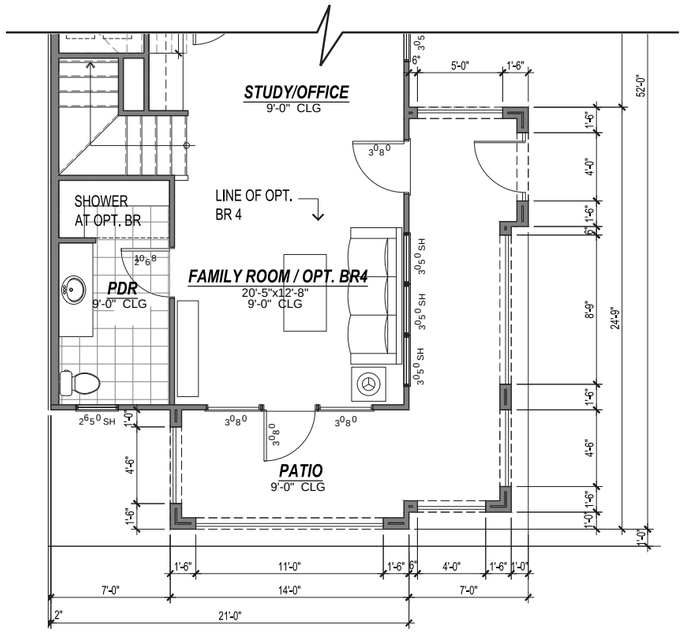


UNIT 3



UNIT 2

FRONT ENTRY OPTION



UNIT 2 WRAP PORCH OPTION

NOTES:
1. FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.
2. UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER.

0' 5' 10' 20'
1/8"=1'-0"

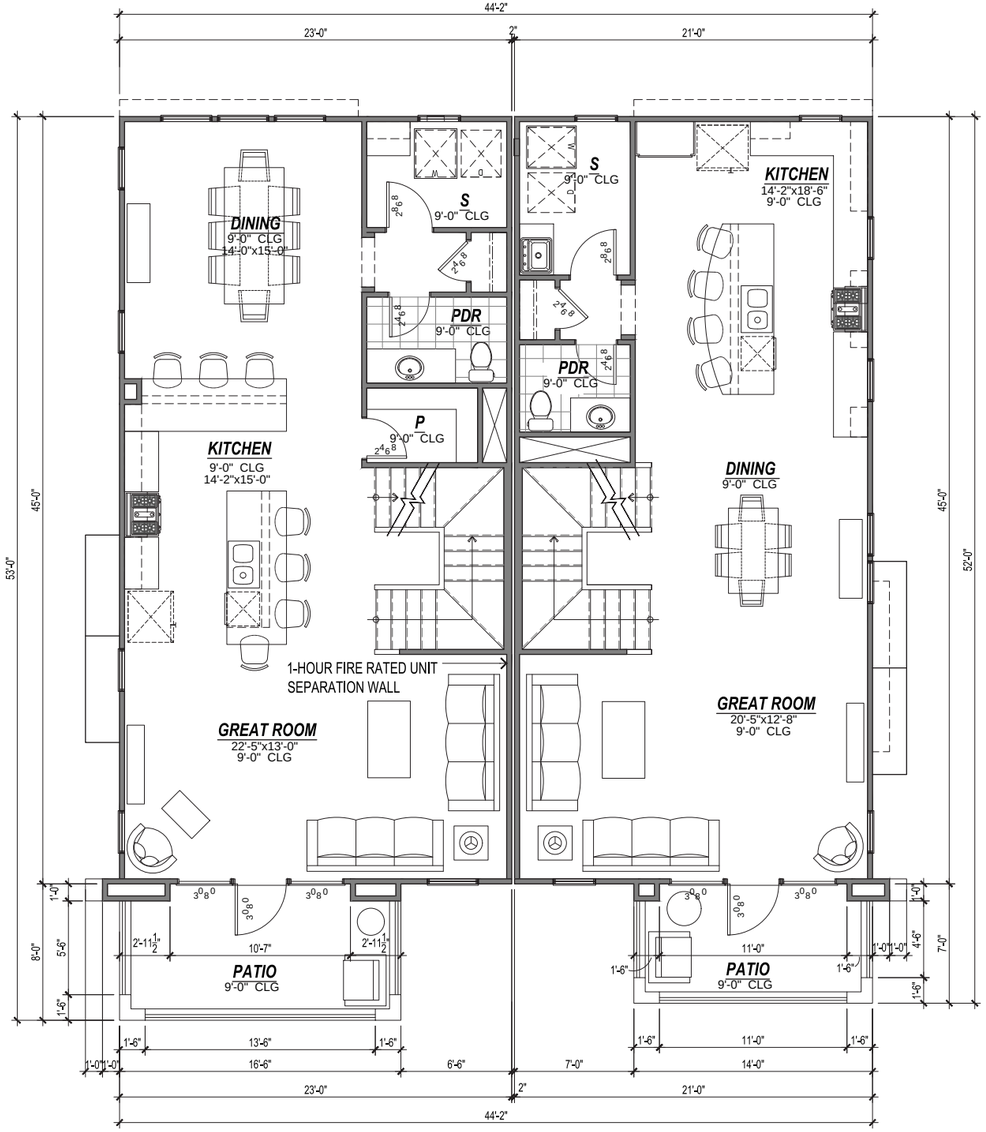
SunCal

OAK KNOLL

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

BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6



UNIT 3 UNIT 2 (R)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

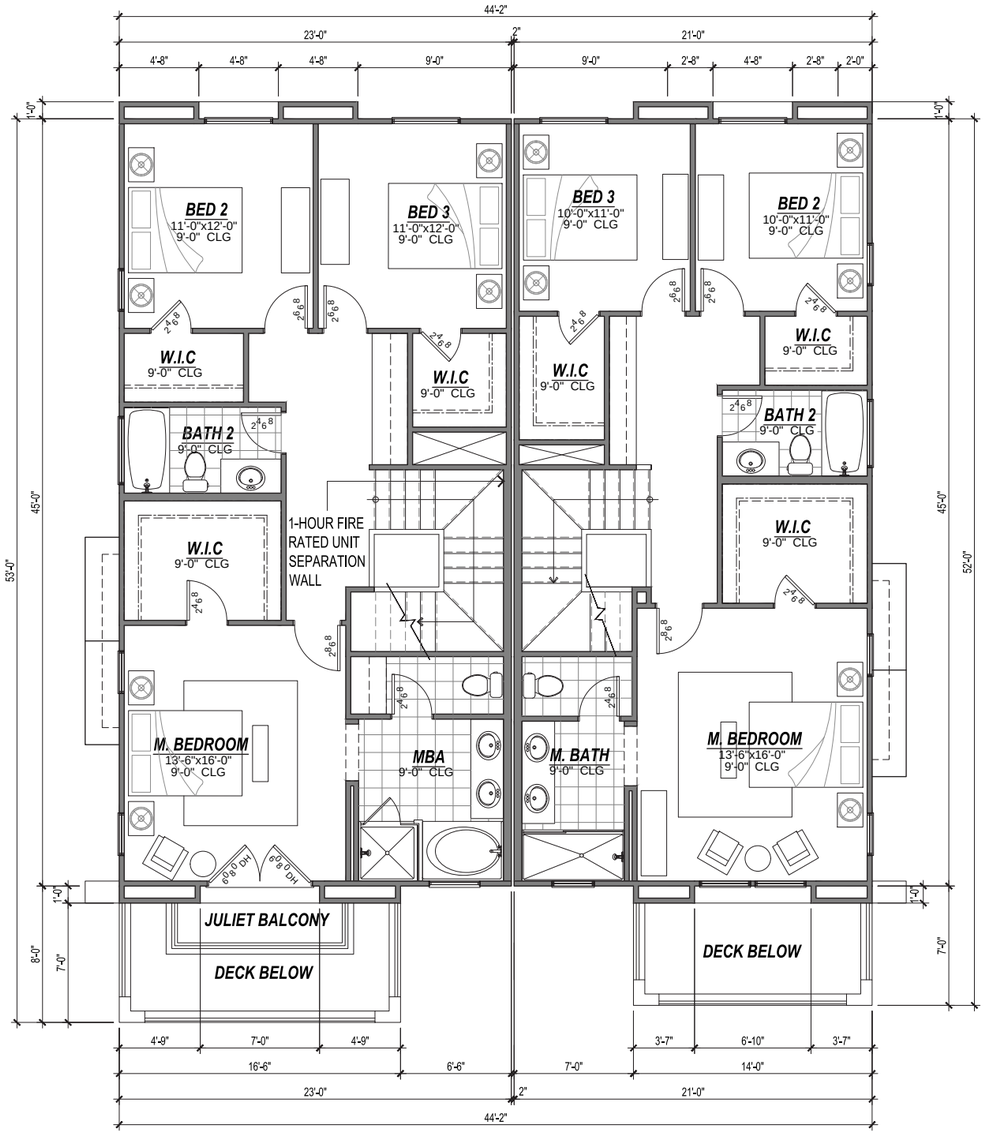
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3

UNIT 2 (R)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

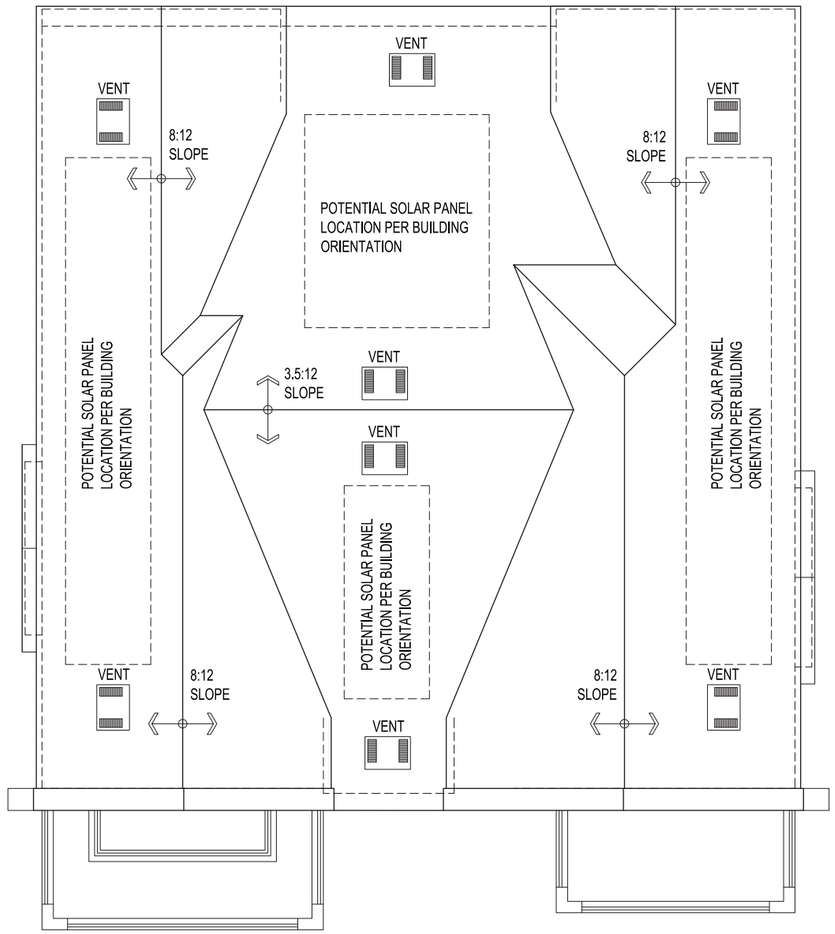
SunCal

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)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

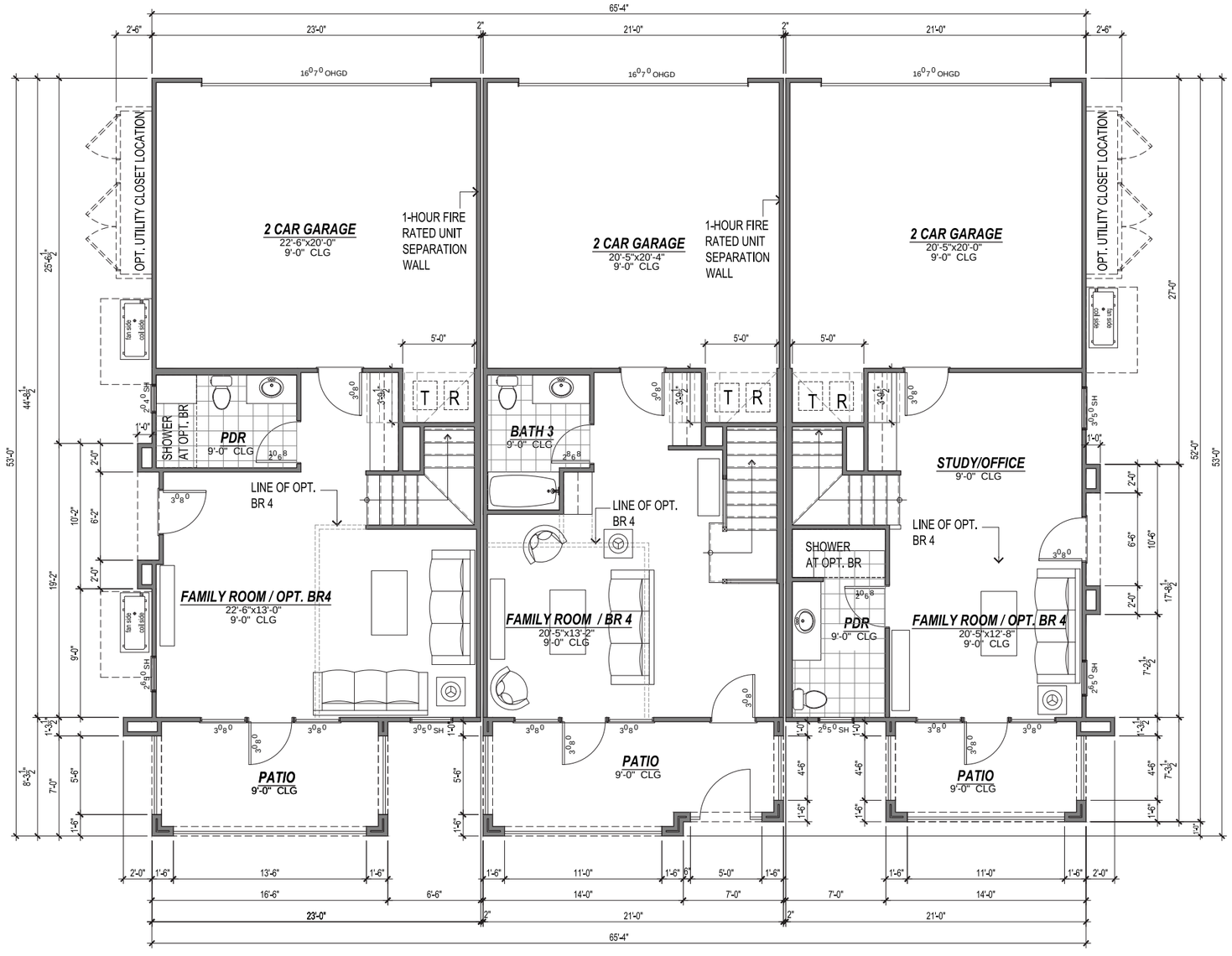
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES ROOF PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3

(SEE PAGE 38 FOR FRONT ENTRY OPTION)

UNIT 1

UNIT 2 (R)

(SEE PAGE 38 FOR FRONT ENTRY AND WRAP PORCH OPTIONS)

NOTES:
1. FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.
2. UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER.

