

Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.

Location Description	Playground
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

There is a 2-3/4" vertical change in level along the edges of the playground surface.

Resolution

The accessible route should be repaired to eliminate vertical level changes greater than 1/4". Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity	Unit Cost	Total Cost
300 SF	8.96	\$ 2,688
Priority	1	

Map for Barrier ID: AX239667



108 +38.889156, -76.888361



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	Pool House Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

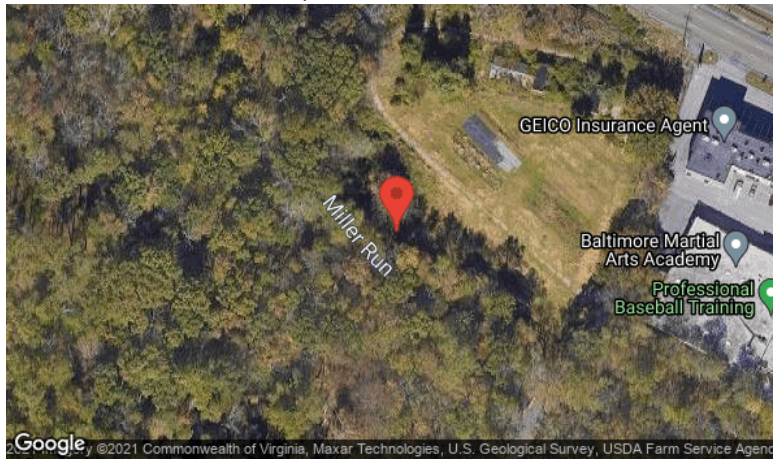
For a front approach on the pull side the maneuvering clearance has a 9" vertical change at the face of the door.

Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
Priority	1	

Map for Barrier ID: AX239673



114 39.28607158382711,-76.76694559375



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6800 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

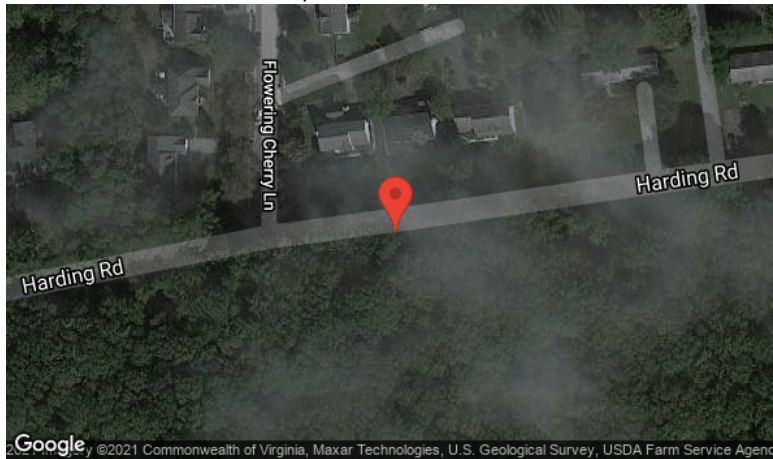
There are two (2) 6-1/2" vertical changes on the accessible route to the building entrance. A ramp with a rise of 13" and a bottom landing is needed for entrance to the building.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
18 LF	662	\$ 11,916
Priority	1	

Map for Barrier ID: AX240215





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6800 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

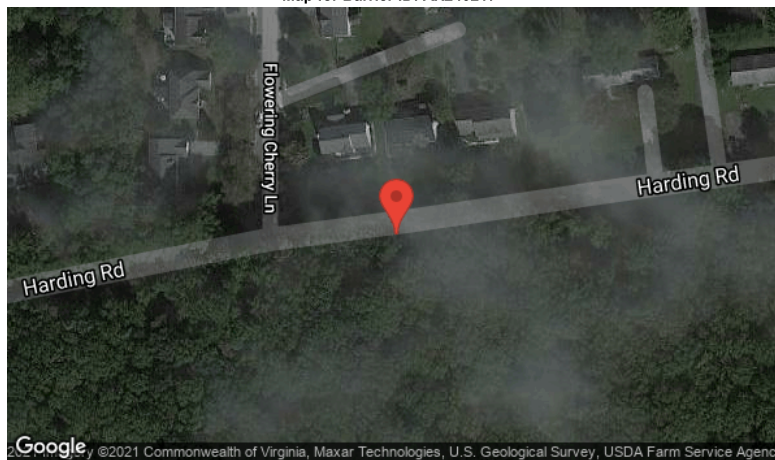
There are two (2) 6-1/2" vertical changes on the accessible route to the building entrance. A ramp with a rise of 13" and a bottom landing is needed for entrance to the building. The ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
30 LF	163	\$ 4,890
Priority	1	

