



ITALIAN



SPANISH

F:\PROJECTS\UPO\UPO-08_Valiano\Map\ENV\Vis\atl\Fig5a-1_TypicalArch.mxd IPO-11 05/13/15 -RRK

Source: Summa Architecture 2015

Typical Architectural Detailing Options

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Figure 5a-1



MONTEREY



MISSION

Source: Summa Architecture 2015

Typical Architectural Detailing Options

VALIANO

Figure 5a-2



EURO COTTAGE



CRAFTSMAN

Typical Architectural Detailing Options

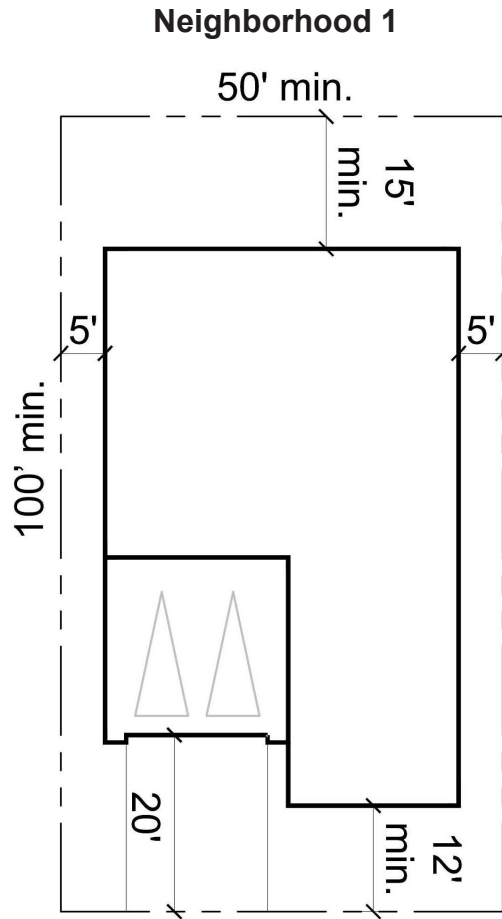
VALIANO

Figure 5a-3

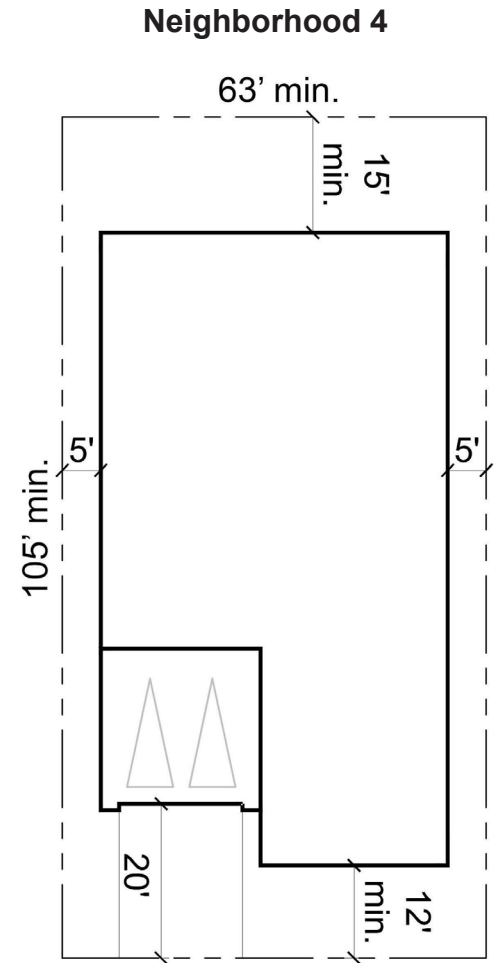
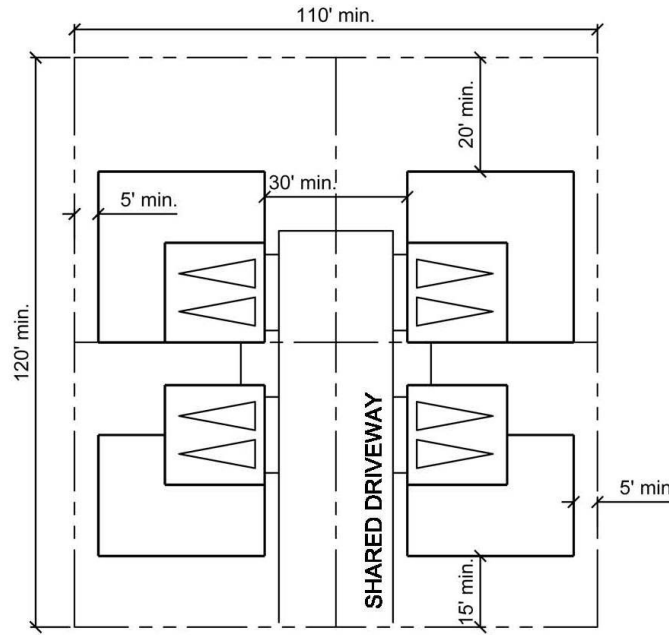
F:\PROJECTS\I\PO\PO-08_Valiano\Map\ENV\Vis\atl\Fig5a-3_TypicalArch.mxd IPO-11 05/13/15 -RRK

