



## Accessibility Construction Site Inspection

2nd Visit

**Prepared for:**

Morrow Realty Company

**With respect to:**

Emerald Valley Apartments  
711 Rural St  
Evergreen, AL 36401

**Site Visit Completed:**

March 13, 2024

**Site Inspected by:**

Scott Reynolds

**Report Created by:**

Alva George



Findings & Issues March 13, 2024  
Site Visit

Created: 03-15-2024  
Creator: Alva George (@AGE)  
Status: Priority 1, Priority 2  
Dates: 04-28-2022 - 03-15-2024

Recipients

alva@eandateam.com

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30	Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	30
31	Shower not 30 by 60	A2.1	@SRE	Priority 2 - 12-11-2023	31
36	No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	32
37	Shower not 30 by 60 inches	A2.1	@SRE	Priority 2 - 12-11-2023	32
42	Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	33
41	Toilet not 18 inches	A2.1	@SRE	Priority 2 - 12-11-2023	34
43	Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	35
44	Shower not 30 by 60 inches	A2.1	@SRE	Priority 2 - 12-11-2023	35
61	Shower not 30 by 60	A2.1	@SRE	Priority 2 - 12-11-2023	36
180	Curb ramp in access aisle-This is a built-up curb ramp, protruding into the Access Aisle.	01.	@SRE	Priority 1 - 12-11-2023	37
181	Curb ramp in access aisle	01.	@SRE	Priority 1 - 12-11-2023	37
187	Slope is greater than 8%	01.	@SRE	Priority 1 - 12-11-2023	38
172	Restroom accessories. Construction is ongoing recheck next visit.	A3.2	@SRE	Priority 2 - 12-11-2023	39
175	Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.	A3.2	@SRE	Priority 2 - 12-11-2023	39
176	Restroom accessories. Construction is ongoing recheck next visit.	A3.2	@SRE	Priority 2 - 12-11-2023	40
177	Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.	A3.2	@SRE	Priority 2 - 12-11-2023	41

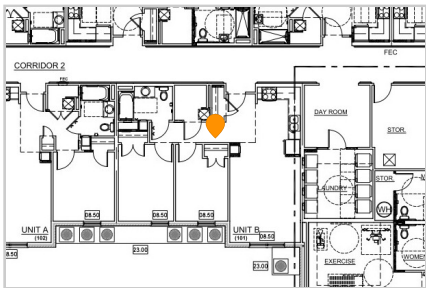
## 2024-3/13 Site Visit

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188	Women's restroom lavatory not centered on 30 inches	A3.2	@SRE	Priority 2 - 03-13-2024	42
189	Lavatory center not at 24 inches	A2.1	@SRE	Priority 2 - 03-13-2024	43
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194	Pipes not covered	A2.1	@SRE	Priority 2 - 03-13-2024	47
196	Pipes not covered	A2.1	@SRE	Priority 2 - 03-13-2024	47
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205	Needs 5th accessible parking space	01.	@SRE	Priority 2 - 03-13-2024	49

# 2023-12/11 1st Visit

## #45 - Thermostat above 48 inches

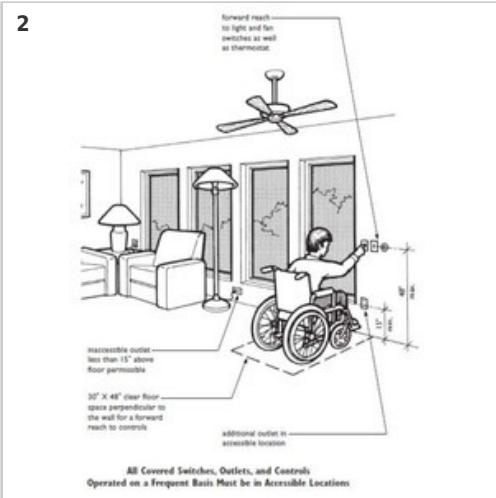
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 101  
Created 12-11-2023



### Task messages (time in PDT)

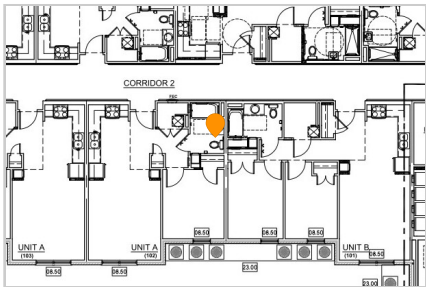
Scott Reynolds	Photo 1	11 Dec 07:20 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 07:37 AM
Alva George	Photo 2	13 Dec 07:38 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	13 Dec 07:42 AM
Alva George	Locate controls at 48 inches or below.	13 Dec 07:42 AM

### Photos



## #16 - Toilet not 18 inches-Provide clear floor space at water closet.

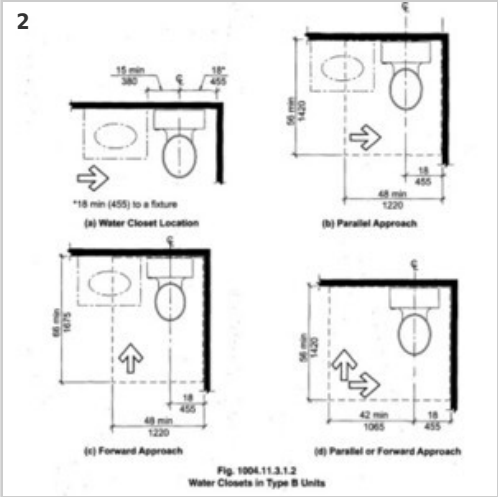
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 102  
Created 12-11-2023



### Task messages (time in PDT)

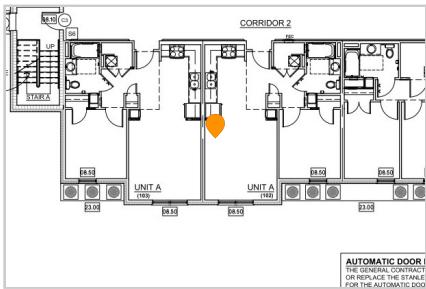
Scott Reynolds	Photo 1	11 Dec 06:33 AM
Alva George	Photo 2	12 Dec 08:40 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	12 Dec 08:43 AM

Photos



#46 - Thermostat above 48 inches

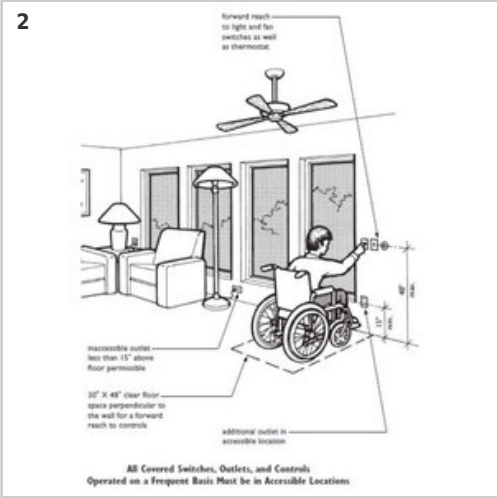
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 102  
Created 12-11-2023



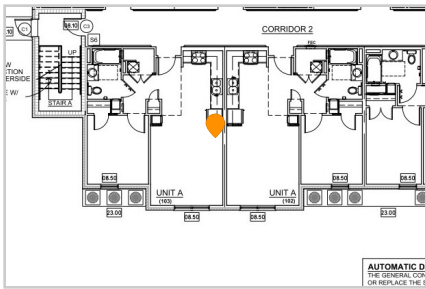
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 07:21 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:14 AM
Alva George	Photo 2	13 Dec 08:14 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:14 AM

Photos

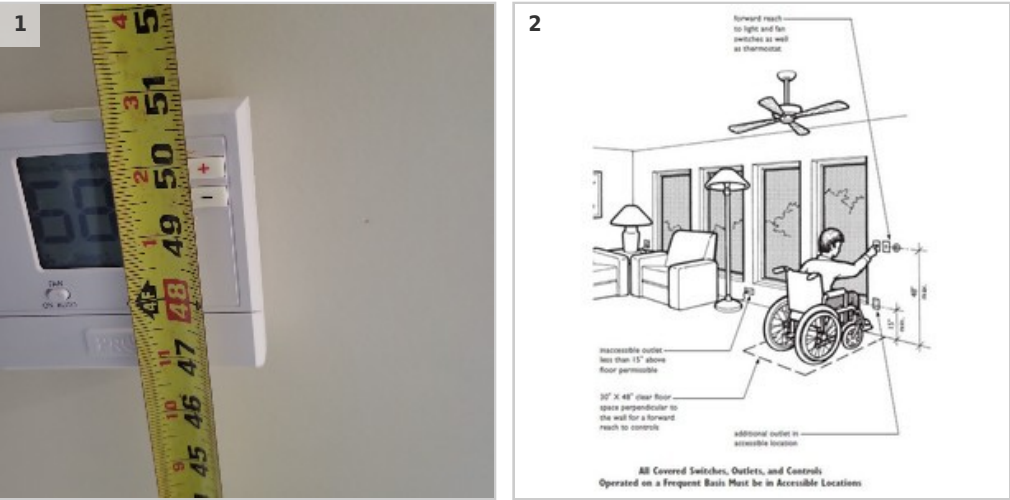


● **#47 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 103  
Created 12-11-2023

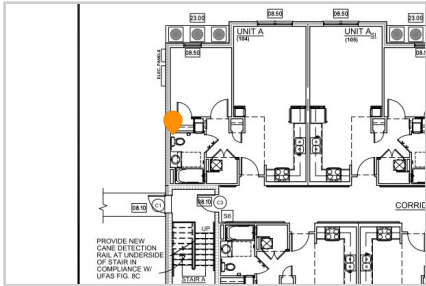


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:22 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:16 AM
Alva George	Photo 2	13 Dec 08:16 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:19 AM

Photos

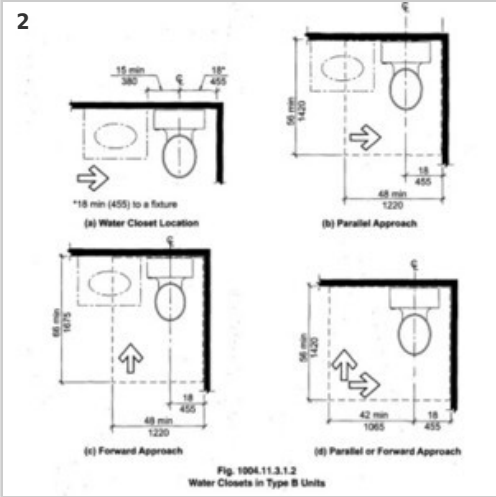


● **#21 - Toilet not 18 inches-Provide clear floor space at water closet.**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 104  
Created 12-11-2023



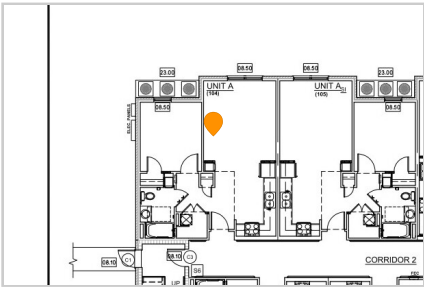
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 06:39 AM
Alva George	Photo 2	12 Dec 10:17 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	12 Dec 10:17 AM

Photos



#48 - Thermostat above 48 inches

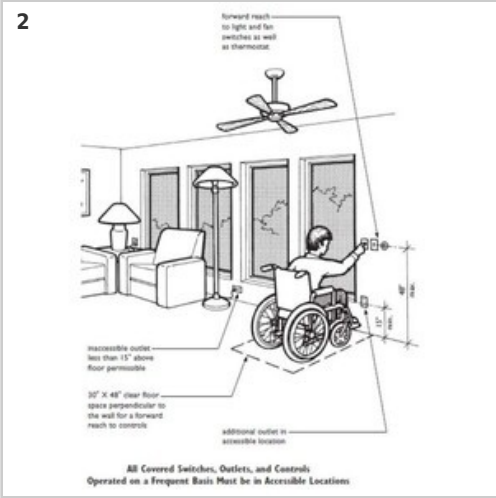
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 104  
Created 12-11-2023



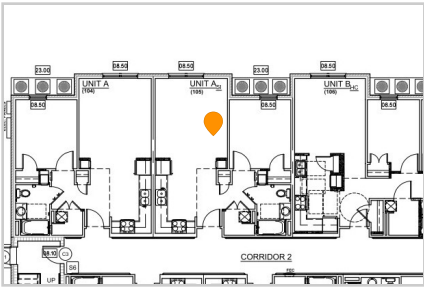
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 07:23 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:20 AM
Alva George	Photo 2	13 Dec 08:21 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:21 AM

Photos

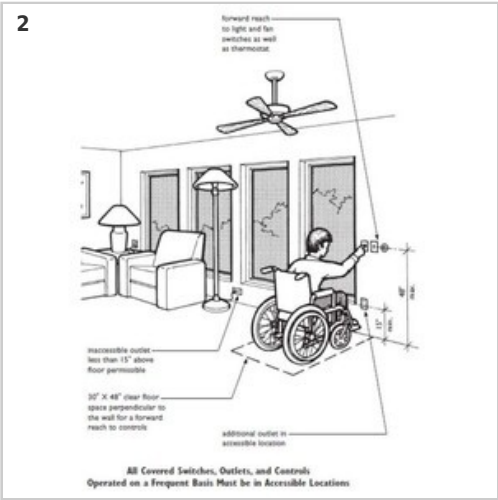


● **#49 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 105  
Created 12-11-2023

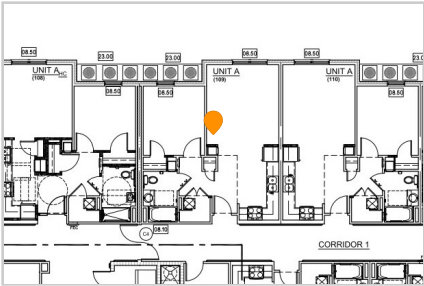


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:24 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:22 AM
Alva George	Photo 2	13 Dec 08:22 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:23 AM

Photos

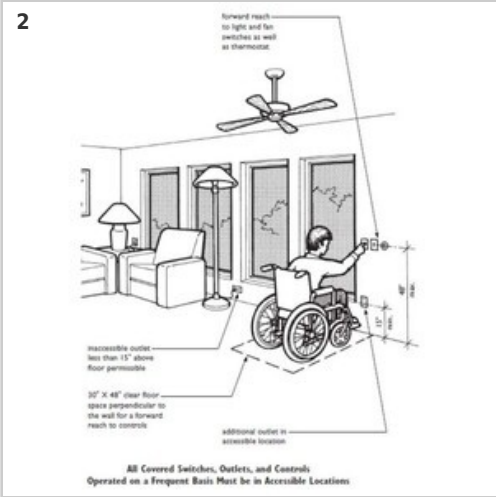


● **#52 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 109  
Created 12-11-2023



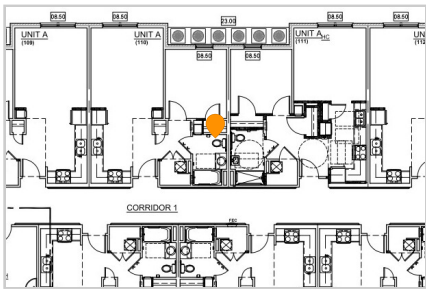
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:34 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 09:40 AM
Alva George	Photo 2	13 Dec 09:40 AM

Photos



● #55 - Toilet not 18 inches-Provide clear floor space at water closet.

