

APPENDIX D
RETROFIT PLAN FOR AZALEA GARDENS 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

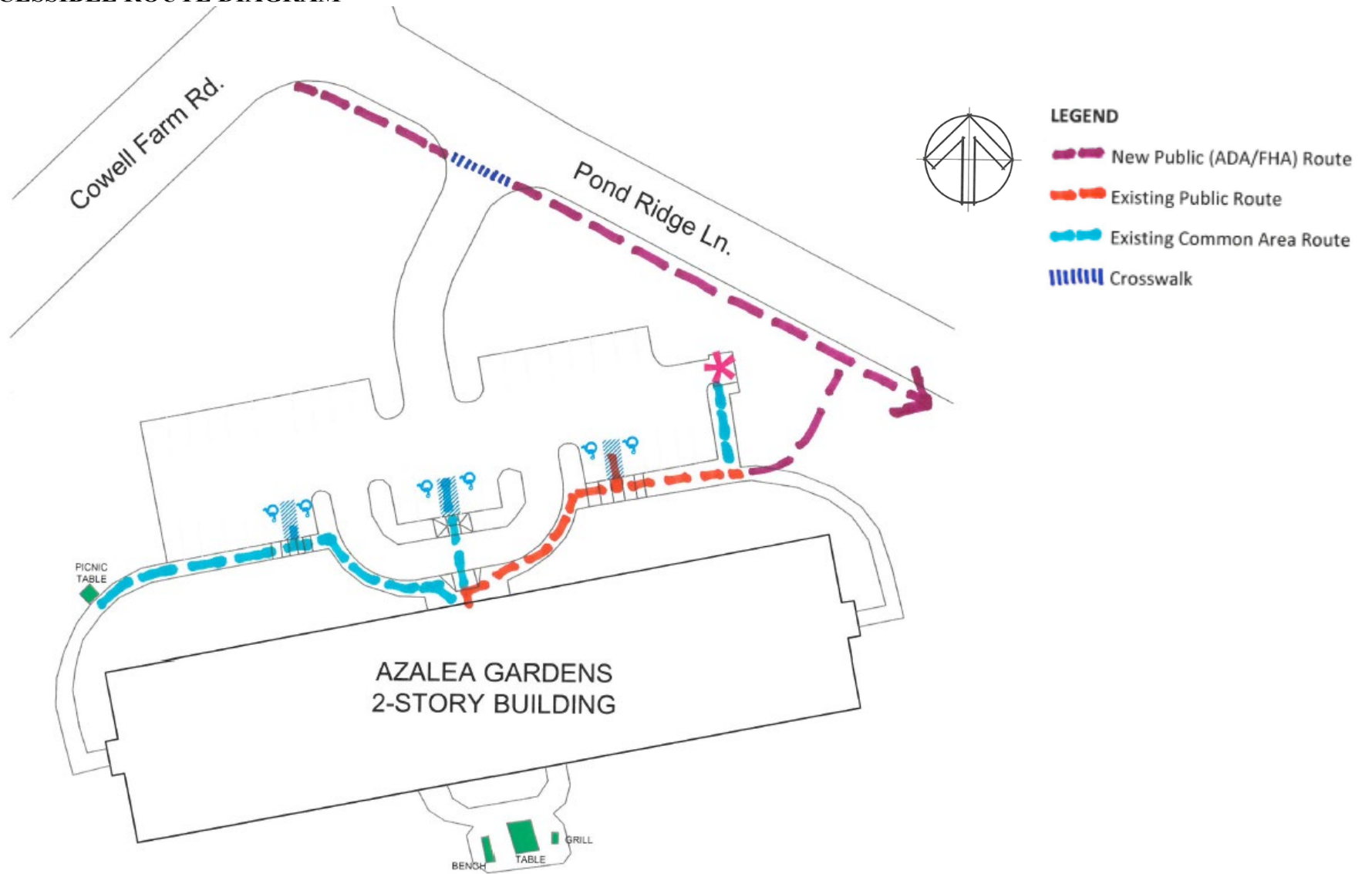
Standard for Retrofit Work: FHA, FHA Regulations, Guidelines, ANSI A117.1 1986

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. Submit requests for changes and adjustments to routes for approval prior to starting design or construction work. Survey all portions of the routes affected by concrete and asphalt work done on or after February 2018 to confirm scope of required work.




