

APPENDIX H

RETROFIT PLAN FOR MILLERS 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

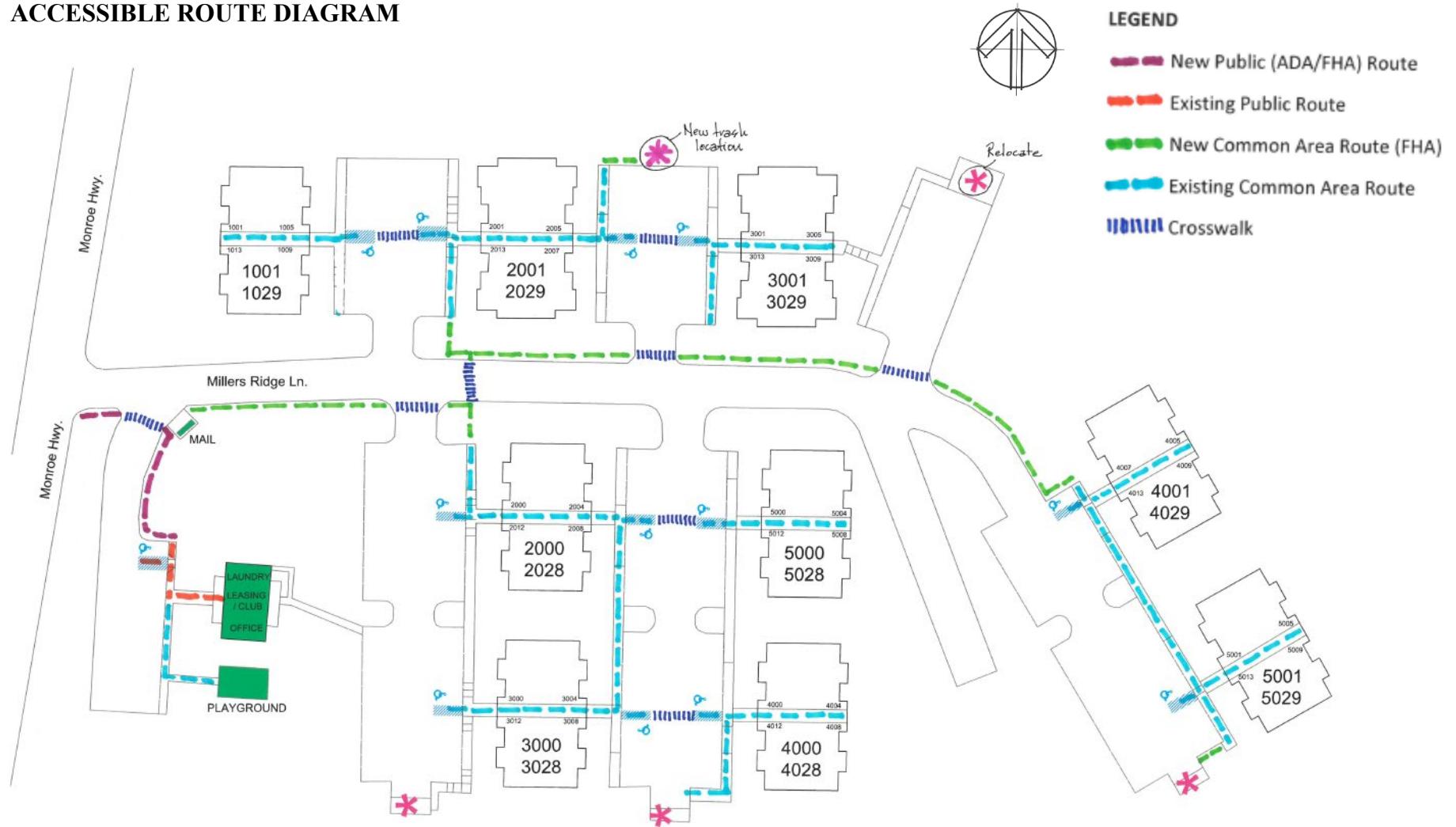
Notes:

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.

