STONERIDGE CREEK - NORTH PROPERTY

CONTINUING CARE RETIREMENT COMMUNITY
3300 STONERIDGE CREEK WAY, PLEASANTON, CA 94588
PUD MODIFICATION SUBMITTAL 5.12.2015

PROJECT SUMMARY

VILLA UNITS

TYPE	DESCRIPTION	AREA	TOTAL	BUILDING TYPES		U-1 AREA	R-4 AREA	TOTAL
PLAN A 'SEQUOIA'	1 BED + DEN, 2 BA	ñ1,402 SQ. FT.	1	TYPE 'AD'	1	ñ690 SQ. FT.	ñ3,303 SQ. FT.	ñ3,993 SQ. FT.
PLAN B 'REDWOOD'	2 BED + DEN, 2 BA	ñ1,647 SQ. FT.	6	TYPE 'BB'	3	ñ728 SQ. FT.	ñ3,290 SQ. FT.	ñ4,018 SQ. FT.
PLAN D 'GIANT REDWOOD'	2 BED + DEN + OFFICE, 2 BA	ñ1,900 SQ. FT.	3	TYPE 'DD'	1	ñ728 SQ. FT.	ñ3,802 SQ. FT.	ñ4,530 SQ. FT.
PLAN G	2 BED + DEN + OFFICE, 2.5 BA	ñ2,451 SQ. FT.	2	TYPE 'G'	2	ñ908 SQ. FT.	ñ2,451 SQ. FT.	ñ3,359 SQ. FT.
TOTAL VILLA UNITS =			12	7 BUILDINGS				

GARDEN TERRACE UNITS

APARTMENT LIVING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
UNIT A - "GARDENIA" (1 BEDROOM) - 1,222 sf / 1,288 sf (to ext. walls) / 154 Terrace	9	9		18
UNIT A ALT 1 - "GARDENIA" (1 BEDROOM) - 1,225 sf / 1,287 sf (to ext. walls) / 154 Terrace	3	3		6
UNIT A ALT 2 - "GARDENIA" (1 BEDROOM) - 1,382 sf / 1,448 sf (to ext. walls) / 154 Terrace	1	1		2
UNIT A ALT 3 - "GARDENIA" (1 BEDROOM) - 1,296 sf / 1,362 sf (to ext. walls) / 154 Terrace	1	1		2
UNIT A1 - " " (1 BEDROOM) - 864 sf / 926 sf (to ext. walls) / 115 Terrace	3	3		6
UNIT B - "MAGNOLIA" (2 BEDROOM) - 1,447 sf / 1,526 sf (to ext. walls) / 229 Terrace	4	4		8
UNIT B1 - "STAR MAGNOLIA" (2 BEDROOM) - 1,452 sf / 1,526 sf (to ext. walls) / 215 Terrace	3	3		6
UNIT B1 ALT 1 - "STAR MAGNOLIA" (2 BEDROOM) - 1,414 sf / 1,487 sf (to ext. walls) / 215 Terrace	1	1		2
UNIT C - 2 BEDROOM PENTHOUSE - 2,485 sf / 2,593 sf (to ext. walls) / 370 Terraces			2	2
UNIT D - 2 BEDROOM PENTHOUSE - 2,778 sf / 2,883 sf (to ext. walls) / 358 Terraces			1	1
UNIT E - 2 BEDROOM PENTHOUSE - 2,529 sf / 2,626 sf (to ext. walls) / 447 Terraces			1	1
UNIT F - 2 BEDROOM PENTHOUSE - 2,734 sf / 2,853 sf (to ext. walls) / 460 Terraces			1	1
UNIT G - 2 BEDROOM PENTHOUSE - 2,706 sf / 2,809 sf (to ext. walls) / 371 Terraces			1	1
TOTAL GARDEN TERRACE UNITS =				**56**

INDEPENDENT LIVING UNITS

TYPE	DESCRIPTION	AREA (EXTERIOR WALL)	AREA (INTERIOR WALL)	FIRST	SECOND	THIRD	FOURTH	TOTAL
PLAN A 'MAPLE'	1 BED,1 BA	ñ837 SQ. FT.	ñ769 SQ. FT.	2	2	2	2	8
PLAN A alt	1 BED,1 BA	ñ803 SQ. FT.	ñ734 SQ. FT.	1	-	-	2	3
PLAN A alt 2	1 BED,1 BA	ñ837 SQ. FT.	ñ769 SQ. FT.	1	1	1	1	4
PLAN A3	1 BED,1 BA	ñ874 SQ. FT.	ñ802 SQ. FT.	2	2	2	2	8
PLAN A3 alt	1 BED,1 BA	ñ873 SQ. FT.	ñ805 SQ. FT.	1	-	-	-	1
PLAN A3 alt 2	1 BED + DEN,1 BA	ñ1,193 SQ. FT.	ñ1,112 SQ. FT.	-	1	1	1	3
PLAN B 'WALNUT'	2 BED, 2 BA	ñ1,198 SQ. FT.	ñ1,115 SQ. FT.	6	6	7	2	21
PLAN B alt	2 BED, 2 BA	ñ1,337 SQ. FT.	ñ1,243 SQ. FT.	-	2	2	2	6
PLAN B1 'SYCAMORE'	1 BED + DEN, 1.5 BA	ñ1,162 SQ. FT.	ñ1,090 SQ. FT.	1	1	1	-	3
PLAN B1 alt	1 BED,1.5 BA	ñ1,106 SQ. FT.	ñ1,033 SQ. FT.	1	1	1	1	4
PLAN E	STUDIO, 1 BA	ñ868 SQ. FT.	ñ893 SQ. FT.	1	1	1	1	4
PLAN C 'HERITAGE OAK'	2 BED + DEN, 2 BA	ñ1,453 SQ. FT.	ñ1,382 SQ. FT.	1	1	1	-	3
PLAN D 'CEDAR'	1 BED, 1 BA	ñ802 SQ. FT.	ñ826 SQ. FT.	3	3	3	3	12
PENTHOUSE 'G'	2 BED + DEN, 2.5 BA	ñ1,862 SQ. FT.	ñ1,749 SQ. FT.	-	-	-	1	1
PENTHOUSE 'H'	2 BED + DEN, 2.5 BA	ñ1,961 SQ. FT.	ñ1,845 SQ. FT.	-	-	-	1	1
PENTHOUSE 'J'	2 BED + 2 DEN, 2.5 BA	ñ2,400 SQ. FT.	ñ2,261 SQ. FT.	-	-	-	1	1
TOTAL INDEPENDENT LIVING UNITS =				20	21	22	20	83
GUEST UNIT 'F'	STUDIO, 1 BA	ñ811 SQ. FT.	ñ865 SQ. FT.	1				1
GRAND TOTAL LIVING UNITS (NOT INCLUDING GUEST UNIT) =								151
GUEST SUITES (UNIT F)								1

GROSS FLOOR AREA**

	AREA
INDEPENDENT LIVING UNITS	ñ117,275 SQ. FT.
VILLA UNITS	ñ21,886 SQ. FT.
GARDEN TERRACE UNITS	ñ100,589 SQ. FT.
PAVILION	ñ4,653 SQ. FT.
GRAND TOTAL=	ñ244,403 SQ. FT.

SITE AREA: ñ533,332 SQ. FT. (ñ12.24 ACRES)
FLOOR AREA RATIO: 244,403 / 533,332 = .46
**FLOOR AREAS DO NOT INCLUDE PARKING STRUCTURE, GARAGES, PORCHES, PATIOS, BALCONIES, COVERED WALKWAYS/ARCADES, WALLED IN MECHANICAL/STORAGE YARDS, NOR OPEN TO BELOW SPACES.
AREA OF PARKING STRUCTURE: 83,460 SQ. FT. (NOT INCLUDED ABOVE)

PARKING SUMMARY

NEW SURFACE PARKING:

STANDARD:	81 STALLS
ACCESSIBLE:	2 STALLS
TOTAL SURFACE:	83 STALLS

NEW SUBTERRANEAN GARAGE PARKING:

STANDARD:	187 STALLS
TANDEM:	35 STALLS
ACCESSIBLE:	8 STALLS
TOTAL SUBTERRANEAN:	230 STALLS

EXISTING PARKING SPACES ELIMINATED:

FACILITIES MAINTENANCE:	5 ELIMINATED (SURFACE UNCOVERED)
ILU 2:	60 ELIMINATED (SURFACE UNCOVERED)
ILU 3:	10 ELIMINATED (SURFACE UNCOVERED)
TOTAL ELIMINATED:	75 STALLS

GRAND TOTAL NEW PARKING PROVIDED: 300 TOTAL - 75 ELIMINATED = 225 NET NEW STALLS

PARKING REQUIRED (1 STALL/UNIT):	**139 STALLS (NOT INCLUDING VILLAS)**
SURPLUS STALLS BEYOND REQUIRED:	**77 SUBTERRANEAN STALLS (INCLUDING TANDEM)**
	9 GUEST STALLS @ VILLAS

ALLOCATION OF NEW PARKING STALLS:

FACILITIES MAINTENANCE:	5 (SURFACE UNCOVERED)
ILU 2:	60 (SUBTERRANEAN)
ILU 3:	5 (SURFACE UNCOVERED)
	5 (SUBTERRANEAN)
ILU 5:	46 (SURFACE UNCOVERED)
	50 (SUBTERRANEAN)
GT'S:	18 (SURFACE UNCOVERED)
	38 (SUBTERRANEAN)
VILLAS	9 GUEST (SURFACE UNCOVERED) + PRIVATE GARAGES

PROJECT DIRECTORY

OWNER:
CONTINUING LIFE COMMUNITIES PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

TEL: 760.704.6000
FAX: 760.704.6267
CONTACT: RYAN CURRIE
rcurrie@stoneridgecreek.com

ARCHITECT:
VAN TILBURG, BANVARD & SODERBERGH, AIA
1738 BERKELEY STREET
SANTA MONICA, CA 90404

TEL: 310.394.0273
FAX: 310.394.2424
CONTACT: DENNIS DIBIASE
ddibiase@vtbs.com

CIVIL ENGINEER:
RUGGERI JENSEN-AZAR AND ASSOCIATES
4690 CHABOT DRIVE SUITE 200
PLEASANTON, CA 94588

TEL: 925.227.9100
FAX: 925.227.9300
CONTACT: EDDIE SIEU
esieu@rja-gps.com

LANDSCAPE ARCHITECT:
GATES AND ASSOCIATES
2671 CROW CANYON RD.
SAN RAMON, CA 94583

TEL: 925.736.8176
FAX: 925.736.8184
CONTACT: KIMMY CHEN
kimmy@dgates.com

PROJECT DESCRIPTION

THIS PROJECT IS THE THIRD PHASE OF A CONTINUING CARE RETIREMENT COMMUNITY CONSISTING OF DETACHED AND DUPLEX RESIDENTIAL UNITS; 2 AND 3 STORY GARDEN APARTMENTS ON A PODIUM; 4 STORY, ON-GRADE INDEPENDENT LIVING APARTMENTS; AND A SINGLE STORY PAVILION BUILDING WITH FULL FOOD SERVICE FUNCTIONS AND RECREATION SPACE. PARKING WILL BE ON-GRADE IN ADDITION TO A SINGLE-LEVEL SUBTERRANEAN PARKING GARAGE.

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A1.0 ARCHITECTURAL SITE PLAN
A1.1 GREEN BUILDING CHECKLIST

THE PAVILION
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PV-A2.1 CONCEPTUAL FLOOR PLAN
PV-A2.2 CONCEPTUAL ROOF PLAN
PV-A3.1 CONCEPTUAL BUILDING ELEVATIONS

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V-A1.1 CONCEPTUAL STREETSCENE - COLOR
V-A2.1 CONCEPTUAL BUILDING PLAN/ELEVATIONS - TYPE AD
V-A2.2 CONCEPTUAL BUILDING PLAN/ELEVATIONS - TYPE BB
V-A2.3 CONCEPTUAL BUILDING PLAN/ELEVATIONS - TYPE DD
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GARDEN TERRACES
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GT-A2.5 CONCEPTUAL ROOF PLAN
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GT-A3.2 BUILDING 2 - CONCEPTUAL BUILDING ELEVATIONS
GT-A3.3 BUILDING 3 - CONCEPTUAL BUILDING ELEVATIONS
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GT-A4.2 TYPICAL UNIT PLANS
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GT-A4.4 TYPICAL UNIT PLANS
GT-A4.5 TYPICAL UNIT PLANS
GT-A4.6 TYPICAL UNIT PLANS
GT-A4.7 TYPICAL UNIT PLANS

INDEPENDENT LIVING UNITS
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IL-A2.1 CONCEPTUAL FIRST FLOOR PLAN
IL-A2.2 CONCEPTUAL SECOND FLOOR PLAN
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IL-A2.5 CONCEPTUAL ROOF PLAN
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IL-A3.2 CONCEPTUAL BUILDING ELEVATIONS
IL-A4.1 TYPICAL UNIT PLANS
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L-2 COURTYARD ENLARGEMENT
L-3 TYPICAL LANDSCAPE ON PODIUM
L-4 TREE DIAGRAM
L-5 PLANT LIST
L-6 PLANT PALETTE
L-7 SITE ELEMENTS

CIVIL DRAWINGS
C1.0 EXISTING CONDITIONS PLAN
C2.0 PRELIMINARY SITE PLAN
C3.0 PRELIMINARY FIRE TURNING PATH PLAN
C4.0 PRELIMINARY GRADING PLAN
C5.0 PRELIMINARY UTILITY PLAN
C6.0 PRELIMINARY STORMWATER MANAGEMENT

A0.0

JUNE 25, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

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PLEASANTON, CALIFORNIA

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SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424
www.vtbs.com

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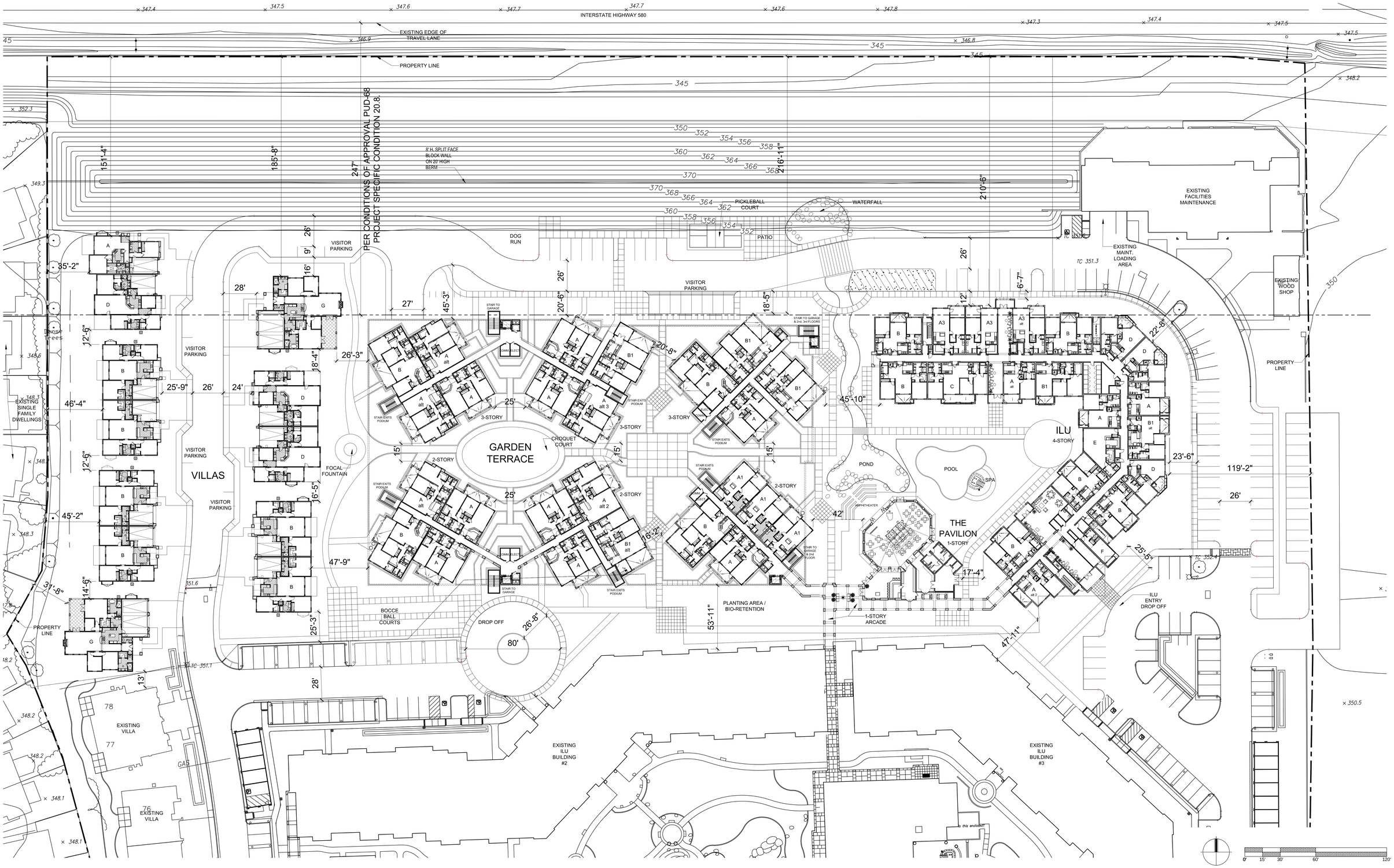

ARCHITECTURAL SITE PLAN

A1.0

JUNE 25, 2015

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GreenPoint RATED — A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.2

Total Points Targeted: 52

Certfication Level: Certified

POINTS REQUIRED

Project Name	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**					1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 65% C&D Waste Diversion (**Including** Alternative Daily Cover)	2				2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material**					1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path**						3	
B. FOUNDATION								
TBD	**B1. Fly Ash and/or Slag in Concrete**					1		
TBD	**B2. Radon-Resistant Construction**				2			
TBD	**B3. Foundation Drainage System**					2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage							
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	**C5. Trees to Moderate Building Temperature**		1	1			1	
Yes	**C6. High-Efficiency Irrigation System**	2					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	0					2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD	**C11. Landscape Meets Water Budget**						2	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1		
TBD	**C13. Reduced Light Pollution**		1					
TBD	**C14. Large Stature Tree(s)**		1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
TBD	**C17. Community Garden**		2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies**					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
TBD	**D4. Insulated Headers**			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
16 inches	**D8. Overhangs and Gutters**	1		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	D10. Structural Pest and Rot Controls						
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**				1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
TBD	**E2. Flashing Installation Third-Party Verified**					2	
TBD	**E3. Rain Screen Wall System**					2	
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1	
	E5. Durable Roofing Materials						
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
TBD	E5.2 Roofing Warranty for Shingle Roofing		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						
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
	F3. Insulation That Does Not Contain Fire Retardants						
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
	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 with Matching Compensation Valve						2
TBD	G2.2 WaterSense Bathroom Faucets						1
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams						1
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. Submeter Water for Tenants**						2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1		
	H3. Effective Ductwork						
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1		
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				1		
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2		
	H7. Effective Range Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
I. RENEWABLE ENERGY							
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1			
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1			
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
	I4. Net Zero Energy Home						
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	**I5. Solar Hot Water Systems to Preheat Domestic Hot Water**			4			
TBD	**I6. Photovoltaic System for Multifamily Projects**			12			
J. BUILDING PERFORMANCE AND TESTING							
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1		
TBD	**J2. Supply and Return Air Flow Testing**			1	1		
TBD	**J3. Mechanical Ventilation Testing and Low Leakage**				1		
TBD	**J4. Combustion Appliance Safety Testing**				1		
2008	**J5. Building Performance Exceeds Title 24 Part 6**						
10.0%	J5.1 Home Outperforms Title 24	15		30			
10.0%	J5.2 Non-Residential Spaces Outperform Title 24	10		15			
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1			
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1			
TBD	**J8. ENERGY STAR for Homes**			1			
No	**J9. EPA Indoor airPlus Certification**				1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
TBD	K1.1 Entryways to Individual Units				1		
TBD	K1.2 Entryways to Buildiings				1		
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			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		
TBD	**K9. Durable Cabinets**				2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**				1		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
L. FLOORING							
TBD	**L1. Environmentally Preferable Flooring**					3	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3		
TBD	**L3. Durable Flooring**					1	
TBD	**L4. Thermal Mass Flooring**			1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
TBD	**M2. CEE-Rated Clothes Washer**			1			2
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			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						
TBD	M5.1 High-Efficacy Lighting			2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	**M6. Central Laundry**						1
TBD	**M7. Gearless Elevator**			1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1		1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
TBD	**N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop**		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
TBD	N3.2 Connection to Pedestrian Pathways		1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
TBD	N3.5 Bicycle Storage for Residents		1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
TBD	N3.7 Reduced Parking Capacity		2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
Yes	N5.4 Social Gathering Space	1	1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Affordability						
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
	N9. Mixed-Use Developments						
TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance		1				
TBD	N9.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5
TBD	**O5. Home System Monitors**			2			1
	O6. Green Building Education						
No	O6.1 Marketing Green Building	0	2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
P. DESIGN CONSIDERATIONS							
	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
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
	P3. Commissioning						
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			1	1		
TBD	P3.3 Post-Construction Phase			1	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
Summary							
	Total Available Points in Specific Categories	381	43	138	61	86	53
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
	Total Points Achieved	51.5	2.0	29.0	8.5	6.0	6.0

GREEN BUILDING CHECKLIST

A1.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

STONERIDGE CREEK - NORTH PROPERTY

PLEASANTON, CALIFORNIA

VTBS NO. 14068

1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424
www.vtbs.com

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VAN TILBURG, BANVARD & SODERBERGH, AIA
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EXTERIOR MATERIALS & COLORS

1A PORTLAND CEMENT PLASTER
20/30 SAND FINISH
COLOR: "NAGAS EYE" FRAZEE CL 2TAND

1B PORTLAND CEMENT PLASTER
20/30 SAND FINISH
COLOR:"BONAPARTE" FRAZEE CL 2984M

2 9" CONCRETE ROOF TILE
COLOR: 3689 "BROWN RANGE"
CAPISTRANO SERIES BY EAGLE

3 PLASTER FINISHED FASCIA W/METAL GUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2636N

4 PLASTER FINISHED FALSE RAFTER TAIL
COLOR: "LUMBERJACK" FRAZEE CL 2636N

5 PLASTER FINISHED CORBEL
COLOR TO MATCH ADJACENT PLASTER

6 PLASTER FINISHED TRIM
COLOR: "BONAPARTE" FRAZEE CL 2984M

7 PAINTED METAL GUARDRAIL
COLOR: "WITCHING HOUR" FRAZEE CL 3187N

8 PAINTED METAL ACCENT RAIL
COLOR: "WITCHING HOUR" FRAZEE CL 3187N

9 PLASTER FINISHED LANDSCAPE WALL
COLOR: "DINGO" FRAZEE CL 2T44D

10 PLASTER FINISHED RECESS
COLOR TO MATCH ADJACENT PLASTER

11 METAL SCUPPER W/DECORATIVE COVER
COLOR: "BONAPARTE" FRAZEE CL 2984M

12 ALUMINUM STOREFRONT
COLOR: MEDIUM BRONZE

13 RIB-CAST CONCRETE TRIM
COLOR TO MATCH "BONAPARTE" FRAZEE CL 2984M

14 PAINTED METAL DOWNSPOUT
COLOR: "LUMBERJACK" FRAZEE CL 2636N

15 PLASTER FINISHED FALSE BRACKET
COLOR: "LUMBERJACK" FRAZEE CL 2636N

CONCEPTUAL ELEVATIONS - COLOR

PV-A1.1

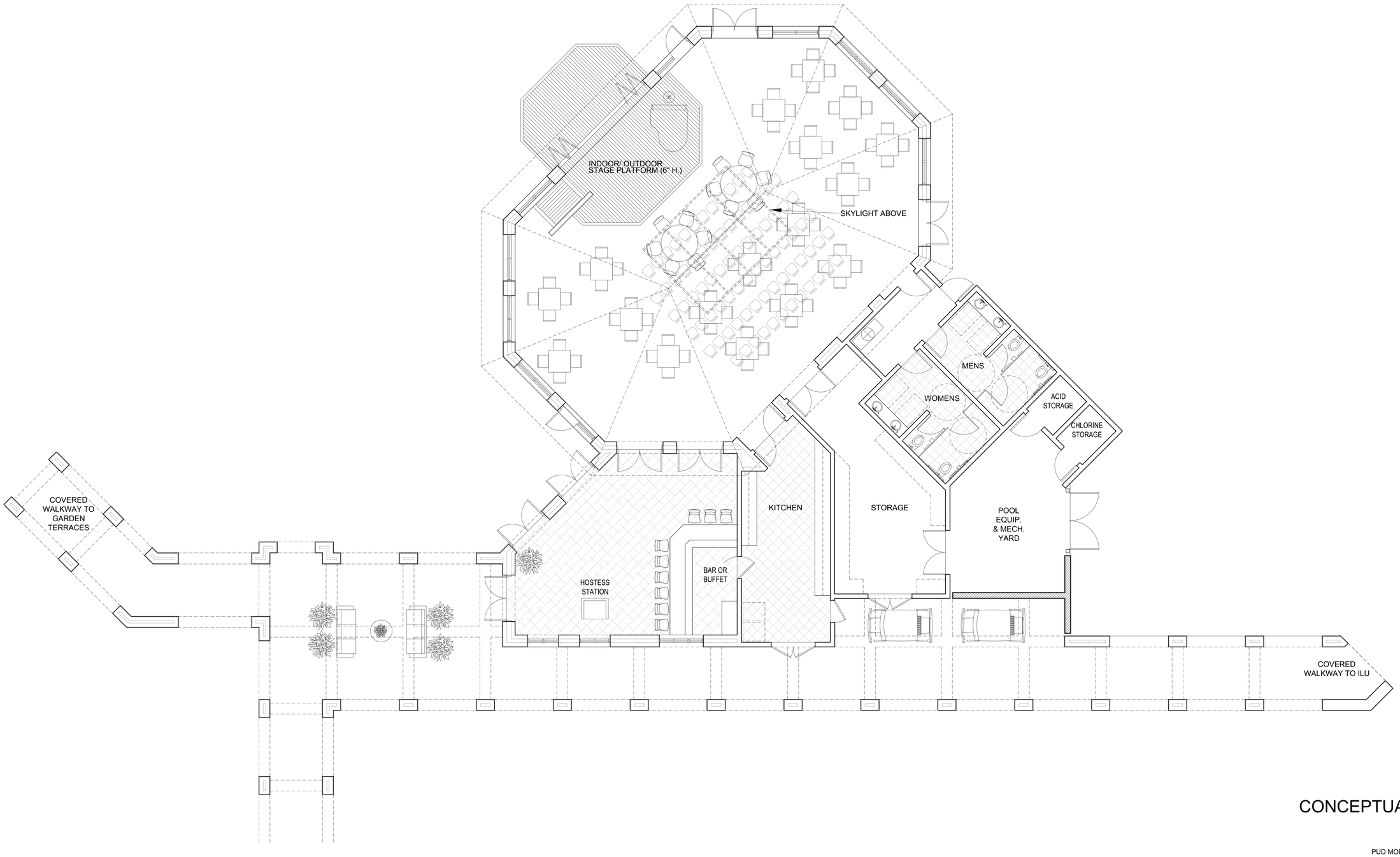
PUD MODIFICATION SUBMITTAL - MAY 13, 2019

PREPARED FOR
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
5960 LEGACY STREET
CARLSBAD, CA 92008

THE PAVILION
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

VTBR NO. 14000

VAN TILBURG, BANVARD & SOMERBERGER, AIA



0' 2' 4' 8' 16'

CONCEPTUAL FLOOR PLAN

PV-A2.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
CARLSBAD, CA 92009

THE PAVILION
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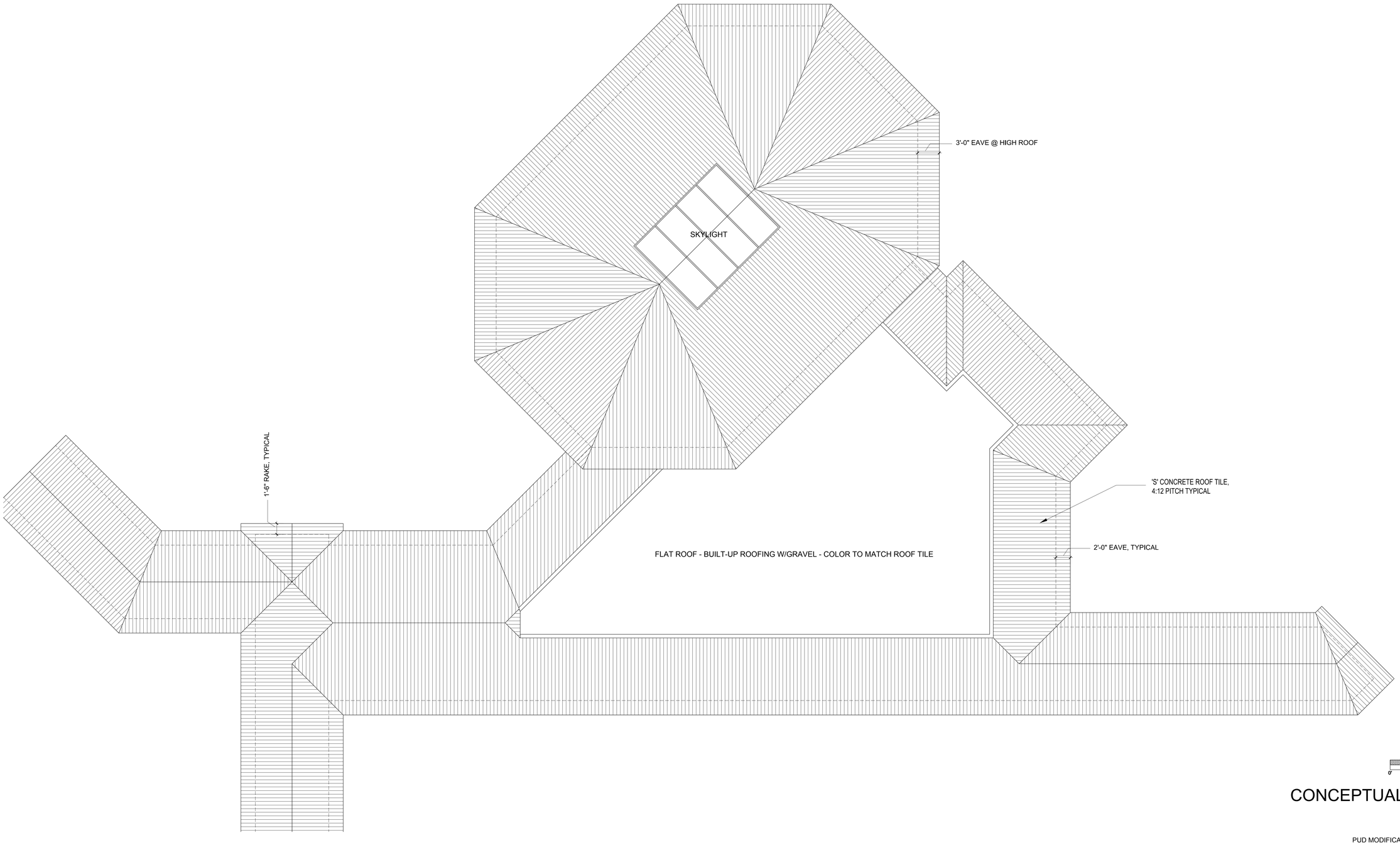

0' 2' 4' 8' 16'

CONCEPTUAL ROOF PLAN

PV-A2.2

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
CARLSBAD, CA 92009

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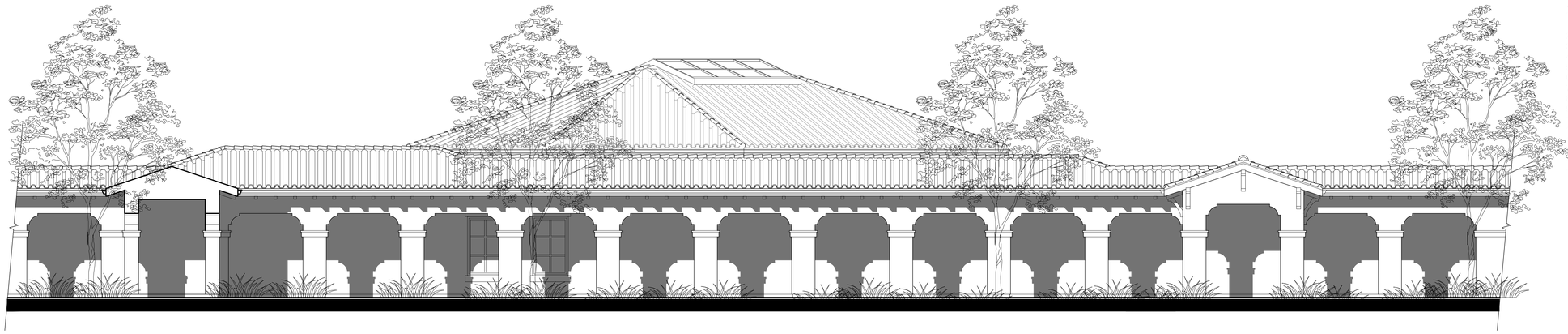
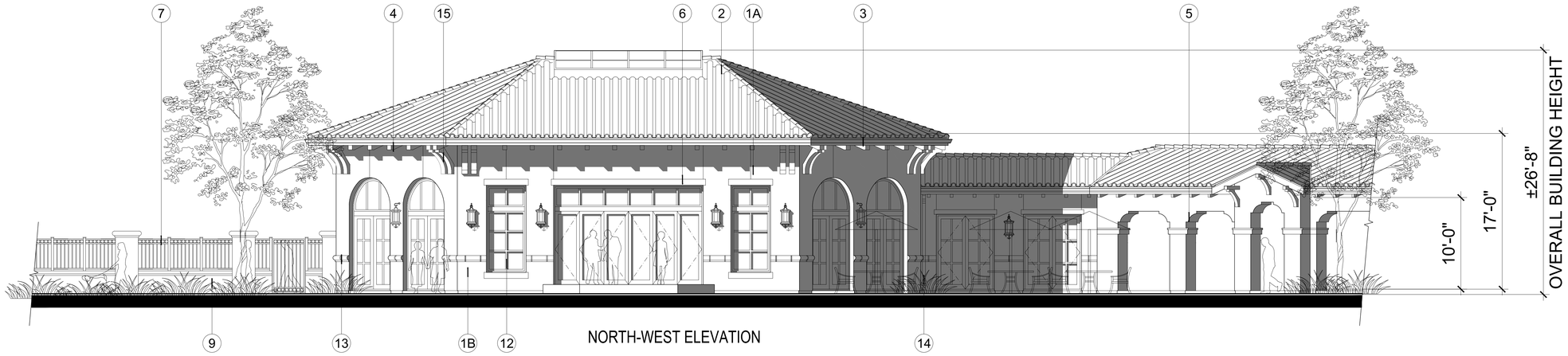


SOUTH ELEVATION

EXTERIOR MATERIALS

1A PORTLAND CEMENT PLASTER-
20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL ACCENT RAIL
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED RECESS
11 METAL SCUPPER W/DECORATIVE COVER
12 ALUMINUM STOREFRONT
13 PRE-CAST CONCRETE TRIM
14 PAINTED METAL DOWNSPOUT
15 PLASTER FINISHED FALSE BRACKET



NORTH-WEST ELEVATION

NORTH-EAST ELEVATION

0' 4' 8' 16' 32'

