Exhibit AA

SC Housing Accessibility Consultant Qualifications and Requirements

A Qualified Accessibility Consultant is any individual who possess the required knowledge to inspect multifamily properties for compliance with all federal, state and agency accessibility requirements and meets the following experience requirements and qualifications:

1. The Consultant will perform tasks necessary to review LIHTC and/or other SC Housing federally funded properties for compliance with federal, state, and agency accessibility laws and requirements, including, but not limited to:
   a. Title II and III of the Americans with Disabilities Act and all applicable compliance standards.
   b. Section 504 of the Rehabilitation Act of 1973 and all applicable compliance standards.
   c. The Fair Housing Act and all applicable compliance standards.
   d. The requirements of the SC Housing Qualified Allocation Plan (QAP) applicable to the Project and the SC Housing Appendix B Development Design Criteria.
   e. Any other accessibility laws and regulations applicable to the project.
2. Consultant cannot be a member of the Project Team nor have an Identity of Interest with any member of the Project Team.
3. Consultant has the capacity to render a high quality report in accordance with the instructions and requirements set forth in the SC Housing Certification of Minimum Scope and Reporting Standards.
4. Consultant has no less than five (5) years of experience performing accessibility compliance assessments for affordable rental housing projects.
5. Consultant is not presently debarred, suspended, proposed for debarment or suspension, declared ineligible or excluded from participation by any state or federal department, agency, or program.
6. Consultant agrees to comply with all applicable laws, including, but not, limited to federal, state and local laws, codes, regulations, ordinances, rules and orders, including all laws concerning fair housing and equal opportunity that protect individuals and groups against discrimination on the basis of race, color, national origin, religion, disability, familial status, or sex.
7. Consultant agrees to comply with the SC Illegal Immigration Reform Act, Title 8, Chapter 14 of the S.C. Code, and any other applicable state or federal immigration laws. Consultant must be registered with and using E-Verify.
8. Consultant agrees to comply with Drug Free Workplace requirements:
   a. If Consultant is an individual, he or she must not engage in the unlawful manufacture, sale distribution, dispensation, possession or use of controlled substance or marijuana during the performance of accessibility compliance services.
   b. If Consultant is an entity other than an individual, the entity certifies that a drug-free workplace will be provided for the Consultant's employees during the performance of accessibility compliance services.
9. Consultant shall carry the minimum insurance coverage as required by current industry standards. The developer who contracts with Consultant will bear the responsibility of verifying the insurance coverage and determining its adequacy.

Qualification Package

The following information must be included with this certification in the order shown and numbered as follows (please scan each document separately):

1. Cover Letter: A cover letter which provides the company name, mailing address, contact name, telephone number, and email address of the individual to whom SC Housing may communicate regarding the Qualifications Package.

2. References: Three current customer references for accessibility reviews must be included. Of special interest to SC Housing are any customer references from multi-family housing developers, state or local housing agencies and/or financial institutions. Please provide the customer reference contact person's name and telephone number.
3. Resumes: Copies of resumes for all proposed individuals who will be working directly on the inspections. (Resumes should include any and all trainings and certifications related to accessibility).
4. Report Samples: At least two samples of accessibility reports (one for new construction, one for substantial rehabilitation) that your firm recently completed for a multi-family housing development.
5. Project List: A listing of multi-family rental housing projects on which the Consultant has performed accessibility reviews. This listing should indicate the project name, number of units, proposed tenancy (senior, family or 'other'), source of financing and whether the project was assisted with government funding.

Minimum Scope and Reporting Standards

The following identifies the minimum accessibility work scope and reporting standards:

Plans and Specification Review Report

Scope: A pre-construction plan and specification review to determine that the proposed construction documents will meet all accessibility requirements.

Reporting: Include the following minimum standards in the report:

1. Identify all applicable federal, state, and agency accessibility laws and requirements.
2. Include the documents reviewed.
3. The review comments from the Consultant, all documents related to resolution of identified accessibility issues.
4. Certification from the Consultant that the plan/spec review comments have been incorporated in the construction documents.

Framing Inspection (and additional needed interim inspections) Report

Scope: An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility.

Reporting: Include the following minimum standards in the report:

1. Identify all applicable federal, state, and agency accessibility laws and requirements.
2. Description of the general progress of construction activities.
3. Description of the level of compliance with accessibility achieved to date.
4. Details on all areas of inconsistencies, including areas where the project is out of compliance with federal and state laws and regulations.
5. Recommendations that would bring the project in compliance with accessibility regulations
6. Photographs representative of situations that must be addressed.

Final Inspection Report

Scope: A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. This will include inspection of:

1. All units designated equipped for the mobility impaired (5% of the project unit count).
2. All units designated equipped for the audio/visual impaired (2% of the project unit count).
3. Where applicable, a random sample of 5% of the units required to comply with the Federal Fair Housing Amendments Act.
4. Overall review of the site for accessibility.

Reporting: Include the following minimum standards in the report:

1. Identify all applicable federal, state, and agency accessibility laws and requirements.
2. Information outlined in the Exhibit DD SC Housing Final Accessibility Inspection Checklist.
3. Details on all areas of inconsistencies, including areas where the project is out of compliance with federal and state laws and regulations.
4. Recommendations that would bring the project in compliance with SC Housing, state, federal and industry standards.
5. Photographs representative of situations that must be addressed.

Certificate of Accessibility Compliance

Scope: Following the final report after the general contractor and/or developer has had a reasonable opportunity to correct deficiencies; the Qualified Consultant will confirm that the corrections were executed properly.

Reporting: The consultant must sign Exhibit EE SC Housing Consultant Accessibility Certification and return to the SC Housing Tax Credit Manager at Placed in Service.

NOTE: It is incumbent upon the Qualified Consultant to arrange enough visits with his client, the LIHTC Developer, to observe all areas of accessibility and to verify completion of recommended corrections.

Certification Statement: Consultant agrees to comply with all requirements as stated above.

Company Name: E&A Team, Inc

Consultant Name: Josh Brown Phone: 205-801-6020

Signature: Josh Brown Date: 3/19/25

Joshua Brown,
Chief Operating Officer
Toll Free: 1-888-504-7483
Direct Dial: (205) 801-6020
Fax: (205) 345-3813
Josh@EandATeam.com

"Better Results Through A Team Approach"

www.EandATeam.com

Mailing:
P.O. Box 181
Tuscaloosa, AL 35406
Shipping:
1655 N McFarland Blvd, Suite 181
Tuscaloosa, AL 35406

December 1, 2025

South Carolina State Housing Finance &
Development Authority
300-C Outlet Pointe Blvd,
Columbia, SC 29210

Re: E&A Team, Inc. Response to the SC Housing Qualifications Package Checklist

Enclosed please find E&A Team, Inc.'s Qualification Package for South Carolina Housing.

E&A Team's contact information is as follows:

E&A Team, Inc
P O Box 181
Tuscaloosa, AL 35406
Joshua Brown - Chief Operating Officer
Josh@EandATeam.com
205-801-6020

E&A Team's Response includes the following:

- This Cover Letter
- References
- Resumes
- Report Samples
- Project List
- Signed Cert. Statement

Thank you for the opportunity to present this Response. We appreciate your time and attention.

Sincerely,

Josh Brown

Josh Brown
Chief Operating Officer

References

Wallace Architects
Zac Wallace, Partner
302 Campusview Drive, Suite 208
Columbia, MO 65201
(573) 256-7200
zacw@wallacearchitects.com

Greystone Affordable Development
Tanya Eastwood, President
4025 Lake Boone Trail, Suite 209
Raleigh, NC 27607
(919) 573-7515
tanya.eastwood@greyco.com

Vantage Development
1544 S. Main Street
Fyffe, AL 35971
Attn. Jay Ronca, Vice President
(256) 417-4920, ext. 224
jronca@thevantagegroup.biz

LARRY BURTON FLEMING

1320 Griffis Ct., St. Leonard, MD 20685
Home: 443-975-7159, Cell: 202-236-7131
Work: 888-504-7483, x1250
Email: larry.fleming08@comcast.net

Professional Summary

Successful architect / consultant on accessibility issues with 30+ years of experience in the field. Excellent knowledge of accessibility laws and standards, with considerable practical experience, and excellent problem solving skills.

Background / Qualifications

- Born and raised in Danville, Virginia, and graduated University of Virginia School of
- Architecture (1976).
- Served two years (1977-1979) in Botswana (Southern Africa) in the Peace Corps, involved in rural development, including the design and construction of schools, health clinics, government facilities, and public housing for an area roughly the size of Maryland.
- Licensed as a Registered Architect (RA) in the District of Columbia.

Experience

2010 – Present: *E&A Team, Inc.* Tuscaloosa, AL

Consultant for firm specializing in accessibility issues, including plan reviews of proposed work, construction inspections, accessibility inspections, Capital Needs Assessments (CNA), and training. Plan reviews and construction inspections performed for both new construction and renovation / rehabilitation of existing properties. Accessibility site inspections include Self Evaluation / Transition Plans under Section 504 of the Rehab Act and Architectural Barriers Act Accessibility Standard (ABAAS), Americans with Disabilities Act Accessibility Guidelines (ADAAG) reviews for public accommodations, and reviews of properties for compliance with the Fair Housing Amendments Act design requirements. In addition to providing a list of "Findings of Non-Compliance", often provides recommendations on Corrective Actions to be taken. Have worked to get the CNA industry to include accessibility findings in Capital Needs Assessments of existing buildings. Member of the American Standards for Testing and Materials (ASTM) Accessibility Task Group since 2015, working to incorporate accessibility as a requirement of CNAs. Developed and presented training materials on-site, live, and on-line on a variety of accessibility subjects including Section 504

and UFAS requirements, ABAAS requirements, Fair Housing Amendments Act design requirements, ADAAG requirements for places of public accommodation, and Universal Design for all. Assisted in providing on-line training package for continuing education for architects on the American Institute of Architects (AIA) website, the first training packages offered on accessibility beyond ADA requirements.

1979 – 2009: *United States Department of Agriculture*, Rural Development
For over 30 years served as an architect for USDA's Rural Development agency (formerly Farmers Home Administration). Retired as a "Senior Architect" in 2009 after spending 23 years in the National Office developing policy and regulations, as well as training field staff. While at USDA, involved in single and multi-family housing, health facilities, "first responder" (fire and police) facilities, and rural businesses. Oversaw development and construction programs for multi- million dollar portfolio of direct and guaranteed loans. Specialized in housing for the elderly, assisted living / congregate facilities, and accessibility for the disabled. Accessibility experience with all four Federal laws (Architectural Barriers Act, Rehabilitation Act, Fair Housing Amendments Act, and Americans with Disabilities Act), and their related standards (ABAAS, UFAS, Fair Housing Guidelines, and ADAAG).

2000 – 2009: *ANSI A117.1 Standards Development Committee*
Served as one of four individuals representing the Federal government on the American National Standard Institute's ANSI's A-117.1 Committee. This Committee writes and maintains the ANSI A-117.1 standard "Accessible and Usable Buildings and Facilities", which is the accessibility code for the International Code Council (ICC) International Building Code (IBC). (The building code used throughout the U.S.) Member of the Housing Task Force subcommittee for three years.

Lectures and publications

- Presented lectures on various accessibility topics at national conferences for Multi-Family Housing management companies, owners, and developers.
- Published articles on accessibility for national association of multi-family housing owners and developers industry publication.
- Co-author of the on-line training package "*Fair Housing Design Manual Made EZ*", which adds videos and graphics providing additional detail and explanation for the design and construction requirements of the *Fair Housing Design Manual* published by HUD in 1988. (Approved by the American Institute of Architects as Continuing Education for licensed architects.)
- Presenter at Council of Affordable Rural Housing (CARH) National Convention in Orlando, FL, 1/2012.
- Presenter at National Association of Housing and Redevelopment Officials (NAHRO) National Conference in Cleveland, OH, 10/2013.

- Presenter at Council of Affordable Rural Housing (CARH) National Convention in Washington, DC, 6/2014.
- Presenter at Viridian Accessibility Conference in Portland, OR, 9/2016.
- Developed training materials and assisted with over 250 training sessions on accessibility requirements for Section 504, Fair Housing, and ADA.

Depositions, Testimony, and Fees

United States v. 2 Gold LLC, TF Cornerstone LLC, et al. (2013)
Case No. 2:13-cv-0082 Consent Decree
Fair Housing design requirements case. Approved by DOJ as "Neutral Inspector" for Corrective Actions taken by defendants.

United States v. Dawn Properties Inc, et al. (2014)
Case No. 1:14-cv-224-LG-JCG
Fair Housing design requirements case. Expert Witness for Defendant, report and depositions. Case settled. Corrective actions underway.

Veryl Jefferson v. 3170 LLC et al. (2016)
Case No. 8:16-cv-00036-LSC-FG3
ADA case. Expert Witness for Defendant, report. Case settled.

Jabari Wright v. RL Liquor (2016)
Case No. 8:15-cv-00271
ADA case. Expert Witness for Defendant, report and testified at trial. Case dismissed – not "readily achievable".

Jimmy Barfield v. Bucky's Inc et al. (2016)
Case No. 8:16-cv-18
ADA case. Expert Witness for Defendant, report written. Case on-going.

Johnette C. Lewis v. BP Gas Station et al.
Case No. 8:15-cv-439
ADA case. Expert Witness for Defendant, report written. Case on-going (2016)

Jason Morgan v. Design to Build LLC et al.
Case No. 1:16-cv-00768
ADA and FHAA case. Expert Witness for Plaintiff, report written. Case on-going (2017)

Compensation for analysis and for testimony at trial and for depositions is $225 / hour.

Alva R. George

PROFESSIONAL SUMMARY

Architectural Professional with over twenty-two years experience in managing and coordinating various Educational Institutions, Healthcare, and Religious Facilities. Proven success working with all levels of management, municipalities, vendors and employees. Adept at bringing optimism to all team efforts.

SKILLS

• Project Coordination
• Capable of Handling Multiple Projects
• MS Office Applications
• Excellent Communication Skills
• Strong Organizational Abilities
• AutoCAD
• Problem Solving
• Scheduling

EMPLOYMENT HISTORY

ACCESSIBILITY TEAM MEMBER AND INSPECTOR, 2017 -Present
E&A Team, Inc., Tuscaloosa, Alabama

- Perform ADA inspections
- Perform accessibility construction inspections
- Perform accessibility plan reviews

CONTRACT WORK, 07/2016 to 4/2017
Tamra Groh Design-Seattle, Washington

• Investigate, analyze, and respond to technical inquiries concerning accessibility issues and code research
• Correspond with municipalities on codes and permitting issues
• Conduct initial survey and assessments for residential renovations
• Draft preliminary sketches based on client ideas for residential renovations
• Research vendors for product information

PROJECT COORDINATOR, 07/2008 to 03/2009
Davis Architects-Birmingham, Alabama

• Project Coordinator on Student Center at Judson College
• Coordinated and conducted site visit meetings with clients to discuss needs
• Managed team consisting of Interior Designer and Architect
• Reviewed construction document package for completeness and potential problems
• Sourced and researched vendors for product information
• Researched and recommended firms for hazardous waste removal
• Responsible for developing construction documents in AutoCAD including specifications
• Created plan presentations for client review using power point
• Revised multiple drawings for various projects consisting primarily of educational institutions
• Consulted & reviewed project for ADA compliance

PROJECT COORDINATOR & ADA CONSUTANT, 01/2001 to 07/2008
Evan Terry Associates-Birmingham, Alabama
• Experienced in all phases of the architectural process from schematic design to design development to the final stage of producing construction documents in AutoCAD
• Project Manager of 17,000 SQ. FT. Synagogue (Knesseth Israel)
• Responsible for small projects of limited scope and complexity
Developed bid packages, assisted with the bidding & evaluation of bids
• Met with clients and worked with outside consultants
• Performed construction administration services including site visits, punch lists, RFI and addendums
• Worked with municipalities to obtain necessary land use and building department approvals and permits
• ADA surveyor, technical assistance, consultant and accessible design specialist
• Performed pre-survey planning & final data reports
• Provided ADA compliance consulting, plan reviews and code analysis
• Facilities included healthcare, religious facilities, educational institutions, and commercial projects

PLANS REVIEWER, 04/1999 to 12/2000
Chatham County-Savannah, Georgia
• Reviewed and approved all permit applications
• Checked site plans for drainage, water & sewer availability
• Determined flood elevations, reviewed residential driveways for compliance & verified plats to building site plan requirements
• Provided customer service to public by answering questions regarding the permitting process
• Explained technical problems with applicants regarding proper building structure, recommended solutions for meeting suitable building or zoning codes
• Served as liaison and substituted for the Zoning Administrator
• Performed mathematical calculations to determine appropriate fees
• Reviewed on an average of 90 permits per month

ASSOCIATE DESIGNER & ADA SPECIALIST, 01/1996 to 04/1999
Savannah College of Art & Design (SCAD)-Savannah, Georgia
ADA Consultant (American's with Disabilities Act) for in-house project management, architectural and interior design team with an annual operating budget of $25-$30 million dollars
• Worked closely with historical preservationist to maintain integrity of the historical buildings
• Contributed to the revitalization of 45 commercial buildings located in Savannah's Historical & Victorian Districts
• Identified, analyzed, prioritized and managed the removal of barriers to people with disabilities, as defined by ADAAG and applicable laws.
• Maintained an operational relationship with Accessibility Coordinator to ensure SCAD was operating
in accordance with ADA Title III.
• Developed readily accessible procedures to ensure sustainable agency-wide policies, practice and protocols to ensure that emergency plans, programs and procedures meet the requirements of ADA Title III and other applicable laws.
• Coordinated with The City of Savannah to provide accessible sidewalks route to various buildings on
Campus.

EDUCATION

- Bachelor of Architecture
- Bachelor of Science- Architectural Studies
  Washington State University, Pullman Washington

MARK E. ENGLISH
E&A Team, Inc.
P.O. Box 70550
Tuscaloosa, AL 35407
mark@EandATeam.com
Work: 888-504-7483, x1130
Cell: 205-394-8000

PROFESSIONAL SUMMARY

- Over twenty-six years of consulting experience on accessibility issues under the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act (ADA), as well as, conventional, state, federal, and low-income housing tax credit programs

EXPERIENCE

E&A TEAM, INC., Tuscaloosa, AL, 1992 – Present, Founder and President

- Fair housing and accessibility consultant
- Experience with multi-family housing programs, including conventional, state, federal, and low-income housing tax credit programs, around the United States
- Provided over 600 Fair Housing and Accessibility Educational Seminars to government agencies, including the U.S. Department of Justice, U.S. Department of Housing and Community Development/Office of Disability Policy, and USDA Rural Development, National Council of State Housing Agencies (NCSHA), the National Association of Home Builders (NAHB), and major property management firms all over the country
- Assembled team of experts to perform accessibility site inspections and Capital Needs and Physical Needs Assessments (CNAs and PNAs), Accessibility Blueprint Reviews, and Accessibility Site Construction Inspections on multifamily housing complexes
- Partnered with Marshall and Swift to create online construction data interface that allows the electronic gathering of CNA and PNA data on a handheld device which, in turn, allows E&A to merge date with the Marshall and Swift database to create a state of the art construction database retrieval system
- Coordinates and oversees accessibility inspections on over 600,000 multifamily housing units in all 50 states
- Consults with agencies and management companies to help develop fair housing and accessibility policies
- Authored the SourceAbility™ Flash Drive
- Authored the Uniform Federal Accessibility Standards (UFAS) Pocket Edition Manual
- Co-authored the Fair Housing Act Design Manual eBook

ENGLISH & ASSOCIATES, INC., Tuscaloosa, AL 1985-1992, Founder and President

- Packaged low-income housing developments for clients
- Identified communities in need of low-income housing developments, worked with funding sources, completed funding processes, and coordinated efforts among all members of the development team

ORGANIZATIONS

- National Council for Affordable & Rural Housing / Washington, DC / Co-Chair / Initiatives Committee / 2009-Present
- National Council for Affordable & Rural Housing / Washington, DC / Board Member / 2000-2008
- National Council of State Housing Agencies / Member
- National Affordable Housing Preservation Associates, Inc., Board Member / Board President / 2000-Present
- United Cerebral Palsy / Ewing Housing Trust / Washington, DC / Committee Member / 2009-Present

Thomas White

Thomas White, E&A Chief Accessibility Consultant, has over 20 years of experience with ADA, Section 504, and the Fair Housing Accessibility Guidelines, including 13 years as the Senior Accessibility Inspector for E&A Team, Inc. He has inspected over 3,000 multifamily sites for E&A. Mr. White also assisted in starting E&A's Blue Print and Specification (BPS) Review division. Since the inception, he has inspected over 350 different BPS projects in 39 states, identifying all 3 federal accessibility codes along with applicable state accessibility codes.

Mr. White often works in conjunction with Mark English, President of E&A Team, Inc. and Scott Moore, Partner at Baird Holm Law Firm who was the former Senior Trial Litigator in the Housing and Civil Enforcement Section of the Civil Rights Division at the U.S. Department of Justice in Washington, D.C. Mr. White frequently serves as an invaluable resource to Mr. Moore in the area of accessibility guidelines and consulting. He has also served as a consultant on behalf of E&A Team, Inc., on 19 expert witnessing cases. Mr. White also partnered with Mark English to compile the UFAS Pocket Edition along with designing the only electronic survey software program for ADA, Section 504, and Fair Housing Accessibility Guidelines.

Currently, Mr. White is the Lead Inspector for all Accessibility Compliance Inspections. He is also the lead contact for the Denver Housing Authority for Blue Print and Spec Reviews in regard to their multi-million dollar expansion for the last 5 years.

E&A TEAM INC

"Better Results Through A Team Approach"

Site Construction Review

Created: 04-04-2024
Creator: Thomas White (@TWH)
Status: Priority 1, Priority 2
Dates: 03-28-2024 - 04-04-2024

Recipients

thomas@eandateam.com

Description

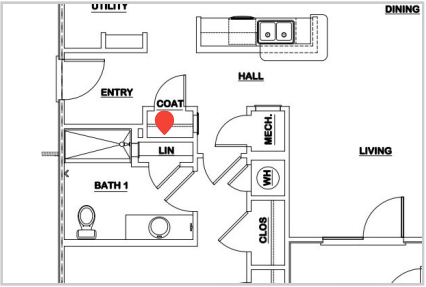
The site is mostly unpaved. A few sections of walkways are in place, but supplies and heavy equipment still need access to the buildings. A slope evaluation will be conducted at a later visit.

