

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@tmcmtg.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
Facilities Services


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


Thom O'Brien
Senior Project Architect
Facilities Engineering Service

Attachments: Accessibility Construction Observation Report #3 Final

Distribution: .pdf copy emailed to: Ms. Cheryl Murphy-Fetcinko (cheryl@tmcmtg.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@tmcmt.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 three (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 |

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The Cove ■ Cartersville, Georgia

February 10, 2022 ■ Terracon Project No. F8206002



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 #: | <u>2019-054</u> | | | | | |
| PROPERTY NAME: | <u>The Cove</u> | | | | | |
| PROPERTY ADDRESS: | <u>90 Liberty Square Drive NE</u> | | | | | |
| CITY: | <u>Cartersville</u> | | | | | |
| Number of Buildings: | <u>11</u> | # Accessible Units: | <u>3</u> | | | |
| Total # Units: | <u>60</u> | # of the A/V-Impaired units: <i>(over and above the 5% accessible)</i> | <u>2</u> | | | |
| # each bedroom type: | 1 BR <table border="1"><tr><td>48</td></tr></table> | 48 | 2BR <table border="1"><tr><td>12</td></tr></table> | 12 | 3BR <table border="1"><tr><td>NA</td></tr></table> | NA |
| 48 | | | | | | |
| 12 | | | | | | |
| NA | | | | | | |
| # H/C Accessible units: | <table border="1"><tr><td>2</td></tr></table> | 2 | <table border="1"><tr><td>1</td></tr></table> | 1 | <table border="1"><tr><td>NA</td></tr></table> | NA |
| 2 | | | | | | |
| 1 | | | | | | |
| NA | | | | | | |
| List Accessible Units #s: | <u>Unit #: 90D, 709, and 106</u> | | | | | |
| List AV Unit #s: | <u>Unit #: 206 and 607</u> | | | | | |
| # Parking spaces: | Total: <u>96</u> | Accessible: | <u>12</u> | | | |
| Applicable Accessibility Policy: | | | | | | |
| Fair Housing | <u>✓</u> | ADA | <u>✓</u> | | | |
| Section 504/UFAS | <u>✓</u> | DCA (Section 504/UFAS) | <u>✓</u> | | | |

***** 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 | | | | |
| Yes | Yes | Yes | 12 | Cabinet storage accessible (48" max height for at least one shelf) | Fair Housing | Section 504/UFAS (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)) |

[illegible]

Georgia Department of Community Affairs
Accessibility Inspection Checklist

In Compliance?
Y / N / Na

| | | | |
|--------------|------------------|-----|------|
| Fair Housing | Section 504/UFAS | ADA | ANSI |
|--------------|------------------|-----|------|

SITE AND COMMON AREAS

Parking:

| | | | | | | |
|-------------|---|---|----------------------------------|--|--|--|
| 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

Accessible Route:

| | | | 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) | | | |
| | | - 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) | | |
| | | <i>(other requirements for some site amenities may be mentioned elsewhere)</i> | | | | |
| 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

In Compliance?
Y / N / Na

| | | | |
|--------------|------------------|-----|------|
| Fair Housing | Section 504/UFAS | ADA | ANSI |
|--------------|------------------|-----|------|

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

General:

| | | | | | | |
|------------|---|---|-----------|--|--|----------------|
| 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:

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

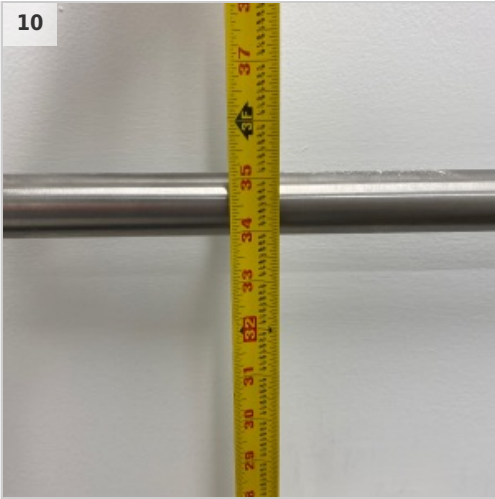
Field Issue | Sahand Saljooghi | Restroom-Public
Plan: A3.1 - COMMUNITY BUILDING FLOOR PLANS AND SCHEDULES

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





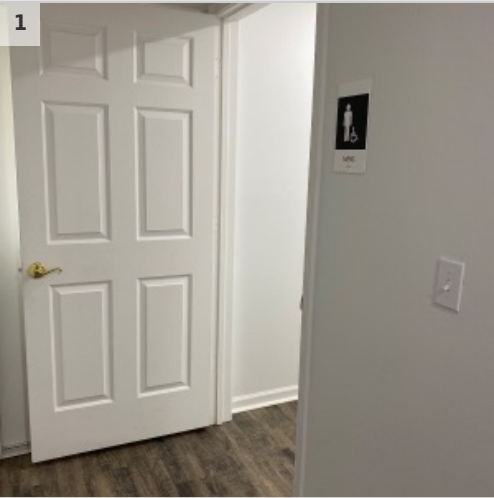
● **#29 - Men's Restroom**

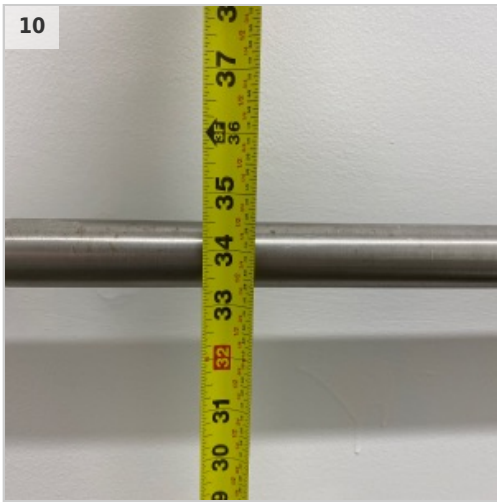
Field Issue | Sahand Saljooghi | Restroom-Public
Plan: A3.1 - COMMUNITY BUILDING FLOOR PLANS AND SCHEDULES

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





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

