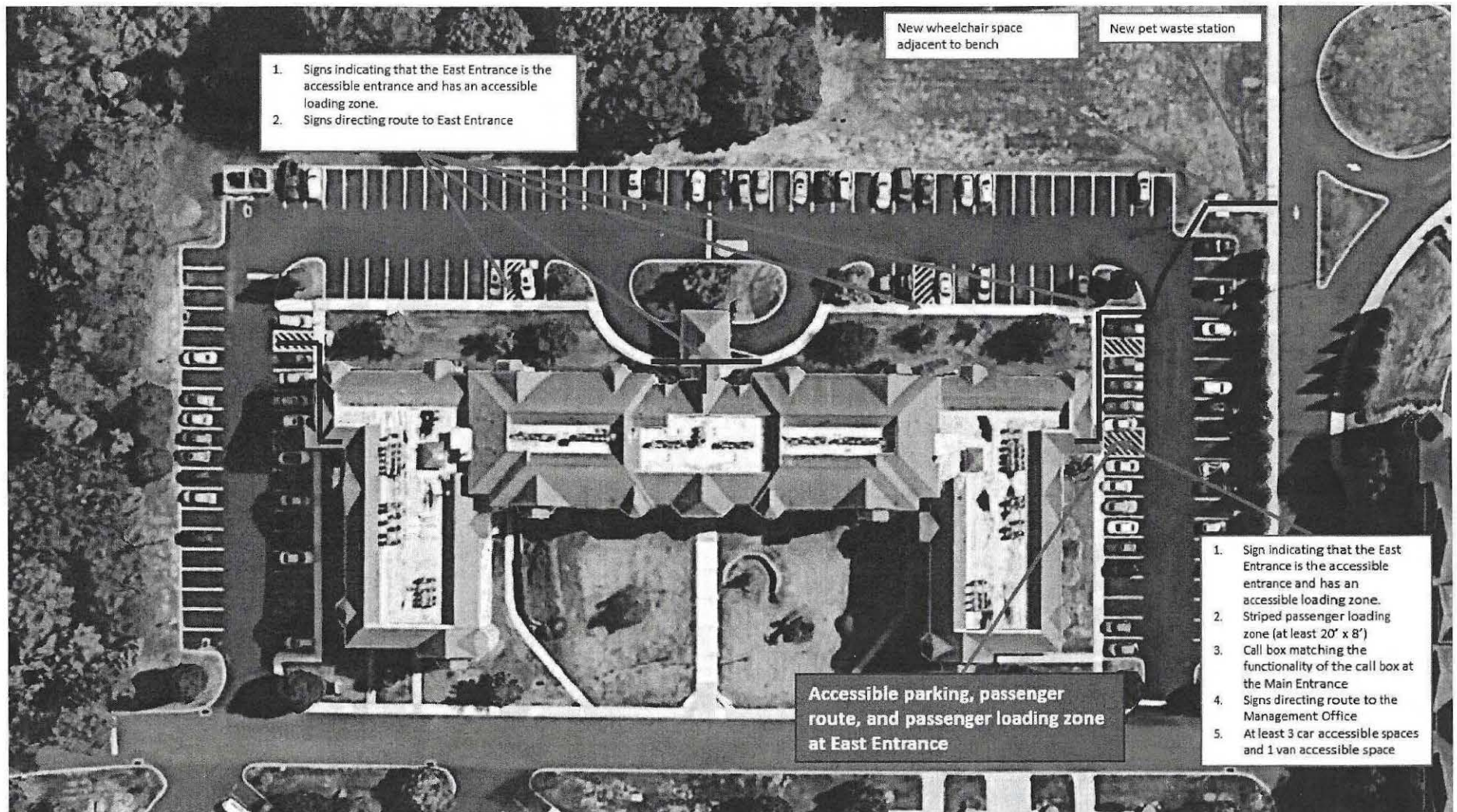


APPENDIX A

CEDAR VIEWS APARTMENTS – RETROFIT PLAN

ACCESSIBLE ROUTE DIAGRAM



DWELLING UNIT COUNT

Unit Type	Garden	First Floor	Second Floor	Third Floor	Fourth Floor	Total
A – 2 BR, 2 BA	2	8	8	8	2	28
B – 1 BR, 1 BA	0	0	0	0	2	2
B – 2 BR, 1.5 BA	2	2	2	2	0	8
C – 2 BR, 1.5 BA	0	2	2	2	2	8
D – 2 BR, 1.5 BA	0	2	2	2	2	8
E – 2BR, 2 BA	2	2	2	2	0	8
F – 3 BR, 2 BA	0	2	2	2	2	8
G – 2 BR, 1.5 BA	0	0	1	1	1	3
H – 2 BR, 2 BA	2	2	2	2	0	8
J – 1 BR, 1 BA	0	0	2	2	0	4
J – 2 BR, 1.5 BA	2	0	0	0	0	2
M – 1 BR, 1 BA	2	0	0	0	0	2
Total	12	20	23	23	11	89

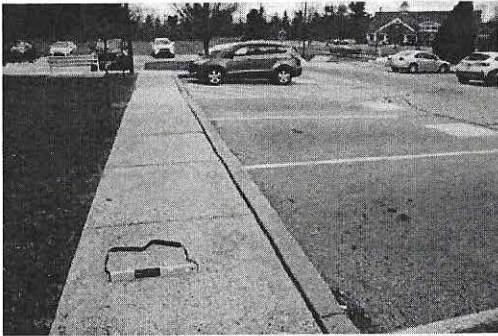
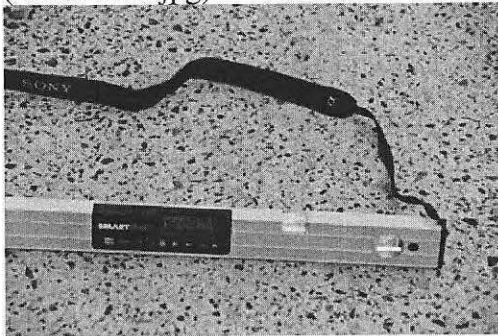
Retrofit Requirements:

Retrofits shall comply with the requirements of the Fair Housing Act (“FHA”), HUD’s FH Regulations, the FHA Guidelines, and the 1986 edition of ANSI A117.1.

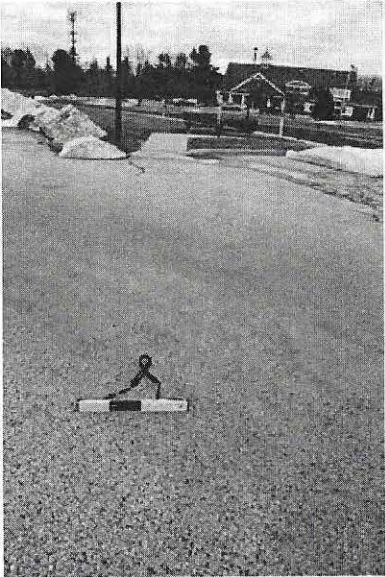
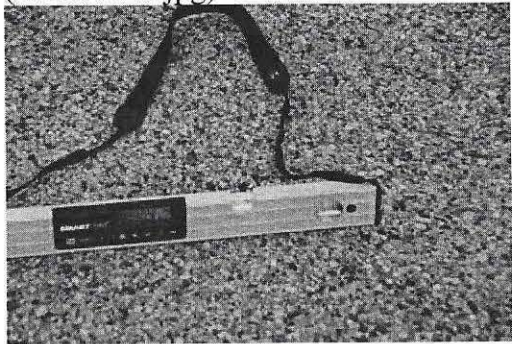
Where applicable, retrofits shall also comply with the 2010 ADA Standards.

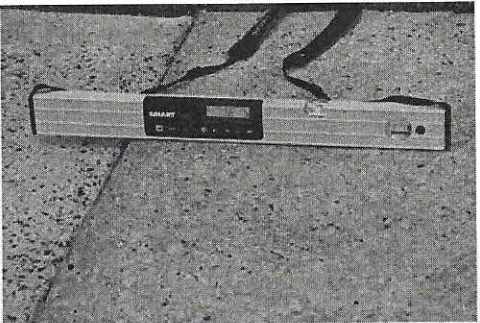
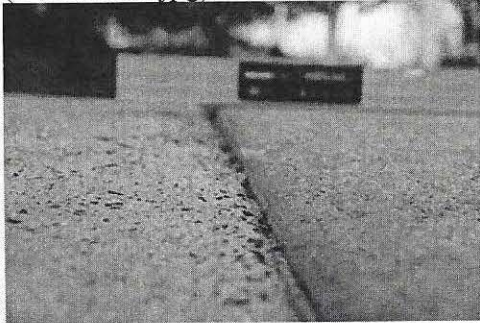
Unit retrofits listed herein are required at all units of the same type, not just the units that were surveyed.

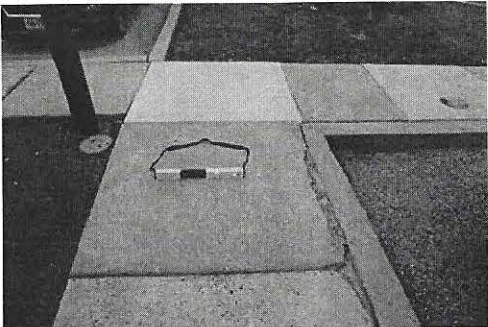
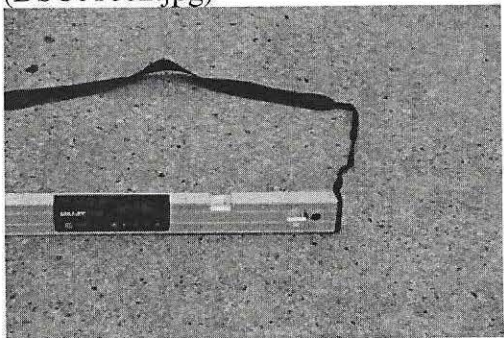
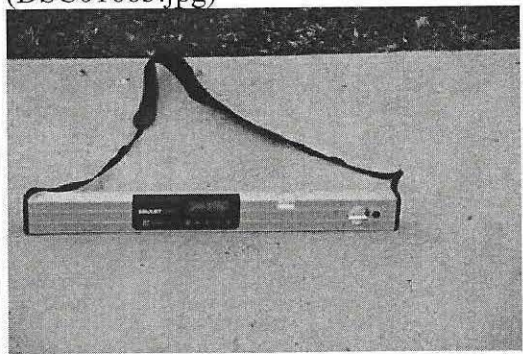
PLANNED RETROFITS¹


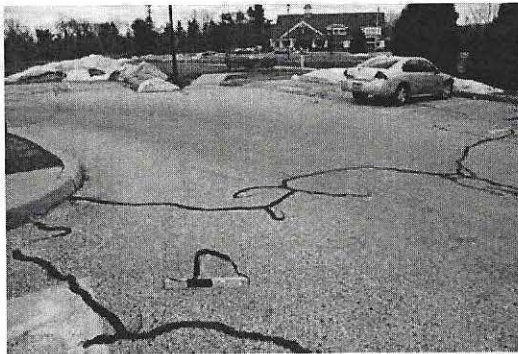
Inaccessible Feature	Photograph(s)	Retrofit(s)
A. Exterior Accessible Route		
Accessible Route – East Entrance		
<p>A.1. Beginning about 15' from the curb ramp at the accessible parking continuing about 10' toward the East Entrance, the cross slope is 3.8%.</p> <p>The 36"-wide accessible route cannot have a cross slope that is more than 2%.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.3.7)</p>	 <p>(DSC01625.jpg)</p>  <p>(DSC01626.jpg)</p>	<p>Remove and replace concrete walkway with no cross slopes exceeding 2%.</p>

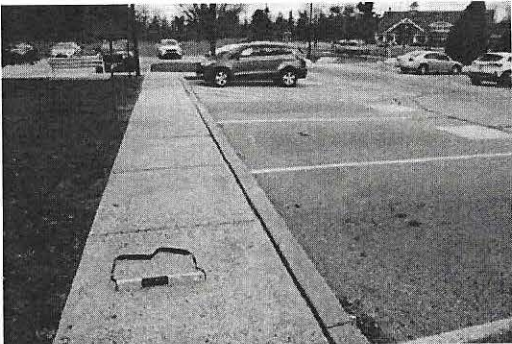
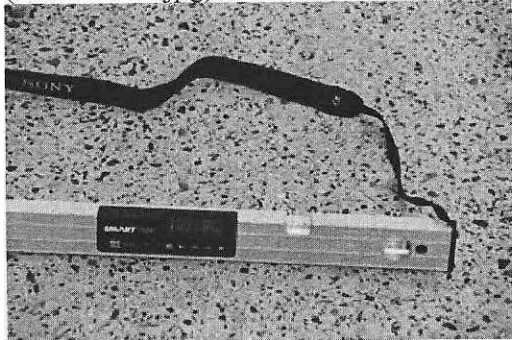
¹ Citations to "FHA Guidelines" refer to the Fair Housing Accessibility Guidelines. The 1986 edition of ANSI A117.1 shall apply to the proposed retrofits.

