Accessibility Plan Review

Nexus Vue Apartments

Spartanburg, SC

April 7, 2023 | F8226212

Prepared for:
Urban Architectural Group
1242 Mann Drive Suite 200
Matthews, NC 28105

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Urban Architectural Group
1242 Mann Drive Suite 200
Matthews, NC 28105

Attn: Mr. Mark Cauley
P (704) 841-1899 x13
E mark@urbanaia.com

RE: **Accessibility Plan Review Report**
Nexus Vue Apartments
W. Blackstock Road & Morning Circle
Spartanburg, SC
Terracon Project Number F8226212

Dear Mr. Cauley:

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

Emmanuel Belleau
Staff Architect
Facilities Services

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

Michael L. Baker, AIA RRC
Senior Architect
Facilities Services

Attached: Accessibility Plan Review Report
Distribution: Emailed to addressee

Table of Contents

1.0 Background 1
1.1 Project Information 1
1.2 Scope and Purpose 1
1.3 Americans with Disabilities Act (ADA) 2
1.4 Fair Housing Amendments Act (FHAA) 3
1.5 Applicable Building Code 3
2.0 Findings and Conclusions 5
2.1 Parking 5
2.2 Site and Exterior Amenities 6
2.3 Interior Common Area Amenities 6
2.4 Unit Plans 7
3.0 Report Qualifications 10
3.1 Limitations 10
3.2 Reliance 10

Appendix A – Plan Review Issues Identified

1.0 Background

1.1 Project Information

The subject project consists of constructing a multi-family development comprised of 240, one-, two-, and three-bedroom apartment units with a total of four different floor plans and a separate Clubhouse with Leasing Office. The apartment buildings are three-story. The apartment buildings do not have elevators. Accessible units are required to be provided in five (5) of the dwelling units; however, twenty (20) were counted in the plans. Site amenities include a Clubhouse, a fitness center, community kitchen, pool, business center, Leasing Office, and a trash compactor. On-site parking is proposed for a total of 440 vehicles. 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	DLP Capital	C-1 – CV-11, LS-1 – LS-2, S-1 & SP-1	Stamped by William David Hall January 10, 2023
Architectural Drawings	Urban Architectural Group	Partial Drawings: A1.1 – A6.3 CH-A1.1 – CH-LS1 GA1.1-G-A4.1 MB-A1.1 – MB-A4.1	Not Stamped nor Signed, Dated January 24, 2023
Mechanical, Electrical, and Plumbing Drawings	Alamance Consulting Engineers	Partial Drawings: E1.1 – E3.2 M1.1 – MB-A3.1 P-1 – P7.2	Not Stamped nor Signed, Dated March 1, 2023

1.2 Scope and Purpose

This Accessibility Assessment was performed to determine the subject development's general compliance with the following:

- 2010 ADA Standards for Accessible Design (ADAAG)
- Fair Housing Accessibility Guidelines
- The 2021 South Carolina Building Code
- 2017 Edition of ICC/ANSI A117.1

For the proposed construction, 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 PF8226212 as accepted on February 27, 2023 and were performed in general conformance with the agreed-upon Scope of Services and the Agreement between Terracon and the 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 on 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 and more if the number of parking spaces designated for such building require 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 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.

1.5 Applicable Building Code

It is our understanding that this project will be permitted under the 2021 South Carolina Building Code.

Per Chapter 11, Section 1108 of the South Carolina Building Code, the dwelling units that are required to be Accessible units, Type A units and Type B units shall comply with the applicable portions of Chapter 11 of ICC A117.1. Units required to be Type A units are permitted to be designed and constructed as Accessible units. Units required

to be Type B units are permitted to be designed and constructed as Accessible units or as Type A units.

In Group R-2 occupancies containing more than 20 dwelling units, at least 2 percent (2%), 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.

Where there are four or more dwelling units intended to be occupied as a residence in a single structure, every dwelling unit intended to be occupied as a residence shall be a Type B unit. The number of Type B unit is permitted to be reduced in accordance with Section 1108.7.