0' 5' 10' 20'
1/8"=1'-0"

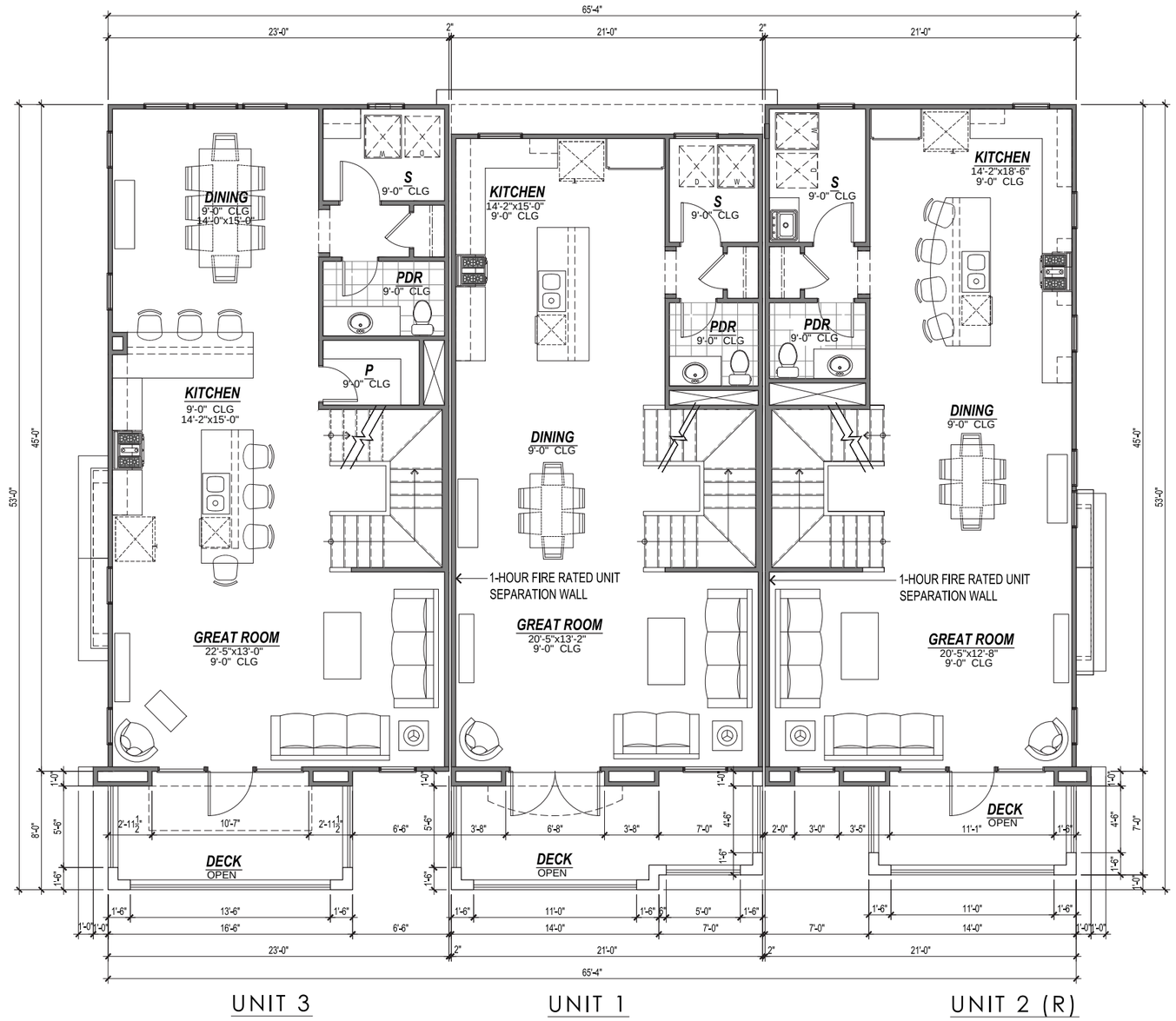
SunCal

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:
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0' 5' 10' 20'
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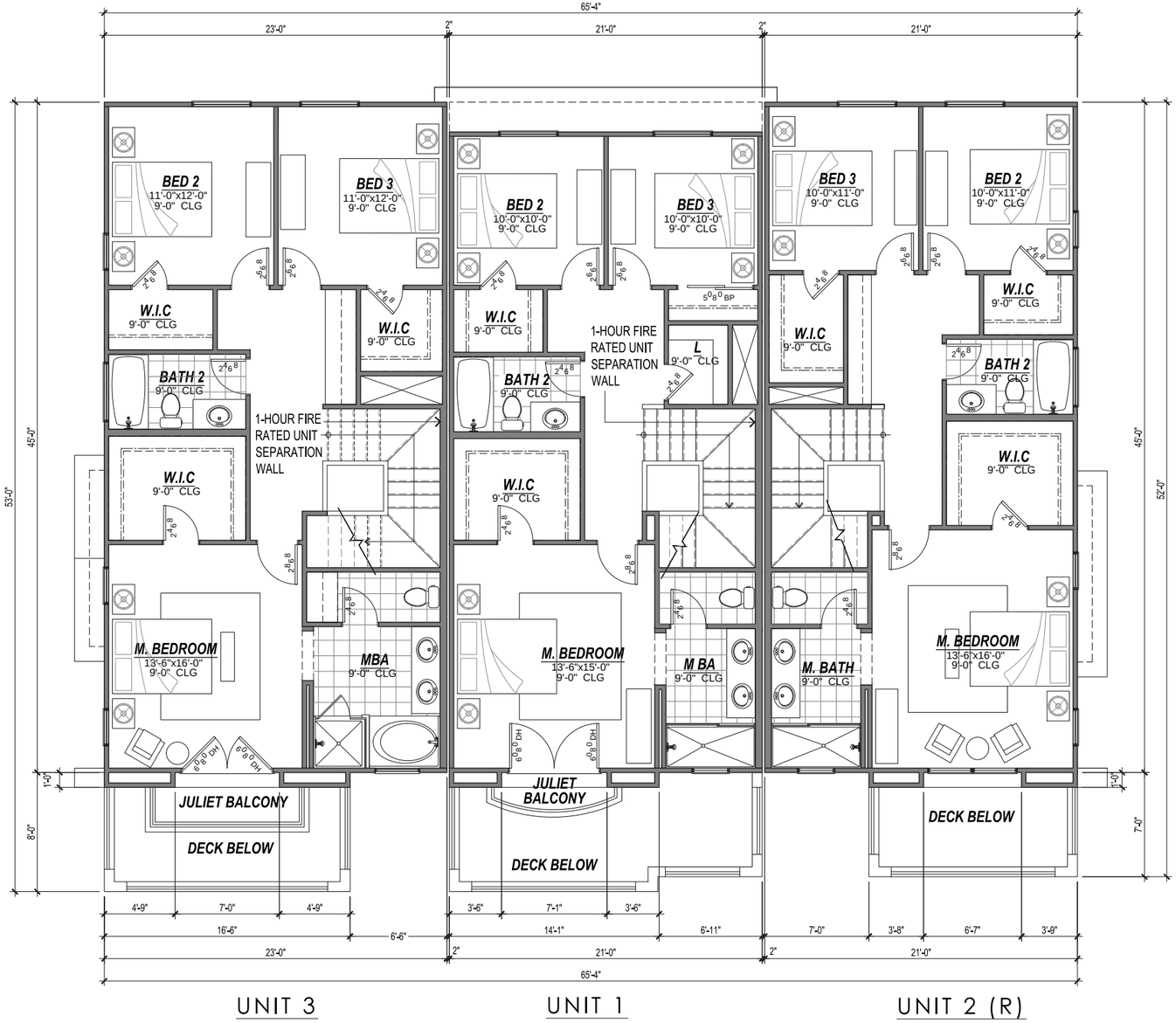
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

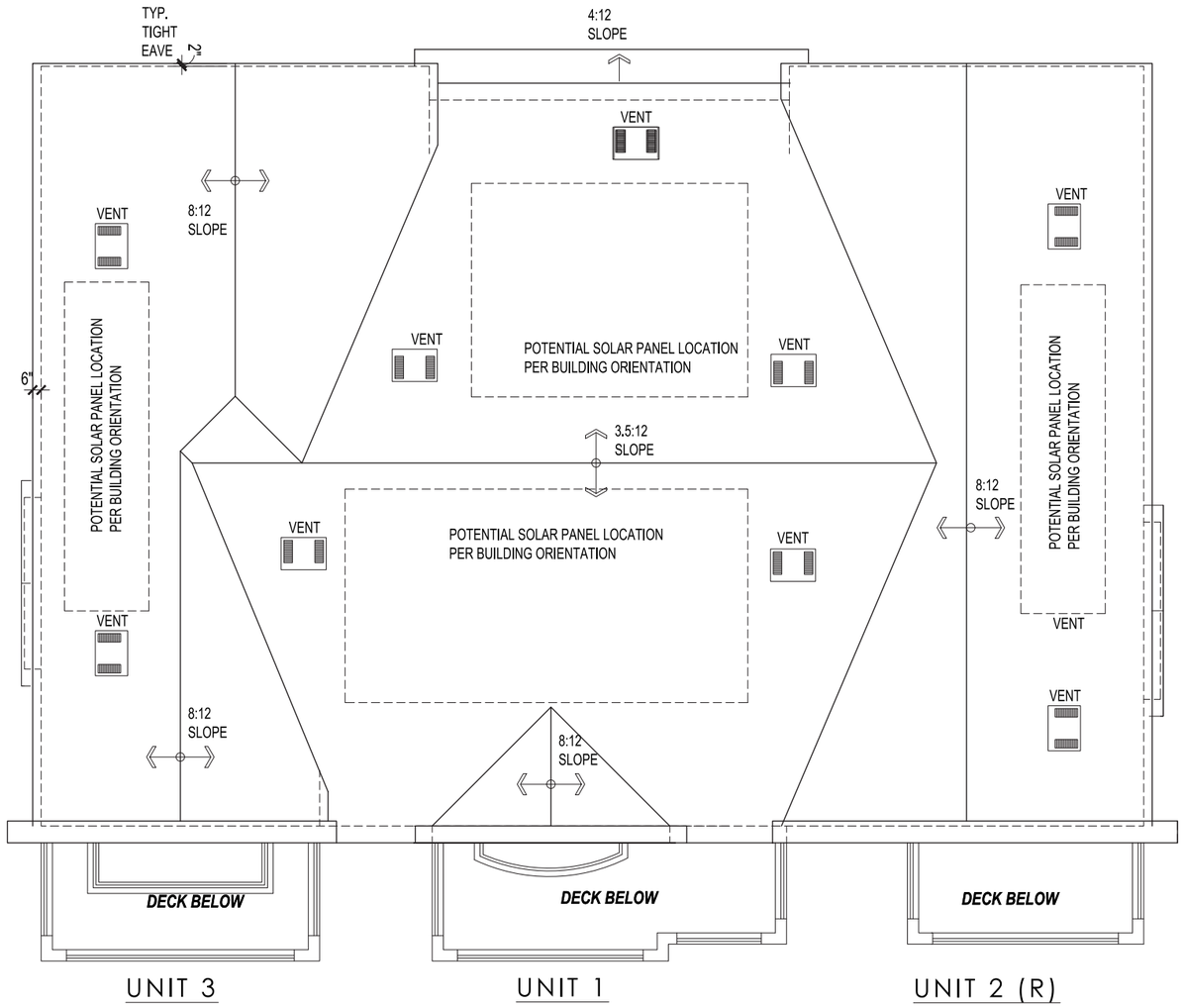
SunCal

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.



NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

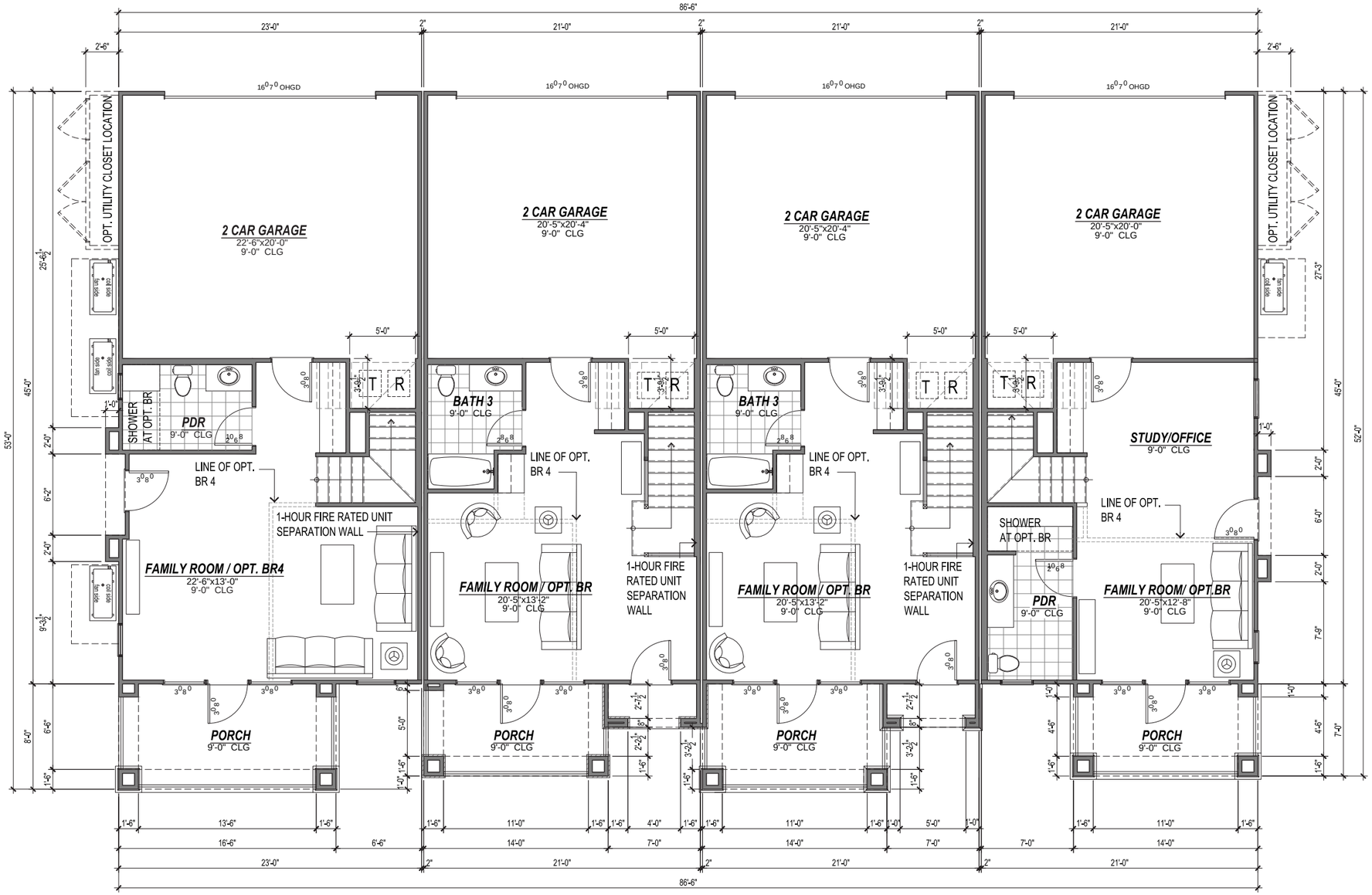
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES ROOF PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



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.

NOTES:
1. FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.
2. UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER.

0' 5' 10' 20'
1/8"=1'-0"

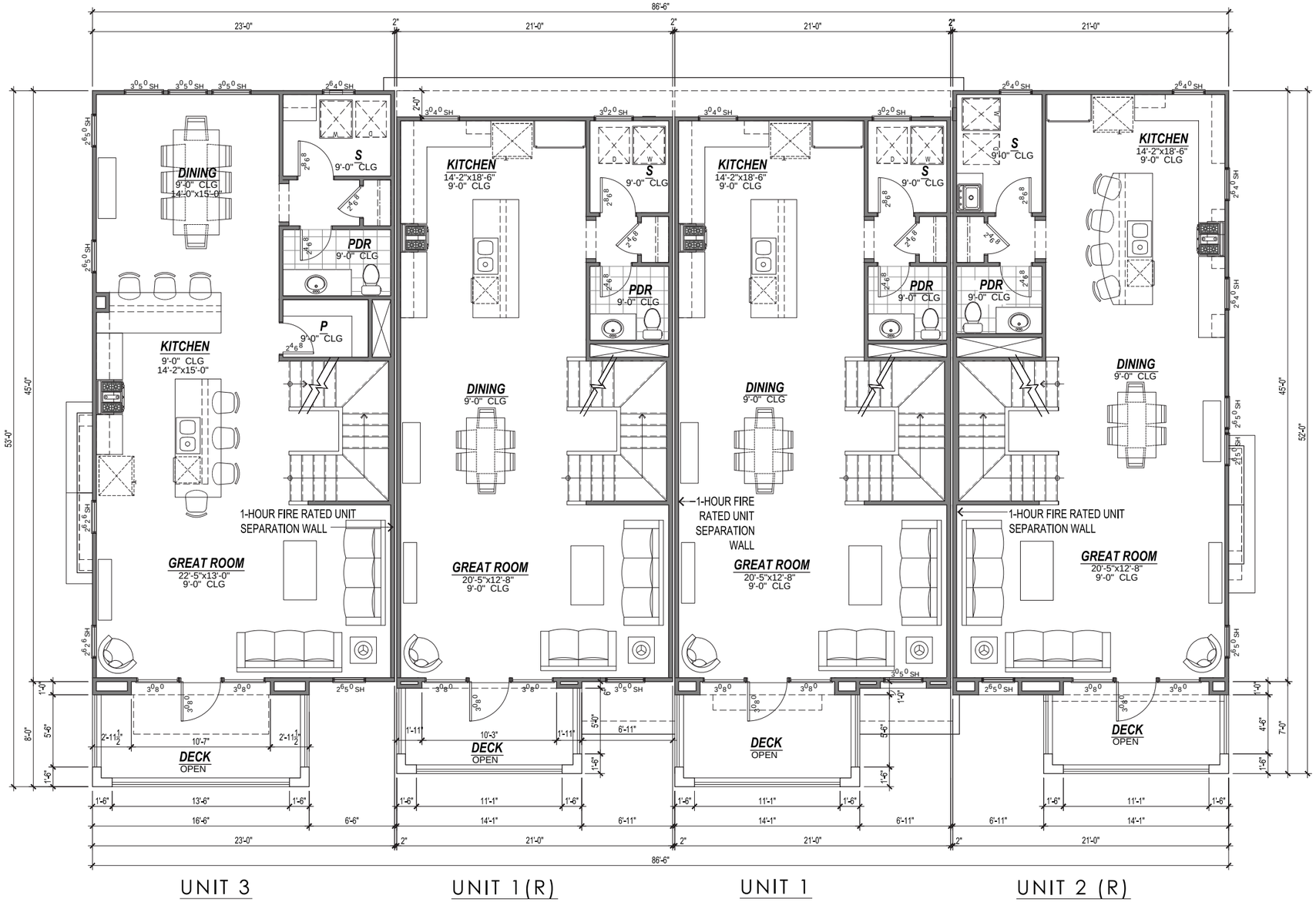
SunCal

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.



UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 2 (R)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

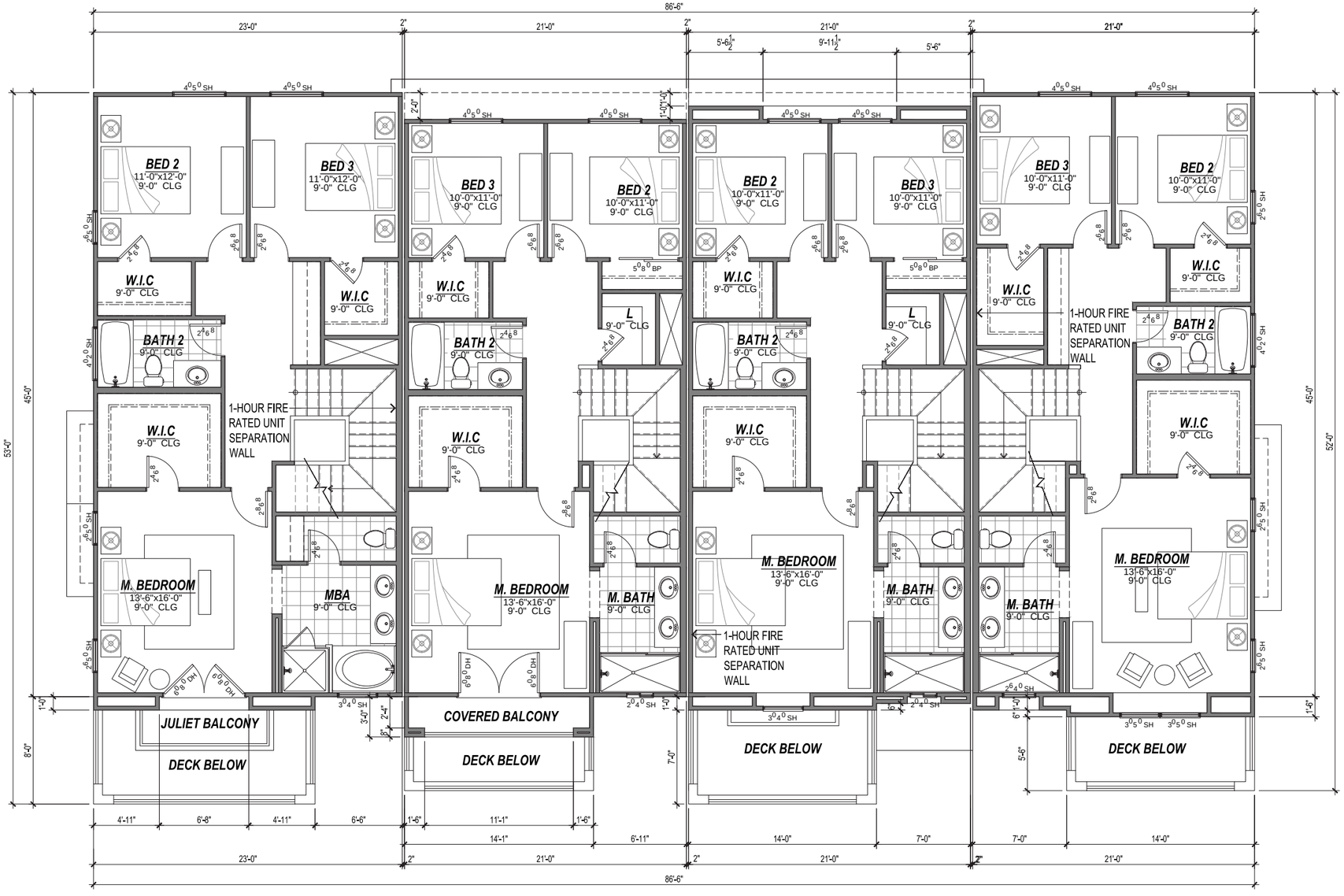
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3 UNIT 1(R) UNIT 1 UNIT 2 (R)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

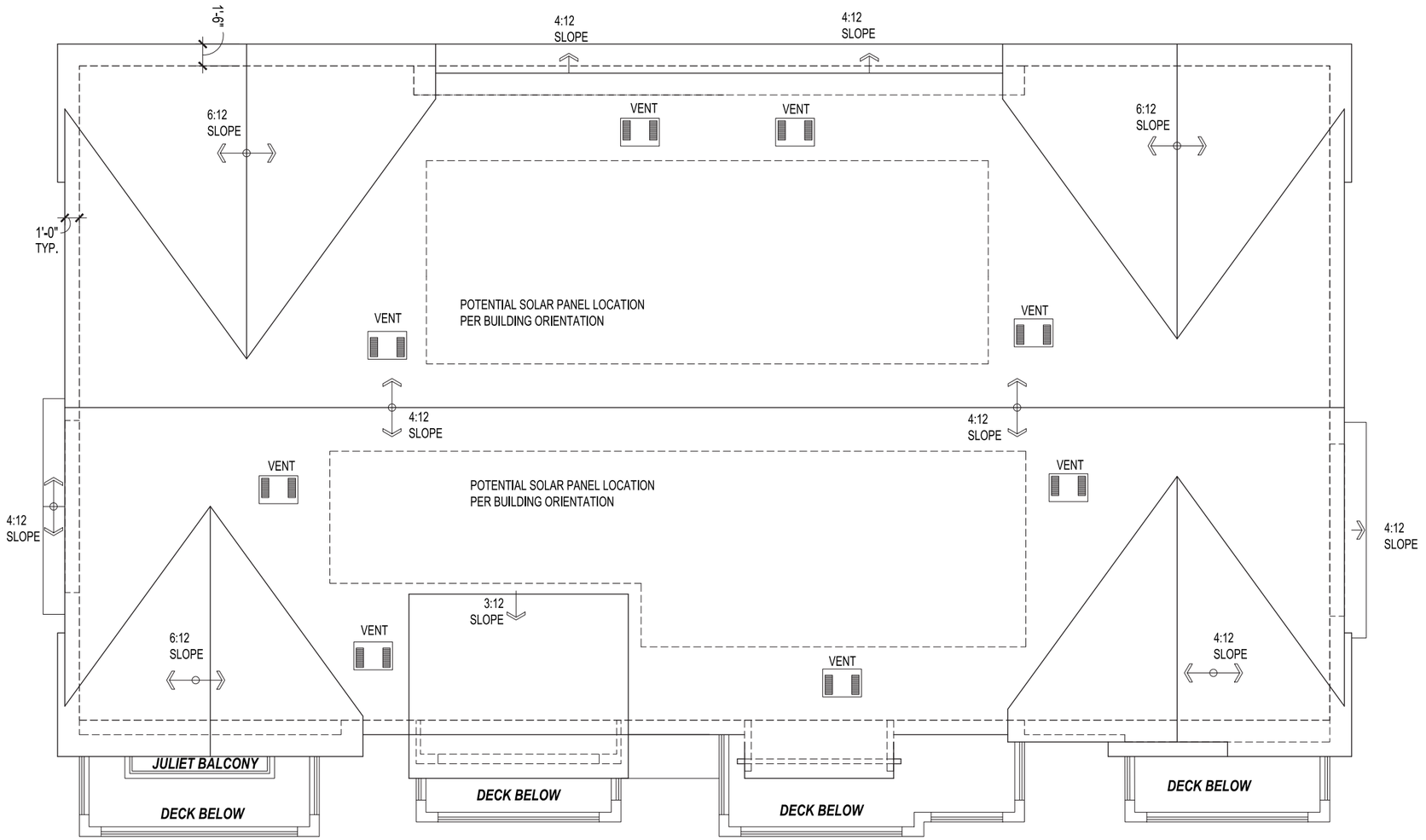
SunCal

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 MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