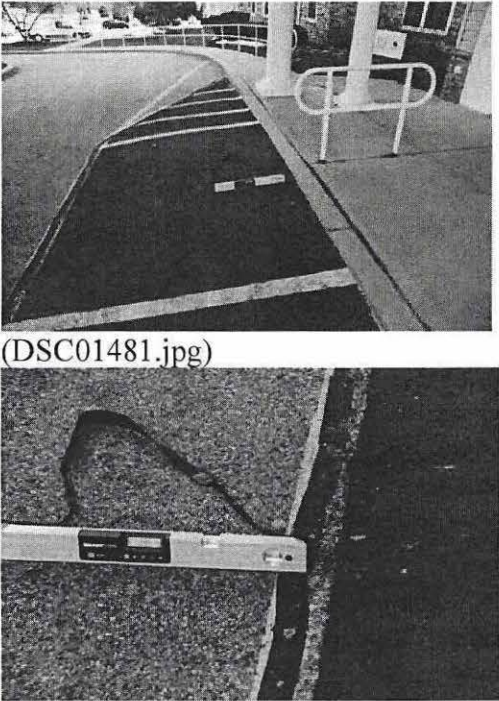
	Inaccessible Feature	Photograph(s)	Retrofit(s)
A.2.	<p>The proposed accessible route crosses the vehicular drive heading northeast to the public right of way. The middle section of this crossing has cross slopes that range between 3.4% and 4.3% (see line 23 of the Accessibility Report).</p> <p>Accessible route cannot have a cross slope that is more than 2%.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.3.7; ADA 206.2.1; 403.3)</p>	 <p>(DSC01643.jpg)</p>  <p>(DSC01646.jpg)</p>	<p>Scarify and resurface asphalt paving at crossing.</p>

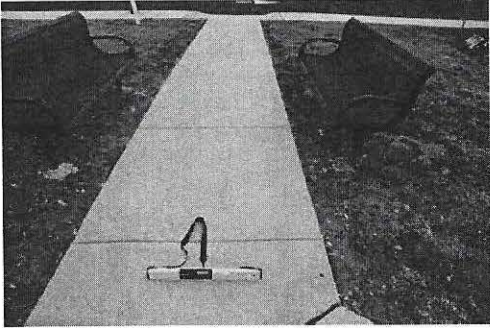
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>A.3. There is a vertical change of about 3/4" at a joint in the sidewalk (see line 26 of the Accessibility Report).</p> <p>Abrupt changes in level cannot exceed 1/2".</p> <p>(FHA Guidelines, Req. 1 Req. 2, 4.3.8; ADA 206.2.1; 303.2)</p>	 <p>(DSC01660.jpg)</p>  <p>(DSC01661.jpg)</p>	<p>Grind existing concrete paving to bevel the raised edge at 1:12, or replace concrete.</p>

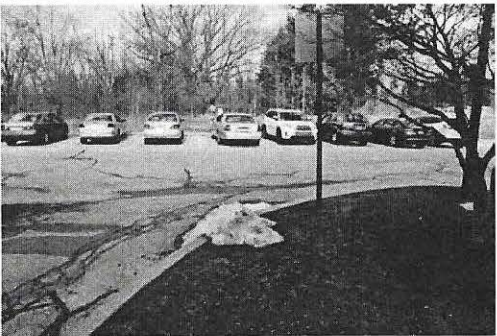

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>A.4. To the right (north) of the curb ramp at the accessible parking north of the East Entrance, extending for about 10 feet, the cross slope is 6.6% to 7.1% (see line 27 of the Accessibility Report).</p> <p>Accessible route cannot have a cross slope that is more than 2%.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.3.7; ADA 206.2.1; 403.3)</p>	 <p>(DSC01662.jpg)</p>  <p>(DSC01663.jpg)</p>  <p>(DSC01665.jpg)</p>	<p>Remove and replace sidewalk.</p>


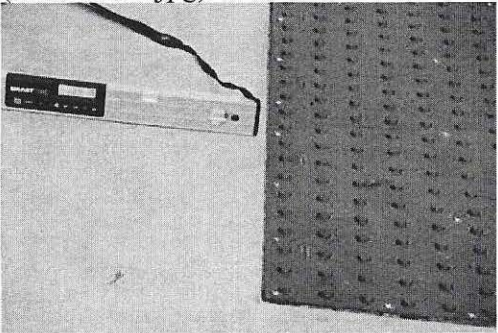
	Inaccessible Feature	Photograph(s)	Retrofit(s)
A.5.	<p>Sidewalk at northeast corner of the grounds terminates at a vertical curb. (Route is shown on Accessible Route Diagram; vertical curb not included in Accessibility Report).</p> <p>A continuous accessible route to the public right-of-way is required.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.3.7; ADA 206.2.1; 303.2)</p>	 <p>(DSC01637.jpg)</p>	Install curb ramp.
A.6.	<p>Route from northeast corner of the grounds to the sidewalk leading to Ernest Way crosses the vehicular drive at a diagonal. (Route shown on Accessible Route Diagram; marking for crosswalk not included in Accessibility Report).</p>	 <p>(DSC01641.jpg)</p>	Stripe crossing. Verify cross slopes are maximum 2% at route.


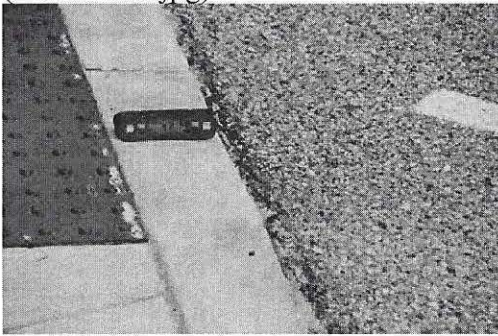
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>A.7. Beginning about 15' south of the curb ramp at the northeast accessible parking area, continuing about 10' towards the East Entrance, the cross slope is 3.8%. (Route is shown on Accessible Route Diagram; cross slope not included in Accessibility Report).</p> <p>The accessible route cannot have a cross slope that is more than 2%.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.3.7; ADA 206.2.1; 403.3)</p>	 <p>(DSC01625.jpg)</p>  <p>(DSC01626.jpg)</p>	<p>Remove and replace sidewalk.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>A.8. Passenger loading area and access aisle cross slopes range between 3.8% and 13.3% (see line 4 of the Accessibility Report).</p> <p>(FHA Guidelines, Req. 2, 4.6.3. ADA 2010 206.1; 503.1.)</p>	 <p>(DSC01481.jpg)</p> <p>(DSC01486.jpg)</p>	<ul style="list-style-type: none"> • Provide new passenger loading zone at East Entrance. Proposed location, dimensions (not smaller than 20' x 8'), and striping to be submitted to DOJ for review and approval prior to beginning work. • Install signs at passenger loading zone at Main Entrance and at north end of the east parking area indicating that the accessible passenger loading zone is located at the East Entrance. Include directional signs showing the way to the East Entrance passenger loading zone. • Install a call box at the East Entrance that matches the functionality of the call box at the Main Entrance. • Install directional signs at East Entrance, at interior hall, at elevator and at 1st floor corridor, showing path to the front desk.


	Inaccessible Feature	Photograph(s)	Retrofit(s)
			<ul style="list-style-type: none"> Proposed text and locations for all new signage related to the new passenger loading zone and to the interior route from the East Entrance to the main lobby are to be submitted to DOJ for review and approval prior to fabrication and installation. Submission to include proposed text, exact locations, materials and designs. <p>(See Accessible Route Diagram above.)</p>
A.9.	<p>There are 6 seating areas, a total of 8 benches. Therefore, at least one must have an accessible wheelchair space. None do. The wheelchair space adjacent to the bench is not paved (see line 22 of the Accessibility Report).</p> <p>If seating is provided in a common use space, at least 5% of the seating areas must be accessible.</p> <p>(FHA Guidelines, Req. 2, 4.30.2)</p>	 <p>(DSC01651.jpg)</p>	<p>Provide one accessible wheelchair space adjacent to a bench.</p>


	Inaccessible Feature	Photograph(s)	Retrofit(s)
A.10.	<p>No accessible route is provided to the pet waste station (see line 32 of the Accessibility Report).</p> <p>An accessible route must connect buildings, facilities, spaces, and elements on the site. The accessible route, to the maximum extent feasible, must coincide with route for the general public.</p> <p>(FHA Guidelines, Req. 2)</p>	 <p>(DSC01695.jpg)</p>  <p>(DSC01696.jpg)</p>	<p>Install one pet post adjacent to an existing accessible route.</p>

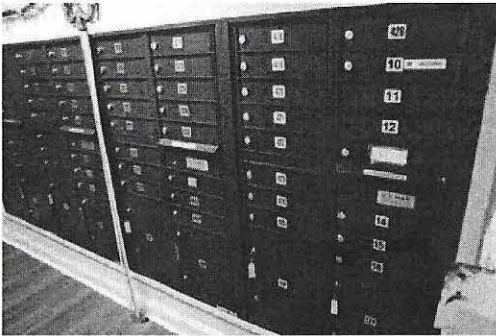

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>A.11. The accessible route turns on the curb ramp at the East Entrance. Therefore, the curb ramp creates a cross slope of 10.4%.</p> <p>Accessible route cannot have a cross slope that is more than 2%. Where the accessible route turns, the cross slope is measured in two directions.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.3.7; ADA 206.2.1; 403.3)</p>	 <p>(DSC01618.jpg)</p>  <p>(DSC01620.jpg)</p>	<p>Remove and replace concrete walkway and curb ramp with no cross slopes exceeding 2%.</p>


Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>A.12. The curb ramp at the East Entrance has a running slope ranging between 9.2% to 10.4%.</p> <p>The running slope of curb ramp cannot exceed 8.33%.</p> <p>(FHA Guidelines, Req. 1 or 2, 4.7.2; ADA 206.2.1; 405.2)</p>	 <p>(DSC01618.jpg)</p>  <p>(DSC01619.jpg)</p>	<p>Remove and replace curb ramp with running slope not exceeding 8.33%.</p>

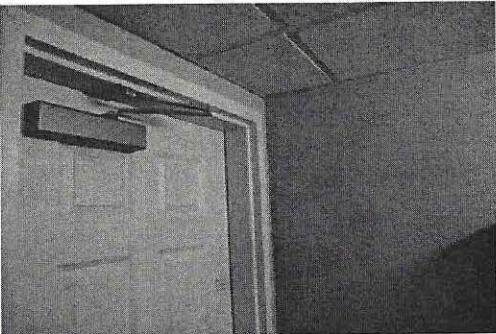
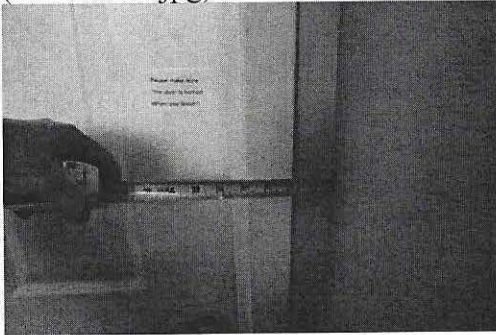
	Inaccessible Feature	Photograph(s)	Retrofit(s)
A.13.	The Main Entrance and West Entrance routes have various inaccessible features.		<ul style="list-style-type: none"> • Provide at least 3 car accessible parking spaces and 1 van accessible parking space in the East Entrance parking lot. Spaces to be located on the shortest accessible route to the East Entrance. Proposed locations and revisions to accessible route(s) and parking lot surfaces to be submitted to DOJ for review and approval prior to beginning work. • Install signs at accessible parking spaces in Main Entrance parking lot and at accessible parking at north end of the east parking area indicating that the East Entrance is the accessible entrance. Include directional signs showing the way to the East Entrance parking lot. • Install a call box at the East Entrance that matches the functionality of the call box at the Main Entrance. • Install directional signs at East Entrance, at interior hall, at elevator and at 1st floor corridor, showing path to the front desk.

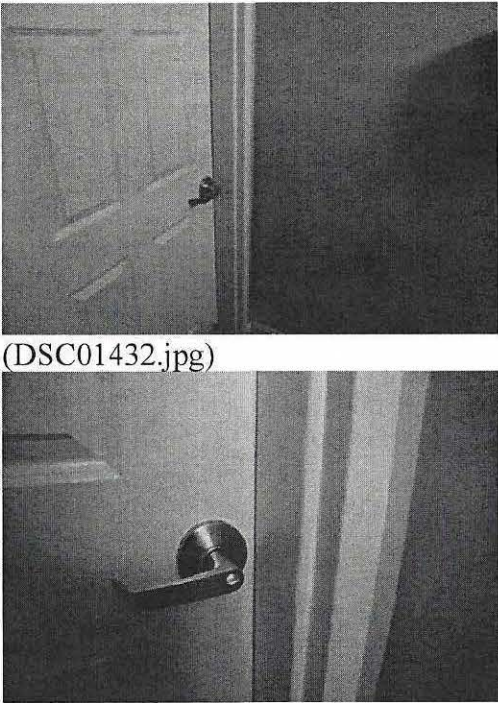
	Inaccessible Feature	Photograph(s)	Retrofit(s)
			<ul style="list-style-type: none"> Proposed text and locations for all new signage related to the exterior accessible routes and to the interior route from the East Entrance to the main lobby are to be submitted to DOJ for review and approval prior to fabrication and installation. Submission to include proposed text, exact locations, materials and designs. <p>(See Accessible Route Diagram above.)</p>
B. Interior Common Areas			
First Floor Lobby			
B.1.	<p>The service counter on the office door is approximately 44" above the floor.</p> <p>The service counter is less than 36" wide and therefore must be no higher than 36".</p> <p>(ADA Standards 7.2(2), FHA Guidelines Req. 2, ANSI A117.1-1998 904.3)</p>	 <p>(DSC01467.jpg)</p>	<p>Remove the door and replace it with a door with a counter that is not higher than 36".</p>

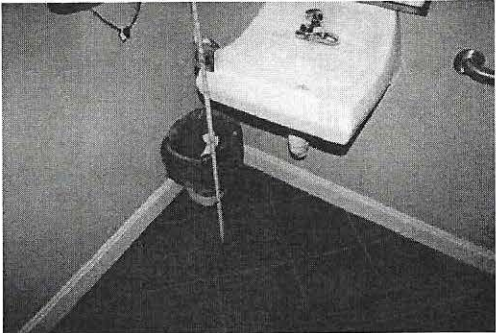

	Inaccessible Feature	Photograph(s)	Retrofit(s)
B.2.	<p>There are approximately 5 tables with chairs in the first floor common areas. The knee and toe space under every table is blocked by the pedestal support.</p> <p>At least 5% of the tables must provide accessible wheelchair spaces. A compliant wheelchair space must provide clear floor space under the table that is at least 30" wide, 27" high, and 17" deep.</p> <p>(FHA Guidelines Req. 2, 4.30)</p>	 <p>(DSC01457.jpg)</p>	<p>Replace one or more table(s) with table(s) that provide the required clear floor space.</p>


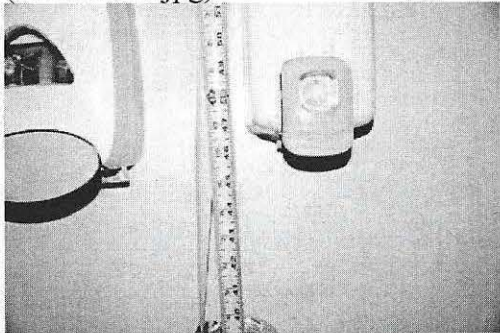
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>B.3. The controls of the top two rows of mailboxes in the first floor mail room are 57 3/4" and 61" above the floor.</p> <p>The operable parts for the mailboxes may not be mounted any higher than 54".</p> <p>(FHA Guidelines Req. 2, 4.25.3)</p>	 <p>(DSC01460.jpg)</p>  <p>(DSC01464.jpg)</p>	<p>Subject to approval by the U.S. Postal Service, add accessible mailboxes in another location in the lobby as necessary to replace boxes located at the top two existing rows and install blank plates at top two rows of existing frames.</p>

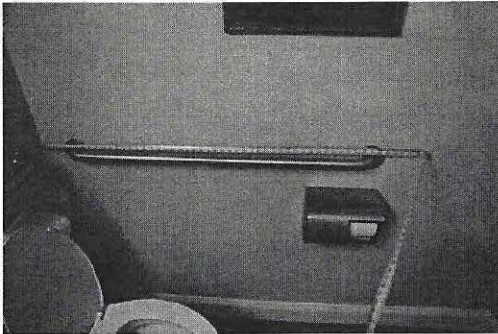
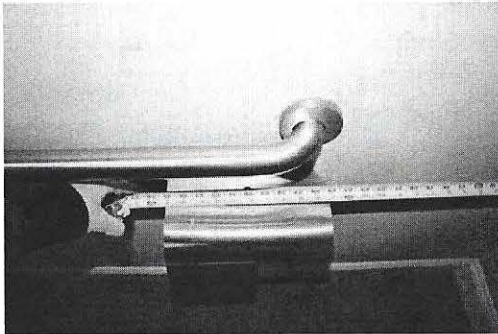
Inaccessible Feature	Photograph(s)	Retrofit(s)
First Floor Restroom		
<p>B.4. The maneuvering space beside the latch side of the door to the first floor restroom extends 4".</p> <p>The pull side of the door requires a forward approach. Therefore, the maneuvering space must be 60" deep and must extend 18" to the side of the latch.</p> <p>(ADA Standards 4.1.3(7)&(8), 4.13.6, FHA Guidelines Req. 2, 4.13.6)</p>	 <p>(DSC01423.jpg)</p> <p>(DSC01427.jpg)</p>	<p>Reverse direction of door swing to allow for required maneuvering space.</p>


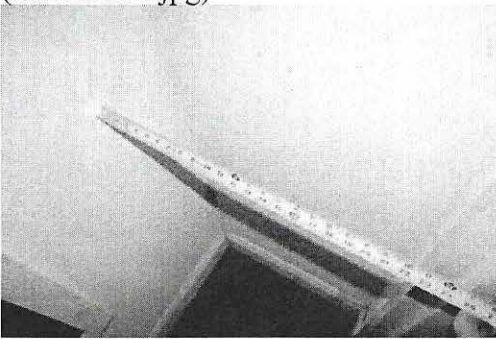
	Inaccessible Feature	Photograph(s)	Retrofit(s)
B.5.	<p>The door to the first floor restroom has a closer and the maneuvering space extends 3 3/4" to the latch side.</p> <p>A forward approach to the push side of the door is required. The door has a latch. If it has a closer, then, the maneuvering space must extend 12" to the latch side of the door.</p> <p>(ADA Standards 4.1.3(7)&(8), 4.13.6, FHA Guidelines Req. 2, 4.13.6)</p>	 <p>(DSC01431.jpg)</p>  <p>(DSC01456.jpg)</p>	Reverse direction of door swing to allow for required maneuvering space.


Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>B.6. The first floor restroom door has a lock that requires pinching to operate.</p> <p>The door hardware must be operable without tight grasping, tight, or twisting of the wrist.</p> <p>(ADA Standards 4.1.3(7)&(8), 4.13.9, FH Guidelines Req. 2, 4.13.9)</p>	 <p>(DSC01432.jpg)</p> <p>(DSC01433.jpg)</p>	<p>Remove door handle and replace with a handle with a lock that is operable without tight grasping, tight, or twisting of the wrist.</p>


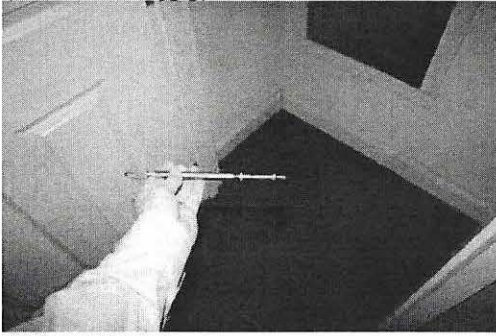
	Inaccessible Feature	Photograph(s)	Retrofit(s)
B.7.	<p>The top of the wall-hung lavatory in the first floor restroom is 35" above the floor.</p> <p>Top of the lavatory and counter cannot be higher than 34".</p> <p>(ADA Standards 4.1.3(11), 4.19.2, FHA Guidelines Req. 2, 4.19.2.2)</p>	 <p>(DSC01441.jpg)</p>  <p>(DSC01442.jpg)</p>	<p>Lower lavatory so that the top is no higher than 34".</p>


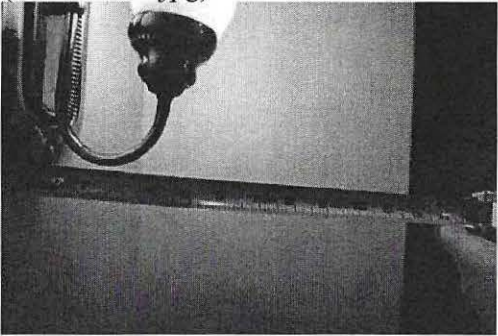
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>B.8. The soap and hand sanitizer dispensers in the first floor restroom reduce the clear space above the rear grab bar to about 11".</p> <p>There must be at least 12" of clear space above the grab bar.</p> <p>(ADA Standards 4.1.3(11), 4.26.2, FHA Guidelines Req. 2, 4.24.2)</p>	 <p>(DSC01443.jpg)</p>  <p>(DSC01445.jpg)</p>	<p>Relocate the soap and hand sanitizer dispensers to allow required clear space above the rear grab bar.</p>

