

***Oakland City Planning Commission  
Design Review Committee***

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**MEMO**

Date: 9/27/2023  
To: Design Review Committee  
From: Malinda Lim, Contract Planner  
Through: Catherine Payne, Development Planning Manager  
Subject: PLN15378-PUDF05  
Oak Knoll Development – Parcel 11; 8750 Mountain Boulevard

Dear Committee Members:

The Oak Knoll Development – Parcel 11 proposal by WHA Inc. for the construction of 19 detached single-family residences had previously appeared before the Design Review Committee on July 26, 2023. At the hearing, the Committee was in support of the Conditional Use Permit to allow detached single-family homes and an exception for the reduction of the private driveways. In addition, comments on the building design were provided by staff and the Committee. The applicant stated that there was consideration of other architectural styles to be incorporated into the revised Final Development Plan.

The Committee had requested that the applicant address comments raised during the hearing and return to a future Committee hearing date prior to proceeding to the Planning Commission on the development application. Below is a list of comments provided by the Committee:

- 1) *Modify the home designs to demonstrate a wider variation within each of the three architectural styles. The Mediterranean/Mission style was expressed as one of the best-looking designs but required additional variation between the three Mediterranean/Mission elevations.*

The applicant has provided an additional façade design for the Mission and Craftsman architectural styles. Instead of providing an additional Farmhouse design, the applicant has provided one Arts and Craft building design. Each of these new facades has two different color schemes. Please see Sheet A2 of Attachment A for street and Creekside views.

- 2) *In order to achieve a greater variation with each architectural style, the Committee suggested the following:*
  - a. *Change the floor plans to accommodate diversity in façade styles.*

Plan 1A changes the interior entry area on the first floor through the shifting of the entry doorway, relocation of the window from the front elevation to the side elevation, and removal of the landing for the stairs. This interior change is reflected on the exterior.

- b. *Exterior treatments to the buildings should incorporate more variation in materials, color, and ornamentation.*

The three new façade designs provide new design elements for each architectural style. The Mission style incorporates decorative metal rails for the balconies and a metal screen for a window, the Craftsman design has exposed rafter tails and variations in siding size and direction, and the Arts and Crafts introduces a new architectural style to the parcel with horizontal and vertical boards to help bring texture to the building's façade. These changes are shown on Sheet A3 of Attachment A and are an improvement to the street and Creekside views.

- c. *Modify the roof forms to change the appearance of the home.*

The new façade designs also incorporate new roof forms to help distinguish it from the other building designs. For the new Mission design, a decorative parapet is added to help break the roofline. The new Craftsman design has two gable roofs at the center with different pitches to help break up the building plane and add dimension. These changes to the roof forms help to distinguish it from the other designs within the same architectural style.

- 3) *The building designs and site layout should encourage vehicle parking within the garages and not within the shared driveway aisle.*

The site layout has not changed. If issues arise in the future, the party in charge of the community will install on-site signage or use other mechanism(s) to inform and discourage residents and visitors from parking within the shared driveway aisle.

Staff concludes that the revisions to the building designs address the Committee's and staff's concerns expressed at the July 26, 2023 DRC meeting and suggest the Committee recommend approval to the Planning Commission.

Attachments:

- A. Revised Project Plans (Addendum)
- B. Project Plans
- C. [July 26, 2023 DRC Staff Report \(link\)](#)





### Parcel 11 FDP Planning Submittal - 9/06/23 Addendum

This submittal addendum to the original FDP Drawing Set is in response to the 7/26/23 DRC meeting, and shows additional designs variations (referred to as Plan 1a) to be included with the original submittal. Their proposed placement is shown in the revised siteplans (pg A1) and proposed combined street elevation (pg A2).

#### OUR TEAM

##### **Suncal**

Contact:  
2392 Morse Ave Irvine, CA 92614  
www.suncal.com

##### **WHA.** Architects . Planners . Designers .

Contact: Chris Hall  
5000 Executive Pkwy, Suite 375  
San Ramon, CA 94583  
415.658.1723 | www.WHAinc.com

#### **(Original FDP Submittal)**

##### **BKF, Civil**

Contact: Jacob Nyugen  
300 Frank Ogawa Plaza, Oakland, CA 94612

##### **PGA, Landscape Architect**

Contact: Chris Kent  
444 17th St, Oakland, CA 94612  
www.pgadesign.com

#### **SHEET INDEX:**

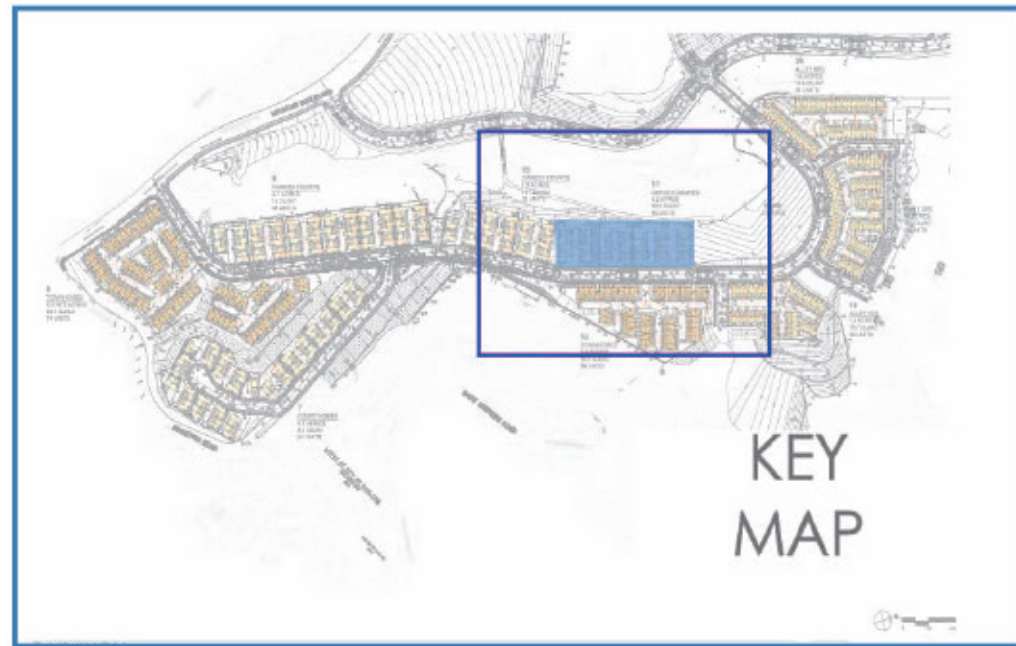
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A2	Parcel 11 Street Elevations
A3	Elevation Styles
A4	Plan 1a Mission Style Elevations
A5	Plan 1a Arts & Crafts Style Elevations
A6	Plan 1a Craftsman Style Elevations
A7	Plan 1a Floor Plans - Mission
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### Title Page

## OAK KNOLL

OAKLAND, CA





**PARCEL 11**

**ZONE:** OK-3 MEDIUM

**UNIT TYPE:**  
ALLEY LOADED SMALL LOT SFD  
(AKA Pull-Apart Townhome)

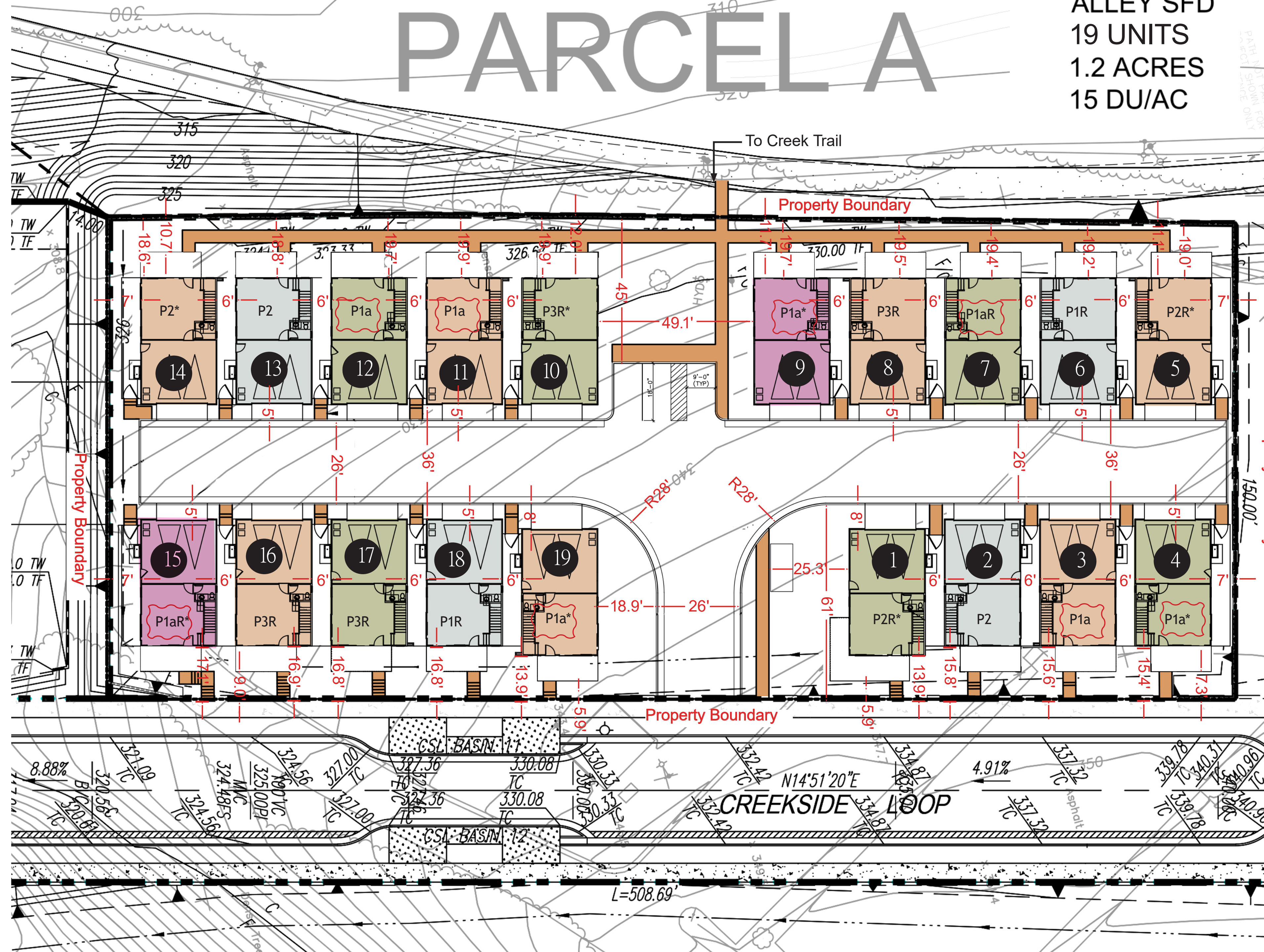
**PLAN SIZE:**  
RANGING FROM 2,000 SF TO 2,500 SF

Note: Per Table 17.101J.02: Permitted and Conditionally Permitted Facilities of the Oakland Zoning Code, a "One-Family Dwelling" is conditionally permitted in the D-OK-3 zone. In conjunction with this Final Development Plan, an application for a Conditional Use Permit has been made to implement the small-lot detached alley home/pull-apart townhome home type in lieu of an attached townhome.

**LOT COVERAGE:**  
24.9% 39% (55% MAX ALLOWED)

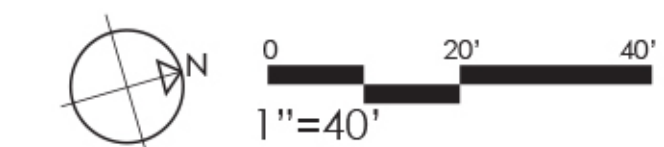
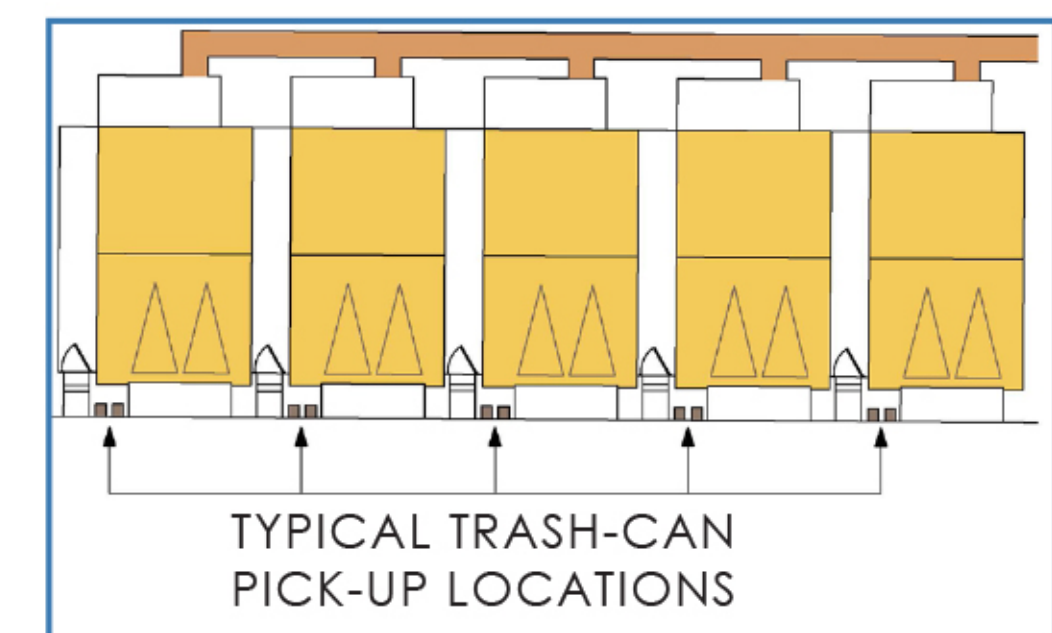
**DEVELOPMENT STANDARDS PER OK-3 ZONING CODE:**  
FRONT SETBACK = 8' MIN.  
SIDE SETBACK AT INTERIOR = 4' MIN.  
SIDE SETBACK AT STREET = 5' MIN.  
REAR SETBACK = N/A  
MAX. HEIGHT (PRIMARY WALL) = 35'  
MAX. HEIGHT (PITCHED ROOF) = 40'

**PARCEL 11**  
**ALLEY SFD**  
**19 UNITS**  
**1.2 ACRES**  
**15 DU/AC**



**LEGEND**

- # BUILDING NUMBERS
- PROPERTY BOUNDARY
- MISSION STYLE
- CRAFTSMAN STYLE
- FARMHOUSE STYLE \*\*
- \* HIGH VISIBILITY FACADE
- ARTS & CRAFTS STYLE



**Final Development Plan Parcel 11 Site Plan**

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A1

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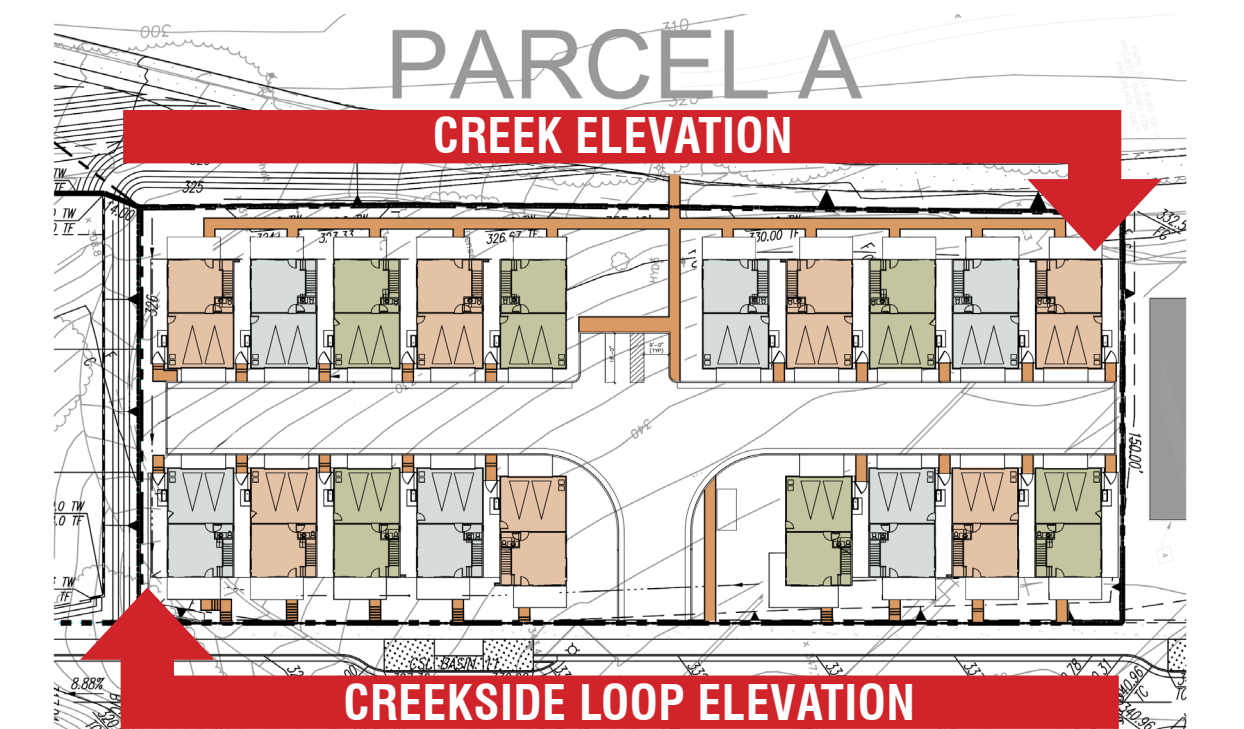




**Creekside Loop Elevation (East)**



**Creek Elevation (West)**



**Street and Creekside Building Elevations**





1A | Mission



1A | Arts & Crafts



1A | Craftsman

Note: Artist's Conception; Colors, Materials  
And Application May Vary.

### Plan 1a Elevation Styles

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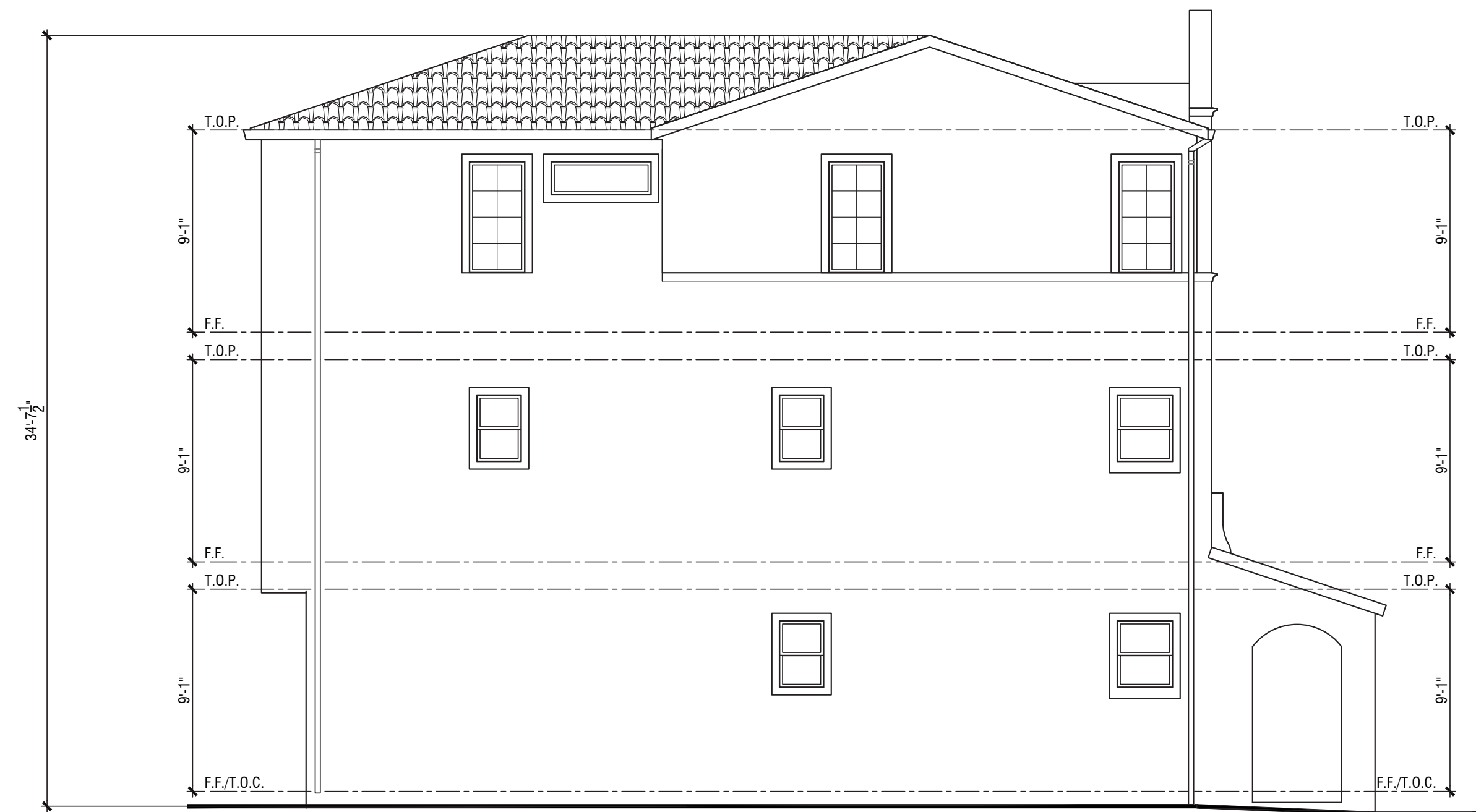


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Left



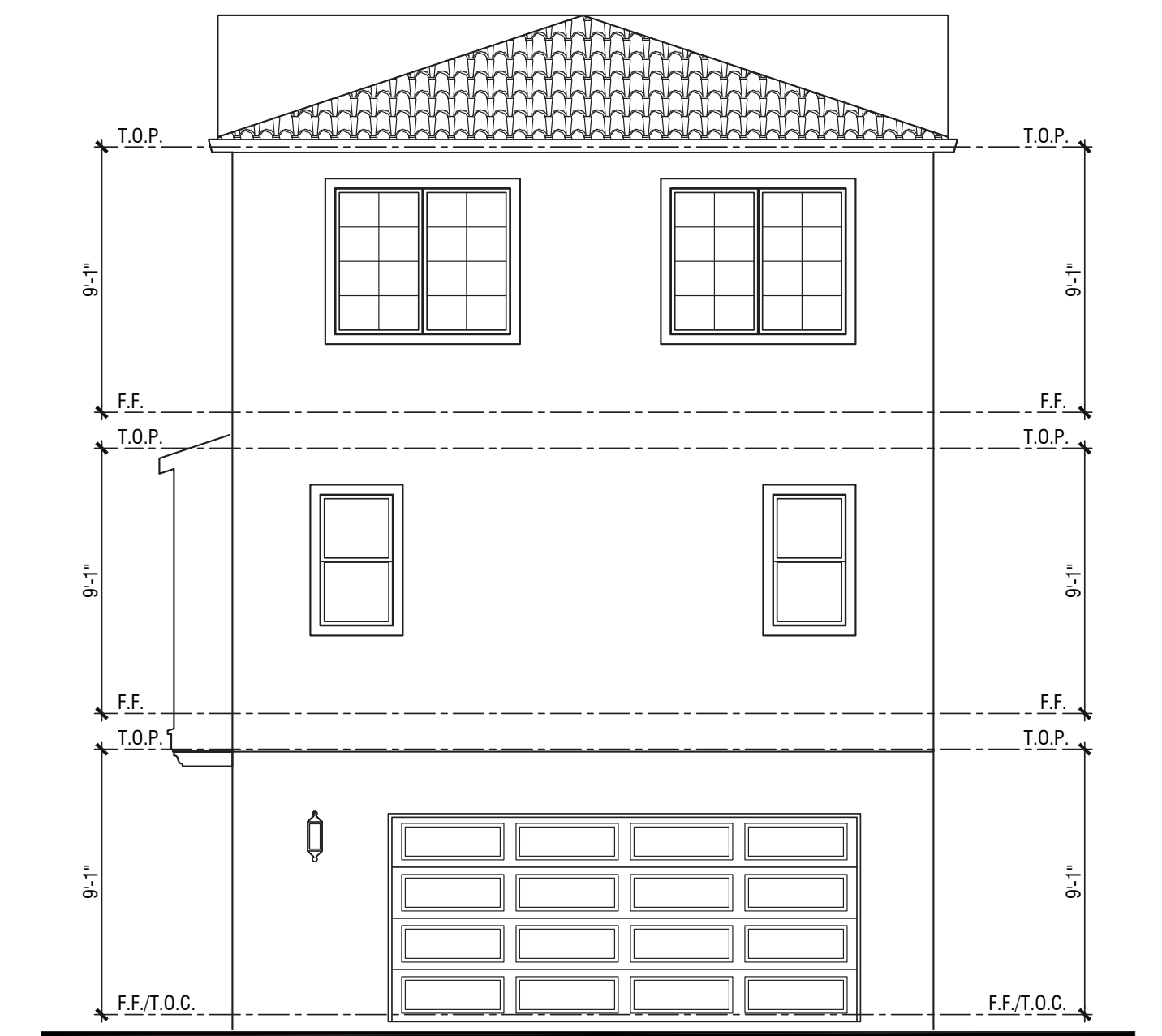
Front



Right

MATERIAL	MISSION:
Roof:	S-Tile Roof
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Vent
Exterior:	Stucco Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Balcony:	Painted Metal Decorative Rails and Screens
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

\*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

### Mission Style Plan 1A Elevations

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Left



Front



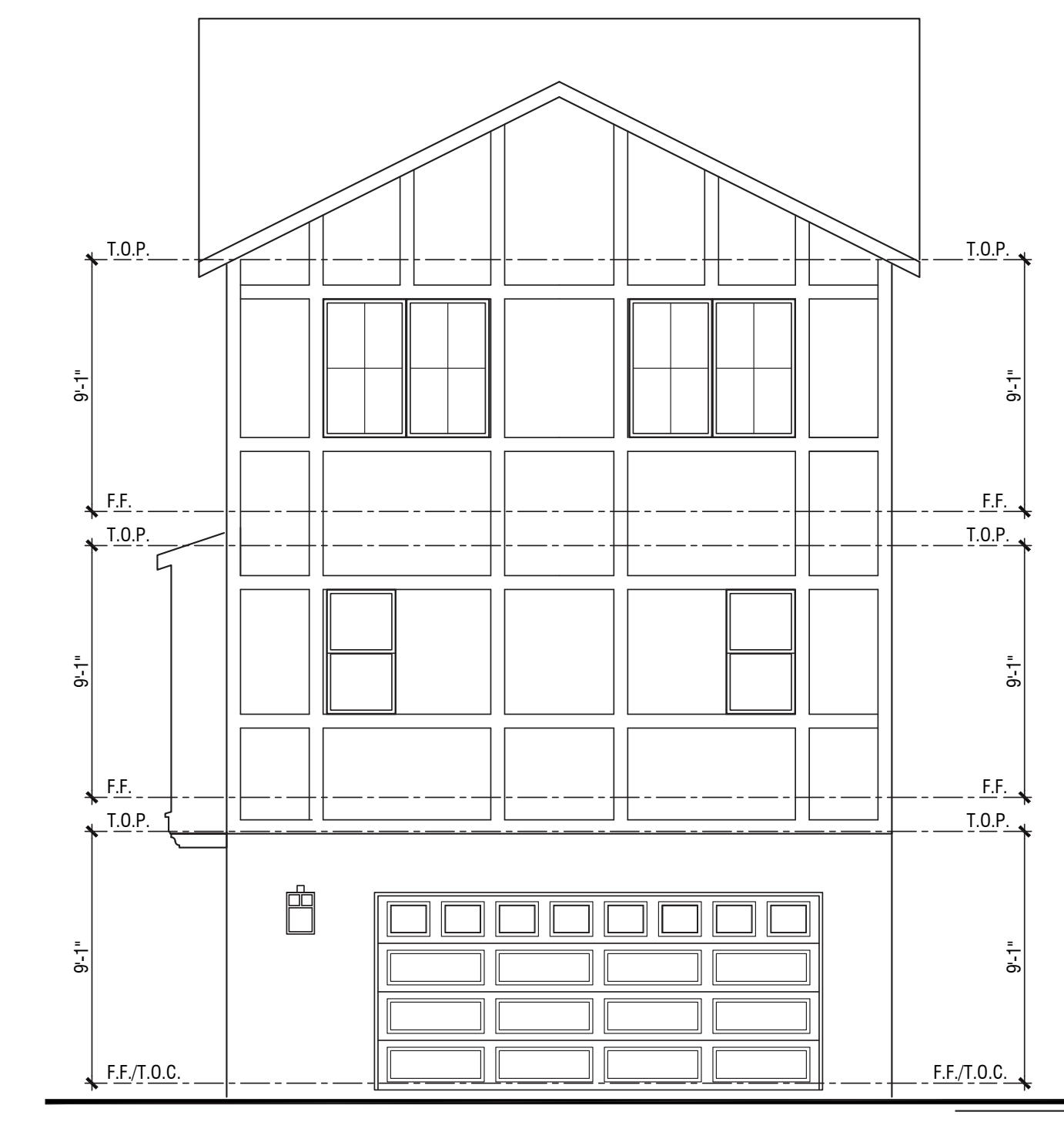
Right

**MATERIAL**

**ARTS & CRAFTS:**

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Painted Wood and Stucco
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

\*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



Rear

Note: Artist's Conception; Colors, Materials and Application May Vary.

**Arts & Crafts Style Plan 1A Elevations**

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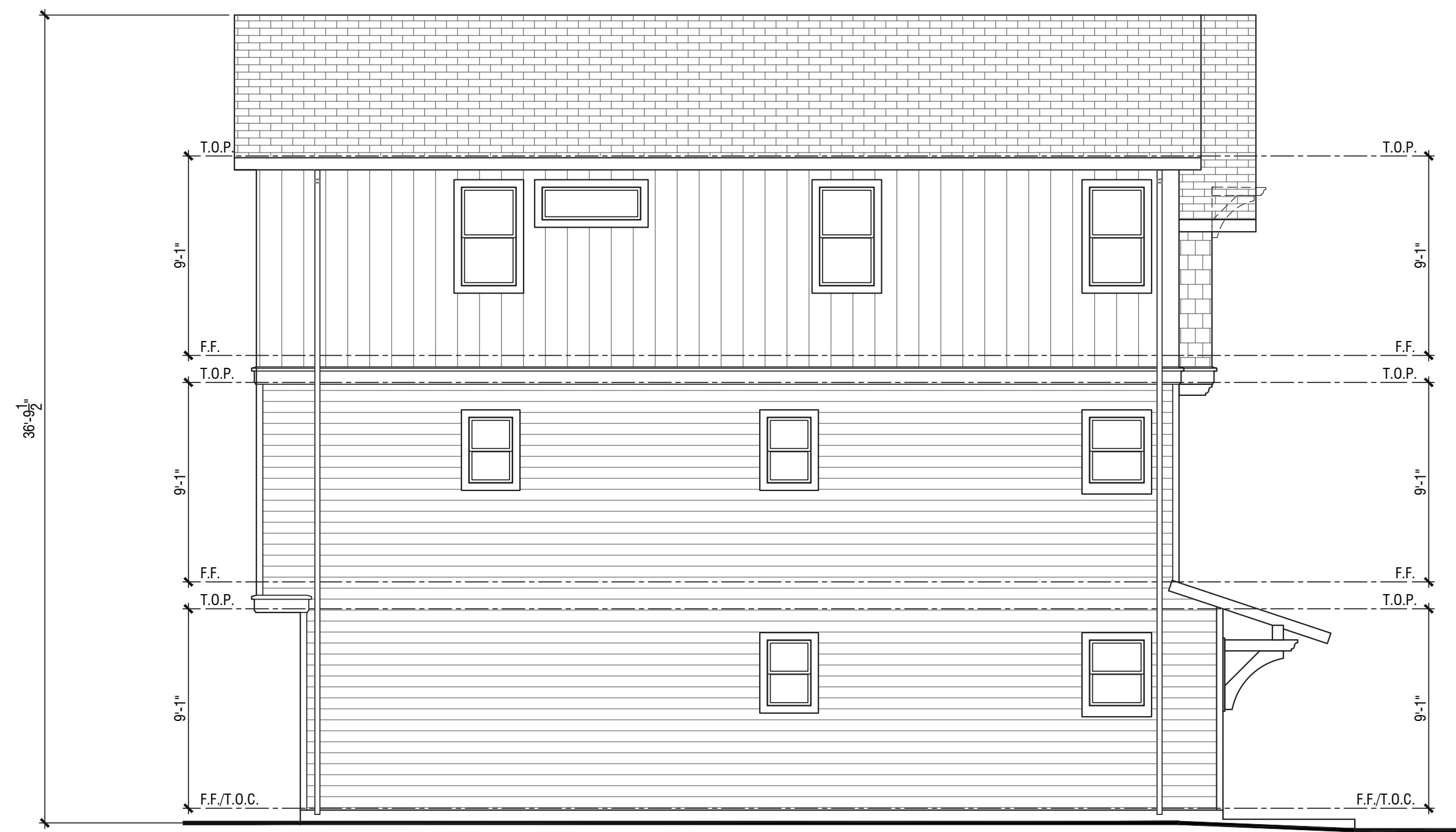
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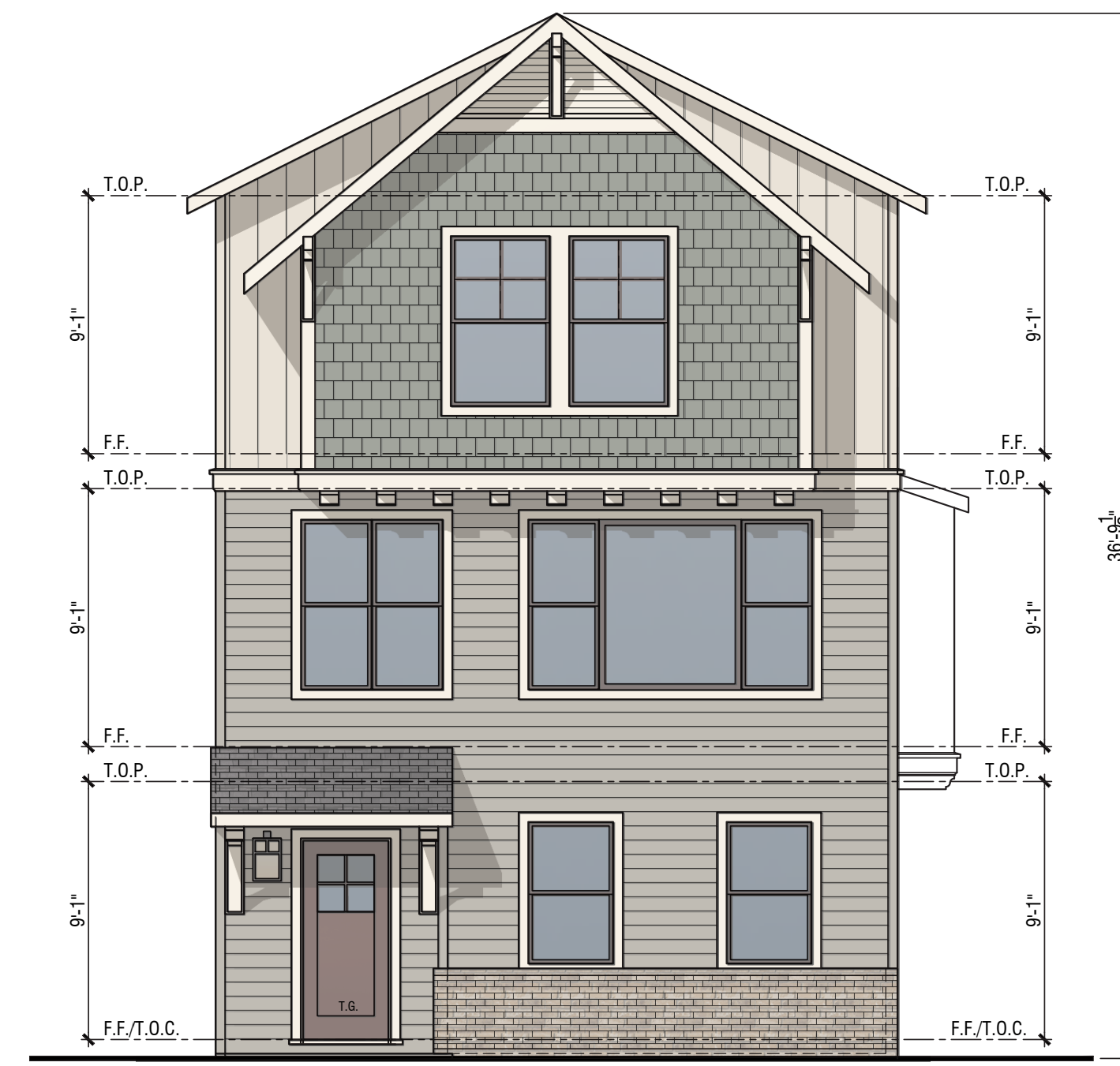
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**Left**



**Front**



**Front - Entry Roof Option B**



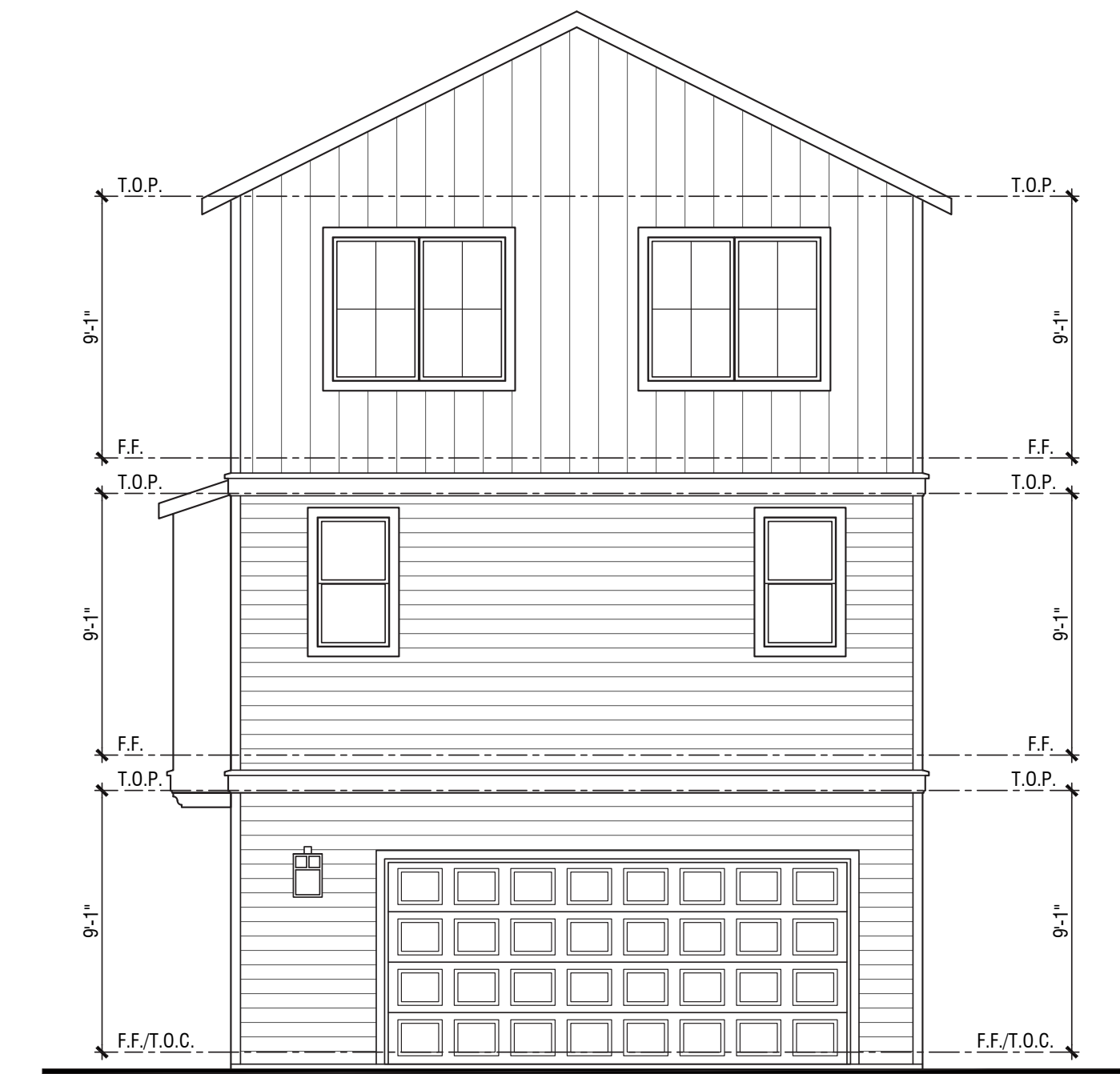
**Right**

**MATERIAL**

**CRAFTSMAN:**

- Roof: Concrete Flat Tile Roof
- Fascia: 2X Wood Fascia With Rafter Tails at Select Locations
- Barge: Wood Barge Board
- Gable: Decorative Vent
- Exterior: Horizontal, Board & Batten and Shingle Siding
- Window & Door Trim: Wood Trim
- Entry Door: Decorative Front Entry Door
- Veneer: Brick Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door with Glass Lites

\*Notes: Elevation shown is 'high visibility' version, dashed lines indicate standard version - see Right Side Elevation



**Rear**

Note: Artist's Conception; Colors, Materials and Application May Vary.

