

ACCESSIBILITY PLAN REVIEW

Battery Park Senior Apartments

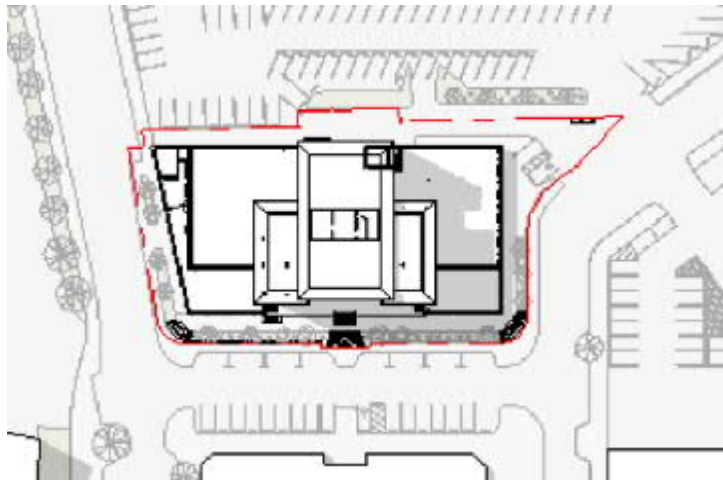
1 Battle Square

Asheville, North Carolina 28801

April 6, 2022

Terracon Project Number F8216301

North Carolina Housing Finance Agency (NCHFA) Project Number TBD



Prepared For:

Berardi + Partners, Inc.

1398 Goodale Blvd

Columbus, OH 43212

Prepared By:

Terracon Consultants, Inc.

Lawrenceville, Georgia

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

April 6, 2022



Mr. Joe Youst
Berardi + Partners, Inc.
1398 Goodale Blvd
Columbus, OH 43212
Phone: (614) 221-1110
email: jyoust@berardipartners.com

Re: **ACCESSIBILITY PLAN REVIEW REPORT**
Battery Park Senior Apartments
1 Battle Square
Asheville, North Carolina 28801
NCHFA Project Number TBD
Terracon Project Number F8216301

Dear Mr. Youst:

Terracon is pleased to submit this Report of our review of the provided drawings for the above-referenced site. This work was performed in general accordance with the authorized scope of services as described in the Scope section of this Report and our Agreement with our Client.

We appreciate the opportunity to be of service to you on this project. In addition to Facilities Services, our professionals provide geotechnical, environmental, construction materials services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our web site at <http://www.terracon.com>. If you have any questions concerning this Report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.



Melissa Middleton, AIA (AL, GA), LEED AP
Project Architect
Facilities Services



Thom O'Brien
Senior Project Manager
Facilities Services

Attached: Accessibility Plan Review Report
Distribution: Emailed to addressee



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Appendix A – PLAN REVIEW ISSUES IDENTIFIED

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1.0 BACKGROUND

1.1 Project Information

The subject project consists of renovating a designated senior, multi-family development comprised of 122, one-, and two-bedroom apartment units with a total of 30 different floor plans. The apartment building is 14-stories, constructed in 1925 on 0.889 acres. The apartment building has elevators and is sprinklered. Accessible units are to be provided in seven (7) of the dwelling units, and sensory equipment is to be provided in three (3) dwelling units. All of the dwelling units designed for the mobility impaired will have roll-in showers. Site amenities include a dumpster and rooftop gardens. A total of 22 dedicated parking spaces are provided. Parking is summarized in Section 2.1. Dwelling Units are summarized in Section 2.4.

Terracon was provided with the following documents for this property that we have relied upon in the assembly of this Report.

Documents	Prepared by	Sheet(s)	Dated
Civil Drawings			
Architectural Drawings	Berardi + Partners, Inc.	Drawings AS.101 through I.513	Drawings are not Stamped and Signed. Drawings are dated March 7, 2022
Mechanical Drawings	Berardi + Partners, Inc.	Drawings M.001 through M.401	Drawings are not Stamped and Signed. Drawings are dated March 7, 2022
Electrical Drawings	Berardi + Partners, Inc.	Drawings E.001 through E.601	Drawings are not Stamped and Signed. Drawings are dated March 7, 2022
Plumbing Drawings	Berardi + Partners, Inc.	Drawings P.101A through P.402	Drawings are not Stamped and Signed. Drawings are dated March 7, 2022

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1.2 Scope and Purpose

This Accessibility Assessment was performed to determine the subject development's general compliance with the State of North Carolina Housing Finance Agency (NCHFA) Qualified Allocation Plan (QAP). The accessibility features were compared to the requirements of:

- The Fair Housing Amendments Act of 1988 (FHAA)
- Physical accessibility provisions of Title III of the Americans with Disabilities Act (ADA)
- The 2018 North Carolina State Building Code, Chapter 11
- The 2009 ANSI A117.1

For the proposed renovation, we reviewed readily available construction documents (drawings and specifications) as provided by the Client.

Our Services were performed in general conformance with Terracon Proposal Number PF8216301 as accepted on October 14, 2021, and was performed in general conformance with the agreed-upon Scope of Services and the Agreement between Terracon and Client.

