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Parcel 19 FDP Planning Submittal - 10/20/23

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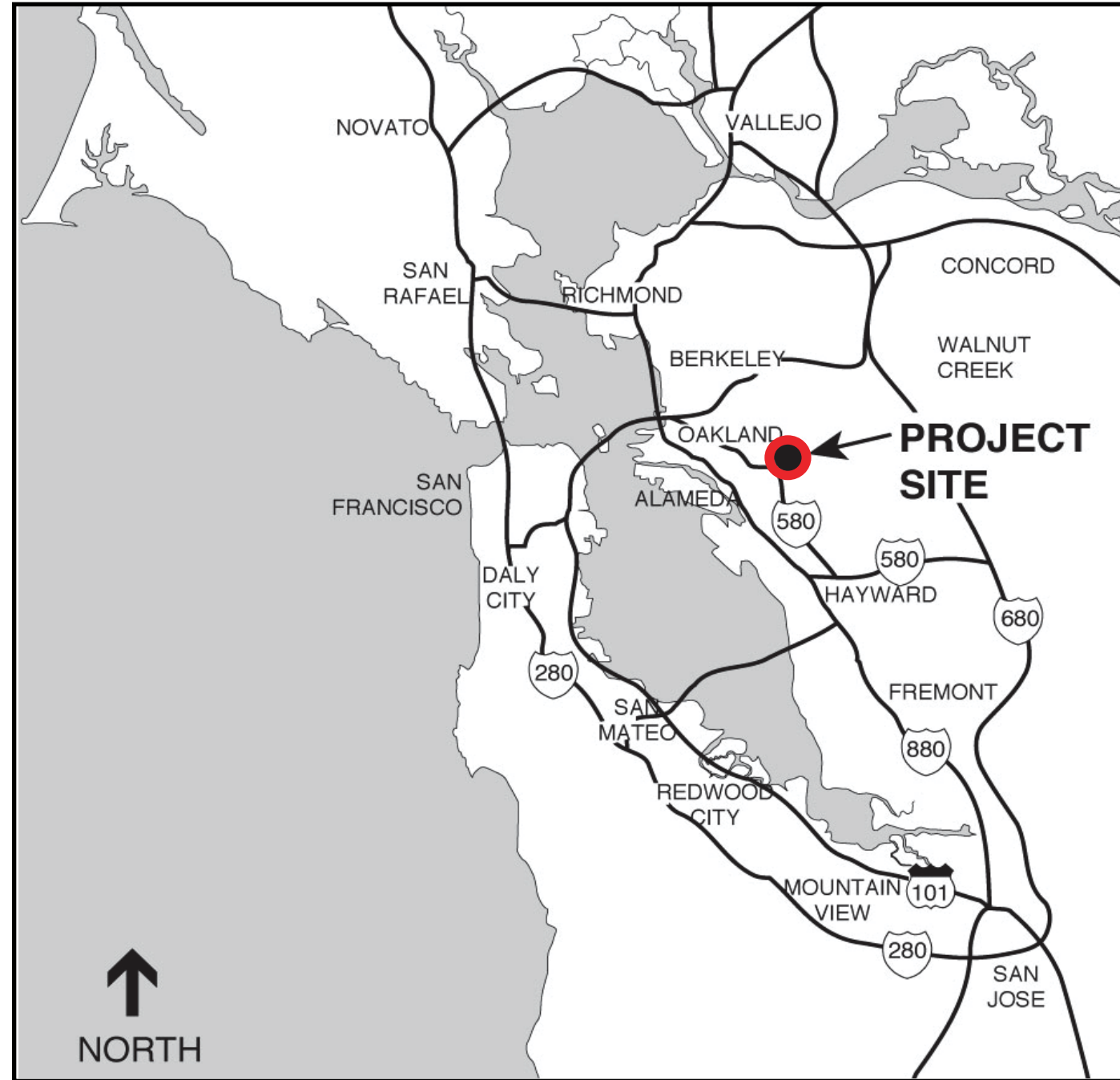
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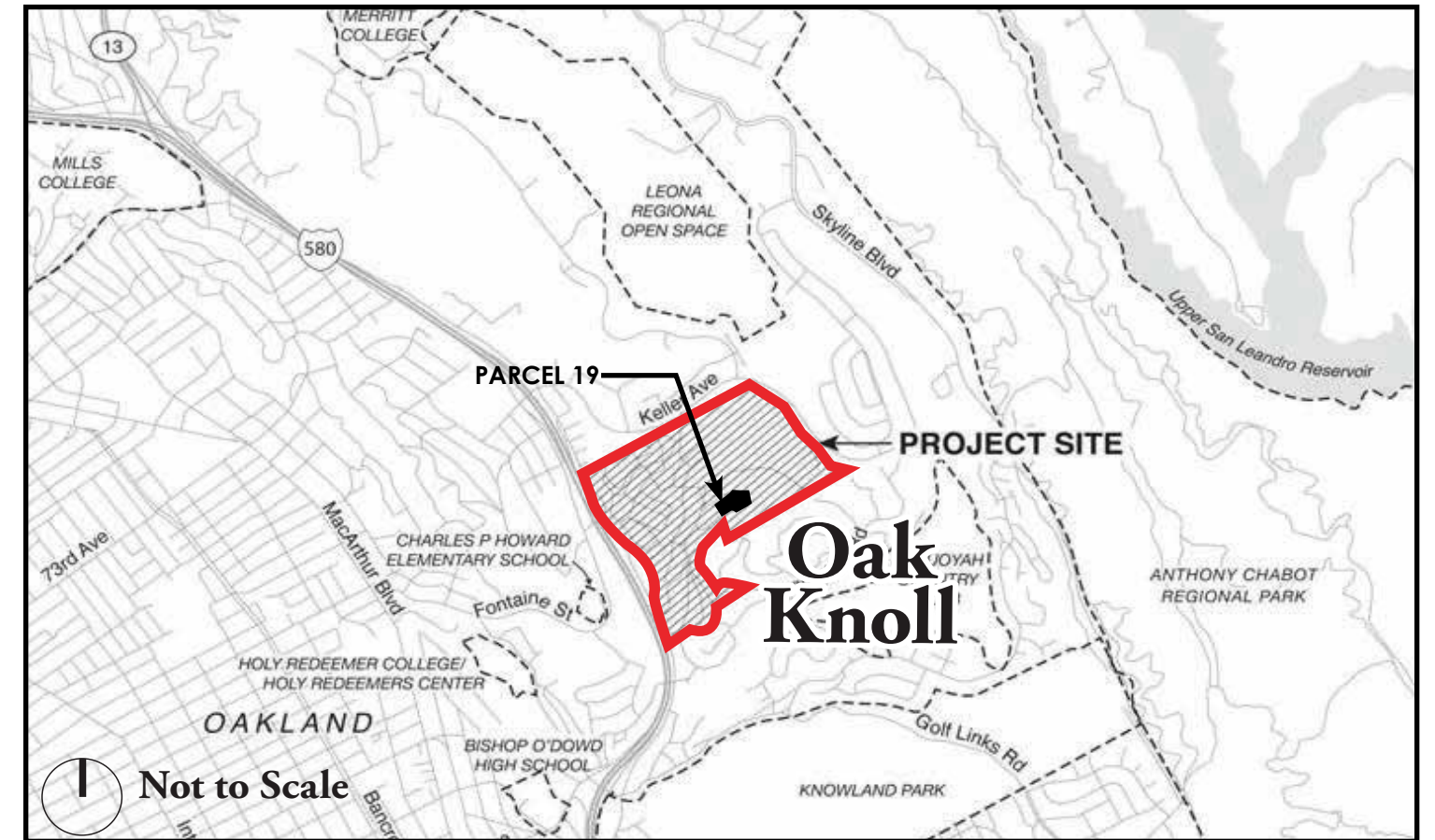
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LOCATION



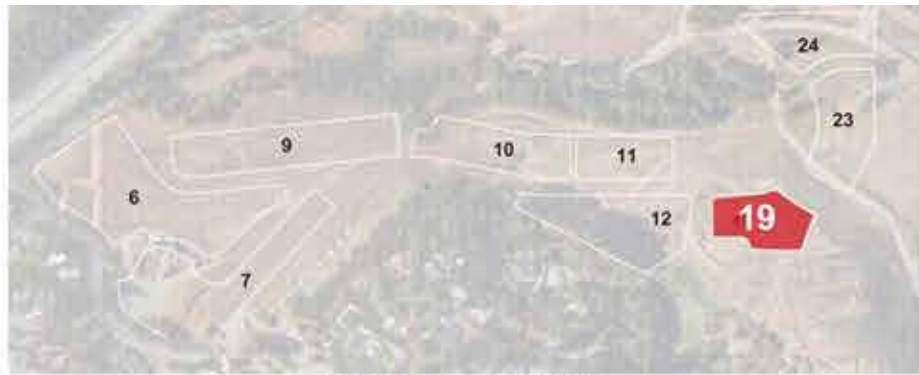
VICINITY

OAK KNOLL

LOCATION & VICINITY MAP
FINAL DEVELOPMENT PLAN - PARCEL 19







PHASE 1 CONTEXT



PARCEL VIEWS KEY MAP



1. LOOKING NORTH



2. LOOKING SOUTH

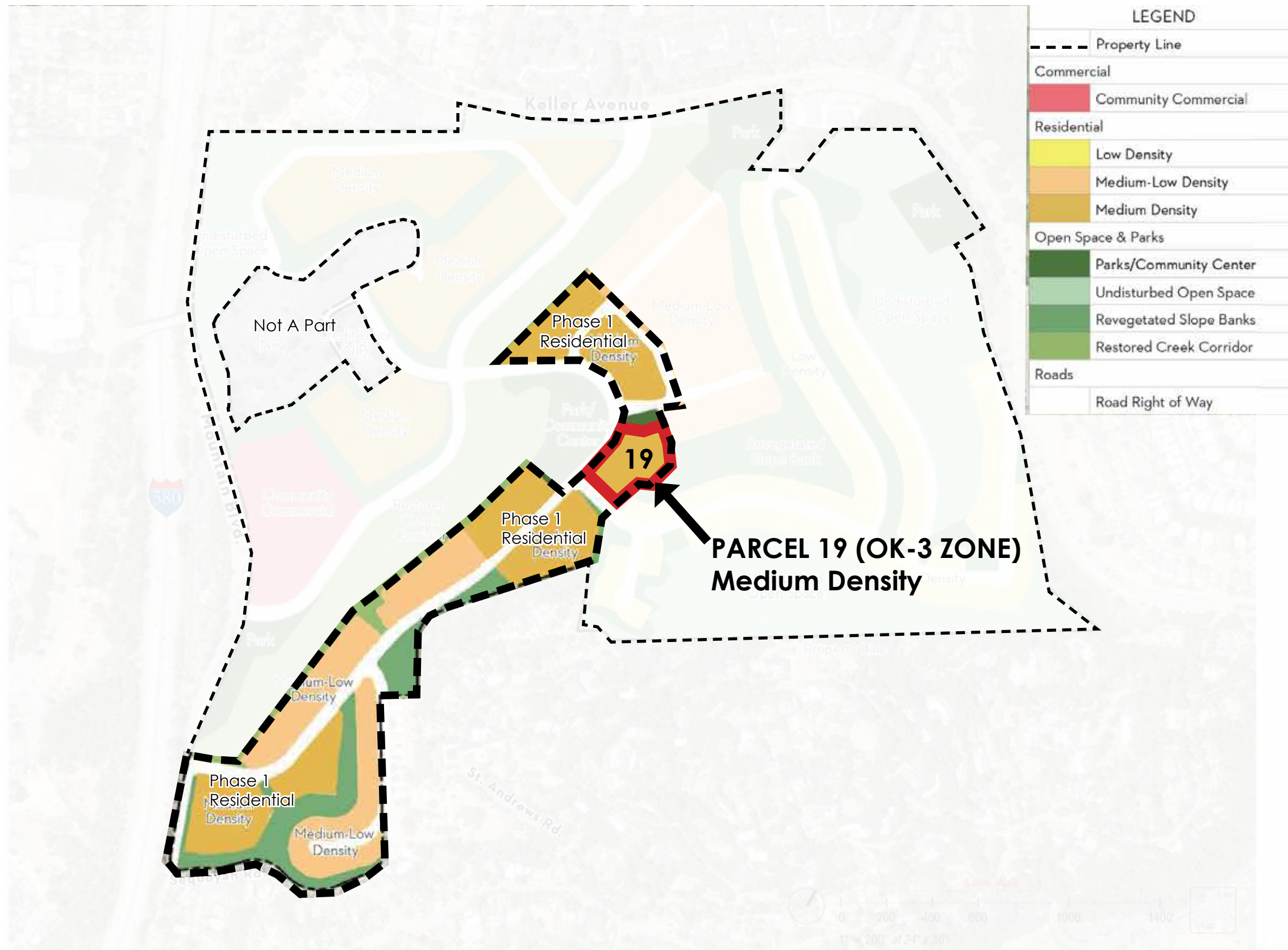


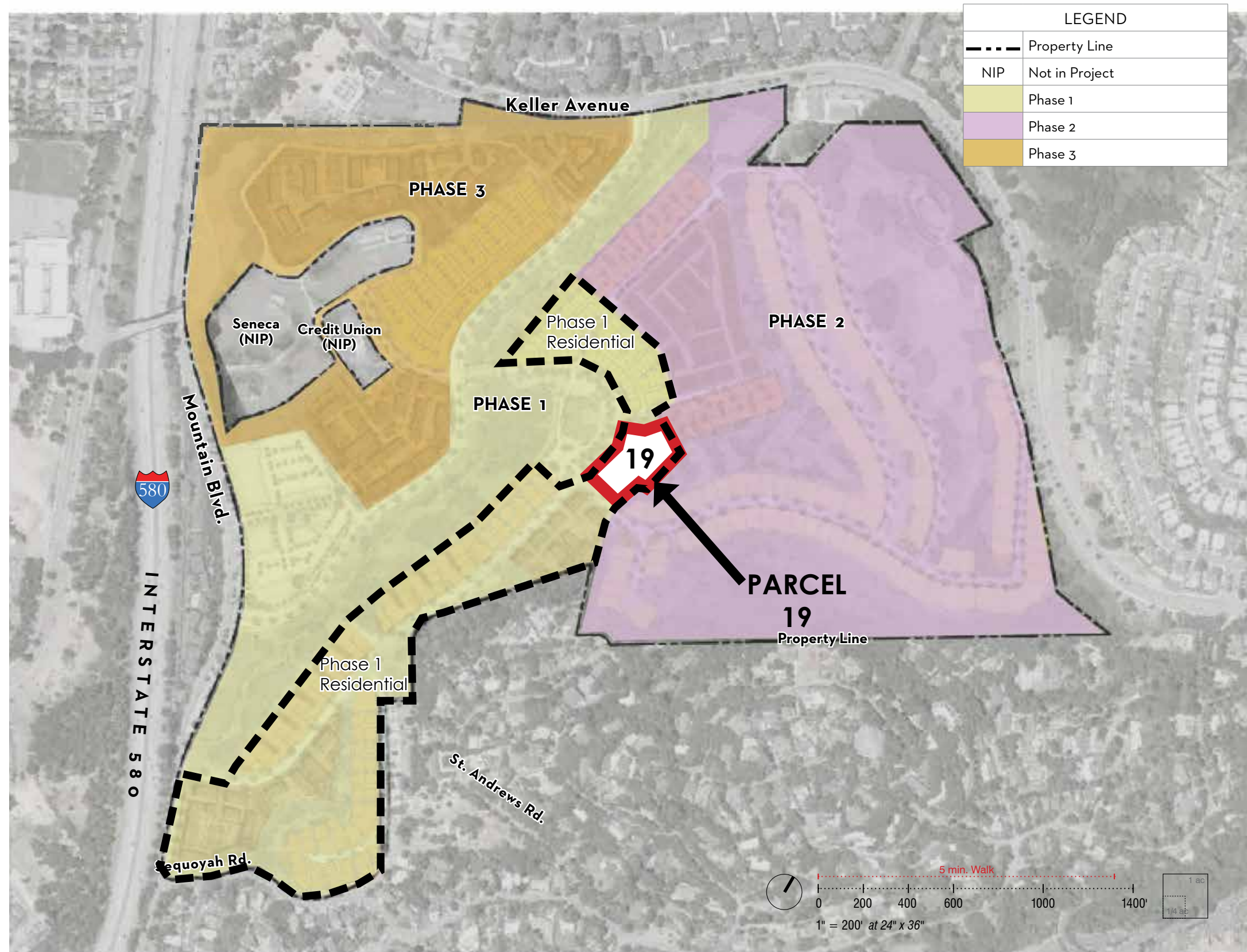
3. LOOKING EAST



4. LOOKING WEST

OAK KNOLL
CONTEXT PHOTOS
FINAL DEVELOPMENT PLAN - PARCEL 19

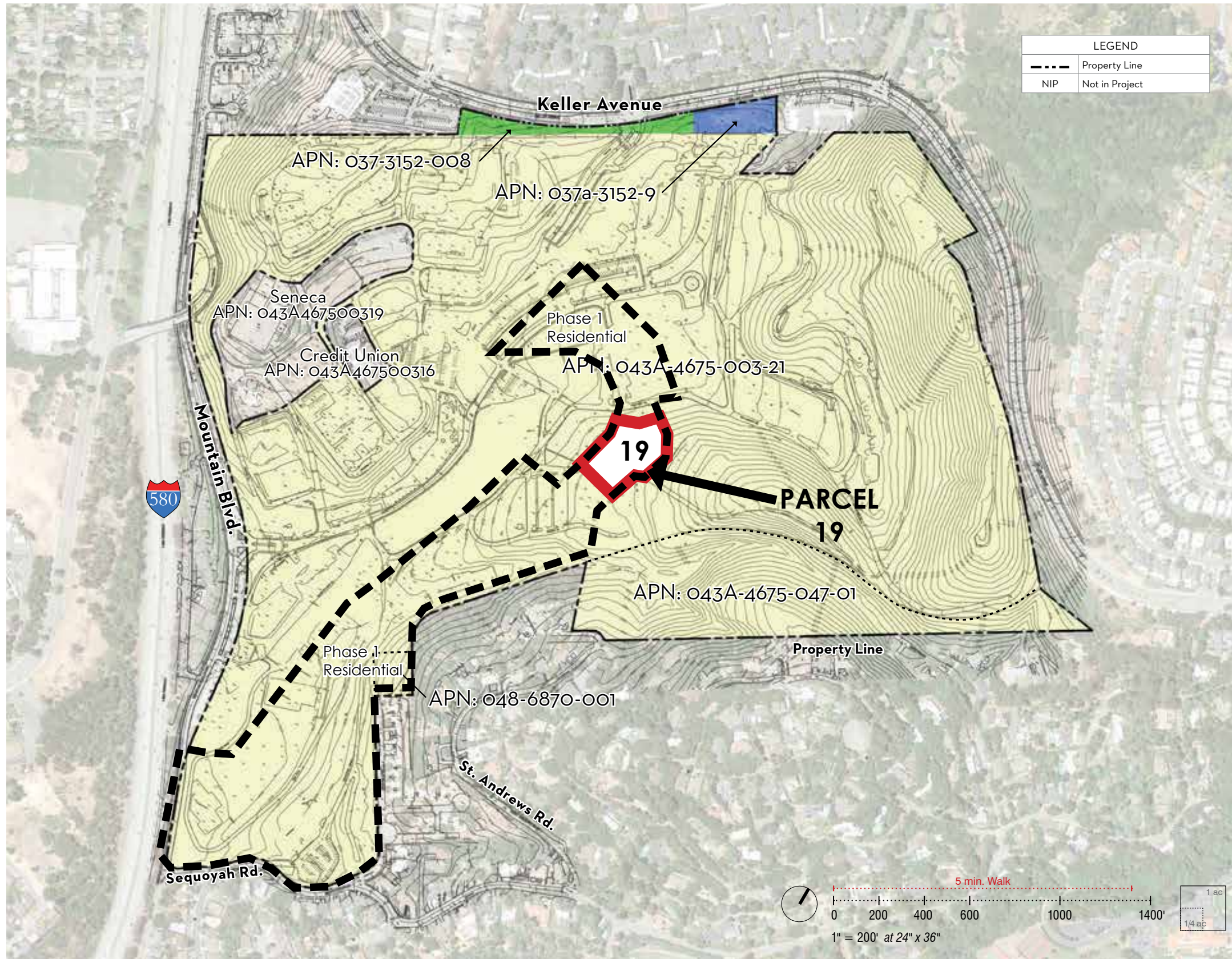


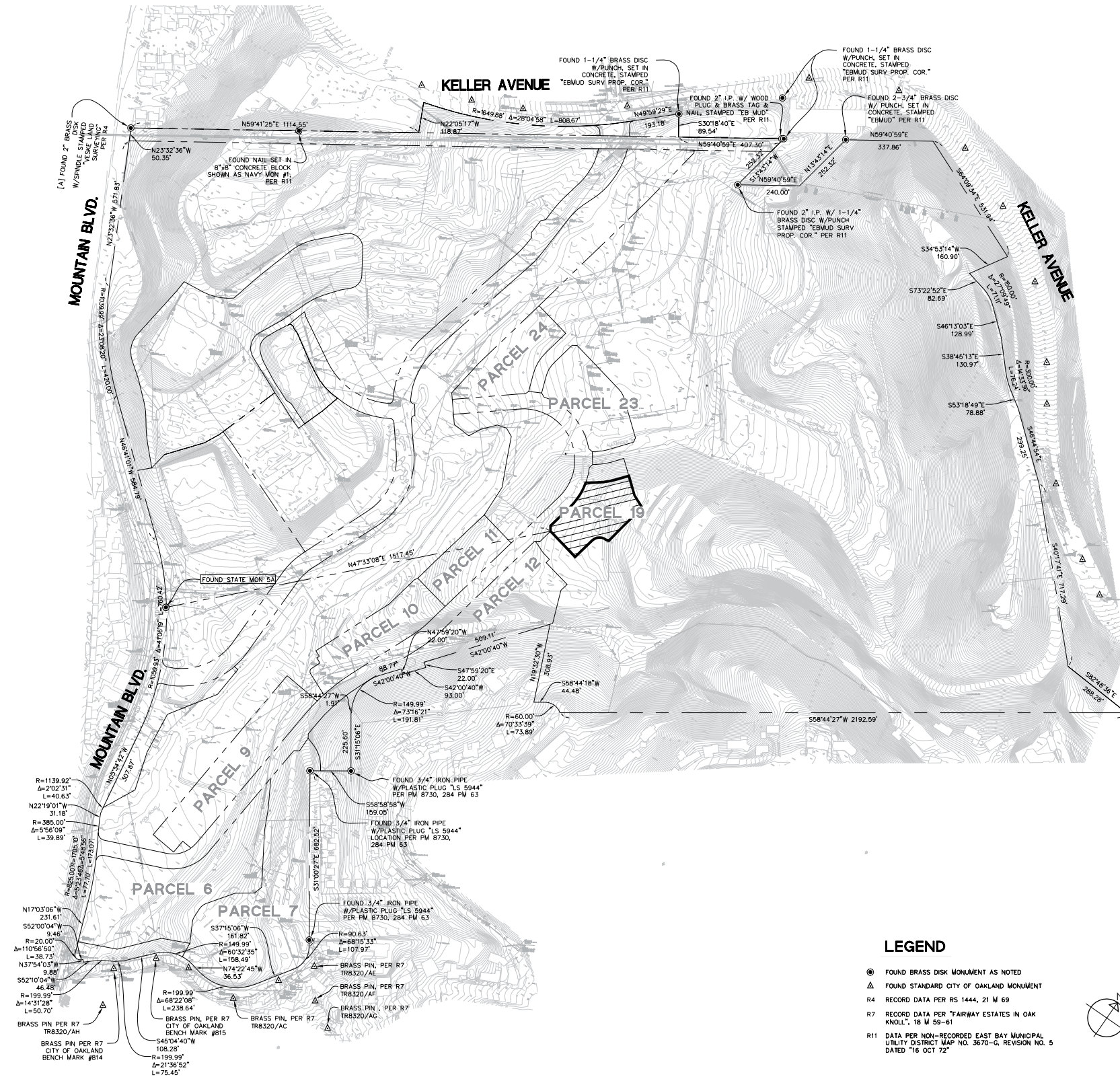


OAK KNOLL

PHASING & PHASE 1 RESIDENTIAL

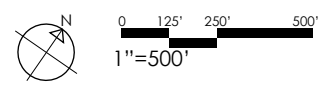
FINAL DEVELOPMENT PLAN - PARCEL 19





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 19



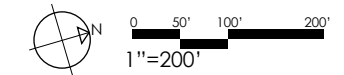


THE PLAN



PLAN SUMMARY								
Parcel	Zoning	Product Type	Acres	Estimated Density	Townhomes	Court Homes (SFD)	Alley Homes (SFD)	TOTAL
6	OK-3	Townhomes	4.0	18.5	74			
7	OK-2	Court Homes	3.6	9.4		34		
9	OK-2	Court Homes	2.7	13		35		
10	OK-2	Court Homes	1.9	12.1		23		
11	OK-3	Alley Homes	1.2	15.0			18	
12	OK-3	Townhomes	2.3	16.5	38			
19	OK-3	Alley Homes	1.4	15.7			22	
23	OK-3	Alley Homes	1.9	16.3			31	
24	OK-3	Alley Homes	1.6	16.3			26	
TOTAL			20.6		112	92	97	301

FOR ILLUSTRATIVE PURPOSES ONLY



OAK KNOLL

PHASE 1 SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 19





PARCEL 19

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:
35.2% (55% MAX. ALLOWED)

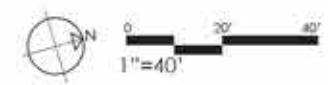
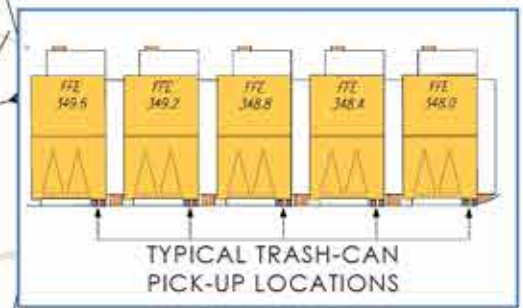
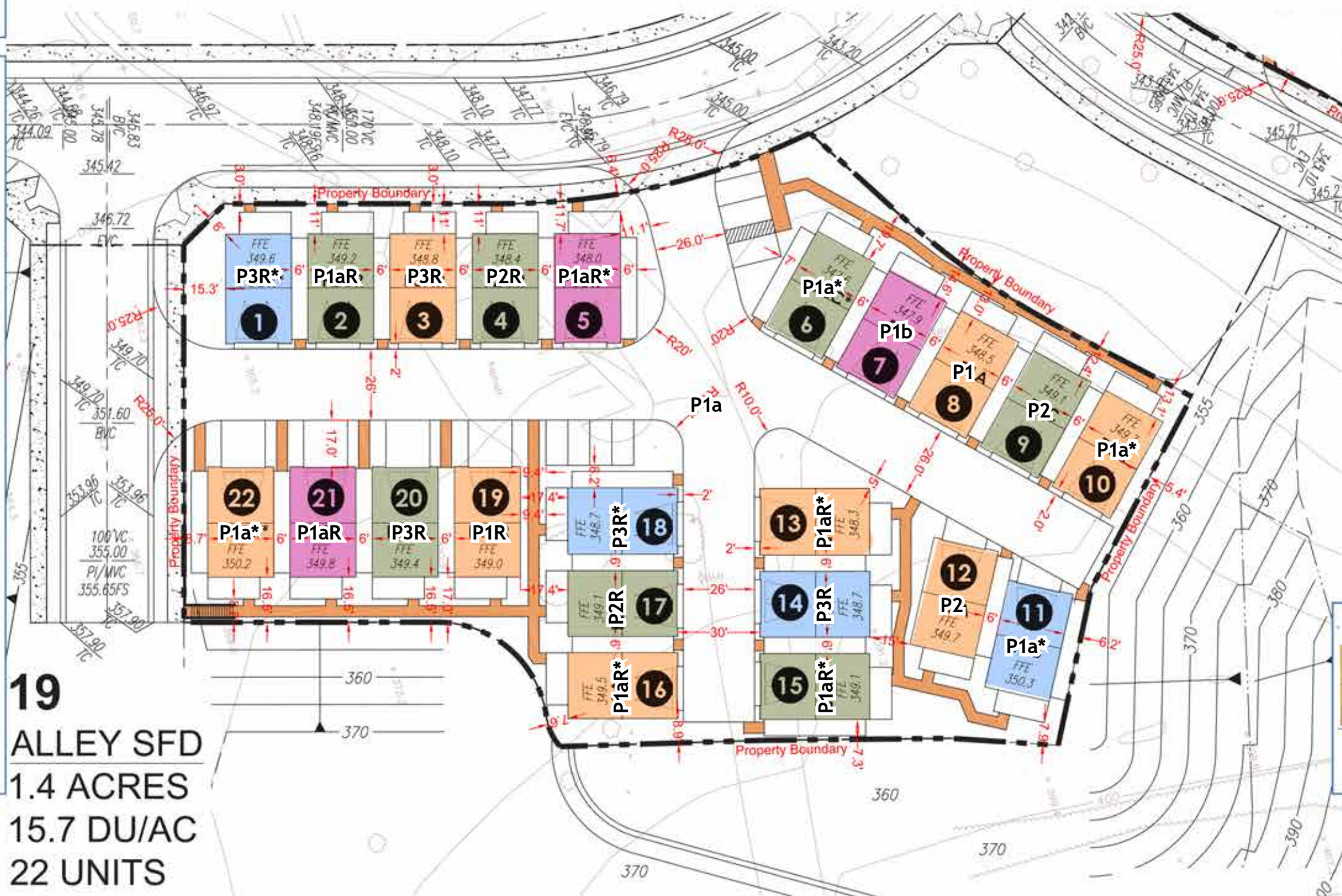
DEVELOPMENT STANDARDS PER OK-3 ZONING CODE:
FRONT SETBACK = 8' MIN.
SIDE SETBACK AT INTERIOR = 4' MIN.
SIDE SETBACK AT STREET = 5' MIN.
REAR SETBACK = N/A
MAX. HEIGHT (PRIMARY WALL) = 35'
MAX. HEIGHT (PITCHED ROOF) = 40'

19
ALLEY SFD
1.4 ACRES
15.7 DU/AC
22 UNITS

LEGEND

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

ARTS & CRAFTS STYLE



OAK KNOLL

PARCEL SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 19

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.

PARCEL 19

OPEN SPACE SUMMARY

TOTAL USABLE GROUP OPEN SPACE

REQUIRED 170 SF PER UNIT (22 UNITS) = 3,740 SF
 PROVIDED = 4,155 SF

TOTAL USABLE PRIVATE OPEN SPACE

PROVIDED (2ND FLOOR DECK*)

Building	2 nd Floor Deck* Area	Side Yard Area	Total Private Open Space
1	152 sf	219 sf	371 sf
2	152 sf	219 sf	371 sf
3	152 sf	219 sf	371 sf
4	152 sf	219 sf	371 sf
5	152 sf	219 sf	371 sf
6	152 sf	219 sf	371 sf
7	152 sf	219 sf	371 sf
8	152 sf	219 sf	371 sf
9	152 sf	219 sf	371 sf
10	152 sf	219 sf	371 sf
11	152 sf	219 sf	371 sf
12	152 sf	219 sf	371 sf
13	152 sf	219 sf	371 sf
14	152 sf	219 sf	371 sf
15	152 sf	219 sf	371 sf
16	152 sf	219 sf	371 sf
17	152 sf	219 sf	371 sf
18	152 sf	219 sf	371 sf
19	152 sf	219 sf	371 sf
20	152sf	219 sf	371 sf
21	152 sf	219 sf	371 sf
22	152 sf	219 sf	371 sf

* For detailed view of porches refer to architecture sheets

LEGEND

- # BUILDING NUMBERS
- COMMON OPEN SPACE
- PRIVATE YARDS
- 2ND FLOOR DECK

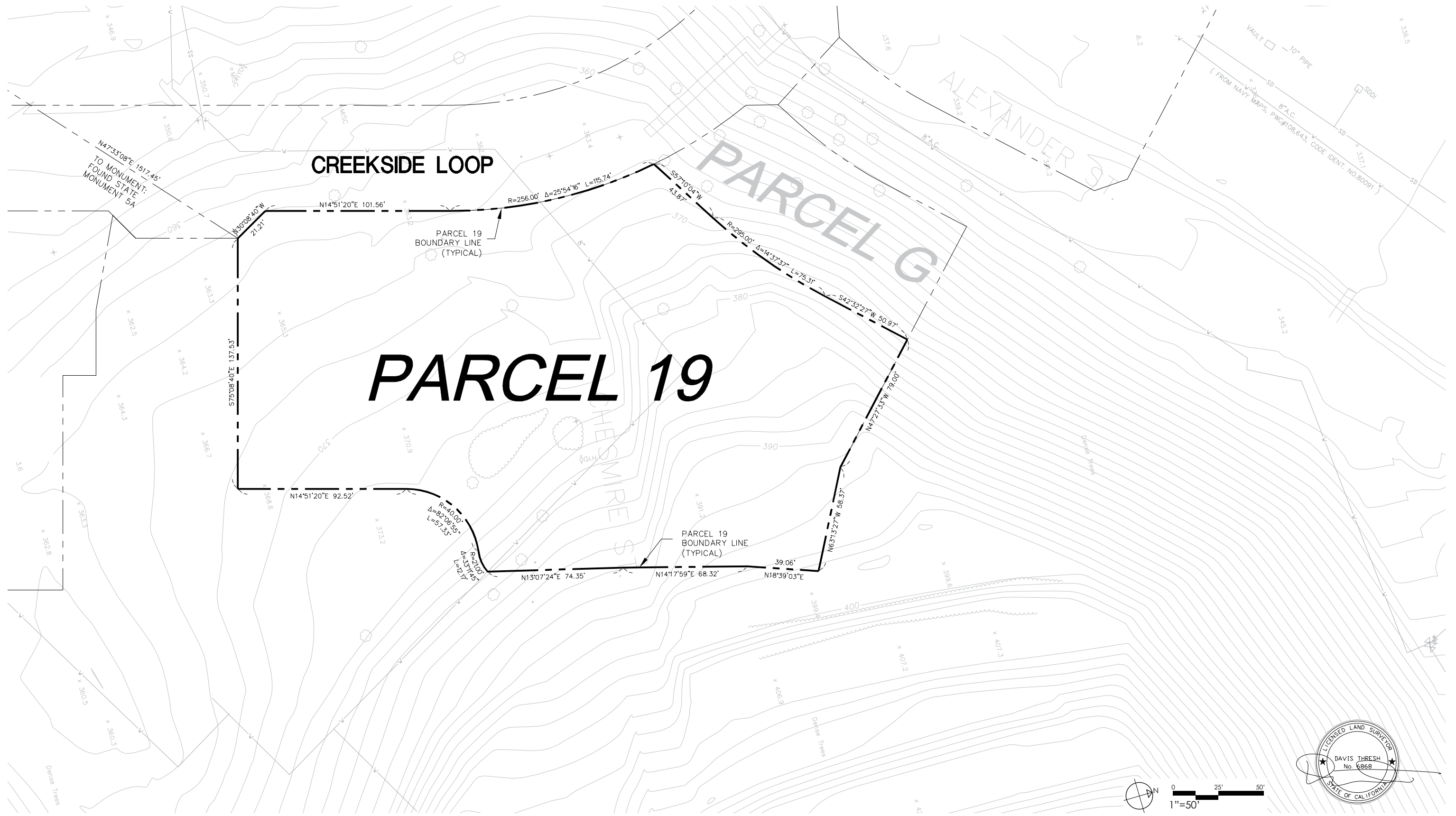


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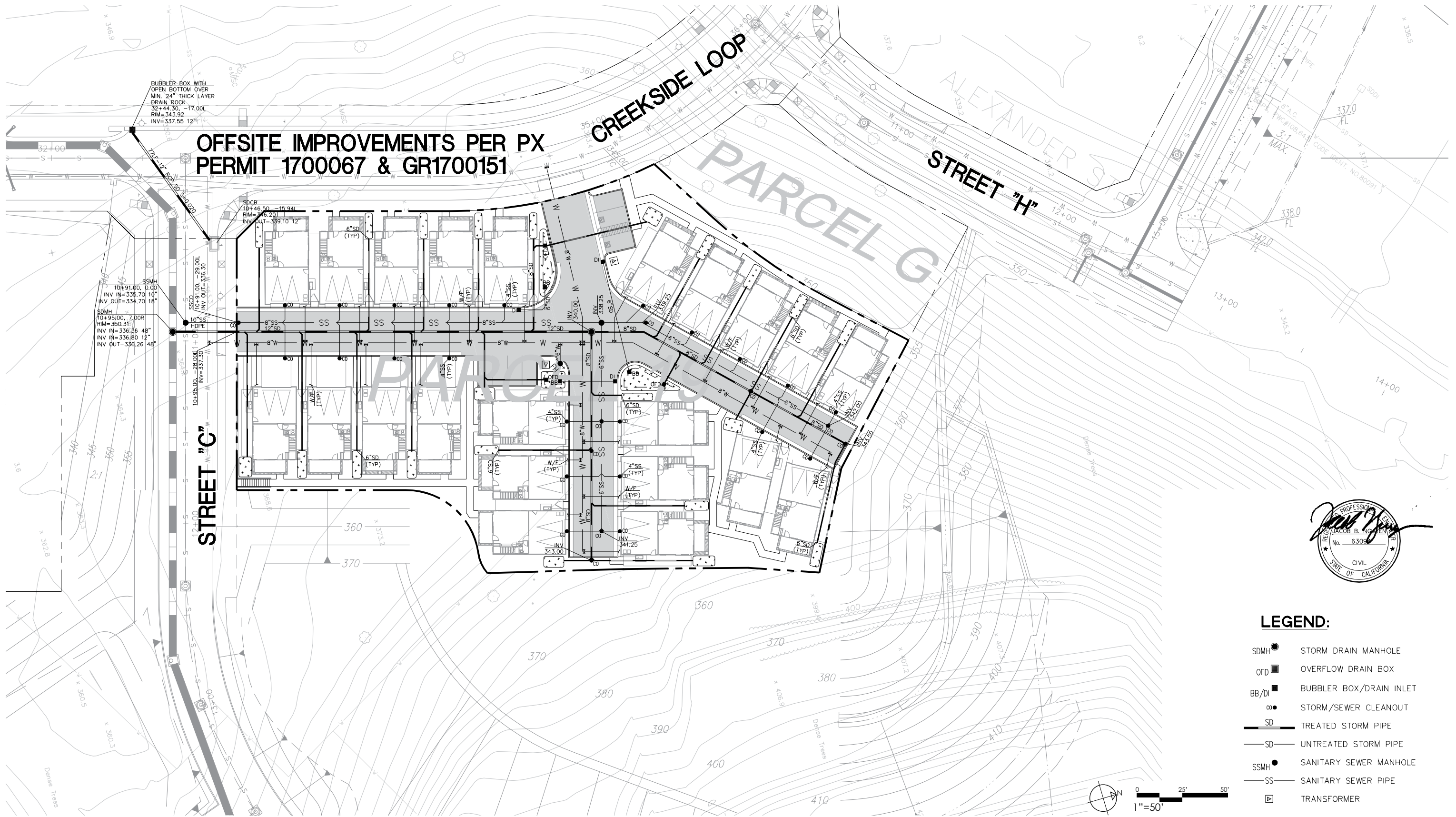
OPEN SPACE SUMMARY

