

## **SETTLEMENT AGREEMENT**

This Settlement Agreement is entered into by and between the National Fair Housing Alliance (“**NFHA**”) and GSL Properties, Inc., GSL Airport Vista Investors LLC, GSL Cottonwood I Investors LLC, GSL Desert Willow Investors LLC, GSL El Paseo Investors LLC, GSL El Paseo Investors Phase II LLC, GSL Ladera Investors LLC, GSL Enchanted Vista Investors LLC, GSL Manzano Mesa Investors LLC, GSL Santa Fe Retirement Investors LLC, GSL Valencia Investors LLC, GSL Ventana Ranch Investors LLC (collectively, GSL and related entities referred to as “**GSL**”), DBG Properties LLC, DBG Silver Moon Investors LLC, DBG Valle de Atrisco Investors LLC, and DBG Village at Avalon Investors LLC (collectively, DBG and related entities referred to as “**DBG**”) (collectively, GSL and DBG, “**GSL/DBG**”); Dekker Perich Sabatini LTD and Ronald A. Witherspoon (collectively, Dekker Perich Sabatini LTD and Ronald A. Witherspoon, “**DPS**”) and [others that GLS or DPS wishes to have explicitly released] (collectively, “**GSL/DBG and DPS**”).

### **I. PURPOSES OF THE SETTLEMENT AGREEMENT**

WHEREAS GSL is the developer, operator, and/or builder of Village at Avalon, La Cantera, Silver Moon Lodge, Casa Villita, Anasazi Village, and Desert Willow (collectively, each of the foregoing properties, the “**Reviewed Properties**”), Valle de Atrisco, El Paseo, Paseo del Sol, Enchanted Vista, La Terraza, Ventana Ranch, Manzano Mesa, and Valencia Court (collectively with the Reviewed Properties, the “**Subject Properties**”) and DPS is the architect for Village at Avalon, Valle de Atrisco, La Cantera, Silver Moon Lodge, Casa Villita, El Paseo, Anasazi Village, Paseo del Sol, Enchanted Vista, and La Terraza apartments in New Mexico;

WHEREAS, NFHA conducted an investigation of the Reviewed Properties during the period May 2017 to July 2019 and identified what it claims to be violations of the accessibility requirements of the Fair Housing Amendments Act (“**the Act**”), 42 U.S.C. §§ 3604(f)(1), (f)(2)

and (f)(3)(C), which are applicable to multifamily dwellings designed and constructed for first occupancy after March 13, 1991, including the Reviewed Properties;

WHEREAS, NFHA has prepared and is ready to file a complaint in federal district court alleging multiple violations of the Act's accessibility requirements by GSL/DBG and DPS at the Reviewed Properties;

WHEREAS, NFHA alleges that GSL/DBG and DPS, as applicable, designed and constructed the Reviewed Properties without full adherence to the required elements of accessible and adaptable design in violation of the Act, 42 U.S.C. §§ 3604(f)(1), (f)(2) and (f)(3)(C), and has expressed concerns about similar issues at the other Subject Properties;

WHEREAS, based on its review of certain elements at the Reviewed Properties, NFHA alleges that many public and common use areas at the Reviewed Properties and the remaining other Subject Properties do not have:

- a. An accessible route from the pedestrian arrival areas to the primary entrances of covered multifamily dwellings.
- b. Accessible routes to primary entrances to covered multifamily dwelling units, to unit amenities, and to common areas. For example, routes between common and public use areas and routes from parking to units lack accessible curb cuts, are interrupted by steep slopes, and have access points that discharge persons in wheelchairs into traffic, loading zones, or adjacent parking spaces.
- c. Adequate numbers of accessible parking spaces for residents and visitors or at public and common use amenities.
- d. Accessible routes on the interior of units that lead through covered dwelling units and out the back or side door, because doors at patios and balconies that are part of an

accessible route must have accessible thresholds on both the interior and exterior of the doorway and sliding doors at patios and balconies have clear openings that are less than the required nominal 32 inches required for a doorway on an accessible route.

e. Accessible access to sinks and vanities in covered dwelling units because bathrooms are required to have a 30 x 48 clear floor space parallel to and centered on the basin of a sink or to have knee space and clear floor space for a forward approach, along with a removal cabinet, finished floor and wall space and pipe protection.

g. Environmental controls such as thermostats in accessible locations with all operable parts within a 48” reach range.

WHEREAS, GSL/DBG and DPS have employed an independent third party consultant to conduct a survey for compliance with the Act’s design and construction requirements at the Subject Properties;

WHEREAS, at all times GSL/DBG and DPS have denied and continue to deny the allegations that they have designed and constructed the Subject Properties in violation of the Act’s accessibility requirements;

WHEREAS, NFHA, GSL/DBG and DPS desire to resolve these claims voluntarily and without the need for expensive and possibly protracted litigation and, to that end, they have agreed to the following terms by which NFHA’s allegations are fully and finally resolved.

## **II. TERMS OF THE SETTLEMENT AGREEMENT**

Based upon the foregoing recitals, the Parties agree as follows:

### A. Definitions

1. “**Guidelines**” means the Fair Housing Accessibility Guidelines, 56 Fed. Reg. 9472 (1991).

2. “**Reviewed Properties**” shall have the definition given in the Recitals.
3. “**Subject Properties**” shall have the definition given in the Recitals.
4. “**Punch List**” means a list of agreed modifications and retrofits for the Subject Properties incorporated herein by reference and enforceable as part of this Settlement Agreement.

B. Effective Date

The Effective Date of this Agreement is the date on which the last party to the Agreement executes the Agreement. The Parties agree that this Settlement Agreement may be executed in one or more counterparts, each one of which shall be deemed to be an original, equally admissible in evidence, but all of which shall constitute one and the same instrument. Electronic or facsimile signatures may be deemed to be an original signature for all purposes.

C. Term of the Agreement

The Term of this Agreement is, for the Subject Properties, three years from the Effective Date and, for the Sold Properties, three years from the effective date of each Sold Properties Settlement Agreement (as hereafter defined).

D. Covered Units

At the Subject Properties, all ground-floor units in all non-elevator buildings and all units in buildings with elevators are “covered dwelling units” within the meaning of the Act. Each covered dwelling unit at the Subject Properties, and the public and common-use areas at the Subject Properties, are subject to the design and construction requirements of the Act. The standards used to assess compliance with the Act under this Agreement are the Act, the Guidelines, and the fair housing design standards in effect at the time a Subject Property was constructed. With respect only to alterations made pursuant to Section II(E)(5) of this Agreement, the standard

used to assess compliance of such alterations shall be ANSI 2003 and the applicable codes for renovations in the jurisdiction in which each Subject Property is located (collectively, all such standards, the “**Applicable Fair Housing Standards**”). The standards used to assess compliance with the Americans with Disabilities Act, Title III, that apply in addition to the Act to areas that serve the general public, such as the rental office and public parking areas, are the Americans with Disabilities 1991 and 2010 ADA Standards for Accessible Design.

E. Corrective Action at the Subject Properties

1. *Punch List*

The Parties have agreed to Punch Lists of agreed-upon alterations to provide accessibility consistent with the Act’s requirements to the public and common use areas of the Reviewed Properties. The terms of the Punch Lists are attached as Appendix A and are incorporated herein by reference and enforceable as part of this Settlement Agreement.

2. *Alterations at the Reviewed Properties*

GSL/DBG, directly or through a contractor, will cause to be performed the alterations at the Reviewed Properties as outlined in the Punch Lists that are incorporated into this Settlement Agreement.

3. *Cost of Alterations*

GSL/DBG and/or DPS (based upon a separate negotiation) agree to provide and pay, or coordinate funding for, the costs of the alterations outlined in the Punch Lists.

4. *Timetable for Performing Alterations at the Subject Properties*

a. For the Reviewed Properties, GSL/DBG, directly or through a contractor, agrees to commence and complete all required common area and accessible route alterations identified on the Punch Lists, including parking spaces, curb cuts and

accessible routes from parking spaces to exterior accessible walkways, as soon as practical, with such work to commence within 30 days of the date that the work can be safely performed taking into account restrictions related to the COVID-19 crisis. GSL/DBG agrees to apprise NFHA as to the status of work and to notify it timely in the event work commenced is temporarily halted. NFHA acknowledges that the work is anticipated to proceed at one property at a time, in general accordance with a schedule that will be provided by GSL/DBG to NFHA.

b. The parties recognize that, as of the date hereof, accessibility reviews of the Subject Properties that are not Reviewed Properties have not been conducted. For Subject Properties that are not Reviewed Properties, GSL/DBG will either, in accordance with the terms of this Agreement, complete similar common area and accessible route remediation as described herein or provide a certification from a mutually agreed upon third party architect or accessibility consultant that no such alterations are required. GSL/DBG will cause the accessibility reviews of such properties to be conducted within one year following the Effective Date and, as applicable, will provide the certification described in this paragraph one year following the Effective Date. Any work needed to bring a Subject Property into compliance with the standards referenced in this paragraph will be completed within the Term of this Settlement Agreement.

c. Reserved

d. GSL/DBG, directly or through a contractor, agrees to commence and complete the alterations identified on the Punch Lists to the interior of dwelling units for all covered dwelling units in the Subject Properties upon tenant request as

outlined in subsection E.5. or otherwise specified in the Punch Lists during the Term of the Settlement Agreement.

5. *Additional Modifications Upon Request and Notice to Residents*

a. GSL/DBG and/or DPS (based upon a separate negotiation) will establish a fund in the amount of \$300,000 (hereafter, the “**Fund**”) from which they agree to pay for alterations that increase accessibility for residents of the Subject Properties. For three (3) years following the Effective Date, GSL/DBG will pay (from the Fund) for alterations consistent with the Applicable Fair Housing Standards and pursuant to Section E.4(d) and will further pay (from the Fund) for alterations intended as reasonable modifications or accommodations at the Subject Properties which are requested by residents who qualify for a reasonable modification or accommodation. Reasonable modifications or accommodations shall be processed and treated in accordance with Applicable Fair Housing Standards. The Fund amount is in addition to the cost of completing the items in the Punch Lists except as explicitly described in this paragraph.

b. GSL/DBG will send a written notice to each head of household of a dwelling unit at the Subject Properties within thirty (30) days from the Effective Date informing the head of household of the availability of modifications to the interior or exterior of individual units pursuant to Section E.4(d) of this Settlement Agreement and notifying the head of household that he or she may, on account of his or her own disability, the disability of a household member, or the disability of a possible guest, have those modifications performed without charge on an expedited basis within a reasonable period after making a written request. Written

requests must be received within 2 years of receipt of the letter. The Fund shall continue in existence until depleted and, if funding is available, may be used for the Sold Properties (as hereafter defined). If funds are available after the period of years described in this paragraph, they may also continue to be available for the modifications described in this paragraph.

c. For example, as identified in or in addition to scoping identified in the Punch Lists, current residents may request:

1. The addition of grab bars in one or more bathrooms;
2. Replacement of non-removable cabinets below sinks with removable cabinets to permit access by a wheelchair;
3. Lowered countertops in kitchens;
4. Replacement (or remediation) of sliding doors at patios and balconies with doors that have accessible clear openings of at least a nominal 32 inches and accessible thresholds; or,
5. Accessible or designated parking spaces.

These modifications will be made without cost to any resident.

d. Each new tenant of a dwelling unit at the Subject Properties during the Term of the Agreement shall be notified at lease up that she or he may request that modifications needed because of disability be made to his/her covered unit.

6. *Inspection of Alterations Performed*

The Parties agree to an inspection of the alterations identified in Section II(E)(2).



- a. GSL/DBG agree to inform NFHA in writing of the completion of the agreed upon alterations from the Punch Lists at each of the Subject Properties within thirty (30) days of the completion of the alterations.
- b. GSL/DBG and DPS agree that they will employ a third party architect or consultant mutually agreed upon by the parties to conduct on-site inspections of the agreed upon external and common area alterations within 60 days of the completion of the alterations and to prepare written reports describing the alterations and whether or not the alterations comply with the modifications agreed to by the Parties on the Punch Lists. Copies of the report shall be provided to NFHA.
- c. If the inspections indicate that any of the required alterations have not been made as specified herein, GSL/DBG and/or DPS, directly or through a contractor, agree to correct any deficiencies within thirty (30) days of that notice or such reasonable time period as may be needed to make the repair, but within the Term of this Agreement and provide documentary and photographic evidence of the correction of such alterations to NFHA.

7. *Sale or Transfer of an Ownership Interest in the Subject Properties*

The sale or transfer, in whole or in part, of an ownership interest in any of the Subject Properties, after the Effective Date, shall not affect GSL/DBG's obligation, either directly or through a contractor, to complete the alterations at the Subject Properties agreed to under this Settlement Agreement. Should GSL/DBG sell or transfer any ownership interest in the Subject Properties, after the Effective Date of this Agreement and prior to the completion of the alterations provided for under this Settlement Agreement, GSL/DBG will provide

written notice to each buyer or transferee that GSL/DBG, either directly or through a contractor, is required to complete the alterations pursuant to this Settlement Agreement. GSL/DBG shall, directly or through a contractor, either complete the alterations prior to the sale or transfer of the Subject Properties or obtain written consent of the new buyer(s)/transferee(s) to have these alterations performed within the time frame allotted herein at the Subject Properties after the new owner takes possession of the Subject Property. Not later than fourteen (14) days after such sale or transfer, GSL/DBG agrees to notify NFHA in writing of actions that they have taken in accordance with this provision.

F. Settlement Payment

GSL/DBG and DPS agree, no later than fifteen (15) days after the Effective Date, to make a Settlement Payment to NFHA in the amount of \$325,000 as compensation to NFHA, including attorneys' fees, costs, and litigation expenses. Payment will be made by check payable to Relman Colfax PLLC, 1225 19th St. NW, Suite 600, Washington, DC 20036.

G. General Release of All Claims

1. In exchange for, and in consideration of, the payments, alterations, benefits, and other commitments described herein, NFHA hereby fully releases, acquits, and forever discharges GSL/DBG and DPS and each of their individual predecessors, successors and assigns, parent corporations, subsidiary corporations, affiliated corporations, partnerships or companies in which they are a partner or member, and the officers, directors, shareholders, partners, employees, managers, members, representatives, insurers, attorneys and agents, past and present, as of the Effective Date from any and all claims, liabilities, causes of action, damages, costs, attorneys' fees, expenses, and compensation whatsoever, of whatever kind or nature, in law, equity or otherwise, whether known or unknown, vested

or contingent, suspected or unsuspected, that NFHA may now have or may, have ever had relating to the Subject Properties, and NFHA hereby specifically waives and releases all such claims, including, but not limited to, those arising under the FHAA, Applicable Fair Housing Standards, and any and all state or local statutes, ordinances, or regulations governing the accessibility of residential units and common areas at the Subject Properties including, without limitation, any state law claim pursuant to the laws of the state of New Mexico, as well as all claims arising under federal, state, or local law involving any claim related to the claims described in this Agreement. NFHA further represents and warrants that its claims hereunder have not been assigned to any other person or entity.

2. GSL/DBG and DPS and each of their constituent entities fully release, acquit, and forever discharge NFHA from any and all claims, liabilities, causes of action, damages, costs, attorneys' fees, expenses, and compensation whatsoever, of whatever kind or nature, in law, equity or otherwise, whether known or unknown, vested or contingent, suspected or unsuspected, as of the Effective Date that GSL/DBG or DPS may now have or have ever had relating to the Subject Properties and the allegations in this Agreement, and hereby specifically waive and release all such claims.

#### H. Miscellaneous Provisions

##### 1. *Binding Effect*

This Settlement Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, successors, and assigns.

##### 2. *Enforceability*

Any action to enforce the provisions of this Agreement shall be through an action brought in the state of New Mexico. The Parties agree to use good faith and their best efforts to

resolve any dispute in the interpretation of or compliance with this Agreement without resort to litigation.

3. *Controlling Law*

This Settlement Agreement shall be construed in accordance with the laws of the State of New Mexico, without giving effect to conflict of law principles. Any action in regard to this Settlement Agreement or arising out of its terms and conditions shall be instituted and litigated in the State of New Mexico.

4. *Costs and Expenses*

GSL/DBG and DPS shall bear their own attorneys' fees and costs arising out of and/or relating to this matter.

5. *Deadlines and Tolerances*

All deadlines and dates for performance by the Parties under this Settlement Agreement may be extended or modified by written agreement between the Parties, which shall not be unreasonably withheld, delayed or conditioned. Further, the Parties recognize that, during the process of retrofitting a property for full compliance with the Applicable Fair Housing Standards, occasionally certain issues may arise which are cost-prohibitive or otherwise difficult to implement. NFHA will not unreasonably withhold, delay or condition approvals to vary from or apply tolerances to specific items in the Punch Lists or alterations described herein in the event GSL/DBG and/or DPS make a request for such variation or tolerance.

6. *Severability*

Each provision and term of this Settlement Agreement shall be interpreted in such a manner as to be valid and enforceable. In the event any provision or term of this Final Settlement Agreement is determined to be, or is rendered, invalid or unenforceable, all other

provisions or terms of this Final Settlement Agreement shall remain unaffected to the extent permitted by law.

7. *Notice to the Parties*

All notices required or permitted hereunder shall be in writing and shall be served on the Parties at the addresses or e-mail addresses set forth below. If sent by overnight delivery, notice shall be deemed delivered one (1) business day after deposit with the nationally recognized overnight courier. Personal delivery shall be deemed delivered upon the date the same was actually delivered. E-mail notices shall be deemed delivered the day the same was sent, provided that the sender has retained a copy and the same was properly sent.

- a. Notices to NFHA shall be sent to: Sara Pratt, Relman Colfax PLLC, 1225 19<sup>th</sup> Street NW, Suite 600, Washington, DC 20036, and Morgan Williams, National Fair Housing Alliance, 1331 Pennsylvania Avenue NW Washington DC, 20004.
- b. Notices to GSL shall be sent to: Becky Alexander, GSL Properties, Inc. Three Centerpointe Drive, Suite 130, Lake Oswego, OR 97035, with a copy to Amy M. Glassman, Ballard Spahr LLP, 1909 K Street NW, 12<sup>th</sup> floor, Washington DC, 20016.
- c. Notices to DBG shall be sent to Walter O. Grodahl III, DBG Properties LLC, 2164 SW Park Place, Portland, OR 97205, with a copy to Amy M. Glassman, Ballard Spahr LLP, 1909 K Street NW, 12<sup>th</sup> floor, Washington DC, 20016.
- d. Notices to DPS shall be sent to: Kendal Giles, AIA, Dekker/Perich/Sabatini, 7601 Jefferson St., NE, Suite 100, Albuquerque, NM 87109.

8. *Force Majeure*

The parties recognize that the current COVID-19 pandemic has impacted or may further impact, among other issues, the availability of materials and contractors to complete the alterations identified in this Settlement Agreement and in the time periods identified herein, the availability of accessibility consultants or other parties to verify work, access to interior buildings in units, and other factors that may not be foreseeable at this time. In the event GSL/DBG or DPS notify NFHA that the pandemic is adversely impacting their ability to complete certain obligations under this Agreement, the parties agree to work in good faith to reasonably negotiate deadline extensions or other modifications to this Settlement Agreement which may be necessary or reasonable.

9. *Entire Agreement*

This Settlement Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, expectations, and discussions of or between the parties, whether oral or written, and there are no representations or other agreements between the Parties respecting the subject matter hereof.

10. *Other Properties No Longer Owned by GSL/DBG*

This Agreement does not include multifamily properties located in New Mexico and developed by GSL/DBG which GSL/DBG no longer owns and which are listed on Appendix B hereto (“**Sold Properties**”). GSL/DBG will use commercially reasonable efforts to contact current owners of the Sold Properties and GSL/DBG (along with DPS for Sold Properties designed by DPS) will use commercially reasonable efforts to enter into one or more settlement agreements with all such owners (each, a “**Sold Properties Settlement Agreement**”) providing for the completion of and payment for all

accessibility-related work as described in the next sentence. Under the Sold Properties Settlement Agreements, GSL/DBG (along with DPS for Sold Properties designed by DPS), and such current owners will cause actions materially similar to the requirements of Section II(E)(1)-(4) and (6) of this Agreement to be completed or will confirm compliance of the Sold Properties with the Applicable Fair Housing Standards; provided that the parties shall not be required to establish a fund for accessibility alterations or make additional settlement payments to NFHA under such settlement agreements. GSL/DBG will provide to NFHA copies of each Sold Properties Settlement Agreement within 30 days of their execution and, for each Sold Property, a report when the actions described here have been completed. Upon execution of a Sold Properties Settlement Agreement, the releases in Section II(G) of this Agreement shall include the parties to the Sold Properties Settlement Agreement and NFHA.

Agreed to by the Parties as indicated by the signatures appearing below:

**National Fair Housing Alliance**

By: *Lisa Rice*

Date: May 2, 2021

Name: Lisa Rice

Its: President & CEO



**GSL Properties, Inc., GSL Airport Vista Investors LLC, GSL Cottonwood I Investors LLC, GSL Desert Willow Investors LLC, GSL El Paseo Investors LLC, GSL El Paseo Investors Phase II LLC, GSL Ladera Investors LLC, GSL Enchanted Vista Investors LLC, GSL Manzano Mesa Investors LLC, GSL Santa Fe Retirement Investors LLC, GSL Valencia Investors LLC, and GSL Ventana Ranch Investors LLC**

By: 

Date: September 13, 2021

Name: David K. Bell

Its: Exec. V. P., GSL Properties, Inc.  
Member, GSL Investors Master LLC, Member

**DBG Properties LLC, DBG Silver Moon Investors LLC, DBG Valle de Atrisco Investors LLC, and DBG Village at Avalon Investors LLC**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

GSL Properties, Inc., GSL Airport Vista Investors LLC, GSL Cottonwood I Investors LLC, GSL Desert Willow Investors LLC, GSL El Paseo Investors LLC, GSL El Paseo Investors Phase II LLC, GSL Ladera Investors LLC, GSL Enchanted Vista Investors LLC, GSL Manzano Mesa Investors LLC, GSL Santa Fe Retirement Investors LLC, GSL Valencia Investors LLC, and GSL Ventana Ranch Investors LLC

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

DBG Properties LLC, DBG Silver Moon Investors LLC, DBG Valle de Atrisco Investors LLC, and DBG Village at Avalon Investors LLC

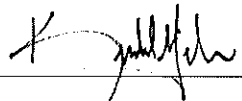
By:  \_\_\_\_\_

Date: September 13, 2021

Name: Walter O. Grodahl

Its: Managing Member

**Dekker/Perich/Sabatini Ltd.**


By: 

Date: April 30, 2021

Name: Kendal Giles

Its: COO/Vice President

**Ronald A. Witherspoon**

By: 

Date: May 2, 2021

Name: Ronald A. Witherspoon

Its: Individually

**APPENDIX A  
PUNCH LISTS**

**Silvermoon Lodge Apartments**  
**901 Park Avenue Southwest, Albuquerque, NM 87102**

**Specifications for Exteriors, Common Areas, and Accessible Routes:**

- **Employee Restroom: replace ANSI vertical side bar to meet code and install blocking behind walls, if needed**
  - ADA [2010] 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
  - ADA [2010] 604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum above the floor, and with the center line of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum from the rear wall.
  - See Figure 5 for required compliance
- **Employee Restroom: remove and reset toilet to 18" centerline from sidewall**
  - This should be done prior to resetting grab bars since the compliant measurements for other items (toilet paper holder, grab bars, clear floor space, etc.) are based on the centerline location of the toilet
  - See Figure 6 for required compliance
- **Pool Restroom: install ADA compliant grab bars and install blocking behind walls, if needed**
  - ANSI A117.1 [2009] 604.5 Grab Bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.
  - ANSI A117.1 [2009] 604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum above the floor, and with the center line of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum from the rear wall.
  - ANSI A117.1 [2009] 604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.
  - See Figure 5 for required compliance
- **Pool: reset spa timer to a height of 48" or less and install ADA compliant knob**

