

# CRESTLINE AT COLONY OAKS

A Wild Oaks Development



# SITE PLAN



CRESTLINE AT COLONY OAKS

### At peace in a natural setting

The site is set back from public roads with acres of wooded common areas providing a natural buffer. Access to the site is by exclusive private driveway. Open space includes extensive landscaping with carefully selected native species.

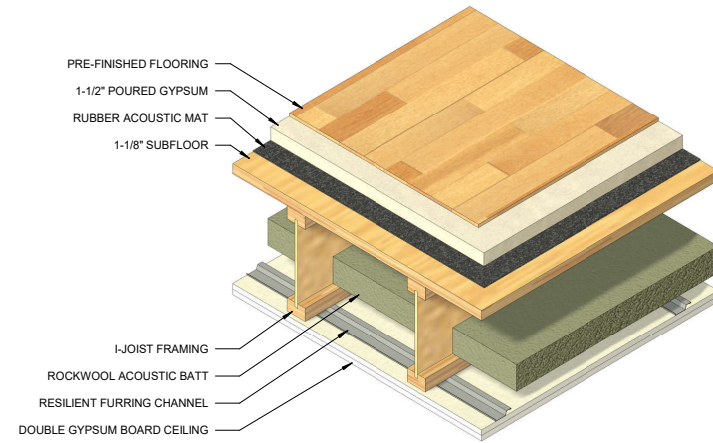
### Design for a healthy indoor and outdoor environment

A new building provides an opportunity to use clean and safe materials. To maintain indoor air quality, finishes are low-VOC, and a ventilation system removes stale air and supplies fresh air. Materials are chosen for durability and low maintenance, inside and outside.

### Harmony within the community

Crestline homes have been architecturally designed and engineered using acoustical components and practices to minimize disturbance between neighbors. Each unit takes a full floor of a building, so all are effectively “end units” with no “party walls”. The floor assembly between units (illustrated at right) helps to maintain peace between neighbors.

The four buildings are separated with enough open space to reduce sound transfer from one building to the next. The one front door per floor creates a semi-private entry.



### Making a light footprint

High quality insulated glazing helps with soundproofing and energy efficiency. The entire complex is designed for Net Zero Energy with a rooftop solar array. There’s enough south-facing roof surface for solar panels that supply energy required for daily living and automobile charging.

Other efficiency measures include heat pump water heaters in outdoor storage closets, compact plumbing layouts, LED lighting, ductless mini-split heating and cooling, and airtight building envelopes with above-code insulation.

### Meeting the needs of wide range of people

Crestline has incorporated Adaptive Design (AD) and Universal Design (UD) principles for all units, as much as practicable. This means planning for simple modifications in the future to better accommodate those aging in place and people with disabilities.

Entry doors are 36” wide, with push and pull clearance. Interior swing doors are 34” and pocket doors are 32”. Kitchens and bathrooms allow access space at tubs, showers and lavatories. Cabinets under sinks are removable for knee clearance. Included appliances will address general ADA standards, with controls within reach and easy to operate.

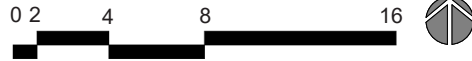
Street level units have designated covered parking spaces. Van loading spaces at street level are available. There are low-slope routes from parking areas to unit entries, with walkways that follow the contours on a dramatic sloping site.