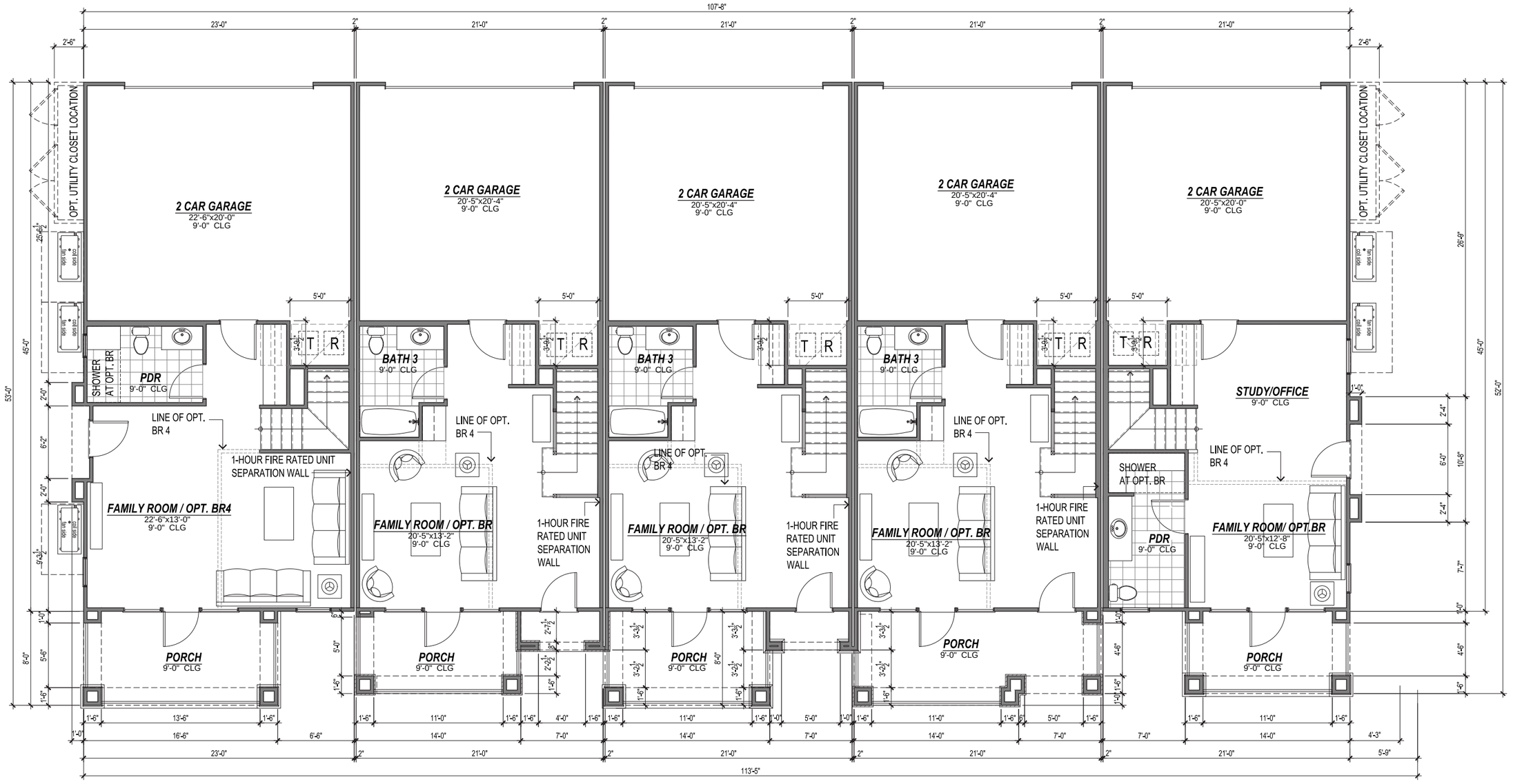
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES ROOF PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3

(SEE PAGE 38 FOR FRONT ENTRY OPTION)

UNIT 1 (R)

UNIT 1

UNIT 1 (R)

UNIT 2 (R)

(SEE PAGE 38 FOR FRONT ENTRY AND WRAP PORCH OPTIONS)

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.

NOTES:
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2. UTILITY CLOSET LOCATION TO BE DETERMINED IN COORDINATION WITH UTILITY PROVIDER.

0' 5' 10' 20'
1/8"=1'-0"

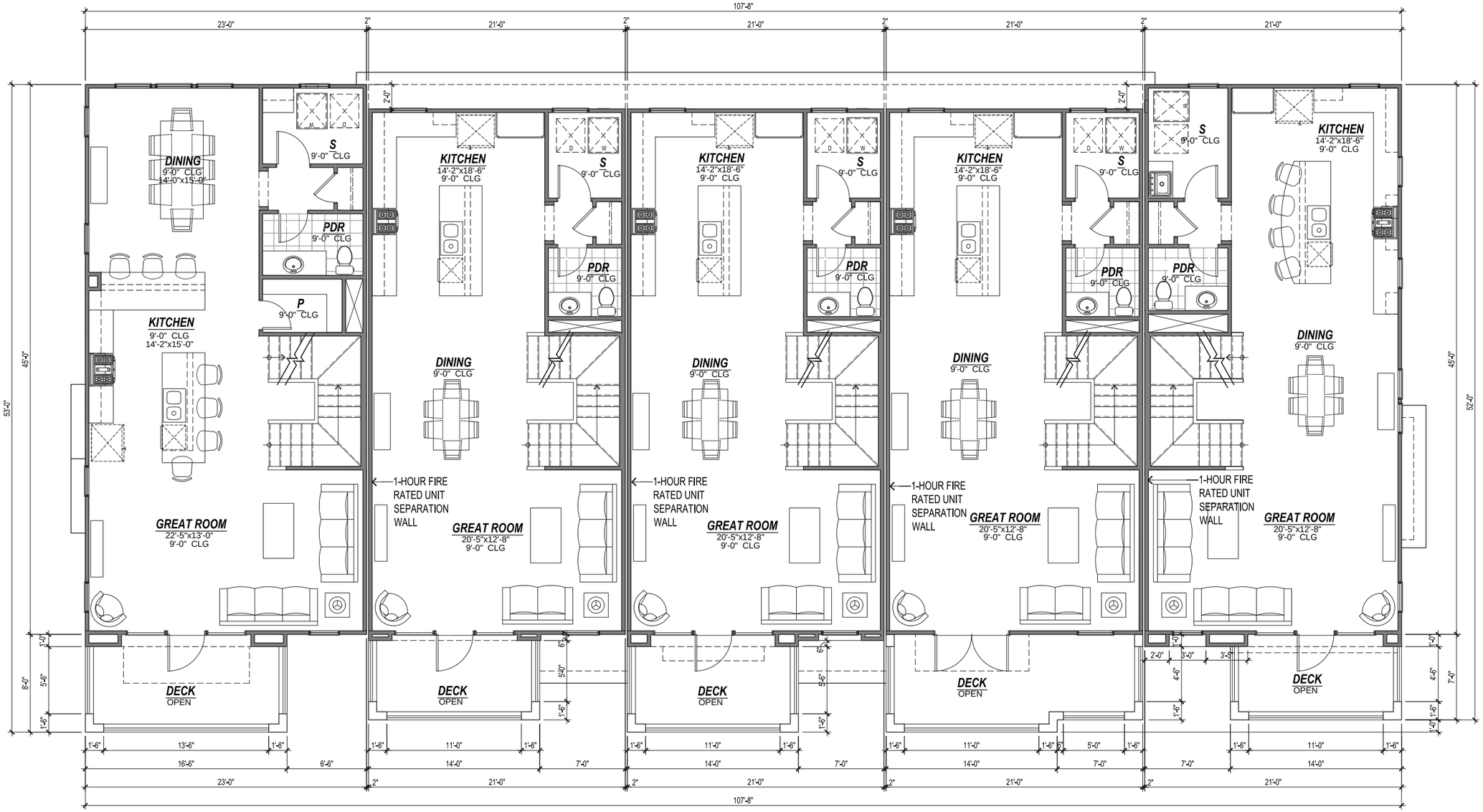
SunCal

OAK KNOLL

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

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6



UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

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

OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

0' 5' 10' 20'
1/8"=1'-0"

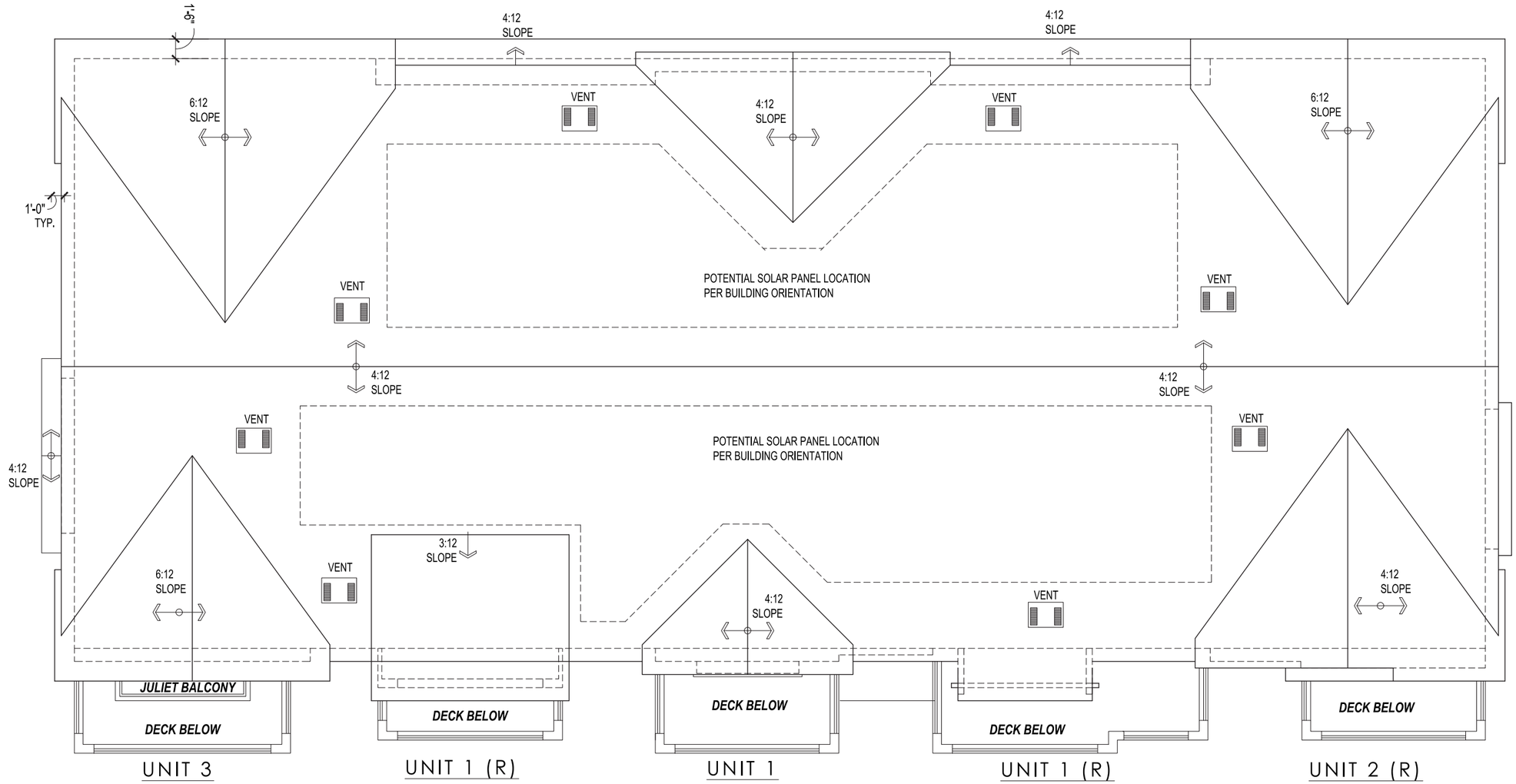
SunCal

OAK KNOLL

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

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES THIRD FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6



NOTE:
FLOOR PLAN REPRESENTS MISSION ELEVATION STYLE.