Millers Ridge Apartments Retrofit Plan – 1

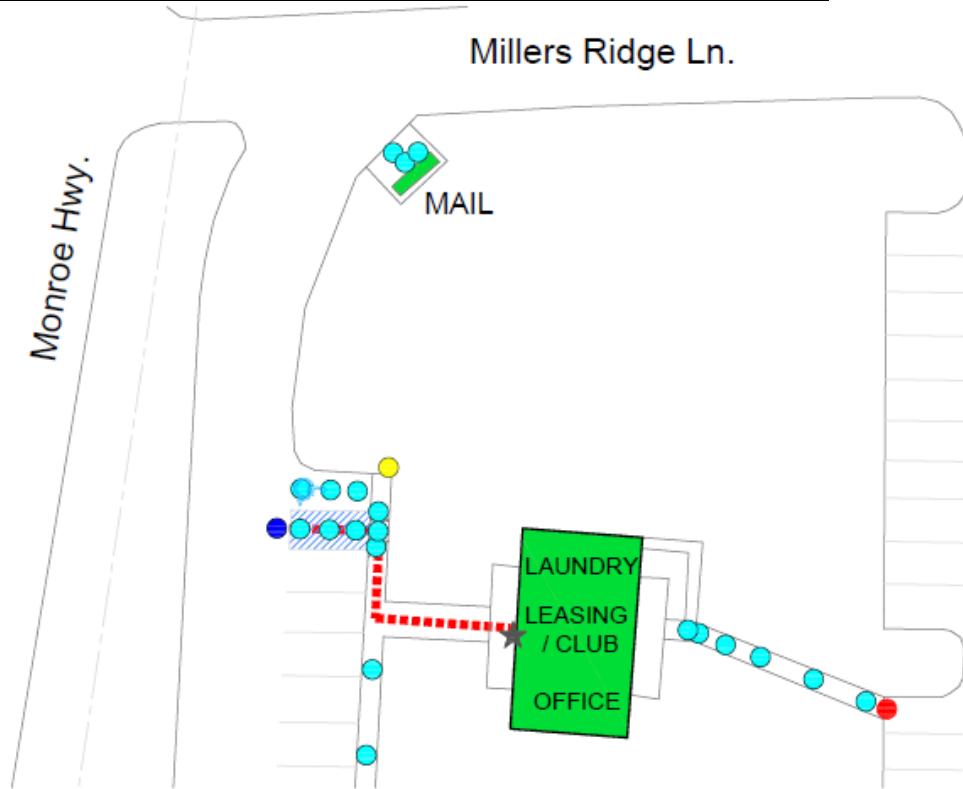
ACCESSIBLE ROUTE DIAGRAM



Millers Ridge Apartments Retrofit Plan – 2

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

Millers Ridge: Route to Leasing Office from Site Arrival Points



Note: while inaccessible features are shown at 2 routes, retrofits are required to provide only one route to the leasing/clubhouse from pedestrian points of arrival, vehicular points of arrival and all covered dwelling units. If all required routes are provided as is proposed in the Accessible Route Diagram, the walk east of leasing can remain as-is. See Accessible Route Diagram on page 2.



- CHANGE IN LEVEL
- EXCESSIVE CROSS AND/OR RUNNING SLOPE
- ROUTE ENDS AT VEHICULAR WAY
- ROUTE ENDS AT GRASSY AREA

★ ENTRANCE COVERED BY FHAA AND ADAAG

Millers Ridge Apartments Retrofit Plan – 3

	Lack of Accessible Route										
1	 <i>Route along drive lane.</i>	There is no accessible route between pedestrian site arrival points and leasing office (accessible route required).	Provide new sidewalk and curb ramps from Monroe Highway to existing walk west of the leasing office/clubhouse (see Accessible Route Diagram).								
	Crosswalks										
2	<i>See Accessible Route Diagram.</i>	Crosswalks at vehicular drives are incorporated into the accessible route(s).	Stripe crosswalks.								
	Inaccessible Slopes at Sidewalks										
3	 <i>South of Leasing Office, sidewalk at curb ramp.</i>	<p>Cross slopes at 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 Leasing Office at south curb ramp</td> <td>8.2%</td> </tr> <tr> <td>West of Leasing Office at curb ramp</td> <td>10.2%</td> </tr> <tr> <td>West of Leasing Office north of access aisle</td> <td>4.1%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	West of Leasing Office at south curb ramp	8.2%	West of Leasing Office at curb ramp	10.2%	West of Leasing Office north of access aisle	4.1%	Replace existing curb ramp and sidewalk sections (at least one slab north and south of the curb ramp) by the parking space and access aisle west of leasing office.
<u>Location</u>	<u>Slope</u>										
West of Leasing Office at south curb ramp	8.2%										
West of Leasing Office at curb ramp	10.2%										
West of Leasing Office north of access aisle	4.1%										

	 <p><i>Measurement of cross slope.</i></p>		
	Inaccessible Restroom Features		
4	 <p><i>Toilet in unisex restroom.</i></p>  <p><i>Dimension from wall to toilet centerline.</i></p>	<p>The toilet centerline is 15 inches from the side wall (minimum 16 inches required and maximum 18 inches allowed by 2010 ADA, 18 inches required by the Guidelines/ANSI 1986).</p>	<p>Install offset flange. Shift existing toilet at least 1 inch further from the sidewall.</p>

5	 <p><i>Toilet and grab bar.</i></p>  <p><i>Measurement to wall end of grab bar.</i></p>  <p><i>Measurement to far end of grab bar.</i></p>	<p>Accessories:</p> <p>The rear wall grab bar is 24 inches long (minimum 36 inches required).</p> <p>The toilet paper holder is 32-3/4 inches from the back wall and approximately 2-3/4 inches in front of the nose of the toilet (minimum 7 inches to maximum 9 inches in front of toilet required).</p>	<p>Remove and replace rear grab bar. New bar minimum 36 inches long. Note: new grab bar location may conflict with the existing lavatory. Omit this work if distance from sidewall to side of lavatory is less than 38 inches.</p> <p>Relocate toilet paper dispenser.</p>
---	--	--	--

Protruding Objects			
6	 <p><i>Protruding objects in leasing office.</i></p>  <p><i>Drinking fountain protruding height.</i></p>	<p>Objects protrude more than 4 inches into the circulation path at heights greater than 27 inches and less than 80 inches (maximum 4 inch protruding objects allowed at heights greater than 27 inches and less than 80 inches).</p>	<p>Retrofit at fire extinguisher:</p> <ol style="list-style-type: none"> 1) Lower so that bottom of unit is less than 27 inches above the floor; or 2) Install permanent cane detectable barrier under the fire extinguisher. <p>Retrofit at drinking fountain:</p> <ol style="list-style-type: none"> 1) Lower so that bottom of unit is less than 27 inches above the floor; or 2) Install permanent cane detectable barrier under edge of the drinking fountain such that the bottom is exactly 27 inches above the floor. Unit must be both cane detectable and have required clear knee space.

