

Residential Income		# Units	Monthly Gross Rent	Utility Allowance	Monthly Net Rent (2012 \$)	Percent Median Income	Annual Per Unit (2012 \$)	Annual (2012 \$)	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	
Annual Inflation Factor = 2.00%									1 (2013)	2 (2014)	3 (2015)	4 (2016)	5 (2017)	6 (2018)	7 (2019)	8 (2020)	9 (2021)	10 (2022)	
Studio	2.00%	32	699		699	54.7%	8,388	268,416	268,416	273,784	279,260	284,845	290,542	296,353	302,280	308,326	314,492	320,782	
Studio	2.00%	8	699		699	54.7%	8,388	67,104	67,104	68,446	69,815	71,211	72,636	74,088	75,570	77,081	78,623	80,195	
One Bedroom	2.00%	45	799		799	58.4%	9,588	431,460	431,460	440,089	448,891	457,869	467,026	476,367	485,894	495,612	505,524	515,635	
One Bedroom	2.00%	11	799		799	58.4%	9,588	105,468	105,468	107,577	109,729	111,923	114,162	116,445	118,774	121,150	123,573	126,044	
Two Bedroom	2.00%	14	929		929	56.6%	11,148	156,072	156,072	159,193	162,377	165,625	168,937	172,316	175,762	179,278	182,863	186,520	
Two Bedroom	2.00%	3	929		929	56.6%	11,148	33,444	33,444	34,113	34,795	35,491	36,201	36,925	37,663	38,417	39,185	39,969	
		113																	
Utility Charge Back	2.00%							67,704	67,704	69,058	70,439	71,848	73,285	74,751	76,246	77,771	79,326	80,913	
Misc Income	2.00%							16,704	16,704	17,038	17,379	17,726	18,081	18,443	18,811	19,188	19,571	19,963	
Garages	2.00%							10,800	10,800	11,016	11,236	11,461	11,690	11,924	12,163	12,406	12,654	12,907	
Less Res Vacancy	5.00%							(57,859)	(57,859)	(59,016)	(60,196)	(61,400)	(62,628)	(63,881)	(65,158)	(66,461)	(67,791)	(69,146)	
Effective Gross Residential		113,000						1,099,313	1,099,313	1,121,300	1,143,726	1,166,600	1,189,932	1,213,731	1,238,005	1,262,766	1,288,021	1,313,781	
Residential Expenses																			
Annual Inflation Factor = 3.00%																			
Property Taxes - Improvements	3.00%						1,040	117,472	117,472	120,996	124,626	128,365	132,216	136,182	140,268	144,476	148,810	153,274	
Property Taxes - Land	3.00%						53	6,034	6,034	6,215	6,401	6,594	6,791	6,995	7,205	7,421	7,644	7,873	
Insurance	3.00%						126	14,250	14,250	14,535	14,826	15,122	15,425	15,733	16,048	16,369	16,696	17,030	
Onsite and Offsite Management	3.00%						1,078	121,827	121,827	124,263	126,749	129,284	131,869	134,507	137,197	139,941	142,740	145,594	
Utilities	3.00%						783	88,495	88,495	91,150	93,884	96,701	99,602	102,590	105,667	108,837	112,102	115,466	
Maintenance	3.00%						292	32,979	32,979	33,969	34,988	36,037	37,119	38,232	39,379	40,561	41,777	43,031	
Turnover	3.00%						272	30,781	30,781	31,704	32,655	33,635	34,644	35,683	36,754	37,856	38,992	40,162	
Administration	3.00%						78	8,820	8,820	9,085	9,357	9,638	9,927	10,225	10,532	10,847	11,173	11,508	
Advertising	3.00%						146	16,490	16,490	16,984	17,494	18,019	18,559	19,116	19,690	20,280	20,889	21,515	
Replacement Reserves	3.00%						340	38,476	38,476	39,630	40,819	42,044	43,305	44,604	45,942	47,321	48,740	50,202	
							4,209	475,624	475,624	488,531	501,799	515,438	529,457	543,867	558,681	573,909	589,563	605,656	
Total Operating Expenses							4,209	475,624	475,624	488,531	501,799	515,438	529,457	543,867	558,681	573,909	589,563	605,656	
								43%	43%	44%	44%	44%	44%	45%	45%	45%	46%	46%	
Net Operating Income								623,690	623,690	632,768	641,926	651,163	660,475	669,863	679,324	688,856	698,458	708,125	
Residential Only NOI								623,690	632,768	641,926	651,163	660,475	669,863	679,324	688,856	698,458	708,125		
Debt Coverage Ratio								0.88	0.90	0.91	0.92	0.94	0.95	0.96	0.98	0.99	1.00		
Estimated Annual Debt Service								(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	
Cash Flow								(81,504)	(72,426)	(63,268)	(54,031)	(44,718)	(35,331)	(25,870)	(16,337)	(6,736)	2,932		
Initial Equity Investment																			
Net Cash Flow								2,943,800	(81,504)	(72,426)	(63,268)	(54,031)	(44,718)	(35,331)	(25,870)	(16,337)	(6,736)	2,932	
Cash-On-Cash Annual Rate of Return								-1.3%	-3%	-2%	-2%	-2%	-2%	-1%	-1%	0%	0%	0%	
Cash-On-Cash Average Rate of Return								-1.3%	-2.8%	-2.6%	-2.5%	-2.3%	-2.1%	-2.0%	-1.8%	-1.7%	-1.5%	-1.3%	

