

APPENDIX E
RETROFIT PLAN FOR LANIER POINTE I

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

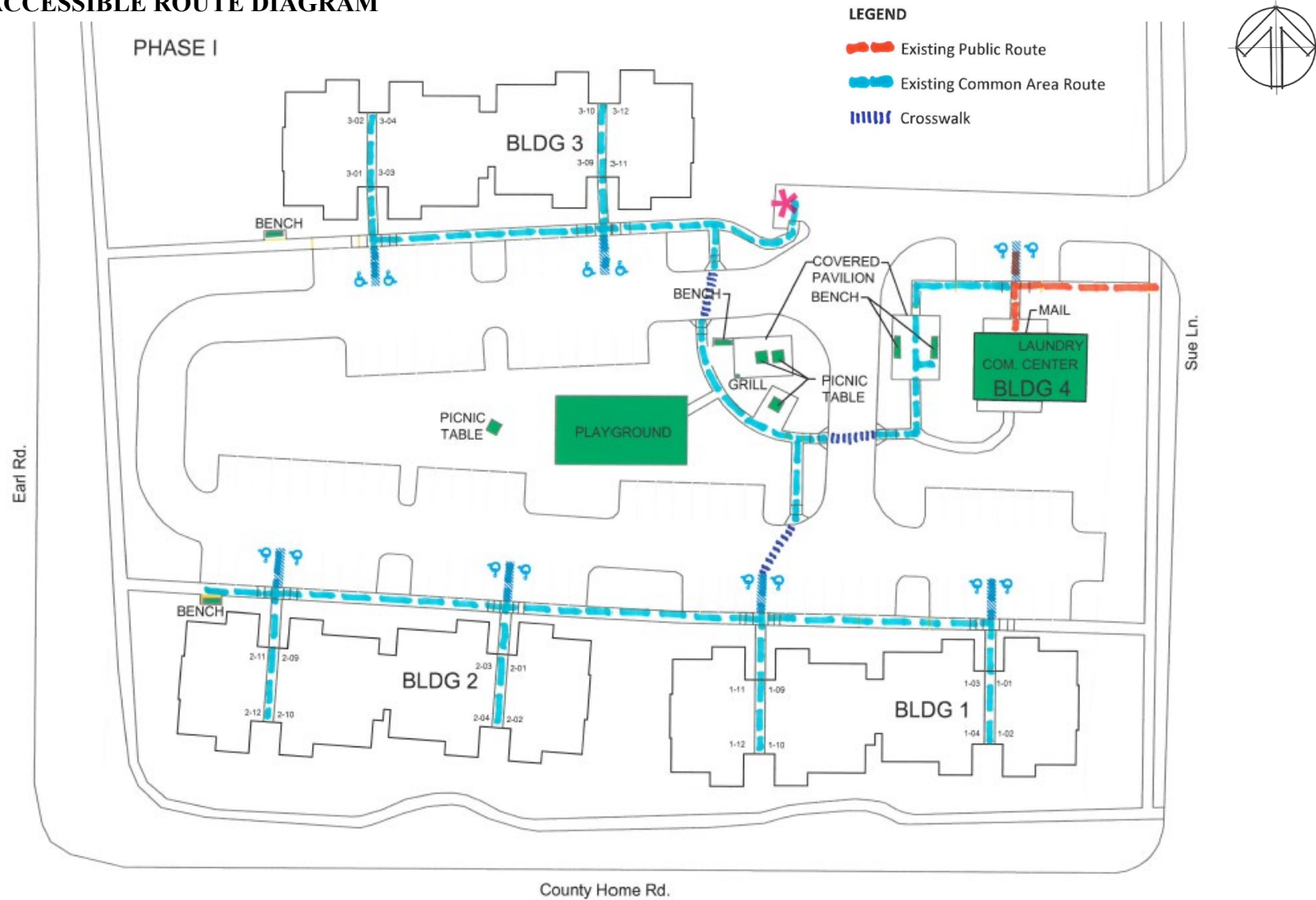
Standard for Retrofit Work: FHA, FHA Regulations, Guidelines, ANSI A117.1 1986

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.