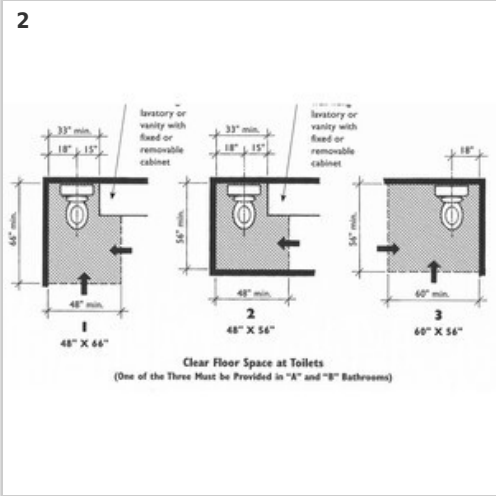
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110  
Created 12-11-2023



Task messages (time in PDT)

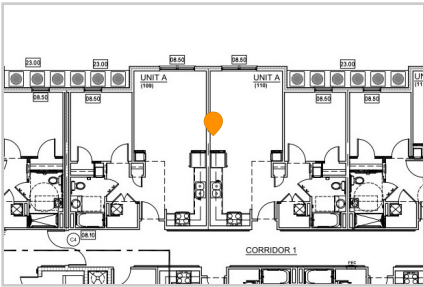
Scott Reynolds	Photo 1	11 Dec 07:37 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	13 Dec 10:00 AM
Alva George	Photo 2	13 Dec 10:00 AM

Photos



● **#56 - Thermostat above 48 inches**

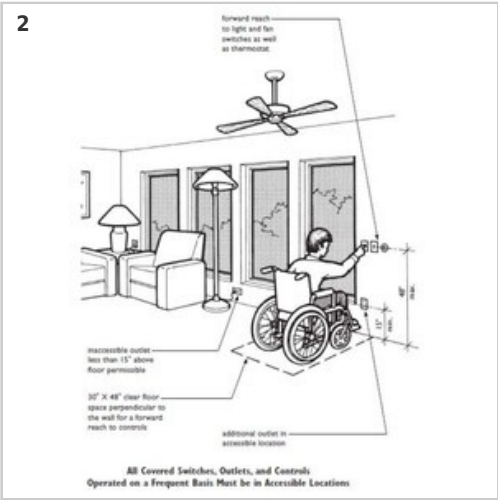
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110  
Created 12-11-2023



**Task messages (time in PDT)**

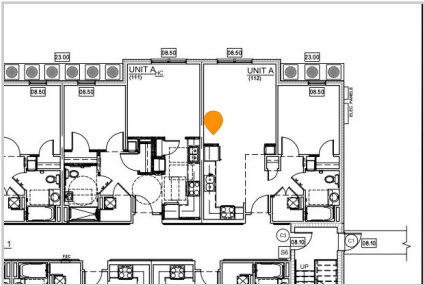
Scott Reynolds	Photo 1	11 Dec 07:38 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 10:12 AM
Alva George	Photo 2	13 Dec 10:12 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 10:12 AM

**Photos**



● **#63 - Thermostat above 48 inches**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 112  
Created 12-11-2023



**Task messages (time in PDT)**

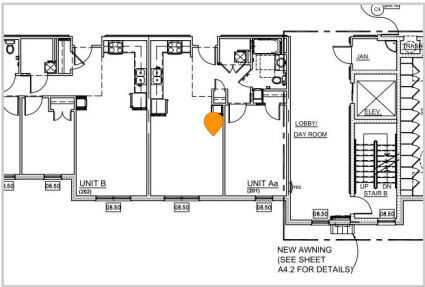
Scott Reynolds	Photo 1	11 Dec 07:49 AM
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Photos



#72 - Thermostat above 48 inches

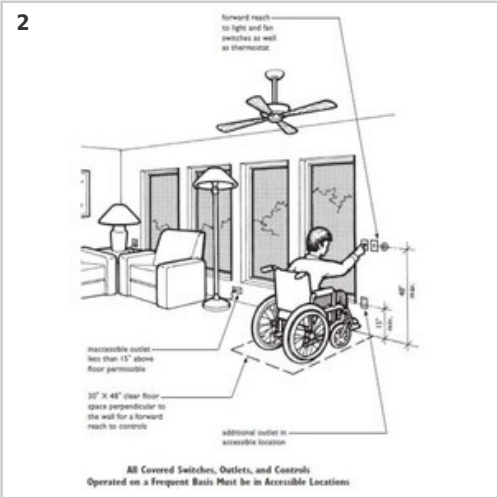
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 201  
Created 12-11-2023



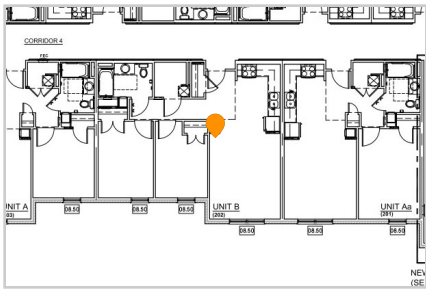
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:07 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 01:31 PM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 01:31 PM
Alva George	Photo 2	13 Dec 01:31 PM

Photos



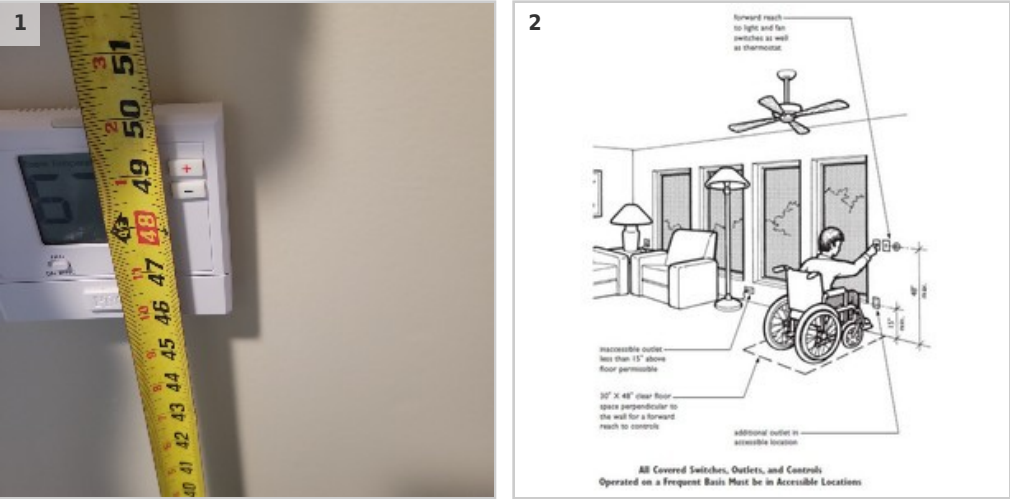
● **#76 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 202  
Created 12-11-2023



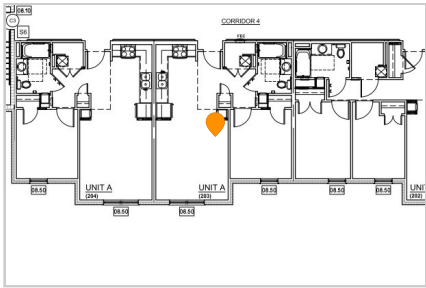
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:12 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 01:34 PM
Alva George	Photo 2	13 Dec 01:34 PM

Photos



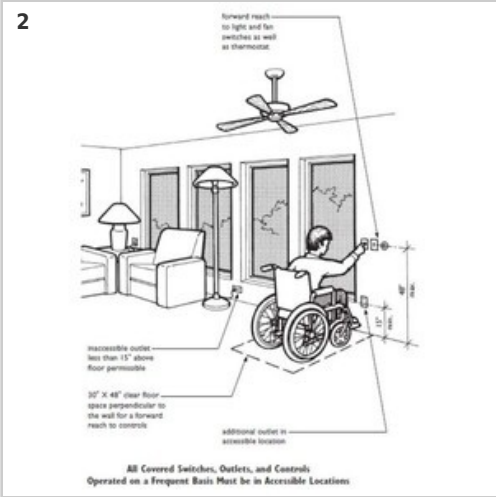
● **#80 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 203  
Created 12-11-2023



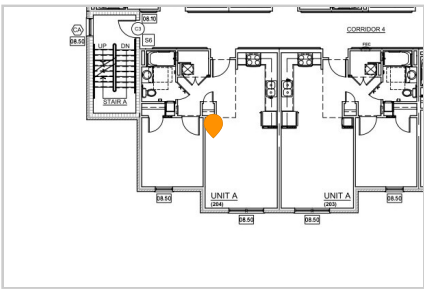
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:16 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	14 Dec 06:34 AM
Alva George	Photo 2	14 Dec 06:34 AM

Photos



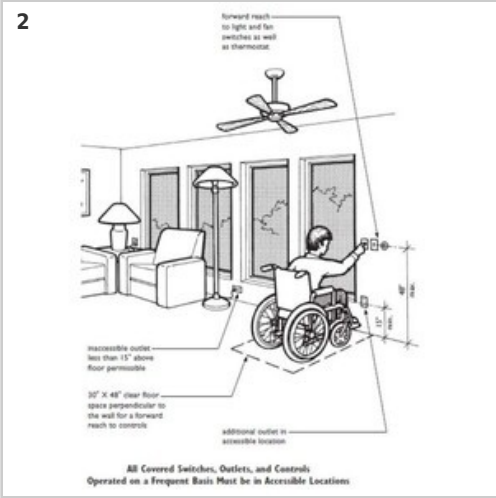
● #83 - Thermostat above 48 inches  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 204  
Created 12-11-2023



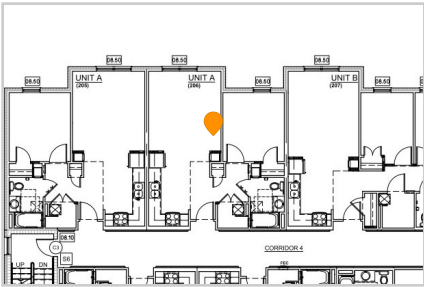
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:20 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 06:39 AM
Alva George	Photo 2	14 Dec 06:40 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 06:40 AM

Photos



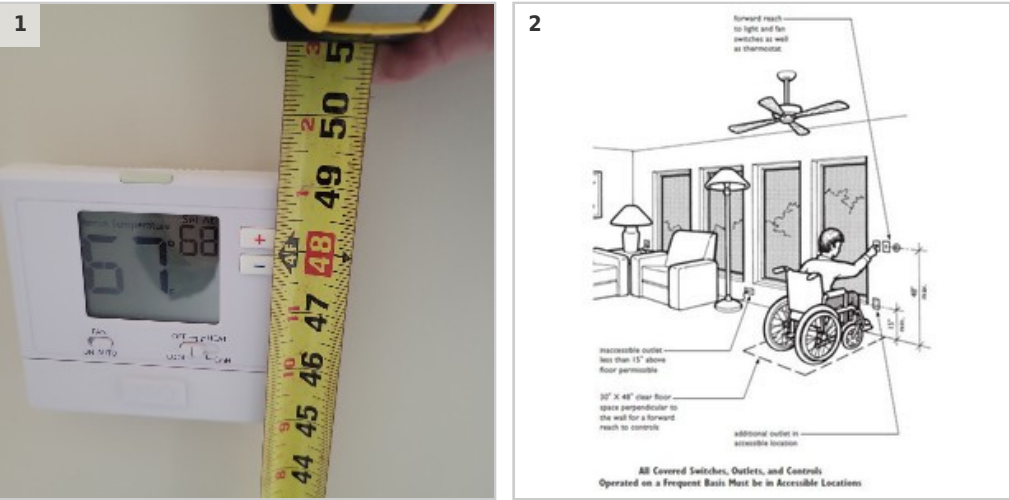
● **#90 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 206  
Created 12-11-2023



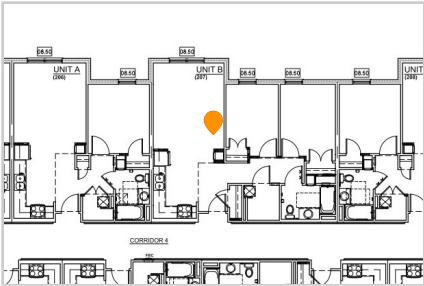
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 08:27 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:38 AM
Alva George	Photo 2	14 Dec 10:38 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:49 AM

**Photos**



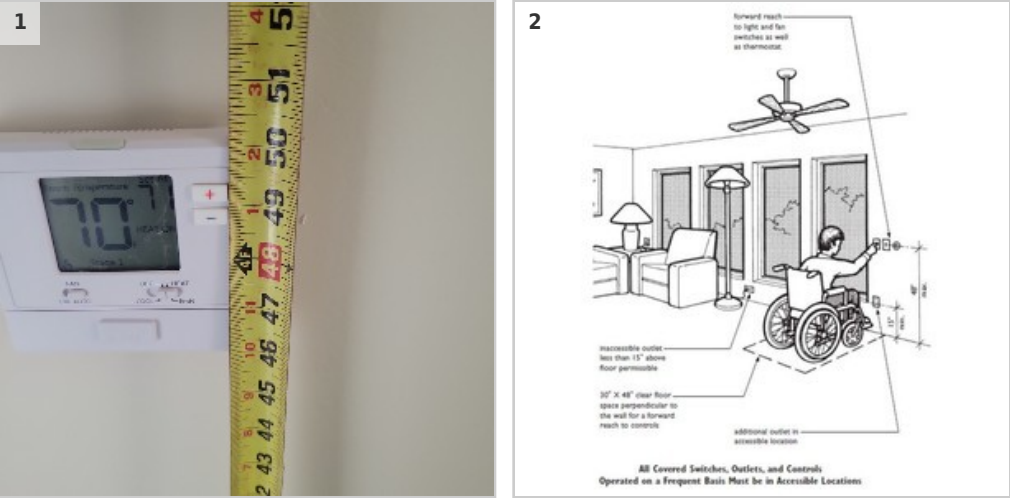
● **#93 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 207  
Created 12-11-2023



**Task messages (time in PDT)**

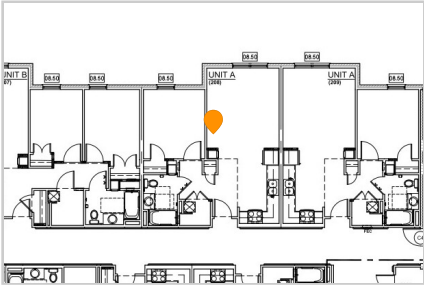
Scott Reynolds	Photo 1	11 Dec 08:30 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:39 AM
Alva George	Photo 2	14 Dec 10:49 AM

Photos



#96 - Thermostat above 48 inches

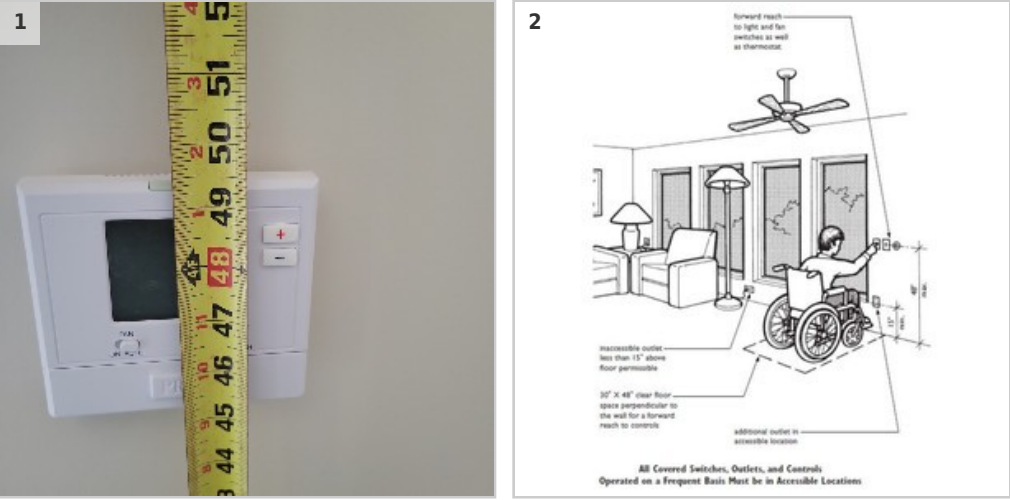
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 208  
Created 12-11-2023