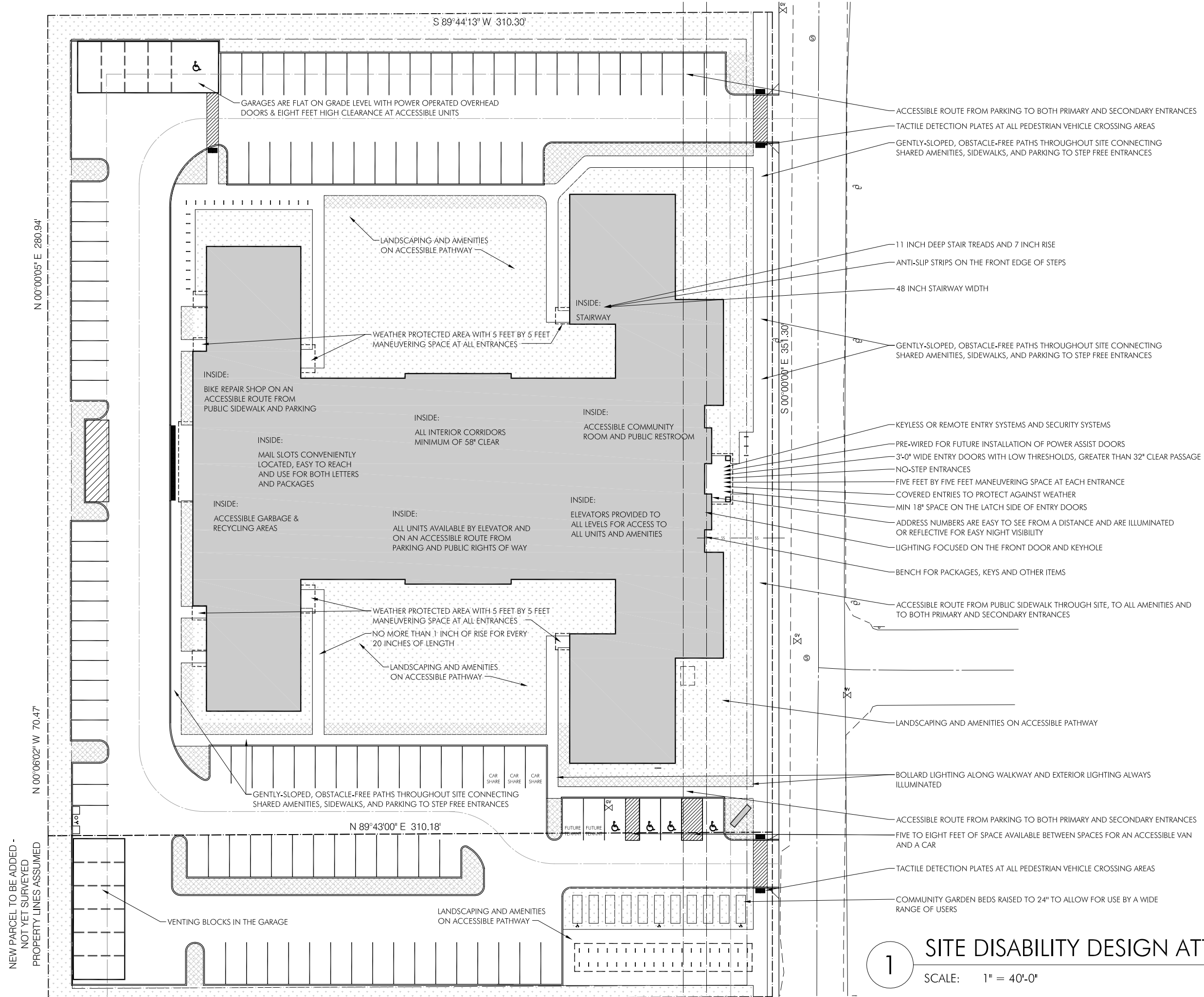
Residential Income		# Units	Monthly Gross Rent	Utility Allowance	Monthly Net Rent (2012 \$)	Percent Median Income	Annual Per Unit (2012 \$)	Annual (2012 \$)	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Annual Inflation Factor = 2.00%									1 (2013)	2 (2014)	3 (2015)	4 (2016)	5 (2017)	6 (2018)	7 (2019)	8 (2020)	9 (2021)	10 (2022)
Studio	2.00%	32	699		699	54.7%	8,388	268,416	268,416	273,784	279,260	284,845	290,542	296,353	302,280	308,326	314,492	320,782
Studio	2.00%	8	699		699	54.7%	8,388	67,104	67,104	68,446	69,815	71,211	72,636	74,088	75,570	77,081	78,623	80,195
One Bedroom	2.00%	45	799		799	58.4%	9,588	431,460	431,460	440,089	448,891	457,869	467,026	476,367	485,894	495,612	505,524	515,635
One Bedroom	2.00%	11	799		799	58.4%	9,588	105,468	105,468	107,577	109,729	111,923	114,162	116,445	118,774	121,150	123,573	126,044
Two Bedroom	2.00%	14	929		929	56.6%	11,148	156,072	156,072	159,193	162,377	165,625	168,937	172,316	175,762	179,278	182,863	186,520
Two Bedroom	2.00%	3	929		929	56.6%	11,148	33,444	33,444	34,113	34,795	35,491	36,201	36,925	37,663	38,417	39,185	39,969
		113								0								
										0								
Utility Charge Back	2.00%							67,704	67,704	69,058	70,439	71,848	73,285	74,751	76,246	77,771	79,326	80,913
Misc Income	2.00%							16,704	16,704	17,038	17,379	17,726	18,081	18,443	18,811	19,188	19,571	19,963
Garages	2.00%							10,800	10,800	11,016	11,236	11,461	11,690	11,924	12,163	12,406	12,654	12,907
Less Res Vacancy (except garages)	5.00%							(57,859)	(57,859)	(59,016)	(60,196)	(61,400)	(62,628)	(63,881)	(65,158)	(66,461)	(67,791)	(69,146)
Effective Gross Residential		113						1,099,313	1,099,313	1,121,300	1,143,726	1,166,600	1,189,932	1,213,731	1,238,005	1,262,766	1,288,021	1,313,781
Residential Expenses																		
Annual Inflation Factor = 3.00%																		
Property Taxes - Improvements	3.00%																	
Property Taxes - Land	3.00%						53	6,034	6,034	6,215	6,401	6,594	6,791	6,995	7,205	7,421	7,644	7,873
Insurance	3.00%						126	14,250	14,250	14,535	14,826	15,122	15,425	15,733	16,048	16,369	16,696	17,030
Onsite and Offsite Management	3.00%						1,078	121,827	121,827	124,263	126,749	129,284	131,869	134,507	137,197	139,941	142,740	145,594
Utilities	3.00%						783	88,495	88,495	91,150	93,884	96,701	99,602	102,590	105,667	108,837	112,102	115,466
Maintenance	3.00%						292	32,979	32,979	33,969	34,988	36,037	37,119	38,232	39,379	40,561	41,777	43,031
Turnover	3.00%						272	30,781	30,781	31,704	32,655	33,635	34,644	35,683	36,754	37,856	38,992	40,162
Administration	3.00%						78	8,820	8,820	9,085	9,357	9,638	9,927	10,225	10,532	10,847	11,173	11,508
Advertising	3.00%						146	16,490	16,490	16,984	17,494	18,019	18,559	19,116	19,690	20,280	20,889	21,515
Replacement Reserves	3.00%						340	38,476	38,476	39,630	40,819	42,044	43,305	44,604	45,942	47,321	48,740	50,202
							3,169	358,152	358,152	367,535	377,173	387,073	397,241	407,685	418,413	429,433	440,753	452,381
Total Operating Expenses							3,169	358,152	358,152	367,535	377,173	387,073	397,241	407,685	418,413	429,433	440,753	452,381
								33%	33%	33%	33%	33%	33%	34%	34%	34%	34%	34%
Net Operating Income								741,162	741,162	753,764	766,552	779,527	792,691	806,046	819,592	833,332	847,268	861,400
Residential Only NOI								741,162	741,162	753,764	766,552	779,527	792,691	806,046	819,592	833,332	847,268	861,400
Debt Coverage Ratio								1.05	1.07	1.09	1.11	1.12	1.14	1.16	1.18	1.20	1.22	
Estimated Debt Service								(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)
Cash Flow								35,968	48,570	61,358	74,333	87,497	100,852	114,398	128,138	142,074	156,206	
Initial equity investment																		2,943,800
Net Cash Flow																		2,943,800
Cash-On-Cash Annual Rate of Return								1.2%	1.2%	1.6%	2.1%	2.5%	3.0%	3.4%	3.9%	4.4%	4.8%	5.3%
Cash-On-Cash Average Rate of Return								1.2%	1.4%	1.7%	1.9%	2.1%	2.3%	2.5%	2.8%	3.0%	3.2%	

