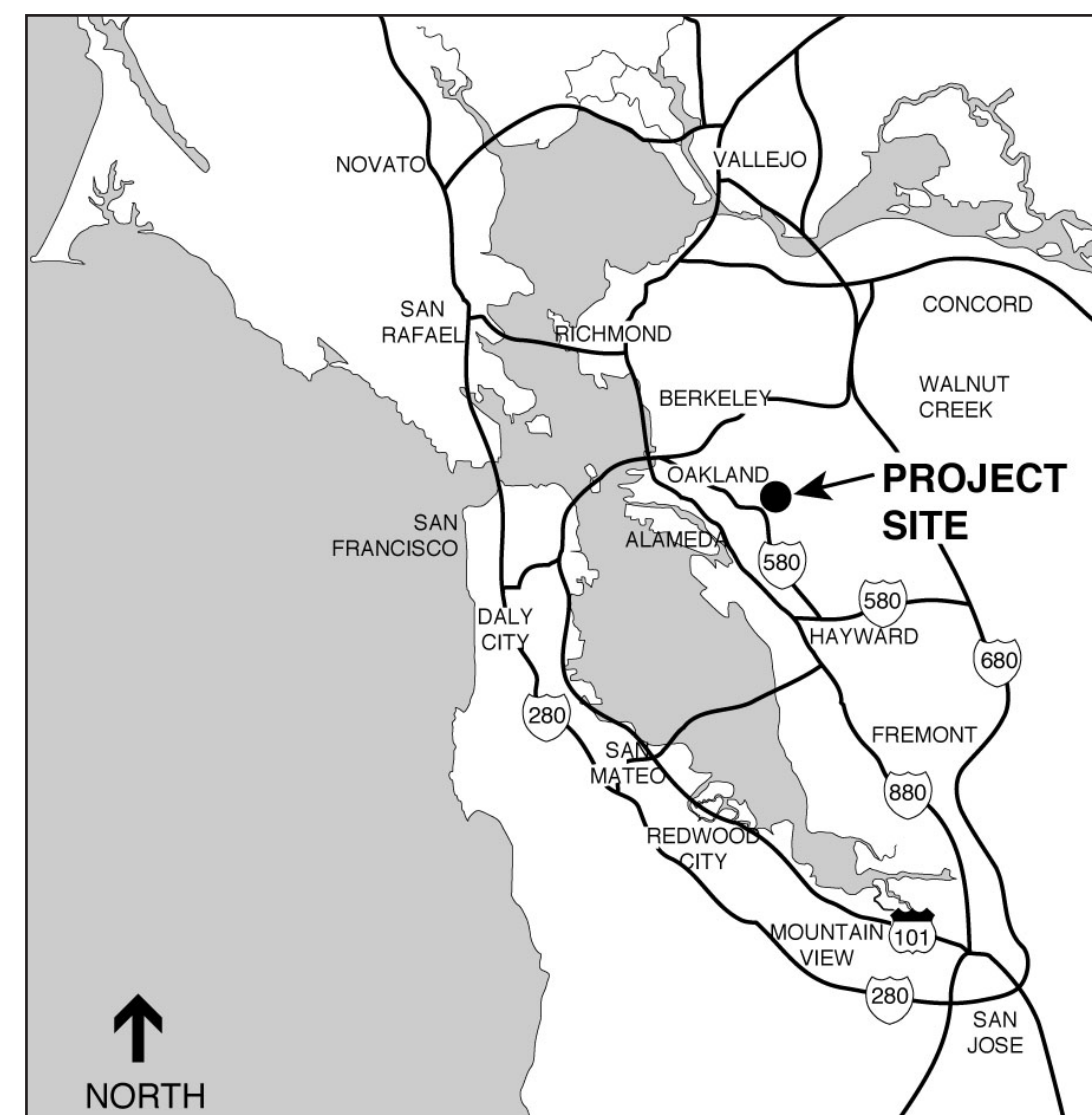


# FINAL DEVELOPMENT PLAN: MASTER DEVELOPER SITE IMPROVEMENTS

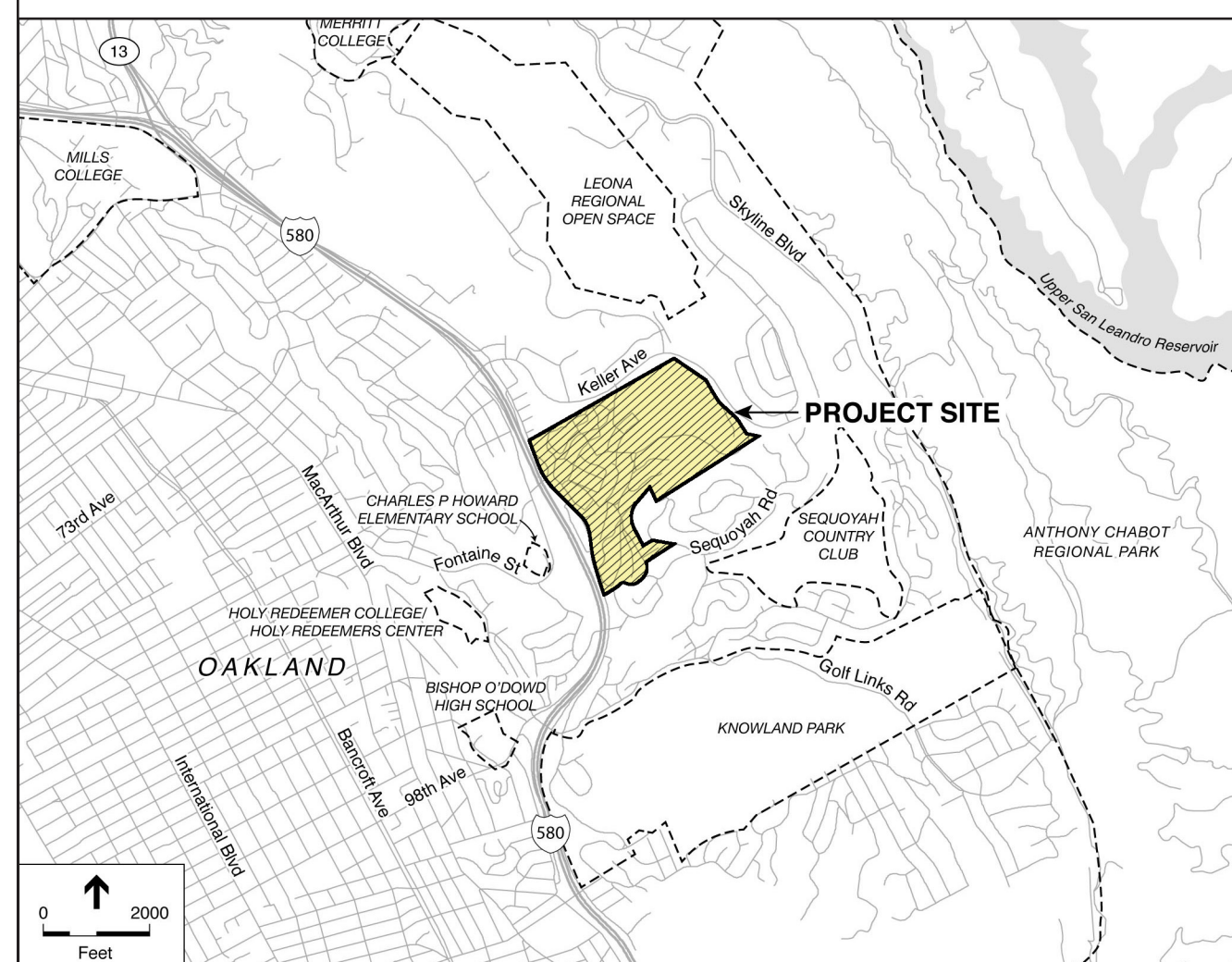
MAY 19, 2016

## SHEET INDEX

### LOCATION MAP



### VICINITY MAP



### PROJECT INFORMATION

#### CONTENT OF THIS FINAL DEVELOPMENT PLAN

This Final Development Plan (FDP) depicts the Master Developer installed improvements for the Oak Knoll Project. This FDP provides final schematic designs for site-wide grading and retaining walls, installation of backbone streets and major utilities (water, sewer, and storm drainage), entry monuments, design of streets and parks (including landscape planting, street lighting, street furniture, and play structures), and the Rifle Range Creek restoration. The FDP improvement areas are shown on Sheet G002.

Future home and commercial builders will submit individual FDP's for commercial and residential projects and phase-specific streets and utilities. This FDP encompasses the following project improvements:

#### Comprehensive Site Grading

This FDP includes final schematic designs for grading including corrective grading due to soil conditions, creek corridor restoration, creation of building pads, and associated embankments and retaining walls. Detailed site grading information is provided in the attached **Vesting Tentative Tract Map (VTTM), No. 8320**, dated December 9, 2015. Included in this VTTM which are part of this FDP are:

- Existing Conditions Plan (site survey) - Sheets C2.0 - C2.5
- Grading Plan - Sheets C5.0 - C5.5
- Utility Plan - Sheets C6.0 - C6.5
- Stormwater Treatment Plan - Sheet C7.0

#### Streets and Bridge Design

This FDP contains schematic final designs for streets, sidewalks, street lighting, and streetscape planting for the following streets: Creekside Parkway, Creekside Loop, and portions of Uplands Primary and Creekside Village Primary local streets necessary for future home builder access to development parcels. The FDP also provides final schematic design for two bridges planned for the site that will cross Rifle Range Creek. One bridge is vehicular (multi-modal) and the other is pedestrian only.

#### Monumentation and Signage

Traffic control and directional signage will be standard and follow City of Oakland guidelines. Final schematic design for project entry monumentation designs are included for two major and two secondary project entries. Final schematic designs are also provided for three local street monuments.

#### Parks, Open Space and Trails

This FDP contains final schematic design for the four publically-accessible parks, open space areas where new trees are planted, the

trail network, and Rifle Range Creek restoration. This FDP provides park layouts, trail locations, hardscape, park furniture and play equipment, and type and location of landscape materials.

#### OTHER PARTS OF THIS FDP

- **Vesting Tentative Tract Map (VTTM) No. 8320** dated December 9, 2015. VTM to be updated per City of Oakland comments.

#### OTHER DOCUMENTS REFERENCED IN THIS FDP

- **Oak Knoll Planned Unit Development Permit Application and Preliminary Development Plan (PDP)** (submitted May 2016).
- **Tree Removal and Preservation Permit Application** (submitted January 2016) including the tree survey, removals plan, and tree planting plan.
- **Creek Protection Permit Application** (submitted March 2016).

#### PUBLIC ART PROGRAM

The public art program will be integrated into the development of the Project through the City's public art program. Designs within this FDP may be modified if they are included in the public art program.

#### PROJECT INFORMATION FOR THIS FDP

##### Project Parcels:

- 043A-4675-003-21 (OKVA)
- 043A-4675-047-01 (Hardenstine Property)
- 048-6865-002-03 (City of Oakland; portion by OKVA)
- 048-6870-001 (City of Oakland; portion by OKVA)
- 048-6870-002 (City of Oakland; portion by OKVA)

**Project Site Acreage:** 187.9 acres

**General Plan Designation:** Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation

**Zoning:** D-OK-1; D-OK-2; D-OK-3; D-OK-4; D-OK-5; D-OK-6

**Open Space:** Open space and park areas (85.2 acres) will be owned and maintained by a City approved and/or established entity such as a Home Owners Association (HOA), Geologic Hazard and Abatement District (GHAD), Community Facilities District (CFD) or similar public or private entity.

### PROJECT DIRECTORY

**MASTER DEVELOPER AND OWNER**  
Oak Knoll Venture Acquisitions LLC (OKVA) c/o SunCal  
2392 Morse Avenue  
Irvine, CA 92614  
(949) 777 4000

**LAND USE COUNSEL**  
Cox, Castle and Nicholson  
50 California Street, Suite 3200  
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(415) 262 5107  
Contact: Annie Mudge  
[amudge@coxcastle.com](mailto:amudge@coxcastle.com)

**MASTER PLANNER AND ARCHITECT**  
Hart Howerton  
One Union St. 3rd Floor  
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(415) 439 2201 Fax  
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[dbucko@harthowerton.com](mailto:dbucko@harthowerton.com)

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**LANDSCAPE ARCHITECT**  
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(415) 439 2201 Fax  
Contact: Shilpa Patil Stoev  
[sstoev@harthowerton.com](mailto:ssstoev@harthowerton.com)

**ENVIRONMENTAL COUNSEL**  
WRA, Inc.  
2169-G East Francisco Blvd  
San Rafael, CA 94901  
(415) 454 8868 Main  
(415) 4545 0129 Fax  
Contact: Chris Gurney  
[gurney@wra-ca.com](mailto:gurney@wra-ca.com)

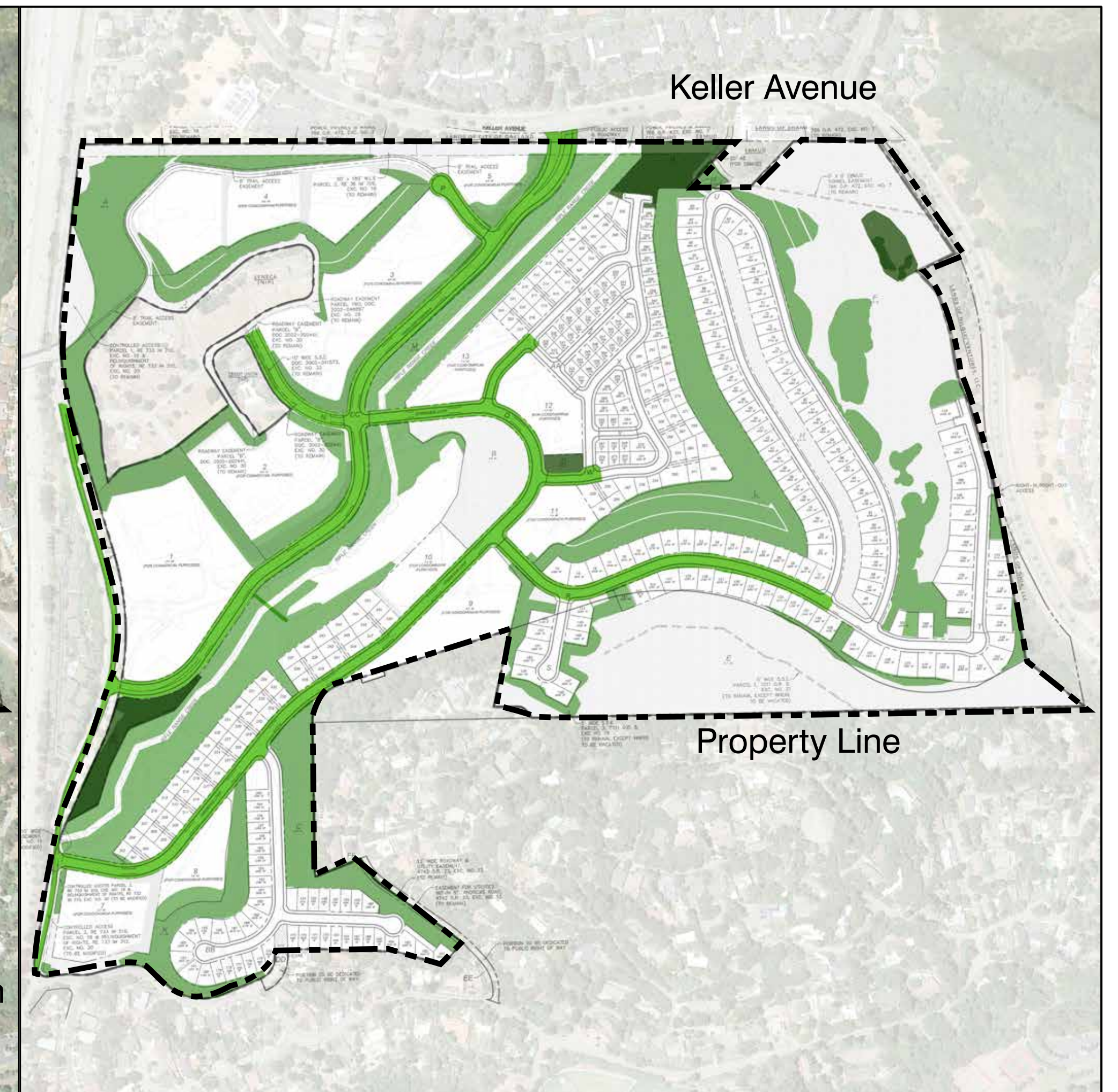
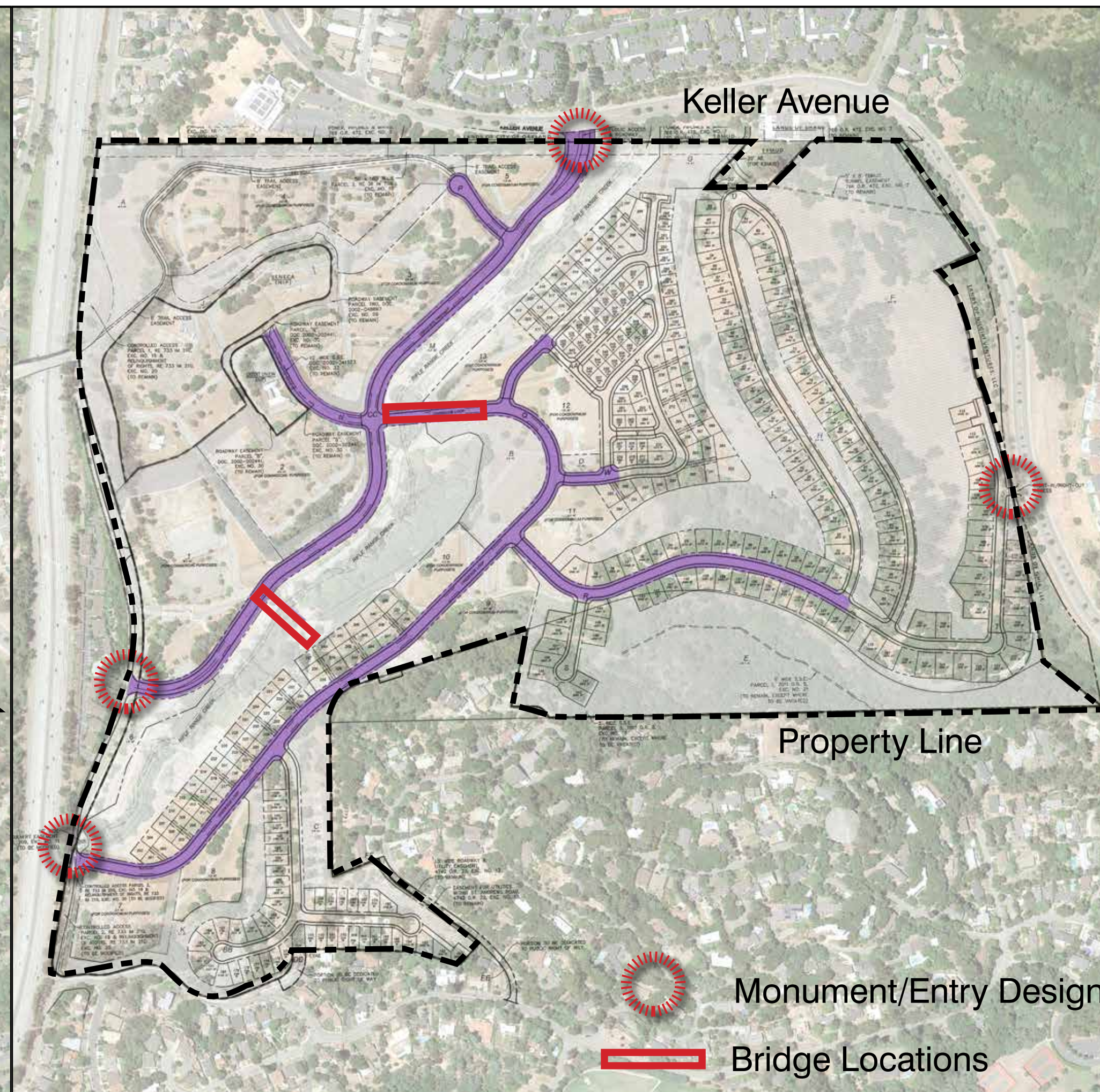
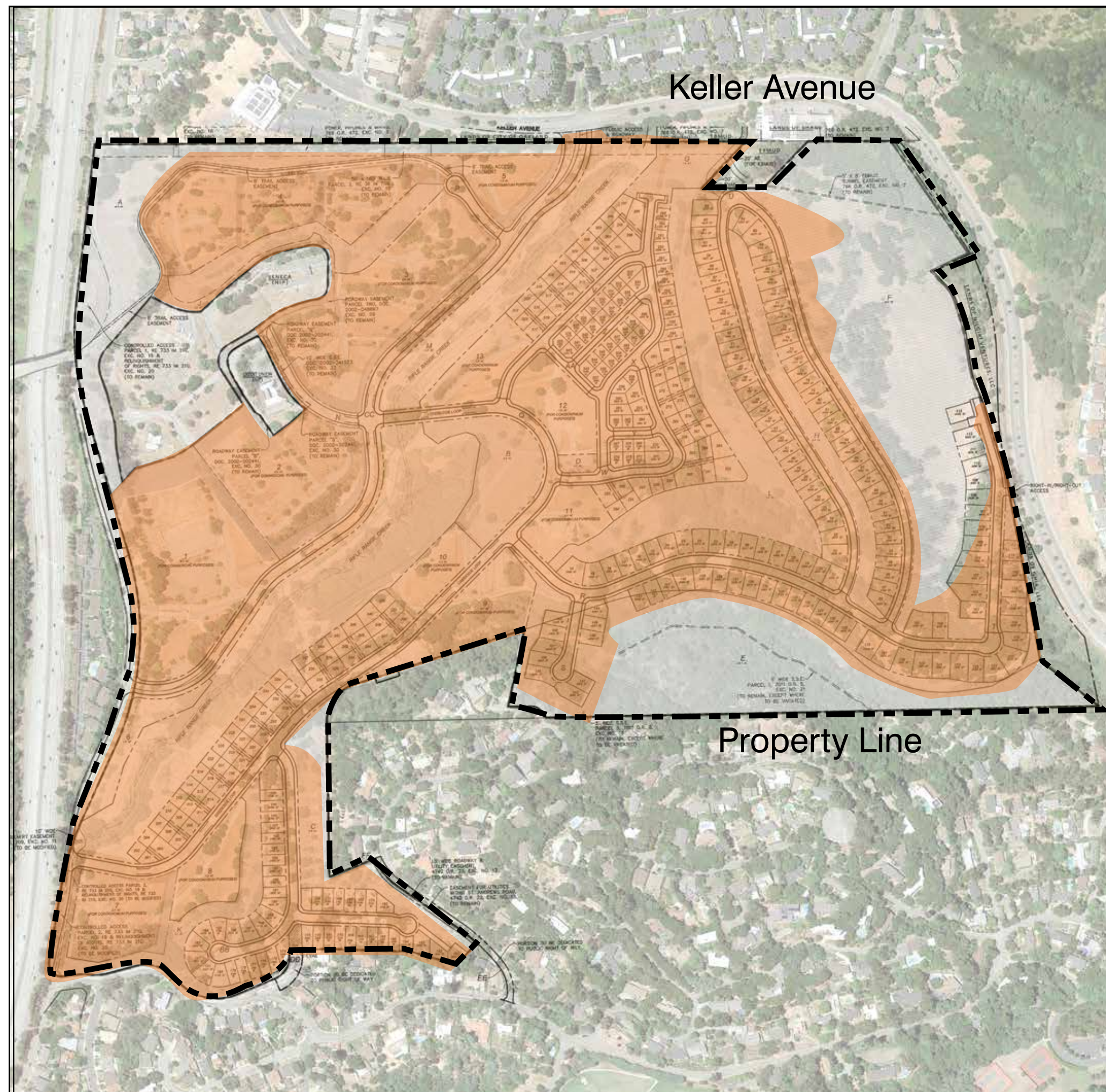
**TRANSPORTATION PLANNING**  
Fehr & Peers  
1330 Broadway, Suite 833  
Oakland, CA 94612  
(510) 834 3200  
Contact: Sam Tabibnia  
[s.tabibnia@fehrandpeers.com](mailto:s.tabibnia@fehrandpeers.com)

**CLUB KNOLL ARCHITECT**  
Architectural Dimensions  
300 Frank H.A. Ogawa Plaza, Ste. 375  
Oakland, CA 94612  
(510) 463 8300  
Contact: James Heilbronner  
[jamesh@archdim.com](mailto:jamesh@archdim.com)



G001	Cover Sheet - Project Information	X
G002	FDP Improvement Areas	X
C001	Site Grading Phases and Quantities	X
C002	Special Grading Conditions: Lot Retaining Walls	X
L001	Streetscape Design Key Plan	X
L002	Creekside Parkway Street Design	X
L003	Creekside Parkway Street Design	X
L004	Creekside Loop Street Design	X
L005	Creekside Loop & Creekside Village Primary Street Design	X
L006	Upland Primary Street Design	X
L007	Creekside Parkway Design Details	X
L008	Creekside Loop Design Details	X
L009	Creekside Village Primary Design Details	X
L010	Upland Primary Design Details	X
L011	Mountain Boulevard Design Details	X
L012	Bridge Designs	X
L013	Creekside Loop Bridge Perspective	X
L014	Pedestrian Bridge Perspective	X
L015	Streetscape Materials	X
L016	Seed Mixes/Sod Mix for Planting Strip	X
L017	Flow-Through/Rain Garden Planter Details	X
L018	Flow Through/Rain Garden Plant Palette	X
L019	Main Entry Design at Mountain Boulevard	X
L020	Main Entry Design at Keller Avenue	X
L021	Secondary Entry Design at Mountain Boulevard	X
L022	Neighborhood Area Entry Design (Typical)	X
L023	Typical Entry Monument Perspective	X
L024	Entry Monument Planting Palette	X
L025	Parks Key Plan	X
L026	Creekside Entry Park Design	X
L027	Creekside Entry Park Perspective	X
L028	Creekside Entry Park Ground Plane Planting	X
L029	North Creekside Park Design	X
L030	North Creekside Park Perspective	X
L031	North Creekside Park Ground Plane Planting	X
L032	Creekside Village Pocket Park Design	X
L033	Creekside Village Pocket Park Perspective	X
L034	Creekside Village Pocket Ground Plane Planting	X
L035	Oak Knoll Memorial Park Design	X
L036	Park Furnishings and Play Equipment	X
L037	Park Planting Palette: Trees	X
L038	Paths, Trails and Walkway Connectivity	X
L039	Open Space Tree Planting	X
L040	Open Space Tree Planting List	X
L041	Open Space Tree Mitigation Palette	X
L042	Open Space Ground Plane Seed Mix	X
L043	Creek Restoration Planting Plans	X
L044	Creek Restoration Planting Plans	X
L045	Creek Restoration Sections	X





## Comprehensive Site Grading

The extent of Master Developer grading covered in this FDP is shown in the figure above. Sheets C001 and C002 provide summary grading information. Included is grading for backbone streets, open space and park areas, and the creek restoration area. Backbone roads will be constructed and final landscape treatment and tree mitigation will be installed per this FDP. Retaining walls required in these areas will also be constructed. The pad area for the Community Center building and landscape is also rough graded.

The Master Developer will also deliver "blue top" rough graded lots for single-family and multi-family pads with embankments and retaining walls required as part of pad grading. For all rough graded areas the Master Developer will provide erosion control in place if these plans do not provide a finished condition.

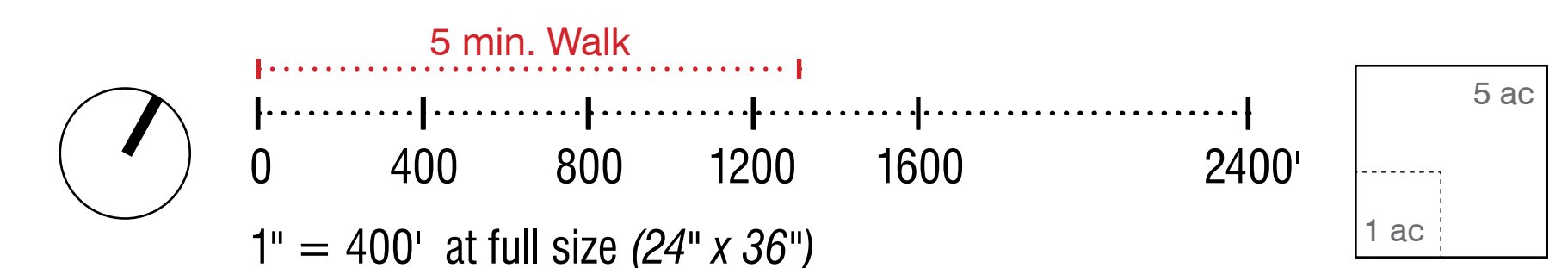
For more detailed information on grading see the VTTM 50 scale grading plans sheets C5.0 - C.5.5.

## Backbone Streets and Utilities Entry Monuments and Bridges

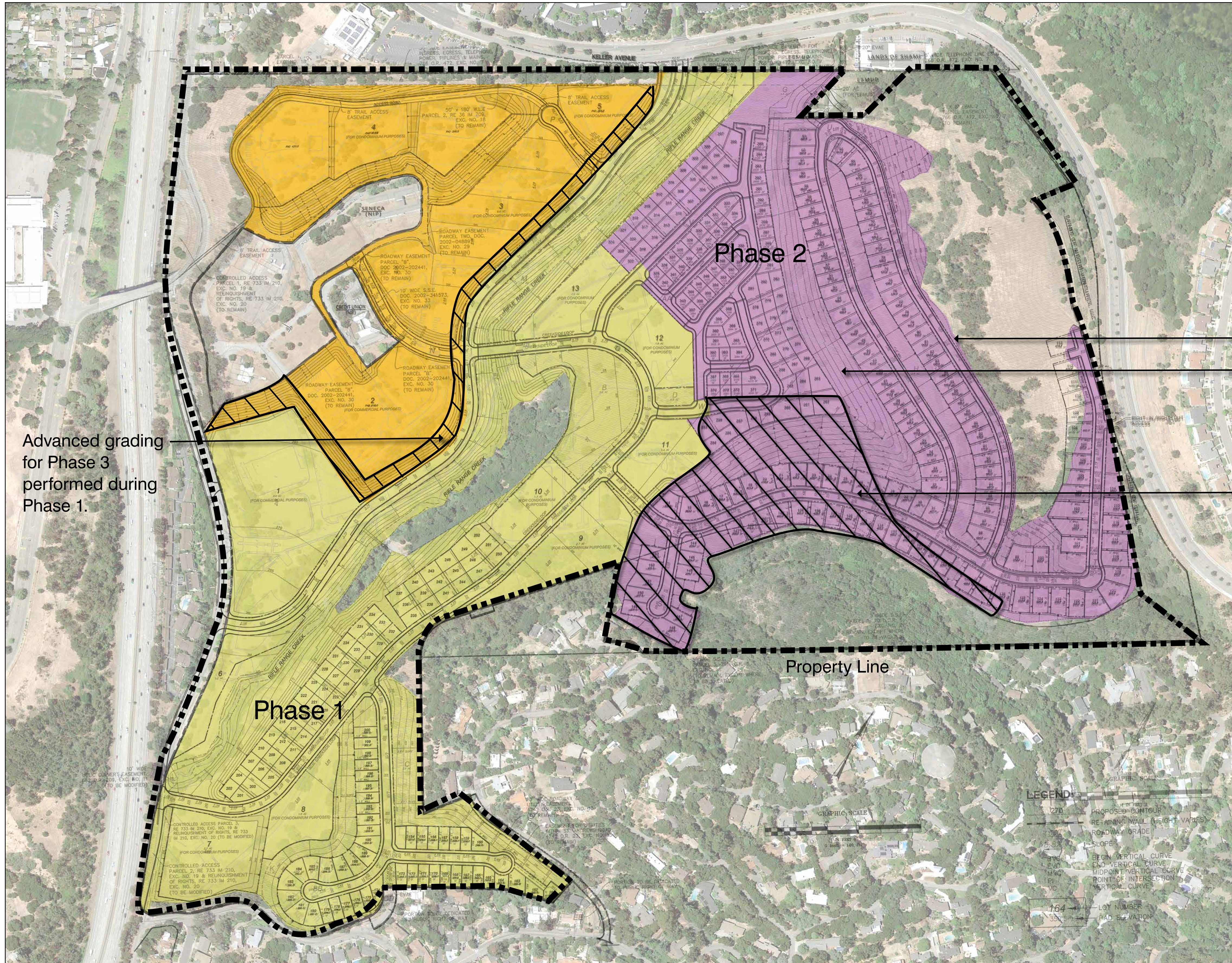
Backbone streets are designed using Complete Street strategies. Street and sidewalk layout and pavements, street lighting locations, and streetscape planting are provided in this FDP. Monument signage and entry designs for multiple locations are provided. Designs for a vehicular and pedestrian bridge crossings at Rifle Range Creek are provided. For more detailed information regarding utilities and storm drainage designs see the VTTM Sheets C6.0 - C6.5 and C7.0.

## Landscape, Parks, Trails and Streetscapes

Landscape and park designs are provided in this FDP package for over 85 acres of the site including the Rifle Range Creek restoration, four public parks, and significant open space areas. Streetscape and entry area plantings are also provided. A separate FDP will be submitted for the Community Center area providing final schematic design on the building, landscape and hardscape areas.







SITE GRADING SUMMARY			
Phase	Cut (CY)	Fill (CY)	Area (AC)
1	780,000	780,000	70
2	495,000	495,000	38
3	215,000	215,000	27
Total	1,490,000	1,490,000	135

Note:  
See VTTM for more detailed site grading plans.

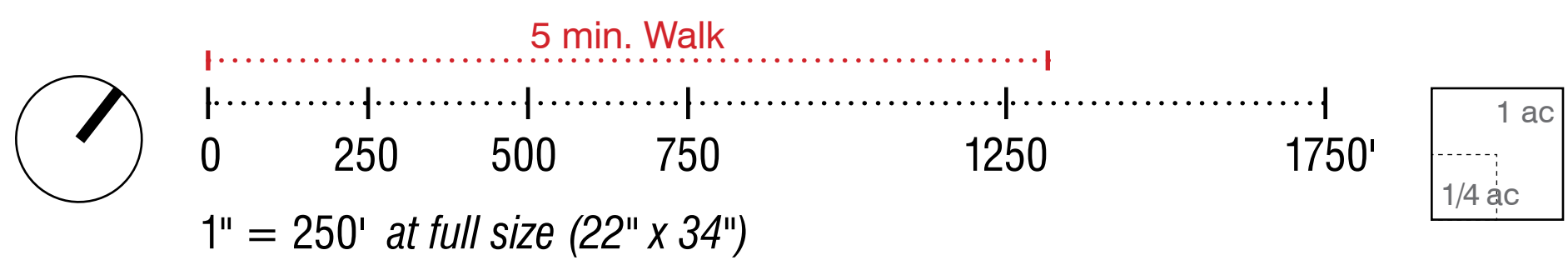
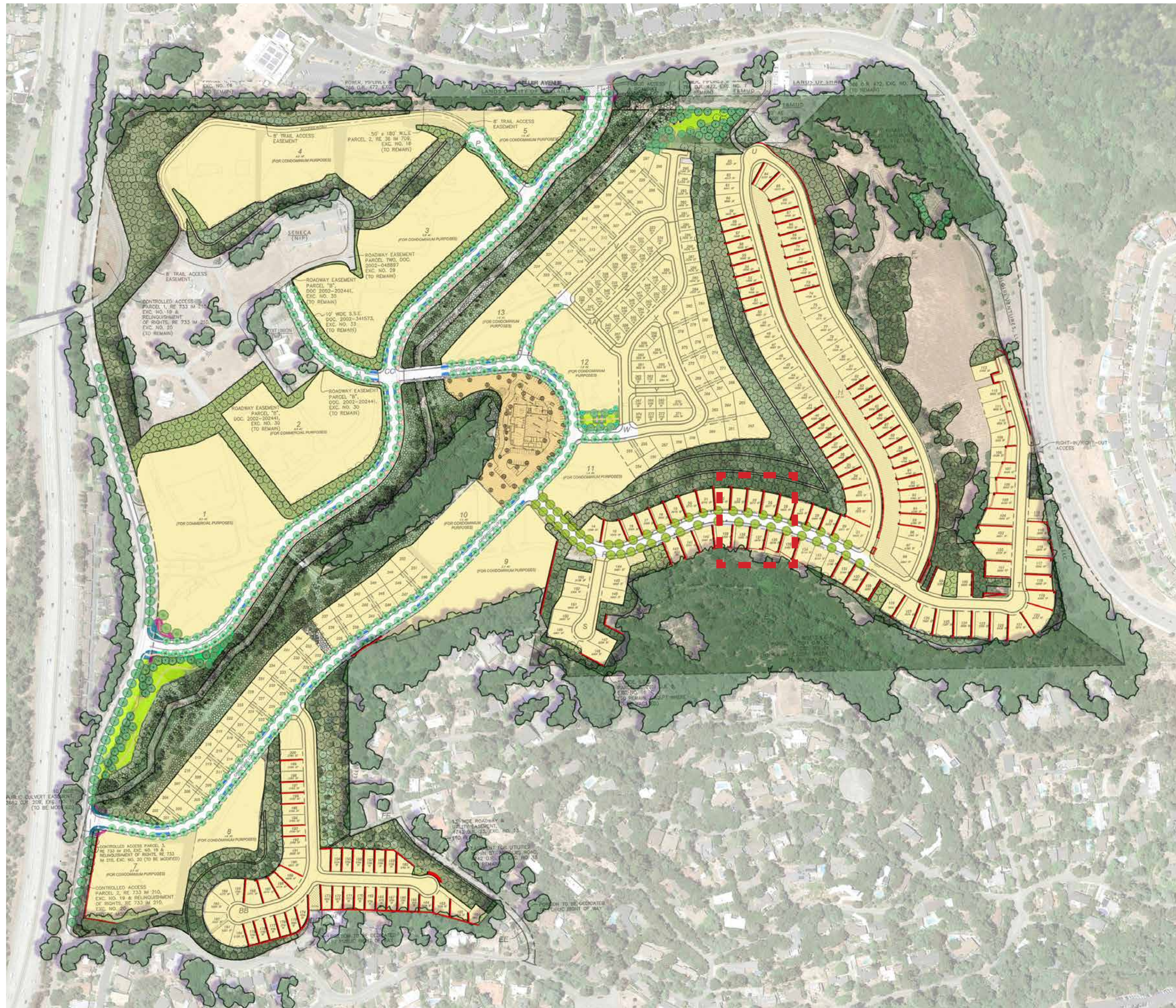
Limit of Site Grading

Proposed Grading

Advanced grading for Phase 2 performed during Phase 1.