ACCESSIBLE ROUTE DIAGRAM






A. PUBLIC AND COMMON USE AREAS

Note: the parking spaces centered on the entry are marked “Residents Only”. The space to the east was marked “Van Accessible” and is therefore evaluated as the public parking space and vehicular access route. See diagram at Section B.

	Lack of Accessible Route		
1	 <p><i>Route along drive lane looking towards street.</i></p>  <p><i>Route along drive lane looking towards building.</i></p>	<p>There is no accessible route between the public street, public right-of-way, pedestrian site arrival points, and the accessible building entrance.</p>	<p>Provide new sidewalk and curb ramps from Cowell Farm Rd. along Pond Ridge Lane to the existing walk east of the main building entry (see diagram).</p>

	Inaccessible Features at Public Route & Entry																				
2	 <p><i>Curb ramp measurement location.</i></p>  <p><i>Cross slope.</i></p>  <p><i>Route at east side of front door</i></p>	<p>Cross slopes at sidewalks are more than 2.0% (maximum 2.0% allowed).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Northeast of building, west of the curb ramp</td> <td>4.2%</td> </tr> <tr> <td>Northeast of building west of the curb ramp</td> <td>3.2%</td> </tr> <tr> <td>Northeast of building west of the curb ramp</td> <td>4.2%</td> </tr> <tr> <td>Crossing east curb ramp</td> <td>4.2%</td> </tr> <tr> <td>Walk at east circle drive</td> <td>3.1%</td> </tr> <tr> <td>Walk at east circle drive</td> <td>3.6%</td> </tr> <tr> <td>Walk at east circle drive</td> <td>4.7%</td> </tr> <tr> <td>East of building entry</td> <td>3.9%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Northeast of building, west of the curb ramp	4.2%	Northeast of building west of the curb ramp	3.2%	Northeast of building west of the curb ramp	4.2%	Crossing east curb ramp	4.2%	Walk at east circle drive	3.1%	Walk at east circle drive	3.6%	Walk at east circle drive	4.7%	East of building entry	3.9%	<p>Replace existing curb ramps and sidewalks at east and west parking spaces. Replace sidewalk sections at entry area and east side of the drop-off area.</p>
<u>Location</u>	<u>Slope</u>																				
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	 <p><i>Cross slope.</i></p>		
3	 <p><i>Entrance door location.</i></p>  <p><i>Slope at entrance door approach.</i></p>	<p>Building main entrance doors have maneuvering clearances slopes as high as 4.9% to 7.3% (maximum 2% allowed).</p>	<p>Replace concrete at approach to entry door area. Coordinate with new concrete noted in Item 2 above.</p>

4



Handrail at ramp leading to building entrance.







Handrail at ramp leading to building entrance.



The ramp handrails at the main entry extend less than 12 inches beyond the ramp surface (minimum 12 inches required).

<u>Location</u>	<u>(inches)</u>
Entrance ramp	1-1/2
Entrance ramp	1-1/4
Entrance ramp	4
Entrance ramp	4

