

APPENDIX G
RETROFIT PLAN FOR MANOR RIDGE APARTMENTS

Safe Harbors used to develop the retrofit scope:

ADA – Evaluation of Items to Retrofit: 1991 ADAAG

Standard for Retrofit Work: 2010 ADA Standards

FHA – Evaluation of Items to Retrofit: FHA, FHA Regulations, Guidelines, ANSI A117.1 1986

Standard for Retrofit Work: FHA, FHA Regulations, Guidelines, ANSI A117.1 1986

Notes:

Current NC Building Code will apply to all work requiring a building permit. Local code requirements for retrofits may be more stringent than the safe harbor listed above.

Alternate accessible routes may be considered. Routes identified in the approved retrofit plan may not be revised unless the change is approved by the DOJ. Survey all portions of the routes affected by concrete and asphalt work done on or after February 2018 to confirm scope of required work.

Manor Ridge Apartments Retrofit Plan – 1

ACCESSIBLE ROUTE DIAGRAM

LEGEND

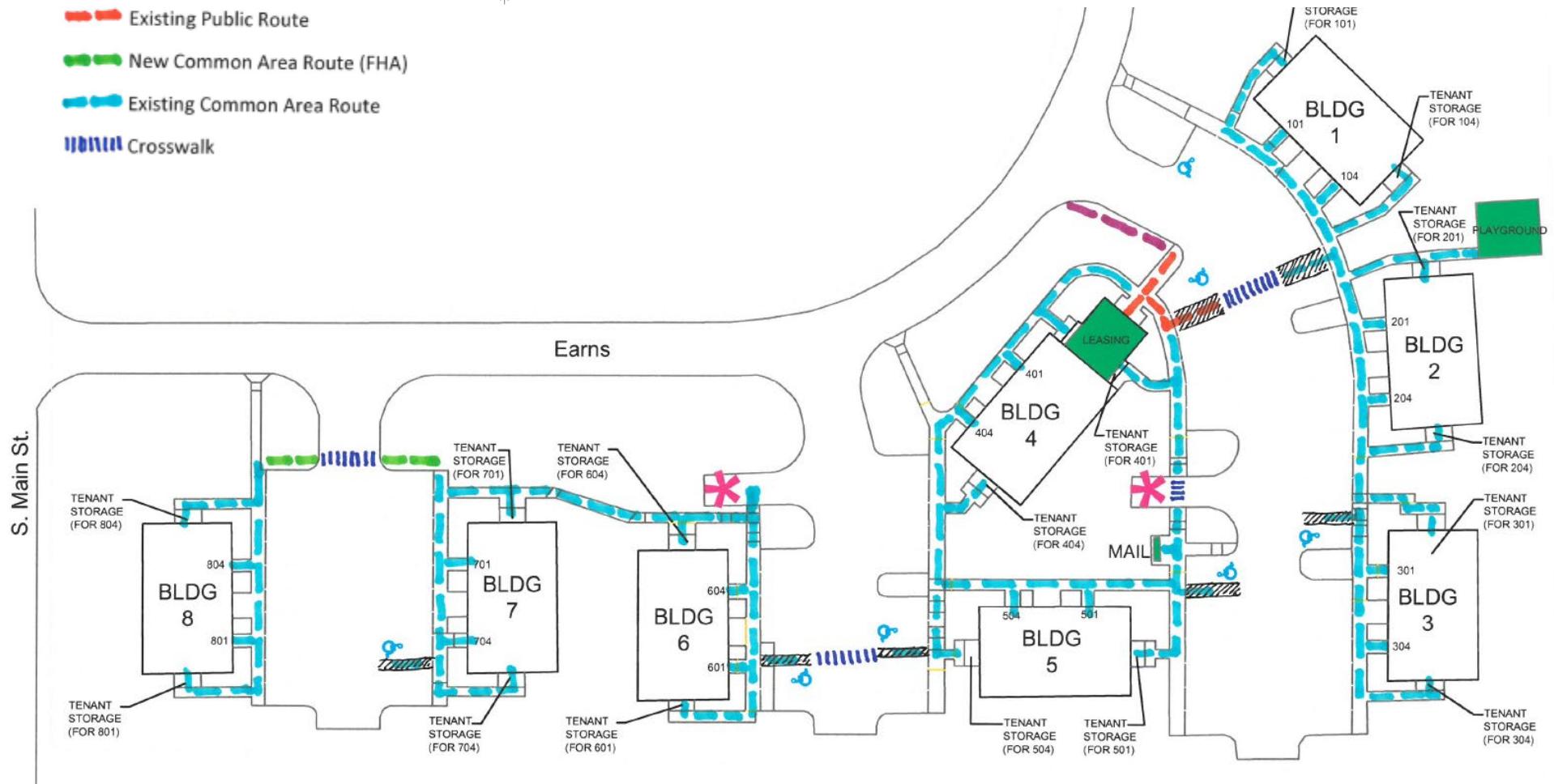
 New Public (ADA/FHA) Route

 Existing Public Route

 New Common Area Route (FHA)

 Existing Common Area Route

 Crosswalk



Manor Ridge Apartments Retrofit Plan – 2

A. PUBLIC AND COMMON AREA FEATURES (ADA & FHA)

Note: see Accessible Route Diagram for preferred route to Earns Rd.