All ground-floor two & three-bedroom units; Bath #2: measurements for the toilet centerline to the edge of the bathtub cannot be taken at this visit since the bathtubs are not installed at this stage; they will be measured at the next visit.

#21 - [Coat & Lin] Closets framed incorrectly as one closet, if stays as is the door from bath #1 will have to yield 32-inches clear (34-inch door min).

Priority 1 | Thomas White | 2024-0404 Visit

Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2102-3br > Bath #1



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:21 PM
Thomas White	Photo 2	04 Apr 01:21 PM
Thomas White	Photo 3	04 Apr 01:22 PM
Thomas White	Photo 4	04 Apr 01:22 PM
Thomas White	Photo 5	04 Apr 01:22 PM

Photos

1

2

3

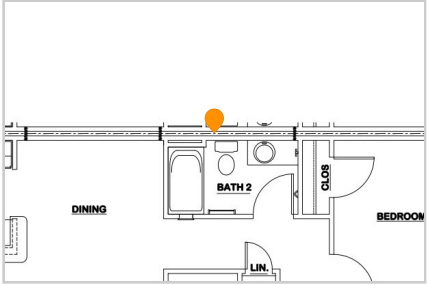
4

5

#10 - Blocking behind the toilet wasn't complete at this visit,

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 3br (unit C) - FH/Accessible | Location: Accessible (HOME) > 1102(3br) > Bath #2



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 12:57 PM

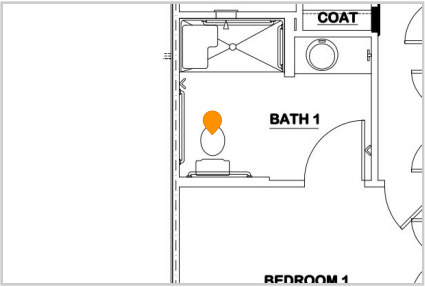
Photos

1

#45 - The toilet centerline may not end up within 16-18 inches off the finished side wall per ADA 2010 (HOME).

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 1Br (Unit A) - FH/SI/Accessible | Location: Accessible (HOME) > 5110(1br)



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 02:00 PM

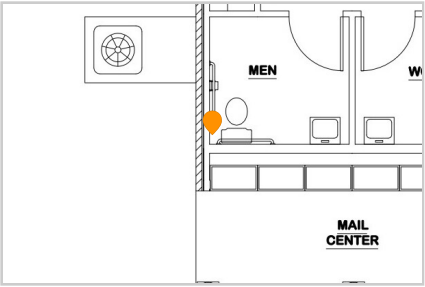
Photos

1

#1 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: Clubhouse | Location: Clubhouse > Men's Restroom



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 12:25 PM
Thomas White	Photo 2	04 Apr 12:26 PM

Photos

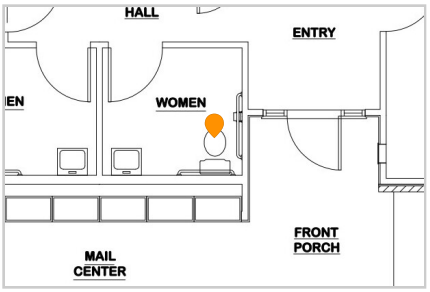
1

2

#4 - The centerline of this toilet could end up more than 18-inches off the finished side wall.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: Clubhouse | Location: Clubhouse > Women's Restroom



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 12:28 PM
Thomas White	Photo 2	04 Apr 12:28 PM

Photos

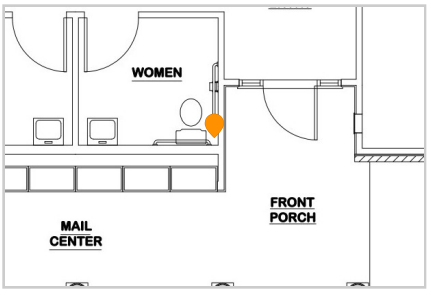
1

2

#3 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: Clubhouse | Location: Clubhouse > Women's Restroom



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 12:26 PM

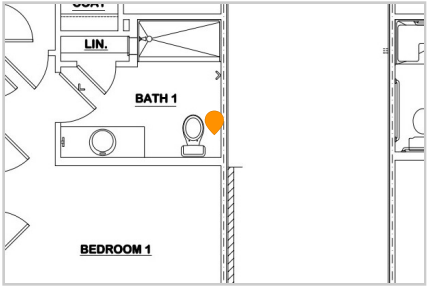
Photos

1

#20 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 1101-2br > Bath #1



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:19 PM

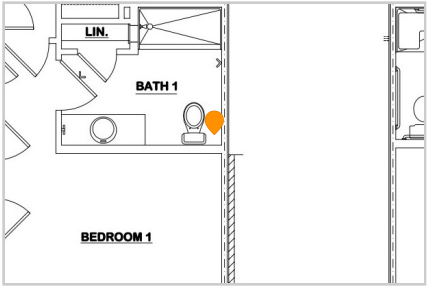
Photos

1

#14 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 1103-2br > Bath #1



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:14 PM

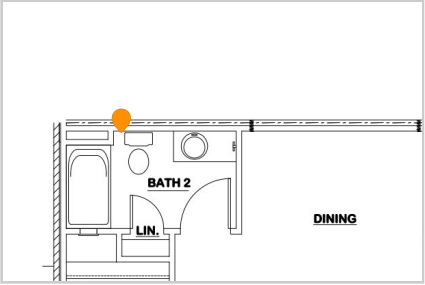
Photos

1

#17 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 1103-2br > Bath #2



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:17 PM

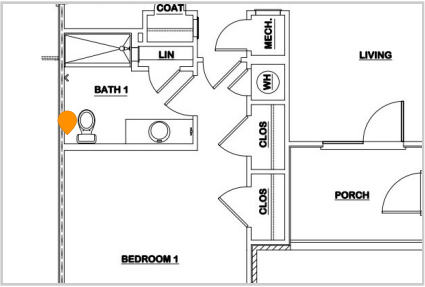
Photos

1

#12 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 3br (unit C) - FH/Accessible | Location: FHA > 1104-3br > Bath #1



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:11 PM
Thomas White	Photo 2	04 Apr 01:12 PM

Photos

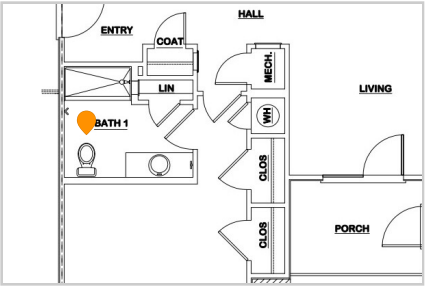
1

2

#26 - The toilet centerline could end up less than 18-inches of the finished side wall.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2103-3br > Bath #1



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:27 PM
Thomas White	Photo 2	04 Apr 01:27 PM

Photos

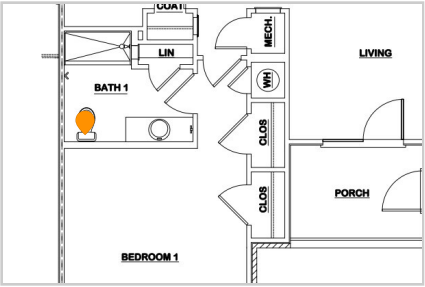
1

2

#24 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2104-3br > Bath #1



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:25 PM

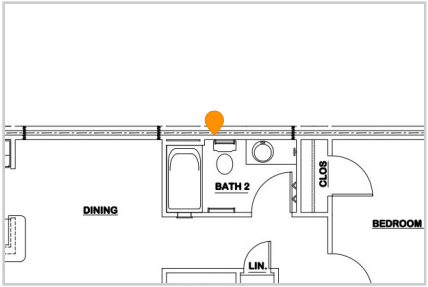
Photos

1

#23 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2104-3br > Bath #2



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:24 PM

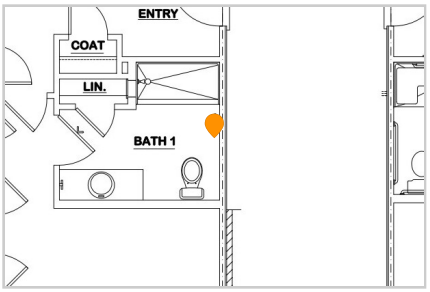
Photos

1

#37 - Side wall blocking for the toilet area is above the FHA range of 32-38 inches above the floor, please correct to the range show on sheet A1.5.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3101-2br > Bath #1



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:39 PM
Thomas White	Photo 2	04 Apr 01:39 PM
Thomas White	Photo 3	04 Apr 01:39 PM
Thomas White	Photo 4	04 Apr 01:39 PM
Thomas White	Photo 5	04 Apr 01:39 PM

Photos

1

2

3

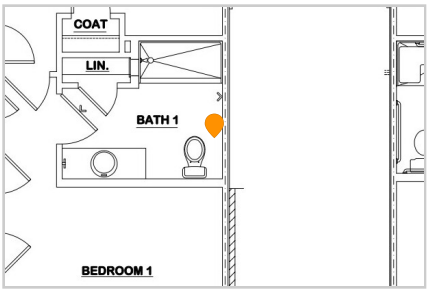
4

5

#30 - All blocking for the toilet area is above the FHA range of 32-38 inches above the floor, please correct to the range show on sheet A1.5.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3102-2br > Bath #1



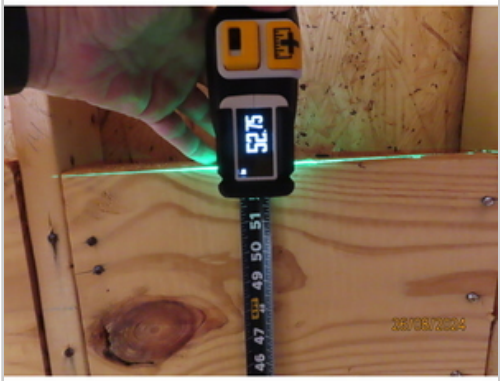
Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:33 PM
Thomas White	Photo 2	04 Apr 01:33 PM
Thomas White	Photo 3	04 Apr 01:33 PM
Thomas White	Photo 4	04 Apr 01:33 PM
Thomas White	Photo 5	04 Apr 01:33 PM

Photos

1

2



3

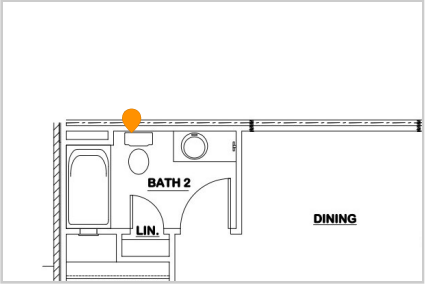
4

5

#31 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3102-2br > Bath #2



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:34 PM

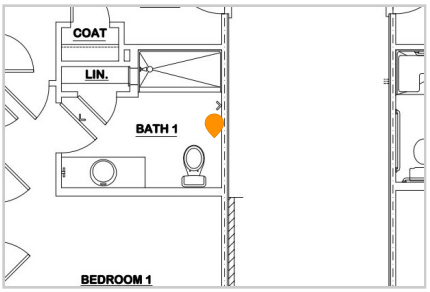
Photos

1

#34 - Side wall blocking for the toilet area is above the FHA range of 32-38 inches above the floor, please correct to the range show on sheet A1.5.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3103-2br > Bath #1



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:36 PM
Thomas White	Photo 2	04 Apr 01:36 PM
Thomas White	Photo 3	04 Apr 01:36 PM
Thomas White	Photo 4	04 Apr 01:36 PM
Thomas White	Photo 5	04 Apr 01:36 PM
Thomas White	Photo 6	04 Apr 01:36 PM
Thomas White	Photo 7	04 Apr 01:36 PM

Photos

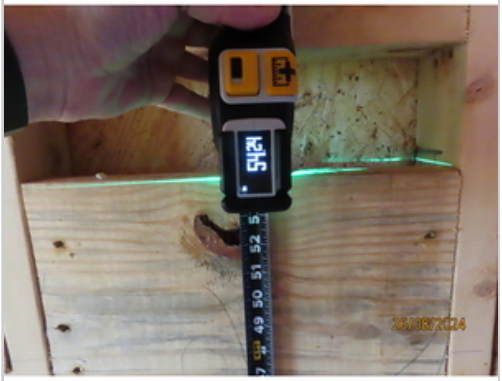
1

2

3

4

5



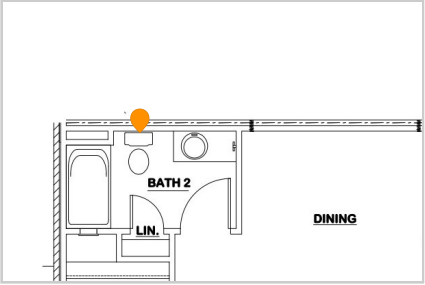
6

7

#35 - Blocking not complete at the time of this visit.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3103-2br > Bath #2



Task messages (time in PDT)

Thomas White Photo 1 04 Apr 01:37 PM

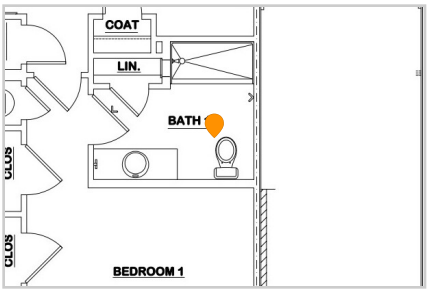
Photos

1

#40 - The toilet centerline might end up less than 18-inches from the finished side wall.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 4102-2br > Bath #1



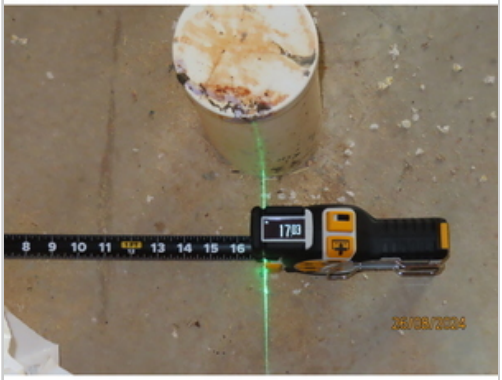
Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 01:47 PM
Thomas White	Photo 2	04 Apr 01:48 PM

Photos

1

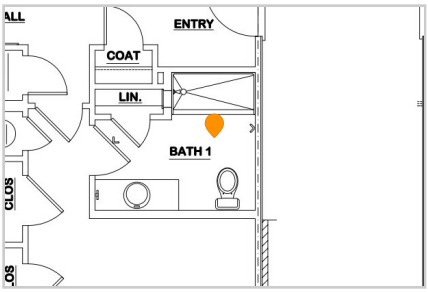
2



#49 - The toilet centerline might end up less than 18-inches from the finished side wall.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 5101-2br > Bath #1



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 02:04 PM
Thomas White	Photo 2	04 Apr 02:04 PM

Photos

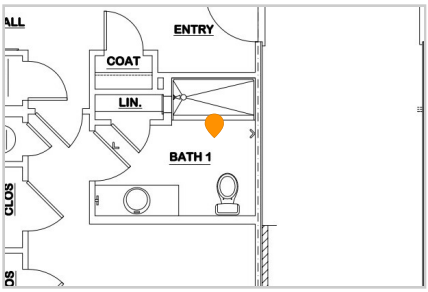
1

2

#50 - The toilet centerline might end up less than 18-inches from the finished side wall.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 5102-2br > Bath #1



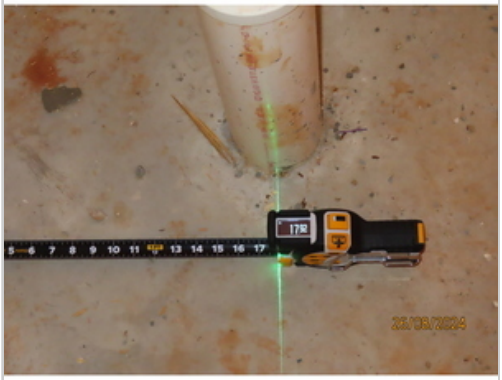
Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 02:05 PM
Thomas White	Photo 2	04 Apr 02:05 PM

Photos

1

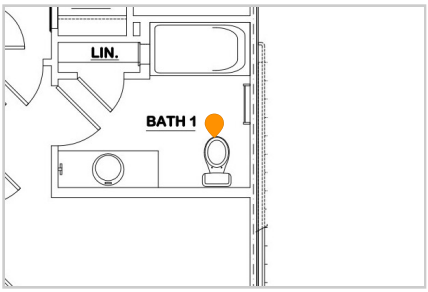
2



#47 - The toilet centerline might end up less than 18-inches from the finished side wall.

Priority 2 | Thomas White | 2024-0404 Visit

Plan: 1Br (Unit A) - FH/SI/Accessible | Location: FHA > 5105-1br



Task messages (time in PDT)

Thomas White	Photo 1	04 Apr 02:03 PM
Thomas White	Photo 2	04 Apr 02:03 PM

Photos

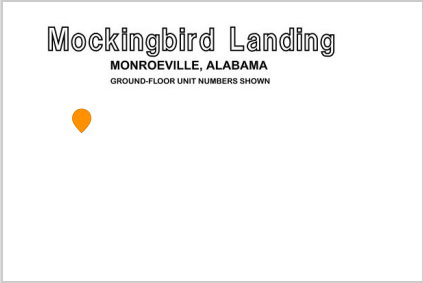
1

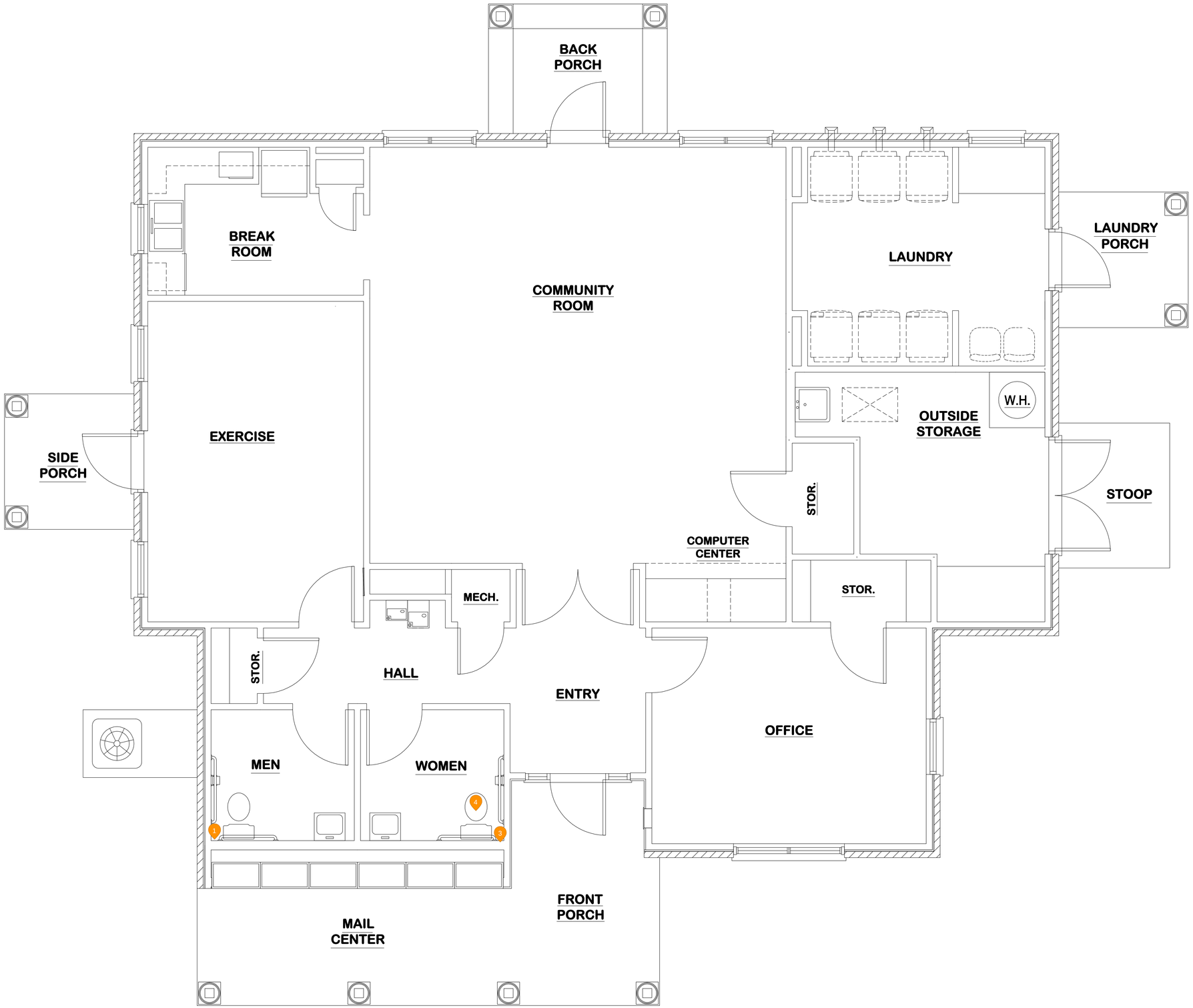
2

#52 - Unit address numbers provided to E&A for this report. Bedroom numbers provided in () are accessible units and all others are Fair Housing types.

