

The Residences @ Shoreline Gateway

MOUNTAIN VIEW, CA







PROJECT SUMMARY

PLANNING AND BU	UILDING			Proposed
Address	1001 North Shoreline BLVD., Mount	ain View, CA 94043		
	Previous 9 parcels' APN numbers are 153-	15-015, 153-15-016, 153-15-022, 153-15-	014, 153-15-017, 153	
APN:	15-018, 153-15-024, 153-15-026 and 153-		el per the title	
	reports. New APN number has not been a	ssigned yet.		
Zoning (proposed)				Р
Building Code				
Construction shall	comply with the 2016 California Building Code,	which is based on the 2015 Interna	ntiona	
Building Code. The	e building shall be of mixed occupancy			
Occupancy Groups	5			
Residential				R-2
Garage				S-2
Amenity				A/B/M
Office (Exising office	ce on the site to maintain)			В
Construction Type	s			
R-2				Type 1A, Fully sprinklered
S-2		Type 3A, Ful	y sprinklered (block A); Type	1A, Fully sprinklered (block B
A/B/M				Type 1A, Fully sprinklered
Building Height				110'
Zoning				ML/MM
Code			UL on Typ	e 1A; 85' to Roof on Type IIIA
Lot Area (Include N.	shoreline 22' Street Frontage dedication)	342,510 sf	7.86	ac
Building Coverage				46.2%
Residential Densit	y (based on net parcel area, units/acre)		46.3	du/ac
Residential Densit	y (based on entire parcel area, units/acre)		38.5	du/ac

PROGRAM		Parkin Ratio proposed	No. of Parking Needed	No. of Parking provided		
				In garage	surface pkg	
Office (Exsting structire to remain on site)	111,443 S.F.	1 car per 300 S.F.	371			
Block A Residential Units	203 Units	1.2 car per unit	244			
Block B Residential Units	100 Units	1.2 car per unit	120			
Block B Bike Storage	900 S.F.				Ī	
Block A Residential and Garage total GFA	360,115 S.F.			249		
Block B Residential and Garage total GFA	195,746 S.F.			120	Ī	
Block B Office Garage	195,746 S.F.			359	54	
Total			735		782	

Required Bike Parking for residential: 1 Per Unit		Bike Parking Required	Bike Parking Provided
	Block A	203	203
	Block B	100	100

BLOCK A and BLOCK B FLO	OR AREA CALCU	LATIONS				Gros	s building S.F.*		
	BLC	OCK A		BLOCK B					
	Residential & Amenities	Garage	Residential with Garage total		Residential & Amenities	Residential Podium garage	Residential with Garage total	office Garage	Flex Space
Subtotal	260,395	99,720	360,115	5	145,546	50,200	195,746	130,820	900
Total GFA exluding the offi	ce garage						555,861		
Total GFA including office	garage							-	686,681

te: Area measured to the exterior face of building walls, including decks that are not open to the sky

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A304	ELEVATION & PERSPECTIVE - BLOCK A		

RESIDENTIAL	Quan.	S.F. (net rentable)	Unit Mix	S.F.	Parking Ratio	Parking Required	Parking Provided
J1	22	594	10.8%	13,068	1.2	26	Fiovided
J2	4	640	2.0%	2,560	1.2	26 5	
				,	1.2		
JR Units Total	26	601	12.8%	15,628	4.2	31	
1A LINER	41	757	20.2%	31,037	1.2	49	
1A.1 LINER	12	736	5.9%	8,832	1.2	14	
1C.1 INSIDE CORNER	5	710	2.5%	3,550	1.2	6	
1C.2 INSIDE CORNER	5	760	2.5%	3,800	1.2	6	
1D LINER	3	777	1.5%	2,331	1.2	4	
1B 1BR PLUS	15	850	7.4%	12,750	1.2	18	
1BR Units Total	81	769	39.9%	62,300		97	
2A SMALL LINER	31	1,012	15.3%	31,372	1.2	37	
2A.1 SMALL LINER	4	1,014	2.0%	4,056	1.2	5	
2B LARGE LINER	18	1,104	8.9%	19,872	1.2	22	
2E LARGE LINER	24	1,170	11.8%	28,080	1.2	29	
2BR Units Total	77	1,083	37.9%	83380		92	
SL Small loft	3	594	1.5%	1,782	1.2	4	
1L 1BR loft	6	700	3.0%	4,200	1.2	7	
2L 2BR loft	6	1,012	3.0%	6,072	1.2	7	
2L.1 2BR loft	2	900	1.0%	1,800	1.2	2	
2L.2 2BR loft	2	1,170	1.0%	2,340	1.2	2	
Loft Units Total	19	852	9.4%	16194		23	
All Units - Total	203	874	100.0%	177,502		244	249
Storage(Include Interior Uni	t, Garage)						164 C.F

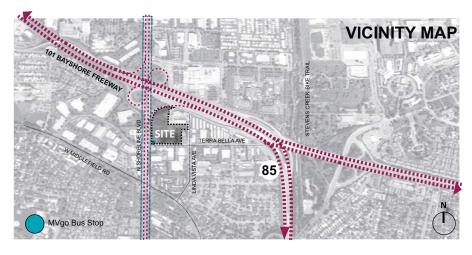
AMENITY PROGRAM	SI
Lobby (Main and 2nd)	2,650
Mailroom and Package	770
Leasing office	1,300
Fitness	1,500
Clubroom	1,250
Business Lounge	1,700
Bike Café	1,050
Pet Spa	430
Total	10,650

CONDO'S PROGRAM SUMMARY

APARTMENT'S PROGRAM SUMMARY

UNIT TYPE	Quan.	S.F.	Unit Mix	S.F.	Parking Ratio	Parking	Parking
ONIT TYPE	Quan.	(net/interior)	Offic IVIIX	э.г.	Parking Katio	Required	Provided
J1 JUNIOR	5	650	5.0%	3,250	1.2	6	
J2 JUNIOR	1	625	1.0%	625	1.2	1	
J3 JUNIOR	4	570	3.3%	2,280	1.2	5	
JR Units Total	10	616	10.0%	6,155		12	
1A liner	9	815	9.0%	7,335	1.2	11	
1A.1 Inside corner	10	770	10.0%	7,700	1.2	12	
1B shallow	6	750	6.0%	4,500	1.2	7	
1C One plus	6	820	6.0%	4,920	1.2	7	
1BR Units Total	31	789	31.0%	24,455		37	
2A small liner	7	980	7.0%	6,860	1.2	8	
2A.1 small liner top L	1	900	1.0%	900	1.2	1	
2B Large liner	31	1,200	31.0%	37,200	1.2	37	
2C Large two	8	1,080	8.0%	8,640	1.2	10	
2C.1 Large two top L	2	1,050	2.0%	2,100	1.2	2	
2D Outside Corner	5	1,250	5.0%	6,250	1.2	6	
2BR Units Total	54	1,147	54.0%	61,950		65	
3A liner	5	1,350	5.0%	6,750	1.2	6	
3BR Units Total	5	1,350	5.0%	6,750		6	
All Units - Total	100	993	95.0%	99,310	1.2	120	120
Storage(Include Interior Uni	t, Garage)						164 C.F.

AMENITY PROGRAM	SF
Lobby	1,150
Mailroom	350
Fitness	1,300
Clubroom	1,500
Total	4,300



PROJECT DESCRIPTION

The Residences @ Shoreline Gateway ("Project") is Phase II of the 7.86 acre mixed-use development site located at 1001 North Shoreline Boulevard in Mountain View ("City"). The Phase I office portion was approved in 2015 and is currently under construction. Phase II is the development of 203 rental apartments and 100 for-sale condominiums and an aboveground stand-alone parking structure on the existing surface parking lot serving the office. Given its location adjacent to public transportation on Shoreline Boulevard, the 101 North On ramp and existing industrial parcels, The Residences @ Shoreline Gateway will meet the City's transit-oriented housing needs. In addition, the Project will provide much-needed housing near the North Bayshore employment area.

The Phase I Office building includes 111,443 square feet of office space and surface parking for 371 cars with construction scheduled for completion in 2017. The office will remain in operation during the entirety of the Project's development.

The proposed apartment building, located at the North West corner of the site, is a Type IIIA construction 5-story wood structure on a 2-story concrete parking podium. There are 203 one- and two-bedroom units totaling approximately 177,502 net rentable square feet. The building is designed to park at a 1.2 ratio, totaling 249 parking spaces in the garage. The building has amenity spaces and a roof deck at the top level. The Project's architecture takes it cues from 20th Century, modern industrial design to make a harmonious transition from the office to the residential units along the N. Shoreline Boulevard frontage. The curved wall with accent panels at the northwestern corner is a featured element for the Project.