- ANSI A117.1 [2003/2009] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
- ANSI A117.1 [2003/2009] 309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum.
- ANSI A117.1 [2003/2009] 308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
- See Figure 3 for required compliance
- **Common Area Restroom: replace sink with ADA compliant sink (use compliant faucets) and wrap pipes**
  - ANSI A117.1 [2003] 1004.11.3.1.1 Lavatory. A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided. The clear floor space shall be centered on the lavatory.
    - EXCEPTIONS:
      - 1. A lavatory complying with Section 606.
      - 2. Cabinetry shall be permitted under the lavatory provided such cabinetry can be removed without removal or replacement of the lavatory, and the floor finish extends under such cabinetry.
  - See Figures 7 and 8 for required compliance
- **5<sup>th</sup> Floor Lounge: reset thermostat to a height of 48" or less**
  - ANSI A117.1 [2009] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
  - ANSI A117.1 [2009] 308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
  - See Figure 3 for required compliance
- **4<sup>th</sup> Floor Patio: install ADA compliant ramp (threshold) to patio**
  - ANSI A117.1 [2009] 404.2.4 Thresholds. If provided, thresholds at doorways shall be 1/2-inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.
  - See Figure 4 for required compliance
- **Fitness Center: reset thermostat to a height of 48" or less**
  - ANSI A117.1 [2009] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
  - ANSI A117.1 [2009] 308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high

side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

- See Figure 3 for required compliance
- **Office: reset thermostat and alarm panel to a height of 48" or less**
  - ADA [2010] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.
  - ADA [2010] 308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
  - See Figure 3 for required compliance
- **Pool Area: grind or repour concrete surrounding gates to level slope on both sides of gate and ensure proper ADA maneuvering clearances**
  - ANSI A117.1 [2003] 303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) in height shall be ramped and shall comply with Section 405 or 406.
  - See Figure 1 for required compliance
- **Parking Area & Access Aisle: install asphalt pad or level out all ADA parking spaces and access aisles to 2% grade or less**
  - ANSI A117.1 [2009] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 2 for required compliance
- **Sidewall (east side of building): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2009] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Gate (near accessible parking): grind or repour concrete to be level on both sides of gate and ensure proper ADA maneuvering clearances**
  - ANSI A117.1 [2009] 404.2.3.1 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.
  - See Figure 1 for required compliance
- **Mailbox Area: grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2009] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk (near office): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2009] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance



- **Sidewalk (near main entry doors): grind or relevel concrete within the door maneuvering space to 2% grade or less for cross slope**
  - ADA [2010] 404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.
    - EXCEPTIONS:
      - 1. Slopes not steeper than 1:48 shall be permitted.
  - See Figure 1 for required compliance
- **Sidewalk (near unit #144): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2009] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk (near unit #126): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2009] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance

**Scope of Work for Unit Interiors (to be completed upon turnover, maintenance calls, or request):**

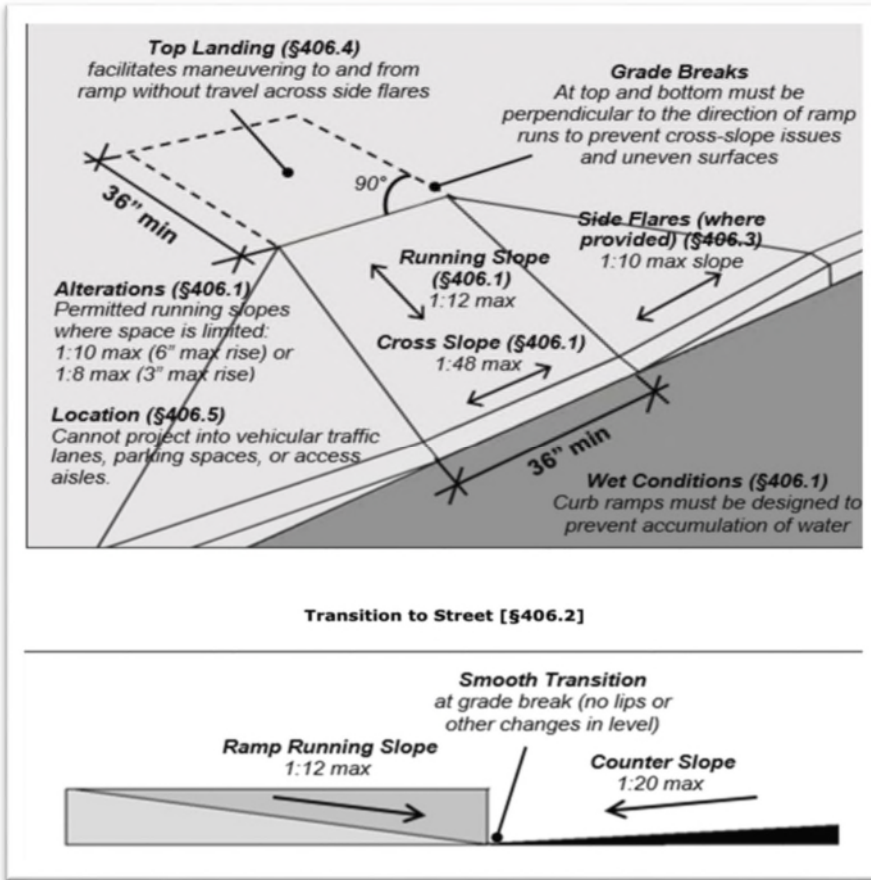
- All units with exterior sliding door: Install threshold ramps on both sides of door.
- Unit Plan Type 5 Accessible One Bedroom: Lower thermostats to 48" or less

**Scope of Work for Unit Interiors (to be completed upon request):**

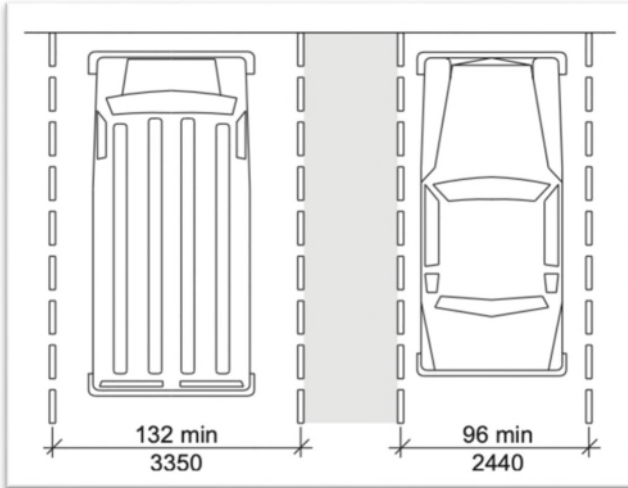
- Unit 126
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
  - Install water closet side grab bar that is 42 inches long
  - Add to roll in shower stalls three full length grab bars
- Units 136, 140, 240: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
- Accessible Unit Type 1A Studio: Move sewer line and reinstall toilet at 18 inches from side wall
- Unit Type 1: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
- Unit Type 1 Studio: Move sewer line and reinstall toilet with centerline at 18 inches from edge of bathtub.
- Unit Plan Type 5:
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
  - Replace lavatory faucet with accessible type.
- Unit Plan Type 6: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.

- Unit Plan Type 7: Move sewer line and reinstall toilet with centerline at 18 inches from wall

## **Figures**

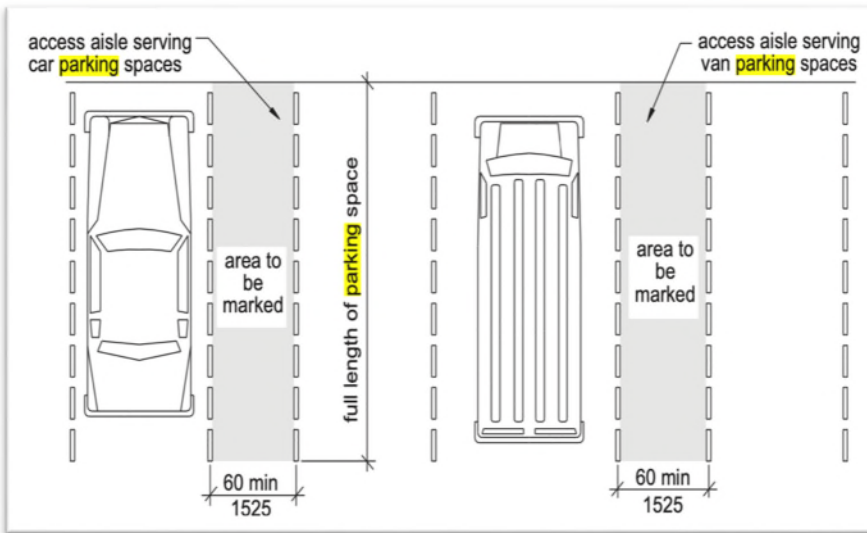


1.

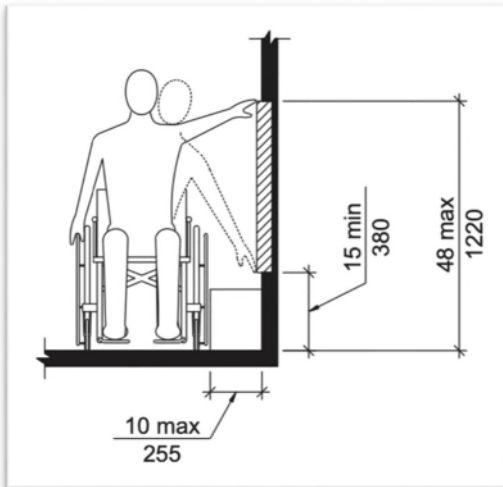


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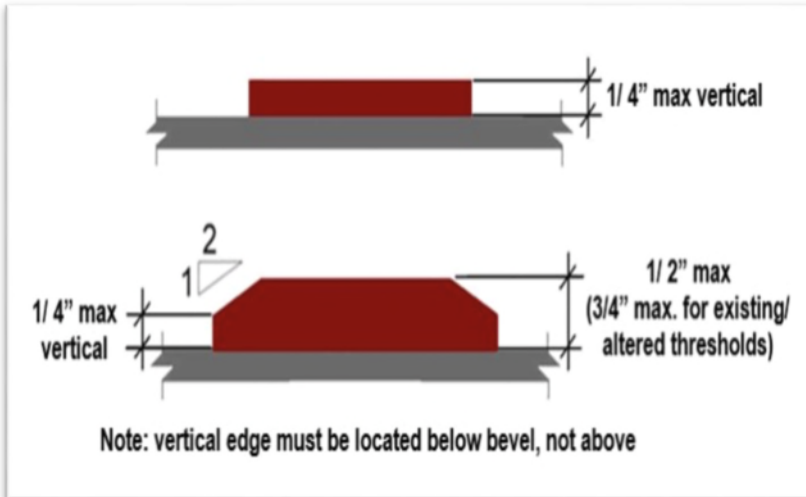
### Parking Spaces



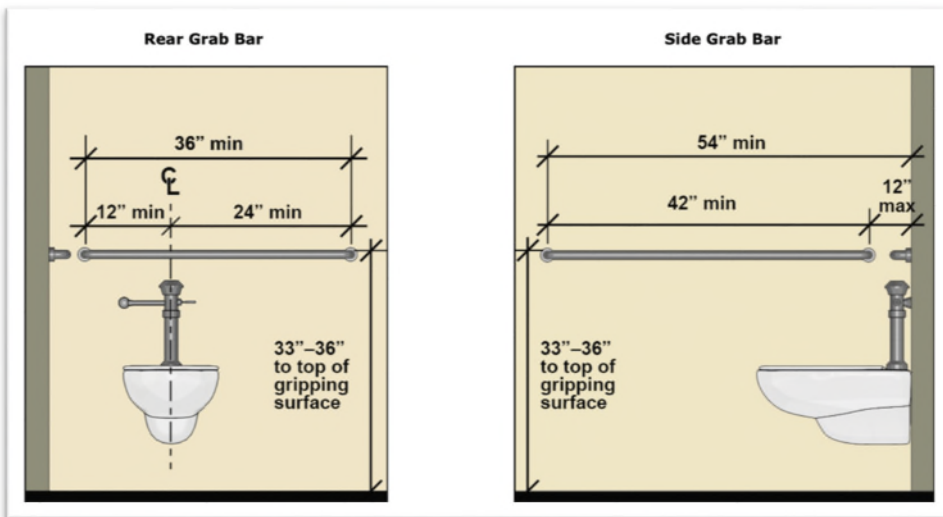
### Parking Space Aisles



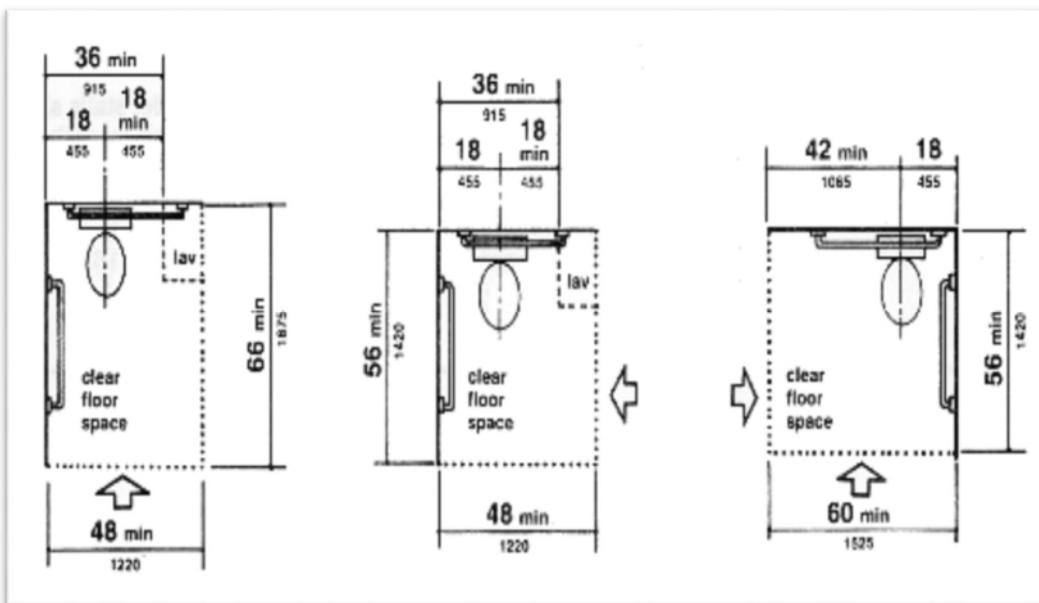
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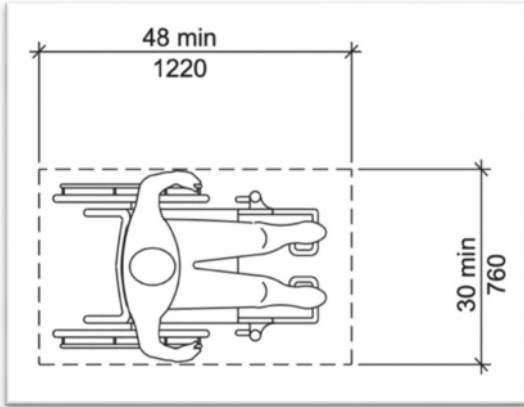
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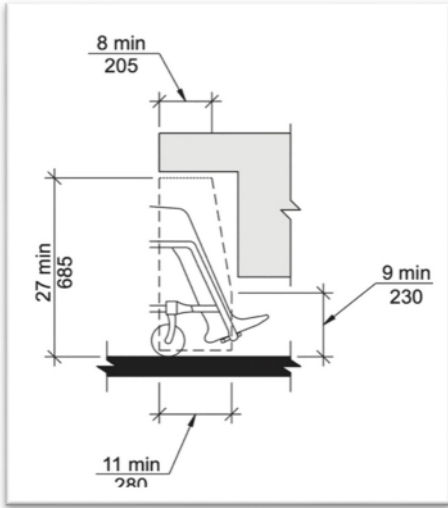
5.



6.



7.



8.

**Desert Willow Apartments**  
**8901 Jefferson Street Northeast, Albuquerque, NM 87113**

**Specifications:**

- **Pool:**
  - **Install new lavatory in restroom with accessible type**
    - ANSI A117.1 [1992] 4.20.2.1 \* Lavatories. Lavatories shall be mounted with the rim 34 in (865 mm) maximum above the floor and with a clearance of 29 in (735 mm) minimum from the floor to the bottom of the front edge of the apron.
    - See Figure 7 for required compliance
- **Pool:**
  - **Create level door maneuvering clearances at restroom entrances and level ramp landings**
    - ANSI A117.1 [1992] 4.13.6.15 Floor or ground surface within the required maneuvering spaces shall have a slope not steeper than 1:48 and shall be clear.
    - See Figures 14 and 11 for required compliance
- **Pool:**
  - **Install concrete pad and sidewalk to meet accessibility requirements at entrances**
    - ANSI A117.1 [1992] 4.13.6.15 Floor or ground surface within the required maneuvering spaces shall have a slope not steeper than 1:48 and shall be clear.
    - ANSI A117.1 [1992] 4.8.7 Edge Protection. Ramps and landings shall have curbs, walls, or railings that prevent people from traveling off the ramp or landing or shall protrude 12 in (305 mm) minimum beyond the inside face of the railing. Curbs or barriers shall be 4 in (100 mm) high minimum. See Fig. 84.8.3.
    - See Figure 11 for required compliance
- **Public Street Route:**
  - **grind, relevel or repour concrete to a slope of 8.33% grade or less at curb ramp**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Office:**
  - **grind or relevel curb ramp in crosswalk to 2% grade or less cross slope**
    - ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible

route shall not be steeper than 1 :20. Transitions from ramps to walks, gutters or streets shall be flush.

- ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
- See Figure 2 for required compliance

- **Office:**

- **grind, relevel or repour concrete to 8.33% grade or less on slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
- See Figure 1 for required compliance

- **Office:**

- **Install asphalt or level out all accessible parking spaces and access aisles to 2% grade or less and install signage**

- ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not be steeper than 1: 20. Transitions from ramps to walks, gutters or streets shall be flush.
- ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
- ANSI A117.1 [1992] 4.6.1 \* General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3. Accessible parking spaces, access aisles and passenger loading zones shall have surface slopes not steeper than 1:48 in all directions. Access aisles serving accessible parking spaces or passenger loading zones shall be at the same level as the spaces or loading zones they serve.
- See Figure 2 for required compliance

- **Office:**

- **Install cane detection barriers and handrails on both sides of walkway along accessible route**

- ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps



constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.

- ANSI A117.1 [1992] 4.8.5 Handrails. Ramps with a rise greater than 6 in (150 mm) or a run greater than 72 in (1830 mm) shall have handrails complying with 4.3.10 and 4.3.11.
- ANSI A117.1 [1992] 4.8.4 Landings. Ramps shall have level landings at bottom and top of each run.
- See Figures 12 and 9 for required compliance

- **Fitness Center:**

- **Install asphalt or level out all accessible parking spaces and access aisles to 2% grade or less and install signage**

- ANSI A117.1 [1992] 4.6.1 \* General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3. Accessible parking spaces, access aisles and passenger loading zones shall have surface slopes not steeper than 1:48 in all directions. Access aisles serving accessible parking spaces or passenger loading zones shall be at the same level as the spaces or loading zones they serve.
    - ANSI A117.1 [1992] 4.6.2\* Parking Spaces. Parking spaces for persons with disabilities shall be 96 in (2440 mm) wide minimum and shall have an adjacent access aisle 60 in (1525 mm) wide minimum. See Fig. 84.6.2. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces shall be permitted to share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with 4.28.8. Signs shall not be obscured by a vehicle parked in the space.
    - See Figure 2 for required compliance

- **Playground**

- **grind or relevel sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance

- **Playground (Building 7):**

- **Create an accessible route to and from the playground**

- No ANSI cited.
    - Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter

- **Near Unit #111:**

- **grind or relevel sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #112:**
  - **grind or relevel sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #114:**
  - **grind or relevel sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Units #114 & #115:**
  - **Create an accessible route to and from the units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #115:**
  - **grind, relevel or repour concrete on curb ramp to 8.33% grade or less on slope**
    - ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not be steeper than 1: 20. Transitions from ramps to walks, gutters or streets shall be flush.
    - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
    - See Figure 1 for required compliance
- **Near Unit #212:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - **See Figure 1 for required compliance**
- **Near Unit #214:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Units #214, #513, #715, and #1014:**
  - **Create accessible route to dumpster enclosure**
    - ANSI A117.1 [1992] 4.2.6.1 Unobstructed. If the clear floor space allows a parallel approach by a person in a wheelchair, the high side reach permitted shall be 54 in (1370 mm) maximum and the low side reach shall be 15 in (380 mm) minimum above the floor. See Fig. B4.2.6.1.
    - See Figure 3 for required compliance
- **Near Unit #218:**
  - **Install curb ramps at crosswalk along the accessible route**
    - ANSI A117.1 [1992] 4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.
    - See Figure 1 for required compliance
- **Near Unit #218:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #315:**
  - Create an accessible route to and from the trash area
    - ANSI A117.1 [1992] 4.3.2.1 Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1 :20, marked crossings at vehicular ways, clear floor space at accessible elements, access aisles, ramps, curb ramps and elevators.
    - See Figure 1 for required compliance
- **Near Unit #318:**
  - **Install curb ramps at crosswalk along the accessible route**
    - ANSI A117.1 [1992] 4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.
    - See Figure 1 for required compliance
- **Near Unit #412:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48
    - See Figure 1 for required compliance
- **Near Unit #413:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Units #414 and #415:**
  - **Create an accessible route and to and from the units**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #417:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #418:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #511:**
  - **grind or relevel concrete along sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - **See Figure 1 for required compliance**
- **Near Unit #511:**
  - **grind, relevel or repour curb ramp to 8.33% grade or less on slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #511:**
  - **Grind or relevel concrete at change of levels along sidewalk**
    - ANSI A117.1 [1992] 4.5.2.3 Changes in level greater than 112 in (13 mm) shall be accomplished by a curb ramp, ramp or elevator that complies with 4.7, 4.8 or 4.10, respectively.
    - See Figure 4 for required compliance
- **Near units #511, #612, and #1211:**
  - **Install accessibility signage at accessible parking spaces**
    - ANSI A117.1 [1992] 4.6.2\* Parking Spaces. Parking spaces for persons with disabilities shall be 96 in (2440 mm) wide minimum and shall have

an adjacent access aisle 60 in (1525 mm) wide minimum. See Fig. 84.6.2. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces shall be permitted to share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with 4.28.8. Signs shall not be obscured by a vehicle parked in the space.

- See Figure 2 for required compliance

- **Units #516 and #517:**

- **Create an accessible route to and from the units**

- No ANSI cited.
- See Fair Housing Design Manual Chapter 1
  - See Figure 15 URL for link to full chapter

- **Near Unit #517:**

- **grind or relevel concrete sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
- See Figure 1 for required compliance

- **Near Unit #518:**

- **Install asphalt or level all accessible parking spaces and access aisles to a 2% grade or less, install accessible signage, and install curb ramps at crosswalk along accessible route**

- ANSI A117.1 [1992] 4.6.1 \* General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3. Accessible parking spaces, access aisles and passenger loading zones shall have surface slopes not steeper than 1:48 in all directions. Access aisles serving accessible parking spaces or passenger loading zones shall be at the same level as the spaces or loading zones they serve.
- ANSI A117.1 [1992] 4.6.2\* Parking Spaces. Parking spaces for persons with disabilities shall be 96 in (2440 mm) wide minimum and shall have an adjacent access aisle 60 in (1525 mm) wide minimum. See Fig. 84.6.2. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces shall be permitted to share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with 4.28.8. Signs shall not be obscured by a vehicle parked in the space.
- See Figure 2 for required compliance

- **Near Unit #612:**

- **grind or relevel concrete sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48
    - See Figure 1 for required compliance
- **Near Unit #612:**
  - **grind, relevel or repour concrete curb ramp to 8.33% grade or less on slope**
    - ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not be steeper than 1: 20. Transitions from ramps to walks, gutters or streets shall be flush.
    - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
    - See Figure 1 for required compliance
- **Near Unit #613:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Units #614 and #615:**
  - **Create an accessible route to and from the units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #617:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Units #712 and #713:**
  - **Create an accessible route and ADA sidewalk to units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #713:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Units #714 and #715:**
  - **Create an accessible route to and from the units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #715:**
  - **Ramp needs cane detection on both sides of sidewalk**
    - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
    - ANSI A117.1 [[1992] 4.8.5 Handrails. Ramps with a rise greater than 6 in (150 mm) or a run greater than 72 in (1830 mm) shall have handrails complying with 4.3.10 and 4.3.11.
    - See Figures 12 and 9 for required compliance
- **Near Unit #715:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #717:**
  - **grind, relevel or repour concrete curb ramp to 8.33% grade or less on slope**
    - ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not be steeper than 1: 20. Transitions from ramps to walks, gutters or streets shall be flush.
    - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
    - ANSI A117.1 [1992] 4.7.5 Sides of Curb Ramps. Curb ramps located where pedestrians must walk across the ramp shall have flared sides. Slope of flares shall not be steeper than 1:10. See Fig. 84.7.5(a). Where

the width of the walking surface at the top of the ramp and parallel to the run of the ramp is less than 48 in (1220 mm) wide, the flared sides shall have a slope not steeper than 1: 12. Curb ramps with returned curbs shall be permitted where pedestrians would not normally walk across the ramp. See Fig. 84.7.5(b).