Priority 2 | Thomas White | 2024-0404 Visit

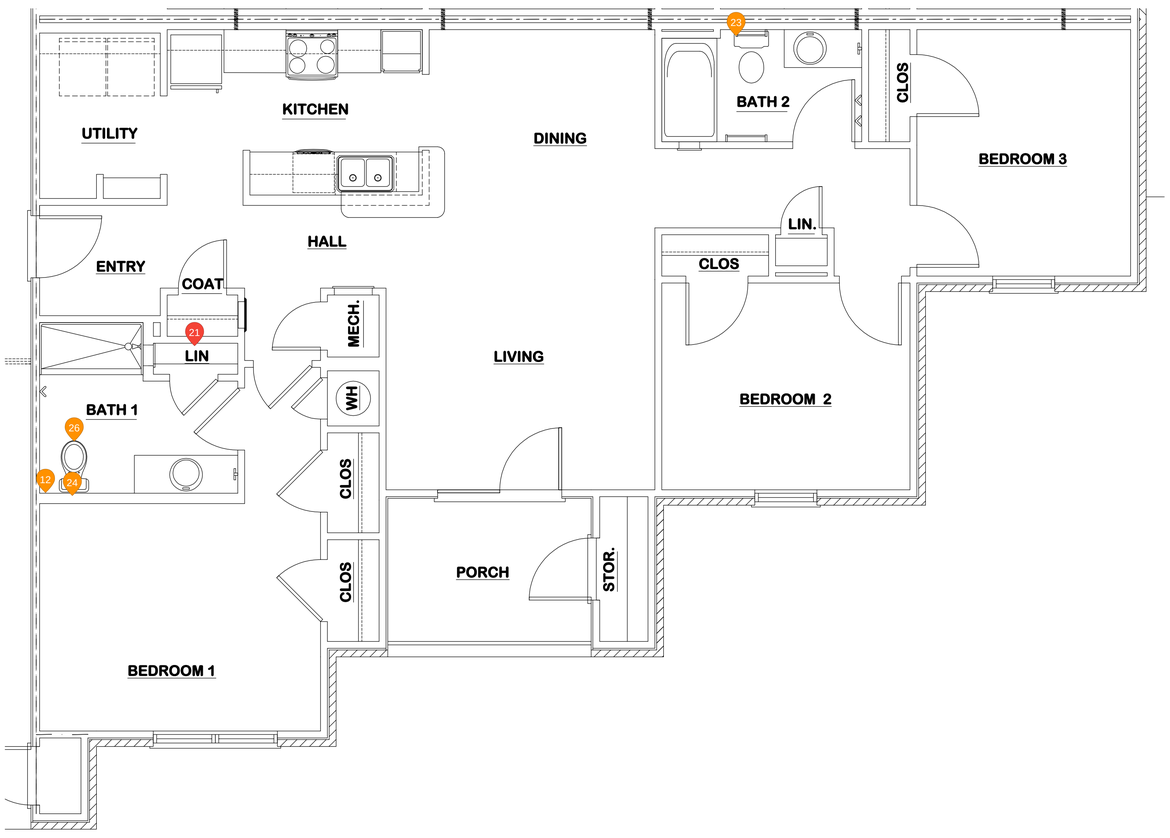
Plan: Mockingbird Landing, Monroeville, AL (site plan) | Location: Site





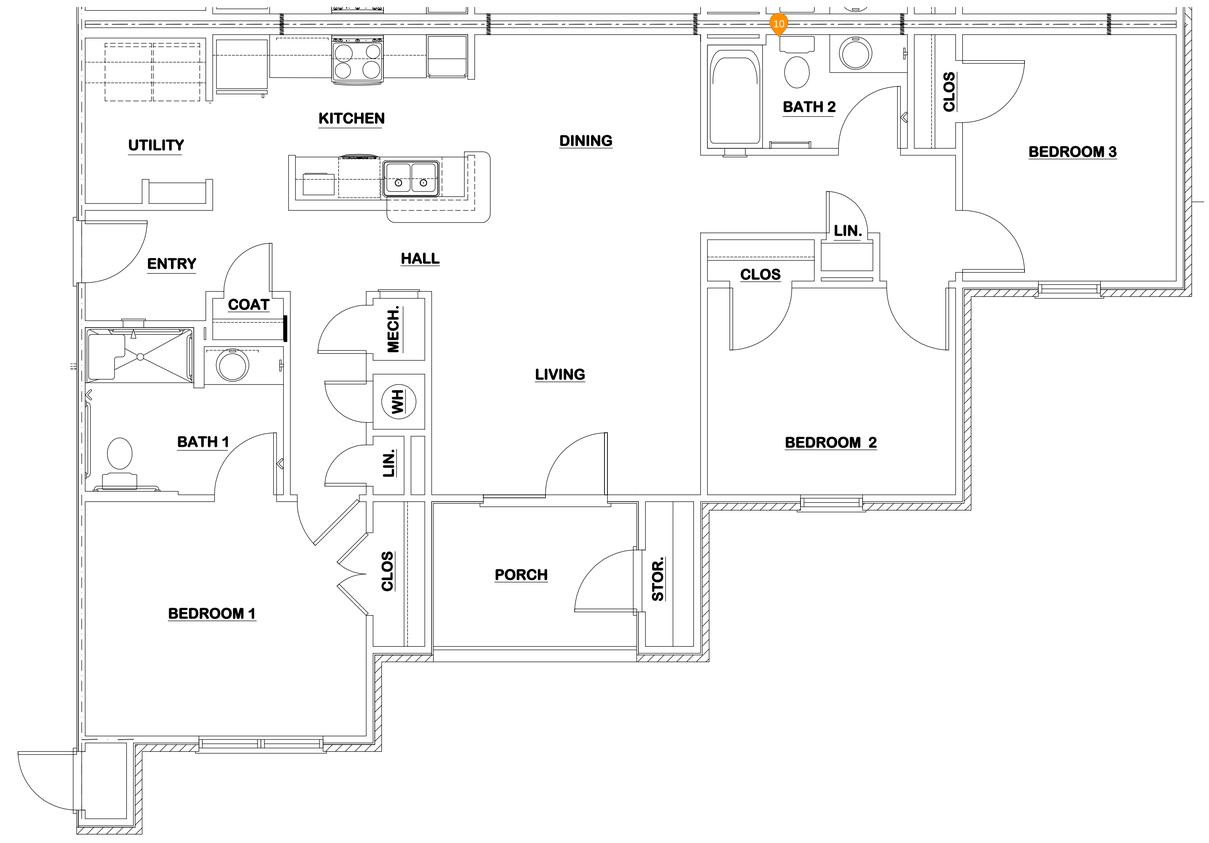
COMMUNITY BUILDING

1104
2101
2102
2103
2104



UNIT C **THREE-BEDROOM FAIR HOUSING**

1102

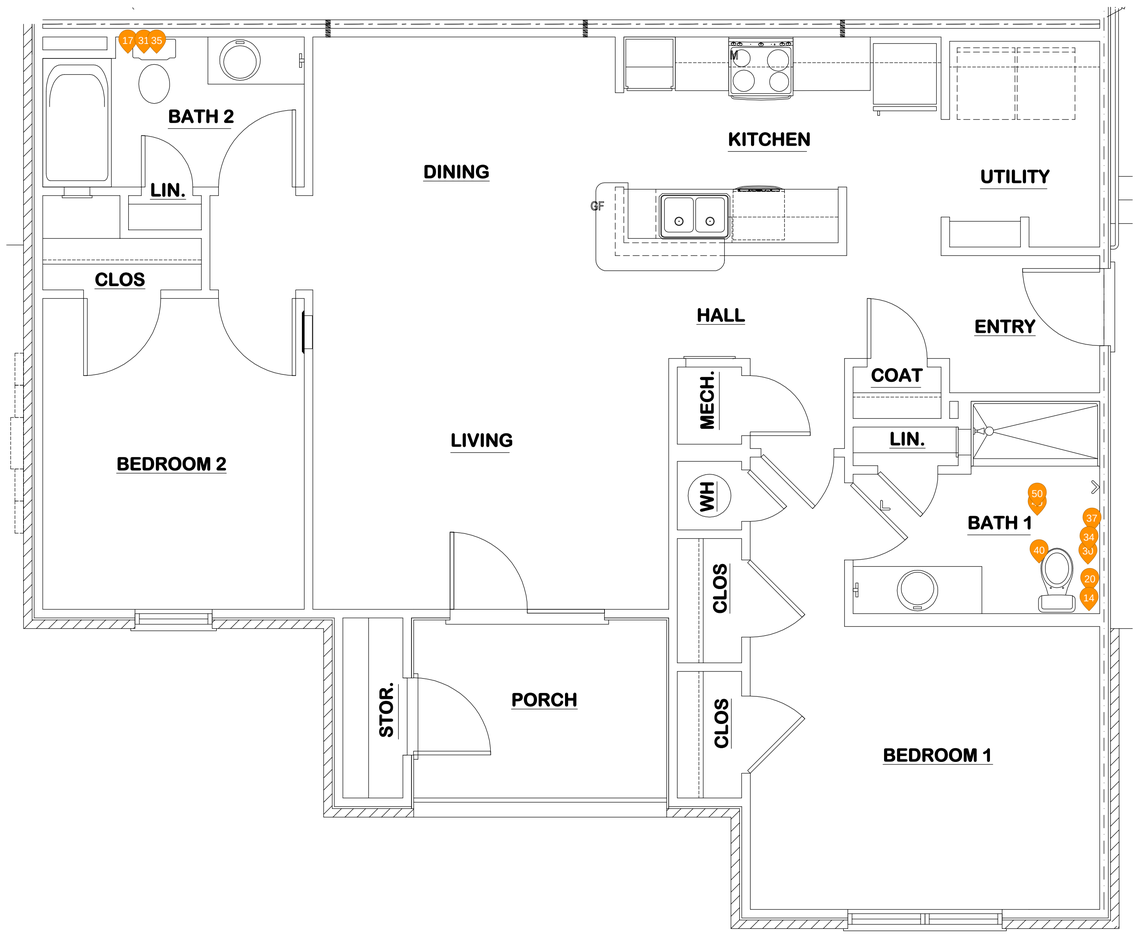


UNIT C **THREE-BEDROOM FULLY ACCESSIBLE**

1101
1103
3101
3102
3103
3104

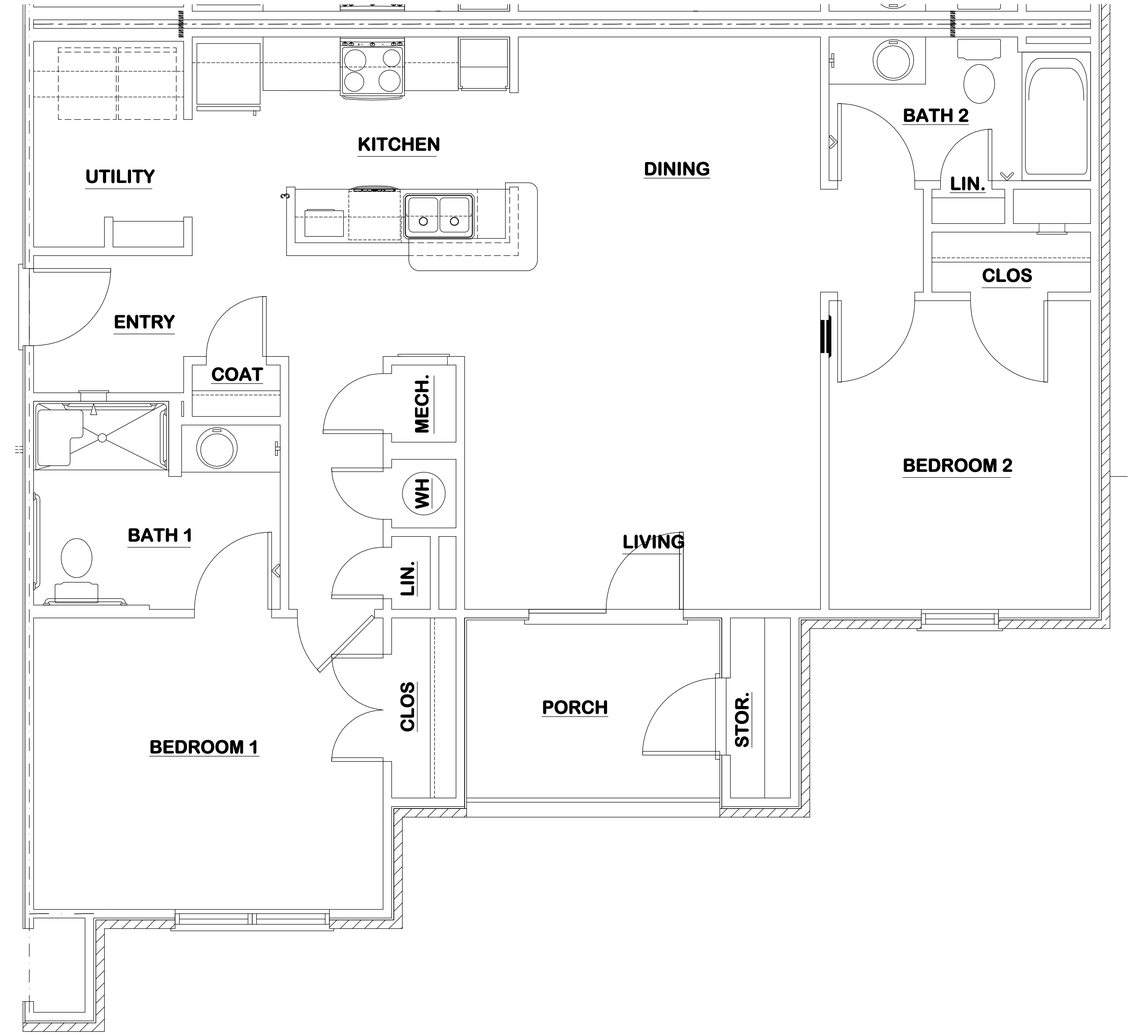
4102
4105
4106
4109
4110
5101

5102



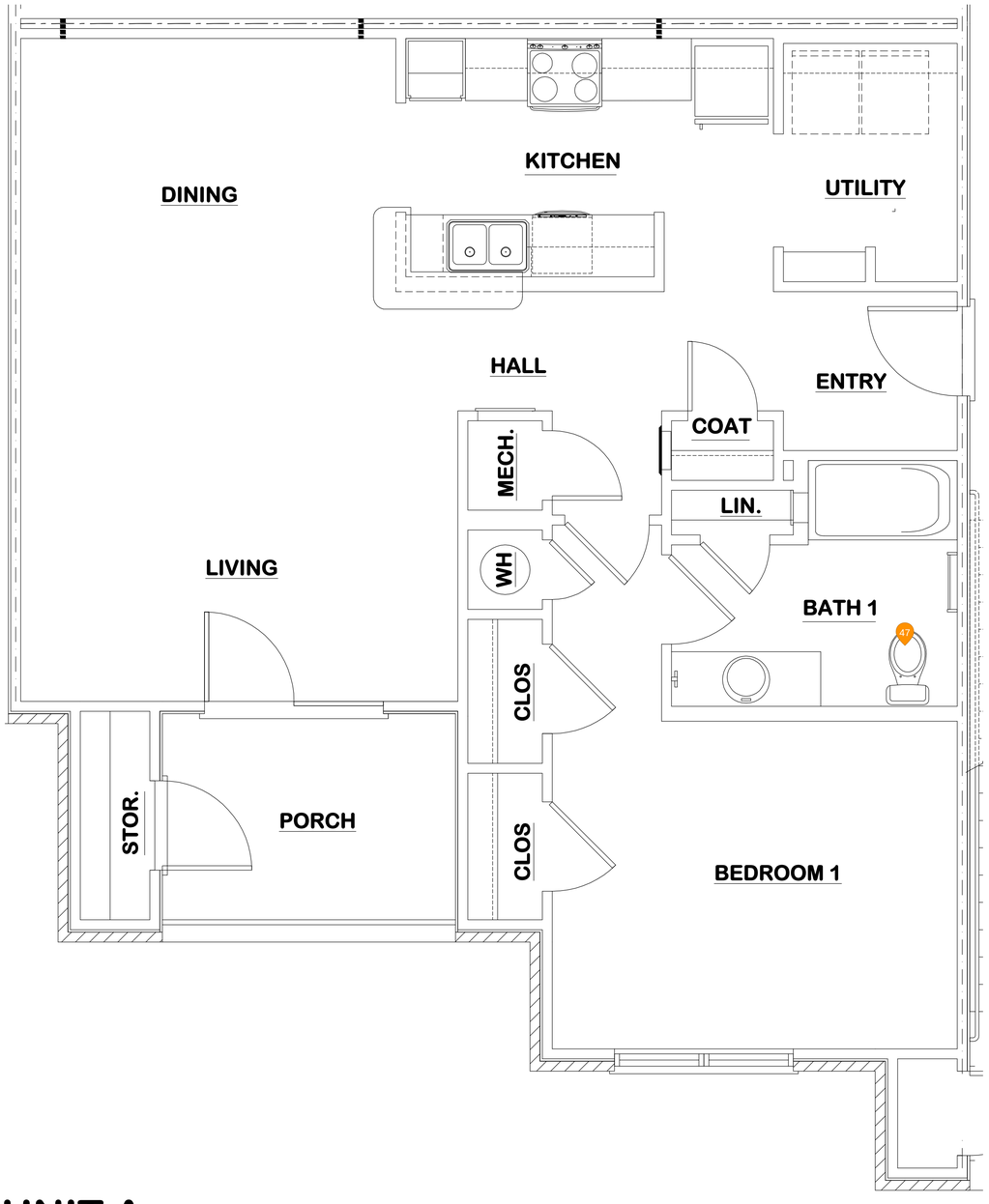
UNIT B TWO-BEDROOM FAIR HOUSING

4101



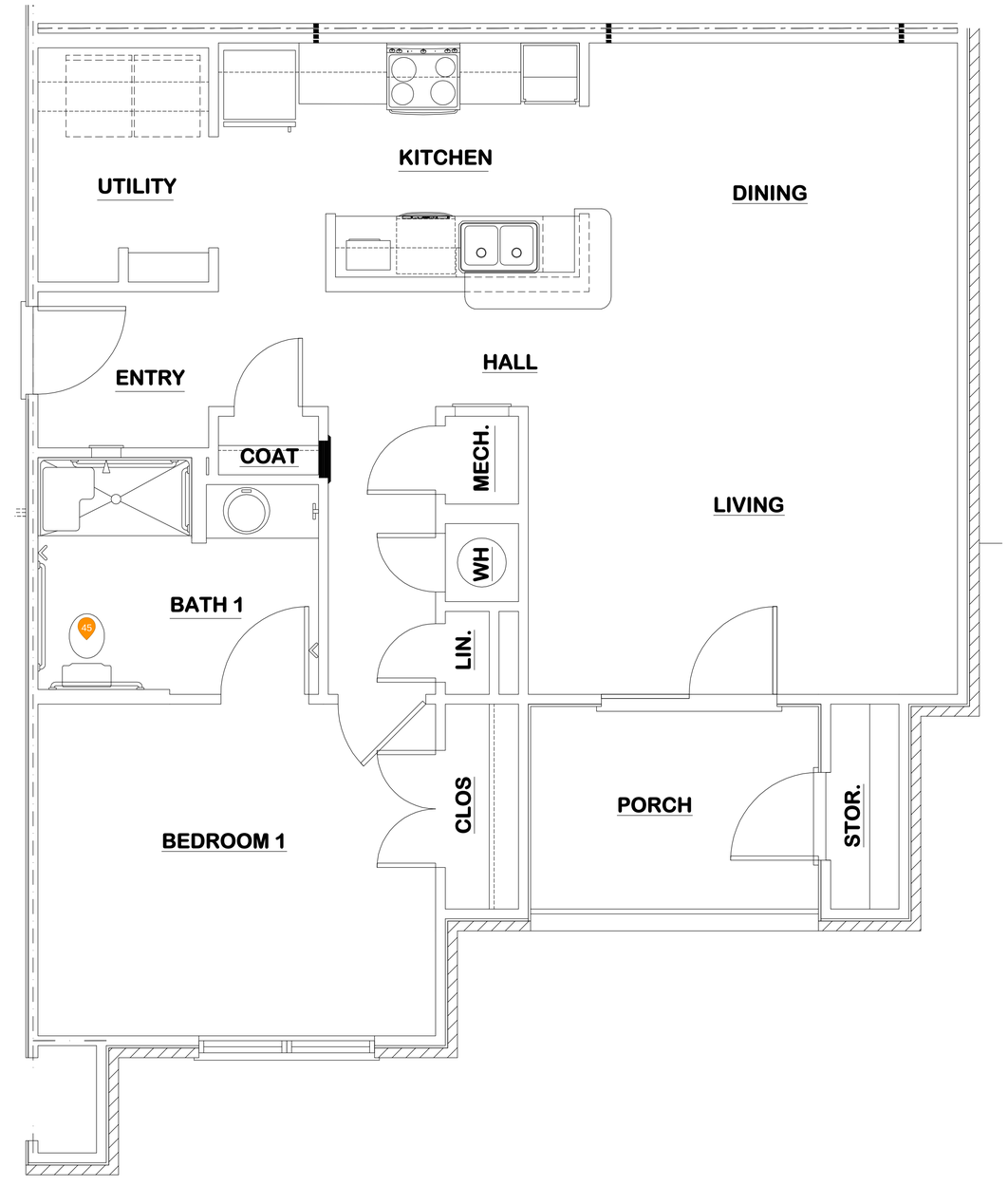
UNIT B TWO-BEDROOM FULLY ACCESSIBLE

5105
5106
5109



UNIT A FH/SI ONE-BEDROOM FAIR HOUSING / SENSORY

5110

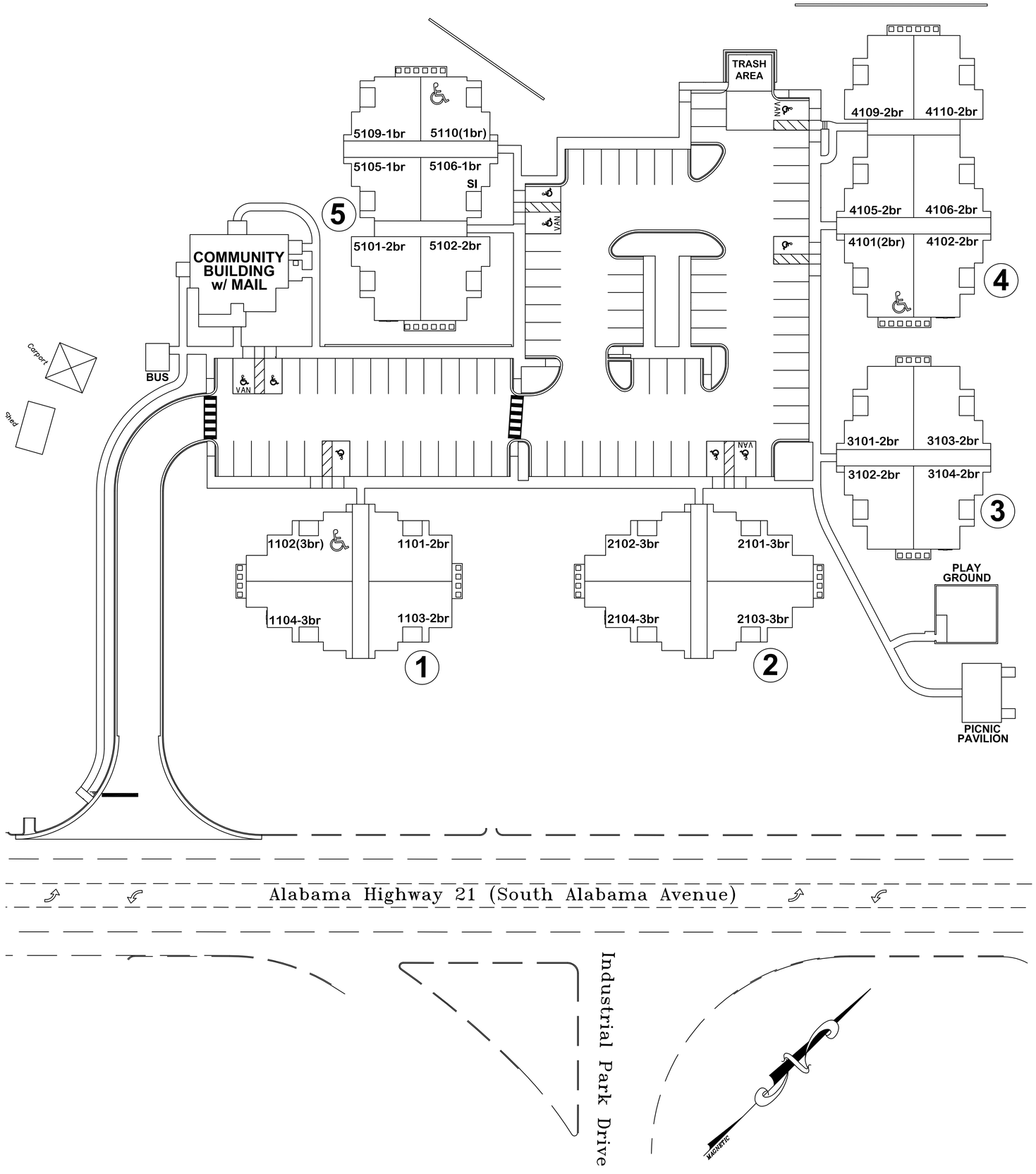


UNIT A HCS ONE-BEDROOM FULLY ACCESSIBLE

Mockingbird Landing

MONROEVILLE, ALABAMA

GROUND-FLOOR UNIT NUMBERS SHOWN



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

[Morrow] Emerald Valley

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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46	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	6
47	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	7
21	Toilet not 18 inches-Provide clear floor space at water closet.	A2.1	@SRE	Priority 2 - 12-11-2023	7
48	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	8
49	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	9
52	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	9
55	Toilet not 18 inches-Provide clear floor space at water closet.	A2.1	@SRE	Priority 2 - 12-11-2023	10
56	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	11
63	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	11
72	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	12
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83	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	14
90	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	15
93	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	15
96	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	16
99	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	17
104	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	17
107	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	18
110	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	19
113	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	19
123	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	20
130	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	21
134	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	21
138	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	22
141	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	23

