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:

<u>Plans and Specification Review Report</u>

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.

<u>Framing Inspection (and additional needed interim inspections) Report</u>

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: Terracon Consultants, Inc.

Consultant Name: Melissa K. Middleton Phone: 770-623-4637

Signature: _____ Date: April 17, 2026

2105 Newpoint Place, Suite 600
Lawrenceville, GA 30043
P (770) 623-0755
F (770) 623-9626
Terracon.com

April 17, 2026

South Carolina Housing
300-C Outlet Pointe Blvd
Columbia, South Carolina 29210

Re: **Qualifications for Accessibility Consulting Services**

To Whom It May Concern:

Terracon is a proven leader in accessibility plan reviews and site evaluations. We provide a variety of services for thousands of projects each year for a diverse client base that includes architects, owners, investors, lenders and multifamily residential developers. Melissa Middleton has more than a decade worth of experience in facility assessments and is one of Terracon's experts in accessibility compliance. Terracon's Atlanta office is currently involved with over 100 construction projects for the Georgia Department of Community Affairs (DCA) and over 40 projects with South Carolina Housing. We recognize the importance of providing accessible housing and have been a proud contributor to the efforts of the Georgia DCA for over eight years and the past several years with South Carolina Housing. Terracon understands the requirements, processes and procedures, and is excited to continue working on these types of projects for South Carolina Housing.

Benefits to working with Terracon include:

- ***Responsiveness:*** Acting quickly to meet your deadlines, our employee owners are always available to you. With convenient locations across the country, we're able to quickly mobilize a workforce to respond to accelerated schedules and your changing needs.
- ***Resourcefulness:*** Applying new processes, methodologies, and techniques allows us to take a proactive approach to solving project challenges and deliver your projects better and faster. With our nationwide network of offices, we can initiate services easily on one or multiple projects simultaneously.
- ***Reliability:*** With vast experience working in local conditions, Terracon is a dependable partner throughout the life of your project. We deliver practical and constructible solutions, while avoiding delays, surprises, and costly mistakes down the road.

We look forward to working with you and your staff.

Sincerely,
Terracon Consultants, Inc.

Melissa K. Middleton, AIA (AL, GA)
Senior Architect - Facilities Services
770.623.4637 | Melissa.Middleton@terracon.com

Explore with us

References

1) **Olympia Construction, Inc.**
Mr. Jeremy Bain
404 East McKinney Avenue, Albertville, AL 35950 Phone: (256) 878-6054
Email: jeremy.bain@olympiaconstruction.net
Projects: Pecan Chase II - Waynesboro, Georgia
Pine Trails - Waynesboro, Georgia
Mason Manor - Commerce, Georgia
Bray Senior Village – Manchester, Georgia

2) **McKean & Associates, Architects, LLC**
Mr. Rory McKean
2815B Zelda Rd., Ste. B, Montgomery, Alabama 36106
Phone: (334) 272-4044
Projects: Summer Breeze Park – Ringgold, Georgia

3) **Housing Development Corporation**
Mr. Tim J. Johnson
124 S. Columbia Drive, Decatur, GA 30030 Phone: (470) 440-8558
Projects: Spring Chase Apartments - Stone Mountain, Georgia
Reserve at Hairston Lake - Stone Mountain, Georgia

4) **Martin Riley Associate Architects**
Mr. Mike Riley
215 Church Street, Suite 200, Decatur, Georgia 30030 Phone: (404) 373-2800
Projects: Swanton Heights Apartments - Decatur, Georgia
Oakview Walk Apartments - Decatur, Georgia

5) **Vitus Group**
Ms. Erika Gorman
2607 Second Avenue, Suite 300, Seattle, Washington 98121
Phone: (206) 832-1313
Projects: Glynn Pines I & II - Brunswick, Georgia
Linwood Apartments - Gainesville, Georgia
Westlake Apartments - Savannah, Georgia

6) **Dominium, Inc.**
Mr. Keith Richters
2905 Northwest Blvd., Suite 150, Plymouth, MN 55441 Phone: (763) 354-5639
Projects: Peachtree Shoals Apartments - Dacula, Georgia
The Meridian – Dekalb, Georgia
The Paramount – Atlanta, Georgia
Briar Park – Atlanta, Georgia

Melissa Middleton, AIA, LEED®

SENIOR ARCHITECT – DUE DILIGENCE SERVICES, FACILITIES

PROFESSIONAL EXPERIENCE

With over 20 years of experience in architectural design, Melissa focuses on structural detailing, LEED® reviews, accessibility consulting, and construction management. Responsibilities include the development of property condition assessment (PCA) reports, accessibility and Fair Housing Assessments (FHA), accessibility consulting for the Department of Community Affairs (DCA), review of architectural and engineering drawings for proposed construction, owner's representation/construction monitoring, and assisting in specialty technical assessments. She provides owner's representation services that include review and commentary on third-party consultant reports, identification and tracking resolutions of construction and field-related issues, team meeting participation, and compliance with project documents and schedule.

In the due diligence field, she has been involved in all aspects of property evaluation, portfolio management, and client relationships. Her experience has focused on accessibility and property condition assessments for property transfers, financing, and acquisition of multi-family properties, hotels, warehouses, retail centers, and office buildings. Over the years, Melissa has worked directly with acquisition managers, lending institutions, regulatory agencies, and financial analysts as part of her due diligence experience.

PROJECT EXPERIENCE: GENERAL

Melissa has served as a reviewer, principal investigator, and team leader on properties including multi-family apartments, commercial centers, hospitals, and office buildings.

She has been involved with assessments on many property types for purchasers and for refinancing clients. Sample projects include:

- ADA and Fair Housing accessibility assessments for multi-family apartment acquisitions throughout the US
- Accessibility consulting for pre-construction plan reviews and on-site construction reviews for senior living facilities
- Renovation and new construction drawing reviews for garden-style, multi-family apartment complexes in the southeast region
- Property Condition Assessments for industrial buildings, hotels, retail centers, hospitals and office buildings throughout the US

EDUCATION

Master of Business Administration, Auburn University of Montgomery

Bachelor of Architecture, Auburn University

Bachelor of Science, Environmental Design, Auburn University

REGISTRATIONS

Licensed Architect:

- AL No. 6815
- GA No. RA013323

CERTIFICATIONS

LEED® AP BD+C: No. 10171280

AFFILIATIONS

American Institute of Architects: No. 30376246

National Council of Architectural Registration Boards: No. 69967

WORK HISTORY

Terracon Consultants, Inc., Senior Architect 2013-Present

Marx | Okubo, Associate, 2011-2013

Emmanuel Belleau, Jr.

STAFF ARCHITECT – FACILITIES

PROFESSIONAL EXPERIENCE

Emmanuel joined Terracon's Atlanta Facilities group in 2023. His primary responsibilities include the development of accessibility and Fair Housing Assessments (FHA), accessibility consulting for the Department of Community Affairs (DCA), review of architectural and engineering drawings for proposed construction, owner's representation/construction monitoring, and assisting in specialty technical assessments. He also aids in the identification and tracking resolutions of construction and field-related issues, and team meeting participation. Emmanuel enjoys problem-solving and feels that working at Terracon allows him to aid in providing efficient solutions while giving back to the community.

PROJECT EXPERIENCE: GENERAL

Emmanuel has served as a reviewer on properties including multi-family apartments, commercial centers, schools, and office buildings.

He has been involved with assessments on many property types for purchasers and for refinancing clients. Sample projects include:

- ADA and Fair Housing accessibility assessments for multi-family apartment acquisitions throughout the US.
- Accessibility consulting for pre-construction plan reviews and on-site construction reviews for senior living facilities.
- Renovation and new construction drawing reviews for garden-style, multi-family apartment complexes in the southeast region
- Property Condition Assessments for industrial buildings and universities in the Atlanta area.

EDUCATION

Bachelor of Architecture
Boston Architectural College

WORK HISTORY

Terracon Consultants, Inc
Staff Architect
January 2023 – Present

All State Sales Group
Group Manager
2019-2022

Becca Edson Architecture + Design
Intern Architect
2018-2019

People Architects
Intern Architect
2016-2018

Sivaji Raja Muggari, CASp, ICC PE/I

Senior Staff Engineer - Facilities

PROFESSIONAL EXPERIENCE

Mr. Sivaji Muggari is a certified access specialist and degreed engineer in the Facilities Group of Terracon's East Bay, CA office. His responsibilities include a disabled-access review of multiple State and Federal accessibility regulations and procedures such as Americans with Disabilities Act (ADA) Title I-V, California Building Code Chapter 11A and 11B, Fair Housing Act (FHA), Uniform Federal Accessibility Standards (UFAS), Architectural Barrier Act (ABA) and UNRUH Civil Rights Act; plan review of residential and commercial projects to ensure compliance with building codes and ordinances; Surveying of existing facilities and evaluating plans and drawings for new construction and alterations for applicable accessibility requirements compliance. Mr. Sivaji has over 8 years of combined experience working as a Plans Examiner and an Accessibility Consultant. Sivaji has also performed accessibility inspections and plan reviews for a variety of market sectors including areas such as government, higher education, senior living, housing, public housing, tech, transient lodging, public rights-of-way, outdoor developed areas, and others. Over the years, Mr. Sivaji has worked directly with building owners, developers, architects, engineers, inspectors, contractors, and clients as part of his accessibility consulting and plan review experience.

PROJECT EXPERIENCE

Mr. Sivaji has served as plan reviewer, assessor, and team leader on properties including government buildings, multi-family apartments, commercial centers, hospitals, and office buildings.

He has been involved with assessments on many property types for purchasers and for refinancing clients. General projects include:

- California Chapter 11A and 11B disabled-access reviews and inspection
- ADA and Fair Housing accessibility assessments for multi-family dwelling acquisitions throughout the US
- Accessibility consulting for pre-construction plan reviews and on-site construction reviews for senior living facilities
- Property Condition Assessments for industrial buildings throughout the US

County of San Bernardino – CF Station 23
Performed Enhanced accessibility assessment for compliance with ADA Standards
Client: Ryan Johnson, Office: 909-387-5000 Email: Ryan.Johnson@res.sbcounty.gov

County of San Bernardino – County DA Office
Performed Enhanced accessibility assessment for compliance with ADA Standards
Client: Gill Rios, Office: 909-387-5000 Email: Gil.Rios@res.sbcounty.gov

Confidential Retail Facility – Various Locations

Performed Limited accessibility assessment for compliance with CBC and ADA Standards

Client: John Petrillo, Phone: 626-222-3199 Email: jpetrillo@apeximagingservices.com

Multiple Jurisdictions – ADA Self Evaluation and Transition Plan

Developed the ADA transition plans and self-evaluations for multiple cities and county facilities, including fire stations, city halls, parking facilities, sidewalks, and intersections.

Multiple Jurisdictions – Plan Reviews for CA Code Compliance

Reviewed plans and specifications of residential, commercial, industrial, public, or other major developments to ensure compliance with applicable building codes and ordinances.

EDUCATION

Master of Science in Civil Engineering, California State University Fullerton, 2016

Bachelor of Technology in Civil Engineering, Rajiv Gandhi University of Knowledge Technologies, RK-Valley, Andhra Pradesh, India, 2014

REGISTRATIONS

Certified Access Specialist #969
International Code Council –
Accessibility Inspector/Plans Examiner
Residential Plans Examiner
Residential Building Inspector
Oregon Inspector Certification (OIC)

AFFILIATIONS

Certified Access Specialist Institute

WORK HISTORY

Terracon Consultants, Inc.,
Senior Staff Engineer
June 2022 – Present

Sally Swanson Architects, Inc.,
Project Manager, February 2022 – June 2022
Accessibility Consultant, Nov 2016 – July 2019

4LEAF Inc.,
Plans Examiner,
July 2019 – Feb 2022

Accessibility Plan Review

Nexus Vue Apartments

Spartanburg, SC

April 7, 2023 | F8226212

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

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4/7/2023

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

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

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

Dear Mr. Cauley:

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

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

Sincerely,
Terracon

Emmanuel Belleau
Staff Architect
Facilities Services

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

Michael L. Baker, AIA RRC
Senior Architect
Facilities Services

Attached: Accessibility Plan Review Report
Distribution: Emailed to addressee

Table of Contents

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Appendix A – Plan Review Issues Identified

1.0 Background

1.1 Project Information

The subject project consists of constructing a multi-family development comprised of 240, one-, two-, and three-bedroom apartment units with a total of four different floor plans and a separate Clubhouse with Leasing Office. The apartment buildings are three-story. The apartment buildings do not have elevators. Accessible units are required to be provided in five (5) of the dwelling units; however, twenty (20) were counted in the plans. Site amenities include a Clubhouse, a fitness center, community kitchen, pool, business center, Leasing Office, and a trash compactor. On-site parking is proposed for a total of 440 vehicles. Parking is summarized in Section 2.1. Dwelling Units are summarized in Section 2.4.

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

Documents	Prepared by	Sheet (s)	Dated
Civil	DLP Capital	C-1 – CV-11, LS-1 – LS-2, S-1 & SP-1	Stamped by William David Hall January 10, 2023
Architectural Drawings	Urban Architectural Group	Partial Drawings: A1.1 – A6.3 CH-A1.1 – CH-LS1 GA1.1-G-A4.1 MB-A1.1 – MB-A4.1	Not Stamped nor Signed, Dated January 24, 2023
Mechanical, Electrical, and Plumbing Drawings	Alamance Consulting Engineers	Partial Drawings: E1.1 – E3.2 M1.1 – MB-A3.1 P-1 – P7.2	Not Stamped nor Signed, Dated March 1, 2023

1.2 Scope and Purpose

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

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

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

Our services were performed in general conformance with Terracon Proposal Number PF8226212 as accepted on February 27, 2023 and were performed in general conformance with the agreed-upon Scope of Services and the Agreement between Terracon and the Client.

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

1.3 Americans with Disabilities Act (ADA)

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

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

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

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

- An accessible route connecting public transportation stops, public streets and sidewalks to the Leasing Office on site.
- Leasing Office parking available to the public.
- Exterior route from accessible parking to an accessible Leasing Office entrance.

- Leasing Office public area accessible route to areas open to the public, including restrooms, elevators, etc.

1.4 Fair Housing Amendments Act (FHAA)

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

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

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

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

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

1.5 Applicable Building Code

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

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

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

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

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

2.0 Findings and Conclusions

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

2.1 Parking

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

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

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

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

The following table summarizes the parking mix as provided on Sheet SP-1 Site Plan.

Parking Summary

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

2.2 Site and Exterior Amenities

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

Exterior Common Area Amenities Summary

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

2.3 Interior Common Area Amenities

The interior common area amenities include a Leasing Office, Clubhouse with a community kitchen, a fitness center, business center, mail center and restrooms. Issues referenced in the table below are further described in Appendix A.

Interior Common Area Amenities Summary

Amenity	Description/Location	Issue (s) Noted	Issue/ Reference No.(s)	Comments
Leasing Office	The Leasing Office is located inside the Clubhouse.			

Interior Common Area Amenities Summary

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

2.4 Unit Plans

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

Unit types are distributed as follows:

Unit Summary

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

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

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

Dwelling Unit Issues

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

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

3.0 Report Qualifications

3.1 Limitations

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

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

3.2 Reliance

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

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

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

Appendix A

Plan Review Issues Identified

Table of contents

Clubhouse

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

Parking

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

Restroom-Public

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

Site-Amenity

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

Site-Dumpster

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

Site-Paths

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

Unit-FHA

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

Unit-Mobility

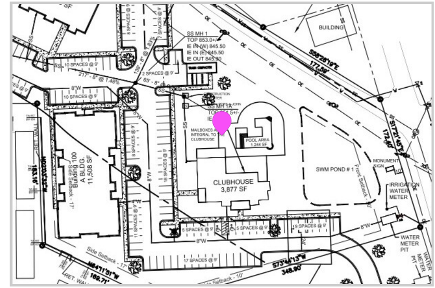
#	Description	Plan	Assignee	Status	Page
2	Unit B-6 Type A	A2.2a - BUILDING 100	@EBE	Plan Review - 03-06-2023	12
3	Door and Window Schedules	-	@EBE	Plan Review - 03-07-2023	12
7	Unit A-2 Type A	A2.1a - BUILDING 200	@EBE	Plan Review - 03-07-2023	13
5	Unit C-1 Type A	A2.3a - BUILDING 100	@EBE	Plan Review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

Clubhouse

#11 - Mail Boxes

Plan Review | Melissa Middleton | Clubhouse

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



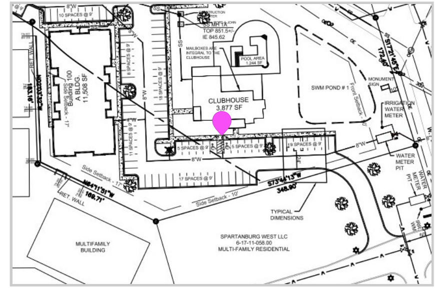
Task messages (time in EDT)

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

Parking

#1 - Parking

Plan Review | Emmanuel Belleau | Parking
Plan: SP-1 - Site Plan | Location: Parking



Task messages (time in EDT)

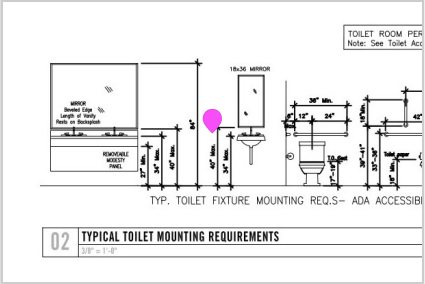
Emmanuel Belleau	Issue: Per a calculation of 2% of the total 440 parking spaces, it appears that a minimum of nine (9) accessible parking spaces should be provided. It appears that seven (7) are accounted for in the plans. Please review.	06 Mar 01:32 PM
Melissa Middleton	Issue: A van-accessible parking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

Restroom-Public

#12 - Restroom Mirror Details

Plan Review | Melissa Middleton | Restroom-Public

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



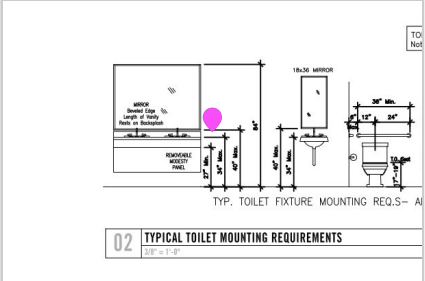
Task messages (time in EDT)

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

#13 - Restroom Lavatory Counter Height

Plan Review | Melissa Middleton | Restroom-Public

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



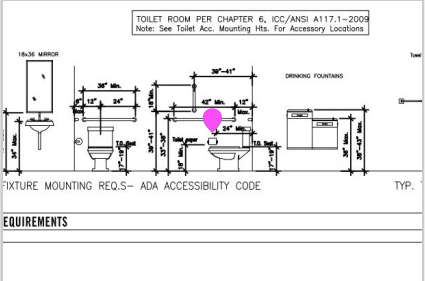
Task messages (time in EDT)

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

#14 - Restroom Toilet Paper Location

Plan Review | Melissa Middleton | Restroom-Public

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



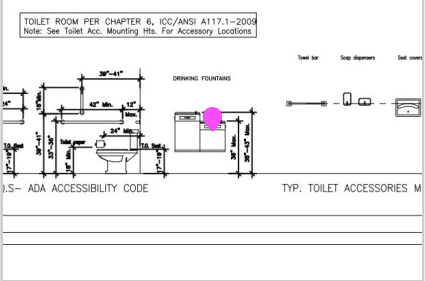
Task messages (time in EDT)

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

#16 - Drinking Fountain Height

Plan Review | Melissa Middleton | Restroom-Public

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



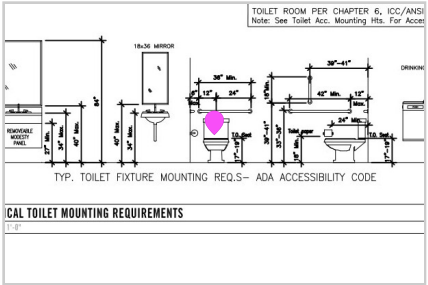
Task messages (time in EDT)

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

#17 - Restroom Toliet Location

Plan Review | Melissa Middleton | Restroom-Public

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



Task messages (time in EDT)

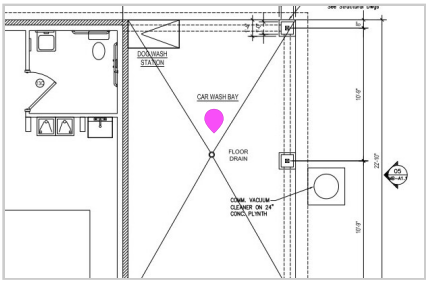
Melissa Middleton	Issue: The location of the toilet is not noted in the details. Please provide.	14 Mar 03:55 PM

Site-Amenity

#18 - Car Wash & Dog Wash

Plan Review | Melissa Middleton | Site-Amenity

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



Task messages (time in EDT)