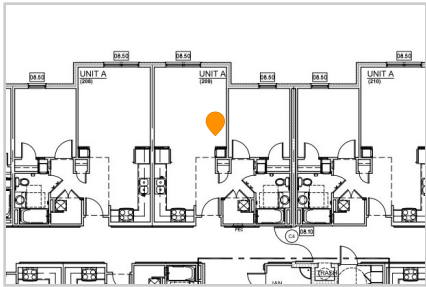
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:33 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:40 AM
Alva George	Photo 2	14 Dec 10:40 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:49 AM

Photos

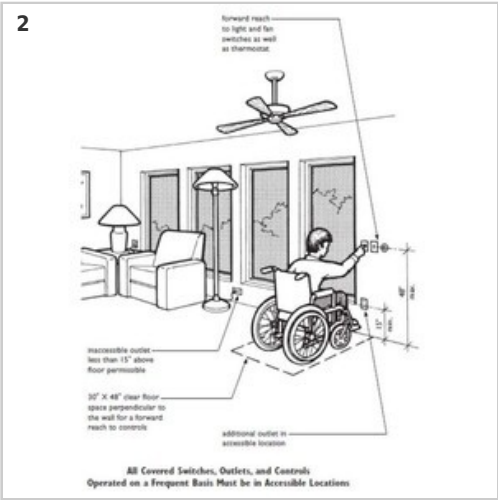


**#99 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 209  
Created 12-11-2023

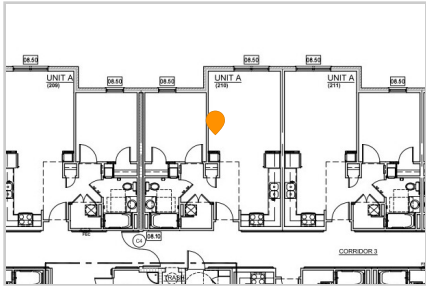


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 08:37 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:40 AM
Alva George	Photo 2	14 Dec 10:41 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:50 AM

Photos

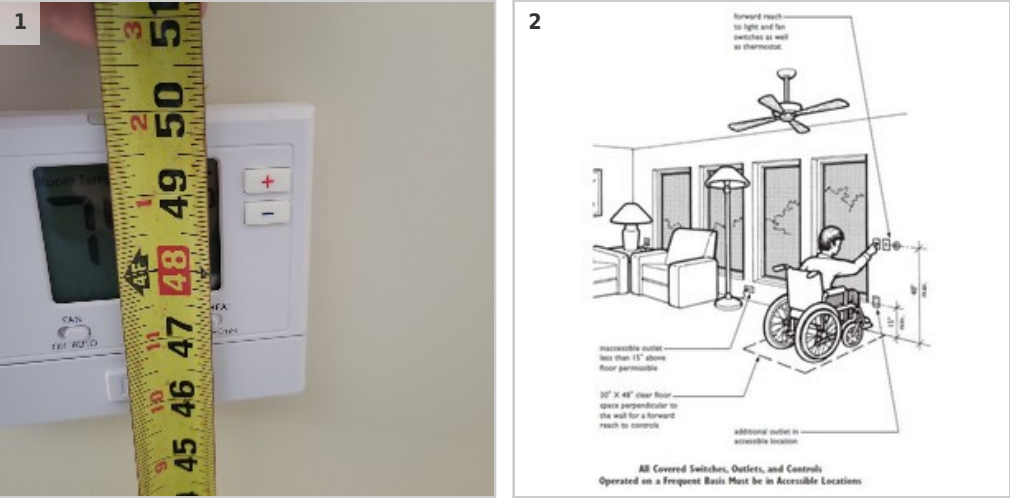


**#104 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 210  
Created 12-11-2023



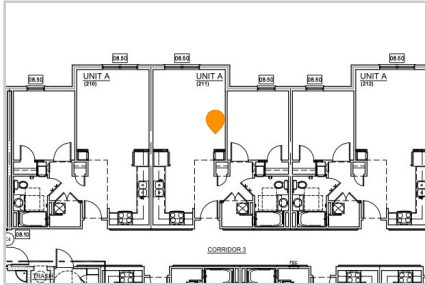
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 08:45 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:42 AM
Alva George	Photo 2	14 Dec 10:42 AM

Photos



#107 - Thermostat above 48 inches

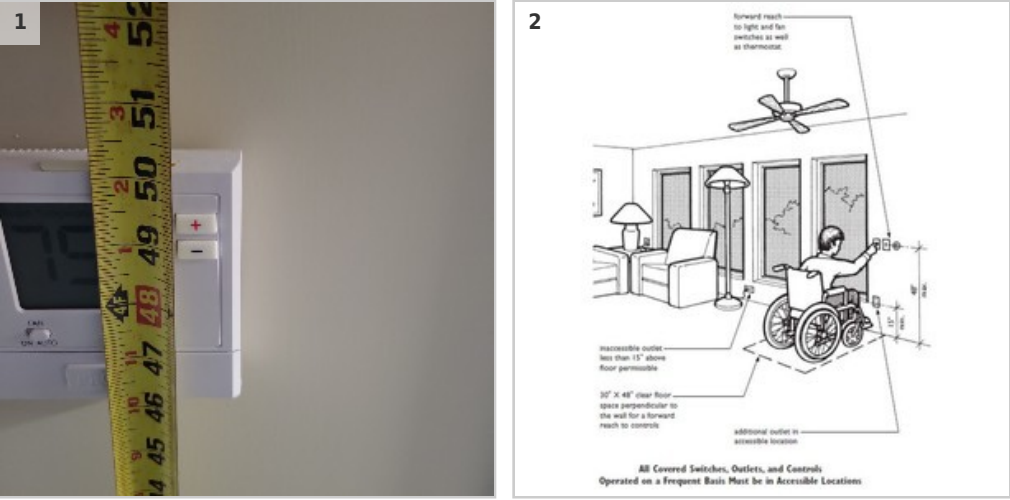
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 211  
Created 12-11-2023



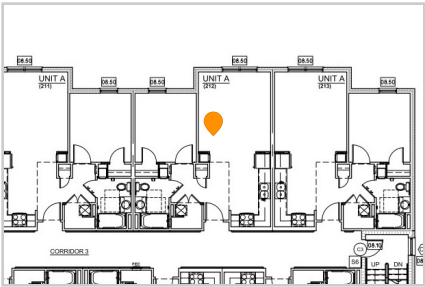
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:50 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:50 AM
Alva George	Photo 2	14 Dec 10:50 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:51 AM

Photos



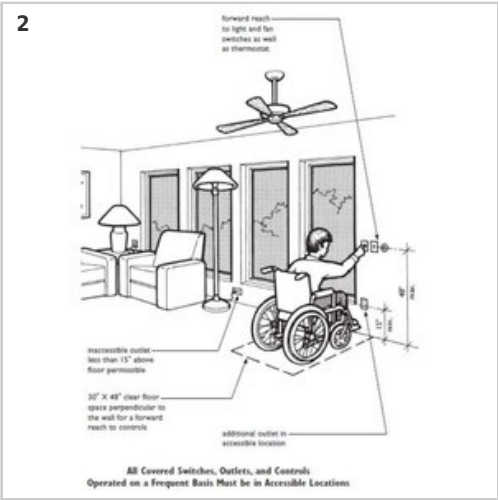
● **#110 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 212  
Created 12-11-2023



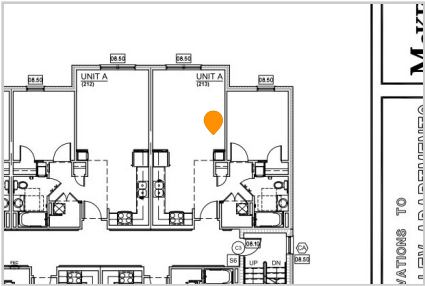
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 08:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:46 AM
Alva George	Photo 2	14 Dec 10:47 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:51 AM

**Photos**



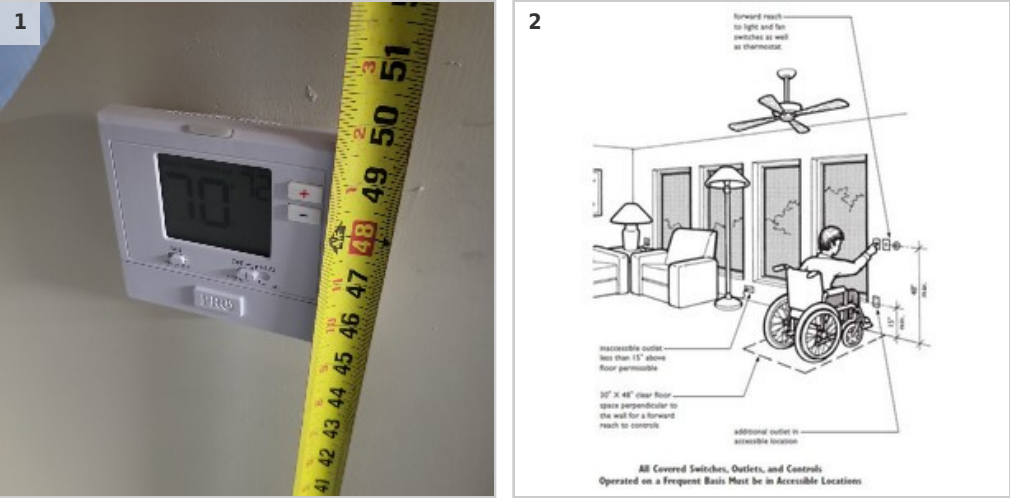
● **#113 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 213  
Created 12-11-2023



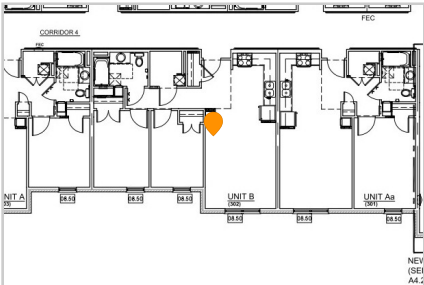
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 08:58 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:46 AM
Alva George	Photo 2	14 Dec 10:47 AM

Photos



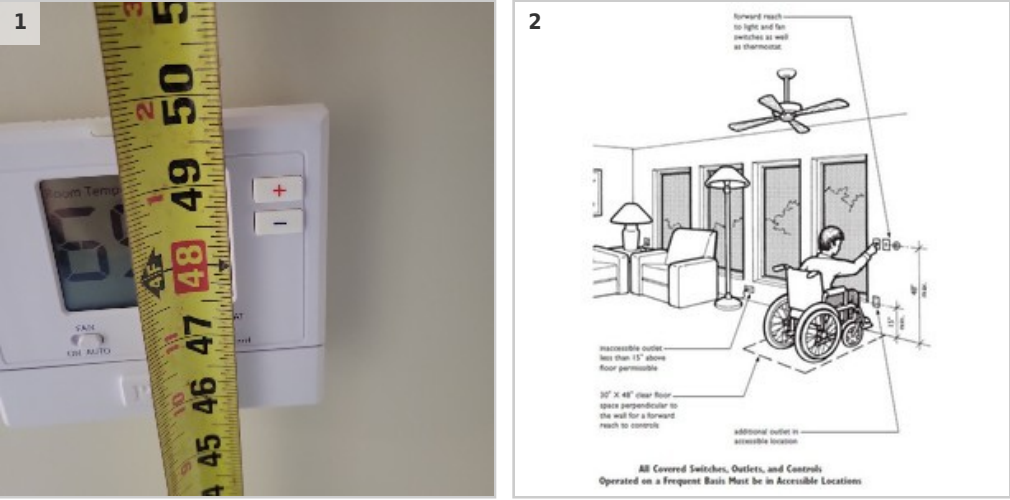
● **#123 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 301  
Created 12-11-2023



Task messages (time in PDT)

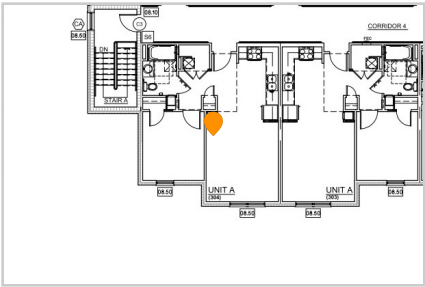
Scott Reynolds	Photo 1	11 Dec 09:17 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:48 AM
Alva George	Photo 2	14 Dec 10:48 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:48 AM

Photos



#130 - Thermostat above 48 inches

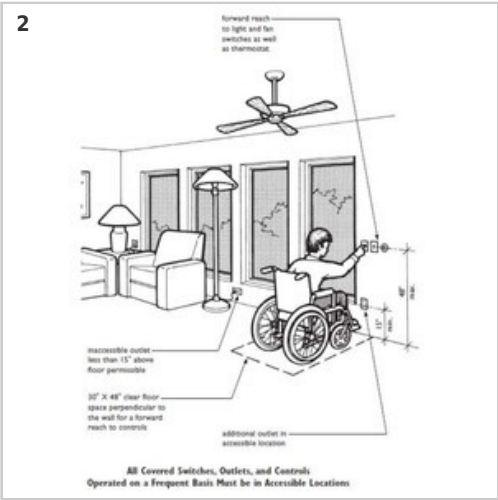
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 304  
Created 12-11-2023



Task messages (time in PDT)

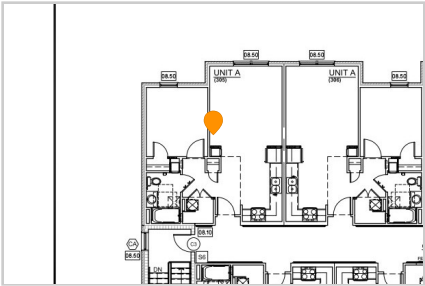
Scott Reynolds	Photo 1	11 Dec 09:27 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:52 AM
Alva George	Photo 2	14 Dec 10:52 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:59 AM

Photos



#134 - Thermostat above 48 inches

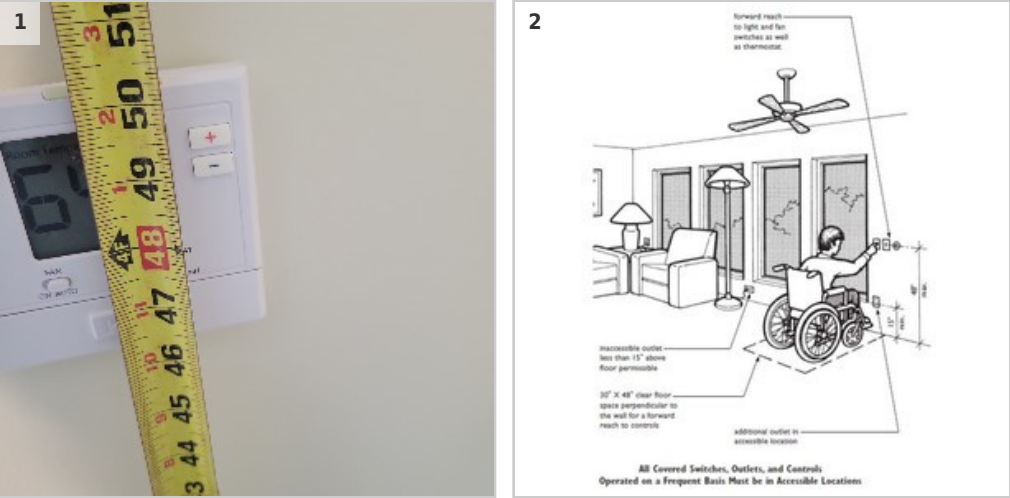
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 305  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:32 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:00 AM
Alva George	Photo 2	14 Dec 11:00 AM