2.0 Findings and Conclusions

The following summarizes our evaluation of the provided drawings and our opinion of their compliance with 2010 ADA, FHA, 2021 South Carolina Building Code, and 2017 ICC/ANSI A117.1.

2.1 Parking

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

The Fair Housing Act (FHA) requires accessible parking be provided for "covered dwelling units" and an appropriate number of accessible parking spaces be provided at each common facility that is otherwise unreachable by means of an accessible pedestrian route. The FHA Guidelines provide that a minimum of 2% of the parking spaces serving "covered dwelling units" be made accessible and a minimum of one (1) space at the Leasing Office and sufficient spaces for visitors. If the development provides different types of parking, such as surface parking, garage or covered spaces, at least one of each must be made accessible.

The FHA Manual does not specify a required head clearance for standard "Accessible" garage or canopy spaces. ADA and ANSI A117.1 do require a head clearance of 98 inches for Van-Accessible parking, and an entire route leading to the van-accessible parking from a site arrival point.

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 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 Sheet SP-1 Site Plan.

Parking Summary

Parking Type	# Non-Accessible Provided	# Standard Accessible Provided	# Van-Accessible Provided	Total Parking
Surface	419	5	0	424
Garage	14	0	2	16
Totals	435	5	0	440

2.2 Site and Exterior Amenities

The exterior site features include a car wash, dog wash station, pool, and trash compactor. Issues referenced in the table below are further described in Appendix A.

Exterior Common Area Amenities Summary

Amenity	Description/Location	Issue (s) Noted	Issue/ Reference No.(s)	Comments
Parking / Garage Parking	Surface and garage parking is provided.	✓	1	See Appendix A.
Sidewalks / Ramps	Sidewalks are located throughout the property.	✓	10	See Appendix A.
Car Wash	The car wash is located directly next to the maintenance building	✓	18	See Appendix A.
Dog Wash Station	There is a dog washing station located in the car wash area.	✓	18	See Appendix A.
Trash Compactor	The trash compactor is located near the Clubhouse.	✓	9	See Appendix A.
Pool	A pool is located behind the Clubhouse.			

2.3 Interior Common Area Amenities

The interior common area amenities include a Leasing Office, Clubhouse with a community kitchen, a fitness center, business center, mail center 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 inside the Clubhouse.			

Interior Common Area Amenities Summary

Amenity	Description/Location	Issue (s) Noted	Issue/ Reference No.(s)	Comments
Clubhouse	The Clubhouse is a separate single-story building located towards the south of the site.			
Community Kitchen	The community kitchen is in the Clubhouse next to the Leasing Office.			
Fitness Center / Yoga & Pilates	A fitness center is located inside the Clubhouse.			
Business Center	A business center is located inside the Clubhouse directly across the Leasing Office.			
Mail Center	A mail center is noted to be located at the Clubhouse.	✓	11	See Appendix A.
Restrooms / Drinking Fountain	A total of two restrooms are provided in the Clubhouse.	✓	12, 13, 14, 16, 17	See Appendix A.

2.4 Unit Plans

A total of 240 units are proposed for the site, which are to be constructed within 10, three-story buildings. Since this is new construction, the dwelling units are required to be "covered" or "Adaptable" (Type B) units under FHAA. According to the 2021 South Carolina Building Code, since there are more than 20 dwelling units, 2% of all units must be a Type A unit.

Unit types are distributed as follows:

Unit Summary

Unit Type	#	Unit Description	# Type A Mobility
A-2	**84**	1 Bedroom, 1 Bath with Accessible Tub	7
1 Bedroom Totals	**84**		**7**
B-6	**36**	2 Bedroom, 2 Bath with 1 Accessible Roll-in Shower	**3**
B-7*	**84**	2 Bedroom, 1 Bath FHA-compliant	7
2 Bedroom Totals	**120**		**10**
C-1	**36**	3 Bedroom, 2 Bath with 1 Accessible Roll-in Shower	3
3 Bedroom Totals	**36**		**3**
Total Units	**240**	**Total Accessible**	**20**

*Floor Plan Unit B-7 Type A and Type B should be provided for review.