	Inaccessible Feature	Photograph(s)	Retrofit(s)
B.9.	<p>The front end of the sidewall grab bar in the first floor restroom is 47" from the rear wall.</p> <p>The grab bar must be at least 42" long, must be within 12" of the rear wall, and must extend at least 54" from the rear wall.</p> <p>(ADA Standards 4.1.3(11), 4.16.4, FHA Guidelines Req. 2, 4.16.4)</p>	 <p>(DSC01450.jpg)</p>	<p>Relocate grab bar so that the front end of the grab bar is within 12" of the rear wall and the far end extends at least 54" from the rear wall.</p>
B.10.	<p>The far side of the toilet paper dispenser in the first floor restroom is 48 1/2" from the rear wall. The centerline of the dispenser is 15" in front of the toilet.</p> <p>When provided, the entire toilet paper dispenser must be no more than 36" from the rear wall. The 2010 ADA Standards permit the centerline of the toilet paper dispenser to be 7" to 9" in front of the toilet.</p> <p>(ADA Standards 4.1.3(11), 4.16.6, FHA Guidelines Req. 2, 4.16.6)</p>	 <p>(DSC01453.jpg)</p>	<p>Relocate toilet paper dispenser so that it is within 36" of the rear wall, with its centerline within 7" to 9" in front of the toilet.</p>

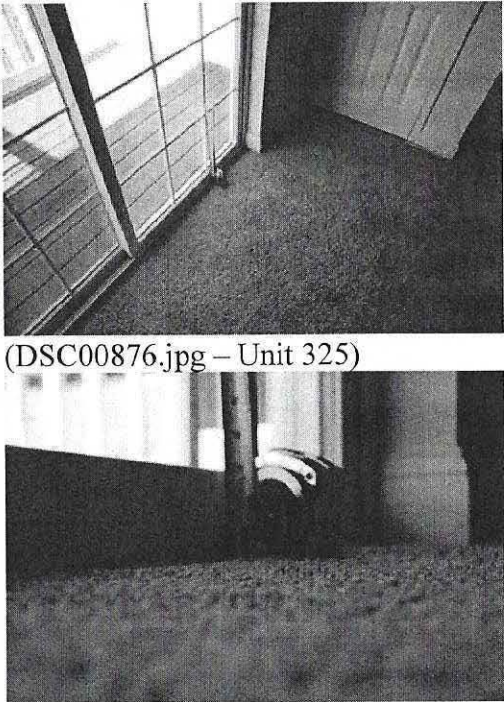
Inaccessible Feature	Photograph(s)	Retrofit(s)
Trash Rooms (4 in the building)		
<p>B.11. The corridor doors to the trash chutes have closers and the maneuvering space is 24" deep and extends less than 12" to the latch side.</p> <p>A forward approach to the push side of the door is required. The door has a latch. If it has a closer, then, the maneuvering space must extend 12" to the latch side of the door.</p> <p>(FHA Guidelines Req. 2, 4.13.6)</p>	 <p>(DSC00955.jpg)</p>  <p>(DSC00956.jpg)</p>	<p>Replace door closers with delay-action closers.</p>

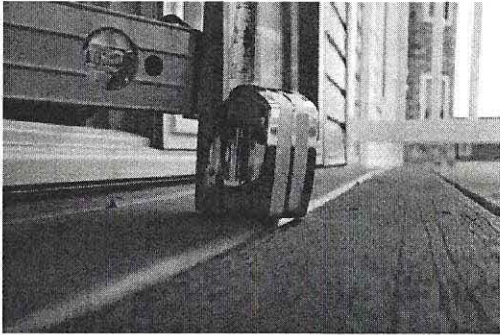
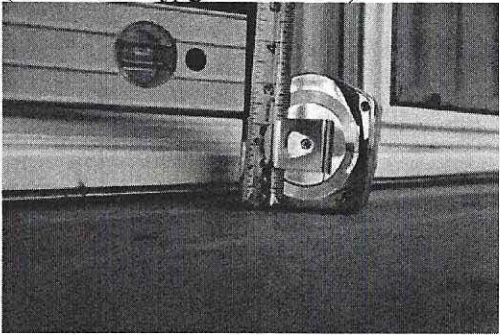
	Inaccessible Feature	Photograph(s)	Retrofit(s)
B.12.	<p>The corridor doors to the trash chutes require 11 pounds force.</p> <p>Common use interior doors must be openable with no more than 5 pounds force. Fire doors must be openable with the minimum opening force permitted by the local building/fire official.</p> <p>(FHA Guidelines Req. 2, 4.13.11)</p>	 <p>(DSC00960.jpg)</p>	<p>Replace door closers with delay-action closers that require no more than 5 pounds force.</p>

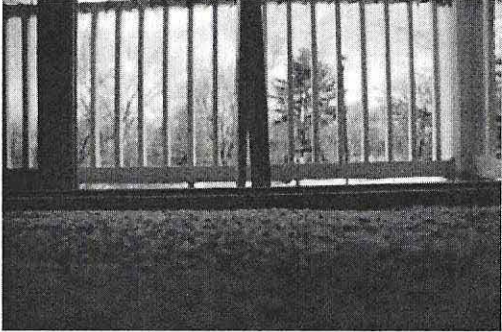
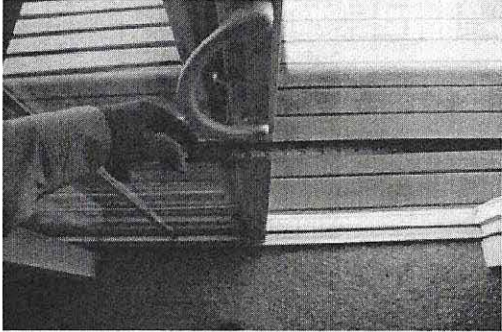
	Inaccessible Feature	Photograph(s)	Retrofit(s)
B.13.	<p>In the trash rooms, the control on the trash chute intake door requires 10 to 11 pounds force.</p> <p>The control for the trash chute intake door must be openable with no more than 5 pounds force.</p> <p>(FHA Guidelines Req. 2, 4.25.4)</p>	 <p>(DSC00958.jpg)</p>  <p>(DSC00959.jpg)</p>	<p>If feasible, adjust the chute intake doors to reduce the amount of force required for operation.</p>


Inaccessible Feature	Photograph(s)	Retrofit(s)
Hallways		
<p>B.14. The undersides of the hallway light sconces are 64" above the landing and protrude 6" into the accessible route.</p> <p>Objects may not protrude into the circulation path by more than 4" if the underside is more than 27" but less than 80" above the floor.</p> <p>(FHA Guidelines Req. 2, 4.4.1)</p>	 <p>(DSC00724.jpg)</p>  <p>(DSC00725.jpg)</p>	<p>Remove existing light fixtures and replace with fixtures that protrude no more than 4" into the circulation path.</p>

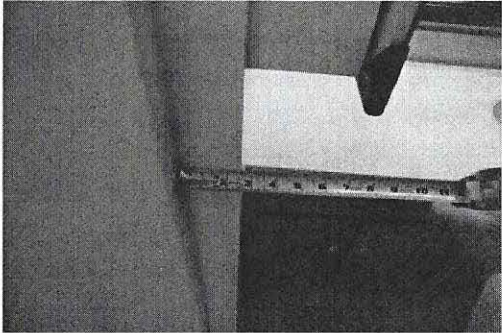
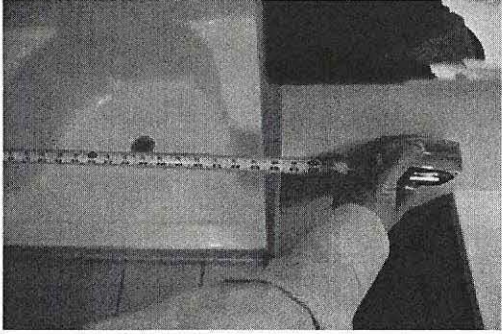
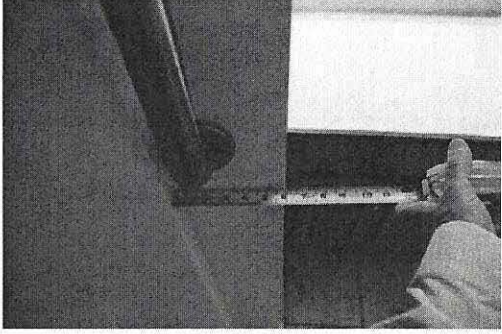
C. Dwelling Units – Global Retrofits

Inaccessible Feature	Photograph(s)	Retrofit(s)
C. Dwelling Units Global Retrofits		
<p>C.1. The top of the threshold of the sliding balcony door is more than 3/4" above the floor. It is not beveled.</p> <p>In the dwelling unit, the sliding balcony door threshold cannot be taller than 3/4" on the inside. When taller than 1/4" it must be beveled 1:2.</p> <p>(FHA Guidelines Req. 4(4))</p>	 <p>(DSC00876.jpg – Unit 325)</p> <p>(DSC00877.jpg – Unit 325)</p>	<p>Purchase and keep on hand in the management office, a minimum of 2 ramps suitable for installation at 3/4", 1", and 1 1/2" high thresholds (total of 6).</p> <p>Post a laminated notice inside the kitchen sink base notifying residents that ramps are available to residents on request. Submit product and wording for notice to DOJ for review and approval prior to purchasing products and printing notices.</p>

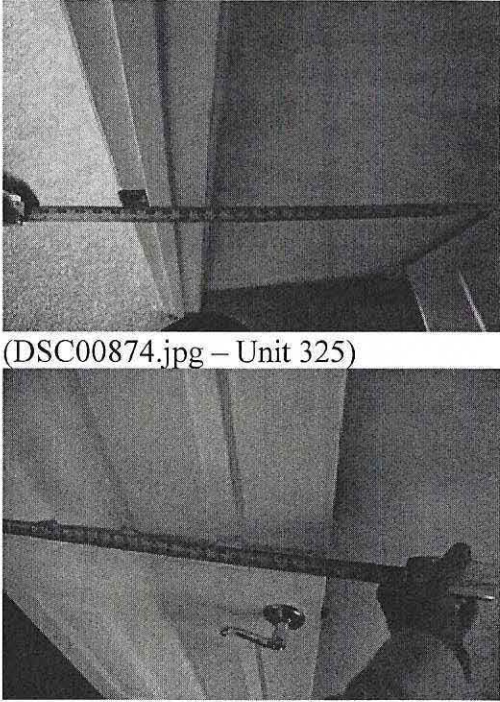
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>C.2. At upper level units with pervious decks, the tops of the balcony thresholds are more than 1 1/4" above the balcony.</p> <p>A balcony or terrace with a pervious surface, such as wood or pavers on pedestals, cannot be more than 1/2" below the interior finish floor. The top of the threshold cannot be more than 1 1/4" above the terrace.</p> <p>(FHA Guidelines Req. 4(5))</p>	 <p>(DSC00880.jpg – Unit 325)</p>  <p>(DSC00928.jpg – Unit 328)</p>	<p>Purchase and keep on hand in the management office, a minimum of 2 ramps suitable for installation at 1 1/2", 2", and 2 1/2" high thresholds (total of 6).</p> <p>Post a laminated notice inside the kitchen sink base notifying residents that ramps are available to residents on request. Submit product and wording for notice to DOJ for review and approval prior to purchasing products and printing notices.</p>