Advanced grading for Phase 3 performed during Phase 1.



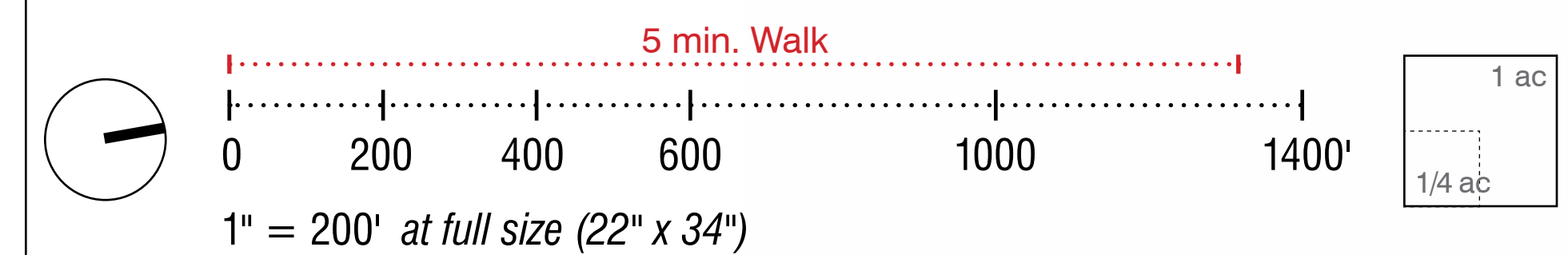
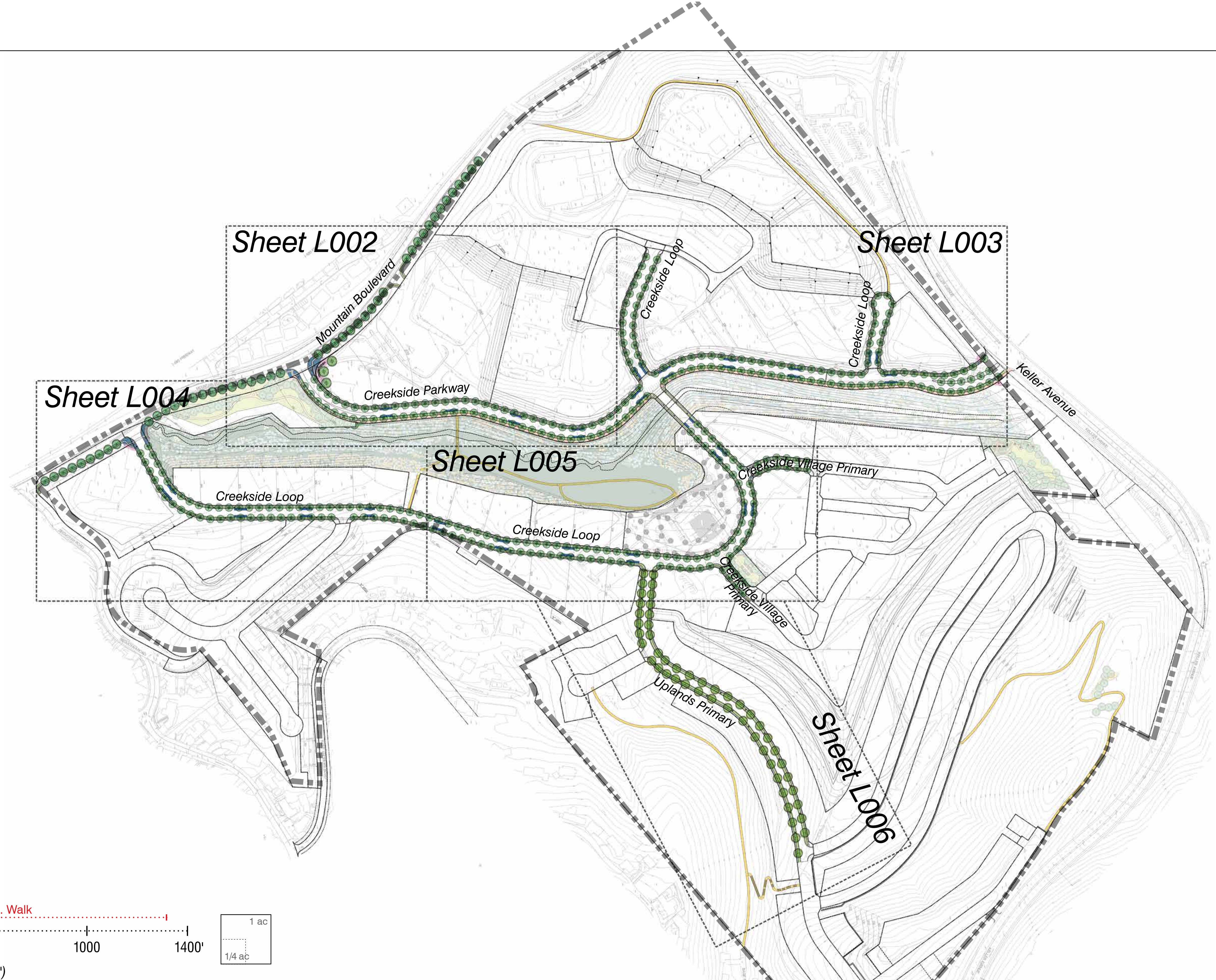


/ Retaining Wall Locations  
  Location of Images

Side Yard Lot Retaining Walls in FDP delivered condition

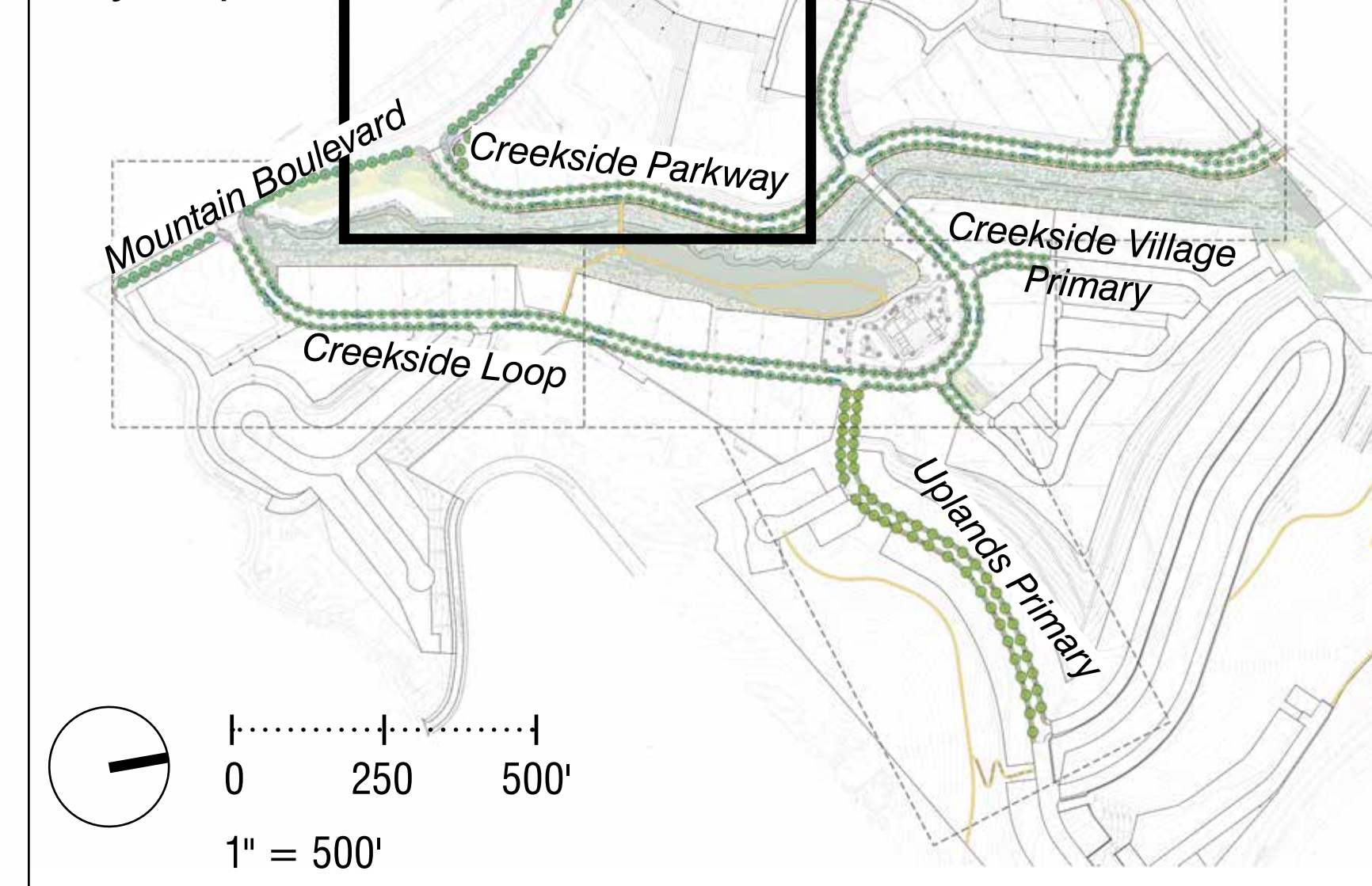
Note: No residential lot side yard retaining wall will exceed 5 feet in height. See VTTM Sheets C5.0 - C5.5 for further information on site wall locations and height.





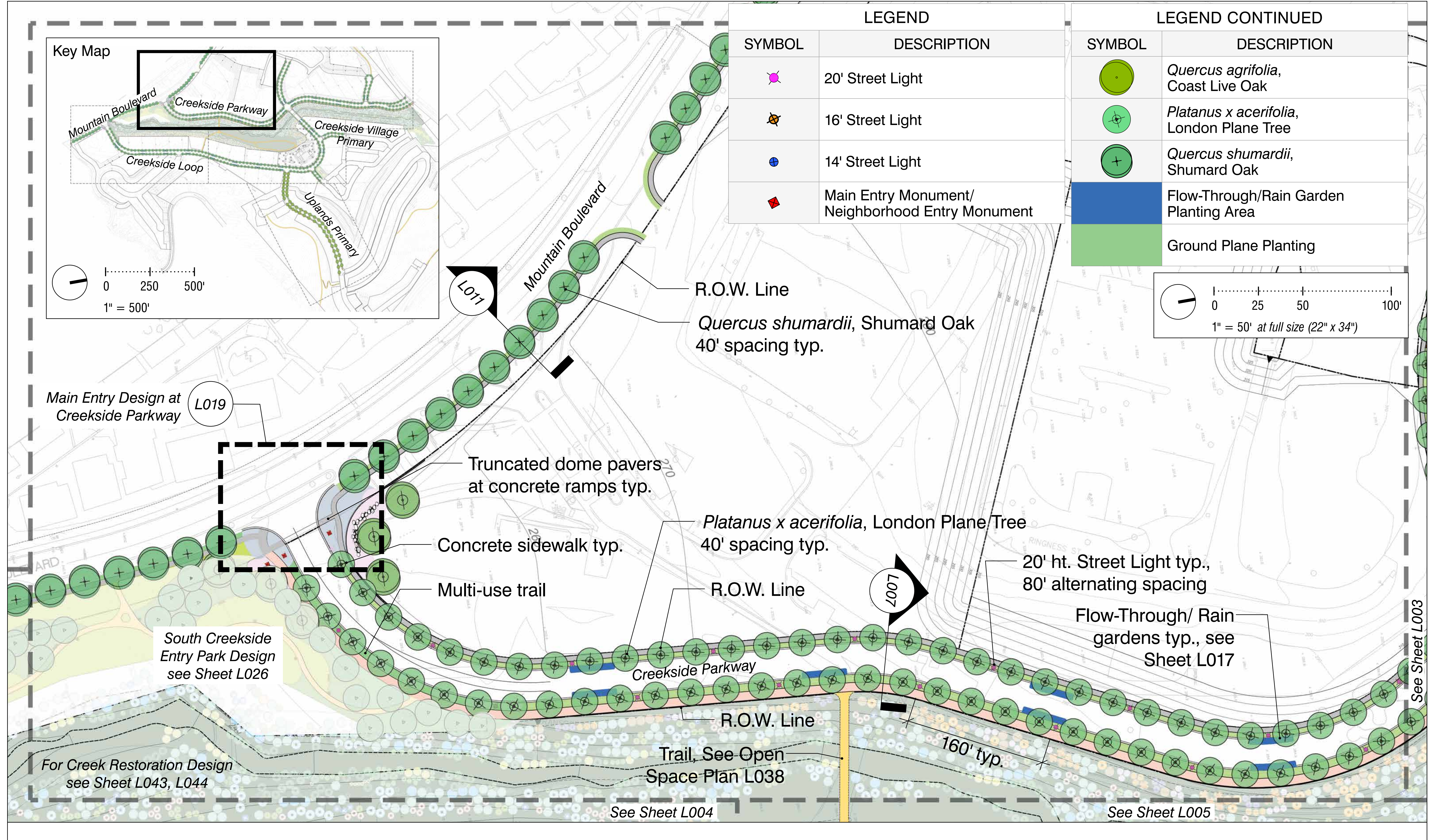
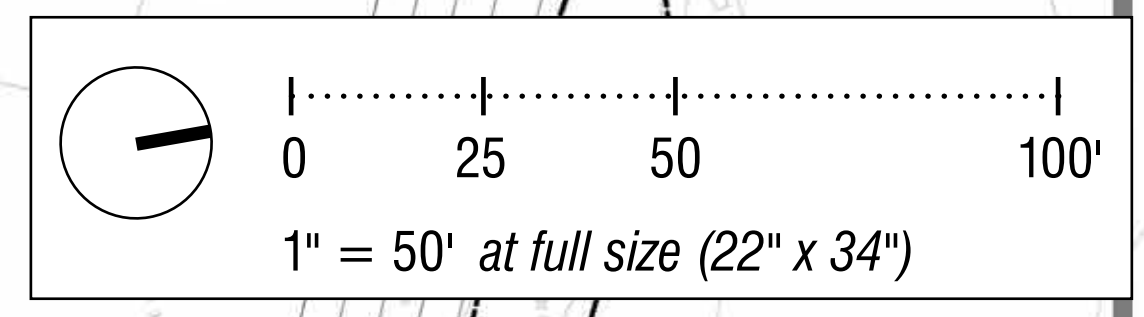


**Key Map**



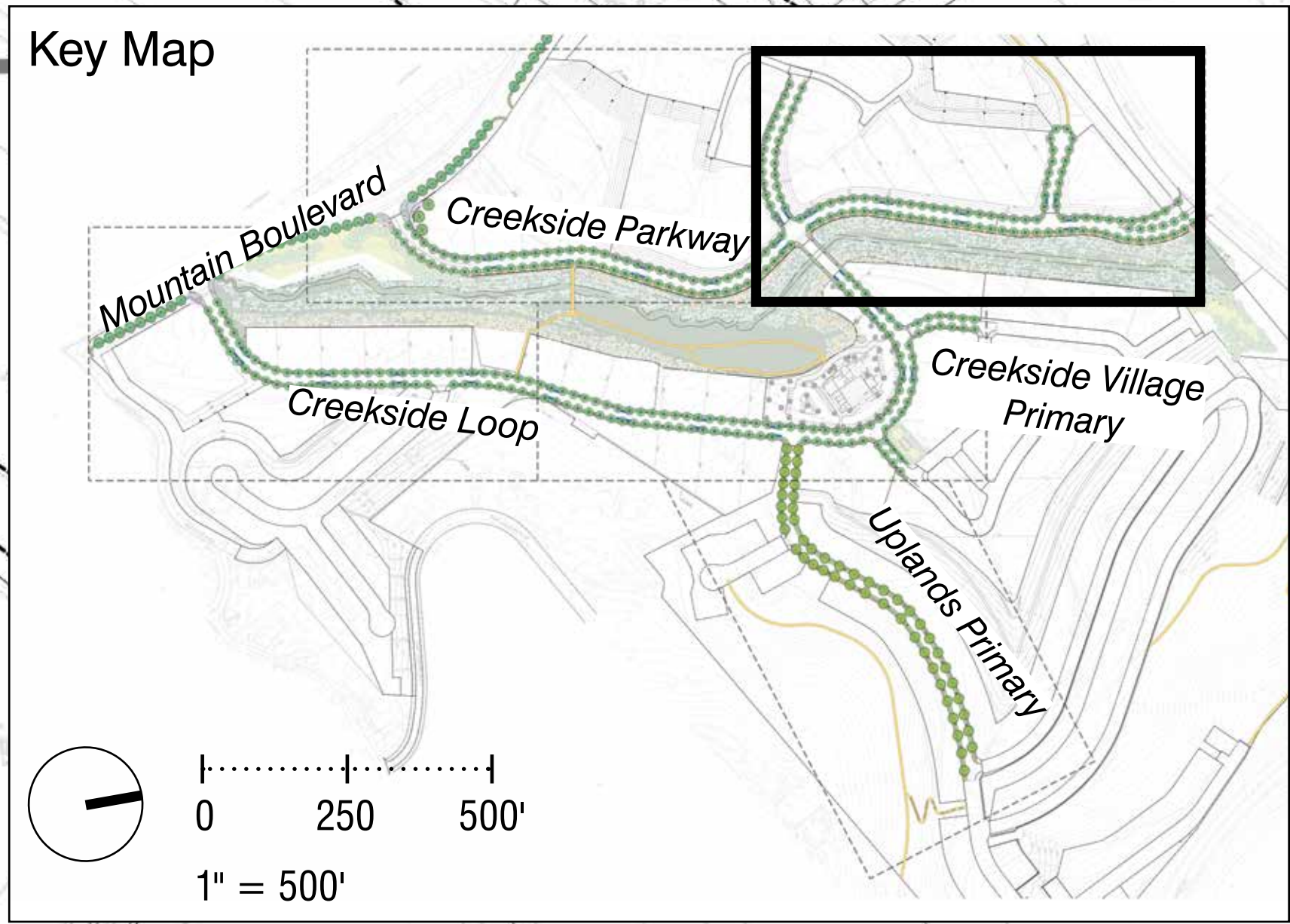
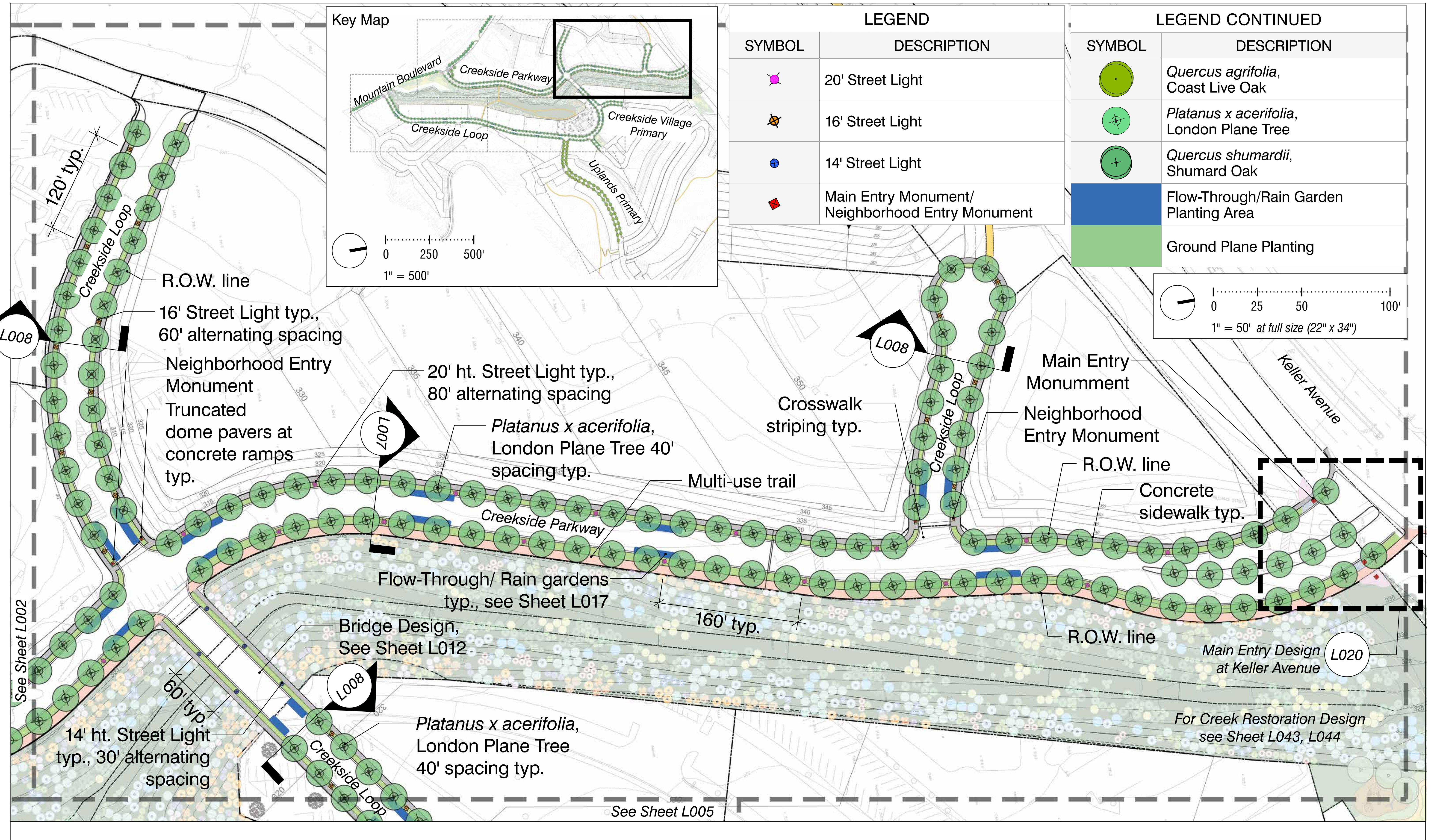
LEGEND	
SYMBOL	DESCRIPTION
	20' Street Light
	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus agrifolia</i> , Coast Live Oak
	<i>Platanus x acerifolia</i> , London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting



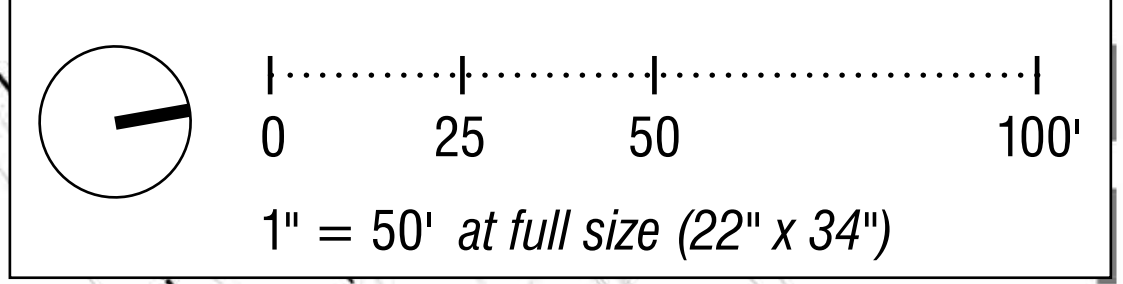
© 2016 HART HOWERTON. The designs and concepts shown are the sole property of Hart Howerton. The drawings may not be used except with the expressed written consent of Hart Howerton.



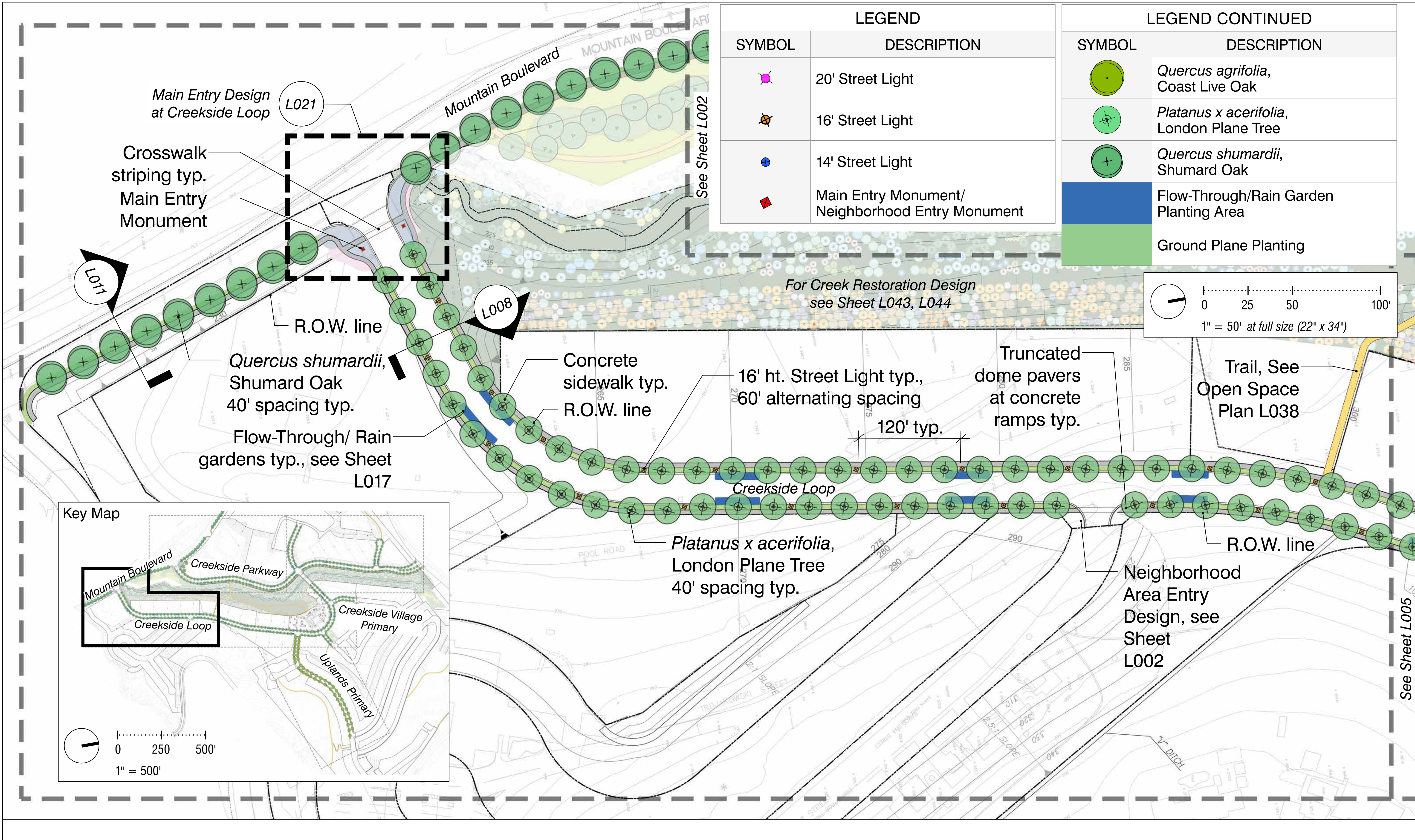


LEGEND	
SYMBOL	DESCRIPTION
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	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus agrifolia</i> , Coast Live Oak
	<i>Platanus x acerifolia</i> , London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting

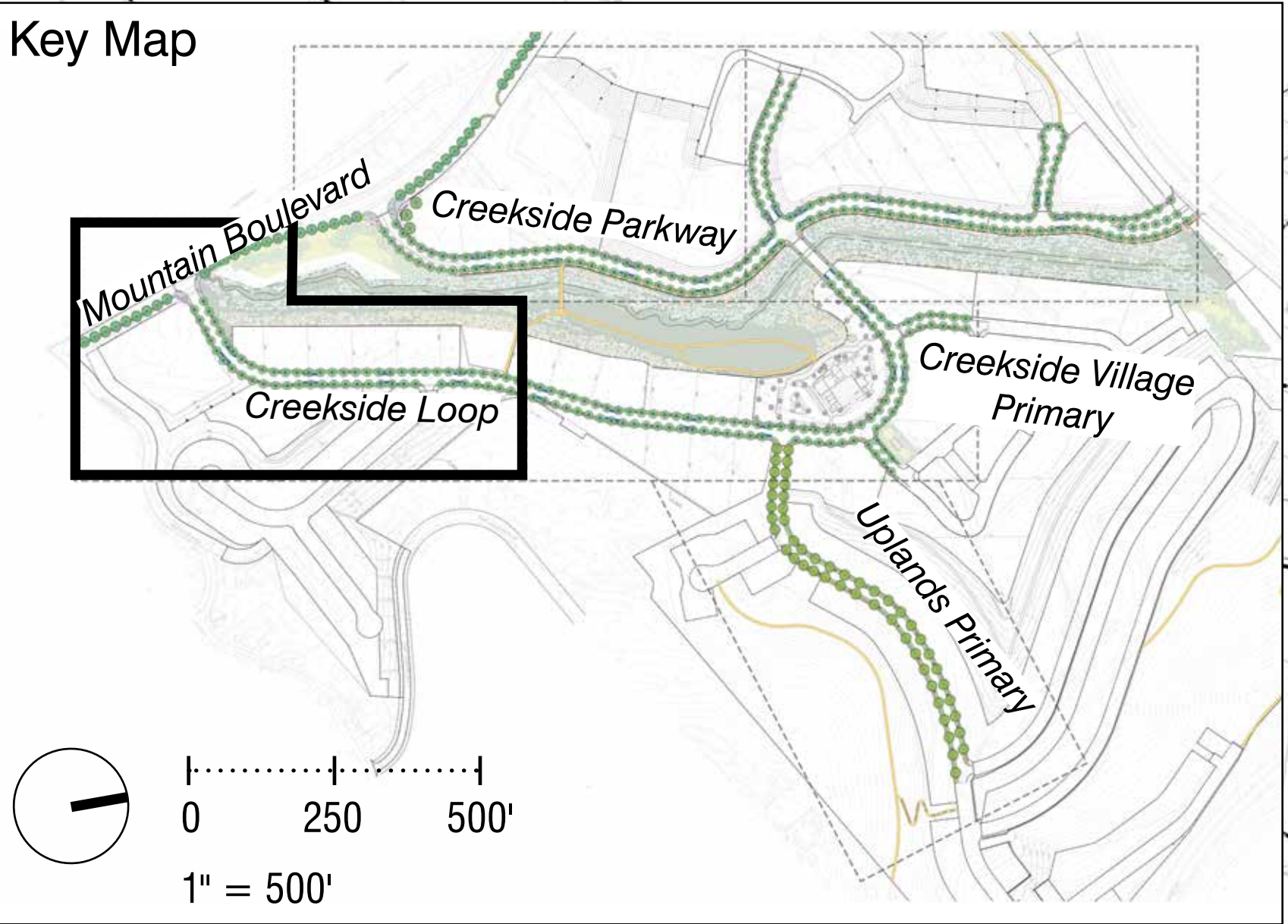
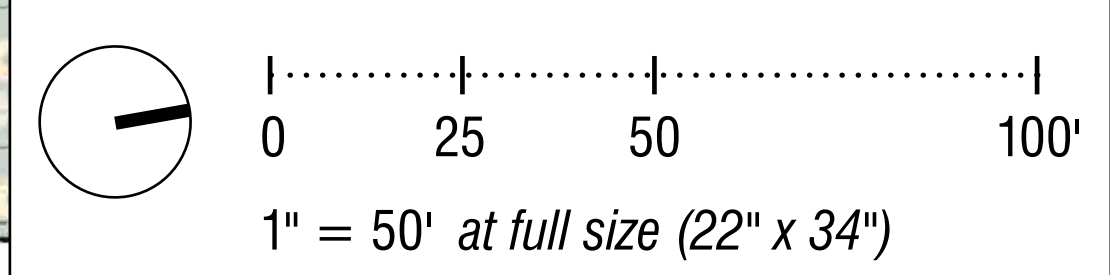




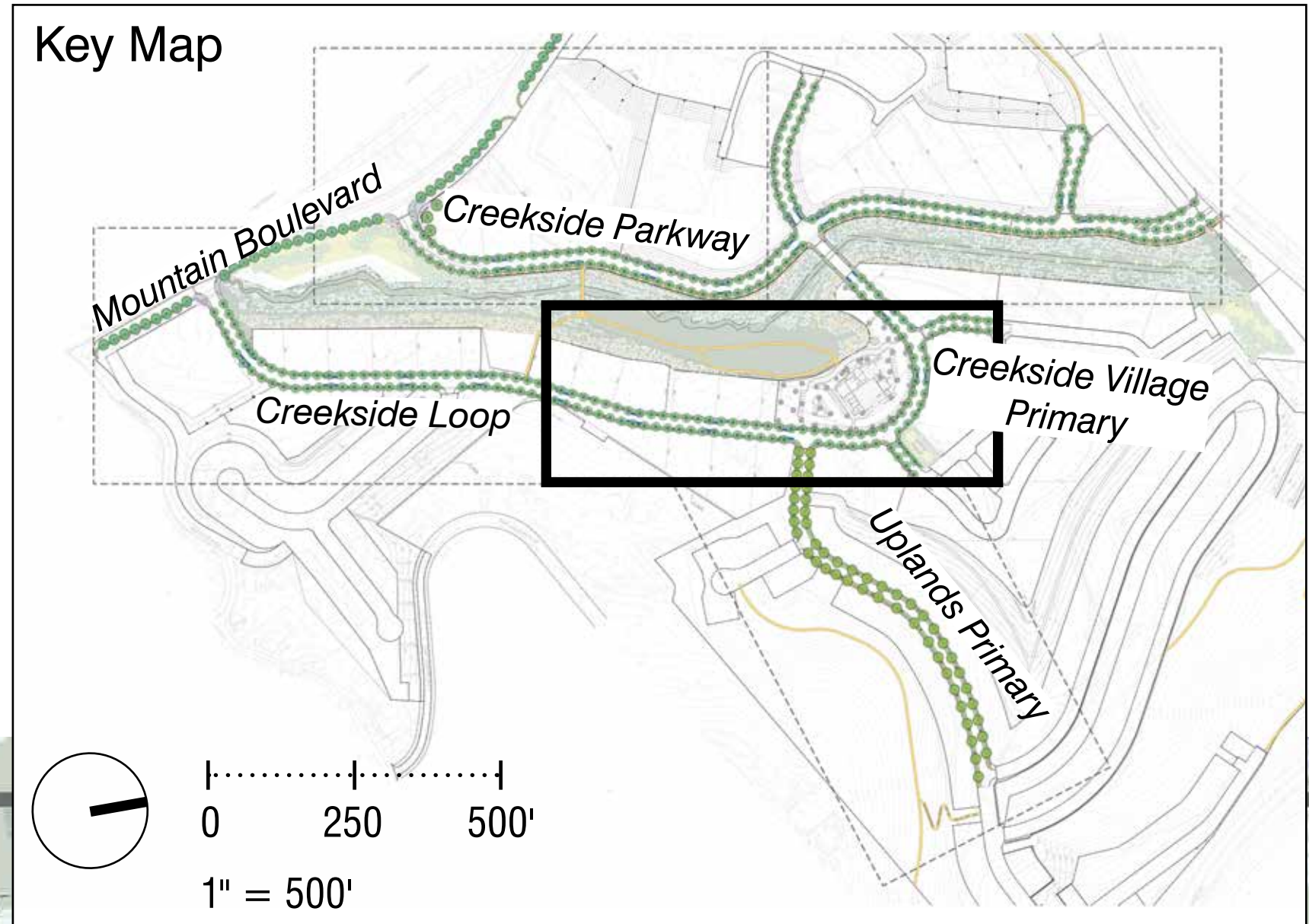


LEGEND	
SYMBOL	DESCRIPTION
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	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Quercus agrifolia</i> , Coast Live Oak
	<i>Platanus x acerifolia</i> , London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting







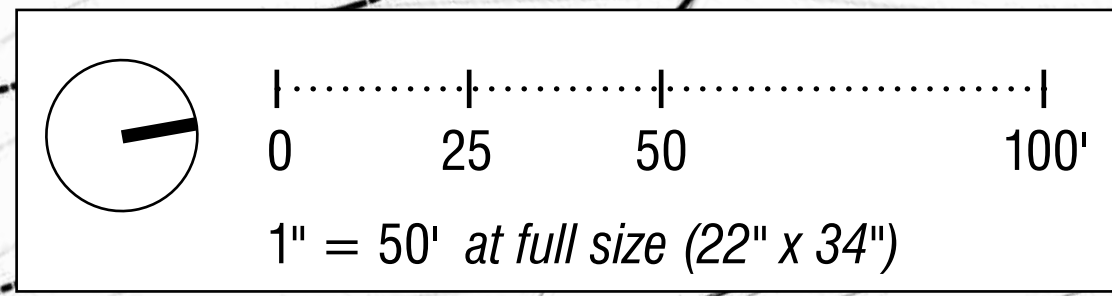
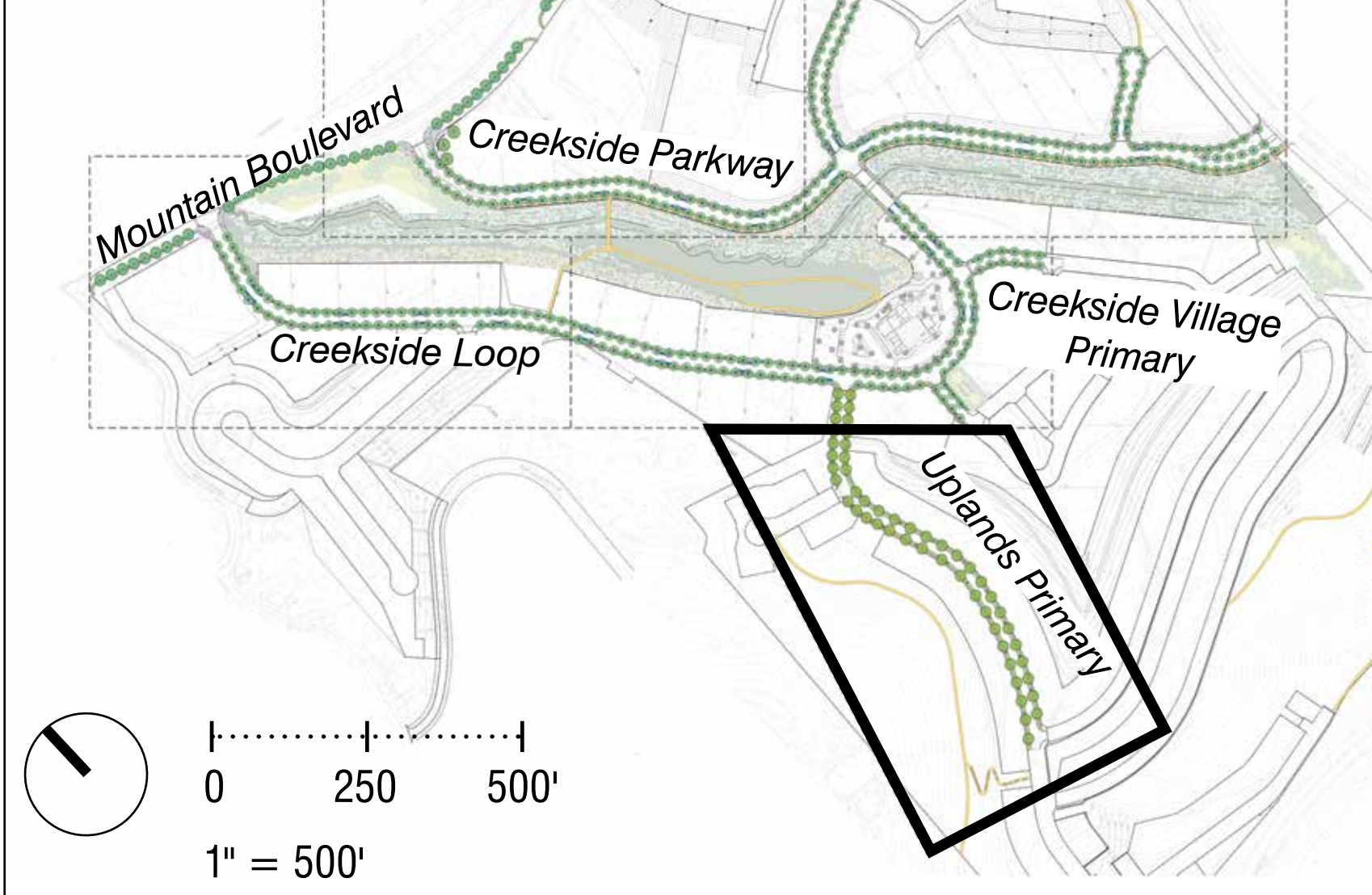
LEGEND	
SYMBOL	DESCRIPTION
	20' Street Light
	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument
	<i>Quercus agrifolia</i> , Coast Live Oak

LEGEND CONTINUED	
SYMBOL	DESCRIPTION
	<i>Platanus x acerifolia</i> , London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting



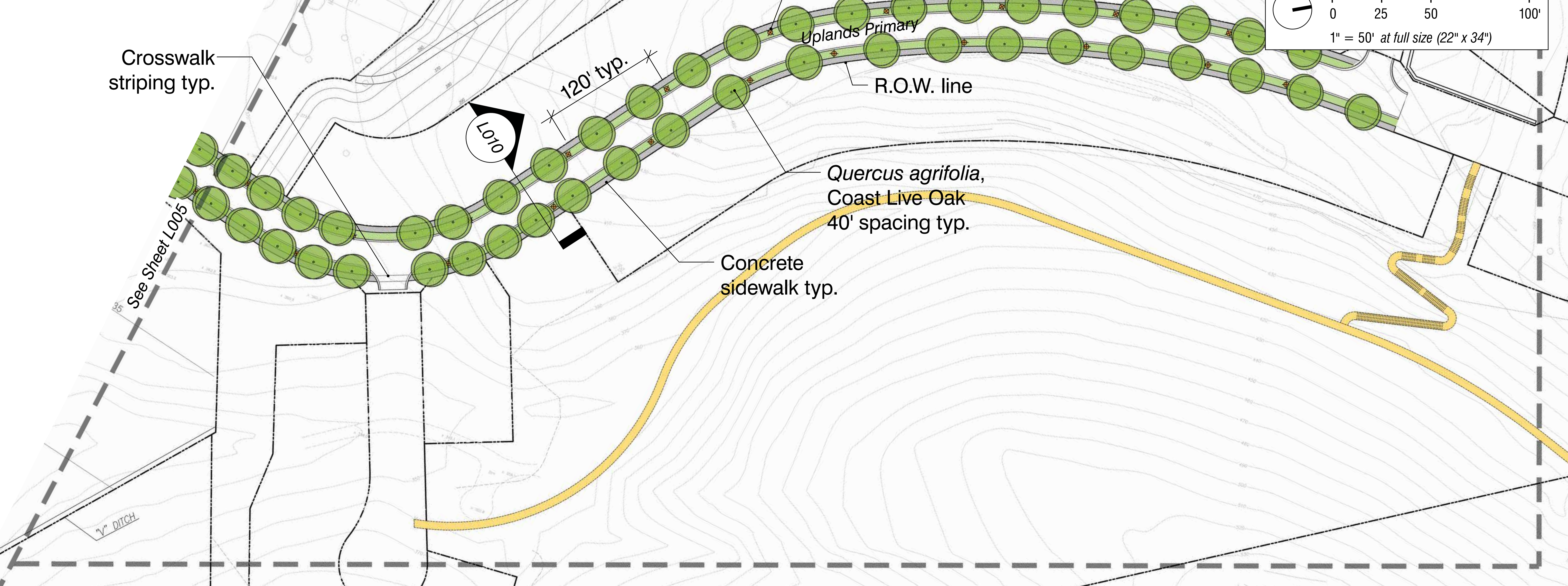
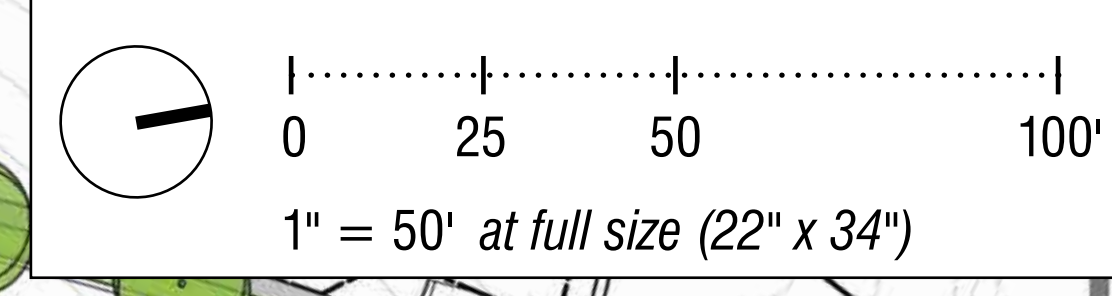


Key Map

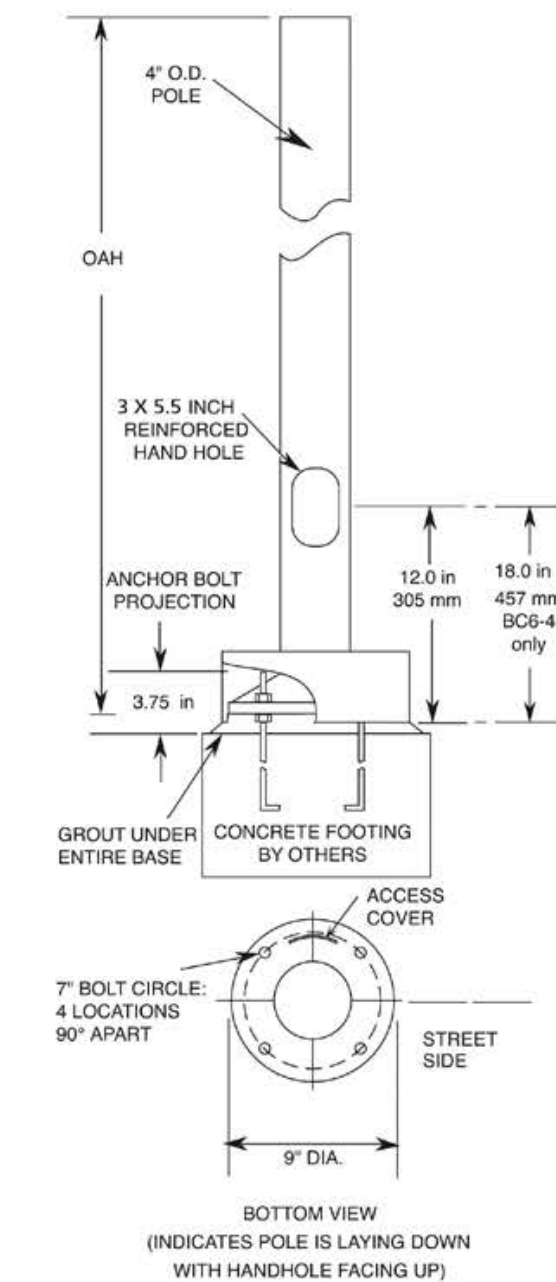
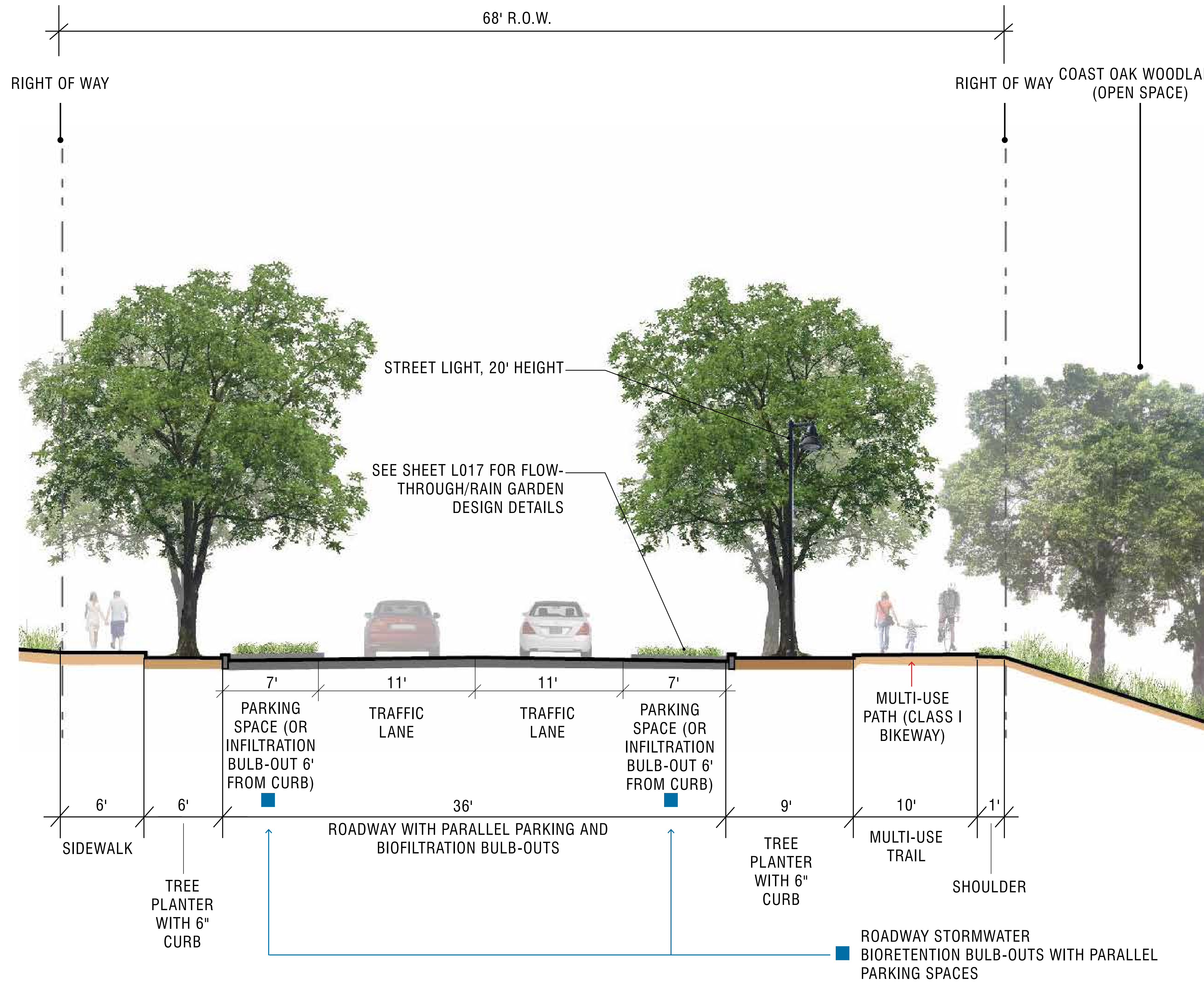


LEGEND	
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	16' Street Light
	14' Street Light
	Main Entry Monument/ Neighborhood Entry Monument

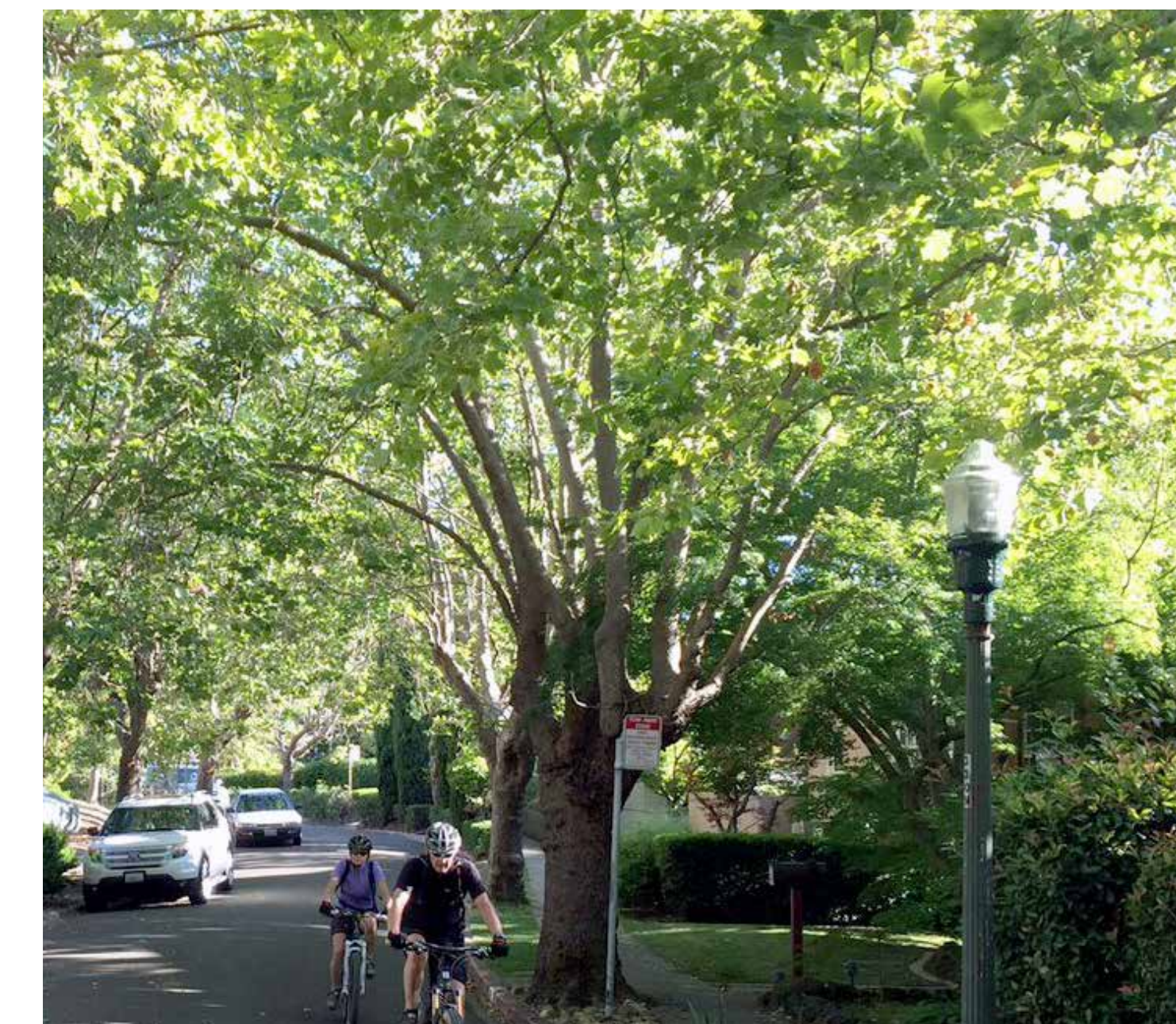
LEGEND CONTINUED	
SYMBOL	DESCRIPTION
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	<i>Platanus x acerifolia</i> , London Plane Tree
	<i>Quercus shumardii</i> , Shumard Oak
	Flow-Through/Rain Garden Planting Area
	Ground Plane Planting





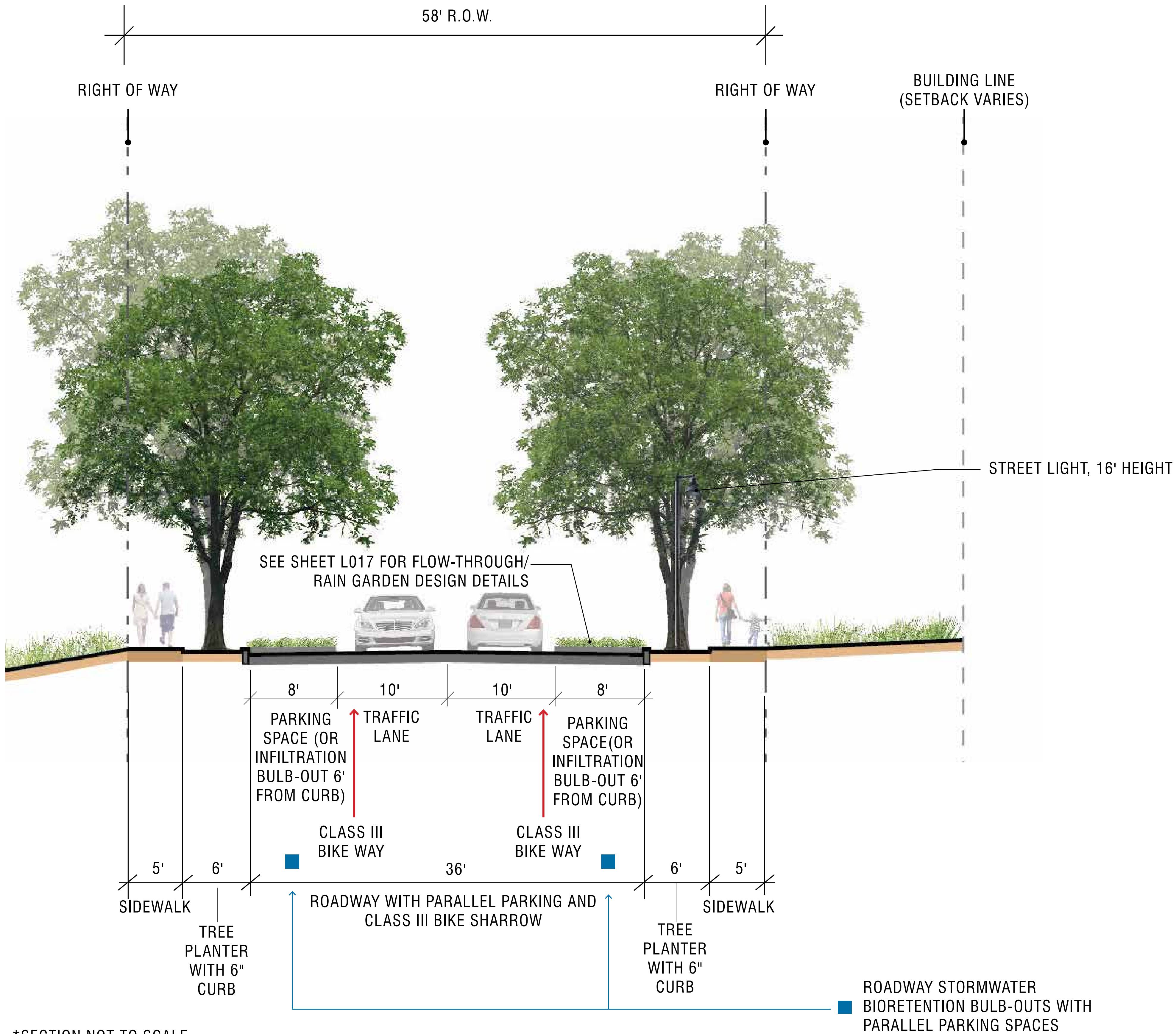


City Standard Lighting  
 'Universe' Luminaire and Pole, 20'  
 Manufacturer: Architectural Area Lighting

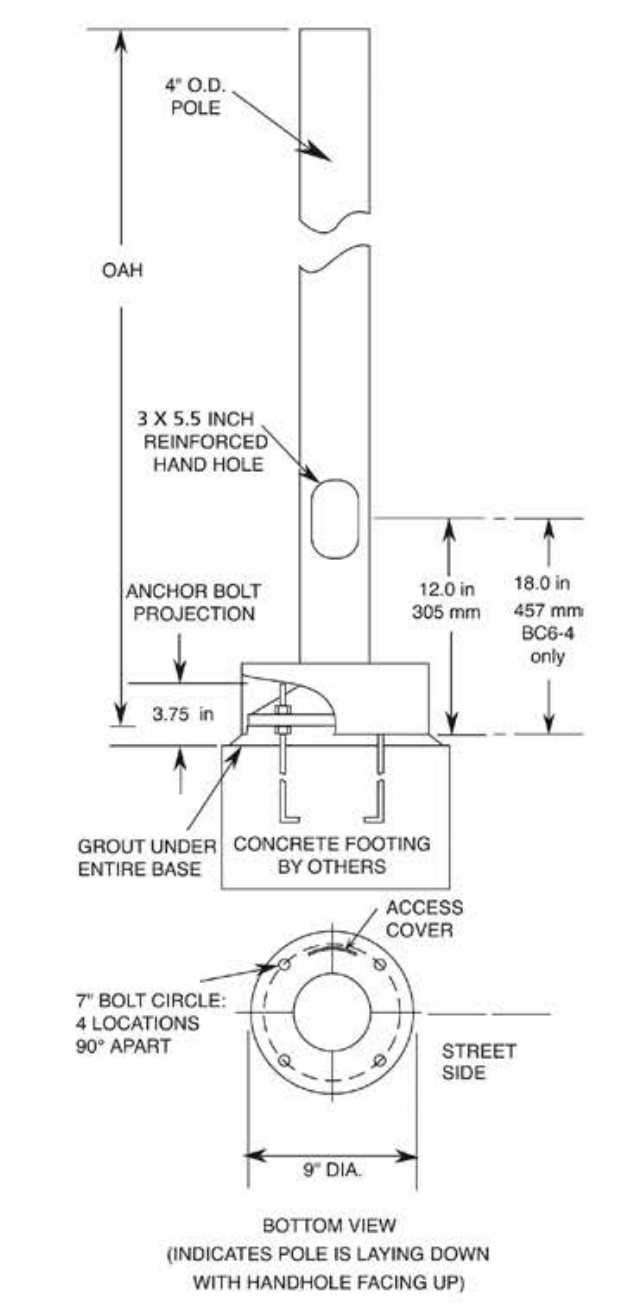


Street Tree:  
*Platanus x acerifolia*, London Plane Tree

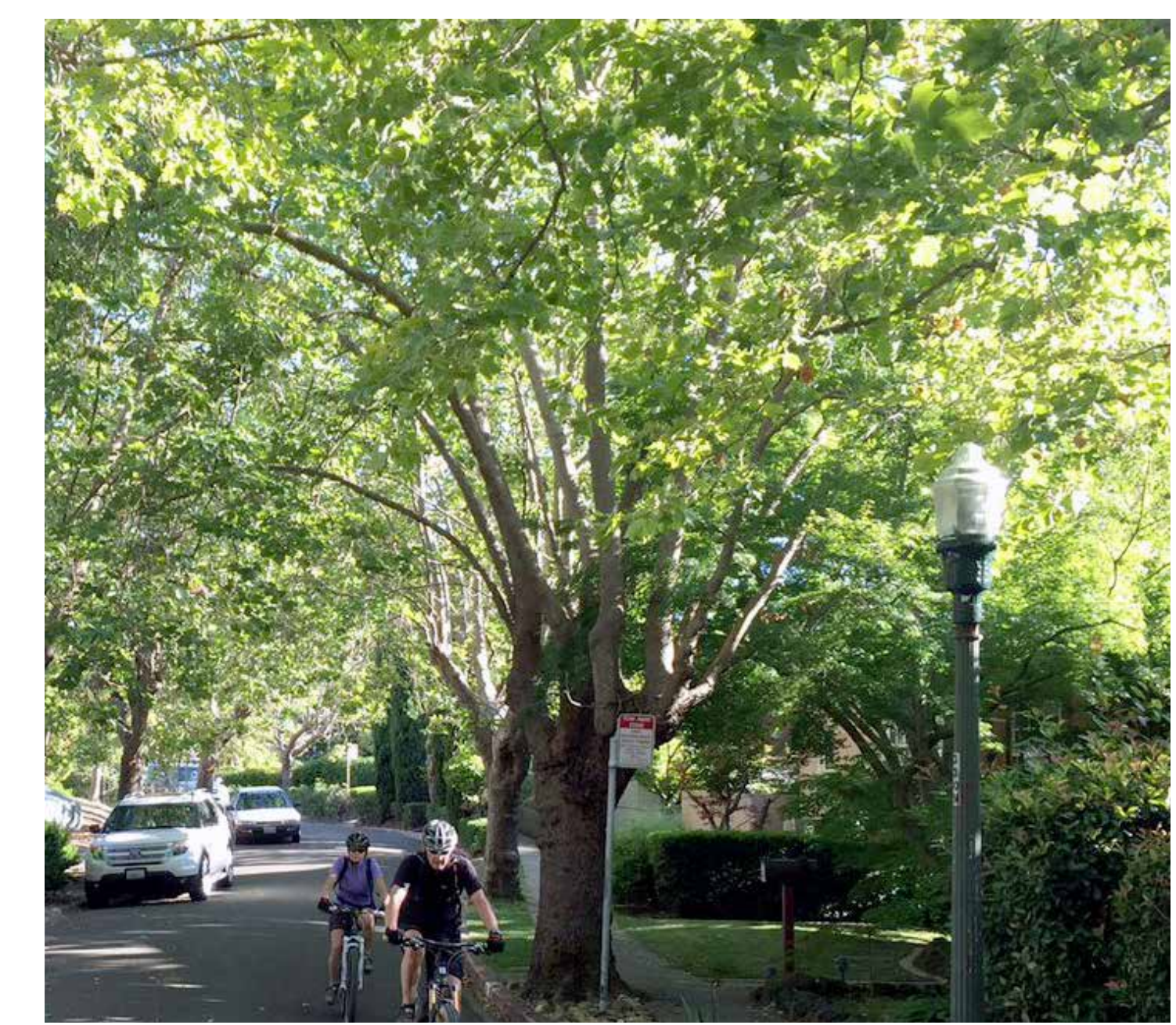




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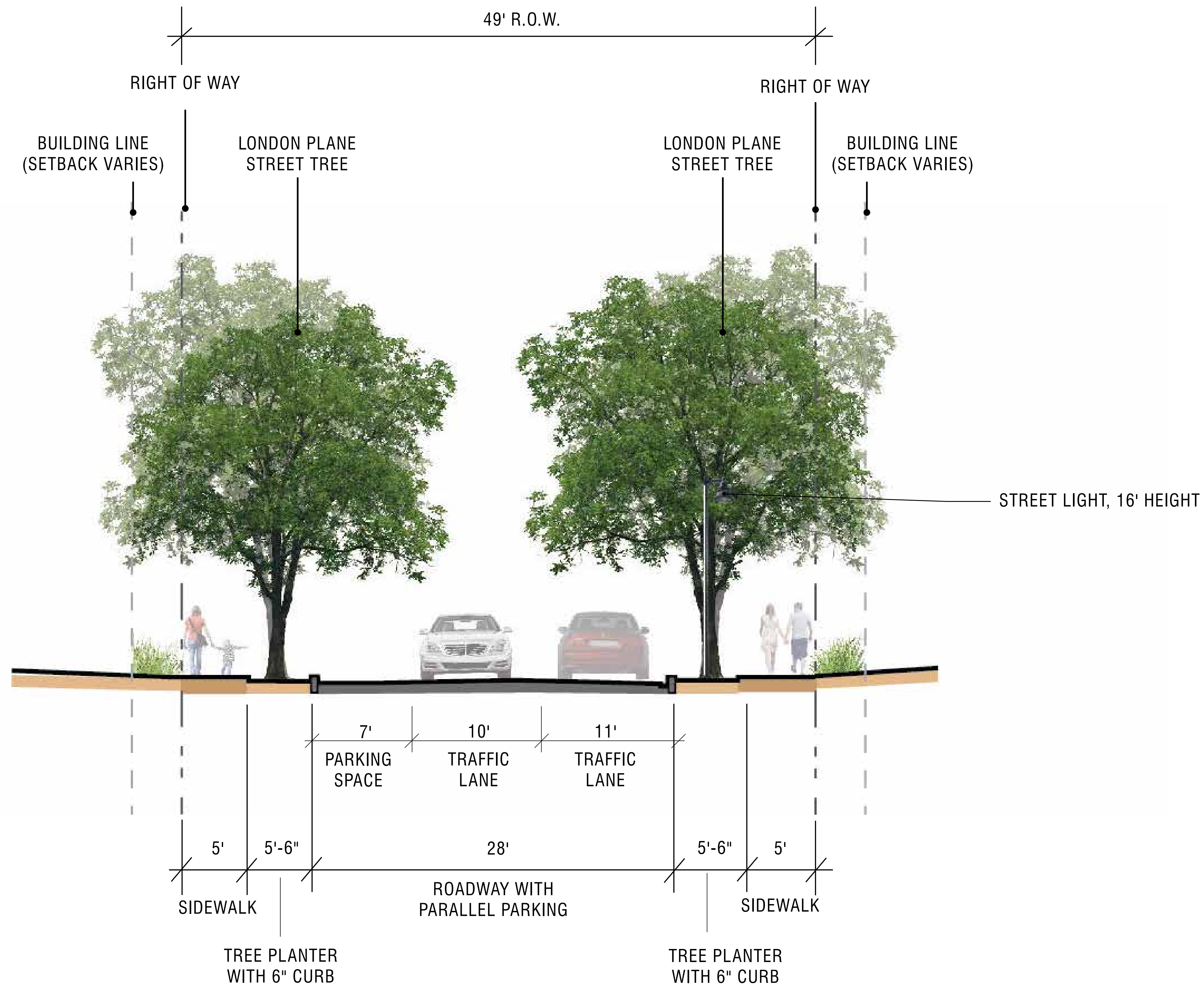


City Standard Lighting  
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 Manufacturer: Architectural Area Lighting