Source: Summa Architecture 2015

E:\PROJECTS\IPO\IPO-08_ValianoMap\ENV\Visual\Fig5b-1_Neighborhoods_1_4.indd IPO-11 12/04/14--RK



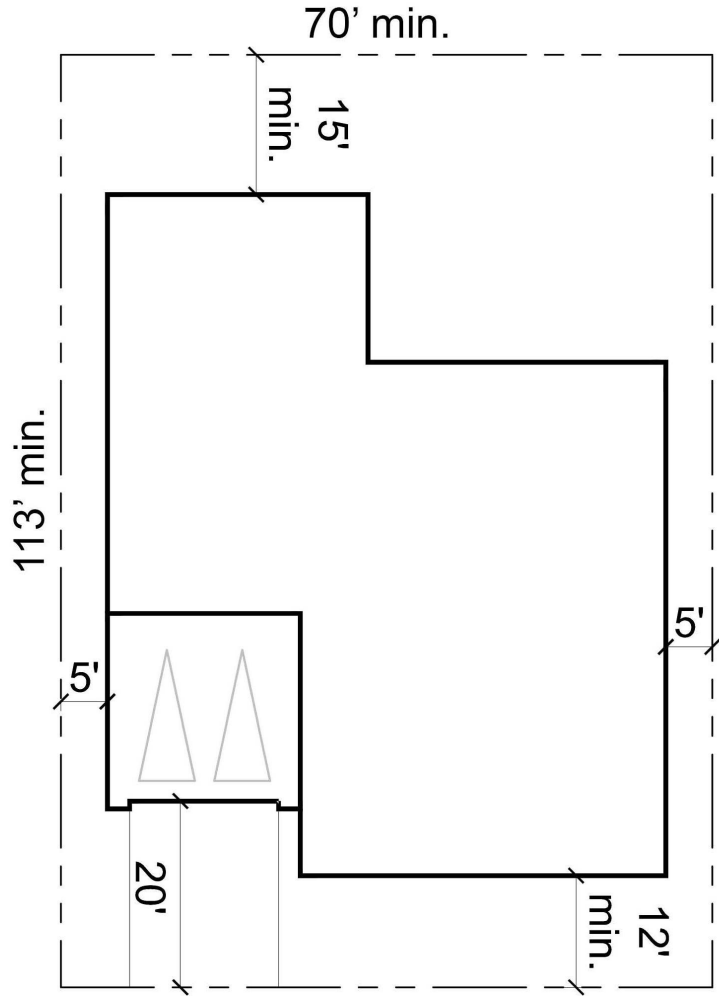
Neighborhood 1 Courtyard Configuration



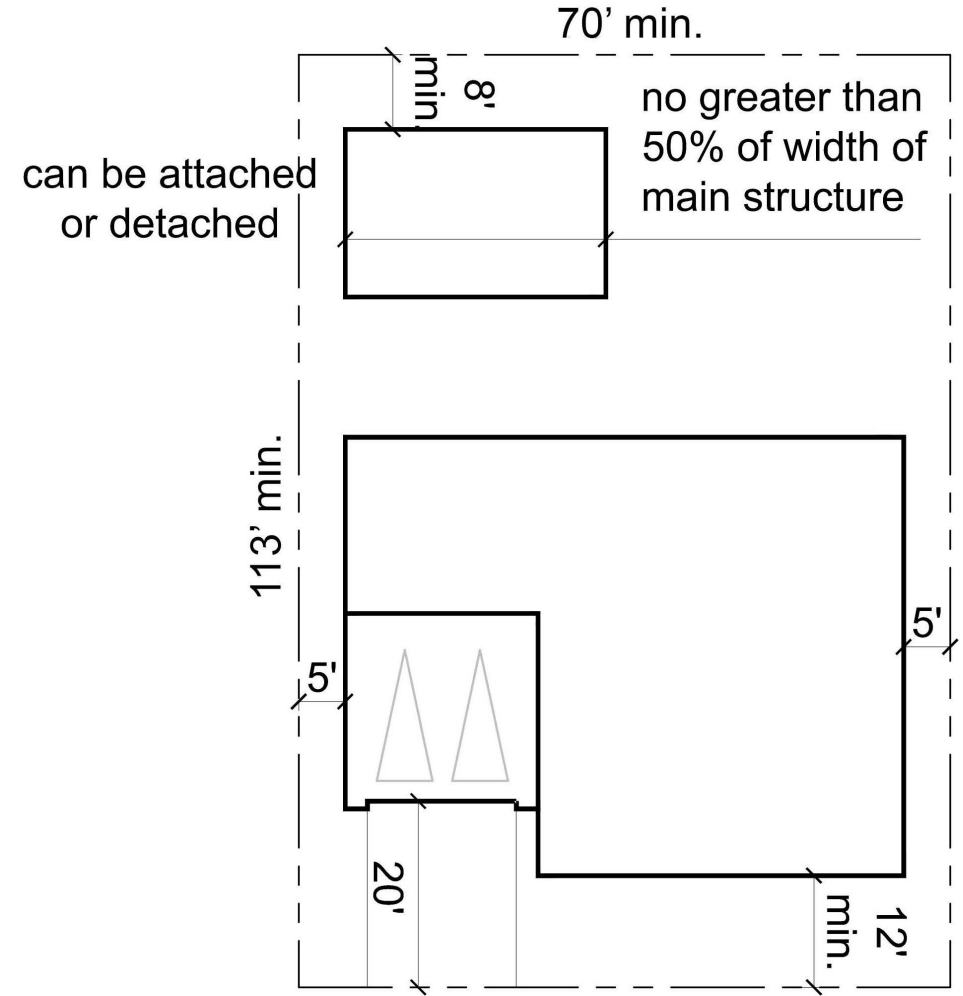
Source: Robert Hide Architects

Neighborhoods 1 and 4 - Typical Lot Configurations

F:\PROJECTS\IPQ\IPQ-08_ValianoMap\ENV\Visual\Fig5b-2_Neighborhoods_2-3.indd IPQ-11 12/03/14-RR