Comments noted as "General Comment Only" are for information purposes and require no changes to the documents.

1.3 Americans with Disabilities Act (ADA)

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the *2010 ADA Standards for Accessible Design* that replaced the *1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG)*.

Terracon evaluated the *Common Areas* of the facility for general compliance with Title III of the ADA utilizing the *2010 ADA Standards*. Title III ("Public Accommodations") of the ADA, divides private buildings and facilities into two categories: "*Public Accommodations*" and "*Commercial Facilities*". *Public Accommodations* are intended for the general public's use. A *Commercial Facility* is intended for a private business and its employees.

At facilities with multiple buildings, each building should have at least one accessible parking space located near an accessible entrance, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible.

At this multifamily property, it is our interpretation that on-site *Public Areas* (i.e. access from a street to the leasing office, leasing office parking, and common areas that are intended for use by persons OTHER than residents or their guests) are considered a "*Public Accommodation*" under the ADA and subject to ADA Accessibility Guidelines, which provide for accessibility features associated with:

- An accessible route connecting public transportation stops, public streets and

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sidewalks to the Leasing Office on site.

- Leasing Office parking available to the public,
- Exterior route from accessible parking to an accessible Leasing Office entrance,
- Leasing Office public area accessible route to areas open to the public, including restrooms, elevators, etc.

1.4 Fair Housing Amendments Act (FHAA)

Terracon evaluated the provided drawings for general compliance with the seven requirements of the Fair Housing Act Design Manual (“Manual”), as revised April 1998 and as presented in the Fair Housing Accessibility Guidelines, published March 6, 1991.

The FHAA requires “covered” multifamily dwellings (i.e. Individual buildings of more than three dwelling units first occupied after the March 13, 1991 to be constructed in accordance with the Fair Housing Act Design and Construction Requirements outlined in the Act. Covered dwellings include all units in such buildings with at least one elevator, and all ground floor units in such buildings without elevators.

The accessibility requirements of the FHAA Manual are divided into seven categories:

1. Accessible Building Entrance, Accessible Route
2. Accessible and Usable Public and Common Areas
3. Usable Doors
4. Accessible Route into and through the Covered Unit
5. Controls
6. Reinforced Walls for Grab Bars
7. Usable Kitchens and Bathrooms

According to the FHAA, all covered dwellings must contain “*Adaptable*” (sometimes referred to as “Type B” units). The number of units in a development that must be “*Accessible*” (sometimes referred to as “Type A”) units is determined by adoption of specific enabling language in local building codes.

Building was first constructed in 1925, therefore, FHAA is not applicable to this project.

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1.5 Applicable Building Code

It is our understanding that this project will be permitted under the 2018 North Carolina State Building Code.

According to Chapter 1100 for Group R-2, Type A units and Type B units shall be provided.

For Type A Units, Group R-2 occupancies containing more than 20 dwelling units, at least 5 percent but not less than one of the units shall be a Type A unit. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

Exceptions:

1. The number of Type A units is permitted to be reduced in accordance with Section 1107.7.
2. Existing structures on a site shall not contribute to the total number of units on a site.
3. For a site with more than 100 units, at least 2 percent of the number of units exceeding 100 shall be Type A units.

(The delayed effective date of this Rule is January 1, 2021.)

For Type B Units, where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

Section 1107.7: Where no elevator service is provided in a structure, only the dwelling units and sleeping units that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type A units and Type B units, respectively. The number of Type A units shall be determined in accordance with Section 1107.6.2.2.1.

In addition, the QAP requires that an additional 5% of all units in new construction projects must meet the accessibility standards as defined in Appendix B. These units are in addition to the mobility impaired units required by federal and state law (including building codes). If laws or codes do not require mobility impaired units for a project, a total of ten percent (10%) of the units must be fully accessible.

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2.0 FINDINGS AND CONCLUSIONS

The following summarizes our evaluation of the provided drawings and our opinion of compliance with the 2021 NCHFA QAP, 2009 ANSI A117.1, FHAA and/or 2010 ADA and our recommendations for any modifications.

2.1 Parking

The on-site parking provided for the Leasing Office and apartment buildings consists of off-street surface parking.

The ADA requires that at least one (1) van-accessible space be provided at the leasing office/clubhouse area. One "Van-Accessible" space is required for each 6 of accessible spaces provided for public use. The FHA Manual does not require van-accessible spaces.

The following table summarizes the parking mix as provided on the Site Plan of the architectural sheets, dated March 7, 2022. Additional information is needed to review the parking requirements and distribution.

Parking Summary					
Parking Type	# Non-Accessible Provided	# Standard Accessible Provided	# Van-Accessible Provided	Total Parking	Compliant
Leased Surface	110	0	0	110	No
Dedicated Property Parking	22	0	0	22	No
Existing Metered Surface	24	0	1	25	Yes
Totals	156	0	1	157	

2.2 Site and Exterior Amenities

The exterior site features include a dumpster and rooftop gardens. Issues referenced in the table below are further described in Appendix A.