Residential Income		# Units	Monthly Gross Rent	Utility Allowance	Monthly Net Rent (2012 \$)	Percent Median Income	Annual Per Unit (2012 \$)	Annual (2012 \$)	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	
Annual Inflation Factor = 2.00%									1 (2013)	2 (2014)	3 (2015)	4 (2016)	5 (2017)	6 (2018)	7 (2019)	8 (2020)	9 (2021)	10 (2022)	
Studio	2.00%	32	699		699	54.7%	8,388	268,416	268,416	273,784	279,260	284,845	290,542	296,353	302,280	308,326	314,492	320,782	
Studio	2.00%	8	699		699	54.7%	8,388	67,104	67,104	68,446	69,815	71,211	72,636	74,088	75,570	77,081	78,623	80,195	
One Bedroom	2.00%	45	799		799	58.4%	9,588	431,460	431,460	440,089	448,891	457,869	467,026	476,367	485,894	495,612	505,524	515,635	
One Bedroom	2.00%	11	799		799	58.4%	9,588	105,468	105,468	107,577	109,729	111,923	114,162	116,445	118,774	121,150	123,573	126,044	
Two Bedroom	2.00%	14	929		929	56.6%	11,148	156,072	156,072	159,193	162,377	165,625	168,937	172,316	175,762	179,278	182,863	186,520	
Two Bedroom	2.00%	3	929		929	56.6%	11,148	33,444	33,444	34,113	34,795	35,491	36,201	36,925	37,663	38,417	39,185	39,969	
		113								0									
										0									
Utility Charge Back	2.00%							67,704	67,704	69,058	70,439	71,848	73,285	74,751	76,246	77,771	79,326	80,913	
Misc Income	2.00%							16,704	16,704	17,038	17,379	17,726	18,081	18,443	18,811	19,188	19,571	19,963	
Garages	2.00%				89.97			10,800	10,800	11,016	11,236	11,461	11,690	11,924	12,163	12,406	12,654	12,907	
								122,000	122,000	124,440	126,929	129,467	132,057	134,698	137,392	140,140	142,942	145,801	
Less Res Vacancy (except garages)	5.00%							(57,859)	(57,859)	(59,016)	(60,196)	(61,400)	(62,628)	(63,881)	(65,158)	(66,461)	(67,791)	(69,146)	
Effective Gross Residential		113						1,221,313	1,221,313	1,245,740	1,270,654	1,296,068	1,321,989	1,348,429	1,375,397	1,402,905	1,430,963	1,459,583	
Residential Expenses																			
Annual Inflation Factor = 3.00%																			
Property Taxes - Improvements	3.00%							117,472	117,472	120,996	124,626	128,365	132,216	136,182	140,268	144,476	148,810	153,274	
Property Taxes - Land	3.00%						53	6,034	6,034	6,215	6,401	6,594	6,791	6,995	7,205	7,421	7,644	7,873	
Insurance	3.00%						126	14,250	14,250	14,535	14,826	15,122	15,425	15,733	16,048	16,369	16,696	17,030	
Onsite and Offsite Management	3.00%						1,078	121,827	121,827	124,263	126,749	129,284	131,869	134,507	137,197	139,941	142,740	145,594	
Utilities	3.00%						783	88,495	88,495	91,150	93,884	96,701	99,602	102,590	105,667	108,837	112,102	115,466	
Maintenance	3.00%						292	32,979	32,979	33,969	34,988	36,037	37,119	38,232	39,379	40,561	41,777	43,031	
Turnover	3.00%						272	30,781	30,781	31,704	32,655	33,635	34,644	35,683	36,754	37,856	38,992	40,162	
Administration	3.00%						78	8,820	8,820	9,085	9,357	9,638	9,927	10,225	10,532	10,847	11,173	11,508	
Advertising	3.00%						146	16,490	16,490	16,984	17,494	18,019	18,559	19,116	19,690	20,280	20,889	21,515	
Replacement Reserves	3.00%						340	38,476	38,476	39,630	40,819	42,044	43,305	44,604	45,942	47,321	48,740	50,202	
							3,169	475,624	475,624	488,531	501,799	515,438	529,457	543,867	558,681	573,909	589,563	605,656	
Total Operating Expenses							3,169	475,624	475,624	488,531	501,799	515,438	529,457	543,867	558,681	573,909	589,563	605,656	
								39%	39%	39%	39%	40%	40%	40%	41%	41%	41%	41%	
Net Operating Income								745,690	745,690	757,208	768,855	780,630	792,532	804,561	816,716	828,996	841,400	853,927	
Residential Only NOI								745,690	745,690	757,208	768,855	780,630	792,532	804,561	816,716	828,996	841,400	853,927	
Debt Coverage Ratio									1.06	1.07	1.09	1.11	1.12	1.14	1.16	1.18	1.19	1.21	
Estimated Debt Service									(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	(705,194)	
Cash Flow									40,496	52,014	63,661	75,436	87,338	99,367	111,522	123,802	136,206	148,733	
Initial equity investment																		2,943,800	
Net Cash Flow																		2,943,800	
Cash-On-Cash Annual Rate of Return									1.4%	1.8%	2.2%	2.6%	3.0%	3.4%	3.8%	4.2%	4.6%	5.1%	
Cash-On-Cash Average Rate of Return									1.4%	1.6%	1.8%	2.0%	2.2%	2.4%	2.6%	2.8%	3.0%	3.2%	

Attachment 4
Glendoveer Apartments - TOD Tax Abatement
Improvements RE Taxes for 10 Years and NPV
Value of Abatement

	Amount	
Year 1	117,472	escalated 3%
Year 2	120,996	
Year 3	124,626	
Year 4	128,365	
Year 5	132,216	
Year 6	136,182	
Year 7	140,268	
Year 8	144,476	
Year 9	148,810	
Year 10	153,274	
	\$1,346,685	sum total of abatements

