STRUCTURAL ASSESSMENT REPORT
BUILDINGS 06 & 07

HISTORIC BUILDING STRUCTURAL ASSESSMENT

1014 & 1018 WATER AVENUE SELMA, AL 36703
CONTRACT NO. W91278-21-D-0003, TASK ORDER NO. W91278-24-F-0153

PROJECT NO. 506849

CADD Code: CHC23016

US Army Corps of Engineers
Mobile District

Prepared for:

USACE MOBILE DISTRICT

109 St. Joseph Street

Mobile, Alabama 36602

Prepared by:

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14 FEB 2025

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TABLE OF CONTENTS

FIGURES

EXECUTIVE SUMMARY

Raymond-Pond Enterprise Solutions JV LLC (RPJV) has been engaged to perform structural condition assessments of thirteen buildings in Selma, Alabama In general, these assessment reports shall identify areas of concern with respect to overall building stability or individual building component stability, both currently and when potentially subjected to the effects of constructing the Selma Bank Stabilization Project.

Major structural issues observed during the onsite assessment consisted of the following:

1. Settlement of the basement grade slab was observed at the south side of the building. A maximum settlement of approximately 4 inches was measured adjacent to the south wall.
2. Additional issues and clarification about these issues are in Section 2 of this report.

1 INTRODUCTION

The building was visited on October 28, 2024 by RPJV Structural Engineers [redacted]. Access to the property was provided by the owner, [redacted].

1-1 SCOPE AND LIMITATION OF THE EVALUATION

The scope of the evaluation includes the following:

a. On-site computer scanning and BIM creation for the existing buildings.
b. On-site visual observations by a structural engineer. Destructive testing was not performed and is out of scope. Material testing was not performed and is out of scope.
c. Provide recommendations for potential retrofitting and monitoring measures that could be taken to reduce damage to this structure as a result of the Selma Bank Stabilization Project.

The nature of the evaluation provided by RPJV was limited to the structure and building envelope. RPJV did not provide architectural (other than building envelope observation), mechanical (HVAC, plumbing, and fire protection), electrical, industrial hygiene, or environmental engineering services as part of this evaluation. This evaluation is based only on visual observations. Items that were evaluated are limited to items that were seen during the observation.

RPJV has not coordinated the construction activities with the USACE. RPJV is providing recommendations based in structural principles. The building cannot be deemed "safe" after any recommended retrofits are completed. Nor can RPJV be ultimately responsible for further damage done to the building during the upcoming construction activities.

The evaluation provided by RPJV was only structural and building envelope in nature. RPJV did not provide architectural (other than building envelope), mechanical (HVAC,

plumbing, and fire protection), electrical, industrial hygiene, or environmental engineering services as part of this evaluation.

The building for which this report was performed is shown below in Figure 1-1 & 1-2.

Figure 1-1 Building Location

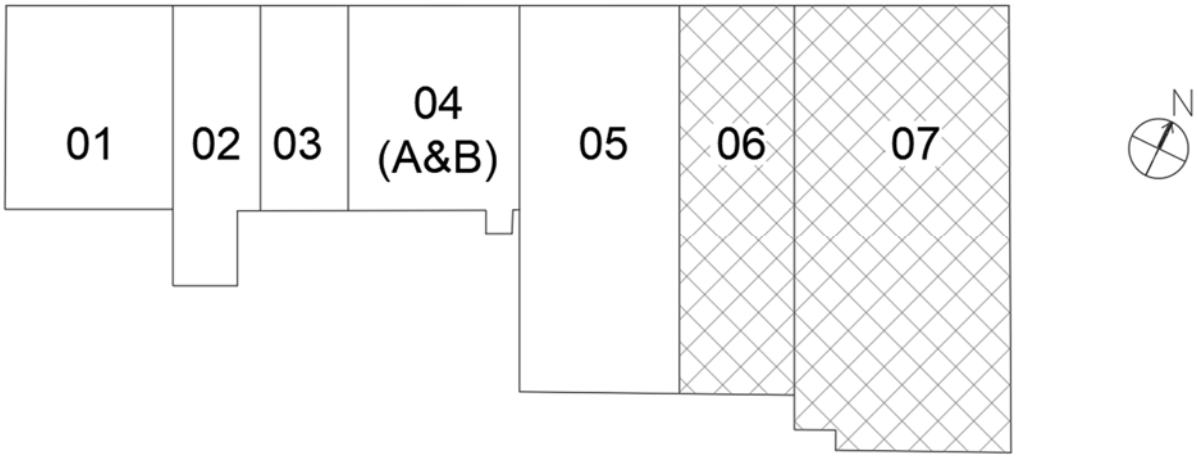


Figure 1-2 Building Location Key

The approximate location of the building is shown below in Figure 1-3 & 1-4.

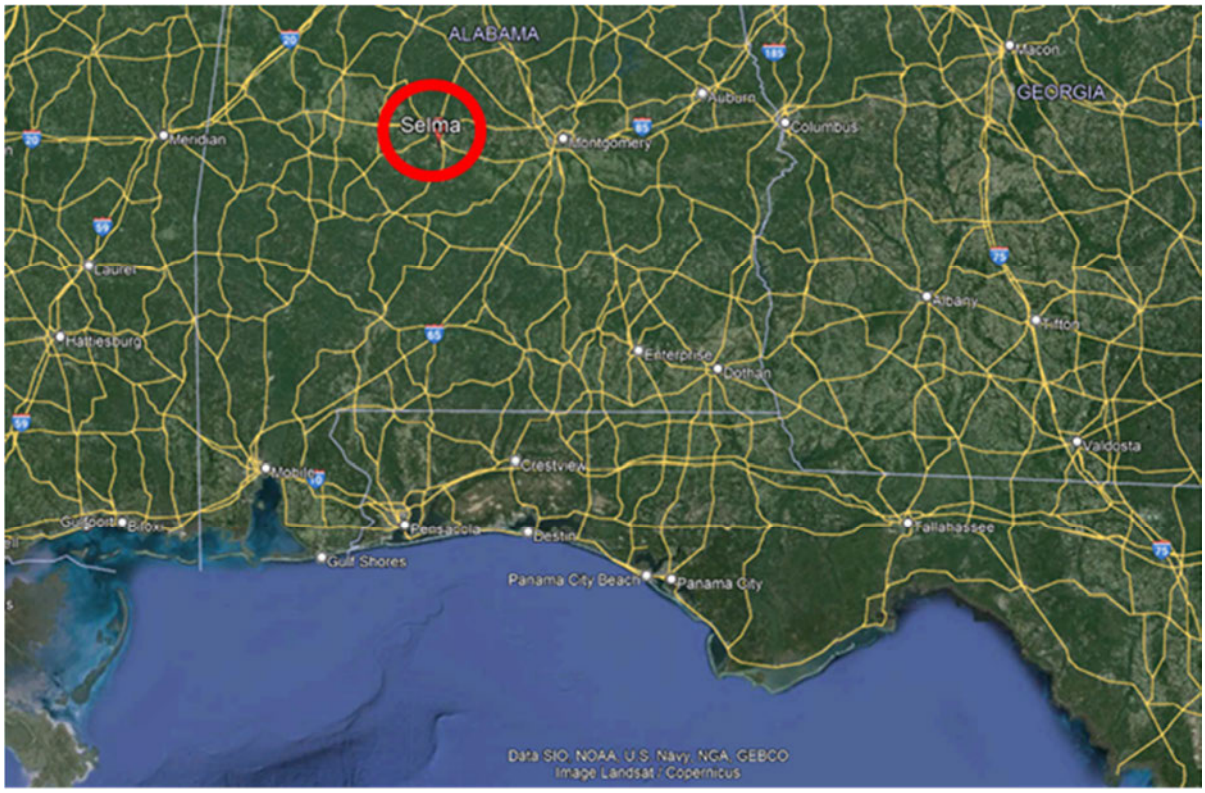


Figure 1-3 Geographic Location – State View.