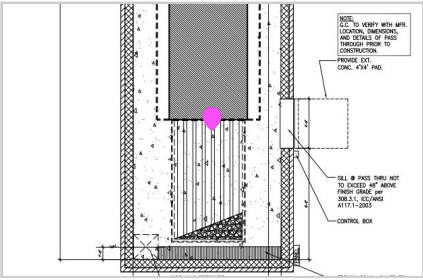
Melissa Middleton	Issue: Elevations of the car wash controls, vacuum controls and dog wash station are not provided for review. Ensure that the elements are within 15" to 48" from grade and along an accessible route.	04 Apr 02:06 PM

Site-Dumpster

#9 - Trash Compactor

Plan Review | Emmanuel Belleau | Site-Dumpster

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



Task messages (time in EDT)

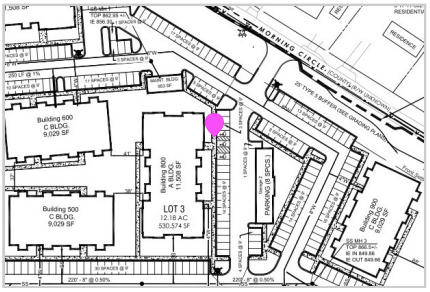
Emmanuel Belleau	Issue: Elevations and a detailed plan should be provided to illustrate the accessible route and access to the compactor. Per the site plan, the opening for the trash compactor should be on the opposite side. In addition, review the chute opening. The reach range should not extend more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

Site-Paths

#10 - Building 800: Curb Ramp

Plan Review | Emmanuel Belleau | Site-Paths

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



Task messages (time in EDT)

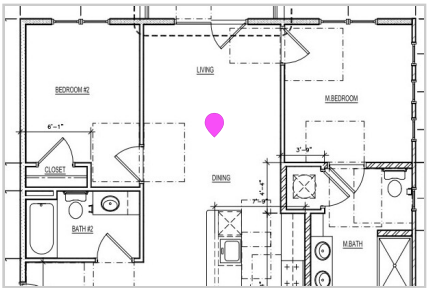
Emmanuel Belleau	Issue: Missing curb ramp details at the accessible parking spaces.	08 Mar 07:44 AM

Unit-FHA

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

Plan Review | Emmanuel Belleau | Unit-FHA

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



Task messages (time in EDT)

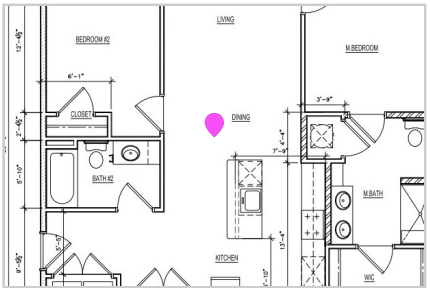
Emmanuel Belleau	Issue: Ensure electrical outlets in the kitchen are within 46" from finish floor. All other outlets should be a minimum of 15" from finish floor to the bottom outlet. All switches and thermostats should be a maximum of 48" from finish floor.	07 Mar 07:16 AM
Emmanuel Belleau	General Comment: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

Unit-Mobility

#2 - Unit B-6 Type A

Plan Review | Emmanuel Belleau | Unit-Mobility

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



Task messages (time in EDT)

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

#3 - Door and Window Schedules

Plan Review | Emmanuel Belleau | Unit-Mobility

Location: Amenities Interior

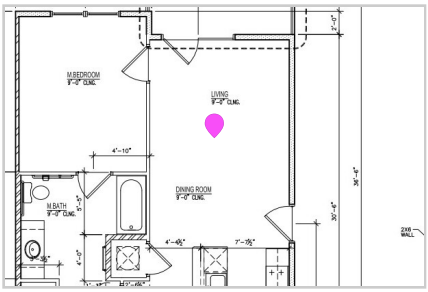
Task messages (time in EDT)

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

#7 - Unit A-2 Type A

Plan Review | Emmanuel Belleau | Unit-Mobility

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



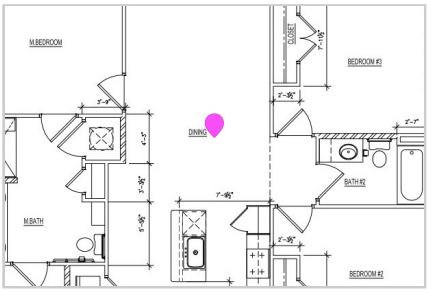
Task messages (time in EDT)

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

#5 - Unit C-1 Type A

Plan Review | Emmanuel Belleau | Unit-Mobility

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



Task messages (time in EDT)

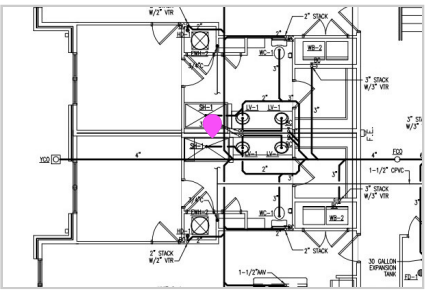
Emmanuel Belleau	Issue: Ensure the electrical outlets in the kitchen are within 44" from finish floor. All other outlets should be a minimum of 15" from finish floor to the bottom outlet. All switches and controls for the thermostats should be a maximum of 48" from finish floor..	07 Mar 08:37 AM
Emmanuel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

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

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

Plan Review | Emmanuel Belleau | Unit-Mobility

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



Task messages (time in EDT)

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

Accessibility Construction Progress Observation Report #3 Final

Limehouse Landing

Summerville, South Carolina

January 6, 2025 | Project Number: F8216166

SC Housing Project Number NH-21001

Prepared for:

Freshstart Limehouse
1230 Folly Road
Charleston, SC 29412

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F (770) 623-9626
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January 6, 2025

Freshstart Limehouse
1230 Folly Road
Charleston, SC 29412

Attn: Ms. Rebekah Lambooy
P (843) 819-6916
E ralambooy@gmail.com

Re: **Accessibility Consulting Observation Report #3 Final**
Limehouse Landing
3900 Ladson Road
Summerville, South Carolina 29456
SC Housing Project Number NH-21001
Terracon Project Number F8216166

Dear Ms. Lambooy:

Terracon is pleased to provide Accessibility Consulting Services for the referenced Development. This work was performed in general accordance with the scope of services outlined in Terracon Proposal Number PF8216166 as accepted on August 22, 2022.

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

Sincerely,
Terracon Consultants, Inc.

Emmanuel Belleau
Senior Architectural Professional
Facilities Services

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

Attachments: Accessibility Construction Observation Report #3 Final

Distribution: .pdf copy emailed to: Ms. Rebekah Lambooy (ralambooy@gmail.com), Mr. Creighton Williams (creighton@sbgbuilder.com), Mr. Jack Ellison (jack@sbgbuilder.com), and Mr. Chris Bonner (chris@bstudioarch.com).

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1.2 Development Team 2
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Appendix B – Site Plan
Appendix C – Field Assessment Issues and Photographs

1.0 Project Summary

1.1 Project Information

The project consists of the construction of four (4), three-story apartment buildings. The buildings do not have elevators. The project consists of 48, two- and three-bedroom apartment units. Site amenities include a mail area and dumpster. On-site parking is provided for a total of 86 vehicles.

1.2 Development Team

Developer	Freshstart Limehouse, LLC Ms. Rebekah Lambooy 1230 Folly Road, Charleston, SC 29412 Phone: (843) 224-8274 Email: ralambooy@gmail.com
Contractor	Southeastern Building Group 1230 Foley Road, Charleston, SC 29412 Mr. Creighton Williams Phone: (804) 363-4648 Email: creighton@sbgbuilder.com Mr. Jack Ellison Phone: (843) 200-0501 Email: jack@sbgbuilder.com
Architect/Engineer of Record	b Studio Architect Mr. Chris Bonner 1103 Justice Street North, Charleston, SC 29405 Phone: (843) 608-1858 Email: chris@bstudioarch.com
Civil Engineer	Earthsource Engineering Mr. Giles N. Branch 962 Houston Northcutt Blvd., Ste. 200, Mt. Pleasant, SC 29464 Phone: (843) 881-0525
MEP Engineer	Constantine Engineering Associates, LLC Christopher J. Constantine 1350 Ashley River Rd., Suite 400, Charleston, SC 29407 Phone: (843) 628-7878
Accessibility Consultant	Terracon Consultants Ms. Melissa Middleton 2105 Newpoint Place, Suite 600, Lawrenceville, GA 30043 Phone: (770) 623-4637 Email: Melissa.Middleton@terracon.com

1.3 Scope and Purpose

Our services included making a scheduled site visit to observe whether installed site and building elements meet general compliance with the project design specifications relating to accessibility.

The accessibility features were compared to the requirements of:

- The Fair Housing Amendments Act of 1988 (FHAA)
- 2010 ADA standards (ADAS) for accessible design
- The 2018 International Building Code (IBC) with SCBCC amendments
- 2017 ANSI A117.1

2.0 Site Observations

2.1 Observation Conditions

December 26, 2024, 10:00 AM - 12:30 PM; Light Rain; ~46°

The purpose of our meeting was to observe the current construction conditions with regard to accessibility as previously reviewed by Terracon in the Accessibility Plan Review. With respect to accessibility, the project appeared to be generally constructed in accordance with the applicable accessibility codes with some exceptions noted in Section 3.0.

At the time of our site visit, construction was substantially complete.

We observed the slopes of curb ramps and sidewalks, accessible parking spaces, and the construction of the dwelling units to determine whether they were consistent with the required accessibility regulations.

2.2 Meeting Attendees

Mr. Dalton, Superintendent, Southeastern Building Group
Mr. Melissa Middleton, Senior Architect, Terracon Consultants

3.0 Findings and Conclusions

The following summarizes our evaluation of the improvements and our opinion of their compliance with accessibility and our recommendations for any modifications.

Our previous Accessibility Plan Review, dated September 22, 2022, identified non-compliant items, which were addressed in the construction documents. Our comments below are pertinent to our observations of the current site conditions associated with the property and accessible building elements.

The Accessibility Compliance Tables are provided in Appendix A which present a summary of our observations compared to applicable accessibility standards. Please refer to Appendix B for the project site plan. Field assessment issues and photographs are provided in Appendix C.

3.1 Parking

On-site parking is proposed for a total of 86 vehicles on open surface parking lots. Of the total provided, five (5) are to be standard-accessible, and at least one (1) should be van-accessible.

The pavement base has been installed and the concrete paved accessible parking spaces are in place. The slopes of the concrete parking areas are within a 2% slope. No issues were observed at this time. Any site related issues observed will be provided in Appendix C.

Parking Summary				
Parking Type	**#Non-Accessible Provided**	**#Standard Accessible Provided**	**#Van-Accessible Provided**	**Total Parking**
Surface	81	5	0	86

3.2 Exterior Site Features

The exterior site features include a dumpster and mail area. Exterior amenities have been constructed.

Exterior Common Area Amenities Summary

Amenity	Description/ Location	In Progress or Complete	Issue (s) Observed	Issue/ Photo Reference #(s)	Comments
Parking	Surface parking is provided throughout.	✓			
Sidewalks / Ramps	Sidewalks are located throughout the property.	✓			
Dumpster	The dumpster is located at the southwest corner of the site.	✓			
Mail Center	The mail center is located near Building 3.	✓			

3.3 Dwelling Units

The project consists of four, three-story apartment buildings with a total of 48, two-, and three-bedroom apartment units. The buildings do not have elevators. Accessible units include three (3) mobility units which are to be provided with roll-in showers. One (1) dwelling unit is provided with equipment for the sensory impaired. Since this is new construction, all ground floor units are required to be "covered" or "Adaptable" (Type B) units under FHAA.

According to the SC Housing QAP "5% of all units must meet ADA Title II, ADAS, HUD Section 504, and 2017 ANSI A117.1 standards and be equipped for the mobility disabled, including wheelchair residents and at least an additional 2% of the total units (but not less than one unit) must be equipped for hearing and sight-impaired residents."

Unit types are distributed as follows:

Unit Breakdown Summary

Unit Type	#	Unit Description	#Mobility	#Sensory
Myrtle	3	2 Bedroom, 2 Bath, 1 Accessible with Roll-in Shower and 1 Accessible Tub.	2 (1101, 2101)	1 (3101)
Water Oak	13	2 Bedroom, 2 Bath FHA Compliant		
Live Oak	12	2 Bedroom, 2 Bath FHA Compliant		
2 Bedroom Totals	**29**		**2**	**1**
Cedar	12	3 Bedroom, 2 Bath FHA Compliant		
Willow	1	3 Bedroom, 2 Bath Accessible with Roll-in Shower and 1 Accessible Tub.	1 (4104)	
Magnolia	6	3 Bedroom, 2 Bath		
3 Bedroom Totals	**19**		**1**	**0**
Total Units	**48**	**Total Accessible**	**3**	**1**

See Appendix C for issues identified with the dwelling units. Any issues for a specific unit type may need to be addressed in all units of that type. We have the following comments concerning the units:

Dwelling Unit Summary

Unit #	Unit Type	In Progress or Complete	Issue (s) Observed	Issue Reference #(s)	Comments
Mobility Units					
1101	Myrtle	✓	✓	12, 29	See Appendix C.
2101	Myrtle	✓		21, 29	See Item #12.
4104	Willow	✓	✓	17, 29	See Appendix C.
Sensory Units					
3101	Myrtle	✓	✓	13, 29	See Appendix C.
FHA Units					
1104	Cedar	✓	✓	28	See Appendix C.
1103	Live Oak	✓	✓	28	See Appendix C.
1102	Water Oak	✓	✓	14, 28	See Appendix C.
4101	Crape	✓	✓	28	See Appendix C.

4.0 Report Qualifications

4.1 Limitations

Our review of installed work is limited to what can be visually observed. The findings and recommendations presented in this report are based upon our observations and our experience with similar projects and with the knowledge that there are certain limitations and exceptions within the report that are reflective of the scope of services. Only limited quantitative measurements were obtained. It is possible that there may be deficiencies at the facility which were not readily accessible, not visible or otherwise inadvertently overlooked. The discovery of supplemental information concerning conditions at the site should be reported to us. Based on this information, we can reassess potential impacts and if necessary, modify our recommendations.

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

4.2 Reliance

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

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

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

Appendix A

Accessibility Compliance Tables

South Carolina Housing

SC Housing Final Accessibility Inspection Checklist

PROPERTY DESCRIPTION

SC Housing Project #: NH-21001

PROPERTY NAME: Limehouse Landing

PROPERTYADDRESS: 3900 Ladson Road

CITY: Summerville

Number of Buildings: 4 # Accessible Units: 3

Total # Units: 48 # of the A/V-Impaired units: 1
(over and above the 5% accessible)

	1 BR	2BR	3BR	4BR
# each bedroom type:	0	29	19	0
# H/C Accessible units:	0	2	1	0

List Accessible Units #s: 1101, 2101, 4104

List AV Unit #s: 3101

Parking spaces: Total: 86 Accessible: 5

Applicable Accessibility Policy:

Fair Housing	✓	ADA	✓
Section 504/UFAS	✓	SC Housing (Sect. 504/UFAS)	✓

***** Every project, at minimum, is subject to SC Housing policy (which adopts Section 504/UFAS and recommends Visitability) and ADA. Consult SC Housing's Appendix B Development Design Criteria for further information.**

LEGEND:

(UFAS)	Uniform Federal Accessibility Standards, page numbers noted - download Standards and Checklist at: http://www.access-board.gov/indexes/pubsindex.htm
(ADA/AG)	American with Disabilities Act / Accessibility Guide, page numbers noted.-download Guide and Checklist at http://www.access-board.gov/indexes/pubsindex.htm
(ADA)	American with Disabilities Act
(DM)	Fair Housing Act Design Manual, page numbers noted. ANSI references listed are specifically noted in the Fair Housing Act Design Manual. -download at http://www.huduser.org/

Note: The most restrictive code or regulation applies.

South Carolina Housing

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

Units equipped for sight/hearing impaired (2%):

In Compliance? Y / N / NA		
Unit #		
3101		
No	1	All rooms equipped with smoke detectors have strobe lights.
Yes	2	Doorbell with light indicator.
Yes	3	Capability for light indicator at phone.
N/Ap	4	If these items are not provided in the units, they may be kept in storage on site.

COMMENTS:

South Carolina Housing

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA						
Unit #1101	Unit #2101	Unit #4104				
Myrtle - 2BR	Myrtle - 2BR	Willow - 3BR			Fair Housing	Section 504/UFAS

ACCESSIBLE UNITS

Yes	Yes	No	1	Entrance threshold max. 1/2" at entry		(UFAS 4.13.8)
Yes	Yes	Yes	2	All rooms on an accessible route (min. 32" clear openings)	(DM 3.5 & 4.3)	(UFAS 4.32.2)
Yes	Yes	Yes	3	Lowered peephole (recommended)	DM	
Yes	Yes	Yes	4	Lever type hardware on doors on accessible route	(DM 3.5 & 4.3)	(UFAS 4.25.4)
Yes	Yes	Yes	5	Switches, electric outlets, phone outlets, thermostat within reach range (15" from floor for outlets-48" max. height for others)	(DM 5.3)	(UFAS 4.27.3)
Yes	Yes	Yes	6	Clothes closets-rod within reach (max. 54")		(UFAS 4.2.5, 4.25.3)
Yes	Yes	Yes	7	Storage (linen, etc.) - shelving within reach (between 9" and 54" above the floor. for side approach, between 9" and 48" for front approach)		(UFAS 4.2.5, 4.25.3)
N/Ap	N/Ap	N/Ap	8	Required low pile carpeting		(UFAS 4.5.3)
N/Ap	N/Ap	N/Ap	9	Walk in closets, if provided, Min. 32" doors	(DM 3.15)	

Kitchen:

Yes	Yes	Yes	1	Clearances / turning circles		(UFAS 4.34.6.1)
Yes	Yes	Yes	2	30" X 48" clear space at appliances		(UFAS 4.34.6.2)
Yes	Yes	Yes	3	One counter 30" long and 34" above floor-clear knee space		(UFAS 4.34.6.4)
Yes	Yes	Yes	4	Sink no more than 34" above floor or adjustable in height & 30" wide min.		(UFAS 4.34.6.5(1))
Yes	Yes	Yes	5	Accessible sink control (height and lever type controls)		(UFAS 4.27),4.34.6.5(4))
Yes	Yes	Yes	6	knee / toe clearance under sink		(UFAS 4.34.6.5(5-7))
Yes	Yes	No	7	Sink pipes insulated / covered		(UFAS 4.34.6.5(8))
Yes	Yes	Yes	8	Cabinet hardware accessible		(UFAS 4.34.6.10)
Yes	Yes	Yes	9	Front mounted range controls		(UFAS 4.34.6.6)
Yes	Yes	Yes	10	Refrigerator meets requirements		(UFAS 4.34.6.8)
Yes	No	Yes	11	Separate switch for rangehood / light within reach areas (height from floor and NOT on back wall above counter unless counter is 34" max. height)		(UFAS 4.34.6.3, 4.27,4.1.2(12))
Yes	Yes	Yes	12	Cabinet storage accessible (48" max height for at least one shelf)		(UFAS 4.34.6.10, 4.25.3)

South Carolina Housing

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA		
Unit #1101	Unit #2101	Unit #4104
Myrtle - 2BR	Myrtle - 2BR	Willow - 3BR

Bathroom:

					Fair Housing	Section 504/UFAS
Yes	Yes	Yes	1	Maneuvering space		(UFAS 4.22.3)
No	No	Yes	2	Clearances at toilet		(UFAS 4.34.5.2(1))
Yes	Yes	Yes	3	Clearances at tub / shower		(UFAS 4.34.5.4, 4.34.5.5)
Yes	Yes	Yes	4	Knee / toe clearance under lavatory		(UFAS 4.34.5. and 4.19.2)
Yes	Yes	Yes	5	Grab bars properly placed and anchored securely		(toilet and tub/shower) (UFAS 4.34.5)
No	No	Yes	6	Mirror 40" off floor or tilt / accessible		(UFAS 4.22.6)
No	No	No	7	Lavatory pipes insulated / covered		(UFAS 4.34.5.3, 4.19.4)
Yes	Yes	Yes	8	Tub controls located properly		(UFAS 4.34.5.4(4))
Yes	Yes	Yes	9	Tub seat provided		(UFAS 4.34.5.4(2))
No	No	No	10	Hand held shower nozzle		(UFAS 4.34.5.4(5))

COMMENTS:

South Carolina Housing

Accessibility Inspection Checklist

SITE AND COMMON AREAS

Parking:

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
Yes	1	Proper number of accessible spaces?	(min. 2% of parking-DM 2.23)	(min. 1/ accessible unit + 1 visitor/office space - UFAS 4.1.(5)(d))		
Yes	2	Proper width? (8' wide min.)	(DM 2.21)	(UFAS 4.6.3)		
Yes	3	Access aisle adjacent? (5' wide min.)	(DM 2.21)	(UFAS 4.6.3)		
Yes	4	Visible designation sign (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(DM 2.21)	(UFAS 4.6.4)		
Yes	5	Shortest distance (closest space to apt or office)	(DM 2.20)	(UFAS 4.6.2)		
Yes	6	Slope of accessible parking / access aisle (1:50 in all directions)		(UFAS 4.6.3)		
Yes	7	Accessible space provided at each separate site amenity that has parking (community room, laundry, etc.)	(DM 2.23)			
N/Ap	8	Covered parking meets requirements, if provided	(DM 2.25)			

COMMENTS:

Public Areas- (onsite office, community room / etc. if open to more than tenants and guests)

Yes	1	Van accessible parking space with proper width (8' wide min.)?	(DM 2.6 and 2.8)		(ADA/AG 4.6.3)	
Yes	2	Visible H/C designation sign and "Van-accessible" sign? (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(DM 2.21)	(UFAS 4.6.4)	(ADA/AG 4.6.4)	
Yes	3	Access aisle adjacent to van space (8" wide)?	(DM 2.8)		(ADA/AG 4.6.6)	
Yes	4	Slope of accessible parking / access aisle (1: 50 all directions)?			(ADA/AG 4.6.3)	
Yes	5	Accessible parking located on shortest accessible route to accessible entrance?			(ADA/AG 4.6.2)	

COMMENTS:

South Carolina Housing

Accessibility Inspection Checklist

COMMON AREAS- (Halls, community rooms, laundries, lobby, etc.)