The condominium building, located at the South East corner of the site, is a Type IA concrete structure with 5 floors of units over 2 floors of parking podium. There are 100 one-, two- and three-bedroom units totaling approximately 99,310 net sellable square feet. The parking ratio is 1.2, totaling 120 spaces in the podium level garage. The exterior material is a combination of accent tiles, sidings and stucco. The building also has amenity spaces and a roof deck at the top level.

PROJECT TEAM

DEVELOPER:

A. "DEVELOPMENT MANAGER" JANICE YUEN, VICE PRESIDENT SARES REGIS 901 MARINERS ISLAND BOULEVARD, S 700 SAN MATEO, CA 94404 (650) 377-5735

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CALVANO DEVELOPMENT, INC. 900 BUSH STREET, PENTHOUSE #1 SAN FRANCISCO, CA 94109

ARCHITECT / PLANNER

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LANDSCAPE ARCHITECT:

THE GUZZARDO PARTNERSHIP INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 CONTACT: PAUL LETTIERI, PRINCIPAL PHONE: 415.433.4672 WWW.TGP-INC.COM

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PROJECT SUMMARY PROJECT DESCRIPTION SHEET INDEX

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Excludes portions of decks which project beyond the face of the building. No Deductions for shafts or stairways are included

^{**}Note: Mezzanine Area in the block A loft units are not included in the GFA and FAR calculation

^{***}Note: Area of block B office garage is not included in the FAR calculation



2. NORTH SHORELINE LOOKING NORTH WEST



1. NORTH SHORELINE LOOKING NORTH WEST



8. NORTH SHORELINE BLVD LOOKING WEST



3. US 101 FREEWAY LOOKING SOUTH





7. TERRA BELLA AVE LOOING NORTH



4. US 101 FREEWAY LOOKING SOUTH WEST



5. TERRA BELLA AVE LOOKING EAST



6. TERRA BELLA AVE LOOKING SOUTH



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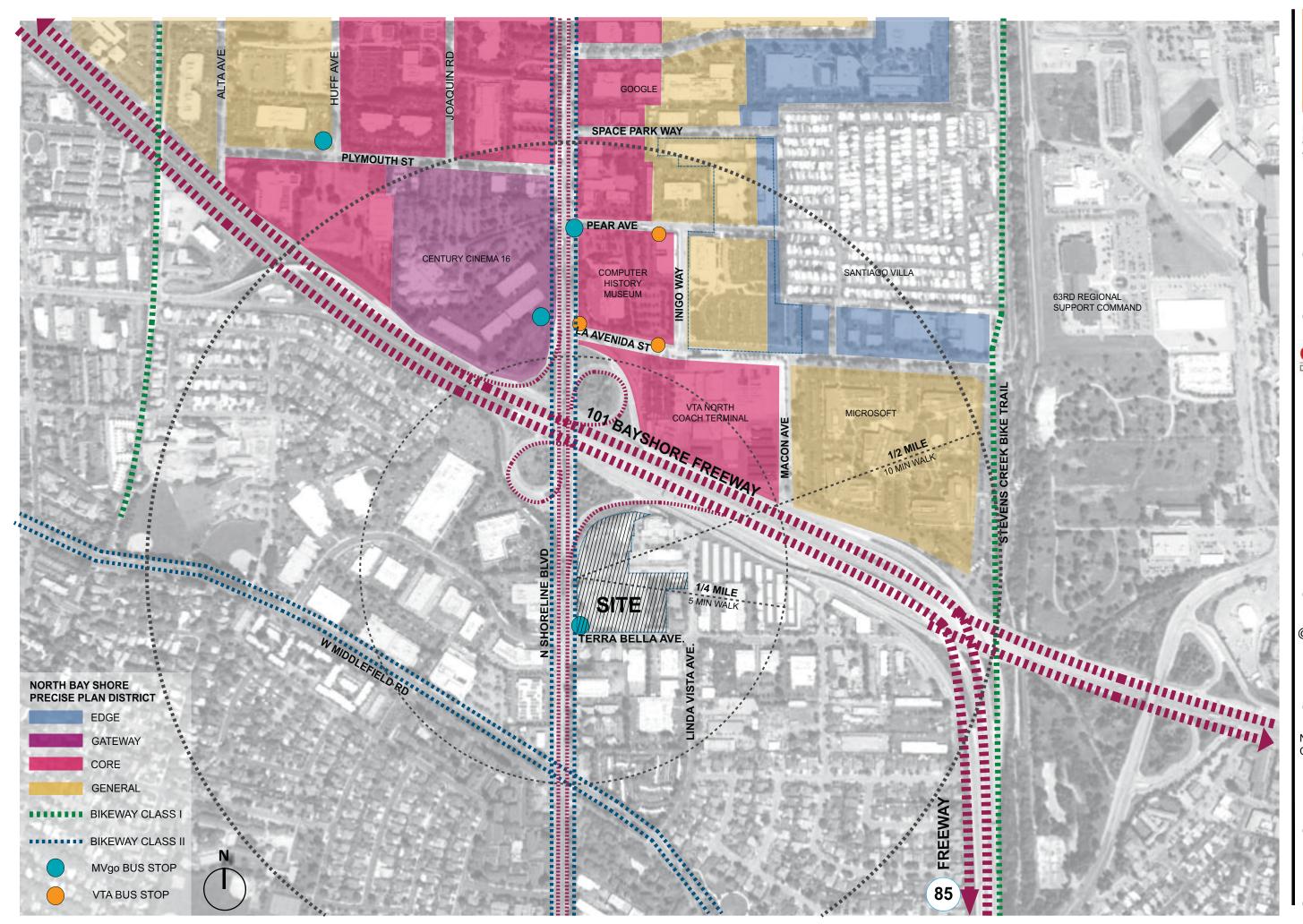
EXISTING CONDITIONS

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NEIGHBORHOOD CONTEXT

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ARCHITECTURAL SITE PLAN

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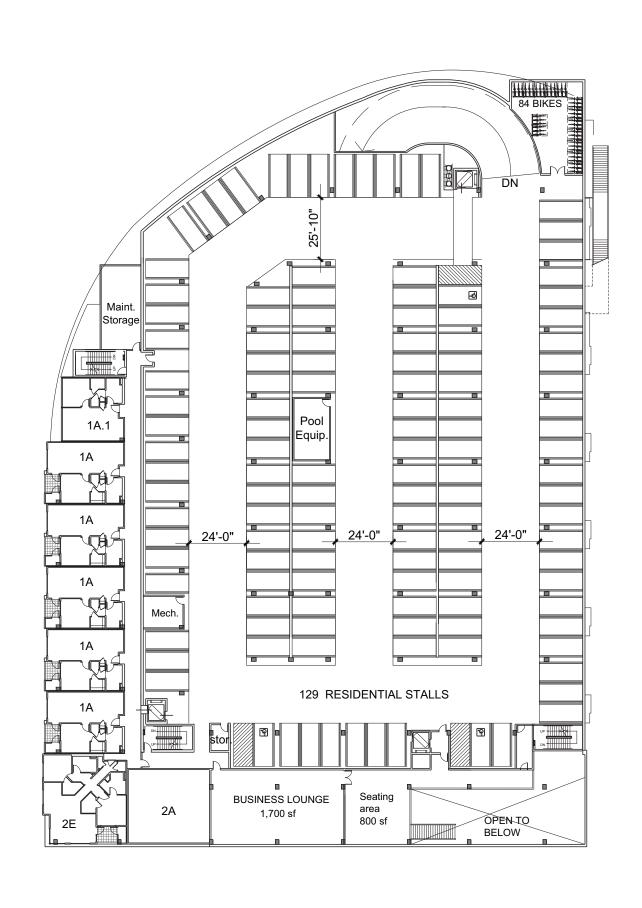
SITE CIRCULATION DIAGRAM