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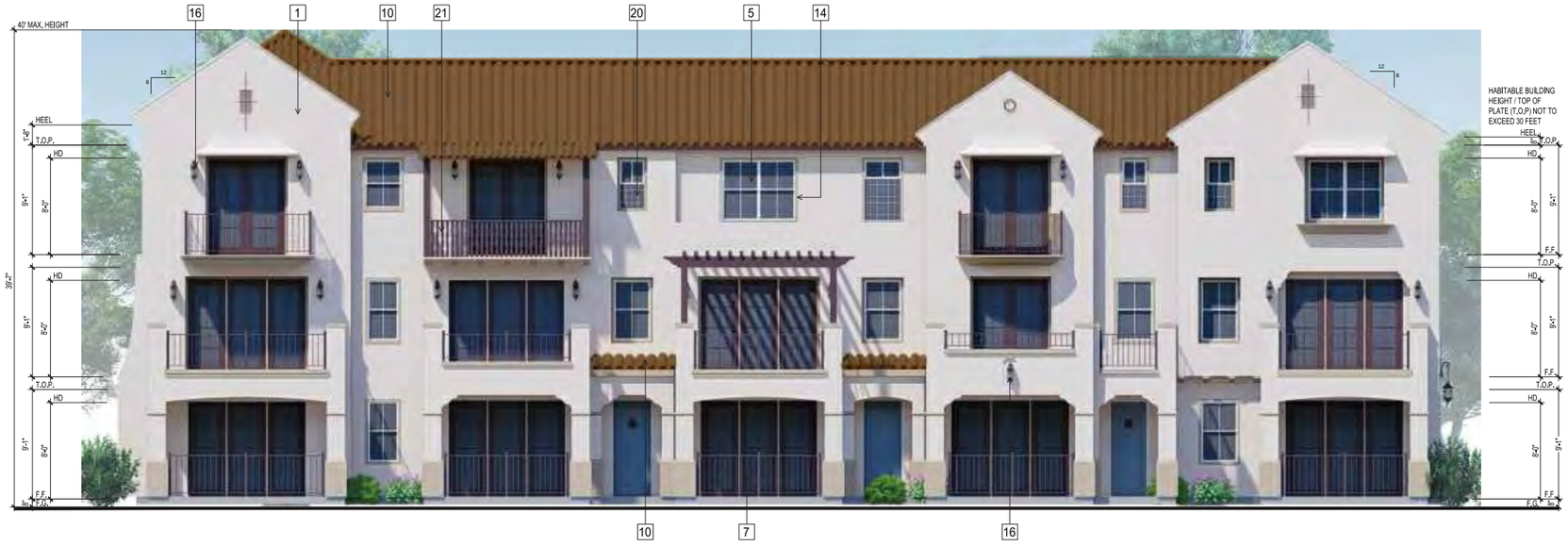
OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES ROOF PLAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

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.

0' 5' 10' 20'
3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 1 ELEVATIONS - 5-PLEX MISSION ENHANCED SIDE

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. SHUTTERS AT ENHANCED ELEVATION
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. N/A
14. WINDOW WOOD TRIM
15. STONE VENEER
16. EXTERIOR LIGHTING
17. UTILITY LOCATION / ROOM TO BE DERTERMINED
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19. PRIVACY FENCE AT END UNIT
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ELEVATION KEY NOTES

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OAK KNOLL

BUILDING 1 ELEVATIONS - 5-PLEX MISSION ENHANCED SIDE

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1. STUCCO
2. HORIZONTAL SIDING
3. BOARD & BATT SIDING
4. SHINGLE SIDING
5. VINYL WINDOW
6. SHUTTERS AT ENHANCED ELEVATION
7. WROUGHT IRON RAILING
8. STANDING SEAM METAL ROOF
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SunCal

OAK KNOLL

BUILDING 2 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

LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
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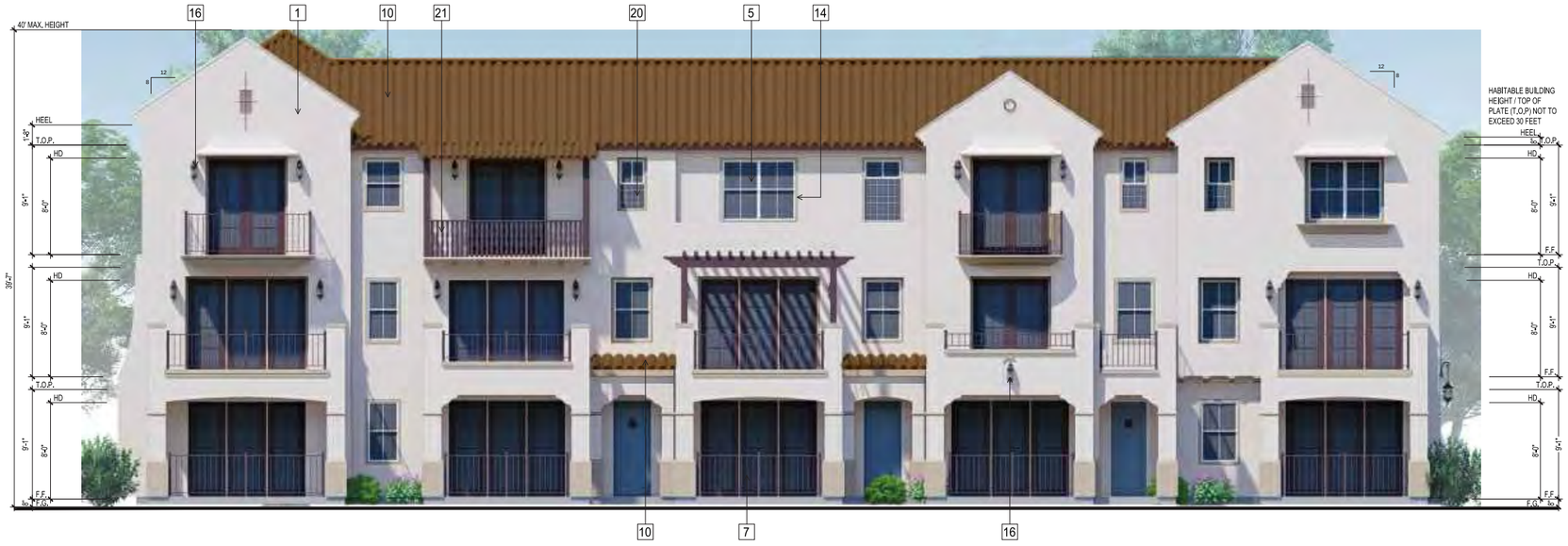
OAK KNOLL

BUILDING 2 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
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SunCal

OAK KNOLL

BUILDING 3 ELEVATIONS - 5-PLEX MISSION ENHANCED SIDE

FINAL DEVELOPMENT PLAN - PARCEL 6

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

RIGHT ELEVATION

UNIT 3

ENHANCED LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
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OAK KNOLL

BUILDING 3 ELEVATIONS - 5-PLEX MISSION ENHANCED SIDE

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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ELEVATION KEY NOTES

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SunCal

OAK KNOLL

BUILDING 4 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

LEFT ELEVATION

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

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OAK KNOLL

BUILDING 4 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3

LEFT ELEVATION

UNIT 3 UNIT 2 (R)

FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
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19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

UNIT 2 (R) UNIT 3

REAR ELEVATION

UNIT 2 (R)

RIGHT ELEVATION

NOTES:
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SunCal

OAK KNOLL

BUILDING 5 ELEVATIONS - DUPLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

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FRONT ELEVATION

REAR ELEVATION

1 STUCCO
2 HORIZONTAL SIDING
3 BOARD & BATT SIDING
4 SHINGLE SIDING
5 VINYL WINDOW
6 SHUTTERS AT ENHANCED ELEVATION
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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OAK KNOLL

BUILDING 6 ELEVATIONS - 4-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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	SHUTTERS AT ENHANCED ELEVATION
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	N/A
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15	STONE VENEER
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SunCal

OAK KNOLL

BUILDING 6 ELEVATIONS - 4-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

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UNIT 3 UNIT 1 UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) UNIT 1 UNIT 3

REAR ELEVATION

1. STUCCO
2. HORIZONTAL SIDING
3. BOARD & BATT SIDING
4. SHINGLE SIDING
5. VINYL WINDOW
6. SHUTTERS AT ENHANCED ELEVATION
7. WROUGHT IRON RAILING
8. STANDING SEAM METAL ROOF
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OAK KNOLL

BUILDING 7 ELEVATIONS - 5-PLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3

LEFT ELEVATION

UNIT 2 (R)

RIGHT ENHANCED ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
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OAK KNOLL

BUILDING 7 ELEVATIONS - 5-PLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

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UNIT 3 UNIT 1 UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) UNIT 1 UNIT 3

REAR ELEVATION

1. STUCCO
2. HORIZONTAL SIDING
3. BOARD & BATT SIDING
4. SHINGLE SIDING
5. VINYL WINDOW
6. SHUTTERS AT ENHANCED ELEVATION
7. WROUGHT IRON RAILING
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OAK KNOLL

BUILDING 8 ELEVATIONS - TRIPLEX CRAFTSMAN WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
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OAK KNOLL

BUILDING 8 ELEVATIONS - TRIPLEX CRAFTSMAN WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

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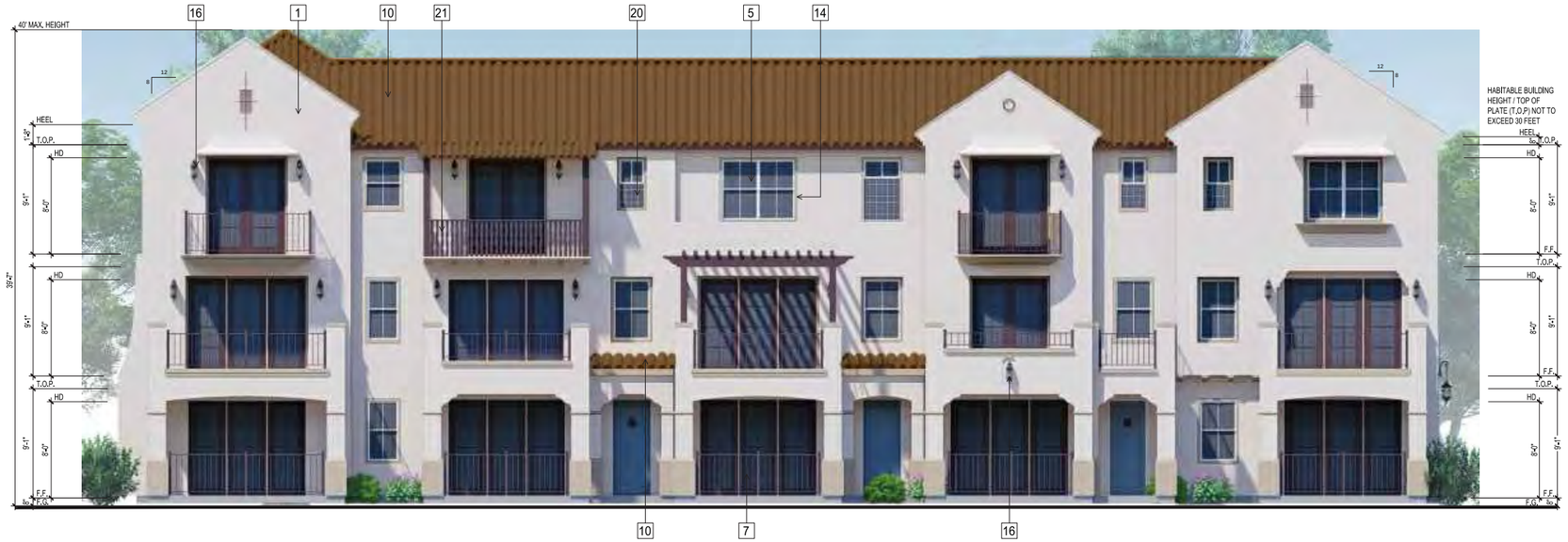

UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
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5	VINYL WINDOW
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11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

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.

0' 5' 10' 20'
3/32"=1'-0"

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

OAK KNOLL

BUILDING 9 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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 SHUTTERS AT ENHANCED ELEVATION
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 N/A
14 WINDOW WOOD TRIM
15 STONE VENEER
16 EXTERIOR LIGHTING
17 UTILITY LOCATION / ROOM TO BE DERTERMINED
18 A/C LOCATION
19 PRIVACY FENCE AT END UNIT
20 TILE ACCENT
21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

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0' 5' 10' 20'
3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 9 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

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

FRONT ELEVATION

REAR ELEVATION

1 STUCCO
2 HORIZONTAL SIDING
3 BOARD & BATT SIDING
4 SHINGLE SIDING
5 VINYL WINDOW
6 SHUTTERS AT ENHANCED ELEVATION
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 N/A
14 WINDOW WOOD TRIM
15 STONE VENEER
16 EXTERIOR LIGHTING
17 UTILITY LOCATION / ROOM TO BE DERTERMINED
18 A/C LOCATION
19 PRIVACY FENCE AT END UNIT
20 TILE ACCENT
21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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OAK KNOLL

BUILDING 10 ELEVATIONS - 4-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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0' 5' 10' 20'

3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 10 ELEVATIONS - 4-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

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

FRONT ELEVATION

REAR ELEVATION

1. STUCCO
2. HORIZONTAL SIDING
3. BOARD & BATT SIDING
4. SHINGLE SIDING
5. VINYL WINDOW
6. SHUTTERS AT ENHANCED ELEVATION
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. N/A
14. WINDOW WOOD TRIM
15. STONE VENEER
16. EXTERIOR LIGHTING
17. UTILITY LOCATION / ROOM TO BE DERTERMINED
18. A/C LOCATION
19. PRIVACY FENCE AT END UNIT
20. TILE ACCENT
21. DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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3/32"=1'-0"

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OAK KNOLL

BUILDING 11 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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. SHUTTERS AT ENHANCED ELEVATION
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. N/A
14. WINDOW WOOD TRIM
15. STONE VENEER
16. EXTERIOR LIGHTING
17. UTILITY LOCATION / ROOM TO BE DERTERMINED
18. A/C LOCATION
19. PRIVACY FENCE AT END UNIT
20. TILE ACCENT
21. DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 11 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