NEIGHBORHOODS 2 AND 3

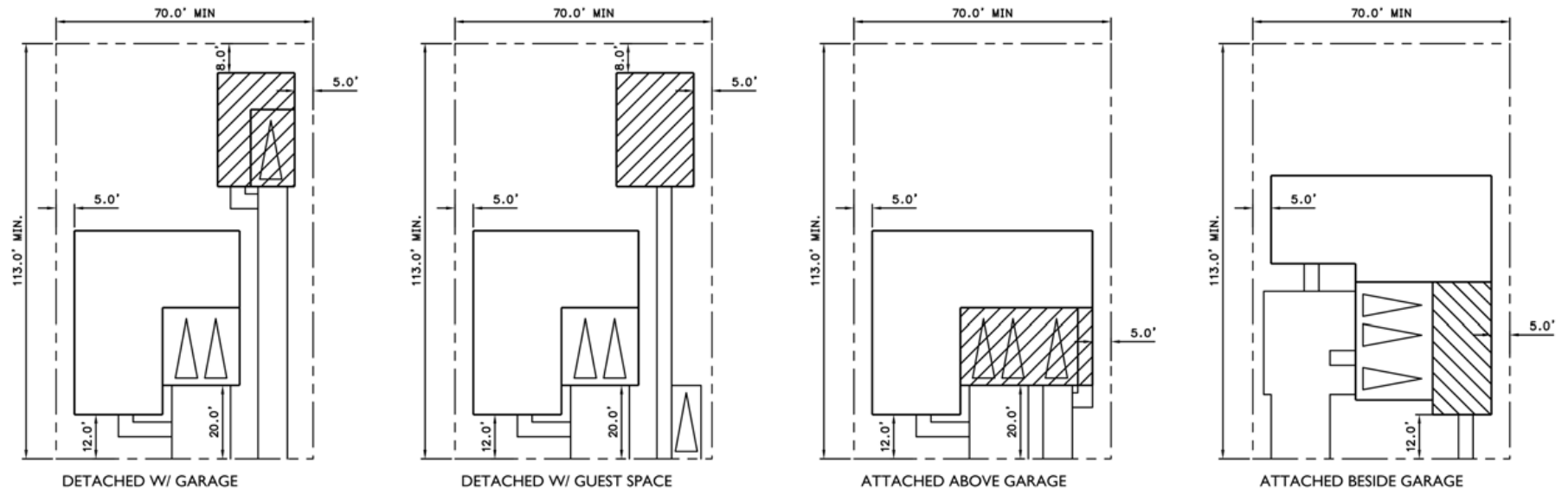


**NEIGHBORHOODS 2 AND 3
SECONDARY UNIT SETBACK**

Source: Robert Hidey Architects

Neighborhoods 2 and 3 - Typical Lot Configurations