FINAL DEVELOPMENT PLAN - PARCEL 19





OAK KNOLL
PARCEL BOUNDARY
 FINAL DEVELOPMENT PLAN - PARCEL 19



OFFSITE IMPROVEMENTS PER PX PERMIT 1700067 & GR1700151

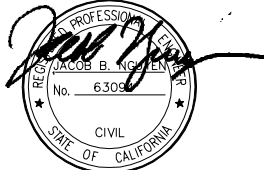
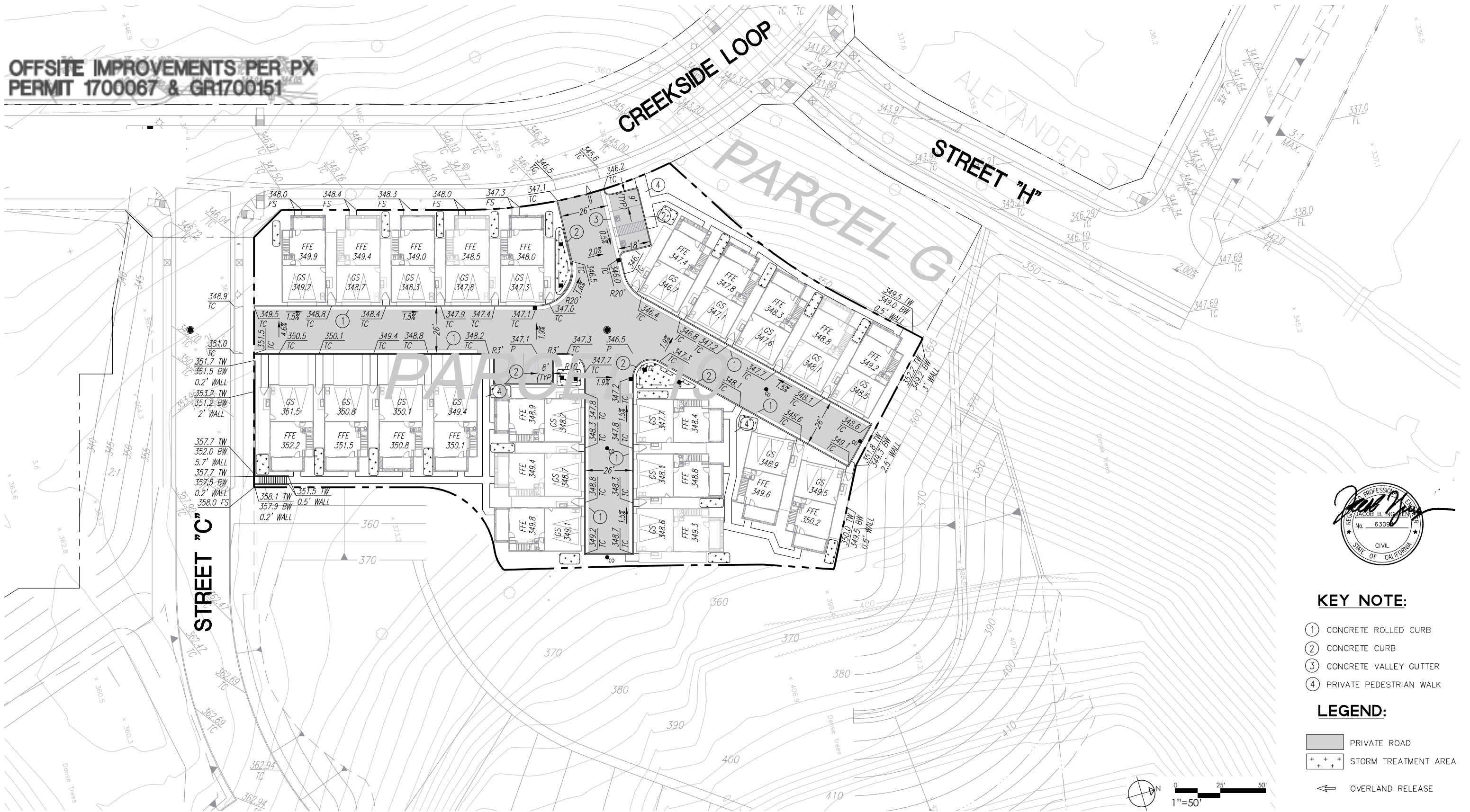
- LEGEND:**
- SDMH ● STORM DRAIN MANHOLE
 - OFD ■ OVERFLOW DRAIN BOX
 - BB/DI ■ BUBBLER BOX/DRAIN INLET
 - ∞ ● STORM/SEWER CLEANOUT
 - SD — TREATED STORM PIPE
 - SD — UNTREATED STORM PIPE
 - SSMH ● SANITARY SEWER MANHOLE
 - SS — SANITARY SEWER PIPE
 - TRANSFORMER

OAK KNOLL
UTILITY PLAN

FINAL DEVELOPMENT PLAN - PARCEL 19



OFFSITE IMPROVEMENTS PER PX
 PERMIT 1700067 & GR1700151

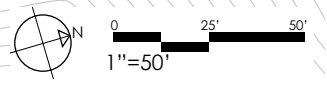


KEY NOTE:

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

LEGEND:

- PRIVATE ROAD
- STORM TREATMENT AREA
- OVERLAND RELEASE



OAK KNOLL
 GRADING & DRAINAGE PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 19





OFFSITE IMPROVEMENTS PER PX
PERMIT 1700067 & GR1700151

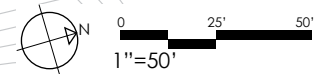


TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA (FLOW-VOLUME BASED)	
			REQUIRED (SF)	PROVIDED (SF)
A-1	6213	5493	220	238
A-2	7851	7347	294	301
A-3	1871	1381	55	55
A-4	1575	1381	55	55
A-5	1575	1381	55	55
A-6	1582	1381	55	55
A-7	1635	1381	55	55
A-8	2388	1880	75	75
A-9	2191	1801	72	74
A-10	2191	1384	55	74
A-11	2570	1384	55	74
A-12	1846	1575	63	73
A-13	1680	1502	60	64
A-14	2060	1420	57	65
A-15	2865	1736	69	71
A-16	1750	1515	61	67
A-17	1630	1515	61	67
A-18	1610	1515	61	67
A-19	1918	1515	61	67
A-20	1933	1502	60	67
A-21	1668	1510	60	64
A-22	1695	1500	60	65
A-23	2514	1582	63	67
A-24	1890	1575	63	64
A-25	3143	2674	107	116

LEGEND:

-  DRAINAGE AREA BOUNDARY
-  TREATMENT AREA
-  STORM TREATMENT AREA
-  PATH OF FLOW



OAK KNOLL

STORMWATER TREATMENT PLAN

FINAL DEVELOPMENT PLAN - PARCEL 19



HOA PLANTING AREA, TYP
PRIVATE COURTYARD, TYP

PROPERTY LINE
ENTRY SIGN
VISITOR PARKING





HARDSCAPE LEGEND

- ENTRY DRIVEWAY, SEE CIVIL PLAN
- PRIVATE DRIVEWAY
- PEDESTRIAN PAVING, SEE LANDSCAPE MATERIALS
- LED BOLLARD LIGHT, TYP.
- LED POLE LIGHT, TYP.
- 3' TALL FENCE, STEEL PICKET
- 6' TALL FENCE, WOOD

PLANTING LEGEND

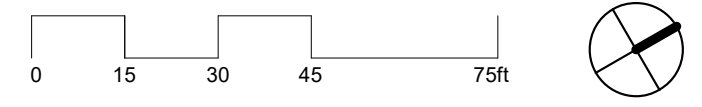
- LARGE CANOPY TREE**
SEE PLANT LIST FOR SPECIES
- ORNAMENTAL TREE**
SEE PLANT LIST FOR SPECIES
- PRIVACY SCREENING PLANTING**
HIGH SHRUBS, LOW SHRUBS, GROUNDCOVER & GRASSES
- ORNAMENTAL PLANTING**
LOW SHRUBS, GROUNDCOVER & GRASSES
- NO MOW TURF**
SEE PLANT LIST FOR SPECIES, HYDROSEED ON SLOPES GREATER THAN 3:1
- PRIVATE OPEN SPACE,**
IMPROVEMENTS BY OTHERS

IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

1. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH EFFICIENCY SPRINKLERS.
2. LANDSCAPING TO BE DESIGNED TO BE IRRIGATED AT NO MORE THAN 55% OF THE REFERENCE EVAPOTRANSPIRATION FOR THE IRRIGATED AREA.
3. NO ORNAMENTAL TURF HAS BEEN SPECIFIED. ALL TURF IS FOR RECREATIONAL USE AND WILL NOT COVER MORE THAN 25% OF TOTAL IRRIGATED AREA.
4. TURF IS NOT ALLOWED IN AREAS LESS THAN 10' WIDE.
5. AUTOMATIC, SELF-ADJUSTING IRRIGATION CONTROLLERS ARE TO BE SPECIFIED ON ALL IRRIGATION SYSTEMS AND WILL AUTOMATICALLY ACTIVATE AND DEACTIVATE THE IRRIGATION SYSTEM BASED ON CHANGES IN THE WEATHER. ALL AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH RAIN SENSORS.
6. OVERHEAD SPRINKLER IRRIGATION FOR TURF AREAS ONLY, NO SPRINKLERS OR SPRAY HEADS IN AREAS LESS THAN 10' WIDE. LANDSCAPE DESIGN BEST PRACTICES WILL INCLUDE DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.
7. HOMEOWNER AND DEVELOPER TO CONFORM TO EBMUD SECTION 31 WATER EFFICIENCY REQUIREMENTS FOR LANDSCAPE. PLANS PROVIDED INCLUDE SUGGESTED PLANT PALETTE, AND IRRIGATION DESIGN/BUILD SPECIFICATION TO CONFORM TO SECTION 31. HOMEOWNER TO REFER TO EBMUD BOOK "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" FOR FURTHER INFORMATION AND PLANT SELECTION. WWW.STOPWASTE.ORG WEB SITE PROVIDES ADDITIONAL INFORMATION REGARDING BAY FRIENDLY PLANTS AND PRACTICES FOR LANDSCAPING.
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"

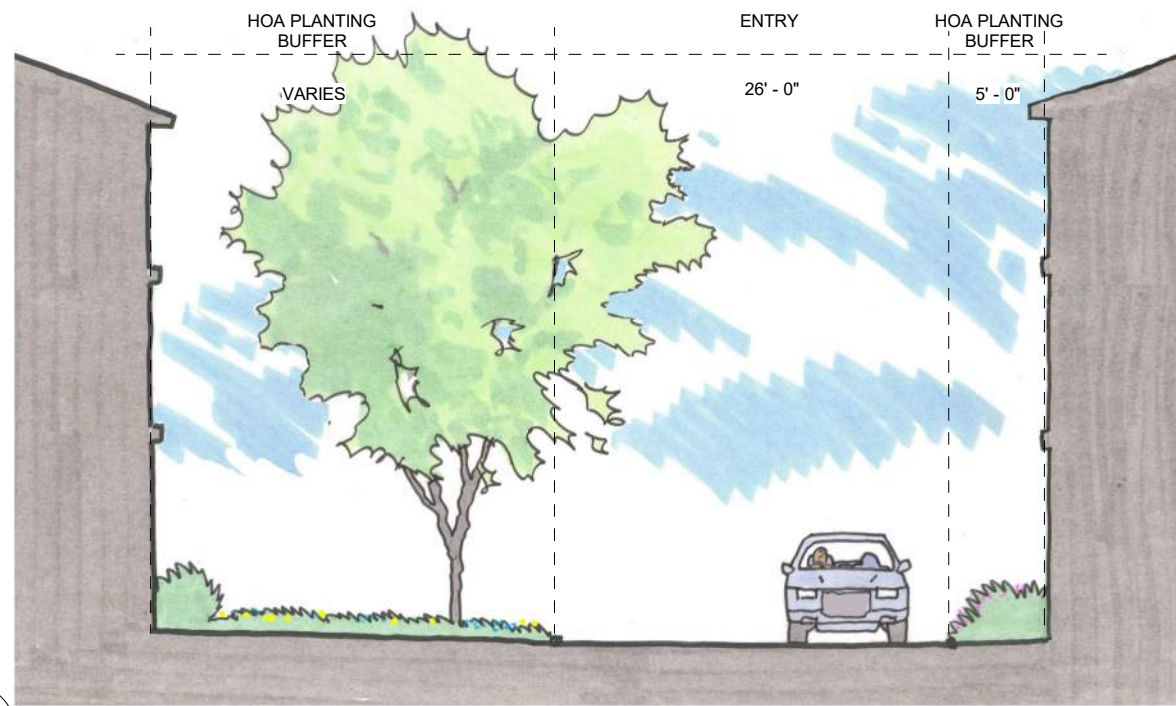
PLANTING DESIGN INTENT & NOTES

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 18 INCH DEEP BY APPROXIMATELY 6 FT LONG PANEL BARRIER, DEEP ROOT UB18-2, AVAILABLE FROM VILLA LANDSCAPE PRODUCTS, INC. (714) 630-3181; ROOT SOLUTIONS (800)554-0914 OR APPROVED EQUIVALENT. INSTALL 12' LENGTH ALONG EDGE OF PAVEMENT CENTERED ON EACH TREE.
5. ALL SHRUBS, GROUNDCOVERS, TREES AND VINES SELECTED FOR PLANTING ARE CLIMATE ADAPTED AND DROUGHT TOLERANT.
6. NON-TURF AREAS: AT LEAST 80% OF PLANTS SELECTED ARE CLIMATE APPROPRIATE LOW WATER USE SPECIES AND REQUIRE MINIMAL WATER ONCE ESTABLISHED. UP TO 20% OF THE PLANTS MAY BE NON-DROUGHT TOLERANT VARIETY AS LONG AS THEY ARE APPROPRIATELY GROUPED TOGETHER AND IRRIGATED SEPARATELY AND EFFICIENTLY.



OAK KNOLL
LANDSCAPE CONCEPT
FINAL DEVELOPMENT PLAN - PARCEL 19



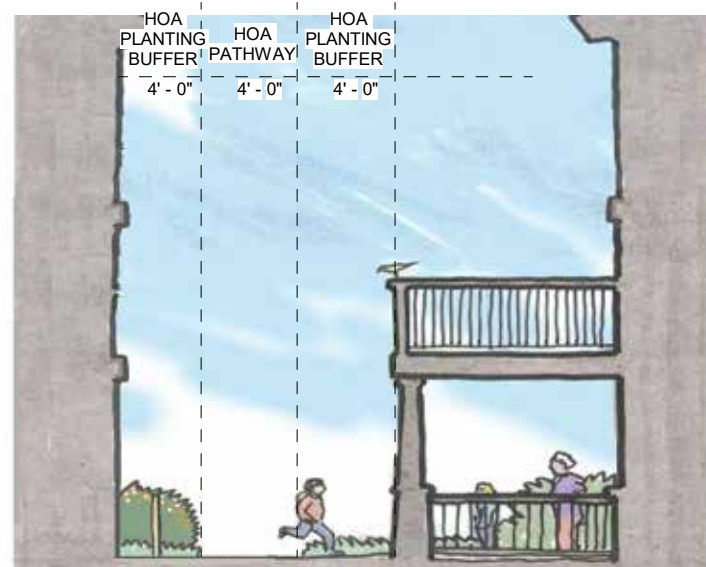


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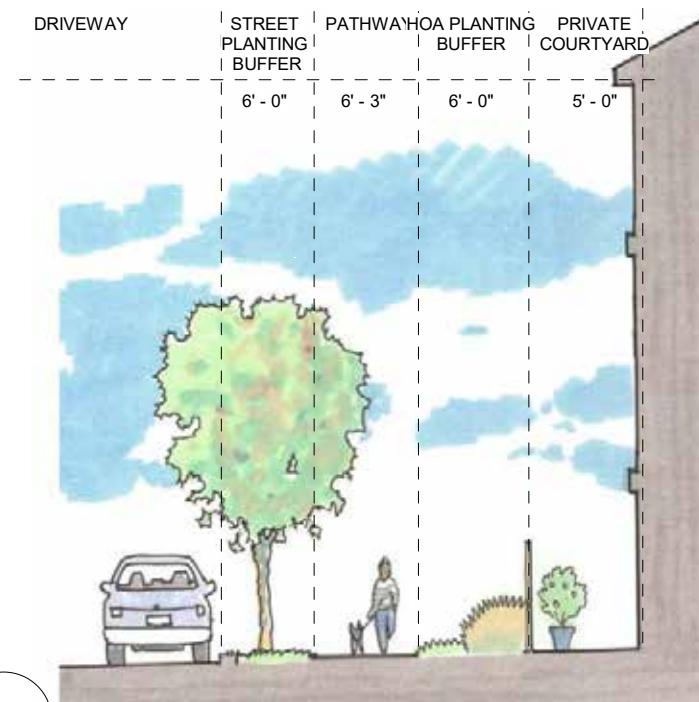


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



SEE PARCEL 19
LANDSCAPE CONCEPT
FOR SECTION
LOCATIONS



3



4

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

SHRUBS, GROUNDCOVERS & GRASSES				
Type	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
GRASS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6"	LOW
FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	18"	MODERATE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW
FESTUCA RUBRA 'PT. MOLATE'	MOLATE FESCUE	1 GAL	1'-6"	LOW
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	1'-0"	MODERATE
GROUNDCOVER				
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	15 GAL	8'-0"	LOW
ARCTOTIS STOCHADIFOLIA	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				
AESCLUSUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW
ARBUTUS UNEDO MULTI STEM	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW
CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	10'-0"	LOW
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	30'-0"	MODERATE
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'-0"	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	30'-0"	MODERATE
VINE				
SOLANUM JASMINOIDES	POTATO VINE	1 GAL	15'-0"	MODERATE
VITIS 'ROGER'S RED'	ROGER'S CALIFORNIA GRAPE	5 GAL	15'-0"	LOW

OAK KNOLL

PLANT LIST

FINAL DEVELOPMENT PLAN - PARCEL 19



IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

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

PLANTING DESIGN INTENT & NOTES

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

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

NO-MOW TURF PLANTING			
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
GRASS			
FESTUCA RUBRA	MOLATE FESCUE	PART OF SOD MIX	LOW
STIPA PULCHRA	PURPLE NEEDLEGRASS	PART OF SOD MIX	LOW
STIPA CERNUA	NODDING NEEDLEGRASS	PART OF SOD MIX	LOW
KOELERIA 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 undoe | Strawberry Tree



Lagerstoemia indica | Crape Myrtle

grasses



Carex divulsa | Berkeley Sedge



Juncus 'Elk Blue' | Elk Blue Juncus



Festuca 'Siskiyou Blue' | Siskiyou Blue Fescue



Muhlenbergia rigens | Deer Grass



Festuca californica | California Fescue



Festuca rubra 'Pt Molate' | Molate Fescue



Sesleria autumnalis | Autumn Moor Grass

groundcover



Achillea millefolium | Yarrow



Berberis repens | Creeping Barberry



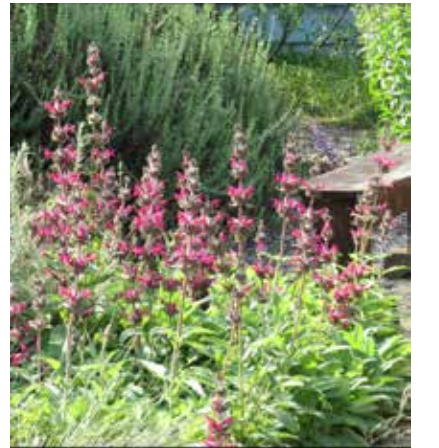
Senecio mandraliscae | Blue Chalksticks



Arctostaphylos 'Pacific Mist' | Pacific Mist Manzanita



Cistus corbariensis | Rockrose



Salvia spathacea | Hummingbird Sage



Arctotis stoechadifolia | African Daisy



Erigeron glaucus | Seaside Daisy



Myoporum parvifolium | Creeping Myoporum

shrubs



Anigozanthos, sp. | Kangaroo Paw



Ceanothus, sp. | Wild Lilac



Olea 'Little Ollie' | Little Ollie Olive



Salvia leucantha | Mexican Bush Sage



Arctostaphylos 'Howard McMinn' | Howard McMinn Manzanita



Aesclepias, sp. | Milkweed



Lavandula angustifolia 'Hidcote Blue' | English Lavender



Phormium, sp. | New Zealand Flax



Teucrium chamaedrys | Wall Germander



Carpenteria californica | Bush Anemone



Galvezia speciosa 'Firecracker' | Island Bush Snapdragon



Iris douglasiana 'Island Snow' | Pacific Coast Iris



Ribes sanguineum | Red Flowering Currant



Westringia 'Morning Light' | Morning Light Coast Rosemary



Rosmarinus officinalis 'Collingwood Ingram' | Dwarf Rosemary

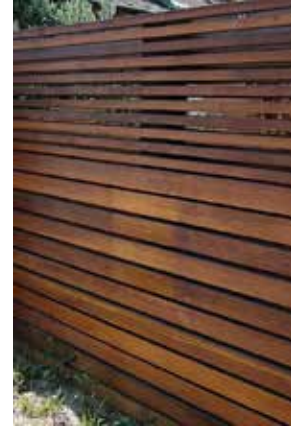
fencing



STEEL PICKET FENCE - 3' HEIGHT



STEEL PICKET FENCE ALONG PRIVATE COURTYARD - 6' HEIGHT



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



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

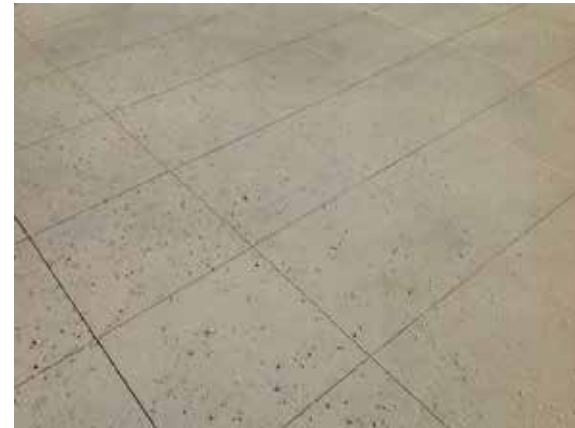


COMMUNITY FENCE, CONCRETE PANEL, 6' TALL

paving



PRIVATE DRIVEWAY - INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS



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

retaining wall



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

bench



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

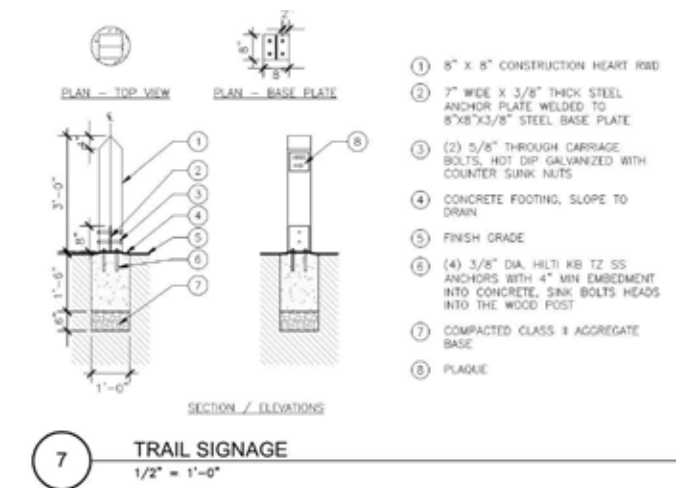
play structure



FREESTANDING SWINGING AND SPINNING ELEMENTS



entry sign



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)

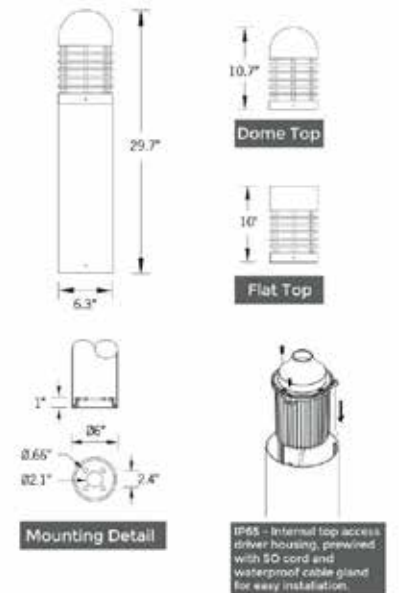
Compact, screened bollard fixtures. Residential-scale, providing soft downward and vertical illumination.

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 critical importance of LED technology data and components, any 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 - 1.53

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.

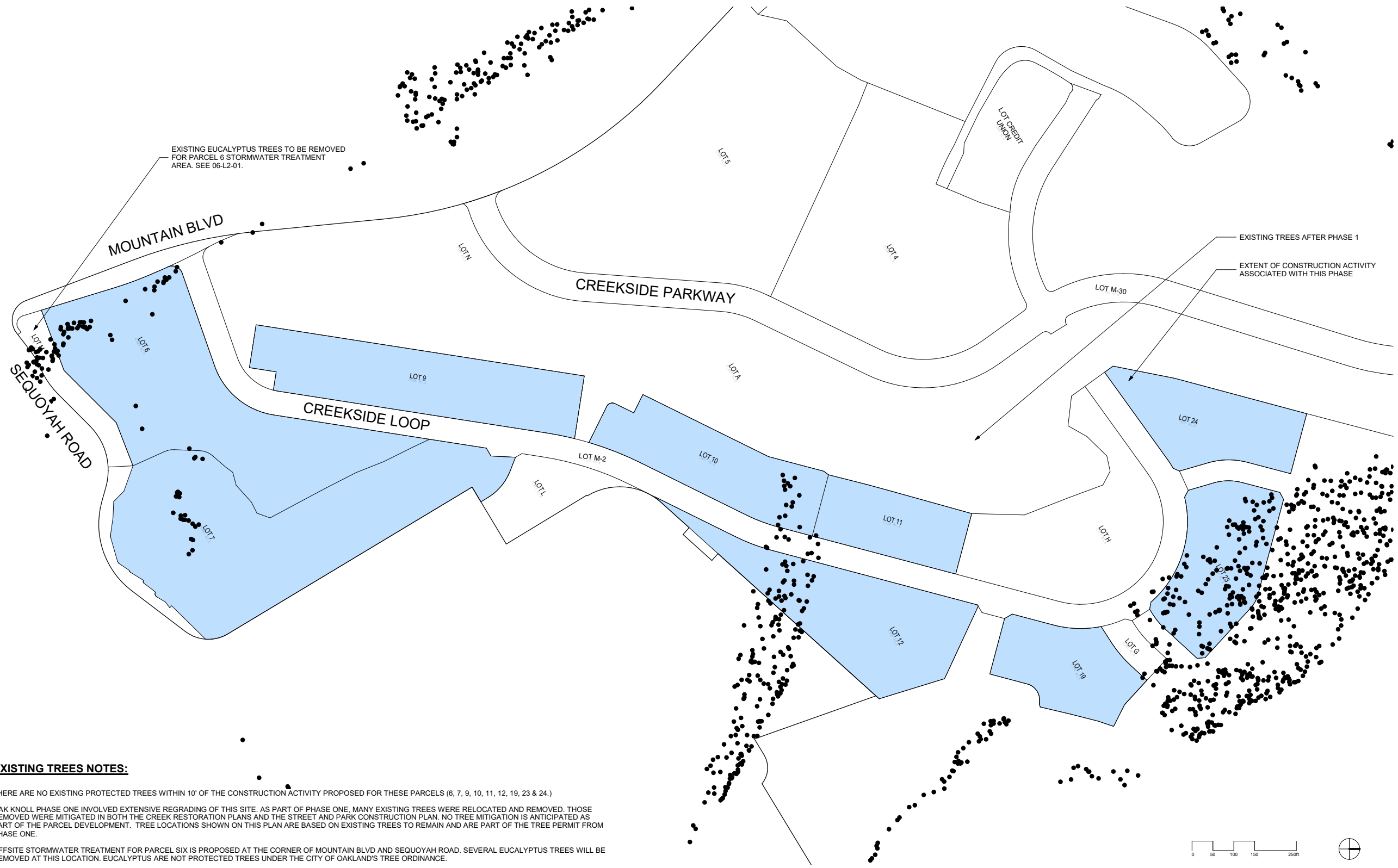
Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Low copper content die-cast aluminium housing with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone memory retentive gasket and clear prismatic UV stabilized acrylic lens. Housing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



Ligman Lighting USA reserves the right to change specifications without prior notice. Please contact factory for latest information. Due to the critical importance of LED technology data and components, any change without notice.



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 19



Final Development Plan Parcel 19 Addendum

OAK KNOLL

OAKLAND, CA



0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 19

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PLAN 1
MISSION
SHOWN HERE
ALSO WITH
CRAFTSMAN & FARMHOUSE STYLE

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

PLAN 2
CRAFTSMAN/BUGALOW
SHOWN HERE
ALSO WITH
MISSION & FARMHOUSE STYLE

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

PLAN 3
FARMHOUSE
SHOWN HERE
ALSO WITH
MISSION & CRAFTSMAN STYLE

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

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

OAK KNOLL

SMALL LOT SINGLE-FAMILY HOME ARCHITECTURAL STYLES

FINAL DEVELOPMENT PLAN - PARCEL 19



1A | Mission



1A | Arts & Crafts



1A | Craftsman



1A | Arts & Crafts Alt B

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

Plan 1a Elevation Styles

OAK KNOLL

OAKLAND, CA



0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 19

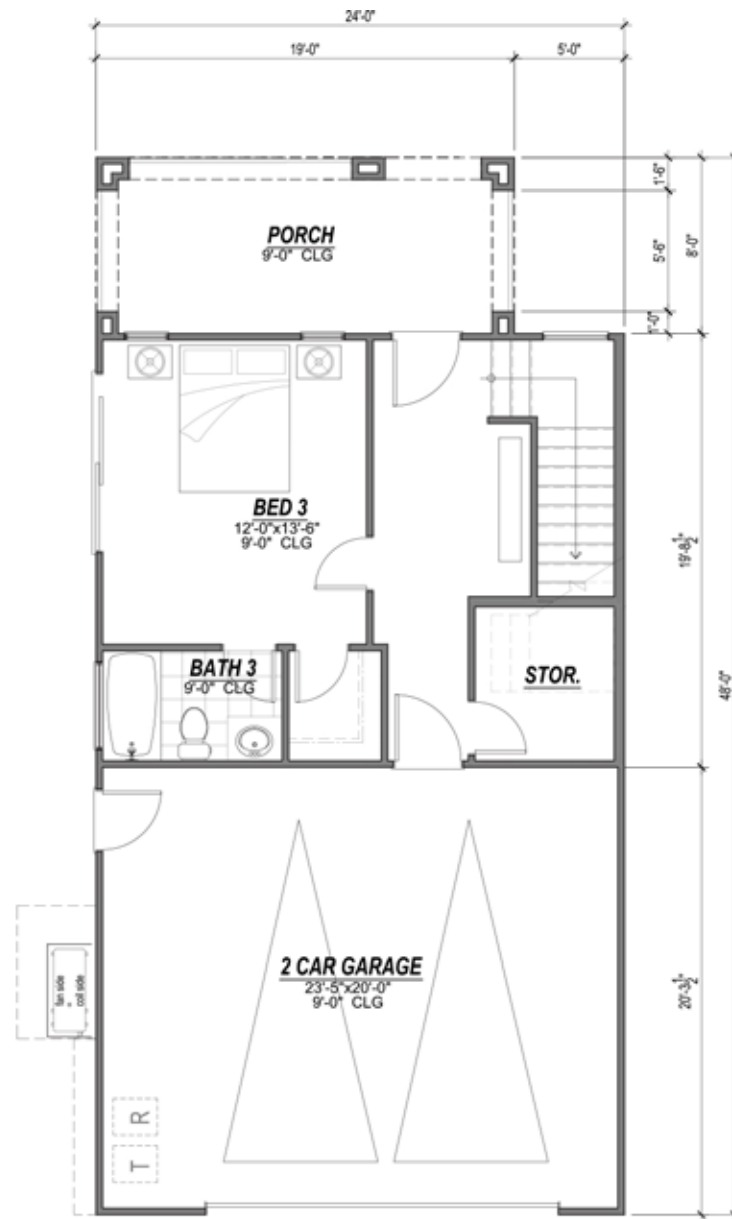
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ARCHITECTS · PLANNERS · DESIGNERS

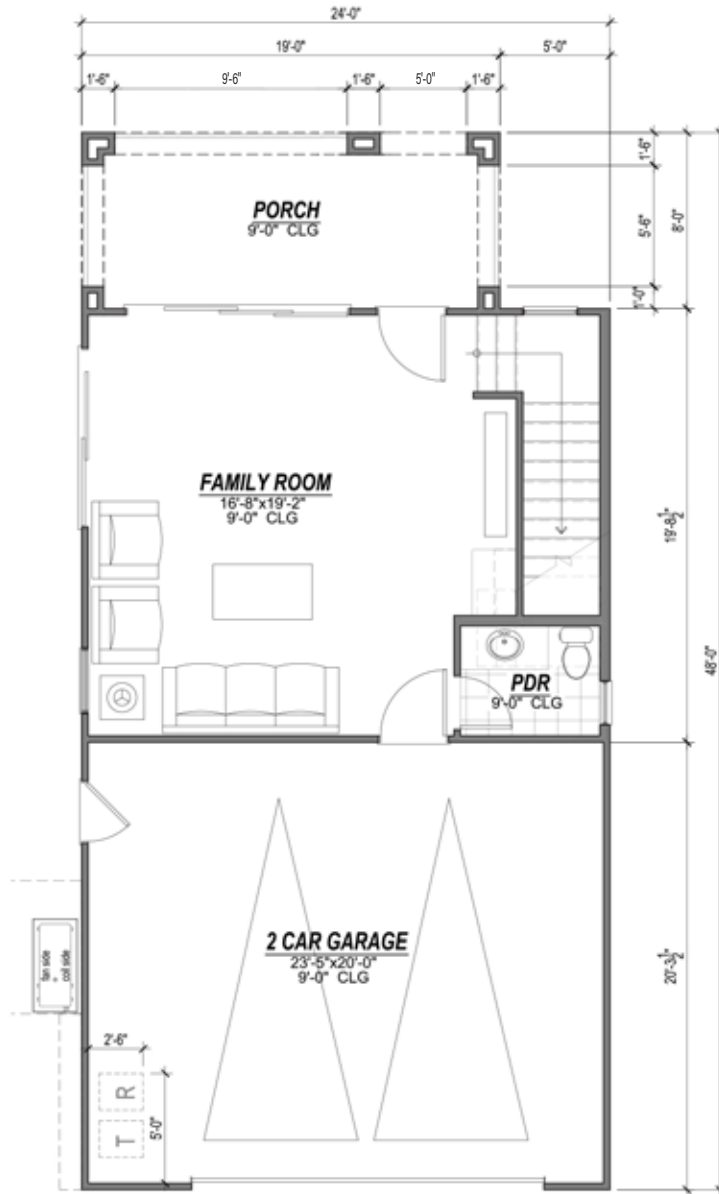


34.1

ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO



FIRST FLOOR (OPTION)
BED 3 + BATH 3



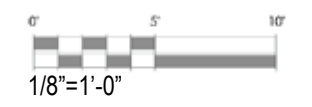
FIRST FLOOR

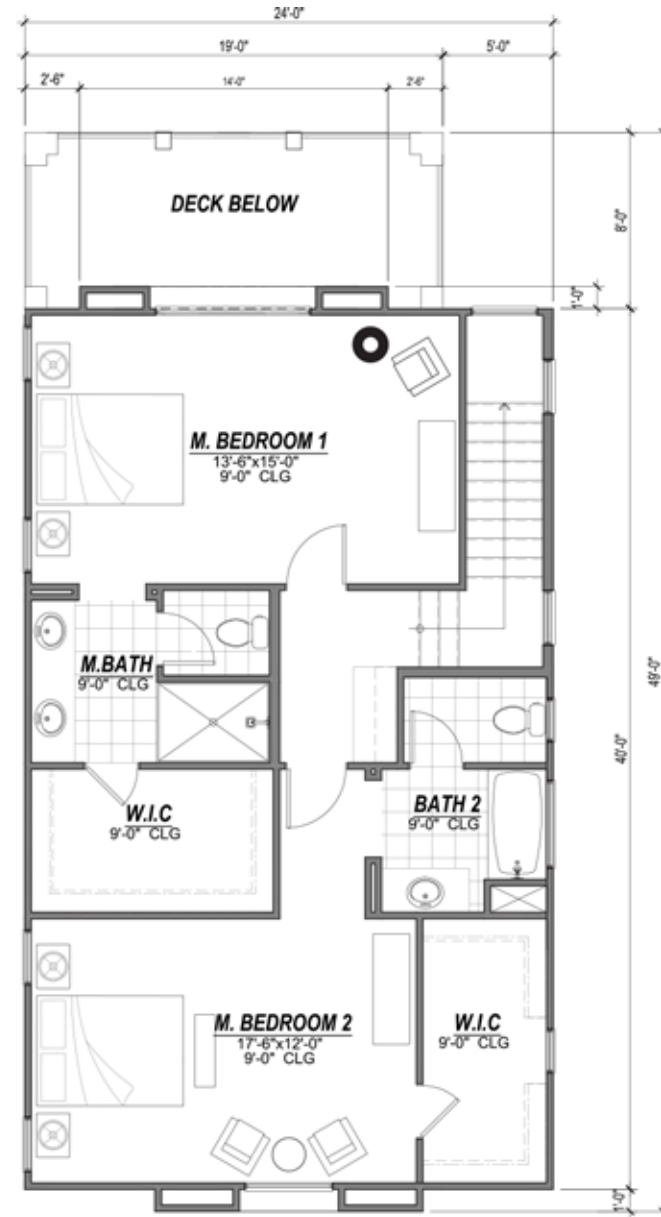


SECOND FLOOR

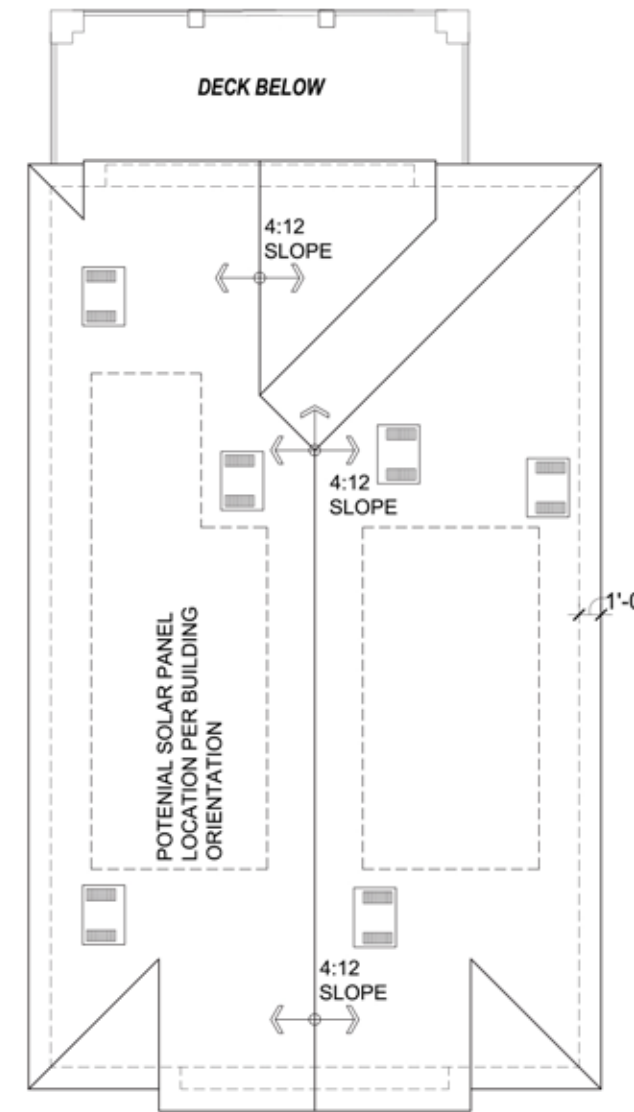


SECOND FLOOR
ENHANCED ELEVATION OPTION

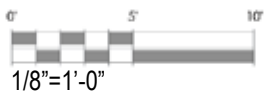




THIRD FLOOR



ROOF



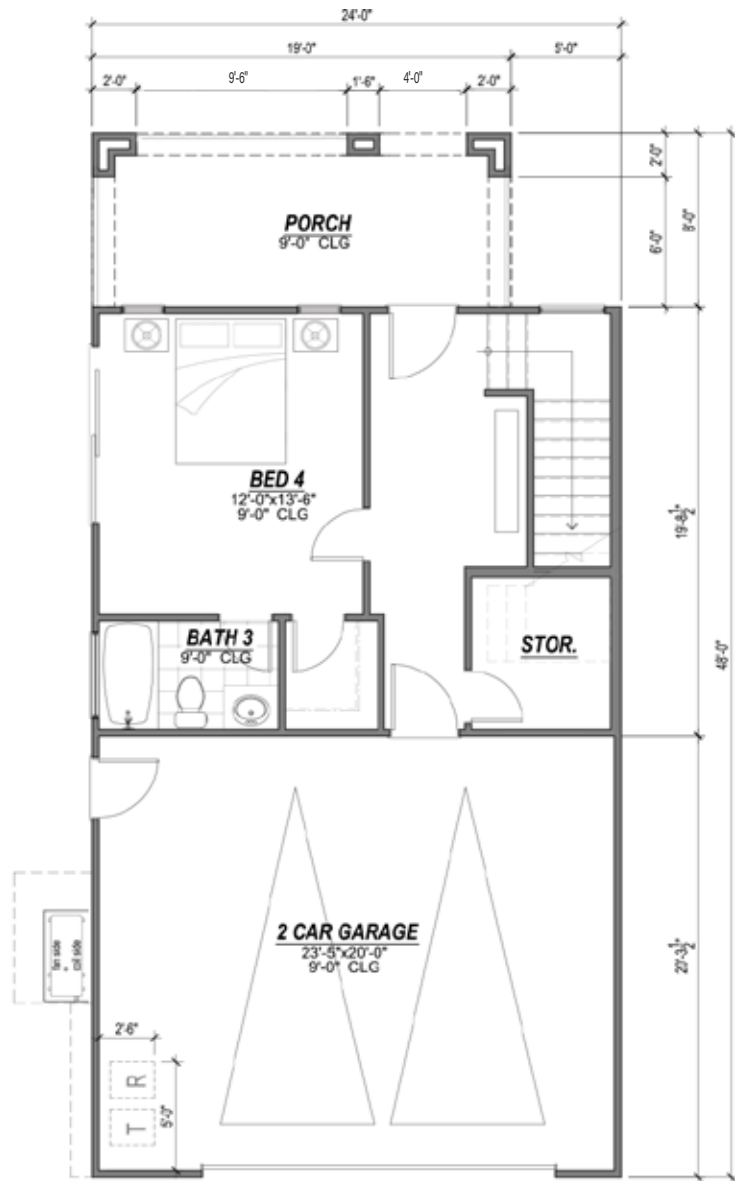
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