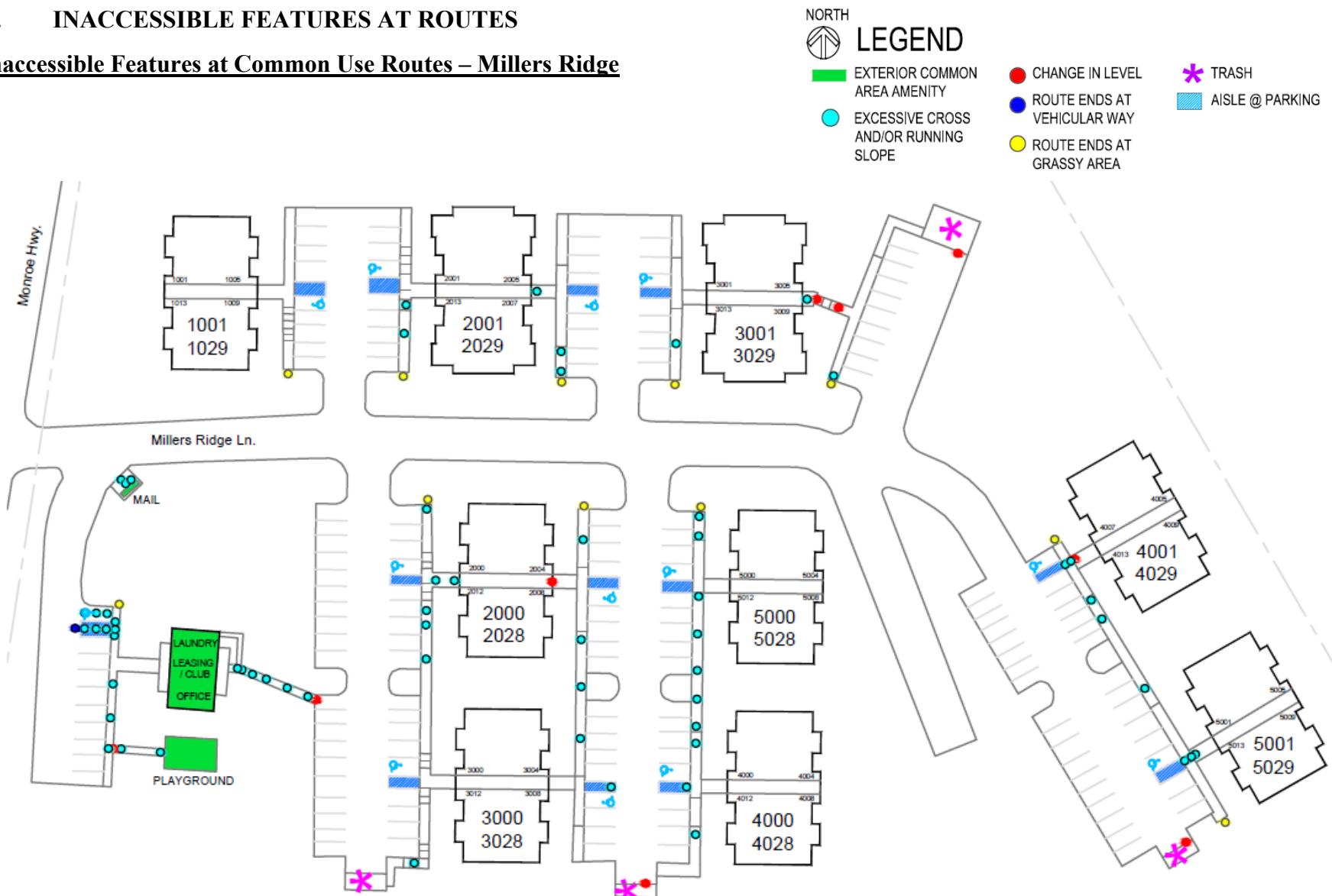
Millers Ridge Apartments Retrofit Plan – 7

	 <p><i>Drinking fountain protruding depth.</i></p>								
7	 <p><i>Access aisle.</i></p>	<p>Leasing office designated accessible parking access aisle has running slopes 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>Leasing Office</td> <td>3.7%</td> </tr> <tr> <td>Leasing Office</td> <td>3.9%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Leasing Office	3.7%	Leasing Office	3.9%	<p>Repave access aisle. Restripe aisle and apply ISA marking at space after paving.</p>
<u>Location</u>	<u>Slope</u>								
Leasing Office	3.7%								
Leasing Office	3.9%								

	 <p><i>Running slope at middle of access aisle.</i></p>								
8	 <p><i>Leasing Office designated accessible parking space.</i></p>  <p><i>Running slope at foot of parking space.</i></p>	<p>The designated accessible parking space has running slopes greater than 2% (maximum 2% allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Leasing Office Parking</td> <td>3.4%</td> </tr> <tr> <td>Leasing Office Parking</td> <td>4.0%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Leasing Office Parking	3.4%	Leasing Office Parking	4.0%	<p>Repave parking space. Restripe aisle and apply ISA marking at space after paving.</p>
<u>Location</u>	<u>Slope</u>								
Leasing Office Parking	3.4%								
Leasing Office Parking	4.0%								

B. INACCESSIBLE FEATURES AT ROUTES

Inaccessible Features at Common Use Routes – Millers Ridge



	Lack of Accessible Route		
9	 <p><i>No route to east building group</i></p>	<p>There is no accessible route from covered dwelling units to site arrival points, leasing office, and common areas.</p>	<p>Provide new sidewalks and curb ramps from Monroe Highway to existing walks (see Accessible Route Diagram).</p>
10	 <p><i>The sidewalk west of 2001-2029 blocked by a parked vehicle.</i></p>  <p><i>Space between bumper and edge of walk.</i></p>	<p>Sidewalks are not wide enough to provide a 36-inch clear route past parked vehicles (minimum 36 inches required).</p>	<p>Install wheel stops at all parking spaces abutting accessible routes.</p>