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Exterior Common Area Amenities Summary				
Amenity	Description/ Location	Issue(s) Noted	Issue / Reference No.(s)	Comments
Parking	Offsite, leased and metered surface parking is provided north and south of the site.	✓	16	Review parking and coordinate with Civil.
Sidewalks / Ramps	Sidewalks are located throughout the property.			
Dumpster / Compactor	The dumpsters are located at the northeast site boundary. A trash chute for residents is provided on all floors.			
Roof Garden	There are two roof gardens accessed from either side of the Community Room.			

2.3 Interior Common Area Amenities

The interior common area amenities include a Leasing Office, Multi-Purpose room, mail area, computer room, laundry, social service office and restrooms. Issues referenced in the table below are further described in Appendix A.

Interior Common Area Amenities Summary				
Amenity	Description/ Location	Issue(s) Noted	Issue Reference No.(s)	Comments
Leasing Office	The Leasing Office is located on the First Floor.	✓	17, 20	See Appendix A for vestibule and door clearance.
Community Room & Roof Garden	A Community Room is located on Floor Thirteen between the roof gardens.			

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Interior Common Area Amenities Summary				
Amenity	Description/ Location	Issue(s) Noted	Issue Reference No.(s)	Comments
Multi-Purpose Room	A Multi-Purpose Room; is located on Floor Two which has 2 refrigerators and cabinets. A sink is located in the Service Coordinator Room.			
Computer Room	A Computer Room is located on Floor Two.			
Mail Center	The mail area is located near the Lobby.	✓	18	Review maneuvering clearance.
Library	A library is located on the basement level.	✓	3	Review library door.
Laundry	A laundry facility is located on Floor Two.			
Tenant Storage	Tenant storage is located on the Basement Level.	✓	22	Review maneuvering clearance.
Trash Chute	A trash chute for residents is provided on all floors.	✓	12	Review maneuvering clearance.
Restrooms	A total of seven restrooms are provided at the Common Areas. Two are at the Basement level, one at Floor One, two at Floor Two, and two on Floor Thirteen.	✓	8, 9, 14, 21, 23	See Appendix A.

2.4 Unit Plans

There are a total of 122 dwelling units provided, which are within a single, thirteen-story building. Per the date of construction of 1925, the dwelling units are not required to be “covered” or “Adaptable” (Type B) units under FHAA.

According to NCHFA, 10% of all units must be Type A compliant. At least 2% of the total units (but not less than one unit) must be equipped for hearing and sight-impaired residents. For new

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construction, the units equipped for the sight and hearing-impaired must be Type A, fully accessible.

Unit types are distributed as follows:

Unit Summary				
Unit Type	#	Unit Description	# Mobility	# Sensory
Standard (ANSI TYPE B)	104	1 Bedroom, 1 Bath		
HC (ANSI TYPE A)	6	1 Bedroom, 1 Bath Accessible with Roll-in Shower	6	3
1 Bedroom Totals	113		6	3
Standard (ANSI TYPE B)	8	2 Bedroom, 1 Bath		
HC (ANSI TYPE A)	1	2 Bedroom, 1 Bath Accessible with Roll-in Shower	1	
2 Bedroom Totals	1		1	0
Total Units	122	Total Accessible	7	3

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Issues referenced in the table below are further described in Appendix A. We have the following comments concerning the unit plans for the mobility and sensory-impaired. At the time of this review, it was unclear if the remaining dwelling units were to be Type B (similar to FHA) compliant or not. Please provide information regarding the intent of these units.

Dwelling Unit Issues			
Unit Type	Issue(s) Observed	Issue Reference No.(s)	Comments
Mobility Units			
Standard Details	✓	1, 5, 8, 10, 19, 26, 27, 28, 29, 30	Review windows and roll-in shower details. Provide emergency pull cords.
1.10 ANSI Type A	✓	4, 7, 11, 15	The kitchen work surface and closets are to be reviewed.
2.4 ANSI Type A	✓	24, 25	Review kitchen work surface.
Sensory Units			
SI	✓	19	Provide emergency pull cords.

3.0 REPORT QUALIFICATIONS

3.1 Limitations

The findings, recommendations and opinions of cost presented in this report are based upon our observations and our experience with similar projects and with the knowledge that there are certain limitations and exceptions within the report that are reflective of the scope of services. The discovery of supplemental information concerning the project should be reported to us. Based on this information, we can reassess potential impacts and if necessary, modify our recommendations.

The services Terracon performed were general in scope and nature. They have been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The findings and conclusions within this Report are based on our professional judgment; interpretation of the applicable standards, guidelines or regulations; and evaluation of the limited information provided. This Report should not be construed in any way to constitute a warranty or guarantee regarding absolute compliance with applicable regulations or standards.

3.2 Reliance

This Report was prepared pursuant to the contract Terracon has with Berardi + Partners, Inc. (Client). This Report is for the exclusive use and benefit of and may be relied upon by Client for their purposes at the subject facility only. No other party shall have any right to rely on any service provided by Terracon Consultants, Inc. without our prior written consent. Neither is the information in this report authorized for use at facilities other than the subject facility.