**Craftsman Style Plan 1A Elevations**

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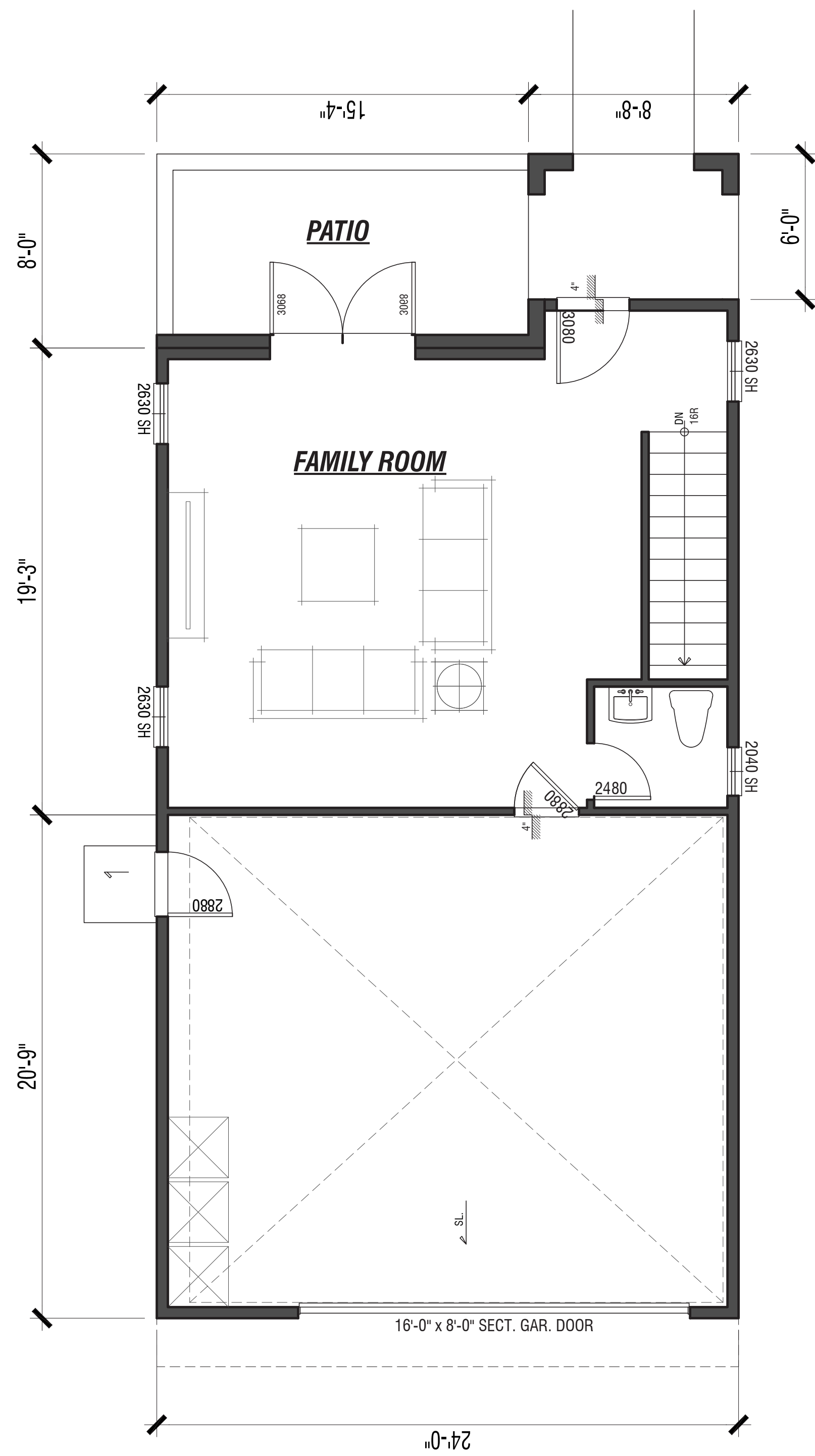
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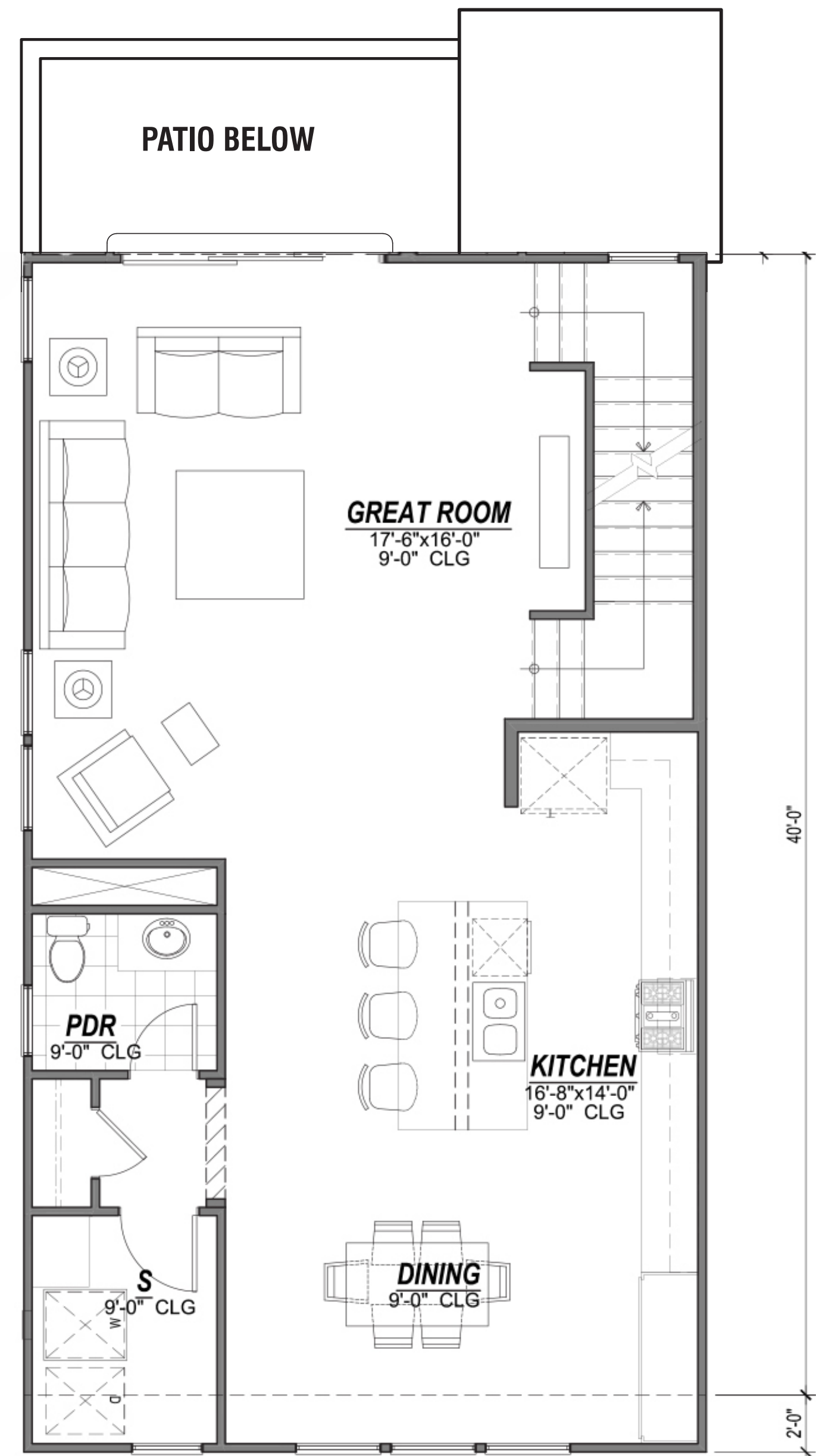
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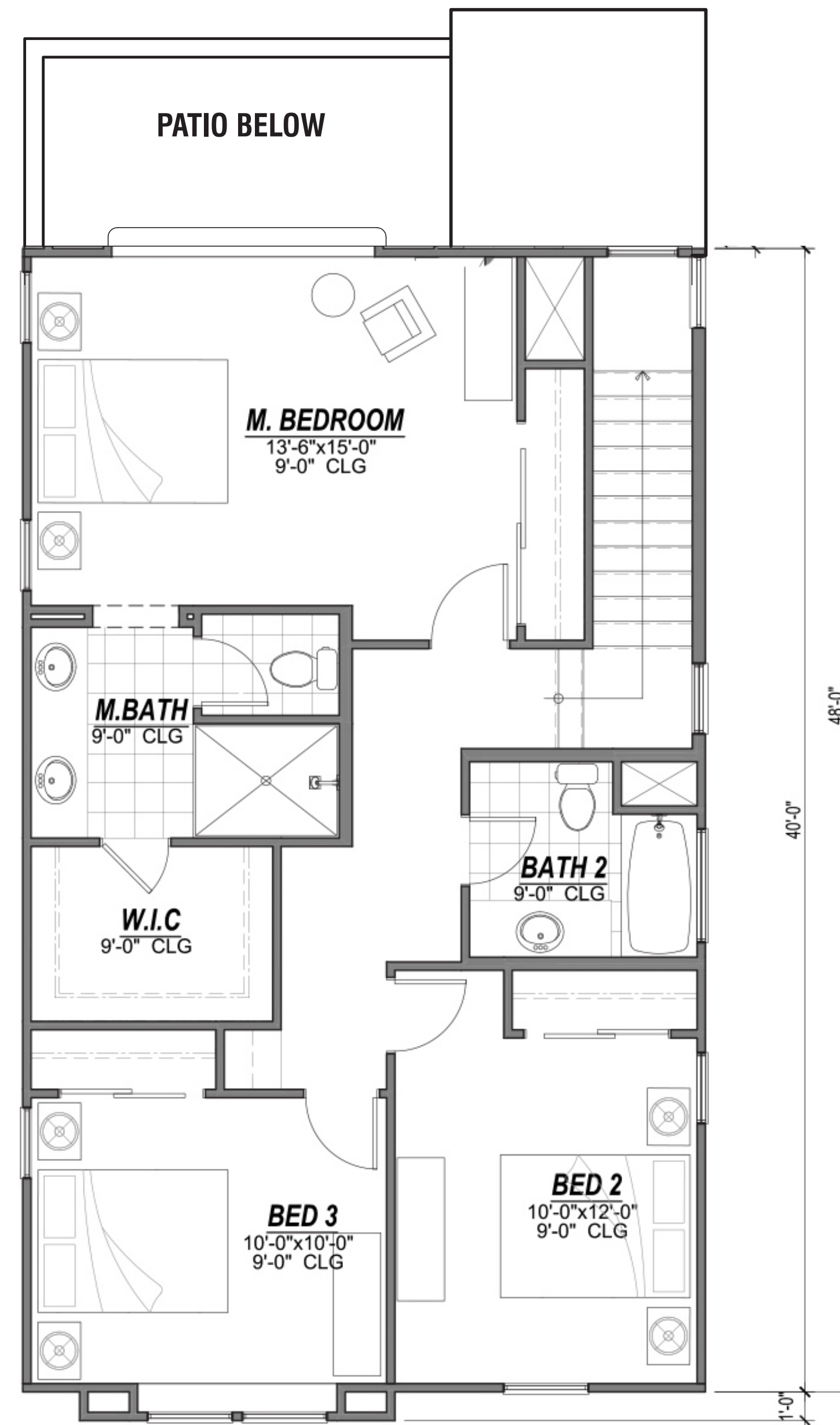
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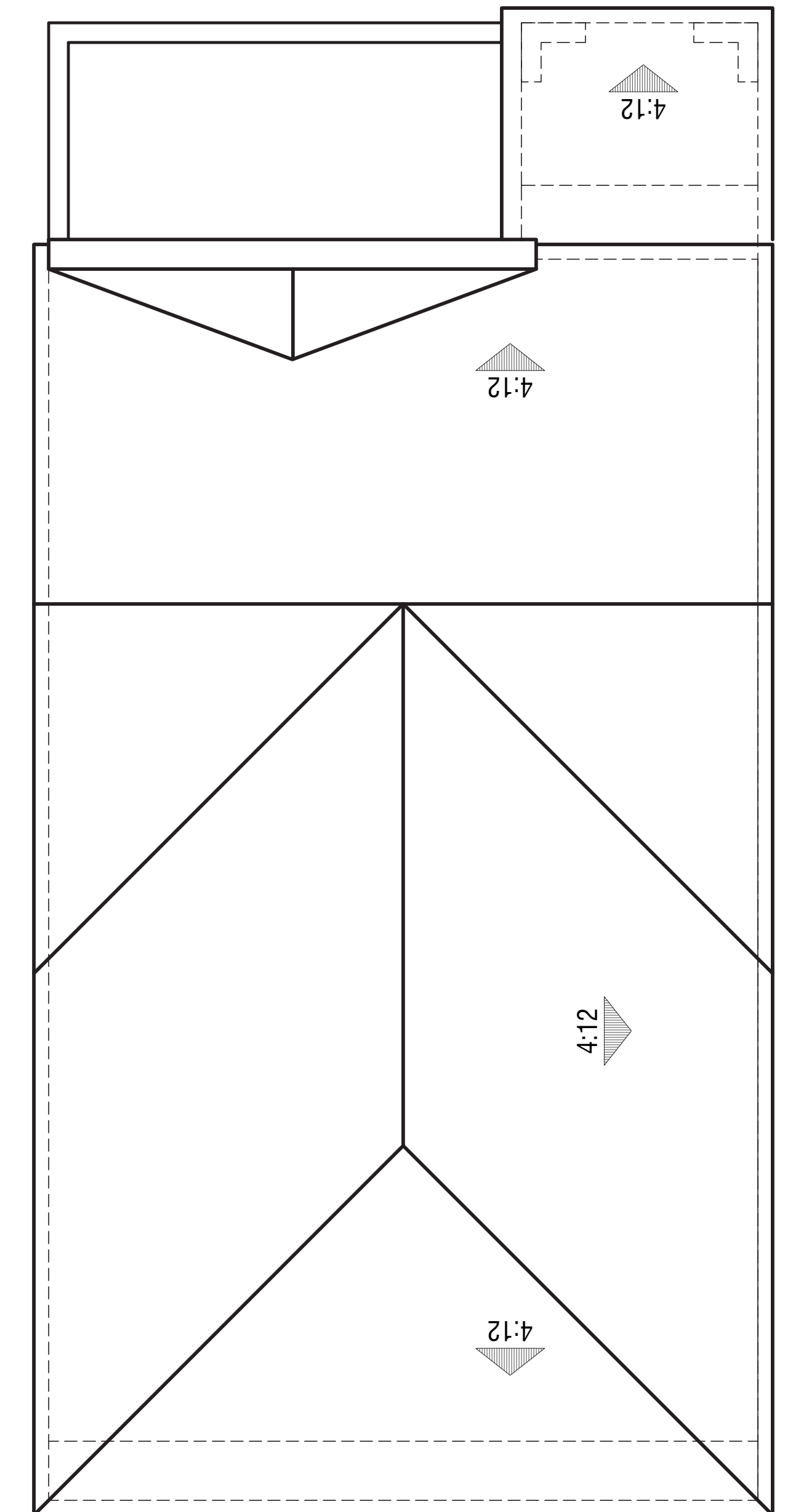
**First Floor**



**Second Floor**



**Third Floor**



**Roof Plan**

**Mission Style Plan 1a**

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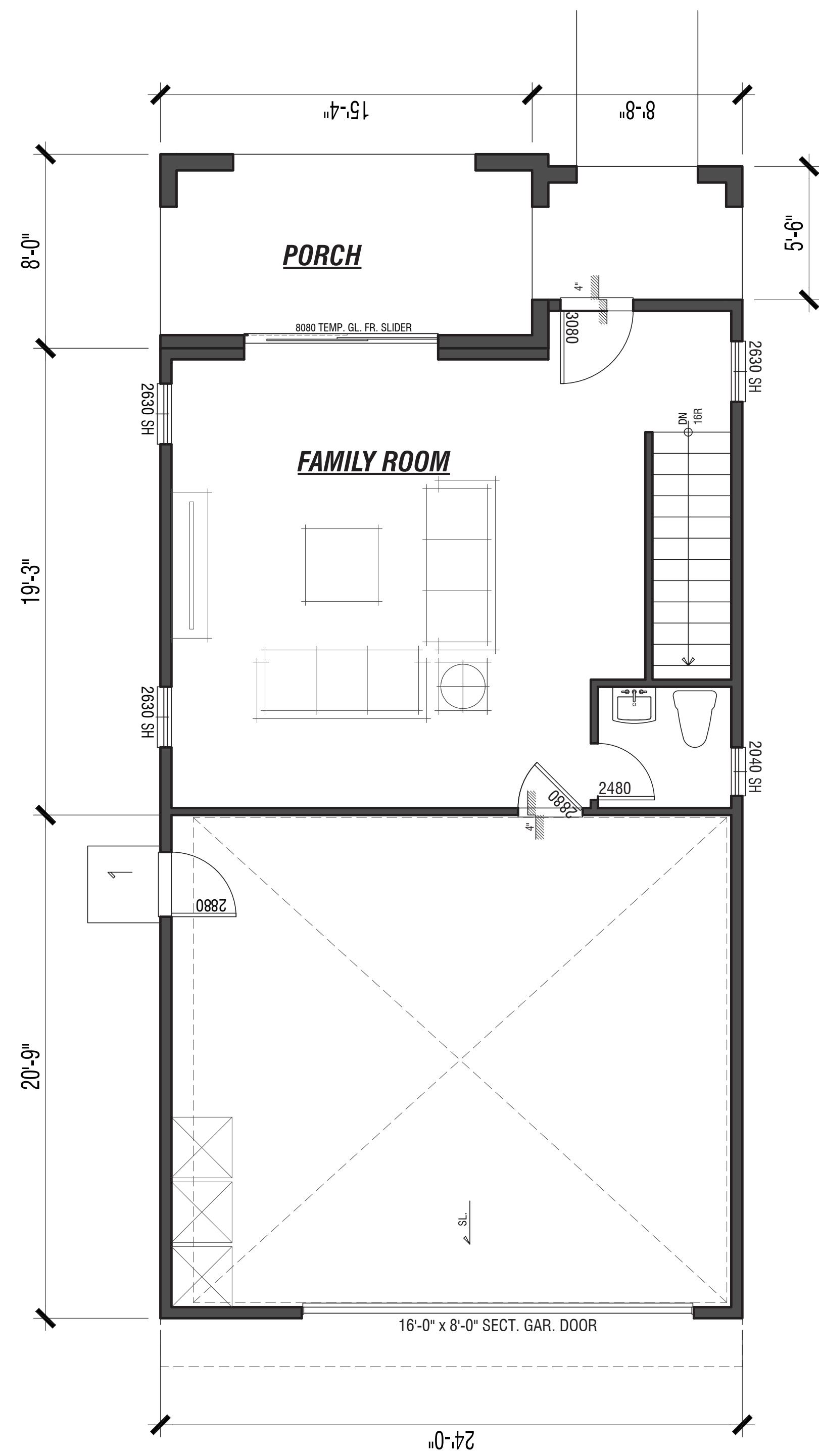
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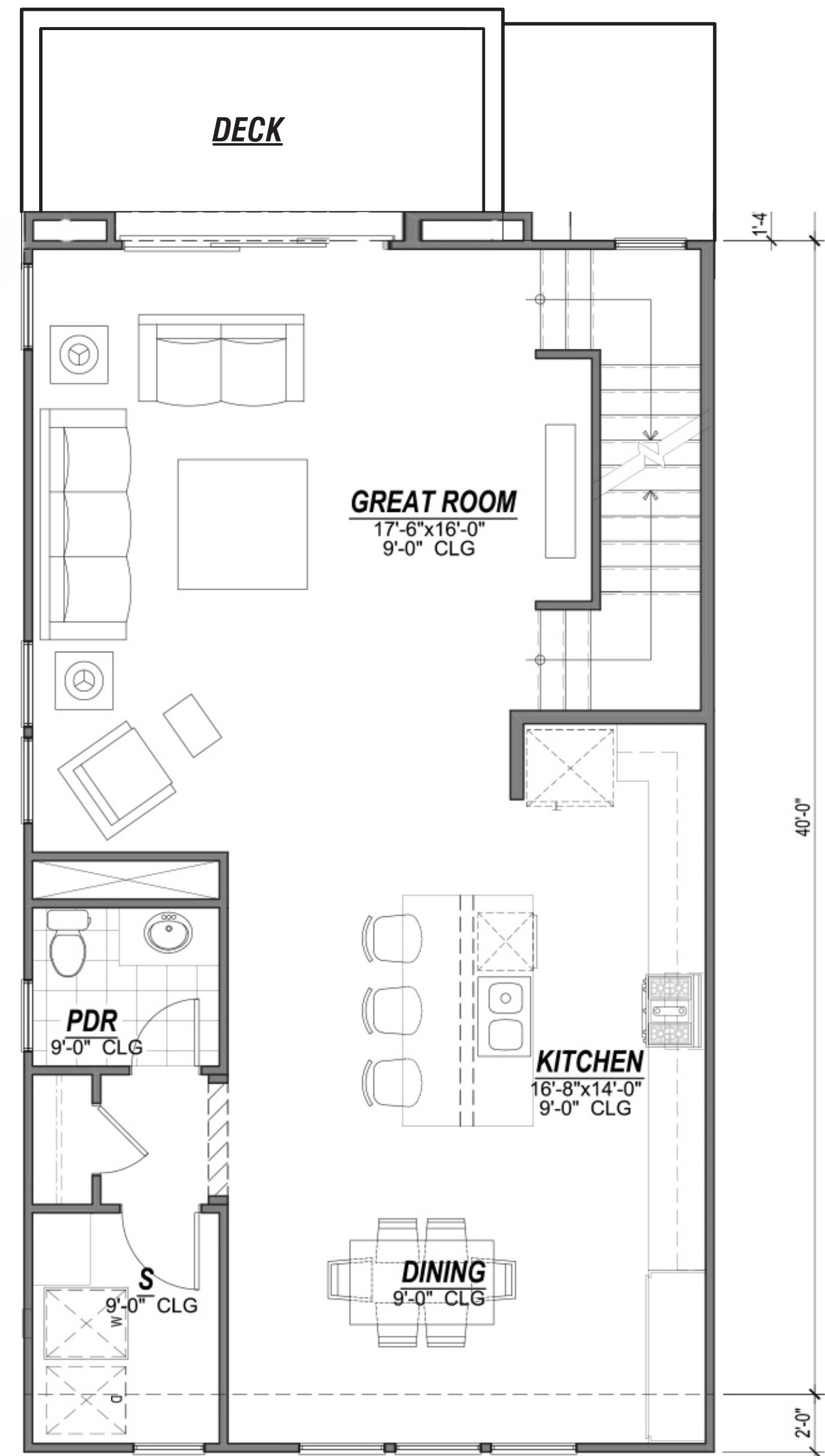


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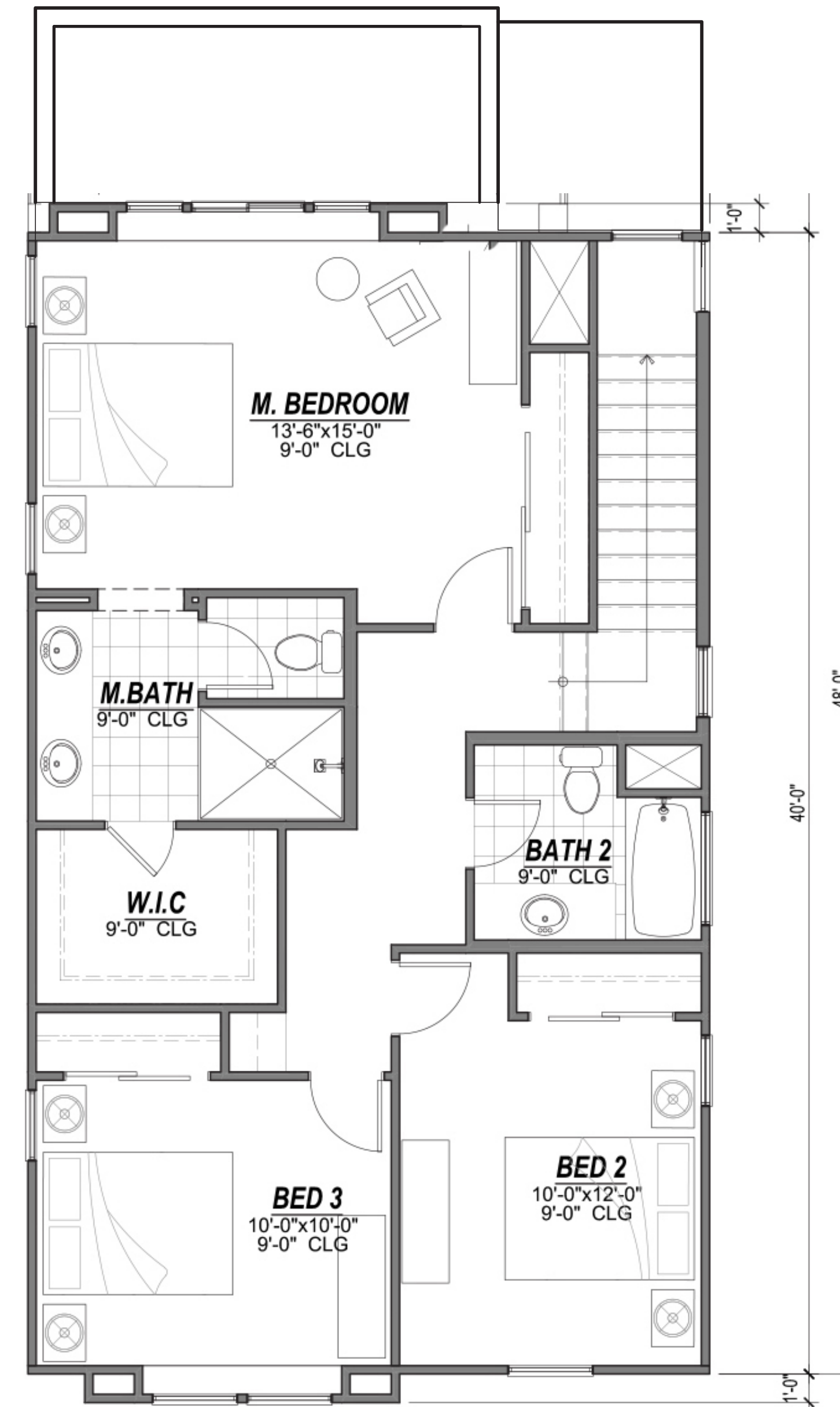




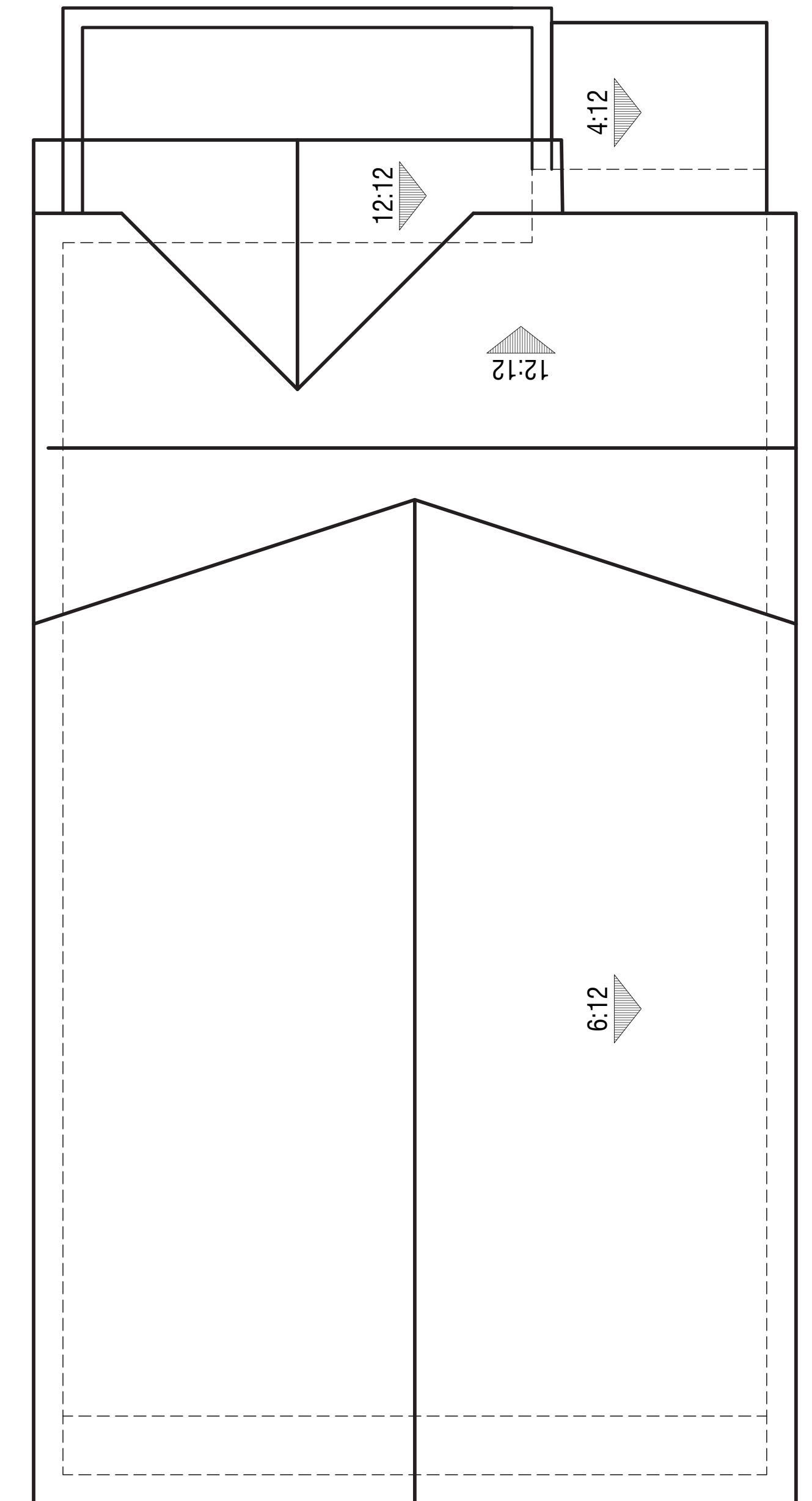
First Floor



Second Floor



Third Floor



Roof Plan

Arts & Crafts Style Plan 1a

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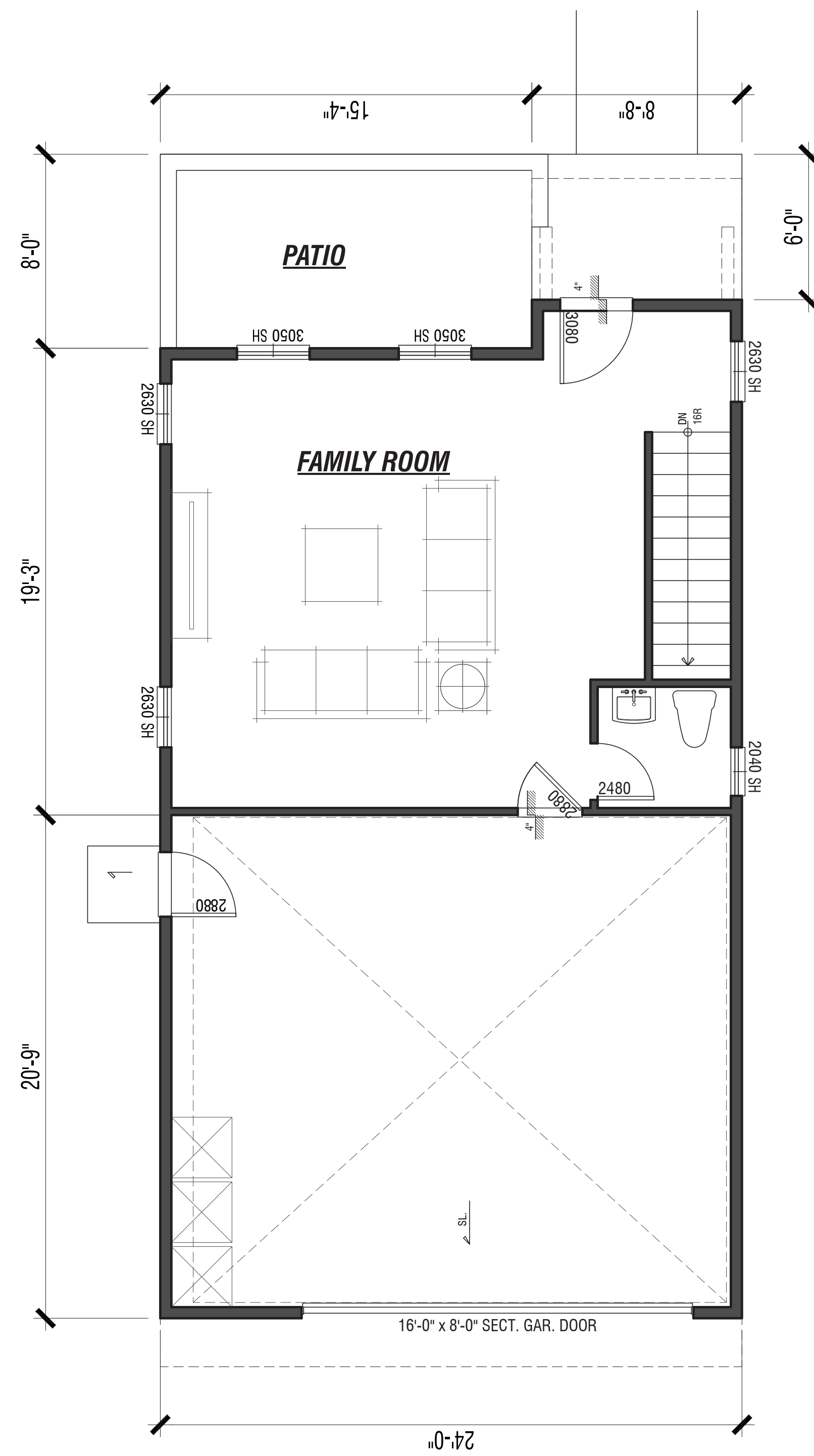
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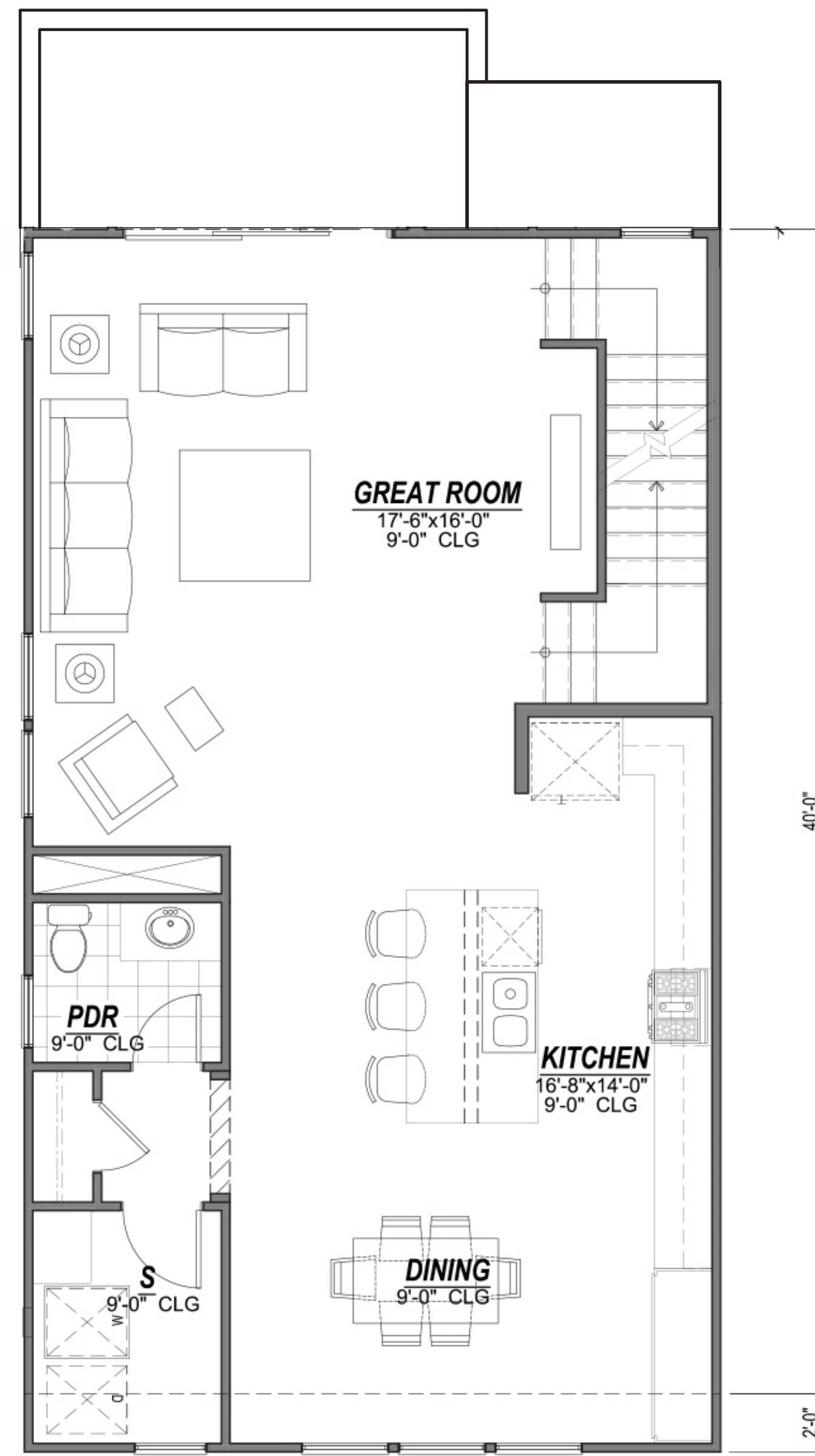
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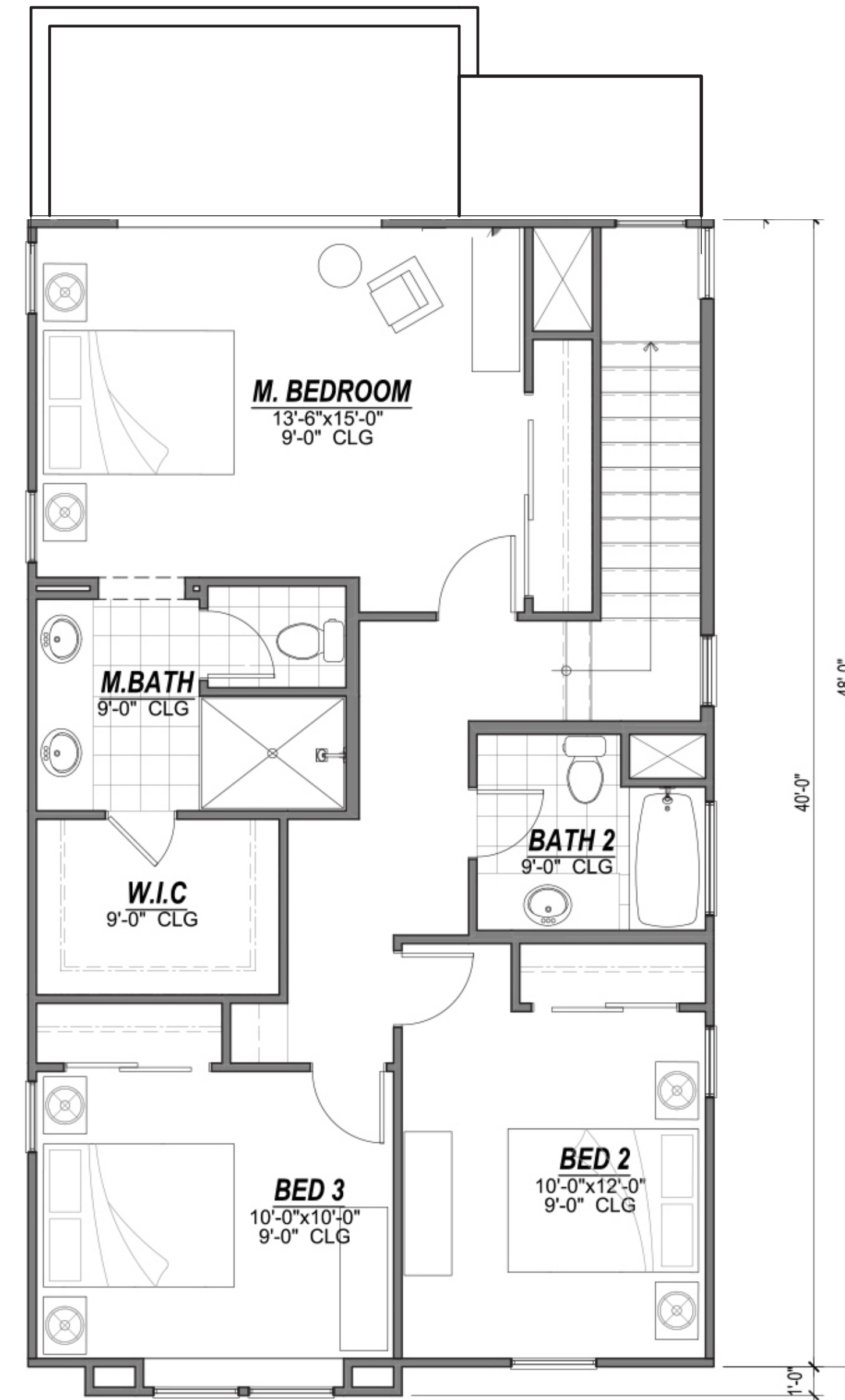
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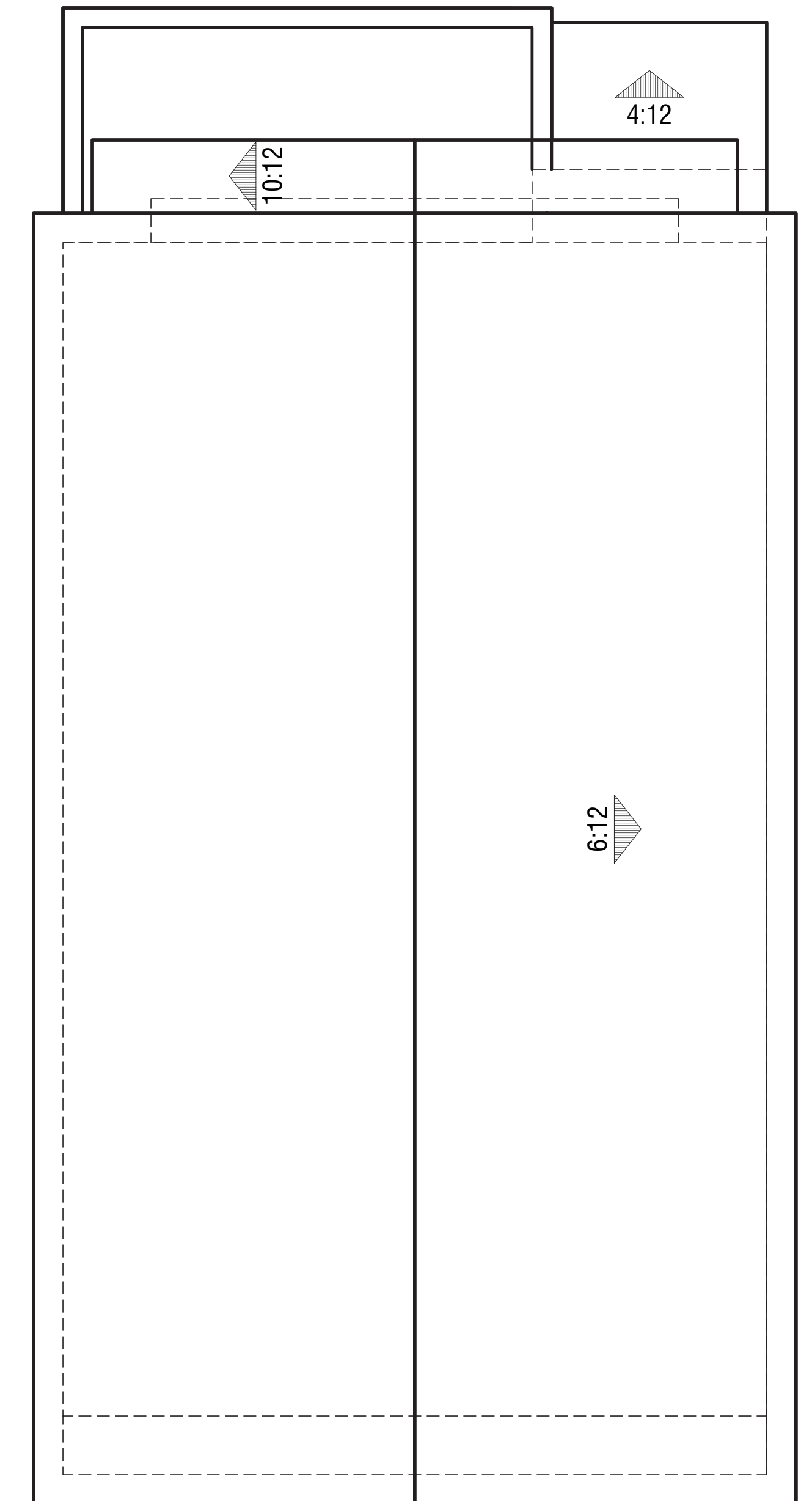
**First Floor**



