



Regional Developer of Affordable Housing

HomeStretch is a regional nonprofit developer of affordable housing serving the Grand Traverse Area of Northern Michigan since 1996. It is governed by a Board of Directors and is a Community Housing Development Organization (CHDO) as designated by the State of Michigan. HomeStretch has Rental and Home Ownership programs serving the residents at or below 80% of the Area Median Income (AMI).

HomeStretch is a General Contractor for cost and quality control of all units developed, which are 5 Star energy efficient or better to enhance affordable living costs. The key employees for Homestretch are its Executive Director, Jonathan Stimson and Accounting Manager, Melissa Begley. Both have worked in the construction management industry for over 25 years.

The following list outlines HomeStretch's past projects including the year developed, the number of units per project, the type of either Rental or Ownership, and the total investment of both public (MSHDA) and private funds. All Rentals are owned and managed by HomeStretch except for Keystone Village, which has its own management company per supportive housing guidelines for compliance.

Center Road Duplex	1999	2	Rental	\$156,200
Small Town ADR	2001	4	Ownership	\$422,000
Bay Oaks	2002	8	Rental	\$660,800
Cross-Town I & II	2003	10	Ownership	\$1,362,500
Carlisle Road	2004	5	Ownership	\$739,000
Midtown Centre	2004	8	Ownership	\$1,160,200
Kensington Park I	2005	8	Ownership	\$1,449,000
Kensington Park II	2006	8	Ownership	\$916,000
Ridgewood Townhouses	2007	4	Rental	\$538,500
Ridgewood Site Condos	2007	4	Ownership	\$693,440
Traditions	2009	4	Ownership	\$650,000
Keystone Village	2010	24	Rental	\$3,927,000
Main Street, Honor	2011	1	Ownership	\$448,500
CLT Rehab/Resale	2012-14	6	Ownership	\$392,697
Depot Neighborhood I	2016-17	8	Ownership	\$1,880,926
Depot Neighborhood II	2018	8	Ownership	\$1,746,488
Total Completed		112		\$17,143,251

Current Projects from 2019 to present:

Oakwood Townhomes – 1.34M 6-unit multifamily rental
Honor Village Apartments – 1.48M 8-unit multifamily rental
Fern Street Condos – 435K Condominium for sale duplex units
Carver Apartments – 2.12M 10-unit multifamily rental
Marek Apartments – 1.84M 10-unit multifamily rental

For additional, more detailed information on HomeStretch and its qualifications, please see our Core Capacities Summary.

Identify Capacity of Homestretch

\$19,963,325



Presentation Outline

- ALICE
- Housing North
- Market Study Demand
- Homestretch Demographics
- Vineyard View Apartments Financing
- Floor Plans and Elevation & Modular Construction
- SEEDS Youth Training

A.L.I.C.E.

Asset Limited, Income Constrained, Employed.

“A NEW WAY OF DEFINING AND UNDERSTANDING THE STRUGGLES OF HOUSEHOLDS THAT EARN ABOVE THE FEDERAL POVERTY LEVEL, BUT NOT ENOUGH TO AFFORD A BARE-BONES HOUSEHOLD BUDGET.” -

- 6 percent of Leelanau’s 9,139 households fall below the poverty line
- 37 percent of Leelanau County households are considered ALICE
- One factor that contributes to this is lack of affordable housing.
- Without more affordable housing, median income households will continue to leave the area.

Housing North

LEELANAU COUNTY NEEDS HOMES FOR OUR FUTURE



The 2019 Northwest Michigan Target Market Analysis studied the demand for housing through 2025 in communities throughout Northwest Michigan. Based on the potential for demand from current residents moving within the community, as well as people who would move here from outside the community, the study found that the market could support **668** additional housing units through 2025 in Leelanau County. Those new units could be newly-constructed homes or apartments, or they could be the repair and conversion of existing homes or buildings.

HOW MANY MORE RENTAL UNITS DO WE NEED IN LEELANAU COUNTY?



367

RENTALS NEEDED

Household Incomes

Up to \$26,000
\$28,000 - \$40,000
\$42,000 - \$60,000
\$64,000+

Affordable Rents

\$650 and less
\$700 - \$1000
\$1050 - \$1500
\$1600 +

Units

230
72
56
9

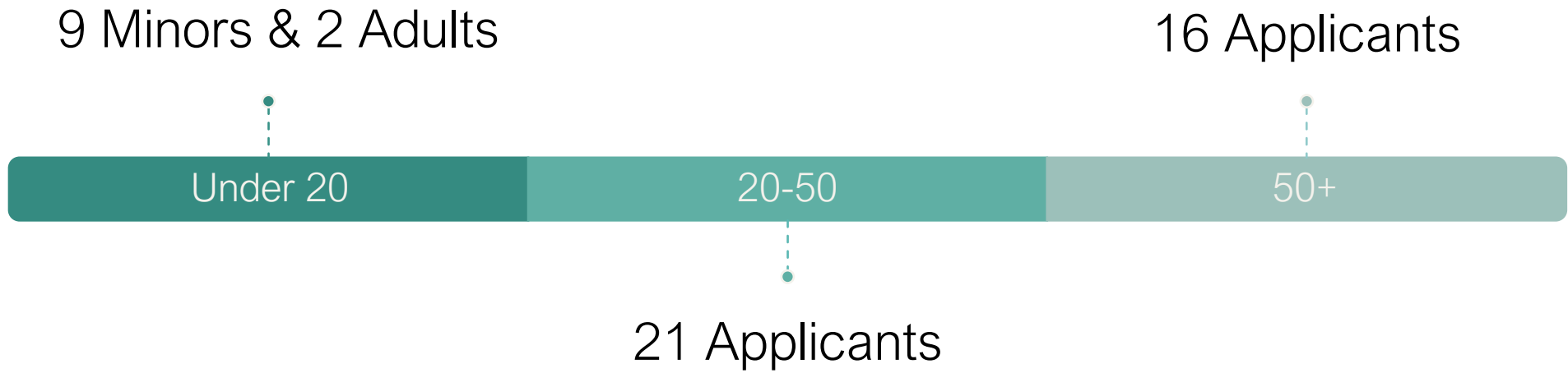
% of Potential Demand

63%
20%
15%
2%

Market Study Demand

Market Study – Suttons Bay, MI – July 28, 2021

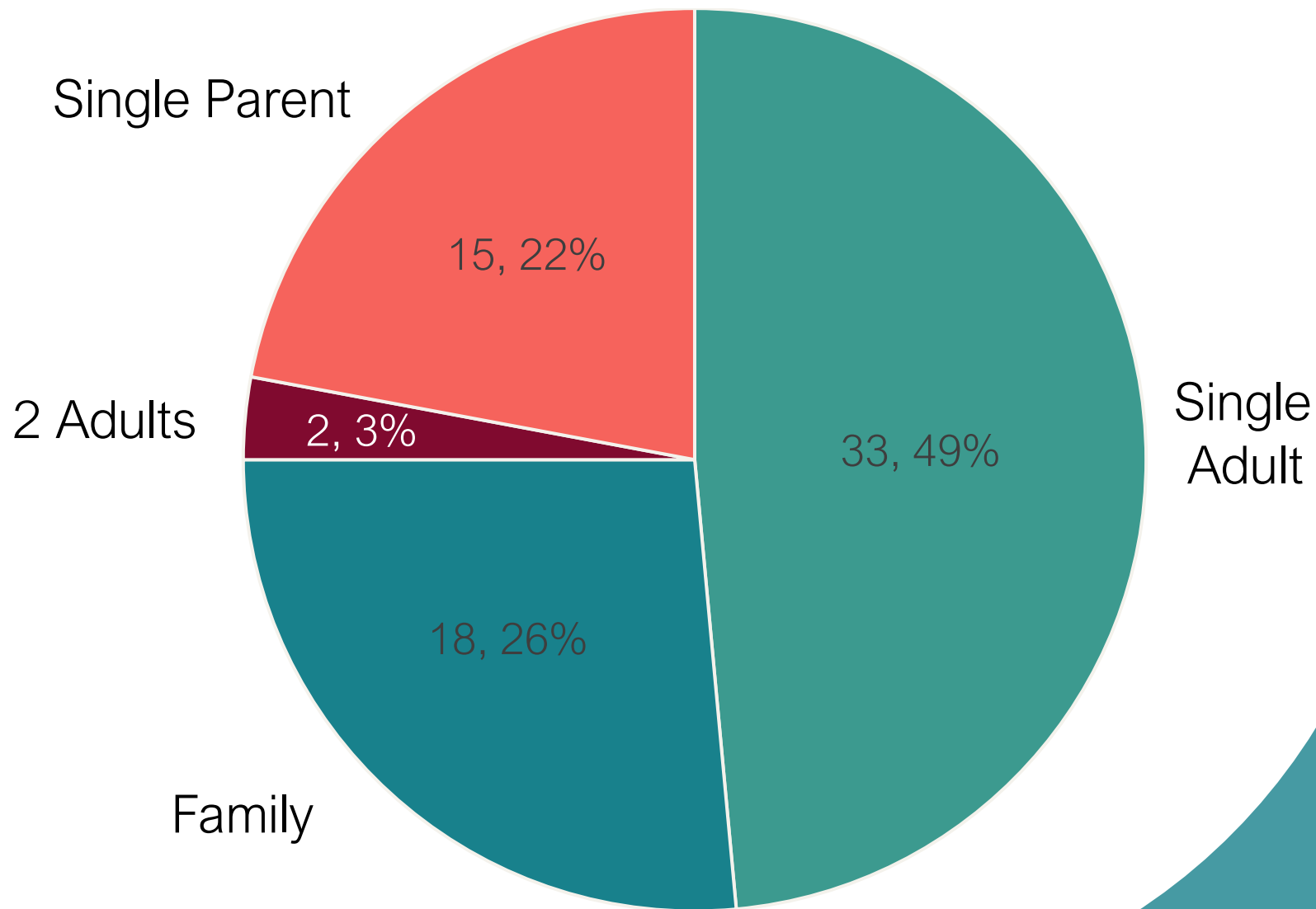
	<u>30% AMI</u>	<u>50% AMI</u>	<u>80% AMI</u>	<u>With Section 8 Subsidies</u>	<u>Total Affordable</u>
QUALIFIED-INCOME RANGE <i>(unduplicated)</i>					
Minimum Annual Income	\$18,274	\$30,446	\$32,571	\$0	\$18,274
Maximum Annual Income	\$24,630	\$41,050	\$65,680	\$65,680	\$65,680
DEMAND FROM NEW RENTER HOUSEHOLDS					
Projected 2024 Renter Households		918			
Annual Change in Renter Households, 2021-2024		-3			
Percent Qualified Renter Households	7.6%	18.1%	36.1%	75.0%	55.3%
Total Annual Demand From New Households	(0)	(1)	0	(3)	(2)
TOTAL DEMAND	20	49	158	244	208