Issues referenced in the table below are further described in Appendix A. We have the following comments concerning the unit plans:

Dwelling Unit Issues

Unit Type	Issue(s) Observed	Issue Reference No. (s)	Comments
Type A Mobility Units			
Standard Details	✓	3	See Appendix A.
A-2 (Type A)	✓	7	See Appendix A.
B-6 (Type A)	✓	2, 6	See Appendix A.

B-7 (Type A)			Not provided for review. Please provide.
C-1 (Type A)	✓	5, 6	See Appendix A.
Type B and/or FHA Units			
A-2 (Type B)	✓	4	See Appendix A.
B-6 (Type B)	✓	4	See Appendix A.
B-7 (Type B)			Not provided for review. Please provide.
C-1 (Type B)	✓	4	See Appendix A.

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 Urban Architectural Group PA (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.

Appendix A

Plan Review Issues Identified

Table of contents

Clubhouse

#	Description	Plan	Assignee	Status	Page
11	Mail Boxes	SP-1	@MMI	Plan Review - 03-14-2023	4

Parking

#	Description	Plan	Assignee	Status	Page
1	Parking	SP-1	@EBE	Plan Review - 02-28-2023	5

Restroom-Public

#	Description	Plan	Assignee	Status	Page
12	Restroom Mirror Details	CH-A1.3	@MMI	Plan Review - 03-14-2023	6
13	Restroom Lavatory Counter Height	CH-A1.3	@MMI	Plan Review - 03-14-2023	6
14	Restroom Toliet Paper Location	CH-A1.3	@MMI	Plan Review - 03-14-2023	6
16	Drinking Fountain Height	CH-A1.3	@MMI	Plan Review - 03-14-2023	6
17	Restroom Toliet Location	CH-A1.3	@MMI	Plan Review - 03-14-2023	7

Site-Amenity

#	Description	Plan	Assignee	Status	Page
18	Car Wash & Dog Wash	MB-A1.1	@MMI	Plan Review - 04-04-2023	8

Site-Dumpster

#	Description	Plan	Assignee	Status	Page
9	Trash Compactor	AS1.1	@EBE	Plan Review - 03-08-2023	9

Site-Paths

#	Description	Plan	Assignee	Status	Page
10	Building 800: Curb Ramp	CV-5	@EBE	Plan Review - 03-08-2023	10

Unit-FHA

#	Description	Plan	Assignee	Status	Page
4	Units A-2, B-6 & C-1 Type B	A2.2b - BUILDING 100	@EBE	Plan Review - 03-07-2023	11

Unit-Mobility

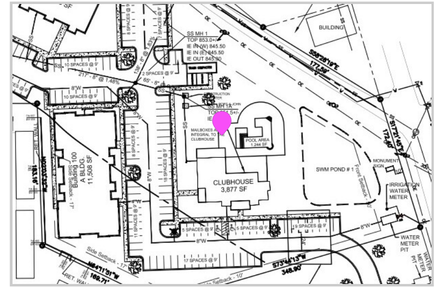
#	Description	Plan	Assignee	Status	Page
2	Unit B-6 Type A	A2.2a - BUILDING 100	@EBE	Plan Review - 03-06-2023	12
3	Door and Window Schedules	-	@EBE	Plan Review - 03-07-2023	12
7	Unit A-2 Type A	A2.1a - BUILDING 200	@EBE	Plan Review - 03-07-2023	13
5	Unit C-1 Type A	A2.3a - BUILDING 100	@EBE	Plan Review - 03-07-2023	13
6	Units B-6 and C-1 Type A: Shower Control	P1.1	@EBE	Plan Review - 03-07-2023	14