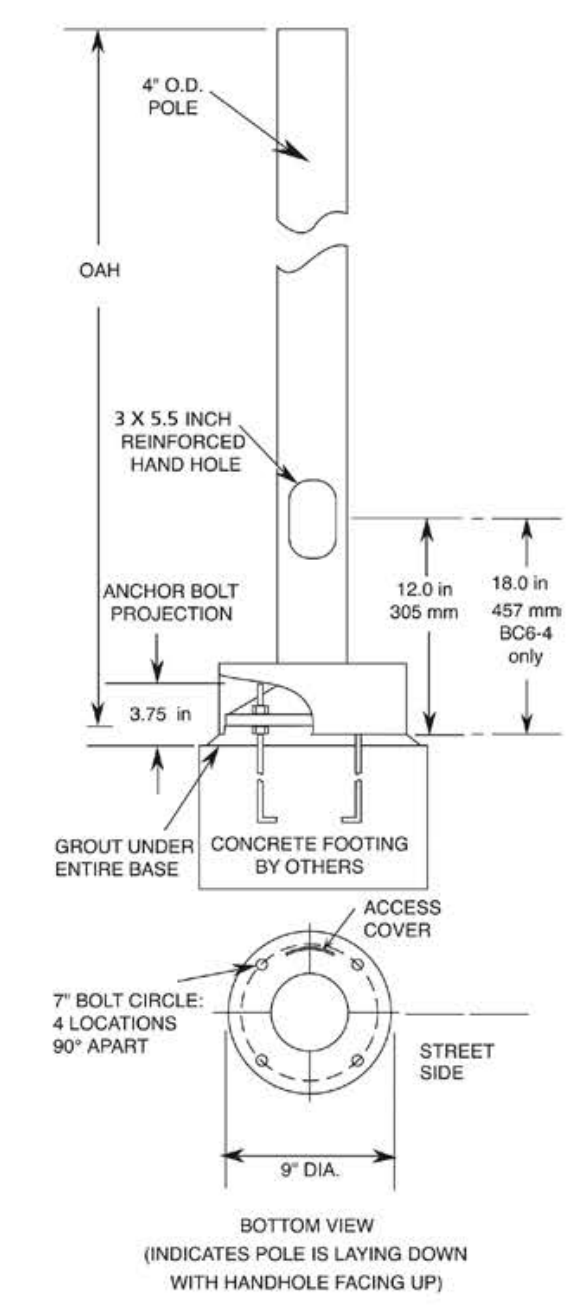


Street Tree:  
*Platanus x acerifolia*, London Plane Tree

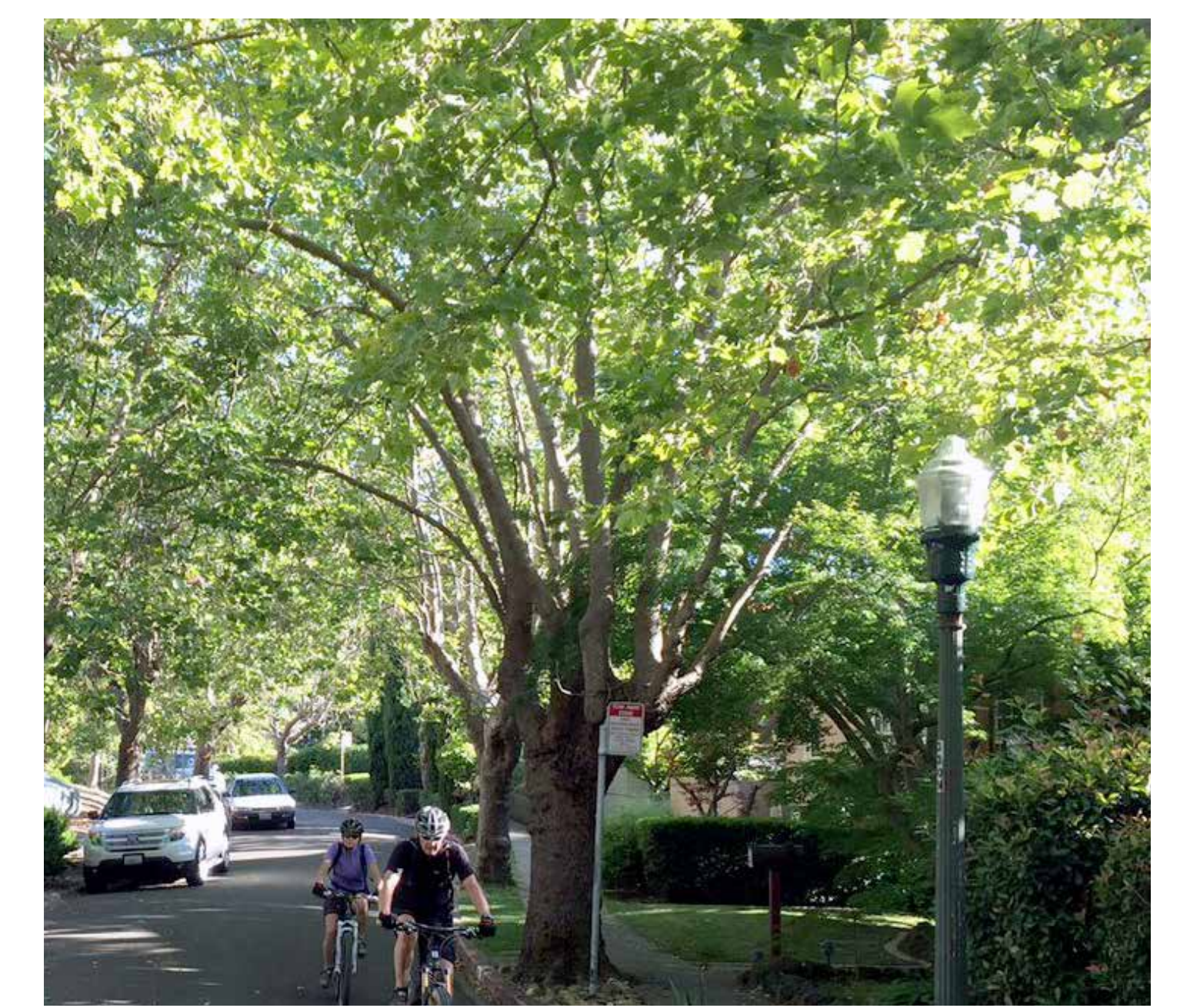




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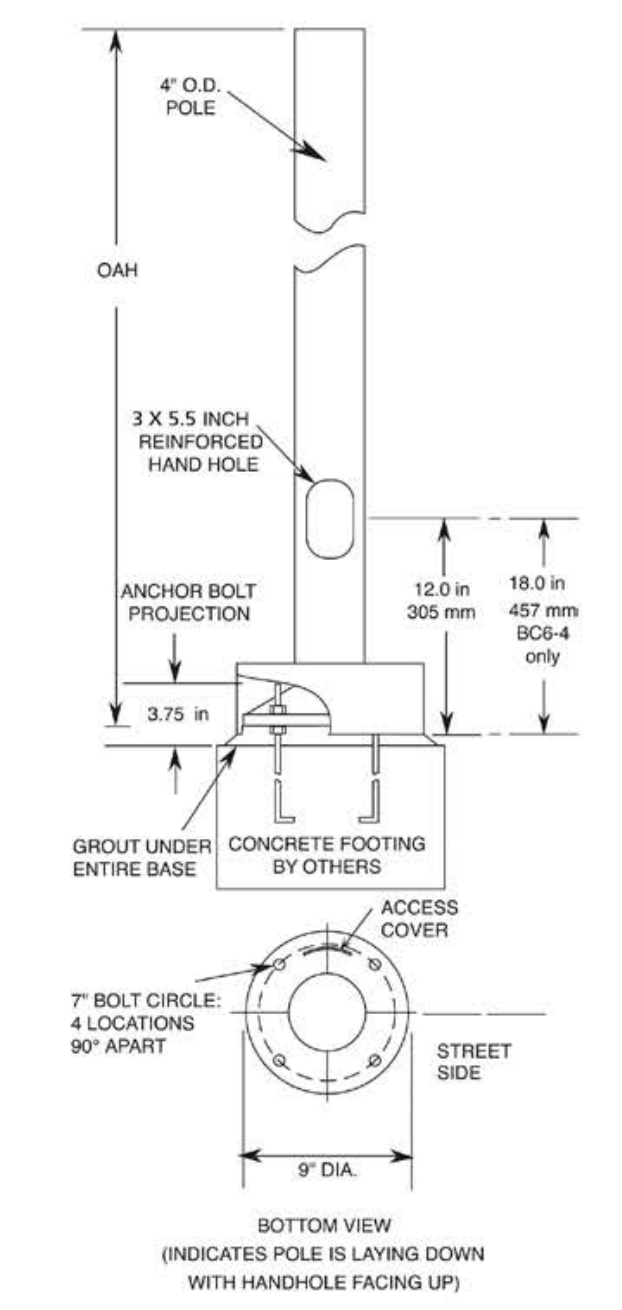
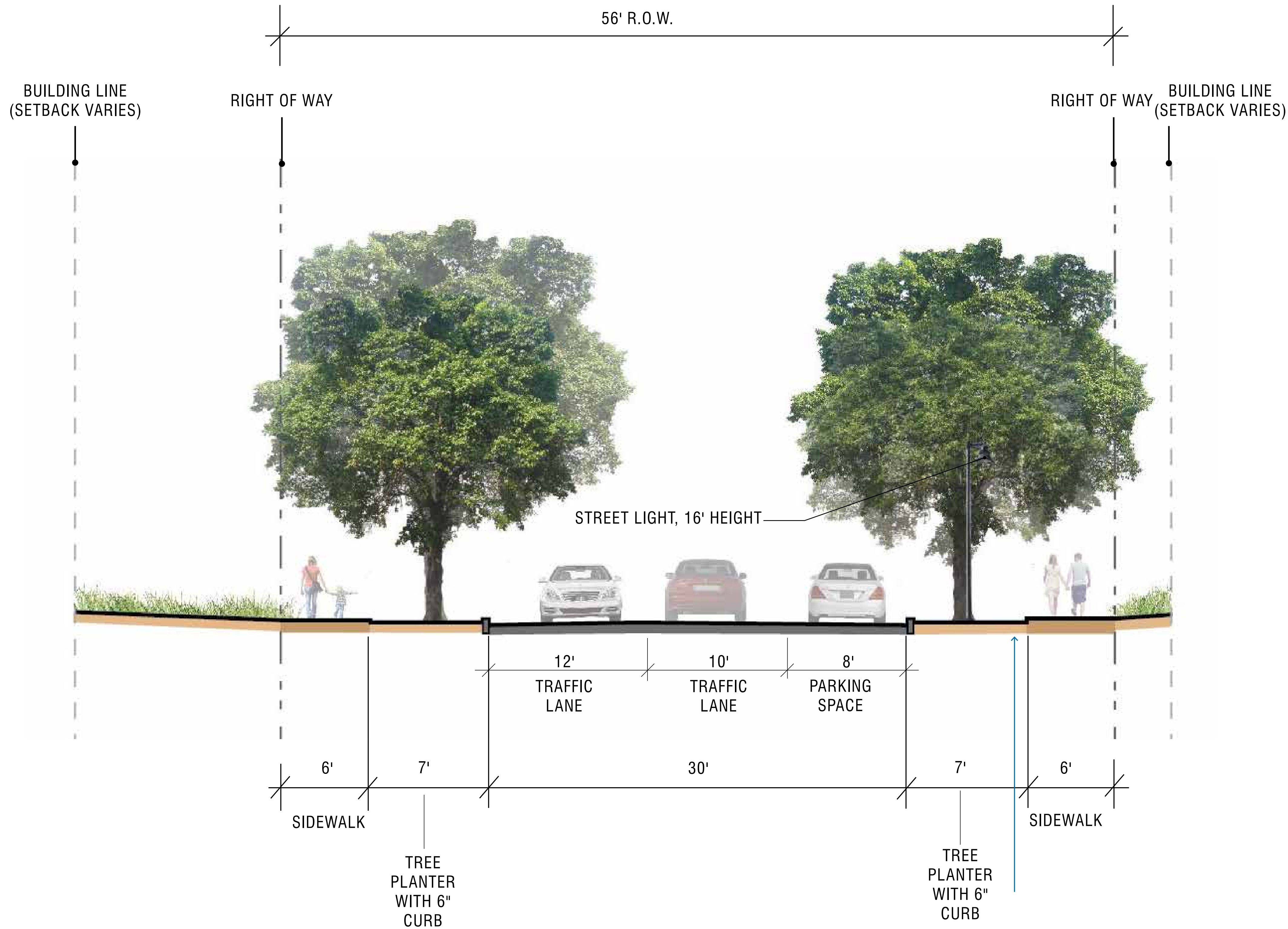


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 Manufacturer: Architectural Area Lighting



Street Tree:  
*Platanus x acerifolia*, London Plane Tree





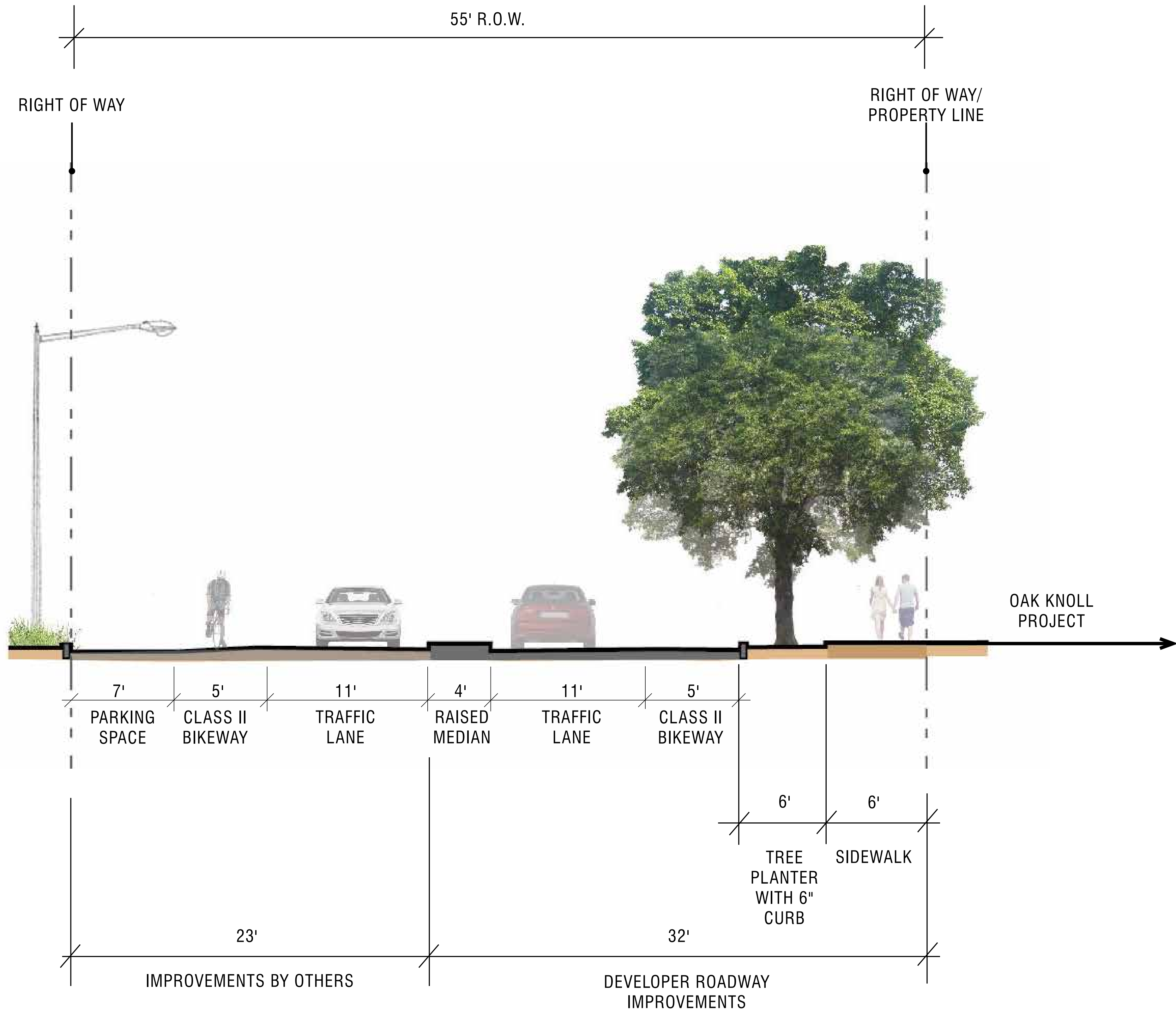
*City Standard Lighting*  
*'Universe' Luminaire and Pole, 16'*  
 Manufacturer: Architectural Area Lighting



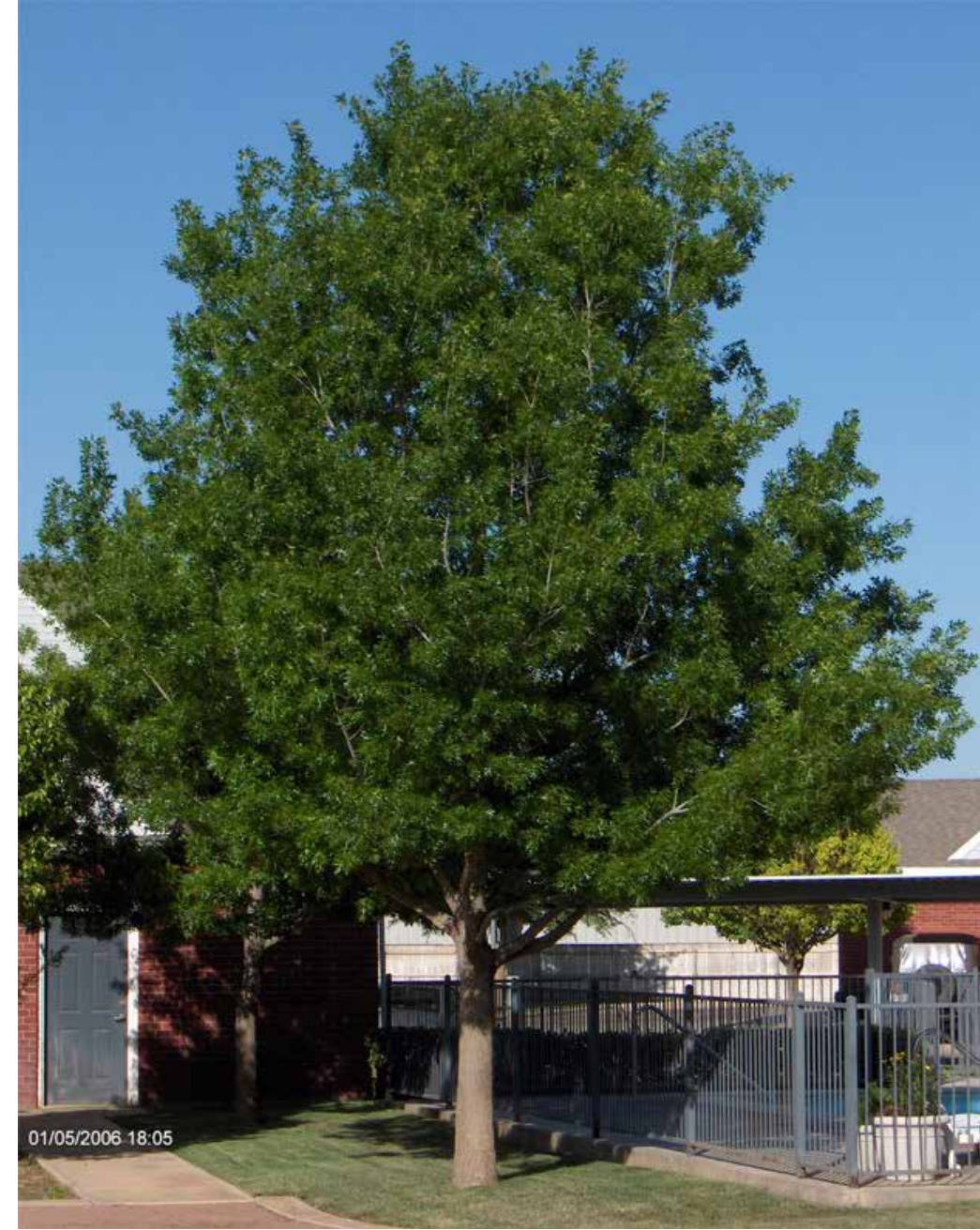
Street Tree:  
*Quercus agrifolia*, Coast Live Oak

\*SECTION NOT TO SCALE





Existing Cobra Head Street Lighting to remain on west side; east side entries only



Street Tree: *Quercus shumardii*, Shumard Oak

\*SECTION NOT TO SCALE



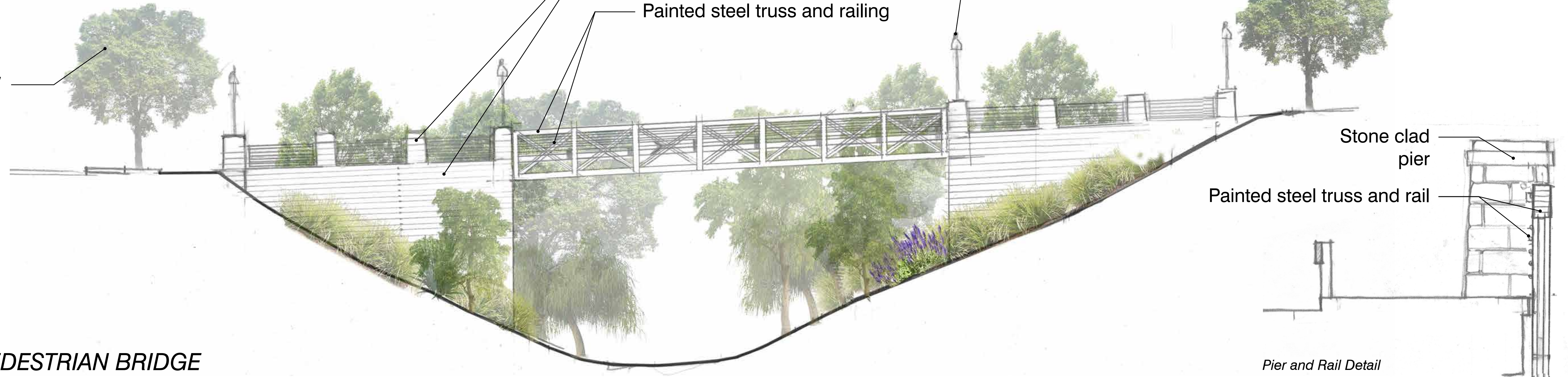
**CREEKSIDE LOOP BRIDGE**

*Platanus x acerifolia*  
London Plane Tree, typ.

Stone clad pier and abutment

Painted steel truss and railing

City Standard lighting,  
'Universe' Luminaire and Pole, 14'  
height. See Sheet L008.



Stone clad pier

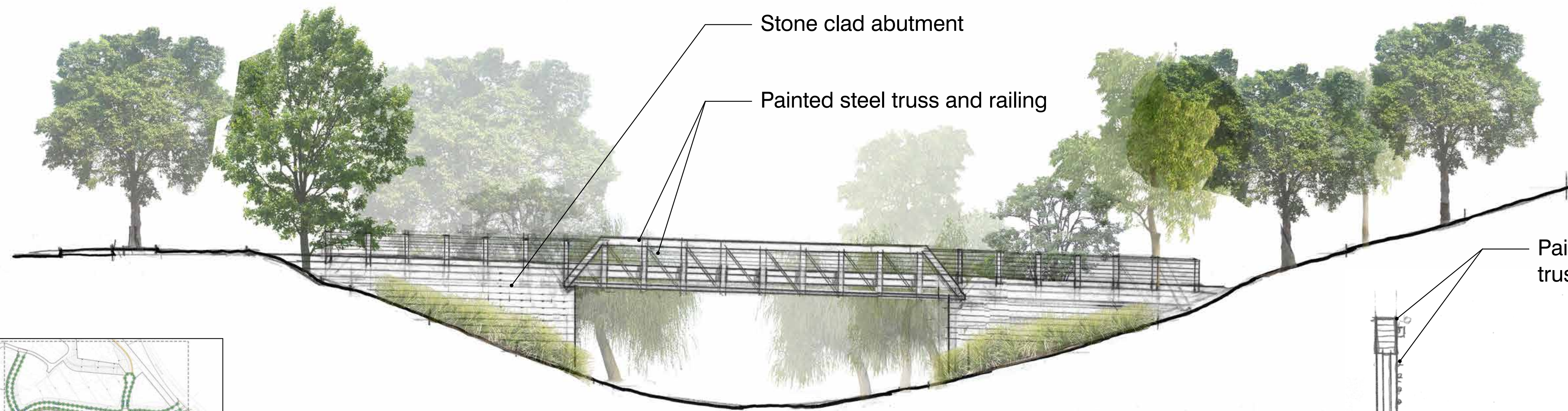
Painted steel truss and rail

*Pier and Rail Detail*

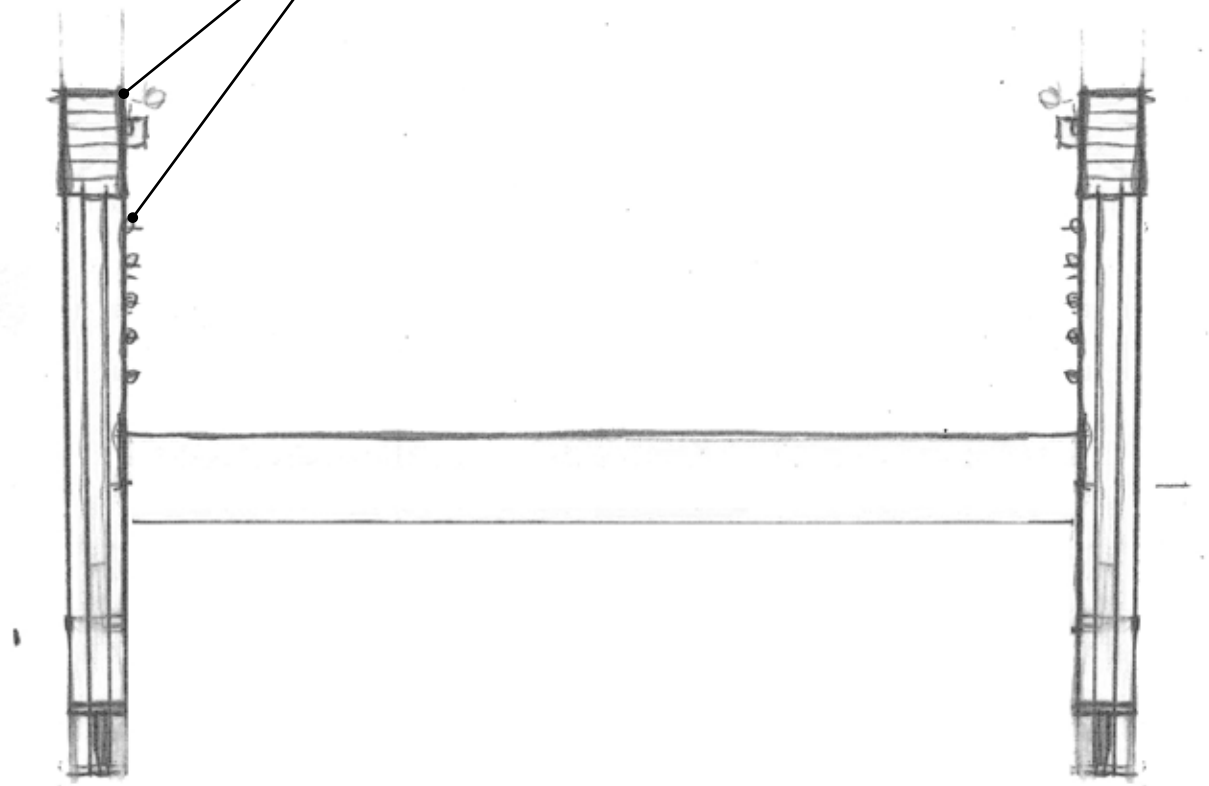
**PEDESTRIAN BRIDGE**

Stone clad abutment

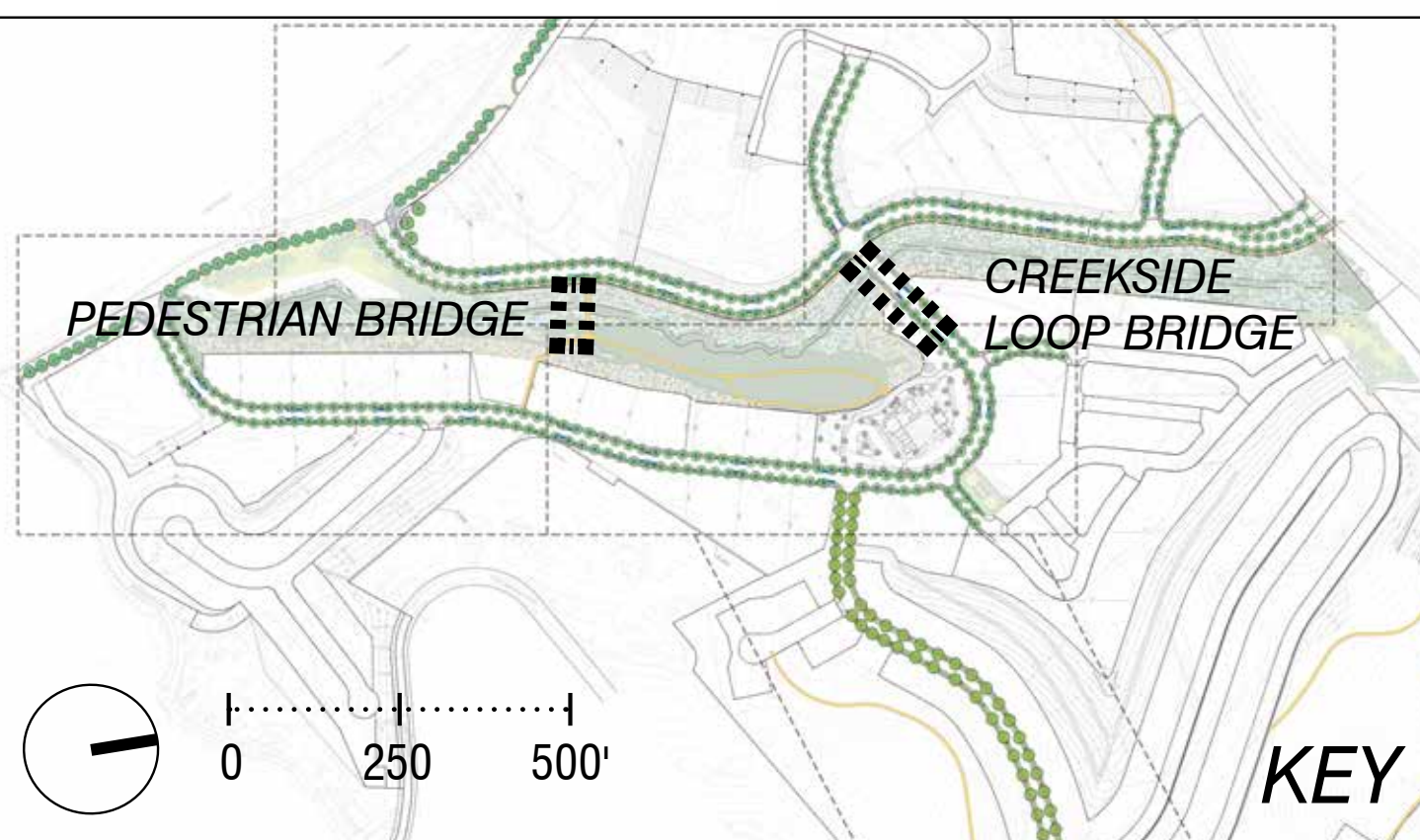
Painted steel truss and railing



Painted steel truss and railing



*Truss and Rail Detail*



0 10 20 30 40 50 60 80'

1" = 10' at full size (22" x 34")













*Detectable tactile warning, surface-applied system. Dark gray for use at crosswalk ramps.*



*Continental crosswalk striping at intersections, per Caltrans Standards*



*Pavestone 'Anchor Diamond Pro' retaining walls. Straight face style, Sandstone Blend color with vine plantings. Site walls shown on VTTM Sheets C.5.0 - C5.5.*



*Lamp black concrete sidewalks, per City of Oakland Standards*





*Native Mow-Free Sod Mix*

### Sod / Seed Mix for Planting Strip between Curb and Sidewalk

NATIVE MOW-FREE SOD MIX		
BOTANICAL NAME	COMMON NAME	WATER USE (WUCOLS)
<i>Festuca idahoensis</i>	Idaho Fescue	<i>Very Low</i>
<i>Festuca rubra</i>	Molate Fescue	<i>Low</i>
<i>Western Mokelumne Fescue</i>	Festuca Occidentalis	<i>Not rated</i>

SEED MIX ALTERNATE			
BOTANICAL NAME	COMMON NAME	BULK #'S/ACRE	MIN % PLS (PURE LIVE SEED)
<i>Argostis pallens</i>	California Bentgrass	15.00	80
<i>Festuca rubra</i> 'Molate'	Molate Native Red Fescue	60.00	85

MIN % PLS (PURE LIVE SEED) = Seed Purity x Germination Rate

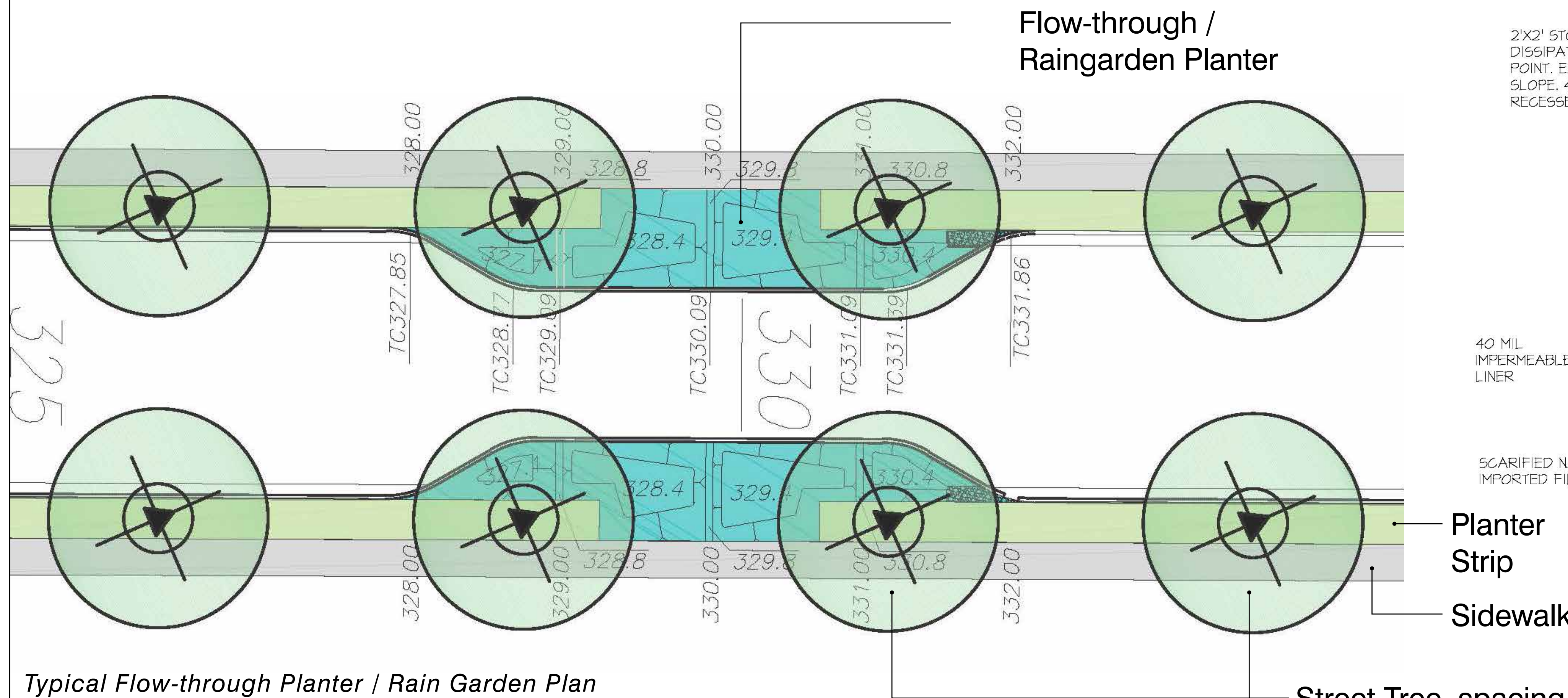




Typical Flow-through Planter / Rain Garden Concept Image

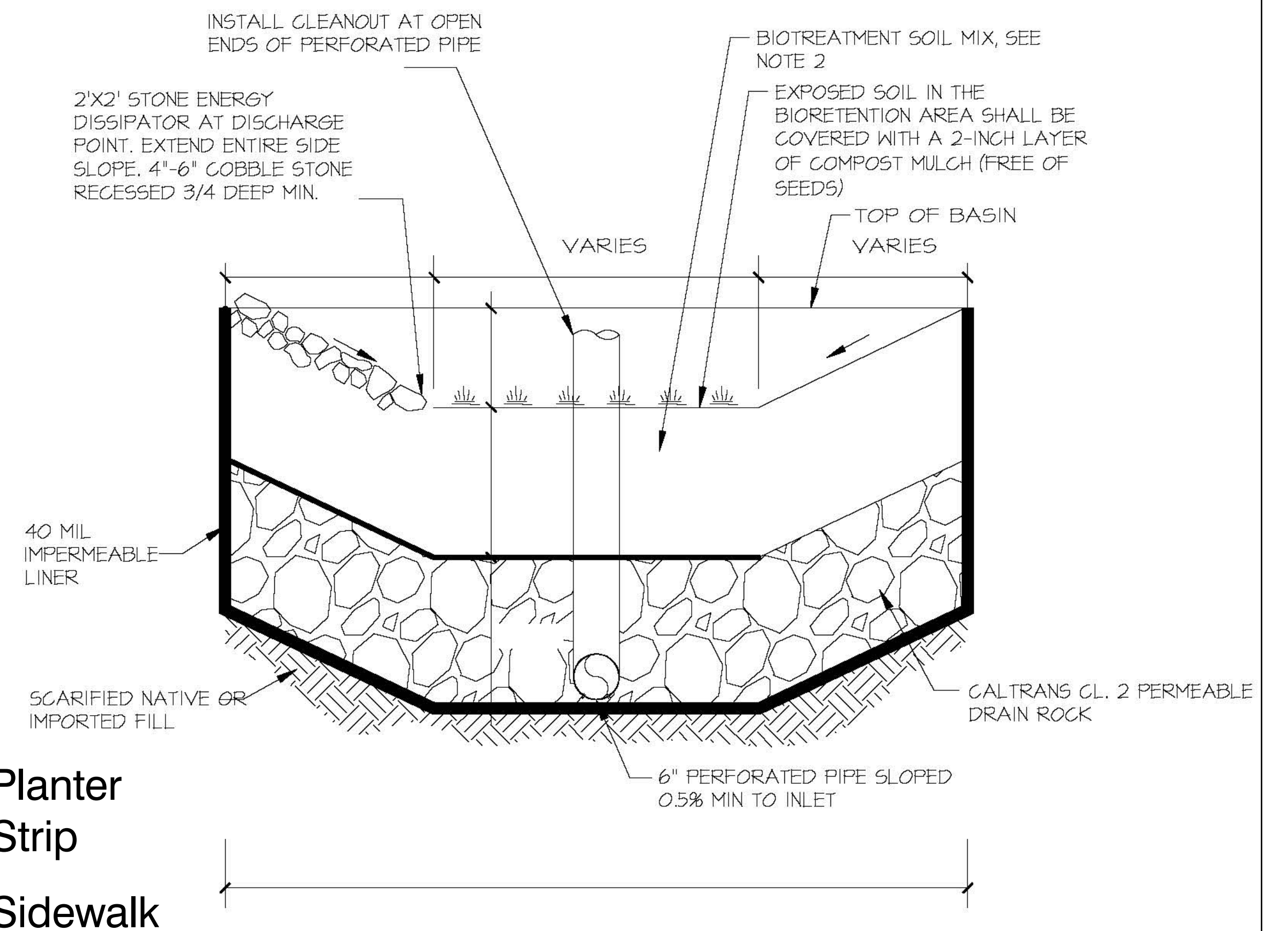
**NOTES:**

1. STENCIL "NO DUMPING. FLOWS TO BAY" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO STORM DRAIN INLET.
2. BIOTREATMENT SOIL MIX: BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT
  - A. ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
  - B. SUPPORT VIGOROUS PLANT GROWTH.
  - C. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
    - 60%-70% SAND
    - 30%-40% COMPOST
3. COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.
4. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.