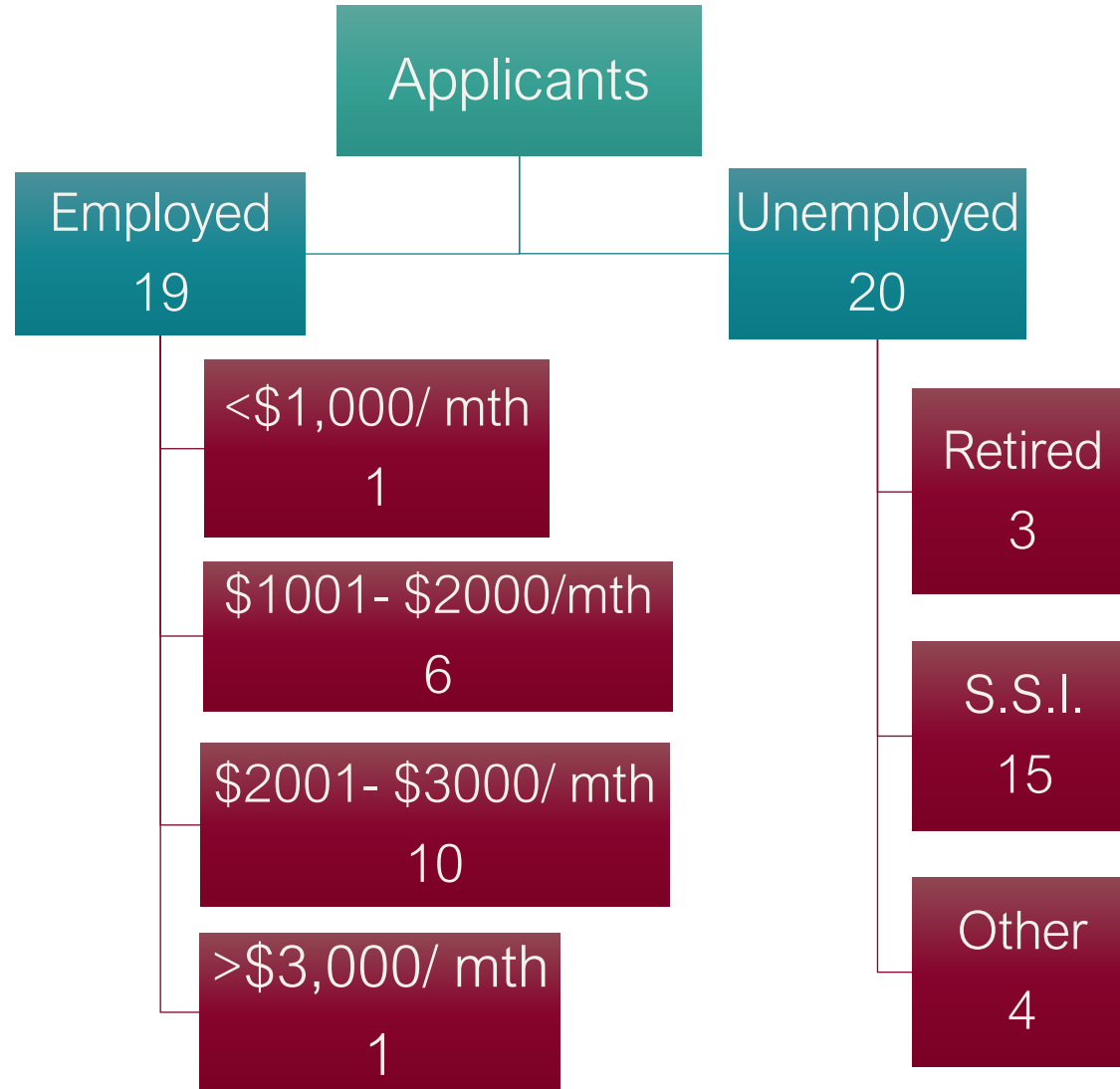
Applicant Ages

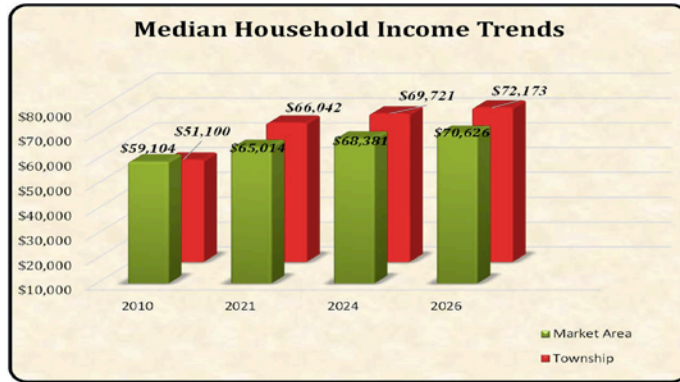
2020-2022

Homestretch Applicant Family Makeup



Applicant Income





Income-Qualified Households

The eligible income range for the subject proposal is \$18,274 to \$65,680 (in current dollars), based on household size, planned income targeting, and assuming no subsidies are in place. Based on income data from the American Housing Survey, approximately 55 percent of all renter households in the market area would qualify as residents of the development, while 36 percent of local owner-occupied households would qualify. Based on this data, finding eligible tenants for the subject proposals should not be a problem.

Table 6.13: Household Income by Tenure – PMA (2021)

	Total Households	Owner Households	Renter Households
Less than \$5,115	146	117	29
Percent of 2021 Households	1.8%	1.7%	2.4%
\$5,115 to \$10,229	98	67	30
Percent of 2021 Households	1.2%	1.0%	2.5%
\$10,230 to \$15,344	264	121	142
Percent of 2021 Households	3.1%	1.8%	11.7%
\$15,345 to \$20,459	281	170	110
Percent of 2021 Households	3.4%	2.5%	9.1%
\$20,460 to \$25,574	246	207	39
Percent of 2021 Households	3.1%	3.1%	3.2%
\$25,575 to \$35,804	769	515	254
Percent of 2021 Households	9.3%	7.6%	20.9%
\$35,805 to \$51,149	1,277	1,057	221
Percent of 2021 Households	16.0%	15.7%	18.2%
\$51,150 to \$76,724	1,535	1,324	211
Percent of 2021 Households	19.3%	19.6%	17.4%
\$76,725 to \$102,299	1,177	1,116	61
Percent of 2021 Households	15.1%	16.5%	5.0%
\$102,300 and Over	2,163	2,048	116
Percent of 2021 Households	27.7%	30.4%	9.5%

SOURCE: 2015-2019 American Community Survey, U.S. Census Bureau; BLS Consumer Price Index

MSHDA Required Eligibility is 51%:

55% of Market Area Households are Income eligible ranging between 30% AMI and 80% AMI

Identify the Project Vineyard View

4/9/2019

Map Print

Exhibit A

2017 ORTHO AERIAL MAPS

45-011-020-004-13



2017 Digital Orthophotographs
The original photographs displayed here were taken in the spring of 2017, before the leaves are out on the trees. The "best resolution" of these images is 0.5 feet per pixel.
Digital ortho photography consists of images processed by computer to remove the distortions caused by tilt of the aircraft and topographic relief in the landscape. These images are properly scaled and located in the state plane coordinate system (NAD83) thus giving them similar characteristics of a map.
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Leelanau County Land Bank Authority
Request for Proposals (RFP)
Redevelopment of property owned by the County of Leelanau Land Bank Authority (LBA)

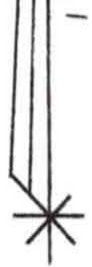
Leelanau County LBA is seeking proposals from Habitat for Humanity, and Traverse City Housing Commission, Homestretch and Leelanau REACH for property located at 525 N Marek Road, Suttons Bay MI 49682.