144	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	23
147	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	24
150	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	25
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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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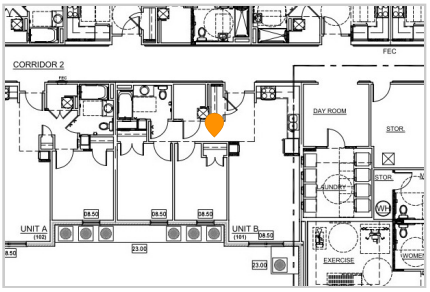
205	Needs 5th accessible parking space	01.	@SRE	Priority 2 - 03-13-2024	49

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

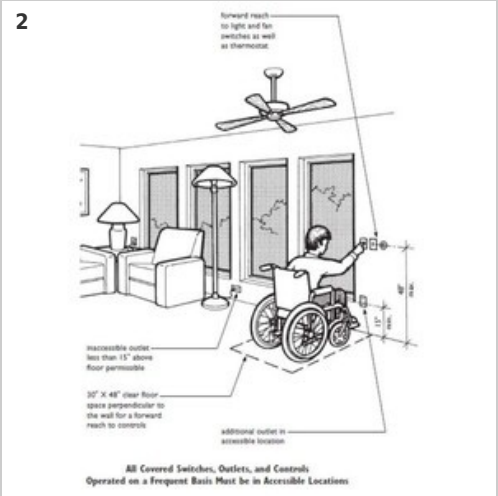


Task messages (time in PDT)

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

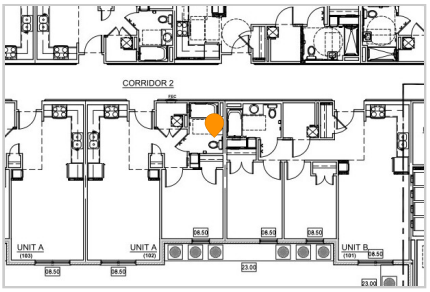
Photos

1

2


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

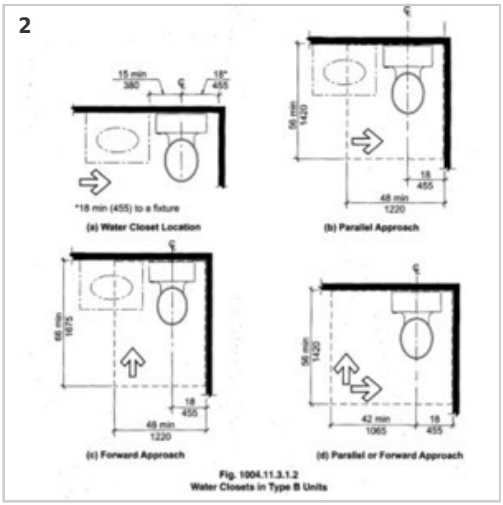
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 102
Created 12-11-2023



Task messages (time in PDT)

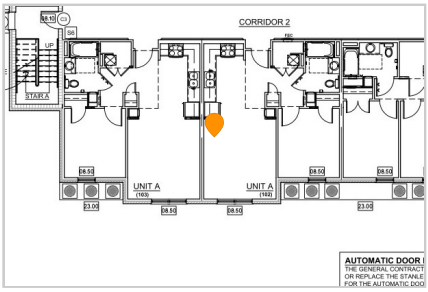
Scott Reynolds	Photo 1	11 Dec 06:33 AM
Alva George	Photo 2	12 Dec 08:40 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	12 Dec 08:43 AM

Photos



#46 - Thermostat above 48 inches

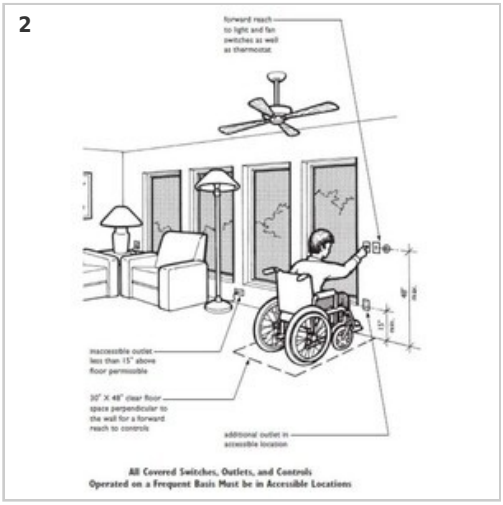
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 102
Created 12-11-2023



Task messages (time in PDT)

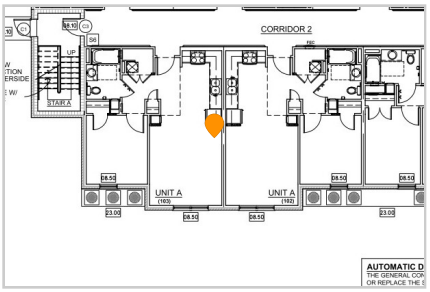
Scott Reynolds	Photo 1	11 Dec 07:21 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:14 AM
Alva George	Photo 2	13 Dec 08:14 AM
Alva George	ANSI A117.1[2003]1004.9 Operable 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



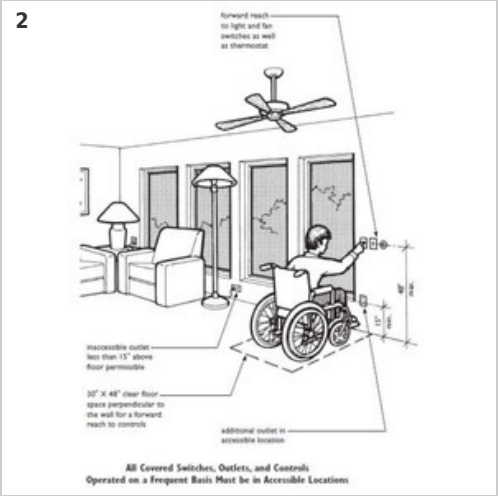
Task messages (time in PDT)

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

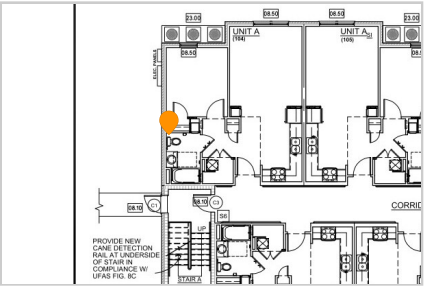
1

2



#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



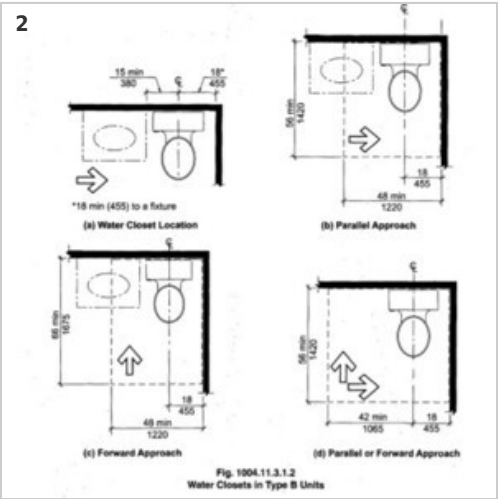
Task messages (time in PDT)

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

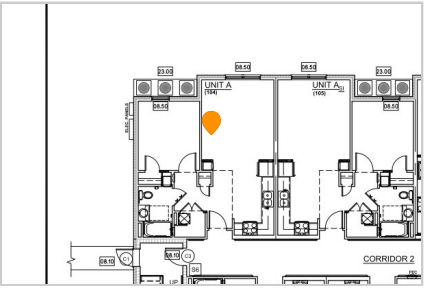
1

2



#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



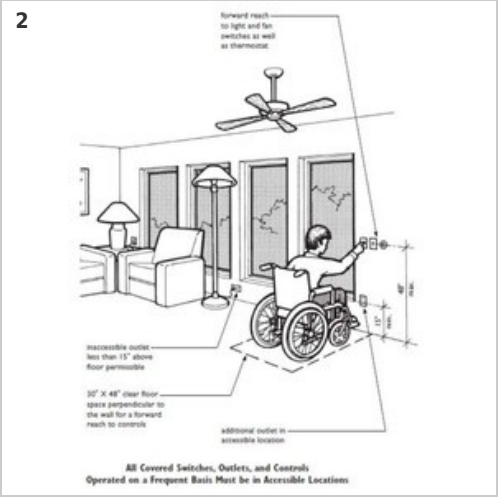
Task messages (time in PDT)

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

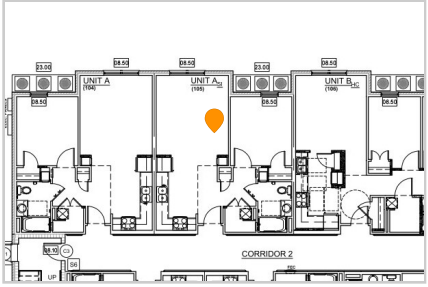
1

2



#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

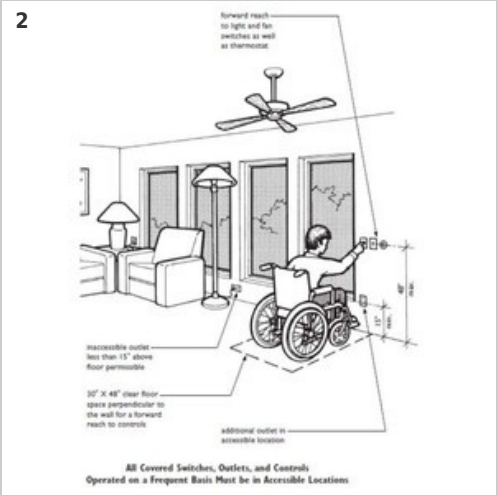


Task messages (time in PDT)

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

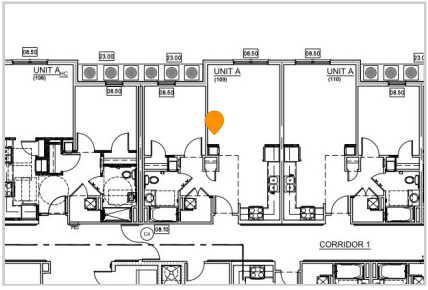
Photos

1

2


#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



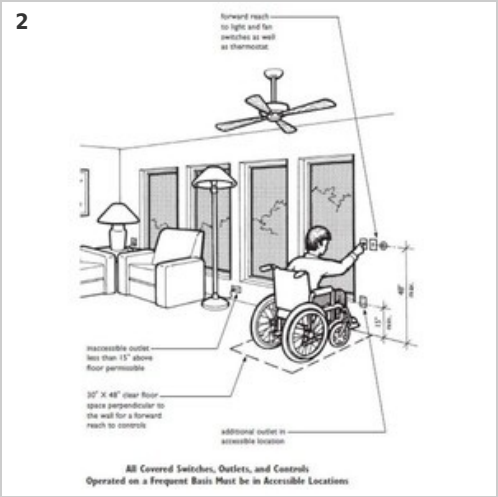
Task messages (time in PDT)

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

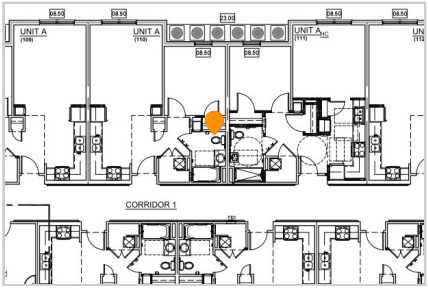
1

2



#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



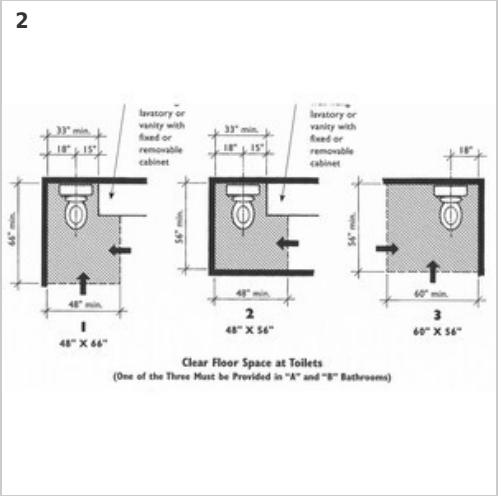
Task messages (time in PDT)

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

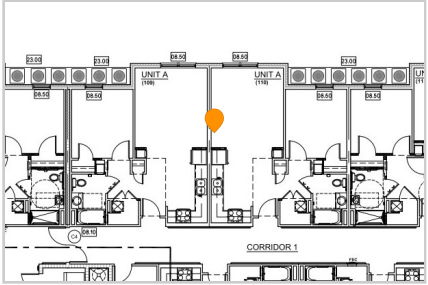
1

2



#56 - Thermostat above 48 inches

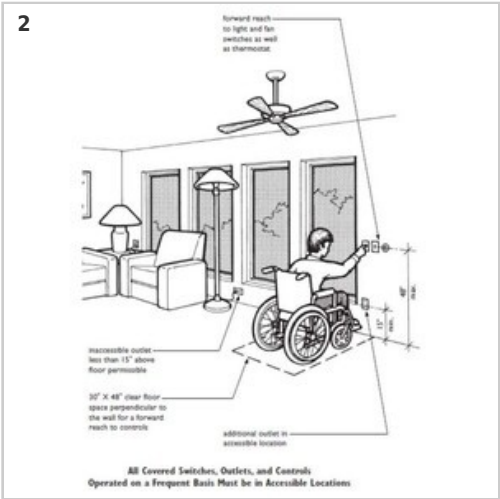
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110
Created 12-11-2023



Task messages (time in PDT)

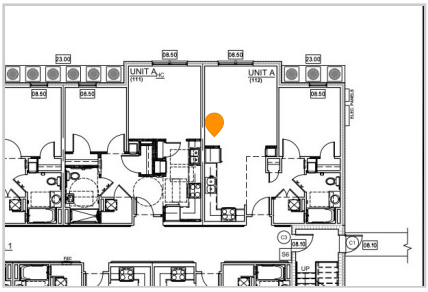
Scott Reynolds	Photo 1	11 Dec 07:38 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches 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



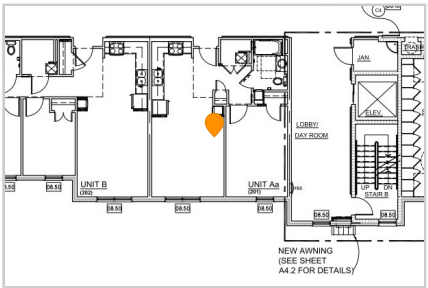
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 07:49 AM

Photos

#72 - Thermostat above 48 inches

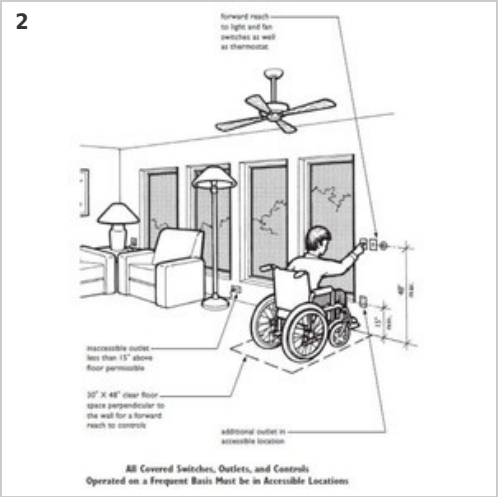
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 201
Created 12-11-2023



Task messages (time in PDT)

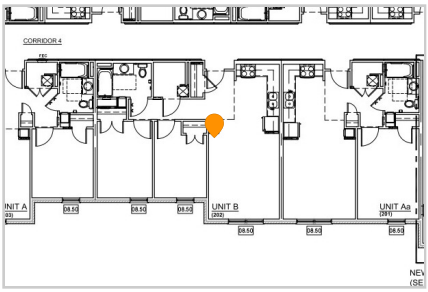
Scott Reynolds	Photo 1	11 Dec 08:07 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 01:31 PM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical 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



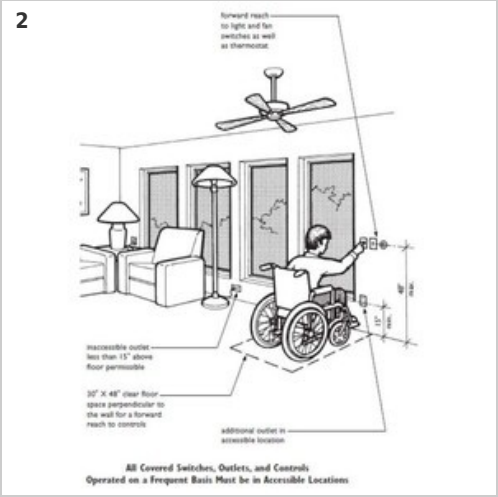
Task messages (time in PDT)

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

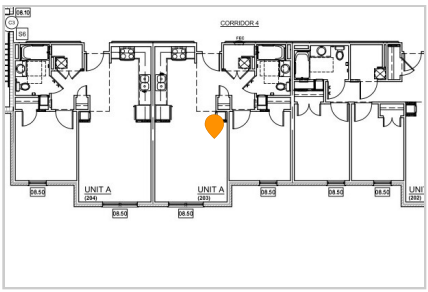
1

2



#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



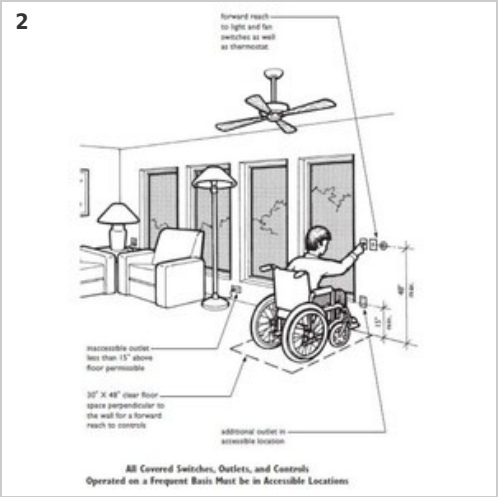
Task messages (time in PDT)

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

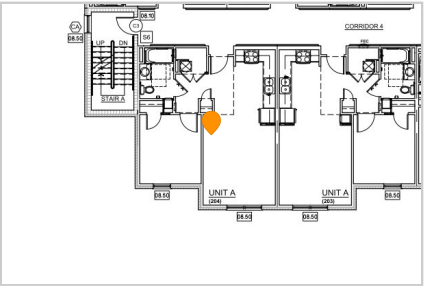
1

2



#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



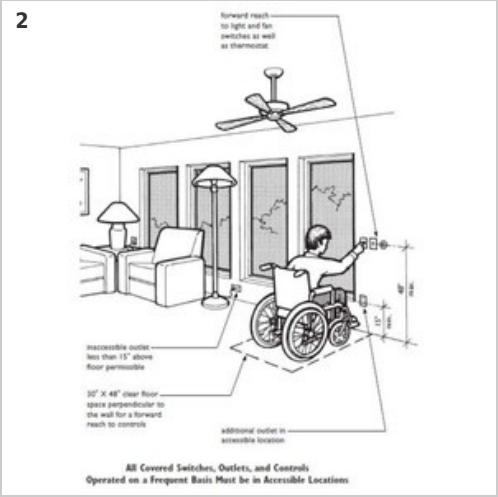
Task messages (time in PDT)

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

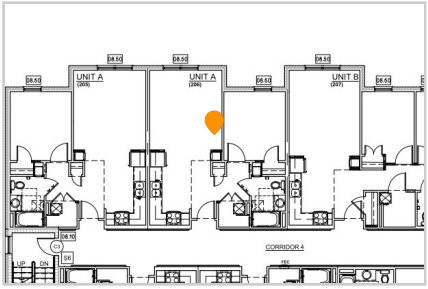
1

2



#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



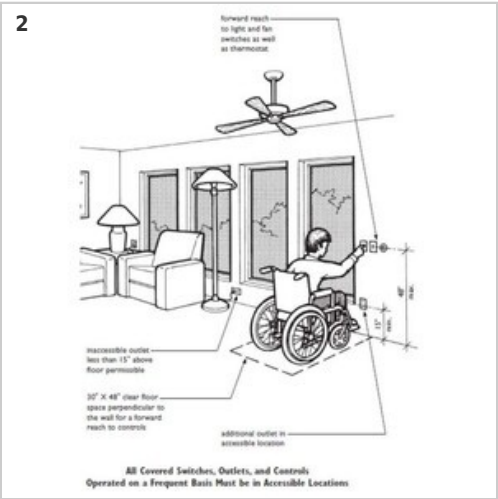
Task messages (time in PDT)