Map for Barrier ID: AX240217





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6802
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

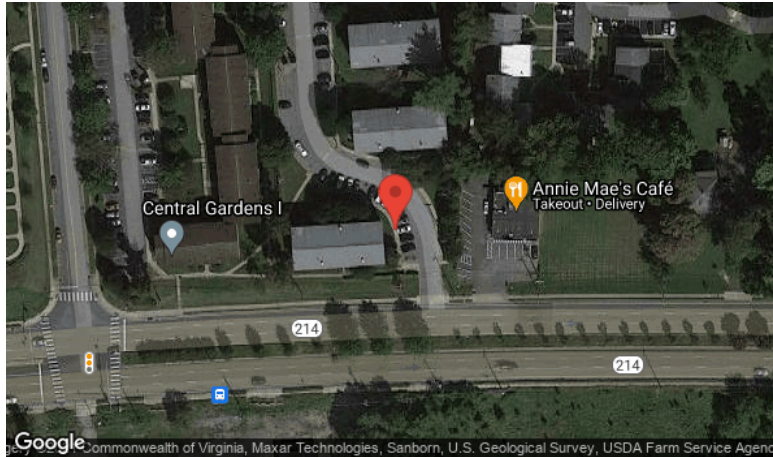
The accessible route to the door has a 8" and a 6" vertical change. A ramp with a rise of 14" and a bottom landing is needed.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
19 LF	662	\$ 12,578
Priority	1	

Map for Barrier ID: AX239566





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6802
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

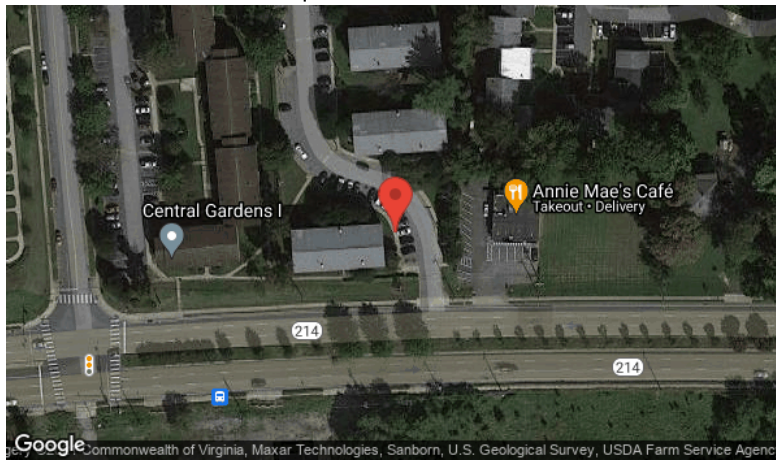
The accessible route to the door has a 8" and a 6" vertical change. A ramp with a rise of 14" and a bottom landing is needed. The new ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
32 LF	163	\$ 5,216
Priority	1	

Map for Barrier ID: AX240219



132 +38.888029, -76.888478



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6804 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