\$977,226.52 net present value of abatements
6% discount

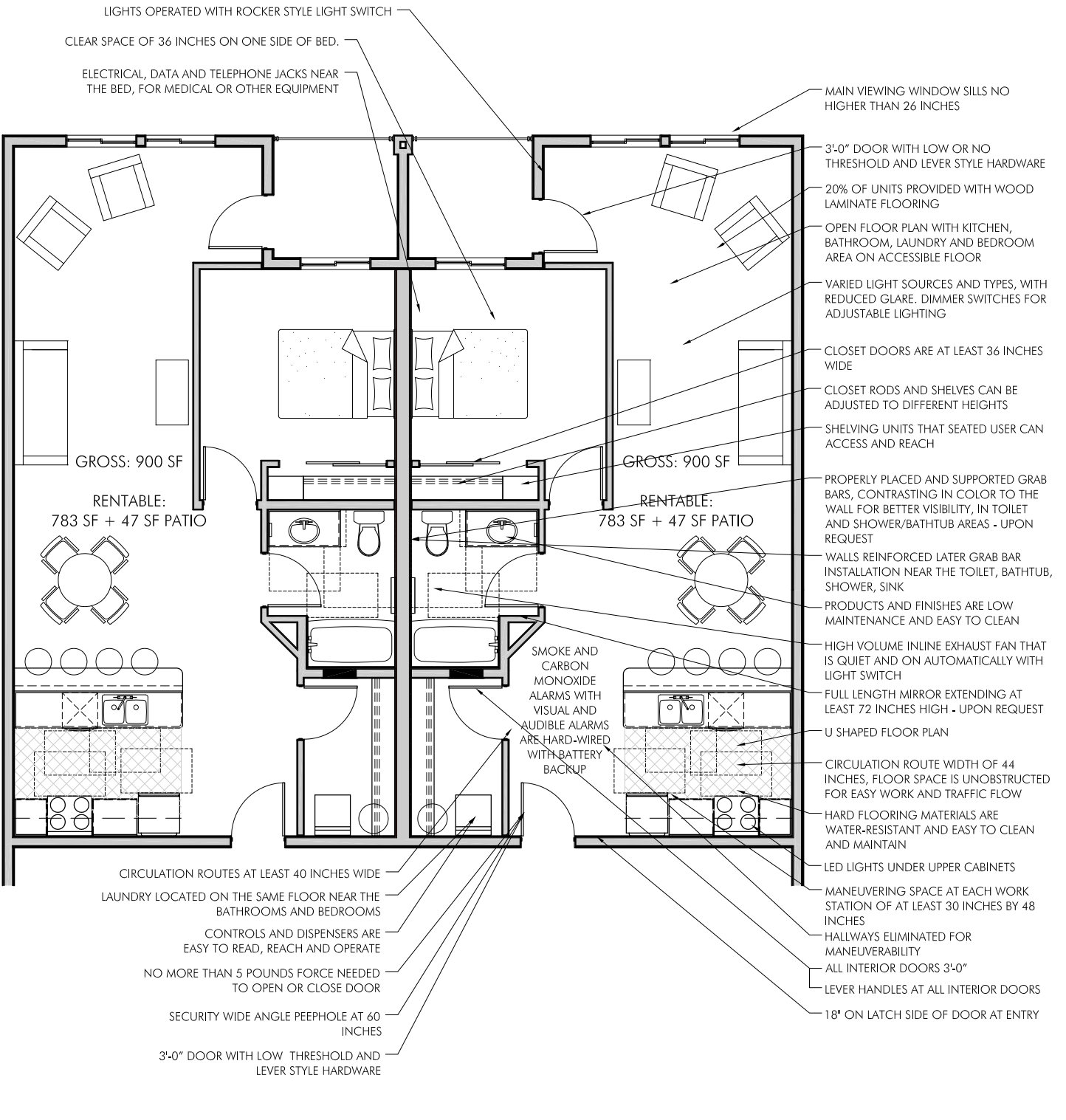
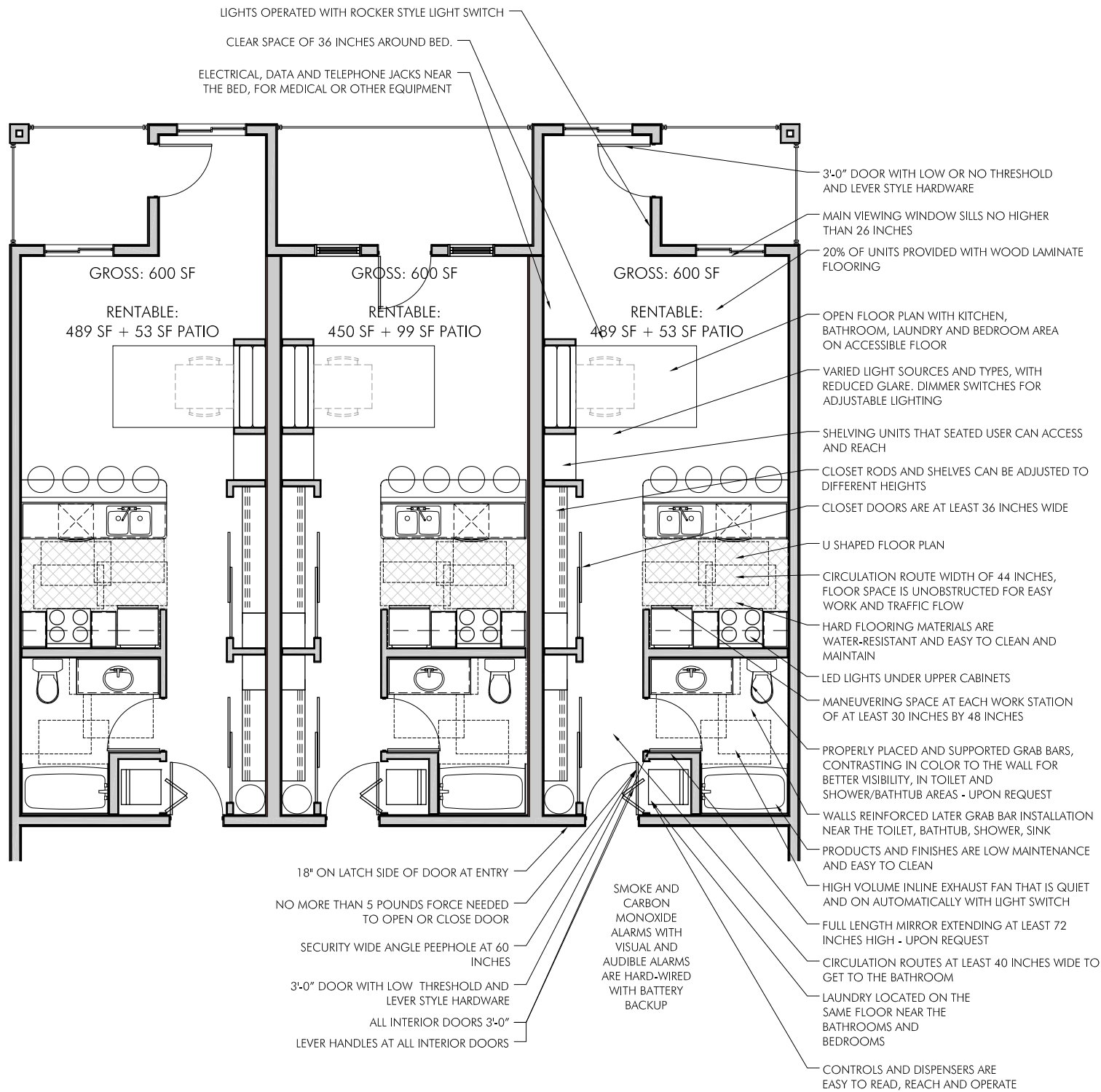


- ACCESSIBLE ROUTE FROM PARKING TO BOTH PRIMARY AND SECONDARY ENTRANCES
- TACTILE DETECTION PLATES AT ALL PEDESTRIAN VEHICLE CROSSING AREAS
- GENTLY-SLOPED, OBSTACLE-FREE PATHS THROUGHOUT SITE CONNECTING SHARED AMENITIES, SIDEWALKS, AND PARKING TO STEP FREE ENTRANCES
- 11 INCH DEEP STAIR TREADS AND 7 INCH RISE
- ANTI-SLIP STRIPS ON THE FRONT EDGE OF STEPS
- 48 INCH STAIRWAY WIDTH
- GENTLY-SLOPED, OBSTACLE-FREE PATHS THROUGHOUT SITE CONNECTING SHARED AMENITIES, SIDEWALKS, AND PARKING TO STEP FREE ENTRANCES
- KEYLESS OR REMOTE ENTRY SYSTEMS AND SECURITY SYSTEMS
- PRE-WIRED FOR FUTURE INSTALLATION OF POWER ASSIST DOORS
- 3'-0" WIDE ENTRY DOORS WITH LOW THRESHOLDS, GREATER THAN 32" CLEAR PASSAGE
- NO-STEP ENTRANCES
- FIVE FEET BY FIVE FEET MANEUVERING SPACE AT EACH ENTRANCE
- COVERED ENTRIES TO PROTECT AGAINST WEATHER
- MIN 18" SPACE ON THE LATCH SIDE OF ENTRY DOORS
- ADDRESS NUMBERS ARE EASY TO SEE FROM A DISTANCE AND ARE ILLUMINATED OR REFLECTIVE FOR EASY NIGHT VISIBILITY
- LIGHTING FOCUSED ON THE FRONT DOOR AND KEYHOLE
- BENCH FOR PACKAGES, KEYS AND OTHER ITEMS
- ACCESSIBLE ROUTE FROM PUBLIC SIDEWALK THROUGH SITE, TO ALL AMENITIES AND TO BOTH PRIMARY AND SECONDARY ENTRANCES
- LANDSCAPING AND AMENITIES ON ACCESSIBLE PATHWAY
- BOLLARD LIGHTING ALONG WALKWAY AND EXTERIOR LIGHTING ALWAYS ILLUMINATED
- ACCESSIBLE ROUTE FROM PARKING TO BOTH PRIMARY AND SECONDARY ENTRANCES
- FIVE TO EIGHT FEET OF SPACE AVAILABLE BETWEEN SPACES FOR AN ACCESSIBLE VAN AND A CAR
- TACTILE DETECTION PLATES AT ALL PEDESTRIAN VEHICLE CROSSING AREAS
- COMMUNITY GARDEN BEDS RAISED TO 24" TO ALLOW FOR USE BY A WIDE RANGE OF USERS