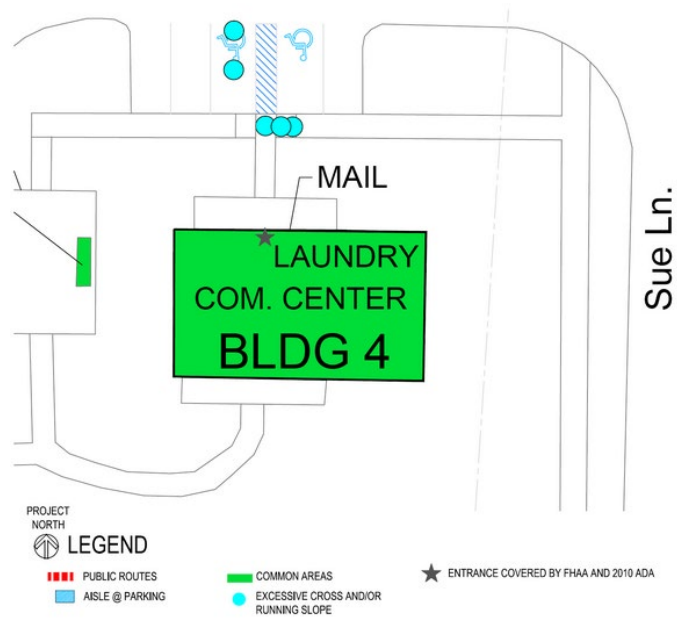
ACCESSIBLE ROUTE DIAGRAM





Lanier Pointe I Retrofit Plan – 2



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



Leasing Office/Building 4



Lanier Pointe I Retrofit Plan – 3

	Inaccessible Parking Features								
1	<div><p>Measuring parking space.</p><p>Cross slope at parking space.</p></div>	<p>Designated accessible parking space (see above) has cross slopes greater than 2.0% (maximum 2% allowed).</p> <table><tr><th><u>Location</u></th><th><u>Slope</u></th></tr><tr><td>Building 4/Leasing Office, west designated space, foot</td><td>5.9%</td></tr><tr><td>Building 4/Leasing Office west designated space, middle</td><td>3.3%</td></tr></table>	<u>Location</u>	<u>Slope</u>	Building 4/Leasing Office, west designated space, foot	5.9%	Building 4/Leasing Office west designated space, middle	3.3%	<p>Repave/overlay asphalt at parking space and access aisle. Restripe parking space and access aisle.</p>
<u>Location</u>	<u>Slope</u>								
Building 4/Leasing Office, west designated space, foot	5.9%								
Building 4/Leasing Office west designated space, middle	3.3%								