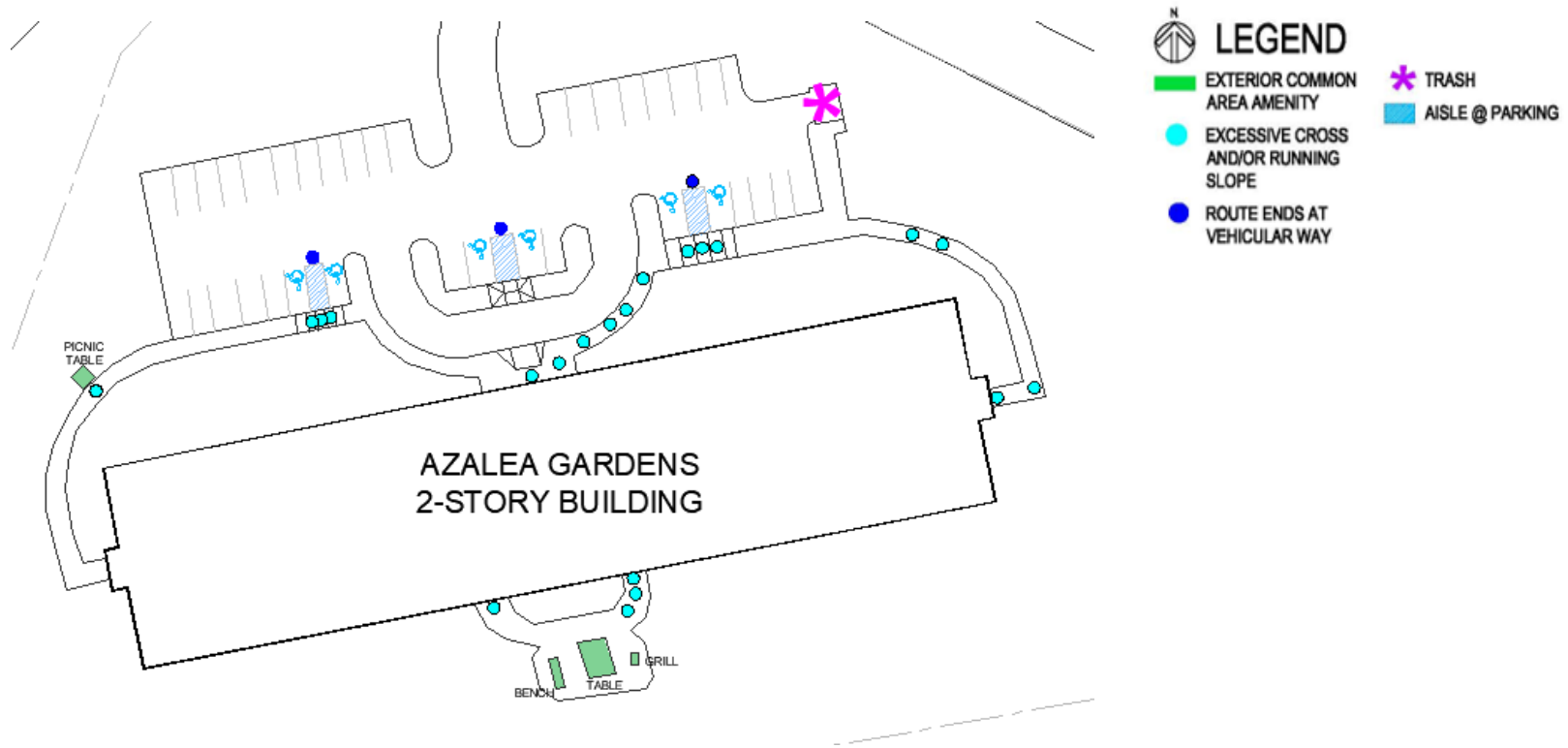
Remove handrails. Confirm that rise is 6 inches or less.



Note: if ramp rise exceeds 6 inches or if handrails are desired by property management, install new handrails with 12 inch extensions.