1 SITE DISABILITY DESIGN ATTRIBUTES
SCALE: 1" = 40'-0"



NEW PARCEL TO BE ADDED - NOT YET SURVEYED
PROPERTY LINES ASSUMED

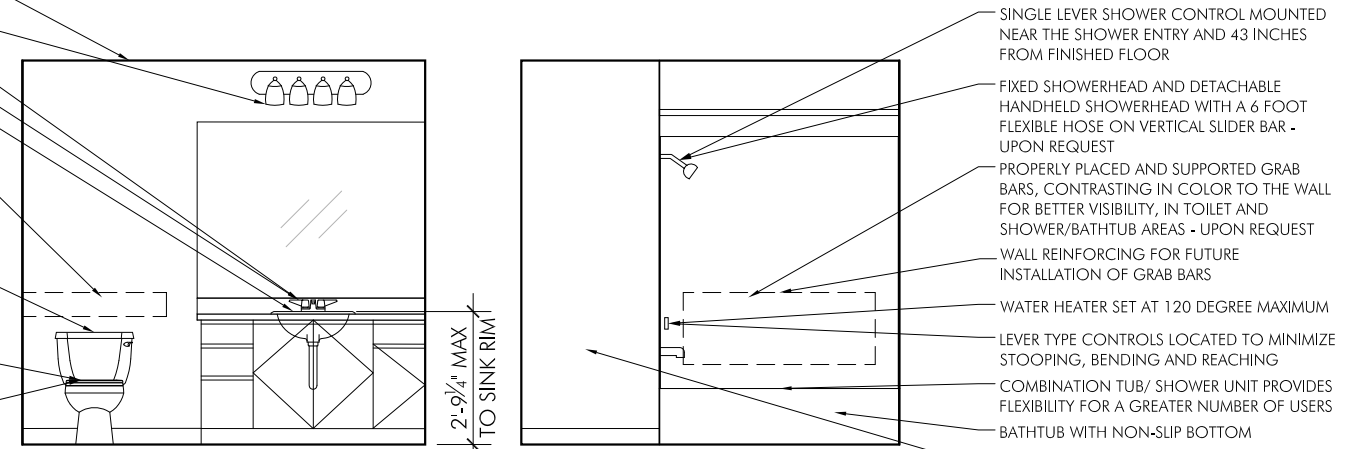


1 STUDIO UNIT DISABILITY DESIGN ATTRIBUTES
SCALE: 1/8" = 1'-0"

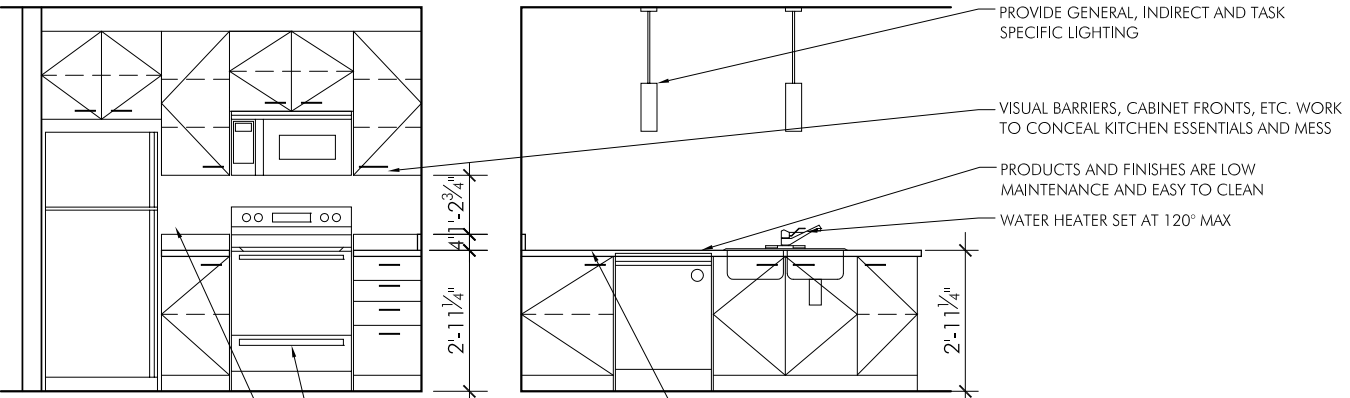
2 1 BEDROOM UNIT DISABILITY DESIGN ATTRIBUTES
SCALE: 1/8" = 1'-0"

- 20% OF UNITS PROVIDED WITH WOOD LAMINATE FLOORING
- SHELVING UNITS THAT SEATED USER CAN ACCESS AND REACH
- CLOSET RODS AND SHELVES CAN BE ADJUSTED TO DIFFERENT HEIGHTS
- CLOSET DOORS ARE AT LEAST 36 INCHES WIDE
- LIGHTS OPERATED WITH ROCKER STYLE LIGHT SWITCH
- CLEAR SPACE OF 36 INCHES AROUND BED.
- ELECTRICAL, DATA AND TELEPHONE JACKS NEAR THE BED, FOR MEDICAL OR OTHER EQUIPMENT

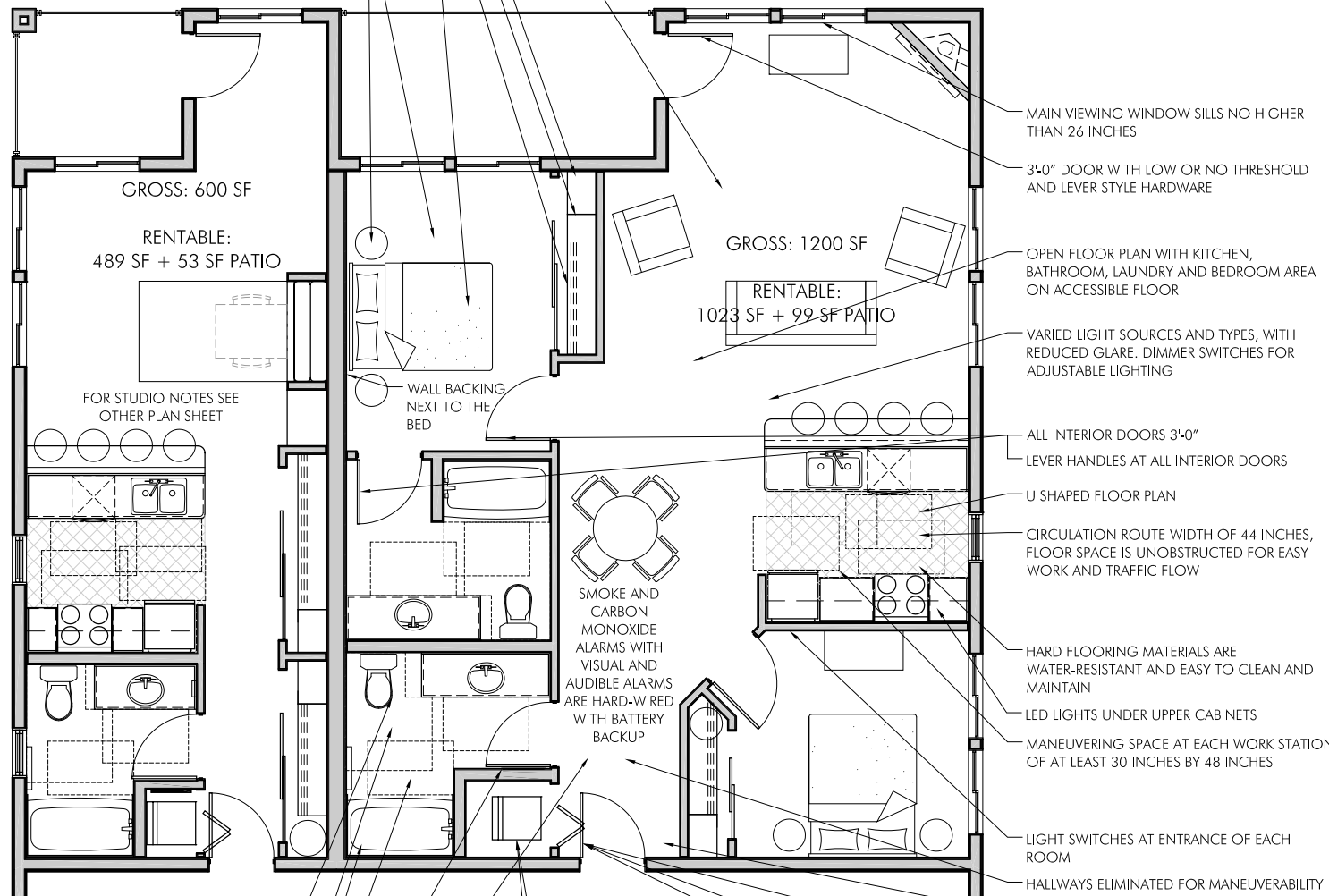
- HIGH VOLUME, INLINE EXHAUST FAN THAT IS QUIET AND AUTOMATICALLY ON WITH LIGHT SWITCH
- SUFFICIENT SHIELDED LIGHT TO PREVENT SHADOWS AT VANITY WHILE GROOMING
- SINGLE-LEVER FAUCET
- WATER HEATER SET AT 120° MAX
- COUNTERTOP SINK WITH BOWL PLACED CLOSE TO THE FRONT EDGE
- PROPERLY PLACED AND SUPPORTED GRAB BARS, CONTRASTING IN COLOR TO THE WALL FOR BETTER VISIBILITY, IN TOILET AND SHOWER/BATHTUB AREAS - UPON REQUEST
- TOILET CENTERED 18 INCHES FROM WALL ALLOWING GRAB BARS TO BE WITHIN EASY REACH BUT FAR ENOUGH FROM THE WALL TO PERMIT ACCESS USING A WHEELCHAIR
- 20% OF UNITS PROVIDED WITH ELONGATED TOILET, 16-1/2 TO 17-1/2 INCHES
- TOILETS 17 TO 19 INCHES FROM FLOOR FOR GREATER COMFORT - UPON REQUEST