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
N/Ap	1	Entrance threshold max, 1/2" at entry	(DM 1.11)	(UFAS 4.13.8)		(ANSI 4.13.8)
N/Ap	2	Doorways 32" min. wide	(DM 1.11)	(UFAS 4.13.5)		(ANSI 4.13.5)
N/Ap	3	Required lever hardware provided	(DM 1.11)	(UFAS 4.13.9)		(ANSI 4.13.9)
N/Ap	4	Interior stairs: uniform risers and treads, closed risers, handrails both sides	(DM 2.17)	(UFAS 4.9.2)		(ANSI 4.9)
Yes	5	Handrail extensions		(UFAS 4.9.4)		
Yes	6	Cane detection barrier under stairs		(UFAS 4.4.1)		
N/Ap	7	Toilets fully accessible- 18" clearance pull side of door, maneuvering room (5' circle or T-shape), grab bars, 34" high lavatory, open beneath, pipes covered, mirror 40" above floor or tilt	(DM 2.28-2.30)	(UFAS 4.19 & 4.22, fig 28,29 & 30))		(ANSI 4.22)
N/Ap	8	Required low pile carpeting provided		(UFAS 4.5.3)		
N/Ap	9	Laundry-at least one front loading washer and dryer		(UFAS 4.34.7.2)		
N/Ap	10	Laundry- washer/dryer controls within reach, maneuvering room at doors / washers / dryer folding table / sink	(DM 2.26 - 2.27)			
N/Ap	11	Switches / outlets / thermostats / controls within reach range (15" from floor for outlets-48" max. height for others)				
N/Ap	12	Kitchen-access route through, sink accessible	(DM 2.14)			
N/Ap	13	Playground - if provided, must be on an accessible route	(DM 2.9)			
Yes	14	Mailboxes - interior or exterior - 30" X 48" access space, some boxes within 15" - 48" reach (both postal delivery and postal drop boxes, if provided)	(DM 1.6 and 2.10)			

COMMENTS:

South Carolina Housing

Accessibility Inspection Checklist

Accessible Route:

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
Yes	1	Site / building impracticality test for accessibility?	(DM 1.40-1.55)			
Yes	2	Accessible route linked all elements on site (min. 3' wide, 5% slope max.)-to each building	(DM 2.8-2.9)			
Yes		- site amenity, common areas, mailboxes	(DM 1.6)			
Yes		- trash areas	(DM 2.16)			
Yes		- common laundry		(UFAS 4.34.7.1)		
Yes		- public street / transportation, etc		(UFAS 4.3.2,4.3.3)		
Yes		*(other requirements for some site amenities may be mentioned elsewhere)*				
Yes	3	Curb cuts with flared sides (1:10 max) from parking to sidewalk	(DM 2.22)	(UFAS 4.7.5)		(ANSI 4.7.7)
Yes	4	All curb cuts have access aisle or means to avoid cars parking to obstruct	(DM 2.11 & 2.15)	(UFAS 4.7.8)		
Yes	5	If accessible route greater than 200', is there a 5'X5' min. passing area provided?(required if width less than 5')		(UFAS 4.3.4)		
Yes	6	If sidewalk less than 48" wide beyond curb cut, max. slope less than 1:12		(UFAS 4.7.5 Fig. 12(a))		
Yes	7	Curb cuts with flared sides wherever required by accessible route (between unit and amenities if walk is accessible route)		(UFAS 4.7.1)		
Yes	8	Ramps provided have max. 8% (1:12) slope?		(UFAS 4.8.2)		
Yes	9	Ramps provided have max. height 30" rise without a level "rest area"		(UFAS 4.8.2)		
Yes	10	Ramps- min 36" width and cross slope max. 1:50		(UFAS 4.8.6)		
Yes	11	Ramps with greater than a 6" rise have handrails on both sides	(DM 1.8)	(UFAS 4.8.6)		(ANSI 4.8.5)

COMMENTS:

ACCESSIBLE UNITS - (see also separate checklist to be completed for each accessible unit)

Yes	1	5% of total units fully accessible (ALWAYS ROUND UP)		(Section 504) (UFAS 4.1.4) (UFAS 4.1.4(11))		
Yes	2	Unit mix of accessible units reflects unit mix of all apartments		(Section 504)		
Yes	3	Accessible units located within the complex so that common and public use facilities are easily accessible, but not so that the accessible units are all in one area or segregated from the others		(Section 504)		

COMMENTS:

South Carolina Housing

Accessibility Inspection Checklist

ADAPTABLE UNITS (Fair Housing ONLY) - (Remaining first floor units in buildings of 4+ units or all units in buildings with elevator)

General:

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
Yes	1	Switches, outlets, controls in accessible locations	(DM 7.33)			
Yes	2	Accessible route to the unit				
Yes	3	Entrance thresholds	(DM 3.10)			(ANSI 4.13.11)
Yes	4	Accessible through the unit to all rooms				

Kitchen:

Yes	1	30" X 48" clear floor space at each fixture				
Yes	2	32" min. entrance to kitchen				
Yes	3	Min. 40" between facing counters (in "U" kitchen, min 60" if any fixture at bottom of "U" OR 40" min if sink has removable front)	(DM 7.7-77.11)	(UFAS 4.34.6.2)		

Bathroom:

Yes	1	Blocking for grab bars in place				
Yes	2	32" min. entrance to bath	(DM 7.33)			
Yes	3	Maneuvering space	(DM 7.33)	(UFAS 4.22.3)		

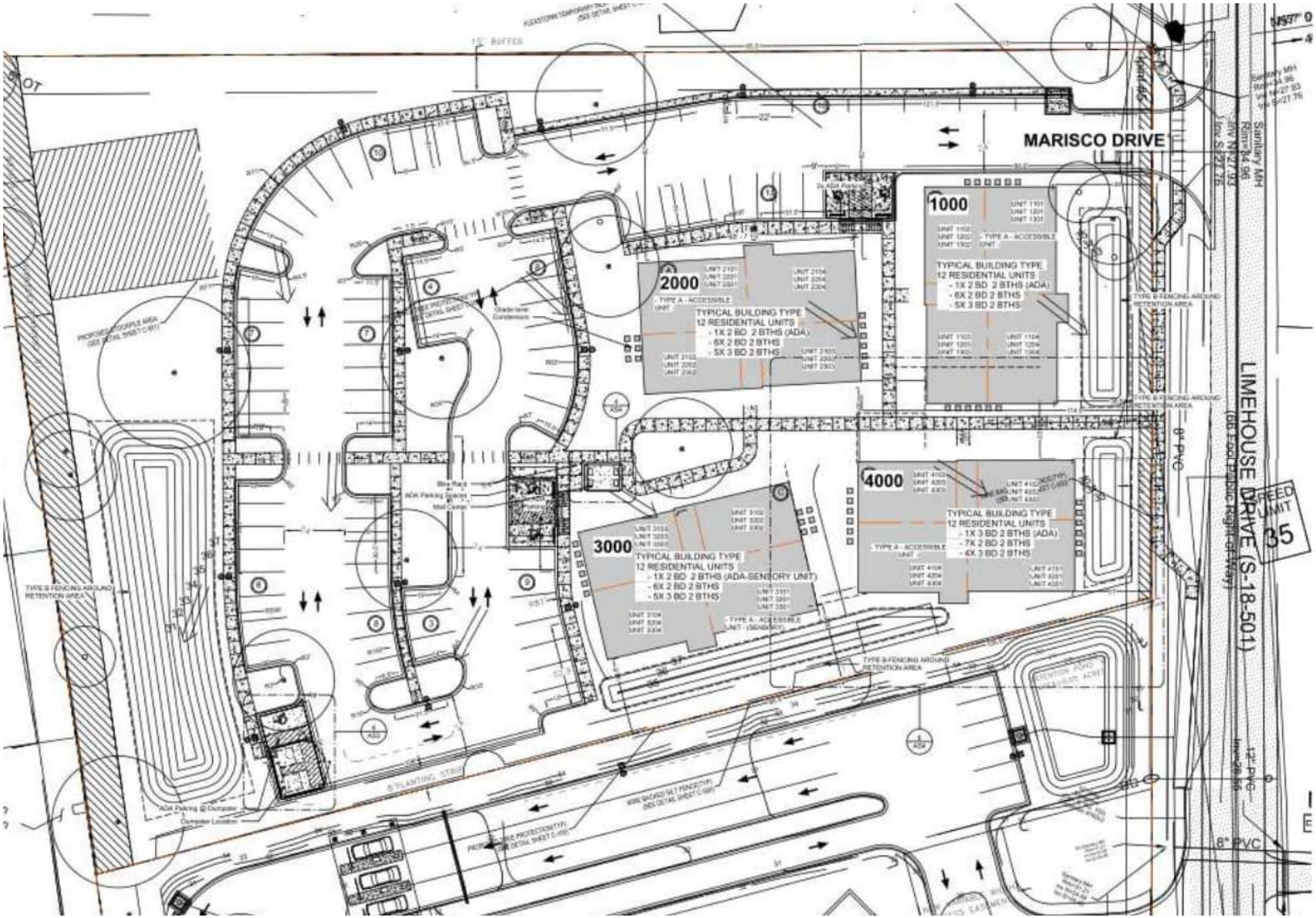
COMMENTS:

Additional Project Comments:

COMMENTS:

Appendix B

Site Plan



Appendix C

Field Assessment Issues and Photographs

Table of contents

Unit-FHA

#	Description	Plan	Assignee	Status	Page
28	Ground Floor Dwelling Unit Entry Door Hardware	-	@MMI	Field Issue - 01-05-2025	3
14	Water Oak FHA Unit #1102	A1.1_111	@EBE	Field Issue - 04-10-2023	4

Unit-Mobility

#	Description	Plan	Assignee	Status	Page
29	Emergency Pull Cords	-	@MMI	Field Issue - 01-05-2025	8
12	Myrtle Mobility Unit #1101	A1.1_101	@EBE	Field Issue - 04-10-2023	9
21	Myrtle Mobility Unit #2101	A1.1_101	@EBE	Field Issue - 10-09-2024	16
17	Willow Mobility Unit #4104	A1.1_131 B	@EBE	Field Issue - 11-20-2023	17

Unit-Sensory

#	Description	Plan	Assignee	Status	Page
13	Myrtle Sensory Unit #3101	A1.1_101	@EBE	Field Issue - 04-10-2023	27

Unit-FHA

#28 - Ground Floor Dwelling Unit Entry Door Hardware

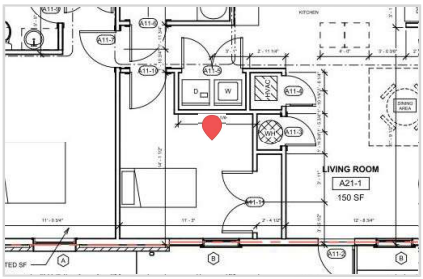
Field Issue | Melissa Middleton | Unit-FHA

Task messages (time in EST)

Melissa Middleton	Issue: The ground floor dwelling unit entrance doors should have lever hardware or other hardware provided that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.	05 Jan 03:57 PM

#14 - Water Oak FHA Unit #1102

Field Issue | Emmanuel Belleau | Unit-FHA
Plan: A1.1_111 - Apartment 11 - Plans | Location: Unit 2x2 FH
Tags: #fha

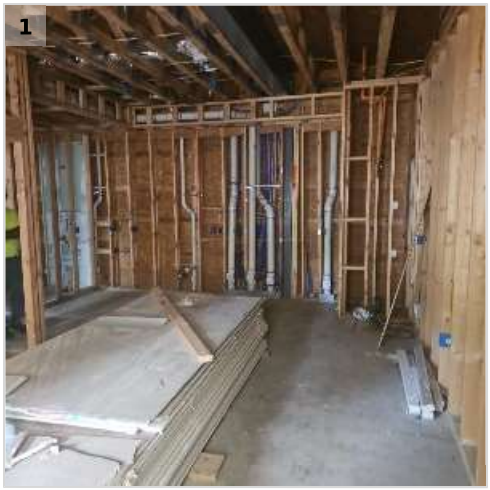


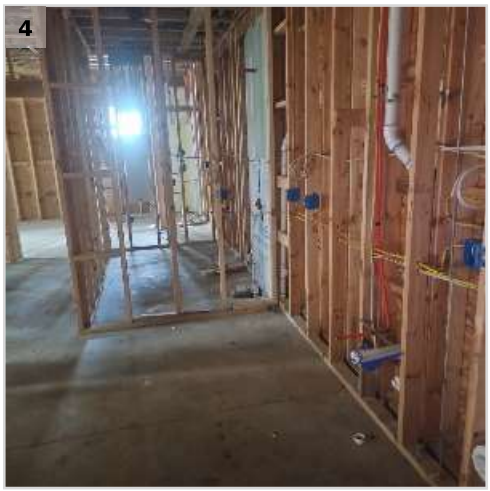
Task messages (time in EST)

Emmanuel Belleau	Photo 1 - GPS: 32.9746079, -80.1397956	05 Jun 10:02 AM
Emmanuel Belleau	Photo 2 - GPS: 32.9746079, -80.1397956	05 Jun 10:02 AM
Emmanuel Belleau	Photo 3 - GPS: 32.9750635, -80.1401482	05 Jun 10:03 AM
Emmanuel Belleau	Photo 4 - GPS: 32.9750635, -80.1401482	05 Jun 10:03 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9750635, -80.1401482	05 Jun 10:03 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9746837, -80.1400878	05 Jun 10:04 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9746837, -80.1400878	05 Jun 10:04 AM
Emmanuel Belleau	Photo 8 - GPS: 32.9746837, -80.1400878	05 Jun 10:04 AM
Emmanuel Belleau	Photo 9 - GPS: 32.9746225, -80.1399958	05 Jun 10:04 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9746225, -80.1399958	05 Jun 10:04 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9747471, -80.1402928	05 Jun 10:05 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9747471, -80.1402928	05 Jun 10:05 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9745907, -80.1400621	05 Jun 10:05 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9745907, -80.1400621	05 Jun 10:05 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9745907, -80.1400621	05 Jun 10:05 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9749353, -80.1400964	05 Jun 10:05 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9749353, -80.1400964	05 Jun 10:05 AM
Emmanuel Belleau	Issue from previous report: Ensure the toilet in the master bathroom will be centered 18" from the finish face of the adjacent wall once installed. In addition, ensure the toilet in the secondary bathroom will be centered at least 18" from the tub. Update 10/9/24: The toilet in the master bathroom is not centered 18" from the finish face of the adjacent wall.	05 Jun 10:07 AM
Emmanuel Belleau	Issue from previous report: The master bathroom does not provide the minimum 30" by 48" clear floor space in the bathroom outside of the door swing. We recommend reversing the door to swing out into the bedroom. ITEM CLOSED 12/26/2024	05 Jun 10:09 AM
Emmanuel Belleau	Issue from previous report: Ensure the master bathroom and secondary bathroom lava tories will be offset a minimum of 24" from the finish face of the adjacent wall once inst alled. ITEM CLOSED 12/26/2024	05 Jun 10:09 AM
Emmanuel Belleau	Issue: The master bathroom door will not provide the minimum 31-5/8" clear width. The plans show that a 32" door will be provided. The door should be a minimum 34" wide door. Item Closed - 10/9/24	06 Jun 10:17 PM
Emmanuel Belleau	Photo 18 - GPS: 32.9753589, -80.1404811	09 Oct 11:41 AM
Emmanuel Belleau	Photo 19 - GPS: 32.9753589, -80.1404811	09 Oct 11:41 AM

Emmanuel Belleau	Photo 20 - GPS: 32.9749866, -80.140253	09 Oct 11:43 AM
Melissa Middleton	Photo 21 - GPS: 32.9747874, -80.140008	26 Dec 11:32 AM
Melissa Middleton	Photo 22 - GPS: 32.9745557, -80.1396355	26 Dec 11:33 AM
Melissa Middleton	Photo 23 - GPS: 32.9741192, -80.1393424	26 Dec 11:34 AM
Melissa Middleton	Issue: The kitchen appliances are to be installed.	26 Dec 11:35 AM
Melissa Middleton	Photo 24 - GPS: 32.9743271, -80.1397382	26 Dec 11:35 AM
Melissa Middleton	Photo 25 - GPS: 32.9741309, -80.1399011	26 Dec 11:36 AM
Melissa Middleton	Photo 26 - GPS: 32.9746736, -80.1401991	26 Dec 11:37 AM
Melissa Middleton	Issue: The ground floor dwelling unit entrance doors should have lever hardware or other hardware provided that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.	26 Dec 11:38 AM
Melissa Middleton	Photo 27 - GPS: 32.9744507, -80.139874	26 Dec 11:41 AM
Melissa Middleton	Photo 28 - GPS: 32.9744507, -80.139874	26 Dec 11:41 AM
Melissa Middleton	Photo 29 - GPS: 32.9743501, -80.1397093	26 Dec 11:42 AM
Melissa Middleton	Photo 30 - GPS: 32.9744302, -80.1398395	26 Dec 11:42 AM
Melissa Middleton	Issue: The toilet and bathroom accessories are to be installed.	26 Dec 11:44 AM

Photos





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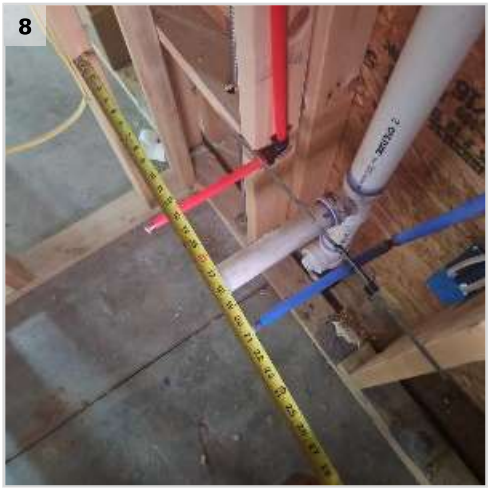
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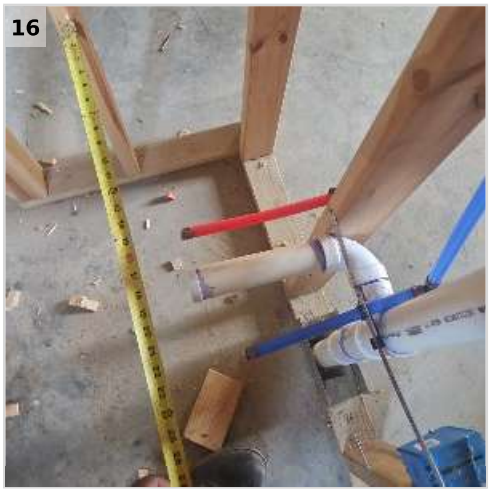
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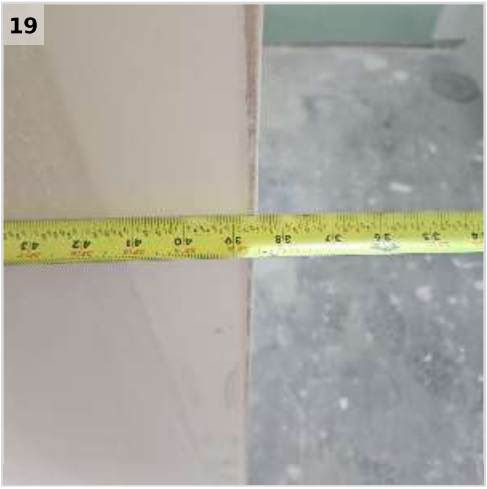
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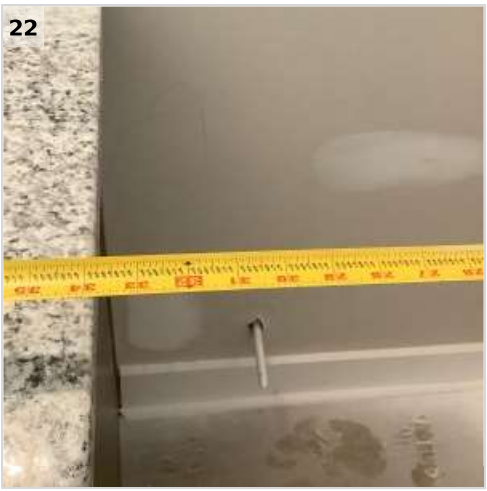
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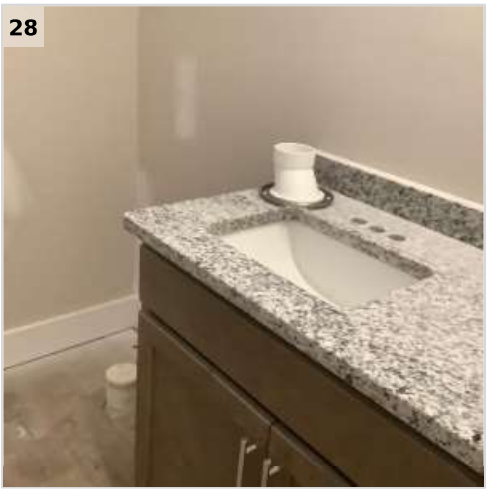
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Unit-Mobility

