

ACCESSIBILITY PLAN REVIEW

Brushy Creek Senior Residences

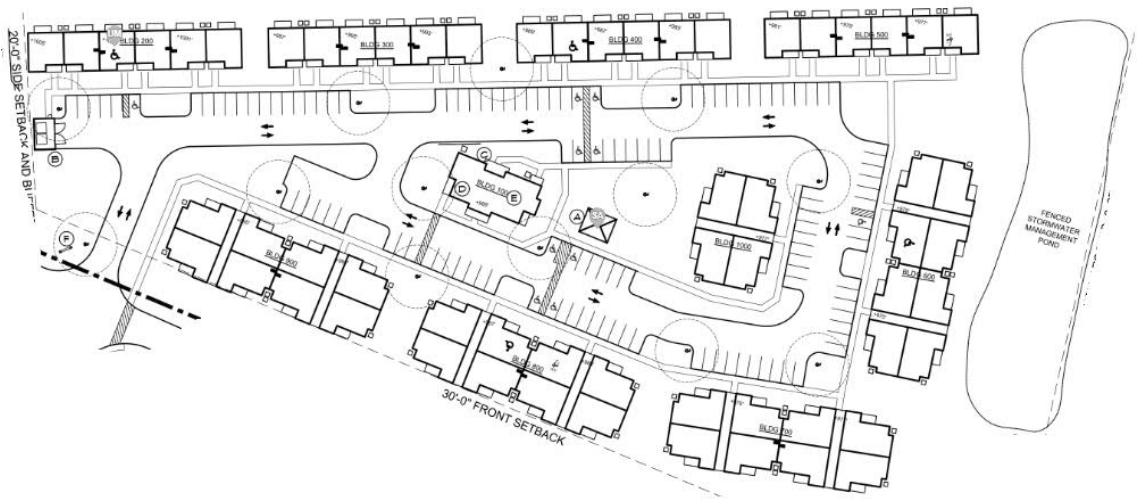
117 Wimberly Lane

Easley, South Carolina

October 8, 2021

Terracon Project Number F8216314

SC Housing Project Number TBD



Prepared For:

Brushy Creek Senior Residences LP

295 Seven Farms Dr Ste C-225

Charleston, SC 29492

Prepared By:

Terracon Consultants, Inc.

Lawrenceville, Georgia

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

October 8, 2021



Mr. Max Elbe
Brushy Creek Senior Residences LP
295 Seven Farms Dr Ste C-225; Charleston, SC 29492
Phone: (678) 895-6172
email: max@lchousing.com

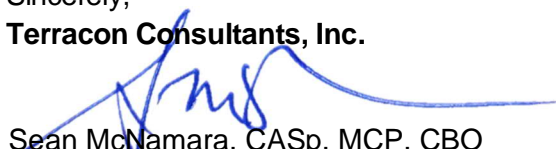
Re: **ACCESSIBILITY PLAN REVIEW REPORT**
Brushy Creek Senior Residences
117 Wimberly Lane; Easley, South Carolina 29642
SC Housing Project Number TBD
Terracon Project Number F8216314

Dear Mr. Elbe:

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.



Sean McNamara, CASp, MCP, CBO
Senior Facilities Professional
Facilities Services



Thom O'Brien
Senior Project Manager
Facilities Services



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

Attached: Accessibility Plan Review Report
Distribution: Emailed to addressee



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October 8, 2021 ■ Terracon Project Number F8216314



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Appendix A – PLAN REVIEW ISSUES IDENTIFIED

1.0 BACKGROUND

1.1 Project Information

The subject project consists of constructing a newly designated senior, multi-family development comprised of 60, one-, and two-bedroom apartment units with a total of six different floor plans and a separate Clubhouse. The nine apartment buildings are one-story and are sprinklered. Accessible units are to be provided in three (3) or four (4) of the dwelling units [clarification is required], and sensory equipment is to be provided in two (2) dwelling units. All of the dwelling units designed for the mobility impaired will have roll-in showers. Site amenities include a dumpster enclosure and possible picnic pavilion [clarification required]. On-site parking is proposed for a total of 90 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 Drawings	Lanier Engineering	Drawings C1 through C34	Stamped and Signed, July 23, 2021
Architectural Drawings	Martin Riley and Associates	Drawings A0.0 through FP1.0	Stamped and Signed, August 23, 2021
Structural Drawings	Law Engineering Consulting, Inc.	Drawing S1.0	Stamped and Signed, May 11, 2021
Mechanical Drawings	RM3 Engineering	Drawings M0.1 through M2.1	Stamped and Signed, February 11, 2021
Electrical Drawings	RM3 Engineering	Drawings E1.1 through E3.2	Stamped and Signed, April 5, 2021
Plumbing Drawings	RM3 Engineering	Drawings P0.1 through P3.1	Stamped and Signed, April 5, 2021

1.2 Scope and Purpose

This Accessibility Assessment was performed to determine the subject development's general compliance with the SC Housing, Qualified Allocation Plan (QAP). The accessibility features were compared to the requirements of:

- The Fair Housing Amendments Act of 1988 (FHAA).
- Section 504 of the Rehabilitation Act of 1973 - Uniform Federal Accessibility Standards (UFAS).

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- 2010 ADA standards (ADAS) for accessible design.
- The 2018 International Building Code (IBC) with SCBCC amendments.
- 2017 ANSI A117.1 (previously adopted 2009 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 PF216314 as accepted on October 2, 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.

1.5 Uniform Federal Accessibility Standards

The SC Housing QAP requires that all participating projects "regardless of whether or not the project will receive federal financing assistance must incorporate at a minimum the requirements of the Uniform Federal Accessibility Standards (UFAS) into the design and construction of the project."