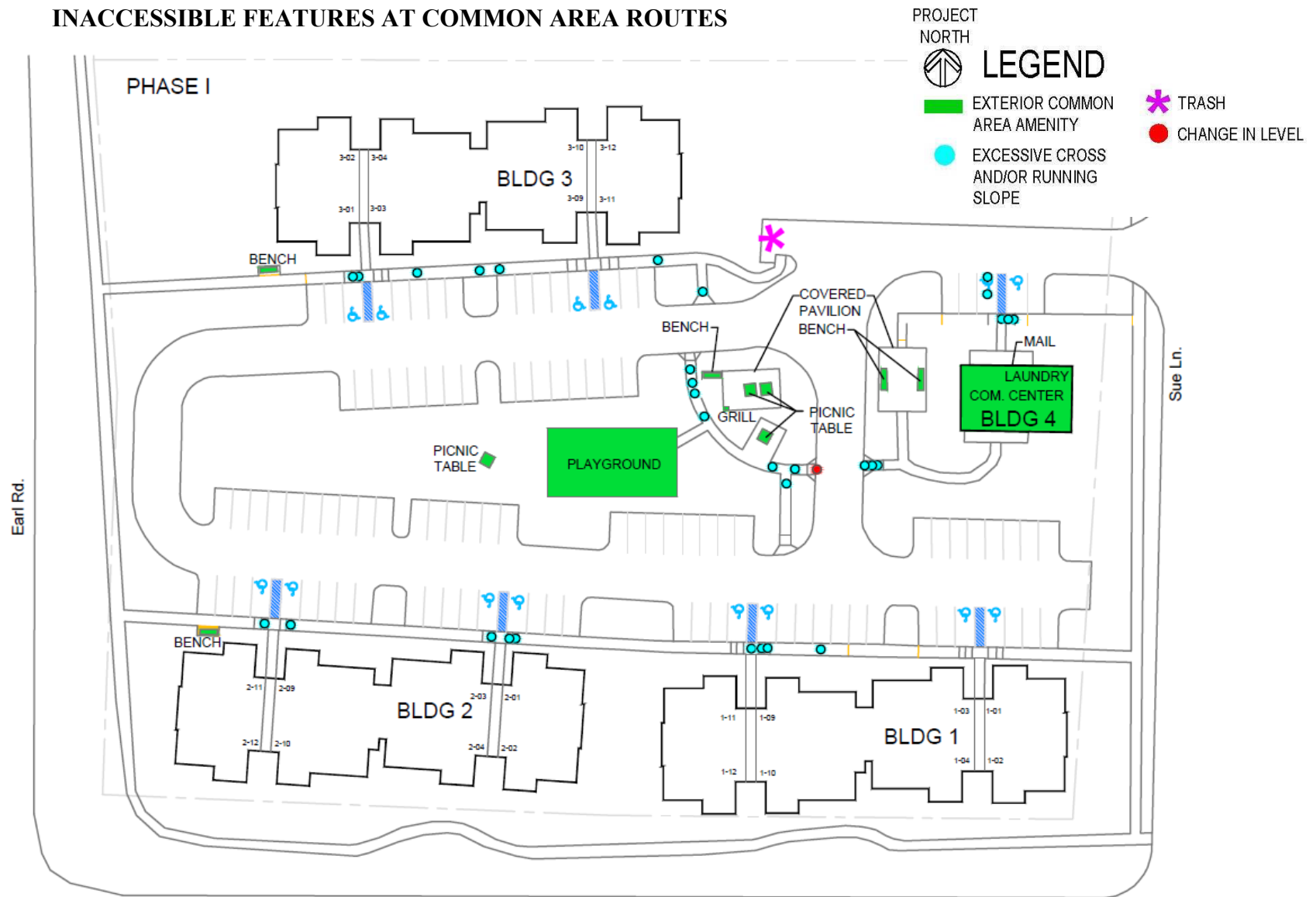
	Inaccessible Surfaces and Slopes						
2	 <p><i>East curb ramp north of Building 4.</i></p>  <p><i>Cross slope</i></p>	<p>Cross slopes at the east curb ramp/sidewalk north of Leasing Office/Clubhouse are more than 2.0% (maximum 2.0% allowed).</p> <table> <tr> <th>Location</th> <th>Slope</th> </tr> <tr> <td>North of Building 4: East ramp, top</td> <td>3.6%</td> </tr> </table>	Location	Slope	North of Building 4: East ramp, top	3.6%	<p>Replace east curb ramp.</p>
Location	Slope						
North of Building 4: East ramp, top	3.6%						

	Inaccessible Door Hardware								
3	 <p><i>Hardware at unisex restroom door.</i></p>	The Leasing Office/Community Room restroom door has hardware which requires tight grasping, pinching, or twisting of the wrist to operate the privacy lock (not allowed).	Install lever hardware with push button privacy lock that releases when lever is operated.						
4	 <p><i>Drinking fountain in leasing office hall.</i></p>	<p>The standing height drinking fountain protrudes more than 4 inches into the circulation path (maximum 4 inches allowed).</p> <table> <tr> <th><u>Location</u></th> <th><u>Protrusion (inches)</u></th> </tr> <tr> <td>Leasing Office</td> <td></td> </tr> <tr> <td>Standing height fountain</td> <td>18-1/2</td> </tr> </table>	<u>Location</u>	<u>Protrusion (inches)</u>	Leasing Office		Standing height fountain	18-1/2	Install shroud or other cane detectable barrier. Barrier may not obstruct required knee and toe space at lower unit.
<u>Location</u>	<u>Protrusion (inches)</u>								
Leasing Office									
Standing height fountain	18-1/2								







Protruding height and lower fountain (standing fountain is approximately 3 inches higher).



B. INACCESSIBLE FEATURES AT COMMON AREA ROUTES




Lanier Pointe I Retrofit Plan – 8


	Inaccessible Changes in Level		
5	 <p><i>Curb ramp east of playground.</i></p>  <p><i>Change in level.</i></p>	<p>The route has a 1-1/4 inch change in level at the bottom of the curb ramp leading to the playground from the clubhouse (maximum 1/2 inch with bevel allowed).</p>	<p>Repave asphalt surface even with surface of curb ramp concrete.</p>