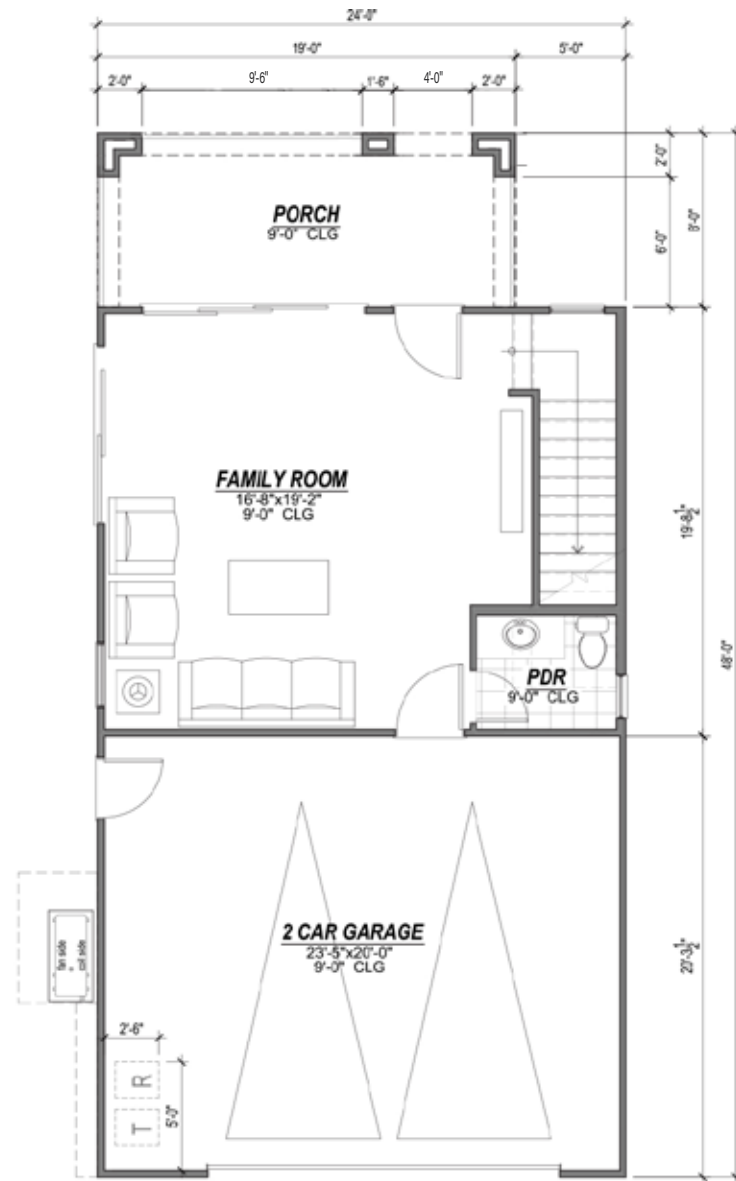
SMALL LOT SINGLE-FAMILY HOME - PLAN 1 TYPICAL THIRD FLOOR & ROOF PLANS

FINAL DEVELOPMENT PLAN - PARCEL 19





FIRST FLOOR (OPTION)
BED 4 + BATH 3



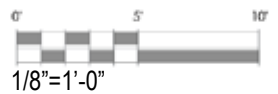
FIRST FLOOR



SECOND FLOOR

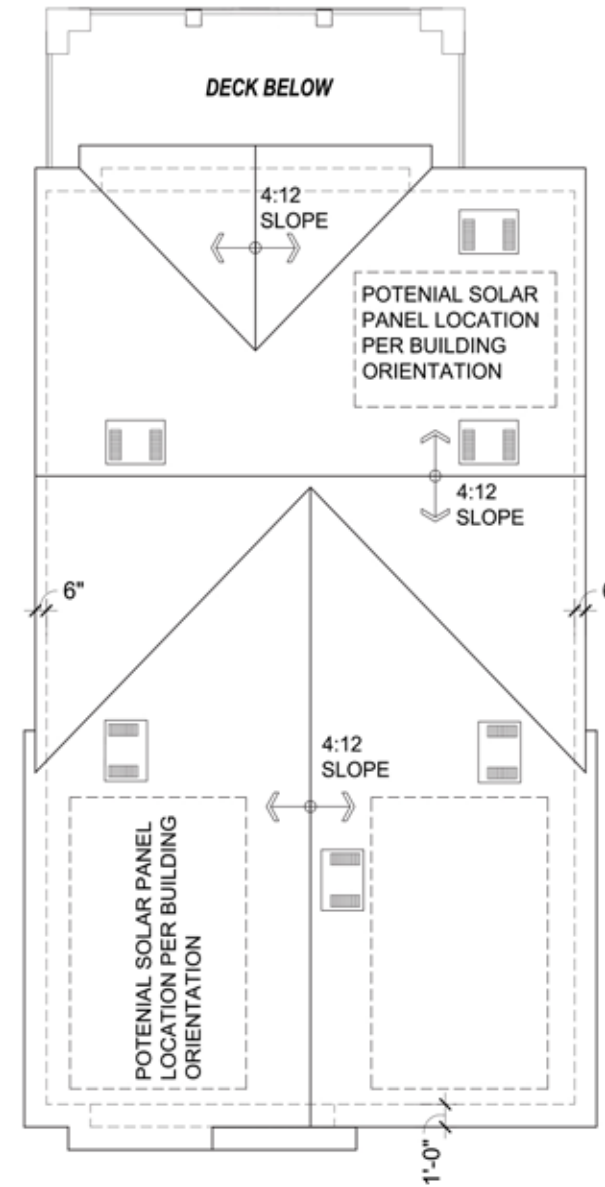


SECOND FLOOR
ENHANCED ELEVATION OPTION

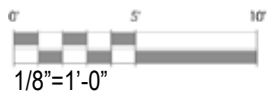




THIRD FLOOR



ROOF



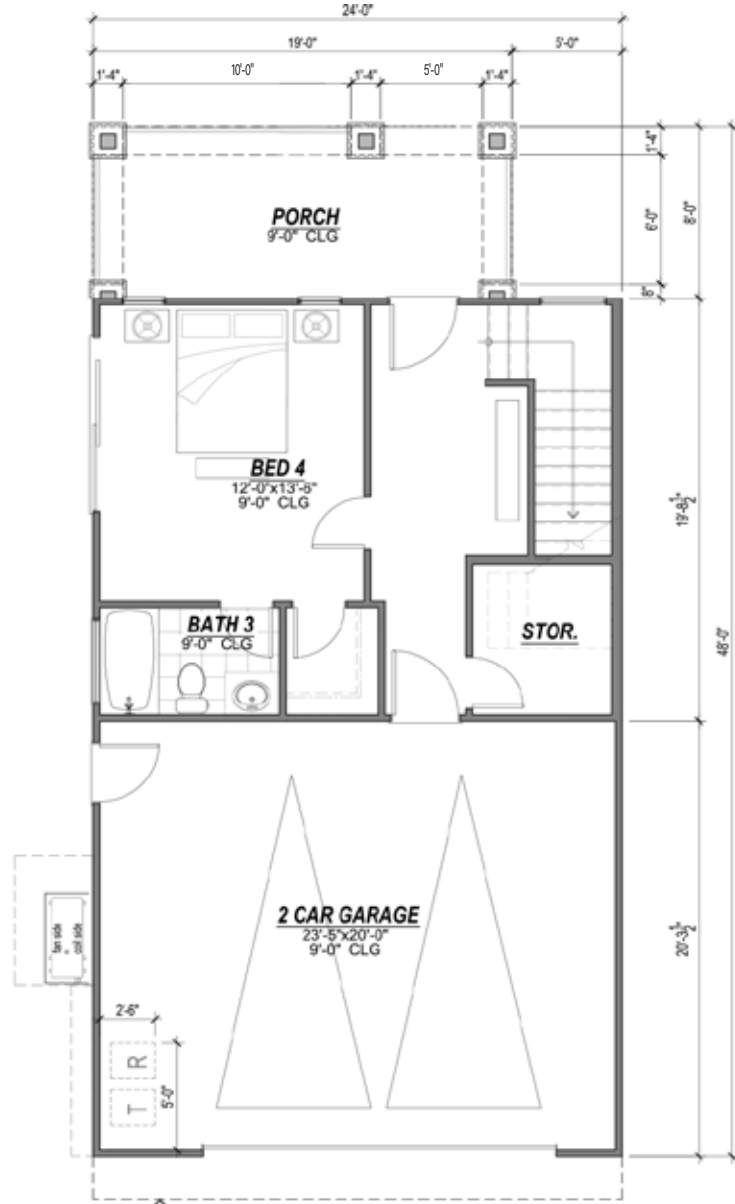
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

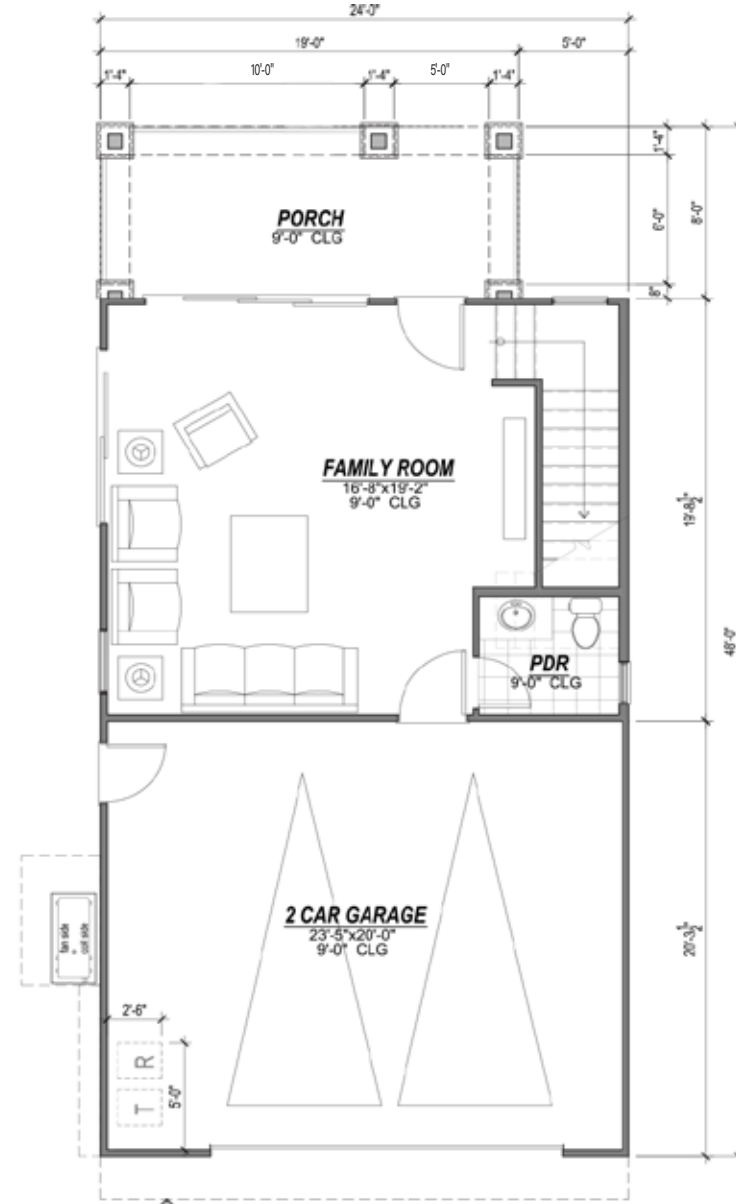
SMALL LOT SINGLE-FAMILY HOME - PLAN 2 TYPICAL THIRD FLOOR & ROOF PLANS

FINAL DEVELOPMENT PLAN - PARCEL 19





EDGE OF FLOOR ABOVE
FIRST FLOOR (OPTION)
 BED 4 + BATH 3



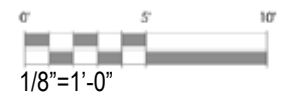
EDGE OF FLOOR ABOVE
FIRST FLOOR



SECOND FLOOR



**SECOND FLOOR W/ ADDITIONAL
 WINDOWS (ENHANCED OPTION)**



OAK KNOLL

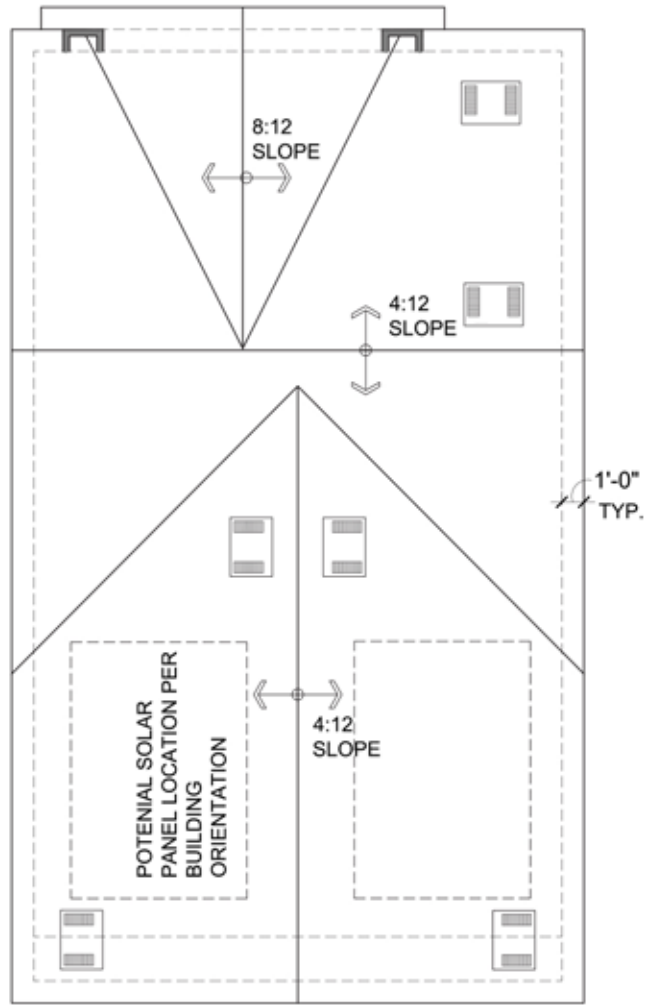
SMALL LOT SINGLE-FAMILY HOME - PLAN 3 TYPICAL FIRST & SECOND FLOOR PLANS

FINAL DEVELOPMENT PLAN - PARCEL 19

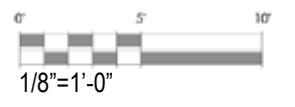
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



THIRD FLOOR



ROOF



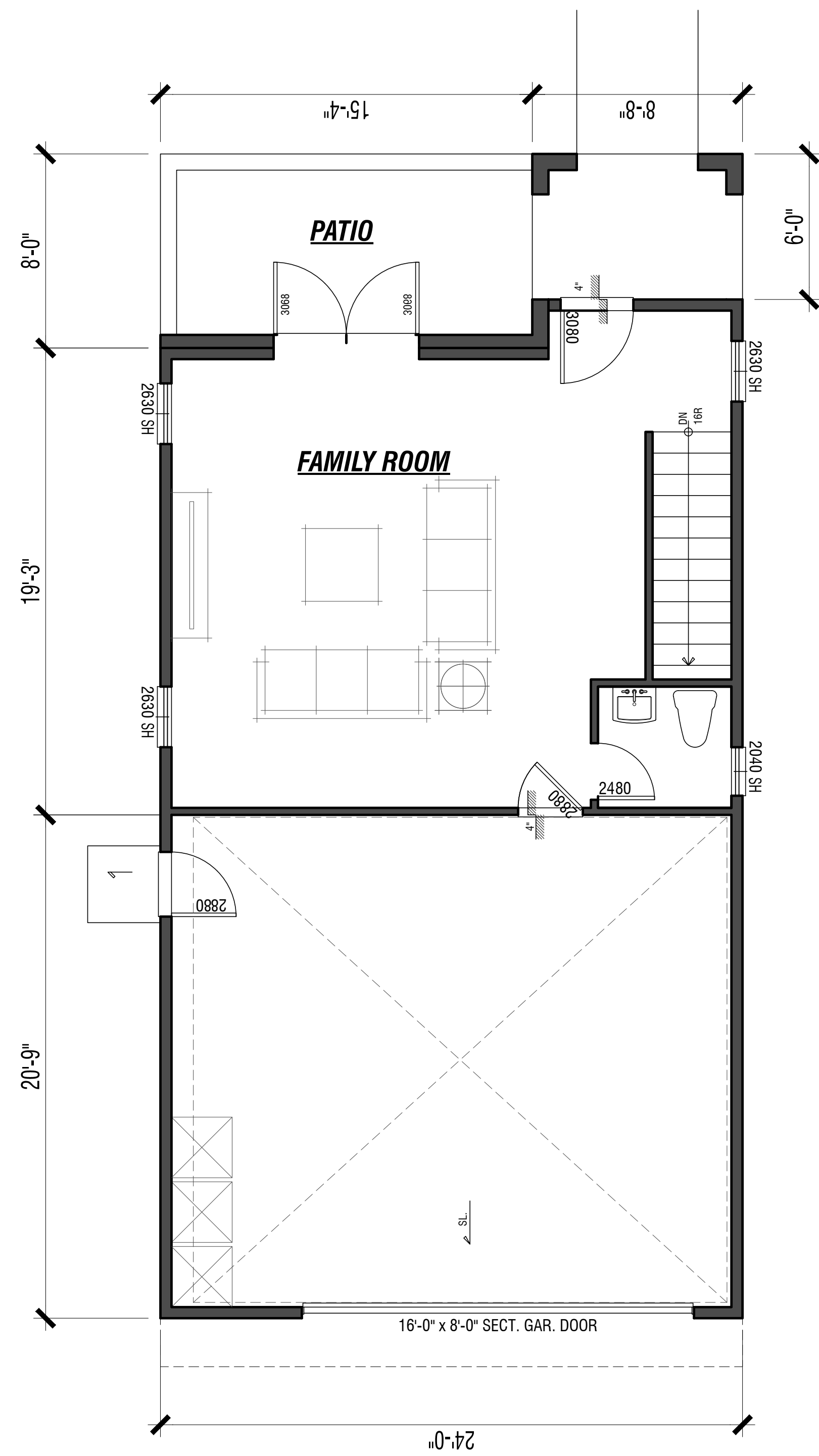
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

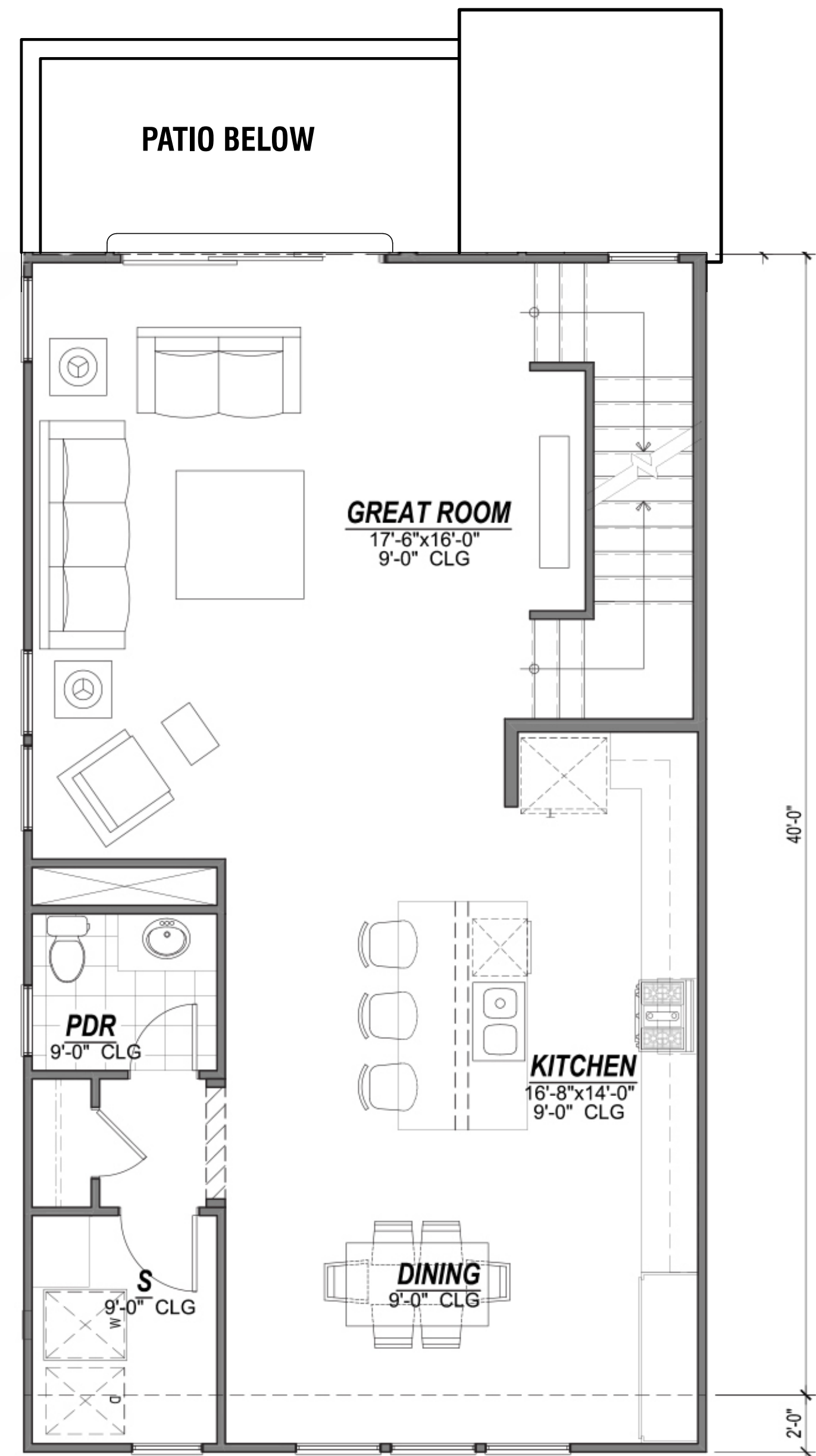
SMALL LOT SINGLE-FAMILY HOME - PLAN 3 TYPICAL THIRD FLOOR & ROOF PLANS