UFAS requires the following in addition to the FHAA requirement to provide "adaptable" covered units:

- 5 percent of all units in a multifamily development must be "*Mobility*" Accessible.
- In addition to the 5% Mobility units, 2% of all units in a multifamily development are required to be "*Sensory*" units, in accordance with ANSI Section 1005.

1.6 SC Housing Requirements

Additional requirements per SC Housing are as follows:

- ADA/ANSI compliant roll-in showers must be incorporated into all of the Type A mobility equipped units.

1.7 Applicable Building Code

It is our understanding that this project will be permitted under the 2018 International Building Code with SCBCC amendments.

1.8 2017 ANSI A117.1

It is our understanding that under the latest South Carolina code adoption, effective January 1, 2020, all projects are subject to the 2017 ANSI A117.1, which includes significant changes with multiple scoping and technical requirements. The enhanced dimension provisions of the 2017 ANSI A117.1 for clear floor spaces and turning spaces only apply to new buildings and facilities. Where existing buildings and facilities are remodeled, the historic dimensions still apply.

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2.0 FINDINGS AND CONCLUSIONS

The following summarizes our evaluation of the provided drawings and our opinion of their compliance with the 2020 SC Housing QAP, 2018 IBC, UFAS, FHAA and/or 2010 ADA, 2017 ANSI A117.1 and our recommendations for any modifications.

2.1 Parking

The on-site parking provided for the Leasing Office and apartment building 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 accessible spaces provided for public use.

One accessible parking space is required for each dwelling unit designated for the mobility impaired, and accessible parking should be provided at amenities if an accessible route is not provided throughout the property.

The following table summarizes the parking mix as provided on the Civil Site Plan, dated July 23, 2021:

On-Site Parking Distribution						
Type of Parking	# Non-Accessible Provided	Standard Accessible Provided	Van-Accessible Provided	Total Per Type	# Required to be Accessible	Compliant ?
Unreserved, Surface Spaces for Apartment Buildings, Community Building, and Amenities.	83	6	2	90	5	Yes, for count.
Totals	83	6	2	90	5	

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2.2 Exterior Site Features

The exterior site features include a dumpster and a picnic area. 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	Surface parking is provided throughout.	✓	2, 3, 4, 7	Review parking and coordinate with Civil. See parking comments included in Appendix A.
Sidewalks / Ramps	Sidewalks are located throughout the property.	✓	6	See site accessible route comments in Appendix A.
Dumpster	The dumpster is located adjacent to the site entrance	✓	9	See comments in Appendix A.
Pavilion / Picnic Areas	There is one pavilion shown on the architectural site plan. The pavilion is located between the clubhouse and building 1000.	✓	8	See comments in Appendix A.

2.3 Interior Common Area Amenities

The interior common area amenities include a Leasing Office, Community Building with community kitchen, a fitness center, laundry, mail center, computer room 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
Clubhouse	The Clubhouse is a separate single-story building.	✓	10, 12, 13, 27, 31, 34, 36	See comments in Appendix A.
Community Kitchenette	There is one kitchenette located inside the Clubhouse.			

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Interior Common Area Amenities Summary				
Amenity	Description/ Location	Issue(s) Noted	Issue Reference No.(s)	Comments
Fitness Center	A fitness center is located inside the Clubhouse.			
Computer Room	A computer room/center is located inside the Clubhouse.			
Mail Center	Mail area elevations provided however location has not been identified	✓	35	Mail center location has not been identified.
Laundry	A laundry facility is accessed from the outside and is part of the Clubhouse.	✓	11	See comment in Appendix A.
Restrooms	A total of two restrooms are provided in the Clubhouse.	✓	31, 34	See comments in Appendix A.

2.4 Unit Plans

A total of 60 units are proposed for the site, which are to be constructed within nine, one-story buildings. According to the SC Housing QAP 5% of all units must meet ADA Title II, ADAS, HUD, 2017 ANSI A117.1, and UFAS 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. Additionally, all of the mobility units in must have accessible roll-in showers.

Unit types are distributed as follows:

Unit Summary				
Unit Type	#	Unit Description	# Mobility	# Sensory
A(b)	22	1 Bedroom, 1 Bath FHA-compliant		
A(a/v)	1	1 Bedroom, 1 Bath Sensory Impaired		1 (#506)
A(as)	1	1 Bedroom, 1 Bath Accessible with Roll-in Shower	1 (#402, Possible 2 nd Unit (#203)	

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Unit Summary				
Unit Type	#	Unit Description	# Mobility	# Sensory
			or #205 – Clarification Needed)	
1 Bedroom Totals	24		1 (or 2)	1
B1	33	2 Bedroom, 2 Bath FHA-compliant		
B(a/v)	1	2 Bedroom, 2 Bath Sensory Impaired		1 (#803)
B(as)	2	2 Bedroom, 2 Bath Accessible with Roll-in Shower	2 (#603, #805)	
2 Bedroom Totals	36		2	1
Total Units	60	Total Accessible	3 (or 4)	2

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
Mobility Units			
Standard Details / Applicable to Both Unit Types	✓	15, 17, 23, 24, 25, 26, 37, 40	See comments in Appendix A.
A(as)	✓	16, 20, 22, 39,	See comments in Appendix A.
B(as)	✓	14, 19, 38,	See comments in Appendix A.
Sensory Units			
A(a/v)	✓	29	Provide information for the sensory unit equipment.
B(a/v)	✓		
FHA Units			
A(b)	✓	21	Review water closet clearance.
B(b)			

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

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 Brushy Creek Senior Residences LP (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.