CONCEPTUAL ELEVATIONS

PV-A3.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

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EXTERIOR MATERIALS & COLORS

1A PORTLAND CEMENT PLASTER
20/30 SAND FINISH
COLOR: "BLABERRY" FRAZEE CLW 1007W

1B PORTLAND CEMENT PLASTER
20/30 SAND FINISH
COLOR: "POCO" FRAZEE CL 2743M

1C PORTLAND CEMENT PLASTER
20/30 SAND FINISH
COLOR: "SIESENT" FRAZEE CL 2725D

1D PORTLAND CEMENT PLASTER
20/30 SAND FINISH
COLOR: "SUPERNATURAL" FRAZEE CLC 13770

2 "S" CONCRETE ROOF TILE
COLOR: 3689 "BROWN RANGE"
CAPISTRANO SERIES BY EAGLE

3 PLASTER FINISHED FASCIA W/METAL GUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2639N

4 PLASTER FINISHED FALSE RAFTER TAIL
COLOR: "LUMBERJACK" FRAZEE CL 2639N

5 PLASTER FINISHED TRIM
COLOR: "BONAPARTE" FRAZEE CL 2664M

6 PLASTER FINISHED CORBEL
COLOR TO MATCH ADJACENT PLASTER

7 METAL ACCENT OVER PLASTER FINISHED RECESS
COLOR: "WITCHING HOUR" FRAZEE CL 3180N

8 PAINTED METAL LOUVERED VENT
COLOR TO MATCH ADJACENT PLASTER

9 PAINTED WOOD RAILING
COLOR: "LUMBERJACK" FRAZEE CL 2639N

10 PAINTED VINYL SHUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2639N

11 SECTIONAL GARAGE DOOR
COLOR: "LUMBERJACK" FRAZEE CL 2639N

12 VINYL NAIL-ON WINDOW (RECESSED 1-1/2" AT SELECT LOCATIONS ONLY)
COLOR: WHITE

13 PAINTED METAL DOWNSPOUT
COLOR: "LUMBERJACK" FRAZEE CL 2639N

CONCEPTUAL STREETSCENE - COLOR

V-A1.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2010

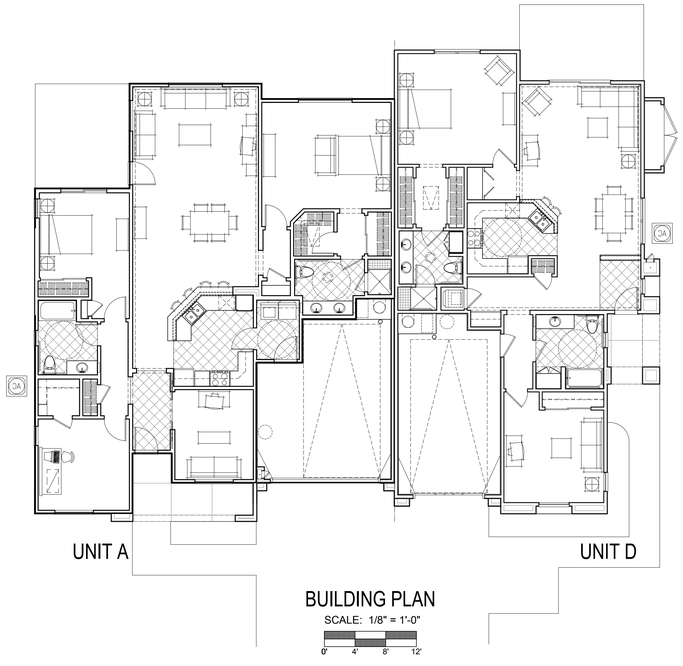
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

THE VILLAS
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

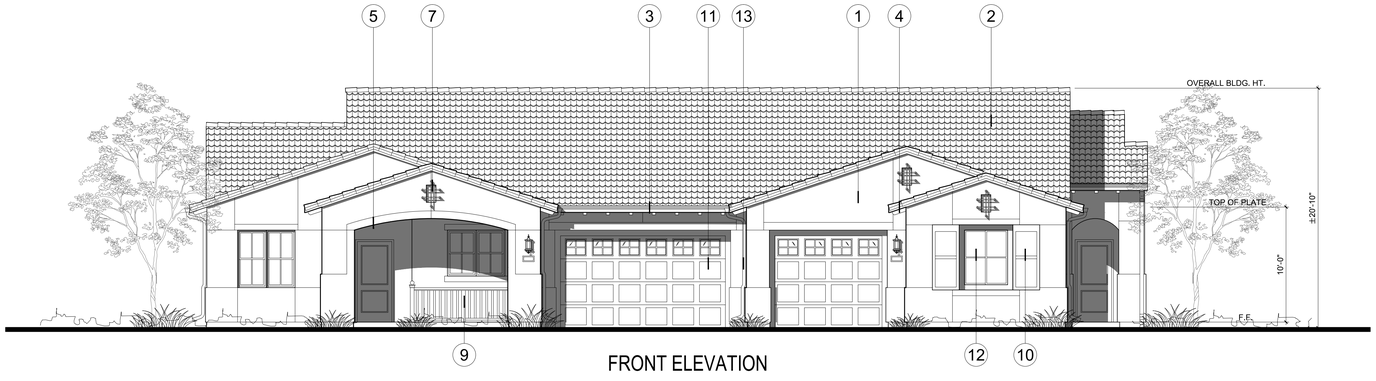
VAN DUSEN, SANYARD & SOMERBERGH, AIA

EXTERIOR MATERIALS

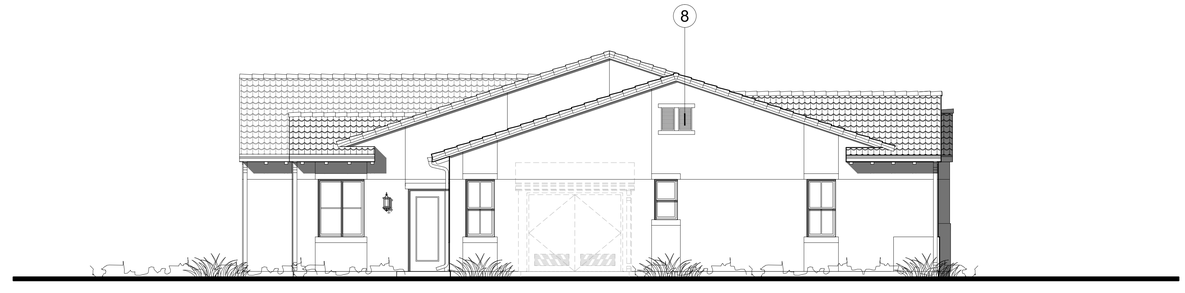
1 PORTLAND CEMENT PLASTER-
20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED TRIM
6 PLASTER FINISHED CORBEL
7 PAINTED METAL ACCENT OVER PLASTER FINISHED RECESS
8 METAL LOUVERED VENT
9 PAINTED WOOD RAILING
10 VINYL SHUTTERS (NON-OPERABLE)
11 SECTIONAL GARAGE DOOR
12 NAIL-ON WINDOW (RECESSED 1-$\frac{1}{2}$" @ SELECT ELEVATIONS ONLY)
13 PAINTED METAL DOWNSPOUT



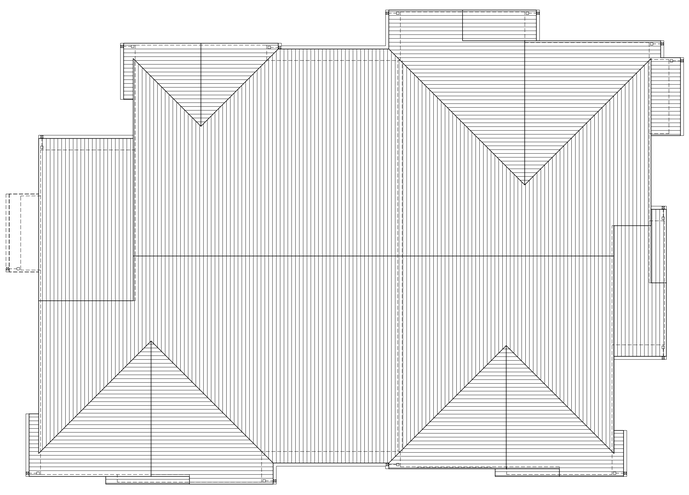
BUILDING PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 12'



FRONT ELEVATION



LEFT ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 12'

REAR ELEVATION

RIGHT ELEVATION

0' 2' 4' 8' 16'

CONCEPTUAL BUILDING PLAN/ELEVATIONS -TYPE AD

V-A2.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

THE VILLAS
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

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SANTA MONICA, CA 90404
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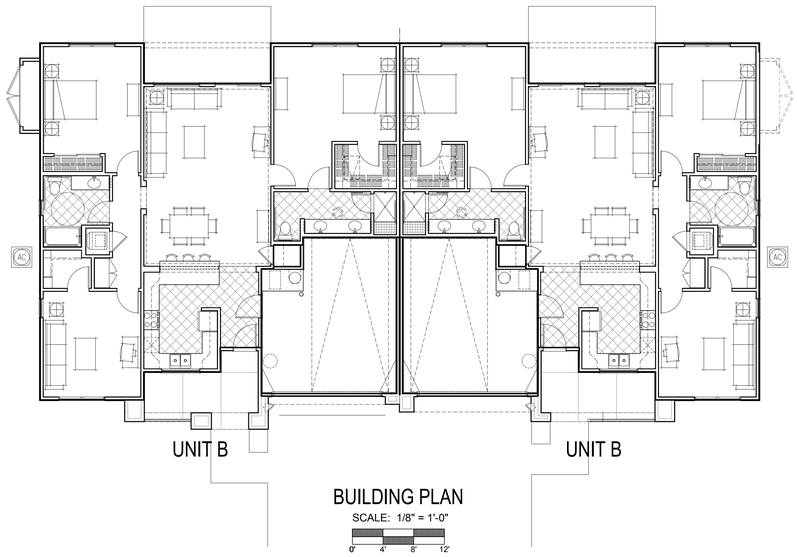
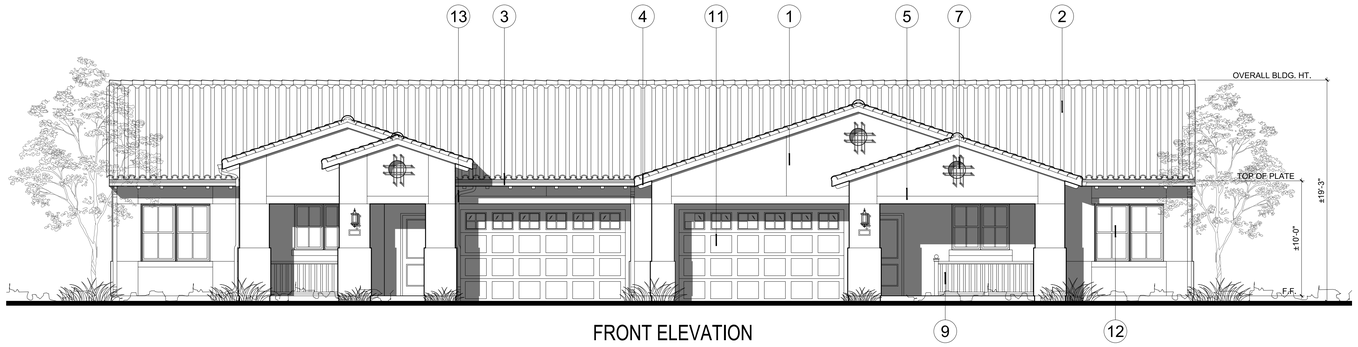
EXTERIOR MATERIALS

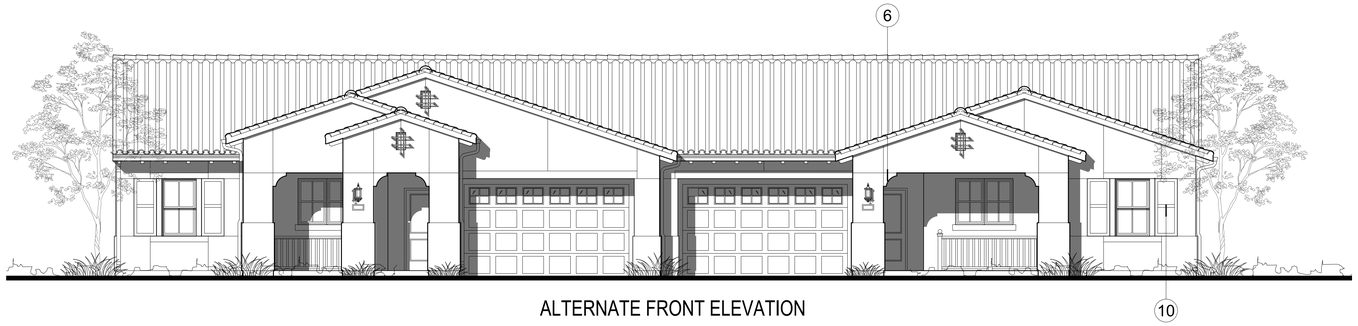
1 PORTLAND CEMENT PLASTER-20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED TRIM
6 PLASTER FINISHED CORBEL
7 PAINTED METAL ACCENT OVER PLASTER FINISHED RECESS
8 METAL LOUVERED VENT
9 PAINTED WOOD RAILING
10 VINYL SHUTTERS (NON-OPERABLE)
11 SECTIONAL GARAGE DOOR
12 NAIL-ON WINDOW (RECESSED 1-$\frac{1}{2}$" @ SELECT ELEVATIONS ONLY)
13 PAINTED METAL DOWNSPOUT



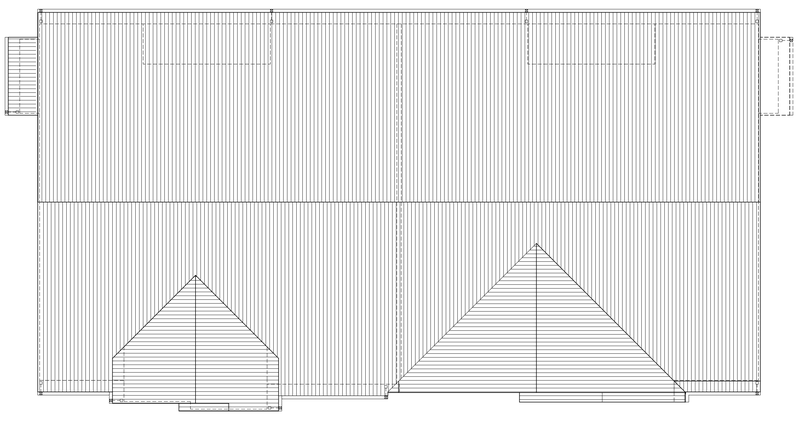
BUILDING PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 12'



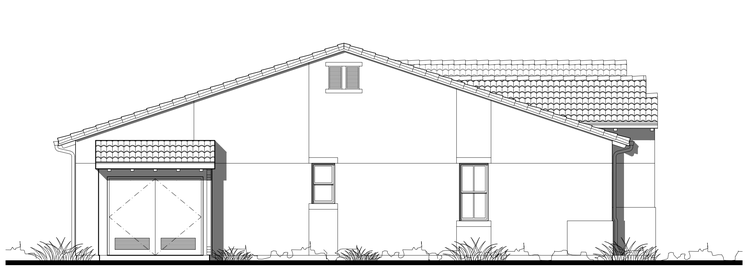
FRONT ELEVATION



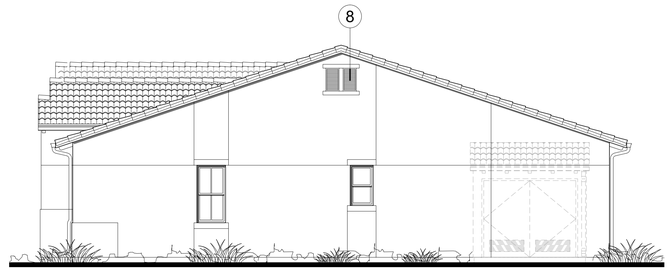
ALTERNATE FRONT ELEVATION



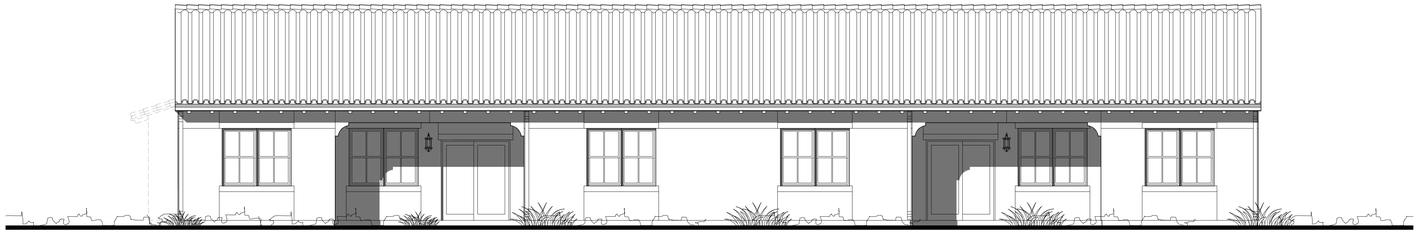
ROOF PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 12'



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

0' 2' 4' 8' 16'

CONCEPTUAL BUILDING PLAN/ELEVATIONS -TYPE BB

V-A2.2

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

THE VILLAS
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PLEASANTON, CALIFORNIA

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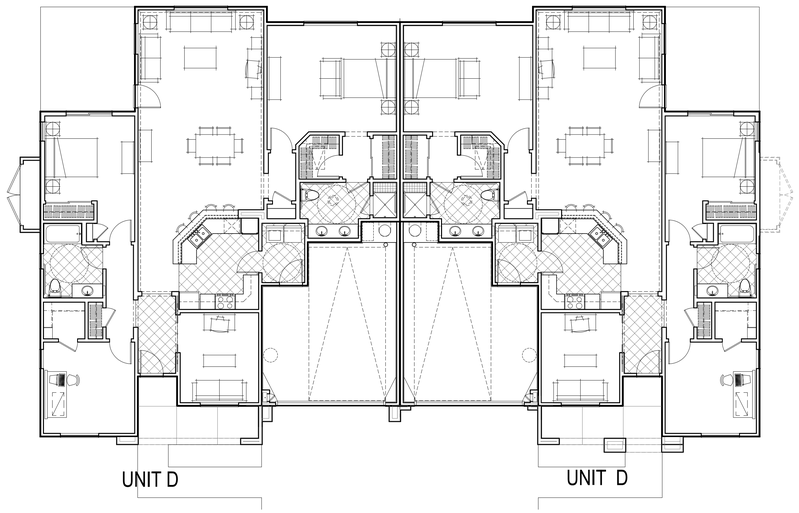
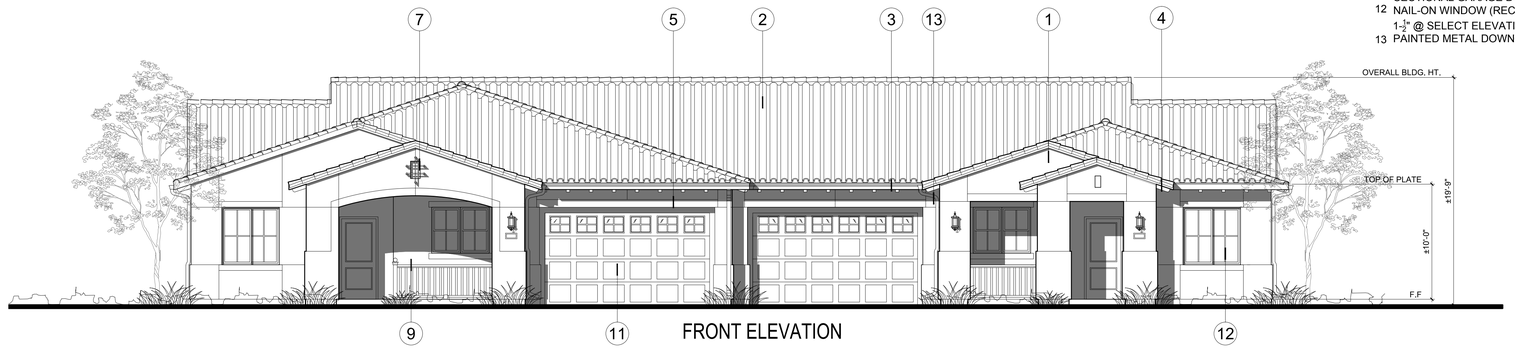
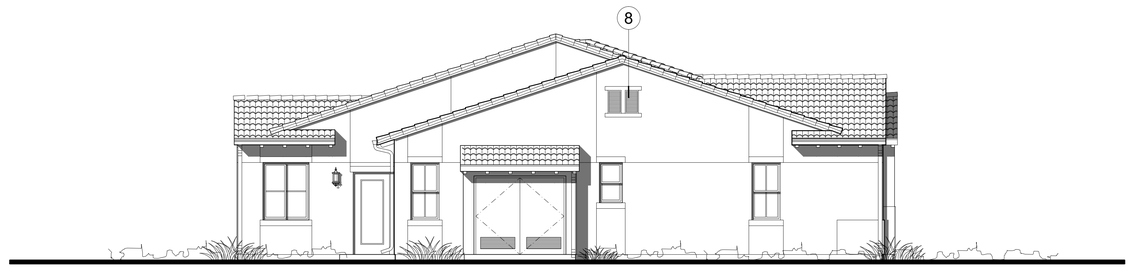
11 SECTIONAL GARAGE DOOR
12 NAIL-ON WINDOW (RECESSED 1-$\frac{1}{2}$" @ SELECT ELEVATIONS ONLY)
13 PAINTED METAL DOWNSPOUT



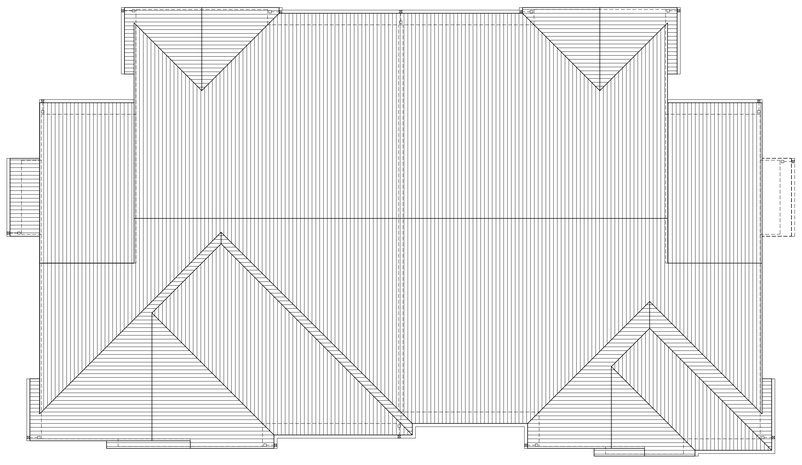
BUILDING PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 12'



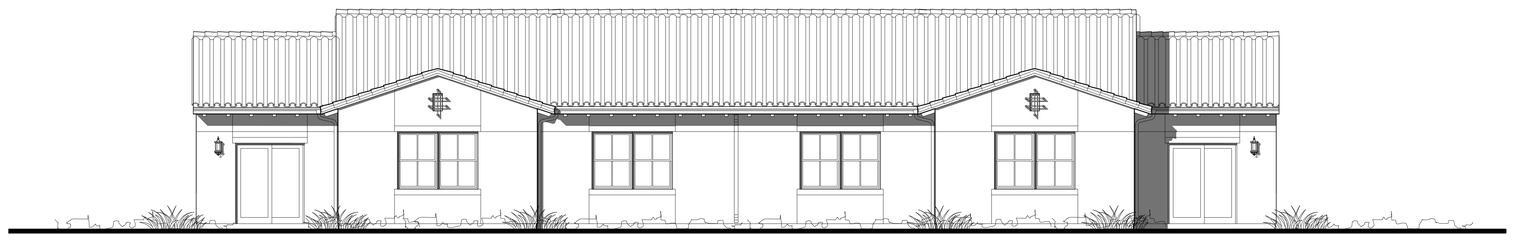
FRONT ELEVATION



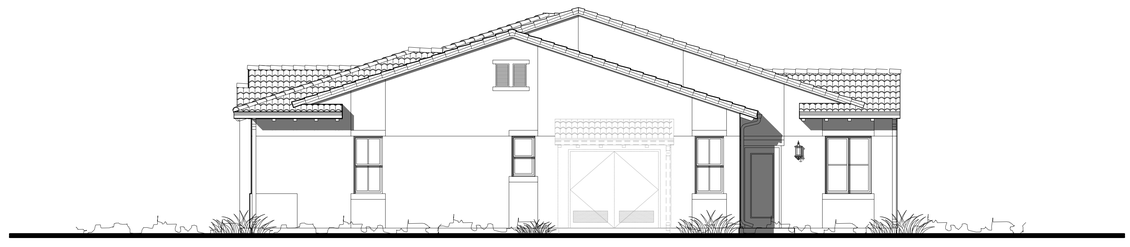
LEFT ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 12'



REAR ELEVATION



RIGHT ELEVATION

0' 2' 4' 8' 16'

CONCEPTUAL BUILDING PLAN/ELEVATIONS -TYPE DD

V-A2.3

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

THE VILLAS
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

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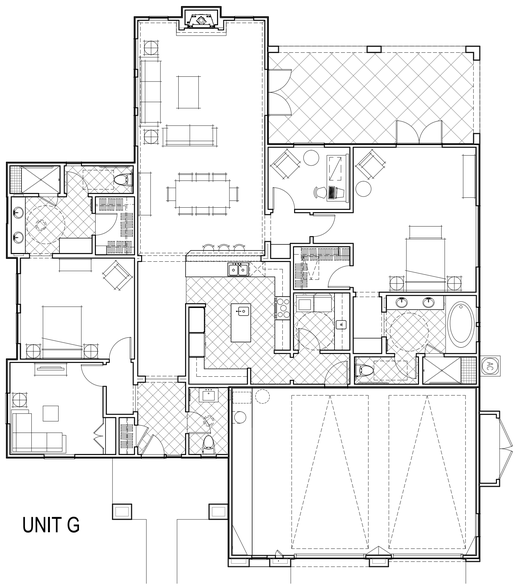
EXTERIOR MATERIALS

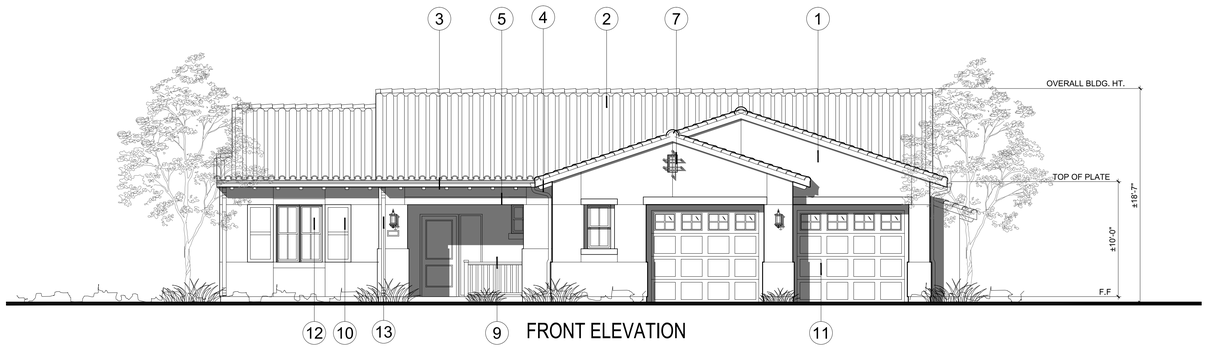
1 PORTLAND CEMENT PLASTER-
20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED TRIM
6 PLASTER FINISHED CORBEL
7 PAINTED METAL ACCENT OVER PLASTER FINISHED RECESS
8 METAL LOUVERED VENT
9 PAINTED WOOD RAILING
10 VINYL SHUTTERS (NON-OPERABLE)
11 SECTIONAL GARAGE DOOR
12 NAIL-ON WINDOW (RECESSED 1-$\frac{1}{4}$" @ SELECT ELEVATIONS ONLY)
13 PAINTED METAL DOWNSPOUT



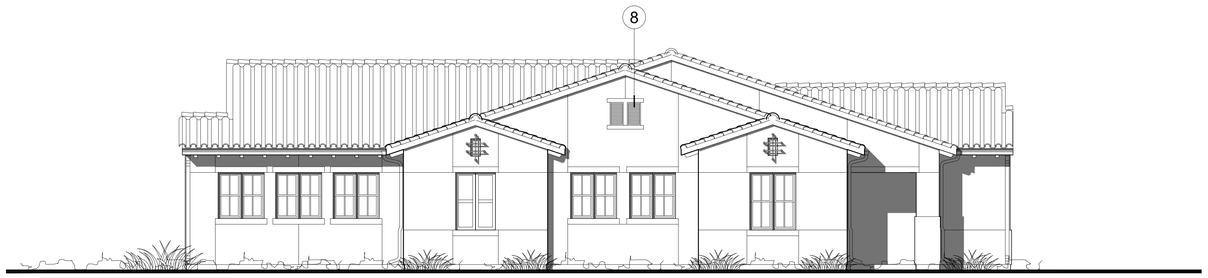
BUILDING PLAN

SCALE: 1/8" = 1'-0"

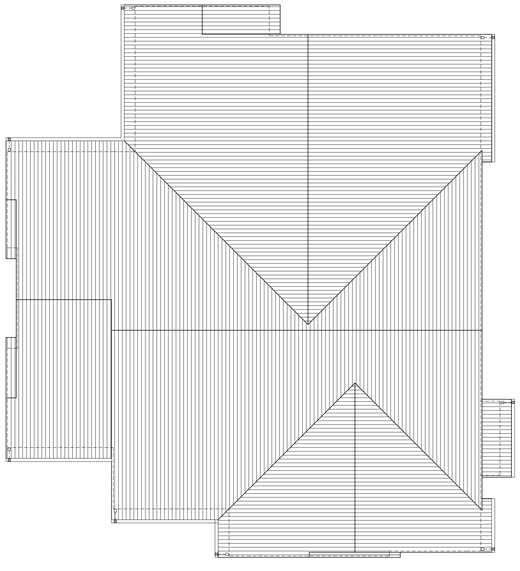
0' 4' 8' 12'



FRONT ELEVATION



LEFT ELEVATION

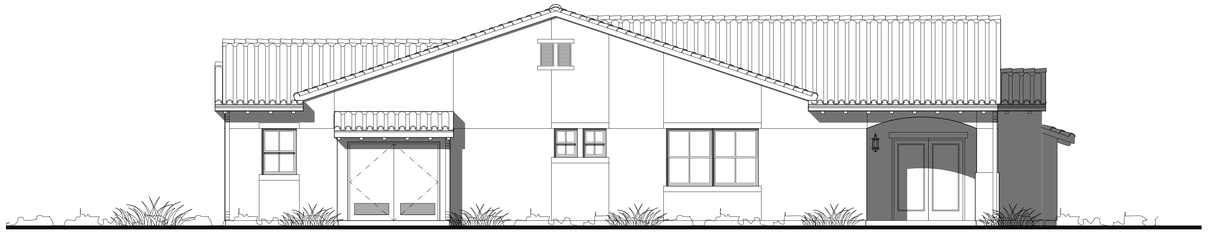


ROOF PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 12'

REAR ELEVATION



RIGHT ELEVATION

0' 2' 4' 8' 16'

CONCEPTUAL BUILDING PLAN/ELEVATIONS -TYPE G

V-A2.4

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
CARLSBAD, CA 92009

THE VILLAS

STONERIDGE CREEK - NORTH PROPERTY

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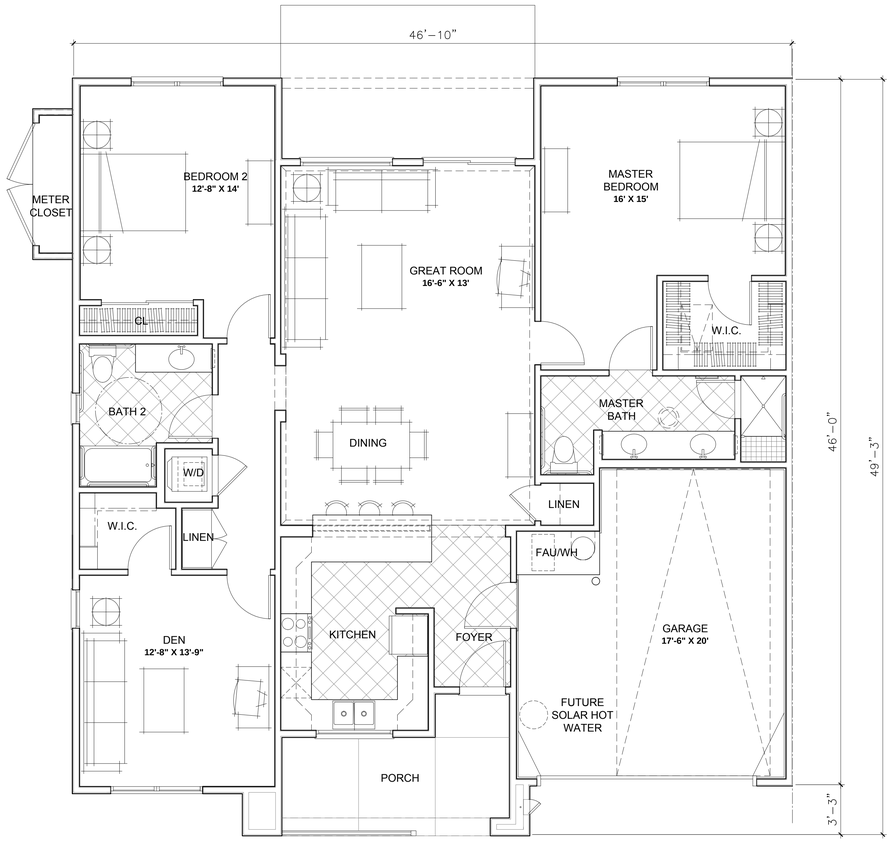
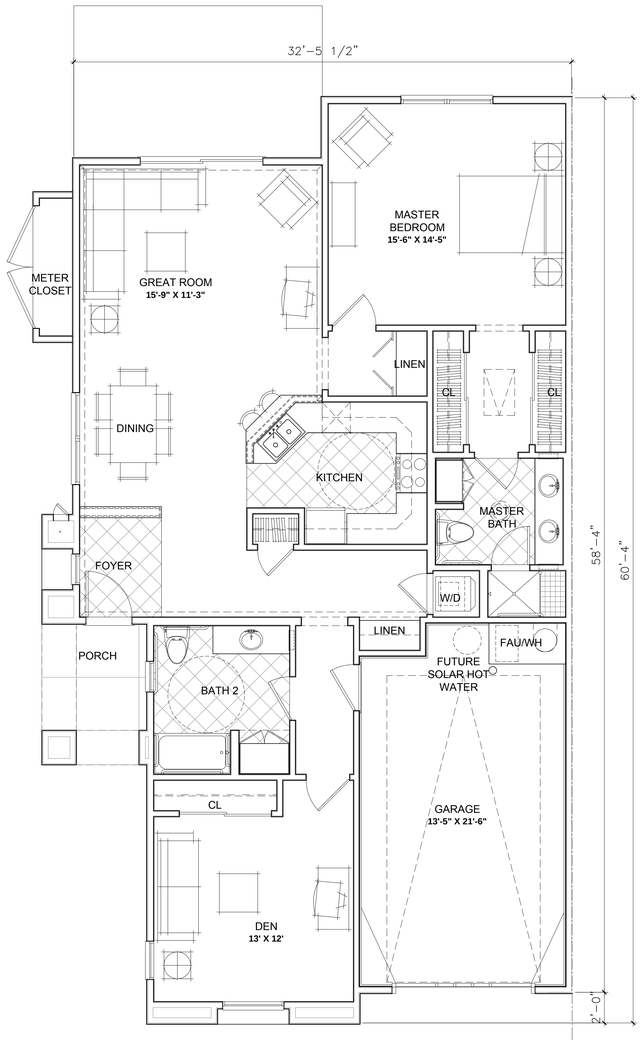


