

**North Carolina Affordable Housing  
Unit Area Summary**

Project Name: WEST END APARTMENTS, Charlotte  
R/DA Project Number: 04-507.00

UNIT Min. Req. (heated)	STUDIO	1 BR	2 BR	3 BR
	375	660	900	1100
Heated	420	660	934	
Net Heated	453	698	980	
Gross	453	698	980	

UNHEATED	STUDIO	1 BR	2 BR	3 BR
Exterior Storage (min. 16 s.f.)	N/A	N/A	N/A	
Covered Porch	N/A	N/A	N/A	

BEDROOM (heated)	STUDIO	1 BR	2 BR	3 BR
<b>MASTER:</b>				
Min. Req.	--	130	130	130
Provided	--	150	176	
<b>2nd / 3rd / 4th:</b>				
Min. Req.	--	--	110	110
Provided	--	--	154	

CLOSET - LF	STUDIO	1 BR	2 BR	3 BR
Min. Req. (average)	7LF	7LF	7LF	7LF
Provided	7'-1"	7'-1"	8'-1" / 6'-3"	

KITCHEN - LF	STUDIO	1 BR	2 BR	3 BR
Min. Req.	5LF	8LF	10LF	11LF
Provided	7'	9'-6"	13'-3"	

BATH VANITY - LF	STUDIO	1 BR	2 BR	3 BR
Min. Req. (average)	36"	36"	36"	36"
Provided	39"	39"	42"	

BATH - # per unit	STUDIO	1 BR	2 BR	3 BR
Min. Req.	1	1	1	2
Provided	1	1	1	

**DEFINITIONS**

Heated: The floor area of an apartment unit, measured interior wall to interior wall, not including exterior wall square footage. Interior walls are not to be deducted, and the area occupied by a staircase may only be counted once.

Net Heated: Total area, including exterior wall square footage, of all conditioned (heated/cooled) space, including hallways and common areas.

Gross: Net heated area, plus any unheated spaces (exterior storage, porches)

**North Carolina Elderly Housing  
Project Area Summary**

WEST END APARTMENTS, Charlotte

LOCATION	FLOOR	ROOM	AREA			
			HEATED	NET HEATED	GROSS	
COMMON AREAS	P1	<b>to include:</b>	<b>1,687</b>	<b>2,070</b>	<b>13,338</b>	
		Lobby	349			
		Management Office (min. 200 s.f.)	201			
		Multi-Purpose Room (min. 250 s.f.)	335			
		File/Storage	82			
		Restroom	50			
		Mail Center	221			
		Tehant Storage (10 @ 16sf)	160			
		Elevator	126			
		Electrical/Mechanical	188			
		Janitor/Storage	44			
		Trash	110			
		Parking				
		P2	<b>to include:</b>	<b>1,518</b>	<b>1,944</b>	<b>13,038</b>
			Lobby/Corridor	1,012		
			Resident Computer Center	108		
			Exercise Room	243		
			Laundry	195		
			Restrooms	133		
			Maintenance (min. 150 s.f.)	152		
			Tehant Storage (10 @ 16sf)	160		
			Electrical/Mechanical	50		
			Elevators			
			Parking			
		1-5	Lobby			
			Tehant Storage (12 @ 16sf)	192		
			Electrical/Mechanical			
			Elevators			
			Covered Picnic (1st Floor) (min. 150 s.f.):			191
			Screened Porch (1st Floor) (min. 150 s.f.):			154
			Playground (1st Floor)			
	<b>SUB-TOTAL, CORE:</b>			<b>3,205</b>	<b>4,014</b>	<b>26,376</b>

