

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

CONCILIATION AGREEMENT

**TITLE III OF THE AMERICANS WITH DISABILITIES ACT
TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968 AS AMENDED BY THE FAIR
HOUSING ACT OF 1988**

Between

National Fair Housing Alliance
and
the Tennessee Fair Housing Council
(Complainants)

And

Gross Residential et al.
(Respondents)

Approved by the FHEO Regional Director on behalf of the
United States Department of Housing and Urban Development

FHEO CASE NUMBER: 04-24-6402-8

A. PARTIES AND SUBJECT PROPERTY

Complainants:

National Fair Housing Alliance
1331 Pennsylvania Avenue NW, Suite 650
Washington, DC 20004

Tennessee Fair Housing Council
107 Music City Circle
Suite 318
Nashville, TN 37214

Respondents:

I. and M.J. Gross, an Ohio Corp., doing business under the trade name,
Gross Residential
14300 Ridge Rd.
North Royalton, OH 44133
(Developer)

Revere at Lake Wylie LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at Mooresville, LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at Sherrills Ford LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at Tega Cay LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at Hidden Creek, LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at Spring Hill, LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at Barton's Run, LLC
14300 Ridge Road
North Royalton, OH 44113

Revere at River Landing LLC
14300 Ridge Road
North Royalton, OH 44113

Addison Park LLC.
14300 Ridge Road
North Royalton, OH 44113

Hamilton Station Apartments, LLC
14300 Ridge Road
North Royalton, OH 44113

Victory Station Apartments, LLC
14300 Ridge Road
North Royalton, OH 44113

Hathaway at Lebanon, LLC
14300 Ridge Road
North Royalton, OH 44113

Worthington Glen Apartments, LLC
14300 Ridge Road
North Royalton, OH 44113

GF 55 Architects LLP
225 West 39th Street
New York, NY 10018

Leonard Fusco, Managing Partner
GF 55 Architects LLP
West 39th Street
New York, NY 10018

HGG Ridge Ltd.
14300 Ridge Road, Ste. 100
North Royalton, OH 44133

ESP Associates, Inc.
220848 Chartwell Center Dr., Ste. D
Cornelius, NC 28031

Subject Properties:

Revere at Lake Wylie
1001 Wylie Springs Circle
Clover, SC 29710

Revere at Mooresville
157 Hathaway Lane
Mooresville, NC 28117

Revere at Sherrills Ford
4000 Revere Blvd.
Sherrills Ford, NC 28673

Revere at Tega Cay
260 N. Revere Cove
Tega Cay, SC 29708

Revere at Hidden Creek
2067 Springdale Lane
Gallatin, TN 37066

Revere at Spring Hill
1000 Revere Place
Spring Hill, TN 37174

Revere at Barton's Run
100 Bartons Run Trace
Lebanon, TN 37090

Revere at River Landing
30 East Revere Blvd.
Madison, AL 35756

Addison Park
41 Addison Park Drive
Huntsville, AL 35806

Belden Reserve
475 Swanholme Drive
Murfreesboro, TN 37128

Hamilton Station
10 Hamilton Station Crossings
Lebanon, TN 37087

Hathaway at Lebanon
2135 Lebanon Rd.
Lebanon, TN 37087

Worthington Glen
1000 Worthington Ln.
Spring Hill, TN 37174

B. STATEMENT OF ALLEGATIONS

A complaint was filed with the United States Department of Housing and Urban Development (HUD or the Department) on February 29, 2024, alleging that the Complainants were injured by discriminatory acts. It is alleged the Respondents were responsible for providing discriminatory terms, conditions, privileges, or services and facilities, making housing unavailable, and failure to design and construction dwellings in compliance with the requirements of the Fair Housing Act. The Complainants believe Respondents collectively discriminated against them on behalf of individuals with disabilities. The Complainants alleged that the claims are continuing. If proven, Complainants contend the allegations would constitute violations of Sections 3604(f)(1), 3604(f)(2), and 3604(f)(3)(c) of Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Act of 1988.

The Respondents answered the complaint and denied all allegations of unlawful discrimination, including an express denial that any of the properties that are the subject of the complaint were designed in violation of the Fair Housing Act's accessibility requirements for accessibility of new multifamily residential design and construction, 42 U.S.C. §3604(f)(3)(C). As Respondents assert they are in compliance with the Fair Housing Act's accessibility requirements, they further expressly deny any and all of Complainants' allegations regarding discriminatory terms, conditions, privileges, or services and facilities, or making housing somehow unavailable on the basis of disability, and further deny that Complainants' allegations regarding discriminatory terms, conditions, privileges, or services and facilities or making housing somehow unavailable state any claim under the Fair Housing Act.

WHEREAS, Complainants and Respondents, without admitting fault, liability, or responsibility for the alleged violations, agree that it is in their respective interests to voluntarily settle this controversy and resolve this matter without the necessity of an evidentiary hearing or other judicial process available under the laws cited above.

C. TERM OF AGREEMENT

1. This Conciliation Agreement (Agreement) shall govern the conduct of the parties for a period of two years from the Effective Date of this Agreement, which shall be referred to in this Agreement as the "Term of the Agreement".

D. EFFECTIVE DATE

2. The parties expressly agree that this Agreement constitutes neither a binding contract under state or federal law nor a Conciliation Agreement pursuant to the Act, unless and until such time as it is approved by the U.S. Department of Housing and Urban Development, through the FHEO Region IV Director, or his or her designee.
3. This Agreement shall become effective on the date on which it is approved by the Regional Director of the Atlanta Office of Fair Housing and Equal Opportunity (FHEO) of the United States Department of Housing and Urban Development (HUD) 77 Forsyth Street, SW, Atlanta, Georgia, 30303 or his or her designee.

E. GENERAL PROVISIONS

4. The parties acknowledge that this Agreement is a voluntary and full settlement of the Title VIII disputed complaint. The parties affirm that they have read and fully understand the terms set forth herein. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement.
5. The Respondents acknowledge that they have an affirmative duty not to discriminate under the Act, and it is unlawful to retaliate against any person because that person has made a complaint, testified, assisted, or participated in any manner in a proceeding under the Act. Respondents further acknowledge that any subsequent retaliation or discrimination toward the Complainants constitutes both a material breach of this Agreement, and a statutory violation of the Act.
6. This Agreement, after the FHEO Region IV Director or his or her designee has approved it, is binding upon Complainants and Respondents, their employees, heirs, successors and assignees, and all others in active concert with them in the operation of the Subject Properties.
7. It is understood that pursuant to Section 3610(b)(4) of the Act, upon approval of this Agreement by the FHEO Region IV Director or his or her designee, it is a public document.
8. This Agreement does not in any way limit or restrict the Department's authority to investigate any other complaint other than FHEO Case Number 04-24-6402-8 involving the Respondents made pursuant to the Fair Housing Act or any other complaint within the Department's jurisdiction.
9. No amendment to, modification of, or waiver of any provisions of this Agreement shall be effective unless: (a) all signatories or their successors to the Agreement agree in writing to the amendment, modification, or waiver; (b) the amendment, modification, or waiver is in writing; and (c) the amendment, modification, or waiver is approved and signed by the FHEO Region IV Director or his designee.

10. The Parties agree that the execution of this Agreement may be accomplished by separate execution of consents to this Agreement; the original executed signature pages to be attached to the body of the Agreement to constitute one document.
11. Complainants, hereby forever waive, release, and covenant not to sue the Department or Respondents, their heirs, executors, assigns, agents, employees, and attorneys with regard to any and all claims, damages, and injuries of whatever nature, whether presently known or unknown, arising out of the subject matter addressed in HUD Case Number 04-24-6402-8 or which could have been filed in any action or suit arising from said subject matter.
12. Respondents, hereby forever waive, release, and covenant not to sue the Department or Complainants, or its successors, assigns, agents, officers, board members, employees, and attorneys with regard to any and all claims, damages, and injuries of whatever nature, whether presently known or unknown, arising out of the subject matter of HUD Case Number 04-246402-8 or which could have been filed in any action or suit arising from said subject matter.