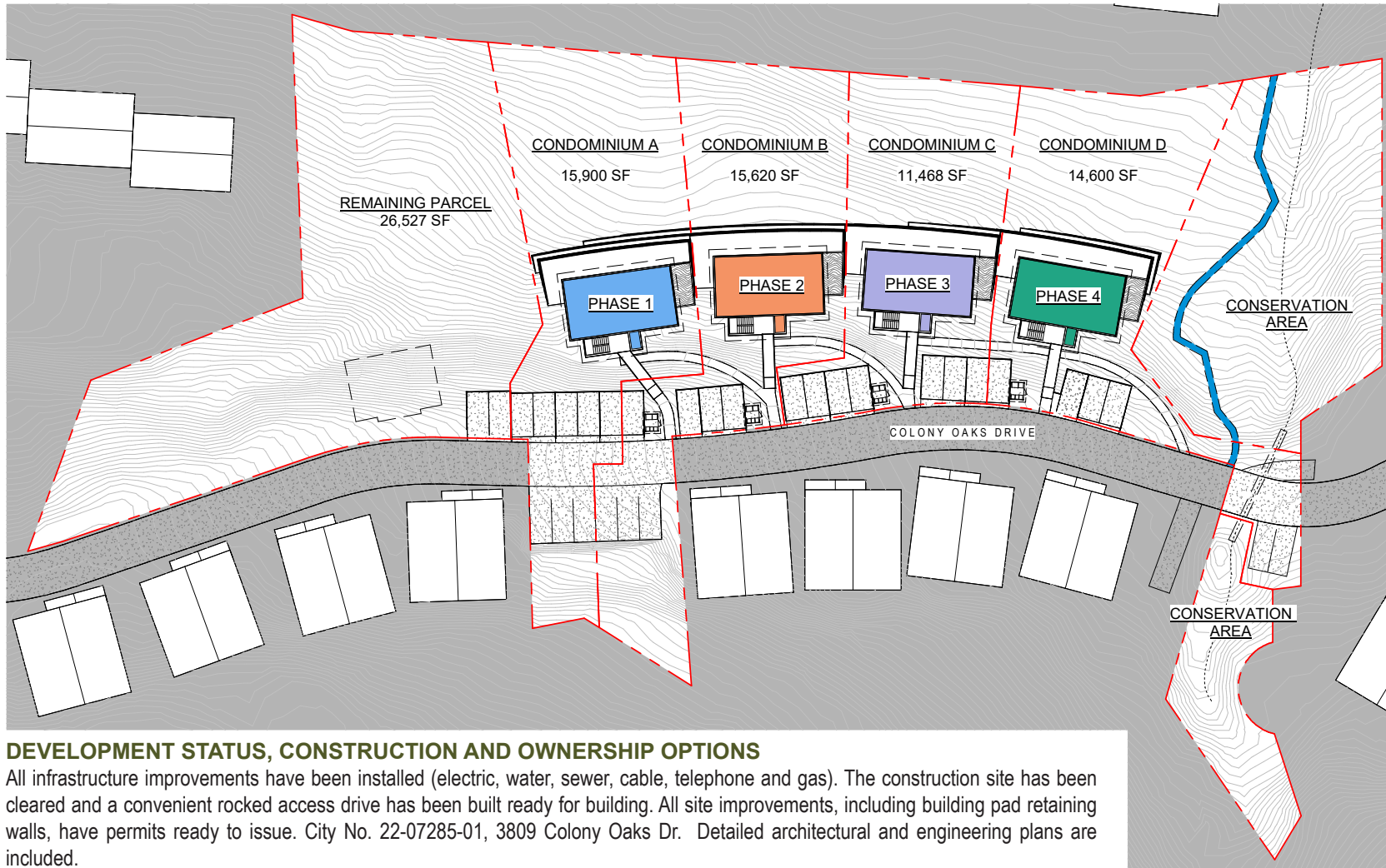


CRESTLINE AT COLONY OAKS

Wild Oaks Development / Studio.e architecture

# FLOOR PLAN





**DEVELOPMENT STATUS, CONSTRUCTION AND OWNERSHIP OPTIONS**

All infrastructure improvements have been installed (electric, water, sewer, cable, telephone and gas). The construction site has been cleared and a convenient rocked access drive has been built ready for building. All site improvements, including building pad retaining walls, have permits ready to issue. City No. 22-07285-01, 3809 Colony Oaks Dr. Detailed architectural and engineering plans are included.

For maximum efficiency, construction was planned in the order of Building 1 through Building 4. Although Crestline is centered at the “crest” of Colony Oaks condominiums, title to condominium units may be held either by a single owner with units leased to tenants, or individual units sold to third-parties. Condominium units historically command higher rents. Rules of building codes, the secondary mortgage market, insurance carriers and other entities have important exceptions regarding 2 and 3 family condominiums. Crestline was designed to take advantage of such options by the simple act of establishing 4 separate condominiums instead of a condominium of the 12 units; as illustrated above. Crestline is not subject to the CC&Rs of the other Colony Oaks condominiums. A master association is available.

At the west, the remainder of the parcel will accommodate another home or multiplexes.

AERIAL VIEW FROM NORTH



CRESTLINE AT COLONY OAKS

Wild Oaks Development / Studio.e architecture

VIEW OF UPPER WALKWAY



CRESTLINE AT COLONY OAKS

Wild Oaks Development / Studio.e architecture

VIEW OF PARKING AREA AND WALKWAY



CRESTLINE AT COLONY OAKS

Wild Oaks Development / Studio.e architecture



## PARKING BRIDGE



CRESTLINE AT COLONY OAKS

Wild Oaks Development / Studio.e architecture

NORTH FACING BALCONY



CRESTLINE AT COLONY OAKS

Wild Oaks Development / Studio.e architecture

VIEW OF GREAT ROOM AND KITCHEN



VIEW INTO BEDROOM



VIEW TOWARDS KITCHEN