Typical Flow-through Planter / Rain Garden Plan  
(at Creekside Parkway)

0 20 40'  
1" = 20' at full size (22" x 34")



Typical Flow-through Planter / Rain Garden Section  
(Not to Scale)





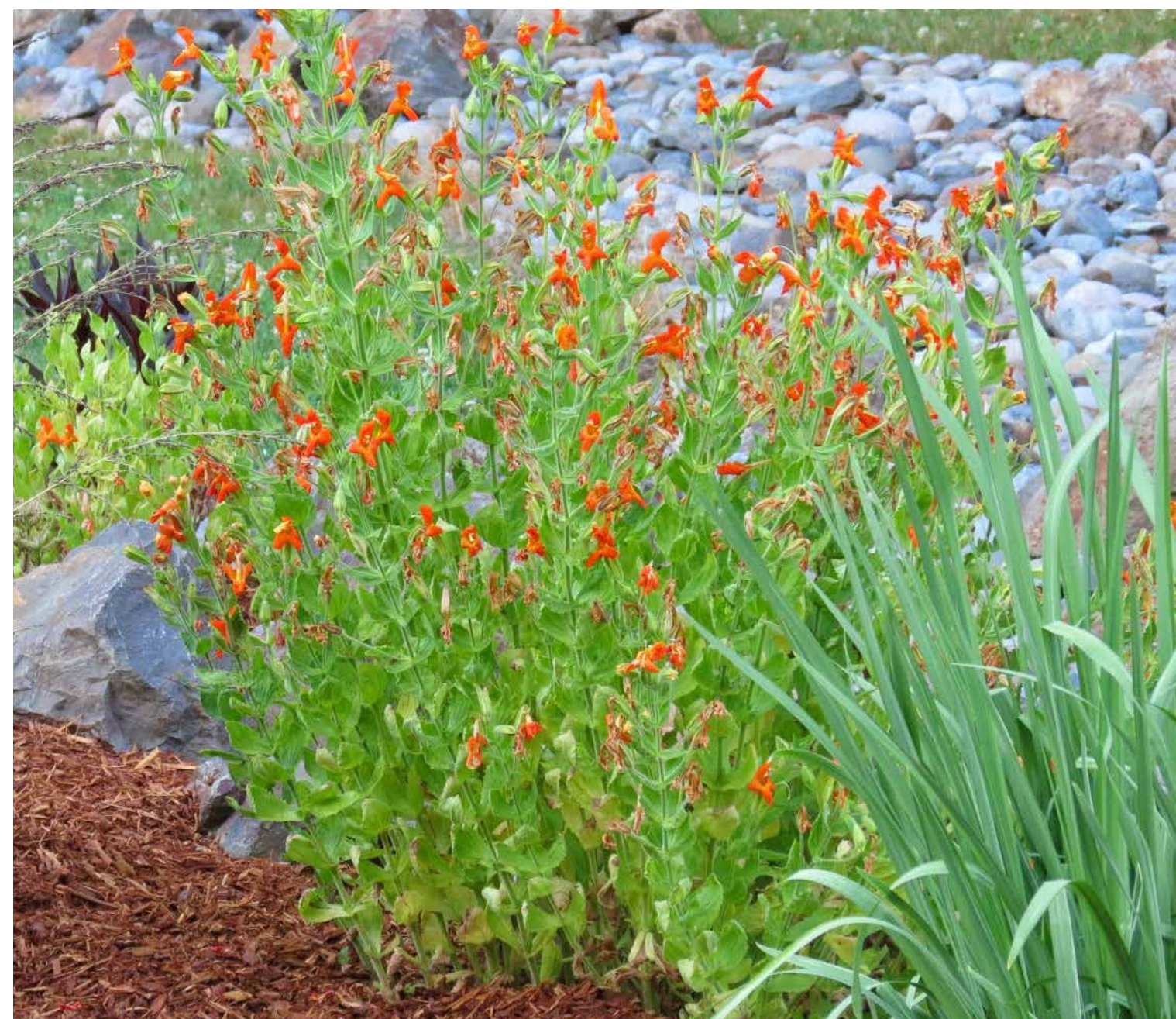
*Carex pansa*  
Slough Sedge



*Carex tumulicola*  
Berkeley Sedge



*Festuca rubra*  
Red Fescue



*Mimulus cardinalis*  
Scarlet Monkey Flower

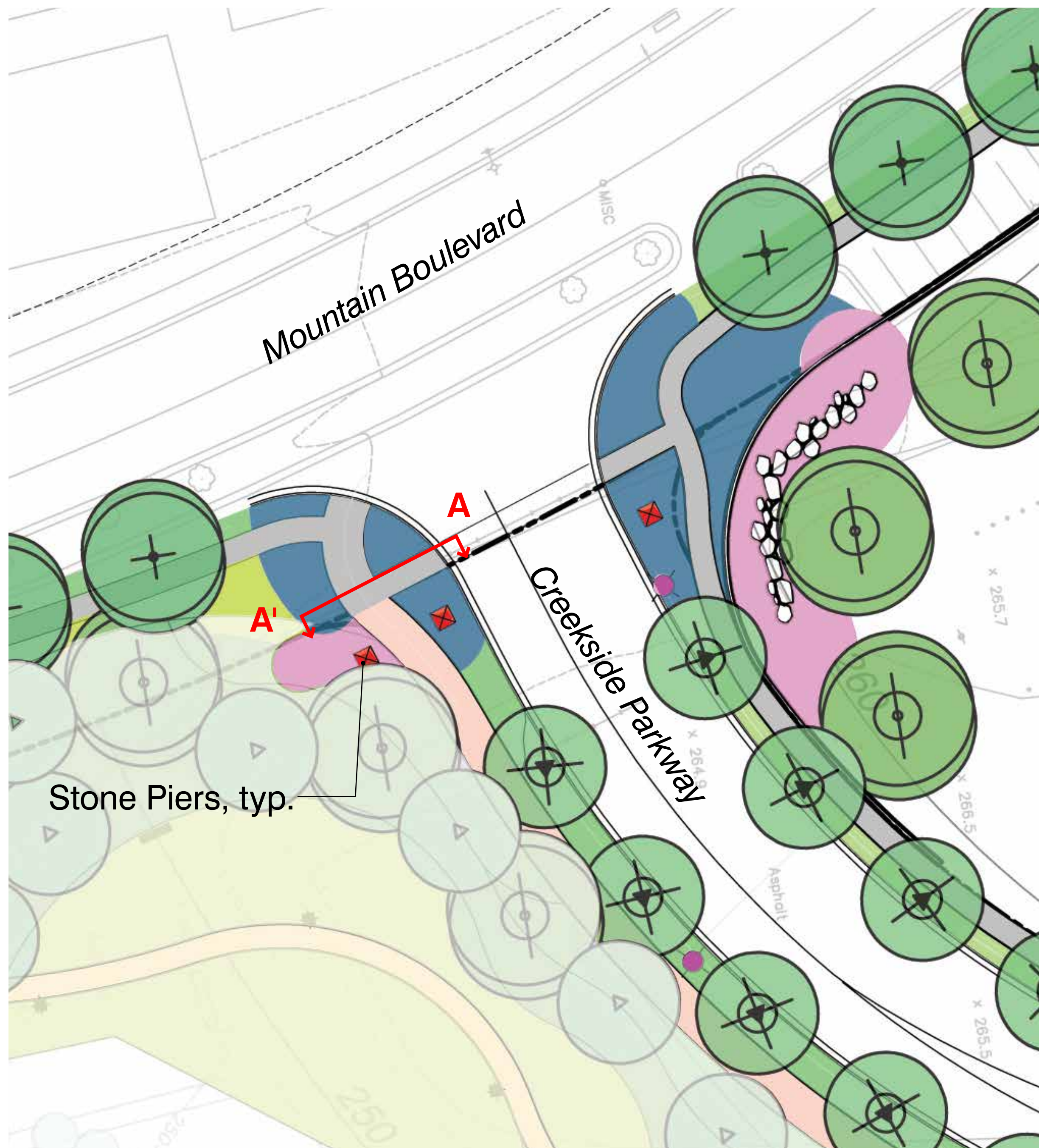


*Juncus effusus*  
Common Rush

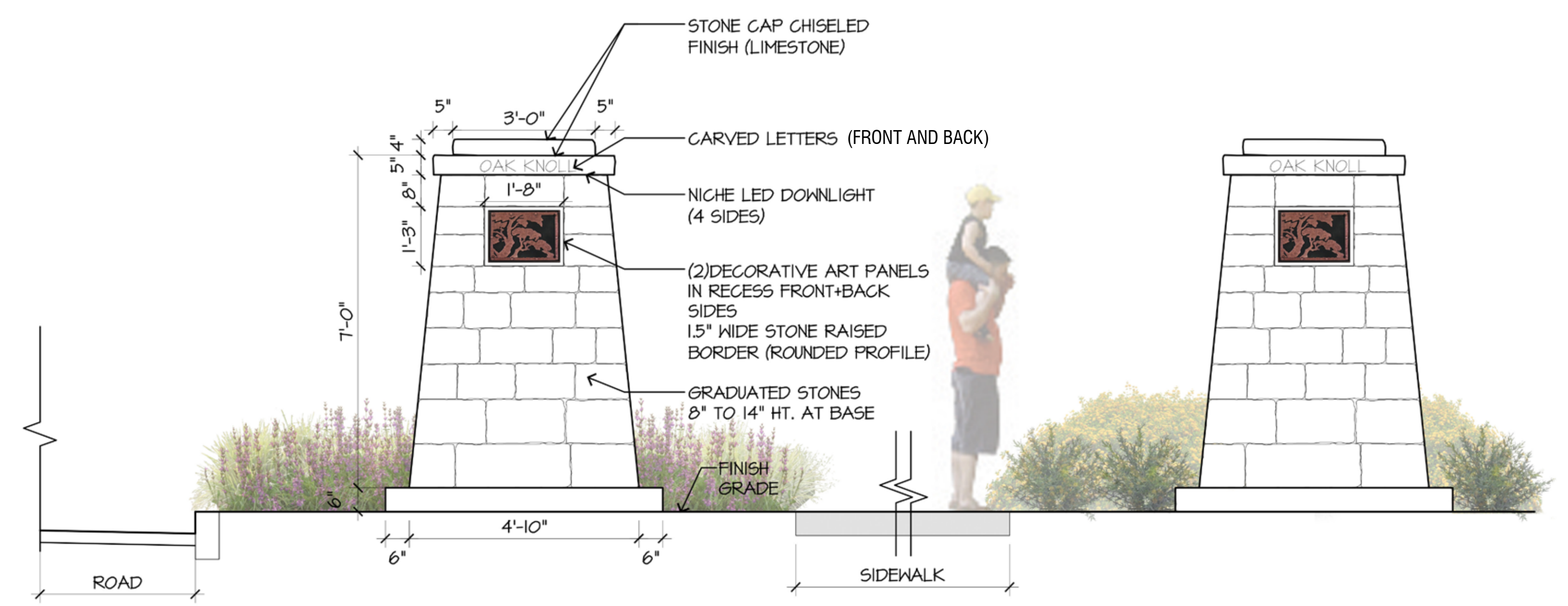
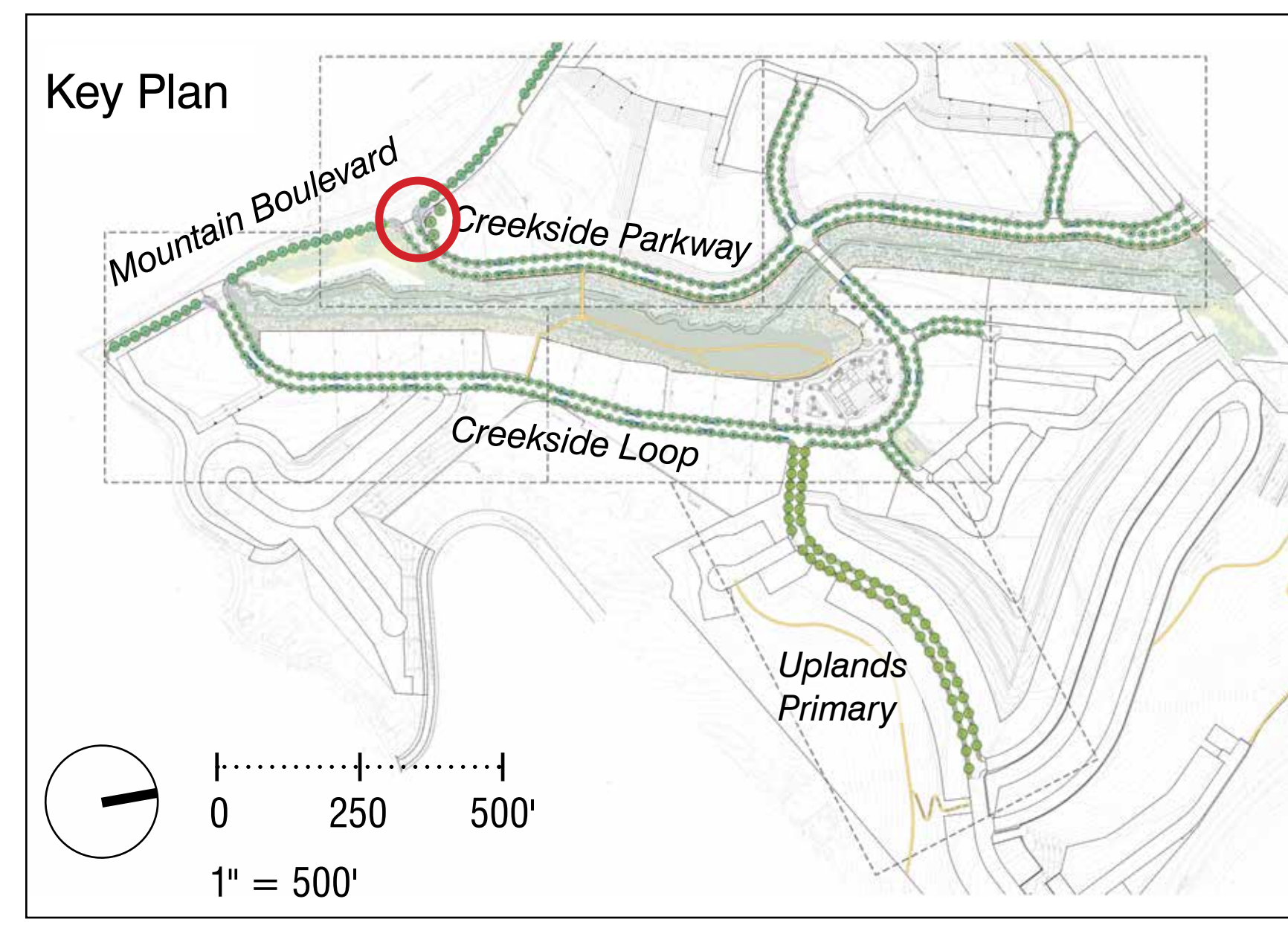
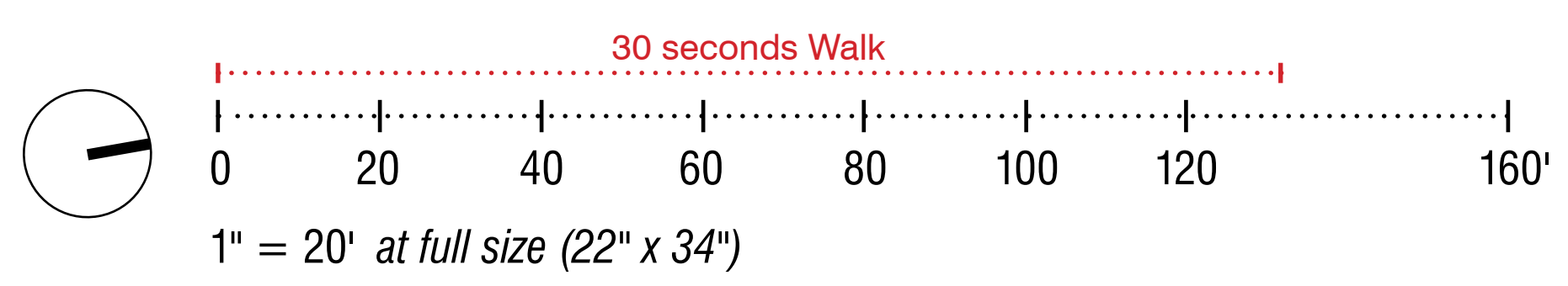


*Juncus patens*  
California Gray Rush





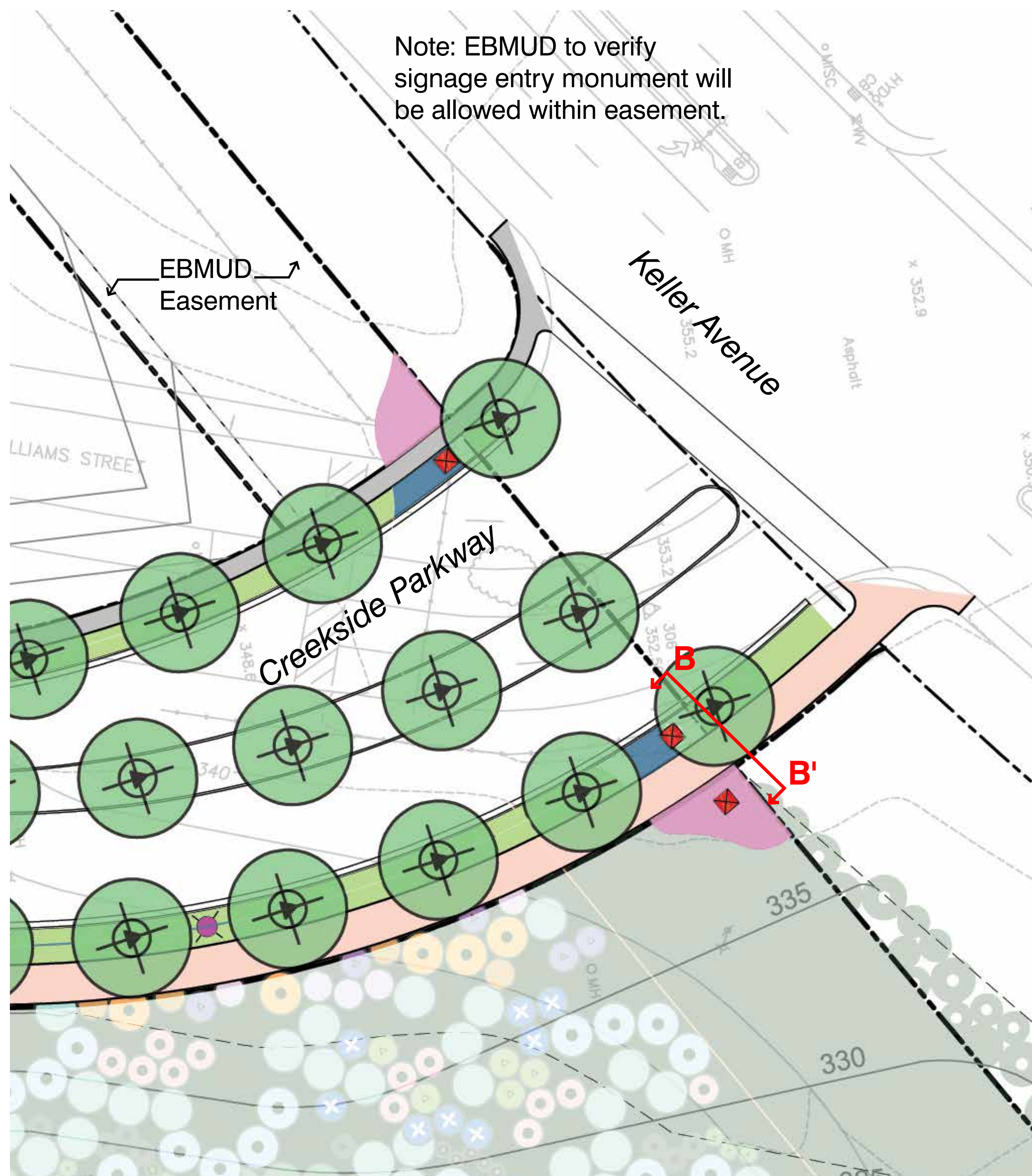
Main Entry Enlargement Plan



Section A-A'

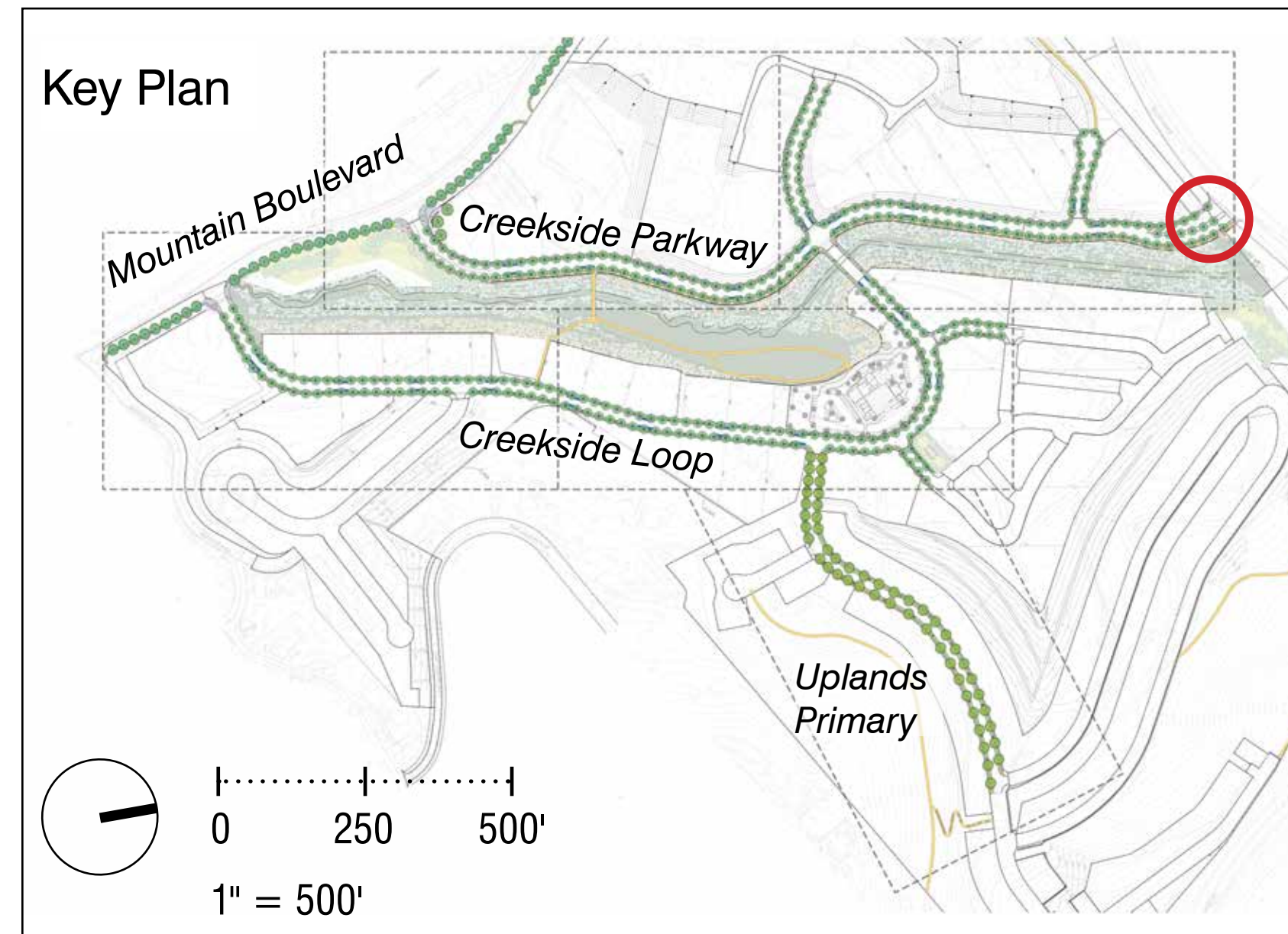
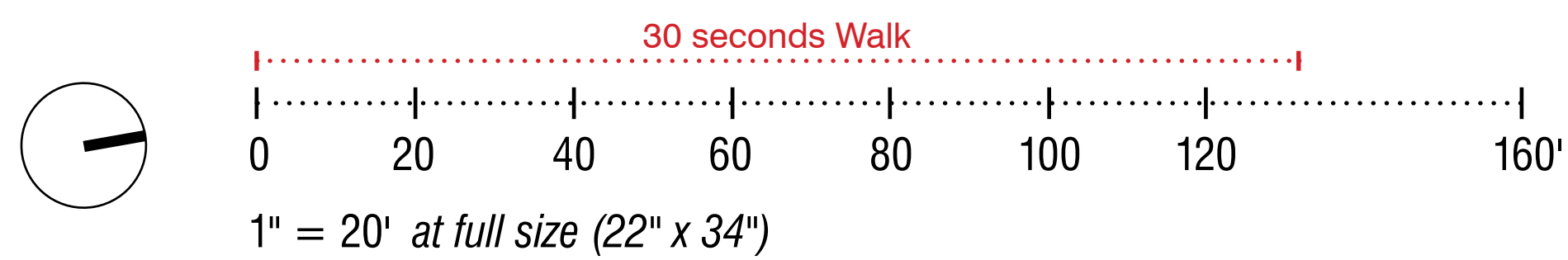
1/2" = 1'-0" at full size (22" x 34")



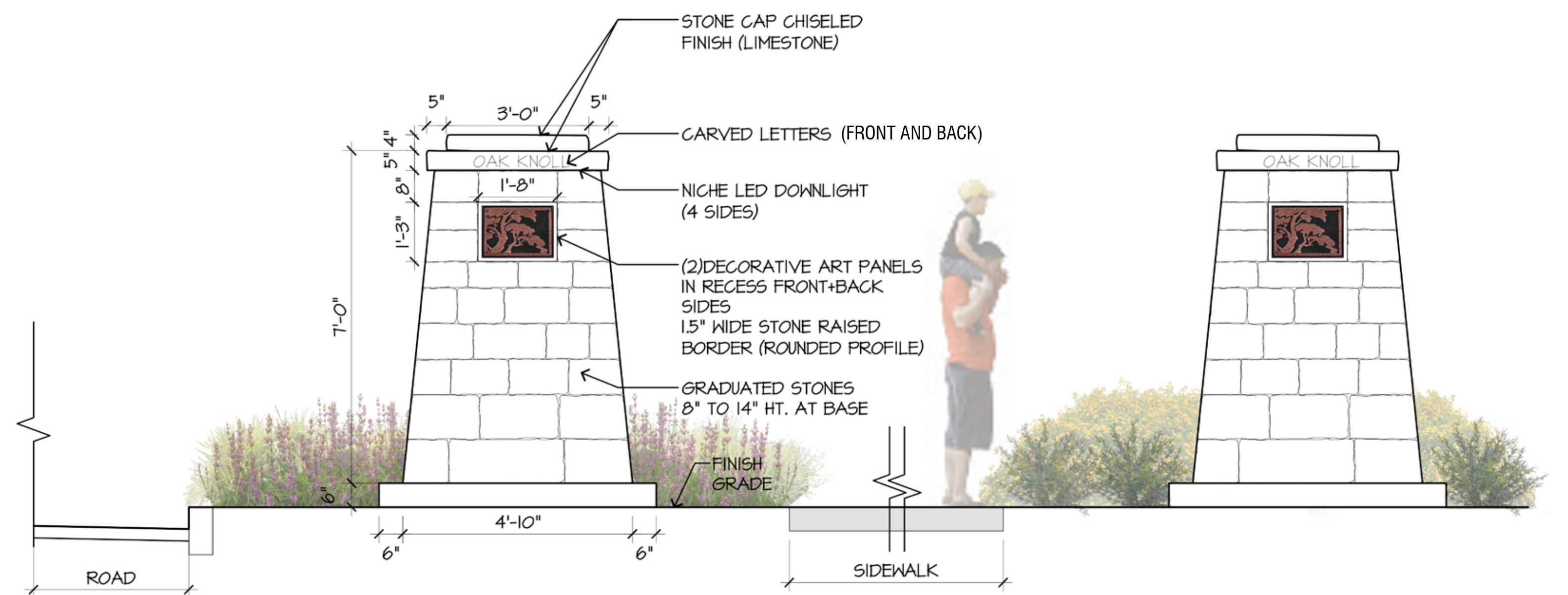


Note: EBMUD to verify signage entry monument will be allowed within easement.

Enlargement Plan



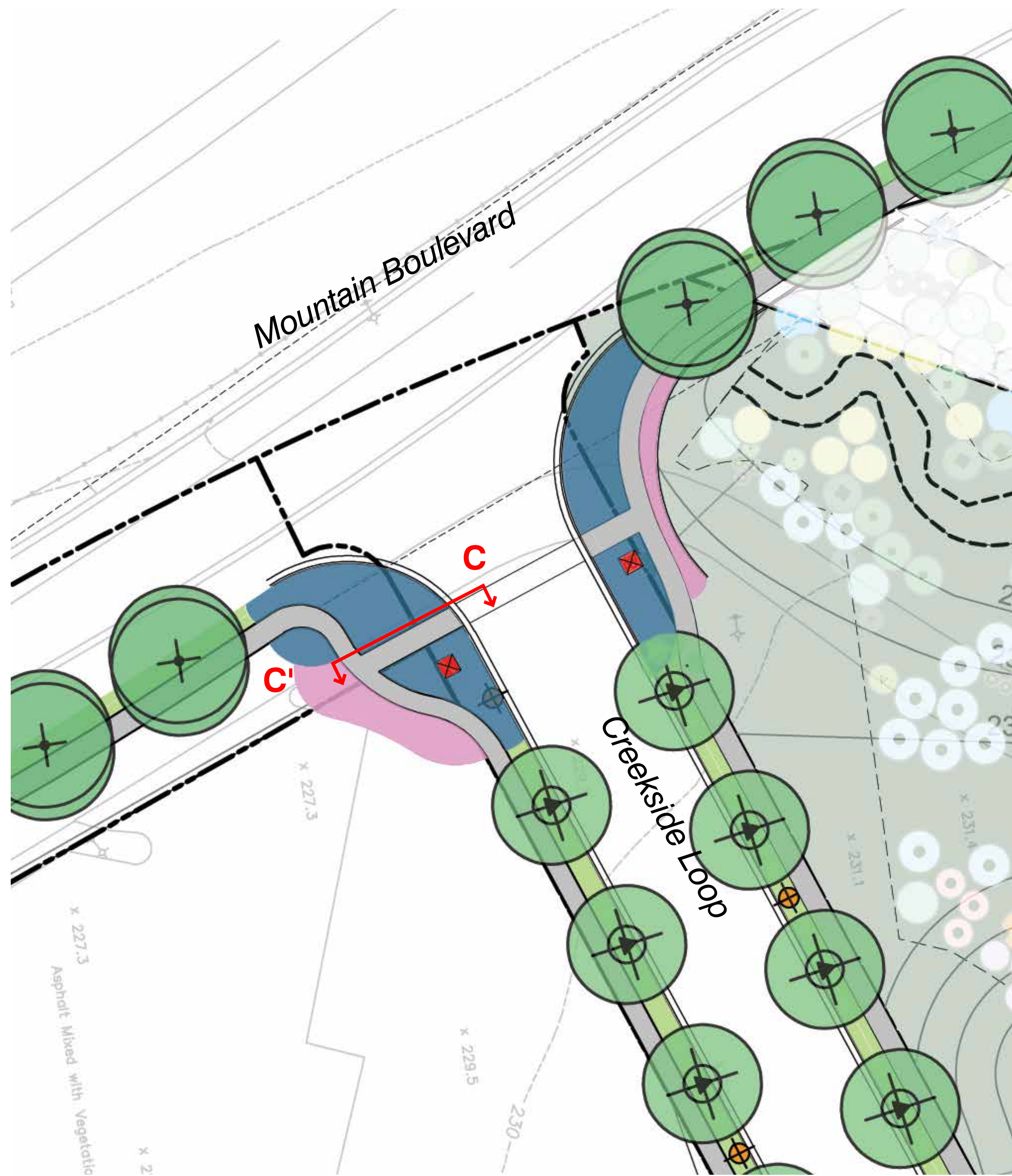
Key Plan



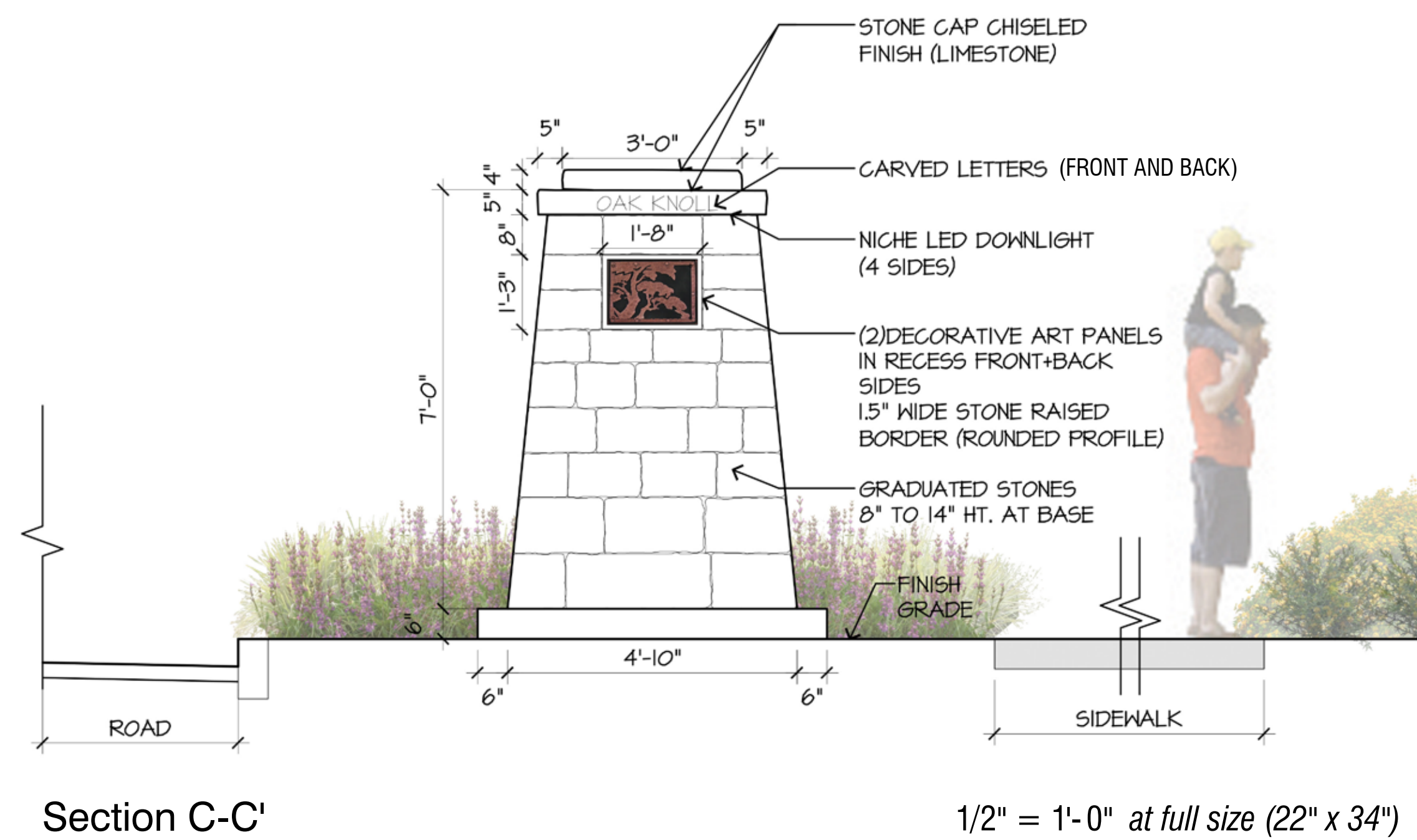
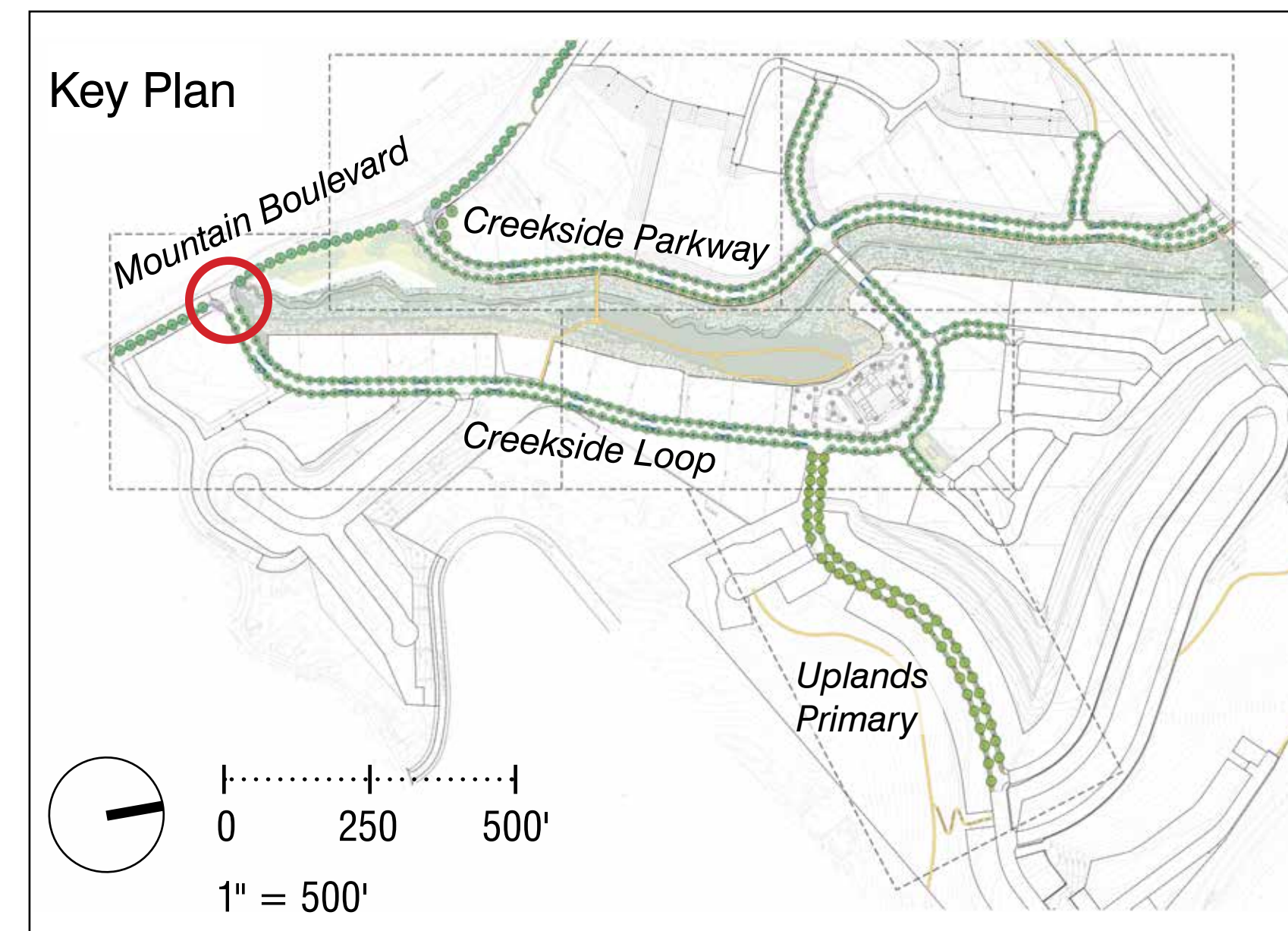
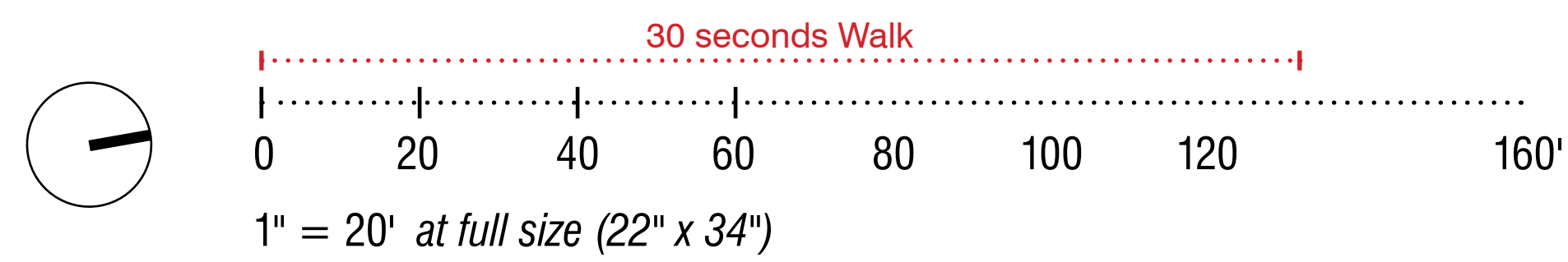
Section B-B'