Background Information

The site is under the ownership of the Leelanau County Land Bank Authority (LCLBA), which is going to sell these properties. The property was foreclosed by the Leelanau County Treasurer and acquired through first right of refusal. The Land Bank Authority is looking for respondents to redevelop or re-utilize this property to create economic opportunity for the County of Leelanau and the region.

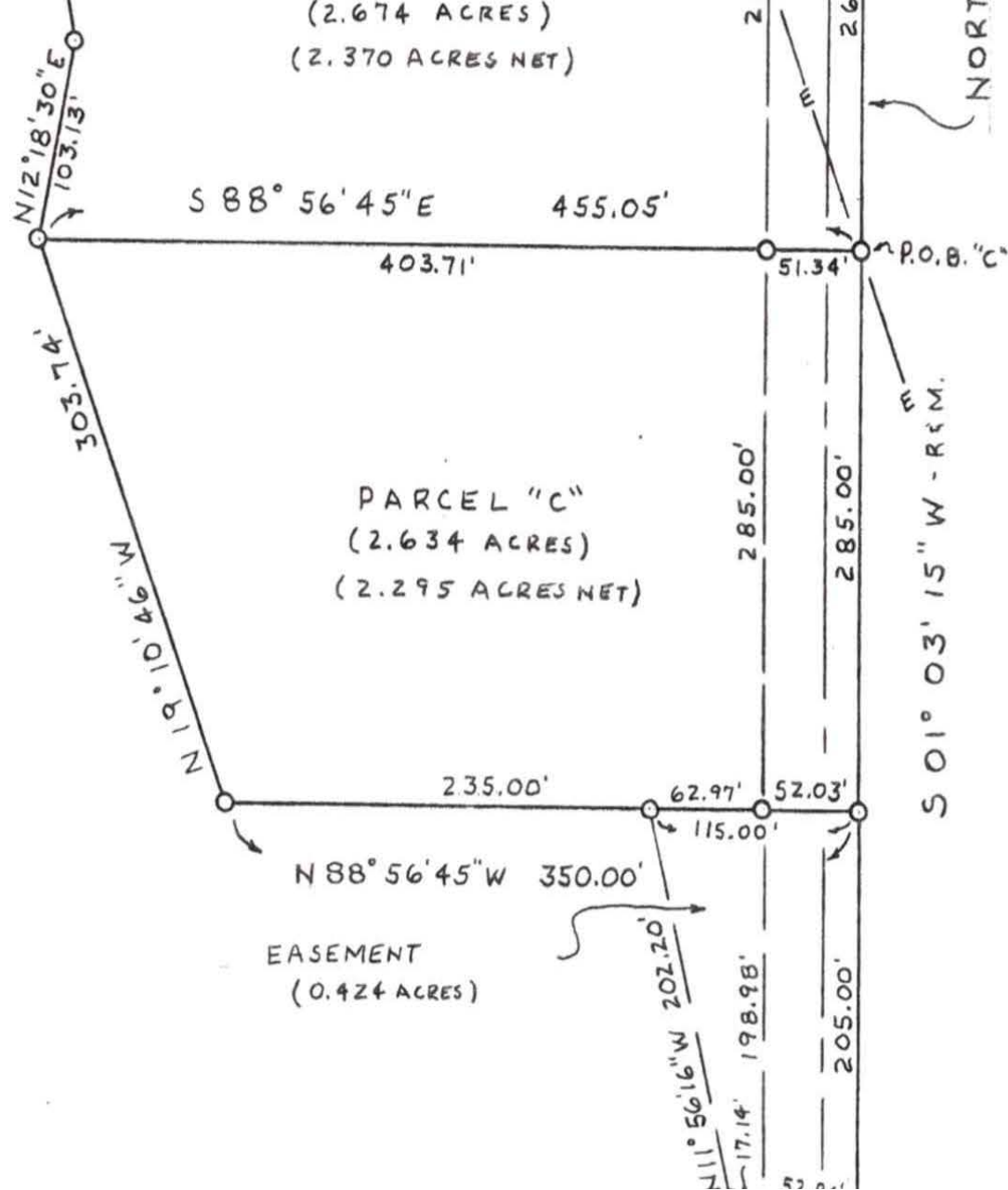
The site consists of an improved lot described as: PT NW 1/4 SEC 20 COM N 1/4 COR SD SEC TH S 01 DEG 03' W 1966 FT TO POB TH S 01 DEG 03' W 285 FT TH N 88 DEG 56' W 350 FT TH N 19 DEG 10' W 303.74 FT TH S 88 DEG 56' E 455.05 FT TO POB SEC 20 T30N R11W 2.63 A M/L

Estimated Land Value of \$60,000



LEGEND

- ⊙ = FD. 4" DIA. CONC. MONUMENT
- = FD. IRON STAKE
- = SET 1/2" REROD + CAP
- M. = MEASURED
- R. = RECORD
- P.O.B. = POINT OF BEGINNING



- INSTALL ALL SIDEWALKS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- INSTALL BARRIER-FREE SIDEWALK RAMPS WITH DETECTABLE WARNING PLATES AT ALL CROSSINGS AND ADA PARKING SPOTS, TYP.
- "NO PARKING FIRE LANE" SIGN, TYP.

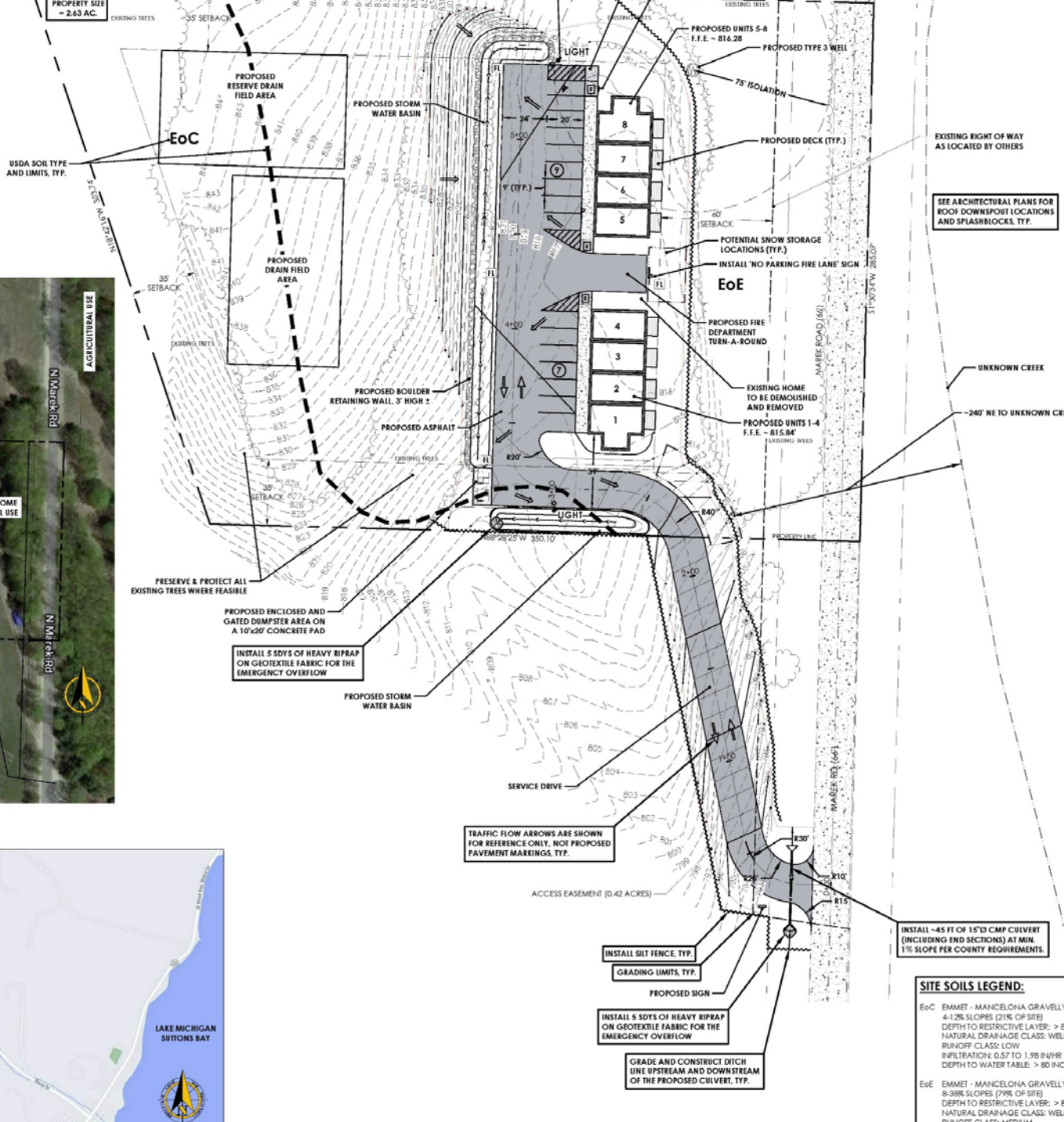
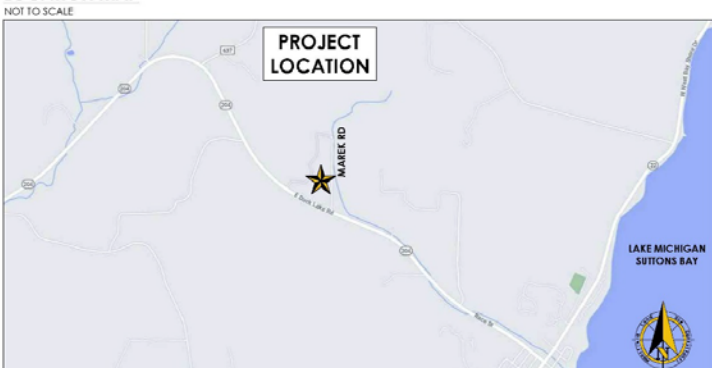
GENERAL CONSTRUCTION NOTES - GRADING:

- FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE EXCEPT AT BUILDING ENTRANCES AND CONCRETE APPROACH SLABS. THE GRADE ADJACENT TO THE BUILDING FOOTPRINT SHALL BE 6" BELOW THE FIRST FLOOR ELEVATION. AT BUILDING ENTRANCES AND CONCRETE APPROACH SLABS, THE GRADE SHOULD BE 3/4" BELOW THE FINISHED FLOOR ELEVATION.
- RESTORATION SHALL INCLUDE FURNISHING (OR SALVAGING) AND PLACING TOPSOIL AND SEEDING, MATCHING TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULCH BLANKET IS REQUIRED WHERE SLOPES ARE 3:1 OR GREATER.
- THE FINAL GRADES ADJACENT TO ALL SIDEWALK APRONS SHALL MATCH THE TOP OF CONCRETE WITH NO STEP DOWN.
- THE CONSTRUCTED HMA, CONCRETE SIDEWALKS AND SIDEWALK RAMPS SHALL MEET A.D.A. GUIDELINES FOR MAXIMUM SLOPE, ETC.

VICINITY MAP



LOCATION MAP



Architecture:
 Traverse Architecture Group
 Meghan Frederick, Project Architect
 830 Cottageview Drive, Suite 201
 Traverse City, MI 49684
meghan@traversearch.com
 (231) 631-3380

PROJECT DATA

Parcel Location: 525 North Marek Road

Parcel ID: 45-11-011-020-004-13

Parcel Size: 2.63 Acres

Legal Description: PT NW 1/4 SEC 20 COM N 1/4 COR SD SEC TH S 01 DEG 03' W 1966 FT TO POB TH S 01 DEG 03' W 285 FT N 88 DEG 56' W 350 FT TH N 19 DEG 10' W 303.74 FT TH S 88 DEG 56' E 45.05 FT TO POB SEC 20 T30N R11W

Parcel Zoning: Agricultural

Master Planned: Working Lands

Existing Use: Single-Family Residential

Proposed Use: Vineyard View Apartments. The project consists of two (2), two-story townhouse style quad-plex multi-family residential structures for a total of eight (8) units. Two end units include a main floor master suite to meet accessible requirements. The project includes sidewalks, exterior lighting, an enclosed dumpster area, landscaping and 17 parking spaces.

Building Setbacks: Front: 60 feet (per special use requirement)
 Side: 35 feet
 Rear: 35 feet

Building Height: 2 story, 26 feet 6 inches to the top of roof (30 feet max height allowed)

Lot Coverage: 18% lot coverage proposed (25% maximum lot coverage allowed)

Dwelling Unit: 960sf to 1,200sf proposed (600sf minimum required)

Off Street Parking: 16 total parking spaces provided / 8 units (2 parking spaces per unit required)

GENERAL CONSTRUCTION NOTES - S.E.S.C.:

- SILT FENCE SHALL BE INSTALLED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION UNTIL PERMANENT VEGETATION IS ESTABLISHED AND THE SITE IS STABILIZED. THE CONTRACTOR MUST REMOVE THE SILT FENCE UPON COMPLETION.
- ALL STUMPS AND UNDERGROUND ORGANIC MATERIAL SHALL BE COMPLETELY REMOVED WITH AN EXCAVATOR AND HAULED OFF THE SITE. NOTHING SHALL BE BURIED ON SITE.
- THE CONTRACTOR WILL OBTAIN A RIGHT-OF-WAY PERMIT(S) FROM THE COUNTY FOR ACCESS ONTO MAREK RD AND MDOT FOR M-204. IF REQUIRED, ANY TEMPORARY CONSTRUCTION ACCESS DRIVES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ANY REQUIRED STOCKPILES SHALL BE LOCATED INTERNALLY, AWAY FROM EXISTING WETLANDS AND/OR WATER COURSES. DORMANT STOCKPILES SHALL BE SEEDED TO PREVENT SEDIMENTATION AND AIRBORNE EROSION.
- STORM WATER SHALL BE CONTROLLED ON-SITE DURING THE CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE APPROVED S.E.S.C. PERMIT FROM THE COUNTY, AND ANY SPECIAL CONDITIONS.
- SLOPES 3:1 OR STEEPER SHALL BE RESTORED WITH MULCH BLANKET.
- THE CONTRACTOR SHALL USE WATER OR DUST PALLIATIVE TO CONTROL DUST ON AND ADJACENT TO THE PROJECT SITE.
- CONSTRUCTION TRAILER PLACEMENT, YARD SITE AND SITE ACCESS SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER AND CONTRACTOR(S).

SITE SOILS LEGEND:

EoC EMMET - MANCELONA GRAVELLY SANDY LOAMS, 4:1-2% SLOPES (21% OF SITE)
 DEPTH TO RESTRICTIVE LAYER: > 80 INCHES
 NATURAL DRAINAGE CLASS: WELL DRAINED
 RUNOFF CLASS: LOW
 INFILTRATION: 0.57 TO 1.98 IN/HR
 DEPTH TO WATER TABLE: > 80 INCHES

EoE EMMET - MANCELONA GRAVELLY SANDY LOAMS, 8-35% SLOPES (79% OF SITE)
 DEPTH TO RESTRICTIVE LAYER: > 80 INCHES
 NATURAL DRAINAGE CLASS: WELL DRAINED
 RUNOFF CLASS: MEDIUM



NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only and were provided by others. Manifested Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

DATE	01/11/24
DRAWN	DB
CHECKED	DB
DATE	01/11/24
APPROVED	DB
DATE	01/11/24
PROJECT	Vineyard View Apartments
CLIENT	Traverse Architecture Group
LOCATION	525 North Marek Road
SCALE	AS SHOWN
PROJECT NO.	24-001
DATE	01/11/24
BY	DB
CHECKED	DB
DATE	01/11/24
APPROVED	DB
DATE	01/11/24

Capital Subsidies vs. Perm. Debt

• \$1,332,145	Capital to be raised	70%
• \$410,951	Permanent Debt	30%
• \$1,743,096	Total	100%

9:38 AM
02/28/22
Accrual Basis

HomeStretch Nonprofit Housing Corporation

Vineyard View Donations to Date

All Transactions

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Deposit	06/25/2021		Paypal	Glenn Ford	50.00
Deposit	06/25/2021		Paypal	Peter Ostowski	250.00
Deposit	07/15/2021	0071757	JP Morgan Charitable Giving Fund	Ralph Reahard and Stanley Reahard from Bud & Be	10,000.00
Deposit	07/29/2021	101	James Richardson	Deposit	1,000.00
Deposit	07/29/2021	5964	Strietman	Deposit	50,000.00
Deposit	07/30/2021	5078	Private Foundation	Deposit	250,000.00
Deposit	08/10/2021			Jennifer Keller via Paypal	5,000.00
Deposit	12/16/2021	19488	Joan Fisher Woods	Deposit	1,000.00
A/R	07/23/2021		Elmore		100,000.00
					<u>417,300.00</u>
					<u>417,300.00</u>
					<u><u>417,300.00</u></u>