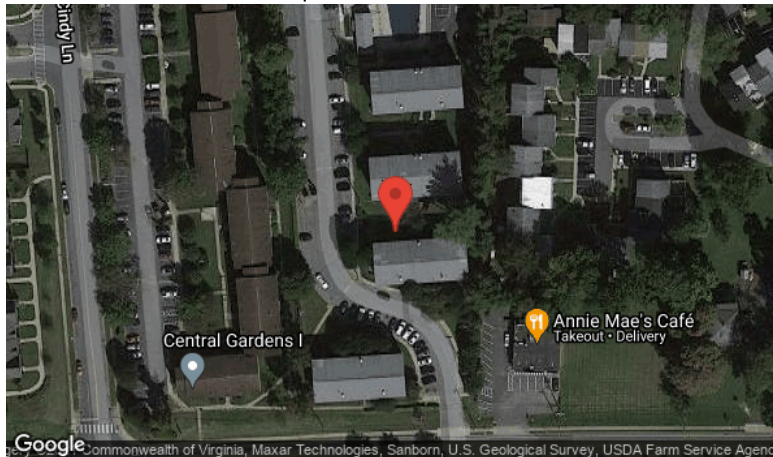
The accessible route has a set of stairs with 5 risers and a 7" vertical change at the door. A ramp with a rise of 42", a bottom landing and 1 intermediate landing is needed.

Resolution

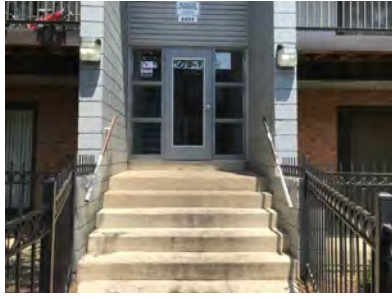
Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
52 LF	662	\$ 34,424
Priority	1	

Map for Barrier ID: AX240220



133 +38.888447, -76.888564



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6804 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 7" vertical change at the door. A ramp with a rise of 42", a bottom landing and 1 intermediate landing is needed. The new ramp will need handrails.

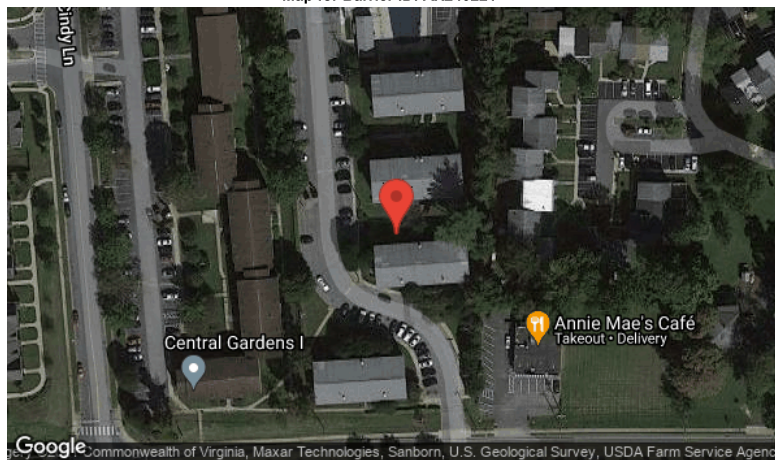
Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

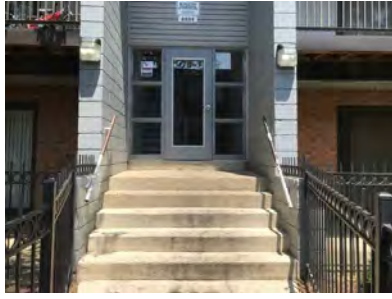
Quantity	Unit Cost	Total Cost
98 LF	163	\$ 15,974

Priority 1

Map for Barrier ID: AX240221



134 +38.888447, -76.888564



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6806 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 9" vertical change at the door. A ramp with a rise of 44", a bottom landing and 1 intermediate landing is needed.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
54 LF	662	\$ 35,748

Priority	1
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Map for Barrier ID: AX240222





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6806 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 9" vertical change at the door. A ramp with a rise of 44", a bottom landing and 1 intermediate landing is needed. The ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
54 LF	102	\$ 5,508
Priority	1	

Map for Barrier ID: AX240223





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6810 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

