

# DEVELOPMENT PROPOSAL FOR CREEKSIDE TOWNHOMES

321 STATE AVE.  
AMES, IA 50014

## GENERAL NOTES:

- THESE DOCUMENTS & THE DESIGN THEY REPRESENT ARE THE PROPERTY OF SIMONSON & ASSOCIATES ARCHITECTS LLC. NO CHANGES TO THESE DOCUMENTS EITHER IN WHOLE OR IN PART MAY BE MADE IN ANY WAY WITHOUT THEIR PRIOR KNOWLEDGE & WRITTEN CONSENT.
- REFER TO ADDITIONAL NOTES AND LEGENDS ON ALL OTHER DOCUMENTS.
- REFER TO CIVIL, GEOTECHNICAL, ENVIRONMENTAL, STRUCTURAL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS FOR ADDITIONAL INFORMATION OR REQUIREMENTS. REFERENCE TO OTHER DISCIPLINES IS CONCEPTUAL FOR PURPOSES OF COORDINATION WITH ARCHITECTURAL DESIGN ONLY.
- BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, REGULATIONS, REQUIREMENTS OF GOVERNING AGENCIES AND AUTHORITIES, HAZARDOUS MATERIAL APPLICATION AND DISPOSAL REQUIREMENTS, ETC.
- THE ADA OR ADAAG IS A CIVIL RIGHTS ACT AND IS SUBJECT TO LEGAL INTERPRETATION THROUGH THE JUDICIAL PROCESS. REASONABLE CARE WAS EXERCISED IN INTERPRETING THE GUIDELINES AND ALL GUIDELINES MAY NOT BE INDICATED ON THESE PLANS. HOWEVER, FAILURE TO IDENTIFY A GUIDELINE DOES NOT GIVE THIS CONTRACTOR THE RIGHT TO VIOLATE THEM. THE CONTRACTOR MUST COMPLY WITH ALL GUIDELINES AS REQUIRED BY THE ADAAG.
- THESE DRAWINGS REPRESENT THE COMPLETED PROJECT. AT TIME OF SUBSTANTIAL COMPLETION, THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. UNLESS OTHERWISE NOTED, THEY DO NOT REPRESENT THE MEANS AND METHODS OF CONSTRUCTION. SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES CONSTRUCTION SAFETY GUIDELINES.
- PROVIDE COMPLETE IN PLACE ALL LABOR, TRANSPORTATION, MATERIAL, TAXES, FEES, PERMITS, LICENSES, INSURANCE, UTILITIES, INSPECTIONS, EQUIPMENT, MACHINERY, SUPERVISION, AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK IN STRICT COMPLIANCE WITH THE PLANS, DOCUMENTS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND APPROVED BY THE OWNER.
- VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION AND PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES WHICH MAY IMPACT AESTHETICS, DURABILITY, COST AND/OR SCHEDULES.
- DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE INTENDED LAYOUT OR DIMENSIONS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH WORK. DRAWINGS ARE INTENDED ONLY AS A GRAPHICALLY CORRECT REPRESENTATION OF WORK TO BE ACCOMPLISHED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING ENTITIES. REMOVE, REPLACE OR REPAIR MATERIALS, FACILITIES AND SERVICES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND GOVERNING AUTHORITY.
- ALL WORK SHALL BE OF GOOD QUALITY AND ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF WORK. ANY EXTENDED WARRANTIES OBTAINED FROM SUPPLIERS OR SUBCONTRACTORS SHALL BE FORWARDED TO THE OWNER.
- ALL REQUIREMENTS NOT FOLLOWED, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, IN WRITING, MAY BE CONSIDERED DEFECTIVE.
- FAILURE TO IDENTIFY A STANDARD, RECOMMENDATION &/OR REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODE & GOVERNING AUTHORITY REQUIREMENTS, MINIMUM QUALITY OR QUANTITY REQUIRED, ASTM & OTHER INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS & REQUIREMENTS, ETC.
- COMPLY WITH ALL WEATHER-RELATED CONSTRUCTION REQUIREMENTS. DO NOT BUILD WITH OR ON FROZEN, SATURATED, CONTAMINATED OR INAPPROPRIATE SUBSTRATES OR CONDITIONS. BUILD OVER DRY COMPACTED APPROVED GRADE WITH APPROVED APPROPRIATE MATERIALS.
- PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AND OFF ALL BUILDINGS WITHOUT PONDING OR WATER ADJACENT TO OR ON BUILDINGS OR PAVEMENTS.
- BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE GENERAL CONTRACTOR AND SUB-CONTRACTOR HAS VERIFIED AND APPROVED THE INFORMATION CONTAINED WITHIN. THE GENERAL CONTRACTOR'S REVIEW AND APPROVAL SHALL BE SHOWN ON EACH SUBMITTAL PRIOR TO THE SUBMISSION TO THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL FORWARD TO SUBCONTRACTORS & SUPPLIERS, FULL SETS OF BIDDING &/OR CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA, CLARIFICATIONS, BID FORMS, & ALL OTHER DOCUMENTATION ISSUED BY ARCHITECT & ARCHITECT'S CONSULTANTS TOWARD CONVEYING A COMPLETE & TIMELY PROJECT.



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### ENERGY

Refer to COMcheck Compliance Certificates.

### SPECIFICATION MANUAL

Not Provided - All Specification Notes included on drawings.

## DOCUMENTS BY OTHERS

### GEOTECHNICAL INVESTIGATIONS

(Refer to these condition documents under separate cover.)

### ENVIRONMENTAL

(Refer to these condition documents under separate cover.)

### CIVIL - LANDSCAPING

(Refer to these design documents under separate cover.)

### FIRE SUPPRESSION

(Refer to these design documents under separate cover.)

### PLUMBING

(Refer to these design documents under separate cover.)

### HEATING, VENTILATING, & AIR CONDITIONING

(Refer to these design documents under separate cover.)

### ELECTRICAL

(Refer to these design documents under separate cover.)

### COMMUNICATIONS

(Refer to these design documents under separate cover.)

### ELECTRONIC SAFETY & SECURITY

(Refer to these design documents under separate cover.)

## CLIENT

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## ARCHITECT

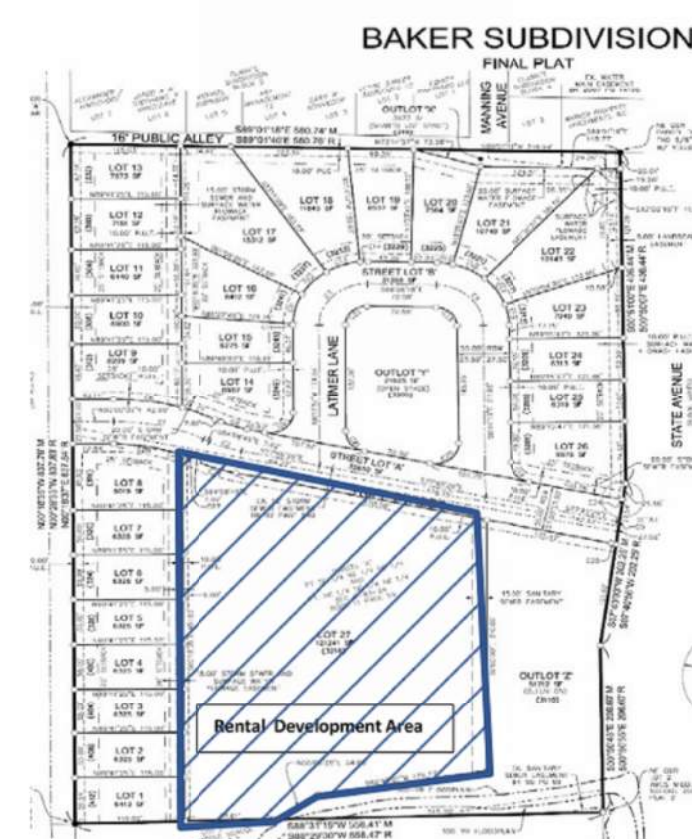
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Des Moines, IA 50309  
(515) 440-5626  
(515) 440-0964 Fax  
contact: Andy Lorentzen  
e-mail: alorentzen@simonsonassoc.com

## ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Andrew P. Lorentzen IA Reg. #06680 June 30, 2023  
Registration Expires

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Pages or Sheets covered by this seal:  
As listed above



VICINITY MAP

**NOTE:**  
ALL DESIGN DOCUMENTS ARE SUBJECT TO AUTHORITIES HAVING JURISDICTION REVIEW AND APPROVAL.

### LEGEND:

- - DOOR INDICATOR
- - FINISH INDICATOR
- - KEYNOTE
- △ - REVISION INDICATOR
- - ROOM INDICATOR
- ◇ - HORIZONTAL & VERTICAL ASSEMBLY TYPE IDENTIFIER
- - WINDOW INDICATOR

### SCALE NOTE:

24"x36" SHEET (FULL SIZE)  
- SCALE IS AS NOTED.  
12"x18" SHEET (HALF SIZE)  
- SCALE IS ONE-HALF OF WHAT IS NOTED  
OTHER SHEET SIZES NOT TO SCALE

Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19

Proj. No. SAA Proj. Mgr.  
**23003 APL**

Sheet Title

**COVER SHEET**

Sheet No.

**G-000**

**NOT FOR CONSTRUCTION**



**TYPICAL FRONT ELEVATION**



**TYPICAL PERSPECTIVE**

**CREEKSIDE TOWNHOMES**

**321 STATE AVE.  
 AMES, IA 50014**

**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
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Proj. No. SAA Proj. Mgr.  
**23003 APL**

Sheet Title

**RENDERINGS**

Sheet No.

**G-101**

CREEKSIDE UNIT SUMMARY						
BUILDING	UNIT NUMBER	AREA	BEDROOMS	BATHROOMS	FULLY ACCESSIBLE	TYPE B
1	1	1483	4	2	YES	...
1	2	1554	4	2	...	YES
1	3	1372	3	2	YES	...
1	4	1454	3	2	...	YES
2	5	1462	3	2	...	YES
2	6	1462	3	2	...	YES
2	7	1462	3	2	...	YES
2	8	1462	3	2	...	YES
2	9	1462	3	2	...	YES
2	10	1462	3	2	...	YES/COMMS
3	11	1462	4	2	...	YES
3	12	1462	3	2	...	YES
3	13	1462	3	2	...	YES
3	14	1462	3	2	...	YES
3	15	1462	3	2	...	YES
3	16	1462	3	2	...	YES
4	17	1462	4	2	...	YES
4	18	1462	3	2	...	YES
4	19	1462	3	2	...	YES
4	20	1462	3	2	...	YES
4	21	1462	3	2	...	YES
4	22	1462	3	2	...	YES
5	23	800	2	1	YES	...
5	24	869	2	1	...	NO
5	25	800	2	1	...	YES
5	26	869	2	1	...	NO
5	27	800	2	1	YES	...
5	28	869	2	1	...	NO
5	29	800	2	1	...	YES
5	30	869	2	1	...	NO
6	31	800	2	1	YES	...
6	32	869	2	1	...	NO
6	33	800	2	1	...	YES
6	34	869	2	1	...	NO
6	35	800	2	1	YES	...
6	36	869	2	1	...	NO
6	37	800	2	1	...	YES
6	38	869	2	1	...	NO



NORTH

1" = 50'-0" @ 11x17" Sheet  
 SAA 23003  
 DRAWN BY: AVG

This drawing has been prepared by the Architect or under the Architect's direct supervision. This drawing is intended for the construction of the project only. Property boundaries, easements, encroachments, and other information shown hereon are based on the information available to the architect at the time of preparation. The architect does not warrant the accuracy or completeness of the information shown hereon and shall not be held responsible for any errors or omissions. The architect's liability is limited to the professional services rendered hereon. © Copyright 2023 by Simonson & Associates Architects, LLC.

**Creekside Townhomes**

Site Concept #1  
 3216 TRIPP STREET  
 Ames, Iowa  
 6/2/2023

**SIMONSON**  
 PLANNING • ARCHITECTURE • INTERIORS

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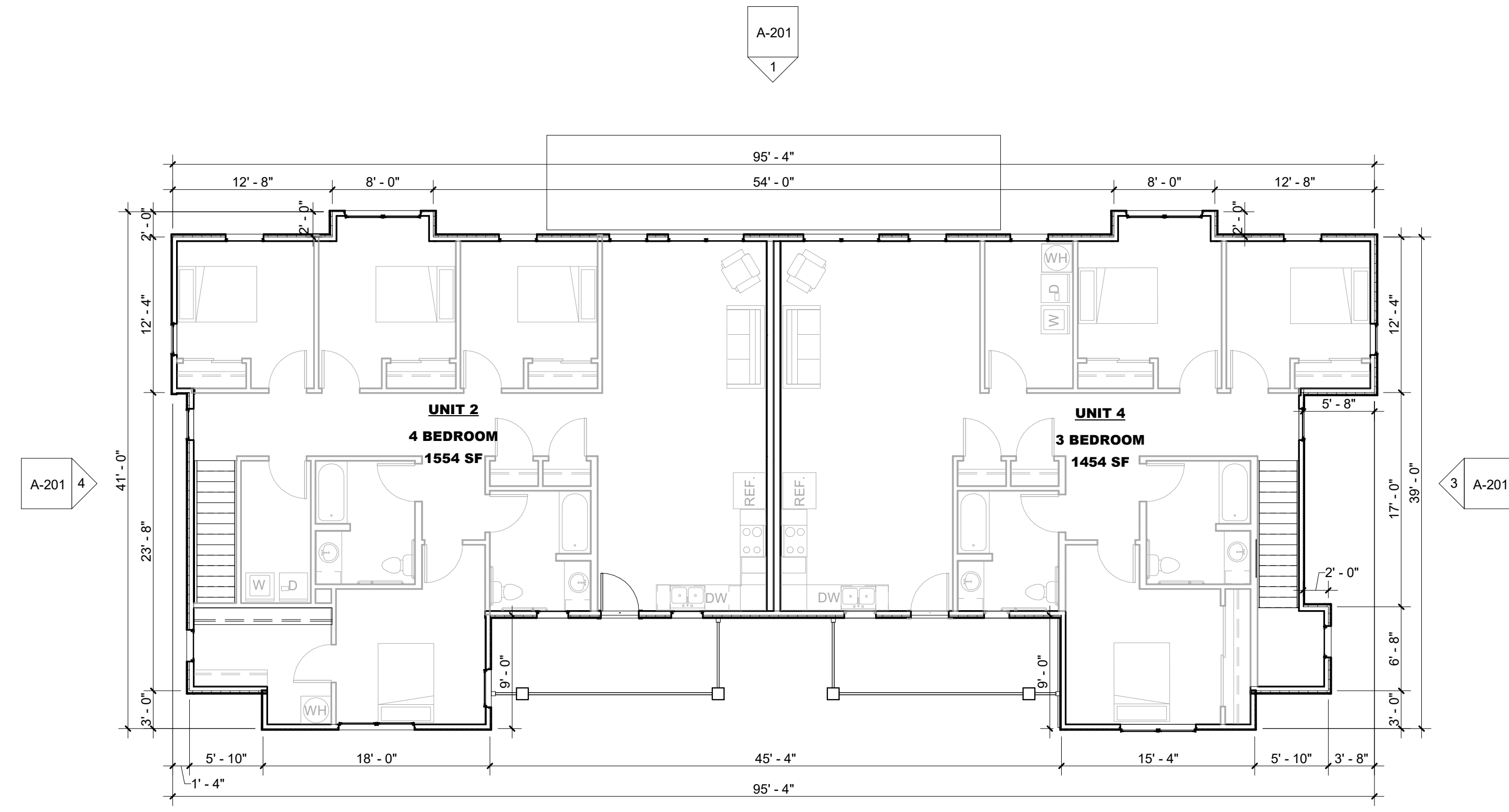
**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
2	DEFICIENCY REV	2023-06-12

