

<b>Location:</b>	<b>Oak Knoll Development – Parcel 12; 8750 Mountain Boulevard</b>
<b>Assessor’s Parcel Number(s):</b>	<b>043A467500321</b>
<b>Proposal:</b>	Oak Knoll Final Development Permit (FDP) for construction of 38 residential townhouse units on Parcel 12
<b>Applicant:</b>	Marc Magstadt, SunCal
<b>Contact Person/ Phone Number:</b>	Jeff Stevens, Danielian Associates/(949) 474-6030
<b>Owner:</b>	Oak Knoll Venture Acquisitions LLC
<b>Case File Number:</b>	PLN15378-PUDF04
<b>Planning Permits Required:</b>	FDP, compliance with CEQA
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	D-OK-3 Oak Knoll District Residential Zone - 3
<b>Environmental Determination:</b>	Final Supplemental EIR certified on Nov. 7, 2017
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	7 – Treva Reid
<b>Finality of Decision:</b>	Planning Commission, appealable to City Council
<b>For Further Information:</b>	Contact case planner <b>Michele T. Morris</b> at <b>510-238-2235</b> or by e-mail at <b>mmorris2@oaklandca.gov</b>

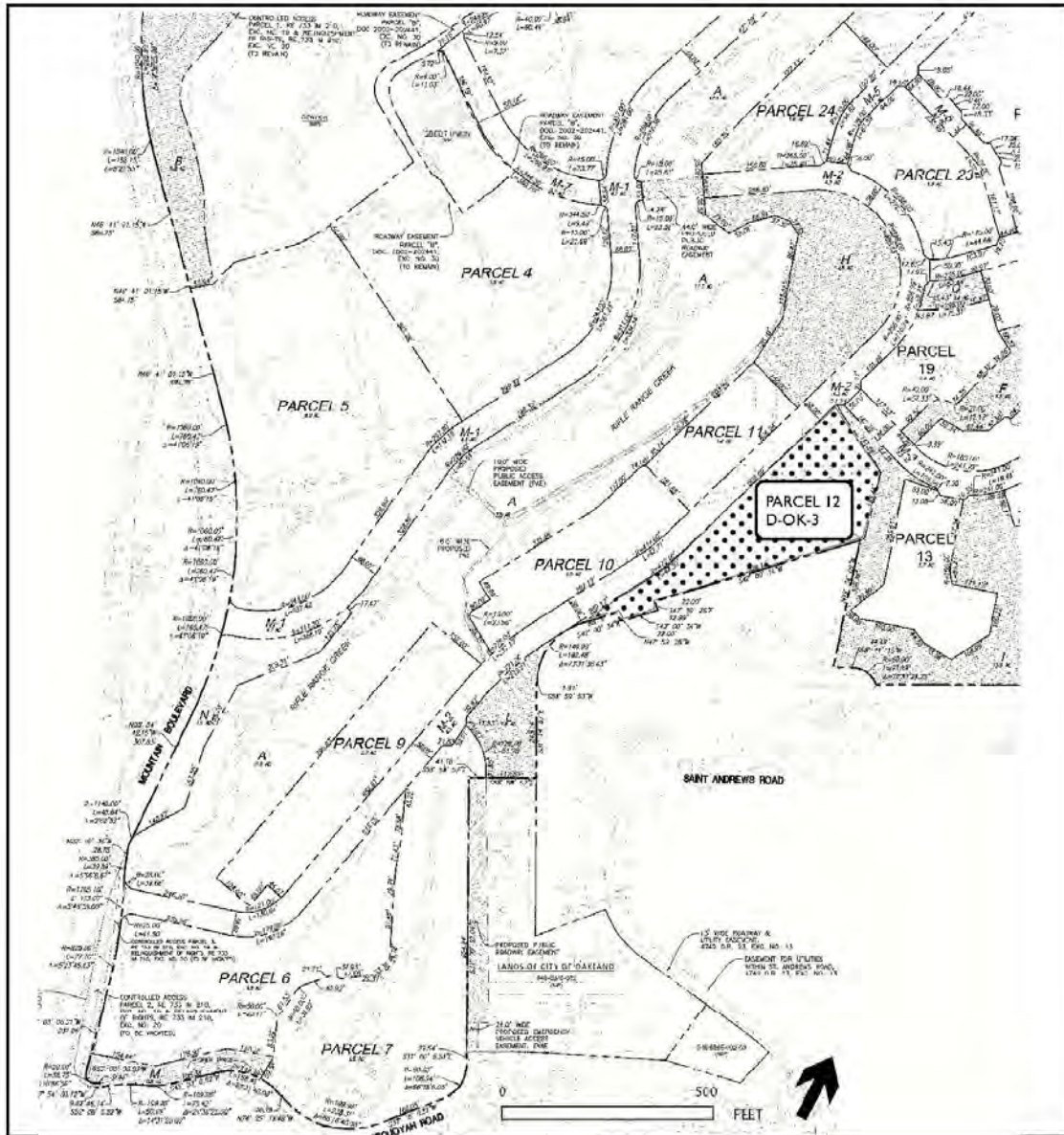
**SUMMARY**

The proposed project is a Phase 1 Final Development Permit (FDP) for construction of 38 residential units (townhomes) on Parcel 12 in the Oak Knoll Planned Unit Development (PUD). Parcel 12 is a northern uplands site 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 12, the project site, which is near the center of the Oak Knoll Development site and is currently not accessible. Parcel 12 will be accessible from a new road, Creekside Loop, and bordered on its east by Street “C.” (see Attachment A).

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15378-PUDF04  
Applicant: David Soyka and Marc Magstadt - SunCal  
Address: Oak Knoll FDP Parcel 12  
Zone: D-OK-3

## PROJECT BACKGROUND

### *Planned Unit Development History*

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

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

### *Approved Oak Knoll 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 and restoration of Club Knoll is underway. Public improvement permits, various alternate method construction permits and Private infrastructure permits for on-site improvements are under review. The City and the applicant are actively working on formation of the Community Facilities District (CFD), Geologic Hazard Abatement District (GHAD) and Subdivision Agreement.
- Tree Permit Amendment: An amendment to the approved Tree Removal Permit was received on May 3, 2021. The amendment proposes to remove 394 additional trees and requires compliance with California Environmental Quality Act (CEQA).
- Final Development Permits:
  - FDP for Club Knoll was approved with the PUD on November 7, 2017
  - FDP for Phase 1 Master Developer Site Improvements was approved with the PUD on November 7, 2017
  - FDPs for Phase 1 Residential Development Parcels. The Master Developer has submitted eight FDPs for Phase 1, which are in various stages of City review:
    - Parcel 6: Townhomes. Deemed complete and under consideration by DRC
    - Parcel 12: Townhomes. Deemed complete and under consideration by DRC at this meeting (and the subject of this report)
    - Parcel 11: Alley homes. Deemed complete and under review
    - Parcel 19: Alley homes. Deemed complete and under review
    - Parcel 23: Alley homes. Deemed complete and under review
    - Parcel 24: Alley homes. Deemed complete and under review
    - Parcel 9: Court homes. Deemed complete and under review
    - Parcel 10: Court homes. Deemed complete and under review.

#### *Parcel 12 FDP*

The proposed FDP for Parcel 12 was presented to the Design Review Committee on June 23, 2021. The DRC instructed the applicant to return to the committee with revised plans on September 22, 2021, which has been subsequently postponed to the current meeting of October 27, 2021, due to Applicant delays. The DRC gave direction at the June 23rd meeting on the following items and requested that the applicant return to the DRC:

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

- Diversify the window types.
- Clearly label the dimensions of the retaining wall and privacy wall, and its distance from the right-of-way.
- The design should imbed the character of Oak Knoll and build a feeling of a residential enclave. The plans need to convey a sense of a special identity for Oak Knoll community.
- Improve the interface between the units and the street, and enhance the connection to the street.

## PROJECT DESCRIPTION

The proposed Parcel 12 project includes 38 residential units. Plans, elevations and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include the following characteristics:

- **Style:** The proposed residential development includes stylistic references to common and vernacular California architectural styles, including Craftsman, and mission architectural styles.
- **Site Planning:** The proposed FDP includes 11 buildings including duplex, triplex, 4-plex and 5-plex building arrangements.
- **Unit Types:** Parcel 12 proposes three-story, three-bedroom townhomes grouped into multifamily buildings and would consist of two duplex, five triplex, one 4-plex, and three 5-plex buildings. These may be units for rent, or condominium units in the future.
- **Parking:** Each unit has a two-car attached garage, for a total of 76 off-street parking spaces.
- **Open Space:** The FDP includes a combination of group open space, private balconies, and ground floor porches.

## GENERAL PLAN ANALYSIS

The Parcel 12 project site is in the Mixed Housing Type Residential General Plan land use designation. The intent of the Mixed Housing Type Residential land use designation is “to create, maintain, and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.” However, the Land Use Element further describes the Desired Character and Use in this designation to involve future development “remain[s] residential in character.” The master planned Oak Knoll PUD allows for development of up to 918 residential units.

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

- Objective N3: Encourage the construction, conservation, and enhancement of housing resources to meet the current and future needs of the Oakland community.
  - Policy N3.9 – Facilitating Housing Construction. Orienting Residential Development. Residential developments should be encouraged to face the street and to orient their units to desirable sunlight and views, while avoiding

unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.

- *The proposal will deliver market rate housing that will intensify and support new uses in the South Hills area of Oakland. Front entry porches and rear-facing porches are designed to create a “sense of address” and prove gates, yards and access to public streets and paseos and/or pathways.*
- Objective N6: Encourage a mix of housing costs, unit sizes, types, and ownership structures.
  - *The proposed project will include townhomes consisting of duplexes, triplexes, four-plex and five-plex buildings which will create more home ownership opportunities.*

**ZONING ANALYSIS**

Parcel 12 is located within the South Hills area of the Oakland hills in the D-OK-3 Oak Knoll District Residential Zone - 3 (D-OK-3). The intent of the D-OK-3 Zone is to create, maintain, and enhance areas suitable for medium-density residential units, such as townhomes. The zoning district provides medium density housing development. The following discussion outlines the purpose of the D-OK-3 regulations, with staff analysis provided below in indented, italicized text:

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

*Zoning Analysis*

Criteria	OK-3	Proposed	Analysis
Land Use			
Permanent Residential	P	P	Allowed
Multi-family Dwelling Facility	P	P	Allowed
Density	1 unit per 1600 sf lot area on lots 5,000 sf or greater	174,240 sf, 38 units*1600 = 60,800	Complies
Maximum Lot Coverage	55%	36.1%	Complies
Maximum wall height primary building	35 ft/ 3 stories	3 stories/ approx. 30 ft	Complies
Maximum pitched roof height	40 ft	40 ft	Complies
Open Space – Group Residential	170 sf per unit (can be replaced by 70 sf of dedicated Private Open Space per unit)	2 <sup>nd</sup> floor decks between 128 sf or 144 sf.	Complies

Criteria	OK-3	Proposed	Analysis
<b>Land Use</b>			
Parking	1 space per dwelling unit = 38 spaces	Individual two-car garages per unit	Complies
Retaining Walls	Multiple retaining walls shall be separated by a distance of at least four (4) feet between the exposed faces of each wall.	4 ft. minimum	Complies

### *Oak Knoll Design Guidelines*

The Oak Knoll Design Guidelines compliance matrix for Parcel 12 is provided in **Attachment B** to this report. Where the project is not in compliance with any guidelines, as noted in the compliance matrix, the lack of compliance is discussed in the *Zoning and Related Issues* section of this report.

## ZONING AND RELATED ISSUES

### *Design*

Staff has worked with the applicant and architect to refine the proposed design for the Parcel 12 site. The project complies with the underlying zoning regulations. The applicant team has worked to improve the overall site plan of the project to provide activation on Creekside Loop and to limit the 'back of house' impacts. Staff reviewed the proposed project against the Oak Knoll Design Guidelines (see Attachment B). The project meets the following key guidelines:

Design Guideline	Compliance Analysis
<i>2.4 Townhome Design Objectives</i>	
Create a 'sense of address' and a front door for each unit by providing 'door yards,' gates, and access to public streets and paseos.	Complies
<i>3.5 High Visibility Facades</i>	
Additive Façade Elements	Complies
Successful Execution of Secondary Façades	Complies

Staff was concerned with previous designs of the entrances and rear porches for the townhomes. The front doors and wayfinding needed enhancement and revision to provide more prominence and a sense of address for the townhomes. The corner lot façades and additive façade elements needed refinement of the second-story decks which tended to detract from the ground-floor entry areas. The applicant responded with more articulation at the ground floor and slimmer porch

column profiles. Revisions have been made to enhance secondary facades by mixing exterior materials, revising roof slopes, rearranging gabled roof lines, and adding decorative trim such as window shutters. Staff believes that the revisions create an enhanced visual impact for the secondary façades.

### *Issues*

In general, staff finds the project improved since the previous submittal. The applicant has responded to staff comments with improvements to the site plan and design. Staff would like the DRC to consider the following issue:

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

- **2.4 Townhomes – Stepping between units.** Stepping between units is encouraged to provide private balconies and a varied building frontage as viewed from the street and would help break up the façades of the triplexes facing Creekside Loop. The proposed site plan exhibits minimal stepping between the unit buildings.
  - *Does the DRC think the site plan should be revised to incorporate additional stepping of the buildings with the slope of the terrain?*

### **RECOMMENDATION**

Staff recommends the DRC review and comment on the proposed Oak Knoll Development Parcel 12 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:



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Michele T. Morris, Planner III

Reviewed by:



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Catherine Payne, Development Planning Manager  
Bureau of Planning

**Attachment:**

- A. Parcel 12 Proposed Plans, dated October 11, 2021
- B. Parcel 12 Design Review Conformance Matrix

ATTACHMENT A



# OAK KNOLL

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FINAL  
DEVELOPMENT  
PLAN  
PARCEL 12

02.03.20

Revision 7: 10.11.21

# CLIENT

## SunCal

2392 Morse Avenue  
Irvine, CA 92614

# CONSULTANTS

## Danielian Associates

ARCHITECT  
60 Corporate Park  
Irvine, CA 92606

## PGAdesign

LANDSCAPE  
ARCHITECT  
444 17th Street  
Oakland, CA 94612

## BKF Engineers

CIVIL ENGINEER  
300 Frank Ogawa Plaza  
Oakland, CA 94612

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## THE PLAN

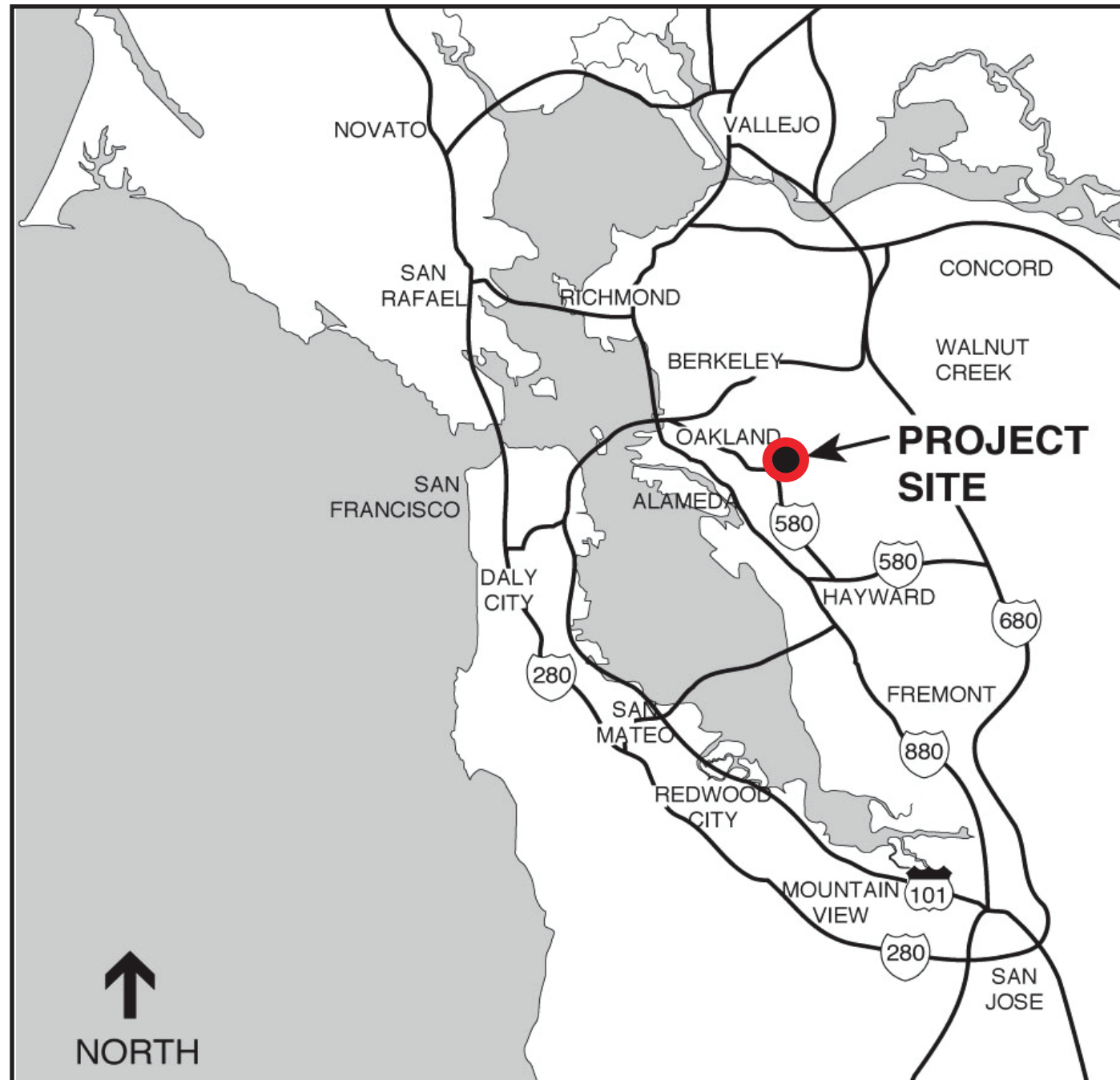
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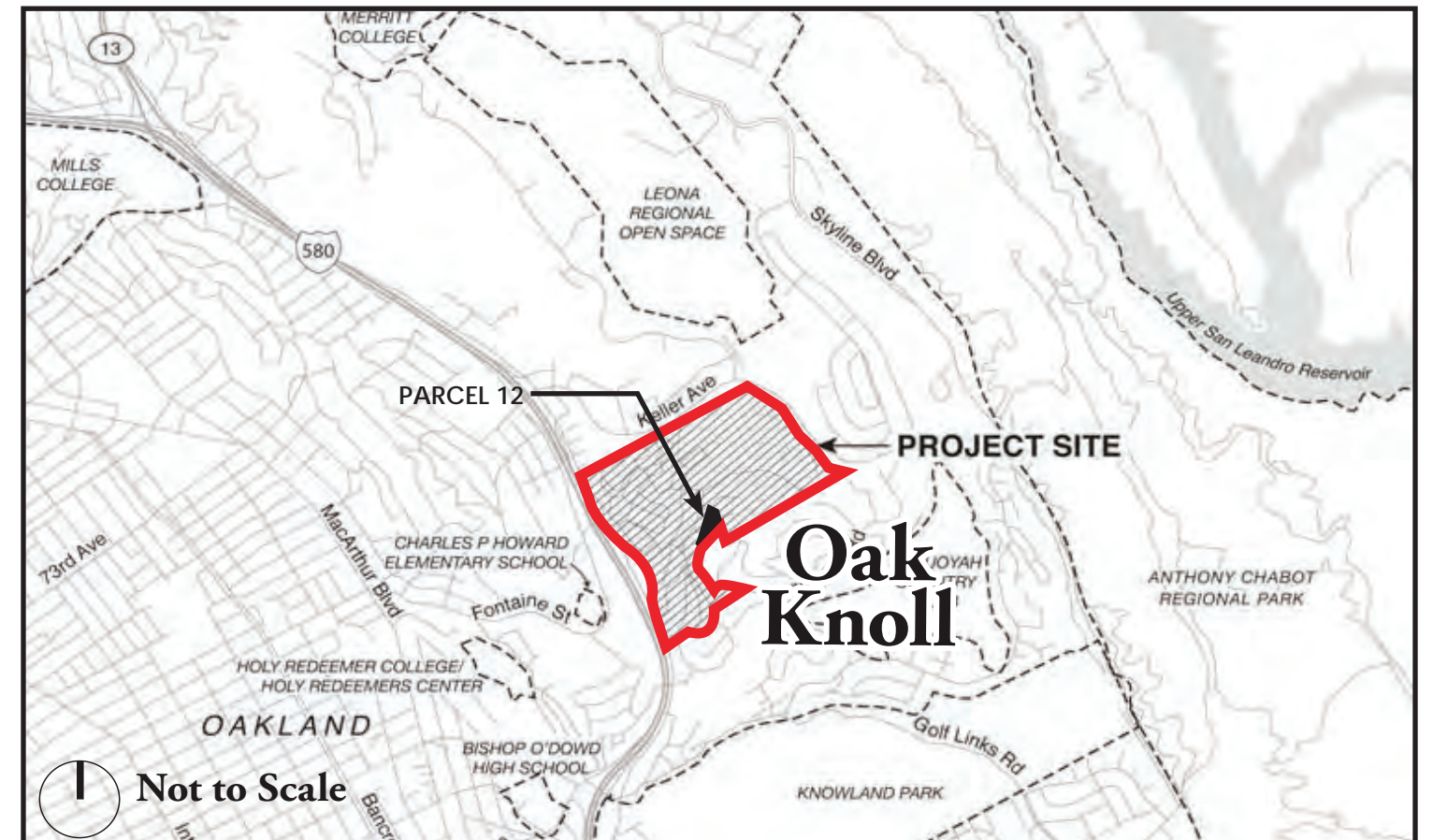
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An aerial photograph of a city and its surrounding landscape. The city is densely packed with buildings and roads, extending towards a large body of water in the distance. The foreground shows a mix of green fields, forests, and some industrial or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