#29 - Emergency Pull Cords

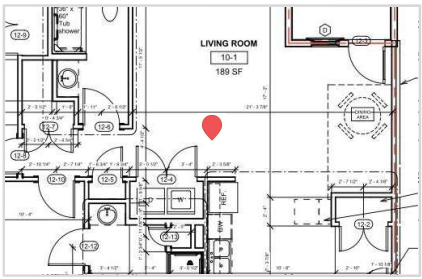
Field Issue | Melissa Middleton | Unit-Mobility

Task messages (time in EST)

Melissa Middleton	Issue: All mobility and hearing and sight-impaired units must have a wireless or hard-wired emergency alert system installed, including a pull cord located in every bedroom and bathroom that either triggers an audible and visual notification outside of the dwelling unit or notifies the staff and 911 during work hours, and 911 after work hours. Provide info rmation on the emergency pull cords.	05 Jan 09:54 PM

#12 - Myrtle Mobility Unit #1101

Field Issue | Emmanuel Belleau | Unit-Mobility
Plan: A1.1_101 - Apartment 10 Plan | Location: Unit 2x2 HCS
Tags: #mobility



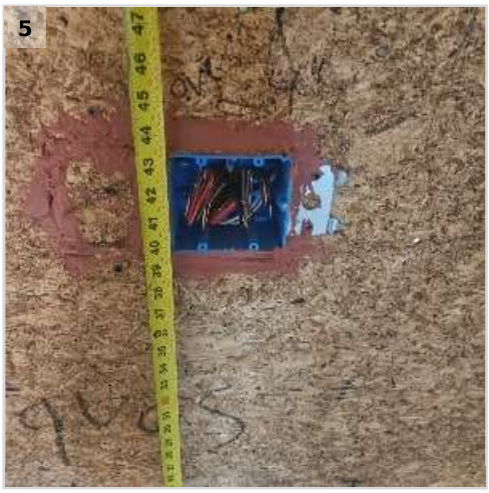
Task messages (time in EST)

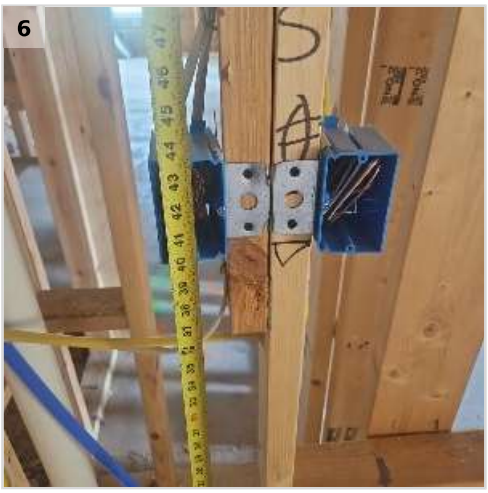
Emmanuel Belleau	Photo 1 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 2 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 3 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 4 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9746649, -80.1400739	05 Jun 09:53 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9746873, -80.1396274	05 Jun 09:53 AM
Emmanuel Belleau	Photo 8 - GPS: 32.974661, -80.1398769	05 Jun 09:54 AM
Emmanuel Belleau	Photo 9 - GPS: 32.974661, -80.1398769	05 Jun 09:54 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9746252, -80.1399108	05 Jun 09:54 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9746252, -80.1399108	05 Jun 09:54 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9746107, -80.1399529	05 Jun 09:54 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9746107, -80.1399529	05 Jun 09:55 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9747767, -80.1400045	05 Jun 09:55 AM
Emmanuel Belleau	Issue from previous report: The toilet in the master bathroom and hallway bathroom should be centered 18" from the finish face of the adjacent wall once installed. The toilet drain in the master bathroom is currently centered approximately 16-5/8" from the adjacent wall. Update 10/9/24: No change. Update 12/26/24: No change.	05 Jun 09:57 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9746658, -80.139344	05 Jun 09:57 AM
Emmanuel Belleau	Issue: Ensure the shower controls will be within 27" from the seat wall once installed. Item Closed - 10/9/24	05 Jun 09:57 AM
Emmanuel Belleau	Issue from previous report: Ensure the shower threshold will not exceed a 1/2" level change. ITEM CLOSED 12/26/2024	05 Jun 09:57 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9749366, -80.1398023	05 Jun 09:57 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9746743, -80.1400697	05 Jun 09:58 AM
Emmanuel Belleau	Photo 18 - GPS: 32.9746743, -80.1400697	05 Jun 09:58 AM
Emmanuel Belleau	Photo 19 - GPS: 32.9747978, -80.1399356	05 Jun 09:58 AM
Emmanuel Belleau	Photo 20 - GPS: 32.9747978, -80.1399356	05 Jun 09:58 AM
Emmanuel Belleau	Photo 21 - GPS: 32.9747533, -80.1399259	05 Jun 09:58 AM
Emmanuel Belleau	Photo 22 - GPS: 32.9747082, -80.1398452	05 Jun 10:00 AM

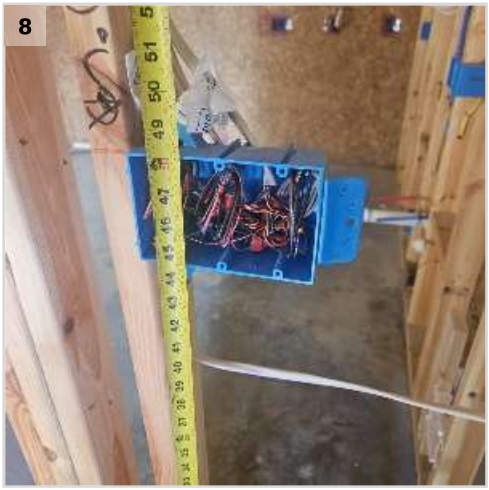
Emmanuel Belleau	Photo 23 - GPS: 32.9747082, -80.1398452	05 Jun 10:00 AM
Emmanuel Belleau	Photo 24 - GPS: 32.9747082, -80.1398452	05 Jun 10:00 AM
Emmanuel Belleau	Photo 25 - GPS: 32.974775, -80.1394306	09 Oct 11:29 AM
Emmanuel Belleau	Photo 26 - GPS: 32.974775, -80.1394306	09 Oct 11:29 AM
Emmanuel Belleau	Photo 27 - GPS: 32.9747601, -80.1393261	09 Oct 11:29 AM
Emmanuel Belleau	Photo 28 - GPS: 32.9749199, -80.1392774	09 Oct 11:30 AM
Emmanuel Belleau	Photo 29 - GPS: 32.9747352, -80.1395112	09 Oct 11:31 AM
Emmanuel Belleau	Issue: The linen closet in the master bathroom should not exceed 24" from the finish face of the back wall to the finish face of the exterior wall. ITEM CLOSED 12/26/2024	09 Oct 11:32 AM
Emmanuel Belleau	Photo 30 - GPS: 32.9750763, -80.1395434	09 Oct 11:32 AM
Emmanuel Belleau	Photo 31 - GPS: 32.9750763, -80.1395434	09 Oct 11:32 AM
Emmanuel Belleau	Photo 32 - GPS: 32.9750953, -80.1400868	09 Oct 11:33 AM
Emmanuel Belleau	Photo 33 - GPS: 32.9747623, -80.1395937	09 Oct 11:33 AM
Emmanuel Belleau	Photo 34 - GPS: 32.9747056, -80.1394561	09 Oct 11:35 AM
Emmanuel Belleau	Photo 35 - GPS: 32.9747462, -80.1395436	09 Oct 11:36 AM
Emmanuel Belleau	Photo 36 - GPS: 32.9747462, -80.1395436	09 Oct 11:36 AM
Emmanuel Belleau	Issue: Ensure there will be a minimum of 40" clear between the refrigerator and opposing countertops. The kitchen island would need to be modified to provide approximately an additional 12" in front of the refrigerator. ITEM CLOSED 12/26/2024	11 Oct 10:32 AM
Melissa Middleton	Photo 37 - GPS: 32.9739553, -80.1395194	26 Dec 11:12 AM
Melissa Middleton	Photo 38 - GPS: 32.9741843, -80.1394982	26 Dec 11:13 AM
Melissa Middleton	Photo 39 - GPS: 32.9744679, -80.1395441	26 Dec 11:14 AM
Melissa Middleton	Photo 40 - GPS: 32.9744843, -80.139553	26 Dec 11:16 AM
Melissa Middleton	Photo 41 - GPS: 32.9743877, -80.1394273	26 Dec 11:18 AM
Melissa Middleton	Photo 42 - GPS: 32.9744344, -80.1397209	26 Dec 11:18 AM
Melissa Middleton	Photo 43 - GPS: 32.9740615, -80.1395441	26 Dec 11:19 AM
Melissa Middleton	Photo 44 - GPS: 32.974253, -80.1394381	26 Dec 11:19 AM
Melissa Middleton	Photo 45 - GPS: 32.97426, -80.1394626	26 Dec 11:20 AM
Melissa Middleton	Photo 46 - GPS: 32.9743143, -80.13945	26 Dec 11:21 AM
Melissa Middleton	Photo 47 - GPS: 32.9742877, -80.1394722	26 Dec 11:22 AM
Melissa Middleton	Photo 48 - GPS: 32.974437, -80.1396831	26 Dec 11:22 AM
Melissa Middleton	Photo 49 - GPS: 32.9745693, -80.1397674	26 Dec 11:23 AM
Melissa Middleton	Photo 50 - GPS: 32.9743709, -80.1396032	26 Dec 11:24 AM

Melissa Middleton	Issue: The toilet and bathroom accessories are to be installed.	26 Dec 11:25 AM
Melissa Middleton	Issue: Pipe insulation is to be installed at the kitchen sink and at the bathroom lavatory.	05 Jan 09:51 PM

Photos







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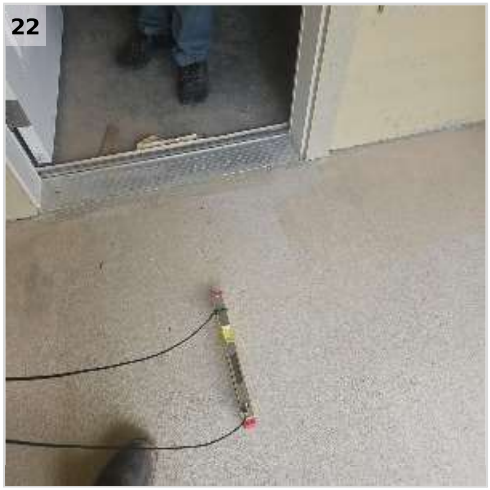
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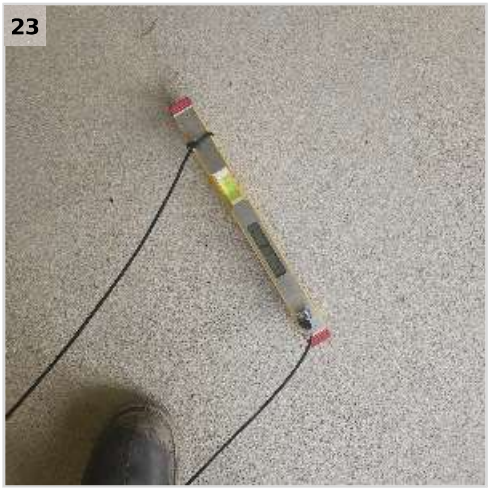
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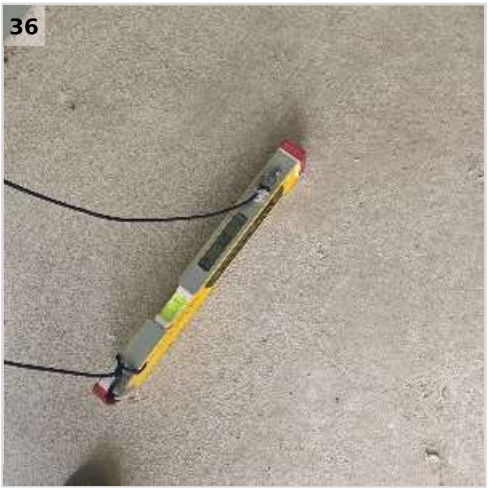
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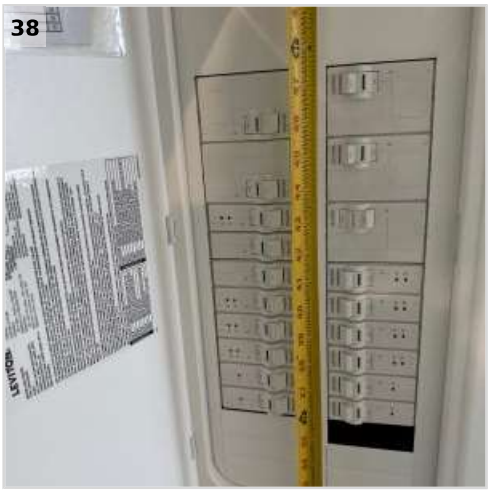
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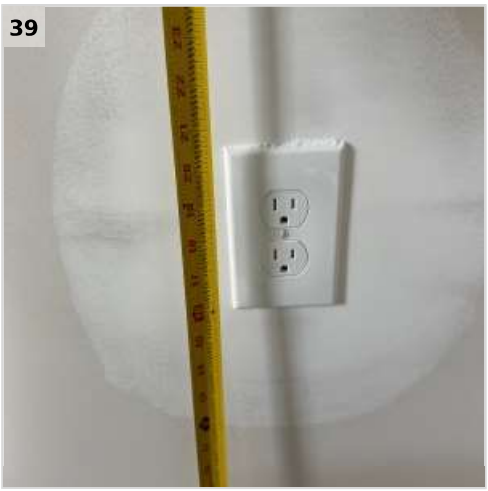
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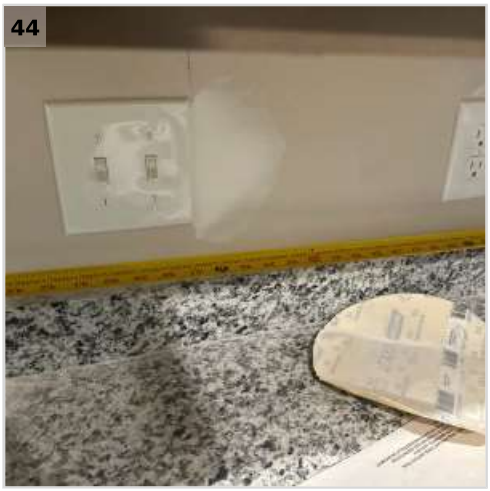
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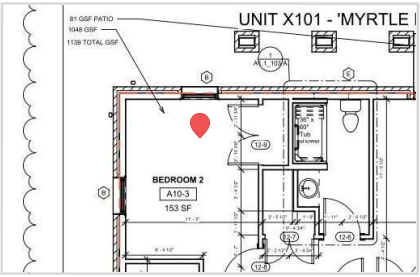
#21 - Myrtle Mobility Unit #2101

Field Issue | Emmanuel Belleau | Unit-Mobility
Plan: A1.1_101 - Apartment 10 Plan | Location: Unit 2x2 HCS
Tags: #mobility



Task messages (time in EST)

Melissa Middleton	Photo 1 - GPS: 32.9740005, -80.1399836	26 Dec 12:05 PM
Melissa Middleton	Photo 2 - GPS: 32.9743364, -80.140152	26 Dec 12:07 PM
Melissa Middleton	Issue: The switches provided near the range for the hood light and fan are within 34” from a corner and should be located beyond 36" from a corner condition, since a work surface is not provided near the switches.	26 Dec 12:07 PM
Melissa Middleton	Photo 3 - GPS: 32.9745607, -80.1400597	26 Dec 12:08 PM
Melissa Middleton	Photo 4 - GPS: 32.9742025, -80.140055	26 Dec 12:09 PM
Melissa Middleton	Photo 5 - GPS: 32.9740503, -80.1400572	26 Dec 12:10 PM
Melissa Middleton	Photo 6 - GPS: 32.9751409, -80.1404847	26 Dec 12:13 PM
Melissa Middleton	Issue: The toilet and bathroom accessories are to be installed.	05 Jan 09:57 PM

Photos

#17 - Willow Mobility Unit #4104

Field Issue | Emmanuel Belleau | Unit-Mobility
Plan: A1.1_131 B - UNIT X104 - 'WILLOW' TYPE A | Location: Unit 3x2 HCS
Tags: #mobility

Task messages (time in EST)

Emmanuel Belleau	Photo 1 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 2 - GPS: 32.9743025, -80.139762	05 Jun 09:07 AM
Emmanuel Belleau	Photo 3 - GPS: 32.9747457, -80.1397798	05 Jun 09:07 AM
Emmanuel Belleau	Photo 4 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9741405, -80.1396873	05 Jun 09:07 AM
Emmanuel Belleau	Photo 8 - GPS: 32.9743025, -80.139762	05 Jun 09:07 AM
Emmanuel Belleau	Photo 9 - GPS: 32.9747457, -80.1397798	05 Jun 09:07 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9746665, -80.13945	05 Jun 09:08 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9746665, -80.13945	05 Jun 09:08 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9746665, -80.13945	05 Jun 09:08 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9742754, -80.1399852	05 Jun 09:08 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9742754, -80.1399852	05 Jun 09:09 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9741886, -80.1397426	05 Jun 09:09 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9741886, -80.1397426	05 Jun 09:09 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9741244, -80.1396902	05 Jun 09:09 AM
Emmanuel Belleau	Photo 18 - GPS: 32.9741244, -80.1396902	05 Jun 09:09 AM
Emmanuel Belleau	Photo 19 - GPS: 32.9741309, -80.1397787	05 Jun 09:10 AM
Emmanuel Belleau	Photo 20 - GPS: 32.9739965, -80.1397873	05 Jun 09:10 AM
Emmanuel Belleau	Photo 21 - GPS: 32.974162, -80.1397861	05 Jun 09:11 AM
Emmanuel Belleau	Issue: Ensure the linen closet in the bathroom will not exceed 24" from the back wall to the face of the exterior wall. Item Closed - 10/9/24	05 Jun 09:12 AM
Emmanuel Belleau	Photo 22 - GPS: 32.9735904, -80.1396244	05 Jun 09:12 AM
Emmanuel Belleau	Photo 23 - GPS: 32.9735904, -80.1396244	05 Jun 09:12 AM
Emmanuel Belleau	Photo 24 - GPS: 32.9735904, -80.1396244	05 Jun 09:12 AM
Emmanuel Belleau	Photo 25 - GPS: 32.9743423, -80.139672	05 Jun 09:13 AM