UNIT B

2 BEDROOM + DEN/2 BATH - 1,647 S.F.



UNIT A

1 BEDROOM + DEN/2 BATH - 1,402 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

V-A2.5

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
CARLSBAD, CA 92009

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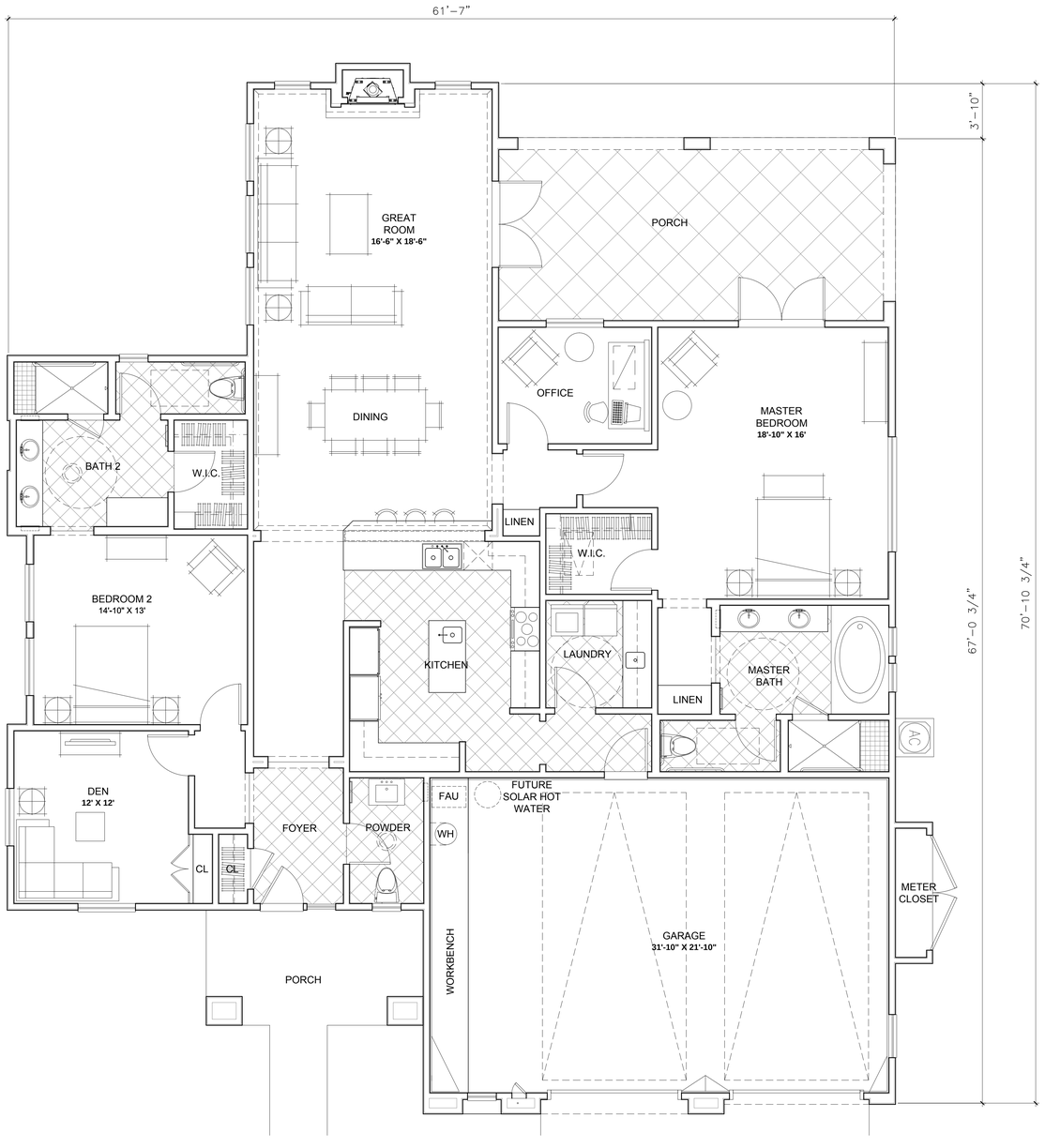
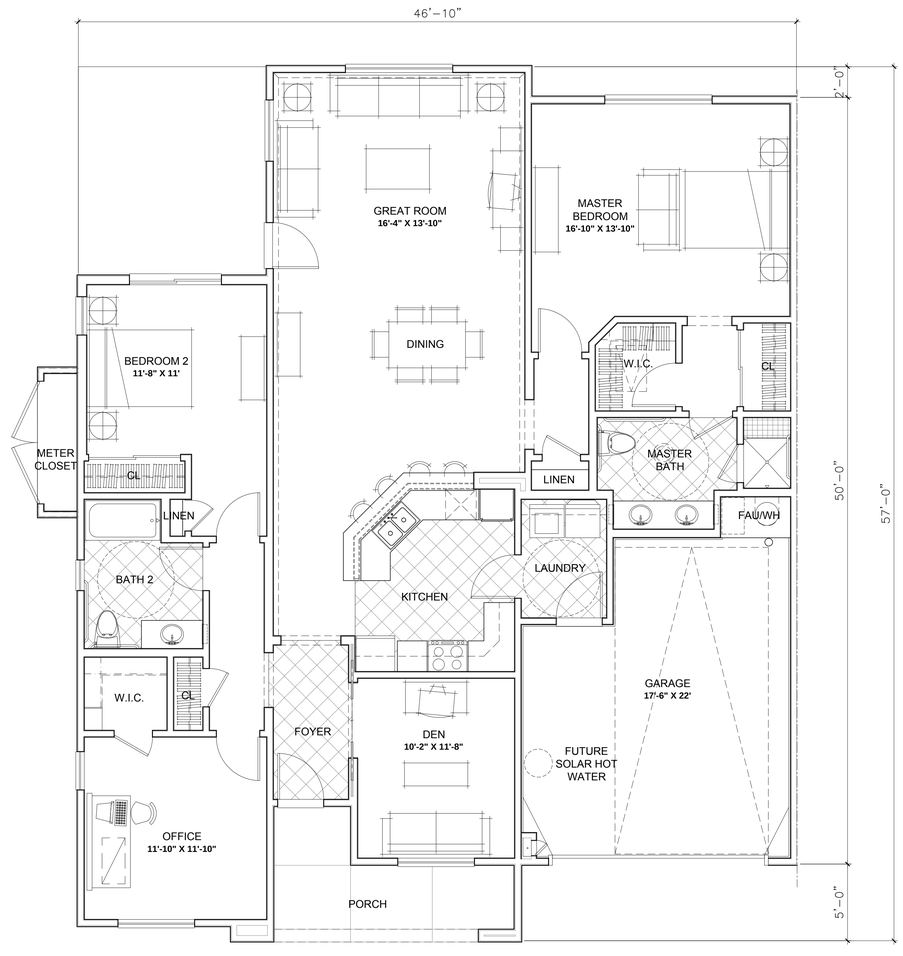


UNIT G

2 BEDROOM + DEN + OFFICE/2 $\frac{1}{2}$ BATH - 2,451 S.F.



UNIT D

2 BEDROOM + DEN + OFFICE/2 BATH - 1,900 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

V-A2.6

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

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EXTERIOR MATERIALS & COLORS

1A PORTLAND CEMENT PLASTER:
20/30 SAND FINISH
COLOR: "HIPSTER" FRAZEE CLC 1226D

1B PORTLAND CEMENT PLASTER:
20/30 SAND FINISH
COLOR: "SUPERNATURAL" FRAZEE CLC 1277D

2 "S" CONCRETE ROOF TILE
COLOR: 3689 "BROWN RANGE"
CAPISTRANO SERIES BY EAGLE

3 PLASTER FINISHED FASCIA W/METAL GUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2836N

4 PLASTER FINISHED FALSE RAFTER TAIL
COLOR: "LUMBERJACK" FRAZEE CL 2836N

5 PLASTER FINISHED CORBEL
COLOR TO MATCH ADJACENT PLASTER

6 PLASTER FINISHED TRIM
COLOR: "BONAPARTE" FRAZEE CL 2884W

7 PAINTED METAL GUARDRAIL
COLOR: "WITCHING HOUR" FRAZEE CL 3187N

8 PAINTED METAL ACCENT RAIL
COLOR: "WITCHING HOUR" FRAZEE CL 3187N

9 PLASTER FINISHED LANDSCAPE WALL
COLOR: "SUPERNATURAL" FRAZEE CLC 1277D

10 PLASTER FINISHED FALSE BRACKET
COLOR: "LUMBERJACK" FRAZEE CL 2836N

11 PAINTED WOOD TRELLIS
COLOR: "LUMBERJACK" FRAZEE CL 2836N

12 VINYL NAIL-ON WINDOW (RECESSED 1-1/2" AT SELECT LOCATIONS ONLY)
COLOR: WHITE

13 PAINTED WOOD SHUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2836N

14 PAINTED METAL DOWNSPOUT
COLOR: "LUMBERJACK" FRAZEE CL 2836N

BUILDING 2 - SOUTH ELEVATION

CONCEPTUAL ELEVATIONS - COLOR

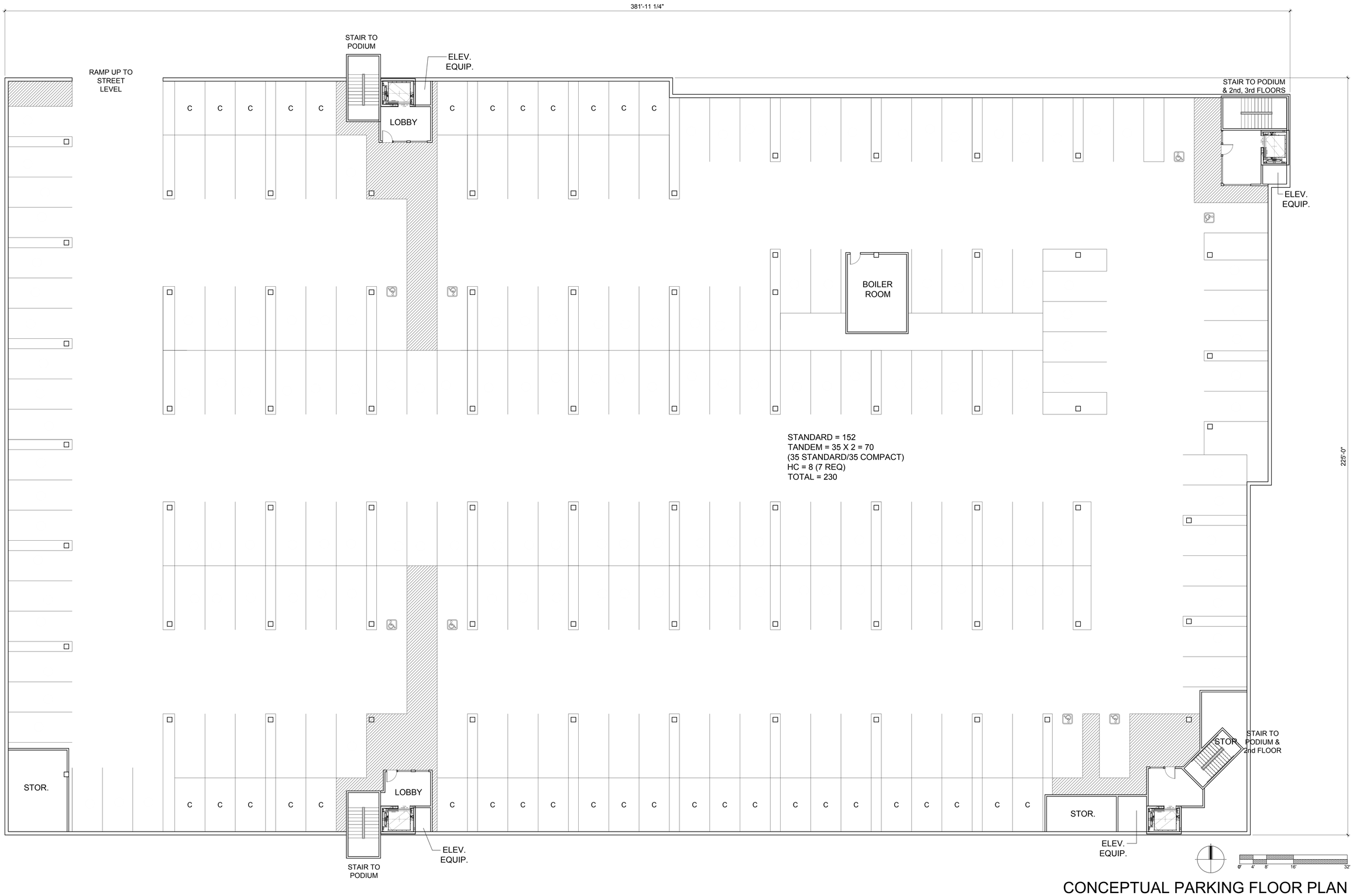
GT-A1.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

GARDEN TERRACES
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

VAN TIJBURG, RANYARD & SODERBERGH, AIA



CONCEPTUAL PARKING FLOOR PLAN

GT-A2.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
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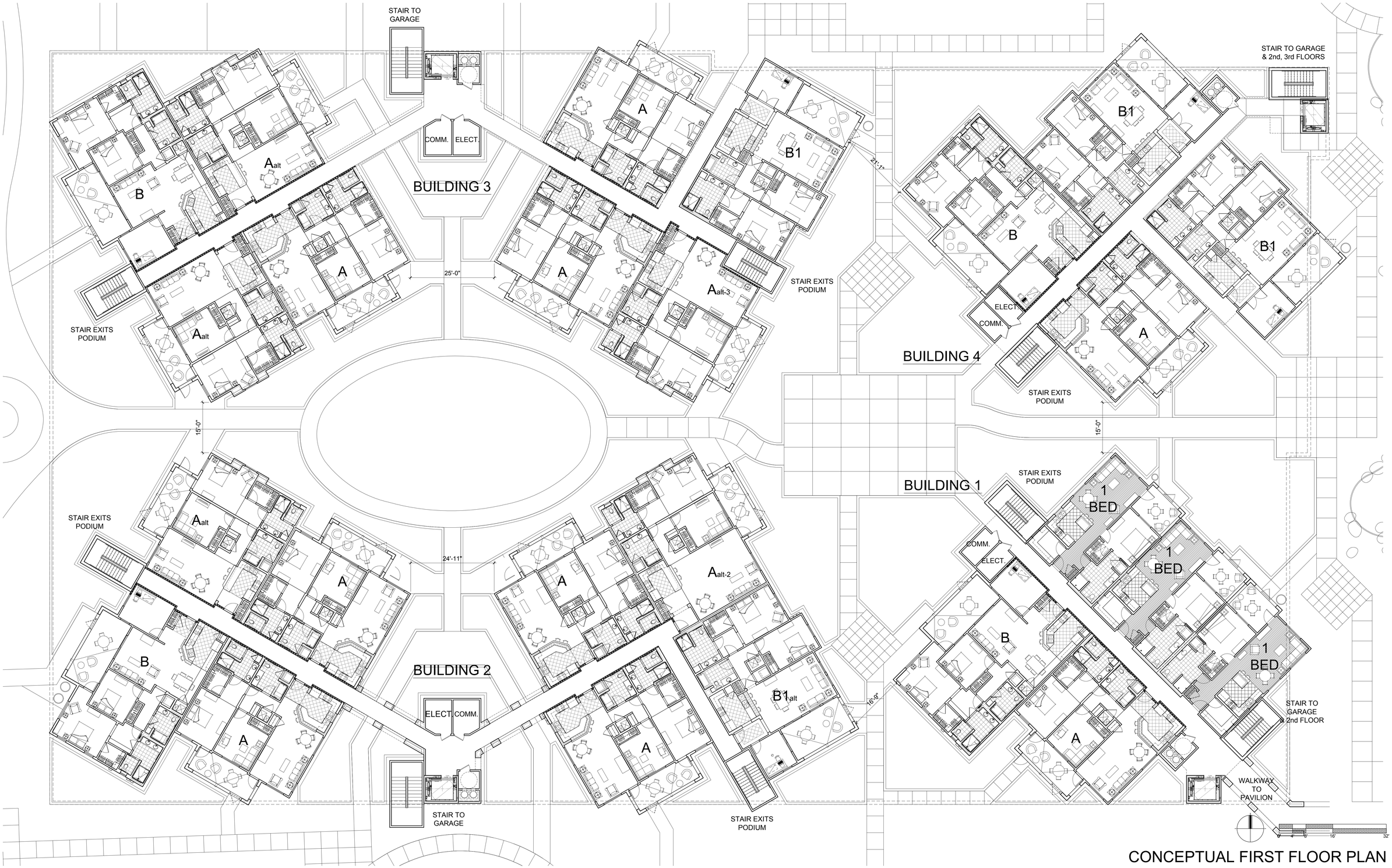

CONCEPTUAL FIRST FLOOR PLAN

GT-A2.2

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
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CONCEPTUAL SECOND FLOOR PLAN

GT-A2.3

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
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1940 LEVANTE STREET
CARLSBAD, CA 92009

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STONERIDGE CREEK - NORTH PROPERTY

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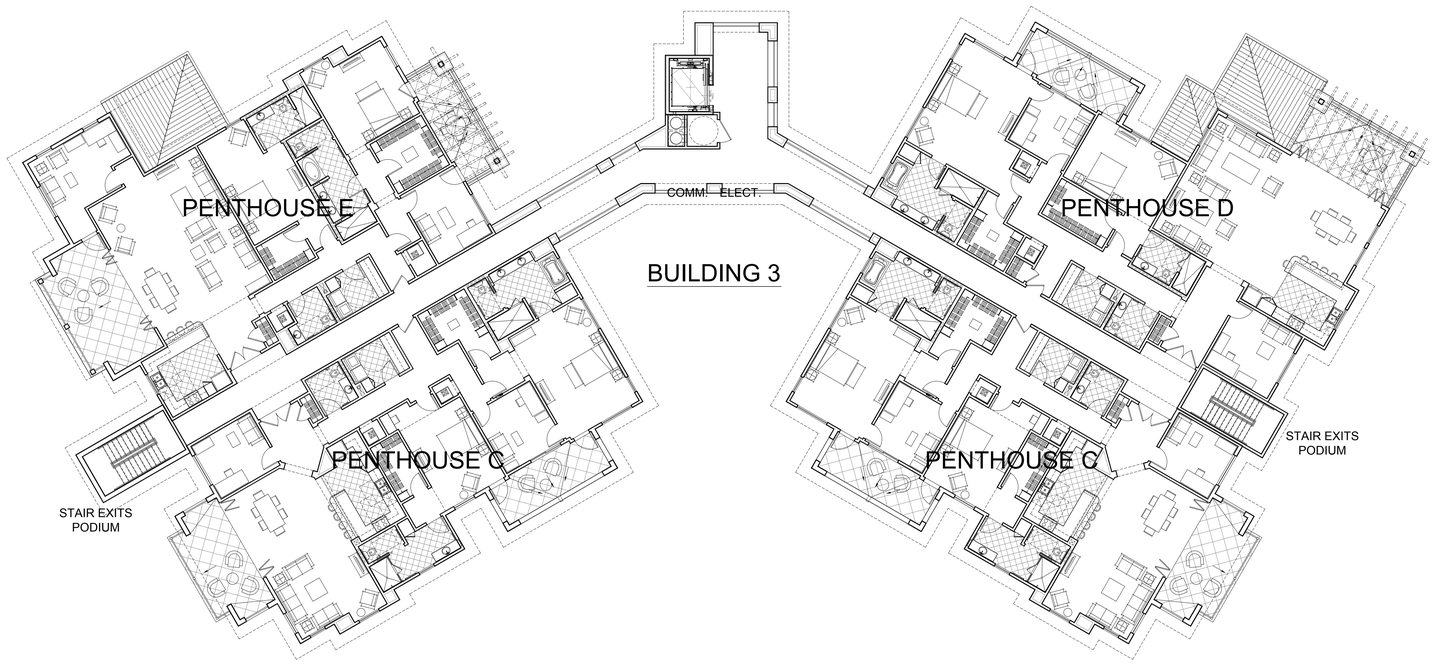

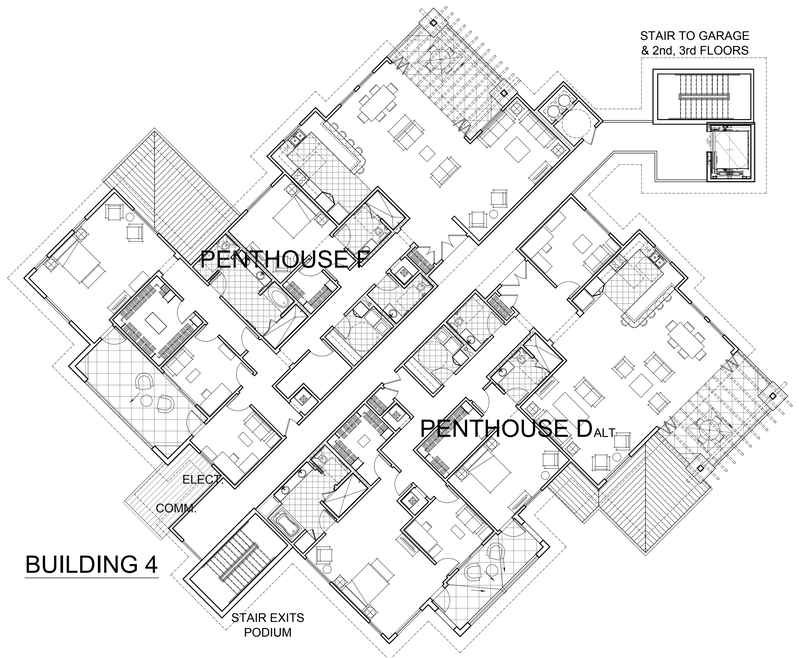

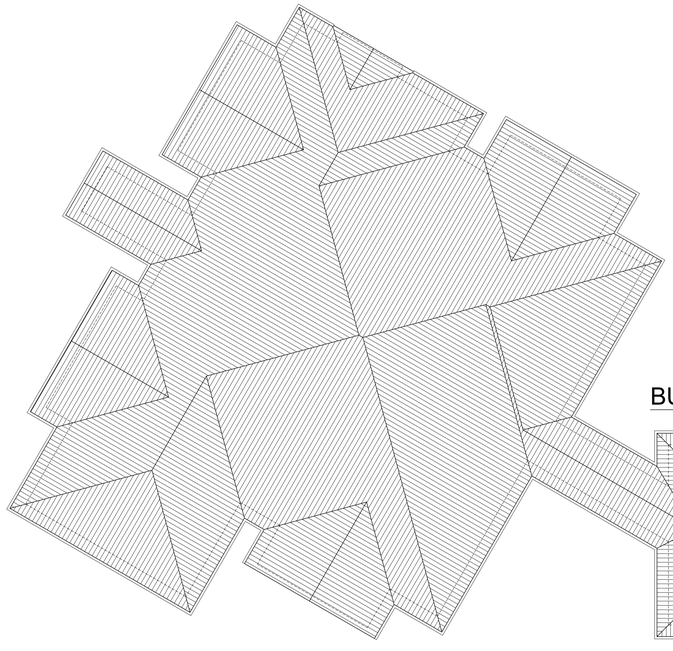

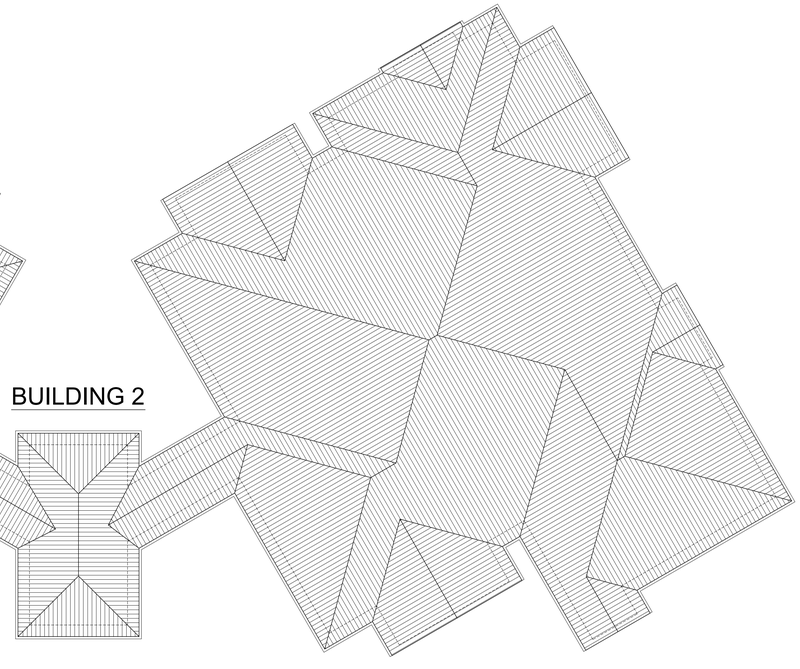

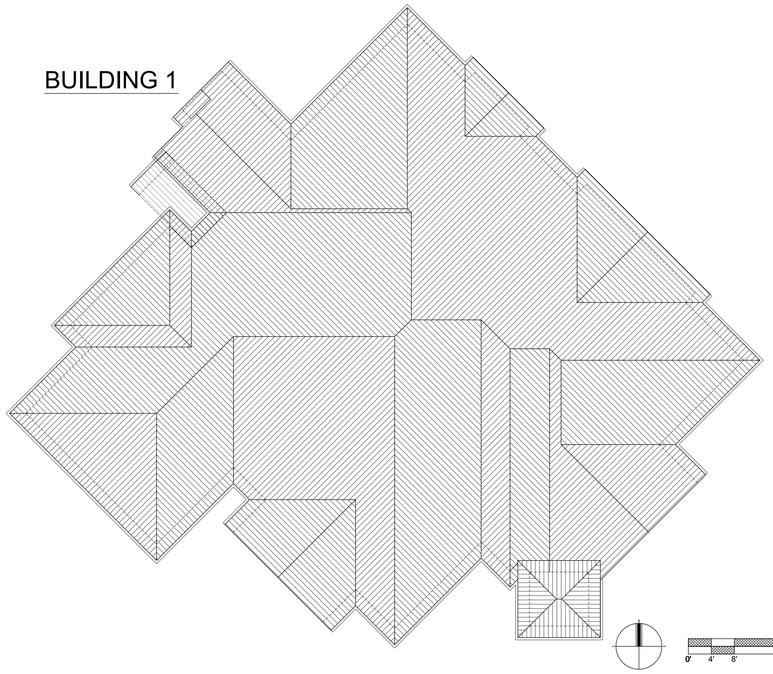

0' 4' 8' 16' 32'

CONCEPTUAL THIRD FLOOR PLAN

GT-A2.4

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

GARDEN TERRACES
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PLEASANTON, CALIFORNIA

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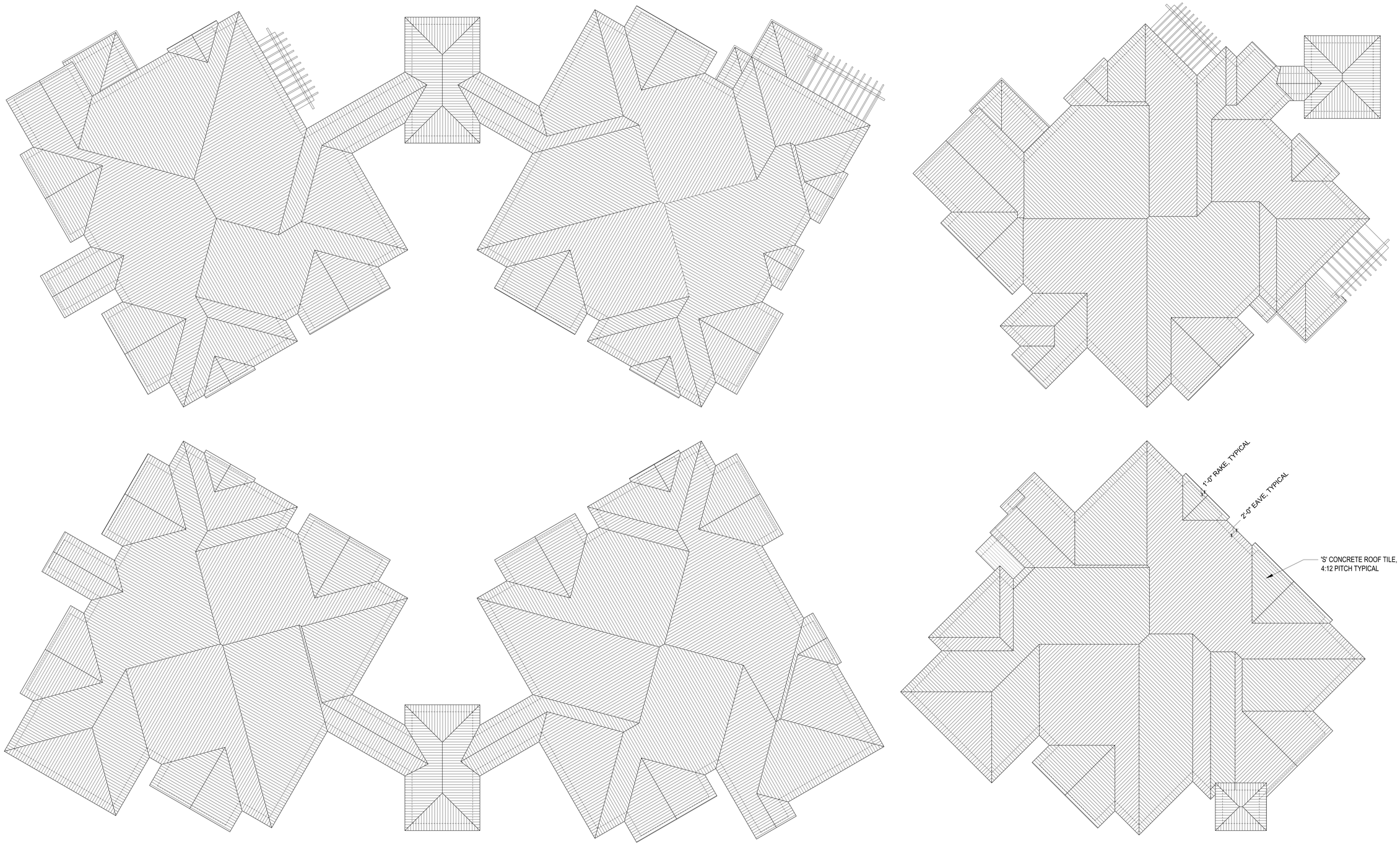

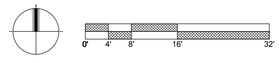

CONCEPTUAL ROOF PLAN

GT-A2.5

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
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GARDEN TERRACES

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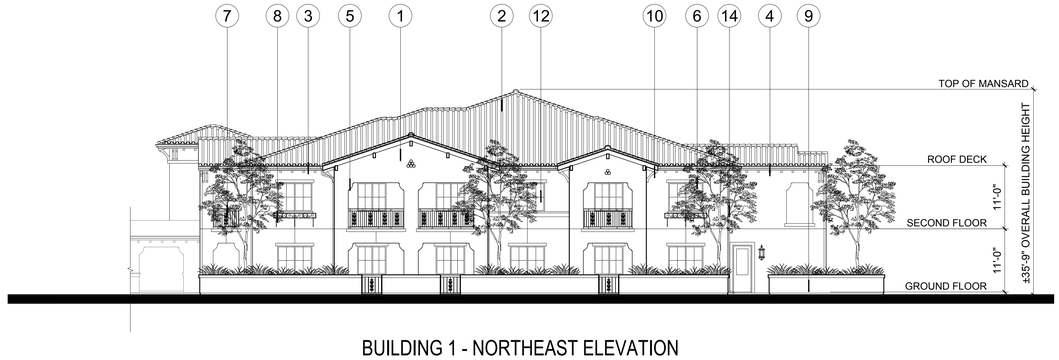
EXTERIOR MATERIALS

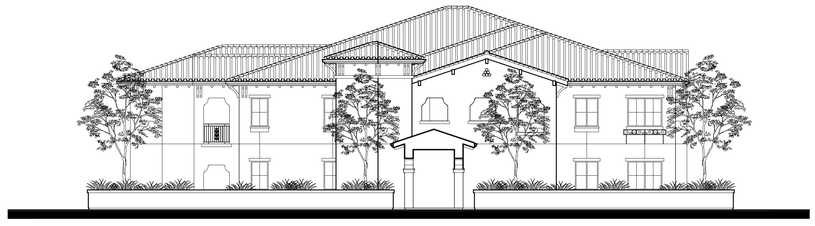
1 PORTLAND CEMENT PLASTER-
20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA
W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL POTSHELF
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED FALSE BRACKET
11 PAINTED WOOD TRELLIS
12 VINYL NAIL-ON WINDOW (RECESSED
1-1/2" AT SELECT LOCATIONS ONLY)
13 PAINTED WOOD SHUTTER
14 PAINTED METAL DOWNSPOUT

BUILDING 1 - NORTHWEST ELEVATION



BUILDING 1 - NORTHEAST ELEVATION

BUILDING 1 - SOUTHWEST



BUILDING 1 - SOUTHEAST

0' 4' 8' 16' 32'

BUILDING 1 - CONCEPTUAL ELEVATIONS

GT-A3.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
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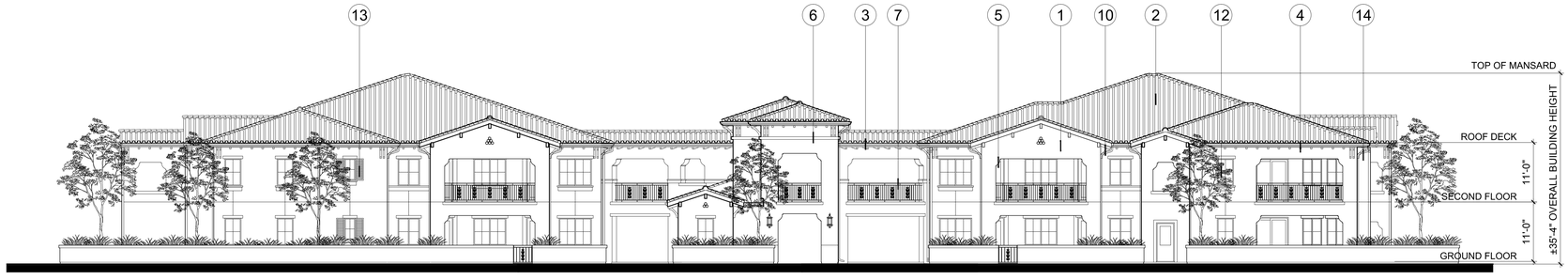

BUILDING 2 - SOUTH ELEVATION

EXTERIOR MATERIALS

1 PORTLAND CEMENT PLASTER-20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL POTSHELF
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED FALSE BRACKET
11 PAINTED WOOD TRELLIS
12 VINYL NAIL-ON WINDOW (RECESSED 1-1/2" AT SELECT LOCATIONS ONLY)
13 PAINTED WOOD SHUTTER
14 PAINTED METAL DOWNSPOUT

BUILDING 2 - NORTH ELEVATION

BUILDING 2 - WEST ELEVATION

BUILDING 2 - EAST ELEVATION

BUILDING 2 - COURTYARD ELEVATION FACING EAST

BUILDING 2 - COURTYARD ELEVATION FACING WEST

0' 4' 8' 16' 32'

BUILDING 2 - CONCEPTUAL ELEVATIONS

GT-A3.2

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
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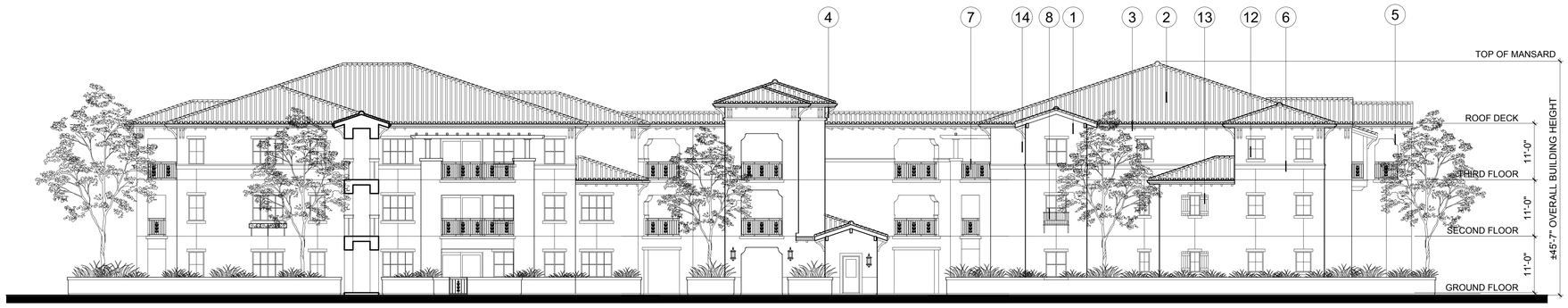
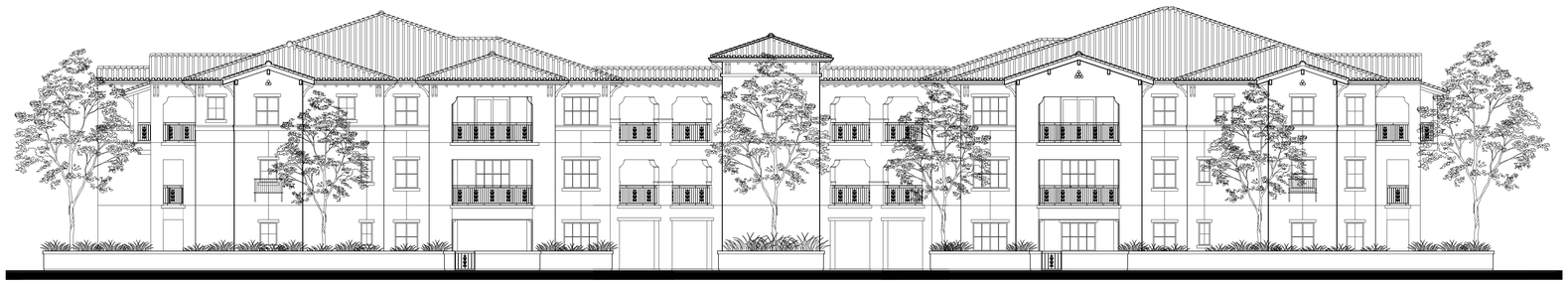