LOCATION	FLOOR	BDRM. COUNT			AREA			
		STUDIO	1 BR	2 BR	HEATED	NET HEATED	GROSS	
RESID. UNITS	1	8			3,360	3,624	3,624	
	1		7		4,620	4,886	4,886	
	1			1	934	980	980	
	2	8			3,360	3,624	3,624	
	2		7		4,620	4,886	4,886	
	2			1	934	980	980	
	3	8			3,360	3,624	3,624	
	3		7		4,620	4,886	4,886	
	3			1	934	980	980	
	4	8			3,360	3,624	3,624	
	4		7		4,620	4,886	4,886	
	4			1	934	980	980	
	5	8			3,360	3,624	3,624	
	5		7		4,620	4,886	4,886	
	5			1	934	980	980	
			Interior Walls/Misc:			5,089	3,384	3,729
			Corridor for all Floors:			7,066	7,066	7,066
<b>SUB-TOTAL:</b>		<b>40</b>	<b>35</b>	<b>5</b>	<b>56,725</b>	<b>57,900</b>	<b>58,245</b>	
<b>SUB-TOTAL, RES. UNITS:</b>					<b>56,725</b>	<b>57,900</b>	<b>58,245</b>	

<b>TOTAL BUILDING:</b>				<b>59,930</b>	<b>61,914</b>	<b>84,621</b>
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TOTAL, STUDIO UNITS:	40
TOTAL, 1BR UNITS:	35
TOTAL, 2BR UNITS:	5
TOTAL, UNITS:	80

# North Carolina Affordable Housing Development Summary

**TOTAL ACREAGE:** **0.451** ACRES

WEST END APARTMENTS, Charlotte

<b>NUMBER OF BUILDINGS:</b>	
RESIDENTIAL BUILDINGS	<b>1</b>
LEASING OFFICE (within common area)	
<b>TOTAL:</b>	<b>1</b>

<b>PARKING PROVISIONS:</b>			
SPACES PER FHA UNIT:	<b>1</b>	(Including ADA Spaces)	<b>40</b>
SPACES PER ACCESS. UNIT:	<b>0.25</b>	(Including ADA Spaces)	<b>10</b>
A.D.A. SPACES PROVIDED:		<b>9</b>	
<b>TOTAL PARKING REQUIRED (per local UDO):</b>			<b>50</b>
<b>TOTAL PARKING PROVIDED:</b>			<b>56</b>

<b>ACCESSIBILITY PROVISIONS:</b>					
UNIT TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
STANDARD UNITS	N/A	N/A	N/A		
UNITS COMPLIANT W/ F.H.A. CRITERIA	22	15	3		40
UNITS COMPLIANT W/ CRITERIA FOR THE VISION/ HEARING IMPAIRED (2%) *	<i>included within the NCHFA Mobility units 80 units x .02 = 1.6 (2)</i>				
UNITS COMPLIANT W/ ACCESSIBILITY GUIDELINES (5%)	9	10	1		20
	80 units x 5% = (4)				
ACCESSIBLE UNITS COMPLIANT W/ NCHFA MOBILITY GUIDELINES (5%)	9	10	1		20
Includes Roll-in Shower	80 units x 5% = (4)				
<b>TOTAL</b>	<b>40</b>	<b>35</b>	<b>5</b>		<b>80</b>

## MANDATORY SITE AMENITIES

### Family:

- Covered Picnic Area (150 s.f. with 2 tables and grill)
- Multi-Purpose Room (250 s.f.)
- Playground

### Senior:

- Indoor or Outdoor Sitting Areas (min. of 3 locations)
- Multi-Purpose Room (250 s.f.)
- Gazebo

### ADDITIONAL SITE AMENITIES (select 3)

- Covered Drive-Thru or Drop-Off at Entry
- Covered Patio with Seating (150 s.f.) Senior projects only.
- Covered Picnic Area with (2) Tables and (1) Grill (150 s.f.)
- Outdoor Sitting Areas with Benches (min. of 3 locations)
- Exercise Room (must include new equipment)
- Garden Plots (50sf/plot, 24" deep, one plot per 10 residents, elderly projects only)
- Gazebo (100 s.f.)
- Resident Computer Center (min. of 2 computers)
- Sunroom with Chairs (150 s.f.)
- Screened Porch at Community Room (150 s.f.)
- Tot Lot (family projects only)
- Walking Trails (4' wide paved continuous around property)