

Location:	Oak Knoll Development – Parcel 9; 8750 Mountain Boulevard
Assessor’s Parcel Number(s):	043A467500321
Proposal:	Oak Knoll Final Development Permit (FDP) for Parcel 9 includes the construction of 35 detached single-family residences which includes modification to the front setback for the garage from 15' to 5' from a private access easement/private drive or court.
Applicant:	Marc Magstadt, SunCal
Contact Person/ Phone Number:	Jeff Stevens, Danielian Associates/(949) 474-6030
Owner:	Oak Knoll Venture Acquisitions LLC
Case File Number:	PLN15378-PUDF07
Planning Permits Required:	Final Development Permit compliance with CEQA
General Plan:	Hillside Residential
Zoning:	D-OK-2 Oak Knoll District Residential Zone - 2
Environmental Determination:	Final Supplemental EIR certified on Nov. 7, 2017
Historic Status:	Non-Historic Property
City Council District:	7
Finality of Decision:	Planning Commission, appealable to City Council
For Further Information:	Contact case planner Michele T. Morris at 510-238-2235 or by e-mail at mmorris2@oaklandca.gov

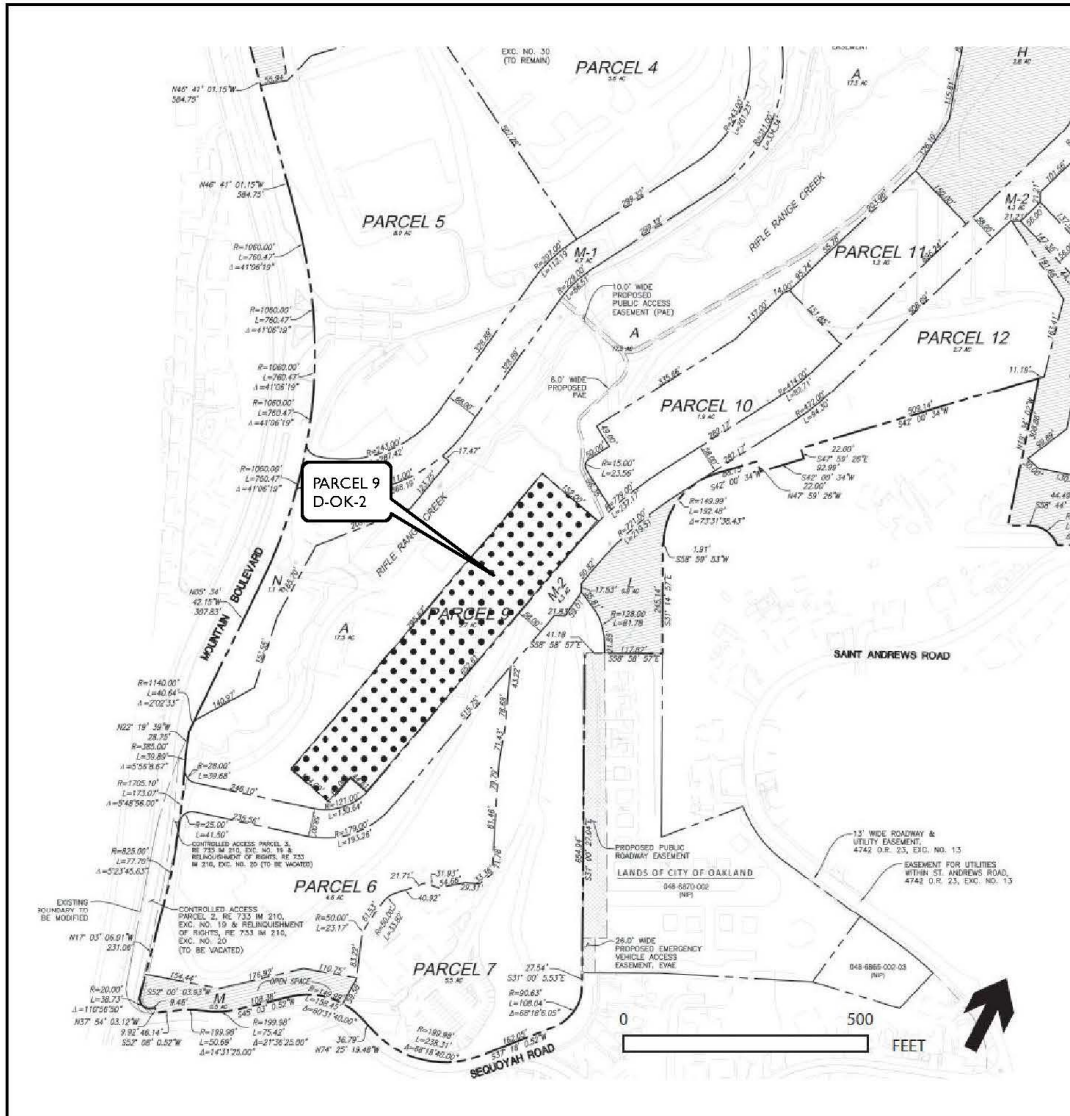
SUMMARY

The proposed project is a Phase 1 Final Development Permit (FDP) for construction of 35 detached single-family residential units on Parcel 9 in the Oak Knoll Planned Unit Development (PUD). Parcel 9 is adjacent to Rifle Range Creek, opposite Parcel 6 along the new Creekside Loop which is currently only accessible from Mountain Boulevard.

PROJECT SITE AND SURROUNDING AREA

Oak Knoll Development encompasses an 84.7-acre site east of Interstate 580 (I-580) and is located approximately 9 miles southeast of downtown Oakland. Mountain Boulevard and the I-580 freeway to the west; Keller Avenue to the north and east; and Sequoyah Road, a City-owned property, and residential neighborhoods to the south. Parcel 9, the project site, is currently not accessible, but will be accessible from a new road, Creekside Loop (see Attachment A).

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15378-PUDF07
Applicant: David Soyka and Marc Magstadt - SunCal
Address: 8750 Mountain Boulevard
Zone: D-OK-2

PROJECT BACKGROUND

Planned Unit Development History

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

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

Approved Oak Knoll Entitlements

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

Oak Knoll includes:

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

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

- Land Use Entitlement: The Oak Knoll Project Supplemental Environmental Impact Report (SEIR) was certified and the General Plan Amendment, Rezoning, Vesting Tentative Tract Map, Creek Permit, and the Oak Knoll PUD was approved on November 7, 2017.
- Construction-Related Permits:
 - Grading Permit: The applicant has received a Grading permit for Phase 1 of the development which includes Parcel 6 and Parcel 12.

- Bridge Permits: The applicant has received construction related permits for the pedestrian and vehicular bridge located in Phase 1.
- Public Improvements: The applicant has applied for and received the Public Infrastructure on Private Property (PX) permit for the public improvements in Phase 1, including the streets and utilities.
- Club Knoll: The historic Club Knoll has a series of Building Permits associated with it, including demolition, alteration, and reconstruction.
- Compliance with Conditions of Approval: The relocation of Club Knoll has been completed and restoration is underway. Public improvement permits, various alternate method construction permits and Private infrastructure permits for on-site improvements are under review. The City and the applicant are actively working on formation of the Community Facilities District (CFD), Geologic Hazard Abatement District (GHAD) and Subdivision Agreement.
- Tree Permit Amendment: An amendment to the approved Tree Removal Permit was received on May 3, 2021. The amendment proposes to remove 394 additional trees and requires compliance with California Environmental Quality Act (CEQA).
- Final Development Permits:
 - FDP for Club Knoll was approved with the PUD on November 7, 2017
 - FDP for Phase 1 Master Developer Site Improvements was approved with the PUD on November 7, 2017
 - FDPs for Phase 1 Residential Development Parcels. The Master Developer has submitted eight FDPs for Phase 1, which are in various stages of City review:
 - Parcel 6: Townhomes. Approved by the Planning Commission on December 8, 2021.
 - Parcel 12: Townhomes. Approved by the Planning Commission on December 8, 2021.
 - Parcel 11: Alley homes. Deemed complete and under review
 - Parcel 19: Alley homes. Deemed complete and under review
 - Parcel 23: Alley homes. Deemed complete and under review
 - Parcel 24: Alley homes. Deemed complete and under review
 - Parcel 9: Court homes. Deemed complete and under consideration by DRC at this meeting (and the subject of this report)
 - Parcel 10: Court homes. Deemed complete and under consideration by DRC.

PROJECT DESCRIPTION

The proposed Parcel 9 project includes 35 residential units. Plans, elevations and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include the following characteristics:

- Style: The proposed residential development includes stylistic references to common and vernacular California architectural styles, including Craftsman, farmhouse, and mission architectural styles.
- Site Planning: The proposed FDP includes 35 small lot, detached single-family, garden court homes with one home per lot.

- Unit Types: Parcel 9 proposes two-story and three-story court homes which offer between three and five bedrooms depending on the number of stories and the floor plan of home.
- Parking: Each unit has a two-car attached garage, for a total of 70 off-street parking spaces.

GENERAL PLAN ANALYSIS

The Parcel 9 project site is in the Hillside Residential General Plan land use designation. The intent of the Hillside Residential land use designation is “to create, maintain, and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots.” However, the Land Use Element further describes the Desired Character and Use in this designation to involve future development “remain[s] residential in character.” The master planned Oak Knoll PUD allows for development of up to 918 residential units.

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

- Objective N3: Encourage the construction, conservation, and enhancement of housing resources to meet the current and future needs of the Oakland community.
 - Policy N3.9 – Facilitating Housing Construction. Orienting Residential Development. Residential developments should be encouraged to face the street and to orient their units to desirable sunlight and views, while avoiding unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.
 - *The proposal will deliver market rate housing that will intensify and support new uses in the South Hills area of Oakland. Front entry porches and front-facing gables provide sunlight and views.*
- Objective N6: Encourage a mix of housing costs, unit sizes, types, and ownership structures.
 - *The proposed project will include garden court homes consisting of two-story and three-story options with three-, four-, or five-bedroom floor plans to accommodate a variety of home ownership opportunities.*

ZONING ANALYSIS

Parcel 9 is located within the South Hills area of the Oakland hills in the D-OK-2 Oak Knoll District Residential Zone - 2 (D-OK-2). The intent of the D-OK-2 Zone is to create, maintain, and enhance areas suitable for medium-low density single-family homes. The zoning district provides medium-low density housing development. The following discussion outlines the purpose of the D-OK-2 regulations, with staff analysis provided below in indented, italicized text:

- Create, maintain, and enhance areas suitable for medium-low density single-family homes.
 - *The proposed project is a market-rate housing project that will diversify living and home ownership opportunities in the Oak Knoll Development.*

Zoning Analysis

Criteria	OK-2	Proposed	Analysis
Land Use			
Permanent Residential	P	P	Allowed
Multi-family Dwelling Facility	P	P	Allowed
Density	1 primary unit per lot	1 unit per lot (35 units total)	Complies
Maximum Lot Coverage	55%	Plan 1: 46% Plan 2: 50% Plan 3: 42%	Complies
Front Setback	8 ft.	8 ft.	
Minimum garage front setback when accessed from a private drive aisle.	15 ft.	5 ft.	Does not comply - Applicant is requesting an exception for 5 ft. setback from the private drive aisle.
Maximum wall height primary building	35 ft/3 stories	27 ft/3 stories	Complies
Maximum pitched roof height	35 ft	35 ft	Complies
Parking	1 space per dwelling unit	Two-car garages per unit	Complies

Oak Knoll Design Guidelines

The Oak Knoll Design Guidelines compliance matrix for Parcel 9 is provided in **Attachment B** to this report. Where the project is not in compliance with any specific guideline, as noted in the compliance matrix, the lack of compliance is discussed in the *Zoning and Related Issues* section of this report.

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant and architect to refine the proposed design for the Parcel 9 site. Staff reviewed the proposed project against the Oak Knoll Design Guidelines (see Attachment B). The project meets the following key guidelines:

Design Guideline	Compliance Analysis
3.5 High Visibility Façades	

Corner lot façades	Complies
High Visibility Façades - Open Space	Complies

Corner lot court homes include entrances that face the street and have been enhanced with quality design elements such as stone veneer columns with wide pedestals to add to the exterior material changes for visual impact. For high visibility facades, the use of porches and balconies are encouraged on these facades, and have been designed with their visibility in mind, as well as the privacy of the homeowner.

Issues

Staff would like the DRC to consider the following issues:

Design Guideline	Compliance Analysis
<i>2.5 Driveways and Garage Placement</i>	
Driveway width in front of 2 car garages should be 18’ wide at garage entry allowing for two off-street parking spaces in front of garage	Does not comply
<i>3.9 Garages - Garage Dimensions</i>	
Exceptions may be granted through the Design Review process to allow the garage face closer to the front lot line.	Does not comply
<i>3.3 Massing - Primary Volumes - Additive Building Elements</i>	
Additive building elements like porches and dormers should follow the rhythm of the facade composition. Wraparound porches are encouraged on corner lots, as well as projected window bays.	Does not comply
<i>3.6 Openings – Windows</i>	
Shutters	Does not comply

- **2.5 Driveways and Garage Placement and 3.9 Garages - Garage Dimensions.** The project complies with the underlying zoning regulations, with the exception of the front setback for garages, where five feet is proposed instead of the required 15 feet. PUD Design Guidelines allow for an exception to be granted for shorter minimum front setbacks for garages under Design Review.

- *Does the DRC think an exception to be granted to shorten the front setback for garages from 15 feet to five feet?*
- **3.3 Massing – Primary Volumes – Additive Building Elements and 3.6 Openings – Windows.** The three different court home plans lack additive building elements such as projected window bays, shutters or other decorative details. More additive elements should be incorporated at the sides of the homes. Shutters are listed as exterior materials for enhanced elevations, but this is not evident on the elevations.
 - *Does the DRC think more additive building elements should be used on the court homes?*

RECOMMENDATION

Staff recommends the DRC review and comment on the proposed Oak Knoll Development Parcel 9 FDP, with attention to the issues raised by staff in this report, and forward this application to the Planning Commission for consideration of approval. Staff believes that any recommended revisions can be addressed prior to consideration by the Planning Commission.

Prepared by:



Michele T. Morris, Planner III

Reviewed by:



Catherine Payne, Development Planning Manager
Bureau of Planning

Attachment:

- A. Parcel 9 Proposed Plans, dated January 4, 2022
- B. Parcel 9 Design Review Conformance Matrix

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
2.0 Planning Guidelines		
2.1 Oak Knoll Neighborhoods		
Retail Village area is designed as a modestly-sized gathering spot to provide basic needs to the community (such as groceries, restaurants, banking).	Not applicable	<i>Parcel 9 is not located in a Retail Village. This guideline is intended for development that "a cluster of buildings at varying scales fronting a 'Principal Drive' and a 'Plaza.'"</i>
Creekside Village neighborhoods are medium density residential areas laid out in the lowland areas flanking the restored Rifle Range Creek corridor.	Complies	<i>Parcel 12 is located in a Creekside Village neighborhood.</i>
The Uplands is the residential development designed to maximize views as well as provide a pleasing appearance as viewed from adjacent areas.	Not applicable	<i>Parcel 9 is not located in The Upland neighborhood.</i>
2.2 Neighborhood Streetscape		
High Visibility Façades -- Street Facing	Complies	Proposed residences comply with this guideline and corresponding Arch. Guideline #3.3 Massing Primary Volumes - Building Orientation
High Visibility Façades -- Open Space Facing	Complies	Proposed townhomes comply with this guideline and corresponding Arch. Guideline #3.3 Massing Primary Volumes - Building Orientation

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

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

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Sidewalk widths at primary retail facades sufficient to provide tree planting, signage, furnishings, lighting, and outdoor seating areas where appropriate to adjacent retail use.	Not applicable	This is a proposal for a residential development.
Hardscape and Planting that reinforces the outdoor pedestrian realm, but provides equal access to vehicular traffic.	Not applicable	This is a proposal for a residential development.
Retail Plaza	Not applicable	This is a proposal for a residential development.
Architectural and Landscape Character - The Character of the Retail village should be inspired by the open-air neighborhood shopping districts typical to the Bay Area	Not applicable	This is a proposal for a residential development.
2.4 Townhomes		
Create a 'sense of address' and a front door for each unit by providing 'door yards,' gates, and access to public streets and paseos.	Not applicable	This is a proposal for detached court homes, not townhomes.
All units should feature covered entry areas either in the form of a stopp or entry porch.	Not applicable	This is a proposal for detached court homes, not townhomes.
Variation of design is encouraged and corner units should be treated differently than middle units.	Not applicable	This is a proposal for detached court homes, not townhomes.
End facades should treated as high visibility and should feature windows, entries where appropriate, and other design features normally on the front façade.	Not applicable	This is a proposal for detached court homes, not townhomes.
Odd numbers of units in a row are encouraged.	Not applicable	This is a proposal for detached court homes, not townhomes.

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Stepping between units is encouraged to provide private balconies and a varied building frontage as viewed from the street.	Not applicable	This is a proposal for detached court homes, not townhomes.
Landscape planting should be integrated in with streetscapes and provide screening for parking and alleys. Please refer to the Preliminary Development Plan for example designs for Paseos and Pocket Parks.	Not applicable	This is a proposal for detached court homes, not townhomes.
2.5 Building Massing and Placement		
Massing, building setback and height are considered in more detail in the Architectural Guidelines	See 3.0 Architectural Guidelines	See 3.0 Architectural Guidelines
2.5 (aka 2.6) Driveways and Garage Placement		
Refer to Chapter 4.0, Landscape Guidelines, for allowable paving materials for driveways.	See 4.0 Landscape Guidelines	See 4.0 Landscape Guidelines

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
3.0 Architectural Guidelines		
<i>3.1 The 'Bay Area' Regional Style</i>		
Building which connect to and are inspired by the natural setting.	Complies	The court homes connect well with the natural setting.
Simple building mass with additive elements	Complies	The court homes incorporate several additive elements.
Natural materials (wood, stone, terra cotta, stucco)	Complies	Exterior materials such as wood, stucco, stone veneer and board and batten siding are proposed.
Subdued earth-tone paint colors and light colored stuccos.	Complies	The exterior colors incorporate earth-tone paint colors, stuccos, s-tiled roofs, and stone.
<i>3.2 Architectural Style Matrix - By Family</i>		
Arts & Crafts: Craftsman Bungalow; Shingle; Tudor; Arts and Craft	Complies	The proposal includes Craftsman styled court homes.
Mediterranean: Spanish Colonial; Mission; Tuscan	Complies	The proposal includes Mission styled court homes.
Californian: Farmhouse; California Modern (mid-century modern); California Contemporary	Not applicable	The proposal includes Farmhouse styled court homes.
<i>3.3 Massing - Primary Volumes</i>		
<i>Building orientation</i>		
Secondary Volumes	Complies	Mostly gable roof profiles.

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Additive Building Elements	Does not comply	More additive elements should be incorporated at the sides of the homes. Shutters are listed as exterior materials for enhanced elevations, but this is not evident on the elevations.
<i>3.4 Roofs</i>		
Roof materials	Complies	Flat concrete tile, standing seam metal, s-tile roofs are proposed.
Successful roof designs	Complies	The proposed design complies with this guideline by proposing gable roofs and roof slopes that complement each architectural style of building.
Dormer sizing	Complies	The proposed design and sizing are appropriate for the architectural designs and comply with this guideline
Dormer siding	Complies	The proposed design and sizing are appropriate for the architectural designs and comply with this guideline
<i>3.5 High Visibility Façades</i>		

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
High Visibility Façades - Open Space - Use of porches and balconies are encouraged on these facades, and they should be designed with their visibility in mind, as well as the privacy of the homeowner	Complies	Porches and balconies have been included on high visibility façades.
Corner lot façades - Corner lot façades shall have consistent details and elements on elevations facing both streets. The rhythm of openings established on the entry façade shall continue on the side façade that faces the street, and divided window patterns shall be consistent on both elevations.	Complies	Entrances that face the street and have been enhanced with high quality design elements such as stone veneer columns with wide pedestals to add to the exterior material changes for visual impact.
Additive façade elements - Once the design of the High Visibility Facade openings has been determined, additive building elements like porches and dormers should follow the rhythm of the facade composition. Wraparound porches are encouraged on corner lots, as well as projected window bays. Porch columns should be spaced equally to either side of facade openings.	Complies	Porches and balconies have been included on high visibility façades of corner lots.
Successful execution of second façade - Secondary Facades that successfully follow the above guidelines will support a composition of the Bay Area home that is balanced and continuous rather than one-sided and fragmented.	Complies	The proposed design has been revised to increase articulation to the wall façades such as using a mix of contrasting exterior materials.
<i>3.6 Openings - Windows</i>		

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Window types	Complies	Casement, single-hung, true or simulated divided lite windows with wood trim.
Window proportions and trim	Complies	The proposed design provides details on window proportions and trim and complies with this guideline.
Shutters	Does not comply	Shutters are listed on elevations but are not evident on the elevation drawings
3.7 Exterior Doors		
Exterior main entry doors can be flat or traditionally paneled doors. Please refer to the Architectural Style Matrix on page 30 for design recommendations by style.	Complies	Exterior main entry doors are traditionally paneled.
3.8 Porches and Stoops		
Types - The porch or stoop is the signature element of an Oak Knoll home. As such, all homes must have either a porch or stoop.	Complies	The proposed design complies with this guideline.
Porch Dimensions	Complies	The proposed design complies with this guideline.
Porch Details	Complies	The proposed design complies with this guideline.
Stoops	Complies	The proposed design complies with this guideline.
Porch Materials	Complies	The proposed design complies with this guideline.
3.9 Garages		

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Garage Dimensions	Complies	The proposed design complies with this guideline.
Garage Details	Complies	The proposed design complies with this guideline.
<i>3.10 Lighting</i>		
Architectural Lighting	Complies	The proposed design complies with this guideline.

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

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

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

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

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Oak Knoll landscapes and gardens are versatile, imaginative, and offer a range of expressions.	Complies	The proposed design complies with this guideline.
Landscapes encourage a relaxed, informal, and practical approach while accommodating contemporary lifestyles.	Complies	The proposed design complies with this guideline.
Landscapes are designed to respond to unique characteristics, such as lot configuration, topography, existing vegetation, and the design and location of the house and ancillary structures.	Complies	The proposed design complies with this guideline.
<i>4.9 Single Family Residential</i>		
Integrate the built environment with a dominant landscape	Complies	The proposed design complies with this guideline.
Blend landscapes between lots and neighborhood streets as a unified community landscape setting.	Complies	The proposed design complies with this guideline.
Establish a healthy, sustainable, and natural landscape environment.	Complies	The proposed design complies with this guideline.
Prioritize front yard landscapes to reinforce neighborhood streets as livable, walkable places. The combination of front porches and front yard gardens within the private frontages activate the streetscape, and shall contribute to a consistent, high quality neighborhood landscape.	Complies	The proposed design complies with this guideline.
Low groundcovers have low water requirements and are composed in drifts, using selections from the Approved Plant (see Appendices).	Complies	Climate adapted and drought tolerant groundcover and low shrubs are proposed for ornamental planting.

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

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

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
For upland lots with rear yards with onsite and offsite visibility, rear yard fencing, if used, shall use the Approved Hillside Fence to ensure visual consistency.	Not applicable	Not applicable to this parcel.
<i>4.11 Retaining Walls on Lots</i>		
Use of stucco, brick, painted brick, or natural stone veneer may be used for site walls in front and side yards that are visible from public areas. Materials shall complement the building architecture.	Complies	The proposed design complies with this guideline.
Wall heights shall be appropriate to context and shall not exceed 6 feet in height per code.	Complies	The proposed design complies with this guideline.
Tiered walls shall be integrated landscape design.	Complies	The proposed design complies with this guideline.
Tops of walls may either slope or step with the topography as required. Walls may slope at 1:8 maximum or use vertical offsets of 12-inch maximum.	Complies	The proposed design complies with this guideline.
Use of vines, trailing evergreen groundcovers and shrub massings are encouraged to soften walls.	Complies	The proposed design complies with this guideline.
Retaining walls in side and rear yards. Walls not closely associated with the architecture and not visible from public areas may use the Approved Standard Wall System described in the Appendices.	Not applicable	Not applicable to this parcel.

DESIGN REVIEW CONFORMANCE MATRIX - PARCEL 9

Design Guideline	Compliance Analysis	Discussion
Retaining walls in side and rear yards. Walls not closely associated with the architecture and not visible from public areas may use the Approved Standard Wall System described in the Appendices.	Not applicable	Not applicable to this parcel.
Retaining walls in rear yards shall be located a minimum of four feet from the property line to allow room for fencing.	Not applicable	Not applicable to this parcel.
Retaining walls and steps at front walkways are allowed to resolve site grading.	Complies	The proposed design complies with this guideline.
The following retaining wall materials are allowed: brick; painted brick; natural stone veneer; approved concrete block wall system in rear and side yards (refer to Appendices); gabions; and pressure-treated wood.	Complies	The proposed design complies with this guideline.
The following retaining wall materials are not allowed: railroad ties; metal cribs; and concrete pylons.	Complies	The proposed design complies with this guideline.



OAK KNOLL

FINAL
DEVELOPMENT
PLAN
PARCEL 9

02.24.20

Revision 2: 01.04.22

CLIENT

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THE PLAN

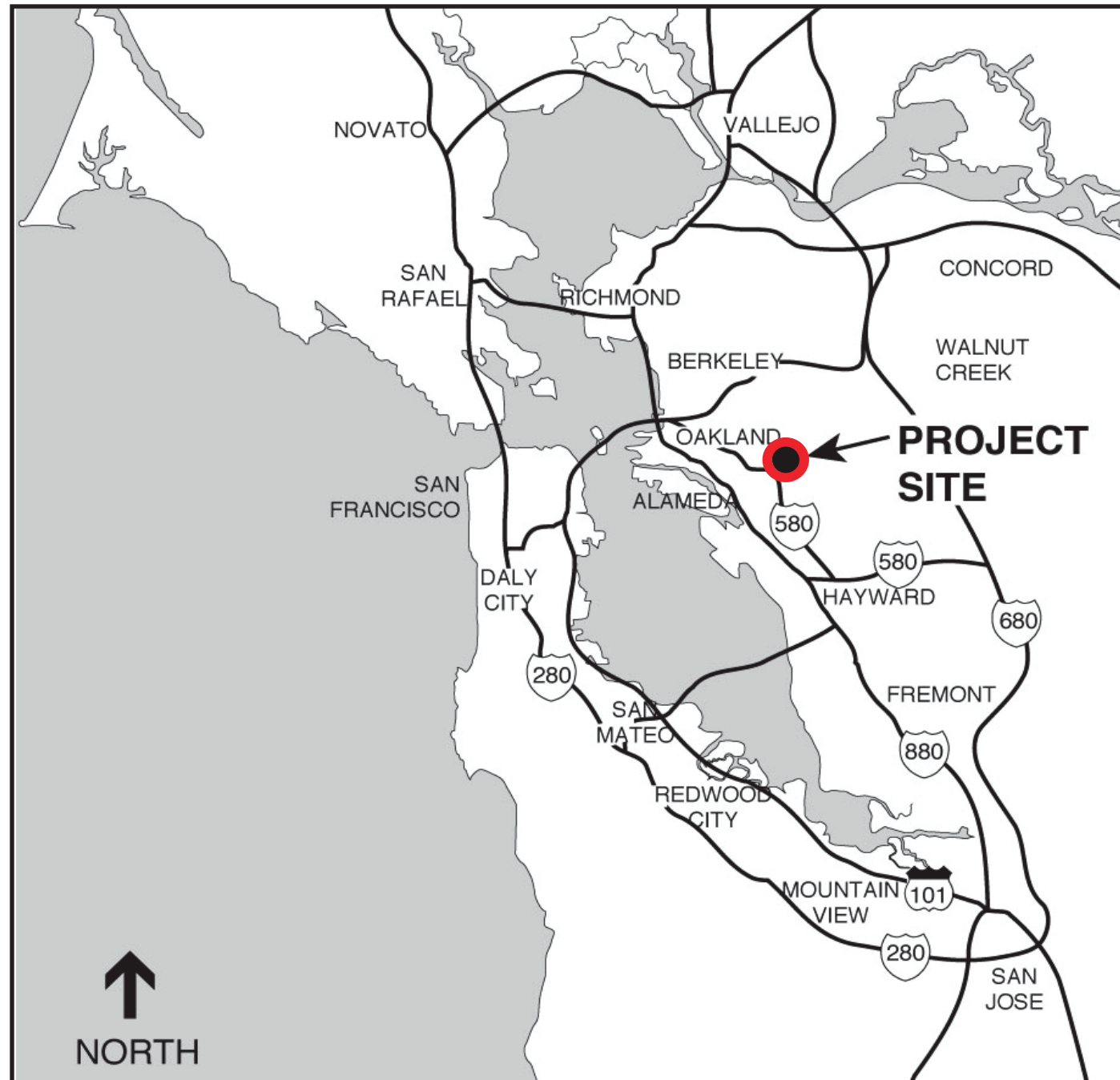
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An aerial photograph of a city and its surrounding landscape. The city is densely packed with buildings and roads, extending towards a large body of water in the distance. The foreground shows a mix of green fields, forests, and some industrial or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

INTRODUCTION



LOCATION

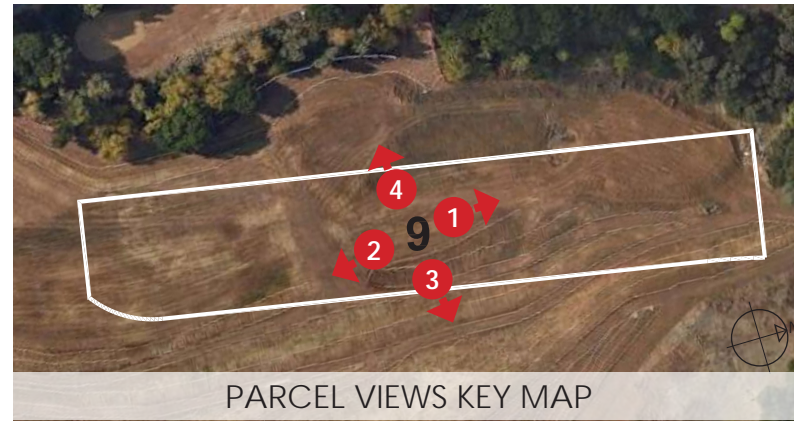


VICINITY

OAK KNOLL

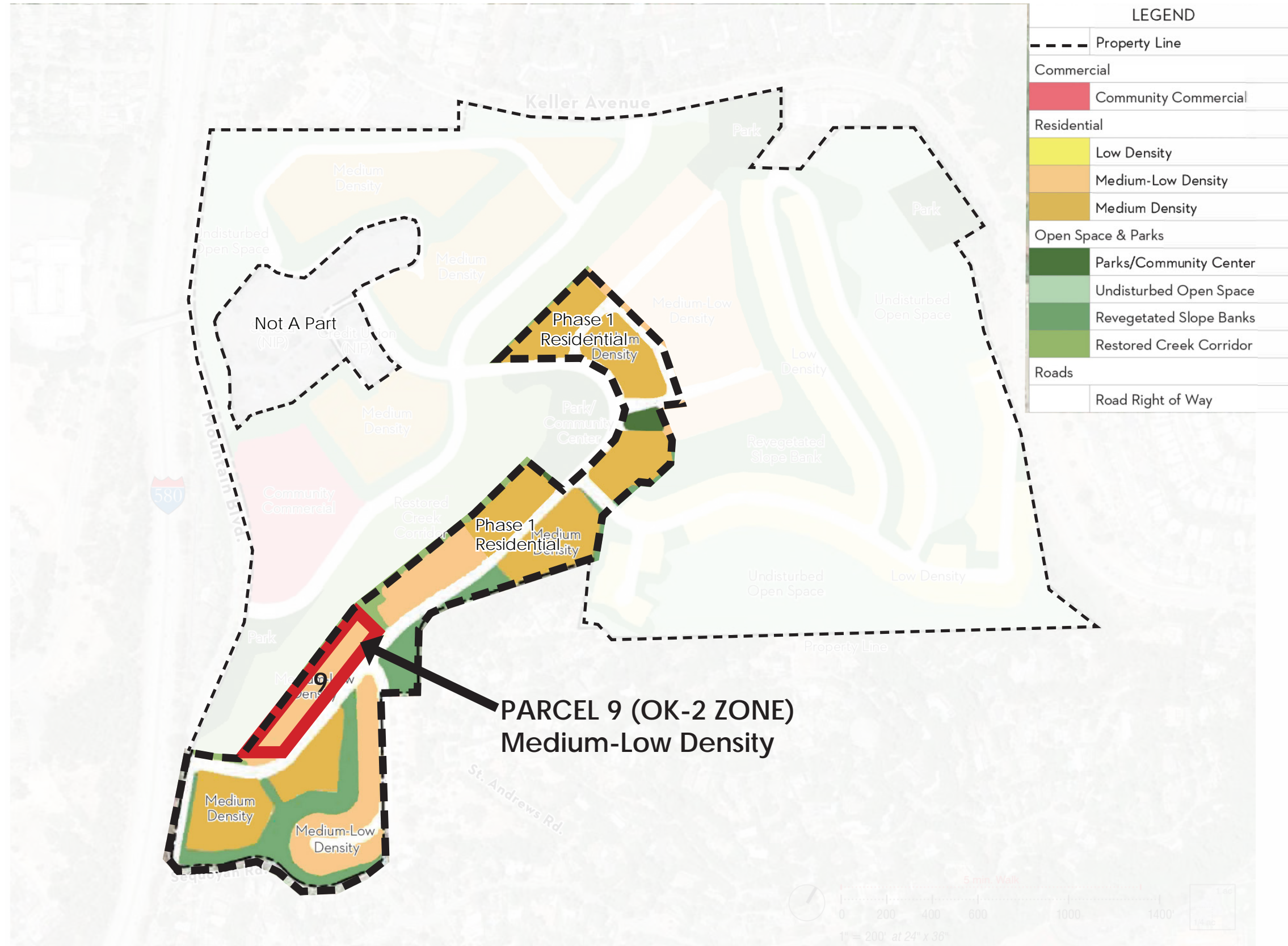
LOCATION & VICINITY MAP
FINAL DEVELOPMENT PLAN - PARCEL 9