Photos

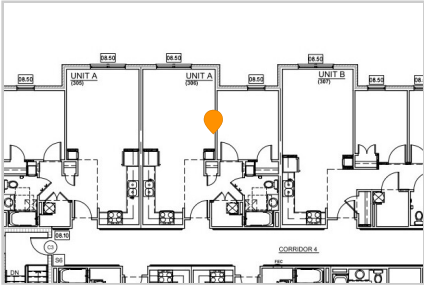


● #138 - Thermostat above 48 inches

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit

Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 306

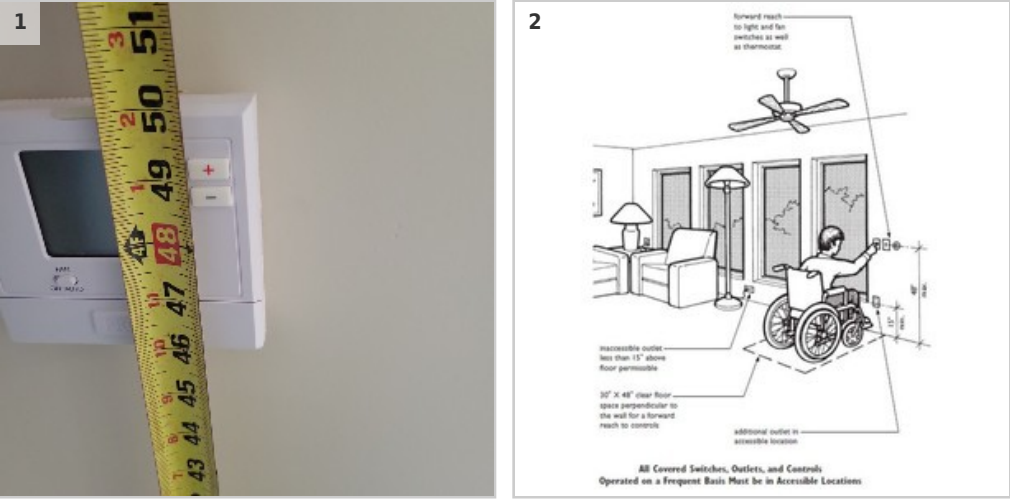
Created 12-11-2023



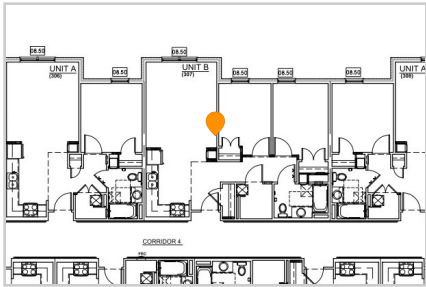
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:37 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:01 AM
Alva George	Photo 2	14 Dec 11:01 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:04 AM

Photos



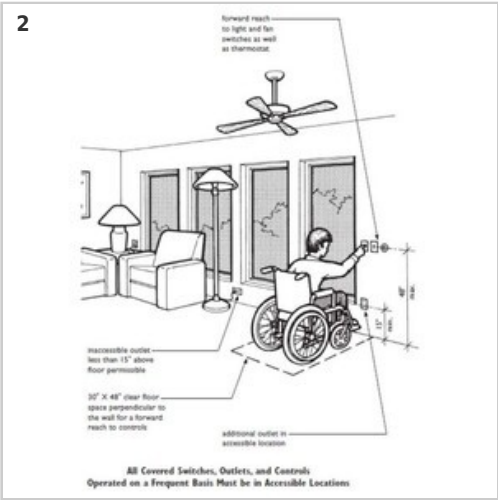
● **#141 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 307  
Created 12-11-2023



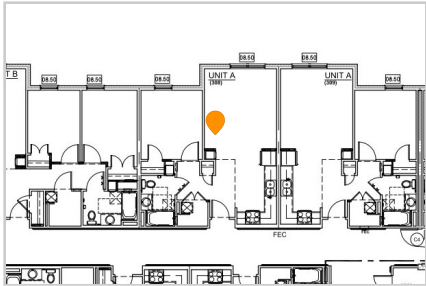
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 09:40 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:01 AM
Alva George	Photo 2	14 Dec 11:01 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:05 AM

**Photos**



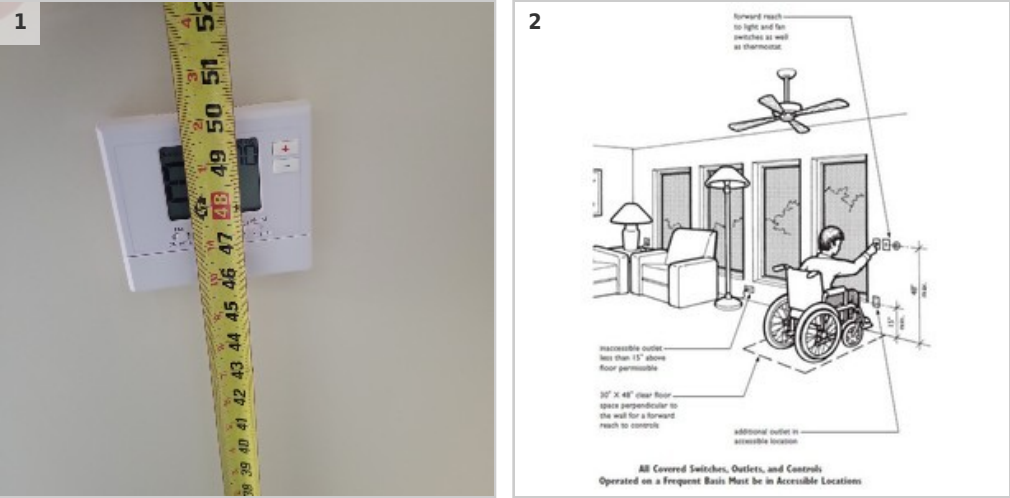
● **#144 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 308  
Created 12-11-2023



**Task messages (time in PDT)**

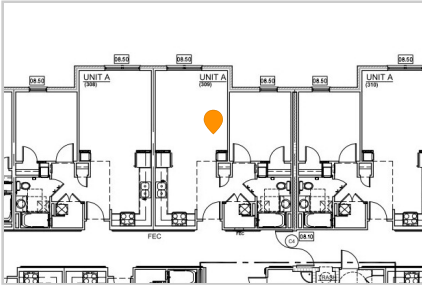
Scott Reynolds	Photo 1	11 Dec 09:43 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:02 AM
Alva George	Photo 2	14 Dec 11:05 AM

Photos



#147 - Thermostat above 48 inches

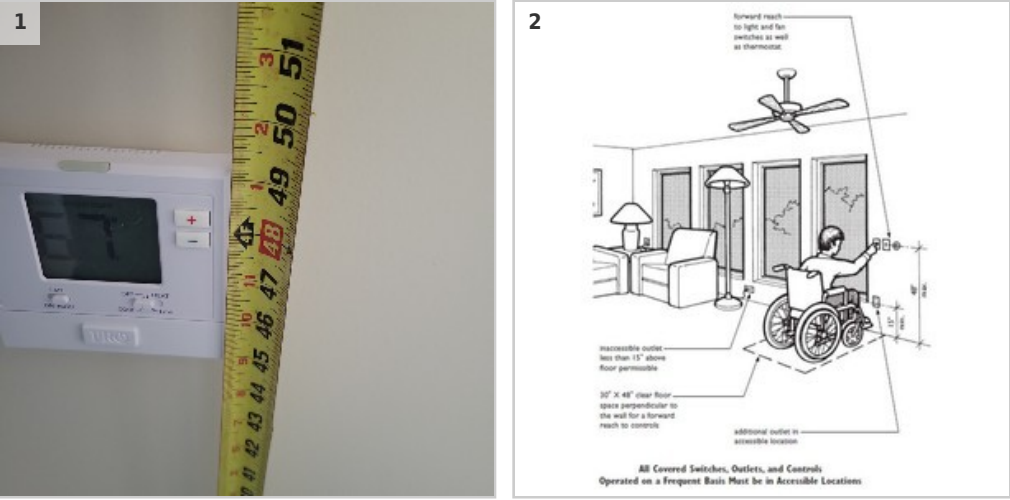
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 309  
Created 12-11-2023



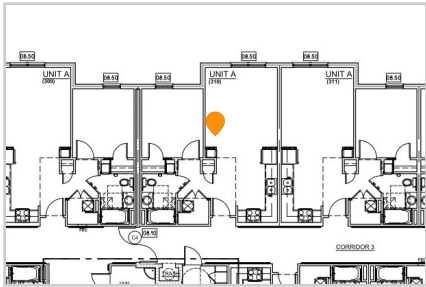
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:46 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:02 AM
Alva George	Photo 2	14 Dec 11:02 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:03 AM

Photos

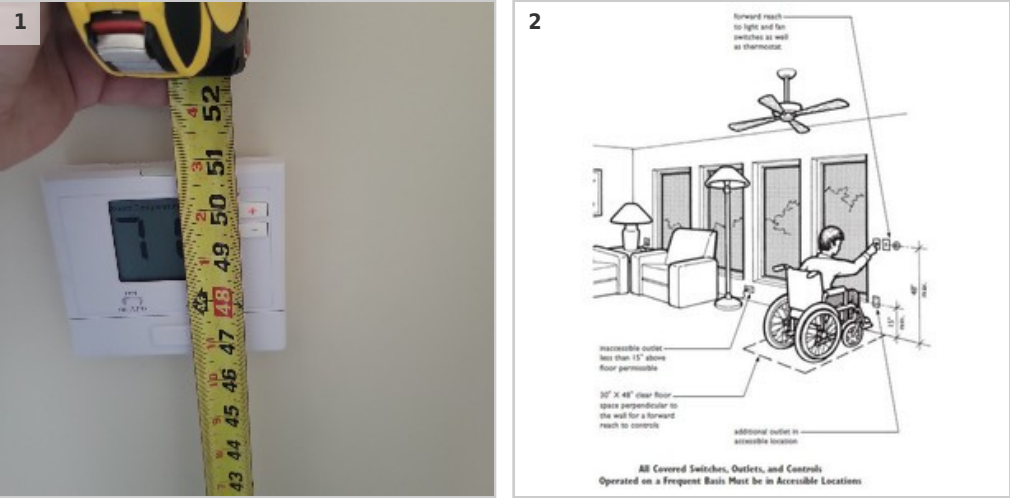


● **#150 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 310  
Created 12-11-2023

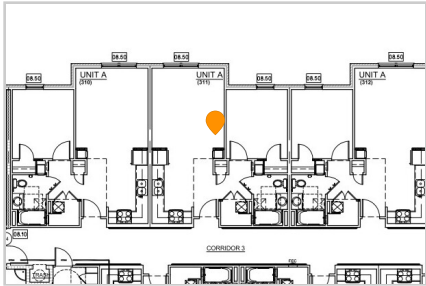


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 09:49 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:07 AM
Alva George	Photo 2	14 Dec 11:07 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:12 AM

Photos

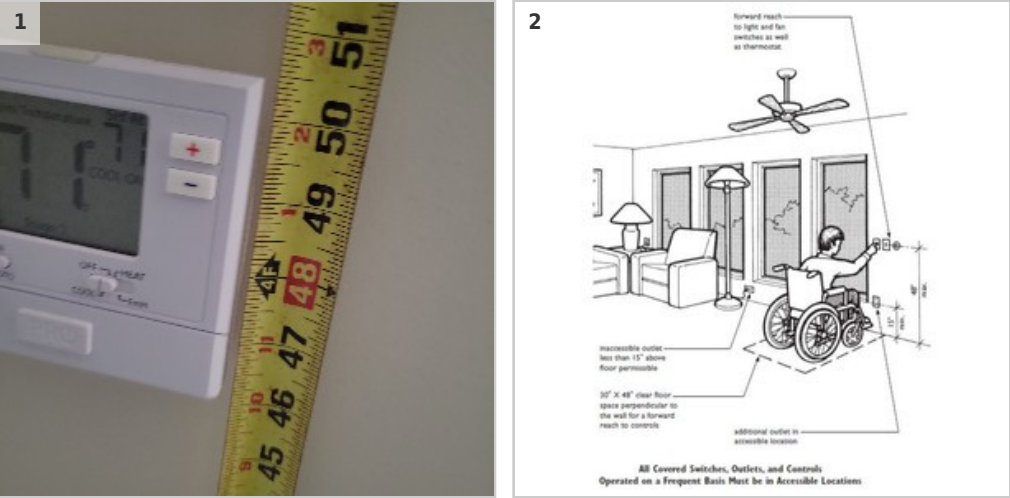


● **#154 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 311  
Created 12-11-2023



Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 09:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:07 AM
Alva George	Photo 2	14 Dec 11:08 AM

Photos

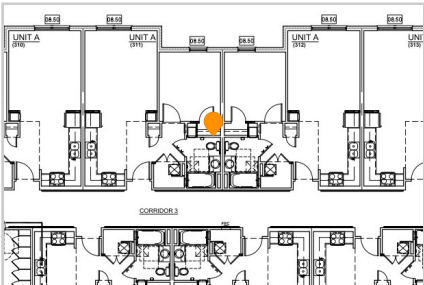


● #155 - The toilet is not 18 inches from the side wall.- Provide clear floor space at the water closet.

