





APPENDIX B


PEACHTREE CITY PUBLIC AND COMMON USE AREA RETROFITS


APPENDIX B
PEACHTREE CITY PUBLIC AND COMMON USE AREA RETROFITS


	Exterior Route and Leasing Office Entry		Required Retrofit
1		<p>There is no accessible route from Rockaway Road to the primary entry to the IL Building and leasing office area (accessible route required).</p> <p>Note a cart path has been provided between Rockaway Road and the IL parking lot, it does not connect to the building (vehicular route may not be used for the accessible route). No curb cut provided on the west side of the parking lot drive aisle.</p>	Install accessible route as shown in Appendix A.
2		<p>Cross slope of the bottom landing at the east parking area curb ramp is 3.2% (maximum 2% allowed).</p>	Install compliant ramp level landing.


3		<p>Cross slope of east parking area south curb ramp is 3.2% (maximum 2% allowed).</p>	<p>Install compliant curb ramp.</p>
---	---	---	-------------------------------------



4		<p>Cross slope at southwest walk, adjacent to guest parking is 3.8% (maximum 2% allowed).</p>	<p>Install accessible route as shown in Appendix A.</p>
---	---	---	---




5		<p>Running slope at entry door maneuvering clear space is 3.9% (maximum 2% slope in all directions within the door maneuvering clearance allowed).</p>	<p>Install compliant maximum 2% clear floor maneuvering space in all directions.</p>
---	---	--	--


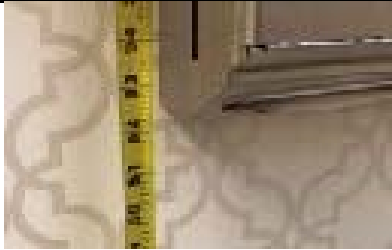
6		<p>Threshold at door is up to 1 inch high with no 1:2 bevel transition (maximum 1/2 inch allowed; bevel required).</p>	<p>Install maximum 3/4" beveled threshold. Adjust/rehang door as needed.</p>
---	---	--	--



7		<p>Gas lamps protrude 16 inches from the wall at a height of 62 inches above the floor (maximum 4 inch protrusion allowed where more than 27 inches and less than 80 inches above the circulation path).</p>	<p>Replace lamps or provide a cane detectable barrier beneath them.</p>
---	--	--	---




8		<p>Cross slope at the west designated accessible parking space at the southwest parking area adjacent to main entry is 3.5% (maximum 2% allowed in all directions throughout the accessible parking space and access aisle).</p>	<p>Cross slope at west designated parking space to be retrofitted to maximum 2% in all directions.</p>
---	---	--	--



	Leasing Office Restrooms/IL Women's Multiuser Restroom 120B		
9		Pull side latch approach door maneuvering clearance is 47 inches (minimum 54 inches required where a door closer is installed).	Remove closer and install spring hinge on entry door.
10		No door pull provided on the push side of the toilet compartment door (a door pull with a shape that is easy to grasp with one hand and does not require any tight grasping, pinching, or twisting of the wrist to operate required on both sides of the door).	Install door pull on push side of toilet compartment.


11		Pull side strike clearance at toilet compartment door is 13-7/8 inches (minimum 18 inches required).	Reverse swing of stall door to swing into stall.
13		Toilet flush control is adjacent to side wall (controls at the open side of the toilet required).	Relocate tank and locate flush on open side of toilet tank.
14		Toilet centerline is 19 inches from side partition (minimum 16 inches and maximum 18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.



15			Toilet paper dispenser centerline is 6 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.
16			Paper towel dispenser is 52-1/2 inches above the floor to towel slot (maximum 48 inches allowed).	Relocate paper towel dispenser or install additional dispenser at accessible location and at accessible height.


	Restrooms/IL Men's Multiuser Restroom 120A		
17		No door pull provided on the push side of the toilet compartment door (a door pull with a shape that is easy to grasp with one hand and does not require any tight grasping, pinching, or twisting of the wrist to operate required).	Install pull on push side of toilet compartment door.
18		Pull side strike clearance at toilet compartment door is 14-1/2 inches (minimum 18 inches required).	Reverse swing of stall door to swing into stall.


20		Paper towel dispenser is 53-1/2 inches above the floor to towel slot (maximum 48 inches allowed).	Relocate paper towel dispenser or install additional dispenser at accessible location and at accessible height.
21		Top of coat hook is 53-5/8 inches above the floor (maximum 48 inches allowed).	Relocate coat hook or install an additional hook at the required height.
Drinking Fountains by Restrooms 120A and 120B			
22		Bottom leading edge of low side drinking fountain is 26 inches above the floor (minimum 27 inches required).	Raise drinking fountain.