# INTRODUCTION



LOCATION



VICINITY

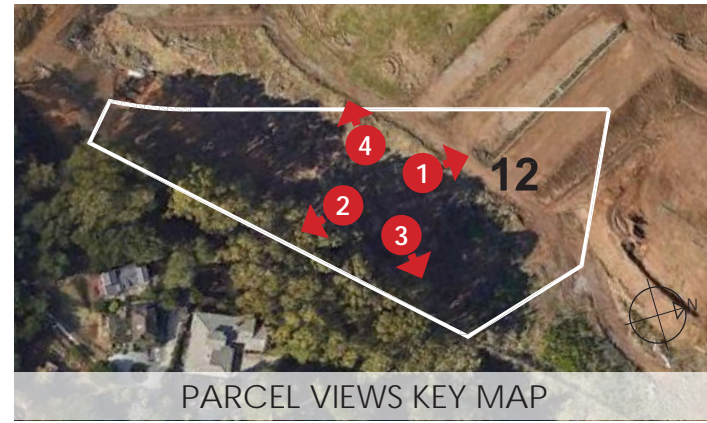
# OAK KNOLL

LOCATION & VICINITY MAP  
 FINAL DEVELOPMENT PLAN - PARCEL 12





PHASE 1 CONTEXT



PARCEL VIEWS KEY MAP



1. LOOKING NORTH



2. LOOKING SOUTH



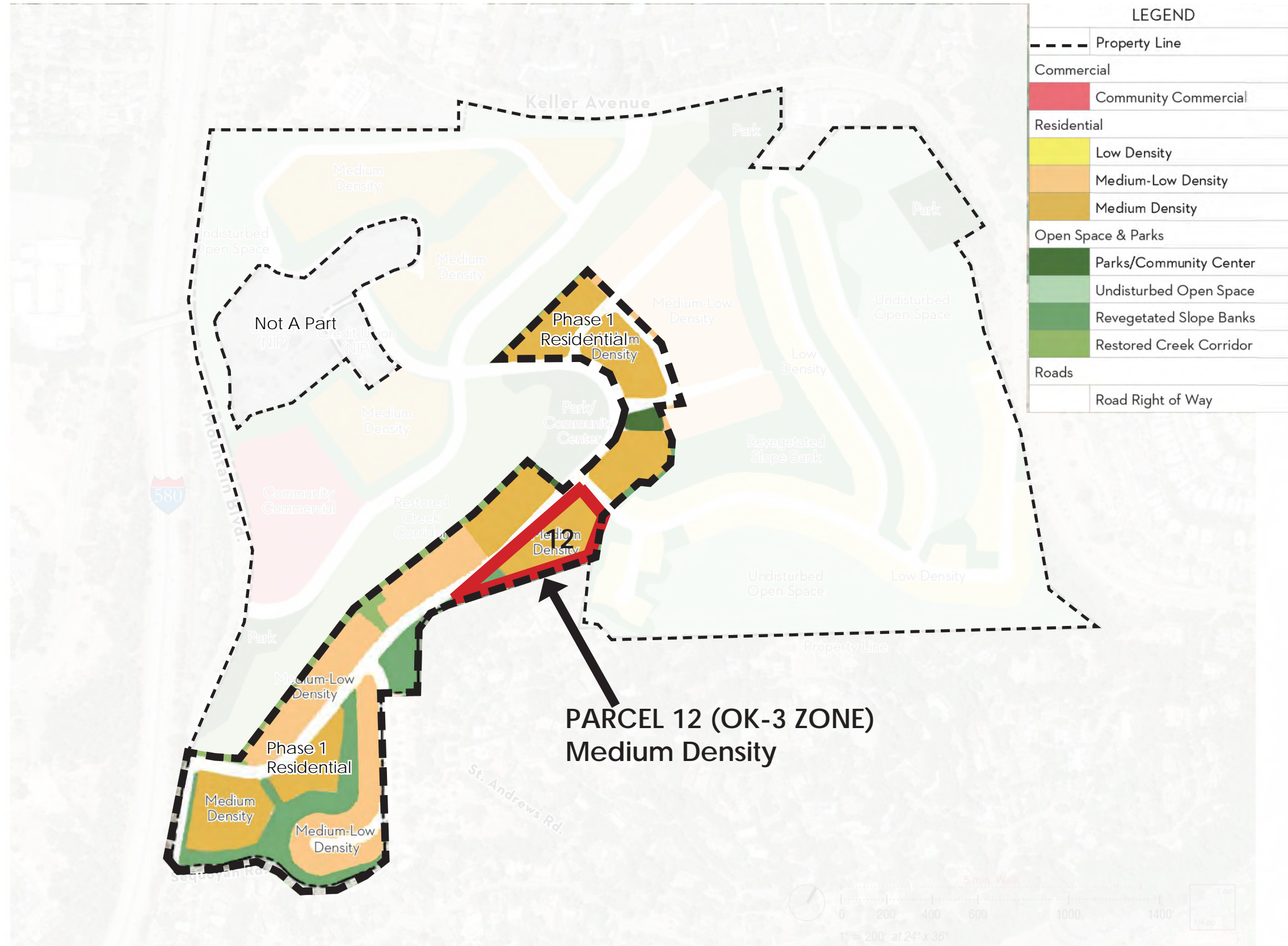
3. LOOKING EAST

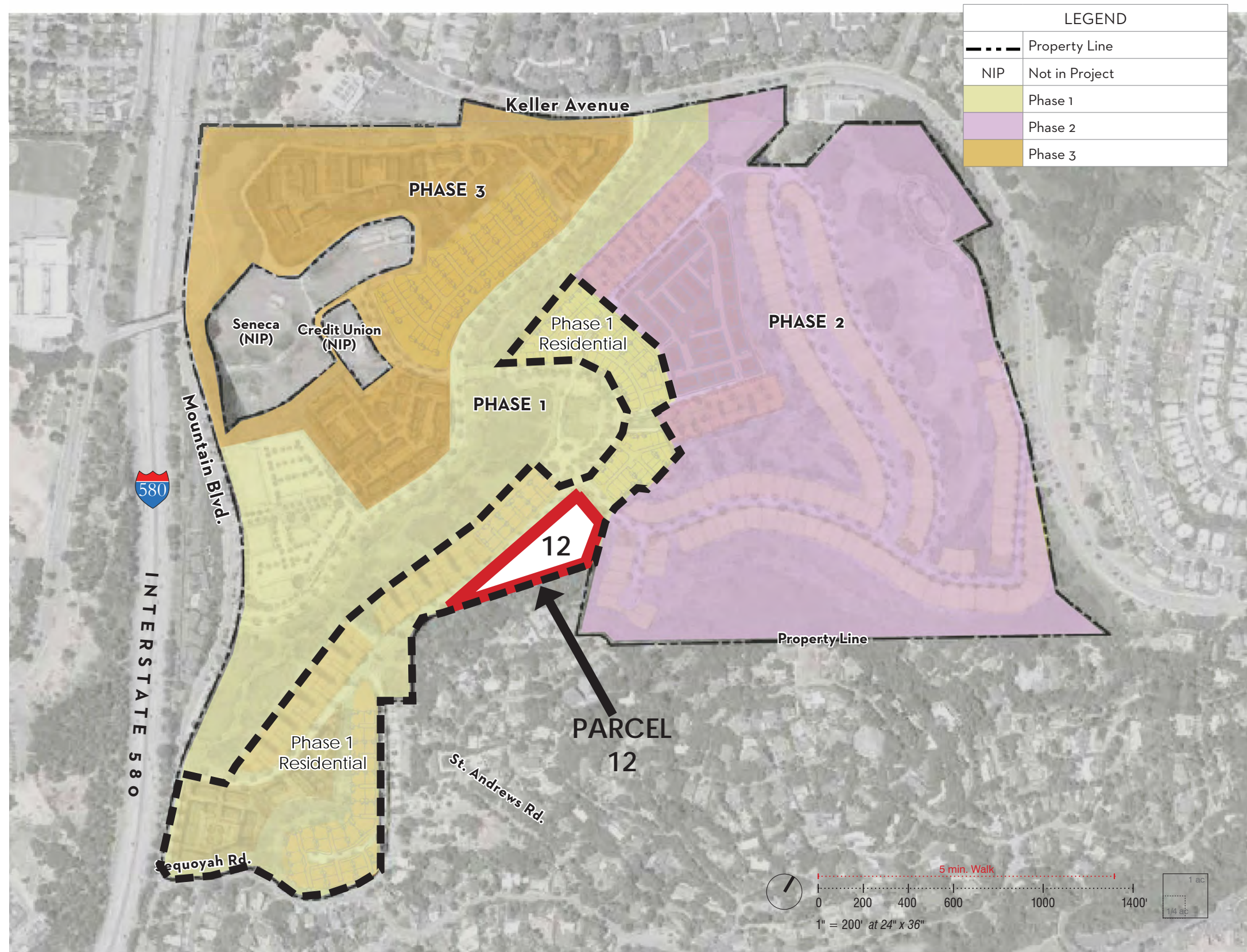


4. LOOKING WEST

OAK KNOLL  
CONTEXT PHOTOS  
FINAL DEVELOPMENT PLAN - PARCEL 12



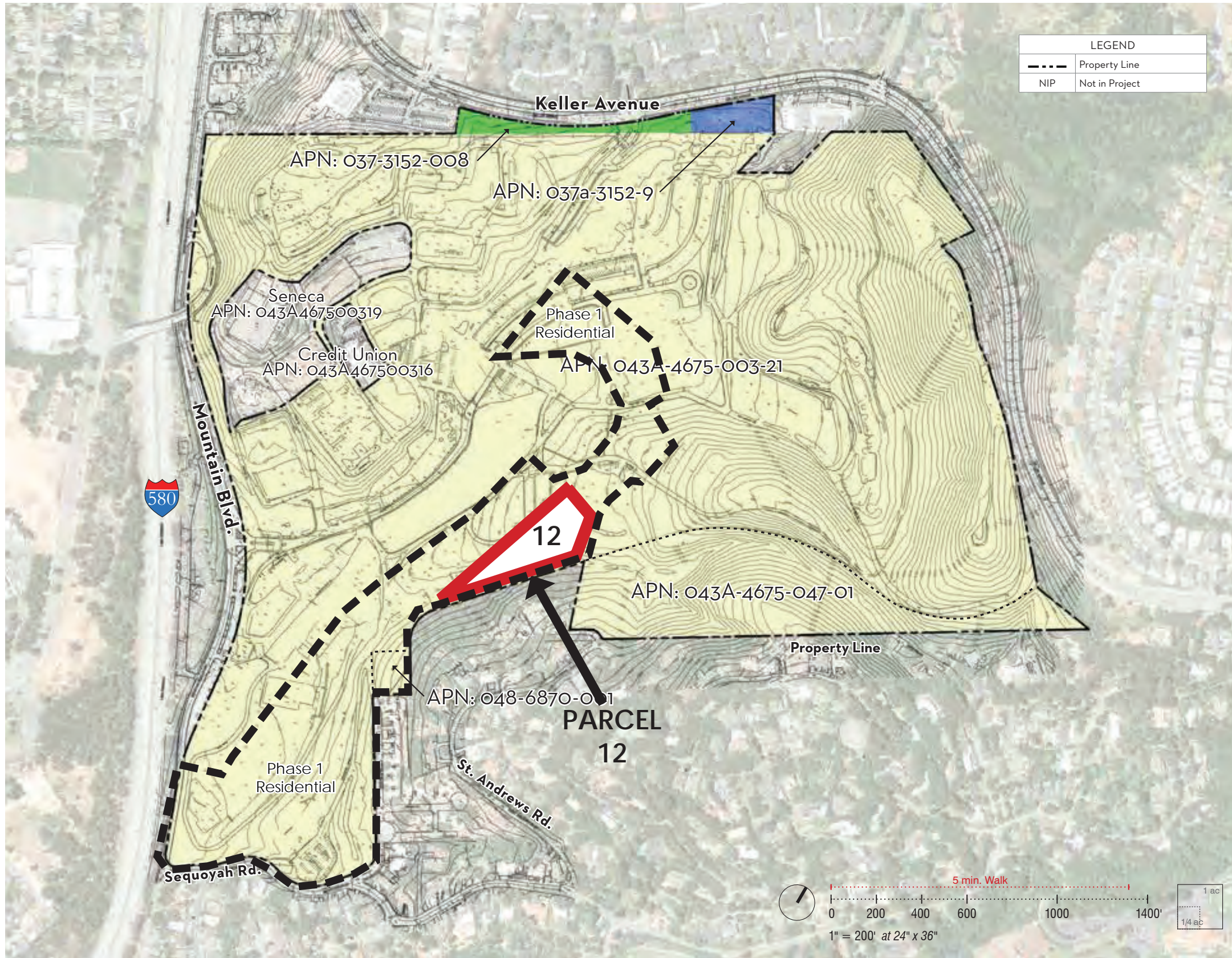




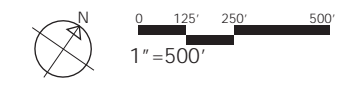
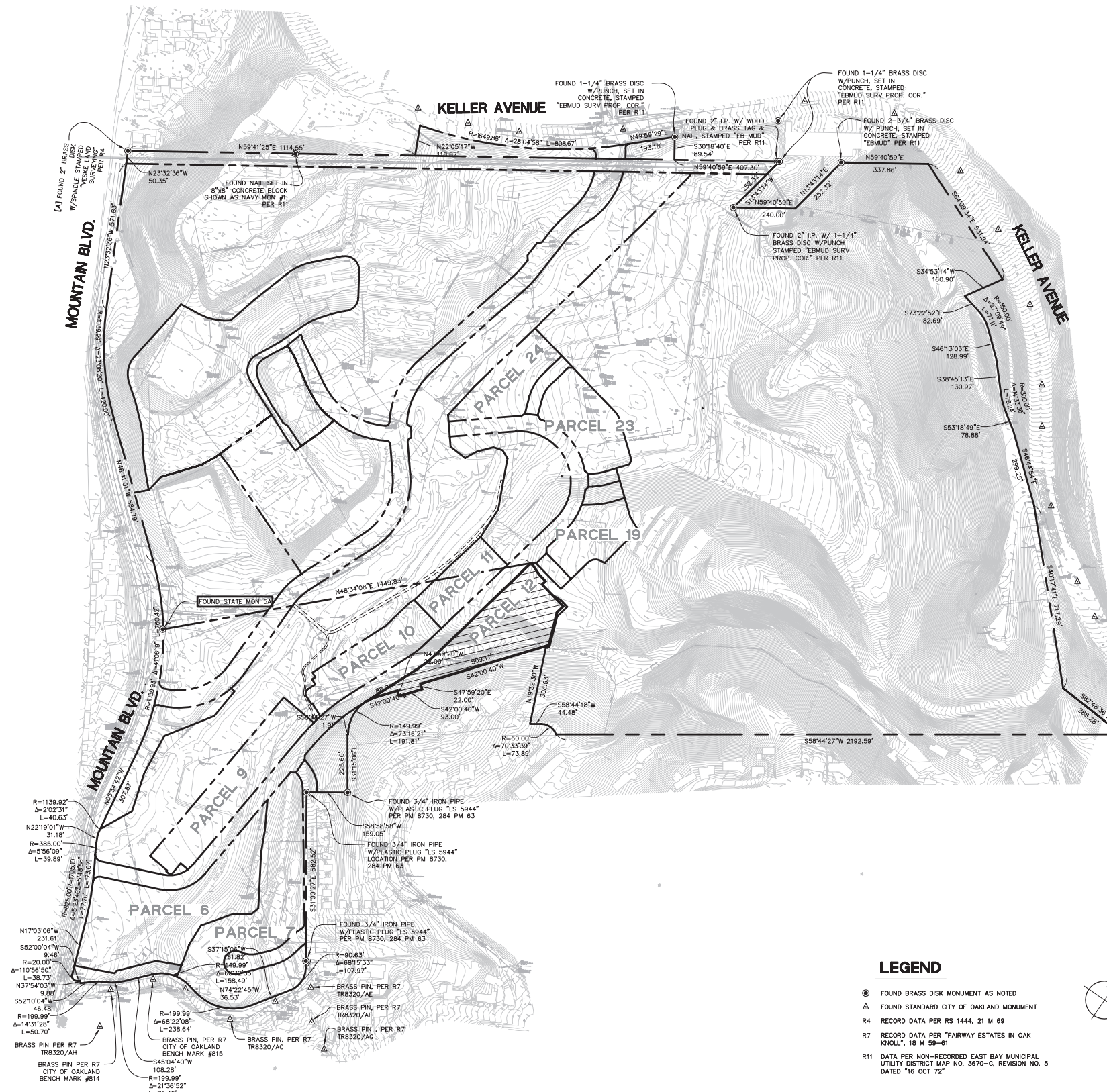
# OAK KNOLL

## PHASING & PHASE 1 RESIDENTIAL

### FINAL DEVELOPMENT PLAN - PARCEL 12



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



# OAK KNOLL

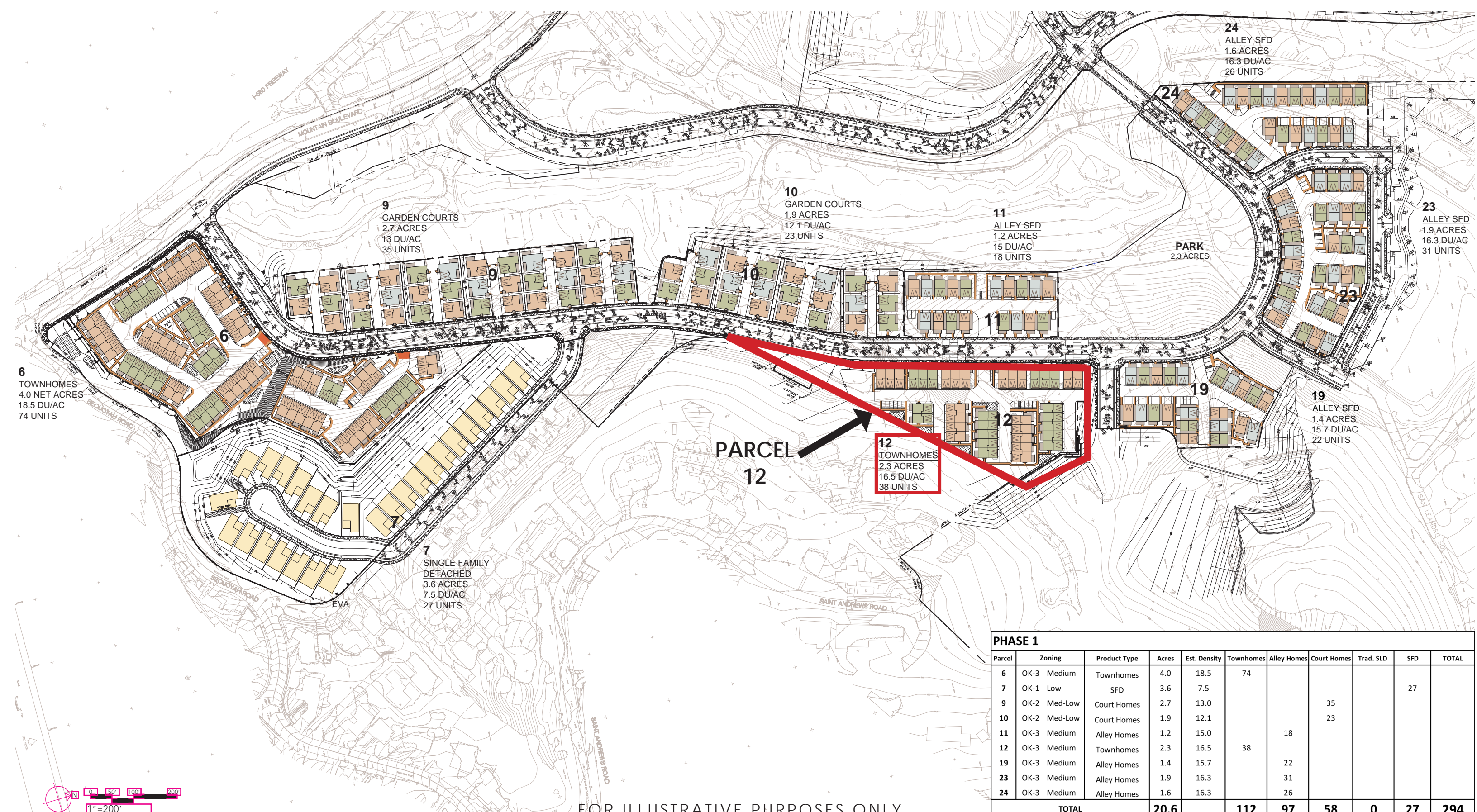
## OVERALL PROPERTY BOUNDARY & TOPOGRAPHY

### FINAL DEVELOPMENT PLAN - PARCEL 12





# THE PLAN



**6**  
TOWNHOMES  
4.0 NET ACRES  
18.5 DU/AC  
74 UNITS

**9**  
GARDEN COURTS  
2.7 ACRES  
13 DU/AC  
35 UNITS

**10**  
GARDEN COURTS  
1.9 ACRES  
12.1 DU/AC  
23 UNITS

**11**  
ALLEY SFD  
1.2 ACRES  
15 DU/AC  
18 UNITS

**24**  
ALLEY SFD  
1.6 ACRES  
16.3 DU/AC  
26 UNITS

**23**  
ALLEY SFD  
1.9 ACRES  
16.3 DU/AC  
31 UNITS

**19**  
ALLEY SFD  
1.4 ACRES  
15.7 DU/AC  
22 UNITS

**12**  
TOWNHOMES  
2.3 ACRES  
16.5 DU/AC  
38 UNITS

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

**PARCEL**  
**12**

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

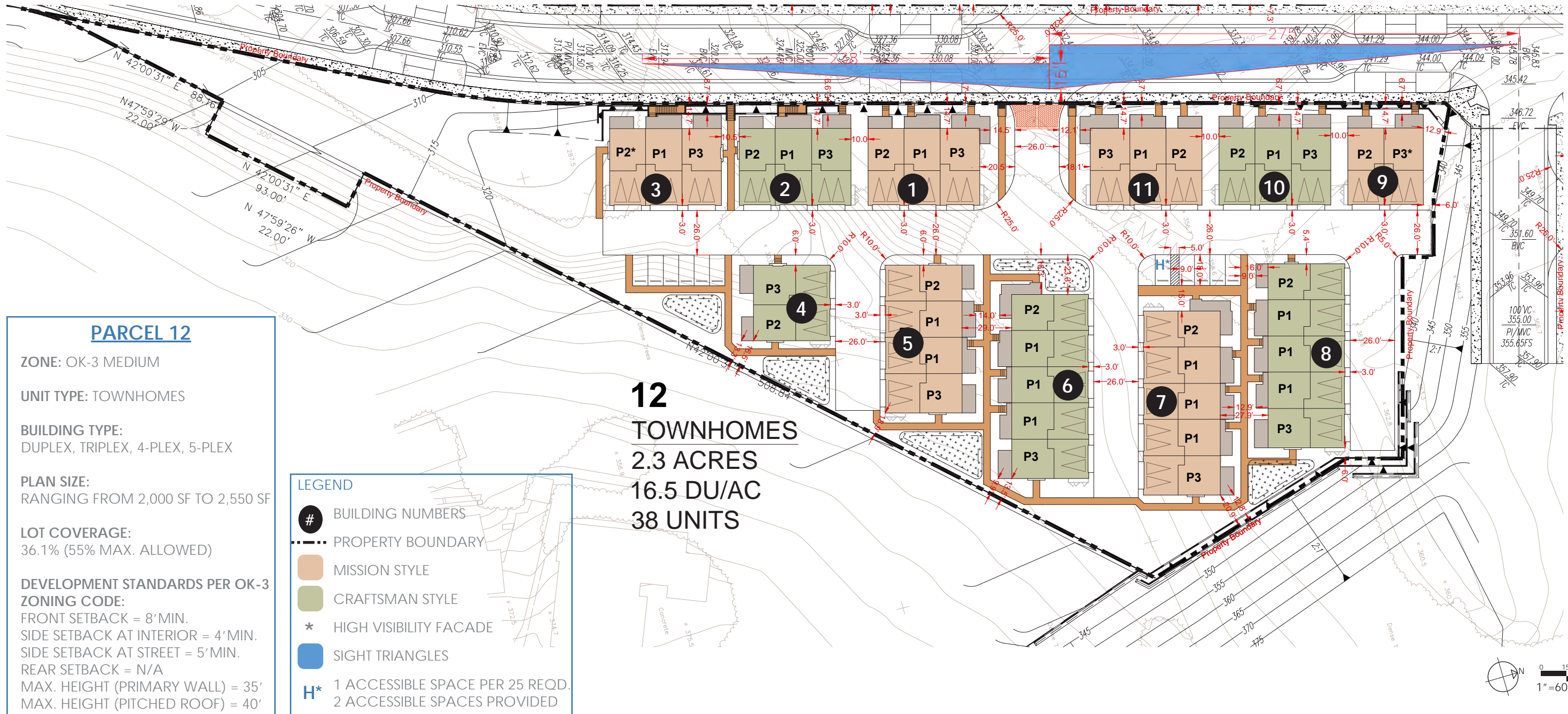
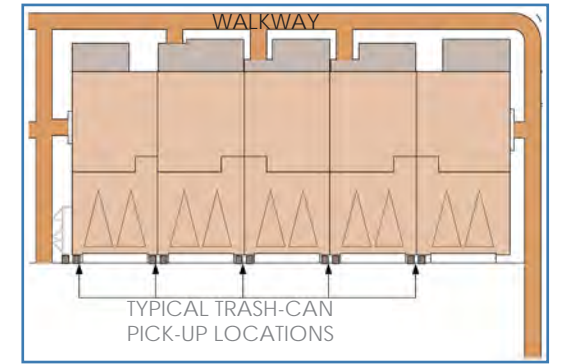
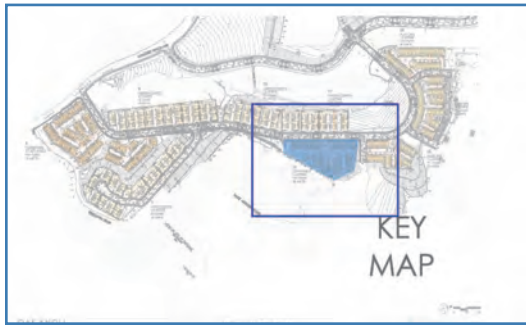
FOR ILLUSTRATIVE PURPOSES ONLY

# OAK KNOLL

## PHASE 1 SITE PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 12





# OAK KNOLL

## PARCEL SITE PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 12

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



**12**  
**TOWNHOMES**  
 2.3 ACRES  
 16.5 DU/AC  
 38 UNITS

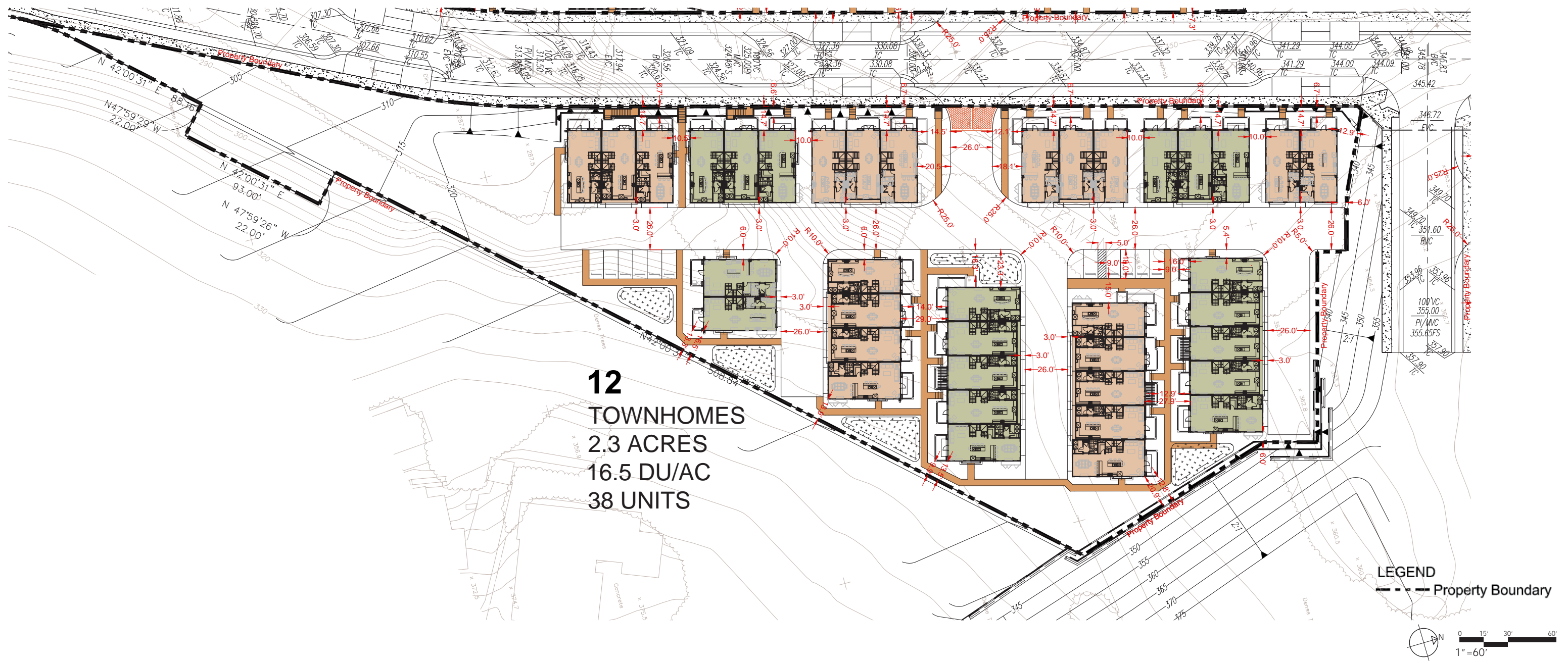
**LEGEND**  
 - - - - - Property Boundary