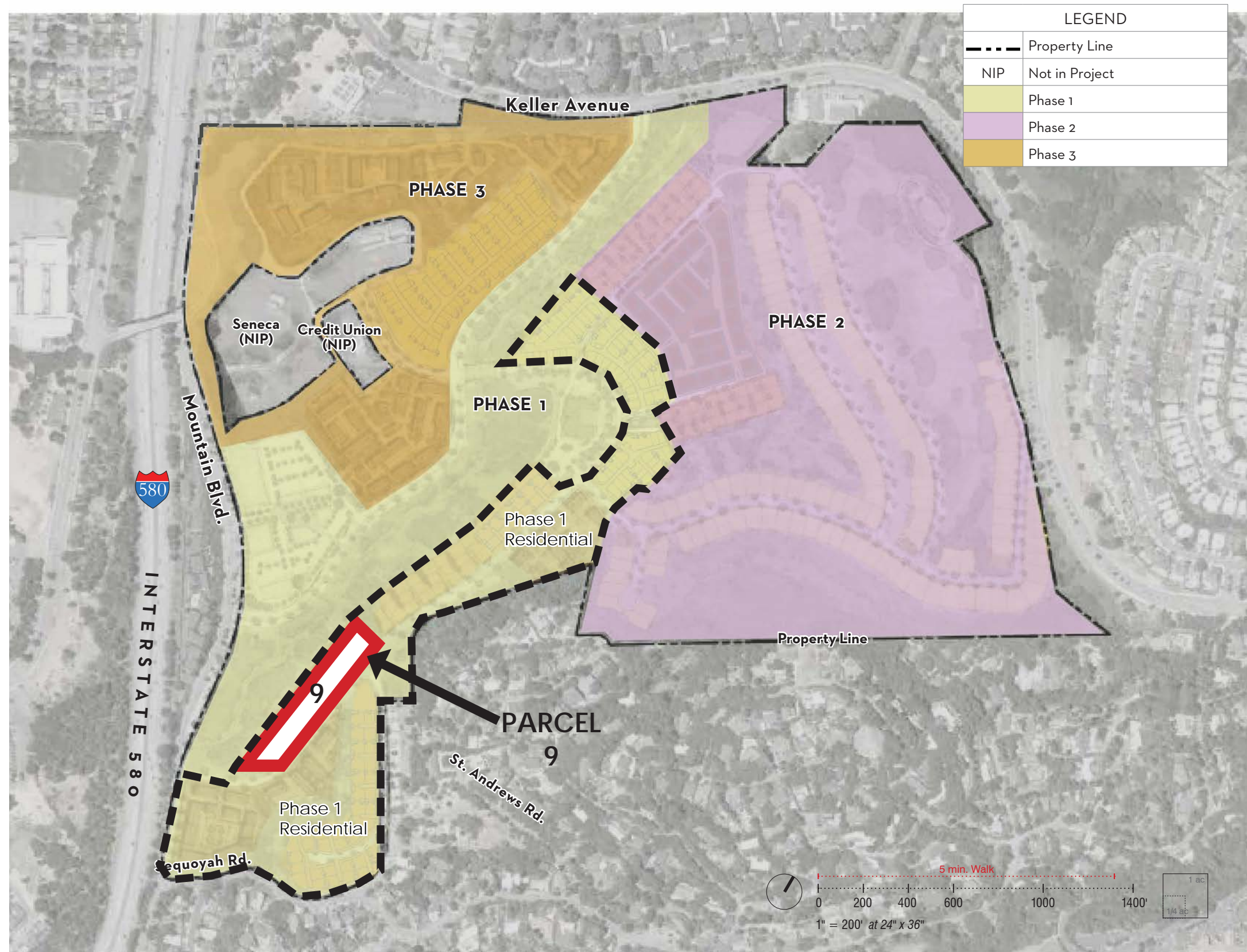




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CONTEXT PHOTOS
FINAL DEVELOPMENT PLAN - PARCEL 9

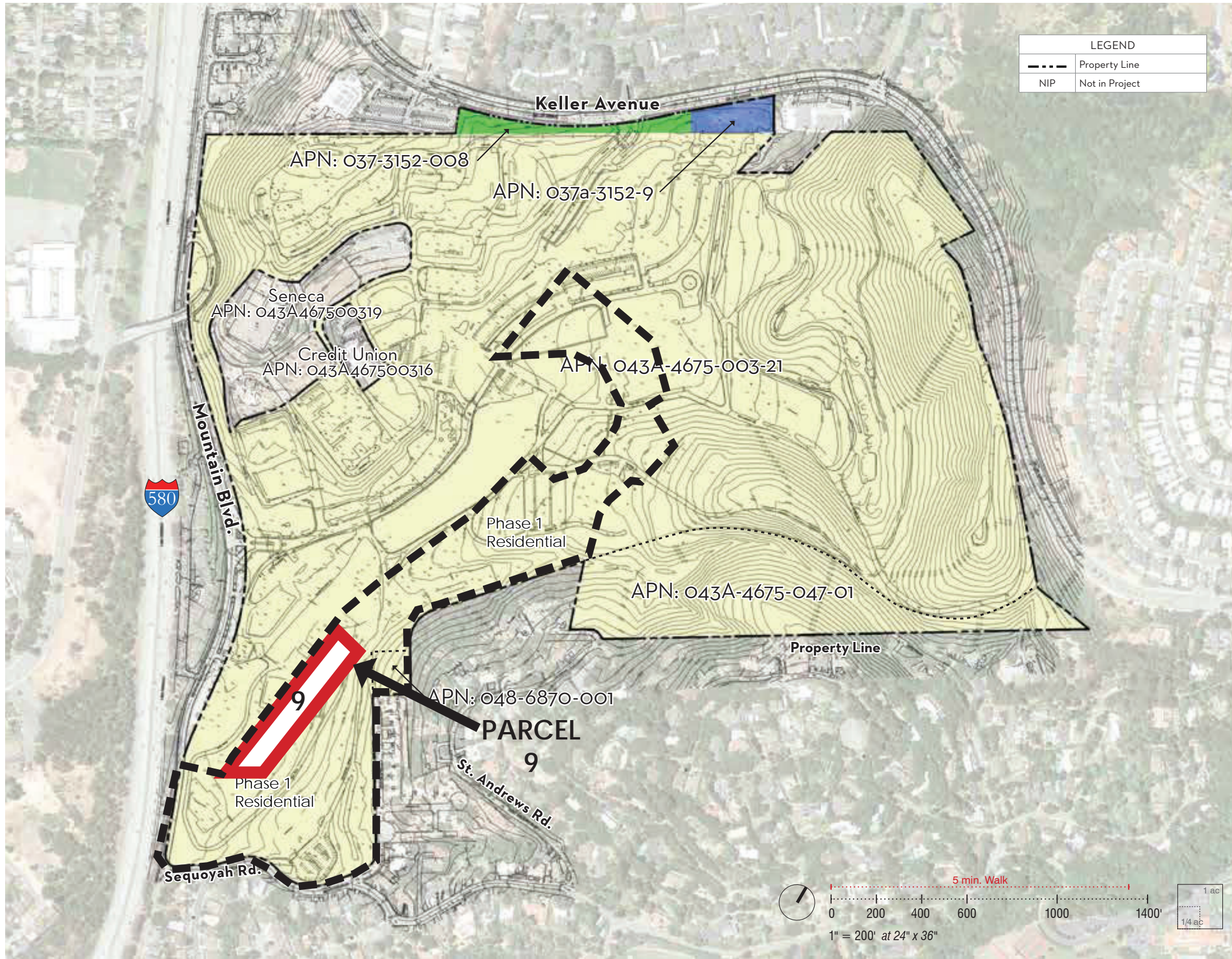


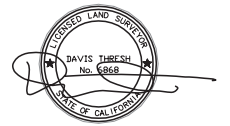


OAK KNOLL

PHASING & PHASE 1 RESIDENTIAL

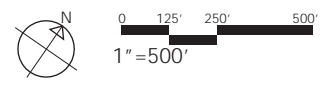
FINAL DEVELOPMENT PLAN - PARCEL 9





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

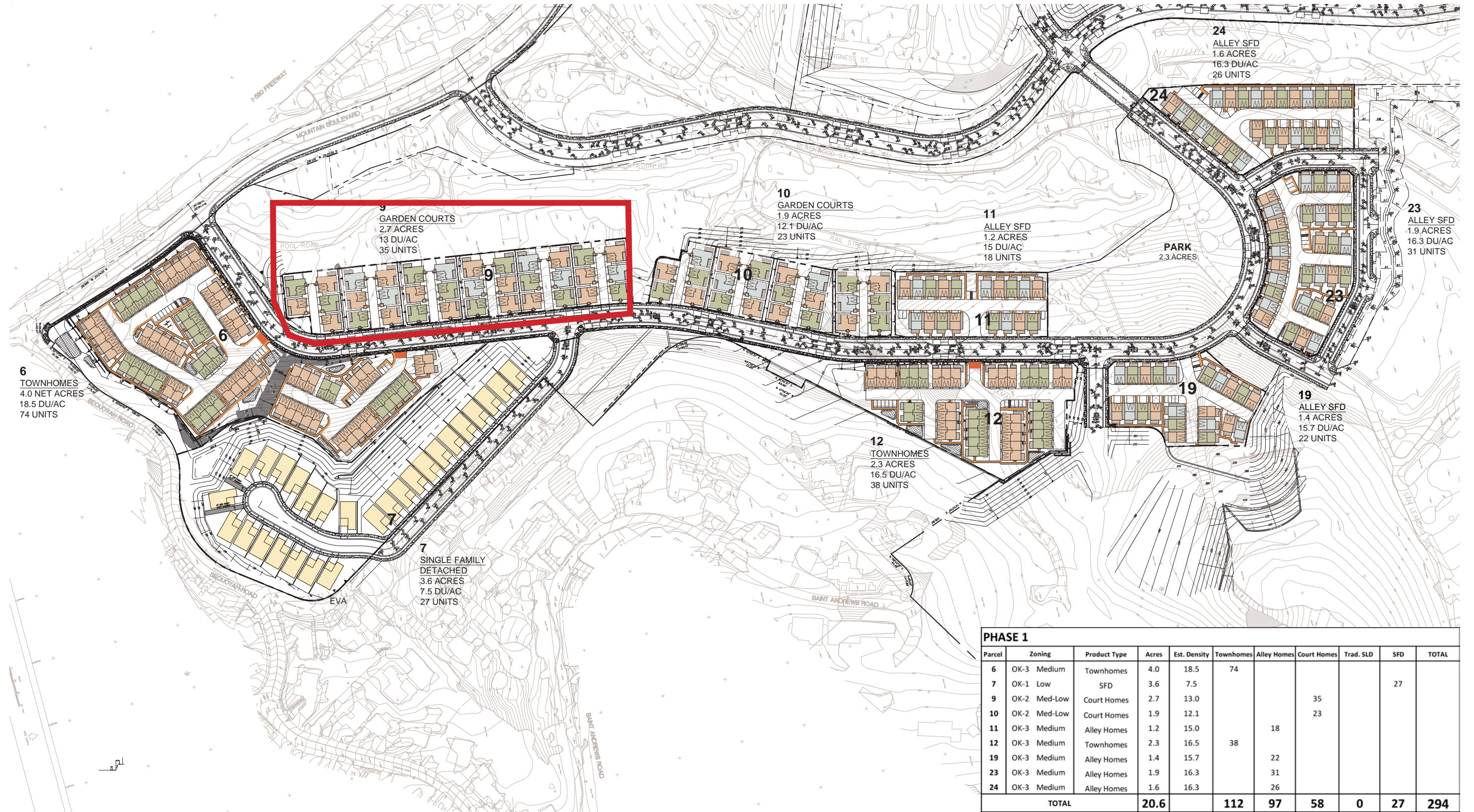
OVERALL PROPERTY BOUNDARY & TOPOGRAPHY

FINAL DEVELOPMENT PLAN - PARCEL 9



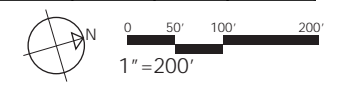


THE PLAN



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		18				
12	OK-3 Medium	Townhomes	2.3	16.5	38					
19	OK-3 Medium	Alley Homes	1.4	15.7		22				
23	OK-3 Medium	Alley Homes	1.9	16.3		31				
24	OK-3 Medium	Alley Homes	1.6	16.3		26				
TOTAL			20.6		112	97	58	0	27	294

FOR ILLUSTRATIVE PURPOSES ONLY



OAK KNOLL

PHASE 1 SITE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 9



PARCEL 9

ZONE: OK-2 MEDIUM-LOW

UNIT TYPE: COURT HOMES

PLAN SIZE:
Ranging from 2,350 SF to 2,990 SF with third-story option

DEVELOPMENT STANDARDS PER OK-2 ZONING CODE:

Setbacks:

Front: 8'; 3' for porches and structures under 30'

Garage: 15' to garage when accessed from a front-facing public road (requesting an Exception through the Design Review process for 5' when accessed from a private drive aisle.)

Interior Side: 3' min. per side or a total of 5'

Street Side: 5'

Rear: at least 50% 12' and remainder no less than 5'

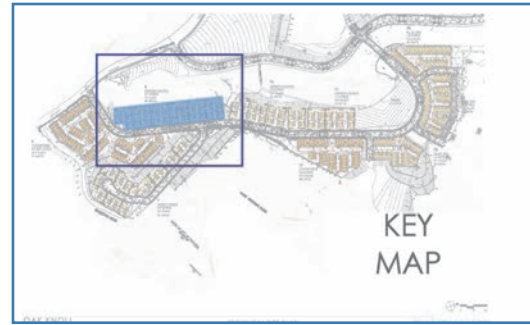
Maximum Height (primary wall): 35' & 3 stories

LOT COVERAGE: (55% MAX. ALLOWED)

Plan 1: 46%

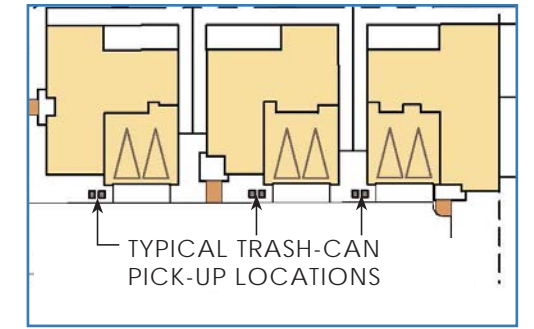
Plan 2: 50%

Plan 3: 42%



LEGEND

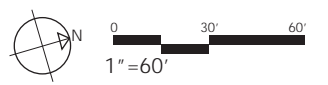
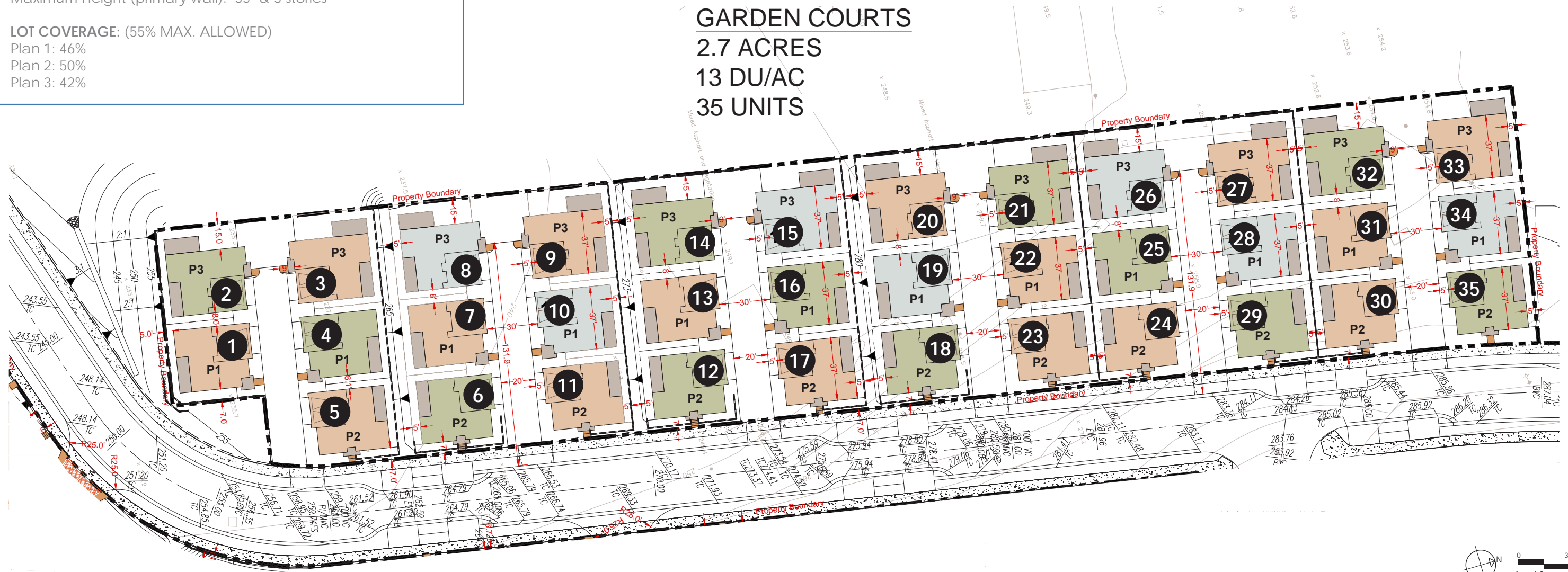
- # BUILDING NUMBERS
- PROPERTY BOUNDARY
- MISSION STYLE
- CRAFTSMAN STYLE
- FARMHOUSE STYLE



9

GARDEN COURTS

2.7 ACRES
13 DU/AC
35 UNITS



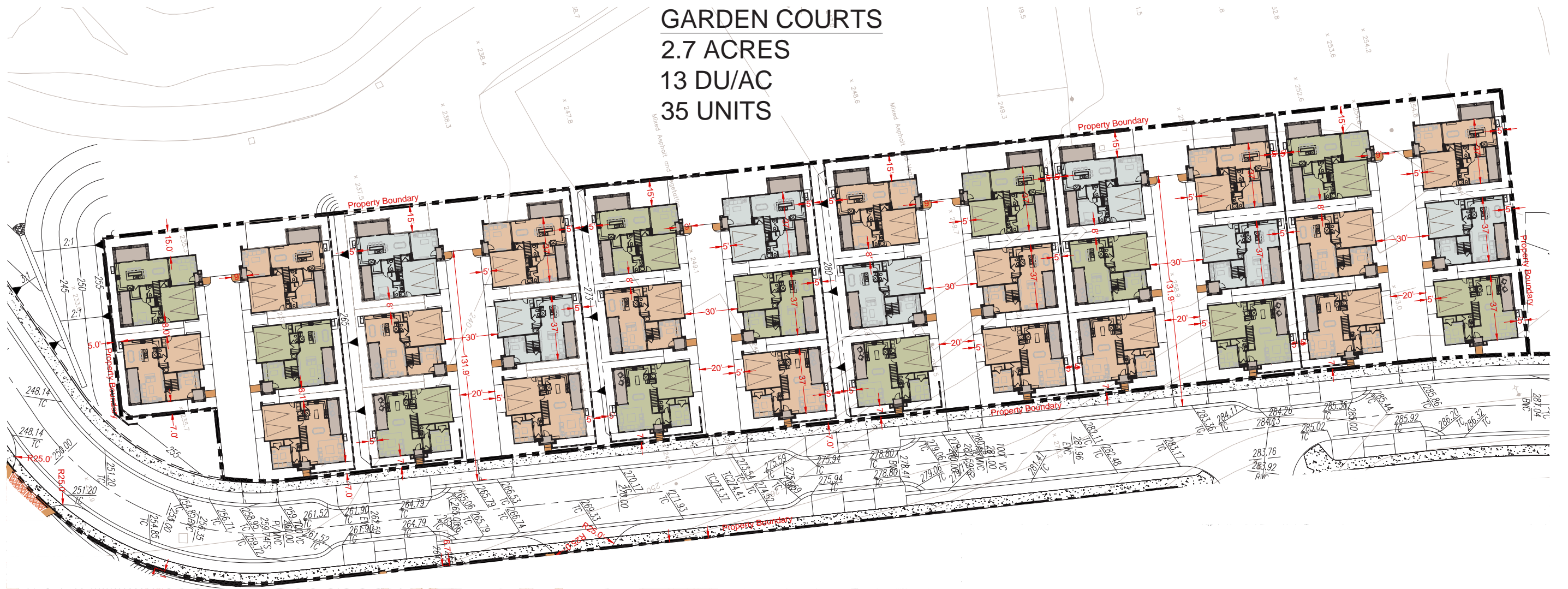
OAK KNOLL

PARCEL SITE PLAN

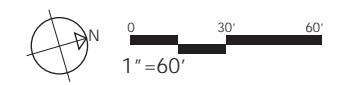
FINAL DEVELOPMENT PLAN - PARCEL 9

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.
For landscaping and fence details refer to landscape plans of this document.

9
GARDEN COURTS
2.7 ACRES
13 DU/AC
35 UNITS



LEGEND
 - - - - - Property Boundary



Notes:
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 For landscaping and fence details refer to landscape plans of this document.

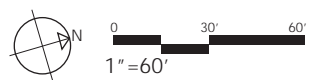
OAK KNOLL
 FIRST FLOOR SITE PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 9



9
GARDEN COURTS
 2.7 ACRES
 13 DU/AC
 35 UNITS



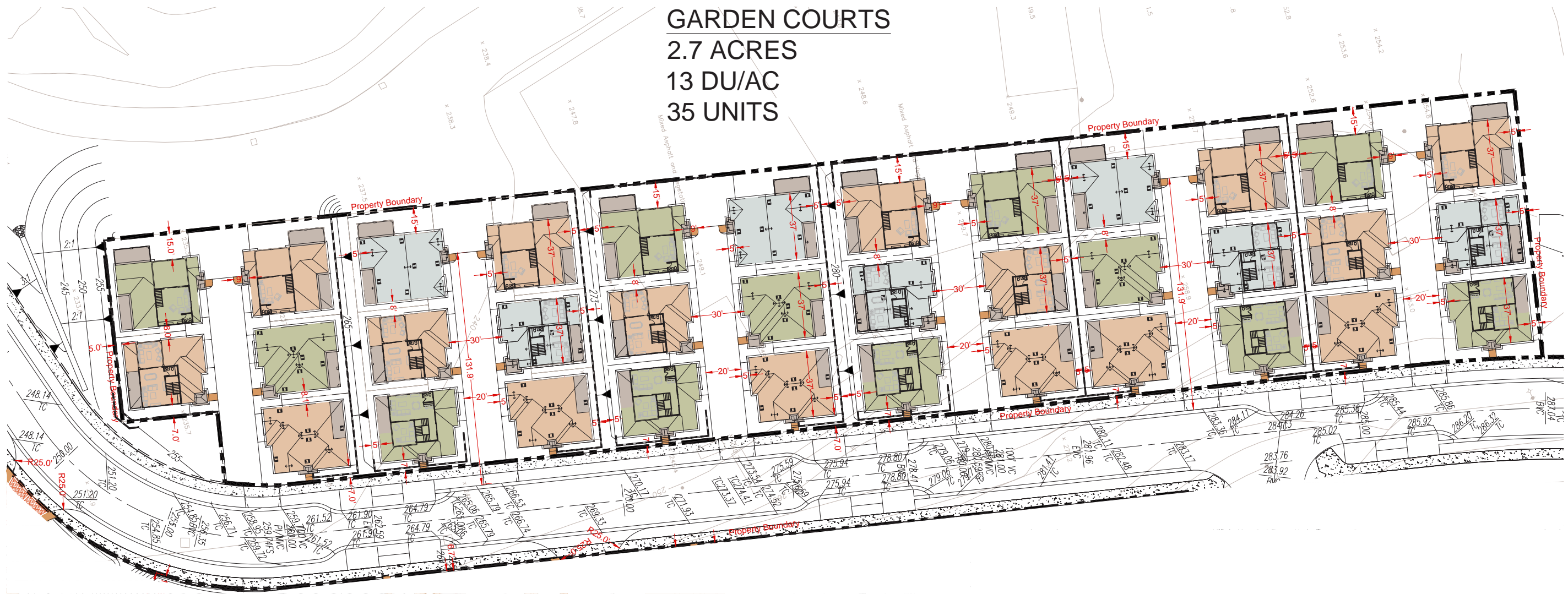
LEGEND
 - - - - Property Boundary



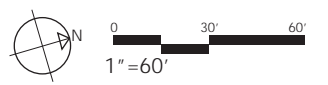
OAK KNOLL
 SECOND FLOOR SITE PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 9

Notes:
 Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.
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9
GARDEN COURTS
2.7 ACRES
13 DU/AC
35 UNITS



LEGEND
 - - - - Property Boundary

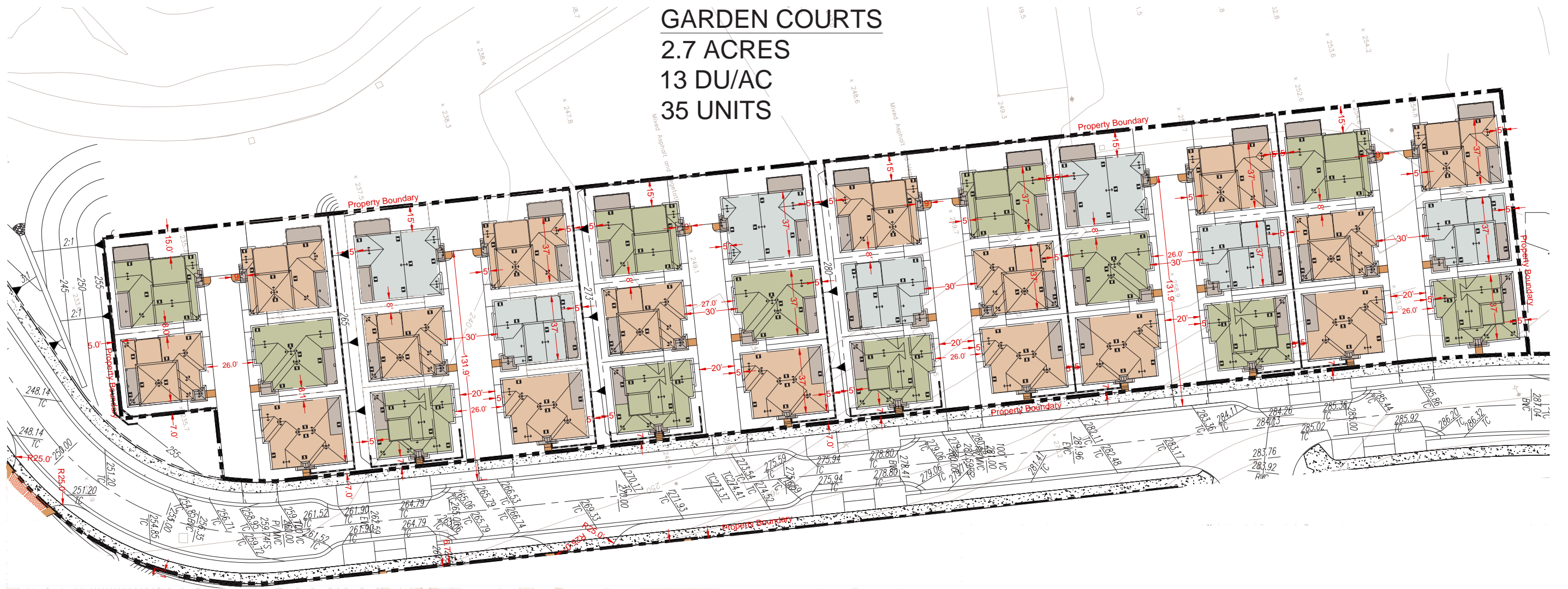


Notes:
 Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.
 For details of the floorplans, please see the floorplans in the Architecture section.
 For landscaping and fence details refer to landscape plans of this document.

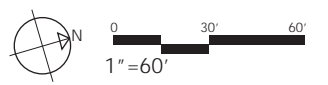
OAK KNOLL
 THIRD FLOOR SITE PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 9



9
GARDEN COURTS
2.7 ACRES
13 DU/AC
35 UNITS



LEGEND
 - - - - Property Boundary

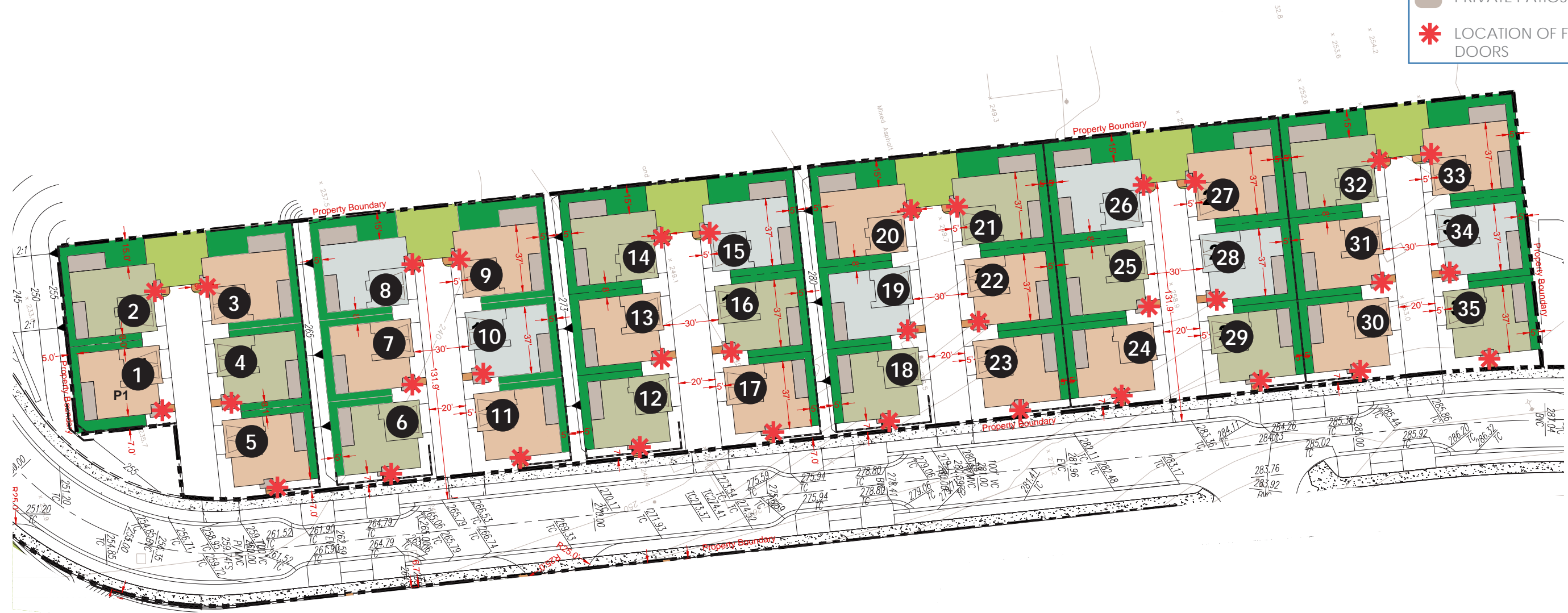


OAK KNOLL
 ROOF SITE PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 9

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.
 For landscaping and fence details refer to landscape plans of this document.

LEGEND

- # BUILDING NUMBERS
- COMMON OPEN SPACE
- PRIVATE YARDS
- PRIVATE PATIOS
- LOCATION OF FRONT DOORS



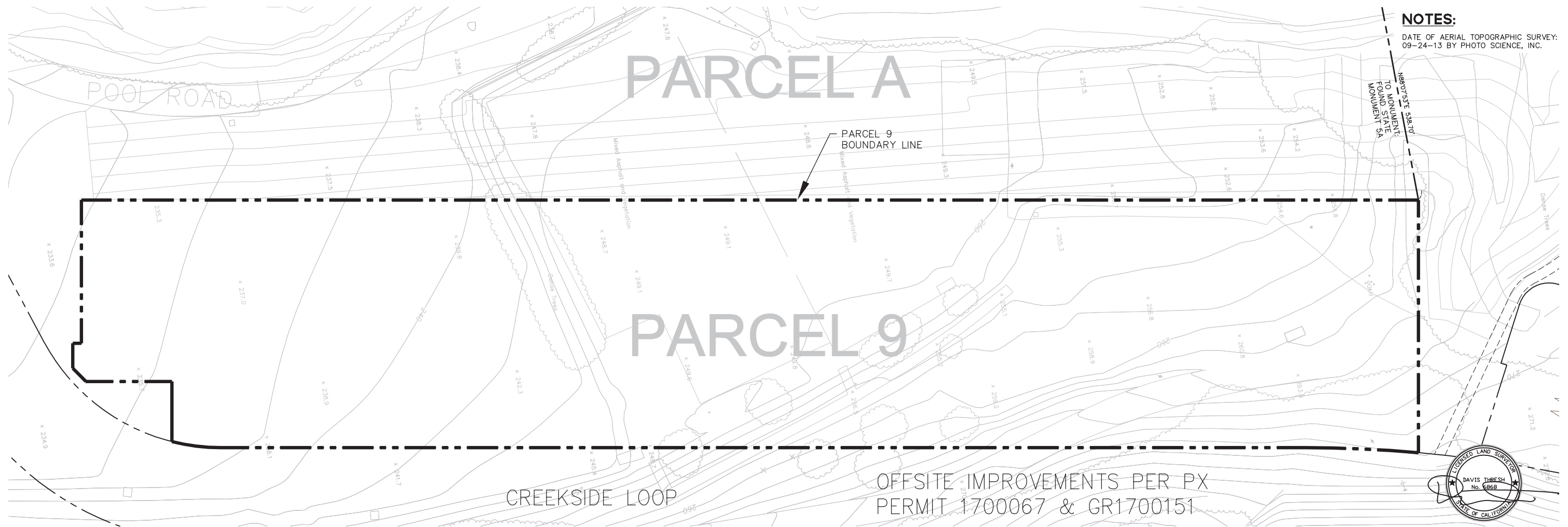
Notes:
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 For details of the floorplans, please see the floorplans in the Architecture section.
 For landscaping and fence details refer to landscape plans of this document.

OAK KNOLL

OPEN SPACE PLAN

FINAL DEVELOPMENT PLAN - PARCEL 9

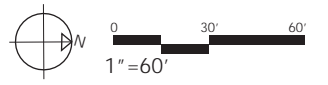




NOTES:
 DATE OF AERIAL TOPOGRAPHIC SURVEY:
 09-24-13 BY PHOTO SCIENCE, INC.



OFFSITE IMPROVEMENTS PER PX
 PERMIT 1700067 & GR1700151



OAK KNOLL

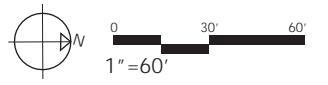
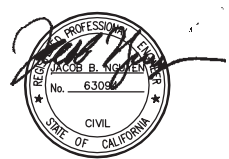
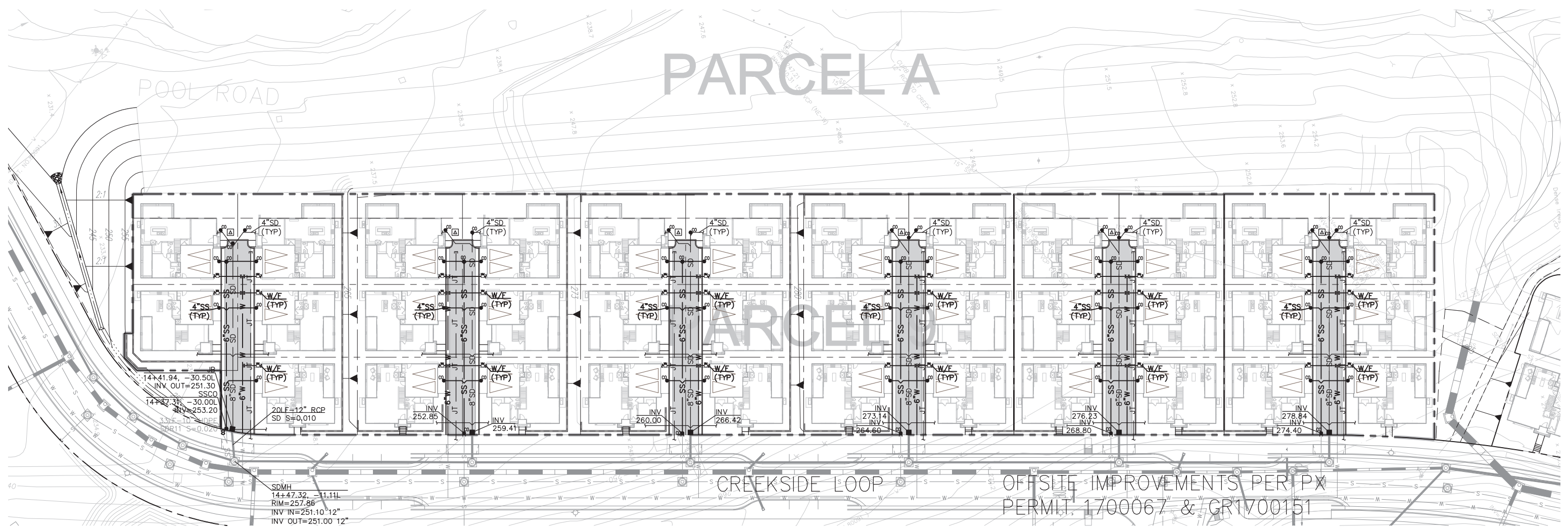
PARCEL BOUNDARY

FINAL DEVELOPMENT PLAN - PARCEL 9

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

LID STORMWATER TREATMENT FOR PARCEL 9 PERMITTED UNDER PX1700067.