Conventional Vs LIHTC Comparison

Developer Overhead and Fee

Maximum	243,942		12,500	100,000
7.5%	of Acquisition/Project Reserves	Override	5% Attribution Test	
15%	of All Other Development Costs	100,000	met	

Developer Overhead and Fee

Maximum	325,113		32,511	325,113
7.5%	of Acquisition/Project Reserves	Override	5% Attribution Test	
15%	of All Other Development Costs		met	

Total Development Cost

217,887 [▲] 1,743,096

Total Development Cost

262,067 2,620,670

TOTAL DEVELOPMENT SOURCES

% of TDC

MSHDA Permanent Mortgage	23.58%	51,369	410,951
Conventional/Other Mortgage	0.00%	0	0
Equity Contribution from Tax Credit Syndication	0.00%	0	0
MSHDA NSP Funds	0.00%	0	
MSHDA HOME or Housing Trust Funds	0.00%	0	
Other MSHDA MOD	11.47%	25,000	200,000
AHP Grant	22.95%	50,000	400,000
Income from Operations	0.00%	0	
Other Equity Homestretch	2.44%	5,313	42,500
Transferred Reserves:	0.00%	0	
Other: LCN, private capital	23.94%	52,163	417,300
Other: Leelanau County ARP	15.62%	34,043	272,345
Deferred Developer Fee	0.00%	0	
Total Permanent Sources			1,743,096

TOTAL DEVELOPMENT SOURCES

% of TDC

MSHDA Permanent Mortgage	23.02%	60,315	603,149
Conventional/Other Mortgage	0.00%	0	0
Equity Contribution from Tax Credit Syndication	28.73%	75,281	752,806
MSHDA NSP Funds	0.00%	0	
MSHDA HOME	4.60%	12,063 [▲]	120,630
Mortgage Resource Funds	0.00%	0	
MSHDA Housing Trust Funds or TCAP	0.00%	0	
Local HOME	0.00%	0	
Income from Operations	0.00%	0	0
Other Equity NMCAA Neighborworks	3.82%	10,000	100,000
Transferred Reserves:	0.00%	0	0
Other: Rotary Charities (pending/June) (Sp Loa	22.36%	58,594	585,938
Other: GT Land Bank and Homestretch	6.87%	18,000	180,000
Deferred Developer Fee	1.53%	4,000	40,000 [▲]
Total Permanent Sources			2,382,523

Sources Equal Uses?

Surplus/(Gap) **Balanced** 0

Sources Equal Uses?

Surplus/(Gap) **Gap** (238,147) [▲]

Total Development Cost:

- \$410,951 Permanent Financing – Independent Bank
- \$200,000 MSHDA MOD
- \$400,000 FHLBI Affordable Housing Program Grant
- \$411,300 Banked Capital Subsidy Donation Private local Donations/Investment
- **\$272,345** Outstanding Fundraising Needed as of 2/25/2022
- \$42,500 Homestretch Equity

- **\$1,743,096** Total Development Cost or **\$217,877** per unit.

Use of Funds:

Land	1,500
Construction	1,362,000
Professional Fees	34,000
Insurance, Legal, Bank fees	40,495
Market & Env. Study, Const Contingency	138,759
Rent up allowance, Compliance	16,726
Operating & Replacement Reserves	36,116
Developer Fee	<u>100,000</u> could be \$243,000
Total	\$1,743,096

Entitlements:

Approved Site Plan and PUD
Zoning July 5, 2021

Approved PILOT at 6% July 14, 2021

Approved Well and Septic Permit
July 13, 2020

Site Control – Warranty Deed with
Affordable 20 Year Restriction



HIGHPERFORMANCE
BUILDING SYSTEMS
FOR CHAIN &
COMMERCIAL
CONSTRUCTION



COMPLETE SHELLS. FRACTION OF THE TIME.

PorterSIPs (Structural Insulated Panels) can be a single source provider of ready-to-assemble packages. These turnkey solutions can vary in scope and include not just the SIPs, but additional features such as truss packages and installation. Improve your critical path with a complete PorterSIPs envelope.



PORTERSIPS DIFFERENCE

Fast Construction

- Earlier occupancy
- Combined structure & insulation
- Precision CNC manufactured panels
- Up to 300% faster shell construction
- Improves prototypical efficiencies
- Reduces structural supports
- Up to 24' clear spans

Cost Saving

- Reduces operating costs
- Energy efficient
- Improves critical path timeline
- Eliminates construction trades
- Factory provided installation
- Single source building envelope
- Requires less structural support
- Shell project management provided

Environmentally Friendly

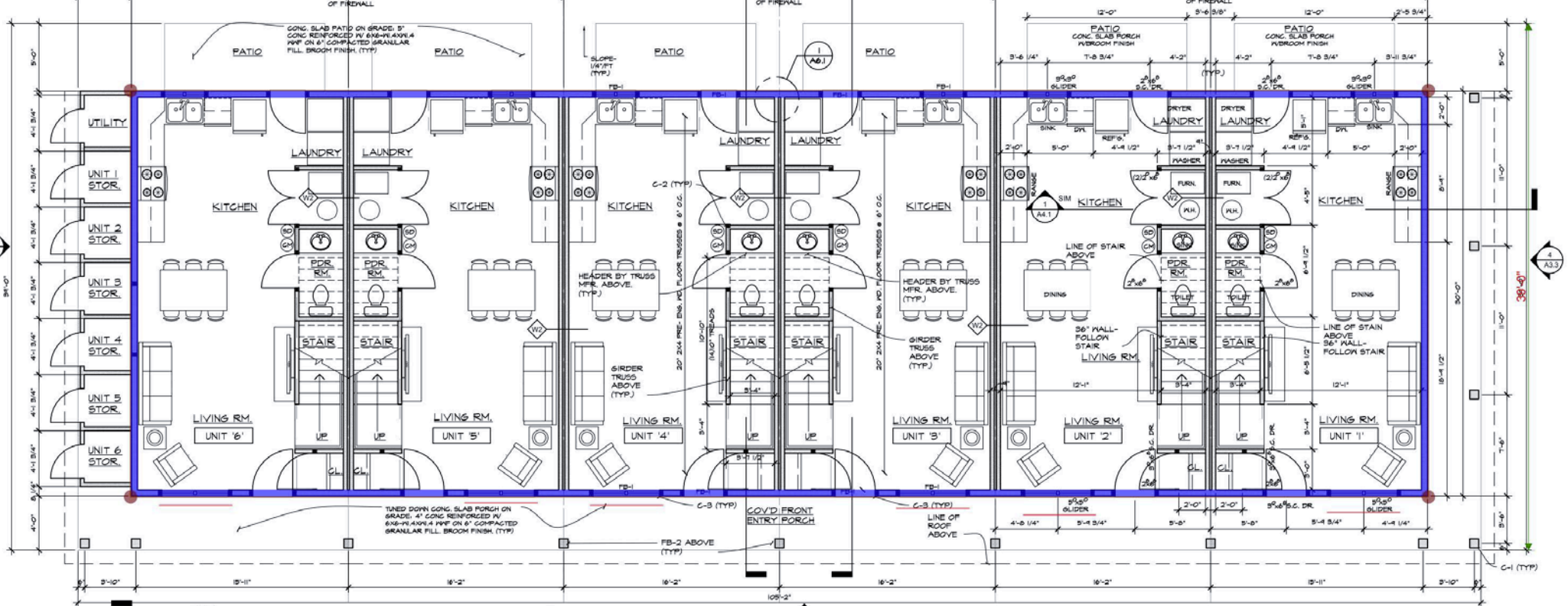
- Contributes to LEED certification
- No SIPs job site waste
- Reduces landfill costs
- Exceeds code requirements
- Airtight construction
- Superior R-values
- Reduces HVAC size requirements
- Improves HERS rating*
- Fewer steps for energy requirements