BUILDING 3 - NORTH ELEVATION

EXTERIOR MATERIALS

1 PORTLAND CEMENT PLASTER-
20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA
W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL POTSHELF
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED FALSE BRACKET
11 PAINTED WOOD TRELLIS
12 VINYL NAIL-ON WINDOW (RECESSED
1-1/2" AT SELECT LOCATIONS ONLY)
13 PAINTED WOOD SHUTTER
14 PAINTED METAL DOWNSPOUT



BUILDING 3 - SOUTH ELEVATION

BUILDING 3 - NORTHEAST ELEVATION

BUILDING 3 -SOUTH WEST ELEVATION

BUILDING 3 - NORTHWEST ELEVATION

BUILDING 3 - SOUTHEAST ELEVATION

0' 4' 8' 16' 32'

BUILDING 3 - CONCEPTUAL ELEVATIONS

GT-A3.3

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

GARDEN TERRACES
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

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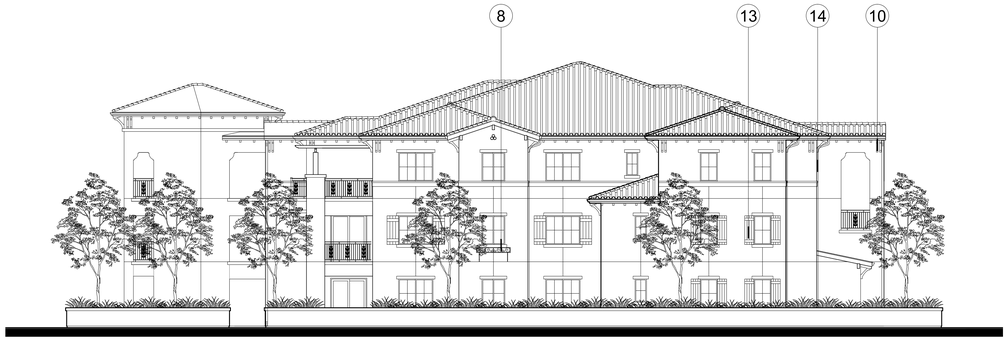
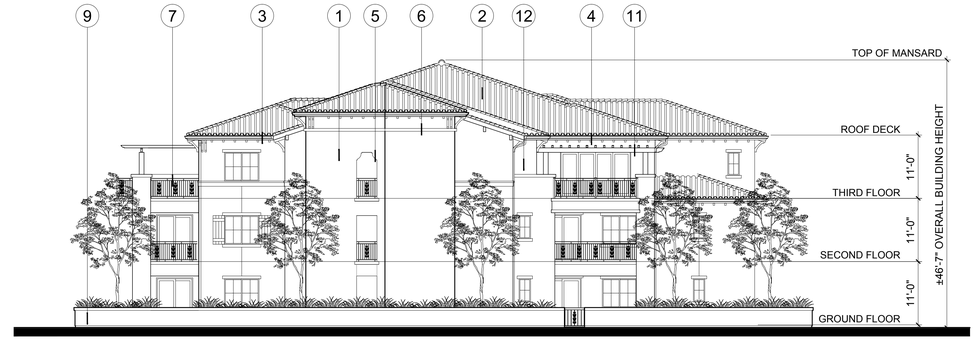
EXTERIOR MATERIALS

1 PORTLAND CEMENT PLASTER-20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL POTSHELF
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED FALSE BRACKET
11 PAINTED WOOD TRELLIS
12 VINYL NAIL-ON WINDOW (RECESSED 1-1/2" AT SELECT LOCATIONS ONLY)
13 PAINTED WOOD SHUTTER
14 PAINTED METAL DOWNSPOUT



BUILDING 4 - NORTHWEST ELEVATION



BUILDING 4 - NORTHEAST ELEVATION

BUILDING 4 - SOUTHWEST

BUILDING 4 - SOUTHEAST

0' 4' 8' 16' 32'

BUILDING 4 - CONCEPTUAL ELEVATIONS

GT-A3.4

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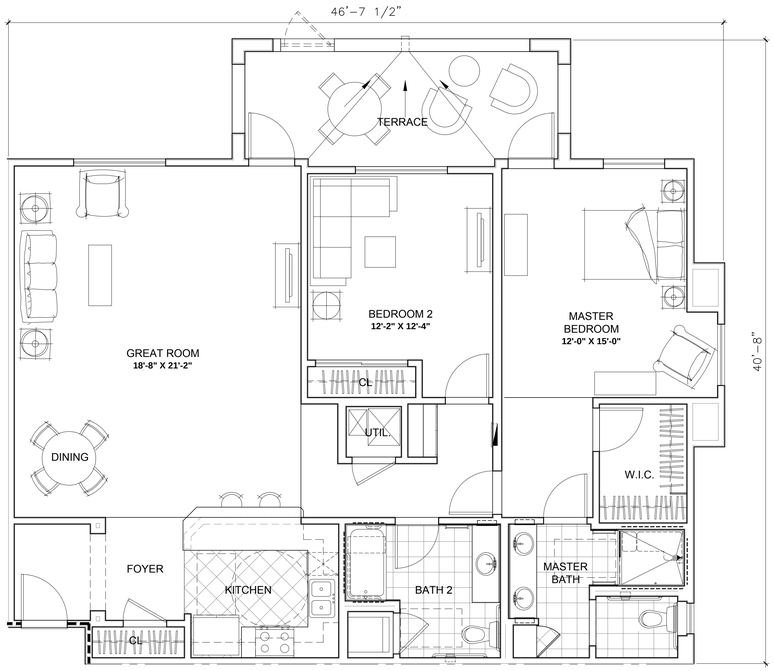
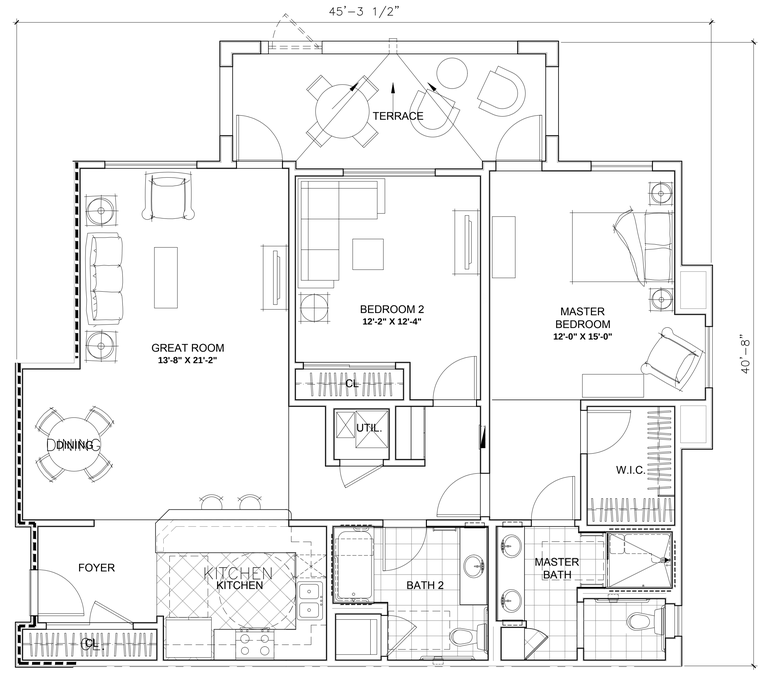


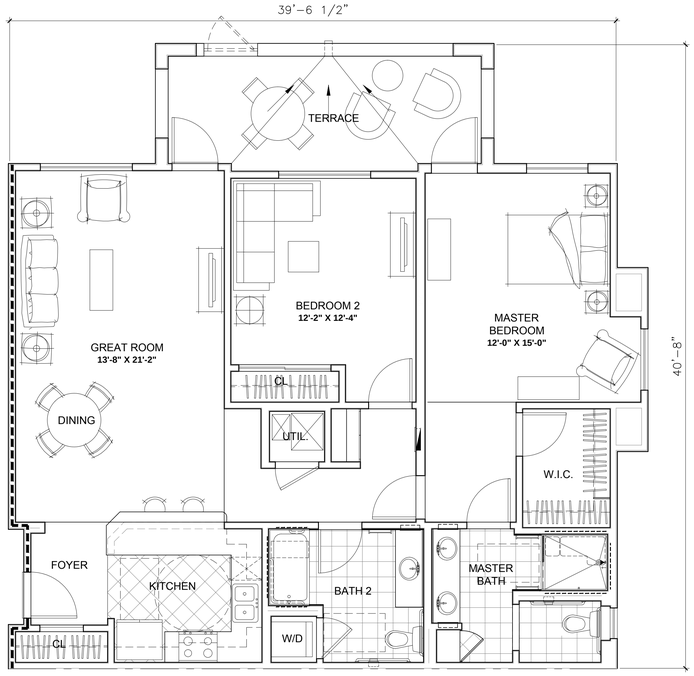
UNIT A ALT 2

2 BEDROOM + 2 BATH - ±1,382 S.F.



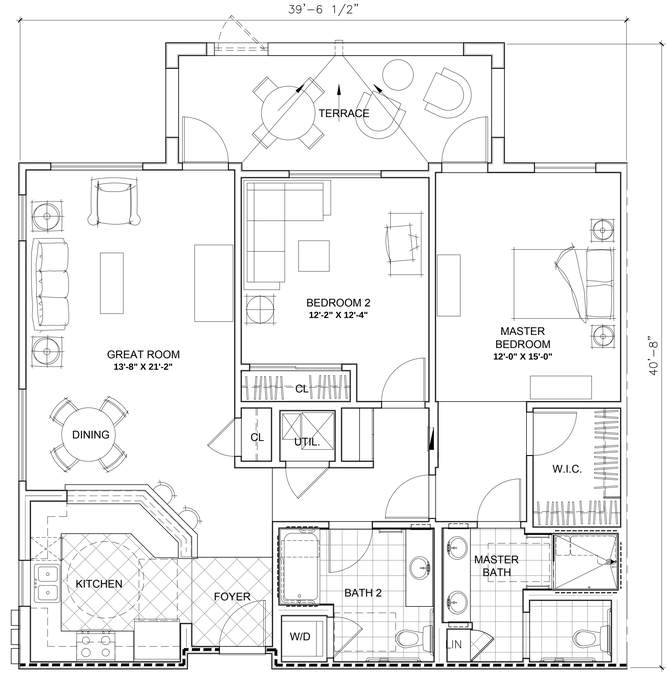
UNIT A ALT 3

2 BEDROOM + 2 BATH - ±1,296 S.F.



UNIT A ALT

2 BEDROOM + 2 BATH - ±1,225 S.F.



UNIT A

2 BEDROOM + 2 BATH - ±1,222 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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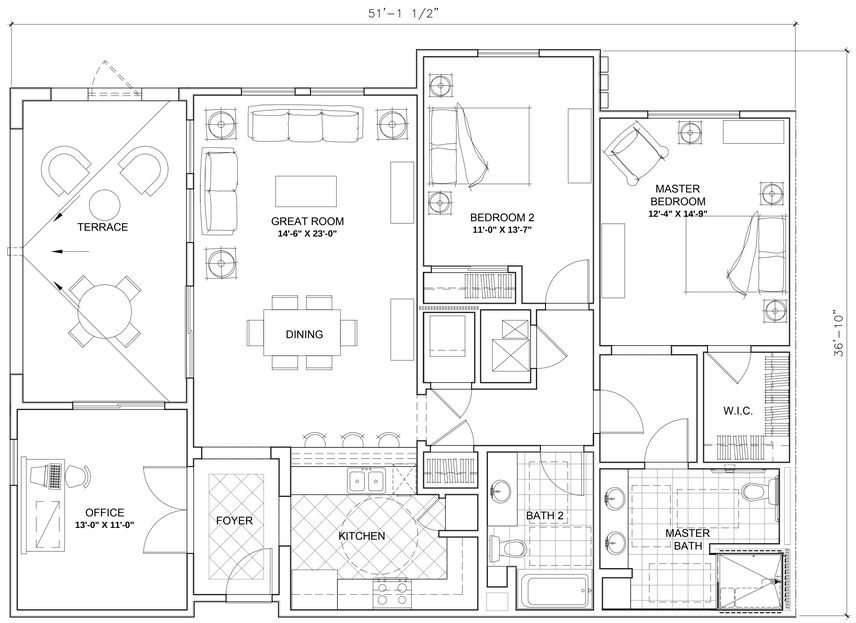
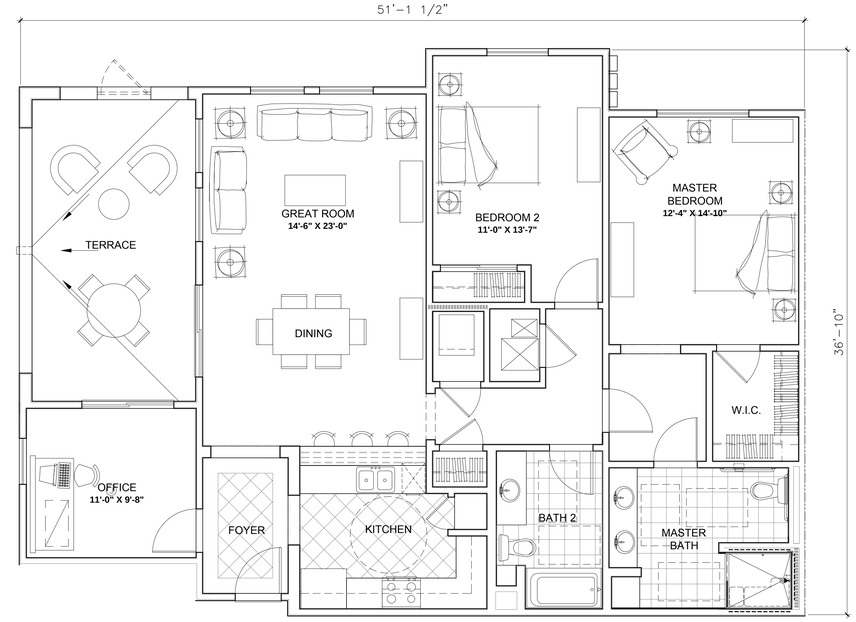


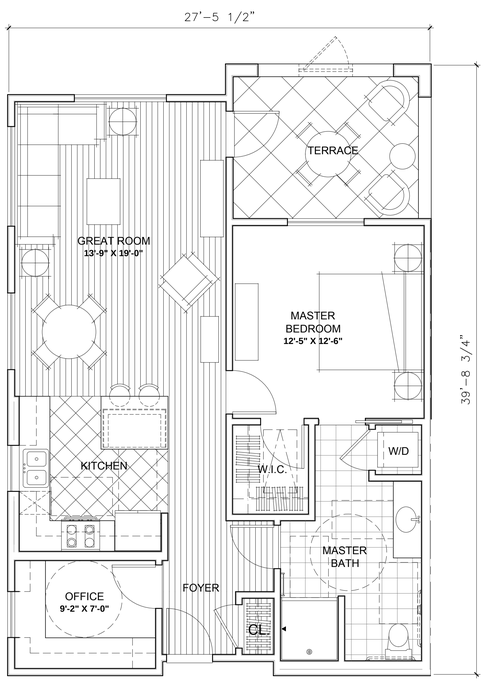
UNIT B1

2 BEDROOM + 2 BATH - ±1,452 S.F.



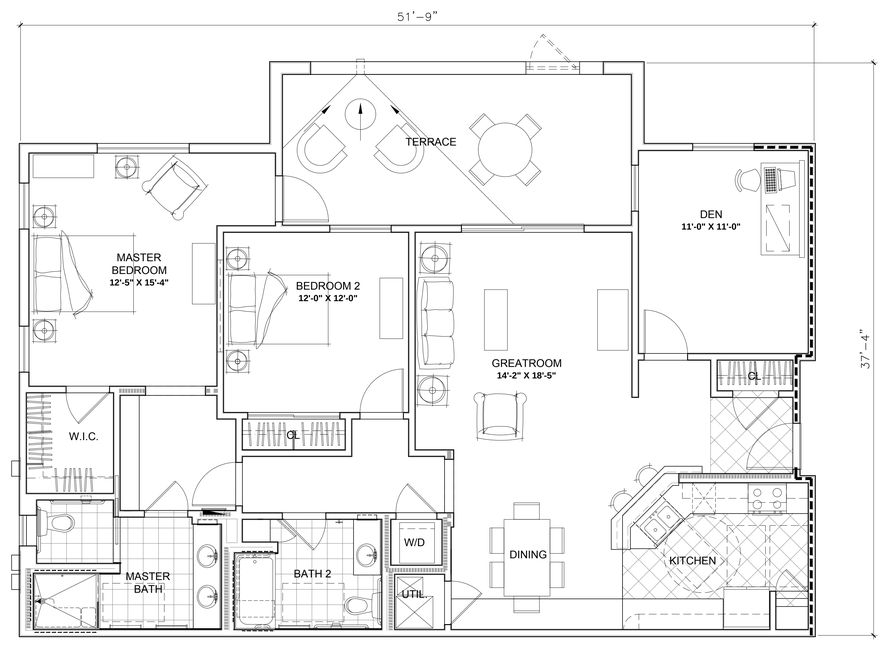
UNIT B1 ALT

2 BEDROOM + 2 BATH - ±1,414 S.F.



UNIT A1

1 BEDROOM + 1 BATH - ±864 S.F.



UNIT B

2 BEDROOM + DEN/2 BATH - ±1,447 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.2

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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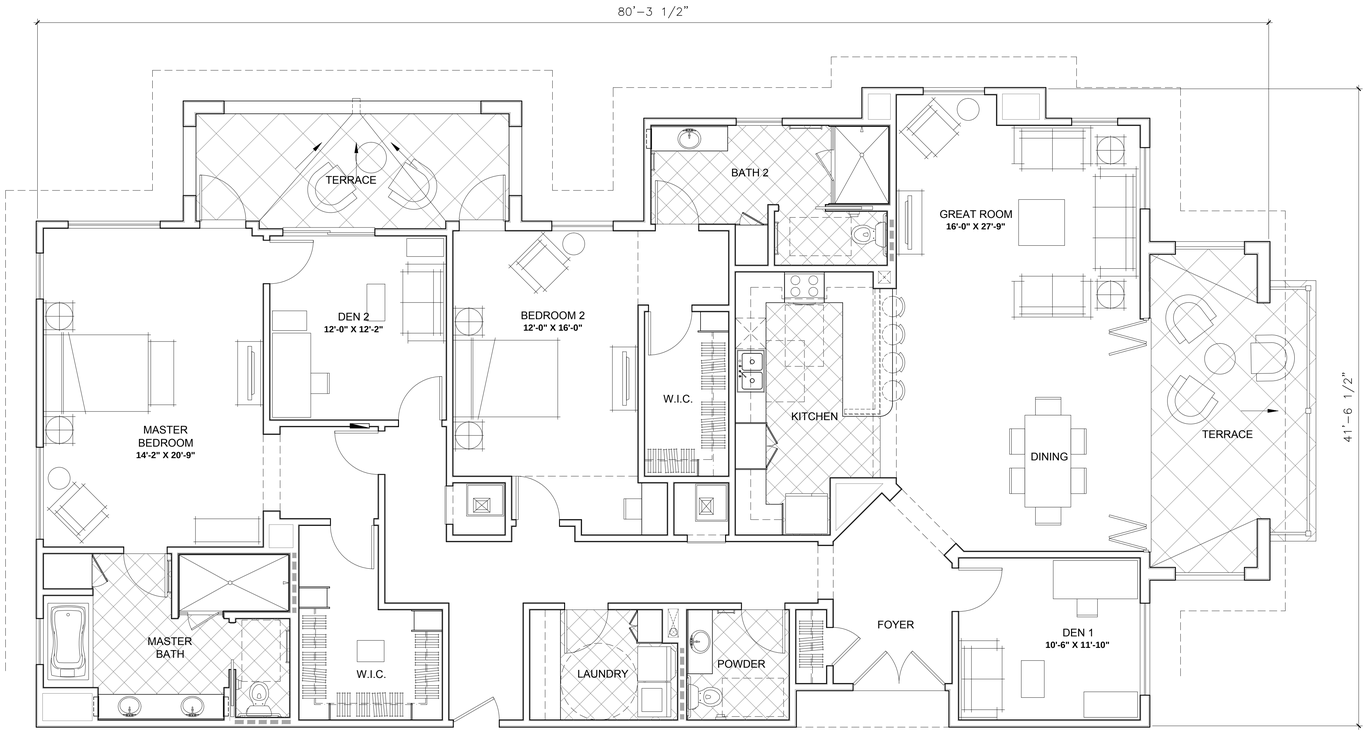

PENTHOUSE C

2 BEDROOM + 2 DEN / $2\frac{1}{2}$ BATH - ±2,485 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.3

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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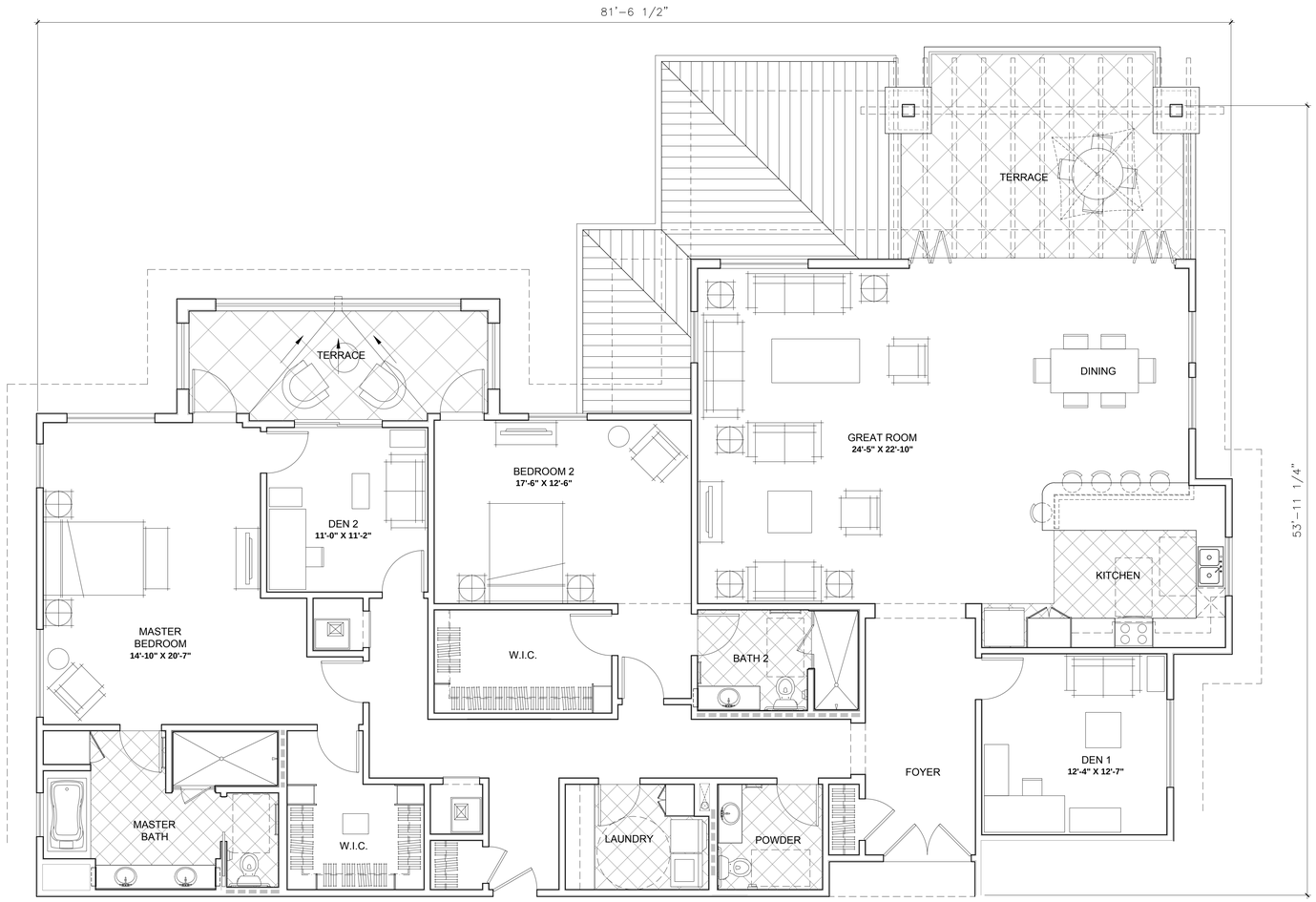

PENTHOUSE D

2 BEDROOM + 2 DEN/2 $\frac{1}{2}$ BATH - ±2,778 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.4

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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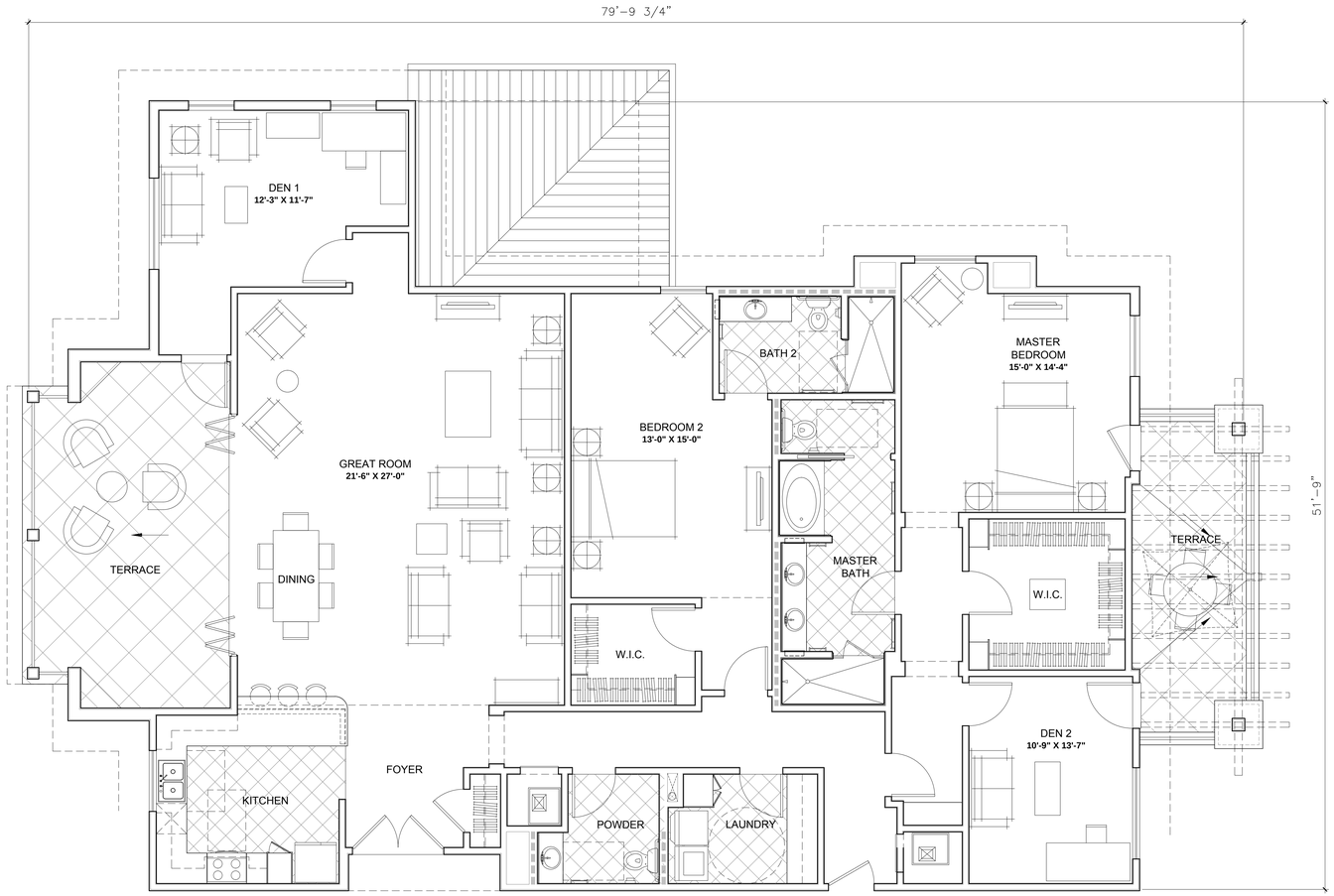

PENTHOUSE E

2 BEDROOM + 2 DEN/2 $\frac{1}{2}$ BATH - ±2,529 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.5

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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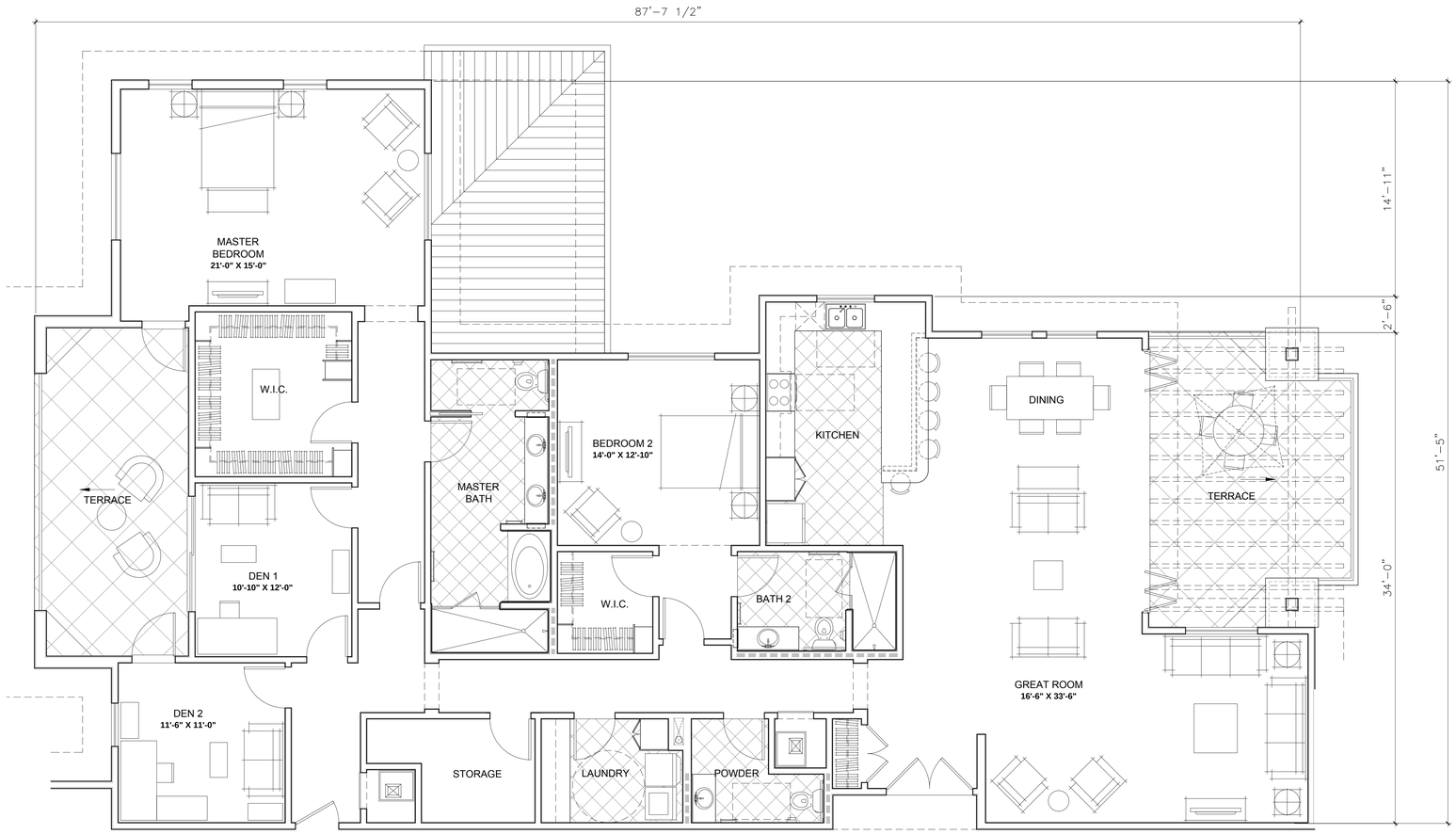

PENTHOUSE F

2 BEDROOM + 2 DEN/2 $\frac{1}{2}$ BATH - ±2,734 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.6

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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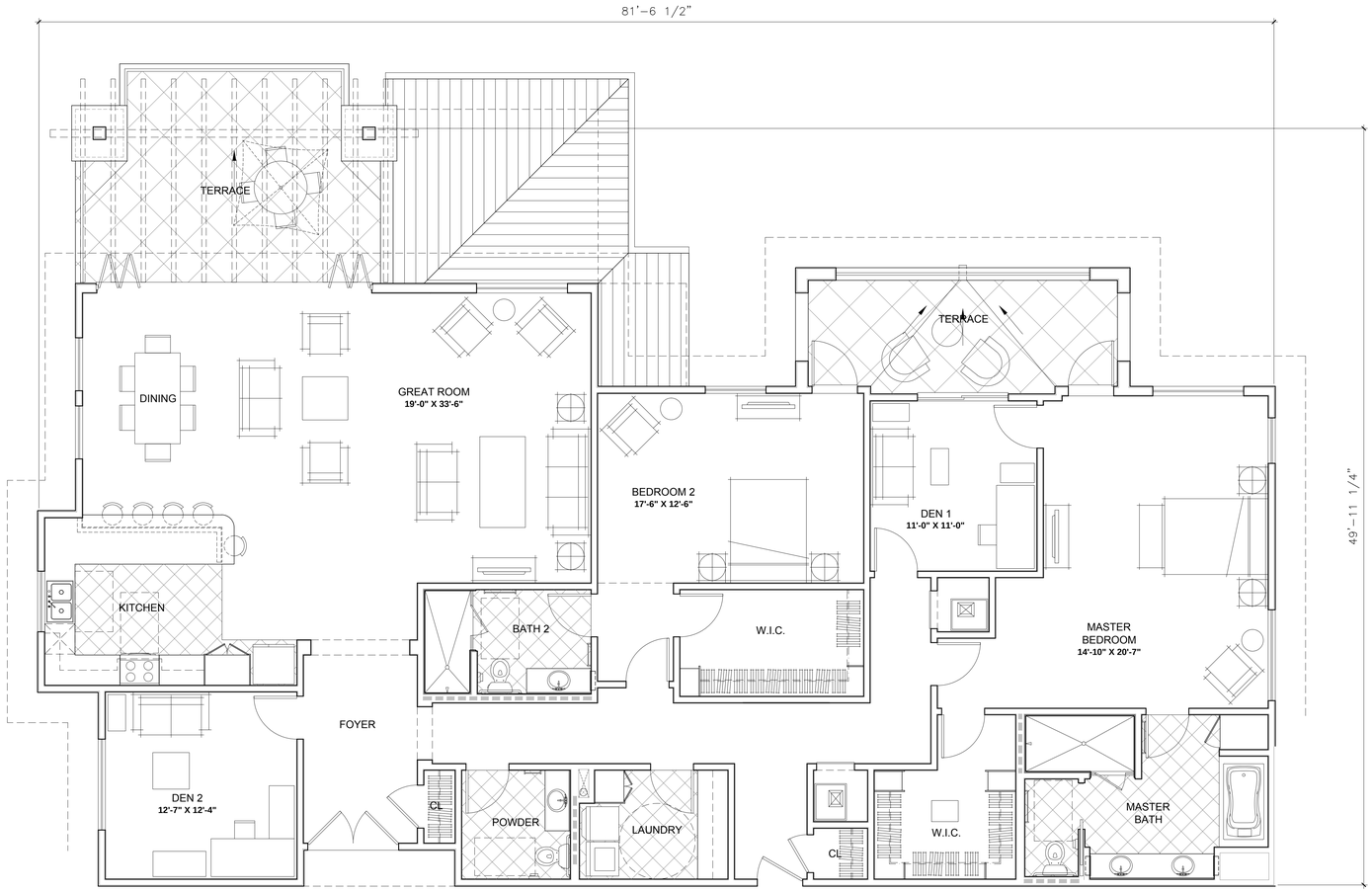