	Lack of Route at Phase I, AL and MC Building Amenities		
23	 	<p>Dog waste stations are not located within reach range from the walk (at least one station is required to be within reach). Existing locations include AL Courtyard and northeast planting area (near loading dock).</p>	<p>Relocate at least one dog waste station to an accessible route serving the AL building.</p>



24		Hose bibb and sprayer lack an accessible route, clear floor space for approach, and compliant reach range (accessible location required).	Relocate or add hose and sprayer in accessible location adjacent to accessible route at planting beds.
25	Lack of Route at Phase II, IL Building Amenities		
26	No photograph.	No accessible route provided to the common use golf cart storage area (accessible route required).	Install accessible route as shown in Appendix A.



27		No accessible route to dog waste station located within the middle of the northeast planting area (route to at least one dog waste station required).	Relocate at least one dog waste station to an accessible route serving the IL building.
28		No accessible route to dog waste station located within the middle of the south planting strip south of Unit 122 (route to at least one dog waste station required).	Relocate at least one dog waste station to an accessible route serving the IL building.



	Phase I, AL MC Building Site: Inaccessible Routes		
29		Cross slope of walk between curb ramps at the north parking spaces is between 2.7% - 3.7% (maximum 2% allowed).	Install accessible route as shown in Appendix A.


30		AL Courtyard northeast curved walk cross slope is 3.4% (maximum 2% allowed).	Install accessible route as shown in Appendix A.
----	---	--	--


31		<p>AL Courtyard cross slope on west walk, where center walk intersects west walk, is 3.8% (maximum 2% allowed).</p>	<p>Install accessible route as shown in Appendix A.</p>
----	---	---	---


32		AL Courtyard cross slope at southwest quadrant curved portion is 4.1% (maximum 2% allowed).	Install accessible route as shown in Appendix A.
33		AL Courtyard cross slope at southwest quadrant outside corner is 3.4% and inside corner is 3.8% (maximum 2% allowed).	Install accessible route as shown in Appendix A.



34		AL Courtyard cross slope at southeast quadrant, segment between southeast corner and eastern patio, is up to 3.2% (maximum 2% allowed).	Install accessible route as shown in Appendix A.
35		AL Patio 240J cross slope in front of patio seating group is 3.1% (maximum 2% allowed).	Confirm that the patio area has a contiguous minimum 50% with a maximum slope of 2%. If patio area does not have the required area, repave to create a contiguous 50% area with a maximum slope of 2%.

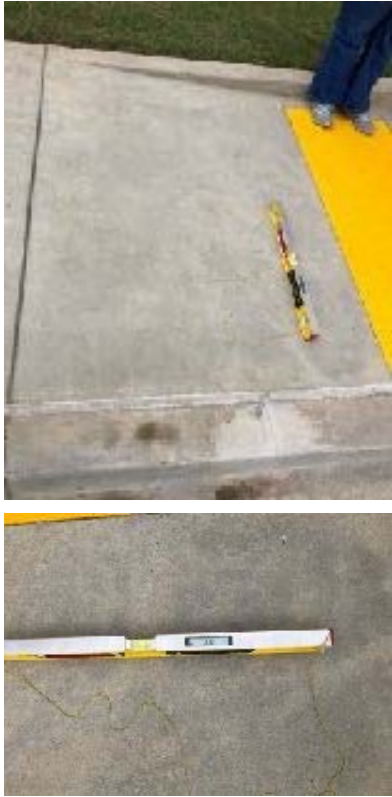
	Phase II, IL Building Site: Inaccessible Routes		
36	 	Cross slope of cart path is 3.5% (maximum 2% allowed).	Install accessible route as shown in Appendix A.





38		Cross slope of cart path is 3.2% (maximum 2% allowed).	Install accessible route as shown in Appendix A.
----	---	--	--



40		<p>Running slope of cart path is 12.2% at top curb cut landing (maximum 2% allowed at landing).</p>	<p>Install accessible route as shown in Appendix A.</p>
----	---	---	---

47		<p>Cross slope at east end of curved southeast walk is 3.6% (maximum 2% allowed).</p>	<p>Install accessible route as shown in Appendix A.</p>
----	---	---	---


48		<p>Cross slope at northeast portion of southeast triangular walk is 4.1% (maximum 2% allowed).</p>	<p>Install accessible route as shown in Appendix A.</p>
50		<p>Cross slope of west parking area curb ramp bottom landing is 3.1% (maximum 2% allowed).</p>	<p>Install compliant level landing as shown in Appendix A.</p>


51		<p>Cross slope on south curb ramp to west parking area is 3.8% (maximum 2% allowed).</p>	<p>Install compliant curb ramp as shown in Appendix A.</p>
----	---	--	--


	IL Courtyard			
52	   	Cross slope of the northeast walk at intersection with the elliptical walk is from 3.8% to 4.2% (maximum 2% allowed).	Modify cross slope to no more than 2%.	