Neighborhood 2
Examples of Secondary Unit Configurations



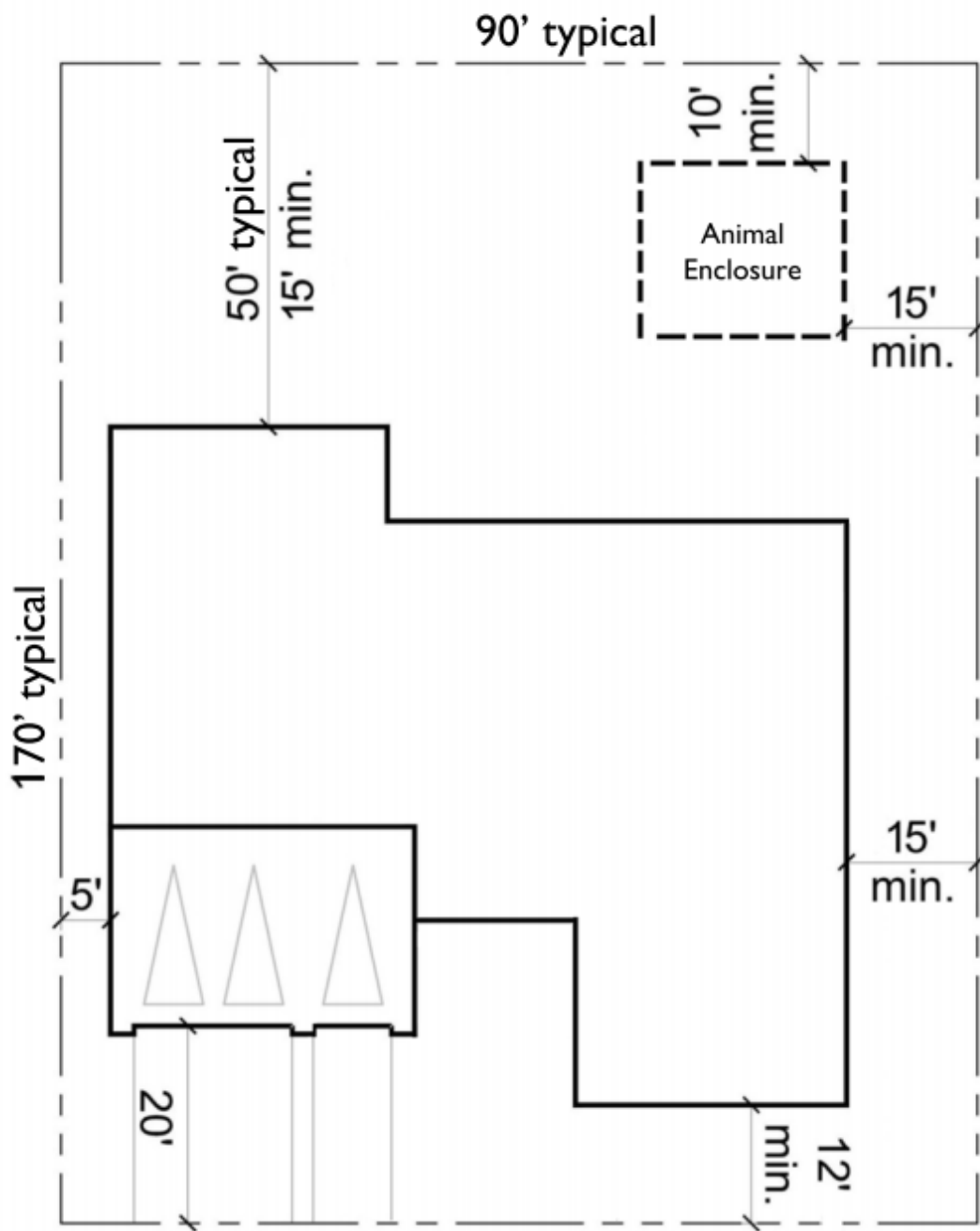
Source: Robert Hidey Architects

Neighborhood 2 - Typical Lot Configurations