PENTHOUSE G

2 BEDROOM + 2 DEN/2 $\frac{1}{2}$ BATH - ±2,706 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

GT-A4.7

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

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VTBS NO. 14068

EXTERIOR MATERIALS & COLORS

1A PORTLAND CEMENT PLASTER:
20/30 SAND FINISH
COLOR: "SPRITE" FRAZEE CL 2790W

1B PORTLAND CEMENT PLASTER:
20/30 SAND FINISH
COLOR: "DINGO" FRAZEE CL 2734D

2 "S" CONCRETE ROOF TILE
COLOR: 3689 "BROWN RANGE"
CAPISTRANO SERIES BY EAGLE

3 PLASTER FINISHED FASCIA W/METAL GUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2836W

4 PLASTER FINISHED FALSE RAFTER TAIL
COLOR: "LUMBERJACK" FRAZEE CL 2836W

5 PLASTER FINISHED CORBEL
COLOR TO MATCH ADJACENT PLASTER

6 PLASTER FINISHED TRIM
COLOR: "BONAPARTE" FRAZEE CL 2884W

7 PAINTED METAL GUARDRAIL
COLOR: "WITCHING HOUR" FRAZEE CL 3187N

8 PAINTED METAL ACCENT RAIL
COLOR: "WITCHING HOUR" FRAZEE CL 3187N

9 PLASTER FINISHED LANDSCAPE WALL
COLOR: "DINGO" FRAZEE CL 2734D

10 PLASTER FINISHED RECESS
COLOR TO MATCH ADJACENT PLASTER

11 METAL SCUPPER W/DECORATIVE COVER
COLOR: "BONAPARTE" FRAZEE CL 2884W

12 VINYL NAIL-ON WINDOW (RECESSED 1-1/2" AT SELECT LOCATIONS ONLY)
COLOR: WHITE

13 PAINTED WOOD SHUTTER
COLOR: "LUMBERJACK" FRAZEE CL 2836W

14 PAINTED METAL DOWNSPOUT
COLOR: "LUMBERJACK" FRAZEE CL 2836W

CONCEPTUAL ELEVATION - COLOR

IL-A1.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

INDEPENDENT LIVING UNITS
STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

VAN TILBURG, BANVARD & SODERBERGH, AIA

SCALE: 3/32" = 1'-0"

0' 4' 8' 16' 32'

FIRST FLOOR PLAN

IL-A2.1

JUNE 25, 2015

PREPARED FOR:

CONTINUING LIFE COMMUNITIES
PLEASANTON LLC

1940 LEVANTE STREET
CARLSBAD, CA 92009

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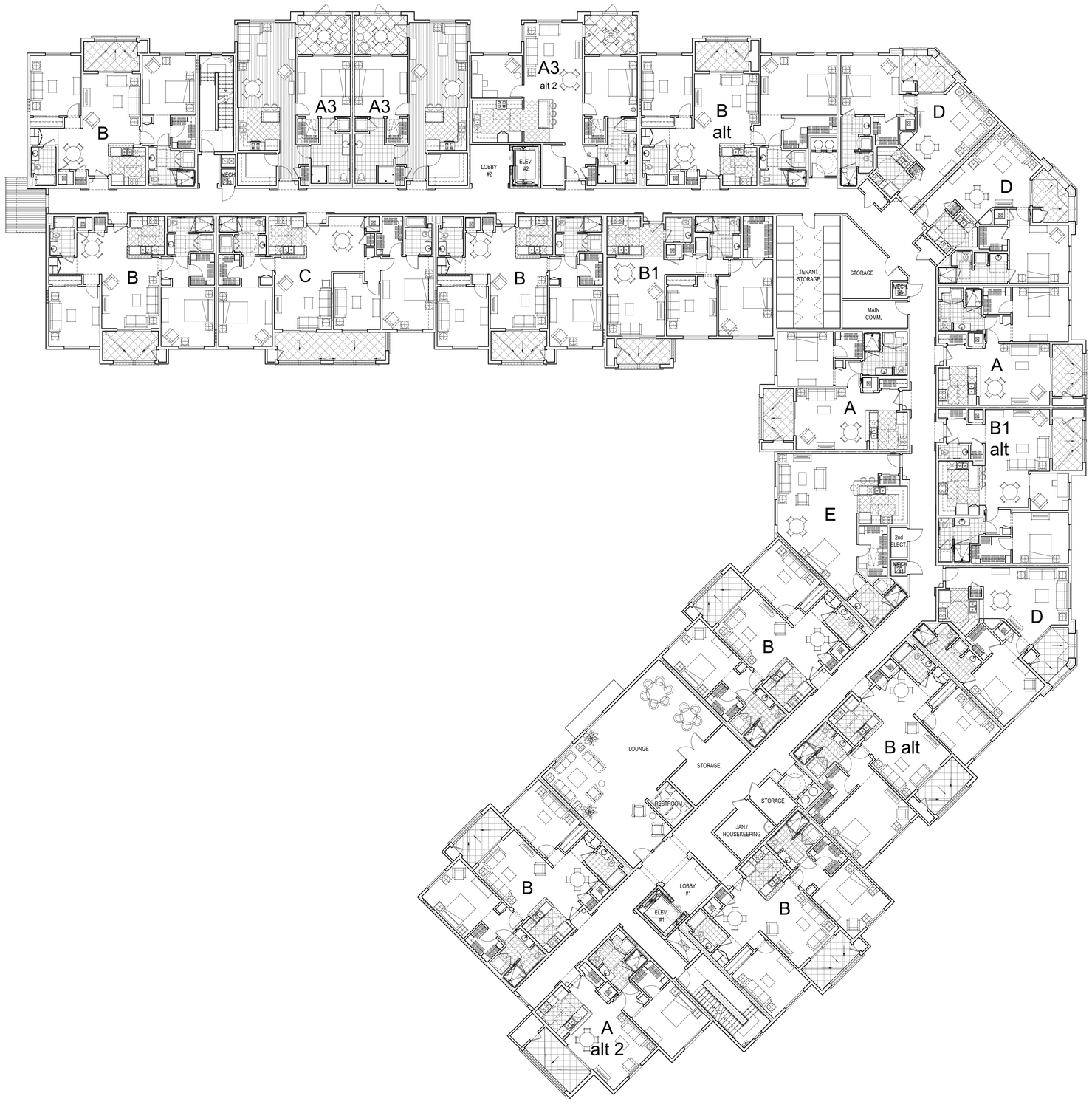

SCALE: 3/32" = 1'-0"

0' 4' 8' 16' 32'

SECOND FLOOR PLAN

IL-A2.2

JUNE 25, 2015

PREPARED FOR:

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SCALE: 3/32" = 1'-0"

0' 4' 8' 16' 32'

THIRD FLOOR PLAN

IL-A2.3

JUNE 25, 2015

PREPARED FOR:

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PLEASANTON LLC

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SCALE: 3/32" = 1'-0"

0' 4' 8' 16' 32'

FOURTH FLOOR PLAN

IL-A2.4

JUNE 25, 2015

PREPARED FOR:

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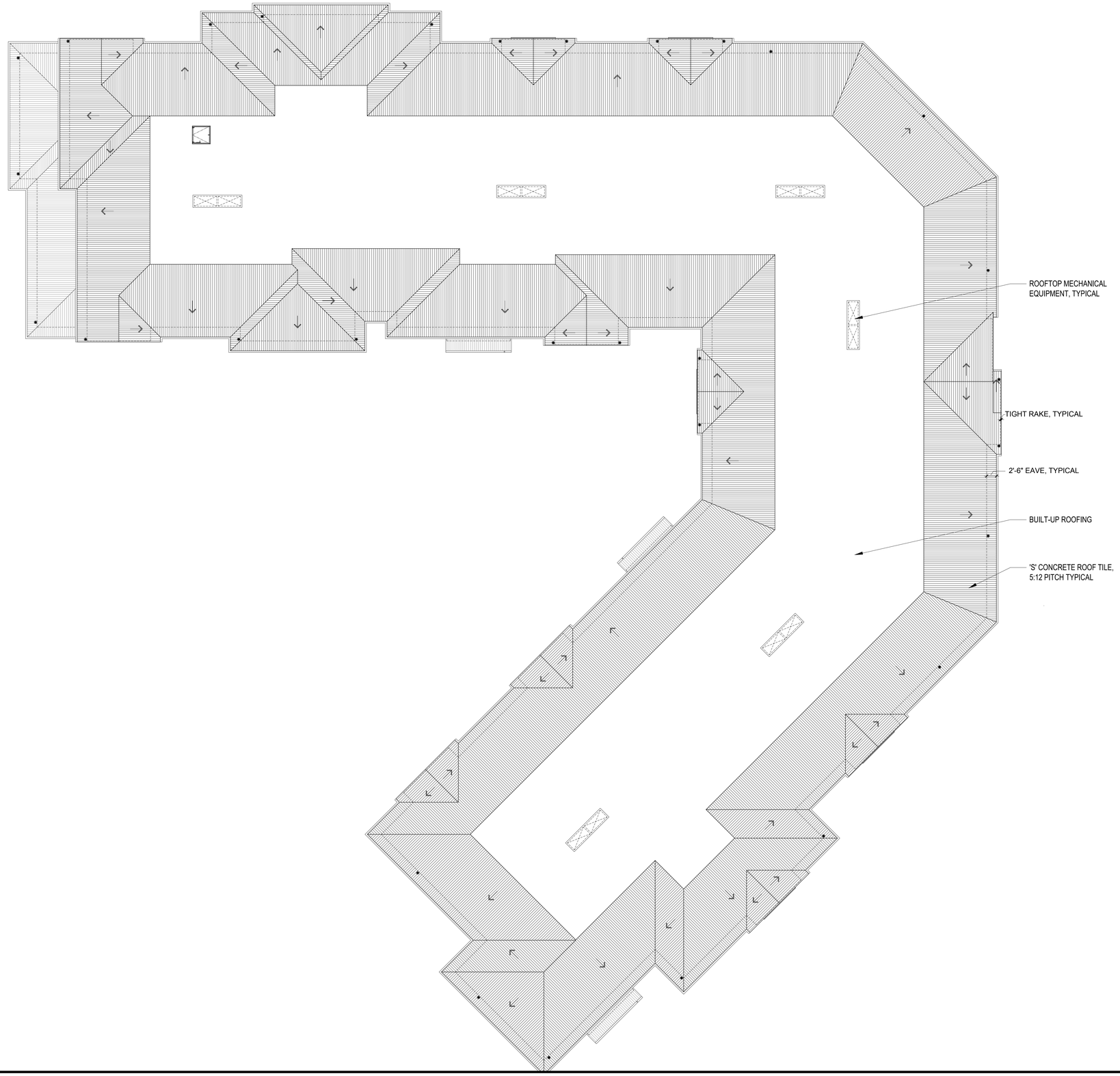

0' 4' 8' 16' 32'

ROOF PLAN

IL-A2.5

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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EXTERIOR MATERIALS

1 PORTLAND CEMENT PLASTER-
20/30 SAND FINISH
2 'S' CONCRETE ROOF TILE
3 PLASTER FINISHED FASCIA
W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL ACCENT RAIL
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED RECESS
11 METAL SCUPPER W/DECORATIVE COVER
12 VINYL NAIL-ON WINDOW (RECESSED
1-1/2" AT SELECT LOCATIONS ONLY)
13 PAINTED WOOD SHUTTER
14 PAINTED METAL DOWNSPOUT

SOUTH-EAST ELEVATION

EAST ELEVATION

NORTH-EAST ELEVATION

NORTH ELEVATION

0' 4' 8' 16' 32'

CONCEPTUAL ELEVATIONS

IL-A3.1

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

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EXTERIOR MATERIALS

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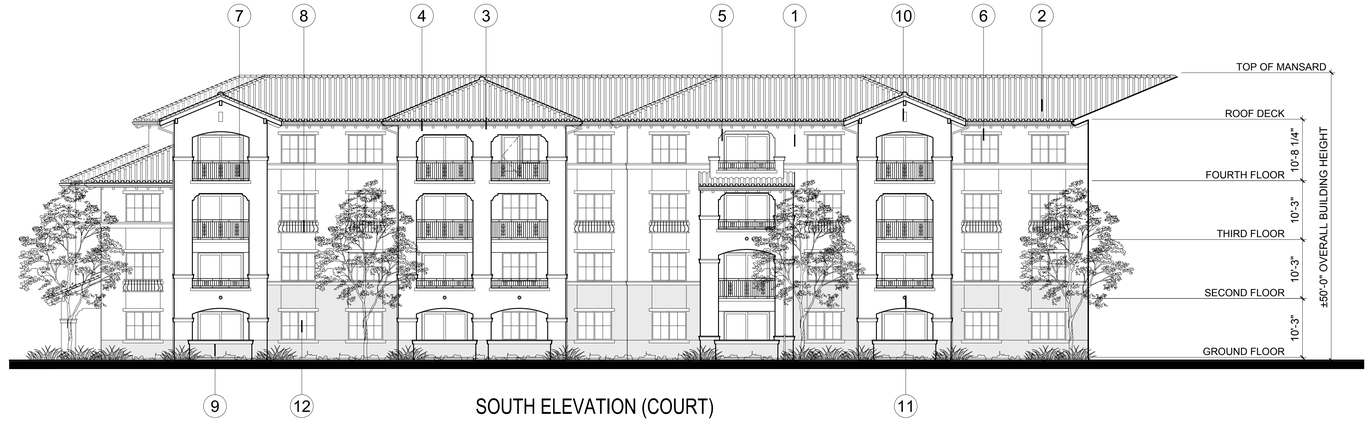
3 PLASTER FINISHED FASCIA W/METAL GUTTER
4 PLASTER FINISHED FALSE RAFTER TAIL
5 PLASTER FINISHED CORBEL
6 PLASTER FINISHED TRIM
7 PAINTED METAL GUARDRAIL
8 PAINTED METAL ACCENT RAIL
9 PLASTER FINISHED LANDSCAPE WALL
10 PLASTER FINISHED RECESS
11 METAL SCUPPER W/DECORATIVE COVER
12 VINYL NAIL-ON WINDOW (RECESSED 1-1/2" AT SELECT LOCATIONS ONLY)
13 PAINTED WOOD SHUTTER
14 PAINTED METAL DOWNSPOUT

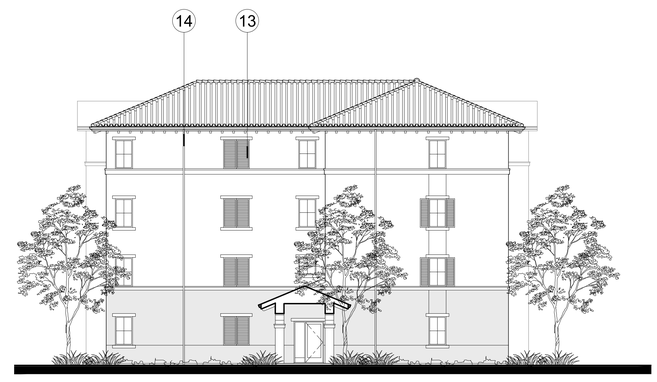
WEST ELEVATION



SOUTH ELEVATION (COURT)

WEST ELEVATION (COURT)

NORTH-WEST ELEVATION (COURT)



SOUTH-WEST ELEVATION

0' 4' 8' 16' 32'

CONCEPTUAL ELEVATIONS

IL-A3.2

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:
CONTINUING LIFE COMMUNITIES
PLEASANTON LLC
1940 LEVANTE STREET
CARLSBAD, CA 92009

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STONERIDGE CREEK - NORTH PROPERTY
PLEASANTON, CALIFORNIA

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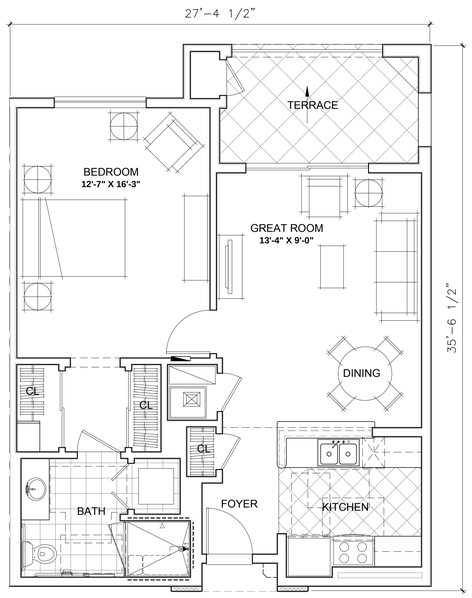
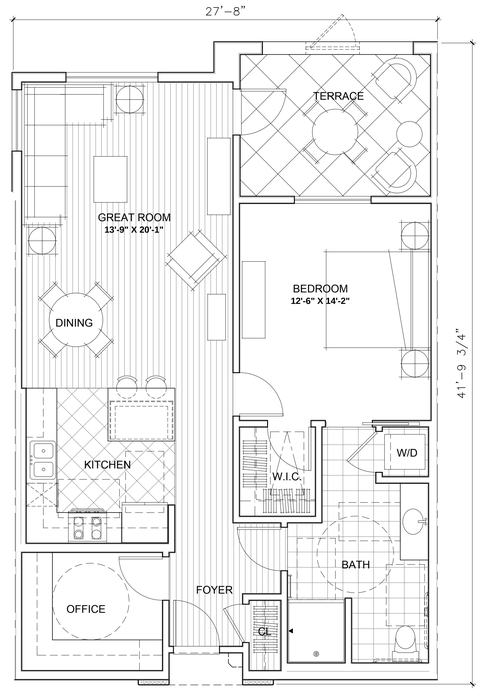


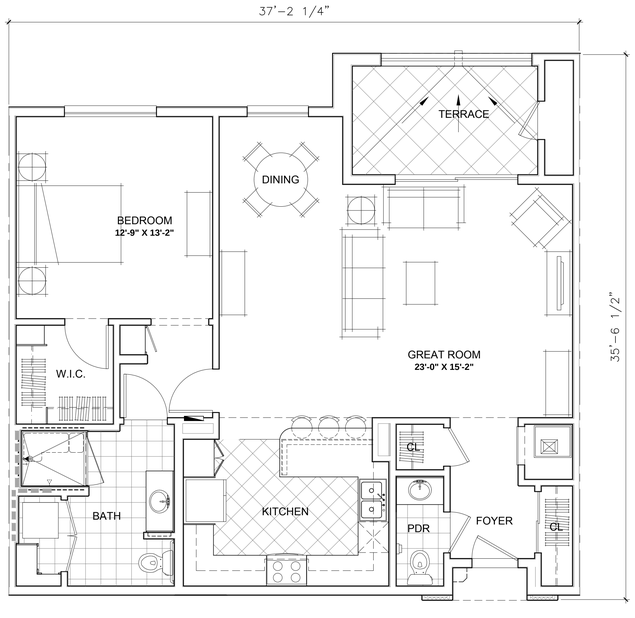
UNIT A ALT

1 BEDROOM + 1 BATH - ±803 S.F.



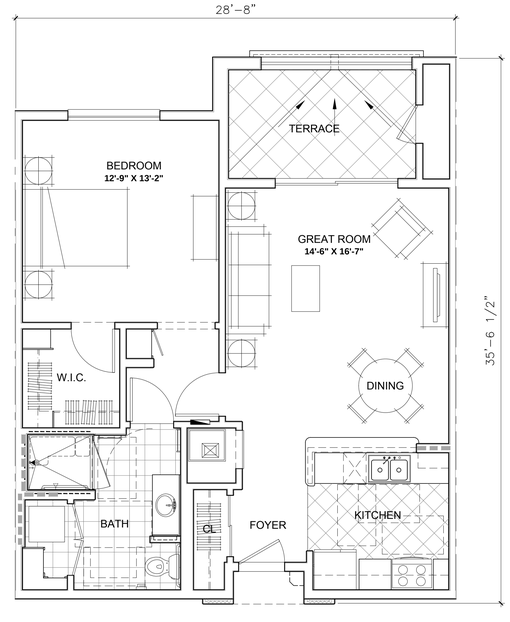
UNIT A3

1 BEDROOM + 1 BATH - ±974 S.F.



UNIT A1

1 BEDROOM + 1 $\frac{1}{2}$ BATH - ±1,106 S.F.



UNIT A

1 BEDROOM + 1 BATH - ±837 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

IL-A4.1

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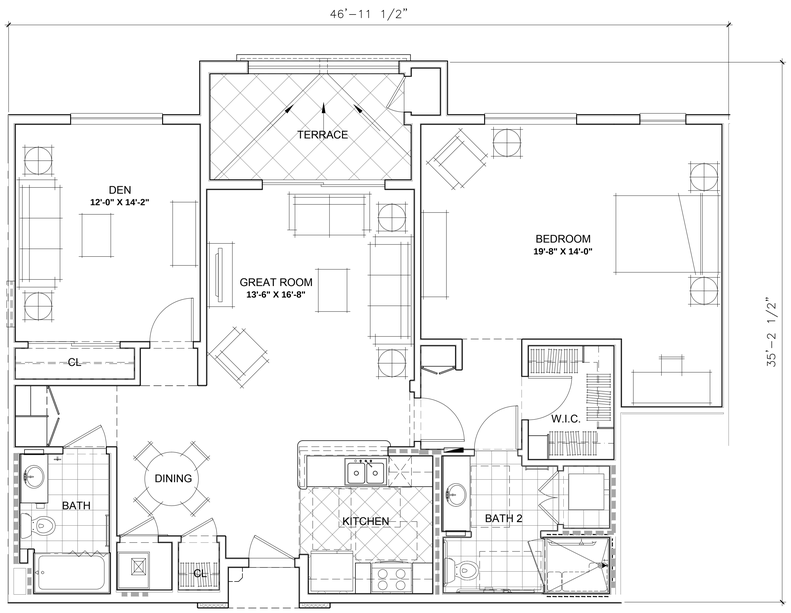
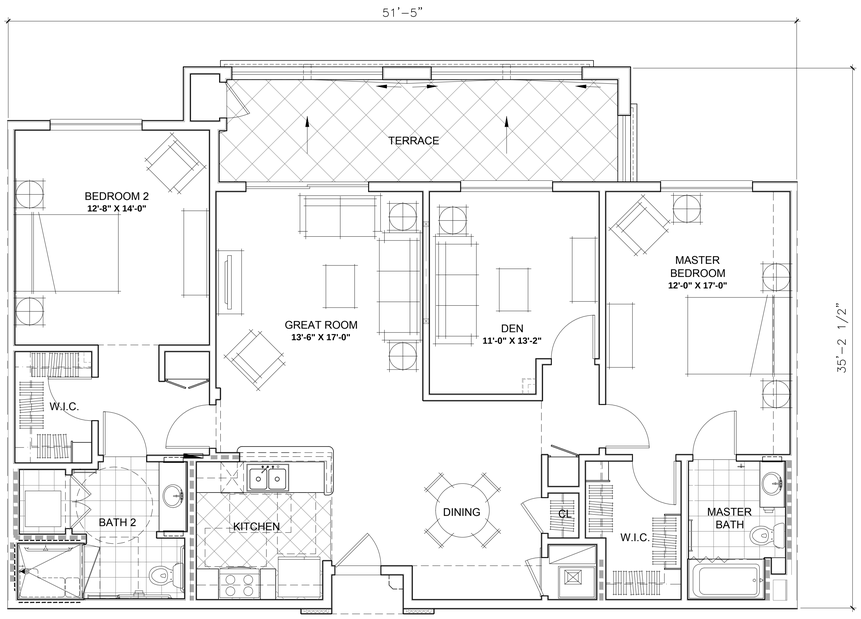


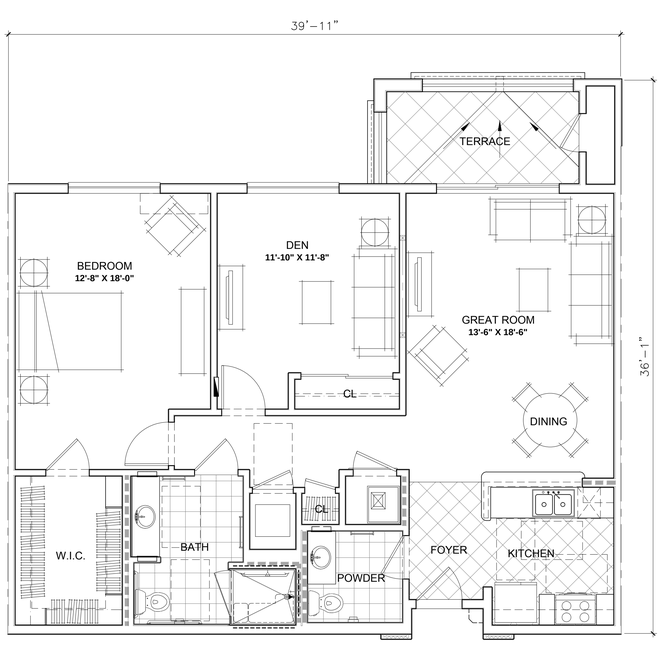
UNIT B ALT

2 BEDROOM + 2 BATH - ±1,337 S.F.



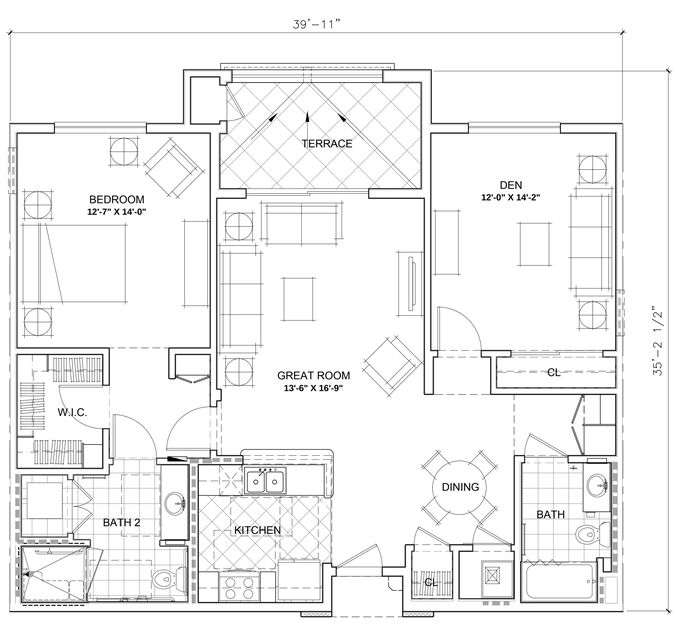
UNIT C

2 BEDROOM + 2 BATH - ±1,453 S.F.



UNIT B1

1 BEDROOM + DEN/1 $\frac{1}{2}$ BATH - ±1,162 S.F.



UNIT B

2 BEDROOM + 2 BATH - ±1,198 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

IL-A4.2

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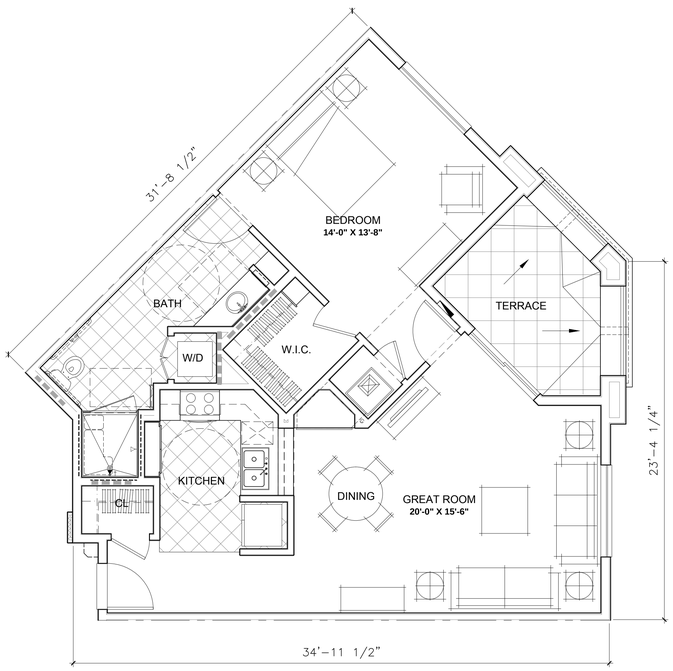
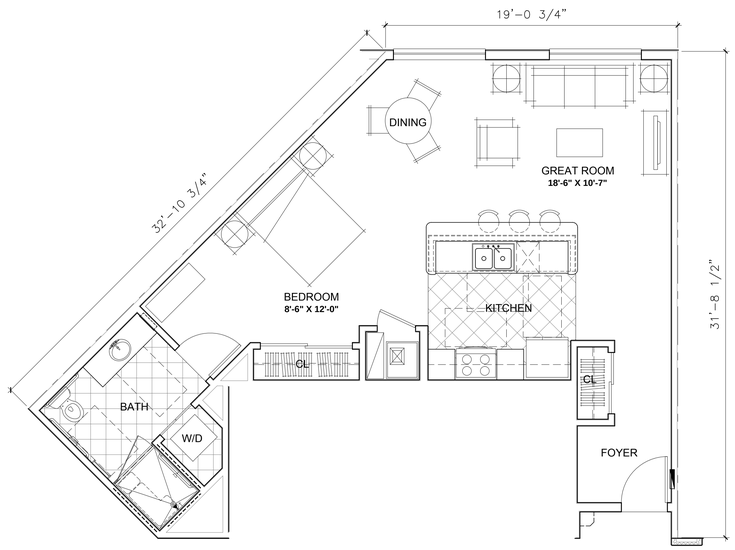


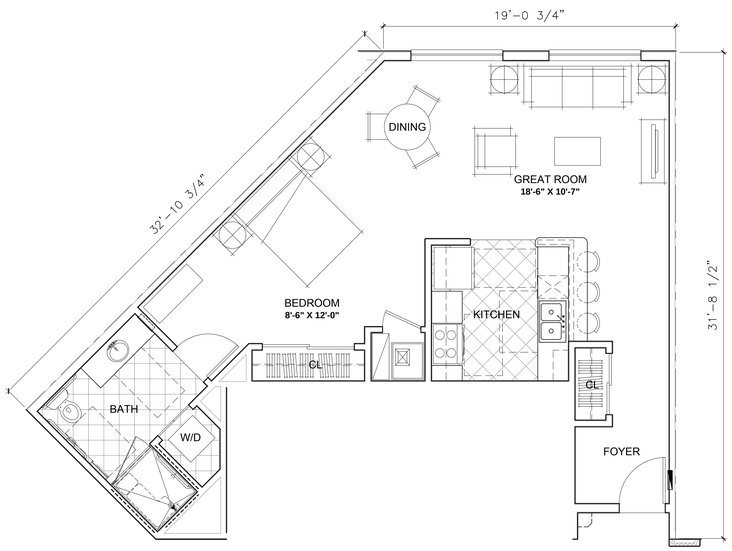
UNIT D ALT

1 BEDROOM + 1 BATH - ±944 S.F.



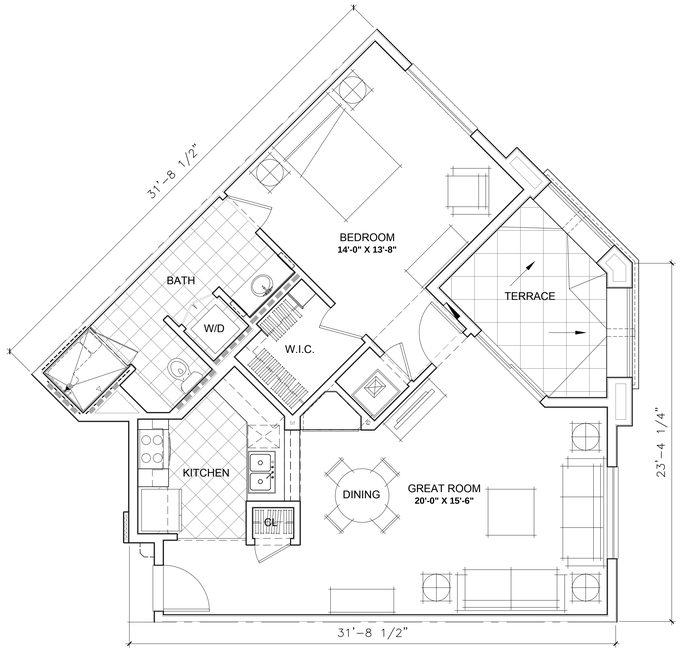
STUDIO

±790 S.F.



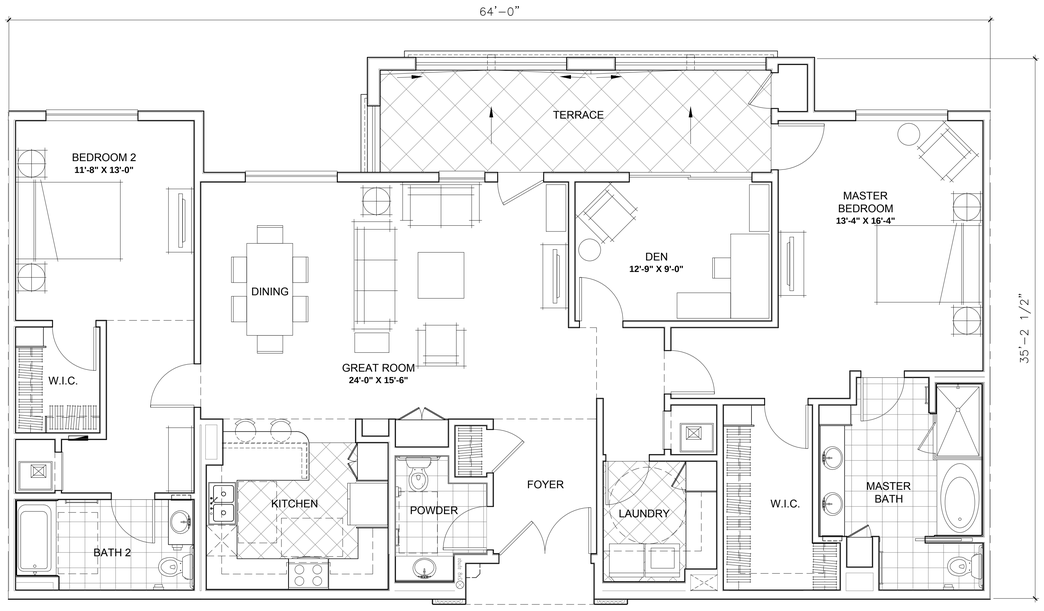
STUDIO ALT

±790 S.F.



UNIT D

1 BEDROOM + 1 BATH - ±902 S.F.



PENTHOUSE G

2 BEDROOM + DEN/2 BATH - ±1,892 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

IL-A4.3

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

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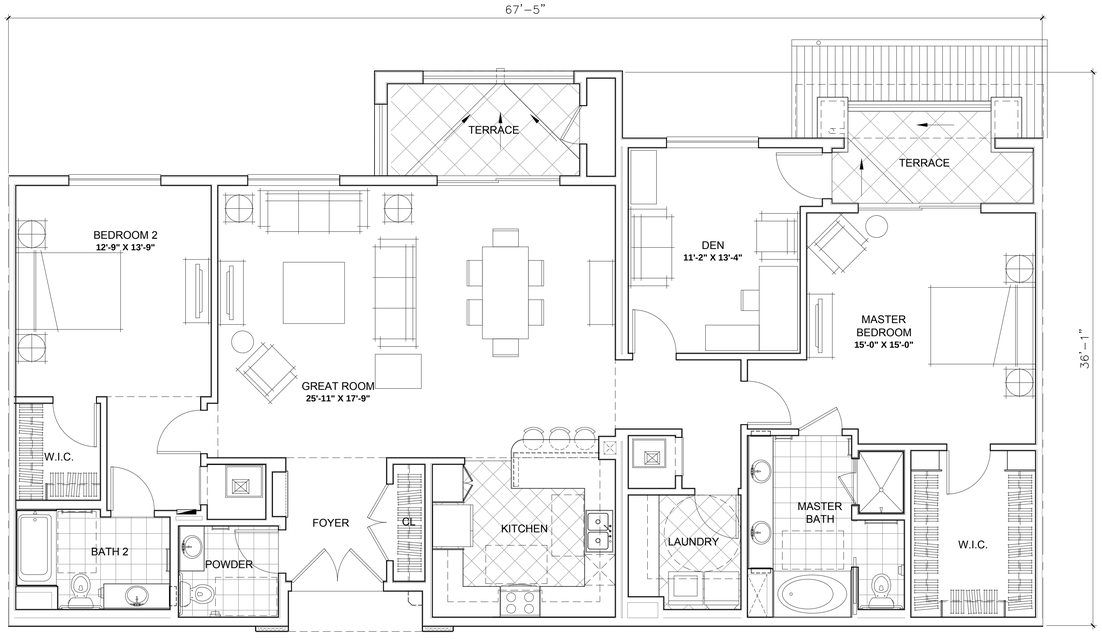
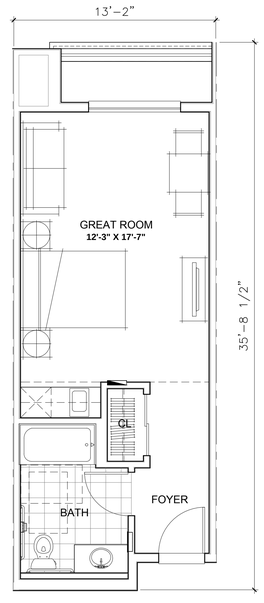
PENTHOUSE J

2 BEDROOM + OFFICE + RETREAT/2 $\frac{1}{2}$ BATH - ±2,400 S.F.



PENTHOUSE H

2 BEDROOM + OFFICE/2 $\frac{1}{2}$ BATH - ±1,961 S.F.



GUEST SUITE F

STUDIO - ±411 S.F.