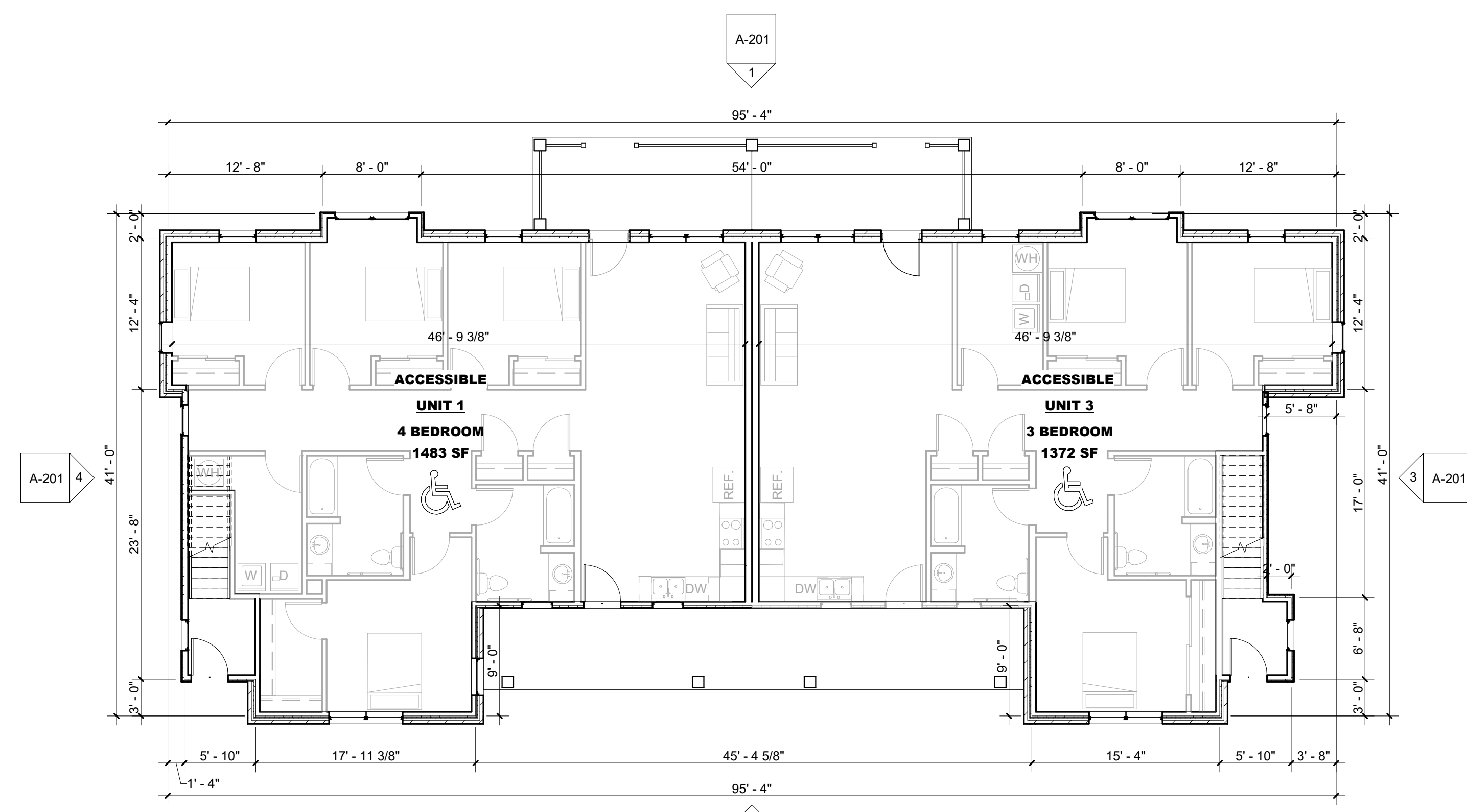
Proj. No. SAA 23003  
 Proj. Mgr. APL

Sheet Title  
**SITE PLAN**

Sheet No.  
**G-102**



**2 BLDG 1 - LEVEL 2**  
SCALE: 1/8" = 1'-0"



**1 BLDG 1 - LEVEL 1**  
SCALE: 1/8" = 1'-0"

**GENERAL FLOOR PLAN NOTES**

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.
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- ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
- INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.
- CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.
- PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.
- PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

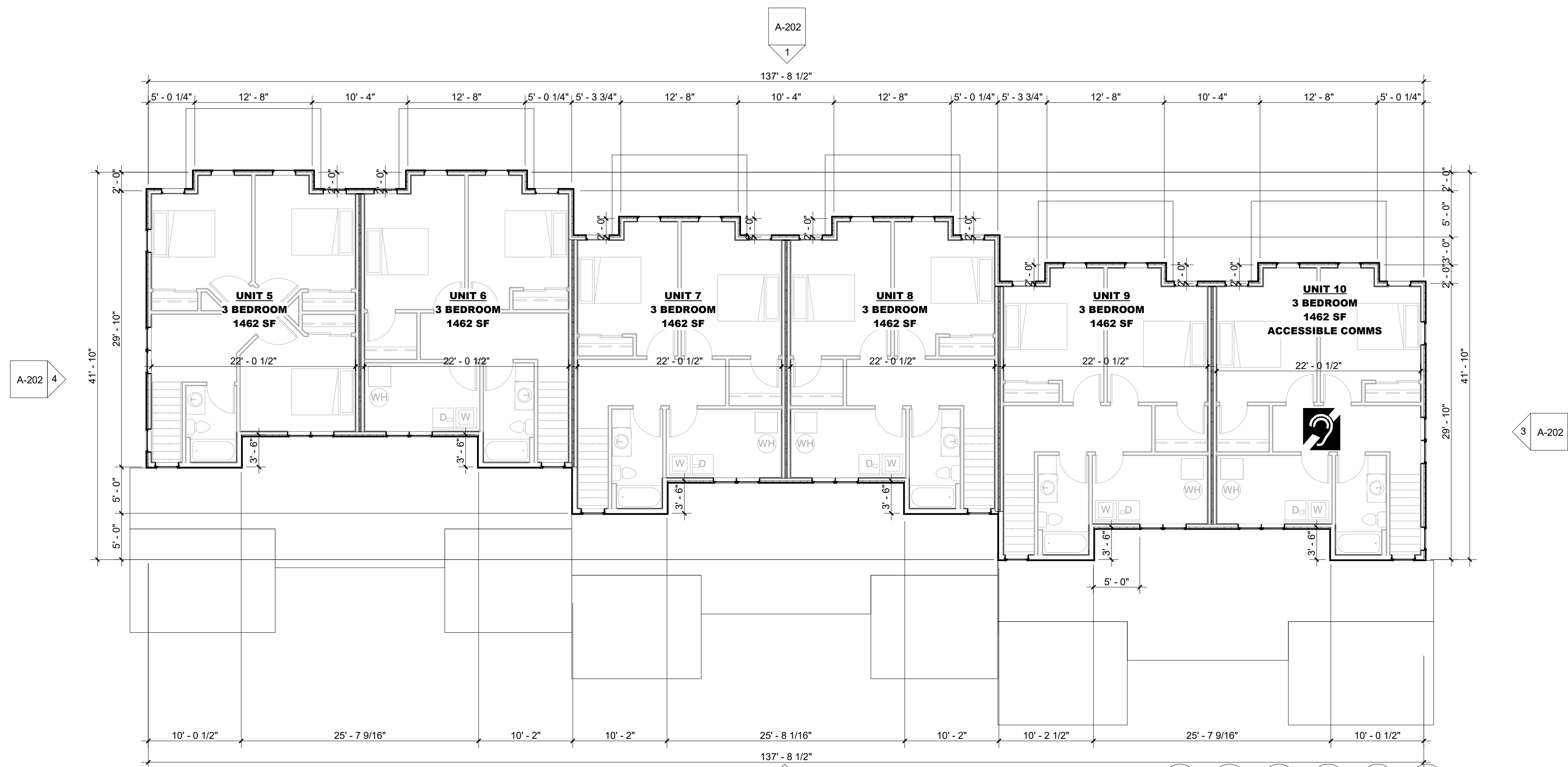
- PART A -- APPLICATION REQUIREMENTS**  
**SECTION 5. SCORING CRITERIA**  
5.3 Market Appeal (5 points maximum)
- Ceiling Fans:** 1 point  
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
  - Trash and Recycling:** 1 point  
Trash chutes or a dedicated onsite recycling area.
  - Laundry:**  
Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation. Free Resident/Community Laundry 3 points  
In-Unit washers and dryers (added to Acquisition/Rehab) 4 points
  - Exterior Materials:** 5 points  
Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffits and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.

- PART C -- CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
14.6. Minimum Development Characteristics
- General**
    - Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
    - No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
    - Playground.** For family Projects only, an outdoor area provided for children to play in containing 5 to 7 commercial-grade play components (an element intended to generate specific opportunities for play, socialization, or learning) that does not include wood. At least 2 must be elevated. Swings, spring riders, water tables, playhouses, slides, and climbers are acceptable; ramps, transfer systems, steps, decks, and roofs are not. IFA may approve a sport court. The playground must comply with the requirements of the Department of Justice 2010 ADA Standards for Accessible Design. Does not apply to Scattered Site Projects.
    - Sidewalks.** Concrete sidewalks providing access to a city public way from each entrance door.
    - Trash Enclosures.** Screened trash removal areas.
    - Internet Access.** High-speed internet wiring for broadband, wireless, or digital subscriber line for all Units.
    - Radon System.** A passive radon system, including a drain tile loop below the building slab along with vertical vent pipes and junction boxes for new construction. Acquisition/Rehab Projects shall have a radon test, and a passive radon system is required, or an active system if the radon test exceeds permissible thresholds. Refer to Appendix F -- "Radon Control Methods" in the 2012 International Residential Code.
    - Video Security System.** The security system shall record activity at the site as follows: Parts of the site to be covered include parking areas and all levels of stairways. Cameras in corridors shall be placed in such a way that all unit entrances are covered. The recordings shall be maintained for a minimum of 30 days. To be eligible for points, single family or each building in Scattered Site Projects are required to have the Video Security System.
  - Energy Requirements**
    - Heating and Air Conditioning.** All Units shall be heated and air conditioned. Air conditioning equipment shall be at least 13 SEER (14.5 SEER and 8.50 HSPF for electric heat pumps) and use R-410a refrigerant that is charged according to manufacturer specifications. Thru-wall A/C units, when used in conjunction with fluid based radiant heat systems, shall be at least 9.8 EER or 9.7 CEER, otherwise they shall be 10.7 EER or 10.6 CEER. Heating equipment shall be at least 95 AFUE for furnaces and 90 AFUE for boilers. Window units are not allowed. Electric resistance heating is not allowed as the primary heating source for new construction or adaptive reuse and must be approved at time of application if proposed for an Acquisition/Rehab or rehab project. AC sleeves shall be provided with a tight-fitting, insulated cover for thru wall AC units. Winter covers shall be provided for each AC unit. IFA may approve existing projects with electric resistance heating prior to Application submittal.
    - Water Heaters.**
      - In-unit water heaters that have a minimum energy factor (EF) of 0.61 for tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters.
      - Central water heaters (serving entire building) -- with a 90% Thermal Efficiency rating or minimum 95% efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

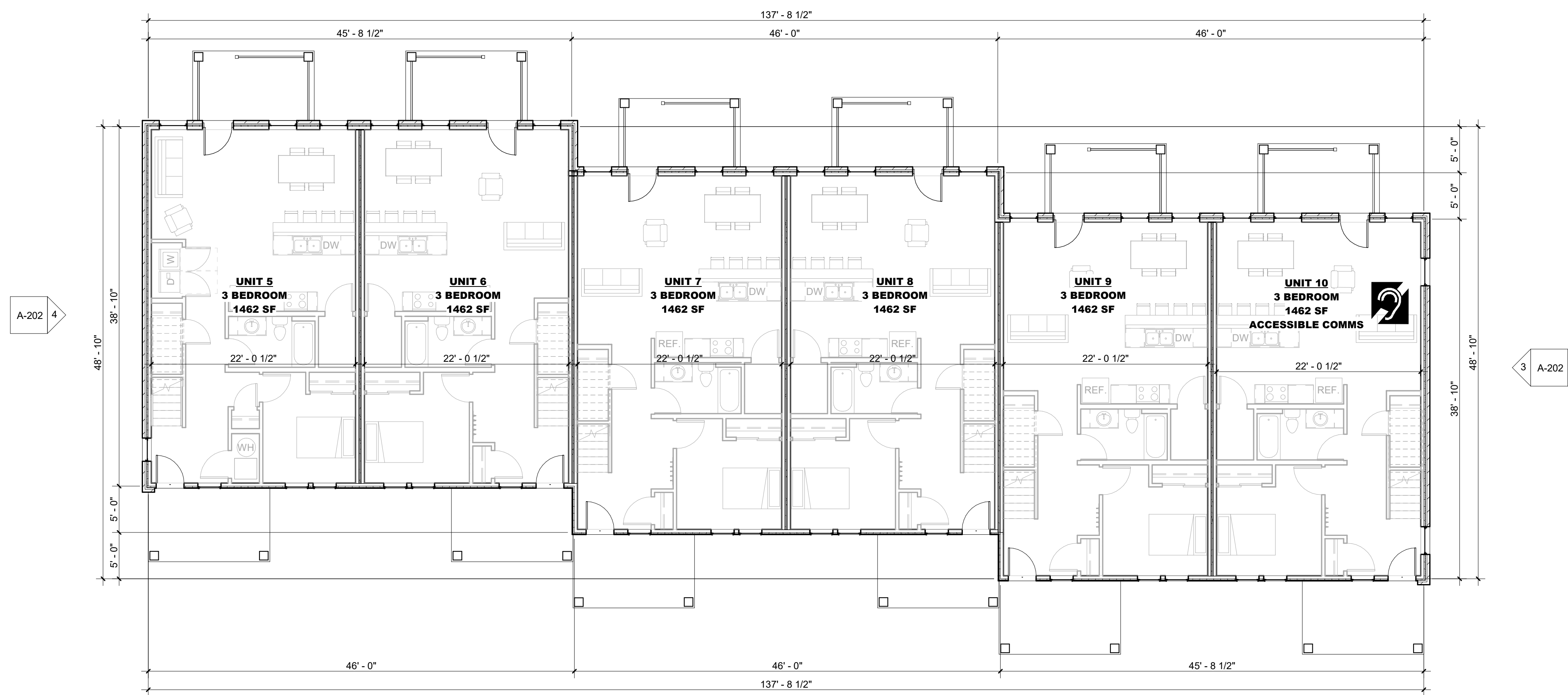
**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
2	DEFICIENCY REV	2023-06-12
Proj. No.	SAA	Proj. Mgr.
23003		APL
Sheet Title		
FLOOR PLAN - BLDG 1		
Sheet No.		
A-101		

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6/12/23 11:02:04 AM



**2 BLDG 2 - LEVEL 2**  
SCALE: 1/8" = 1'-0"  
NORTH



**1 BLDG 2 - LEVEL 1**  
SCALE: 1/8" = 1'-0"  
NORTH

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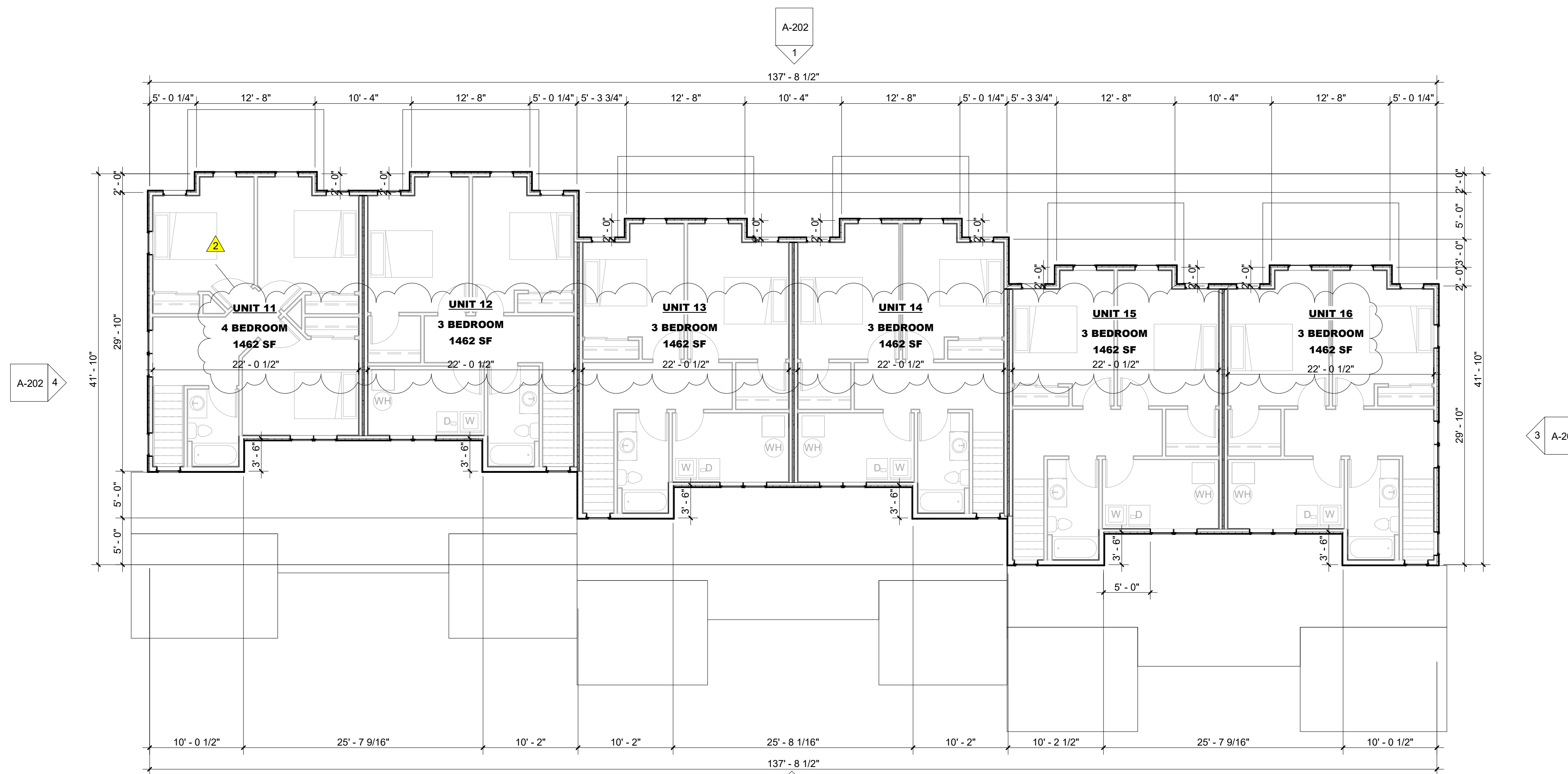
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- PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
14.6. Minimum Development Characteristics
- General**
  - Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
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  - Heating and Air Conditioning.** All Units shall be heated and air conditioned. Air conditioning equipment shall be at least 13 SEER (14.5 SEER and 8.50 HSPF for electric heat pumps) and use R-410a refrigerant that is charged according to manufacturer specifications. Thru-wall A/C units, when used in conjunction with fluid based radiant heat systems, shall be at least 9.8 EER or 9.7 CEER, otherwise they shall be 10.7 EER or 10.6 CEER. Heating equipment shall be at least 95 AFUE for furnaces and 90 AFUE for boilers. Window units are not allowed. Electric resistance heating is not allowed as the primary heating source for new construction or adaptive reuse and must be approved at time of application if proposed for an Acquisition/Rehab or rehab project. AC sleeves shall be provided with a tight-fitting, insulated cover for thru wall AC units. Winter covers shall be provided for each AC unit. IFA may approve existing projects with electric resistance heating prior to Application submittal.
  - Water Heaters.**
    - In-unit water heaters that have a minimum energy factor (EF) of 0.61 for tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters.
    - Central water heaters (serving entire building) - with a 90% Thermal Efficiency rating or minimum 95% efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