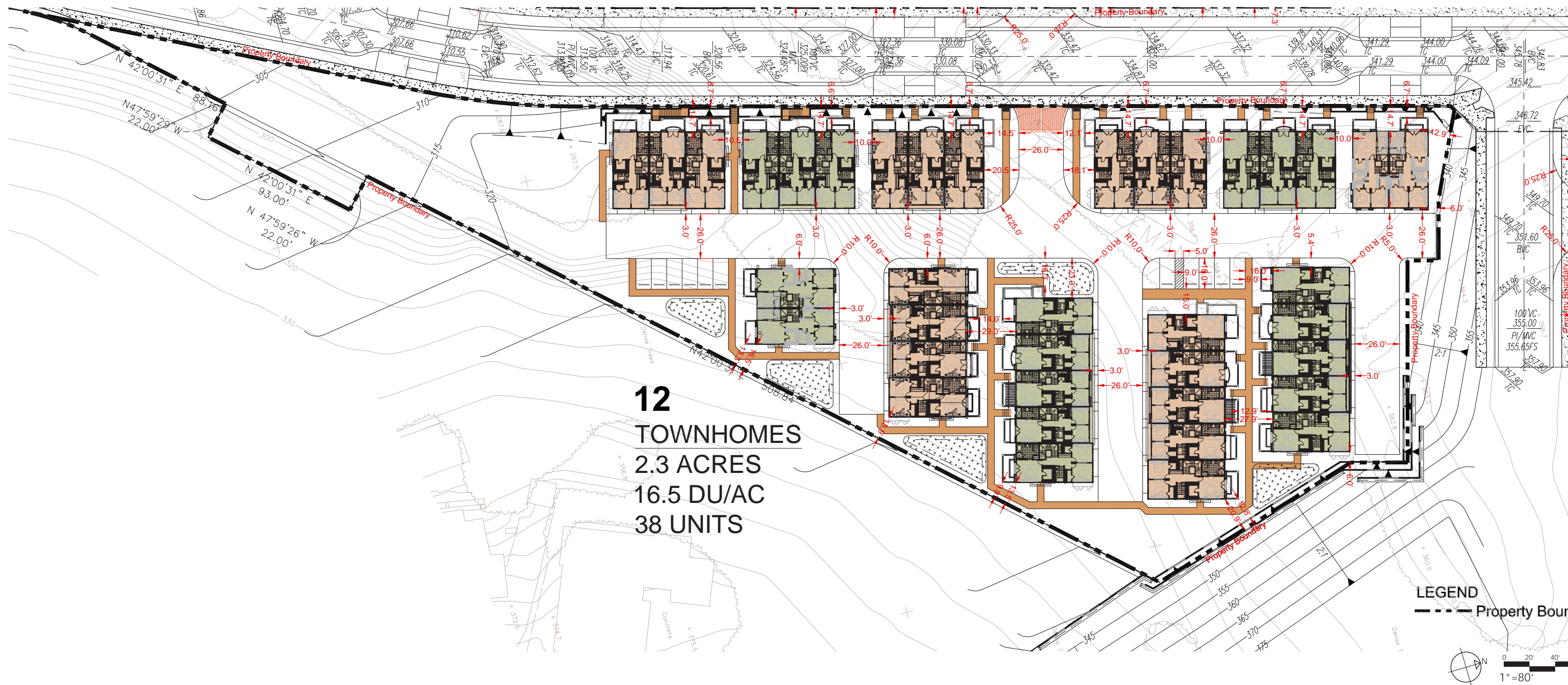
Notes:  
 Refer to engineer's drawings for details regarding retaining walls, precise location of boundaries, grading and slopes.  
 For details of the floorplans, please see the floorplans in the Architecture section of this document.  
 For landscaping and fence details refer to landscape plans of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

**OAK KNOLL**  
 FIRST FLOOR SITE PLAN  
 FINAL DEVELOPMENT PLAN - PARCEL 12









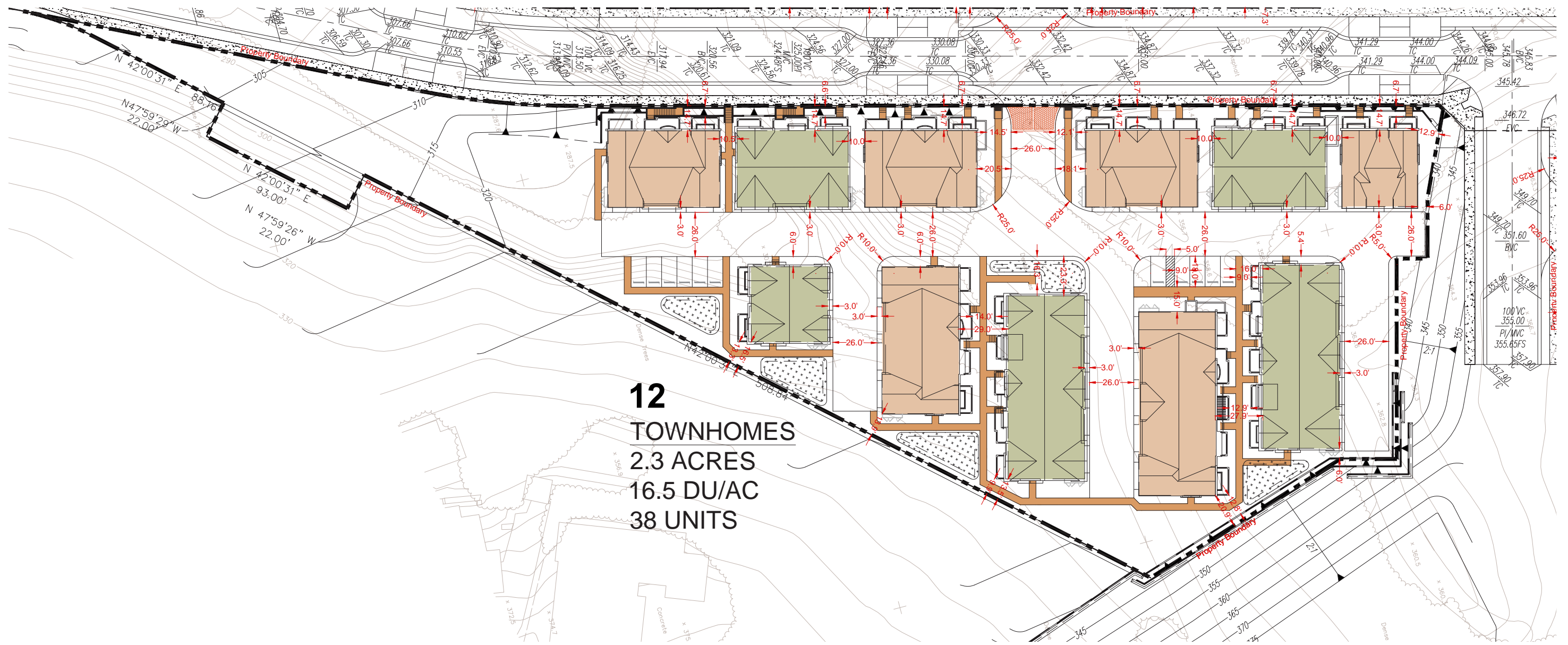
Notes:  
For details of the floorplans, please see the floorplans in the Architecture section of this document.

# OAK KNOLL

## THIRD FLOOR SITE PLAN

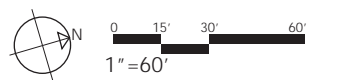
### FINAL DEVELOPMENT PLAN - PARCEL 12





**12**  
**TOWNHOMES**  
 2.3 ACRES  
 16.5 DU/AC  
 38 UNITS

**LEGEND**  
 - - - - Property Boundary



# PARCEL 12

## OPEN SPACE SUMMARY

### TOTAL USABLE GROUP OPEN SPACE

REQUIRED 170 SF PER UNIT (74 UNITS) = 12,580 SF  
PROVIDED = 20,460 SF



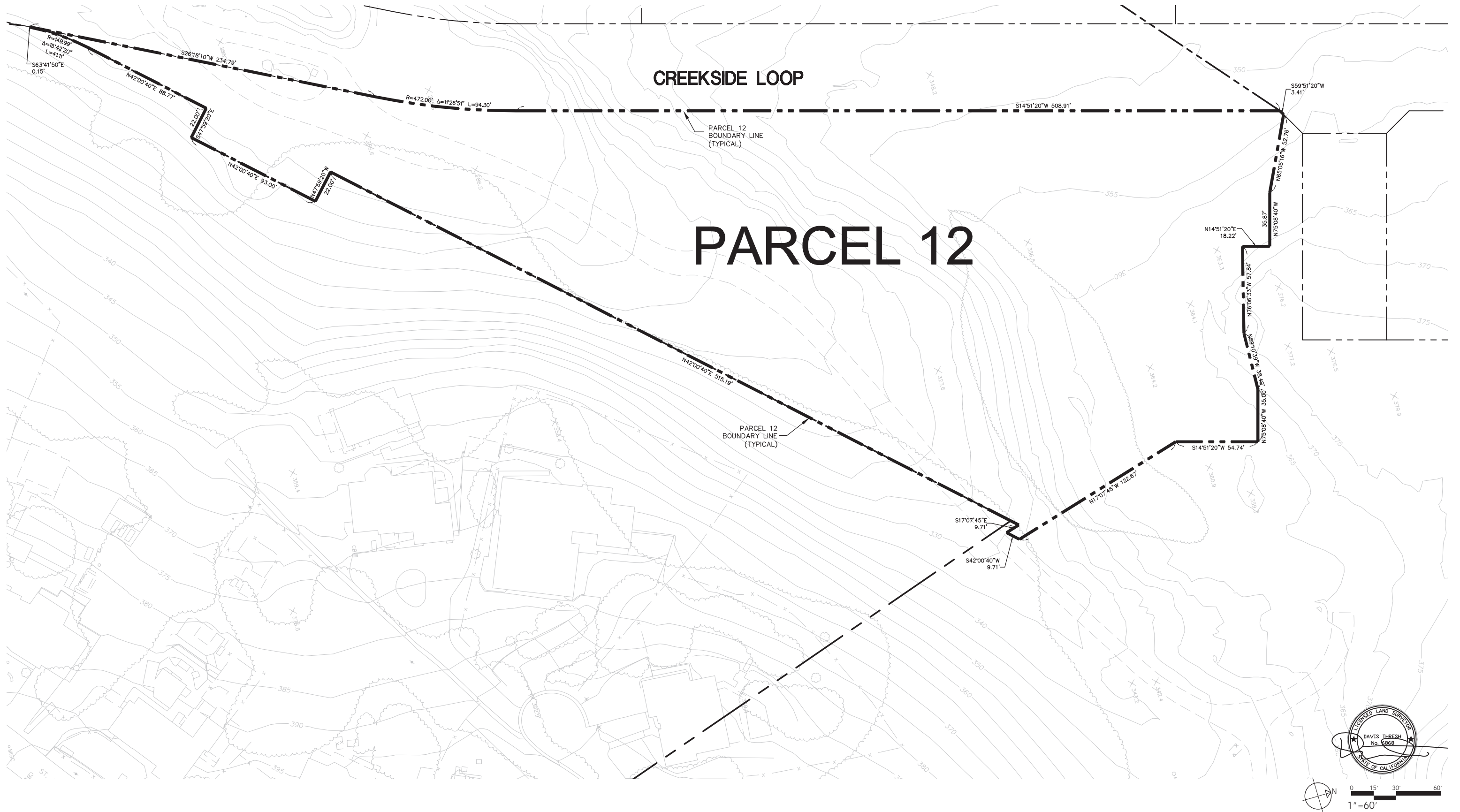
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16.5 DU/AC  
38 UNITS

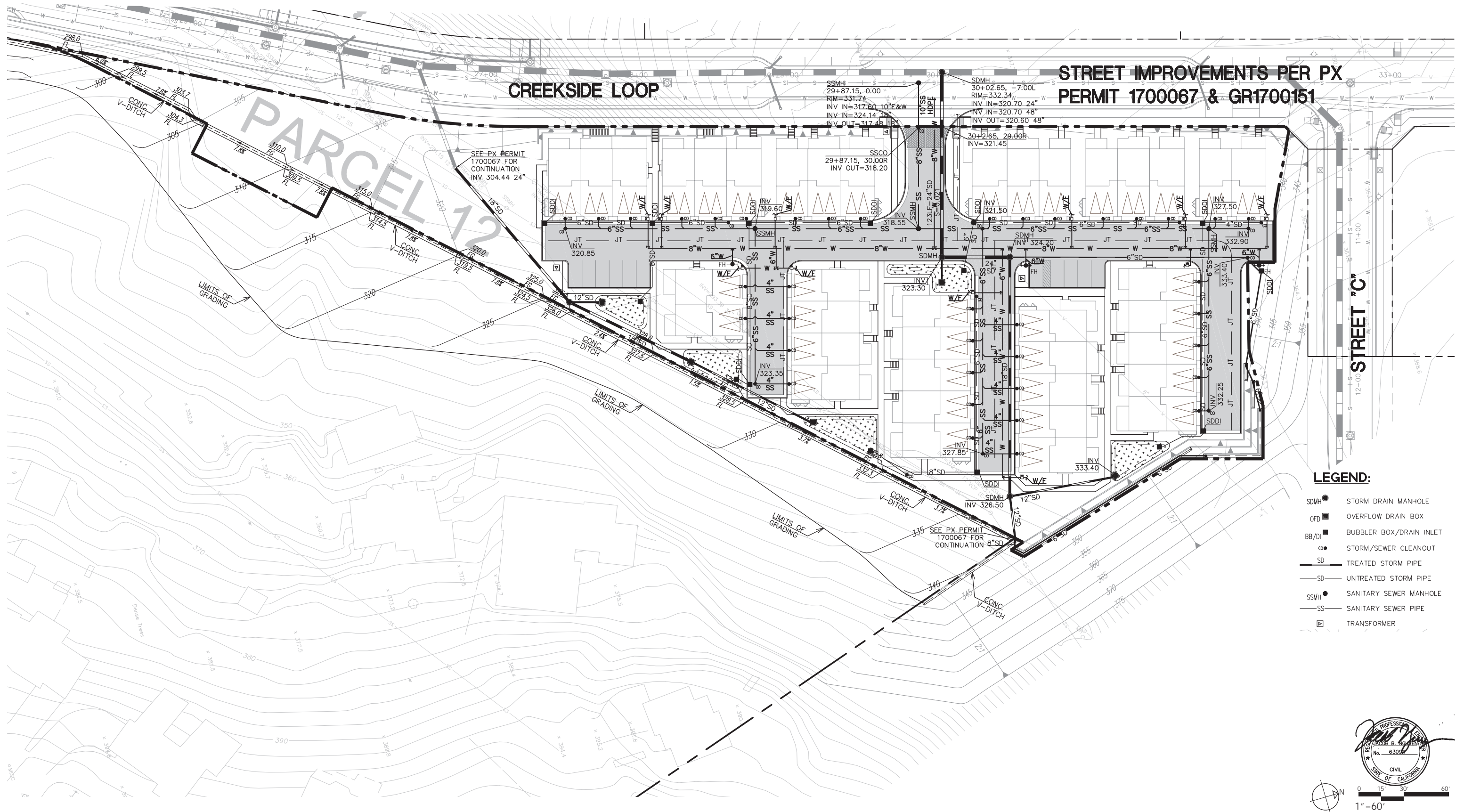
# OAK KNOLL

## OPEN SPACE SUMMARY

FINAL DEVELOPMENT PLAN - PARCEL 12







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

**CREEKSIDE LOOP**

**PARCEL 12**

**STREET "C"**

**LEGEND:**

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

**OAK KNOLL**  
UTILITY PLAN

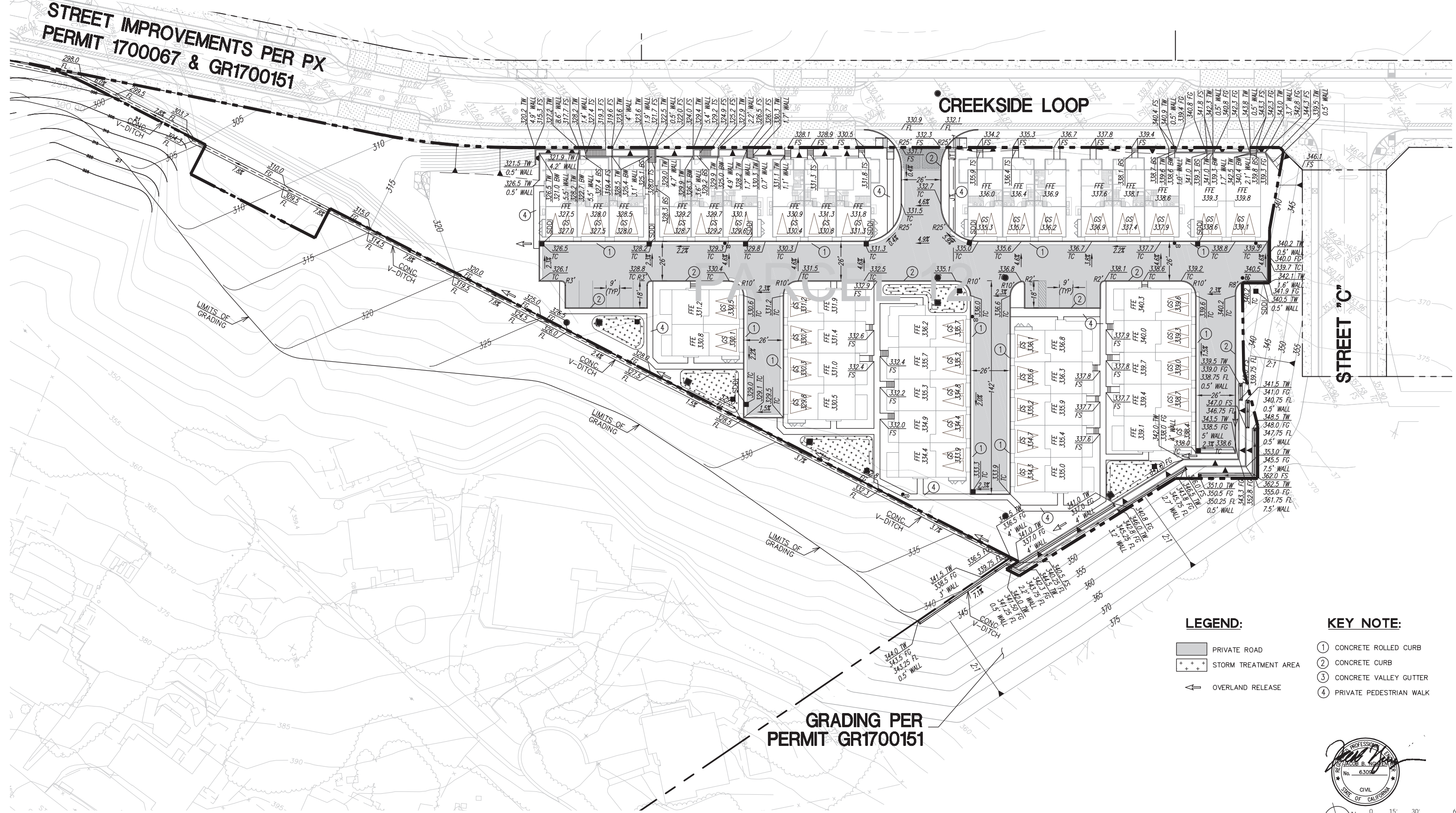
FINAL DEVELOPMENT PLAN - PARCEL 12



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




**CREEKSIDE LOOP**

**STREET "C"**







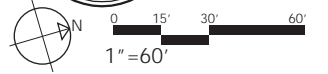
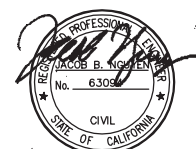
**GRADING PER  
PERMIT GR1700151**

**LEGEND:**

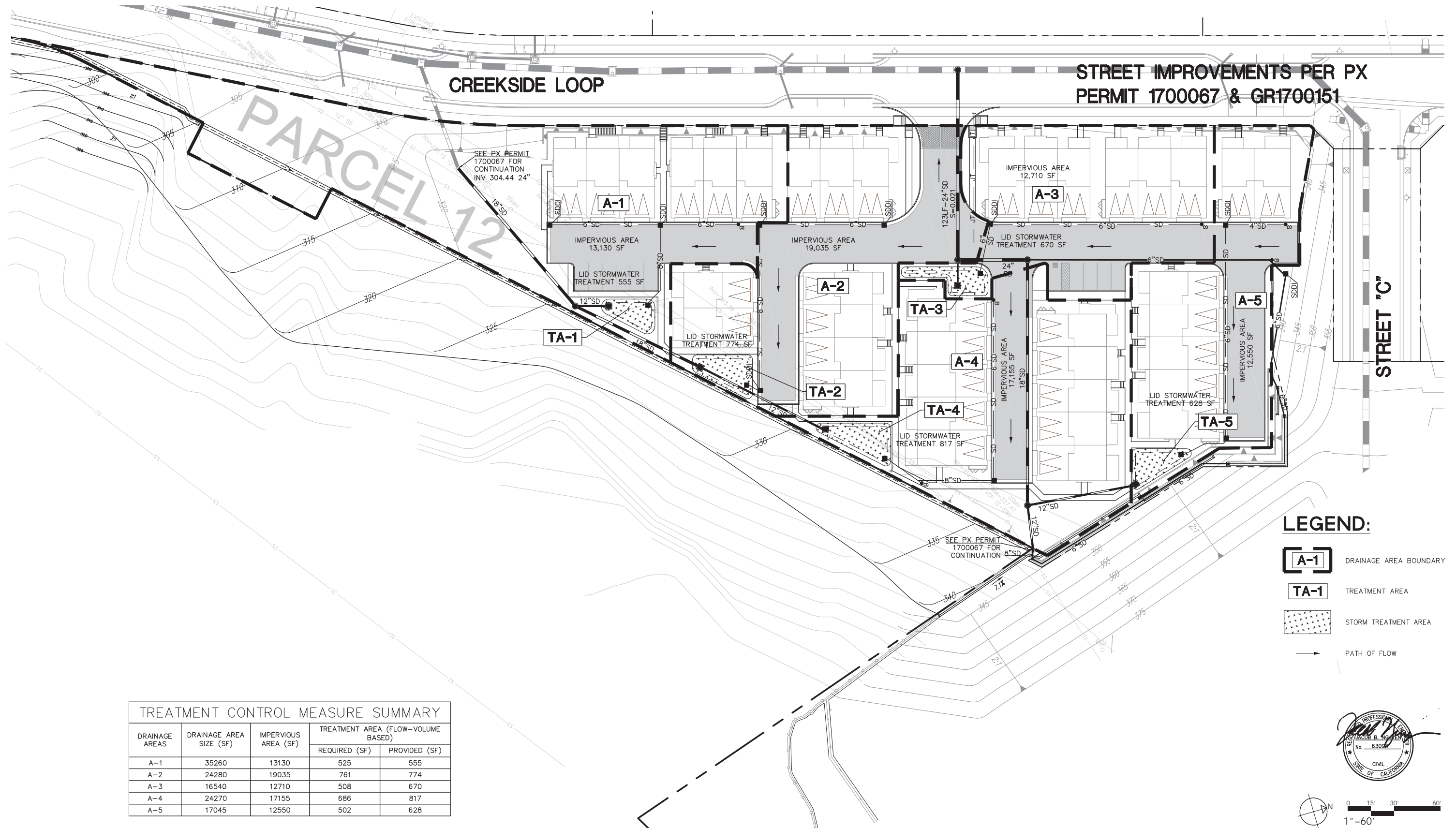
-  PRIVATE ROAD
-  STORM TREATMENT AREA
-  OVERLAND RELEASE

**KEY NOTE:**

-  CONCRETE ROLLED CURB
-  CONCRETE CURB
-  CONCRETE VALLEY GUTTER
-  PRIVATE PEDESTRIAN WALK



**OAK KNOLL**  
GRADING & DRAINAGE PLAN  
FINAL DEVELOPMENT PLAN - PARCEL 12



# OAK KNOLL

## STORMWATER TREATMENT PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 12







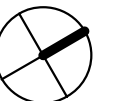
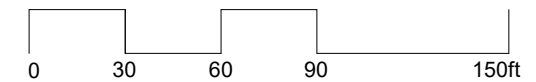
**PARCEL 12**

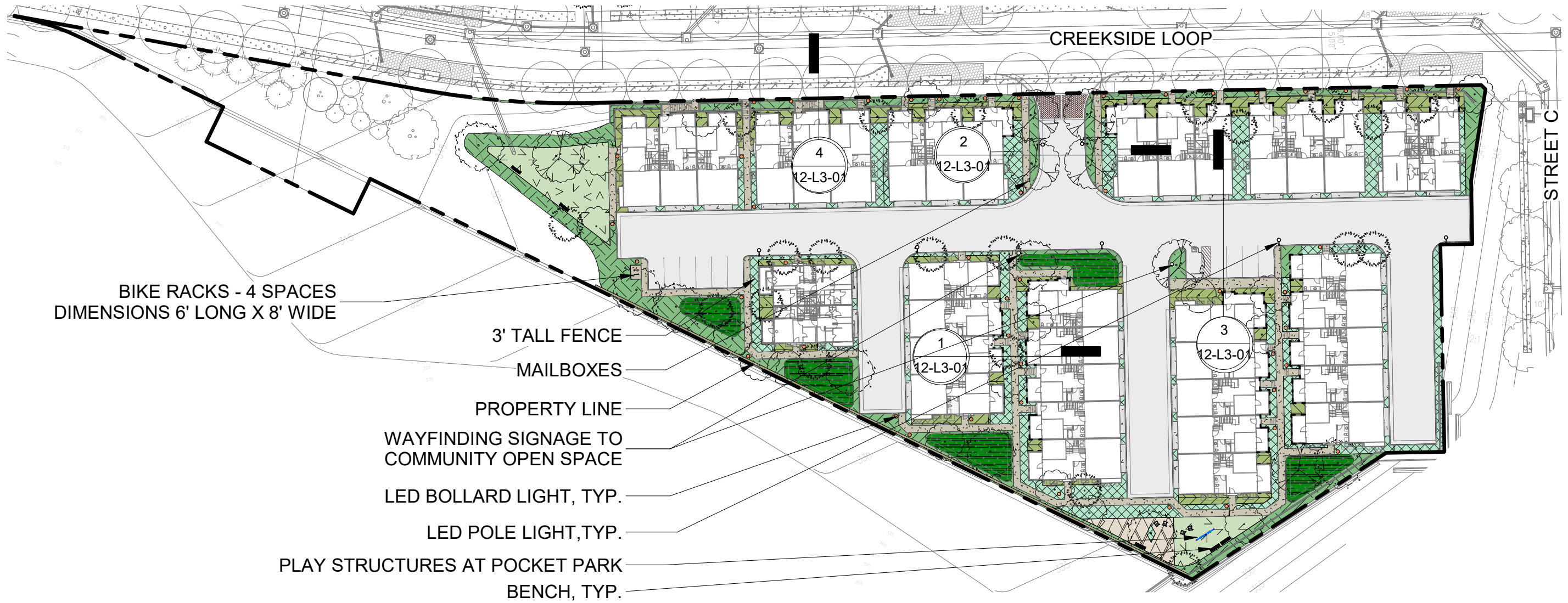
SHORT-TERM BICYCLE PARKING SUMMARY

1 PER 20 MULTIFAMILY UNITS REQUIRED (38 UNITS)

REQUIRED:  
38/20 = 1.9 SPACES

PROVIDED:  
4 SPACES





BIKE RACKS - 4 SPACES  
DIMENSIONS 6' LONG X 8' WIDE

- 3' TALL FENCE
- MAILBOXES
- PROPERTY LINE
- WAYFINDING SIGNAGE TO COMMUNITY OPEN SPACE
- LED BOLLARD LIGHT, TYP.
- LED POLE LIGHT, TYP.
- PLAY STRUCTURES AT POCKET PARK
- BENCH, TYP.