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit

Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 311

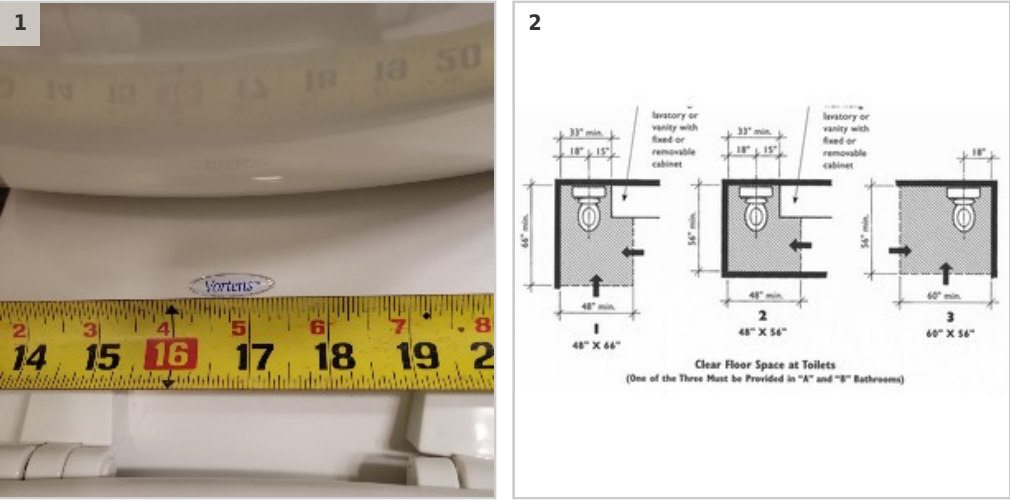
Created 12-11-2023



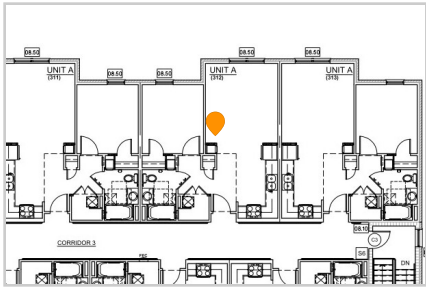
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Dec 11:21 AM
Alva George	Photo 2	14 Dec 11:21 AM

Photos



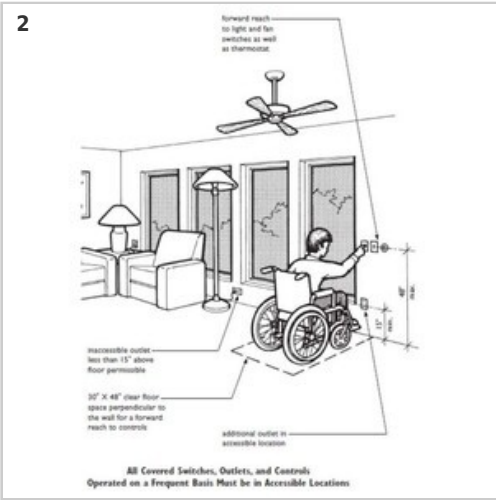
● **#158 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 312  
Created 12-11-2023



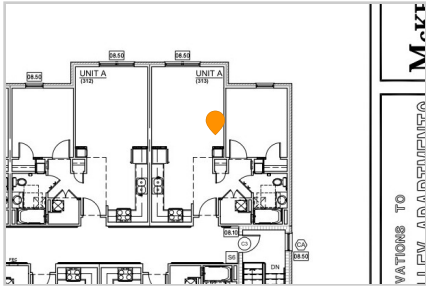
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 09:59 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:08 AM
Alva George	Photo 2	14 Dec 11:10 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:10 AM

**Photos**



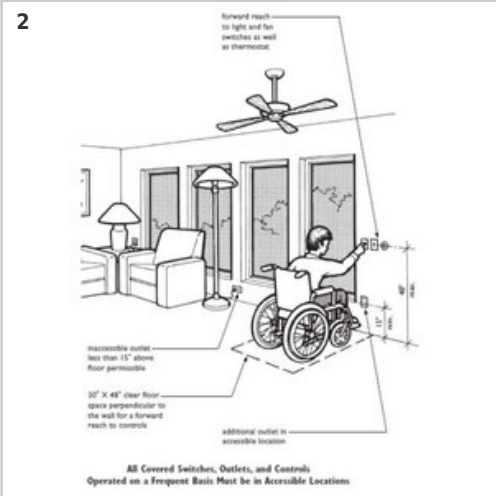
● **#161 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 313  
Created 12-11-2023



**Task messages (time in PDT)**

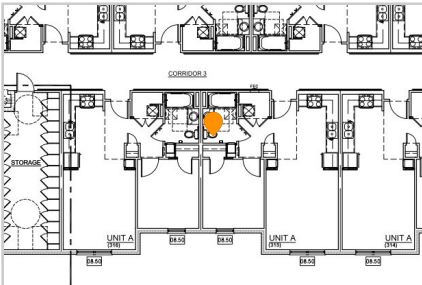
Scott Reynolds	Photo 1	11 Dec 10:02 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:09 AM
Alva George	Photo 2	14 Dec 11:09 AM

Photos



● #166 - The toilet is not 18 inches from the side wall.- Provide clear floor space at the water closet.

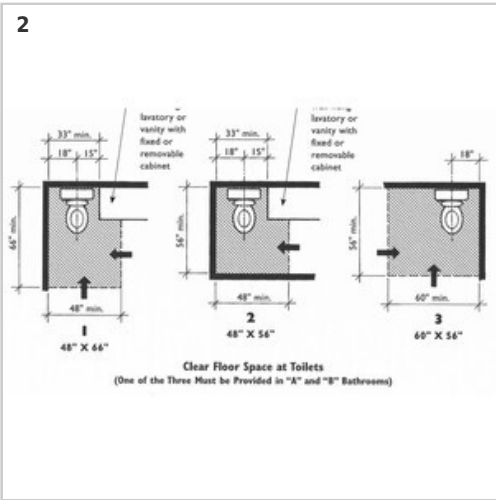
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 315  
Created 12-11-2023



Task messages (time in PDT)

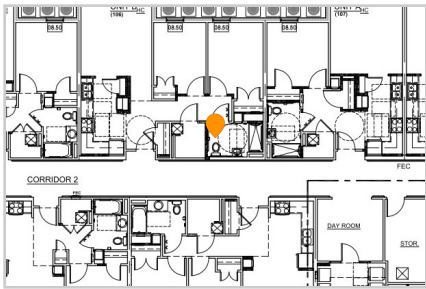
Scott Reynolds	Photo 1	11 Dec 10:08 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Dec 11:21 AM
Alva George	Photo 2	14 Dec 11:22 AM

Photos



#28 - Toilet not 18 inches

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023

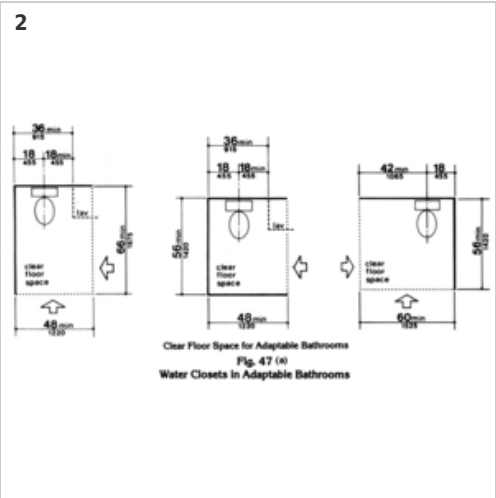


Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 06:54 AM
Alva George	Photo 2	12 Dec 01:31 PM
Alva George	UFAS 4.34.5.2 WATER CLOSETS.	12 Dec 01:31 PM

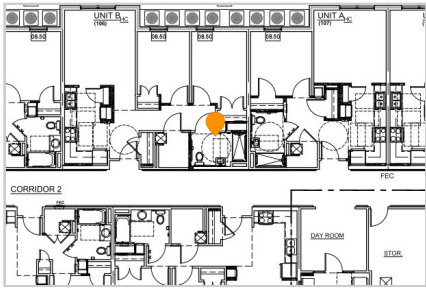
(1) Clear floor space at the water closet shall be as shown in Fig. 47(a). The water closet may be located with the clear area at either the right or left side of the toilet.

Photos



#29 - No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023



Task messages (time in PDT)

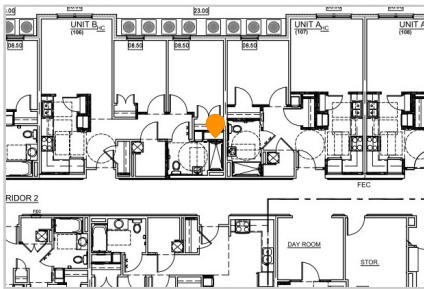
Scott Reynolds	Photo 1	11 Dec 06:55 AM
Scott Reynolds	Photo 2	11 Dec 06:55 AM
Scott Reynolds	Photo 3	11 Dec 06:56 AM
Alva George	Grab bars are required in UFAS units to be installed at water closet and shower.	12 Dec 01:34 PM

Photos



**#30 - Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023



Task messages (time in PDT)

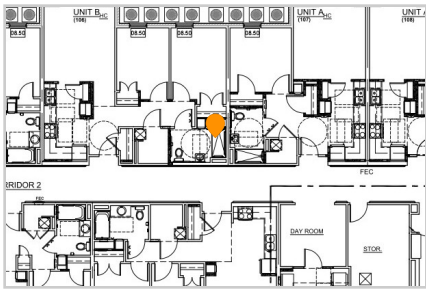
Scott Reynolds	Photo 1	11 Dec 06:56 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5) Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.	12 Dec 01:37 PM

Photos



● #31 - Shower not 30 by 60

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 06:57 AM
Scott Reynolds	Photo 2	11 Dec 06:57 AM
Scott Reynolds	Photo 3	11 Dec 06:58 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:	12 Dec 01:38 PM
	(1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.	
Alva George	Photo 4	12 Dec 01:39 PM
Alva George	Photo 5	12 Dec 01:39 PM

Photos

1

2

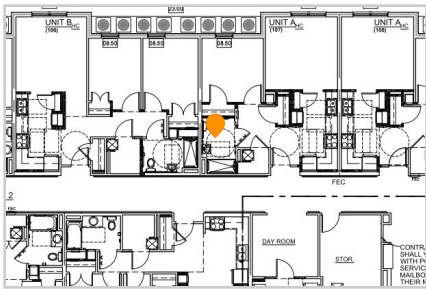
3

4

5

**#36 - No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 12-11-2023



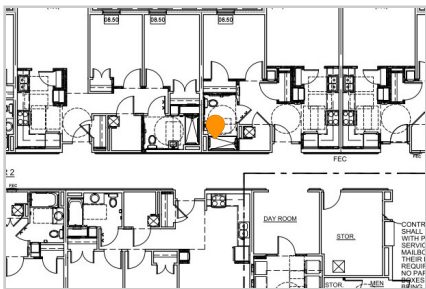
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:05 AM
Scott Reynolds	Photo 2	11 Dec 07:05 AM
Scott Reynolds	Photo 3	11 Dec 07:05 AM
Alva George	Grab bars are required in UFAS units to be installed at water closet and shower.	13 Dec 06:46 AM

**Photos**



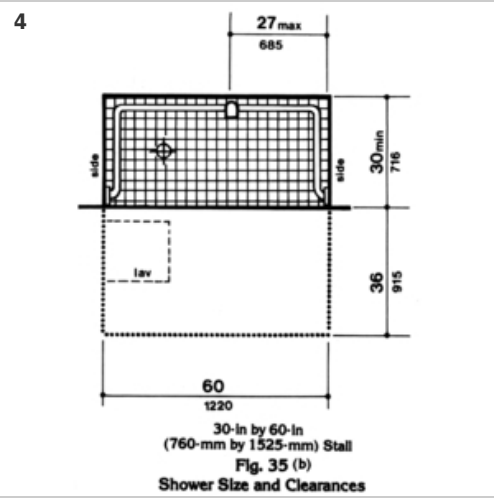
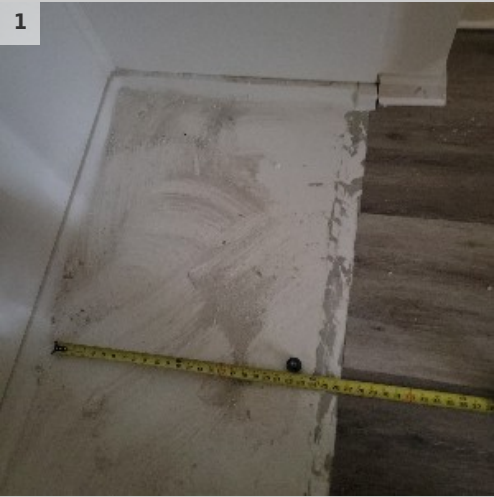
**#37 - Shower not 30 by 60 inches**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 12-11-2023



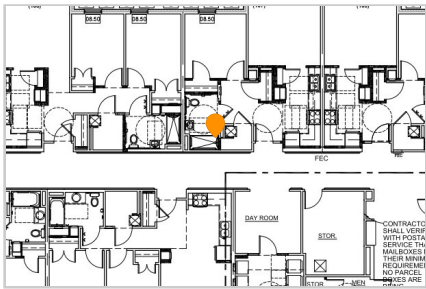
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:06 AM
Scott Reynolds	Photo 2	11 Dec 07:06 AM
Scott Reynolds	Photo 3	11 Dec 07:07 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:  (1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.	13 Dec 06:51 AM
Alva George	Photo 4	13 Dec 06:51 AM

Photos



**#42 - Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.**

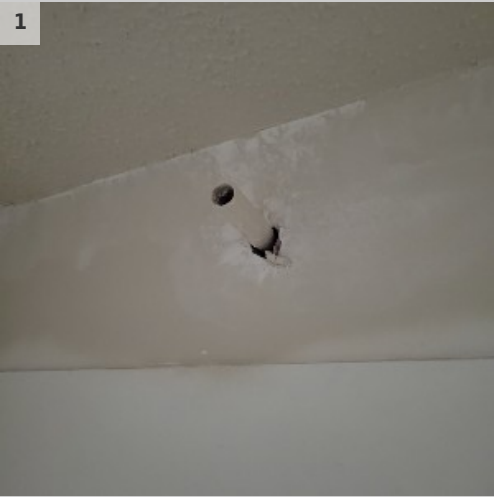
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 12-11-2023



**Task messages (time in PDT)**

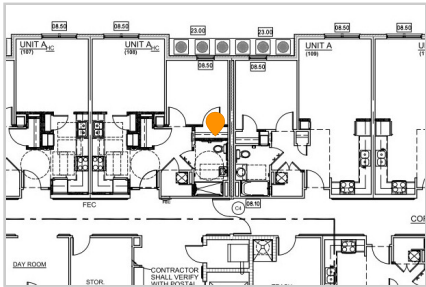
Scott Reynolds	Photo 1	11 Dec 07:16 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5) Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.	13 Dec 07:30 AM

Photos



#41 - Toilet not 18 inches

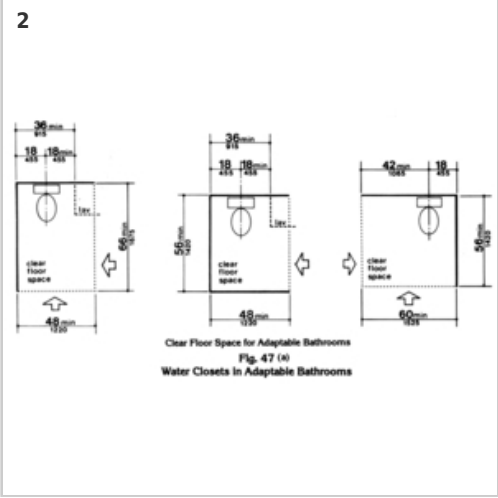
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 12-11-2023



Task messages (time in PDT)

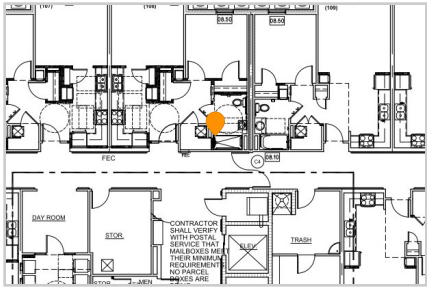
Scott Reynolds	Photo 1	11 Dec 07:15 AM
Alva George	UFAS 4.34.5.2 WATER CLOSETS.	13 Dec 07:15 AM
	(1) Clear floor space at the water closet shall be as shown in Fig. 47(a). The water closet may be located with the clear area at either the right or left side of the toilet.	
Alva George	Photo 2	13 Dec 07:15 AM

Photos



**#43 - Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.**

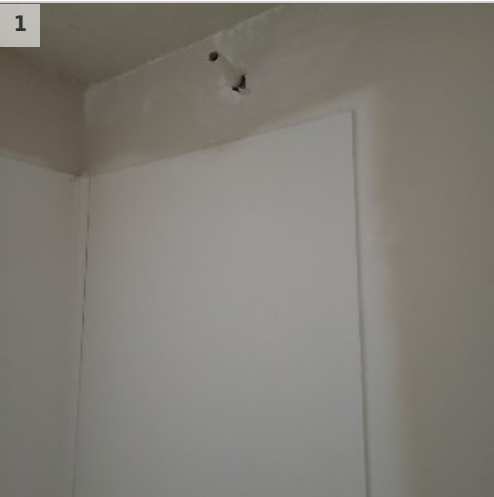
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 12-11-2023