0' 2' 4' 8' 16'

TYPICAL UNIT PLANS

IL-A4.4

PUD MODIFICATION SUBMITTAL - MAY 12, 2015

PREPARED FOR:

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0 15 30 60

GATES +ASSOCIATES

STONERIDGE CREEK - NORTH PHASE PLEASANTON, CA

OVERALL ILLUSTRATIVE SITE PLAN
JUNE 25, 2015

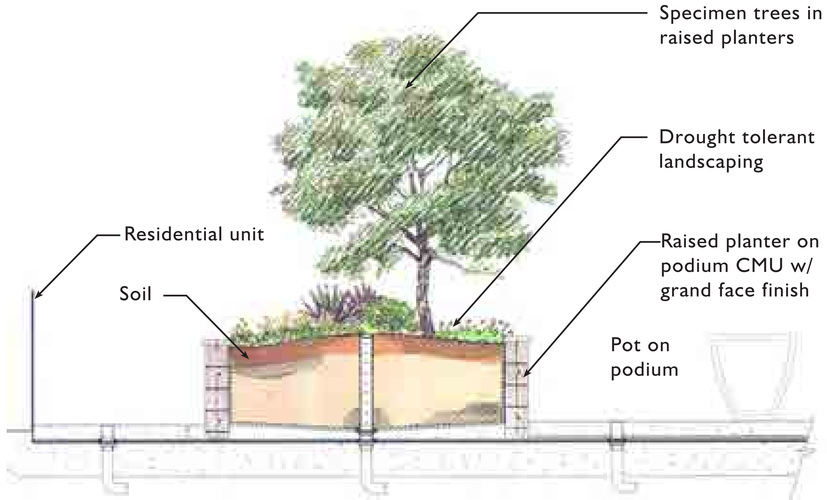
L-1

GATES +ASSOCIATES

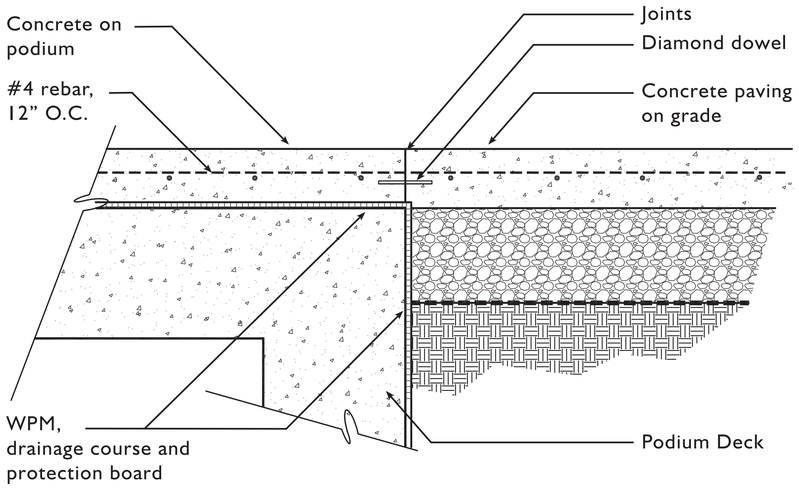
STONERIDGE CREEK - NORTH PHASE PLEASANTON, CA

COURTYARD ENLARGEMENT
JUNE 25, 2015

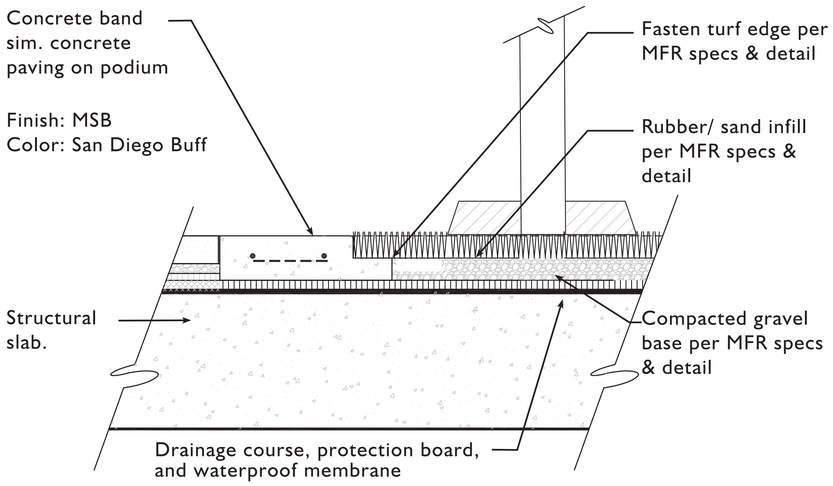
L-2



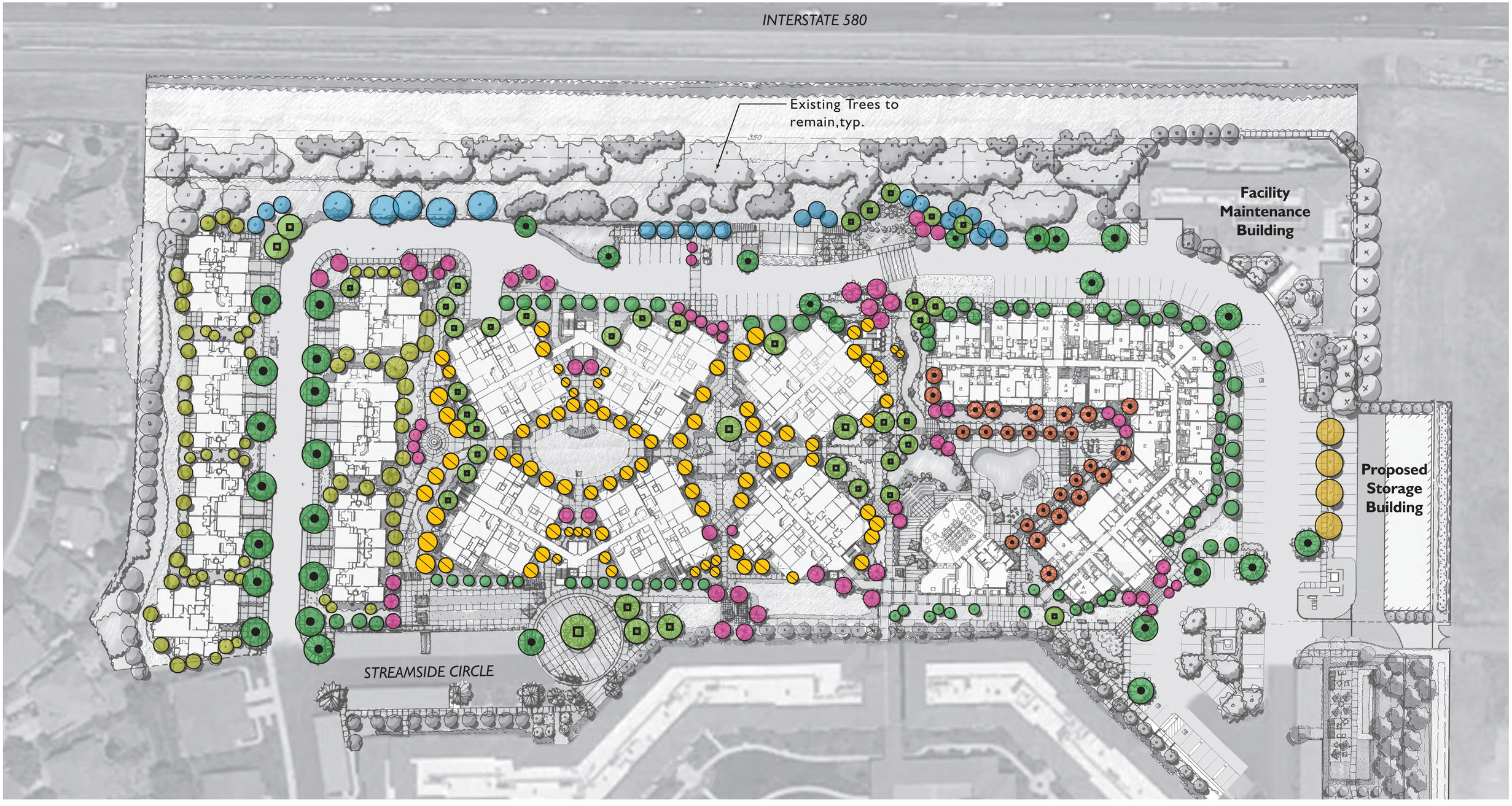
1. PLANTER WALL ON PODIUM N.T.S.



2. CONC. PAVING ON GRADE ABUTTS CONC. PAVING ON PODIUM N.T.S.



3. SYNTHETIC TURF ON STRUCTURAL SLAB N.T.S.



TREE LEGEND (Note: See Sheet L-5 for Plant List.)

- Shade Tree
- Screen Tree
- Neighborhood Street Tree
- Columnar Tree
- Courtyard Tree - Pool Patio/ILU
- Trees at Villa Units
- Accent Flowering Tree
- Courtyard Tree - Garden Terrace
- Parking Lot Tree

0 15 30 60FT

GATES +ASSOCIATES

STONERIDGE CREEK - NORTH PHASE PLEASANTON, CA

TREE DIAGRAM
JUNE 25, 2015

L-4

PLANT LIST

ACCENT FLOWERING TREES

Botanical Name	Common Name	Size	Water Use
Cercis occidentalis	Western Redbud	24" Box	Low
Lagerstroemia indica	Crape Myrtle	24" Box	Low
Malus floribunda	Flowering Crabapple	24" Box	Moderate
Prunus c. 'Atropurpurea'	Purple Leaf Plum	24" Box	Low

SCREEN TREES

Botanical Name	Common Name	Size	Water Use
Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box	Moderate
Rhus lancea	African Sumac	24" Box	Low
Schinus molle	California Pepper Tree	24" Box	Low

SHADE TREES

Botanical Name	Common Name	Size	Water Use
Quercus virginiana	Southern Live Oak	24" Box	Low
Robinia a. 'Purple Robe	Locus Tree	24" Box	Low
Ulmus parvifolia	Evergreen Elm	24" Box	Low

COLUMNAR TREES

Botanical Name	Common Name	Size	Water Use
Pyrus calleryana 'Redspire'	Ornamental Pear	24" Box	Moderate
Podocarpus gracilior	Fern Pine	24" Box	Moderate
Quercus r. 'Fastigiata'	Columnar English Oak	24" Box	Moderate
Zelkova s. 'Musashino'	Zelkova	24" Box	Low

COURTYARD TREES

Botanical Name	Common Name	Size	Water Use
Arbutus 'Marina'	NCN	24" Box	Low
Chitalpa x tashkentensis	Chitalpa	24" Box	Moderate
Laurus nobilis 'Saratoga'	Bay Laurel	24" Box	Low
Olea europaea 'Swan Hill'	Fruitless Olive Standard	24" Box	Low
Pistachia sinensis	Chinese Pistache	24" Box	Low

PARKING LOT TREES

Botanical Name	Common Name	Size	Water Use
Platanus acerifolia 'Columbia'	London Plant Tree	24" Box	Moderate

SMALL TREES IN POTS

Botanical Name	Common Name	Size	Water Use
Citrus sp.	Lemon/Orange Tree	24" Box	Moderate
Tibouchina urvelliana	Princess Flower	24" Box	Moderate

VILLA TREES

Botanical Name	Common Name	Size	Water Use
Prunus serrulata 'Amanogawa'	Flowering Cherry	24" Box	Moderate
Raphiolepsis 'Majestic Beauty'	Indian Hawthorne	24" Box	Low

NEIGHBORHOOD STREET TREE

Botanical Name	Common Name	Size	Water Use
Pyrus calleryana 'Holmford'	New Bradford Pear	24" Box	Moderate

SHRUBS / PERENNIALS

Botanical Name	Common Name	Size	Spacing	Water Use
Abelia g. 'Kaleidoscope'	Abelia	5 gallon	4' O.C.	Moderate
Abutilon hybrids	Flowering Maple	5 gallon	4' O.C.	Moderate
Abutilon palmeri	Indian Mallow	5 gallon	4' O.C.	Moderate
Arctostaphylos d. 'Harmony'	Manzanita	5 gallon	4' O.C.	Low
Arctostaphylos d. 'Howard McMinn'	Manzanita	5 gallon	4' O.C.	Low
Buxus 'Green Velvet'	Green Boxwood	5 gallon	2' O.C.	Moderate
Callistemon 'Little John'	Bottle Brush	5 gallon	3' O.C.	Moderate
Camellia japonica	Camellia	15 gallon	5' O.C.	Moderate
Camellia sasanqua 'Shishi Gashira'	Camellia	5 gallon	3'-6" O.C.	Moderate
Coleonema pulchellum 'Sunset Gold'	Breath of Heaven	5 gallon	2'-6" O.C.	Moderate
Coreopsis grandiflora 'Sunray'	Sunray Tickseed	5 gallon	2'-6" O.C.	Moderate
Correa 'Carmine Bells'	Australian Fuchsia	1 gallon	2'-6" O.C.	Low
Dietes bicolor	Fortnight Lily	5 gallon	3' O.C.	Low
Dietes vegeta	Fortnight Lily	5 gallon	3' O.C.	Low
Epilobium 'Bowman'	California Fuchsia	5 gallon	2' O.C.	Low
Epilobium canum 'Catalina'	Catalina Fuchsia	5 gallon	2'-6" O.C.	Low
Escallonia fradesii	Escallonia	5 gallon	4' O.C.	Moderate
Escallonia terri	Escallonia	5 gallon	3' O.C.	Moderate
Euphorbia characias	Euphorbia	5 gallon	3' O.C.	Low
Euonymus j. 'Microphyllus'	Boxleaf Euonymus	5 gallon	2' O.C.	Low
Geranium 'Passion Purple'	Geranium	5 gallon	18" O.C.	Moderate
Geranium 'Johnson Blue'	Geranium	5 gallon	2' O.C.	Moderate
Geranium sanguineum	Bloody Cranesbill	1 gallon	18" O.C.	Moderate
Hebe 'Patty's Purple'	Hebe	5 gallon	3' O.C.	Moderate
Hemerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 gallon	2' O.C.	Mod - Low
Hemerocallis 'Pardon Me'	Dwarf Red Daylily	1 gallon	2' O.C.	Mod - Low
Hemerocallis 'Summer Wine'	Evergreen Daylily	1 gallon	2' O.C.	Mod - Low
Hemerocallis 'Apricot'	Evergreen Daylily	1 gallon	2' O.C.	Mod - Low
Hemerocallis 'Little Bobo'	Evergreen Daylily	1 gallon	2' O.C.	Mod - Low
Hydrangea macrophylla	Big Leaf Hydrangea	5 gallon	4' O.C.	Moderate
Iris douglasiana	Pacific Coast Iris	1 gallon	2' O.C.	Moderate
Lantana conferta	Lantana	5 gallon	3' O.C.	Low
Lavatera thuringiaca 'Rosea'	Tree Mallow	5 gallon	5' O.C.	Regular
Lavatera maritima	Bush Mallow	5 gallon	4' O.C.	Low
Liriope muscari 'Royal Purple'	Turf Lily	5 gallon	18" O.C.	Moderate
Liriope muscari 'Variegata'	Variegated Turf Lily	5 gallon	18" O.C.	Moderate
Mimulus aurantiacus	Monkey Flower	1 gallon	3' O.C.	Moderate
Muhlenbergia rigens	Deer Grass	5 gallon	3' O.C.	Low
Myrtus communis 'Compacta'	Dwarf Myrtle	5 gallon	2'-6" O.C.	Low
Penstemon h. 'Margarita BOP'	Foothill Penstemon	1 gallon	3' O.C.	Moderate

SHRUBS / PERENNIALS (cont.)

Botanical Name	Common Name	Size	Spacing	Water Use
Phormium 'Duet'	New Zealand Flax	5 gallon	2'-6" O.C.	Low
Phormium 'Evening Glow'	New Zealand Flax	5 gallon	2'-6" O.C.	Low
Phormium 'Firebird'	New Zealand Flax	5 gallon	2'-6" O.C.	Low
Phormium 'Pink Stripe'	New Zealand Flax	5 gallon	5'-0" O.C.	Low
Phormium 'Tom Thumb'	New Zealand Flax	5 gallon	3'-0" O.C.	Low
Phormium 'Tony Tiger'	New Zealand Flax	5 gallon	2'-6" O.C.	Low
Phormium 'Tricolor'	New Zealand Flax	5 gallon	4'-0" O.C.	Low
Phormium 'Yellow Wave'	New Zealand Flax	5 gallon	5'-0" O.C.	Low
Pittosporum tobira 'Variegata'	Variegated Tobira	5 gallon	5' O.C.	Low
Rhaphiolepis i. 'Jack Evans'	Indian Hawthorn	5 gallon	4' O.C.	Low
Rhamnus californica 'Eve Case'	Coffeeberry	5 gallon	4'-6" O.C.	Low
Rhamnus californica 'Mound San Bruno'	Coffeeberry	5 gallon	3'-6" O.C.	Low
Rosa 'Apple Blossom'	Rose	5 gallon	2'-6" O.C.	Low
Rosa 'Just Joey'	Rose Standard	5 gallon	4'-0" O.C.	Low
Rosa 'Noatrum''	Pink Carpet Rose	5 gallon	2'-6" O.C.	Low
Rosa rugosa	Rose	5 gallon	3'-0" O.C.	Low
Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary	5 gallon	4'-0" O.C.	Low
Rosmarinus officinalis 'Gold Dust'	Rosemary	5 gallon	3' O.C.	Low
Salvia greggii	Autumn Sage	1 gallon	2'-6" O.C.	Low
Salvia microphylla 'Hot Lips'	Hot Lip Sage	5 gallon	2'-6" O.C.	Low
Salvia officinalis	Garden Sage	5 gallon	18" O.C.	Low
Salvia 'Purple Majesty'	Purple Majesty Sage	5 gallon	3'-6" O.C.	Low
Santolina chamaecyparissus	Gray Lavender Cotton	5 gallon	2' O.C.	Low
Syringa vulgaris	Common Lilac	15 gallon	5' O.C.	Moderate
Teucrium fruticans 'Compacta'	Compact Germander	5 gallon	3'-0" O.C.	Low
Teucrium lucidrys	Bush Germander	5 gallon	2' O.C.	Low
Viburnum tinus 'Compacta'	Compact Viburnum	5 gallon	3'-6" O.C.	Low

GROUNDCOVERS

Botanical Name	Common Name	Size	Spacing	Water Use
Arctostaphylos 'Emerald Carpet'	Bearberry	1 gallon	2' O.C.	Low
Carex tumulicola	Berkeley Sedge	1 gallon	12" O.C.	Low
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gallon	18" O.C.	Low
Juncus p. 'Carmens Gray'	Carmens Gray Rush	1 gallon	2' O.C.	Low
Lantana montevidensis	Trailing Purple Lantana	1 gallon	2' O.C.	Low
Myoporum p. 'Putah Creek'	Myoporum	1 gallon	4' O.C.	Low
Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 gallon	2' O.C.	Low

VINES

Botanical Name	Common Name	Size	Spacing	Water Use
Ficus pumila	Creeping Fig	15 gallon	As Shown	Moderate
Rosa banksiae	Lady Banks Rose	15 gallon	As Shown	Low

ACCENT FLOWERING TREES

Cercis occidentalis
Wetern Red Bud

Lagerstroemia indica
Crape Myrtle

Malus floribunda
Flowering Crabapple

Prunus c. 'Atropurpurea'
Purple Leaf Plum

SCREEN TREES

Elaeocarpus decipiens
Japanese Blueberry Tree

Rhus lancea
African Sumac

Schinus molle
California Pepper Tree

SHADE TREES

Quercus virginiana
Southern Live Oak

Robinia a. 'Purple Robe'
Locust Tree

Ulmus parvifolia
Evergreen Elm

COLUMNAR TREES

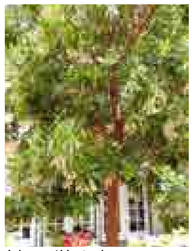
Quercus r. 'Fastigiata'
Columnar English Oak

Zelkova s. 'Musashino'
Zelkova

Podocarpus gracilior
Fern Pine

Pyrus calleryana 'Redspire'
Ornamental Pear

COURTYARD TREES


Arbutus 'Marina'
NCN

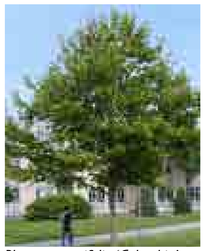
Chitalpa x tashkentensis
Chitalpa

Laurus nobilis 'Saratoga'
Bay Laurel

Olea europaea 'Swan Hill'
Fruitless Olive Standard

Pistachia sinensis
Chinese Pistache

PARKING LOT TREES


Platanus acerifolia 'Columbia'
London Plane Tree

SHRUBS

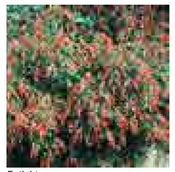
Agave attenuata 'Kara's Stripes'
Variegated Fox Tail Agave

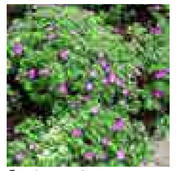
Aloe arborescens
Torch Aloe

Arctostaphylos d. 'Harmony'
Manzanita

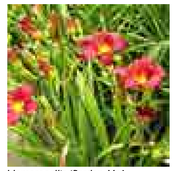
Correa 'Carmine Bells'
Australian Fuchsia

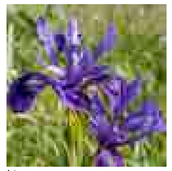
Dietes bicolor
Fortnight Lily

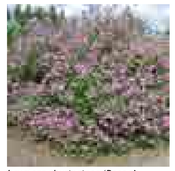

Epilobium spp.
California Fuchsia

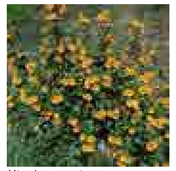

Geranium sanguineum
Bloody Cranesbill

Hemerocallis 'Happy Returns'
Dwarf Yellow Daylily


Hemerocallis 'Pardon Me'
Dwarf Red Daylily


Iris sp.
Iris


Lavatera thuringiaca 'Rosea'
Tree Mallow

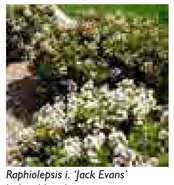

Mimulus aurantiacus
Stickey Monkey Flower

Penstemon h. 'Margarita BOP'
Foothill Penstemon

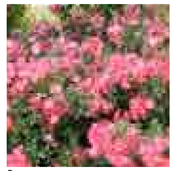
Phormium 'Duet
New Zealand Flax

Phormium spp.
Phormium/New Zealand Flax

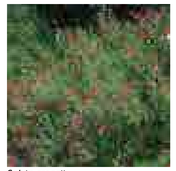
Phormium 'Tom Thumb'
New Zealand Flax

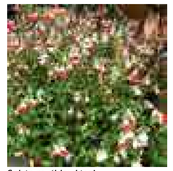

Raphiolepsis i. 'Jack Evans'
Indian Hawthorne

Rhamnus californica
Coffeeberry

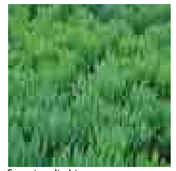

Rosa spp.
Carpet Rose

Rosmarinus officinalis
Rosemary


Salvia greggii
Autumn Sage


Salvia m. 'Hot Lips'
Sage

Salvia spp.
Sage


Senecio cylindricus
Narrow-Leaf Chalksticks

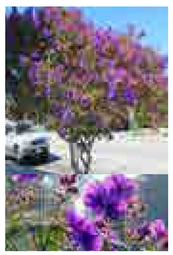
Syringa vulgaris
Common Lilac

Teucrium fruticans
Bush Germander

Teucrium lucidrys
Germander

SMALL TREES IN POTS

Citrus sp.
Lemon/Orange Tree


Tibouchina urvilleana
Princess Flower

VILLA TREES

Prunus serrulata 'Amanogawa'
Flowering Cherry

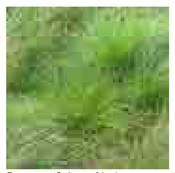
Raphiolepsis 'Majestic Beauty'
Indian Hawthorne

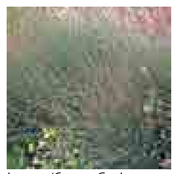
NEIGHBORHOOD STREET TREE

Pyrus calleryana 'Holmford'
New Bradford Pear

BIO-RETENTION AREA

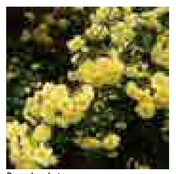
Carex tumulicola
Berkeley Sedge


Festuca i. 'Siskiyou Blue'
Siskiyou Blue Fescue


Juncus p. 'Carmens Gray'
Carmens Gray Rush

VINES

Ficus pumila
Creeping Fig


Rosa banksiae
Lady Banks Rose

SEATING AREA - TRELLIS, SHADE, TABLES/CHAIRS & BENCHES

FOCAL ELEMENTS

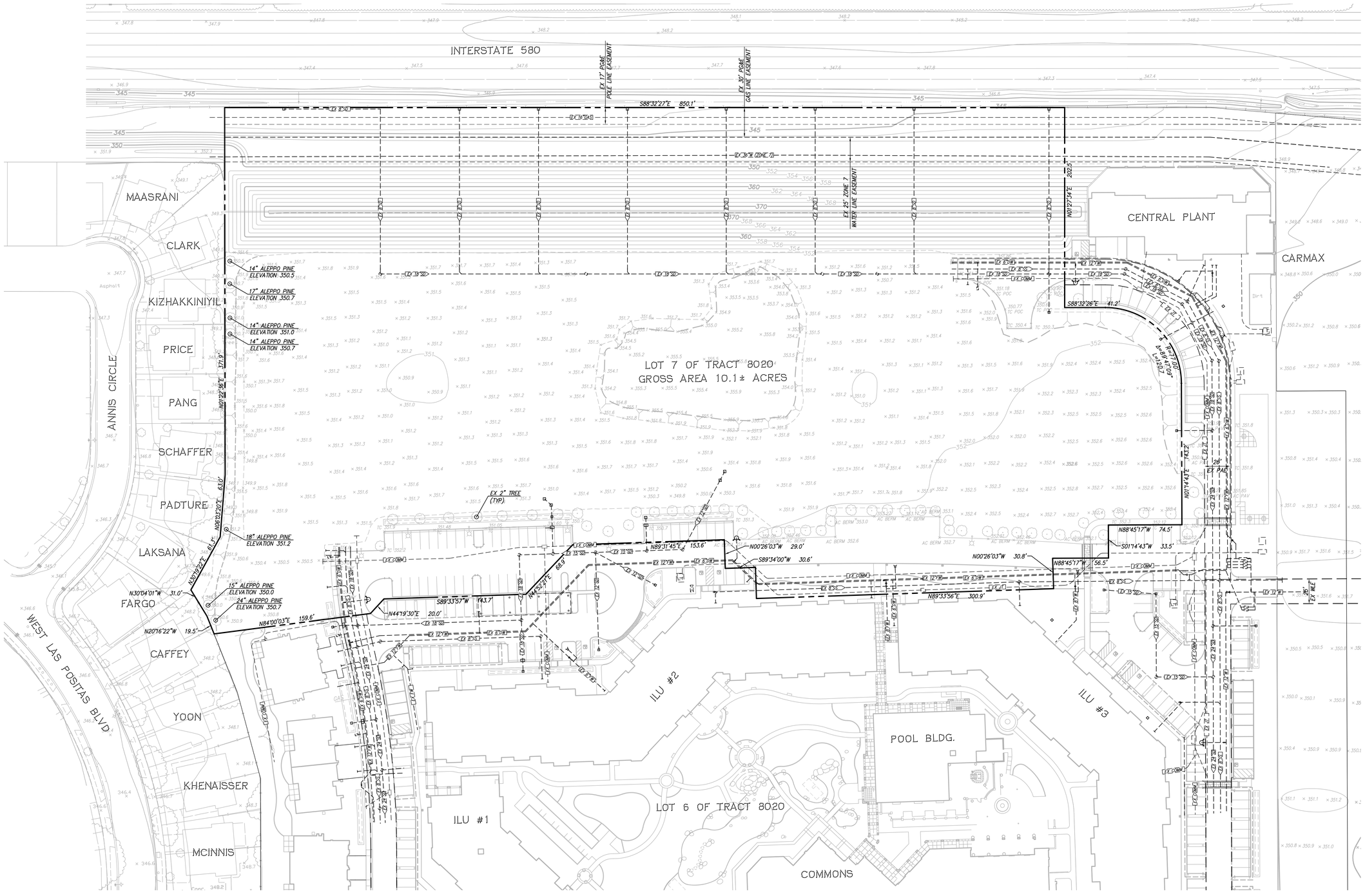
POTS

BOCCE BALL COURT

WATERFALL FEATURE

FIRE PIT/SEATING (ABOVE)
ORNAMENTAL METAL FENCE
(BELOW)

FIRE PLACE



N

0 40 80 120

1 inch = 40 ft.

EXISTING CONDITIONS PLAN

STONERIDGE CREEK PHASE 2

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: CONTINUING LIFE LLC

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ★ PLANNERS ★ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 26, 2015

JOB NO.: 101084PH2

SHEET NO.

C1.0

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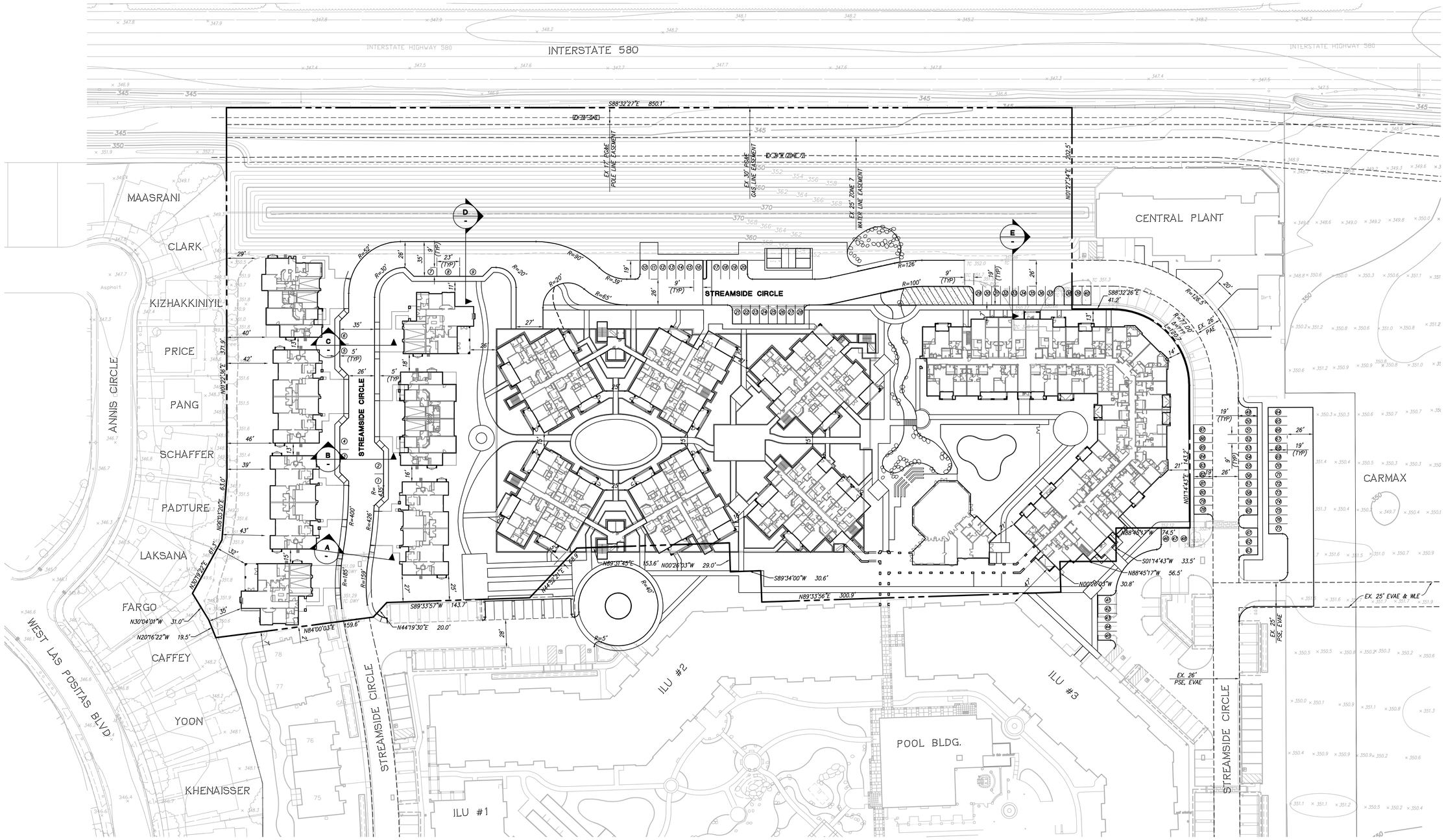

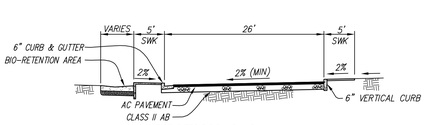

SECTION A-A
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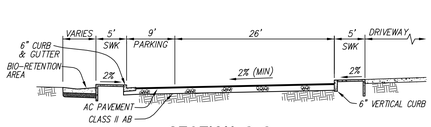

SECTION C-C
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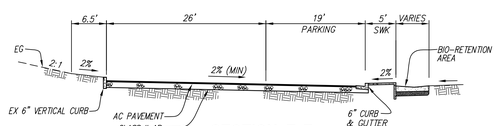

SECTION E-E
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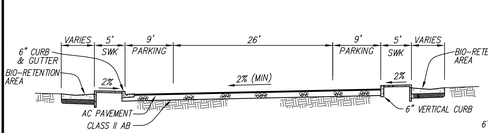

SECTION B-B
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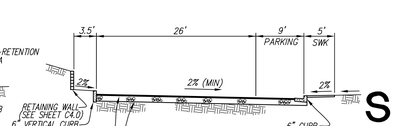

SECTION D-D
NOT TO SCALE

N

0 40 80 120
1 inch = 40 ft.