FINAL DEVELOPMENT PLAN - PARCEL 19

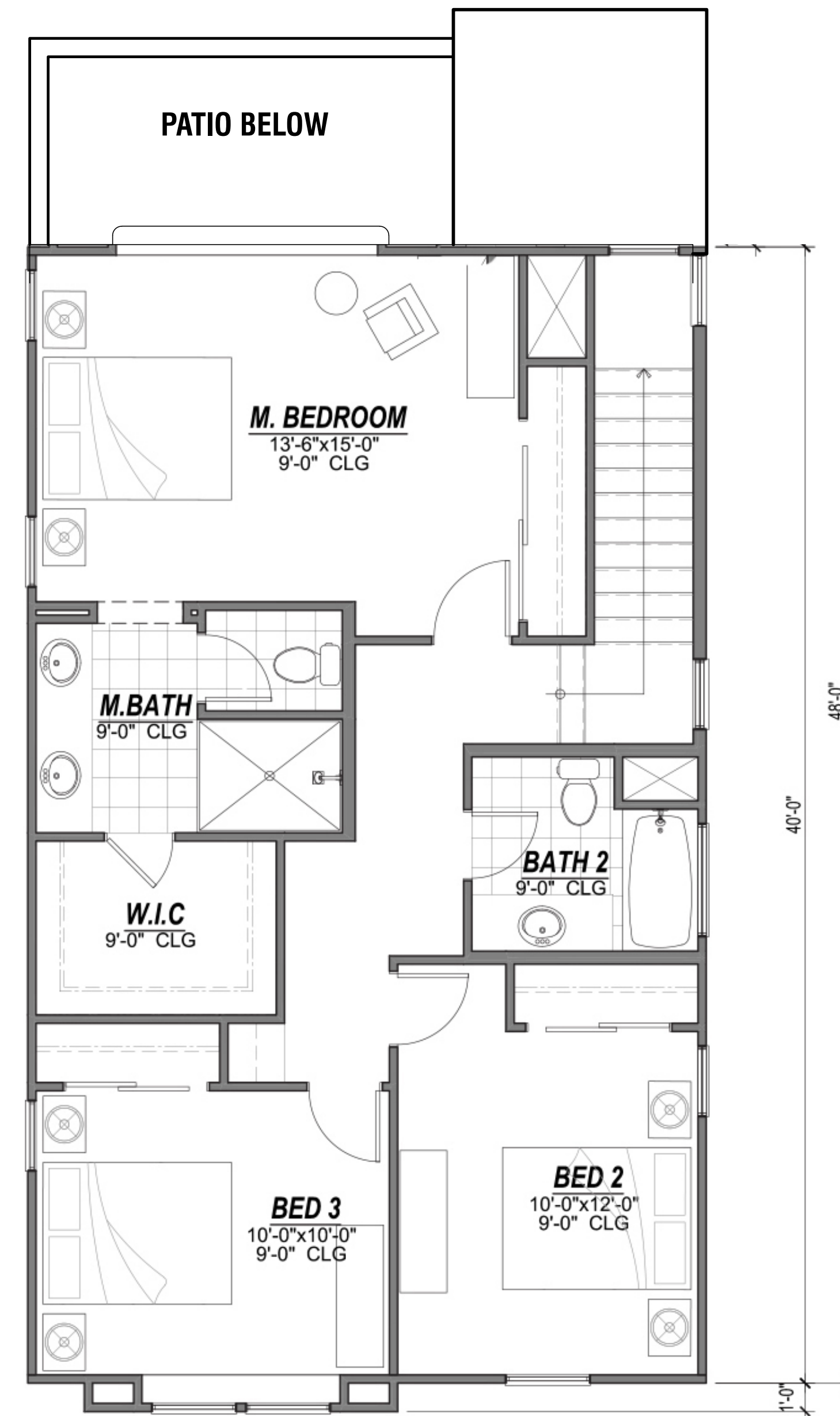




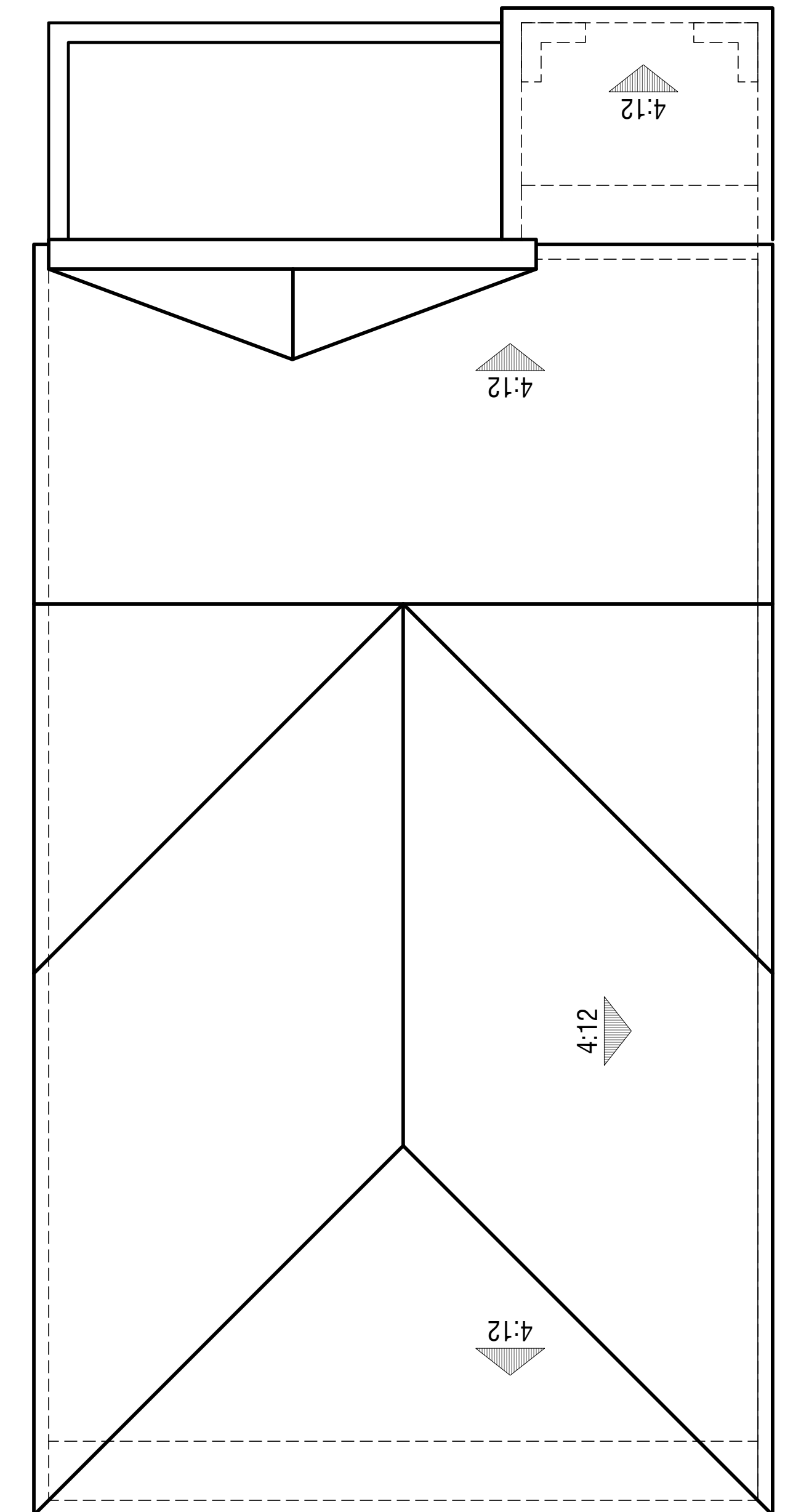
First Floor



Second Floor



Third Floor



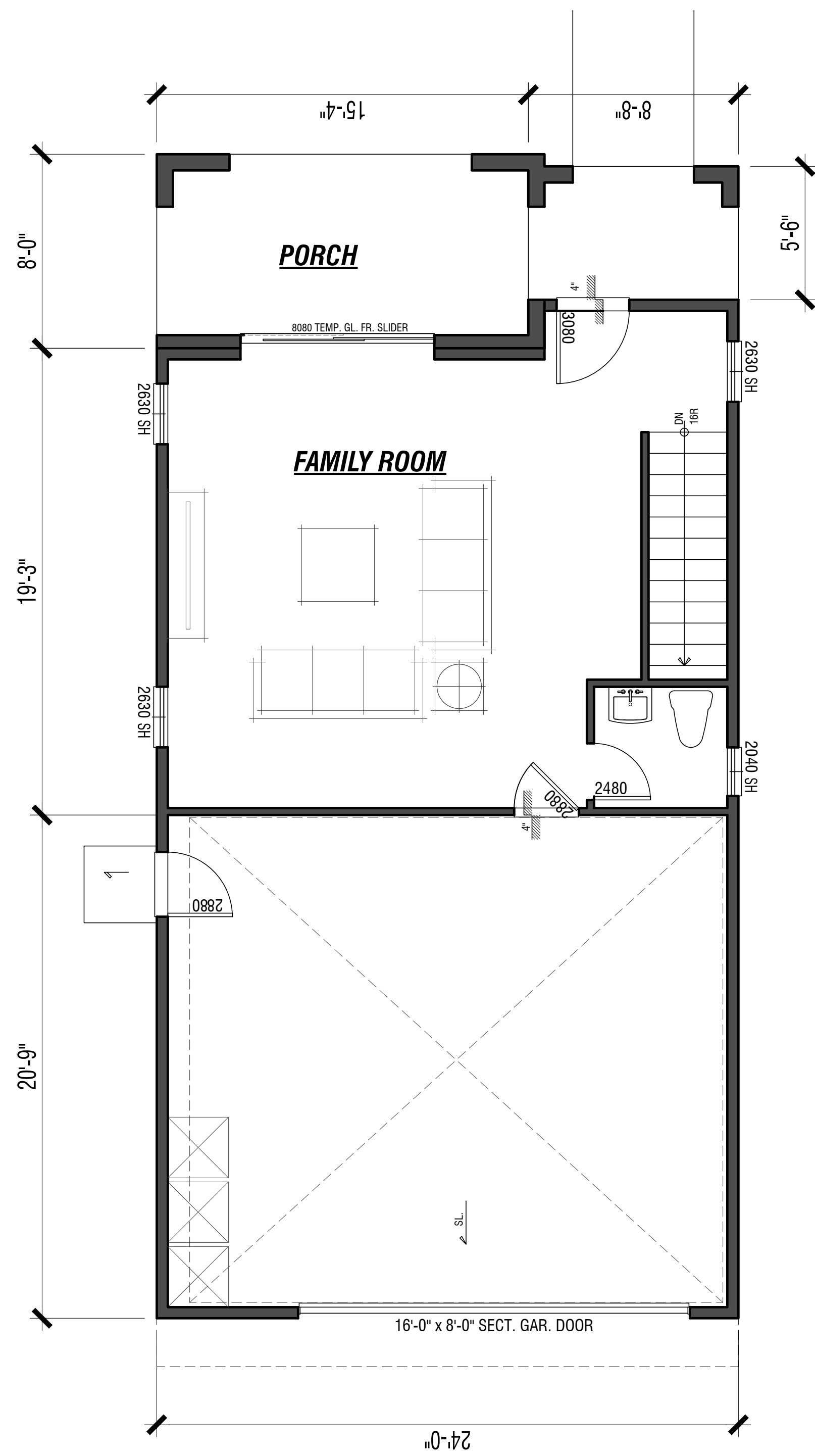
Roof Plan

Mission Style Plan 1a

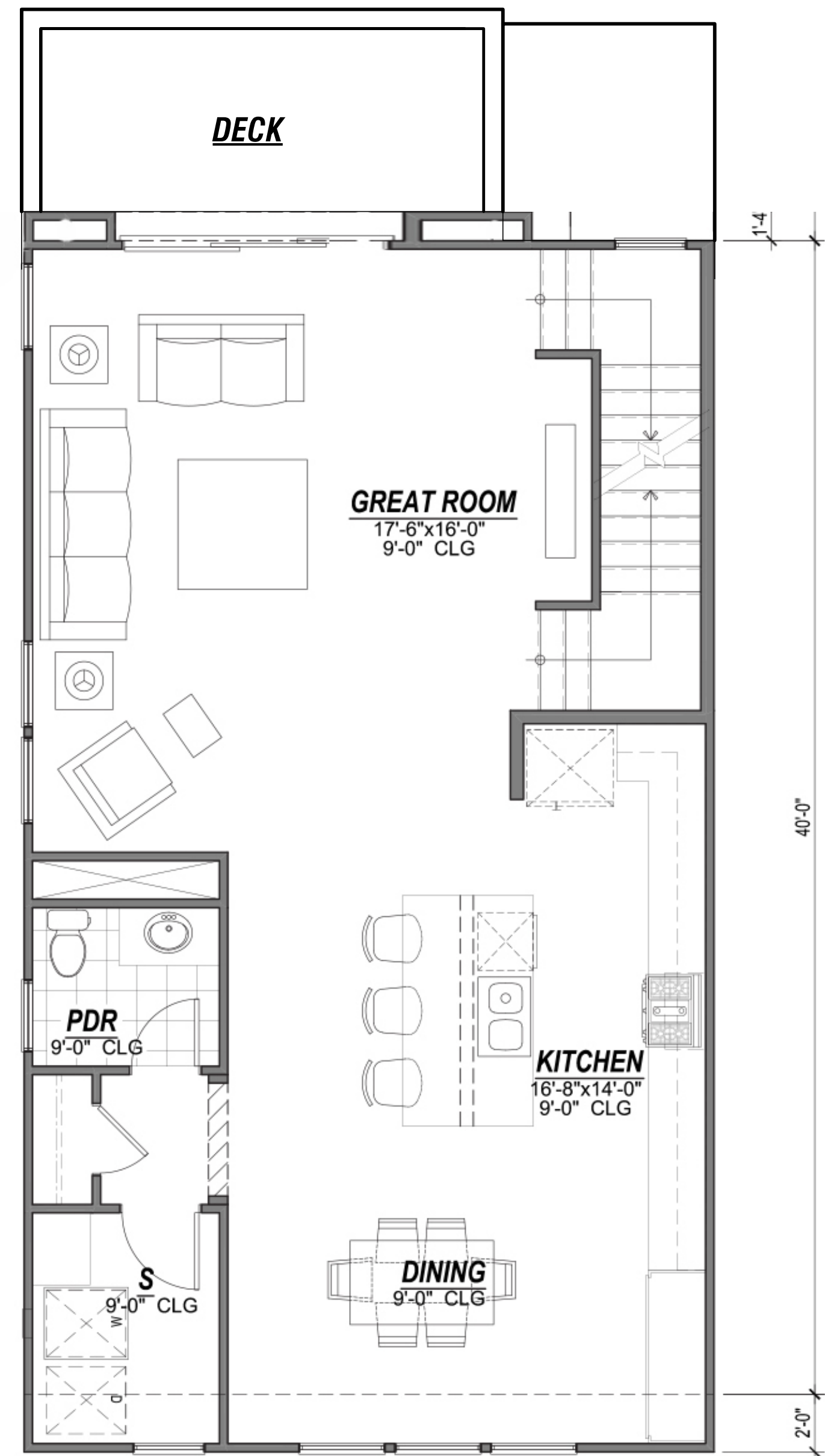
OAK KNOLL

OAKLAND, CA

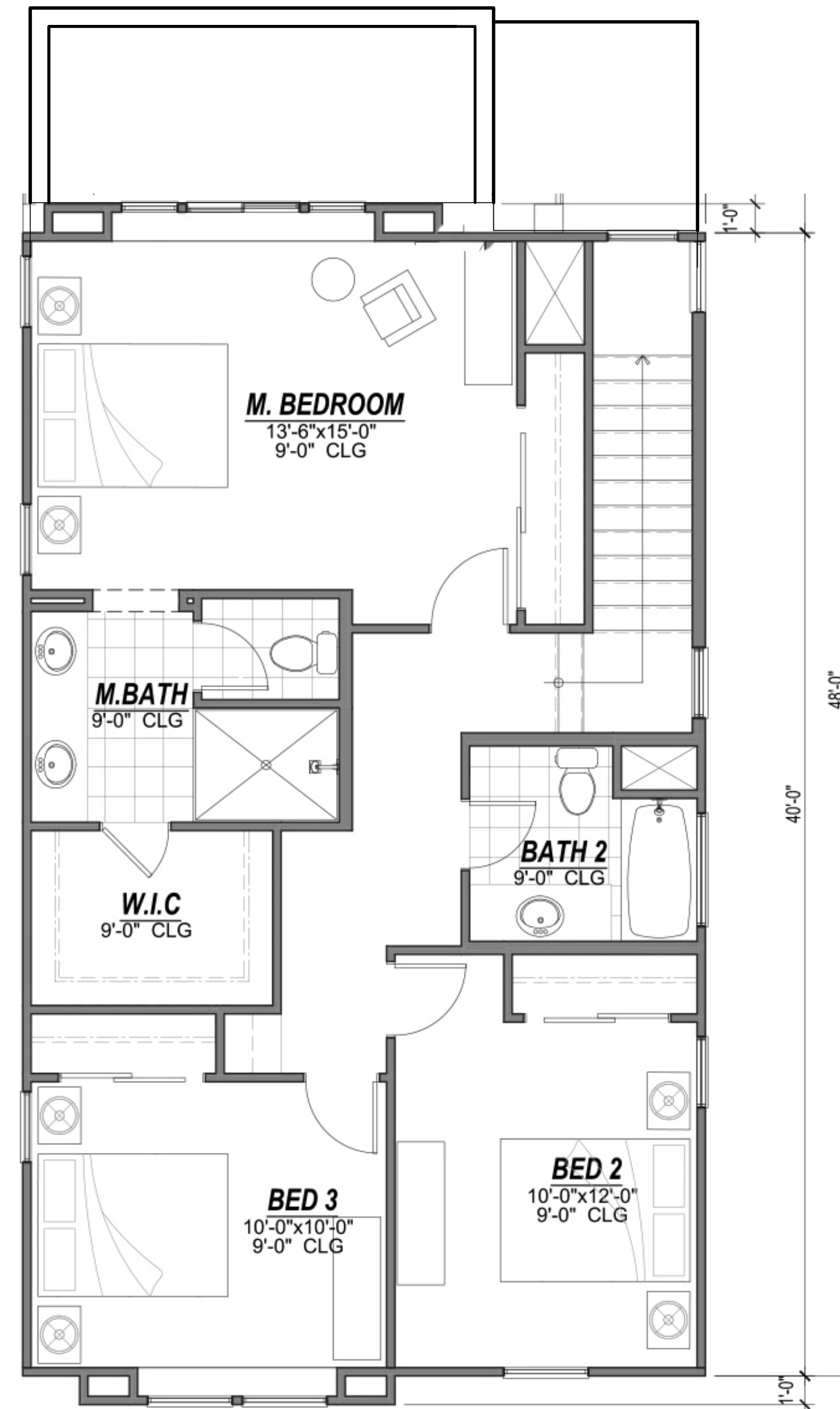




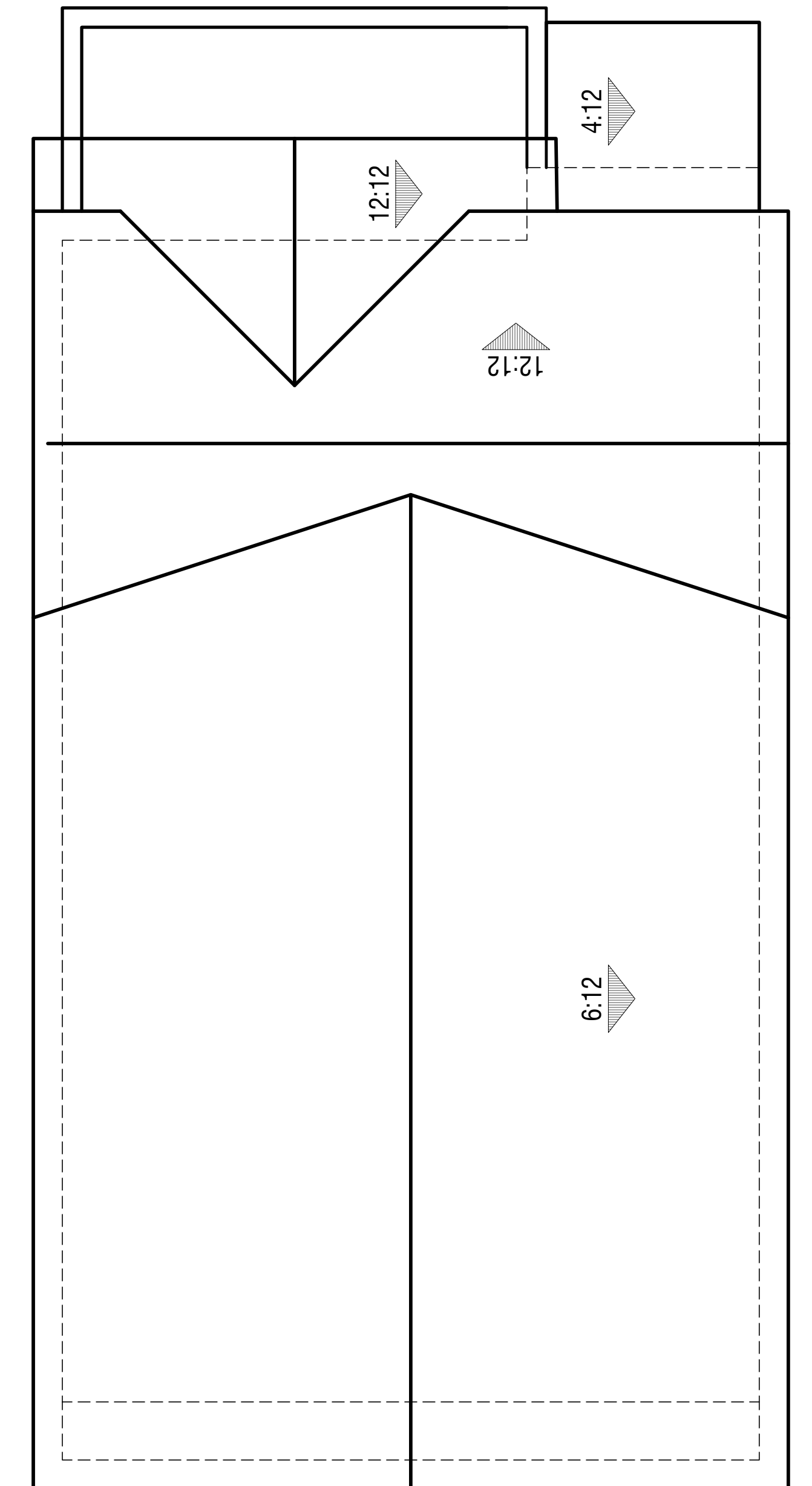
First Floor



Second Floor



Third Floor



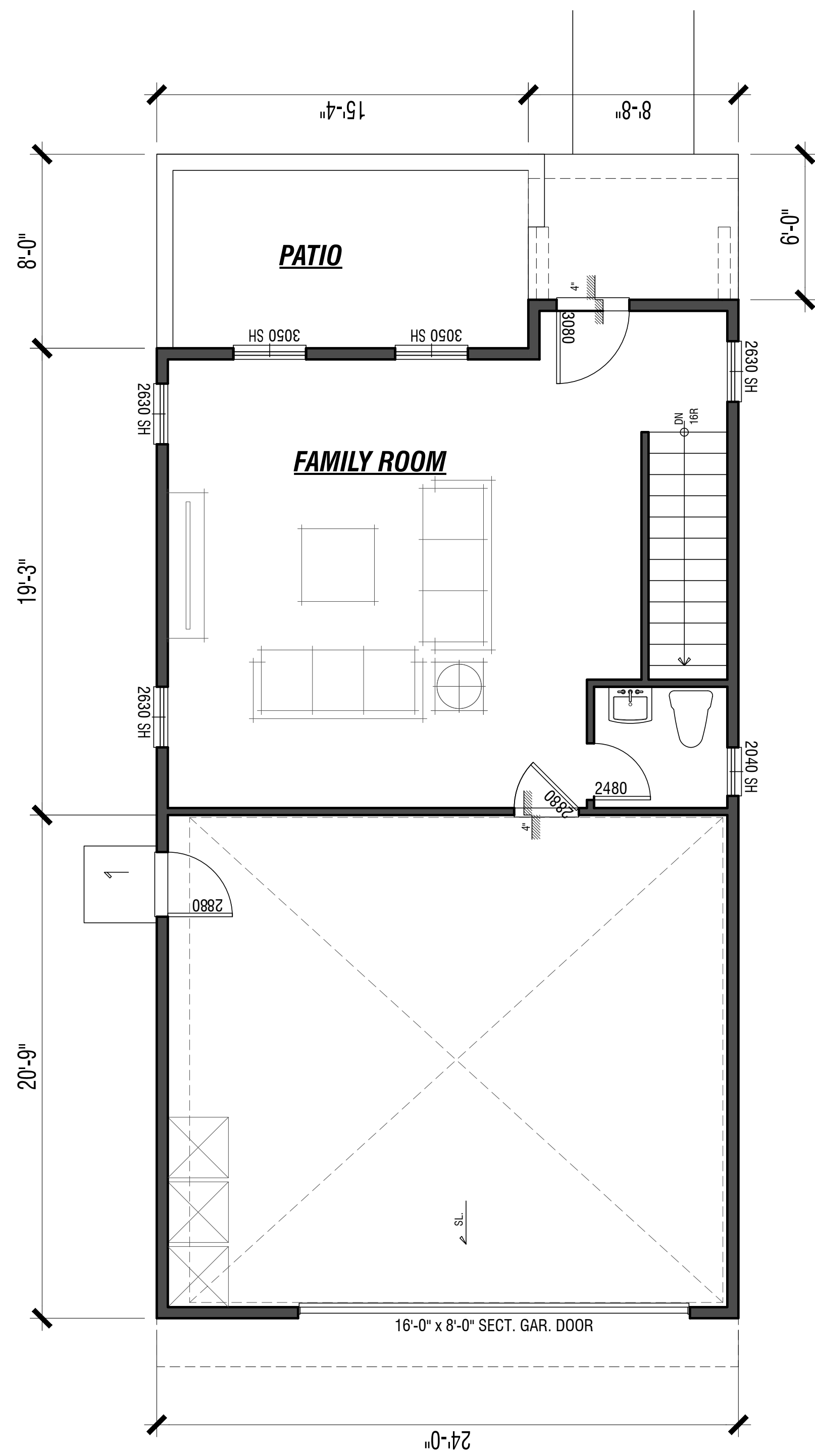
Roof Plan

Arts & Crafts Style Plan 1a

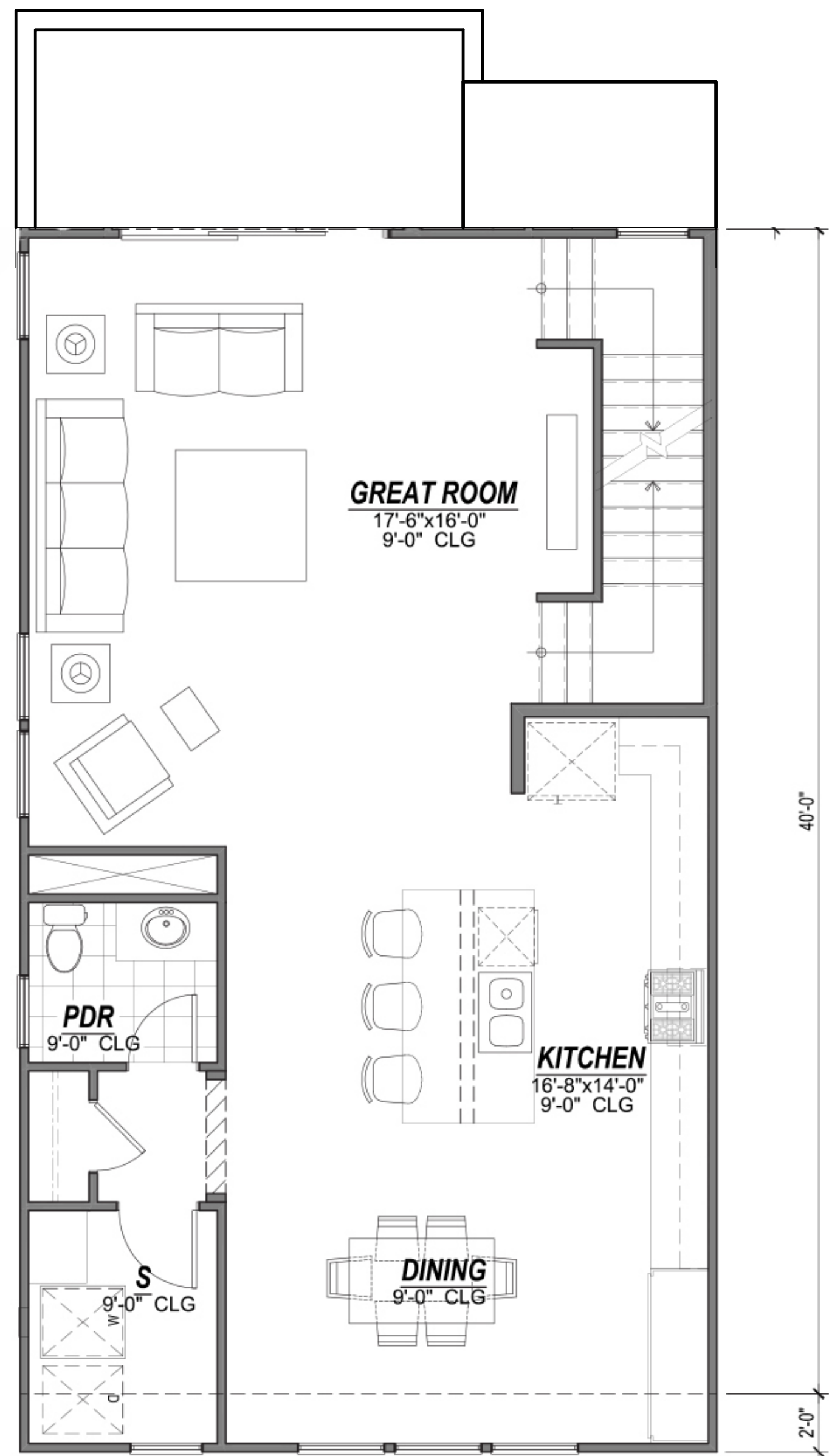
OAK KNOLL

OAKLAND, CA

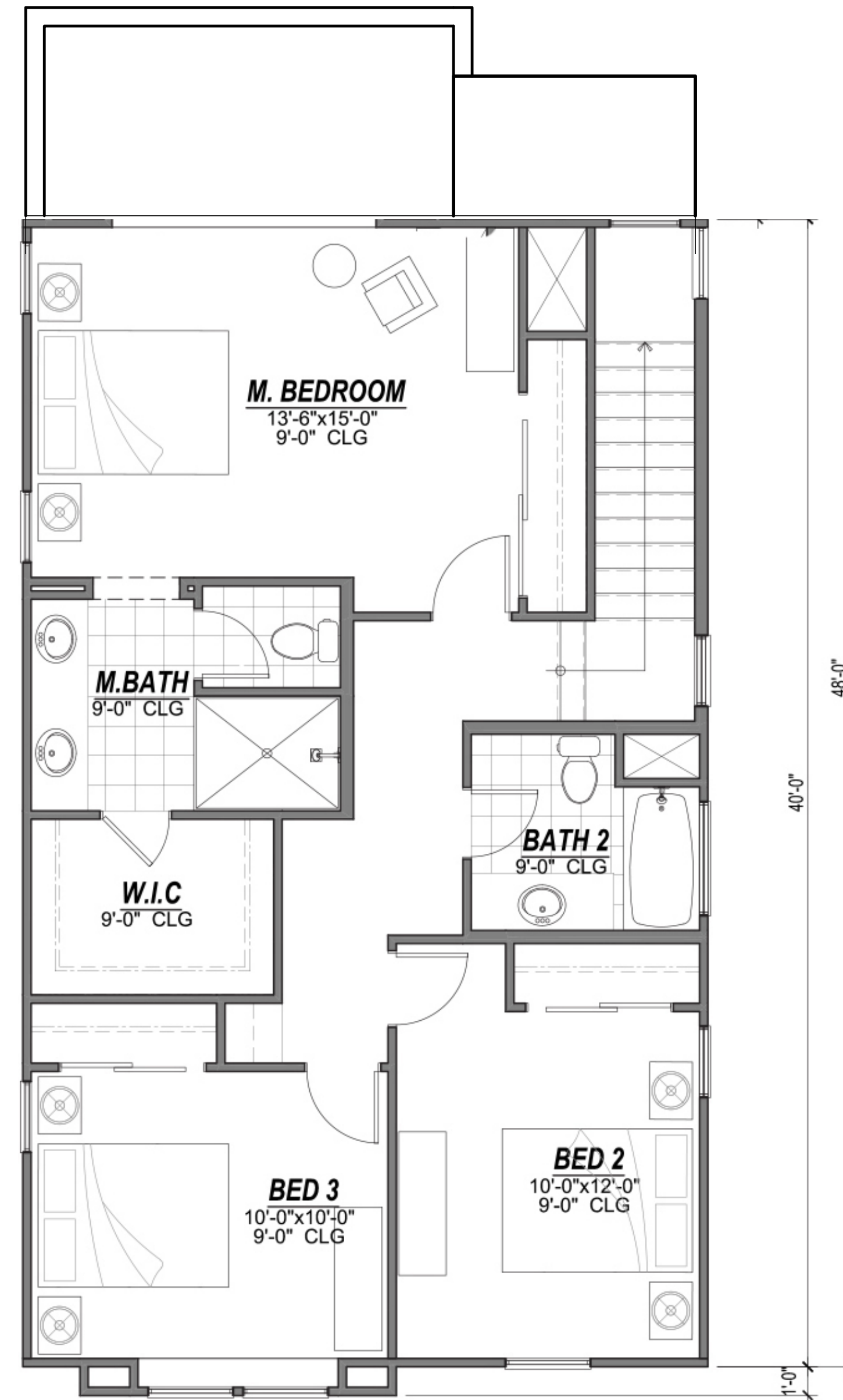




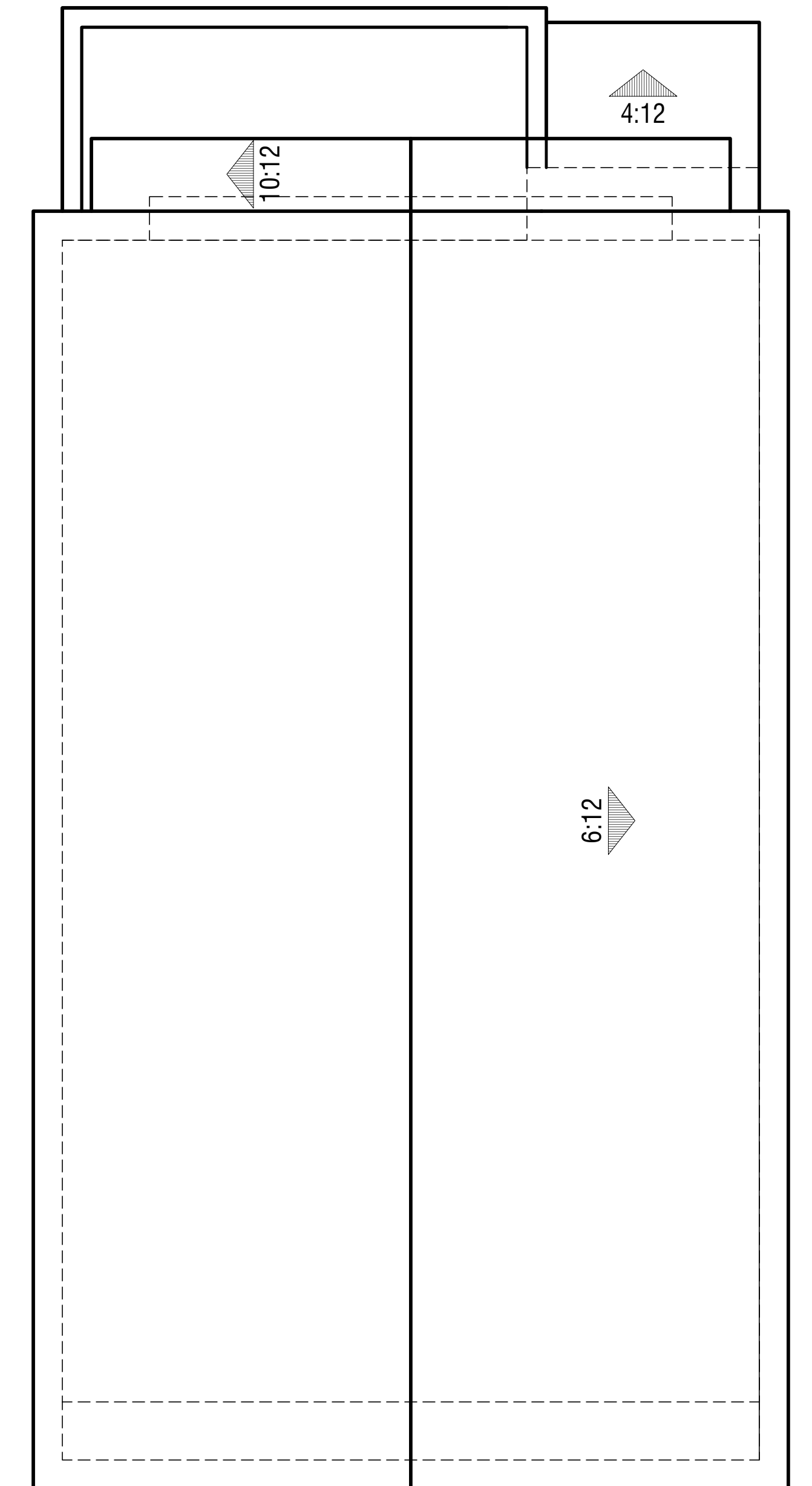
First Floor



Second Floor



Third Floor



Roof Plan

Craftsman Style Plan 1a

OAK KNOLL

OAKLAND, CA



FINAL DEVELOPMENT PLAN PARCEL 19

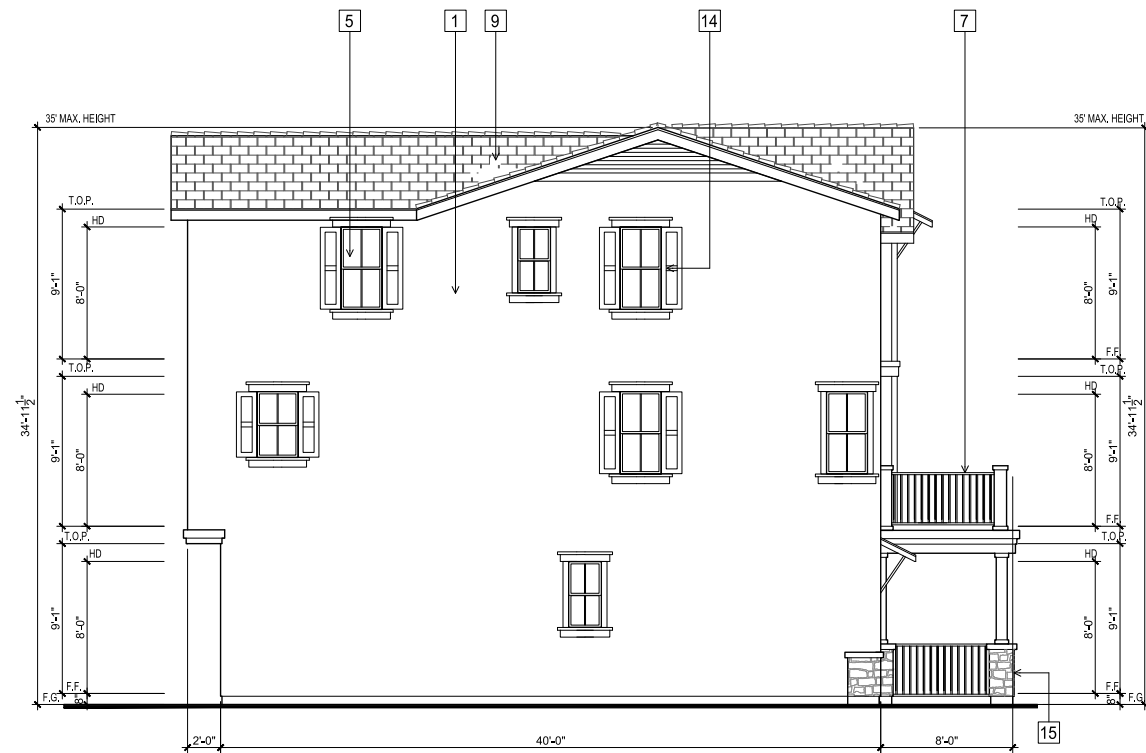
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ARCHITECTS · PLANNERS · DESIGNERS



37.3

ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO

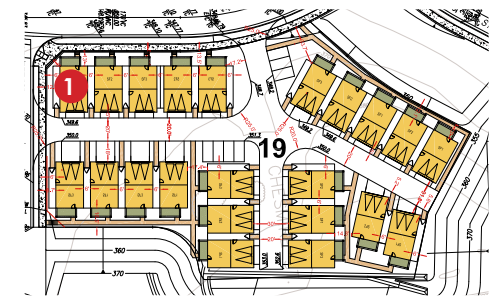


ENHANCED LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

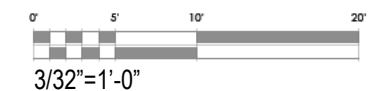


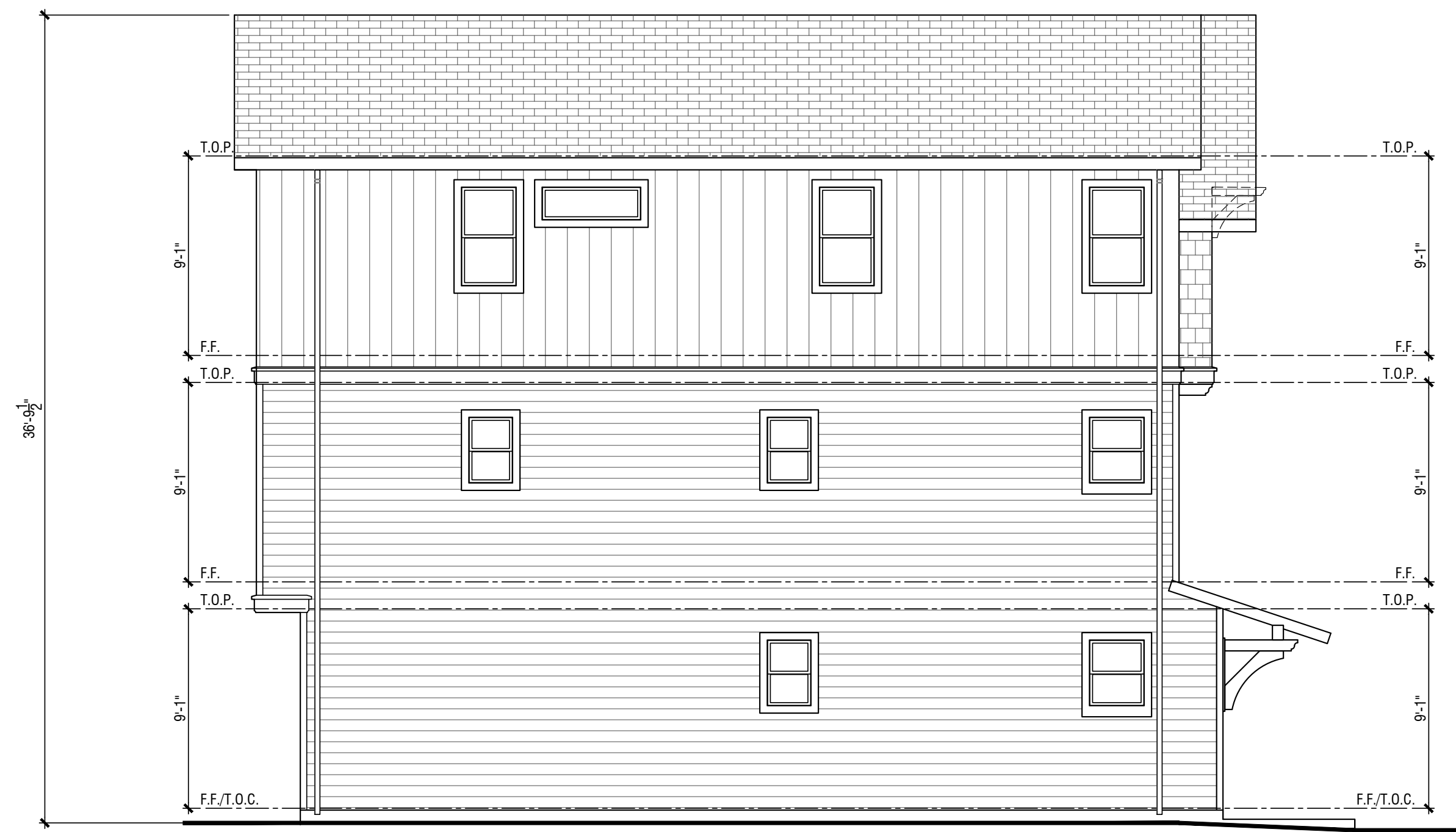
REAR ELEVATION



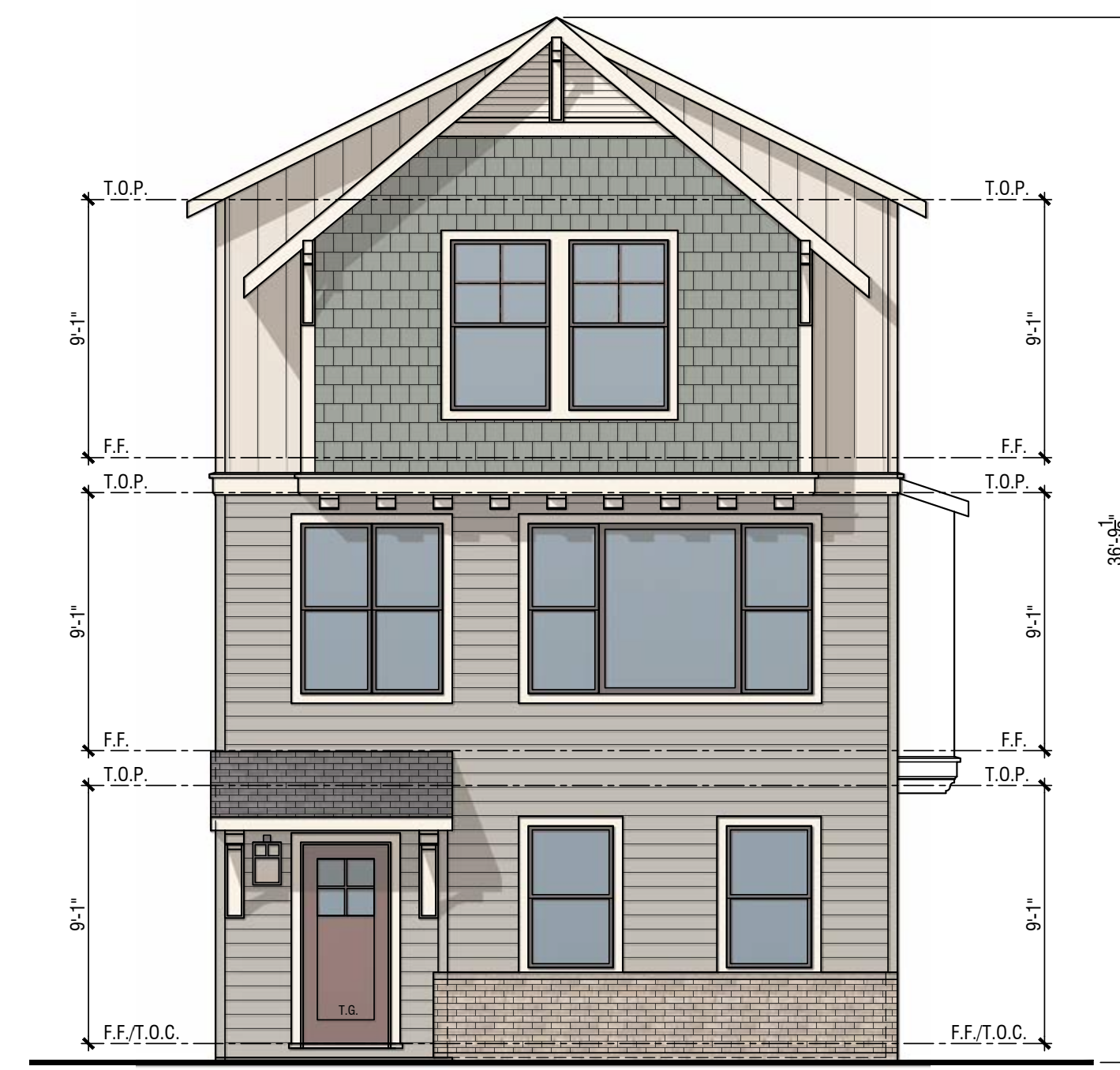
RIGHT ELEVATION

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





Left



Front



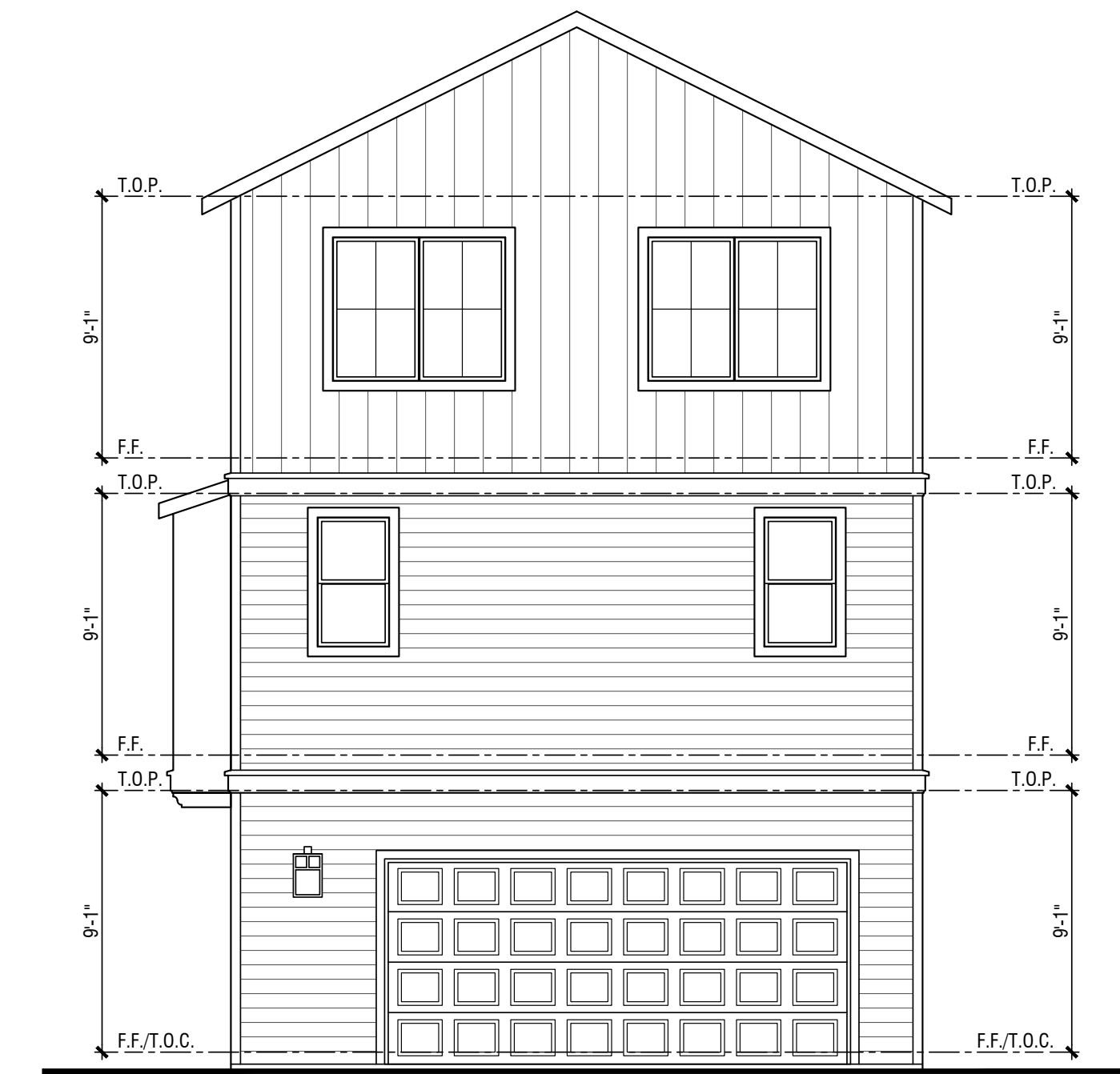
Front - Entry Roof Option B



Right

<u>MATERIAL</u>	<u>CRAFTSMAN:</u>
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.

BLDG 2: Craftsman Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

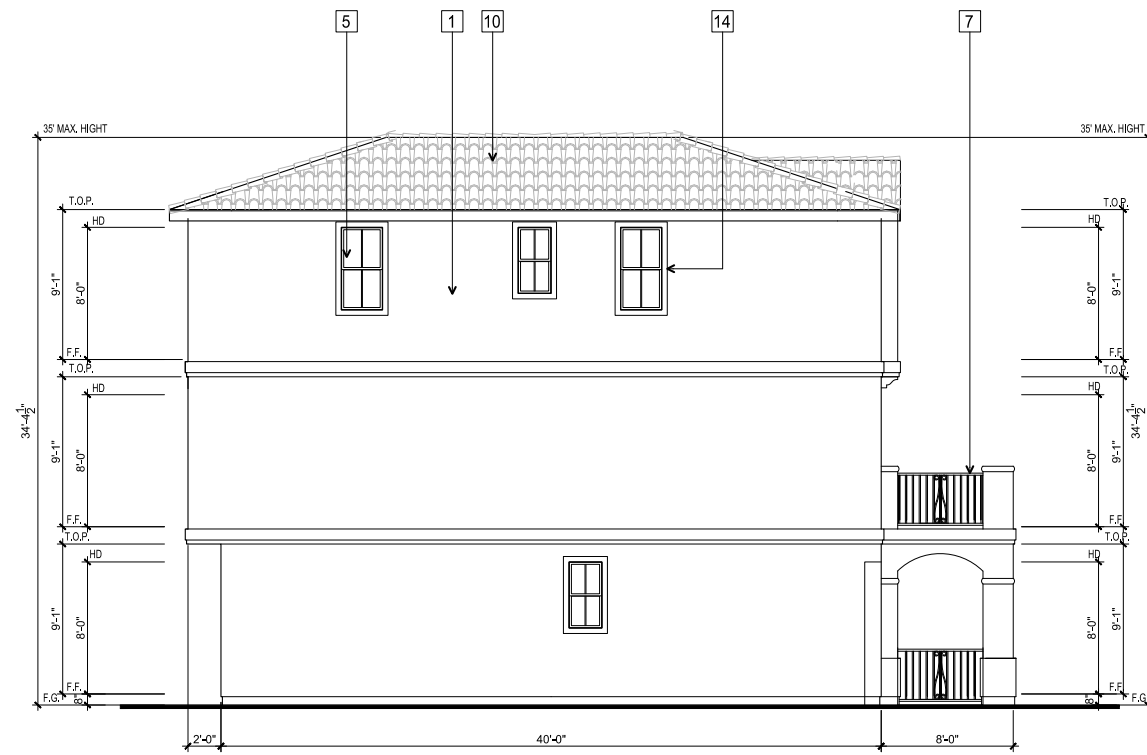


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 19

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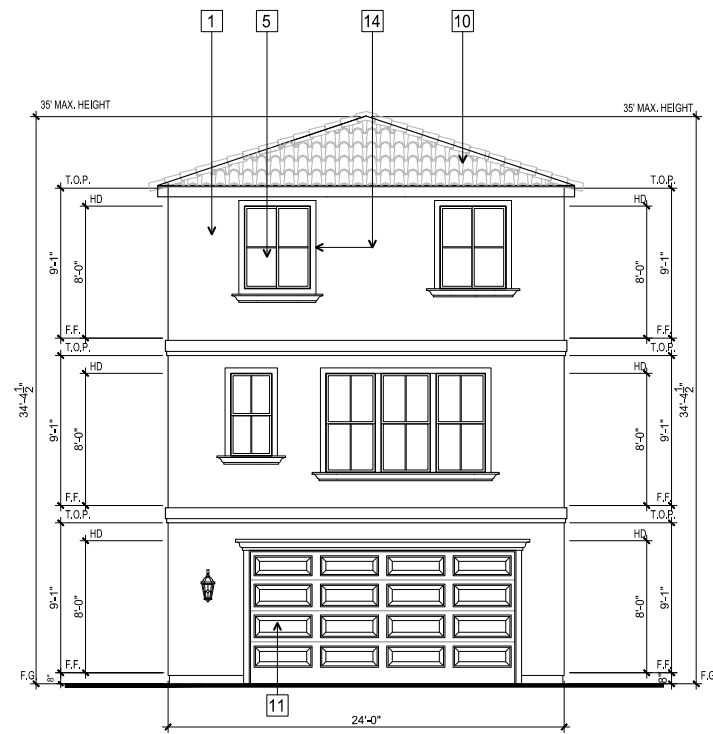
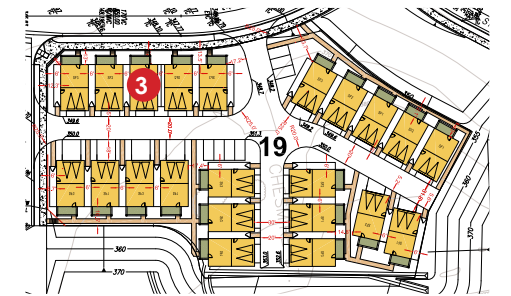


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

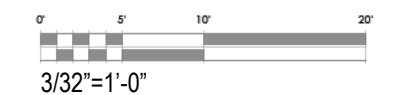


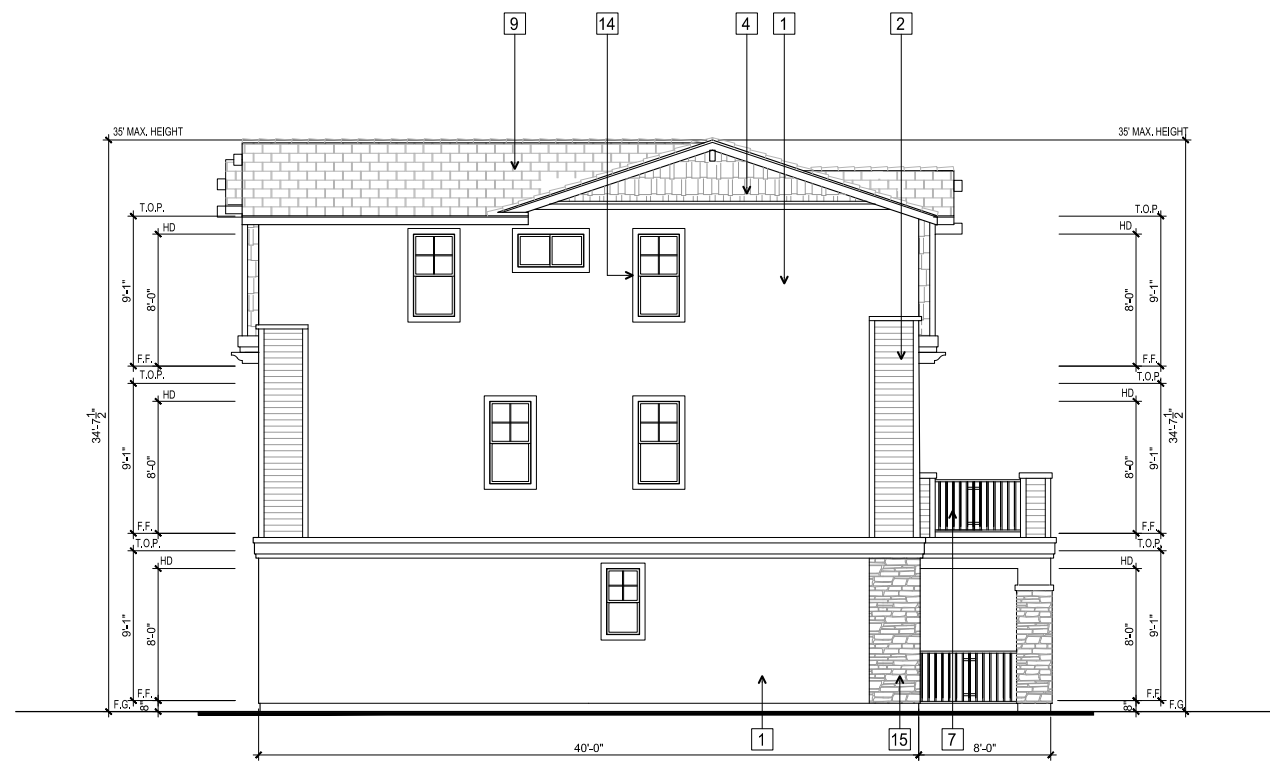
REAR ELEVATION



RIGHT ELEVATION

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



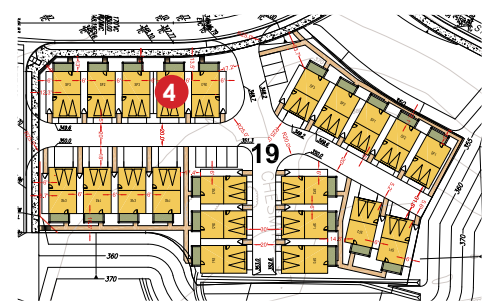


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**

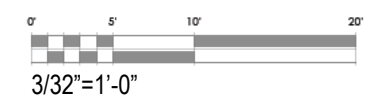


REAR ELEVATION



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 4 ELEVATIONS - PLAN 2 CRAFTSMAN (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 19





