2020 Multi-Family Low Income Housing Tax Credit Program Application



A New Multi-Family Housing Development for:

FUKESI HILLS, LI

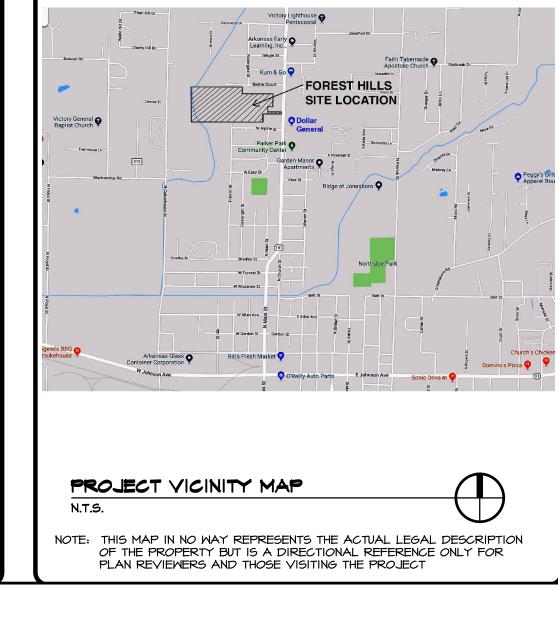
an Arkansas Limited Partnership

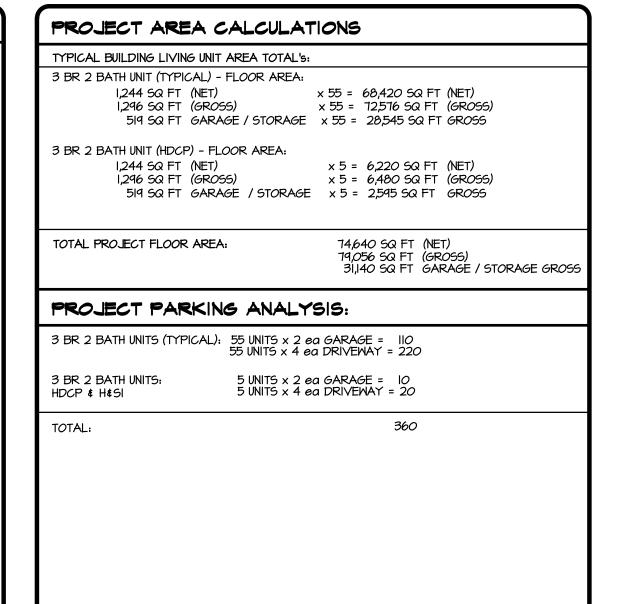
PROJECT VICINITY / LOCATION MAP

BETTIE COURT • Jonesboro, Arkansas 72401



Arkansas One-Call Dial 811 or 800-482-8998 www.arkonecall.com

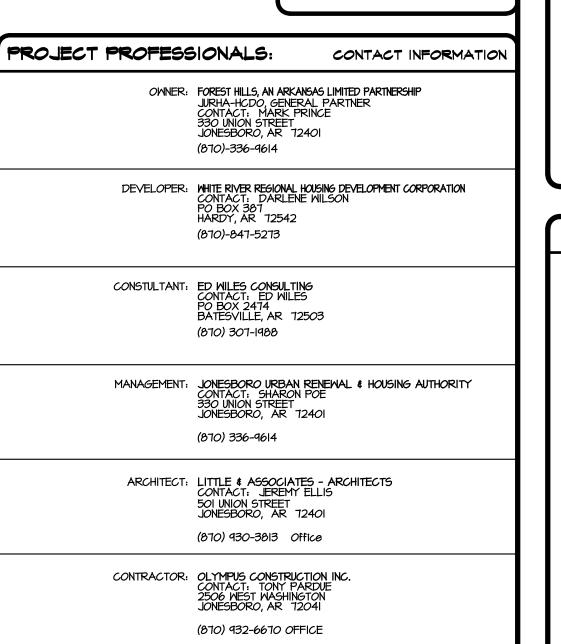


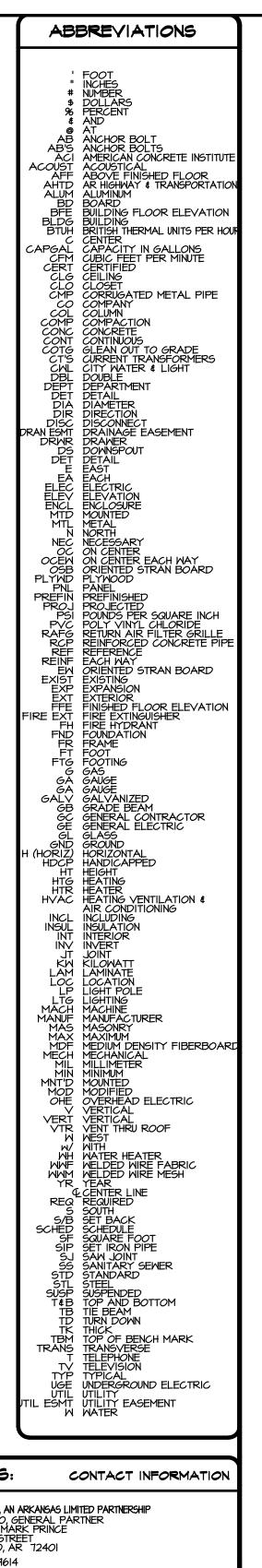


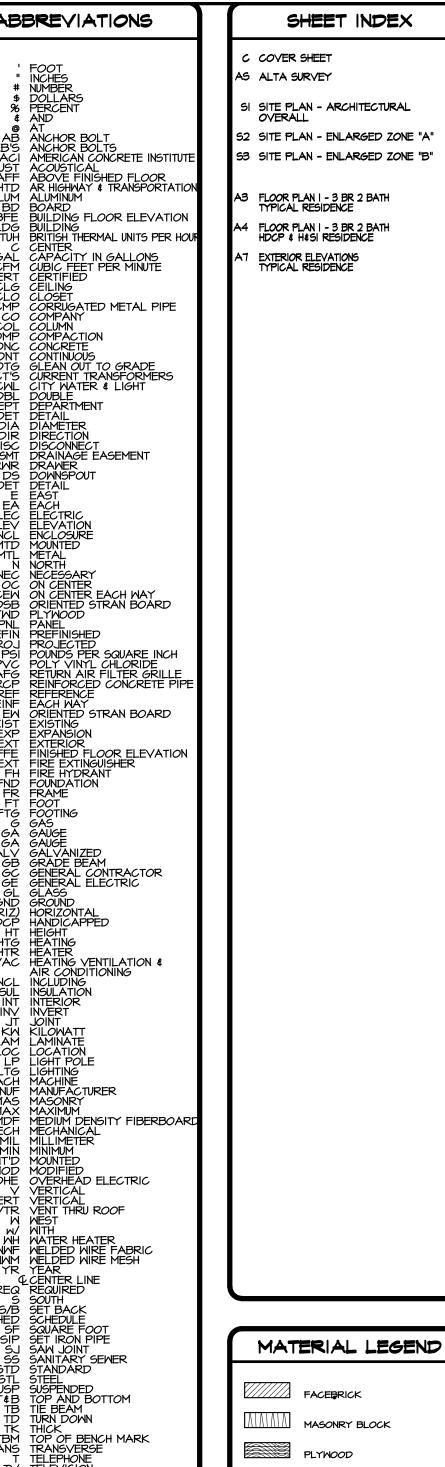
2012 EXISTING BUILDING CODE 2012 ARKANSAS STATE FIRE PREVENTION CODE VOL I, VOL II, & VOL III 2006 ARKANSAS PLUMBING CODE 2010 ARKANSAS MECHANICAL CODE * 2017 NATIONAL ELECTRIC CODE 2006 ARKANSAS FUEL AND GAS CODES : 2014 ARKANSAS ENERGY CODE (2009 IECC W/ SUPLLEMENTS & AMENDMENTS) 2012 INTERNATIONAL BUILDING CODES 2012 INTERNATIONAL RESIDENTIAL CODES 2003 ICC/ANSI AIIIT.I AMERICAN NATIONAL STANDARDS (ADA REQ'S) ACT 1100, 1991 - EARTHQUAKE RESISTANT DESIGN UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) ADFA MULTI-FAMILY HOUSING MINIMUM DESIGN STANDARDS - CURRENT EDITION ARKANSAS USABILITY STANDARDS IN HOUSING (AUSH) (GUIDANCE MANUAL FOR CONSTRUCTING INCLUSIVE FUNCTIONAL DWELLINGS - LEVEL 5) - CURRENT EDITION * STATE OF ARKANSAS FAIR HOUSING DESIGN & CONSTRUCTION - CURRENT EDITION AFPC CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