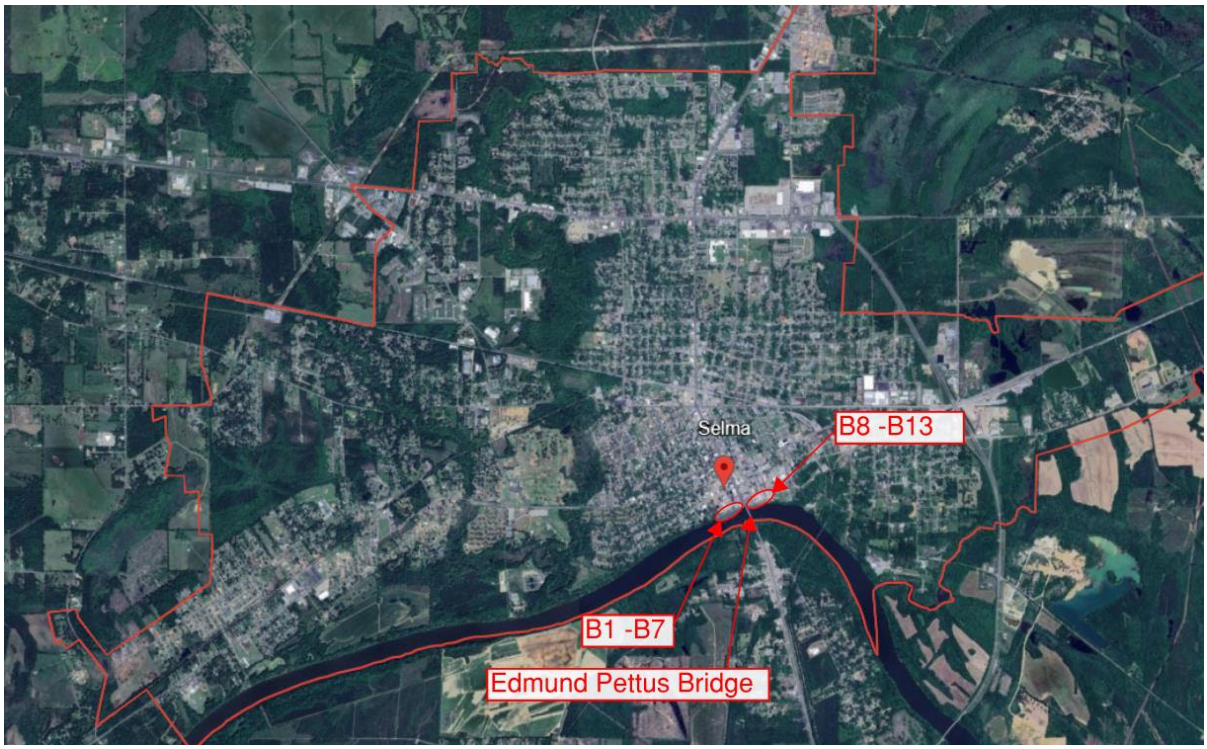


Figure 1-4 Geographic Location – City View.

1-2DESCRIPTION OF STRUCTURE

The legal definition for building 6 (1014 Water Ave) from real-estate survey is "[redacted]. DB 1642, PG. 190, Parcel No. 27-11-07-36-4-002-067.001".

The legal definition for building 7 (1018 Water Ave) from real-estate survey is "[redacted]. DB 1642, PG. 190, Parcel No. 27-11-07-36-4-002-068.000".

Both building 6 & 7 are occupied. Building 6 is currently operating as [redacted] shop. Building 7 is currently occupied by the [redacted]. Both buildings share the basement level, the space was once used as a printing area for [redacted], but is now only used as storage for both businesses. The property is a contributing member of the Water Avenue Historical District which is on the National Register of Historic Places. According to the Dallas County Tax Assessor 1014 & 1018 Water Ave was originally constructed in 1870; making the building 154 years old at the time this report was written.

There were no existing drawings available for the building. Limited LiDAR scans were performed at areas that were accessible to the equipment to develop as-built floor plans. LiDAR is an acronym for Light Detection and Ranging. In LiDAR, laser light is sent from a source and reflected from objects in the scene. The reflected light is detected by a receiver and the time of flight is used to develop a distance map of the objects in the scene. This in turn was used to produce as-built floor plan CAD drawings.

Based on visual observations, these buildings were constructed with load-bearing multi-wythe clay brick masonry walls. It is assumed that these buildings are supported on shallow foundations. Floor and roof structures were wood joists and sheathing. Interior walls were observed to be constructed with 2x4 studs and stairs were formed with wood stringers and 2x stair treads.

The west wall of the building is adjacent to the structure at 1012 Water Avenue, so no observation of the exterior face of the wall was possible. On the east side, the buildings exterior wall has been refinished and retrofitted with a new set of exterior stairs to the second floor of building 1018.

The building has been very recently renovated with new exterior and interior finishes. These finishes limited observations of the structure at the first and second levels. At the basement level, plywood paneling has been installed on the north, south, east and west walls which limited observations of those walls; however, observations were possible at gaps in the paneling at various locations

The building has one basement level, which is located below the street level of Water Avenue. On the south side of the building, the grade slab of the basement is at least ten feet above grade. The south wall of the building, below basement level, acts as a retaining wall with backfill which supports the basement grade slab.

The basement level has a pit on the 1018 Water Avenue side, which houses the printing press that was formerly used by the [redacted]. The grade slab of the pit is approximately 6 feet below the basement level and is surrounded by masonry retaining

walls on four sides. The east and west walls extend to the underside of the first level floor deck.

The wood joists for the framing at the first level bore on pockets in the load-bearing brick masonry walls. No exposed lateral force system was observed in the building; therefore, it was assumed that the masonry walls act as shear walls.

2 OBSERVED DEFICIENCIES

The building deficiencies listed below corresponds with the Photo Log provided as Attachment 1, and As-Built floor plans with approximate locations of observed deficiencies provided as Attachment 2.

2-1 GRADES AROUND BUILDINGS

G-1: North Grade – Consists of a sidewalk that runs along Water Avenue. The sidewalk grade elevation is at approximately the same elevation at the first floor. No significant deficiencies were noted.

G-2 South Grade: Photo taken from first level deck

G-3: East Grade, Exterior stairs to level 2

The east and west sides of the building were constructed adjacent to the buildings at 1012 and 1018 Water Avenue; therefore, no exposed grade is located on these sides.

On the south side, the building foundation wall extends to the riverbank. Access to the south side of the building was not possible

2-2 FOUNDATIONS

The footings for the loadbearing walls were not exposed and were not observed. As noted in section 1-2, the wall foundations are assumed to be shallow spread footings. The basement floor elevation is above the surrounding grade on the west and south sides of the building. On these two sides, the perimeter walls act as retaining walls for the basement level.