Left



Front



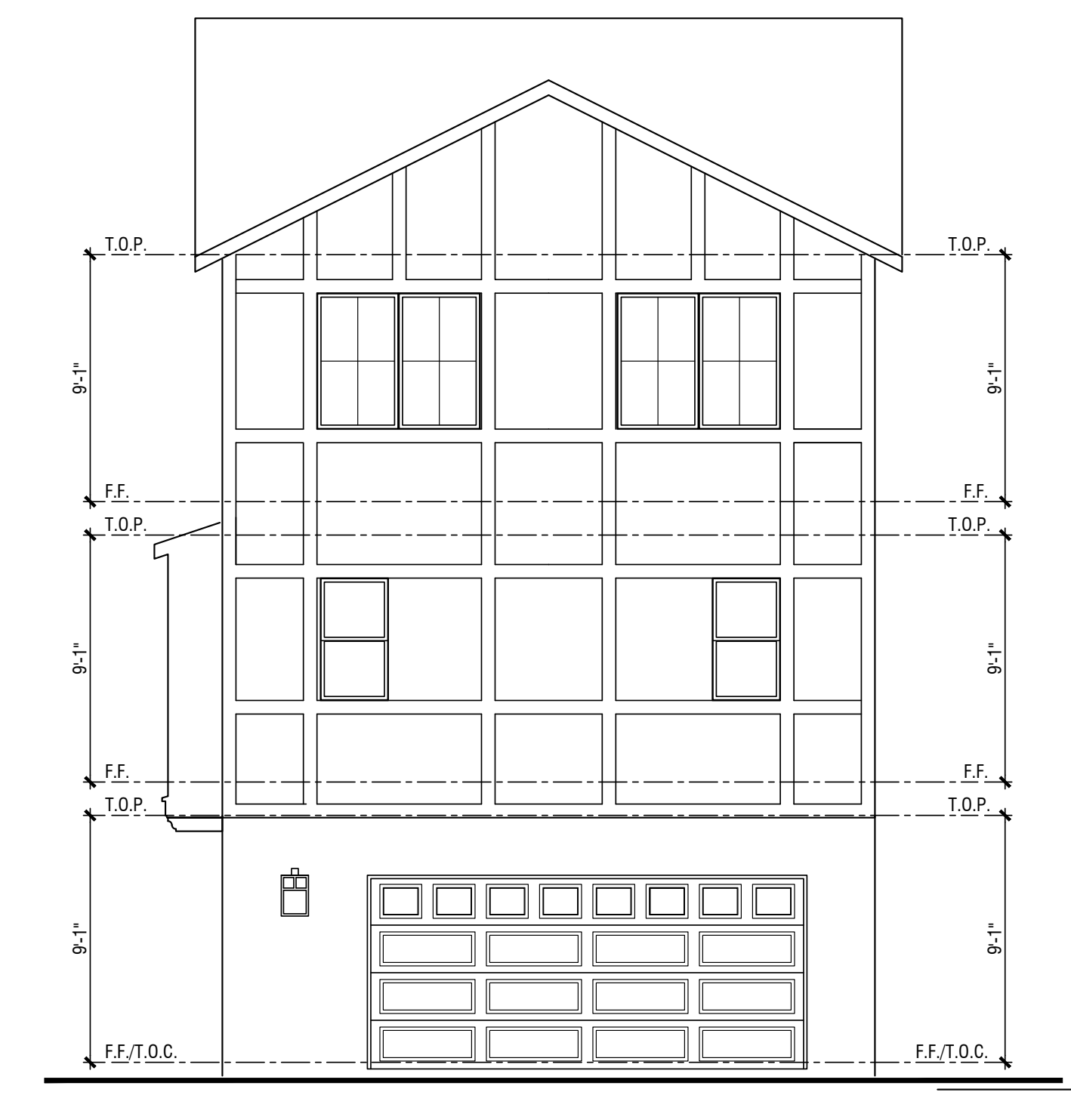
Right

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



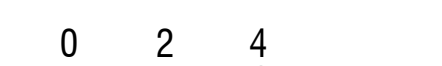
Rear

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

BLDG 5: Arts & Crafts Style Plan 1A Elevations

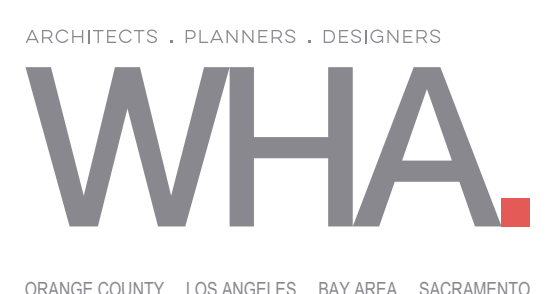
OAK KNOLL

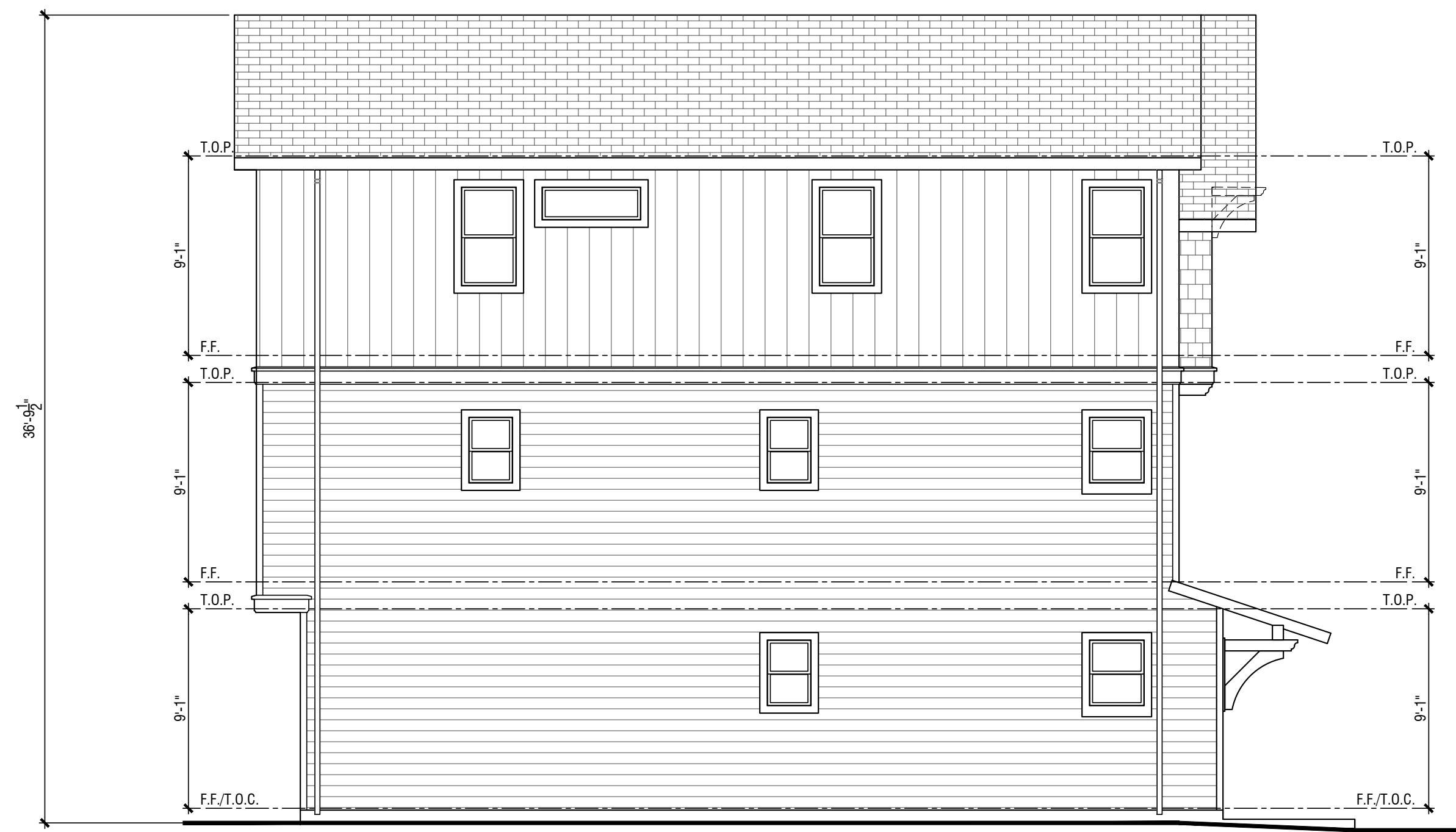
OAKLAND, CA



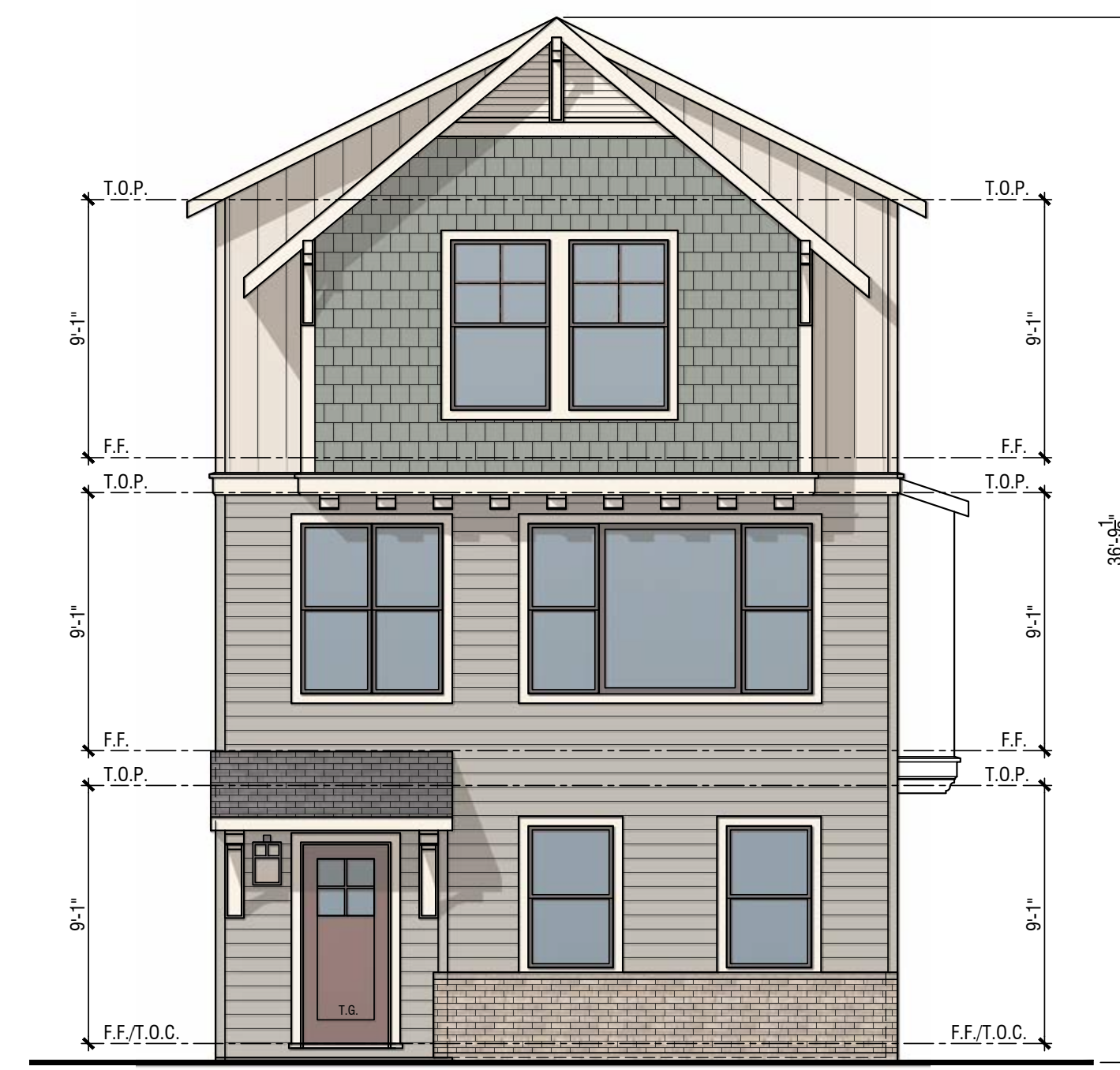
FINAL DEVELOPMENT PLAN PARCEL 19

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Left



Front



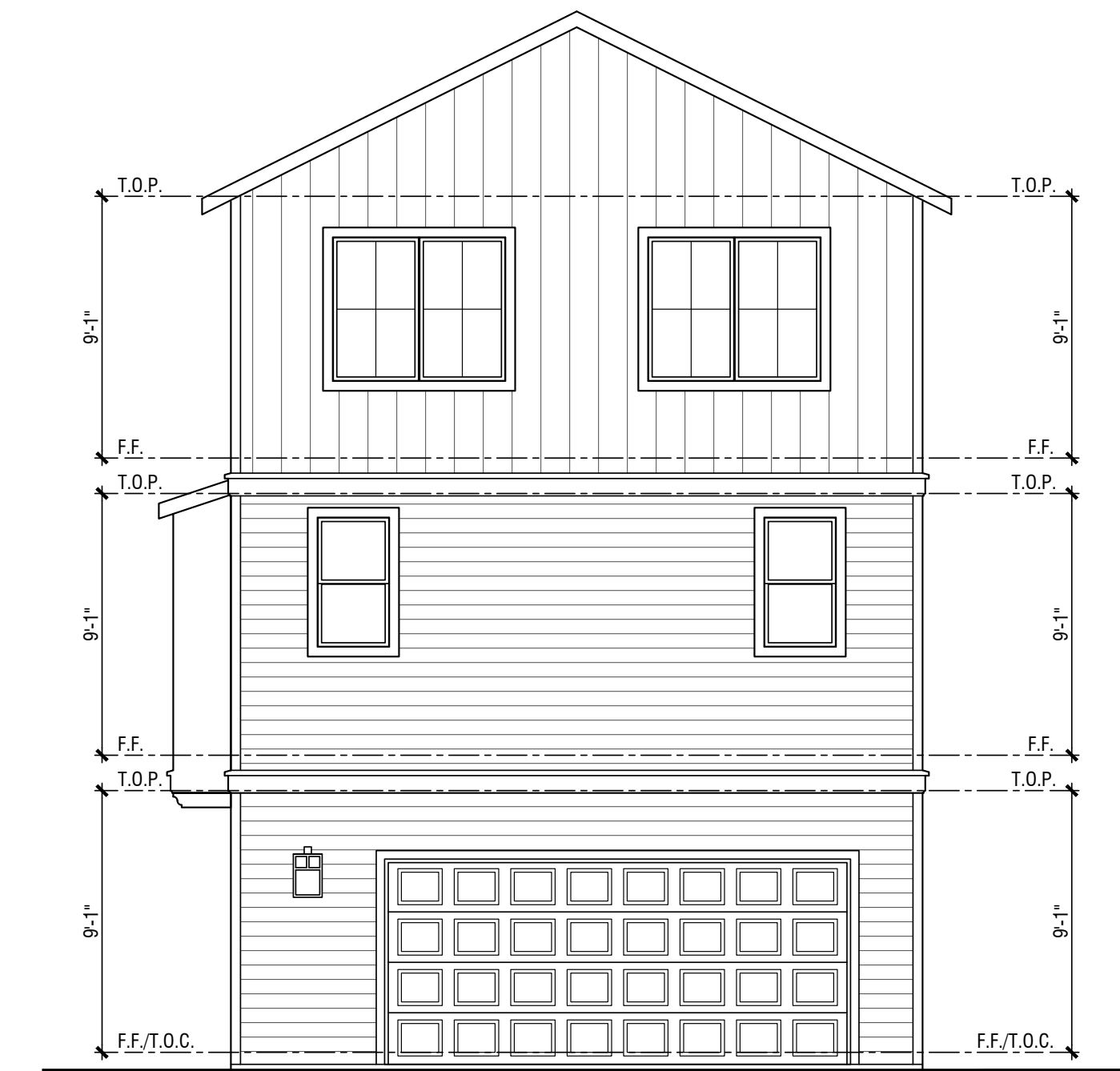
Front - Entry Roof Option B



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.

BLDG 6: Craftsman Style Plan 1A Elevations

OAK KNOLL

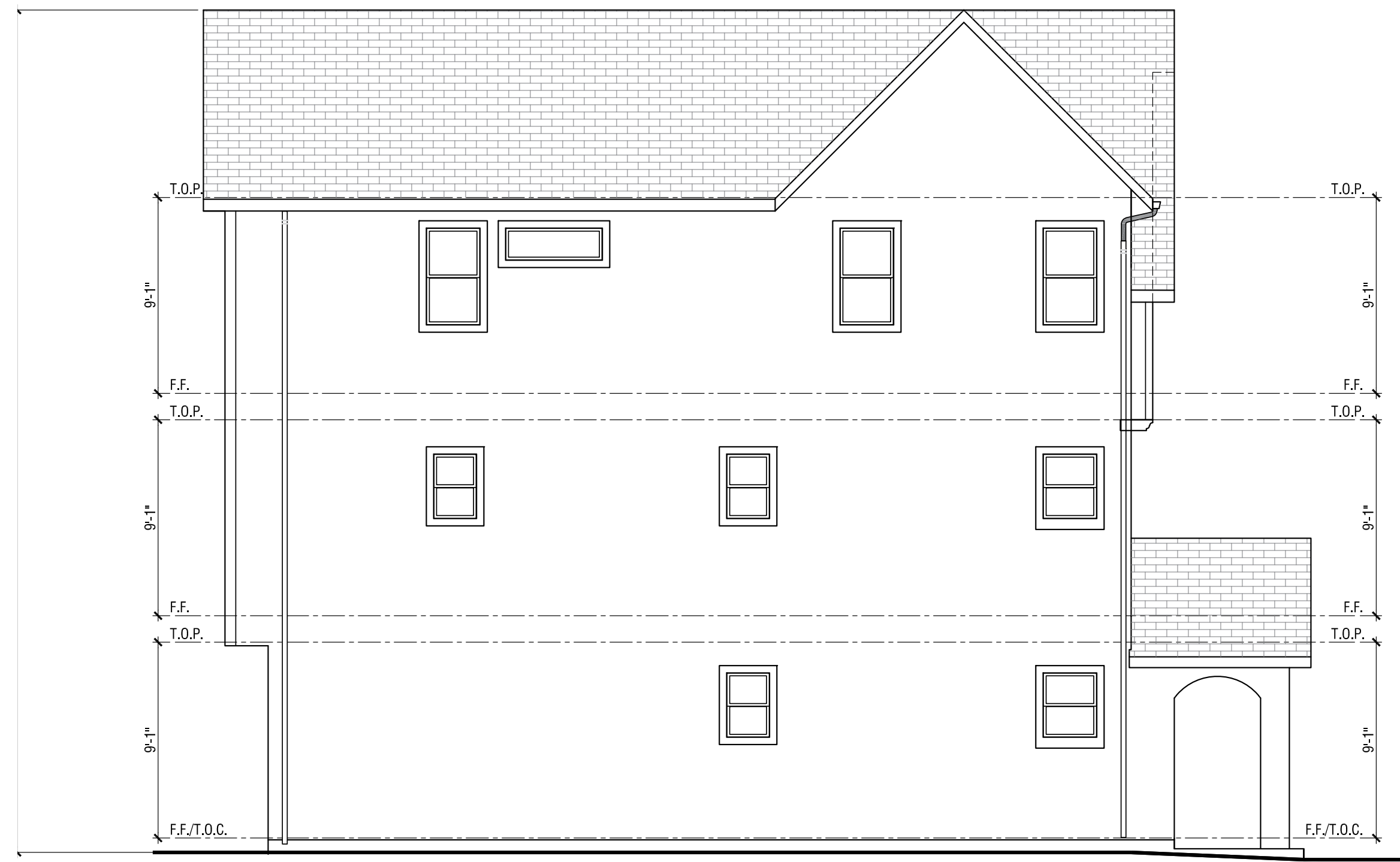
OAKLAND, CA



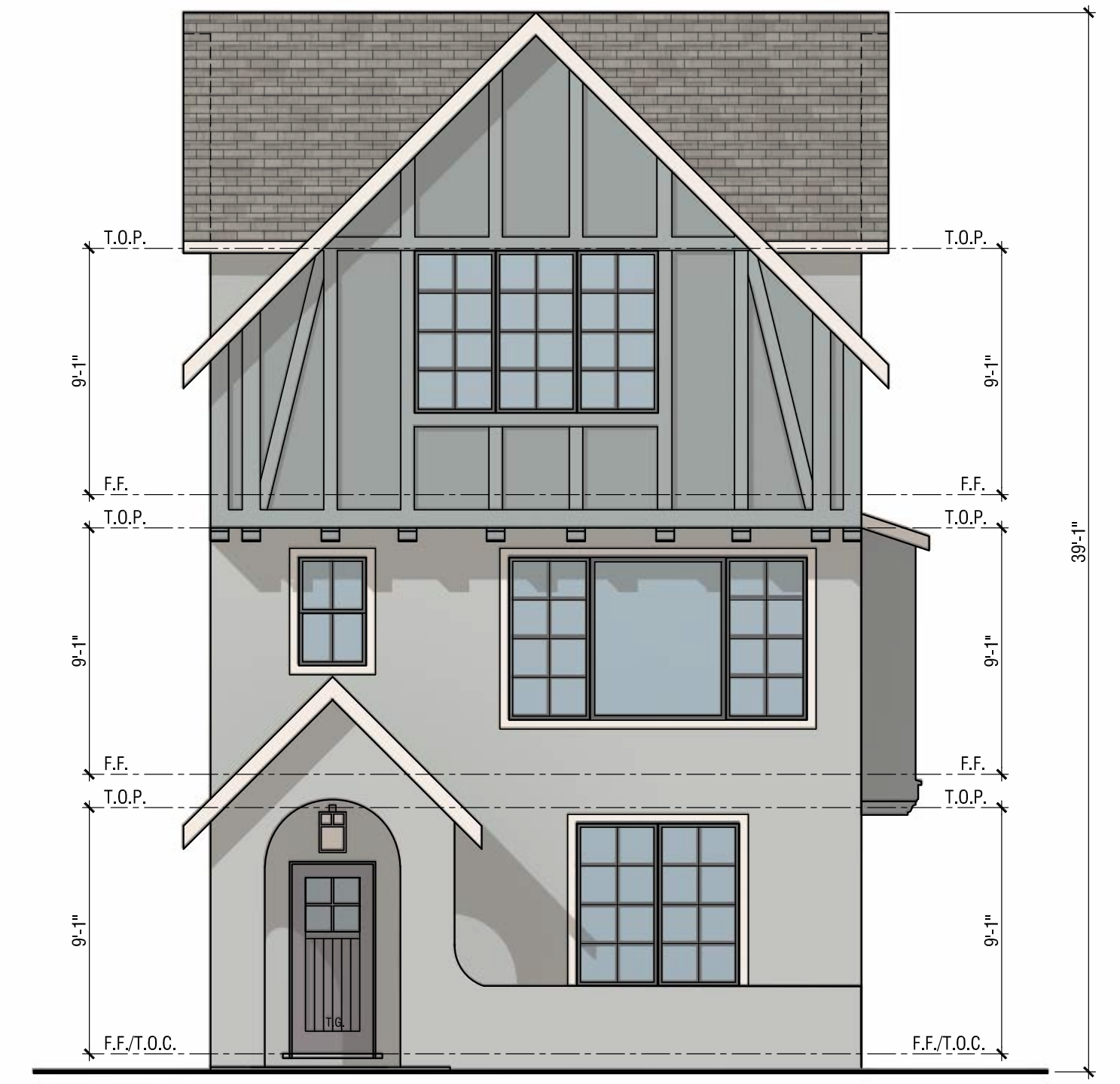
FINAL DEVELOPMENT PLAN PARCEL 19

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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.

BLDG 7: Arts & Crafts Style Plan 1B Elevations

OAK KNOLL

OAKLAND, CA

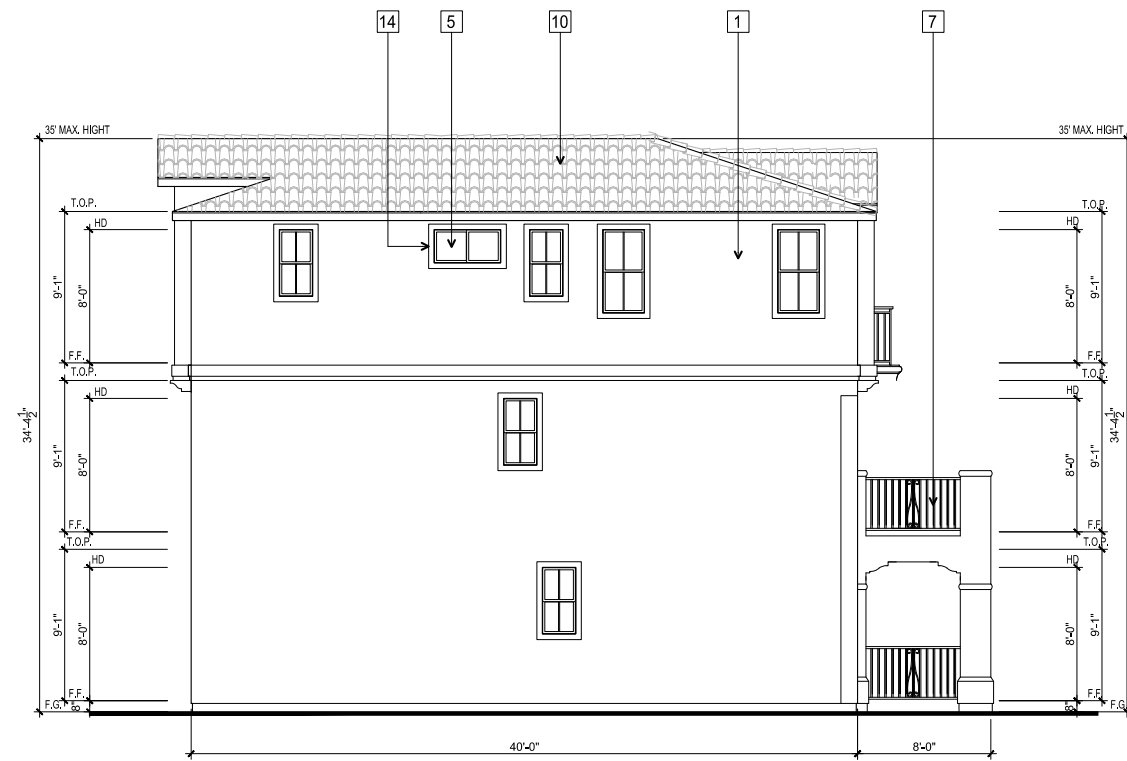


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FINAL DEVELOPMENT PLAN PARCEL 19

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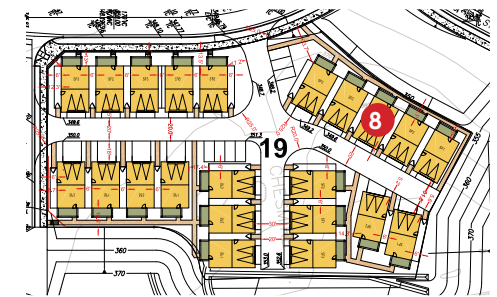


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**

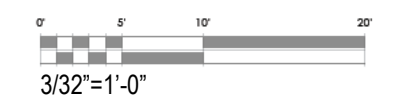


REAR ELEVATION



RIGHT ELEVATION

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



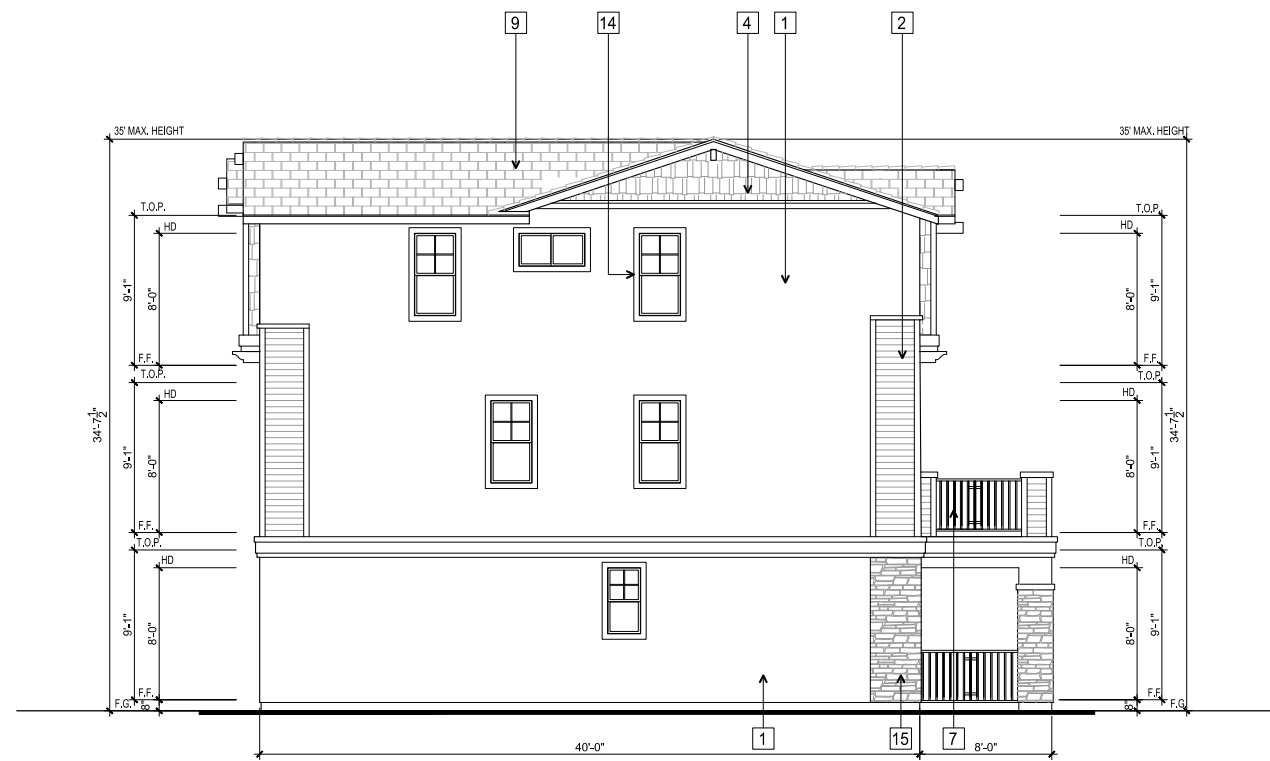
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 8 ELEVATIONS - PLAN 1 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 19



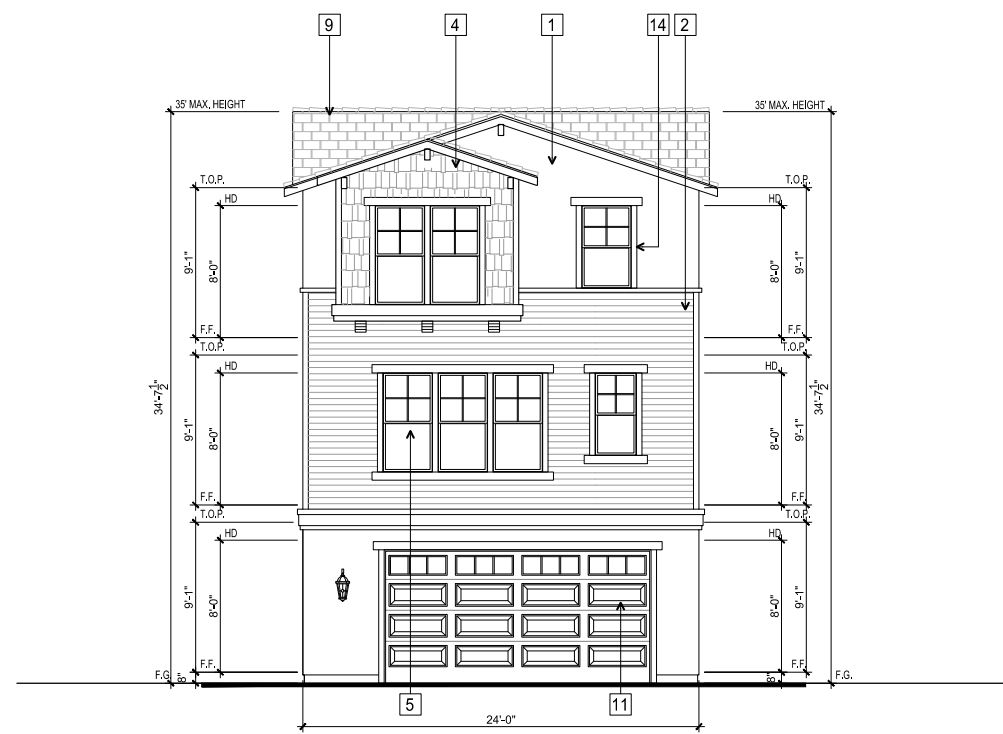
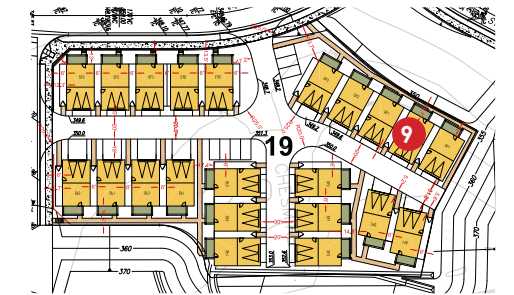


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

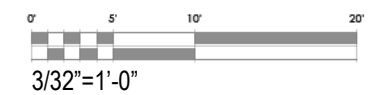


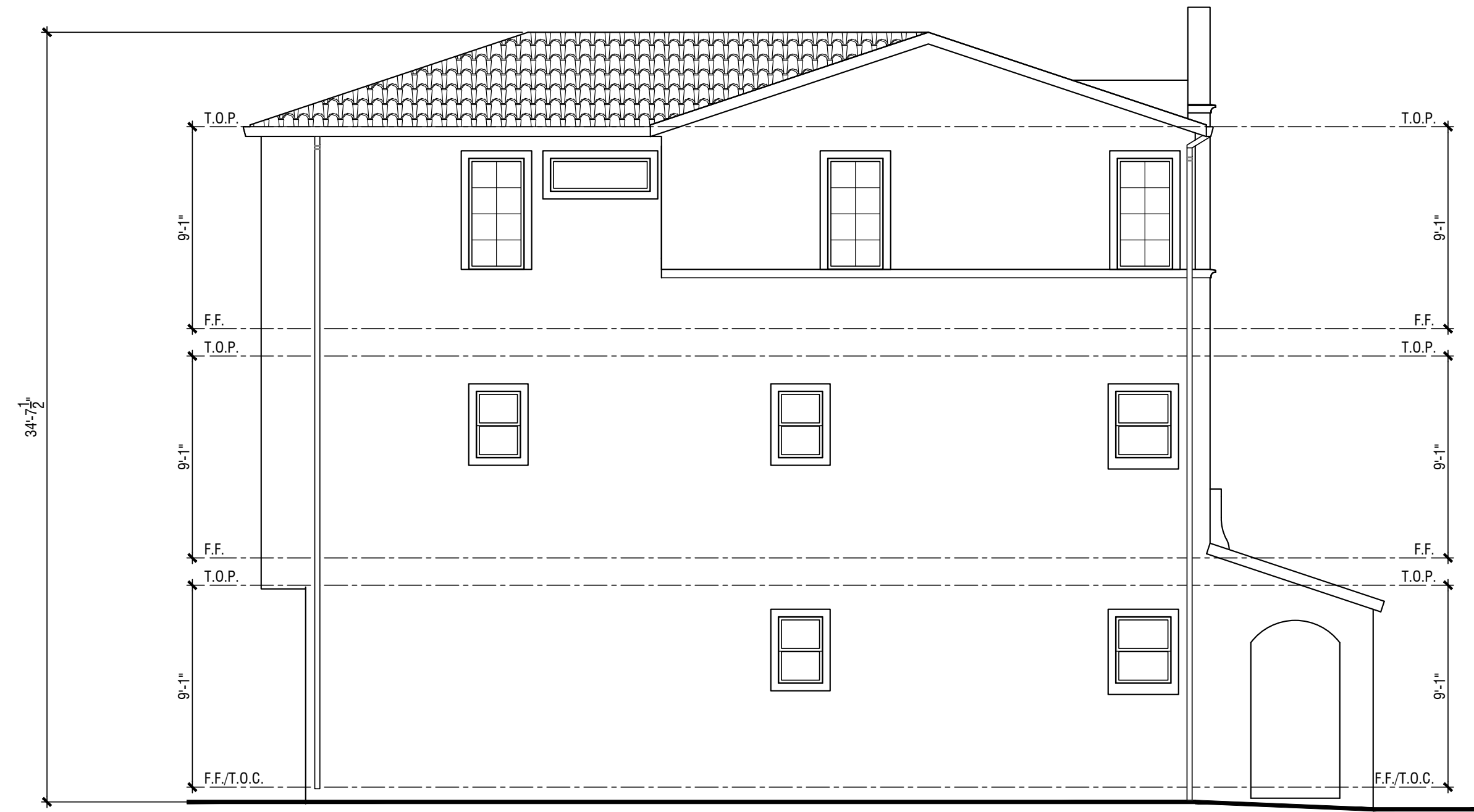
REAR ELEVATION



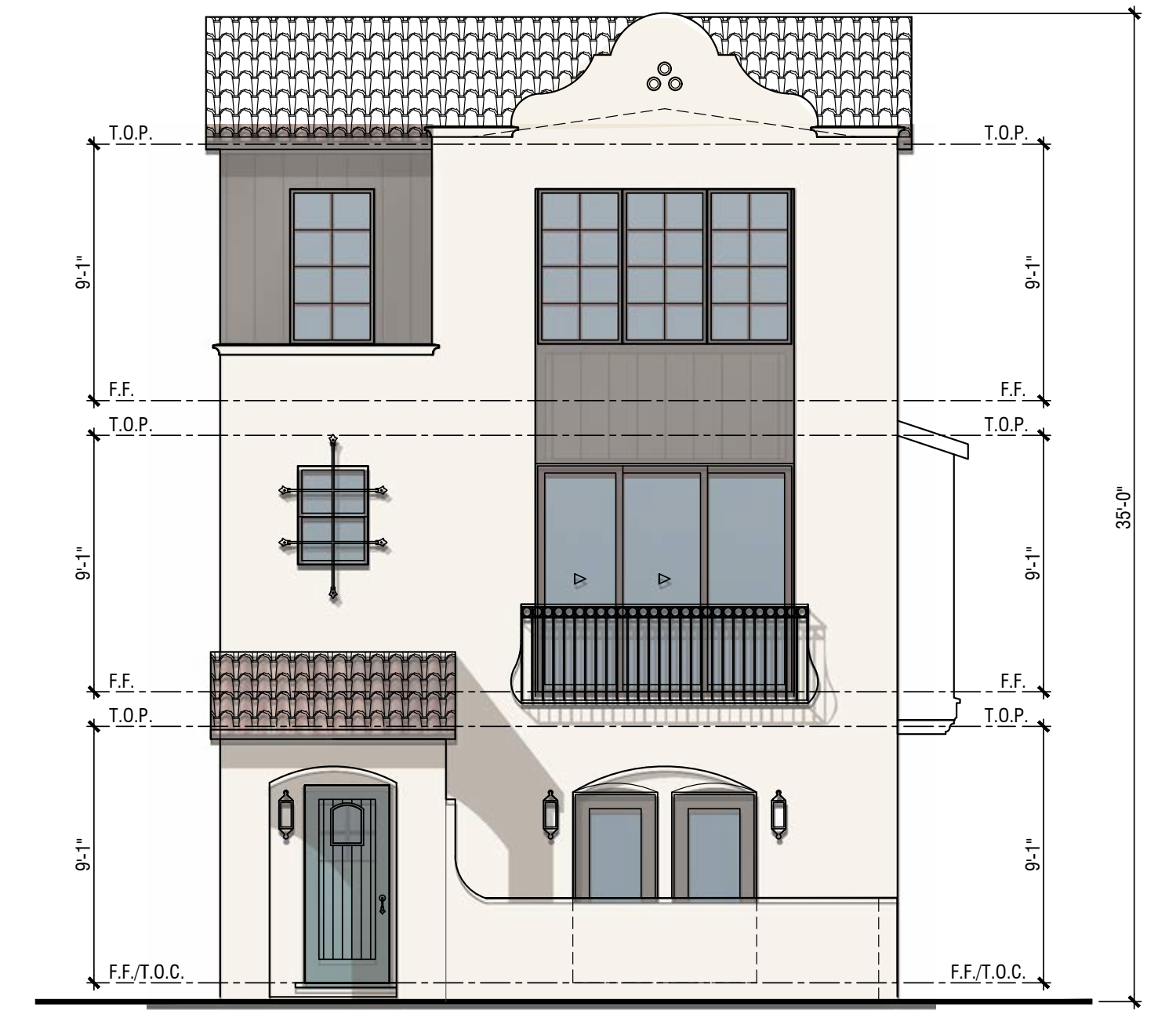
RIGHT ELEVATION

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





Left



Front



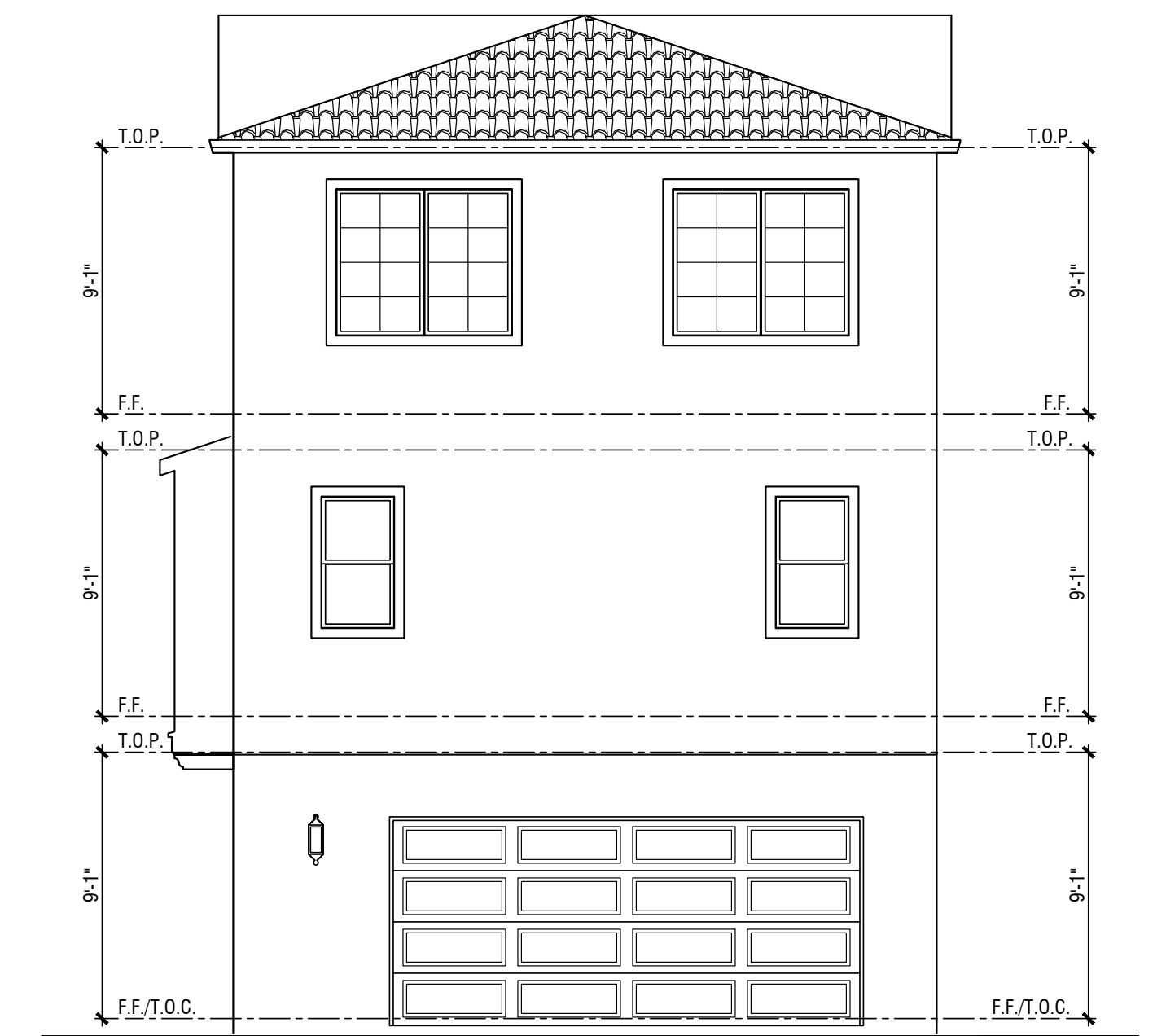
Right

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.