Lack of Accessible Route			
1	 <p><i>View looking west from north of Building 8.</i></p>	<p>There is no accessible route between pedestrian site arrival points and leasing office; existing route ends at vehicular way (accessible route required).</p>	<p>Provide new sidewalk and curb ramps from Earns Rd. to the existing walk in front of the leasing office building (see Accessible Route Diagram).</p>

	Crosswalks						
2	<i>See Accessible Route Diagram.</i>	Crosswalks at vehicular drives are incorporated into the accessible route(s).	Stripe crosswalks.				
	Inaccessible Parking Features						
3	 <i>Parking space at leasing office entry.</i>	The designated accessible parking space at the leasing office has no access aisle (aisle required).	Verify all slopes at space and proposed access aisle are less than 2%. Designated access aisle must be a minimum of 8-feet across. Stripe access aisle, relocate sign, and connect accessible aisle to accessible route.				
4	 <i>Leasing office parking</i>	<p>The designated accessible parking space has a running slope of 6.6% (maximum 5% allowed per ANSI 1986; maximum 2% allowed per ADAAG).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Leasing Office Parking</td> <td>6.6%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Leasing Office Parking	6.6%	Repave/overlay asphalt at parking space and create access aisle. Restripe parking space and access aisle.
<u>Location</u>	<u>Slope</u>						
Leasing Office Parking	6.6%						

Manor Ridge Apartments Retrofit Plan – 4

	 <p><i>Measurement of running slope.</i></p>		
	<p>Inaccessible Slopes at Sidewalks</p>		
5	 <p><i>Intersection of sidewalks in front of leasing office.</i></p>  <p><i>Measurement of cross slope.</i></p>	<p>Cross slope at the route northeast of Building 4 is 3.2% (maximum 2% allowed).</p>	<p>Replace sidewalks at accessible route(s) as required to retrofit sections with excessive cross slope.</p> <p>Note: continuous accessible routes shown on the diagram incorporate access aisles at parking. Retrofit includes relocation of accessible parking space and access aisle at Building 1 in order to allow for the striped crossing indicated between the leasing office parking access aisle and the access aisle and walk serving Buildings 1, 2 and 3.</p>

	Inaccessible Curb Ramp Features		
6	 <p><i>Curb ramp at leasing office parking.</i></p>  <p><i>Measurement of slope perpendicular to sidewalk.</i></p>	<p>Cross slopes at the curb ramp northeast of Building 4 (Leasing) are as high as 3.3% to 4.8% (maximum 2.0% allowed).</p> <p>Note: if the ramp is considered a straight run, then the 3.3% slope is a cross slope exceeding 2% (as shown in the photo). If the ramp is considered to turn and the user exits to the access aisle to the right, then the 4.8% slope is a cross slope exceeding 2%.</p>	<p>Replace curb ramps at accessible route(s) as required to retrofit sections with excessive cross slope.</p>

