

APPENDIX C

PEACHTREE CITY UNIT RETROFITS

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


Independent Living		
<i>Management Name</i>	<i># Units</i>	<i>Plan Name</i>
Azalea 1	5	1BR-A
Azalea 2	1	1BR-S1
Boxwood	13	1BR-C1
Cherry	25	1BR-D
Cypress (2 ANSI)	14	1BR-C2
Dogwood	3	1BR-E
Elm (1 ANSI)	29	2BR-A & 2BR-C
Evergreen	5	2BR-B
Forsythia	3	2BR-D
Grande	3	3BR-A
SUBTOTAL IL	101	


Assisted Living		
<i>Management Name</i>	<i># Units</i>	<i>Plan Name</i>
Aberdeen 1/AL	2	Aberdeen
Aberdeen 2/AL	1	Alexander
Braelinn 1/AL	8	Braelinn
Braelinn 2/AL	20	Dogwood
Braelinn 3/AL	2	Drake ANSI
Clayton 1/AL	2	Bennett
Clayton 2/AL	3	Boxwood
Clayton 3/AL	4	Clayton
Clayton 4/AL	4	Falcon
Fitzgerald/AL	2	Fitzgerald
Glenloch 1/AL	2	Glenloch
Glenloch 2/AL	8	Frederick
Glenloch 3/AL	5	Holliday
Glenloch 4/AL	1	Huddleston ANSI
Kedron/AL	1	Kedron
McIntosh 1/AL	4	McIntosh
McIntosh 2/AL	2	Mitchell
Tinsley/AL	1	Tinsley ANSI
SUBTOTAL AL	72 (4 ANSI)	


Memory Care		
<i>Management Name</i>	<i># Units</i>	<i>Plan Name</i>
Hollis 1/MC	8	Hollis
Hollis 2/MC	14	Legacy
Wilksmoor/MC	2	Wilksmoor
SUBTOTAL MC	24	



	ITEMS TYPICAL TO GROUPS OF UNITS		Required Retrofit
1		<p>All units where a shower is required to have clear floor space (includes units where the shower is the only bathing fixture within a unit, is located within a Specification A bathroom, or is the accessible bathing fixture in a Specification B bathroom): A 30 inch by 48 inch clear floor space is required with the short end flush with the control wall and the long end parallel with and adjacent to the opening.</p>	<p>If the shower is the only bathing facility in the unit, retrofit any square shower less than 34" deep by 34" wide to at least 36" deep by 36" wide.</p> <p>If the shower is the only bathing facility in the unit, retrofit any shower that is equal to or less than 29" deep by 58" wide. If the shower is less than 29" deep by 58" wide, retrofit the shower to at least 30" deep by 60" wide with a maximum 1/2" threshold.</p> <p>Defendants shall provide and install a handheld spray hose / hand held shower with a bar or pin mount within 27" of the seat wall on request at no expense to the resident, including custom installation as required, for any shower greater than or equal to 29" deep by 58" wide.</p> <p>Any showers with prefabricated fiberglass seats where the seat obstructs the minimum required width of the shower will be replaced.</p>
2		<p>All units with tubs:</p> <p>In units with bathtubs, surface modulations on the rear wall interfere with the location for grab bar reinforcing. This will likely prevent the installation of future grab bars at the rear wall.</p>	<p>Purchase and maintain two sets of custom grab bars in stock on site and install as requested for tubs in units at no cost to residents. Developer Defendant to replenish stock as required.</p>


3		Verify centerline of all toilets in units.	<p>Verify centerline of all toilets. Retrofit all toilets that do not meet the following: 1) centerline of toilet is less than 15-1/2" or more than 18-1/2" from a sidewall or 2) centerline of toilet is less than 17" from an obstruction such as a bathtub. Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.</p>
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	UNIT AL-Tulip ¹ Frederick / Glenloch 1	Surveyed Unit 288	
4		<p>Sink centerline is 15-3/8 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>


	UNIT AL-RED TULIP Mitchell / McIntosh 2	Surveyed Unit 286	
5		<p>Sink centerline is 14-3/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>


	UNIT AL- BUTTERCUP Aberdeen / Aberdeen 1	Surveyed Unit 284	
6		Sink centerline is 15-1/2 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.


7		Toilet centerline is 19 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.
	UNIT AL-SUNFLOWER Bennett / Clayton 1	Surveyed Unit 282	
8		Sink centerline is 15-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.