BLDG 10: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

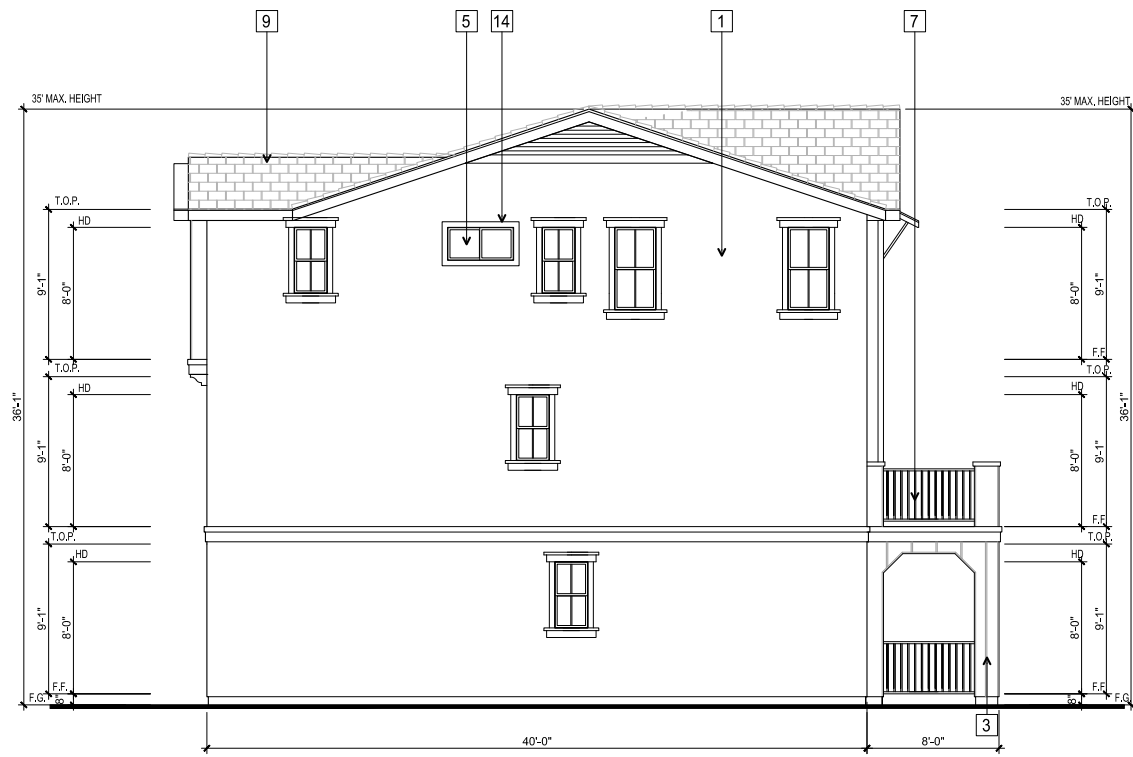


0 3 6 12

FINAL DEVELOPMENT PLAN PARCEL 19

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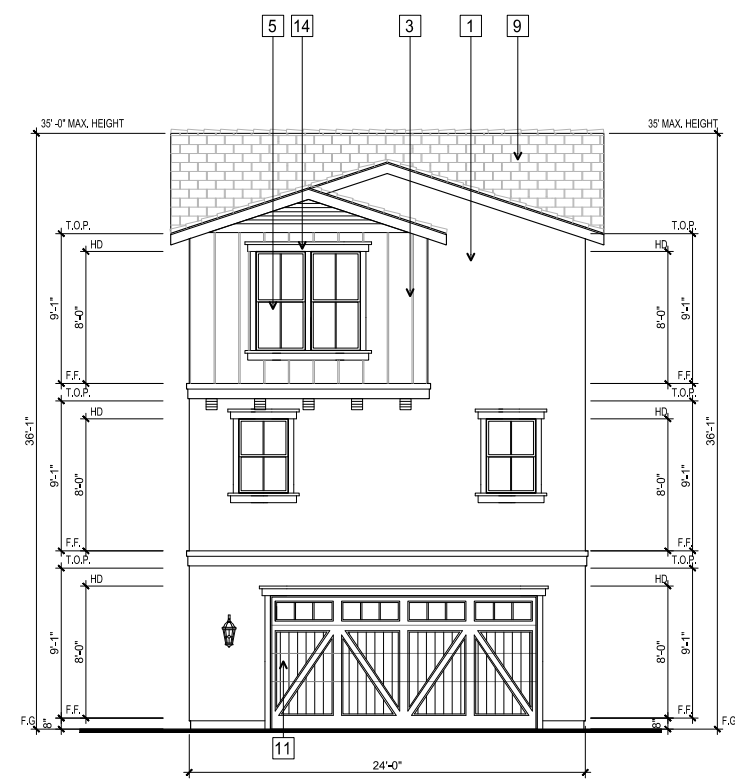
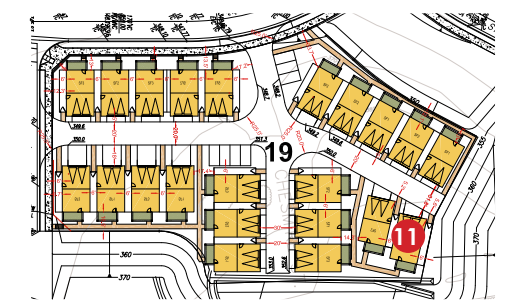


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

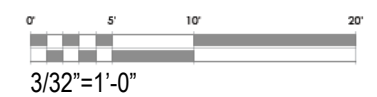


REAR ELEVATION



RIGHT ELEVATION

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

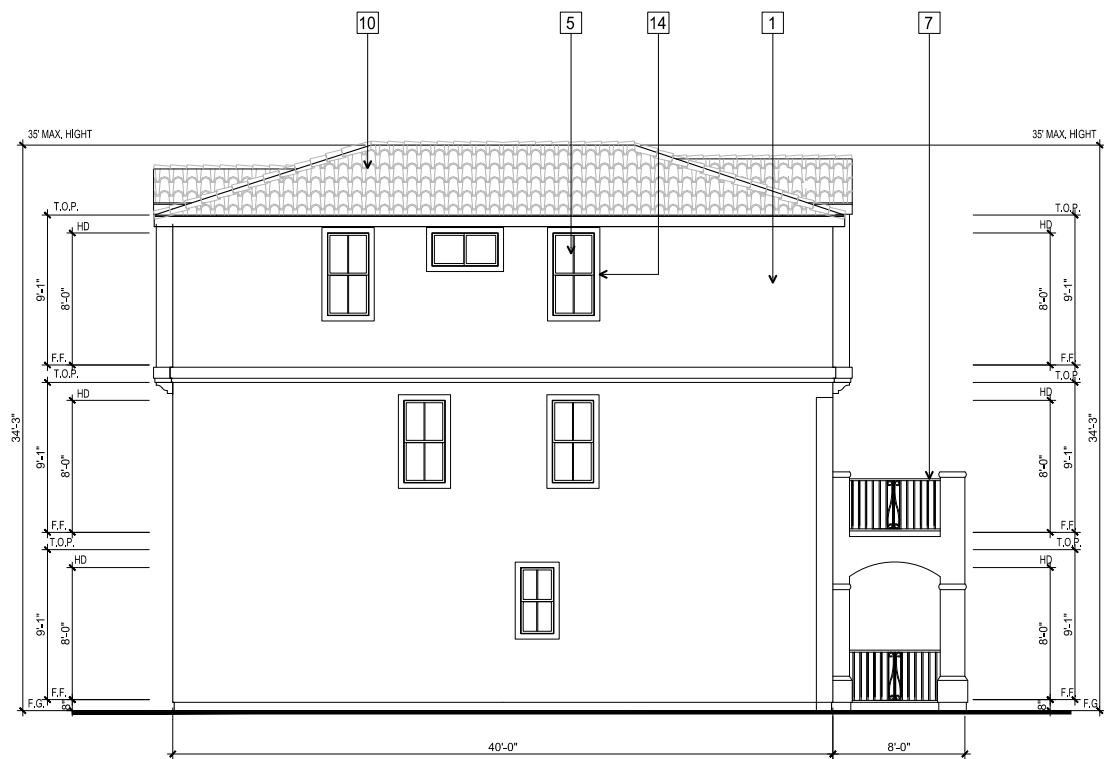


OAK KNOLL

BUILDING 11 ELEVATIONS - PLAN 1 FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 19

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

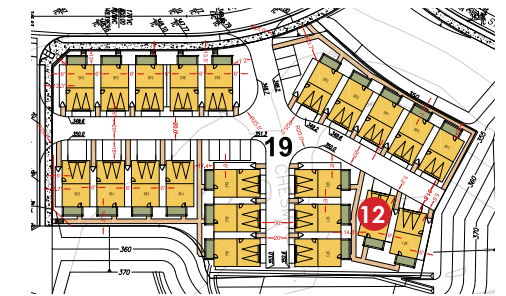


LEFT ELEVATION



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**

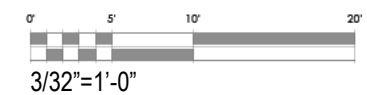


REAR ELEVATION



RIGHT ELEVATION

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



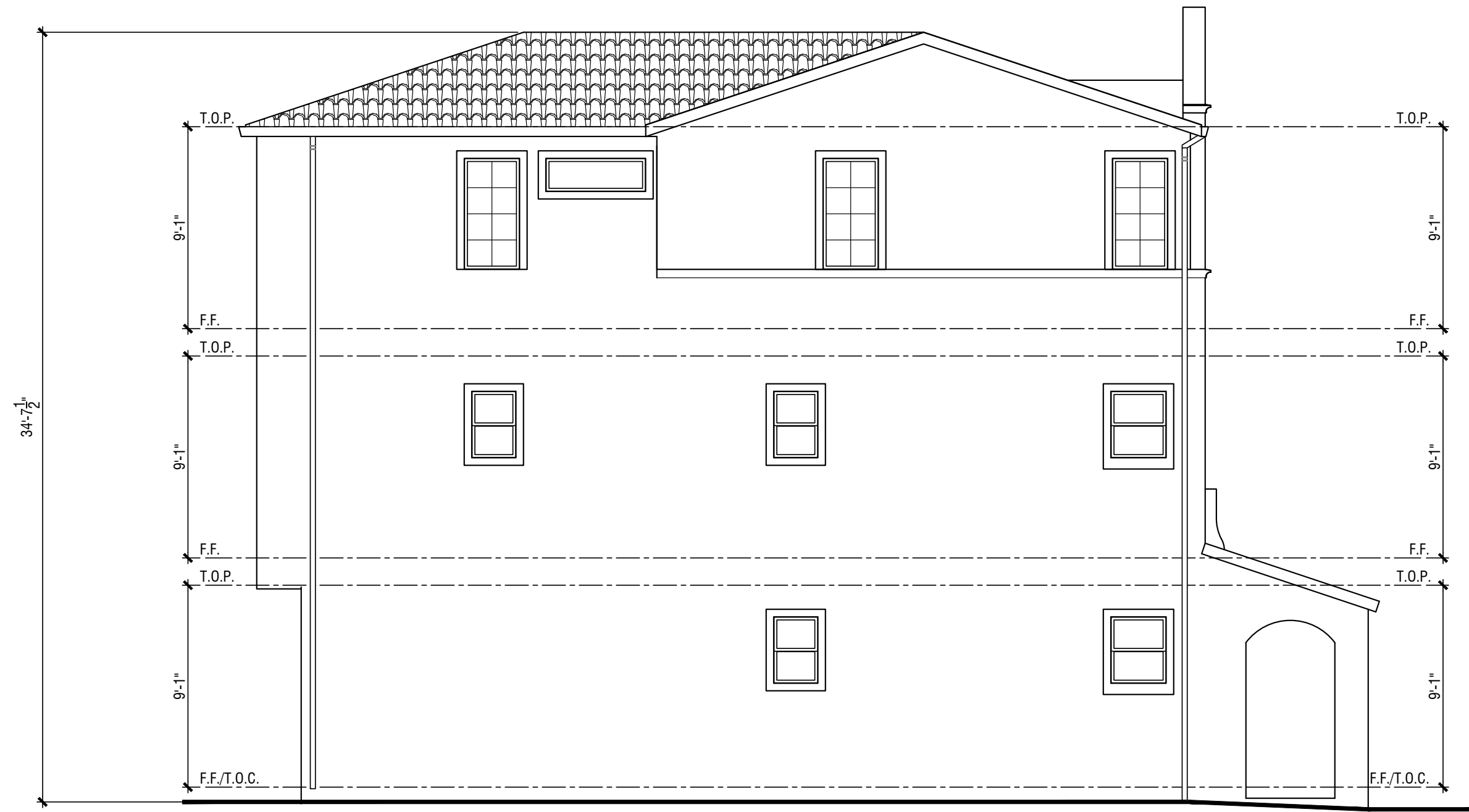
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

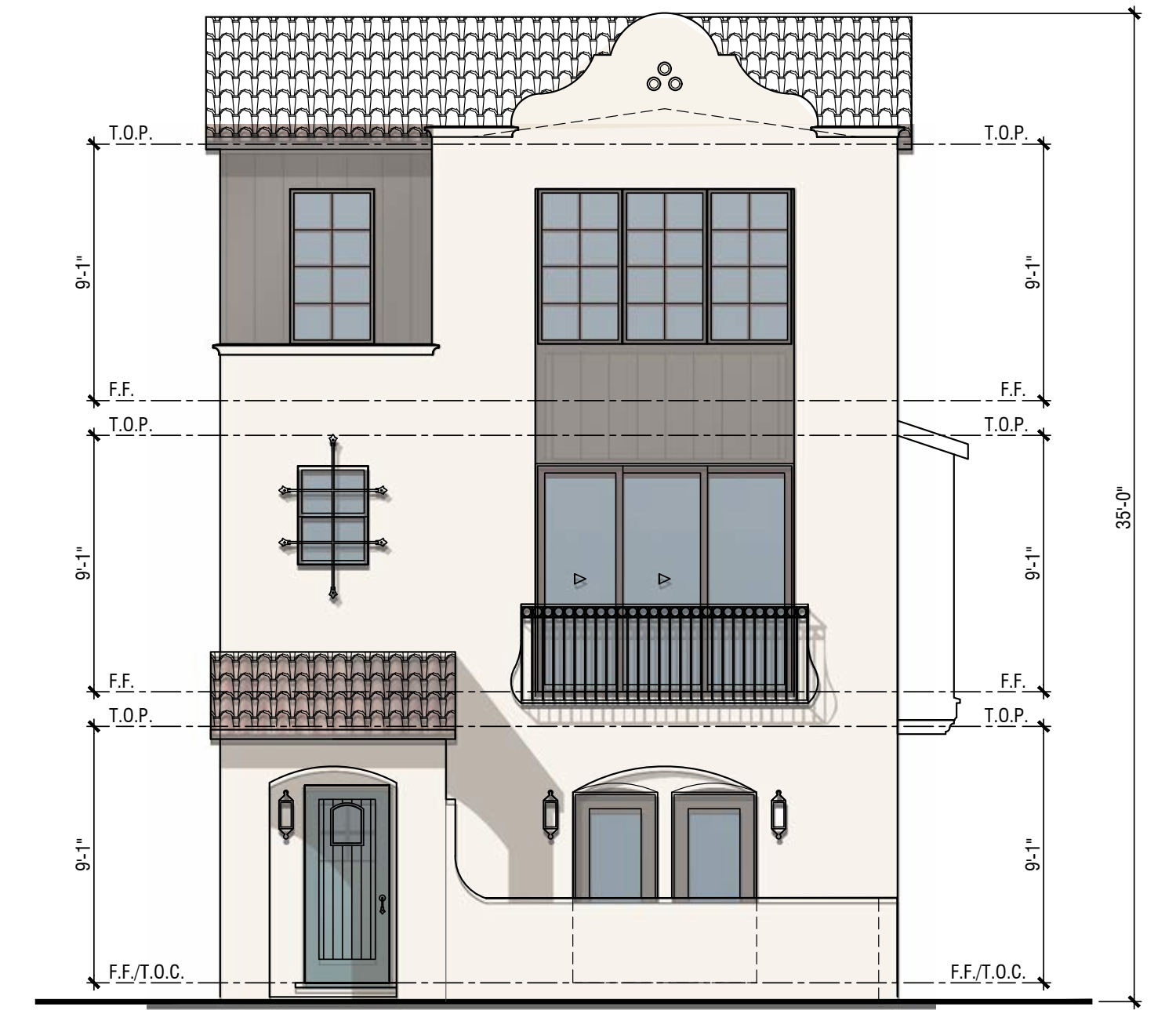
BUILDING 12 ELEVATIONS - PLAN 2 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 19





Left



Front



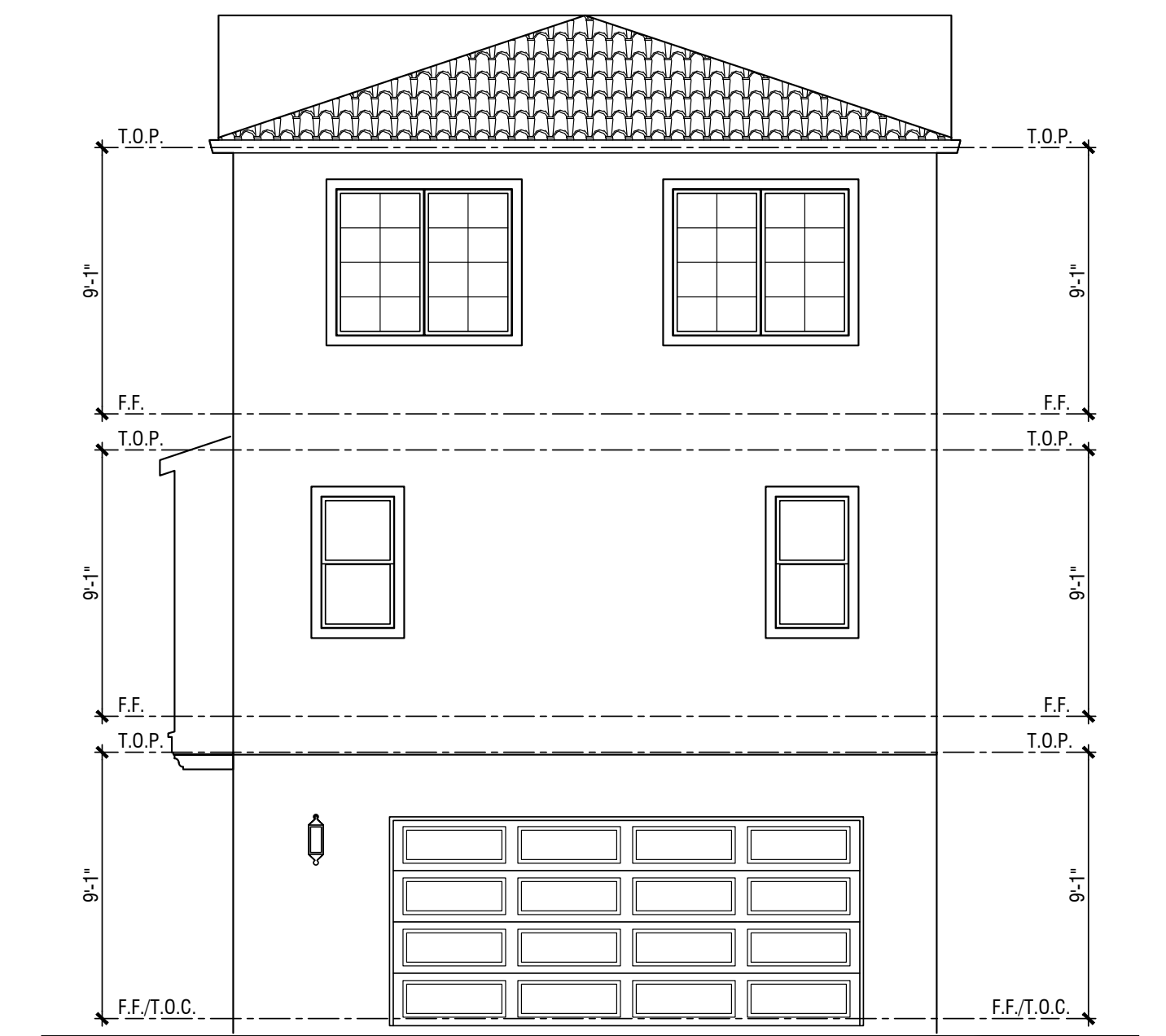
Right

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.

BLDG 13: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA



0 3 6 12

FINAL DEVELOPMENT PLAN PARCEL 19

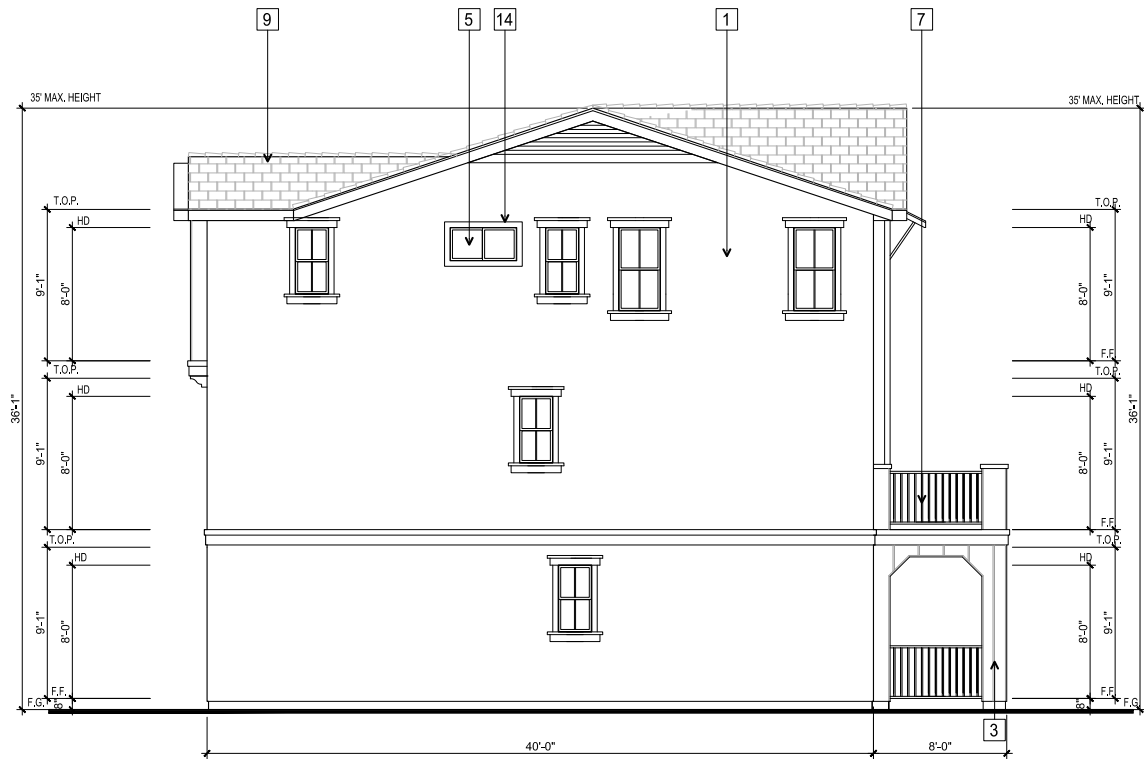
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ARCHITECTS - PLANNERS - DESIGNERS



49.1

ORANGE COUNTY - LOS ANGELES - BAY AREA - SACRAMENTO

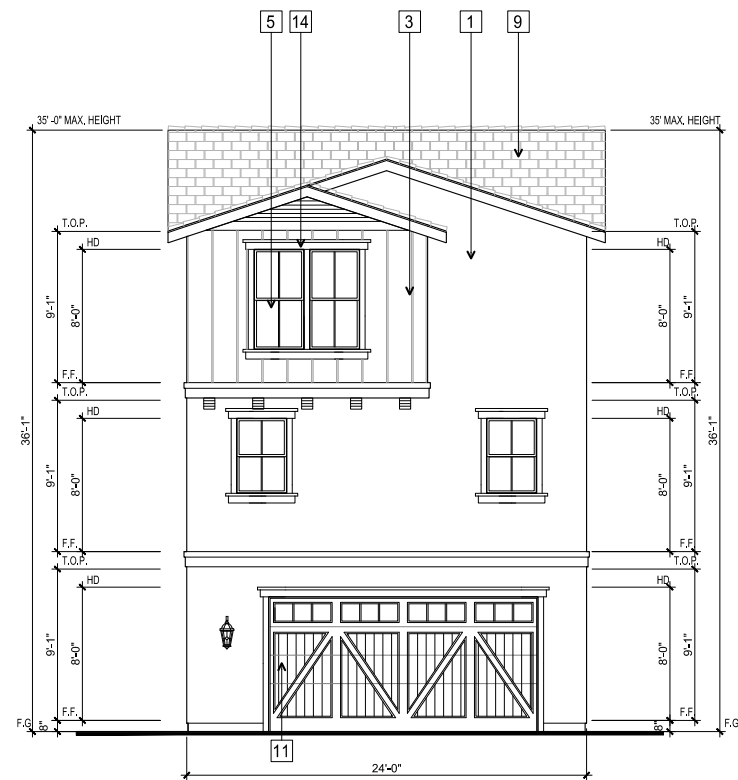
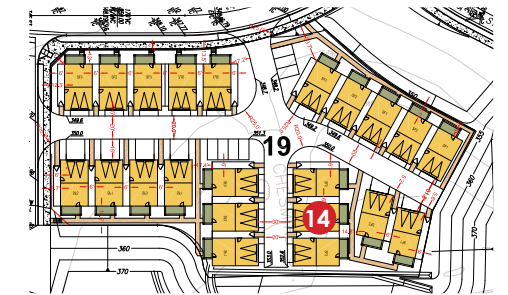


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

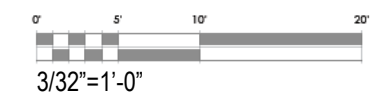


REAR ELEVATION



RIGHT ELEVATION

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



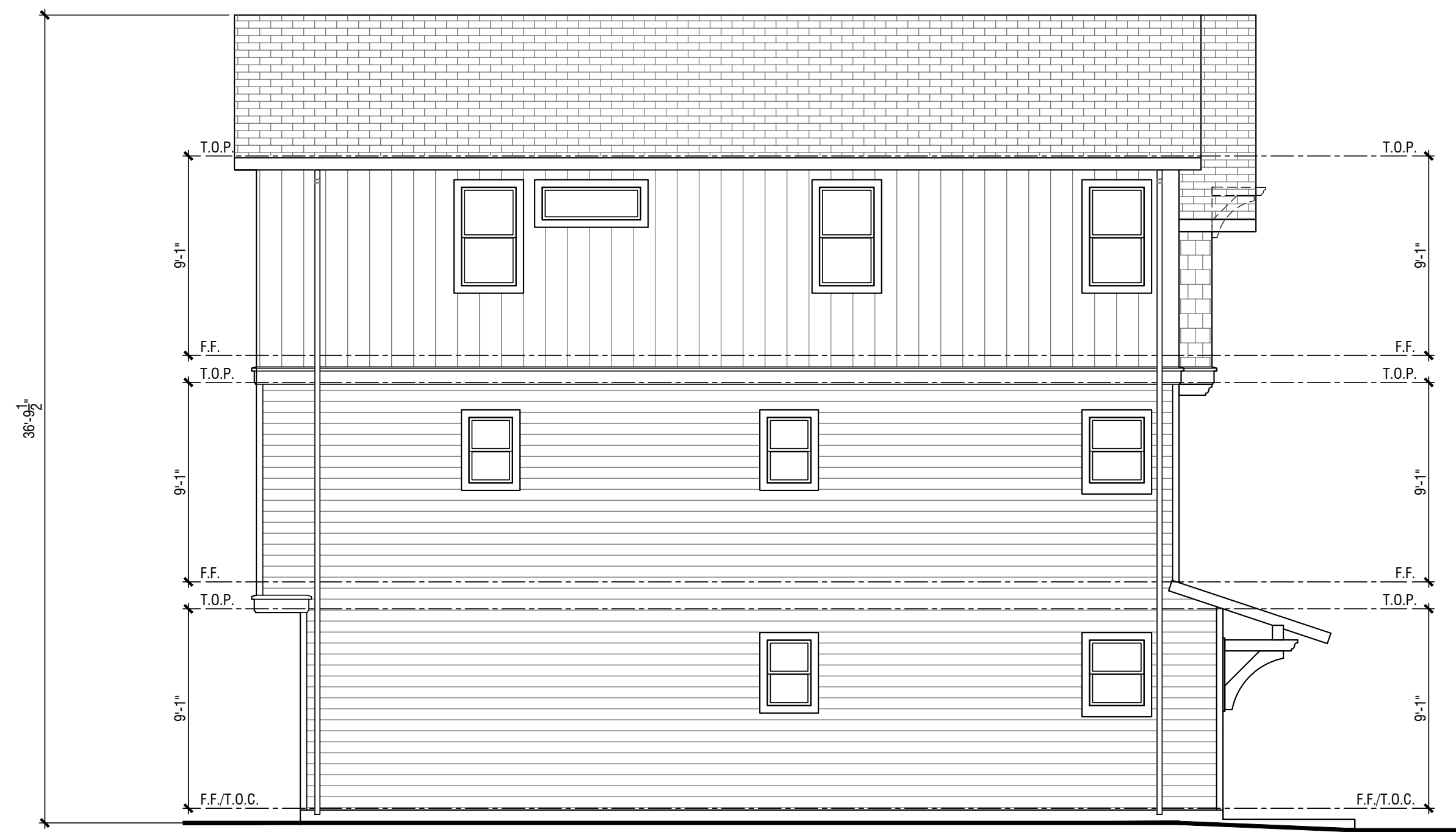
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

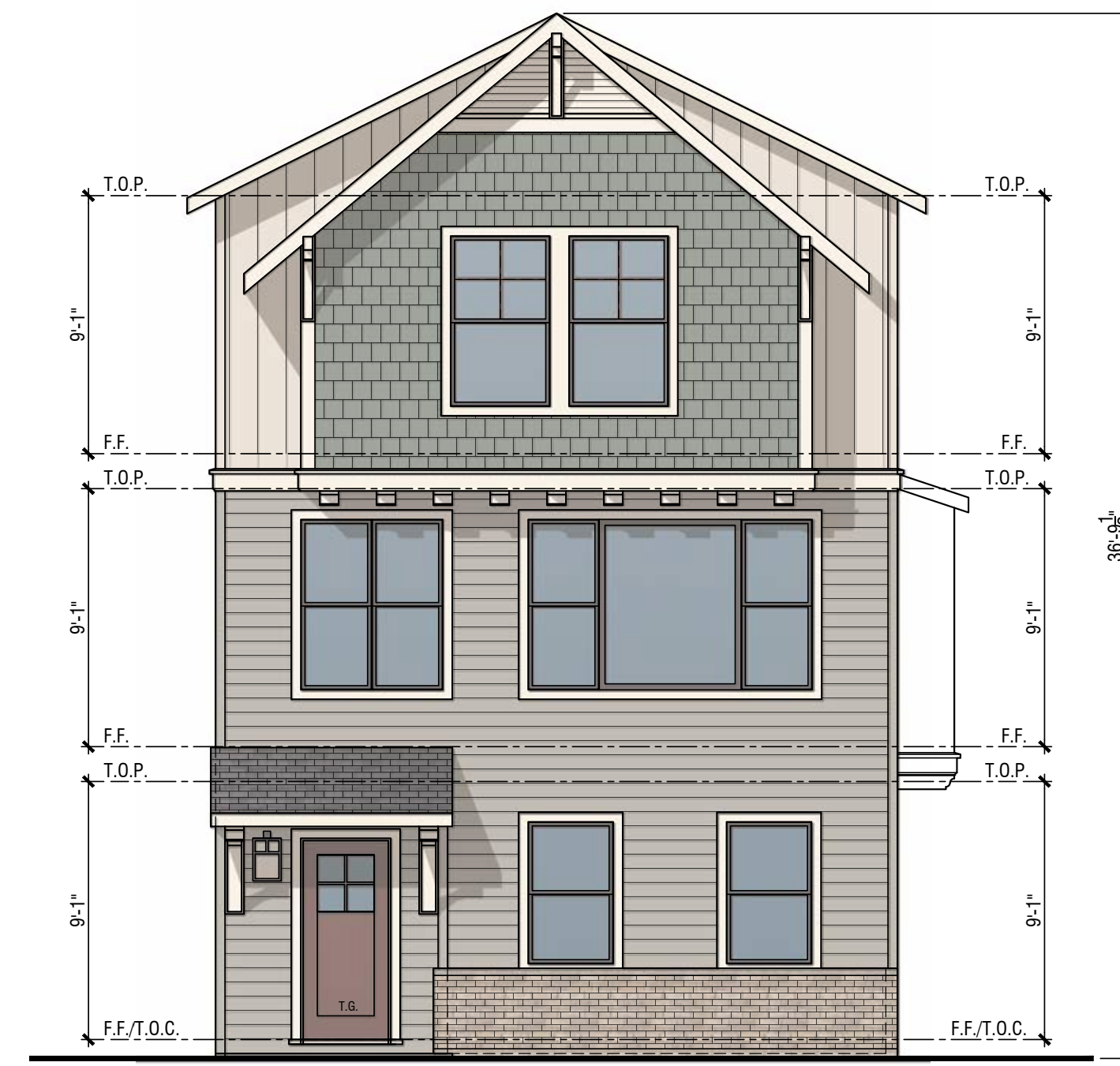
BUILDING 14 ELEVATIONS - PLAN 3 FARMHOUSE (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 19





Left



Front



Front - Entry Roof Option B

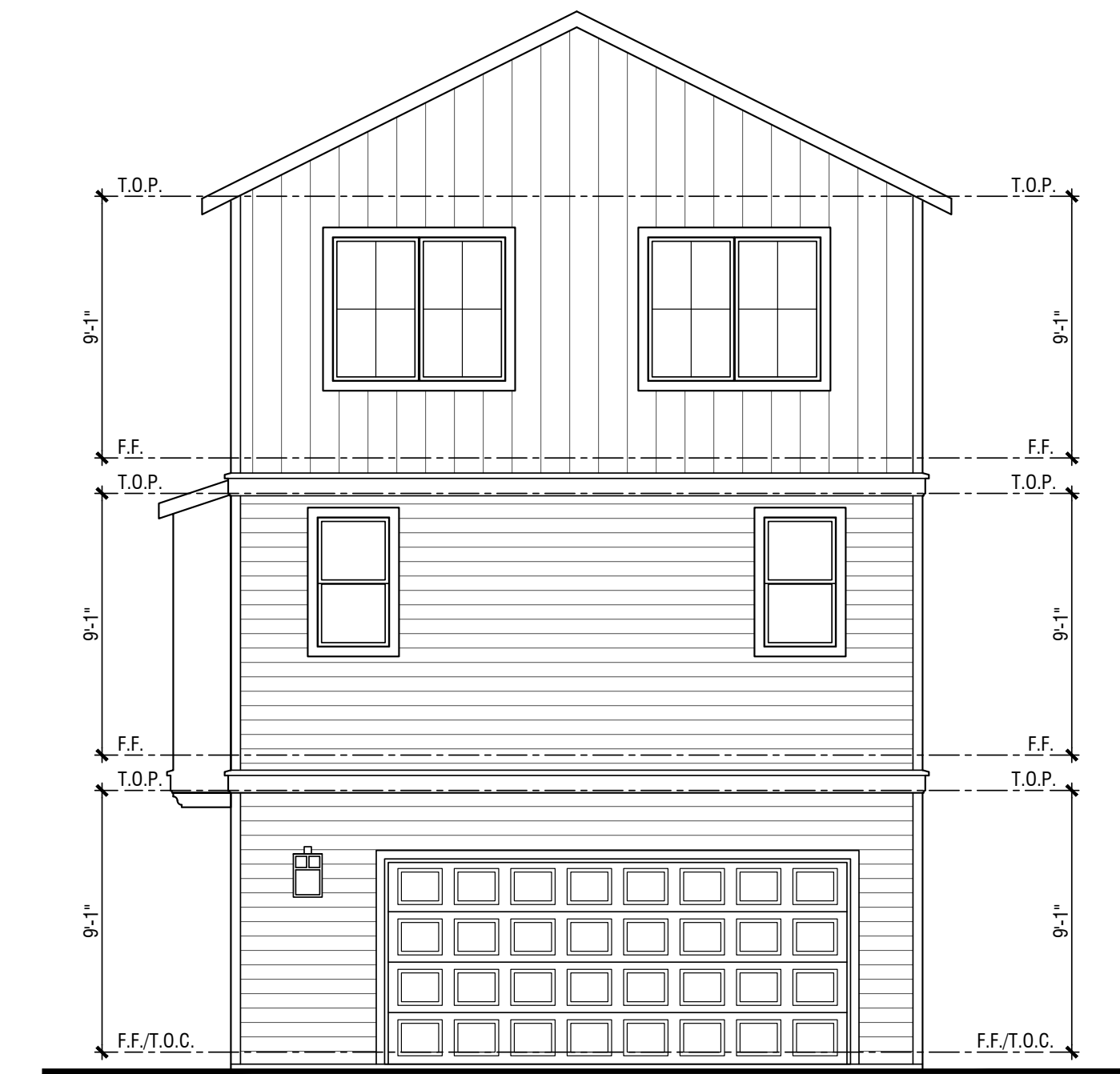


Right

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.