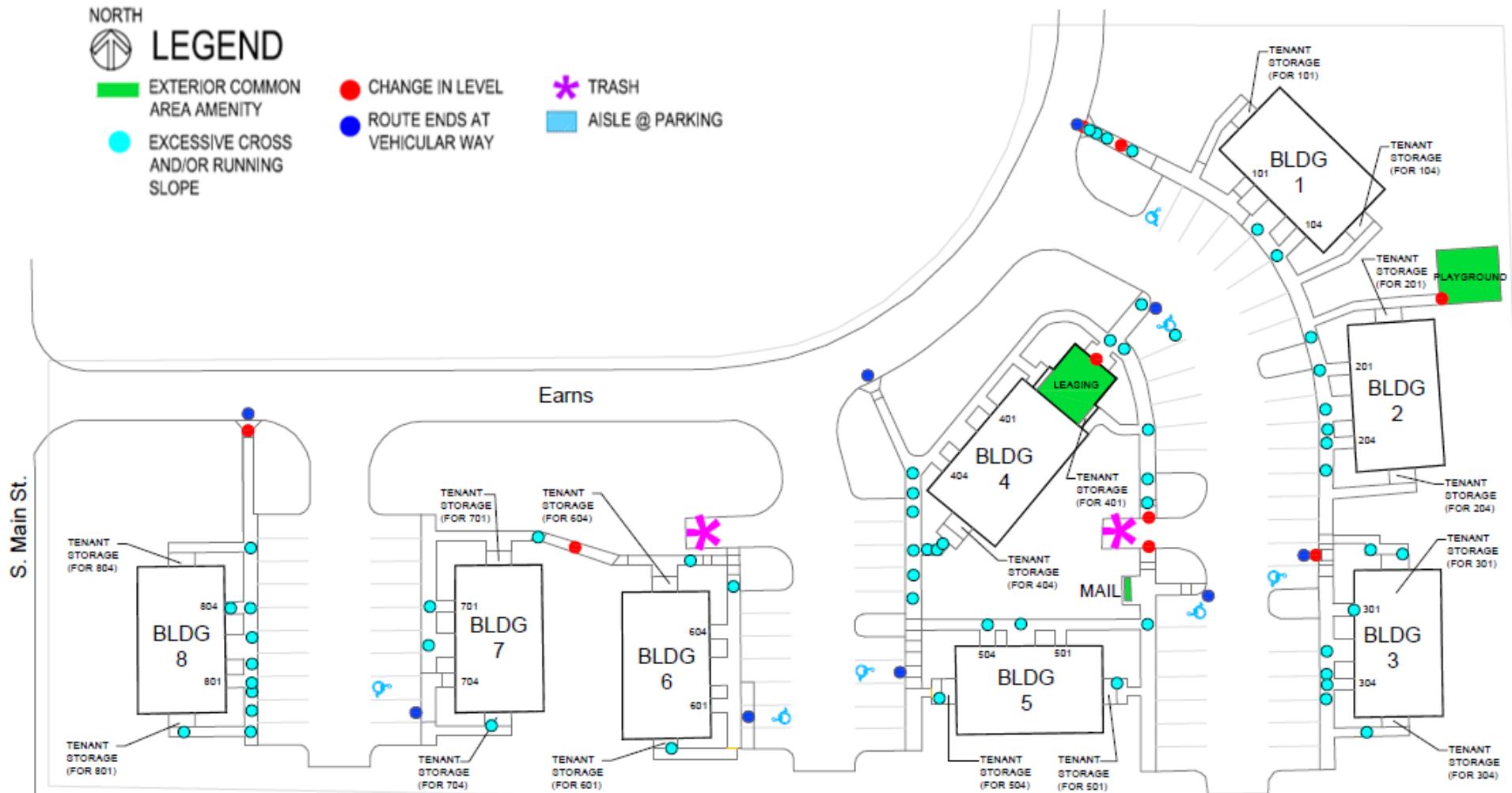
	Inaccessible Thresholds								
7	 <p><i>Interior threshold.</i></p>  <p><i>Exterior threshold</i></p>	<p>The leasing office door interior and exterior threshold heights are greater than 1/2 inch with no bevel (maximum 1/4 inch vertical allowed, 1/2 inch threshold height with bevel is allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Height (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Interior threshold</td> <td>7/8</td> </tr> <tr> <td>Exterior threshold assembly</td> <td>1-3/8</td> </tr> </tbody> </table>	<u>Location</u>	<u>Height (inches)</u>	Interior threshold	7/8	Exterior threshold assembly	1-3/8	Replace threshold.
<u>Location</u>	<u>Height (inches)</u>								
Interior threshold	7/8								
Exterior threshold assembly	1-3/8								

	Inaccessible Parking Features		
8	 <p><i>Parking space at leasing office entry.</i></p>	<p>The leasing office does not have a van accessible parking space (minimum 1 required by ADA).</p>	<p>See Item 3 above.</p>

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B. INACCESSIBLE FEATURES AT ROUTES

Inaccessible Features at Common Use Routes



Manor Ridge Apartments Retrofit Plan – 9

Lack of Accessible Route/Inaccessible Width			
9	<i>See map diagrams.</i>	<p>There is no accessible route from covered dwelling units to common area buildings, site arrival points, leasing office, and exterior common areas and amenities (routes required).</p>	<p>Replace concrete as required to retrofit sections with excessive cross slope. Repave/overlay asphalt at parking spaces and access aisles. Restripe parking spaces and access aisles.</p>
10	 <p><i>Sidewalk south of Building 6.</i></p>	<p>The route south of Building 6 has vegetation overhanging the sidewalk and the clear width is 24 inches (minimum 36 inches required).</p>	<p>Trim vegetation.</p>

	 <p><i>Measurement of sidewalk width.</i></p>  <p><i>Close up of tape.</i></p>					
	Inaccessible Changes in Level					
11	 <p>The route has changes in level greater than 1/2 inch (maximum 1/2 inch with bevel allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Height (inches)</u></th> </tr> </thead> <tbody> <tr> <td>West of Building 1 at curb of Earns</td> <td>1-1/4</td> </tr> </tbody> </table>	<u>Location</u>	<u>Height (inches)</u>	West of Building 1 at curb of Earns	1-1/4	<p>Replace, bevel, or grind the edge of concrete as required to retrofit sections with excessive cross slope.</p>
<u>Location</u>	<u>Height (inches)</u>					
West of Building 1 at curb of Earns	1-1/4					

	<p><i>Curb ramp west of Building 1 at Earns.</i></p>  <p><i>Measurement of change in level.</i></p>	<p>West of Building 1, east of curb ramp at Earns 1/2 no bevel</p> <p>End of walk at playground 1-3/4</p> <p>Northwest of Building 3 at parking 3/4</p> <p>Dumpster apron at mail center 1</p> <p>Dumpster apron at walk to Building 4 1</p> <p>North of Building 8 at top of curb ramp at Earns 1/2 no bevel</p>																	
	Inaccessible Gaps in Route																		
12	 <p><i>Location west of Building 2</i></p>	<p>Gaps in the pavement are wider than 1/2 inch (maximum 1/2 inch allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Gap (inches)</u></th> </tr> </thead> <tbody> <tr> <td>South of Building 1 at walk to Unit 104 storage</td> <td>3/4</td> </tr> <tr> <td>Off southwest corner of Building 3</td> <td>1</td> </tr> <tr> <td>Off northeast corner of Building 5</td> <td>1-1/8</td> </tr> <tr> <td>East of Building 4 (route to unit 401 storage)</td> <td>3/4</td> </tr> <tr> <td>West of Building 4 (route to unit 401)</td> <td>1-1/8</td> </tr> <tr> <td>Northeast of Building 8</td> <td>1</td> </tr> <tr> <td>East of Building 6</td> <td>trench</td> </tr> </tbody> </table>	<u>Location</u>	<u>Gap (inches)</u>	South of Building 1 at walk to Unit 104 storage	3/4	Off southwest corner of Building 3	1	Off northeast corner of Building 5	1-1/8	East of Building 4 (route to unit 401 storage)	3/4	West of Building 4 (route to unit 401)	1-1/8	Northeast of Building 8	1	East of Building 6	trench	<p>Fill gaps flush with walk surfaces.</p>
<u>Location</u>	<u>Gap (inches)</u>																		
South of Building 1 at walk to Unit 104 storage	3/4																		
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Measurement of gap width.