PRELIMINARY SITE PLAN

STONERIDGE CREEK PHASE 2

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: CONTINUING LIFE LLC

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 26, 2015

JOB NO.: 101084PH2

SHEET NO.
C2.0

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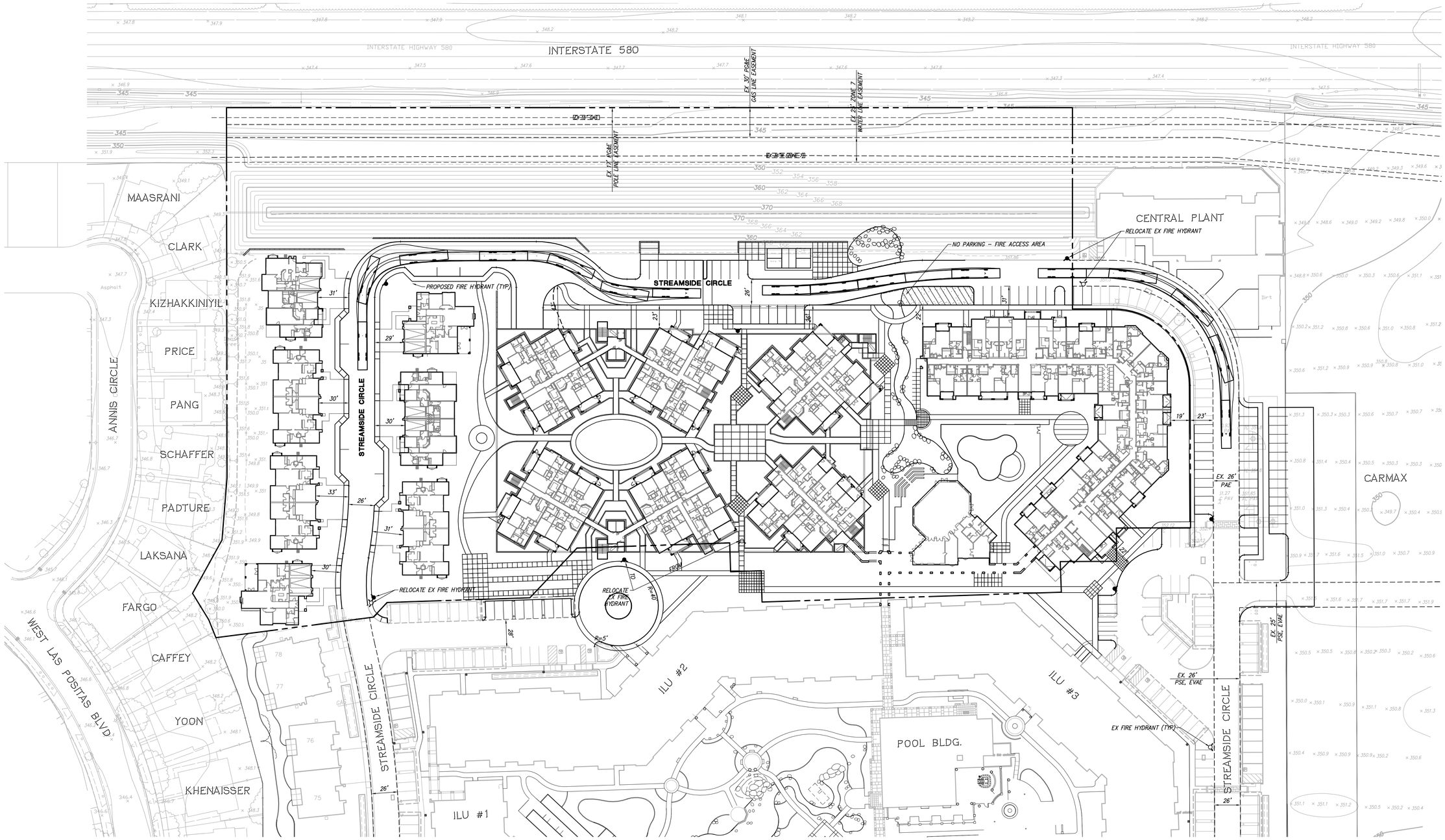

PRELIMINARY FIRE TURNING PATH PLAN

STONERIDGE CREEK PHASE 2

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: CONTINUING LIFE LLC

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 26, 2015

JOB NO.: 101084PH2

SHEET NO.
C3.0

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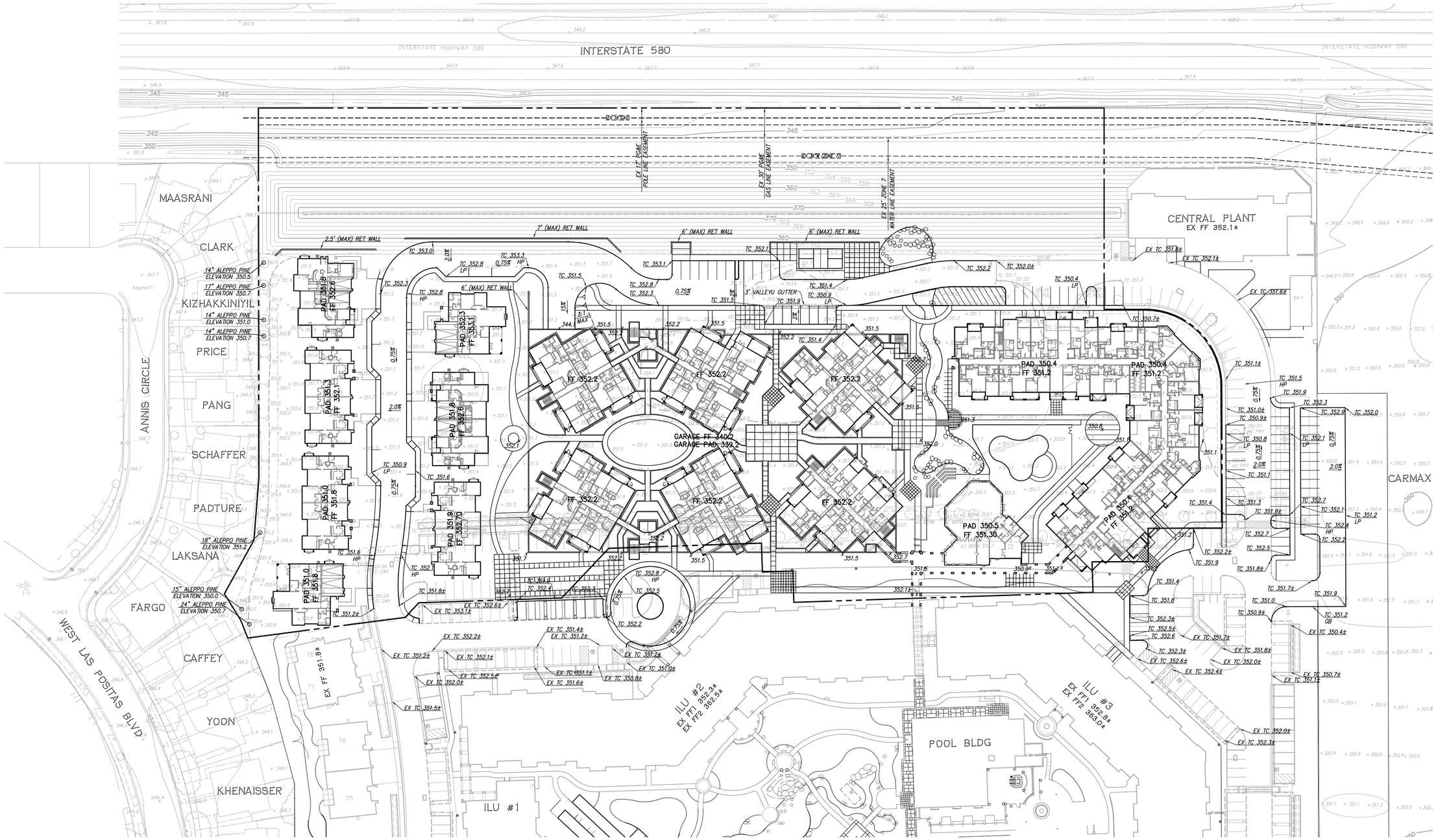

0 40 80 120

1 inch = 40 ft.

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
BUILDING AREA	2,400	500
LANDSCAPE AREA	3,200	2,500
STREET AREA	2,500	100
UNDERGROUND GARAGE AREA	39,600	–
TRENCH SPOIL (ASSUMED)	3,000	–
FOUNDATION & PLUMBING SPOIL (ASSUMED)	2,500	–
BIO-RETENTION SPOIL	1,000	–
SHRINKAGE (ASSUME 15%)	–	500
TOTAL	54,200	3,600

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. IT IS ASSUMED DEMO OF EXISTING BUILDING FOUNDATION (ESTIMATED 1,700 CY) AND REMOVAL OF EXISTING AC PAVEMENT (ESTIMATED 1,100 CY) QUANTITIES WILL BE OFF-HAULED SEPARATELY OR USED AS A SUBBASE AND ARE NOT INCLUDED IN THE ESTIMATED EARTHWORK QUANTITIES.
3. THIS ESTIMATE QUANTITY DOES NOT INCLUDE FOUNDATION & PLUMBING SPOILS.

PRELIMINARY GRADING PLAN

STONERIDGE CREEK PHASE 2

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: CONTINUING LIFE LLC

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NO.	DATE	DESCRIPTION	BY

DATE: JUNE 26, 2015

JOB NO.: 101084PH2

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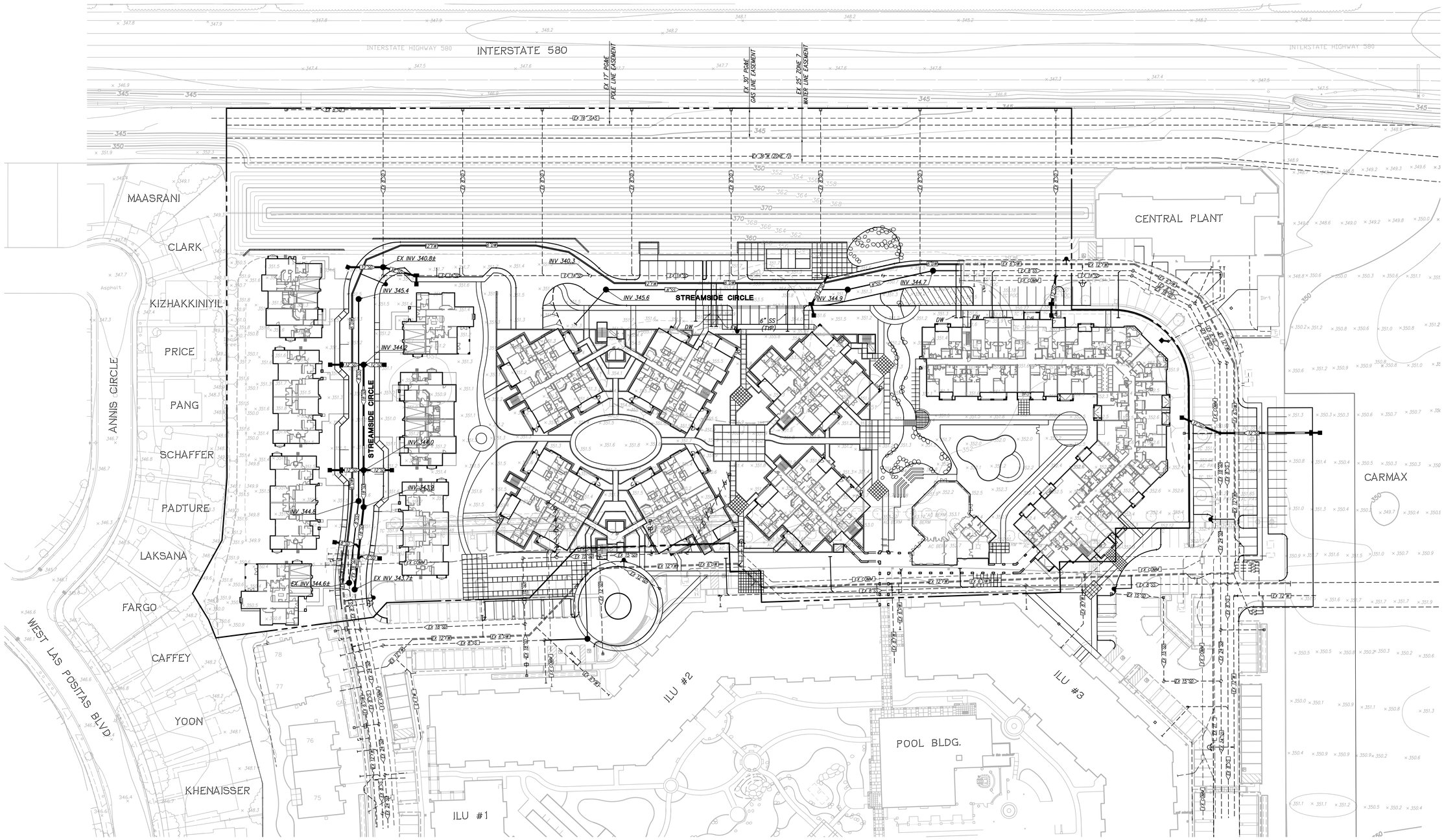

0 40 80 120

1 inch = 40 ft.

PRELIMINARY UTILITY PLAN

STONERIDGE CREEK PHASE 2

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: CONTINUING LIFE LLC

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RUGGERI-JENSEN-AZAR
ENGINEERS * PLANNERS * SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 26, 2015

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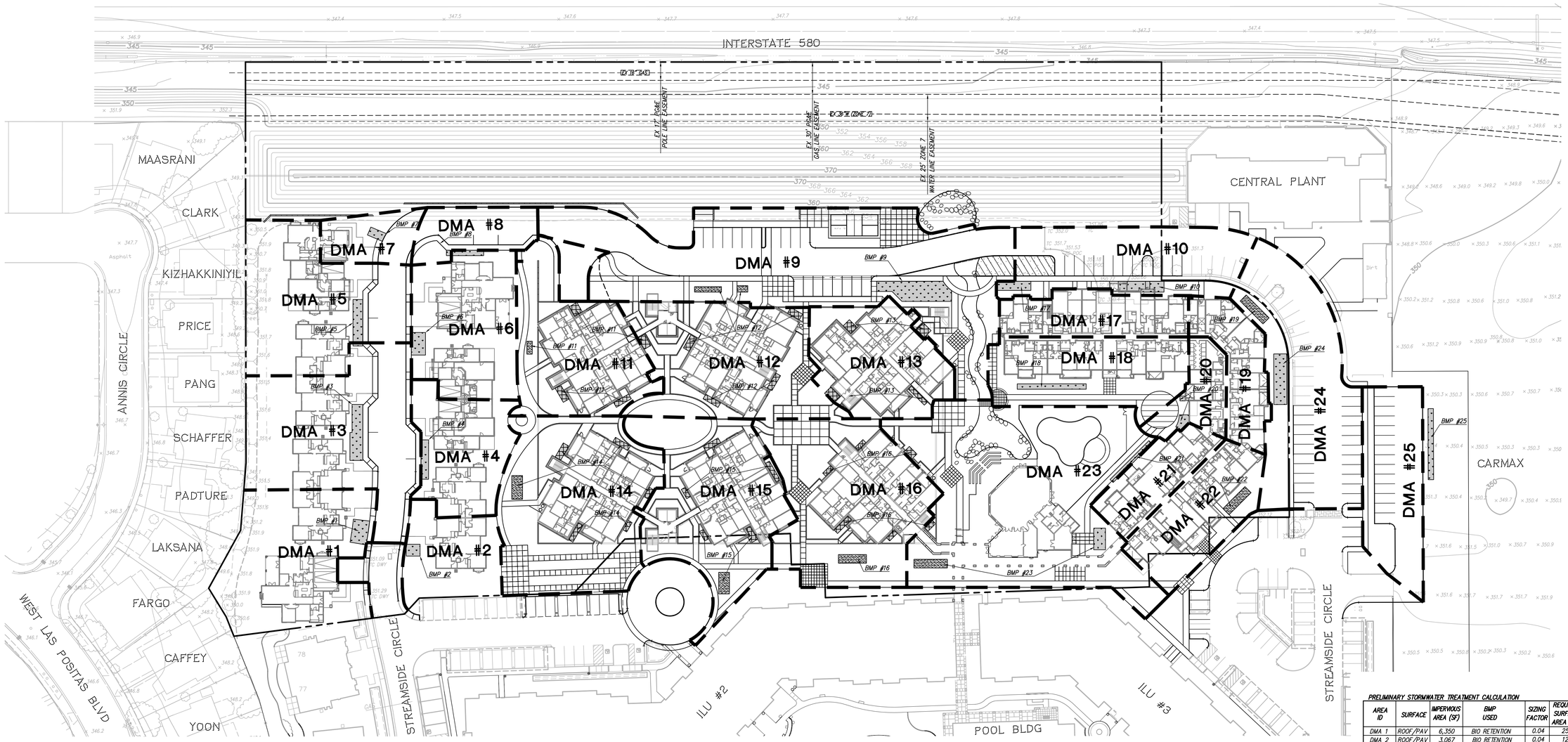
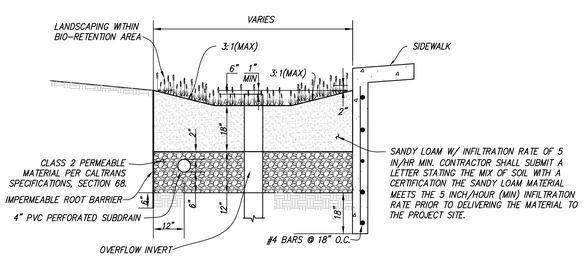


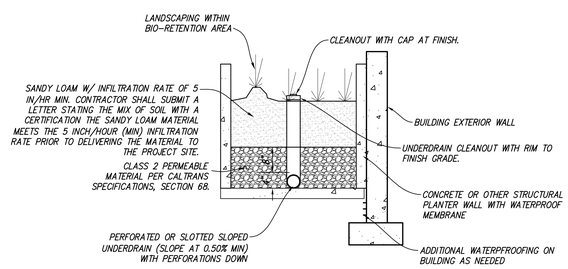
LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- BIO-RETENTION AREA AT LANDSCAPE ADJACENT TO SIDEWALK
- BIO-RETENTION AREA IN RAISED PLANTER
- BIO-RETENTION IN LANDSCAPE AREA



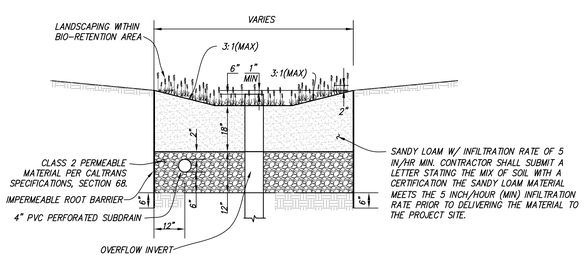
BIO-RETENTION AREA AT LANDSCAPE ADJACENT TO SIDEWALK

NOT TO SCALE



BIO-RETENTION AREA IN RAISED PLANTER

NOT TO SCALE



BIO-RETENTION IN LANDSCAPE AREA

NOT TO SCALE

PRELIMINARY STORMWATER TREATMENT CALCULATION

AREA ID	SURFACE	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
DMA 1	ROOF/PAV	6,350	BIO RETENTION	0.04	258	332
DMA 2	ROOF/PAV	3,067	BIO RETENTION	0.04	125	141
DMA 3	ROOF/PAV	13,365	BIO RETENTION	0.04	537	572
DMA 4	ROOF/PAV	5,534	BIO RETENTION	0.04	223	255
DMA 5	ROOF/PAV	9,081	BIO RETENTION	0.04	366	387
DMA 6	ROOF/PAV	6,462	BIO RETENTION	0.04	261	275
DMA 7	ROOF/PAV	2,901	BIO RETENTION	0.04	117	122
DMA 8	PAV	4,219	BIO RETENTION	0.04	169	171
DMA 9	PAV	25,995	BIO RETENTION	0.04	1,040	1,080
DMA 10	PAV	10,593	BIO RETENTION	0.04	424	425
DMA 11	ROOF/PAV	7,236	BIO RETENTION	0.04	289	393
DMA 12	ROOF/PAV	10,261	BIO RETENTION	0.04	410	505
DMA 13	ROOF	6,947	BIO RETENTION	0.04	278	350
DMA 14	ROOF/PAV	11,090	BIO RETENTION	0.04	444	551
DMA 15	ROOF/PAV	10,712	BIO RETENTION	0.04	429	515
DMA 16	ROOF/PAV	10,962	BIO RETENTION	0.04	439	519
DMA 17	ROOF	6,784	BIO RETENTION	0.04	271	272
DMA 18	ROOF/PAV	8,010	BIO RETENTION	0.04	320	320
DMA 19	ROOF	5,924	BIO RETENTION	0.04	237	240
DMA 20	ROOF/PAV	3,664	BIO RETENTION	0.04	147	148
DMA 21	ROOF/PAV	4,711	BIO RETENTION	0.04	201	204
DMA 22	ROOF	6,344	BIO RETENTION	0.04	226	232
DMA 23	ROOF/PAV	10,685	BIO RETENTION	0.04	427	466
DMA 24	PAV	13,887	BIO RETENTION	0.04	557	564
DMA 25	PAV	8,150	BIO RETENTION	0.04	326	330

NOTES

THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 14, 2013, AND THE FOLLOWING CRITERIA:

a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR

SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:

a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

PRELIMINARY STORMWATER MANAGEMENT PLAN

STONERIDGE CREEK PHASE 2

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: CONTINUING LIFE LLC

N

0 40 80 120

1 inch = 40 ft.

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 26, 2015

JOB NO.: 101084PH2

SHEET NO. C6.0

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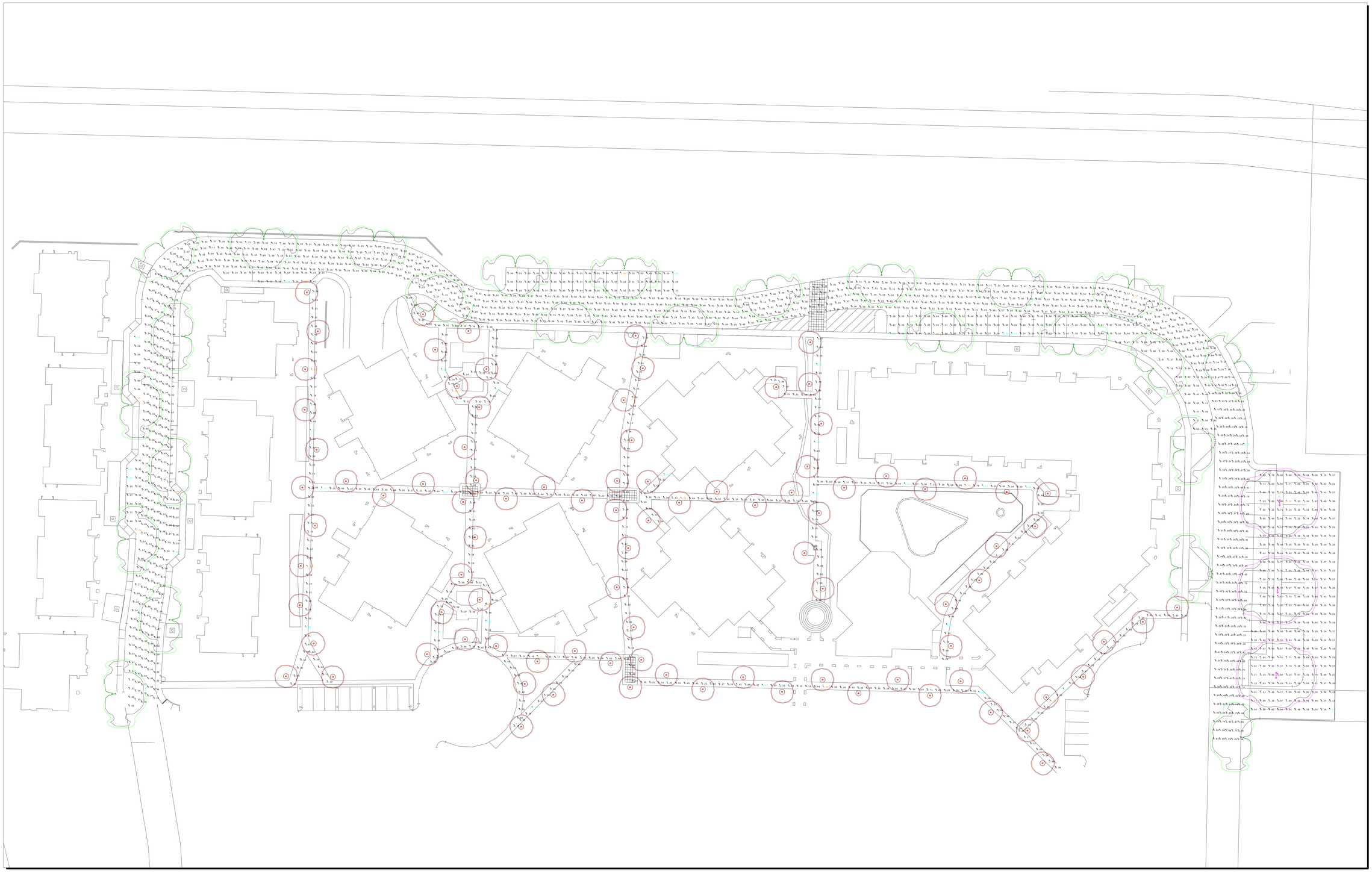
Date:2015-05-06

Filename: AGi32 - Stoneridge Creek - North Phase - 06_05_2015 - Proposal.AGI



Luminaire Schedule								
Symbol	Qty	Tag	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	93	A1	BOLLARD	CBM1210-LAP-5SL4-32W-4K - 3'-0"LC	SINGLE	893	32	0.850
	25	A2	SINGLE	CN55P1-FT1GC-3L3HS-48W-4K - 14'-3"LC (Pole 13'-6" + 6" Base)	SINGLE	3354	48	0.850
	3	A3	DOUBLE	CN55P1-FT1GC-3L3HS-48W-4K - 14'-3"LC (Pole 13'-6" + 6" Base)	BACK-BACK	3354	48	0.850

ALL VALUES ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE
****
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP, RATINGS , FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.
****

Luminaire Schedule								
Symbol	Qty	Tag	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	93	A1	BOLLARD	CBM1210-LAP-5SL4-32W-4K - 3'-0"LC	SINGLE	893	32	0.850
	25	A2	SINGLE	CN55P1-FT1GC-3L3HS-48W-4K - 14'-3"LC (Pole 13'-6" + 6" Base)	SINGLE	3354	48	0.850
	3	A3	DOUBLE	CN55P1-FT1GC-3L3HS-48W-4K - 14'-3"LC (Pole 13'-6" + 6" Base)	BACK-BACK	3354	48	0.850

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main street	Illuminance	Fc	0.70	3.44	0.13	5.38	26.46
Parking Face to face	Illuminance	Fc	1.01	4.39	0.13	7.77	33.77
Parking In-line_1	Illuminance	Fc	0.47	1.09	0.22	2.14	4.95
Parking In-line_2	Illuminance	Fc	0.87	3.10	0.20	4.35	15.50
Parking In-line_3	Illuminance	Fc	0.58	2.24	0.21	2.76	10.67
Parking In-line_4	Illuminance	Fc	0.31	0.53	0.19	1.63	2.79
Parking Lot	Illuminance	Fc	1.00	3.80	0.21	4.76	18.10
Parking Lot 2	Illuminance	Fc	0.74	3.04	0.21	3.52	14.48
Pathway 1	Illuminance	Fc	1.40	5.26	0.12	11.67	43.83
Pathway 10	Illuminance	Fc	1.01	3.46	0.12	8.42	28.83
Pathway 11	Illuminance	Fc	1.26	4.30	0.12	10.50	35.83
Pathway 12	Illuminance	Fc	1.37	5.55	0.13	10.54	42.69
Pathway 2	Illuminance	Fc	1.00	3.64	0.12	8.33	30.33
Pathway 3	Illuminance	Fc	1.06	3.71	0.12	8.83	30.92
Pathway 4	Illuminance	Fc	0.75	2.71	0.13	5.77	20.85
Pathway 5	Illuminance	Fc	1.09	4.34	0.12	9.08	36.17
Pathway 6	Illuminance	Fc	1.06	4.31	0.12	8.83	35.92
Pathway 7	Illuminance	Fc	1.13	4.20	0.12	9.42	35.00
Pathway 8	Illuminance	Fc	1.01	4.17	0.12	8.42	34.75

ALL VALUES ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE
****
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP, RATINGS , FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.
****

EXHIBIT B

Stoneridge Creek Pleasanton North Phase Narrative

May 2015

Project Definition

Stoneridge Creek Pleasanton, a continuing care retirement community (CCRC) as defined by the California Department of Social Services, is proposing to complete phase II of the development within the existing boundaries. The proposed community is designed for residents over the age of sixty (60) and contains three defining elements. First, the community provides residences of varying sizes and styles, ranging from affordable one-bedroom apartments to spacious single-story homes. Second, residents of the community are provided extensive services and access to convenient amenities including a state-of-the-art fitness center and recreation facilities, fine dining in multiple on-site restaurant venues, housekeeping and transportation services and much more. Third, unlimited access to assisted living, memory care services and long term care in a skilled nursing facility are provided in the adjacent health care center, Creekview, in the event residents develop a need for a higher level of care. When combined in an elegant, high-quality setting the three elements provide comfort, security and peace of mind to residents looking to enjoy their retirement free from the traditional burdens of home maintenance and worries associated with long term care.

The community is licensed as a CCRC through the State of California Department of Social Services (DSS) Continuing Care Branch, and as a Residential Care Facility for the Elderly (RCFE). The adjacent health care center, Creekview, is licensed to provide assisted living and special care (dementia services) as an RCFE by DSS and will provide skilled nursing licensed by the California Department of Public Health.

North Phase Modification

As illustrated below, the proposed North Phase of Stoneridge Creek Pleasanton (Previously referenced as Phase III & IV) is located on approximately 10 acres at the North of the property. The proposed unit mix is a replication of the existing Villas, Garden Terraces apartments & 4-story Independent Living apartment buildings in lieu of the two 4-story apartment buildings approved in PUD-68. The North Phase is a reduction in size by 65 units from the original 216 units to 151 units. This will reduce the overall unit count of 635 units originally entitled to a new community total of 565 independent living units. The North Phase will include an underground parking garage in order to increase the landscaping and amenities our residents enjoy most. The current Streamside loop road will be adjusted to the new building configurations proposed and will be built as was originally proposed in PUD-68.

Continuing Care Retirement Community (CCRC)

The proposed CCRC is composed of two main components: Independent Living residences, for those seniors capable of residing in the community without daily assistance; and the Creekview Health Care Center (Assisted Living, Skilled Nursing, & Memory Care), for those residents requiring daily assistance or medical attention.

Independent Living

The independent living portion of the proposed community comprises the majority of the project's acreage and square footage with 414 independent living units already built and mostly occupied. The proposed North Phase will include 151 independent living units, which is a reduction from the previously approved total independent living unit total approved in 2010. The exterior finishes of the North Phase will be consistent with the existing buildings throughout the community.

Courtyard Apartments

The proposed North Phase will include eighty-four (84) courtyard apartments (ILU building) that range in size from one to three bedrooms and from approximately seven hundred (700) to twenty-four hundred (2,400) square feet. Each residence includes an active emergency call system to help facilitate the community's obligation to monitor the overall well being of the community's residents. The courtyard apartment building proposed is four stories (matching the other four apartment buildings) and is located as conveniently as possible to the community clubhouse where residents will generally walk under covered walkways several times each day to dine in the restaurants and participate in community activities. Each individual residence is single level and accessed through interior corridors with convenient elevator access.

Garden Terraces

The proposed North Phase will include fifty-six (56) garden terrace apartments within six (6) pods ranging from two or three story structures that are variants of the traditional independent living residences built in a garden apartment configuration with windows on two sides and large outdoor living areas or lanais. Individual residences range in size from approximately twelve hundred (1,200) to approximately twenty-six hundred (2,600) square feet. Each residence is single level and is accessed via a covered exterior walkway or elevator. The 6 garden terrace pods will be situated above a large, resident only parking garage with elevator and stair access to upper living units.

Villas

The proposed North Phase will include twelve (12) villas that are constructed as single level detached and attached duplexes and provide residents with an alternative to the apartment style independent living options. Each residence features an attached garage and private patio. Similar to the community's garden terraces, villas range in size from fourteen hundred (1,400) to twenty four hundred (2,400) square feet.

Pavilion

The proposed North Phase will include a small pavilion common building where residents can meet to enjoy fitness classes, religious meetings, guest speakers, musical performances and buffet dining. It will include a warming kitchen, storage, restrooms and foyer. The Pavilion will be surrounded by an exterior amphitheater, swimming pool, and fire pit.

Outdoor Amenities

In addition to those amenities provided inside the buildings described above, residents will have access to a number of outdoor amenities, both passive and active, including water front entertainment, an artificial grass croquet lawn, multi-sport/pickle-ball courts, waterfall and stream, dog park, walking paths, swimming pool and fire pit.

Resident Services

Although residents in the Independent Living portion of the community can typically live comfortably without regular support, each has access to on-site services designed to provide convenience and peace of mind while extending this period in their lives where they can live independently. These services include regular housekeeping and home maintenance; landscape maintenance; a twenty-four (24) hour emergency call system monitored by trained first response professionals; scheduled and unscheduled transportation to shopping, medical, entertainment and religious venues; and unlimited access to assisted living, memory support services, and long term care in a skilled nursing facility in the adjacent Creekview health care center.

Above is a picture of the existing property line and portion of the site where the "Villas" are planned.

STONERIDGE CREEK PLEASANTON

Photographs

Photo 1 - Stoneridge Creek Pleasanton existing courtyard, clubhouse and pool building with Independent Living Apartments beyond. The North Phase Pavilion and Independent Living Apartments will match the existing elevations.

Photo 2 - Stoneridge Creek Pleasanton existing Villas. The North Phase Villas will have matching elevations

Photo 3 - Stoneridge Creek Pleasanton existing Villas. The North Phase will have matching elevations.

Photo 4 - Stoneridge Creek Pleasanton existing Garden Terrace Apartments. The North Phase will have matching elevations with similar landscaping.

Photo 5 - Stoneridge Creek Pleasanton existing clubhouse lobby. The North Phase pavilion will have similar interiors and decorative finishes.

Photo 6 - Stoneridge Creek Pleasanton existing courtyard and pool building with Independent Living apartments beyond. The North Phase Pavilion and Independent Living Apartments will match the existing elevations.

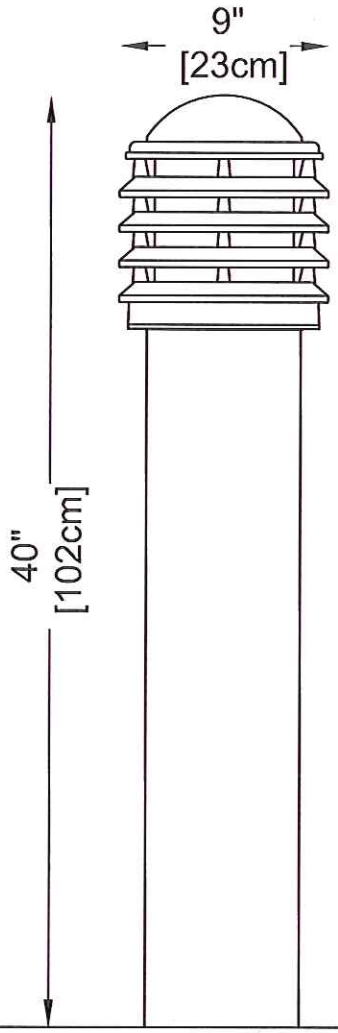
Photo 7 - Stoneridge Creek Pleasanton existing courtyard and Independent Living Apartments beyond. The North Phase Independent Living Apartments will match the existing elevations with similar landscaping.