The grade slab at the south side of the basement appears to have sunk. There is evidence that the grade slab has shifted down with respect to the west and south walls and the column adjacent to the south wall has pulled away from the first level floor girder. Additionally, the concrete kneewall at the west wall has a large crack located where the grade slab begins to slope.

Minor cracking was observed in the grade slab on the 1018 Water Avenue side. These cracks appeared to be quite old and did not show signs of recent movement.

FB-1: Basement, separation between the grade slab and the south wall

FB-2: Basement, separation between the grade slab and the kneewall on the west wall.

FB-3: Basement, crack in kneewall on the west wall

FB-4: Basement, column pulling away from the girder near the south wall

FB-5: Basement, minor cracking in basement grade slab on south side

FB-6: Basement, minor cracking in basement grade slab on east side

2-3WALLS

The perimeter walls consist of load bearing clay brick masonry walls. The interior faces of wall surfaces. The exposed exterior wall surfaces of the north and south walls are discussed in the “Building Envelope Section.” For more information see below.

Basement:

At the limited locations where the masonry walls were visible, no significant deterioration or cracking was observed. Several minor cracks were noted on the east and west walls of the printing press pit and a few cracks were seen on the west wall.

WB-1: Basement, small stairstep crack in west interior wall

WB-2: Basement, brick repair on west interior wall

WB-3: Basement, opening cut in east wall (shared wall with the building at 1018 Water Avenue)

WB-4: Basement print room pit, crack on east wall of pit

WB-5: Basement print room pit, Crack on west wall of pit

WB-6: Basement print room pit, crack on west wall of pit

First Level

The first level has been renovated. The west wall was left as exposed brick; the other walls have new finishes

W1-1: First level, room on south side of building 1018 Water Ave

W1-2: First Level, room on north side of 1014 Water Ave.

W1-3: First level, exterior deck on south wall of 1018 Water Ave.

W1-4: First level, media conference room at 1018 Water Ave.

Second Level

W2-1: Second level, at 1018 Water Ave

2-4 HORIZONTAL FRAMING

At the first level, the joists and the underside of the deck were visible from the basement; floor finishes prevented observations of the top surface of the floor deck. At the second level, the first level ceiling and the second level floor finishes prevented observation of the horizontal framing.

The first level floor joists and floor appeared to be in good condition. In a few locations, new plywood decking has been installed.

HF1-1: The floor joists and new decking for 1014 Water Ave.

2-5 ROOF FRAMING

The building has recently been renovated, which included all new interior finished. The new second floor ceiling prevented observations of the roof framing

2-6 BUILDING ENVELOPE

The buildings at 1014 & 1018 Water Ave have exposed walls on the north, south and east sides. The recent renovations of the buildings included new plaster and paint on the exterior of each of these walls. The south walls of the buildings extend to the riverbank and are not accessible. No significant damage or cracking was observed in the north wall. The east wall has new plaster and paint. In several locations, the plaster has minor cracking. It could not be determined if these cracks extended into the masonry wall. All of the windows and doors in each building are in good condition.

BE-1 North elevation of 1014 Water Ave.

BE-2 North Elevation of 1018 Water Ave.

BE-3 South elevation from drone flight

BE-4 East wall near northeast corner, with minor cracks in plaster

BE-5 East wall near northeast corner, with minor cracks in plaster

BE-6: Crack in east wall adjacent to the stairs

2-7 ROOF

The roof was not accessed during the on-site assessment. From information supplied by the owner, the buildings at 1014 and 1018 were recently renovated. As a part of the renovations, a new single ply membrane roof was installed on each building. Roof observations are based on photographs from a drone flight over the building provided by Multivista. From the aerial photo, the roof has a parapet on the north, east and west sides of the buildings and a shared demising is located between the buildings. The roof slopes to the south side of the building where a new gutter was installed.

The roof supports several pieces of HVAC equipment and several roof penetrations. These items were flashed during the installation of the new roof.

R-1: General view of the roof

R-2: General view of the roof

3 DESCRIPTION/SUMMARY OF SOLDIER WALL PILE INSTALLATION

The USACE Mobile District plans to install a soldier pile wall on the eastern and western sides of the Edmund Pettus Bridge to provide bank stabilization and manage flood risk along the northern side of the Alabama River. Below descriptions of the proposed project are from the July 2023 Conceptual Design Submittal documents of the “Selma, Alabama, Flood Risk Management Bank Stabilization” project.

The proposed project will include clearing and grubbing of the bank on the east and west sides of the northern bank of the Alabama River near the Edmund Pettus Bridge. Demolition will include removal of a brick patio and wooden deck between Building 8 and the Edmund Pettus Bridge; concrete pavement between Building 7 and the Edmund Pettus Bridge; and storm drainage piping at various points along the bank.

The proposed project construction will also include a soldier pile wall on each side of the Edmund Pettus Bridge, one to the east and one to the west. The work will include scour protection, secondary retaining walls, and storm drainage system components at each wall.

Per drawing CS101, for the western half of the project, the soldier pile wall (identified in the design submittal as “Soldier Pile Wall West”) will be approximately 379 feet long starting alongside Building 1 and continuing south parallel to the building to station 0+47.53. The wall turns east to parallel the river until station 3+40.90 where the wall turns north to parallel Building 7 and ends alongside the building at station 3+78.56. Note this stationing is slightly different from the stationing shown on CG101 and CG201. A secondary retaining wall is proposed between the soldier pile wall and the existing buildings. A storm drainage system will be provided to capture storm runoff from between the existing buildings and the retaining wall, to intercept an existing storm drainage outfall, and to discharge storm runoff beyond the soldier pile wall.

Per CS102, CG102 and CG201, for the eastern half of the project, the soldier pile wall (identified in the design submittal as “Soldier Pile Wall East”) will be approximately 443 feet long starting alongside Edmund Pettus Bridge at the corner of the existing concrete pad and continuing south parallel to the Building 8 until station 0+30.66. The wall turns east until station 1+86.74 where it turns parallel to the buildings heading east-northeast. The wall ends at station 4+42.74 beyond Building 13. A secondary retaining wall is proposed between the soldier pile wall and the existing buildings. A storm drainage system will be provided to capture storm runoff from between the existing buildings and the retaining wall, to intercept an existing storm drainage outfall, and to discharge storm runoff beyond the soldier pile wall. Stairs are proposed to provide access to lower areas at the concrete pad west of Building 8, the brick pad west of Building 13, and the top of the secondary retaining wall south of Building 13.

4 DISCUSSION/TYPICAL REPAIRS

Building 6&7 exhibits a number of existing structural deficiencies due to a combination of dated construction methods. Due to the building methods in use at the time of construction, this building does not comply with current codes for construction or design loads. The repairs to the first-floor timber framing, which was visible at the basement level, appear to have addressed first floor joist damage issues. Any additional repairs at the upper levels have been covered with the new architectural finishes.

The vibrations from the Selma Bank Stabilization Project are expected to have an adverse effect on the building, leading to increased damage and additional deficiencies, which could impact the overall stability of the structure. If stability is compromised, affected portions of some or all of the buildings could fall. This debris could impact the construction crews performing the work from barges in the river or from the sloping bank as well as the general public.

4-1 IEBC WIND AND SEISMIC ANALYSIS

Wind forces: Selma Alabama is in a zone where the design wind speed for new construction is 113 MPH.

Seismic forces: These buildings are in Risk Category = II. With a default Site Class D, values derived from seismic force maps indicate that these buildings are in Seismic Design Category (SDC) B.