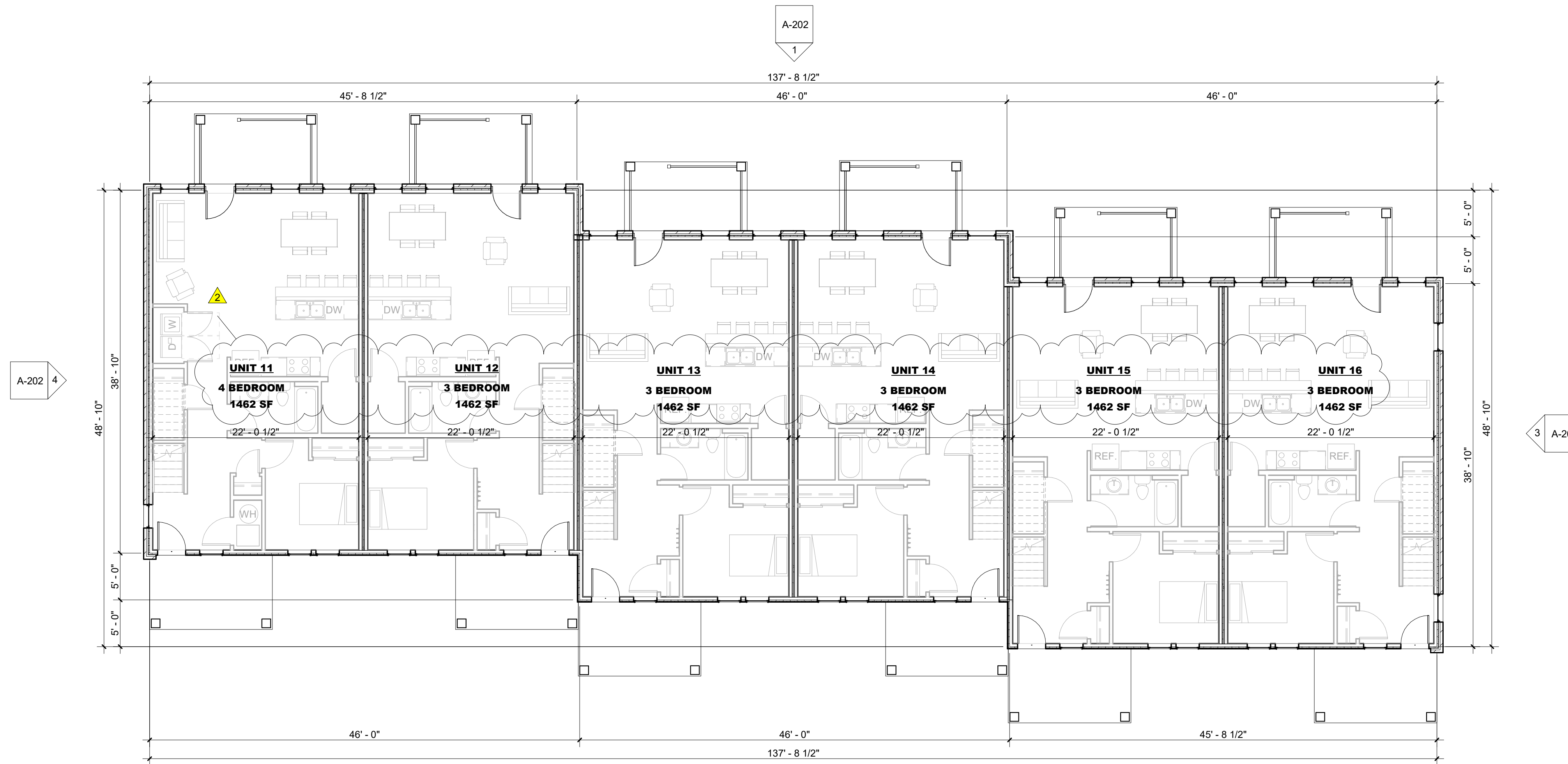
**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19
2	DEFICIENCY REV	2023-06-12

Proj. No. SAA Proj. Mgr.  
**23003 APL**  
Sheet Title  
**FLOOR PLAN - BLDG 2**  
Sheet No.



**2 BLDG 3 - LEVEL 2**  
SCALE: 1/8" = 1'-0"  
NORTH



**1 BLDG 3 - LEVEL 1**  
SCALE: 1/8" = 1'-0"  
NORTH

**GENERAL FLOOR PLAN NOTES**

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.
- DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
- ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
- INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.
- CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.
- PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.
- PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

- PART A - APPLICATION REQUIREMENTS**  
**SECTION 5. SCORING CRITERIA**  
5.3 Market Appeal (5 points maximum)
- Ceiling Fans:** 1 point  
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
  - Trash and Recycling:** 1 point  
Trash chutes or a dedicated onsite recycling area.
  - Laundry:**  
Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation. Free Resident/Community Laundry 3 points  
In-unit washers and dryers (added to Acquisition/Rehab) 4 points
  - Exterior Materials:** 5 points  
Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.
- PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
14.6. Minimum Development Characteristics
- General**
  - Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
  - No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
  - Playground.** For family Projects only, an outdoor area provided for children to play in containing 5 to 7 commercial-grade play components (an element intended to generate specific opportunities for play, socialization, or learning) that does not include wood. At least 2 must be elevated. Swings, spring riders, water tables, playhouses, slides, and climbers are acceptable; ramps, transfer systems, steps, decks, and roofs are not. IFA may approve a sport court. The playground must comply with the requirements of the Department of Justice 2010 ADA Standards for Accessible Design. Does not apply to Scattered Site Projects.
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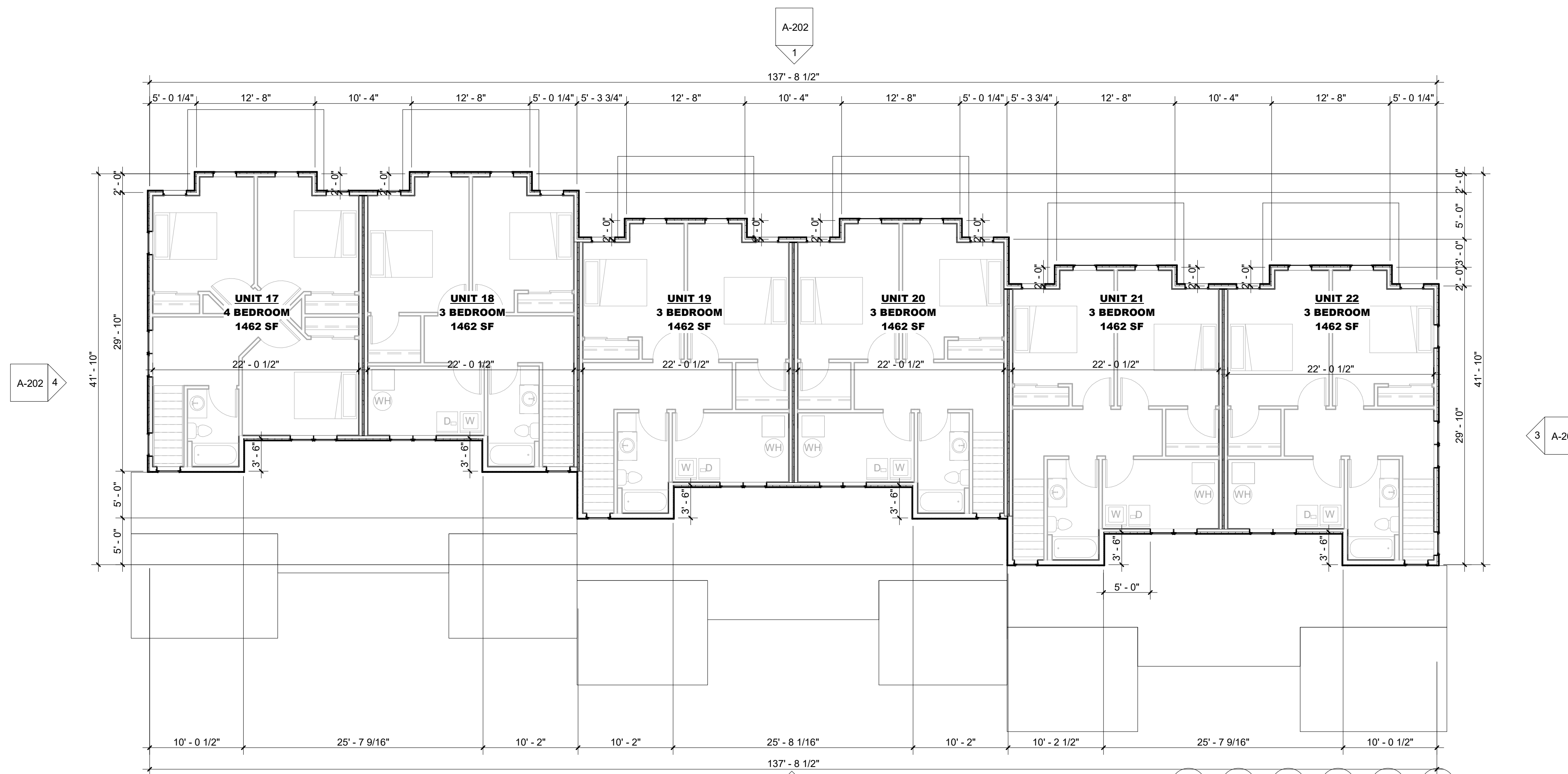
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Proj. No. SAA Proj. Mgr.  
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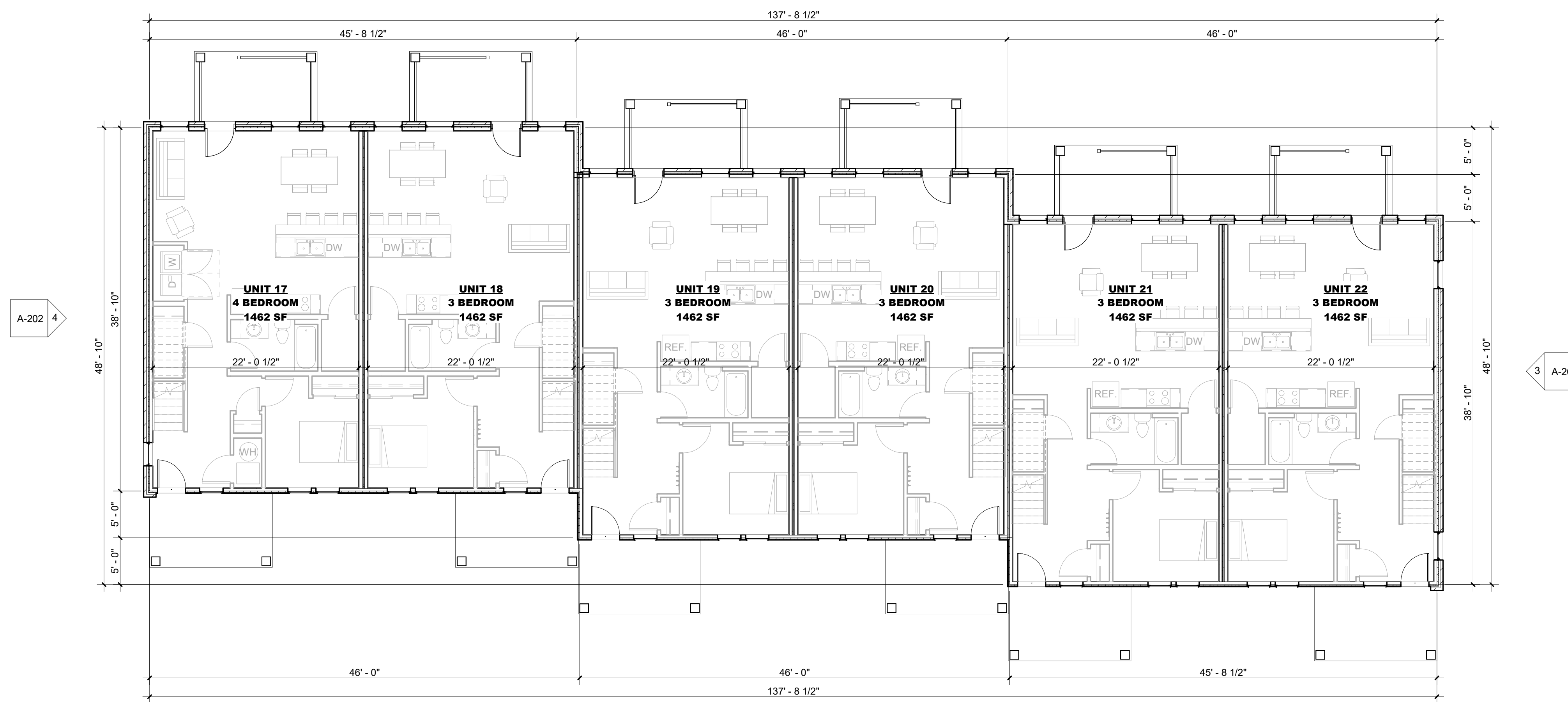
Sheet Title  
**FLOOR PLAN - BLDG 3**

Sheet No.  
**A-103**

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**BLDG 4 - LEVEL 2**  
SCALE: 1/8" = 1'-0"



**BLDG 4 - LEVEL 1**  
SCALE: 1/8" = 1'-0"

**GENERAL FLOOR PLAN NOTES**

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**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

- PART A - APPLICATION REQUIREMENTS**  
**SECTION 5 - SCORING CRITERIA**  
5.3 Market Appeal (5 points maximum)
- Ceiling Fans:** 1 point  
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
  - Trash and Recycling:** 1 point  
Trash chutes or a dedicated onsite recycling area.
  - Laundry:**  
Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation. Free Resident/Community Laundry 3 points  
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- PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
14.6. Minimum Development Characteristics
- General**
  - Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
  - No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
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**SIMONSON**  
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117 Kingswood Ave. Suite 117, Des Moines, Iowa 50309  
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www.simonsonarch.com

**HDC**  
Hatch Development Group

**CREEKSIDE TOWNHOMES**  
321 STATE AVE.  
AMES, IA 50014

**NOT FOR CONSTRUCTION**

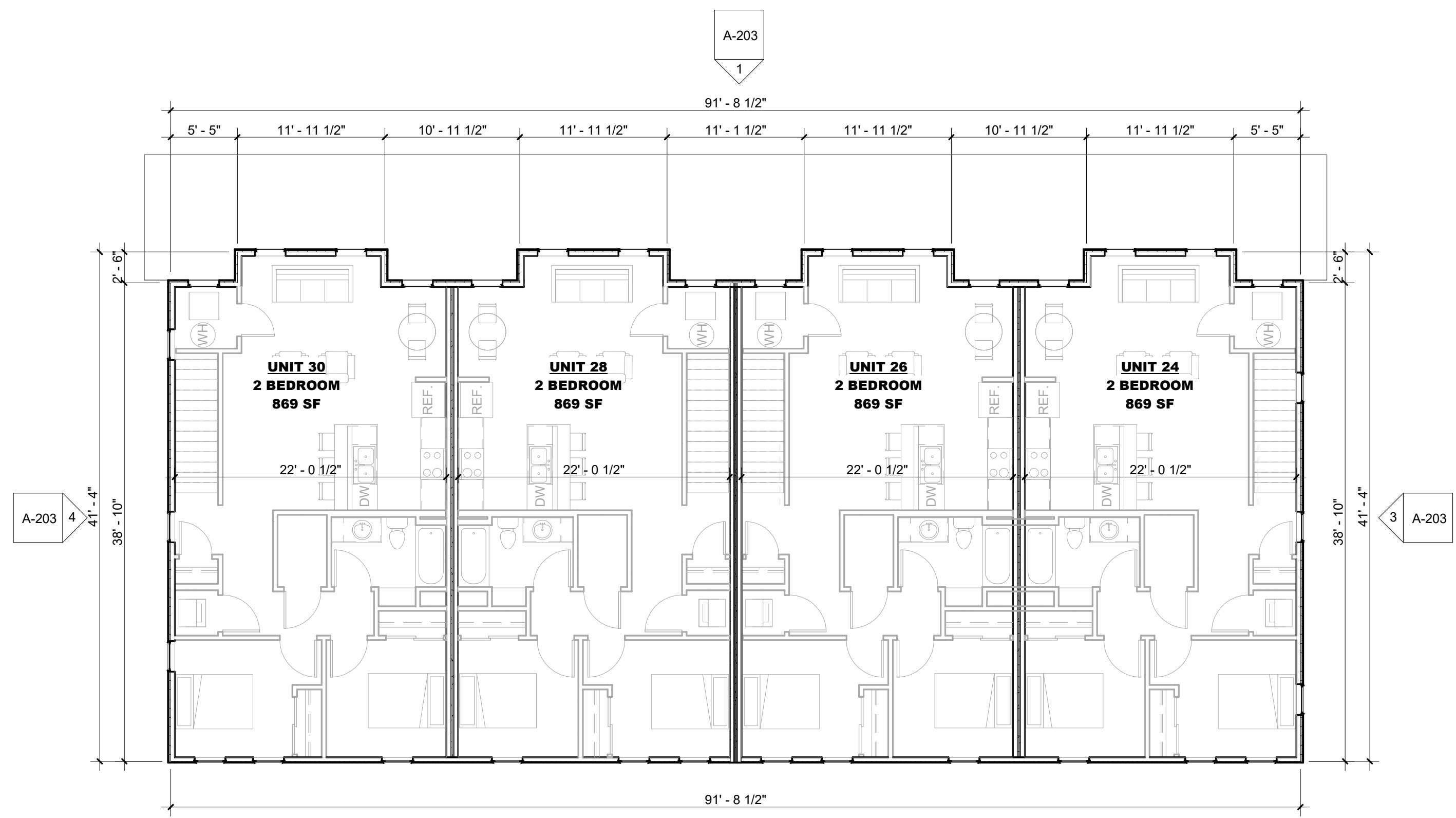
Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19
2	DEFICIENCY REV	2023-06-12