Emmanuel Belleau	Photo 26 - GPS: 32.974324, -80.1396881	05 Jun 09:13 AM
Emmanuel Belleau	Issue from previous report: Ensure the toilets will be centered 18" from the finish face of the adjacent wall once installed. Update 10/9/24: No change. ITEM CLOSED 12/26/2024	05 Jun 09:14 AM
Emmanuel Belleau	Photo 27	05 Jun 09:14 AM
Emmanuel Belleau	Issue: Ensure the shower controls will be within 27" from the seat wall. Item Closed - 10/9/24	05 Jun 09:15 AM
Emmanuel Belleau	Issue: Ensure the shower threshold will not exceed a 1/2" level change. Item Closed - 10/9/24	05 Jun 09:15 AM
Emmanuel Belleau	Photo 28	05 Jun 09:15 AM
Emmanuel Belleau	Photo 29 - GPS: 32.9736333, -80.1403066	05 Jun 09:15 AM
Emmanuel Belleau	Photo 30 - GPS: 32.9736333, -80.1403066	05 Jun 09:15 AM
Emmanuel Belleau	Photo 31 - GPS: 32.9736333, -80.1403066	05 Jun 09:16 AM
Emmanuel Belleau	Photo 32 - GPS: 32.9736333, -80.1403066	05 Jun 09:16 AM
Emmanuel Belleau	Photo 33 - GPS: 32.9741867, -80.1397836	05 Jun 09:16 AM
Emmanuel Belleau	Photo 34 - GPS: 32.9741556, -80.1398712	05 Jun 09:17 AM
Emmanuel Belleau	Issue: The master bathroom door will not provide the minimum 31-5/8" clear width. The plans show that a 32" door will be provided. The door should be a minimum 34" wide door. Item Closed - 10/9/24	05 Jun 09:19 AM
Emmanuel Belleau	Photo 35 - GPS: 32.973555, -80.1400468	05 Jun 09:19 AM
Emmanuel Belleau	Photo 36 - GPS: 32.973555, -80.1400468	05 Jun 09:19 AM
Emmanuel Belleau	Photo 37 - GPS: 32.9741524, -80.1397158	05 Jun 09:20 AM
Emmanuel Belleau	Photo 38 - GPS: 32.9741692, -80.1398888	05 Jun 09:20 AM
Emmanuel Belleau	Photo 39 - GPS: 32.9741943, -80.1398936	05 Jun 09:20 AM
Emmanuel Belleau	Photo 40 - GPS: 32.9741813, -80.1398904	05 Jun 09:21 AM
Emmanuel Belleau	Photo 41 - GPS: 32.9741813, -80.1398904	05 Jun 09:21 AM
Emmanuel Belleau	Issue: Ensure the back bedroom will have a minimum of 48" from the face of the finish entry wall to the finish face of the closet wall. The current framed space is 48" from the door stud to the closet wall stud. Item Closed - 10/9/24	05 Jun 09:25 AM
Emmanuel Belleau	Photo 42	05 Jun 09:28 AM
Emmanuel Belleau	Photo 43 - GPS: 32.9739579, -80.1396848	05 Jun 09:28 AM
Emmanuel Belleau	Photo 44	09 Oct 11:12 AM
Emmanuel Belleau	Photo 45 - GPS: 32.973584, -80.140506	09 Oct 11:13 AM
Emmanuel Belleau	Photo 46 - GPS: 32.973584, -80.140506	09 Oct 11:13 AM
Emmanuel Belleau	Photo 47 - GPS: 32.9745492, -80.1402141	09 Oct 11:13 AM
Emmanuel Belleau	Photo 48 - GPS: 32.9745492, -80.1402141	09 Oct 11:13 AM
Emmanuel Belleau	Photo 49 - GPS: 32.9734184, -80.1398278	09 Oct 11:14 AM
Emmanuel Belleau	Photo 50 - GPS: 32.9731143, -80.140275	09 Oct 11:14 AM
Emmanuel Belleau	Photo 51 - GPS: 32.9747991, -80.1394195	09 Oct 11:14 AM
Emmanuel Belleau	Photo 52 - GPS: 32.9747991, -80.1394195	09 Oct 11:15 AM

Emmanuel Belleau	Photo 53 - GPS: 32.9747991, -80.1394195	09 Oct 11:15 AM
Emmanuel Belleau	Photo 54 - GPS: 32.9747991, -80.1394195	09 Oct 11:15 AM
Emmanuel Belleau	Photo 55 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 56 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 57 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 58 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 59 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 60 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 61 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 62 - GPS: 32.9697282, -80.141986	09 Oct 11:17 AM
Emmanuel Belleau	Photo 63 - GPS: 32.9734037, -80.1398241	09 Oct 11:19 AM
Emmanuel Belleau	Photo 64 - GPS: 32.9740391, -80.139889	09 Oct 11:19 AM
Emmanuel Belleau	Photo 65	09 Oct 11:20 AM
Emmanuel Belleau	Photo 66 - GPS: 32.9733978, -80.1398111	09 Oct 11:20 AM
Emmanuel Belleau	Photo 67 - GPS: 32.9733978, -80.1398111	09 Oct 11:20 AM
Emmanuel Belleau	Photo 68 - GPS: 32.9733906, -80.1400138	09 Oct 11:22 AM
Emmanuel Belleau	Photo 69 - GPS: 32.9733906, -80.1400138	09 Oct 11:22 AM
Melissa Middleton	Photo 70 - GPS: 32.9744415, -80.1398778	26 Dec 11:50 AM
Melissa Middleton	Photo 71 - GPS: 32.9744436, -80.1398755	26 Dec 11:51 AM
Melissa Middleton	Photo 72 - GPS: 32.9744436, -80.1398755	26 Dec 11:51 AM
Melissa Middleton	Photo 73 - GPS: 32.9744436, -80.1398755	26 Dec 11:51 AM
Melissa Middleton	Photo 74 - GPS: 32.9744445, -80.139874	26 Dec 11:52 AM
Melissa Middleton	Photo 75 - GPS: 32.9736268, -80.1398807	26 Dec 11:53 AM
Melissa Middleton	Issue: The patio door threshold is 3/4"- high on the interior side and appears to be lower than the exterior patio. Review any water drainage concerns. Ensure that the maximum threshold height is within 1/2".	26 Dec 11:57 AM
Melissa Middleton	Photo 76 - GPS: 32.9743582, -80.1398736	26 Dec 11:59 AM
Melissa Middleton	Photo 77 - GPS: 32.9743581, -80.1398733	26 Dec 11:59 AM
Melissa Middleton	Issue: Pipe insulation is to be installed at the kitchen sink and at the bathroom lavatory.	26 Dec 11:59 AM
Melissa Middleton	Photo 78 - GPS: 32.9744451, -80.1398715	26 Dec 12:00 PM
Melissa Middleton	Photo 79 - GPS: 32.9740246, -80.1399229	26 Dec 12:03 PM
Melissa Middleton	Photo 80 - GPS: 32.9738497, -80.1400206	26 Dec 12:03 PM

Photos

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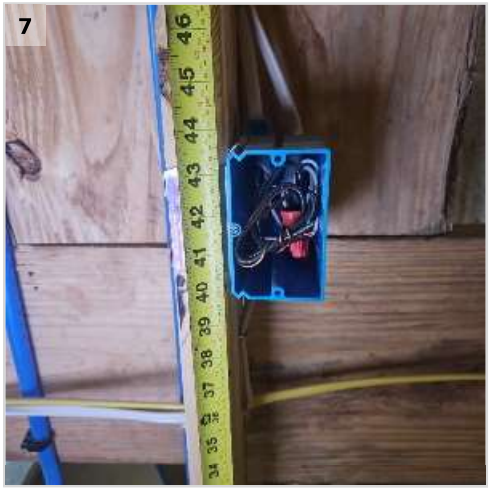
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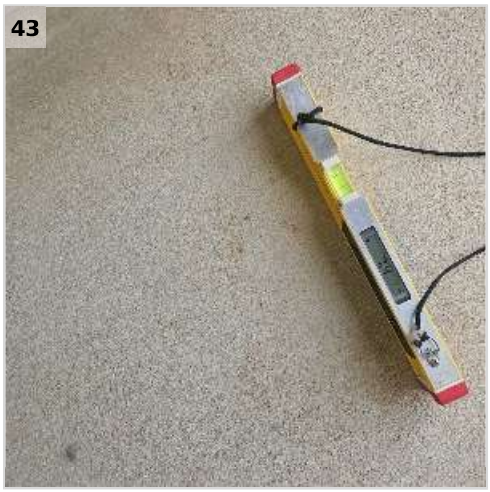

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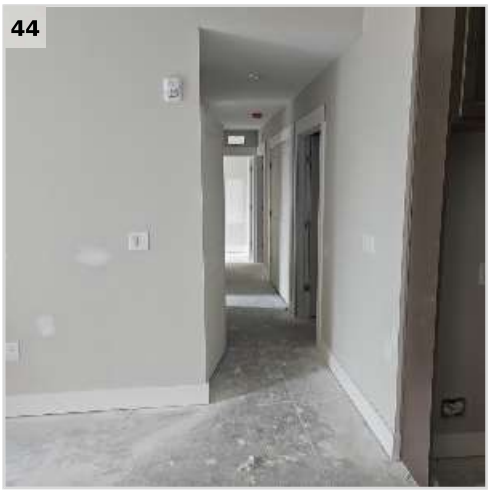

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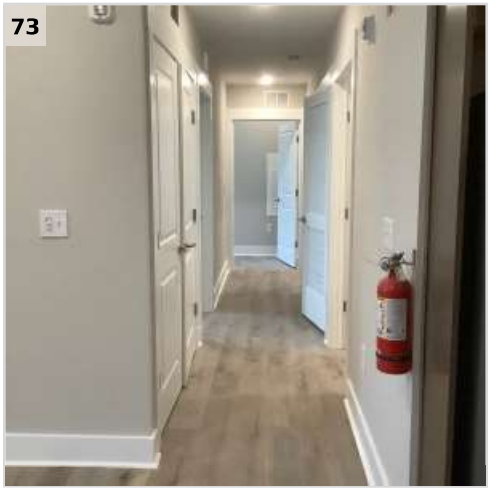
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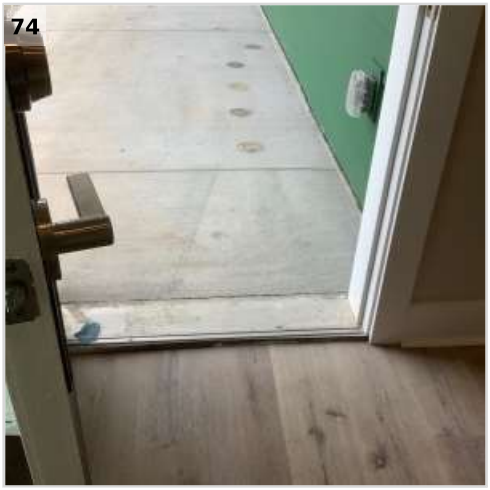
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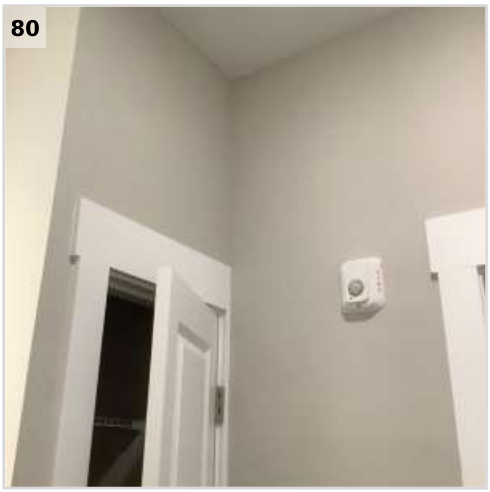
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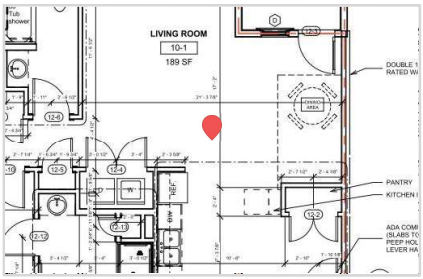
Unit-Sensory

#13 - Myrtle Sensory Unit #3101

Field Issue | Emmanuel Belleau | Unit-Sensory
Plan: A1.1_101 - Apartment 10 Plan | Location: Unit 2x2 SI
Tags: #sensory



Task messages (time in EST)

Emmanuel Belleau	Issue: Please verify that there will be sensory equipment installed in this unit. Update 10/9/24: This is the designated sensory unit. Compliant sensory equipment was not installed during our visit. ITEM CLOSED 12/26/2024	05 Jun 10:28 AM
Emmanuel Belleau	Issue from previous report: Ensure the toilet in the master bathroom and hallway bathroom will be centered 18" from the finish face of the adjacent wall once installed. Update 10/9/24: The toilet is not centered 18" from the finish face of the adjacent wall. ITEM CLOSED 12/26/2024	07 Jun 07:46 AM
Emmanuel Belleau	Photo 1 - GPS: 32.974315, -80.1409626	09 Oct 10:45 AM
Emmanuel Belleau	Photo 2 - GPS: 32.974315, -80.1409626	09 Oct 10:45 AM
Emmanuel Belleau	Photo 3 - GPS: 32.974315, -80.1409626	09 Oct 10:45 AM
Emmanuel Belleau	Photo 4	09 Oct 10:46 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9736055, -80.1402389	09 Oct 10:46 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9736055, -80.1402389	09 Oct 10:47 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9735973, -80.1402816	09 Oct 10:47 AM
Emmanuel Belleau	Photo 8 - GPS: 32.9735973, -80.1402816	09 Oct 10:47 AM
Emmanuel Belleau	Photo 9 - GPS: 32.9736258, -80.1403667	09 Oct 10:50 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9741024, -80.1400709	09 Oct 10:50 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9741024, -80.1400709	09 Oct 10:50 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9660875, -80.1444284	09 Oct 10:51 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9660875, -80.1444284	09 Oct 10:52 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9660875, -80.1444284	09 Oct 10:52 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9734035, -80.1398228	09 Oct 10:53 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9734035, -80.1398228	09 Oct 10:54 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9734035, -80.1398228	09 Oct 10:54 AM
Emmanuel Belleau	Photo 18 - GPS: 32.9734035, -80.1398228	09 Oct 10:54 AM
Emmanuel Belleau	General Comment: Ensure the bathroom lavatory will be centered 24" from the finish face of the adjacent wall for a parallel approach or a removable base cabinet should be provided for a forward approach. ITEM CLOSED 12/26/2024	11 Oct 11:02 AM
Emmanuel Belleau	Issue: Ensure there will be a minimum of 40" clear between the refrigerator and opposing countertops. The kitchen island would need to be modified to provide approximately an additional 12" in front of the refrigerator. ITEM CLOSED 12/26/2024	11 Oct 11:04 AM

Melissa Middleton	Photo 19 - GPS: 32.9735374, -80.1400043	26 Dec 10:55 AM
Melissa Middleton	Photo 20 - GPS: 32.9735301, -80.1400219	26 Dec 10:55 AM
Melissa Middleton	Photo 21 - GPS: 32.9735132, -80.1399978	26 Dec 10:56 AM
Melissa Middleton	Photo 22 - GPS: 32.9734931, -80.1399688	26 Dec 10:57 AM
Melissa Middleton	Issue: There is a fire alarm system with strobe alarms provided; however, strobes are not provided on the smoke detectors. We recommend installing smoke detectors with a strobe alarm in the designated communication dwelling unit.	26 Dec 10:58 AM
Melissa Middleton	Photo 23 - GPS: 32.9735329, -80.1400894	26 Dec 10:58 AM
Melissa Middleton	Photo 24 - GPS: 32.9734826, -80.1401116	26 Dec 10:59 AM
Melissa Middleton	Issue: Pipe insulation is to be installed at the kitchen sink.	26 Dec 11:00 AM
Melissa Middleton	Photo 25 - GPS: 32.9734335, -80.139905	26 Dec 11:02 AM
Melissa Middleton	Photo 26 - GPS: 32.9732434, -80.1400034	26 Dec 11:04 AM
Melissa Middleton	Photo 27 - GPS: 32.9731699, -80.1400554	26 Dec 11:05 AM
Melissa Middleton	Photo 28 - GPS: 32.9730804, -80.140097	26 Dec 11:05 AM
Melissa Middleton	Photo 29 - GPS: 32.9730804, -80.140097	26 Dec 11:06 AM
Melissa Middleton	Issue: The grab bars near the toilet, the toilet paper dispenser and the towel bar to be relo cated in the bathroom.	26 Dec 11:06 AM
Melissa Middleton	Photo 30 - GPS: 32.9734009, -80.1399298	26 Dec 11:10 AM

Photos

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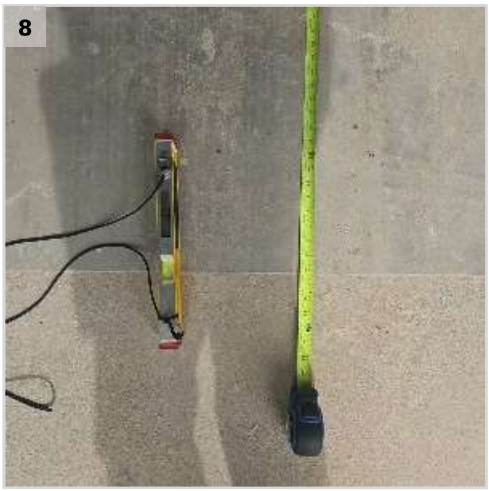
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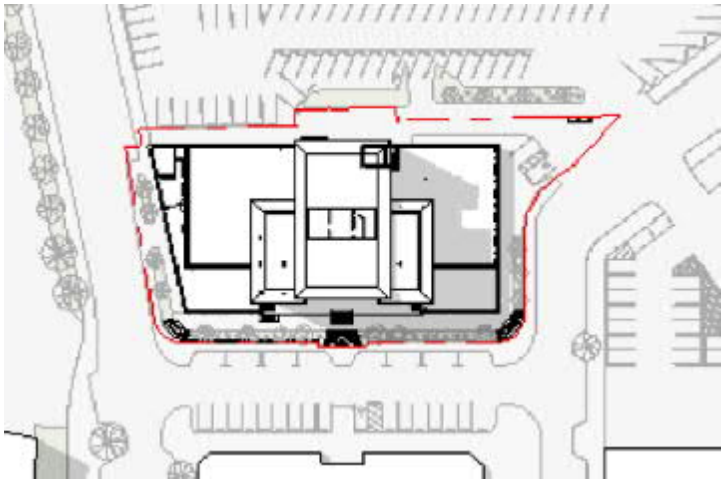
ACCESSIBILITY PLAN REVIEW

Battery Park Senior Apartments
1 Battle Square
Asheville, North Carolina 28801

April 6, 2022
Terracon Project Number F8216301
North Carolina Housing Finance Agency (NCHFA) Project Number TBD



Prepared For:
Berardi + Partners, Inc.
1398 Goodale Blvd
Columbus, OH 43212

Prepared By:
Terracon Consultants, Inc.
Lawrenceville, Georgia

April 6, 2022

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

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

Dear Mr. Youst:

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

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

Sincerely,
Terracon Consultants, Inc.

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

Thom O'Brien
Senior Project Manager
Facilities Services

Attached: Accessibility Plan Review Report
Distribution: Emailed to addressee

TABLE OF CONTENTS

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1.0 BACKGROUND 1
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Appendix A – PLAN REVIEW ISSUES IDENTIFIED

1.0 BACKGROUND

1.1 Project Information

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

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

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

1.2 Scope and Purpose

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

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

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

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

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

1.3 Americans with Disabilities Act (ADA)

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

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

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

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

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

sidewalks to the Leasing Office on site.