- See Figure 1 for required compliance

- **Near Unit #717:**

- **grind or relevel concrete sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
- See Figure 1 for required compliance

- **Near Unit #717:**

- **install asphalt or level out all accessible parking spaces and access aisles to 2% grade or less**

- ANSI A117.1 [1992] 4.6.1 \* General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3. Accessible parking spaces, access aisles and passenger loading zones shall have surface slopes not steeper than 1:48 in all directions. Access aisles serving accessible parking spaces or passenger loading zones shall be at the same level as the spaces or loading zones they serve.
- ANSI A117.1 [1992] 4.6.2\* Parking Spaces. Parking spaces for persons with disabilities shall be 96 in (2440 mm) wide minimum and shall have an adjacent access aisle 60 in (1525 mm) wide minimum. See Fig. 84.6.2. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces shall be permitted to share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with 4.28.8. Signs shall not be obscured by a vehicle parked in the space.
- See Figure 2 for required compliance

- **Near Unit #811:**

- **grind or relevel concrete sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
- See Figure 1 for required compliance

- **Near Unit #814:**

- **grind or relevel concrete sidewalk to 2% grade or less on cross slope**

- ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.



- See Figure 1 for required compliance
- **Near Unit #817:**
  - **Install handrails on both sides of ramp**
    - ANSI A117.1 [[1992] 4.8.5 Handrails. Ramps with a rise greater than 6 in (150 mm) or a run greater than 72 in (1830 mm) shall have handrails complying with 4.3.10 and 4.3.11.
    - See Figure 9 for required compliance
- **Units #818 and #819:**
  - **Create an accessible route to and from the units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #911:**
  - **Pour concrete sidewalk to create accessible route to trash area**
    - ANSI A117.1 [1992] 4.3.2.1 Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1 :20, marked crossings at vehicular ways, clear floor space at accessible elements, access aisles, ramps, curb ramps and elevators.
    - See Figure 1 for required compliance
- **Units #912 and #913:**
  - **Create an accessible route to and from the units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #913:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #914:**
  - **Grind or relevel concrete to 5% running grade or less along sidewalk**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #916:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #918:**

- **Install accessible curb ramps along the accessible route crosswalk.**
    - ANSI A117.1 [1992] 4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.
    - See Figure 1 for required compliance
- **Near Unit #1011:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #1015:**
  - **Create an accessible route to and from the garage**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Units #1016 and #1017:**
  - **Create an accessible route to and from the units**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #1017:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #1018:**
  - **Install accessible curb ramps at crosswalk along the accessible route**
    - ANSI A117.1 [1992] 4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.
    - See Figure 1 for required compliance
- **Near Unit #1111:**
  - **Ramp needs cane detection barriers and handrails installed on both sides of walkway**
    - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
    - ANSI A117.1 [1992] 4.8.5 Handrails. Ramps with a rise greater than 6 in (150 mm) or a run greater than 72 in (1830 mm) shall have handrails complying with 4.3.10 and 4.3.11.

- ANSI A117.1 [1992] 4.8.4 Landings. Ramps shall have level landings at bottom and top of each run.
    - See Figures 9 and 12 for required compliance
- **Near Unit #1113:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Units #1114 and #1115:**
  - **Create an accessible route to and from the units**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 9 for required compliance
- **Near Unit #1117:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #1117:**
  - **install asphalt or level all accessible parking spaces and access aisles to 2% grade or less**
    - ANSI A117.1 [1992] 4.6.1 \* General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3. Accessible parking spaces, access aisles and passenger loading zones shall have surface slopes not steeper than 1:48 in all directions. Access aisles serving accessible parking spaces or passenger loading zones shall be at the same level as the spaces or loading zones they serve.
    - ANSI A117.1 [1992] 4.6.2\* Parking Spaces. Parking spaces for persons with disabilities shall be 96 in (2440 mm) wide minimum and shall have an adjacent access aisle 60 in (1525 mm) wide minimum. See Fig. 84.6.2. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces shall be permitted to share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with 4.28.8. Signs shall not be obscured by a vehicle parked in the space.
    - See Figure 2 for required compliance
- **Near Units #1117 & #1118**

- **Ground, relevel, or repour so that concrete is 8.33% grade or less on slope on ramp**
  - ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not be steeper than 1: 20. Transitions from ramps to walks, gutters or streets shall be flush.
  - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
  - ANSI A117.1 [1992] 4.7.5 Sides of Curb Ramps. Curb ramps located where pedestrians must walk across the ramp shall have flared sides. Slope of flares shall not be steeper than 1:10. See Fig. 84.7.5(a). Where the width of the walking surface at the top of the ramp and parallel to the run of the ramp is less than 48 in (1220 mm) wide, the flared sides shall have a slope not steeper than 1: 12. Curb ramps with returned curbs shall be permitted where pedestrians would not normally walk across the ramp. See Fig. 84.7.5(b).
  - See Figure 2 for required compliance
- **Install handrails on both sides of ramp, create drop-off protection on the parking side of sidewalk along ramp, and level the landing**
  - ANSI A117.1 [[1992] 4.8.5 Handrails. Ramps with a rise greater than 6 in (150 mm) or a run greater than 72 in (1830 mm) shall have handrails complying with 4.3.10 and 4.3.11.
  - ANSI A117.1 [1992] 4.8.7 Edge Protection. Ramps and landings shall have curbs, walls, or railings that prevent people from traveling off the ramp or landing or shall protrude 12 in (305 mm) minimum beyond the inside face of the railing. Curbs or barriers shall be 4 in (100 mm) high minimum. See Fig. 84.8.3.
  - ANSI A117.1 [1992] 4.8.4 Landings. Ramps shall have level landings at bottom and top of each run.
  - See Figure 9 for required compliance
- **Near Unit #1211:**
  - **grind or relevel concrete sidewalk to 2% grade or less on cross slope**
    - ANSI A117.1 [1992] 4.3.6 Slope. Portions of an accessible route with running slopes steeper than 1:20 are ramps and shall comply with 4.8. The cross slope of an accessible route shall not be steeper than 1:48.
    - See Figure 1 for required compliance
- **Near Unit #1211:**
  - **grind, relevel or repour concrete curb ramp to 8.33% grade or less on slope**

- ANSI A117.1 [1992] 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as the vertical rise relative to the horizontal run. See Fig. 84.7.2. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not be steeper than 1: 20. Transitions from ramps to walks, gutters or streets shall be flush.
- ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
- ANSI A117.1 [1992] 4.7.5 Sides of Curb Ramps. Curb ramps located where pedestrians must walk across the ramp shall have flared sides. Slope of flares shall not be steeper than 1:10. See Fig. 84.7.5(a). Where the width of the walking surface at the top of the ramp and parallel to the run of the ramp is less than 48 in (1220 mm) wide, the flared sides shall have a slope not steeper than 1: 12. Curb ramps with returned curbs shall be permitted where pedestrians would not normally walk across the ramp. See Fig. 84.7.5(b).
- See Figure 9 for required compliance
- **Near Unit #1211:**
  - **Grind or relevel concrete at change of levels along sidewalk**
    - ANSI A117.1 [1992] 4.5.2.3 Changes in level greater than 112 in (13 mm) shall be accomplished by a curb ramp, ramp or elevator that complies with 4.7, 4.8 or 4.10, respectively.
    - See Figure 4 for required compliance
- **Units #1216 and #1217:**
  - **Create an accessible route to and from the units**
    - No ANSI cited.
    - See Fair Housing Design Manual Chapter 1
      - See Figure 15 URL for link to full chapter
- **Near Unit #1218:**
  - **Curb ramp needs cane detection barriers and handrails installed on both sides of walkway**
    - ANSI A117.1 [1992] 4.8.2\* Slope and Rise. Ramps in new construction shall have a slope not steeper than 1:12. The rise for any ramp run shall be 30 in (760 mm) maximum. See Fig. 84.8.2. Curb ramps and ramps constructed on existing sites or existing buildings or facilities shall be permitted to have slopes and rises as shown in Table 4.8.2 provided space limitations prohibit use of a 1:12 slope or less.
    - ANSI A117.1 [[1992] 4.8.5 Handrails. Ramps with a rise greater than 6 in (150 mm) or a run greater than 72 in (1830 mm) shall have handrails complying with 4.3.10 and 4.3.11.

- See Figures 12 and 9 for required compliance
- **Near Unit #1218:**
  - **Install accessible curb ramps at crosswalk along the accessible route**
    - ANSI A117.1 [1992] 4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.
    - See Figure 1 for required compliance

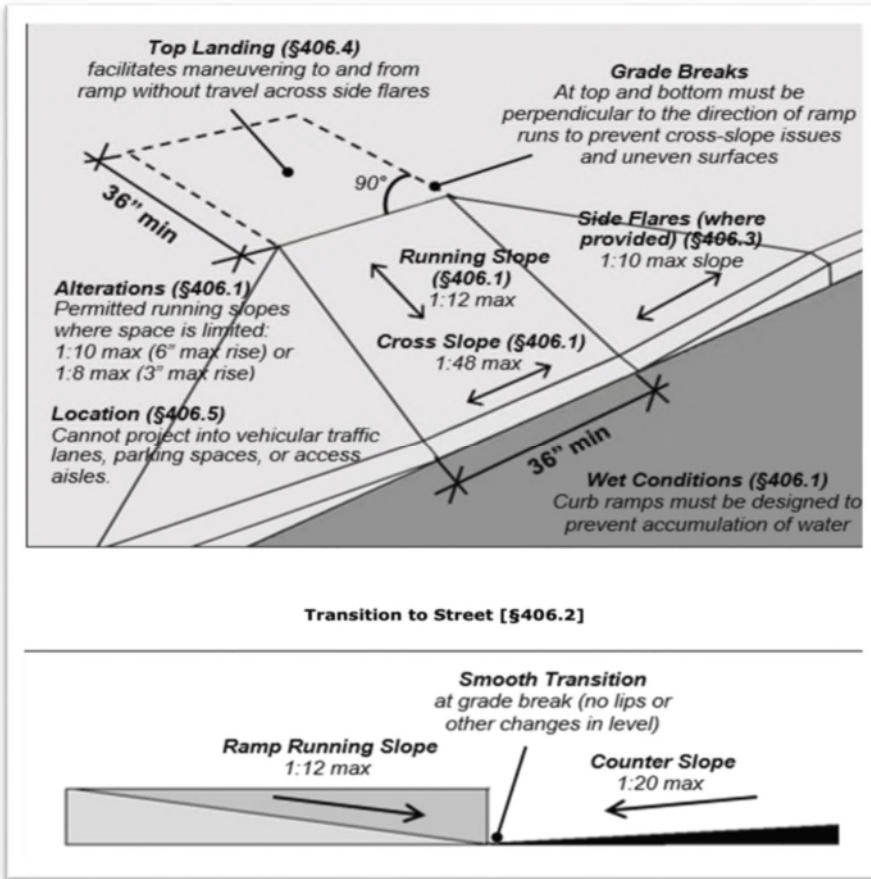
**Scope of Work for Unit Interiors (to be completed upon turnover, maintenance calls, or request):**

- All 1 and 2 bedroom units:
  - Move thermostat controls to 48 inches or lower
- All accessible 1 bedroom units and accessible 2 bedroom units:
  - Move thermostat controls to 54 inches or lower
  - Install threshold ramps on both sides of door

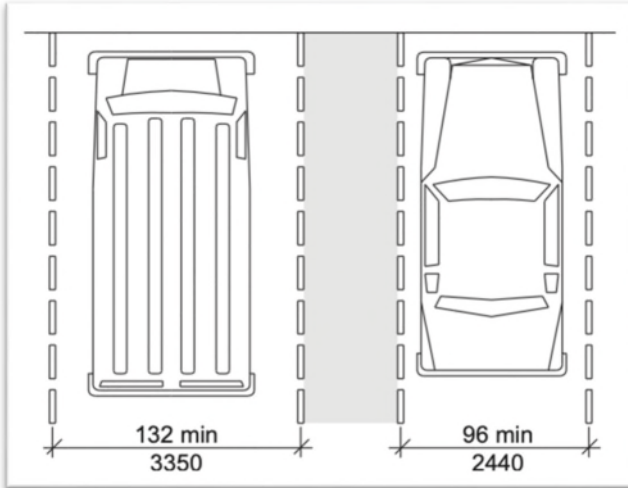
**Scope of Work for Unit Interiors (to be completed upon request):**

- Accessible 1 bedroom units:
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Bathtub: replace grab bars so control wall grab bar is 24 inches long and lower side bar is below 9 inches off the lip of tub. Ensure grab bars do not have wall spacing greater than 1 ½ inches
  - Wrap lavatory pipes
  - Replace bathtub controls with accessible type
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches
- Accessible 2 bedroom units – Hall bathroom:
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Change door swing to swing out from bathroom
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches
  - Wrap lavatory pipes
  - Replace bathtub controls with accessible type
  - Replace showerhead with hand-held shower unit
  - Replace lavatory faucet with accessible type
- 1 bedroom units: Move sewer line and reinstall toilet so centerline is 18 inches from side wall
- 2 bedroom units: Replace lavatory with accessible lavatory including removable cabinet and center on a 48 inch parallel approach (24 inches from side wall)

## FIGURES TABLE

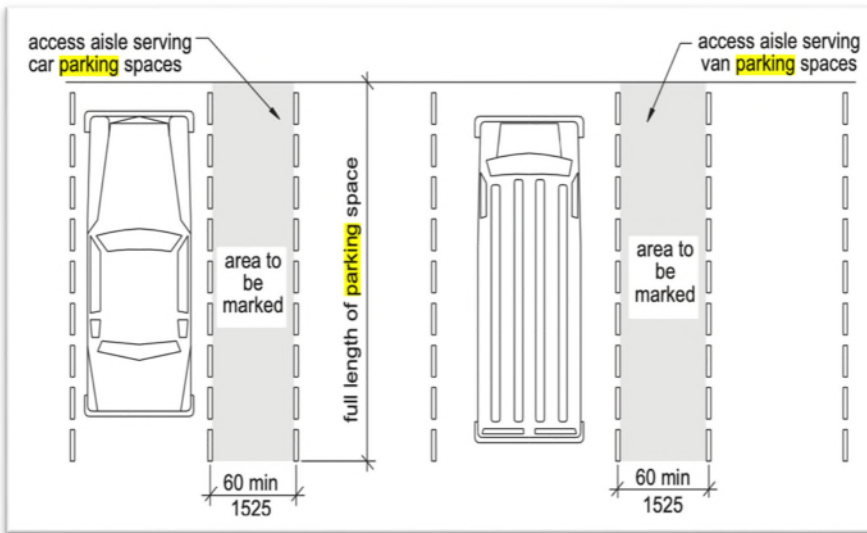


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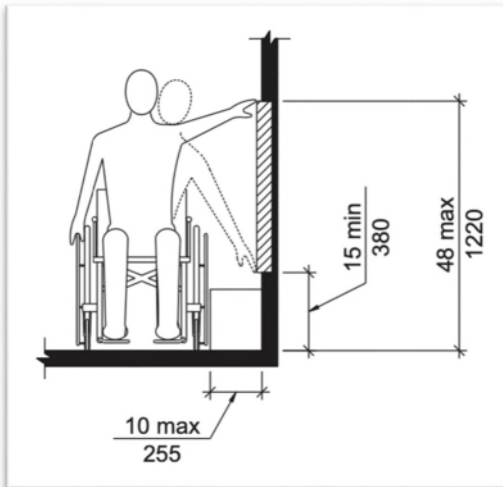


2.

### Parking Spaces

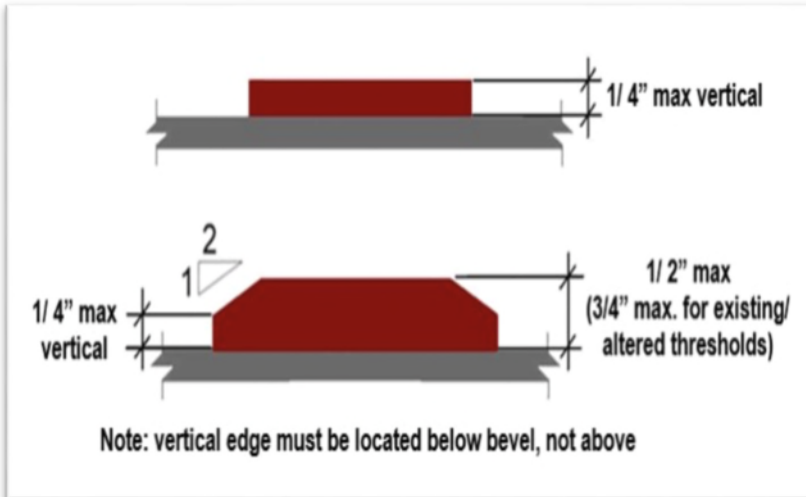


### Parking Space Aisles

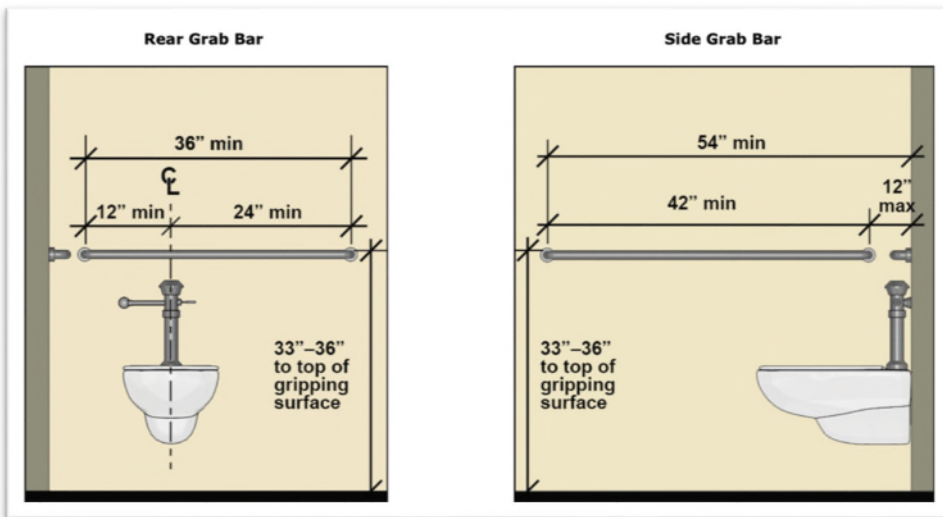


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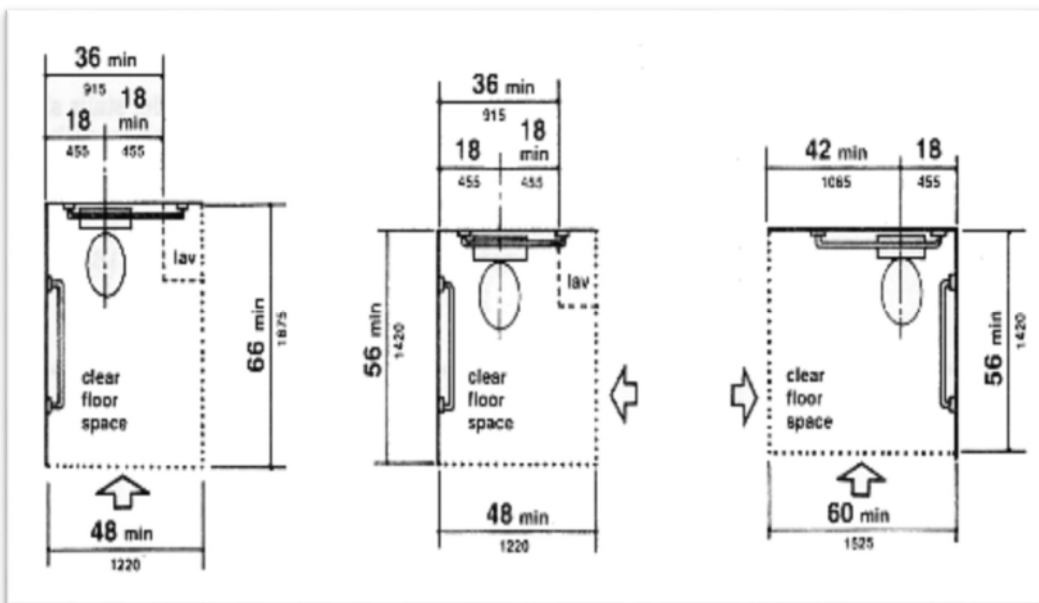




