



PREPARED BY

 **STANFIELD, DE'FRANCE & DUNN INC.**

SIENA HILL OAKLAND, CA

A NEAR NET-ZERO SMART GREEN DEVELOPMENT UTILIZING SOLAR TILES

A smart home incorporates innovations in technologies that allow automation and interactivity through wireless connectivity. In commonly used features throughout a home, allowing residents the ability to interact, schedule, or automate their home's efficiency, safety, and comfort.

As depicted above and in line with the site plan, the first phase of the completed development included 10 lots - 1,2,3 and 4 (Upslope) – 27, 28, 29, 30, 31 and 32 (Downslope).

Therefore, the remaining 22 lots (5 – 14 Upslope and 15 – 26 Downslope) consist of our proposed project. The unit style and dimensions are included in the unit summaries.



GREEN DEVELOPMENT + SMART HOME INTEGRATION

2019 California Green Building Standards Code Title 24, Part 11

Building Material

On Site power generations: Solar power thin film solar shingles to match existing development appearance single townhomes in the community.

Interior Finishes

Confirm to the California Air Resources Board. SFC products are required to minimize carbon emissions, water Stream pollutants, and use recyclable content and primary material from sustainable sources.

Moisture Content

The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

Adhesives, Sealants and Caulks

Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements.

Paints and Coatings

Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply.

Flooring

All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers"
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage TM Gold.

Carpet Cushion

All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

Resilient Flooring Systems

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".

Composite Wood Products

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood.

Construction Waste Management

Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste.





Covering of Duct Openings & Protection of Mechanical Equipment

At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

Waste Stream Reduction Alternative

Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area.

Indoor Water Use: Water Closets

The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Showerheads: Single Showerhead

Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense

Specification for Showerheads - Multiple showerheads serving one shower

When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Faucets - Lavatory Faucets

The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

Kitchen Faucets

The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Concrete Slab Foundation

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

Moisture Content of Building Materials

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At last three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Indoor Air Quality and Exhaust

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.



- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)



Environmental Comfort

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods

SIENA HILL:

THE ULTIMATE SMART HOME.

A smart home incorporates innovations in technologies that allow automation and interactivity through wireless connectivity. In commonly used features throughout a home, allowing residents the ability to interact, schedule, or automate their home's efficiency, safety, and comfort.

Google, Amazon, Apple are the major manufacturers of various products that are currently in the marketplace that cover smart home automation and interaction. The goal is to stick with products that are tested and are safe/secure. Also it is important to keep in mind that although most smart home solutions are automated or have interactive ability, but there are a few apps that truly create a holistic ecosystem.

INVESTOR PACKAGES

INVESTORS WILL RECEIVE A 10% NET OWNERSHIP OF THE SIENA HILL DEVELOPMENT PROJECT.

Tri-Level Homes will sell at \$1.25 million

- Total Pre-Development Investment: \$1,000,000
- Total Development Costs: \$18 million
- Total Expected Sales: 22 x \$1.25 million = \$27.5 million
- Net Profit: \$9.5 million
- Anticipated Return to Investor: Minimum of \$1,950,000
- Monthly Beginning: \$81,250.00
- May 1, 2021 – April 30, 2023 or sooner, in which case lump sum payment of balance due.
- Completion By: December 31, 2022
- Secured by Property and Stanfield Global Corporation

Security

- monitoring/ real-time alert with audio and visual
- locking systems that feature keypad, fingerprint, scheduled entry/exit, and virtual keys
- doors / garage automatic and interactive opening and closing options

Lighting

- bulb technology incorporating LED and other automation and interactive features to change lighting
- switches that have automation and interaction built into them allowing seamless and effective control

Heating and Cooling

- thermostat that has features to automatically allow interaction for users to control and manage multiple areas within a home
- blinds can be scheduled to mimic the sun throughout the day as well as provide shade and lighting automatically
- fan interaction and automation allows heating and cooling in various rooms independently or as required

Appliances

- stoves / cooking range that allow residents to automatically turn on/off or monitor cooking
- refrigeration that can be automatically or interactively monitor its contents and notify inventory is low

Other:

- faucets that have sensor s that allow for automatic water flow.
- speakers that have interactive features built in that can be installed throughout a home
- plug / outlets that can make unusual or hard to reach places automate or interact more efficiently.
- interactive displays can be incorporated throughout the home to bring a visual representation of notifications, alerts and other features that interact together in a easy to use visual display.
- irrigation systems that can better manage water and maintenance of landscape. Has the ability to report any issues as well. Can be automated or interactive.
- shower head that could automatically or voice interactive to control water pressure and flow. Has other features built in as well.