

EXAMPLE: Scope of Development NEW CONSTRUCTION

XXX is a new construction development on approximately XX acres located in the XXX (Project). The development consists of cXX units comprised of XX studio with one-bathroom, XX one-bedroom with one-bathroom, XX two-bedroom with one-bathroom, and 33 three-bedroom with two-bathroom units. Inclusive of this unit mix, XX unit will be exempt for management staff. The common areas and amenities include XXX.

All work shall comply with Federal and State Americans with Disability Act (ADA) accessibility requirements, as well as any other requirements stipulated by the funding sources. When there are differences, the stricter shall prevail. The Borrower is responsible for notifying their architect and/or engineer of all funding sources used on the Project. The architect and/or engineer must indicate these funding requirements in the Project's plans/scope of work.

I. Mitigation Measures:

Reserved - TBD.

II. Mitigation Monitoring Plan:

Reserved - TBD.

III. Building Exteriors:

1. **Asphalt Pavements:** The development will include approximately 72 onsite in Phase II, uncovered surface parking spaces (Borrower will inform the Lender of the final parking count after the lot line adjustment is complete and prior to close of construction financing). There will be four (4) ADA parking spaces. The parking lot and drive aisles will include three pedestrian crosswalks using enhanced paving technique.
2. **Balconies and Patios:** All ground floor apartments will have patios and all upper floor apartments will have balconies.
3. **Site Lighting:** The site will be lit with Title 24 compliant wall packs, pole lights and other luminaires for all parking and outside public spaces, and will be of LED or similarly energy efficient type.
4. **Non-Smoking:** The Project is 100% non-smoking.
5. **Landscaping and Courtyard:** Landscaping is designed with drought tolerant plants and trees. Trees will be planted throughout the parking lot to meet City shading requirements. The U-shaped building has a center open-air landscaped courtyard with picnic area, swimming pool, children's play area, community garden, exercise path and mailboxes. The open area of the courtyard surrounding the play area and adjacent to the swimming pool will be comprised of synthetic turf. Borrower's Landscape Plan dated (TBD) was approved by the Lender on (TBD). Any modifications to the Lender-approved Landscape Plan require Lender's written approval prior to implementation of changes.
6. **Picnic Area:** Barbeque and seating areas will be provided.
7. **Swimming Pool:** The swimming pool will extend to four feet deep and the pool area will be fenced with a self-closing gate. Borrower will ensure the pool and surroundings meet all applicable current codes and standards.

8. **Play Area:** The play area will have one (1) school age and one (1) toddler-appropriate play structures.
9. **Community Garden:** The southeast corner of the site will have a resident organic garden, gated with raised planter beds.
10. **Exercise Path:** An exercise path, comprised of decomposed granite, will follow the south property line.
11. **Mailboxes:** New mailboxes will be installed in a centralized location in the courtyard area.
12. **Site Fencing:** The sliding auto entry gate for the site is on Arden Way through the main entry drive across from Boxwood Street. The site will be gated and remain closed at all times. Residents and employees of the complex will have remote access to open the gate and park inside. There is a 12 foot wide turn around space outside the west drive gate as a pull in lane for rideshare and other drop-offs. Exit only will be allowed at the east drive gate across from Erickson Street. Pedestrian access to the site is through a person-gate and call box along the sidewalk on the east side of the main entry drive. The call box and gate are located just outside the manager's office and resident community space. Once inside the site fence, visitors can be buzzed in at the ground floor of the building. Perimeter site fencing is a combination of CMU, tubular steel, and chain link.
13. **Stormwater:** The development will meet storm water requirements through use of on-site storm water planters and/or bioswales along the project perimeter. An existing City-owned drainage facility located on the eastern portion of the property will be relocated further to the east, within a newly defined drainage easement.
14. **Roof:** Buildings are planned with flat roofs and parapets in order to provide a platform for solar hot water panels, potential PV panels, and mechanical equipment. Buildings include cool roofs, planned to passively counteract the warm conditions of Sacramento County. The material on the roof will be Thermoplastic Polyolefin (TPO).
15. **Siding:** The building skin will be painted stucco.
16. **Offsite Improvements:** Public offsite improvements consist of street frontage improvements along Arden Way, including new sidewalks, curbs, gutters, landscaping, and lighting. Additionally, eight new parallel parking spaces will be created along Arden Way as well as replacement of the bike lane.

IV. Building Interiors

1. **Americans with Disabilities Act (ADA) Units:** There will be seven (7) units, 10% of the units, accessible with mobility features, and an additional three (3) units, 4% of the units, will include communications features for persons with hearing or vision impairment.
2. **Non-Smoking:** The Project will have 100% non-smoking units.
3. **Smoke Detectors:** All units, offices and interior common areas will have a smoke/carbon monoxide detector installed in accordance with current code requirements.
4. **Appliances:** All apartment kitchens will have brand new Energy Star rated appliances including, refrigerator with freezer combination, electric stove and range, dishwasher and garbage disposal.
5. **Bathtubs and Toilets:** All apartments will have a bathtub or shower. Restrooms will have water efficient toilet and fixtures, and bath accessories.