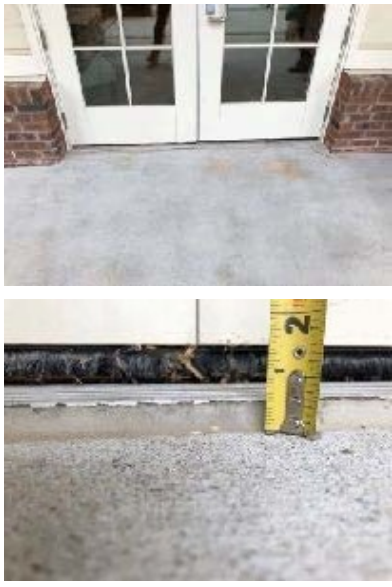

53		Cross slopes at walk intersection are between 3.5% and 5.5% (maximum 2% allowed).	Install accessible route as shown in Appendix A.
54		Cross slope at northwest bench is 4.3% (maximum 2% allowed).	Install accessible route as shown in Appendix A.


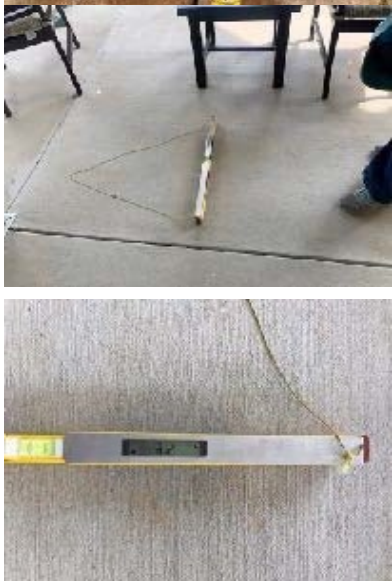
55		Cross slope at northeast bench is 5.6% (maximum 2% allowed).	Install accessible route as shown in Appendix A.
56		Cross slope at center walk is 4.0% (maximum 2% allowed).	Install accessible route as shown in Appendix A.




57		<p>Cross slope at southwest bench is 4.6% (maximum 2% allowed).</p>	<p>Install accessible route as shown in Appendix A.</p>
----	---	---	---



	Phase I, AL Building Door Thresholds		
58		Main entry threshold is 7/8 inches from top of entry walk-off mat to top of threshold (maximum 1/2 inch threshold height allowed; bevel required).	Replace threshold or install beveled transition.




	IL Building Door Thresholds – Phase II		
59		<p>Threshold at double patio doors from dining area to courtyard is 1 inch high with no 1:2 bevel transition (maximum 1/2 inch threshold height allowed; bevel required).</p>	<p>Replace threshold or install beveled transition.</p>



60		<p>Threshold at double patio doors from Social Lobby to the courtyard is 5/8 inches high with no 1:2 bevel transition (maximum 1/2 inch threshold height allowed; bevel required).</p>	<p>Replace threshold or install beveled transition.</p>
61		<p>Day Spa 333 balcony door threshold is 1 inch high on the interior and 1-3/4 inches high on the exterior with no 1:2 bevel transition (maximum 1/2 inch threshold height allowed; bevel required).</p>	<p>Replace threshold.</p>




62		Threshold at West Deck 400B exterior door is 1-7/8 inches with no 1:2 bevel (maximum 1/2 inch threshold height allowed; bevel required).	Replace threshold.
	Phase II, IL Building Exterior Common Area Amenities		
65		Cross slope at covered balcony 200G is 3.2% (maximum 2% allowed).	Confirm that the patio area has a contiguous minimum 50% with a maximum slope of 2%. If patio area does not have the required area, repave to create a contiguous 50% area with a maximum slope of 2%.



66		<p>Wall sconces at Balcony 200G protrude 7-3/4 inches from the wall at a height of 70 inches above the floor (maximum 4 inch protrusion allowed where more than 27 inches and less than 80 inches above the circulation path).</p>	<p>Replace lights or install a cane detectable barrier.</p>
67		<p>Slope at the West Deck 300B door maneuvering space is 4.8% (maximum 2% allowed).</p>	<p>Install new maneuvering clear space surface at door.</p>
68		<p>Slope at East Deck 300G door maneuvering space is 3.6% (maximum 2% allowed).</p>	<p>Install new maneuvering clear space surface at door.</p>



	Lack of Interior Route		
69		No accessible route provided into the media lounge. Route at entry is 27 inches wide between seating and entry wing wall (minimum 36 inches required).	Rearrange seating to provide compliant accessible route.
70		No accessible route provided through the Social Café. Route is 29 inches wide between seating and south side wall (minimum 36 inches required).	Rearrange seating to provide compliant accessible route.