Due to this lower Seismic Design Category, the seismic upgrade provisions of the International Existing Building Code (IEBC) that are normally triggered during substantial repair work are not triggered.

However, it is understood that damaged or undamaged Unreinforced Masonry (URM) buildings like these are not expected to perform well during an IBC design seismic event. IEBC Appendix A1 *Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings* can be considered a reference. For buildings in SDC B, the

Chapter recommends evaluating and potentially reinforcing parapets and anchorage of walls to diaphragms. Note that these items have been found to be deficient in the observation portion of this report.

In addition, the current poor building condition including wall cracks, degraded mortar, and wood member damage all will contribute to exacerbate any seismic issues.

4-2TYPICAL RECOMMENDATIONS FOR REPAIRS / RETROFITTING

Many of the structural elements of this building were not visible; therefore, the elements of the building that contribute to the lateral stability of the building, such as the connections of the floor and roof diaphragms to the masonry shear walls could not be addressed. It is unknown if previous repairs have been made to remedy deficiencies, similar to the ones observed in buildings 01-05. The following items are typical repairs that are frequently completed for temporary stabilization of buildings with similar structural systems. Prior to construction any previous repairs should be confirmed before any additional repairs are made.

The typical repairs are not to be used as a design narrative and does not guarantee the prevention of further damage during construction. Additional investigation and structural analysis/testing that is not included in the scope of this project will be required to bring it to a fully occupiable and IEBC Code-compliant state.

1. Existing brick walls are not positively connected to the roof framing members.

   Without proper anchorage, out-of-plane loading on the walls can cause them to separate from the framing, allowing the roof to collapse and walls to fall.

   a. A typical method of repair would be to install wall-to-roof anchors. This would consist of providing threaded rods to positively connect the roof framing to the brick walls. The rod is located below the roof diaphragm adjacent to a joist, placed in a hole drilled through the brick connected to an anchor plate on the exterior face of the walls and to a strap connected to the roof framing. These anchors would keep the brick walls from pulling away from the roof diaphragm.

2. Existing brick walls are not positively connected to the floor framing members.

   Without proper anchorage, out-of-plane loading on the walls can cause them to separate from the framing causing the floor to collapse subjecting the walls to excessive deflections.

   a. A typical method of repair would be to install wall-to-floor anchors. This would consist of providing threaded rods to positively connect the floor framing to the brick walls. The rod is located below the floor diaphragm adjacent to a joist, placed in a hole drilled through the brick connected to an anchor plate on the exterior face of the walls and to a strap connected

to the floor framing. These anchors would keep the brick walls from pulling away from the floor diaphragm.

3. Existing walls are not connected to the roof and floor to provide in-plane shear transfer to the diaphragms.

   In this scenario, the only way shear is transferred is through out-of-plane bending of the framing members in the joist pockets.

   a. A typical method of repair would be to provide supplemental framing along the perimeter of the roof and floors that connect the roof and floors to the walls. The detail would consist of new wood full depth blocking with an anchor into the brick wall and new nailing provided from the diaphragm into the blocking. This connection would tie the diaphragm and the walls together, transferring lateral forces from the diaphragm to the walls. A supplemental steel angle along the perimeter of the roof and floors that connect the roof and floors to the walls was considered as an option. However, it has been discounted due to concerns about the capacity of the brick and mortar, as well as the condition of the wood framing itself.

4-3 ADDITIONAL RECOMMENDATIONS DURING SLOPE STABILIZATION

In general, the building is in good condition and no significant damage due to construction is anticipated. However, the south wall of the building is very close to the riverbank. This section discusses recommendations for actions that can be taken during the Selma Slope Stabilization Project construction work.

1. Because of the anticipated effects on the building by the construction work, it is recommended that the building remain unoccupied during soldier pile installation, and when heavy equipment is moving. Access to the sidewalk and street parking along Water Avenue should be blocked off in case there is falling debris. A safety watch should be in place with active communication to construction crews performing the work from barges in the river or from the sloping bank.

2. While foundation condition and depth could not be determined from this non-destructive visual assessment, there are cracks in the basement walls and concrete slab on grade that indicate settlement movement towards the river. If the wall construction causes any settlement of the grade surrounding the building, the deteriorated south wall may not have sufficient strength to resist the changes in subgrade bearing; therefore, underpinning of the foundation for the south wall may be required.

3. During soldier pile installation, it is recommended that vibration monitoring be provided at this building. Vibration criteria based on American Society of Civil Engineers (ASCE) and other valid industry standards, and a monitoring system should be created and performed by a specialty engineer with a minimum of 10 years of experience in this field.

a. It is recommended that video cameras be installed in the building to monitor any damage or displacements that may occur in real time so that pile installation can be stopped and modified as required.

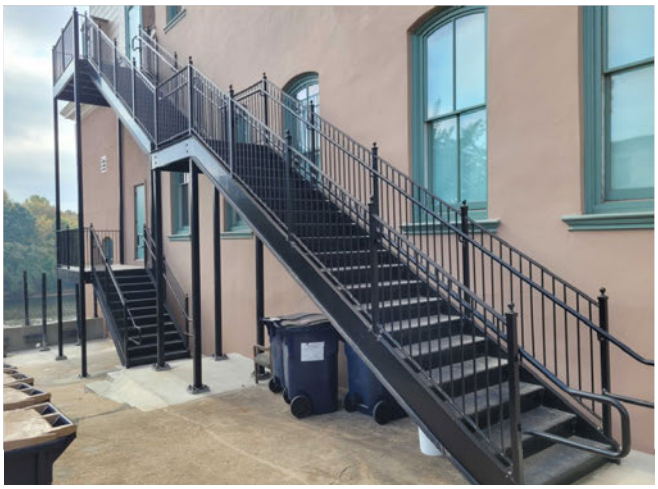
b. It is recommended that cracks be monitored during the construction process to determine if the cracks continue to open or if the wall moves on its foundation. This should include crack monitors at the existing large cracks in the brick walls as well as cracks at arches and jambs. If monitored in real-time, these may also assist in ensuring the safety of construction crews. Work could then be stopped and modified as required.

5 CONCLUSION

Based on visual observations, it is RPJV's opinion that Building 6 & 7 are in good overall condition. Many of the structural elements of this building were not visible; therefore, the elements of the building that contribute to the lateral stability of the building, such as the connections of the floor and roof diaphragms to the masonry shear walls could not be addressed. In addition to the risk associated with the building as assessed under modern codes, interdependent elements of the building together are such that selective repairs or retrofits cannot stabilize the structure to eliminate life safety issues. Caution should be exercised during the construction period when heavy equipment is in use and during the installation of the soldier piles to limit vibrations, to avoid additional risks to construction workers.

The improvement measures outlined above are intended solely to mitigate potential risks to personnel during the construction of the Selma Bank Stabilization Project and should not be interpreted as establishing a Code-compliant building during or after construction work is completed

ATTACHMENT 1 – PHOTO LOG: 1014 & 1018 WATER AVENUE

			
G-1	Picture G-1: North grade	G-2	Picture G-2: South grade looking from first level deck
			
G-3	Picture G-3: East grade		
			
FB-1	Picture FB-1: Basement, separation between the grade slab and the south wall,1014 Water Ave.	FB-2	Picture FB-2: Basement, separation between the grade slab and the kneewall on the west wall, 1014 Water Ave.