1/2" = 1'-0" at full size (22" x 34")



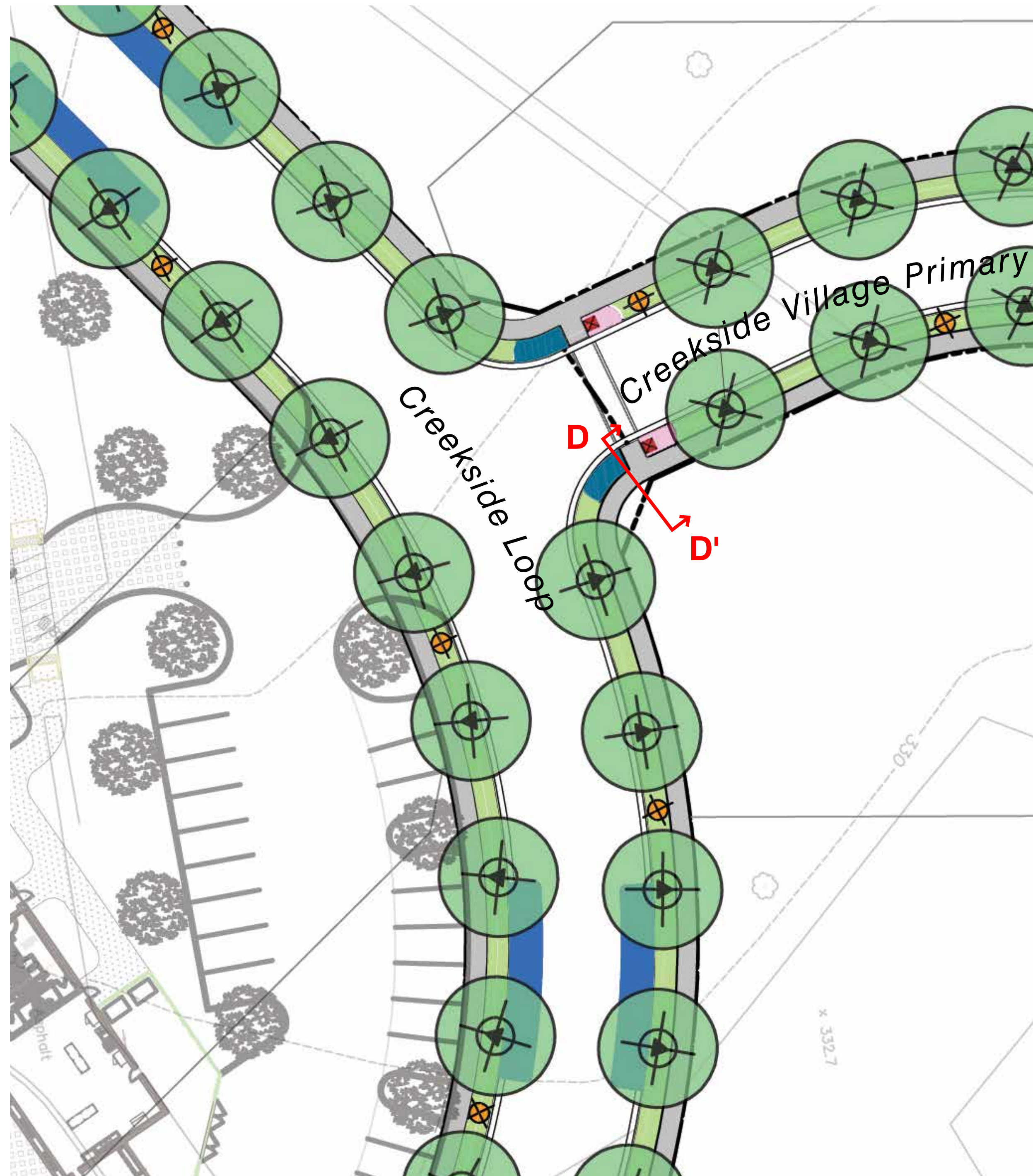


Enlargement Plan

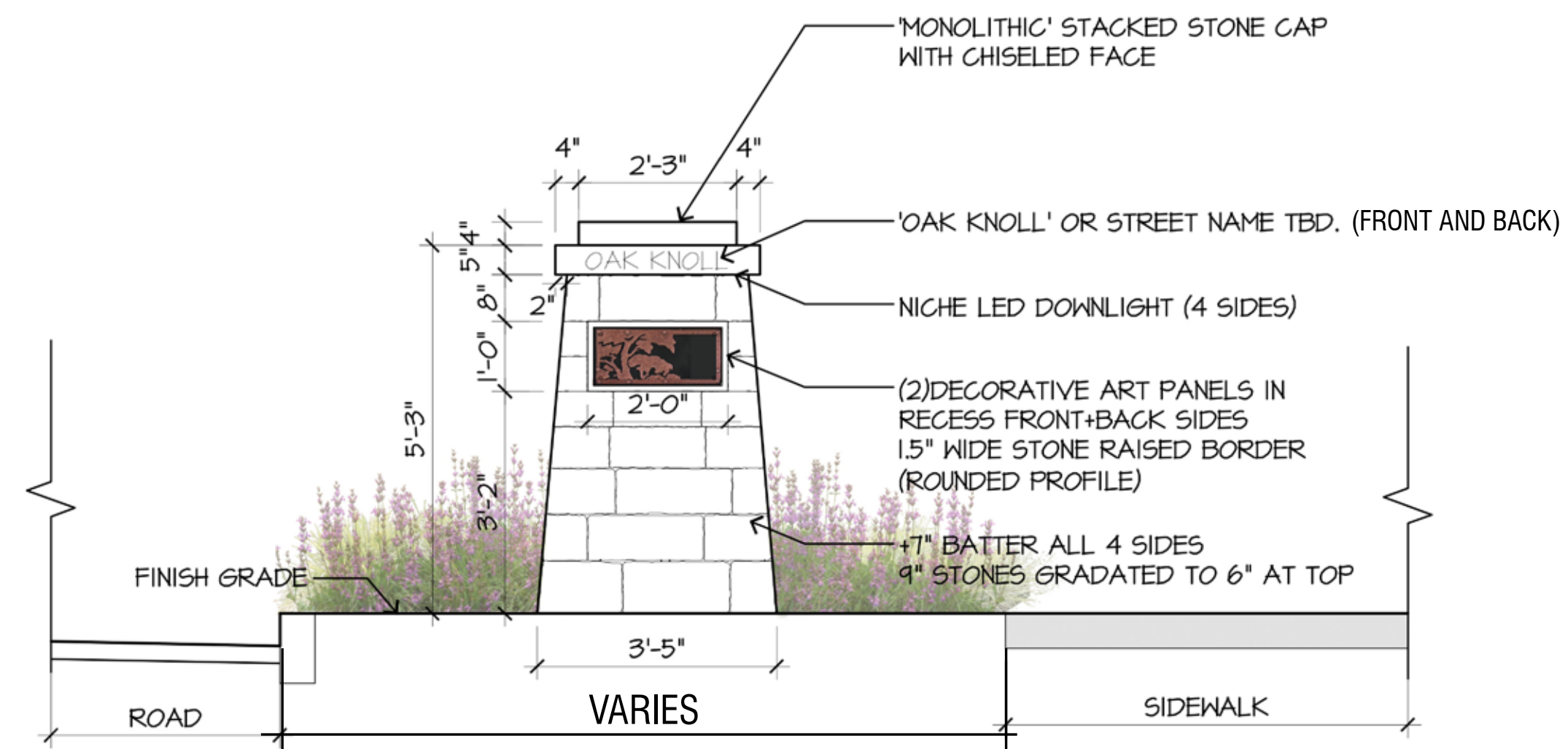
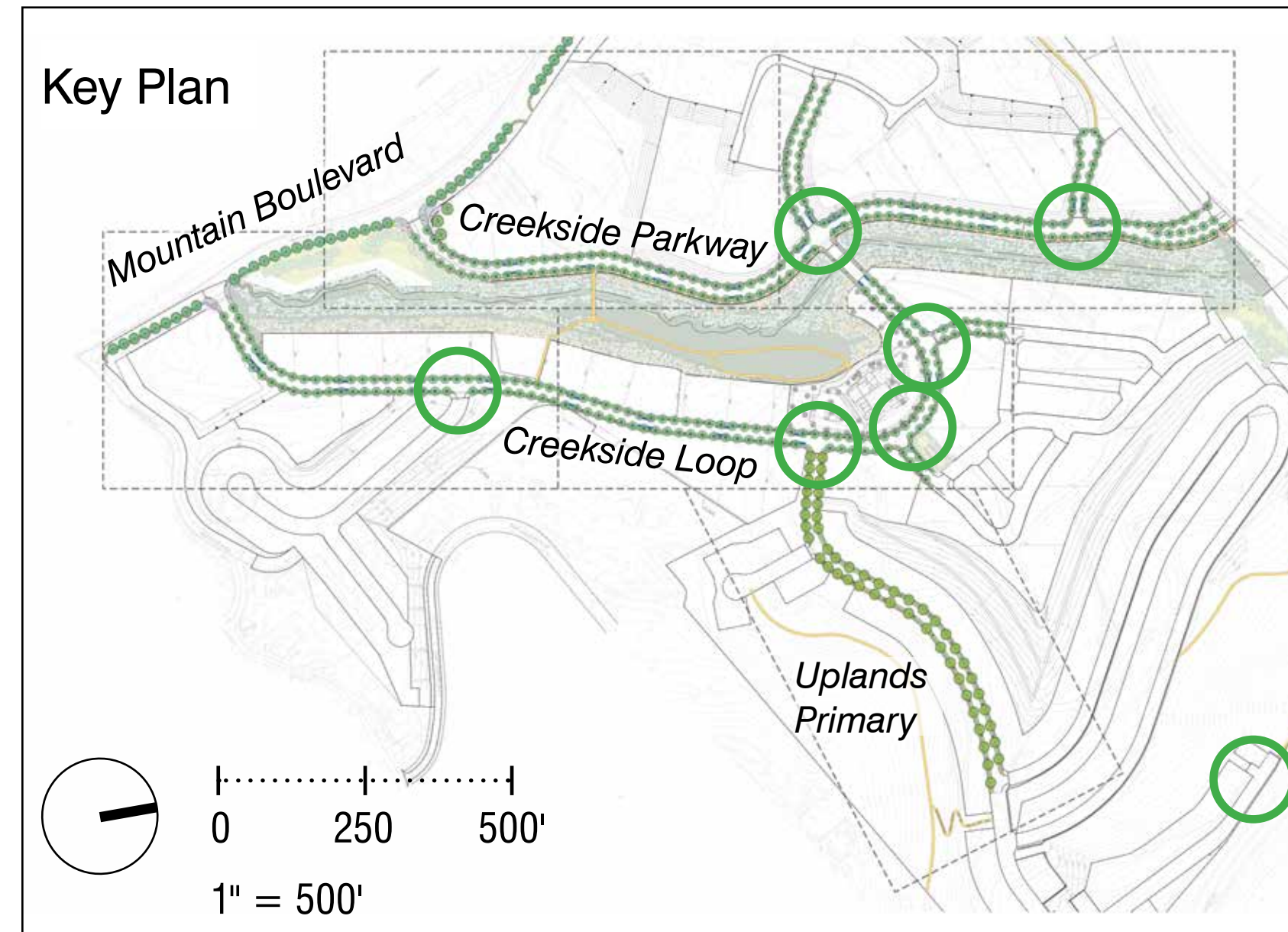
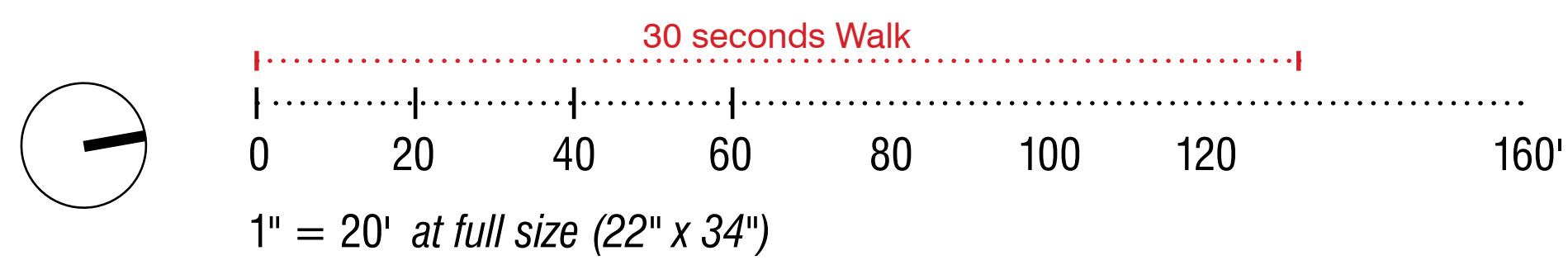


Section C-C'





Enlargement Plan



Section D-D'

1/2" = 1'-0" at full size (22" x 34")









*Arctostaphylos edmundsii* 'Rosy Dawn' or 'Bert Johnsen'



*Arctostaphylos densiflora* Lutsko's Pink



*Ceanothus gloriosus*



*Mimulus* 'Eleanor'



*Ceanothus* 'Tilden' or 'Sunbird'



*Fremontodendron californicum* 'Ken Taylor'

**GROUND PLANE PLANTING LEGEND**

SYMBOL	DESCRIPTION
--------	-------------

**Cell A: Oak Woodland**

- Arctostaphylos edmundsii* 'Rosy Dawn' or 'Bert Johnsen'
- Arctostaphylos densiflora* Lutsko's Pink
- Ceanothus gloriosus*
- Mimulus* 'Eleanor'
- Ceanothus* 'Tilden' or 'Sunbird'
- Fremontodendron californicum* 'Ken Taylor'

**Cell B: Meadow Grasses / Perennials**

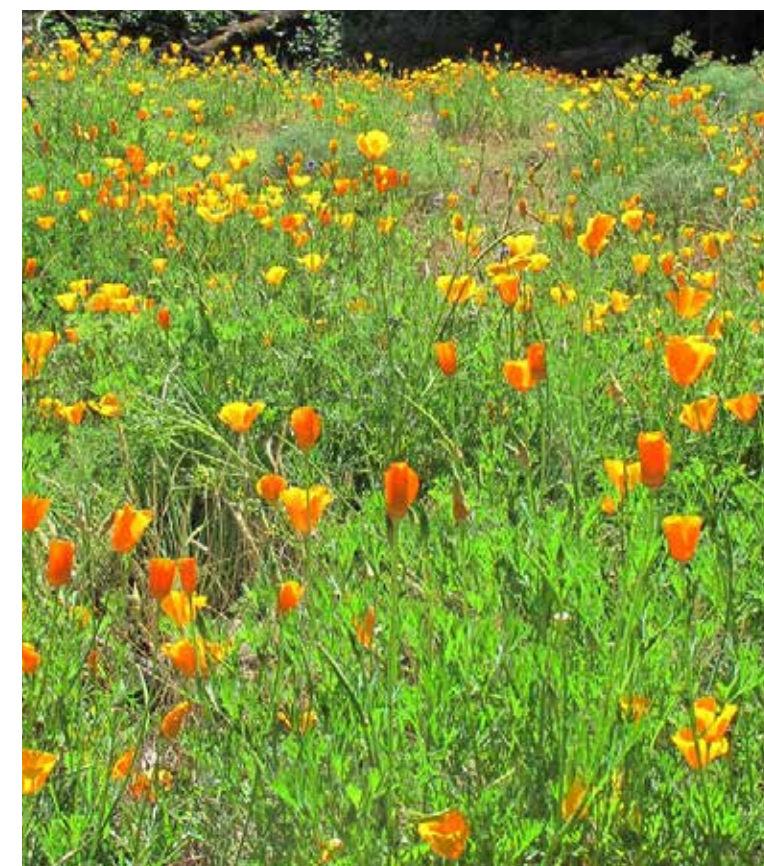
- Festuca idahoensis* 'Tomales Bay'
- Festuca rubra* 'Patrick's Point'/ Patrick's Point Red Fescue
- Festuca rubra* 'Molate'/ Molate Red Fescue
- Koeleria macrantha* 'Barkoel'
- Muhlenbergia dubia*/ Texas Muhly
- Calamagrostis foliosa*/ Cape Mendocino Reed Grass
- Achillea millefolium*/ Yarrow
- Eschscholzia californica* 'Maritima'/ California Poppy
- Erigeron glaucus* Cape Sebastian and W.R./ Seaside Daisy
- Lavatera maritima*



*Calamagrostis foliosa*/ Cape Mendocino Reed Grass



*Erigeron glaucus* Cape Sebastian and W.R./ Seaside Daisy



*Eschscholzia californica* 'Maritima'/ California Poppy



*Festuca idahoensis* 'Tomales Bay'



*Festuca rubra* 'Molate'/ Molate Red Fescue



*Achillea millefolium*/ Yarrow



*Festuca rubra* 'Patrick's Point'/ Patrick's Point Red Fescue



*Koeleria macrantha* 'Barkoel'

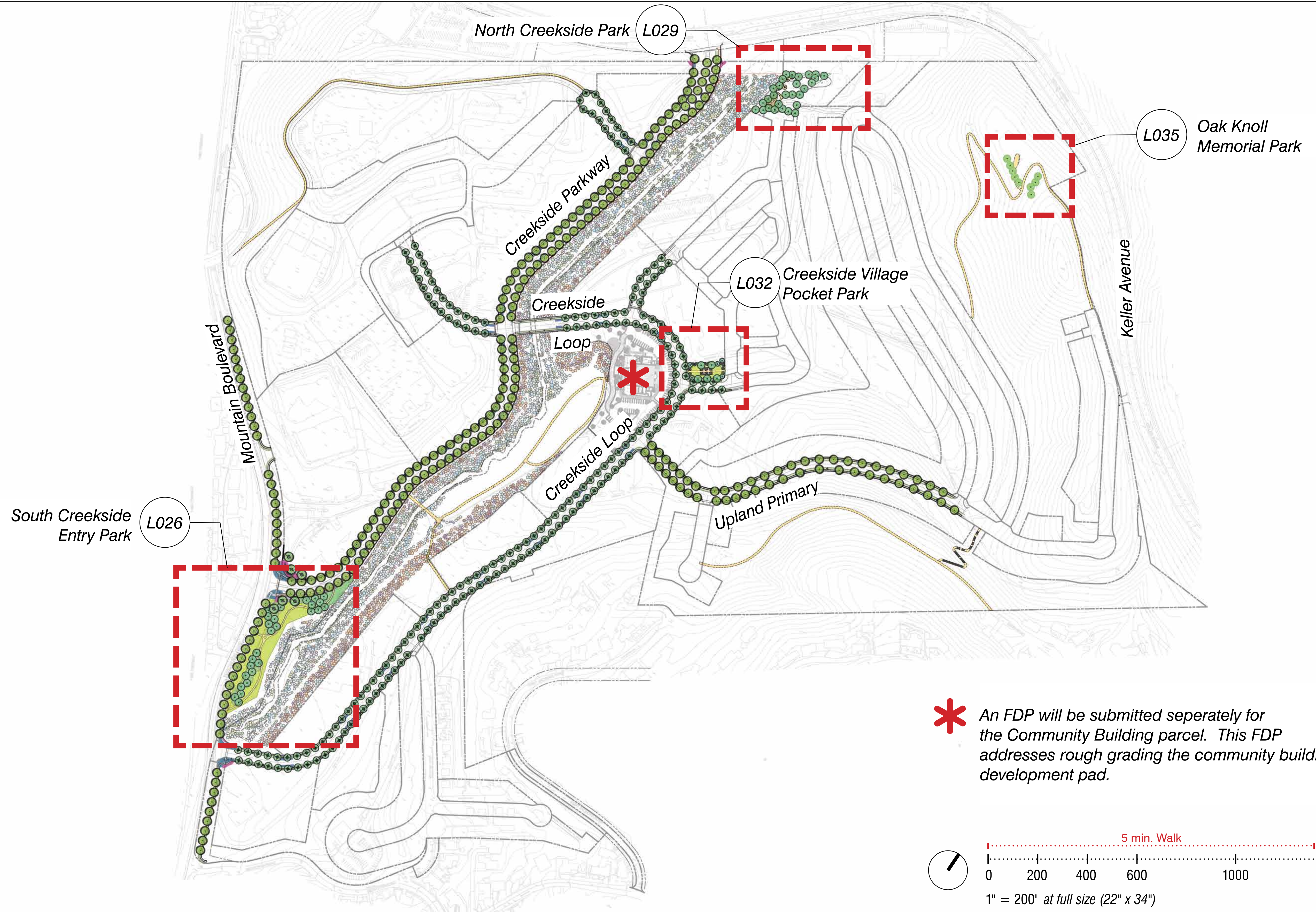


*Lavatera maritima*



*Muhlenbergia dubia*/ Texas Muhly

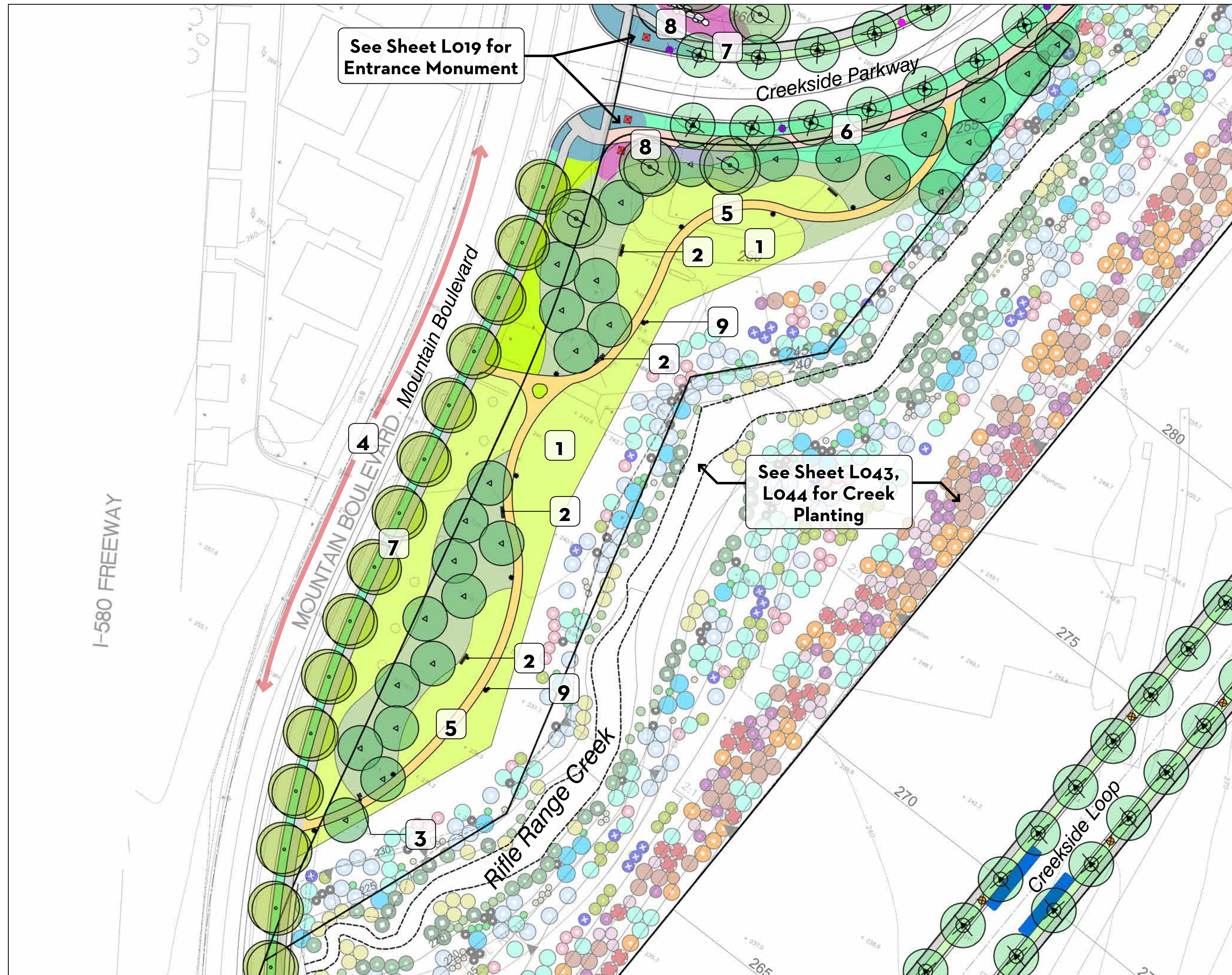




**\*** An FDP will be submitted separately for the Community Building parcel. This FDP addresses rough grading the community building development pad.

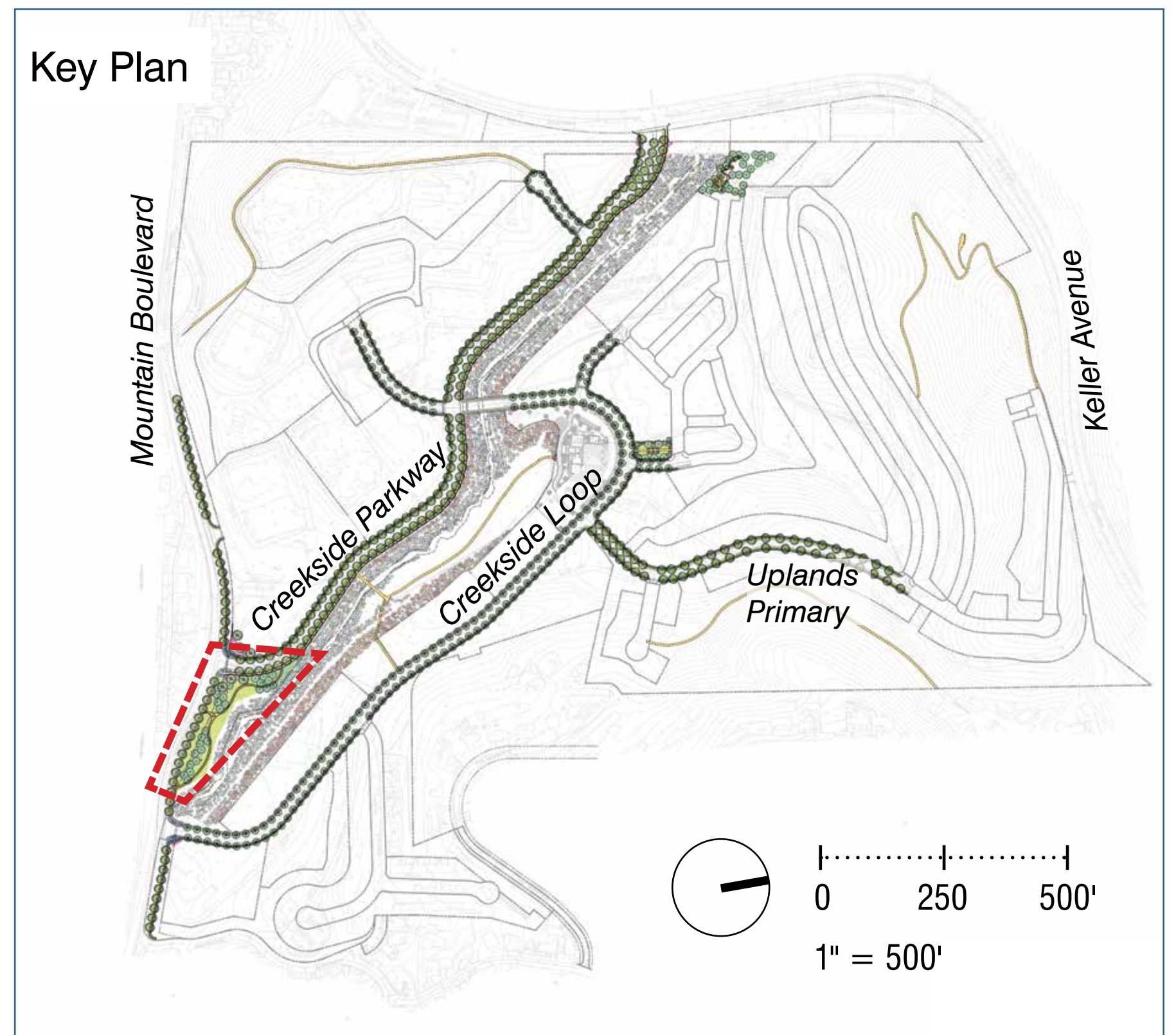
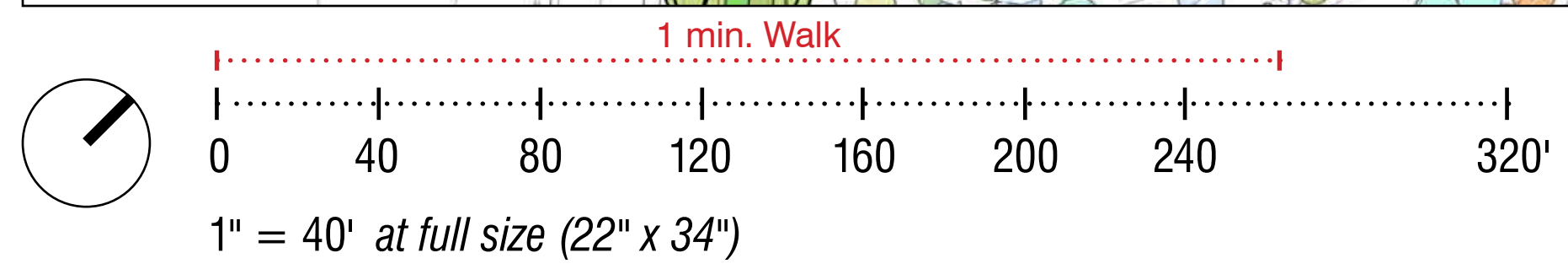






See Sheet L019 for Entrance Monument

See Sheet L043, L044 for Creek Planting



**PARK LEGEND**

#	Use/Activity
1	Play Lawn (passive/informal use)
2	Benches (quiet seating with riparian view)
3	Trash Container, Dog Waste Dispenser
4	Street Parking
5	Concrete or Asphalt Path with Metal Edging, 6' Wide (walking/jogging)
6	Multi-Use Trail
7	Sidewalk
8	Entrance Feature (Stone Piers, low walls and special planting)
9	Park Lighting







**GROUND PLANE PLANTING LEGEND**

SYMBOL	DESCRIPTION
--------	-------------

**Cell A: Sod Lawn** (irrigated, low water use and low maintenance recreational turf)

	90-10 Delta Bluegrass mix form
--	--------------------------------

**Cell B: Mixed planting of Native Meadow Grasses** (irrigated, low water use, low maintenance)

	Delta Bluegrass No-Mow sod form meadow grass
	<i>Carex praegracilis</i> / Clustered field Sedge
	<i>Carex pansa</i> / California Meadow Sedge
	<i>Carex divulsa</i> / Berkeley Sedge

**Cell C: Park Woodland**

	<i>Rhamnus californica</i> / Coffeeberry
	<i>Arctostaphylos densiflora</i> / Sentinel manzanita
	<i>Ribes sanguineum</i> / Pink Flowering Currant
	<i>Ribes speciosum</i> / Fuchsia flowered Gooseberry
	<i>Woodwardia fimbriata</i> / Western Sword Fern
	<i>Iris douglasiana</i> 'Canyon Snow' / Native Iris
	<i>Festuca rubra</i> 'Molate' / Molate Red Fescue
	<i>Polypodium californicum</i> / California Polypody Fern
	<i>Symphoricarpos mollis</i> / Trailing Snowberry
	<i>Sambucus caerulea</i> / Blue Elderberry