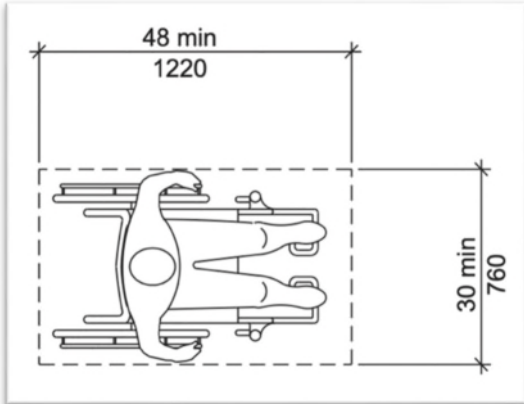
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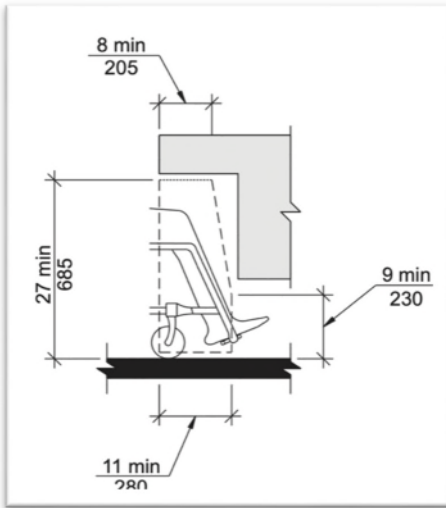
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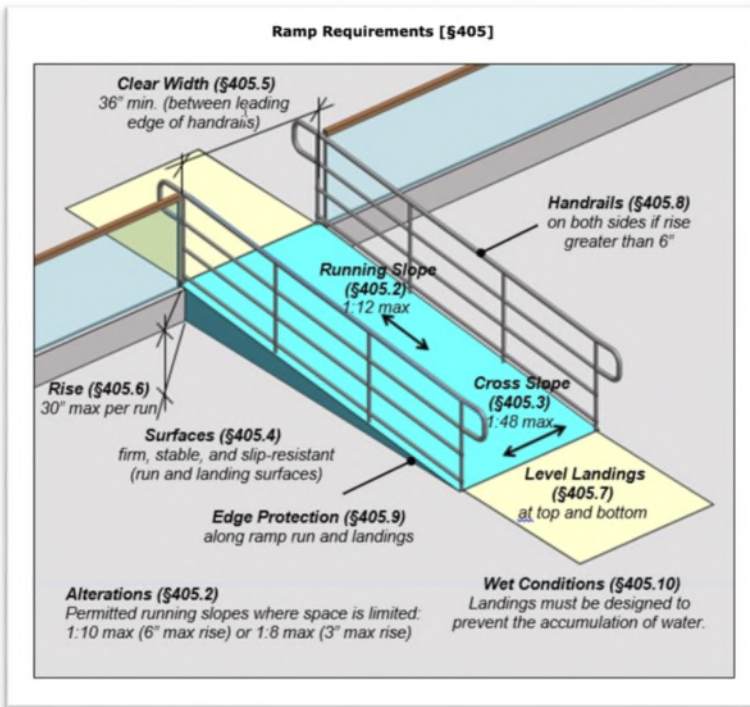
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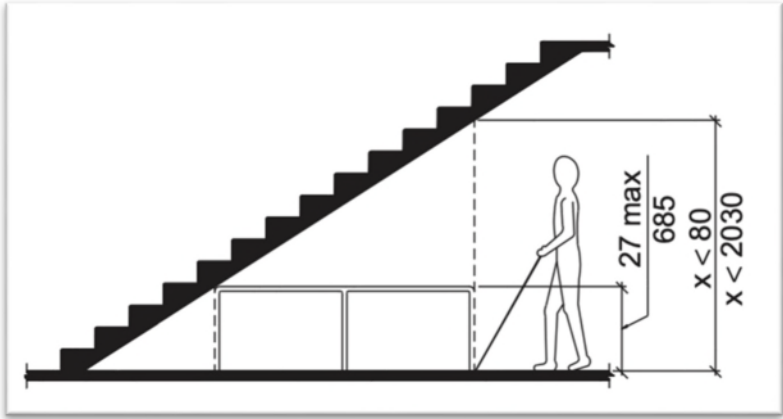
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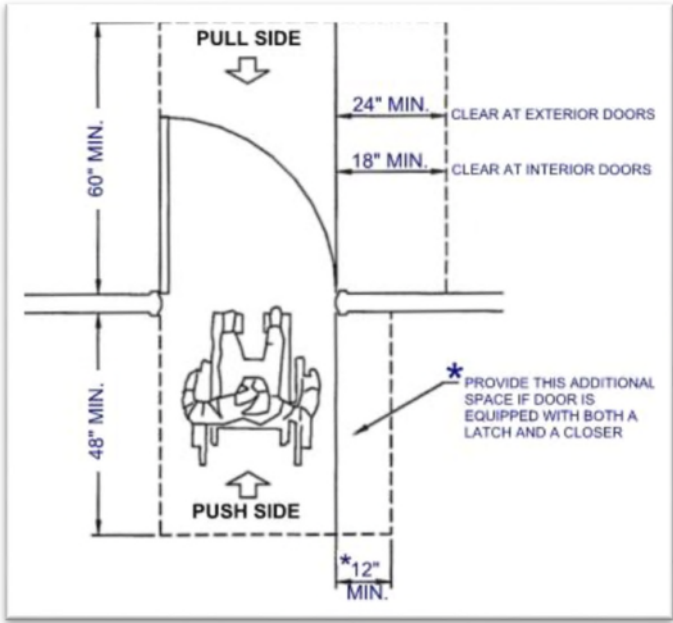
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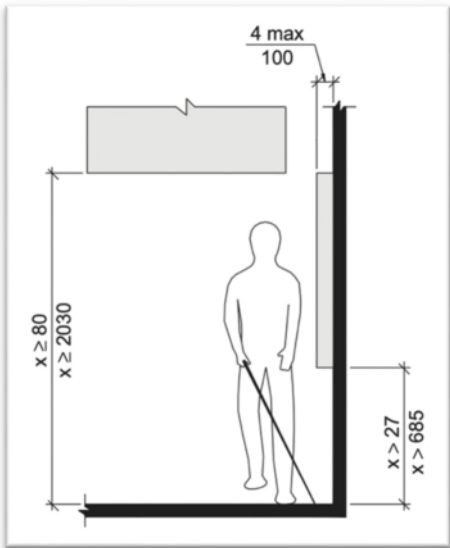
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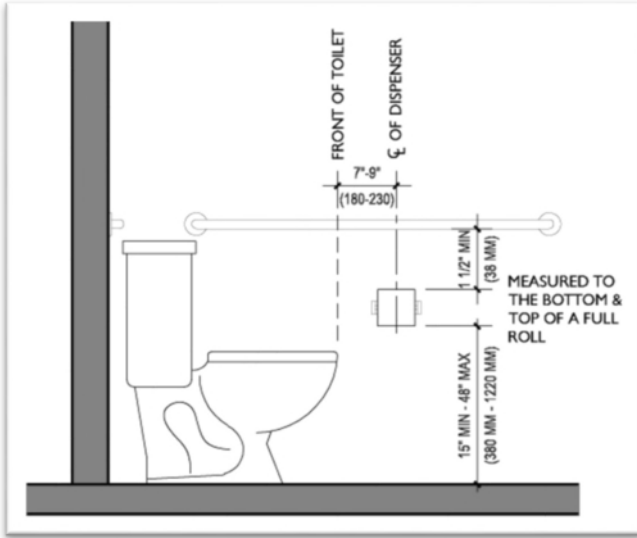
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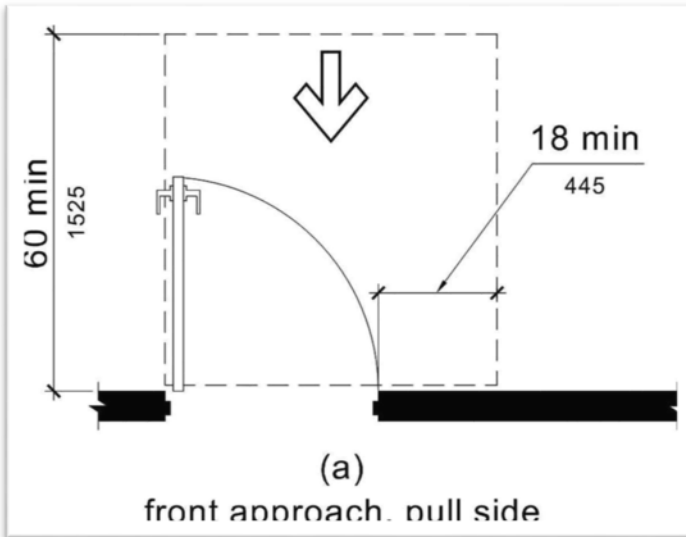
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12.



13.



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15. <https://www.huduser.gov/portal/publications/PDF/FAIRHOUSING/fairfull.pdf>

**Casa Villita**  
**3330 Calle Po Ae Pi, Santa Fe, NM 87507**

**Specifications for Exteriors, Common Areas, and Accessible Routes:**

- **Office:**
  - Install new ADA compliant sidewalk from city street to the community on the NE Side
    - ADA [2010] 206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.
      - See Figure 20
- **Dog Park:**
  - Remove pet area and revert to hardscape landscaping
    - See Fair Housing Design Manual Chapter 2
      - See Figure 15 for URL
- **Men's Restroom:**
  - Move sewer line/toilet and reinstall toilet to meet ADA requirements
    - ADA [2010] 604.9.604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.
      - See Figures 5 & 6
  - Lower soap dispenser to below 48".
- **Community Room:**
  - Remove and reinstall all paper towel dispensers to a height of 48" or less
    - ADA [2010] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.
    - ADA [2010] 308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
      - See Figure 3
- **Men's Restroom:**
  - Remove and replace grab bars to meet ADA requirements.
    - ADA [2010] 604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water

closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

- ADA [2010] 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
  - See Figures 5, 6 & 13
- **Woman's Restroom:**
  - Remove and replace grab bars to meet ADA requirements.
    - ADA [2010] 604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
    - ADA [2010] 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
      - See Figures 5, 6 & 13
  - Lower soap dispenser to below 48".
- **Near Unit # 4105:**
  - Install handrails on both sides of sidewalk (considered a ramp)
    - ANSI A117.1 [2003/2009] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
      - See Figure 9
- **Community Building/Office:**
  - Install all new ADA compliant signage throughout buildings
    - ADA [1991] 4.1.3 Accessible Buildings: New Construction. Accessible buildings and facilities shall meet the following minimum requirements: (16) Building Signage: (a) Signs which designate permanent rooms and spaces shall comply with 4.30.1, 4.30.4, 4.30.5 and 4.30.6.
    - ADA [1991] 4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door.
    - ANSI A117.1 [2003] 307.4 Reduced Vertical Clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80 inches (2030mm) above the floor. The leading

edge of such guardrail or barrier shall be 27 inches (685 mm) maximum above the floor.

- See Figure 17

- **All Dumpsters**

- Create ADA appropriate trash entries and ensure they are 48" or less in height
  - ANSI A117.1 [2003] 308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
  - See Fair Housing Design Manual Chapter 2
    - See Figure 3

- **Men's Restroom:**

- rearrange stall walls to create proper width and clear floor maneuvering space
  - ADA [1991] 4.17.5\* Doors. Toilet stall doors, including door hardware, shall comply with 4.13. If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction may be reduced to a minimum of 42 in (1065 mm) (Fig. 30).
  - ADA [1991] 4.17.3\* Size and Arrangement. The size and arrangement of the standard toilet stall shall comply with Fig. 30(a), Standard Stall. Standard toilet stalls with a minimum depth of 56 in (1420 mm) (see Fig. 30(a)) shall have wall-mounted water closets. If the depth of a standard toilet stall is increased at least 3 in (75 mm), then a floor-mounted water closet may be used. Arrangements shown for standard toilet stalls may be reversed to allow either a left or right-hand approach. Additional stalls shall be provided in conformance with 4.22.4.
    - See Figure 16

- **Community Garden:**

- create ADA compliant concrete pad and ensure all ADA clearances are correct
  - ANSI A117.1 [2003/2009] 404.2.3.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.1
  - ANSI A117.1 [2003/2009] 404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.
  - ANSI A117.1 [2003/2009] 403.2 Floor Surface. Floor surfaces shall comply with Section 302.
  - ANSI A117.1 [2003/2009] 302.1 General. Floor surfaces shall be stable, firm, and slip resistant, and shall comply with Section 302. Changes in level in floor surfaces shall comply with Section 303.
  - ANSI A117.1 [2003/2009] 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60-inch (1525 mm) minimum square, with arms and base 36 inches (915 mm) minimum .in width. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction, and the base shall be clear of obstructions 24 inches

(610 mm) minimum. The turning space shall be permitted to include knee and toe clearance complying with Section 306 only at the end of either the base or one arm.

- See Figures 11 & 14

- **Office:**

- Install/Correct maneuvering space at gate that is not providing the required 18-inches clear on the latch side
- Create maneuvering space that is less than or equal to 2% (1:48) slope
  - ANSI A117.1 [2003/2009] 404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.
  - ANSI A117.1 [2003/2009] 403.2 Floor Surface. Floor surfaces shall comply with Section 302.
  - ANSI A117.1 [2003/2009] 302.1 General. Floor surfaces shall be stable, firm, and slip resistant, and shall comply with Section 302. Changes in level in floor surfaces shall comply with Section 303.
  - ANSI A117.1 [2003/2009] 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60-inch (1525 mm) minimum square, with arms and base 36 inches (915 mm) minimum .in width. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction, and the base shall be clear of obstructions 24 inches (610 mm) minimum. The turning space shall be permitted to include knee and toe clearance complying with Section 306 only at the end of either the base or one arm.

- See Figures 11 & 14

- **Near Unit #1116:**

- Correct slope at gate by grinding concrete
- Pour concrete pad to modify maneuvering space.
  - ANSI A117.1 [2003] 404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.

- See Figure 16

- **Parking (Entire Site):**

- Install ADA curb ramps and appropriate spaces where they should be located along the accessible route
  - ANSI A117.1 [2003] 406.1 General. Curb ramps on accessible routes shall comply with Sections 406, 405.2, 405.3, and 405.10.
  - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

- See Figure 1

- **Office:**

- Install ADA van accessible space and signage
  - ANSI A117.1 [2003] 502.2 Vehicle Space Size. Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be



132 inches (3350 mm) minimum in width. EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) minimum in width where the adjacent access aisle is 96 inches (2440 mm) minimum in width. ANSI A117.1 [2003] 502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) minimum in width.

- ANSI A117.1 [2003] 502.7 Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Such signs shall be 60 inches (1525 mm) minimum above the floor of the parking space, measured to the bottom of the sign.
  - See Figure 2
- **Office:**
  - Ramp - grind, relevel or repour concrete to 8.33% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
      - See Figure 9
- **Office:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near space 3:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near space 5:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near space 6:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1

- **Near space 11:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near space 20:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 1102:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 2101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 2102:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 2103:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 2105:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 3101:**

- Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
    - See Figure 1
- **Near Unit # 3104:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 4102:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 4105:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 5101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 5103:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 5104:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 6101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope

- ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
    - See Figure 1
- **Near Unit # 6103:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 7101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 7102:**
  - Sidewalk/Ramp - grind, replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
      - See Figures 1 & 9
- **Near Unit # 7105:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit #7105:**
  - Curb ramp at - grind, relevel or repour concrete to 8.33% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
      - See Figure 9
- **Near Unit # 517:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 8102:**

- Sidewalk/Ramp - grind, replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 8103:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 8105:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 9101:**
  - Sidewalk/Ramp - grind, replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 9102:**
  - Sidewalk/Ramp - grind, replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 9104:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 10102:**
  - Sidewalk/Ramp, grind - replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 10104:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1

- **Near Unit # 11102:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 11104:**
  - Sidewalk/Ramp - grind, replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 11106:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 11107:**
  - Sidewalk - running slope is above 5% as a ramp, handrails will be needed both sides and the landings top and bottom less than 2% slope.
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 11114:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 11116:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 12101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 12101:**
  - Doorway, grind or relevel concrete to 2% grade or less on cross slope

- ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1
- **Near Unit # 12103:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 12105:**
  - Curb ramp, grind, relevel or repour concrete to 8.33% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
      - See Figure 9
- **Near Unit # 12107:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 12111:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 1102:**
  - Sidewalk/Ramp, grind, replace or relevel concrete to 5% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302
      - See Figures 1 & 9
- **Near Unit # 1103:**
  - Curb ramp - grind, relevel or repour concrete to 8.33% grade or less on slope
    - ANSI A117.1 {2003/2009} 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
    - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
      - See Figure 9
- **Near Unit # 1105:**
  - Curb ramp - grind, relevel or repour concrete to 8.33% grade or less on slope

- ANSI A117.1 {2003/2009} 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
      - ANSI A117.1 {2003/2009} 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
        - See Figure 9
- **Near Unit # 3103:**
  - Doorway - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 3103:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 8101:**
  - Doorway - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 8105:**
  - Doorway, grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 10105:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 9105:**
  - Parking area - install asphalt or level out all ADA parking spaces and access aisles to 2% grade or less
    - ANSI A117.1 {2003} 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
      - See Figure 2



- **Near Unit # 6101:**
  - Parking area - install asphalt or level out all ADA parking spaces and access aisles to 2% grade or less
    - ANSI A117.1 {2003} 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
      - See Figure 2
- **Site:**
  - Throughout - install cane detection barrier under stairwells.
    - ANSI A117.1 {2003/2009} 307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm). The leading edge of such rails or barrier shall be located 27 inches (685 mm) maximum above the floor.
      - See Figures 10 & 12
- **Clubhouse:**
  - Install correct kitchen sink
  - Wrap pipes under kitchen sink
  - Ensure there is required knee space under kitchen sink
    - ADA [2010] 804.4 Sinks. Sinks shall comply with 606.
    - ADA [2010] 606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. Please see ADA [2010] 306 Knee and Toe Clearance, too many code requirements to list here.
      - See Figure 8
- **Site:**
  - Install ADA compliant signage throughout community, office and residential buildings at required locations and at required height
    - ADA [1991] 4.1.3 Accessible Buildings: New Construction. Accessible buildings and facilities shall meet the following minimum requirements: (16) Building Signage: (a) Signs which designate permanent rooms and spaces shall comply with 4.30.1, 4.30.4, 4.30.5 and 4.30.6.
    - ADA [1991] 4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door.
    - ANSI A117.1 [2003] 307.4 Reduced Vertical Clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the

limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80 inches (2030mm) above the floor. The leading edge of such guardrail or barrier shall be 27 inches (685 mm) maximum above the floor.

- See Figure 17

**Scope of Work for Unit Interiors (to be completed upon turnover, maintenance calls, or request):**

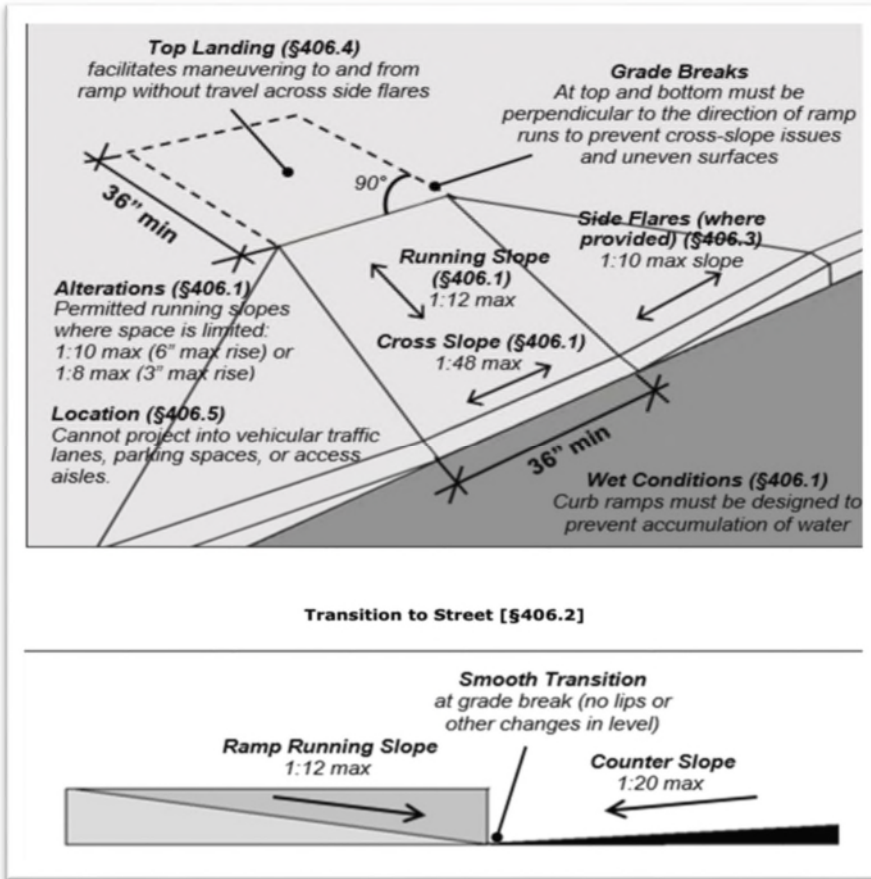
- **Move thermostat controls to 48 inches or lower:** Unit Types A, B, E, F, and G and Accessible Unit Types C, D and H

**Scope of Work for Unit Interiors (to be completed upon request):**

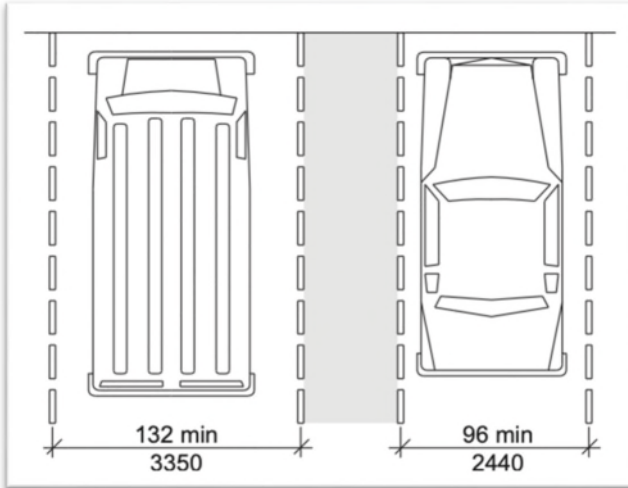
- Unit Type A bathrooms
  - Install blocking behind drywall to create support for grab bars
  - Replace vanity to create required 48-inch clear side approach
  - Move sewer line and reinstall toilet so water closet centerline is at 18 inches from side wall
- Unit Type B - Move sewer line in bathroom and reinstall toilet so water closet centerline is at 18 inches from side wall
- Unit Type C – Accessible – bathrooms
  - Wrap lavatory pipes
  - Replace water closet side grab bar with one reaching out to 54 inches from back wall and not less than 42 inches long
  - Replace water closet rear grab bar with one at least 36 inches long
  - Move sewer line and reinstall toilet so water closet centerline is at 18 inches from side wall
- Unit Type D – Accessible – bathrooms
  - Wrap lavatory pipes
  - Replace water closet side grab bar with one reaching out to 54 inches from back wall and not less than 42 inches long
  - Replace water closet rear grab bar with one at least 36 inches long
- Unit Type E bathrooms
  - Install blocking behind drywall to create support for grab bars
  - Replace lavatory with accessible lavatory including removable cabinet and install centered on 48 inches for side approach
  - Move sewer line and reinstall toilet so water closet centerline is at 18 inches from side wall
- Unit Type F bathrooms
  - Install blocking behind drywall to create a support for grab bars
  - Replace lavatory with accessible lavatory including removable cabinet and install centered on 48 inches for side approach
  - Move sewer line and reinstall toilet so water closet centerline is at 18 inches from side
- Unit Type G bathrooms
  - Replace lavatory with accessible lavatory including removable cabinet and install centered on 48 inches for side approach

- Move sewer line and reinstall toilet so water closet centerline is at 18 inches from side wall
- Unit Type H – Accessible - Move sewer line in bathroom and reinstall toilet so water closet centerline is at 18 inches from side wall
- Address rise in patio door for Unit 12203 so threshold at exterior door is no higher than  $\frac{3}{4}$ " , beveled 1:2

## FIGURES TABLE

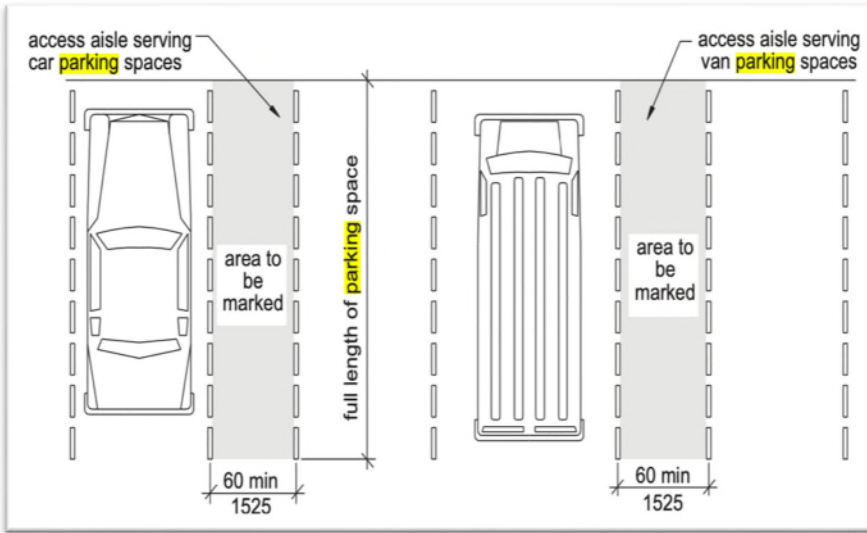


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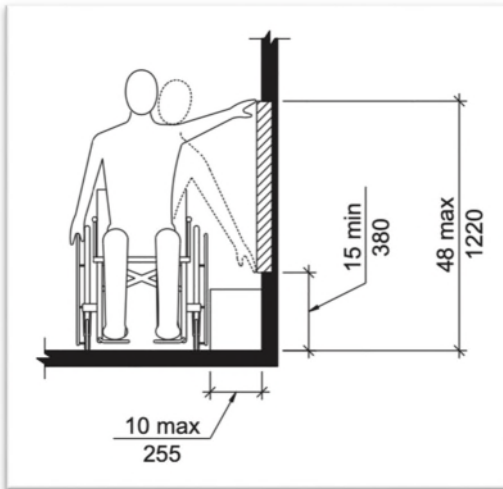


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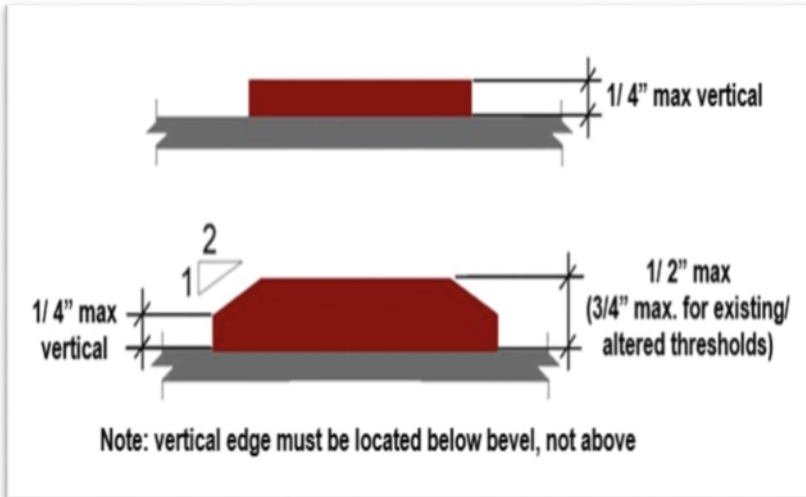
### Parking Spaces