OAK KNOLL
 UTILITY PLAN
 FINAL DEVELOPMENT PLAN - PARCEL 9



LID STORMWATER TREATMENT FOR PARCEL 9 PERMITTED UNDER PX1700067.

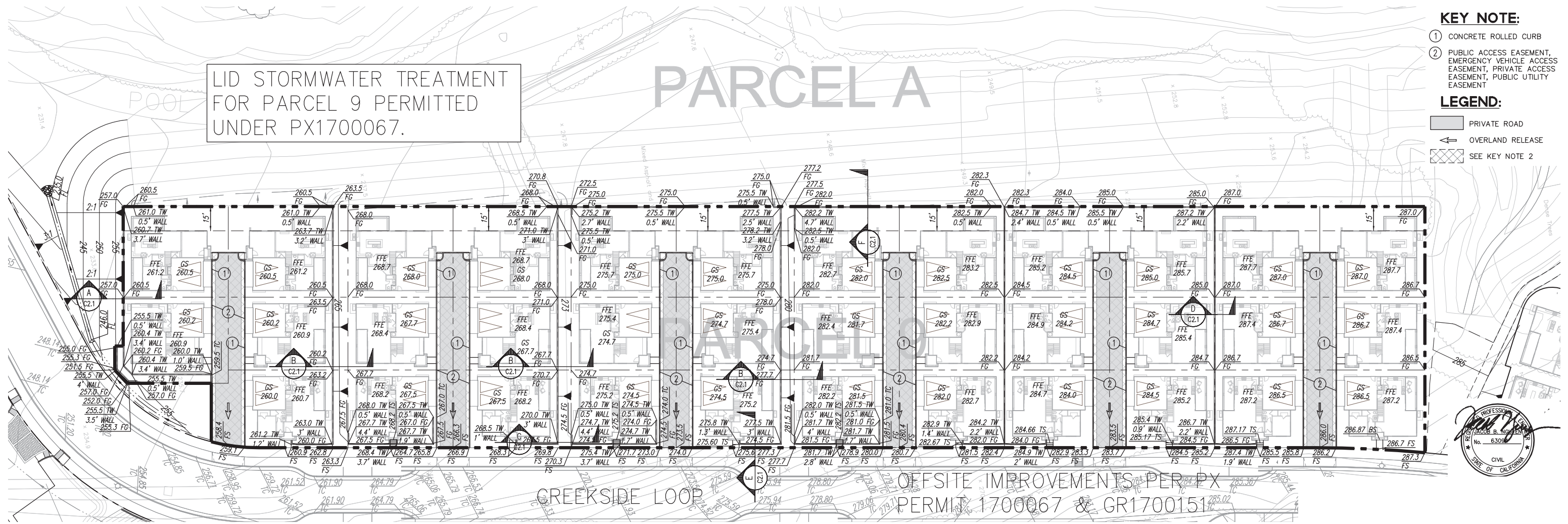
PARCEL A

KEY NOTE:

- ① CONCRETE ROLLED CURB
- ② PUBLIC ACCESS EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT

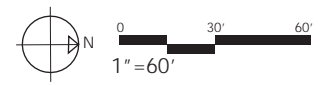
LEGEND:

- PRIVATE ROAD
- OVERLAND RELEASE
- SEE KEY NOTE 2



CREEKSIDE LOOP OFFSITE IMPROVEMENTS PER PX PERMIT 1700067 & GR1700151

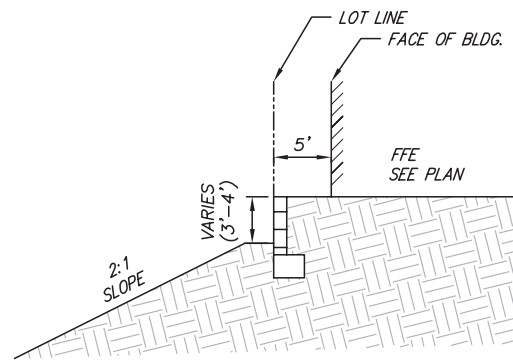
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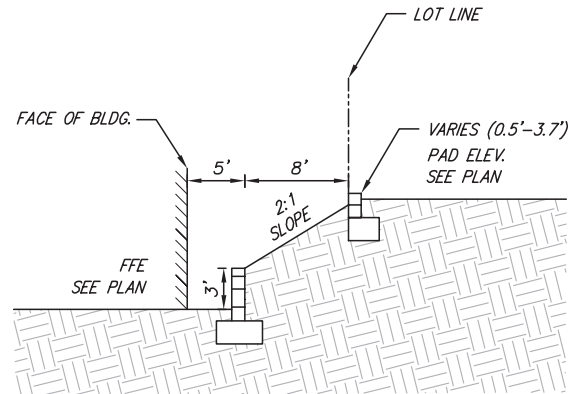
OAK KNOLL

GRADING & DRAINAGE PLAN

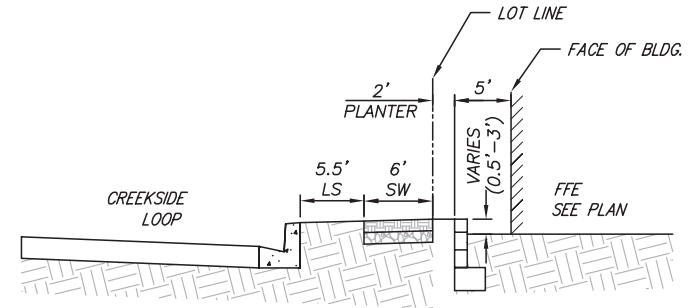
FINAL DEVELOPMENT PLAN - PARCEL 9



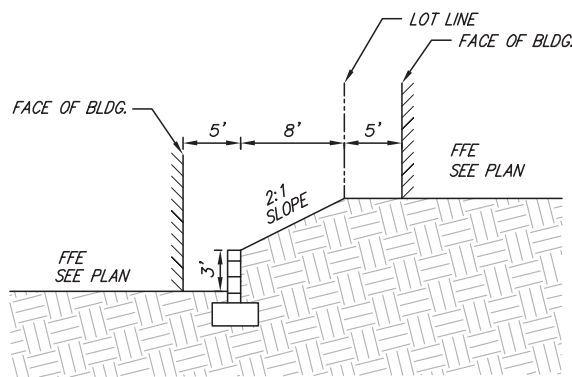
A
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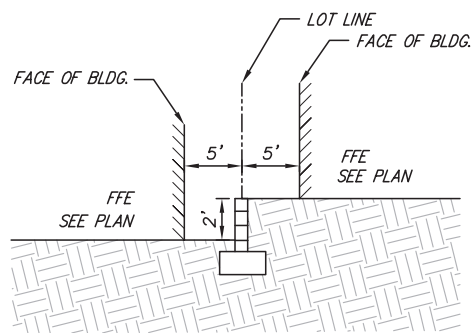
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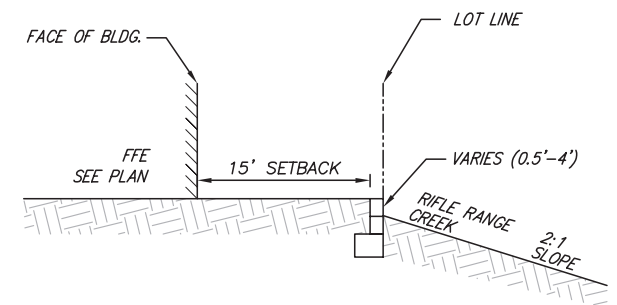
E
C2.0 N.T.S.



B
C2.0 N.T.S.



D
C2.0 N.T.S.



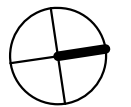
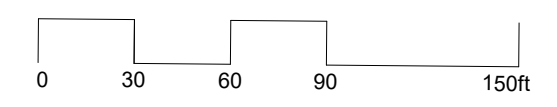
F
C2.0 N.T.S.

CROSS SECTION LOCATIONS FOR A-F ARE SHOWN ON THE PRECEDING PAGE

OAK KNOLL










CROSS SECTIONS A-F

FINAL DEVELOPMENT PLAN - PARCEL 9










Note:
Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.

HARDSCAPE LEGEND

-  ENTRY DRIVEWAY, SEE CIVIL PLAN
-  PRIVATE DRIVEWAY
-  PEDESTRIAN PAVING, SEE LANDSCAPE MATERIALS
-  PROPERTY LINE
-  42" TALL FENCE, STEEL PICKET
-  6' TALL FENCE, WOOD
-  6' TALL COMMUNITY FENCE, CONCRETE PANEL
-  6' TALL FENCE ALONG PRIVATE COURTYARD, STEEL PICKET
-  BENCH

PLANTING LEGEND

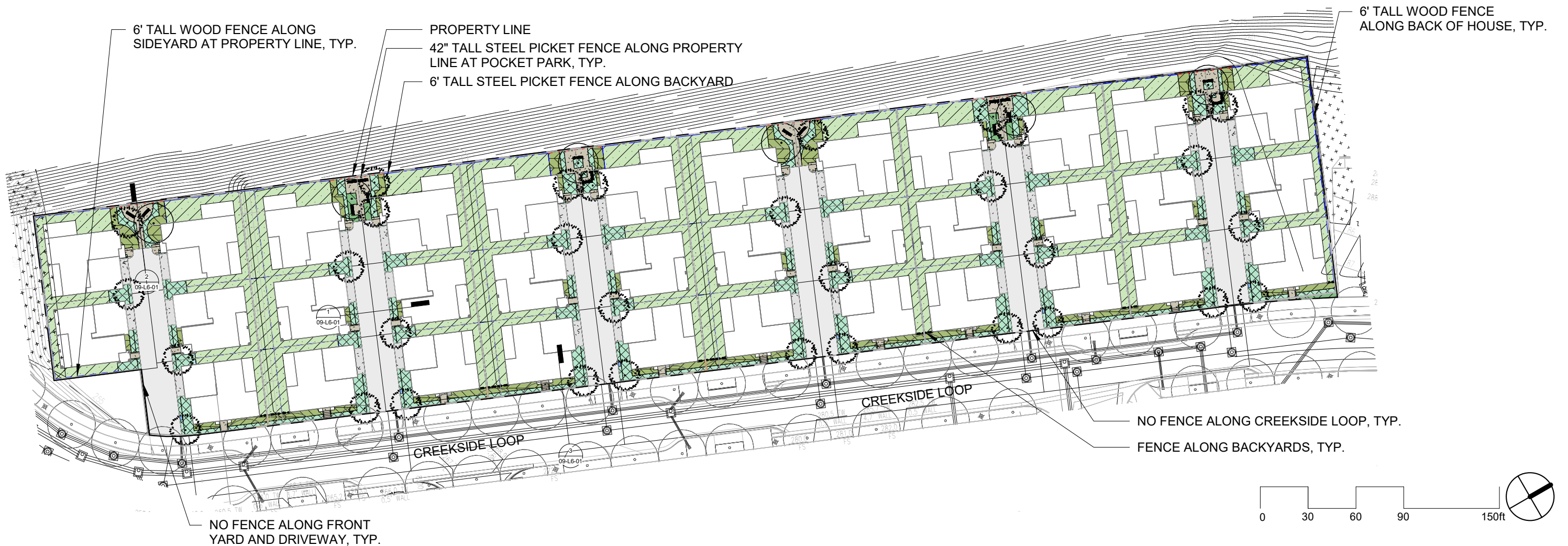
-  **LARGE CANOPY TREE**
SEE PLANT LIST FOR SPECIES
-  **ORNAMENTAL TREE**
SEE PLANT LIST FOR SPECIES
-  **PRIVACY SCREENING PLANTING**
HOA MAINTAINED AREA WITH HIGH SHRUBS, LOW SHRUBS, GROUNDCOVER & GRASSES
-  **ORNAMENTAL PLANTING**
HOA MAINTAINED AREA WITH LOW SHRUBS, GROUNDCOVER & GRASSES
-  **NO MOW TURF**
HOA MAINTAINED AREA, SEE PLANT LIST FOR SPECIES
-  **RECREATIONAL TURF**
-  **PRIVATE OPEN SPACE**
UNIRRIGATED AND UNIMPROVED, HYDROSEED FOR EROSION CONTROL, FUTURE IMPROVEMENTS BY OWNERS

PLANTING DESIGN INTENT & NOTES

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

IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

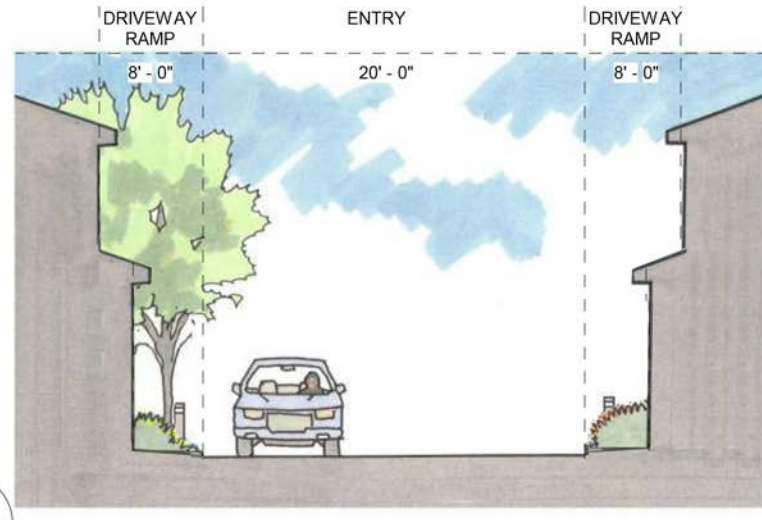
1. ALL SHRUBS AND GROUNDCOVER AREAS (NON-TURF AREAS) TO BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS IRRIGATED WITH HIGH EFFICIENCY SPRINKLERS.
2. LANDSCAPING TO BE DESIGNED TO BE IRRIGATED AT NO MORE THAN 55% OF THE REFERENCE EVAPOTRANSPIRATION FOR THE IRRIGATED AREA.
3. NO ORNAMENTAL TURF HAS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



Note:
Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.

OAK KNOLL
LANDSCAPE CONCEPT
FINAL DEVELOPMENT PLAN - PARCEL 9

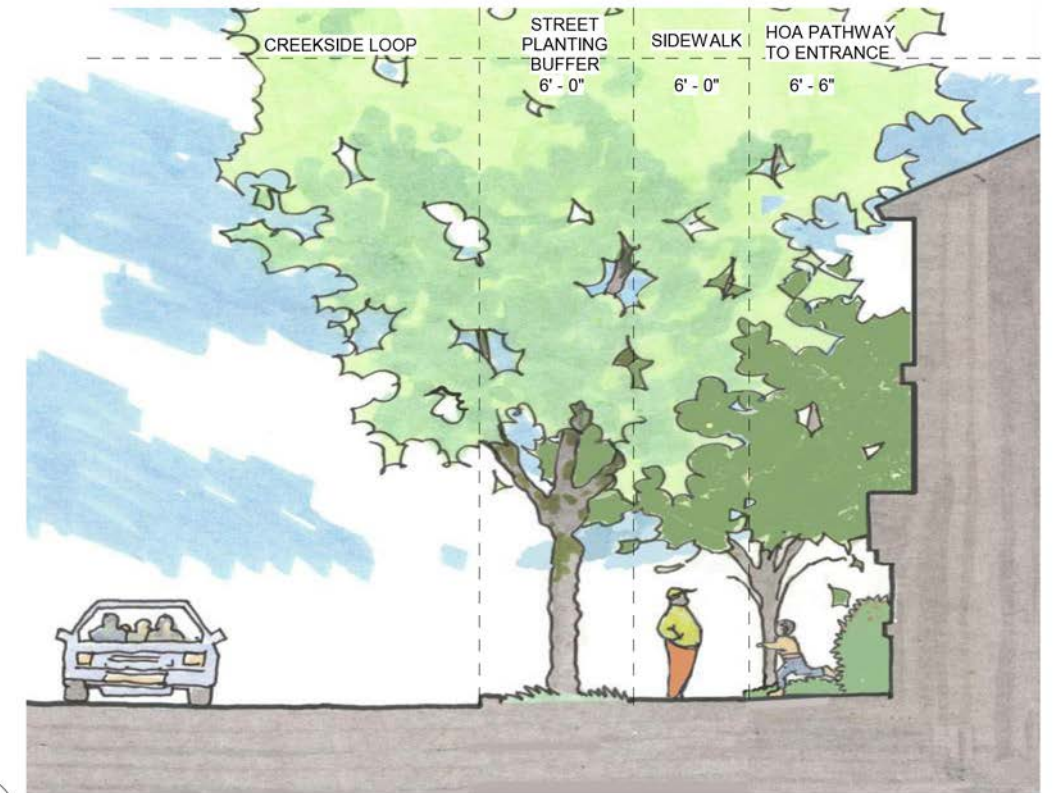












1



2



3

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'-8"	LOW
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	18"	MODERATE
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-8"	LOW
	FESTUCA RUBRA 'PT. MOLATE'	MOLATE FESCUE	1 GAL	1'-8"	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'-8"	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 9

IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS

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

PLANTING DESIGN INTENT & NOTES

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

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

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

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 unedo | Strawberry Tree



Lagerstroemia 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



Angoanthos, sp. | Kangaroo Paw



Ceanothus, sp. | Wild Lilac



Olea 'Little Ollie' | Little Ollie Olive



Salvia leucantha | Mexican Bush Sage



Arctostaphylos 'Howard McMinn' | Howard McMinn Marzanita



Aesclepias, sp. | Milkweed



Lavandula angustifolia 'Hidcote Blue' | English Lavender



Phormium, sp. | New Zealand Flax



Teucrium chamaedrys | Wall Germander



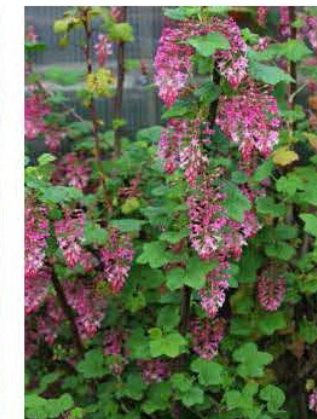
Carpenteria californica | Bush Anemone



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 - 42" OR 6' TALL. SEE PLANS



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



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



COMMUNITY WALL, CONCRETE PANEL, 6' TALL

paving



PRIVATE ACCESS DRIVE - ASPHALT DRIVEWAY WITH CONCRETE ROLLED CURB AT EDGE



PEDESTRIAN PAVING - CONCRETE WITH BROOM FINISH

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, OR SIMILAR

bench



MAGLIN MLB970-W SERIES BENCH AS AVAILABLE FROM MAGLIN. WEB SITE: WWW.MAGLIN.COM

lighting

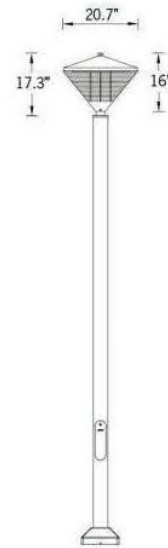
UQB-20941 QBA Post Top

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.

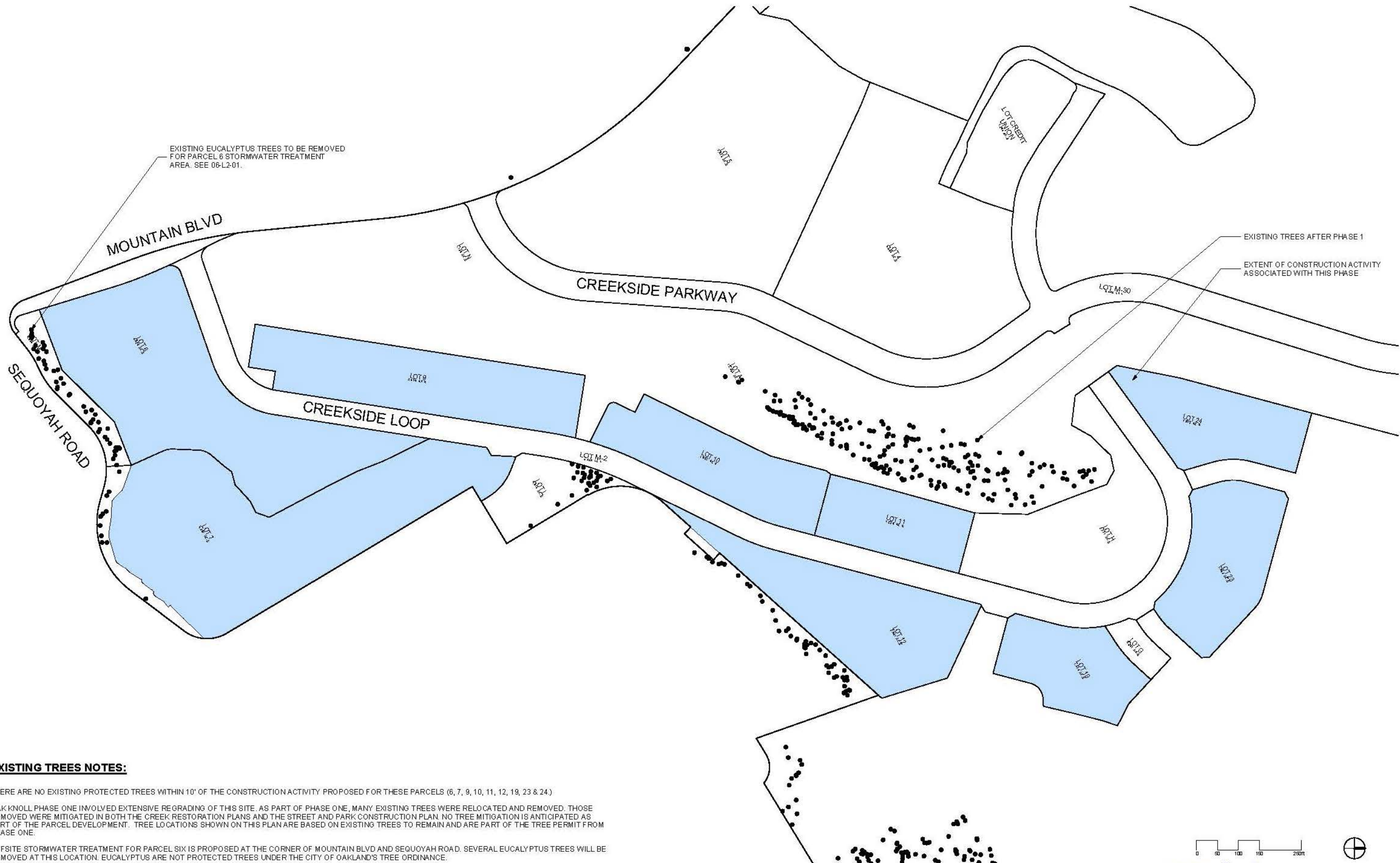
Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Low copper content die-cast aluminium housing with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone memory retentive gasket and clear prismatic UV stabilized acrylic lens. Housing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



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



EXISTING TREES NOTES:

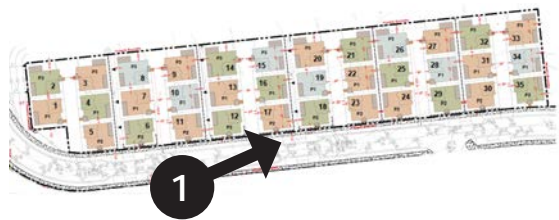
THERE ARE NO EXISTING PROTECTED TREES WITHIN 10' OF THE CONSTRUCTION ACTIVITY PROPOSED FOR THESE PARCELS (6, 7, 9, 10, 11, 12, 19, 23 & 24.)

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.

An architectural rendering of a residential street scene. The scene features a paved road with a sidewalk, lush greenery, and several houses. In the foreground, there are tall grasses and a large tree on the left. A white car is parked on the street. In the middle ground, two people are standing near a house with a stone facade and a brown garage door. To the right, a larger, two-story house with a white facade and a terracotta roof is visible. The sky is blue with light clouds. A semi-transparent blue box with the word 'ARCHITECTURE' in white capital letters is centered over the image.

ARCHITECTURE





OAK KNOLL
COURT HOME RENDERING
FINAL DEVELOPMENT PLAN - PARCEL 9



OAK KNOLL
COURT HOME RENDERING
FINAL DEVELOPMENT PLAN - PARCEL 9



PLAN 3
 CRAFTSMAN/BUGALOW
 SHOWN HERE
 ALSO WITH
 MISSION & FARMHOUSE STYLE

PLAN 1
 FARMHOUSE
 SHOWN HERE
 ALSO WITH
 CRAFTSMAN & MISSION STYLE

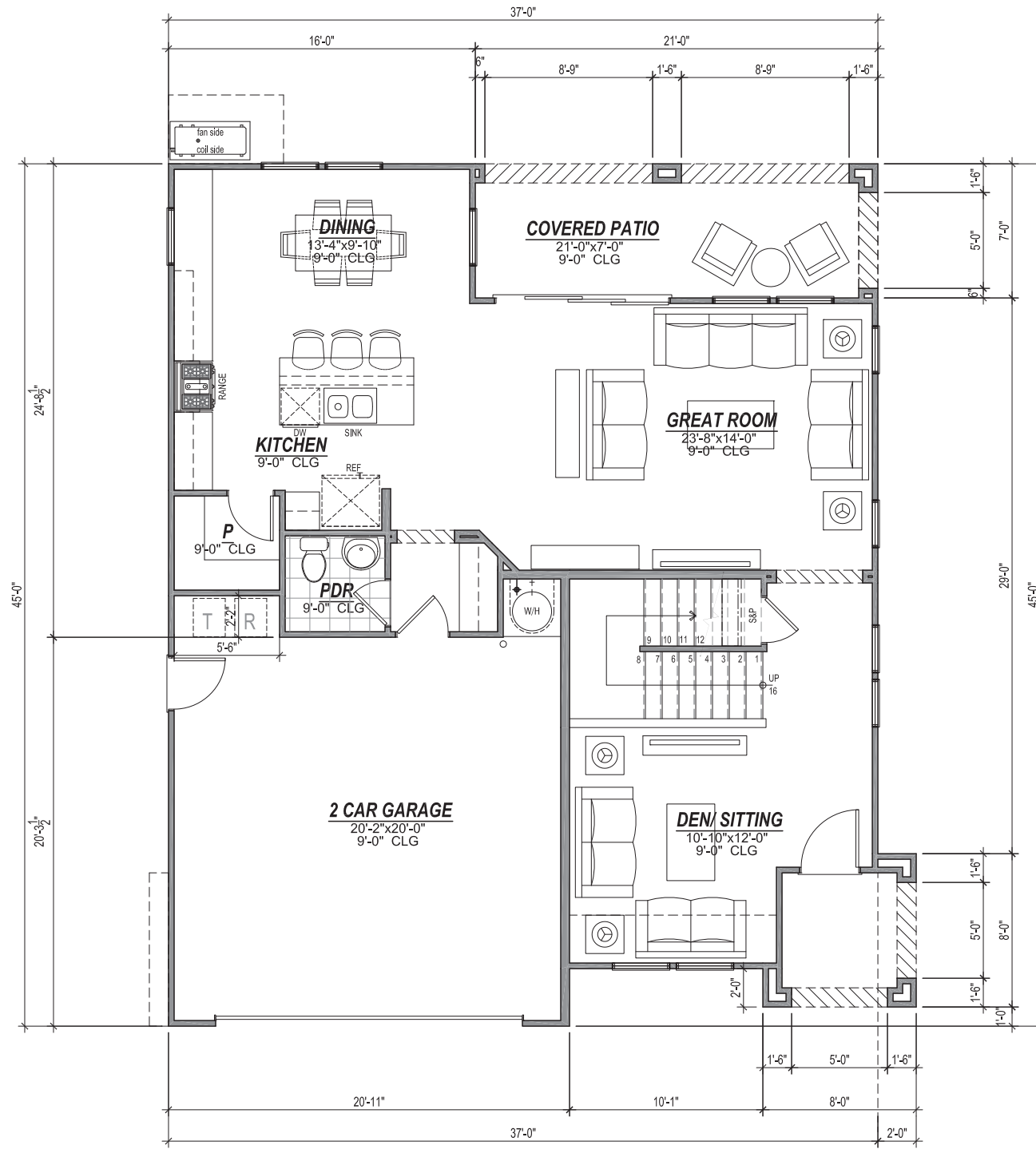
PLAN 2
 MISSION
 SHOWN HERE
 ALSO WITH
 FARMHOUSE & CRAFTSMAN STYLE

Plans 1 & 3 shown here with optional third story.

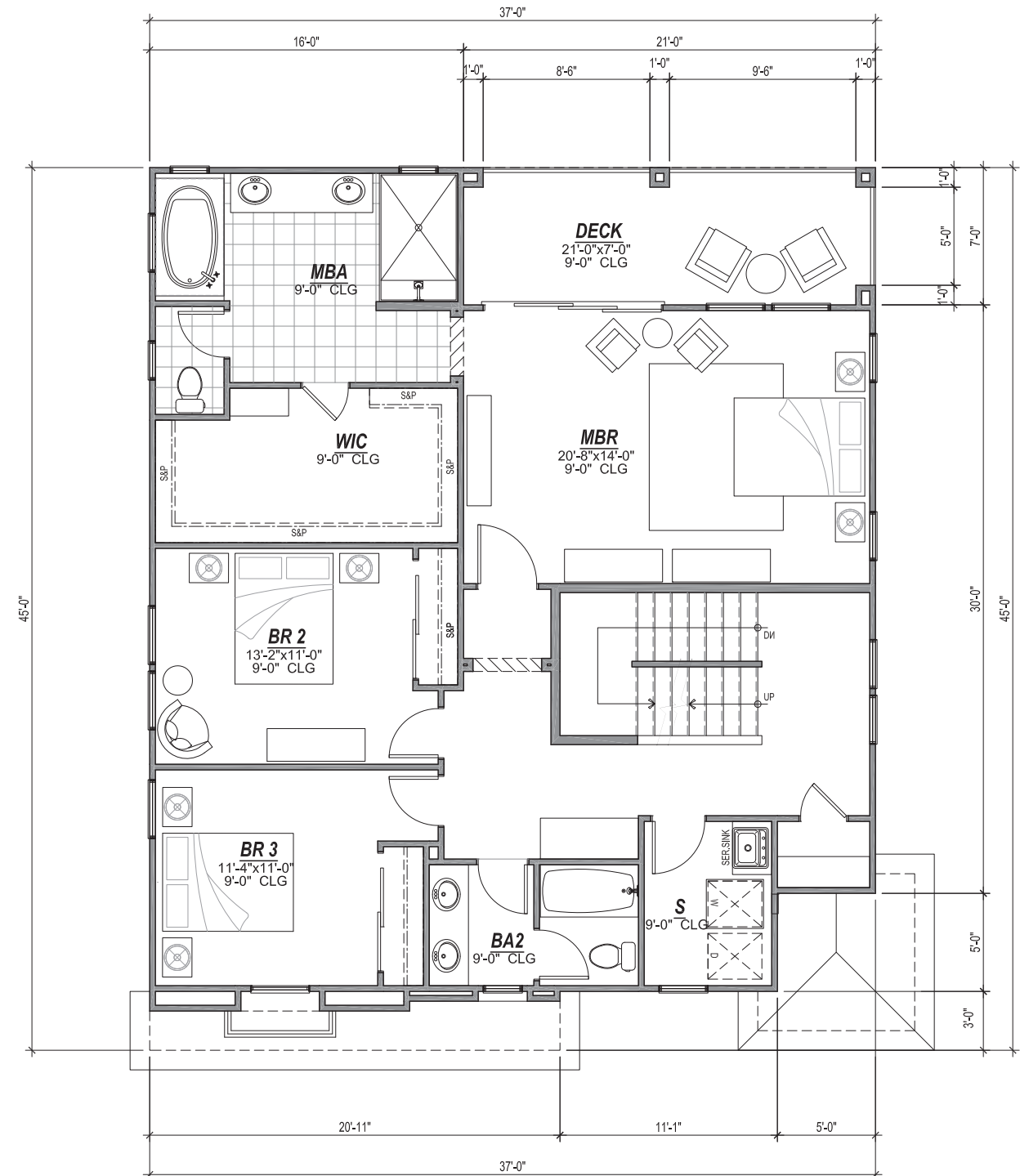
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL
 COURT HOME ARCHITECTURAL STYLES
 FINAL DEVELOPMENT PLAN - PARCEL 9