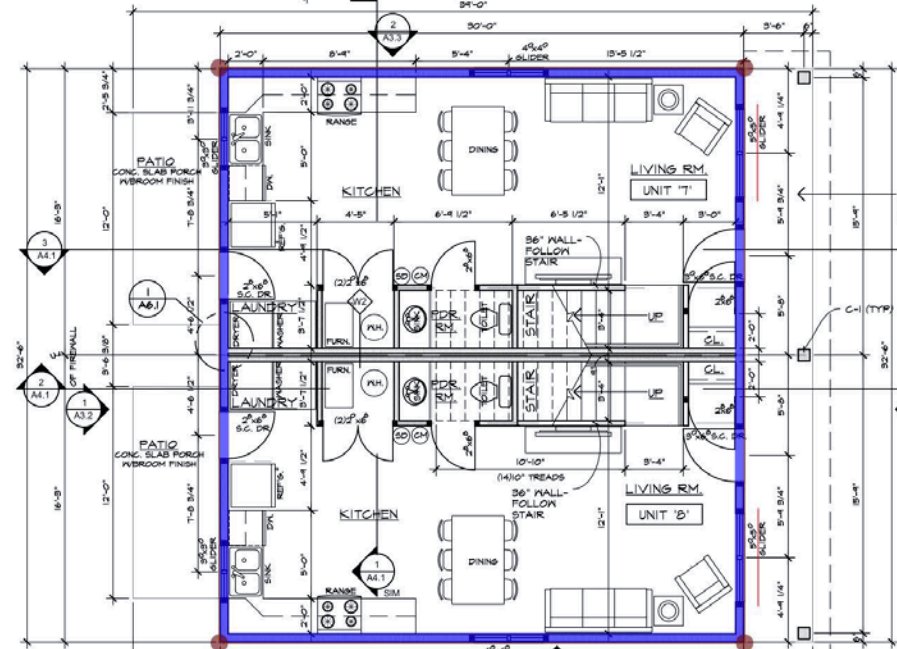
FIRST FLOOR PLAN

HONOR VILLAGE
APARTMENTS
S.W. CORNER OF MAIN STREET & HENRY ST.
& STAGY ALLEY
VILLAGE OF HONOR MI
BENZIE COUNTY, MICHIGAN

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input checked="" type="checkbox"/>	CONSTRUCTION
DRAWING HISTORY:	
DATE:	DESCRIPTION:
09/16/23	ISSUED FOR BID
09/16/23	ISSUED FOR PERMIT CONSTRUCTION
DRAWN BY: MB	
CHECKED BY: DLS	
DATE: 10/04/20	
JOB NUMBER: 1650	
SHEET #	



FIRST FLOOR PLAN - UNITS 1-6
Scale: 1/4" = 1'-0"



UNIT SQUARE FOOTAGE ANALYSIS(S/H-D)
 FIRST FLOOR 466 SQ. FT.
 SECOND FLOOR 466 SQ. FT.
 UNIT TOTAL 932 SQ. FT.

INSET WINDOW FRAMING NOTE:
 ALL WINDOW ROUGH OPENINGS TO BE 3" BIGGER TO ACCOMMODATE 2 X 4 PERIMETER BUCK FLUSH TO THE INTERIOR SIDE OF WALL.

FLOOR BEAM/HEADER LEGEND
 FB-1: (3) 2 X 6
 FB-2: 5 1/4" X 1 1/4" LVL HDR.

HEADER BEAM NOTES:
 ALL EXTERIOR WALL HEADERS TO BE (3) 2X6 HOR. UNO. ALL INTERIOR WALL HEADERS TO BE (2) 2X6 UNO.

COLUMN/POST LEGEND
 C-1: 8X8 POST-TENSION
 C-2: 2-2X4 POST & ALL INT. DOOR JAMBES (TYP)
 C-3: 2-2X6 POST & ALL EXT. WINDOW AND DOOR JAMBES (TYP)

BRACED WALL NOTES:
 - ALL EXTERIOR WALLS TO BE CONSTRUCTED BY 7/16" MIN. STRUCTURAL HOOD BREATHING BY 8X8 WALLS @ O.C. & EDGES @ 12" O.C. & FIELD EXCEPT WITHIN 4'-0" OF CONCRETE FRAME EDGE HALING SHALL BE 3" O.C.
 - PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

GENERAL NOTES
 1. EXTERIOR DIMENSIONS TO FACE OF 2 X 6 EXTERIOR FRAMED WALL. FINISH EQUALS FACE OF CONG. FOUNDATION BELOW.
 2. PLAN NOTES AND DIMENSIONS TYPICAL OF ALL UNITS UNO.
 3. ALL INTERIOR WALLS TO BE TYPE VI UNO.

FLOOR PLAN LEGEND
 --- NEW METAL STUD / GYP BOARD PARTITION PER SCHEDULE
 === WALL, PARTITION, CEILING, ETC. ABOVE
 --- FURNITURE, FIXTURES, EQUIPMENT, ETC. FURNISHED BY OWNER. COORDINATE INSTALLATION, BLOCKING AND OTHER REQUIREMENTS W/ EQUIPMENT SUPPLIER.
 [] AREA OF WORK

- (36) WINDOW & DOOR SAFETY GLAZING REQUIRED & ALL SLIDING DOORS, GLASS DOORS, WINDOWS & STAIRS AND WINDOWS WITHIN 2' OF ALL OPENINGS & WINDOWS LESS THAN 36" A.P.F. WITHIN 5'-0" ARG. OF STAIRS.
- (60) SMOKE DETECTORS INSTALLED PER CODE, IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN VICINITY OF BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS.
- (64) CARBON MONOXIDE DETECTORS INSTALLED PER CODE, OUTSIDE EACH SEPARATE SLEEPING AREA IN VICINITY OF BEDROOMS.

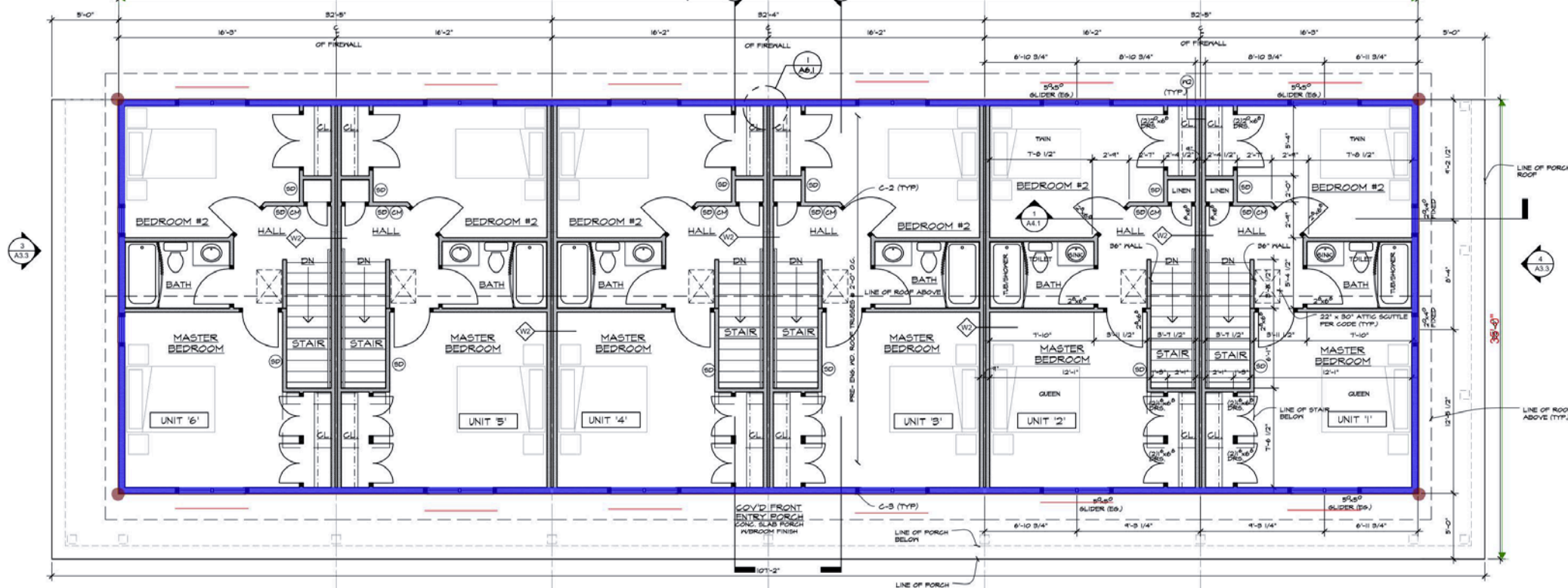
6.625 SIP wall
 Corners
 2979.9 SQ FT
 8.0