**Task messages (time in PDT)**

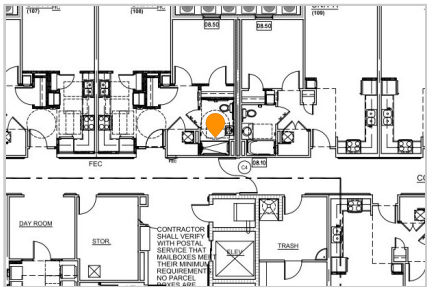
Scott Reynolds	Photo 1	11 Dec 07:17 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5) Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.	13 Dec 07:33 AM

**Photos**



**#44 - Shower not 30 by 60 inches**

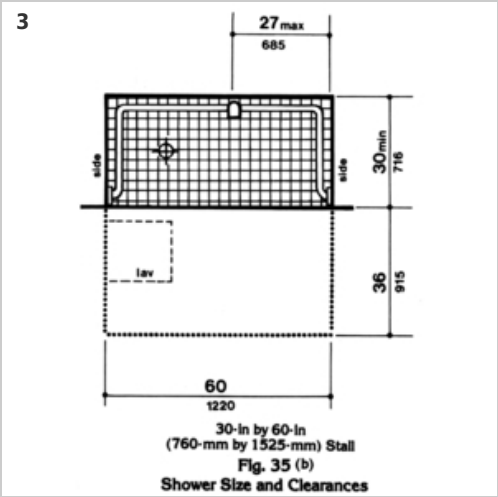
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 12-11-2023



**Task messages (time in PDT)**

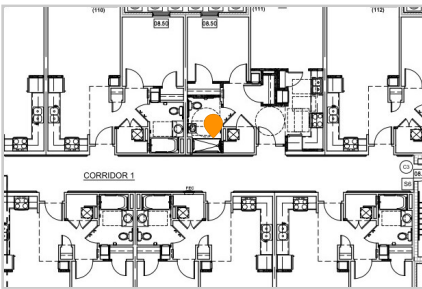
Scott Reynolds	Photo 1	11 Dec 07:18 AM
Scott Reynolds	Photo 2	11 Dec 07:18 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:  (1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.	13 Dec 07:34 AM
Alva George	Photo 3	13 Dec 07:35 AM

Photos



#61 - Shower not 30 by 60

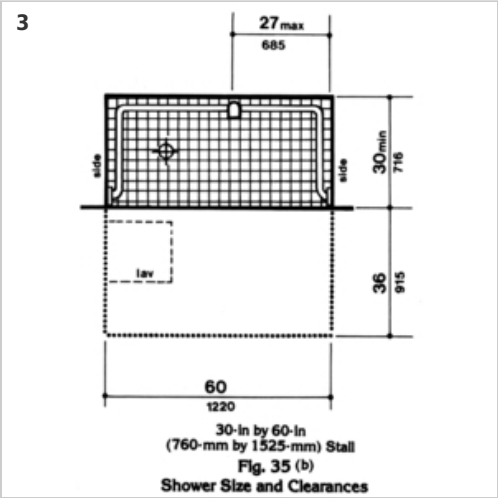
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 111  
Created 12-11-2023



Task messages (time in PDT)

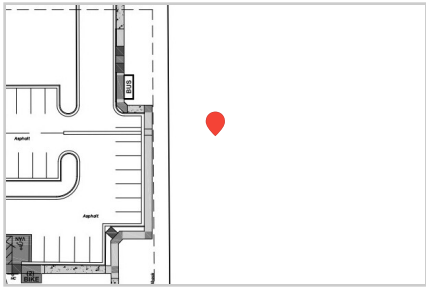
Scott Reynolds	Photo 1	11 Dec 07:46 AM
Scott Reynolds	Photo 2	11 Dec 07:46 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:	13 Dec 10:33 AM
(1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.		13 Dec 10:34 AM
Alva George	Photo 3	

Photos



● **#180 - Curb ramp in access aisle-This is a built-up curb ramp, protruding into the Access Aisle.**

Priority 1 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: 01. - Accessibility Plan | Location: accessible Parking  
Created 12-11-2023



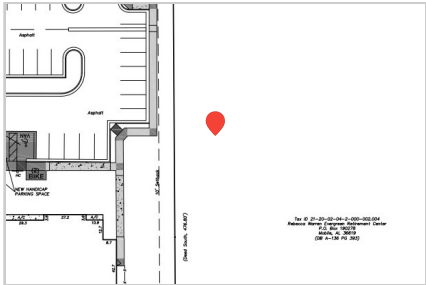
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 10:50 AM
Scott Reynolds	Photo 2	11 Dec 10:50 AM
Scott Reynolds	Closest to front door	11 Dec 10:51 AM
Alva George	ADA 2010 406 Curb Ramps406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10	14 Dec 12:33 PM

**Photos**



● **#181 - Curb ramp in access aisle**

Priority 1 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: 01. - Accessibility Plan | Location: accessible Parking  
Created 12-11-2023

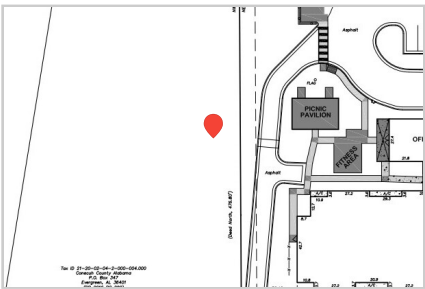


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 10:52 AM
Scott Reynolds	Photo 2	11 Dec 10:52 AM
Scott Reynolds	Closer to left end of building	11 Dec 10:53 AM
Alva George	ADA 2010 406 Curb Ramps406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10	14 Dec 12:35 PM

Photos



**#187 - Slope is greater than 8%**  
Priority 1 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: 01. - Accessibility Plan | Location: accessible pathways  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 11:08 AM
Scott Reynolds	Photo 2	11 Dec 11:08 AM
Scott Reynolds	Front left corner of building	11 Dec 11:08 AM
Alva George	ADA2010 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.	14 Dec 12:53 PM

Photos

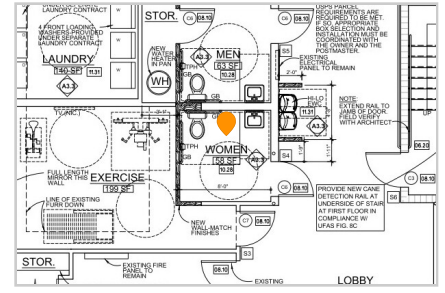


● **#172 - Restroom accessories. Construction is ongoing recheck next visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit

Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom

Created 12-11-2023



### Task messages (time in PDT)

Scott Reynolds Photo 1

11 Dec 10:28 AM

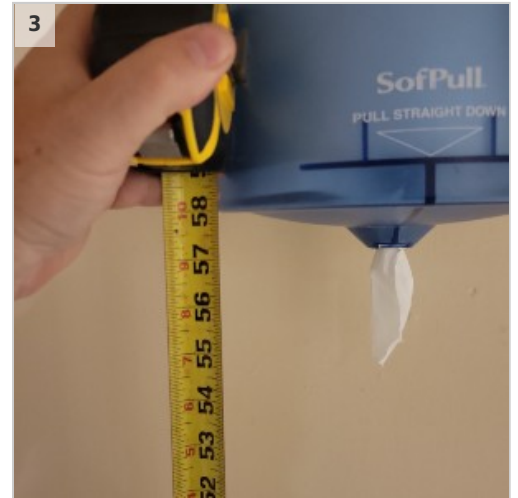
Scott Reynolds Photo 2

11 Dec 10:28 AM

Scott Reynolds Photo 3

11 Dec 10:28 AM

## Photos



● **#175 - Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit

Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom

Created 12-11-2023



### Task messages (time in PDT)

Scott Reynolds Photo 1

11 Dec 10:32 AM

Scott Reynolds Photo 2

11 Dec 10:32 AM

Scott Reynolds Photo 3

11 Dec 10:32 AM

Scott Reynolds Photo 4

11 Dec 10:32 AM

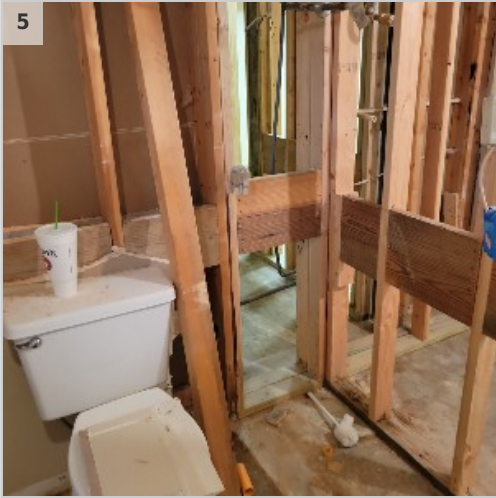
Scott Reynolds Photo 5

11 Dec 10:32 AM

Alva George	The water closet and dispensers are ALL undergoing change at time of visit.
-------------	---

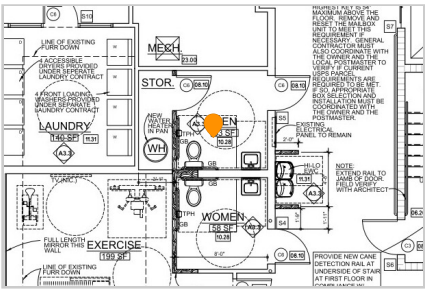
14 Dec 12:12 PM

Photos



#176 - Restroom accessories. Construction is ongoing recheck next visit.

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom  
Created 12-11-2023

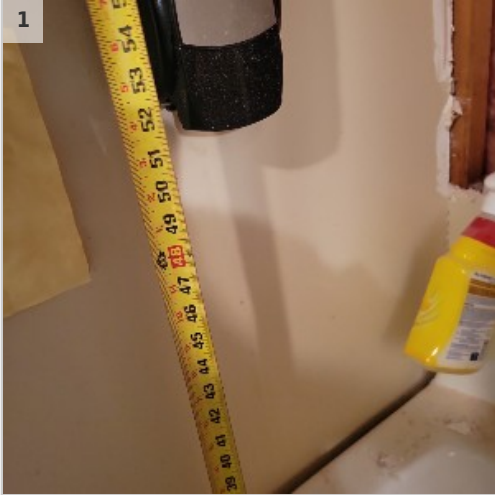


Task messages (time in PDT)

- Scott Reynolds Photo 1
- Scott Reynolds Photo 2

11 Dec 10:34 AM  
11 Dec 10:34 AM

## 1



2



- Created 12-11-2023

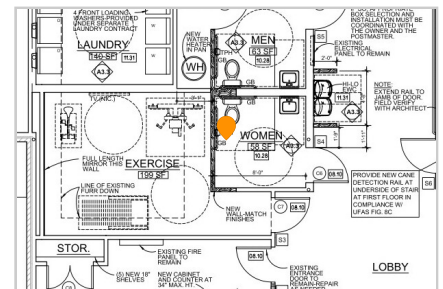


Photo 1

Photo 2

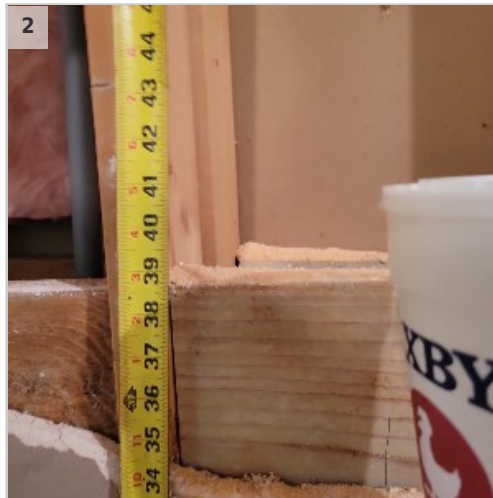
11 Dec 10:36 AM

11 Dec 10:36 AM

## 1



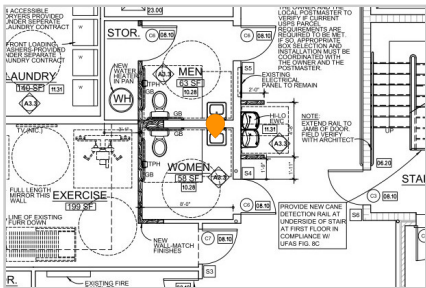
2



# 2024-3/13 Site Visit

## #188 - Women's restroom lavatory not centered on 30 inches

Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES  
Created 03-13-2024



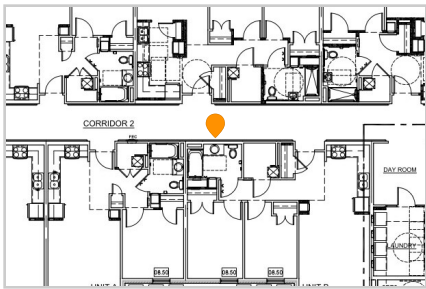
### Task messages (time in PDT)

Scott Reynolds	Photo 1	13 Mar 06:10 AM
Scott Reynolds	Photo 2	13 Mar 06:10 AM
Alva George	ANSI A117.1 [2003] 606 Lavatories and Sinks	14 Mar 08:56 AM
	<p>606.1. General. Accessible lavatories and sinks shall comply with Section 606.</p> <p>606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.</p> <p>ANSI A117.1 [2003] 305.3 Size. The clear floor space shall be 48 inches(1220 mm) minimum in length and 30 inches (760 mm) minimum in width.</p>	
Alva George	Relocate lavatory a minimum of 15 inches on center from side wall to provide clear floor space at the lavatory.	14 Mar 08:57 AM

### Photos



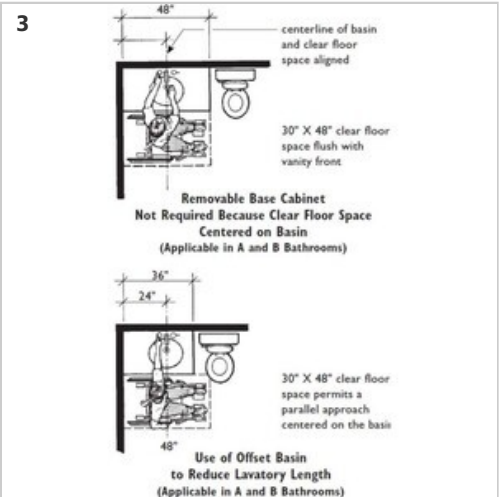
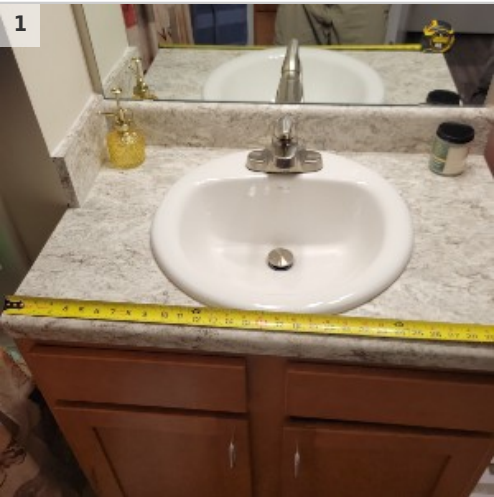
● **#189 - Lavatory center not at 24 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 101  
Created 03-13-2024