	Inaccessible Change in Level										
11	 <p><i>Dumpster east of 3001-3029. Measurement of curb.</i></p>	<p>The route has changes in level greater than 1/4 inch (maximum 1/4 inch allowed without a bevel and 1/2 inch with a bevel).</p> <table> <thead> <tr> <th><u>Location</u></th> <th>Height (inches)</th> </tr> </thead> <tbody> <tr> <td>Playground entrance</td> <td>3/4</td> </tr> <tr> <td>West of 4001-4029</td> <td>3/4</td> </tr> </tbody> </table>	<u>Location</u>	Height (inches)	Playground entrance	3/4	West of 4001-4029	3/4	<p>Replace or grind paving at playground entrance, location west of 4001-4029, and approach to trash south of 5001-5029 as required to provide a route that is free of changes in level.</p>		
<u>Location</u>	Height (inches)										
Playground entrance	3/4										
West of 4001-4029	3/4										
11a	 <p><i>Dumpster east of 3001-3029.</i></p>	<p>The route has changes in level greater than 1/4 inch (maximum 1/4 inch allowed without a bevel and 1/2 inch with a bevel) at trash areas.</p> <table> <thead> <tr> <th><u>Location</u></th> <th>Height (inches)</th> </tr> </thead> <tbody> <tr> <td>Trash east of 3001-3029</td> <td>5-3/4</td> </tr> <tr> <td>Trash south of 5001-5029</td> <td>3/4</td> </tr> <tr> <td>Trash south of 4000-4028</td> <td>6-1/4</td> </tr> </tbody> </table>	<u>Location</u>	Height (inches)	Trash east of 3001-3029	5-3/4	Trash south of 5001-5029	3/4	Trash south of 4000-4028	6-1/4	<p>Provide new curb ramp and route to trash dumpsters south of 5001-5029 and south of 4000-4028.</p> <p>Relocate the trash dumpster east of 3001-3029 to the parking area between 2001-2029 and 3001-3029. Provide accessible route to the new location.</p> <p>Note: alternate locations for the trash north of Millers Ridge Lane may be considered. Submit any revisions for approval prior to beginning design or construction.</p>
<u>Location</u>	Height (inches)										
Trash east of 3001-3029	5-3/4										
Trash south of 5001-5029	3/4										
Trash south of 4000-4028	6-1/4										

	Inaccessible Gaps in Route		
12	<p><i>Location of trench at designated accessible parking space.</i></p>  <p><i>Trench.</i></p> 	<p>Continuous gap in the pavement at the base of a curb ramp is wider than 1/2 inch (maximum 1/2 inch allowed). Trench is approximately 12 inches wide and 4 inches deep.</p>	<p>Pave edge of parking lot and fill trench.</p>

Millers Ridge Apartments Retrofit Plan – 13

	Inaccessible Slopes at Sidewalks																																
13	 <p><i>Sidewalk west of 3001-3029.</i></p>  <p><i>Measurement of cross slope.</i></p>	<p>Cross slopes at 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>Playground entrance</td> <td>5.1%</td> </tr> <tr> <td>Sidewalk to playground west of parking lot</td> <td>3.3%</td> </tr> <tr> <td>Parking lot at sidewalk to playground</td> <td>4.0%</td> </tr> <tr> <td>West of Leasing, fourth stall from south</td> <td>4.2%</td> </tr> <tr> <td>South of sidewalk to Leasing</td> <td>3.6%</td> </tr> <tr> <td>West of Mail Center</td> <td>3.6%</td> </tr> <tr> <td>West of 2001-29 midway to Millers Ridge Lane</td> <td>3.6%</td> </tr> <tr> <td>South of walk to 2001-29 west entrance</td> <td>3.2%</td> </tr> <tr> <td>West of 3001-29 midway to Millers Ridge Lane</td> <td>3.8%</td> </tr> <tr> <td>West of 4001-29 midway to tree island</td> <td>3.9%</td> </tr> <tr> <td>East of 2000-28 midway to Millers Ridge Lane</td> <td>4.2%</td> </tr> <tr> <td>West of 2000-28 at north end of parking lot</td> <td>3.8%</td> </tr> <tr> <td>West of 2000-28 midway to tree island</td> <td>3.3%</td> </tr> <tr> <td>West of 2000-28 north of</td> <td>3.6%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Playground entrance	5.1%	Sidewalk to playground west of parking lot	3.3%	Parking lot at sidewalk to playground	4.0%	West of Leasing, fourth stall from south	4.2%	South of sidewalk to Leasing	3.6%	West of Mail Center	3.6%	West of 2001-29 midway to Millers Ridge Lane	3.6%	South of walk to 2001-29 west entrance	3.2%	West of 3001-29 midway to Millers Ridge Lane	3.8%	West of 4001-29 midway to tree island	3.9%	East of 2000-28 midway to Millers Ridge Lane	4.2%	West of 2000-28 at north end of parking lot	3.8%	West of 2000-28 midway to tree island	3.3%	West of 2000-28 north of	3.6%	<p>Replace concrete at routes indicated on the Accessible Route Diagram as required to retrofit all slopes and inaccessible conditions. Work requires replacement of paving as far as is necessary to connect with existing walks that comply with maximum 2% required cross slope.</p> <p>Note: listed locations are based on the accessible route diagram above.</p>
<u>Location</u>	<u>Slope</u>																																
Playground entrance	5.1%																																
Sidewalk to playground west of parking lot	3.3%																																
Parking lot at sidewalk to playground	4.0%																																
West of Leasing, fourth stall from south	4.2%																																
South of sidewalk to Leasing	3.6%																																
West of Mail Center	3.6%																																
West of 2001-29 midway to Millers Ridge Lane	3.6%																																
South of walk to 2001-29 west entrance	3.2%																																
West of 3001-29 midway to Millers Ridge Lane	3.8%																																
West of 4001-29 midway to tree island	3.9%																																
East of 2000-28 midway to Millers Ridge Lane	4.2%																																
West of 2000-28 at north end of parking lot	3.8%																																
West of 2000-28 midway to tree island	3.3%																																
West of 2000-28 north of	3.6%																																

		tree island					
14		<p>Running slopes at the route are greater than 8.3% (maximum 8.3% allowed).</p> <table> <thead> <tr> <th>Location</th> <th>Slope</th> </tr> </thead> <tbody> <tr> <td>3001-29 east entrance</td> <td>11.9%</td> </tr> </tbody> </table>	Location	Slope	3001-29 east entrance	11.9%	<p>Replace concrete at routes indicated on the Accessible Route Diagram as required to retrofit all slopes and inaccessible conditions. Work requires replacement of paving as far as is necessary to connect with existing walks.</p> <p>Note: listed location is based on the Accessible Route Diagram above.</p>
Location	Slope						
3001-29 east entrance	11.9%						
15	 <p><i>Sidewalk east of the Leasing Office building.</i></p>	<p>Running slopes at ramp to leasing are greater than 8.3% (maximum 8.3% allowed at a ramp).</p>	<p>Proposed accessible routes on the Accessible Route Diagram do not include this walk. No work at this walk is required unless an alternate route is proposed.</p>				