**HARDSCAPE LEGEND**

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

**PLANTING LEGEND**

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

**IRRIGATION DESIGN INTENT & PERFORMANCE STANDARDS**

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

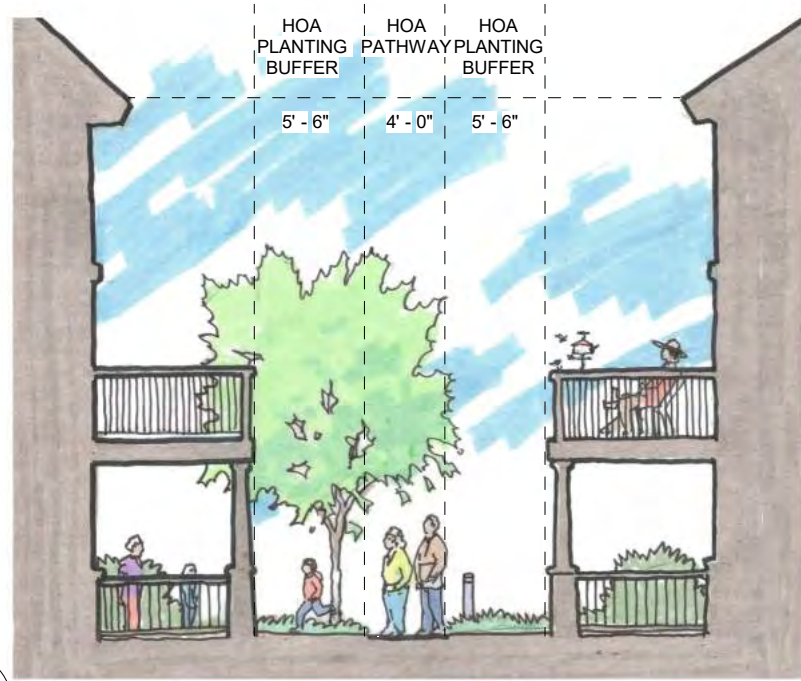
**PLANTING DESIGN INTENT & NOTES**

1. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION. PRIVATE PATIOS AND PRIVATE YARDS WILL BE MAINTAINED BY INDIVIDUAL HOME OWNERS.
2. PLANT LISTS ARE SUGGESTED PALETTE, PLANTS MAY BE SUBSTITUTED AT OWNER'S DISCRETION SO LONG AS THEY ARE CLIMATE ADAPTED, AND MEET WATER REQUIREMENTS.
3. PLANT ALL TREES A MINIMUM OF 5 FEET AWAY FROM ANY UNDERGROUND UTILITIES, A MINIMUM OF 15 FEET FROM A LIGHT POLE, AND A MINIMUM OF 30 FEET FROM THE FACE OF A TRAFFIC SIGNAL, OR AS OTHERWISE SPECIFIED BY THE CITY.
4. PROVIDE ROOT BARRIER FOR ALL TREES LOCATED WITHIN 7 FEET OF PAVED EDGES OR STRUCTURE. ROOT BARRIER IS 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"

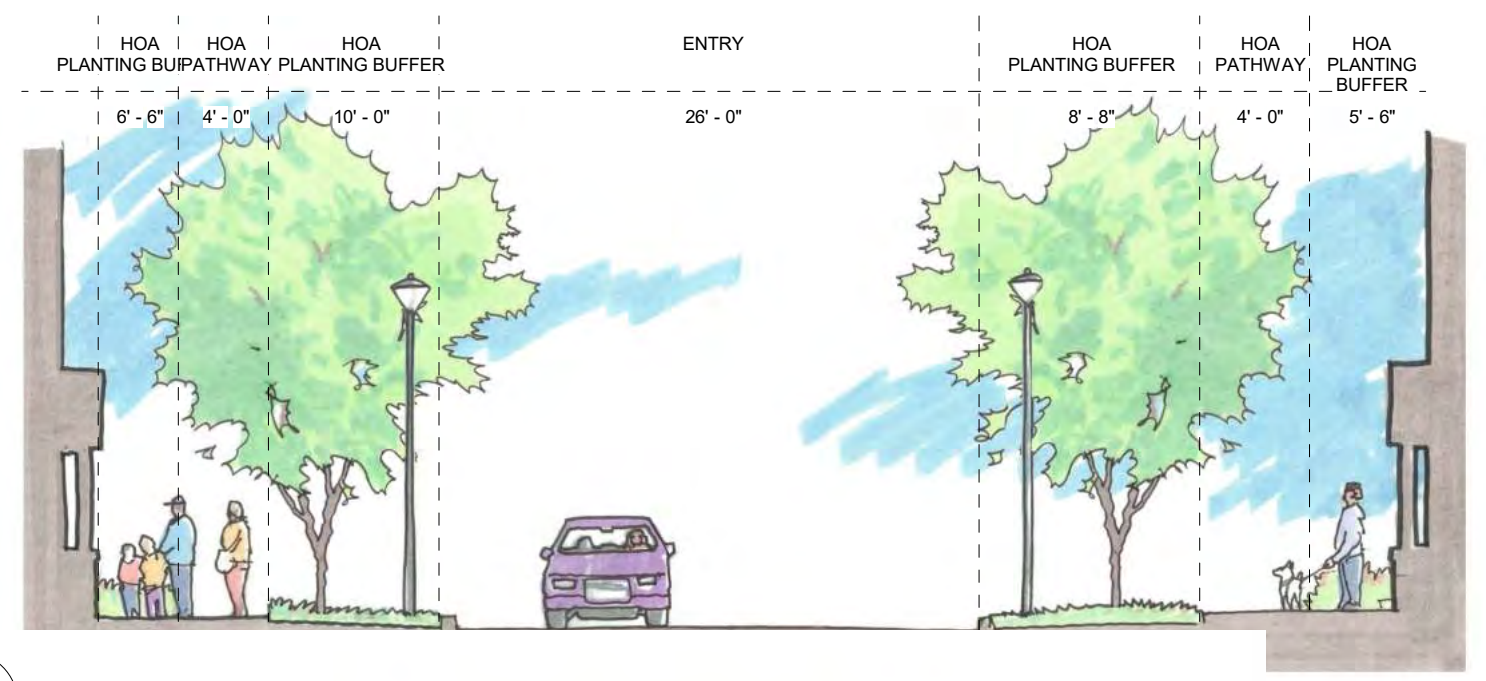


**OAK KNOLL**  
LANDSCAPE CONCEPT  
FINAL DEVELOPMENT PLAN - PARCEL 12



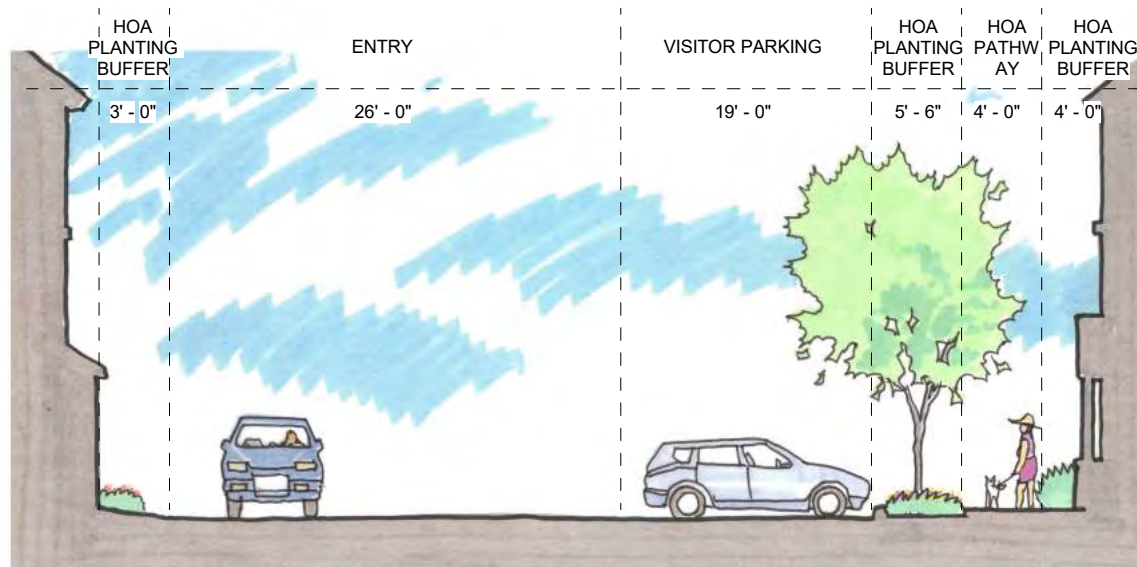


1



2

SEE PARCEL 12 LANDSCAPE CONCEPT FOR SECTION LOCATIONS








3



4

12D

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	GRAPE MYRTLE	24" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW

SHRUBS, GROUNDCOVERS & GRASSES				
Type	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
GRASS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-6"	LOW
FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	18"	MODERATE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW
FESTUCA RUBRA 'PT. MOLATE'	MOLATE FESCUE	1 GAL	1'-6"	LOW
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	1'-0"	MODERATE
GROUNDCOVER				
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	15 GAL	8'-0"	LOW
ARCTOTIS STOECHADIFOLIA	AFRICAN DAISY	1 GAL	1'-6"	LOW
BERBERIS REPENS	CREEPING BARBERRY	5 GAL	1'-6"	LOW
CISTUS CORBARIENSIS	ROCKROSE	5 GAL	6'-0"	LOW
ERIGERON GLAUCUS	SEASIDE DAISY	5 GAL	2'-0"	LOW
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	1 GAL	1'-0"	LOW
ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	8'-0"	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	5 GAL	2'-0"	LOW
STACHYS BYZANTINA 'SILVER CARPET'	LAMB'S EARS	1 GAL	3'-0"	LOW
ZAUSCHNERIA CALIFORNICA 'ROUTE 66'	ROUTE 66 CALIFORNIA FUCHSIA	1 GAL	3'-0"	LOW
HIGH SHRUB				
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	24" BOX	5'-0"	LOW
ARCTOSTAPHYLOS DENSIFLORA 'LUTSKO'S PINK'	MANZANITA	1 GAL	6'-0"	LOW
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	MODERATE
CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	1 GAL	9'-0"	LOW
CEANOTHUS 'FROSTY BLUE'	CALIFORNIA LILAC	15 GAL	10'-0"	LOW
CEANOTHUS GLORIOSUS VAR. EXALTATUS 'EMILY BROWN'	NAVARRO CEANOTHUS	1 GAL	8'-0"	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	6'-0"	LOW
OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	15 GAL	4'-0"	VERY LOW
PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW
PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GAL	4'-0"	LOW
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW
RIBES VIBURNIFOLIUM	CATALINA PERFUME	1 GAL	5'-0"	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	3'-0"	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	5'-0"	LOW
SENECIO LEUCOSTACHYS	WHITE GROUNDSEL	5 GAL	4'-0"	LOW
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	3'-0"	LOW
LOW SHRUB				
ANIGOZANTHOS 'BUSH LANTERN'	DWARF YELLOW KANGAROO PAW	1 GAL	2'-0"	LOW
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	5 GAL	2'-6"	LOW
ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL	3'-0"	LOW
ASCLEPIAS SPECIOSA 'DAVIS'	SHOWY MILKWEED	1 GAL	3'-0"	LOW
ERYSIMUM LINIFOLIUM 'BOWLES' MAUVE'	WALLFLOWER	1 GAL	1'-6"	LOW
GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND BUSH SNAPDRAGON	1 GAL	4'-0"	LOW
IRIS DOUGLASIANA 'CANYON SNOW'	PACIFIC COAST HYBRID IRIS	1 GAL	1'-6"	LOW
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	5 GAL	3'-0"	LOW
PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	2'-0"	LOW
PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	1' 0"	LOW
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	24" BOX	6'-0"	LOW
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	1 GAL	4'-0"	LOW
SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SALVIA	1 GAL	2'-0"	LOW
TEUCRIUM CHAMAEDRYIS	WALL GERMANDER	1 GAL	2'-0"	LOW
TREE				
AESCLUSUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW
ARBUTUS UNEDO MULTI STEM	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW
CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	15 GAL	10'-0"	LOW
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	30'-0"	MODERATE
LAGERSTROEMIA INDICA	GRAPE 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 12

**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.
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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.
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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 undedo* | Strawberry Tree



*Lagerstoemia indica* | Crape Myrtle

OAK KNOLL  
PLANT IMAGES  
FINAL DEVELOPMENT PLAN - PARCEL 12

grasses



*Carex divulsa* | Berkeley Sedge



*Juncus 'Elk Blue'* | Elk Blue Juncus



*Festuca 'Siskiyou Blue'* | Siskiyou Blue Fescue



*Muhlenbergia rigens* | Deer Grass



*Festuca californica* | California Fescue



*Festuca rubra 'Pt Molate'* | Molate Fescue



*Sesleria autumnalis* | Autumn Moor Grass

groundcover



*Achillea millefolium* | Yarrow



*Berberis repens* | Creeping Barberry



*Senecio mandraliscae* | Blue Chalksticks



*Arctostaphylos 'Pacific Mist'* | Pacific Mist Manzanita



*Cistus corbariensis* | Rockrose



*Salvia spathacea* | Hummingbird Sage



*Arctotis stoechadifolia* | African Daisy



*Erigeron glaucus* | Seaside Daisy



*Myoporum parvifolium* | Creeping Myoporum

shrubs



*Anigozanthos, sp.* | Kangaroo Paw



*Ceanothus, sp.* | Wild Lilac



*Olea 'Little Ollie'* | Little Ollie Olive



*Salvia leucantha* | Mexican Bush Sage



*Arctostaphylos 'Howard McMinn'* | Howard McMinn Manzanita



*Aesclepias, sp.* | Milkweed



*Lavandula angustifolia 'Hidcote Blue'* | English Lavender



*Phormium, sp.* | New Zealand Flax



*Teucrium chamaedrys* | Wall Germander



*Carpenteria californica* | Bush Anemone



*Galvezia speciosa 'Firecracker'* | Island Bush Snapdragon



*Iris douglasiana 'Island Snow'* | Pacific Coast Iris



*Ribes sanguineum* | Red Flowering Currant



*Westringia 'Morning Light'* | Morning Light Coast Rosemary



*Rosmarinus officinalis 'Collingwood Ingram'* | Dwarf Rosemary

OAK KNOLL

PLANT IMAGES

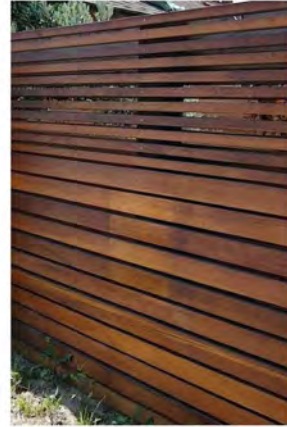
FINAL DEVELOPMENT PLAN - PARCEL 12



fencing



STEEL PICKET FENCE - 3' HEIGHT



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



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



COMMUNITY WALL, CONCRETE PANEL, 6' TALL

paving



PRIVATE DRIVEWAY - INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS



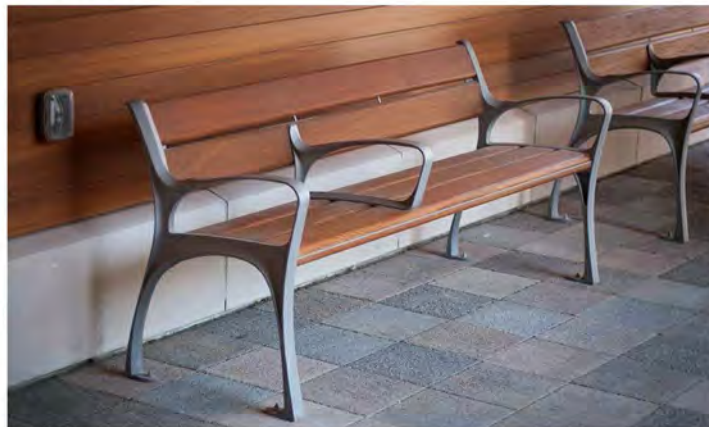
PEDESTRIAN PAVING - INTEGRAL COLOR CONCRETE WITH ROCK SALT FINISH, SAWCUT JOINTS

retaining wall



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

bench



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

play structure



FREESTANDING SWINGING AND SPINNING ELEMENTS



entry sign



**UDU-10176**  
Duomo 1 Bollard

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



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

**Construction**

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

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

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

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

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

**BVG Rating**  
B0 - U3 - G1

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

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

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

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

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

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

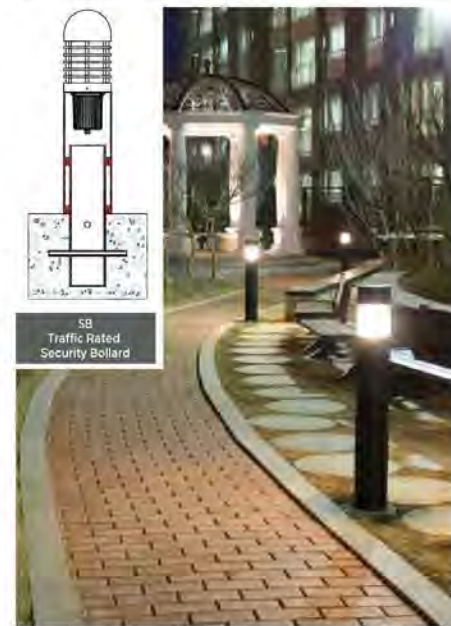
**Lumen - Maintenance Life**  
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

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

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

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

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



**Duomo Product Family**



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

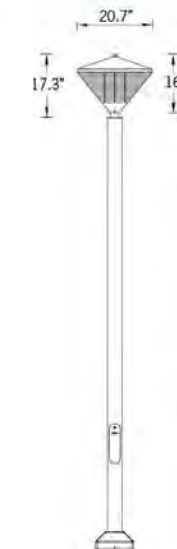
**UQB-20941**  
QBA Post Top

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



Length - 20.7"  
Height - 17.3"  
Weight 39.6 lbs  
IP54  
Suitable for wet locations  
IK07  
Impact Resistant (Vandal Resistant)  
EPA - 1.33

POLE NOT INCLUDED



**Construction**

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

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

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

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

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

**BVG 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.

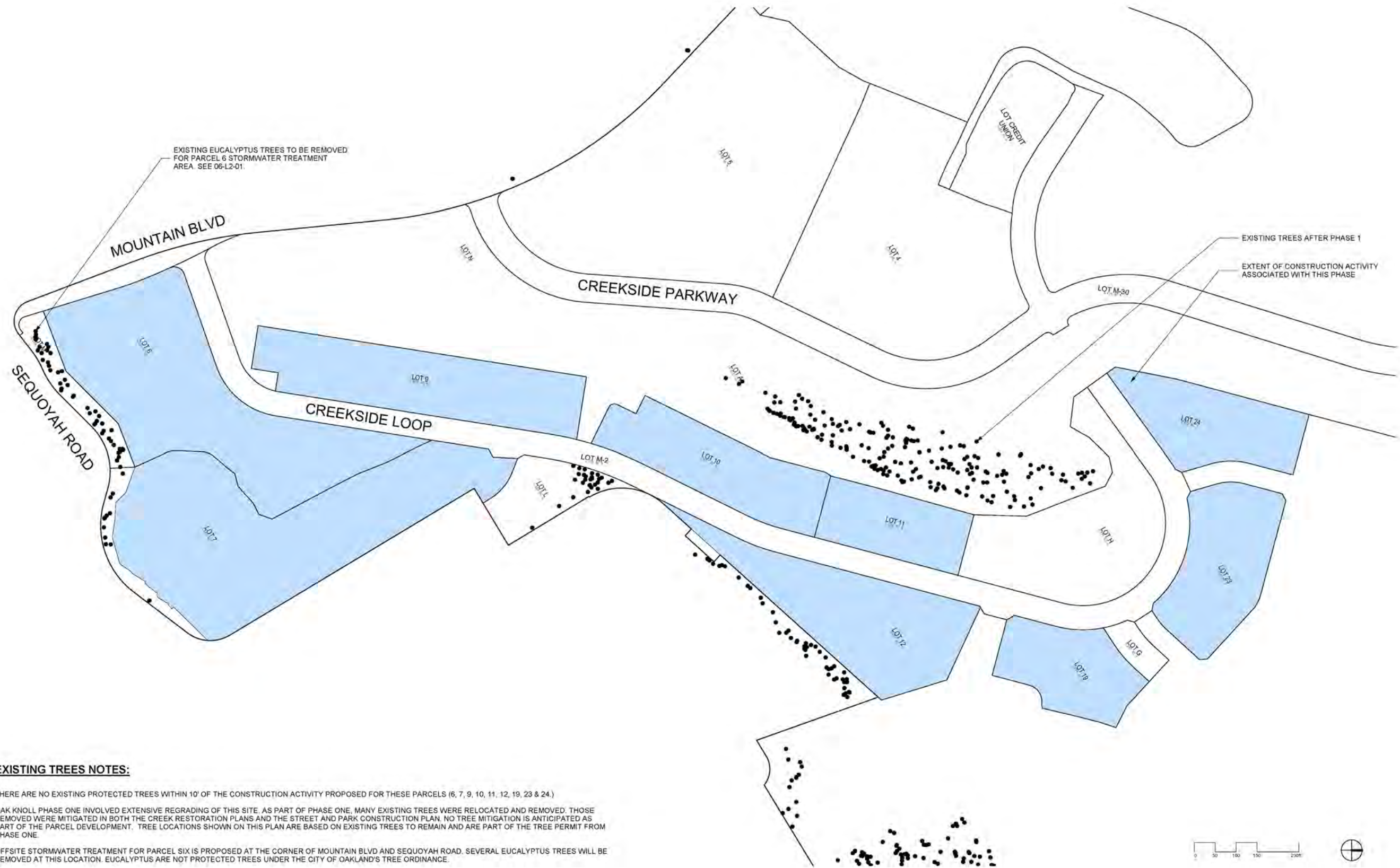
Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Low copper content die-cast aluminium housing with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone memory retentive gasket and clear prismatic UV stabilized acrylic lens. Housing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

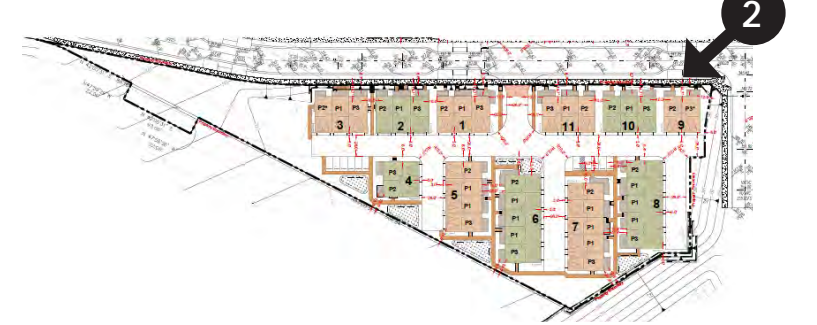
An architectural rendering of a modern townhome complex. The buildings are two stories high with light-colored siding and dark window frames. Each unit has a balcony with a dark railing. The complex is set on a grassy hillside with several trees. In the foreground, a paved path runs across the grass,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