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Figure 5b-3

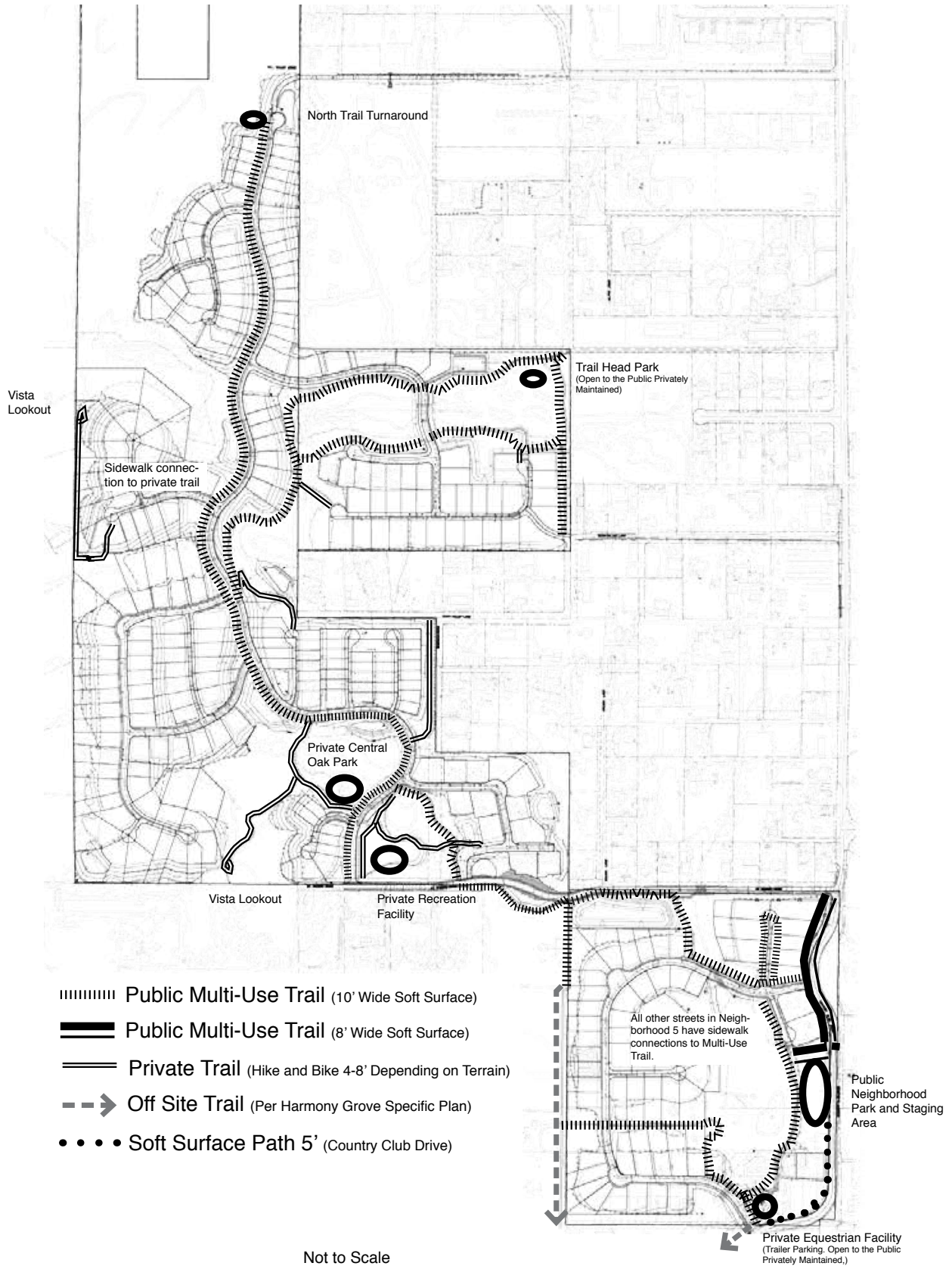
I:\PROJECTS\UPO\UPO-08_Valiano\Map\ENV\Visual\Figs\4_Neighborhood_3_5.indd JPQ-11 12/03/14-RK