Proj. No. SAA Proj. Mgr.  
**23003 APL**

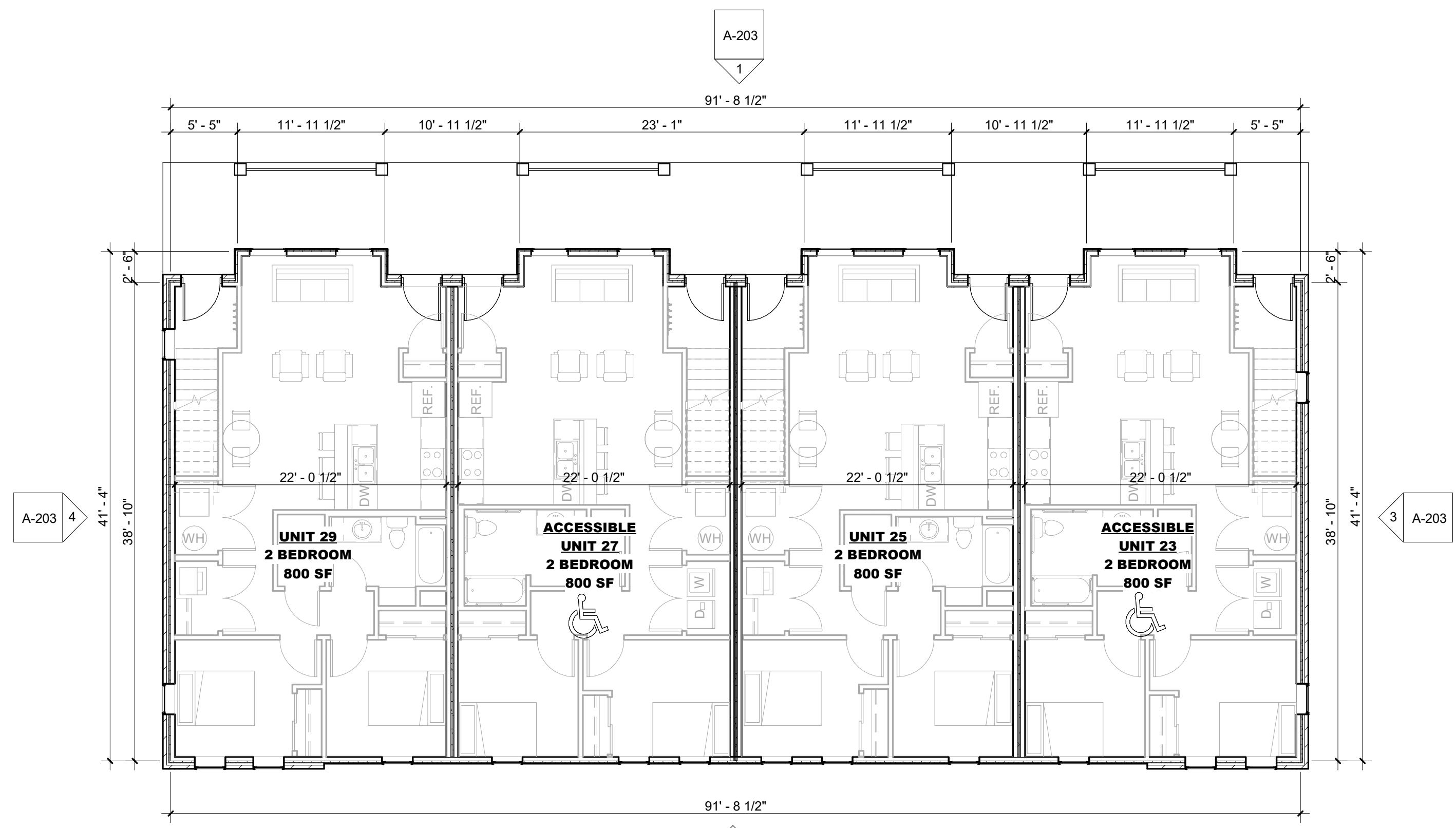
Sheet Title  
**FLOOR PLAN - BLDG 4**

Sheet No.  
**A-104**

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**2 BLDG 5 - LEVEL 2**  
SCALE: 1/8" = 1'-0"  
NORTH



**1 BLDG 5 - LEVEL 1**  
SCALE: 1/8" = 1'-0"  
NORTH

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**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

- PART A - APPLICATION REQUIREMENTS**  
**SECTION 6. SCORING CRITERIA**  
6.3 Market Appeal (5 points maximum)
- A. **Ceiling Fans:** 1 point  
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
  - B. **Trash and Recycling:** 1 point  
Trash chutes or a dedicated onsite recycling area.
  - C. **Laundry:**  
Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation. Free Resident/Community Laundry 3 points  
In-unit washers and dryers (added to Acquisition/Rehab) 4 points
  - D. **Exterior Materials:** 5 points  
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- PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
14.6. Minimum Development Characteristics
- A. **General**
    - Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
    - No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
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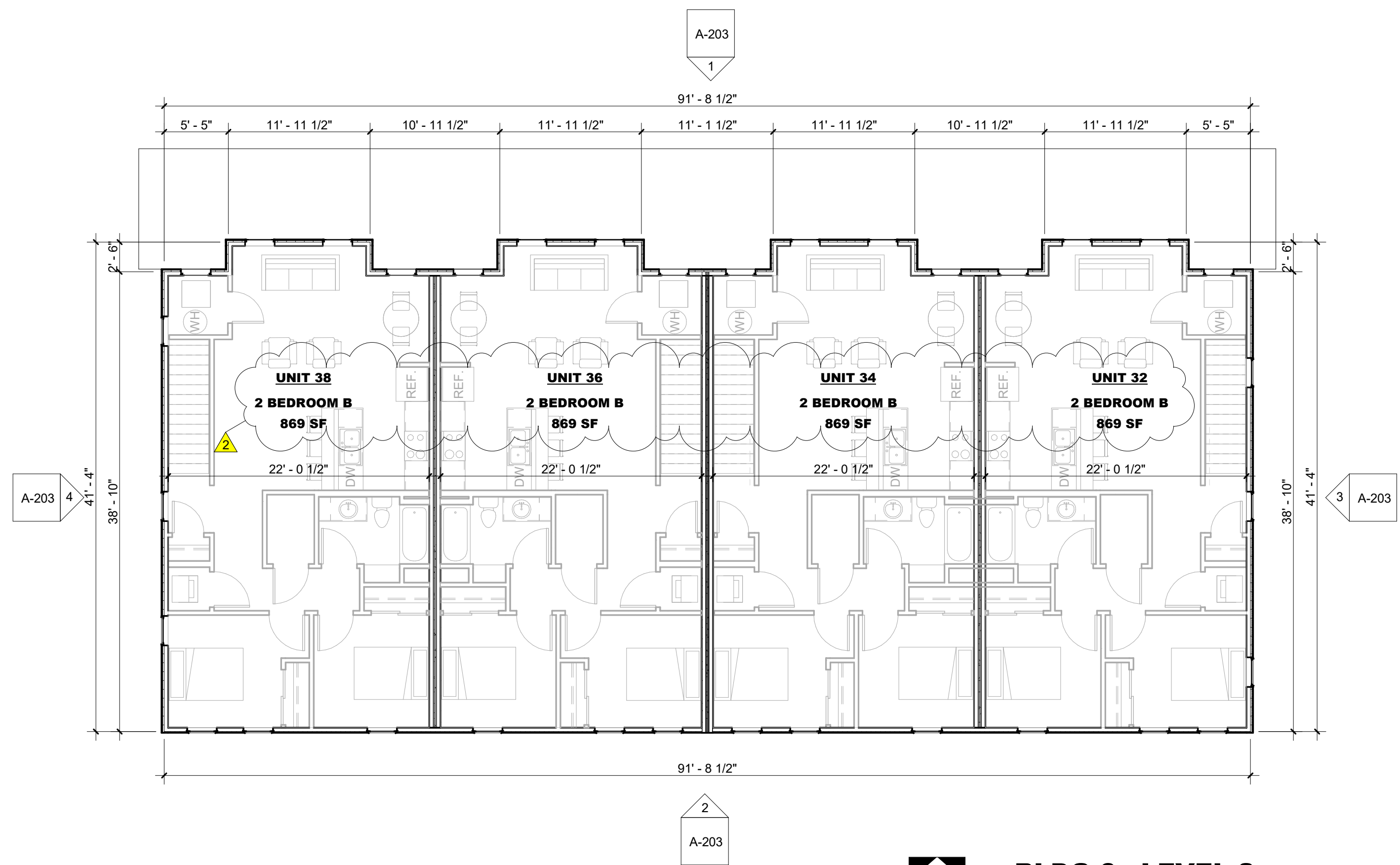
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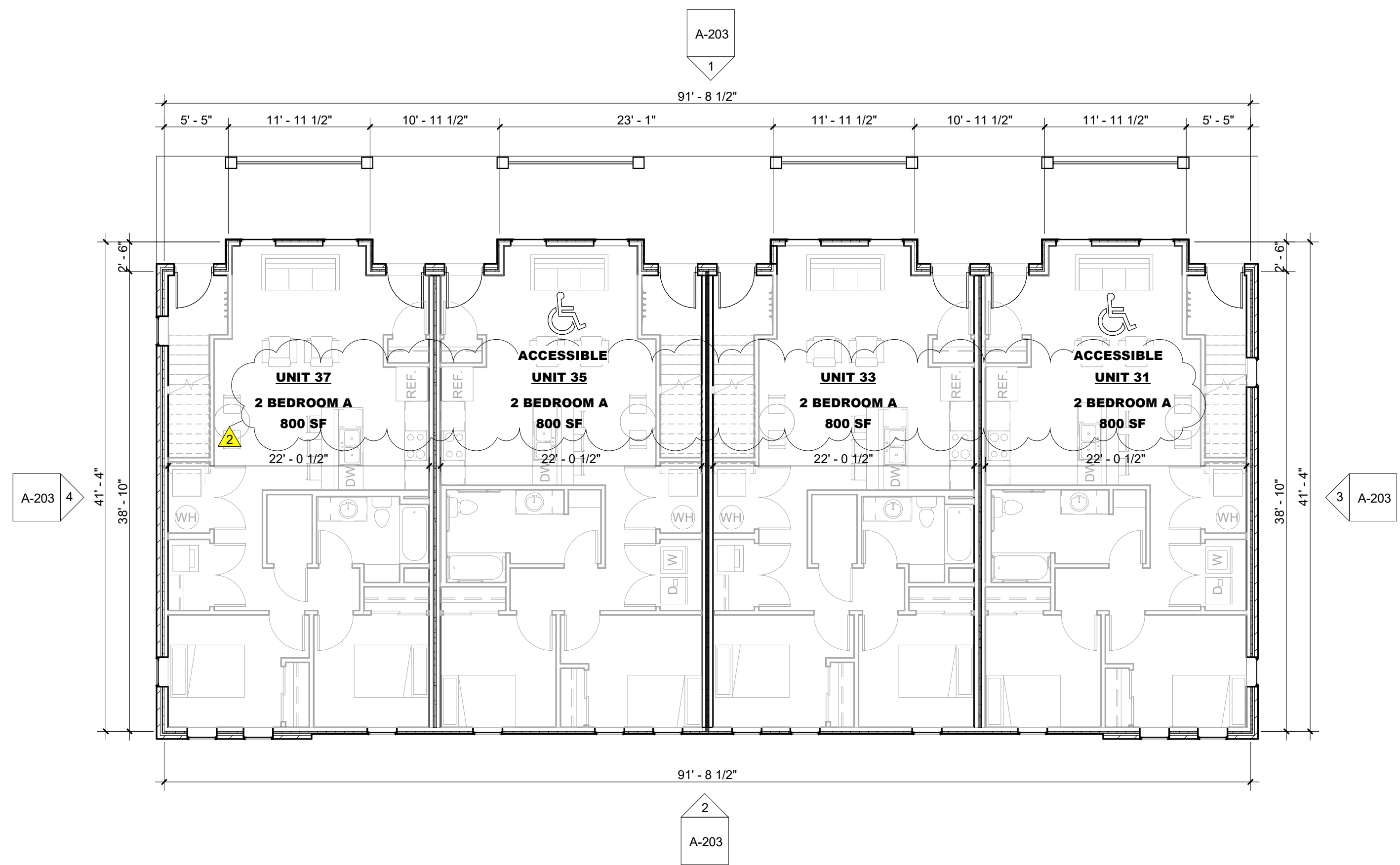
Proj. No. SAA Proj. Mgr.  
**23003 APL**  
Sheet Title  
**FLOOR PLAN - BLDG 5**  
Sheet No.  
**A-105**

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**2 BLDG 6 - LEVEL 2**  
 SCALE: 1/8" = 1'-0"  
 BUILDING 5 SIM. W/ UNITS 24, 26, 28, & 30



**1 BLDG 6 - LEVEL 1**  
 SCALE: 1/8" = 1'-0"  
 BUILDING 5 SIM. W/ UNITS 23, 25, 27, & 29

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- PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.
- PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

- PART A - APPLICATION REQUIREMENTS**  
**SECTION 6. SCORING CRITERIA**  
**6.3 Market Appeal (5 points maximum)**
- A. **Ceiling Fans:** 1 point  
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
  - B. **Trash and Recycling:** 1 point  
Trash chutes or a dedicated onsite recycling area.
  - C. **Laundry:**  
Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation.  
Free Resident/Community Laundry 3 points  
In-unit washers and dryers (added to Acquisition/Rehab) 4 points
  - D. **Exterior Materials:** 5 points  
Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffits and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.

- PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
**14.6. Minimum Development Characteristics**
- A. **General**
    - Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
    - No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
    - Playground.** For family Projects only, an outdoor area provided for children to play in containing 5 to 7 commercial-grade play components (an element intended to generate specific opportunities for play, socialization, or learning) that does not include wood. At least 2 must be elevated. Swings, spring riders, water tables, playhouses, slides, and climbers are acceptable; ramps, transfer systems, steps, decks, and roofs are not. IFA may approve a sport court. The playground must comply with the requirements of the Department of Justice 2010 ADA Standards for Accessible Design. Does not apply to Scattered Site Projects.
    - Sidewalks.** Concrete sidewalks providing access to a city public way from each entrance door.
    - Trash Enclosures.** Screened trash removal areas.
    - Internet Access.** High-speed internet wiring for broadband, wireless, or digital subscriber line for all Units.
    - Radon System.** A passive radon system, including a drain tile loop below the building slab along with vertical vent pipes and junction boxes for new construction. Acquisition/Rehab Projects shall have a radon test, and a passive radon system is required, or an active system if the radon test exceeds permissible thresholds. Refer to Appendix F - "Radon Control Methods" in the 2012 International Residential Code.
    - Video Security System.** The security system shall record activity at the site as follows: Parts of the site to be covered include parking areas and all levels of stairways. Cameras in corridors shall be placed in such a way that all unit entrances are covered. The recordings shall be maintained for a minimum of 30 days. To be eligible for points, single family or each building in Scattered Site Projects are required to have the Video Security System.
  - D. **Energy Requirements**
    - Heating and Air Conditioning.** All Units shall be heated and air conditioned. Air conditioning equipment shall be at least 13 SEER (14.5 SEER and 8.50 HSPF for electric heat pumps) and use R-410a refrigerant that is charged according to manufacturer specifications. Thru-wall A/C units, when used in conjunction with fluid based radiant heat systems, shall be at least 9.8 EER or 9.7 CEER, otherwise they shall be 10.7 EER or 10.6 CEER. Heating equipment shall be at least 95 AFUE for furnaces and 90 AFUE for boilers. Window units are not allowed. Electric resistance heating is the primary heating source for new construction or adaptive reuse and must be approved at time of application if proposed for an Acquisition/Rehab or rehab project. AC sleeves shall be provided with a tight-fitting, insulated cover for thru wall AC units. Winter covers shall be provided for each AC unit. IFA may approve existing projects with electric resistance heating prior to Application submittal.
    - Water Heaters.**
      - In-unit water heaters that have a minimum energy factor (EF) of 0.61 for tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters.
      - Central water heaters (serving entire building) - with a 90% Thermal Efficiency rating or minimum 95% efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19
2	DEFICIENCY REV	2023-06-12

Proj. No. SAA Proj. Mgr.  
**23003 APL**

Sheet Title  
**FLOOR PLAN - BLDG 6**

Sheet No.  
**A-106**

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**1 BLDG 1 - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BLDG 1 - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BLDG 1 - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 BLDG 1 - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**GENERAL EXTERIOR ELEVATION NOTES**

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

**MISC EXTERIOR MATERIAL FINISHES**

- TYPICAL U.O.N.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
  - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
  - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
  - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
  - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
  - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
  - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.
  - TRIM SIZES, TYP. U.O.N.:  
WINDOWS & DOORS 5-1/2"  
VERTICAL 5-1/2"  
HORIZONTAL 9-1/4"

**2023 9% IFA LIHTC EXTERIOR ELEVATION REQUIREMENTS**

**PART A - APPLICATION REQUIREMENTS**  
**SECTION 6. SCORING CRITERIA**  
**6.3 Market Appeal**

F. **Exterior Materials:**  
Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to SmartSide. The buildings' soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to SmartSide. Soffits shall be vented.

**PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
**14.6. Minimum Development Characteristics**

B. **Exterior Construction**

- Exterior Design.** The Project shall have a building design that is appealing and appropriate for the community and neighborhood, including varied facades, rooflines, and exterior materials.
- Exterior Siding.** Exterior siding shall be durable and impact-resistant. Vinyl does not qualify as durable. Exterior siding shall be a mix of 2 or more of the following (no single material shall constitute more than 70% of the siding): brick, fiber cement board siding, or engineered wood siding with quality standards similar to SmartSide, and/or nominal, 2" nominal thickness manufactured stone over 3/4" stucco, nail on stone panels or metal siding approved by IFA. The soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to SmartSide. Soffits shall be vented.
- Main Entrance Areas.** Apartment building main entrances to interior shall have a foyer and be equipped with a remote security and intercom system to each Unit to control entry to common areas. Single-family, duplex, and rowhouse Unit main entrances to exterior shall have a storm door and a covered entry with a minimum depth and width of coverage of 4 feet by 4 feet.
- Roofs shall have a 30 year full warranty.** Flat roofs shall have a minimum 60 mil TPO or EPDM thickness and a 10 year full warranty. Full warranty includes: all labor and materials for the entire roofing system and insurance rider for consequential damage. All reroofing applications shall include the removal of the existing roofing system down to the roof deck.
- Unit Doors.** Any Unit primary entry door may be solid core wood or solid wood panel type, insulated metal, or fiberglass panel type with optional glass insert, 180-degree peephole, lockset and deadbolt lock with 1 inch throw. Primary entry doors shall have steel frames. Metal frames at exterior doors shall be thermally broken or metal clad wood frames are acceptable at Unit entries leading to the exterior.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK	4" FACE BRICK
FCB-1	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - WHITE
FCB-2	FIBER CEMENT LAP SIDING, BOARD & BATTEN, COLOR - WHITE
FCB-3	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY
TRM	FIBER CEMENT TRIM BOARD, SMOOTH, COLOR - WHITE

**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
2	DEFICIENCY REV	2023-06-12
Proj. No.	SAA	Proj. Mgr.
23003		APL
Sheet Title		
EXTERIOR ELEVATIONS - BLDG 1		
Sheet No.		
A-201		

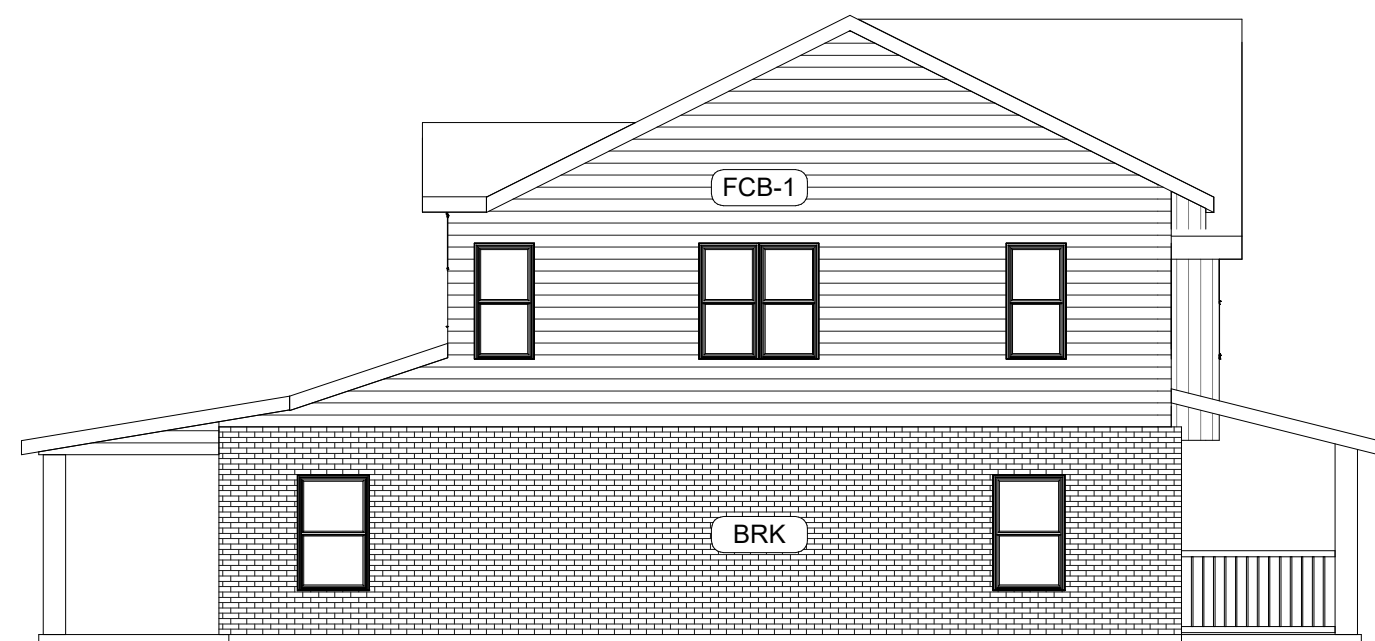
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1 **BLDG 2,3,4 - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 BUILDING 2 & 4 SIM.



2 **BLDG 2,3,4 - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 BUILDING 2 & 4 SIM.



3 **BLDG 2,3,4 - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 BUILDING 2 & 4 SIM.



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**2023 9% IFA LIHTC EXTERIOR ELEVATION REQUIREMENTS**

**PART A - APPLICATION REQUIREMENTS**  
**SECTION 6. SCORING CRITERIA**  
**6.3 Market Appeal**

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**PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
**14.6. Minimum Development Characteristics**

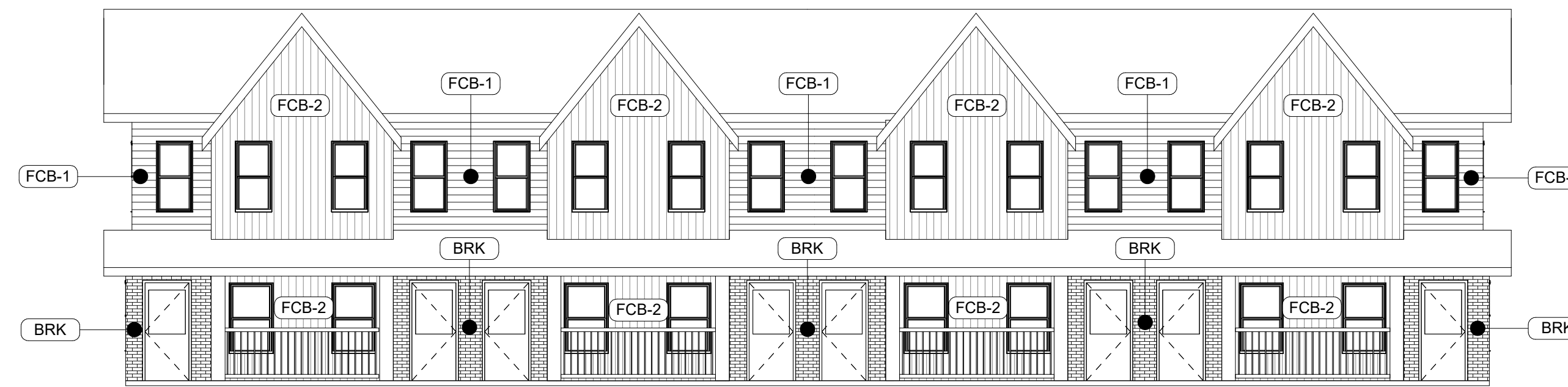
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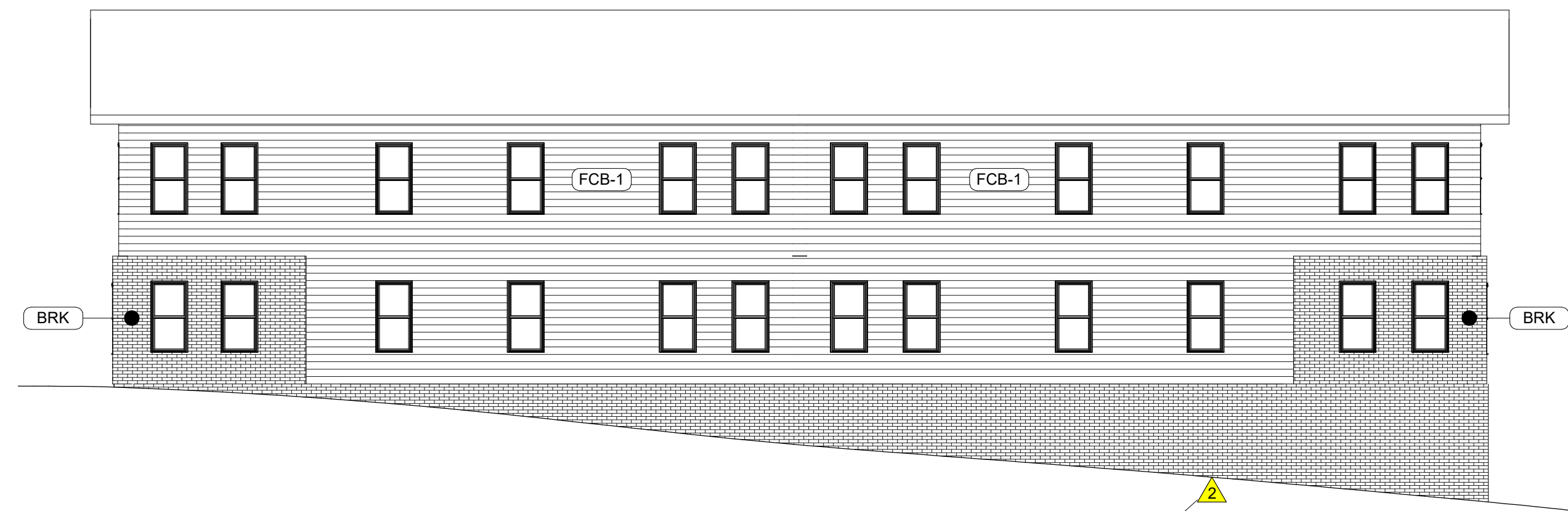
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1	IFA Submittal	2023-04-19
2	DEFICIENCY REV	2023-06-12

Proj. No. SAA Proj. Mgr.  
**23003 APL**  
 Sheet Title  
**EXTERIOR ELEVATIONS - BLDG 2, 3, & 4**  
 Sheet No.

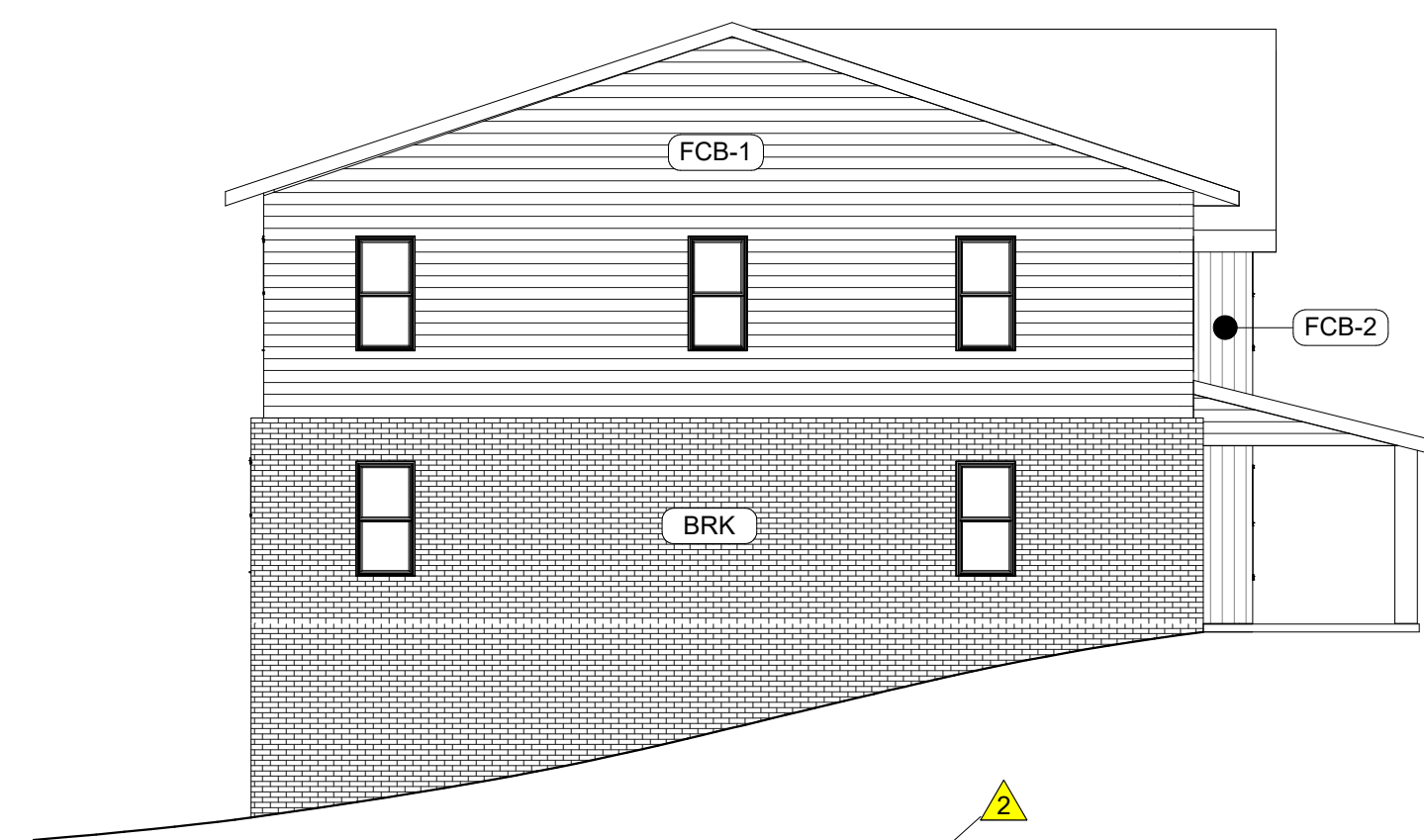
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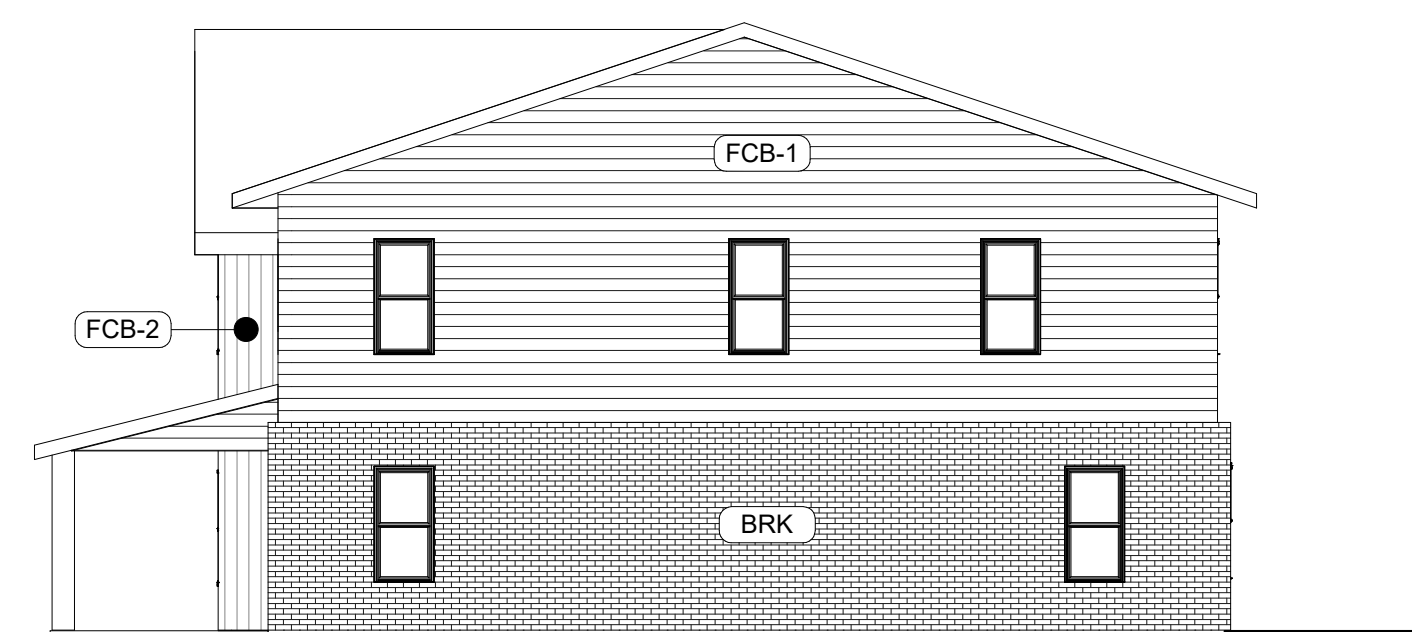
**1 BLDG 5,6 - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
BUILDING 5 SIM.



**2 BLDG 5,6 - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
BUILDING 5 SIM.



**3 BLDG 5,6 - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
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- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

**MISC EXTERIOR MATERIAL FINISHES**

- TYPICAL U.O.N.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
  - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
  - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
  - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
  - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
  - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
  - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.
  - TRIM SIZES, TYP. U.O.N.:  
WINDOWS & DOORS 5-1/2"  
VERTICAL 5-1/2"  
HORIZONTAL 9-1/4"

**2023 9% IFA LIHTC EXTERIOR ELEVATION REQUIREMENTS**

**PART A - APPLICATION REQUIREMENTS**  
**SECTION 6. SCORING CRITERIA**  
**6.3 Market Appeal**

- F. **Exterior Materials:**  
Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.