	Inaccessible Slopes at Sidewalks						
6	<div><p><i>Route by Building 1.</i></p><p><i>Cross slope.</i></p></div>	<p>Cross slopes of routes are more than 2% (maximum 2% allowed).</p> <table><tr><th><u>Location</u></th><th><u>Slope</u></th></tr><tr><td>Building 1 middle of west row of parking</td><td>3.4%</td></tr></table>	<u>Location</u>	<u>Slope</u>	Building 1 middle of west row of parking	3.4%	<p>Replace sidewalks at accessible route(s) as required to retrofit sections with excessive cross slope.</p>
<u>Location</u>	<u>Slope</u>						
Building 1 middle of west row of parking	3.4%						

	Inaccessible Curb Ramp Features																
7	<div><p><i>Curb ramp at west entry to Building 3.</i></p><p><i>Cross slope.</i></p></div>	<p>The cross slope of the curb ramp 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>Building 4, bottom of west curb ramp</td><td>3.4%</td></tr><tr><td>West of Building 4, crossing to playground, top of ramp</td><td>3.4%</td></tr><tr><td>Building 3, west entry, bottom of west ramp</td><td>3.7%</td></tr><tr><td>Building 1, west entry, bottom of east ramp</td><td>3.1%</td></tr><tr><td>Building 2, east entry, bottom of east ramp</td><td>3.2%</td></tr><tr><td>Building 2, west entry, bottom of west ramp</td><td>3.1%</td></tr></tbody></table>	<u>Location</u>	<u>Slope</u>	Building 4, bottom of west curb ramp	3.4%	West of Building 4, crossing to playground, top of ramp	3.4%	Building 3, west entry, bottom of west ramp	3.7%	Building 1, west entry, bottom of east ramp	3.1%	Building 2, east entry, bottom of east ramp	3.2%	Building 2, west entry, bottom of west ramp	3.1%	<p>Replace curb ramps at accessible route(s) as required to retrofit sections with excessive cross slope.</p>
<u>Location</u>	<u>Slope</u>																
Building 4, bottom of west curb ramp	3.4%																
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Building 2, east entry, bottom of east ramp	3.2%																
Building 2, west entry, bottom of west ramp	3.1%																
	Crosswalks																
8	<p><i>See Accessible Route Diagram.</i></p>	<p>Crosswalks at vehicular drives are incorporated into the accessible route(s).</p>	<p>Stripe crosswalks.</p>														

C. COMMON USE AREAS

	Inaccessible Door Features																		
9	<div></div> <p><i>Hardware at fitness room door.</i></p>	Fitness room door hardware requires tight grasping, pinching, or twisting of the wrist (not allowed).	Install lever hardware with push button privacy lock that releases when lever is operated.																
	Inaccessible Mail Center Features																		
10		<p>Of 49 mailboxes at this location, 21 mailbox locations are above reach range (maximum 54 inches allowed). Method of assigning mailboxes is not known.</p> <table><thead><tr><th><u>Location</u></th><th><u>Height (inches)</u></th></tr></thead><tbody><tr><td>Box 1</td><td>67-3/4</td></tr><tr><td>Box 2</td><td>65</td></tr><tr><td>Box 3</td><td>61-3/4</td></tr><tr><td>Box 4</td><td>58</td></tr><tr><td>Box 12</td><td>67-3/4</td></tr><tr><td>Box 13</td><td>64-1/2</td></tr><tr><td>Box 14</td><td>61-1/4</td></tr></tbody></table>	<u>Location</u>	<u>Height (inches)</u>	Box 1	67-3/4	Box 2	65	Box 3	61-3/4	Box 4	58	Box 12	67-3/4	Box 13	64-1/2	Box 14	61-1/4	Reconfigure mail box frames or mailbox assignments such that all covered dwelling units are assigned mail boxes that have locks within reach range.
<u>Location</u>	<u>Height (inches)</u>																		
Box 1	67-3/4																		
Box 2	65																		
Box 3	61-3/4																		
Box 4	58																		
Box 12	67-3/4																		
Box 13	64-1/2																		
Box 14	61-1/4																		