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

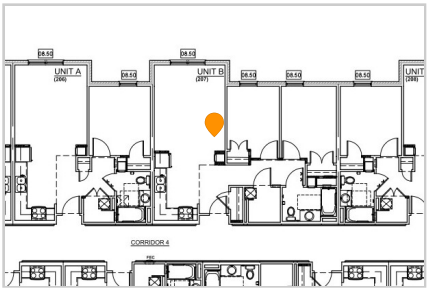
1

2



#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

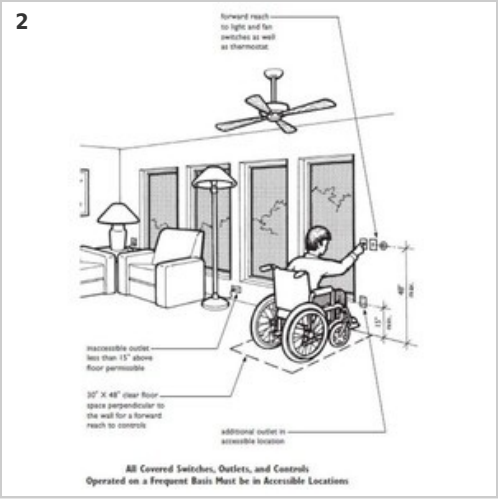


Task messages (time in PDT)

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

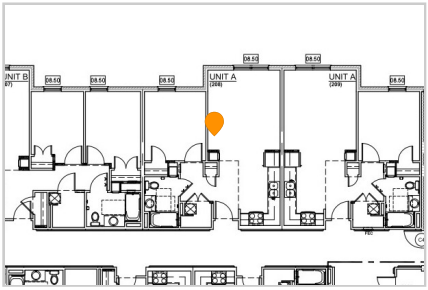
Alva George	Locate controls at 48 inches or below.	14 Dec 10:49 AM

Photos



#96 - Thermostat above 48 inches

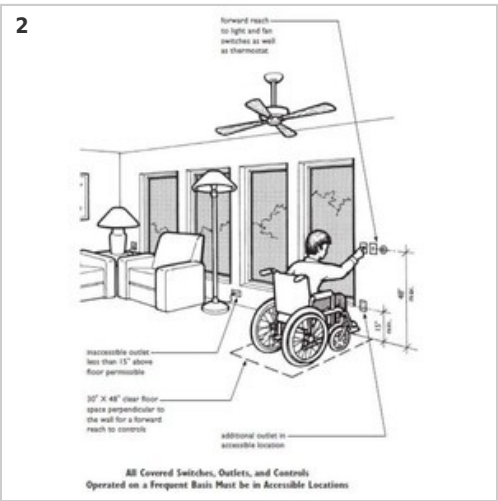
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 208
Created 12-11-2023



Task messages (time in PDT)

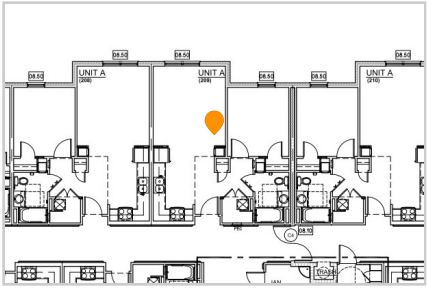
Scott Reynolds	Photo 1	11 Dec 08:33 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, 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



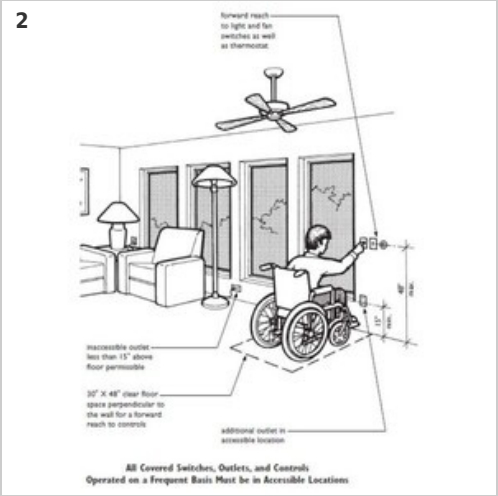
Task messages (time in PDT)

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

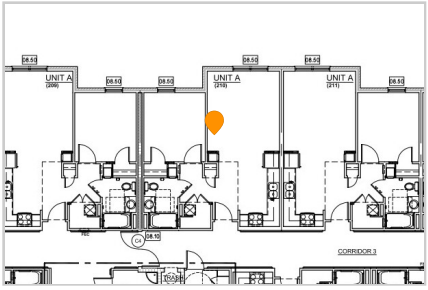
1

2



#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

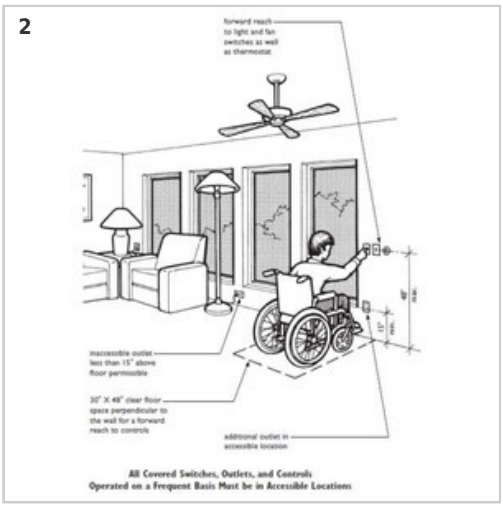


Task messages (time in PDT)

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

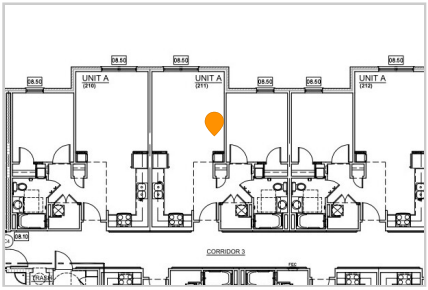
Alva George	Locate controls at 48 inches or below.	14 Dec 10:50 AM

Photos



#107 - Thermostat above 48 inches

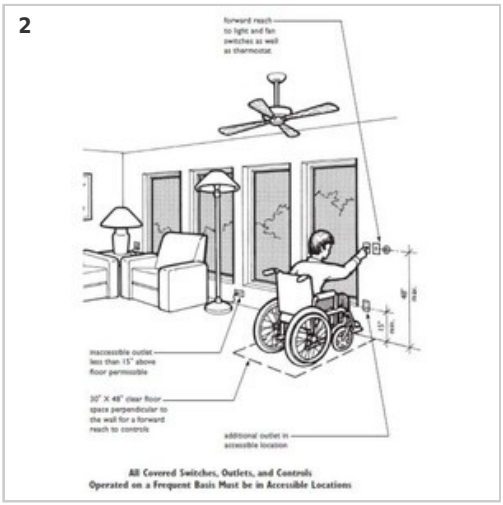
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 211
Created 12-11-2023



Task messages (time in PDT)

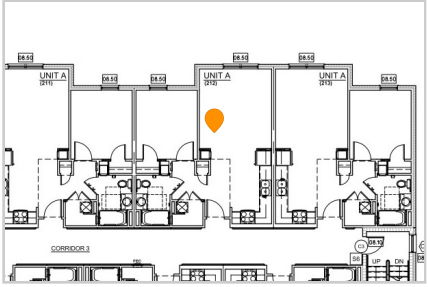
Scott Reynolds	Photo 1	11 Dec 08:50 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, 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



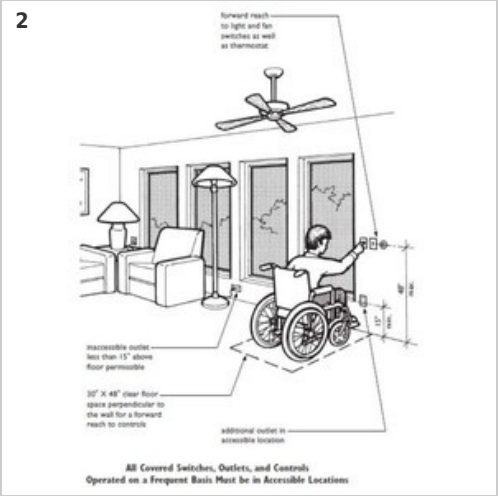
Task messages (time in PDT)

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

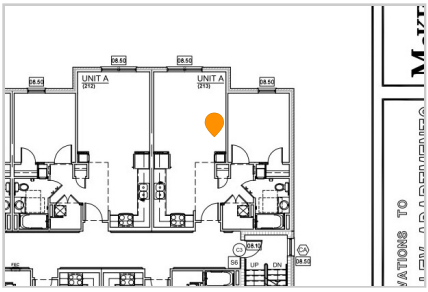
1

2



#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

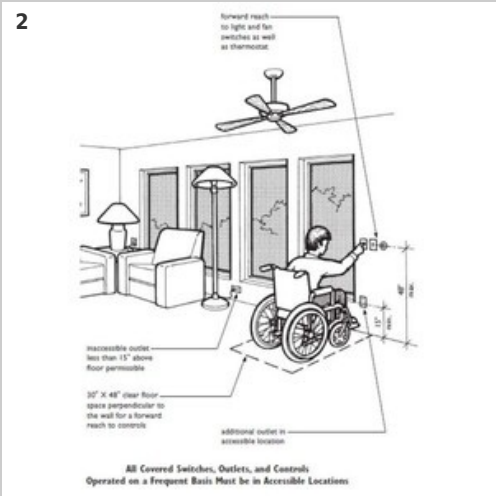


Task messages (time in PDT)

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

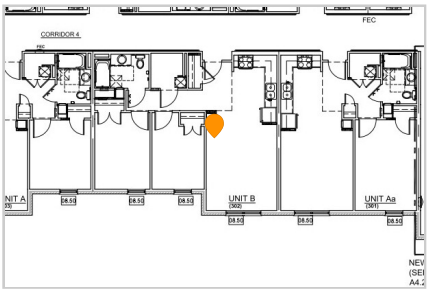
Alva George	Locate controls at 48 inches or below.	14 Dec 10:51 AM

Photos



#123 - Thermostat above 48 inches

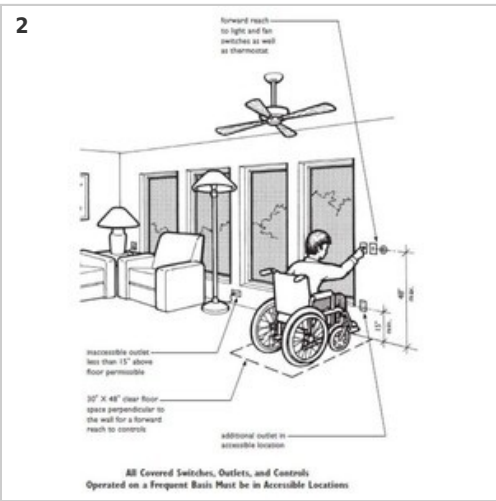
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 301
Created 12-11-2023



Task messages (time in PDT)

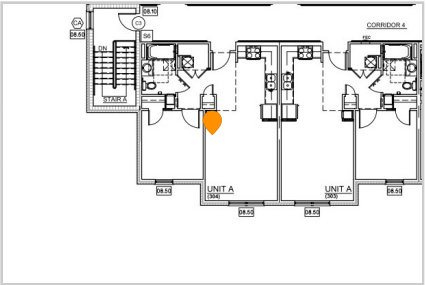
Scott Reynolds	Photo 1	11 Dec 09:17 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, 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



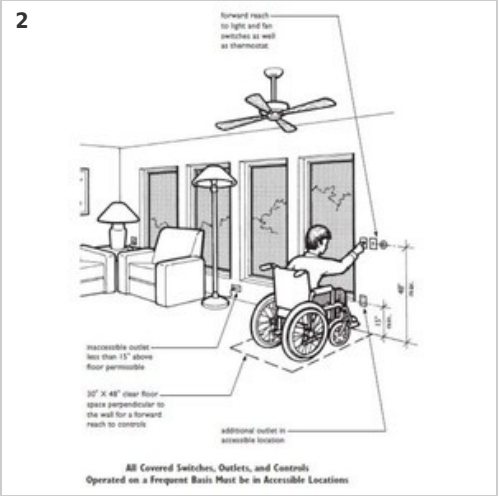
Task messages (time in PDT)

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

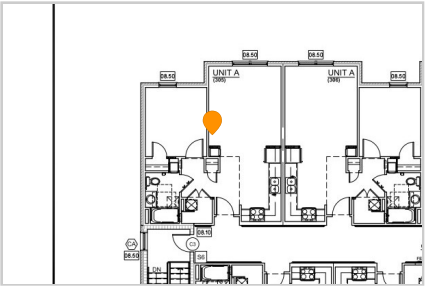
1

2



#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)

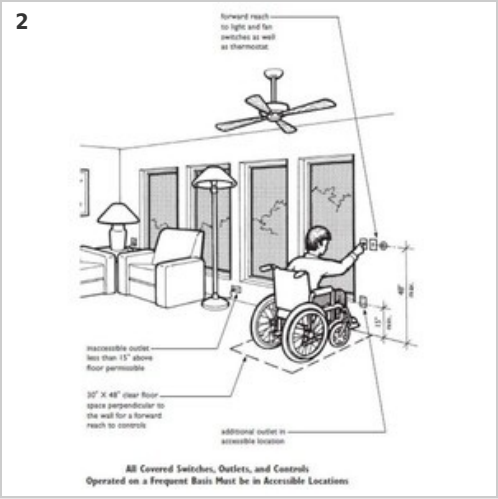
Scott Reynolds	Photo 1	11 Dec 09:32 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, 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

Alva George	Locate controls at 48 inches or below.	14 Dec 11:04 AM

Photos

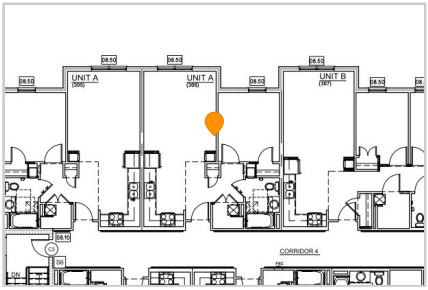
1

2



#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



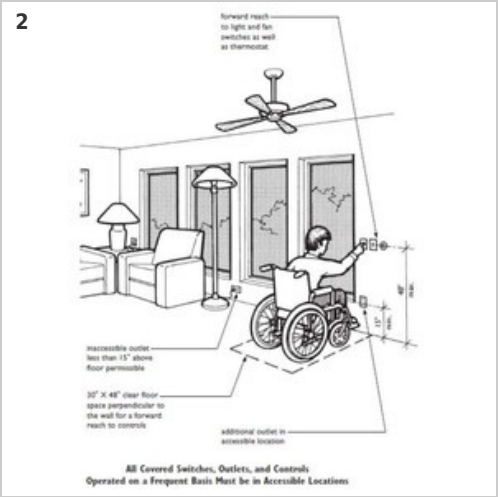
Task messages (time in PDT)

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

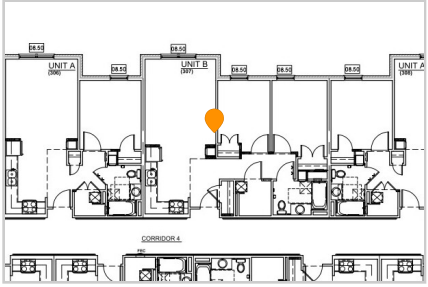
1

2



#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

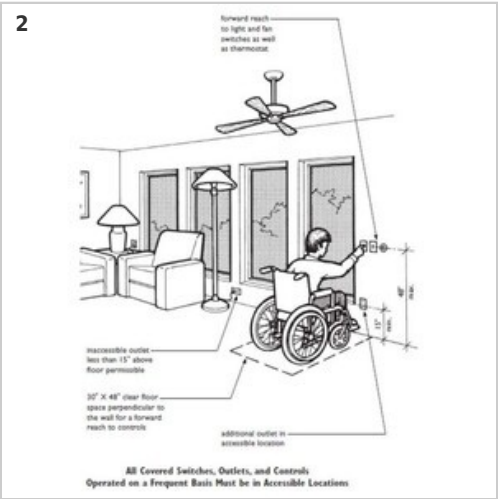


Task messages (time in PDT)

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

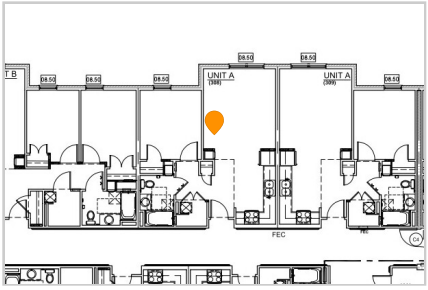
Photos

1

2


#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)

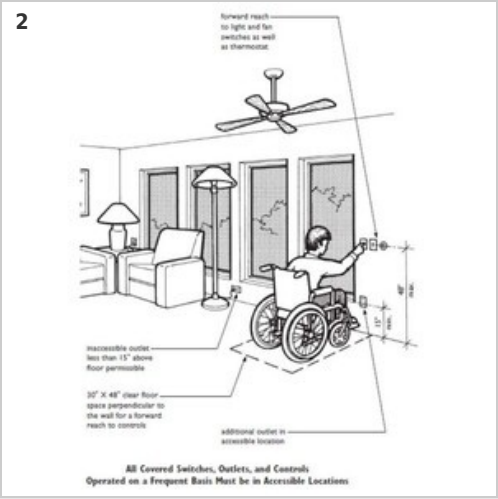
Scott Reynolds	Photo 1	11 Dec 09:43 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, 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

Alva George	Locate controls at 48 inches or below.	14 Dec 11:05 AM

Photos

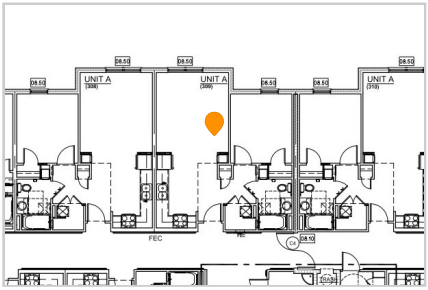
1

2



#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



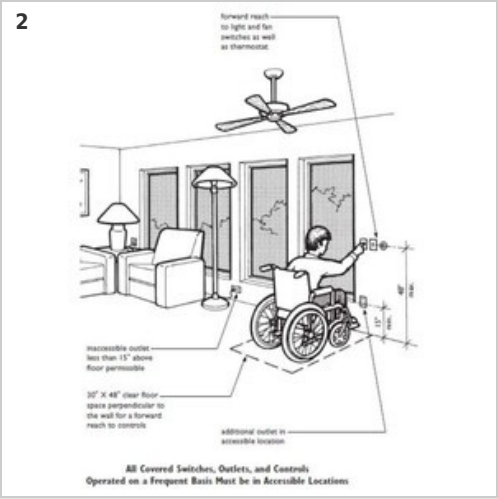
Task messages (time in PDT)

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

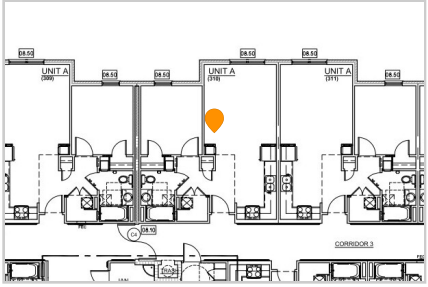
1

2



#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



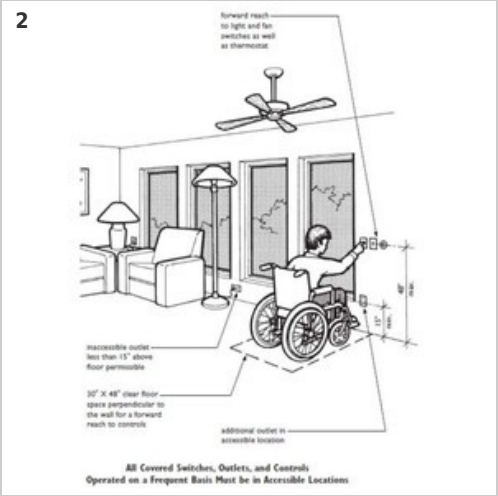
Task messages (time in PDT)

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

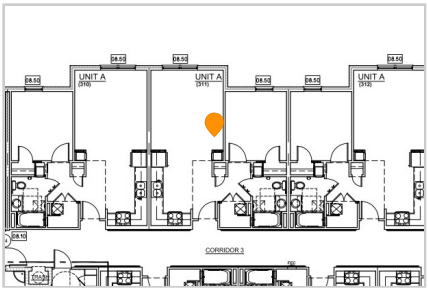
1

2



#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

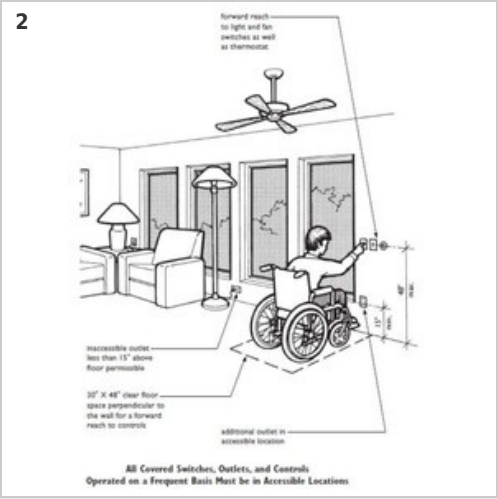


Task messages (time in PDT)

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

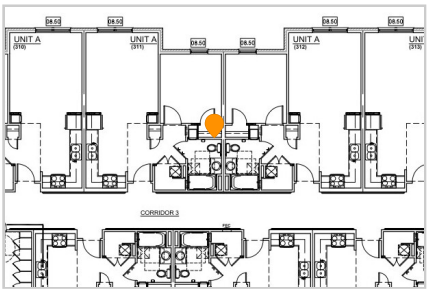
Alva George	Locate controls at 48 inches or below.	14 Dec 11:10 AM