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	Inaccessible Slopes at Sidewalks																																								
13	 <p><i>Measuring slopes between Units 201 and 202.</i></p>  <p><i>Measurement of cross slope.</i></p> <p>Inaccessible Slopes at Sidewalks</p> <p>The cross slopes of the route are more than 2% (maximum 2% allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>West of Building 1 at bend in sidewalk</td> <td>3.3%</td> </tr> <tr> <td>In front of Unit 103</td> <td>3.4%</td> </tr> <tr> <td>In front of Unit 104</td> <td>3.8%</td> </tr> <tr> <td>At walk to Unit 201 storage</td> <td>4.1%</td> </tr> <tr> <td>At walk to Unit 201</td> <td>4.8%</td> </tr> <tr> <td>At walk to Units 202 and 203</td> <td>10.4%</td> </tr> <tr> <td>Between Units 203 and 204</td> <td>13.8%</td> </tr> <tr> <td>At walk to Unit 204</td> <td>9.2%</td> </tr> <tr> <td>South of walk to Unit 204</td> <td>5.8%</td> </tr> <tr> <td>In front of Unit 302</td> <td>6.6%</td> </tr> <tr> <td>Between Units 303 and 304</td> <td>12.0%</td> </tr> <tr> <td>At walk to Unit 304</td> <td>6.7%</td> </tr> <tr> <td>Off southwest corner of Building 3</td> <td>3.8%</td> </tr> <tr> <td>Midway down walk to Unit 304 storage</td> <td>3.6%</td> </tr> <tr> <td>Northeast of Building 5 at turn to unit entries</td> <td>6.8%</td> </tr> <tr> <td>East of Building 4 at south end of parking row</td> <td>3.3%</td> </tr> <tr> <td>South of walk to leasing office</td> <td>3.9%</td> </tr> <tr> <td>At walk to leasing office</td> <td>3.9%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	West of Building 1 at bend in sidewalk	3.3%	In front of Unit 103	3.4%	In front of Unit 104	3.8%	At walk to Unit 201 storage	4.1%	At walk to Unit 201	4.8%	At walk to Units 202 and 203	10.4%	Between Units 203 and 204	13.8%	At walk to Unit 204	9.2%	South of walk to Unit 204	5.8%	In front of Unit 302	6.6%	Between Units 303 and 304	12.0%	At walk to Unit 304	6.7%	Off southwest corner of Building 3	3.8%	Midway down walk to Unit 304 storage	3.6%	Northeast of Building 5 at turn to unit entries	6.8%	East of Building 4 at south end of parking row	3.3%	South of walk to leasing office	3.9%	At walk to leasing office	3.9%	Replace concrete as required to retrofit sections with excessive cross slopes.	
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	At sidewalk intersection west of Building 4	6.4%	
	At first parking space west of Building 4	8.4%	
	West of Building 4 at north end of parking row	7.4%	
	At walk to Unit 404 storage	5.2%	
	At bend in walk to Unit 404 storage	3.2%	
	Southwest of Unit 404 storage	3.2%	
	South of walk to Unit 404 storage	5.3%	
	North of walk to Building 5	3.5%	
	At walk to Unit 504	3.5%	
	At walk to Unit 701	3.1%	
	South of Unit 801 storage	3.1%	
	At walk to Unit 801 storage	3.6%	
	Off southeast corner of Building 8	3.3%	
	South of walk to Unit 801	3.7%	
	At walk to Unit 801	4.4%	
	South of Unit 802 porch	7.3%	
	At walk to Unit 803	5.6%	
	At walk to Unit 804	3.8%	
	At walk to Unit 804 storage	3.2%	

14	 <p><i>Walk to Unit 404 storage.</i></p>  <p><i>Measurement of running slope.</i></p>	<p>The running slopes of routes are greater than 8.3% (maximum 8.3% allowed).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th><th><u>Slope</u></th></tr> </thead> <tbody> <tr> <td>South end of walk to Unit 404 storage</td><td>12.5%</td></tr> <tr> <td>Bend in walk to Unit 404 storage</td><td>12.1%</td></tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	South end of walk to Unit 404 storage	12.5%	Bend in walk to Unit 404 storage	12.1%	<p>Replace concrete as required to retrofit sections with excessive running slopes.</p>
<u>Location</u>	<u>Slope</u>								
South end of walk to Unit 404 storage	12.5%								
Bend in walk to Unit 404 storage	12.1%								