<p>Typical mailbox frame.</p> 	<table><tr><td>Box 15</td><td>58</td></tr><tr><td>Box 21</td><td>67-3/8</td></tr><tr><td>Box 22</td><td>65-1/7</td></tr><tr><td>Box 23</td><td>61-5/8</td></tr><tr><td>Box 24</td><td>58-1/4</td></tr><tr><td>Box 30</td><td>67-1/2</td></tr><tr><td>Box 31</td><td>65-1/8</td></tr><tr><td>Box 32</td><td>61-3/4</td></tr><tr><td>Box 33</td><td>58-5/8</td></tr><tr><td>Box 34</td><td>55-1/2</td></tr><tr><td>Box 41</td><td>67-3/4</td></tr><tr><td>Box 42</td><td>64-1/2</td></tr><tr><td>Box 43</td><td>61-1/2</td></tr><tr><td>Box 44</td><td>58-1/4</td></tr></table>	Box 15	58	Box 21	67-3/8	Box 22	65-1/7	Box 23	61-5/8	Box 24	58-1/4	Box 30	67-1/2	Box 31	65-1/8	Box 32	61-3/4	Box 33	58-5/8	Box 34	55-1/2	Box 41	67-3/4	Box 42	64-1/2	Box 43	61-1/2	Box 44	58-1/4	
Box 15	58																													
Box 21	67-3/8																													
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Box 30	67-1/2																													
Box 31	65-1/8																													
Box 32	61-3/4																													
Box 33	58-5/8																													
Box 34	55-1/2																													
Box 41	67-3/4																													
Box 42	64-1/2																													
Box 43	61-1/2																													
Box 44	58-1/4																													
<p>Height of sixth row from the bottom which are not within reach range.</p>																														

D. COVERED DWELLING UNITS

Lanier Pointe Phase I has three 2-story residential buildings with four 2-bedroom units and four 3-bedroom units per floor. All 24 first-floor units are covered by FHA.

Unit counts:

24 total 2 Bedroom / 2 Bath Units. Includes 12 covered units 4 of which are Type A units.

24 total 3 Bedroom / 2 Bath Units. Includes 12 covered units 2 of which are Type A units.

48 total units

24 total covered units (6 designated accessible units)

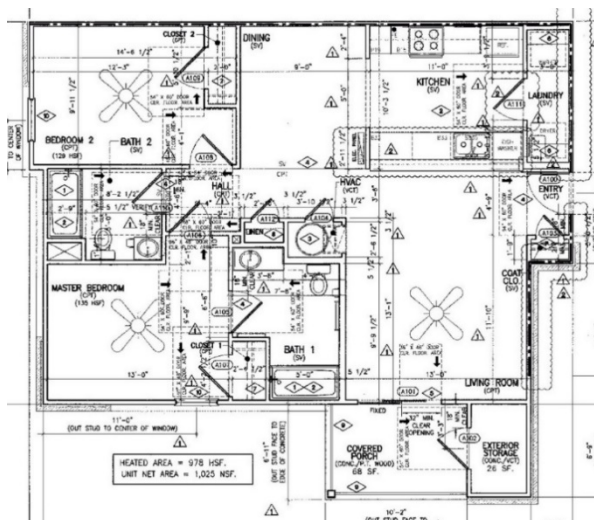
Of the units surveyed, Unit 2-03 is designated “ADA” on the plans but lacks accessible features; Unit 2-09 is not designated “ADA” but includes accessible features. Configuration of units that were not surveyed is not known.

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, 2 Bathroom

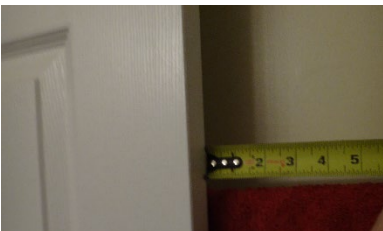
Surveyed Units 2-11 and 2-12 – Typical for 8 total units

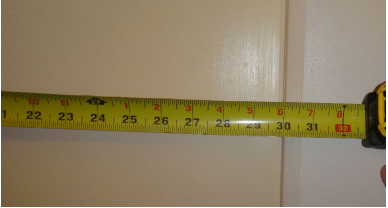





Unit Plan. (PENDERGRAPH04113).

Inaccessible Features:

NOTE: if retrofit work at master baths results in baths compliant with Option B requirements, then retrofit work at hall baths may be deleted from the scope of work.