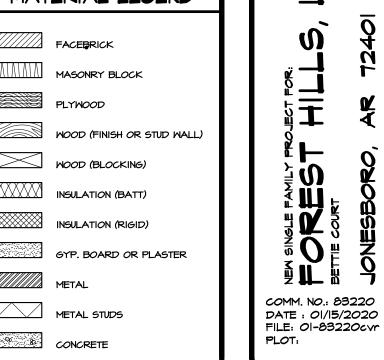
CODE REVIEW

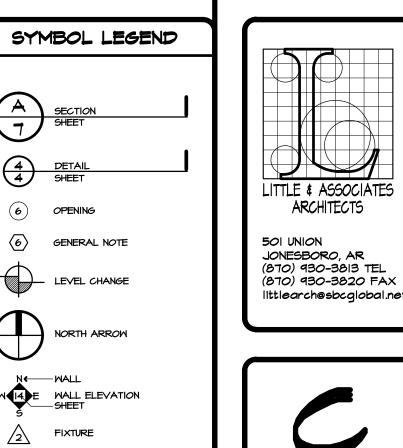
2010 ADA STANDARDS FOR ACCESSIBILITY



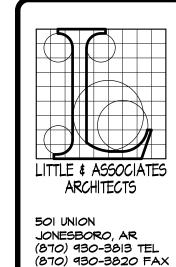


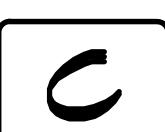


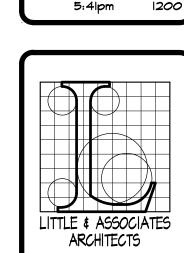




© CONCRETE







FILE: 02-83220sta-1200

PLOT: 01/23/20

501 UNION JONESBORO, AR (870) 930-3813 TEL (870) 930-3820 FAX littlearch@sbcglobal.net

GENERAL NOTES PROPOSED PROJECT PLANS ATTACHMENT "G" GENERAL NOTES: SITE IS NOT WITHIN THE 500 YEAR FLOOD PLAIN. EXISTING SITE ZONING = R-I. ALL CITY DEVELOPMENT REQ FOR R-I ARE MET IN SUBMITTED DESIGN. FULL ENGINEERED CIVIL DRAWINGS WILL BE SUBMITTED PER CITY OF JONESBORO REQUIREMENTS UPON PROJECT APPROVAL DETENTION AREA & DRAINAGE FLOW AREA INDICATED ON PLANS. PROPOSED FLOOR ELEVATIONS ON PLANS. BUILDING DESIGN - ACCESS:
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ALL PAVED AREAS ARE ASPHALT AND HAVE CONC CURB WITH GUTTER SIDEWALK ACCESS TO ALL PARKING SPACES PROVIDED ALL SIDEWALKS ARE CONCRETE AND 5"-O" WIDE DRIVES / WALKS AT HDCP UNITS WILL BE PER ADA GUIDELINES BUILDING DESIGN - SINGLE FAMILY: ALL UNITS ARE 3 BEDROOM WITH 2 BATHROOMS AND DOUBLE CAR GARAGE (EXCEEDS MIN. REQ.)
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EQUIP EACH UNIT WITH READILY ACCESSIBLE DRY CHEMICAL FIRE EXTINGUISHER - TYPICAL AT ALL UNIT'S
ALL BASE CABINET'S SHALL HAVE DUAL SIDETRACK DRAWER'S - TYPICAL AT ALL UNIT'S 2'-6" x 2'-0" PANTRY CABINET w/ (5) SHELVES - TYPICAL AT ALL UNIT'S (EXCEED'S MIN. REQ.) ALL UNITS SHALL INCLUDE A KITCHEN AREA WITH A DOUBLE SINK, RANGE, REFRIGERATOR WITH ICE MAKER, DISHWASHER, DISPOSAL, & VENT HOOD (EXCEEDS MIN. REQ.) 30"x60" PRE-MANUFACTURED FIBERGLASS TUB/SHOWER UNIT - TYPICAL AT ALL NON-HDCP UNIT'S ALL WATER CLOSETS WILL BE CENTERED 18" OFF OF SIDEWALLS / VANITIES ALL HALLWAYS WILL BE 36"W MIN. 40. ALL INTERIOR DOOR UNITS TO BE ADA ACCESSIBLE 36" W (34" MIN. CLEAR) - TYPICAL AT ALL UNIT'S ALL ROOMS TO HAVE OVERHEAD LIGHTING 42. INSTALL HARD-WIRED SMOKE DETECTOR W/ BATTERY BACK-UP, TAMPER PROOF, & 10 YEAR WARRANTY AT HALLWAY & IN EVERY BEDROOM NEAR THE DOOR - TYPICAL AT ALL UNIT'S (EXCEEDS MIN. REQ.) (ALL ELEC PROJECT, NO CO2 DETECTORS REQ.) PLUMBING & MECHANICAL EQUIPMENT:

43. NO PLUMBING OR MECH EQUIP TO BE LOCATED IN ATTIC SPACE 44. INSTALL AIR HANDLER AT MAIN FLOOR LEVEL ON WOOD MECH PLATFORM, CONNECT CONDENSATE DRAIN TO PLUMBING WASTE & FULLY INSULATE THE ENTIRE CLOSET SPACE WHERE AIR HANDLER IS LOCATED - TYPICAL AT ALL UNIT'S 40 GALLON ELECTRIC WATER HEATER W/ 0.93 E.F. RATING, INSTALLED AT MAIN FLOOR LEVEL W/ DRAIN PAN - PAN & POP OFF VALVE TO PLUMB TO OUTSIDE - TYPICAL AT ALL UNIT'S ALL HVAC REFRIGERATION LINE'S SHALL BE INSULATED - TYPICAL AT ALL UNIT'S ENERGY EFFICIENT SYSTEMS, INSULATION, AND EQUIPMENT: PROVIDE ENERGY STAR RATED CEILING FAN W/ LIGHT KIT IN ALL BEDROOM'S & LIVING ROOM'S - TYPICAL AT ALL UNIT'S PROVIDE SHOWER HEAD W/MAX FLOW LESS THAN 2.5 GPM ALL BATHS - ANTI-SCALD VALVES - TYPICAL AT ALL UNIT'S INSULATE ALL HOT WATER PIPE'S ABOVE SLAB MORE THAN I/2" INSUL WRAP (R-2 OR HIGHER) - TYPICAL AT ALL UNIT'S INSULATE ALL WATER PIPING (HOT & COLD) LOCATED IN EXTERIOR WALL'S - FOAM INSULATE AT ALL WALL PENETRATIONS - TYPICAL AT ALL BLDG's ENERGY EFFICIENT L.E.D. LIGHT FIXTURE'S IN KITCHEN, BATH'S & UTILITY SPACE'S - TYPICAL AT ALL UNIT'S ENTIRE EXTERIOR WALL INSULATION ASSEMBLY R-16 MIN. - TYPICAL AT ALL BLDG'S (EXCEEDS MIN. REQ.) 12"TK MIN. BLOWN CELLULOSE ATTIC INSULATION (R-40 RATING) - TYPICAL AT ALL BLDG'5 (EXCEED'5 MIN. REQ.) INSTALL EXTERIOR HOUSE WRAP AT ALL EXTERIOR WALL'S - TYPICAL AT ALL BLDG'S ELECTRIC HEAT PUMP SYSTEM HSPF RATING > 7.8 WITH 14.5 SEER RATING MIN. AIR CONDITIONING - TYPICAL AT ALL UNIT'S ALL EXTERIOR WINDOW'S SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: (TYPICAL AT ALL BLDG'S) - FRAME'S & SASH CONSTRUCTED OF EXTRUDED VINYL - (2) OR MORE PANE'S OF ARGON GAS FILLED INSULATED GLASS W/ AT LEAST (I) PANE W/ LOW-E COATING - U-FACTOR RATING OF 0.29 (EXCEED'S MIN REQ.) - SOLAR HEAT GAIN COEFFICIENT (SHGC) RATING OF 0.29 (EXCEED'S MIN. REQ.) <u>INIVERSAL DESIGN REQUIREMENT's:</u> SEVEN PERCENT (7%) OF ALL UNIT'S COMPLY W/ THE LEVEL-5 DESIGN CRITERIA TOTALING (5) UNIT'S FOR THIS PROJECT - ALL UNIT'S COMPLY W/ THE DESIGN CRITERIA IN THE "AUSH" MANUAL - ALL LEVEL 5 ALL INCLUSIVE UNITS UNDER AUSH WILL HAVE AT LEAST (I) BATHROOM WITH AN ACCESSIBLE ROLL-IN PRE-MFG SHOWER FACILITY OF 60"x34" MIN. - ALL RESIDENTIAL UNITS WILL COMPLY WITH LEVEL I "VISITABLE" USABILITY CRITERIA UNDER AUSH - ALL UNIT'S HAVE "CLOSED-FIST" OPERABILITY THROUGHOUT THE ENTIRE UNIT INCLUDING THE FOLLOWING: * SINGLE HANDLE DOOR LEVER'S VS. DOORKNOB'S ** PUSH STICK LIGHTING AND ENVIROMENTAL CONTROL'S