Clubhouse

#11 - Mail Boxes

Plan Review | Melissa Middleton | Clubhouse

Plan: SP-1 - Site Plan | Location: Amenities Interior



Task messages (time in EDT)

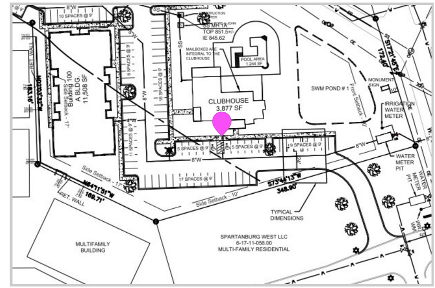
Melissa Middleton	Issue: The site plan calls for the mail boxes to be at the Clubhouse; however, plans or elevations of the mail boxes were not found in the plans. Please provide.	14 Mar 03:34 PM

Parking

#1 - Parking

Plan Review | Emmanuel Belleau | Parking

Plan: SP-1 - Site Plan | Location: Parking



Task messages (time in EDT)

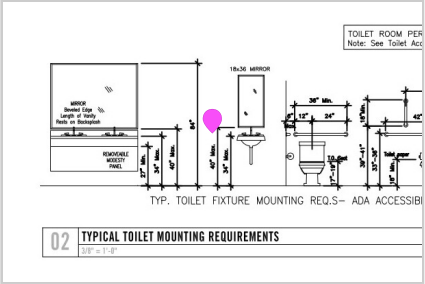
Emmanuel Belleau	Issue: Per a calculation of 2% of the total 440 parking spaces, it appears that a minimum of nine (9) accessible parking spaces should be provided. It appears that seven (7) are accounted for in the plans. Please review.	06 Mar 01:32 PM
Melissa Middleton	Issue: A van-accessible parking space did not appear to be delineated on the site plan near the Leasing Office. Please review.	04 Apr 01:59 PM

Restroom-Public

#12 - Restroom Mirror Details

Plan Review | Melissa Middleton | Restroom-Public

Plan: CH-A1.3 - TOILET PLAN & DETAILS | Location: Amenities Interior



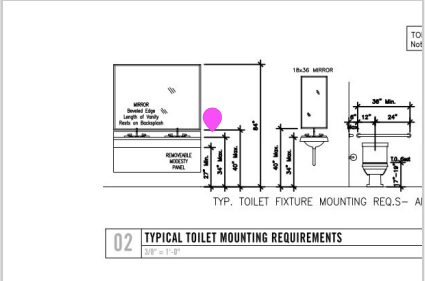
Task messages (time in EDT)

Melissa Middleton — Issue: The mirror should be located a maximum of 40" from finish floor to the reflective surface versus the bottom of the mirror frame. — 14 Mar 03:40 PM

#13 - Restroom Lavatory Counter Height

Plan Review | Melissa Middleton | Restroom-Public

Plan: CH-A1.3 - TOILET PLAN & DETAILS | Location: Amenities Interior



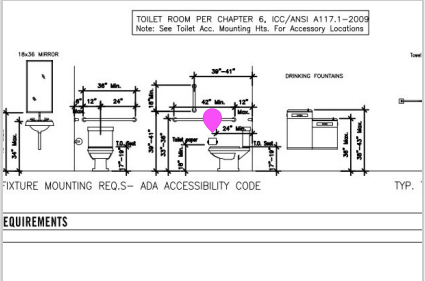
Task messages (time in EDT)

Melissa Middleton — Issue: Per the details, the counter is noted to be within 34" from finish floor; however, the rim of the lavatory should be within 34" from finish floor. Please review. — 14 Mar 03:44 PM

#14 - Restroom Toilet Paper Location

Plan Review | Melissa Middleton | Restroom-Public

Plan: CH-A1.3 - TOILET PLAN & DETAILS | Location: Amenities Interior



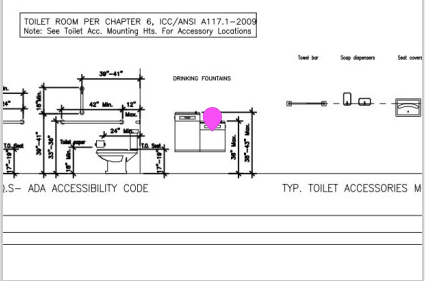
Task messages (time in EDT)