Inaccessible Curb Ramp Features											
15	 <p><i>Curb ramp.</i></p>  <p><i>Cross slope.</i></p>	<p>Cross slope at curb ramps is more than 2.0% (maximum 2.0% allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Curb ramp west of Building 1</td> <td>6.0% bottom of ramp</td> </tr> <tr> <td>Curb ramp west of Building 1</td> <td>5.5% parallel with curb</td> </tr> <tr> <td>Curb ramp west of Building 1</td> <td>5.2% perpendicular to route</td> </tr> </tbody> </table> <p>A maximum 2.0% cross slope is allowed. (Guidelines Requirement 2 Chart; ANSI 1986 4.8.6).</p>	<u>Location</u>	<u>Slope</u>	Curb ramp west of Building 1	6.0% bottom of ramp	Curb ramp west of Building 1	5.5% parallel with curb	Curb ramp west of Building 1	5.2% perpendicular to route	<p>Replace concrete as required to retrofit sections with excessive cross slopes.</p>
<u>Location</u>	<u>Slope</u>										
Curb ramp west of Building 1	6.0% bottom of ramp										
Curb ramp west of Building 1	5.5% parallel with curb										
Curb ramp west of Building 1	5.2% perpendicular to route										

	Inaccessible Ramp Features		
16	 <p><i>Ramp north of Building 7.</i></p>	The ramp north of Building 7 has only one handrail (handrails required on both sides).	Install handrail. See item 16.
17	<i>See above.</i>	The ramp north of Building 7 has no edge protection (required on both sides).	Install edge protection at both sides of ramp.
18	 <p><i>Ramp north of Building 7.</i></p>	The landings at the ramp north of Building 7 slope as much as 6.1% (level landings required).	Replace ramp and landings as required to provide running and cross slopes as required at landings and at ramp runs.

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	 <p><i>Measurement of slope at ramp landing.</i></p>														
	Inaccessible Slope at Door Maneuvering Space														
19	 <p><i>Door at Unit 501 storage.</i></p>	<p>Common area door maneuvering clearances are sloped greater than 2.0% (maximum 2% allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Unit 301</td> <td>3.1%</td> </tr> <tr> <td>Unit 301 storage</td> <td>3.2%</td> </tr> <tr> <td>Unit 501 storage</td> <td>5.2%</td> </tr> <tr> <td>Unit 504 storage</td> <td>4.4%</td> </tr> <tr> <td>Unit 601 storage</td> <td>4.6%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Unit 301	3.1%	Unit 301 storage	3.2%	Unit 501 storage	5.2%	Unit 504 storage	4.4%	Unit 601 storage	4.6%	<p>Replace concrete at door maneuvering clear spaces.</p>
<u>Location</u>	<u>Slope</u>														
Unit 301	3.1%														
Unit 301 storage	3.2%														
Unit 501 storage	5.2%														
Unit 504 storage	4.4%														
Unit 601 storage	4.6%														

	 <p><i>Slope at door approach.</i></p>																														
	Inaccessible Door Threshold																														
20	 <p><i>Unit 204 entrance door threshold.</i></p>	<p>Entrance door thresholds are more than 3/4 inches high (maximum 3/4 inch height allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Height (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Unit 101 storage</td> <td>5/8 no bevel</td> </tr> <tr> <td>Unit 204</td> <td>5/8 no bevel</td> </tr> <tr> <td>Unit 401</td> <td>7/8 no bevel</td> </tr> <tr> <td>Unit 401 storage</td> <td>7/8</td> </tr> <tr> <td>Unit 404</td> <td>3/4</td> </tr> <tr> <td>Unit 504 storage</td> <td>1-1/8</td> </tr> <tr> <td>Unit 601 storage</td> <td>1-1/4</td> </tr> <tr> <td>Unit 604</td> <td>1-1/4</td> </tr> <tr> <td>Unit 701</td> <td>1-1/4</td> </tr> <tr> <td>Unit 704</td> <td>1/2 no bevel</td> </tr> <tr> <td>Unit 704 storage</td> <td>1-1/4</td> </tr> <tr> <td>Unit 801</td> <td>7/8</td> </tr> <tr> <td>Unit 804</td> <td>1-1/2</td> </tr> </tbody> </table>	<u>Location</u>	<u>Height (inches)</u>	Unit 101 storage	5/8 no bevel	Unit 204	5/8 no bevel	Unit 401	7/8 no bevel	Unit 401 storage	7/8	Unit 404	3/4	Unit 504 storage	1-1/8	Unit 601 storage	1-1/4	Unit 604	1-1/4	Unit 701	1-1/4	Unit 704	1/2 no bevel	Unit 704 storage	1-1/4	Unit 801	7/8	Unit 804	1-1/2	<p>At unit entry doors: Install beveled transitions.</p> <p>At storage room doors:</p> <p>Provide beveled transition strip or offer remediation upon request of tenants. If offered on tenant request, a durable-material placard, contrasting black text on white background, in minimum 14-point font, must be placed on the side of the patio door stating: "A BEVEL TO ASSIST PERSONS WITH DISABILITIES FOR THIS THRESHOLD IS AVAILABLE UPON REQUEST. CONTACT MANAGEMENT."</p>
<u>Location</u>	<u>Height (inches)</u>																														
Unit 101 storage	5/8 no bevel																														
Unit 204	5/8 no bevel																														
Unit 401	7/8 no bevel																														
Unit 401 storage	7/8																														
Unit 404	3/4																														
Unit 504 storage	1-1/8																														
Unit 601 storage	1-1/4																														
Unit 604	1-1/4																														
Unit 701	1-1/4																														
Unit 704	1/2 no bevel																														
Unit 704 storage	1-1/4																														
Unit 801	7/8																														
Unit 804	1-1/2																														