*** CABINET DOOR'S CAN BE OPENED W/ A CLOSED FIST **** SINGLE HANDLE FAUCET'S IN ALL BATHROOM'S & KITCHEN'S

ALL UNIT'S HAVE ENVIRONMENTAL CONTROL'S W/ VISUAL & TACTILE CUE'S INCLUDING "ROCKER" TYPE SWITCH'S & DIGITAL PROGRAMMABLE THERMOSTAT'S W/ RAISED BUTTON'S - ALL (5) UNIT'S HAVE FLASHING DOORBELL ALARM FOR HS&I. SMOKE ALARM'S ALSO CONNECTED TO STROBE'S. - MTL GRAB BARS W/ SOLID BLK'G IN WALLS PER AUSH REQ - SEE HDCP UNITS - SOLID BLOCKING FOR FUTURE GRAB BARS IN WALLS PER AUSH REQ - ALL UNITS BATH 2

x 5 = 6,220 SQ FT (NET)

x 5 = 6,480 SQ FT (GROSS)

19,056 SQ FT (GROSS) 31,140 SQ FT GARAGE / STORAGE GROSS

<u>DEVELOPMENT AMENITY LIST:</u>
2 CAR GARAGE PROVIDED @ EACH UNIT FOR ALL RESIDENTS STORAGE ROOM PROVIDED FOR EA RESIDENT VINYL 3 RAIL FENCING @ STREET FRONTAGE @ EA ENTRY / EXIT - SEE SITE PLANS FOR REF 64. DOORBELL/CHIME KIT TO BE PROVIDED FOR ALL UNITS (INCLUDE "EXCEEDED MIN. REQUIREMENTS" ITEMS WHERE LISTED ABOVE) ADVANCE ENERGY FEATURE DESCRIPTION

** ALL UNIT APPLIANCES ENERGY STAR RATED

FOUNDATION INSULATION R-3 MIN. @ EXT FOUNDATION WALL - ALL BUILDINGS 68. ADVANCE ENERGY WOOD FRAMING METHODS WILL BE USED ALL UNITS 69. FRONT & REAR STORM DOORS

PROJECT AREA CALCULATIONS

TYPICAL BUILDING LIVING UNIT AREA TOTAL'S: 3 BR 2 BATH UNIT (TYPICAL) - FLOOR AREA: 1,244 SQ FT (NET)

 \times 55 = 68,420 SQ FT (NET) 1,296 SQ FT *(GROSS)* \times 55 = 12,576 SQ FT (GROSS) 519 SQ FT GARAGE / STORAGE x 55 = 28,545 SQ FT GROSS

3 BR 2 BATH UNIT (HDCP) - FLOOR AREA: 1,244 SQ FT (NET) 1,296 SQ FT *(GROSS*)

519 SQ FT GARAGE / STORAGE x 5 = 2,595 SQ FT GROSS TOTAL PROJECT FLOOR AREA: 74,640 SQ FT (NET)

PROJECT PARKING ANALYSIS:

3 BR 2 BATH UNITS (TYPICAL): 55 UNITS x 2 ea GARAGE = 110 55 UNITS x 4 ea DRIVEWAY = 220

5 UNITS x 2 ea GARAGE = 10 5 UNITS x 4 ea DRIVEWAY = 20 3 BR 2 BATH UNITS: HDCP & H&SI

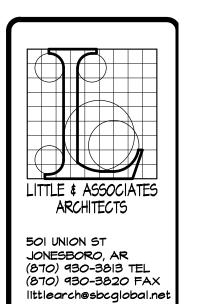
TOTAL:



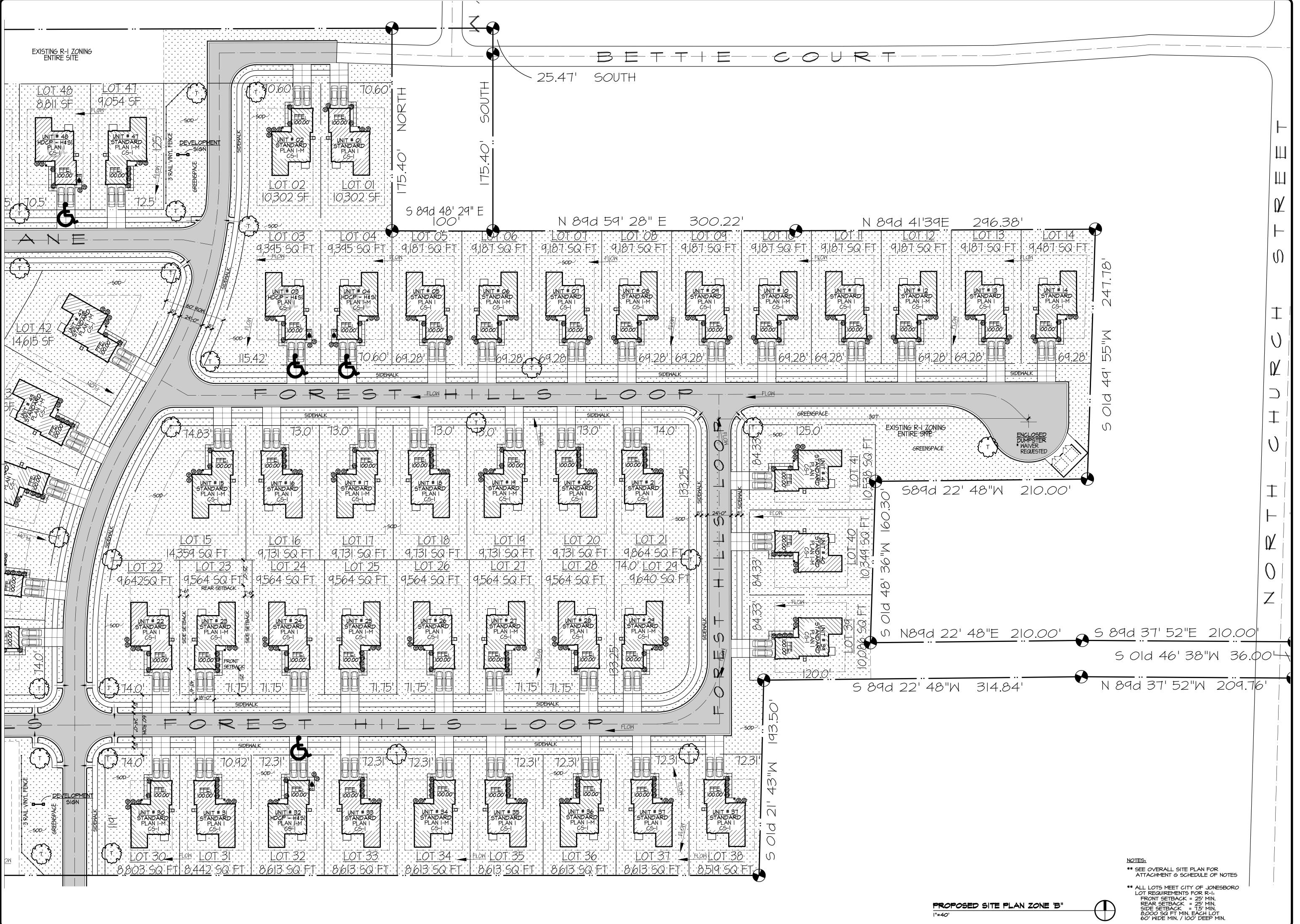
PROPOSED SITE PLAN - OVERALL

** SEE ENLARGED SITE PLANS I"=40' ZONE "A" & "B" FOR MORE DETAIL (FOLLOWING SHEETS)

MEM SINGLE FAMILY PROJECT FOR:





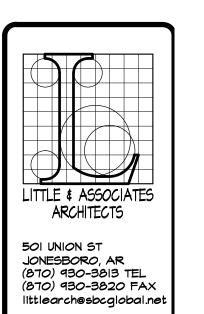


ROPOSED ENLARGED SITE PLAN

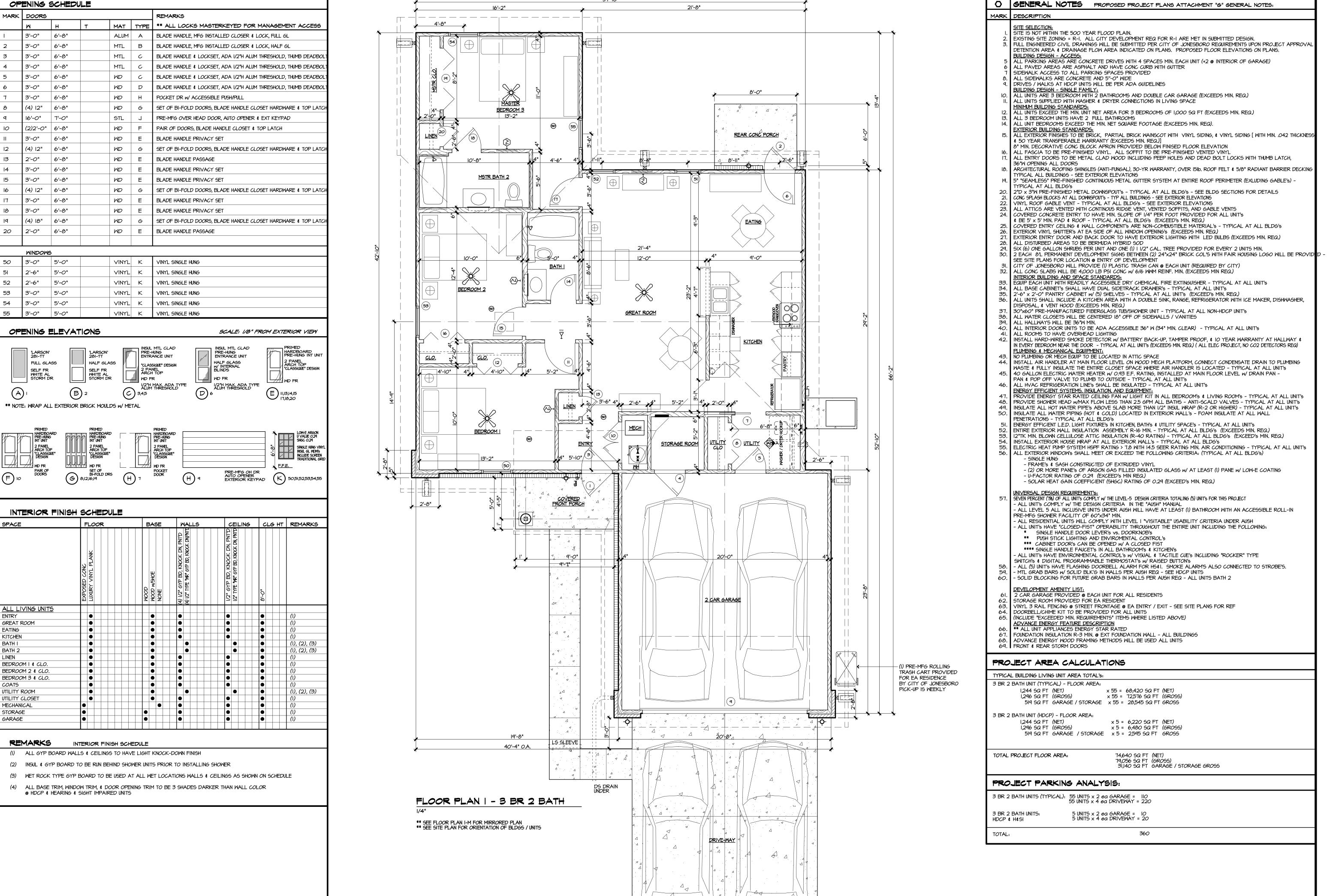
COMM. No.: 83220

CONES BETTE COURT

COUNT







18'-0" DRIVEWAY

GENERAL NOTES PROPOSED PROJECT PLANS ATTACHMENT "G" GENERAL NOTES:

LITTLE & ASSOCIATES ARCHITECTS

SINGLE FAM

COMM. NO.: 83220

DATE : 01/15/2020

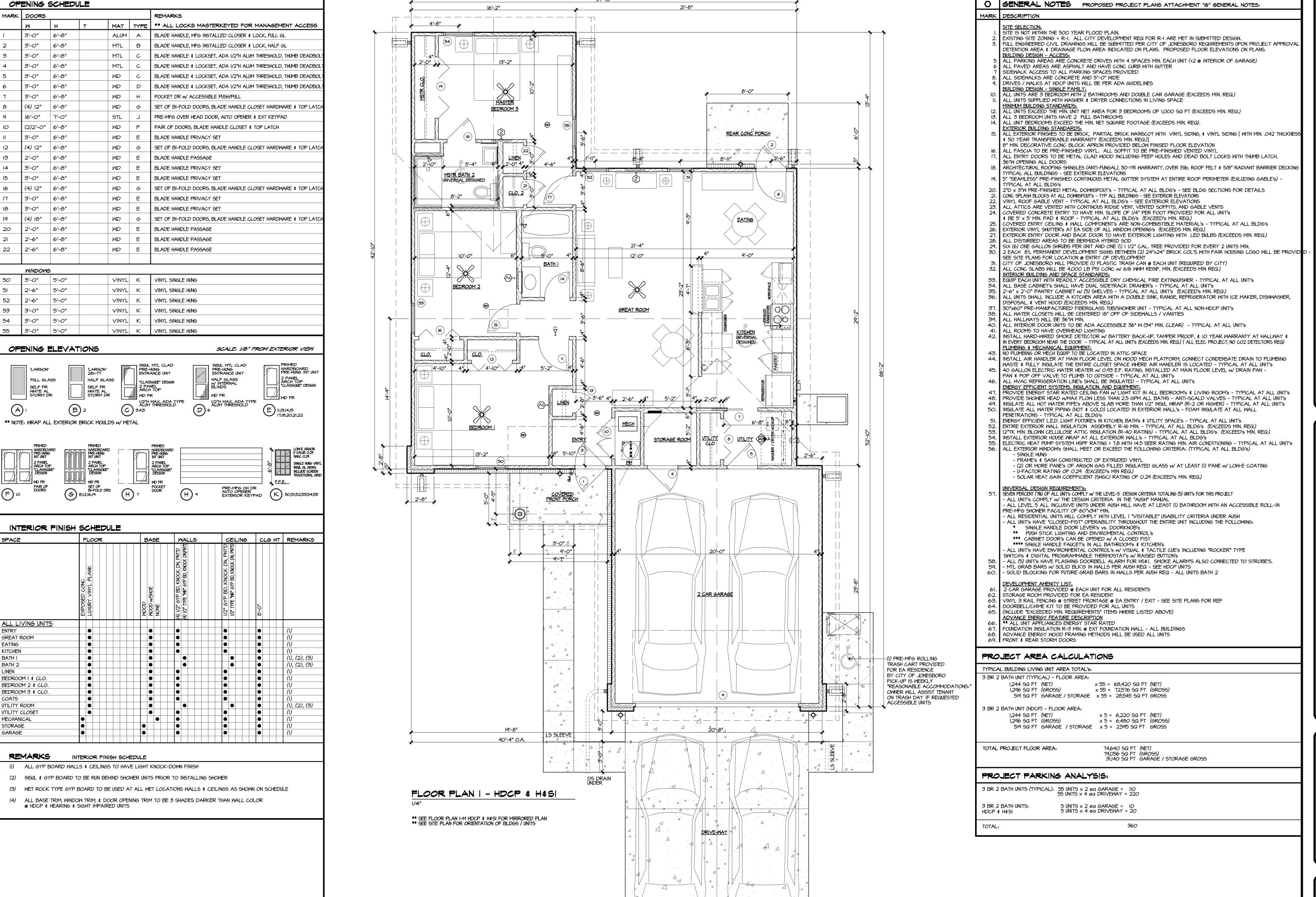
2:36pm

PLOT: 01/27/20

FILE: A3-83220-fp1.dnc

501 UNION JONESBORO, AR (870) 930-3813 TEL (870) 930-3820 FAX littlearch@sbcglobal.ne





18'-0" DRIVEWAY

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LITTLE & ASSOCIATES ARCHITECTS

S SINGLE FAM

COMM. NO.: 83220

DATE: 01/15/2020

11:09am

PLOT: 02/06/19

FILE: A5-77118-fol-HDCP.

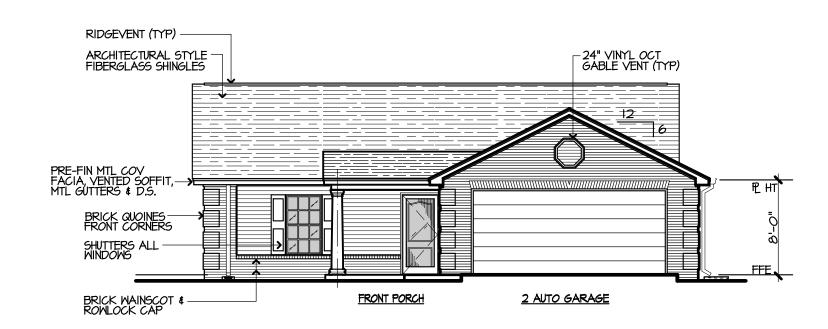
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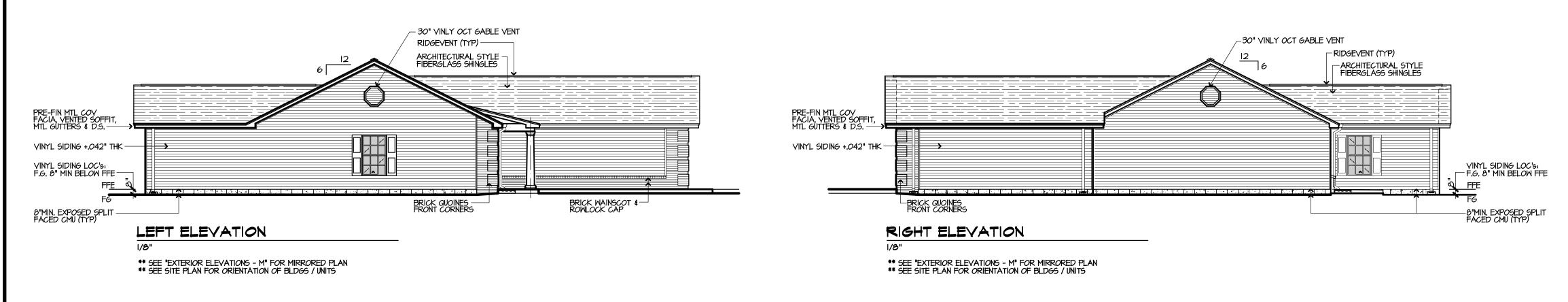
FRONT ELEVATION (ENLARGED)