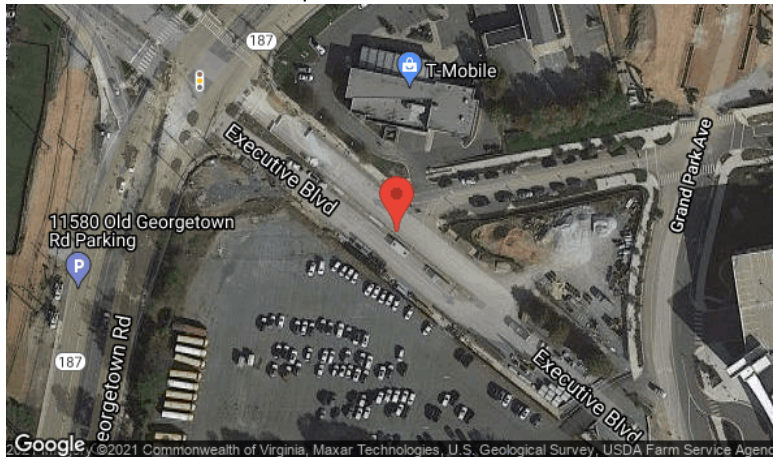
The accessible route has a set of stairs with 5 risers and a 7-1/2" vertical change at the door. A ramp with a rise of 45", a bottom landing and 1 intermediate landing is needed.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
55 LF	662	\$ 36,410
Priority	1	

Map for Barrier ID: AX240225





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6810 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 7-1/2" vertical change at the door. A ramp with a rise of 45", a bottom landing and 1 intermediate landing is needed. The new ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
104 LF	163	\$ 16,952
Priority	1	

Map for Barrier ID: AX240227



140 39.047686445907964,-77.11830809375



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6812 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 7-1/2" vertical change at the door. A ramp with a rise of 45", a bottom landing and 1 intermediate landing is needed.

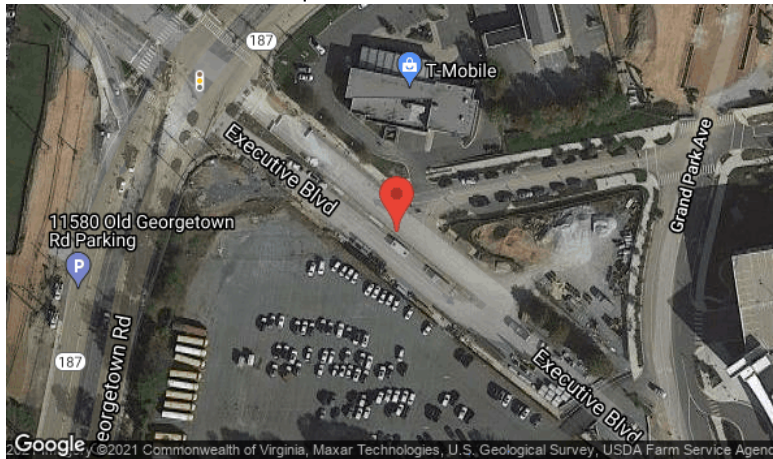
Resolution

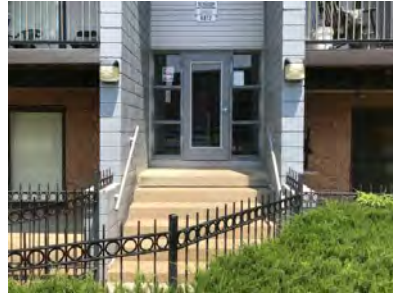
Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
55 LF	662	\$ 36,410

Priority	1
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Map for Barrier ID: AX240226





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6812 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