GENERIC BATHROOM ELEVATIONS

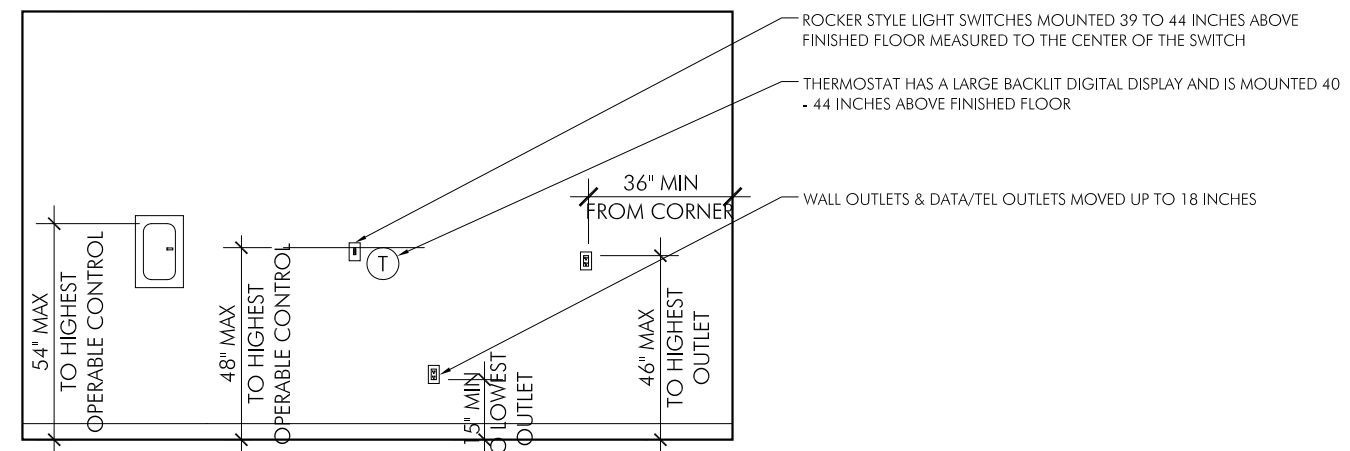


GENERIC KITCHEN ELEVATIONS



- MAIN VIEWING WINDOW SILLS NO HIGHER THAN 26 INCHES
- 3'-0" DOOR WITH LOW OR NO THRESHOLD AND LEVER STYLE HARDWARE
- OPEN FLOOR PLAN WITH KITCHEN, BATHROOM, LAUNDRY AND BEDROOM AREA ON ACCESSIBLE FLOOR
- VARIED LIGHT SOURCES AND TYPES, WITH REDUCED GLARE. DIMMER SWITCHES FOR ADJUSTABLE LIGHTING
- ALL INTERIOR DOORS 3'-0"
- LEVER HANDLES AT ALL INTERIOR DOORS
- U SHAPED FLOOR PLAN
- CIRCULATION ROUTE WIDTH OF 44 INCHES, FLOOR SPACE IS UNOBSTRUCTED FOR EASY WORK AND TRAFFIC FLOW
- HARD FLOORING MATERIALS ARE WATER-RESISTANT AND EASY TO CLEAN AND MAINTAIN
- LED LIGHTS UNDER UPPER CABINETS
- MANEUVERING SPACE AT EACH WORK STATION OF AT LEAST 30 INCHES BY 48 INCHES
- LIGHT SWITCHES AT ENTRANCE OF EACH ROOM
- HALLWAYS ELIMINATED FOR MANEUVERABILITY
- 18" ON LATCH SIDE OF DOOR AT ENTRY
- NO MORE THAN 5 POUNDS FORCE NEEDED TO OPEN OR CLOSE DOOR
- SECURITY WIDE ANGLE PEEP HOLE AT 60 INCHES
- 3'-0" DOOR WITH LOW THRESHOLD AND LEVER STYLE HARDWARE
- SMOKE AND CARBON MONOXIDE ALARMS WITH VISUAL AND AUDIBLE ALARMS ARE HARD-WIRED WITH BATTERY BACKUP
- WALL BACKING NEXT TO THE BED
- FOR STUDIO NOTES SEE OTHER PLAN SHEET
- GROSS: 600 SF
- RENTABLE: 489 SF + 53 SF PATIO
- GROSS: 1200 SF
- RENTABLE: 1023 SF + 99 SF PATIO
- PROPERLY PLACED AND SUPPORTED GRAB BARS, CONTRASTING IN COLOR TO THE WALL FOR BETTER VISIBILITY, IN TOILET AND SHOWER/BATHTUB AREAS - UPON REQUEST
- WALLS REINFORCED LATER GRAB BAR INSTALLATION NEAR THE TOILET, BATHTUB, SHOWER, SINK
- PRODUCTS AND FINISHES ARE LOW MAINTENANCE AND EASY TO CLEAN
- HIGH VOLUME INLINE EXHAUST FAN THAT IS QUIET AND ON AUTOMATICALLY WITH LIGHT SWITCH
- FULL LENGTH MIRROR EXTENDING AT LEAST 72 INCHES HIGH - UPON REQUEST
- CIRCULATION ROUTES AT LEAST 40 INCHES WIDE TO GET TO THE BATHROOM
- LAUNDRY LOCATED ON THE SAME FLOOR NEAR THE BATHROOMS AND BEDROOMS
- CONTROLS AND DISPENSERS ARE EASY TO READ, REACH AND OPERATE

- PROVIDE GENERAL, INDIRECT AND TASK SPECIFIC LIGHTING
- VISUAL BARRIERS, CABINET FRONTS, ETC. WORK TO CONCEAL KITCHEN ESSENTIALS AND MESS
- PRODUCTS AND FINISHES ARE LOW MAINTENANCE AND EASY TO CLEAN
- WATER HEATER SET AT 120° MAX
- ALL COUNTERS AND CONTROLS ACCESSIBLE FROM SIDE REACH
- STOVE HAS FRONT CONTROLS THAT ARE EASY TO REACH, SEE AND OPERATE AND ARE EQUIPPED WITH SAFETY SHUT-OFFS
- COUNTERTOP ON BOTH SIDES OF COOKTOP & ONE SIDE OF FRIDGE



ELECTRICAL EQUIPMENT HEIGHTS, TYP.