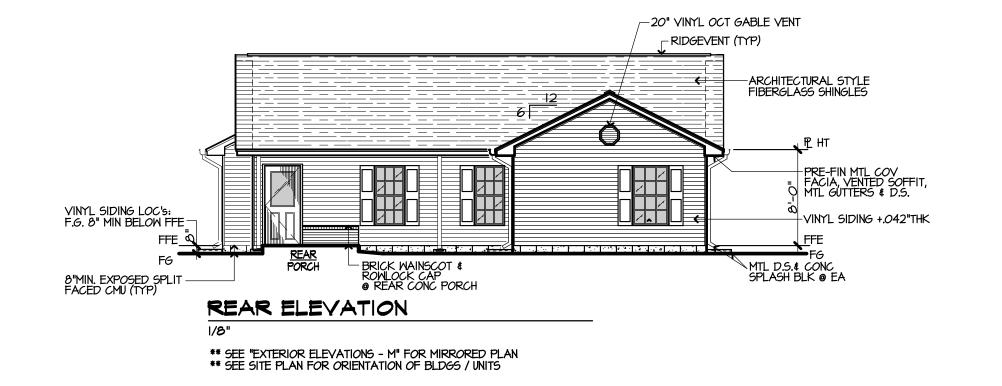
** SEE "EXTERIOR ELEVATIONS - M" FOR MIRRORED PLAN ** SEE SITE PLAN FOR ORIENTATION OF BLDGS / UNITS



FRONT ELEVATION (TYP)

** SEE "EXTERIOR ELEVATIONS - M" FOR MIRRORED PLAN ** SEE SITE PLAN FOR ORIENTATION OF BLDGS / UNITS





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RATING, INSTALLED AT MAIN FLOOR LEVEL W/ DRAIN PAN -PAN & POP OFF VALVE TO PLUMB TO OUTSIDE - TYPICAL AT ALL UNIT'S ALL HVAC REFRIGERATION LINE'S SHALL BE INSULATED - TYPICAL AT ALL UNIT'S ENERGY EFFICIENT SYSTEMS, INSULATION, AND EQUIPMENT: PROVIDE ENERGY STAR RATED CEILING FAN W/ LIGHT KIT IN ALL BEDROOM'S & LIVING ROOM'S - TYPICAL AT ALL UNIT'S PROVIDE SHOWER HEAD WMAX FLOW LESS THAN 2.5 GPM ALL BATHS - ANTI-SCALD VALVES - TYPICAL AT ALL UNIT'S INSULATE ALL HOT WATER PIPE'S ABOVE SLAB MORE THAN 1/2" INSUL WRAP (R-2 OR HIGHER) - TYPICAL AT ALL UNIT'S INSULATE ALL WATER PIPING (HOT & COLD) LOCATED IN EXTERIOR WALL'S - FOAM INSULATE AT ALL WALL PENETRATIONS - TYPICAL AT ALL BLDG's ENERGY EFFICIENT L.E.D. LIGHT FIXTURE'S IN KITCHEN, BATH'S & UTILITY SPACE'S - TYPICAL AT ALL UNIT'S ENTIRE EXTERIOR WALL INSULATION ASSEMBLY R-16 MIN. - TYPICAL AT ALL BLDG'S (EXCEEDS MIN. REQ.) 12"TK MIN. BLOWN CELLULOSE ATTIC INSULATION (R-40 RATING) - TYPICAL AT ALL BLDG'5 (EXCEED'5 MIN. REQ.) INSTALL EXTERIOR HOUSE WRAP AT ALL EXTERIOR WALL'S - TYPICAL AT ALL BLDG'S ELECTRIC HEAT PUMP SYSTEM HSPF RATING > 7.8 WITH 14.5 SEER RATING MIN. AIR CONDITIONING - TYPICAL AT ALL UNIT'S ALL EXTERIOR WINDOW'S SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: (TYPICAL AT ALL BLDG'S) - FRAME'S & SASH CONSTRUCTED OF EXTRUDED VINYL - (2) OR MORE PANE'S OF ARGON GAS FILLED INSULATED GLASS W/ AT LEAST (I) PANE W/ LOW-E COATING - U-FACTOR RATING OF 0.29 (EXCEED'S MIN REQ.) - SOLAR HEAT GAIN COEFFICIENT (SHGC) RATING OF 0.29 (EXCEED'S MIN. REQ.) INIVERSAL DESIGN REQUIREMENT'S: SEVEN PERCENT (196) OF ALL UNIT'S COMPLY W/ THE LEVEL-5 DESIGN CRITERIA TOTALING (5) UNIT'S FOR THIS PROJECT - ALL UNIT'S COMPLY W/ THE DESIGN CRITERIA IN THE "AUSH" MANUAL - ALL LEVEL 5 ALL INCLUSIVE UNITS UNDER AUSH WILL HAVE AT LEAST (I) BATHROOM WITH AN ACCESSIBLE ROLL-IN PRE-MFG SHOWER FACILITY OF 60"x34" MIN. - ALL RESIDENTIAL UNITS WILL COMPLY WITH LEVEL I "VISITABLE" USABILITY CRITERIA UNDER AUSH - ALL UNIT'S HAVE "CLOSED-FIST" OPERABILITY THROUGHOUT THE ENTIRE UNIT INCLUDING THE FOLLOWING: * SINGLE HANDLE DOOR LEVER'S VS. DOORKNOB'S ** PUSH STICK LIGHTING AND ENVIROMENTAL CONTROL'S *** CABINET DOOR'S CAN BE OPENED W/ A CLOSED FIST **** SINGLE HANDLE FAUCET'S IN ALL BATHROOM'S & KITCHEN'S ALL UNIT'S HAVE ENVIRONMENTAL CONTROL'S W/ VISUAL & TACTILE CUE'S INCLUDING "ROCKER" TYPE SWITCH'S & DIGITAL PROGRAMMABLE THERMOSTAT'S W/ RAISED BUTTON'S - ALL (5) UNIT'S HAVE FLASHING DOORBELL ALARM FOR HS&I. SMOKE ALARM'S ALSO CONNECTED TO STROBE'S. MTL GRAB BARS W/ SOLID BLK'G IN WALLS PER AUSH REQ - SEE HDCP UNITS - SOLID BLOCKING FOR FUTURE GRAB BARS IN WALLS PER AUSH REQ - ALL UNITS BATH 2 <u>DEVELOPMENT AMENITY LIST:</u> 2 CAR GARAGE PROVIDED @ EACH UNIT FOR ALL RESIDENTS STORAGE ROOM PROVIDED FOR EA RESIDENT VINYL 3 RAIL FENCING @ STREET FRONTAGE @ EA ENTRY / EXIT - SEE SITE PLANS FOR REF DOORBELL/CHIME KIT TO BE PROVIDED FOR ALL UNITS