	UNIT AL-VIBURNUM Fitzgerald / Fitzgerald	Surveyed Unit 261	
9		<p>Sink centerline is 15-1/2 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>



	UNIT AL-HYACINTH Kedron / Kedron	Surveyed Unit 241	
10		<p>Sink centerline is 15-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>


	UNIT AL-DAFFODIL ANSI Tinsley ANSI / Tinsley	Surveyed Unit 211	
11		Sink centerline is 17 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-½" for parallel approach to sink.

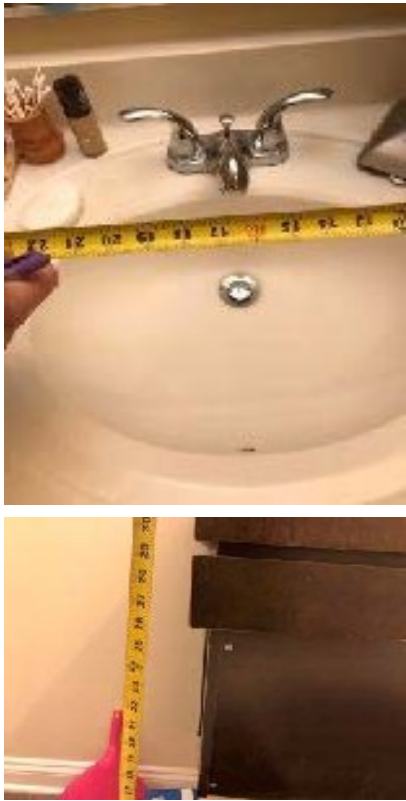
	UNIT AL-BEGONIA Glenloch / Glenloch 1	Surveyed Unit 236	
12		<p>Sink centerline is 15-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>



	UNIT AL-LILAC	Surveyed Unit 233	
13		<p>Sink centerline is 15-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>


	UNIT AL-HOLLIDAY Holliday / Glenloch 3	Surveyed Unit 139	
14		Sink centerline is 15-1/2 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.
15		Toilet centerline is 19 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.



	UNIT AL-CLAYTON Clayton / Clayton 3	Surveyed Unit 131	
16		Sink centerline is 15-1/2 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.
17		Toilet centerline is 19 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.



	UNIT AL-HUDDLESON ANSI Huddleston ANSI / Glenloch 4	Surveyed Unit 136	
18		Sink centerline is 17-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.




19		Lavatory knee space extends 26 inches above the floor (minimum 27 inches required at knee space; minimum 9 inches required at toe space).	Raise lavatory in this one ANSI Type A unit to provide minimum 27" knee space and maximum 34" to top of countertop or rim of sink, whichever is higher.
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	UNIT AL-FALCON Falcon / Clayton 4	Surveyed Unit 122	
20		Sink centerline is 16 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).	Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-½" for parallel approach to sink.
21		Toilet centerline is 18-3/4 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.







	UNIT AL-ALEXANDER Alexander / Aberdeen 2	Surveyed Unit 111	
22		<p>Sink centerline is 15-1/4 inches from side wall. No 30 inch by 48 inch clear floor space is provided at the sink for a parallel approach and sink base did not appear removable (30 inch by 48 inch clear floor space for either parallel or forward approach required).</p>	<p>Install removable base cabinet for forward approach or reduce wing wall to not extend beyond face of the countertop more than 1-1/2" for parallel approach to sink.</p>





23		Toilet centerline is 18-3/4 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.
24		Clear floor spaces at the showers are 27-1/2 inches by 44 inches (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.


	UNIT MC-Hollis Hollis / Hollis 1	Surveyed Unit 171	
25		Toilet centerline is 18-3/4 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.
	UNIT MC-Legacy Legacy / Hollis 2	Surveyed Unit 184	
26		Lavatory knee space extends 26-1/4 inches above the floor and toe space is 8-5/8 inches above the floor (minimum 27 inches required at knee space; minimum 9 inches required at toe space).	Raise lavatory to provide 27" knee space.





	UNIT IL 1BR-S1 Azalea 2	Surveyed Unit 101	
27	  	<p>No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).</p>	<p>Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 ½" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.</p>



28		Toilet centerline is 15-3/4 inches from the sidewall (18 inches required).	Toilet centerline to be a minimum of 16" and a maximum of 18" from sidewall. Install offset flange to shift toilet or overlay sidewall with new finished surface such that toilet is a maximum of 18" from sidewall. Remove and reinstall grab bars as needed. New sidewall surface shall extend a minimum of 60" from the rear wall and a minimum of 42" from the floor.
29		Clear floor spaces at the showers are 44 inches long (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.