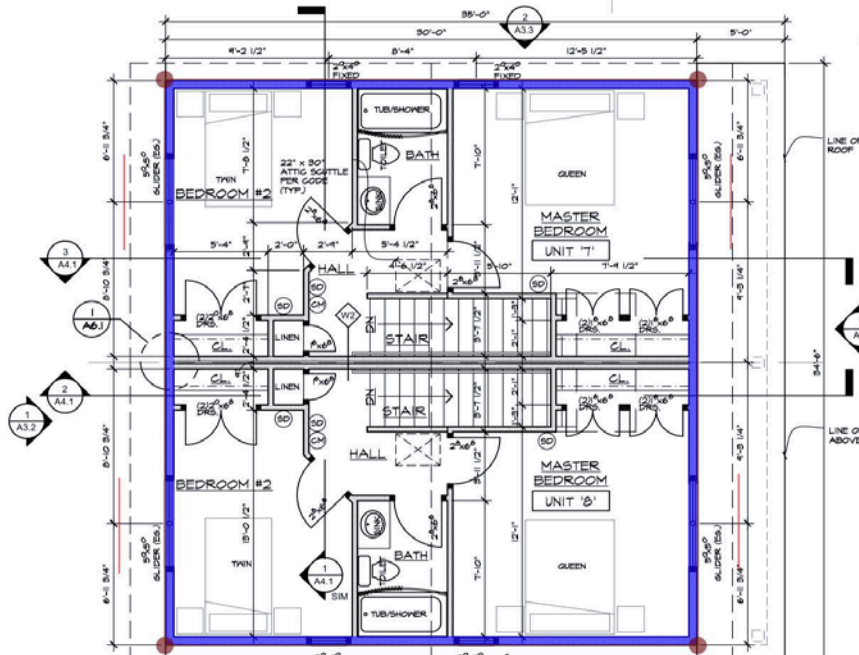
SECOND FLOOR PLAN

HONOR VILLAGE
 APARTMENTS
 S.W. CORNER OF MAIN STREET & HENRY ST.
 & STACEY ALLEY
 VILLAGE OF HONOR, MI
 BENZIE COUNTY, MICHIGAN

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input checked="" type="checkbox"/>	CONSTRUCTION
DRAWING HISTORY:	
DATE:	DESCRIPTION:
03.21.20	ISSUED FOR BID
03.18.20	ISSUED FOR PERMIT CONSTRUCTION
DRAWN BY: MEF	
CHECKED BY: DLS	
DATE: 10/04/20	
JOB NUMBER: 1150	
SHEET #	



SECOND FLOOR PLAN - UNITS 1-6
 Scale: 1/4" = 1'-0"



UNIT SQUARE FOOTAGE ANALYSIS (#1-D)

FIRST FLOOR	486 SQ. FT.
SECOND FLOOR	468 SQ. FT.
UNIT TOTAL	954 SQ. FT.

INSET WINDOW FRAMING NOTE:
 ALL WINDOW ROUGH OPENINGS TO BE 3" BIGGER TO ACCOMMODATE 2" x 4" PERIMETER BUCK FLUSH TO THE INTERIOR SIDE OF WALL.

FLOOR BEAM/HEADER LEGEND:
 FB-1: (3) 2" x 8"
 FB-2: 5 1/4" x 4 1/4" LVL HDR.

HEADER BEAM NOTES:
 ALL EXTERIOR WALL HEADERS TO BE (3) 2x8 HDR. UNO.
 ALL INTERIOR WALL HEADERS TO BE (2) 2x8 UNO.

COLUMN/POST LEGEND:
 C-1: 8x8 POST-FRIM ZDF
 C-2: 2-2x4 POST # ALL INT. DOOR JAMBES (TYP)
 C-3: 2-2x6 POST # ALL EXT. WINDOW AND DOOR JAMBES (TYP)

BRACED WALL NOTES:
 - ALL EXTERIOR WALLS TO BE CONSTRUCTED W/ 7/16" MIN. STRUCTURAL PWOOD SHEATHING W/ 6d NAILS 6" O.C. # EDGES # 12" O.C. # FIELD EXCEPT WITHIN 4'-0" OF CORNERS WHERE EDGES NAILS SHALL BE 3" O.C.
 - PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

GENERAL NOTES:

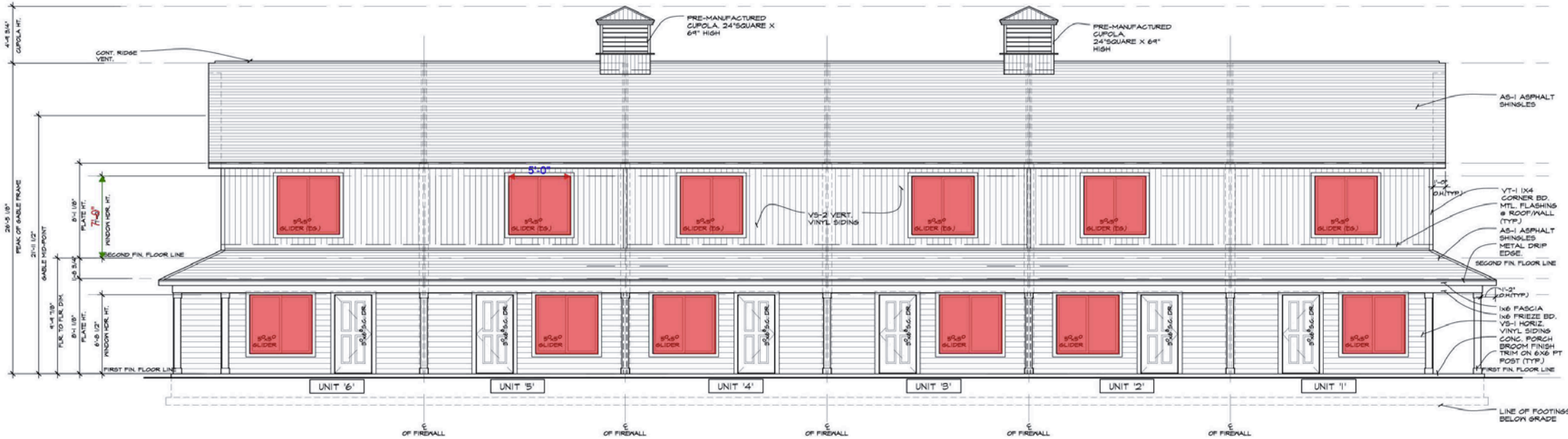
- EXTERIOR DIMENSIONS TO FACE OF 3 X 6 EXTERIOR FRAMED WALL FINISH EQUALS FACE OF CONC. FOUNDATION BELOW.
- PLAN NOTES AND DIMENSIONS TYPICAL OF ALL UNITS UNO.
- ALL INTERIOR WALLS TO BE TYPE PE UNO.
- REFER TO SHEET A01 FOR WALL TYPES.

FLOOR PLAN LEGEND:

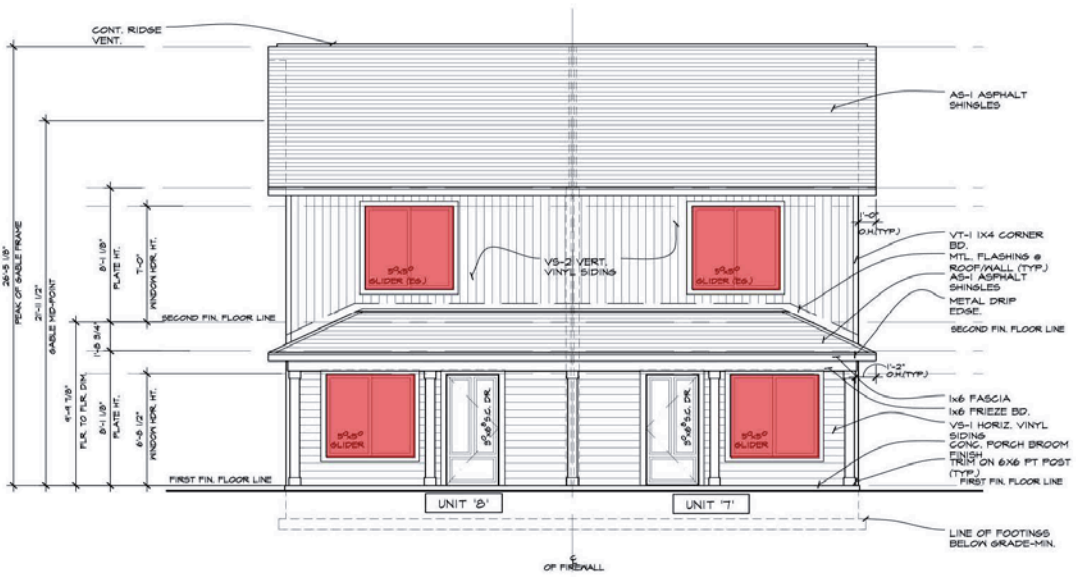
- NEW METAL STUD / 6VP BOARD PARTITION PER SCHEDULE
- WALL, PARTITION, CEILING, ETC. ABOVE
- FURNITURE, FIXTURES, EQUIPMENT, ETC. FURNISHED BY OWNER - COORDINATE INSTALLATION, BLOCKING AND OTHER REQUIREMENTS W/ EQUIPMENT SUPPLIER.
- AREA OF WORK

- (60) WINDOW & DOOR SAFETY GLAZING REQUIRED # ALL SLIDING DOORS, GLASS DOORS, WINDOWS # STAIRS AND WINDOWS WITHIN 2' OF ALL OPENINGS & WINDOWS LESS THAN 36" A.F.F. WITHIN 9'-0" ARG. OF STAIRS.
- (60) SMOKE DETECTORS INSTALLED PER CODE. IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEEPING AREA IN VICINITY OF BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS.
- (CM) CARBON MONOXIDE DETECTORS INSTALLED PER CODE OUTSIDE EACH SEPARATE SLEEPING AREA IN VICINITY OF BEDROOMS.