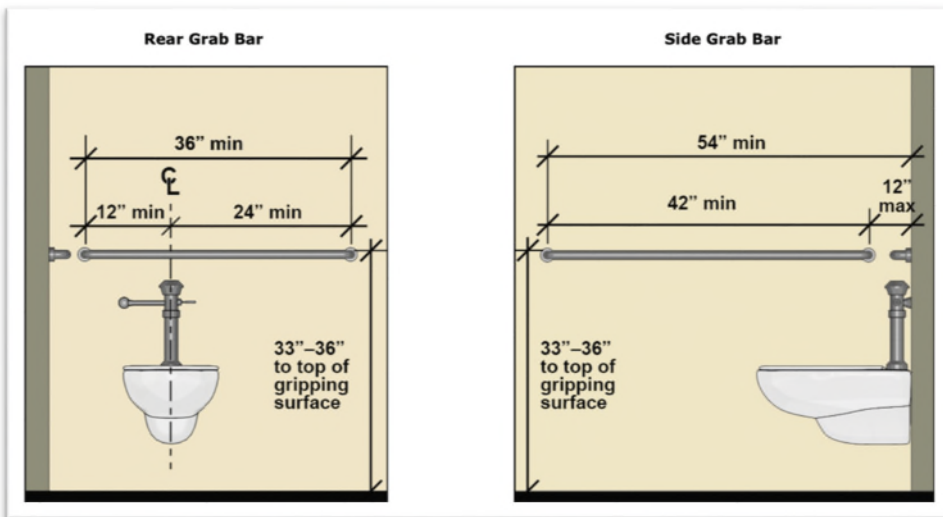
### Parking Space Aisles



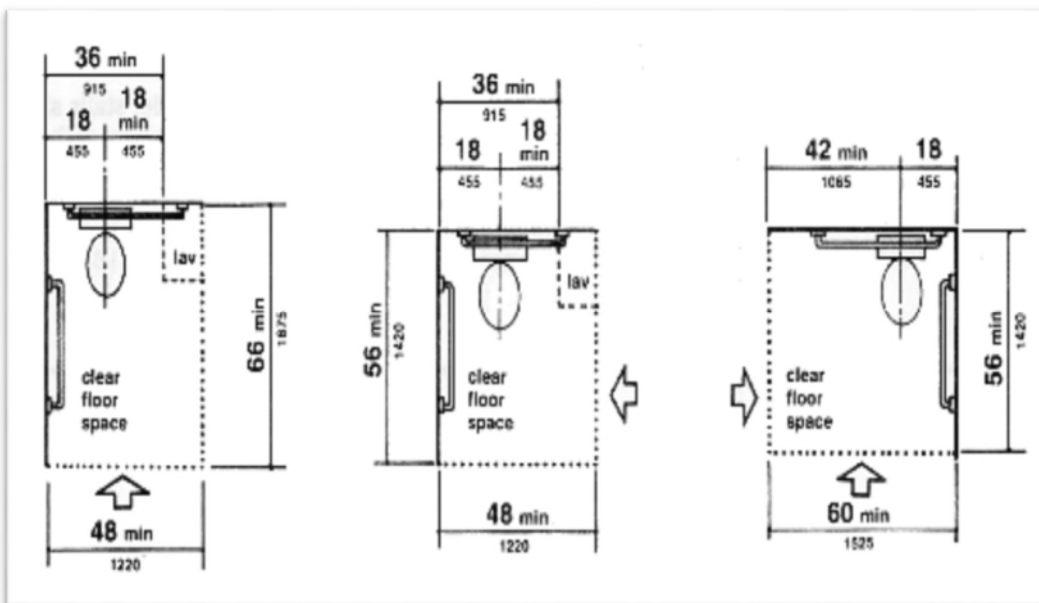
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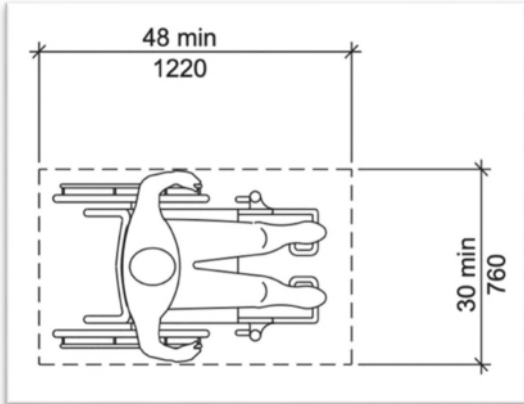
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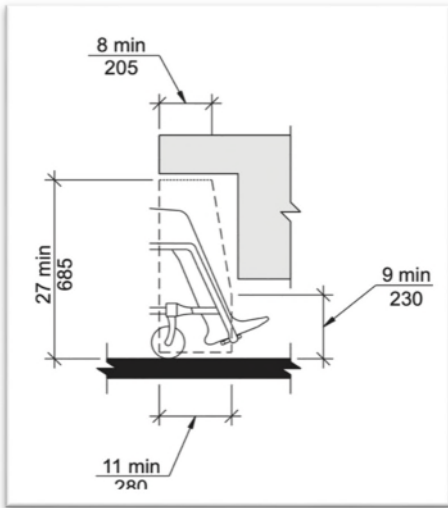
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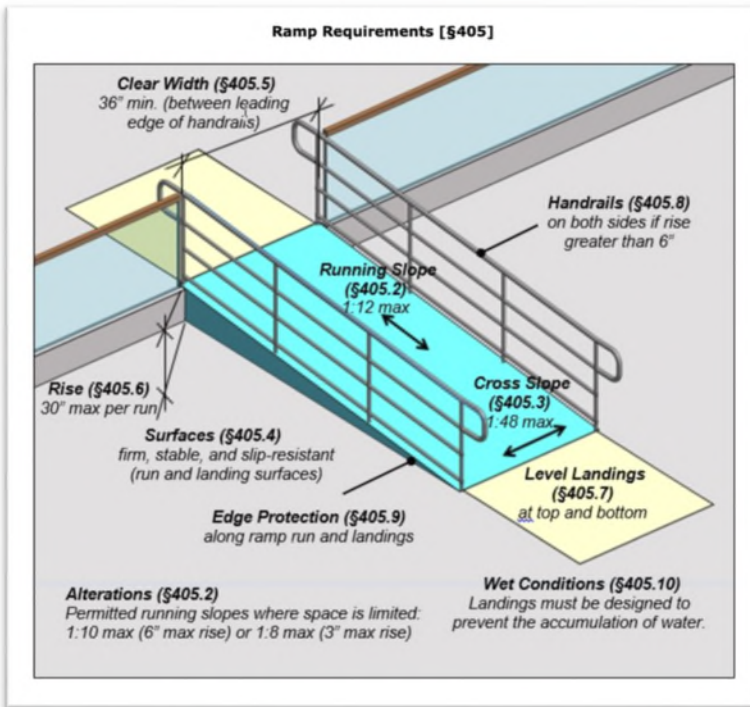
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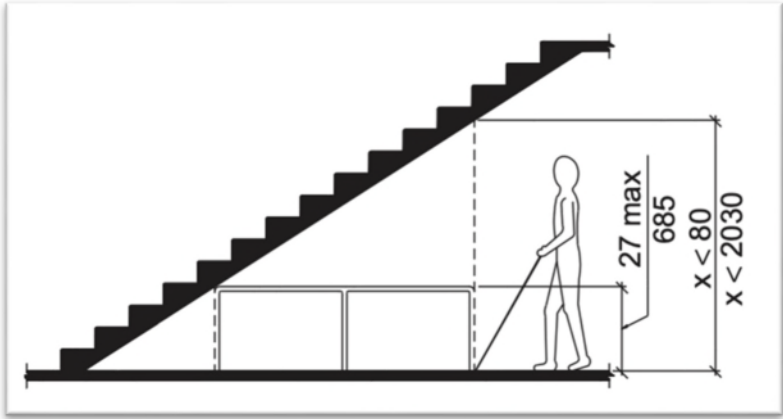
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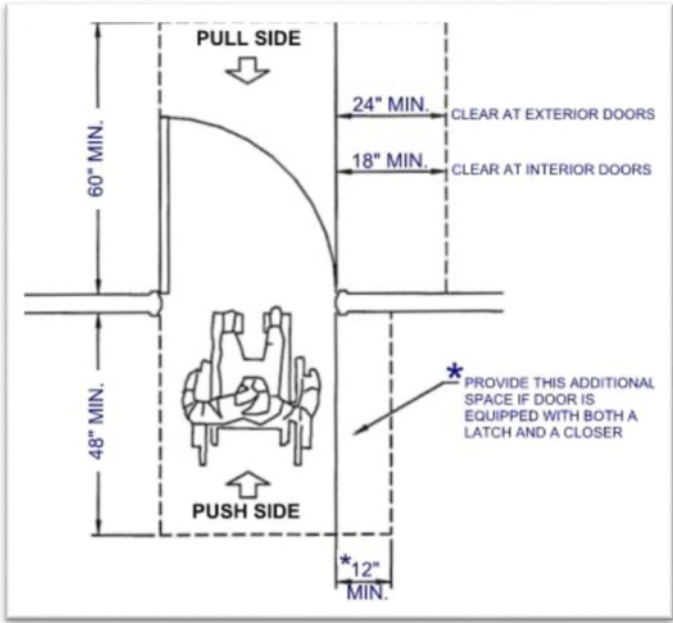
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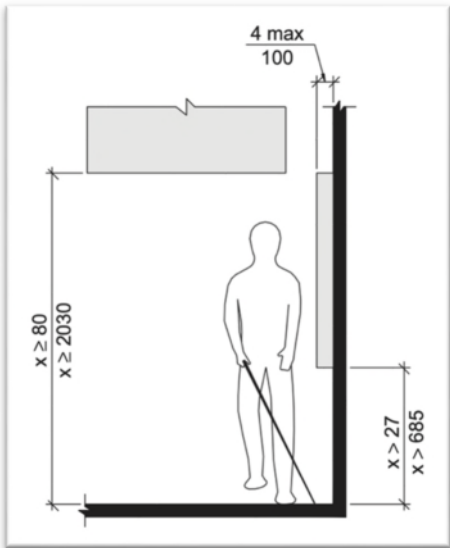
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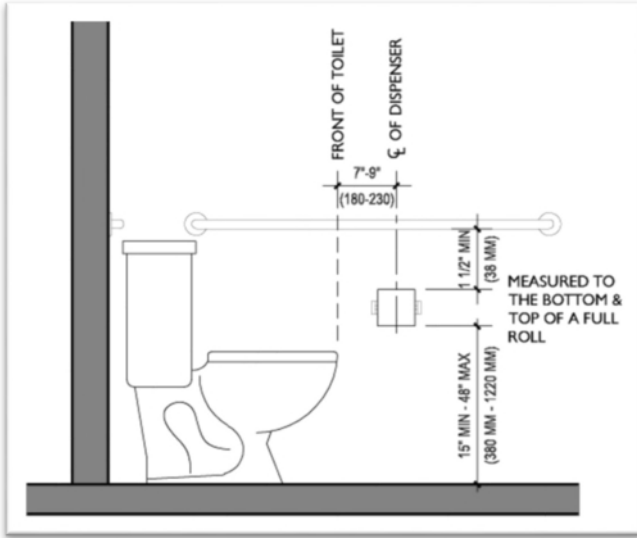


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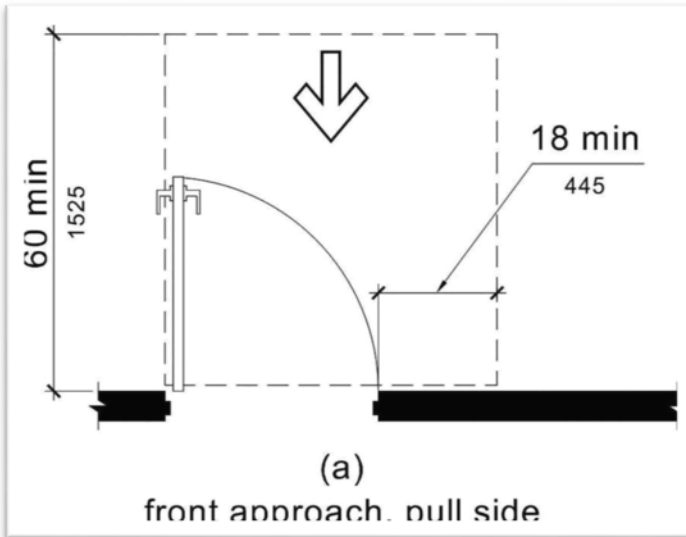


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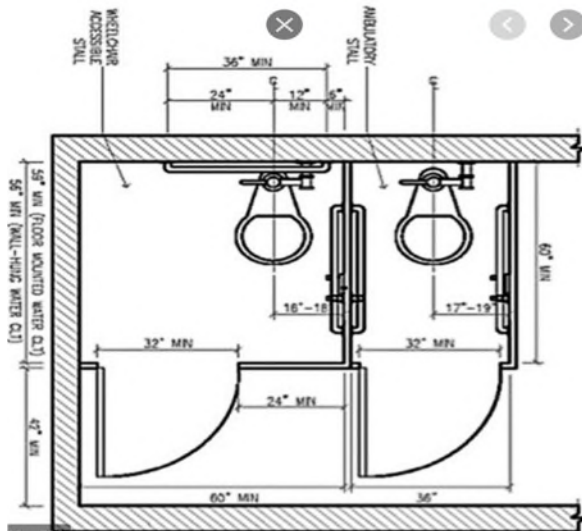


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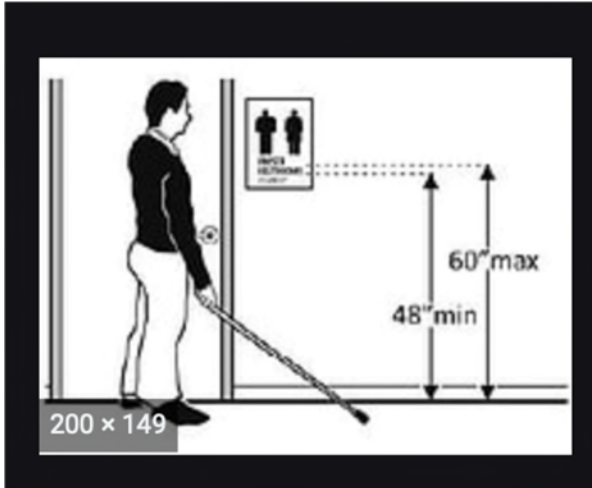
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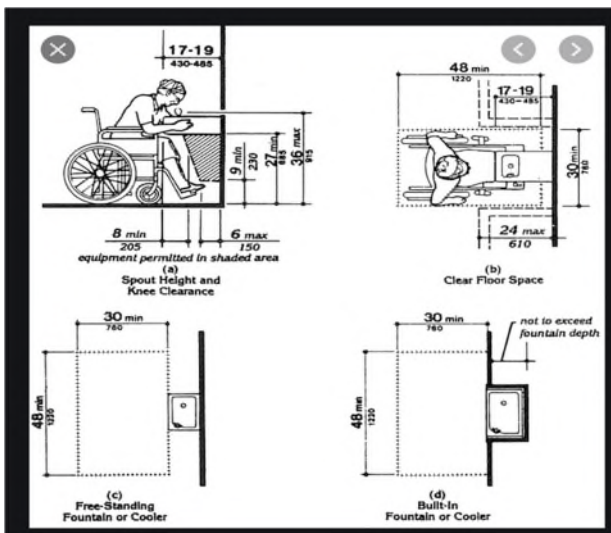


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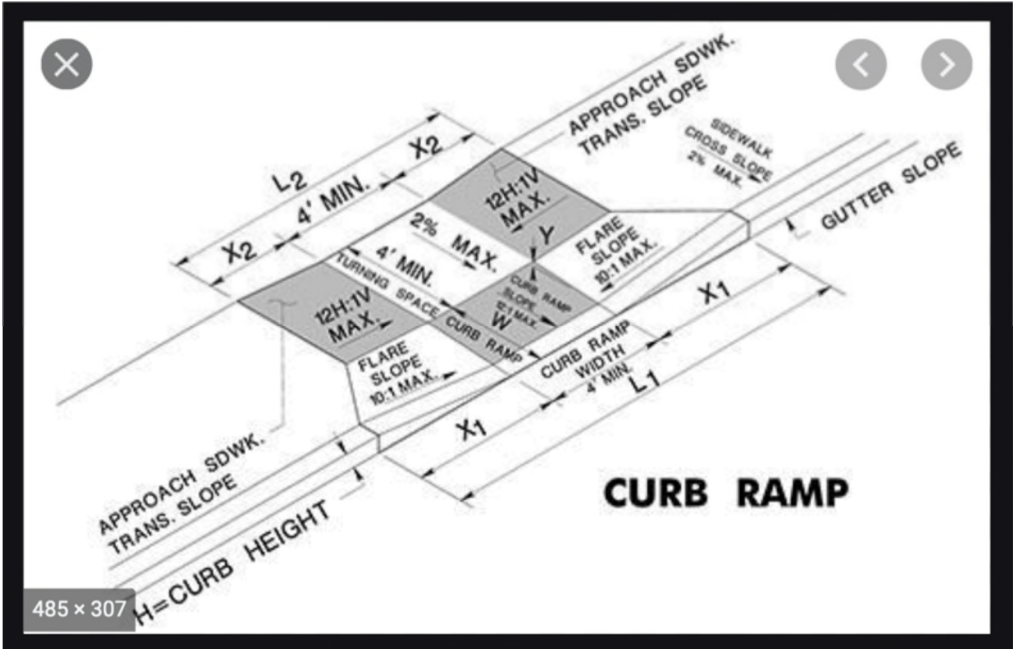
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## Anasazi Village Apartments

6921 Airport Road, Santa Fe, NM 87507

### Specifications for Exteriors, Common Areas, and Accessible Routes:

- **Near Pet Area:**
  - Paint crosswalk for accessible route
    - See Fair Housing Design Manual Chapter 2
      - See Figure 15 for URL
- **Near Unit # 2113:**
  - Paint crosswalk for accessible route
    - See Fair Housing Design Manual Chapter 2
      - See Figure 15 for URL
- **Near Unit # 3113**
  - Paint crosswalk for accessible route
    - See Fair Housing Design Manual Chapter 2
      - See Figure 15 for URL
- **All Dumpsters:**
  - create ADA appropriate trash entries and ensure they are 48" or less
    - ANSI A117.1 [2003] 308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
    - See Fair Housing Design Manual Chapter 2
      - See Figure 3
- **Men's Restroom:**
  - remove and replace grab bars to meet ADA requirements
    - ADA [2010] 604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
    - ADA [2010] 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
      - See Figures 5, 6 & 13
- **Men's Restroom:**
  - replace urinal to meet ADA requirements
    - ADA [1991] 4.18.2 Height. Urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17 in (430 mm) above the finish floor.

- ADA [1991] 4.18.4 Flush Controls. Flush controls shall be hand operated or automatic, and shall comply with 4.27.4, and shall be mounted no more than 44 in (1120 mm) above the finish floor.
        - See Figures 5 & 6
- **Men's Restroom:**
  - move sewer line and reinstall toilet to meet ADA requirements
    - ADA [2010] 604.9.604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.
      - See Figures 5 & 6
- **Pool Restroom:**
  - create level ADA door maneuvering clearances
    - ANSI A117.1 [2003] 404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.
      - See Figure 16
- **Pool Restroom:**
  - remove and reinstall baby changing station to ADA height requirements
    - ADA [2010] Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ABA scoping provisions, employee workstations.
    - ADA [2010] 902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
      - See Figures 3 & 8
- **Pool Restroom:**
  - remove and replace toilet with ADA compliant toilet
    - ANSI A117.1 [2003] 604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.
      - See Figures 5 & 6
- **Pool Restroom:**
  - remove and install new bathroom sink and faucets to meet ADA requirements

- ANSI A117.1 [2003] 606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered determining knee and toe clearances.
    - See Figure 8
- **Community Building/Office:**
  - Install ADA compliant signage in required locations and at required height
    - ADA [1991] 4.1.3 Accessible Buildings: New Construction. Accessible buildings and facilities shall meet the following minimum requirements: (16) Building Signage: (a) Signs which designate permanent rooms and spaces shall comply with 4.30.1, 4.30.4, 4.30.5 and 4.30.6.
    - ADA [1991] 4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door.
    - ANSI A117.1 [2003] 307.4 Reduced Vertical Clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80 inches (2030mm) above the floor. The leading edge of such guardrail or barrier shall be 27 inches (685 mm) maximum above the floor.
      - See Figure 17
- **Near Units # 1112, 2112, 3109, 3119 and 3121**
  - Install ADA required signage in required locations and at required height
    - ADA [1991] 4.1.3 Accessible Buildings: New Construction. Accessible buildings and facilities shall meet the following minimum requirements: (16) Building Signage: (a) Signs which designate permanent rooms and spaces shall comply with 4.30.1, 4.30.4, 4.30.5 and 4.30.6.
    - ADA [1991] 4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door.

- ANSI A117.1 [2003] 307.4 Reduced Vertical Clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80 inches (2030mm) above the floor. The leading edge of such guardrail or barrier shall be 27 inches (685 mm) maximum above the floor.
      - See Figure 17
- **Near Unit # 1112:**
  - Grind and relevel or repour concrete on ramp to 8.33% grade or less on slope
    - ANSI A117.1 [2003] 406.1 General. Curb ramps on accessible routes shall comply with Sections 406, 405.2, 405.3, and 405.10.
    - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
      - See Figure 1
- **Restrooms (Woman's, Men's and Pool):**
  - Wrap all pipes to meet ADA requirements
    - ADA [1991] 4.19.4 Exposed Pipes and Surfaces. Hot water and drainpipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
      - See Figure 18
- **Clubhouse:**
  - Wrap all pipes in to meet ADA requirements
    - ANSI A117.1 [2003] 606.6 Exposed Pipes and Surfaces. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
      - See Figure 18
- **Woman's Restroom:**
  - rearrange stall walls to create proper width and clear floor maneuvering space
    - ADA [1991] 4.17.5\* Doors. Toilet stall doors, including door hardware, shall comply with 4.13. If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction may be reduced to a minimum of 42 in (1065 mm) (Fig. 30).
    - ADA [1991] 4.17.3\* Size and Arrangement. The size and arrangement of the standard toilet stall shall comply with Fig. 30(a), Standard Stall. Standard toilet stalls with a minimum depth of 56 in (1420 mm) (see Fig. 30(a)) shall have wall-mounted water closets. If the depth of a standard toilet stall is increased at least 3 in (75 mm), then a floor-mounted water closet may be used. Arrangements shown for standard toilet stalls may be reversed to allow either a left or right-hand approach. Additional stalls shall be provided in conformance with 4.22.4.
      - See Figure 16

- **Woman's Restroom:**
  - remove and replace grab bars to meet ADA requirements
    - Since this doesn't meet ADA [1991] (18-inches) and the [2010] requirement is different, then it must comply with ADA [2010]
    - ADA [2010] 604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
    - ADA [2010] 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
      - See Figures 5, 6 & 13
- **Office/Community Room:**
  - move all thermostats, fire pulls and alarm panels to a height of 48" or less
    - ANSI A117.1 [2003] 308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
      - See Figure 3
- **Community Room:**
  - remove and reinstall drinking fountains to meet ADA height and knee space requirements
    - ADA [1991] 4.4.1\* General. Objects projecting from walls (for example, telephones) with their leading edges between 27 in and 80 in (685 mm and 2030 mm) above the finished floor shall protrude no more than 4 in (100 mm) into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27 in (685 mm) above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12 in (305 mm) maximum from 27 in to 80 in (685 mm to 2030 mm) above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig. 8(e)).
    - ADA [1991] 4.15.5 Clearances. (1) Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27 in (685 mm) high, 30 in (760 mm) wide, and 17 in to 19 in (430 mm to 485 mm) deep (see Fig. 27(a) and (b)). Such units shall also have a minimum clear floor space 30 in by 48 in (760 mm by 1220 mm) to allow a person in a wheelchair to approach the unit facing forward.
      - See Figure 19
- **Pet Area:**



- Remove and revert to hardscape landscaping
- **Near Unit # 3119:**
  - Install van accessible space and signage
    - ANSI A117.1 [2003] 502.2 Vehicle Space Size. Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3350 mm) minimum in width. EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) minimum in width where the adjacent access aisle is 96 inches (2440 mm) minimum in width. ANSI A117.1 [2003] 502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) minimum in width.
    - ANSI A117.1 [2003] 502.7 Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Such signs shall be 60 inches (1525 mm) minimum above the floor of the parking space, measured to the bottom of the sign.
      - See Figure 2
- **Near Units # 2107, 3107 and 3133**
  - Install cane detection barriers at meter boxes
    - ANSI A117.1 [2003] 307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
      - See Figure 12
- **Near Unit # 1101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 1101:**
  - Sidewalk - grind, replace, or relevel concrete to 5% grade or less on slope OR add handrails
    - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
    - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
      - See Figure 1 OR
      - See Figure 9
- **Near Unit # 1102:**

- Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
      - See Figure 1
- **Near Unit # 1106:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 1113:**
  - Sidewalk - grind, replace or relevel concrete to 5% grade or less on slope OR add handrails
    - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
    - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
      - See Figure 1 OR
      - See Figure 9
- **Near Unit # 2101:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 2102:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 2108:**
  - Sidewalk - grind, replace or relevel concrete to 5% grade or less on slope OR add handrails
    - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

- ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
  - See Figure 1 OR
  - See Figure 9
- **Near Unit # 2108:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 3106:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 3120:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 3121:**
  - Sidewalk - grind, replace or relevel concrete to 5% grade or less on slope OR add handrails
    - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
    - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
      - See Figure 1 OR
      - See Figure 9
- **Near Unit # 3127:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1
- **Near Unit # 3131:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope

- ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
        - See Figure 1
- **Near Unit # 3139:**
  - Sidewalk - grind or relevel concrete to 2% grade or less on cross slope
    - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48
      - See Figure 1

**Scope of Work for Unit Interiors (to be completed upon turnover, maintenance calls, or request):**

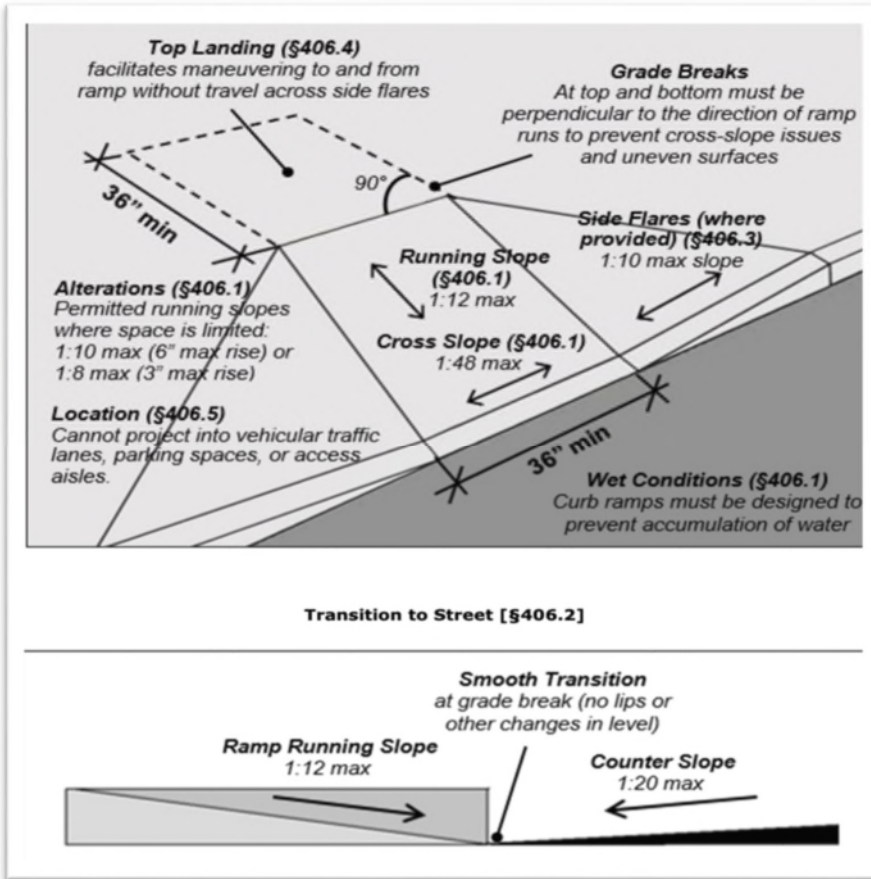
- **Move thermostat controls to 48 inches or lower:** Unit Type 1A, 1A-HC, 2A, 2B, and 2C
- **All units with sliding glass doors (58):** Install threshold ramps on both sides of door

**Scope of Work for Unit Interiors (to be completed upon request):**

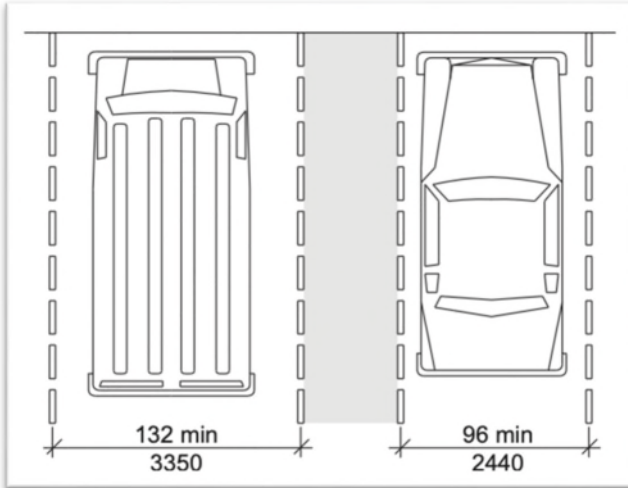
- Unit Type 1A-Accessible
  - Replace water closet side grab bar to reach out to 54 inches
  - Replace water closet rear grab bar to extend to 36 inches long
  - Wrap lavatory pipes
- Unit Type 1A
  - Install blocking around the water closet
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Remove bathroom door. Install at vanity entrance to ensure adequate clear floor space inside beyond the door swing.
- Unit Type 2A
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Replace lavatory with accessible lavatory including removable cabinet and centered on 48 inches for a side approach.
  - Install blocking around the water closet
- Unit Type 2B
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Replace lavatory with accessible lavatory including removable cabinet and centered on 48 inches for a side approach.
- Unit Type 2C
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Replace lavatory with accessible lavatory including removable cabinet and centered on 48 inches for a side approach.
  - Install blocking around the water closet
- Unit Type 2D – Accessible
  - Install blocking around the water closet
  - Wrap lavatory pipes
- Unit Type 3B – Accessible
  - Install blocking around the water closet

- Hall bathroom: Move sewer line and reinstall toilet so centerline is 18 inches from side wall
- Hall bathroom: wrap lavatory pipes

## FIGURES TABLE

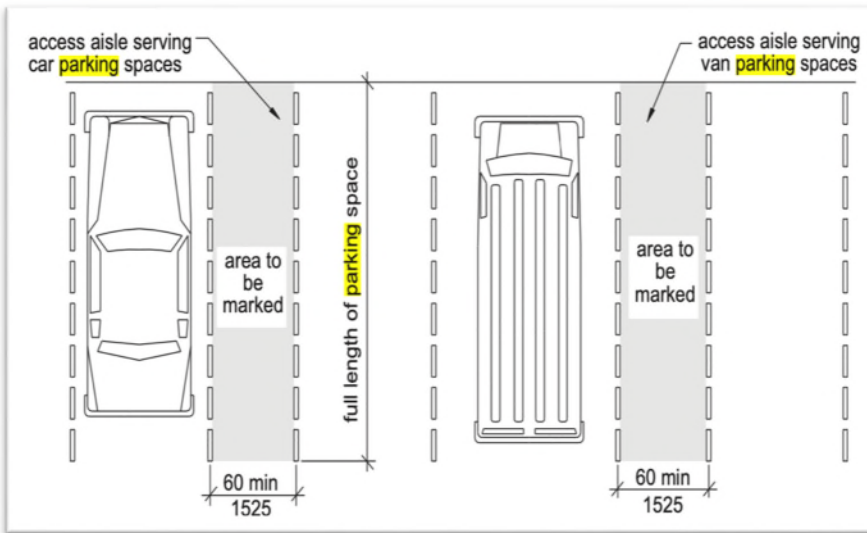


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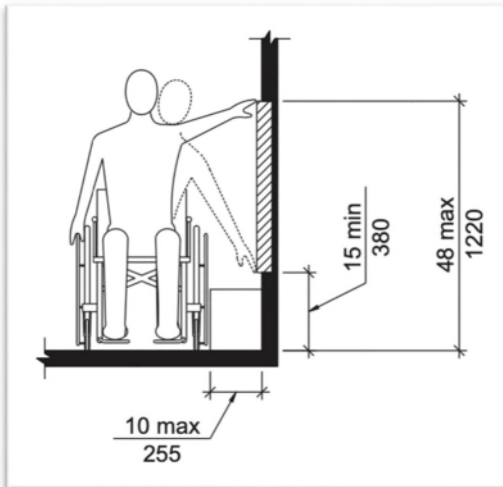


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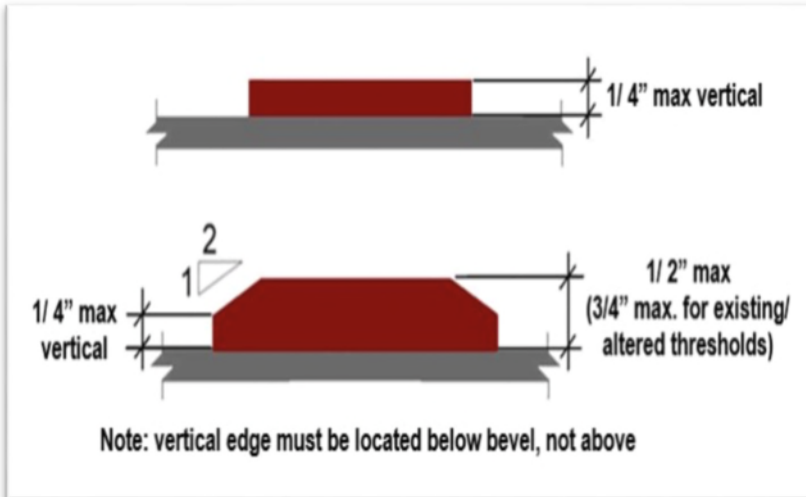
## Parking Spaces



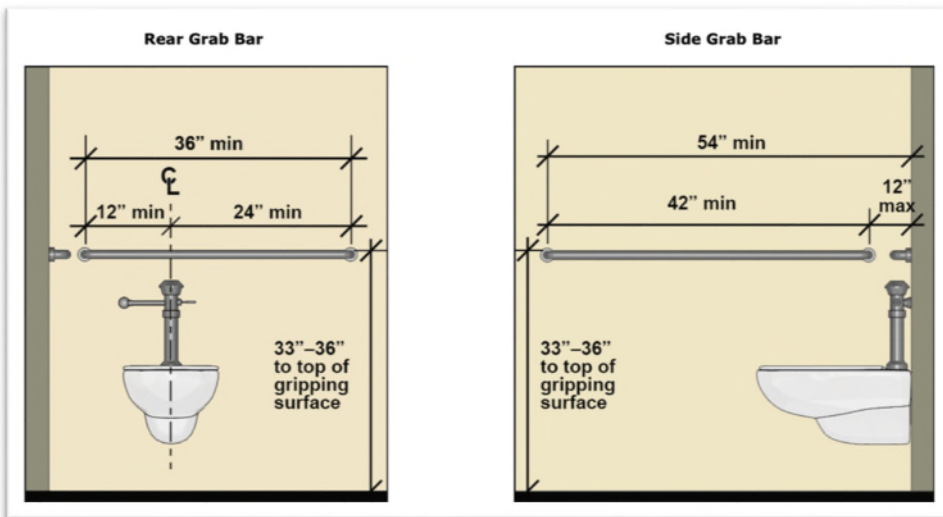
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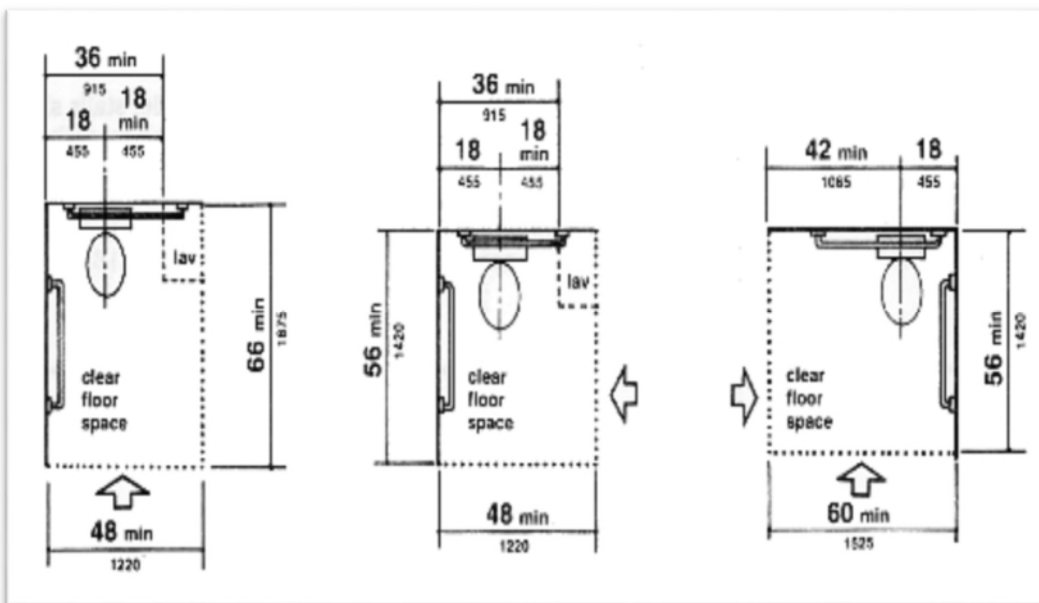
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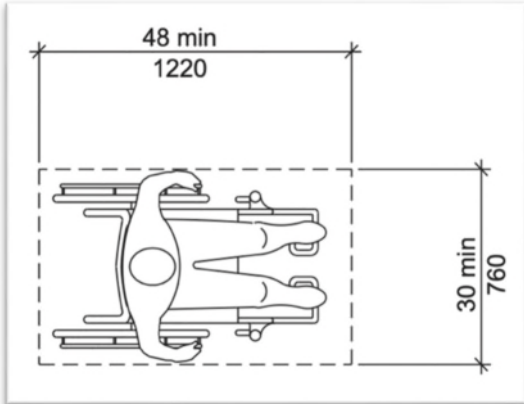


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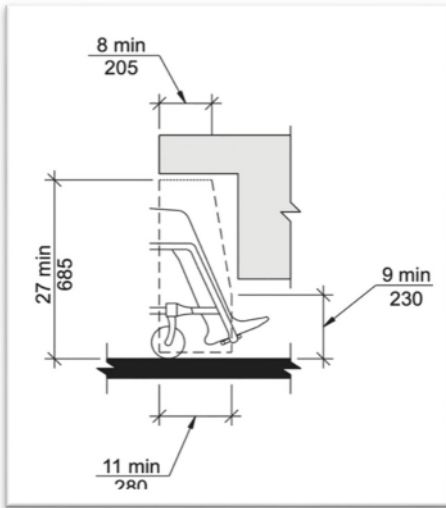


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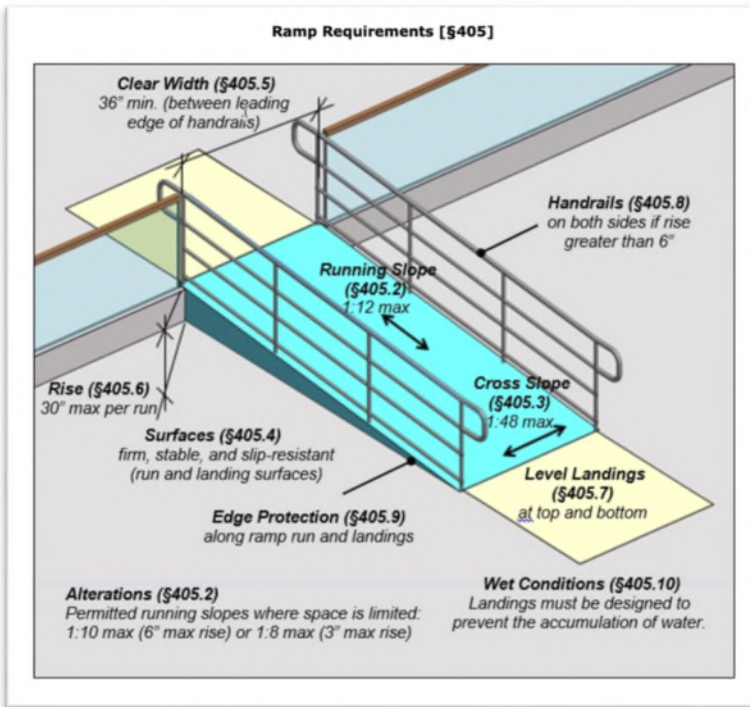




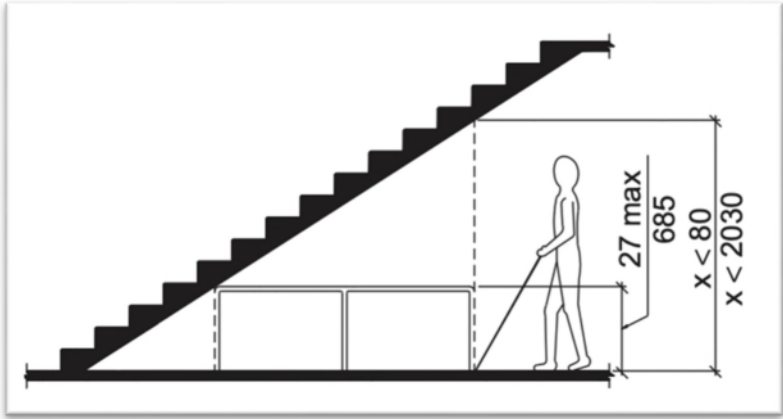
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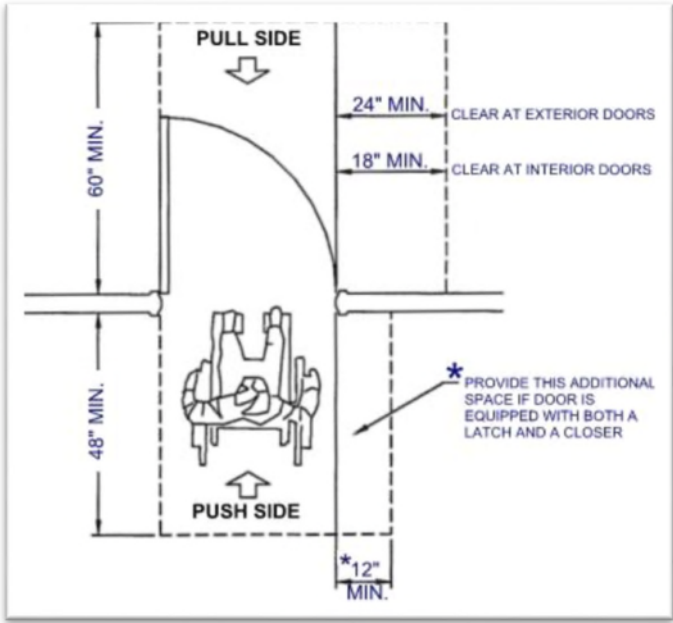
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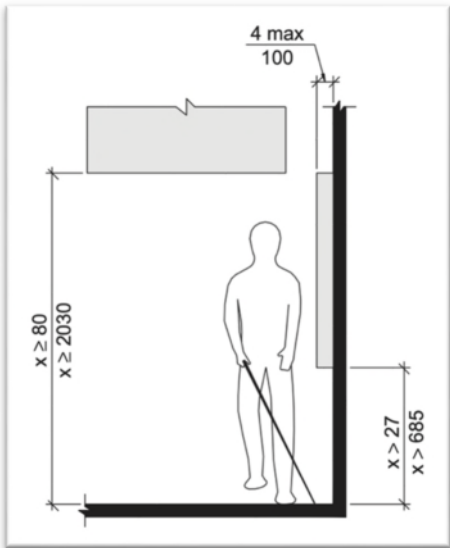
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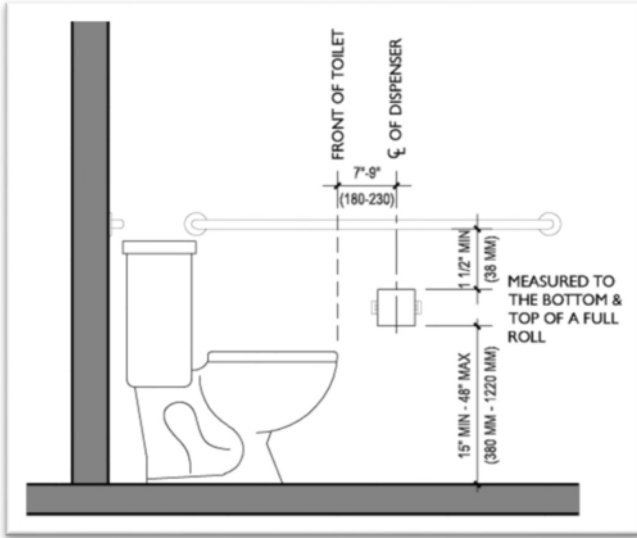
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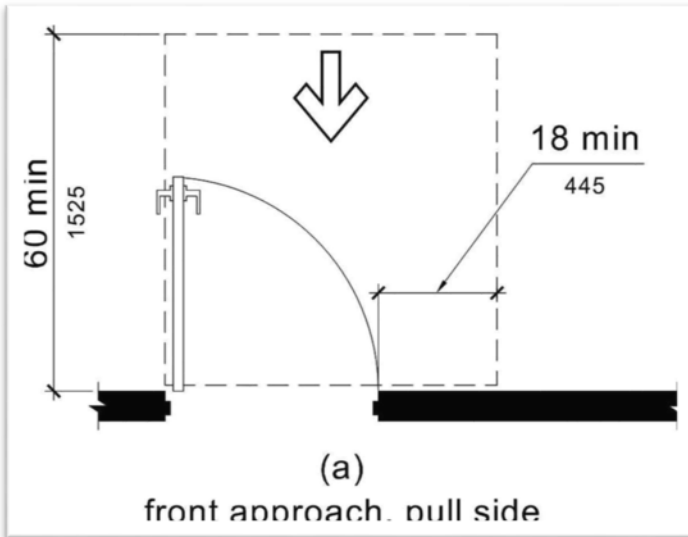
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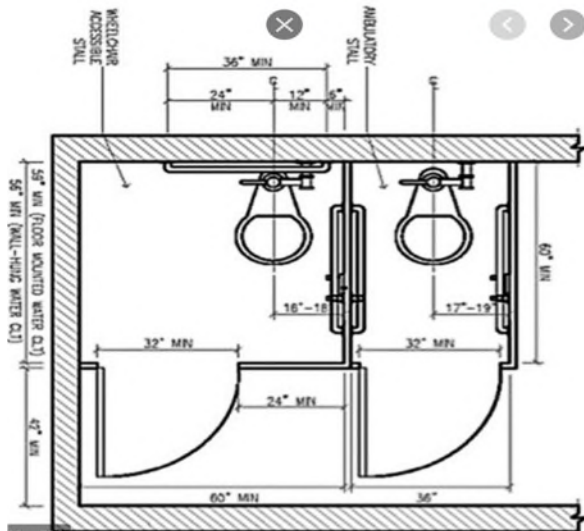


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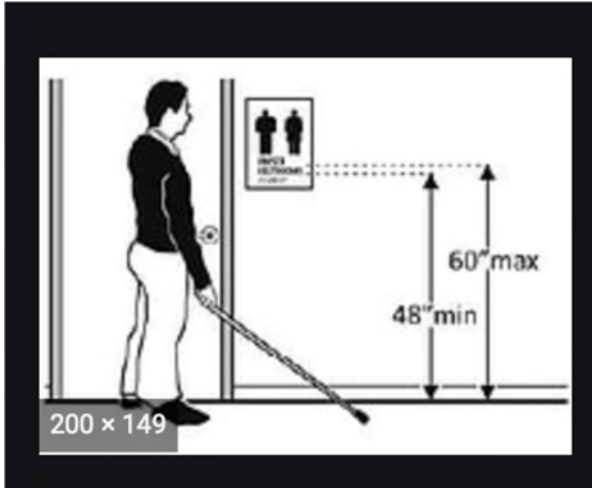
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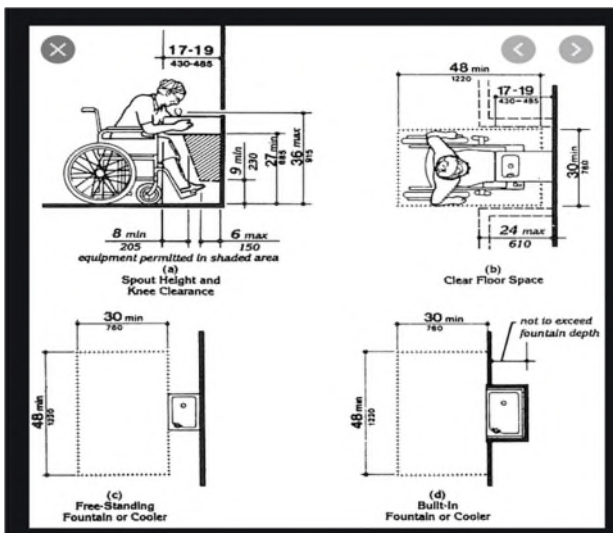


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## Village at Avalon

601 90th Street, Albuquerque, NM 87121

### Specifications for Exteriors, Common Areas, and Accessible Routes:

- **Office (east side): install handrails and edge protection above curb on each side of ramp.**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - ADA [2010] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.
  - See Figure 9 for required compliance
- **Office (east side): install/address ramp landing at the change in direction to ensure the required 60 x 60-inch clear maneuvering space.**
  - ANSI A117.1 [2003] Change in Direction. Ramps that change direction at ramp landings shall be sized to provide a turning space complying with Section 304.3.
  - See Figure 9 for required compliance
- **Pool Area (rear): install handrails and edge protection above curb on both sides of ramp.**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - ANSI A117.1 [2003] 405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
  - ANSI A117.1 [2003] 405.9.2 Curb or Barrier. A curb. or barrier shall be provided that prevents the passage of a 4-inch (100 mm) diameter sphere where any portion of the sphere is within 4 inches (100 mm) of the floor.
  - See Figure 9 for required compliance
- **Buildings 2 & 5 (floors 2-4): install handrails on both sides of ramp on east and west sides of buildings.**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - See Figure 9 for required compliance
- **Near Unit 2109: install handrails and edge protection above curb on both sides at ramp.**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - ANSI A117.1 [2003] 405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
  - ANSI A117.1 [2003] 405.9.2 Curb or Barrier. A curb. or barrier shall be provided that prevents the passage of a 4-inch (100 mm) diameter sphere where any portion of the sphere is within 4 inches (100 mm) of the floor.