This Report may be relied upon as a description of the observed current conditions of the building and site improvements, as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within this Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of this Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party.

Reliance on this Report by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of Terracon's liability to the client and all relying parties.

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APPENDIX A

PLAN REVIEW ISSUES IDENTIFIED

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Community Area

#	Description	Plan	Assignee	Status	Page
3	Library Door	A.100	@HDE	Plan Review - 03-24-2022	4
6	Basement Storage: Door	A.100	@KRI	Plan Review - 03-25-2022	4
12	Trash Chute 13th Floor: Maneuvering Clearance	A.104	@KRI	Plan Review - 03-28-2022	4
17	Vestibule: Door Clearance	A.101	@KRI	Plan Review - 03-29-2022	4
18	Mail Area: Maneuvering Clearance	A.101	@KRI	Plan Review - 03-29-2022	5

General

#	Description	Plan	Assignee	Status	Page
26	Jurisdiction Project Number	G.000	@MMI	Plan Review - 04-05-2022	6
16	Parking Counts	AS.101	@KRI	Plan Review - 03-29-2022	6

Restroom-Common

#	Description	Plan	Assignee	Status	Page
14	13th Floor Restroom: Clearance	A.104	@KRI	Plan Review - 03-28-2022	7
8	Common Area & Mobility Restrooms: Toilet Paper	A.401	@KRI	Plan Review - 03-25-2022	7
9	Men's Basement Restroom (003): Urinal	A.401	@KRI	Plan Review - 03-25-2022	7
21	Men's Basement Restroom (003): Door	A.100	@KRI	Plan Review - 04-04-2022	7
22	Basement Tenant Storage	A.100	@MMI	Plan Review - 04-05-2022	8
23	2nd Floor Restrooms: Doors	A.102	@KRI	Plan Review - 04-05-2022	8

Unit-Mobility

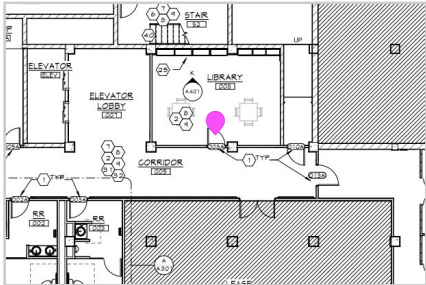
#	Description	Plan	Assignee	Status	Page
1	Mobility Unit: Window Controls	A.359a	@KRI	Plan Review - 03-09-2022	9
5	Mobility Unit: Shower Head	A.359a	@KRI	Plan Review - 03-25-2022	9
10	Mobility Unit: Roll-In Shower Controls	A.359a	@KRI	Plan Review - 03-28-2022	9

19	Mobility & Sensory Units: Emergency Pull Cord	E.303	@KRI	Plan Review - 03-30-2022	10
27	Unit Electrical Panels	E.303	@MMI	Plan Review - 04-05-2022	10
28	Mobility Unit: Refrigerator	A.359a	@MMI	Plan Review - 04-05-2022	10
29	Mobility Unit: Cabinet Hardware	A.359a	@MMI	Plan Review - 04-05-2022	10
30	Unit Identification	G.003.a	@MMI	Plan Review - 04-05-2022	11
2	Unit Mobility: Kitchen workspace	A.359a	@KRI	Plan Review - 03-09-2022	11
4	Mobility Unit 1.10: Kitchen Work Surface	A.359a	@KRI	Plan Review - 03-25-2022	11
7	Mobility Unit 1.10: Range Controls	A.359a	@KRI	Plan Review - 03-25-2022	11
11	Mobility Unit 1.10: Coat Closet Depth	A.359a	@KRI	Plan Review - 03-28-2022	12
15	Mobility Unit 1.10: Door	A.103	@KRI	Plan Review - 03-28-2022	12
20	First Floor Door 109B (Door S1-1B Similar)	A.101	@KRI	Plan Review - 03-30-2022	12
24	Mobility Unit 2.4a: Kitchen Work Surface	A.372a	@KRI	Plan Review - 04-05-2022	12
25	Mobility Unit 2.4a: Range Hood Switches	E.309	@MMI	Plan Review - 04-05-2022	13

Community Area

#3 - Library Door

Plan Review | Hamid Dehghan Niri | Community Area
Plan: A.100 - BASEMENT PLAN | Location: Amenities

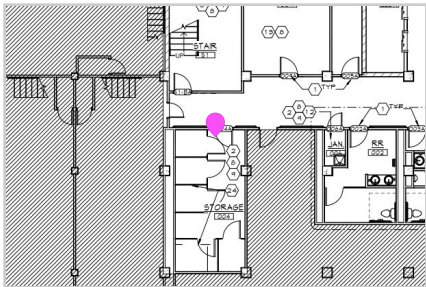


Task messages (time in EDT)

Melissa Middleton	Issue: There is a column adjacent to the door to the library which appears to encroach upon the door maneuvering clearance. We suggest that the door be reversed.	05 Apr 01:06 PM
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#6 - Basement Storage: Door

Plan Review | Katie Rich | Community Area
Plan: A.100 - BASEMENT PLAN | Location: Amenities