Photos



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

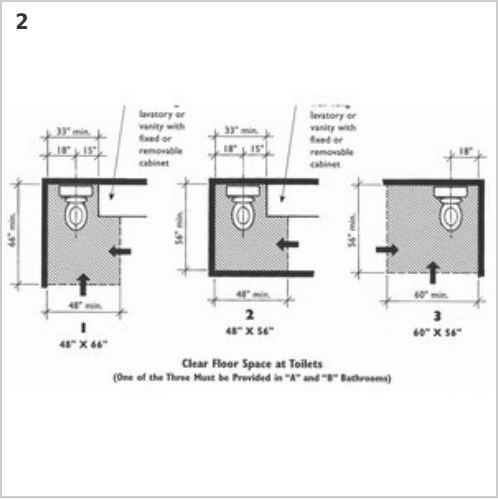
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 311
Created 12-11-2023



Task messages (time in PDT)

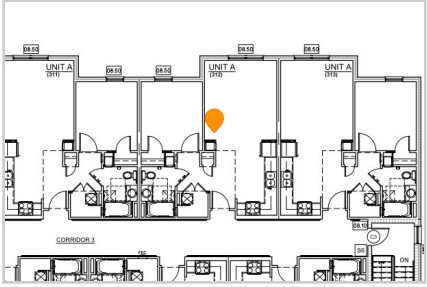
Scott Reynolds	Photo 1	11 Dec 09:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Dec 11:21 AM
Alva George	Photo 2	14 Dec 11:21 AM

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



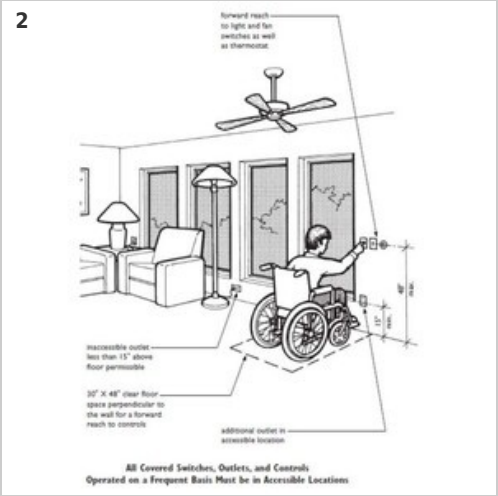
Task messages (time in PDT)

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

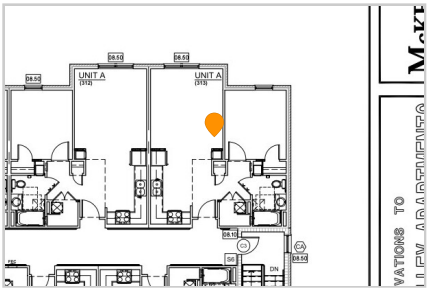
1

2



#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

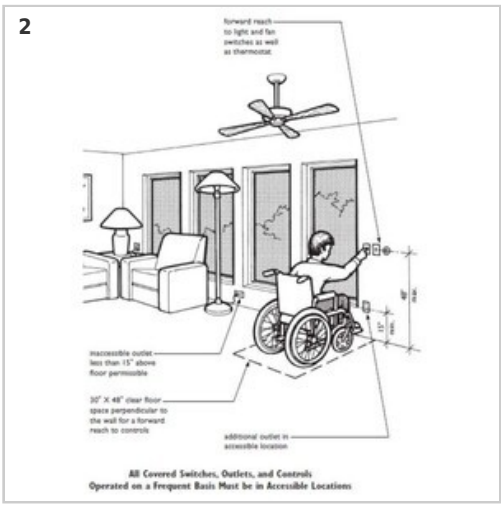


Task messages (time in PDT)

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

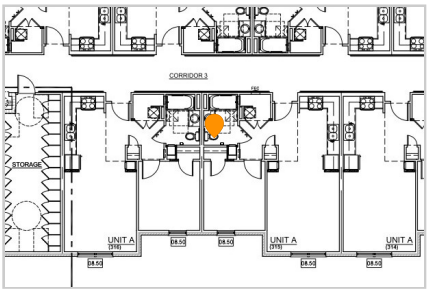
Alva George	Locate controls at 48 inches or below.	14 Dec 11:11 AM

Photos



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

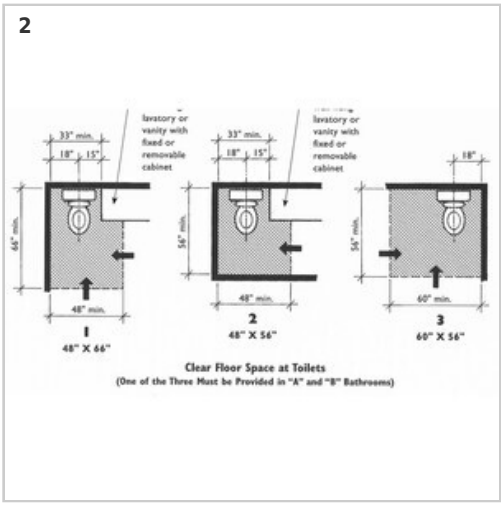
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 315
Created 12-11-2023



Task messages (time in PDT)

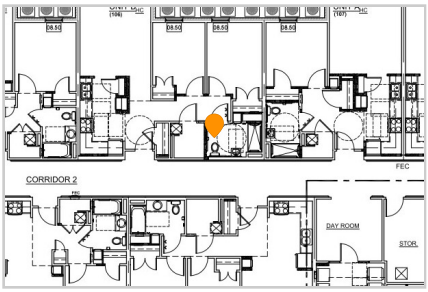
Scott Reynolds	Photo 1	11 Dec 10:08 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Dec 11:21 AM
Alva George	Photo 2	14 Dec 11:22 AM

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



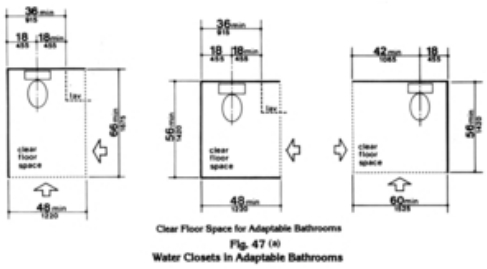
Task messages (time in PDT)

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. (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.	12 Dec 01:31 PM

Photos

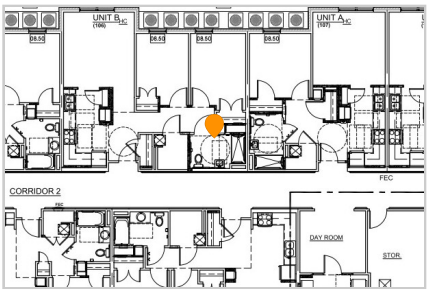
1

2



#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



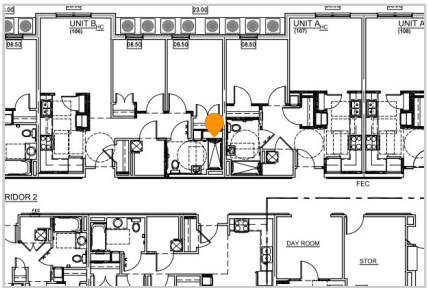
Task messages (time in PDT)

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



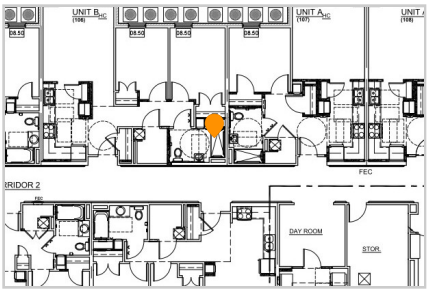
Task messages (time in PDT)

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: (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.	12 Dec 01:38 PM
Alva George	Photo 4	12 Dec 01:39 PM
Alva George	Photo 5	12 Dec 01:39 PM

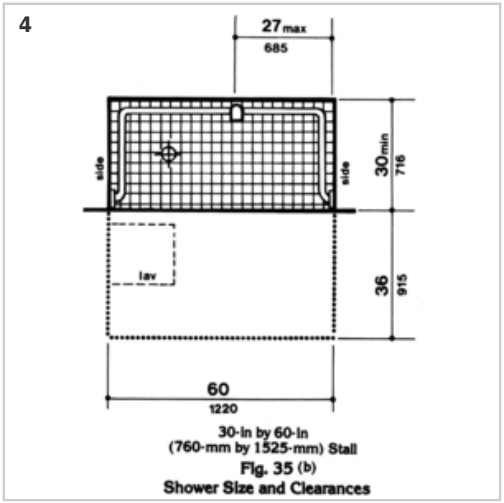
Photos

1

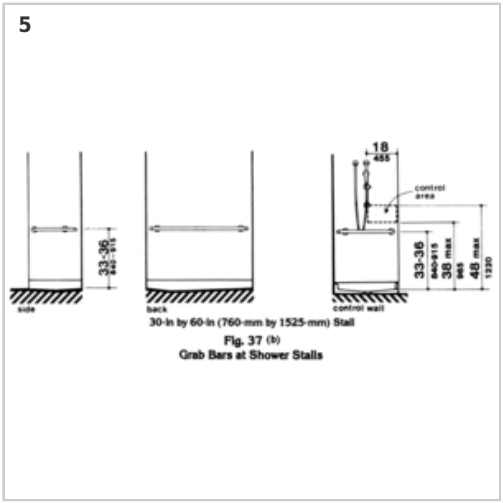
2

3

4

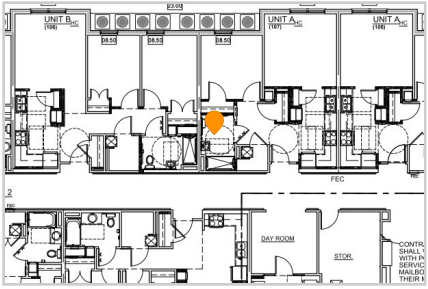


5



#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



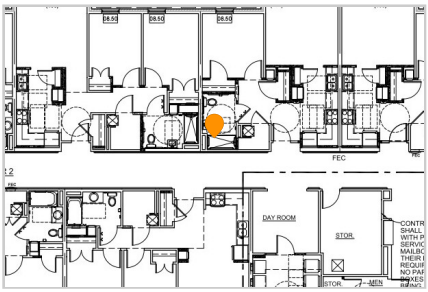
Task messages (time in PDT)

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

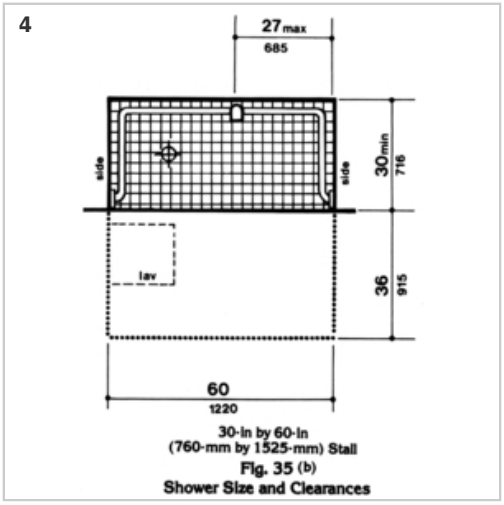
Photos

1

2

3

4

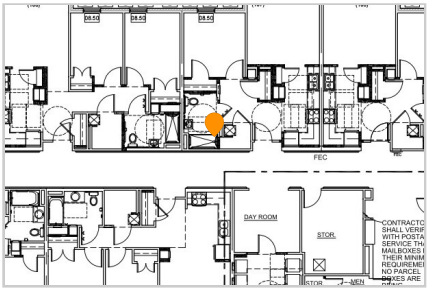


#42 - Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.

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

Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107

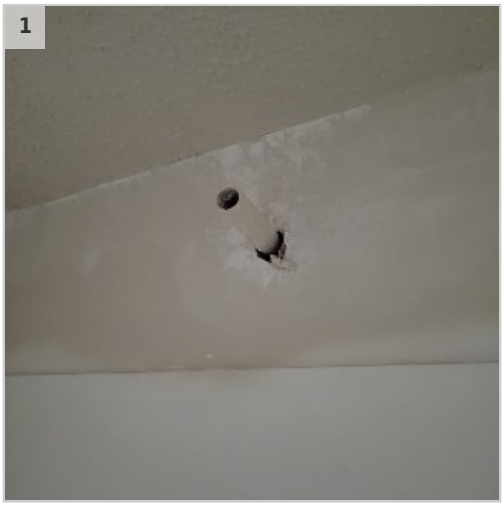
Created 12-11-2023



Task messages (time in PDT)

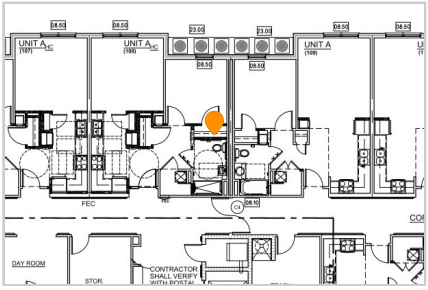
Scott Reynolds	Photo 1	11 Dec 07:16 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5) Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower shall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

Photos



#41 - Toilet not 18 inches

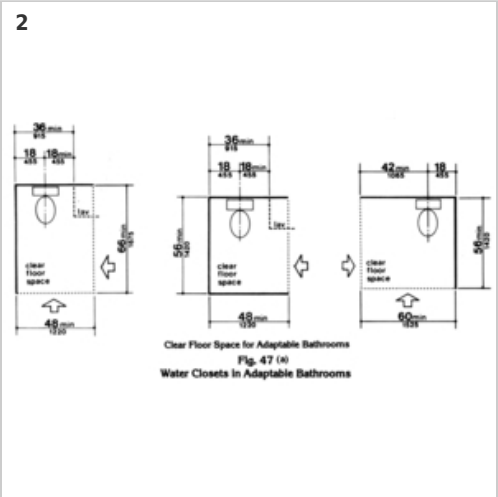
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108
Created 12-11-2023



Task messages (time in PDT)

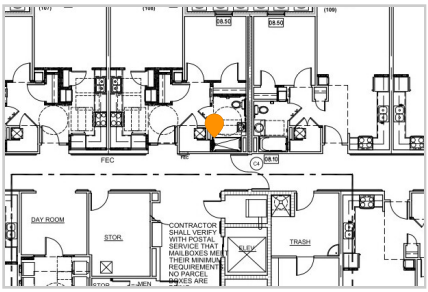
Scott Reynolds	Photo 1	11 Dec 07:15 AM
Alva George	UFAS 4.34.5.2 WATER CLOSETS. (1) Clear floor space at the water closet shall be as shown in Fig. 47(a). The water closet may be located with the clear area at either the right or left side of the toilet.	13 Dec 07:15 AM
Alva George	Photo 2	13 Dec 07:15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



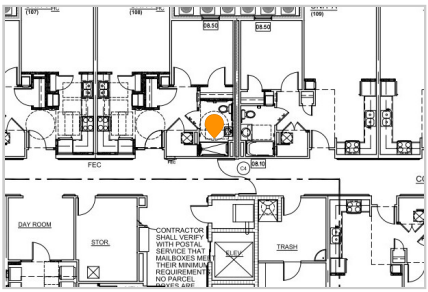
Task messages (time in PDT)

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

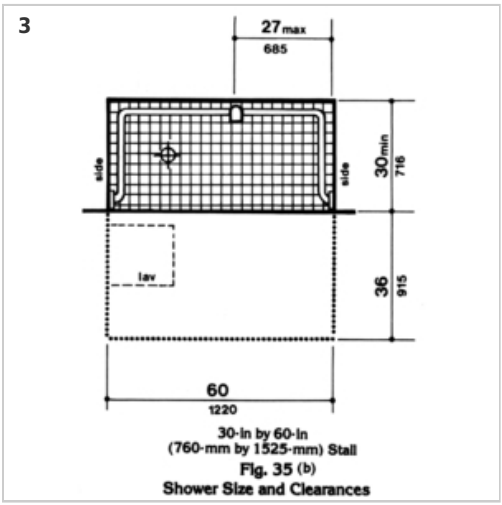
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108
Created 12-11-2023



Task messages (time in PDT)

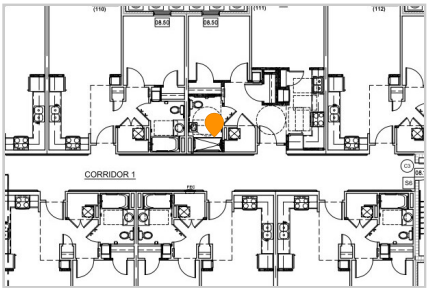
Scott Reynolds	Photo 1	11 Dec 07:18 AM
Scott Reynolds	Photo 2	11 Dec 07:18 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features: (1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 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

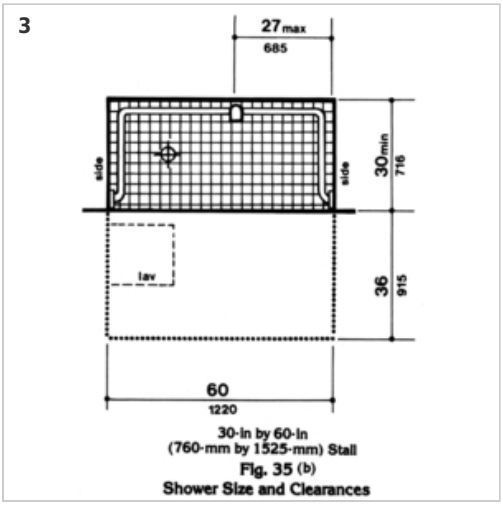
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 111
Created 12-11-2023



Task messages (time in PDT)

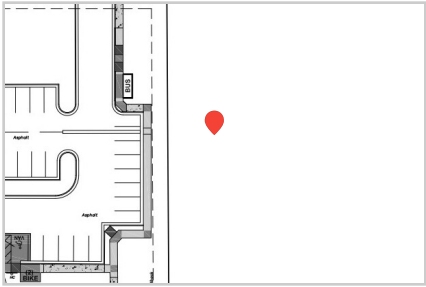
Scott Reynolds	Photo 1	11 Dec 07:46 AM
Scott Reynolds	Photo 2	11 Dec 07:46 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features: (1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall 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 10:33 AM
Alva George	Photo 3	13 Dec 10:34 AM

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



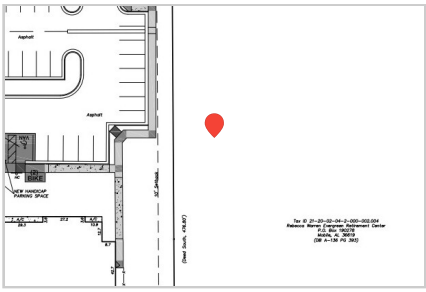
Task messages (time in PDT)

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



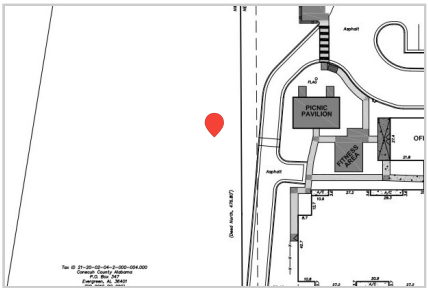
Task messages (time in PDT)

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



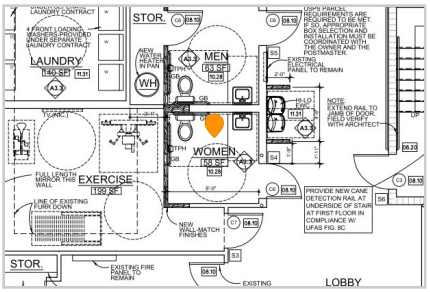
Task messages (time in PDT)

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



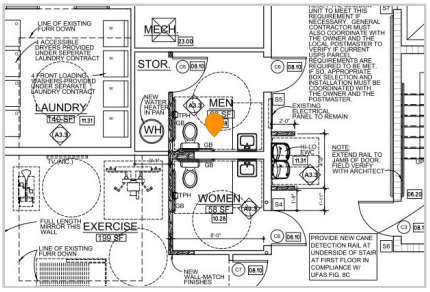
Task messages (time in PDT)

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.