11		<p>The clear floor space in the bathroom is less than 48 inches long (minimum 30 inches by 48 inches required).</p> <table><thead><tr><th><u>Location</u></th><th><u>Distance (inches)</u></th></tr></thead><tbody><tr><td>Unit 2-11, hall bathroom (edge of door to face of tub)</td><td>30</td></tr></tbody></table>	<u>Location</u>	<u>Distance (inches)</u>	Unit 2-11, hall bathroom (edge of door to face of tub)	30	<p>Reverse the door so that it does not swing into the bathroom.</p>
<u>Location</u>	<u>Distance (inches)</u>						
Unit 2-11, hall bathroom (edge of door to face of tub)	30						

<p><i>Tape at edge of bathroom door leaf in open position at Unit 2-11.</i></p>  <p><i>Dimension from door leaf in open position to edge of bathtub surround</i></p>  <p><i>Measurement from wall to nose of toilet.</i></p>	<p>Unit 2-12, hall bathroom 30-5/8 (edge of door to face of tub)</p>	
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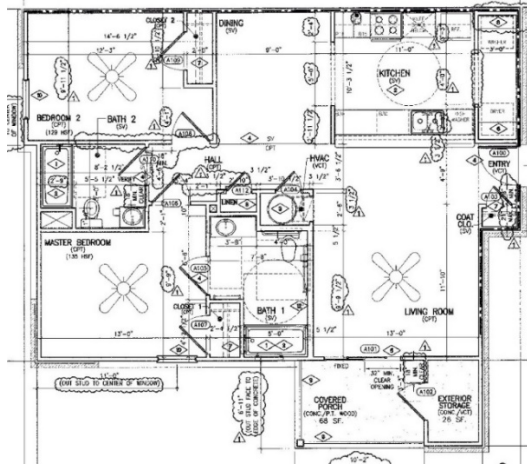
12	 <p><i>Bathtub/shower surround in Unit 2-11.</i></p>	<p>The shape of the bathtub surrounds precludes the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p>	<p>Replace tub surround or install custom grab bars that can be mounted in the required 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>										
13	 <p><i>Dimension from side wall to centerline of lavatory in Unit 2-11 master bathroom.</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> <tr> <th><u>Location</u></th> <th><u>Distance (inches)</u></th> </tr> <tr> <td>Unit 2-11, master bathroom</td> <td>21-1/4</td> </tr> <tr> <td>Unit 2-11, hall bathroom</td> <td>12-5/8</td> </tr> <tr> <td>Unit 2-12, hall bathroom</td> <td>12-1/2</td> </tr> <tr> <td>Unit 2-12, master bathroom</td> <td>21-1/4</td> </tr> </table>	<u>Location</u>	<u>Distance (inches)</u>	Unit 2-11, master bathroom	21-1/4	Unit 2-11, hall bathroom	12-5/8	Unit 2-12, hall bathroom	12-1/2	Unit 2-12, master bathroom	21-1/4	<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 stating: “THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT.”</p>
<u>Location</u>	<u>Distance (inches)</u>												
Unit 2-11, master bathroom	21-1/4												
Unit 2-11, hall bathroom	12-5/8												
Unit 2-12, hall bathroom	12-1/2												
Unit 2-12, master bathroom	21-1/4												



*Base of lavatory cabinet in
Unit 2-11 master bathroom.*

UNIT TYPE: 2 Bedroom, 2 Bathroom (Accessible)

Surveyed Unit 2-01 – Typical for 4 total units






Unit Plan. (PENDERGRAPH04116).



Note: master bath bathing fixture is a shower, not a tub

Inaccessible Features:

NOTE: if retrofit work at master baths results in baths compliant with Option B requirements, then retrofit work at hall baths may be deleted from the scope of work.

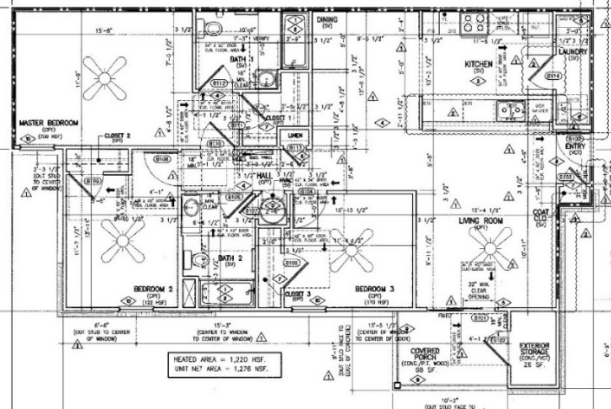
14		<p>The shape of the bathtub surrounds precludes the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p>	<p>Replace tub surround or install custom grab bars on request that can be mounted in the required locations at the existing surrounds. 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>
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	<i>Bathtub/shower surround in Unit 2-01.</i>						
15	<div><p><i>Dimension from side wall to centerline of lavatory in Unit 2-01 hall bathroom.</i></p><p><i>Interior and base of lavatory in Unit 2-01 hall bathroom</i></p></div>	<p>Lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p> <table><tr><th><u>Location</u></th><th><u>Distance (inches)</u></th></tr><tr><td>Unit 2-01, hall bathroom.</td><td>12-1/2</td></tr></table>	<u>Location</u>	<u>Distance (inches)</u>	Unit 2-01, hall bathroom.	12-1/2	<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 stating: “THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT.”</p>
<u>Location</u>	<u>Distance (inches)</u>						
Unit 2-01, hall bathroom.	12-1/2						