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Appendix A

PLAN REVIEW ISSUES IDENTIFIED

Table of contents

Clubhouse

#	Description	Plan	Assignee	Status	Page
10	Clubhouse: Men's Restroom Turning Space	A1.5	@SMC	Plan Review - 10-06-2021	4
11	Clubhouse: Laundry Door Maneuvering Space	A1.5	@SMC	Plan Review - 10-06-2021	4
12	Clubhouse: Door Maneuvering Clearance Within Reception	A1.5	@SMC	Plan Review - 10-06-2021	4
13	Clubhouse: Water Fountain Protruding Object	A1.5	@SMC	Plan Review - 10-06-2021	4
27	Clubhouse: Fire Extinguisher Protruding Object	A1.5	@SMC	Plan Review - 10-07-2021	5
31	Clubhouse: Restroom Rear Wall Grab Bar Note	A2.3	@SMC	Plan Review - 10-07-2021	5
34	Clubhouse: Restroom Vertical Grab Bar	A2.3	@SMC	Plan Review - 10-07-2021	5
35	Clubhouse: Mail Room Location	A2.3	@SMC	Plan Review - 10-07-2021	6
36	Clubhouse: Elevation Tags	A1.5	@SMC	Plan Review - 10-07-2021	6

Parking

#	Description	Plan	Assignee	Status	Page
2	Parking: Accessible Parking Coordination	C3	@SMC	Plan Review - 10-06-2021	7
3	Parking: Access Aisle Identification	C3	@SMC	Plan Review - 10-06-2021	7
4	Parking: Van Stall to Serve Clubhouse	C3	@SMC	Plan Review - 10-06-2021	7

Site-Amenity

#	Description	Plan	Assignee	Status	Page
7	Site: Parking & Amenity Coordination	SA.1	@SMC	Plan Review - 10-06-2021	8
8	Site Amenity: Pavilion Coordination	SA.1	@SMC	Plan Review - 10-06-2021	8
9	Site Amenity: Dumpster Accessible Route	C3	@SMC	Plan Review - 10-06-2021	8

Site-Paths

#	Description	Plan	Assignee	Status	Page
6	Site: Typ. Curb Ramp Adjoining Surface Counter Slope	C3	@SMC	Plan Review - 10-06-2021	9

Unit-FHA

#	Description	Plan	Assignee	Status	Page
21	Unit A(b): Water Closet Clearance	A2.1	@SMC	Plan Review - 10-07-2021	10

Unit-Mobility

#	Description	Plan	Assignee	Status	Page
40	Unit Schedule: Unit Designation Disagreement	A0.0	@SMC	Plan Review - 10-07-2021	11
15	Unit A(as) & B(as): Water Closet Rear Grab Bar Height	A2.2	@SMC	Plan Review - 10-07-2021	11
16	Unit A(as): Bathing Facility Coordination	A2.2	@SMC	Plan Review - 10-07-2021	11
17	Units A(as) & B(as): Vanity Knee & Toe Clearance	A2.2	@SMC	Plan Review - 10-07-2021	11
23	Foundation Plans (Typ.): Depressed Slab Keynote Detail Reference	A4.1	@SMC	Plan Review - 10-07-2021	12
24	Units A(as) & B(as): Shower Seat	A2.2	@SMC	Plan Review - 10-07-2021	12
25	Unit A(as) & B(as): Shower Control Location	A2.2	@SMC	Plan Review - 10-07-2021	12
26	Unit A(as) & B(as): Grab Bar Above Seat	A2.2	@SMC	Plan Review - 10-07-2021	13
37	Unit A(as) & B(as): Window Operations	A0.5	@SMC	Plan Review - 10-07-2021	13
20	Unit A(as): Range Clear Floor Space	A2.1	@SMC	Plan Review - 10-07-2021	13
22	Unit A(as): Building 200 Unit type A(as) Coordination	SA.1	@SMC	Plan Review - 10-07-2021	13
39	Unit A(as): Pantry Access	A2.1	@SMC	Plan Review - 10-07-2021	14
14	Unit B(as): Shower Clearance	A2.1	@SMC	Plan Review - 10-07-2021	14
19	Unit B(as): Range Clear Floor Space	A2.1	@SMC	Plan Review - 10-07-2021	14
38	Unit B(as): Maneuvering Clearance at Bathroom	A2.1	@SMC	Plan Review - 10-07-2021	14

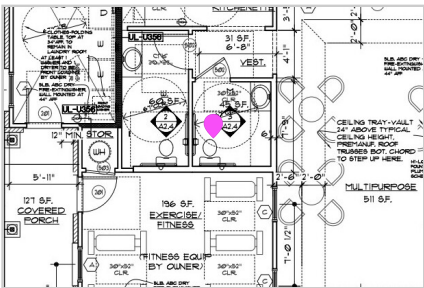
Unit-Sensory

#	Description	Plan	Assignee	Status	Page
29	Unit (a/v): Sensory (a/v) Unit Features	E2.1	@SMC	Plan Review - 10-07-2021	15

Clubhouse

● #10 - Clubhouse: Men's Restroom Turning Space

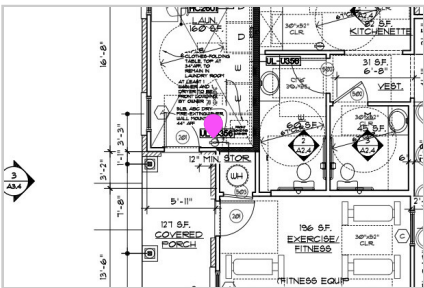
Plan Review | Sean McNamara | Clubhouse
Plan: A1.5 - CLUBHOUSE FLOOR PLAN | Location: Site