Millers Ridge Apartments Retrofit Plan – 15

	 <p><i>Running slope.</i></p>												
	Inaccessible Curb Ramp Features												
16	 <p><i>Curb ramp measurement location.</i></p>  <p><i>Running slope.</i></p>	<p>Running slopes of curb ramps are more than 8.3% (maximum 8.3% allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Bottom of ramp at 4001-29</td> <td>12.0%</td> </tr> <tr> <td>Top of ramp at 4001-29</td> <td>10.7%</td> </tr> <tr> <td>Top of ramp at 5001-29</td> <td>12.6%</td> </tr> <tr> <td>Bottom of ramp at 5001-29</td> <td>11.8%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Bottom of ramp at 4001-29	12.0%	Top of ramp at 4001-29	10.7%	Top of ramp at 5001-29	12.6%	Bottom of ramp at 5001-29	11.8%	<p>Remove and replace curb ramp and adjacent paving as required to maintain a continuous accessible route at the sidewalk.</p>
<u>Location</u>	<u>Slope</u>												
Bottom of ramp at 4001-29	12.0%												
Top of ramp at 4001-29	10.7%												
Top of ramp at 5001-29	12.6%												
Bottom of ramp at 5001-29	11.8%												

C. COMMON USE AREAS

	Inaccessible Parking Features								
17	 <p><i>Access aisle east of 3000-3028 (level in cross slope position).</i></p>  <p><i>Running slope.</i></p>	<p>Access aisles have running slopes greater than 5% (maximum 5% allowed).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Foot of aisle east of 3000-28</td> <td>8.7%</td> </tr> <tr> <td>Head of aisle west of 4000-28</td> <td>5.7%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Foot of aisle east of 3000-28	8.7%	Head of aisle west of 4000-28	5.7%	<p>Repave parking space and aisle. Include new pavement markings and International Symbol of Accessibility.</p>
<u>Location</u>	<u>Slope</u>								
Foot of aisle east of 3000-28	8.7%								
Head of aisle west of 4000-28	5.7%								

18	 <p><i>Access aisle at 1001-1029.</i></p>	<p>Access aisles are not on an accessible route (accessible route required). There is a vertical curb at the sidewalk.</p> <p><u>Locations</u></p> <p>East of 1001-1029 West of 2001-2029 East of 2001-2029 West of 3001-3029 West of 2000-2028 East of 2000-2028 West of 3000-3028 East of 3000-3028 West of 4000-4028 West of 5000-5028</p>	<p>Install curb ramp at each listed access aisle. Curb ramp design must not create cross slope conditions at sidewalk.</p>				
	<p>Inaccessible Slopes at Clear Floor Space Serving Mail Center</p>						
19	 <p><i>Clear floor space at mail center.</i></p>	<p>Clear floor space(s) at the mail center have slopes greater than 2% (maximum 2% allowed).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th> <th><u>Slope</u></th> </tr> </thead> <tbody> <tr> <td>Midpoint of mail center</td> <td>3.2%</td> </tr> </tbody> </table>	<u>Location</u>	<u>Slope</u>	Midpoint of mail center	3.2%	<p>Grind, replace, or top existing concrete to provide level clear floor spaces at mail boxes.</p>
<u>Location</u>	<u>Slope</u>						
Midpoint of mail center	3.2%						

	 <p><i>Cross slope.</i></p>		
	Inaccessible Common Area Features		
20	 <p><i>Height of microwave controls.</i></p>	<p>The microwave controls located 62-3/4 inches above the finished floor (maximum 46 inches allowed for side reach range over obstruction).</p>	<p>Relocate microwave or provide a portable microwave on the countertop in a compliant location.</p>

Millers Ridge Apartments Retrofit Plan – 19

D. COVERED DWELLING UNITS

Unit counts:

Covered 2 Bedroom / 1 Bath Unit = 7 total
Covered 2 Bedroom / 1 Bath Unit (Type A) = 1 total
Covered 2 Bedroom / 2 Bath Unit = 20 total
Covered 3 Bedroom / 2 Bath Unit = 7 total
Covered 3 Bedroom / 2 Bath Unit (Type A) = 1 total
Second Floor 2 Bedroom / 1 Bath Unit = 8 total
Second Floor 2 Bedroom / 2 Bath Unit = 20 total
Second Floor 3 Bedroom / 2 Bath Unit = 8 total

72 total units

36 total covered units (2 designated Type A units)

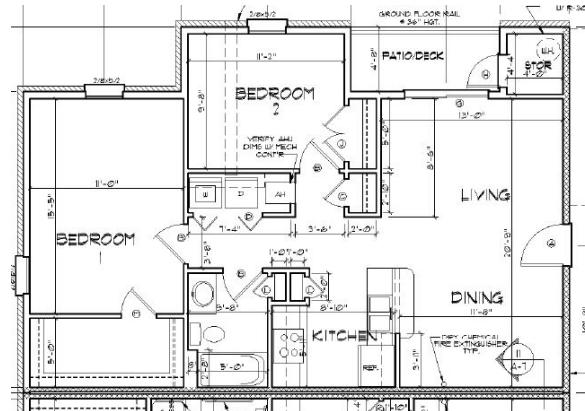
Note: drawings provided did not indicate locations of 2-bedroom unit types. Unit counts are based on observation of roof vent locations.

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. Open interior walls at one unit to investigate extent of existing blocking. Once existing conditions are known, extent of new blocking required (if any) will be determined.

UNIT TYPE: 2 Bedroom, 1 Bathroom

Surveyed Units 1005 and 3004 – Unit total unknown



Unit Plan. (PENDERGRAPH00065).