ATTACHMENT 1 – PHOTO LOG: 1014 & 1018 WATER AVENUE

			
FB-3	Picture FB-3: Basement, crack in kneewall on the west wall	FB-4	Picture FB-4: Basement, column pulling away from the girder near the south west wall
			
FB-5	Picture FB-5: Basement, minor cracking in basement grade slab on south side	FB-6	Picture FB-6: Basement, minor cracking in basement grade slab on east side
			
WB-1	Picture WB-1: Basement, small stairstep crack on center wall	WB-2	Picture WB-2: Basement, brick repair on center wall

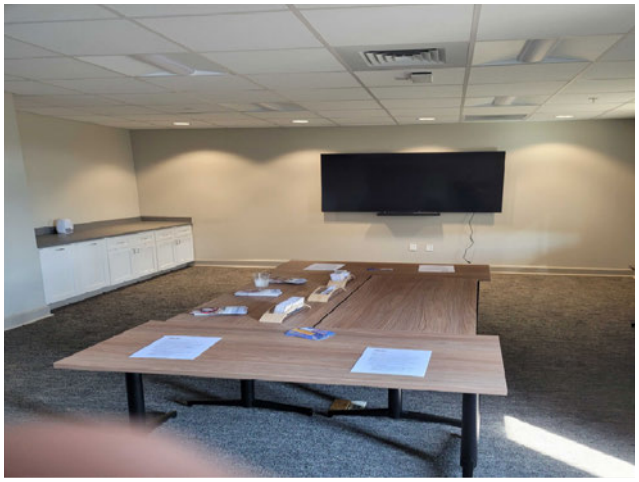
ATTACHMENT 1 – PHOTO LOG: 1014 & 1018 WATER AVENUE

WB-3	Picture WB-3: Basement, Opening in center wall

WB-4	Picture WB-4: Basement print room pit, crack on east wall of pit

WB-5	Picture WB-5: Basement print room pit, crack on west wall of pit

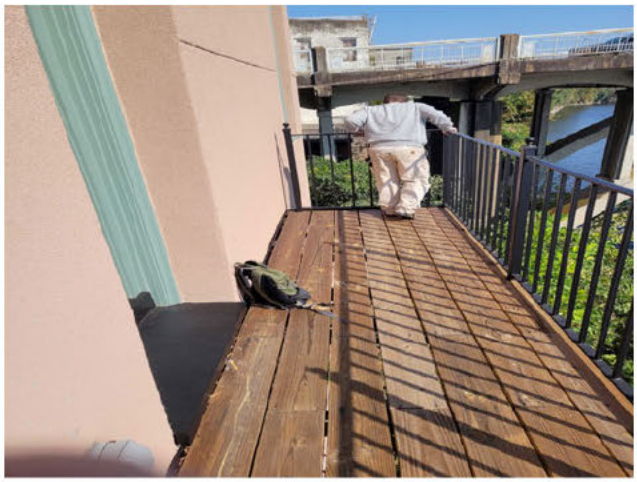
WB-6	Picture WB-6: Basement, crack on west wall of pit



W1-1	Picture W1-1: First Level, room on south side of building 1018 Water Ave

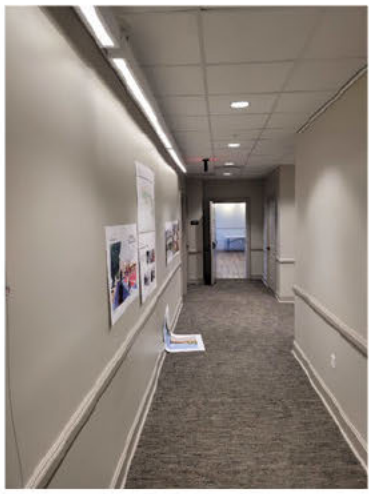
W1-2	Picture W1-2: First Level, room on north side of building, 1014 Water Ave

ATTACHMENT 1 – PHOTO LOG: 1014 & 1018 WATER AVENUE



W1-3	Picture W1-3: First level, exterior deck on south wall, 1018 Water Ave

W1-4	Picture W1-4: First level, media conference room, 1018 Water Ave.



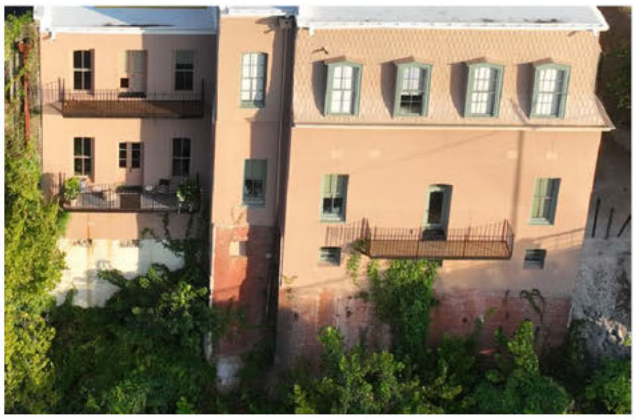
W2-1	Picture W2-1: Second level, 1018 Water Ave.

HF1-1	Picture HF1-1: The floor joists and new decking for 1014 Water Ave

BE-1	Picture BE-1: North elevation of 1014 Water Ave.

BE-2	Picture BE-2: North elevation of 1018 Water Ave.

ATTACHMENT 1 – PHOTO LOG: 1014 & 1018 WATER AVENUE



BE-3	Picture BE-3: South elevation from drone flight

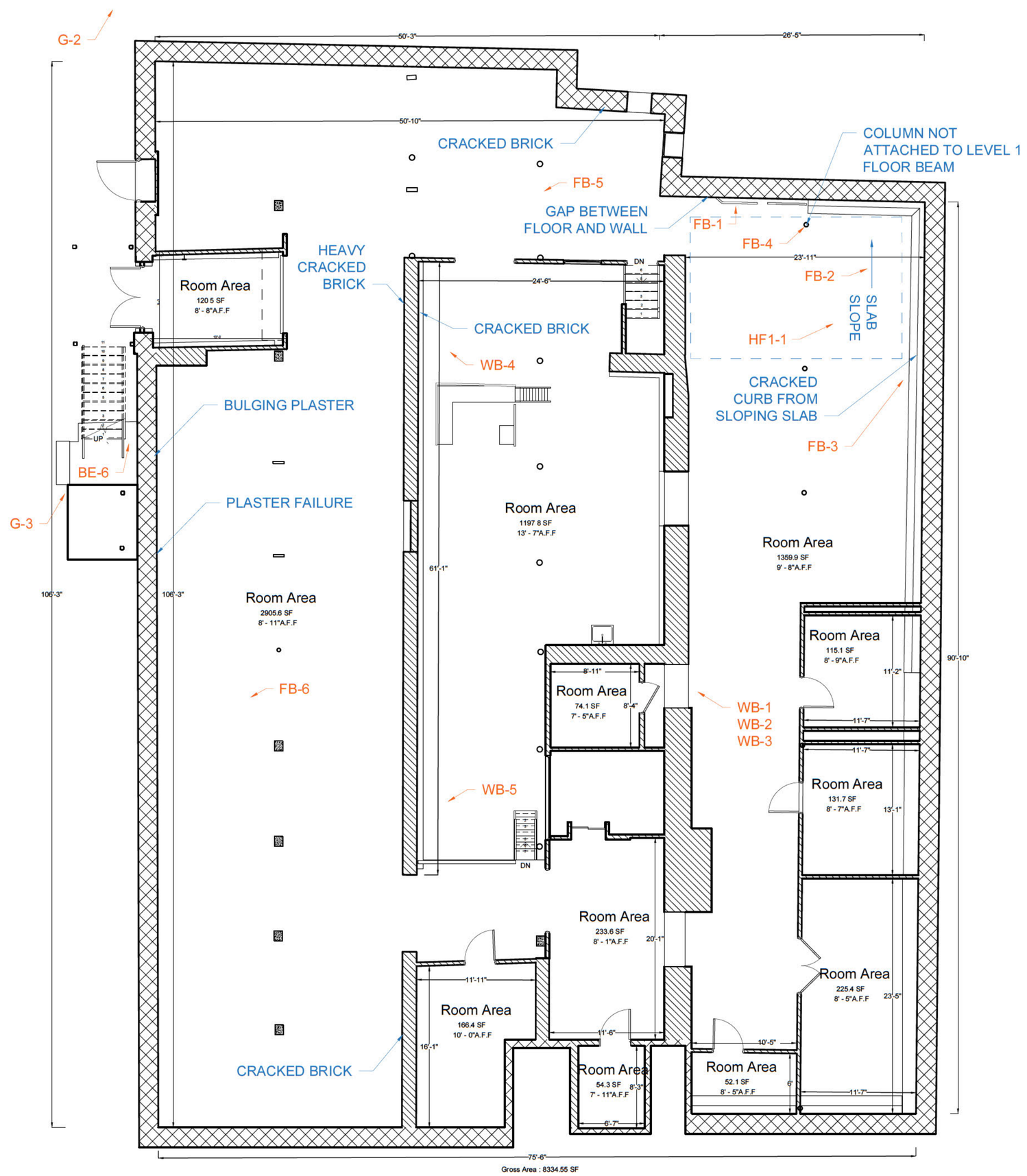
BE-4	Picture BE-4: East wall near northeast corner with minor cracks in plaster