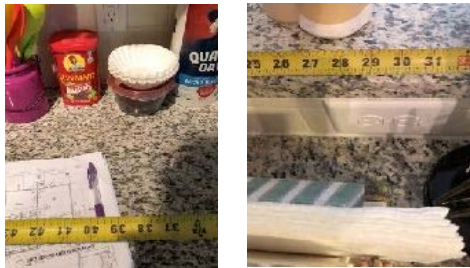
	UNIT IL 1BR-A Azalea 1	Surveyed Unit 212	
30	  	No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 ½" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.
31	  	Route to shower is 26-1/4 inches wide (minimum 36 inches required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.




32		Clear floor spaces at the showers are 27-1/2 inches by 45-1/4 inches (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.
	UNIT IL 2BR-A ANSI Elm - ANSI Type A	Surveyed Unit 108	
33	  	No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 1/2" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.


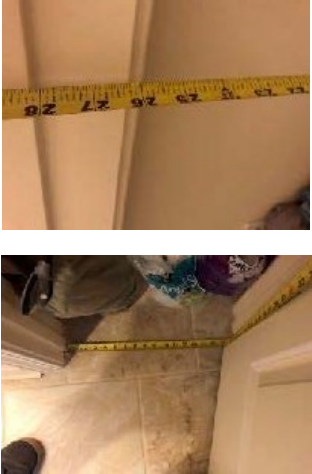
34		Knee space at lavatory is 28 inches wide (minimum 30 inches required).	Remove doors from lavatory base cabinet.
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35		Lavatory lacks pipe protection (pipe protection required).	Install pipe protection.
	UNIT IL 1BR-D Cherry	Surveyed Unit 121	
36	  	No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 1/2" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.

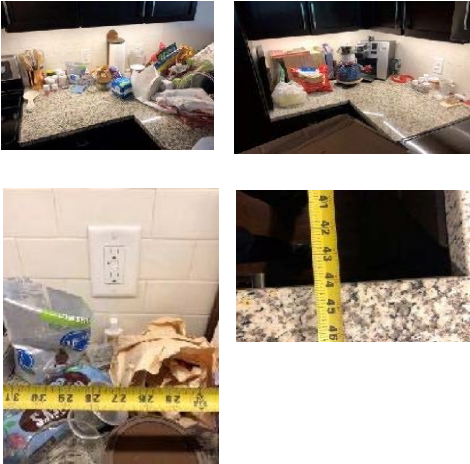
37		Clear floor spaces at the showers are 27-1/2 inches by 45 inches (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.
	IL Unit 1BR-C2 Cypress	Surveyed Unit 125	
38		No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 1/2" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.


39		<p>Clear floor spaces at the showers are 27-1/2 inches by 45 inches (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).</p>	<p>Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.</p>
	<p>IL Unit 1BR-C2 ANSI Cypress - ANSI Type A</p>	<p>Surveyed Unit 126</p>	
40		<p>No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).</p>	<p>Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 1/2" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.</p>

	IL Unit 1BR-E Dogwood	Surveyed Unit 227	
41	  	No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 ½" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.

42		Clear floor spaces at the showers are 27-1/2 inches by 44-1/2 inches (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.				
43		<p>Door clear opening widths are less than 31- 5/8 inches (minimum 31-5/8 inches required).</p> <table><tr><th>Door</th><th>Width</th></tr><tr><td>Linen Closet</td><td>16 inches (26-1/4" deep)</td></tr></table>	Door	Width	Linen Closet	16 inches (26-1/4" deep)	Install shelving or reduce closet depth to 24" from back of jamb to back wall of closet.
Door	Width						
Linen Closet	16 inches (26-1/4" deep)						

	IL Unit 1BR-C1 Boxwood	Surveyed Unit 224	
44		No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 ½" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.
45		Clear floor spaces at the showers are 27-1/2 inches by 44-1/4 inches (minimum 30 inch by 48 inch clear floor space parallel to the fixture and flush with the control wall required).	Reduce depth of wing wall to provide minimum 32" passage to shower and to provide 30" x 48" clear floor space parallel to shower with maximum 1.5" offset.

	IL Unit 2BR-D Forsythia	Surveyed Unit 201	
46		No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 ½" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.

	IL Unit 3BR-A Grande	Surveyed Unit 301	
47		No accessible outlets are within reach range at the corner counter area (at least one accessible outlet with 30 inch by 48 inch clear floor space is required at each countertop area).	Relocate corner outlet to no less than 27" from the inside corner of the kitchen to the centerline of the outlet. The outlet location must be no more than 25 ½" from the clear floor space for a parallel approach aligned with the countertop and free from obstructions.