# ARCHITECTURE



# OAK KNOLL

TOWNHOME RENDERING  
FINAL DEVELOPMENT PLAN - PARCEL 12



OAK KNOLL  
TOWNHOME RENDERING  
FINAL DEVELOPMENT PLAN - PARCEL 12



**TOWNHOMES DUPLEX**  
 MISSION  
 SHOWN HERE ALSO WITH  
 CRAFTSMAN STYLE  
**DUPLEX BUILDING AREA**



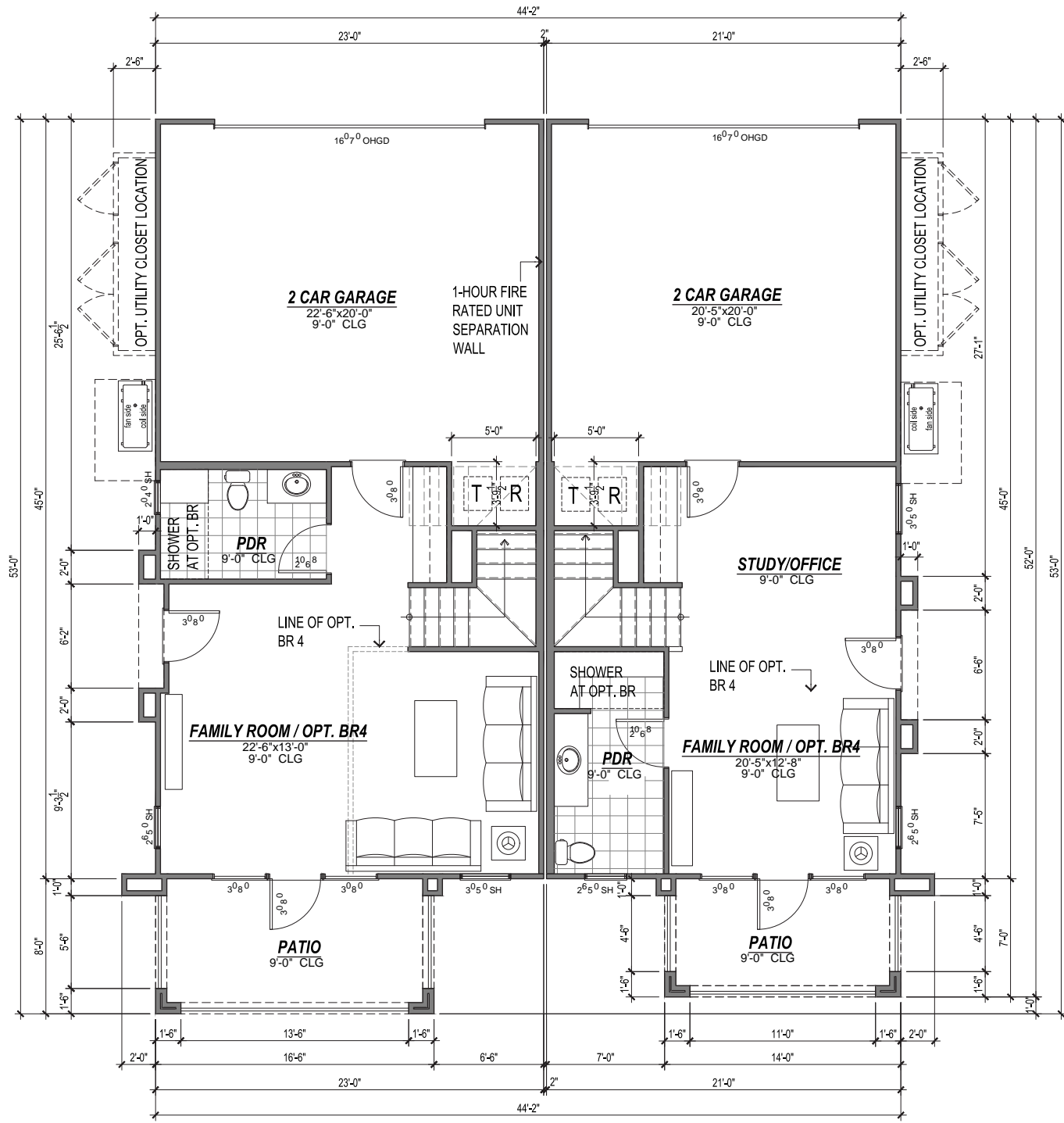
**TOWNHOMES TRIPLEX**  
 MISSION  
 SHOWN HERE ALSO WITH  
 CRAFTSMAN STYLE  
**TRIPLEX BUILDING AREA**



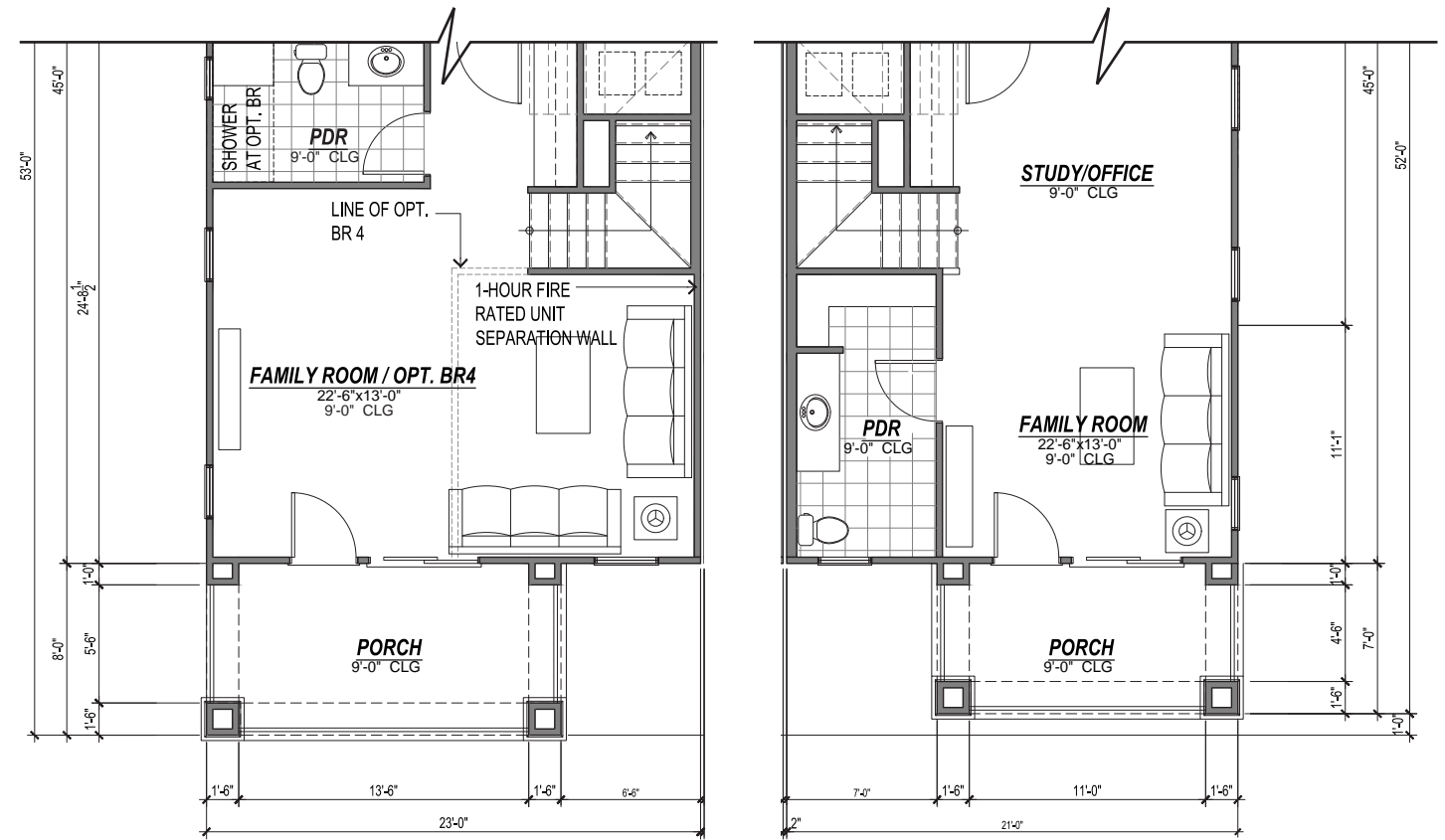
**TOWNHOMES 4-PLEX**  
 CRAFTSMAN  
 SHOWN HERE ALSO WITH  
 MISSION STYLE



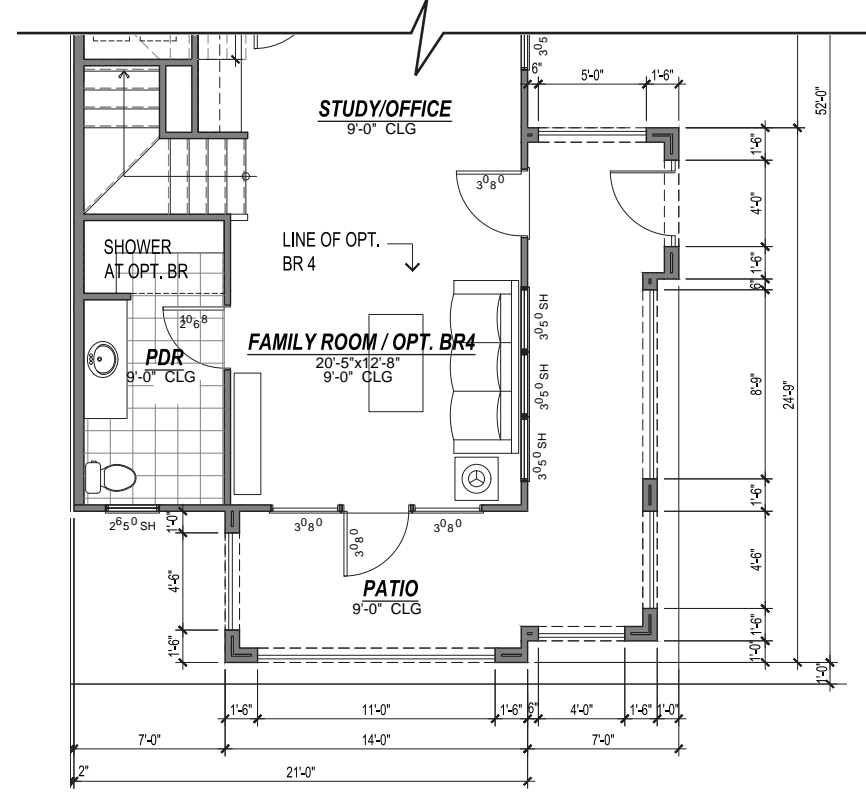
**TOWNHOMES 5-PLEX**  
 CRAFTSMAN  
 SHOWN HERE ALSO WITH  
 MISSION STYLE



UNIT 3 UNIT 2 (R)

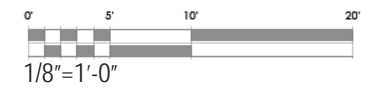


UNIT 3 FRONT ENTRY OPTION UNIT 2



UNIT 2 WRAP PORCH OPTION

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



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

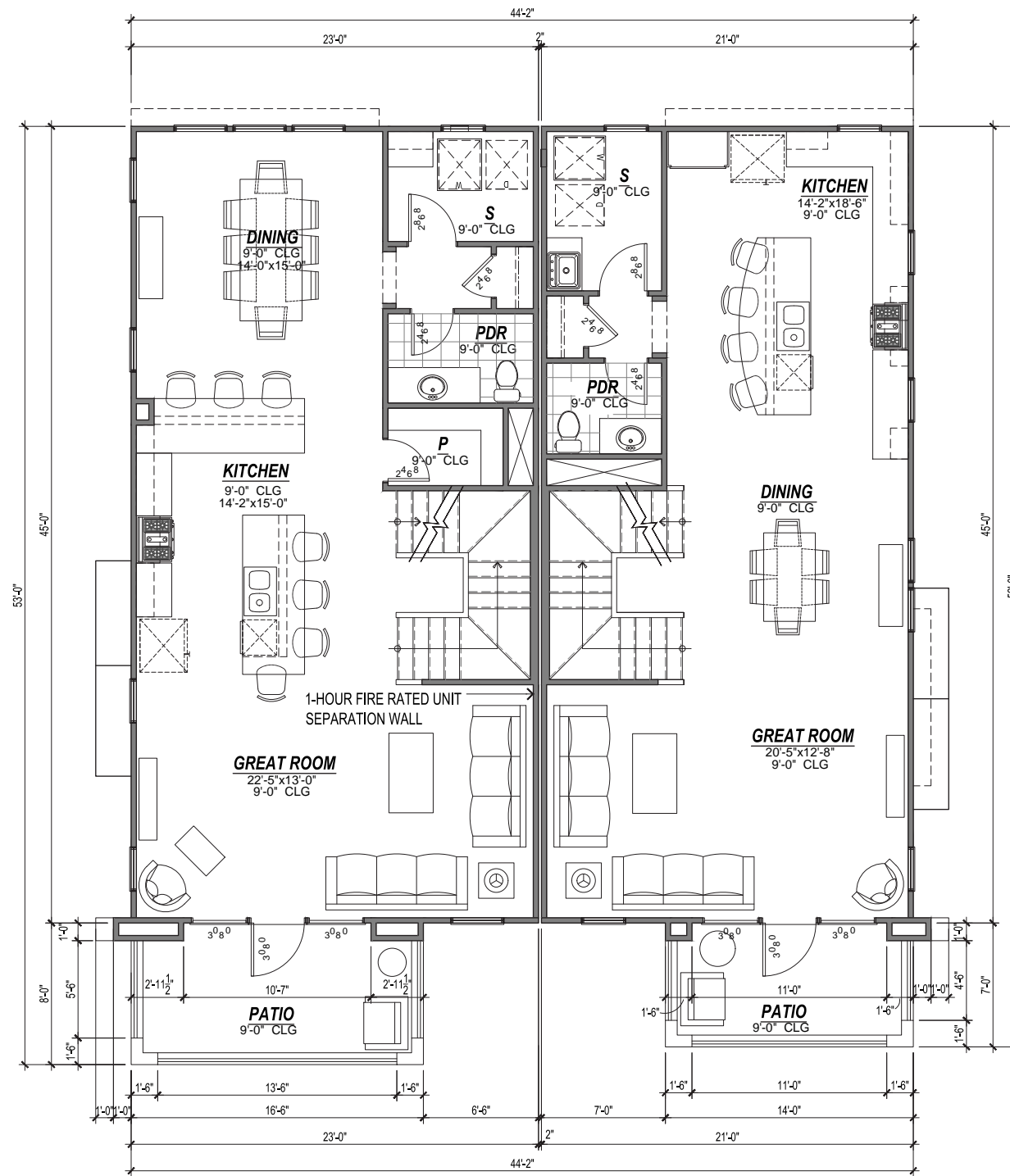
# OAK KNOLL

## BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 12



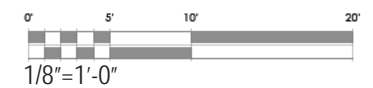


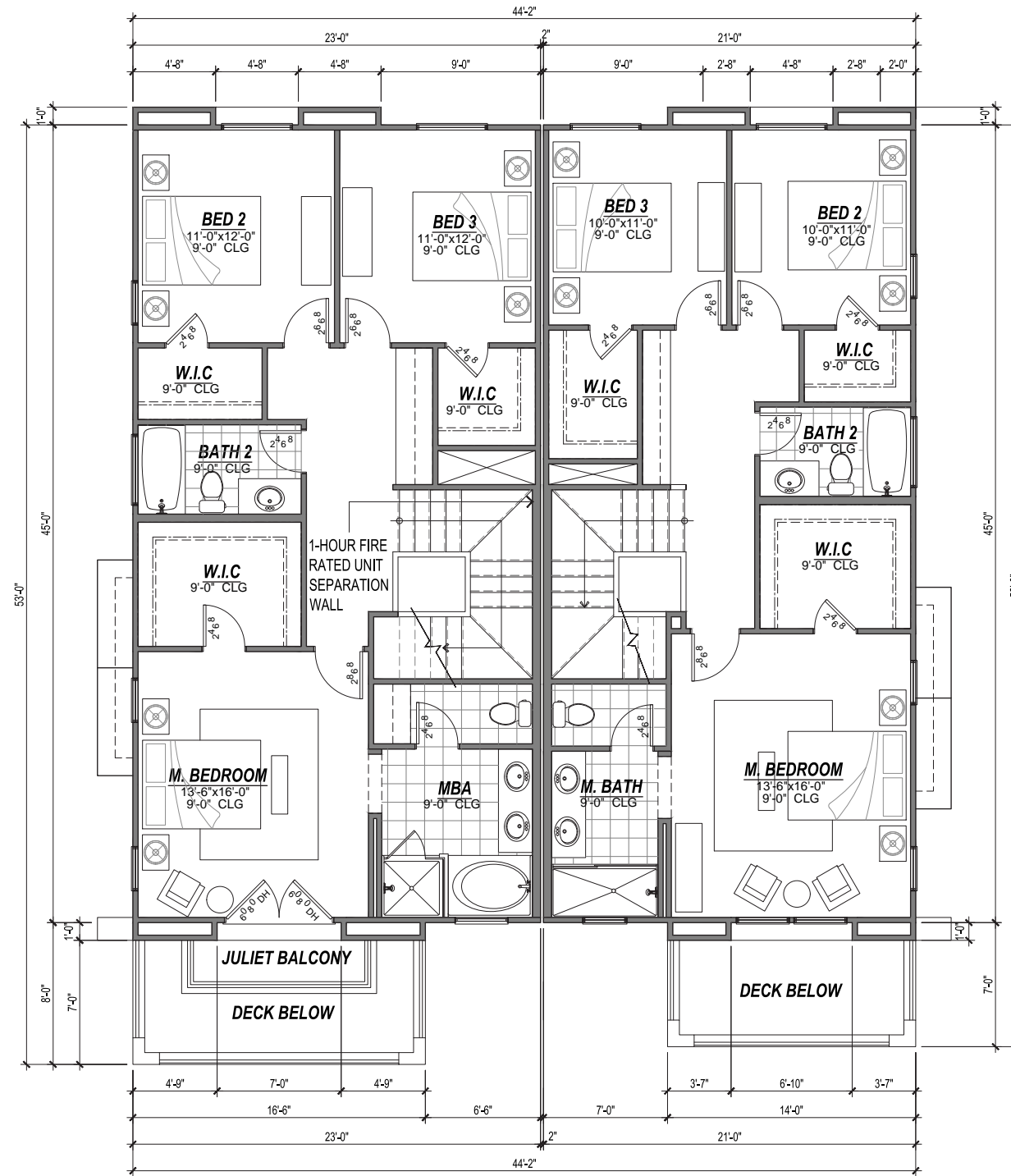


UNIT 3

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.

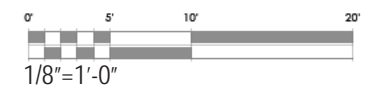




UNIT 3

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



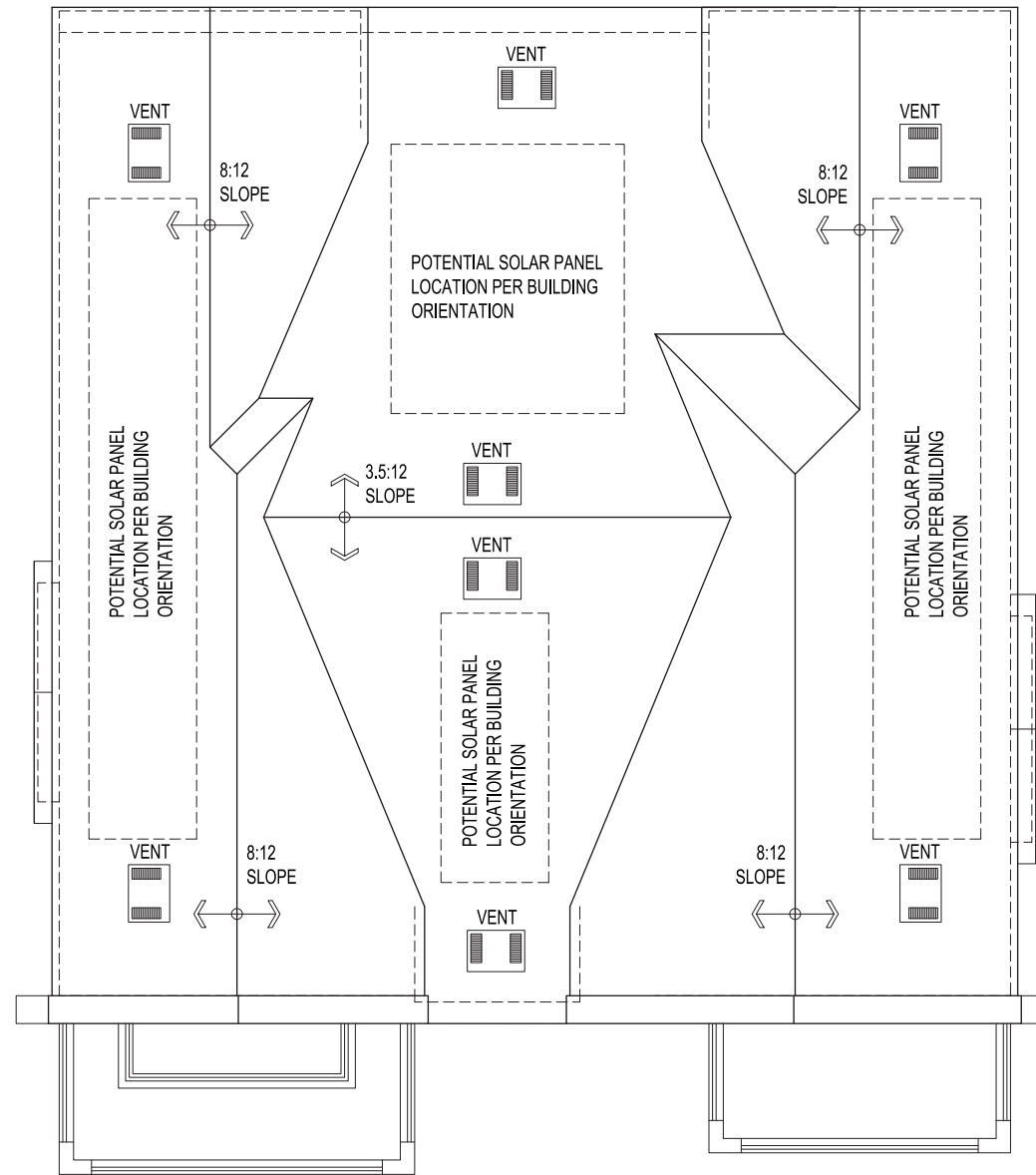
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