Inaccessible Features:

21	 <p>Patio door threshold at Unit 1005.</p>	<p>Door thresholds are more than 3/4 inches high and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table><thead><tr><th>Location</th><th>Height (inches)</th></tr></thead><tbody><tr><td>Unit 1005, patio</td><td>7/8</td></tr><tr><td>Unit 1005, storage</td><td>1-1/2</td></tr><tr><td>Unit 3004, patio</td><td>1</td></tr><tr><td>Unit 3004, storage</td><td>1-3/4</td></tr></tbody></table>	Location	Height (inches)	Unit 1005, patio	7/8	Unit 1005, storage	1-1/2	Unit 3004, patio	1	Unit 3004, storage	1-3/4	<p>Patio and storage closet 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>
Location	Height (inches)												
Unit 1005, patio	7/8												
Unit 1005, storage	1-1/2												
Unit 3004, patio	1												
Unit 3004, storage	1-3/4												

22	 <p><i>Kitchen in Unit 1005.</i></p>   <p><i>Measurement of range depth.</i></p>	<p>Outlets above kitchen countertops lack the required clear floor space for approach (at least 1 outlet in each counter area must have a clear floor space). The depth of the range obstructs approach.</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Depth (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Unit 1005</td> <td>26-7/8</td> </tr> <tr> <td>Unit 3004</td> <td>27 +/-</td> </tr> </tbody> </table> <p>Replace range or add outlets on side walls at each side of the counters. New outlets on side walls to be maximum 10 inches back from the front face of the range.</p>	<u>Location</u>	<u>Depth (inches)</u>	Unit 1005	26-7/8	Unit 3004	27 +/-
<u>Location</u>	<u>Depth (inches)</u>							
Unit 1005	26-7/8							
Unit 3004	27 +/-							

Millers Ridge Apartments Retrofit Plan – 22

23	 <p><i>Bathtub/shower surround in Unit 1005.</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 on request that can be mounted in the required locations at the existing surrounds.</p>
24	 <p><i>Measurement to centerline of lavatory in Unit 1005.</i></p>	<p>Lavatory centerlines are 15-1/2 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>

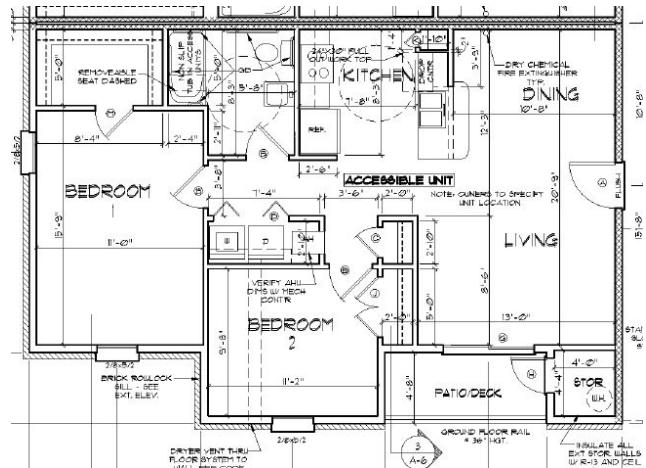
	 <p><i>Vanity base interior in Unit 1005.</i></p>								
25	 <p><i>Bathroom door leaf in open position at Unit 1005.</i></p>	<p>The clear floor space in the bathroom is less than 48-inches long (minimum 48-inches required).</p> <table> <thead> <tr> <th><u>Location</u></th> <th><u>Distance (inches)</u></th> </tr> </thead> <tbody> <tr> <td>Unit 1005</td> <td>30-7/8</td> </tr> <tr> <td>Unit 3004</td> <td>31-3/8</td> </tr> </tbody> </table>	<u>Location</u>	<u>Distance (inches)</u>	Unit 1005	30-7/8	Unit 3004	31-3/8	<p>Reverse the door so that it does not swing into the bathroom.</p>
<u>Location</u>	<u>Distance (inches)</u>								
Unit 1005	30-7/8								
Unit 3004	31-3/8								

Millers Ridge Apartments Retrofit Plan – 24



*Measurement from door leaf
in open position to bathtub*

UNIT TYPE: 2 Bedroom, 1 Bathroom (Type A)
 Surveyed Unit 1009— Typical for 1 unit only



Unit Plan. (PENDERGRAPH0065).

Inaccessible Features:

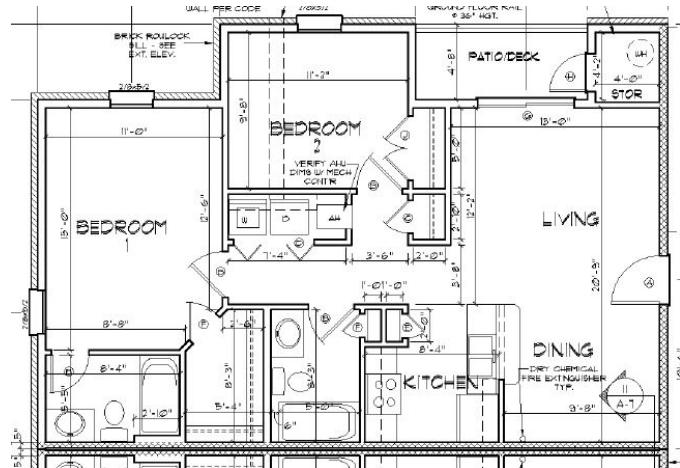
26	 <p><i>Entry door threshold interior side at Unit 1009.</i></p>	<p>Door thresholds are more than 3/4 inches high at the interior face and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table border="1"> <thead> <tr> <th><u>Location</u></th><th><u>Height (inches)</u></th></tr> </thead> <tbody> <tr> <td>Unit 1009 entry</td><td>7/8</td></tr> <tr> <td>Unit 1009 patio</td><td>1-1/8</td></tr> </tbody> </table>	<u>Location</u>	<u>Height (inches)</u>	Unit 1009 entry	7/8	Unit 1009 patio	1-1/8	<p>Unit entry door: Install threshold transition strips at each side of each location or replace threshold.</p> <p>Patio 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: "A BEVEL TO ASSIST PERSONS</p>
<u>Location</u>	<u>Height (inches)</u>								
Unit 1009 entry	7/8								
Unit 1009 patio	1-1/8								