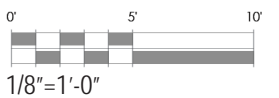


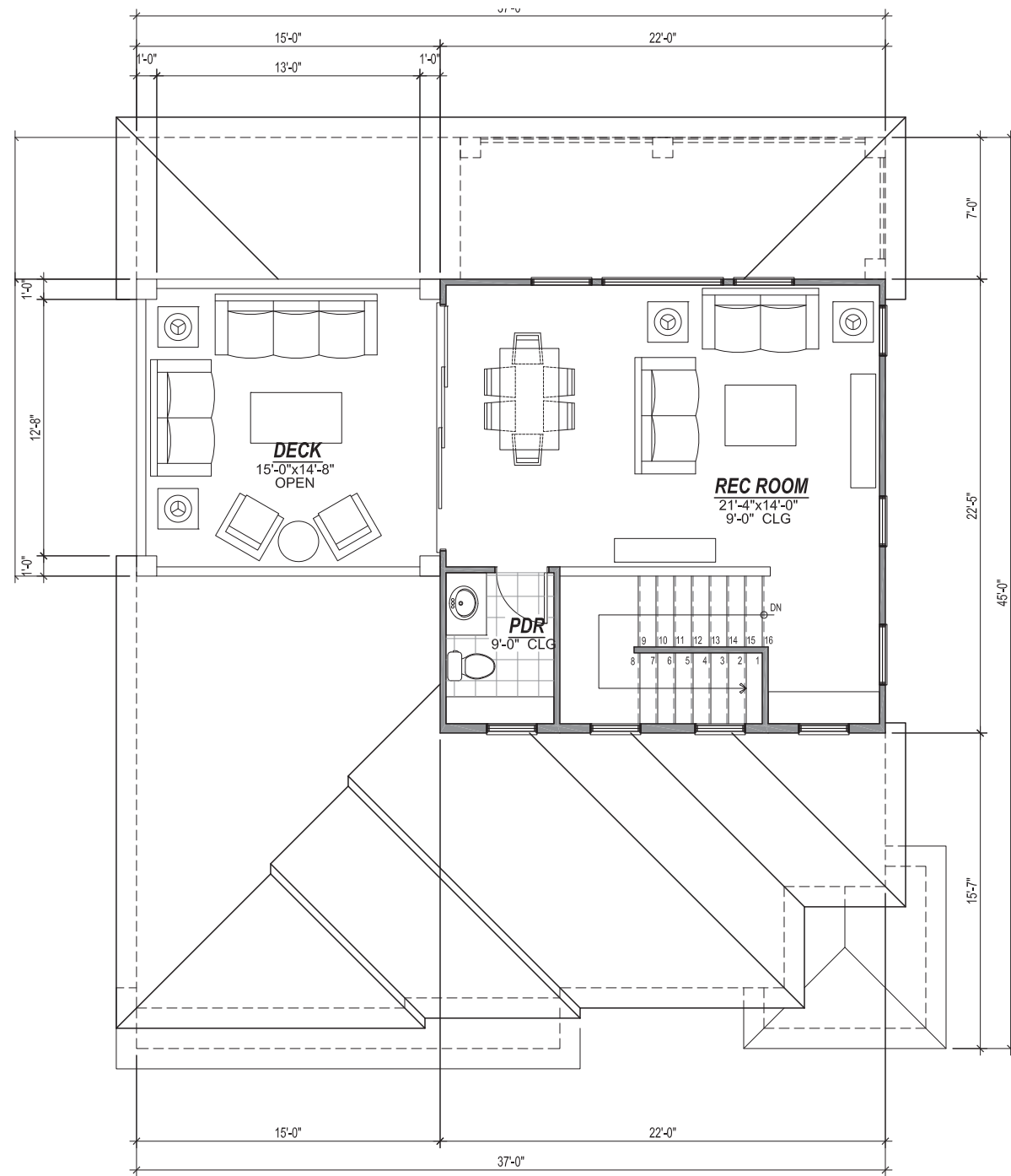


FIRST FLOOR

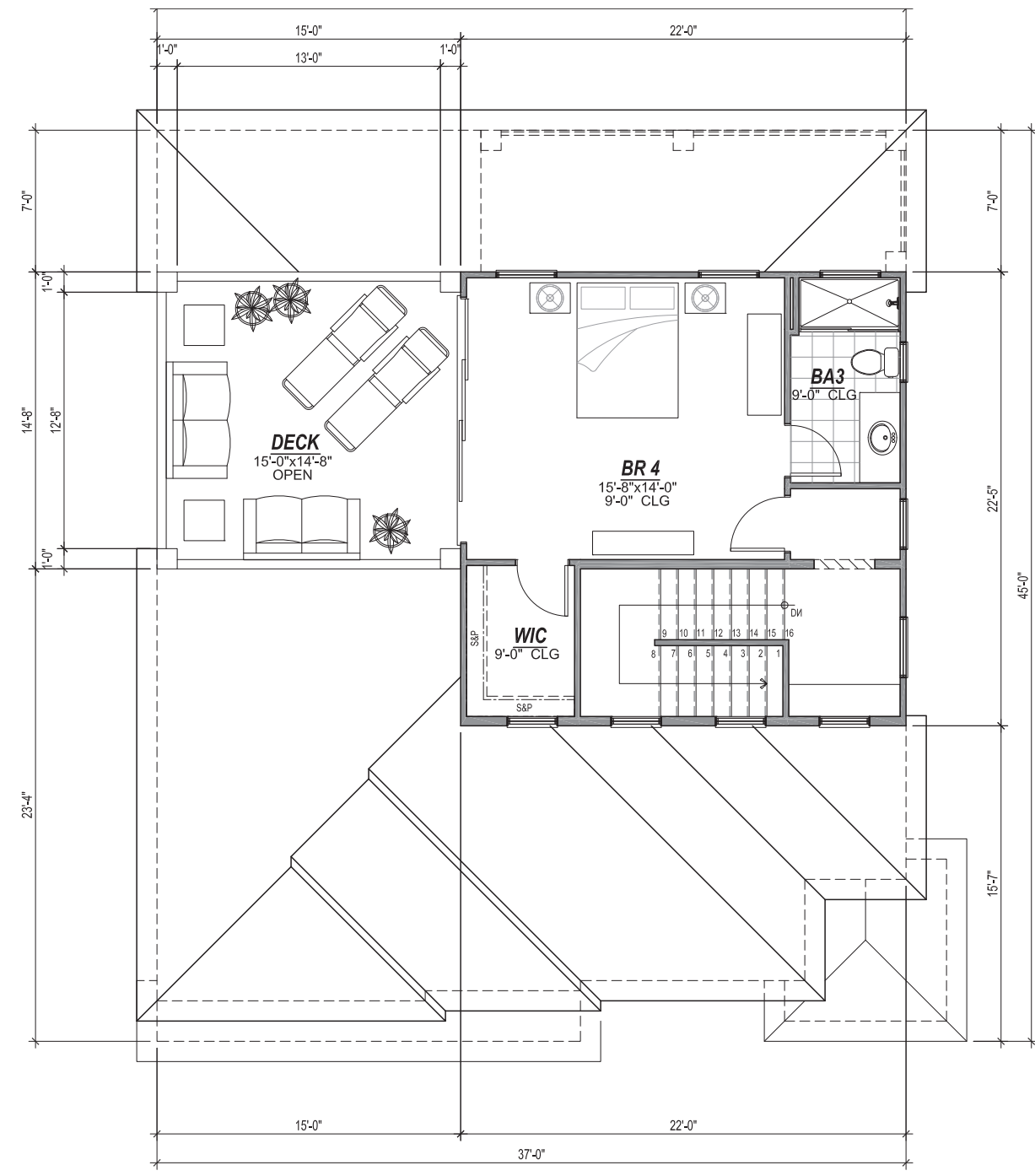


SECOND FLOOR

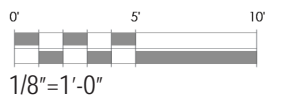




**THIRD FLOOR
(OPTION-1)**
REC ROOM + PDR.



**THIRD FLOOR
(OPTION-2)**
BED 4 + BA 3



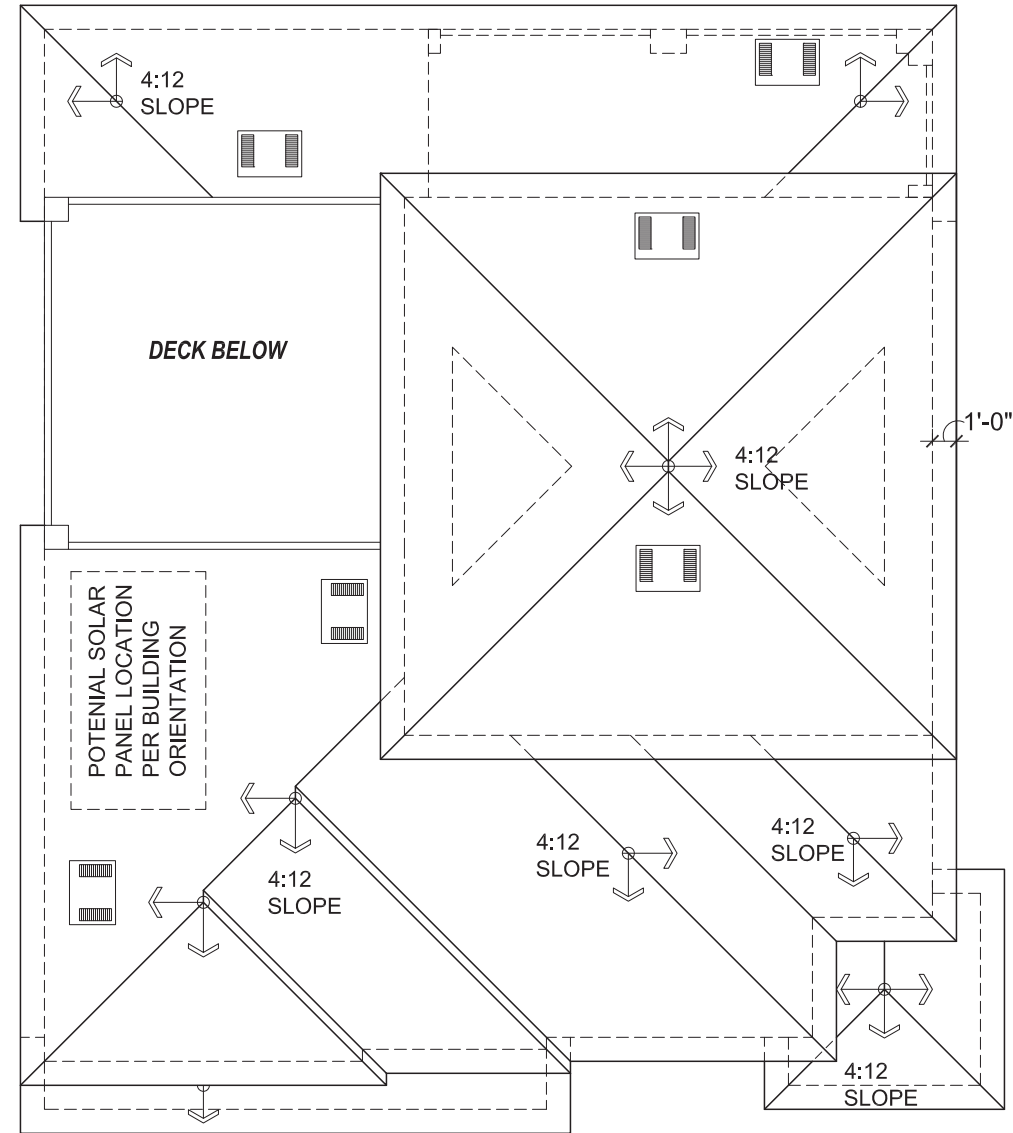
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

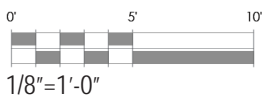
COURT HOME - PLAN 1 THIRD FLOOR PLAN OPTIONS

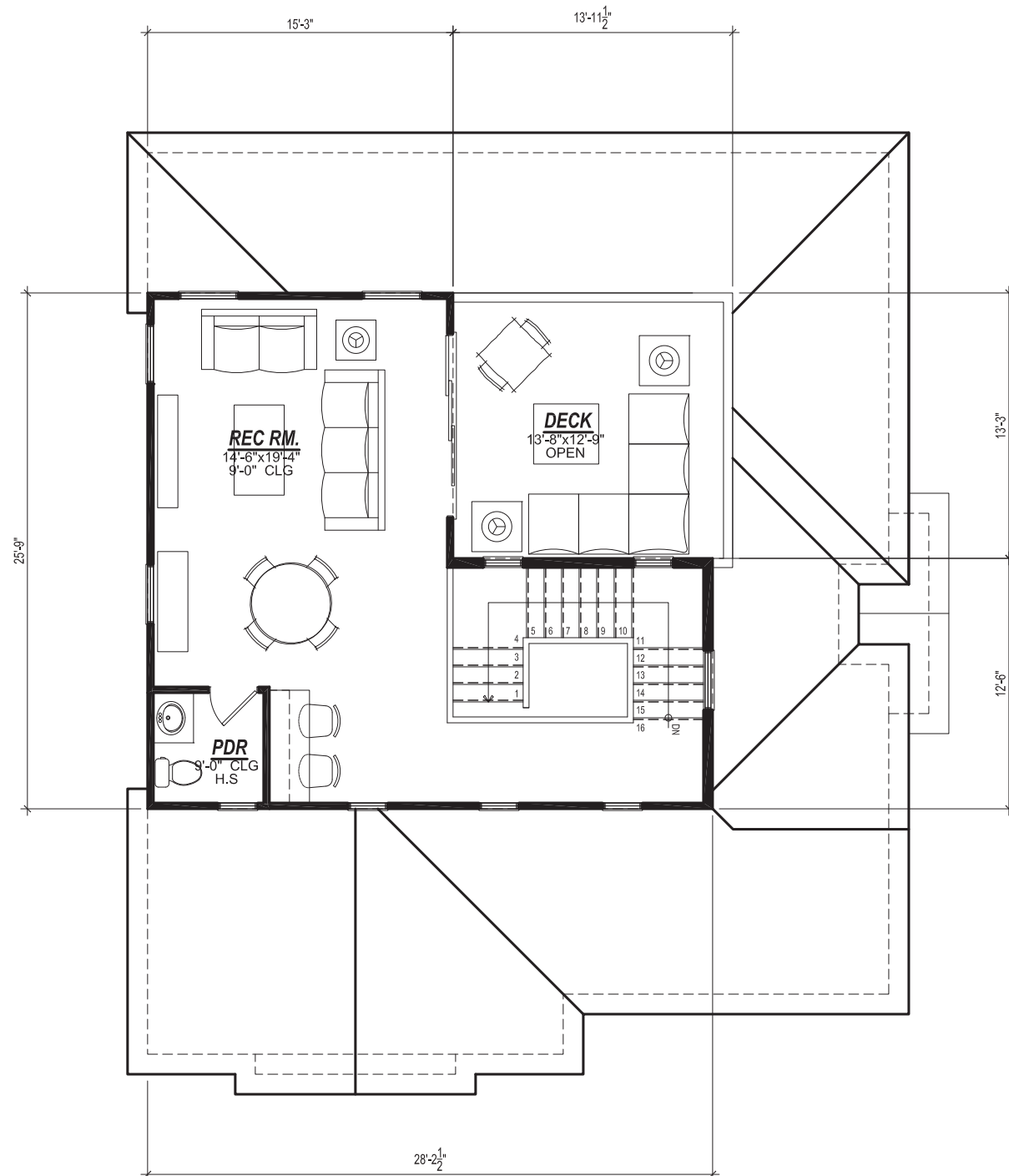
FINAL DEVELOPMENT PLAN - PARCEL 9



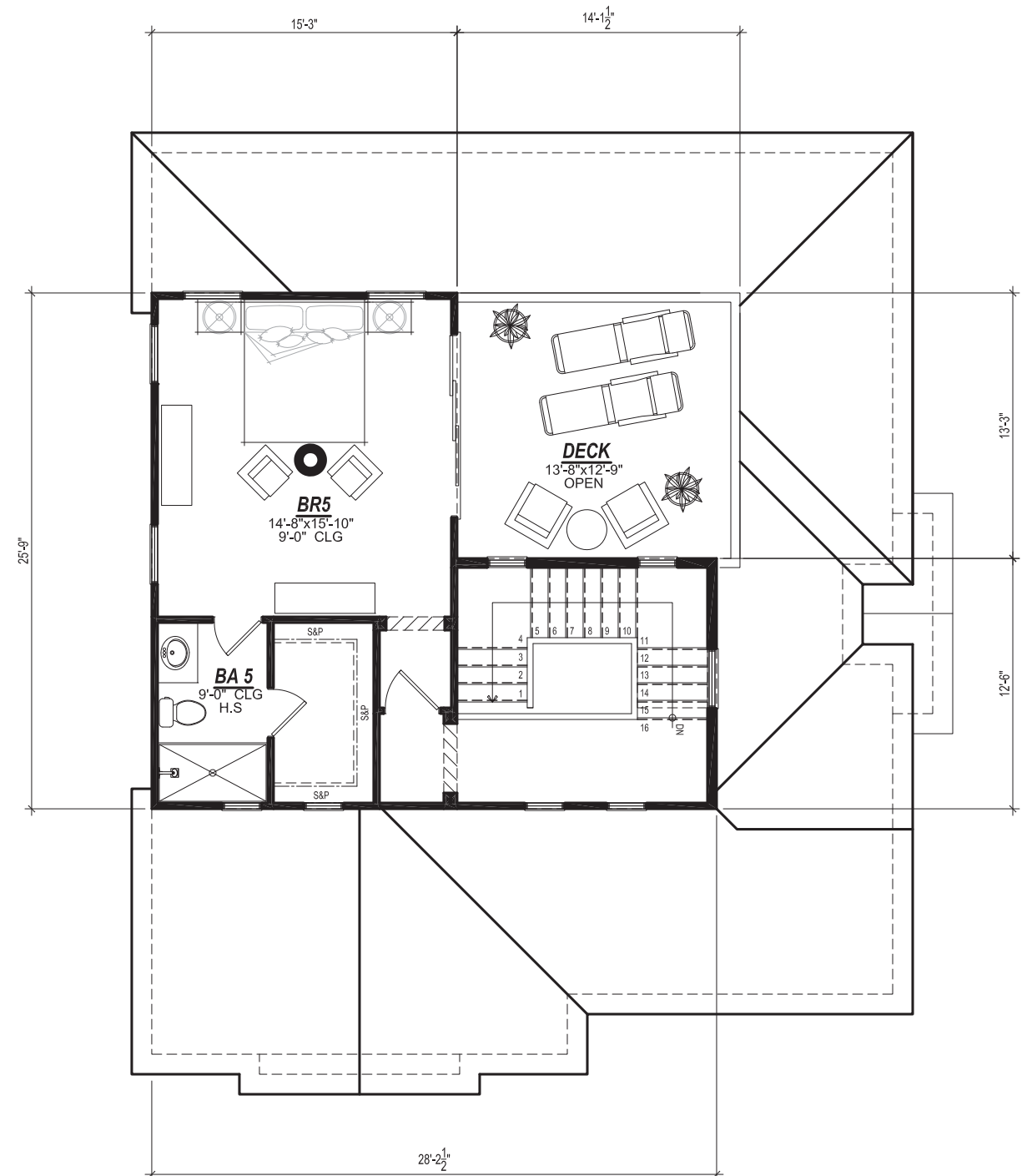


ROOF PLAN
(SHOWN WITH OPTIONAL THIRD STORY)

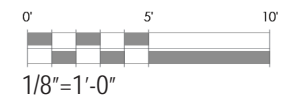


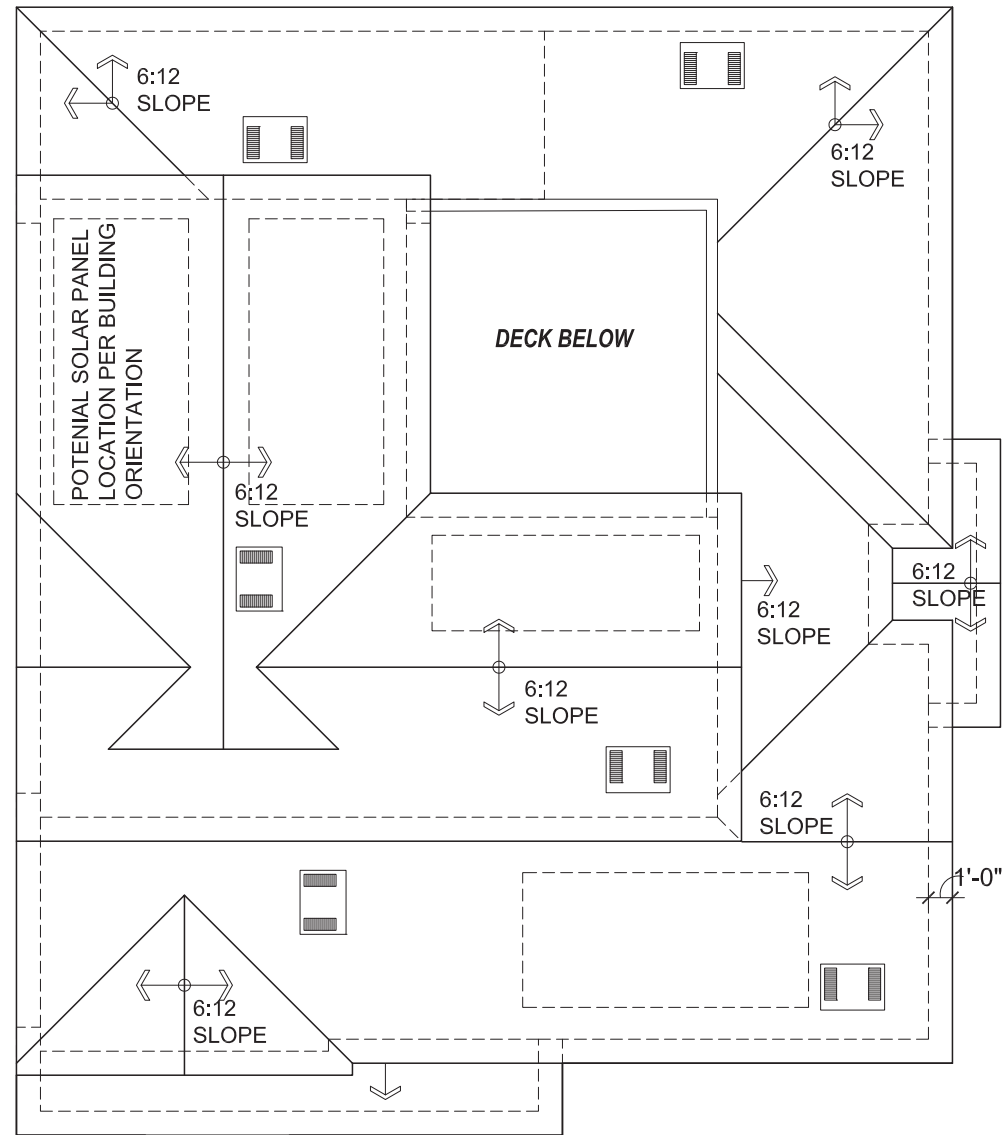


THIRD FLOOR
(OPTION-1)

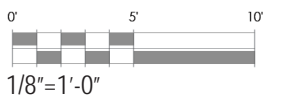


THIRD FLOOR
(OPTION-2)





ROOF PLAN
 (SHOWN WITH OPTIONAL THIRD STORY)



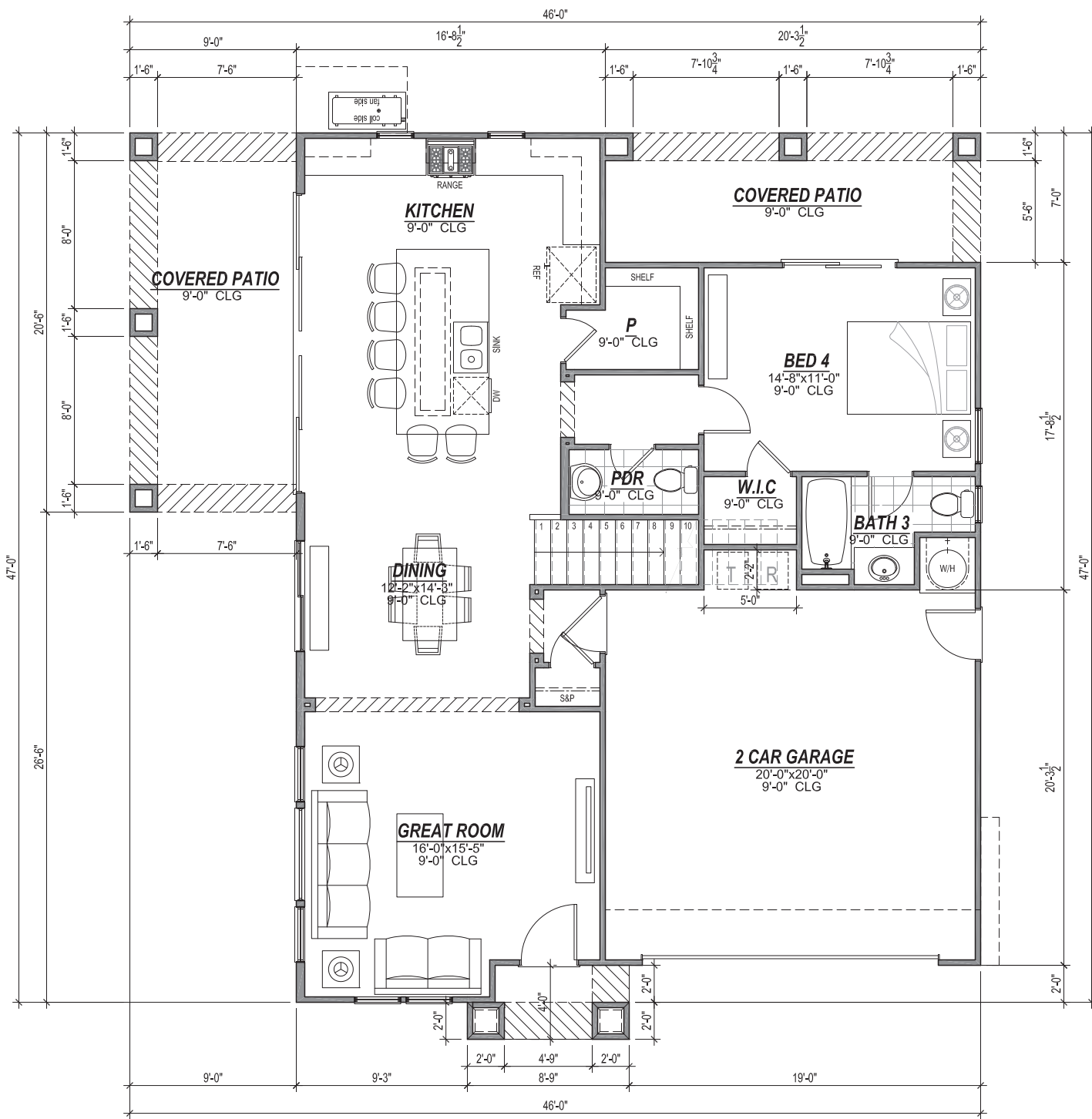
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

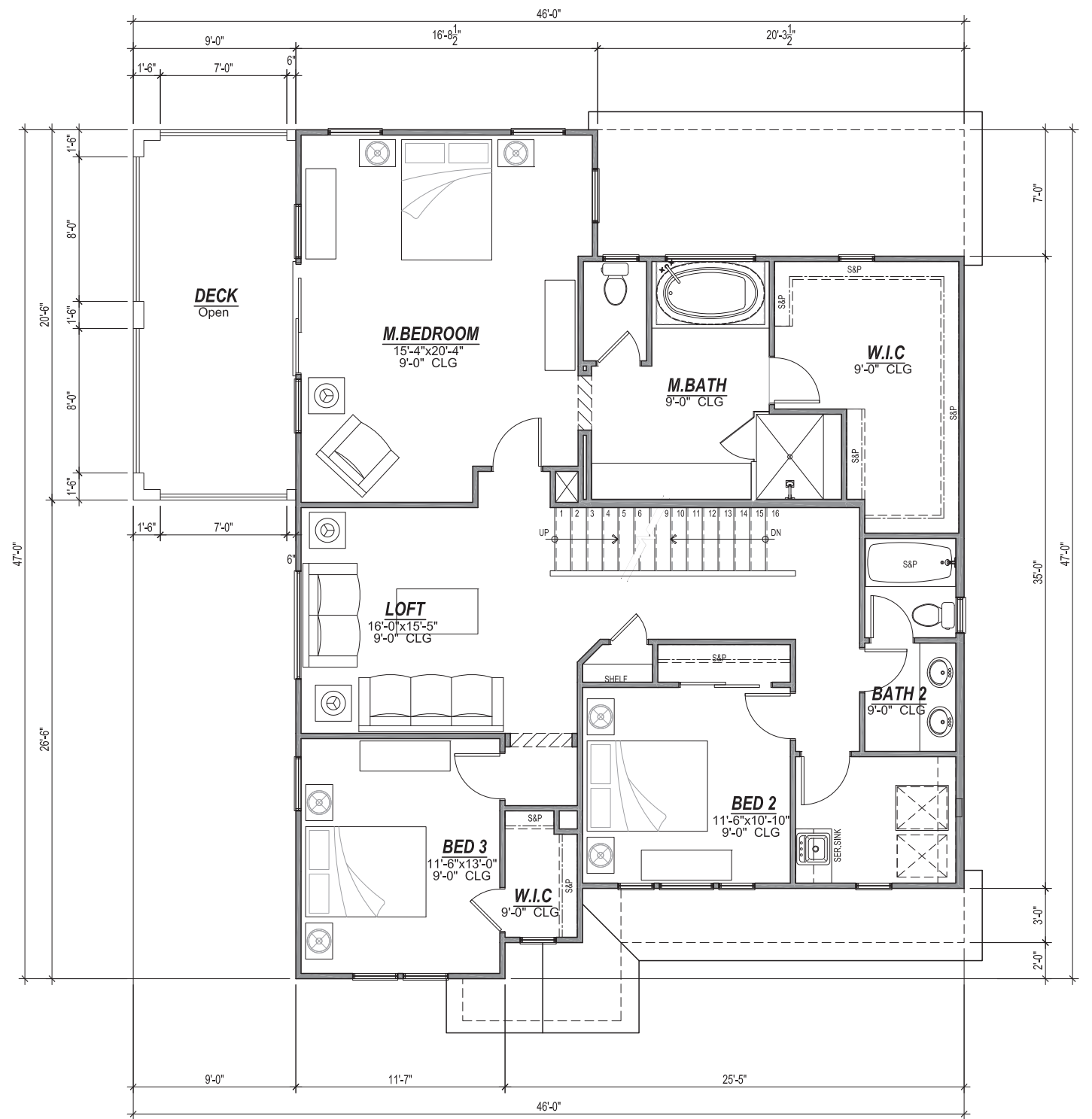
COURT HOME - PLAN 2 ROOF PLANS

FINAL DEVELOPMENT PLAN - PARCEL 9

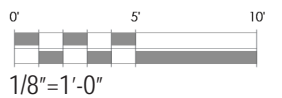




FIRST FLOOR



SECOND FLOOR

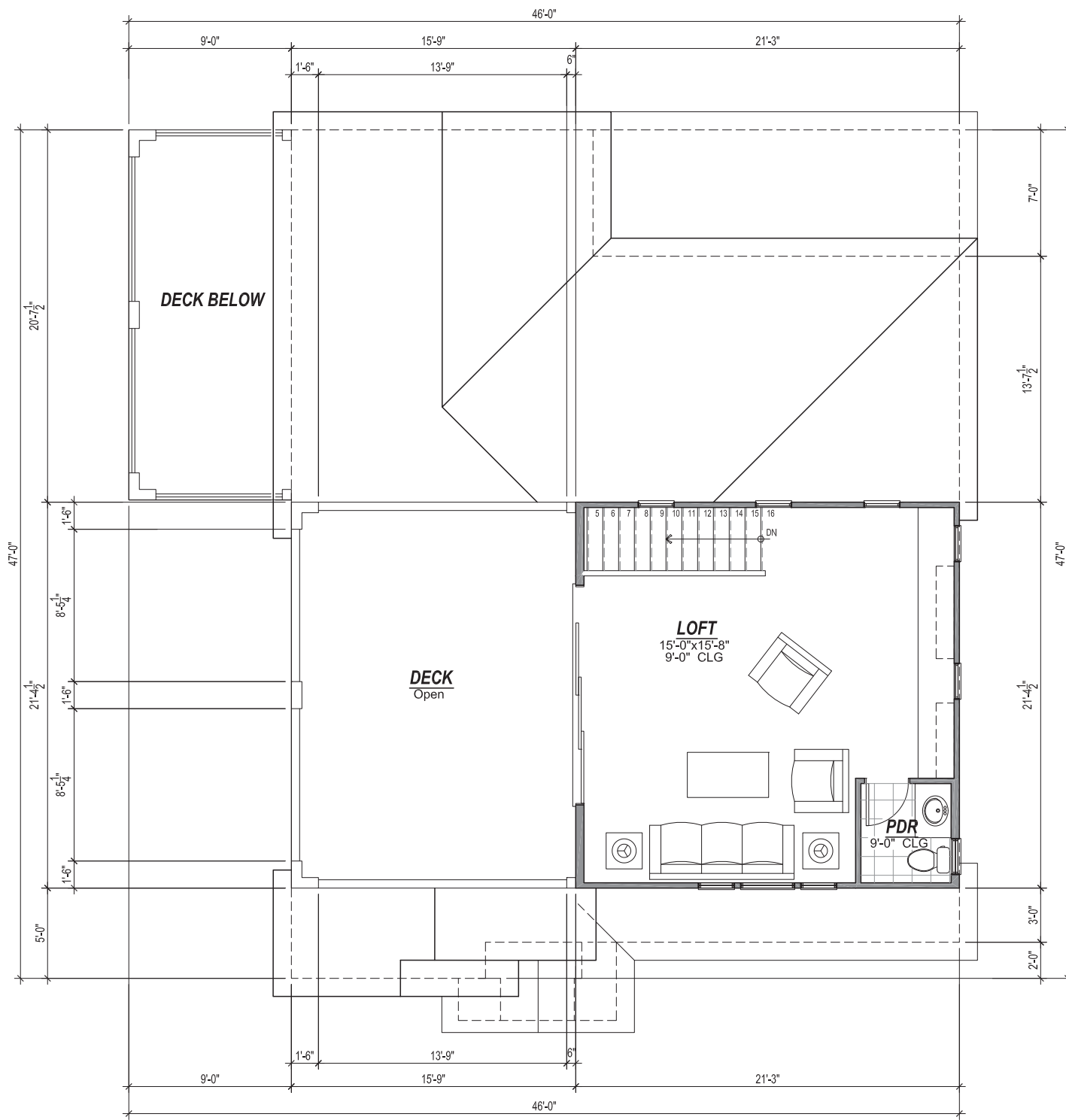


OAK KNOLL

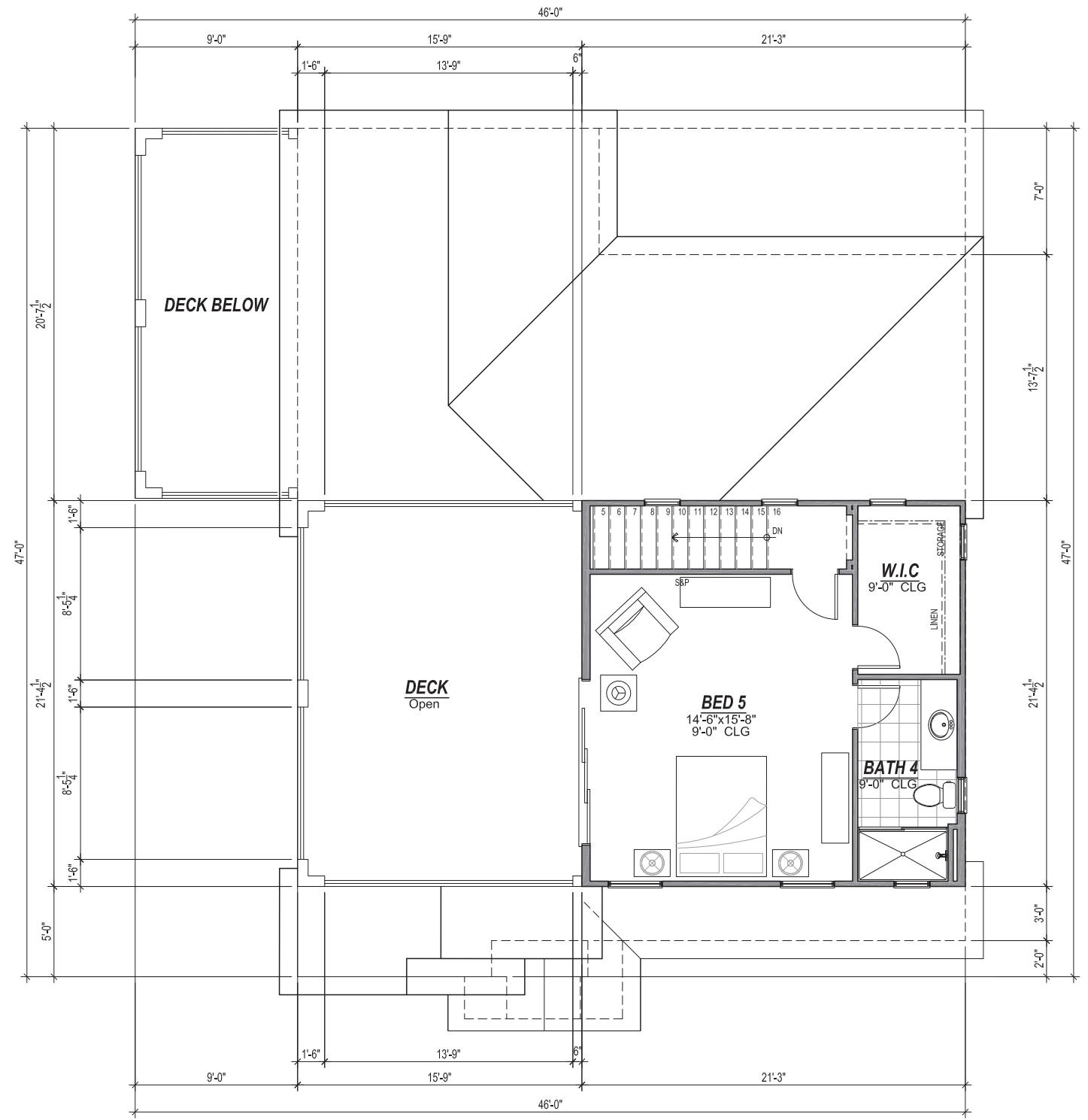
COURT HOME - PLAN 3 FIRST & SECOND FLOOR PLANS