F. RELIEF FOR COMPLAINANTS

13. Respondents agree to make a payment to Complainants in the amount of \$525,000.00 ten (10) calendar days from the effective date of this Agreement. The payment shall be made via electronic payment to Relman Colfax PLLC. A copy of proof of the electronic payment shall be sent to Conciliation04@hud.gov.
14. Respondents shall have no obligation to make any payment unless and until a fully executed IRS Form W-9 for the payee is received by Respondents' counsel. The W-9 can be sent via email to tkitay@bakerdonelson.com.

G. RELIEF IN THE PUBLIC INTEREST

15. Respondents agree to comply with the design and construction requirements of the Fair Housing Act (42 U.S.C. §3604(f)(3)(C)) for all FHA-covered multifamily dwelling units developed or constructed by Respondents.
16. Within one hundred twenty (120) days of the Effective Date of this Agreement, all persons employed by Respondents and involved in developing or approving plans for multifamily housing, directing and supervising construction activities and designing plans for such housing at the date of the execution of the Settlement Agreement shall be required to undergo at least three hours of training on the design and construction requirements of the Federal Fair Housing Act, at Respondents' own expense. The training will be provided by an external source that is mutually agreeable to the Complainants. Each architect who participates in the design or construction of multifamily housing for Respondents shall provide evidence that they have, within the past two years, successfully completed training about the design and construction requirements of the Fair Housing Act. (Attendance at the training program agreed to by the Respondents shall suffice for this requirement.) Respondents will provide

HUD with certification of completion within ten (10) calendar days of the completion of the training. All documents requested by HUD must show the HUD case number and be emailed to conciliation04@hud.gov.

17. Respondents will distribute the reasonable accommodation and modification policy attached to this Agreement as Exhibit A to all persons employed by Respondents and involved in leasing, management, or operation of the Subject Properties as of the Effective Date of this Agreement. Distribution of Exhibit A will be completed within thirty (30) days of the Effective Date of this Agreement.
18. Within three-hundred sixty-five days (365) of the Effective Date of this Agreement, Respondents agree to make the accessibility-related modifications consistent with the thirteen site retrofit plans attached to this Agreement. Respondents shall provide photographic evidence of the completion of this work to Complainants.
19. Without admitting any wrongdoing or non-compliance, Respondents affirmatively state that from the Effective Date of this Agreement, they will not obtain any permits for new construction of the Craftsman Select floor plan's angled sink kitchen configuration as included in the Subject Properties. For purposes of this provision, "new construction" excludes any rebuild, repair, or in-place replacement of a previously existing Craftsman Select unit with the angled sink kitchen configuration.
20. Respondents agree to pay for an inspection of all improvements made at the properties as depicted in the site retrofit plans attached to this Agreement. The inspection shall be conducted by a neutral third party knowledgeable in the Fair Housing Act design and construction requirements who is mutually agreeable to Complainants. The inspection will be conducted on a rolling basis and completed within four-hundred twenty-five (425) days from the Effective Date of this Agreement. Respondents shall provide a copy of the expert's findings of any non-compliance to HUD within thirty (30) days of the completion of the inspection.
21. In Craftsman Select plan covered multifamily dwellings (as defined in 42 U.S.C. § 3604(f)(7)) with an angled kitchen sink configuration as depicted in the Complaint, Respondents agree within sixty (60) days of the Effective Date of this Agreement to affix to the interior of the below-sink kitchen cabinet a notice to residents of their right to request a modification at Respondents' expense providing a forward, pull under approach to the sink and pipe protection under the sink.
22. For the Term of the Agreement, Respondents agree to include the following language in all new residential lease agreement documents at the Subject Properties (excluding renewals) that are executed following the effective date of the Agreement:

[Community Name] is committed to the letter and spirit of laws regarding fair and equal housing opportunities. We do not discriminate in housing or the terms, conditions, services or privileges of housing on the bases of race, color, religion, national origin, sex, familial status, disability, or any other characteristic protected by law. It is the policy of

[Community Name] to provide reasonable accommodations to applicants and residents who have disabilities, consistent with federal and state fair housing laws.

H. MONITORING

23. The Department shall determine compliance with the terms of this Agreement. During the Term of the Agreement, HUD may review compliance with this Agreement. As part of such review, HUD may examine witnesses and copy pertinent records of Respondents upon reasonable notice and mutually convenient dates and times. Respondents agree to cooperate in any monitoring review undertaken by HUD to ensure compliance with this Agreement during its Term.

I. REPORTING AND RECORDKEEPING

24. All required certifications and documentation of compliance must be submitted to:

U.S. Department of Housing & Urban Development
Office of Fair Housing and Equal Opportunity
Conciliation04@hud.gov

J. CONSEQUENCES OF BREACH

25. Whenever the Secretary, after an examination of any facts and circumstances, has reasonable cause to believe that the recipient has breached this Agreement in a material way, the Secretary may refer the alleged breach to the Attorney General of the United States with a request to commence a civil action in the appropriate U. S. District Court pursuant to §§ 3610(c) and 3614(b)(2) of the Act.

K. CERTIFICATION/SIGNATURES

By affixing their signatures hereunder, the parties certify that they have reviewed and understand the terms and conditions of this Agreement, and that they have full authority to enter into this Agreement on behalf of themselves or as agents of others.

[SIGNATURES ON FOLLOWING PAGES]

L. SIGNATURES

Complainants:

Lisa Rice

02/27/2025

Complainant, National Fair Housing Alliance

Date

Complainant, Tennessee Fair Housing Council

Date

[SIGNATURES CONTINUED ON FOLLOWING PAGES]

Respondents:

For: I. and M.J. Gross I., an Ohio Corp., doing business under the trade name Gross Residential
Revere at Lake Wylie LLC
Revere at Mooresville, LLC
Revere at Sherrills Ford LLC
Revere at Tega Cay LLC
Revere at Hidden Creek, LLC
Revere at Spring Hill, LLC
Revere at Barton's Run, LLC
Revere at River Landing LLC
Addison Park LLC.
Hamilton Station Apartments, LLC
Victory Station Apartments, LLC
Hathaway at Lebanon, LLC
Worthington Glen Apartments, LLC
HGG Ridge Ltd.

BY: 

Aaron Gross, Vice President

Date: 02.24.25

For: GF 55 Architects LLP

BY: _____
Leonard Fusco, Managing Partner

Date: _____

For: ESP Associates, Inc.

BY: _____
Danis E. Simmons, Chief Operating Officer

Date: _____

Respondents:

For: I. and M.J. Gross I., an Ohio Corp., doing business under the trade name Gross Residential
Revere at Lake Wylie LLC
Revere at Mooresville, LLC
Revere at Sherrills Ford LLC
Revere at Tega Cay LLC
Revere at Hidden Creek, LLC
Revere at Spring Hill, LLC
Revere at Barton's Run, LLC
Revere at River Landing LLC
Addison Park LLC.
Hamilton Station Apartments, LLC
Victory Station Apartments, LLC
Hathaway at Lebanon, LLC
Worthington Glen Apartments, LLC
HGG Ridge Ltd.

BY: _____
Aaron Gross, Vice President

Date: _____

For: GF 55 Architects LLP

BY:  _____
Leonard Fusco, Managing Partner

Date: 2/24/2025

For: ESP Associates, Inc.

BY: _____
Danis E. Simmons, Chief Operating Officer

Date: _____

Respondents:

**For: I. and M.J. Gross I., an Ohio Corp., doing business under the trade name Gross Residential
Revere at Lake Wylie LLC
Revere at Mooresville, LLC
Revere at Sherrills Ford LLC
Revere at Tega Cay LLC
Revere at Hidden Creek, LLC
Revere at Spring Hill, LLC
Revere at Barton's Run, LLC
Revere at River Landing LLC
Addison Park LLC.
Hamilton Station Apartments, LLC
Victory Station Apartments, LLC
Hathaway at Lebanon, LLC
Worthington Glen Apartments, LLC
HGG Ridge Ltd.**

BY: _____
Aaron Gross, Vice President

Date: _____

For: GF 55 Architects LLP

BY: _____
Leonard Fusco, Managing Partner

Date: _____

For: ESP Associates, Inc.