Task messages (time in EDT)
Sean McNamara Issue: Required turning space located in Men's restroom is obstructed by the water closet. 06 Oct 06:43 PM

● #11 - Clubhouse: Laundry Door Maneuvering Space

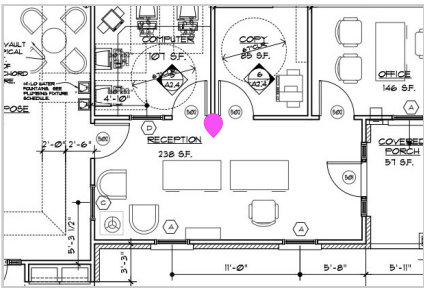
Plan Review | Sean McNamara | Clubhouse
Plan: A1.5 - CLUBHOUSE FLOOR PLAN | Location: Site



Task messages (time in EDT)
Sean McNamara Issue: Wall mounted fire-extinguisher located in laundry room is located within and obstructs required door maneuvering clearance. If surface mounted fire extinguisher will be used, relocate outside of required clearance. 06 Oct 06:46 PM

● #12 - Clubhouse: Door Maneuvering Clearance Within Reception

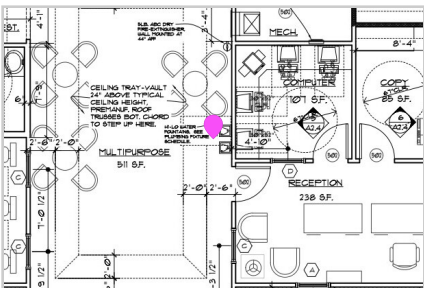
Plan Review | Sean McNamara | Clubhouse
Plan: A1.5 - CLUBHOUSE FLOOR PLAN | Location: Site



Task messages (time in EDT)
Sean McNamara Issue: Door maneuvering clearance into computer and copy rooms from reception area is obstructed by reception furniture. Furniture layout should be revised to ensure access and usability. 06 Oct 06:57 PM

● #13 - Clubhouse: Water Fountain Protruding Object

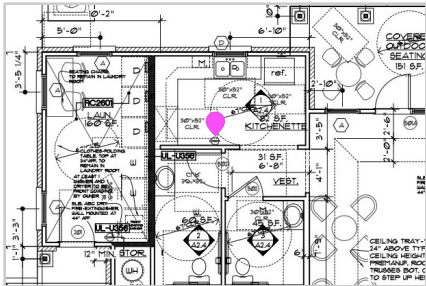
Plan Review | Sean McNamara | Clubhouse
Plan: A1.5 - CLUBHOUSE FLOOR PLAN | Location: Site



Task messages (time in EDT)

#27 - Clubhouse: Fire Extinguisher Protruding Object

Plan Review | Sean McNamara | Clubhouse
Plan: A1.5 - CLUBHOUSE FLOOR PLAN | Location: Site



Task messages (time in EDT)

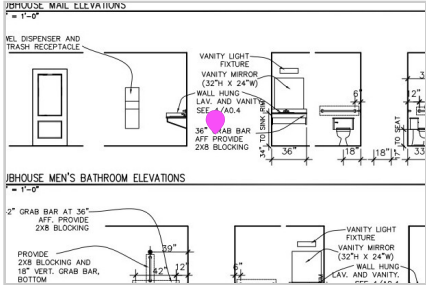
Sean McNamara

Issue: The surface mounted fire extinguisher shown in the the clubhouse kitchen area appears to be a protruding object and is located within the circulation path. Please relocate or provide details showing compliance for cane detection.

07 Oct 02:13 PM

#31 - Clubhouse: Restroom Rear Wall Grab Bar Note

Plan Review | Sean McNamara | Clubhouse
Plan: A2.3 - INTERIOR ELEVATIONS | Location: Standard Details



Task messages (time in EDT)

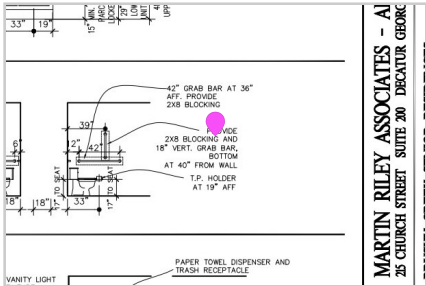
Sean McNamara

Issue: Water closet rear wall grab bar note misapplied in clubhouse restroom elevations. Note is shown to lavatory. Revise for clarity and include omitted height above finished floor.

07 Oct 03:16 PM

#34 - Clubhouse: Restroom Vertical Grab Bar

Plan Review | Sean McNamara | Clubhouse
Plan: A2.3 - INTERIOR ELEVATIONS | Location: Standard Details



Task messages (time in EDT)

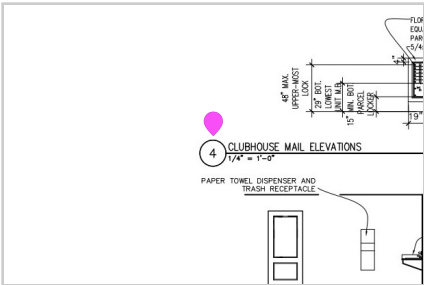
Sean McNamara

Issue: Vertical grab bar note indicates bottom 40" from wall however dimensioned at 39" from rear wall. Please revise to include height above finished floor to bottom of grab bar and coordinate dimension from rear wall if included in both dimensions and notes.