FINAL DEVELOPMENT PLAN - PARCEL 9

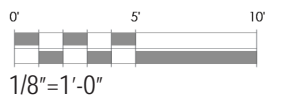
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



**THIRD FLOOR
(OPTION-1)**
REC ROOM + PWDR.



**THIRD FLOOR
(OPTION-2)**
BED 5 + BA 4



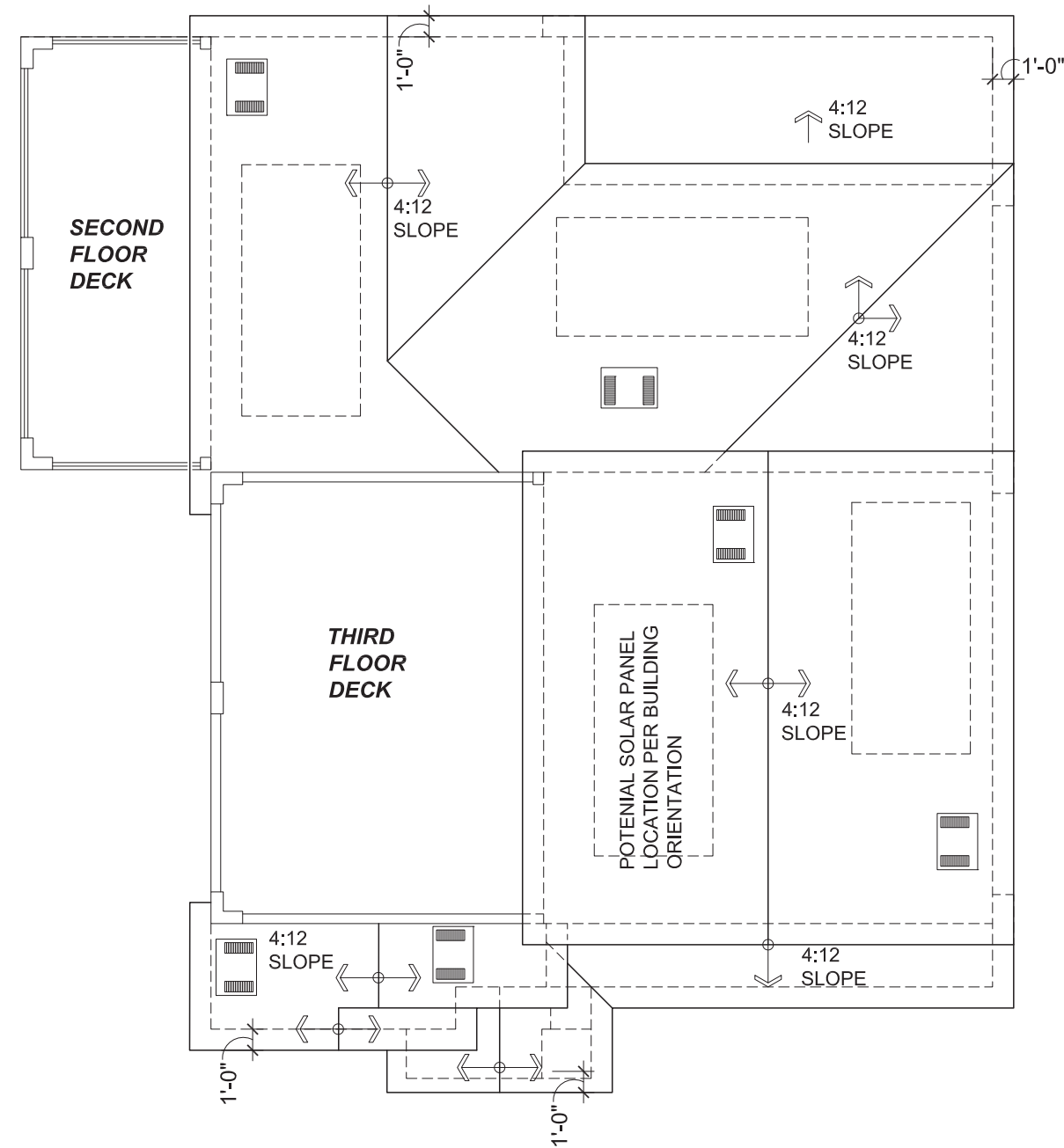
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

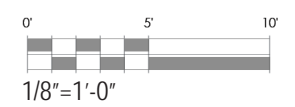
COURT HOME - PLAN 3 THIRD FLOOR PLAN OPTIONS

FINAL DEVELOPMENT PLAN - PARCEL 9





ROOF PLAN
(SHOWN WITH OPTIONAL THIRD STORY)





LEFT



FRONT



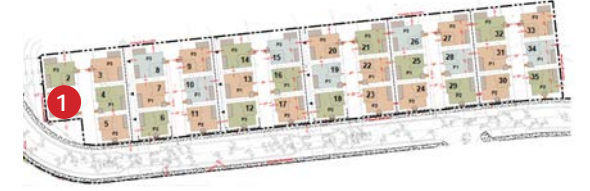
REAR



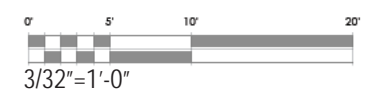
RIGHT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES



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 1 ELEVATIONS - PLAN 1 MISSION (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9



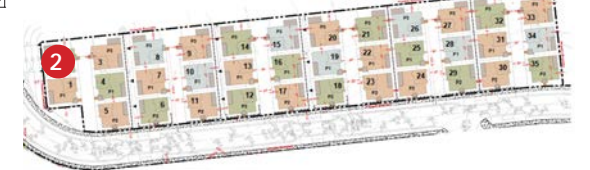


LEFT



FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**

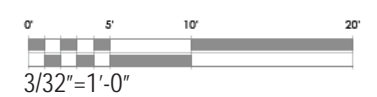


REAR



RIGHT

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



OAK KNOLL

BUILDING 2 ELEVATIONS - PLAN 3 CRAFTSMAN (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



FRONT



REAR



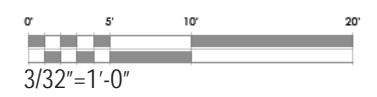
RIGHT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES



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

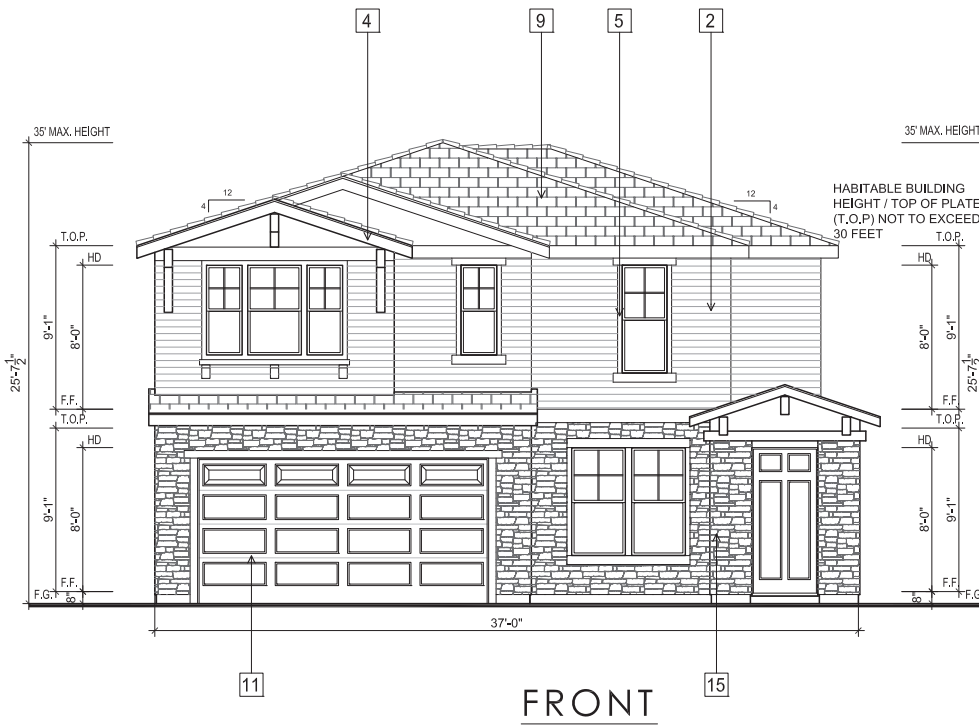
BUILDING 3 ELEVATIONS - PLAN 3 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**

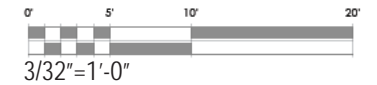


REAR



RIGHT

NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 37.

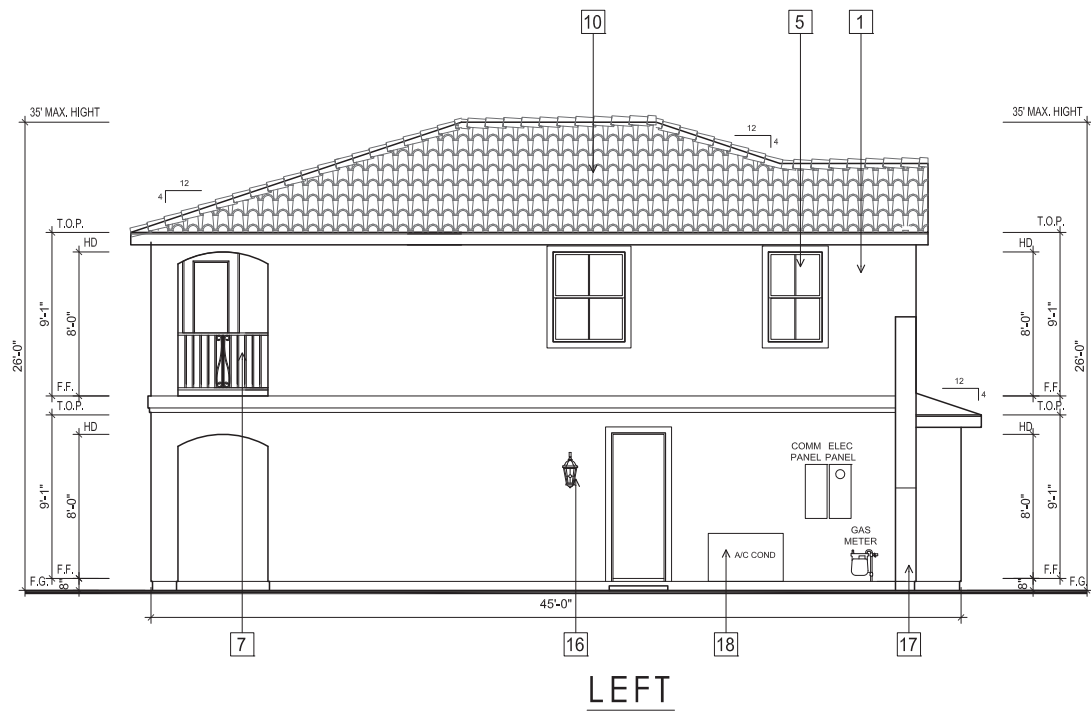


OAK KNOLL

BUILDING 4 ELEVATIONS - PLAN 1 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 9

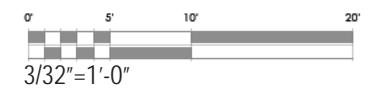
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



- | | |
|----|--|
| 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 | N/A |
| 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**



NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 40.



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

OAK KNOLL

BUILDING 5 ELEVATIONS -PLAN 2 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



REAR



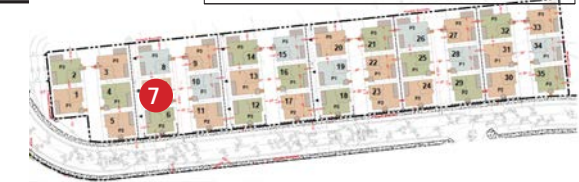
FRONT



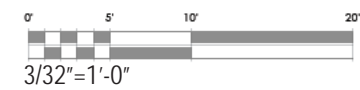
RIGHT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES



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

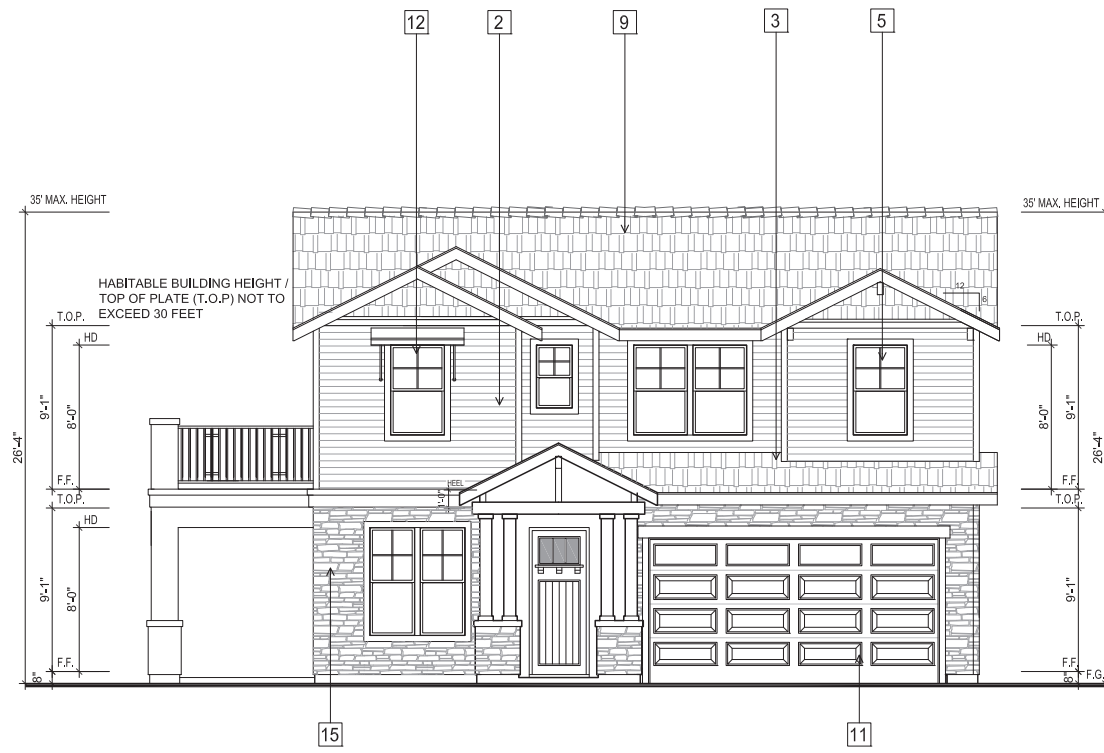
BUILDING 7 ELEVATIONS - PLAN 1 MISSION (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9





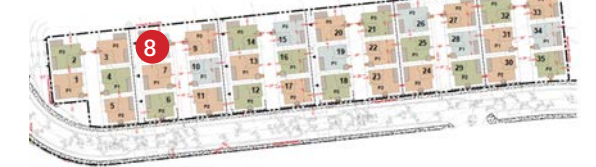
LEFT



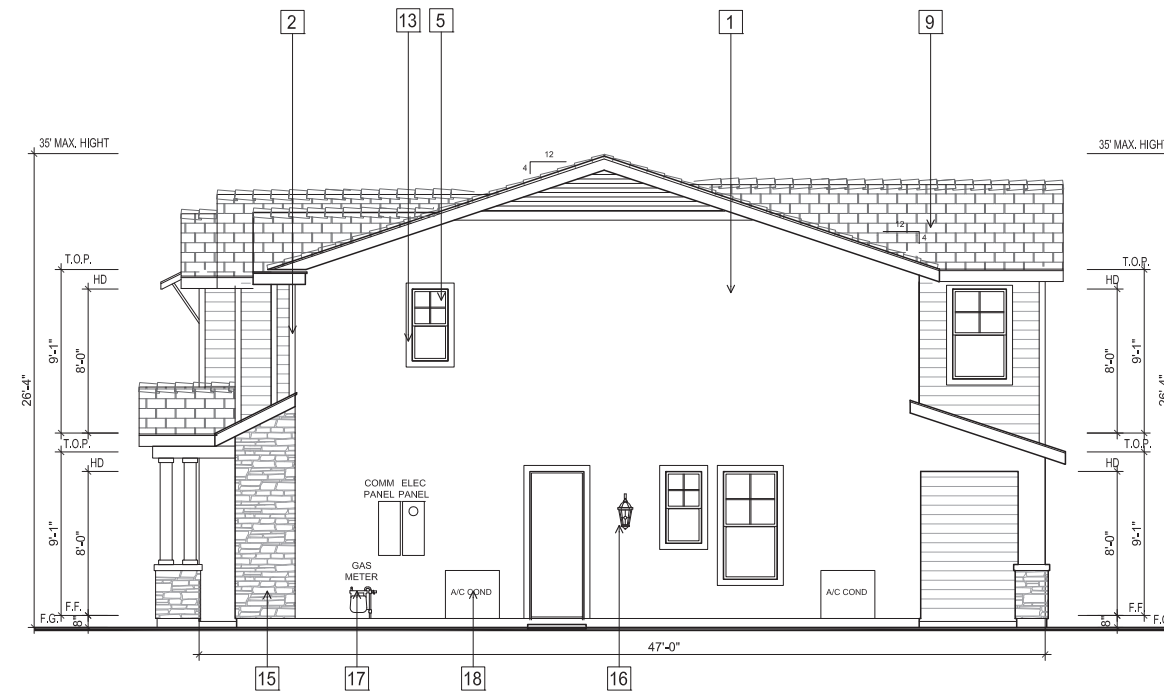
FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |

ELEVATION KEY NOTES

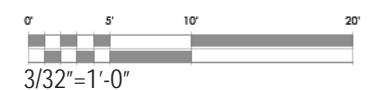


REAR



RIGHT

NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 43.



OAK KNOLL

BUILDING 8 ELEVATIONS - PLAN 3 FARMHOUSE (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**

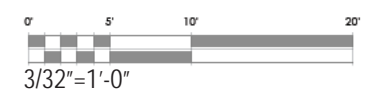


REAR



RIGHT

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

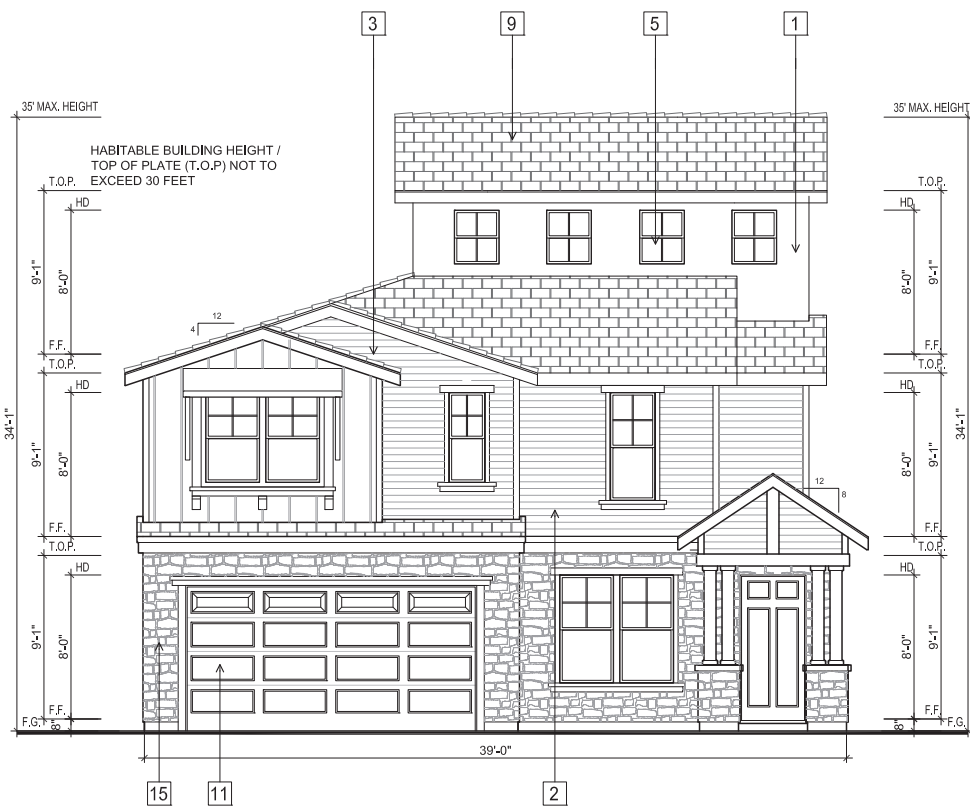
BUILDING 9 ELEVATIONS - PLAN 3 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



FRONT

- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 SHUTTERS AT ENHANCED ELEVATION
- 7 WROUGHT IRON RAILING
- 8 STANDING SEAM METAL ROOF
- 9 FLAT CONCRETE TILE ROOF
- 10 S-TILE ROOF
- 11 GARAGE DOOR
- 12 STANDING SEAM METAL CANOPY
- 13 N/A
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 A/C LOCATION
- 19 PRIVACY FENCE AT END UNIT
- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

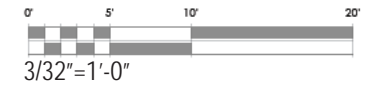


REAR



RIGHT

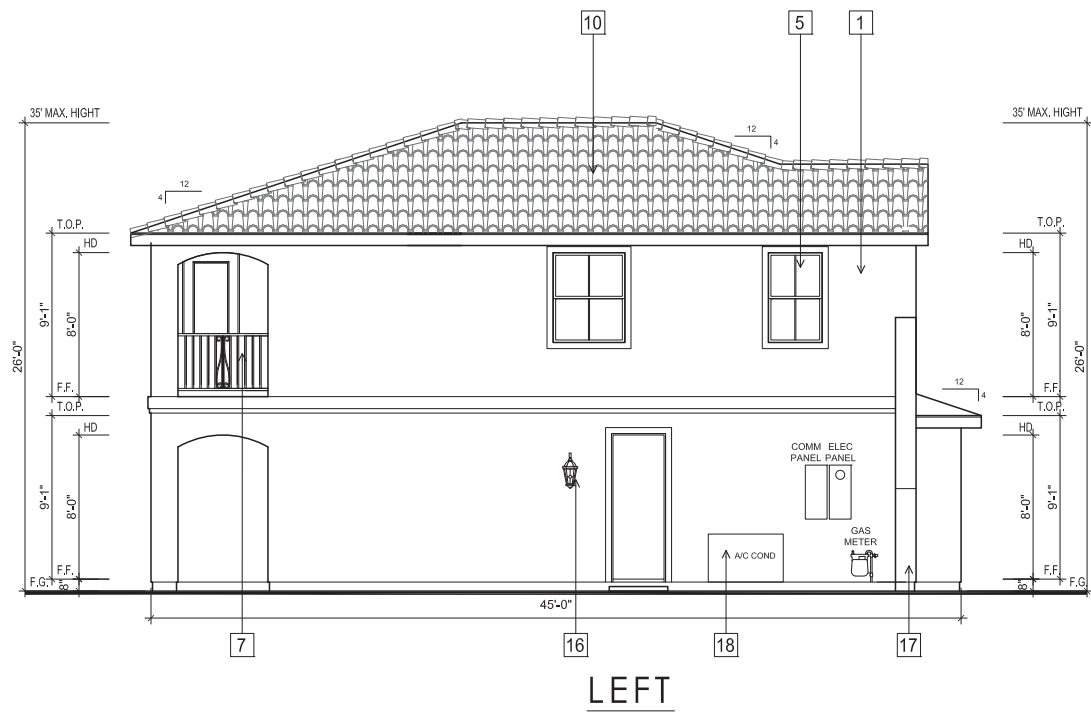
NOTE: HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.



OAK KNOLL

BUILDING 10 ELEVATIONS - PLAN 1 FARMHOUSE
FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



FRONT

- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 SHUTTERS AT ENHANCED ELEVATION
- 7 WROUGHT IRON RAILING
- 8 STANDING SEAM METAL ROOF
- 9 FLAT CONCRETE TILE ROOF
- 10 S-TILE ROOF
- 11 GARAGE DOOR
- 12 STANDING SEAM METAL CANOPY
- 13 N/A
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 A/C LOCATION
- 19 PRIVACY FENCE AT END UNIT
- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

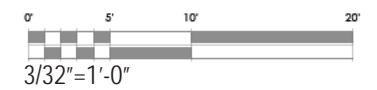


REAR



RIGHT

NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 40.



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

OAK KNOLL

BUILDING 11 ELEVATIONS - PLAN 2 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





RIGHT



FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |

ELEVATION KEY NOTES

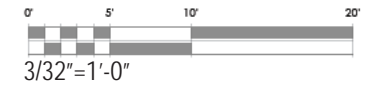


REAR



LEFT (STREET SIDE)

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



OAK KNOLL

BUILDING 12 ELEVATIONS - PLAN 2 CRAFTSMAN (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



REAR



FRONT

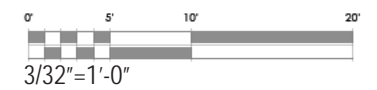


RIGHT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



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

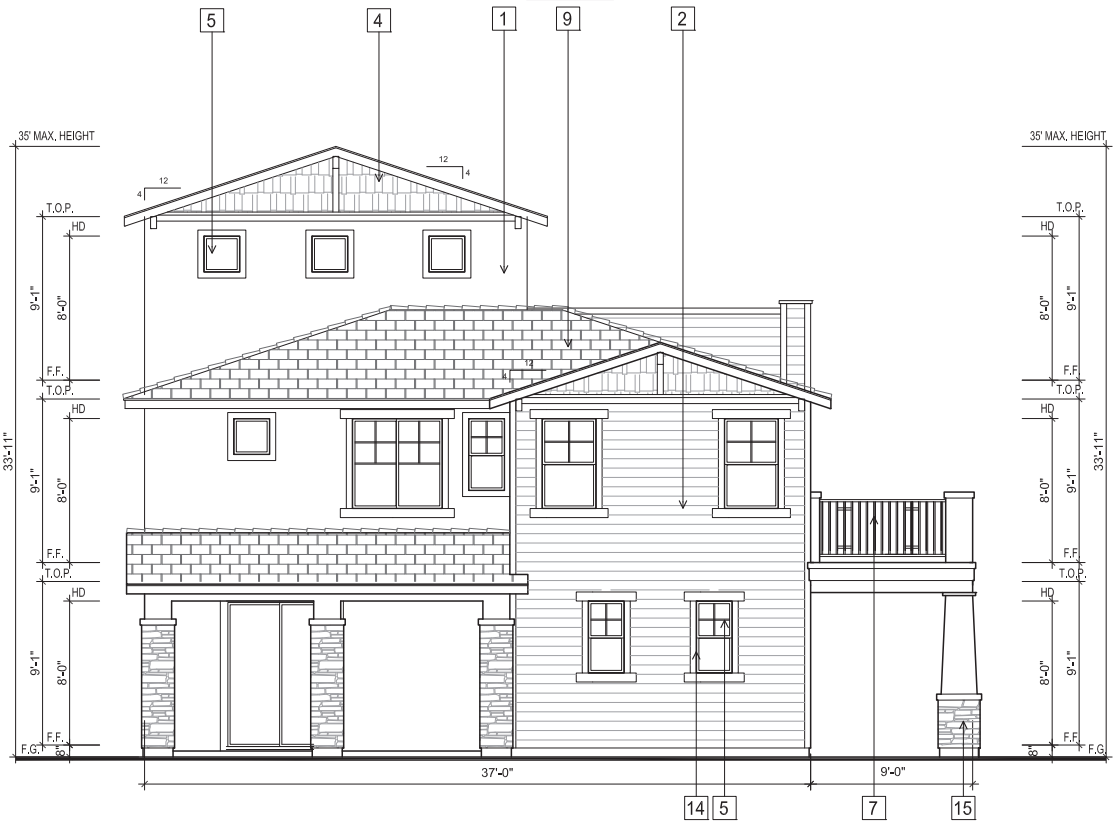
BUILDING 13 ELEVATIONS - PLAN 1 MISSION (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



REAR



FRONT

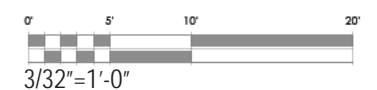


RIGHT

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 N/A
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
 - 20 TILE ACCENT
 - 21 DECORATIVE WOOD RAIL
- ELEVATION KEY NOTES**



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

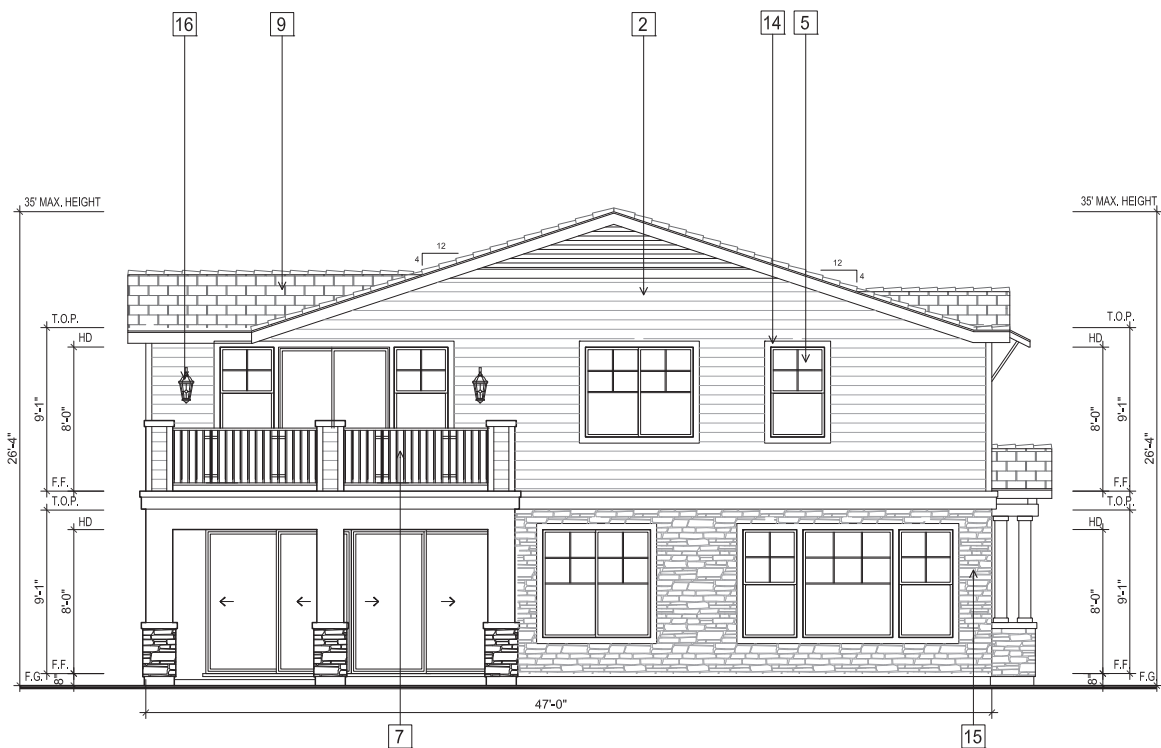


OAK KNOLL

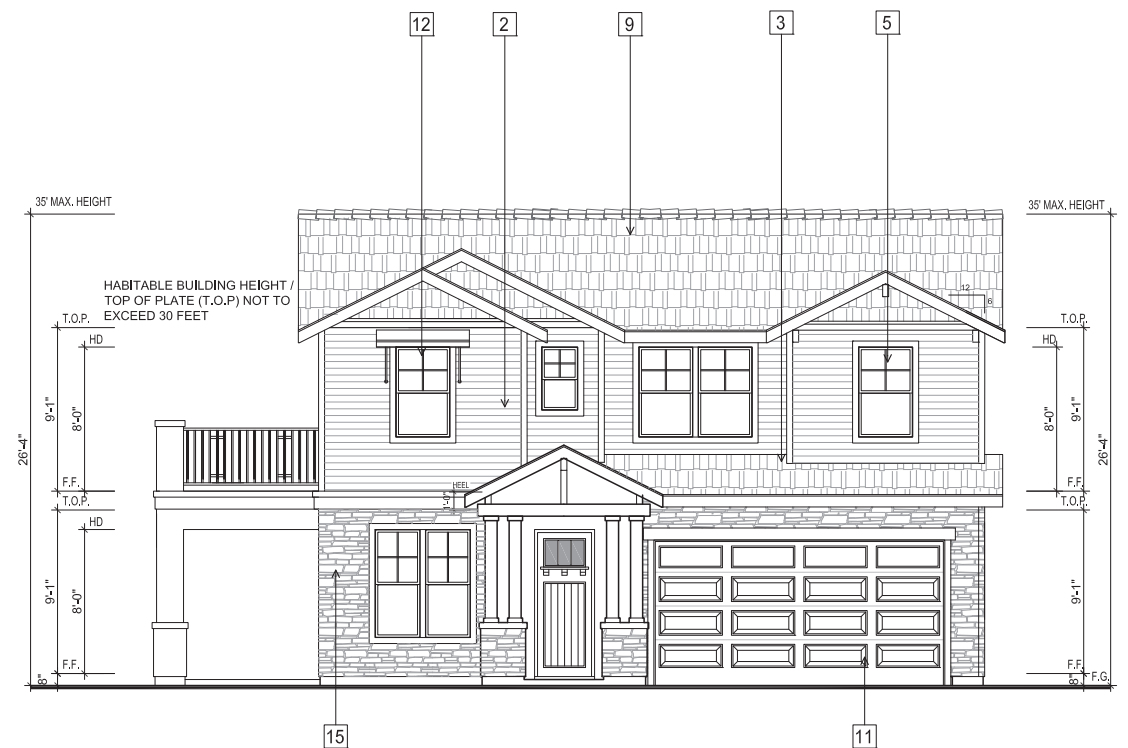
BUILDING 14 ELEVATIONS - PLAN 3 CRAFTSMAN (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



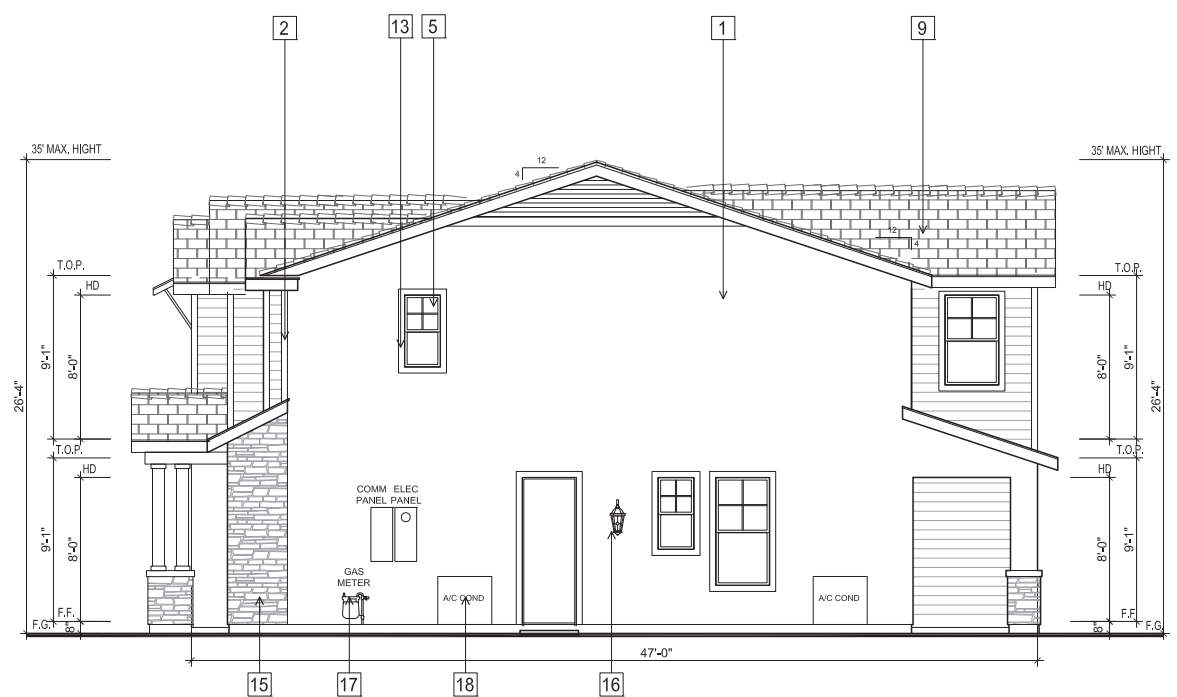
FRONT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

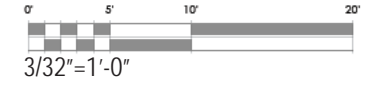


REAR



RIGHT

NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 43.