C. COMMON USE AREAS

	Inaccessible Parking Features		
21	 <p><i>Designated accessible parking space at Building 1.</i></p>	<p>Designated accessible parking spaces have no access aisle (aisle required).</p> <p><u>Location</u></p> <p>Building 1, no access aisle Building 3, no access aisle Building 5, no access aisle Building 5, no access aisle Building 6, no access aisle Building 7, no access aisle</p>	<p>Stripe parking spaces and install access aisles. See Accessible Route Diagram. Stripe routes crossing parking.</p>

D. COVERED DWELLING UNITS

Manor Ridge has eight 2-story residential buildings with one 2-bedroom unit and one 3-bedroom unit per floor. All 16 first-floor units are covered by FHA.

Unit counts:

Covered 2 Bedroom / 1 Bath Unit = 6 total

Covered 2 Bedroom / 1 Bath Unit (Type A) = 2 total

Covered 3 Bedroom / 2 Bath Unit = 8 total

Second Floor 2 Bedroom / 1 Bath Unit = 8 total

Second Floor 3 Bedroom / 2 Bath Unit = 8 total

32 total units

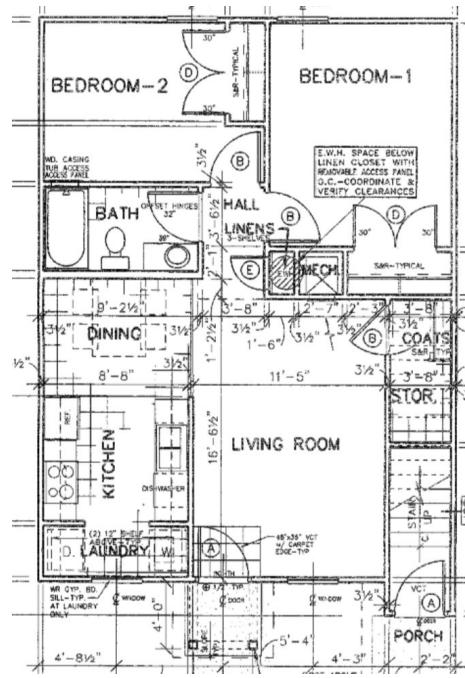
Typical Inaccessible Unit Features Common to All Residential Buildings/Units

The extent of existing blocking in bathrooms cannot be determined without destructive testing. Additional blocking at unit toilets, tubs and showers may be required as part of unit retrofits.

UNIT TYPE: 2 Bedroom, 1 Bathroom

Surveyed Units 101 and 601 – Typical for 6 total units

Unit Plan. (PENDERGRAPH03205).



Inaccessible Features:

22	 <p><i>Entrance door threshold interior side at Unit 101.</i></p>	<p>Door thresholds are more than 3/4 inches high at the interior face and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table><thead><tr><th><u>Location</u></th><th>Height (inches)</th></tr></thead><tbody><tr><td>Unit 101 entrance</td><td>1-1/4</td></tr><tr><td>Unit 601 entrance</td><td>1-3/8</td></tr></tbody></table> <p>Provide beveled transition strips.</p>	<u>Location</u>	Height (inches)	Unit 101 entrance	1-1/4	Unit 601 entrance	1-3/8
<u>Location</u>	Height (inches)							
Unit 101 entrance	1-1/4							
Unit 601 entrance	1-3/8							

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23	 <p><i>Clear width of door opening.</i></p>	<p>Bathroom door clear opening widths are 27-5/8 inches (minimum 31-5/8 inch required).</p>	<p>Widen door opening and replace door.</p>
24	 <p><i>Height of outlet in Unit 101</i></p>	<p>Typical outlets are less than 13-3/4 inches to 14 inches above the floor (minimum 15-inches required).</p>	<p>Raise at least one outlet for each room area.</p>

