

APPENDIX F

SANDY SPRINGS UNIT RETROFITS



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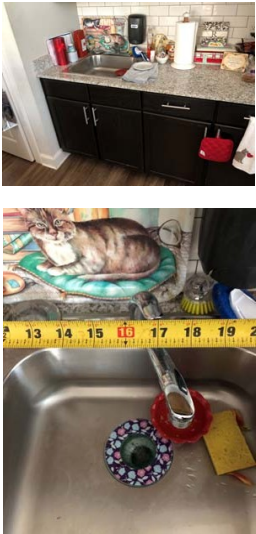
Retrofits listed herein are required at all units of the same unit type, not just the units that were surveyed. Units (200 total):



| Independent Living Units (80 one bedroom, 44 two bedroom, 4 three bedroom, 128 total units) | | | |
|--|-----------------------------------|--|--|
| 5 | Abernathy, Type 1BR-A (1b1b) | | |
| 1 | Alden, Type 1BR-F (1b1b) | | |
| 15 | Alderwood, Type 1BR-C1 (1b1b) | | |
| 1 | Arlington, Type 1BR-G (1b1b) | | |
| 18 | Barfield, Type 1BR-C2 (1b1b) | | |
| 2 | Barfield, Type 1BR-C2 ANSI (1b1b) | | |
| 30 | Cherokee, Type 1BR-D (1b1b) | | |
| 3 | Dunwoody, Type 1BR-E (1b1b) | | |
| 5 | Glenlake, Type 1BR-H (2b1b) | | |
| 3 | Peachtree, Type 2BR-A (2b2b) | | |
| 30 | Prado, Type 2BR-C (2b2b) | | |
| 1 | Prado, Type 2BR-C ANSI (2b2b) | | |
| 5 | Roswell, Type 2BR-B (2b2b) | | |
| 5 | Spaulding, Type 2BR-D (2b2b) | | |
| 4 | Windsor, Type 3BR-A (3b2b) | | |



| Assisted Living Units (19 studio, 29 one bedroom, 48 total units) | | | |
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| 19 | Audubon, Type AL-SC (studio) | | |
| 2 | Eva, Type AL-1F (1b1b) | | |
| 2 | Glenridge, Type AL-1C (1b1b) | | |
| 1 | Glenridge, Type A1-1C ANSI (1b1b) | | |
| 24 | Hammond, Type AL-1D and AL-2D (1b1b) | | |




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| Memory Care Units (24 units) | | | |
| 12 | Heritage, Type MC-A | | |
| 12 | Mt. Vernon, Type MC-B | | |



| | ITEMS TYPICAL TO GROUPS OF UNITS | | Required Retrofit |
|---|---|--|---|
| 1 |  | All units with decks or balconies: Interior thresholds at all doors to decks and balconies are 3/4 inch high and are vertical (maximum 3/4 inch height with a 1:2 bevel required). | Install beveled transition strip. |
| 2 |  | All units with tubs: In units with bathtubs, surface modulations on the rear wall interfere with the location for grab bar reinforcing. This will likely prevent the installation of future grab bars at the rear wall. | Purchase and maintain two sets of custom grab bars in stock on site and install as requested for tubs in units at no cost to residents. Developer Defendant to replenish stock as required. |




| | UNIT TYPE AL-1C ANSI | Surveyed Unit 1102 | |
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| 3 |  | <p>Sink centerline is 16 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p> | <p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-½" for parallel approach to sink.</p> |
| 4 |  | <p>Sink centerline is 16-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p> | <p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-½" for parallel approach to sink.</p> |




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| 5 |  | Centerline of highest thermostat control is 49- 1/2 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |
| | UNIT TYPE AL-1D | Surveyed Units 1322 and 1311 | |
| 6 |  | Sink centerline is 17 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required). | Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-½" for parallel approach to sink. |



| | UNIT TYPE AL-1F | Surveyed Units 1208 and 1308 | |
|---|--|---|---|
| 7 |  | Sink centerline is 15 inches to 15-1/4 inches from the side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required). | Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink. |
| 8 |  | Centerline of highest thermostat control at Unit 1208 is 49-1/4 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |



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| 9 |  | Interior side of secondary exterior door threshold is 1 inch high and is vertical (maximum 3/4 inch height with a 1:2 bevel required). | Install beveled transition strip. |
| | UNIT TYPE AL-SC | Surveyed Units 1104 and 1205 | |
| 10 |  | Centerline of highest thermostat control at Unit 1104 is 49-5/8 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |
| 11 |  | Interior side of secondary exterior door threshold at Unit 1205 is 1 inch high and is vertical (maximum 3/4 inch height with a 1:2 bevel required). | Install beveled transition strip. |




| | UNIT TYPE IL 1BR-A | Surveyed Units 2404 and 2504 | | | | | | | | | | |
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| 12 |  | <p>Door clear opening widths are less than 31- 5/8 inches (minimum 31-5/8 inches required).</p> <table><tr><th>Door</th><th>Width</th><th>Linen</th></tr><tr><td>closet, Unit 2404</td><td>16 inches</td><td>(27-1/2 deep)</td></tr><tr><td>Linen closet, Unit 2504</td><td>22 inches</td><td>(27-3/4 deep)</td></tr></table> | Door | Width | Linen | closet, Unit 2404 | 16 inches | (27-1/2 deep) | Linen closet, Unit 2504 | 22 inches | (27-3/4 deep) | Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet. |
| Door | Width | Linen | | | | | | | | | | |
| closet, Unit 2404 | 16 inches | (27-1/2 deep) | | | | | | | | | | |
| Linen closet, Unit 2504 | 22 inches | (27-3/4 deep) | | | | | | | | | | |
| 13 |  | Centerline of highest thermostat control is 49- 1/4 inches to 49-3/8 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. | | | | | | | | | |




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| 14 |  | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. |
| | UNIT TYPE IL 1BR-C1 | Surveyed Unit 2402 | |
| 15 |  | Centerline of highest thermostat control is 49- 3/8 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |
| 16 |  | The exterior outlet cover operable latch is 8- 1/2 inches above the deck surface (minimum 15 inches required). | Raise outlet or install one additional exterior outlet in accessible location. |




| 17 |  | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. | | | | | | |
|--------|---|---|--|-------|-------|--------|-------------------------|--|--|
| 18 |  | Door clear opening widths are less than 31- 5/8 inches (minimum 31-5/8 inches required). <table data-bbox="781 628 1274 742"><tr><th>Door</th><th>Width</th><th>Linen</th></tr><tr><td>closet</td><td>22 inches (27-3/4 deep)</td><td></td></tr></table> | Door | Width | Linen | closet | 22 inches (27-3/4 deep) | | Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet. |
| Door | Width | Linen | | | | | | | |
| closet | 22 inches (27-3/4 deep) | | | | | | | | |
| | UNIT TYPE IL 1BR-C2 ANSI | Surveyed Unit 2107 ANSI | | | | | | | |
| 19 |  | Centerline of the bottom outlets in living rooms and bedrooms are 12-1/2 inches above the floor (minimum 15 inches required). | Raise outlets. | | | | | | |



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| 20 |  | The exterior outlet cover operable latch is 8 inches above the deck surface (minimum 15 inches required). | Raise outlet or install one additional exterior outlet in accessible location. |
| 21 |  | No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area). | Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25-1/2" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions. |



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| 22 |  | <p>Sink centerline is 21 inches from the side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel or forward approach (30 inch by 48 inch clear floor space for either parallel or forward approach required). Knee space lacks required clearances.</p> | <p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-½" for parallel approach to sink.</p> |
| 23 |  | <p>Interior side of secondary exterior door threshold is 1 inch high and is vertical (maximum ¾ inch height with a 1:2 bevel required).</p> | <p>Install beveled transition strip.</p> |




| | IL UNIT TYPE 1BR-C2 | Surveyed Unit 2426 | | | | | | | |
|--------------|--|--|--|--------------|--------------|-----------|-----------|--|--|
| 24 |  | The exterior outlet cover operable latch is 7 inches above the deck surface (minimum 15 inches required). | Raise outlet or install additional exterior outlet in accessible location. | | | | | | |
| 25 |  | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. | | | | | | |
| 26 |  | <p>Door clear opening widths are less than 31-5/8 inches (minimum 31-5/8 inches required).</p> <table><tr><td><u>Door</u></td><td><u>Width</u></td></tr><tr><td>Linen Closet</td><td>22 inches</td></tr><tr><td>(27 deep)</td><td></td></tr></table> | <u>Door</u> | <u>Width</u> | Linen Closet | 22 inches | (27 deep) | | Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet. |
| <u>Door</u> | <u>Width</u> | | | | | | | | |
| Linen Closet | 22 inches | | | | | | | | |
| (27 deep) | | | | | | | | | |




| | IL UNIT TYPE 1BR-D | Surveyed Units 2408 and 2420 | |
|----|--|---|--|
| 27 |  | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. |
| 28 |  | Door clear opening widths at Unit 2408 are less than 31-5/8 inches (minimum 31-5/8 inches required). <div style="display: flex; justify-content: space-between;"> <div>Door</div> <div>Width</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Linen closet</div> <div>28 inches</div> </div> <div>(27-3/4" deep)</div> | Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet. |
| | IL UNIT TYPE 1BR-E | Surveyed Units 2401 and 2501 | |
| 29 |  | The exterior outlet cover operable latch is 9 inches above the deck surface (minimum 15 inches required). | Raise outlet or install additional exterior outlet in accessible location. |