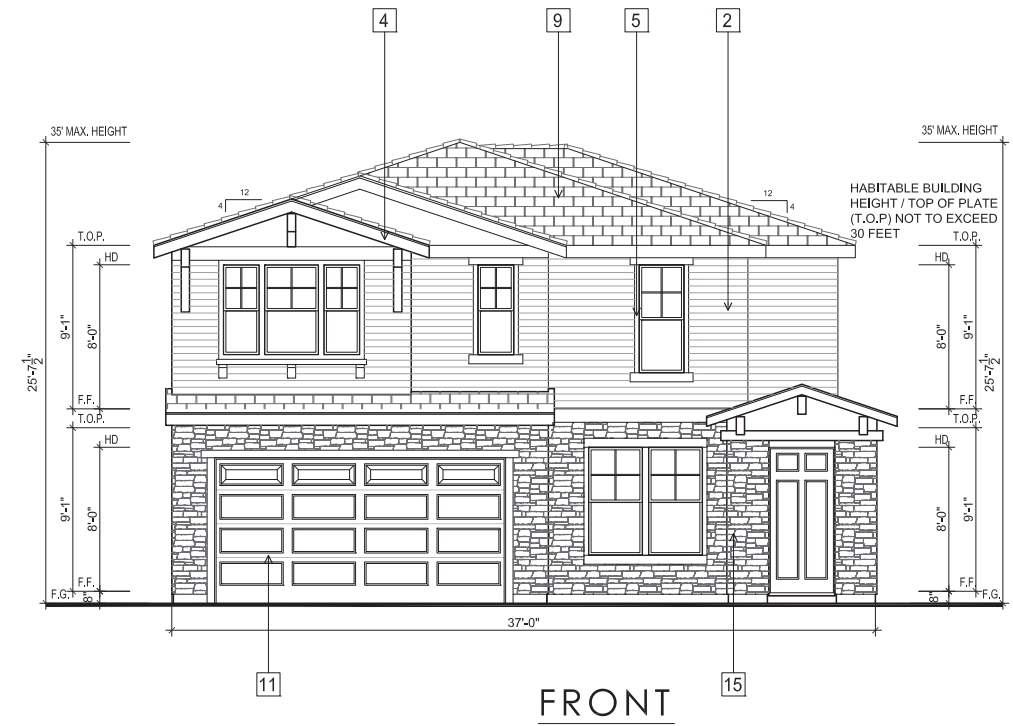
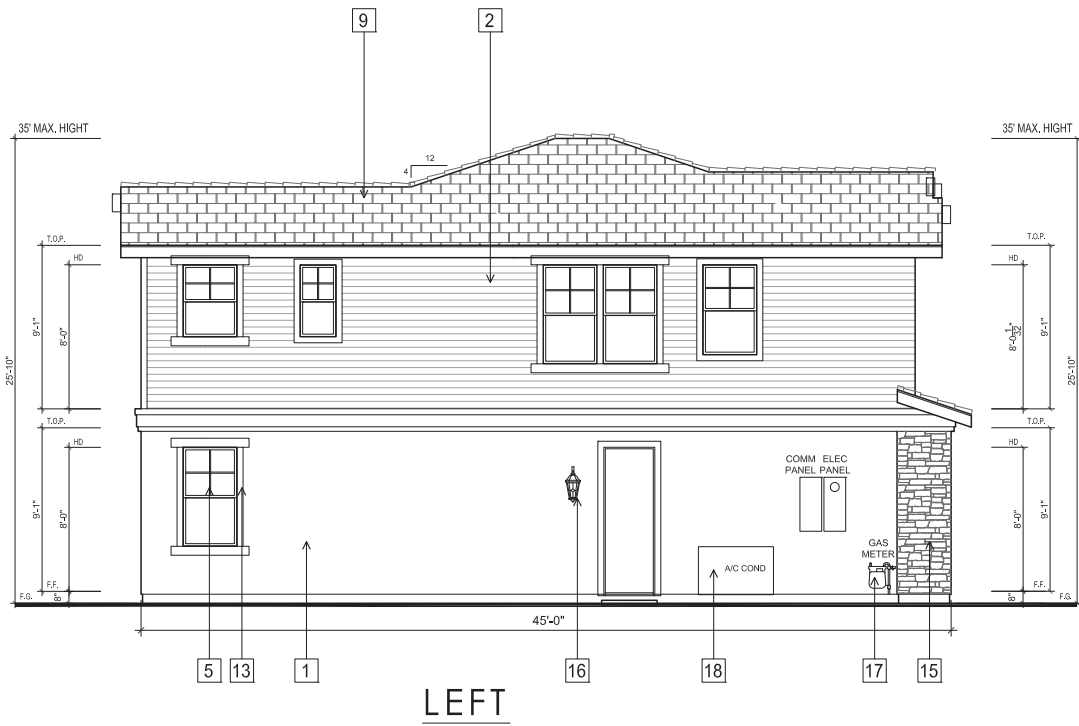
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 15 ELEVATIONS - PLAN 3 FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 9



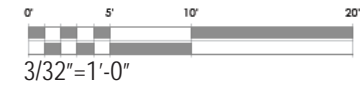


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES



NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 37.

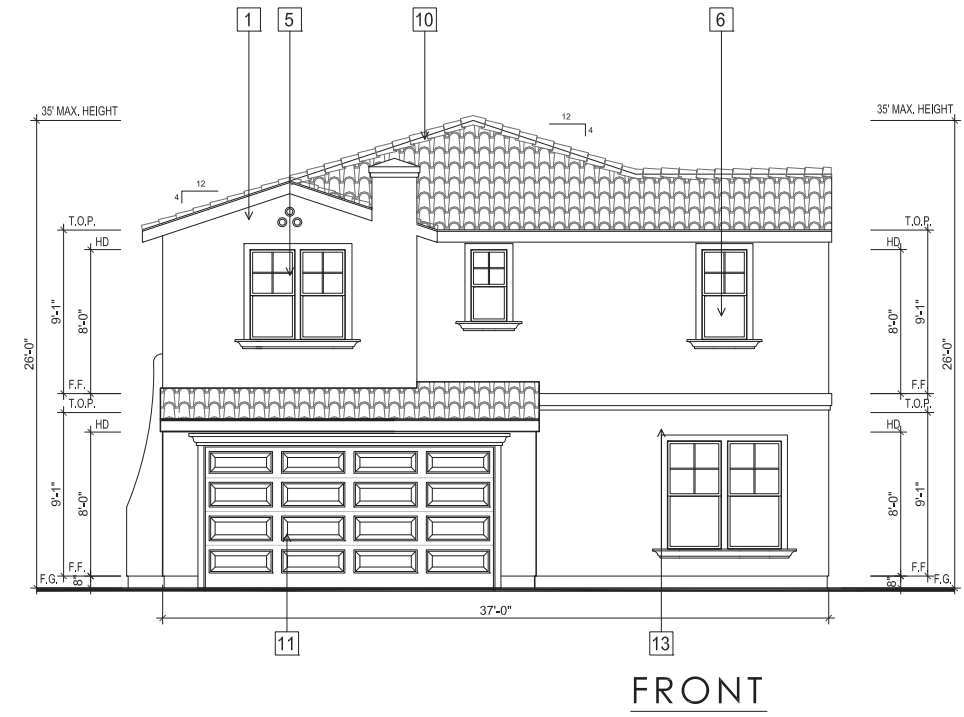
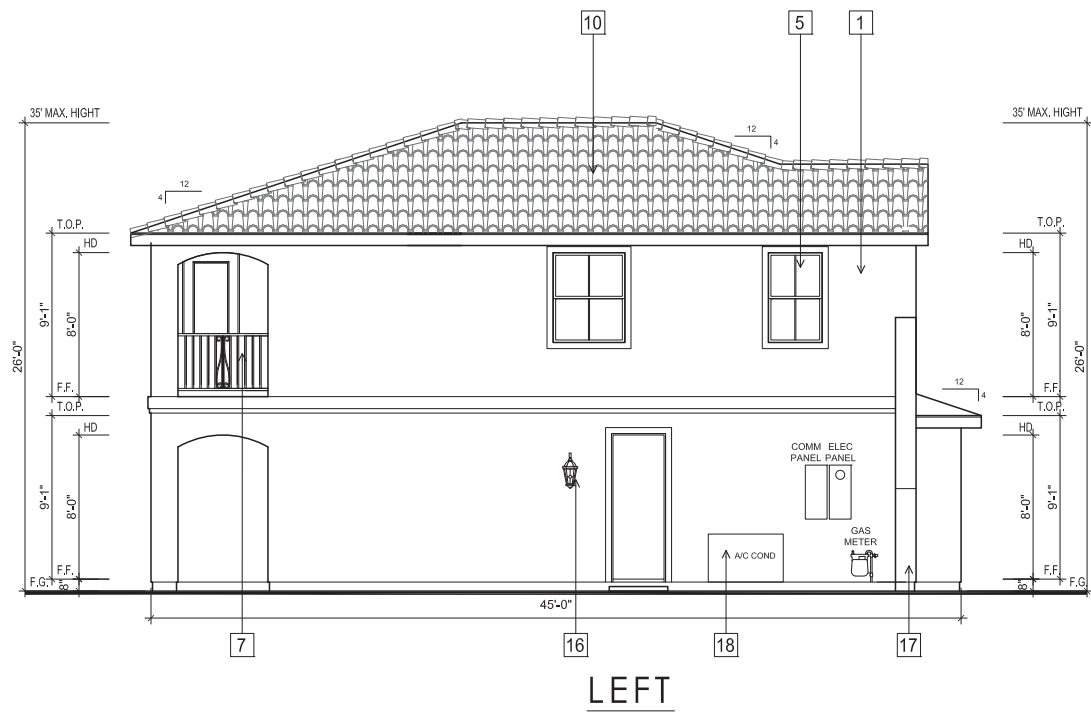


OAK KNOLL

BUILDING 16 ELEVATIONS - PLAN 1 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 9

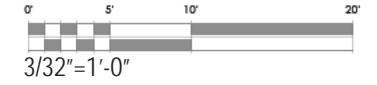
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



- | | |
|----|--|
| 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 | N/A |
| 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**



NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 40.



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

OAK KNOLL

BUILDING 17 ELEVATIONS - PLAN 2 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





RIGHT



FRONT



REAR



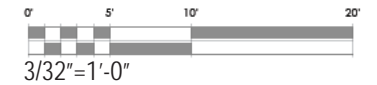
LEFT (STREET SIDE)

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES



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



OAK KNOLL

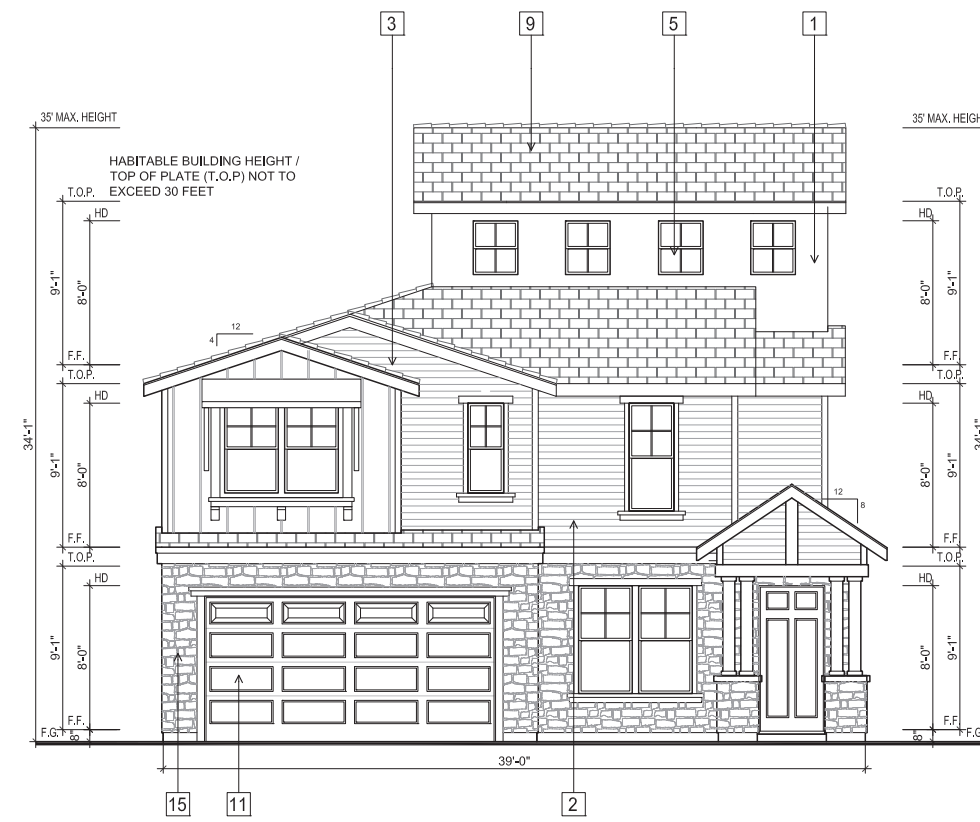
BUILDING 18 ELEVATIONS - PLAN 2 CRAFTSMAN (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



FRONT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

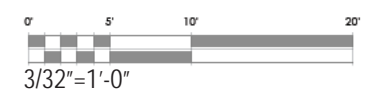


REAR



RIGHT

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 19 ELEVATIONS - PLAN 1 FARMHOUSE (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



FRONT



REAR

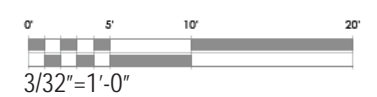


RIGHT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



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



OAK KNOLL

BUILDING 20 ELEVATIONS - PLAN 3 MISSION (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



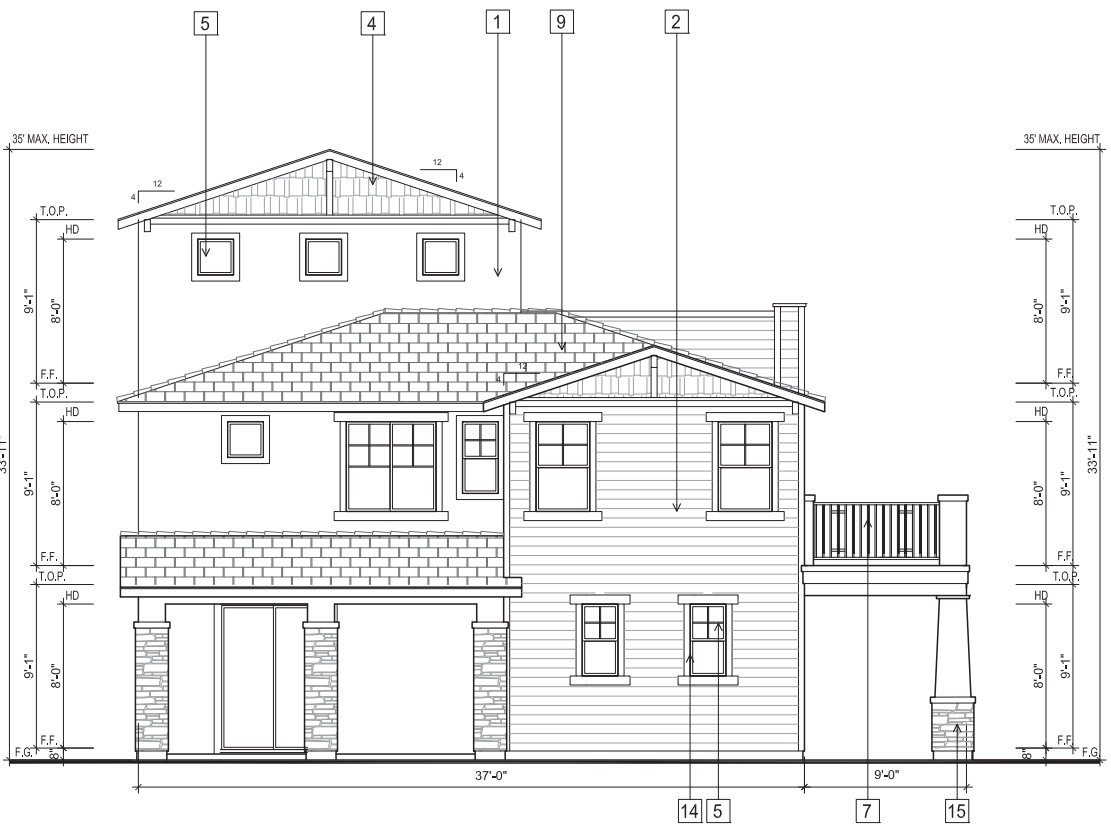
LEFT



FRONT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

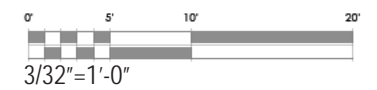


REAR



RIGHT

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

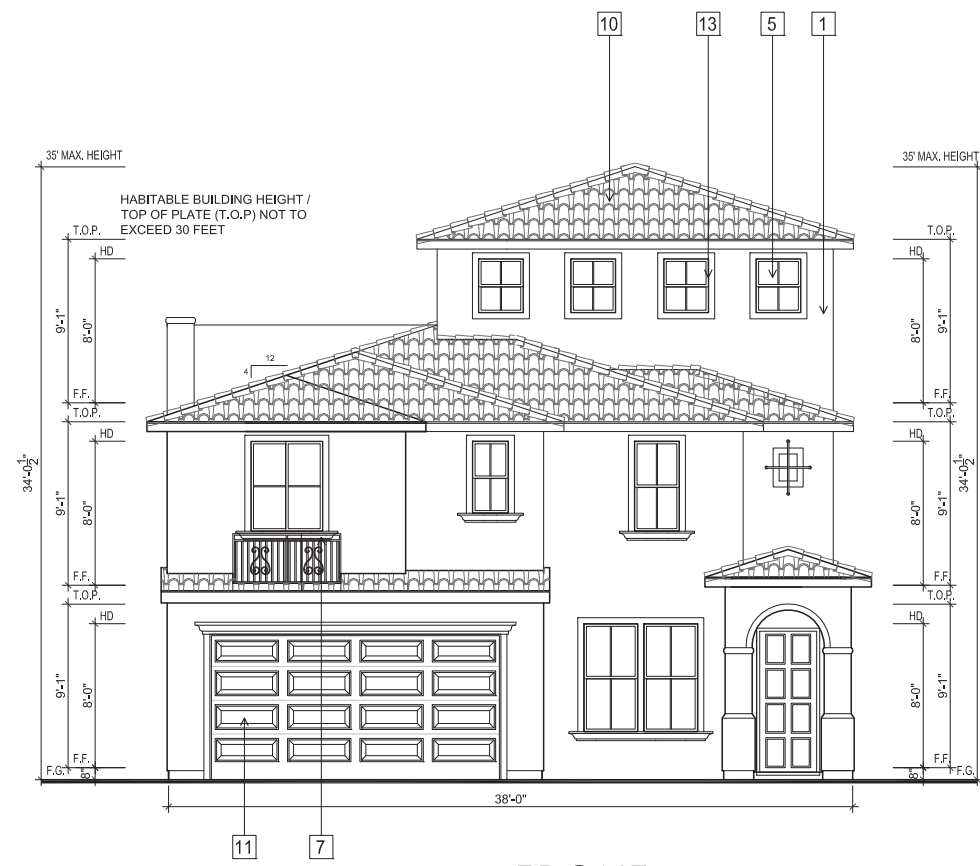
BUILDING 21 ELEVATIONS - PLAN 3 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



FRONT



REAR

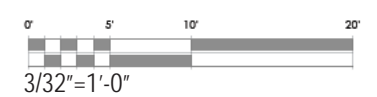


RIGHT

- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 SHUTTERS AT ENHANCED ELEVATION
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
 - 9 FLAT CONCRETE TILE ROOF
 - 10 S-TILE ROOF
 - 11 GARAGE DOOR
 - 12 STANDING SEAM METAL CANOPY
 - 13 N/A
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY LOCATION / ROOM TO BE DETERMINED
 - 18 A/C LOCATION
 - 19 PRIVACY FENCE AT END UNIT
 - 20 TILE ACCENT
 - 21 DECORATIVE WOOD RAIL
- ELEVATION KEY NOTES**



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

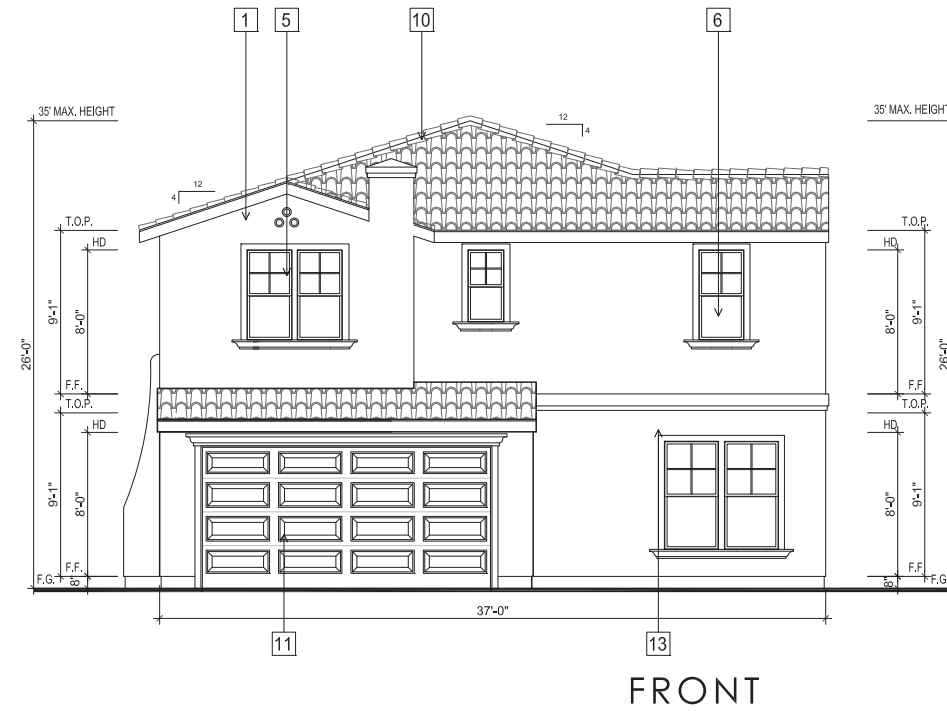


OAK KNOLL

BUILDING 22 ELEVATIONS - PLAN 1 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9

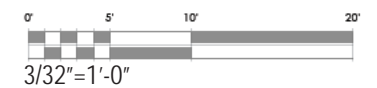
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



- | | |
|----|--|
| 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 | N/A |
| 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**



NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 40.



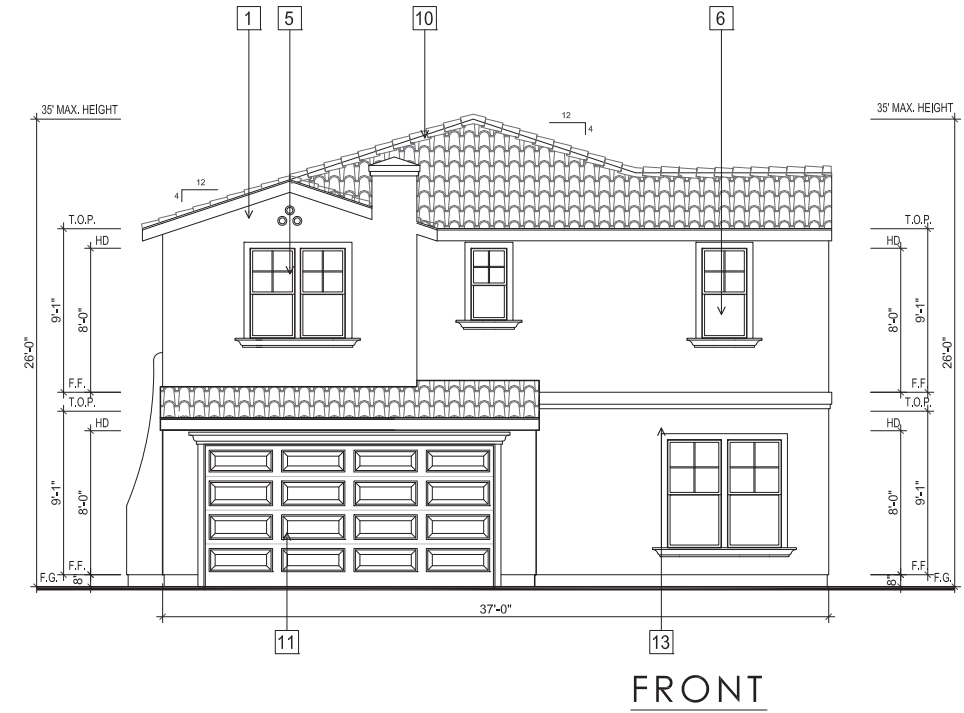
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 23 ELEVATIONS - PLAN 2 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9

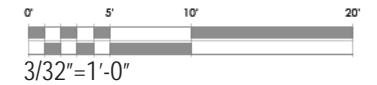




- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 40.

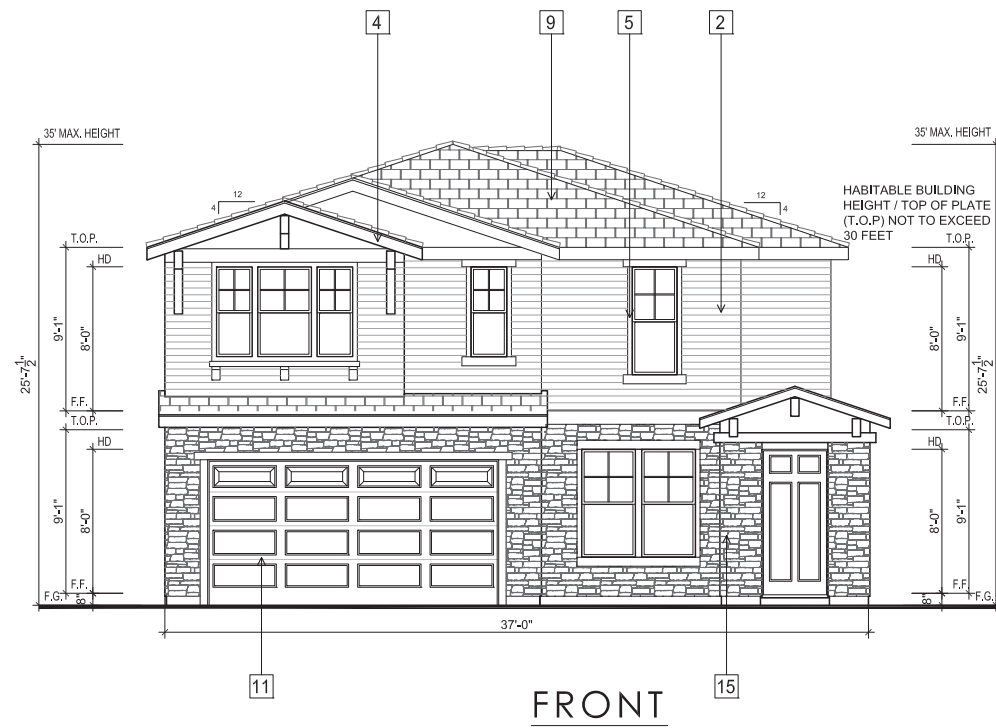
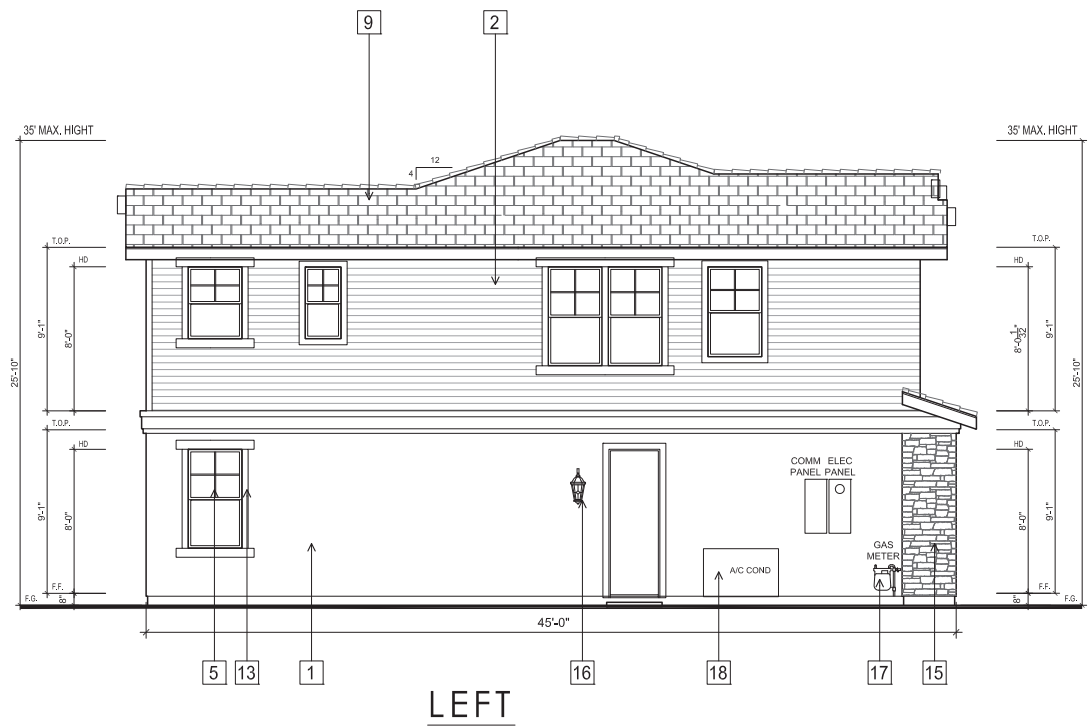


OAK KNOLL

BUILDING 24 ELEVATIONS - PLAN 2 MISSION (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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

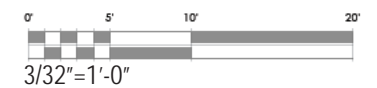


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR 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



NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 37.