**PART C - CONSTRUCTION REQUIREMENTS**  
**SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION**  
**14.6. Minimum Development Characteristics**

- B. **Exterior Construction**
- Exterior Design.** The Project shall have a building design that is appealing and appropriate for the community and neighborhood, including varied facades, rooflines, and exterior materials.
  - Exterior Siding.** Exterior siding shall be durable and impact-resistant. Vinyl does not qualify as durable. Exterior siding shall be a mix of 2 or more of the following (no single material shall constitute more than 70% of the siding): brick, fiber cement board siding, or engineered wood siding with quality standards similar to Smartside, and/or nominal, 2" nominal thickness manufactured stone over 3/4" stucco, nail on stone panels or metal siding approved by IFA. The soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.
  - Main Entrance Areas.** Apartment building main entrances to interior shall have a foyer and be equipped with a remote security and intercom system to each Unit to control entry to common areas. Single-family, duplex, and rowhouse Unit main entrances to exterior shall have a storm door and a covered entry with a minimum depth and width of coverage of 4 feet by 4 feet.
  - Roofs shall have a 30 year full warranty.** Flat roofs shall have a minimum 60 mil TPO or EPDM thickness and a 10 year full warranty. Full warranty includes: all labor and materials for the entire roofing system and insurance rider for consequential damage. All reroofing applications shall include the removal of the existing roofing system down to the roof deck.
  - Unit Doors.** Any Unit primary entry door may be solid core wood or solid wood panel type, insulated metal, or fiberglass panel type with optional glass insert, 180-degree peephole, lockset and deadbolt lock with 1 inch throw. Primary entry doors shall have steel frames. Metal frames at exterior doors shall be thermally broken or metal clad wood frames are acceptable at Unit entries leading to the exterior.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK	4" FACE BRICK
FCB-1	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - WHITE
FCB-2	FIBER CEMENT LAP SIDING, BOARD & BATTEN, COLOR - WHITE
FCB-3	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY
TRM	FIBER CEMENT TRIM BOARD, SMOOTH, COLOR - WHITE

Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19
2	DEFICIENCY REV	2023-06-12

**NOT FOR CONSTRUCTION**

**UNIT PLAN LEGEND**

- DW BUILT-IN DISHWASHER
- D DRYER
- MW UNDERCOUNTER MICROWAVE
- REF REFRIGERATOR/FREEZER
- RG ELECTRIC RANGE W/ RANGE HOOD ABOVE VENTED TO OUTSIDE
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- W WASHER
- WS 30" WORK SURFACE

**UNIT PLAN LEGEND**

- ACCESSIBLE ENTRANCE/TURN
- - - ACCESSIBLE ROUTE

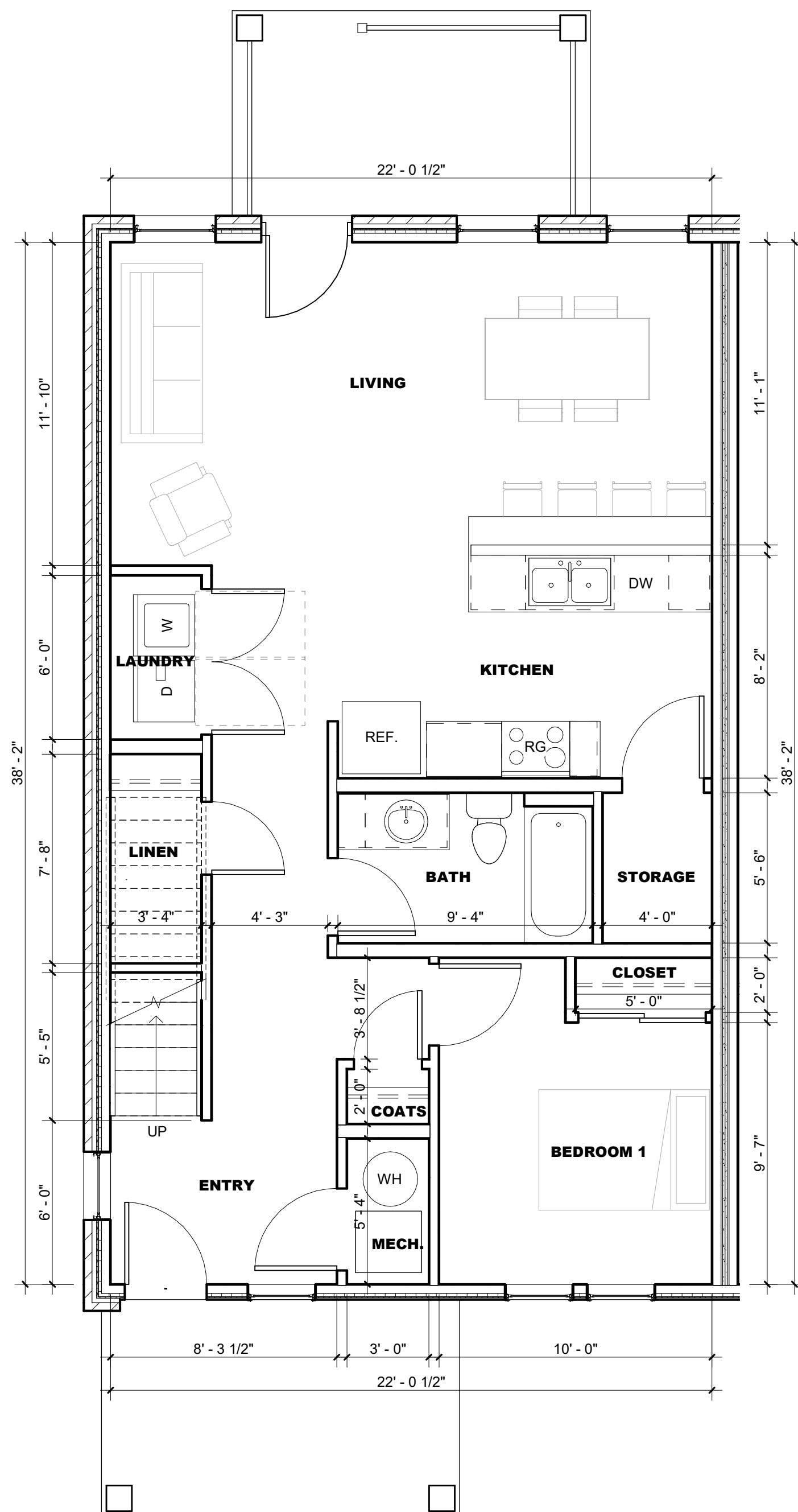
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- AT ALL UNITS WHERE THE WASHER & DRYER ARE LOCATED IN A DEDICATED CLOSET, PROVIDE A RETURN AIR GRILL IN THE WALL ABOVE THE DOOR HEADER SIZED TO PROVIDE ADEQUATE VENTILATION FOR PROPER WASHER & DRYER OPERATION. CONTRACTOR TO VERIFY COMPLIANCE OF DRYER VENT DISTANCE.
- KITCHEN CABINERY LAYOUTS ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUTS WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, FUTURE REQUIREMENTS, ETC.
- ALL APARTMENTS ARE ANSI A-117 CH.10 TYPE B UNITS UNLESS OTHERWISE INDICATED.

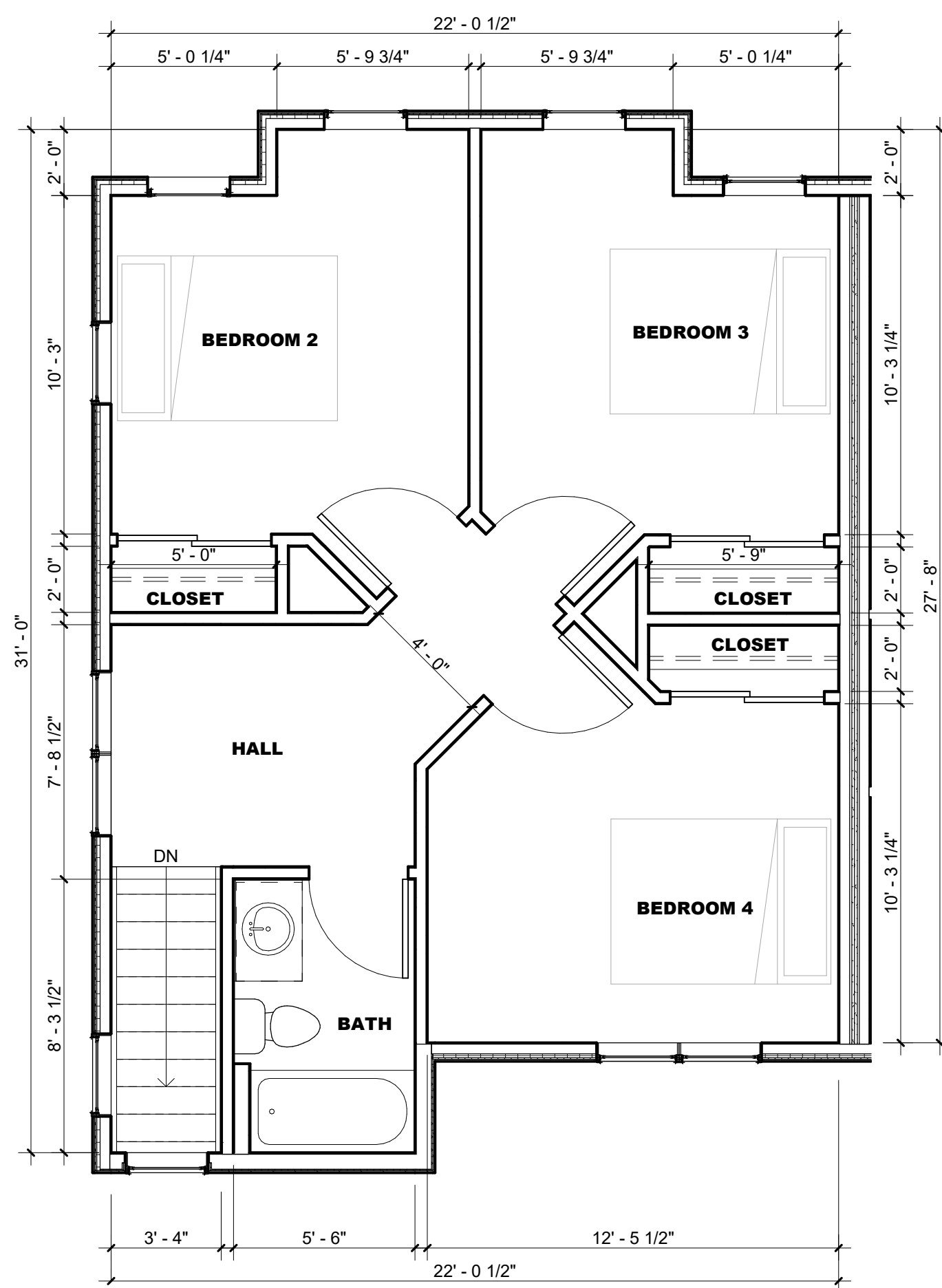
**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

**PART C - THRESHOLD REQUIREMENTS FOR BUILDING, CONSTRUCTION, SITE & REHABILITATION**  
**G. Minimum Development Characteristics**

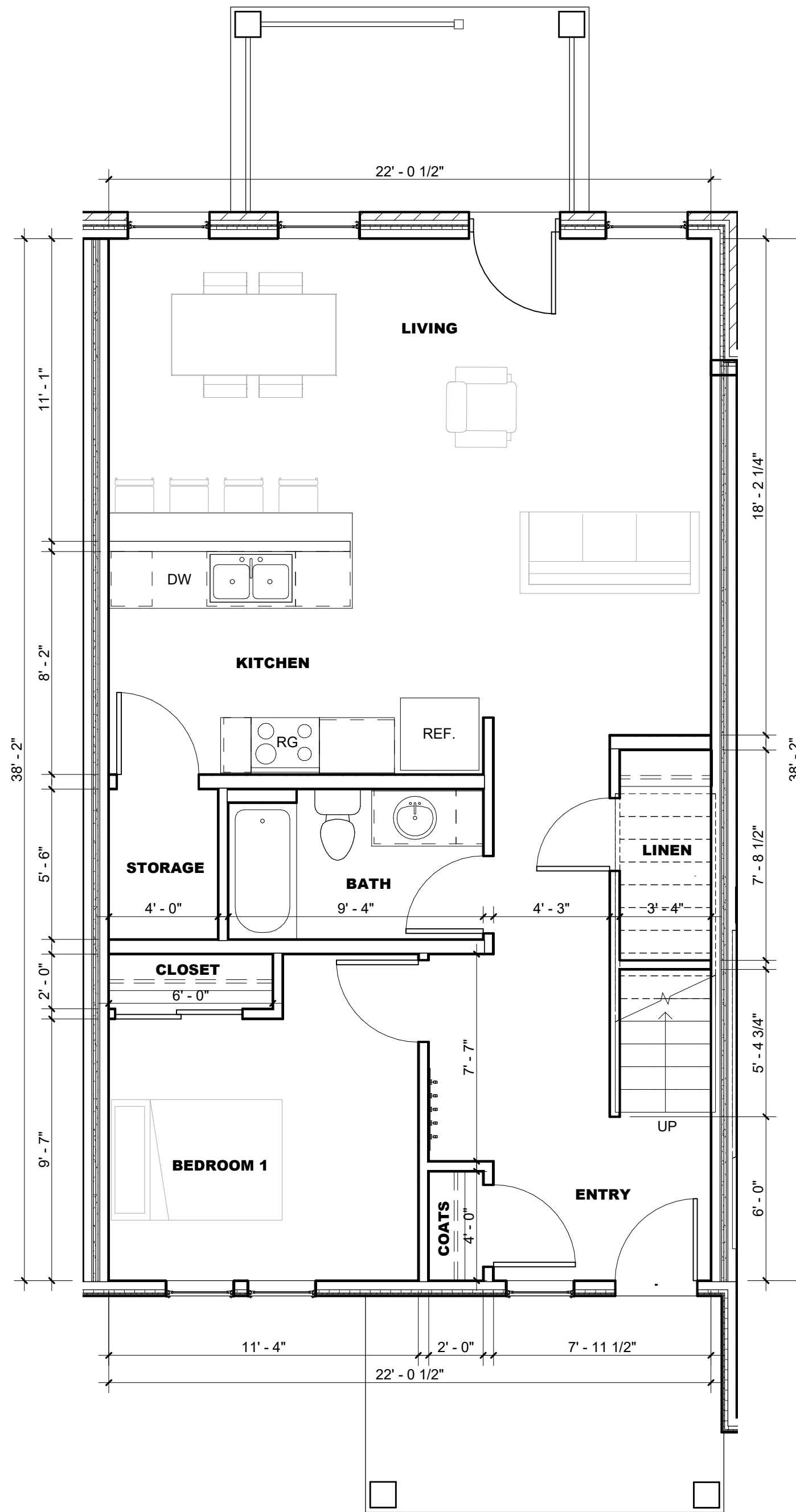
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- C. Interior Construction**
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  - Water Conserving Measures.** Toilets are high efficiency Water-Sense toilets that use 1.28 gallons per flush or less; faucet aerators use 1.5 gallons per minute (gpm) or less in kitchens and 1.0 gpm or less in bathrooms; showerheads use 1.5 gpm or less. Dual flush toilets do not qualify.
  - Cabinetry.** Cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and have the KCMA A161.1 Quality Certification Seal.
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  - Paints and Primers, Adhesives, Caulks, and Sealants.** Paints, primers, adhesives, caulks, and sealants shall comply with Federal regulations applicable to low VOC requirements.
  - Minimum Bathroom Accessories:**
    - Towel bar(s) within reach of lavatory and tub/shower.
    - Toilet paper holder.
    - Shower curtain rod (if applicable).
    - Mirror.
    - Cabinet with drawers, shelf space, or medicine storage cabinet.
  - Carpeting.** Carpets shall be 100% nylon or nylon/olefin blend.
  - Resilient Flooring.** 1/8-inch vinyl composition tile with color and pattern full thickness, LVT, sheet vinyl, linoleum flooring, tile flooring, bamboo, wood, or polished concrete.
  - Resilient Flooring for Bathrooms.** LVT, sheet vinyl, linoleum flooring, or tile flooring.
  - Durable Window Sills.** All window sills/ledges shall be composed of moisture-resistant materials, such as plastic laminate, molded plastic, cultured marble, etc. Projects with Historic tax credits may provide wood sills if they are specifically required by the State Historic Preservation Office (SHPO).
  - Window Covering.** Window coverings are required. A spring-loaded type window shade is not an approved covering.