**Second Floor**



**Third Floor**



**Roof Plan**

**Craftsman Style Plan 1a**

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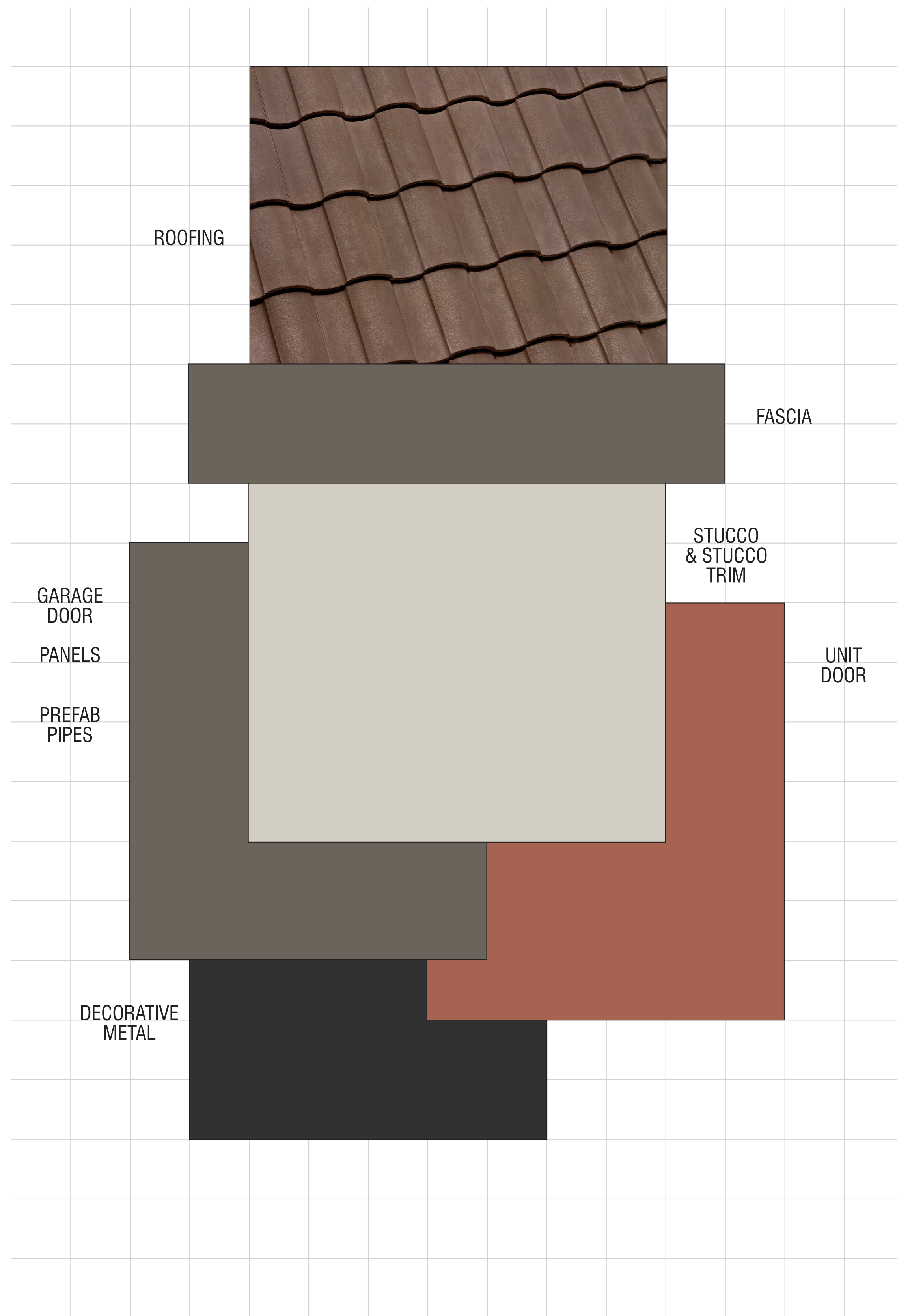
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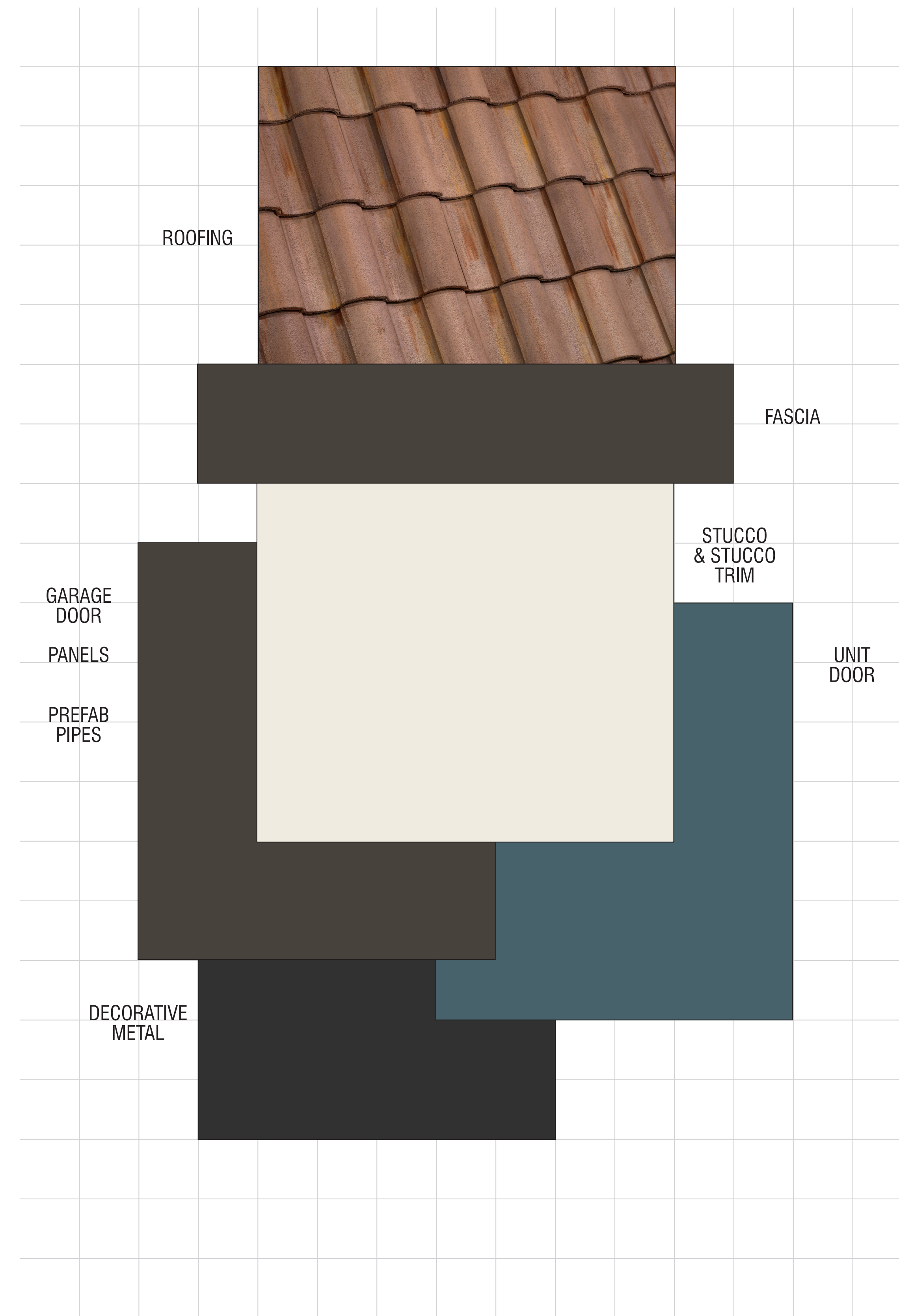
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**SCHEME 1**  
 Mission Elevations Only



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**SCHEME 2**  
 Mission Elevations Only

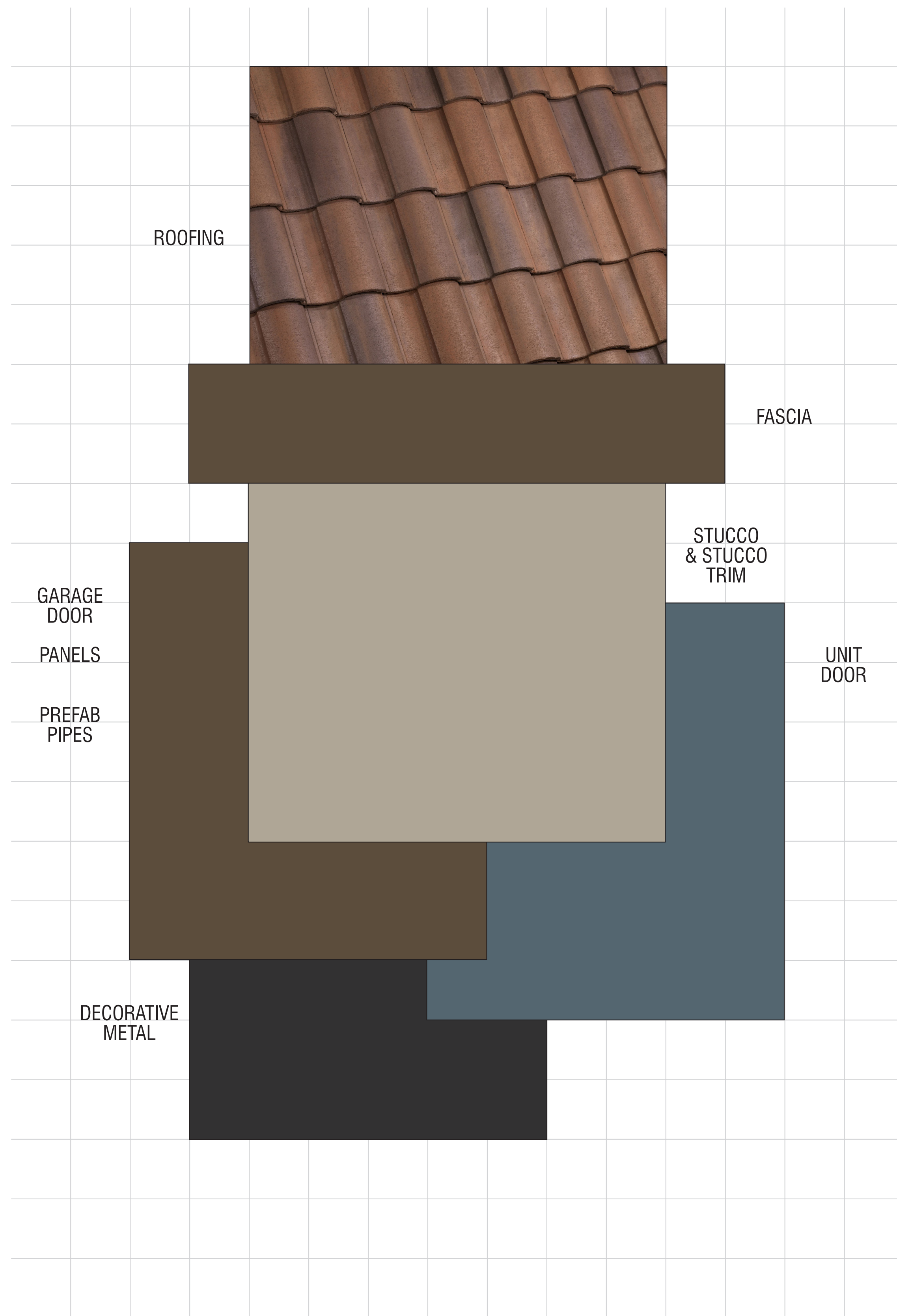
**Color & Materials**

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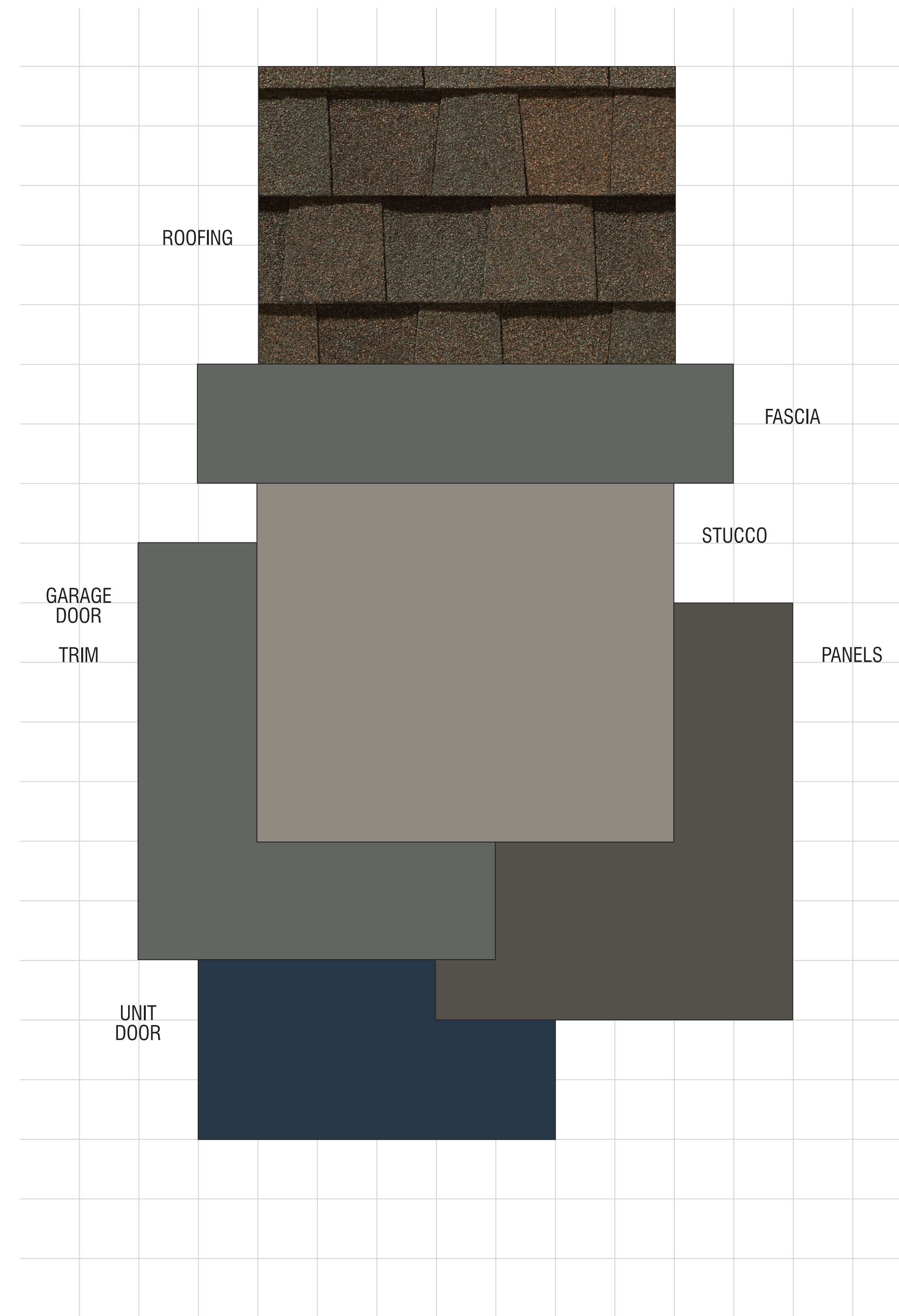






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**SCHEME 3**  
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**SCHEME 4**  
 Arts and Crafts Elevations Only

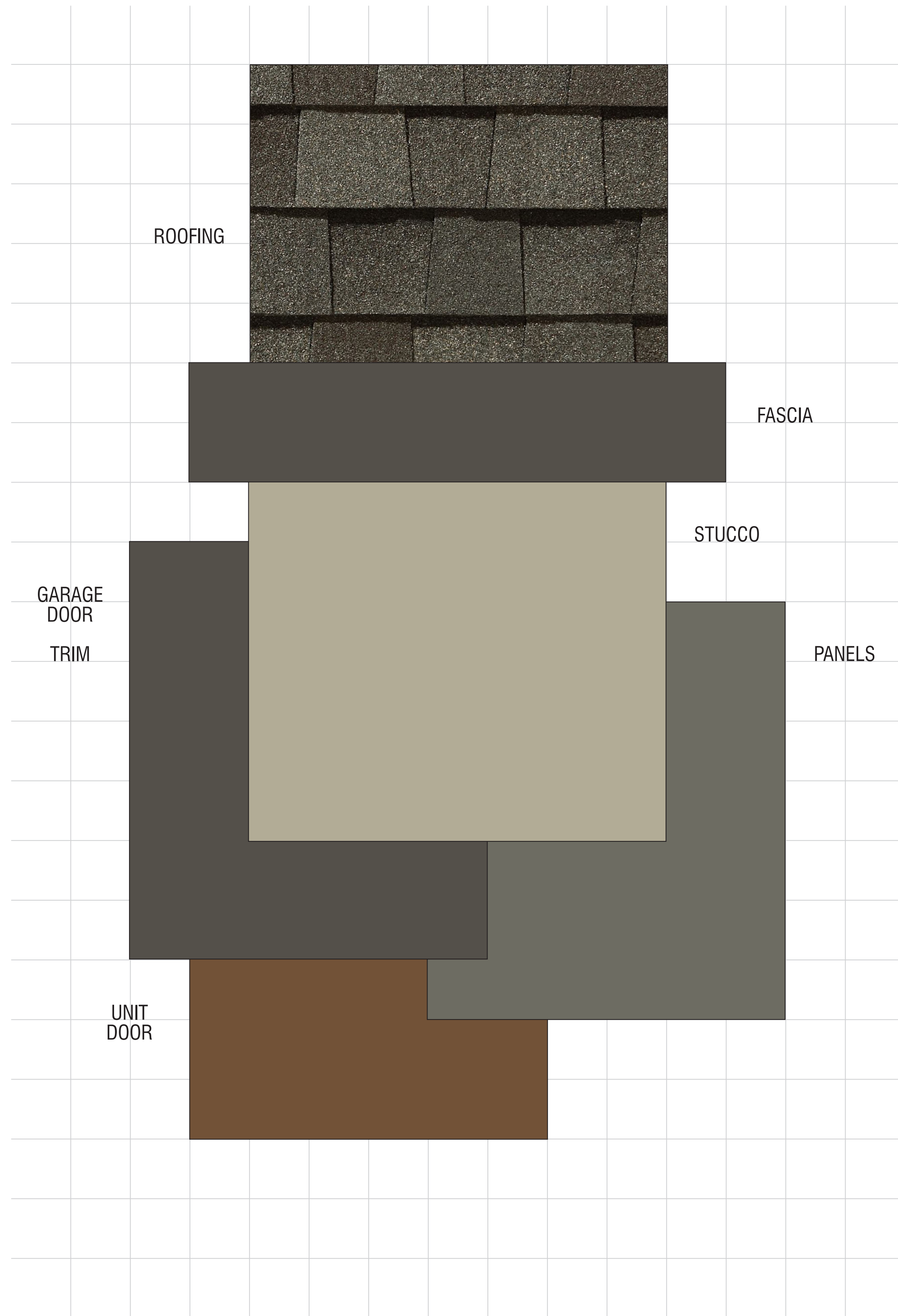
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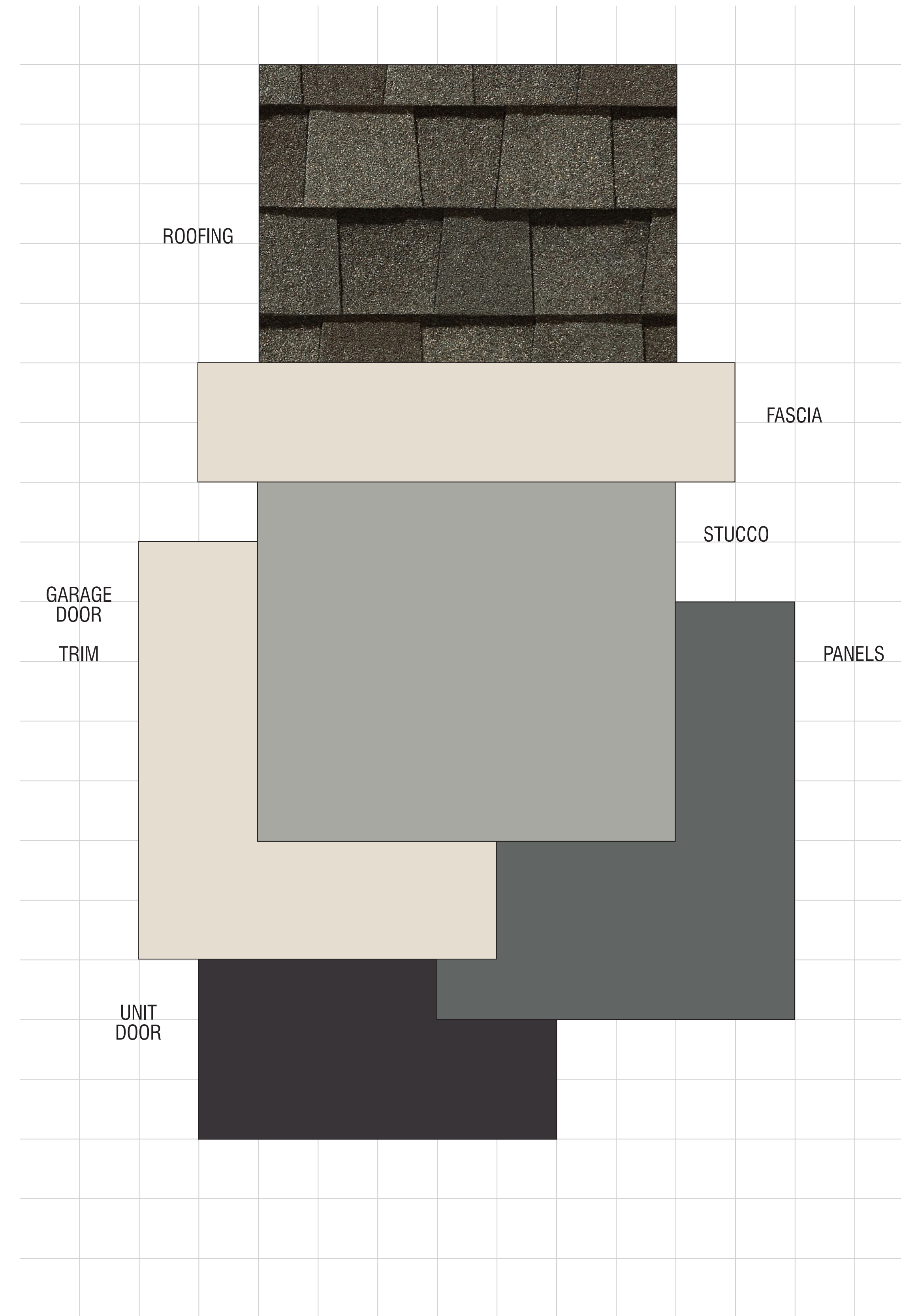






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**SCHEME 5**  
 Arts and Crafts Elevations Only

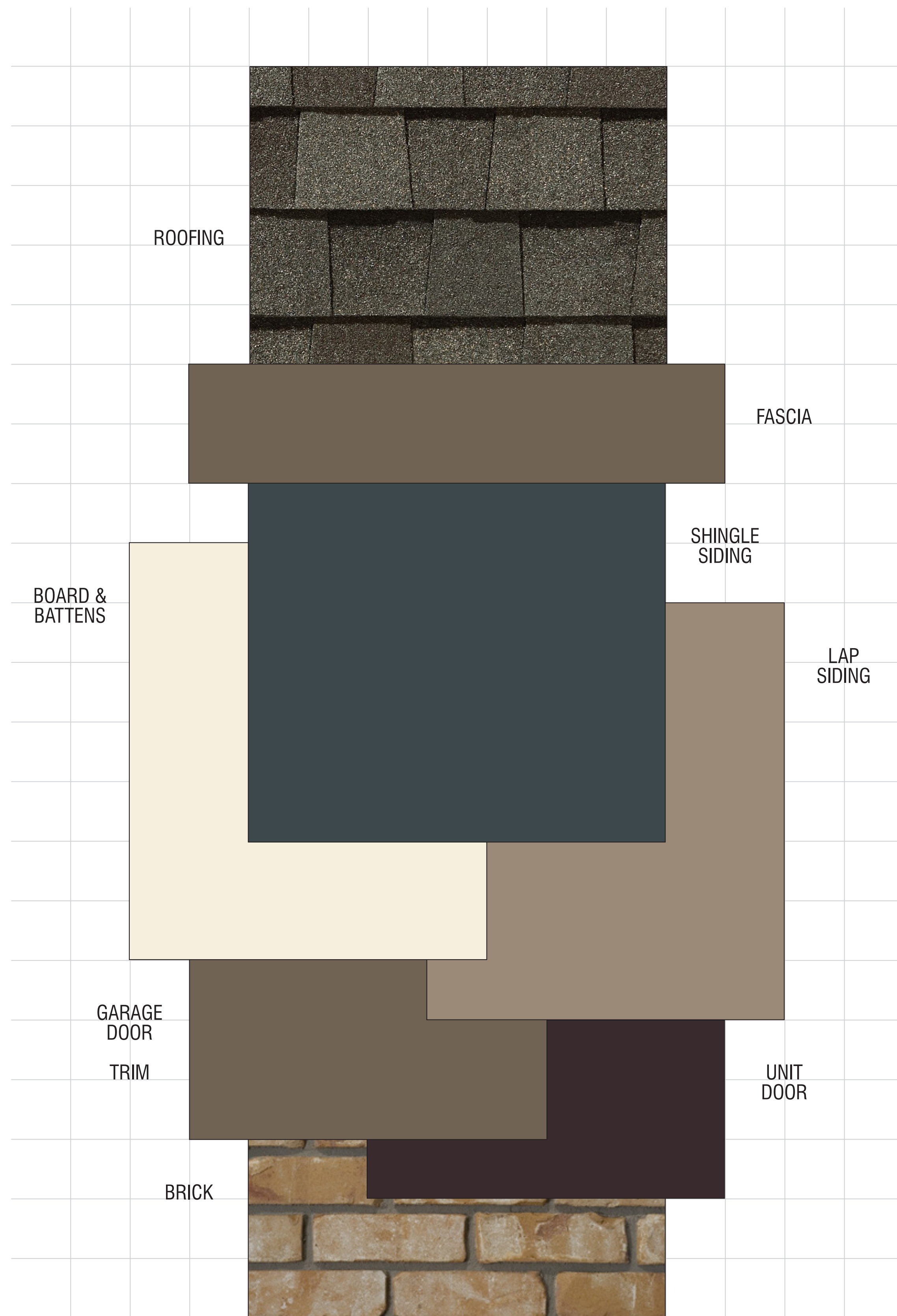


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**SCHEME 6**  
 Arts and Crafts Elevations Only

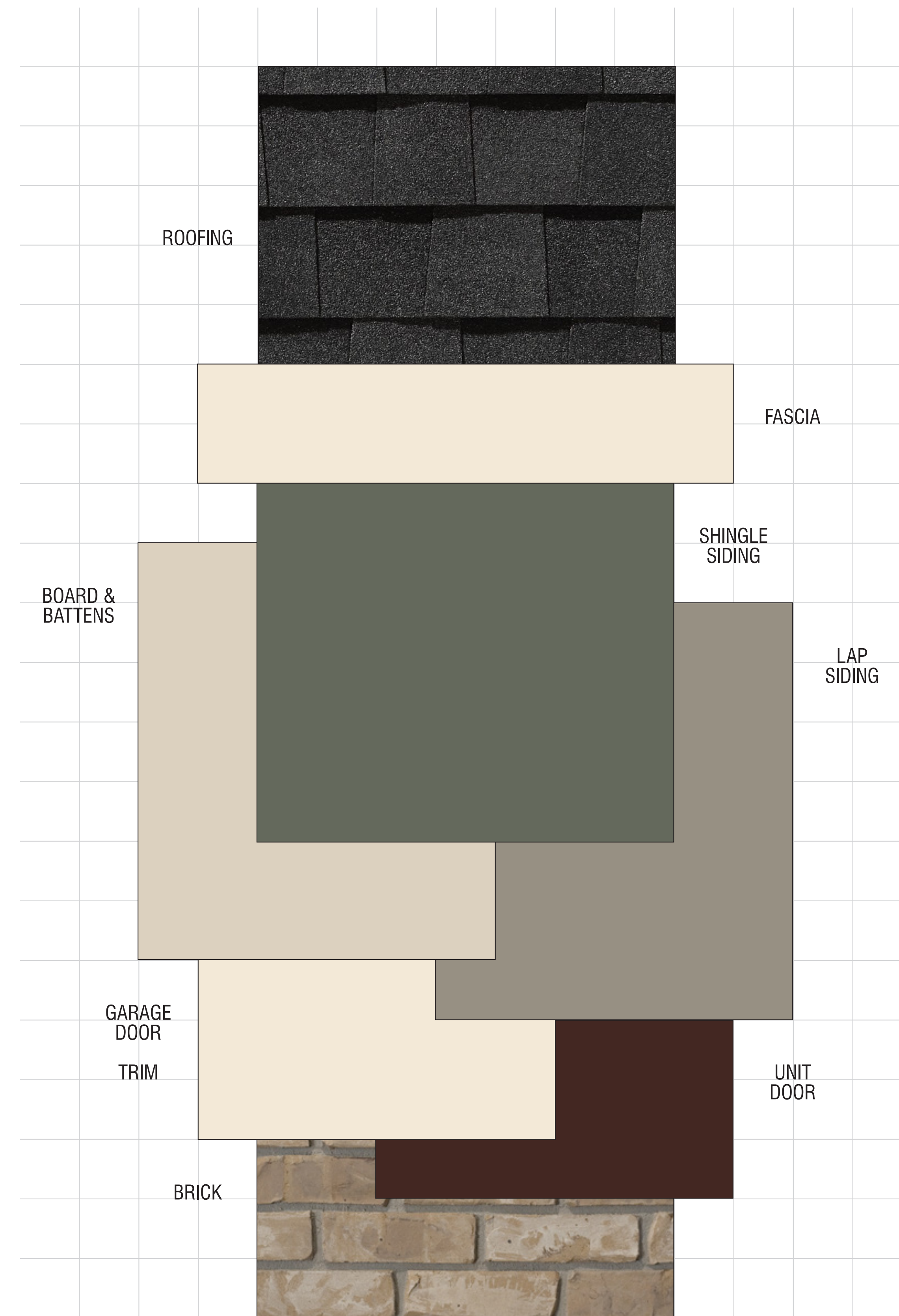
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**SCHEME 7**  
 Craftsman Elevations Only



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**SCHEME 8**  
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**Final Development Plan Parcel 11 Addendum**



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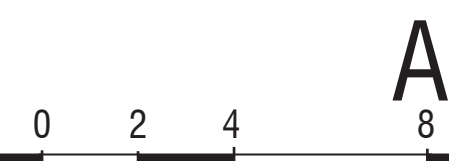
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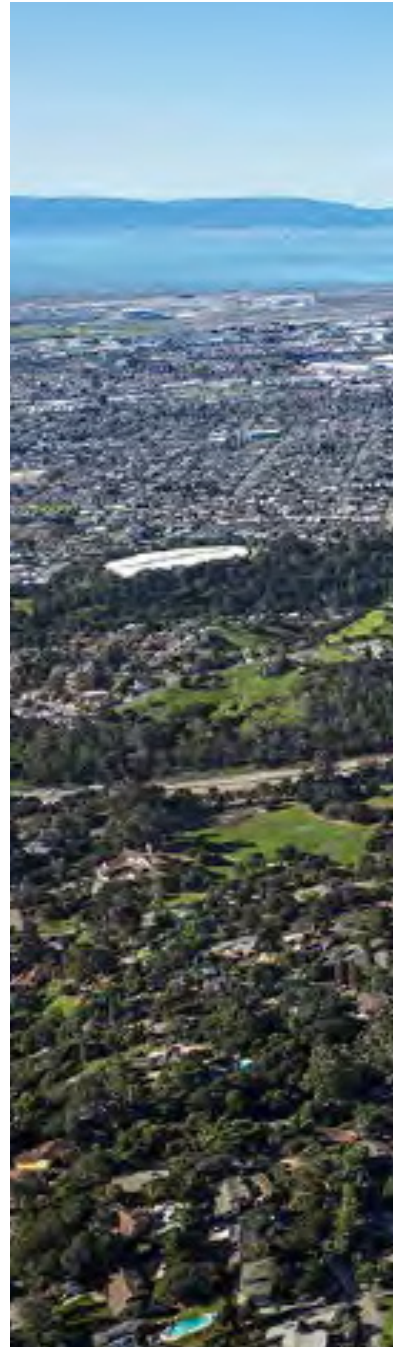


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# OAK KNOLL

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FINAL  
DEVELOPMENT  
PLAN  
PARCEL 11

02.03.20

(Revision 5 by Platform: 02.03.23)

(Revision 6 by Platform: 03.23.23)

(Addendum Revision 7 by WHA: 9.06.23)

Attachment B

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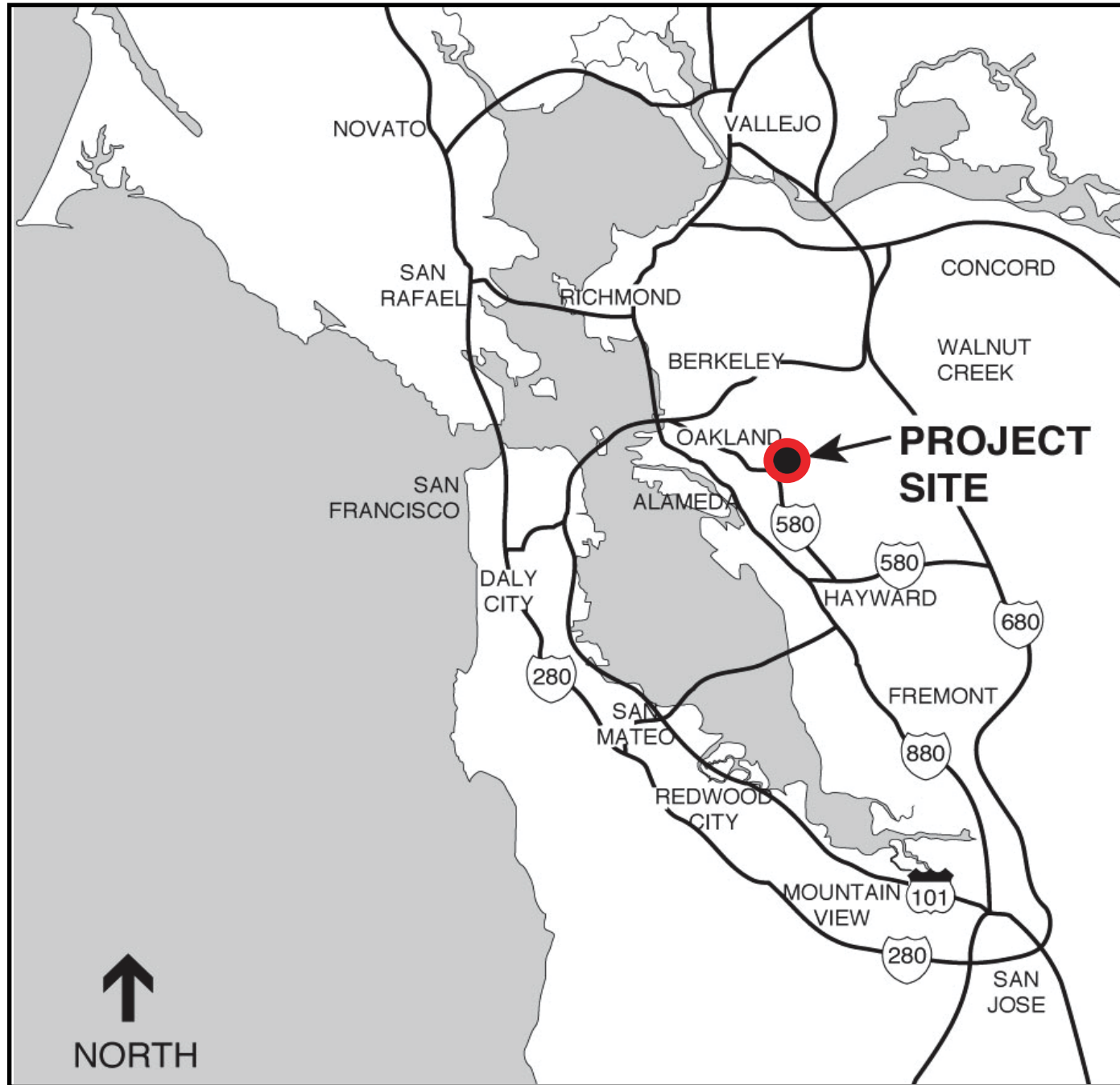
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SMALL LOT SINGLE- FAMILY HOME- PLAN 1 MISSION STYLE .....	37A
SMALL LOT SINGLE- FAMILY HOME- PLAN 2 FARMHOUSE STYLE.....	41A

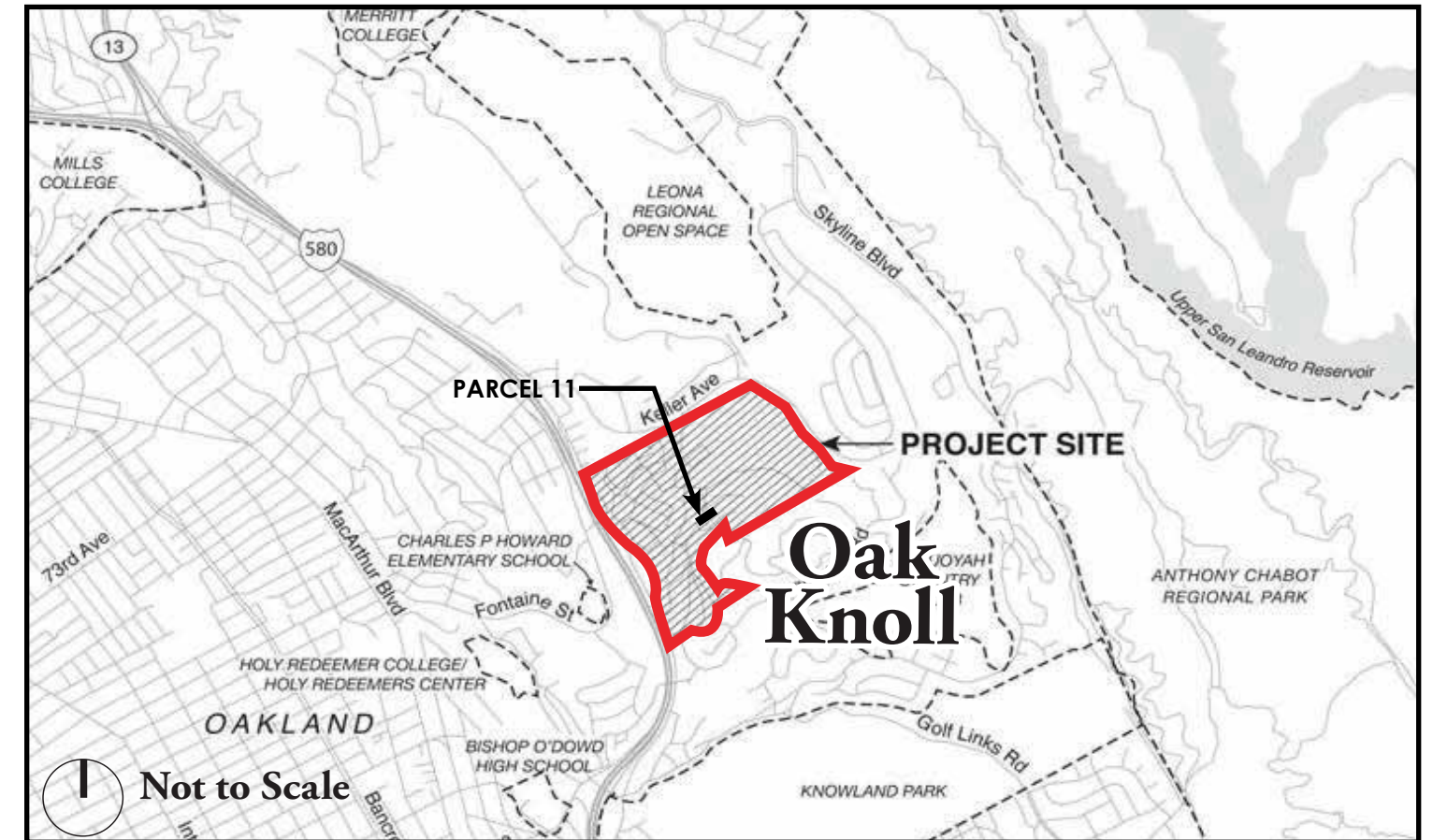


An aerial photograph of a city and its surrounding landscape. The city is densely packed with buildings and roads, extending towards a large body of water in the distance. The foreground shows a mix of green fields, forests, and some industrial or commercial structures. The overall scene is captured from a high angle, providing a wide view of the urban and natural environment.