BY: 

Danis E. Simmons, Chief Operating Officer

Date: February 26, 2025

L. SIGNATURES

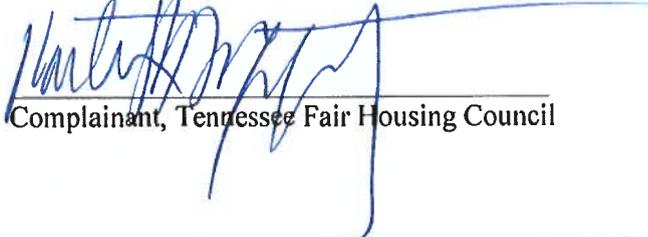
Complainants:

Complainant, National Fair Housing Alliance

Date

Complainant, Tennessee Fair Housing Council

Date

A handwritten signature in blue ink, appearing to be 'M. J. ...', is written over the signature line for the National Fair Housing Alliance and extends down over the signature line for the Tennessee Fair Housing Council.

2/27/2025

[SIGNATURES CONTINUED ON FOLLOWING PAGES]

APPROVAL

Carlos Osegueda

Carlos Osegueda, Regional Director
Region IV, Office of Fair Housing and Equal Opportunity

03/04/2025

Date

EXHIBIT A

REASONABLE ACCOMMODATIONS AND MODIFICATIONS FOR PEOPLE WITH DISABILITIES

REASONABLE ACCOMMODATION POLICY

It is the policy of Gross Residential to provide reasonable accommodations to applicants and residents who have disabilities, consistent with federal and state fair housing laws.

DEFINITION OF DISABILITY

Our preferred term is "disability." Under the Fair Housing Act, a disability is a physical or mental impairment that substantially limits life's daily activities, a history of having such an impairment or being regarded as having such an impairment.

REASONABLE ACCOMMODATIONS

An applicant or resident with a disability may need a reasonable accommodation in order to have an equal opportunity to use and enjoy a dwelling (including public and common use spaces) or housing services.

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that allows a person with a disability to use and enjoy a dwelling, including exceptions to usual policies and practices for use of areas that are for the public and other residents.

Accommodations should not require a significant expense to us, but we may have to pay certain incidental costs of making a reasonable accommodation (such as paying for signage for an assigned exclusive use parking space or waiving a pet charge for an assistance animal).

CONFIRMATION OF DISABILITY

If a disability and the need for an accommodation is obvious, there is no requirement that a person provide a doctor's statement or other evidence of disability. If the individual's disability or need for an accommodation is not clear, we may ask the person to provide information from a qualified professional to support the request.

DENYING A REQUEST

If we are unsure about the reasonableness of the request, we will consult upper management before denying the request or offering an alternative. If honoring the request appears very difficult, time-consuming or expensive, we will inform the requester of the concern and discuss how to identify easier, quicker or less expensive alternate accommodations that may work.

UNDUE FINANCIAL AND ADMINISTRATIVE BURDEN

A request is generally not reasonable if the accommodation would impose an undue financial and administrative burden on us. We will determine on a case-by-case basis whether a request would impose an undue burden. In addition, a request is generally not reasonable if the accommodation would fundamentally alter the nature of our business operations.

If the requested accommodation is not reasonable, we will discuss with the requestor to explore other alternatives that would address the person's needs and that would be reasonable. This is called an interactive process.

REASONABLE MODIFICATIONS

It is our policy to permit reasonable modifications for applicants and residents that need structural changes to increase the usability of our property for people with disabilities. Generally, those changes are at the expense of the resident or applicant but we may waive those costs and provide the changes at our expense, depending on the circumstances.

[END OF DOCUMENT]



ADDISON PARK APARTMENTS
 5825 ADDISON PARK DRIVE
 HUNTSVILLE, ALABAMA

OWNER:
 ADDISON PARK, LLC
 1000 17TH AVENUE, SUITE 100
 NORTH HOUSTON, TEXAS 75841-1413
 281.237.1641

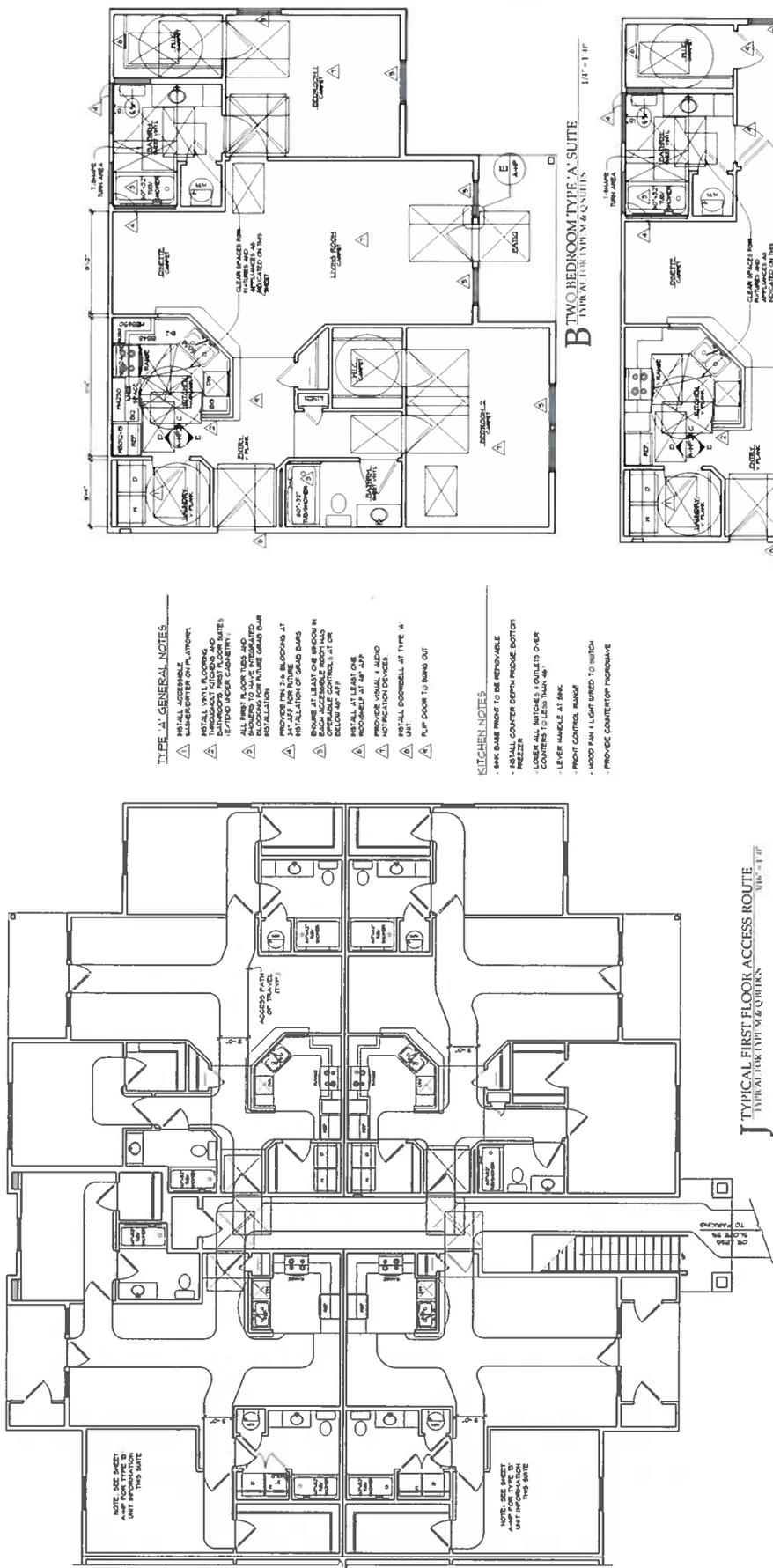
CONTRACTOR:
 HIGGINS & ASSOCIATES, INC.
 410 NEW SALEM HIGHWAY, SUITE 107
 HUNTSVILLE, ALABAMA 35894-3231
 256.889.3231