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25	 <p><i>Bathtub/shower surround in Unit 101.</i></p>	<p>The shape of the bathtub surrounds precludes the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p>	<p>Replace tub surround or install custom grab bars that can be mounted in the required locations at the existing surrounds. If not replacing the tub surround, fabricate at least two custom grab bars for the tub back walls. Maintain a stock of two such grab bars on site at all times. Install on request at no charge.</p>						
26	 <p><i>Dimension from side wall to centerline of lavatory in Unit 101.</i></p>	<p>Lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable. Flooring, base, and finishes do not extend below vanity.</p> <table border="1" data-bbox="688 833 1237 980"> <thead> <tr> <th data-bbox="688 866 963 899">Location</th> <th data-bbox="1110 833 1237 899">Distance (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="688 907 963 940">Unit 101 bathroom</td> <td data-bbox="1110 907 1237 940">12-1/2</td> </tr> <tr> <td data-bbox="688 940 963 972">Unit 601 bathroom</td> <td data-bbox="1110 940 1237 972">18</td> </tr> </tbody> </table>	Location	Distance (inches)	Unit 101 bathroom	12-1/2	Unit 601 bathroom	18	<p>Install removable base cabinet with 30 inch wide knee space in compliance with safe harbor (ANSI) knee and toe clearance requirements.</p> <p>Attach a durable-material placard measuring at least 1" by 3" and stating: "THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT."</p>
Location	Distance (inches)								
Unit 101 bathroom	12-1/2								
Unit 601 bathroom	18								

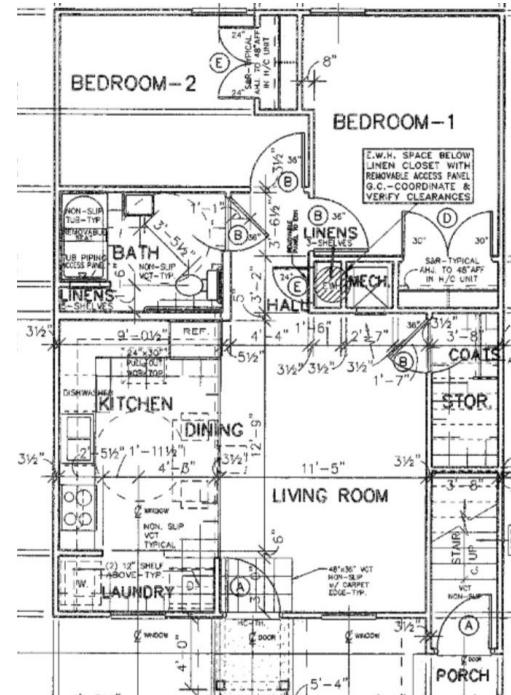
27	 <p><i>Bathroom door leaf in open position at Unit 601</i></p>  <p><i>Dimension from door leaf in open position to bathtub</i></p>	<p>The clear floor space in the bathrooms is 41-3/4 to 42 inches long (minimum 48-inches required).</p>	<p>Reverse the door so that it does not swing into the bathroom.</p>
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Manor Ridge Apartments Retrofit Plan – 26

UNIT TYPE: 2 Bedroom, 1 Bathroom (Type A)

Surveyed Unit 501 – Typical for 2 total units

Unit Plan. (PENDERGRAPH03205).



Inaccessible Features:

28	 <p><i>Entrance door threshold interior side at Unit 501.</i></p>	<p>Door thresholds are more than 3/4 inches high at the exterior face and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th><th>Height (inches)</th></tr> </thead> <tbody> <tr> <td>Unit 501 entrance</td><td>1-1/4</td></tr> <tr> <td>Unit 501 storage (storage closet is more than 24 inches deep)</td><td>1-1/4</td></tr> </tbody> </table>	<u>Location</u>	Height (inches)	Unit 501 entrance	1-1/4	Unit 501 storage (storage closet is more than 24 inches deep)	1-1/4	<p>At unit entry doors: Provide beveled transition strips.</p> <p>At unit storage closet doors: Provide beveled transition strip or offer remediation upon request of tenants. If offered on tenant request, a durable-material placard, contrasting black text on white background, in minimum 14-point font, must be placed on the side of the patio door stating:</p>
<u>Location</u>	Height (inches)								
Unit 501 entrance	1-1/4								
Unit 501 storage (storage closet is more than 24 inches deep)	1-1/4								

Manor Ridge Apartments Retrofit Plan – 27

	 <p><i>Entrance door threshold interior side at Unit 501.</i></p>	<p>“A BEVEL TO ASSIST PERSONS WITH DISABILITIES FOR THIS THRESHOLD IS AVAILABLE UPON REQUEST. CONTACT MANAGEMENT.”</p>
29	 <p><i>Linen storage in unit 501.</i></p>  <p><i>Measurement of clear opening.</i></p>	<p>The width of the clear opening at the linen closet doorway is 15-1/8 inches and the closet depth is 36 inches (minimum 31-5/8 inch clear opening width required).</p> <p>(Note: shelf is mounted on the long sidewall of the closet space.)</p> <p>Widen door or install new back wall at closet such that closet depth is reduced to 24 inches.</p>

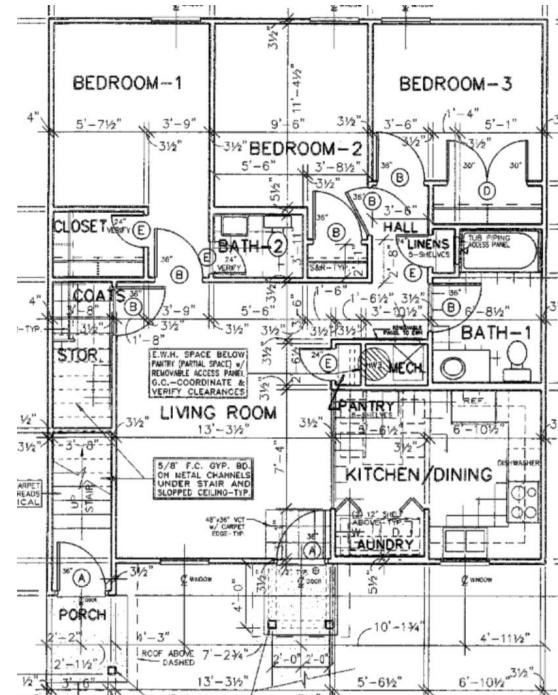
	 <p><i>Measurement of depth.</i></p>		
30	 <p><i>Height of outlet in Unit 501</i></p>	<p>Typical outlets are 13-5/8 inches above the floor (minimum 15 inches required).</p>	<p>Raise at least one outlet for each room area.</p>