Melissa Middleton — Issue: The toilet paper dispenser should be located 7" to 9" forward from the lip of the toilet to the center of the dispenser. — 14 Mar 03:46 PM

#16 - Drinking Fountain Height

Plan Review | Melissa Middleton | Restroom-Public

Plan: CH-A1.3 - TOILET PLAN & DETAILS | Location: Amenities Interior



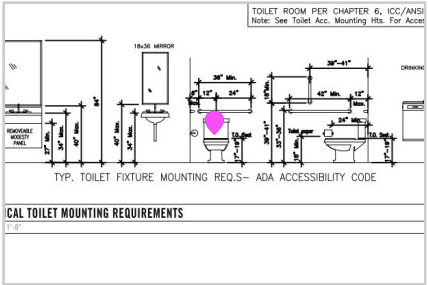
Task messages (time in EDT)

Melissa Middleton — Issue: Provide the dimension for the minimum knee clearance at the low drinking fountain of 27". — 14 Mar 03:50 PM

#17 - Restroom Toliet Location

Plan Review | Melissa Middleton | Restroom-Public

Plan: CH-A1.3 - TOILET PLAN & DETAILS | Location: Amenities Interior



Task messages (time in EDT)

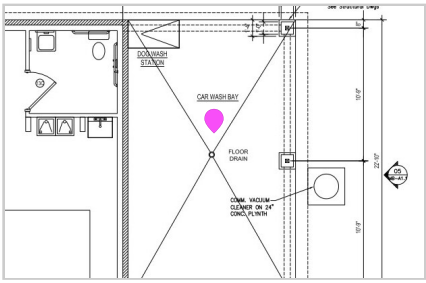
Melissa Middleton	Issue: The location of the toilet is not noted in the details. Please provide.	14 Mar 03:55 PM

Site-Amenity

#18 - Car Wash & Dog Wash

Plan Review | Melissa Middleton | Site-Amenity

Plan: MB-A1.1 - MAINTENANCE GARAGE / CAR& DOG WASH | Location: Amenities Exterior



Task messages (time in EDT)

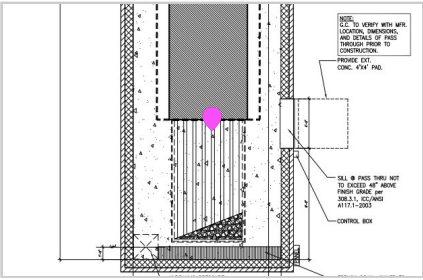
Melissa Middleton	Issue: Elevations of the car wash controls, vacuum controls and dog wash station are not provided for review. Ensure that the elements are within 15" to 48" from grade and along an accessible route.	04 Apr 02:06 PM

Site-Dumpster

#9 - Trash Compactor

Plan Review | Emmanuel Belleau | Site-Dumpster

Plan: AS1.1 - TRASH COMPACTOR | Location: Amenities Exterior



Task messages (time in EDT)

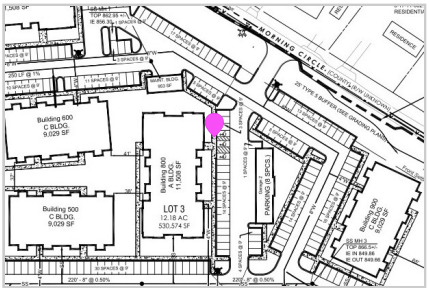
Emmanuel Belleau	Issue: Elevations and a detailed plan should be provided to illustrate the accessible route and access to the compactor. Per the site plan, the opening for the trash compactor should be on the opposite side. In addition, review the chute opening. The reach range should not extend more than 2'-0". The height of the opening should be within 48" from the ground floor if the depth is within 10" or 46" if the depth is between 10" and 24".	08 Mar 07:21 AM
Melissa Middleton	Issue: The elevation details of the compactor controls are not provided. The controls should be within 15" to 48" from the ground surface.	14 Mar 03:23 PM