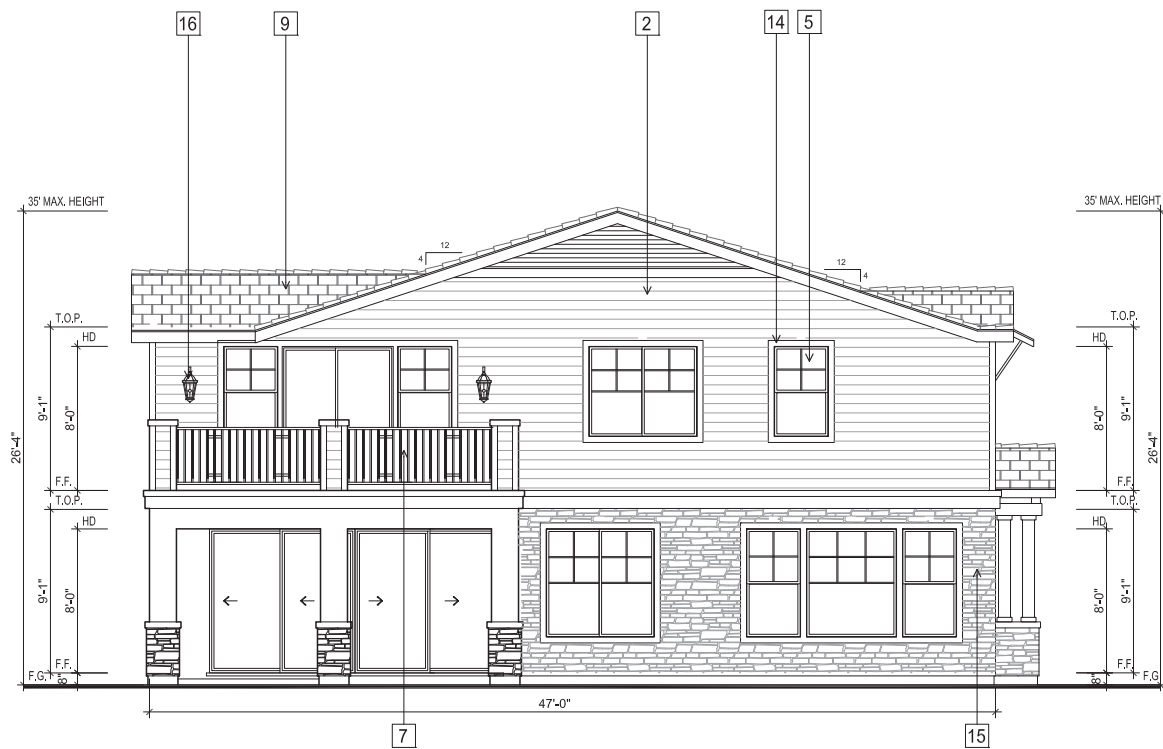
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

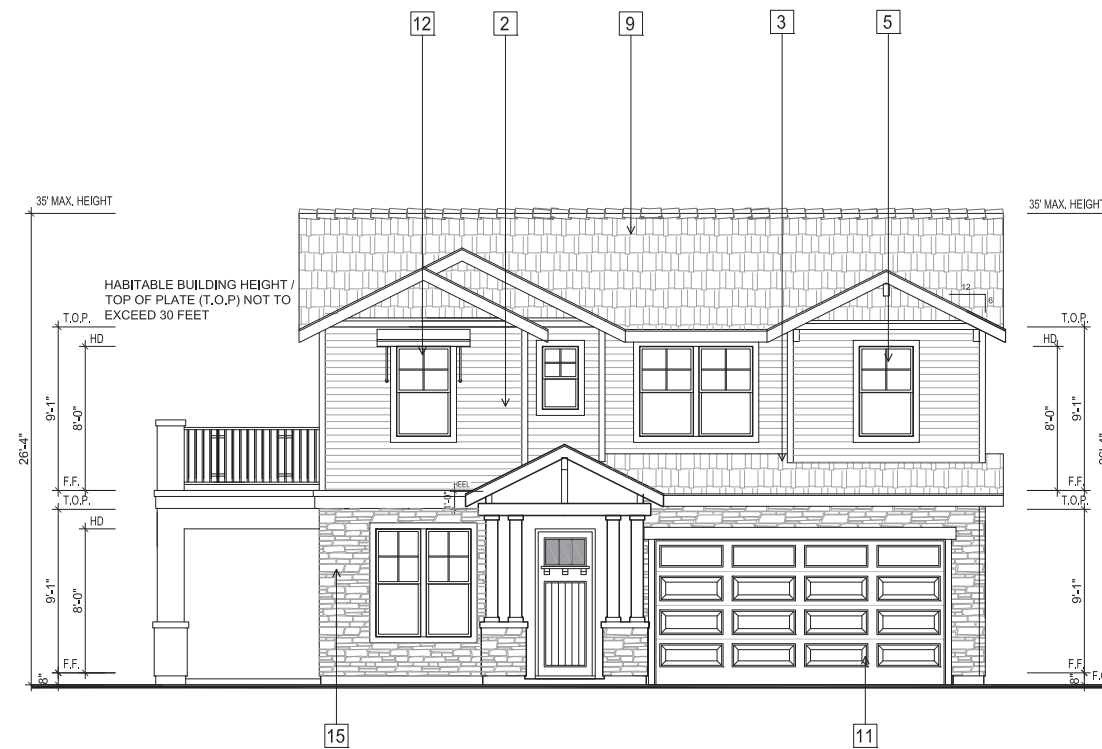
BUILDING 25 ELEVATIONS - PLAN 1 CRAFTSMAN (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9



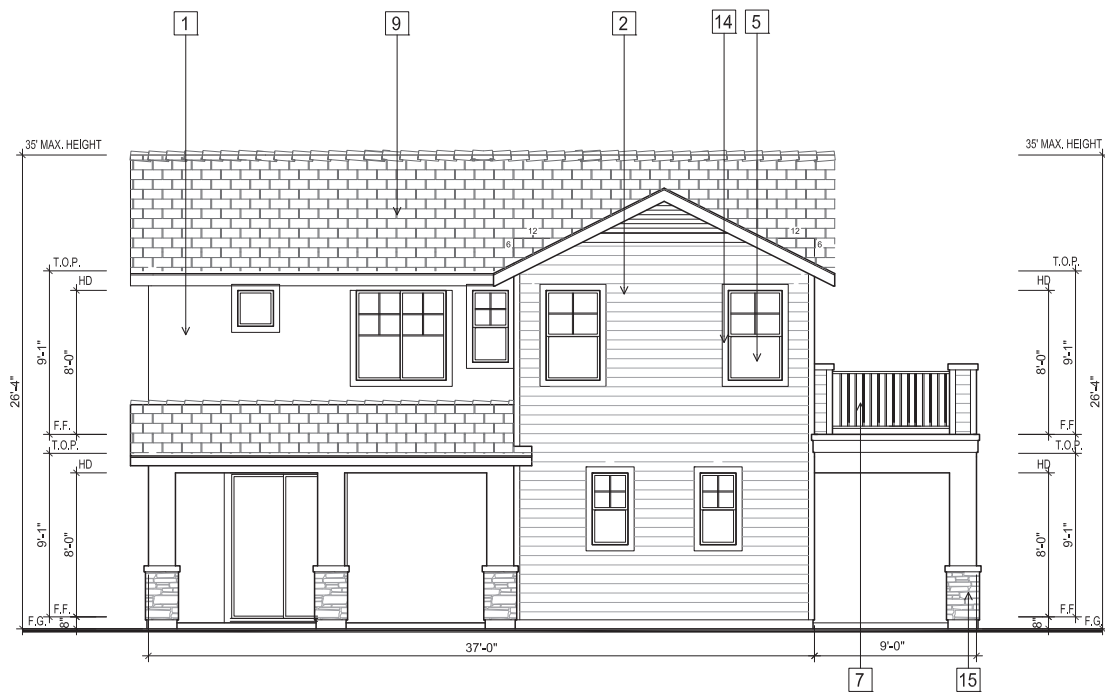
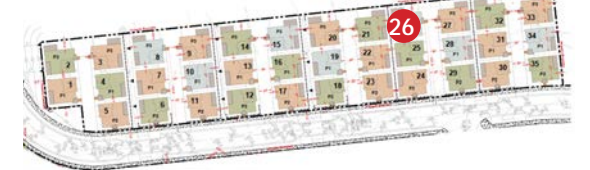


LEFT

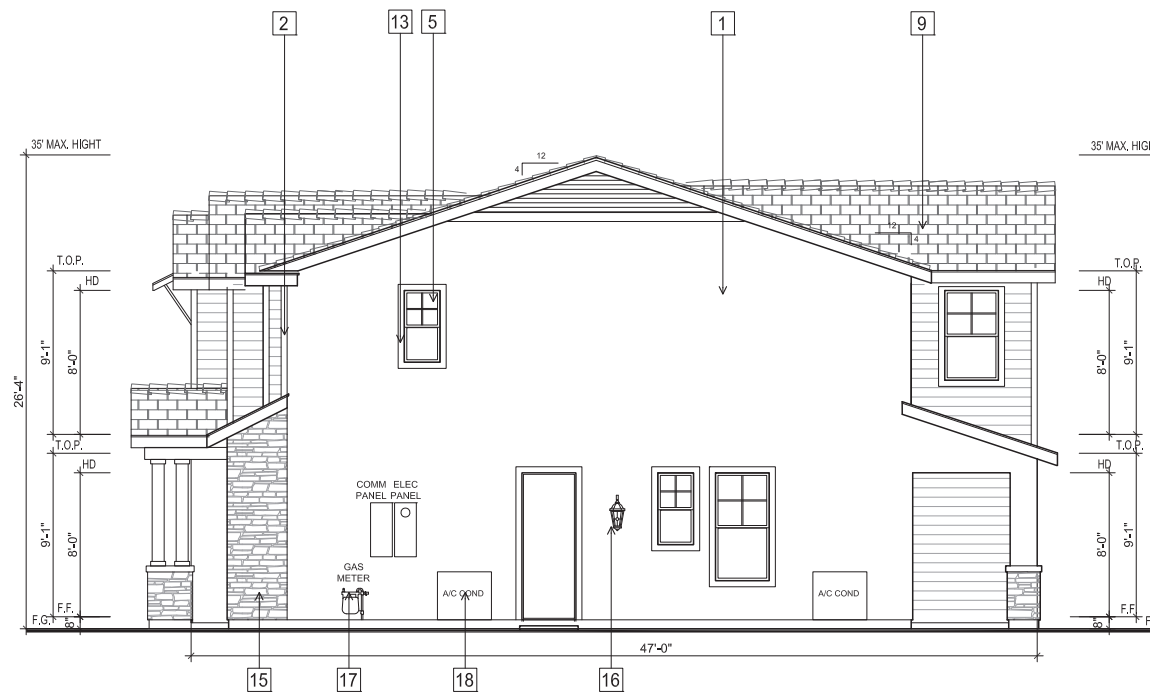


FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**

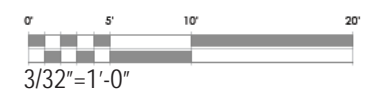


REAR



RIGHT

NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 43.



OAK KNOLL

BUILDING 26 ELEVATIONS - PLAN 3 FARMHOUSE (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



FRONT



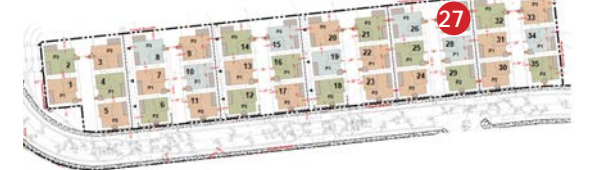
REAR



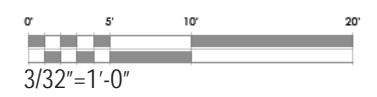
RIGHT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES



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

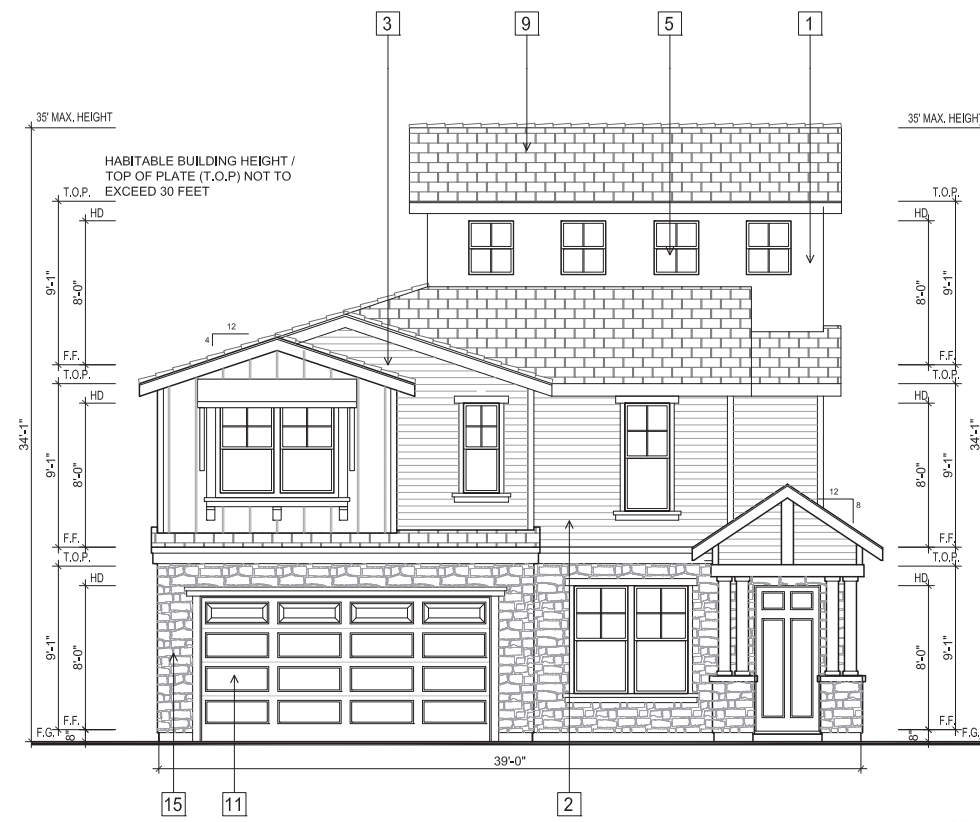
BUILDING 27 ELEVATIONS - PLAN 3 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



FRONT

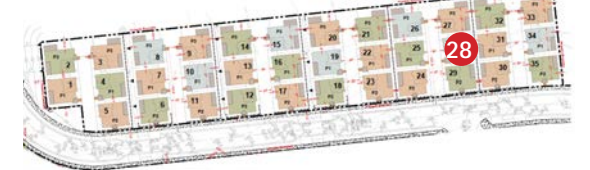


REAR

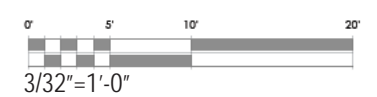


RIGHT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



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



OAK KNOLL

BUILDING 28 ELEVATIONS - PLAN 1 FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 9

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



RIGHT



FRONT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

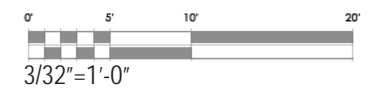


REAR



LEFT (STREET SIDE)

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



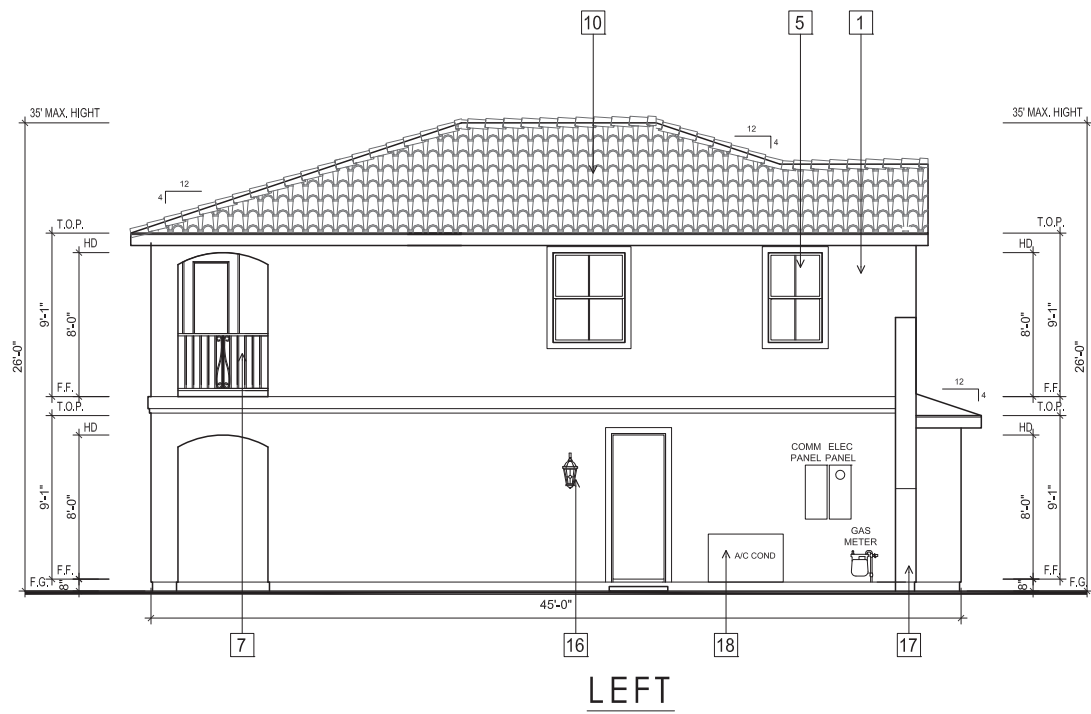
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

BUILDING 29 ELEVATIONS - PLAN 2 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 9





LEFT



FRONT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**

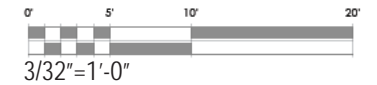


REAR



RIGHT

NOTES:
 HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.
 TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE PER THE PLANS SHOWN ON PAGE 40.



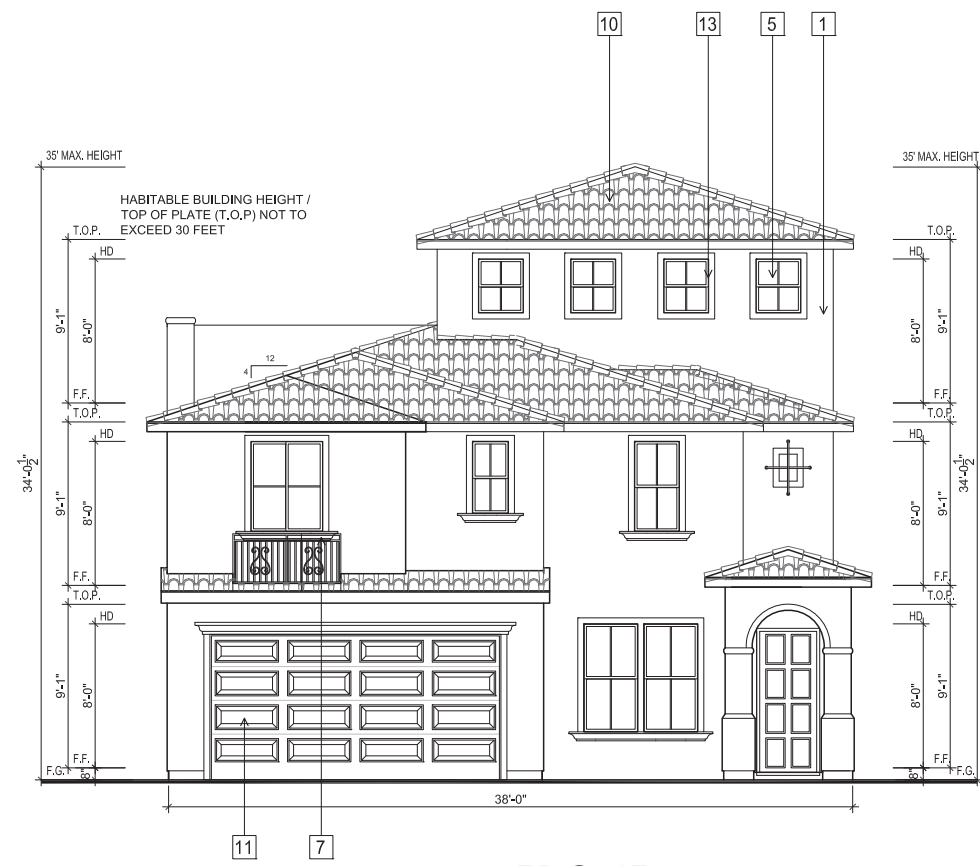
OAK KNOLL

BUILDING 30 ELEVATIONS - PLAN 2 MISSION (REVERSED PLAN)
 FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



FRONT

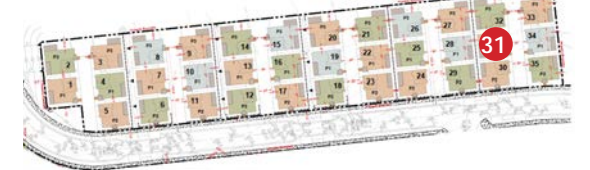


REAR

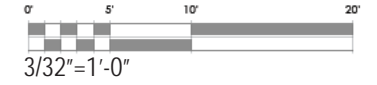


RIGHT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



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

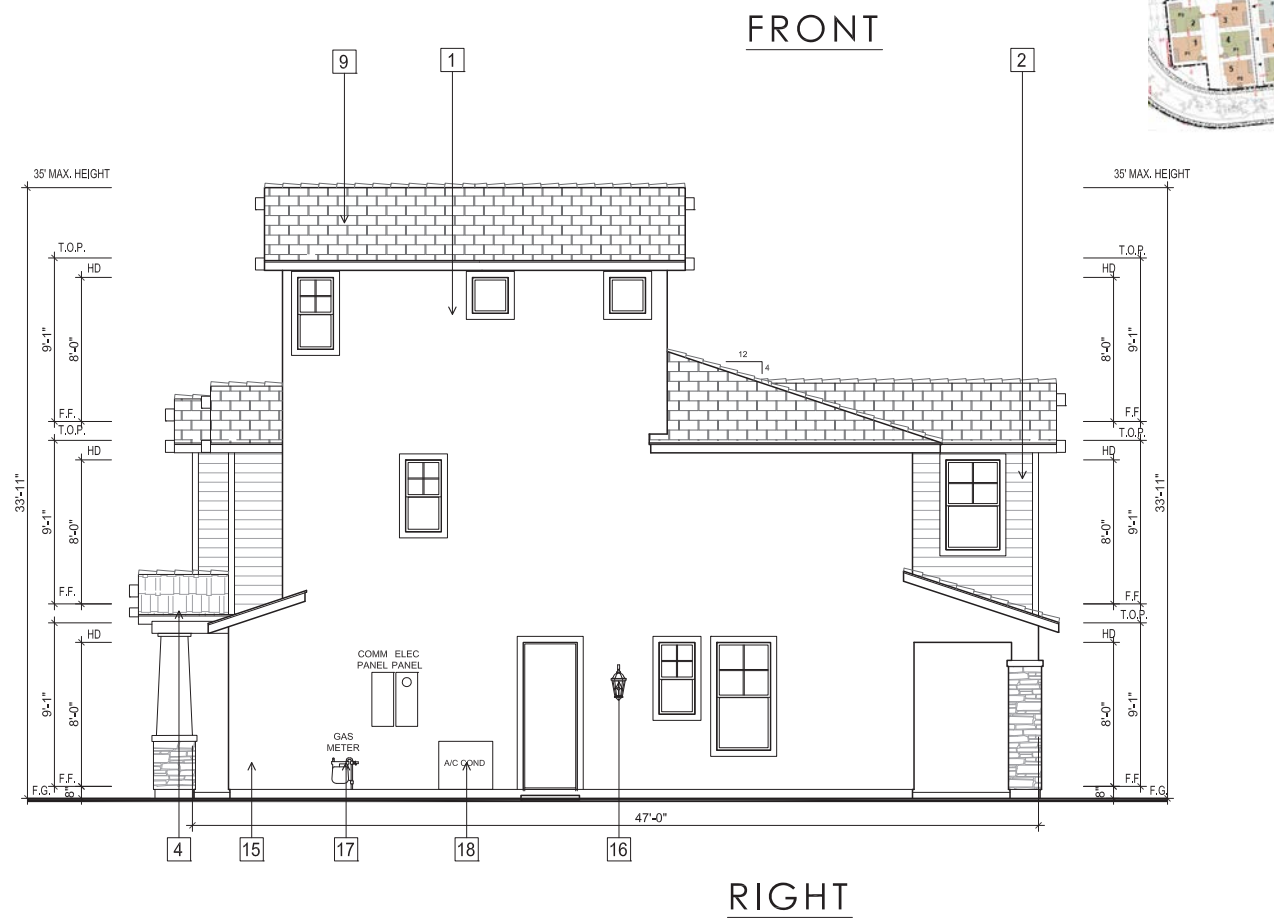
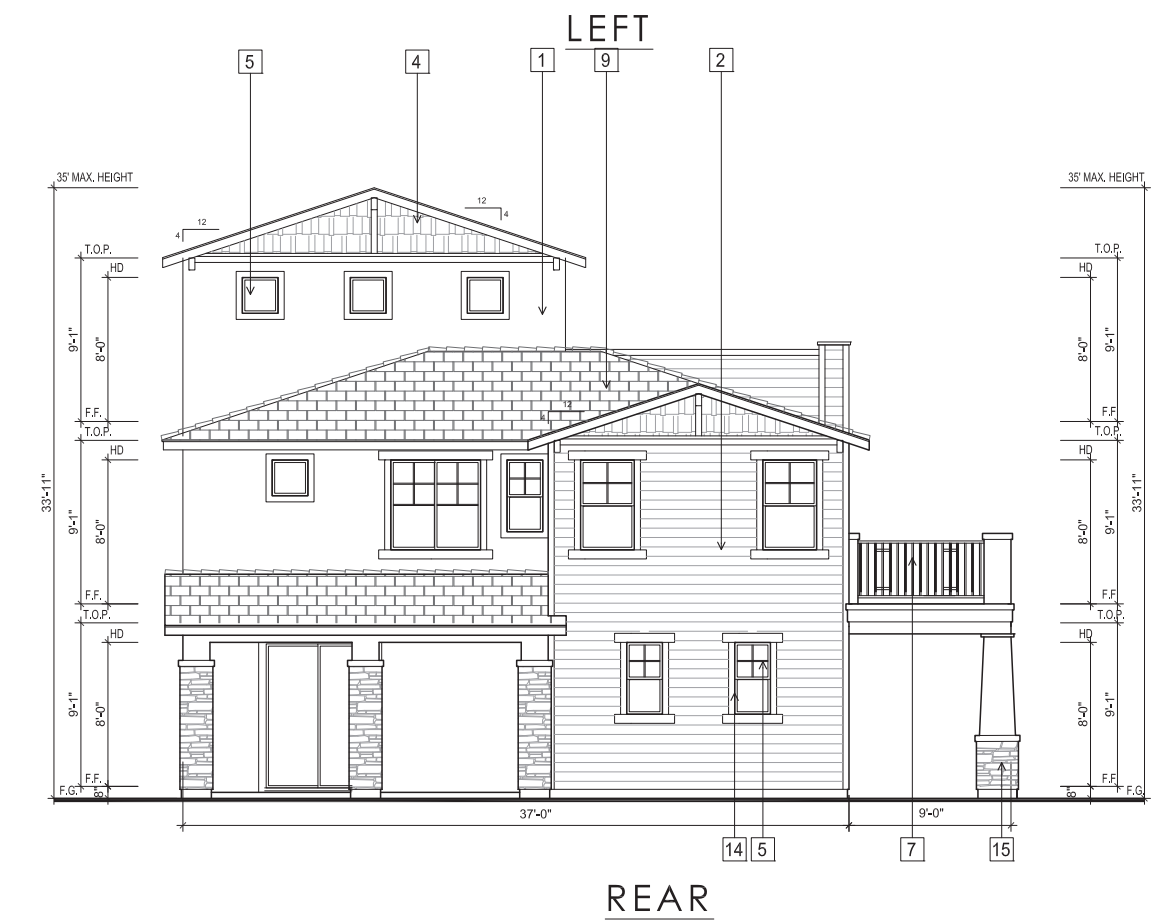
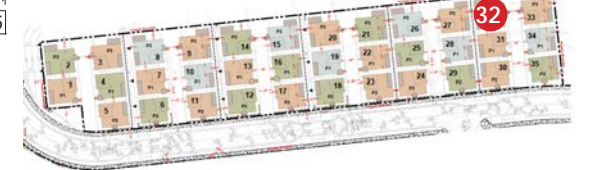
BUILDING 31 ELEVATIONS - PLAN 1 MISSION (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

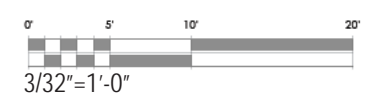




- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



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



OAK KNOLL

BUILDING 32 ELEVATIONS - PLAN 3 CRAFTSMAN (REVERSED PLAN)

FINAL DEVELOPMENT PLAN - PARCEL 9

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



LEFT



REAR

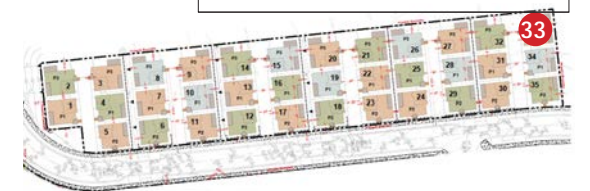


FRONT

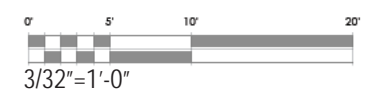


RIGHT

- | | |
|----|--|
| 1 | STUCCO |
| 2 | HORIZONTAL SIDING |
| 3 | BOARD & BATT SIDING |
| 4 | SHINGLE SIDING |
| 5 | VINYL WINDOW |
| 6 | SHUTTERS AT ENHANCED ELEVATION |
| 7 | WROUGHT IRON RAILING |
| 8 | STANDING SEAM METAL ROOF |
| 9 | FLAT CONCRETE TILE ROOF |
| 10 | S-TILE ROOF |
| 11 | GARAGE DOOR |
| 12 | STANDING SEAM METAL CANOPY |
| 13 | N/A |
| 14 | WINDOW WOOD TRIM |
| 15 | STONE VENEER |
| 16 | EXTERIOR LIGHTING |
| 17 | UTILITY LOCATION / ROOM TO BE DETERMINED |
| 18 | A/C LOCATION |
| 19 | PRIVACY FENCE AT END UNIT |
| 20 | TILE ACCENT |
| 21 | DECORATIVE WOOD RAIL |
- ELEVATION KEY NOTES**



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

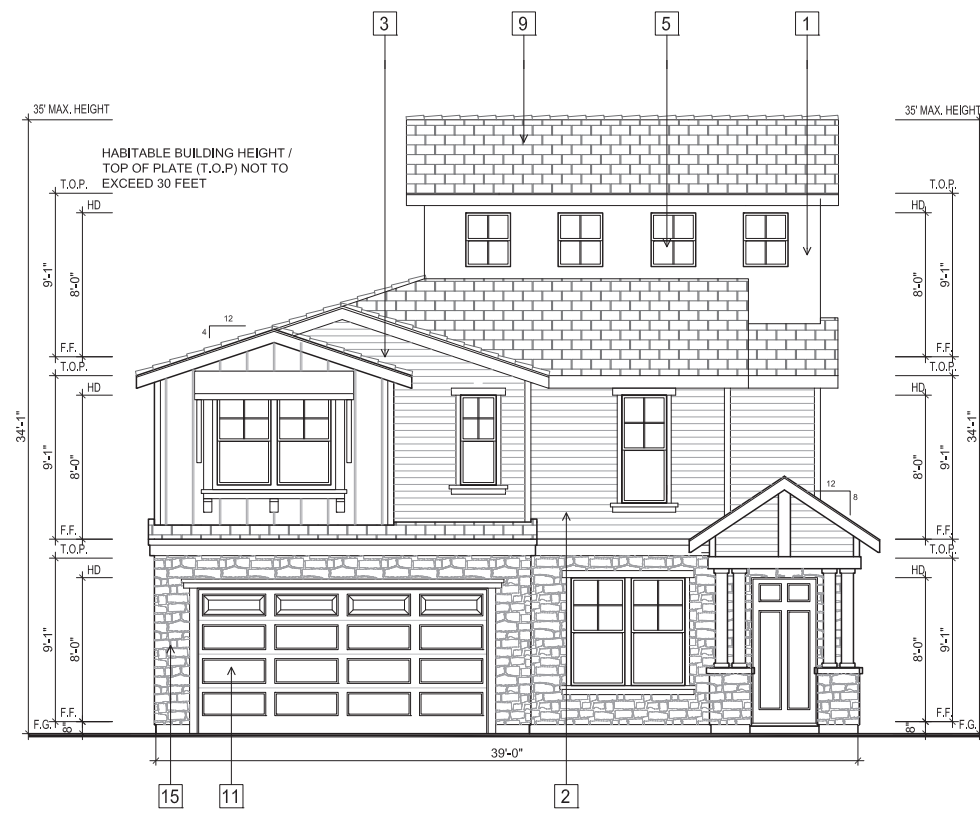
BUILDING 33 ELEVATIONS - PLAN 3 MISSION

FINAL DEVELOPMENT PLAN - PARCEL 9





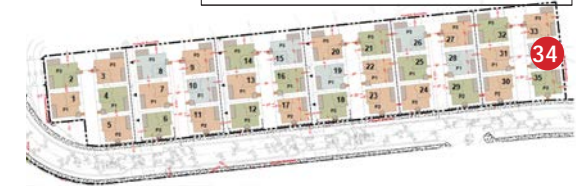
LEFT



FRONT

- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 SHUTTERS AT ENHANCED ELEVATION
- 7 WROUGHT IRON RAILING
- 8 STANDING SEAM METAL ROOF
- 9 FLAT CONCRETE TILE ROOF
- 10 S-TILE ROOF
- 11 GARAGE DOOR
- 12 STANDING SEAM METAL CANOPY
- 13 N/A
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY LOCATION / ROOM TO BE DETERMINED
- 18 A/C LOCATION
- 19 PRIVACY FENCE AT END UNIT
- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

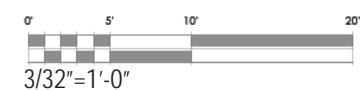


REAR



RIGHT

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



OAK KNOLL

BUILDING 34 ELEVATIONS - PLAN 1 FARMHOUSE

FINAL DEVELOPMENT PLAN - PARCEL 9

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



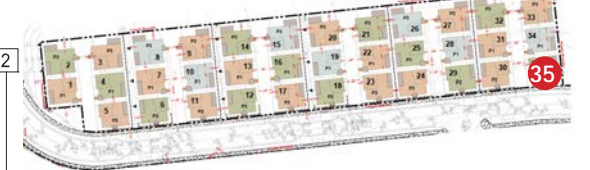
RIGHT



FRONT

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY LOCATION / ROOM TO BE DETERMINED
18	A/C LOCATION
19	PRIVACY FENCE AT END UNIT
20	TILE ACCENT
21	DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

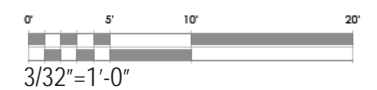


REAR



LEFT (STREET SIDE)

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 35 ELEVATIONS - PLAN 2 CRAFTSMAN

FINAL DEVELOPMENT PLAN - PARCEL 9





← MOUNTAIN BLVD. PLAN 1 MISSION PLAN 2 MISSION PLAN 2 CRAFTSMAN PLAN 2 MISSION PLAN 2 CRAFTSMAN PLAN 2 MISSION



PLAN 2 CRAFTSMAN PLAN 2 MISSION PLAN 2 MISSION PLAN 2 CRAFTSMAN PLAN 2 MISSION PLAN 2 CRAFTSMAN → PARCEL 10



NOTE:
TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE
PER THE PLANS SHOWN ON PAGES 37, 40 OR 43.

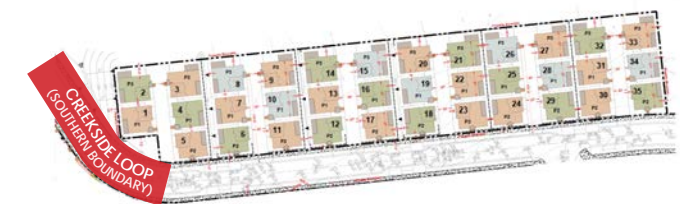


OAK KNOLL

CREEKSIDE LOOP STREETSCENE ELEVATION (EASTERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 9

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

CREEKSIDE LOOP STREETSCENE ELEVATION (SOUTHERN PARCEL BOUNDARY)

FINAL DEVELOPMENT PLAN - PARCEL 9





← PARCEL 10

PLAN 3 MISSION

PLAN 3 CRAFTSMAN

PLAN 3 MISSION

PLAN 3 FARMHOUSE

PLAN 3 CRAFTSMAN

PLAN 3 MISSION



PLAN 3 FARMHOUSE

PLAN 3 CRAFTSMAN

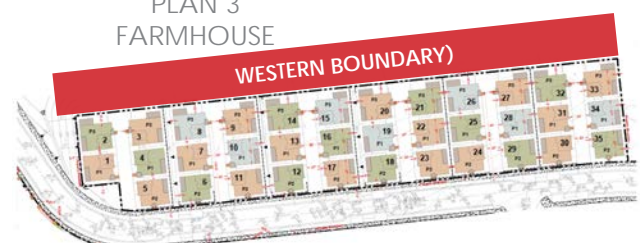
PLAN 3 MISSION

PLAN 3 FARMHOUSE

PLAN 3 MISSION

PLAN 3 CRAFTSMAN

→ MOUNTAIN BLVD.



NOTE:
TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE
PER THE PLANS SHOWN ON PAGES 37, 40 & 43.



OAK KNOLL

WESTERN PARCEL BOUNDARY BUILDING ELEVATIONS

FINAL DEVELOPMENT PLAN - PARCEL 9

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



NOTE:
TWO STORY VERSION SHOWN HERE. THIRD STORY OPTION AVAILABLE
PER THE PLANS SHOWN ON PAGES 37,40 & 43.