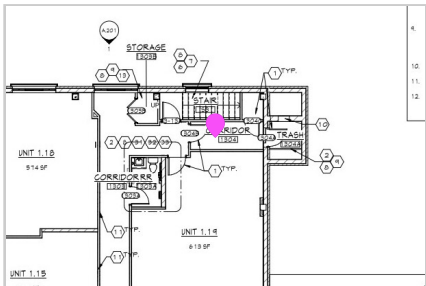


Task messages (time in EDT)

Katie Rich	Issue: There does not appear to be 18" of clearance past the latch on the pull side of the door. Please review.	25 Mar 08:58 AM
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#12 - Trash Chute 13th Floor: Maneuvering Clearance

Plan Review | Katie Rich | Community Area
Plan: A.104 - THIRTEENTH FLOOR PLAN | Location: Amenities

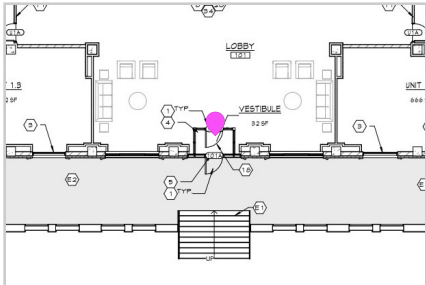


Task messages (time in EDT)

Katie Rich	Issue: There does not appear to be adequate maneuvering clearance to access the trash chute on the 13th Floor (other floors are similar). In addition, there does not appear to be 18" of clearance past the latch on the pull side of the door. Please review.	28 Mar 03:42 PM
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#17 - Vestibule: Door Clearance

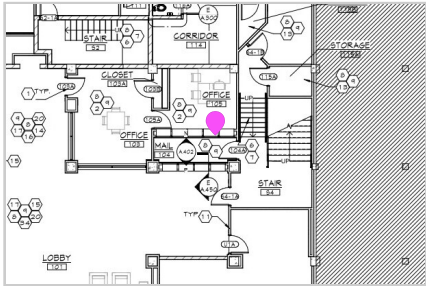
Plan Review | Katie Rich | Community Area
Plan: A.101 - FIRST FLOOR PLAN | Location: Amenities



Task messages (time in EDT)

#18 - Mail Area: Maneuvering Clearance

Plan Review | Katie Rich | Community Area
Plan: A.101 - FIRST FLOOR PLAN | Location: Amenities



Task messages (time in EDT)

- Katie Rich

Issue: There does not appear to be adequate maneuvering clearance to access the mail area. In addition, there does not appear to be 18" of clearance past the latch on the pull side of the door. Please review.

29 Mar 03:52 PM
- Melissa Middleton

Per NCHFA, mail kiosks require 60" minimum clear floor space and with mailbox locks centered on a 48" minimum parallel approach. Mailboxes for all units may not exceed 48" above finish floor.

05 Apr 03:17 PM

#26 - Jurisdiction Project Number
Plan Review | Melissa Middleton | General
Plan: G.000 - COVER SHEET | Location: General



05 Apr 03:08 PM

Plan Review | Katie Rich | General
Plan: AS.101 - SITE PLAN | Location: Site

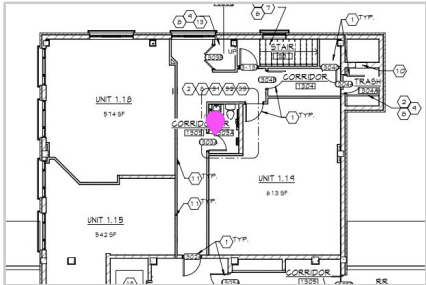


29 Mar 10:49 AM

Restroom-Common

● #14 - 13th Floor Restroom: Clearance

Plan Review | Katie Rich | Restroom-Common
Plan: A.104 - THIRTEENTH FLOOR PLAN

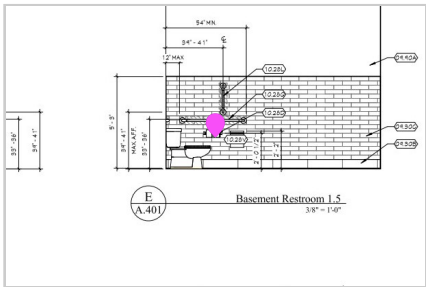


Task messages (time in EDT)

Katie Rich	Issue: A minimum of one accessible restroom should be provided on the 13th Floor. Both restrooms appear to be confined between corridors or dwelling units. Provide an accessible bathroom with compliant maneuvering clearances.	28 Mar 04:01 PM
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● #8 - Common Area & Mobility Restrooms: Toilet Paper

Plan Review | Katie Rich | Restroom-Common
Plan: A.401 - INTERIOR ELEVATIONS | Location: Amenities

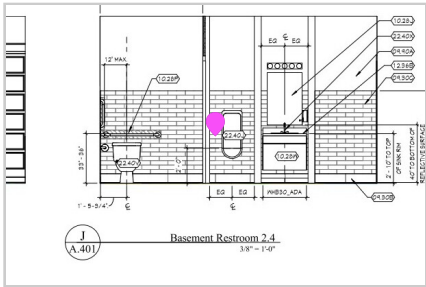


Task messages (time in EDT)