Site-Paths

#10 - Building 800: Curb Ramp

Plan Review | Emmanuel Belleau | Site-Paths

Plan: CV-5 - Site Utility Plan | Location: Parking



Task messages (time in EDT)

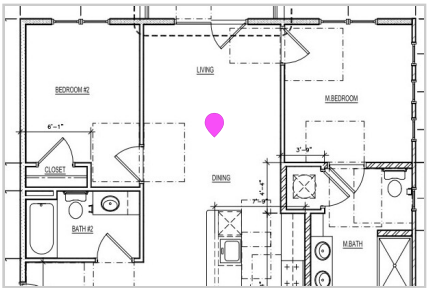
Emmanuel Belleau	Issue: Missing curb ramp details at the accessible parking spaces.	08 Mar 07:44 AM

Unit-FHA

#4 - Units A-2, B-6 & C-1 Type B

Plan Review | Emmanuel Belleau | Unit-FHA

Plan: A2.2b - BUILDING 100 - FLOOR PLAN UNIT B-6 TYPE B | Location: Unit B - 6 Type B



Task messages (time in EDT)

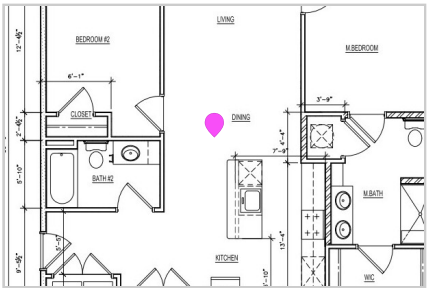
Emmanuel Belleau	Issue: Ensure electrical outlets in the kitchen are within 46" from finish floor. All other outlets should be a minimum of 15" from finish floor to the bottom outlet. All switches and thermostats should be a maximum of 48" from finish floor.	07 Mar 07:16 AM
Emmanuel Belleau	General Comment: Ensure that the toilet is centered 16" to 18" from the finish face of the adjacent wall.	07 Mar 07:17 AM
Emmanuel Belleau	Issue: Ensure that there is blocking provided around the toilets and showers or tubs to allow for installation of future grab bars, if needed.	07 Mar 07:20 AM
Emmanuel Belleau	General Comment: Ensure there is a low-profile threshold installed at the entrance to the apartment and either low-profile threshold or an adaptable threshold with a maximum 4" change in level installed at the patio.	07 Mar 08:01 AM
Emmanuel Belleau	Issue: Ensure that the kitchen will have a 40" maneuvering clearance between all opposing base cabinets, countertops, appliances, and walls. Minimum dimensions are recommended at the kitchen island.	04 Apr 02:16 PM

Unit-Mobility

#2 - Unit B-6 Type A

Plan Review | Emmanuel Belleau | Unit-Mobility

Plan: A2.2a - BUILDING 100 - FLOOR PLAN UNIT B-6 TYPE A



Task messages (time in EDT)