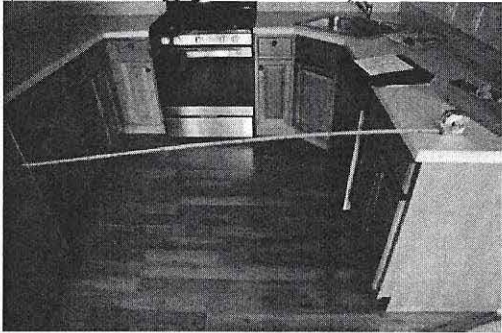
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>C.3. At units at grade (with concrete patios), the surfaces of the patios are more than 4 3/4" below the top of the threshold.</p> <p>In the dwelling unit, the impervious balcony surface may be up to 4" below the finish floor and 4 3/4" below the top of the threshold.</p> <p>(FHA Guidelines Req. 4(4))</p>	 <p>(DSC01168.jpg – Unit 124)</p>	<p>Post a laminated notice inside the kitchen sink base notifying residents that property management will provide a raised deck surface with pervious decking on request. Submit wording for notice to DOJ for review and approval prior to purchasing products and printing notices.</p> <p>Raised deck to match the size and shape of the existing patio surface and be set no more than 1/2" lower than the interior floor.</p> <p>(Note: This issue does not apply to Unit 326.)</p>
<p>C.4. Balcony and patio doors clear openings widths are less than 31 5/8".</p> <p>The sliding door clear opening must be at least a nominal 32" (31 5/8").</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC00879.jpg – Unit 325)</p>	<p>No retrofit required for sliding doors with clear openings of at least 31".</p> <p>For sliding doors with clear openings of less than 31", adjust or modify door stop to widen opening to a minimum width of 31 1/2".</p>

	Inaccessible Feature	Photograph(s)	Retrofit(s)
C.5.	<p>The operable parts of the thermostats are mounted more than 49" above the floor.</p> <p>Operable parts on the thermostat must be within reach.</p> <p>(FHA Guidelines Req. 5)</p>	 <p>(DSC00821.jpg – Unit 317)</p>	<p>Lower the thermostat so that the operable parts are no higher than 48".</p>
C.6.	<p>At shower surrounds, the shape of the surround may preclude installation of standard grab bars and the existence of grab bar reinforcement could not be verified.</p> <p>Bathroom walls must be reinforced to allow for later installation of grab bars around tubs and shower stalls.</p> <p>(FHA Guidelines Req. 6)</p>		<p>Stock two sets of grab bars compatible with the shower surrounds including fasteners that can withstand a 250-pound point load at the management office. Post laminated notice inside the kitchen sink base stating that grab bars are available and will be installed at tenant's request. Submit wording for notice to DOJ for review and approval prior to purchasing products and printing notices.</p>


Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>C.7. In the master bathrooms, the sidewalls intrude into the parallel clear floor space where the toes align with the control walls.</p> <p>The shower must have a 30" x 48" parallel clear floor space where the toes align with the control wall.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(vii))</p>	 <p>(DSC00896.jpg – Unit 325)</p>  <p>(DSC00898.jpg – Unit 325)</p>  <p>(DSC00944.jpg – Unit 328)</p>	<p>No retrofit required for showers with parallel clear floor space of at least 47" or where the clear floor space at both the control and seat wall is offset by 1 1/2" or less.</p> <p>For showers with parallel clear floor space of less than 47" or where the sidewall intrudes into the clear floor space by more than 1 1/2", cut back wing wall to extend clear floor space to 48" or reduce offset to maximum 1-1/2".</p>


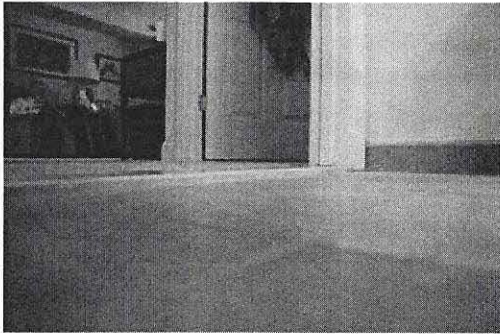
D. Dwelling Units – Unit Type Specific Retrofits



Inaccessible Feature	Photograph(s)	Retrofit(s)
D. Dwelling Units Unit Type Specific Retrofits		
Type A – 2 Bedroom, 2 Bath (28 Units of this Type) (Surveyed Units: 325 and 328)		
<p>D.1. The smaller bedroom walk-in closet is 47" deep and the clear opening is 27 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC00874.jpg – Unit 325)</p> <p>(DSC00872.jpg – Unit 325)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>



Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.2. The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC00905.jpg – Unit 325)</p>  <p>(DSC00945.jpg – Unit 328)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

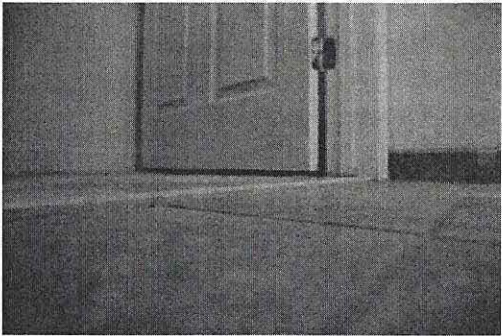
Inaccessible Feature	Photograph(s)	Retrofit(s)
Type B – 1 Bedroom, 1 Bath (2 Units of this Type) (Surveyed Units: 419 and 421)		
<p>D.3. The coat closet is more than 24" deep and the clear opening is 21 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	<p>No photos taken.</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>

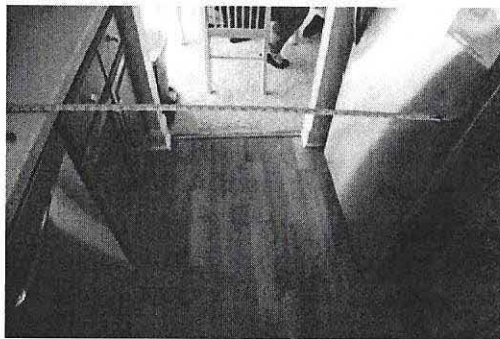
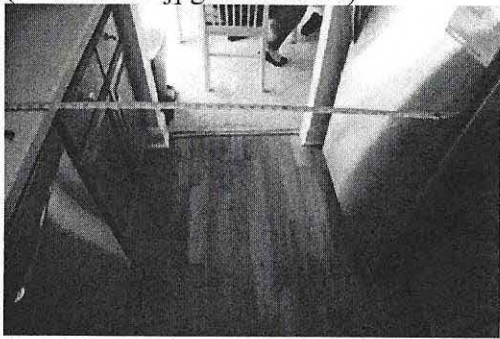
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.4. The U-shaped kitchen in Unit 419 is about 44" wide at the refrigerator and 52 1/2" in front of the range. Similarly, the U-shaped kitchen in Unit 421 is about 46" wide at the refrigerator and 52 1/2" in front of the range. Therefore, a 60" turning circle does not fit in either unit.</p> <p>There is a kitchen sink in the base of the U-shaped kitchen. It requires a parallel clear floor space. Therefore, the kitchen must accommodate a 60"-diameter turning circle.</p> <p>(FHA Guidelines Req. 7(1)(b))</p>	 <p>(DSC01255.jpg – Unit 419)</p> <p>(DSC01257.jpg – Unit 419)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant forward approach to the sink with removable cabinet and submit the design to DOJ for approval. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

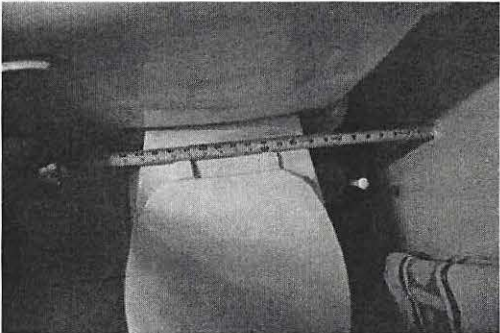
	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.5.	<p>The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01259.jpg – Unit 419)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>
D.6.	<p>The threshold to the bathroom is about 1/2" tall and is not beveled 1:2 on the bathroom side.</p> <p>The dwelling unit entrance is in an interior corridor. The threshold cannot be taller than 1/2". Where the top of the threshold is more than 1/4" above the landing, the transition must be beveled at least 1:2.</p> <p>(FHA Guidelines Req. 4(4))</p> <p>(Note: This issue was observed in Unit 421 but not in Unit 419.)</p>	 <p>(DSC01274 – Unit 421)</p>	<p>Modify or replace threshold so that it is no taller than 1/2" and, if necessary, beveled at least 1:2 with a vertical edge that is no taller than 1/4".</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.7. The parallel clear floor space for the lavatory is off-center by 5 1/2". A forward approach is blocked by a vanity.</p> <p>Clear floor space for the lavatory must be at least 30" by 48". It must be centered. If forward, knee and toe space must be provided under the lavatory.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(v))</p>	 <p>(DSC01267.jpg – Unit 421)</p>  <p>(DSC01270.jpg – Unit 421)</p>	<p>Relocate lavatory or replace vanity with unit that has a removable cabinet.</p>

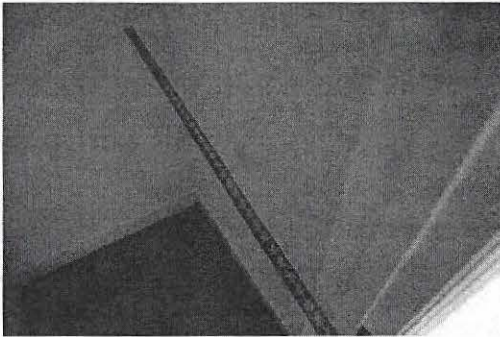
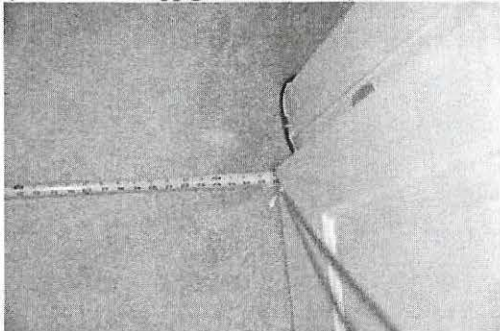
Inaccessible Feature	Photograph(s)	Retrofit(s)
Type B – 2 Bedroom, 1.5 Bath (8 Units of this Type) (Surveyed Units: 214 and 230)		
<p>D.8. The smaller bedroom walk-in closet is 36" deep and the clear opening is 27 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01348.jpg – Unit 214)</p>  <p>(DSC01185.jpg – Unit 230)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>