Katie Rich	Issue: The toilet paper dispenser should be located 7" to 9" forward from the lip of the toilet to the center of the dispenser. Please review all restrooms.	25 Mar 10:04 AM
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● #9 - Men's Basement Restroom (003): Urinal

Plan Review | Katie Rich | Restroom-Common
Plan: A.401 - INTERIOR ELEVATIONS | Location: Amenities

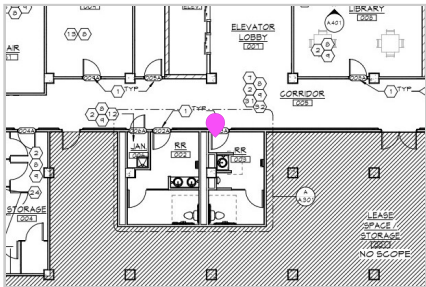


Task messages (time in EDT)

Katie Rich	Issue: Ensure that a minimum of 30" clearance is provided to access the urinal.	29 Mar 03:41 PM
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● #21 - Men's Basement Restroom (003): Door

Plan Review | Katie Rich | Restroom-Common
Plan: A.100 - BASEMENT PLAN | Location: Amenities

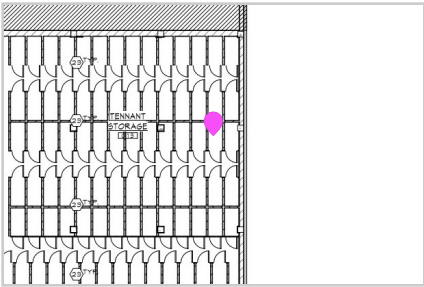


Task messages (time in EDT)

Melissa Middleton	Issue: The required door maneuvering clearance does not appear to be provided on the pull side of the door. A minimum of 48" is required between the door and opposing wall.	05 Apr 01:19 PM
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● **#22 - Basement Tenant Storage**

Plan Review | Melissa Middleton | Restroom-Common
Plan: A.100 - BASEMENT PLAN | Location: Amenities

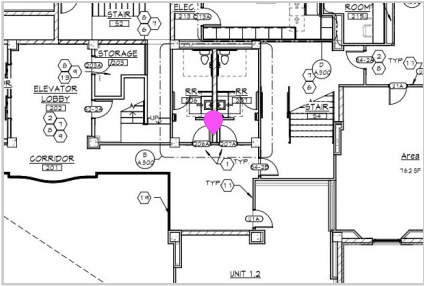


Task messages (time in EDT)

Melissa Middleton	Issue: There does not appear to be adequate maneuvering clearance in the tenant storage area for access.	05 Apr 01:25 PM
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● **#23 - 2nd Floor Restrooms: Doors**

Plan Review | Katie Rich | Restroom-Common
Plan: A.102 - SECOND FLOOR PLAN | Location: Amenities



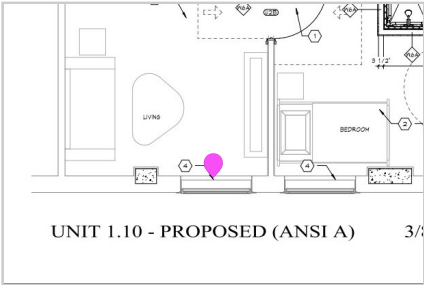
Task messages (time in EDT)

Melissa Middleton	Issue: The required door maneuvering clearance does not appear to be provided on the pull side of the door. A minimum of 48" is required between the door and opposing wall.	05 Apr 02:44 PM
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Unit-Mobility

#1 - Mobility Unit: Window Controls

Plan Review | Katie Rich | Unit-Mobility
Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: General



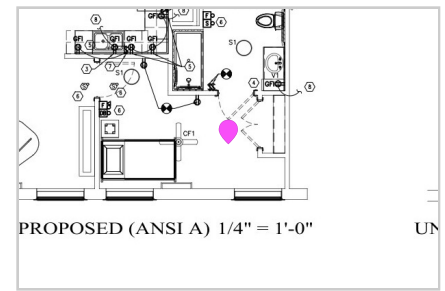
Task messages (time in EDT)

Hamid Dehghan Niri	Issue: Clarify and coordinate the window type. Operable parts should be accessible and within a reach range of 48" above finish floor in all rooms except the kitchen and bath in the designated accessible dwelling units. (No pinching, twisting and turning of the wrist to operate.)	24 Mar 06:19 PM
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● #19 - Mobility & Sensory Units: Emergency Pull Cord

Plan Review | Katie Rich | Unit-Mobility

Plan: E.303 - ELECTRICAL DWELLING UNIT PLANS | Location: General



Task messages (time in EDT)

Katie Rich

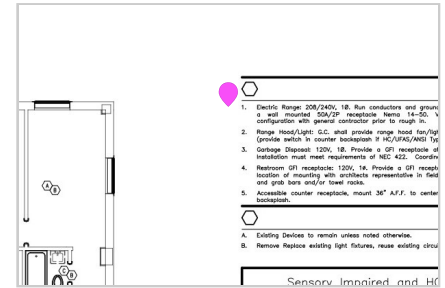
Issue: Emergency pull cords must be mounted no higher than 48 inches from the ground and the cord must be within 6" from the floor.

