Hunters View Phase IA
Blocks 4, 5 & 6
San Francisco, CA 94124

REASONABLE ACCOMMODATION INSTRUCTION MANUAL

June 2013
HV Partners 1, LP (“HVP1”) has made every effort to make the units at Hunters View Phase IA as accessible or adaptable as possible. There are a variety of different unit types that have different levels of accessibility. Please see Exhibit A for the list of unit types at Hunters View Phase IA.

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SECTION 1

Removable Cabinet Face-Frame

The Hunters View buildings are designed to allow for modifications to the cabinets and countertops with ease in order to be accessible for those with disabilities.

The following have removable base cabinets units.


Block 5 (See Exhibit A for applicable accessible levels within units listed below): Units 101, 102, 105 & 114

Block 6 (See Exhibit A for applicable accessible levels within units listed below): Units 101, 102, 105 & 111

Notes that if the cabinet modifications addressed in this manual need to be undone and cabinets reassembled, please follow the included steps in reverse.

Please follow steps 1-6 below to remove Cabinet Face-Frames which will allow for additional workspace underneath unit kitchen countertops.

Step 1:

Open all (4) cabinet doors
Step 2:

Remove screws from the cabinet frame located at the far left cabinet door and far right cabinet door (below the sink). There is (1) screw above and (1) screw below the cabinet door hinges, for a total of 4 screws, (2) on the left door and (2) on the right door.

Step 3:

Remove the screws from the inside of the cabinet face at the top of the cabinet door opening as shown above.
Step 4:
Remove Cabinet Face-Frame with the (4) cabinet doors attached.

Step 5:
Remove the toe-kick using a flat head screwdriver or flat bar. Reinstalled toe-kick can be held in place with Velcro.
Step 6:

FINAL STEP for removing Cabinet Face-Frame

Remove the cabinet base by picking up and pulling out.

Step 7:

Final Condition
SECTION 2

Removable Bathroom Vanity Face-Frame at Accessible Units

Please follow steps 1-6 below to remove bathroom Vanity Face-Frames which will allow for additional workspace underneath bathroom sinks

Step 1:

Open both vanity doors

Step 2:

Remove the vanity base by removing (1) screw from each corner as shown above. Carefully lift and pull the base out.
Step 3:

Remove the lower rail by removing (2) screws, (1) on either side, as shown above.

Step 4:

Remove the (2) doors by removing the (2) screws from each door, as shown above.

Bathroom Vanity Adaptation Complete
SECTION 3

Repositionable Countertops at Block 4 Only

Step 1:

Turn the HOT and Cold water angle tops to the OFF position (turn clockwise). The angle stops are located under the sink at the back wall; (2) total. This will ensure the water supply to the sink is cut off.

Step 2:

Measure 2” down from the bottom of the ledger and mark the new location on the wall; this will be the new location for the ledger once lowered.
Step 3:

Using a wrench, remove the compression nuts (2 each) which connect the pea trap to the drain line of the sink, as shown above. There is (1) compression nut on each side of the pea trap elbow.

Step 4:

Once the pea trap is removed, the waste line assembly should look like the above left photo.

*Note that it is normal for a small amount water to drain from the pea trap once the assembly is removed, so please make sure to empty it in a bathroom sink or bucket, as shown in the above right photo.
Step 5:

Remove the screws that attach the ledger to the back and sides of the countertop. The ledger is located under the countertop along the back wall and to the left & right sides of the countertop.

Step 6:

Remove the support bracket centered underneath the countertop.
**Step 7:**

Re-attached ledger and support bracket at new location which was marked in step 1.

**Step 8:**

Lower the countertop onto the ledger.

**Step 9:**

Re-attached pea-trap by following step 2 in reverse order and make sure to snug compression nuts but do not over tighten.