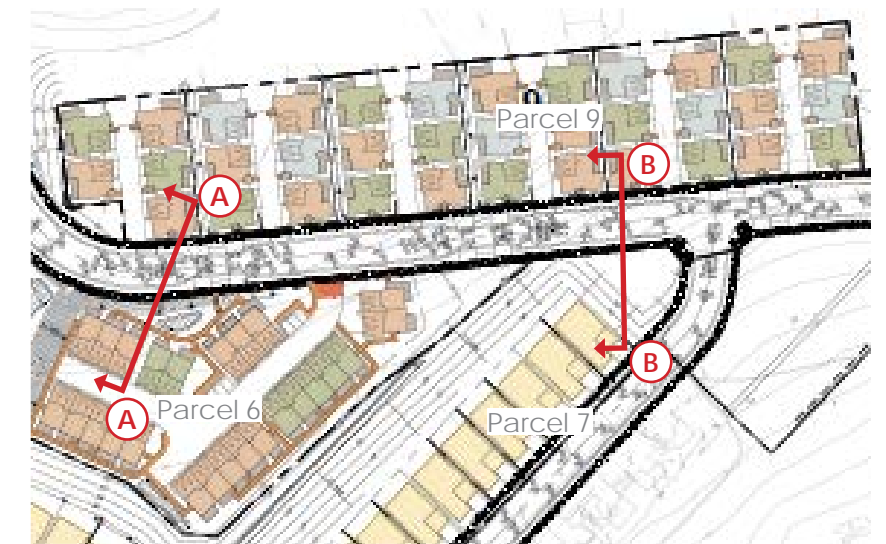
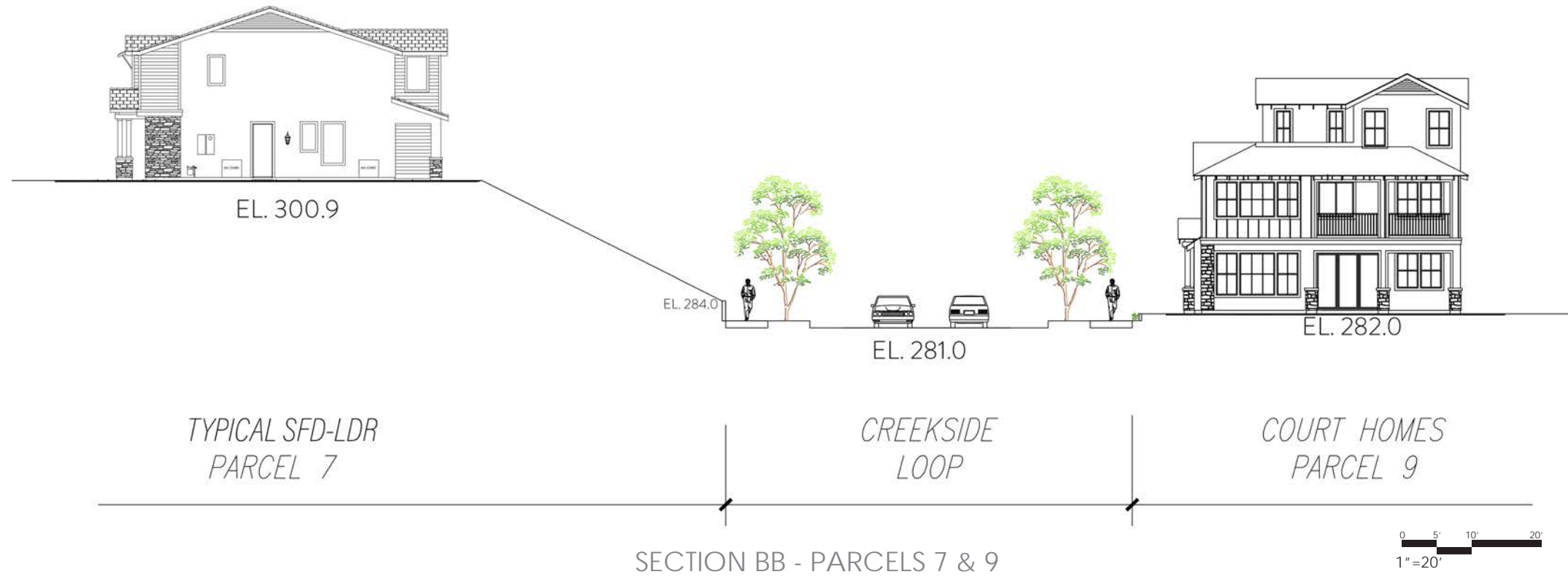
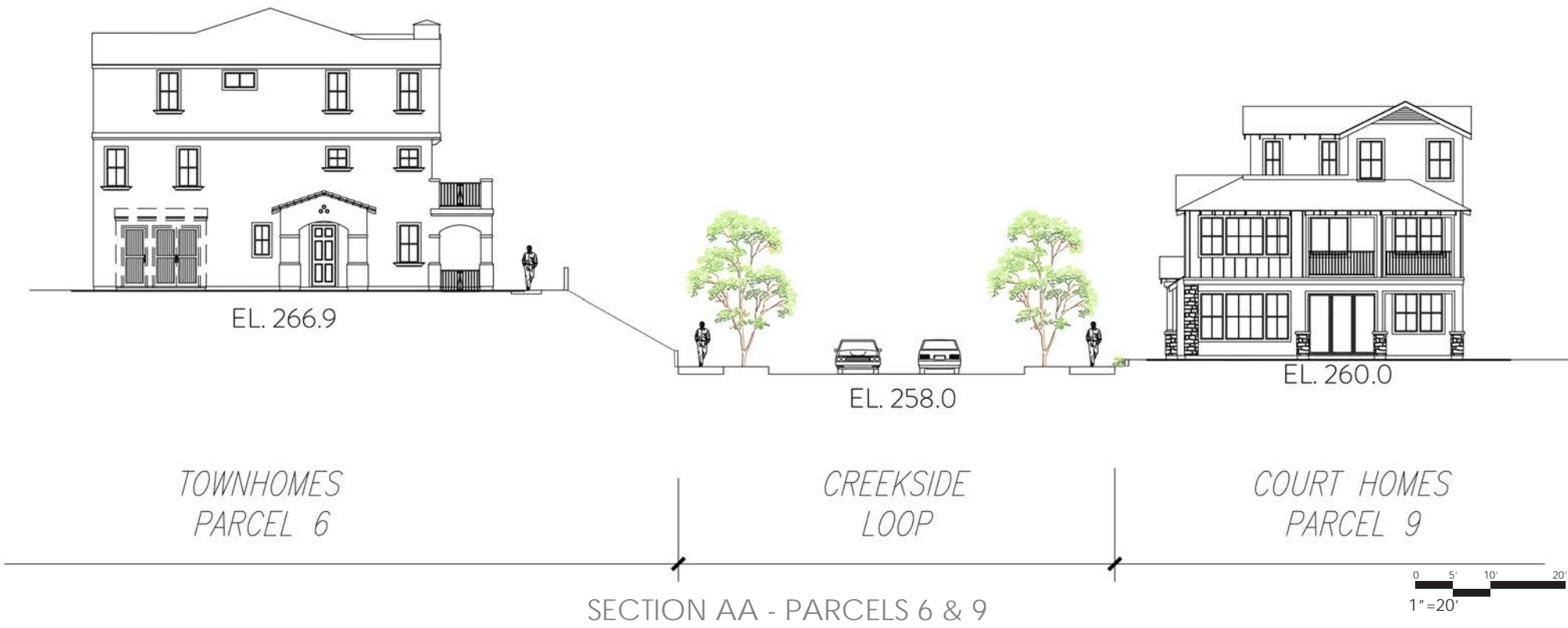
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

OAK KNOLL

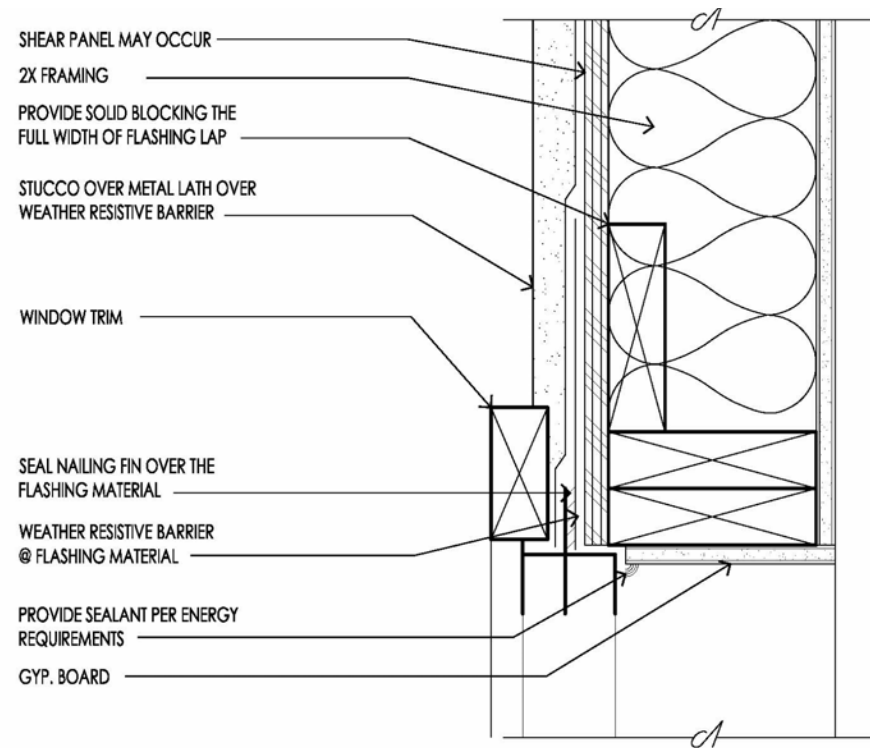
NORTHERN PARCEL BOUNDARY BUILDING ELEVATIONS

FINAL DEVELOPMENT PLAN - PARCEL 9

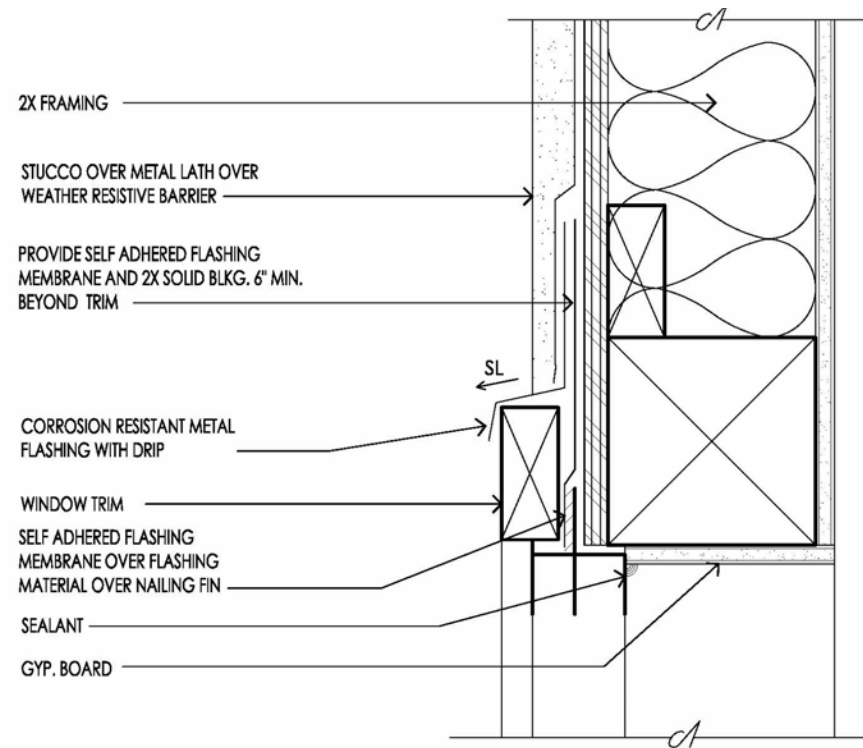




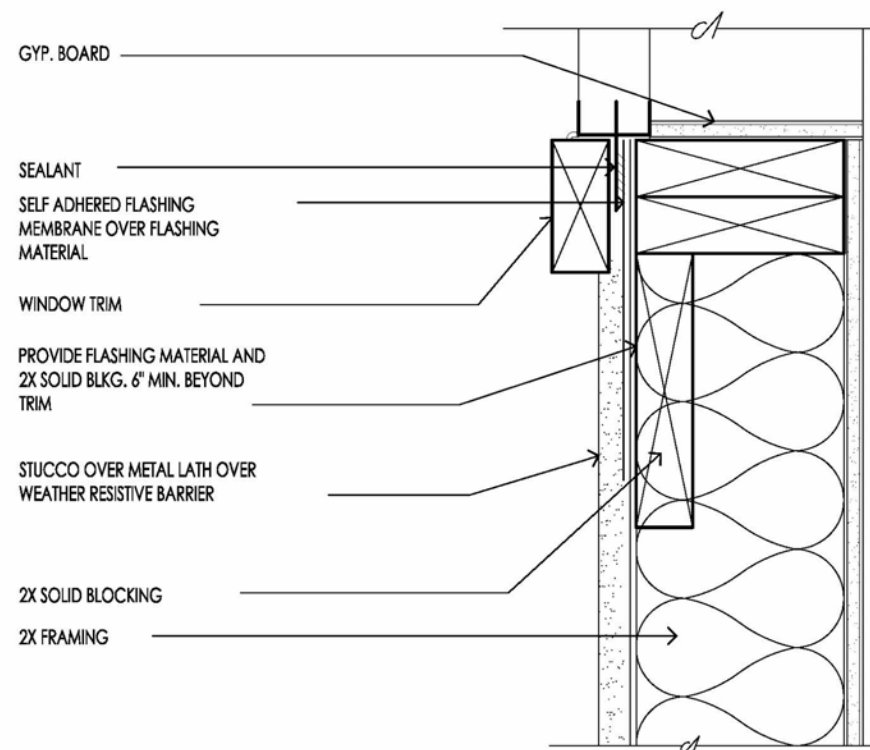
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.



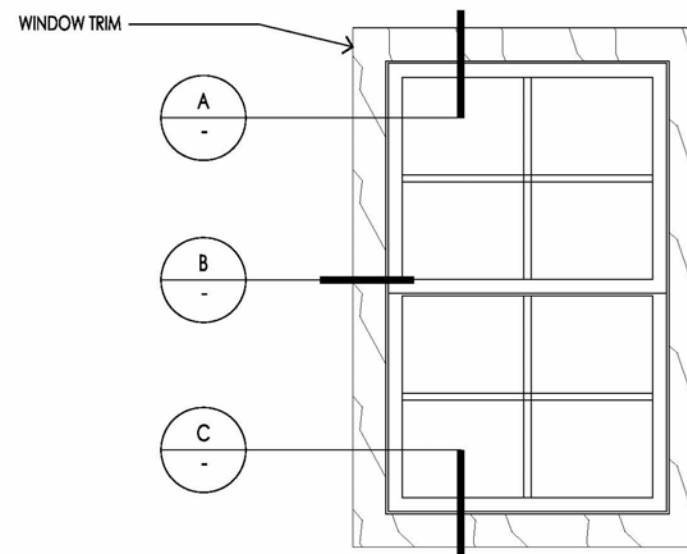
B WINDOW JAMB



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:

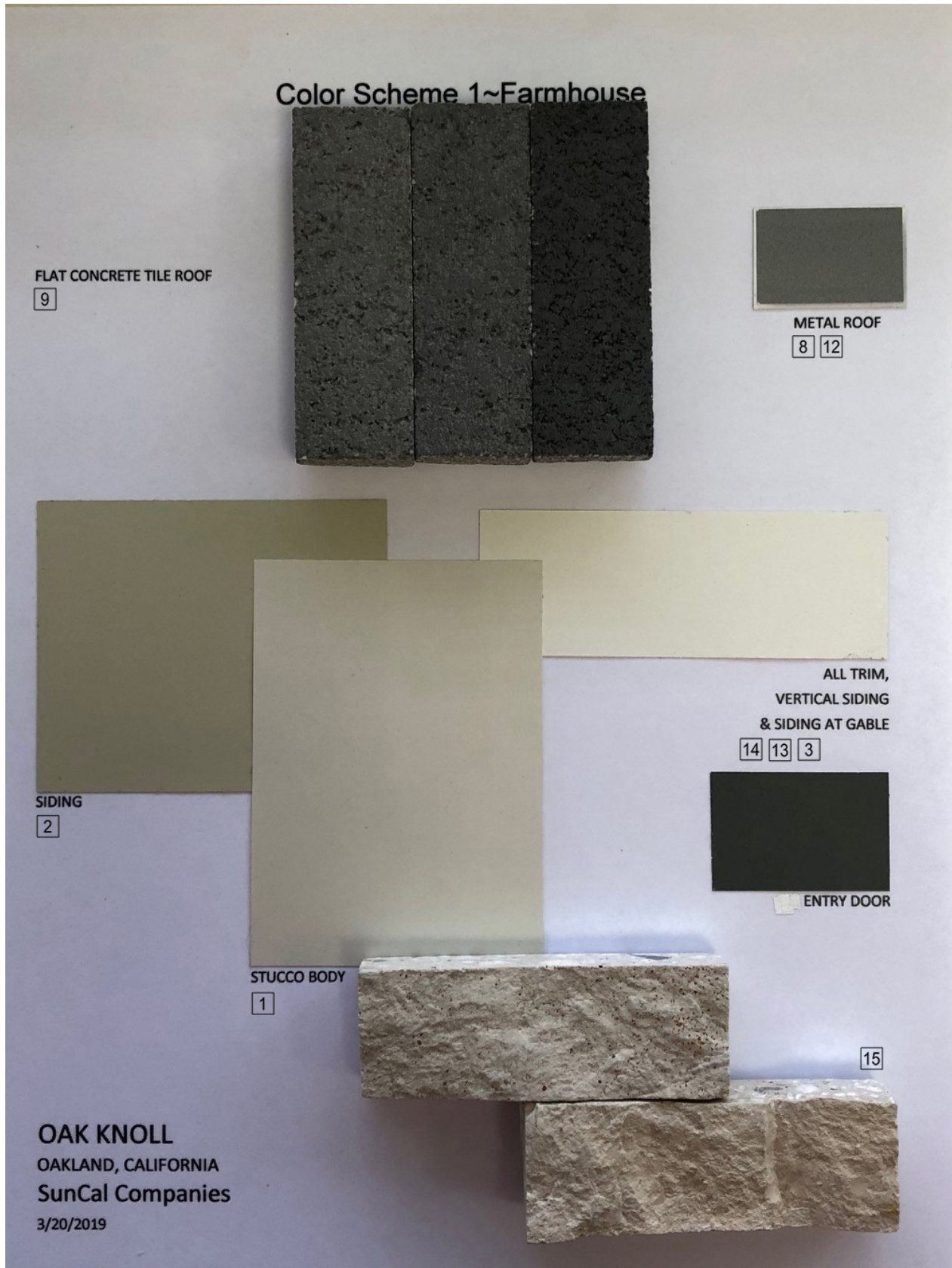
WINDOWS MAY BE MULLED TOGETHER TO ACHIEVE WIDER EXPANSES OF GLASS, BUT SHALL NOT EXCEED 12' IN TOTAL WIDTH. WINDOWS MAY HAVE DIVIDED LITES, A 2 OVER 2, 4 OVER 1, 4 OVER 4, 6 OVER 1, OR 6 OVER 6 MUNTIN PATTERN. TRUE DIVIDED LITES ARE PREFERRED, SIMULATED DIVIDED LITES, BETWEEN THE GLASS, ARE ACCEPTABLE,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

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

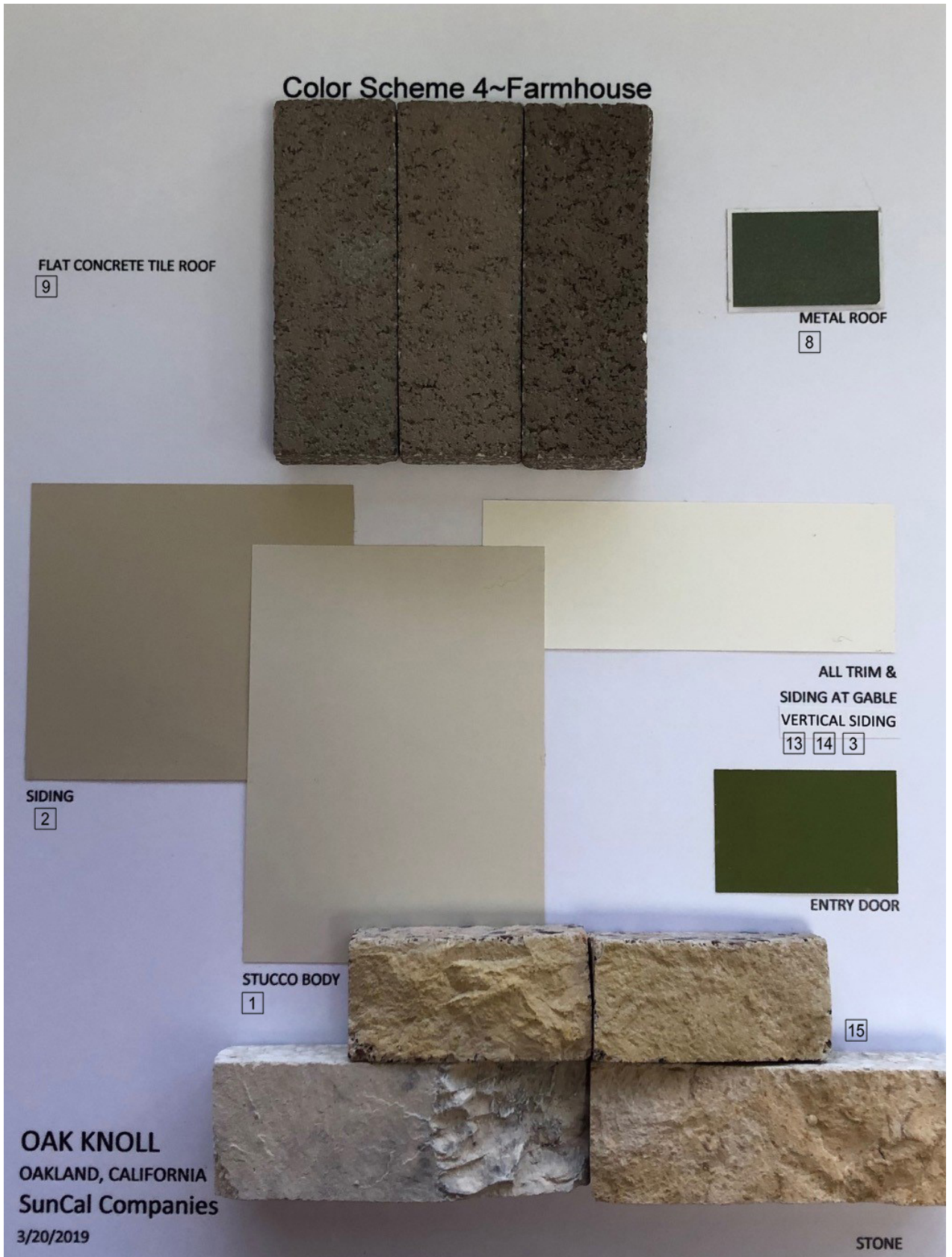
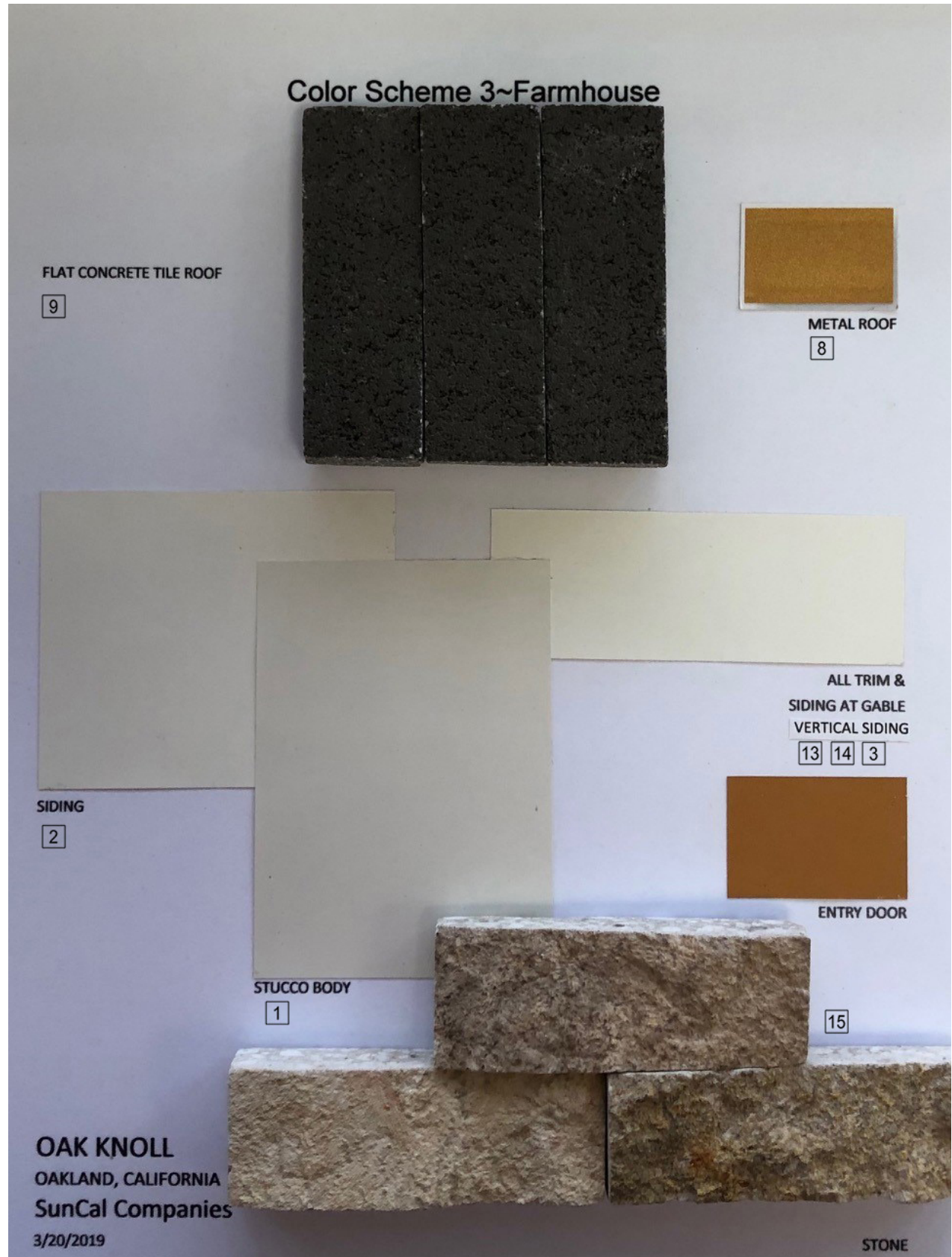
OAK KNOLL

FINAL DEVELOPMENT PLAN - PARCEL 9





- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 WINDOW SHUTTER
 - 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 WINDOW FOAM TRIM
 - 14 WINDOW WOOD TRIM
 - 15 STONE VENEER
 - 16 EXTERIOR LIGHTING
 - 17 UTILITY ROOM
 - 18 A/C LOCATION
- ELEVATION KEY NOTES**



- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 WINDOW SHUTTER
- 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 WINDOW FOAM TRIM
- 14 WINDOW WOOD TRIM
- 15 STONE VENEER
- 16 EXTERIOR LIGHTING
- 17 UTILITY ROOM
- 18 A/C LOCATION

ELEVATION KEY NOTES

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

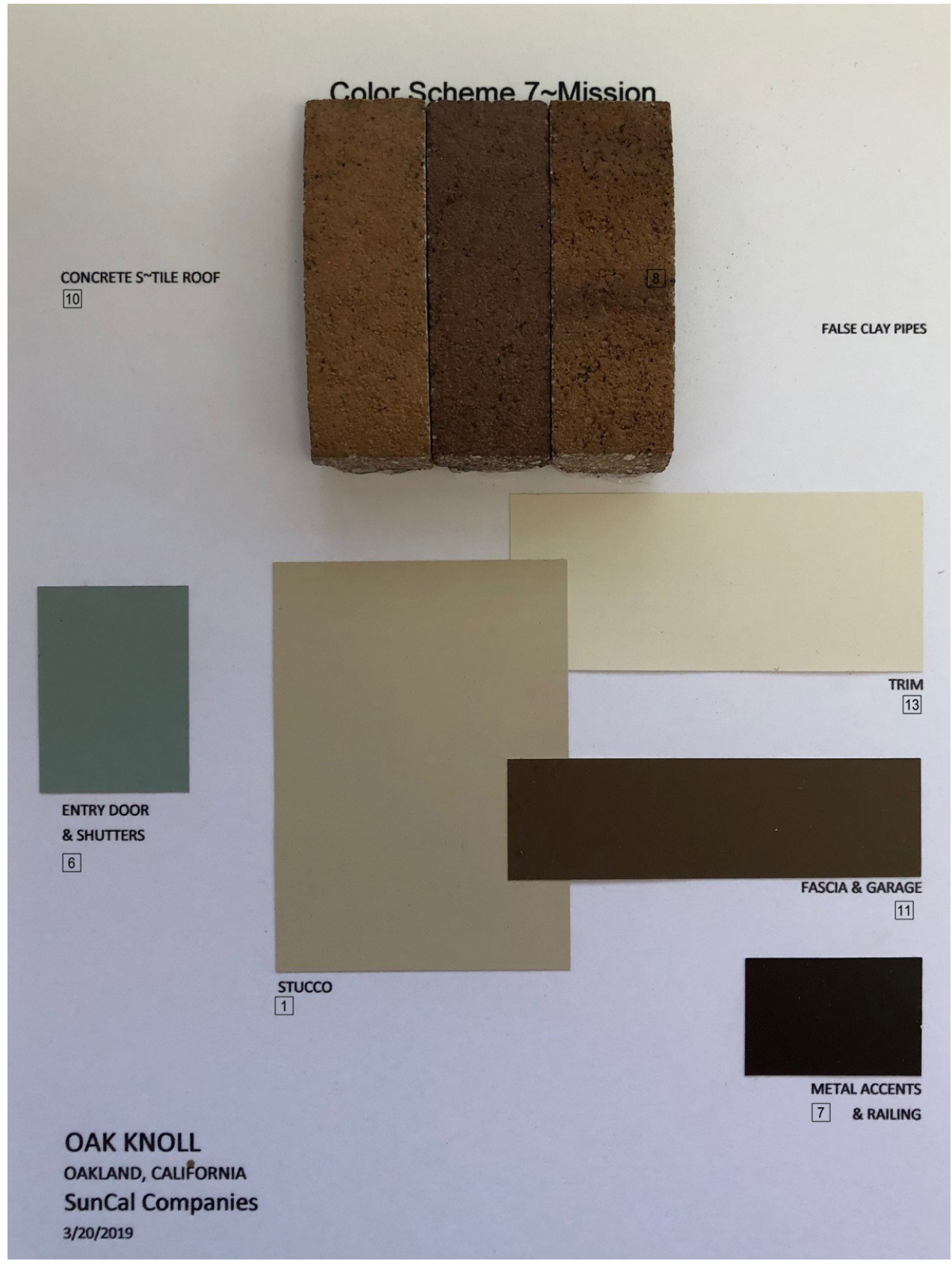
OAK KNOLL
MATERIALS AND COLORS BOARDS
FINAL DEVELOPMENT PLAN - PARCEL 9





1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	WINDOW SHUTTER
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	WINDOW FOAM TRIM
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR LIGHTING
17	UTILITY ROOM
18	A/C LOCATION

ELEVATION KEY NOTES



- 1 STUCCO
 - 2 HORIZONTAL SIDING
 - 3 BOARD & BATT SIDING
 - 4 SHINGLE SIDING
 - 5 VINYL WINDOW
 - 6 WINDOW SHUTTER
 - 7 WROUGHT IRON RAILING
 - 8 STANDING SEAM METAL ROOF
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 - 15 STONE VENEER
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 - 17 UTILITY ROOM
 - 18 A/C LOCATION
- ELEVATION KEY NOTES**

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

OAK KNOLL

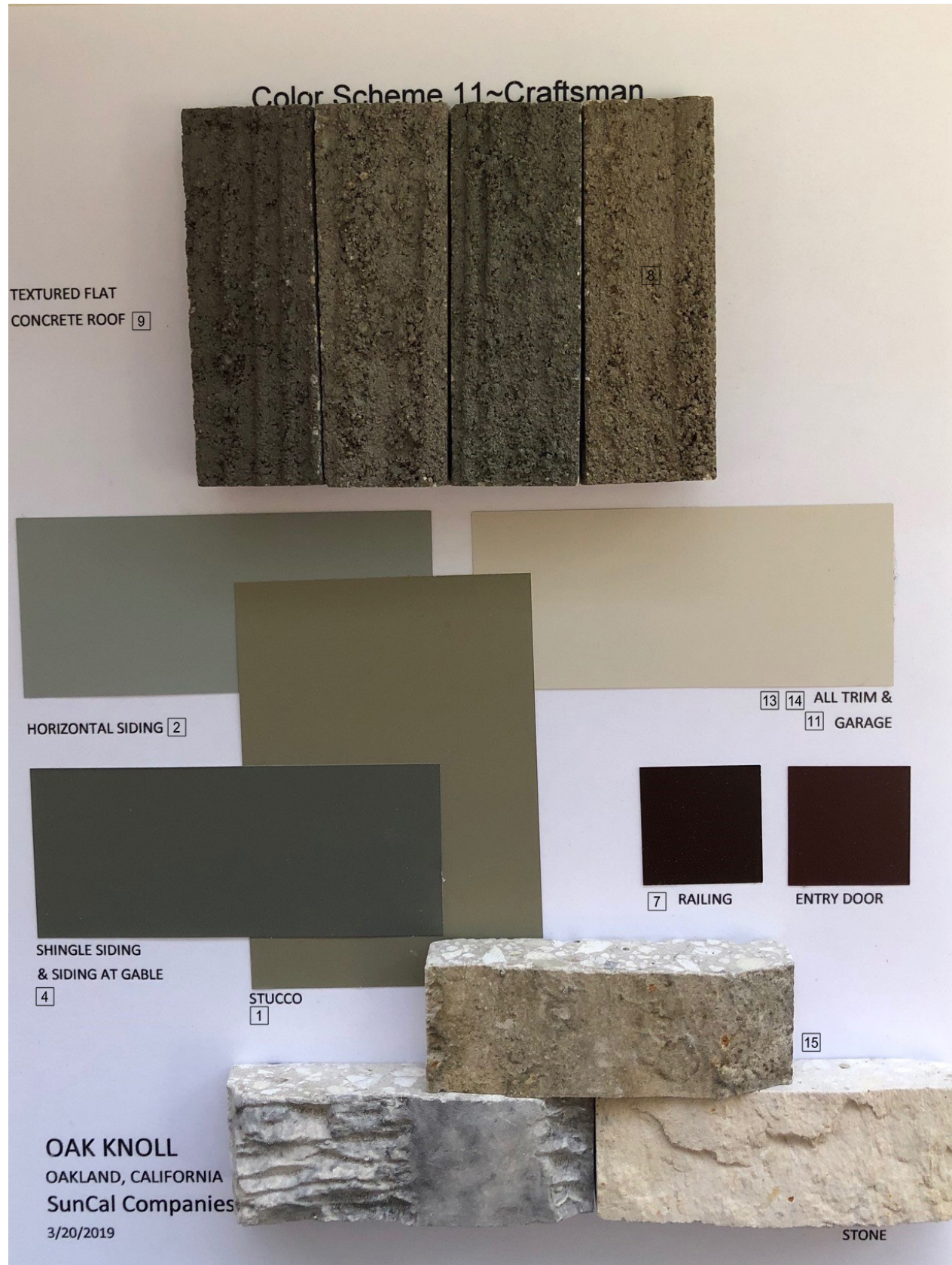
MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 9





- [1] STUCCO
 - [2] HORIZONTAL SIDING
 - [3] BOARD & BATT SIDING
 - [4] SHINGLE SIDING
 - [5] VINYL WINDOW
 - [6] WINDOW SHUTTER
 - [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
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 - [14] WINDOW WOOD TRIM
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OAK KNOLL

MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 9

OAK KNOLL  **SunCal**