<p>5</p>  <p><i>Parking aisle location</i></p>  <p><i>Running slope at parking aisle.</i></p>	<p>Designated van accessible parking access aisle has slopes greater than 2.0% (maximum 2% allowed).</p> <table border="1" data-bbox="701 354 1136 548"> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Van Space (near foot of aisle)</td> <td>3.7%</td> </tr> <tr> <td>Van Space (2 locations)</td> <td>3.4%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Van Space (near foot of aisle)	3.7%	Van Space (2 locations)	3.4%	<p>Repave/overlay asphalt at parking space and access aisle. Restripe parking space and access aisle.</p>
<u>Location</u>	<u>Slope</u>							
Van Space (near foot of aisle)	3.7%							
Van Space (2 locations)	3.4%							
<p>6</p>  <p><i>Parking space location.</i></p>  <p><i>Running slope at parking space.</i></p>	<p>Designated van accessible parking space has slopes greater than 2.0% (maximum 2% allowed).</p> <table border="1" data-bbox="701 894 1136 1008"> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Van Space</td> <td>3.3%</td> </tr> <tr> <td>Van Space</td> <td>4.2%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Van Space	3.3%	Van Space	4.2%	<p>Repave/overlay asphalt at parking space and access aisle. Restripe parking space and access aisle.</p>
<u>Location</u>	<u>Slope</u>							
Van Space	3.3%							
Van Space	4.2%							



	Inaccessible Restroom Features		
7	 <p><i>Dimension from toilet side wall to vanity.</i></p>  <p><i>Dimension from toilet side wall to vanity.</i></p>	<p>Clear space at the toilet clearance is 57-3/4 inches wide (minimum 60 inches by 56 inches required by 2010 ADA).</p>	<p>Relocate/replace lavatory as required to provide 60 inch wide clear space at toilet.</p>

B. INACCESSIBLE FEATURES AT COMMON AREA ROUTES




Inaccessible Cross Slopes														
8	 <p><i>Location of cross slope condition northwest of building.</i></p>  <p><i>Cross slope.</i></p>	<p>Cross slopes at sidewalks and curb ramps are more than 2.0% (maximum 2.0% allowed).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Northwest of building, east of the curb ramp</td> <td>4.4%</td> </tr> <tr> <td>Crossing west curb ramp</td> <td>4.0%</td> </tr> <tr> <td>Northwest of building, west edge of the curb ramp</td> <td>3.9%</td> </tr> <tr> <td>Sidewalk south of building to door east of picnic area</td> <td>4.1%</td> </tr> <tr> <td>Sidewalk south of building to door east of picnic area</td> <td>3.7%</td> </tr> </tbody> </table> <p>Replace sidewalks and curb ramps at accessible route(s) as required to retrofit sections with excessive cross slopes.</p>	<u>Location</u>	<u>Slope</u>	Northwest of building, east of the curb ramp	4.4%	Crossing west curb ramp	4.0%	Northwest of building, west edge of the curb ramp	3.9%	Sidewalk south of building to door east of picnic area	4.1%	Sidewalk south of building to door east of picnic area	3.7%
<u>Location</u>	<u>Slope</u>													
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	Width of Route								
9	 <p><i>Picnic/grill area.</i></p>  <p><i>Route between grill and picnic table.</i></p>  <p><i>Width between grill and table.</i></p>	<p>The clear width of the route at the picnic area grill is 27 inches (minimum 36 inches required).</p> <p>Grill lacks 30 inch by 48 inch clear floor space for approach and use of the amenity (clear floor space is required).</p> <table border="1" data-bbox="703 570 1192 802"> <thead> <tr> <th data-bbox="703 610 1024 643"><u>Location</u></th> <th data-bbox="1083 570 1192 643"><u>Width (inches)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="703 651 1024 721">Width between grill and table</td> <td data-bbox="1083 651 1192 683">32-1/2</td> </tr> <tr> <td data-bbox="703 729 1024 799">Width between grill tray and table</td> <td data-bbox="1083 729 1192 761">27</td> </tr> </tbody> </table>	<u>Location</u>	<u>Width (inches)</u>	Width between grill and table	32-1/2	Width between grill tray and table	27	Relocate the picnic grill.
<u>Location</u>	<u>Width (inches)</u>								
Width between grill and table	32-1/2								
Width between grill tray and table	27								