# INTRODUCTION



LOCATION



VICINITY

# OAK KNOLL

LOCATION & VICINITY MAP  
FINAL DEVELOPMENT PLAN - PARCEL 11









PHASE 1 CONTEXT



PARCEL VIEWS KEY MAP



1. LOOKING NORTH



2. LOOKING SOUTH



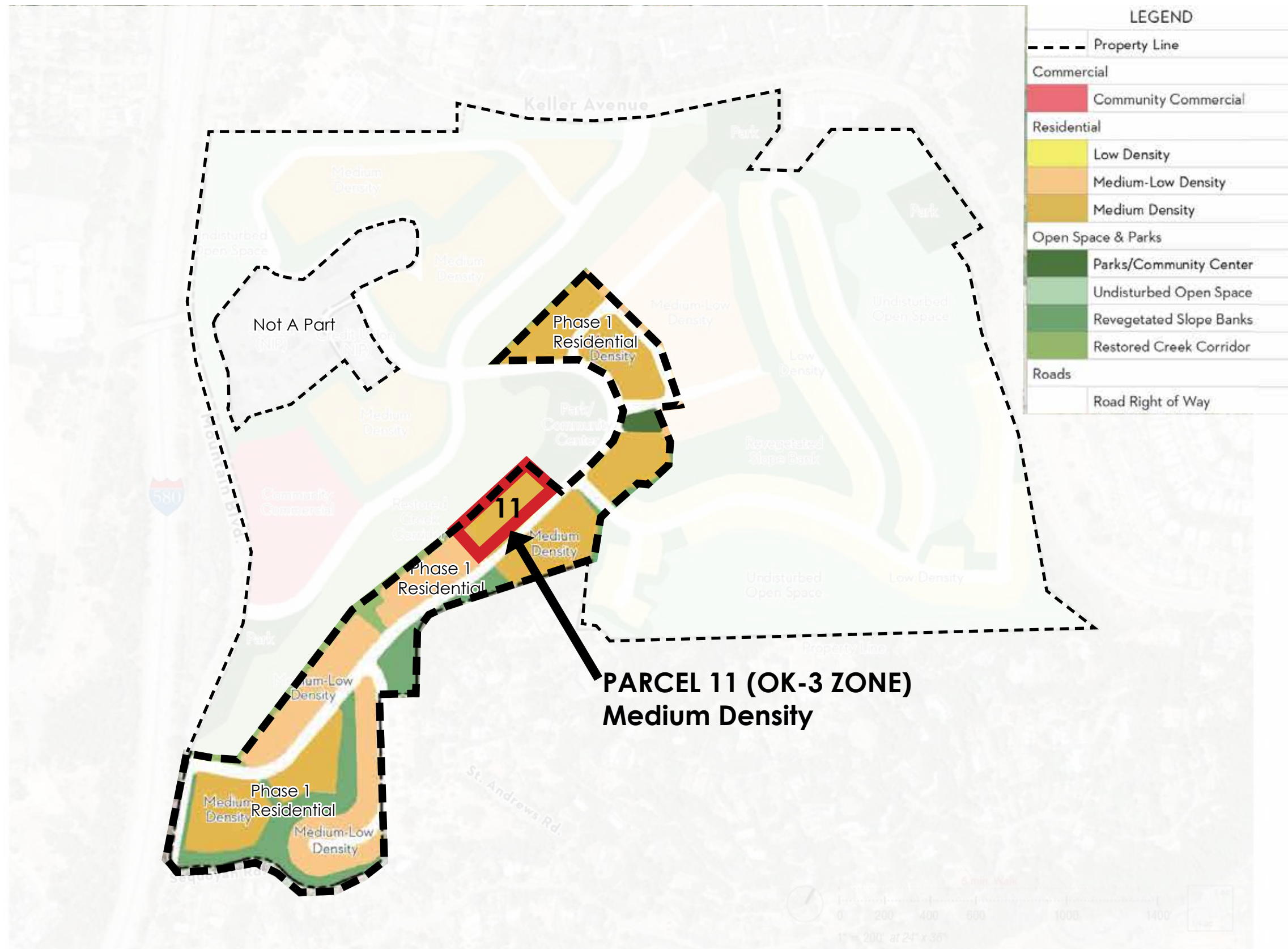
3. LOOKING EAST



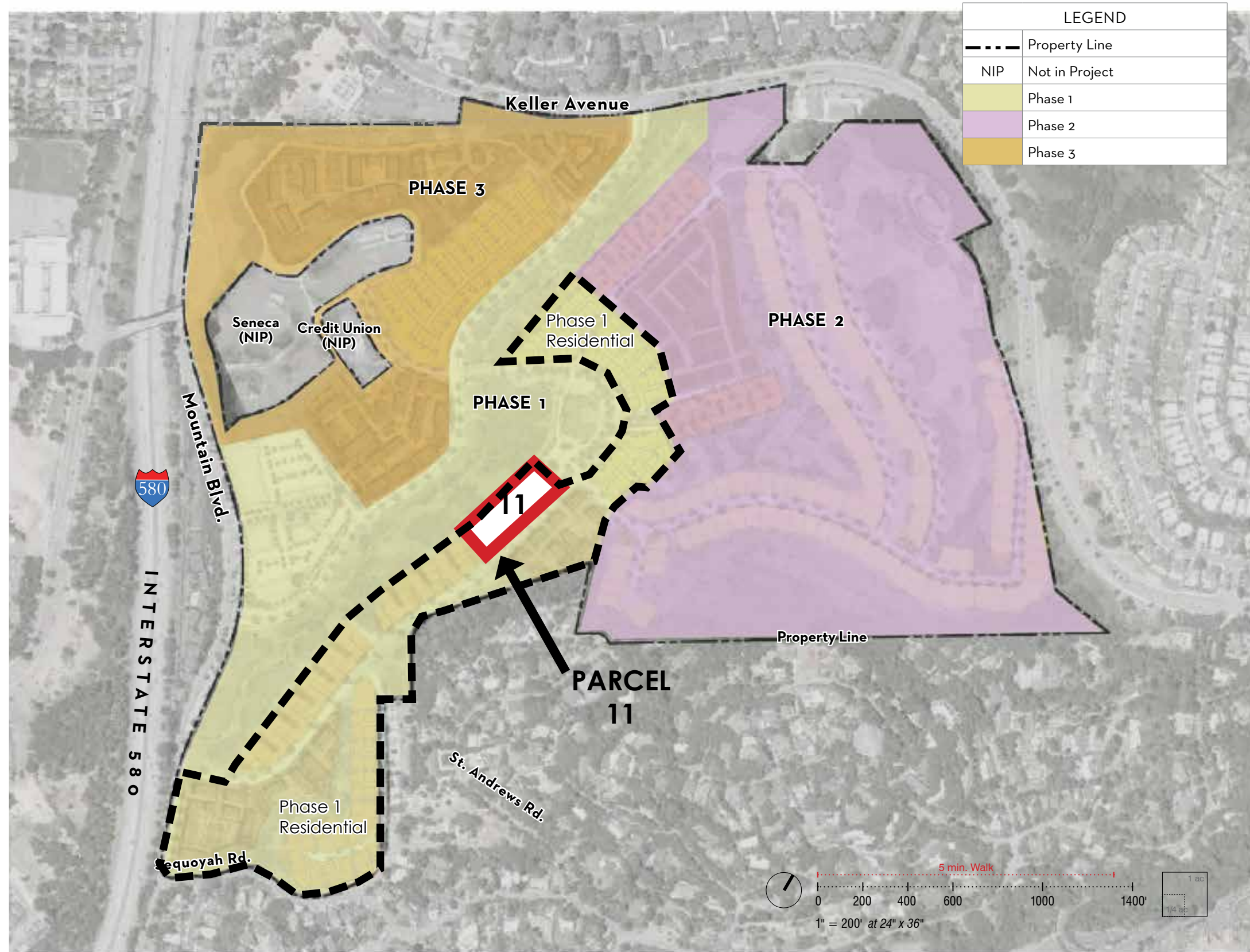
4. LOOKING WEST

OAK KNOLL  
CONTEXT PHOTOS  
FINAL DEVELOPMENT PLAN - PARCEL 11







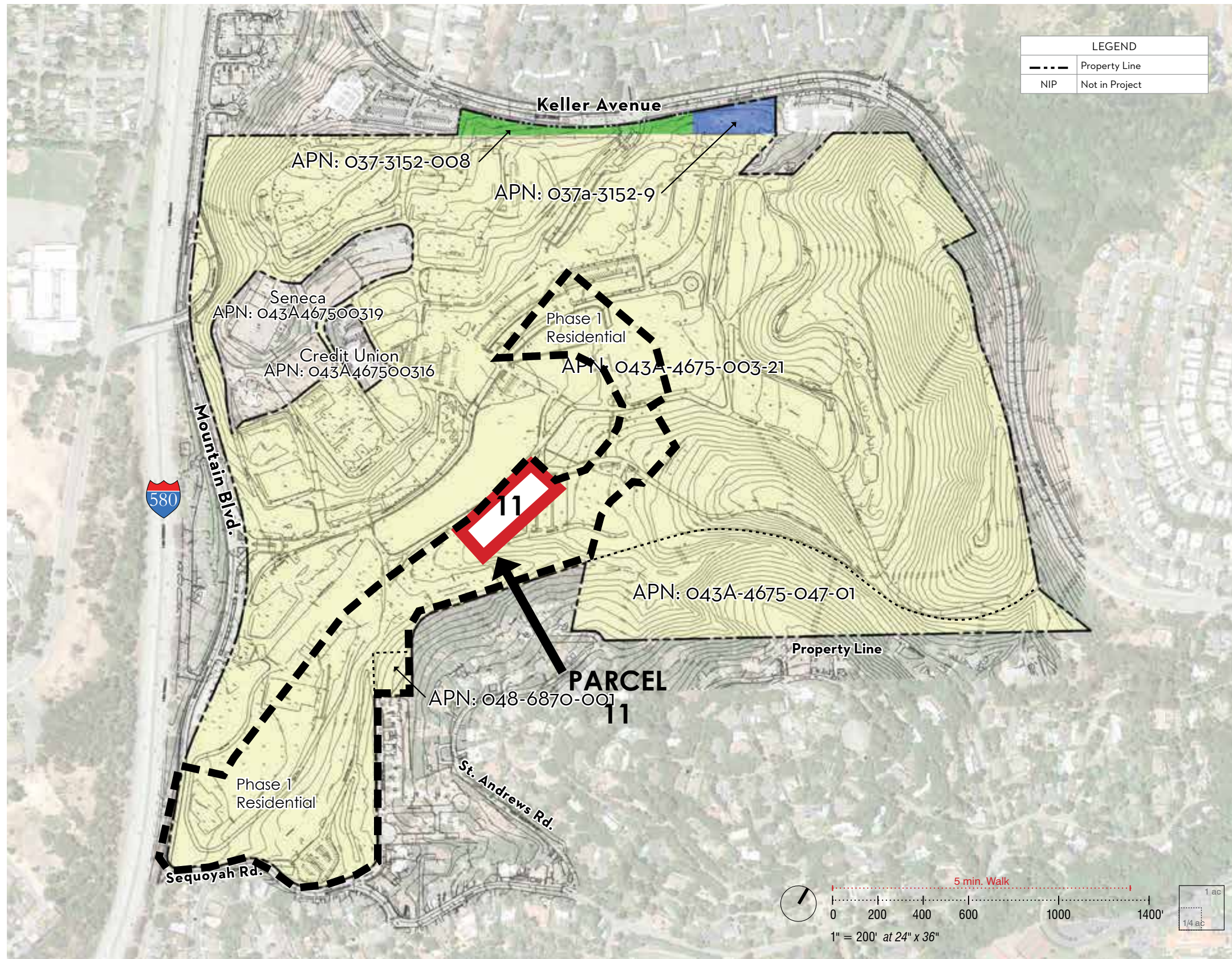


# OAK KNOLL

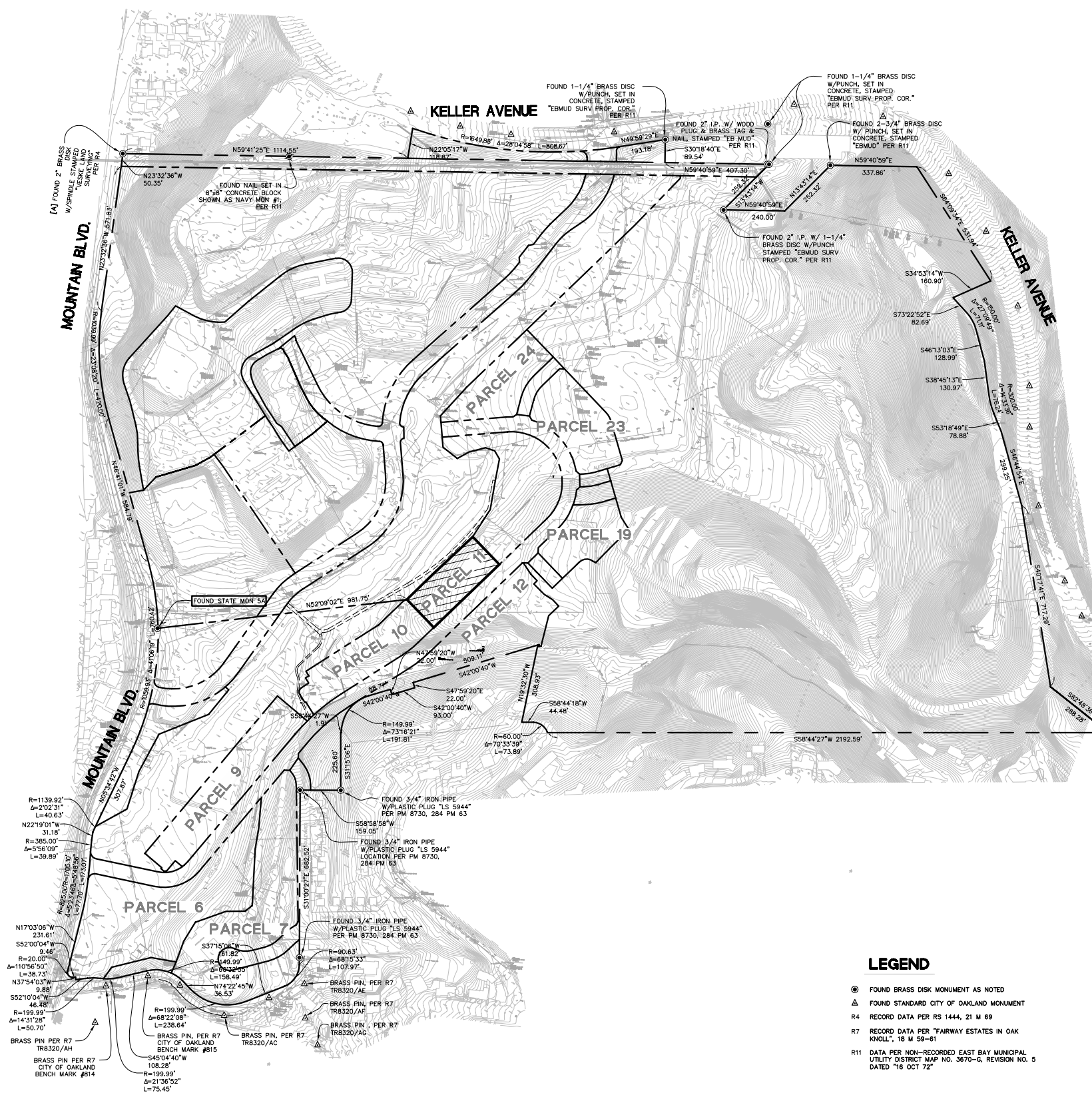
## PHASING & PHASE 1 RESIDENTIAL

### FINAL DEVELOPMENT PLAN - PARCEL 11



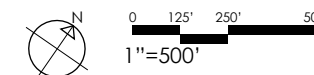






**LEGEND**

- FOUND BRASS DISK MONUMENT AS NOTED
- ▲ FOUND STANDARD CITY OF OAKLAND MONUMENT
- R4 RECORD DATA PER RS 1444, 21 M 69
- R7 RECORD DATA PER "FAIRWAY ESTATES IN OAK KNOLL", 18 M 59-61
- R11 DATA PER NON-RECORDED EAST BAY MUNICIPAL UTILITY DISTRICT MAP NO. 3670-G, REVISION NO. 5 DATED '16 OCT '72"



# OAK KNOLL

## OVERALL PROPERTY BOUNDARY & TOPOGRAPHY

### FINAL DEVELOPMENT PLAN - PARCEL 11

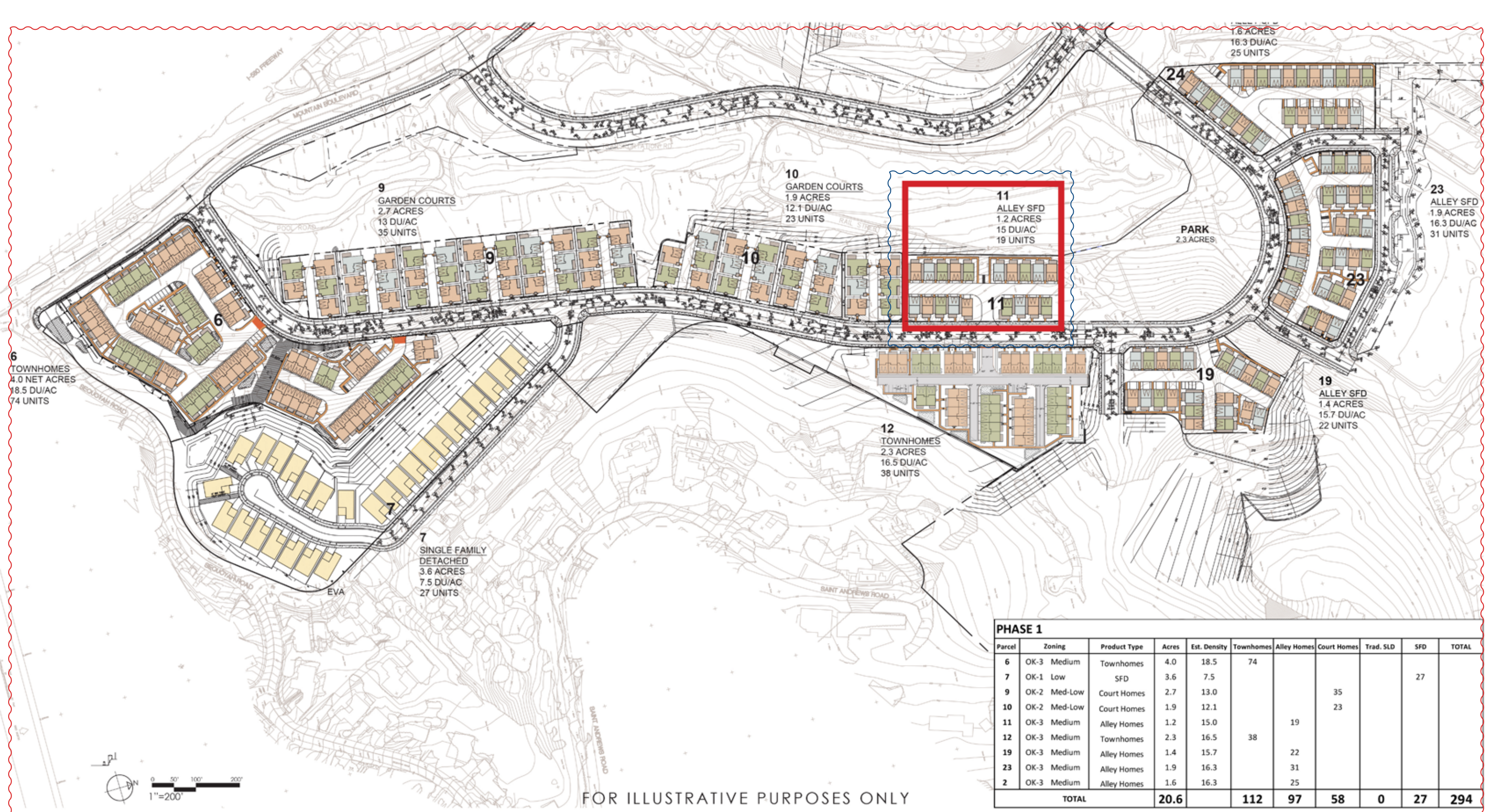






# THE PLAN





**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		19				
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		25				
<b>TOTAL</b>			<b>20.6</b>		<b>112</b>	<b>97</b>	<b>58</b>	<b>0</b>	<b>27</b>	<b>294</b>

FOR ILLUSTRATIVE PURPOSES ONLY

# OAK KNOLL

## PHASE 1 SITE PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 11







KEY MAP

**PARCEL 11**

**ZONE:** OK-3 MEDIUM

**UNIT TYPE:**  
ALLEY LOADED SMALL LOT SFD  
(AKA Pull-Apart Townhome)

**PLAN SIZE:**  
RANGING FROM 2,000 SF TO 2,500 SF

Note: Per Table 17.101J.02: Permitted and Conditionally Permitted Facilities of the Oakland Zoning Code, a "One-Family Dwelling" is conditionally permitted in the D-OK-3 zone. In conjunction with this Final Development Plan, an application for a Conditional Use Permit has been made to implement the small-lot detached alley home/pull-apart townhome home type in lieu of an attached townhome.

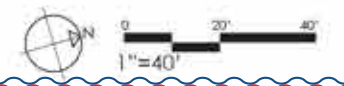
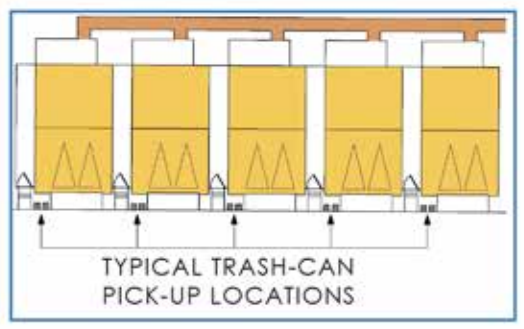
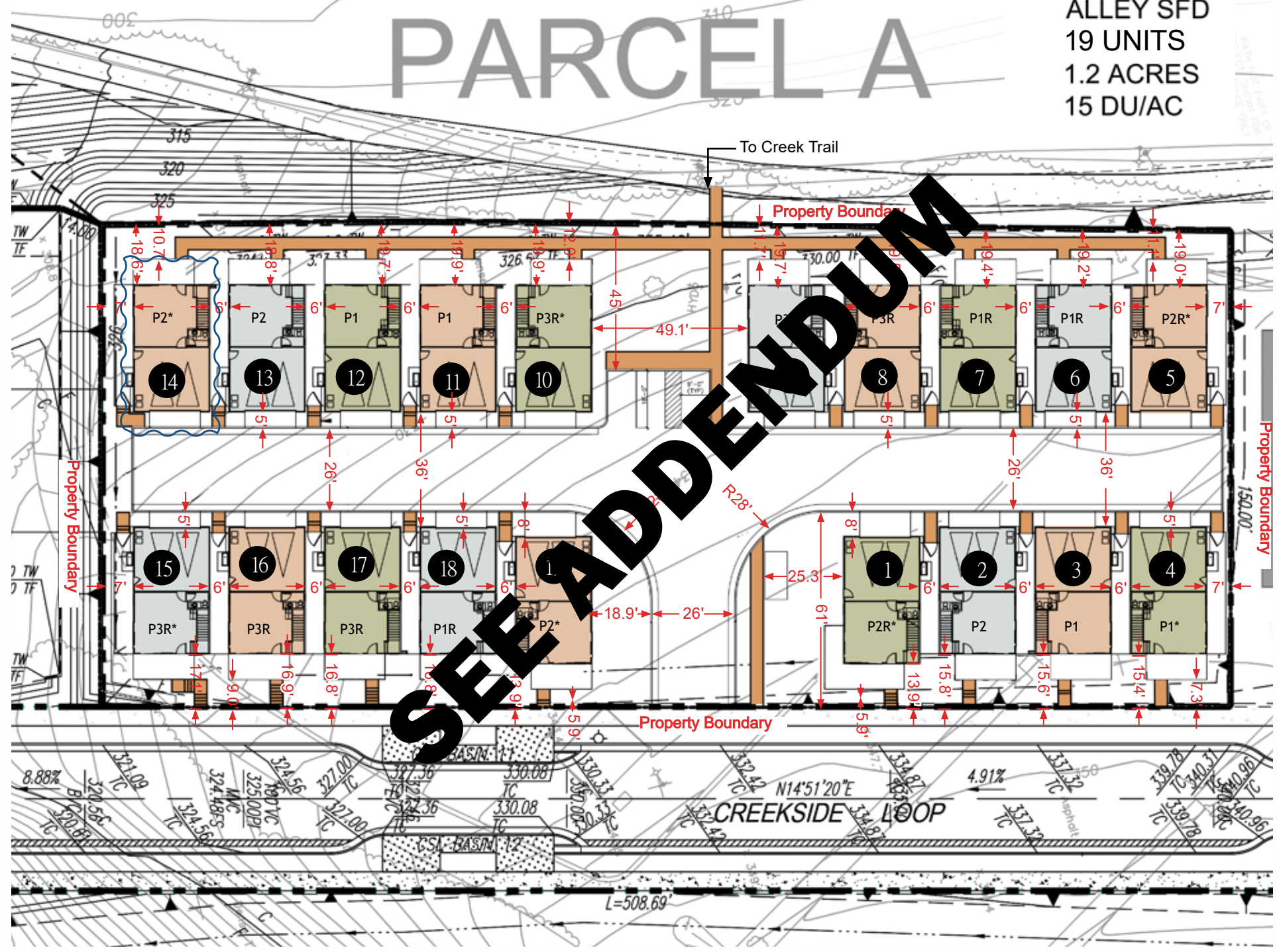
**LOT COVERAGE:**  
39% (55% MAX ALLOWED)

**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'

**PARCEL 11**  
**ALLEY SFD**  
**19 UNITS**  
**1.2 ACRES**  
**15 DU/AC**

**LEGEND**

- # BUILDING NUMBERS
- PROPERTY BOUNDARY
- MISSION STYLE
- CRAFTSMAN STYLE
- FARMHOUSE STYLE
- \* HIGH VISIBILITY FACADE



**OAK KNOLL**  
**PARCEL SITE PLAN**  
FINAL DEVELOPMENT PLAN - PARCEL 11

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.

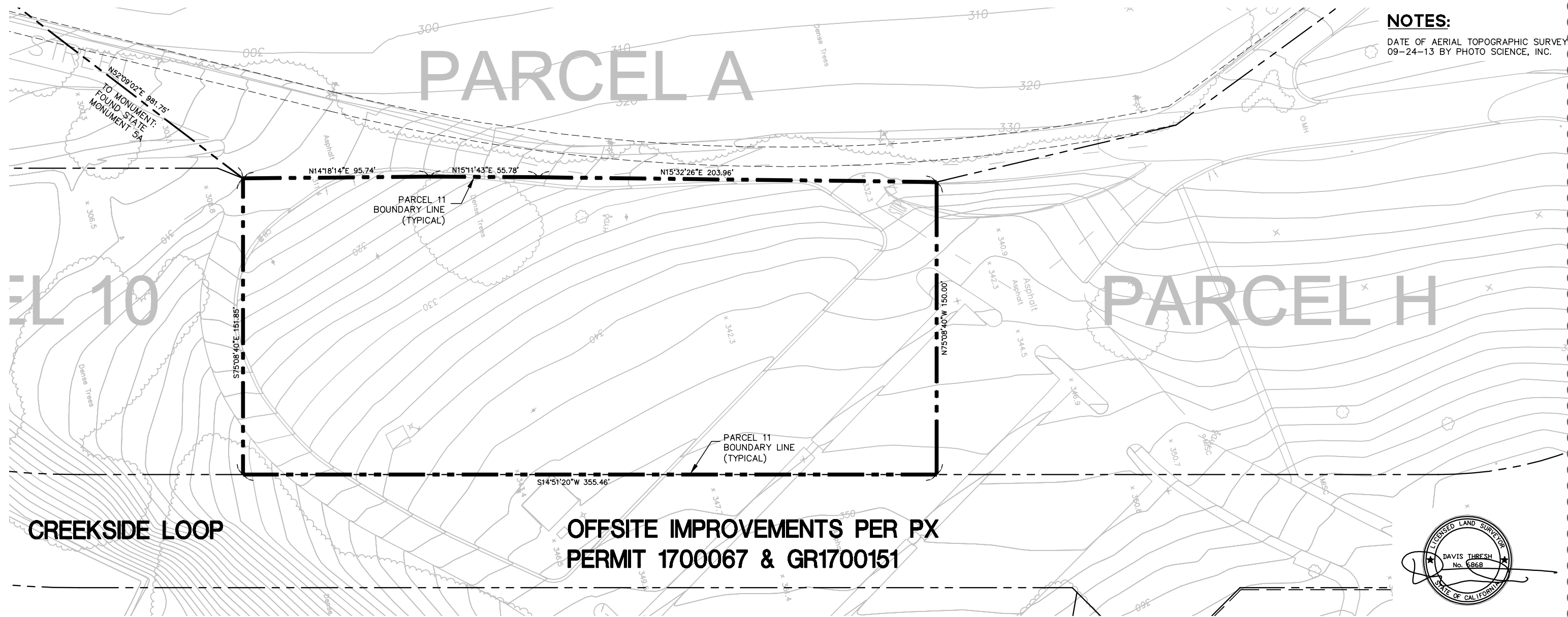




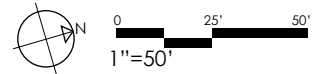
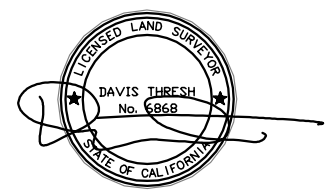
PARCELA

PARCEL H

**NOTES:**  
DATE OF AERIAL TOPOGRAPHIC SURVEY,  
09-24-13 BY PHOTO SCIENCE, INC.

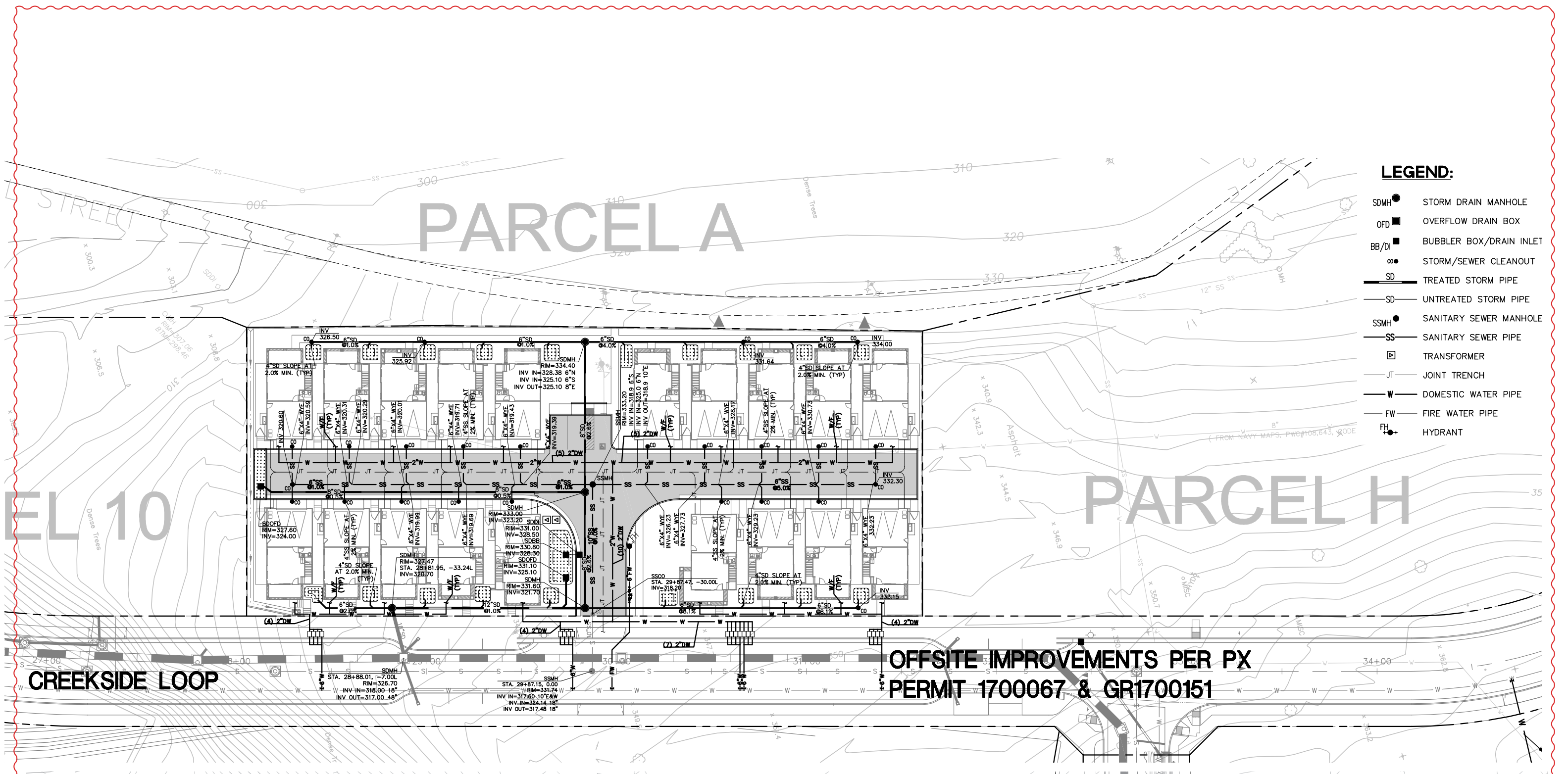


**OFFSITE IMPROVEMENTS PER PX  
PERMIT 1700067 & GR1700151**



**OAK KNOLL**  
PARCEL BOUNDARY

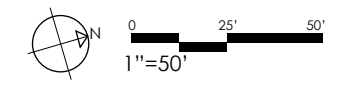




**LEGEND:**

- SDMH ● STORM DRAIN MANHOLE
- OFD ■ OVERFLOW DRAIN BOX
- BB/DI ■ BUBBLER BOX/DRAIN INLET
- STORM/SEWER CLEANOUT
- SD TREATED STORM PIPE
- SD UNTREATED STORM PIPE
- SSMH ● SANITARY SEWER MANHOLE
- SS SANITARY SEWER PIPE
- TRANSFORMER
- JT JOINT TRENCH
- W DOMESTIC WATER PIPE
- FW FIRE WATER PIPE
- FH ● HYDRANT

NOTE: REFER TO PARCEL SITE PLAN PAGE 10 FOR UNIT TYPES AND UNIT PLANS



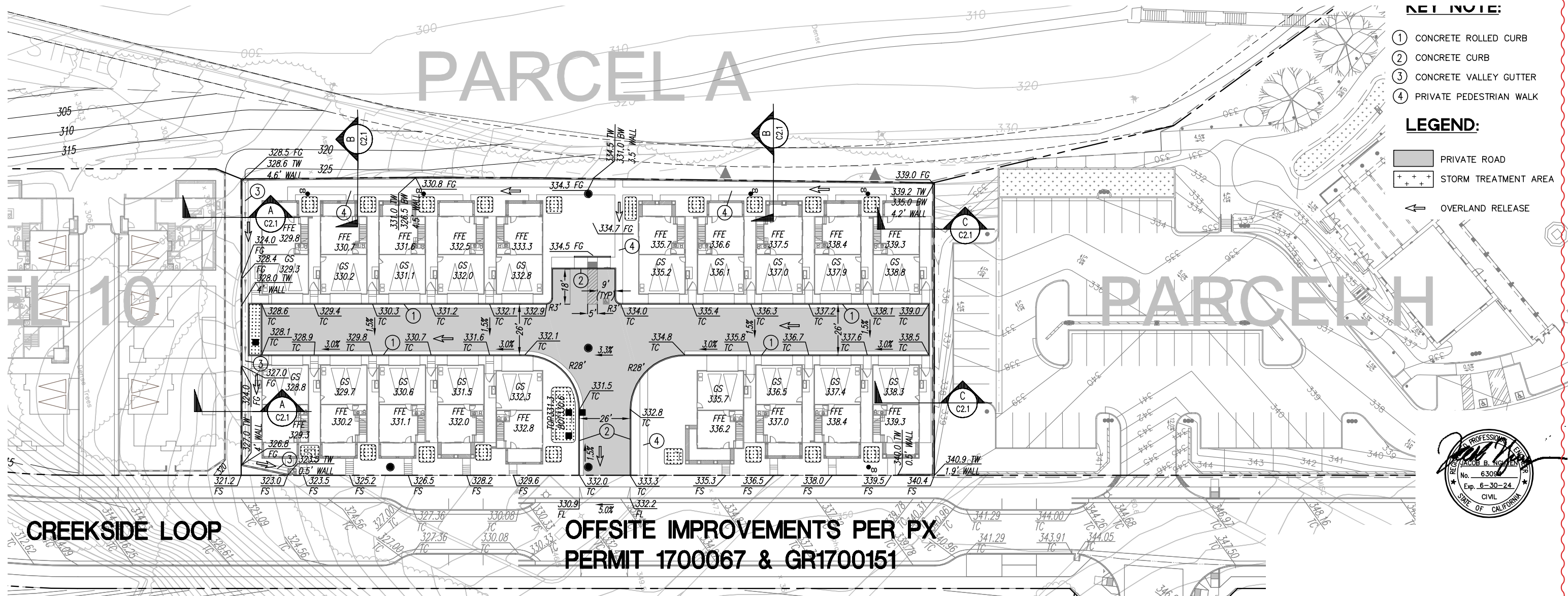
# OAK KNOLL

## UTILITY PLAN

FINAL DEVELOPMENT PLAN - PARCEL 11







**NET 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: REFER TO PARCEL SITE PLAN PAGE 10 FOR UNIT TYPES AND UNIT PLANS



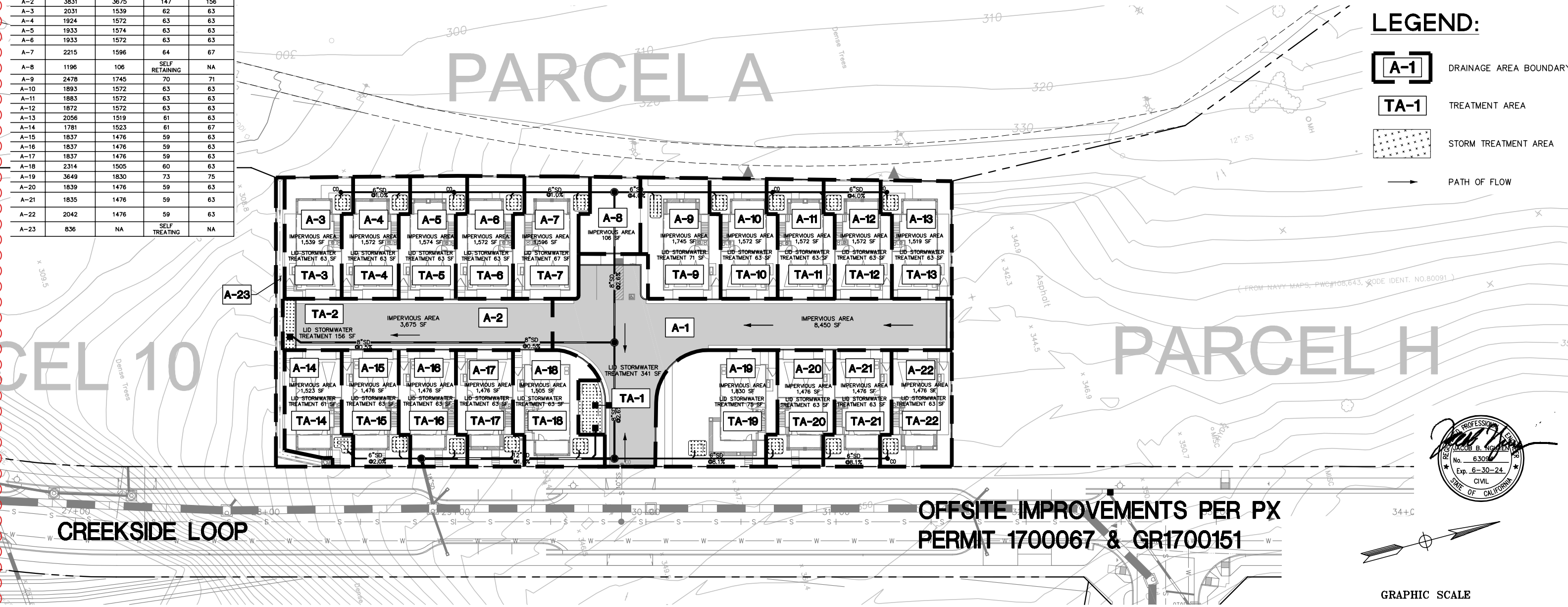
**OAK KNOLL**  
 GRADING & DRAINAGE PLAN  
 FINAL DEVELOPMENT PLAN - PARCEL 11





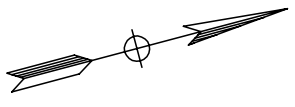
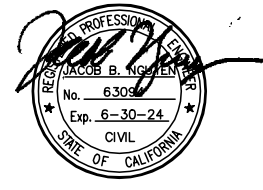
TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA (FLOW-VOLUME BASED)	
			REQUIRED (SF)	PROVIDED (SF)
A-1	8882	8450	338	341
A-2	3831	3675	147	156
A-3	2031	1539	62	63
A-4	1924	1572	63	63
A-5	1933	1574	63	63
A-6	1933	1572	63	63
A-7	2215	1596	64	67
A-8	1196	106	SELF RETAINING	NA
A-9	2478	1745	70	71
A-10	1893	1572	63	63
A-11	1883	1572	63	63
A-12	1872	1572	63	63
A-13	2056	1519	61	63
A-14	1781	1523	61	67
A-15	1837	1476	59	63
A-16	1837	1476	59	63
A-17	1837	1476	59	63
A-18	2314	1505	60	63
A-19	3649	1830	73	75
A-20	1839	1476	59	63
A-21	1835	1476	59	63
A-22	2042	1476	59	63
A-23	836	NA	SELF TREATING	NA

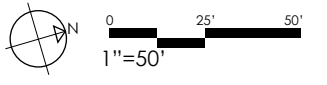


LEGEND:

- A-1 DRAINAGE AREA BOUNDARY
- TA-1 TREATMENT AREA
- STORM TREATMENT AREA
- PATH OF FLOW



GRAPHIC SCALE



NOTE: REFER TO PARCEL SITE PLAN PAGE 10 FOR UNIT TYPES AND UNIT PLANS

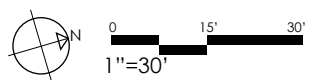
# OAK KNOLL

## STORMWATER TREATMENT PLAN

FINAL DEVELOPMENT PLAN - PARCEL 11





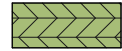














MULTIUSE FIELD WITH SHADE TREES AND SEATING

PEDESTRIAN CONNECTION TO CREEK TRAIL  
42" RAILING ALONG CREEK EDGE WHERE DROP IS OVER 30"

### PLANTING LEGEND

-  **PRIVACY SCREENING PLANTING**  
HIGH SHRUBS, LOW SHRUBS, GROUNDCOVER & GRASSES
-  **ORNAMENTAL PLANTING**  
LOW SHRUBS, GROUNDCOVER & GRASSES
-  **BIOTREATMENT PLANTING**  
SEE PLANT LIST FOR SPECIES
-  **NO MOW TURF**  
SEE PLANT LIST FOR SPECIES
-  **PRIVATE OPEN SPACE, IMPROVEMENTS BY OTHERS**

### HARDSCAPE LEGEND

-  PRIVATE DRIVEWAY
-  PEDESTRIAN PAVING, SEE LANDSCAPE MATERIALS
-  LED BOLLARD LIGHT, TYP.
-  LED POLE LIGHT, TYP.
-  42" TALL GUARDRAIL, STEEL PICKET
-  6' TALL FENCE, WOOD

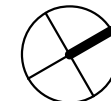


PROPERTY LINE

ENTRY SIGN  
BENCH, TYP.

CREEKSIDE LOOP

1  
11-L3-01



# OAK KNOLL

LANDSCAPE CONCEPT

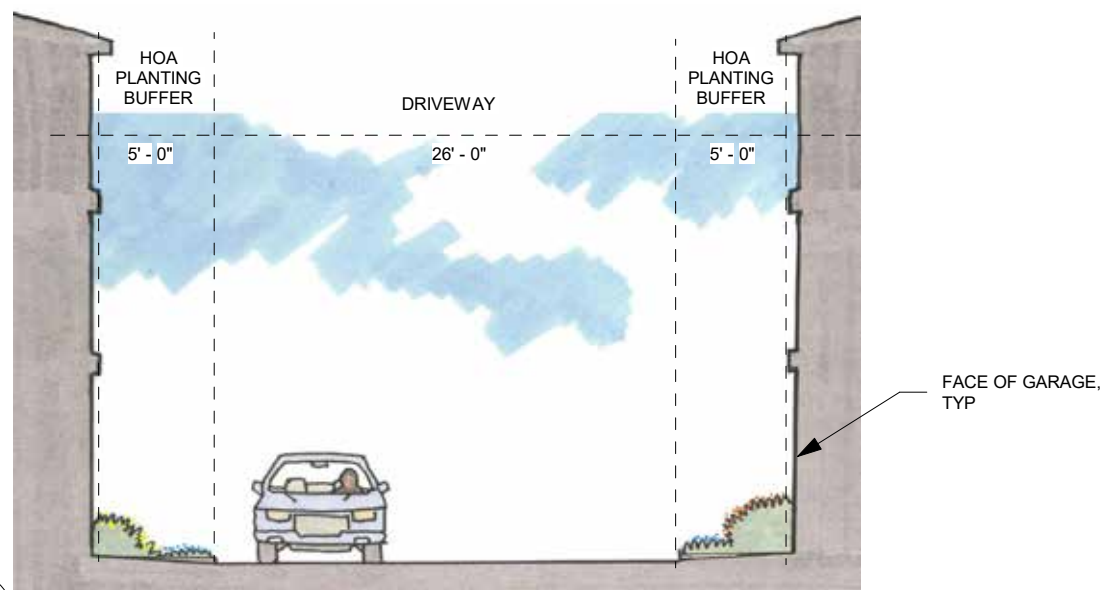
FINAL DEVELOPMENT PLAN - PARCEL 11



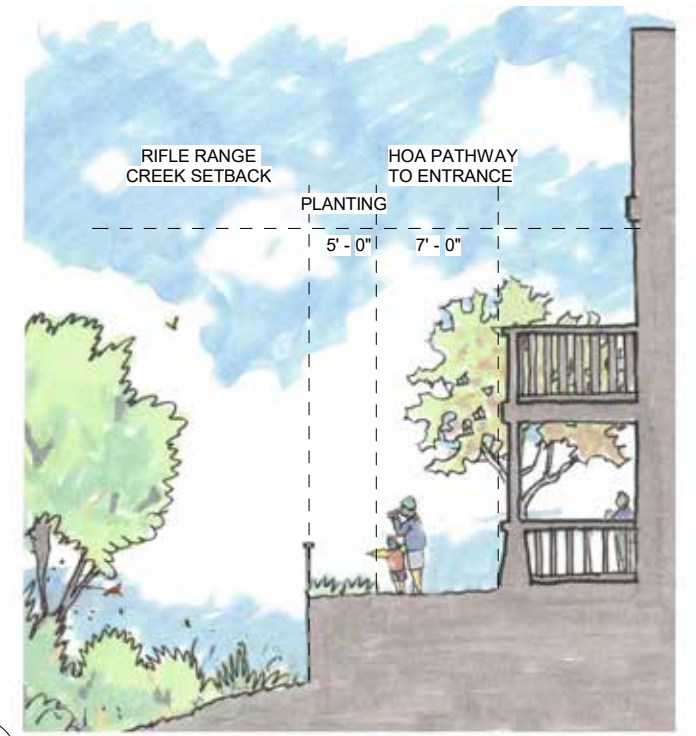




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






2



3

SEE PARCEL 11 LANDSCAPE CONCEPT FOR SECTION LOCATIONS



TREE LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
TREE				
	AESCLUS 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				
AESCLUS 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

# OAK KNOLL

## PLANT LIST

FINAL DEVELOPMENT PLAN - PARCEL 11





**IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS**

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

**PLANTING DESIGN INTENT & NOTES**

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

STORMWATER TREATMENT PLANTING				
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
GRASS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6"	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	4'-0"	LOW
GROUNDCOVER				
ERIGERON GLAUCUS	SEASIDE DAISY	5 GAL	2'-0"	LOW
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	LOW
BERBERIS REPENS	CREEPING BARBERRY	5 GAL	1'-6"	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW
HIGH SHRUB				
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	3'-0"	LOW
LOW SHRUB				
ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEEED	1 GAL	3'-0"	LOW
ASCLEPIAS SPECIOSA 'DAVIS'	SHOWY MILKWEEED	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 MACCRANTHA	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 undedo* | Strawberry Tree



*Lagerstoemia indica* | Crape Myrtle

OAK KNOLL  
PLANT IMAGES  
FINAL DEVELOPMENT PLAN - PARCEL 11



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

OAK KNOLL  
PLANT IMAGES

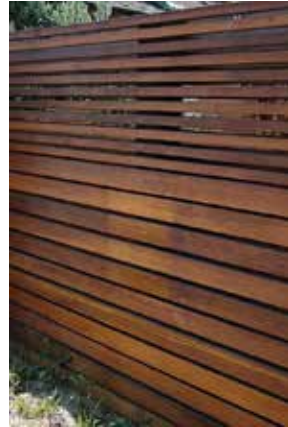
FINAL DEVELOPMENT PLAN - PARCEL 11



## fencing



STEEL PICKET GUARDRAIL, 42" MIN.



WOOD FENCE - HORIZONTAL BOARD, 6' HEIGHT. MATERIALS PER OAK KNOLL DESIGN GUIDELINES  
MAXIMUM 12" STEPDOWN BETWEEN PANELS.