DATE: JUNE 8, 2012
 BY: J. W. WILSON
 REV: OCTOBER 10, 2012
 REV: OCTOBER 29, 2012
 CONSTRUCTION: MAY 24, 2016

DRAWING:
ACCESSIBILITY REQUIREMENTS
 DRAWING NO.:

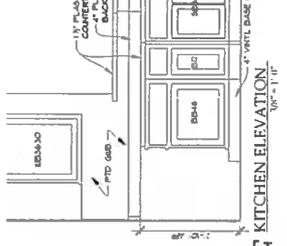
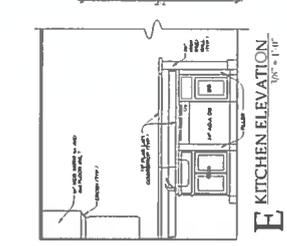
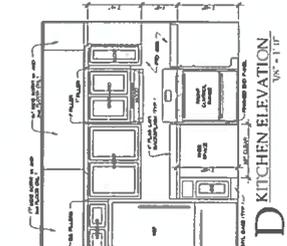
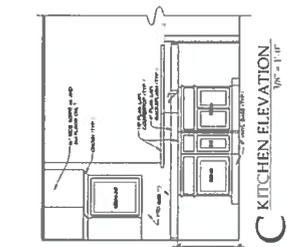
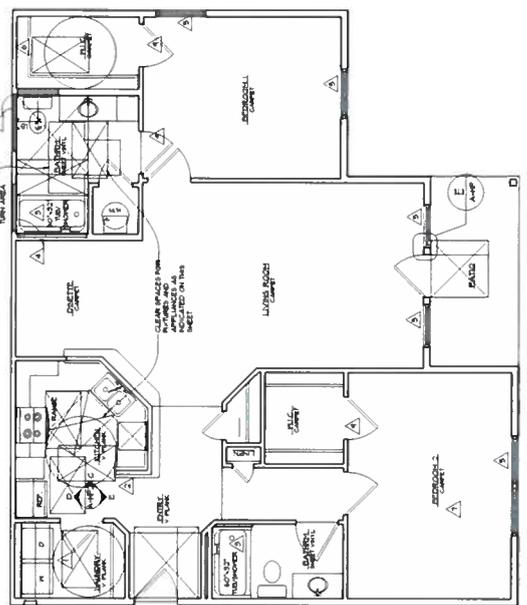
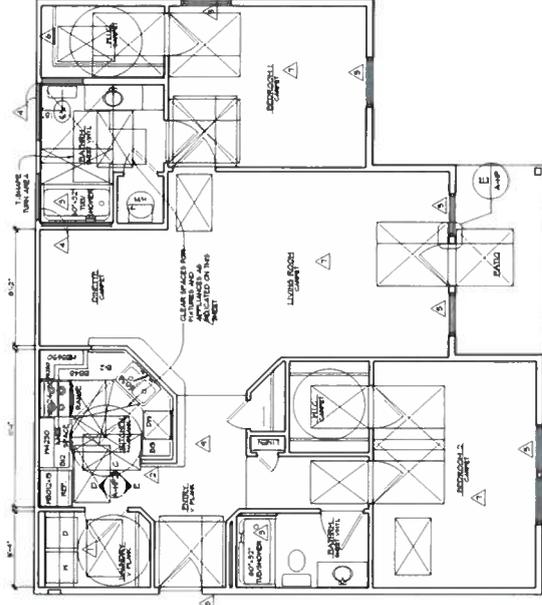
A-HP2

RP 000002



- TYPE 'A' GENERAL NOTES**
- ▲ INSTALL ACCESSIBLE WALKWAY ON PLANTER
 - ▲ INSTALL VINYL FLOORING IN BATHROOMS AND KITCHENS (SEE FLOOR NOTES)
 - ▲ INSTALL VINYL FLOORING IN LIVING AND DINING AREAS (SEE FLOOR NOTES)
 - ▲ ALL WOOD TO BE OAK (SEE FLOOR NOTES)
 - ▲ PROVIDE 1/2" x 1/2" x 1/2" BLOCKS AT ALL DOOR THRESHOLDS
 - ▲ PROVIDE 1/2" x 1/2" x 1/2" BLOCKS AT ALL DOOR THRESHOLDS
 - ▲ PROVIDE VISUAL AND TACTILE NOTIFICATION DEVICES AT ALL DOOR THRESHOLDS
 - ▲ PROVIDE VISUAL AND TACTILE NOTIFICATION DEVICES AT ALL DOOR THRESHOLDS
 - ▲ PROVIDE VISUAL AND TACTILE NOTIFICATION DEVICES AT ALL DOOR THRESHOLDS
 - ▲ PROVIDE VISUAL AND TACTILE NOTIFICATION DEVICES AT ALL DOOR THRESHOLDS
 - ▲ PROVIDE VISUAL AND TACTILE NOTIFICATION DEVICES AT ALL DOOR THRESHOLDS

- KITCHEN NOTES**
- BANK SHALL BE REMOVABLE
 - INSTALL COUNTER DEPTH IN RANGE, BOTTOM FRIDGE, SINK, AND DISHWASHER TO BE 34" OVER COUNTER TO LESS THAN 36"
 - LEVER HANDLE AT SINK
 - FRONT CONTROL RANGE
 - HOOD FAN LIGHT USED TO SWITCH PROVIDE CONTRAST INCREASE