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

FRONT ELEVATION

REAR ELEVATION

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

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OAK KNOLL

BUILDING 12 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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. SHUTTERS AT ENHANCED ELEVATION
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. N/A
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15. STONE VENEER
16. EXTERIOR LIGHTING
17. UTILITY LOCATION / ROOM TO BE DERTERMINED
18. A/C LOCATION
19. PRIVACY FENCE AT END UNIT
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ELEVATION KEY NOTES

NOTES:
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0' 5' 10' 20'

3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 12 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

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

FRONT ELEVATION

REAR ELEVATION

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

NOTES:
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3/32"=1'-0"

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OAK KNOLL

BUILDING 13 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

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. SHUTTERS AT ENHANCED ELEVATION
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. N/A
14. WINDOW WOOD TRIM
15. STONE VENEER
16. EXTERIOR LIGHTING
17. UTILITY LOCATION / ROOM TO BE DERTERMINED
18. A/C LOCATION
19. PRIVACY FENCE AT END UNIT
20. TILE ACCENT
21. DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 13 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

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

UNIT 3

LEFT ELEVATION

UNIT 3 UNIT 2 (R)

FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

UNIT 2 (R) UNIT 3

REAR ELEVATION

UNIT 2 (R)

RIGHT ELEVATION

NOTES:
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OAK KNOLL

BUILDING 14 ELEVATIONS - DUPLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

FRONT ELEVATION

REAR ELEVATION

1. STUCCO
2. HORIZONTAL SIDING
3. BOARD & BATT SIDING
4. SHINGLE SIDING
5. VINYL WINDOW
6. SHUTTERS AT ENHANCED ELEVATION
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. N/A
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16. EXTERIOR LIGHTING
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21. DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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0' 5' 10' 20'
3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 15 ELEVATIONS - TRIPLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

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

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	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
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19	PRIVACY FENCE AT END UNIT
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ELEVATION KEY NOTES

NOTES:
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3/32"=1'-0"

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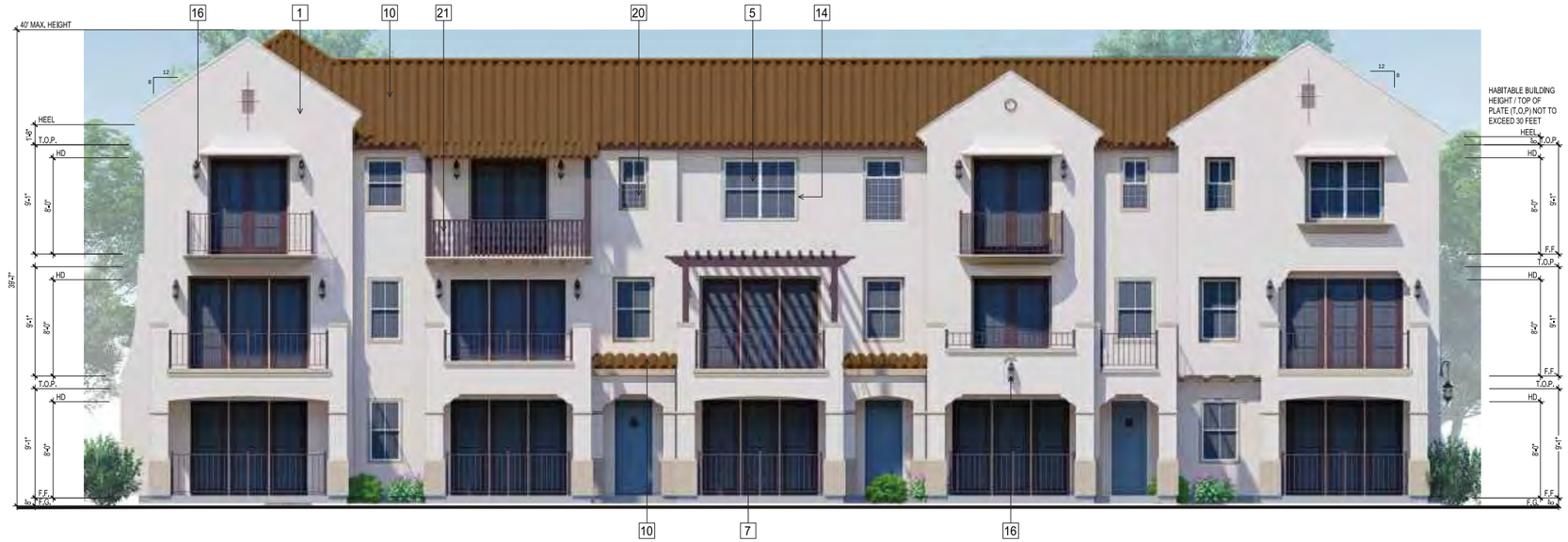
OAK KNOLL

BUILDING 15 ELEVATIONS - TRIPLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1. STUCCO
2. HORIZONTAL SIDING
3. BOARD & BATT SIDING
4. SHINGLE SIDING
5. VINYL WINDOW
6. SHUTTERS AT ENHANCED ELEVATION
7. WROUGHT IRON RAILING
8. STANDING SEAM METAL ROOF
9. FLAT CONCRETE TILE ROOF
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15. STONE VENEER
16. EXTERIOR LIGHTING
17. UTILITY LOCATION / ROOM TO BE DERTERMINED
18. A/C LOCATION
19. PRIVACY FENCE AT END UNIT
20. TILE ACCENT
21. DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

NOTES:
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0' 5' 10' 20'
3/32"=1'-0"

SunCal

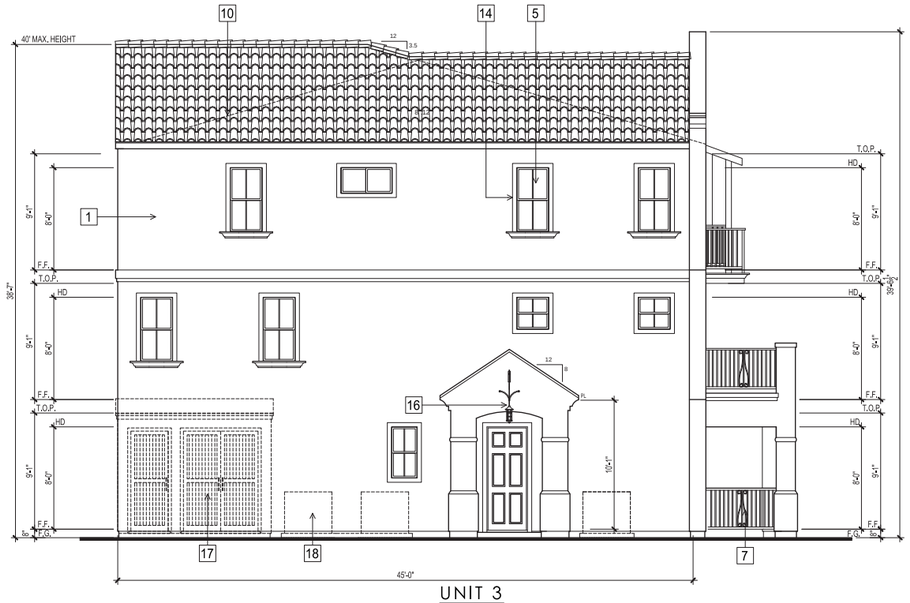
OAK KNOLL

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.

UNIT 2 (R)



UNIT 3

LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
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19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

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3/32"=1'-0"

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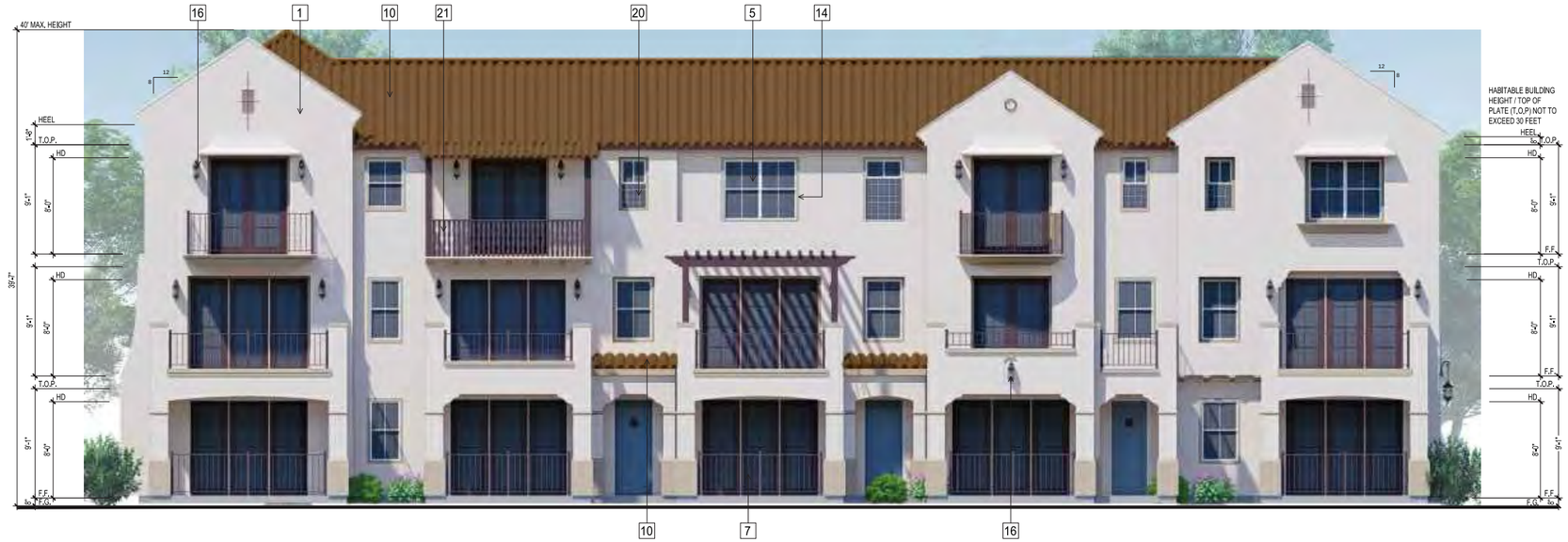
OAK KNOLL

BUILDING 16 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
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17	UTILITY LOCATION / ROOM TO BE DERTERMINED
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19	PRIVACY FENCE AT END UNIT
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ELEVATION KEY NOTES

NOTES:
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SunCal

OAK KNOLL

BUILDING 17 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

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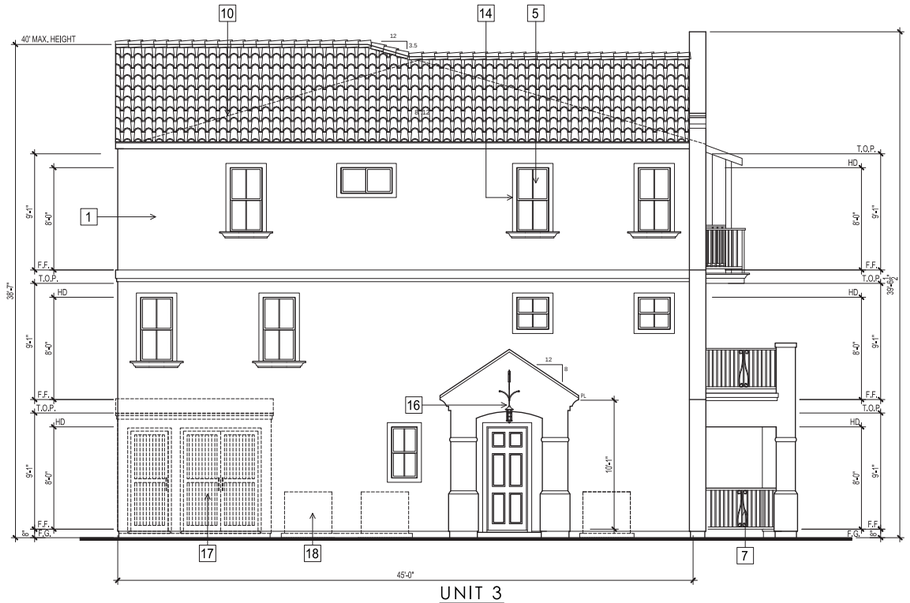
UNIT 2 (R)



UNIT 3

LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
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19	PRIVACY FENCE AT END UNIT
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ELEVATION KEY NOTES

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OAK KNOLL

BUILDING 17 ELEVATIONS - 5-PLEX MISSION

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3 | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 2 (R)

FRONT ELEVATION

UNIT 2 (R) | UNIT 1 (R) | UNIT 1 | UNIT 1 (R) | UNIT 3

REAR ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DERTERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

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.

0' 5' 10' 20'
3/32"=1'-0"

SunCal

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.

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 SHUTTERS AT ENHANCED ELEVATION
7 WROUGHT IRON RAILING
8 STANDING SEAM METAL ROOF
9 FLAT CONCRETE TILE ROOF
10 S-TILE ROOF
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ELEVATION KEY NOTES

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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.

0' 5' 10' 20'
3/32"=1'-0"

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

OAK KNOLL

BUILDING 18 ELEVATIONS - 5-PLEX CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal

UNIT 3

LEFT ELEVATION

UNIT 3 UNIT 2 (R)

FRONT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
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ELEVATION KEY NOTES

UNIT 2 (R) UNIT 3

REAR ELEVATION

UNIT 2 (R)

RIGHT ELEVATION

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.

0' 5' 10' 20'
3/32"=1'-0"

SunCal

OAK KNOLL

BUILDING 19 ELEVATIONS - DUPLEX MISSION WRAPPED PORCH

FINAL DEVELOPMENT PLAN - PARCEL 6

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

CREEKSIDE LOOP CORNER SECTION DETAIL

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

SunCal

*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.