## BUILDING COMPOSITES - TYPICAL DUPLEX TOWNHOMES THIRD FLOOR PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 12

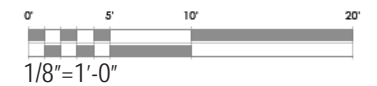


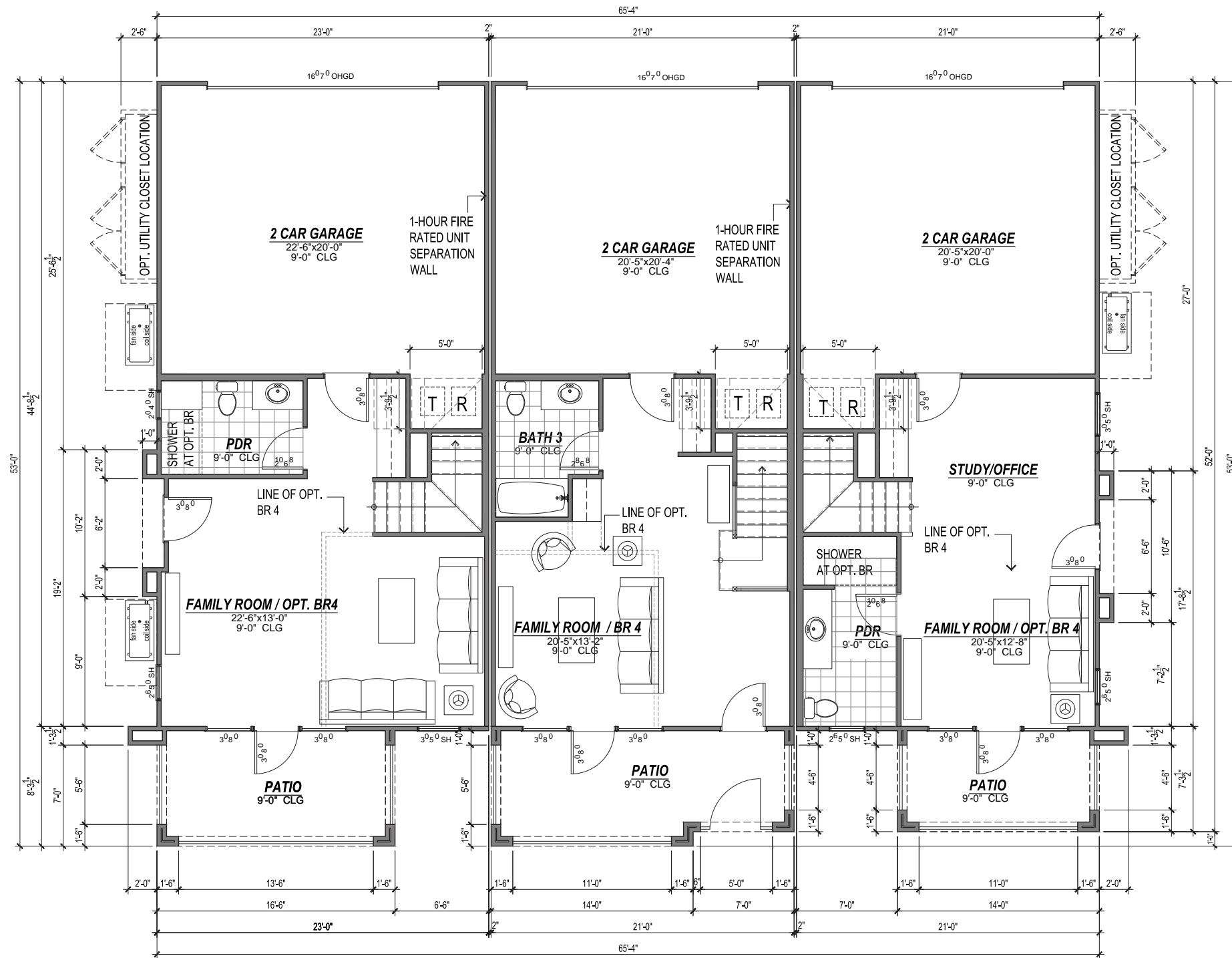


UNIT 3

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



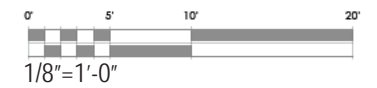


**UNIT 3**  
(SEE PAGE 36 FOR OPTIONAL UNIT 3 PLANS)

**UNIT 1**

**UNIT 2 (R)**  
(SEE PAGE 36 FOR OPTIONAL UNIT 2 PLANS)

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



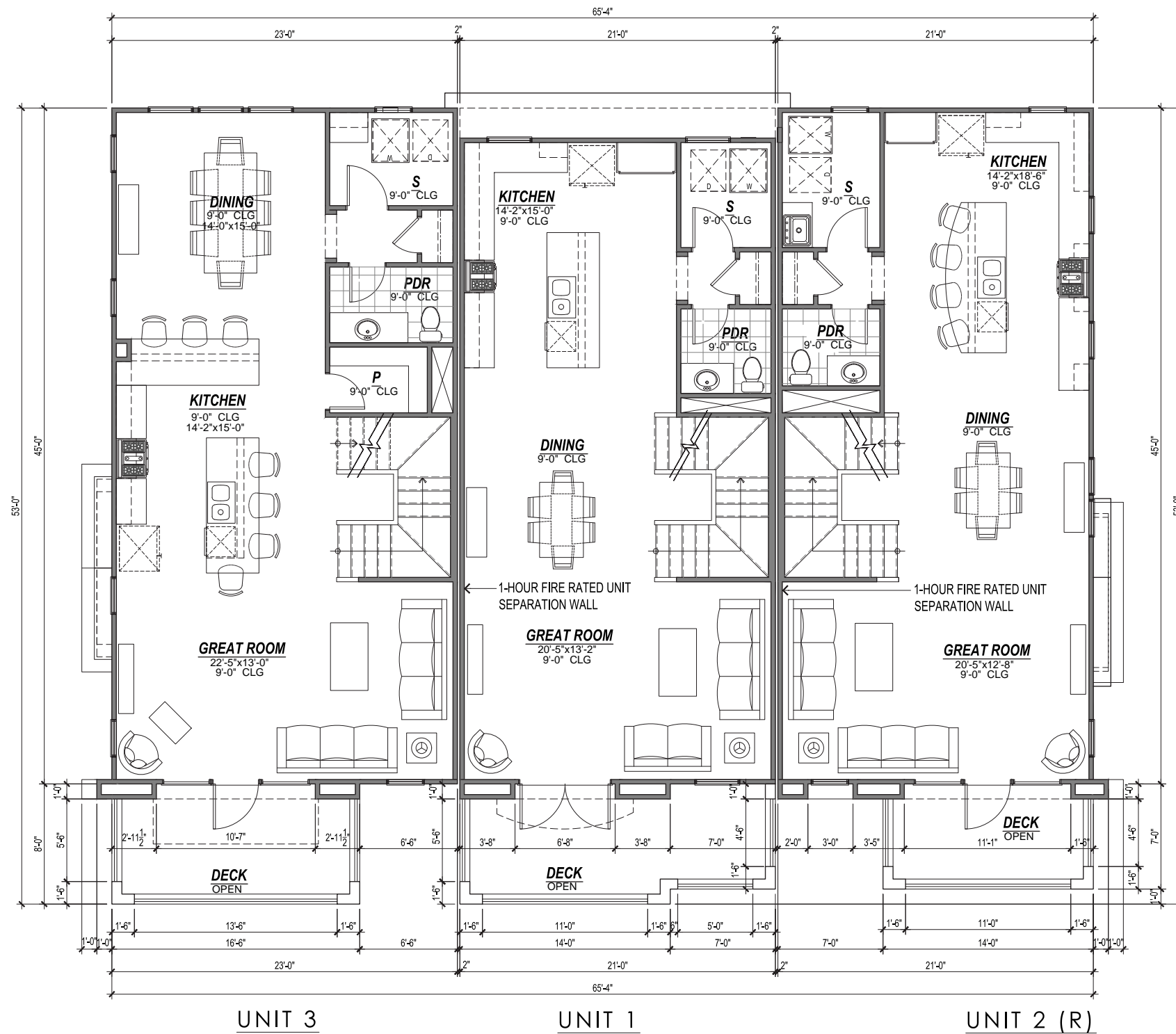
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

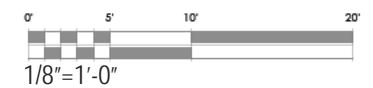
## BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES FIRST FLOOR PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 12





NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



# OAK KNOLL

BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 12

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

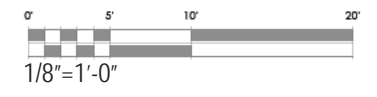


UNIT 3

UNIT 1

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



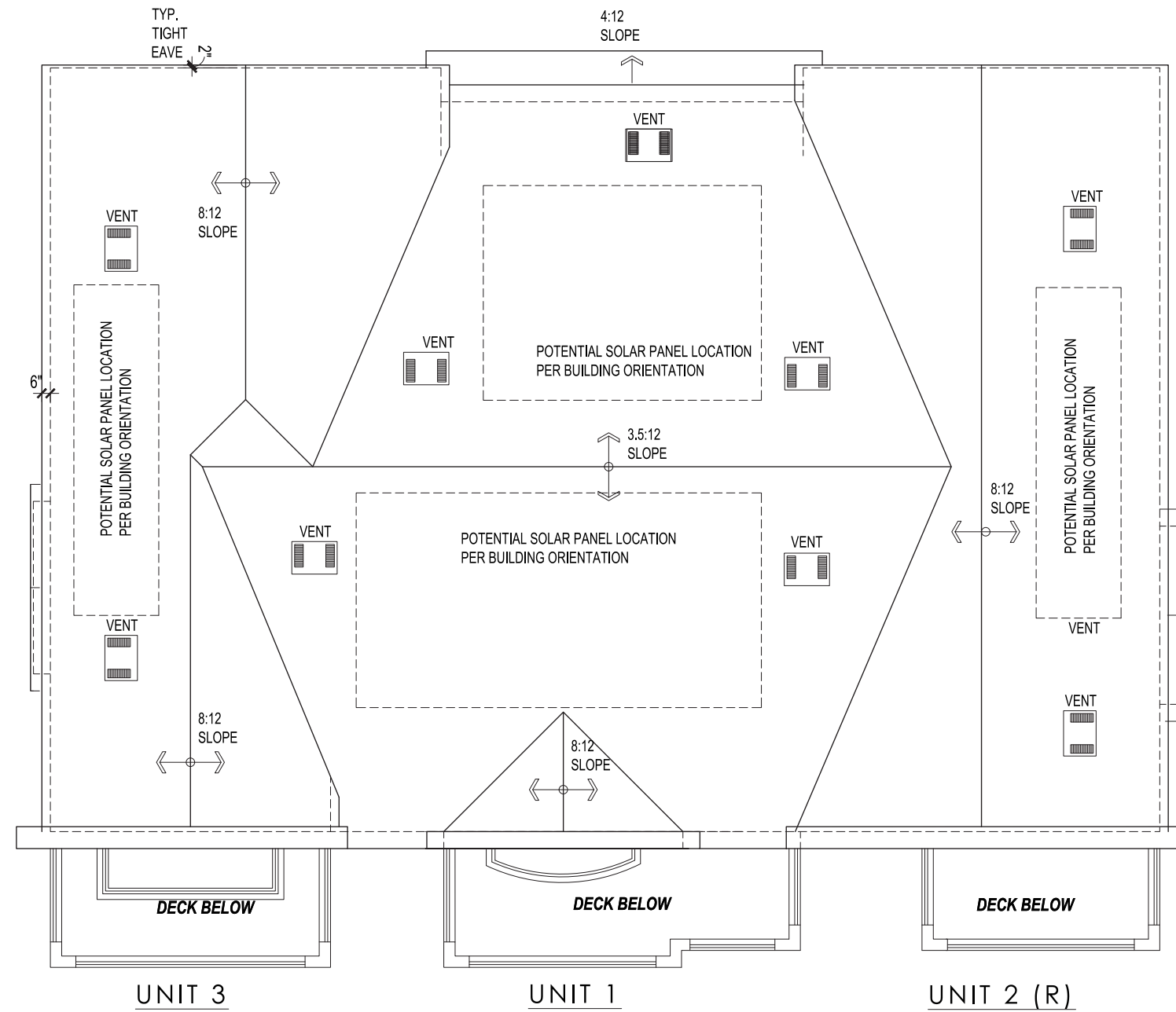
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

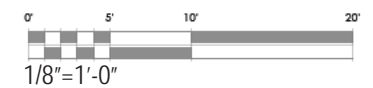
## BUILDING COMPOSITES - TYPICAL TRIPLEX TOWNHOMES THIRD FLOOR PLAN

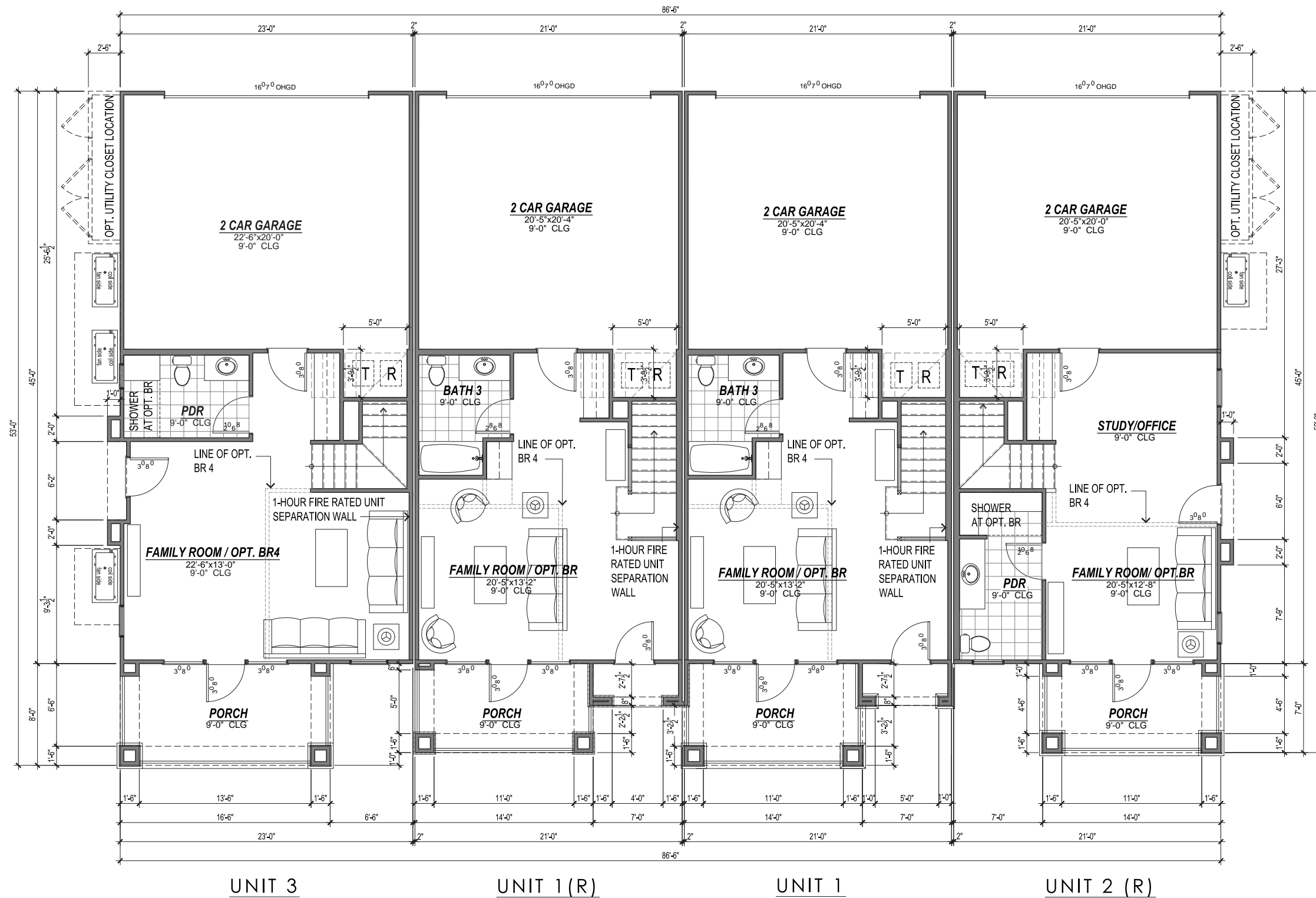
### FINAL DEVELOPMENT PLAN - PARCEL 12





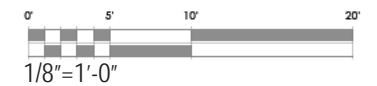
NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.





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

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



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

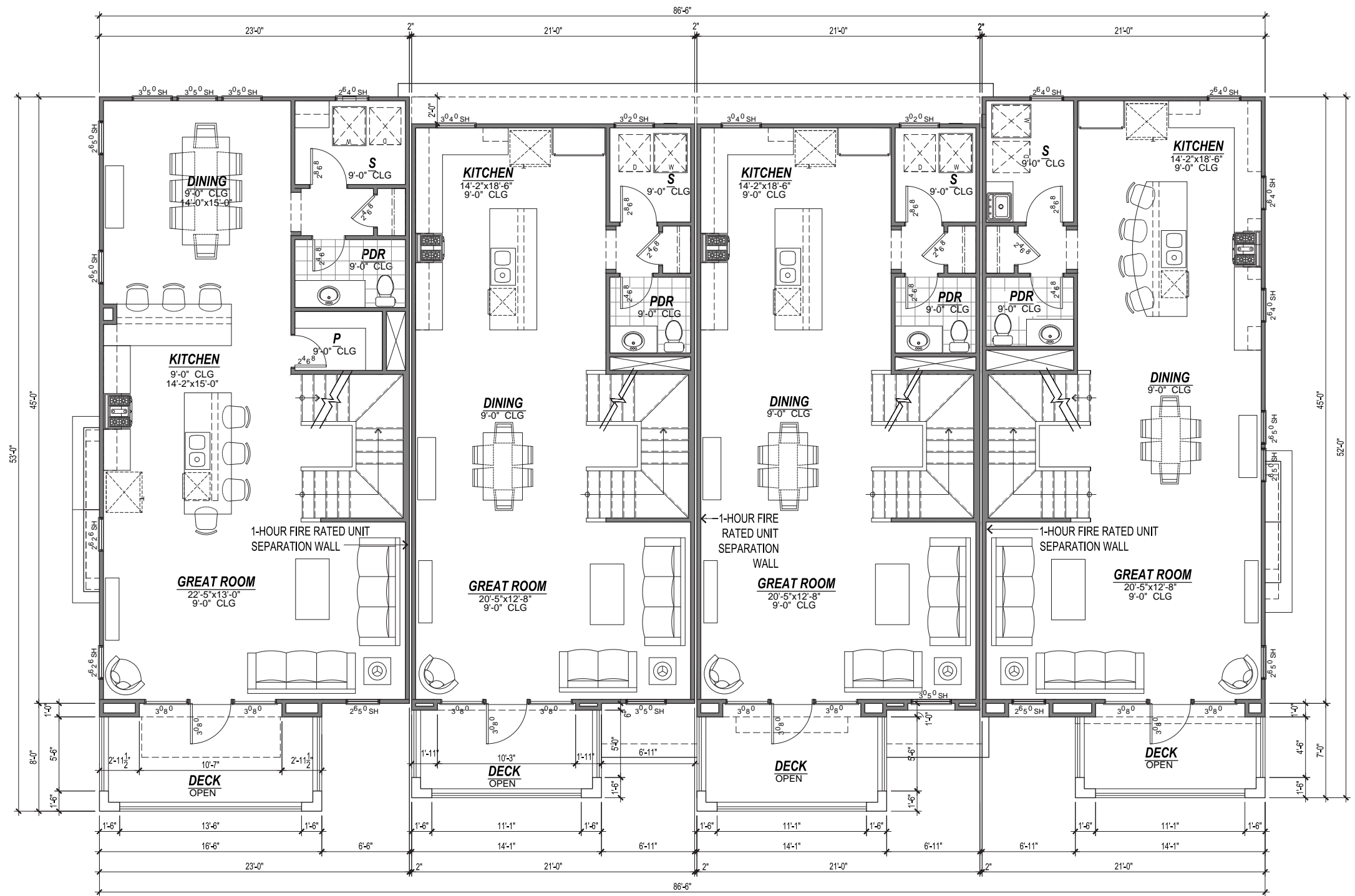
# OAK KNOLL

## BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES FIRST FLOOR PLAN

### FINAL DEVELOPMENT PLAN - PARCEL 12







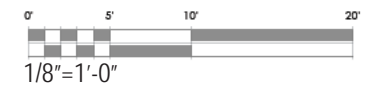
UNIT 3

UNIT 1 (R)

UNIT 1

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.

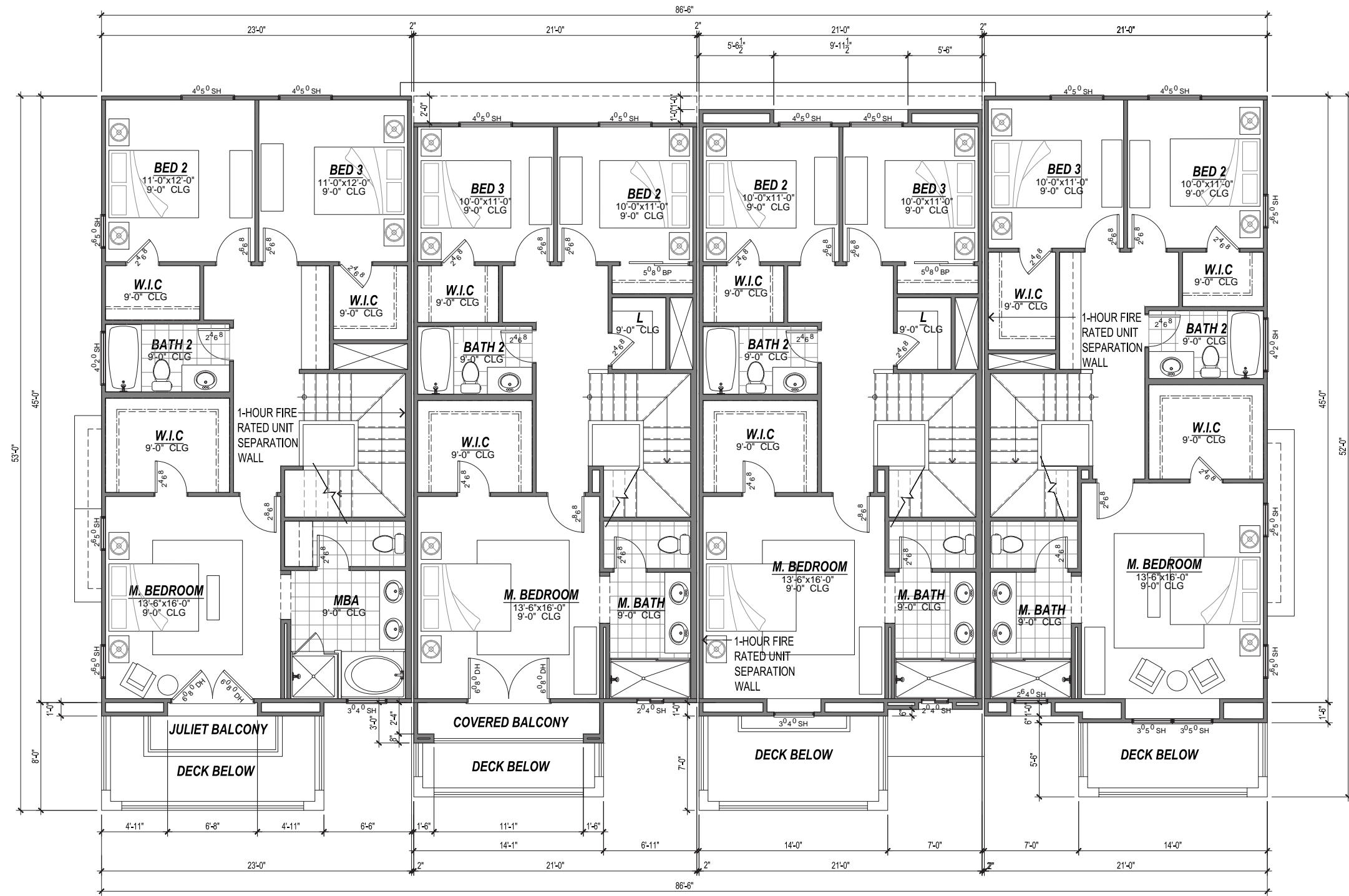


# OAK KNOLL

BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 12

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



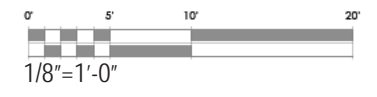
UNIT 3

UNIT 1 (R)

UNIT 1

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



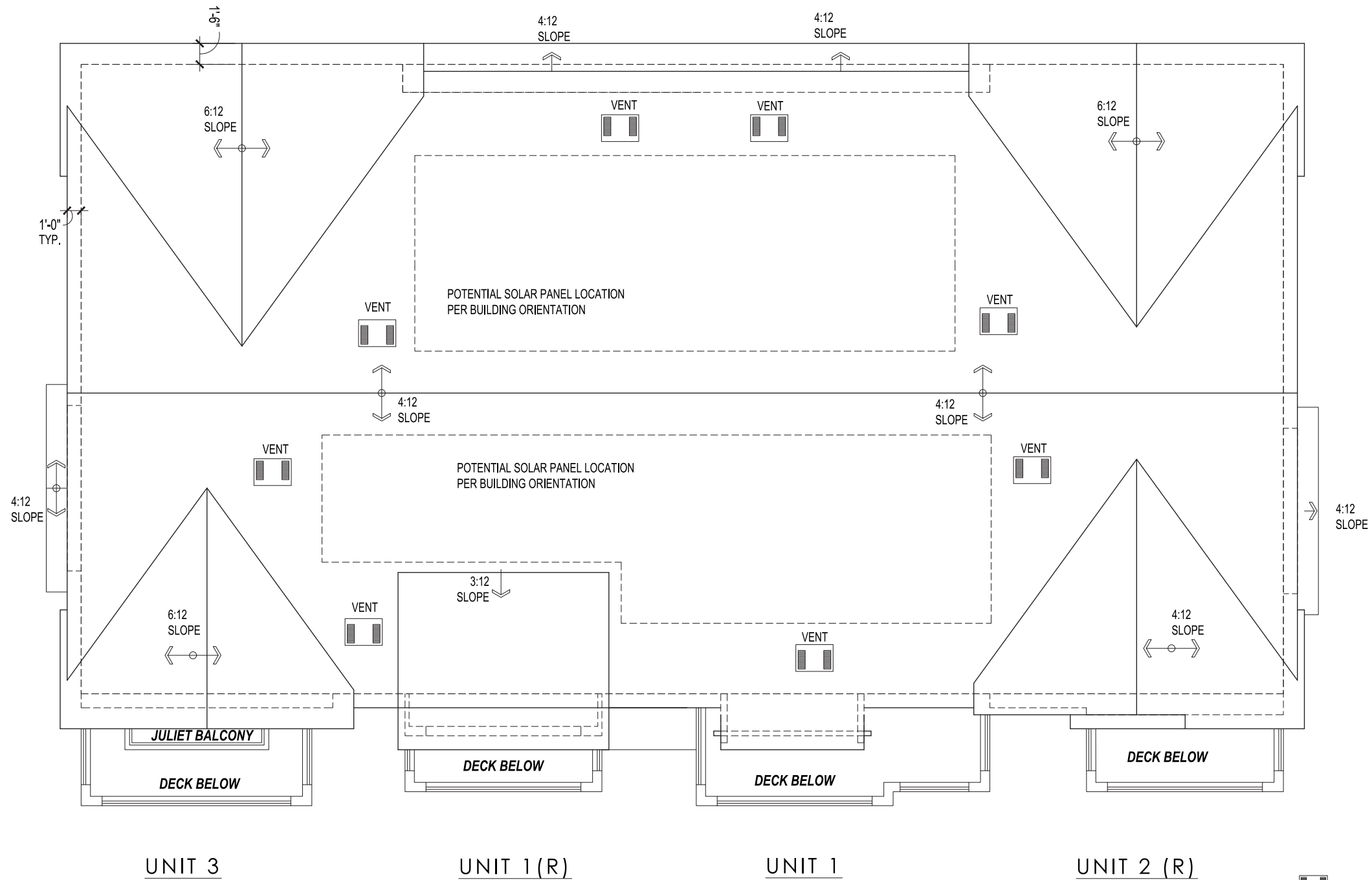
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

## BUILDING COMPOSITES - TYPICAL 4-PLEX TOWNHOMES THIRD FLOOR PLAN

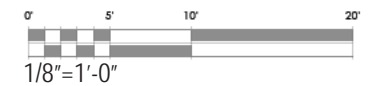
### FINAL DEVELOPMENT PLAN - PARCEL 12

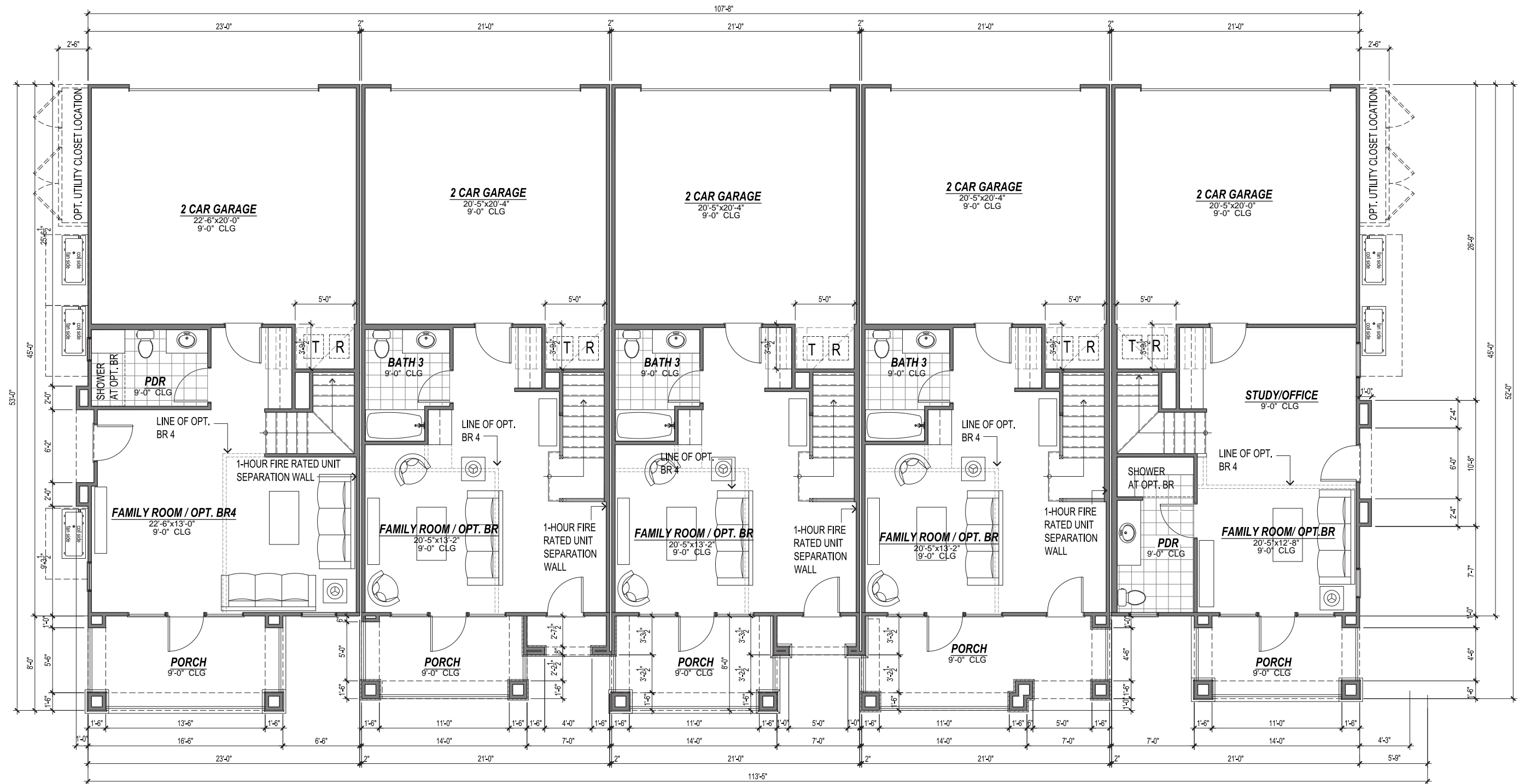




 ROOF VENT  
 (FINAL ATTIC VENT COUNT AND LOCATION TO BE DETERMINED AT PRODUCTION)

NOTE:  
 FLOOR PLAN REPRESENTS MISSION  
 ELEVATION STYLE.