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED		
2	REVISIONS		

CIVIL SOLUTIONS, LLP
CONSULTING ENGINEERS

7 TOWN CENTER SQUARE, SUITE 201
MONTICELLO, MISSISSIPPI 39301
(662) 439-1433

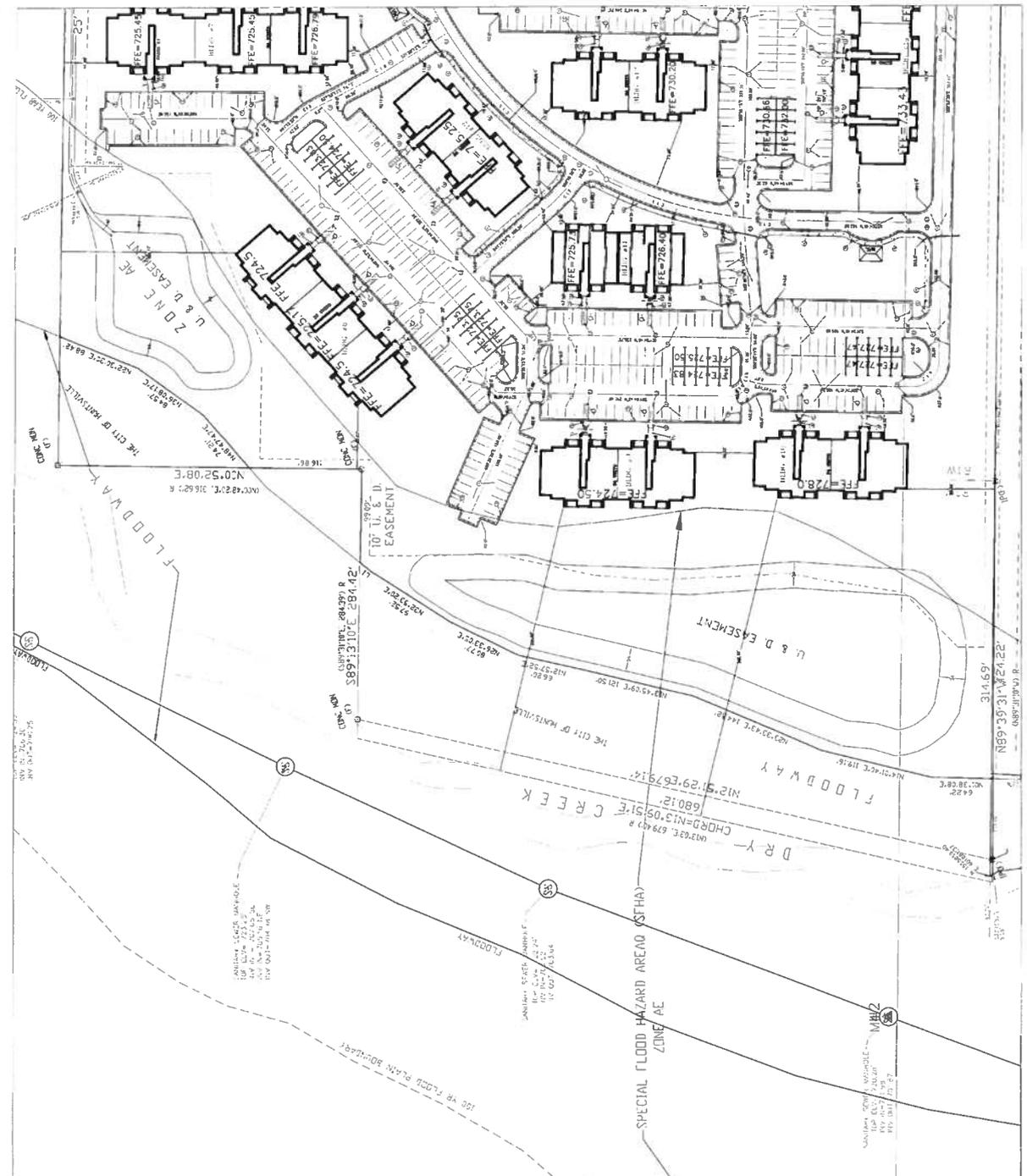
LAYOUT PLAN

PREPARED FOR: CROSS BUILDERS

ADISON PARK A RESUBDIVISION OF ASHCRO CROSSING

SCALE: 1" = 50'

DATE:	06-11-10
PROJECT:	ADISON PARK A
FILE:	17-15
APP:	ADISON
CHK:	MAJ
DRAWN:	CTJ



PROPERTY REQUIREMENTS

TOTAL SQ. FT. IN THE SITE: 143,847 SQ. FT.

TOTAL SQ. FT. DIVIDED TO MULTIFAMILY UNITS: 277,916 SQ. FT.

TOTAL # OF MULTIFAMILY UNITS ALLOWED: 775

TOTAL # OF BUILDING UNITS PROPOSED: 400

TOTAL # OF PARKING SPACES REQUIRED: 306

TOTAL # OF PARKING SPACES PROPOSED: 408

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	REMARKS
01	CONCRETE	1,200	0.8%	
02	ASPHALT	1,200	0.8%	
03	PAVING	1,200	0.8%	
04	LANDSCAPING	1,200	0.8%	
05	UTILITIES	1,200	0.8%	
06	ROADS	1,200	0.8%	
07	WATER	1,200	0.8%	
08	SEWER	1,200	0.8%	
09	STORM	1,200	0.8%	
10	OTHER	1,200	0.8%	

FLOODPLAIN NOTES:

1. THE SPECIAL FLOOD HAZARD AREA (SFHA) IS SHOWN ON THE ATTACHED MAP. THE SFHA IS BASED ON THE 100-YEAR FLOOD PLAIN BOUNDARY AND THE 100-YEAR FLOOD PLAIN BOUNDARY. THE SFHA IS BASED ON THE 100-YEAR FLOOD PLAIN BOUNDARY AND THE 100-YEAR FLOOD PLAIN BOUNDARY.

2. THE SFHA IS BASED ON THE 100-YEAR FLOOD PLAIN BOUNDARY AND THE 100-YEAR FLOOD PLAIN BOUNDARY. THE SFHA IS BASED ON THE 100-YEAR FLOOD PLAIN BOUNDARY AND THE 100-YEAR FLOOD PLAIN BOUNDARY.

3. THE SFHA IS BASED ON THE 100-YEAR FLOOD PLAIN BOUNDARY AND THE 100-YEAR FLOOD PLAIN BOUNDARY. THE SFHA IS BASED ON THE 100-YEAR FLOOD PLAIN BOUNDARY AND THE 100-YEAR FLOOD PLAIN BOUNDARY.

GF55
 ARCHITECTS
 19 WEST 21
 FURNAL N 1000
 SUITE 200
 FORT WORTH, TX 76104
 ©2012 ARCHITECTS LLP 2002
 5F-11



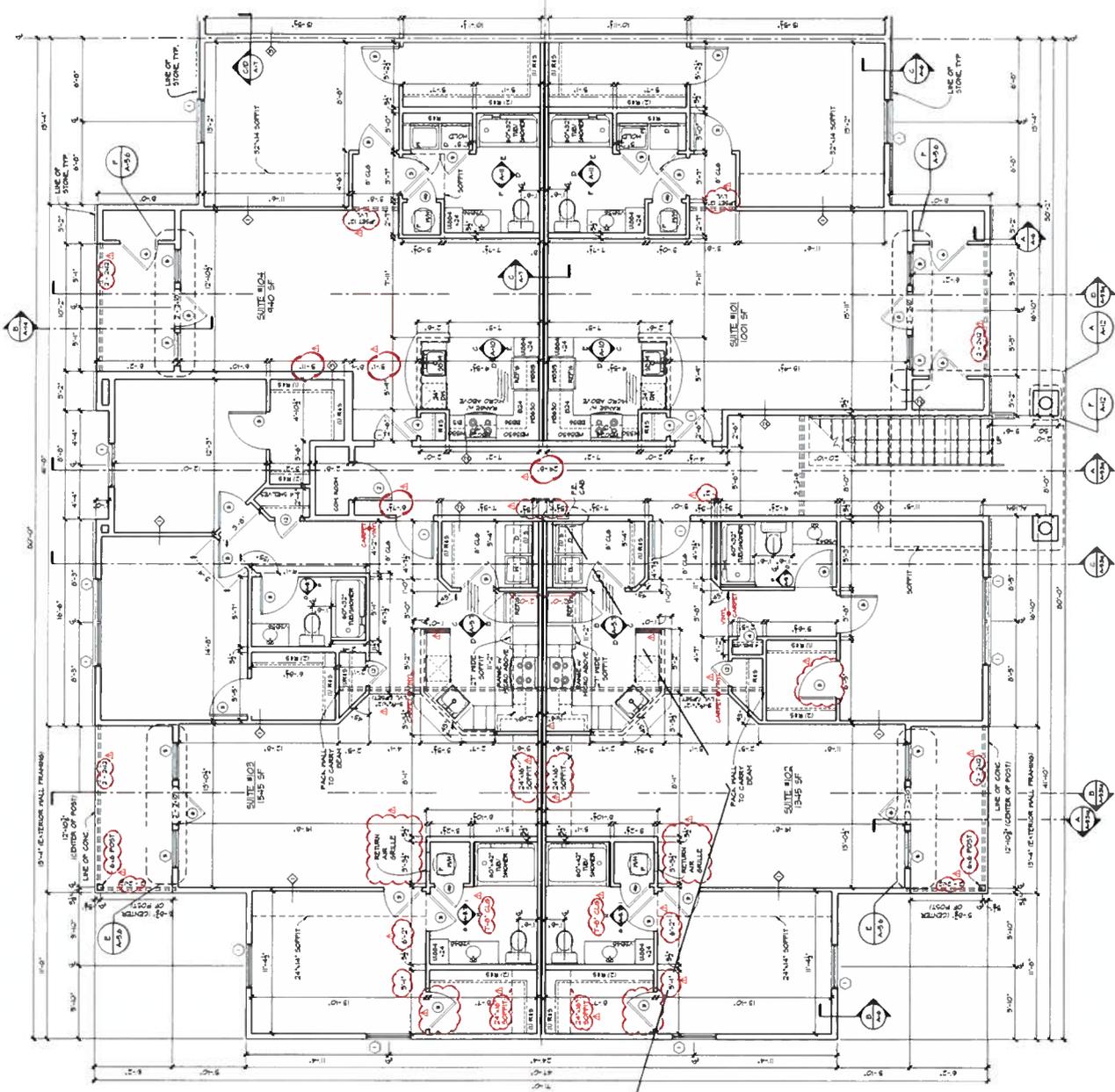
ADDISON PARK APARTMENTS
 5825 ADDISON PARK DRIVE
 HUNTSVILLE, ALABAMA

OWNER: ADDISON PARK, LLC
 8000 WOODS DRIVE, SUITE 100
 HUNTSVILLE, AL 35894
 404.237.6841
 CONTRACTOR: BIRDAIRER LTD
 400 SW SALEM HWY, SUITE 107
 HUNTSVILLE, AL 35894
 404.864.1231