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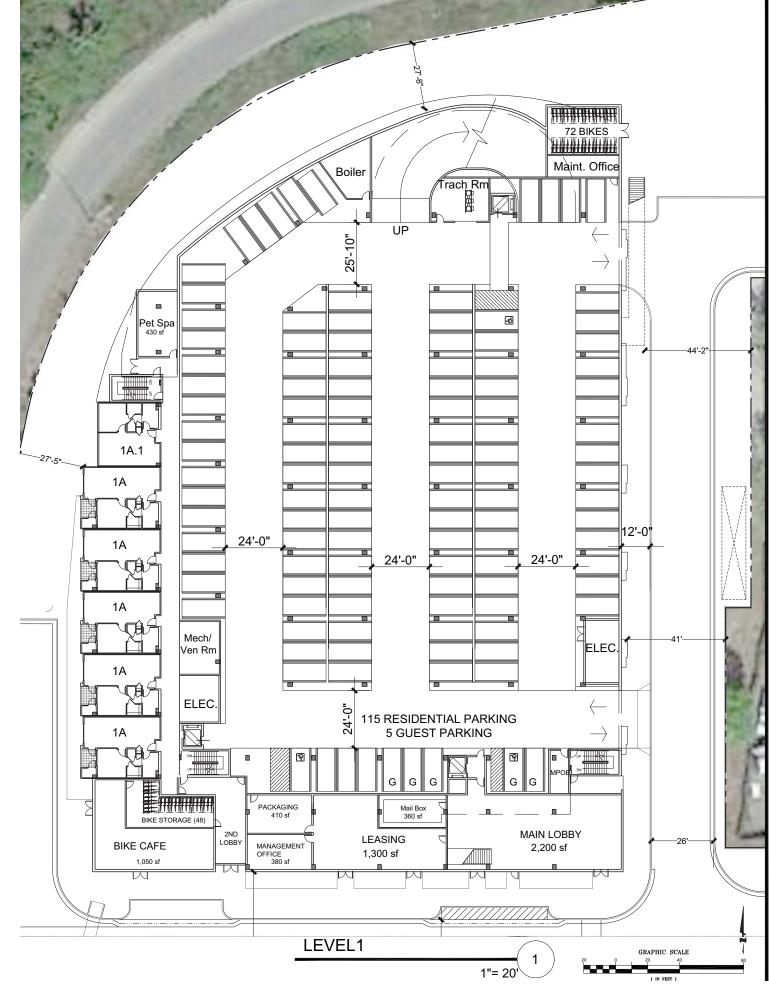
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LEVEL 2

1"= 20'



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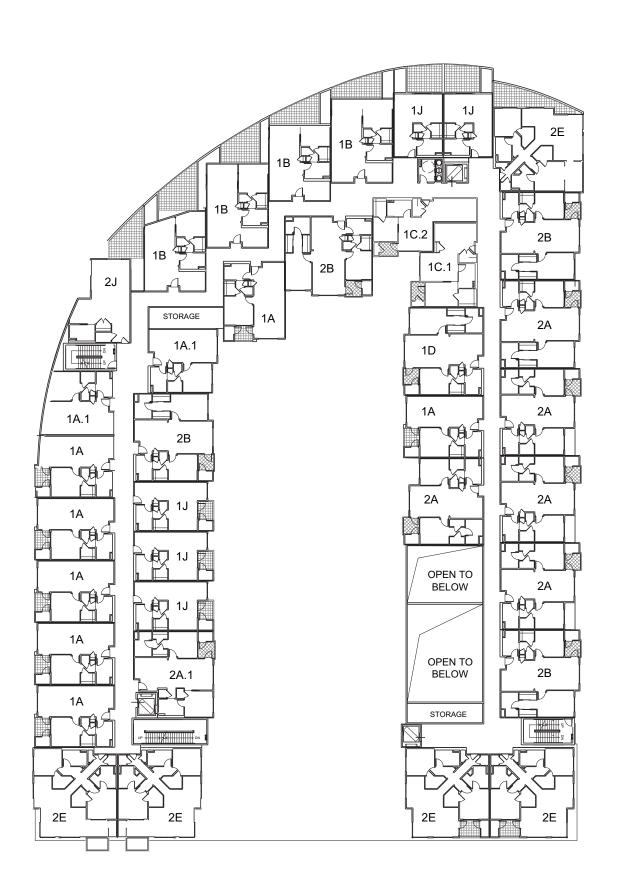
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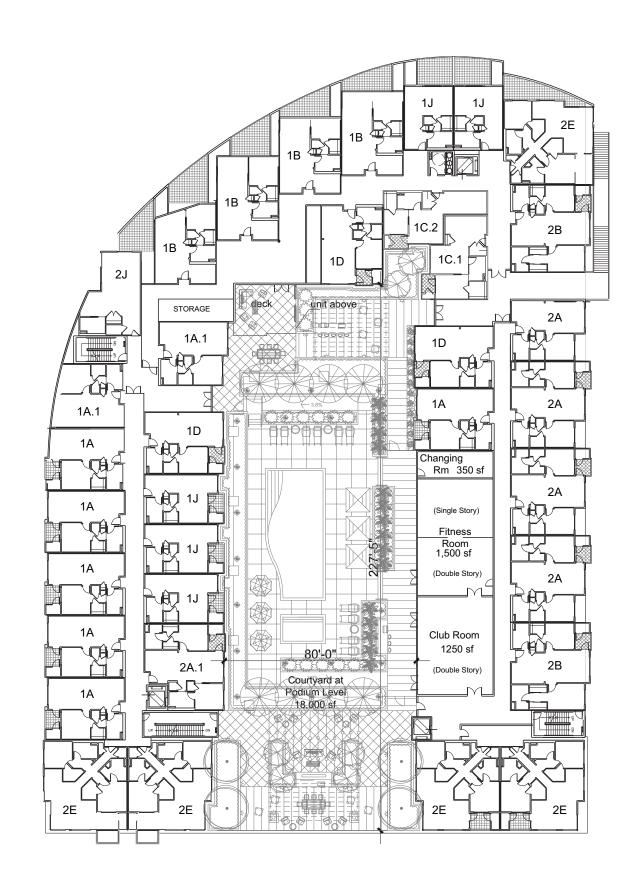
LEVEL 1 - 2 PLANS BLOCK A RESIDENTIAL

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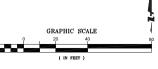
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GRAPHIC SCALE



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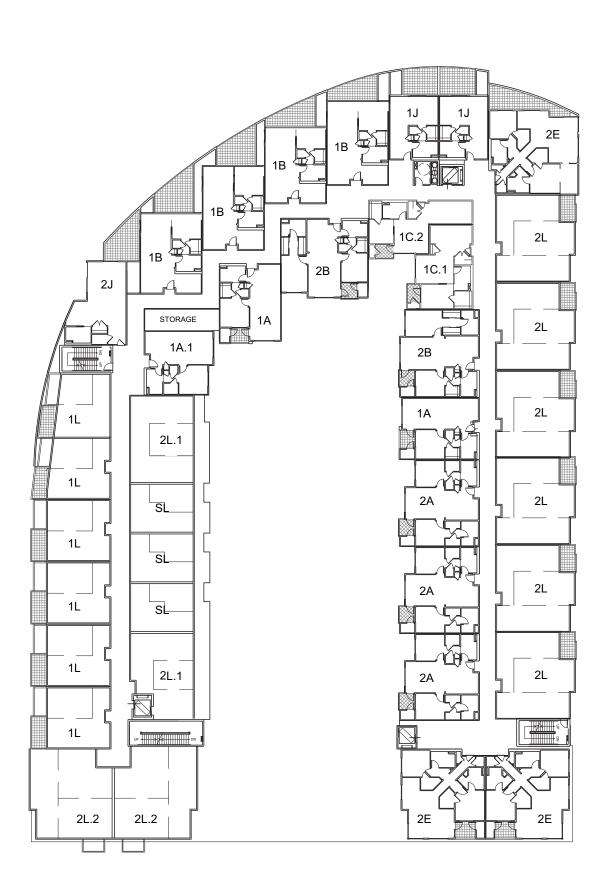
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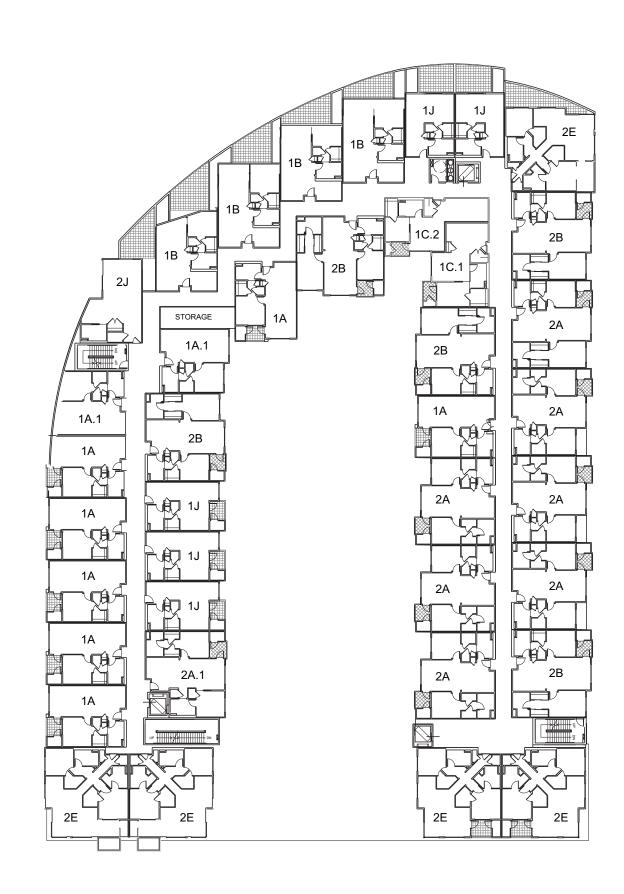
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LEVEL 3-4 PLANS **BLOCK A RESIDENTIAL**