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

1.4 Fair Housing Amendments Act (FHAA)

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

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

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

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

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

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

1.5 Applicable Building Code

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

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

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

Exceptions:

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

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

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

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

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

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

2.0 FINDINGS AND CONCLUSIONS

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

2.1 Parking

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

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

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

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

2.2 Site and Exterior Amenities

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

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

2.3 Interior Common Area Amenities

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

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

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

2.4 Unit Plans

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

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

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

Unit types are distributed as follows:

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

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

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

3.0 REPORT QUALIFICATIONS

3.1 Limitations

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

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

3.2 Reliance

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

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

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

APPENDIX A

PLAN REVIEW ISSUES IDENTIFIED

Table of contents

Community Area

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

General

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

Restroom-Common

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

Unit-Mobility

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

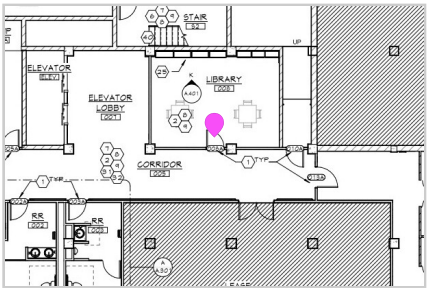
19	Mobility & Sensory Units: Emergency Pull Cord	E.303	@KRI	Plan Review - 03-30-2022	10
27	Unit Electrical Panels	E.303	@MMI	Plan Review - 04-05-2022	10
28	Mobility Unit: Refrigerator	A.359a	@MMI	Plan Review - 04-05-2022	10
29	Mobility Unit: Cabinet Hardware	A.359a	@MMI	Plan Review - 04-05-2022	10
30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

Community Area

#3 - Library Door

Plan Review | Hamid Dehghan Niri | Community Area

Plan: A.100 - BASEMENT PLAN | Location: Amenities



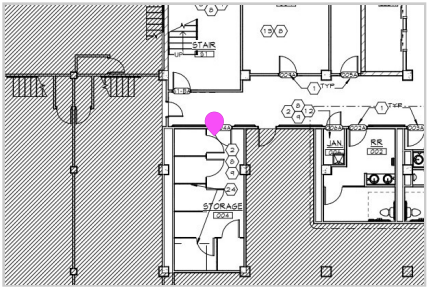
Task messages (time in EDT)

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

#6 - Basement Storage: Door

Plan Review | Katie Rich | Community Area

Plan: A.100 - BASEMENT PLAN | Location: Amenities



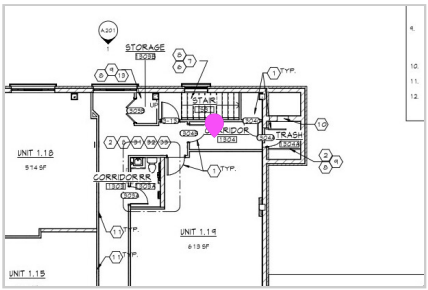
Task messages (time in EDT)

Katie Rich	Issue: There does not appear to be 18" of clearance past the latch on the pull side of the door. Please review.	25 Mar 08:58 AM

#12 - Trash Chute 13th Floor: Maneuvering Clearance

Plan Review | Katie Rich | Community Area

Plan: A.104 - THIRTEENTH FLOOR PLAN | Location: Amenities



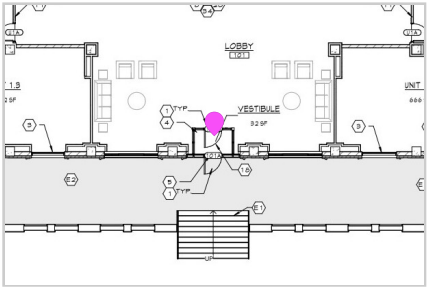
Task messages (time in EDT)

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

#17 - Vestibule: Door Clearance

Plan Review | Katie Rich | Community Area

Plan: A.101 - FIRST FLOOR PLAN | Location: Amenities



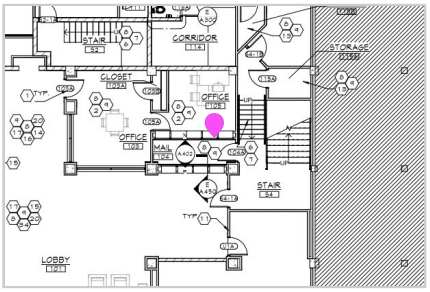
Task messages (time in EDT)

Katie Rich	Issue: There is not adequate door maneuvering clearance in the vestibule. The vestibule should be reconfigured.	29 Mar 03:49 PM

#18 - Mail Area: Meaneuvering Clearance

Plan Review | Katie Rich | Community Area

Plan: A.101 - FIRST FLOOR PLAN | Location: Amenities



Task messages (time in EDT)

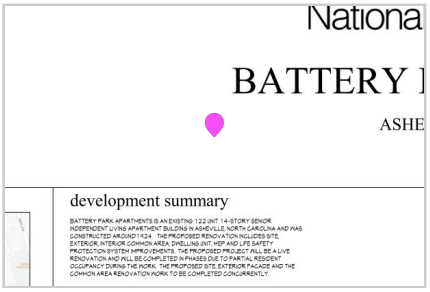
Katie Rich	Issue: There does not appear to be adequate maneuvering clearance to access the mail area. In addition, there does not appear to be 18" of clearance past the latch on the pull side of the door. Please review.	29 Mar 03:52 PM
Melissa Middleton	Per NCHFA, mail kiosks require 60” minimum clear floor space and with mailbox locks centered on a 48” minimum parallel approach. Mailboxes for all units may not exceed 48” above finish floor.	05 Apr 03:17 PM

General

#26 - Jurisdiction Project Number

Plan Review | Melissa Middleton | General

Plan: G.000 - COVER SHEET | Location: General



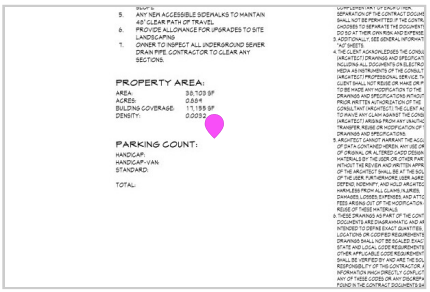
Task messages (time in EDT)

Melissa Middleton	Issue: Provide the NCHFA project number.	05 Apr 03:08 PM

#16 - Parking Counts

Plan Review | Katie Rich | General

Plan: AS.101 - SITE PLAN | Location: Site



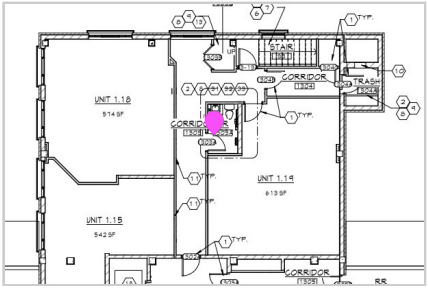
Task messages (time in EDT)

Katie Rich	Issue: The accessible parking counts are not provided in the drawings. Please provide. In addition, the number of required accessible parking spaces does not appear to be provided. Please clarify.	29 Mar 10:49 AM

Restroom-Common

#14 - 13th Floor Restroom: Clearance

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

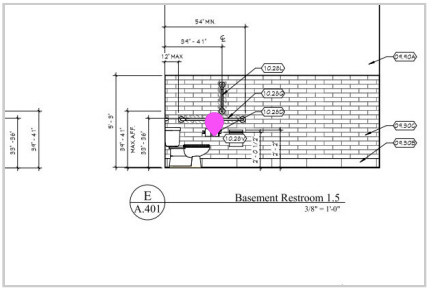


Task messages (time in EDT)

Katie Rich	Issue: A minimum of one accessible restroom should be provided on the 13th Floor. Both restrooms appear to be confined between corridors or dwelling units. Provide an accessible bathroom with compliant maneuvering clearances.	28 Mar 04:01 PM

#8 - Common Area & Mobility Restrooms: Toilet Paper

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

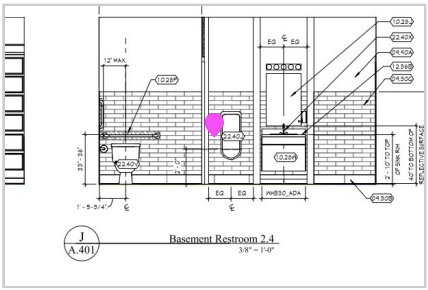


Task messages (time in EDT)

Katie Rich	Issue: The toilet paper dispenser should be located 7" to 9" forward from the lip of the toilet to the center of the dispenser. Please review all restrooms.	25 Mar 10:04 AM

#9 - Men's Basement Restroom (003): Urinal

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

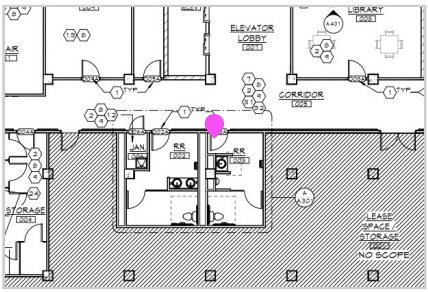


Task messages (time in EDT)

Katie Rich	Issue: Ensure that a minimum of 30" clearance is provided to access the urinal.	29 Mar 03:41 PM

#21 - Men's Basement Restroom (003): Door

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

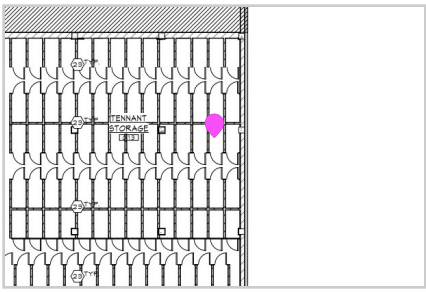


Task messages (time in EDT)

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

#22 - Basement Tenant Storage

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

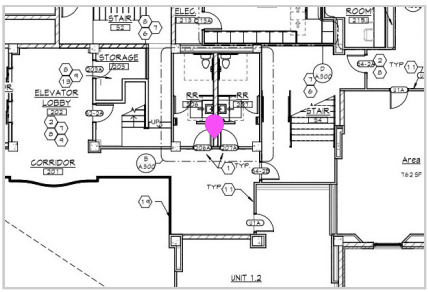


Task messages (time in EDT)

Melissa Middleton	Issue: There does not appear to be adequate maneuvering clearance in the tenant storage area for access.	05 Apr 01:25 PM

#23 - 2nd Floor Restrooms: Doors

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



Task messages (time in EDT)

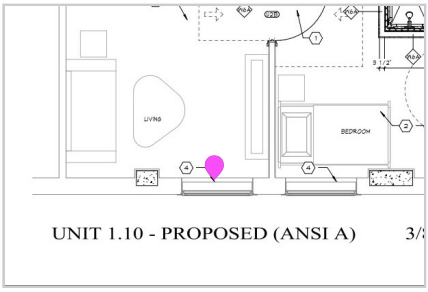
Melissa Middleton	Issue: The required door maneuvering clearance does not appear to be provided on the pull side of the door. A minimum of 48" is required between the door and opposing wall.	05 Apr 02:44 PM

Unit-Mobility

#1 - Mobility Unit: Window Controls

Plan Review | Katie Rich | Unit-Mobility

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



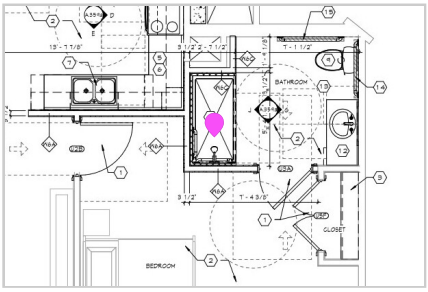
Task messages (time in EDT)

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

#5 - Mobility Unit: Shower Head

Plan Review | Katie Rich | Unit-Mobility

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



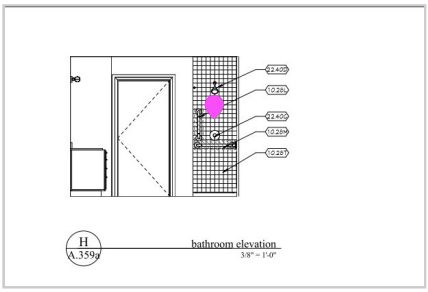
Task messages (time in EDT)

Katie Rich	Issue: Please provide more details on shower head type. A handheld shower head should be provided.	25 Mar 08:54 AM
Melissa Middleton	Per NCHFA, in Type A units the roll-in showers and tub/showers must have permanently mounted seats and have shower head with wand on a sliding bar. Showers may have a maximum 1/2” curb with half of it being beveled. Curbless showers require a collapsible water dam installed prior to occupancy. All roll-in showers must have a 36” x 60” minimum clear inside “usable” floor space and have a shower rod and weighted shower curtain installed. There must be a diverter on the shower control that diverts water to a separate shower head that is mounted on the end wall opposite the fold down seat.	05 Apr 03:31 PM

#10 - Mobility Unit: Roll-In Shower Controls

Plan Review | Katie Rich | Unit-Mobility

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



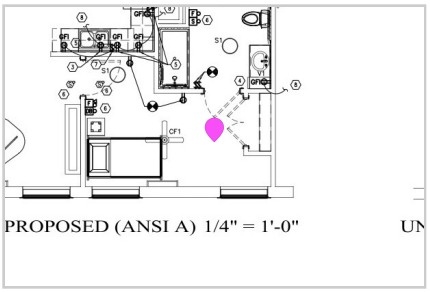
Task messages (time in EDT)

Katie Rich	Issue: The shower controls should be located within 27" from the seat wall when a seat is provided in a roll-in shower. One of the Type A floor plans (Unit 2.4) shows a seat in the shower area, while Type A Unit 1.10 floor plan does not. Please coordinate.	28 Mar 03:30 PM

#19 - Mobility & Sensory Units: Emergency Pull Cord

Plan Review | Katie Rich | Unit-Mobility

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



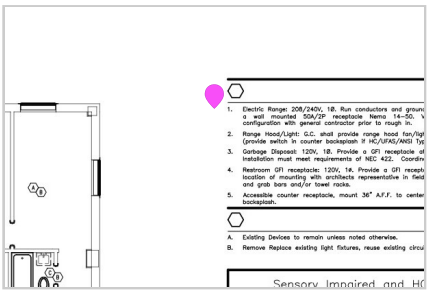
Task messages (time in EDT)

Katie Rich	Issue: Emergency pull cords must be mounted no higher than 48 inches from the ground and the cord must be within 6" from the floor.	30 Mar 02:02 PM

#27 - Unit Electrical Panels

Plan Review | Melissa Middleton | Unit-Mobility

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



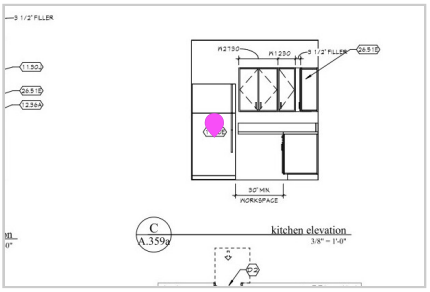
Task messages (time in EDT)

Melissa Middleton	Issue: Per NCHFA, electrical panels in Type A and Type B units must be mounted at 48" maximum above finish floor to top breaker.	05 Apr 03:20 PM

#28 - Mobility Unit: Refrigerator

Plan Review | Melissa Middleton | Unit-Mobility

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



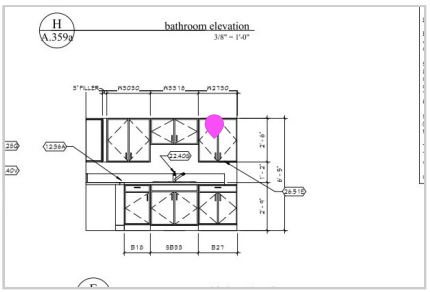
Task messages (time in EDT)

Melissa Middleton	Issue: Per NCHFA, all accessible "Type A" units must have a side by side refrigerator or one with a bottom freezer drawer. The refrigerator doors must be able to open enough for storage bin removal.	05 Apr 03:24 PM

#29 - Mobility Unit: Cabinet Hardware

Plan Review | Melissa Middleton | Unit-Mobility

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

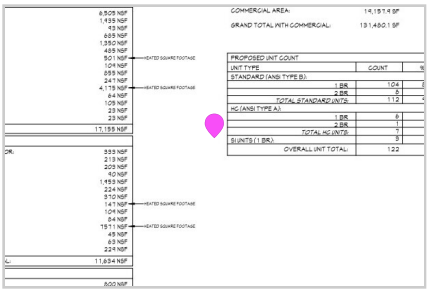


Task messages (time in EDT)

Melissa Middleton	Per NCHFA for elderly properties, loop handles is required on all cabinets and drawers.	05 Apr 03:35 PM

#30 - Unit Identification

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

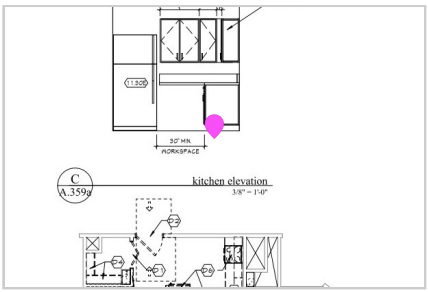


Task messages (time in EDT)

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

#2 - Unit Mobility: Kitchen workspace

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

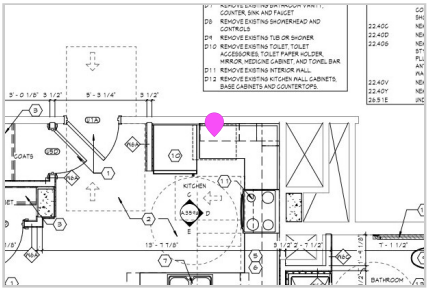


Task messages (time in EDT)

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

#4 - Mobility Unit 1.10: Kitchen Work Surface

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

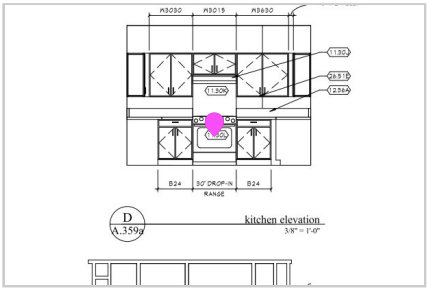


Task messages (time in EDT)

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

#7 - Mobility Unit 1.10: Range Controls

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



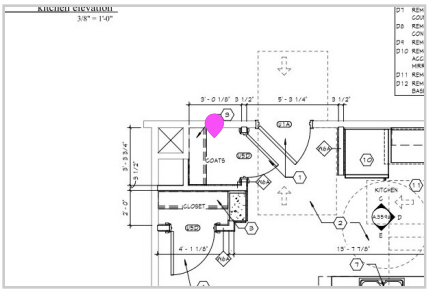
Task messages (time in EDT)

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

#11 - Mobility Unit 1.10: Coat Closet Depth

Plan Review | Katie Rich | Unit-Mobility

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



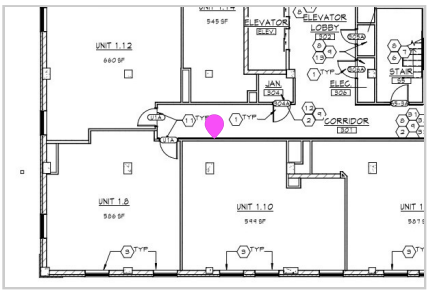
Task messages (time in EDT)

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

#15 - Mobility Unit 1.10: Door

Plan Review | Katie Rich | Unit-Mobility

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



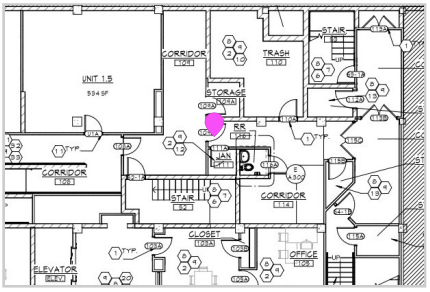
Task messages (time in EDT)

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

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

Plan Review | Katie Rich | Unit-Mobility

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



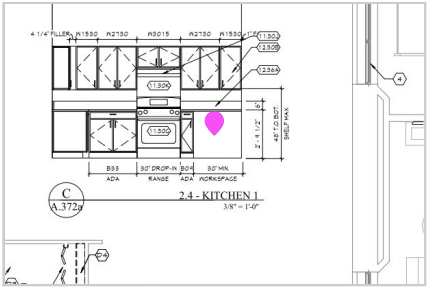
Task messages (time in EDT)

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

#24 - Mobility Unit 2.4a: Kitchen Work Surface

Plan Review | Katie Rich | Unit-Mobility

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



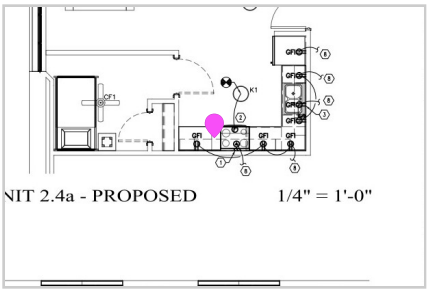
Task messages (time in EDT)

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

#25 - Mobility Unit 2.4a: Range Hood Switches

Plan Review | Melissa Middleton | Unit-Mobility

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



Task messages (time in EDT)

Melissa Middleton	Issue: The hood fan and light controls were not observed in the electrical plans. The controls should be located within the reach range and behind the work surface.	05 Apr 03:06 PM

Accessibility Construction Progress Observation Report #3 Final

The Cove

Cartersville, Georgia

February 10, 2022

Terracon Project No. F8206002

Georgia Department of Community Affairs Project Number 2019 - 054

Prepared for:

Tower Management Company Inc.

102 Tower Ridge Road NW

Cartersville, Georgia 30121

Prepared by:

Terracon Consultants, Inc.

Lawrenceville, Georgia

terracon.com

Terracon

Environmental ■ Facilities ■ Geotechnical ■ Materials

February 10, 2022

Tower Management Company Inc.
102 Tower Ridge Road NW
Cartersville, GA 30121

Attn: Ms. Cheryl Murphy-Fetcinko
P: (770) 547-8461
E: cheryl@tmcmgt.com

Re: **Accessibility Consulting Observation Report #3 Final**
The Cove
90 Liberty Square Drive NE, Cartersville, Georgia 30121
DCA Project Number 2019 - 054
Terracon Project No. F8206002

Dear Ms. Murphy-Fetcinko:

Terracon is pleased to provide Accessibility Consulting Services for the referenced Development. This work was performed in general accordance with the scope of services outlined in Terracon Proposal Number PF8206002 as accepted on January 8, 2020.

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

Sincerely,
Terracon Consultants, Inc.

Sahand Saljooghi
Field Facilities Professional
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Attachments: Accessibility Construction Observation Report #3 Final

Distribution: .pdf copy emailed to: Ms. Cheryl Murphy-Fetcinko (cheryl@tmcmgt.com), Mr. Caleb Lea (caleb.lea@olympiaconstruction.net), Mr. Anthony Gray (anthony@wbconstructiondev.com) and Mr. James Bowman (james@wbconstructiondev.com)

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1.0 PROJECT SUMMARY

1.1 Project Information

The project consists of the renovation of eleven (11), non-fire sprinklered, senior-oriented, one-story multi-family apartment buildings which contain a total of 60 one- and two-bedroom apartment units and an attached Community Building with Leasing Office. The buildings were constructed in 1999. Site amenities include a fenced community garden, fenced pet park, free-standing gazebo with picnic table and seating with grilling station, covered mailbox area, four (4) trash enclosures, and multiple bench seating locations throughout. A community building with a community room, kitchen, computer center, library, two (2) storage rooms, leasing office, (2) single accommodation restrooms and a laundry. On-site parking is proposed for a total of 96 vehicles.