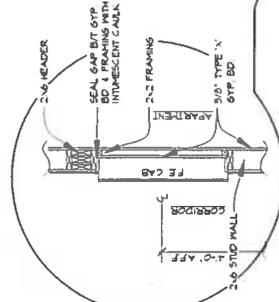
DATE: JUNE 8, 2012
 ADD: OCTOBER 10, 2012
 REV: OCTOBER 29, 2012
 05/25/2012 THROUGH 21, 2016

DR AWING
First Floor Plan
Bldg. Type Q
 DR AWING

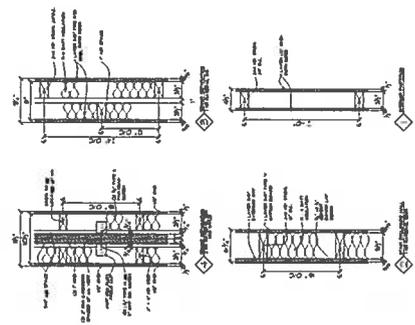
A-5.1q
 RP 000008



- NOTES:**
- PLEASE SEE FLOOR SYSTEM DWGS FOR JOIST LAYOUTS
 - ALL INTERIOR DIMENSIONS ARE TO ROUGH FRAMING
 - ALL INSULATIONS AND PAPERS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - PROVIDE BATT INSULATION IN BATH CEILINGS AND HIGH RISE WALLS (TYP ALL LOCATIONS)
 - SEAL ALL PENETRATIONS THROUGH FIRE SEPARATION WALLS AS REQ'D.
 - TRUSS MANUFACTURER TO BE RESPONSIBLE FOR ALL REQ'D ENGINEERING. SHOP DRAWINGS TO BE FABRICATION APPROVAL PRIOR TO FABRICATION.
 - FRAMING AT ALL BATHROOM WALLS TO BE 10" @ C.



EXTINGUISHER DETAIL
 NATIONAL FIRE PROTECTION ASSOCIATION



PARTITION TYPES
 6-11-14

A FIRST FLOOR PLAN
 BUILDINGS 20 & 36

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

GF55

ARCHITECT
 18 MEASTY
 2101 W. 5TH AVE.
 SUITE 200
 HUNTSVILLE, AL 35891
 256.833.9088
 GF55 ARCHITECTS, LLP - 2005
 No. 11



ADDISON PARK APARTMENTS
 5825 ADDISON PARK DRIVE
 HUNTSVILLE, ALABAMA

OWNER
 ADDISON PARK LLC
 1000 UNIVERSITY BLVD
 NORTHEAST CORNER
 HUNTSVILLE, AL 35891
 480.237.1681

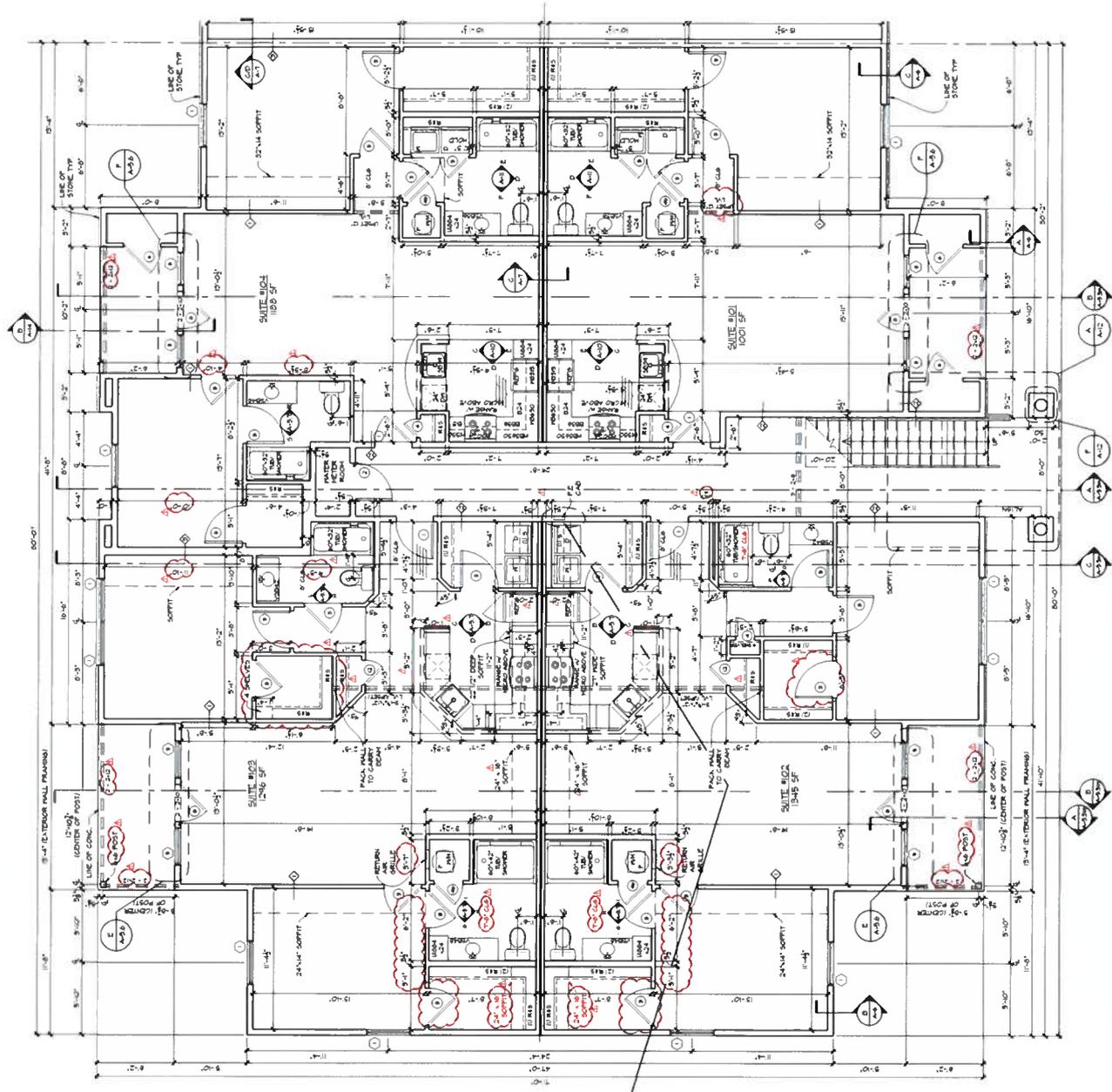
CONTRACTOR
 HCG-RIDGEMOUNT LLC
 1000 UNIVERSITY BLVD, SUITE 107
 HUNTSVILLE, AL 35891
 256.833.7127

DATE: JUNE 2012
 ADD: JUNE 2012
 REV: OCTOBER 16, 2012
 REV: OCTOBER 29, 2012
 REV: APRIL 23, 2016

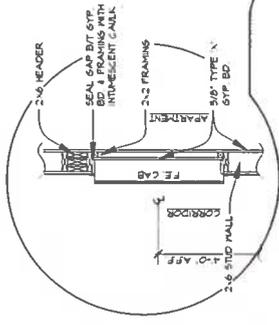
DR. WINGS
First Floor Plan
Bldg. Type M
 VIT

A-5.1m

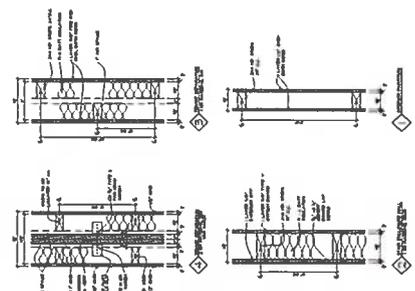
RF-000009



- NOTES:**
- PLEASE SEE FLOOR SYSTEM DWGS FOR JOIST LAYOUTS.
 - ALL INTERIOR DIMENSIONS ARE TO ROUGH FRAMING.
 - ALL WINDOWS AND DOORS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLMENT INSTRUCTIONS.
 - PROVIDE BATT INSULATION IN BATH CEILING AND HIGH RISE WALLS (TYP) ALL LOCATIONS.
 - SEAL ALL PENETRATIONS THROUGH FIRE SEPARATION WALLS AS REQUIRED.
 - TRUSS MANUFACTURER TO BE RESPONSIBLE FOR ALL RECORD DRAWINGS TO BE BASED FOR APPROVAL. FRAMING TO BE FABRICATED.
 - FRAMING AT ALL BATHROOM WALLS TO BE IN C.C.