PROJECT AREA CALCULATIONS

ADVANCE ENERGY FEATURE DESCRIPTION * ALL UNIT APPLIANCES ENERGY STAR RATED

TYPICAL BUILDING LIVING UNIT AREA TOTAL'S: 3 BR 2 BATH UNIT (TYPICAL) - FLOOR AREA: 1,244 SQ FT (NET)

69. FRONT & REAR STORM DOORS

 \times 55 = 68,420 SQ FT (NET) \times 55 = 72,576 SQ FT (GROSS) 1,296 SQ FT (GROSS) 519 SQ FT GARAGE / STORAGE x 55 = 28,545 SQ FT GROSS

(INCLUDE "EXCEEDED MIN. REQUIREMENTS" ITEMS WHERE LISTED ABOVE)

ADVANCE ENERGY WOOD FRAMING METHODS WILL BE USED ALL UNITS

FOUNDATION INSULATION R-3 MIN. @ EXT FOUNDATION WALL - ALL BUILDINGS

3 BR 2 BATH UNIT (HDCP) - FLOOR AREA: 1,244 SQ FT (NET)

x 5 = 6,220 SQ FT (NET)1,296 SQ FT (GROSS) x 5 = 6,480 SQ FT (GROSS)519 SQ FT GARAGE / STORAGE x 5 = 2,595 SQ FT GROSS

TOTAL PROJECT FLOOR AREA:

EXTERIOR BUILDING STANDARDS

MARK

EXTERIOR BRICK FINISH ALL FRONT ELEVATIONS, WRAPPING 32" AROUND EA SIDE MIN. BRICK WAINSCOT AND ROWLOCK CAP @ ALL TRAFFIC AREAS PER PLAN

74,640 SQ FT (NET)

79,056 SQ FT (GROSS)

VINYL SIDING .042" THICKNESS MIN. with 50 YEAR TRANSFERABLE WARRANTY

EBS3 FASCIA TO BE PRE-FIN VINYL & PRE-FIN VENTED SOFFIT

EBS4 ENTRY DOORS SHALL BE INSULATED METAL CLAD WOOD (PANELED) EBS5 I ENTRY DOORS SHALL INCLUDE PEEPHOLES, DEAD BOLT LOCKS W/ INTERIOR THUMB STYLE LATCH, 36" WIDTH (NO SLIDING GLASS DOORS THIS PROJECT - PROHIBITED)

EBS6 ROOFING SHALL BE ARCHITECTURAL STYLE ANTI-FUNGAL SEAL TAB SHINGLES OVER 1516 FELT & 5/8" RADIANT BARRIER DECKING 30 YEAR WARRANTY MIN.

GUTTERS SHALL BE 5" MIN. PRE-FIN METAL EBS7 EBS9 DOWNSPOUTS SHALL BE 2"X3" MIN. PRE-FIN METAL

EBSIO CONCRETE SPLASHBLOCKS TO BE INSTALLED @ ALL DOWNSPOUTS (TYP) GABLE VENTS WILL BE VINYL - SEE PLAN FOR SIZE

ALL ATTICS VENTILATED - VENTED SOFFITS, RIDGEVENTS, & ACTIVE GABLE VENTS THIS PROJECT EBSI2 ENTRANCES HAVE MIN ROOF COVERING OF 5'W

EBSI4 ENTRY PADS 5'x5' MIN. with 1/4" SLOPE PER FOOT MAX. EBSI5 EXTERIOR SHUTTERS REQUIRED ALL WINDOWS

EBSI6 | EXTERIOR PORCH & PATIO COMPONENTS MADE OF NON-COMBUSTIBLE MATERIALS

EBSI7 EXTERIOR LIGHTING PROVIDED @ ALL ENTRY DOORS ALL ABOVE GROUND CONCRETE SHALL BE 3,500 PSI MIN. with 6x6xWI.4xWI.4 WWR MIN.

.ITTLE & ASSOCIATES ARCHITECTS

501 UNION

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