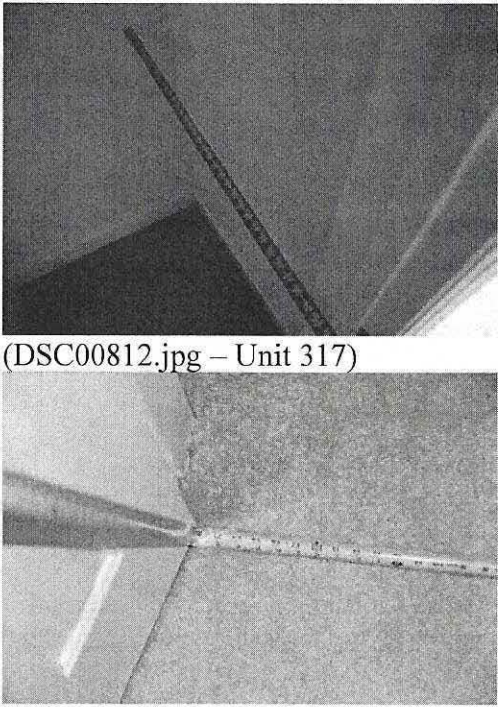
	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.9.	<p>At the powder room door, the top of the threshold is 1/2". It is not beveled.</p> <p>The dwelling unit entrance is in an interior corridor. The threshold cannot be taller than 1/2". Where the top of the threshold is more than 1/4" above the landing, the transition must be beveled at least 1:2.</p> <p>(FHA Guidelines Req. 4(4))</p> <p>(Note: This issue was observed in Unit 214 but not in Unit 230.)</p>	 <p>(DSC01342.jpg – Unit 214)</p>	<p>Modify or replace threshold so that it is no taller than 1/2" and, if necessary, beveled at least 1:2 with a vertical edge that is no taller than 1/4".</p>

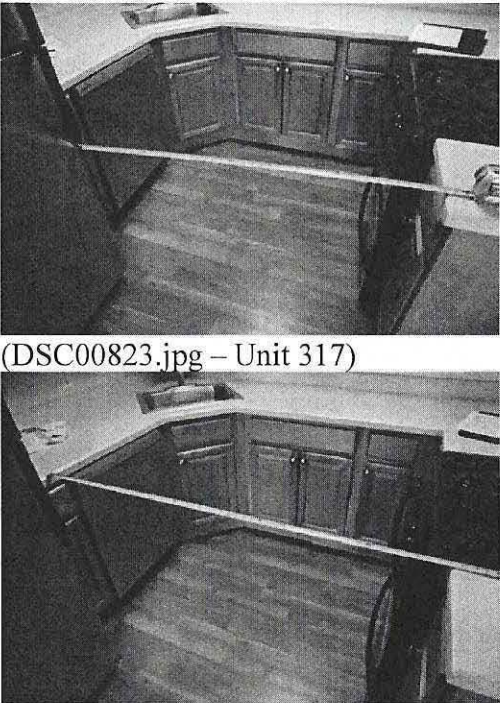
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.10. The clearance between the refrigerator and the counter is 37 1/2" in Unit 214 and 36 3/4" in Unit 230.</p> <p>Clearance between opposing counters, cabinets, appliances, and walls must be at least 40".</p> <p>(FHA Guidelines Req. 7(1)(b))</p>	 <p>(DSC01349.jpg – Unit 214)</p>  <p>(DSC01181.jpg – Unit 230)</p>	<p>Upon request, replace refrigerator with counter-depth unit that provides at least 40" clearance.</p> <p>Post permanent notice in the sink base cabinet notifying residents that a counter-depth unit is available on request. Notice may include information concerning the difference in cubic feet of storage space between the existing refrigerator and the one which will be provided. Submit wording for notice to DOJ for review and approval prior to and printing notice.</p>


	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.11.	<p>In the master bathroom, the toilet centerline is 14 1/2" from the sidewall.</p> <p>Toilet centerline must be at least 18" from the sidewall or bathtub.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(iv))</p> <p>(Note: This issue was observed in Unit 230 but not in Unit 214.)</p>	 <p>(DSC01192.jpg – Unit 230)</p>	<p>Retrofit toilets that have either of the following inaccessible features on the far side of the fixture:</p> <ul style="list-style-type: none"> a. Toilet centerlines that are less than 17" from an adjacent tub, shower, or wall surface that is less than 28" in length; or b. Toilet centerlines that are less than 15 1/2" from an adjacent side wall that is minimum 28" long. <p>Relocate toilet to position required by the safe harbor.</p> <p>Exception 1: where a toilet is less than 15-1/2" from an adjacent tub, shower, or wall surface located on the far side of the toilet and there is no 28" sidewall, relocate the toilet as far as possible towards the direction of approach using an offset flange. Document centerline conditions before and after relocation. Provide list of toilets affected by this exception and their centerline dimensions before and after relocation to the DOJ and the neutral inspector prior to the inspection.</p>

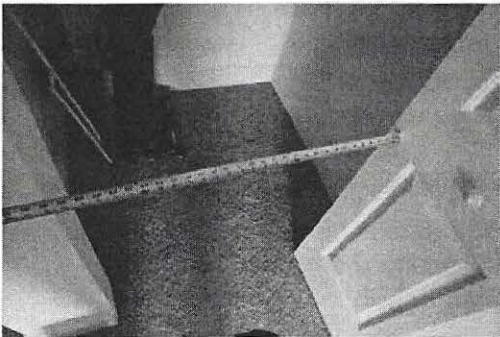
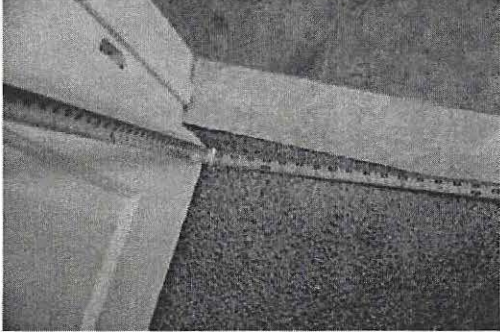
	Inaccessible Feature	Photograph(s)	Retrofit(s)
			Exception 2: notify DOJ prior to retrofitting toilet if there are unforeseen conditions affecting the relocation of the fixture. For example, if relocation of the toilet reduces near side clear space to less than 14", retrofit clearances may need to be adjusted.


Inaccessible Feature	Photograph(s)	Retrofit(s)
Type C – 2 Bedroom, 1.5 Bath (8 Units of this Type) (Surveyed Units: 317 and 323)		
<p>D.12. The master bedroom walk-in closet in Unit 317 is 47" deep and the clear opening is 27 5/8".</p> <p>The master bedroom walk-in closet in Unit 323 is 51" deep and the clear opening is 27 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC00812.jpg – Unit 317)</p>  <p>(DSC00811.jpg – Unit 317)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>



Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.13. The smaller bedroom walk-in closet in Unit 317 is 36" deep and the clear opening is 21 3/4".</p> <p>The smaller bedroom walk-in closet in Unit 323 is 36" deep and the clear opening is 21 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC00812.jpg – Unit 317)</p> <p>(DSC00818.jpg – Unit 317)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>



Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.14. The U-shaped kitchen in Unit 317 is about 48" wide at the refrigerator and 52" in front of the range. Similarly, the U-shaped kitchen in Unit 323 is about 44" wide at the refrigerator and 53" in front of the range. Therefore, a 60" turning circle does not fit in either unit.</p> <p>There is a kitchen sink in the base of the U-shaped kitchen. It requires a parallel clear floor space. Therefore, the kitchen must accommodate a 60"-diameter turning circle.</p> <p>(FHA Guidelines Req. 7(1)(b))</p>	 <p>(DSC00823.jpg – Unit 317)</p> <p>(DSC00829.jpg – Unit 317)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

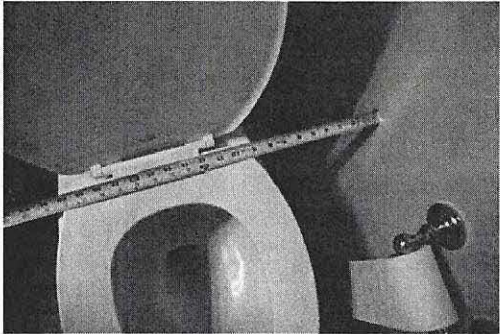
	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.15.	<p>The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC00831.jpg – Unit 317)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
Type D – 2 Bedroom, 1.5 Bath (8 Units of this Type) (Surveyed Units: 224 and 420)		
<p>D.16. The walk-in closet in Unit 224 is 39 1/2" deep and the clear opening is 29 3/4".</p> <p>The walk-in closet in Unit 420 is 39" deep and the clear opening is 30 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC00984.jpg – Unit 224)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>
<p>D.17. The door to the powder room has a clear opening of 27 5/8". The laundry equipment is in this room.</p> <p>Door clear opening must be at least 31 5/8".</p> <p>(FHA Guidelines Req. 3(2))</p> <p>(Note: This issue was observed in Unit 420 but not in Unit 224.)</p>	 <p>(DSC00740.jpg – Unit 420)</p>	<p>Replace and reframe door to provide at least 31 5/8" clear opening.</p>

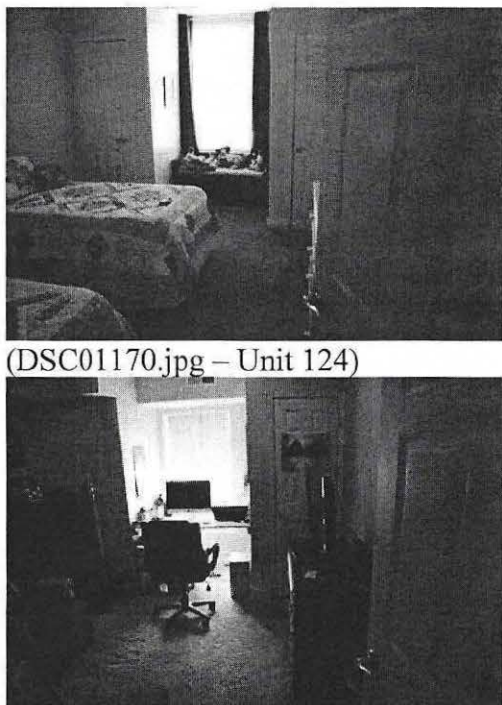
	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.18.	<p>The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC00970.jpg – Unit 224)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>


Inaccessible Feature	Photograph(s)	Retrofit(s)
Type E – 2 Bedroom, 2 Bath (8 Units of this Type) (Surveyed Units: 17 and 211)		
<p>D.19. The coat closet in Unit 17 is 36" deep and the clear opening is 15 1/2". The coat closet in Unit 211 is 26" deep and the clear opening is 15 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01044.jpg – Unit 17)</p>  <p>(DSC01045.jpg – Unit 17)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>

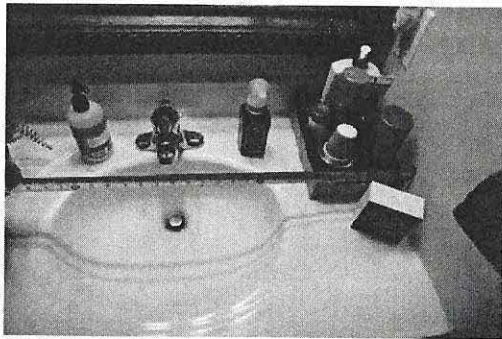
	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.20.	<p>The threshold to the hall bathroom, where the laundry equipment is located, is 1/2" tall and is not beveled 1:2 on the bathroom side.</p> <p>The dwelling unit entrance is in an interior corridor. The threshold cannot be taller than 1/2". Where the top of the threshold is more than 1/4" above the landing, the transition must be beveled at least 1:2.</p> <p>(FHA Guidelines Req. 4(4))</p>	 <p>(DSC01053.jpg – Unit 17)</p>	<p>Modify or replace threshold so that it is no taller than 1/2" and, if necessary, beveled at least 1:2 with a vertical edge that is no taller than 1/4".</p>
D.21.	<p>The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01082.jpg – Unit 17)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