## bench



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

## 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

## entry sign



## bike rack



BIKE RACK: WELLES SERIES MODEL:  
WSH3602-SQ-IG-G: INGROUND, SQUARE TUBE  
WEBSITE: WWW.BIKEPARKING.COM



lighting

**UDU-10176**  
Duomo 1 Bollard

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



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

**Construction**

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

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

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

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

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

**BUG Rating**  
B0 - U3 - G1

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

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

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

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

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

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

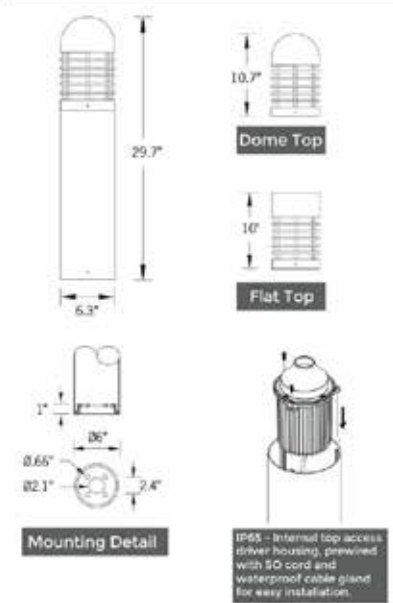
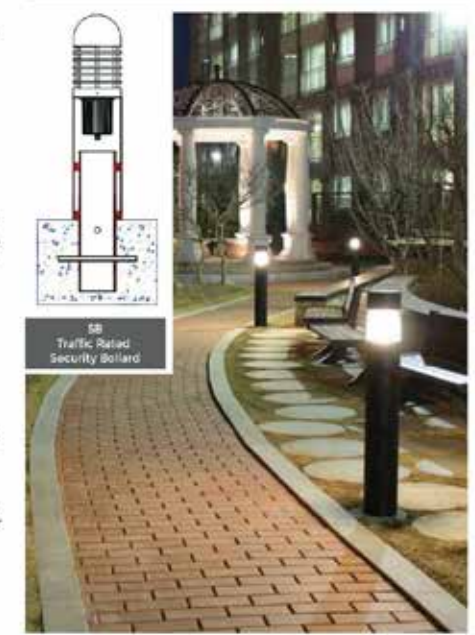
**Lumen - Maintenance Life**  
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

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

Duomo is a decorative bollard that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. This product was developed to complement the Duomo range of pillar lights, wall sconces and post tops. This sleek shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian precincts, building surrounds, shopping centers, squares and parks. The luminaire is provided with 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)**



**Duomo Product Family**



Ligman Lighting USA reserves the right to change specifications without prior notice please contact factory for latest information. Due to the continual improvement in LED technology specifications and components may change without notice.

**UQB-20941**  
QBA Post Top

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



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

**Construction**

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

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

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

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

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

**BUG Rating**  
B1 - U3 - G1

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

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

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

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

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

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

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



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

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

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

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

**Additional Options (Consult Factory For Pricing)**

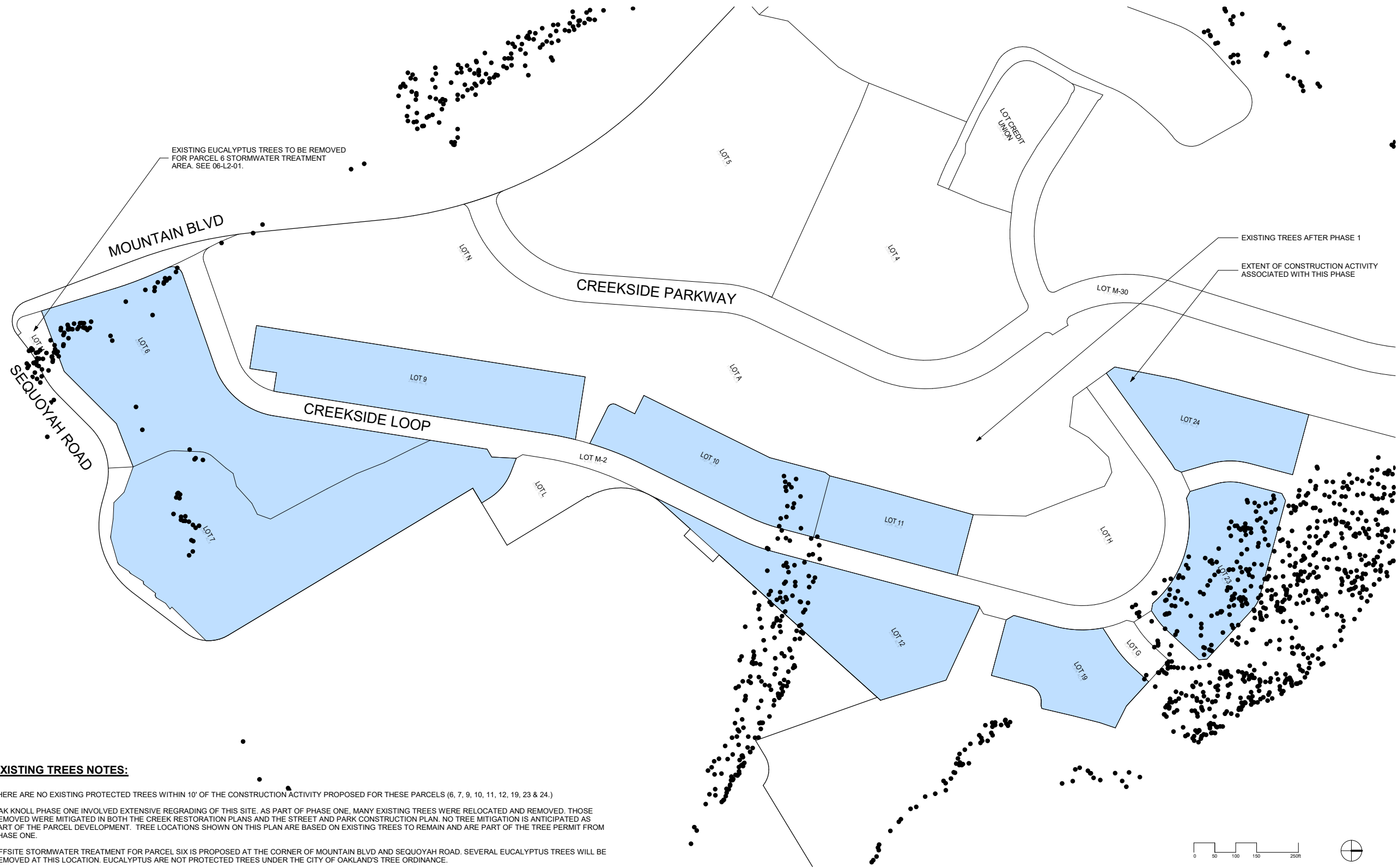


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**OAK KNOLL**  
LANDSCAPE LIGHTING  
FINAL DEVELOPMENT PLAN - PARCEL 11







EXISTING EUCALYPTUS TREES TO BE REMOVED FOR PARCEL 6 STORMWATER TREATMENT AREA. SEE 06-L2-01.

EXISTING TREES AFTER PHASE 1  
EXTENT OF CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PHASE

**EXISTING TREES NOTES:**

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

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

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



**OAK KNOLL**  
TREE SURVEY  
FINAL DEVELOPMENT PLAN - PARCEL 11



An architectural rendering of a modern townhome complex. The buildings are multi-story with light-colored facades and dark roofs. The scene includes lush greenery, trees, and people walking on a sidewalk. A central text box contains the word "ARCHITECTURE".

# ARCHITECTURE





OAK KNOLL  
SMALL LOT SINGLE-FAMILY HOME RENDERING  
FINAL DEVELOPMENT PLAN - PARCEL 11





# OAK KNOLL

SMALL LOT SINGLE-FAMILY HOME RENDERING  
FINAL DEVELOPMENT PLAN - PARCEL 11







**PLAN 1**  
MISSION  
SHOWN HERE  
ALSO WITH  
CRAFTSMAN & FARMHOUSE STYLE  
AND PORCH LAYOUT 'A'

2 BED + FAM. RM/OPT. BR, 2 BA + 2 PDR
LIVING AREA 2,307 SQ.FT GARAGE AREA 487 SQ. FT

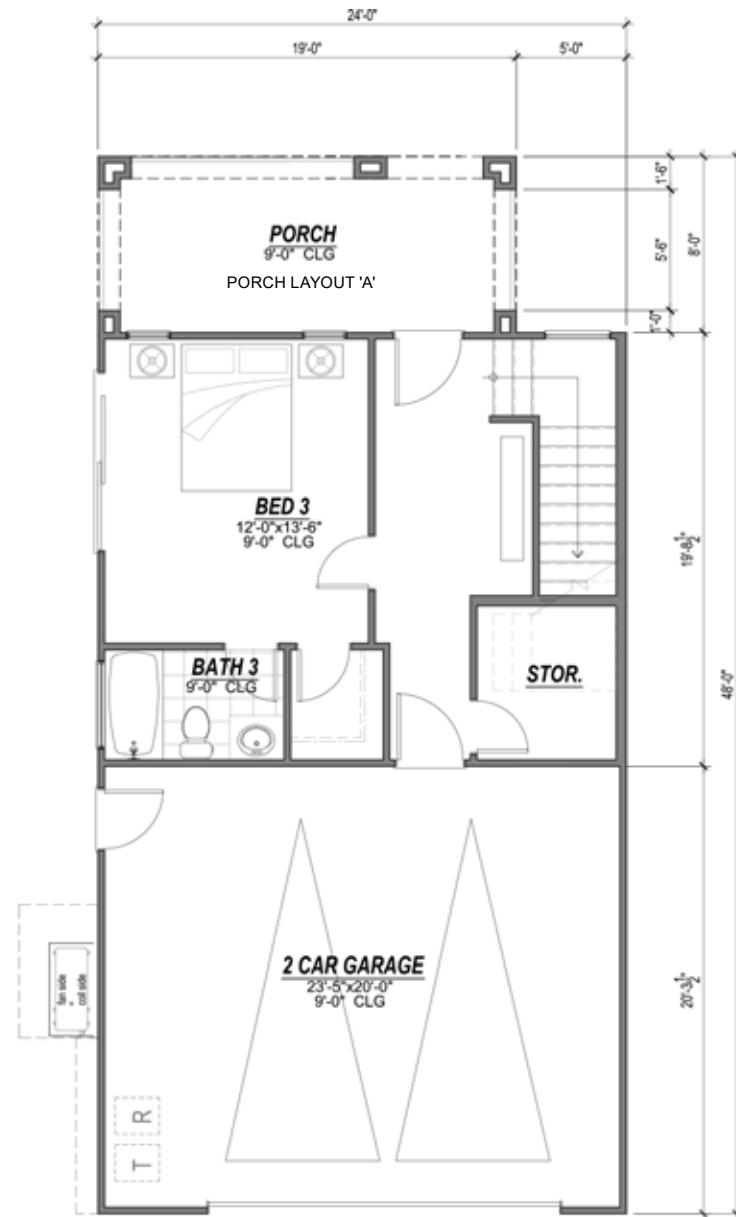
**PLAN 2**  
FARMHOUSE  
SHOWN HERE  
ALSO WITH  
MISSION & CRAFTSMAN STYLE  
AND PORCH LAYOUT 'B'

2 BED + FAM. RM/OPT. BR, 2 BA + 2 PDR
LIVING AREA 2,396 SQ.FT GARAGE AREA 487 SQ.FT

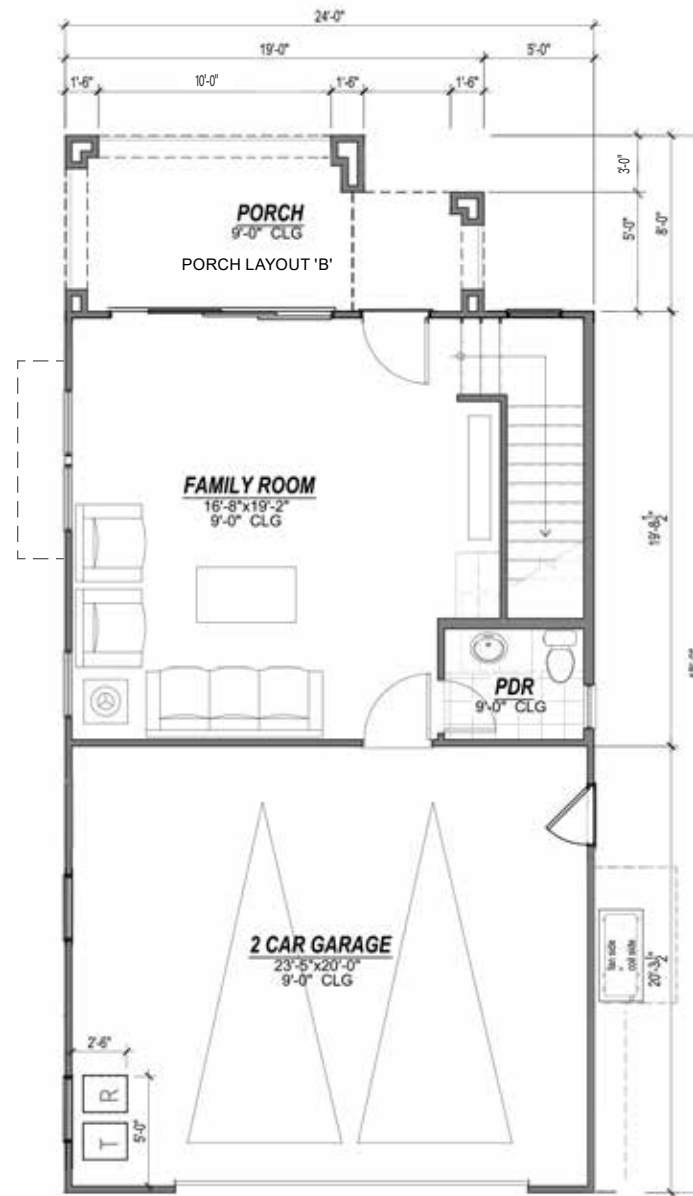
**PLAN 3**  
CRAFTSMAN/BUGALOW  
SHOWN HERE  
ALSO WITH  
MISSION & FARMHOUSE STYLE  
AND PORCH LAYOUT 'C'

2 BED + FAM. RM/OPT. BR, 2 BA + 2 PDR
LIVING AREA 2,291 SQ.FT GARAGE AREA 487 SQ

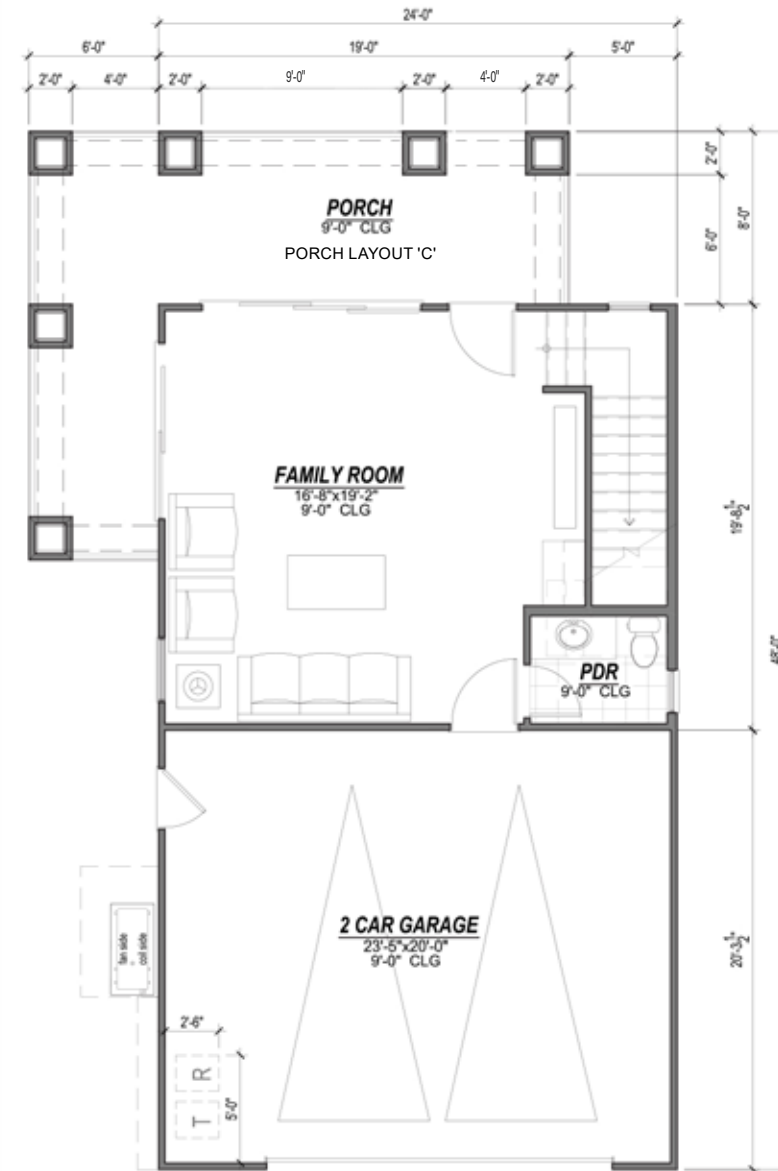




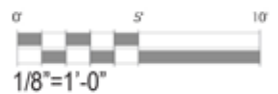
FIRST FLOOR (OPTION)  
BED 3 + BATH 3



FIRST FLOOR  
FOR HIGH VISIBILITY LOCATIONS



FIRST FLOOR OPTION WITH  
WRAP PORCH/ PORCH LAYOUT 'C'



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

# OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 1 TYPICAL FIRST FLOOR PLANS (CRAFTSMAN SHOWN HERE)  
FINAL DEVELOPMENT PLAN - PARCEL 11







SECOND FLOOR



SECOND FLOOR  
FOR HIGH VISIBILITY LOCATIONS



SECOND FLOOR OPTION  
W/ WRAP PORCH/ PORCH LAYOUT 'C'



# OAK KNOLL

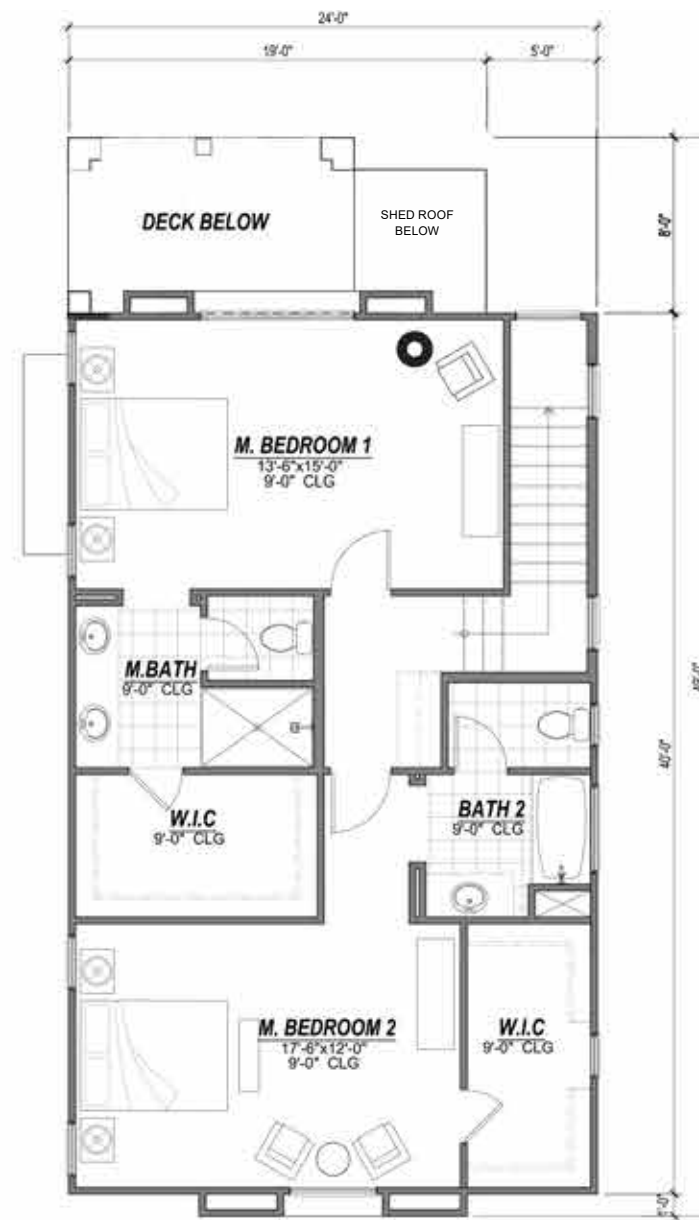
SMALL LOT SINGLE - FAMILY HOME - PLAN 1 TYPICAL SECOND FLOOR PLANS (CRAFTSMAN SHOWN HERE)  
FINAL DEVELOPMENT PLAN - PARCEL 11

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





THIRD FLOOR



THIRD FLOOR  
FOR HIGH VISIBILITY LOCATIONS



THIRD FLOOR OPTION WITH  
WRAP PORCH/ PORCH LAYOUT 'C'

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

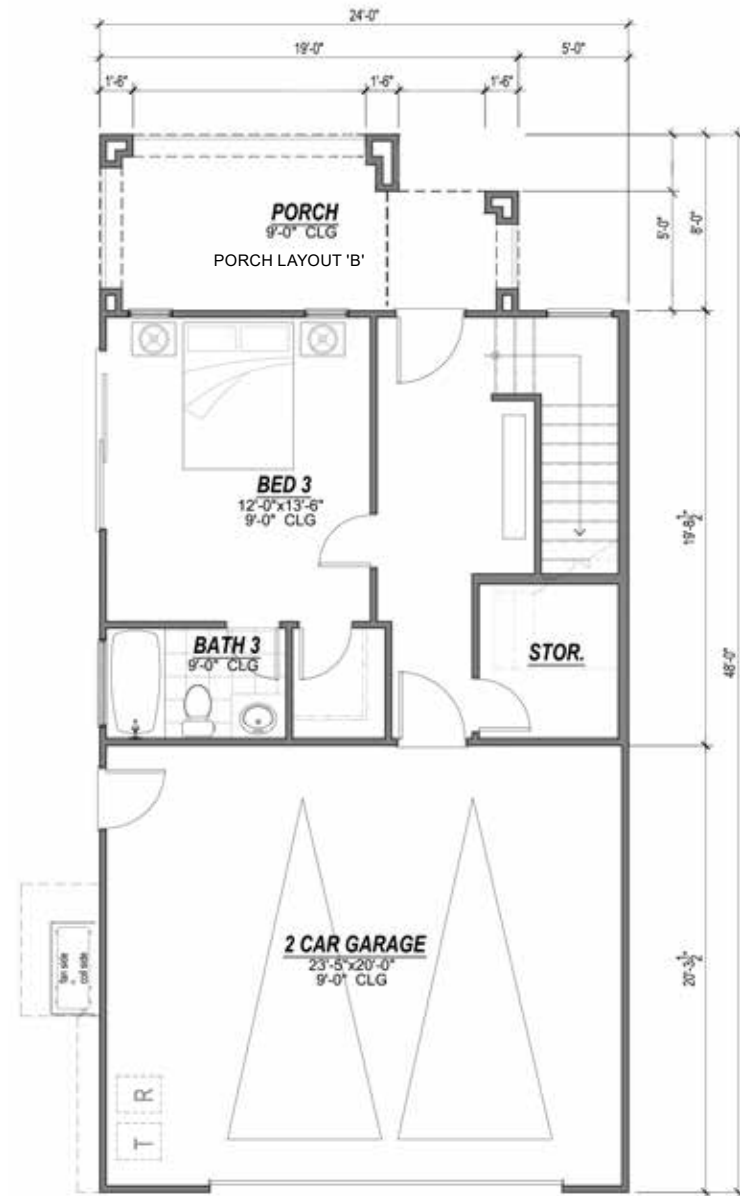
# OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 1 TYPICAL THIRD FLOOR PLANS (CRAFTSMAN SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 11



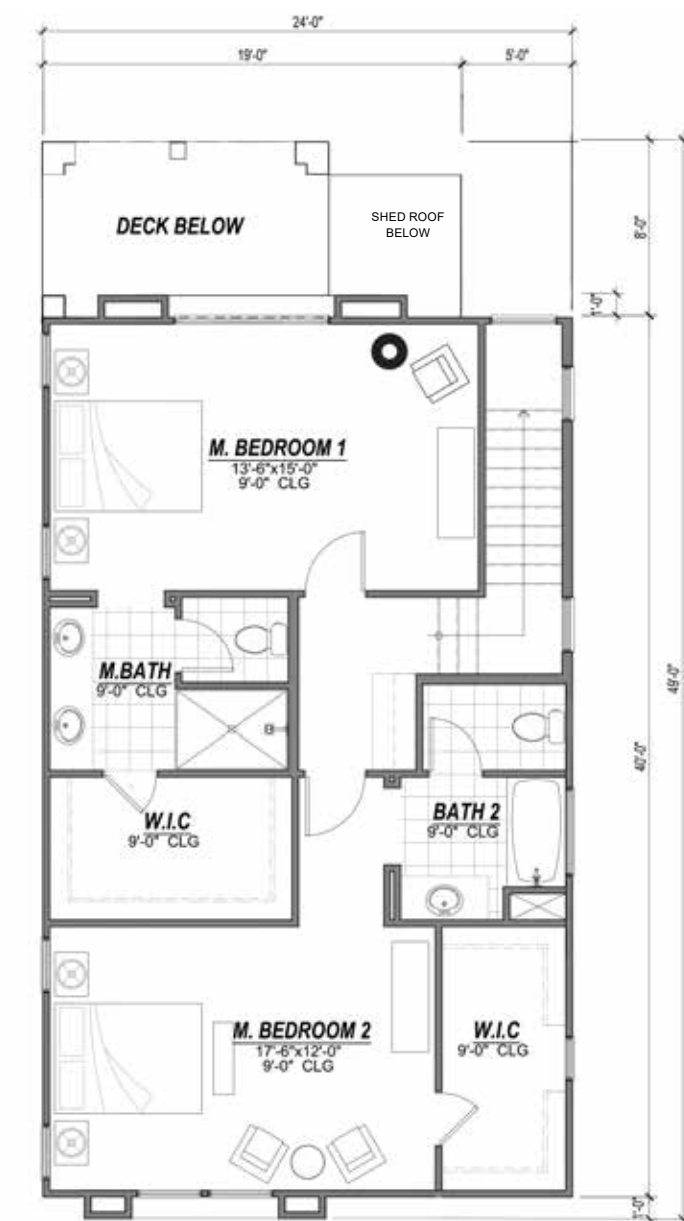




**FIRST FLOOR (OPTION)**  
BED 3 + BATH 3



**SECOND FLOOR**



**THIRD FLOOR**

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

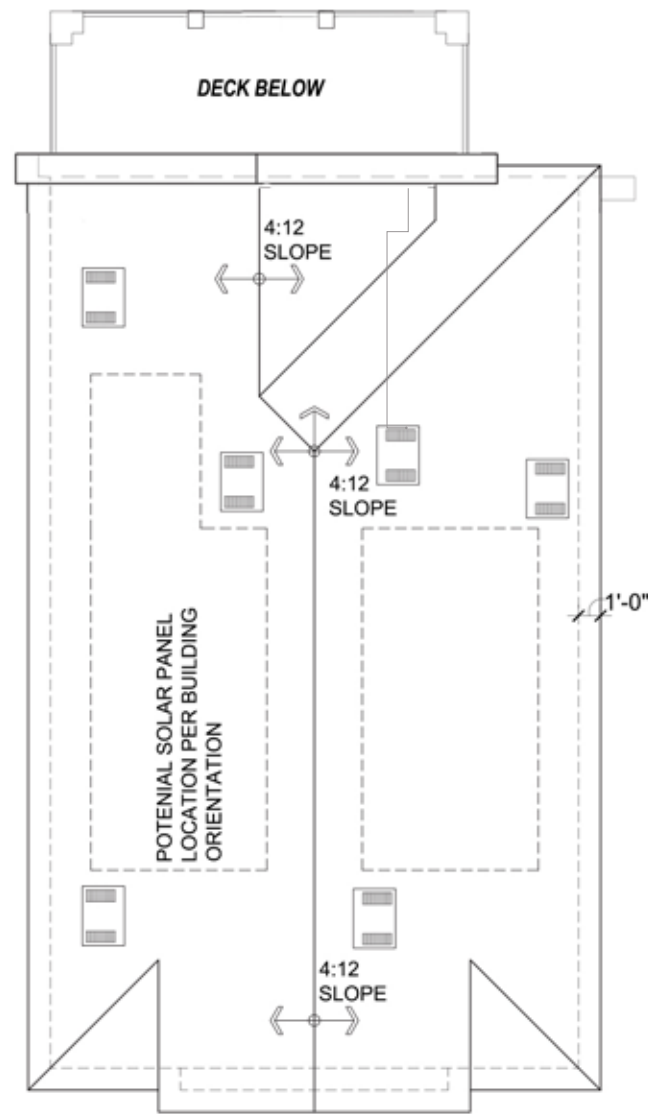
# OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 1 MISSION STYLE FLOOR PLAN

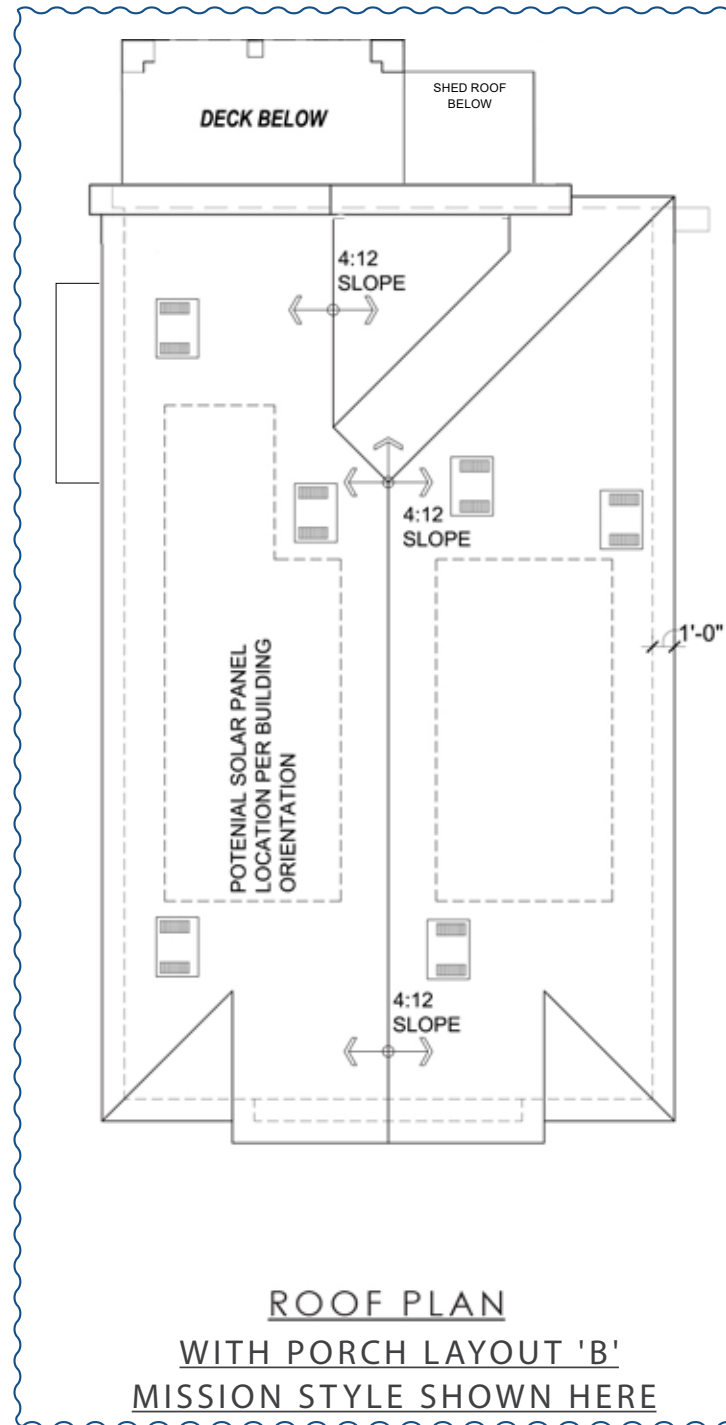
FINAL DEVELOPMENT PLAN - PARCEL 11



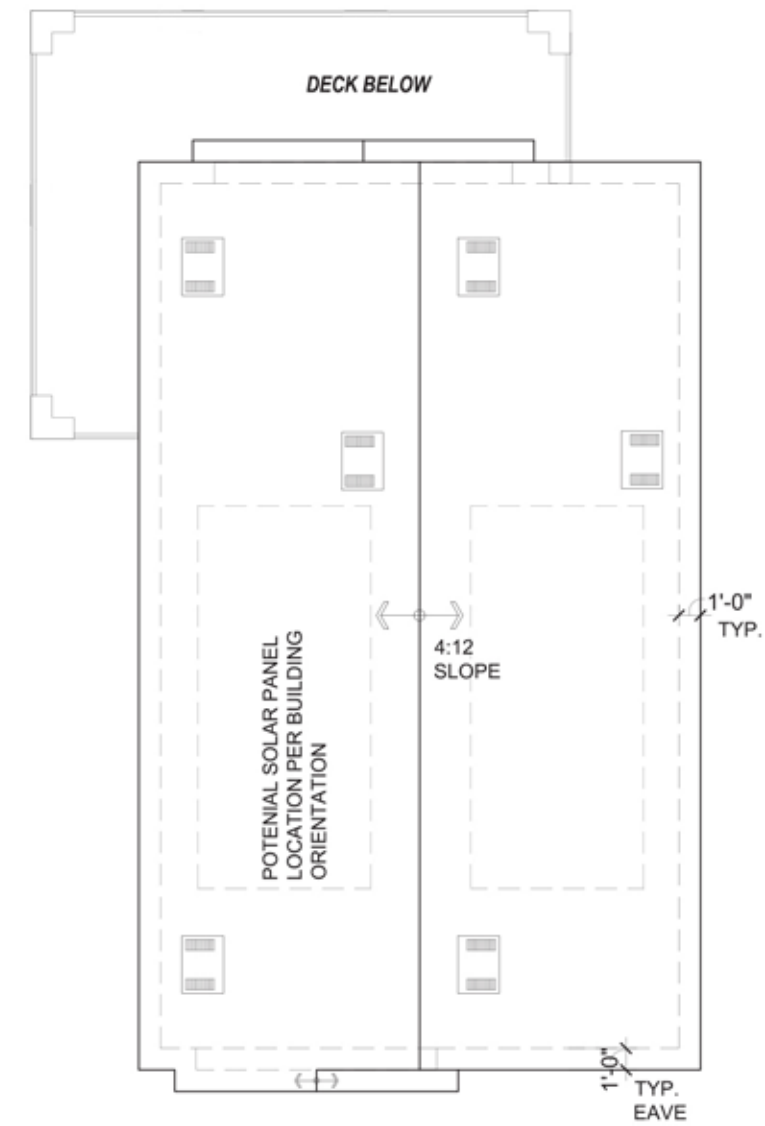




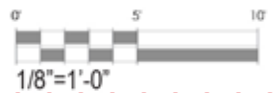
ROOF PLAN  
WITH PORCH LAYOUT 'A'  
MISSION STYLE SHOWN HERE



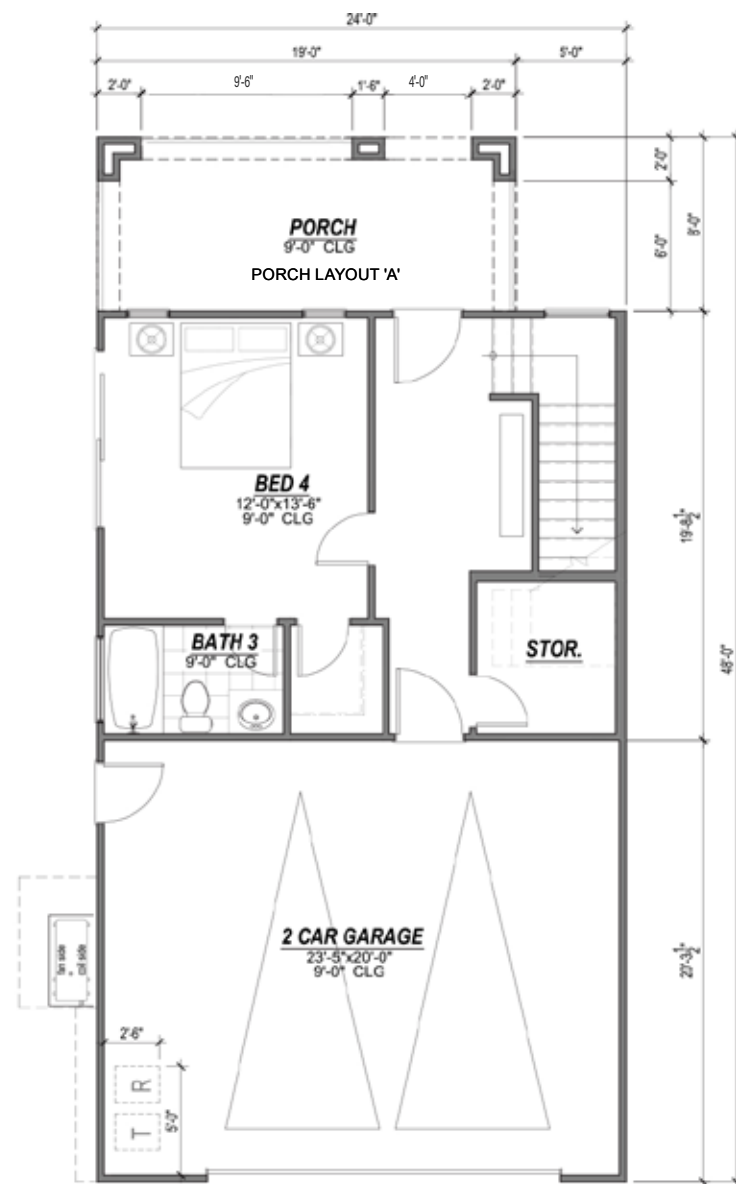
ROOF PLAN  
WITH PORCH LAYOUT 'B'  
MISSION STYLE SHOWN HERE



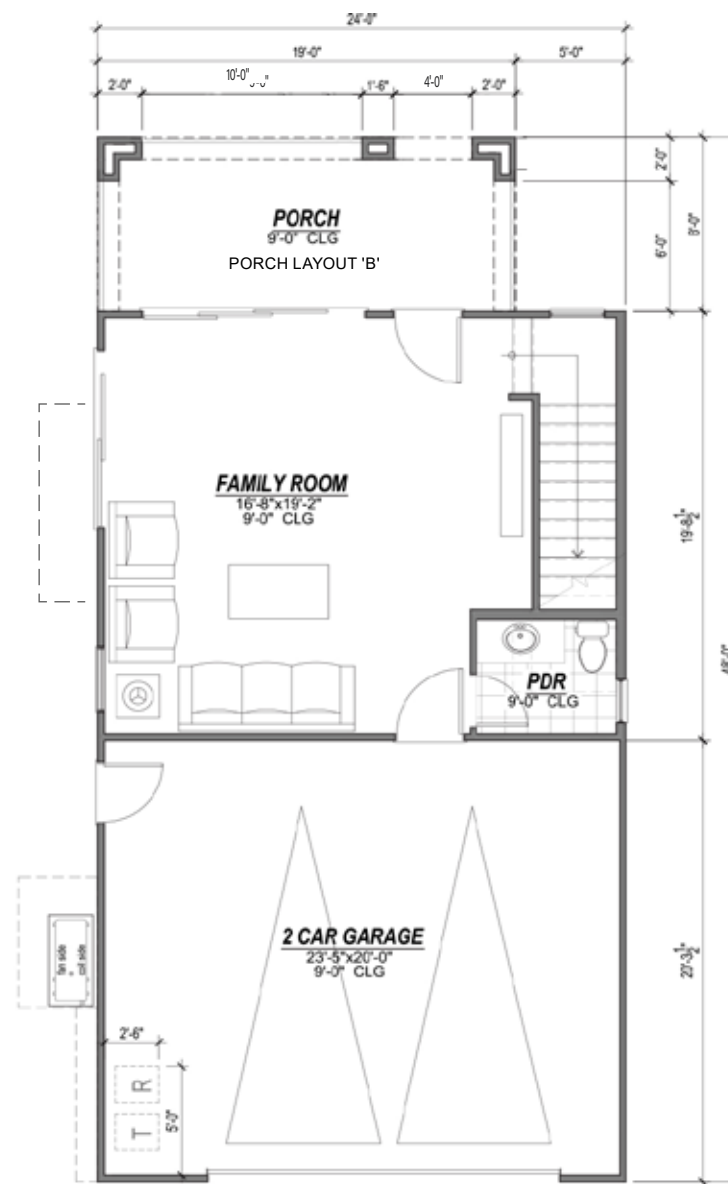
ROOF PLAN OPTION WITH  
WRAP PORCH/ PORCH LAYOUT 'C'  
CRAFTSMAN STYLE SHOWN HERE



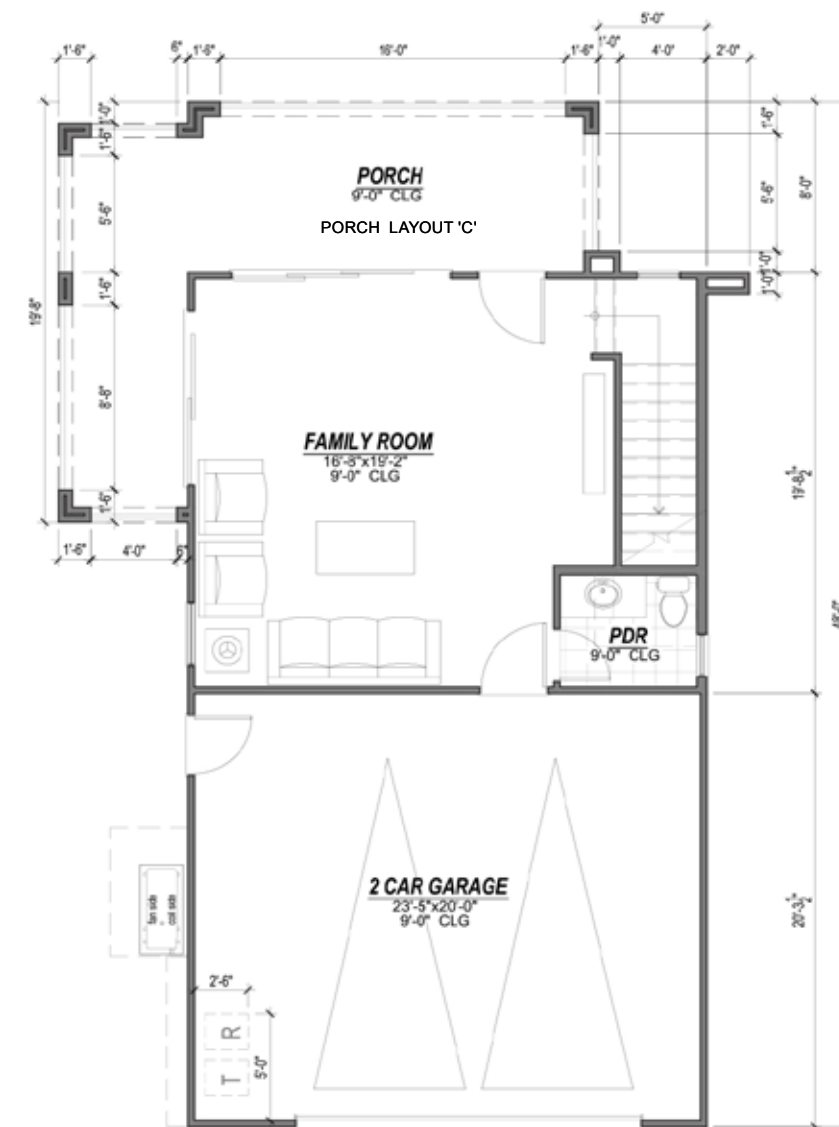




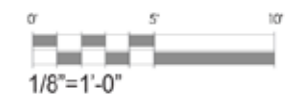
FIRST FLOOR (OPTION)  
BED 4 + BATH 3



FIRST FLOOR  
FOR HIGH VISIBILITY LOCATIONS



FIRST FLOOR OPTION WITH  
WRAP PORCH/ PORCH LAYOUT 'C'