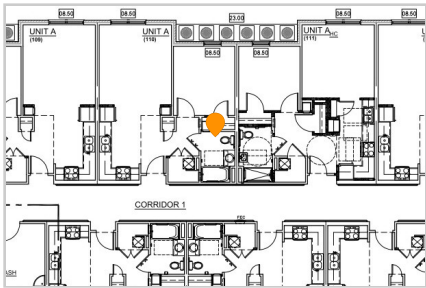
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	13 Mar 07:02 AM
Scott Reynolds	Photo 2	13 Mar 07:02 AM
Alva George	Photo 3	14 Mar 10:03 AM
Alva George	Fair Housing Act Design Manual-Requirement 7 - Usable Kitchens and Bathrooms	14 Mar 10:49 AM
Alva George	Relocate lavatory	14 Mar 10:50 AM

**Photos**



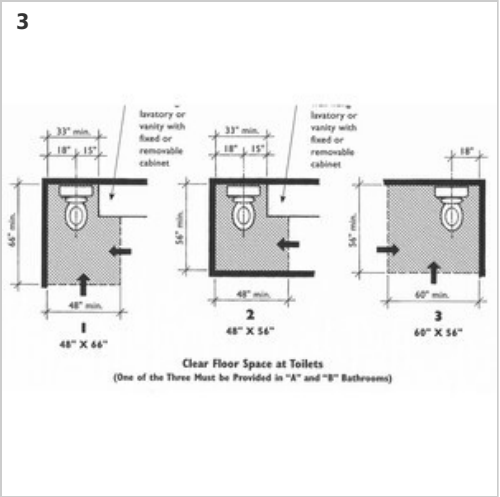
● **#198 - Toilet not 18 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110  
Created 03-13-2024



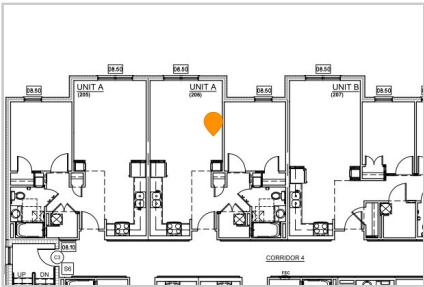
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	13 Mar 07:53 AM
Scott Reynolds	Photo 2	13 Mar 07:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Mar 12:41 PM
Alva George	Photo 3	14 Mar 12:41 PM

Photos



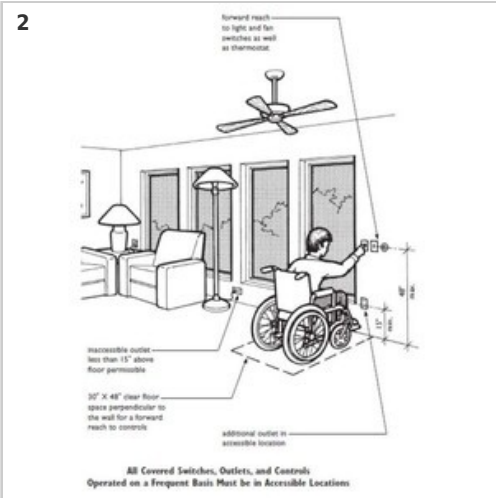
● **#201 - Thermostat above 48**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 206  
Created 03-13-2024



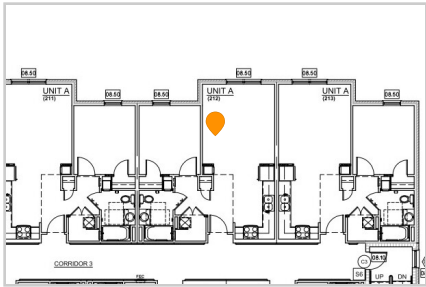
Task messages (time in PDT)

Scott Reynolds	Photo 1	13 Mar 08:31 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Mar 12:53 PM
Alva George	Photo 2	14 Mar 12:54 PM

Photos



● **#202 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 212  
Created 03-13-2024



**Task messages (time in PDT)**

- Scott Reynolds

Photo 1

13 Mar 08:43 AM
- Alva George

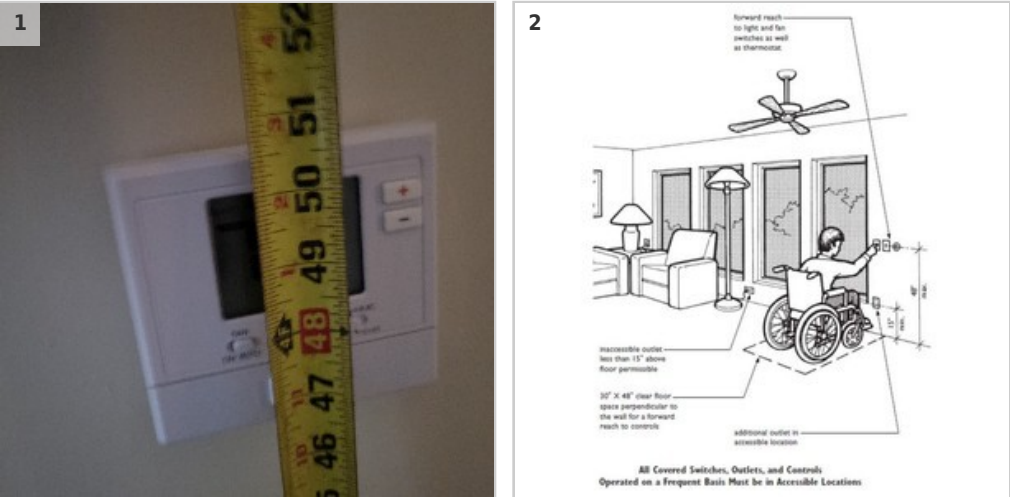
Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations  
ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.

14 Mar 12:54 PM
- Alva George

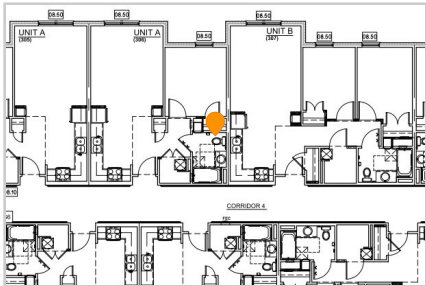
Photo 2

14 Mar 12:55 PM

**Photos**



● **#203 - Toilet not at 18 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 306  
Created 03-13-2024



**Task messages (time in PDT)**

- Scott Reynolds

Photo 1

13 Mar 09:03 AM
- Scott Reynolds

Photo 2

13 Mar 09:03 AM
- Alva George

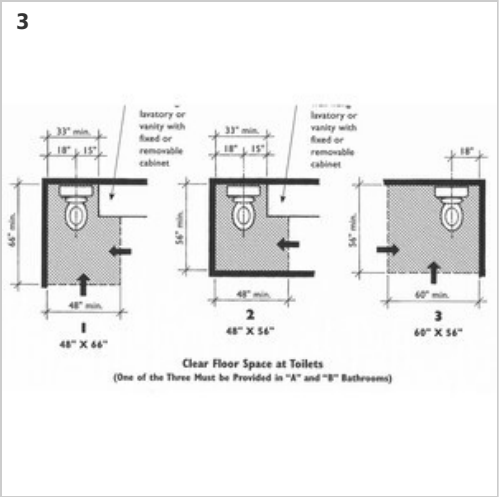
Photo 3

14 Mar 12:58 PM
- Alva George

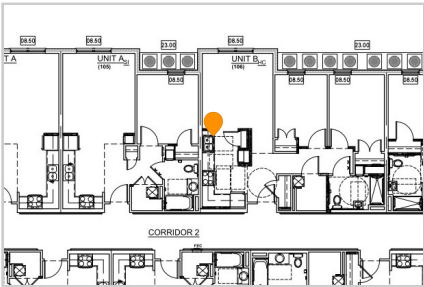
Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms

14 Mar 12:58 PM

Photos



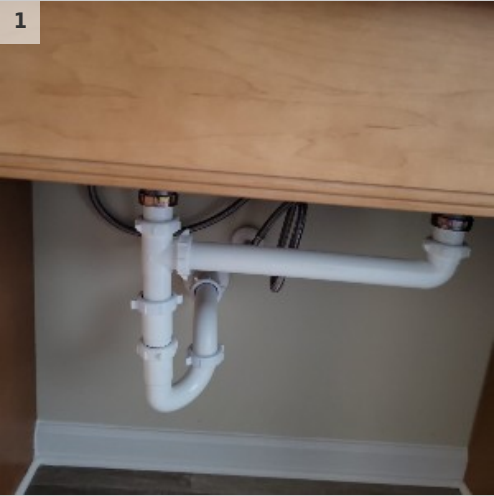
**#195 - Pipes not covered**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 03-13-2024



Task messages (time in PDT)

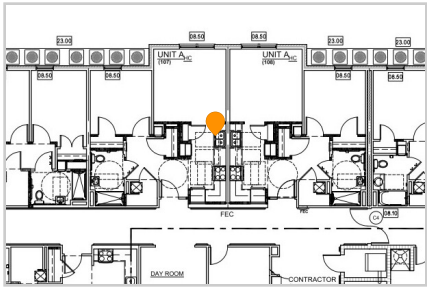
Scott Reynolds	Photo 1	13 Mar 07:41 AM
Alva George	UFAS 4.34.6.5* SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	14 Mar 12:36 PM

Photos



**#194 - Pipes not covered**

Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 03-13-2024



**Task messages (time in PDT)**

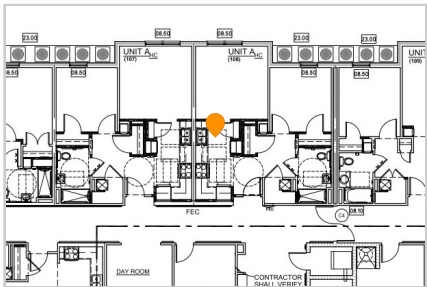
Scott Reynolds	Photo 1	13 Mar 07:40 AM
Alva George	UFAS 4.34.6.5* SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	14 Mar 12:30 PM

**Photos**



**#196 - Pipes not covered**

Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 03-13-2024



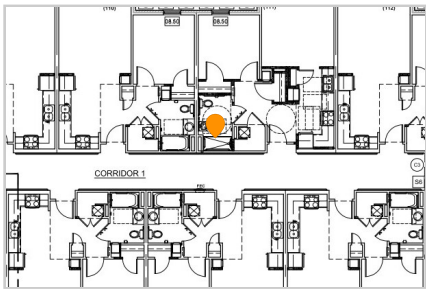
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	13 Mar 07:43 AM
Alva George	UFAS 4.34.6.5* SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	14 Mar 12:37 PM

Photos



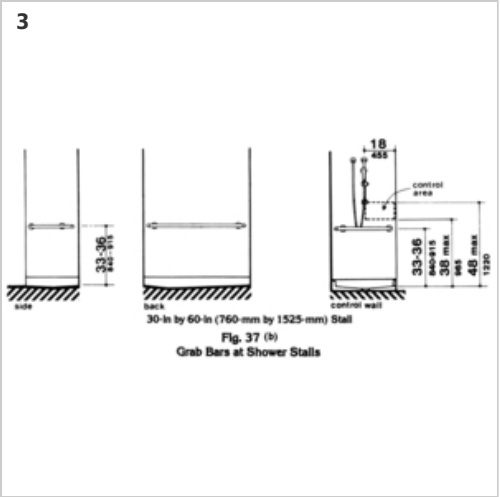
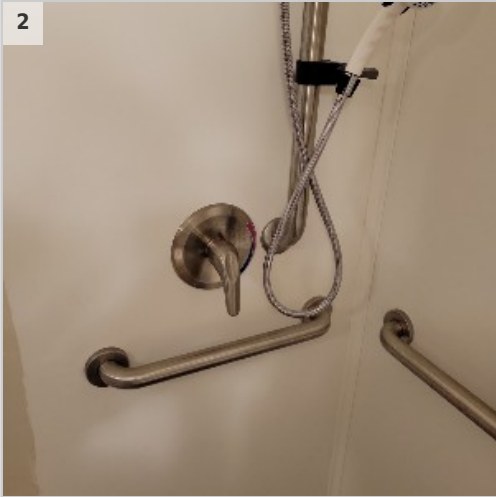
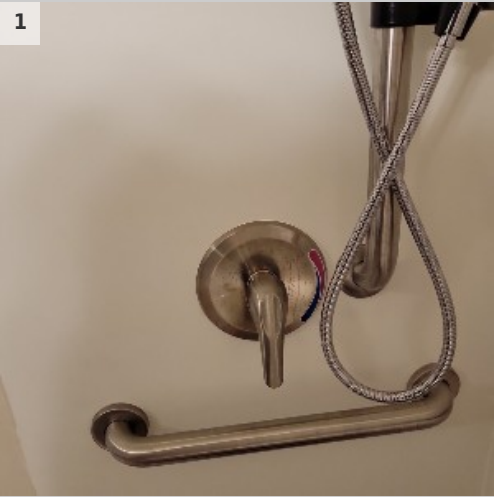
**#200 - Shower control not off set.**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 111  
Created 03-13-2024

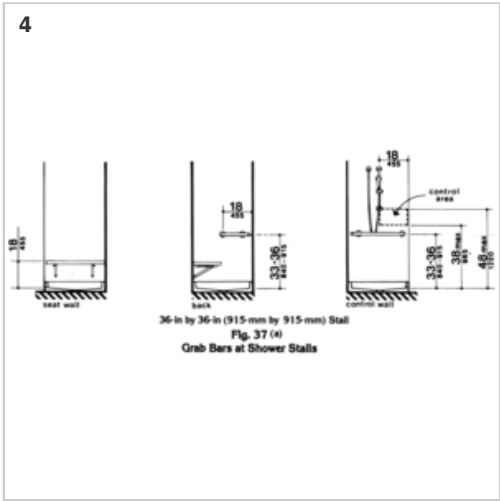


Task messages (time in PDT)

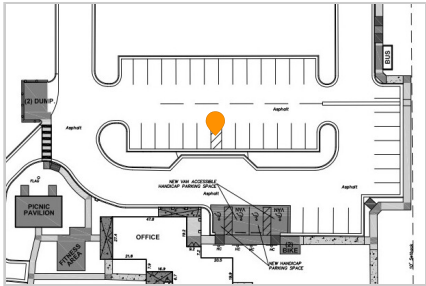
Scott Reynolds	Photo 1	13 Mar 07:58 AM
Scott Reynolds	Photo 2	13 Mar 07:59 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(4) Controls. Faucets and other controls shall be located as shown in Fig. 37 and shall comply with 4.27.4. In the shower stall in Fig. 35(a), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat.	14 Mar 12:49 PM
Alva George	Photo 3	14 Mar 12:50 PM
Alva George	Photo 4	14 Mar 12:51 PM

Photos





● **#205 - Needs 5th accessible parking space**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: 01. - Accessibility Plan | Location: second row parking lot  
Created 03-13-2024