**UNIT 3**

(SEE PAGE 36 FOR OPTIONAL UNIT 3 PLANS)

**UNIT 1 (R)**

**UNIT 1**

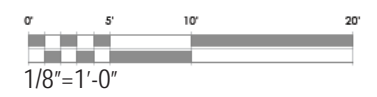
**UNIT 1 (R)**

**UNIT 2 (R)**

(SEE PAGE 36 FOR OPTIONAL UNIT 2 PLANS)

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

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



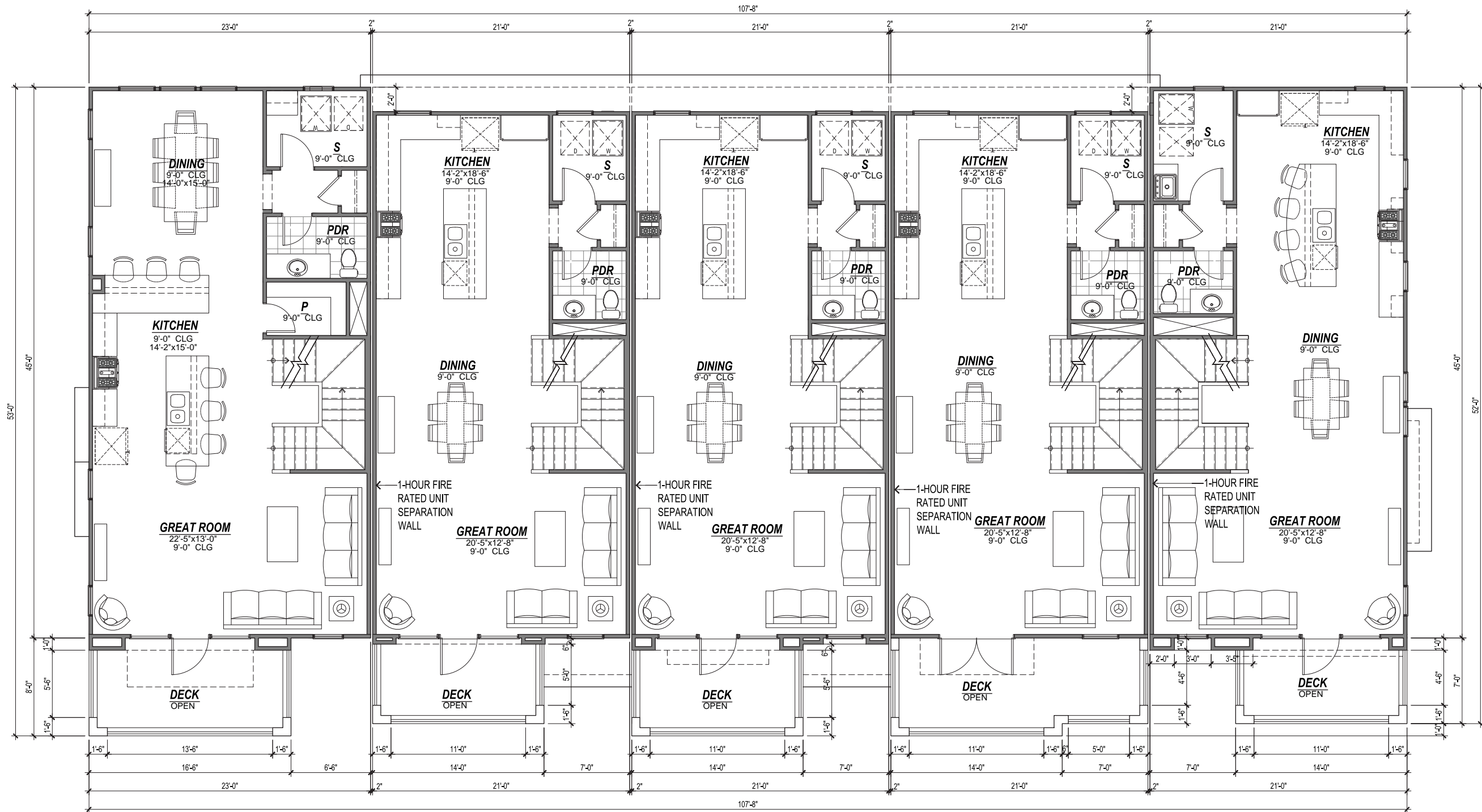
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

## BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES FIRST FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 12





UNIT 3

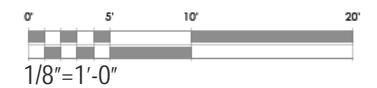
UNIT 1 (R)

UNIT 1

UNIT 1 (R)

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



# OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES SECOND FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 3

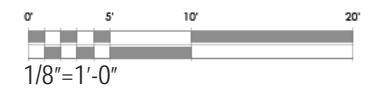
UNIT 1 (R)

UNIT 1

UNIT 1 (R)

UNIT 2 (R)

NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



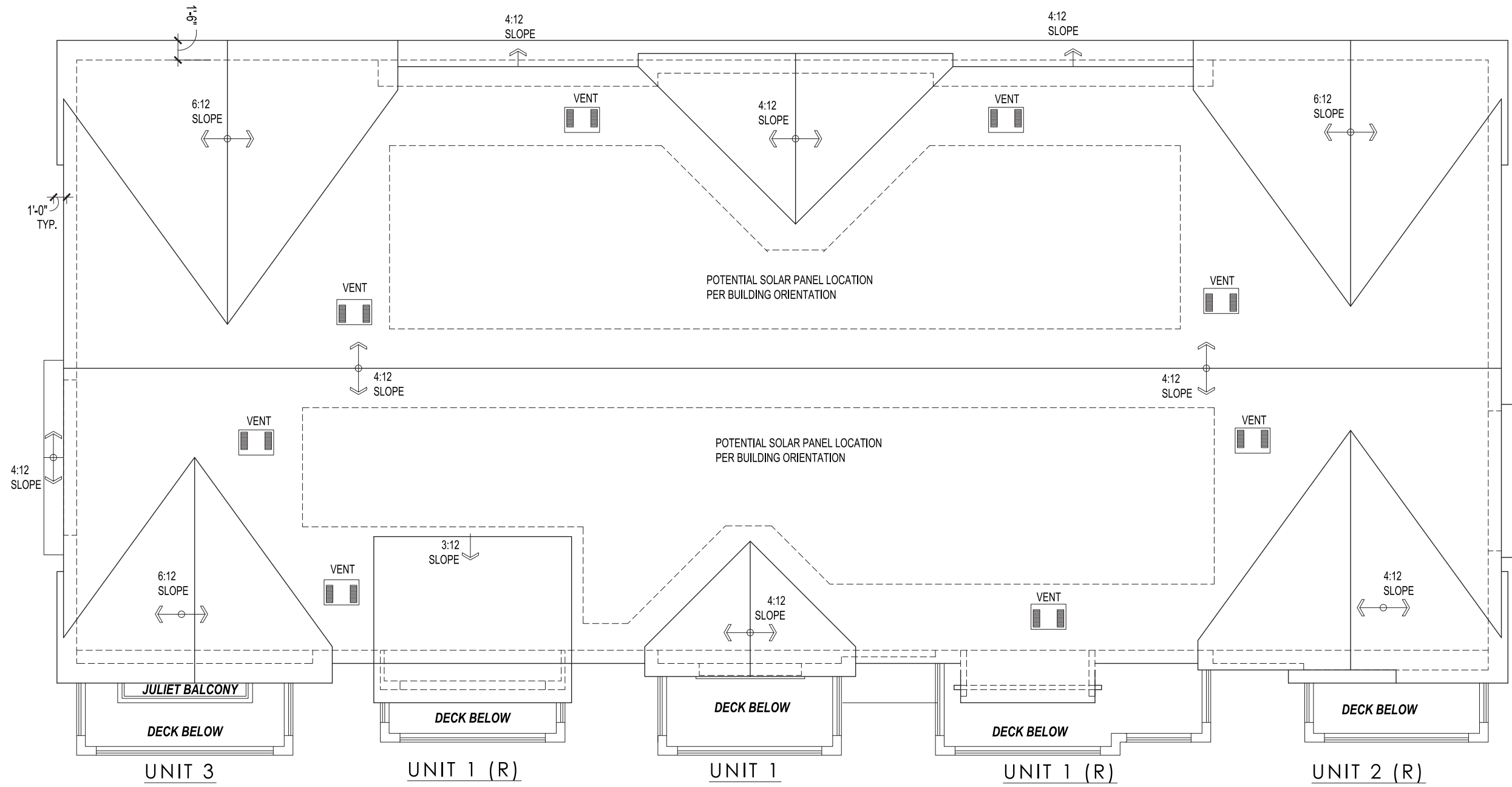
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

# OAK KNOLL

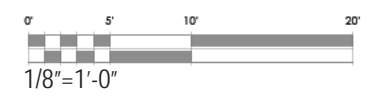
BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES THIRD FLOOR PLAN

FINAL DEVELOPMENT PLAN - PARCEL 12





NOTE:  
FLOOR PLAN REPRESENTS MISSION  
ELEVATION STYLE.



# OAK KNOLL

BUILDING COMPOSITES - TYPICAL 5-PLEX TOWNHOMES ROOF PLAN  
FINAL DEVELOPMENT PLAN - PARCEL 12

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

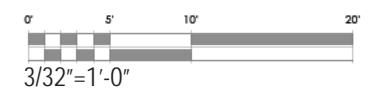


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR 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:
1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P) NOT TO EXCEED 30 FEET.
  2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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

# OAK KNOLL

## BUILDING 1 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

### FINAL DEVELOPMENT PLAN - PARCEL 12







UNIT 3  
LEFT ELEVATION



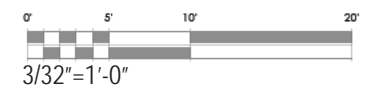
UNIT 2 (R)  
RIGHT ELEVATION

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

ELEVATION KEY NOTES



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



# OAK KNOLL

BUILDING 1 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH  
FINAL DEVELOPMENT PLAN - PARCEL 12

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



FRONT ELEVATION



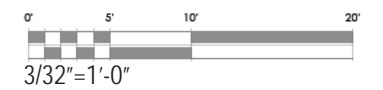
REAR ELEVATION

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

ELEVATION KEY NOTES



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



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

# OAK KNOLL

## BUILDING 2 ELEVATIONS - TRIPLEX CRAFTSMAN

### FINAL DEVELOPMENT PLAN - PARCEL 12





UNIT 3  
LEFT ELEVATION



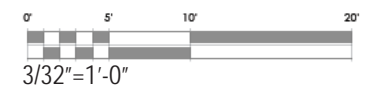
UNIT 2 (R)  
RIGHT ELEVATION

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

ELEVATION KEY NOTES



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



# OAK KNOLL

## BUILDING 2 ELEVATIONS - TRIPLEX CRAFTSMAN

### FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 3                      UNIT 1                      UNIT 2 (R)  
**FRONT ELEVATION**

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	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

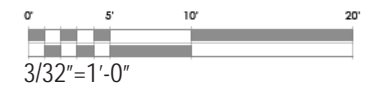
**ELEVATION KEY NOTES**



UNIT 2 (R)                      UNIT 1                      UNIT 3  
**REAR ELEVATION**

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

NC  
1  
2  
3



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

# OAK KNOLL

## BUILDING 3 ELEVATIONS - TRIPLEX MISSION ENHANCED SIDE

### FINAL DEVELOPMENT PLAN - PARCEL 12





UNIT 3  
LEFT ENHANCED ELEVATION



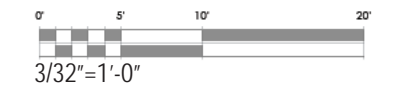
UNIT 2 (R)  
RIGHT ELEVATION

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

**ELEVATION KEY NOTES**



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



# OAK KNOLL

BUILDING 3 ELEVATIONS - TRIPLEX MISSION ENHANCED SIDE  
 FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 3  
LEFT ELEVATION



UNIT 3                      UNIT 2 (R)  
FRONT ELEVATION

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

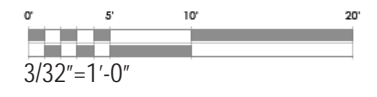


UNIT 2 (R)                      UNIT 3  
REAR ELEVATION



UNIT 2 (R)  
RIGHT ELEVATION

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



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

# OAK KNOLL

## BUILDING 4 ELEVATIONS - DUPLEX CRAFTSMAN

### FINAL DEVELOPMENT PLAN - PARCEL 12



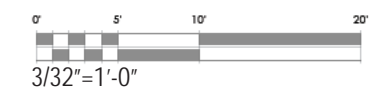


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR 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:  
 1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P.) NOT TO EXCEED 30 FEET.  
 2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



# OAK KNOLL

## BUILDING 5 ELEVATIONS - 4-PLEX MISSION

### FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 3  
RIGHT ELEVATION



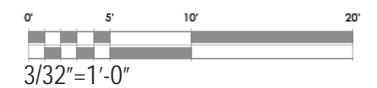
UNIT 2 (R)  
LEFT ELEVATION

1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	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:
1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P) NOT TO EXCEED 30 FEET.
  2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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

# OAK KNOLL

## BUILDING 5 ELEVATIONS - 4-PLEX MISSION

### FINAL DEVELOPMENT PLAN - PARCEL 12

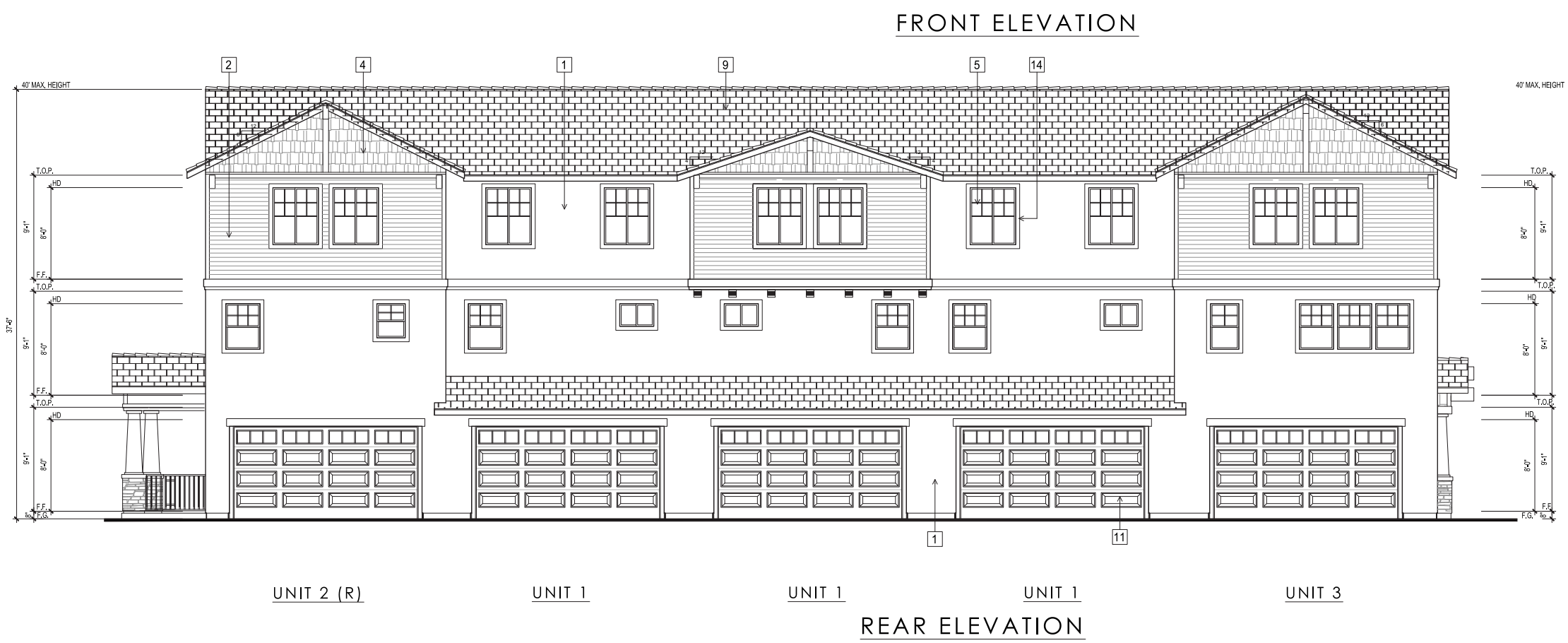




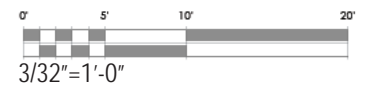


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
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14	WINDOW WOOD TRIM
15	STONE 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.
  - WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



# OAK KNOLL

## BUILDING 6 ELEVATIONS - 5-PLEX CRAFTSMAN WRAPPED PORCH

### FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 3  
LEFT ELEVATION



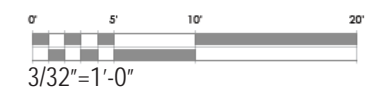
UNIT 2 (R)  
RIGHT ELEVATION

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

ELEVATION KEY NOTES



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



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# OAK KNOLL

## BUILDING 6 ELEVATIONS - 5-PLEX CRAFTSMAN WRAPPED PORCH

### FINAL DEVELOPMENT PLAN - PARCEL 12





UNIT 3                      UNIT 1                      UNIT 2 (R)  
**FRONT ELEVATION**

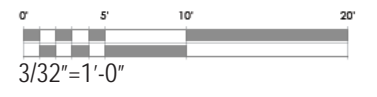
1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
12	STANDING SEAM METAL CANOPY
13	N/A
14	WINDOW WOOD TRIM
15	STONE VENEER
16	EXTERIOR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



UNIT 2 (R)                      UNIT 1                      UNIT 3  
**REAR ELEVATION**

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



# OAK KNOLL

BUILDING 7 ELEVATIONS - 5-PLEX MISSION WRAPPED PORCH  
 FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 3  
LEFT ELEVATION



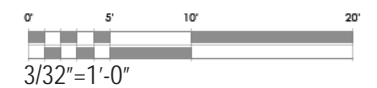
UNIT 2 (R)  
RIGHT ELEVATION

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

**ELEVATION KEY NOTES**



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



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

# OAK KNOLL

## BUILDING 7 ELEVATIONS - 5-PLEX MISSION WRAPPED PORCH

### FINAL DEVELOPMENT PLAN - PARCEL 12



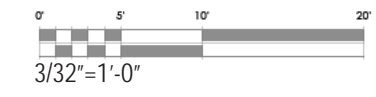


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
6	SHUTTERS AT ENHANCED ELEVATION
7	WROUGHT IRON RAILING
8	STANDING SEAM METAL ROOF
9	FLAT CONCRETE TILE ROOF
10	S-TILE ROOF
11	GARAGE DOOR
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15	STONE VENEER
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19	PRIVACY FENCE AT END UNIT
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21	DECORATIVE WOOD RAIL

**ELEVATION KEY NOTES**



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



# OAK KNOLL

## BUILDING 8 ELEVATIONS - 5-PLEX CRAFTSMAN

### FINAL DEVELOPMENT PLAN - PARCEL 12

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



UNIT 2 (R)  
RIGHT ELEVATION



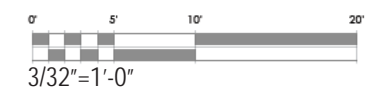
UNIT 3  
LEFT ELEVATION

- |    |  |
|----|--|
| 1  | STUCCO                                   |
| 2  | HORIZONTAL SIDING                        |
| 3  | BOARD & BATT SIDING                      |
| 4  | SHINGLE SIDING                           |
| 5  | VINYL WINDOW                             |
| 6  | SHUTTERS AT ENHANCED ELEVATION           |
| 7  | WROUGHT IRON RAILING                     |
| 8  | STANDING SEAM METAL ROOF                 |
| 9  | FLAT CONCRETE TILE ROOF                  |
| 10 | S-TILE ROOF                              |
| 11 | GARAGE DOOR                              |
| 12 | STANDING SEAM METAL CANOPY               |
| 13 | N/A                                      |
| 14 | WINDOW WOOD TRIM                         |
| 15 | STONE VENEER                             |
| 16 | EXTERIOR LIGHTING                        |
| 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:
1. HABITABLE BUILDING HEIGHT / TOP OF PLATE (T.O.P) NOT TO EXCEED 30 FEET.
  2. WINDOWS WILL MAINTAIN A STANDARD SIZE AS REQUIRED BY CODE BUT MUST RESPECT THE DESIGN PROPORTIONS AND MADE OUT OF VINYL. THE WINDOW MANUFACTURER SHALL BE SELECTED BY THE BUILDER.