	 <p><i>Tray extends beyond the face of the grill.</i></p>		
	<p>Protruding Objects</p>		
<p>10</p>	 <p><i>Depth of projection.</i></p>	<p>Clubroom wall brackets project 6-1/2 inches into the circulation path at a height of 60 inches above the floor (maximum 4 inches allowed at heights greater than 27 inches and less than 80 inches above the circulation path).</p>	<p>Remove decorative brackets.</p>

		
<p><i>Location of brackets.</i></p>		

C. COMMON USE AREAS

	Inaccessible Common Area Feature		
11	 <p><i>Picnic table along sidewalk west of building.</i></p>	<p>The route to the east end of the north picnic table is not stable, firm and slip resistant. The clear space at the west end of the picnic table is partly paved and partly grass with a level change at the change of material. There is no seat or access to this amenity.</p>	<p>Install concrete slab under picnic table area.</p>



Close up of west end seating space overhanging sidewalk.

D. COVERED DWELLING UNITS

Note: Lavatory and sink cabinets in the standard units have varying conditions some of which have cleats added for knee space panels. However, the cabinets do not seem to be removable and, in many units, the trim at the base continues around the toe kick even where cleats have been added. The cabinets are not removable without the use of specialized tools or knowledge.



Base trim across the toe kick at the lavatory base, Unit 109. (0705.jpg).



Base trim across the toe kick at the sink base, Unit 204. (0777.jpg).

Number of units: 36 (two designated accessible units)

1 Bedroom / 1 Bath Unit = 26

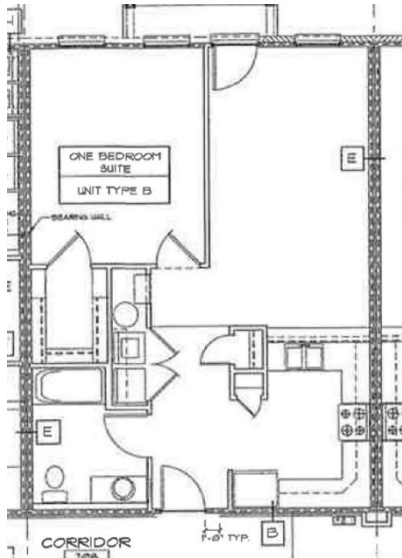
1 Bedroom / 1 Bath Unit (Accessible) = 2

2 Bedroom / 2 Bath Unit = 7

2 Bedroom / 2 Bath Unit (Accessible) = 1

Totals shown above are based on life safety floor plans. Actual number of designated accessible units may vary.

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: 1 Bedroom, 1 Bathroom

Surveyed Unit 105 and Unit 204 – typical for 26 total units

Unit Plan. (PENDERGRAPH03534).

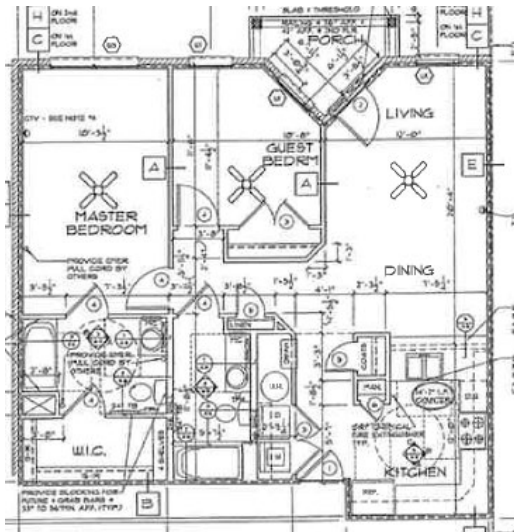
Inaccessible Features:

<p>12</p>  <p><i>Patio door threshold interior side at Unit 204</i></p>	<p>Patio door interior threshold is 3/4 inches high at the front edge and is not beveled (maximum 1/4 inch vertical edge allowed with no bevel). The overall height of the threshold is 1-3/8 inches (maximum 3/4 inch height allowed).</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</p>
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			THRESHOLD IS AVAILABLE UPON REQUEST. CONTACT MANAGEMENT.”						
13	 <p><i>Sink in Unit 105.</i></p>	<p>Kitchen sink centerlines are less than 24 inches to the adjacent countertop (minimum 24 inches required) and the base cabinet is not removable.</p> <table border="1"> <thead> <tr> <th><u>Location</u></th> <th><u>Centerline (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Unit 105, kitchen</td> <td>17-3/4</td> </tr> <tr> <td>Unit 204, kitchen</td> <td>17-1/2</td> </tr> </tbody> </table>	<u>Location</u>	<u>Centerline (inches)</u>	Unit 105, kitchen	17-3/4	Unit 204, kitchen	17-1/2	<p>Install removable base with 30 inch wide knee space in compliance with safe harbor knee and toe clearance requirements.</p> <p>Attach a durable-material placard stating: “THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT.”</p>
<u>Location</u>	<u>Centerline (inches)</u>								
Unit 105, kitchen	17-3/4								
Unit 204, kitchen	17-1/2								



UNIT TYPE: 2 Bedroom, 2 Bathroom

Surveyed Unit 109 and Unit 214 – typical for 7 units



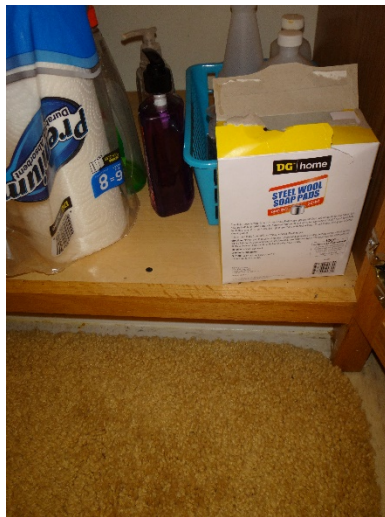
Unit Plan. (PENDERGRAPH03535).

Inaccessible Features:

<p>14</p>	 <p><i>Patio door threshold interior side at Unit 214.</i></p>	<p>Patio door interior threshold is 1-1/8 inches high at the front edge and is not beveled (maximum 1/4 inch vertical edge allowed with no bevel). The overall height of the threshold is 1-3/8 inches (maximum 3/4 inch height allowed).</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>						
<p>15</p>	 <p><i>Center line of lavatory, Unit 214.</i></p>	<p>Lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p> <table border="1" data-bbox="703 1008 1199 1161"> <thead> <tr> <th><u>Location</u></th> <th><u>Distance (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Unit 109, master bathroom</td> <td>18-1/2</td> </tr> <tr> <td>Unit 214, master bathroom</td> <td>18-1/4</td> </tr> </tbody> </table>	<u>Location</u>	<u>Distance (inches)</u>	Unit 109, master bathroom	18-1/2	Unit 214, master bathroom	18-1/4	<p>Install removable base with 30 inch wide knee space in compliance with safe harbor knee and toe clearance requirements.</p> <p>Attach a durable-material placard stating: “THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT.”</p>
<u>Location</u>	<u>Distance (inches)</u>								
Unit 109, master bathroom	18-1/2								
Unit 214, master bathroom	18-1/4								



Base cabinet interior of lavatory in Unit 214.



Base cabinet of lavatory in Unit 214.

16



Kitchen sink.



Sink centerline, Unit 109.

Kitchen sink centerlines are less than 24 inches to the adjacent countertop (minimum 24 inches required) and the base cabinet is not removable.

<u>Location</u>	<u>Centerline (inches)</u>
Unit 109, kitchen	17-1/2
Unit 214, kitchen	similar

Install removable base with 30 inch wide knee space in compliance with safe harbor knee and toe clearance requirements.

Attach a durable-material placard stating: "THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT."

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