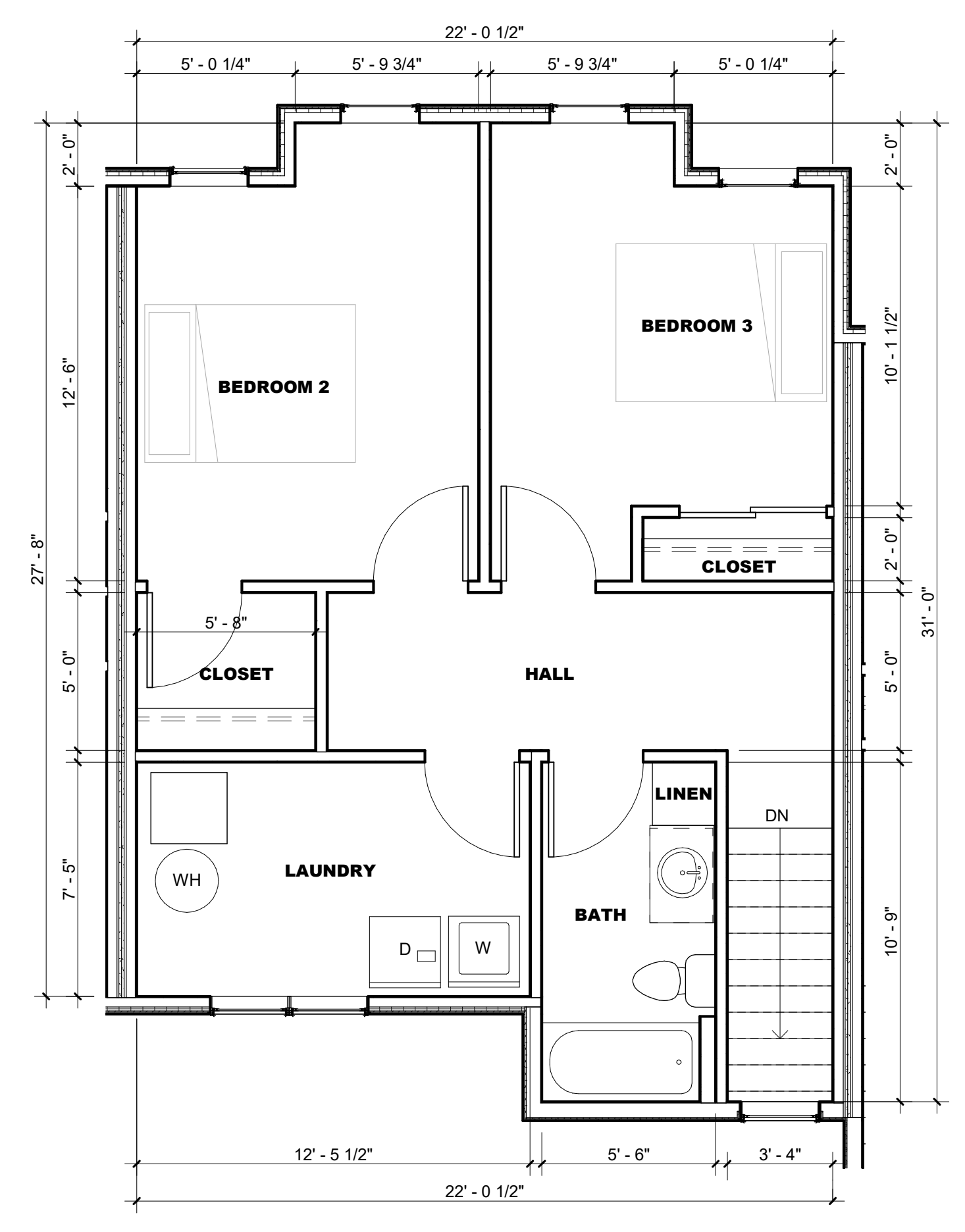
**1 4 BEDROOM A - LEVEL 1**  
SCALE: 1/4" = 1'-0"



**2 4 BEDROOM A - LEVEL 2**  
SCALE: 1/4" = 1'-0"



**3 3 BEDROOM A - LEVEL 1**  
SCALE: 1/4" = 1'-0"



**4 3 BEDROOM A - LEVEL 2**  
SCALE: 1/4" = 1'-0"

Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19
Proj. No.	SAA	Proj. Mgr.
23003		APL
Sheet Title		
UNIT PLANS		
Sheet No.		

### UNIT PLAN LEGEND

- DW BUILT-IN DISHWASHER
- D DRYER
- MW UNDERCOUNTER MICROWAVE
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- RG ELECTRIC RANGE W/ RANGE HOOD ABOVE VENTED TO OUTSIDE
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- W WASHER
- WS 30" WORK SURFACE

### UNIT PLAN LEGEND

- ACCESSIBLE ENTRANCE/TURN
- ACCESSIBLE ROUTE

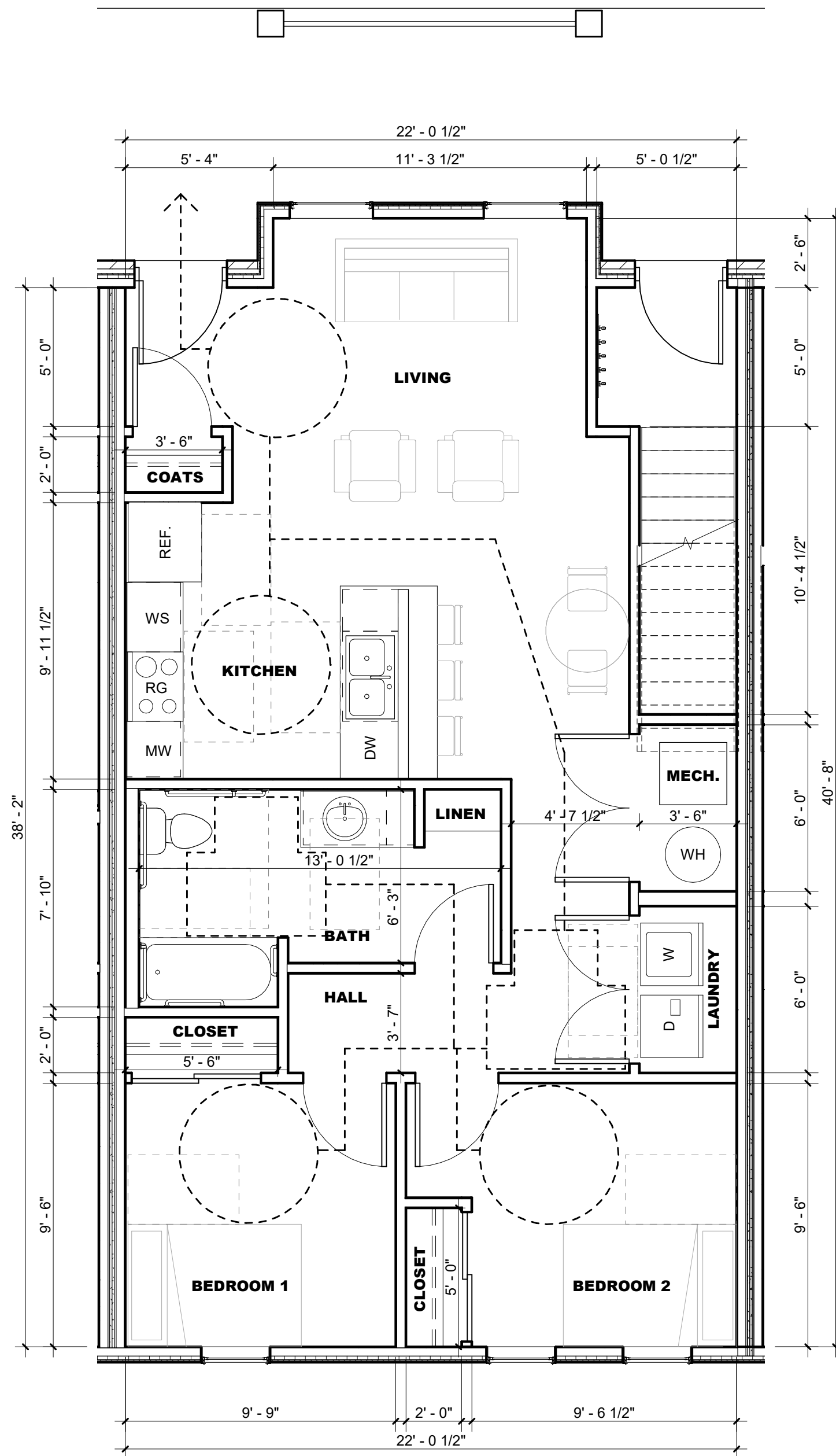
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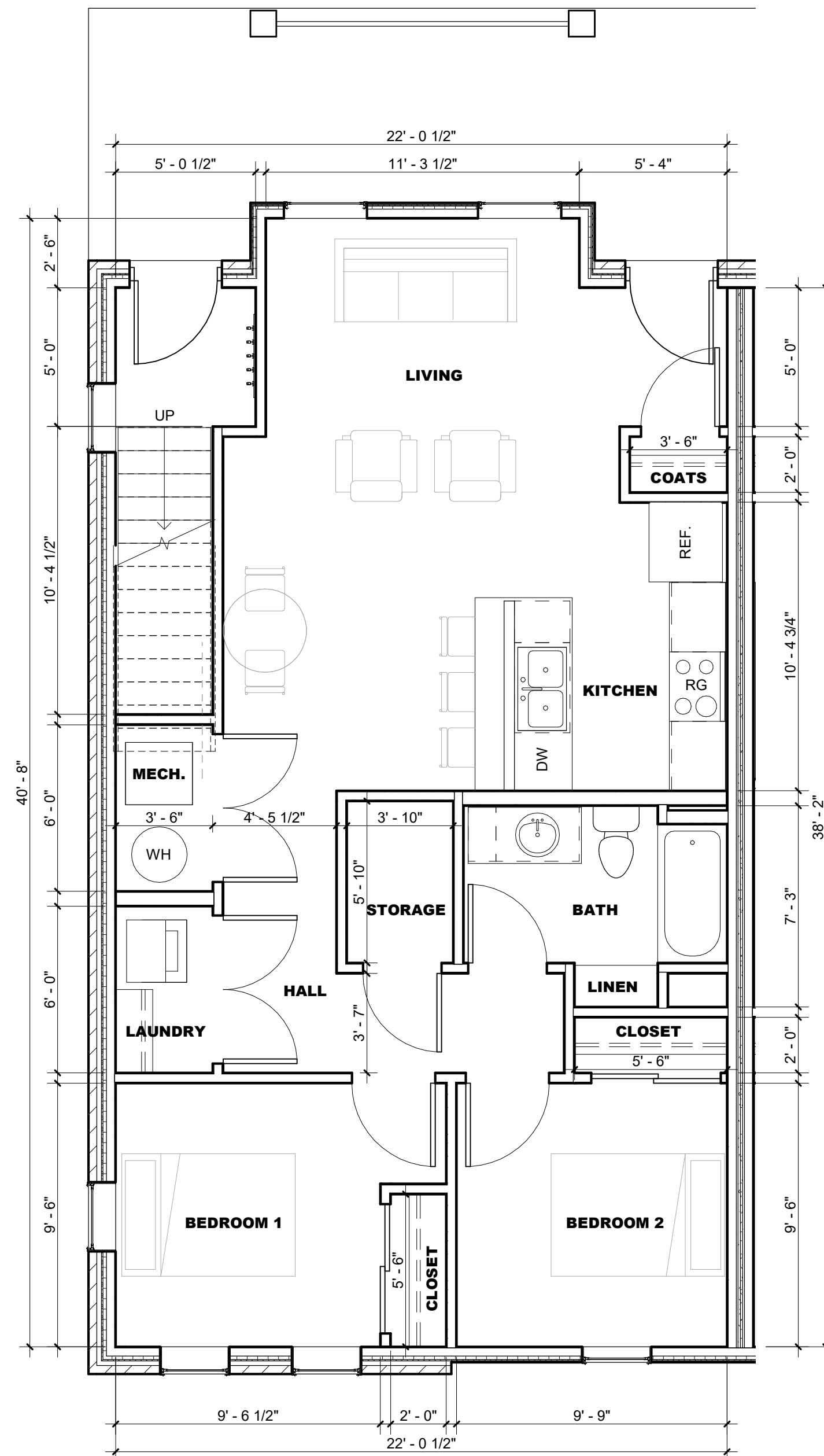
### 2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS

#### PART C - THRESHOLD REQUIREMENTS FOR BUILDING, CONSTRUCTION, SITE & REHABILITATION

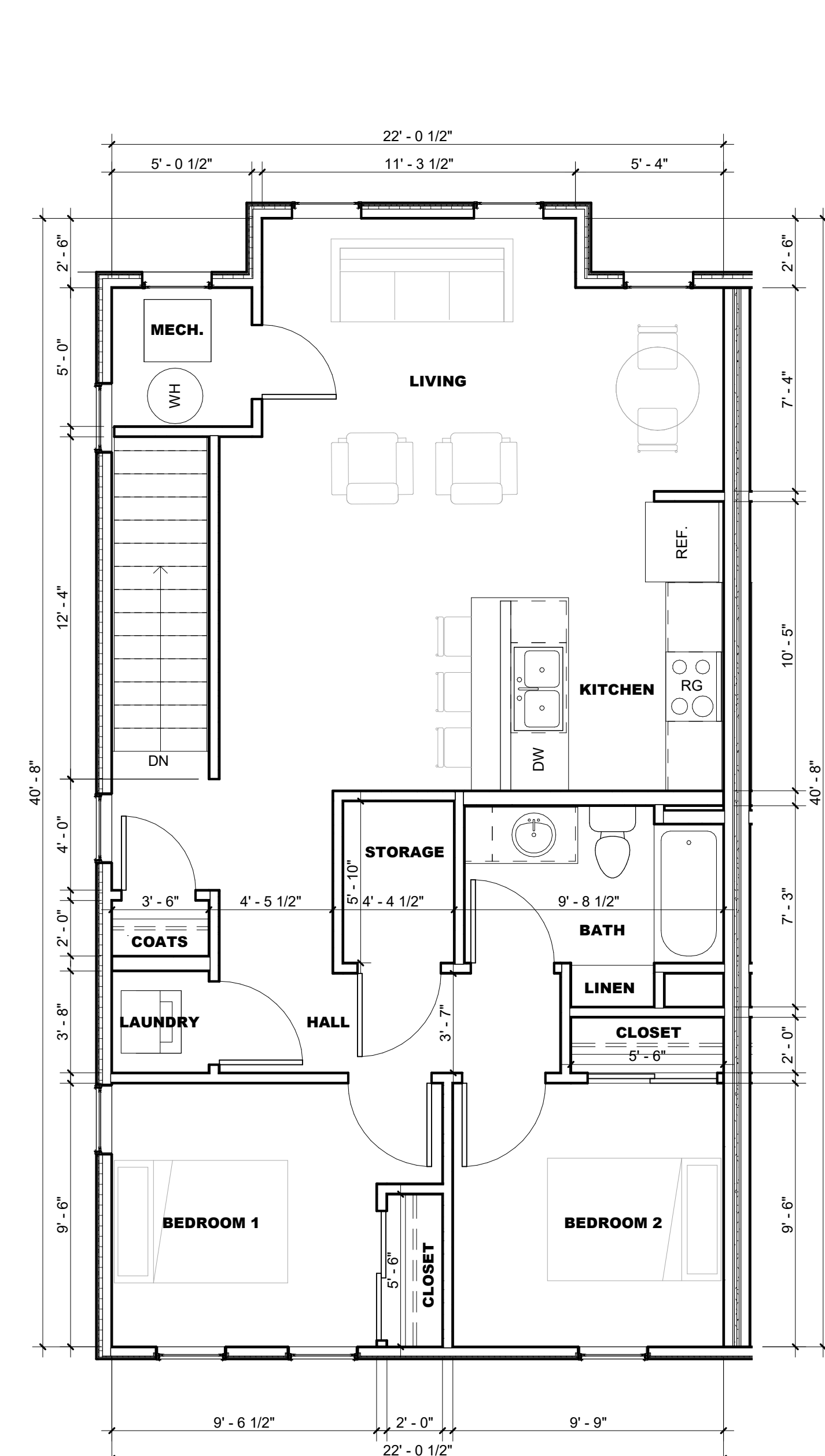
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**1 2 BEDROOM A - LEVEL 1 (ACCESSIBLE)**  
SCALE: 1/4" = 1'-0"



**2 2 BEDROOM B - LEVEL 1**  
SCALE: 1/4" = 1'-0"



**3 2 BEDROOM C - LEVEL 2**  
SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
1	IFA Submittal	2023-04-19

Proj. No. SAA Proj. Mgr.  
**23003 APL**

Sheet Title

**UNIT PLANS**

Sheet No.