07 Oct 03:56 PM

#35 - Clubhouse: Mail Room Location

Plan Review | Sean McNamara | Clubhouse
Plan: A2.3 - INTERIOR ELEVATIONS | Location: Standard Details



Task messages (time in EDT)

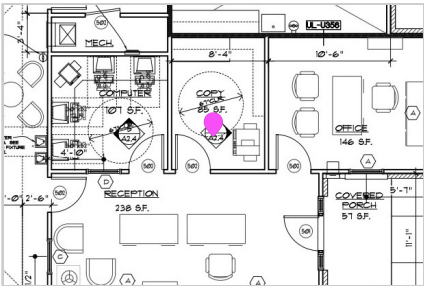
Sean McNamara

Issue: Clubhouse mail elevations have been provided however location of mailroom is not shown on the clubhouse floor plan. Please coordinate.

07 Oct 03:58 PM

#36 - Clubhouse: Elevation Tags

Plan Review | Sean McNamara | Clubhouse
Plan: A1.5 - CLUBHOUSE FLOOR PLAN | Location: Standard Details



Task messages (time in EDT)

Sean McNamara

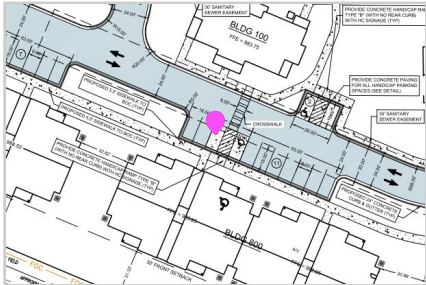
Issue: Clubhouse elevation tags (typ. of all) reference sheet A2.4 which is not included in this set. Please revise to reflect the correct sheet for clarity.

07 Oct 04:13 PM

Parking

#2 - Parking: Accessible Parking Coordination

Plan Review | Sean McNamara | Parking
Plan: C3 - SITE PLAN & ADA ACCESSIBILITY PLAN | Location: Site

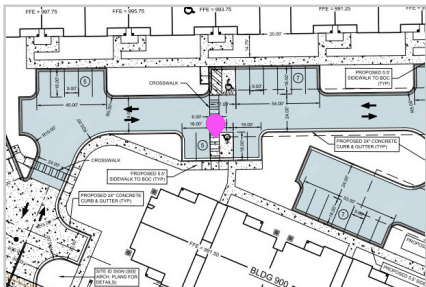


Task messages (time in EDT)

Sean McNamara	Issue: Parking stalls adjacent to access aisles serving accessible stalls at Building 100 and Building 800 are shown concrete paved typical of accessible stalls but have not been identified as accessible. Parking count indicates 7 accessible stalls provided however 8 are shown per plan. Please coordinate/clarify.	06 Oct 05:17 PM
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#3 - Parking: Access Aisle Identification

Plan Review | Sean McNamara | Parking
Plan: C3 - SITE PLAN & ADA ACCESSIBILITY PLAN | Location: Site

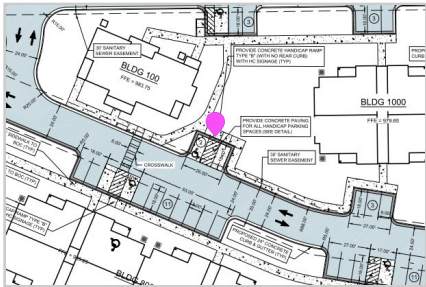


Task messages (time in EDT)

Sean McNamara	Issue: Access aisle has been misidentified as part of the crosswalk, please revise accordingly.	06 Oct 05:40 PM
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#4 - Parking: Van Stall to Serve Clubhouse

Plan Review | Sean McNamara | Parking
Plan: C3 - SITE PLAN & ADA ACCESSIBILITY PLAN | Location: Site



Task messages (time in EDT)

Sean McNamara	Issue: Provide a van accessible parking stall as close as practicable to the clubhouse. Stall located in closest to proximity to clubhouse appears to have an sufficient access aisle to comply as a van accessible stall but has not been identified as such.	06 Oct 05:40 PM
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Site-Amenity

#7 - Site: Parking & Amenity Coordination

Plan Review | Sean McNamara | Site-Amenity
Plan: SA.1 - ARCHITECTURAL SITE PLAN | Location: Site

1 BD / 1BA UNITS	24
2 BD / 2BA UNITS	36
TOTAL	60 UNITS (6.5% UNITS PER ACRE)
PARKING COUNT	
121 PARKING SPACES PROVIDED INCL. 1 H.C. SPACES	
ARCHITECTURAL SITE PLAN FOR REFERENCE PURPOSES ONLY. SEE CIVIL DRAWINGS.	
AMENITIES	
A) PICNIC PAVILLION (SEE SA.3)	
B) SCREENED TRASH ENCLOSURE (SEE SA.2)	
C) OUTDOOR SEATING AREAS (BENCHES, SEE SPEC)	

Task messages (time in EDT)

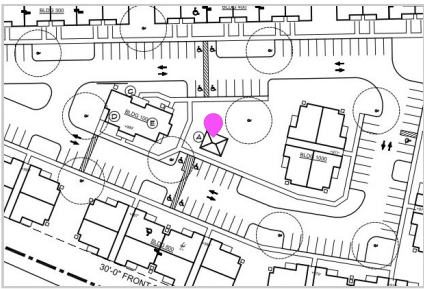
Sean McNamara

Issue: Architectural and Civil site plans are in disagreement. Accessible parking counts & locations, site amenity & building layouts, and accessible unit locations disagree and should be coordinated throughout to avoid conflicts.