BE-5	Picture BE-4: East wall near northeast corner with minor cracks in plaster

BE-6	Picture BE-6: Crack in east wall adjacent to stairs

R-1	Picture R-1: General view of roof

R-2	Picture R-2: General view of roof



GENERAL NOTES

1) ALL DIMENSIONS ARE IN FEET & INCHES, ANGLES IN DEGREE AND LEVELS IN FEET & INCHES UNLESS NOTED OTHERWISE (U.N.O.)

2) DRAWINGS SHALL NOT BE SCALED, FOLLOW WRITTEN DIMENSIONS.

3) EXISTING FLOOR PLAN AND DIMENSIONS ARE BASED OF THE SURVEY DRAWINGS PROVIDED BY MULTIVISTA

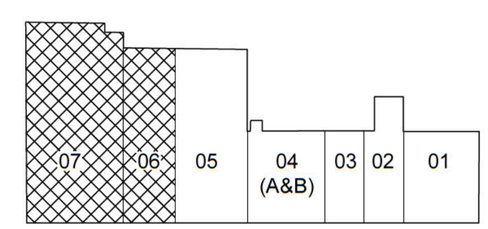
ABBREVIATION

A.F.F - CEILING ABOVE FINISH LEVEL

A1
S-101

1014 & 1018 WATER AVE - BASEMENT FLOOR PLAN

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



KEY

SCALE: NONE

N

MULTIVISTA

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

ISSUE DATE: 02/14/2025
TASK ORDER NO. : W912P8-24-F-0153
CONTRACT NO. W912CJ-21-D-0003
CADD CODE: CHC23016
DRAWN BY:
CHECKED BY:
SUBMITTED BY:
CLIENT PROJECT NO. : 506849
SIZE: ANSI D

US ARMY CORPS OF ENGINEERS
MOBILE DISTRICT
109 SAINT JOSEPH STREET
MOBILE, ALABAMA

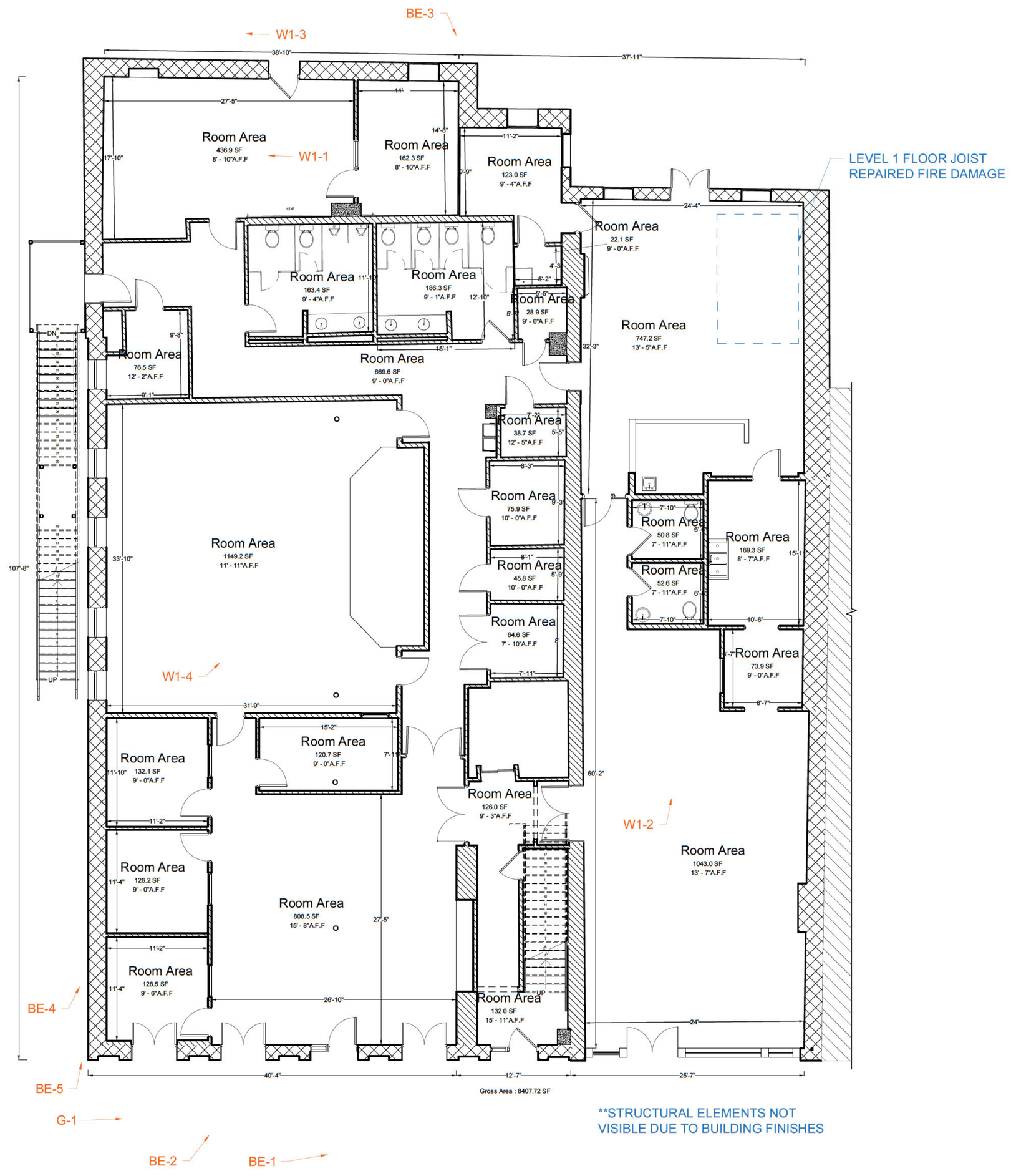
RAYMOND POND ENTERPRISE SOLUTIONS JV LLC
1224 ROYAL DRIVE
COVINGTON, GEORGIA 30094