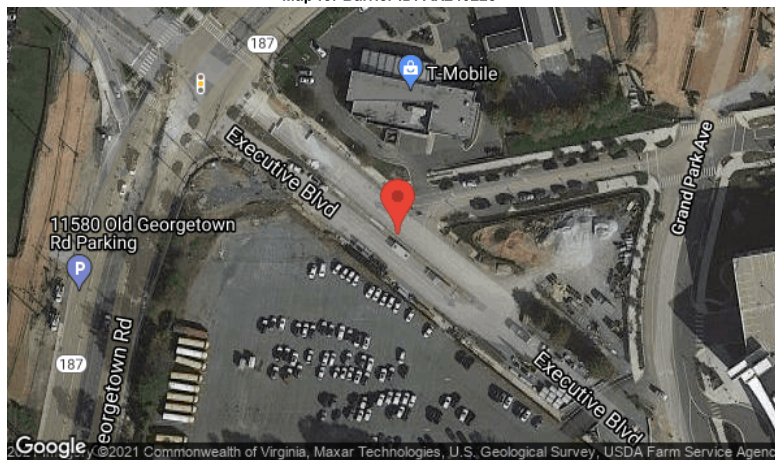
The accessible route has a set of stairs with 5 risers and a 7-1/2" vertical change at the door. A ramp with a rise of 45", a bottom landing and 1 intermediate landing is needed. The new ramp will need handrails.

Resolution

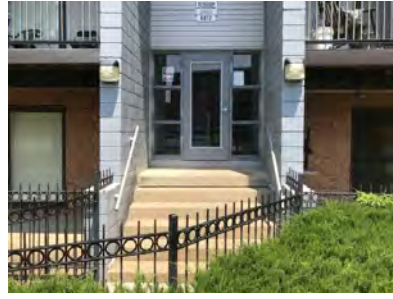
Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
104 LF	163	\$ 16,952
Priority	1	

Map for Barrier ID: AX240228



141 39.047686445907964,-77.11830809375



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6814 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 9" vertical change at the door. A ramp with a rise of 44", a bottom landing and 1 intermediate landing is needed.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
54 LF	662	\$ 35,748
Priority	1	

Map for Barrier ID: AX240230





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6814 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 9" vertical change at the door. A ramp with a rise of 44", a bottom landing and 1 intermediate landing is needed. The new ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
102 LF	163	\$ 16,626
Priority	1	

Map for Barrier ID: AX240233



146 39.32009536814616,-76.876711875



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Building 6816 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 9" vertical change at the door. A ramp with a rise of 44", a bottom landing and 1 intermediate landing is needed.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
54 LF	662	\$ 35,748
Priority	1	

Map for Barrier ID: AX240231



Photos for Barrier ID: AX240231



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Building 6816 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a set of stairs with 5 risers and a 9" vertical change at the door. A ramp with a rise of 44", a bottom landing and 1 intermediate landing is needed. The new ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
102 LF	163	\$ 16,626
Priority	1	

Map for Barrier ID: AX240232



145 39.32009536814616,-76.876711875



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	To Pool House Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The accessible route has a 6.1% running slope and a 9" vertical change. Based on the slope on the 12' long accessible route and the vertical change a ramp with a rise of 18" is needed for access.

Resolution

Provide a compliant ramp or reduce the walking surface to maximum 1:20 (5%) running slope. The cost estimate for this barrier removal is based on providing a ramp, rather than grading the running slope to maximum 1:20 (5%). Ramp runs shall have a running slope not steeper than 1:12, and a cross slope not steeper than 1:48. [EXCEPTION: In existing sites built pre-1/26/92, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum. [EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Ramp runs shall have maximum 30" rise. Ramp landings shall be located at the top and bottom of ramp runs, and at turns of ramp direction. Landings shall be 1:48 maximum slope in any direction. Landings shall be minimum 60" length, and as wide as the ramp run, except ramp landings at turns which shall be minimum 60" x 60" minimum. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp. Handrails shall be compliant. The top of the handrail gripping surface shall be 34" minimum to 38" maximum vertically above the ramp surface. Provide edge protection on the sides of each ramp run which rises more than 6" and on ramp landings. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. Compliant edge protection is EITHER a curb or barrier that prevents the passage of a 4" diameter sphere where the sphere is within 4" of the ramp surface OR an extension of the ramp surface 12" minimum beyond the inner face of the rail. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum required landing area.] Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Quantity	Unit Cost	Total Cost
18 LF	662	\$ 11,916
Priority	1	

Map for Barrier ID: AX240234





Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	To Pool House Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