1.2 Development Team

Owner	The Cove at Cartersville, L.P. Ms. Murphy-Fetcinko 135 North Washington Street, Cartersville, Georgia 30747 Phone (770) 386-2921 Email cheryl@tmcmgt.com
Developer	Olympia Construction Company, Inc. 404 East McKinney Avenue, Albertville, Alabama 35950 Mr. Caleb Lea, Project Manager Phone (256) 878-6054 Email caleb.lea@olympiaconstruction.net
Contractor	WB Construction 2744 Watts Drive, Kennesaw, Georgia 30144 Mr. Anthony Gray, Superintendent Phone (470) 235-8492 Email anthony@wbconstructiondev.com Mr. James Bowman, Project Manager Phone (678) 883-6398 Email james@wbconstructiondev.com
Architect/Engineer of Record	McKean & Associates, Architects, LLC Mr. Rory McKean 2315 Eastchase Lane, Montgomery, Alabama 36117 Phone (334) 272-4044 Email rmckean@mckeanarch.com
Accessibility Consultant	Terracon Consultants Ms. Melissa Middleton 2105 Newpoint Place, Suite 600; Lawrenceville, Georgia 30043 Phone (770) 623-4637 email: Melissa.Middleton@terracon.com

1.3 Scope and Purpose

Our services included making a scheduled site visit to observe whether installed site and building elements meet general compliance with the Georgia Department of Community Affairs (DCA) and project design specifications relating to accessibility.

The accessibility features were compared to the requirements of:

- Section 504 of the Rehabilitation Act of 1973 - Uniform Federal Accessibility Standards (UFAS).
- ADA Title II – State and Local Government (programs and services).
- 2010 ADA standards (ADAS) for accessible design.
- The 2018 International Building Code (IBC) with GA amendments.
- 2009 ANSI A117.1
- FHAA

2.0 SITE OBSERVATIONS

2.1 Inspection Conditions

February 2, 2022, 12:30 AM - 2:00 PM; light rain; 62°

The purpose of our meeting was to conduct an inspection of the current construction conditions with regard to accessibility as previously reviewed by Terracon in the Accessibility Plan Review. With respect to accessibility, the project appeared to be generally constructed in accordance with the applicable accessibility codes with some exceptions noted in Section 3.0.

At the time of our site visit, renovation of some of the dwelling units was in progress. Site work is completed.

2.2 Meeting Attendees

Mr. James Bowman, Project Manager, WB Construction
Ms. Melissa Middleton, Accessibility Consultant, Terracon Consultants
Mr. Sahand Saljooghi, Project Assistant, Terracon Consultants

3.0 FINDINGS AND CONCLUSIONS

The following summarizes our evaluation of the improvements and our opinion of their compliance with the current versions of: Section 504 of the Rehabilitation Act of 1973, as delineated in the Uniform Federal Accessibility Standards (UFAS); 2010 Americans with Disabilities Act (ADA); the Fair Housing Amendment Act (FHAA), the Georgia Accessibility Code (GAC) and our recommendations for any modifications.

Our previous Accessibility Plan Review, dated June 12, 2020, identified non-compliant items, which were addressed in the construction documents. Our comments below are pertinent to our observations of the current site conditions associated with the property and building elements.

The Accessibility Compliance Tables is provided in Appendix A present a summary of our observations to applicable accessibility standards. Please refer to Appendix B for a site plan. Photographs are provided in Appendix C.

3.1 Parking

On-site parking is proposed for a total of 96 vehicles on open surface parking lots. Of the total provided, eleven (11) are to be standard-accessible, and one (1) is to be van-accessible.

Parking areas and access aisles were in progress. No issues were noted.

Parking Summary					
Parking Type	**# Non-Accessible Provided**	**# Standard Accessible Provided**	**# Van-Accessible Provided**	**Total Parking**	**Compliant**
Surface	84	10	2	96	Yes, for count.

3.2 Exterior Site Features

The exterior site features include a dumpster, mail kiosk, a courtyard, picnic pavilion, community garden and pet park. Exterior amenities have been renovated. Some modifications have been made to the existing concrete sidewalks and paths.

Exterior Common Area Amenities Summary					
Amenity	**Description/ Location**	**In Progress or Complete**	**Issue(s) Observed**	**Issue / Photo Reference #(s)**	**Comments**
Parking	Surface parking is provided throughout.	✓			
Sidewalks / Ramps	Sidewalks are located throughout the property.	✓			
Dumpster / Compactor	Dumpsters are located Buildings 200, 300, 600 and 800.	✓			
Mail Area	The mail kiosk is located near the Community Building.	✓			
Gazebo / Picnic Areas	A gazebo with a grill and picnic tables is located in the center of the community.	✓			
Community Garden	A community garden is located in the center of the community.	✓			
Pet Park	A pet park is located in the center of the community.	✓			

3.3 Interior Common Area Amenities

The interior common area amenities include a Leasing Office, community building with community kitchen, library, community laundry, computer center, and restrooms.

Interior Common Area Amenities Summary					
Amenity	**Description/ Location**	**In Progress or Complete**	**Issue(s) Observed**	**Issue Reference #(s)**	**Comments**
Leasing Office	The Leasing Office is located inside the Community Building.	✓			
Community Building	The community building is a separate single-story building.	✓			
Community Kitchen	A kitchen is located in the community room inside the Clubhouse.	✓			
Library	A library is located inside the community building.	✓			
Computer Center	A computer center is located inside the community building.	✓			
Laundry	A laundry facility is accessed from inside or outside and is part of the community building.	✓			
Restrooms	Two restrooms are provided in the community building.	✓	✓	28 & 29	See Appendix C.

3.4 Dwelling Units

The proposed project consists of the renovation of eleven (11), non-fire sprinklered, senior-oriented, one-story multi-family apartment buildings which contain a total of 60 one- and two-bedroom apartment units. Accessible units are to be provided in thre (3) of the dwelling units, and sensory equipment is to be provided in two (2) dwelling units.

Due to the year of construction in 1999, all units are required to be “covered” or “Adaptable” (Type B) units under FHAA.

According to the Georgia DCA, 5% of all units must meet UFAS standards and be equipped for the mobility disabled, including wheelchair residents”, 2% of a subset of the mobility units must have accessible roll-in showers, and "at least an additional 2% of the total units (but not less than one unit) must be equipped for hearing and sight-impaired residents. Additionally, 2% of all units in a multifamily development (that are a subset of the mobility units) must have accessible roll-in showers.

Unit types are distributed as follows:

Unit Summary				
Unit Type	**#**	**Unit Description**	**# Mobility**	**# Sensory**
A FH	37	1 Bedroom, 1 Bath		
A FHS	6	1 Bedroom, 1 Bath with shower		
A FHRS	3	1 Bedroom, 1 Bath with roll-in shower		
A HC	1	1 Bedroom, 1 Bath	1 (90D)	
A HCS	1	1 Bedroom, 1 Bath with shower	1 (709)	
1 Bedroom Totals	**48**		**2**	
B FH	8	2 Bedroom, 1 Bath		
B FHRS	1	2 Bedroom, 1 Bath with roll-in shower		
B HCS	1	2 Bedroom, 1 Bath with shower	1 (106)	
B SI	2	2 Bedroom, 1 Bath with sensory		2 (206 & 607)
2 Bedroom Totals	**12**		**1**	**2**
Total Units	**60**	**Total Accessible**	**3**	**2**

See Appendix C for issues identified with the dwelling units. Any issues for a specific unit type may need to be addressed in all units of that type. We have the following comments concerning the units:

Dwelling Unit Summary					
Unit #	**Unit Type**	**In Progress or Complete**	**Issue(s) Observed**	**Issue Reference #(s)**	**Comments**
Mobility Units					
90D	A-HC	✓			
709	A-HCS	✓			
106	B-HCS	✓	✓	31	See Appendix C.
Sensory Units					
607	Mobility: B-SI	✓			
206	Mobility: B-SI	✓			
FHA Units					
711	A-FH	✓			
705	A-FHS	✓			
601	A-FHRS	✓			
605	B-FH	✓			
1005	BFHRS	✓			

Unless noted otherwise, the toilet locations, blocking, electrical outlets and switches appeared to be correct.

4.0 REPORT QUALIFICATIONS

4.1 Limitations

Our review of installed work is limited to what can be visually observed. The findings and recommendations presented in this report are based upon our observations and our experience with similar projects and with the knowledge that there are certain limitations and exceptions within the report that are reflective of the scope of services. Only limited quantitative measurements were obtained. It is possible that there may be deficiencies at the facility which were not readily accessible, not visible or otherwise inadvertently overlooked. The discovery of supplemental information concerning conditions at the site should be reported to us. Based on this information, we can reassess potential impacts and if necessary, modify our recommendations.

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

4.2 Reliance

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

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

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

APPENDIX A

ACCESSIBILITY COMPLIANCE TABLES

Georgia Department of Community Affairs

2018 DCA Final Accessibility Inspection Checklist

PROPERTY DESCRIPTION

GA DCA Project #: 2019-054

PROPERTY NAME: The Cove

PROPERTYADDRESS: 90 Liberty Square Drive NE

CITY: Cartersville

Number of Buildings: 11 # Accessible Units: 3

Total # Units: 60 # of the A/V-Impaired units: 2
(over and above the 5% accessible)

	1 BR	2BR	3BR	4BR
# each bedroom type:	48	12	NA	NA
# H/C Accessible units:	2	1	NA	NA

List Accessible Units #s: Unit #: 90D, 709, and 106

List AV Unit #s: Unit #: 206 and 607

Parking spaces: Total: 96 Accessible: 12

Applicable Accessibility Policy:

Fair Housing	✓	ADA	✓
Section 504/UFAS	✓	DCA (Section 504/UFAS)	✓

***** Every project, at minimum, is subject to DCA's policy (which adopts Section 504/UFAS and recommends Visitability) and ADA. Please consult DCA's Accessibility Manual for further information.**

LEGEND:

(UFAS)	Uniform Federal Accessibility Standards, page numbers noted - download Standards and Checklist at: http://www.access-board.gov/indexes/pubsindex.htm
(ADA/AG)	American with Disabilities Act / Accessibility Guide, page numbers noted.-download Guide and Checklist at http://www.access-board.gov/indexes/pubsindex.htm
(ADA)	American with Disabilities Act
(DM)	Fair Housing Act Design Manual, page numbers noted. ANSI references listed are specifically noted in the Fair Housing Act Design Manual. -download at http://www.huduser.org/

Note: The most restrictive code or regulation applies.

Georgia Department of Community Affairs

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

Units equipped for sight/hearing impaired (2%):

In Compliance? Y / N / NA			
Unit # 206	Unit # 607		
B SI	B SI		
Yes	Yes	1	All rooms equipped with smoke detectors have strobe lights.
Yes	Yes	2	Doorbell with light indicator.
Yes	Yes	3	Capability for light indicator at phone.
N/Ap	N/Ap	4	If these items are not provided in the units, they may be kept in storage on site.

COMMENTS:

Georgia Department of Community Affairs

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA						
Unit # 90D	Unit # 709	Unit # 106				
A-HC	A-HCS	B-HCS			Fair Housing	Section 504/UFAS
ACCESSIBLE UNITS						
Yes	Yes	Yes	1	Entrance threshold max. 1/2" at entry		(UFAS 4.13.8)
Yes	Yes	Yes	2	All rooms on an accessible route (min. 32" clear openings)	(DM 3.5 & 4.3)	(UFAS 4.32.2)
Yes	Yes	Yes	3	Lowered peephole (recommended)	DM	
Yes	Yes	Yes	4	Lever type hardware on doors on accessible route	(DM 3.5 & 4.3)	(UFAS 4.25.4)
Yes	Yes	Yes	5	Switches, electric outlets, phone outlets, thermostat within reach range (15" from floor for outlets-48" max. height for others, CA)	(DM 5.3)	(UFAS 4.27.3)
Yes	Yes	Yes	6	Clothes closets-rod within reach (max. 54")		(UFAS 4.2.5, 4.25.3)
Yes	Yes	Yes	7	Storage (linen, etc.) - shelving within reach (between 9" and 54" above the floor. for side approach, between 9" and 48" for front approach)		(UFAS 4.2.5, 4.25.3)
Yes	Yes	Yes	8	Required low pile carpeting		(UFAS 4.5.3)
N/Ap	N/Ap	N/Ap	9	Walk in closets, if provided, Min. 32" doors	(DM 3.15)	

Kitchen:

Yes	Yes	Yes	1	Clearances / turning circles		(UFAS 4.34.6.1)
Yes	Yes	No	2	30" X 48" clear space at appliances		(UFAS 4.34.6.2)
Yes	Yes	Yes	3	One counter 30" long and 34" above floor-clear knee space		(UFAS 4.34.6.4)
Yes	Yes	Yes	4	Sink no more than 34" above floor or adjustable in height & 30" wide min.		(UFAS 4.34.6.5(1))
Yes	Yes	Yes	5	Accessible sink control (height and lever type controls)		(UFAS 4.27),4.34.6.5(4))
Yes	Yes	Yes	6	knee / toe clearance under sink		(UFAS 4.34.6.5(5-7))
Yes	Yes	Yes	7	Sink pipes insulated / covered		(UFAS 4.34.6.5(8))
Yes	Yes	Yes	8	Cabinet hardware accessible		(UFAS 4.34.6.10)
Yes	Yes	Yes	9	Front mounted range controls		(UFAS 4.34.6.6)
Yes	Yes	Yes	10	Refrigerator meets requirements		(UFAS 4.34.6.8)
Yes	Yes	Yes	11	Separate switch for rangehood / light within reach areas (height from floor and NOT on back wall above counter unless counter is 34" max. height)		(UFAS 4.34.6.3, 4.27,4.1.2(12))

Georgia Department of Community Affairs

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA						
Unit # 90D	Unit # 709	Unit # 106				
A-HC	A-HCS	B-HCS			Fair Housing	Section 504/UFAS
Yes	Yes	Yes	12	Cabinet storage accessible (48" max height for at least one shelf)		(UFAS 4.34.6.10, 4.25.3)

Georgia Department of Community Affairs

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA						
Unit # 90D	Unit # 709	Unit # 106				
A-HC	A-HCS	B-HCS			Fair Housing	Section 504/UFAS
Bathroom:						
Yes	Yes	Yes	1	Maneuvering space		(UFAS 4.22.3)
Yes	Yes	Yes	2	Clearances at toilet		(UFAS 4.34.5.2(1))
Yes	Yes	No	3	Clearances at tub / shower		(UFAS 4.34.5.4, 4.34.5.5)
Yes	Yes	No	4	Knee / toe clearance under lavatory		(UFAS 4.34.5. and 4.19.2)
Yes	Yes	Yes	5	Grab bars properly placed and anchored securely		(toilet and tub/shower) (UFAS 4.34.5)
Yes	Yes	Yes	6	Mirror 40" off floor or tilt / accessible		(UFAS 4.22.6)
Yes	Yes	Yes	7	Lavatory pipes insulated / covered		(UFAS 4.34.5.3, 4.19.4)
Yes	Yes	Yes	8	Tub controls located properly		(UFAS 4.34.5.4(4))
Yes	Yes	Yes	9	Tub seat provided		(UFAS 4.34.5.4(2))
Yes	Yes	Yes	10	Hand held shower nozzle		(UFAS 4.34.5.4(5))

Georgia Department of Community Affairs

Accessibility Inspection Checklist

SITE AND COMMON AREAS

Parking:

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
Yes	1	Proper number of accessible spaces?	(min. 2% of parking-DM 2.23)	(min. 1/ accessible unit + 1 visitor/office space - UFAS 4.1.(5)(d))		
Yes	2	Proper width? (8' wide min.)	(DM 2.21)	(UFAS 4.6.3)		
Yes	3	Access aisle adjacent? (5' wide min.)	(DM 2.21)	(UFAS 4.6.3)		
Yes	4	Visible designation sign (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(DM 2.21)	(UFAS 4.6.4)		
Yes	5	Shortest distance (closest space to apt or office)	(DM 2.20)	(UFAS 4.6.2)		
Yes	6	Slope of accessible parking / access aisle (1:50 in all directions)		(UFAS 4.6.3)		
Yes	7	Accessible space provided at each separate site amenity that has parking (community room, laundry, etc.)	(DM 2.23)			
N/Ap	8	Covered parking meets requirements, if provided	(DM 2.25)			

COMMENTS:

Public Areas- (onsite office, community room / etc. if open to more than tenants and guests)

Yes	1	Van accessible parking space with proper width (8' wide min.)?	(DM 2.6 and 2.8)		(ADA/AG 4.6.3)	
Yes	2	Visible H/C designation sign and "Van-accessible" sign? (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(DM 2.21)	(UFAS 4.6.4)	(ADA/AG 4.6.4)	
Yes	3	Access aisle adjacent to van space (8" wide)?	(DM 2.8)		(ADA/AG 4.6.6)	
Yes	4	Slope of accessible parking / access aisle (1: 50 all directions)?			(ADA/AG 4.6.3)	
Yes	5	Accessible parking located on shortest accessible route to accessible entrance?			(ADA/AG 4.6.2)	

COMMENTS:

Georgia Department of Community Affairs

Accessibility Inspection Checklist

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
COMMON AREAS- (Halls, community rooms, laundries, lobby, etc.)						
Yes	1	Entrance threshold max, 1/2" at entry	(DM 1.11)	(UFAS 4.13.8)		(ANSI 4.13.8)
Yes	2	Doorways 32" min. wide	(DM 1.11)	(UFAS 4.13.5)		(ANSI 4.13.5)
Yes	3	Required lever hardware provided	(DM 1.11)	(UFAS 4.13.9)		(ANSI 4.13.9)
Yes	4	Interior stairs: uniform risers and treads, closed risers, handrails both sides	(DM 2.17)	(UFAS 4.9.2)		(ANSI 4.9)
Yes	5	Handrail extensions		(UFAS 4.9.4)		
Yes	6	Cane detection barrier under stairs		(UFAS 4.4.1)		
Yes	7	Toilets fully accessible- 18" clearance pull side of door, maneuvering room (5' circle or T-shape), grab bars, 34" high lavatory, open beneath, pipes covered, mirror 40" above floor or tilt	(DM 2.28-2.30)	(UFAS 4.19 & 4.22, fig 28,29 & 30))		(ANSI 4.22)
Yes	8	Required low pile carpeting provided		(UFAS 4.5.3)		
Yes	9	Laundry-at least one front loading washer and dryer		(UFAS 4.34.7.2)		
Yes	10	Laundry- washer/dryer controls within reach, maneuvering room at doors / washers / dryer folding table / sink	(DM 2.26 - 2.27)			
Yes	11	Switches / outlets / thermostats / controls within reach range (15" from floor for outlets-48" max. height for others, CA)				
Yes	12	Kitchen-access route through, sink accessible	(DM 2.14)			
Yes	13	Playground - if provided, must be on an accessible route	(DM 2.9)			
Yes	14	Mailboxes - interior or exterior - 30" X 48" access space, some boxes within 15" - 48" reach (both postal delivery and postal drop boxes, if provided)	(DM 1.6 and 2.10)			

COMMENTS:

Georgia Department of Community Affairs

Accessibility Inspection Checklist

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
Accessible Route:						
Yes	1	Site / building impracticality test for accessibility?	(DM 1.40-1.55)			
Yes	2	Accessible route linked all elements on site (min. 3' wide, 5% slope max.)-to each building	(DM 2.8-2.9)			
		- site amenity, common areas, mailboxes	(DM 1.6)			
		- trash areas	(DM 2.16)			
		- common laundry		(UFAS 4.34.7.1)		
		- public street / transportation, etc		(UFAS 4.3.2,4.3.3)		
		(other requirements for some site amenities may be mentioned elsewhere)				
Yes	3	Curb cuts with flared sides (1:10 max) from parking to sidewalk	(DM 2.22)	(UFAS 4.7.5)		(ANSI 4.7.7)
Yes	4	All curb cuts have access aisle or means to avoid cars parking to obstruct	(DM 2.11 & 2.15)	(UFAS 4.7.8)		
Yes	5	If accessible route greater than 200', is there a 5'X5' min. passing area provided?(required if width less than 5')		(UFAS 4.3.4)		
Yes	6	If sidewalk less than 48" wide beyond curb cut, max. slope less than 1:12		(UFAS 4.7.5 Fig. 12(a))		
Yes	7	Curb cuts with flared sides wherever required by accessible route (between unit and amenities if walk is accessible route)		(UFAS 4.7.1)		
Yes	8	Ramps provided have max. 8% (1:12) slope?		(UFAS 4.8.2)		
Yes	9	Ramps provided have max. height 30" rise without a level "rest area"		(UFAS 4.8.2)		
Yes	10	Ramps- min 36" width and cross slope max. 1:50		(UFAS 4.8.6)		
Yes	11	Ramps with greater than a 6" rise have handrails on both sides	(DM 1.8)	(UFAS 4.8.6)		(ANSI 4.8.5)

COMMENTS:

ACCESSIBLE UNITS - (see also separate checklist to be completed for each accessible unit)

Yes	1	5% of total units fully accessible (ALWAYS ROUND UP)		(Section 504) (UFAS 4.1.4) (UFAS 4.1.4(11))		
Yes	2	Unit mix of accessible units reflects unit mix of all apartments		(Section 504)		
Yes	3	Accessible units located within the complex so that common and public use facilities are easily accessible, but not so that the accessible units are all in one area or segregated from the others		(Section 504)		