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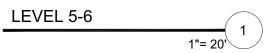
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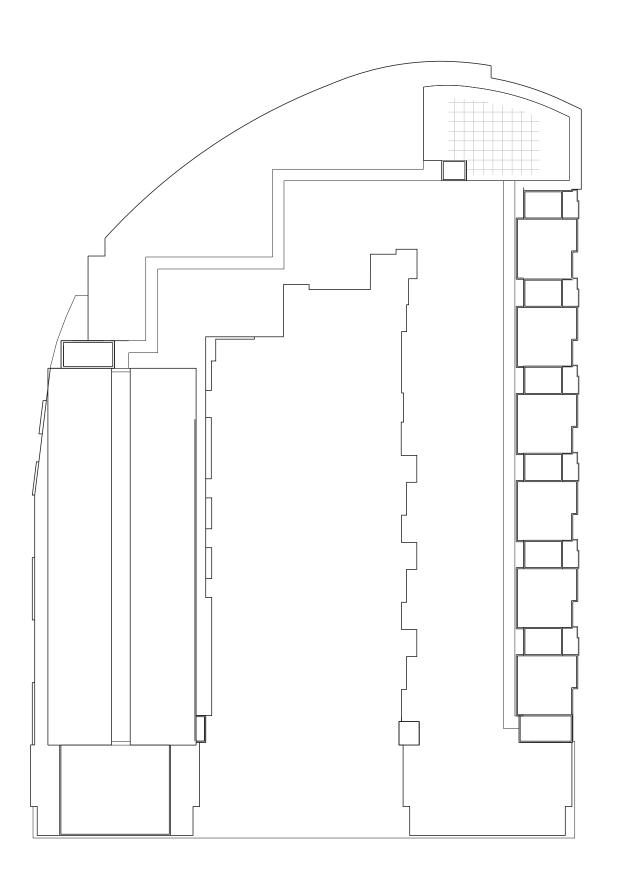
LEVEL 5-7 PLANS BLOCK A RESIDENTIAL

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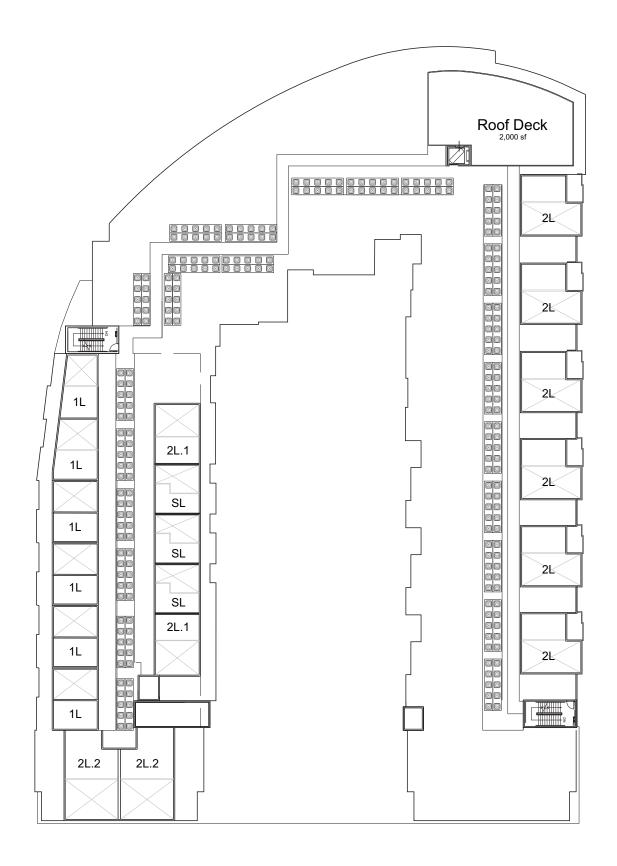
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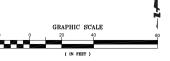


ROOF LEVEL

1"= 20'



LOFT LEVEL / ROOF LEVEL 1





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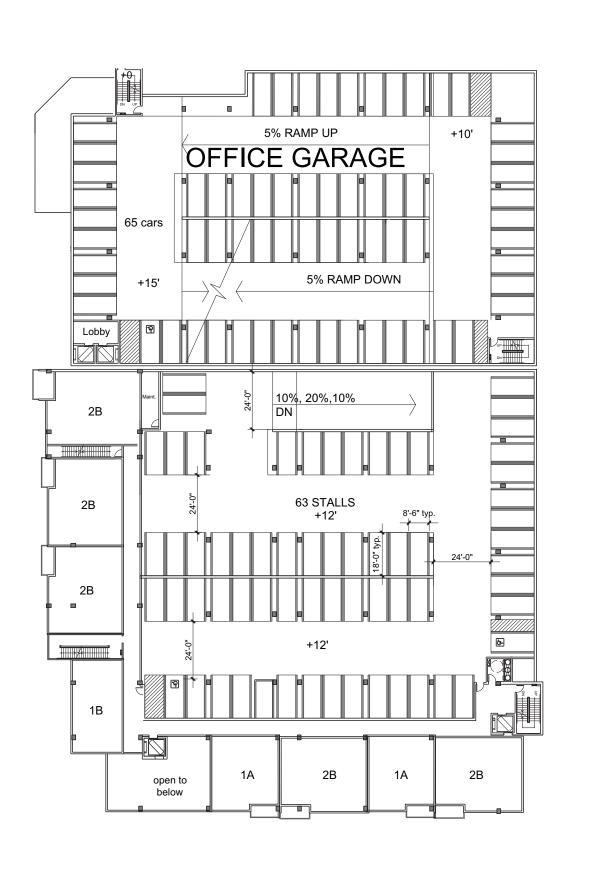
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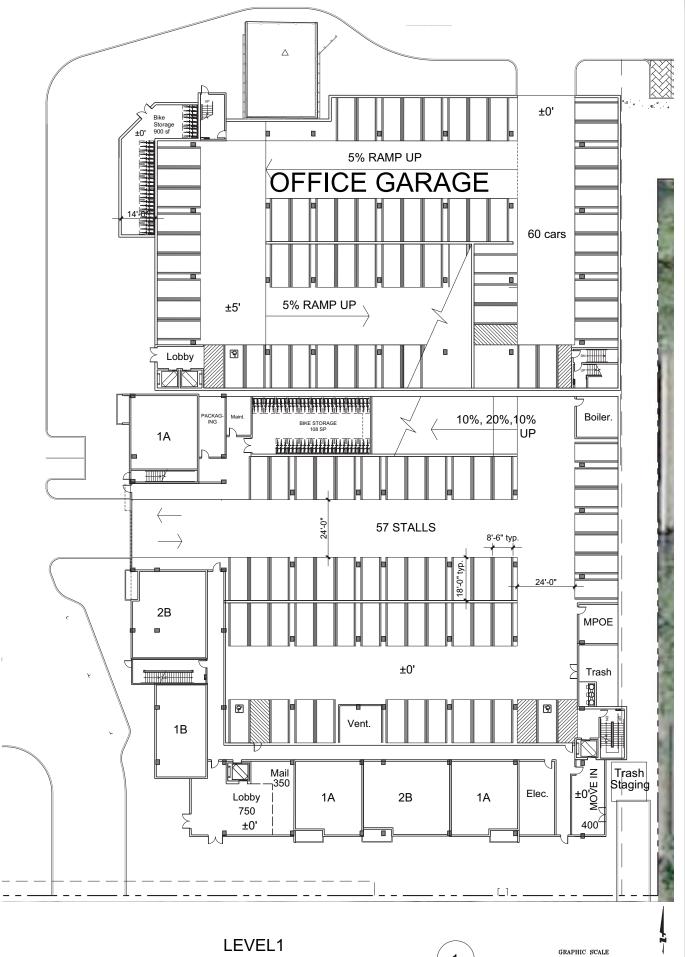
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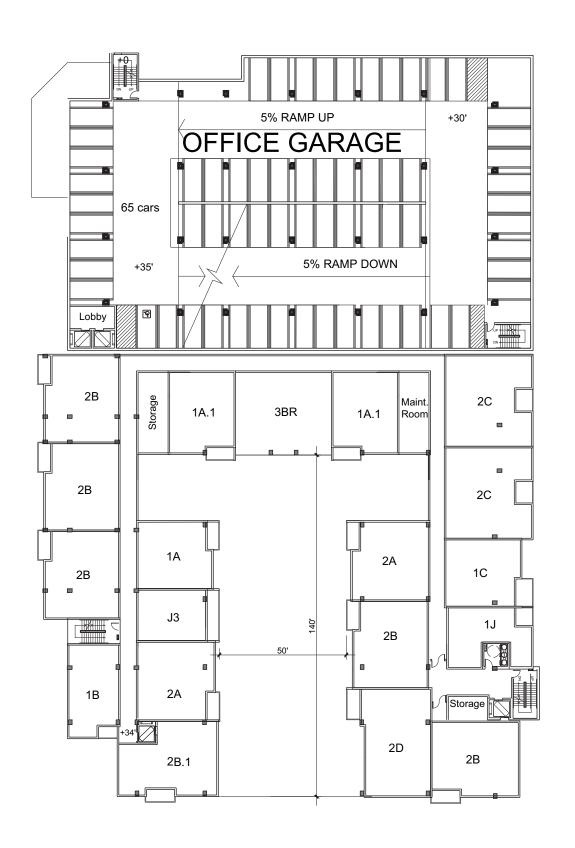
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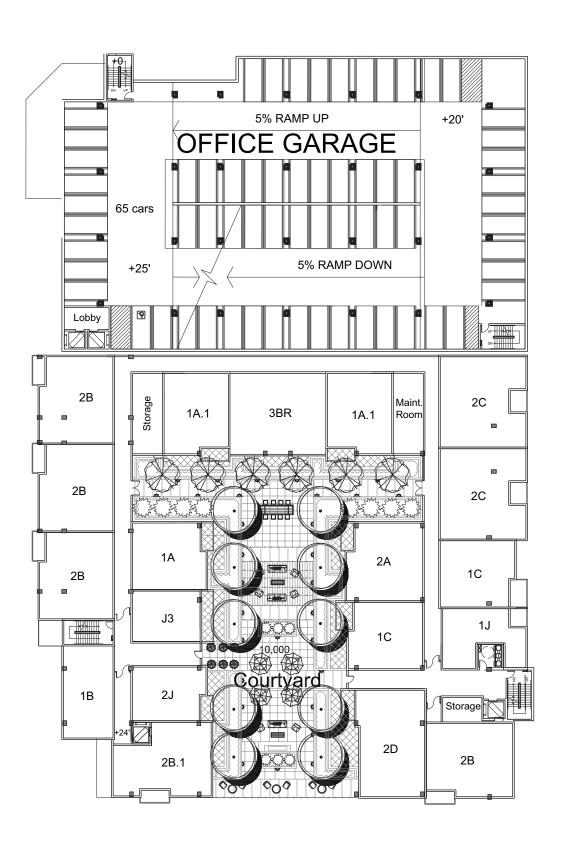
LEVEL 1 & 2 PLANS BLOCK B RESIDENTIAL