30 Mar 02:02 PM

● #27 - Unit Electrical Panels

Plan Review | Melissa Middleton | Unit-Mobility

Plan: E.303 - ELECTRICAL DWELLING UNIT PLANS | Location: General



Task messages (time in EDT)

Melissa Middleton

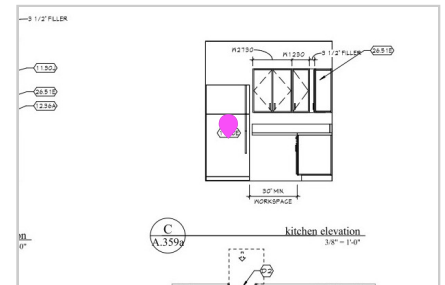
Issue: Per NCHFA, electrical panels in Type A and Type B units must be mounted at 48" maximum above finish floor to top breaker.

05 Apr 03:20 PM

● #28 - Mobility Unit: Refrigerator

Plan Review | Melissa Middleton | Unit-Mobility

Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: General



Task messages (time in EDT)

Melissa Middleton

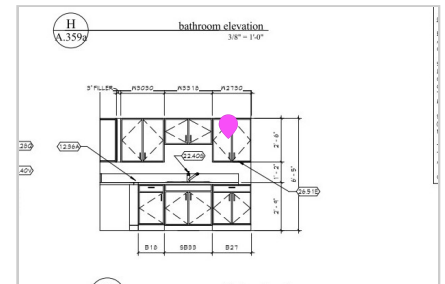
Issue: Per NCHFA, all accessible "Type A" units must have a side by side refrigerator or one with a bottom freezer drawer. The refrigerator doors must be able to open enough for storage bin removal.

05 Apr 03:24 PM

● #29 - Mobility Unit: Cabinet Hardware

Plan Review | Melissa Middleton | Unit-Mobility

Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: General



Task messages (time in EDT)

Melissa Middleton

Per NCHFA for elderly properties, loop handles is required on all cabinets and drawers.

05 Apr 03:35 PM

● #30 - Unit Identification

Plan Review | Melissa Middleton | Unit-Mobility
Plan: G.003.a - CODE ANALYSIS | Location: General

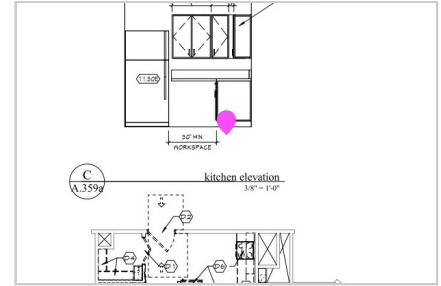
COMMERCIAL AREA:		14,191.9 SF
GRAND TOTAL WITH COMMERCIAL:		130,140.1 SF
8,505 NIP		
1,919		
65 NIP		
350 NIP		
439 NIP		
801 NIP	→ REVERT SQUARE FOOTAGE	
1,021 NIP		
459 NIP		
241 NIP		
4,179 NIP	→ REVERT SQUARE FOOTAGE	
84 NIP		
108 NIP		
23 NIP		
23 NIP		
13,795 NIP		
OK		
359 NIP		
21 NIP		
205 NIP		
60 NIP		
193 NIP		
224 NIP		
310 NIP		
1,417 NIP	→ REVERT SQUARE FOOTAGE	
125 NIP		
84 NIP		
191 NIP	→ REVERT SQUARE FOOTAGE	
49 NIP		
83 NIP		
224 NIP		
CL		
1,854 NIP		
850 NIP		

Task messages (time in EDT)

Melissa Middleton	Issue: Identify the locations of the dwelling units for the mobility impaired and for the dwelling units that will have the audio-visual equipment to be provided for the sensory impaired.	05 Apr 03:44 PM
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● #2 - Unit Mobility: Kitchen workspace

Plan Review | Katie Rich | Unit-Mobility
Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: UNIT 1.10

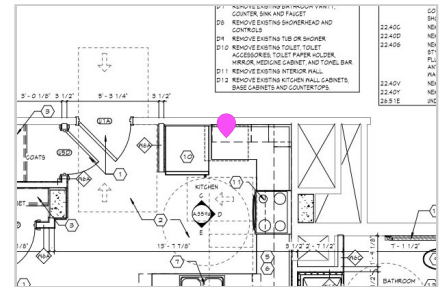


Task messages (time in EDT)

Katie Rich Issue: We recommend that the work surface be located adjacent to the range/oven. 04 Apr 03:07 PM