Delta Bluegrass No-Mow sod form meadow grass



*Carex praegracilis* Clustered field Sedge



*Carex pansa* California Meadow Sedge



*Carex divulsa* Berkeley Sedge



*Rhamnus californica* Coffeeberry



*Arctostaphylos densiflora* Sentinel manzanita



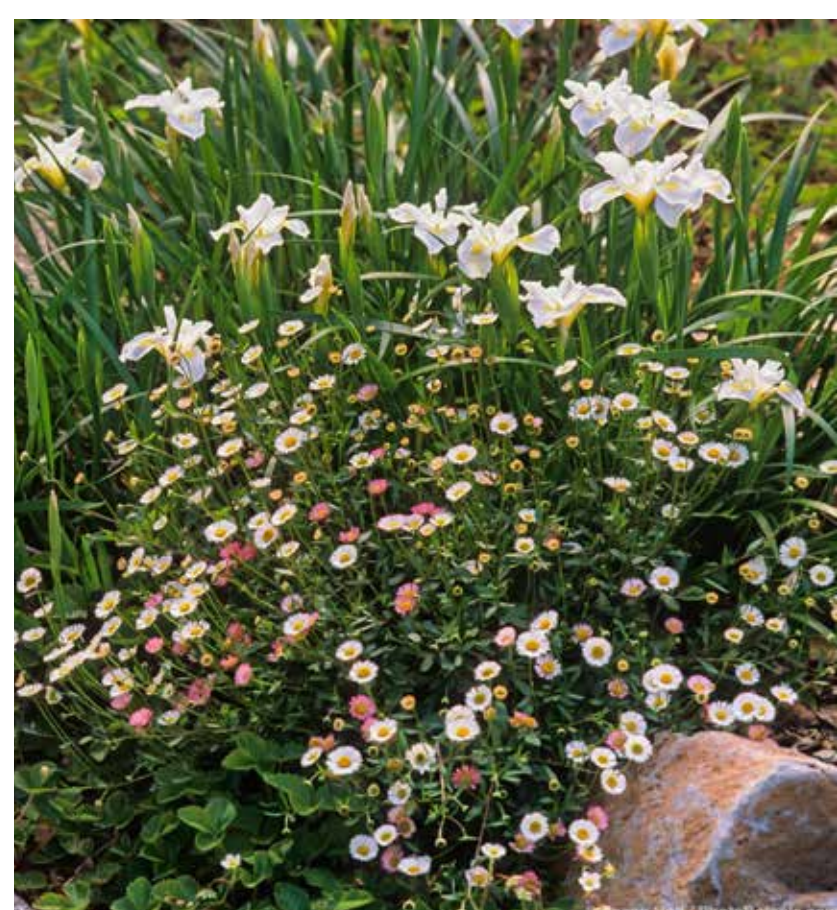
*Ribes sanguineum* Pink Flowering Currant



*Ribes speciosum* Fuchsia flowered Gooseberry



*Woodwardia fimbriata* Western Sword Fern



*Iris douglasiana* 'Canyon Snow' Native Iris



*Festuca rubra* 'Molate' Molate Red Fescue



*Polypodium californicum* California Polypody Fern

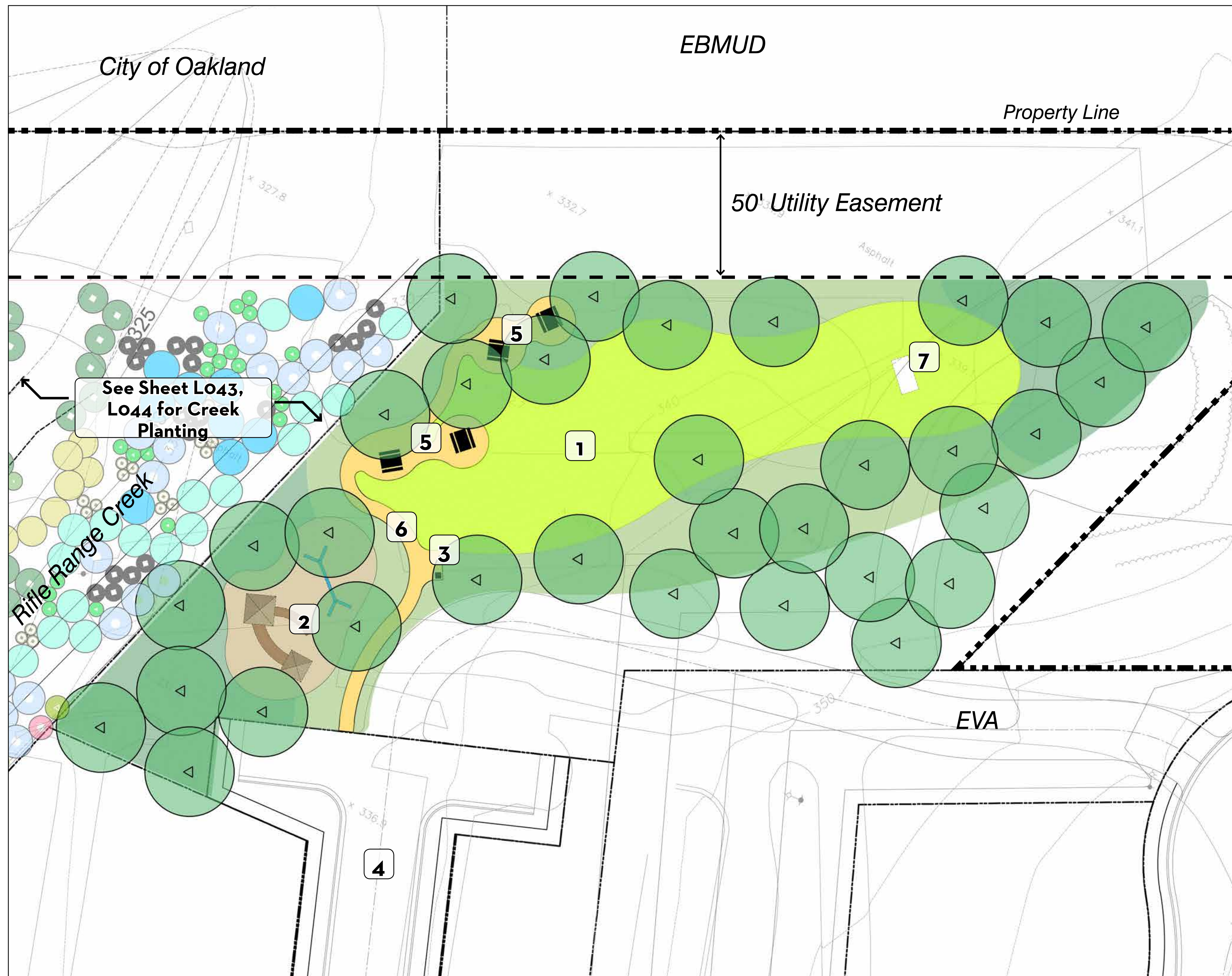


*Symphoricarpos mollis* Trailing Snowberry

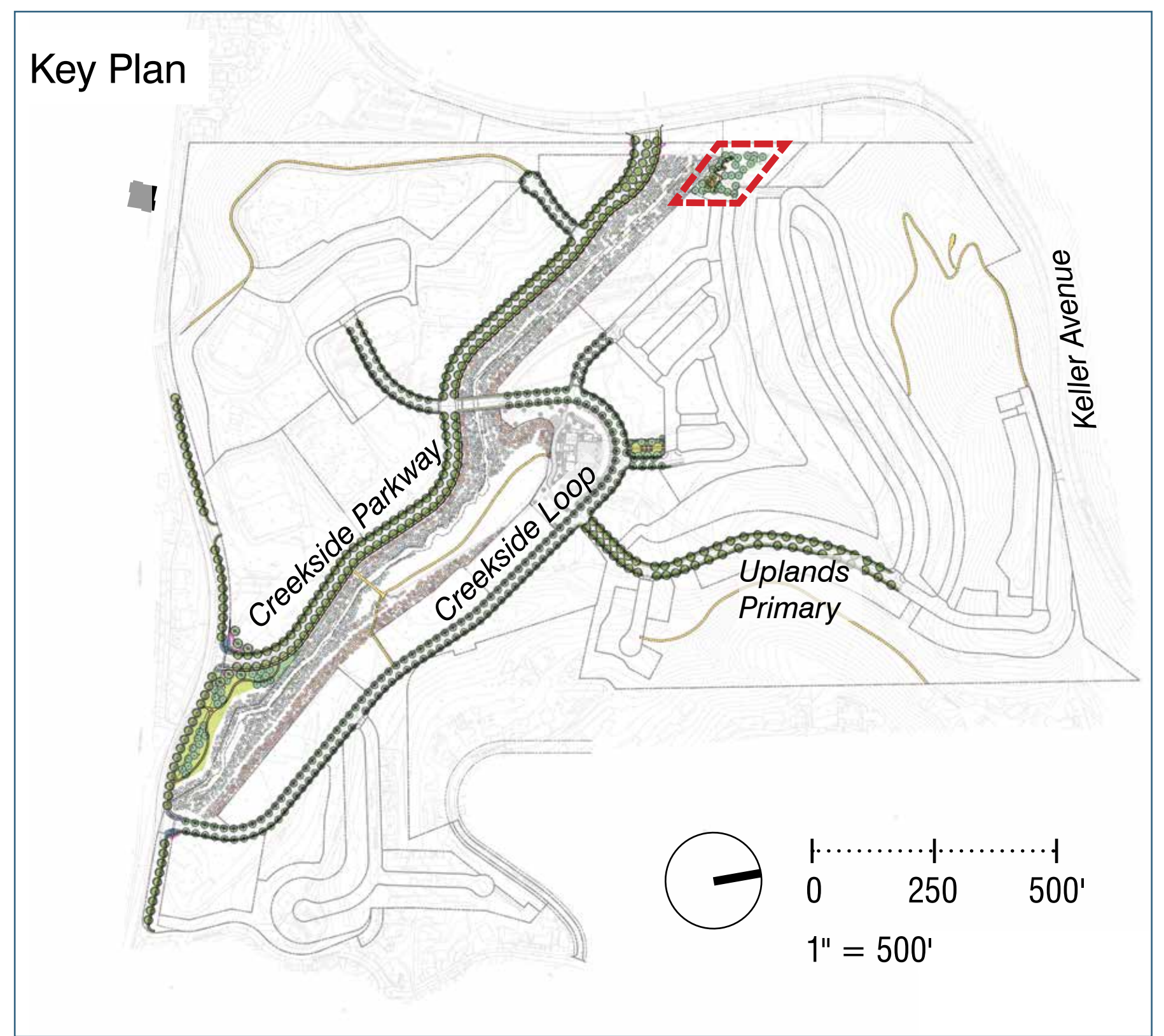


*Sambucus caerulea* Blue Elderberry





See Sheet L043, L044 for Creek Planting

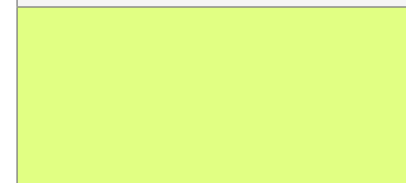
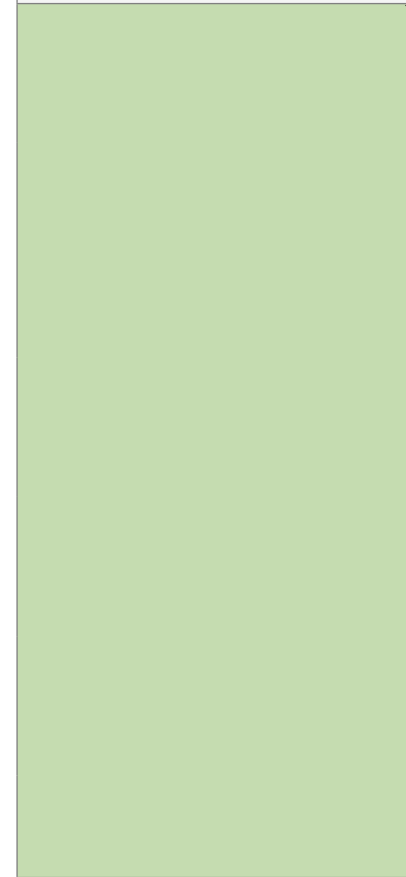
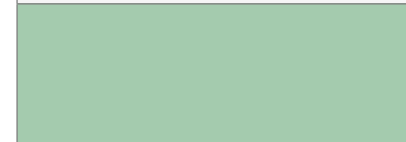




PARK LEGEND	
#	Use/Activity
1	Play Lawn (informal use)
2	Children's Play Structures (not enclosed, bark mulch)
3	Bike Rack, Trash Container, Dog Waste Bag Dispenser
4	Street Parking
5	Picnic Tables on Decomposed Granite
6	Decomposed Granite Path with Stabilizer and Edging
7	Soccer Goal







GROUND PLANE PLANTING LEGEND	
SYMBOL	DESCRIPTION
<b>Cell A: Sod Lawn</b> (irrigated, low water use and low maintenance recreational turf)	
	To be selected.
<b>Cell B: Hillside Erosion Control Native Grass Hydroseed Mix</b> (non-irrigated). See Sheet L044 for Seed Mix.	
<b>Cell C: Mixed planting of Native Meadow Grasses</b> (irrigated, low water use, low maintenance)	
	Delta Bluegrass No-Mow sod form meadow grass
	<i>Festuca rubra</i> 'Molate' / 'Molate' Creeping Red Fescue
	<i>Koeleria micrantha</i> 'Barkoel' / Barkoel June Grass
	<i>Carex praegracilis</i> / Clustered field Sedge
	<i>Carex pansa</i> / California Meadow Sedge
	<i>Carex divulsa</i> / Berkeley Sedge
<b>Cell D: Oak Woodland Shrub/Groundcover</b>	
	30% Rhamnus calif. 'Seaview' / Dwarf Coffeeberry
	35% Ribes sanguineum / Flowering Currant
	35% Arctostaphylos uva-ursi 'Radiant' / 'Radiant' Manzanita groundcover



Delta Bluegrass No-Mow sod form meadow grass



*Festuca rubra* 'Molate' 'Molate' Creeping Red Fescue



*Koeleria micrantha* 'Barkoel' Barkoel June Grass



*Carex praegracilis* Clustered field Sedge



*Carex pansa* California Meadow Sedge



*Carex divulsa* Berkeley Sedge



Perennials – *Nepeta faassenii* / Catmint, *Lavandula angustifolia* 'Munstead' / Dwarf English Lavender

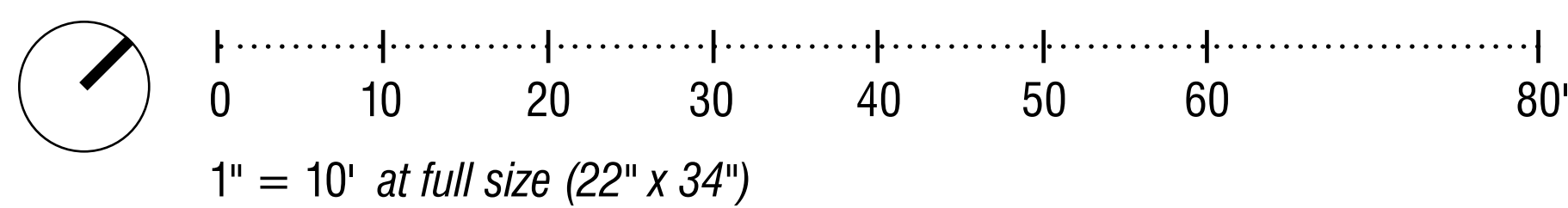
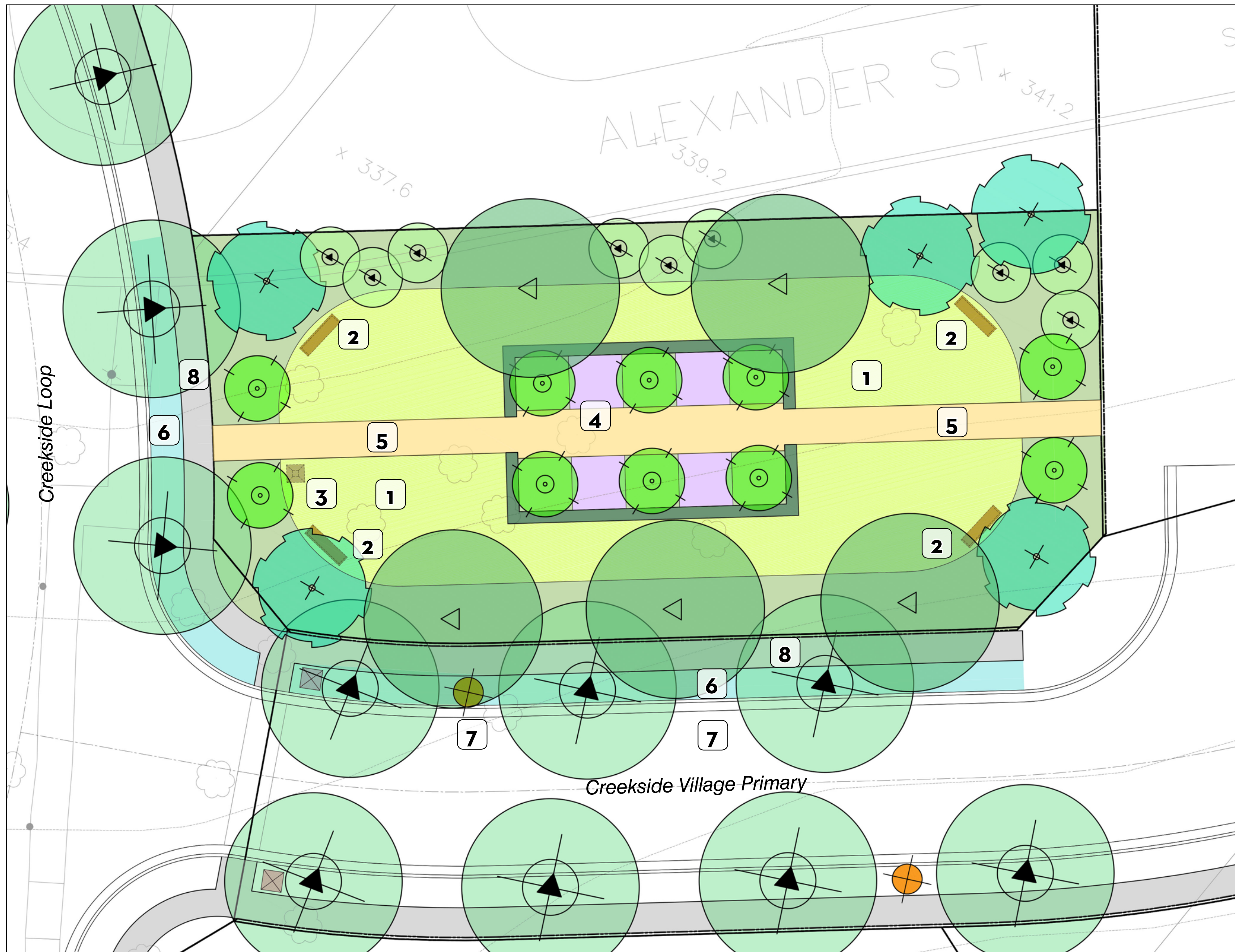


*Helicotricon sempervirens* Blue Oat Grass

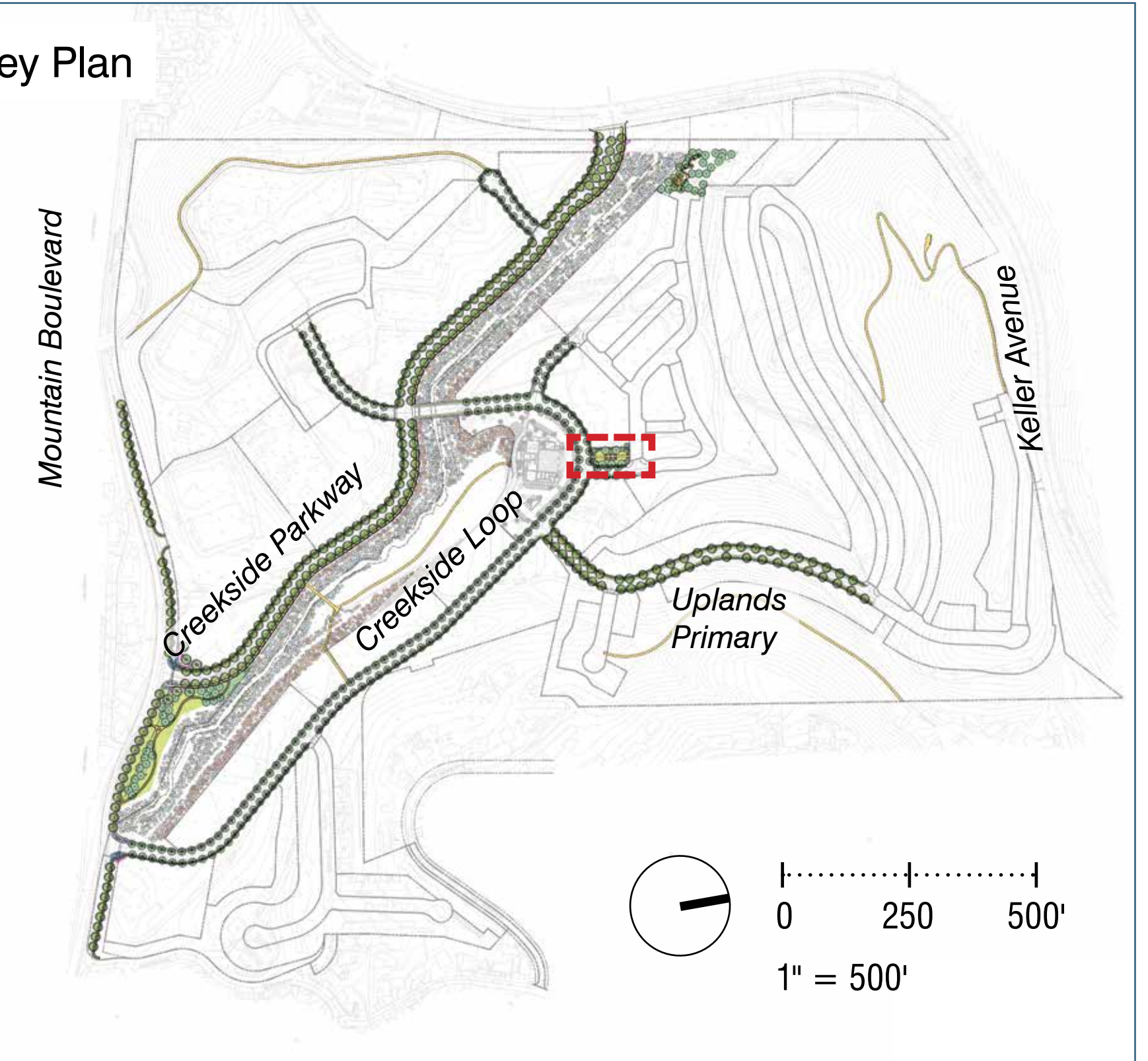


*Arctostaphylos uva-ursi* 'Radiant' / 'Radiant' Manzanita groundcover





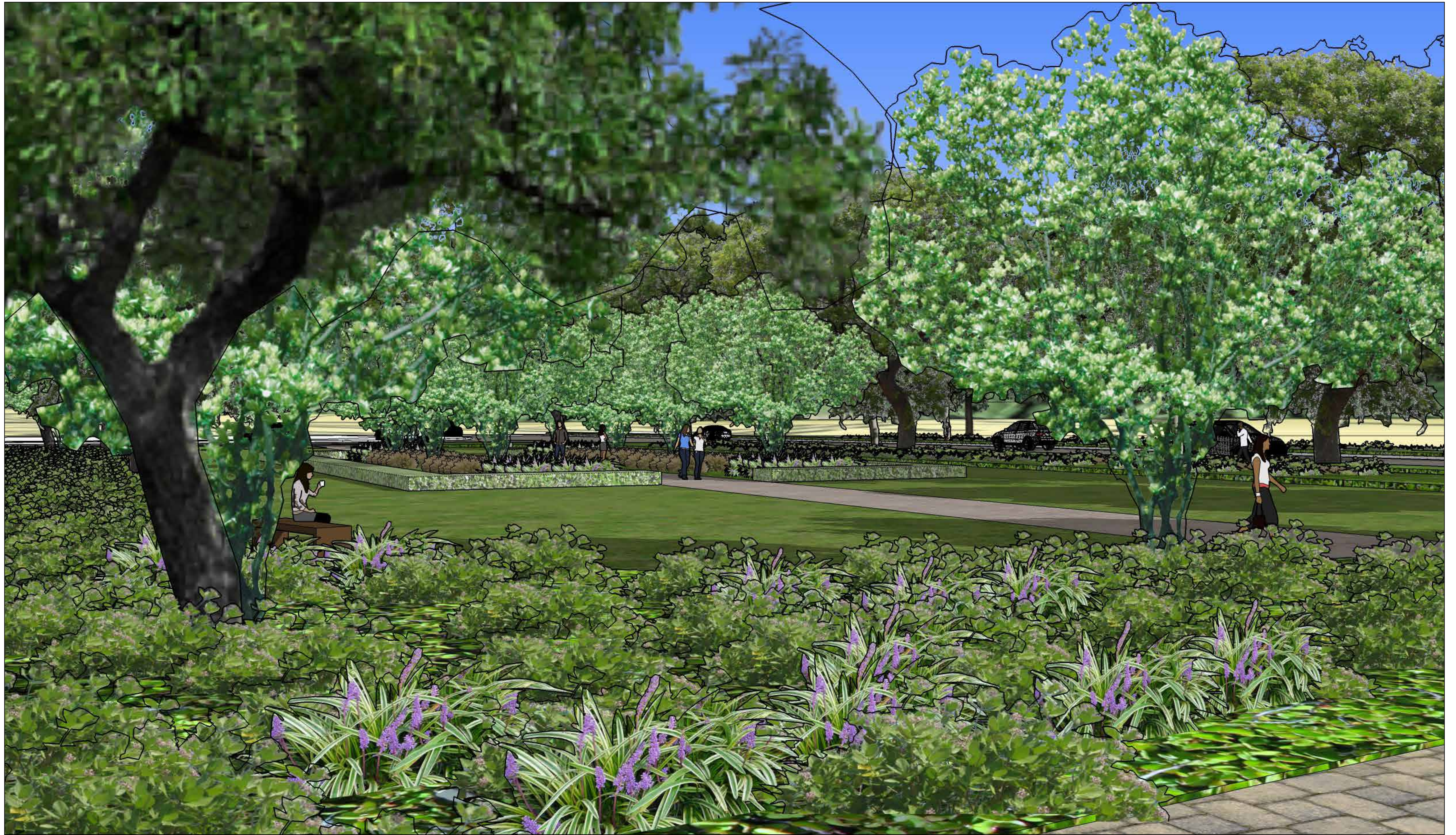
Key Plan



PARK LEGEND

#	Use/Activity
1	Play Lawn (passive / informal use)
2	Benches (quiet seating)
3	Trash Container / Dog Waste Bag Dispenser
4	Formal Garden with Small Flowering Trees, Bulbs/Groundcover, Metal Edging and Hedge
5	Decomposed Granite Garden Path with Metal Edging, 5' Wide
6	Curbside Planter
7	Parking
8	Sidewalk







**GROUND PLANE PLANTING LEGEND**

SYMBOL	DESCRIPTION
--------	-------------

**Cell A: Sod Lawn** (irrigated, low water use and low maintenance recreational turf)

	To be selected.
--	-----------------

**Cell B: Mixed planting of Native Meadow Grasses** (irrigated, low water use, low maintenance)

	Delta Bluegrass No-Mow sod form meadow grass <i>Carex praegracilis</i> / Clustered field Sedge
	<i>Carex pansa</i> / California Meadow Sedge
	<i>Carex divulsa</i> / Berkeley Sedge

**Cell C: Oak Woodland** (irrigated)

	<i>Iris douglasiana</i> 'Canyon Snow' / Native Iris
	<i>Arctostaphylos uva ursi</i> 'Radiant' / Manzanita
	<i>Ceanothus</i> 'Frosty Dawn' / Wild Lilac
	<i>Rhamnus californica</i> 'Seaview' / Dwarf Coffeeberry
	<i>Festuca rubra</i> 'Molate' / 'Molate' Creeping Red Fescue
	<i>Blechnum spicant</i> / Deer Fern
	<i>Carex divulsa</i> / Berkeley Sedge

**Cell D: Formal Garden**

	Bulbs – Dwarf Narcissus
	Low Hedge – <i>Artemisia schmidtiana</i> 'Silver Mound' / Dwarf Artemisia
	Perennials – <i>Nepeta faassenii</i> / Catmint, <i>Lavandula angustifolia</i> 'Munstead' / Dwarf English Lavender
	<i>Helicotricon sempervirens</i> / Blue Oat Grass
	<i>Arctostaphylos uva ursi</i> 'Radiant' / Manzanita



*Carex praegracilis*  
Clustered field Sedge



*Carex pansa*  
California Meadow Sedge



*Carex divulsa*  
Berkeley Sedge



*Iris douglasiana* 'Canyon Snow'  
Native Iris



*Arctostaphylos uva ursi*  
'Radiant'  
Manzanita



*Ceanothus* 'Frosty Dawn'  
Wild Lilac



*Rhamnus californica*  
'Seaview'  
Dwarf Coffeeberry



*Festuca rubra* 'Molate'  
'Molate' Creeping Red Fescue



*Blechnum spicant*  
Deer Fern



Bulbs – Dwarf Narcissus



Low Hedge – *Artemisia schmidtiana* 'Silver Mound'  
Dwarf Artemisia

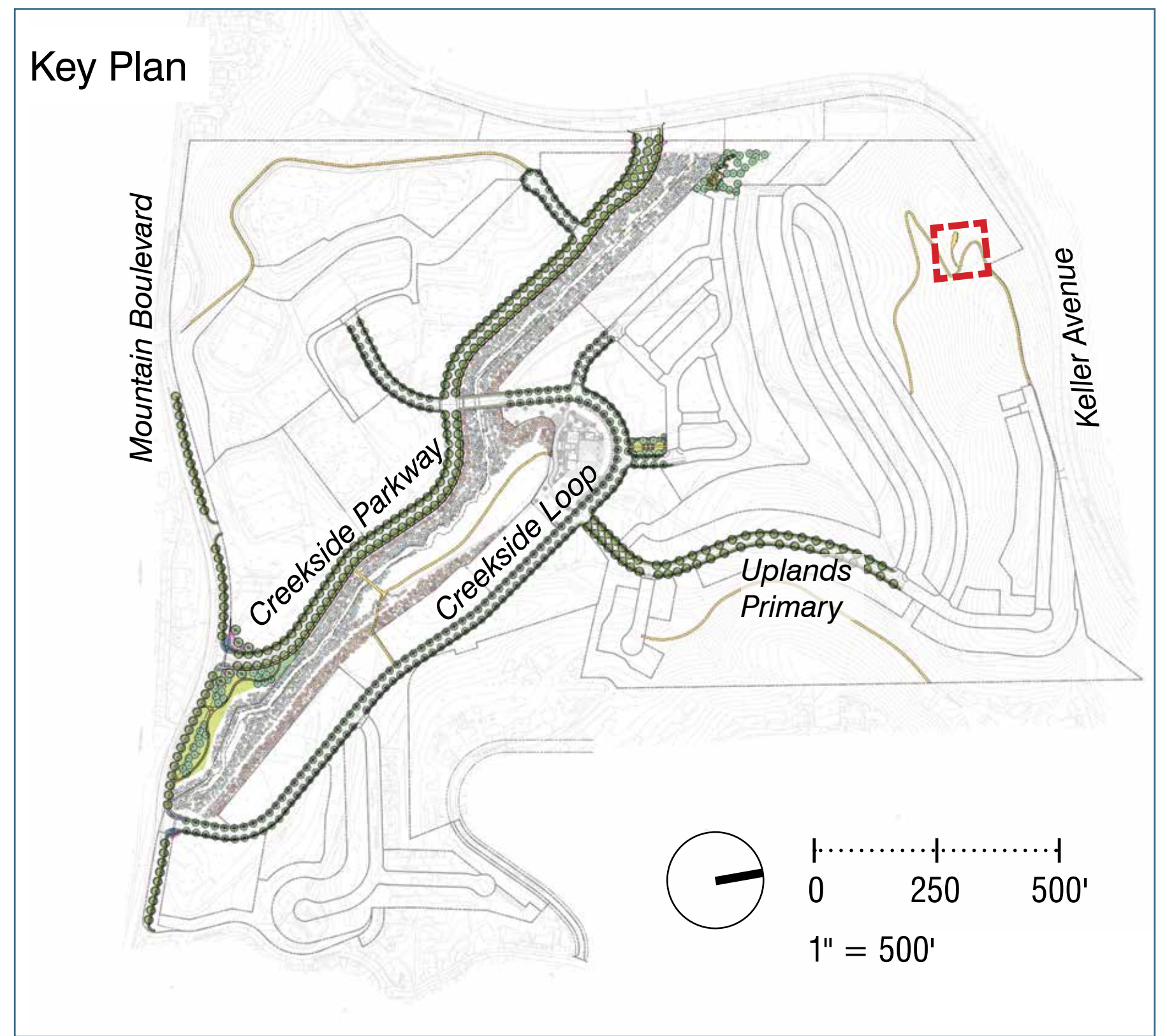
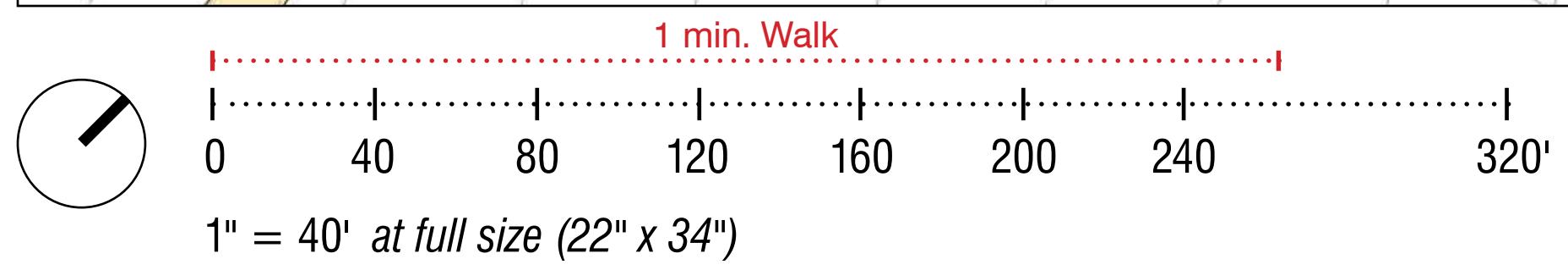
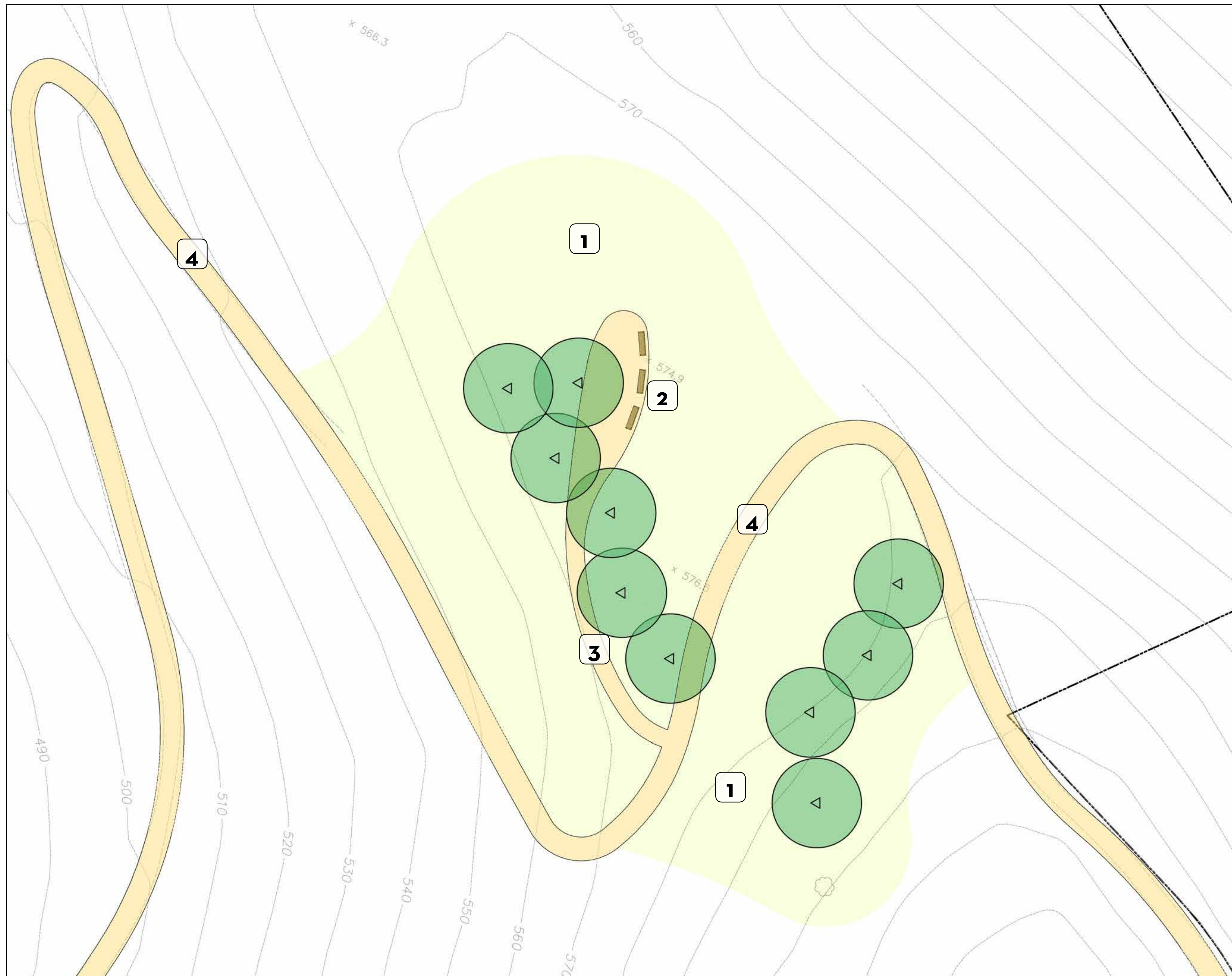