06 Oct 06:16 PM

#8 - Site Amenity: Pavilion Coordination

Plan Review | Sean McNamara | Site-Amenity
Plan: SA.1 - ARCHITECTURAL SITE PLAN | Location: Site



Task messages (time in EDT)

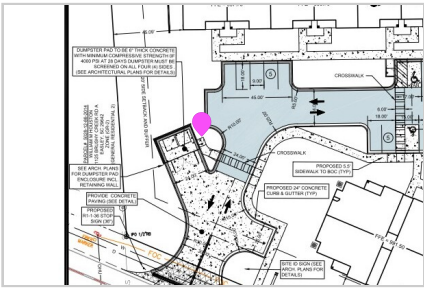
Sean McNamara

Issue: Picnic pavilion shown on Architectural site plan is not included on civil site plan. No accessible route has been provided to this amenity if it is being provided. If fixed or built in seating or standing dining surfaces will be provided in pavilion area ensure at least 5% but no fewer than one of the spaces at the surfaces are accessible. Please clarify and coordinate.

06 Oct 06:24 PM

#9 - Site Amenity: Dumpster Accessible Route

Plan Review | Sean McNamara | Site-Amenity
Plan: C3 - SITE PLAN & ADA ACCESSIBILITY PLAN | Location: Site



Task messages (time in EDT)

Sean McNamara

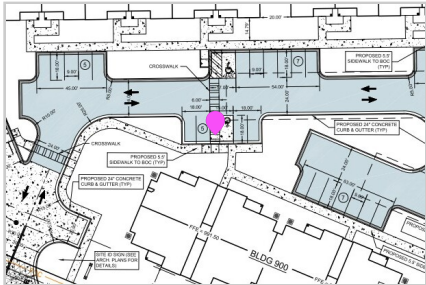
Issue: At least one of the dumpsters should be on an accessible route. Maneuvering clearance at personnel door into dumpster enclosure is non-compliant. Accessible route does not appear to extend to the dumpster as there is no curb ramp or other transition from the side walk to the dumpster pad. Provide details to ensure compliance.

06 Oct 06:28 PM

Site-Paths

#6 - Site: Typ. Curb Ramp Adjoining Surface Counter Slope

Plan Review | Sean McNamara | Site-Paths
Plan: C3 - SITE PLAN & ADA ACCESSIBILITY PLAN | Location: Site



Task messages (time in EDT)

Sean McNamara

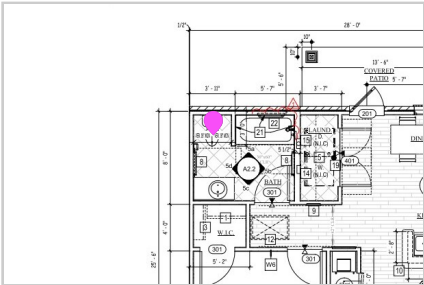
Issue: Use of typical standard 24" gutter detail (C26-2001) at curb ramp locations will result in a non-compliant adjoining surface counter slope (maximum permitted 1:20). Please provide detail for use in these three locations to ensure compliance.

06 Oct 06:08 PM

Unit-FHA

● #21 - Unit A(b): Water Closet Clearance

Plan Review | Sean McNamara | Unit-FHA
Plan: A2.1 - UNIT FLOOR PLANS | Location: Unit Type A(b)



Task messages (time in EDT)

Sean McNamara	Issue: Minimum 48" wide clearance has not been provided at the water closet in Unit A(b). Please revise to demonstrate compliance.	07 Oct 01:00 PM
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Unit-Mobility

#40 - Unit Schedule: Unit Designation Disagreement

Plan Review | Sean McNamara | Unit-Mobility
Plan: A0.0 - COVER SHEET AND PROJECT INFORMATION | Location: Site

S, P.C.	<div><div><div>2027 NATIONAL ELECTRICAL CODE (NECA 70) with Schedule</div><div>AMERICAN WITH DISABILITIES ACT, 2010 EDITION</div><div>2027 ANSIS D17 ACCESSIBILITY STANDARDS</div><div>2024 FAS HODGING ACT</div><div>SCHFPA Q47 AND ARCHITECTURAL MANUALS, 2020 EDITION</div></div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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#23 - Foundation Plans (Typ.): Depressed Slab Keynote Detail Reference

Plan Review | Sean McNamara | Unit-Mobility
Plan: A4.1 - FOUNDATION AND ROOF FRAMING PLANS | Location: Standard Details

FOUNDATION KEYNOTES	
1	SEE PAGE 4 FOR TYPICAL CONCRETE FLOOR SLAB FINISHES WITH 1/4" DIA. REINFORCING BARS.
2	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
3	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
4	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
5	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
6	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
7	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
8	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
9	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
10	IF CONCRETE CHAIRS ARE USED, THEY SHALL BE TYPICAL SLAB ON GROUND.
FOOTER SCHEDULE	
F1	FOOTER CONCRETE SLAB ON GROUND WITH 1/4" DIA. REINFORCING BARS.
F2	FOOTER CONCRETE SLAB ON GROUND WITH 1/4" DIA. REINFORCING BARS.

Task messages (time in EDT)

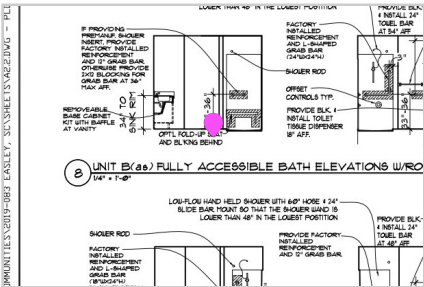
Sean McNamara

Issue: Keynote reference to depressed slab at roll-in showers in incorrect. Keynote references 5-A5.8 however detail is found on sheet A5.6.