Presented to: CLC-Ryan Currie, Rich Smith

Representative: GBL 925/240-1566-Steve Cole

Distributer: JAM 925/455-5267-John Z

Contractor: MCH 209/835-9755-Jim Humphrey



Type: A1

Qty: 271

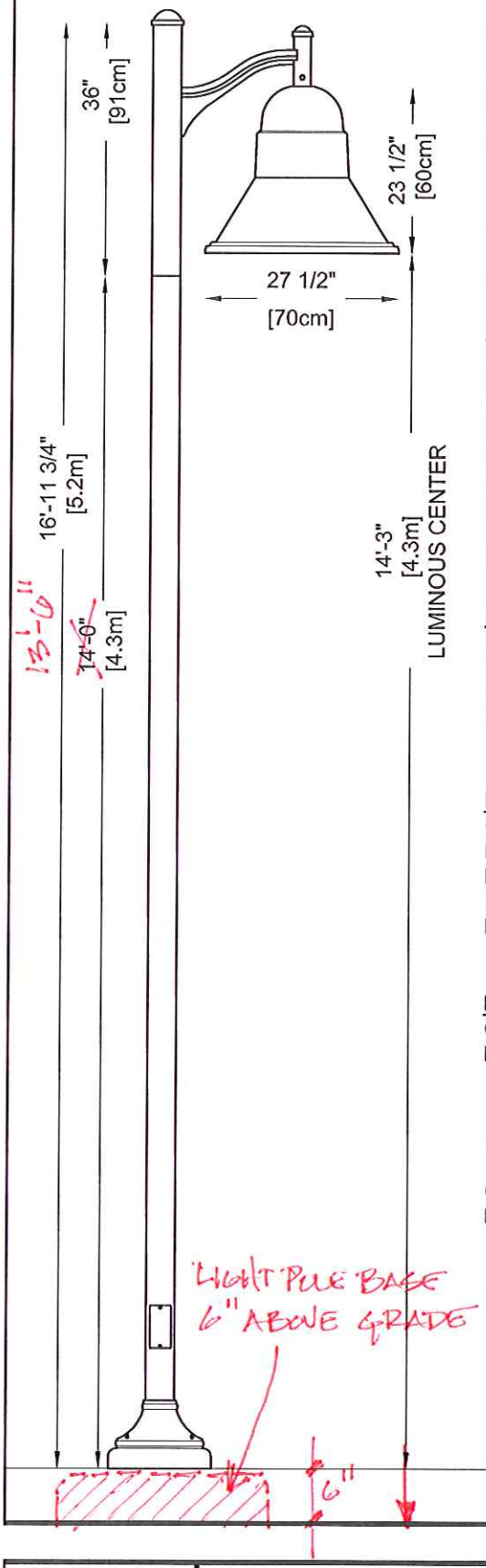
LUMINAIRE SPECIFICATIONS:
CATALOG NO.: CBM1210H-LAP-5SL4-32W-4K-120-BB1-RAL9005TX
LENS MAT'L: POND ACRYLIC
IES CLASSIFIC: TYPE V
WATTAGE: 32 WATTS
LIGHT SOURCE: LED
LINE VOLTAGE: 120 VOLTS
BASE MATERIAL: ROUND 6 5/8"Ø ALUMINUM SHAFT, 0.134" THICKNESS
ANCHOR BOLTS: (4) 3/8"x12"
BOLT CIRCLE: 5"

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: JET BLACK (RAL9005TX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

☑ APPROVED
R.S. - CC
2/25/13

Cyclone LIGHTING TEL: 450-436-5500 FAX: 450-436-3011	CLC-Stoneridge-Pleasanton CBM1210H APPROVAL	Drawing #: CBM1210 - P1018	PAGE #: 1
		Revision: #3 FR 25-02-2013	
	Date: 25 FEBRUARY 2013 / Scale: 1/8=1" / Designer: F.RICARD	#2 FR 5-02-2013	



Presented to: CLC-Ryan Currie, Rich Smith

Representative: GBL 925/240-1566-Steve Cole

Distributer: JAM 925/455-5267-John Z

Contractor: MCH 209/835-9755-Jim Humphrey

Type: A2

Qty: 137

LUMINAIRE SPECIFICATIONS:
CATALOG NO.: CN55P1-FT1GC-3L3HS-48W-4K-VOLT-GCN11-RAL9005TX
LENS MAT'L: CLEAR TEMPERED GLASS FLAT LENS
IES CLASSIFIC: TYPE III
WATTAGE: 48 WATTS
LIGHT SOURCE: CYCLONE'S 4000K LED (WHITE)
LINE VOLTAGE: TO BE DETERMINED
LED CHIP INCLUDED

FULL CUT-OFF, DARK SKY COMPLIANT

BRACKET SPECIFICATIONS:
CATALOG NO.: M206-C1-T40-RAL9005TX
MATERIAL: ALUMINUM CENTRAL TUBING 4"(10cm)Ø, WITH ONE DECORATIVE CAST ARM
SINGLE CONFIGURATION (C1)

POLE SPECIFICATIONS:
CATALOG NO.: PA40-14-SA-T40-RAL9005TX
MATERIAL: ROUND 4"Ø ALUMINUM SHAFT, THICKNESS 1/8"
POLE HEIGHT: 14'-0"
ANCHOR BOLTS: (4) 3/4"x20" (17"+3")
BOLT CIRCLE: 10"

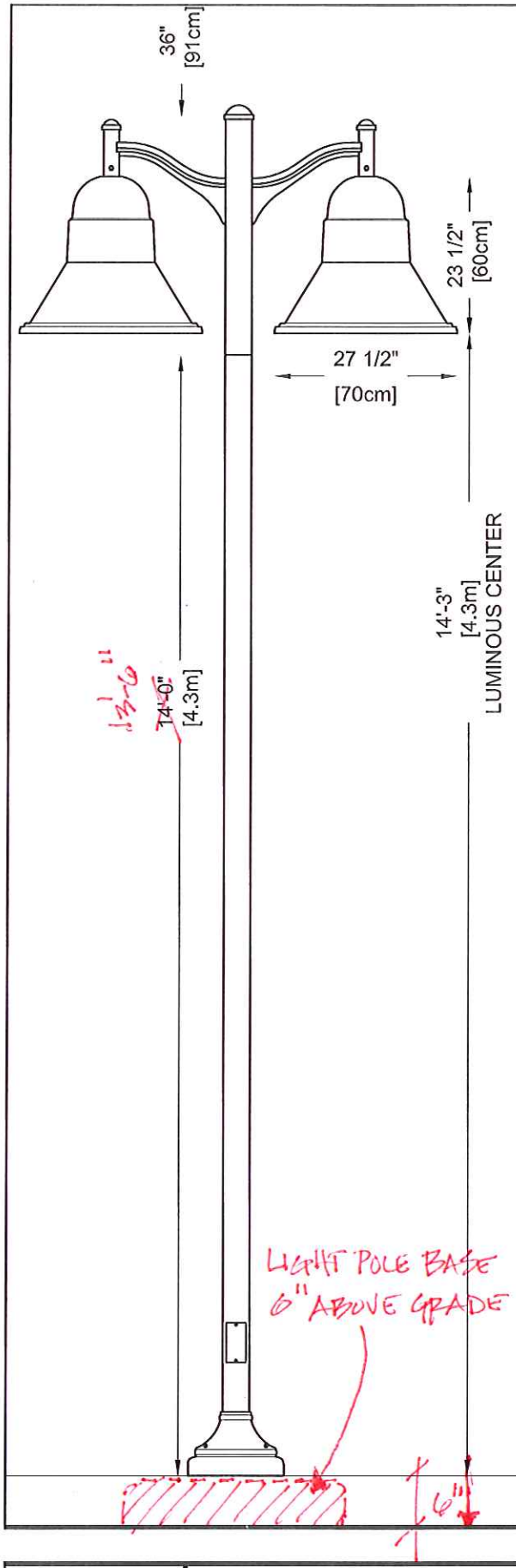
BASE COVER SPECIFICATIONS:
CATALOG NO.: BD11-RAL9005TX
MATERIAL: TWO-PIECE ALUMINUM COVER

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: JET BLACK (RAL9005TX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

☑ APPROVED
AS NOTED
R.S. - CLC
2/25/13

CYCLONE CYCLONE LIGHTING TEL 450 436 5500 FAX 450 436 3011	CLC-Stoneridge-Pleasanton CN55P1 APPROVAL	Drawing #: CN55P1-P1013		PAGE: 1
	Date: 20 NOV 2012	Scale: 1/2=1'-0"	Designer: F.RICARD	Revision: #2 FR 5-02-2013



Presented to: CLC-Ryan Currie, Rich Smith

Representative: GBL 925/240-1566-Steve Cole

Distributer: JAM 925/455-5267-John Z

Contractor: MCH 209/835-9755-Jim Humphrey

Type: A3

Qty: 26

LUMINAIRE SPECIFICATIONS:
CATALOG NO.: CN55P1-FT1GC-3L3HS-48W-4K-VOLT-GCN11-RAL9005TX
LENS MAT'L: CLEAR TEMPERED GLASS FLAT LENS
IES CLASSIFIC: TYPE III
WATTAGE: 48 WATTS
LIGHT SOURCE: CYCLONE'S 4000K LED (WHITE)
LINE VOLTAGE: TO BE DETERMINED
LED CHIP INCLUDED

FULL CUT-OFF, DARK SKY COMPLIANT

BRACKET SPECIFICATIONS:
CATALOG NO.: M206-C2-T40-RAL9005TX
MATERIAL: ALUMINUM CENTRAL TUBING 4"(10cm)Ø, WITH ONE DECORATIVE CAST ARM
TWIN CONFIGURATION (C2)

POLE SPECIFICATIONS:
CATALOG NO.: PA42-14-SA-T40-RAL9005TX
MATERIAL: ROUND 4"Ø ALUMINUM SHAFT, THICKNESS 1/4"
POLE HEIGHT: 14'-0"
ANCHOR BOLTS: (4) 3/4"x20" (17"+3")
BOLT CIRCLE: 10"

BASE COVER SPECIFICATIONS:
CATALOG NO.: BD11-RAL9005TX
MATERIAL: TWO-PIECE ALUMINUM COVER

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: JET BLACK (RAL9005TX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

☑ APPROVED
AS NOTES
R.S.-LC
2/25/13

CYCLONE
CYCLONE LIGHTING
TEL 450 436 5500
FAX 450 436 3011

CLC-Stoneridge-Pleasanton
CN55P1
APPROVAL

Date: 20 NOV 2012 | Scale: 1/2=1'-0" | Designer: F.RICARD

Drawing #: CN55P1-P1013

PAGE: 2

Revision: #2 FR 5-02-2013

Presented to: CLC-Ryan Currie, Rich Smith

Representative: GBL 925/240-1566-Steve Cole

Distributer: JAM 925/455-5267-John Z

Contractor: MCH 209/835-9755-Jim Humphrey

☑ APPROVED

AS NOTED

R.S. - CLC

2/25/13

Type: A4

Qty: 21

LUMINAIRE SPECIFICATIONS:
CATALOG NO.: CNM56P1-FT1GC-3L3HS-48W-4K-VOLT-RAL9005TX-CP3803
LENS MAT'L: CLEAR TEMPERED GLASS FLAT LENS
IES CLASSIFIC: TYPE III
WATTAGE: 48 WATTS
LIGHT SOURCE: CYCLONE'S 4000K LED (WHITE)
LINE VOLTAGE: TO BE DETERMINED
LED CHIP INCLUDED

FULL CUT-OFF, DARK SKY COMPLIANT

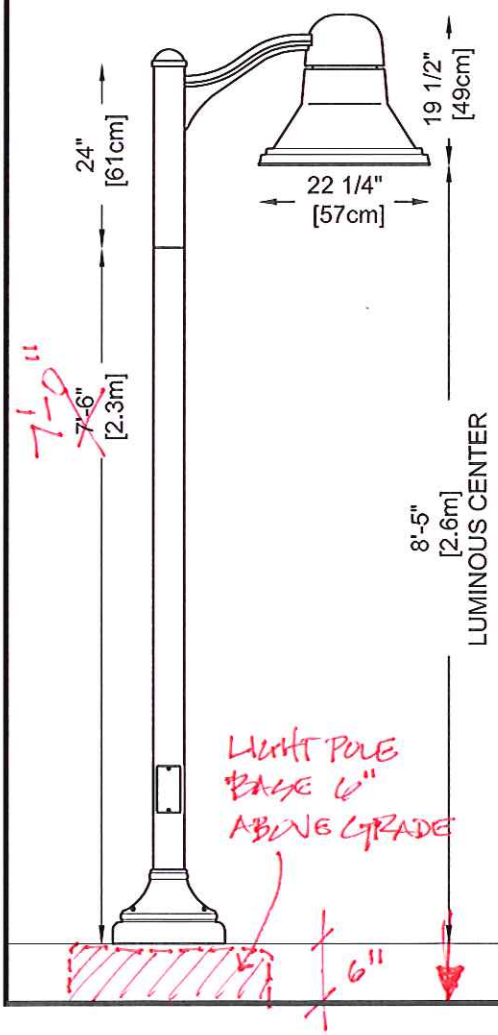
BRACKET SPECIFICATIONS:
CATALOG NO.: M206-C1-T40-RAL9005TX-CP3804
MATERIAL: ALUMINUM CENTRAL TUBING 4"(10cm)Ø, WITH ONE DECORATIVE CAST ARM
SINGLE CONFIGURATION (C1)

POLE SPECIFICATIONS:
CATALOG NO.: PA40-7'6"-SA-T40-RAL9005TX
MATERIAL: ROUND 4"Ø ALUMINUM SHAFT, THICKNESS 1/8"
POLE HEIGHT: 7'-6"
ANCHOR BOLTS: (4) 3/4"x20" (17"+3")
BOLT CIRCLE: 10"

BASE COVER SPECIFICATIONS:
CATALOG NO.: BD11-RAL9005TX
MATERIAL: TWO-PIECE ALUMINUM COVER

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: JET BLACK (RAL9005TX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS



CYCLONE CYCLONE LIGHTING TEL 450 436 5500 FAX 450 436 3011	CLC-Stoneridge-Pleasanton CNM56P1 APPROVAL	Drawing #: CNM56P1 - P1004	PAGE: 1
	Date: 29 NOV 2012 / Scale: 1/2=1'-0" / Designer: F.RICARD	Revision: #2 FR 5-02-2013	

PUD-68-06M
CLC NORTH PHASE
EXHIBIT B

RECEIVED JUNE 29, 2015

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

Total Points Targeted 51

Certification Level Certified

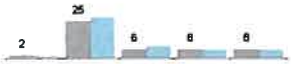
The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25) Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.2

POINTS REQUIRED



Project Name / Measures		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	A1. Construction Footprint					1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	A3. Recycled Content Base Material					1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	A7. Stormwater Control: Performance Path						3	
B. FOUNDATION								
TBD	B1. Fly Ash and/or Slag in Concrete					1		
TBD	B2. Radon-Resistant Construction				2			
TBD	B3. Foundation Drainage System					2		
TBD	B4. Moisture Controlled Crawlspace				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage							
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	C5. Trees to Moderate Building Temperature		1	1			1	
Yes	C6. High-Efficiency Irrigation System	2					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	
TBD	C8. Rainwater Harvesting System						3	
TBD	C9. Recycled Wastewater Irrigation System						1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
TBD	C11. Landscape Meets Water Budget						2	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1		
TBD	C13. Reduced Light Pollution		1					
TBD	C14. Large Stature Tree(s)		1					
TBD	C15. Third Party Landscape Program Certification						1	
TBD	C16. Maintenance Contract with Certified Professional						1	
TBD	C17. Community Garden		2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	D2. Construction Material Efficiencies					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
TBD	D4. Insulated Headers			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	D7. Energy Heels on Roof Trusses			1				
16 Inches	D8. Overhangs and Gutters	1		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	D10. Structural Pest and Rot Controls						
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated or Wall Materials Other Than Wood					1	
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**				1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
TBD	**E2. Flashing Installation Third-Party Verified**					2	
TBD	**E3. Rain Screen Wall System**					2	
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1	
	E5. Durable Roofing Materials						
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
TBD	E5.2 Roofing Warranty for Shingle Roofing		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						
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
	F3. Insulation That Does Not Contain Fire Retardants						
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
	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 with Matching Compensation Valve						2
TBD	G2.2 WaterSense Bathroom Faucets						1
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams						1
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. Submeter Water for Tenants**						2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1		
	H3. Effective Ductwork						
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1		
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				1		
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2		
	H7. Effective Range Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
I. RENEWABLE ENERGY							
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1			
TBD	**I2. Preparation for Future Photovoltaic Installation**			1			
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
	I4. Net Zero Energy Home						
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	**I5. Solar Hot Water Systems to Preheat Domestic Hot Water**			4			
TBD	**I6. Photovoltaic System for Multifamily Projects**			12			
J. BUILDING PERFORMANCE AND TESTING							
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1		
TBD	**J2. Supply and Return Air Flow Testing**			1	1		
TBD	**J3. Mechanical Ventilation Testing and Low Leakage**				1		
TBD	**J4. Combustion Appliance Safety Testing**				1		
2008	**J5. Building Performance Exceeds Title 24 Part 6**						
10.0%	J5.1 Home Outperforms Title 24	15		30			
10.0%	J5.2 Non-Residential Spaces Outperform Title 24	10		15			
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1			
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1			
TBD	**J8. ENERGY STAR for Homes**			1			
No	**J9. EPA Indoor airPlus Certification**				1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
TBD	K1.1 Entryways to Individual Units				1		
TBD	K1.2 Entryways to Buildings				1		
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			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		
TBD	**K9. Durable Cabinets**				2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**				1		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
L. FLOORING							
TBD	**L1. Environmentally Preferable Flooring**					3	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3		
TBD	**L3. Durable Flooring**					1	
TBD	**L4. Thermal Mass Flooring**			1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
TBD	**M2. CEE-Rated Clothes Washer**			1			2
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			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						
TBD	M5.1 High-Efficacy Lighting			2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	**M6. Central Laundry**						1
TBD	**M7. Gearless Elevator**			1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1		1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
TBD	**N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop**		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
TBD	N3.2 Connection to Pedestrian Pathways		1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
TBD	N3.5 Bicycle Storage for Residents		1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
TBD	N3.7 Reduced Parking Capacity		2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
Yes	N5.4 Social Gathering Space	1	1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Affordability						
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
	N9. Mixed-Use Developments						
TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance		1				
TBD	N9.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5
TBD	**O5. Home System Monitors**			2			1
	O6. Green Building Education						
No	O6.1 Marketing Green Building	0	2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
P. DESIGN CONSIDERATIONS							
	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
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
	P3. Commissioning						
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			1	1		
TBD	P3.3 Post-Construction Phase			1	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
Summary							
	Total Available Points in Specific Categories	381	43	138	61	86	53
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved		50.5	2.0	28.0	8.5	6.0	6.0

PUD-68-06M
CLC NORTH PHASE
EXHIBIT B
RECEIVED JUNE 29, 2015

Memorandum

Environmental Resources Management

1277 Treat Boulevard
Suite 500
Walnut Creek, CA 94597
(925) 946-0455
(925) 946-9968 (fax)

To: Lee Cooper
Company: Stoneridge Creek
From: John Koehler, Sc.D.
File number: 0304528
Date: 18 June 2015
Subject: Diesel Exposure Health Risk Assessment for Stoneridge Creek Pleasanton Retirement Community

INTRODUCTION

At your request, ERM-West, Inc. (ERM) reviewed the *Diesel Exposure Health Risk Assessment* (October 2008) prepared for Continuing Life Communities (CLC) for the proposed construction of a senior retirement community as part of the Staples Ranch development. The CLC retirement community (PUD-68) was approved by the City of Pleasanton (City) on 21 September 2010. The southern portion of the retirement community is now in operation as Stoneridge Creek Pleasanton, constructed as shown in construction drawings that were part of the PUD-68 approval and reviewed by ERM when the health risk assessment (HRA) was prepared. The next phase of construction in the northern portion of the property is now under review by the City with some design changes from the original drawings. The City has asked that ERM review the updated northern development plan to determine whether potential health risks to the future residents remain insignificant based on the findings of the October 2008 HRA.

BASIS OF THE HEALTH RISK FINDINGS OF THE 2008 HRA

The October 2008 HRA evaluated potential health risks to retirement community residents due to diesel particulate matter (DPM) emissions from Interstate 580 (I-580). This was estimated from DPM emissions calculated from Caltrans traffic count data for I-580, escalated each year by 6% per Metropolitan Transportation Commission (MTC) planning estimates and applying California Air Resources Board (ARB) emission factors incorporating adopted future model year emission controls and ARB estimates of vehicle fleet turnover. These calculated emissions were then modeled using an approved air dispersion model and Pleasanton meteorological data to calculate retirement community exposures. California Office of Environmental Health Hazard Assessment (OEHHA) toxicity factors were applied to calculated on-site DPM concentrations to estimate health risks.

In addition, statistical analysis of data on the lengths of residential stays at other senior retirement communities concluded maximum stays in the range of 20-23 years, with 80% confidence that no stays will go beyond 23 years. Assuming a 23-year stay, cancer risks of less than 10 in one million were calculated beyond 247 feet from the southern edge of the closest existing travel lane of I-580 (this reflects the same distance as 215 feet from an "ultimate travel lane" cited in the HRA, which assumed future widening of I-580). The 10-in-one-million cancer risk level is a commonly accepted significance threshold, as discussed in the

October 2008 HRA, which equates to a 99.999% chance of not contracting cancer from I-580 DPM. Many more details are provided in ERM's October 2008 HRA.

FINDINGS FOR UPDATED NORTHERN PHASE DEVELOPMENT

The September 2010 Conditions of Approval for PUD-68 included the following "Appendix Condition":

4. **Air Quality Health Risk Assessment (HRA).** For each unit within 247 feet of the southern edge of the closest existing travel lane of the I-580 freeway, the project developer shall either: 1) install a high efficiency particulate air (HEPA) filter in the unit or 2) relocate the unit such that it is at least 248 feet from the southern edge of the closest existing travel lane of the I-580 freeway.

   The "southern edge of the closest existing travel lane" shall be the closest southern edge of the existing travel lane located immediately north of the project site at the time the project PUD is approved by the City Council.

Updated plan view drawings for the northern phase development show a different configuration of residential buildings from that in the original drawings. Near the western border of the property, there are now two rows of proposed villas, one on either side of an onsite road, where in the original drawing, there was only one row of villas on the western side of this onsite road. The northernmost building on the west side of the road contains two proposed villas (A and D plans) closer than 247 feet from the southern edge of the closest existing travel lane of I-580. It is in the same location as the building identified in the October 2008 HRA for installation of high efficiency particulate air (HEPA) filters for mitigation of potential DPM exposure from I-580 traffic. The proposed northernmost structure on the other side of this onsite road contains a single villa (G plan) not included in the original 2008 drawings also within this 247-foot setback, as are the living quarters of two units (each A3 plan) in the northeast apartment building (ILU). Pursuant to the PUD-68 Condition of Approval cited above, ERM's HEPA filter recommendation needs to be extended to these new identified units and the HEPA filters maintained as specified in "Project-Specific" Condition 20(a)(i) in the PUD-68 Conditions of Approval.

CONCLUSION

With these additional units in the northern phase equipped with a HEPA filter, ERM finds the proposed updated northern development is consistent with the October 2008 HRA and the September 2010 Conditions of Approval for PUD-68.

If you have any questions with ERM's current assessment, please contact me at (925) 482-3304.

Charles M. Salter
ASSOCIATES INC

Acoustics
Audiovisual
Telecommunications
Security

130 Sutter Street
Floor 5
San Francisco CA
94104
T 415 397 0442
F 415 397 0454
www.cmsalter.com

Charles M. Salter PE
David R. Schwind FAES
Eric L. Broadhurst PE
Philip N. Sanders LEED AP
Thomas A. Schindler PE
Anthony P. Nash PE
Cristina L. Miyar
Jason R. Duty PE
Durand R. Begault PhD FAES
Joseph G. D'Angelo
Thomas J. Corbett CTS
Eric A. Yee
Joshua M. Roper, PE, LEED AP
Ethan C. Salter, PE, LEED AP
Thomas D. Keller CDT
Craig L. Gilian RCDD
Lloyd B. Ranola
Alexander K. Salter, PE
Jeremy L. Decker PE
Rob Hammond PSP NICET III
Andrew J. McKee
Paul R. Billings
Valerie C. Smith
Steven A. Woods
Benjamin D. Piper
Elizabeth S. Keison
Joshua J. Harrison
Brian C. Wourms
Shanna M. Sullivan
Amanda G. Higbie
Ryan G. Raslop LEED AP
Diego Hernandez
Ryan A. Schofield
Jamal Kinan
McLean H. Pierce
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Heather A. Salter
Dee E. Garcia
Catherine F. Spurlock
Marva De Vear Noordzee
Elizabeth F. Trocker
Jennifer G. Palmer
Jadessa G. Cortez
Susan E. Lonergan
Courtney H. Vineys
Erin D. Gorton
Megan C. Santos
Tish Patel

26 June 2015

Ryan Currie
Continuing Life Communities, LLC
2180 Sand Hill Road, Suite 100
Menlo Park, CA 94025
Email: rcurrie@continuinglife.com

PUD-68-06M
CLC NORTH PHASE
EXHIBIT B
RECEIVED JUNE 29, 2015

Subject: **Stoneridge Creek**
Villa Exterior Noise Analysis
CSA Project: 11-0345

Dear Ryan:

As requested, we recently conducted noise measurements at the project site. The purpose of the measurements was to determine the exterior noise levels at the following locations.

- The north phase villa patios
- The dog run
- The pickleball court (and accompanying patio)
- The Garden Terrace courtyard
- The ILU courtyard

This report summarizes our measurements and compares the noise levels with the applicable City standards.

EXECUTIVE SUMMARY

- Our measurements indicate that I-580 traffic is the dominant noise source at the site. Aircraft noise is more than 10 dB below traffic noise and does not contribute to the L_{dn} noise levels.

- We understand that the single-family L_{dn} 60 dB criterion is applied to the villa patios (instead of the L_{dn} 65 dB multi-family criterion). Therefore, the northernmost villa patio (Unit A) needs to be enclosed. Noise levels at the other villa patios meet the project conditions of approval (COA).

- Noise levels at the Garden Terrace and ILU courtyards meet the project COA.

- Noise levels at the dog run and pickleball court meet the multi-family L_{dn} 65 dB criterion for common outdoor recreation areas. Though traffic noise levels in these areas are one to two dB above the COA limit of L_{dn} 60 dB. However, we understand that the COA noise limit might not apply to those areas since we found that aircraft noise does not significantly contribute to the noise environment.

PROJECT CRITERIA

City Noise Element

Policy 1, Program 1.1 of the 2005 to 2025 City of Pleasanton Noise Element of the General Plan provides acceptable exterior noise level standards and states the following.

> *For new single-family residential development, maintain a maximum day/night average noise level standard of 60 dBA L_{dn} for exterior noise in private or shared outdoor use areas excluding front yards. For new multi-family residential development, maintain a maximum standard of 65 dBA L_{dn} in community outdoor recreation areas (or 60 dBA L_{dn} when the outdoor noise is due to aircraft). Noise standards are not applied to balconies or front yards. In the Downtown, the City Council will evaluate the requirement to achieve these standards on a case-by-case basis.*

Conditions of Approval

The Conditions of Approval/PUD-68 (COA) for the project states the following regarding exterior noise at the Villa patios.

> *Exterior Noise – Enclosed Patios:*
>
> *Prior to issuance of a building permits (sic) for phase 3, the project developer will revise the Villa plans and enclose the outdoor patios on the 2 Villas closest to the I-580 freeway. The design of the enclosures shall be subject to the review and approval of the Planning Manager and Chief Building Official.*
>
> *It is anticipated that the property owner may request additional enclosed patios in the future. The approved enclosure design may be constructed on additional Villa units without any additional Planning review.*

Mitigation Measure (MM NO-1.3) states the following regarding exterior noise at the outdoor recreation areas.

> *Exterior Noise – Outdoor Recreation Areas:*
>
> *NO-1.3 Provide exterior noise reduction features by I-580 to meet the City's exterior noise level standards at the villas and outdoor recreation areas. Prior to approval of PUD plans, the developer of the senior continuing care community shall submit a noise analysis prepared by a qualified acoustical consultant to the City that demonstrates, to the extent feasible, that all proposed outdoor recreation areas will meet the City's standard of 60 L_{dn}.* Noise reduction *features may include "wrapping" the proposed soundwall by the western and eastern property lines, and an increase in the I-580 soundwall height to compensate for the decrease in berm height by the western boundary.*

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130 Sutter Street
Floor 5
San Francisco CA
94104
T 415 397 0442
F 415 397 0454
www.cmsalter.com

Charles M. Salter
ASSOCIATES INC

NOISE ENVIRONMENT

The project site is located south of I-580 between the off-ramps for El Charro Road (to the east) and Santa Rita Road (to the west). There is an approximately 20-foot high berm with an approximately eight-foot high noise barrier between the site and I-580.

To quantify the existing noise environment, we conducted two continuous 24-hour noise measurements between 23 and 24 February 2015 and an additional measurement between 24 and 25 June 2015. Figure 1 shows the measurement locations, measured L_{dn}, and average daytime noise level (7 a.m. to 10 p.m.) around the project site. The noise meter located near I-580 was approximately 12 feet above grade. The meters located on-site, south of the berm/noise barrier, were approximately six feet above grade.

Our measurements indicate that there are approximately 14 "large" aircraft flyovers per day. The average noise level of the flyovers was 71 dBA. There were other small aircraft flyovers during the day. The approximate noise level from the smaller aircraft flyovers was 53 dBA. Based on the noise level and the airport noise contours, we calculated that aircraft noise exposure at the site is 50 L_{dn}. The dominant noise source at the site is I-580 traffic, not aircraft flyovers. This is supported by Figure 11-3 of the City Noise Element, which shows that the site is located outside of the airport's CNEL 60 dB noise contour.

NOISE ANALYSIS

Using our measured data, we calculated the expected noise levels at various locations around the project site. Our calculations are based on the North Phase Site Plan (Sheet A1.0) dated 12 May 2015.

Villa Patios

Table 1 summarizes our calculations of expected noise levels at the villa patios.

Table 1: Calculated Noise Levels at Villa Patios

Location	Calculated Noise Level (L_{dn})	Criteria (L_{dn}) (Per Project COA)	Criteria (L_{dn}) (Per City Noise Element)
Northern Most Villa Patio (Unit A)	62	60	60
Remaining Villa Patios	59 to 52		60 (single-family) 65 (multi-family)

Noise levels at the villa patios (excluding the northernmost villa) meet all of the project noise limits. Therefore it appears that no mitigation is needed at those locations. To meet the project COA and City Noise Element criterion for single-family homes, the northernmost villa patio (Unit A) should be enclosed. Alternatively, if the current City Noise Element criterion for multi-family housing is used, then the expected noise levels will be acceptable and no enclosure is necessary.

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130 Sutter Street
Floor 5
San Francisco CA
94104
T 415 397 0442
F 415 397 0454
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Multi-Family Common Outdoor Recreation Areas

Table 2 summarizes our calculations of expected noise levels at the common outdoor recreation areas.

Table 2: Calculated Nosie Levels at Common Outdoor Recreation Areas

Location	Calculated Noise Level (L_{dn})	Criteria (L_{dn}) (Per Project COA)	Criteria (L_{dn}) (Per City Noise Element)
Dog Run	61 to 62	60	65
Pickleball Court & Pickleball Court Patio	61		
Garden Terrace Courtyard	52 or less		
ILU Courtyard	52 or less		

All of the outdoor recreation areas meet the current City Noise Element criterion. The courtyards meet the project COA, but the dog run and pickleball areas are slightly above the project COA. For reference, a difference of less than 3 dB is typically considered imperceptible. Additionally, the expected L_{dn} at the dog run and pickleball areas meet the current City Noise Element criterion for recreation areas in multi-family housing projects.

L_{dn} is a metric used to quantify the "average" noise level over a 24-hour period. To account for the increased acoustical sensitivity of people to noise during the nighttime hours, a 10 dB penalty is applied to noise during the hours from 10 p.m. to 7 a.m. We understand that use of the outdoor recreation areas will be limited to daytime hours. Therefore, we calculated the average expected daytime (7 a.m. to 10 p.m.) noise levels at the outdoor recreation areas. These calculations used the measured daytime noise levels only, thus the 10 dB penalty was not applied. Table 3 summarizes the expected average daytime noise levels at the outdoor recreation areas.

Table 3: Average Daytime Noise Levels at Common Outdoor Recreation Areas

Location	Calculated Average Daytime Noise Level (7 a.m. to 10 p.m.)
Dog Run	58 to 59
Pickleball Court & Pickleball Court Patio	58

Additionally, the daytime noise levels were less than the project COA. In our opinion, the average daytime noise levels are in-line with the intent of the City noise standards because use of the outdoor areas will be limited to daytime hours only.

* * *

Acoustics
Audiovisual
Telecommunications
Security

130 Sutter Street
Floor 5
San Francisco CA
94104
T 415 397 0442
F 415 397 0454
www.cmsalter.com

Charles M. Salter
ASSOCIATES INC

This concludes our exterior noise analysis for the Stoneridge Creek project. If you have any questions, please let us know.

Sincerely,

CHARLES M. SALTER ASSOCIATES

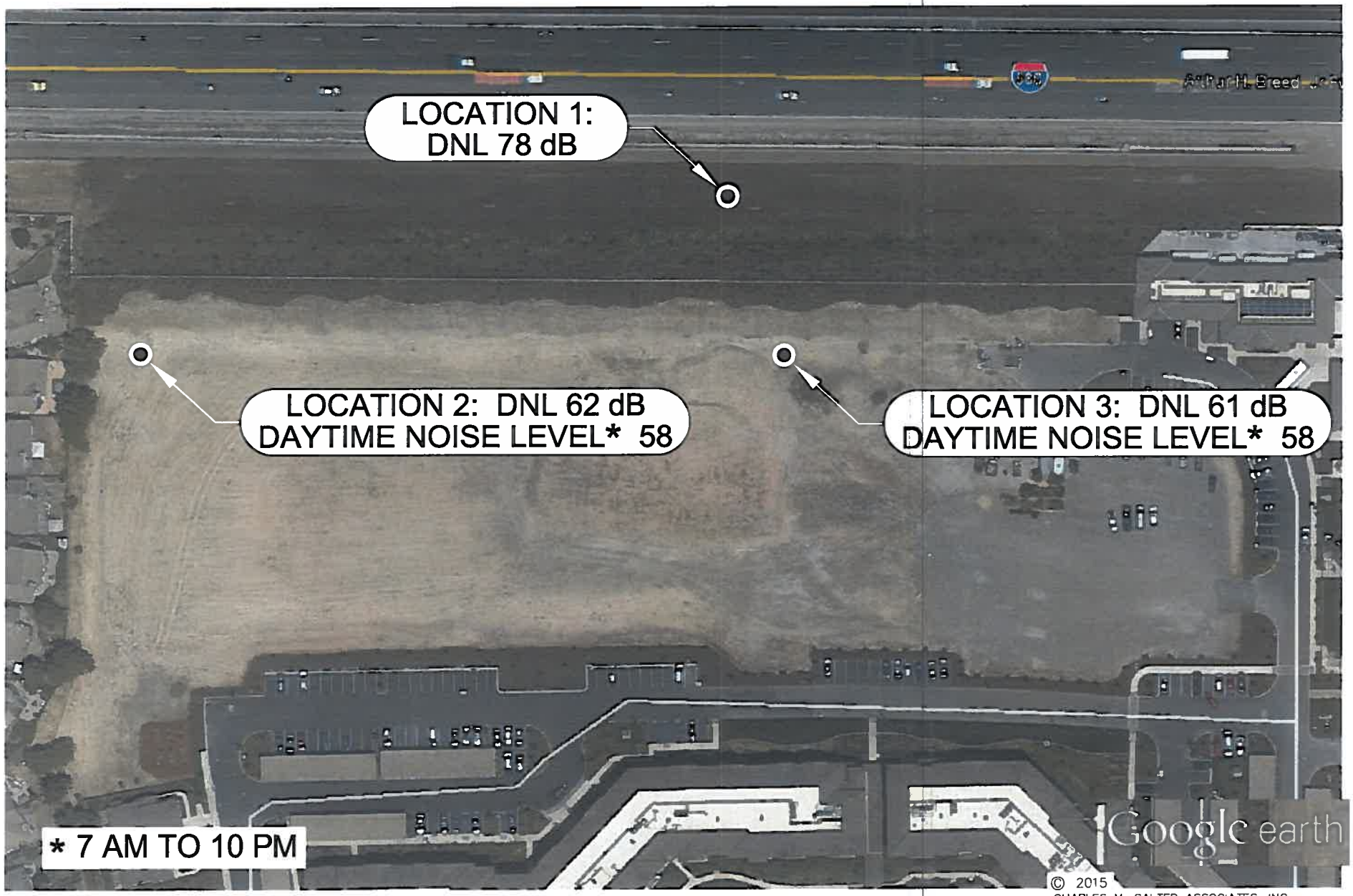
Benjamin Piper
Senior Consultant

Peter Holst, PE, LEED AP
Principal Consultant

Acoustics
Audiovisual
Telecommunications
Security

130 Sutter Street
Floor 5
San Francisco CA
94104
T 415 397 0442
F 415 397 0454
www.cmsalter.com

Charles M. Salter
ASSOCIATES INC



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STONERIDGE CREEK: MEASUREMENT LOCATIONS AND MEASURED NOISE LEVELS

FIGURE 1

CSA # 11-0345

PKH/BDP 06.26.15

Charles M Salter Associates Inc 130 Sutter Street San Francisco California 94104 Tel 415 397 0442 Fax 415 397 0454