Manor Ridge Apartments Retrofit Plan – 29

UNIT TYPE: 3 Bedroom, 2 Bathroom

Surveyed Units 304 and 704 – Typical for 8 total units

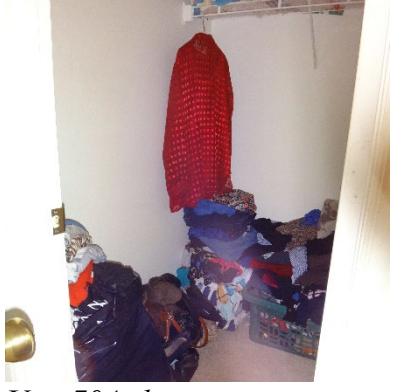
Unit Plan. (PENDERGRAPH03205).



Inaccessible Features:

31		Door thresholds are 1-3/8 inches to 1-1/2 inches high at the interior face and are not beveled (maximum 3/4 inch with bevel allowed). <i>Entrance door threshold interior side at Unit 304.</i>	Provide beveled transition strips.
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Manor Ridge Apartments Retrofit Plan – 30

32	 <i>Measurement of door width at Unit 704 walk-in closet.</i>  <i>Unit 704 closet.</i>	<p>Door clear opening widths are less than 31-5/8 inches (minimum 31-5/8 inch required).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th><th><u>Clear Width (inches)</u></th></tr> </thead> <tbody> <tr> <td>Unit 304, walk-in closet</td><td>21-3/4</td></tr> <tr> <td>Unit 304, powder room</td><td>22</td></tr> <tr> <td>Unit 704, walk-in closet</td><td>22</td></tr> <tr> <td>Unit 704, powder room</td><td>22</td></tr> </tbody> </table>	<u>Location</u>	<u>Clear Width (inches)</u>	Unit 304, walk-in closet	21-3/4	Unit 304, powder room	22	Unit 704, walk-in closet	22	Unit 704, powder room	22	<p>Widen door to provide a compliant clear opening width or install new back wall to closet that reduces the closet depth to 24" interior depth.</p>
<u>Location</u>	<u>Clear Width (inches)</u>												
Unit 304, walk-in closet	21-3/4												
Unit 304, powder room	22												
Unit 704, walk-in closet	22												
Unit 704, powder room	22												
33	 <i>Height of outlet in Unit 304.</i>	<p>Typical outlets are 14 inches above the floor (minimum 15 inches required).</p>	<p>Raise at least one outlet for each room area.</p>										

34	 <p><i>Clear floor space obstructed by adjacent refrigerator and counters in Unit 304.</i></p>  <p><i>Range and countertop depth in Unit 304.</i></p>	<p>The outlets above kitchen countertops lack the required clear floor space for approach to an outlet serving the area between the range and refrigerator (at least 1 outlet in each counter area must have clear floor space for approach).</p>	<p>Replace range or add outlet(s) at accessible location serving the counter area.</p>
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35	 <p><i>Bathtub/shower surround in Unit 304</i></p>	<p>The shape of the bathtub surrounds precludes the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p>	<p>Replace tub surround or install custom grab bars that can be mounted in the required locations at the existing surrounds. If not replacing the tub surround, fabricate at least two custom grab bars for the tub back walls. Maintain a stock of two such grab bars on site at all times. Install on request at no charge.</p>						
36	 <p><i>Dimension from side wall to centerline of lavatory in Unit 304.</i></p>	<p>Lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable. Flooring, base, and finishes do not extend below vanity.</p> <table border="1" data-bbox="692 1057 1241 1204"> <thead> <tr> <th data-bbox="692 1090 1051 1122"><u>Location</u></th> <th data-bbox="1115 1057 1241 1122">Distance (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="692 1122 1051 1155">Unit 304, bathroom</td> <td data-bbox="1115 1122 1241 1155">15-3/8</td> </tr> <tr> <td data-bbox="692 1155 1051 1188">Unit 704, bathroom</td> <td data-bbox="1115 1155 1241 1188">15-1/8</td> </tr> </tbody> </table>	<u>Location</u>	Distance (inches)	Unit 304, bathroom	15-3/8	Unit 704, bathroom	15-1/8	<p>Install removable base cabinet with 30 inch wide knee space in compliance with safe harbor knee and toe clearance requirements.</p> <p>Attach a durable-material placard measuring at least 1" by 3" and stating: "THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT."</p>
<u>Location</u>	Distance (inches)								
Unit 304, bathroom	15-3/8								
Unit 704, bathroom	15-1/8								

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