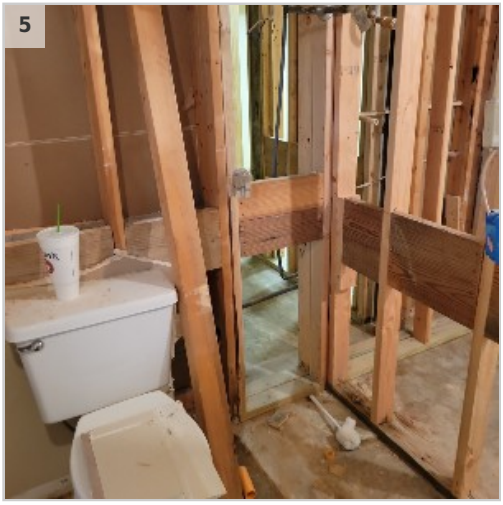
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit
Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom
Created 12-11-2023



Task messages (time in PDT)

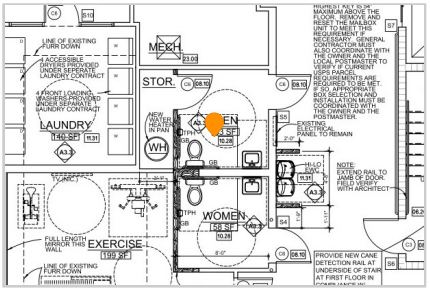
Scott Reynolds	Photo 1	11 Dec 10:32 AM
Scott Reynolds	Photo 2	11 Dec 10:32 AM
Scott Reynolds	Photo 3	11 Dec 10:32 AM
Scott Reynolds	Photo 4	11 Dec 10:32 AM
Scott Reynolds	Photo 5	11 Dec 10:32 AM
Alva George	The water closet and dispensers are ALL undergoing change at time of visit.	14 Dec 12:12 PM

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	11 Dec 10:34 AM
Scott Reynolds	Photo 2	11 Dec 10:34 AM

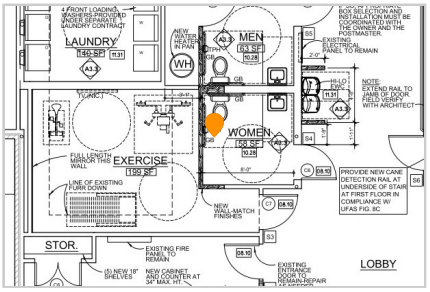
Photos

#177 - 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: women's restroom

Created 12-11-2023



Task messages (time in PDT)

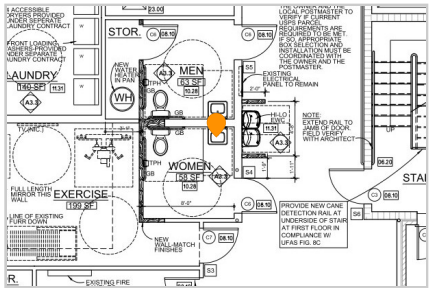
Scott Reynolds	Photo 1	11 Dec 10:36 AM
Scott Reynolds	Photo 2	11 Dec 10:36 AM

Photos

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



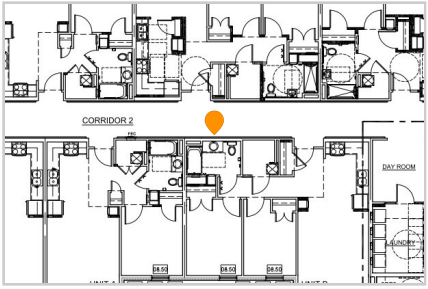
Task messages (time in PDT)

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 606.1. General. Accessible lavatories and sinks shall comply with Section 606. 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. 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.	14 Mar 08:56 AM
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

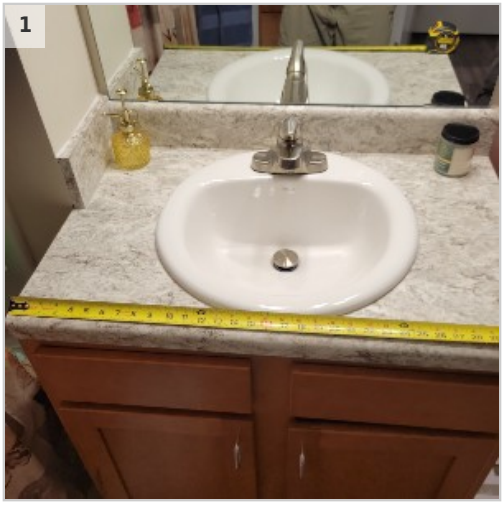
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 101
Created 03-13-2024



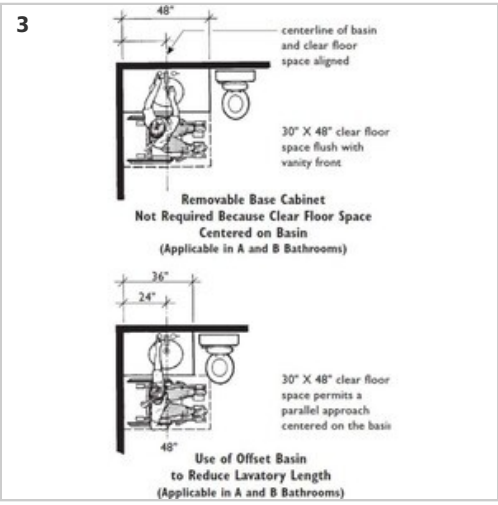
Task messages (time in PDT)

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

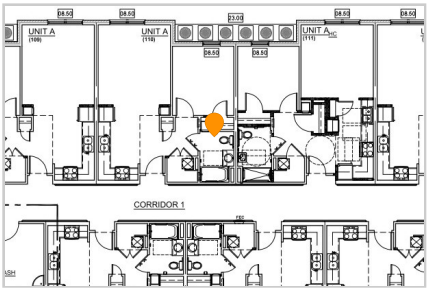
1


2

3


#198 - Toilet not 18 inches

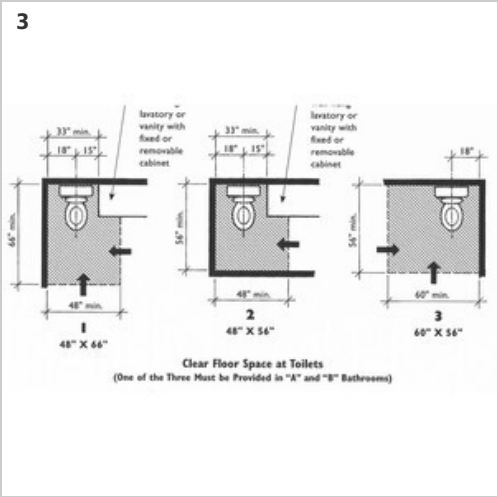
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110
Created 03-13-2024



Task messages (time in PDT)

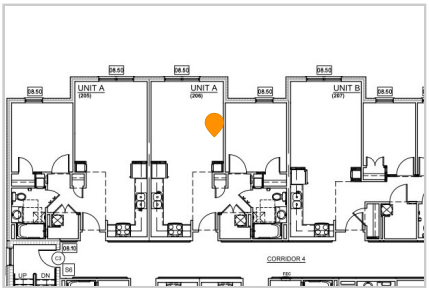
Scott Reynolds	Photo 1	13 Mar 07:53 AM
Scott Reynolds	Photo 2	13 Mar 07:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Mar 12:41 PM
Alva George	Photo 3	14 Mar 12:41 PM

Photos



#201 - Thermostat above 48

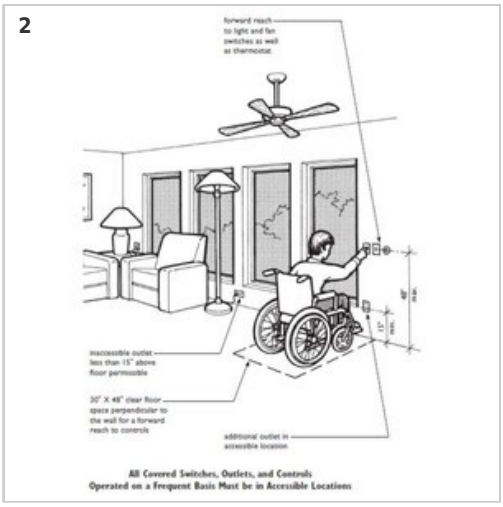
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 206
Created 03-13-2024



Task messages (time in PDT)

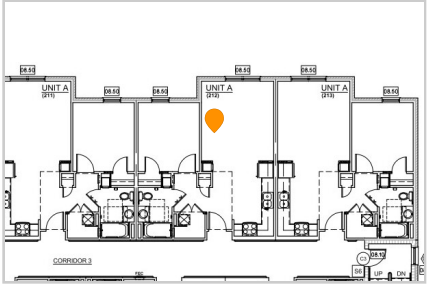
Scott Reynolds	Photo 1	13 Mar 08:31 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, 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



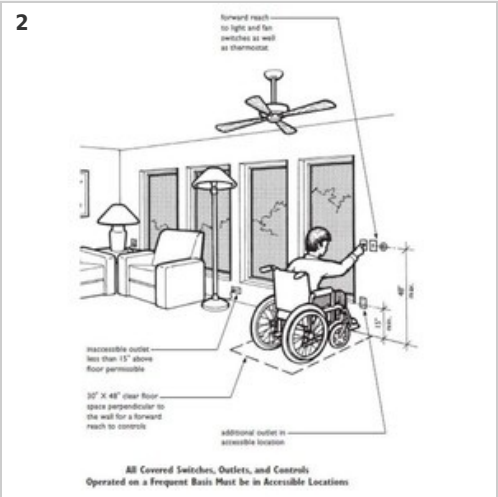
Task messages (time in PDT)

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

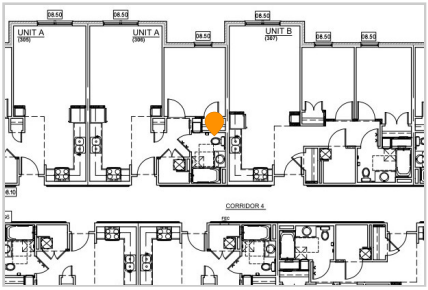
1

2



#203 - Toilet not at 18 inches

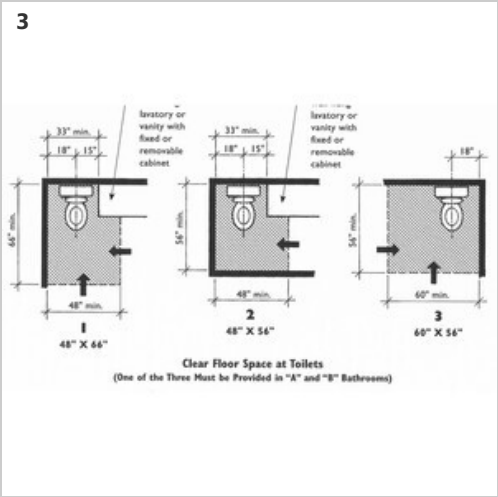
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 306
Created 03-13-2024



Task messages (time in PDT)

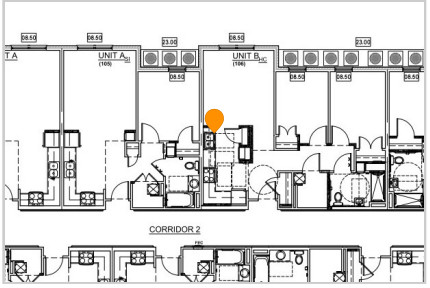
Scott Reynolds	Photo 1	13 Mar 09:03 AM
Scott Reynolds	Photo 2	13 Mar 09:03 AM
Alva George	Photo 3	14 Mar 12:58 PM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Mar 12:58 PM

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



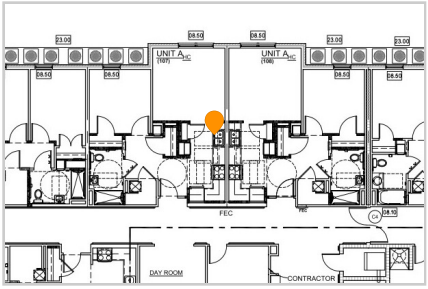
Task messages (time in PDT)

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



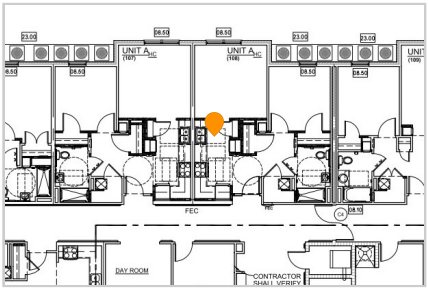
Task messages (time in PDT)

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



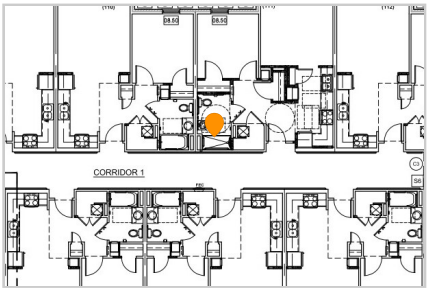
Task messages (time in PDT)

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.

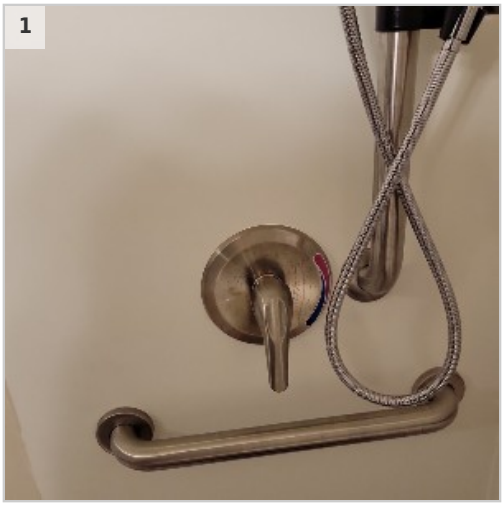
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 111
Created 03-13-2024

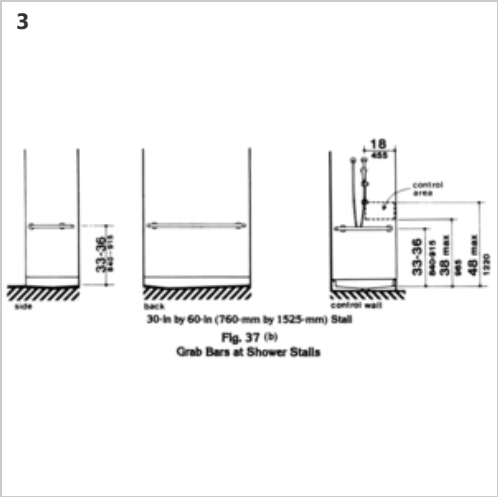


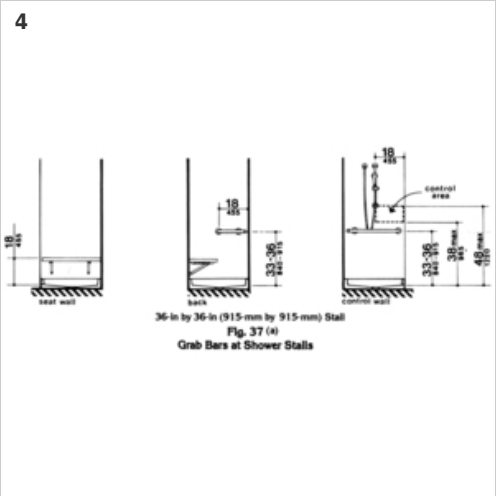
Task messages (time in PDT)

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

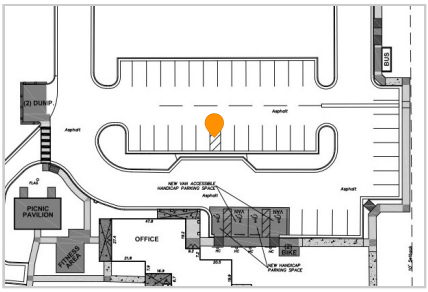






#205 - Needs 5th accessible parking space

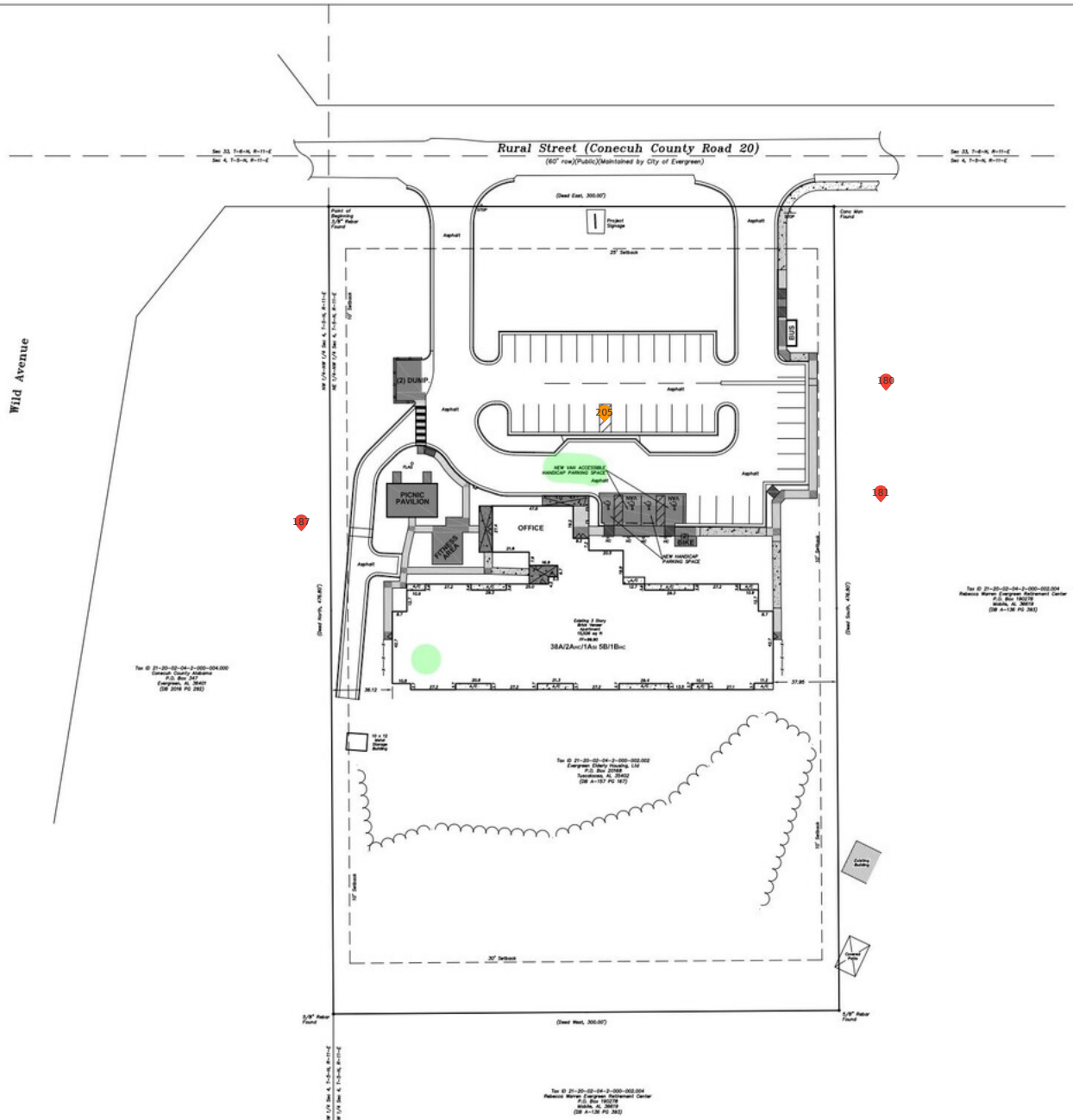
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit
Plan: 01. - Accessibility Plan | Location: second row parking lot
Created 03-13-2024



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



LEGEND

ITEM	EXISTING	NEW
CURB & GUTTER		
RIGHT OF WAY/PL	R/W	
EDGE OF PAVEMENT		
STORM DRAIN LINE	ESD	
CURB INLET		
GRATE INLET		
CLEANOUT		
SANITARY SEWER	ESS	SS
SANITARY MANHOLE		
WATER LINE	EW	W
FIRE HYDRANT		
VALVES		
GRADE CONTOUR	185	185
FINISH SPOT ELEVATION		+185
DRAINAGE AREA		
SILT FENCE		
INLET PROTECTION		

ACCESSIBLE ROUTE – 4.5% MAX RUNNING SLOPE & 1.5% CROSS SLOPE

ACCESSIBLE ROUTE – 1.5% MAX SLOPE IN ALL DIRECTION

ACCESSIBLE ROUTE – RAMP

HANDICAP ACCESS NOTES

1. ANY CHANGES TO THE ACCESSIBLE ROUTE SHOWN ON THESE PLANS MUST BE APPROVED BY THE ARCHITECT.
2. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILTY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ALL DIRECTIONS.
3. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.
4. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILTY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

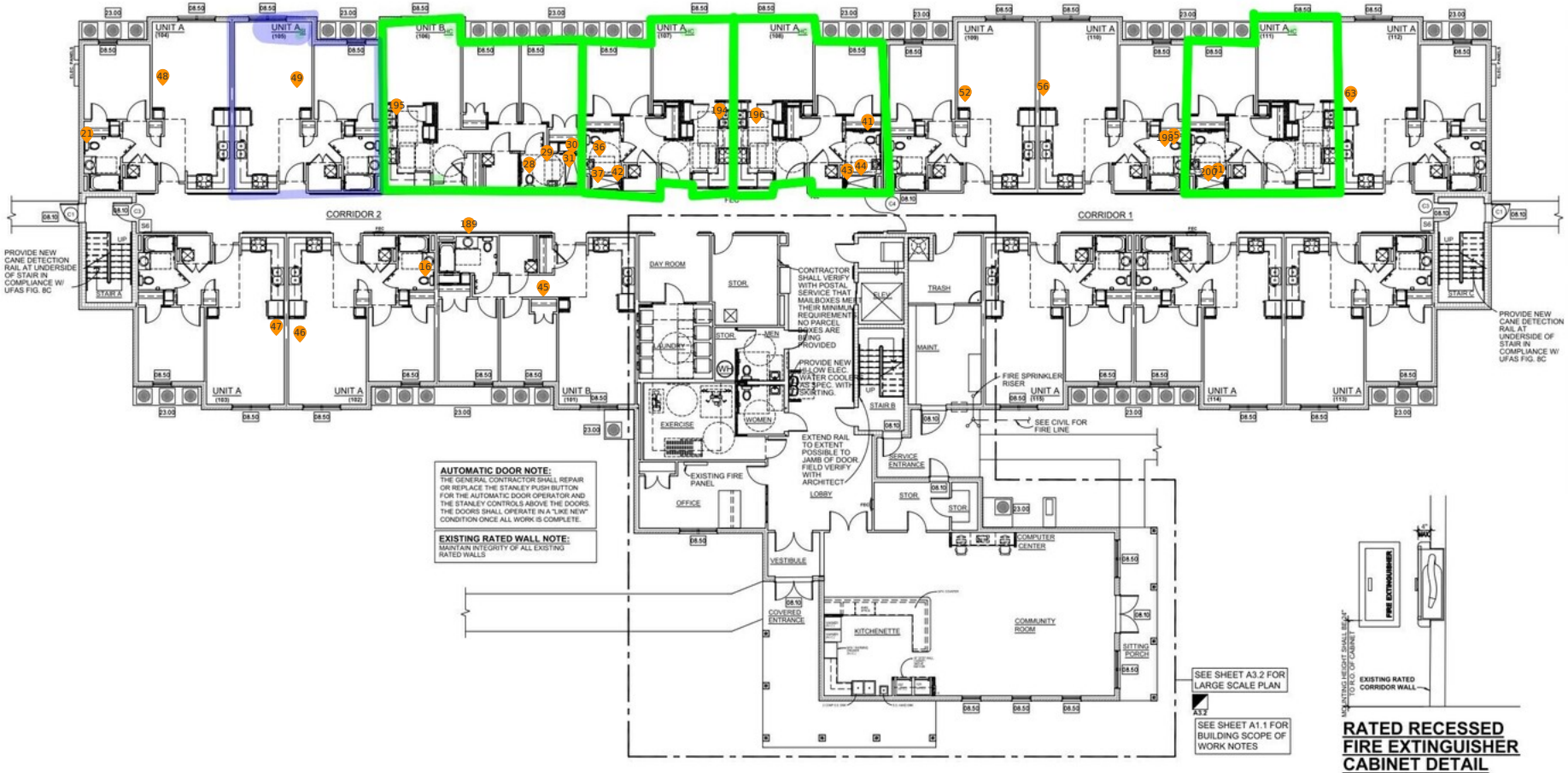
SHEET TITLE: Accessibility Plan

PROJECT: Emerald Valley
711 Rural Street, #100
Evergreen, Conecuh County, Alabama 36401