Emmanuel Belleau	Issue: Toilet paper dispenser should be installed 7" to 9" from the front of the toilet.	06 Mar 01:52 PM
Emmanuel Belleau	General Comment: Ensure that the toilet is centered 16" to 18" from the finish face of the adjacent wall.	06 Mar 01:53 PM
Emmanuel Belleau	Issue: Provide elevations for the blocking to be installed near the toilet, tub and/or shower.	06 Mar 02:04 PM
Emmanuel Belleau	Issue: Ensure that the pantry depth is no more than 24" from the the face of the exterior wall to the back of the pantry.	06 Mar 02:11 PM
Emmanuel Belleau	Issue: All work surfaces and sinks should be within 34" from finish floor, this includes the kitchen sink and bathroom lavatory. The cabinets and sinks should allow for a 27" knee clearance.	06 Mar 02:25 PM
Emmanuel Belleau	Issue: Ensure the electrical outlets in the kitchen are within 44" from finish floor. All other outlets should be a minimum of 15" from finish floor to the bottom outlet. All switches and controls for the thermostats should be a maximum of 48" from finish floor.	06 Mar 02:54 PM
Emmanuel Belleau	General Comment: Ensure there is a low-profile threshold installed at the entrance to the apartment as well as at the patio.	07 Mar 06:53 AM
Emmanuel Belleau	Issue: Ensure that the shelves within the closets have a reach range within 15" to 48" from the finish floor.	07 Mar 07:34 AM
Emmanuel Belleau	Issue: The electrical panel should be installed a maximum of 48" from finish floor to the top breaker.	07 Mar 07:37 AM
Emmanuel Belleau	Issue: It is unclear if the washer and dryer are either top- or front-loading. Confirm the clear floor space at each appliance either centered on a top-loading appliance or offset on a front-loading appliance.	04 Apr 02:47 PM
Emmanuel Belleau	Issue: Ensure that the kitchen will have a 40" maneuvering clearance between all opposing base cabinets, countertops, appliances, and walls. Minimum required dimensions are recommended at the kitchen island.	04 Apr 03:16 PM
Emmanuel Belleau	Issue: Provide elevations for the blocking to be installed near the toilet, tub and/or shower.	04 Apr 04:02 PM

#3 - Door and Window Schedules

Plan Review | Emmanuel Belleau | Unit-Mobility

Location: Amenities Interior

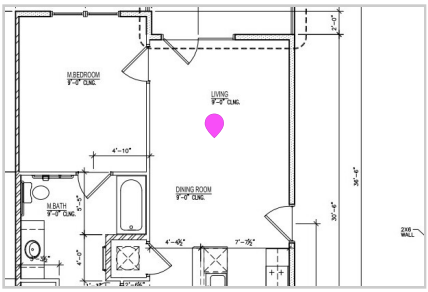
Task messages (time in EDT)

Emmanuel Belleau	Issue: Missing sheets A9.1 and A9.2 which provide the door and window schedules. Ensure that the egress windows have controls within the reach range.	07 Mar 07:00 AM

#7 - Unit A-2 Type A

Plan Review | Emmanuel Belleau | Unit-Mobility

Plan: A2.1a - BUILDING 200 - UNIT FLOOR PLAN A-2 TYPE A | Location: Unit A - 2 Type A



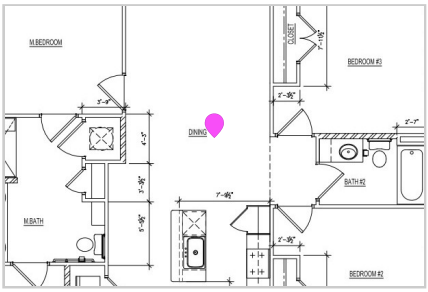
Task messages (time in EDT)