EXTINGUISHER DETAIL
 NOT TO SCALE



PARTITION TYPES
 NOT TO SCALE

A FIRST FLOOR PLAN
 BUILDINGS 14, 15, 18, 34, 35, & 37

SCALE 1/4" = 1'-0"

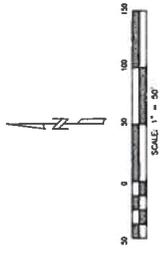
GENERAL PLAN



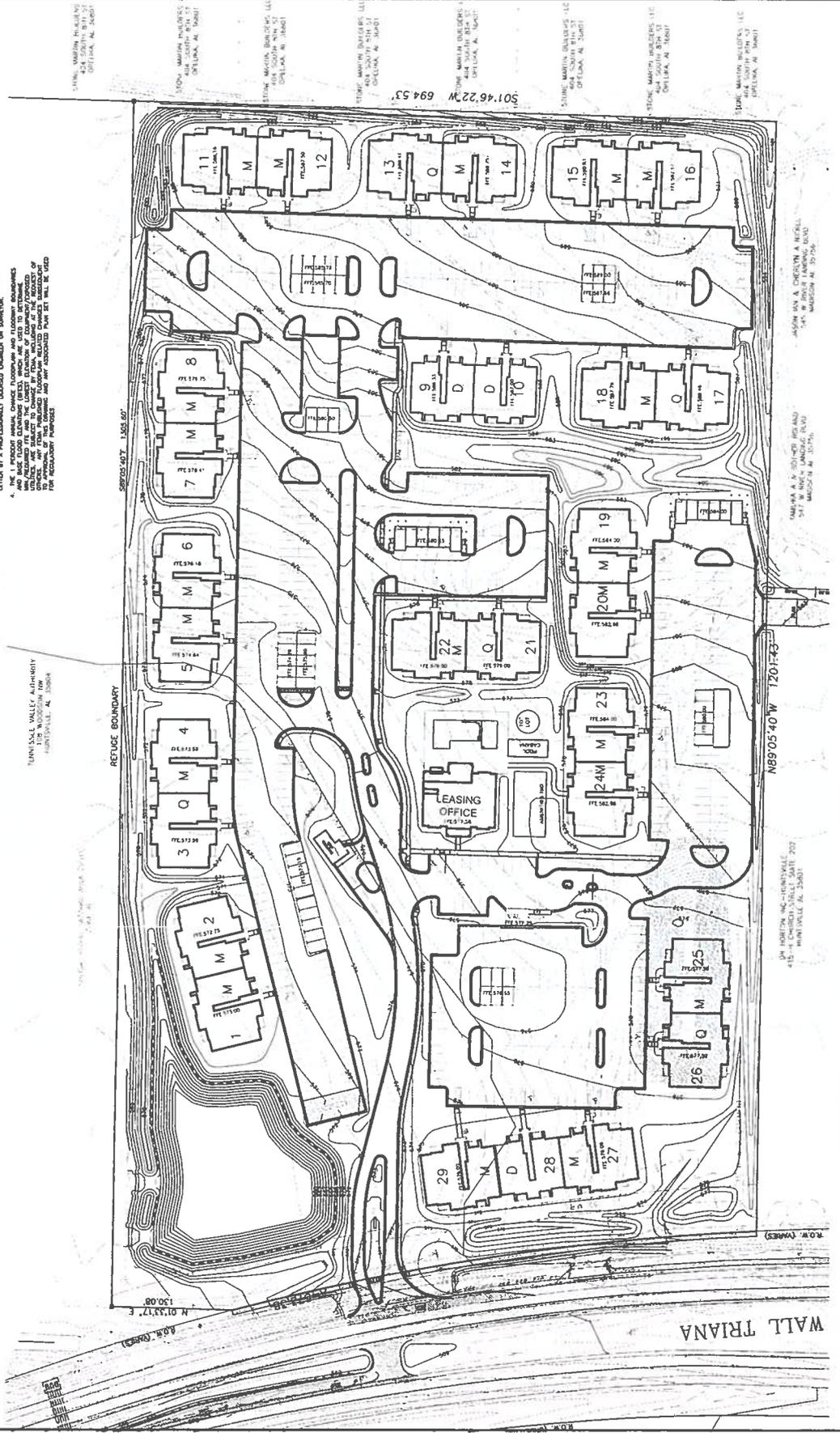
THE REVERE
AT RIVER LANDING
MADISON COUNTY, ALABAMA
SECTION 9 1'-5" & 2" W
GMC Project #CH/INI-90003

ISSUE DATE
PRELIMINARY PLAN 03/04/2015
SHEET LAYOUT 04/07/2015
DRAWN BY KC
CHECKED BY KC

7 Town Center Drive, Suite 201
Huntsville, AL 35896
T 256.539.3431
GMC NETWORK.COM



- COORDINATE NOTES:**
- THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA IS BASED ON THE 1981 FLOOD DATUM. THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA IS BASED ON THE 1981 FLOOD DATUM. THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA IS BASED ON THE 1981 FLOOD DATUM.
 - RECORDED FLOOD ELEVATION (FE) AND THE LOWEST ELEVATION OF COMPAK/ADAPTED UTILITIES, HAS BE OBTAINED TO BE HIGHER THAN THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA. THE RECORDED SURVEY OF THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA IS BASED ON THE 1981 FLOOD DATUM.
 - THESE SHALL BE NOT PLACED AT ANY LOCATION, NEARBY OR ADJACENT TO ANY AND INCLUDING BUT NOT LIMITED TO, SHALL, FROM THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA. THE RECORDED SURVEY OF THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN BOUNDARY PROVIDED BY THE STATE OF ALABAMA IS BASED ON THE 1981 FLOOD DATUM.
 - THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN AND FLOODPLAIN BOUNDARIES ARE PROVIDED AS A REFERENCE ONLY. THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN AND FLOODPLAIN BOUNDARIES ARE PROVIDED AS A REFERENCE ONLY. THE 1' PERCENT ANNUAL CHANCE FLOODPLAIN AND FLOODPLAIN BOUNDARIES ARE PROVIDED AS A REFERENCE ONLY.
- DENSITY REQUIREMENTS**
- TOTAL SF IN THE SITE 871,300 SQ. FT.
 TOTAL SF DEVOTED TO INTERNAL DRIVES 13,800 SQ. FT.
 7-PAVED-ACCESSIBLE 2 UNITS/1000-1000-27 UNITS
 TOTAL # OF DWELLING UNITS ALLOWED: 348
 TOTAL # OF DWELLING UNITS PROPOSED: 352
 TOTAL # OF PARKING SPACES REQUIRED: 528
 (VEHICLE PARKING SPACES REQUIRED 50-24.4)
 TOTAL # OF PARKING SPACES PROVIDED: 643
 (PLUS 27 VEHICLE PARKING SPACES)
- GENERAL NOTES:**
- PROPERTY OWNER: REVERE AT RIVER LANDING, LLC
100 WOODBURN HWY
NORTH HAVEN, CT 06460
 - THIS PROPERTY CONTAINS 352 UNITS AND 1 LOT.
 - THERE IS A 15' UTILITY AND DRAINAGE CORRIDOR ALONG THE BOUNDARY OF THIS PROPERTY (ACCESS UTILITIES SHOWN).