PILGREEN ENGINEERING, INC.
10270 Highway 80 East, Montgomery, Alabama 36117
TEL: (334) 272-2697 FAX: (334) 244-8618

DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: CAB
DATE: 3-14-22	SCALE: 1" = 30'	FILENAME: 21-504
REV:	REV:	SHEET 3 OF 5

"Not for Regulatory Approval, Permitting or Construction



FIRST FLOOR BUILDING PLAN

SCALE: 5/8"=1'-0"

RATED RECESSED FIRE EXTINGUISHER CABINET DETAIL

SCALE: 3/4"=1'-0"

"Not for Regulatory Approval, Permitting or Construction"

McKEAN & ASSOCIATES LLC
ARCHITECTS
MONTGOMERY ALABAMA

RENOVATIONS TO
EMERALD VALLEY APARTMENTS
EVERGREEN, ALABAMA

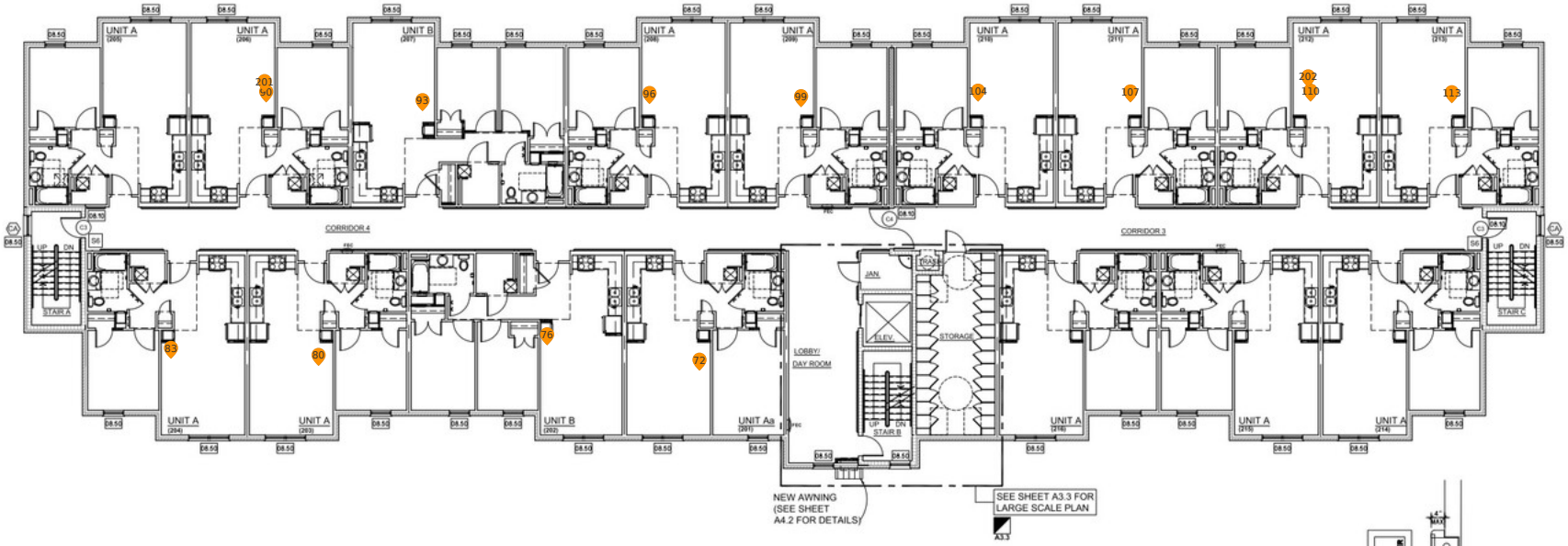
STATE of ALABAMA
Montgomery
RORY L. McKEAN
2141
REGISTERED ARCHITECT
Alabama

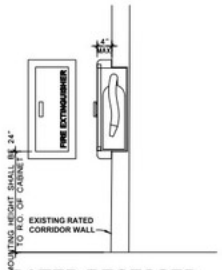
Sheet Title:
FIRST FLOOR BUILDING PLAN

Project No:	21-214
Date:	03-14-22
Revised:	

Sheet No:
A2.1

Sequence 10 of 51





RATED RECESSED FIRE EXTINGUISHER CABINET DETAIL

SCALE: 3/4"=1'-0"

SEE SHEET A1.1 FOR BUILDING SCOPE OF WORK NOTES

SECOND FLOOR BUILDING PLAN

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

"Not for Regulatory Approval, Permitting or Construction"

McKEAN & ASSOCIATES LLC
ARCHITECTS
MONTGOMERY ALABAMA

RENOVATIONS TO
EMERALD VALLEY APARTMENTS
EVERGREEN, ALABAMA

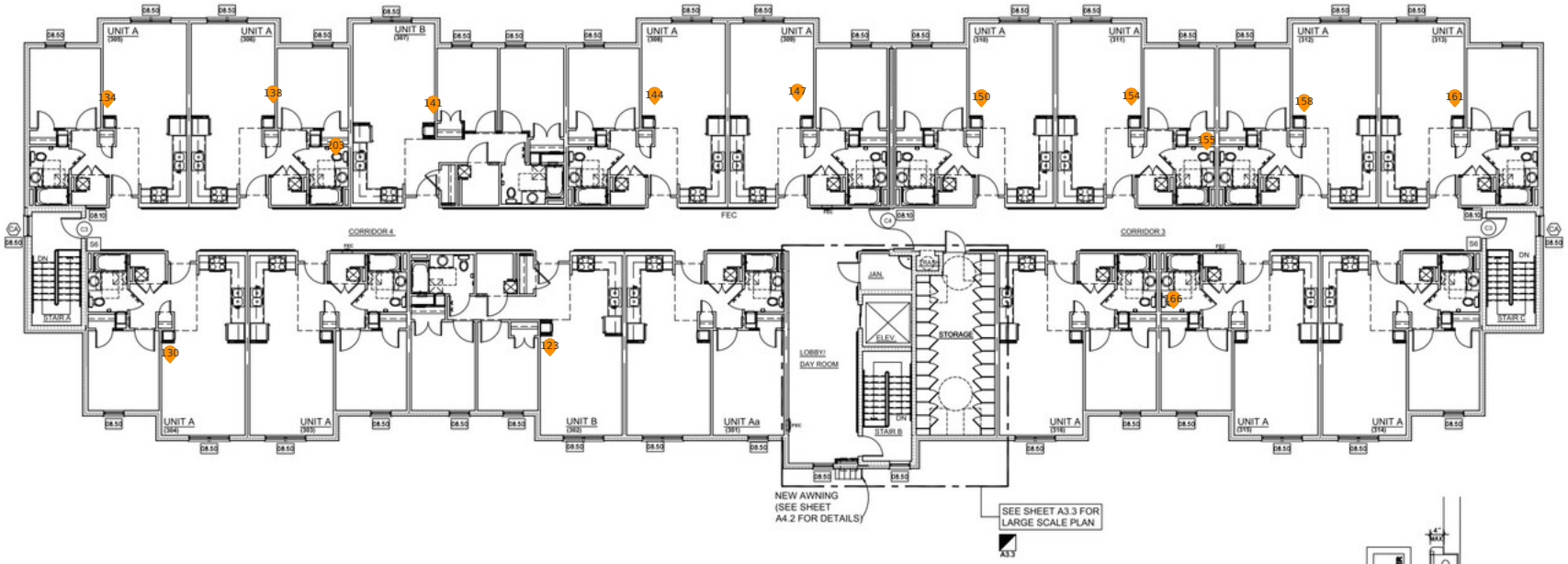
STATE of ALABAMA
Montgomery
RORY L. McKEAN
2141
Alabama
REGISTERED ARCHITECT

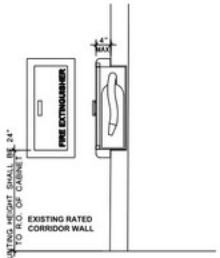
Sheet Title:
SECOND FLOOR BUILDING PLAN

Project No:	21-214
Date:	03-14-22
Revised:	

Sheet No:
A2.2

Sequence 11 of 51





RATED RECESSED FIRE EXTINGUISHER CABINET DETAIL

SCALE: 3/4"=1'-0"

SEE SHEET A1.1 FOR BUILDING SCOPE OF WORK NOTES

THIRD FLOOR BUILDING PLAN

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

"Not for Regulatory Approval, Permitting or Construction"

McKEAN & ASSOCIATES LLC ARCHITECTS MONTGOMERY ALABAMA

RENOVATIONS TO EMERALD VALLEY APARTMENTS EVERGREEN, ALABAMA

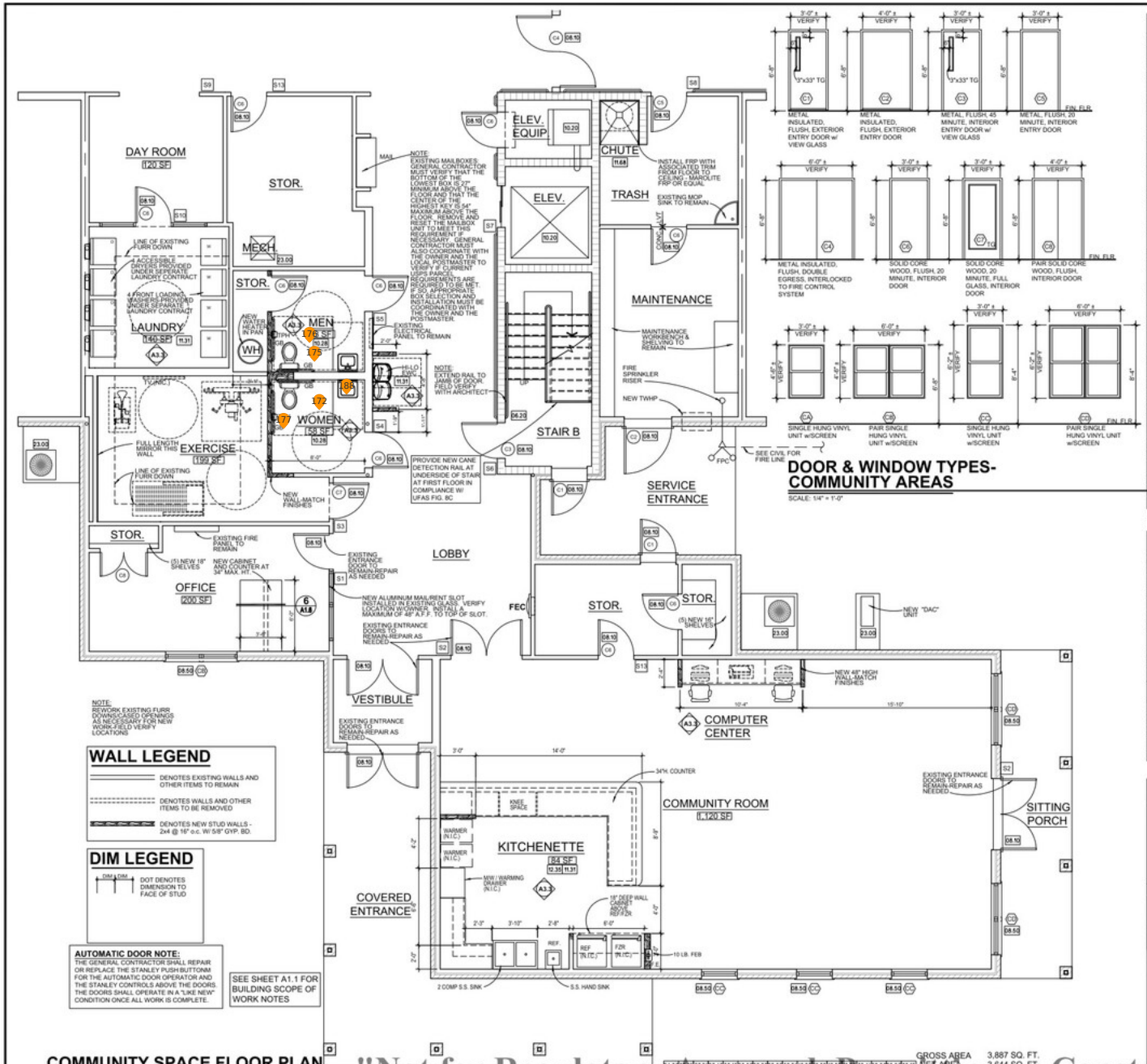
STATE of ALABAMA Montgomery RORY L. McKEAN 2141 Alabama REGISTERED ARCHITECT

Sheet Title: THIRD FLOOR BUILDING PLAN

Project No:	21-214
Date:	03-14-22
Revised:	

Sheet No: **A2.3**

Sequence 12 of 51



COMMUNITY SPACE FLOOR PLAN

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

GROSS AREA 3,887 SQ. FT.
NET AREA 3,644 SQ. FT.

DOOR & WINDOW TYPES- COMMUNITY AREAS

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

ROOM FINISH SCHEDULE (COMMUNITY SPACE)

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
FIRST FLOOR					
VESTIBULE	LVT	ETR*	ETR*	ETR*	
LOBBY	LVT	ETR*	ETR*	ETR*	
COMMUNITY ROOM	LVT	ETR*	ETR*	ETR*	
STORAGE	LVT	ETR*	ETR*	ETR*	
OFFICE	LVT	ETR*	ETR*	ETR*	
STORAGE at OFFICE	LVT	ETR*	ETR*	ETR*	
EXERCISE	LVT/RM	ETR*	ETR*	ETR*	
WOMEN	LVT	ETR*	ETR*	ETR*	
MEN	LVT	ETR*	ETR*	ETR*	
DAY ROOM	LVT	ETR*	ETR*	ETR*	
LAUNDRY	LVT	ETR*	ETR*	ETR*	
CORRIDOR #1 & #2	ETR*	ETR*	ETR*	ETR*	
STAIR A	LVT/RST	ETR*	ETR*	ETR*	
STAIR B	LVT/RST	ETR*	ETR*	ETR*	
STAIR C	LVT/RST	ETR*	ETR*	ETR*	
ELEVATOR EQUIPMENT	ETR*	ETR*	ETR*	ETR*	
TRASH	ETR*	ETR*	ETR*	ETR*	
MAINTENANCE	CONC.	ETR*	ETR*	ETR*	
SECOND FLOOR					
LOBBY/DAY ROOM	LVT	ETR*	ETR*	ETR*	
CORRIDOR #3 & #4	LVT	ETR*	ETR*	ETR*	
JANITOR	LVT	ETR*	ETR*	ETR*	
TRASH	LVT	ETR*	ETR*	ETR*	
STORAGE	LVT	ETR*	ETR*	ETR*	
STAIR A	LVT/RST	ETR*	ETR*	ETR*	
STAIR B	LVT/RST	ETR*	ETR*	ETR*	
STAIR C	LVT/RST	ETR*	ETR*	ETR*	
THIRD FLOOR					
LOBBY/DAY ROOM	LVT	ETR*	ETR*	ETR*	
CORRIDOR #3 & #4	LVT	ETR*	ETR*	ETR*	
JANITOR	LVT	ETR*	ETR*	ETR*	
TRASH	LVT	ETR*	ETR*	ETR*	
STORAGE	LVT	ETR*	ETR*	ETR*	
STAIR A	LVT/RST	ETR*	ETR*	ETR*	
STAIR B	LVT/RST	ETR*	ETR*	ETR*	
STAIR C	LVT/RST	ETR*	ETR*	ETR*	

NOTES:
ETR* = EXISTING TO REMAIN, REPAIR, ETC. PER SCOPE SEE SCOPE OF WORK FOR GENERAL FINISHES.
RM = RUBBER MATS RST = RUBBER STAIR TREAD

DOOR SCHEDULE (COMMUNITY SPACE)

	SIZE	TYPE
C1	3'-0"± x 6'-8" x 1 3/4"	METAL INSULATED, FLUSH w/ TEMPERED GLASS
C2	4'-0"± x 6'-8" x 1 3/4"	METAL INSULATED, FLUSH
C3	3'-0"± x 6'-8" x 1 3/4"	METAL, FLUSH, 45 MIN. w/ TEMPERED GLASS
C4	PR. 3'-0"± x 6'-8" x 1 3/4"	METAL INSULATED, FLUSH, DOUBLE EGRESS,
C5	3'-0"± x 6'-8" x 1 3/4"	METAL, FLUSH, 20 MIN.
C6	3'-0"± x 6'-8" x 1 3/4"	SOLID WOOD CORE, FLUSH, 20 MIN.
C7	3'-0"± x 6'-8" x 1 3/4"	SOLID WOOD CORE, 20 MIN., FULL GLASS-TG
C8	PR. 2'-0"± x 6'-8" x 1 3/8"	WOOD, FLUSH

TG=TEMPERED GLASS

WINDOW SCHEDULE (COMMUNITY SPACE)

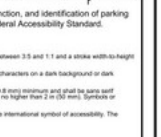
	SIZE	TYPE
CA	3'-0"± x 4'-6"±	VINYL SINGLE HUNG, 1/1, INSUL. GLASS w/ SCREEN
CB	PR. 3'-0"±x4'-6"±	VINYL SINGLE HUNG, 1/1, INSUL. GLASS w/ SCREEN
CC	3'-0"± x 6'-2"±	VINYL SINGLE HUNG, 1/1, INSUL. GLASS w/ SCREEN
CD	PR. 3'-0"± x 6'-2"±	VINYL SINGLE HUNG, 1/1, INSUL. GLASS w/ SCREEN

WINDOWS ON SECOND AND THIRD FLOORS ARE EQUIPPED WITH WINDOW OPENING CONTROL DEVICES INSTALLED BY MANUFACTURER. THE 'WOCD' ALLOWS THE WINDOW TO MEET ASTM F2090 REQUIREMENTS.

ROOM SIGNAGE

All signage wording shall be coordinated and verified with owner prior to ordering and installation. refer to project manual for additional requirements.

S1	OFFICE	S6	STAIRS	S11	LOBBY/DAY ROOM
S2	COMMUNITY ROOM	S7	ELEVATOR	S12	JANITOR
S3	EXERCISE	S8	TRASH	S13	STORAGE
S4	WOMEN	S9	DAY ROOM		
S5	MEN	S10	LAUNDRY		



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

4.30 SIGNAGE.

4.30.1* GENERAL. Signage required to be accessible by 4.1 shall comply with 4.30.

4.30.2* CHARACTER PROPORTION. 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 between 1:5 and 1:10.

4.30.3* COLOR CONTRAST. Characters and symbols shall contrast with their background - either light characters on a dark background or dark characters on a light background.

4.30.4* RAISED CHARACTERS OR SYMBOLS. Letters and numbers on signs shall be raised 1/32 in (0.8 mm) minimum and shall be sans serif characters. Raised characters or symbols shall be at least 5/8 in (16 mm) high, but no higher than 2 in (50 mm). Symbols or pictographs on signs shall be raised 1/32 in (0.8 mm) minimum.

4.30.5 SYMBOLS OF ACCESSIBILITY. Accessible facilities required to be identified by 4.1, shall use the international symbol of accessibility. The symbol shall be displayed as shown in Fig. 43.

Figure 43(a)
International Symbol of Accessibility Proportions

4.30.6 MOUNTING LOCATION AND HEIGHT. Permanent room signage shall be located alongside the door on the latch side and shall be mounted at a height of 54 in (1370 mm) and 66 in (1675 mm) above the finished floor.

"Not for Regulatory Approval, Permitting or Construction"

McKEAN & ASSOCIATES LLC
ARCHITECTS
MONTGOMERY ALABAMA

RENOVATIONS TO
EMERALD VALLEY APARTMENTS
EVERGREEN, ALABAMA

STATE of ALABAMA
Montgomery
RORY L. McKEAN
2141
REGISTERED ARCHITECT
Alabama

Sheet Title:
COMMUNITY SPACE FLOOR PLAN AND SCHEDULES

Project No:	21-214
Date:	03-14-22
Revised:	

Sheet No:
A3.2

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Project Name	Number of Units	Proposed Tenancy (senior, family)
Florence Housing Authority / Craver Heights (Cypress Pointe)	149	Family
Florence Housing Authority / Handy Homes	50	Family
Heatherwood 2017, LP	54	
The Grove at Oakmont / Waycross, GA	60	Family
Raintree Apartments, Rainsville, AL	24	Family
The Reserve at Spring Creek	63	Elderly
The Pines at Westdale	180	Family
Brookville Apartments	48	Family
The Preserve at Newport, LP/ Kingsland, GA	72	Family
Lucy Morgan 1, LP / Lucy Morgan Apartments / LaGrange, GA	85	Family
River Palms, El Paso, TX	164	Family
Candlewood Apartments/ Inverness, FL	24	Elderly
Colonial Pines Apartments / Tavares, FL	24	Family
Greenleaf Garden Apartments / Ogrange City, FL (phase 1)	47	Family
Greenleaf Garden Apartments / Ogrange City, FL (phase 2)	30	Family
Inglis Villas / Livington, AL	32	Family
Misty Woods / Bushnell, FL	42	Elderly
North Grove Apartments / Seffner, FL	31	Elderly
North Grove Apartments / Hillsborough County, FL	32	Elderly
Colonel McGhee Housing / Hamlin, WV	16	Elderly
Mississippi Regional Hsg Auth No. V / Phase 2, Union and Decatur, MS	6	Elderly
Mississippi Regional Hsg Auth No. V / Phase 5, Taylorsville & Bay Springs, MS	5	Elderly
Mississippi Regional Hsg Auth No. V / Phase 4, DeKalb, Scooba, Macon & Brooksville, MS	4	Elderly
Mississippi Regional Hsg Auth No. V / Phase 3, Carthage, Walnut Grove & Philadelphia, MS	10	Elderly
Arbor Place of Lisle / Lisle, IL	80	Elderly
Mokena Senior Living / Mokena, IL	156	Elderly
2101 Church Street / Galveston, TX	89	Elderly
Bessemer Housing Authority / Bessemer, AL (Phases 1,2,3) Rehab	1072	Family
2 Gold Street, LLC, New York, NY	50	Family
Houston Levee / Cordova, TN	103	Family

Source of Financing	Gov Assisted funding
Conventional, LIHTC	No
Conventional, LIHTC	No
Federal, LIHTC	Yes
Federal, LIHTC	Yes
Federal, LIHTC	Yes
LIHTC, Federal	Yes
LIHTC, Federal	Yes
LIHTC	No
LIHTC / HOME	Yes
LIHTC / HOME	Yes
Conventional	No
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
Federal, LIHTC / CDBG/ HOME/ IHDA	Yes
Conventional	No
Federal, LIHTC	Yes
HUD / Section 8 / Public Housing	Yes
Conventional	No
Conventional	No