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

# OAK KNOLL

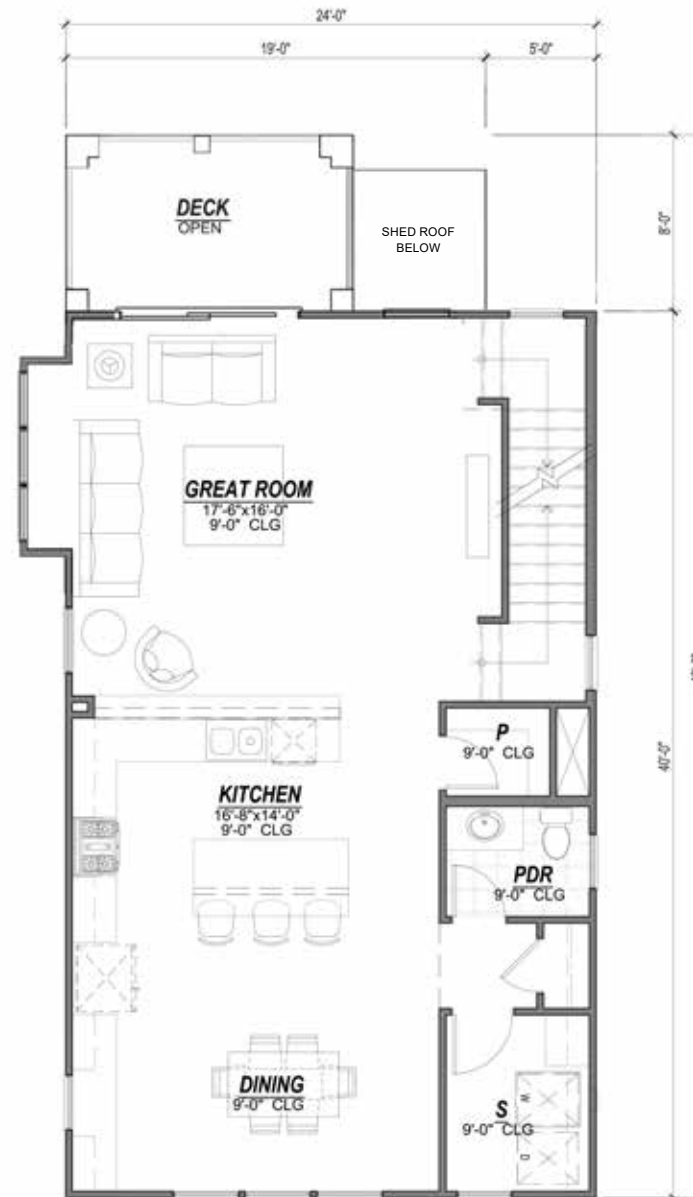
SMALL LOT SINGLE - FAMILY HOME - PLAN 2 TYPICAL FIRST FLOOR PLANS (CRAFTSMAN SHOWN HERE)  
FINAL DEVELOPMENT PLAN - PARCEL 11







SECOND FLOOR



SECOND FLOOR  
FOR HIGH VISIBILITY LOCATIONS



SECOND FLOOR OPTION  
W/ WRAP PORCH/ PORCH LAYOUT 'C'





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

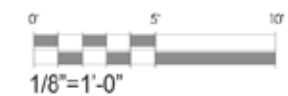
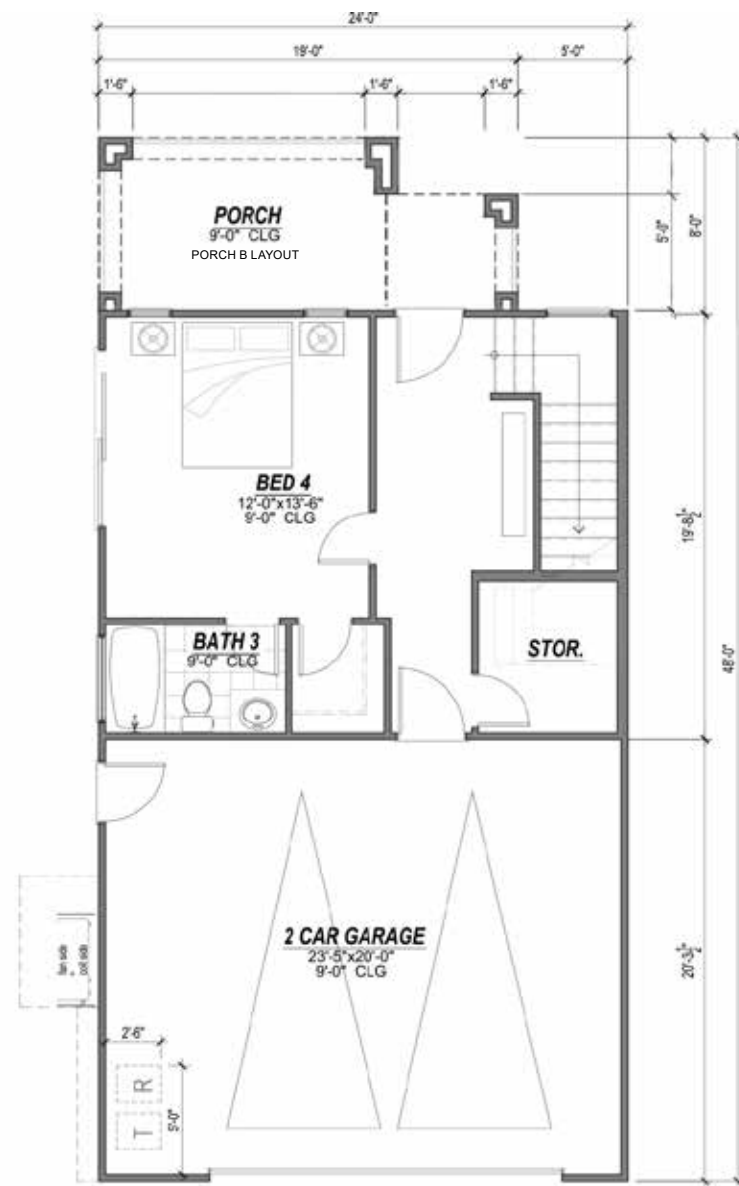
# OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 2 TYPICAL THIRD FLOOR PLANS (CRAFTSMAN SHOWN HERE)

FINAL DEVELOPMENT PLAN - PARCEL 11







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

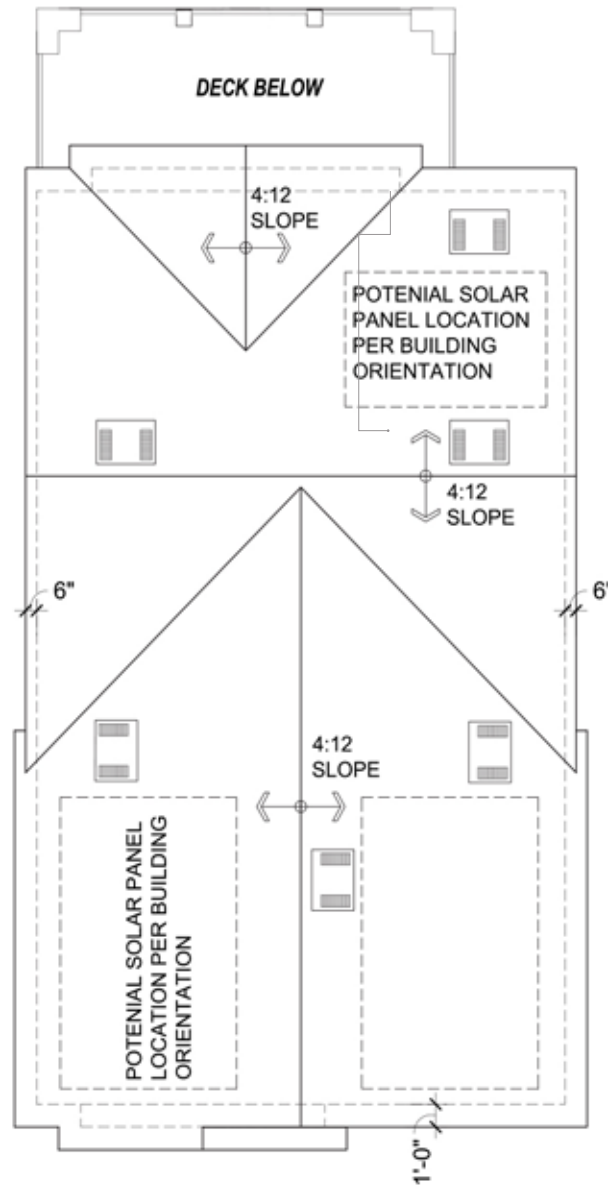
# OAK KNOLL

SMALL LOT SINGLE - FAMILY HOME - PLAN 2 - FARMHOUSE STYLE FLOOR PLANS

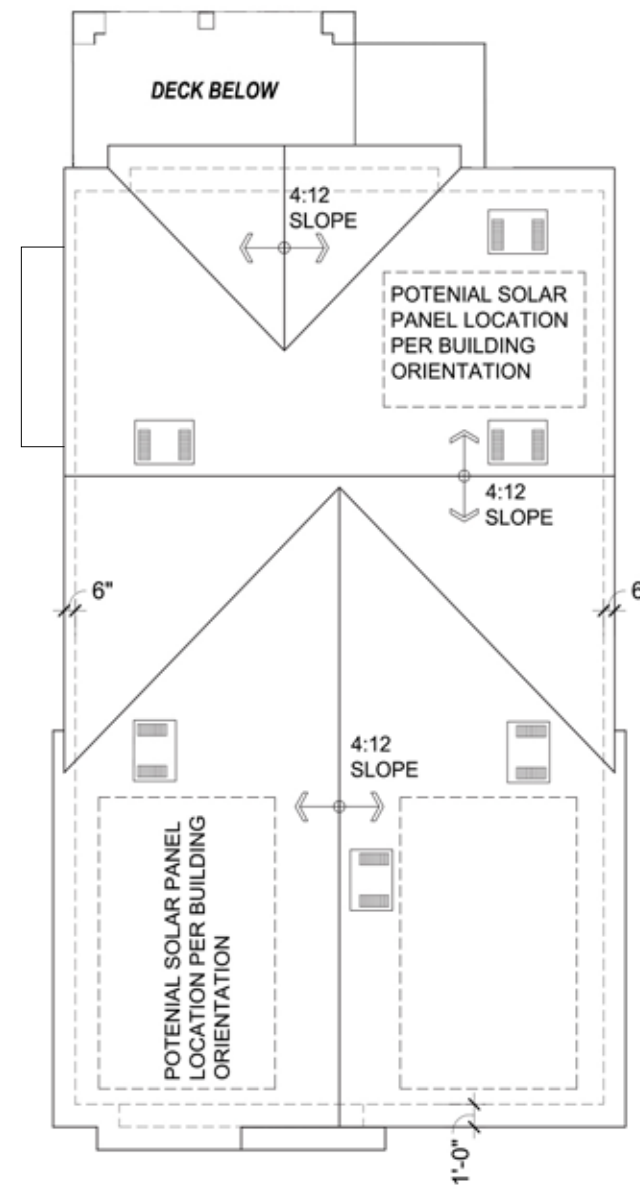
FINAL DEVELOPMENT PLAN - PARCEL 11



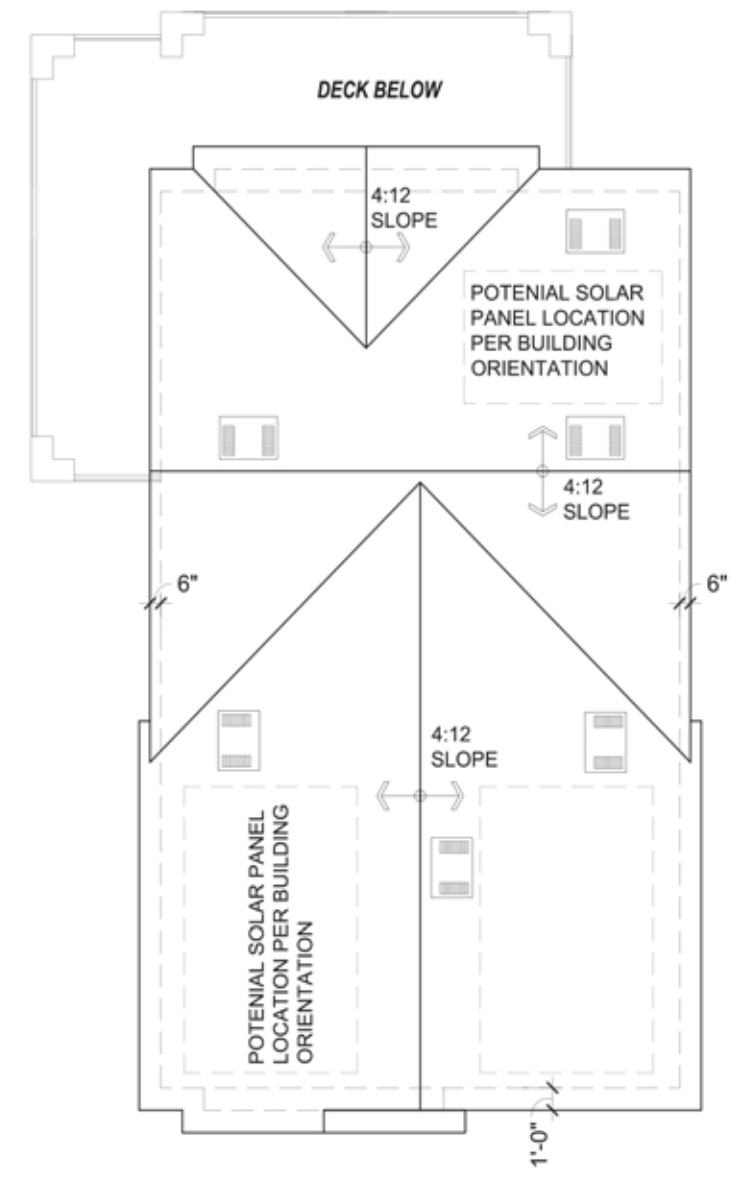




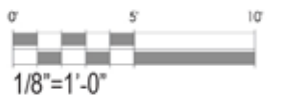
ROOF PLAN  
PORCH LAYOUT 'A'  
FARMHOUSE STYLE SHOWN HERE



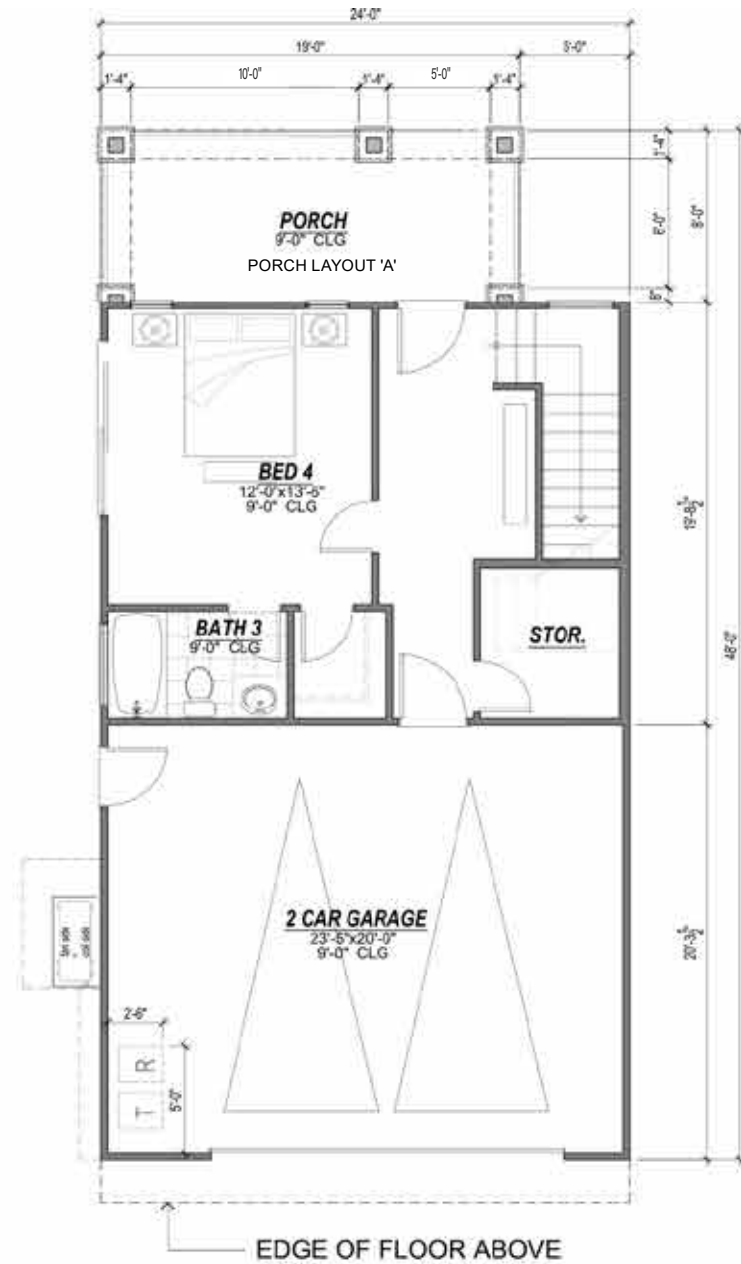
ROOF PLAN  
PORCH LAYOUT 'B'  
FARMHOUSE STYLE SHOWN HERE



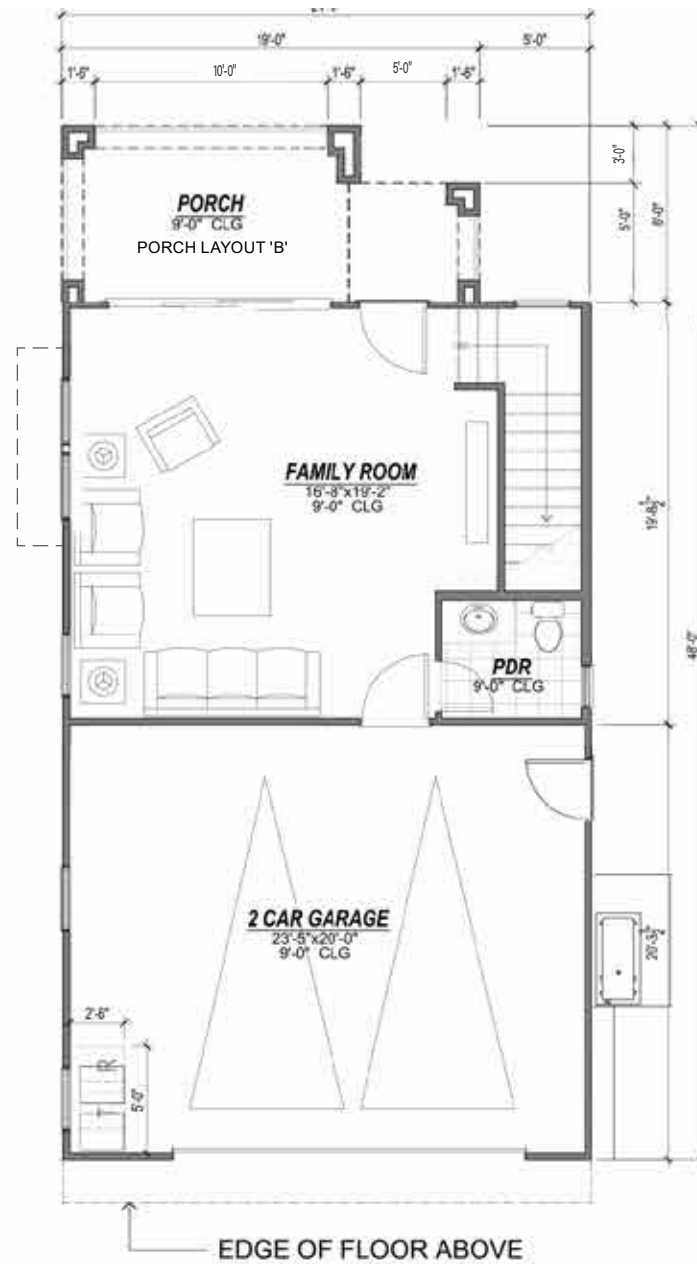
ROOF PLAN OPTION WITH  
WRAP PORCH/ PORCH LAYOUT 'C'  
FARMHOUSE STYLE SHOWN HERE



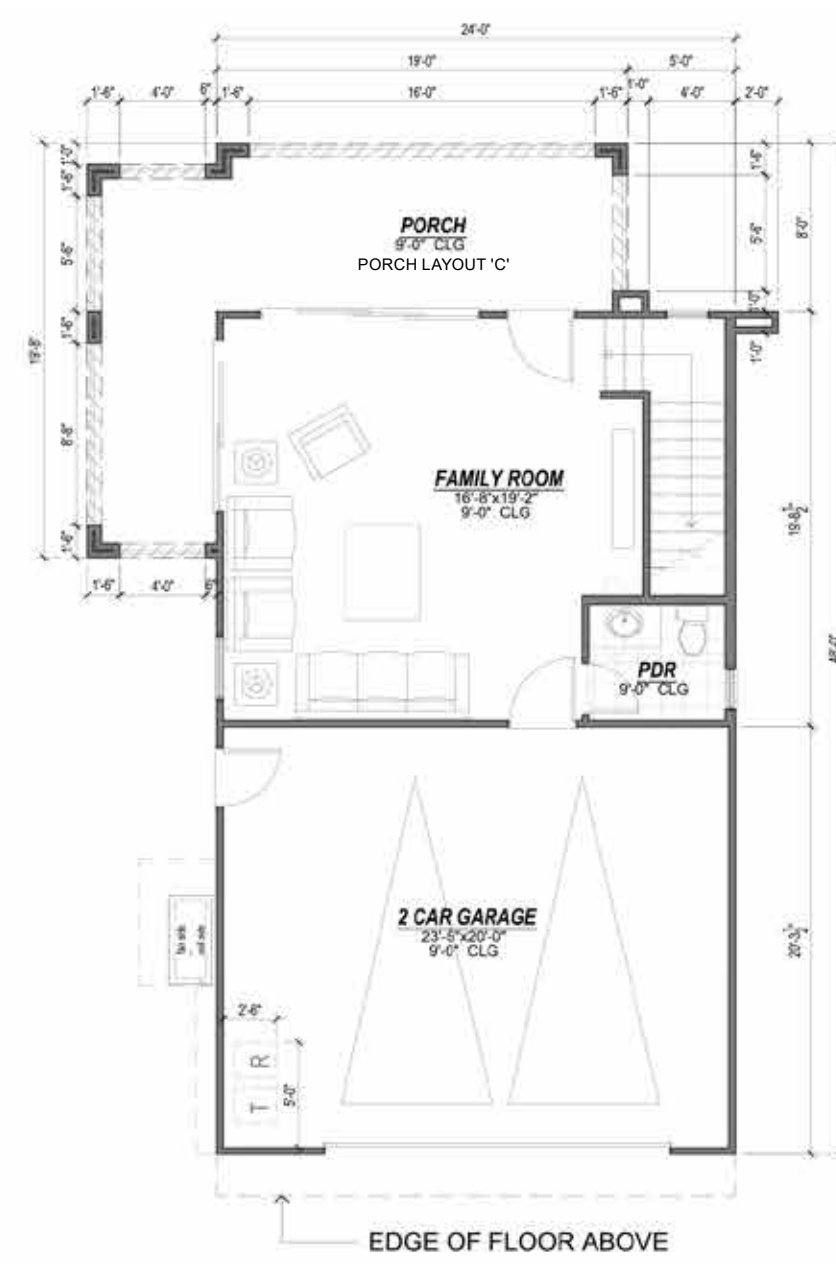




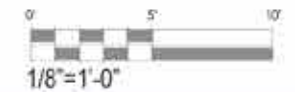
**FIRST FLOOR (OPTION)**  
**BED 4 + BATH 3**  
**FARMHOUSE STYLE SHOWN HERE**



**FIRST FLOOR**  
**FOR HIGH VISIBILITY LOCATIONS**  
**FARMHOUSE STYLE SHOWN HERE**



**FIRST FLOOR OPTION WITH**  
**WRAP PORCH/ PORCH LAYOUT 'C'**  
**MISSION STYLE SHOWN HERE**



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

# OAK KNOLL

## SMALL LOT SINGLE-FAMILY HOME - PLAN 3 TYPICAL FIRST FLOOR PLANS

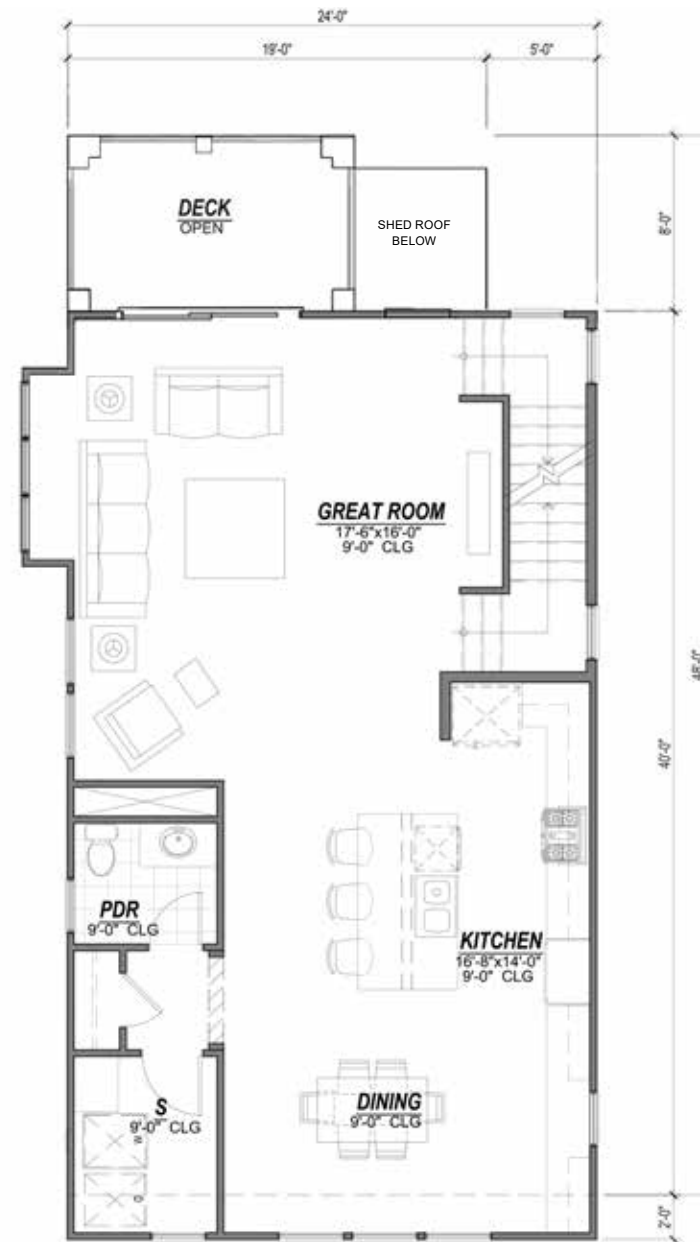
FINAL DEVELOPMENT PLAN - PARCEL 11







**SECOND FLOOR**  
FARMHOUSE STYLE SHOWN HERE

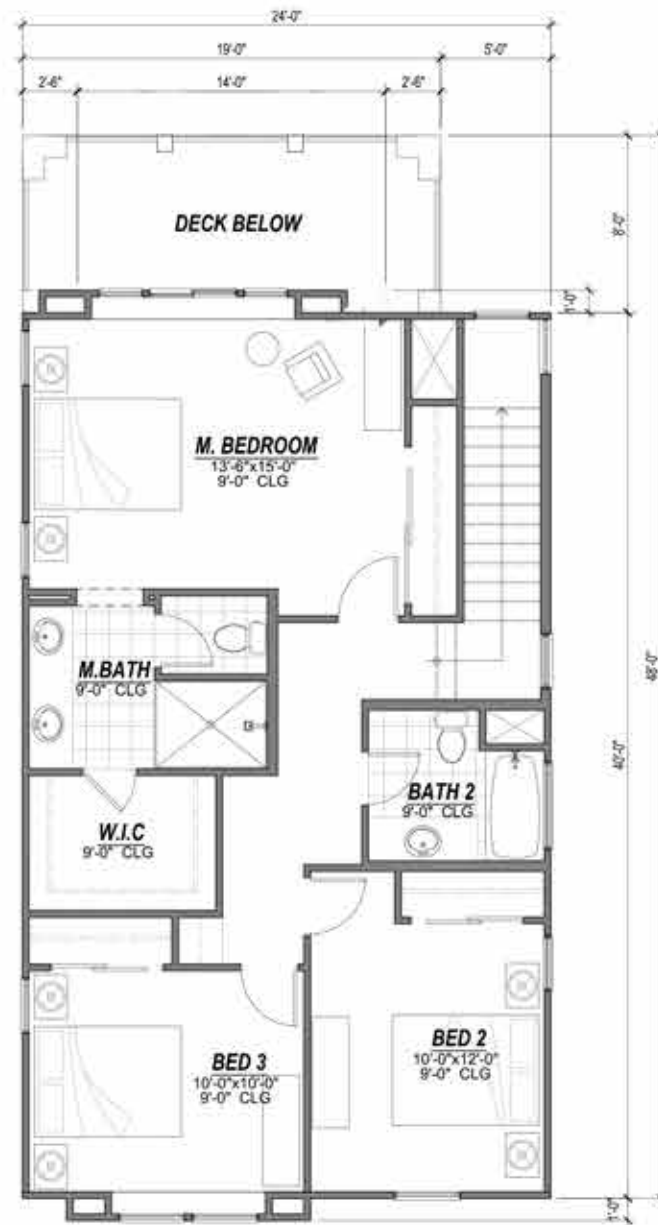


**SECOND FLOOR**  
FOR HIGH VISIBILITY LOCATIONS  
FARMHOUSE STYLE SHOWN HERE



**SECOND FLOOR OPTION**  
W/ WRAP PORCH/ PORCH LAYOUT 'C'  
MISSION STYLE SHOWN HERE





THIRD FLOOR  
FARMHOUSE STYLE SHOWN HERE



THIRD FLOOR  
FOR HIGH VISIBILITY LOCATIONS  
FARMHOUSE STYLE SHOWN HERE



THIRD FLOOR OPTION WITH  
WRAP PORCH/ PORCH LAYOUT 'C'  
MISSION STYLE SHOWN HERE

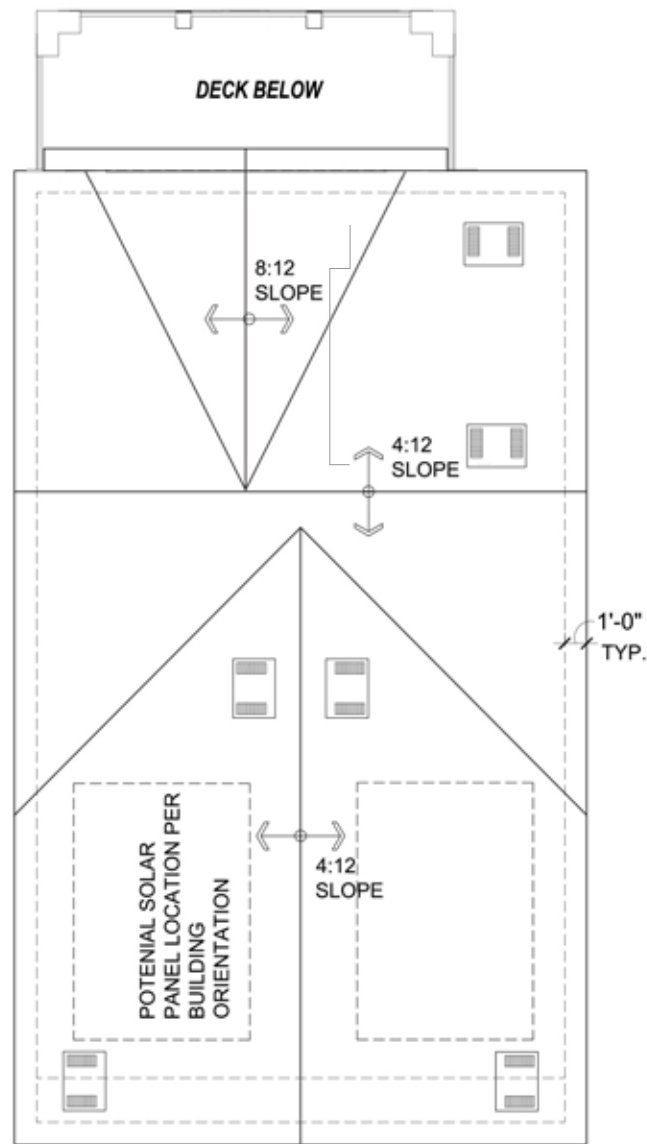
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

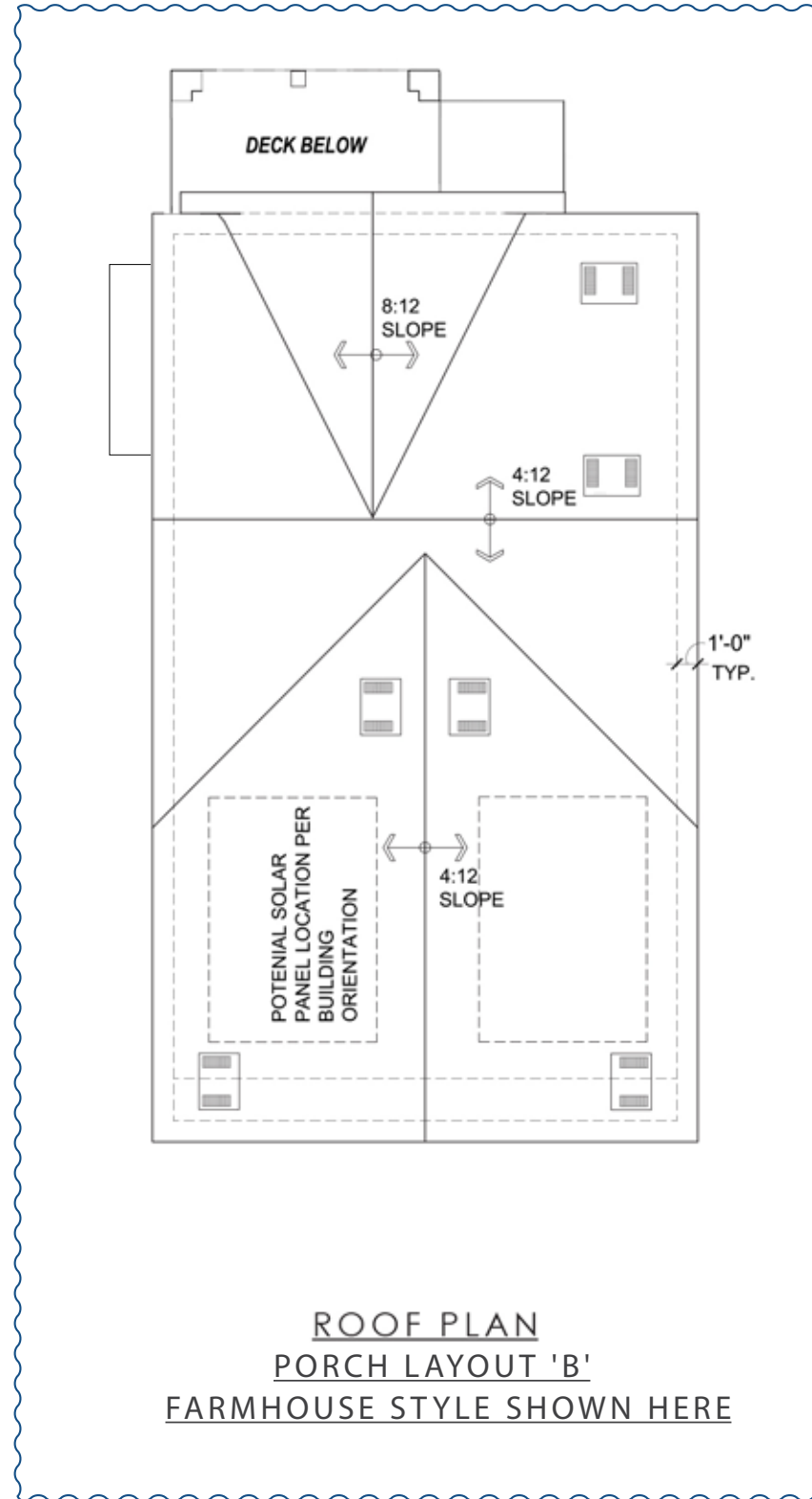
SMALL LOT SINGLE-FAMILY HOME - PLAN 3 TYPICAL THIRD FLOOR PLANS

FINAL DEVELOPMENT PLAN - PARCEL 11

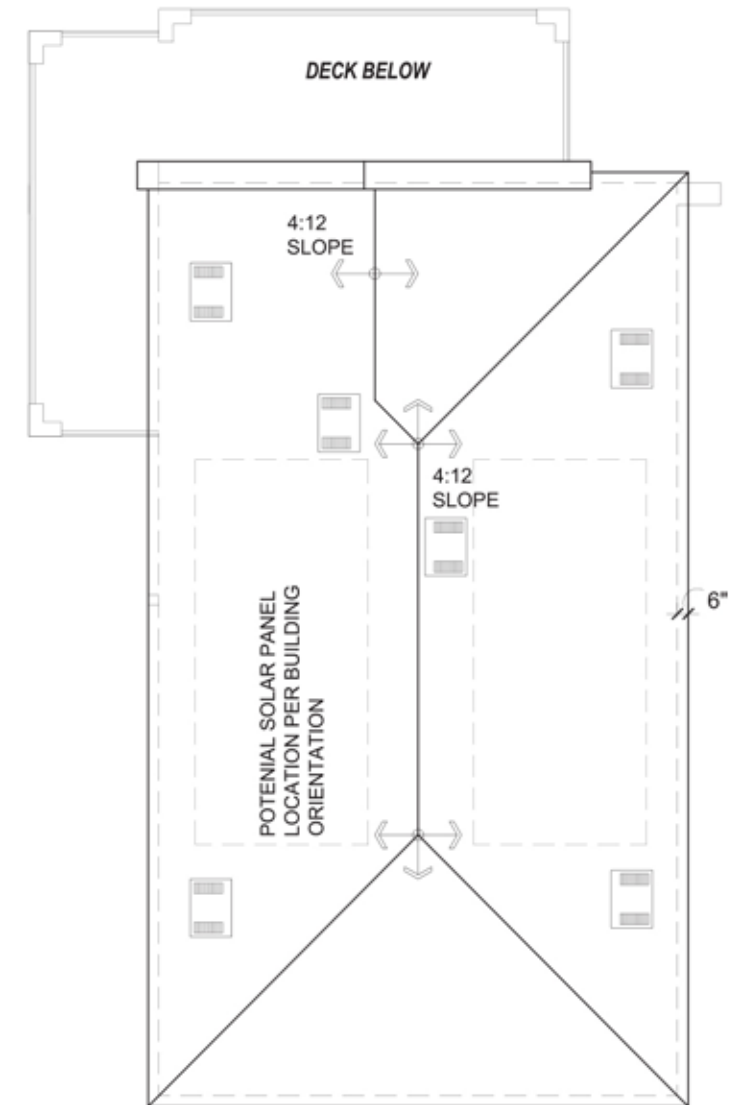




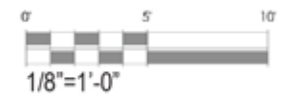
**ROOF PLAN**  
**PORCH LAYOUT 'A'**  
**FARMHOUSE STYLE SHOWN HERE**



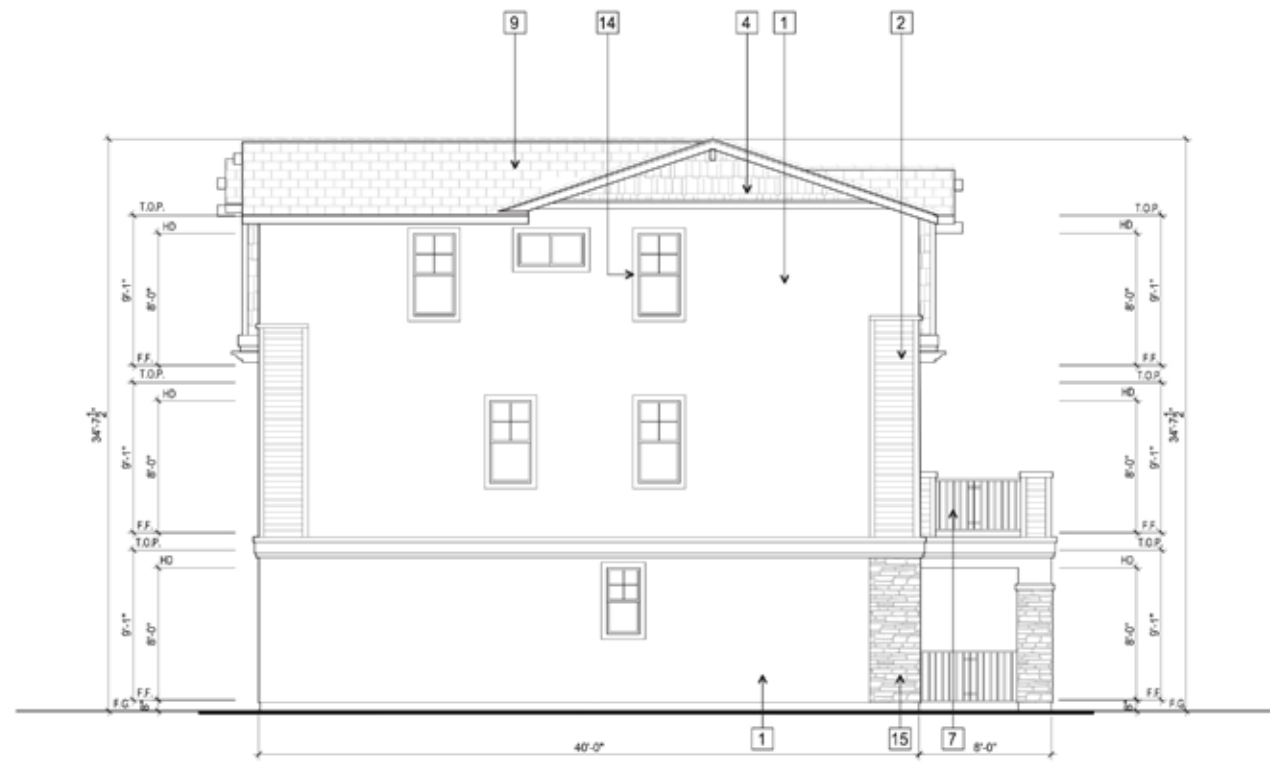
**ROOF PLAN**  
**PORCH LAYOUT 'B'**  
**FARMHOUSE STYLE SHOWN HERE**