Source: Robert Hidey Architects

Neighborhoods 3 and 5 - Typical Lot Configuration

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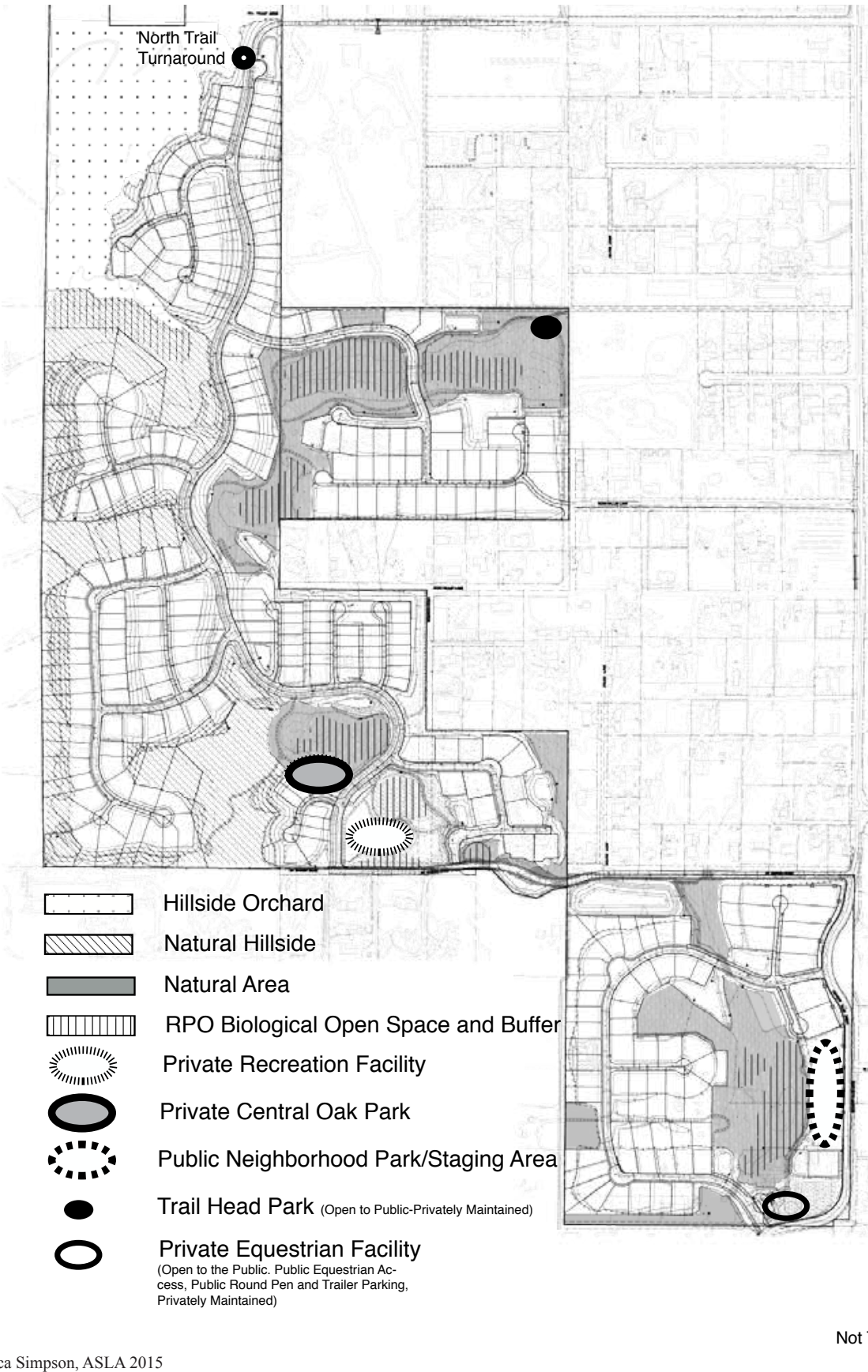
I:\PROJECTS\UPO\UPO-08_Valiano\Map\EN\Visual\Fig7_TrailPlan.mxd IPO-11 03/17/15 -RK