- See Figure 9 for required compliance
- **Near Unit 5106: install handrails and edge protection above curb on both sides at ramp.**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - ANSI A117.1 [2003] 405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
  - ANSI A117.1 [2003] 405.9.2 Curb or Barrier. A curb, or barrier shall be provided that prevents the passage of a 4-inch (100 mm) diameter sphere where any portion of the sphere is within 4 inches (100 mm) of the floor.
  - See Figure 9 for required compliance
- **Near Unit 5102: install missing curb ramp where the accessible route crosses a curb to the trash area**
  - ANSI A117.1 [2003] 303.3 Beveled. Changes in level greater than 1/4-inch (6.4 mm) in height and not more than 1/2-inch (13 mm) maximum in height shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2 inch (13 mm) in height shall be ramped and shall comply with Section 405 or 406.
  - ANSI A117.1 [2003] 405.1 General. Curb ramps on accessible routes shall comply with Sections 406, 405.2" 405.3, and 405.10.
  - See Figure 1 for required compliance
- **Public Walkway: install handrails on both sides of ramp**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - ADA [2010] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.
  - See Figure 9 for required compliance
- **Garage Near Building 6: install handrails and edge protection above curb at ramp.**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - See Figure 9 for required compliance
- **Stairs (ends of buildings 1, 3, 4 & 6): install cane detection barriers under stairs.**
  - ANSI A117.1 [2003] 307.4 Reduced Vertical Clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80 inches (2030 mm) above the floor. The leading edge of such guardrail or barrier shall be 27 inches (685 mm) maximum above the floor.
  - See Figure 10 for required compliance
- **Office (main entrance door): move/address door to meet compliance requirements**
  - **No ANSI cited.**
  - See Figure 11 for required compliance
- **Fire Extinguisher Boxes (clubhouse and kitchen): inset boxes into wall so they protrude less than 4" into accessible walkway**

- ANSI A117.1 [2003] 307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
  - See Figure 12 for required compliance
- **Clubhouse & Office: lower alarm panels and thermostats to a height of 48" or less**
  - ANSI A117.1 [2003] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
  - ANSI A117.1 [2003] 308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
  - See Figure 3 for required compliance
- **Clubhouse Kitchen: install correct sink and proper ADA protections and ensure the knee space is compliant**
  - ANSI A117.1 [2003] 306.3.3 Minimum Depth. Where knee clearance is required beneath an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) minimum in depth at 9 inches (230 mm) above the floor, and 8 inches (205 mm) minimum in depth at 27 inches (685 mm) above the floor.
  - See Figure 7 for required compliance
- **Men's Restroom (clubhouse): remove and reinstall grab bar behind toilet to correct centerline to compliance requirements**
  - ANSI A117.1 [2003] 604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.
  - See Figure 4 for required compliance
- **Men's Restroom (clubhouse): replace ANSI vertical side bar to meet compliance requirements (18" in length or replace with horizontal grab bar)**
  - ANSI A117.1 [2003] 604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.
  - See Figure 6 for required compliance
- **Woman's Restroom (clubhouse): remove and reinstall grab bar behind toilet to correct centerline to meet compliance requirements**
  - ANSI A117.1 [2003] 604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.



- See Figure 4 for required compliance
- **Woman's Restroom (clubhouse): replace ANSI vertical side bar to meet compliance requirements (18" in length or replace with horizontal grab bar)**
  - ANSI A117.1 [2003] 604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.
  - See Figure 6 for required compliance
- **Woman's Restroom (clubhouse): lower lavatory to 34" to meet compliance requirements**
  - ANSI A117.1 [2003] 606.3 Height. The front of lavatories and sinks shall be 34 inches (865 mm) maximum above the floor measured to the higher of the rim or counter surface.
  - See Figure 8 for required compliance
- **Pool Restroom: remove and reinstall grab bar behind toilet to correct centerline to meet compliance requirements**
  - ANSI A117.1 [2003] 604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.
  - See Figure 4 for required compliance
- **Pool Restroom: replace ANSI vertical side bar to meet compliance requirements (18" in length or replace with horizontal grab bar)**
  - ANSI A117.1 [2003] 604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.
  - See Figure 6 for required compliance
- **Pool Restroom: move toilet paper holder to no more than 9" from toilet**
  - 604.10.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the floor. There shall be a clearance of 1-1/2 inches (38mm) minimum below the grab bar. Dispensers shall not be of a type that control delivery or do not allow continuous paper flow.

- See Figure 13 for required compliance
- **Parking Near Office: install asphalt or level out all ADA parking spaces and access aisle to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 2 for required compliance
- **Sidewalk Near Fitness Center: grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Gate (southeast side of office near fitness center): grind or repour concrete to level on both sides of gate and ensure proper ADA maneuvering clearances**
  - ANSI A117.1 [2003] 404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.
  - See Figure 14 for required compliance
- **Sidewalk (near Unit 1105): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Parking Area (near Unit 1105): install asphalt or level out all ADA parking spaces and access aisle to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 2 for required compliance
- **Gate (near Unit 1115): grind or repour concrete to level on pull side of gate and ensure proper ADA maneuvering clearances**
  - ANSI A117.1 [2003] 404.2.3.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.1.
  - See Figure 14 for required compliance
- **Sidewalk (near Unit 1118): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Crosswalk (near Unit 1118): to the trash dumpster install/relevel asphalt to 2% grade or less**

- ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Crosswalk (near Unit 2102): to the trash dumpster install/relevel asphalt to 2% grade or less**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Crosswalk (near Unit 2105): to the trash dumpster install/relevel asphalt to 2% grade or less**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Ramp (near Unit 2107): grind/relevel concrete to 8% grade or less**
  - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1: 12.
  - See Figure 1 for required compliance
- **Sidewalk (near Unit 2109): grind or relevel concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Parking Area (near Unit 3104): install asphalt or level out all ADA parking spaces and access aisle to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 2 for required compliance
- **Sidewalk (near Unit 3104): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Handrail (near Unit 3107): lower to 38"**
  - ANSI A117.1 [2003] 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.
  - ANSI A117.1 [2003] 505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above stair nosing, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosing, ramp surfaces and walking surfaces.
  - See Figure 9 for required compliance

- **Sidewalk (near Unit 4118): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Parking Area (near Unit 5105): install asphalt or level out all ADA parking spaces and access aisle to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 2 for required compliance
- **Sidewalk (near Unit 5107): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk (near Unit 5109): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk (near Unit 6102): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Gate (near Unit 6102): pour concrete area to comply with maneuvering space requirements on latch side of gate.**
  - ANSI A117.1 [2003] 404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.
  - See Figure 14 for required compliance
- **Sidewalk (near Unit 6117): grind or relevel concrete to 2% grade or less for cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance

**Scope of Work for Unit Interiors (to be completed upon turnover, maintenance calls, or request):**

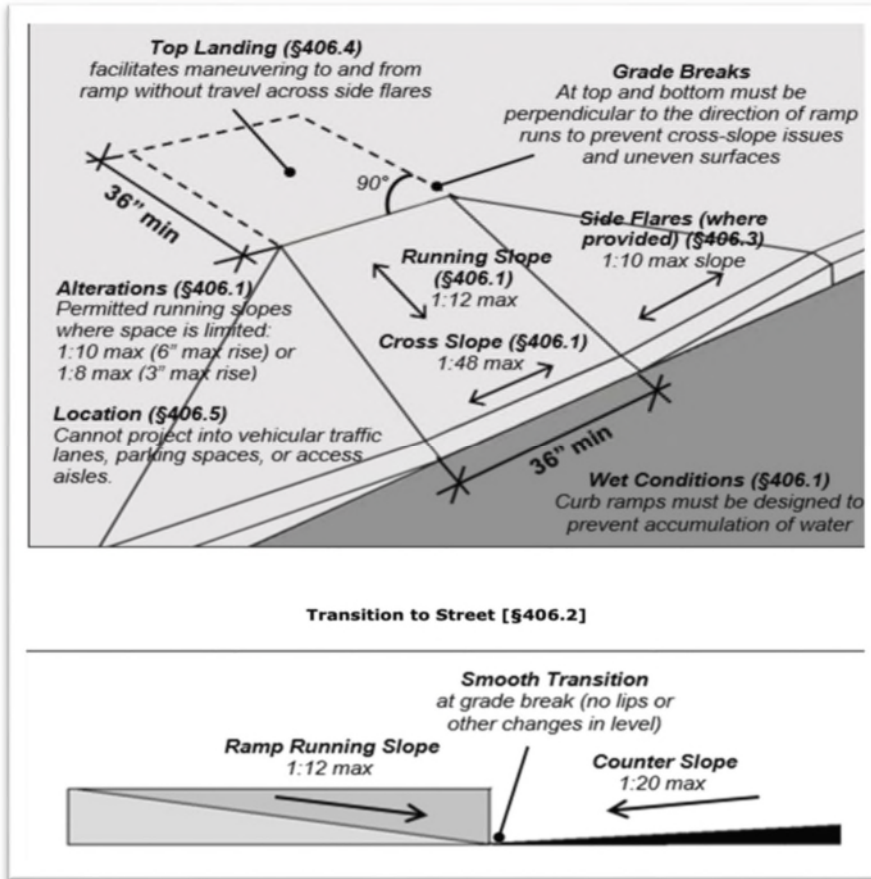
- **Move thermostat controls to 48 inches or lower:** Units 1B-A, 1B-B, 2A, 2B, 3A, 3A-A, 3B-1, 3B-2

**Scope of Work for Unit Interiors (to be completed upon request):**

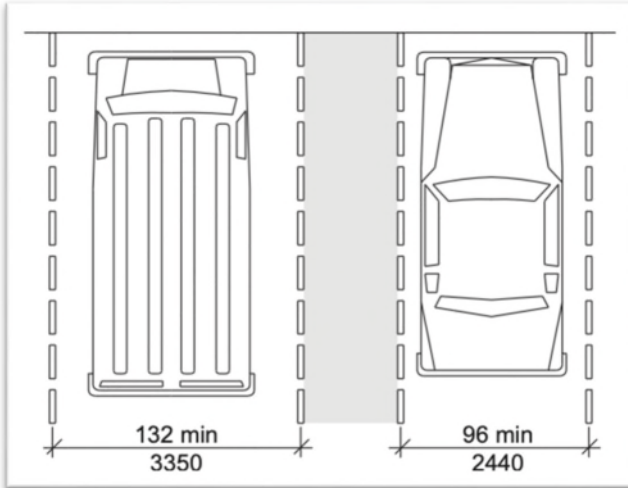
- Unit Type 1A

- Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
  - Ensure laundry door provides 31<sup>3</sup>/<sub>4</sub> inches of clear opening (to be resolved by above).
- Unit Type 1B-B
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
- Unit Type 2A
  - Hall bathroom: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
- Unit Type 2B
  - Both bathrooms: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
  - Both bathrooms: Change door swing to provide 31 <sup>3</sup>/<sub>4</sub> inches of clear opening
  - Hall bathroom: Center lavatory on 48 inches for a side approach.
- Unit Type 3A
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
- Unit Type 3A-A
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
  - Widen bathroom door frame and replace with wider door.
  - Create clear maneuvering space in bathroom
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall
  - Replace water closet side grab bar to reach out to 54 inches from the back wall
  - Replace water closet rear grab bar to locate correctly on the water closet's centerline
- Unit Type 3-B-1/3B-2
  - Entry floor: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
- All units with a threshold at the sliding glass door of <sup>3</sup>/<sub>4</sub>" or greater will have a ramp installed, beveled 1:2
- Modify sliding glass doors to remove bumper and ensure clear opening of at least a nominal 32", or at least 31 <sup>5</sup>/<sub>8</sub> inches, at all doorways for user passage.

## Figures

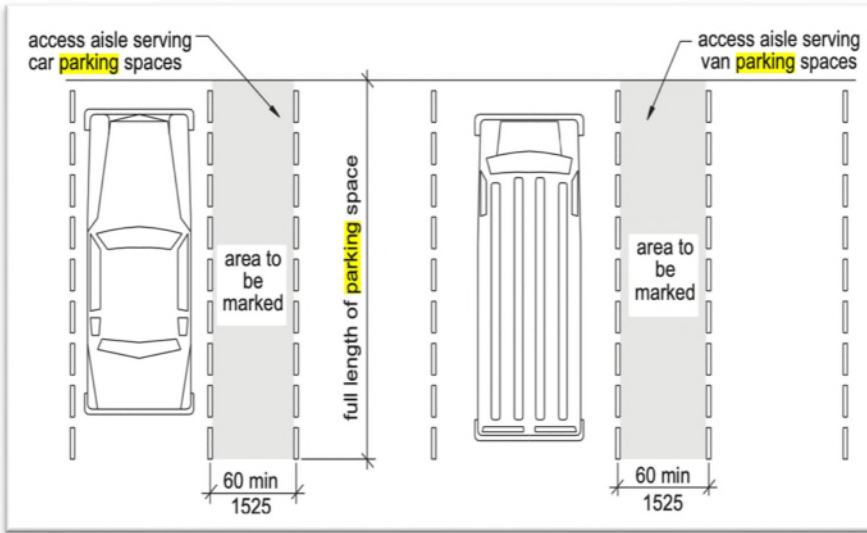


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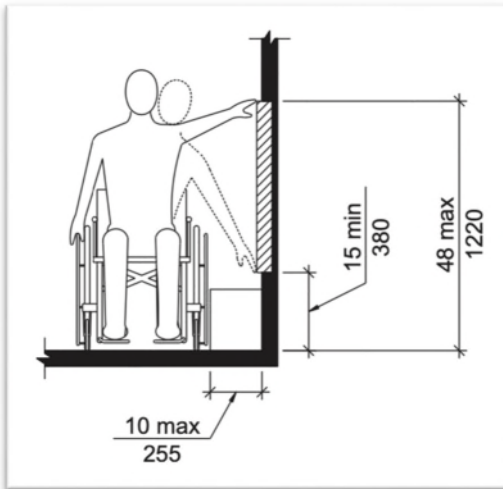


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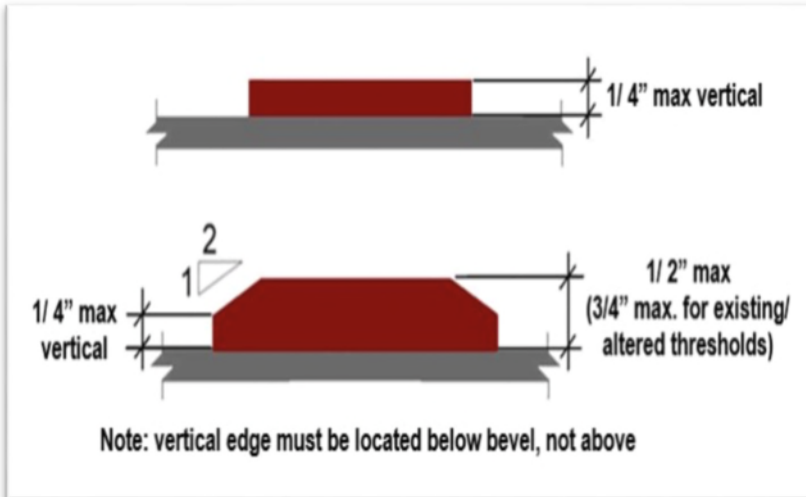
### Parking Spaces



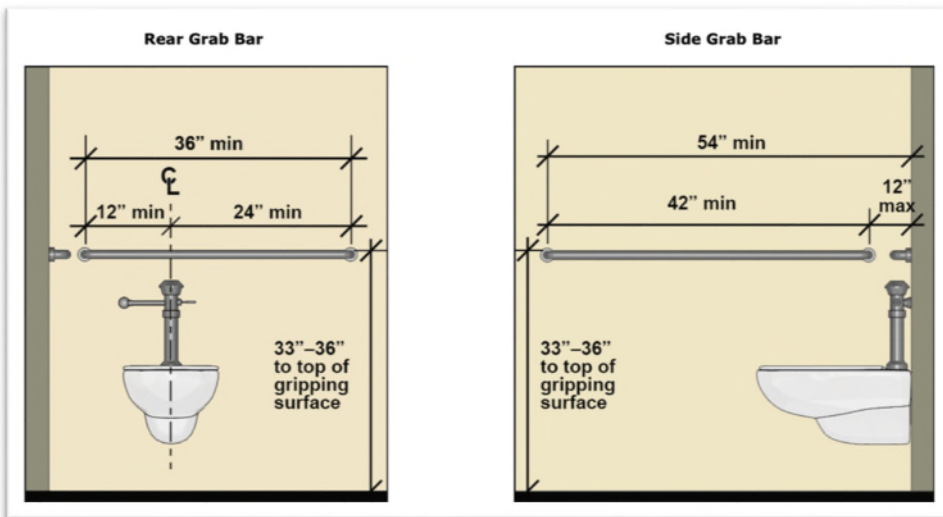
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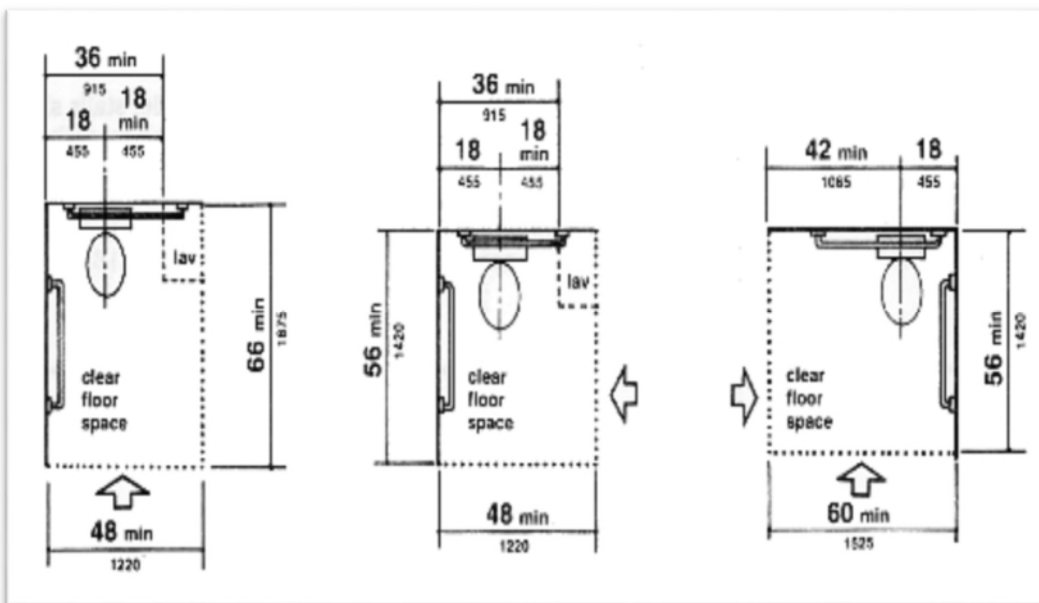
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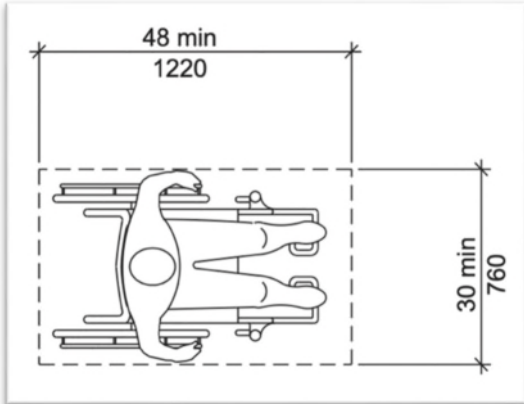


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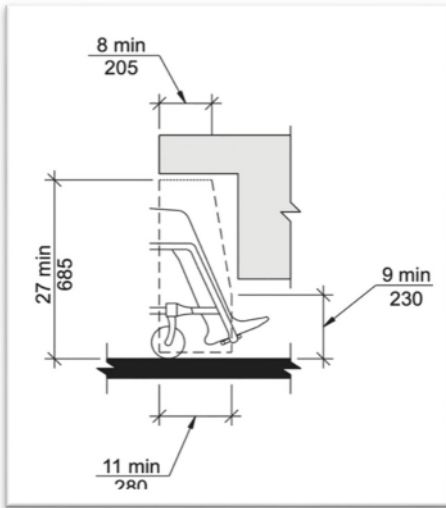


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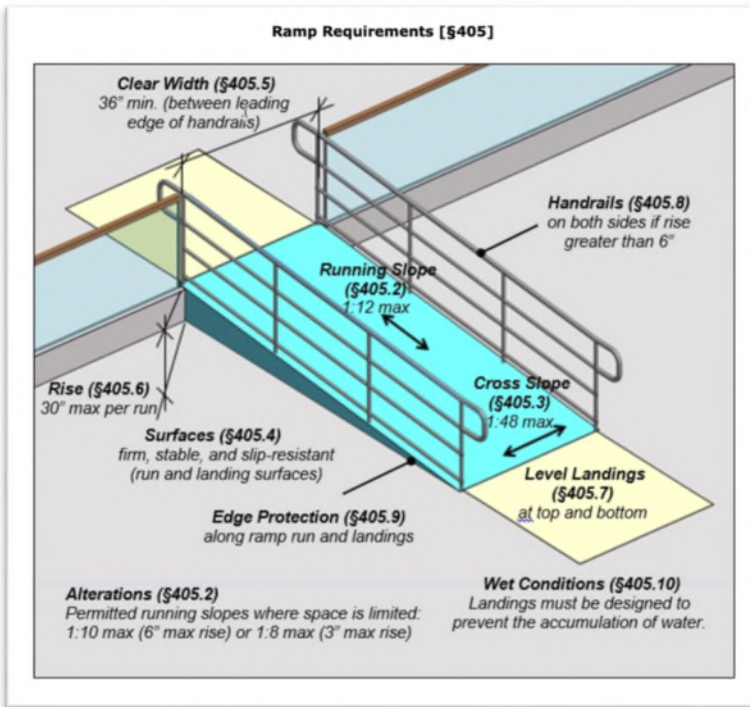