**ROOF PLAN OPTION WITH**  
**WRAP PORCH/ PORCH LAYOUT 'C'**  
**MISSION STYLE SHOWN HERE**







LEFT ELEVATION



FRONT ELEVATION

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

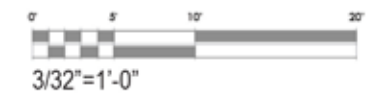
ELEVATION KEY NOTES



REAR ELEVATION



RIGHT ELEVATION



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

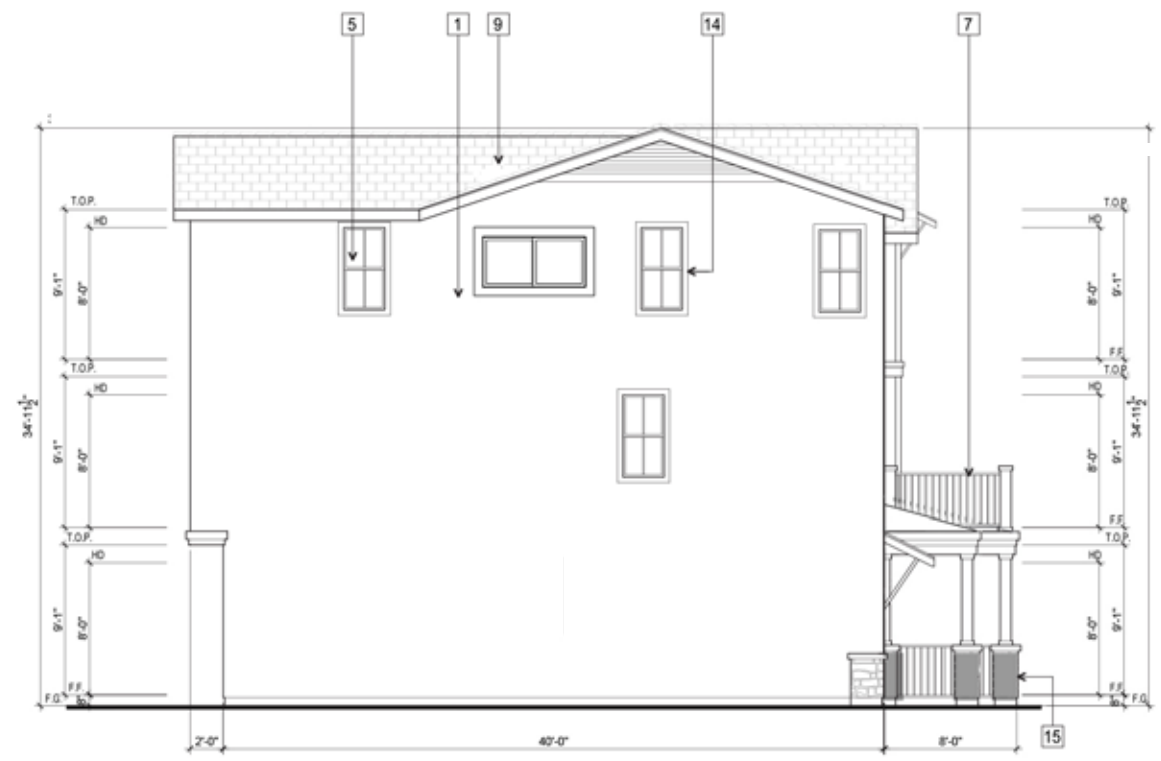
# OAK KNOLL

BUILDING 1 ELEVATIONS - PLAN 2 CRAFTSMAN WITH PORCH 'C' LAYOUT REVERSED

FINAL DEVELOPMENT PLAN - PARCEL 11





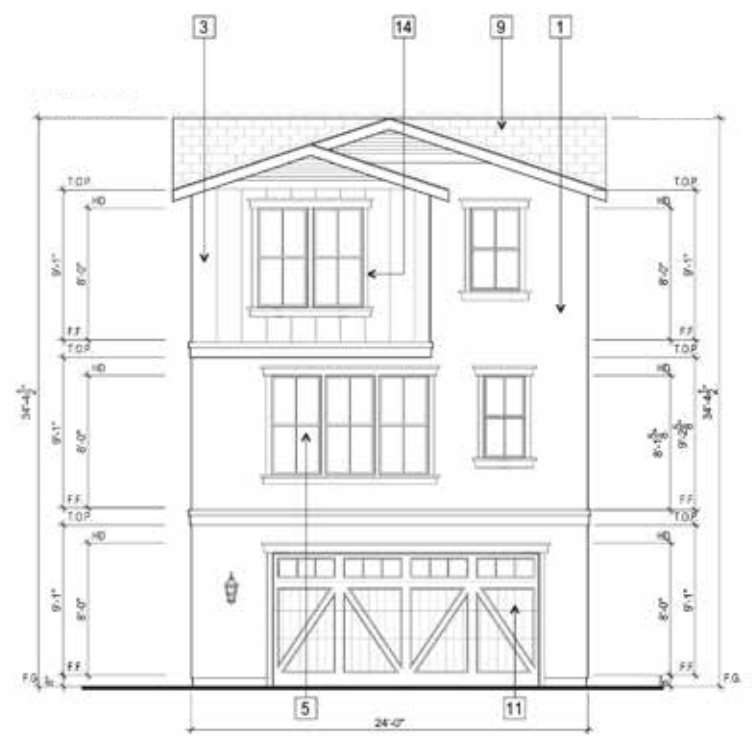


LEFT ELEVATION

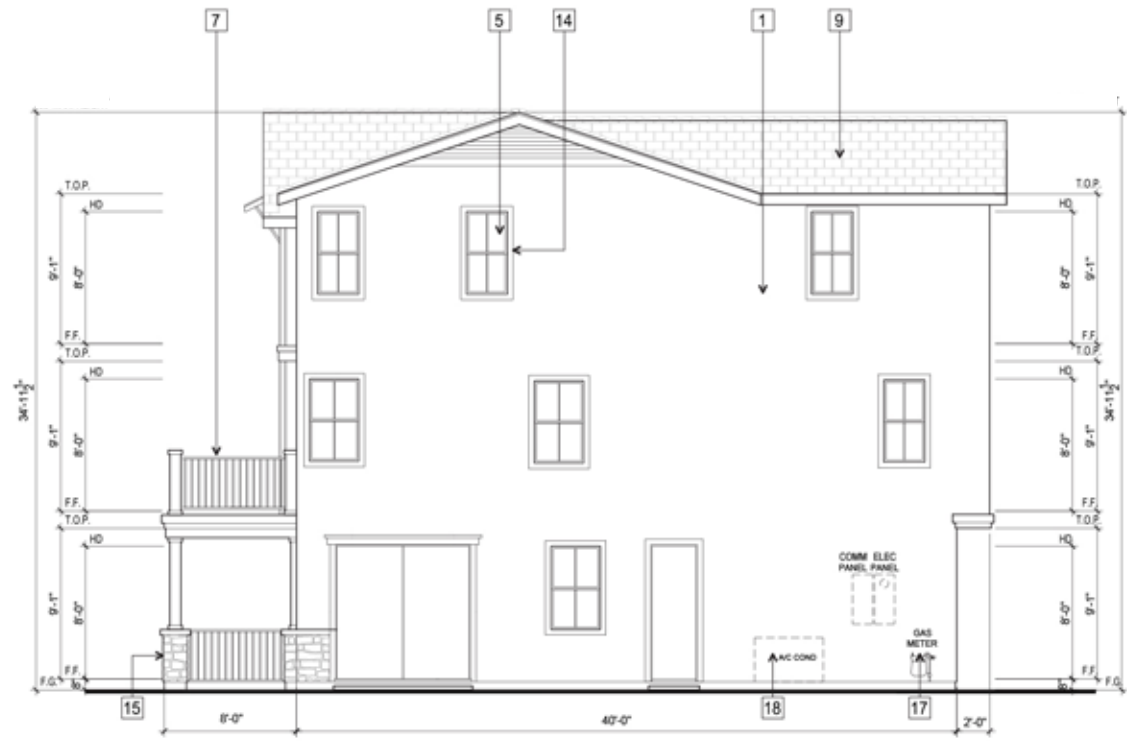


FRONT ELEVATION

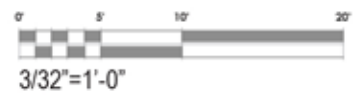
- |    |  |
|----|--|
| 1  | STUCCO                                   |
| 2  | HORIZONTAL SIDING                        |
| 3  | BOARD & BATT SIDING                      |
| 4  | SHINGLE SIDING                           |
| 5  | VINYL WINDOW                             |
| 6  | SHUTTERS AT ENHANCED ELEVATION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



REAR ELEVATION



RIGHT ELEVATION



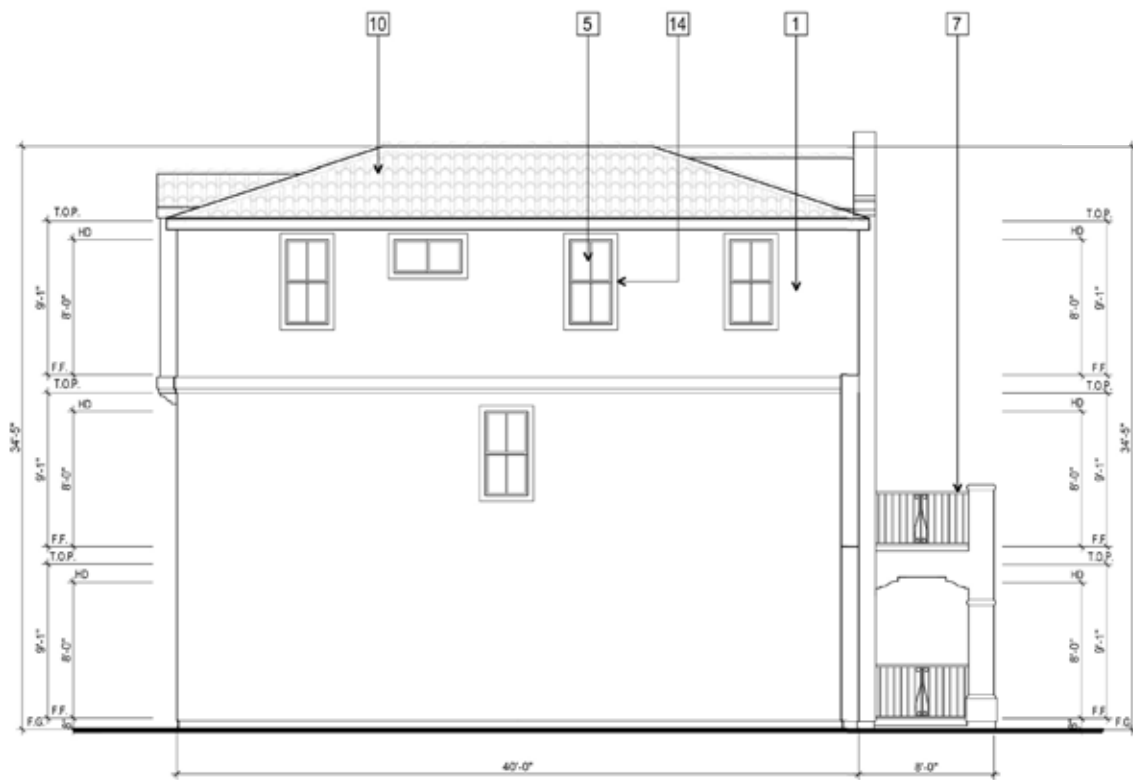
# OAK KNOLL

BUILDING 2 ELEVATIONS - PLAN 2 FARMHOUSE WITH PORCH B LAYOUT

FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

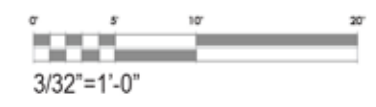


RIGHT ELEVATION

**SEE ADDENDUM**

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

**ELEVATION KEY NOTES**



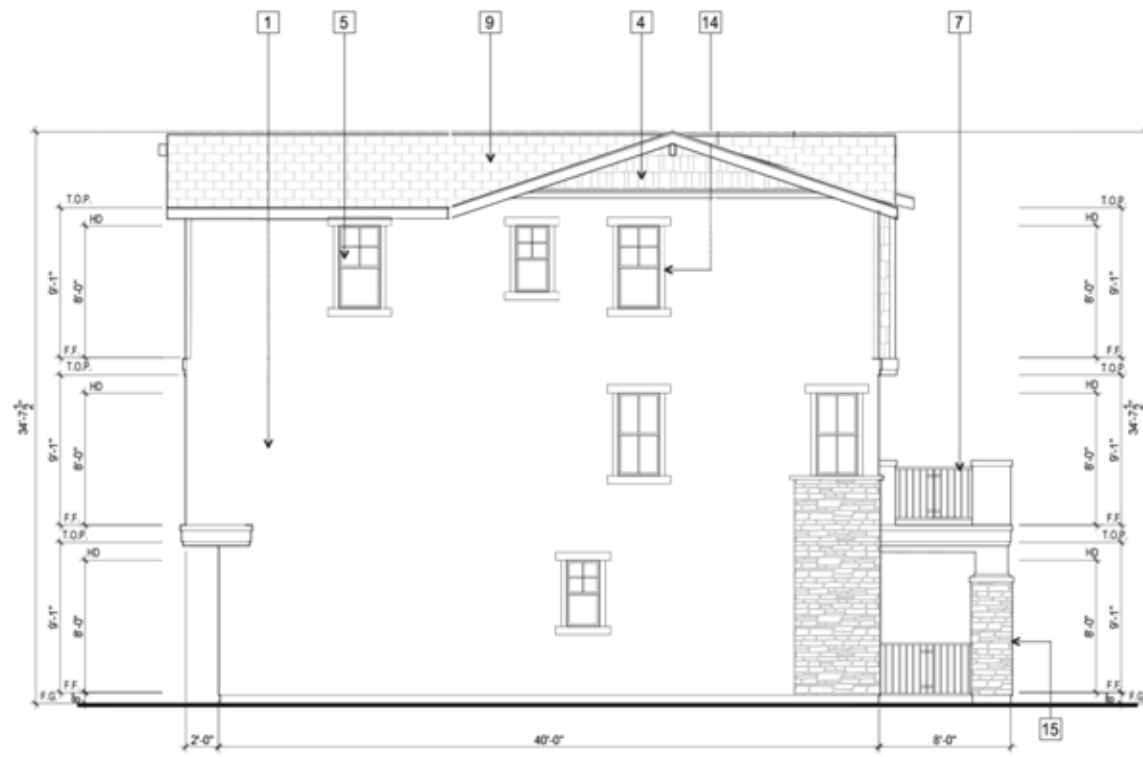
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

BUILDING 3 ELEVATIONS - PLAN 1 MISSION WITH PORCH 'A' LAYOUT  
FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



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 | JULIET BALCONY                           |
| 14 | WINDOW WOOD TRIM                         |
| 15 | STONE VENEER                             |
| 16 | EXTERIOR LIGHTING                        |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION                             |
| 19 | PRIVACY FENCE AT END UNIT                |
| 20 | TILE ACCENT                              |
| 21 | DECORATIVE WOOD RAIL                     |
- ELEVATION KEY NOTES**



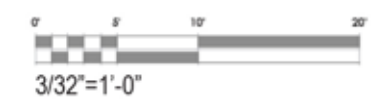
**SEE ADDENDUM**



REAR ELEVATION



RIGHT ELEVATION



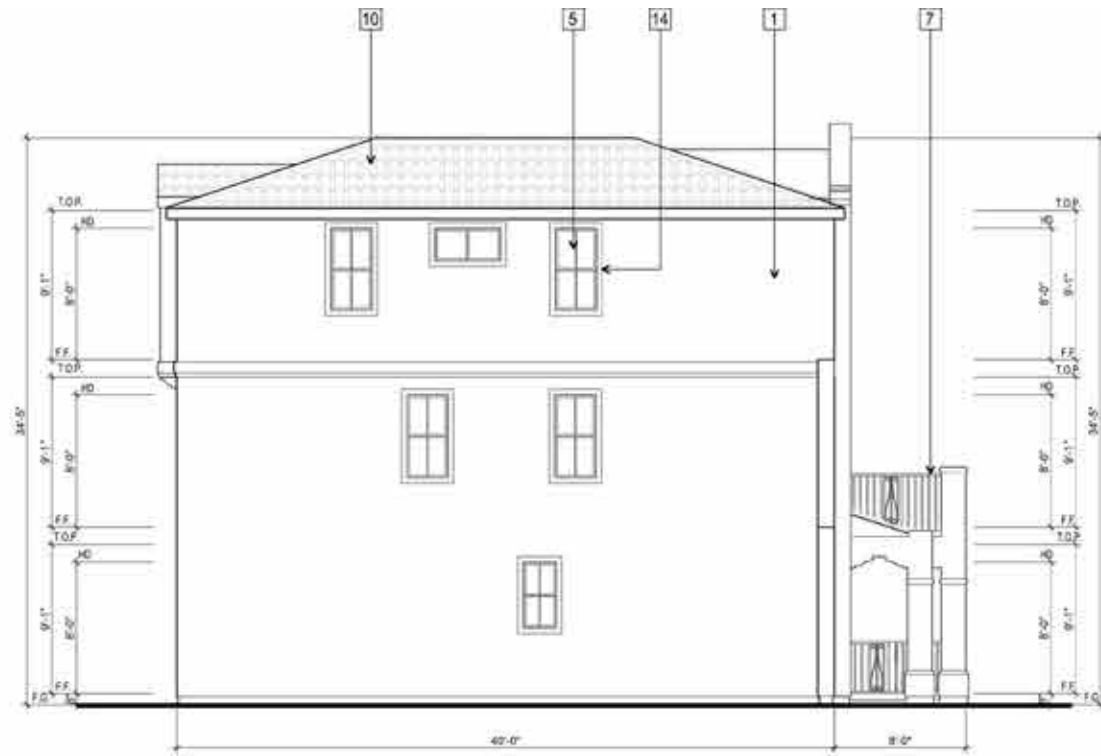
# OAK KNOLL

BUILDING 4 ELEVATIONS - PLAN 1 CRAFTSMAN WITH PORCH 'A' LAYOUT HIGH VISIBILITY

FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



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	SHUTTERS AT ENHANCED CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT

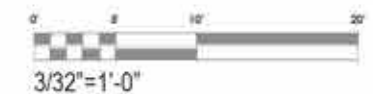
**ELEVATION KEY NOTES**



REAR ELEVATION



RIGHT ELEVATION



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

# OAK KNOLL

BUILDING 5 ELEVATIONS - PLAN 2 MISSION WITH PORCH 'B' LAYOUT - HIGH VISIBILITY (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



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

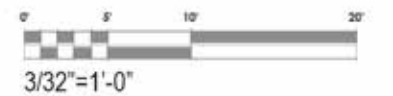
**ELEVATION KEY NOTES**



REAR ELEVATION



RIGHT ELEVATION



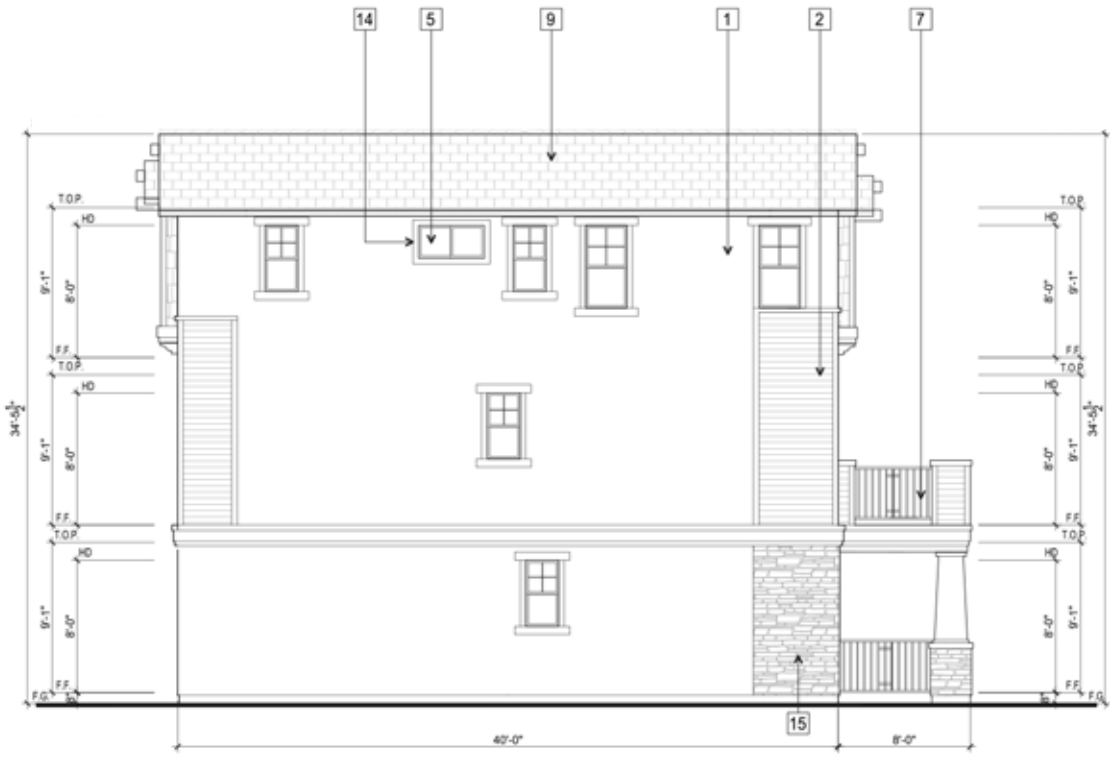
# OAK KNOLL

BUILDING 6 ELEVATIONS - PLAN 1 FARMHOUSE WITH PORCH 'A' LAYOUT (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION

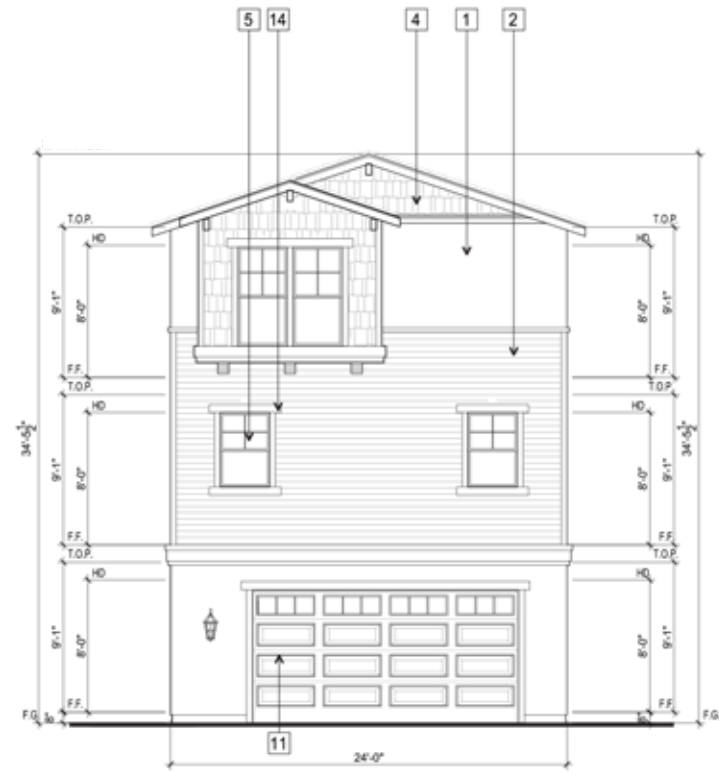


FRONT ELEVATION

- |    |  |
|----|--|
| 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 | JULIET BALCONY                           |
| 14 | WINDOW WOOD TRIM                         |
| 15 | STONE VENEER                             |
| 16 | EXTERIOR LIGHTING                        |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION                             |
| 19 | PRIVACY FENCE AT END UNIT                |
| 20 | TILE ACCENT                              |
| 21 | DECORATIVE WOOD RAIL                     |
- ELEVATION KEY NOTES**



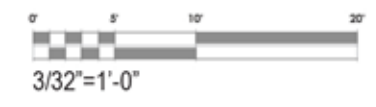
**SEE ADDENDUM**



REAR ELEVATION



RIGHT ELEVATION



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

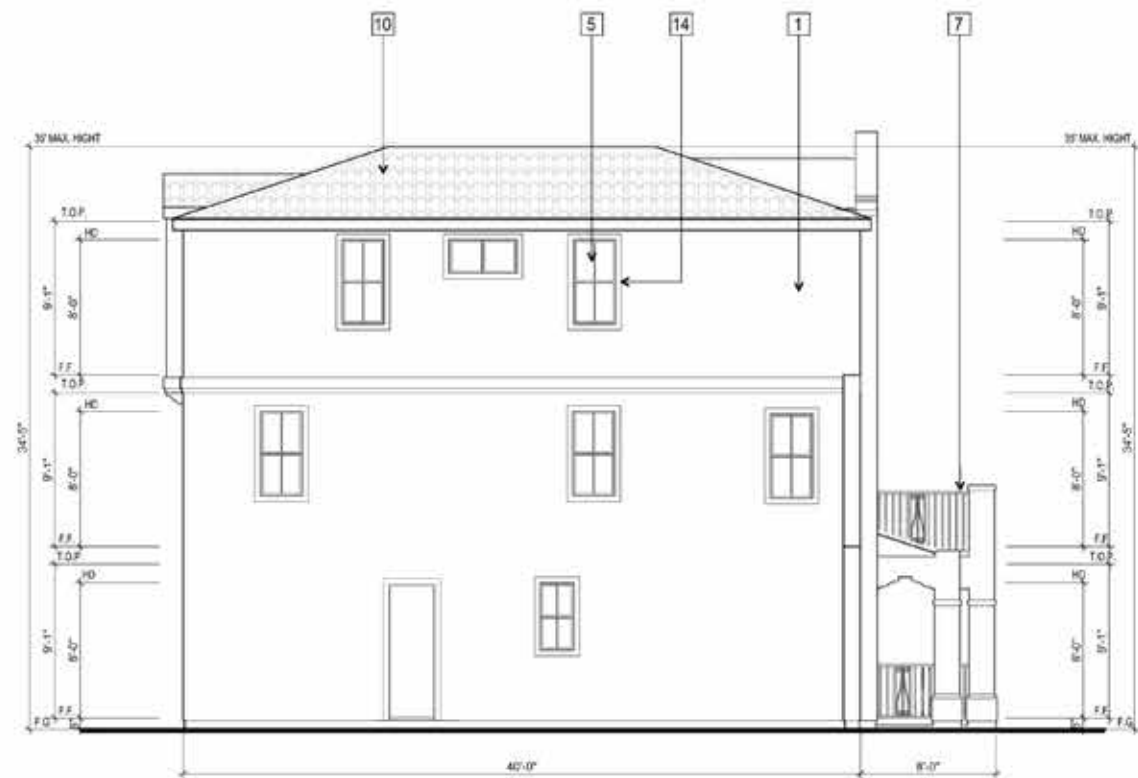
# OAK KNOLL

BUILDING 7 ELEVATIONS - PLAN 1 CRAFTSMAN WITH PORCH 'A' LAYOUT (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



FRONT ELEVATION

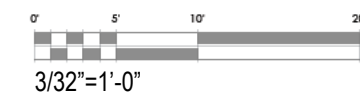
- |    |  |
|----|--|
| 1  | STUCCO                                   |
| 2  | HORIZONTAL SIDING                        |
| 3  | BOARD & BATT SIDING                      |
| 4  | SHINGLE SIDING                           |
| 5  | VINYL WINDOW                             |
| 6  | SHUTTERS AT ENHANCED ELEVATION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



REAR ELEVATION



RIGHT ELEVATION



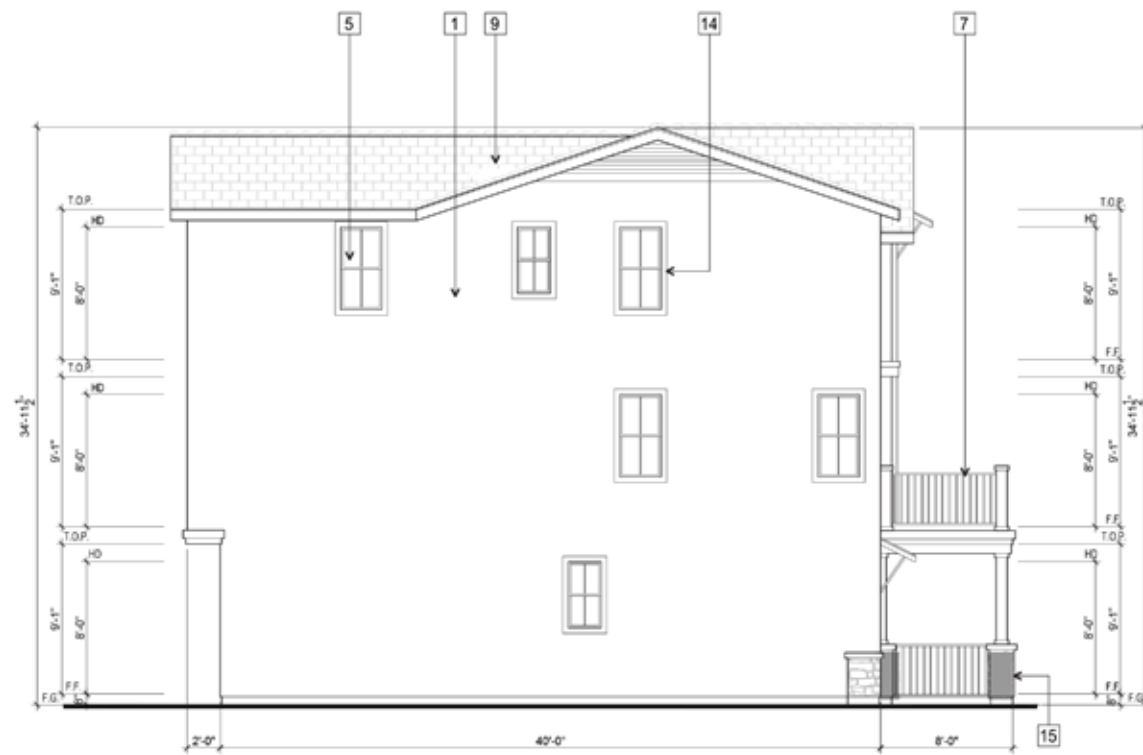
# OAK KNOLL

BUILDING 8 ELEVATIONS - PLAN 3 MISSION WITH PORCH 'B' LAYOUT (REVERSED)

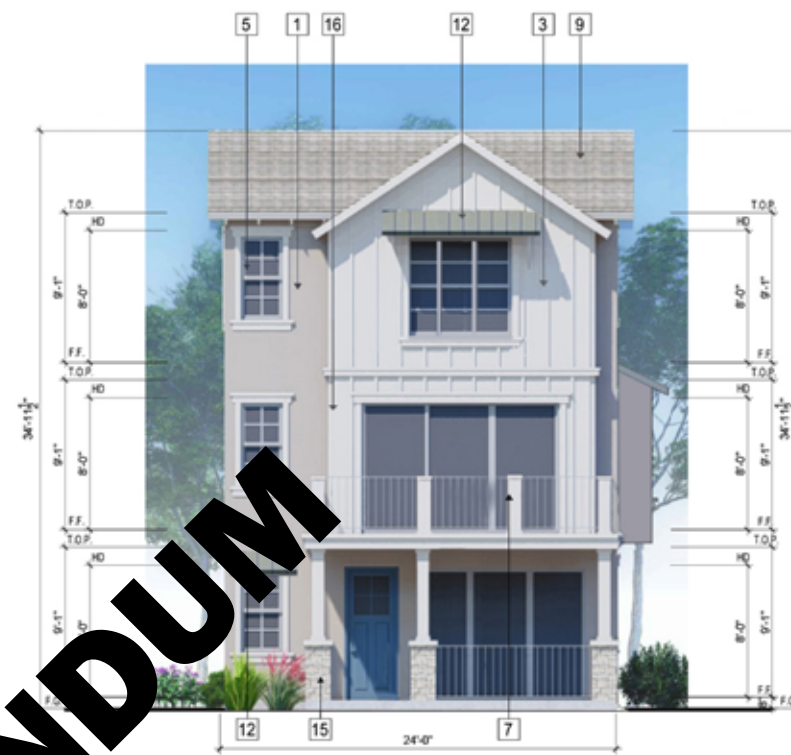
FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



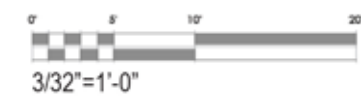
RIGHT ELEVATION

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

ELEVATION KEY NOTES



SEE ADDENDUM



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

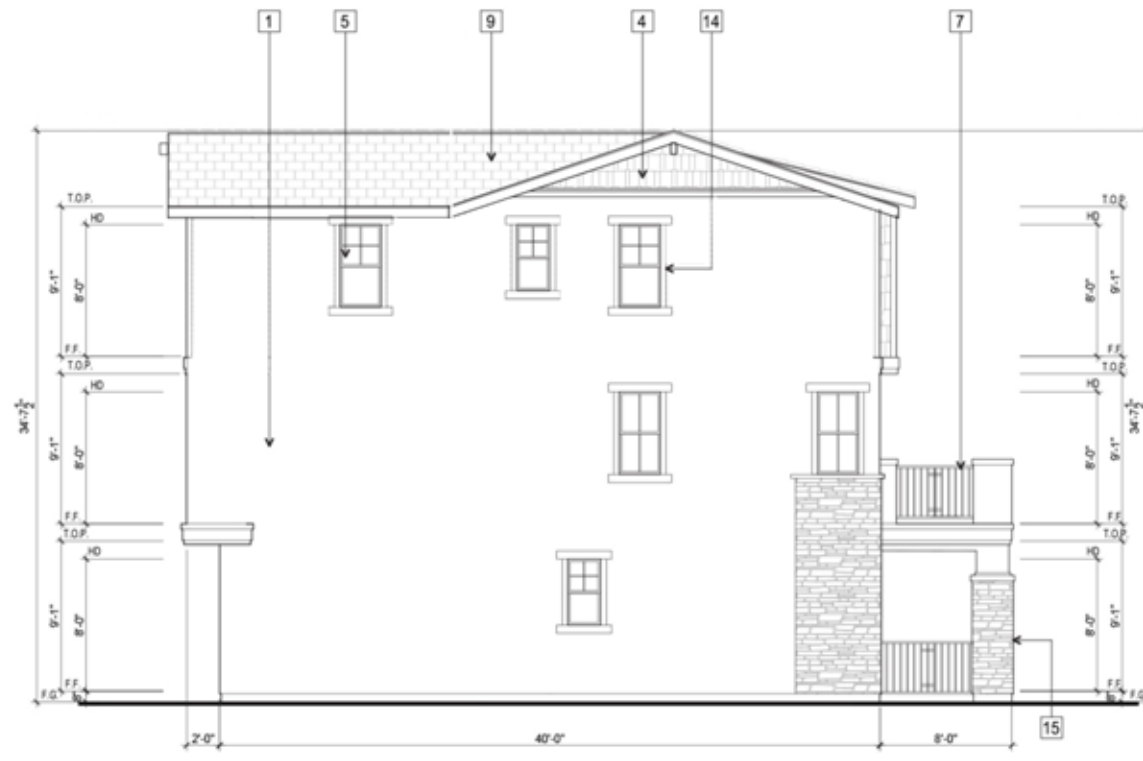
# OAK KNOLL

BUILDING 9 ELEVATIONS - PLAN 3 FARMHOUSE WITH PORCH 'A' LAYOUT - HIGH VISIBILITY

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



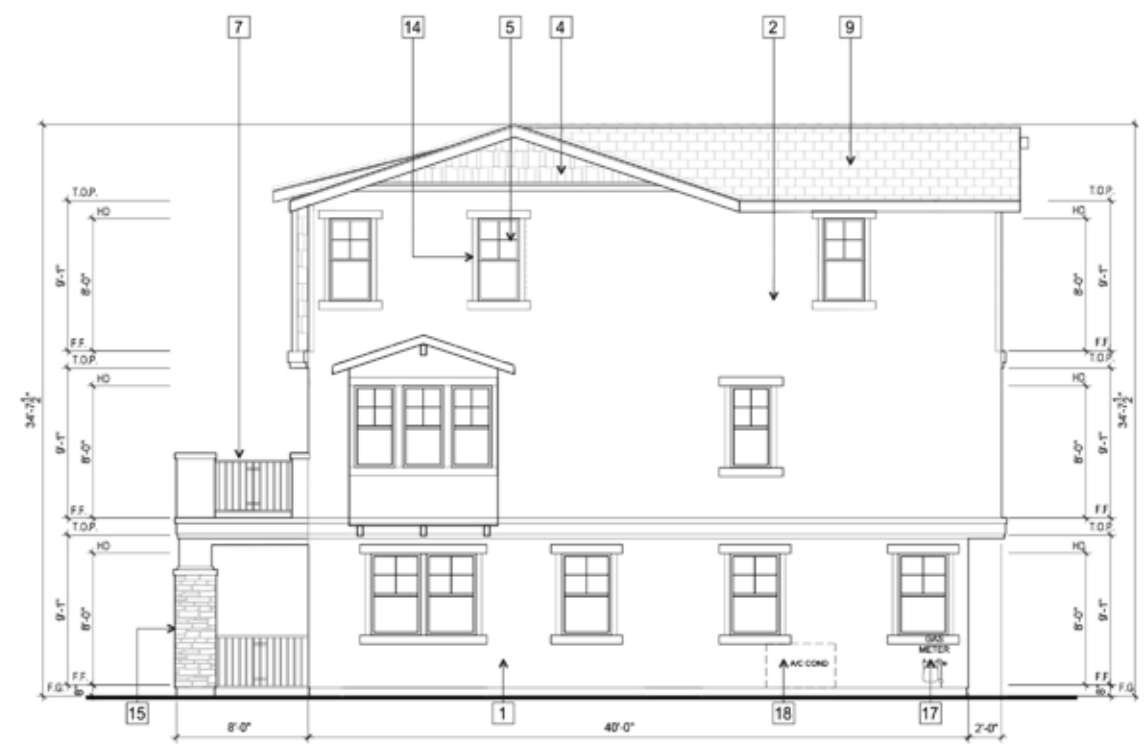
FRONT ELEVATION

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

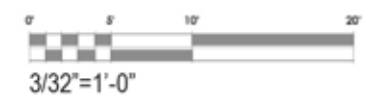
**ELEVATION KEY NOTES**



REAR ELEVATION



RIGHT ELEVATION



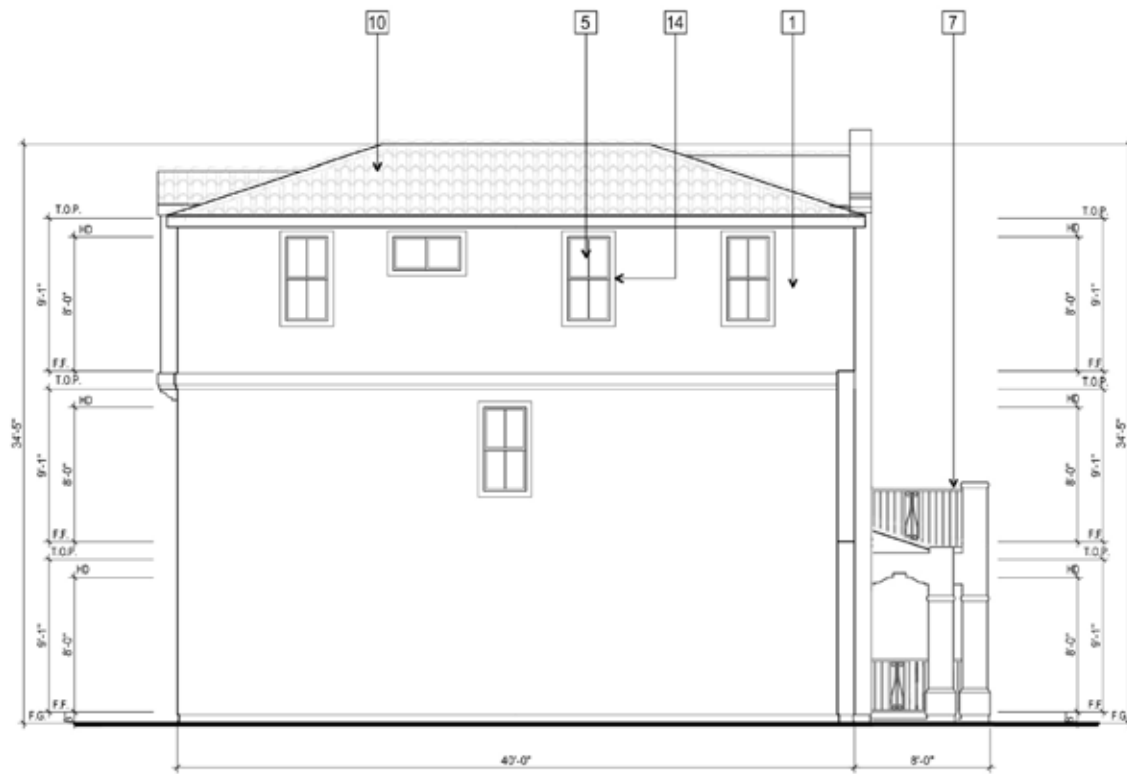
# OAK KNOLL

BUILDING 10 ELEVATIONS - PLAN 3 CRAFTSMAN WITH PORCH 'A' LAYOUT- HIGH VISIBILITY (REVERSED)

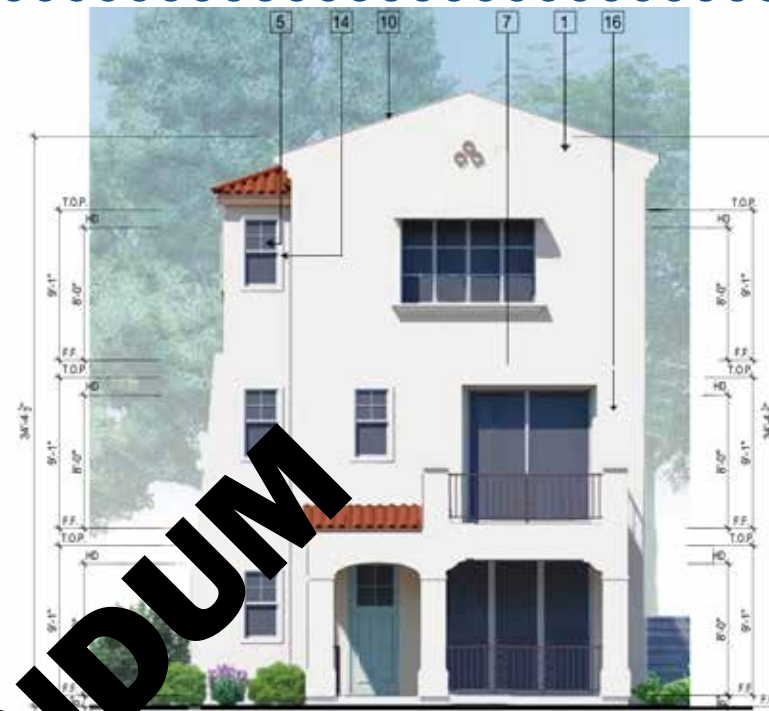
FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



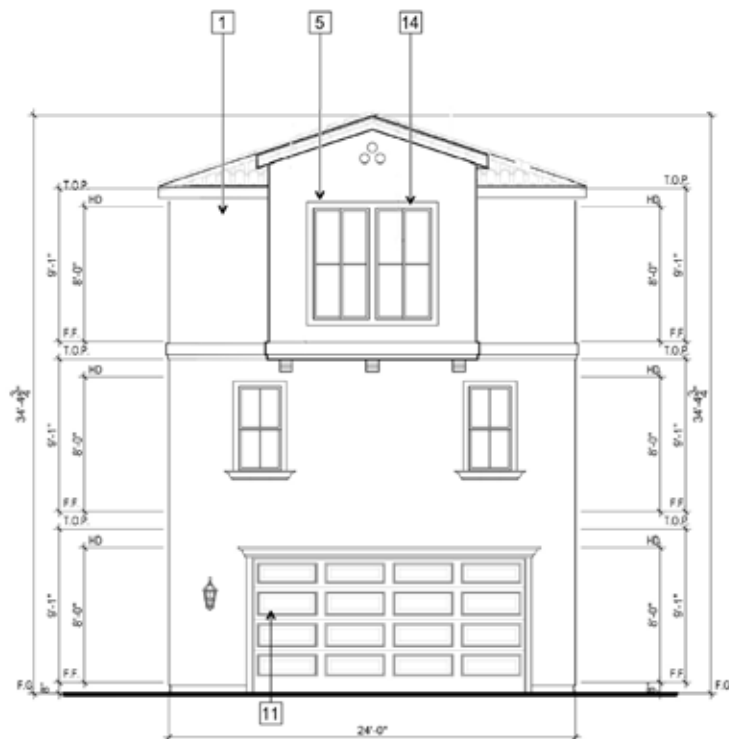
FRONT ELEVATION

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

**ELEVATION KEY NOTES**



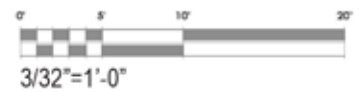
**SEE ADDENDUM**



REAR ELEVATION



RIGHT ELEVATION



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

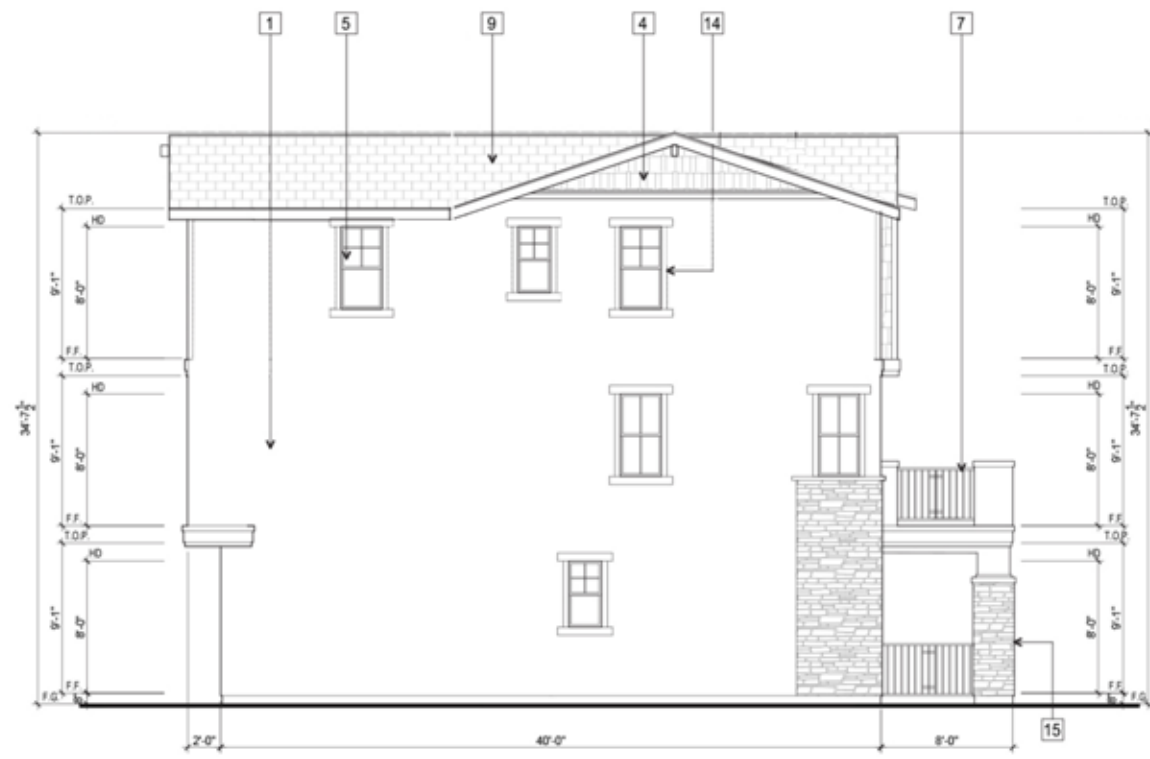
# OAK KNOLL

BUILDING 11 ELEVATIONS - PLAN 1 MISSION WITH PORCH 'B' LAYOUT

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



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 | JULIET BALCONY                           |
| 14 | WINDOW WOOD TRIM                         |
| 15 | STONE VENEER                             |
| 16 | EXTERIOR LIGHTING                        |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION                             |
| 19 | PRIVACY FENCE AT END UNIT                |
| 20 | TILE ACCENT                              |
| 21 | DECORATIVE WOOD RAIL                     |
- ELEVATION KEY NOTES**