**Step 10:**

Turn the angle stops to the on position by following step 1 in reverse order.
SECTION 4

Locations of Removable Base Cabinets and Repositionable Counter Tops

Block 4: Units 101, 201, 301, 401 (Note 12.07 indicates removable cabinet)

Block 4: Unit 105
Block 4: Unit 106 (Note 12.07 indicates removable cabinet)

Block 4: Units 123, 215, 219, 221
Block 4: Unit 125 (Note 12.07 indicates removable cabinet)

Block 4: Units 202, 302, 402 (Note 12.07 indicates removable cabinet)
Block 4: Units 203, 303, 403 (Note 12.07 indicates removable cabinet)

Block 4: Units 204, 304, 306, 404, 406 (Note 12.07 indicates removable cabinet)
Block 4: Unit 206 (Note 12.07 indicates removable cabinet)

Block 4: Unit 207
Block 4: Units 208, 209, 408, 409 (Note 12.07 indicates removable cabinet)

Block 4: Units 210, 211, 411 (Note 12.07 indicates removable cabinet)
Block 4: Units 212, 412 (Note 12.07 indicates removable cabinet)

Block 4: Units 213, 313 (Note 12.07 indicates removable cabinet)
Block 4: Unit 217 (Note 12.07 indicates removable cabinet)

Block 4: Units 307, 407 (Note 12.07 indicates removable cabinet)
Block 4: Unit 410 (Note 12.07 indicates removable cabinet)

Block 5: 1086 Fairfax Avenue [Unit 101]
Block 5: 1028 Fairfax Avenue [Unit 105]

Block 5: 55 Ironwood Way [Unit 114]
Block 6: 160 Acacia Avenue, Unit #101

Block 6: 160 Acacia Avenue, Unit #102
Block 6: 90 Ironwood Way [Unit 105]

Block 6: 54 Middle Point Road [Unit 111]
SECTION 5

Installation of Grab Bars at Toilets at Block 4 Only

Typical Blocking Locations:
MATERIALS:

Grub Bar — 18-8, type 304, 18-gauge (0.32mm) stainless steel tubing with satin finish; 3/16" (5mm) outside diameter. Ends are hemispherical to conceal mounting flanges. Clearance between the grub bar and wall is 1/2" (13mm).

Concealed Mounting Flanges — 18-8, type 304, 1/8" (3mm) thick, stainless steel plate; end flanges: 2" x 3/16" (50 x 8mm) with two holes for attachment to wall. Intermediate flanges: 2-5/8" x 3-1/8" (67 x 8mm) wide x 3/16" (5mm) diameter.

Snap Flange Covers — 18-8, type 304, 22-gauge (0.8mm) drawn stainless steel with satin finish; 3/16" (5mm) diameter x 3/8" (10mm) deep. Each cover snaps over mounting flange to conceal mounting screws.

STRENGTH:

Bobrick grab bars that provide 3-1/2" (89mm) clearance from wall can support loads in excess of 500 pounds (450kg) if properly installed. Other grab bar configurations can support loads in excess of 250 pounds (113kg) if properly installed, complying with barrier-free accessibility guidelines (including ADAAG in the U.S.A.) for structural strength.

Warning: Grab bars are no stronger then the anchors or nails to which they are attached and, therefore, must be firmly secured in order to support the loads for which they are intended.

INSTALLATION:

Provide concealed anchor devices or backing as specified or required in accordance with local building codes before wall is finished. Pass concealed mounting flanges to anchor device or backing with two screws in each flange. Snap flange covers over each mounting flange to conceal mounting screws. Concealed anchor devices and mounting screws are not included with Bobrick grab bars and must be specified as an accessory.

For Grab Bars with an Intermediate Flange(s), Cut Snap Flange Covers away from mounting flanges. Place grab bar in desired mounting location. Use intermediate flange as a template to mark location of mounting screws at intermediate flange only. Mark screw locations at the center of the slot in the middle of the double-keyhole shaped mounting holes (2) in the intermediate flange. Drive the intermediate flange mounting screws into wall at marked locations. Note: Make sure to leave a space of just over 1/8" (3.2mm) between the underside of the screw head and the wall, install grab bar on the wall by placing the round ends of the intermediate flange double-keyhole shaped mounting holes over the mounting screws (2) are located in the middle of the flange slots. Install the mounting screws into the wall at the end flanges and secure tightly. Tightly tighten the mounting screws at the intermediate flange. Press all snap flange covers into place to conceal mounting flanges.

Note: Recommended use of 1/4" or #14 (6.6mm) sheet metal or wood screws to install Intermediate Flange. #12 (5.0mm) screws may also be used.

Important Notes:

1. Mounting Kits — Bobrick has a selection of mounting screws and fasteners available for different types of installations; one Bobrick mounting kit is required for each flange.