0 15' 30'
1"=30'

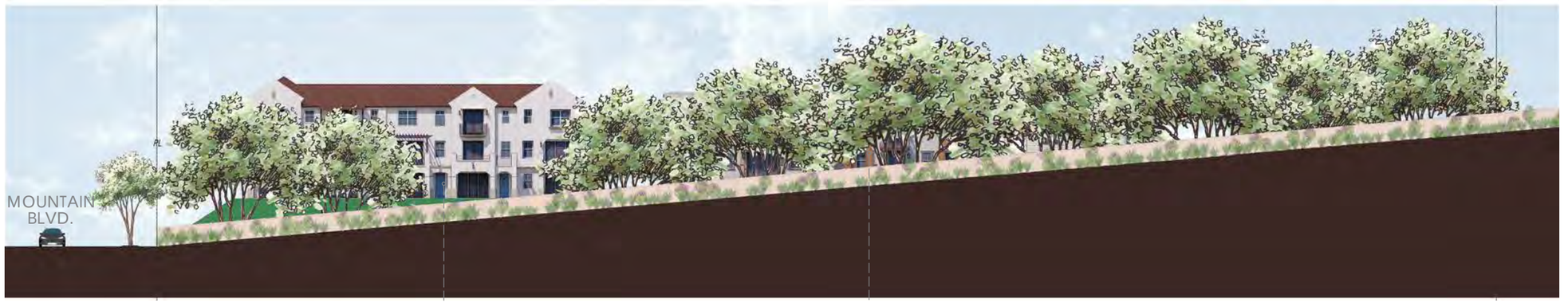
SunCal

OAK KNOLL

CREEKSIDE LOOP STREET SCENE ELEVATION

FINAL DEVELOPMENT PLAN - PARCEL 6

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



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.

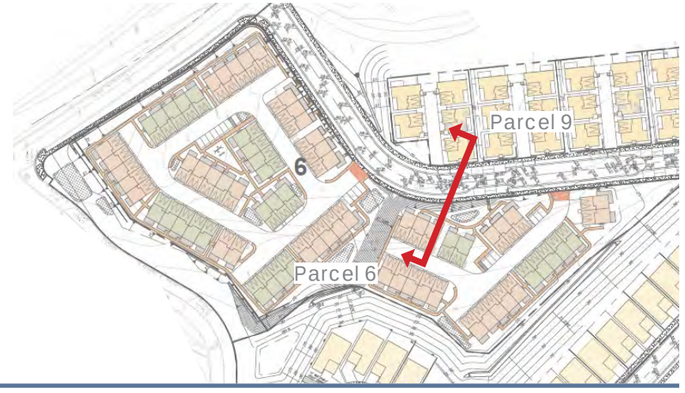
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

SEQUOYAH ROAD STREET SCENE ELEVATIONS

FINAL DEVELOPMENT PLAN - PARCEL 6

SunCal



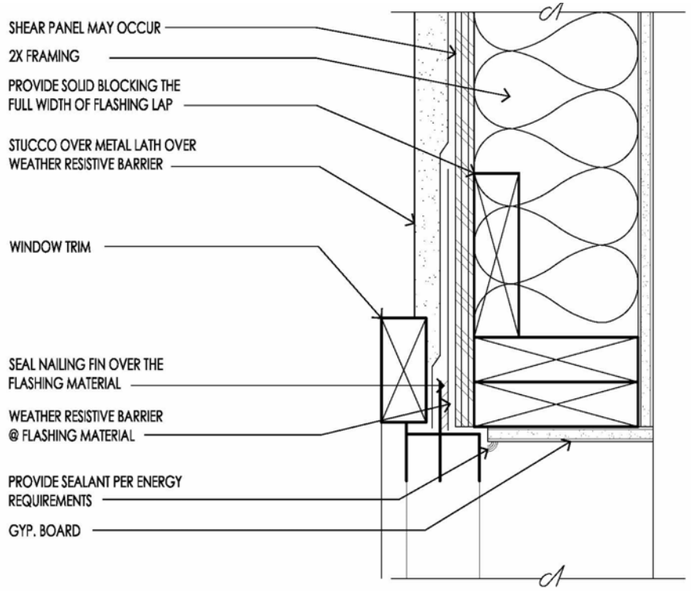
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

SunCal

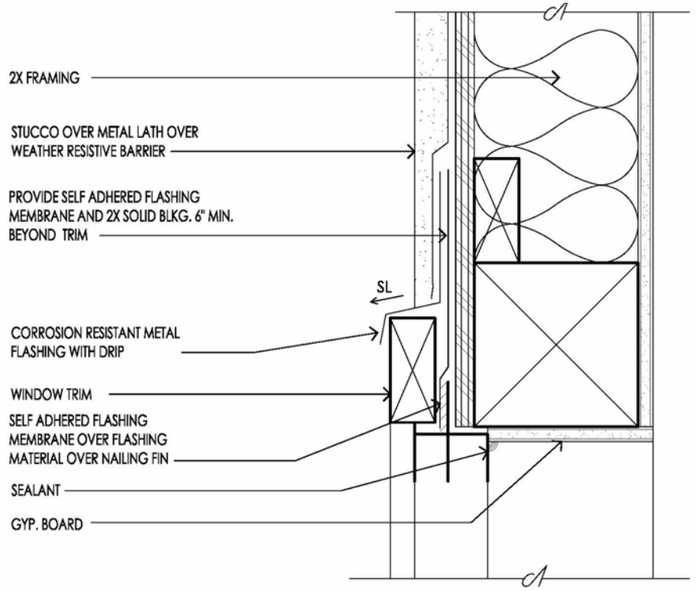
OAK KNOLL

PARCELS 6 & 9 SITE SECTION

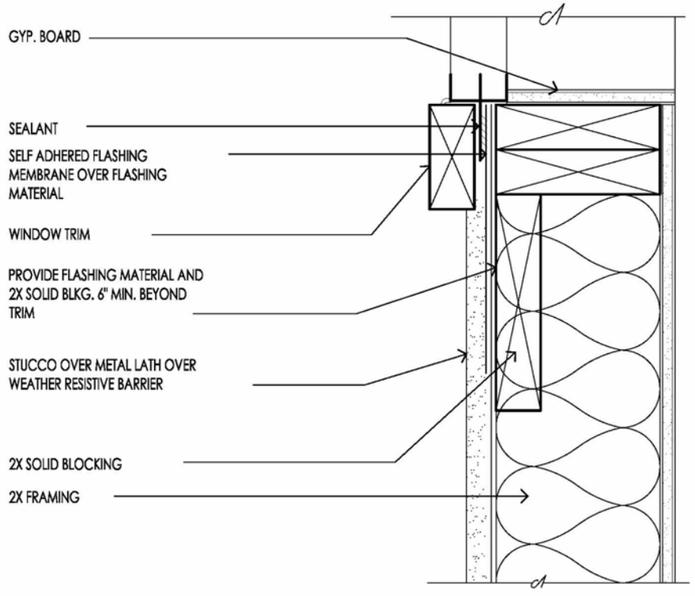
FINAL DEVELOPMENT PLAN - PARCEL 6



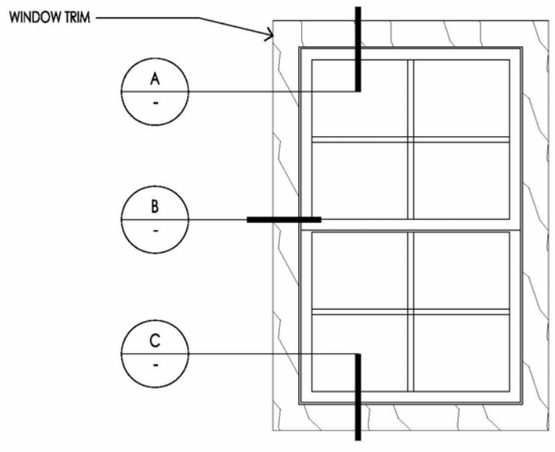
B WINDOW JAMB



A WINDOW HEADER



C WINDOW SILL



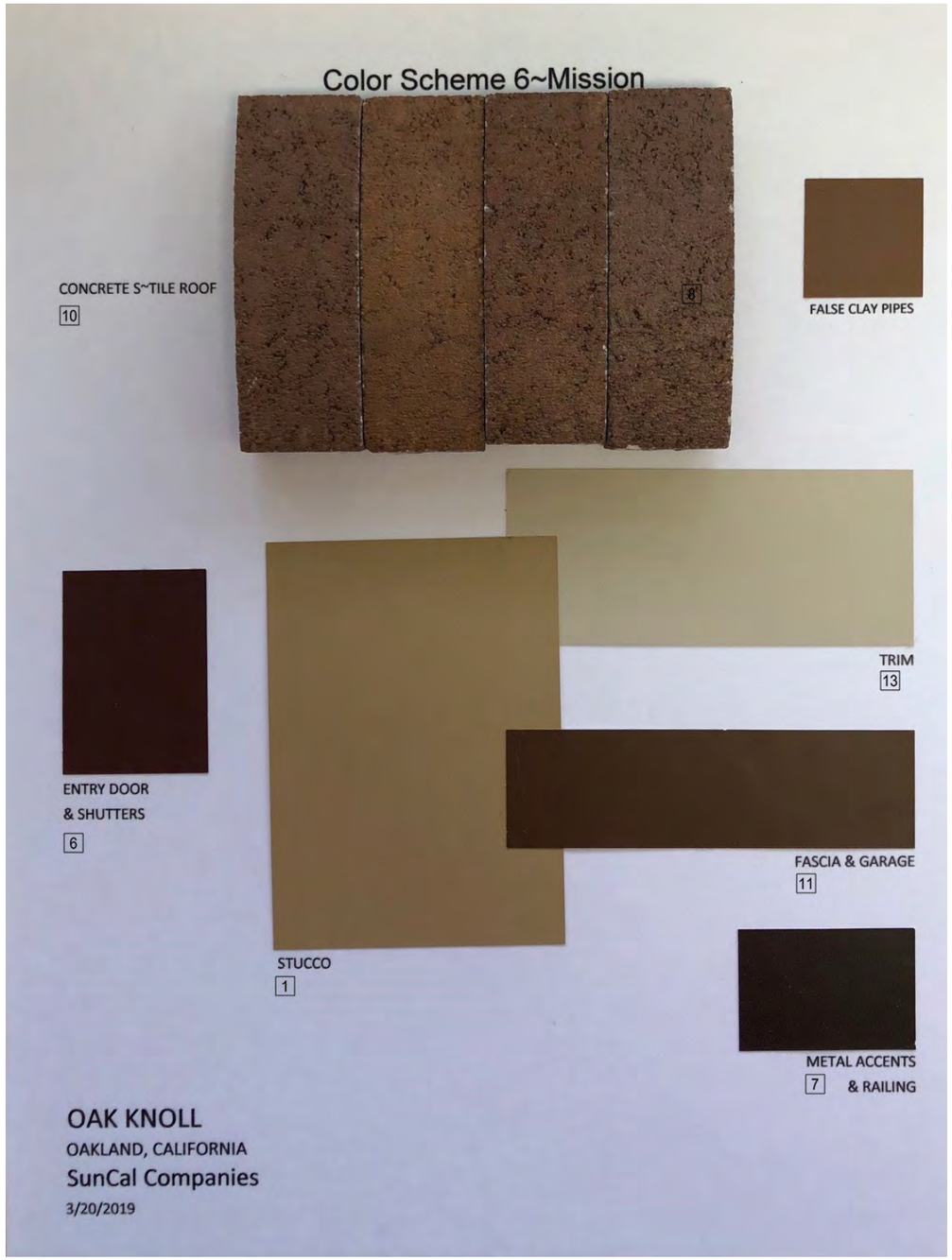
WINDOW WITH TRIM
3 COAT STUCCO

N.T.S.

WDW1-VL-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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ELEVATION KEY NOTES

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OAK KNOLL SunCal

Design Guideline	Compliance Analysis	Discussion
2.0 Planning Guidelines		
2.1 Oak Knoll Neighborhoods		
Retail Village area is designed as a modestly-sized gathering spot to provide basic needs to the community (such as groceries, restaurants, banking).	Not applicable	*Parcel 6 is not located in a Retail Village. This guideline is intended for development that "a cluster of buildings at varying scales fronting a 'Principal Drive' and a 'Plaza.'"*
Creekside Village neighborhoods are medium density residential areas laid out in the lowland areas flanking the restored Rifle Range Creek corridorr.	Complies	*Parcel 6 is located in a Creekside Village neighborhood.*
The Uplands is the residential development designed to maximize views as well as prvide a pleasing appearance as viewed from adjacent areas.	Not applicable	*Parcel 6 is not located in The Uplands.*
2.2 Neighborhood Streetscape		
High Visibility Façades -- Street Facing	Complies	Proposed townhomes comply with this guideline and corresponding Arch. Guideline #3.3 Massing Primary Volumes - Building Orientation
High Visibility Façades -- Open Space Facing	Complies	Proposed townhomes comply with this guideline and corresponding Arch. Guideline #3.3 Massing Primary Volumes - Building Orientation

Architecture Diversity and 'The Monotony Code' - For each single-family detached lot type, there must be a minimum of three (3) unique floor plan types, with three (3) façade variations each:	Complies	The proposal complies with this guideline for the proposed townhomes by featuring two façade variations (Mission and Craftsman) and three different floor plan types (Unit 1, Unit 1 R, Unit 2 R, and Unit 3).
A different porch or stoop type will be considered a façade variation;	Complies	Rear patios and end-unit wraparound porches have been incorporated into the design to achieve façade variation.
No two (2) detached homes of the same design may be repeated within two (2) adjacent lots on a given Block Face or a facing Block Face;	Not applicable	The proposal is for townhomes, not single family detached residences.
Homes on corner lots are encouraged to have architectural features such as wrap porches, side porches, or bay windows facing the secondary street.	Complies	The proposal complies with this guideline. The duplex and 5-plex units propose a wraparound porch on the end-unit.
Both the front as well as side facing façade on corner lots will be considered High Visibility Facades.	Complies	The proposal highlights compliance this requirement on the site plans.
2.3 Commercial		
Building placement that reinforces the concept of the Plaza and orients and service areas away from the Plaza while keeping them screened from view from Mountain Blvd.	Not applicable	This is a proposal for a residential development.
70% glazing on facades directly fronting the plaza and 50% glazing on facades fronting pedestrian pathways.	Not applicable	This is a proposal for a residential development.
Awning and trellis overhead canopies to provide outdoor shade and shaded gathering areas.	Not applicable	This is a proposal for a residential development.