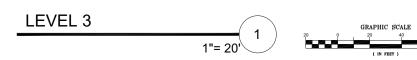
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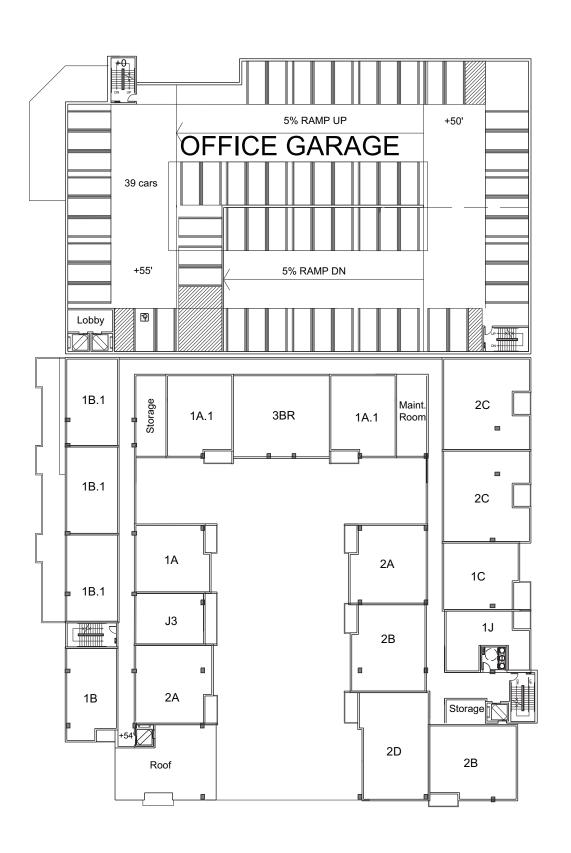
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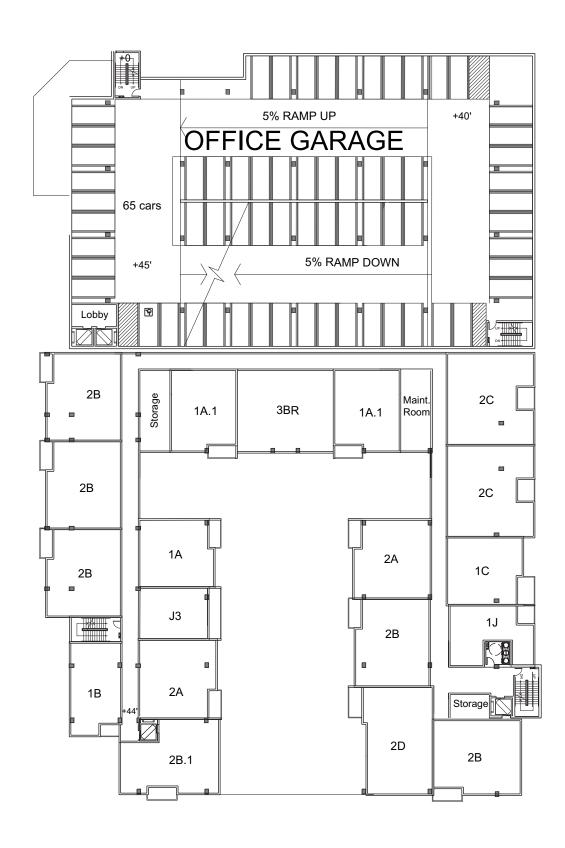
LEVEL 3 & 4 PLANS BLOCK B RESIDENTIAL

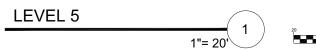
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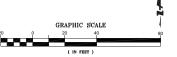
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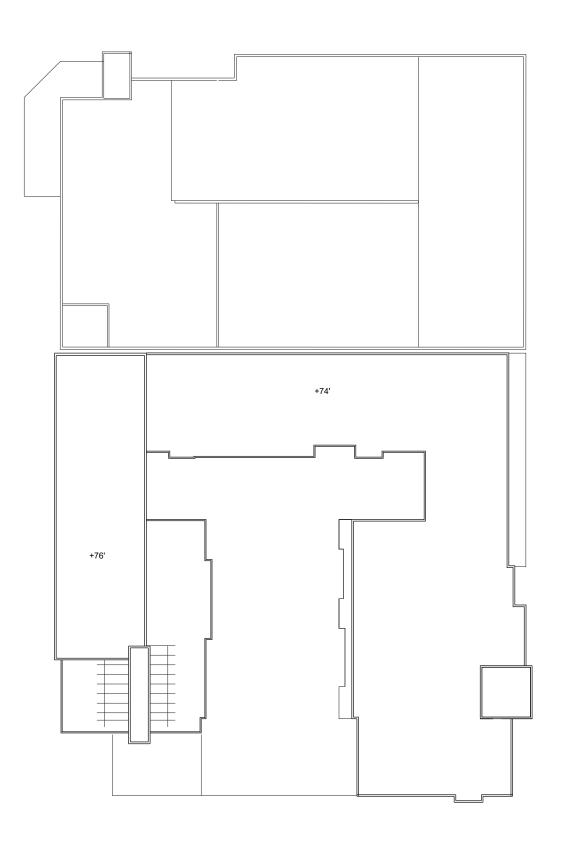
LEVEL 3 & 4 PLANS BLOCK B RESIDENTIAL