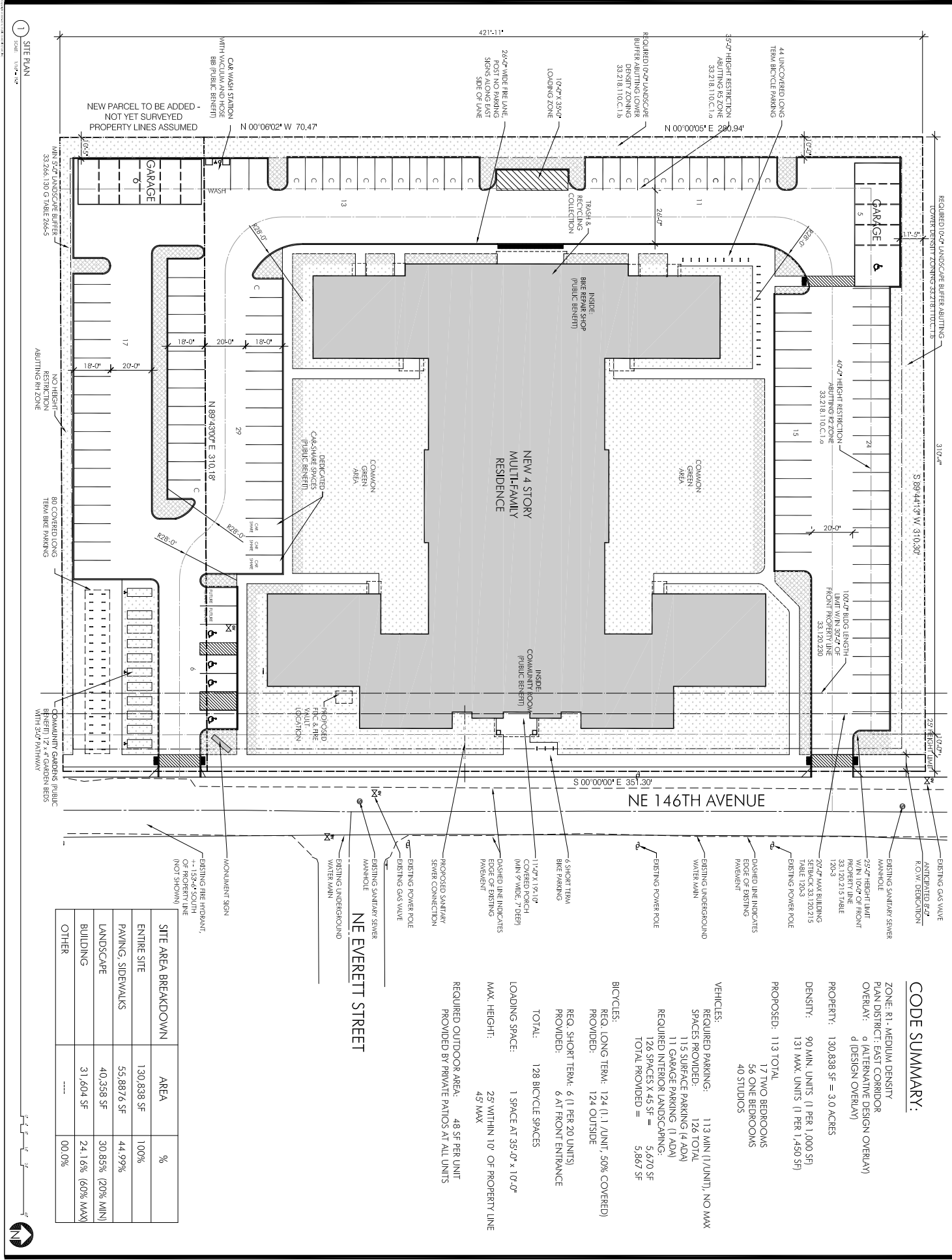
INTERIOR DISABILITY DESIGN ATTRIBUTES

1 2 BEDROOM 2 BATH UNIT DISABILITY DESIGN ATTRIBUTES

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

2 INTERIOR DISABILITY DESIGN ATTRIBUTES

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



CODE SUMMARY:

ZONE: R1 - MEDIUM DENSITY
 PLAN DISTRICT: FAST CORRIDOR
 OVERLAY: 0 (ALTERNATIVE DESIGN OVERLAY)
 D (DESIGN OVERLAY)

PROPERTY: 130,838 SF = 3.0 ACRES
 DENSITY: 90 MIN. UNITS (1 PER 1,000 SF)
 131 MAX. UNITS (1 PER 1,450 SF)

PROPOSED: 113 TOTAL
 17 TWO BEDROOMS
 56 ONE BEDROOMS
 40 STUDIOS

VEHICLES:
 REQUIRED PARKING: 113 MIN (1/UNIT), NO MAX
 SPACES PROVIDED: 126 TOTAL
 115 SURFACE PARKING (4 ADA)
 11 GARAGE PARKING (1 ADA)
 REQUIRED INTERIOR LANDSCAPING:
 126 SPACES X 45 SF = 5,670 SF
 TOTAL PROVIDED = 5,667 SF

BICYCLES:
 REQ. LONG TERM: 124 (1.1/UNIT, 50% COVERED)
 PROVIDED: 124 OUTSIDE
 REQ. SHORT TERM: 6 (1 PER 20 UNITS)
 PROVIDED: 6 AT FRONT ENTRANCE
 TOTAL: 128 BICYCLE SPACES
 LOADING SPACE: 1 SPACE AT 35'-0" X 10'-0"
 MAX. HEIGHT: 25' WITHIN 10' OF PROPERTY LINE
 45' MAX

REQUIRED OUTDOOR AREA: 48 SF PER UNIT
 PROVIDED BY PRIVATE PATIOS AT ALL UNITS

NE EVERETT STREET

SITE AREA BREAKDOWN	AREA	%
ENTIRE SITE	130,838 SF	100%
PAVING, SIDEWALKS	55,887.6 SF	44.99%
LANDSCAPE	40,358 SF	30.85% (20% MIN)
BUILDING	31,604 SF	24.16% (60% MAX)
OTHER	---	00.0%



