

MONTALDO APARTMENTS:			Plan Type Details, Floor Area Ratio, Building Footprint									
PLAN	PLAN STYLE	BLDGS	BLDG HEIGHT	AREA	BEDRM	BATH	GARAGE <sup>2</sup>	GARAGE AREA	PRIVATE OPEN SPACE	PLAN USE PER BLDG	TOTAL UNITS	GARAGE SPACES
1	FLAT <sup>1</sup>	1 & 7	29.5'	751	2	2	1	262	40	2	10	10
1x	FLAT <sup>1</sup>	1 & 7	29.5'	751	2	2	1	262	42	2	10	10
2	FLAT <sup>1</sup>	1 & 7	29.5'	924	2	2	2	467	40	2	10	20
2x	FLAT <sup>1</sup>	1 & 7	29.5'	924	2	2	2	467	42	2	10	20
3	FLAT <sup>1</sup>	2 - 6	36.0'	977	2	2	0.5	283	85	2	4	2
4	FLAT <sup>1</sup>	2 - 6	36.0'	1109	2	2	1	288	236	1	2	2
5	TH	2 - 6	36.0'	1279	2	2.5	1	283	188	1	2	2
5x	TH	2 - 6	36.0'	1306	2	2.5	1	283	125	1	2	2
											<b>50</b>	<b>68</b>
<sup>1</sup> Flat = all living areas on one level												
<sup>2</sup> The 2-story 5-plex buildings have only 4 attached garages. Only 2 of those garages are directly accessible to a unit. One of the Plan 3 homes will not have a garage.												
<b>TOTAL BUILDING FLOOR AREA</b>				<b>TOTAL BUILDING FOOTPRINT</b>								
	BLDG SF	# OF BLDGS	TOTAL SF		SF	# OF BLDGS	TOTAL SF					
8-PLEX	10,398	5	51,990	8-PLEX	4122	5	20,610					
5-PLEX	7,442	2	14,884	5-PLEX	4238	2	8,476					
			66,874				29,086					
<b>FLOOR AREA RATIO</b>			<b>70.4%</b>	<b>SITE COVERAGE</b>			<b>30.6%</b>					

**MONTALDO APARTMENTS: AFFORDABLE UNITS**

PLAN	PLAN STYLE	PLAN USE PER BLDG	TOTAL UNITS	% OF ALL UNITS	AFFORDABLE UNIT MIX			PROPORTIONAL SHARE
					ELI (5%)	VLI (10%)	LI (10%)	
1	FLAT <sup>1</sup>	2	10	20%	1	1	1	30%
1x	FLAT <sup>1</sup>	2	10	20%	1	1	1	30%
2	FLAT <sup>1</sup>	2	10	20%	1	1		20%
2x	FLAT <sup>1</sup>	2	10	20%		1	1	20%
3	FLAT <sup>1</sup>	2	4	8%		1		25%
4	FLAT <sup>1</sup>	1	2	4%			1	50%
5	TH	1	2	4%			1	50%
5x	TH	1	2	4%				0%
			<b>50</b>	<b>100%</b>	<b>3</b>	<b>5</b>	<b>5</b>	

**AFFORDABLE UNIT MIX PER BUILDING**

	P1	P1X	P2	P2X	P3	P4 (ADA)	P5	
<b>bldg 1</b>						1		
<b>bldg 2</b>		1	1					
<b>bldg 3</b>	1			1				
<b>bldg 4</b>	1	1						
<b>bldg 5</b>	1	1						
<b>bldg 6</b>			1	1				
<b>bldg 7</b>					1		1	
	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>13</b>

**MONTALDO APARTMENTS: OPEN SPACE CALCULATIONS**

TOTAL OPEN SPACE						
PRIVATE <sup>1</sup>				COMMON <sup>2</sup>		TOTAL
PLAN	sq ft	#	total sq ft	sq ft		
1	0					
1X	0					
2	0					
2X	0					
3	0					
4	175	2	350			
5	188	2	376			
5X	125	2	250			
			<b>976</b>	<b>22,242</b>		<b>23,218</b>
				per unit		<b>464</b>
				bioretention & walkway		3500
				per unit		<b>534</b>

<sup>1</sup> SMC 19.40.070.5.a. requires that private open space have a minimum dimension of 7 feet to be counted towards usable open space. Although plans 1 - 3 have porches or decks, one of the dimensions is less than 7 feet.

<sup>2</sup> SMC 19.40.070.5.b. requires that common open space have a minimum dimension of 15 feet to be counted.

## MONTALDO APARTMENTS: SPECIFICATIONS LIST

[PLEASE NOTE: MANUFACTURER MAY CHANGE PRIOR TO / DURING CONSTRUCTION  
DEPENDING ON AVAILABILITY OF MATERIALS. ]

FINISH DOORS & MILLWORK			
ALL PLANS	ENTRY DOOR	THERMA TRU STEEL DOOR - 20 MINUTE FIRE RATING; PAINTED AS CALLED OUT IN COLOR SCHEME	TS-810 - 6 PANEL; INCLUDE ALL 4 HINGES AND PEEPHOLE; CHROME
GARAGE DOORS			
ALL PLANS	GARAGE	9'X8' CLOPAY VALUE SERIES - ROLL UP SOLID DOOR - T50L	NO WINDOWS
GUTTERS			
ALL PLANS		5" OGEE, BONDERIZED AND GALVANIZED	
PAINT			
ALL PLANS	GARAGE, TRIM, EAVES, FASCIA	PER COLOR SCHEME: SW 6083: SABLE	SW 6083 SABLE
ALL PLANS	EXTERIOR	SIDING: EXTERIOR FLAT, 1200KM, 100% ACRYLIC. STUCCO: 1200KM 100% ACRYLIC	SW 7757 HIGH REFELCTIVE WHITE
ROOFING			
ALL PLANS		SEE COLOR SCHEME: TILE PER ELEVATION	EAGLE
SOLAR			
ALL PLANS		PER REQUIREMENT	
STUCCO			
ALL PLANS	EXTERIOR	1 COAT WITH FOAM SYSTEM - NEUTRAL COLOR UNDER PAINT	
ALL PLANS	EXTERIOR FINISH	16/20 SAND FINISH	
ALL PLANS	TRIM FINISH	16/20 SAND FINISH	
WINDOWS			
ALL PLANS		WHITE VINYL, LOW E PER TITL 24 REQUIREMENTS, TEMPERED GLASS PER REQUIREMENTS	