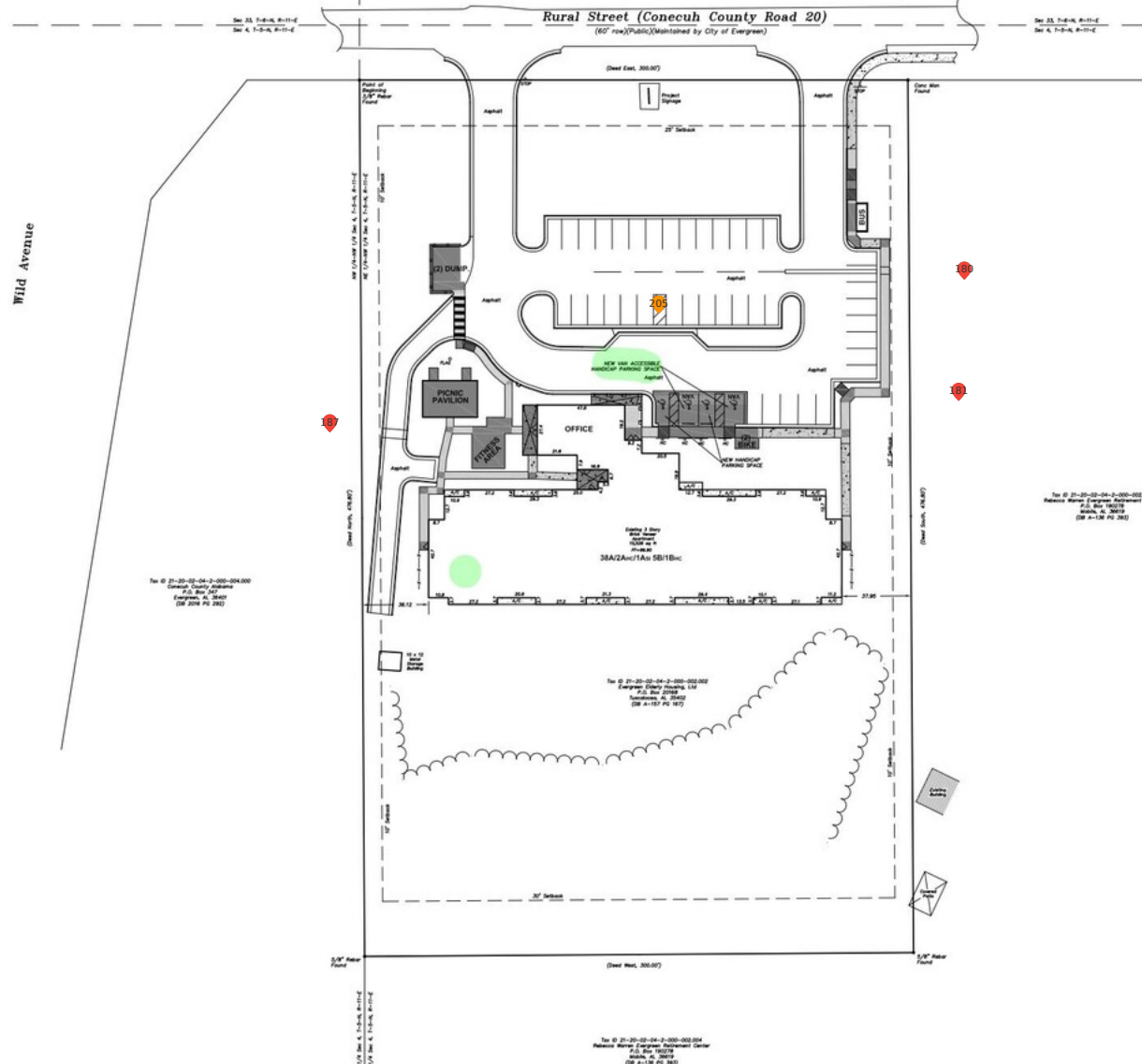


**Task messages (time in PDT)**

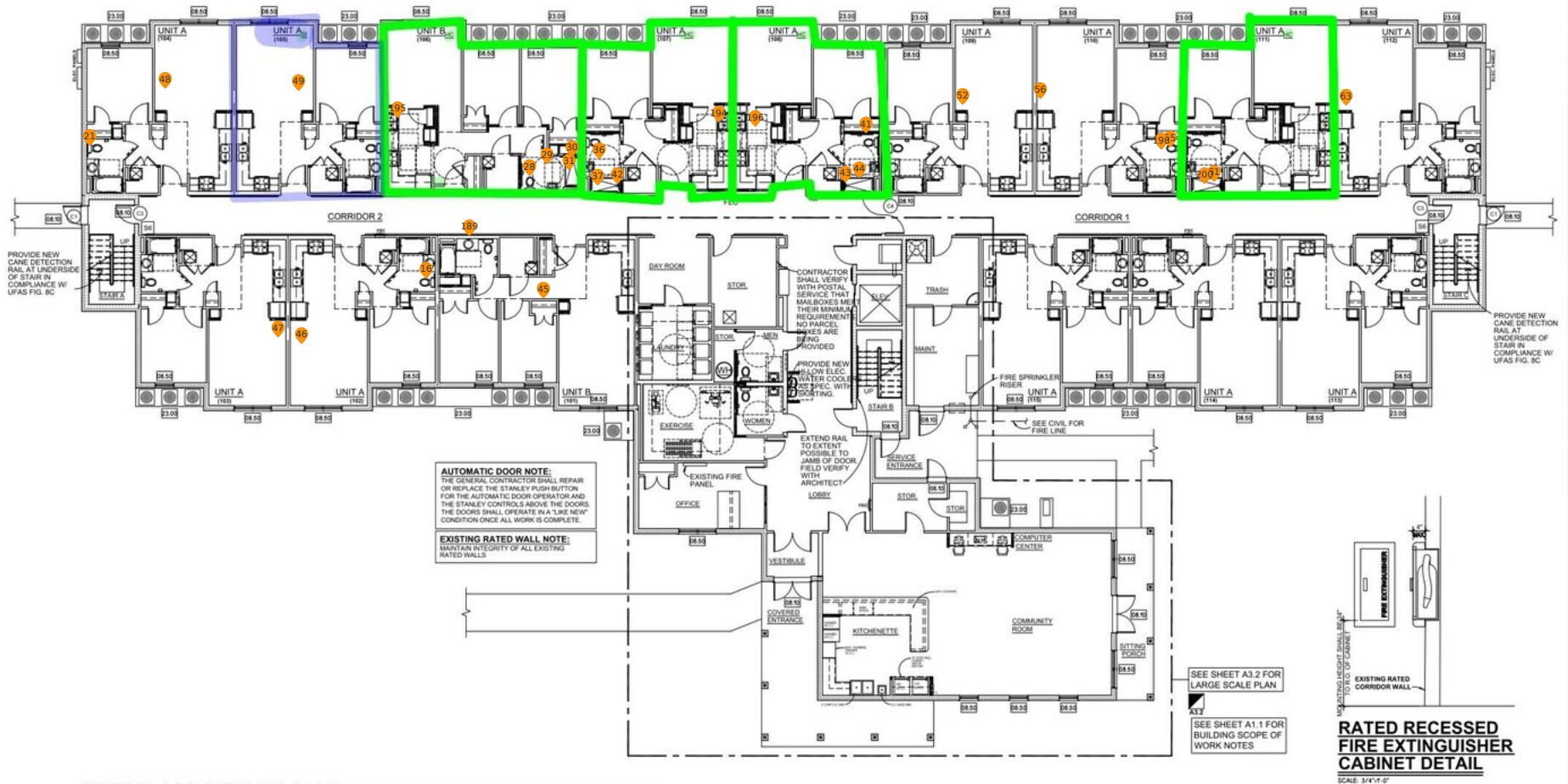
Scott Reynolds	Photo 1	13 Mar 09:28 AM
Alva George	Note the accessible route will take a parking space and the access aisle. Plans show [2] Van Accessible Parking Spaces and two Standard Accessible Parking Spaces.	14 Mar 01:13 PM

**Photos**





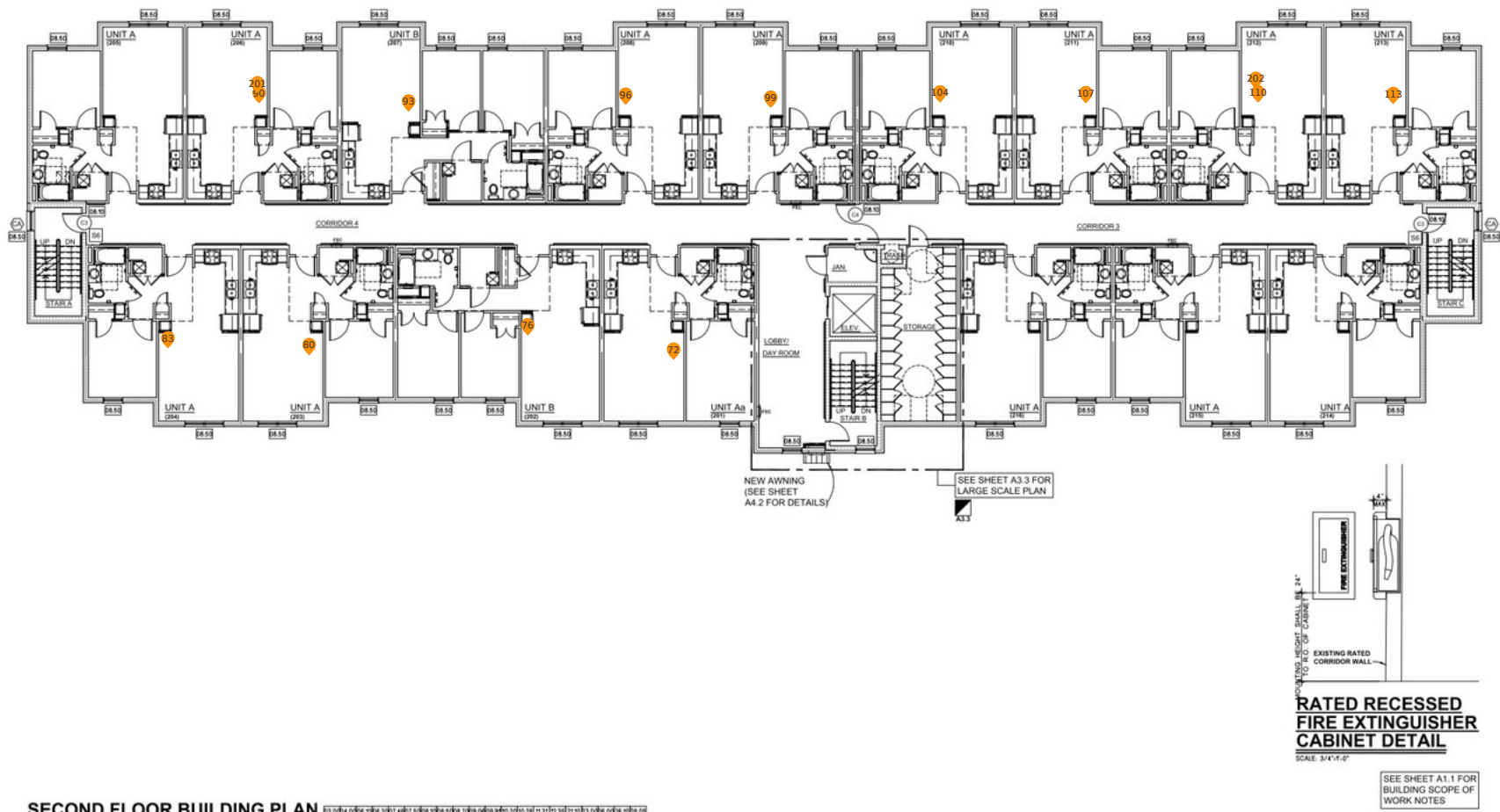
"Not for Regulatory Approval, Permitting or Construction"



**FIRST FLOOR BUILDING PLAN**

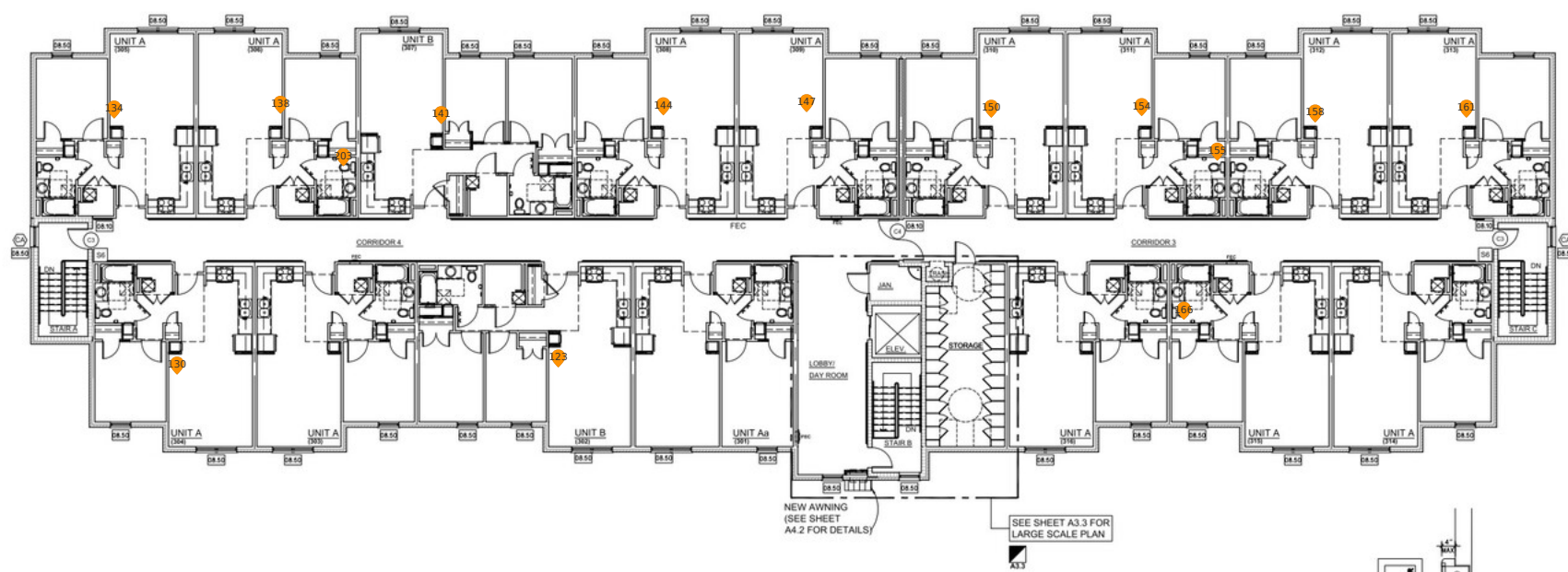
SCALE: 3/8"=1'-0"

"Not for Regulatory Approval, Permitting or Construction"



**SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8"=1'-0"

"Not for Regulatory Approval, Permitting or Construction"



SEE SHEET A1.1 FOR  
BUILDING SCOPE OF  
WORK NOTES

**THIRD FLOOR BUILDING PLAN**  
SCALE: 3/8"=1'-0"

"Not for Regulatory Approval, Permitting or Construction"



SCALE: 1/4"=1'-0"

**ALL SIGNAGE** designates permanent rooms or spaces, provide direction, function, and identification of parking facilities, shall conform to the requirements of the Uniform Federal Accessibility Standard.

4.0.0 SIGNAGE

4.0.1 GENERAL. Signage required to be accessible by 4.1 apply uniformly with 4.30.

4.0.2 CHARACTERIZATION. Letters and numbers on signs shall have a width-to-height ratio between 3.5 and 1.1 and a stroke width-to-height ratio of at least 1:3.

4.0.3 COLOR CONTRAST. Characters and symbols shall contrast with their background; either light characters on a dark background or dark characters on a light background.

4.0.4 RAISED CHARACTERS. Letters and numbers on signs shall be raised (32 in (813 mm) minimum) and shall be sans serif characters. Raised characters or symbols shall be at least 1/16 in (1.6 mm) high, but no higher than 2 (50.8 mm). Symbols or pictographs or signs shall be at least 1/4 in (6.4 mm) high.

4.0.5 SYMBOLS OF ACCESSIBILITY. Accessible facilities shall be identified by 4.1, shall use the international symbol of accessibility, the symbol of a person in a wheelchair.

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