222 COWENETL ST NE
 F 503 326-6500
 P 503 326-6501
 WWW.GLENDOVEERWOOD.COM

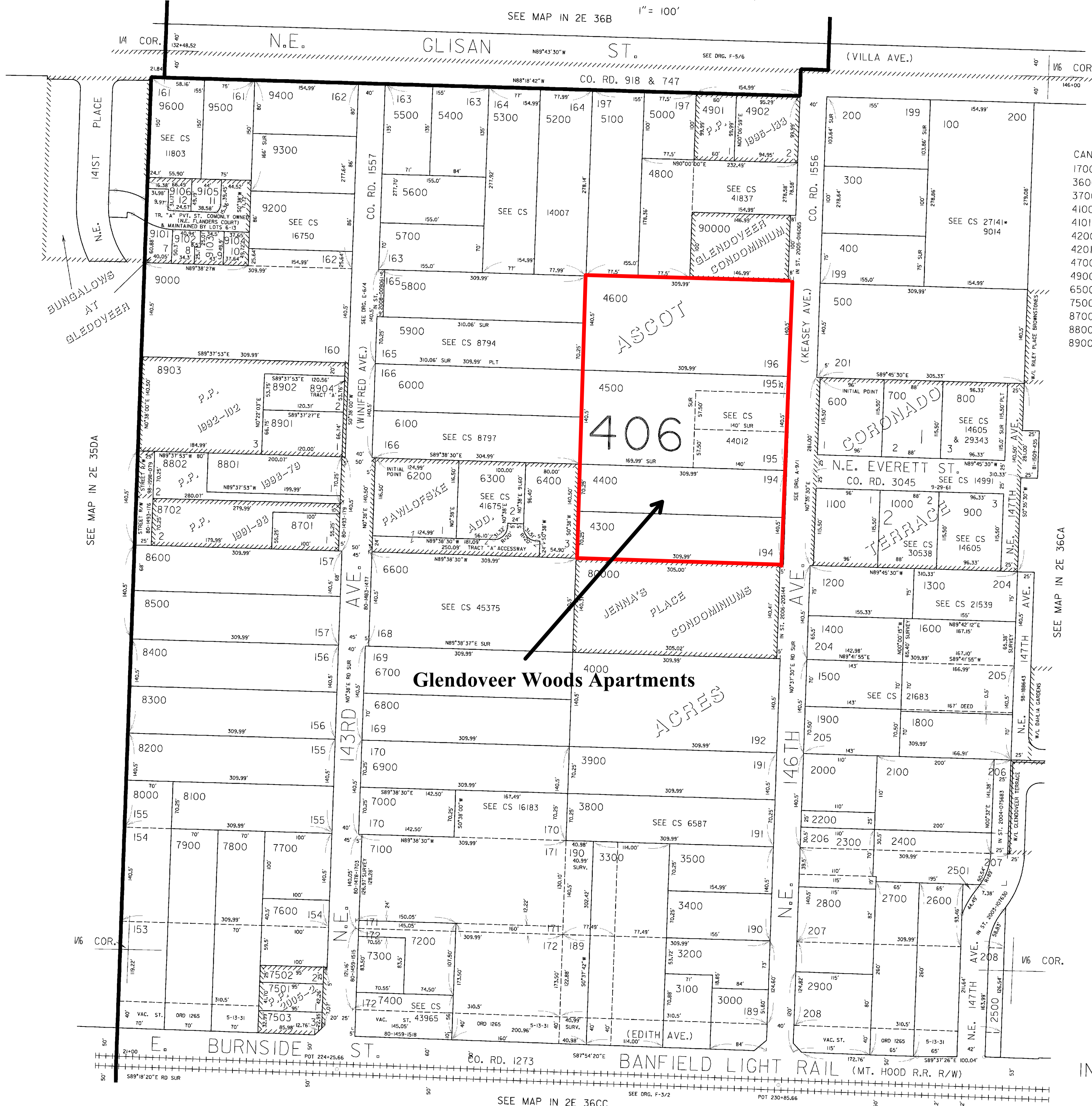
PROJECT # 07-248
 REVISIONS:

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 SW1/4 SEC.36 T.1N. R.2E. W.M. MULTNOMAH COUNTY

IN 2E 36CB

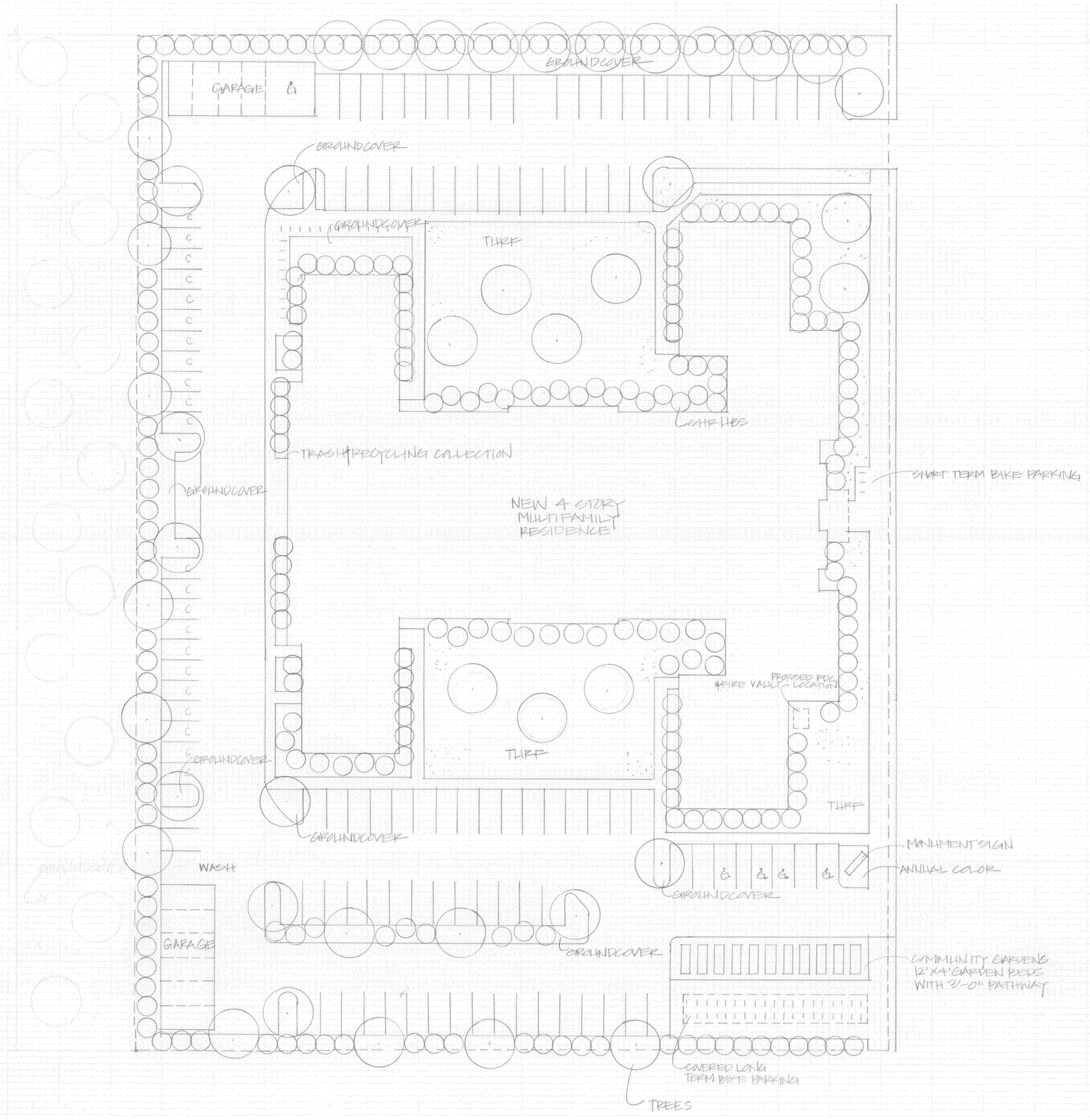
SEE MAP IN 2E 36B 1" = 100'



- CANCELLED NO.
- 1700
- 3600
- 3700
- 4100
- 4200
- 4700
- 4900
- 6500
- 7500
- 8700
- 8800
- 8900

SEE MAP IN 2E 36CA

IN 2E 36CB



GLENDOVER WOODS APARTMENTS
 MULTI FAMILY DEVELOPMENT
 247 NE 46th AVENUE PORTLAND OREGON
 DESIGN BY: TANYA STOKES
 DATE: 12-16-11 REV: 12-21-11

SCALE: 1"=20'-0"