	Phase II, IL Building Amenities Not in Reach		
72	  	<p>Top of the highest cubby shelf is 73 inches above the floor. Side reach is obstructed by a 12 inch deep shelf that is 27-1/4 inches above the floor (maximum 46 inch reach allowed where side reach is obstructed).</p>	<p>Relocate cubbies so that all cubbies are within reach range.</p>




	Phase I, AL MC Building Doors		
73		No 30 inch by 48 inch clear floor space provided at the north MC entry doorbell and keypad control (clear floor space required at controls).	Relocate bell and keypad to within clear floor space for accessible reach.
74		Slope at living room Patio 240J is 4.3% (maximum 2% allowed).	Install accessible route with maximum 2% slope in all directions at door maneuvering space. Confirm that the patio area has a contiguous minimum 50% with a maximum slope of 2%. If patio area does not have the required area, repave to create a contiguous 50% area with a maximum slope of 2%.


75		South door at Theater 203 has 13-3/4 inches wide pull side clear space (minimum 18 inches required).	Reconfigure area at the strike side of door or reverse the door swing to provide minimum 18" pull side clear space if no conflict with local code requirements for egress; otherwise, install automatic door opener.
76		North door at Theater 203 has 14-1/2 inch wide pull side clear space (minimum 18 inches required).	Reconfigure area at the strike side of door or reverse the door swing to provide minimum 18" pull side clear space if no conflict with local code requirements for egress; otherwise, install automatic door opener.
77		Door at Fitness 205 has 14-1/2 inch wide pull side clear space (minimum 18 inches required).	Reverse door swing to provide compliant maneuvering spaces on push and pull sides of door.

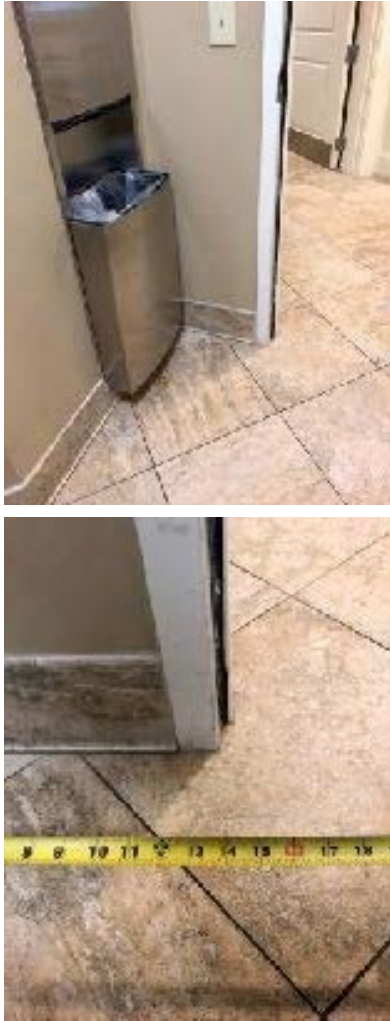
	Pool Area 112		
78		Pool rinsing shower is substantially non-compliant and does not meet the size requirements, grab bar requirements, or control requirements (accessible shower required).	Install ANSI compliant grab bars and handheld sprayer.
79		Centerline of highest operable emergency phone part is 58-3/8 inches above the floor (maximum 48 inches allowed).	Lower emergency phone.



	Phase I, AL and MC Building Furnishings, Fittings and Workspaces		
80		No accessible tables provided in AL dining areas (5% minimum, but no less than 1 table with knee and toe space for a forward approach required wherever seating groups are provided). Typical pedestal table base obstructs knee and toe clear space.	Provide at least one wheelchair seating space at an equivalent seating option in an integrated location to provide at least 5% accessible seating.
81		Clinic transaction counter is 42 inches high (maximum 36 inches counter height allowed).	Lower counter to 36" AFF maximum.