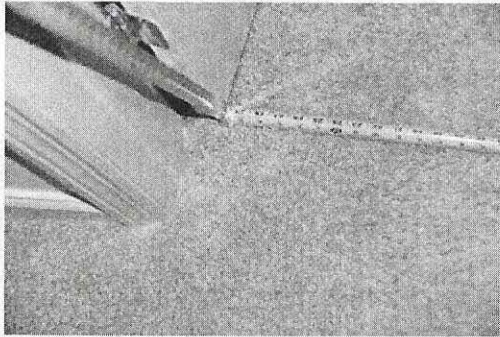

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.22. In the master bathroom, the toilet centerline is 14 1/2" from the sidewall.</p> <p>Toilet centerline must be at least 18" from the sidewall or bathtub.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(iv))</p> <p>(Note: This issue was observed in Unit 17 but not in Unit 211.)</p>	 <p>(DSC01058.jpg – Unit 17)</p>	<p>Retrofit toilets that have either of the following inaccessible features on the far side of the fixture:</p> <ul style="list-style-type: none"> c. Toilet centerlines that are less than 17" from an adjacent tub, shower, or wall surface that is less than 28" in length; or d. Toilet centerlines that are less than 15 1/2" from an adjacent side wall that is minimum 28" long. <p>Relocate toilet to position required by the safe harbor.</p> <p>Exception 1: where a toilet is less than 15-1/2" from an adjacent tub, shower, or wall surface located on the far side of the toilet and there is no 28" sidewall, relocate the toilet as far as possible towards the direction of approach using an offset flange. Document centerline conditions before and after relocation. Provide list of toilets affected by this exception and their centerline dimensions before and after relocation to the DOJ and the neutral inspector prior to the inspection.</p>

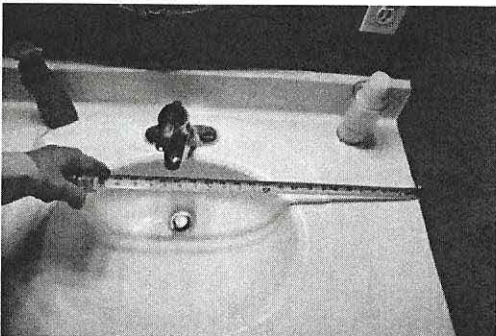

	Inaccessible Feature	Photograph(s)	Retrofit(s)
			<p>Exception 2: notify DOJ prior to retrofitting toilet if there are unforeseen conditions affecting the relocation of the fixture. For example, if relocation of the toilet reduces near side clear space to less than 14", retrofit clearances may need to be adjusted.</p>

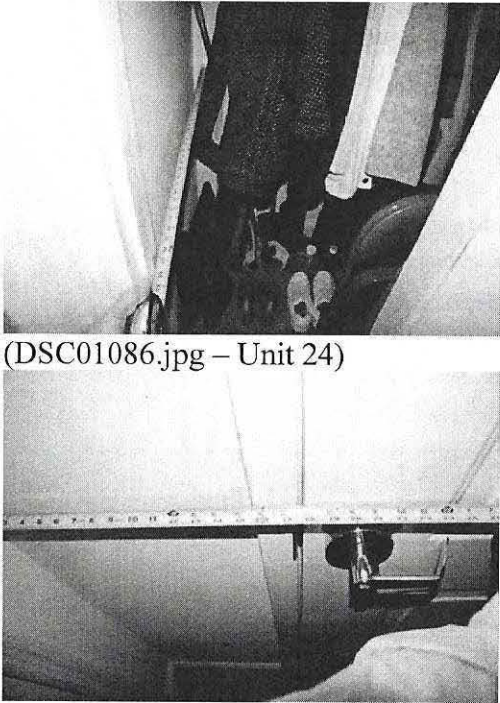
Inaccessible Feature	Photograph(s)	Retrofit(s)
Type F – 3 Bedroom, 2 Bath (8 Units of this Type) (Surveyed Units: 124 and 326)		
<p>D.23. The middle bedroom walk-in closet is 36" deep and the clear opening is 21 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01170.jpg – Unit 124)</p> <p>(DSC01207.jpg – Unit 326)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>

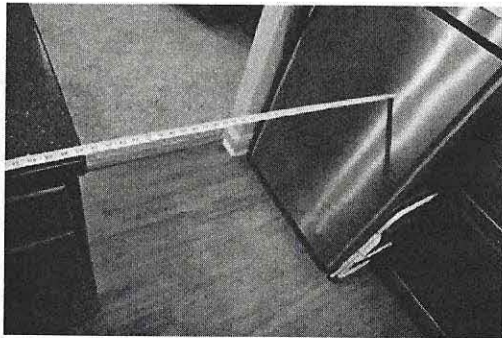

	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.24.	<p>The door to the powder room has a clear opening of 27 5/8". The laundry equipment is in this room.</p> <p>Door clear opening must be at least 31 5/8".</p> <p>(FHA Guidelines Req. 3(2))</p> <p>(Note: This issue was observed in Unit 326 but not in Unit 124.)</p>	No photograph taken.	Replace and reframe door to provide at least 31 5/8" clear opening.
D.25.	<p>The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01176.jpg – Unit 124)</p>	Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.



	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.26.	<p>The parallel clear floor space for the lavatory is off-center by 5 1/2". A forward approach is blocked by a vanity.</p> <p>Clear floor space for the lavatory must be at least 30" by 48". It must be centered. If forward, knee and toe space must be provided under the lavatory.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(v))</p> <p>(Note: This issue was observed in Unit 124 but not in Unit 326.)</p>	 <p>(DSC01162.jpg – Unit 124)</p>	<p>Relocate lavatory or replace vanity with unit that has a removable cabinet.</p>


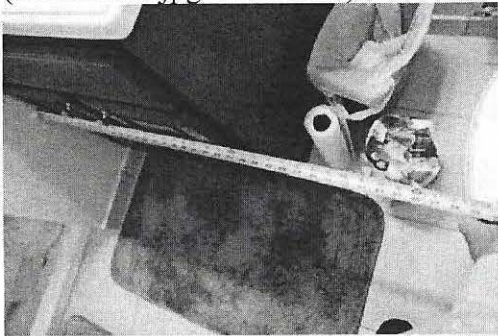
Inaccessible Feature	Photograph(s)	Retrofit(s)
Type G – 2 Bedroom, 1.5 Bath (3 Units of this Type) (Surveyed Units: 222 and 422)		
<p>D.27. The master bedroom walk-in closet is 36" deep and the clear opening is 29 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01320.jpg – Unit 222)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>
<p>D.28. The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01333.jpg – Unit 222)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

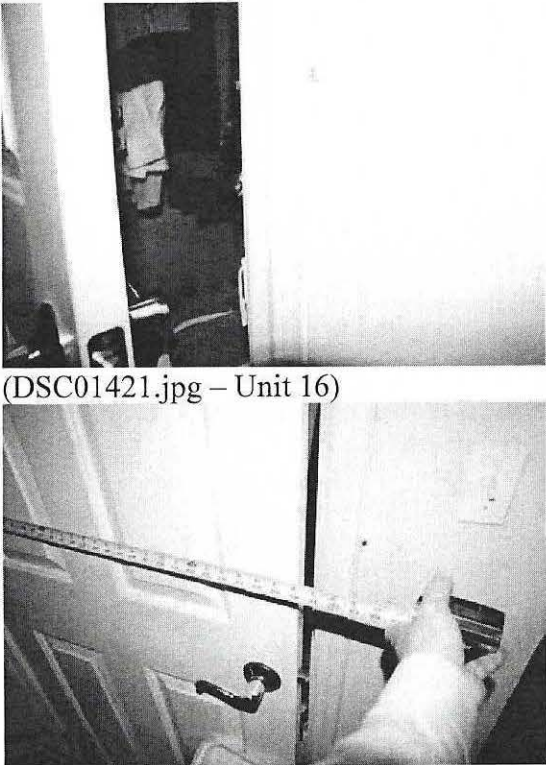
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.29. The parallel clear floor space for the lavatory is off-center by 6" in Unit 222 and 5 1/2" in Unit 422. A forward approach is blocked by a vanity.</p> <p>Clear floor space for the lavatory must be at least 30" by 48". It must be centered. If forward, knee and toe space must be provided under the lavatory.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(v))</p>	 <p>(DSC01325.jpg – Unit 222)</p>  <p>(DSC01285.jpg – Unit 422)</p>	<p>Relocate lavatory or replace vanity with unit that has a removable cabinet.</p>

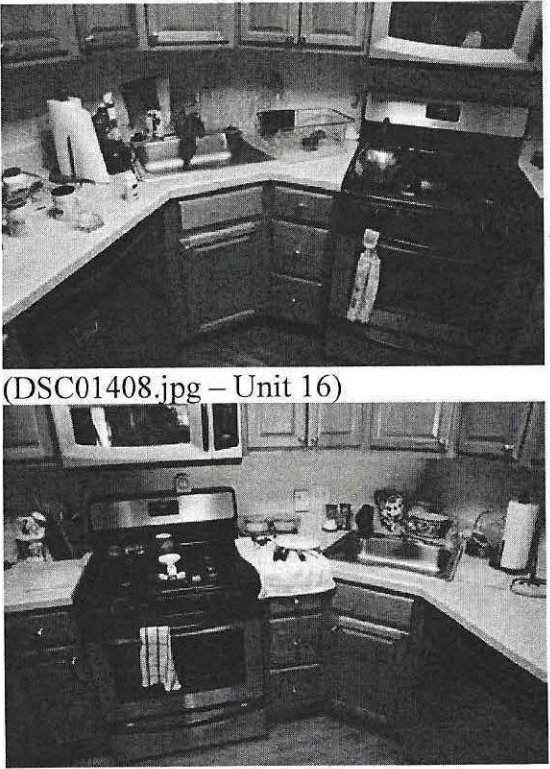
Inaccessible Feature	Photograph(s)	Retrofit(s)
Type H – 2 Bedroom, 2 Bath (8 Units of this Type) (Surveyed Units: 24 and 210)		
<p>D.30. The coat closet in Unit 24 is 36" deep and the clear opening is 15 1/2". The coat closet in Unit 210 is 27" deep and the clear opening is 15 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01086.jpg – Unit 24)</p> <p>(DSC01085.jpg – Unit 24)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>


	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.31.	<p>The clearance between the refrigerator and the counter is 36 3/4" in Unit 24.</p> <p>Clearance between opposing counters, cabinets, appliances, and walls must be at least 40".</p> <p>(FHA Guidelines Req. 7(1)(b))</p> <p>(Note: This issue was observed in Unit 24 but not in Unit 210)</p>	 <p>(DSC01349.jpg – Unit 214)</p>	<p>Upon request, replace refrigerator with counter-depth unit that provides at least 40" clearance.</p> <p>Post permanent notice in the sink base cabinet notifying residents that a counter-depth unit is available on request. Notice may include information concerning the difference in cubic feet of storage space between the existing refrigerator and the one which will be provided. Submit wording for notice to DOJ for review and approval prior to and printing notice.</p>
D.32.	<p>The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01092.jpg – Unit 24)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>