BLDG 15: Craftsman Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

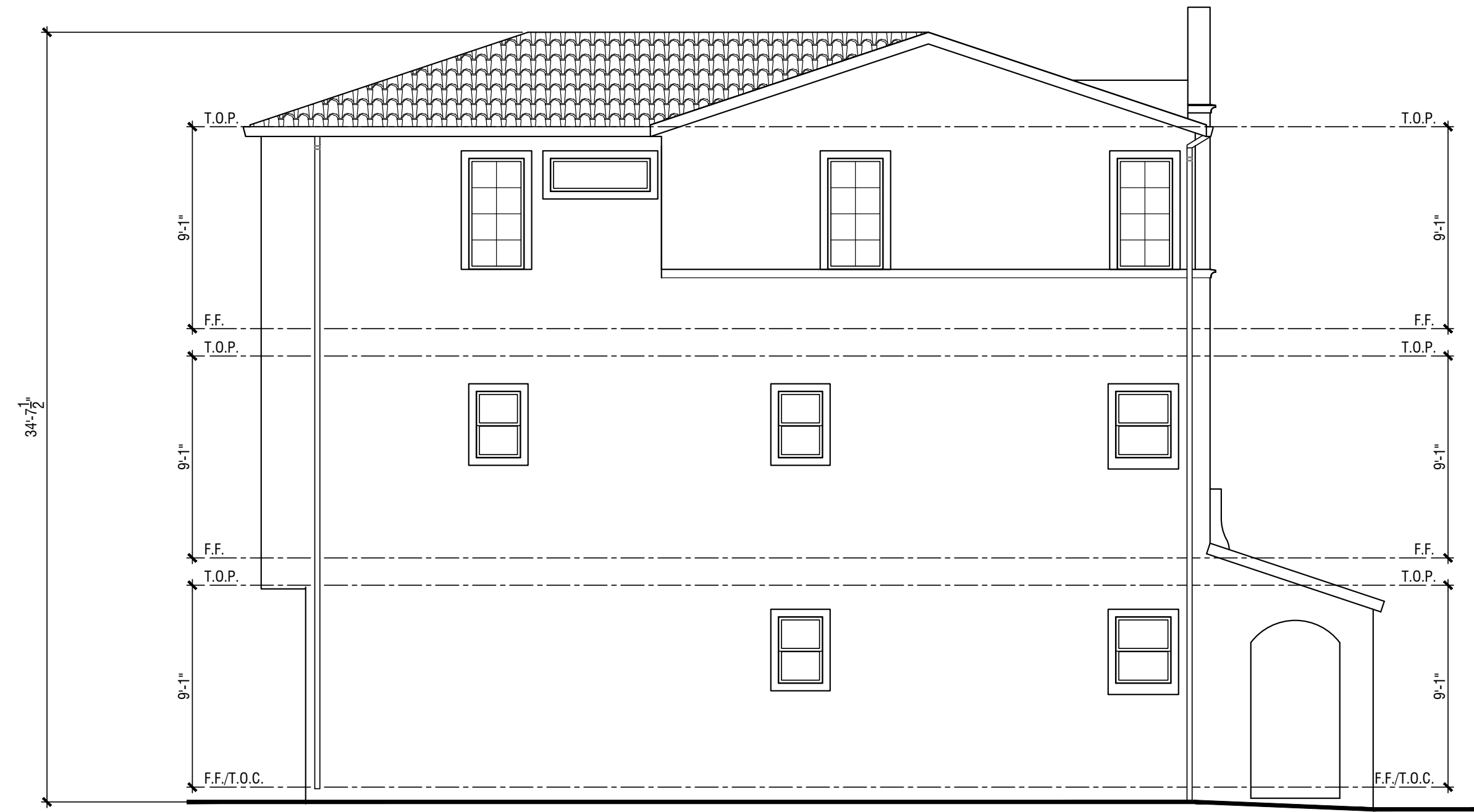


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 19

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Left



Front



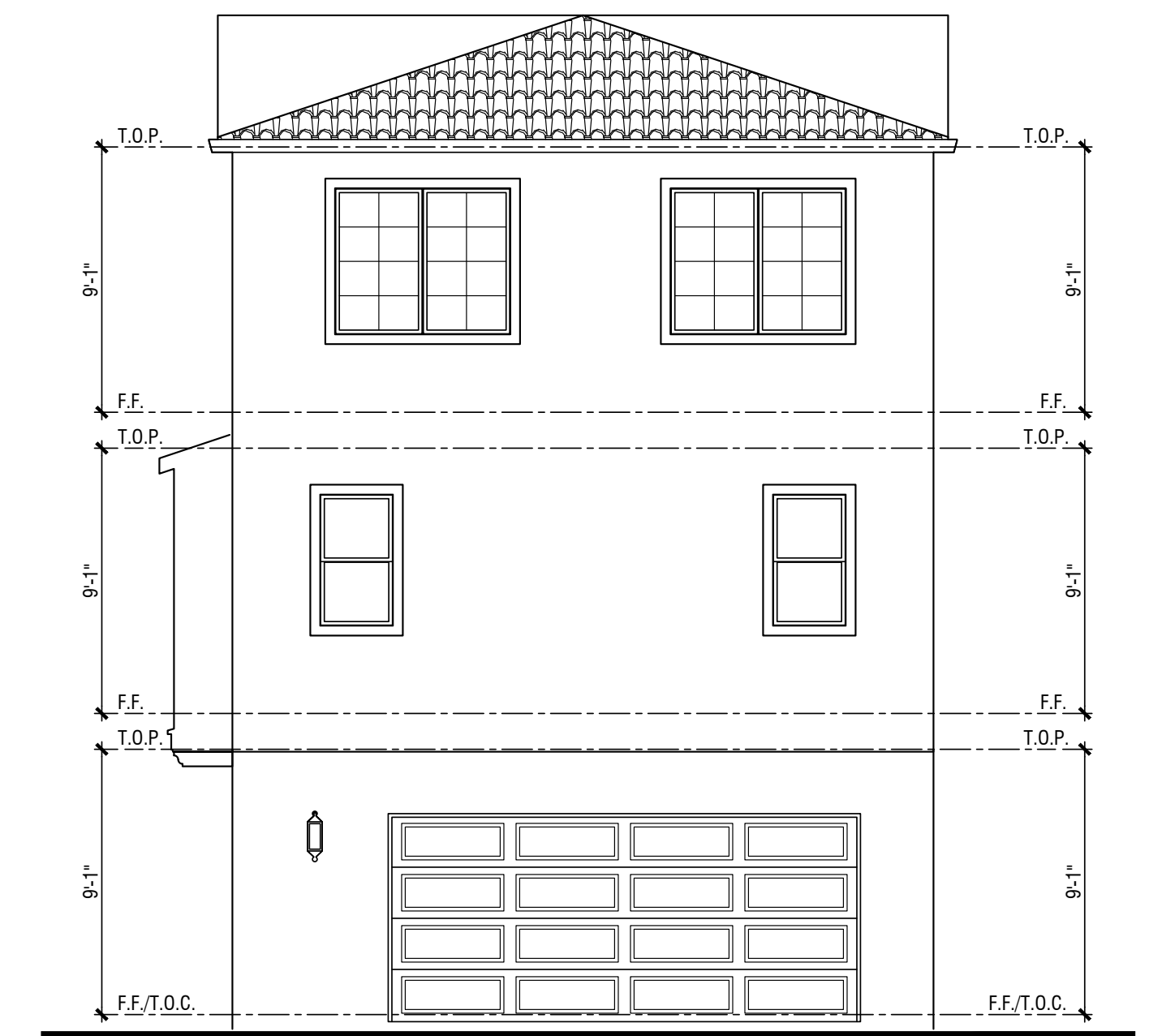
Right

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.

BLDG 16: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

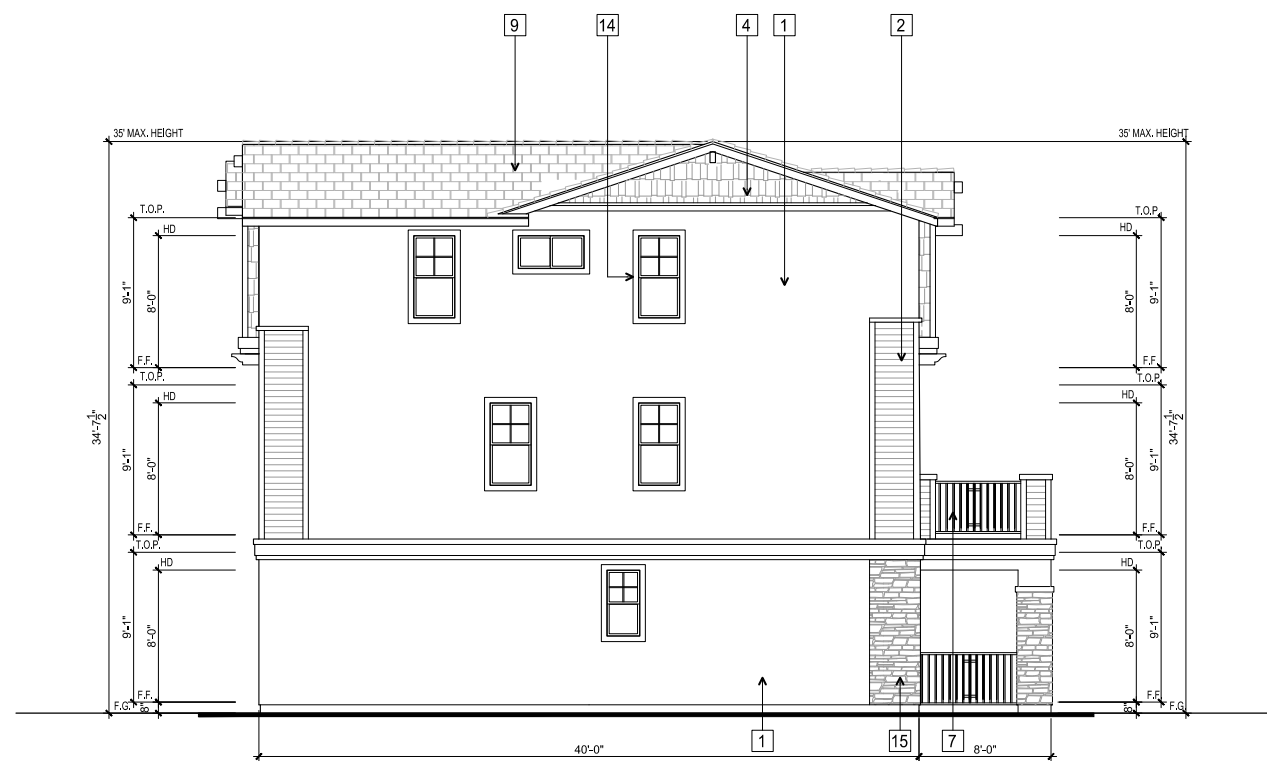


0 3 6 12

FINAL DEVELOPMENT PLAN PARCEL 19

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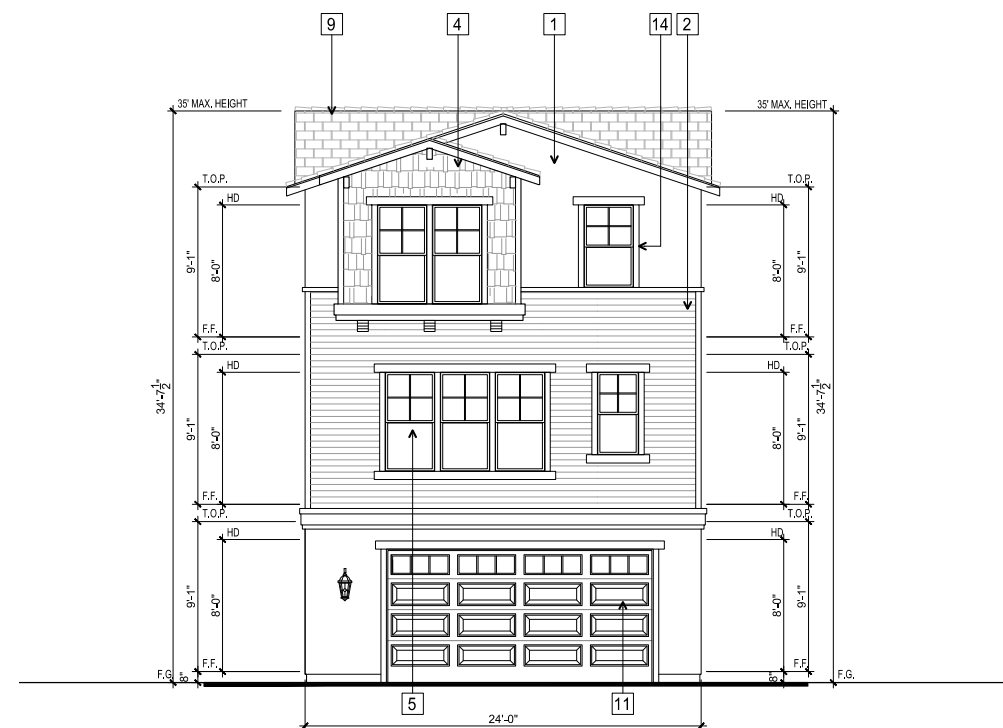
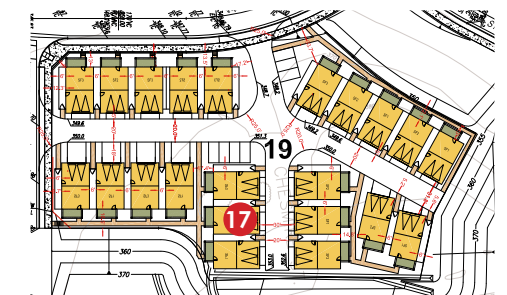


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
- ELEVATION KEY NOTES**

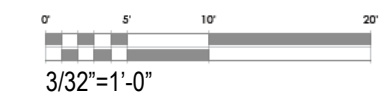


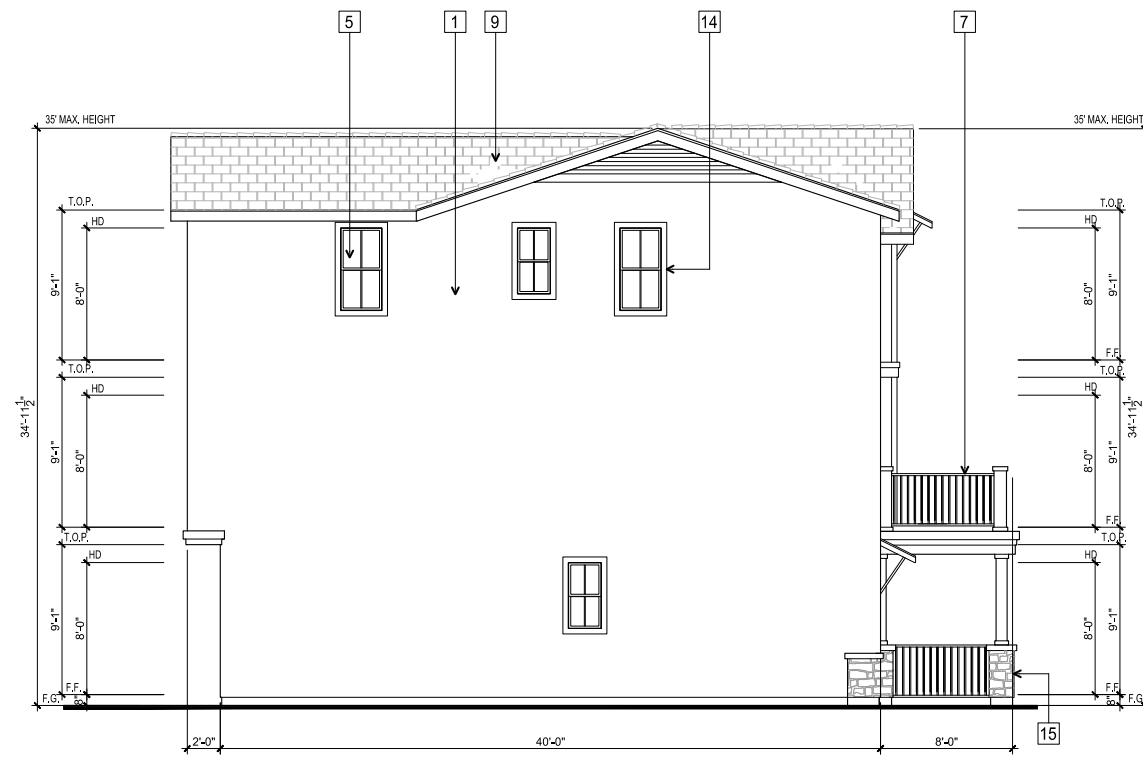
REAR ELEVATION



RIGHT ELEVATION

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



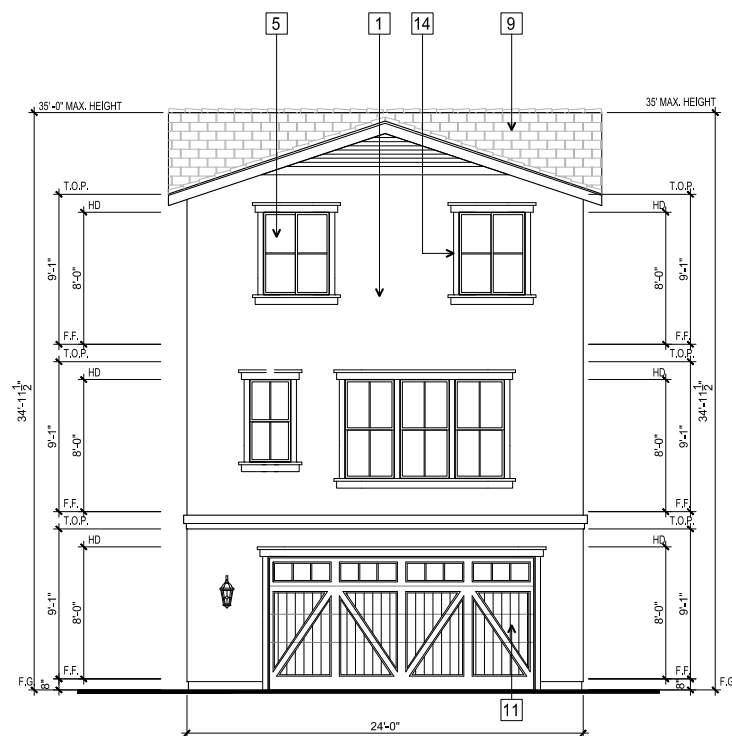


LEFT ELEVATION



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 ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**

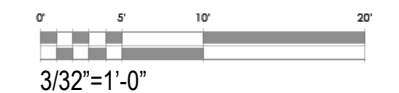


REAR ELEVATION



RIGHT ELEVATION

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



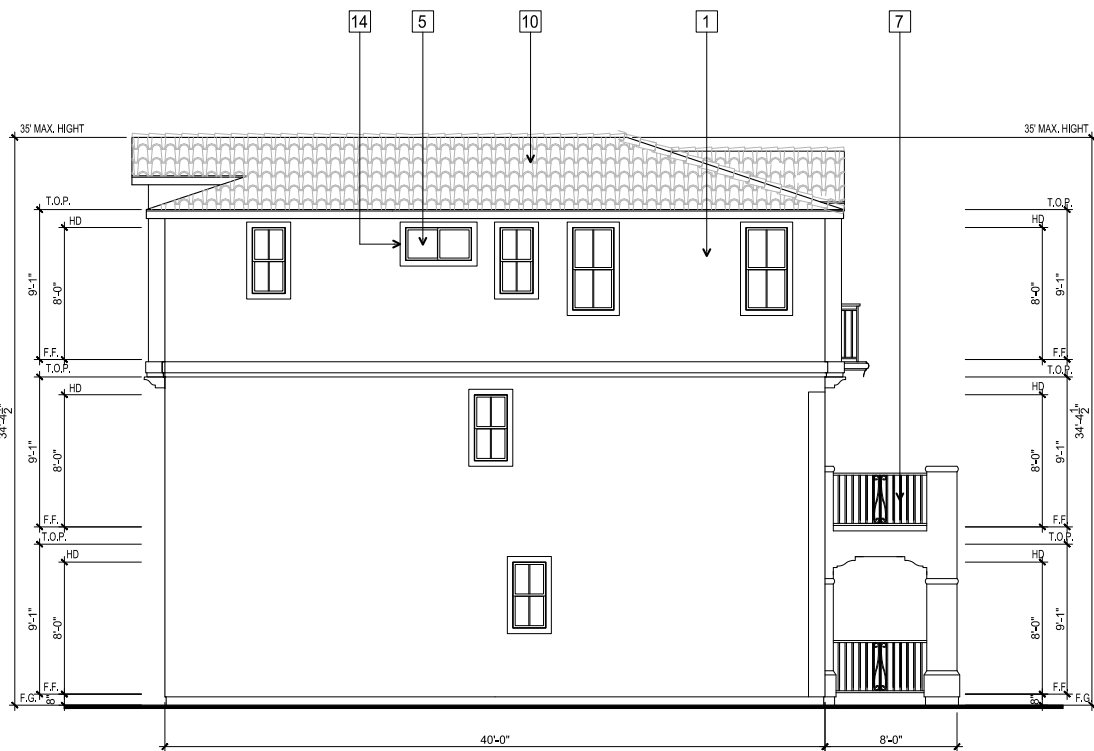
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 18 ELEVATIONS - PLAN 3 FARMHOUSE (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 19



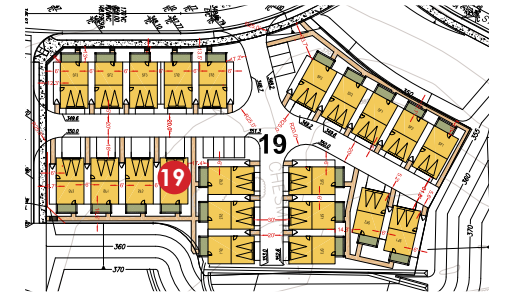


LEFT ELEVATION



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**

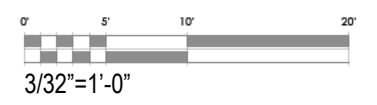


REAR ELEVATION



RIGHT ELEVATION

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



OAK KNOLL

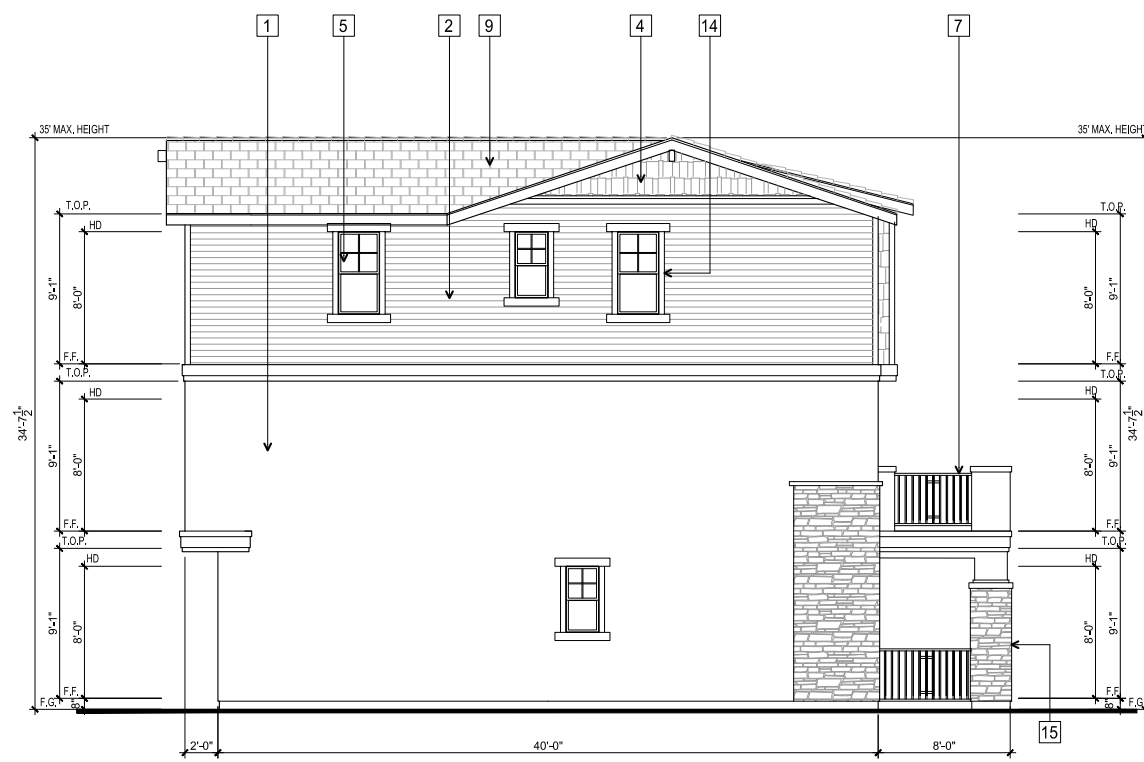
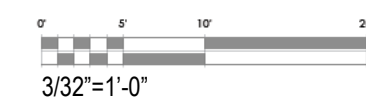
BUILDING 19 ELEVATIONS - PLAN 1 MISSION (REVERSED)
FINAL DEVELOPMENT PLAN - PARCEL 19

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

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 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 ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



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



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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

OAK KNOLL

BUILDING 20 ELEVATIONS - PLAN 3 CRAFTSMAN (REVERSED)

FINAL DEVELOPMENT PLAN - PARCEL 19





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.

BLDG 21: Arts & Crafts Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA

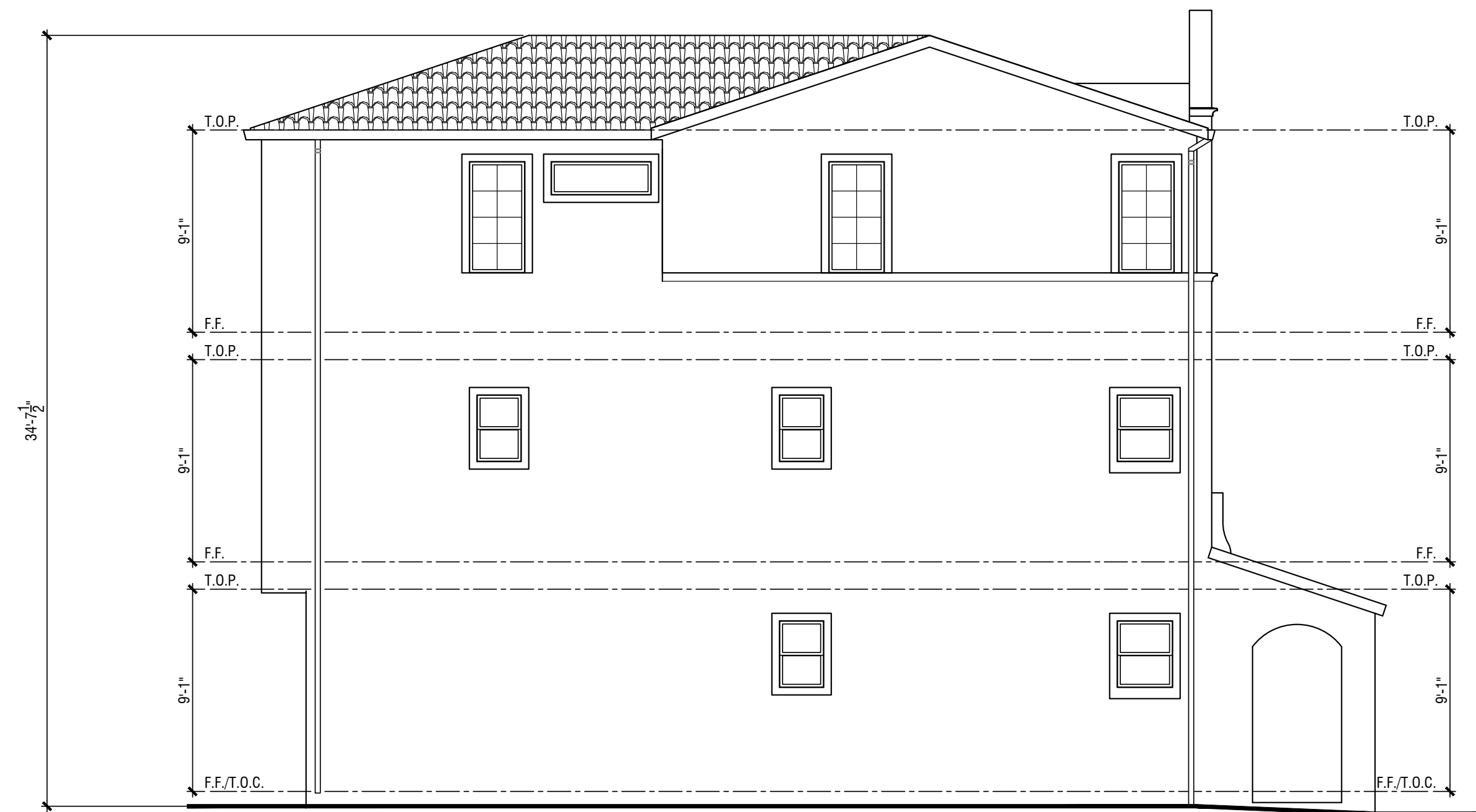


0 2 4 8

FINAL DEVELOPMENT PLAN PARCEL 19

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Left



Front



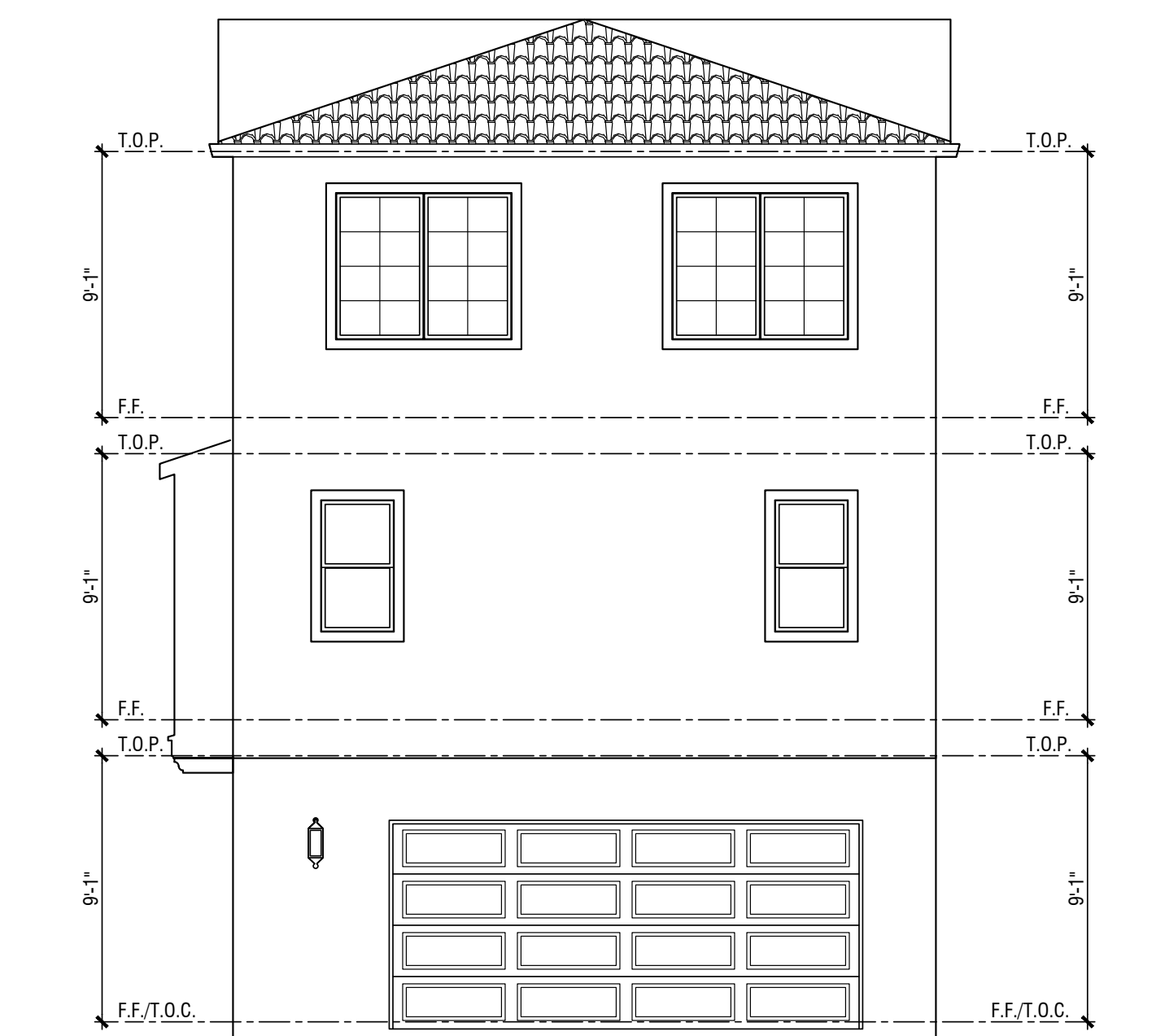
Right

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



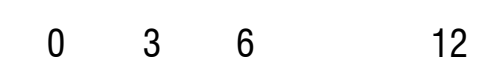
Rear

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

BLDG 22: Mission Style Plan 1A Elevations

OAK KNOLL

OAKLAND, CA



FINAL DEVELOPMENT PLAN PARCEL 19

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ARCHITECTS - PLANNERS - DESIGNERS



64.1

ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO



PARK PLAN 1a CRAFTSMAN PLAN 1a ARTS & CRAFTS PLAN 2 CRAFTSMAN PLAN 3 MISSION PLAN 1a CRAFTSMAN PLAN 3 FARMHOUSE STREET "C"

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



OAK KNOLL

CREEKSIDE LOOP STREETSCENE ELEVATION (WESTERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 19

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



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

OAK KNOLL

STREET "C" STREETSCENE ELEVATION (SOUTHERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 19



STREET "C"

PLAN 1a
MISSION

PLAN 1a
ARTS & CRAFTS

PLAN 3
CRAFTSMAN

PLAN 1
MISSION

PLAN 1a
MISSION

PLAN 1a
CRAFTSMAN

PLAN 2
MISSION

PLAN 1
FARMHOUSE

REAR "A" PARCEL BOUNDARY ELEVATIONS



PLAN 1
FARMHOUSE

PLAN 1
MISSION

REAR "B" PARCEL BOUNDARY ELEVATIONS



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

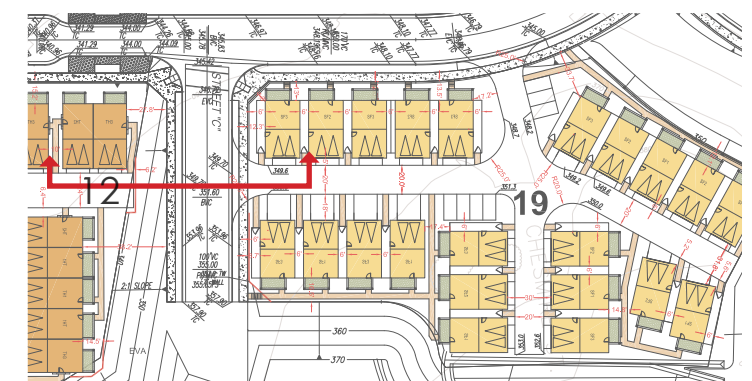
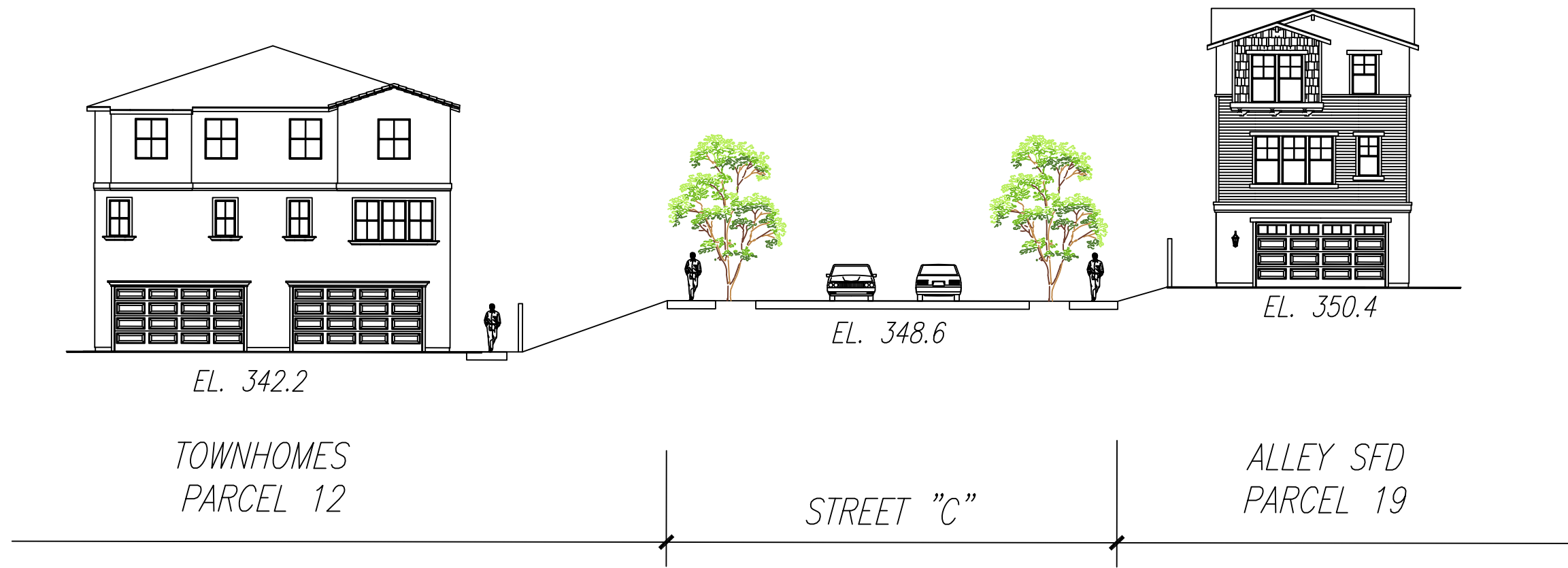


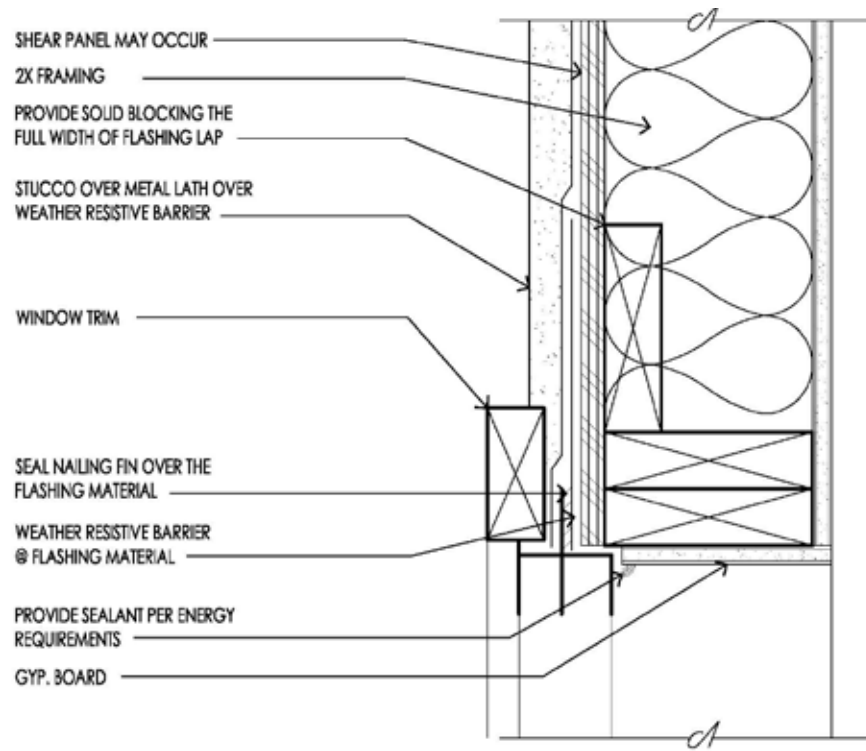
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

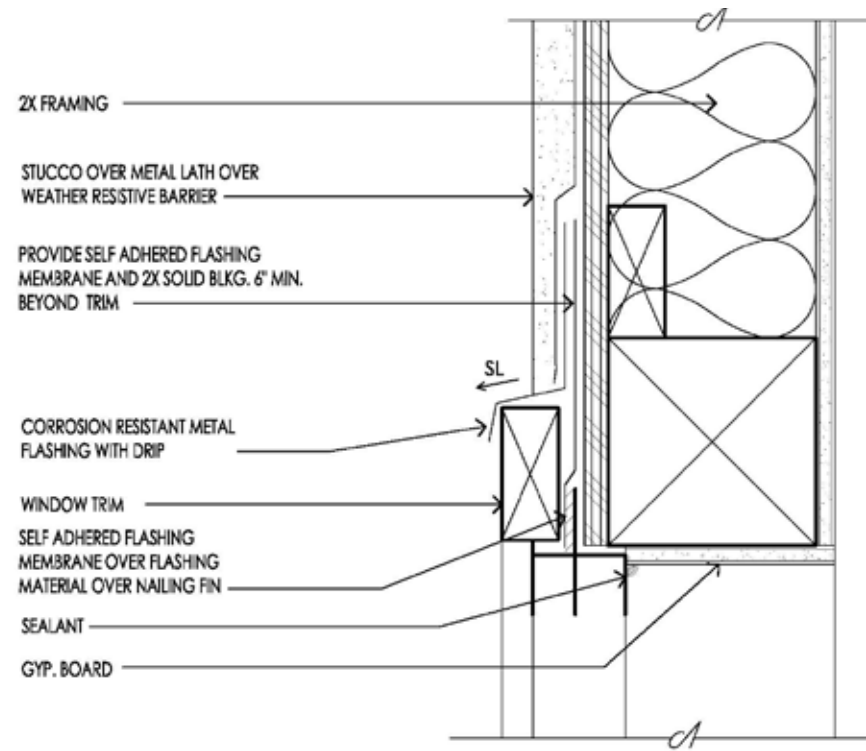
STREET "H" STREETSCENE ELEVATION (NORTHERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 19