TRAFFIC ENGINEER
THE LANDSCAPE AS TRAFFIC ENGINEER FOR THE CITY OF HUNTSVILLE, ALABAMA HAS REVIEWED THE WITHIN PLAN. THIS THE CITY OF HUNTSVILLE, ALABAMA.

TRAFFIC ENGINEER - CITY OF HUNTSVILLE, ALABAMA

WALL TRIANA

100 WOODBURN HWY, HUNTSVILLE, ALABAMA 35894
415 - H. CHRISTOPHER J. SANTI, 2012
HUNTSVILLE, AL 35801

MARINA A. K. SUNDHOLM, P.E.
347 W. RIVER LANDING ROAD
MADISON, AL 35756

ARSON AND A. CHRISTEN, P.E.
404 SOUTH BAY ST
MADISON, AL 35701

TRIPLE MARTIN INDUSTRIES, LLC
404 SOUTH BAY ST
MADISON, AL 35701

TRIPLE MARTIN INDUSTRIES, LLC
404 SOUTH BAY ST
MADISON, AL 35701



REVERE AT RIVER LANDING
WALL TRIANA HIGHWAY SW
HUNTSVILLE, ALABAMA 35756

OWNER: REVERE AT RIVER LANDING, LLC
100 WALL TRIANA HIGHWAY SW
HUNTSVILLE, ALABAMA 35756
ARCHITECT: GF55 ARCHITECTS, LLP
18 WEST 21
NEW YORK, N.Y. 10011
DATE: MAY 2019
REVISED: OCTOBER 2019
DRAWING: REVERE AT RIVER LANDING - 1ST FLOOR PLAN

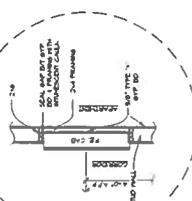
DATE: MAY 2019
PERMIT: MAY 20, 2019
REV 1: OCTOBER 1, 2019
REV 2: MARCH 1, 2020

DRAWN BY: NI
SCALE: AS SHOWN

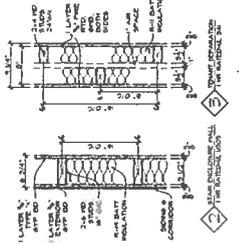
A-1.1

RF000017

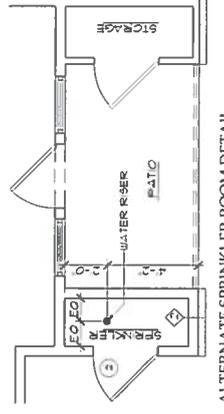
- NOTES:**
- PLEASE SEE FLOOR SYSTEM DRAW FOR JOIST SPACING.
 - ALL INTERIOR DIMENSIONS ARE TO ROOM FINISHES UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD AND SHALL BE ADJUSTED TO MATCH THE ACTUAL CONDITIONS.
 - PROVIDE BATT INSULATION IN BATH CEILING AND ALL OTHER CEILING AREAS UNLESS OTHERWISE NOTED.
 - ALL WALL PARTITIONS THROUGH FIRE SEPARATION WALLS AS REQUIRED.
 - TRUSS MANUFACTURER TO BE RESPONSIBLE FOR ALL CONNECTIONS AND TO PROVIDE CONNECTIONS FOR APPROVAL PRIOR TO FABRICATION.
 - TRIMING AT ALL BATHROOM WALLS TO BE AT 0".
 - SEE SHEET A-1.0 FOR INTERIOR DETAILS.
 - ALL INTERIOR WALLS TO BE PARTITION TYPE UNLESS NOTED OTHERWISE.



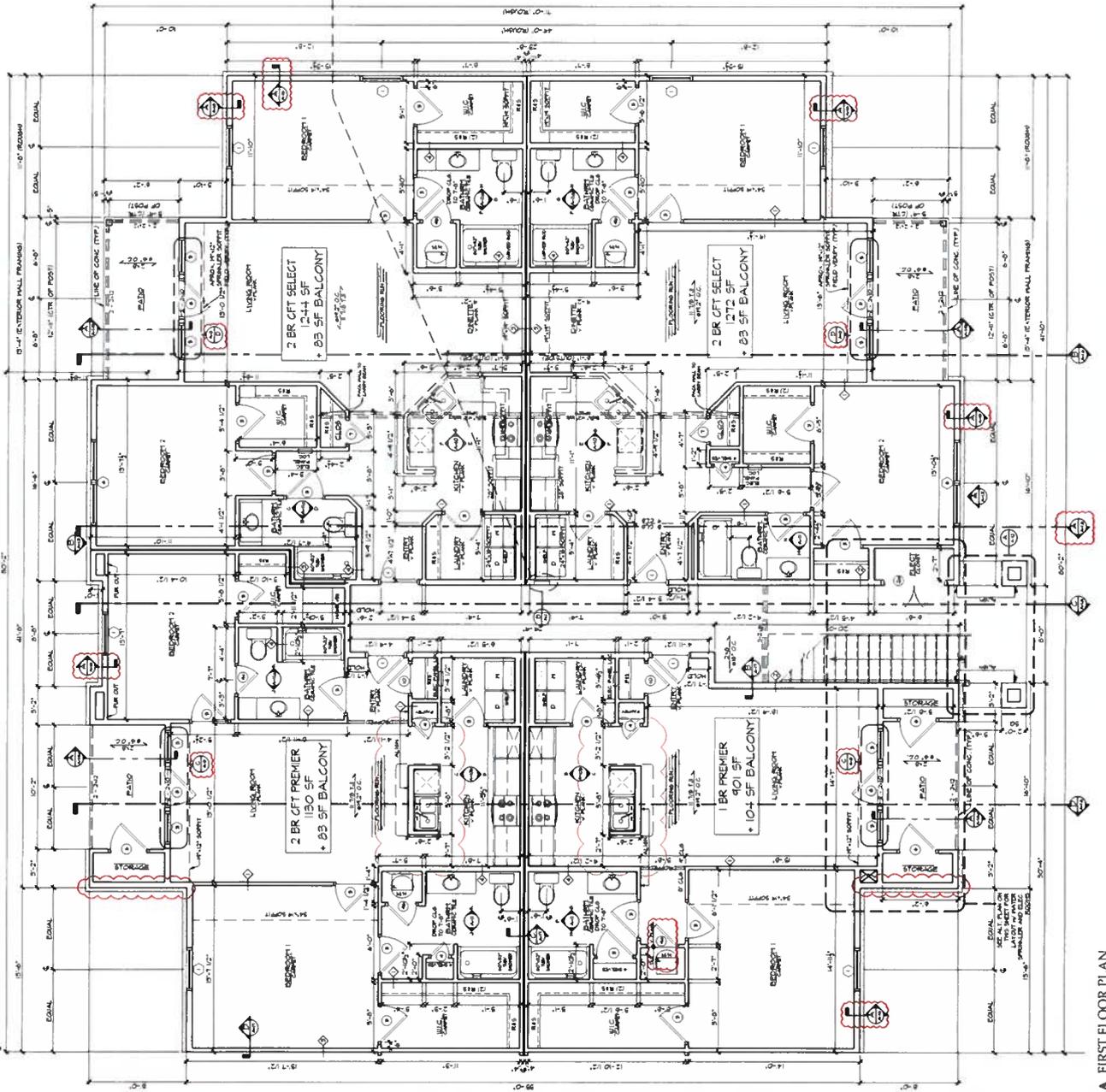
B RECESSED F.E. CAB. DETAIL
N. A.I.L. 1/2" = 1'-0"



PARTITION DETAILS
N. A.I.L. 1/2" = 1'-0"



ALTERNATE SPRINKLER ROOM DETAIL
N. A.I.L. 1/2" = 1'-0"



FIRST FLOOR PLAN
N. A.I.L. 1/2" = 1'-0"

A