Source: Monica Simpson, ASLA 2015

Conceptual Trail Plan

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Figure 7



Not To Scale

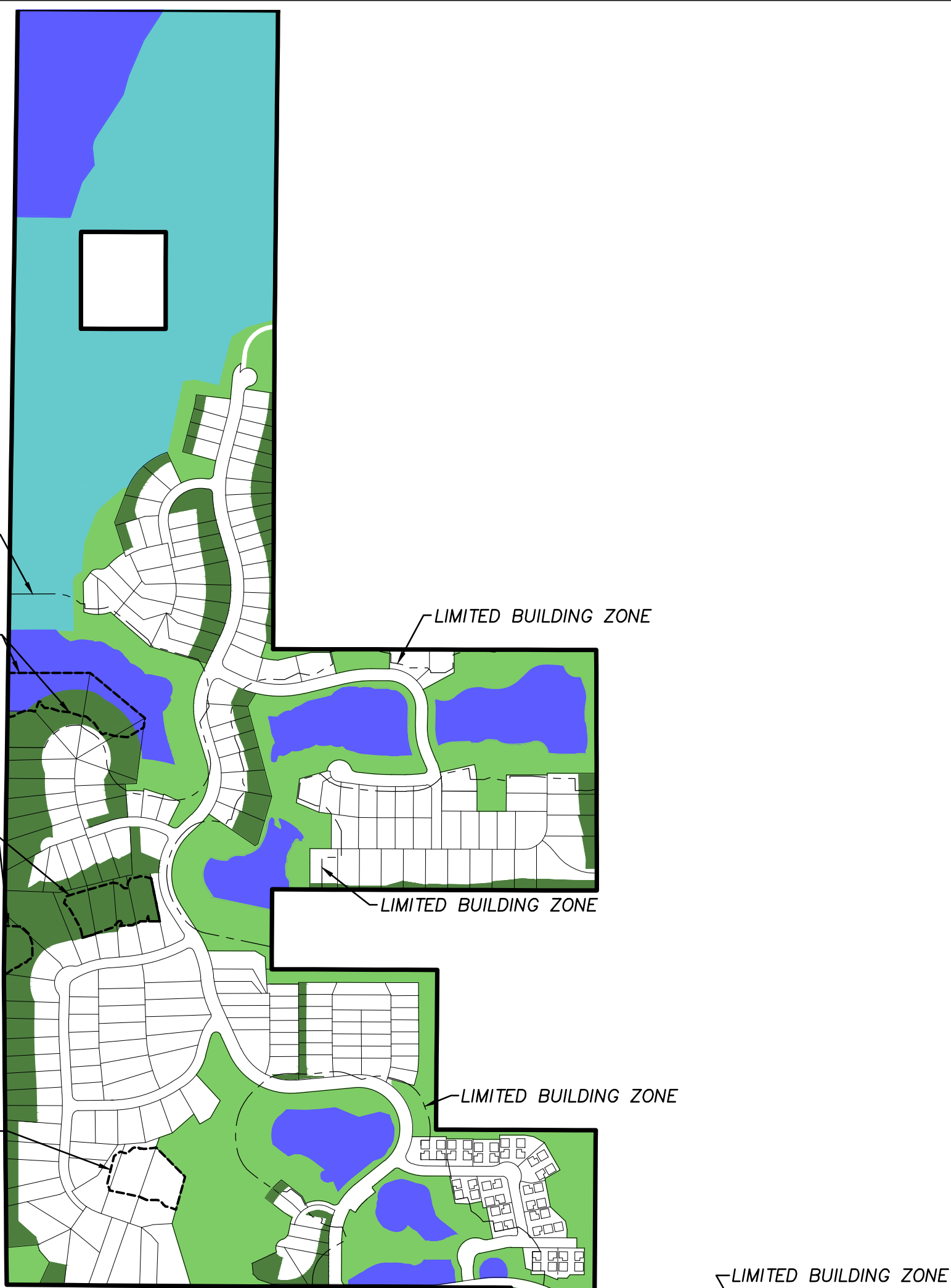
Source: Monica Simpson, ASLA 2015

Open Space and Recreation






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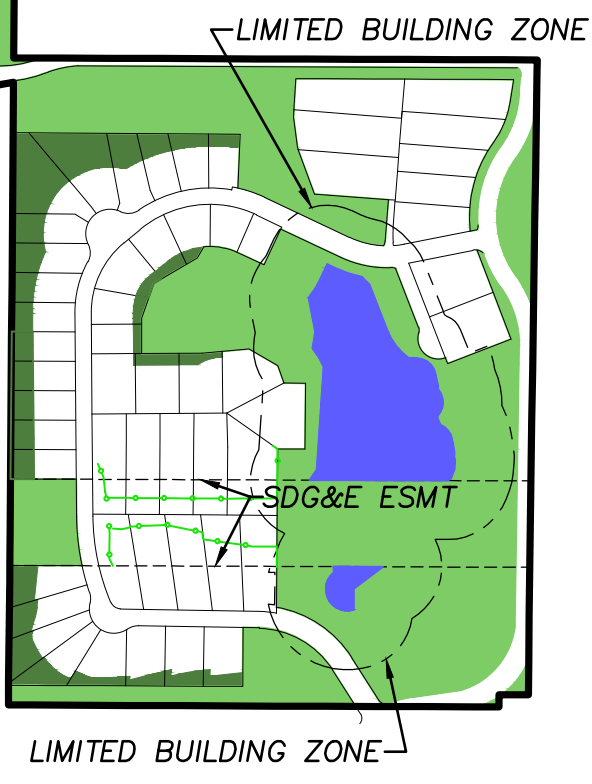
Figure 8a

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LEGEND

BIOLOGICAL OPEN SPACE	28.2 ACRES	11.8%	
AGRICULTURAL EASEMENT	36.5 ACRES	15.3%	
COMMON AREAS	56.4 ACRES	23.6%	
LANDSCAPE EASEMENTS	25.4 ACRES	10.6%	
TOTAL OPEN SPACE	146.5 ACRES	61.3%	
DEVELOPED AREA	92.3 ACRES	38.7%	
TOTAL PROJECT AREA	238.8 ACRES		



Source: Fuscoe Engineering 2014

Open Space Areas