*Helicotricon sempervirens*  
Blue Oat Grass



Perennials – *Nepeta faassenii* / Catmint, *Lavandula angustifolia* 'Munstead' / Dwarf English Lavender





**PARK LEGEND**

#	Use/Activity
1	Existing Hillside Meadow
2	Benches (quiet seating with panoramic view)
3	Soil Cement Trail, 5' Wide
4	Soil Cement Trail, 8' Wide





*Victor Stanley 'Model 8' Bench, walnut*



*Landscape Forms  
'Multiplicity' Bike Rack*



*'Universe' Small 16" with  
Skirted Bell Hood-11 ft ht.*



*Forms + Surfaces 'Urban  
Renaissance'*



*Victor Stanley 'Model ST-6 Table, walnut*



*Similar Play Equipment*



*Similar Play Equipment*

*\*Art program may result in different site furnishings.*





*Acer buergeranum*  
Trident Maple



*Acer rubrum* 'Redpointe'  
Red Maple



*Magnolia soulangeana*  
'Alexandrina' / Saucer Magnolia



*Platanus acerifolia* 'Yarwood' or  
'Columbia' / London Plane



*Quercus agrifolia*  
Coast Live Oak



*Sequoia sempervirens*  
Coast Redwood (parks only)



*Tristania laurina*  
Brisbane Box



*Tristania laurina* 'Elegant'  
Elegant Brisbane Box





Soil Cement Hiking Trail



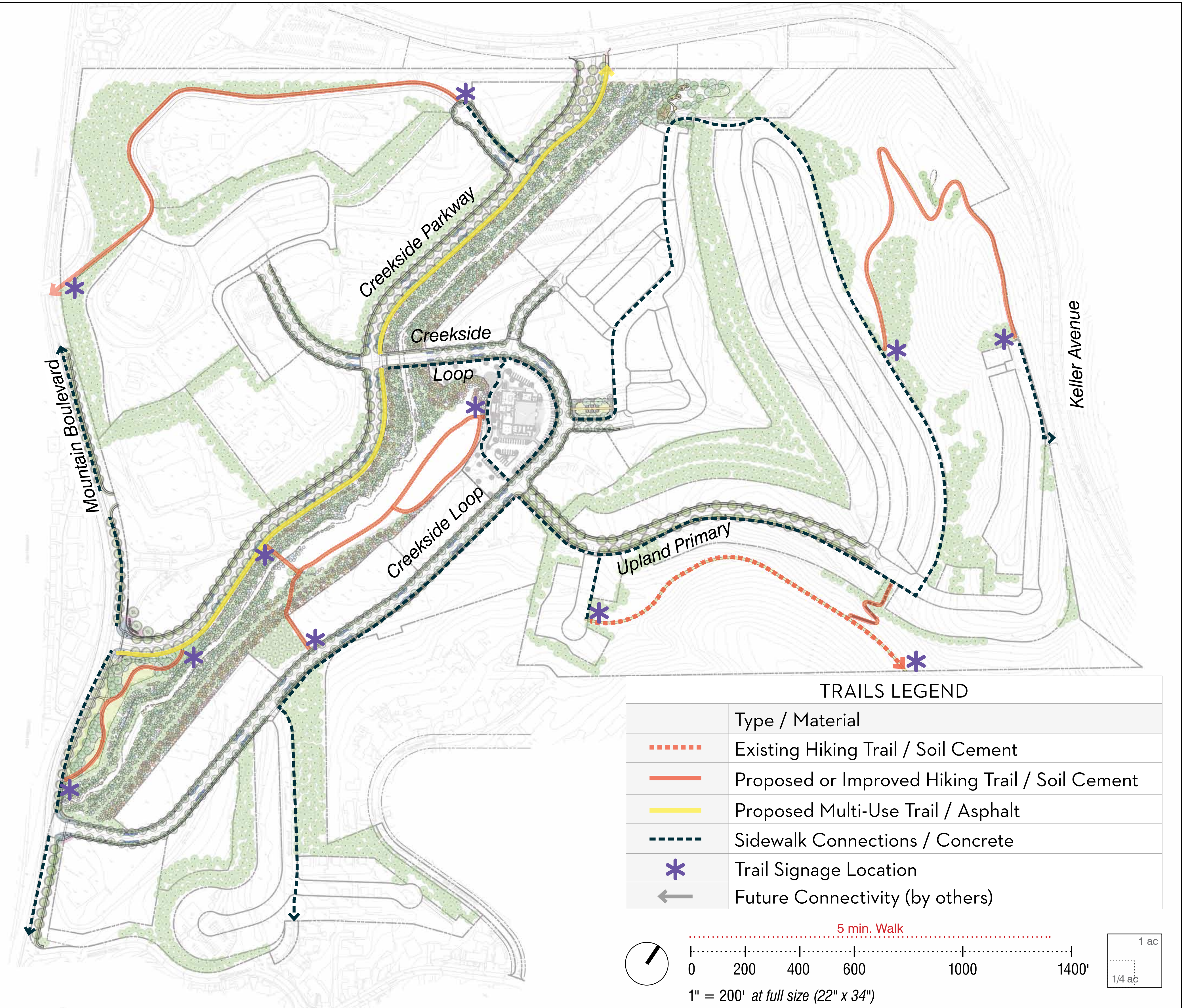
Soil Cement Hiking Trail



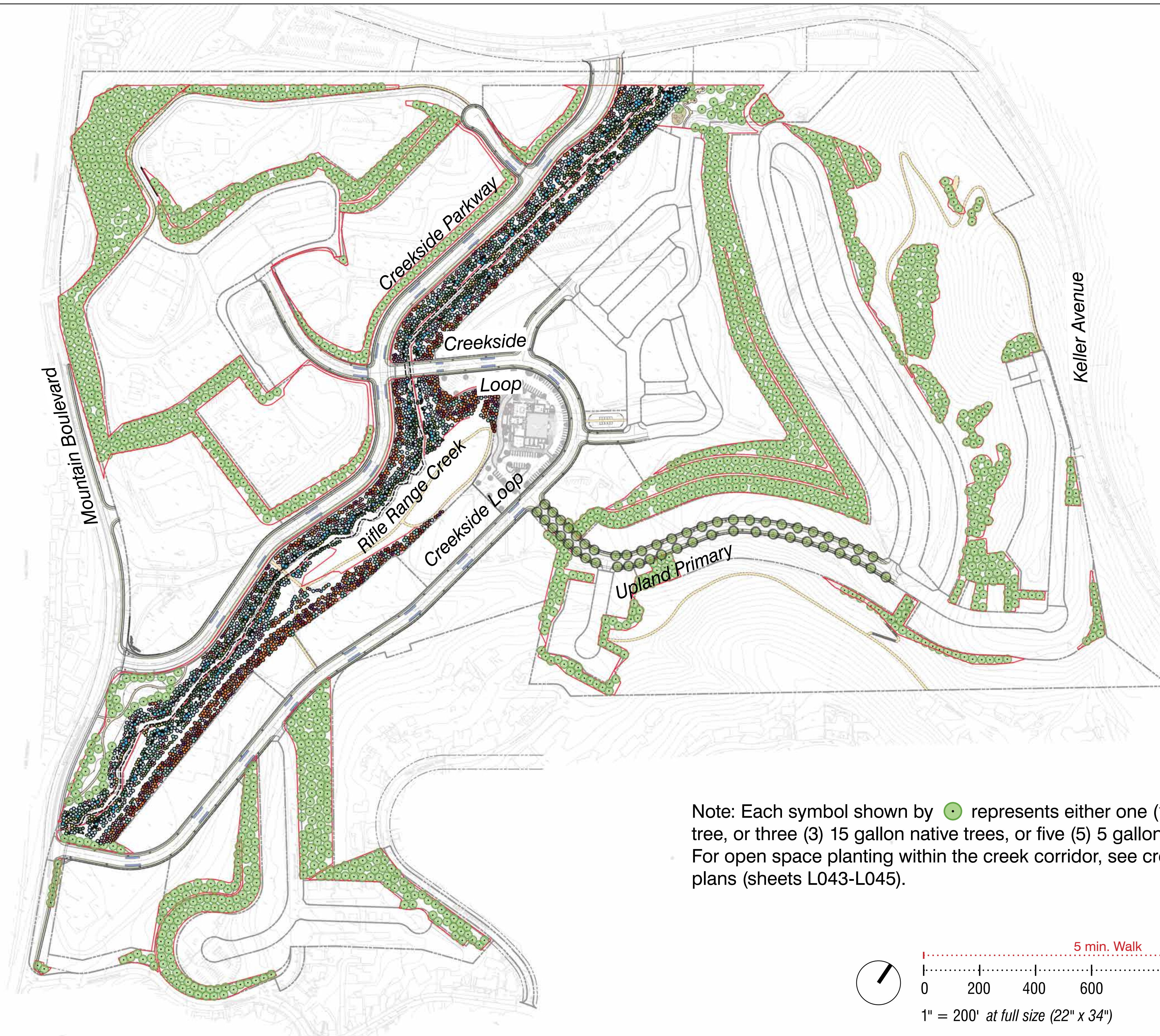
Trail Signage



Asphalt Multi-Use Trail









OPEN SPACE AND PARK AREAS			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	24" BOX	550
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	15 GAL.	1500
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	5 GALLON	330
<i>QUERCUS WISLIZENI</i>	INTERIOR LIVE OAK	15 GALLON	50
<i>QUERCUS CHRYSOLEPIS</i>	CANYON LIVE OAK	15 GALLON	150
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	15 GALLON	312
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	5 GALLON	165
<i>AESCULUS CALIFORNICA</i>	CALIFORNIA BUCKEYE	15 GALLON	470
<i>AESCULUS CALIFORNICA</i>	CALIFORNIA BUCKEYE	5 GALLON	180
<i>GARRYA</i>	SILKTASSEL	15 GALLON	189
<i>GARRYA</i>	SILKTASSEL	5 GALLON	180
<i>ARBUTUS MENZIESSII</i>	MADRONE	5 GALLON	50
<b>TOTAL</b>			<b>4,126</b>

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>QUERCUS AGRIFOLIA</i> (UPLAND PRIMARY)	COAST LIVE OAK	36" BOX	52

COMMUNITY CENTER TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>QUERCUS LOBATA</i>	VALLEY OAK	48" BOX	6
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	48" BOX	12
<i>SEQUOIA SEMPRVIRENS</i>	COAST REDWOOD	48" BOX	18

CREEK RESTORATION TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<i>ALNUS RHOMBIFOLIA</i>	WHITE ALDER	1 GAL.	187
<i>AESCULUS CALIFORNICA</i>	CALIFORNIA BUCKEYE	16" DEEPOT	432
		5 GAL	175
<i>ARBUTUS MENZIESII</i>	MADRONE	5 GAL	172
<i>GARRYA ELLIPTICA</i>	COAST SILK TASSEL	5 GAL	240
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	1 GAL	161
		5 GAL	204
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	16" DEEPOT	400
		5 GAL	226
<i>QUERCUS CHRYSOLEPIS</i>	CANYON LIVE OAK	5 GAL	151
<i>QUERCUS WISLIZENII</i>	INTERIOR LIVE OAK	5 GAL	156
<i>SALIX LAEVIGATA</i>	RED WILLOW	16" DEEPOT	192
<i>SALIX LASIOLEPIS</i>	ARROYO WILLOW	16" DEEPOT	166
<i>SAMBUCUS NIGRA SSP. CAERU-</i>	BLUE ELDERBERRY	16" DEEPOT	219
<i>UMBELLULARIA CALIFORNICA</i>	CALIFORNIA BAY LAUREL	1 GAL TREEPOT	131
<i>POLE CUTTINGS</i>	WILLOW, ALDER & DOG-	POLE CUTTINGS	1101
70% <i>SALIX SPP.</i>	WILLOW		
20% <i>ALNUS RHOMBIFOLIA</i>	WHITE ALDER		
10% <i>CORNUS GLABRATA</i>	BROWN DOGWOOD		
<b>TOTAL</b>			<b>4,313</b>
<b>SITE TOTAL</b>			<b>8,527</b>





*Acer macrophyllum*  
Big Leaf Maple



*Arbutus menziesii*  
Madrone



*Aesculus californica*  
California Buckeye



*Garrya elliptica*  
Coast Silk Tassel



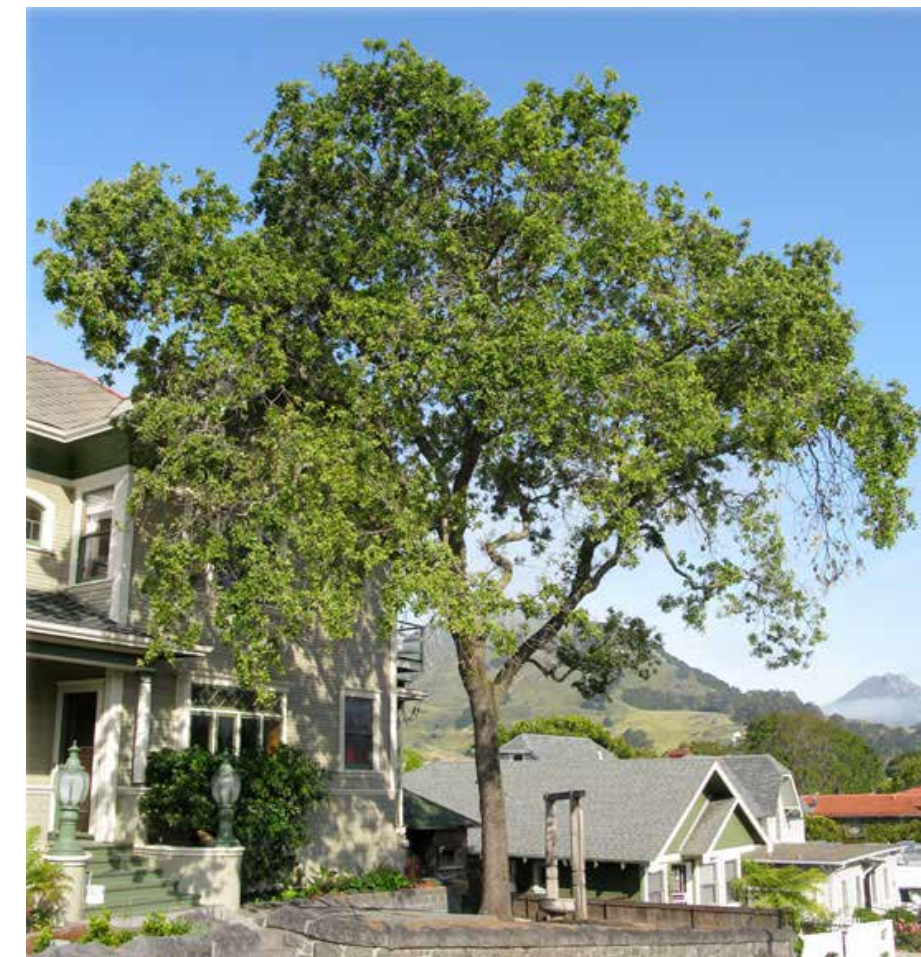
*Heteromeles arbutifolia*  
Toyon



*Quercus agrifolia*  
Coast Live Oak



*Quercus chrysolepis*  
Canyon Live Oak



*Quercus lobata*  
Valley Oak



*Quercus wislizenii*  
Interior Live Oak



*Sequoia sempervirens*  
Coast Redwood



*Umbellularia californica*  
California Bay Laurel

Note: For open space planting within the creek corridor, see creek restoration plans (sheets L043-L045).



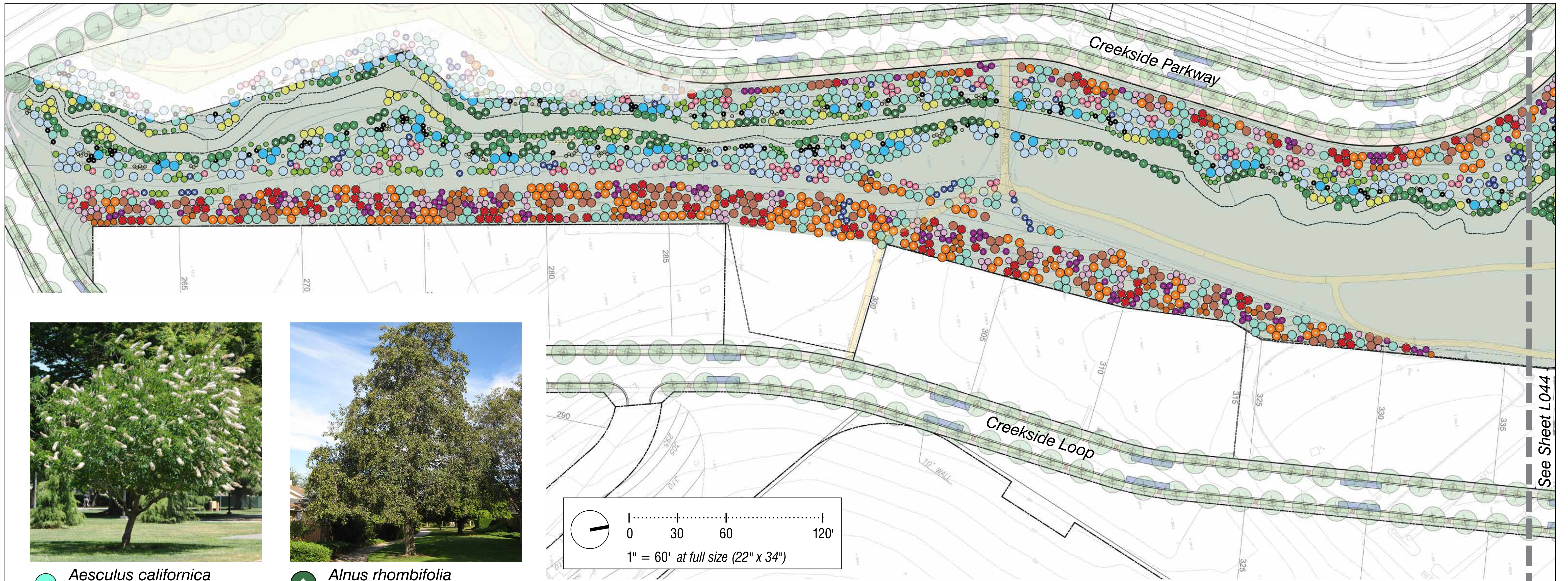
PACIFIC COAST SEED OAK KNOLL MIX  
(NORTH FACING/UNDER EXISTING OAK TREES)

BOTANICAL NAME	COMMON NAME	LBS/ACRE
<i>Vulpia microstachys</i>	3 Weeks Fescue	6.00
<i>Hordeum brachyantherum</i>	Meadow Barley	8.00
<i>Elymus glaucus</i> 'Berkeley'	'Berkeley' Blue Wildrye	10.00
<i>Festuca rubra</i> 'Molate'	'Molate' Red Fescue	8.00
<i>Stipa pulchra</i>	Purple Needlegrass	6.00
<i>Stipa cernua</i>	Nodding Needlegrass	4.00
<i>Poa secunda</i>	Native Pine Bluegrass	4.00
<i>Achillea millefolium</i>	Native White Yarrow	0.50
<i>Eschscholzia californica</i> 'Colusa'	'Colusa' California Poppy	2.50
<i>Lupinus nanus</i>	Sky Lupine	4.00
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	1.50

PACIFIC COAST SEED OAK KNOLL MIX  
(WEST FACING)

BOTANICAL NAME	COMMON NAME	LBS/ACRE
<i>Vulpia microstachys</i>	3 Weeks Fescue	6.00
<i>Hordeum brachyantherum</i>	Meadow Barley	8.00
<i>Stipa pulchra</i>	Purple Needlegrass	12.00
<i>Stipa cernua</i>	Nodding Needlegrass	9.00
<i>Melica californica</i>	California Oniongrass	6.00
<i>Poa secunda</i>	Native Pine Bluegrass	4.00
<i>Achillea millefolium</i>	Native White Yarrow	0.50
<i>Eschscholzia californica</i> 'Colusa'	'Colusa' California Poppy	2.00
<i>Lupinus nanus</i>	Sky Lupine	4.00
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	1.50

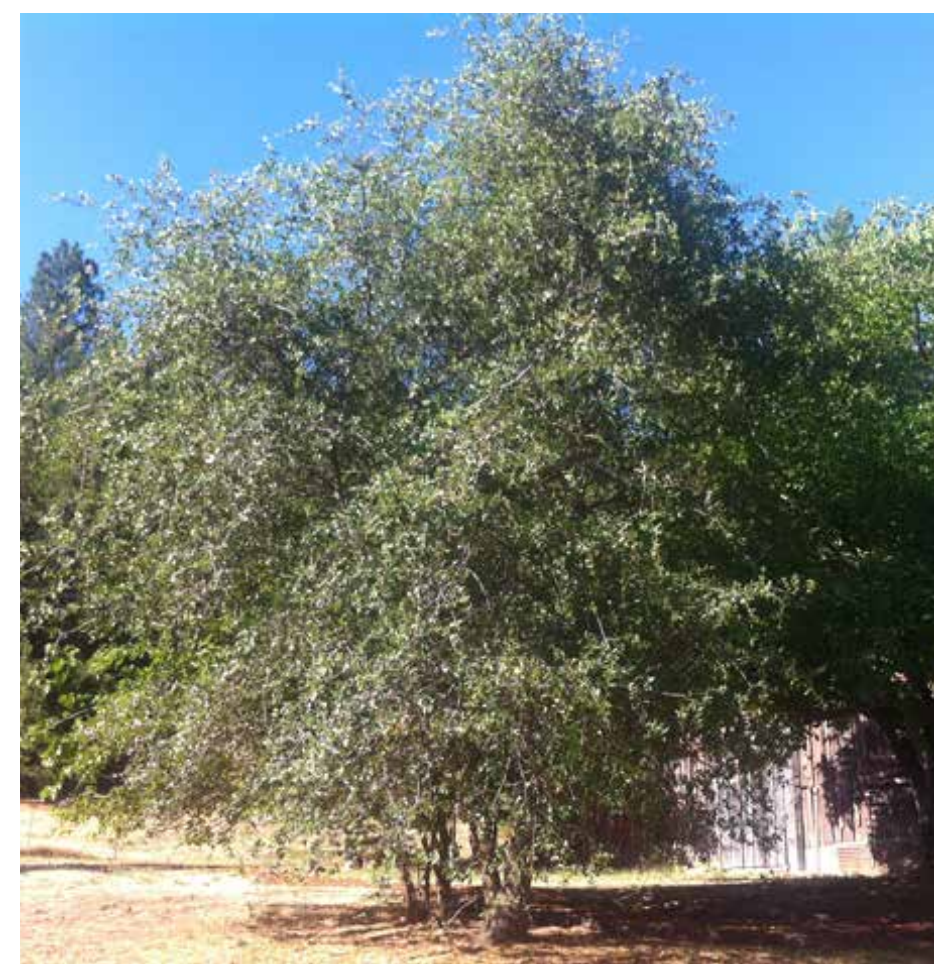




● *Aesculus californica*  
California Buckeye



◆ *Alnus rhombifolia*  
White Alder



● *Quercus wislizenii*  
Interior Live Oak



⊗ *Quercus chrysolepis*  
Canyon Live Oak



◆ *Salix laevigata*  
Red Willow



● *Quercus agrifolia*  
Coast Live Oak

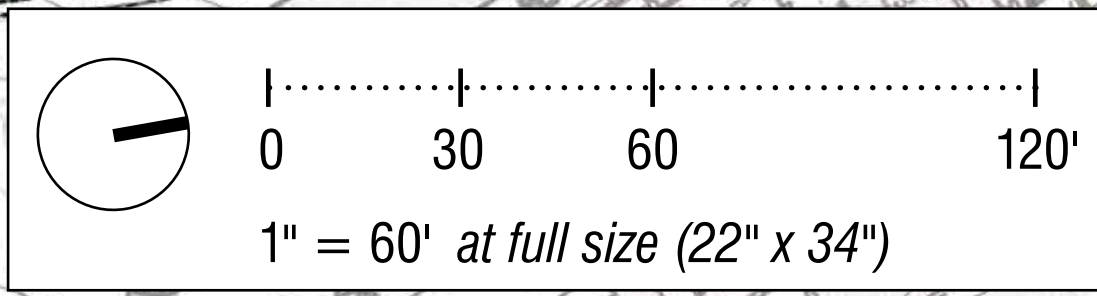


● *Umbellularia californica*  
California Bay Laurel





See Sheet L044



● *Arbutus menziesii*/  
Madrone



● *Baccharis pilularis*/  
Coyote Brush



⊗ *Rhamnus californica*/  
Coffeeberry



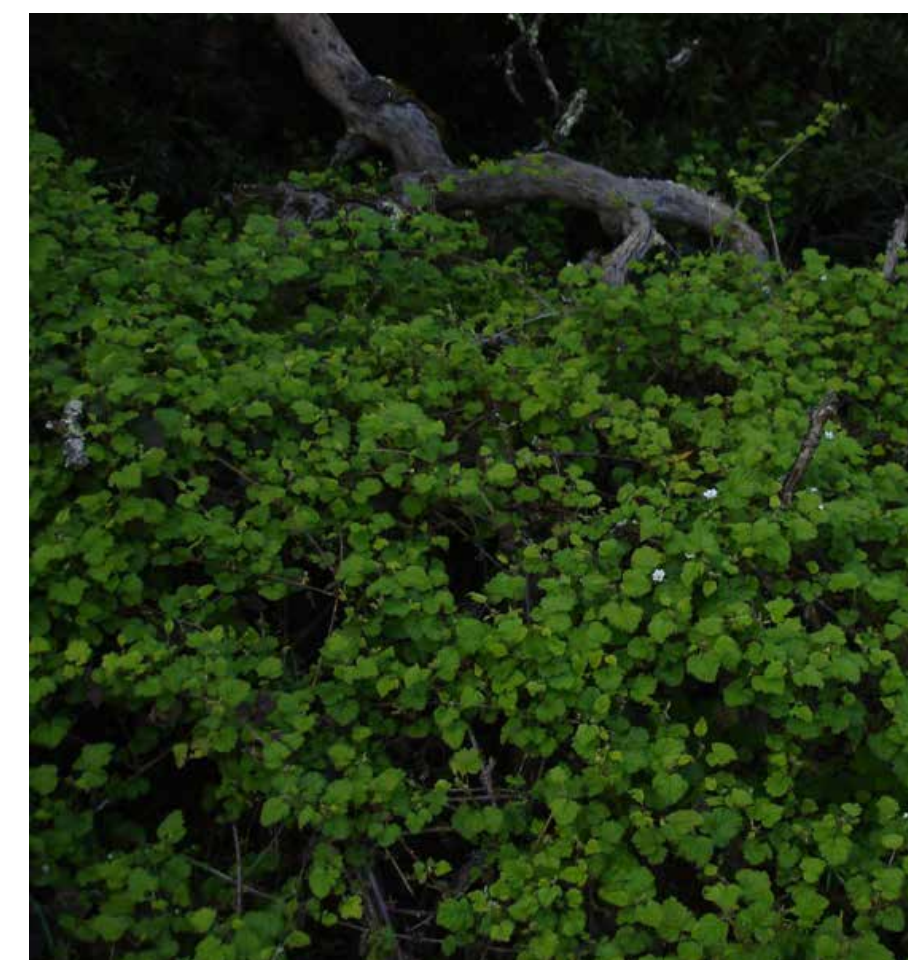
● *Garrya elliptica*/  
Coast Silk Tassel



▲ *Heteromeles arbutifolia*/  
Toyon



◆ *Rosa californica*/  
California Wild Rose



● *Rubus ursinus*/  
California Blackberry



● *Salix lasiolepis*/  
Arroyo Willow

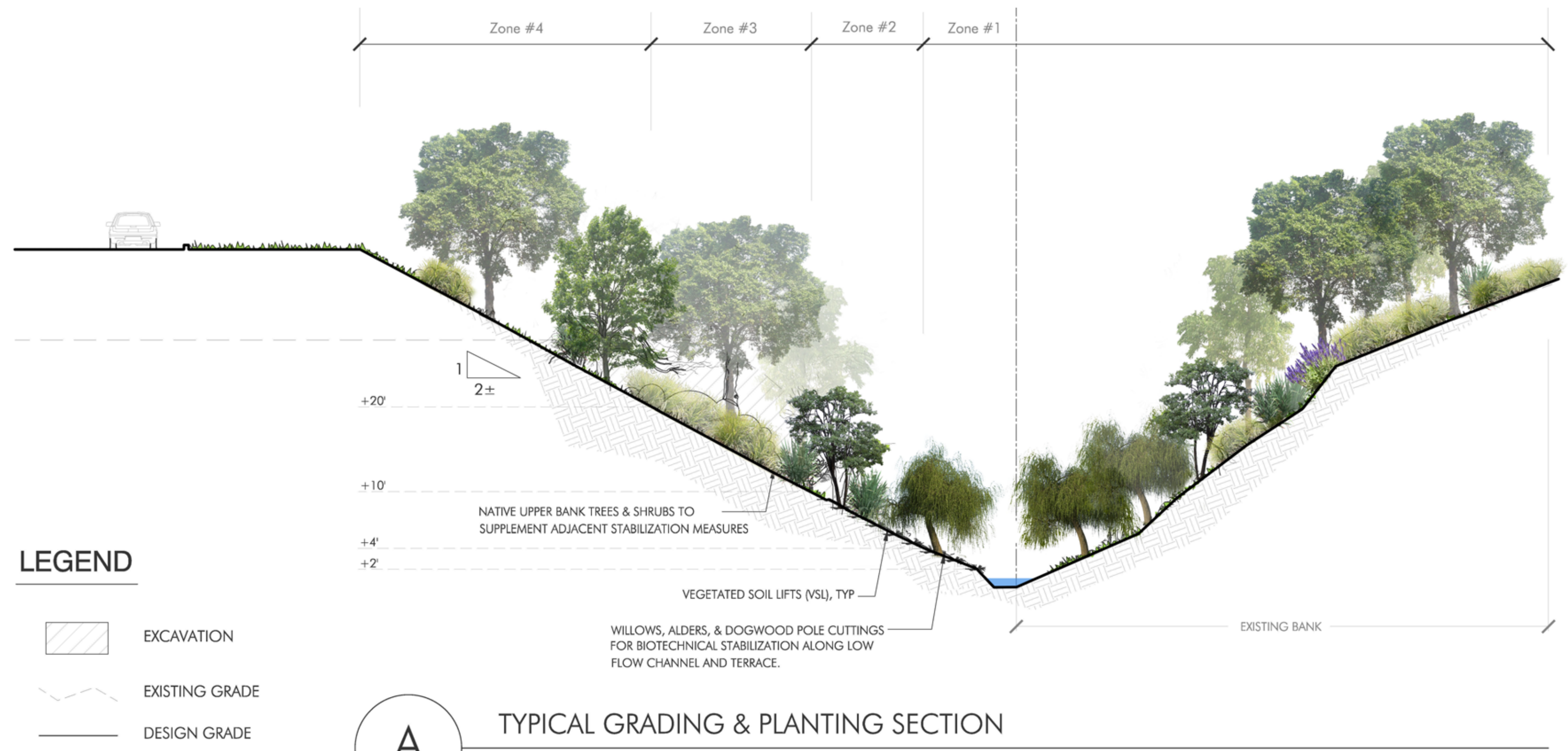


● *Sambucus nigra* spp.  
*caerulea*/ Blue Elderberry

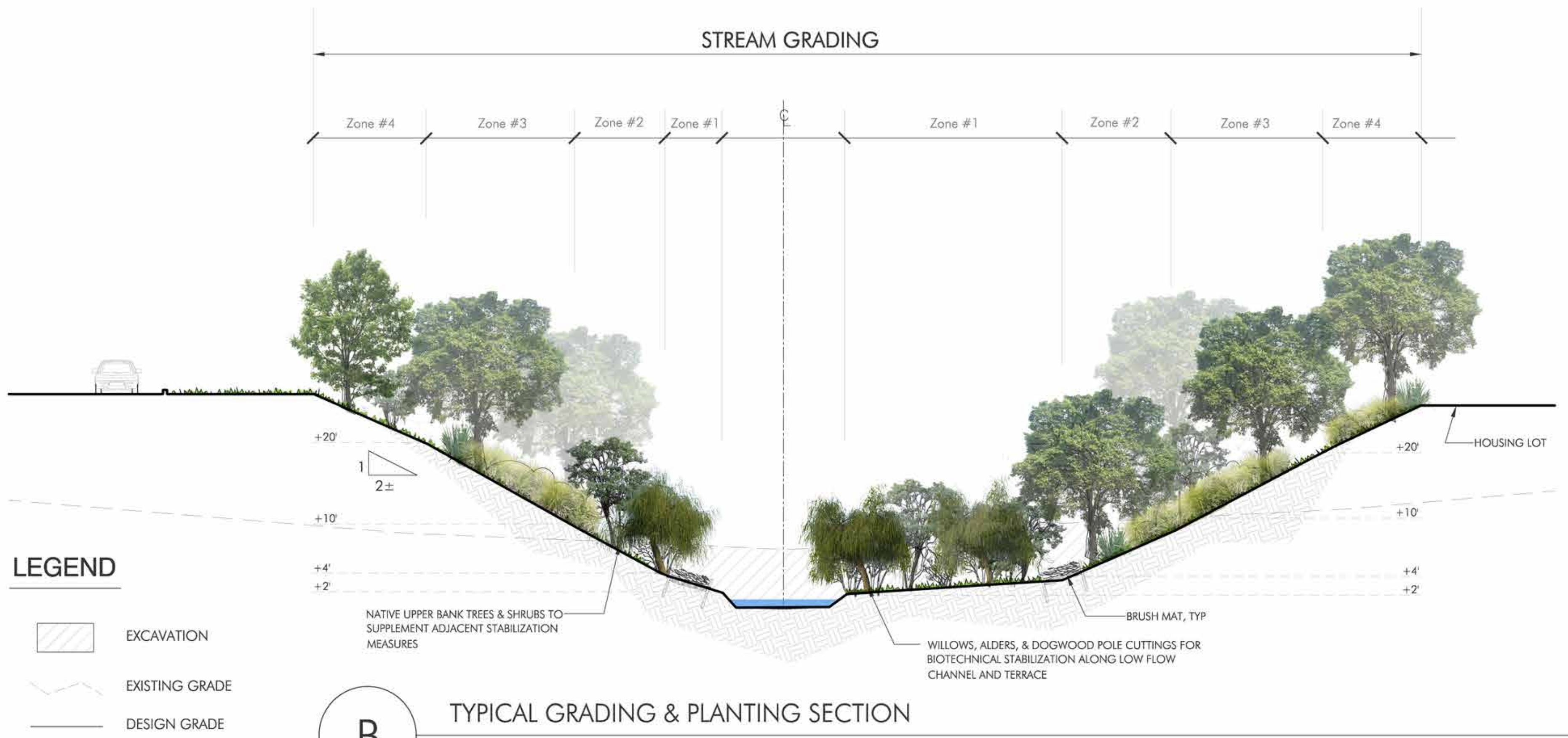


◻ *Symphoricarpos albus* var.  
*laevigatus*/ Snowberry





**A** TYPICAL GRADING & PLANTING SECTION



**B** TYPICAL GRADING & PLANTING SECTION

SCALE: 1" = 10'-0"