**SEE ADDENDUM**

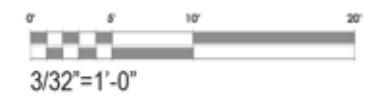


REAR ELEVATION



RIGHT ELEVATION

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

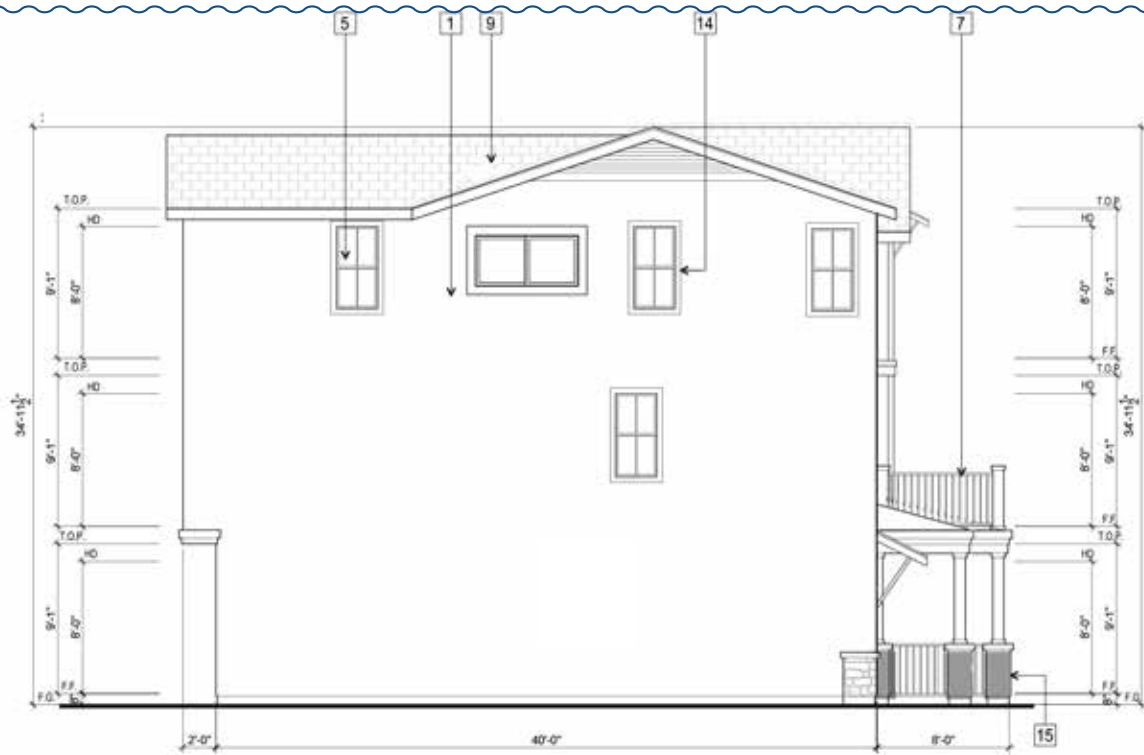


# OAK KNOLL

BUILDING 12 ELEVATIONS - PLAN 1 CRAFTSMAN WITH PORCH 'B' LAYOUT  
FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION

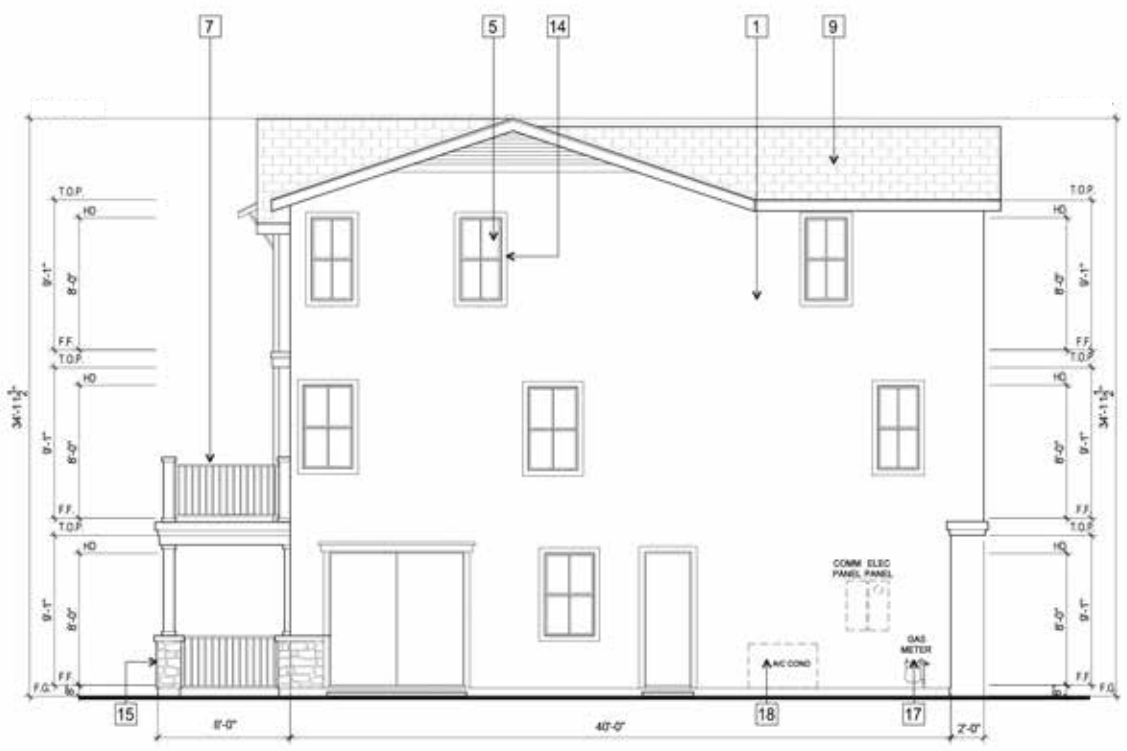


FRONT ELEVATION

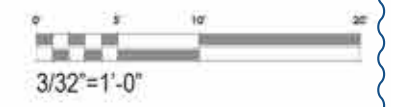
- |    |  |
|----|--|
| 1  | STUCCO                                   |
| 2  | HORIZONTAL SIDING                        |
| 3  | BOARD & BATT SIDING                      |
| 4  | SHINGLE SIDING                           |
| 5  | VINYL WINDOW                             |
| 6  | SHUTTERS AT ENHANCED ELEVATION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



REAR ELEVATION



RIGHT ELEVATION



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

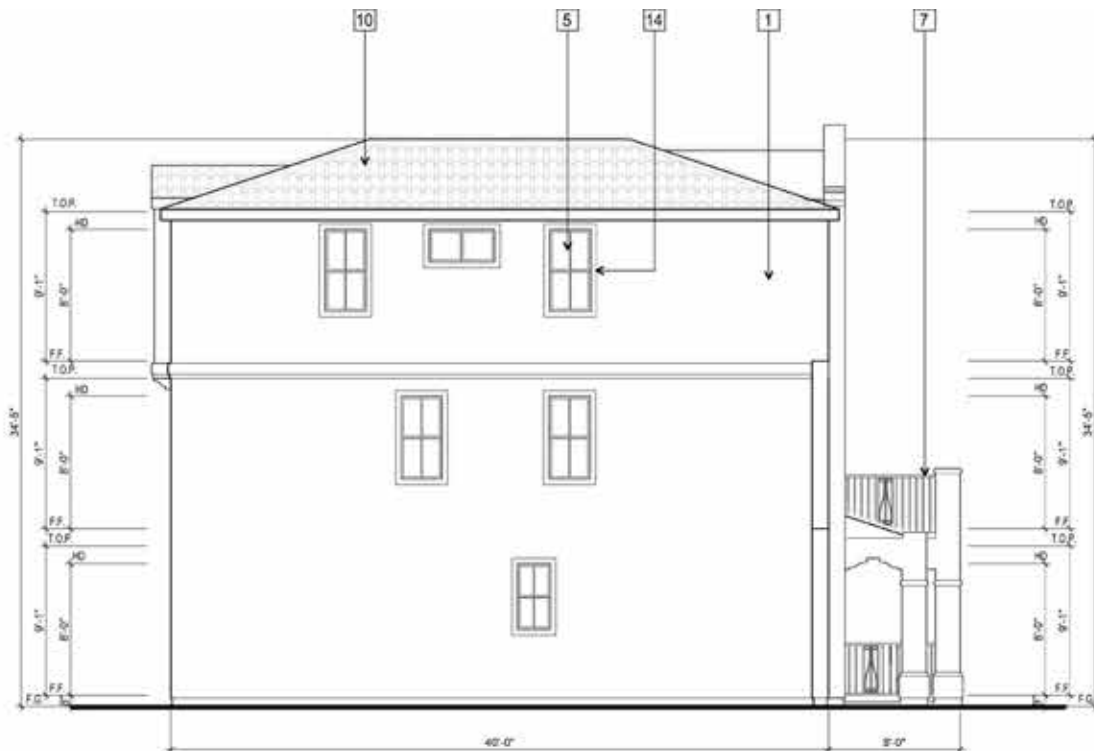
# OAK KNOLL

BUILDING 13 ELEVATIONS - PLAN 2 FARMHOUSE WITH PORCH 'B' LAYOUT

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



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 JULIET BALCONY
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 A/C LOCATION
- 19 PRIVACY FENCE AT END UNIT
- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

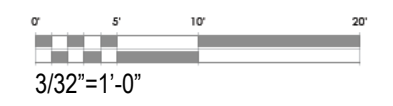
ELEVATION KEY NOTES



REAR ELEVATION



RIGHT ELEVATION



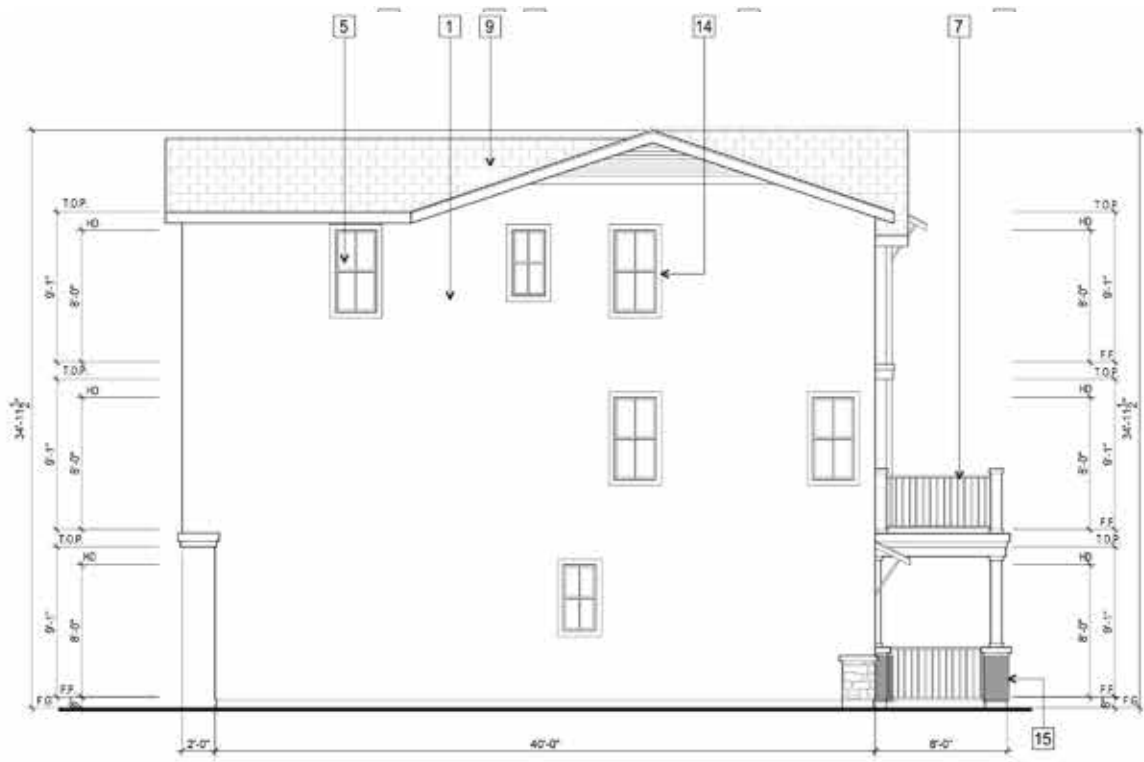
# OAK KNOLL

BUILDING 14 ELEVATIONS - PLAN 2 MISSION WITH PORCH 'B' LAYOUT HIGH VISIBILITY

FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



FRONT ELEVATION

- BE DETERMINED
  - 18 A/C LOCATION
  - 19 PRIVACY FENCE AT END UNIT
  - 20 TILE ACCENT
  - 21 DECORATIVE WOOD RAIL
- ELEVATION KEY NOTES**



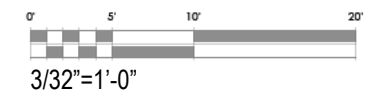
SEE ADDENDUM



REAR ELEVATION



RIGHT ELEVATION



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

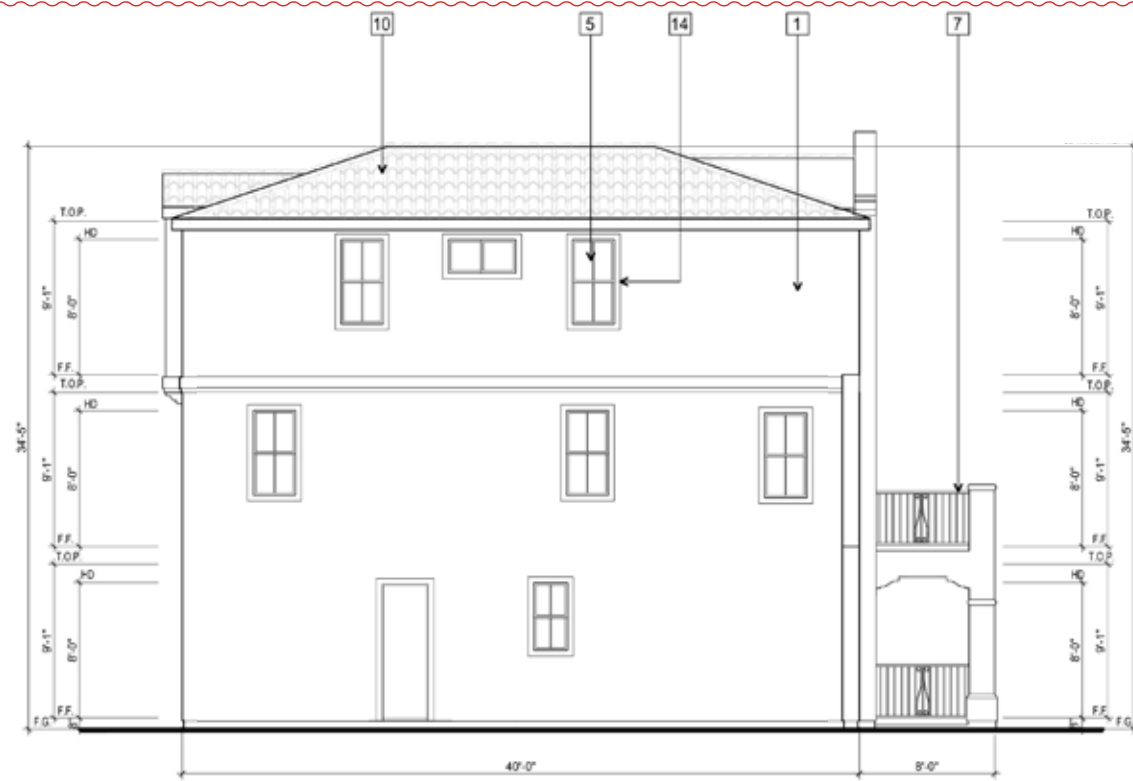
# OAK KNOLL

BUILDING 15 ELEVATIONS - PLAN 3 FARMHOUSE WITH PORCH 'A' LAYOUT HIGH VISIBILITY (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



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 JULIET BALCONY
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 AC LOCATION
- 19 PRIVACY FENCE AT END UNIT
- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

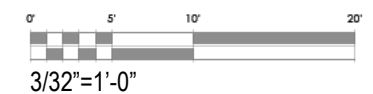
ELEVATION KEY NOTES



REAR ELEVATION



RIGHT ELEVATION



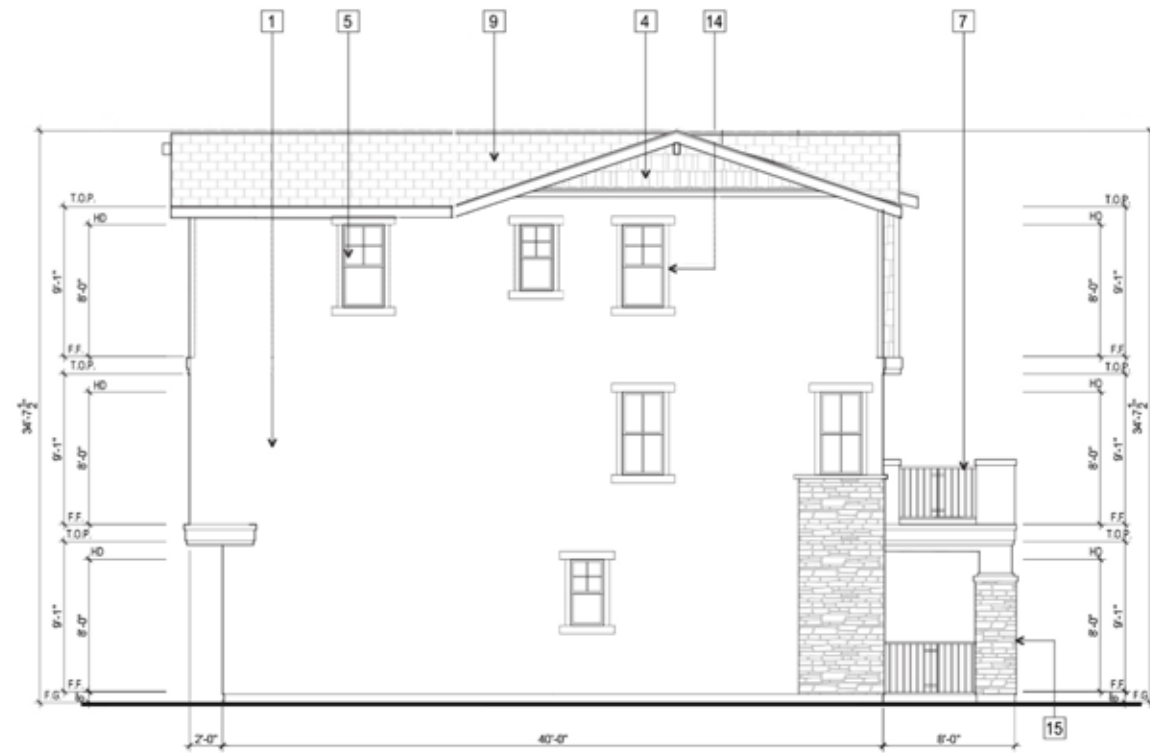
# OAK KNOLL

BUILDING 16 ELEVATIONS - PLAN 3 MISSION WITH PORCH 'A' LAYOUT (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



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 | JULIET BALCONY                           |
| 14 | WINDOW WOOD TRIM                         |
| 15 | STONE VENEER                             |
| 16 | EXTERIOR LIGHTING                        |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION                             |
| 19 | PRIVACY FENCE AT END UNIT                |
| 20 | TILE ACCENT                              |
| 21 | DECORATIVE WOOD RAIL                     |
- ELEVATION KEY NOTES**

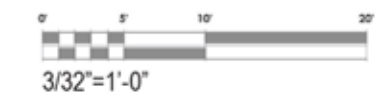


REAR ELEVATION



RIGHT ELEVATION

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



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

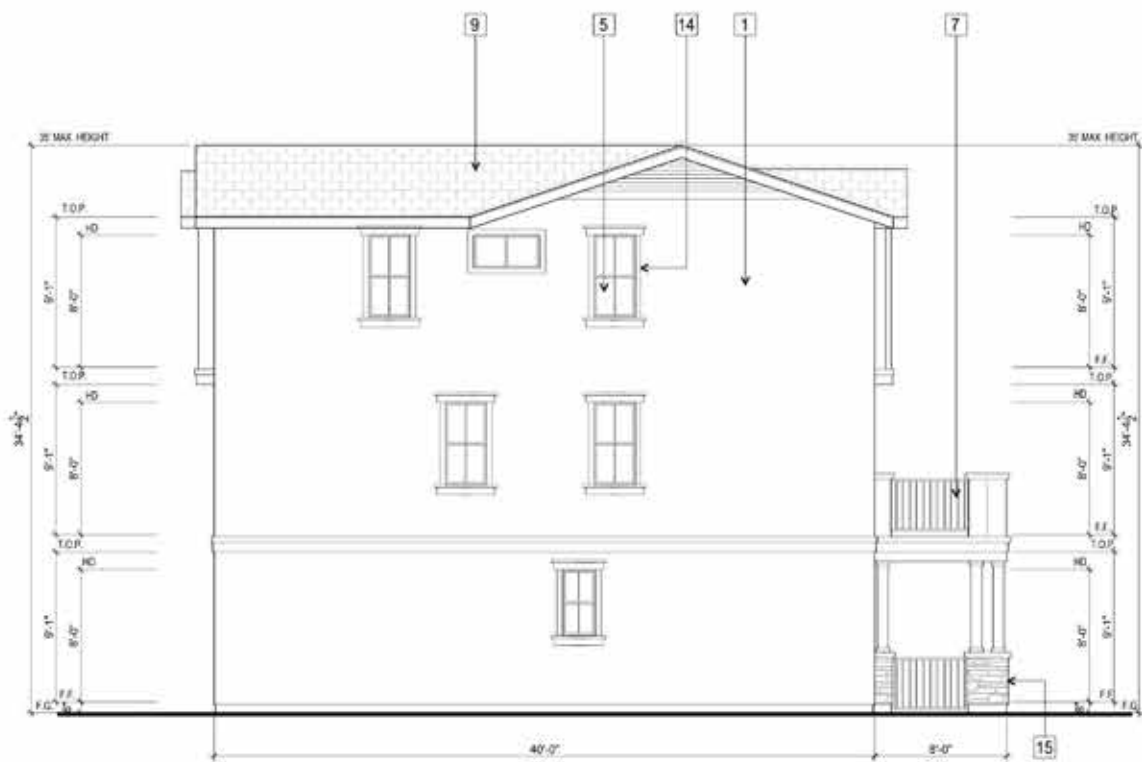
# OAK KNOLL

## BUILDING 17 ELEVATIONS - PLAN 3 CRAFTSMAN WITH PORCH 'B' LAYOUT (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11







LEFT ELEVATION



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 JULIET BALCONY
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 A/C LOCATION
- 19 PRIVACY FENCE AT END UNIT
- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

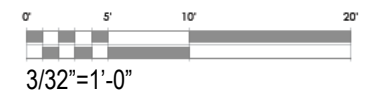


REAR ELEVATION



RIGHT ELEVATION

NO1  
HEIC  
(T.C  
FEET



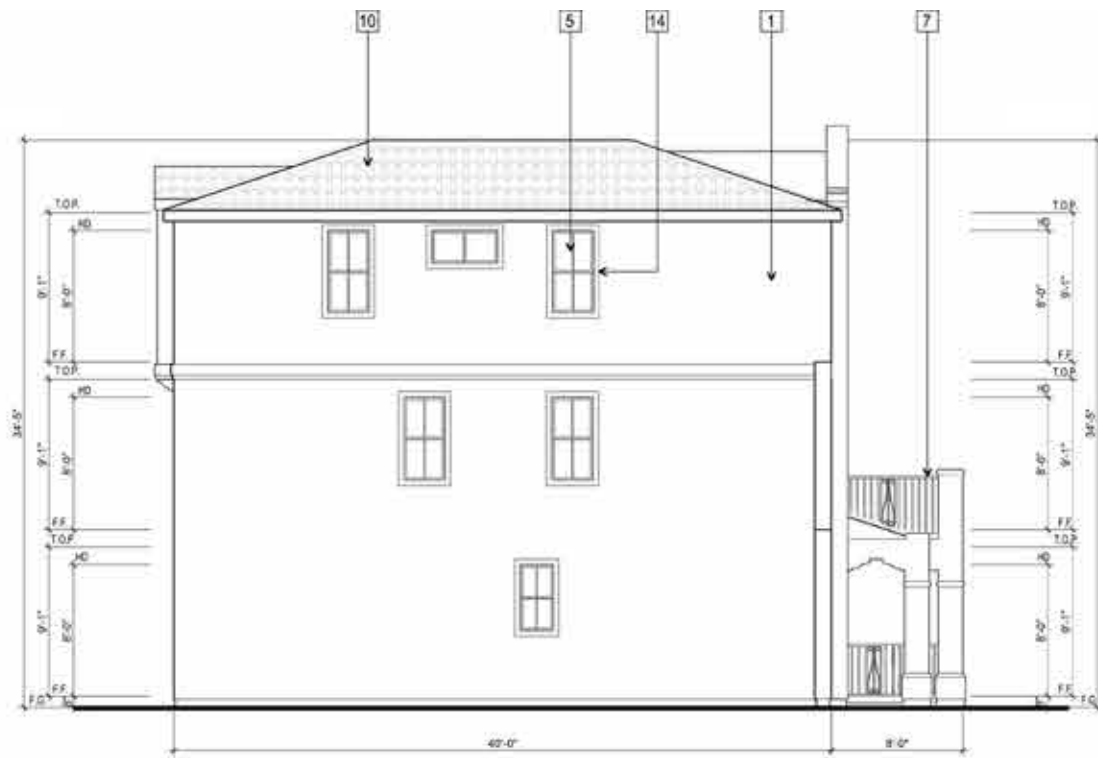
# OAK KNOLL

BUILDING 18 ELEVATIONS - PLAN 3 FARMHOUSE WITH PORCH 'A' LAYOUT (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 11

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





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



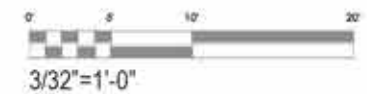
RIGHT ELEVATION

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	SHUTTERS AT ENHANCED CONDITION FACING STREET
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT

**ELEVATION KEY NOTES**



**SEE ADDENDUM**





**SEE ADDENDUM**



PLAN 3 FARMHOUSE BLDG 15    PLAN 3 MISSION BLDG 16    PLAN 3 CRAFTSMAN BLDG 17    PLAN 1 FARMHOUSE BLDG 18    PLAN 1 MISSION BLDG 19    PLAN 2 CRAFTSMAN BLDG 1    PLAN 2 FARMHOUSE BLDG 2    PLAN 1 MISSION BLDG 3    PLAN 1 CRAFTSMAN BLDG 4    PUBLIC OPEN SPACE



CREEKSIDE LOOP (EASTERN BOUNDARY)

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

# OAK KNOLL

## CREEKSIDE LOOP STREETSCENE ELEVATION (EASTERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 11







← RIFLE RANGE CREEK

PLAN 2  
MISSION

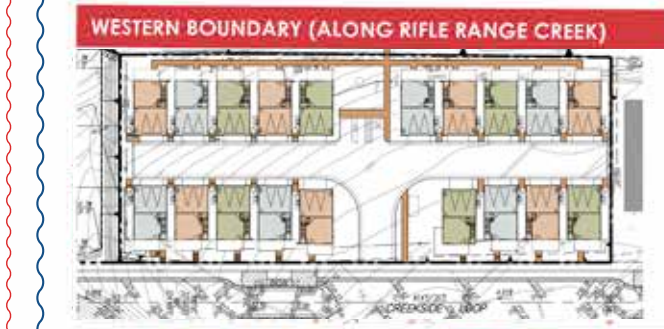
PLAN 1  
FARMHOUSE

0' 10' 20' 40'  
1"=40'





SEE ADDENDUM



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

# OAK KNOLL

## WESTERN PARCEL BOUNDARY BUILDING ELEVATIONS

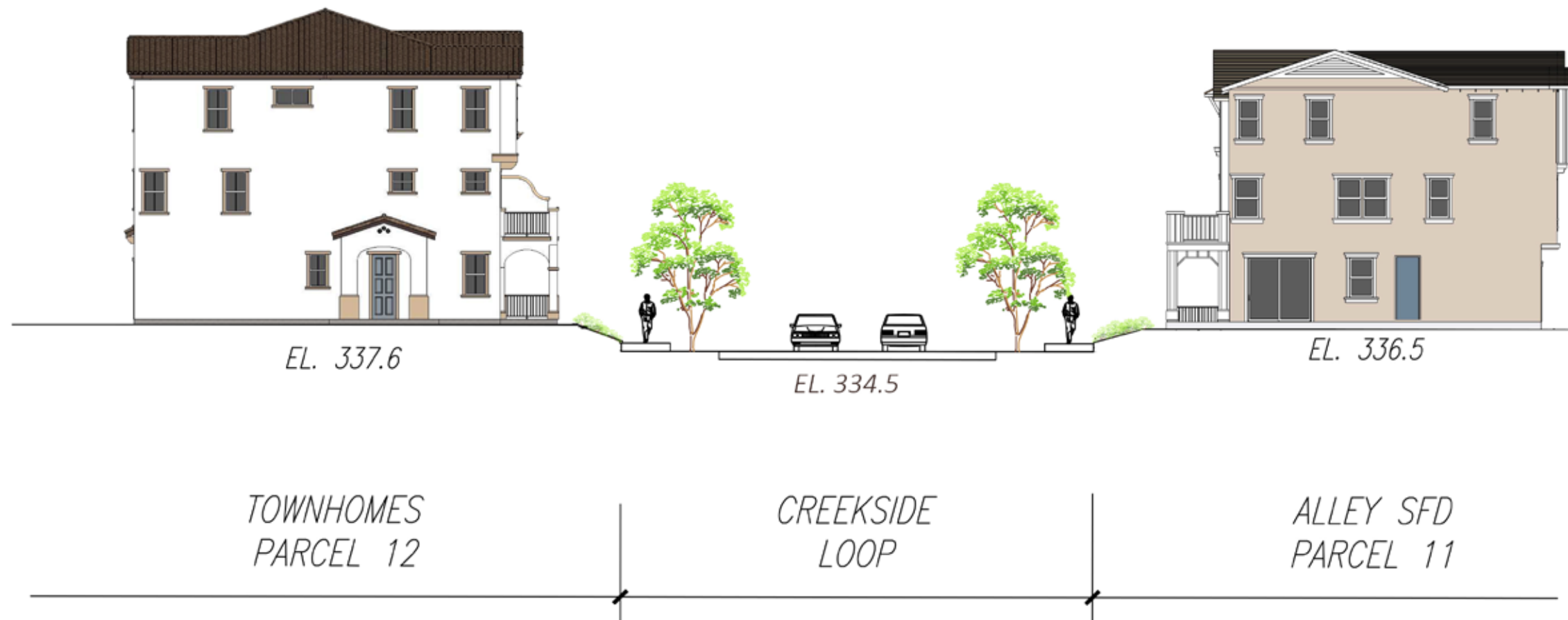
FINAL DEVELOPMENT PLAN - PARCEL 11











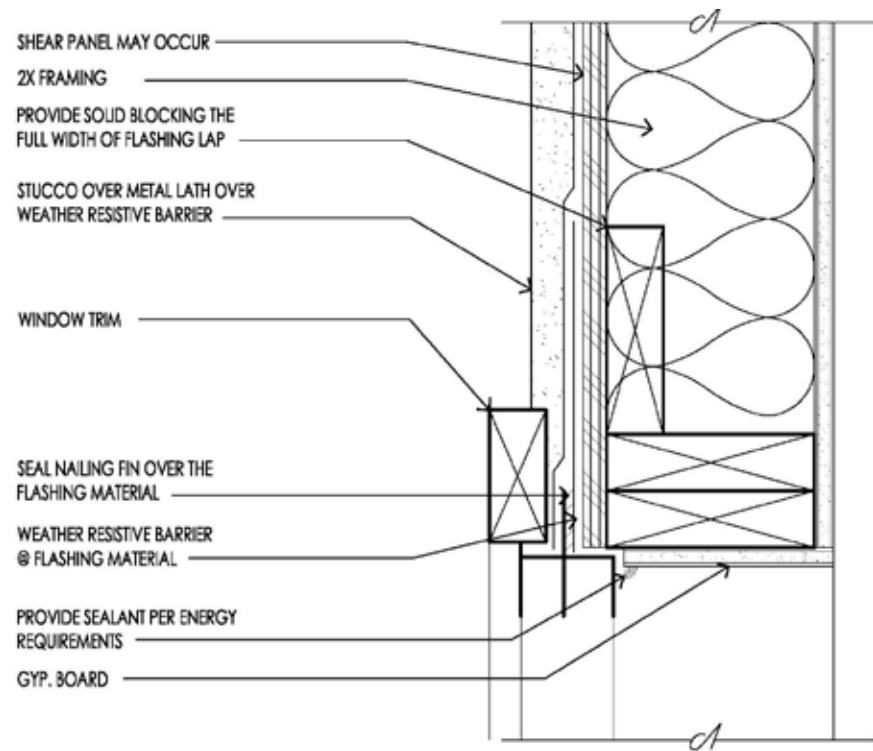
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

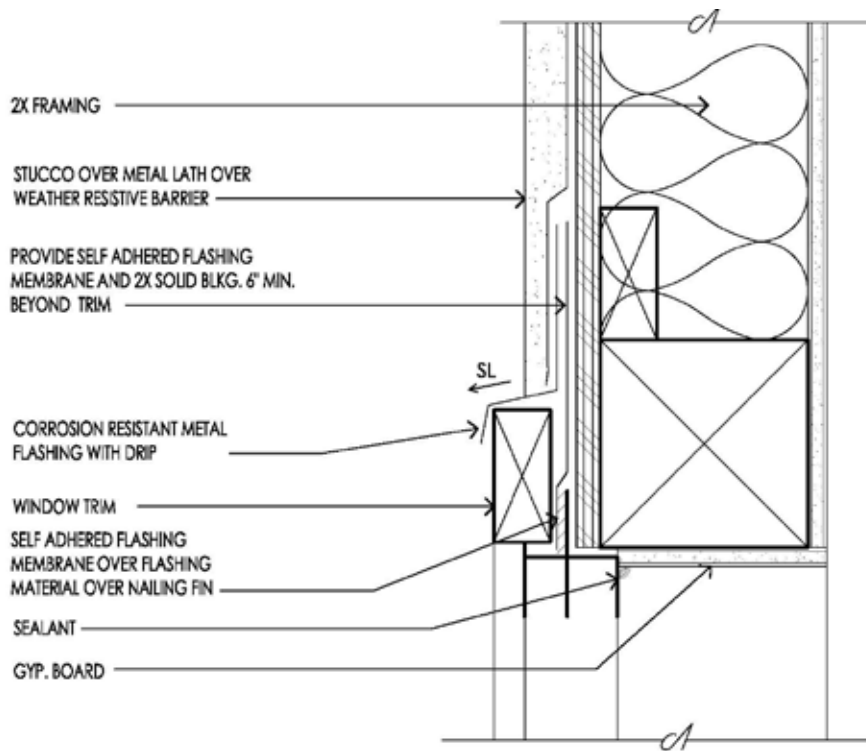
## PARCELS 11 & 12 SITE SECTION

### FINAL DEVELOPMENT PLAN - PARCEL 11

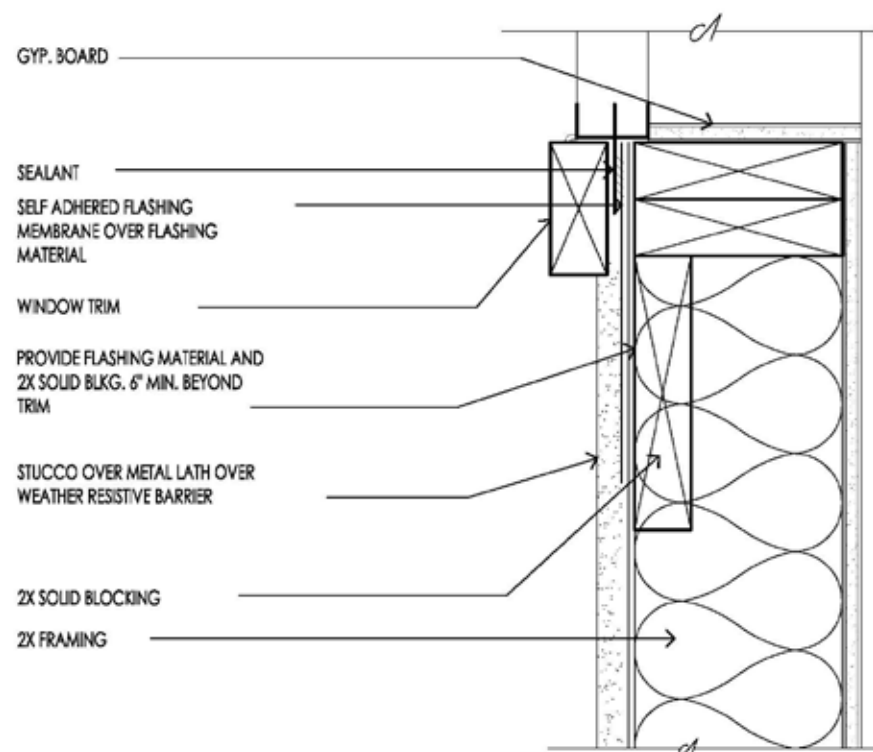




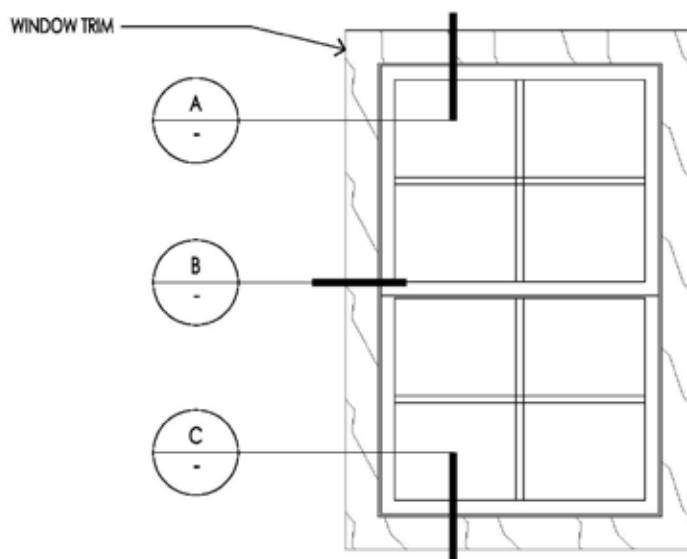
**B** WINDOW JAMB



**A** WINDOW HEADER



**C** WINDOW SILL



WINDOW WITH TRIM  
3 COAT STUCCO

N.T.S.  
DA © 2017 WDW1-VI-F-04

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

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





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

**ELEVATION KEY NOTES**

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

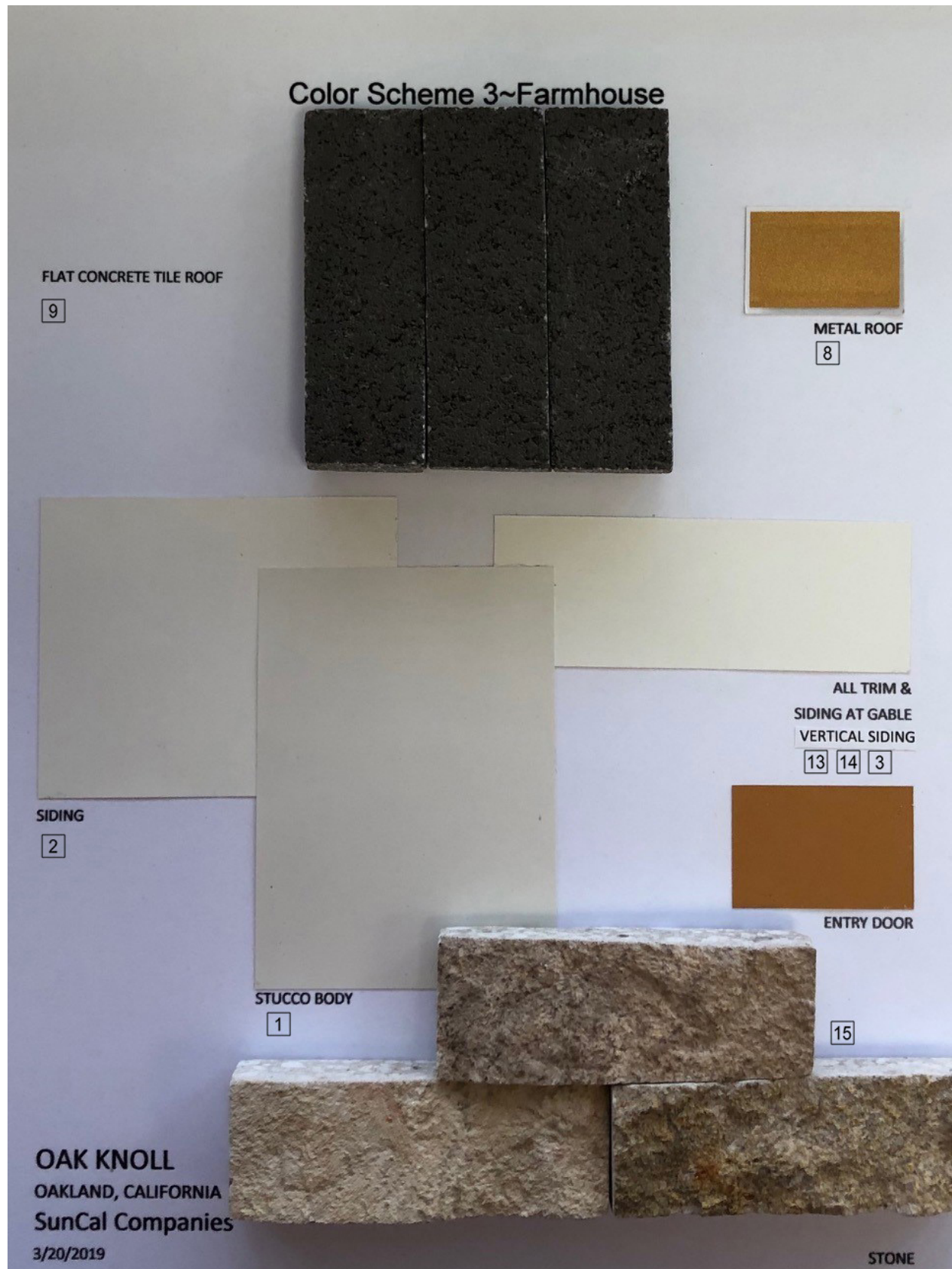
# OAK KNOLL

## MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 11







- 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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  - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
  - 18 A/C LOCATION
  - 19 PRIVACY FENCE AT END UNIT
  - 20 TILE ACCENT
  - 21 DECORATIVE WOOD RAIL
- ELEVATION KEY NOTES**





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

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

# OAK KNOLL

## MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 11





- 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**





- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
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ELEVATION KEY NOTES

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

# OAK KNOLL

## MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 11





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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**ELEVATION KEY NOTES**





Mission Style Outdoor Wall Light  
For balcony, porch or near doorways



Mission Style Outdoor Wall Light  
For balcony, porch or near doorways



Arts & Crafts or Craftsman Style Outdoor Wall Light  
For balcony, porch or near doorways



Arts & Crafts or Craftsman Style Outdoor Wall  
Lamp for balcony, porch or near doorways



Farmhouse Style Outdoor Wall Sconce  
For balcony, porch or near doorways



Farmhouse Style Outdoor Wall Mount Lantern  
For balcony porch or near doorways

NOTE:  
THESE ARE TYPICAL EXAMPLES.  
SUBSTITUTIONS & SPECIFIC MODELS  
MAY BE CHOSEN FOR FINAL DESIGNS

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

# OAK KNOLL

## EXTERIOR LIGHT FIXTURES

FINAL DEVELOPMENT PLAN - PARCEL 11



OAK KNOLL  **SunCal**