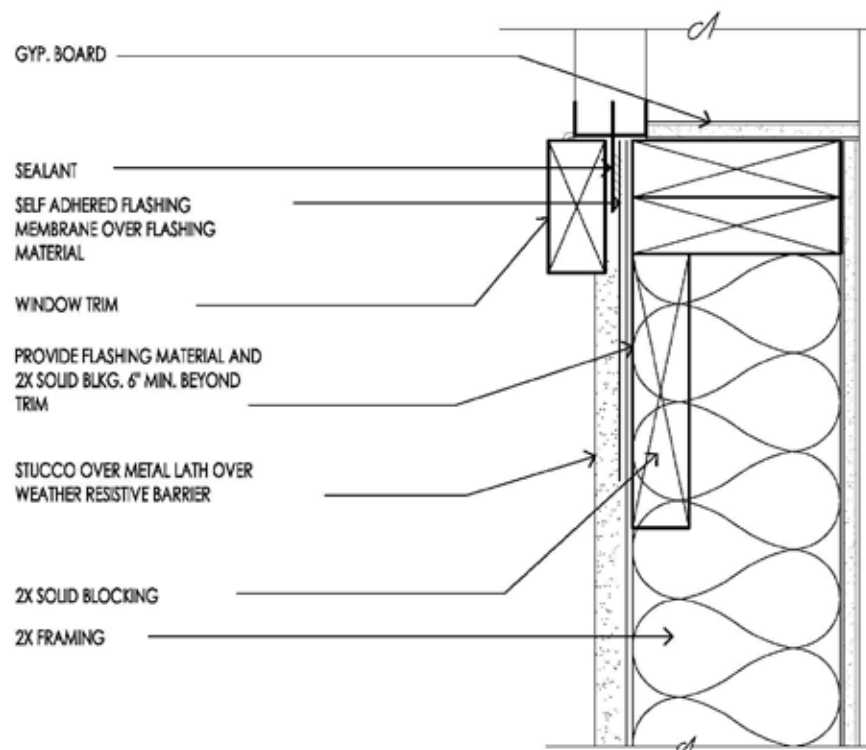




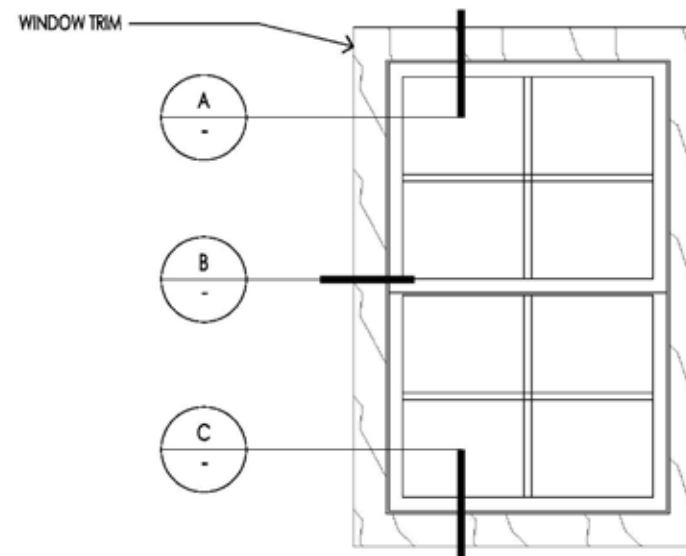
B WINDOW JAMB



A WINDOW HEADER



C WINDOW SILL



WINDOW WITH TRIM
3 COAT STUCCO

N.T.S.
DA © 2017 WDW1-11-F-04

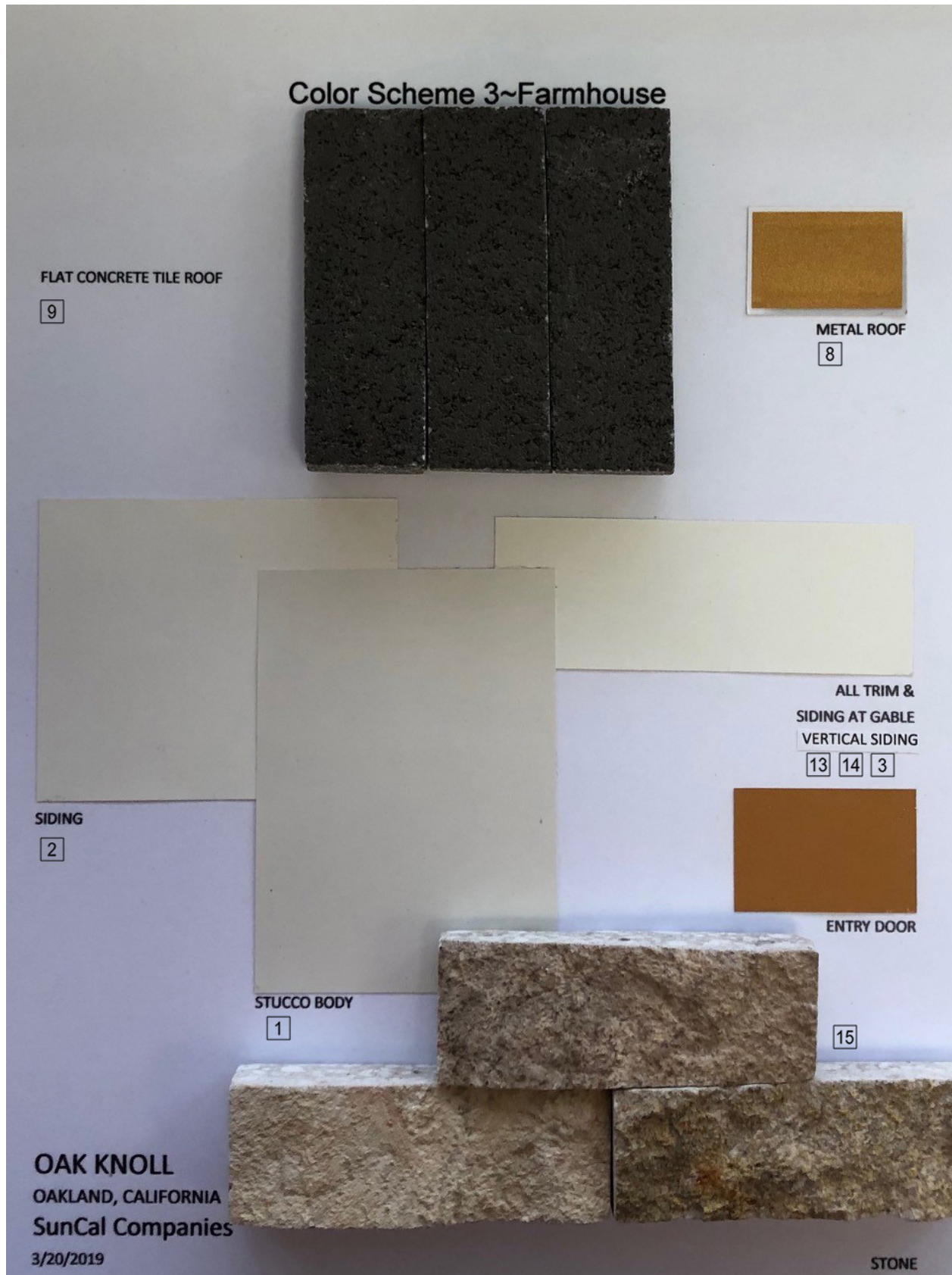
THE FINAL WINDOW MANUFACTURER CONTRACTED BY THE BUILDER AT THE TIME OF CONSTRUCTION PERMITS MUST ADHERE TO THE FOLLOWING REQUIREMENTS BASED ON TITLE 24, LOCAL CODE REQUIREMENTS, CITY REQUIREMENTS AND DESIGN INTENT OF THE ELEVATION STYLE AS FOLLOWS:

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.

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



- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 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 ENHANCE CONDITION FACING STREET
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
- ELEVATION KEY NOTES**



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OAK KNOLL

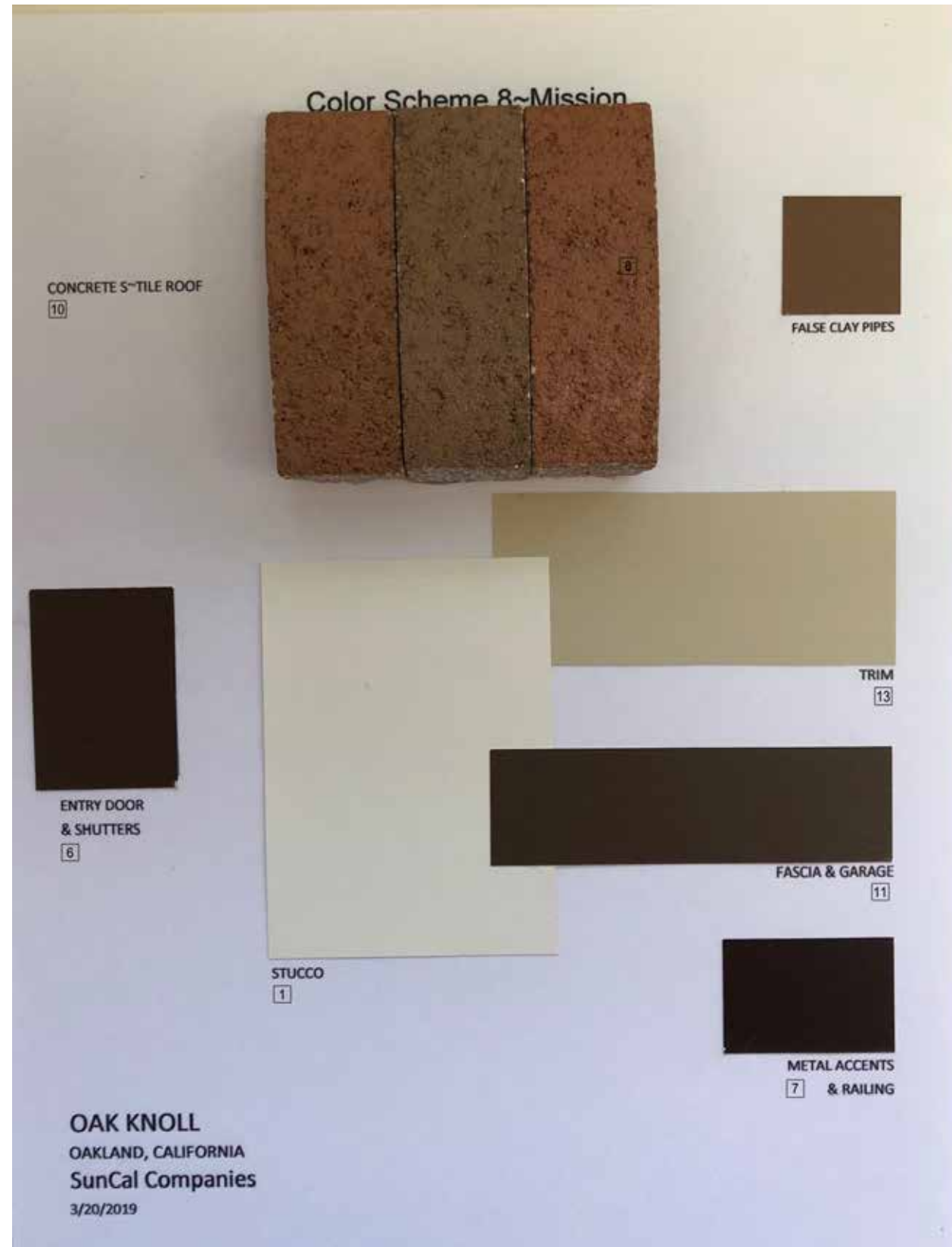
MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 19





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OAK KNOLL

MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 19



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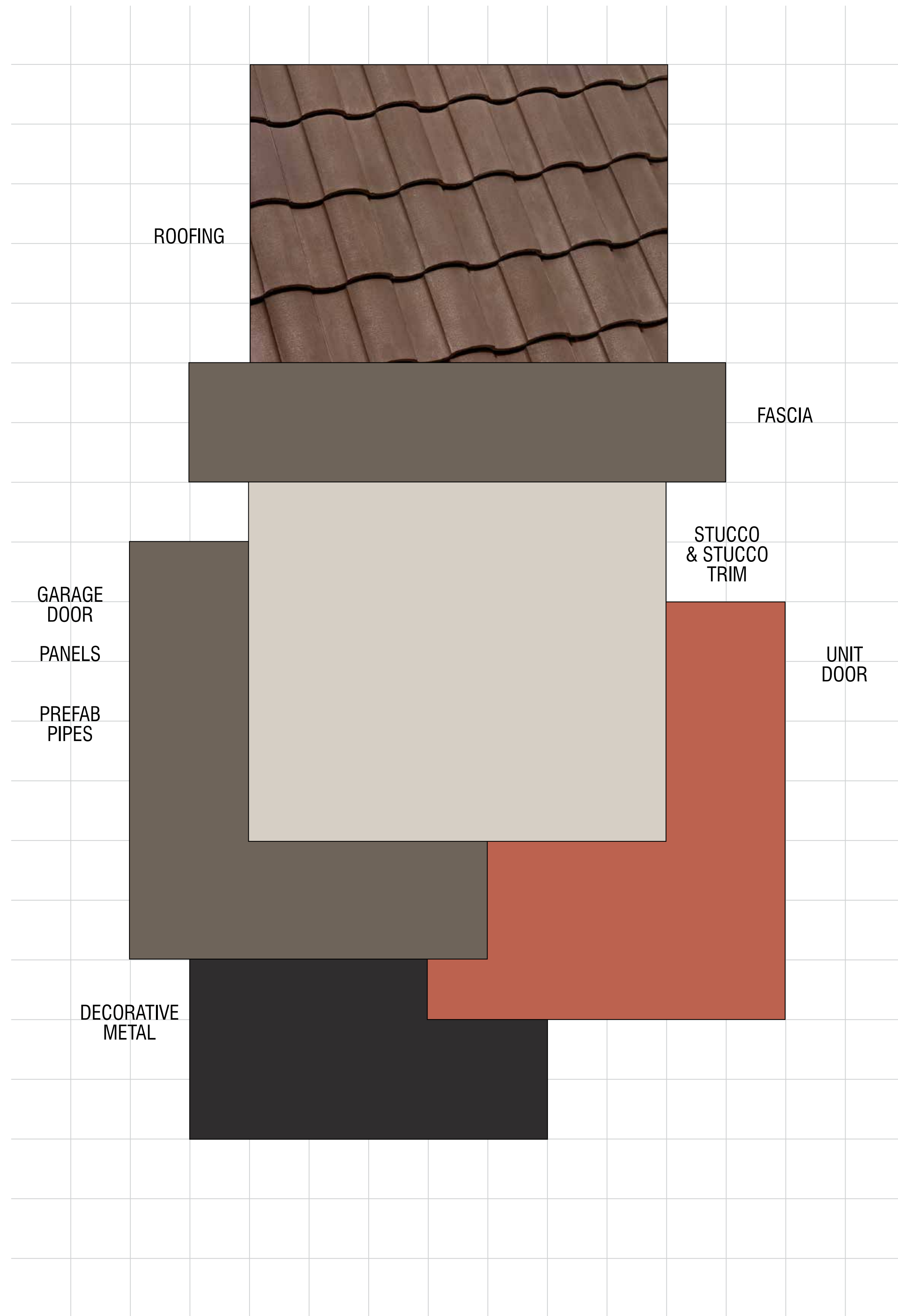
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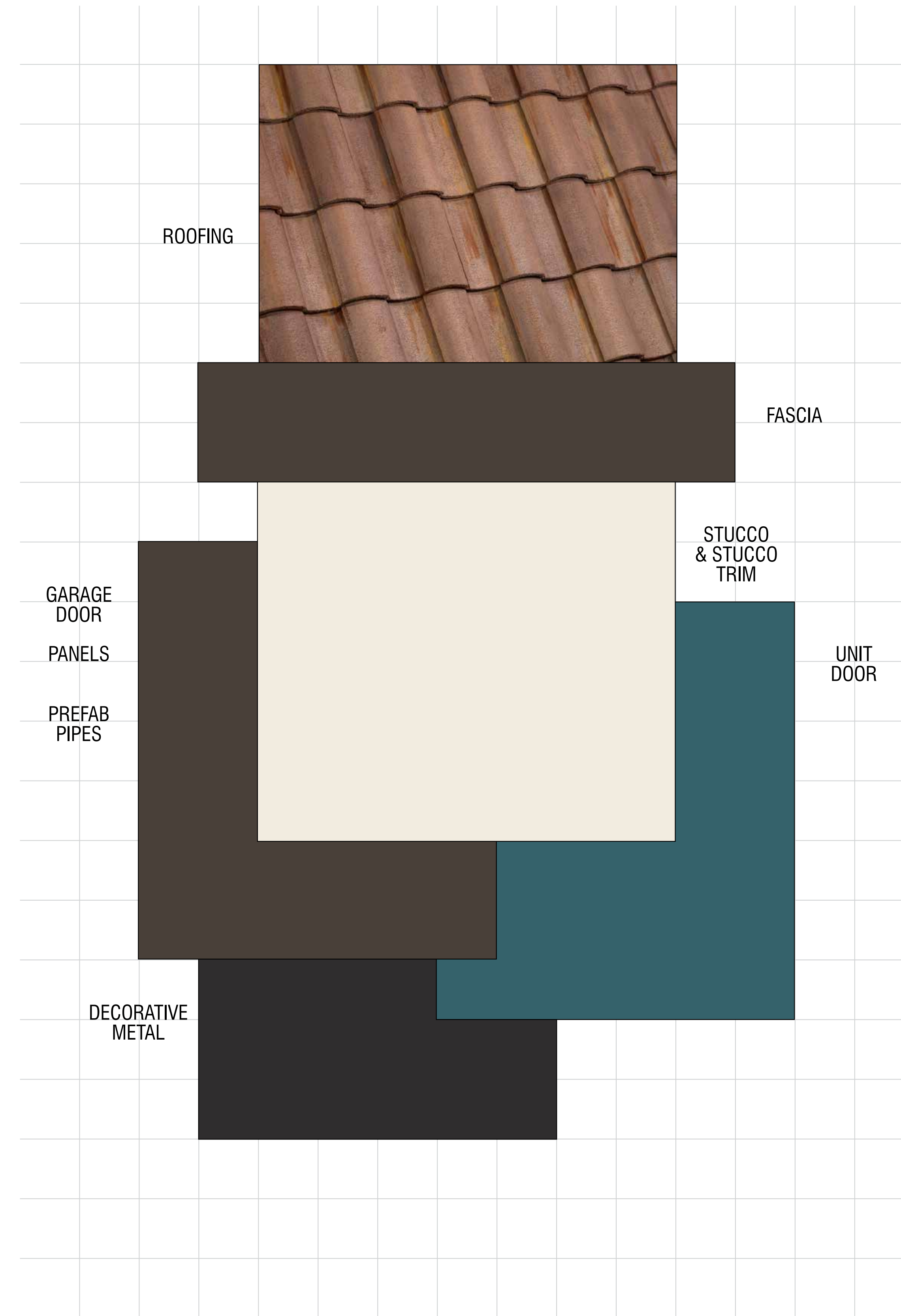
MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 19



OAK KNOLL
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SCHEME 1
Mission Elevations Only



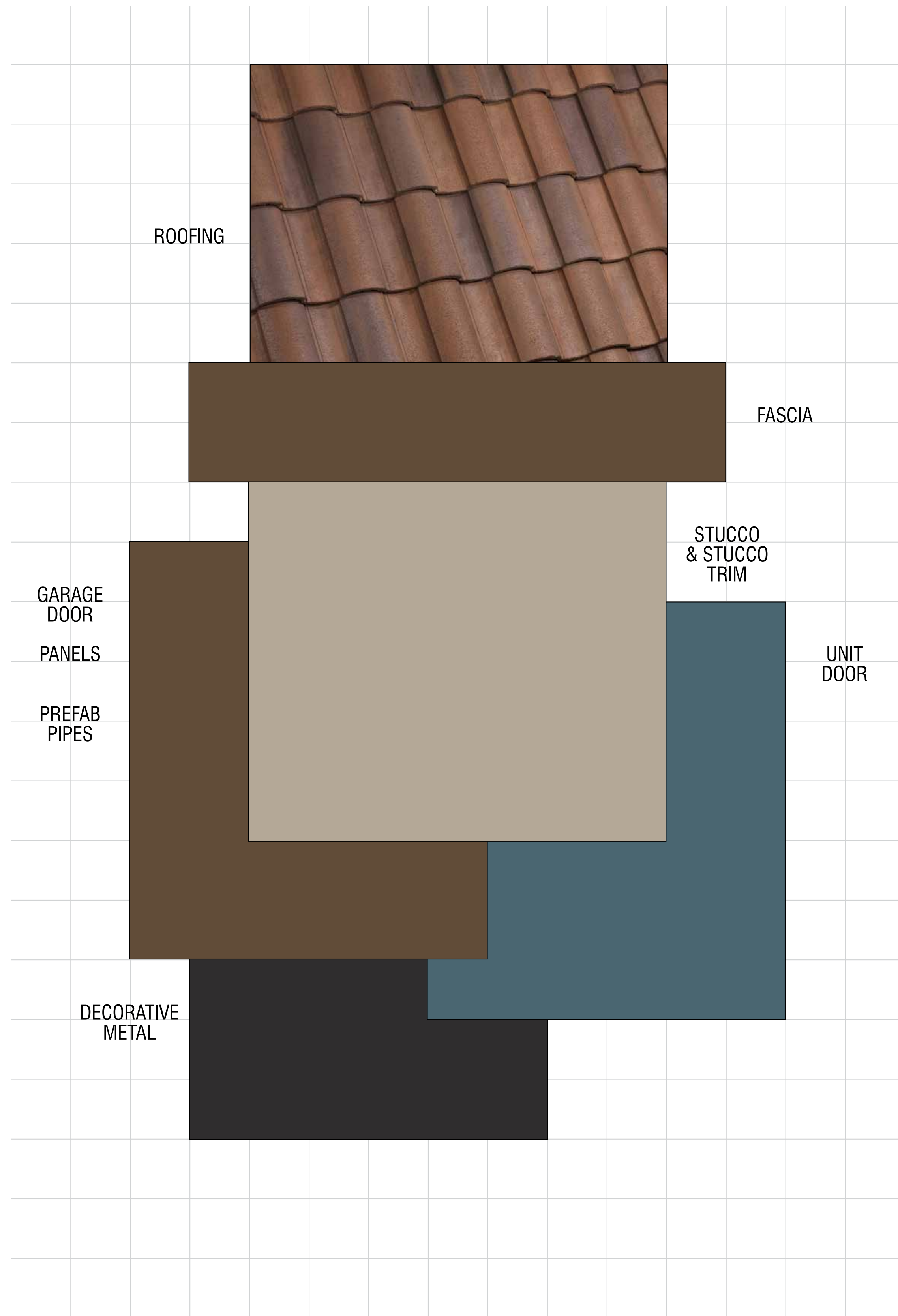
OAK KNOLL
Oakland, California
SUNCAL
August 21, 2023 | 2023086

SCHEME 2
Mission Elevations Only

Color & Materials

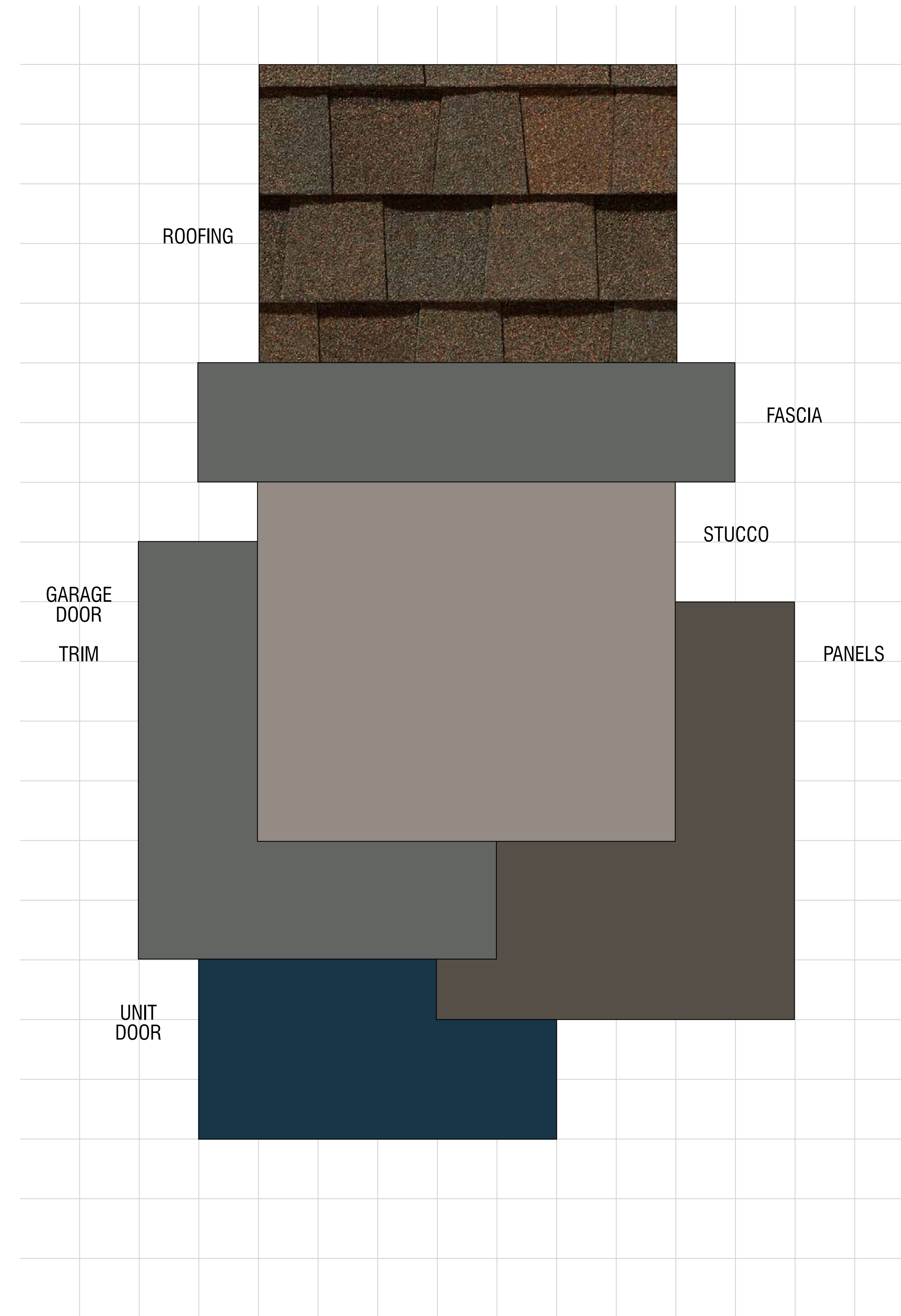
OAK KNOLL

OAKLAND, CA



OAK KNOLL
 Oakland, California
 SUNCAL
 August 21, 2023 | 2023086

SCHEME 3
 Mission Elevations Only



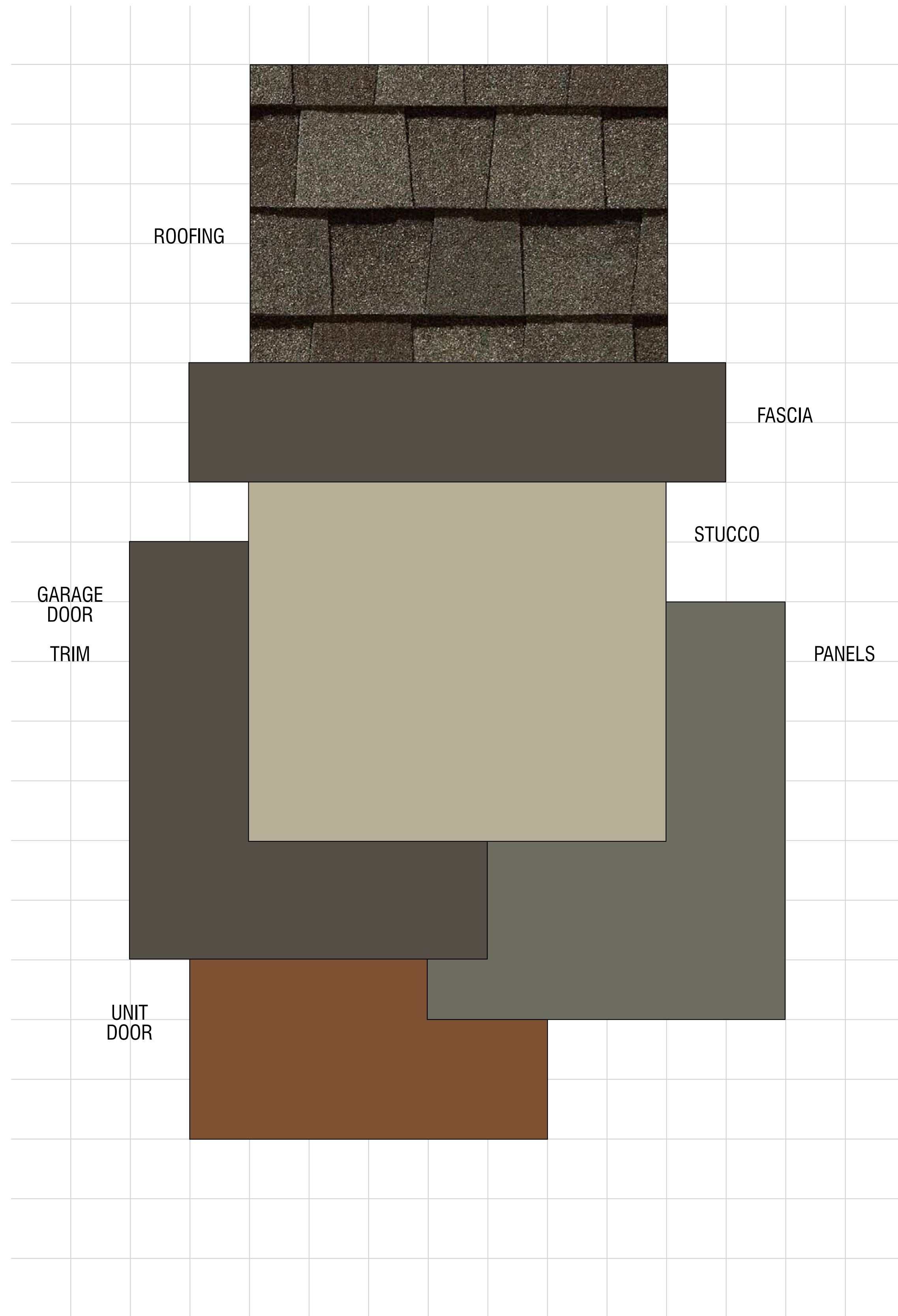
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SCHEME 4
 Arts and Crafts Elevations Only

Color & Materials

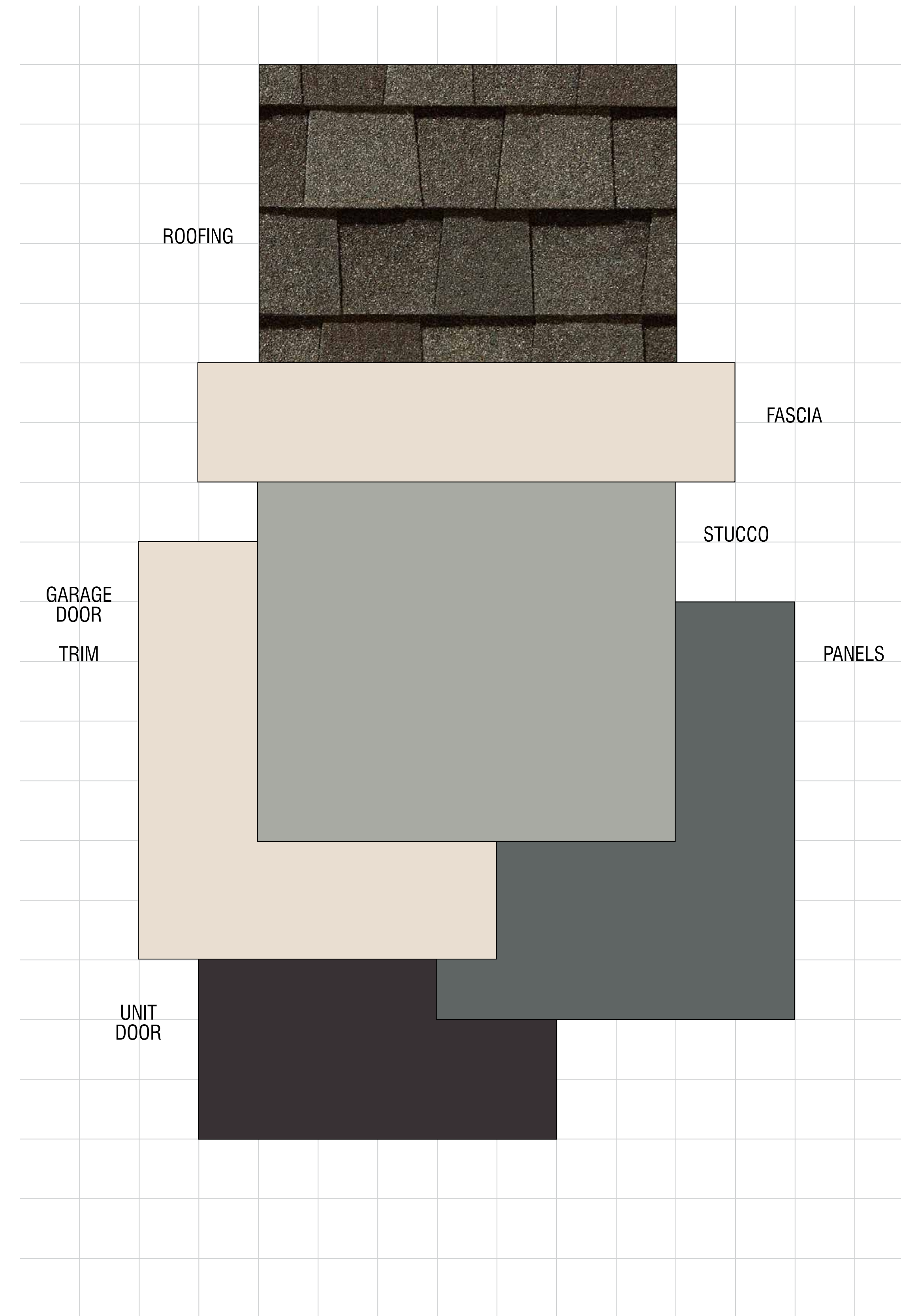
OAK KNOLL

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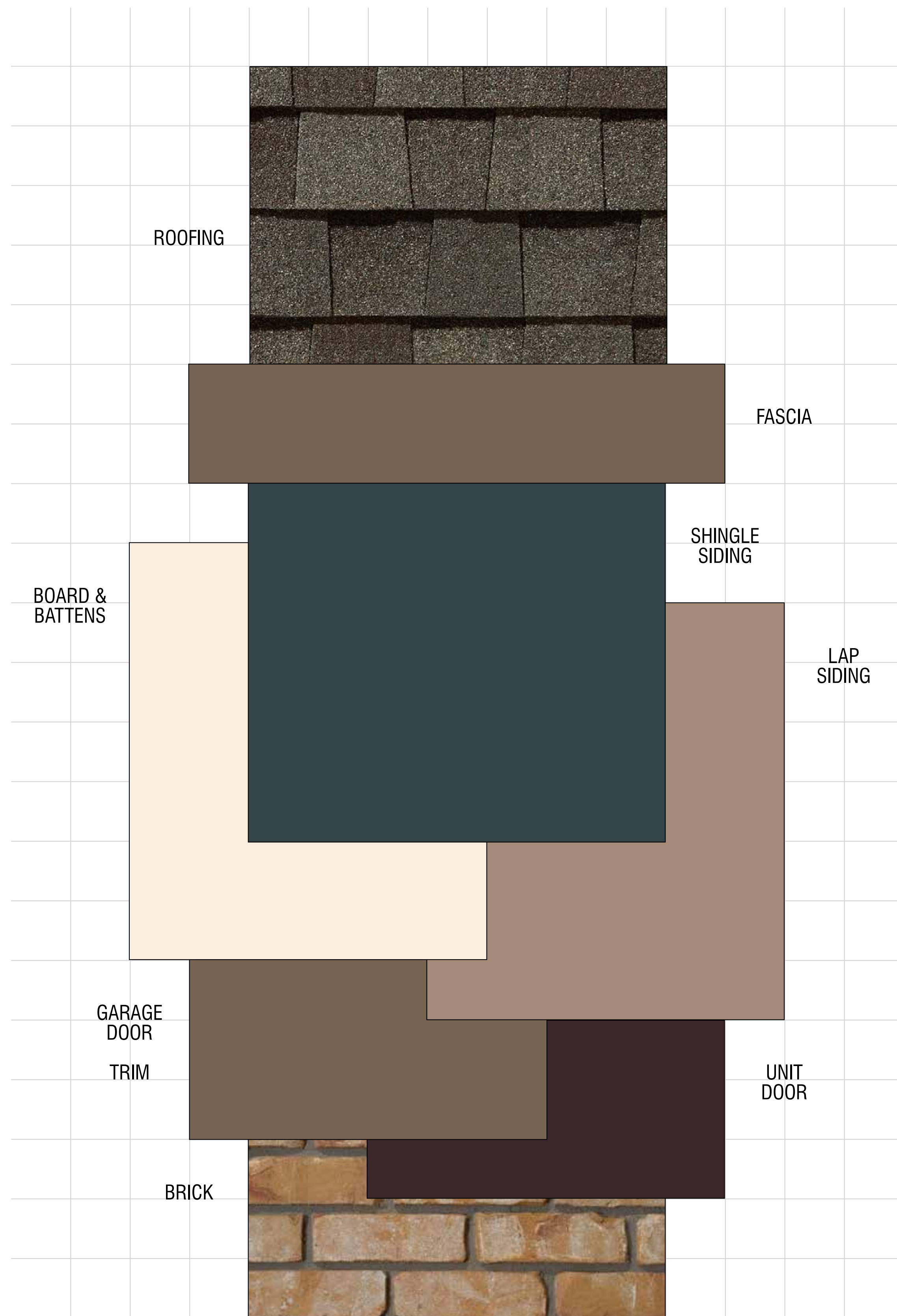
SCHEME 5
 Arts and Crafts Elevations Only



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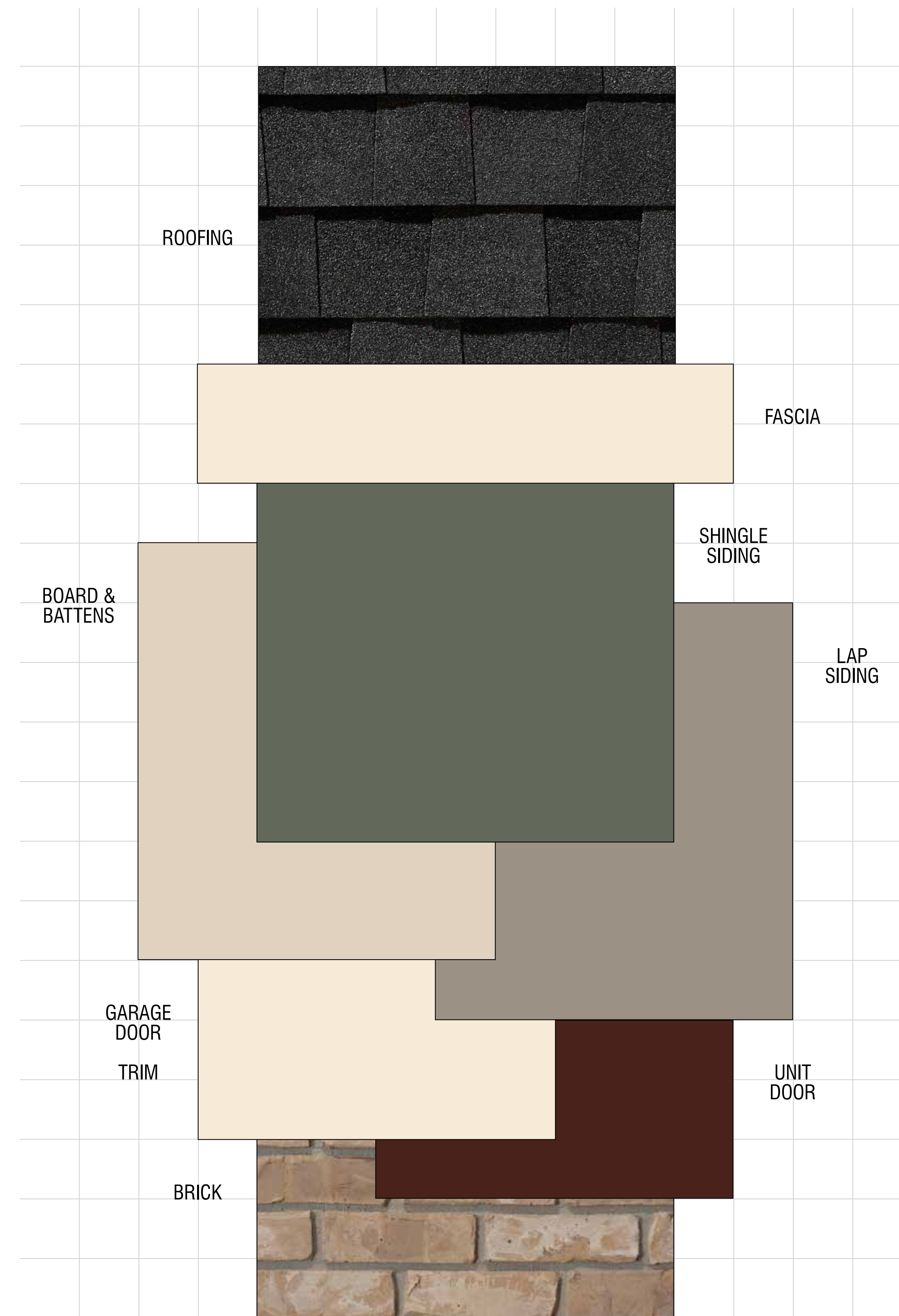
SCHEME 6
 Arts and Crafts Elevations Only

Color & Materials
OAK KNOLL
 OAKLAND, CA



OAK KNOLL
 Oakland, California
 SUNCAL
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SCHEME 7
 Craftsman Elevations Only



OAK KNOLL
 Oakland, California
 SUNCAL
 August 21, 2023 | 2023086

SCHEME 8
 Craftsman Elevations Only

Final Development Plan Parcel 19 Addendum

OAK KNOLL
 OAKLAND, CA





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



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

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OAK KNOLL

EXTERIOR LIGHT FIXTURES

FINAL DEVELOPMENT PLAN - PARCEL 19

OAK KNOLL  **SunCal**