● #4 - Mobility Unit 1.10: Kitchen Work Surface

Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: UNIT 1.10

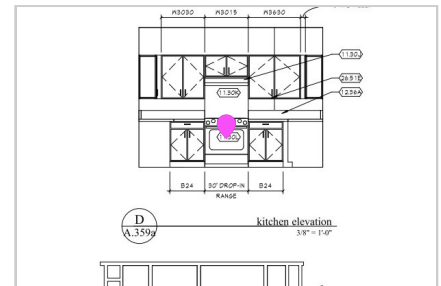


Task messages (time in EDT)

Katie Rich	Issue: We recommend that the work surface be located adjacent to the range/oven. Per NCHFA, the switches for the range hood and light are to be located behind the work station which per the electrical plan is located to the right of the range. Coordinate the work surface area and the switches.	25 Mar 08:48 AM
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● #7 - Mobility Unit 1.10: Range Controls

Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: UNIT 1.10



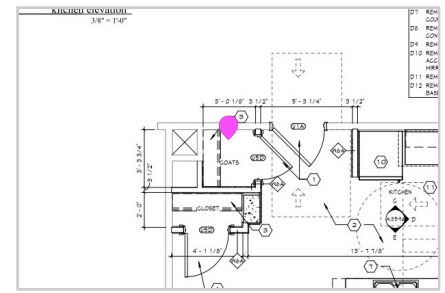
Task messages (time in EDT)

Katie Rich	Issue: Mobility units must have controls located on the front of range. It is recommended that the same range type (11.30C) used in mobility Unit 2.4a is used in Unit 1.10.	25 Mar 09:49 AM
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● #11 - Mobility Unit 1.10: Coat Closet Depth

Plan Review | Katie Rich | Unit-Mobility

Plan: A.359a - UNIT 1.10 ANSI TYPE A | Location: UNIT 1.10



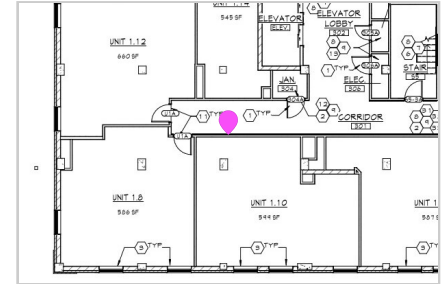
Task messages (time in EDT)

Katie Rich Issue: A maximum depth of 24" from outside face is allowed in the shallow closet if a 32" door clearance is not provided. The closet should be modified. 28 Mar 03:36 PM

● #15 - Mobility Unit 1.10: Door

Plan Review | Katie Rich | Unit-Mobility

Plan: A.103 - THIRD-TWELFTH FLOOR PLAN | Location: UNIT 1.10



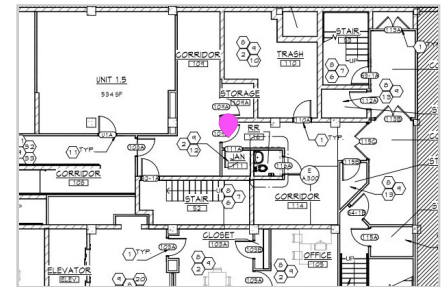
Task messages (time in EDT)

Katie Rich Issue: There is no door provided on the floor plans for this unit. 28 Mar 04:08 PM

● #20 - First Floor Door 109B (Door S1-1B Similar)

Plan Review | Katie Rich | Unit-Mobility

Plan: A.101 - FIRST FLOOR PLAN | Location: UNIT 2.4



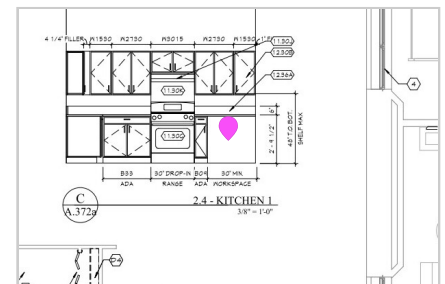
Task messages (time in EDT)

Katie Rich Issue: There does not appear to be 18" past the latch on the pull side of the door. Please review. 30 Mar 02:04 PM

● #24 - Mobility Unit 2.4a: Kitchen Work Surface

Plan Review | Katie Rich | Unit-Mobility

Plan: A.372a - UNIT 2.4 - ANSI TYPE A | Location: UNIT 2.4

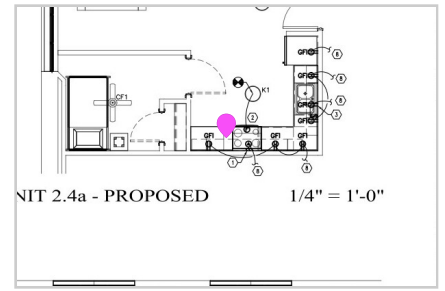


Task messages (time in EDT)

Melissa Middleton Issue: We recommend that the work surface be located directly adjacent to the range/oven. 05 Apr 02:59 PM

Plan Review | Melissa Middleton | Unit-Mobility

Plan: E.309 - ELECTRICAL DWELLING UNIT PLANS | Location: UNIT 2.4



Task messages (time in EDT)

Melissa Middleton

Issue: The hood fan and light controls were not observed in the electrical plans. The controls should be located within the reach range and behind the work surface.

05 Apr 03:06 PM