07 Oct 01:38 PM

#24 - Units A(as) & B(as): Shower Seat

Plan Review | Sean McNamara | Unit-Mobility
Plan: A2.2 - INTERIOR ELEVATIONS | Location: Standard Details



Task messages (time in EDT)

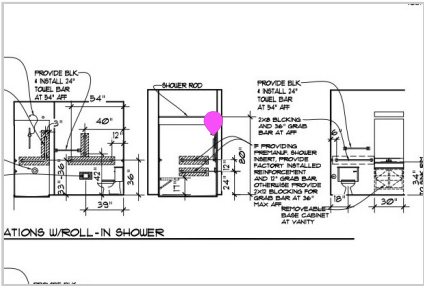
Sean McNamara

Issue: Seat located at roll in shower is shown as optional in elevation views however seats are required to be provided except when the shower is for a single occupant use accessed only through a private office.

07 Oct 01:47 PM

#25 - Unit A(as) & B(as): Shower Control Location

Plan Review | Sean McNamara | Unit-Mobility
Plan: A2.2 - INTERIOR ELEVATIONS | Location: Standard Details



Task messages (time in EDT)

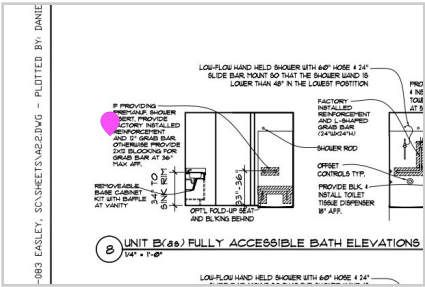
Sean McNamara

Issue: Shower controls and hand shower are shown on wall opposite the seat wall. Standard roll-in shower controls and hand shower shall be located on the back wall, at a height of 38" minimum and 48" maximum above the shower floor, and 16" minimum and 27" maximum from the wall behind the seat. The controls and hand shower shall not be located above the seat. Please revise elevation details to demonstrate compliant shower control and hand shower location.

07 Oct 01:56 PM

● **#26 - Unit A(as) & B(as): Grab Bar Above Seat**

Plan Review | Sean McNamara | Unit-Mobility
Plan: A2.2 - INTERIOR ELEVATIONS | Location: Standard Details



Task messages (time in EDT)

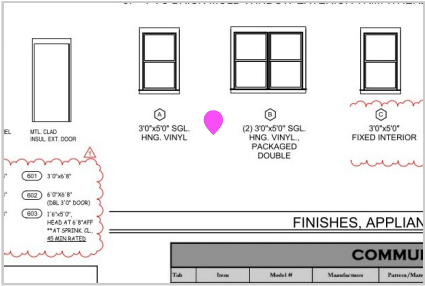
Sean McNamara

Issue: Grab bars shall not be located above seats within standard roll-in showers. Please remove/relocate the non-compliant grab bar shown in the elevations.

07 Oct 01:59 PM

● **#37 - Unit A(as) & B(as): Window Operations**

Plan Review | Sean McNamara | Unit-Mobility
Plan: A0.5 - DOOR, WINDOW, AND FINISH SCHEDULES | Location: Standard Details



Task messages (time in EDT)

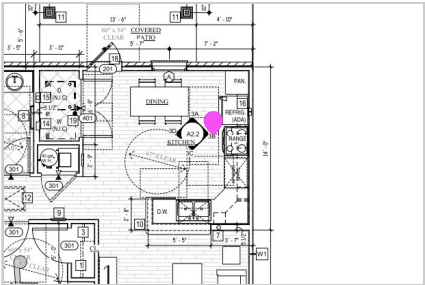
Sean McNamara

Issue: Provide additional details regarding window latch and operation. 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.)

07 Oct 04:32 PM

● **#20 - Unit A(as): Range Clear Floor Space**

Plan Review | Sean McNamara | Unit-Mobility
Plan: A2.1 - UNIT FLOOR PLANS | Location: Unit Type A(as)



Task messages (time in EDT)

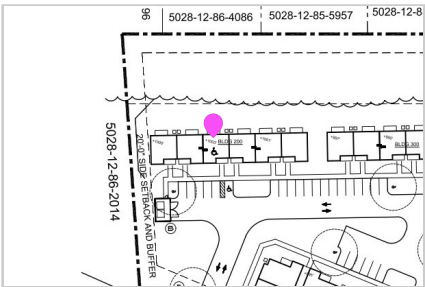
Sean McNamara

Issue: A range with built in oven requires a clear floor space positioned for parallel approach centered on the appliance. The depth of the adjacent refrigerator obstructs the required clear floor space.

07 Oct 12:22 PM

● **#22 - Unit A(as): Building 200 Unit type A(as) Coordination**

Plan Review | Sean McNamara | Unit-Mobility
Plan: SA.1 - ARCHITECTURAL SITE PLAN | Location: Unit Type A(as)



Task messages (time in EDT)

Sean McNamara

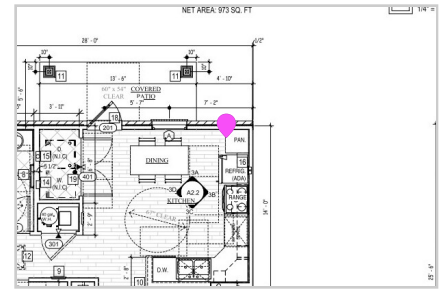
Issue: Per architectural site plan unit 203 is to be a mobility unit. Per building floor plans and unit schedule no mobility unit is to be located in building 200. Per slab/foundation plan unit 202 would be the only unit to receive a depressed slab for a roll-in shower. Per civil site plan unit 205 is to be a mobility unit. Please coordinate throughout and also ensure accessible parking located to serve this unit is coordinated to be close as practicable to the unit location.