**A-412**

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**UNIT PLAN LEGEND**

- DW BUILT-IN DISHWASHER
- D DRYER
- MW UNDERCOUNTER MICROWAVE
- RF REFRIGERATOR/FREEZER
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- W WASHER
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**UNIT PLAN LEGEND**

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- ACCESSIBLE ROUTE

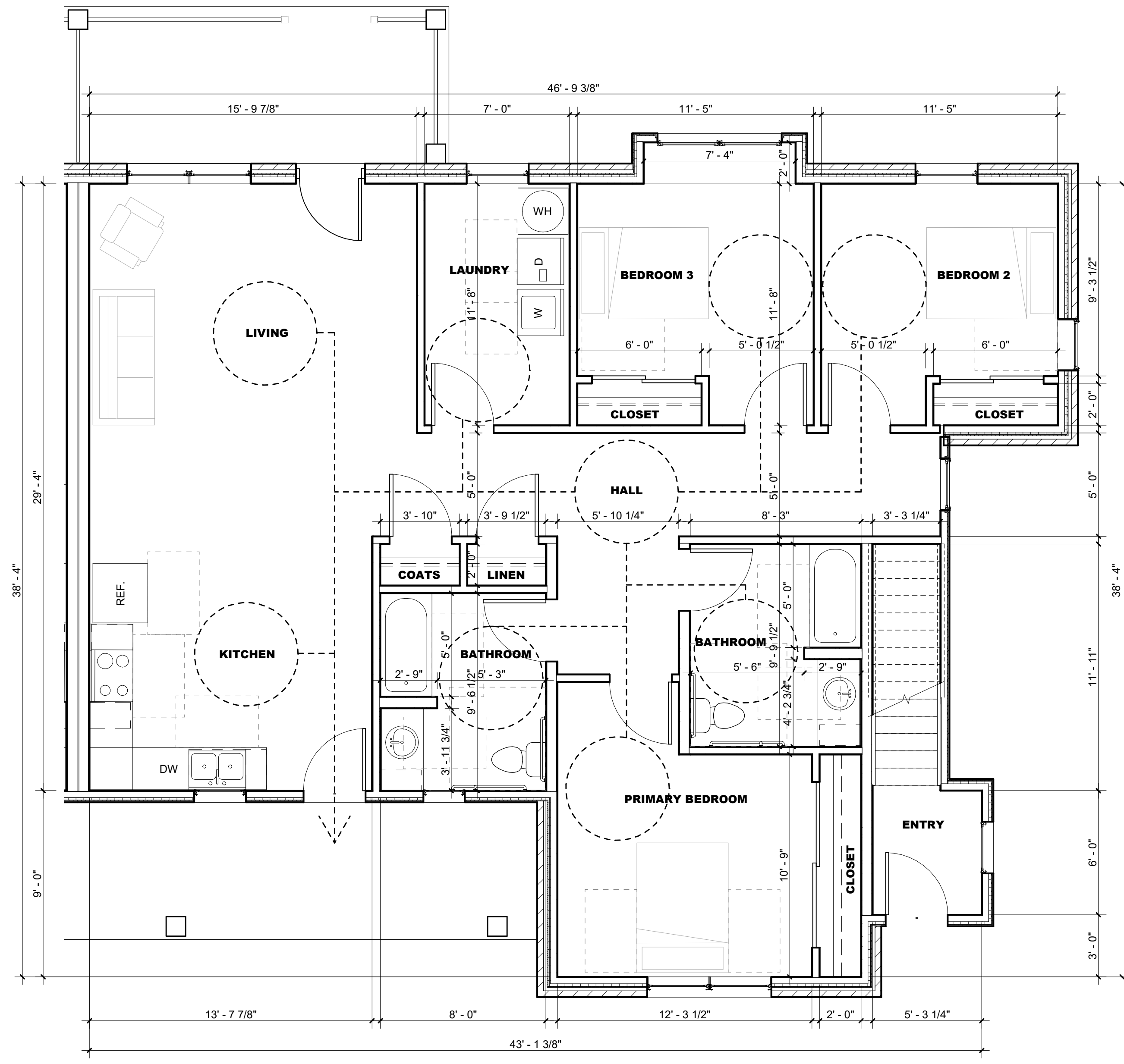
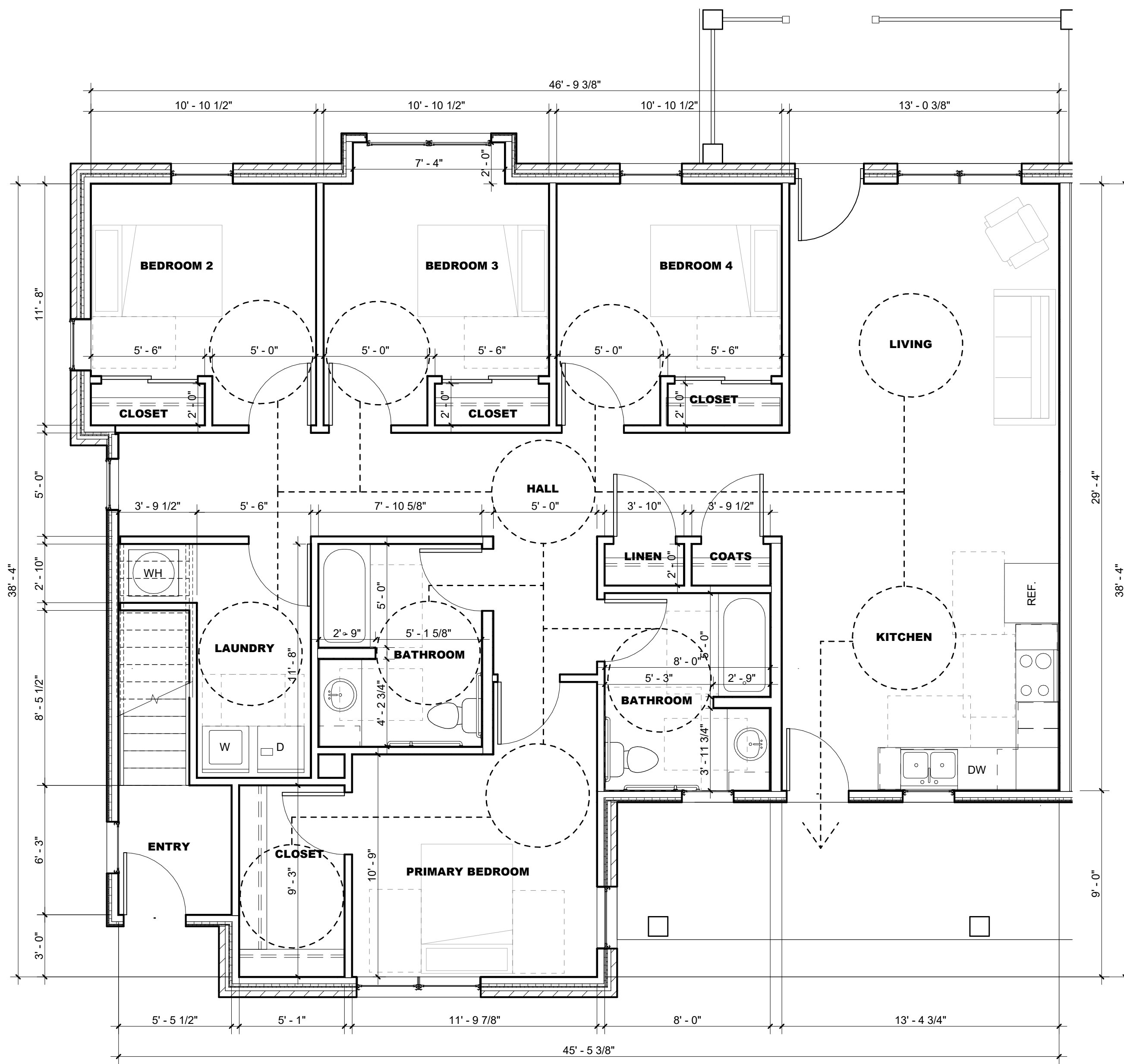
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**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

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**1 4 BEDROOM B - LEVEL 1 (ACCESSIBLE)**  
 SCALE: 1/4" = 1'-0"

**2 3 BEDROOM B - LEVEL 1 (ACCESSIBLE)**  
 SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
2	DEFICIENCY REV	2023-06-12
Proj. No.	SAA	Proj. Mgr.
23003		APL
Sheet Title		
UNIT PLANS		
Sheet No.		
A-413		

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- W WASHER
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**UNIT PLAN LEGEND**

- ACCESSIBLE ENTRANCE/TURN
- ACCESSIBLE ROUTE

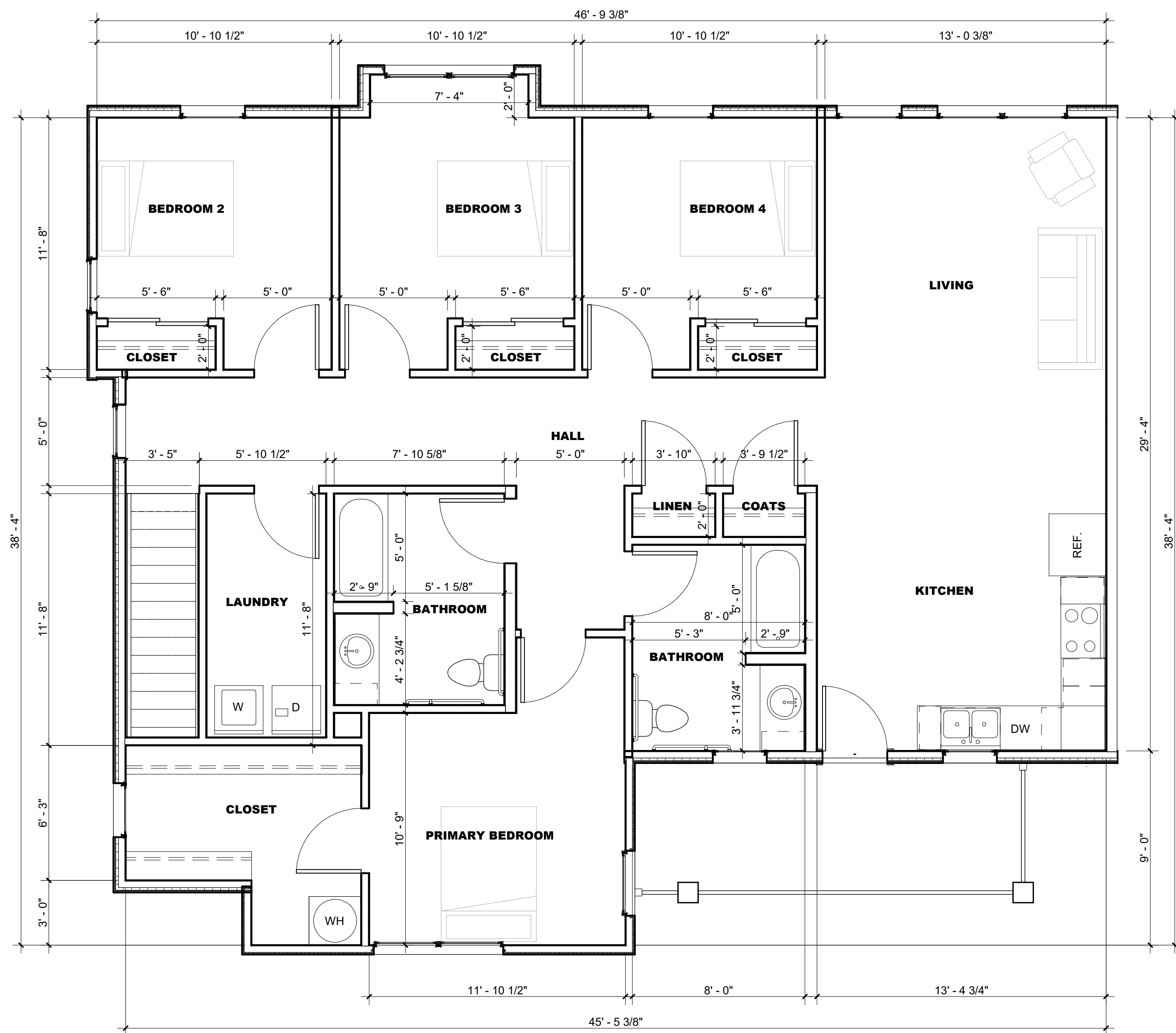
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4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL AND FLOOR/CEILING CAVITIES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
5. INSTALL AN EXHAUST FAN IN EACH BATHROOM AS REQUIRED BY CODE. EXTEND EXHAUST TO OUTSIDE AIR CODE REQUIREMENTS.
6. AT ALL UNITS WHERE THE WASHER & DRYER ARE LOCATED IN A DEDICATED CLOSET, PROVIDE A RETURN AIR GRILL IN THE WALL ABOVE THE DOOR HEADER SIZED TO PROVIDE ADEQUATE VENTILATION FOR PROPER WASHER & DRYER OPERATION. CONTRACTOR TO VERIFY COMPLIANCE OF DRYER VENT DISTANCE.
7. KITCHEN CABINERY LAYOUTS ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUTS WITH OWNER PRIOR TO CONSTRUCTION.
8. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, FUTURE REQUIREMENTS, ETC.
9. ALL APARTMENTS ARE ANSI A-117 CH 10 TYPE B UNITS UNLESS OTHERWISE INDICATED.

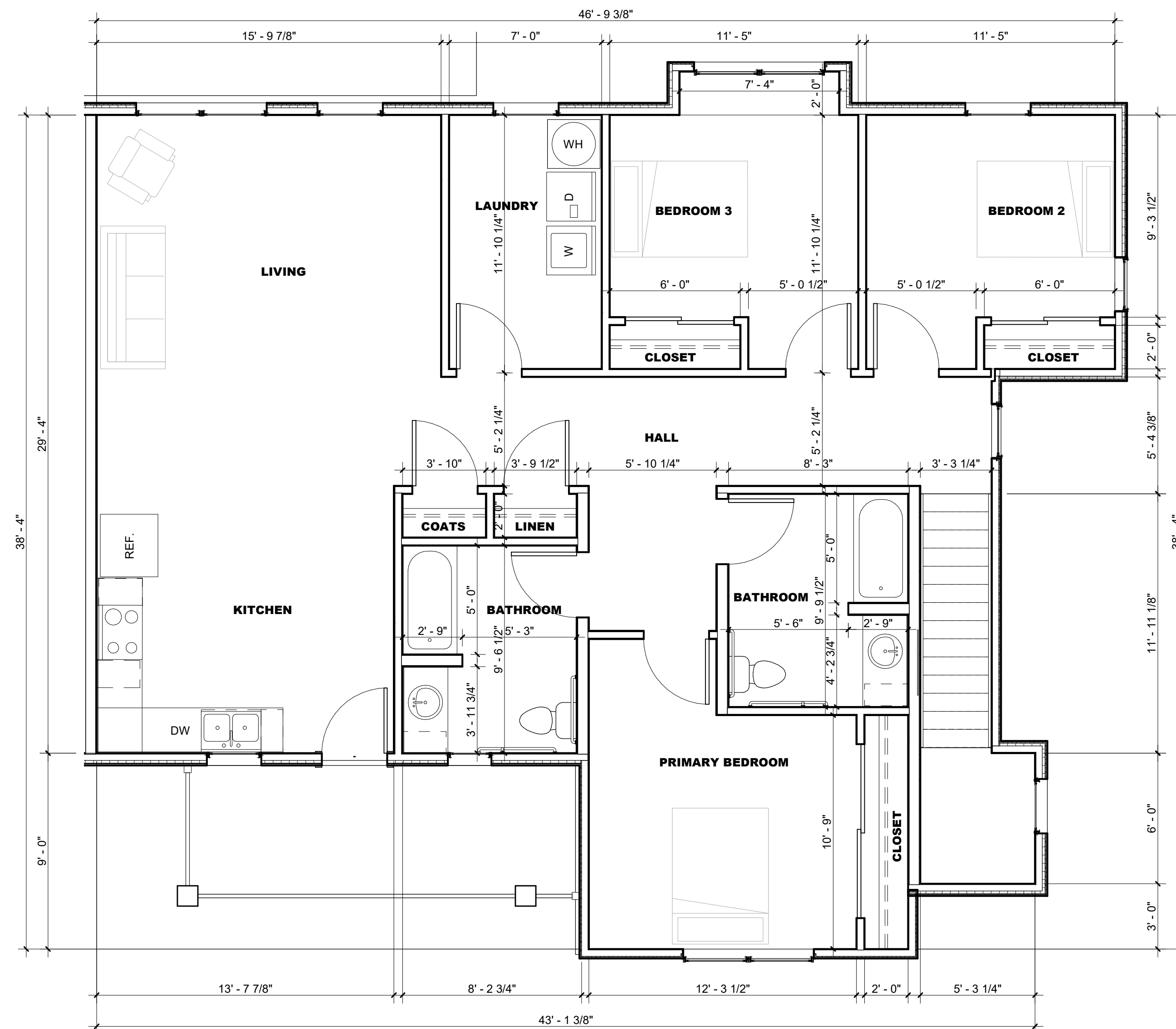
**2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS**

**PART C - THRESHOLD REQUIREMENTS FOR BUILDING, CONSTRUCTION, SITE & REHABILITATION**  
**6. Minimum Development Characteristics**

- B. Exterior Construction**
5. **Unit Doors.** Any Unit primary entry door may be solid core wood or solid wood panel type, insulated metal, or fiberglass panel type with optional glass insert, 180-degree peephole, lockset and deadbolt lock with 1 inch throw. Primary entry doors shall have steel frames. Metal frames at exterior doors shall be thermally broken or metal clad wood frames are acceptable at Unit entrances leading to the exterior.
- C. Interior Construction**
1. **Appliances.** The kitchen shall have a cooktop, an oven, a microwave, a cooling/freezing unit, a built-in dishwasher, and a sink. Single-bowl sinks shall be minimum 20" x 30". Appliances shall be Energy Star. These requirements do not apply to Single Room Occupancy units.
  2. **Water Conserving Measures.** Toilets are high efficiency WaterSense toilets that use 1.28 gallons per flush or less; faucet aerators use 1.5 gallons per minute (gpm) or less in kitchens and 1.0 gpm or less in bathrooms; showerheads use 1.5 gpm or less. Dual flush toilets do not qualify.
  3. **Cabinetry.** Cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and have the KCMA A161.1 Quality Certification Seal.
  4. **Closet Rods and Shelves.** Closet rods and shelves are required in each bedroom closet in each Unit. For Accessible Units only, the closet shelves and hanger bars shall be easy to adjust to different heights with no tools required with adjustable standards and brackets. Hanger rods shall attach to the shelving and provide continuous slide for hangers between supports. Shelves shall be 12" deep minimum and material vinyl coated steel or similar.
  5. **Paints and Primers, Adhesives, Caulks, and Sealants.** Paints, primers, adhesives, caulks, and sealants shall comply with Federal regulations applicable to low VOC requirements.
  6. **Minimum Bathroom Accessories:**
    - a. Towel bar(s) within reach of lavatory and tub/shower.
    - b. Toilet paper holder.
    - c. Shower curtain rod (if applicable).
    - d. Mirror.
    - e. Cabinet with drawers, shelf space, or medicine storage cabinet.
  7. **Carpeting.** Carpets shall be 100% nylon or nylon/olefin blend.
  8. **Resilient Flooring.** 1/8-inch vinyl composition tile with color and pattern full thickness, LVT, sheet vinyl, linoleum flooring, tile flooring, bamboo, wood, or polished concrete.
  9. **Resilient Flooring for Bathrooms.** LVT, sheet vinyl, linoleum flooring, or tile flooring.
  10. **Durable Window Sills.** All window sills/ledges shall be composed of moisture-resistant materials, such as plastic laminate, molded plastic, plumbing marble, etc. Projects with Historic tax credits may provide wood sills if they are specifically required by the State Historic Preservation Office (SHPO).
  11. **Window Covering.** Window coverings are required. A spring-loaded type window shade is not an approved covering.



**1 4 BEDROOM C - LEVEL 2**  
 SCALE: 1/4" = 1'-0"



**2 3 BEDROOM C - LEVEL 2**  
 SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

Rev. #	Issue / Revision	Date
2	DEFICIENCY REV	2023-06-12

Proj. No. SAA Proj. Mgr.  
**23003 APL**  
 Sheet Title

**UNIT PLANS**

Sheet No.

**A-414**

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