SELMA, AL
SOLDIER PILE WALL PROJECT - STRUCTURAL ASSESSMENT
RPJV PROJECT NUMBER 1240599 / 1534.026

06 & 07 - 1014 & 1018 WATER AVE, SELMA AL, 36703
BASEMENT FLOOR PLAN

SHEET ID
BLDG 06&07
S-101

FINAL INSPECTION AND FINDINGS REPORT



**STRUCTURAL ELEMENTS NOT
VISIBLE DUE TO BUILDING FINISHES

A1
S-102

1014 & 1018 WATER AVE - LEVEL 1 FLOOR PLAN

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

GENERAL NOTES

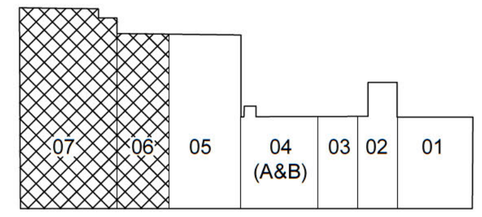
1) ALL DIMENSIONS ARE IN FEET & INCHES, ANGLES IN DEGREE AND LEVELS IN FEET & INCHES UNLESS NOTED OTHERWISE (U.N.O.)

2) DRAWINGS SHALL NOT BE SCALED, FOLLOW WRITTEN DIMENSIONS.

3) EXISTING FLOOR PLAN AND DIMENSIONS ARE BASED OF THE SURVEY DRAWINGS PROVIDED BY MULTIVISTA

ABBREVIATION

A.F.F - CEILING ABOVE FINISH LEVEL



KEY

SCALE: NONE

N

MULTIVISTA

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

ISSUE DATE: 02/14/2025
TASK ORDER NO. : W912J6-24-F-0153
CONTRACT NO.: W912J6-21-D-0003
CADD CODE: CHC23016

DRAWN BY:
CHECKED BY:
SUBMITTED BY:
PROJECT NO. :
CLIENT PROJECT NO. : 508849
SIZE: ANSI D

US ARMY CORPS OF ENGINEERS
MOBILE DISTRICT
109 SAINT JOSEPH STREET
MOBILE, ALABAMA

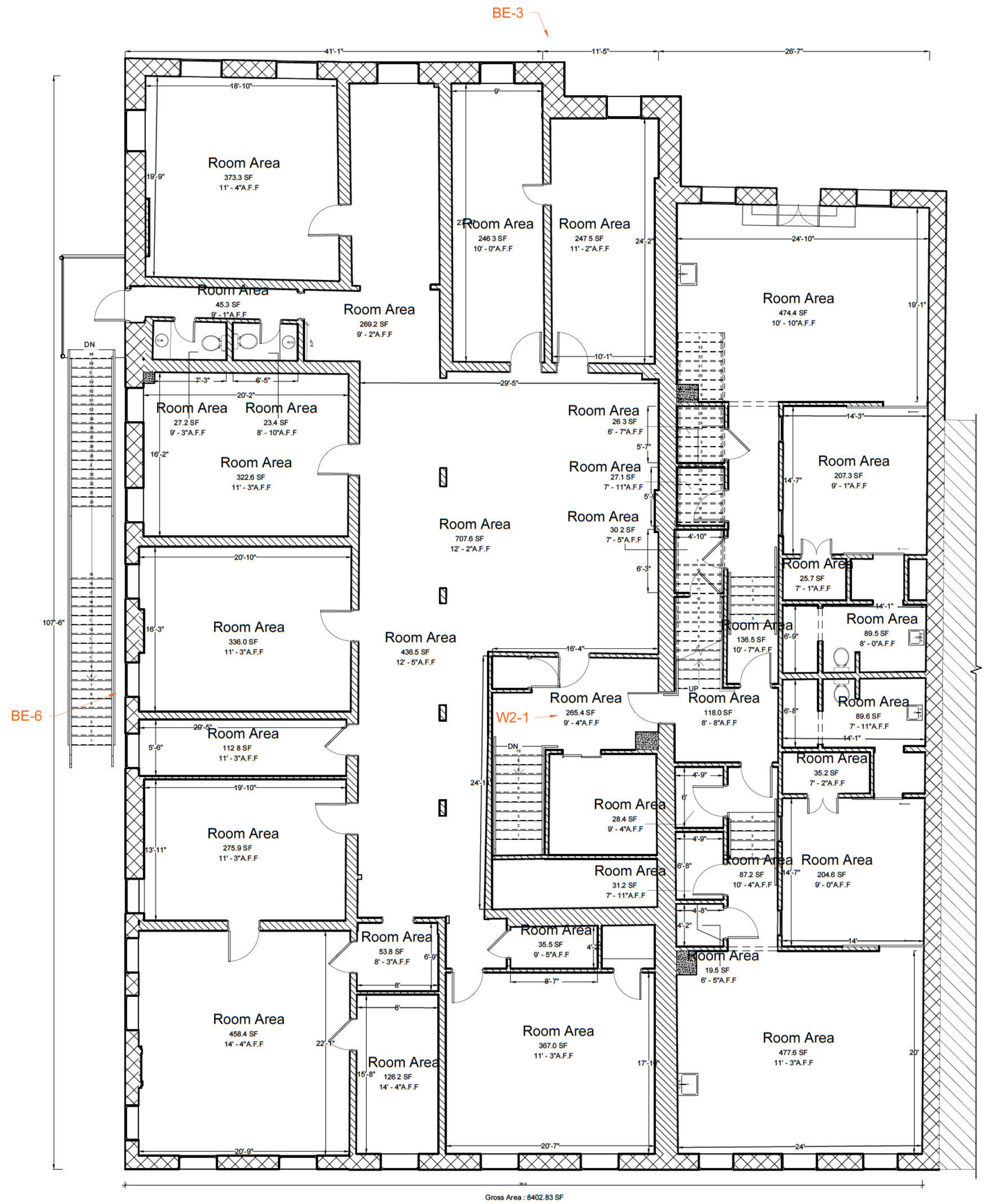
RAYMOND POND ENTERPRISE SOLUTIONS JV LLC
1224 ROYAL DRIVE
CONYERS, GEORGIA 30094

SELMA, AL
SOLDIER PILE WALL PROJECT - STRUCTURAL ASSESSMENT
RPJV PROJECT NUMBER 1240599 / 1534.026

06 & 07 - 1014 & 1018 WATER AVE, SELMA AL, 36703
LEVEL 1 FLOOR PLAN

SHEET ID
BLDG 06&07
S-102

FINAL INSPECTION AND FINDINGS REPORT



**STRUCTURAL ELEMENTS NOT VISIBLE DUE TO BUILDING FINISHES

A1
S-103

1014 & 1018 WATER AVE - LEVEL 2 FLOOR PLAN

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

GENERAL NOTES

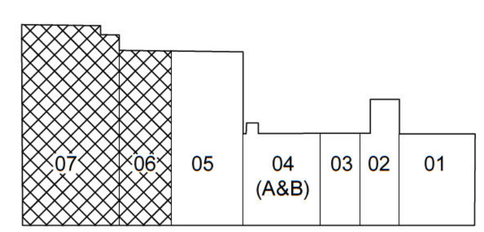
1) ALL DIMENSIONS ARE IN FEET & INCHES, ANGLES IN DEGREE AND LEVELS IN FEET & INCHES UNLESS NOTED OTHERWISE (U.N.O.)