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

# OAK KNOLL

## BUILDING 8 ELEVATIONS - 5-PLEX CRAFTSMAN

### FINAL DEVELOPMENT PLAN - PARCEL 12





UNIT 3  
LEFT ELEVATION



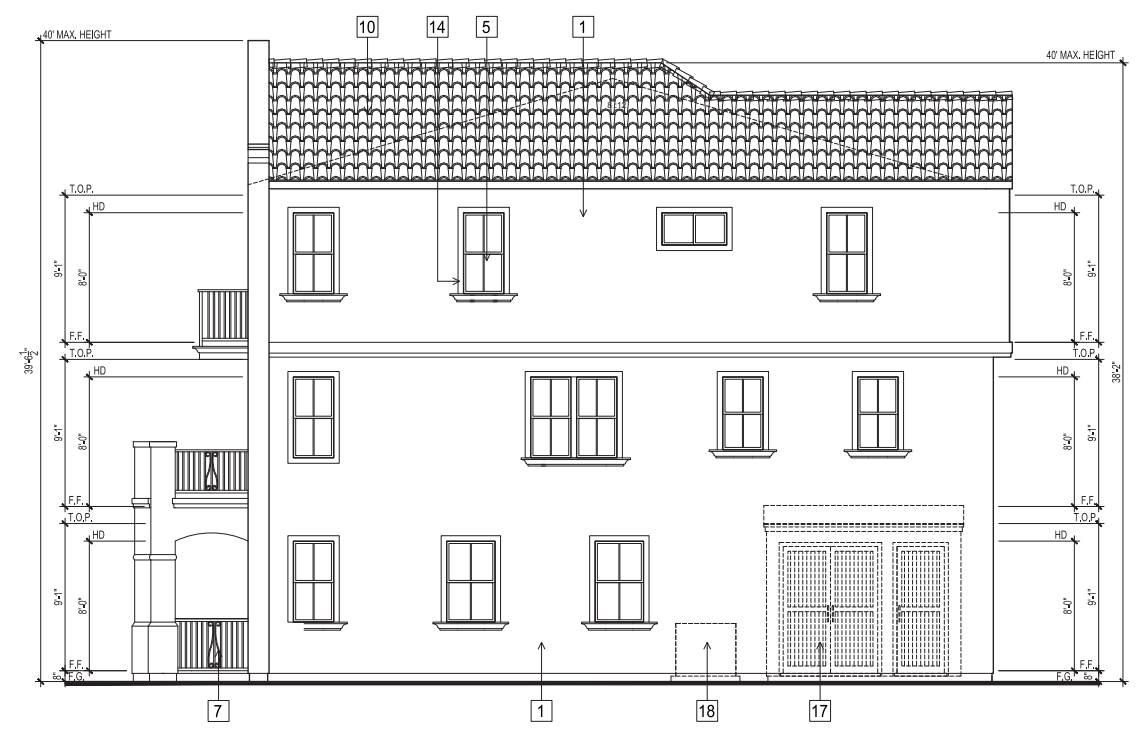
UNIT 3  
UNIT 2 (R)  
FRONT ELEVATION

- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 SHUTTERS AT ENHANCED ELEVATION
- 7 WROUGHT IRON RAILING
- 8 STANDING SEAM METAL ROOF
- 9 FLAT CONCRETE TILE ROOF
- 10 S-TILE ROOF
- 11 GARAGE DOOR
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- 13 N/A
- 14 WINDOW WOOD TRIM
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- 16 EXTERIOR LIGHTING
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- 18 A/C LOCATION
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- 20 TILE ACCENT
- 21 DECORATIVE WOOD RAIL

ELEVATION KEY NOTES

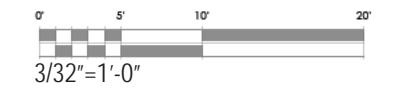


UNIT 2 (R)  
UNIT 3  
REAR ELEVATION



UNIT 2 (R)  
RIGHT ELEVATION

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

## BUILDING 9 ELEVATIONS - DUPLEX MISSION ENHANCED SIDE

### FINAL DEVELOPMENT PLAN - PARCEL 12

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



FRONT ELEVATION



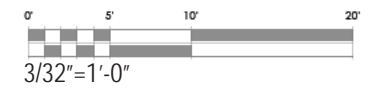
REAR ELEVATION

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

## BUILDING 10 ELEVATIONS - TRIPLEX CRAFTSMAN

### FINAL DEVELOPMENT PLAN - PARCEL 12







UNIT 3  
LEFT ELEVATION



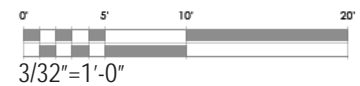
UNIT 2 (R)  
RIGHT ELEVATION

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



NOTES:  
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# OAK KNOLL

BUILDING 10 ELEVATIONS - TRIPLEX CRAFTSMAN  
 FINAL DEVELOPMENT PLAN - PARCEL 12

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

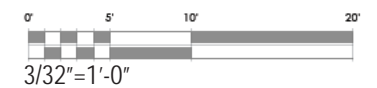


1	STUCCO
2	HORIZONTAL SIDING
3	BOARD & BATT SIDING
4	SHINGLE SIDING
5	VINYL WINDOW
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**ELEVATION KEY NOTES**



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# OAK KNOLL

## BUILDING 11 ELEVATIONS - TRIPLEX MISSION WRAPPED PORCH

### FINAL DEVELOPMENT PLAN - PARCEL 12





UNIT 3  
LEFT ELEVATION



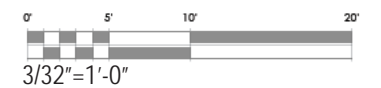
UNIT 2 (R)  
RIGHT ELEVATION

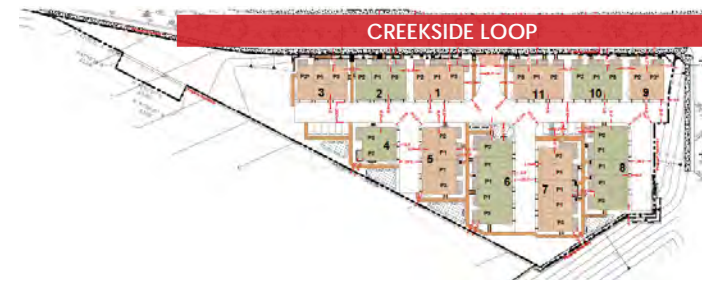
- 1 STUCCO
- 2 HORIZONTAL SIDING
- 3 BOARD & BATT SIDING
- 4 SHINGLE SIDING
- 5 VINYL WINDOW
- 6 SHUTTERS AT ENHANCED ELEVATION
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ELEVATION KEY NOTES



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

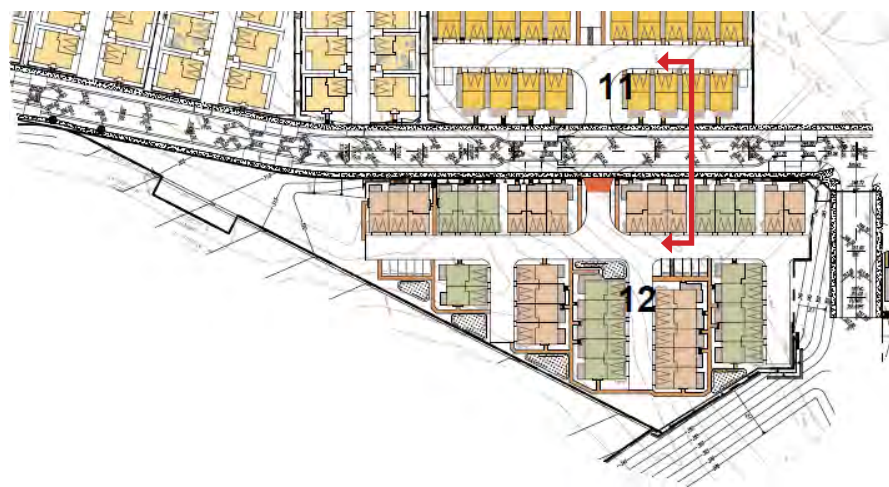
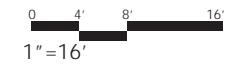
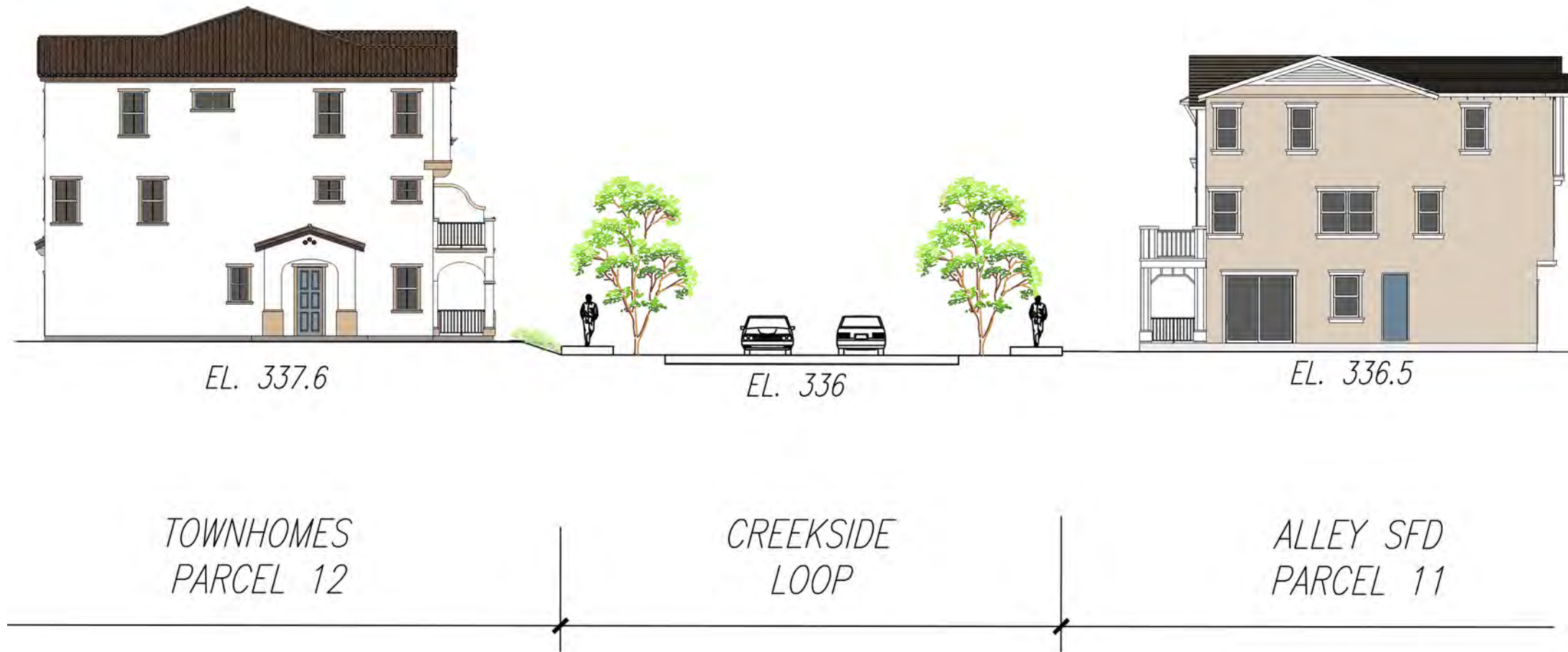
Imagery shown is to indicate design intent. Actual floorplans, colors or materials may vary slightly.

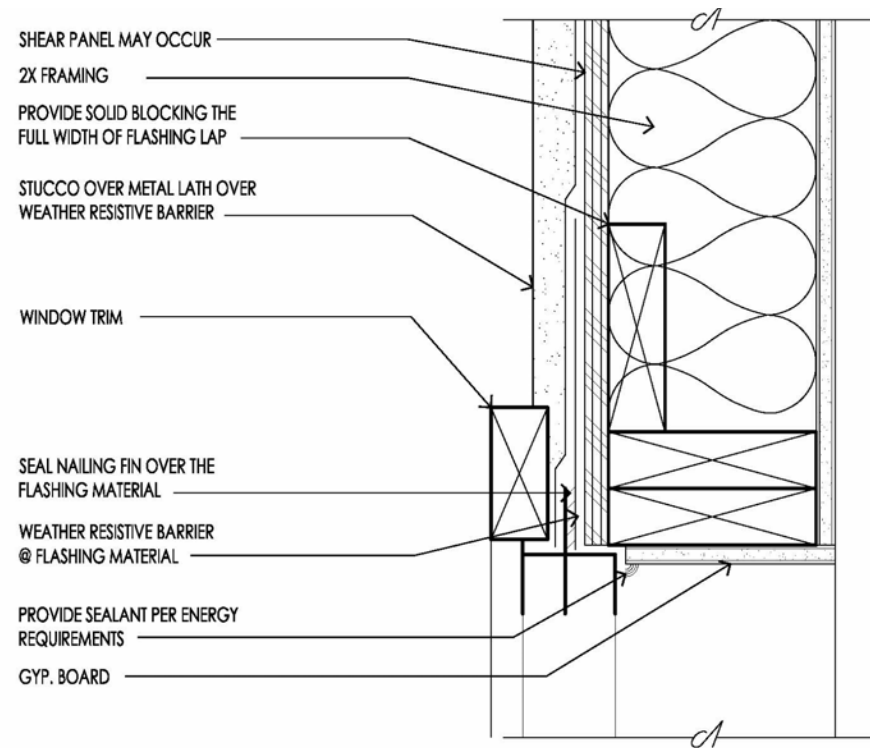
# OAK KNOLL

## CREEKSIDE LOOP & STREET "C" STREET SCENE ELEVATION

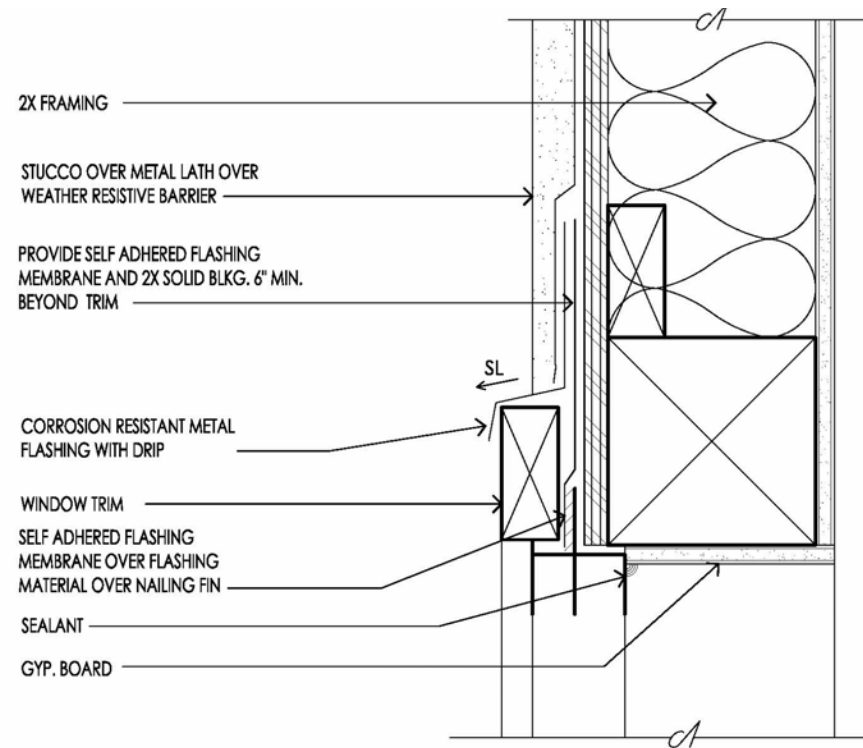
FINAL DEVELOPMENT PLAN - PARCEL 12



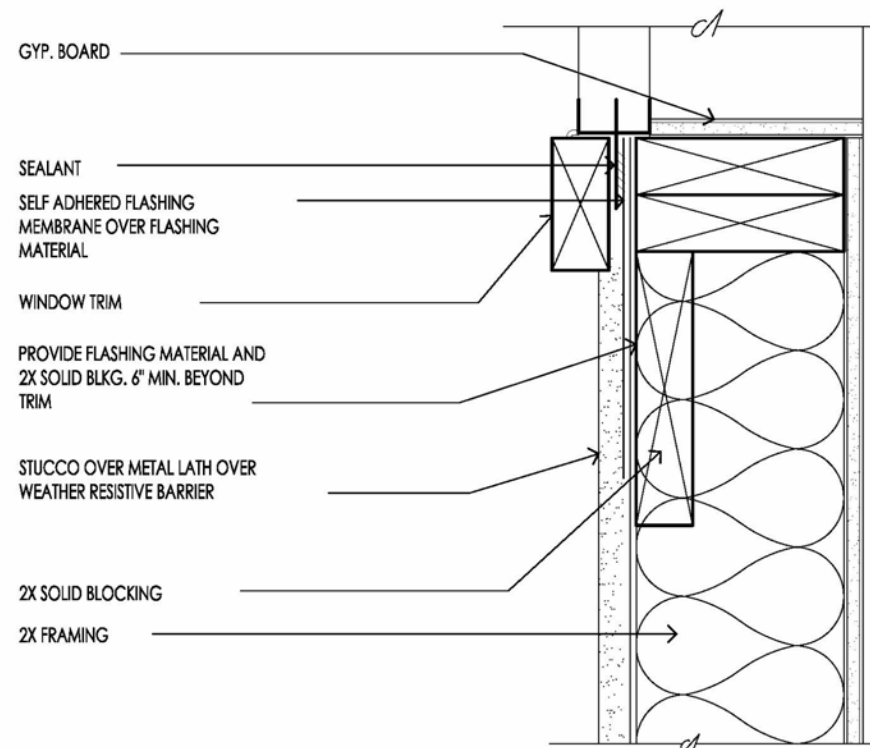




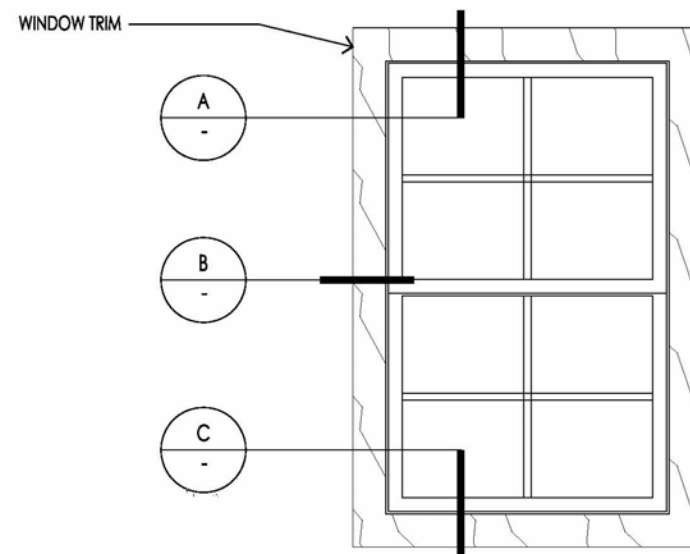
**B** WINDOW JAMB



**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

## MATERIALS AND COLORS BOARDS - WINDOWS EXHIBIT

### FINAL DEVELOPMENT PLAN - PARCEL 12





- |    |  |
|----|--|
| 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**



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

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# OAK KNOLL

## MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 12







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



- 1 STUCCO
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- ELEVATION KEY NOTES**

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# OAK KNOLL

## MATERIALS AND COLORS BOARDS

FINAL DEVELOPMENT PLAN - PARCEL 12

OAK KNOLL  **SunCal**

**ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX**

<b>Design Guideline</b>	<b>Compliance Analysis</b>	<b>Discussion</b>
<b>2.0 Planning Guidelines</b>		
<b>2.1 Oak Knoll Neighborhoods</b>		
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 12 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 12 is not located in The Upland neighborhood.</i>
<b>2.2 Neighborhood Streetscape</b>		
High Visibility Façades -- Street Facing	Complies	Proposed townhomes comply with this guideline and corresponding Arch. Guideline #3.3 Massing Primary Volumes - Building Orientation
High Visibility Façades -- Open Space Facing	Complies	Proposed townhomes comply with this guideline and corresponding Arch. Guideline #3.3 Massing Primary Volumes - Building Orientation

**ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX**

Architecture Diversity and 'The Monotony Code' - For each single-family detached lot type, there must be a minimum of three (3) unique floor plan types, with three (3) façade variations each:	Complies	The proposal complies with this guideline for the proposed townhomes by featuring two façade variations (Mission and Craftsman) and three different floor plan types (Unit 1, Unit 1 R, Unit 2 R, and Unit 3).
A different porch or stoop type will be considered a façade variation;	Complies	Rear patios and end-unit wraparound porches have been incorporated into the design to achieve façade variation.
No two (2) detached homes of the same design may be repeated within two (2) adjacent lots on a given Block Face or a facing Block Face;	Not applicable	The proposal is for townhomes, not single family detached residences.
Homes on corner lots are encouraged to have architectural features such as wrap porches, side porches, or bay windows facing the secondary street.	Complies	The duplex and 5-plex units propose a wraparound porch on the end-unit.
Both the front as well as side facing façade on corner lots will be considered High Visibility Facades.	Complies	The proposal highlights compliance this requirement on the site plans.
<b>2.3 Commercial</b>		
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.

**ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX**

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.
<b>2.4 Townhomes</b>		
Create a 'sense of address' and a front door for each unit by providing 'door yards,' gates, and access to public streets and paseos.	Complies	The proposal includes front doors featuring door yards, gates and access to public streets and paseos/pathways.
All units should feature covered entry areas either in the form of a stopp or entry porch.	Complies	The proposal uses covered front doors with small foyers adjacent and separate from patios for some of the interior units.
Variation of design is encouraged and corner units should be treated differently than middle units.	Complies	Corner units feature variety in design and are differentiated from the middle units.
End facades should treated as high visibility and should feature windows, entries where appropriate, and other design features normally on the front façade.	Complies	The projecting window and roof articulations at the third floor of mission and craftsman style buildings satisfy this guideline.
Odd numbers of units in a row are encouraged.	Complies	The proposal uses this configuration of odd numbers of units within a row.

ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX

Stepping between units is encouraged to provide private balconies and a varied building frontage as viewed from the street.	Does not comply	There does not appear to be stepping between units or varied frontage. This variation could help break up the facades of the triplexes facing the street.
Landscape planting should be integrated in with streetscapes and provide screening for parking and alleys. Please refer to the Preliminary Development Plan for example designs for Paseos and Pocket Parks.	Complies	Landscape planting has been integrated in with streetscapes.
<b>2.5 Building Massing and Placement</b>		
Massing, building setback and height are considered in more detail in the Architectural Guidelines	See 3.0 Architectural Guidelines	See 3.0 Architectural Guidelines
<b>2.5 (aka 2.6) Driveways and Garage Placement</b>		
Refer to Chapter 4.0, Landscape Guidelines, for allowable paving materials for driveways.	See 4.0 Landscape Guidelines	See 4.0 Landscape Guidelines

**ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX**

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



ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX

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
<b>3.5 High Visibility Façades</b>		
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 face the street and have been enhanced with high quality design elements on both streets such as shutters to add to the exterior material changes for visual impact.

**ATTACHMENT B - PARCEL 12 (PLN15378-PUDF04)  
DESIGN REVIEW CONFORMANCE MATRIX**

<p>Additive façade elements - Once the design of the High Visibility Façade openings has been determined, additive building elements like porches and dormers should follow the rhythm of the façade composition. Wraparound porches are encouraged on corner lots, as well as projected window bays. Porch columns should be spaced equally to either side of façade openings.</p>	<p>Complies</p>	<p>Sidefacing gables and wraparound porches have been incorporated into the design of end units. The porch columns widths and the dominance of second-story decks have been revised and reduces to lessen overshadowing of the ground floor entry areas.</p>
<p>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.</p>	<p>Complies</p>	<p>The proposed design has been revised to increase articulation to the wall façades such as recessing siding, mixing exterior materials, and adding bay window projection.</p>
<p><b>3.6 Openings - Windows</b></p>		
<p>Window types</p>	<p>Complies</p>	<p>Casement, single-hung, true or simulated divided lite windows with wood trim.</p>
<p>Window proportions and trim</p>	<p>Complies</p>	<p>The proposed design provides details on window proportions and trim and complies with this guideline.</p>
<p>Shutters</p>	<p>Complies</p>	<p>Shutters are employed to enhance elevations on high visibility façades.</p>
<p><b>3.7 Exterior Doors</b></p>		

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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.
<b>3.8 Porches and Stoops</b>		
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.
<b>3.9 Garages</b>		
Garage Dimensions	Complies	The proposed design complies with this guideline.
Garage Details	Complies	The proposed design complies with this guideline.
<b>3.10 Lighting</b>		
Architectural Lighting	Complies	The proposed design complies with this guideline.

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Design Guideline	Compliance Analysis	Discussion
<b>4.0 Landscape Guidelines</b>		
<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.
<b>4.4 Parks and Plaza Design Intent</b>		
The parks should emphasize use of native trees, shrubs, and groundcovers in both organic and formal settings. Refer to the Neighborhood Streetscape Plant List for Proposed Plants.	Not applicable	Not applicable to this parcel.
Parks should incorporate community-wide furnishings and signage consistent with other design elements in the community.	Not applicable	Not applicable to this parcel.
Parks should provide shaded seating areas, picnic tables, and trash receptacles.	Not applicable	Not applicable to this parcel.

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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.	Complies	The proposed design complies with this guideline.
Trails for Oak Knoll are classified as follows: Hiking Trails; Multi-Use Path (Walking/Running/Biking); Neighborhood Path; Bike Route	Not applicable	Not applicable to this parcel.
Location of the trails system should meet the following design objectives: Safety; Connectivity to on-site and off-site destinations; Diversity in a experiences and user types; conforms to site attributes, opportunities, and constraints.	Not applicable	Not applicable to this parcel.
<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>		
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.

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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.
<b>4.9 Single Family Residential</b>		
Integrate the built environment with a dominant landscape	Not applicable	Not applicable to this parcel.
Blend landscapes between lots and neighborhood streets as a unified community landscape setting.	Not applicable	Not applicable to this parcel.
Establish a healthy, sustainable, and natural landscape environment.	Not applicable	Not applicable to this parcel.
Prioritize front yard landscapes to reinforce neighborhood streets as livable, walkable places. The combination of front porches and front yard gardens within the private frontages activate the streetscape, and shall contribute to a consistent, high quality neighborhood landscape.	Not applicable	Not applicable to this parcel.
Low groundcovers have low water requirements and are composed in drifts, using selections from the Approved Plant (see Appendices).	Not applicable	Not applicable to this parcel.
Three general landscape zones have been defined for each home site: front yard zone, side yard zone, and rear yard zone.	Not applicable	Not applicable to this parcel.
Front yards on sloped lots guidelines: Front yard 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.	Not applicable	Not applicable to this parcel.
<b>4.10 Side and Rear Yard Fencing</b>		

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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.
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.
<b>4.11 Retaining Walls on Lots</b>		
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.

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Tiered walls shall be integrated landscape design.	Complies	The proposed design complies with this guideline.
Tops of walls may either slope or step with the topography as required. Walls may slope at 1:8 maximum or use vertical offsets of 12-inch maximum.	Complies	The proposed design complies with this guideline.
Use of vines, trailing evergreen groundcovers and shrub massings are encouraged to soften walls.	Complies	The proposed design complies with this guideline.
Retaining walls in side and rear yards. Walls not closely associated with the architecture and not visible from public areas may use the Approved Standard Wall System described in the Appendices.	Not applicable	Not applicable to this parcel.
Retaining walls in 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.



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