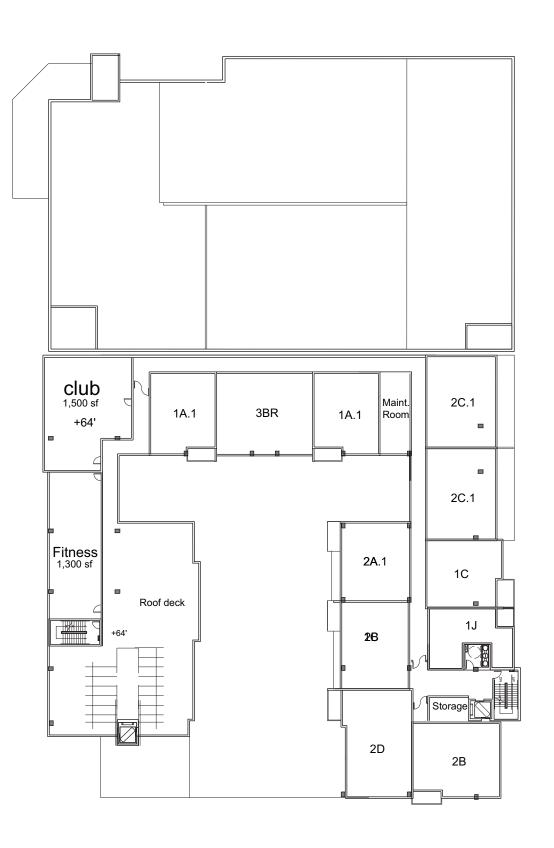
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LEVEL 6





ROOF LEVEL 2

LEVEL 7



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@ Shoreline Gateway

Mountain View, California

Sheet Title:

LEVEL 7 & ROOF PLANS BLOCK B RESIDENTIAL

Job No. 16021 Date: 11/18/2016 Scale:

Scale: Drawn By:

Sheet No



VIEW 1: Perspective View on N Shoreline Bridge looking from North to South



VIEW 2: Perspective View on N Shoreline BLVD looking from South to North





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VIEW 3: Perspective View on N Shoreline Looking from Northwest to Southeast



VIEW 4: Perspective View on N Shoreline BLVD at Terra Bella Ave Looking from West to East



VIEW 4



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PERSPECTIVE BLOCK A

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VIEW 5: Condo's Perspective View on Terra Bella Ave Looking at Southwestern Corner



VIEW 6 : Condo's Perspective View on Terra Bella Ave Looking at Southeastern Corner





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VIEW 7: Office Garage's Perspective View at Northwestern Corner



VIEW 6 : Condo and Garage's Perspective View Looking at Eastern Elevation





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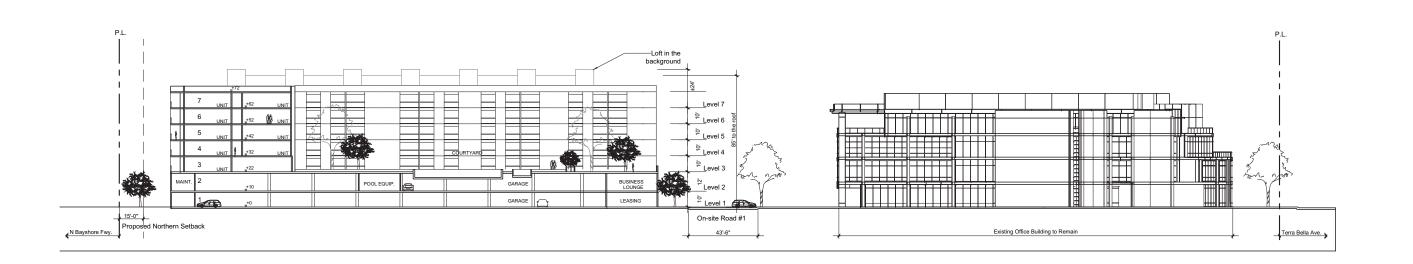
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PERSPECTIVE BLOCK B

Job No. 11/18/2016

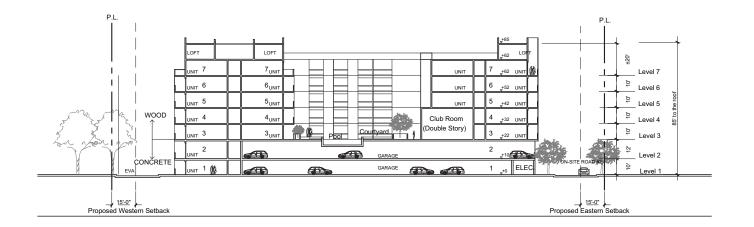
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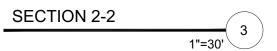
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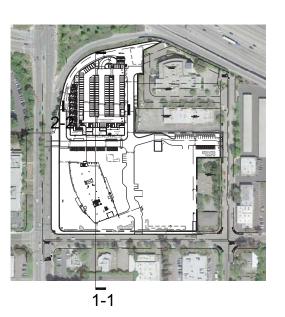


SECTION 1-1

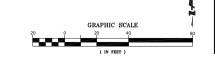
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KEYMAP 1





: Architecture: Planning: Urban Design

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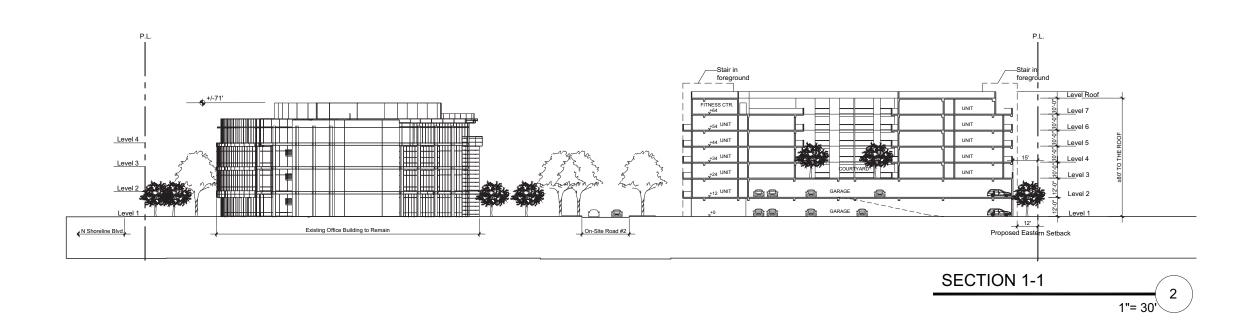
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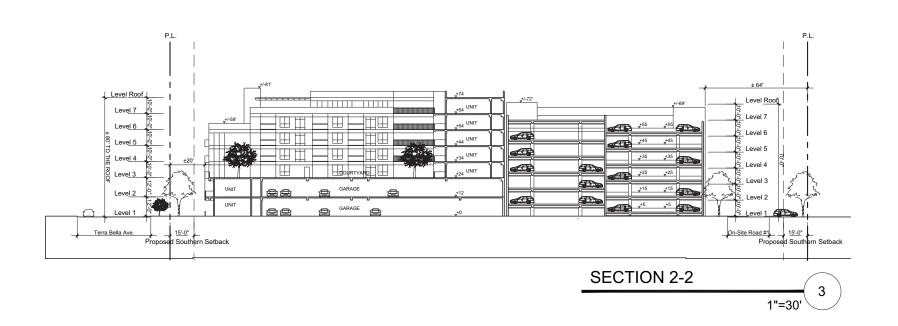
BUILDING SECTIONS BLOCK A RESIDENTIAL