			WITH DISABILITIES FOR THIS THRESHOLD IS AVAILABLE UPON REQUEST. CONTACT MANAGEMENT.”
27	 <p><i>Bathtub/shower surround in Unit 1009.</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 on request that can be mounted in the required locations at the existing surrounds.</p>

Millers Ridge Apartments Retrofit Plan – 27

UNIT TYPE: 2 Bedroom, 2 Bathroom

Surveyed Units 2004 and 5004 – Unit total unknown



Unit Plan. (PENDERGRAPH00066).

Inaccessible Features:

28	 <p>Countertop adjacent to range in Unit 2004.</p>	<p>Outlets above kitchen countertops lack the required clear floor space for approach (at least 1 outlet in each counter area must have a clear floor space). The depth of the range obstructs approach.</p> <table><thead><tr><th>Location</th><th>Depth (inches)</th></tr></thead><tbody><tr><td>Unit 2004</td><td>27 +/-</td></tr><tr><td>Unit 5004</td><td>27 +/-</td></tr></tbody></table>	Location	Depth (inches)	Unit 2004	27 +/-	Unit 5004	27 +/-	<p>Replace range or add outlets on side walls at each side of the counters. New outlets on side walls to be maximum 10 inches back from the front face of the range.</p>
Location	Depth (inches)								
Unit 2004	27 +/-								
Unit 5004	27 +/-								

Millers Ridge Apartments Retrofit Plan – 28

29	 <p><i>Bathtub/shower surround in Unit 2004.</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 on request that can be mounted in the required locations at the existing surrounds.</p>										
30	 <p><i>Measurement to centerline of master bathroom lavatory in Unit 5004.</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="677 796 1241 1013"> <thead> <tr> <th><u>Location</u></th> <th>Distance (inches)</th> </tr> </thead> <tbody> <tr> <td>Unit 2004 hall bathroom</td> <td>15-1/2</td> </tr> <tr> <td>Unit 2004 master bathroom</td> <td>15-3/4</td> </tr> <tr> <td>Unit 5004 hall bathroom</td> <td>15-3/8</td> </tr> <tr> <td>Unit 5004 master bathroom</td> <td>15-1/2</td> </tr> </tbody> </table>	<u>Location</u>	Distance (inches)	Unit 2004 hall bathroom	15-1/2	Unit 2004 master bathroom	15-3/4	Unit 5004 hall bathroom	15-3/8	Unit 5004 master bathroom	15-1/2	<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>	Distance (inches)												
Unit 2004 hall bathroom	15-1/2												
Unit 2004 master bathroom	15-3/4												
Unit 5004 hall bathroom	15-3/8												
Unit 5004 master bathroom	15-1/2												

	 <p><i>Interior of vanity cabinet in Unit 5004.</i></p>												
31	 <p><i>Hall bathroom door leaf in open position at Unit 2004.</i></p>	<p>The clear floor space in the bathroom is less than 48 inches long (minimum 48-inches required).</p> <table> <thead> <tr> <th><u>Location</u></th> <th>Distance (inches)</th> </tr> </thead> <tbody> <tr> <td>Unit 2004 hall bathroom</td> <td>31</td> </tr> <tr> <td>Unit 2004 master bathroom</td> <td>30</td> </tr> <tr> <td>Unit 5004 hall bathroom</td> <td>31-1/4</td> </tr> <tr> <td>Unit 5004 master bathroom</td> <td>27</td> </tr> </tbody> </table>	<u>Location</u>	Distance (inches)	Unit 2004 hall bathroom	31	Unit 2004 master bathroom	30	Unit 5004 hall bathroom	31-1/4	Unit 5004 master bathroom	27	<p>Reverse the door so that it does not swing into the bathroom.</p>
<u>Location</u>	Distance (inches)												
Unit 2004 hall bathroom	31												
Unit 2004 master bathroom	30												
Unit 5004 hall bathroom	31-1/4												
Unit 5004 master bathroom	27												

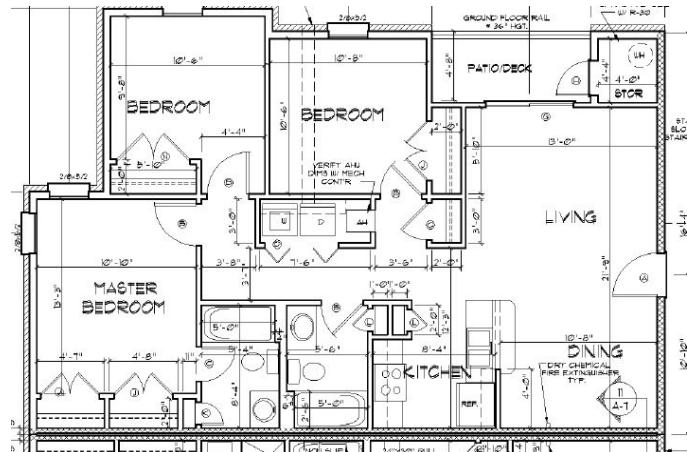


Measurement to bathtub.

Millers Ridge Apartments Retrofit Plan – 31

UNIT TYPE: 3 Bedroom, 2 Bathroom

Surveyed Units 2001 and 2005 – Unit total unknown



Unit Plan. (PENDERGRAPH00067).

Note: Unit 2005 master bathroom door opens outward.