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| 30 |  | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. |
| 31 |  | Centerline of highest thermostat control in Unit 2501 is 49-1/4 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |
| | IL UNIT TYPE 1BR-F | Surveyed Unit 2505 | |
| 32 |  | Centerline of highest thermostat control is 49- 3/8 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |


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| 33 | No photo | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. |
| 34 |  | Door clear opening widths at Unit 2408 are less than 31-5/8 inches (minimum 31-5/8 inches required). Door _____ Width Linen closet 22 inches (27-3/4" deep) | Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet. |
| | IL UNIT TYPE 1BR-G | Surveyed Unit 2503 | |
| 35 |  | Centerline of highest thermostat control is 50 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. |

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| 36 |  | Clear floor spaces at the showers are 45 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. | | | | |
| | IL UNIT TYPE 1BR-G | Surveyed Unit 2417 | | | | | |
| 37 |  | <p>Door clear openings are less than 31-5/8 inches (minimum 31-5/8 inches required).</p> <table><tr><td>Door</td><td>Width</td></tr><tr><td>Walk-in closet</td><td>27-1/2 inches</td></tr></table> | Door | Width | Walk-in closet | 27-1/2 inches | Reduce depth of walk-in closet to no more than 24". |
| Door | Width | | | | | | |
| Walk-in closet | 27-1/2 inches | | | | | | |

| | IL UNIT TYPE 2BR-B | Surveyed Unit 2125 | |
|----|---|---|---|
| 38 |  | No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area). | Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25-1/2" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions. |
| 39 |  | Centerline of the bottom outlet is 12-7/8 inches above the floor (minimum 15 inches required). | Raise outlet if this is the only outlet on this wall. |
| 40 |  | The exterior outlet cover operable latch is 8-1/2 inches above the deck surface (minimum 15 inches required). | Raise outlet or install additional exterior outlet in accessible location. |

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| 41 |  | Clear floor spaces at the showers are 44-3/4 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required). | Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset. | | | | |
| 42 |  | <p>Door clear opening widths are less than 31- 5/8 inches (minimum 31-5/8 inches required).</p> <table><tr><td><u>Door</u></td><td><u>Width</u></td></tr><tr><td>Linen closet (33-3/8 deep)</td><td>22 inches</td></tr></table> | <u>Door</u> | <u>Width</u> | Linen closet (33-3/8 deep) | 22 inches | Reduce closet depth to 24" from back of jamb to back wall of closet. |
| <u>Door</u> | <u>Width</u> | | | | | | |
| Linen closet (33-3/8 deep) | 22 inches | | | | | | |
| | IL UNIT TYPE 2BR-C | Surveyed Unit 2406 | | | | | |
| 43 |  | Centerline of highest thermostat control is 50-1/4 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. | | | | |

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|------------------------|---|---|--------------------------------------|-------|------------------------|-----------|--|
| 44 |  | Door clear opening widths are less than 31- 5/8 inches (minimum 31-5/8 inches required). <table><tr><td>Door</td><td>Width</td></tr><tr><td>Linen closet (28 deep)</td><td>22 inches</td></tr></table> | Door | Width | Linen closet (28 deep) | 22 inches | Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet. |
| Door | Width | | | | | | |
| Linen closet (28 deep) | 22 inches | | | | | | |
| | IL UNIT TYPE 3BR-A | Surveyed Units 2103 and 2138 | | | | | |
| 45 |  | Centerline of highest thermostat control is 49-1/2 inches above the floor (maximum 48 inches allowed). | Lower thermostat to 48" AFF maximum. | | | | |

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| 46 |  | <p>Door clear opening widths are less than 31- 5/8 inches (minimum 31-5/8 inches required).</p> <p>Door _____ Width _____</p> <p>Linen closet (Unit 2103) 16" (27-1/8 deep)</p> <p>Linen Closet (Unit 2138) 22" (26-7/8 deep)</p> | <p>Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet.</p> |
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