82		<p>No accessible tables provided in MC dining areas (5% minimum, but no less than 1 table with knee and toe space for a forward approach required wherever seating groups are provided). Typical pedestal table base obstructs knee and toe clear space.</p>	<p>Provide at least one wheelchair seating space at an equivalent seating option in an integrated location to provide at least 5% accessible seating.</p>
	<p>Phase II, IL Building Furnishings, Fittings and Workspaces</p>		
83		<p>No accessible tables provided in IL dining areas (5% minimum, but no less than 1 table with knee and toe space for a forward approach required wherever seating groups are provided). Typical pedestal table base obstructs knee and toe clear space.</p>	<p>Provide at least one wheelchair seating space at an equivalent seating option in an integrated location to provide at least 5% accessible seating.</p>


84		No accessible tables provided in IL Dining Room 131 (5% minimum, but no less than 1 table with knee and toe space for a forward approach required wherever seating groups are provided). Typical pedestal table base obstructs knee and toe clear space.	Provide at least one wheelchair seating space at an equivalent seating option in an integrated location to provide at least 5% accessible seating.
85		Reach to furthest self-service tray at Dining Room 131 is 38 inches (maximum 24 inches allowed).	Relocate serving containers and block portions of self-service food areas that are more than 24" from the front edge of the line.
	Drinking Fountains		
86		Front portion of high side drinking fountain protrudes 5 inches from the wall at a height between 32 inches and 36-1/2 inches above the floor (maximum 4 inch protrusion allowed where more than 27 inches and less than 80 inches above the circulation path).	Install a shroud beneath the front edge to provide a cane detectable barrier.


	Common Area Toilet Rooms, Restrooms, and Locker Rooms		
	Phase I, AL/MC Building Common Area Restrooms and Locker Rooms		
	Resident's Toilet 108B		
89		Toilet paper dispenser centerline is 5 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.



	Resident's Toilet 108B		
90		Pull side strike clear space is 14 inches from face of trash can to face of strike (minimum 18 inches required).	Relocate or recess towel dispenser / trash can.



92		Toilet paper dispenser centerline is 5-1/2 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.
	Resident's Toilet 146A, Level 1 Memory Care		
93		Toilet centerline is 20 inches from side partition (minimum 16 inches and maximum 18 inches required).	Install offset flange to shift toilet towards partition. Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall.



95		Toilet paper dispenser centerline is 5 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.
	Level 1 Clinic 103D		
97		Toilet paper dispenser centerline is 4-1/2 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.



	Resident's Toilet 200C		
98		Toilet paper dispenser centerline is 5 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.




	IL Building Common Area Toilet Room, Restrooms and Locker Rooms		
	Locker Room 113B		
99		Bench is 36 inches long (minimum 42 inches required).	Replace bench and reconfigure lockers as necessary to have bench meet requirements of ANSI 903.
100	See above.	Bench lacks a 30 inch by 48 inch clear floor space for a parallel approach to one end of the bench (clear space for approach to one end of the bench required).	Replace bench and reconfigure lockers as necessary to have bench meet requirements of ANSI 903.

102		<p>Toilet clear space is 56-3/8 inches from toilet side wall to lavatory countertop edge (minimum 60 inches required).</p>	<p>Replace lavatory and/or lavatory counter as necessary to provide 60 inch space.</p>
103		<p>Toilet paper dispenser centerline is 2-1/2 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).</p>	<p>Relocate toilet paper dispenser.</p>

	Women's Restroom 233C		
105		No rear wall grab bar provided (minimum 36 inch rear wall grab bar required).	Install compliant rear bar.
106		Toilet flush control is adjacent to side wall (controls at the open side of the toilet required).	Replace tank and locate flush on open side.

	Women's Restroom 333C		
108		Toilet flush control is adjacent to side wall (controls at the open side of the toilet required).	Replace tank and locate flush on open side.
	Men's Restroom 333A		
110		Toilet paper dispenser centerline is 3-1/2 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.

	Women's Restroom 433B		
113		Toilet flush control is adjacent to side wall (controls at the open side of the toilet required).	Replace tank and locate flush on open side.
	Men's Restroom 433A		
114		Bottom of mirror reflective surface is 41-1/2 inches (maximum 40 inches allowed).	Lower mirror (and remove back splash as necessary) to allow mirror to be at 40" AFF to bottom of reflective surface.

116		Toilet paper dispenser centerline is 3 inches from face of toilet (minimum 7 inches required and maximum 9 inches allowed).	Relocate toilet paper dispenser.
Phase II, IL Building Common Area Sinks and Dispensers			
117		Art studio sink lacks pipe protection (pipe protection required).	Install pipe protection or fixed base cabinet.
118		Clubroom 433 paper towel dispenser is 57-1/2 inches above the floor to towel slot (maximum 48 inches allowed).	Relocate or install additional paper towel dispenser in accessible location.