6.625 SIP wall
 2979.1 SQ FT
 Corners 8.0



2 **SOUTHEAST ELEVATION - UNITS 1-6**
Scale: 1/4" = 1'-0"



1 **SOUTHEAST ELEVATION - UNITS 7&8**
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE				
CODE	ITEMS	MANUFACTURER	STYLE & FINISH	COLOR & PATTERN
EXTERIOR WALL FINISH				
VS-1	VINYL SIDING	FLY-SEM	CARVEDWOOD-44 DOUBLE 5"	SILVER GREY-HORIZONTAL INSTALL
VS-2	VINYL SIDING	FLY-SEM	MASTIC BOARD + BATTEN	SCOTTISH THISTLE-VERTICAL INSTALL
VT-1	VINYL TRIM	FLY-SEM	TRIM BOARD HOGGGRAIN	WHITE -SIZE VARIES BY LOCATION
AS-1	ASPHALT SHINGLES	CERTANTEED	LANDMARK PRO	MAX DEF MOIRE BLACK

GENERAL NOTES
 1. WINDOW REFERENCES NOTED ARE GENERIC UNIT SIZES, I.E. 2650 Slider = 2'-6" w. x 5'-0" h. Sliding Window
 2. WINDOW REFERENCES NOTED AS ES 4" & 7" INDICATE EGRESS & TEMPERED GLASS WINDOWS REQUIRED PER CODE
 3. WINDOW FRAME COLOR TO MATCH TRIM.



EXTERIOR ELEVATIONS

HONOR VILLAGE APARTMENTS
 S.W. CORNER OF MAIN STREET & HENRY ST.
 & STACEY ALLEY
 VILLAGE OF HONOR MI
 BENZIE COUNTY, MICHIGAN

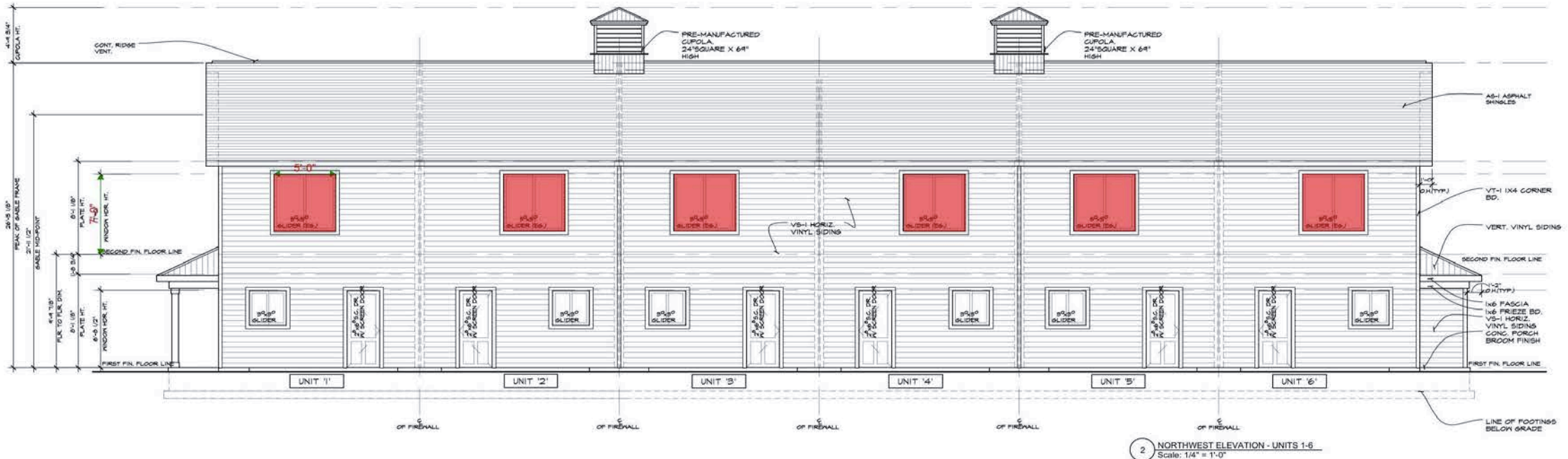
<input type="checkbox"/> PRELIMINARY
<input type="checkbox"/> DESIGN DEVELOPMENT
<input checked="" type="checkbox"/> CONSTRUCTION

DRAWING HISTORY:

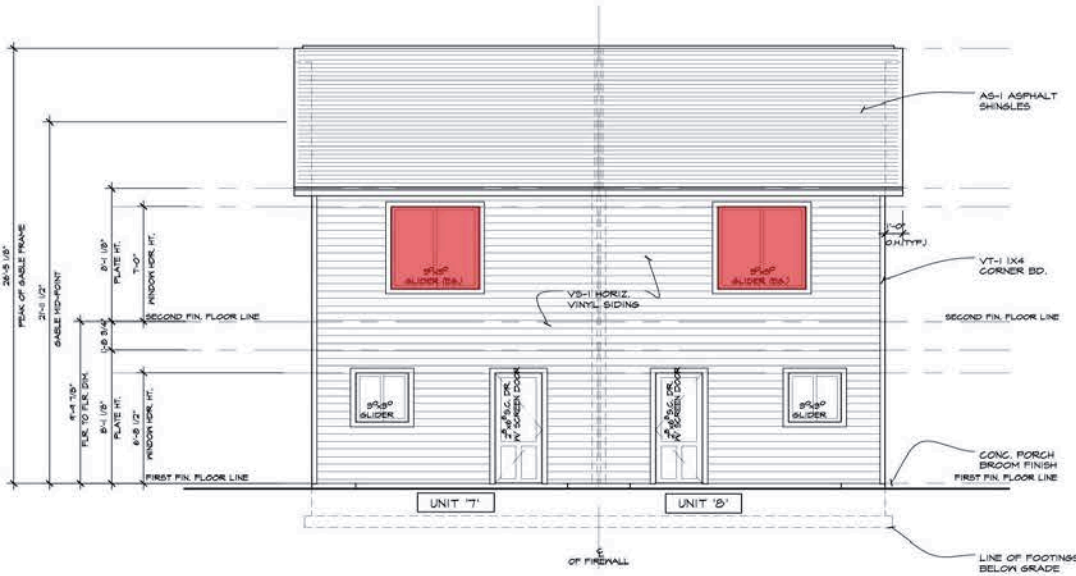
DATE	DESCRIPTION
03/21	ISSUED FOR RFP
09/21	ISSUED FOR PERMIT CONSTRUCTION

DRAWN BY: **MB**
 CHECKED BY: **DLB**
 DATE: 10/04/20
 JOB NUMBER: 1850
 SHEET #

A3.1



2 NORTHWEST ELEVATION - UNITS 1-6
Scale: 1/4" = 1'-0"



1 NORTHWEST ELEVATION - UNITS 7&8
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. WINDOW REFERENCES NOTED ARE GENERIC UNIT SIZES I.E. 2650 Sliders 2'-6" w. x 5'-0" h. Sliding Window
2. WINDOW REFERENCES NOTED AS 'S' & 'T' INDICATE 'S'GRESS & TONEMERED GLASS WINDOWS REQUIRED PER CODE & REFER TO AS.1 FOR FINISH SCHEDULE.



EXTERIOR ELEVATIONS

HONOR VILLAGE
APARTMENTS
S.W. CORNER OF MAIN STREET & HENRY ST.
& STACEY ALLEY
VILLAGE OF HONOR, MI
BENZIE COUNTY, MICHIGAN

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input type="checkbox"/>	CONSTRUCTION
DRAWING HISTORY:	
DATE:	DESCRIPTION:
10.13.21	ISSUED FOR BID
09.02.21	ISSUED FOR PERMIT CONSTRUCTION
DRAWN BY: MEP	
CHECKED BY: DLB	
DATE: 10/04/20	
JOB NUMBER: 1850	
SHEET #	

A3.2

Amenities

Carbon Neutral

100% Electric

Private Well and Septic – Paid by Landlord = Homestretch

.6 Air Exchanges at 50 pascals – Passive House Concept

Rooftop Solar array – USDA Rural Energy for America Program (REAP)

ERV – Energy Recovery Ventilation. Emphasis on IAQ

Air Source heat pump – water, air conditioning and heat.





#1

158
161
166
176
184
197
201

#2

155
170
178
188
194
199
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174 156 169 238
216 240 241 254 226
105 124 250 117 200
177

20100









Tyvek
HomeWrap

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MAGM



Vineyard View
Apartments

SEEDS

- Homestretch Housing working with SEEDS and apprenticing youth for current projects.



eCOcorps

SEEDS Ecology & Education Centers

Regional Developer of Affordable Housing



JONATHAN STIMSON
Executive Director

O 231.947.6001

C 231.342.7014

F 231.922.4636

jon@homestretchhousing.org

homestretchhousing.org

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