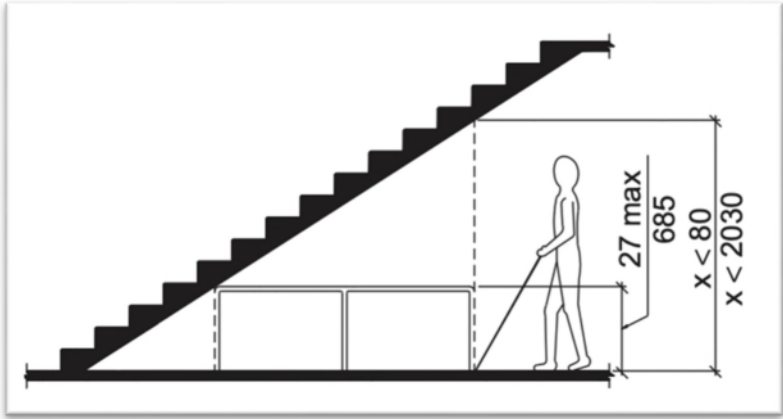
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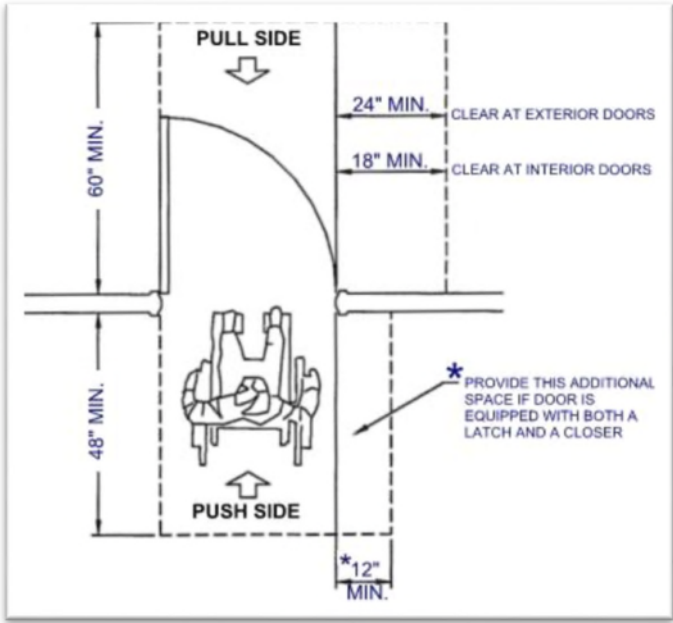
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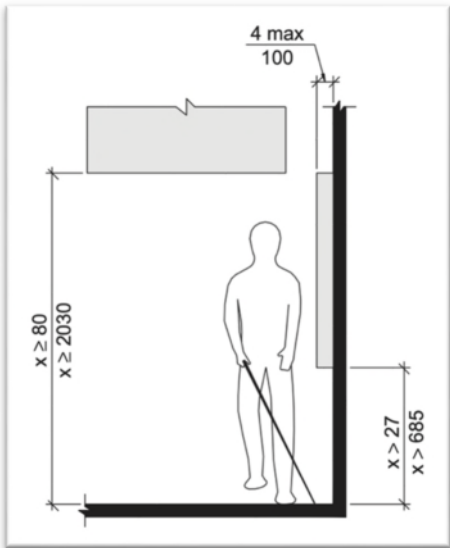
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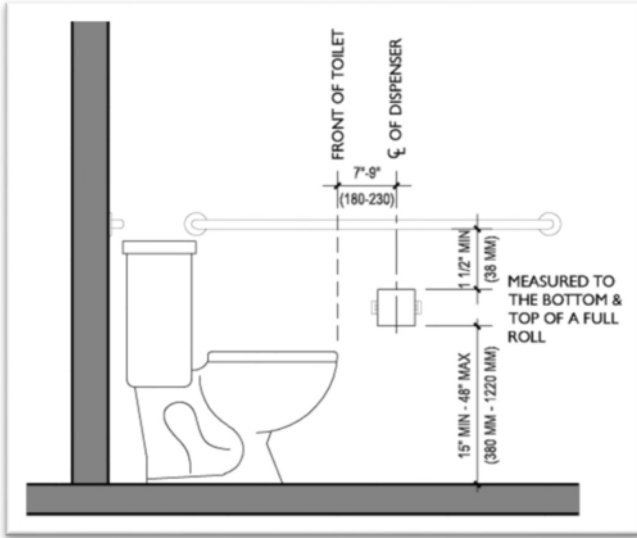
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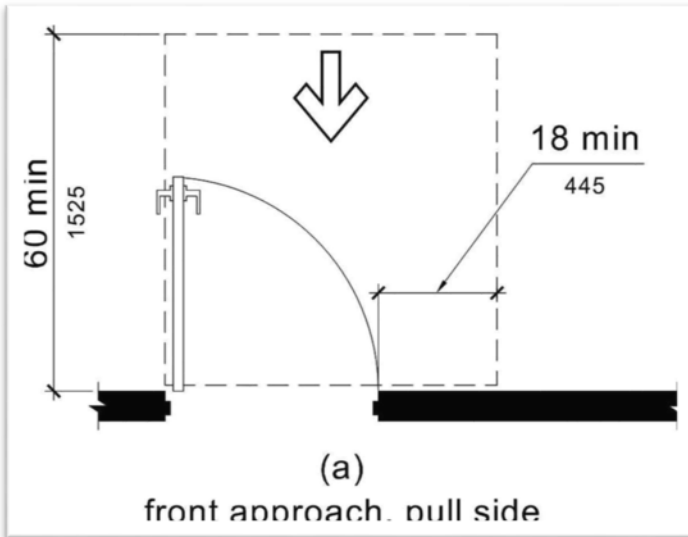
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13.



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## La Cantera Apartments

Located at: 3600 Old Airport Road Northwest, Albuquerque, NM 87114

### Specifications for Exteriors, Common Areas, and Accessible Routes:

- **Near Unit 1101/Trash Area: cut in and install curb ramp**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Men's Restroom: remove and replace grab bars to meet ADA requirements**
  - ADA [2010] 604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
  - ADA [2010] 609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.
  - See Figure 2 for required compliance
- **Women's Restroom: remove and replace grab bars to meet ADA requirements**
  - ADA [2010] 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
  - See Figure 2 for required compliance
- **Clubhouse Kitchen: lower kitchen sink counter to 34" at top of sink**
  - ANSI A117.1 [2003] 804.4 Sinks. Sinks shall comply with Section 606.
  - ANSI A117.1 [2003] 606.3 Height. The front of lavatories and sinks shall be 34 inches (865 mm) maximum above the floor, measured to the higher of the rim or counter surface.
  - See Figure 3 for required compliance
- **Clubhouse Kitchen: remove and replace kitchen sink to ADA compliant sink with rear offset disposal and wrap pipes with ADA compliant wrap**
  - ANSI A117.1 [2003] 804.4 Sinks. Sinks shall comply with Section 606.
  - ANSI A117.1 [2003] 606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.
  - See Figure 4 for required compliance

- ANSI A117.1 [2003] 306.3.3 Minimum Depth. Where knee clearance is required beneath an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) minimum in depth at 9 inches (230 mm) above the floor, and 8 inches (205 mm) minimum in depth at 27 inches (685 mm) above the floor.
  - See Figure 5 for required compliance
- **Fitness Center: rest thermostat to a height of 48" or less**
  - ANSI A117.1 [2003] 1003.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.
  - ANSI A117.1 [2003] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
  - ANSI A117.1 [2003] 308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
  - See Figure 6 for required compliance
- **Office: rest thermostat and alarm panel to a height of 48" or less**
  - ANSI A117.1 [2003] 1003.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.
  - ANSI A117.1 [2003] 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
  - ANSI A117.1 [2003] 308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.
  - See Figure 6 for required compliance
- **Fire Extinguisher Boxes: inset so that edges protrude no more than 4" for ADA compliance**
  - ANSI A117.1 [2003] 307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
  - See Figure 7 for required compliance
- **Stairs: install cane detection barriers under all sets of stairs**
  - ANSI A117.1 [2003] 307.4 Reduced Vertical Clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3, and where the vertical clearance is less than 80 inches (2030 mm) above the floor. The leading edge of such guardrail or barrier shall be 27 inches (685 mm) maximum above the floor.
  - See Figure 8 for required compliance

- **Office Parking Area: install asphalt to level out all ADA parking spaces and access aisles to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 9 for required compliance
- **Office Parking Area: add 1 ADA compliant van accessible space**
  - ADA [2010] 502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
  - ADA [2010] 208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.208.3
  - See Figure 9 for required compliance
- **Sidewalk Near Office/Main Entry: grind or level concrete to 2% grade or less on cross slope**
  - ADA [2010] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.
  - ADA [2010] 406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
  - See Figure 1 for required compliance
- **Sidewalk Near 1101: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Curb Ramp Near 1101: grind, level or repour concrete to 8.33% grade or less on slope**
  - ANSI A117.1 [2003] 406.1 General. Curb ramps on accessible routes shall comply with Sections 406, 405.2, 405.3, and 405.10.
  - ANSI A117.1 [2003] 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
  - See Figure 1 for required compliance
- **Accessible Parking Space & Access Aisle Near 1101: install asphalt or level out all ADA parking spaces and access aisle to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 9 for required compliance
- **Sidewalk Near Unit 1102: grind or level concrete to 2% grade or less on cross slope**

- ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near Unit 1110: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near Unit 1125: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Curb ramp Near Unit 1127: grind, level or repour concrete to 8.33% grade or less on slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near Unit 1127: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Accessible Parking Spaces & Aisles Near Unit 1127: install asphalt or level out all ADA parking spaces and access aisles to 2% grade or less**
  - ANSI A117.1 [2003] 502.5 Floor Surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
  - See Figure 9 for required compliance
- **Sidewalk Near 1137: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 2101: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 1125: grind or level concrete to 2% grade or less on cross slope**

- ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
- See Figure 1 for required compliance
- **Sidewalk Near 2109: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 2111: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 2114: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 2116: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 2118: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance
- **Sidewalk Near 2125: grind or level concrete to 2% grade or less on cross slope**
  - ANSI A117.1 [2003] 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
  - See Figure 1 for required compliance

**Scope of Work for Unit Interiors (to be completed upon turnover, maintenance calls, or request):**

- Lower thermostats to 48" or less:
  - Unit Types 1A, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 3A
  - Accessible Unit Types 1E, 2L, 2K
- Install threshold ramps on both sides of entry threshold: Unit Type 2A

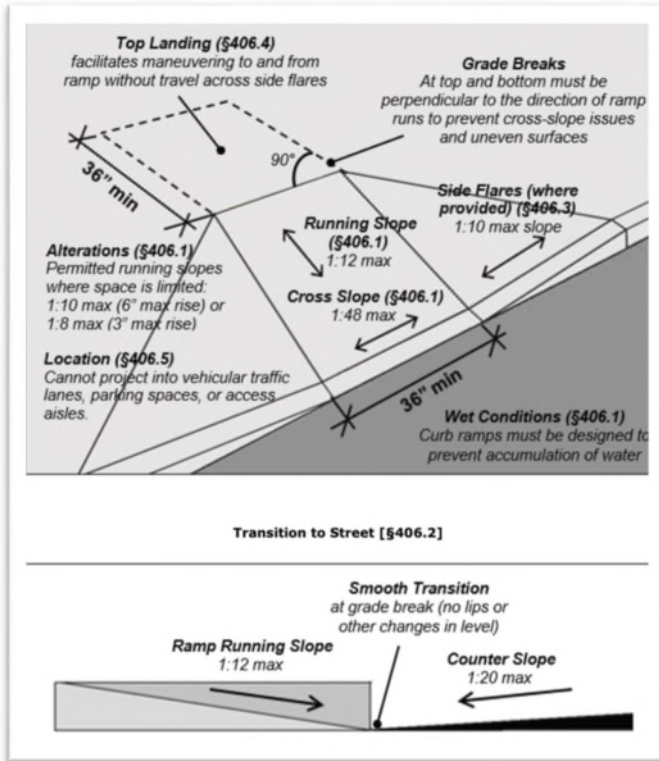
**Scope of Work for Unit Interiors (to be completed upon request):**

- Unit Type 1A: Move sewer line and reinstall toilet so centerline is at 18 inches from side wall

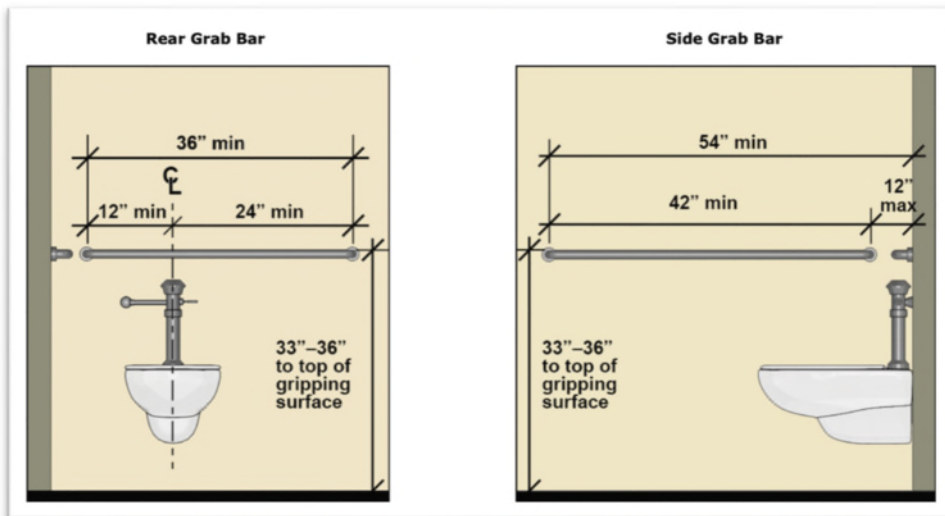


- Unit Type 1C: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches. Ensure lavatory is centered on 48-inches for side approach and vanity placement is compliant.
- Unit Type 1B: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches. Ensure lavatory is centered on 48-inches for side approach and vanity placement is compliant.
- Unit Type 2A: Move sewer line and reinstall toilet so centerline is at 18 inches from side wall
- Unit Type 2B: Move sewer line and reinstall toilet so centerline is at 18 inches from side wall
- Unit Type 2C: Move sewer line and reinstall toilet so centerline is at 18 inches from side wall
- Unit Type 2F: Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches. Ensure lavatory is centered on 48-inches for side approach and vanity placement is compliant.
- Unit Type 3A: In hall bathroom, move toilet so centerline is at 18 inches from side wall
- Accessible Unit Type 2L – hall bathroom
  - Replace lavatory with accessible lavatory including removable cabinet with rim installed not above 34 inches.
  - Wrap pipes
  - Replace water closet side grab bar so it is not more than 18 inches from back wall
  - Replace showerhead with handheld unit
- Accessible Unit Type 2K
  - Wrap lavatory pipes
  - Move sewer line and reinstall toilet so centerline is 18 inches from side wall.
- Accessible Unit Type 1E
  - Replace water closet rear grab bar with one that is 36 inches long and located correctly on the water closet's centerline
  - Wrap lavatory pipes
  - Replace showerhead with handheld unit
- Unit types 2A, 2B, 2E, 2G, 2J, and 3A: when needed, adjust kitchen island to ensure that 40" clear space is achieved from face of appliances (Note that this issue is not present in each unit or each type)
- All units with a threshold at the sliding glass door of  $\frac{3}{4}$ " or greater will have a ramp installed, beveled 1:2

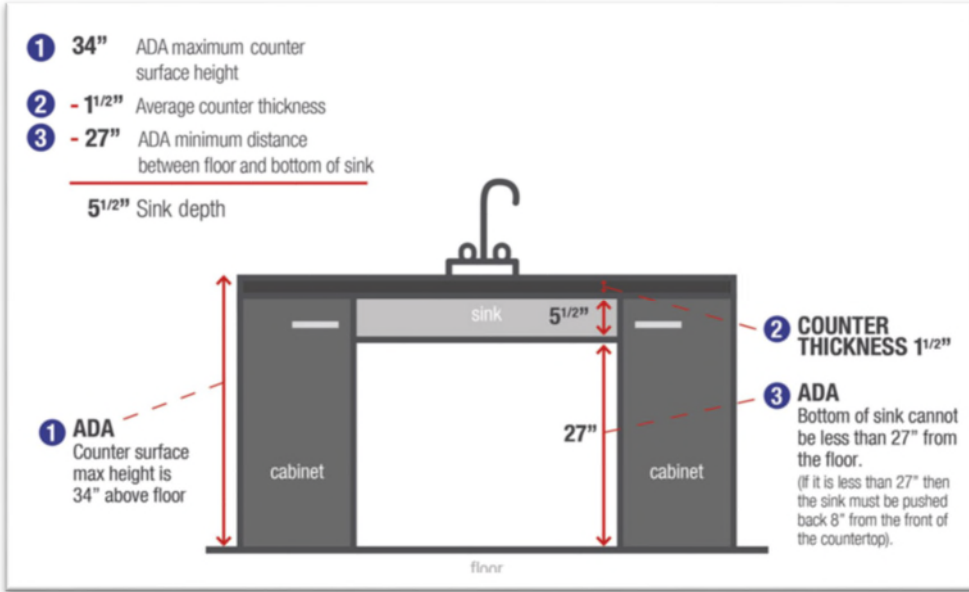
## Figures



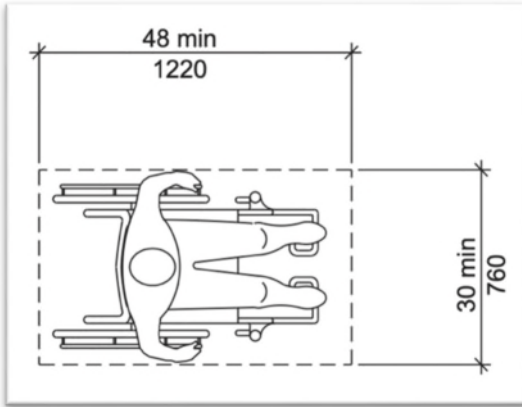
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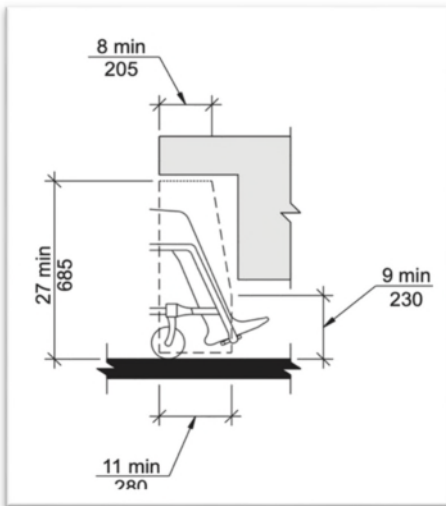
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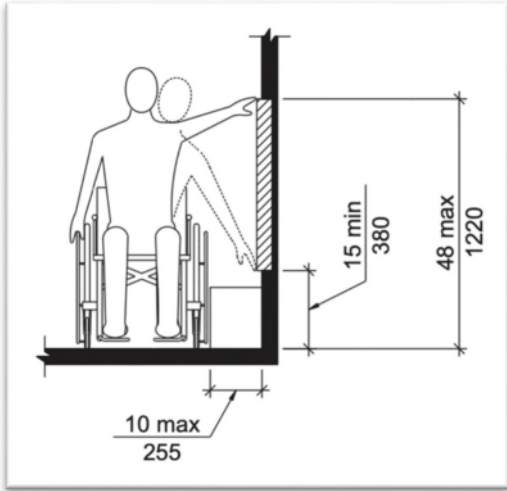
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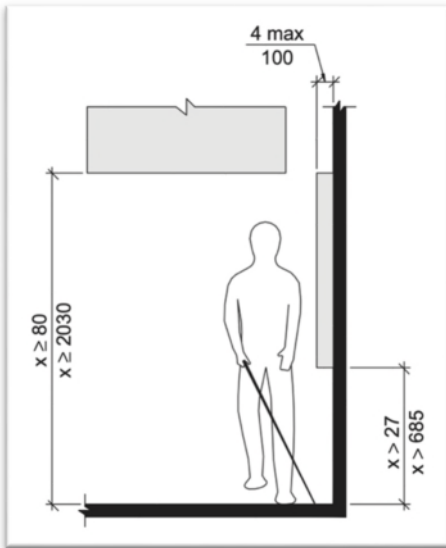
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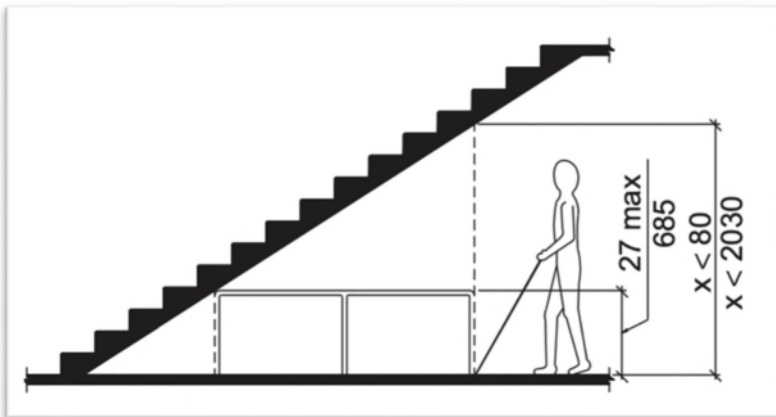
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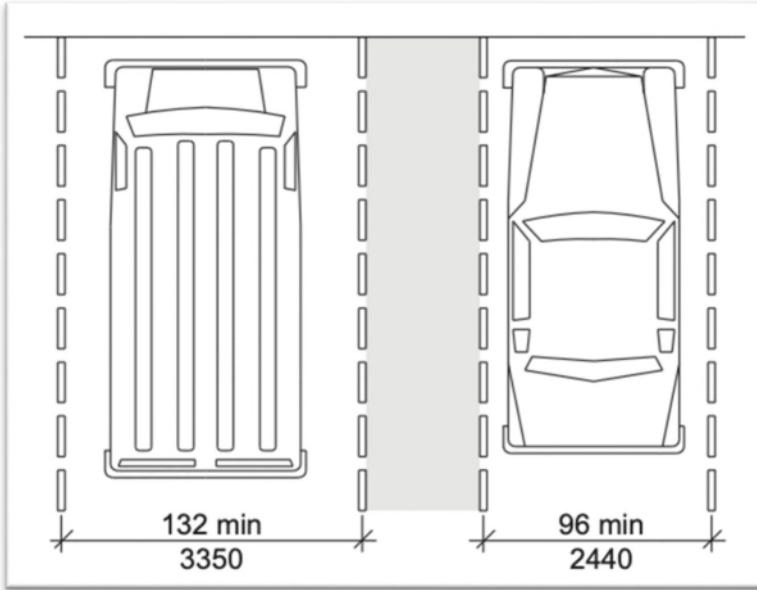
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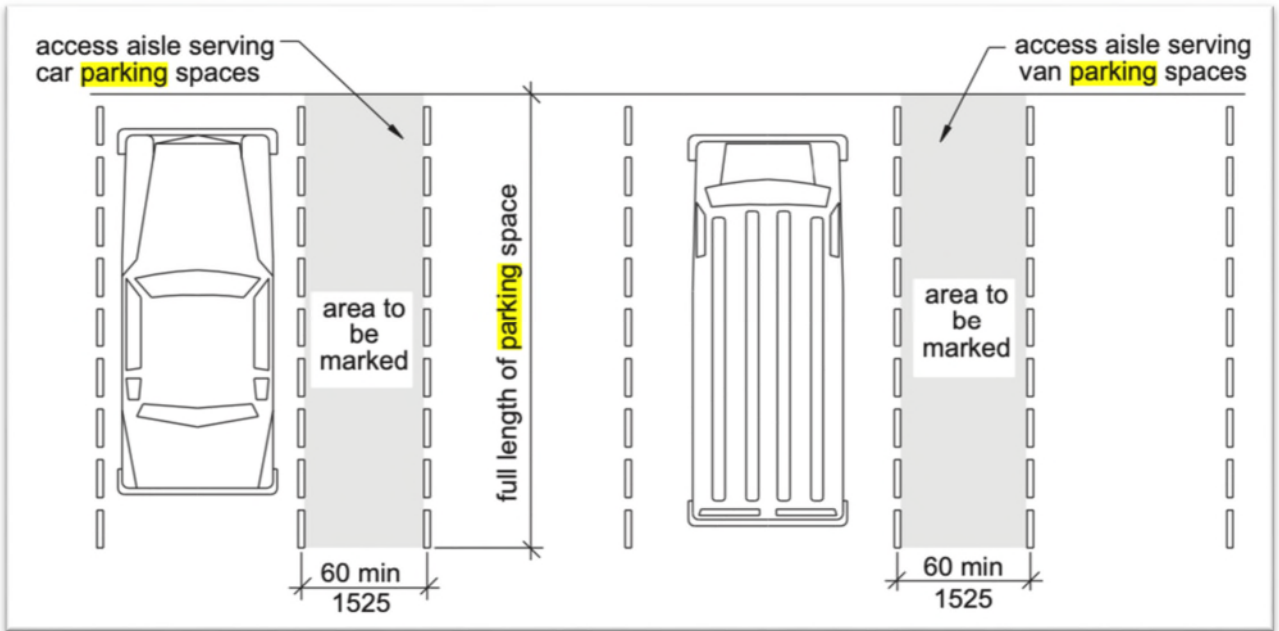


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9.

**Parking Spaces**



**Parking Space Aisles [figure to be replaced with 5' access aisle drawing]**

**APPENDIX B**  
**Sold Properties**

1. Villa de San Felipe
2. Enchanted Hills
3. The Landings at Cottonwood
4. River Glen Apartments
5. Manzana Ridge

Please note that DPS designed properties numbered 1 through 3 listed above but not properties numbered 4 and 5.