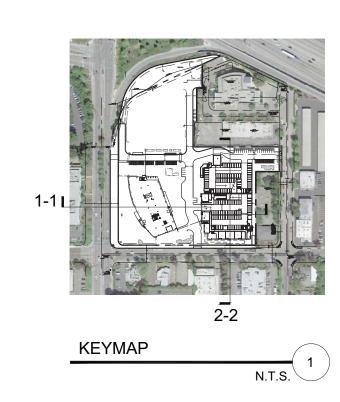
Job No. 16021 Date: 11/18/2016

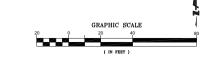
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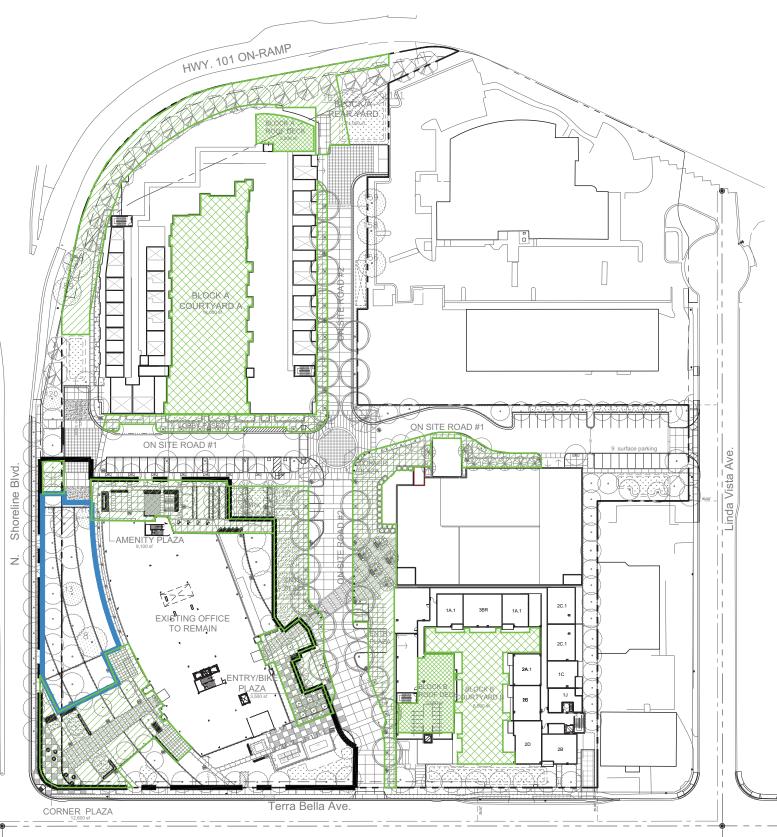
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BUILDING SECTIONS BLOCK B RESIDENTIAL

Job No. 16021 Date: 11/18/2016

Scale: 1"=30' Drawn By:

Sheet No



PHASE II RESIDENTIAL AREA

COMMON OPEN SPACE (COURTYARD)





PHASE I COMMERCIAL AREA





PHASE 1 OFFICE LANDSCAPING AREA (15% of the Phase 1 Existing To Remain Office Site Area)

PHASE II RES	IDENTIAL OPEN SPACE	
	REQUIRED	PROVIDED
COMMON USABLE OPEN SPACE		
BLOCK A COURTYARD A		18,000 SF
BLOCK B COURTYARD B		8,000 SF
BLOCK A REAR YARD		14,800 SF
BLOCK A ROOF DECK		2,000 SF
BLOCK B ROOF DECK		3,000 SF
BLOCK A LOBBY PASEO		6,150 SF
BLOCK B CORNER PLAZA AND ENTRY PLAZA		13,380 SF
OFFICE BLOCK PARK AND ENTRY PLAZA		32,500 SF
COMMON OPEN SPACE TOTAL		97,830 SF
COMMON OPEN SPACE AVERAGE PER UNIT		323 SF/UNIT
PRIVATE USABLE OPEN SPACE (BALCONIES)		
PRIVATE OPEN SPACE TOTAL		12,120 SF
PRIVATE OPEN SPACE AVERAGE PER UNIT		40 SF
TOTAL COMMON+PRIVATE OPEN SPACE	24,240 SF	109,950 SF
TOTAL USABLE OPEN SPACE PER UNIT	80 SF/UNIT*	363 SF/UNIT

-		
	PHASE 1 COMMERCIAL OPEN AREA	
	LANDSCAPING AREA	13,130 SF

^{*} Per North Bayshore Precise Plan public draft Oct, 2016



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Sheet Title:

OPEN SPACE CALCULATION

16021 Date: Scale:

11/18/2016 1" = 50' - 0" Drawn By:

Sheet No:

roject N		Points Achieved	Community	Energy	IAQ/Health	Res ources	Water	
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1		
Yes	O11. Tobacco Free Buildings				2			
TBD	O12. Integrated Pest Management Plan				1			
DESIGN CONSIDE	RATIONS							
	P1. Acoustics: Noise and Vibration Control		-1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				-1		-1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			-1			
TBD	P2.3 Separate Mechanical and Plumbing Systems				1			
	P3. Commissioning							
TBD	P3.1 Design Phase			-1	-1			
TBD	P3.2 Construction Phase			2	-1			
TBD	P3.3 Post-Construction Phase			2	-1			
TBD	P4. Building Enclosure Testing			-1	1	1		
	Summary							
	Total Available Points in Specific Categories	406	50	142	71	89	54	
	Minimum Points Required in Specific Categories	60	2	26				l .

Total Points Achieved 122.0 12.0 41.5 17.0 26.0 25.5

Project Na	ame	Points Achieved	Community	Energy	IAQ/Health	Res ources	Water	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB				_	_		
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
TRD	K9. Durable Cabinets				2			
	=				- 2			
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes				1			
L. FLOORING								
TBD	L1. Environmentally Preferable Flooring					3		
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			
TBD	L3. Durable Flooring					1		
TBD	L4. Thermal Mass Flooring			-1				
M. APPLIANCES AND								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
	M2. Efficient Clothes Washing and Drying	0						
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2		1			2	
TBD	M2.2 Energy Star Dryer			1				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	- 1		2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-in Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
TBD	Mb.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TRD	M6. Central Laundry			- 2			1	
Yes	M7. Gearless Elevator	1		1			i i	
103		1		1				
TRD								
180	M6. Electric Vehicle Charging Stations and Infrastructure			2				
	me. Electric Verricie Ortaligning Outstoria und minuaci dectare			2				
N. COMMUNITY	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
TRD	N1.2 Designated Brownfield Site	2	1			1		
1BD >35	N1.2 Designated Brownied Site N1.3 Conserve Resources by Increasing Density		1			-	-	
>35 TBD	N1.3 Conserve Resources by increasing Density N1.4 Cluster Homes for Land Preservation	4	1	2		2	-	
IBD	N1.4 Cluster Homes for Land Preservation N1.5 Home Size Efficiency		1			-	-	
993	N1.5 Home Size Emiliency Enter the area of the home, in square feet	7				9		
993	Enter the area of the home, in square feet Finter the number of bedrooms	-						
	Enter the number or begrooms	-						
Yes	N2. Home(s)/Development Located Near Major Transit Stop	2	2				L	
Yes	Within 1 Mile of a Major Transit Stop		2					
TBD	Within 1/2 mile of a Major Transit Stop		1					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2					
	Enter the number of Tier 1 services		_	-	-	_		_

5 Enter the number of Her 2 services
TBD N3.2 Connection to Pedestrian Pathways

N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide

Yes N4.1 Public or Semi-Public Outdoor Gathering Places for Residents
N4.2 Public Outdoor Gathering Places with Urect Access to Tier 1 Community
Services

TBD N3.1 Dedicated Units for Households Making 80% of AMI or Less
TBD N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less
TBD N8.3 At Least 20% of Units at 120% AMI or Less are For Sale

TBD N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service

O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors

TBD O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation

TBD O9. Residents Are Offered Free or Discounted Transit Passes

TBD N9.1 Live/Work Units Include a Dedicated Commercial Entrance

TBD N8.1 Assessment
TBD N8.2 Strategies to Address Assessment Findings

N9.1 Diverse Workforce N9.2 Community Location

TBD O5.1 Energy Home System Monitors

TBD O5.2 Water Home System Monitors

O6. Green Building Education

O6.1 Marketing Green Building

O6.2 Green Building Signage

TBD N5.1 Residence Entries with Views to Callers
Yes N5.2 Entrances Visible from Street and/or Other Front Doors

TBD N5.2 Entrances Visible from Street and/or Uniter From
TBD N5.3 Porches Oriented to Street and Public Space N6. Passive Solar Design

TBD N7.1 Universal Design Principles in Units
TBD N7.2 Full-Function Independent Rental Unit

N8. Affordability

TBD NJ.3 Trans. ...
TBD NJ.5 Sidewalks Buffered from Readways a...
Yes NJ.5 Bicycle Strange for Readems
TBD NJ.6 Bicycle Strange for Neofenst

1.5 spaces per unit N3.7 Reduced Parking Capacity

TBD Services

N5. Social Interaction

TBD N6.1 Heating Load
TBD N6.2 Cooling Load

Project N		Points Achieved	Community	Energy	AQ/Health	Resources	Water
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
No	U11. Moisture-Resistant Materials in Wet Areas (such as Ritchen, Bathrooms, Utility Rooms, and Basements)	0			1	1	
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					-1	
Yes	E2. Flashing Installation Third-Party Verified	2				2	
TBD	E3. Rain Screen Wall System					2	
Yes	E4. Durable and Non-Combustible Cladding Materials	- 1				-1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	- 1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof		2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	- 1				1	
Yes	F1.2 Ceilings	- 1				1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors	- 1			-1		
Yes	F2.2 Ceilinos	1			1		
103	F3. Insulation That Does Not Contain Fire Retardants	- '					_
TRD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TRD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING	1 3.5 Illiand and Exercis Industrial				1		
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution			_			1
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2
	G2. Install Water-Efficient Fixtures						_
TBD	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve						2
TBD	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less						1
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No. Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush						1
TBD	G3. Pre-Plumbing for Graywater System						1
TBD	G4. Operational Graywater System						3
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout						1
Yes	G6. Submeter Water for Tenants	2					2
H HEATING VENTIL	ATION, AND AIR CONDITIONING						-
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Compustion Water Heater	2			2		
TBD							
	H2. High Performing Zoned Hydronic Radiant Heating System			-1	1		_
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	- 1		1			_
TBD	H3.2 Pressure Balance the Ductwork System			1			_
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1		
	H5. Advanced Practices for Cooling					_	
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms		1	1	1	1	