Emmanuel Belleau	Issue: Ensure the electrical outlets in the kitchen are within 44" from finish floor. All other outlets should be a minimum of 15" from finish floor to the bottom outlet. All switches and controls for the thermostats should be a maximum of 48" from finish floor.	07 Mar 09:35 AM
Emmanuel Belleau	Issue: All work surfaces and sinks should be within 34" from finish floor, this includes the kitchen sink and bathroom lavatory. The cabinets and sinks should allow for a 27" knee clearance.	07 Mar 09:35 AM
Emmanuel Belleau	Issue: Toilet paper dispenser should be installed 7" to 9" from the front of the toilet.	07 Mar 09:36 AM
Emmanuel Belleau	Issue: Provide elevations for the blocking to be installed near the toilet, tub and/or shower.	07 Mar 09:37 AM
Emmanuel Belleau	Issue: Ensure that the kitchen will have a 40" maneuvering clearance between all opposing base cabinets, countertops, appliances, and walls. Minimum required dimensions are recommended at the kitchen island.	07 Mar 09:37 AM
Emmanuel Belleau	Issue: Ensure that the shelves within the closets, have a reach range within 15" to 48" from the finish floor.	07 Mar 09:38 AM
Emmanuel Belleau	General Comment: Ensure there is a low-profile threshold installed at the entrance to the apartment as well as at the patio.	07 Mar 09:38 AM
Emmanuel Belleau	Issue: The washer and dryer appear to be stackable and assumed to be beyond the allowable reach range. Please review the laundry area, whether top- or front-loading equipment is being installed and the clear floor area to access the appliances.	07 Mar 09:38 AM
Emmanuel Belleau	Issue: The electrical panel should be installed a maximum of 48" from the finish floor to the top breaker.	07 Mar 09:39 AM

#5 - Unit C-1 Type A

Plan Review | Emmanuel Belleau | Unit-Mobility

Plan: A2.3a - BUILDING 100 - UNIT FLOOR PLAN C-1 TYPE A | Location: Unit C - 1 Type A



Task messages (time in EDT)

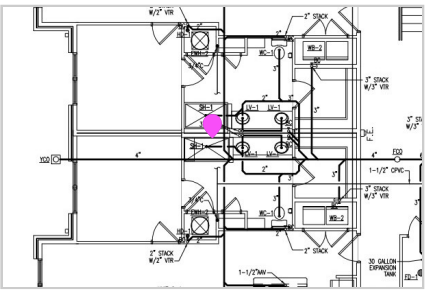
Emmanuel Belleau	Issue: Ensure the electrical outlets in the kitchen are within 44" from finish floor. All other outlets should be a minimum of 15" from finish floor to the bottom outlet. All switches and controls for the thermostats should be a maximum of 48" from finish floor..	07 Mar 08:37 AM
Emmanuel Belleau	Issue: All work surfaces and sinks should be within 34" from finish floor, this includes the kitchen sink and bathroom lavatory. The cabinets and sinks should allow for a 27" knee clearance.	07 Mar 08:37 AM
Emmanuel Belleau	Issue: The electrical panel should be installed a maximum of 48" from the finish floor to the top breaker.	07 Mar 08:38 AM
Emmanuel Belleau	Issue: Toilet paper dispenser should be installed 7" to 9" from the front of the toilet.	07 Mar 08:40 AM
Emmanuel Belleau	Issue: Ensure that the kitchen will have a 40" maneuvering clearance between all opposing base cabinets, countertops, appliances, and walls. Minimum required dimensions are recommended at the kitchen island.	07 Mar 08:47 AM
Emmanuel Belleau	Issue: It is unclear if the washer and dryer are either top- or front-loading. Confirm the clear floor space at each appliance, either centered on a top-loading appliance or offset on a front-loading appliance.	07 Mar 08:50 AM
Emmanuel Belleau	Issue: Ensure that the shelves within the closets have a reach range within 15" to 48" from the finish floor.	07 Mar 08:53 AM

Emmanuel Belleau	General Comment: Ensure there is a low-profile threshold installed at the entrance to the apartment as well as at the patio.	07 Mar 08:54 AM
Emmanuel Belleau	Issue: Provide elevations for the blocking to be installed near the toilet, tub and/or shower.	04 Apr 02:52 PM

#6 - Units B-6 and C-1 Type A: Shower Control

Plan Review | Emmanuel Belleau | Unit-Mobility

Plan: P1.1 - BUILDING TYPE A FIRST FLOOR PLUMBING PLAN | Location: Unit C - 1 Type A



Task messages (time in EDT)

Melissa Middleton	Issue: Confirm the location of the shower controls in the roll-in shower. From the architectural unit plan, a seat appears to be provided; therefore, the controls should be on the back wall near the seat within 27" of the seat wall. Please review.	04 Apr 02:34 PM