Sidewalk widths at primary retail facades sufficient to provide tree planting, signage, furnishings, lighting, and outdoor seating areas where appropriate to adjacent retail use.	Not applicable	This is a proposal for a residential development.
Hardscape and Planting that reinforces the outdoor pedestrian realm, but provides equal access to vehicular traffic.	Not applicable	This is a proposal for a residential development.
Retail Plaza	Not applicable	This is a proposal for a residential development.
Architectural and Landscape Character - The Character of the Retail village should be inspired by the open-air neighborhood shopping districts typical to the Bay Area	Not applicable	This is a proposal for a residential development.
2.4 Townhomes		
Create a 'sense of address' and a front door for each unit by providing 'door yards,' gates, and access to public streets and paseos.	Complies	The design has been revised to show gates within patio railings for some of the interior units on the 5-plex buildings which enhances the sense of address.
All units should feature covered entry areas either in the form of a stop or entry porch.	Complies	The proposal uses covered front doors with small foyers adjacent and separate from patios for some of the interior units.
Variation of design is encouraged and corner units should be treated differently than middle units.	Complies	Corner units feature variety in design and are differentiated from the middle units.
End facades should be treated as high visibility and should feature windows, entries where appropriate, and other design features normally on the front façade.	Complies	The projecting window and roof articulations at the third floor of mission and craftsman style buildings satisfy this guideline.
Odd numbers of units in a row are encouraged.	The proposal complies with this guideline.	The proposal uses this configuration of odd numbers of units within a row.

Stepping between units is encouraged to provide private balconies and a varied building frontage as viewed from the street.	Does Not Comply	The proposed site plan exhibits minimal stepping between the unit buildings.
Landscape planting should be integrated in with streetscapes and provide screening for parking and alleys. Please refer to the Preliminary Development Plan for example designs for Paseos and Pocket Parks.	Complies	Landscape planting has been integrated in with streetscapes.
2.5 Building Massing and Placement		
Massing, building setback and height are considered in more detail in the Architectural Guidelines	See 3.0 Architectural Guidelines	See 3.0 Architectural Guidelines
2.5 (aka 2.6) Driveways and Garage Placement		
Refer to Chapter 4.0, Landscape Guidelines, for allowable paving materials for driveways.	See 4.0 Landscape Guidelines	See 4.0 Landscape Guidelines

Design Guideline	Compliance Analysis	Discussion
3.0 Architectural Guidelines		
3.1 The 'Bay Area' Regional Style		
Building which connect to and are inspired by the natural setting.	Complies	The buildings connect well with the natural setting.
Simple building mass with additive elements	Complies	The buildings multi-unit buildings incorporate several additive elements.
Natural materials (wood, stone, terra cotta, stucco)	Complies	Exterior materials such as wood, stucco, stone veneer and board and batten siding are proposed.
Subdued earth-tone paint colors and light colored stuccos.	Complies	The exterior colors incorporate earth-tone paint colors, stuccos, tiled roofs, and stone.
3.2 Architectural Style Matrix - By Family		
Arts & Crafts: Craftsman Bungalow; Shingle; Tudor; Arts and Craft	Complies	The proposal includes Craftsman styled townhomes.
Mediterranean: Spanish Colonial; Mission; Tuscan	Complies	The proposal includes Mission styled townhomes.
Californian: Farmhouse; California Modern (mid-century modern); California Contemporary	Not applicable	Although Farmhouse style is mentioned on the plans, no Farmhouse styled townhomes appear to be proposed.
3.3 Massing - Primary Volumes		
Building orientation		
Secondary Volumes	Complies	Mostly gable roof profiles.
Additive Building Elements	Complies	Bay windows and side dormers have been employed to create simple and effective massing.
3.4 Roofs		
Roof materials	Complies	Flat concrete tile, standing seam metal, s-tile roofs are proposed.

Successful roof designs	Complies	The proposed design complies with this guideline by proposing gable roofs and roof slopes that complement each architectural style of building.
Dormer sizing	Complies	The proposed design and sizing are appropriate for the architectural designs and comply with this guideline
Dormer siding	Complies	The proposed design and sizing are appropriate for the architectural designs and comply with this guideline
3.5 High Visibility Facades		
High Visibility Façades - Open Space - 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	Complies	Porches and balconies have been included on high visibility façades.
Corner lot facades - Corner lot façades 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.	Complies	Enhanced elevations and more articulation have been used to complement the high visibility of corner lot buildings. The projecting window and roof articulations at the third floor of craftsman and mission style building satisfy this concern.
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.	Complies	The designs have reduced the profile of the porch railings/corner pieces of second-floor balconies. The second floor porch column widths have been pared down and do not detract from the ground floor entry areas.

Successful execution of second façade - 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.	Complies	Revisions to secondary facades have been made by mixing exterior materials, and adding bay window projection which has increased articulation to the side wall facades.
3.6 Openings - Windows		
Window types	Complies	Casement, single-hung, true or simulated divided lite windows with wood trim.
Window proportions and trim	Complies	The proposed design provides details on window proportions and trim and complies with this guideline.
Shutters	Complies	Shutters are employed to enhance elevations on high visibility façades.
3.7 Exterior Doors		
Exterior main entry doors can be flat or traditionally paneled doors. Please refer to the Architectural Style Matrix on page 30 for design recommendations by style.	Complies	Exterior main entry doors are traditionally paneled.
3.8 Porches and Stoops		
Types - The porch or stoop is the signature element of an Oak Knoll home. As such, all homes must have either a porch or stoop.	Complies	The proposed design complies with this guideline.
Porch Dimensions	Complies	The proposed design complies with this guideline.
Porch Details	Complies	The proposed design complies with this guideline.
Stoops	Complies	The proposed design complies with this guideline.
Porch Materials	Complies	The proposed design complies with this guideline.
3.9 Garages		

Garage Dimensions	Complies	The proposed design complies with this guideline.
Garage Details	Complies	The proposed design complies with this guideline.
3.10 Lighting		
Architectural Lighting	Complies	The proposed design complies with this guideline.

Design Guideline	Compliance Analysis	Discussion
4.0 Landscape Guidelines		
4.1 Landscape Vision		
4.2 Streetscape Design		
4.3 Open Space Design		
The existing grassland on the upper hillside and areas of existing preserved oak woodland are protected natural resources.	Not applicable	Not applicable to this parcel.
The lower hillside will be extensively planted as a restored oak woodland natural setting, consisting of several native oak species, Toyon and California Buckeye.	Not applicable	Not applicable to this parcel.
The restored Rifle Range Creek will be revegetated with an appropriate and diverse native plant community to recreate a natural setting that benefits wildlife, and includes a multi-use trail serving the community. Refer to Oak Knoll Mixed Use Community Development Project Regulatory Permit Application Package.	Not applicable	Not applicable to this parcel.
Tree mitigation occurs site-wide in a variety of locations. Refer to the Tree Removal Permit Package for recommended mitigation locations and species.	Not applicable	Not applicable to this parcel.
4.4 Parks and Plaza Design Intent		
The parks should emphasize use of native trees, shrubs, and groundcovers in both organic and formal settings. Refer to the Neighborhood Streetscape Plant List for Proposed Plants.	Not applicable	Not applicable to this parcel.
Parks should incorporate community-wide furnishings and signage consistent with other design elements in the community.	Not applicable	Not applicable to this parcel.
Parks should provide shaded seating areas, picnic tables, and trash receptacles.	Not applicable	Not applicable to this parcel.

Hardscape areas should avoid asphalt and large expanses of concrete. Natural stone, pavers, high quality stamped concrete, and decomposed granite should be utilized in the appropriate settings.	Complies	Hardscape areas will avoid large expanses of concrete and natural pavers and other high quality materials are proposed.
4.5 Community Trails and Recreation		
Emphasis is on use of natural materials and simple treatments that are indeed to integrate fully with the natural setting.	Complies	The proposed design complies with this guideline.
Use of reclaimed timber for benches, signage, and trail markers with opportunities to incorporate hand-crafted artisan designs.	Complies	The proposed design complies with this guideline.
Trails for Oak Knoll are classified as follows: Hiking Trails; Multi-Use Path (Walking/Running/Biking); Neighborhood Path; Bike Route	Not applicable	Not applicable to this parcel.
Location of the trails system should meet the following design objectives: Safety; Connectivity to on-site and off-site destinations; Diversity in a experiences and user types; conforms to site attributes, opportunities, and constraints.	Not applicable	Not applicable to this parcel.
4.6 Signage and Monumentation		
4.7 Walls		
Site Retaining Walls		
The approved site retaining wall is: Pavestone 'Anchor Diamond Pro' Retaining Wall; Face Style; Straight; Color: Sandstone Blend.	Complies	The proposed design complies with this guideline.
4.8 Residential Landscape Design		
Oak Knoll landscapes and gardens are versatile, imaginative, and offer a range of expressions.	Complies	The proposed design complies with this guideline.

Landscapes encourage a relaxed, informal, and practical approach while accommodating contemporary lifestyles.	Complies	The proposed design complies with this guideline.
Landscapes are designed to respond to unique characteristics, such as lot configuration, topography, existing vegetation, and the design and location of the house and ancillary structures.	Complies	The proposed design complies with this guideline.
4.9 Single Family Residential		
Integrate the built environment with a dominant landscape	Not applicable	Not applicable to this parcel.
Blend landscapes between lots and neighborhood streets as a unified community landscape setting.	Not applicable	Not applicable to this parcel.
Establish a healthy, sustainable, and natural landscape environment.	Not applicable	Not applicable to this parcel.
Prioritize front yard landscapes to reinforce neighborhood streets as livable, walkable places. The combination of front porches and front yard gardens within the private frontages activate the streetscape, and shall contribute to a consistent, high quality neighborhood landscape.	Not applicable	Not applicable to this parcel.
Low groundcovers have low water requirements and are composed in drifts, using selections from the Approved Plant (see Appendices).	Not applicable	Not applicable to this parcel.
Three general landscape zones have been defined for each home site: front yard zone, side yard zone, and rear yard zone.	Not applicable	Not applicable to this parcel.

Front yards on sloped lots guidelines: Front yard slops may not exceed 2:1; Retaining walls, if used, should be terraced where possible and not exceed a maximum height as set forth in the Zoning Ordinance; and Retaining walls shall be integrated with shrub planting to soften and screen walls.	Not applicable	Not applicable to this parcel.
4.10 Side and Rear Yard Fencing		
All fencing may either slope withgradesor adjust as vertical offset between panels. Offsets shall not exceed 12-inches.	Complies	The proposed design complies with this guideline.
All fencing between adjoining lots shall have a height of 6-feet. Corner lots and end lots are encouraged to reduce fence heights at side yards to allow views with a minimum height of 4-feet.	Complies	The proposed design complies with this guideline.
All fencing shall be softened with flowering vines and shrubs to soften their visual appearance where visible from public areas.	Complies	The proposed design complies with this guideline.
A few upper hillside home sites with sloped rear yards in excess of 20% shall utilize the Approved Hillside Fence in the rear yard.	Not applicable	Not applicable to this parcel.
Lots with pools and spas require fencing and gates that meet all applicable codes.	Not applicable	Not applicable to this parcel.
Typical side and rear yard fencing is a solid cedar or redwood fence with a stained finish.	Not applicable	Not applicable to this parcel.
For upland lots with rear yards with onsite and offsite visibility, rear yard fencing, if used, shall use the Approved Hillside Fence to ensure visual consistency.	Not applicable	Not applicable to this parcel.
4.11 Retaining Walls on Lots		

Use of stucco, brick, painted brick, or natural stone veneer may be used for site walls in front and side yards that are visible from public areas. Materials shall complement the building architecture.	Complies	The proposed design complies with this guideline.
Wall heights shall be appropriate to context and shall not exceed 6 feet in height per code.	Complies	The proposed design complies with this guideline.
Tiered walls shall be integrated landscape design.	Complies	The proposed design complies with this guideline.
Tops of walls may either slope or step with the topography as required. Walls may slope at 1:8 maximum or use vertical offsets of 12-inch maximum.	Complies	The proposed design complies with this guideline.
Use of vines, trailing evergreen groundcovers and shrub massings are encouraged to soften walls.	Complies	The proposed design complies with this guideline.
Retaining walls in side and rear yards. Walls not closely associated with the architecture and not visible from public areas may use the Approved Standard Wall System described in the Appendices.	Not applicable	Not applicable to this parcel.
Retaining walls in rear yards shall be located a minimum of four feet from the property line to allow room for fencing.	Not applicable	Not applicable to this parcel.
Retaining walls and steps at front walkways are allowed to resolve site grading.	Complies	The proposed design complies with this guideline.
The following retaining wall materials are allowed: brick; painted brick; natural stone veneer; approved concrete block wall system in rear and side yards (refer to Appendices); gabions; and pressure-treated wood.	Complies	The proposed design complies with this guideline.

The following retaining wall materials are **not** allowed: railroad ties; metal cribs; and concrete pylons.	Complies	The proposed design complies with this guideline.