Inaccessible Feature	Photograph(s)	Retrofit(s)
Type J – 1 Bedroom, 1 Bath (4 Units of this Type) (Surveyed Units: 221 and 319)		
<p>D.33. In the kitchen, there are 2 receptacles over the corner counter between the range and the sink. None of the outlets is farther from the corner than the intersecting counter.</p> <p>At least one of the electrical outlets over an uninterrupted corner countertop must be within reach. The centerline of the outlet must be at least 1 1/2" farther from the corner than the front edge of the intersecting counter.</p> <p>(FHA Guidelines Req. 5)</p>	 <p>(DSC01312.jpg – Unit 221)</p>  <p>(DSC01238.jpg – Unit 319)</p>	<p>Install an additional accessible electrical outlet.</p>

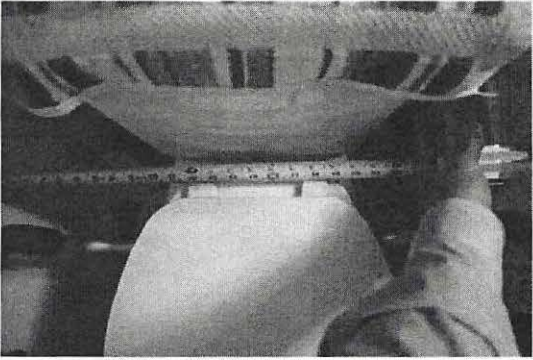
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.34. The parallel clear floor space for the lavatory in Unit 221 is about 40" long and is off-center by 12". The parallel clear floor space for the lavatory in Unit 319 is about 41 3/4" long and is off-center by 11 1/2". In both units, a forward approach is blocked by the vanity.</p> <p>Clear floor space for the lavatory must be at least 30" by 48". It must be centered. If forward, knee and toe space must be provided under the lavatory.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(v))</p>	 <p>(DSC01300.jpg – Unit 221)</p>  <p>(DSC01229.jpg – Unit 319)</p>	<p>Relocate lavatory or replace vanity with unit that has a removable cabinet.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
Type J – 2 Bedroom, 1.5 Bath (2 Units of this Type) (Surveyed Units: 16 and 18)		
<p>D.35. The smaller bedroom walk-in closet is about 42" deep and the clear opening is 27 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01421.jpg – Unit 16)</p> <p>(DSC01420.jpg – Unit 16)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>

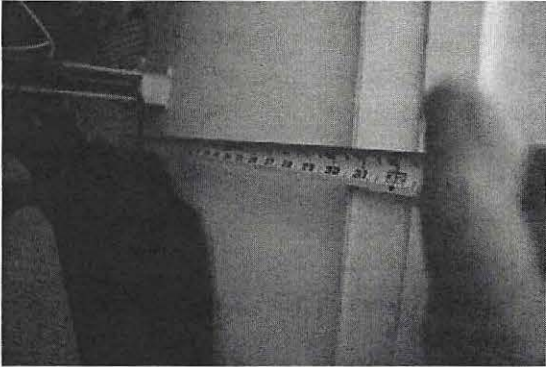

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.36. The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01408.jpg – Unit 16)</p> <p>(DSC01150.jpg – Unit 18)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>




	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.37.	<p>In the kitchen, there are 2 receptacles over the corner counter between the range and the sink. None of the outlets is farther from the corner than the intersecting counter.</p> <p>At least one of the electrical outlets over an uninterrupted corner countertop must be within reach. The centerline of the outlet must be at least 1 1/2" farther from the corner than the front edge of the intersecting counter.</p> <p>(FHA Guidelines Req. 5)</p> <p>(Note: This issue was observed in Unit 18 but not in Unit 16.)</p>	 <p>(DSC01150.jpg – Unit 18)</p>	<p>Install an additional accessible electrical outlet.</p>

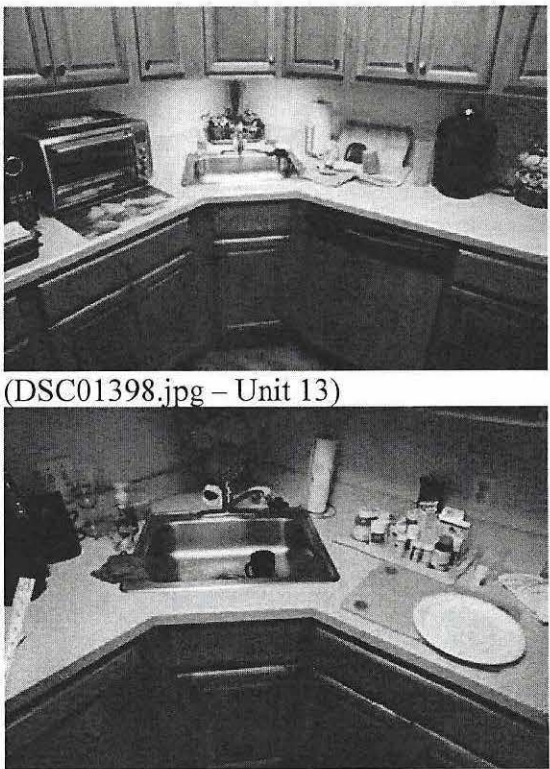
	Inaccessible Feature	Photograph(s)	Retrofit(s)
D.38.	<p>The parallel clear floor space for the lavatory is off-center by 8 1/4" in Unit 16. A forward approach is blocked by a vanity.</p> <p>Clear floor space for the lavatory must be at least 30" by 48". It must be centered. If forward, knee and toe space must be provided under the lavatory.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(v))</p> <p>(Note: This issue was observed in Unit 16 but not in Unit 18.)</p>	 <p>(DSC01412.jpg – Unit 222)</p>	<p>Relocate lavatory or replace vanity with unit that has a removable cabinet.</p>

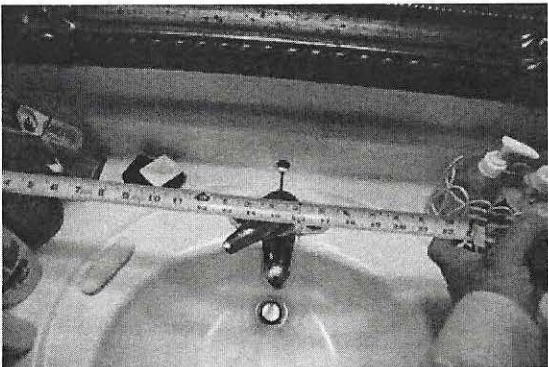
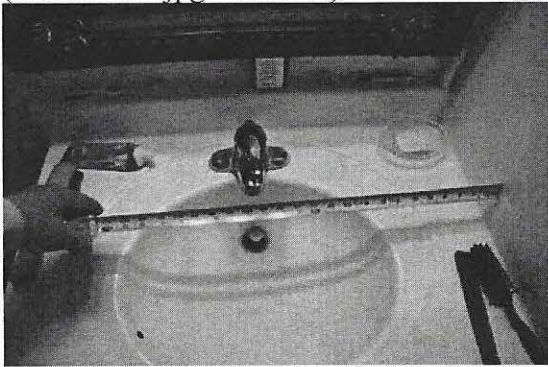
Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.39. In the master bathroom in Unit 18, the toilet centerline is 15 1/4" from the sidewall.</p> <p>Toilet centerline must be at least 18" from the sidewall or bathtub.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(iv))</p> <p>(Note: This issue was observed in Unit 18 but not in Unit 16.)</p>	 <p>(DSC01145.jpg – Unit 18)</p>	<p>Retrofit toilets that have either of the following inaccessible features on the far side of the fixture:</p> <ul style="list-style-type: none"> e. Toilet centerlines that are less than 17" from an adjacent tub, shower, or wall surface that is less than 28" in length; or f. Toilet centerlines that are less than 15 1/2" from an adjacent side wall that is minimum 28" long. <p>Relocate toilet to position required by the safe harbor.</p> <p>Exception 1: where a toilet is less than 15-1/2" from an adjacent tub, shower, or wall surface located on the far side of the toilet and there is no 28" sidewall, relocate the toilet as far as possible towards the direction of approach using an offset flange. Document centerline conditions before and after relocation. Provide list of toilets affected by this exception and their centerline dimensions before and after relocation to the DOJ and the neutral inspector prior to the inspection.</p>

	Inaccessible Feature	Photograph(s)	Retrofit(s)
			<p>Exception 2: notify DOJ prior to retrofitting toilet if there are unforeseen conditions affecting the relocation of the fixture. For example, if relocation of the toilet reduces near side clear space to less than 14", retrofit clearances may need to be adjusted.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
Type M – 1 Bedroom, 1 Bath (2 Units of this Type) (Surveyed Units: 13 and 15)		
<p>D.40. The coat closet is more than 30 1/2" deep and the clear opening is 21 1/2".</p> <p>If the closet is deeper than 24", the closet door is intended for user passage. It must provide at least 31 5/8" clear opening.</p> <p>(FHA Guidelines Req. 3(2))</p>	 <p>(DSC01106.jpg – Unit 15)</p>  <p>(DSC01108.jpg – Unit 15)</p>	<p>If feasible (i.e., where the closet is at least 36" wide) remove door and install cased opening to provide at least 31 5/8" clear opening.</p> <p>If not feasible, post laminated notice in the closet notifying the resident that closet fittings (shelves and hanging rod/bar) can be relocated or depth of closet reduced to 24" on request of the resident. Submit wording for notice to DOJ for review prior to printing notice.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.41. The U-shaped kitchen in Unit 13 is about 54 1/2" wide between counters. Similarly, the U-shaped kitchen in Unit 15 is about 45 1/2" wide at the refrigerator and 52" in front of the range. Therefore, a 60" turning circle does not fit in either unit.</p> <p>There is a kitchen sink in the base of the U-shaped kitchen. It requires a parallel clear floor space. Therefore, the kitchen must accommodate a 60"-diameter turning circle.</p> <p>(FHA Guidelines Req. 7(1)(b))</p>	 <p>(DSC01396.jpg – Unit 13)</p>  <p>(DSC01126.jpg – Unit 15)</p>  <p>(DSC01128.jpg – Unit 15)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.42. The kitchen sink is located in a corner and has a base cabinet. The parallel clear floor space is about 16 1/2" wide.</p> <p>Clear floor space at the kitchen sink must be at least 30" by 48" and centered.</p> <p>(FHA Guidelines Req. 7(1)(a))</p>	 <p>(DSC01398.jpg – Unit 13)</p> <p>(DSC01131.jpg – Unit 15)</p>	<p>Design the reconfiguration of the kitchen to provide a compliant parallel or forward approach and submit the design to DOJ for review and approval. Include removable sink base if forward approach is used. Renovate the kitchens consistent with the approved design, including necessary repair or replacement of finishes, flooring, and counter supports.</p>

Inaccessible Feature	Photograph(s)	Retrofit(s)
<p>D.43. The parallel clear floor space for the lavatory is off-center by 8 3/4" in Unit 13 and by 9" in Unit 15. In both units, a forward approach is blocked by a vanity.</p> <p>Clear floor space for the lavatory must be at least 30" by 48". It must be centered. If forward, knee and toe space must be provided under the lavatory.</p> <p>(FHA Guidelines Req. 7(2)(a)(ii) or 7(2)(b)(v))</p> <p>(Note: This issue was observed in Unit 16 but not in Unit 18.)</p>	 <p>(DSC01391.jpg – Unit 13)</p>  <p>(DSC01122.jpg – Unit 15)</p>	<p>Relocate lavatory or replace vanity with unit that has a removable cabinet.</p>