6. **Doors (Interior, Exterior and Sliding Glass):** All interior and exterior doors will have matching hardware finishes. All exterior doors will have deadbolt locks, keyed latch assemblies, viewers, and screws in strike plates long enough to penetrate the door jamb framing by at least one inch. The dwelling entry door hardware shall have single action hardware to release deadbolt and latch assembly. All doors will meet current egress standards.
7. **Cabinets, Counters and Sinks:** All apartment kitchens will have modular all plywood construction cabinets, solid surface countertops, and stainless steel sink. Microwave shelving will be provided (except in ADA units) either above the counter, or on the pantry shelving with electrical outlet for microwave, All apartment bathrooms will have all wood vanity, and solid surface cultured marble vanity top with integral sink. All cabinetry face frames, doors and drawer faces will be solid hardwood.
8. **Ceilings and Walls:** Low or no VOC paint will be used in building interiors.
9. **Windows:** All apartments will have energy efficient vinyl dual pane windows. Windows designed to open will have screens. The Borrower is responsible for providing an Operating Procedure Outline Sheet (OPOS) for window washing systems where applicable, per Cal-OSHA requirements. All windows will meet current egress standards.
10. **Blinds:** Vertical blinds will be provided in all apartment windows and sliding glass doors.
11. **Electrical and Lighting:** All apartments will have high efficiency lighting, ceiling fans, exhaust fans vented to the exterior and bathroom humidistat fans. Central air conditioning and forced air heat will be provided. Any exterior mounted electrical, mechanical and plumbing systems will be protected from vandalism. Wiring from telephone/data/cable suppliers will be installed within walls, attic spaces, and/or crawl spaces. Conduits are not allowed to be mounted on the exterior of the buildings.
12. **Flooring:** Apartment interiors will have luxury vinyl plank (LVP) flooring throughout, except in bathrooms where they will have vinyl sheet flooring.
13. **Plumbing Fixtures:** All apartments will have new water efficient plumbing fixtures.

V. Community Amenities

1. **Management Office and Lobby:** The furnished management office and lobby will have stained concrete flooring, energy efficient lighting and HVAC systems.
2. **Ceilings and Walls:** Low or no VOC paint will be used in all building interiors.
3. **Community Restrooms:** The two community restrooms on the first floor will be ADA compliant, have low-flow bathroom fixtures, sink, solid surface countertop, and bathroom accessories. Bathroom walls will have glazed wall tile to 48 inches high.
4. **Community Room located on the 1st Floor:** The community room, computer room, and conference rooms will have stained concrete flooring energy efficient lighting, all furnishings and HVAC systems. The community room will be 1,312 square feet, computer room 430 square feet, and conference rooms 387 square feet. These spaces will be ADA compliant.
5. **Community Room Kitchen:** The community room kitchen will be ADA compliant and include all plywood construction cabinets with solid hardwood faces, solid surface countertop, and stained concrete New Energy Star rated appliances (refrigerator, electric stove, electric oven, microwave,

- garbage disposal and dishwasher), energy efficient lighting, HVAC system and water efficient plumbing fixtures will be installed.
6. **Elevator:** One hydraulic elevator will be installed. The elevator floor surface area will be a minimum of 28 square feet.
 7. **Hallways and Stairs (open corridor style):** Residential hallways and stairs will be of durable flooring made of concrete flooring type. Stairs will be located near the elevator to encourage use for those that can forgo the elevator. Stairs will have non-slip concrete treads, landings and closed risers. All hallway floorings will be exterior finish due to open corridor design. The first floor hallways will be stained concrete. The 2nd, 3rd, and 4th floor hallways will be a sealed concrete topping slab.
 8. **HVAC & Plumbing Systems:** Each apartment will have its own split system air conditioning and forced air heat with its own thermostat. Residential hallways will not have heating and air conditioning, due to open corridor ends designed to allow natural airflow. Stairwells will not have heating or air conditioning. A gas-fired central boiler augmented by solar thermal panels will provide hot water for the development. Bathroom exhaust fans will be humidistat controlled.
 9. **Laundry Facility:** The laundry room accommodates seven (7) washers and seven (7) dryers, which will include one set of ADA accessible laundry machines.
 10. **Signage:** A comprehensive signage package will be implemented throughout the development including all common area signage, unit ID, wayfinding, code, fire, life and safety signage.
 11. **Trash Room:** One trash chute and one recycle chute will be located on each floor. A trash and recycle room is located on the ground floor within the building envelope with a concrete apron at the exterior for trash pick-up.
 12. **Recycle:** One recycle chute will be located on each floor, emptying into the ground floor trash and recycle room.
 13. **Bicycle parking:** A minimum of thirty-four (34) long-term and seven (7) short-term bicycle parking will be provided. Long-term bicycle parking will be provided within the building on the ground floor and upper residential floors, and short-term bicycle parking will be provided on the exterior of the building.
 14. **Security Cameras:** there will be interior and exterior web-based security cameras; the equipment will record events for primary ingress/egress points to and from the site, parking lots and indoor and outdoor common areas where people will be congregating.

Attachment 1: Lender's Minimum Construction Standards (MCS) exhibit is on the following page. [include MCS in effect at time of application from SHRA Lending policies]