<p>16</p>	 <p><i>Bathroom door leaf in open position at Unit 2-01.</i></p>  <p><i>Dimension from door leaf in open position to edge of bathtub surround.</i></p>	<p>The clear floor space in the hall bathroom is 29-1/2 long (minimum 48 inches required).</p>	<p>Reverse the door so that it does not swing into the bathroom.</p>
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UNIT TYPE: 3 Bedroom, 2 Bathroom


Surveyed Units 1-04 and 2-03 – Typical for 10 total units



Unit Plan. (PENDERGRAPH04113).

Inaccessible Features:

NOTE: if retrofit work at master baths results in baths compliant with Option B requirements, then retrofit work at hall baths may be deleted from the scope of work.

17	 <p><i>Bathtub/shower surround in Unit 2-03.</i></p>	<p>The shape of the bathtub surrounds preclude 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 on request 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>
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18



Dimension from side wall to centerline of lavatory in Unit 2-03 hall bathroom.



Interior of lavatory cabinet in Unit 2-03 hall bathroom.

Lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.

<u>Location</u>	<u>Distance (inches)</u>
Unit 1-04, master bathroom	16-1/4
Unit 2-03, hall bathroom	21
Unit 2-03, master bathroom	12-5/8

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

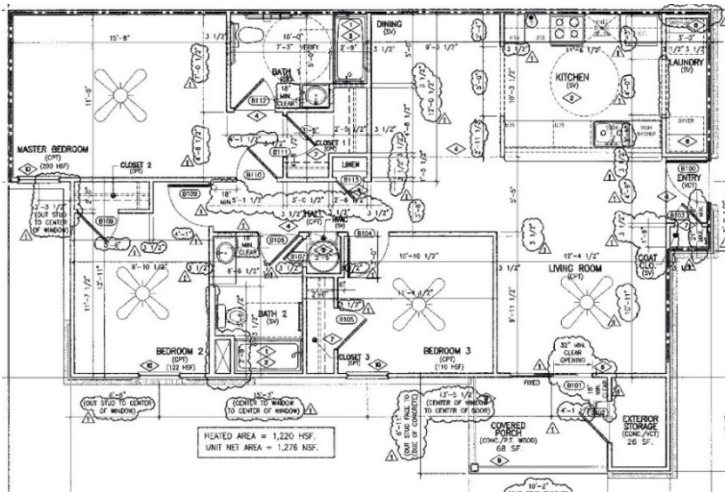
Attach a durable-material placard stating:
“THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT.”



*Base of lavatory cabinet in
Unit 2-03 hall bathroom*

UNIT TYPE: 3 Bedroom, 2 Bathroom (Accessible)


Surveyed Unit 2-09 – Typical for 2 total units





Unit Plan. (PENDERGRAPH04116).

Inaccessible Features:

NOTE: if retrofit work at master baths results in baths compliant with Option B requirements, then retrofit work at hall baths may be deleted from the scope of work.

19	 <p><i>Bathtub/shower surround in Unit 2-09.</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>
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20	 <p><i>Dimension from side wall to toilet centerline in Unit 2-09 hall bathroom.</i></p>	<p>Hall bathroom toilet centerlines are 16-1/4 inches to the bathtub on the side opposite the direction of approach (minimum 18 inches required).</p>	<p>Install offset flange to shift toilet centerline to a position as close to 18 inches from the tub as is possible without requiring changes to the waste line or flooring.</p>
21	 <p><i>Dimension from side wall to centerline of lavatory in Unit 2-09 hall bathroom.</i></p>	<p>Hall bathroom lavatory centerlines are 21-3/8 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p>	<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 stating: “THIS CABINET IS REMOVABLE FOR PERSONS WITH DISABILITIES. CONTACT MANAGEMENT.”</p>



Interior of lavatory in Unit 2-09 hall bathroom.

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