32	 <p>Storage room door threshold at Unit 2005.</p>	<p>Storage door thresholds are 1-3/8 inches high and are not beveled (maximum 3/4 inch with bevel 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>
----	---	---

Millers Ridge Apartments Retrofit Plan – 32

33	<p><i>Countertop area adjacent to range in Unit 2005.</i></p>	<p>Outlets above kitchen countertops lack the required clear floor space for approach (at least 1 outlet in each counter area must have a clear floor space). The depth of the range obstructs approach.</p> <table border="1" data-bbox="677 437 1235 576"> <thead> <tr> <th data-bbox="677 461 903 502"><u>Location</u></th><th data-bbox="1115 437 1235 502">Depth (inches)</th></tr> </thead> <tbody> <tr> <td data-bbox="677 502 903 543">Unit 2001</td><td data-bbox="1115 502 1235 543">27 +/-</td></tr> <tr> <td data-bbox="677 543 903 576">Unit 2005</td><td data-bbox="1115 543 1235 576">27 +/-</td></tr> </tbody> </table>	<u>Location</u>	Depth (inches)	Unit 2001	27 +/-	Unit 2005	27 +/-	<p>Replace range or add outlets on side walls at each side of the counters. New outlets on side walls to be maximum 10 inches back from the front face of the range.</p>
<u>Location</u>	Depth (inches)								
Unit 2001	27 +/-								
Unit 2005	27 +/-								
34	<p><i>Bathtub/shower surround in Unit 2001.</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 on request that can be mounted in the required locations at the existing surrounds.</p>						

35



Measurement to centerline of hall bathroom lavatory in Unit 2005.



Interior of vanity cabinet.

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

<u>Location</u>	Distance (inches)
Unit 2001 hall bathroom	15-5/8
Unit 2001 master bathroom	15-3/4
Unit 2005 hall bathroom	15-3/4
Unit 2005 master bathroom	15-1/2

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."

36	 <p><i>Measurement to hall bathroom toilet centerline in Unit 2001</i></p>	<p>Toilet centerlines are less than 18 inches to the bathtub on the side opposite the direction of approach (minimum 18 inches required).</p> <table> <thead> <tr> <th data-bbox="688 393 868 425"><u>Location</u></th><th data-bbox="1100 355 1227 425">Distance (inches)</th></tr> </thead> <tbody> <tr> <td data-bbox="688 425 1079 458">Unit 2001 master bathroom</td><td data-bbox="1100 425 1227 458">12-1/4</td></tr> </tbody> </table>	<u>Location</u>	Distance (inches)	Unit 2001 master bathroom	12-1/4	<p>Install offset flange at master bathroom 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>				
<u>Location</u>	Distance (inches)										
Unit 2001 master bathroom	12-1/4										
37	 <p><i>Bathroom door leaf in open position at Unit 2001.</i></p>	<p>The clear floor space in the bathroom is less than 48 inches long (minimum 48-inches required).</p> <table> <thead> <tr> <th data-bbox="688 943 868 975"><u>Location</u></th><th data-bbox="1100 905 1227 975">Length (inches)</th></tr> </thead> <tbody> <tr> <td data-bbox="688 975 1079 1008">Unit 2001 hall bathroom</td><td data-bbox="1100 975 1227 1008">32</td></tr> <tr> <td data-bbox="688 1008 1079 1041">Unit 2001 master bathroom</td><td data-bbox="1100 1008 1227 1041">24-3/8</td></tr> <tr> <td data-bbox="688 1041 1079 1073">Unit 2005 hall bathroom</td><td data-bbox="1100 1041 1227 1073">32</td></tr> </tbody> </table>	<u>Location</u>	Length (inches)	Unit 2001 hall bathroom	32	Unit 2001 master bathroom	24-3/8	Unit 2005 hall bathroom	32	<p>Reverse the door so that it does not swing into the bathroom.</p>
<u>Location</u>	Length (inches)										
Unit 2001 hall bathroom	32										
Unit 2001 master bathroom	24-3/8										
Unit 2005 hall bathroom	32										

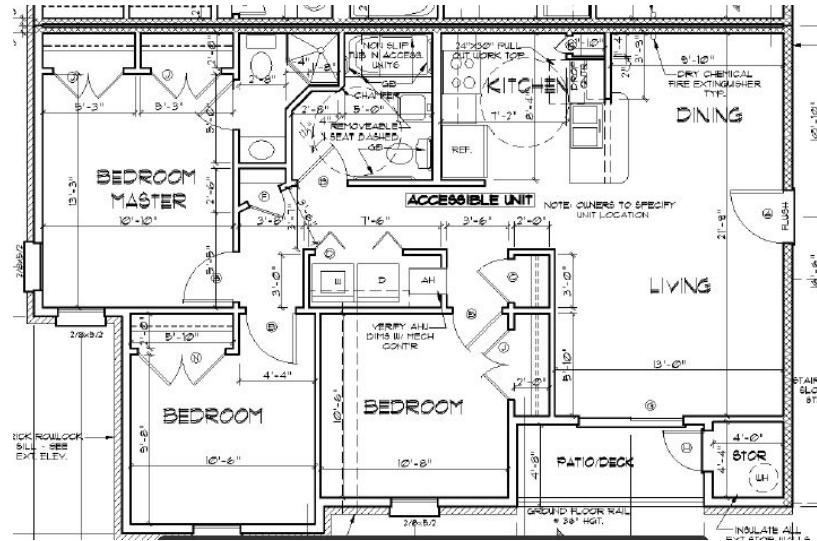


Dimension from door leaf in open position to bathtub.

Millers Ridge Apartments Retrofit Plan – 36

UNIT TYPE: 3 Bedroom, 2 Bathroom (Type A)

Surveyed Unit 2-09 – Typical for 1 unit only (Note: evaluated with hall Bath as Option B).



Unit Plan. (PENDERGRAPH00067).

38	 <p><i>Hall bathroom bathtub/shower surround in Unit 3001.</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 on request that can be mounted in the required locations at the existing surrounds.</p>
----	--	--	---

Page intentionally left blank.

Millers Ridge Apartments Retrofit Plan – 38