TBD Room in 80% of Units

. RENEWABLE ENERGY

Yes

1 2

2 2

1 1

2 1 1 1 1 1

Y R R R R R 2 0.5 1 0.5

0.5 0.5 0.5 0.5

TBD H6.2 Advanced Ventilation Standards
TBD H6.3 Outdoor Air is Filtered and Tempered

#7. Effective Range Design and Instanason

#7.1 Effective Range Hood Ducting and Design

#7.2 Automatic Range Hood Ducting and Design

#8. High Efficiency HVAC Filter (MERV 13+)

#8. Adavaced Refrigerants

TBD I1. Pre-Plumbing for Solar Water Heating
TBD I2. Preparation for Future Photovoltaic Installation

I4. Net Zero Energy Home

Yes I6. Solar Hot Water Systems to Preheat Domestic Hot Wate TRD 17 Photovoltaic System for Multifamily Projects

TBD J1. Third-Party Verification of Quality of Insulation Installation

J5.2 Non-Residential Spaces Outperform Title 24

TBD J7. Participation in Utility Program with Third-Party Plan Review
TBD J8. ENERGY STAR for Homes

J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst

TBD 14.2 Net Zero Electric
TBD 15. Energy Storage System

. BUILDING PERFORMANCE AND TESTING

No J9. EPA Indoor airPlus Certification
TBD J10. Blower Door Testing

TBD K1.1 Entryways to Individual Units
Yes K1.2 Entryways to Buildings
Yes K2. Zero-VOC Interior Wall and Ceilling Paints

TBD J2. Supply and Return Air Flow Testing

J3. Mechanical Ventilation Testing

J5. Building Energy Performance

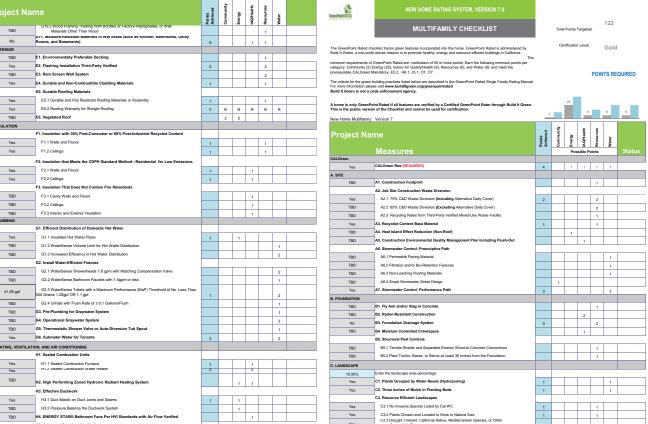
J11. Compartimentalization of Units

K3. Low-VOC Caulks and Adhesives

K4. Environmentally Preferable Materials for Interior Finish

H7. Effective Range Design and Installation

H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards



2 1

1

2

1

1 1 2 2 2

2 1

1 1



D10. Structural Pest and Rot Controls



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Sheet Title:

GREEN POINTS RATED CHECKLIST

16021 Job No. Date: 11/18/2016 Scale:

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Sheet Title:

CONCEPTUAL LANDSCAPE PLAN -SITE

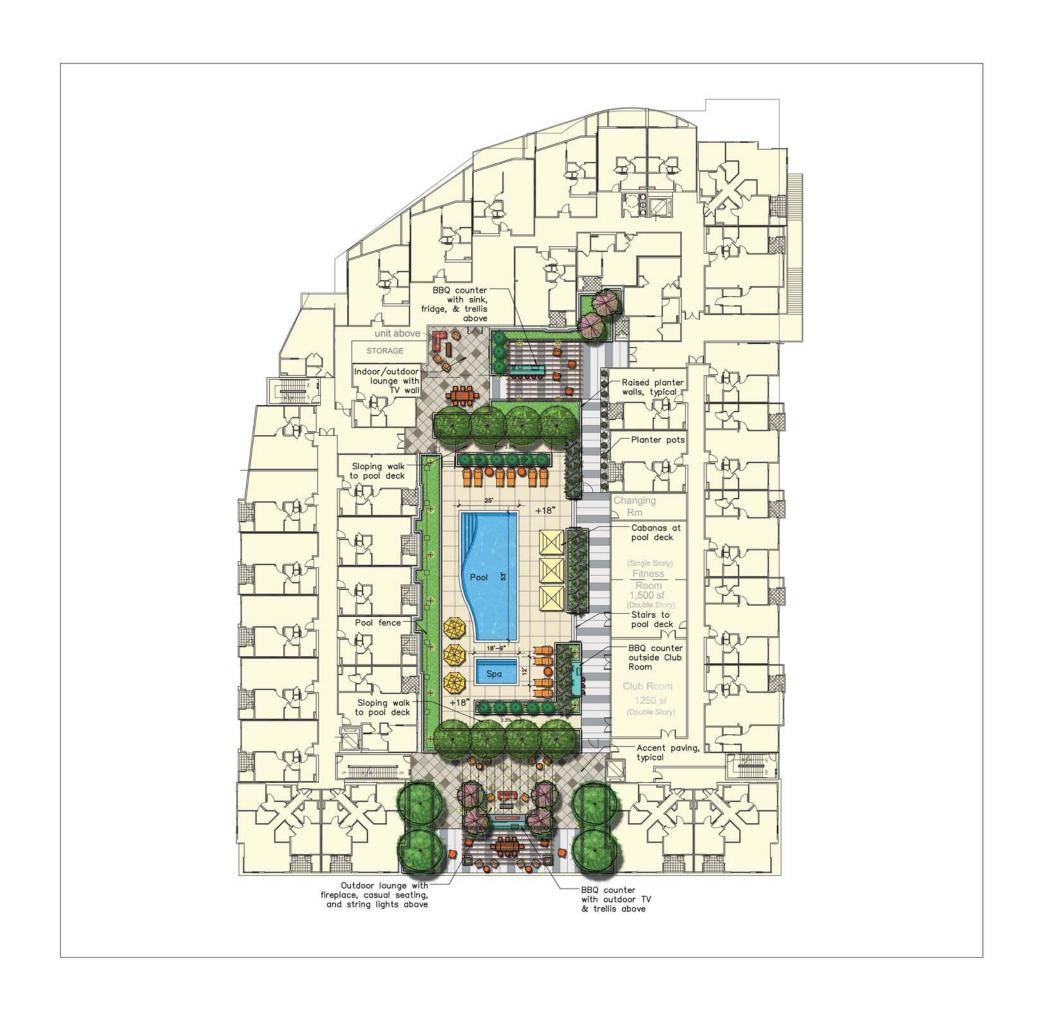
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L2.1







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Sheet Title:

CONCEPTUAL LANDSCAPE PLAN -BLOCK A PODIUM

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SCALE: 1"=20' L2.2





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Landscape Architects - Land Planners

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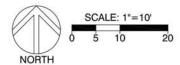
Sheet Title:

CONCEPTUAL LANDSCAPE PLAN -**BLOCK B PODIUM**

Job No. 16021 Date: 11/18/2016 Scale:

Drawn By: Sheet No:

L2.3





TREE DISPOSITION LEGEND

REE DISPOSITION LEGEND							
KEY	DESCRIPTION	QUANTITY					
TREE PROTECTION FENCING	EXISTING TREE TO REMAIN	9					
\odot	PHASE 1 TREES TO REMAIN* *Dependent upon condition of tree at construction time	107					
	EXISTING HERITAGE TREE TREE TO REMAIN	1					
	HERITAGE TREES TO BE REMOVED	11					
(\mathbf{x})	PHASE 1 TREES TO BE REMOVED	152					
×	EXISTING TREE TO BE REMOVED	35					
	NEW TREES TO BE PLANTED (SITE & PODIUM)	144					
	TOTAL TREES ESTIMATED TO BE ON SITE AT TIME OF PROJECT COMPLETION	261					



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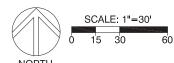
TREE DISPOSITION PLAN

Job No. 16021 Date: 11/18/2016 Scale:

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