<table>
<thead>
<tr>
<th>Mounting Kit No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>252-30</td>
<td>Consists of (3) 1/4&quot; x 2&quot; (64 x 48mm) type 304 stainless steel, Phillips round head, sheet metal screws.</td>
</tr>
<tr>
<td>2521-30</td>
<td>Consists of (3) 1/4&quot; x 2&quot; (64 x 48mm) type 304 stainless steel, Phillips round head, machine screws with plated steel loggie nuts.</td>
</tr>
<tr>
<td>2522-30</td>
<td>Consists of (3) 1/4&quot; x 2&quot; (64 x 48mm) type 304 stainless steel, Phillips round head, machine screws with metal expansion shields.</td>
</tr>
</tbody>
</table>

2. Grub Bar Fastener — Bobrick has a grab bar fastening system that secures all Bobrick grab bar series; one Bobrick fastener is required for each flange. Install grab bar without backing in wall requires minimum 1/8" (3mm) thick painted or tiled drywall.

<table>
<thead>
<tr>
<th>Fastener No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>251-4</td>
<td>Consists of (3) 10-32 x 5/16&quot; round head, Phillips 18/8 stainless steel, 1/4&quot; wall thickness (6.4mm) thick painted or tiled drywall.</td>
</tr>
</tbody>
</table>

3. Optional Anchor Device — Bobrick grab bar anchor device includes stainless steel machine screws to be used for attaching grab bars to anchors; one Bobrick concealed anchor device is required for each flange.

<table>
<thead>
<tr>
<th>Optional Anchor No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2583</td>
<td>Anchor for 3/4&quot; to 1&quot; (19-25mm) panel 1 anchor required for each flange.</td>
</tr>
<tr>
<td>2586</td>
<td>Anchor for 1/2&quot; to 1&quot; (12mm) panel 1 anchor required for each flange.</td>
</tr>
</tbody>
</table>

SPECIFICATION:

Grab bar shall be type 304 stainless steel with satin finish. Grab bar shall have 18-gauge (0.3mm) wall thickness and 3/16" (5mm) outside diameter. Clearance between the grab bar and wall shall be 11/16" (18mm). Concealed mounting flanges shall be 1/8" (3mm) thick stainless steel plate. 2" x 3/16" (50 x 8mm) diameter, and shall snap over mounting flanges to conceal mounting screws and/or "W" fasteners. Ends of grab bar shall pass through concealed mounting flanges and be hemispherical to form one structural unit. Grab bar shall comply with barrier-free accessibility guidelines (including ADAAG in the U.S.A.) for structural strength.

Manufacturer’s service and parts manual shall be provided to the building owner/manager upon request.

The illustrations and descriptions herein are applicable to production as of the date of this Technical Data Sheet. The manufacturer reserves the right to change materials, colors, dimensions and improvements in its products and service.
The following grab bar is to be used where the full 40” blocking does not exist at the space at the back of the water closet. (Units 101, 201, 203, 301, 303, 401, and 403)
Latitude\(^2\) Grab Bar
General Installation Instructions

**PREPARATION**

Tools Required for Assembly: (Not included)
- Pencil
- Electrical drill

\textbf{CAUTION:} Wood blocking is preferable behind all wall surfaces. If wood blocking is not available, the following optional fasteners are suggested: Tile/Masonry – Plastic or lead anchors
Plaster/Drywall – Toggle bolts

**INSTALLATION INSTRUCTIONS**

1. Uncover the wall flange under the cover flange.
   Hold the grab bar up against desired position on wall, and mark the positioning of the screw holes.
   Use a measuring tape and a level for accuracy.

2. Install grab bar with 4 - #10 x 2\" panhead stainless steel screws provided for each end wall flange.

3. Slide cover flanges over wall flanges and press firmly to complete installation.

**CARE AND MAINTENANCE**

To maintain the luster finish, please use soft damp cloths when cleaning and never use any cleaning solvents.
SECTION 6

Identification of the location of any equipment and parts required for adjusting or replacing counter tops, cabinets, and sinks.

The equipment necessary to adjust or replace counter tops, cabinets and sinks will be stored in the Block 4 Maintenance Room at 1101 Fairfax Avenue.