2) DRAWINGS SHALL NOT BE SCALED, FOLLOW WRITTEN DIMENSIONS.

3) EXISTING FLOOR PLAN AND DIMENSIONS ARE BASED OF THE SURVEY DRAWINGS PROVIDED BY MULTIVISTA

ABBREVIATION

A.F.F - CEILING ABOVE FINISH LEVEL



KEY

SCALE: NONE

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

ISSUE DATE: 02/14/2025
TASK ORDER NO. : W912QR-24-F-0153
CONTRACT NO.: W912QR-20-D-0003
CADD CODE: CHC23016
CLIENT PROJECT NO.: 508849
SIZE: ANSI D
DRAWN BY: [redacted]
CHECKED BY:
SUBMITTED BY:

US ARMY CORPS OF ENGINEERS
MOBILE DISTRICT
109 SAINT JOSEPH STREET
MOBILE, ALABAMA

RAYMOND POND SOLUTIONS JV LLC
1224 ROYAL DRIVE
CONYERS, GEORGIA 30094

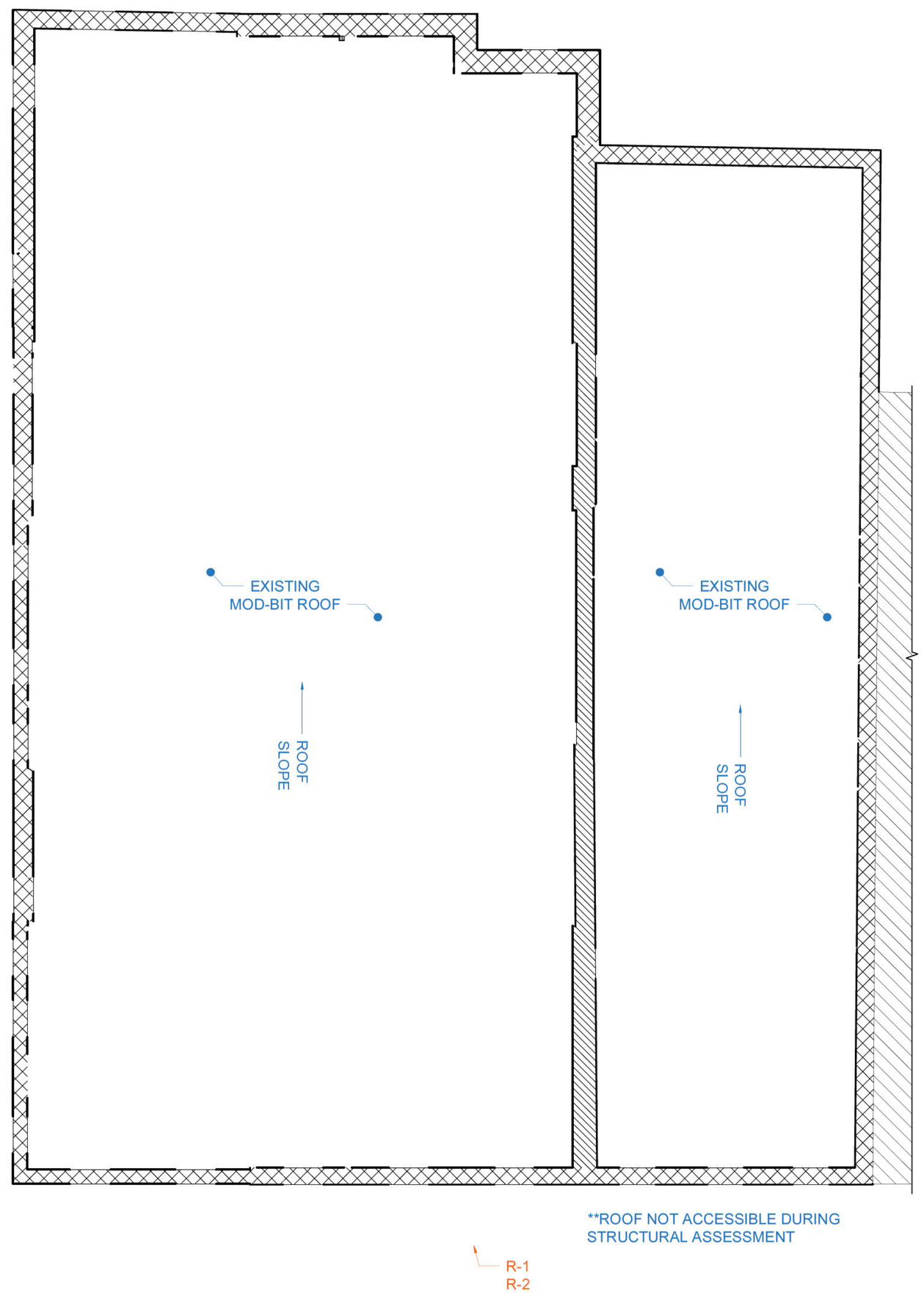
SELMA, AL
SOLDIER PILE WALL PROJECT - STRUCTURAL ASSESSMENT
RPJV PROJECT NUMBER 1240599 / 1534.026

06 & 07 - 1014 & 1018 WATER AVE, SELMA AL, 36703
LEVEL 2 FLOOR PLAN

SHEET ID
BLDG 06&07
S-103

MULTIVISTA

FINAL INSPECTION AND FINDINGS REPORT



A1
S-104

1014 & 1018 WATER AVE - ROOF PLAN

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

GENERAL NOTES

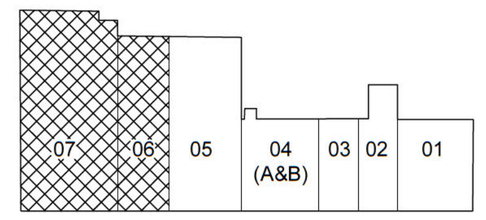
1) ALL DIMENSIONS ARE IN FEET & INCHES, ANGLES IN DEGREE AND LEVELS IN FEET & INCHES UNLESS NOTED OTHERWISE (U.N.O.)

2) DRAWINGS SHALL NOT BE SCALED, FOLLOW WRITTEN DIMENSIONS.

3) EXISTING FLOOR PLAN AND DIMENSIONS ARE BASED OF THE SURVEY DRAWINGS PROVIDED BY MULTIVISTA

ABBREVIATION

A.F.F - CEILING ABOVE FINISH LEVEL



KEY

SCALE: NONE

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

ISSUE DATE: 02/14/2025
TASK ORDER NO. : W91278-24-F-0153
CONTRACT NO.: W912DQ-21-D-0003
CADD CODE: CHC23016
CLIENT PROJECT NO. : 508849
SIZE: ANSI D

DRAWN BY: [redacted]
CHECKED BY: [redacted]
SUBMITTED BY: [redacted]

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MOBILE DISTRICT
109 SAINT JOSEPH STREET
MOBILE, ALABAMA

RAYMOND POND ENTERPRISE SOLUTIONS JV LLC
1224 ROYAL DRIVE
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06 & 07 - 1014 & 1018 WATER AVE, SELMA AL, 36703
ROOF PLAN

SHEET ID
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MULTIVISTA

FINAL INSPECTION AND FINDINGS REPORT