07 Oct 01:28 PM

● #39 - Unit A(as): Pantry Access

Plan Review | Sean McNamara | Unit-Mobility

Plan: A2.1 - UNIT FLOOR PLANS | Location: Unit Type A(as)



Task messages (time in EDT)

Sean McNamara

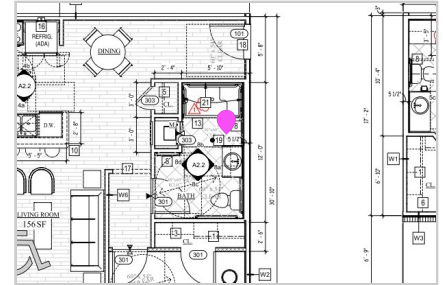
Issue: Pantry is recessed from face of adjacent refrigerator. Recommend pantry be brought flush with face of adjacent appliance to allow for compliant forward approach to storage facility. Coordinate pantry depth.

07 Oct 06:18 PM

● #14 - Unit B(as): Shower Clearance

Plan Review | Sean McNamara | Unit-Mobility

Plan: A2.1 - UNIT FLOOR PLANS | Location: Unit Type B(as)



Task messages (time in EDT)

Sean McNamara

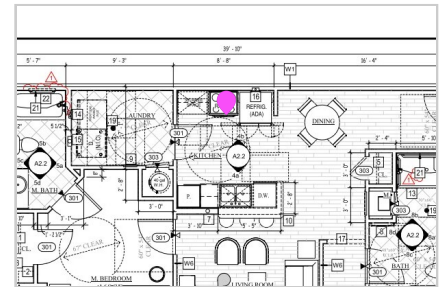
Issue: Lavatory is shown overlapping required roll-in shower clearance at the seat end of the shower. Lavatories are only permitted to overlap the required clearance at the end opposite the seat. Please revise to demonstrate compliance.

07 Oct 11:25 AM

● #19 - Unit B(as): Range Clear Floor Space

Plan Review | Sean McNamara | Unit-Mobility

Plan: A2.1 - UNIT FLOOR PLANS | Location: Unit Type B(as)



Task messages (time in EDT)

Sean McNamara

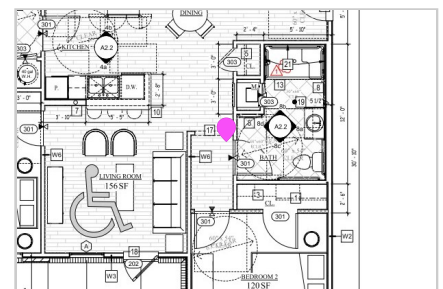
Issue: A range with built in oven requires a clear floor space positioned for parallel approach centered on the appliance. The depth of the adjacent refrigerator obstructs the required clear floor space.

07 Oct 12:20 PM

● #38 - Unit B(as): Maneuvering Clearance at Bathroom

Plan Review | Sean McNamara | Unit-Mobility

Plan: A2.1 - UNIT FLOOR PLANS | Location: Unit Type B(as)



Task messages (time in EDT)

Sean McNamara

Issue: Maneuvering clearance at door into common bathroom within unit appears non-compliant. Side approach is required to be 42" wide and extend from the hinge side of the door to a point 24" beyond the latch side. Wall turn at beginning of hall appears to encroach into clearance. Please dimension required clearance to demonstrate compliance.

07 Oct 05:57 PM

Unit-Sensory

#29 - Unit (a/v): Sensory (a/v) Unit Features

Plan Review | Sean McNamara | Unit-Sensory

Plan: E2.1 - ELECTRICAL UNIT PLANS | Location: Unit Type A(a/v)

Q	EXHAUST FAN - CEILING
Q	EXHAUST FAN - WALL
EL	EMERGENCY LIGHTING
EL	EMERGENCY BELL AND LIGHT
FD	FIRE ALARM CONTROL, MANUAL, PULL STATION, WALL, 40" JPM
FD	FIRE ALARM VISUAL SIGNALING DEVICE, WALL, 80" JPM
FD	FIRE ALARM HORN, HORN DEVICE, WALL, 110" JPM
FD	FIRE ALARM HORN, STROBE DEVICE, WALL, 110" JPM
FD	FIRE ALARM HORN, STROBE DEVICE, WALL, 110" JPM
FD	TYPER AT ELECTRICAL HOUSE PANEL
FD	STROBE DOOR BELL FOR ANY UNIT OK

ALL REPAIRS, CABLE, POWER CONNECTION, AND OUTLET COVER TO BE GIVEN FOUR OPERATIONS, AND TO BE CHECKED IN 10 SECONDS PER SECOND, AND

UNIT LIGHT FIXTURE SCHEDULE

SYMBOL	KEY	DESCRIPTION	COMPANY	MODEL # / FINISH
II	A1	CEL. CEILING SURFACE LIGHTING	PROGRESS	PRO-40-5000
II	A2	CEL. WALL POINT LIGHTING	NAVO	NAO-500-5000000
II	A3	CEL. WALL SURFACE LIGHTING	NAVO	NAO-500-5000000
II	A4	CEL. WALL POINT LIGHTING	PROGRESS	PRO-40-5000

AREA: 973 SQ. FT.

Task messages (time in EDT)

Sean McNamara

Issue: A visual door bell device is shown in the electrical legend but is not included on the plans. The (a/v) unit(s) must have smoke alarms with strobe lights in every bedroom, bathroom, and living area. The units must have a receptacle next to telephone jacks in units for future installation of TTY devices. A lighted doorbell button connected to an audible and strobe alarm installed in each bathroom, bedroom, and common area is required for each sight- and hearing- impaired unit. Please provide details for the required features.

07 Oct 03:06 PM