COMMENTS:

Georgia Department of Community Affairs

Accessibility Inspection Checklist

ADAPTABLE UNITS (Fair Housing ONLY) - (Remaining first floor units in buildings of 4+ units or all units in buildings with elevator)

General:

In Compliance? Y / N / Na			Fair Housing	Section 504/UFAS	ADA	ANSI
Yes	1	Switches, outlets, controls in accessible locations	(DM 7.33)			
Yes	2	Accessible route to the unit				
Yes	3	Entrance thresholds	(DM 3.10)			(ANSI 4.13.11)
Yes	4	Accessible through the unit to all rooms				

Kitchen:

Yes	1	30" X 48" clear floor space at each fixture				
Yes	2	32" min. entrance to kitchen				
Yes	3	Min. 40" between facing counters (in "U" kitchen, min 60" if any fixture at bottom of "U" OR 40" min if sink has removable front)	(DM 7.7-77.11)	(UFAS 4.34.6.2)		

Bathroom:

Yes	1	Blocking for grab bars in place				
Yes	2	32" min. entrance to bath	(DM 7.33)			
Yes	3	Maneuvering space	(DM 7.33)	(UFAS 4.22.3)		

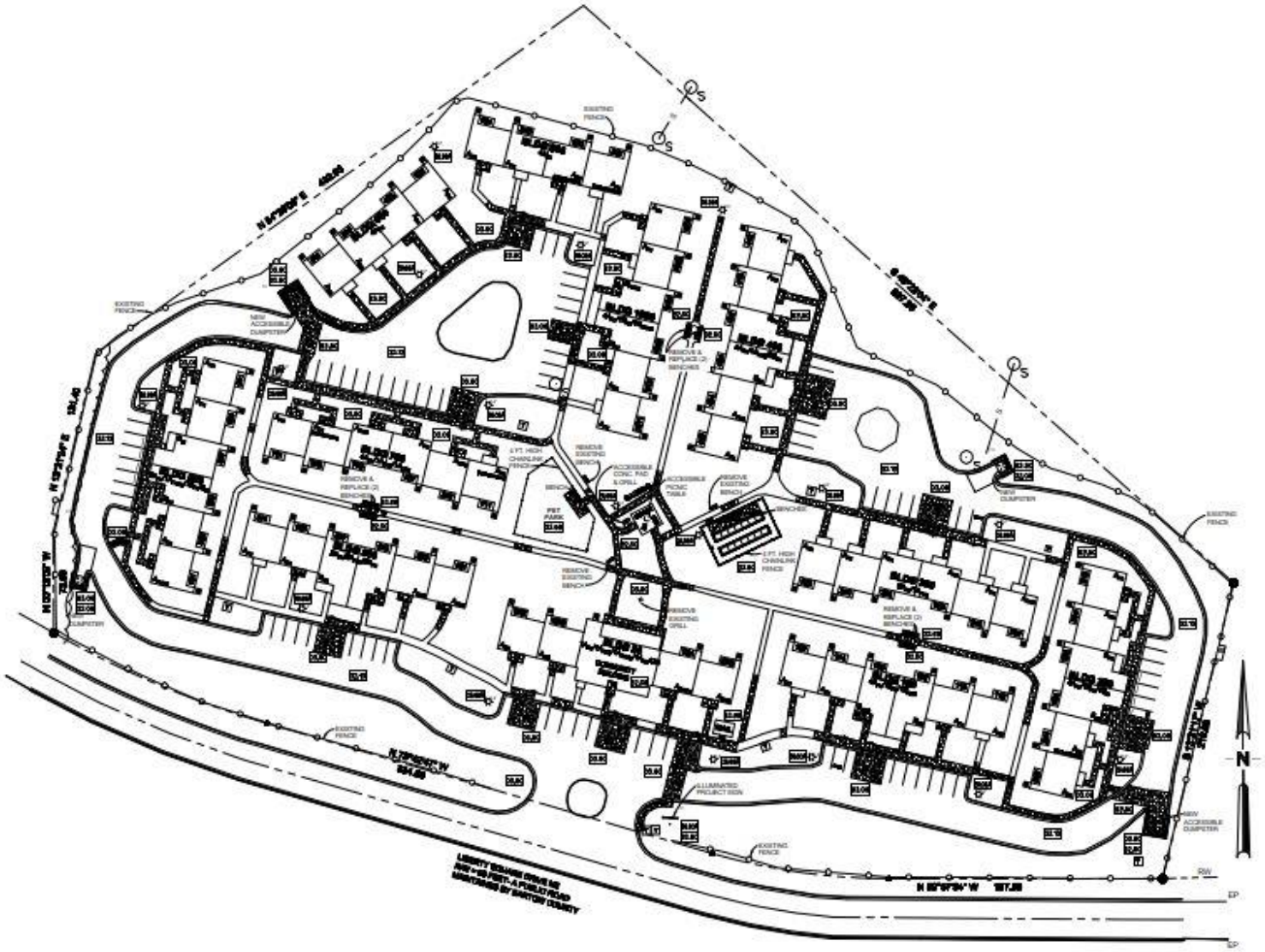
COMMENTS:

Additional Project Comments:

COMMENTS:

APPENDIX B

SITE PLAN



APPENDIX C

FIELD ASSESSMENT ISSUES AND PHOTOGRAPHS

Table of contents

Restroom-Public

#	Description	Plan	Assignee	Status	Page
28	Women’s Restroom	A3.1	@SSA	Field Issue - 02-02-2022	3
29	Men’s Restroom	A3.1	@SSA	Field Issue - 02-02-2022	5

Unit-Mobility

#	Description	Plan	Assignee	Status	Page
31	Unit Type Bhcs Unit# 106	A1.4	@SSA	Field Issue - 02-02-2022	7

Restroom-Public

#28 - Women’s Restroom

Field Issue | Sahand Saljooghi | Restroom-Public
Plan: A3.1 - COMMUNITY BUILDING FLOOR PLANS AND SCHEDULES

Task messages (time in PST)

Sahand Saljooghi	Photo 1	02 Feb 09:02 AM
Sahand Saljooghi	Photo 2	02 Feb 09:02 AM
Sahand Saljooghi	Photo 3	02 Feb 09:02 AM
Sahand Saljooghi	Photo 4	02 Feb 09:02 AM
Sahand Saljooghi	Photo 5	02 Feb 09:03 AM
Sahand Saljooghi	Photo 6	02 Feb 09:03 AM
Sahand Saljooghi	Photo 7	02 Feb 09:03 AM
Sahand Saljooghi	Photo 8	02 Feb 09:03 AM
Sahand Saljooghi	Photo 9	02 Feb 09:03 AM
Sahand Saljooghi	Photo 10	02 Feb 09:03 AM
Sahand Saljooghi	Issue: The paper tower dispenser is 54” above finish floor and should be lowered to a minimum of 48”.	02 Feb 09:21 AM

Photos

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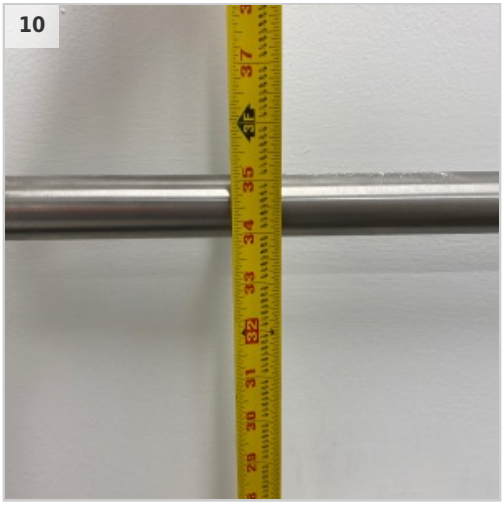

#29 - Men’s Restroom

Field Issue | Sahand Saljooghi | Restroom-Public
Plan: A3.1 - COMMUNITY BUILDING FLOOR PLANS AND SCHEDULES

Task messages (time in PST)

Sahand Saljooghi	Photo 1	02 Feb 09:06 AM
Sahand Saljooghi	Photo 2	02 Feb 09:06 AM
Sahand Saljooghi	Photo 3	02 Feb 09:07 AM
Sahand Saljooghi	Photo 4	02 Feb 09:07 AM
Sahand Saljooghi	Photo 5	02 Feb 09:07 AM
Sahand Saljooghi	Photo 6	02 Feb 09:07 AM
Sahand Saljooghi	Photo 7	02 Feb 09:07 AM
Sahand Saljooghi	Photo 8	02 Feb 09:07 AM
Sahand Saljooghi	Photo 9	02 Feb 09:07 AM
Sahand Saljooghi	Photo 10	02 Feb 09:08 AM
Sahand Saljooghi	Issue: The paper tower dispenser is 54” above finish floor and should be lowered to a minimum of 48”.	02 Feb 09:09 AM

Photos

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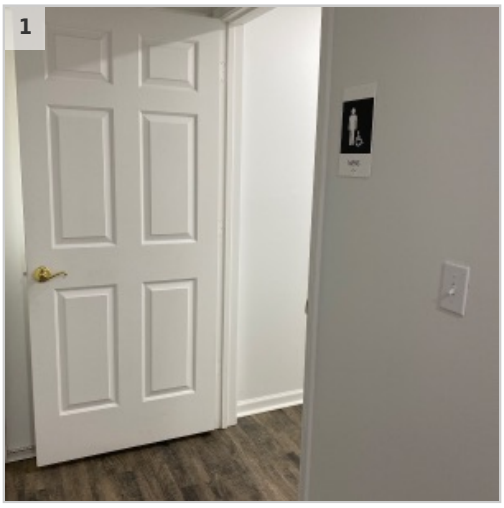

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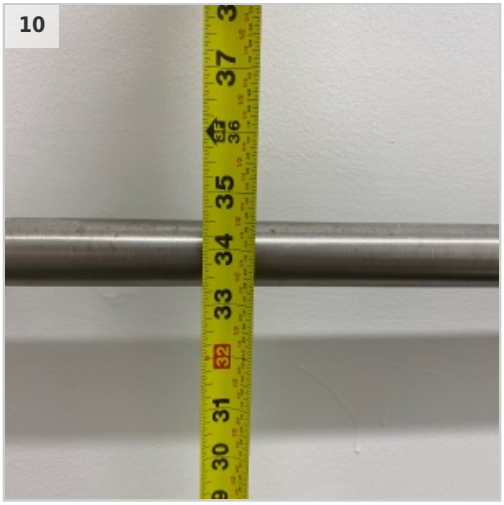

Unit-Mobility

#31 - Unit Type Bhcs Unit# 106

Field Issue | Sahand Saljooghi | Unit-Mobility
Plan: A1.4 - UNIT BHCS FLOOR PLANS & NOTES

Task messages (time in PST)

Sahand Saljooghi	Photo 1	02 Feb 09:44 AM
Sahand Saljooghi	Photo 2	02 Feb 09:44 AM
Sahand Saljooghi	Photo 3	02 Feb 09:45 AM
Sahand Saljooghi	Photo 4	02 Feb 09:45 AM
Sahand Saljooghi	Photo 5	02 Feb 09:49 AM
Sahand Saljooghi	Photo 6	02 Feb 09:49 AM
Sahand Saljooghi	Issue: The distance between the refrigerator and the dishwasher is 38”. A minimum of 40" of clear space should be provided. A counter depths refrigerator should be provided.	02 Feb 09:50 AM
Sahand Saljooghi	Photo 7	02 Feb 09:51 AM
Sahand Saljooghi	Photo 8	02 Feb 09:53 AM
Sahand Saljooghi	Photo 9	02 Feb 09:53 AM
Sahand Saljooghi	Photo 10	02 Feb 09:54 AM
Sahand Saljooghi	Photo 11	02 Feb 09:54 AM
Sahand Saljooghi	Photo 12	02 Feb 09:54 AM
Sahand Saljooghi	Photo 13	02 Feb 09:55 AM
Sahand Saljooghi	Photo 14	02 Feb 09:58 AM
Sahand Saljooghi	Photo 15	02 Feb 09:59 AM
Sahand Saljooghi	Photo 16	02 Feb 10:00 AM
Sahand Saljooghi	Issue: Threshold at shower is not complaint. A ramp to fix the shower threshold will be installed.	02 Feb 10:23 AM
Sahand Saljooghi	Issue: The lavatory is greater than 34” to the top surface and should be lowered.	02 Feb 10:23 AM

Photos

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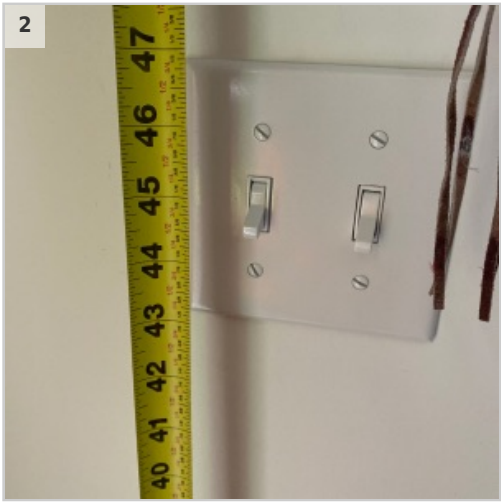

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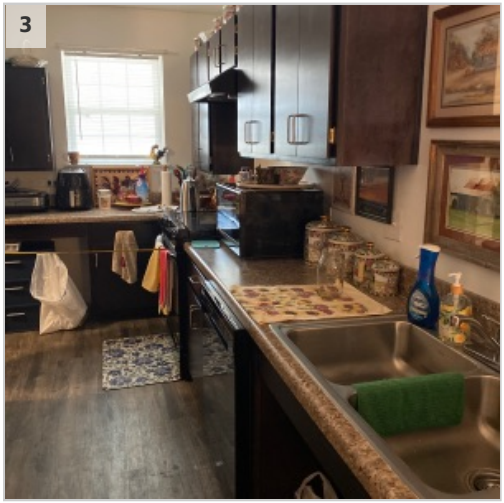

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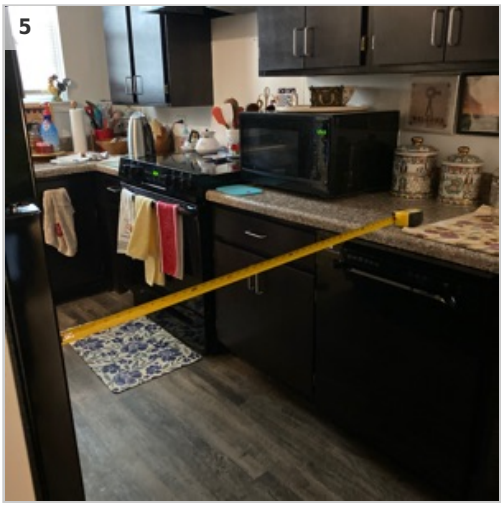
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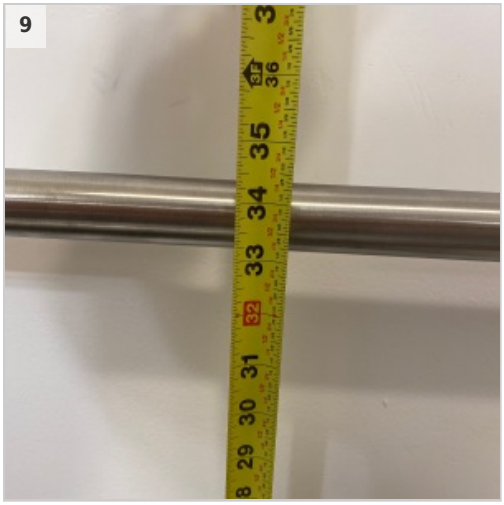
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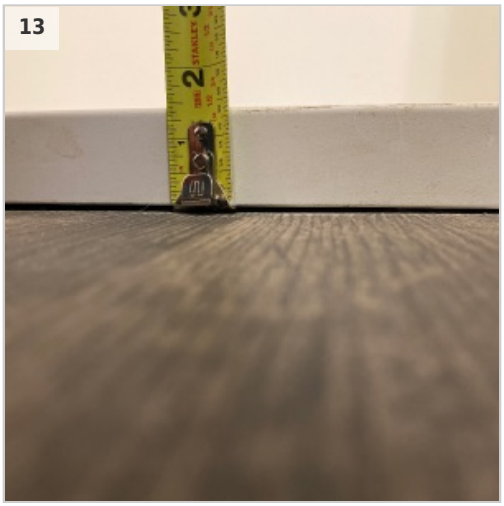

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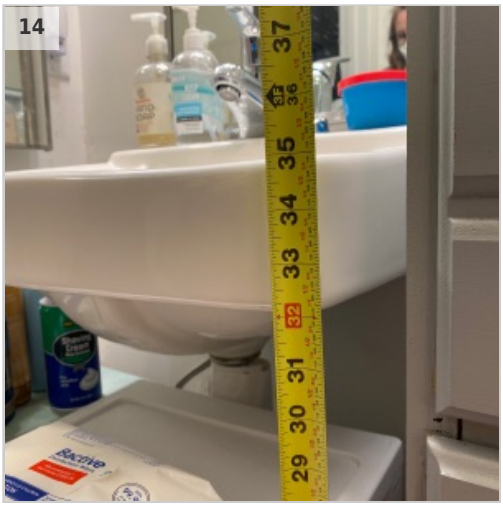

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Project List

The individuals listed in the qualifications package have conducted over 100 accessibility project reviews. The following is a list of a portion of accessibility consulting projects located in South Carolina:

Project Name	Number of Units	Tenancy (Senior, Family or Other)	Financing Source	Government Funding Assisted (Yes/No)
Hickory Heights and Oakland Apartments – Abbeville, SC	80	Family	4% LIHTC	Yes
Connecticut Village Apartments Gaffney, SC	105	Family	4% LIHTC	Yes
Spanish Trace Apartments Beaufort, SC	88	Family	4% LIHTC	Yes
Arrington Place Apartments Columbia, SC	68	Family	4% LIHTC	Yes
Abbot Arms Cayce, SC	100	Family	4% LIHTC	Yes
Hilton Head Island Gardens Hilton Head Island, SC	112	Family	4% LIHTC	Yes
Haven at Congaree Pointe Columbia, SC	198	Older	4% LIHTC	Yes
Gateway at Cross Creek Central, SC	168	Family	4% LIHTC	Yes
Dillon Graded School Apartments Dillon, SC	37	Older	4% LIHTC	Yes
Haven at Palmer Pointe Columbia, SC	150	Family	4% LIHTC	Yes
Stoneridge Senior Village Columbia, SC	90	Older	9% LIHTC	Yes
The Magnolia Aiken, SC	60	Older	9% LIHTC	Yes
Dogwood Senior Village Greenwood, SC	48	Older	9% LIHTC	Yes
Mauldin Center Apartments Mauldin, SC	46	Family	9% LIHTC	Yes
Havenwood Camellia North Augusta, SC	40	Older	9% LIHTC	Yes
Havenwood Woodland Lancaster, SC	50	Older	9% LIHTC	Yes

Project Name	Number of Units	Tenancy (Senior, Family or Other)	Financing Source	Government Funding Assisted (Yes/No)
Lincoln Apartments Waltersboro, SC	64	Family	9% LIHTC	Yes
Walhalla Gardens Walhalla, SC	68	Family	9% LIHTC	Yes
Westwood Apartments Manning, SC	48	Family	9% LIHTC	Yes
Villages on Mill Street Camden, SC	50	Family	9% LIHTC	Yes
Abbington Willow Lake Apartments – Lancaster, SC	40	Family	9% LIHTC	Yes
Havenwood Mathis Greenwood, SC	48	Family	9% LIHTC	Yes
Southpointe Senior Residences Greenville, SC	80	Older	9% LIHTC	Yes
Havenwood St. Ives North Charleston, SC	70	Family	9% LIHTC	Yes
Market Place Apartments Rock Hill, SC	68	Family	9% LIHTC	Yes
Brushy Creek Senior Residences Easley, SC	60	Older	9% LIHTC	Yes
Belvedere Mauldin, SC	80	Family	9% LIHTC	Yes
Broad River Village Beaufort, SC	160	Family	TEB LIHTC	Yes
Poplar Square Sumter, SC	100	Family	TEB LIHTC	Yes

Exhibit CC
SC Housing Certification of Minimum Scope and Reporting Standards

The Accessibility Consultant will perform tasks necessary to review and report 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:

1. Title II and III of the Americans with Disabilities Act and all applicable compliance standards.
2. Section 504 of the Rehabilitation Act of 1973 and all applicable compliance standards.
3. The Fair Housing Act and all applicable compliance standards.
4. The requirements of the SC Housing Qualified Allocation Plan (QAP) applicable to the Project and the SC Housing Appendix B Development Design Criteria.
5. Any other accessibility laws and regulations applicable to the project.

The following identifies the minimum SC Housing 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: Terracon Consultants, Inc.

Consultant Name: Melissa K. Middleton Phone: 770-623-4637

Signature: _____ Date: April 17, 2026

Note: Executed copy to be included with each report.