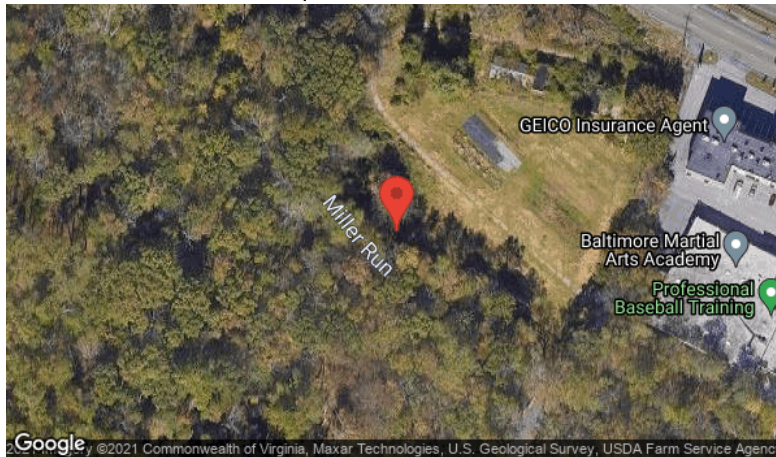
The accessible route has a 6.1% running slope and a 9" vertical change. Based on the slope on the 12' long accessible route and the vertical change a ramp with a rise of 18" is needed for access. The new ramp will need handrails.

Resolution

Provide compliant handrails or provide ramp runs with maximum 6" rise. Handrails are required on ramp runs which rise more than 6". Replace with continuous handrails at a consistent height above the ramp on both sides of the ramp. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of ramp runs. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Quantity	Unit Cost	Total Cost
40 LF	163	\$ 6,520
Priority	1	

Map for Barrier ID: AX240235



148 39.28607158382711,-76.76694559375

Photos for Barrier ID: AX240235



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Gate
ADA Standard	404.2.10
Barrier Detail	The gate does not have a smooth surface within 10" of the ground.
Location Description	Gate at Adult's and Children's Pools
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

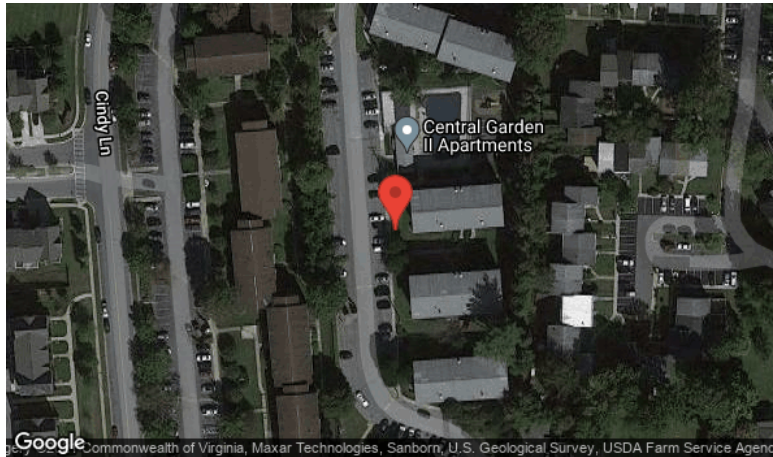
The bottom 10" of the gate is not smooth due to the construction of the gate which is tube steel pickets and rails.

Resolution

Provide a swinging gate with a smooth surface within 10" of the ground, measured vertically on the push side of the gate and extending the full width of the gate. Parts creating horizontal or vertical joints in the surfaces shall be within 1/16" of the same plane as the other. Cavities created by adding kick plates shall be capped.

Quantity	Unit Cost	Total Cost
2 EA	160	\$ 320
Priority	2	

Map for Barrier ID: AX240310



152 +38.888834, -76.888732

Photos for Barrier ID: AX240310



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Signage
ADA Standard	216.3

Barrier Detail

Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.

Location Description	Building 6800
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

There is an accessible route and a non-accessible route from the parking to the building entrance and directional signage is not provided .

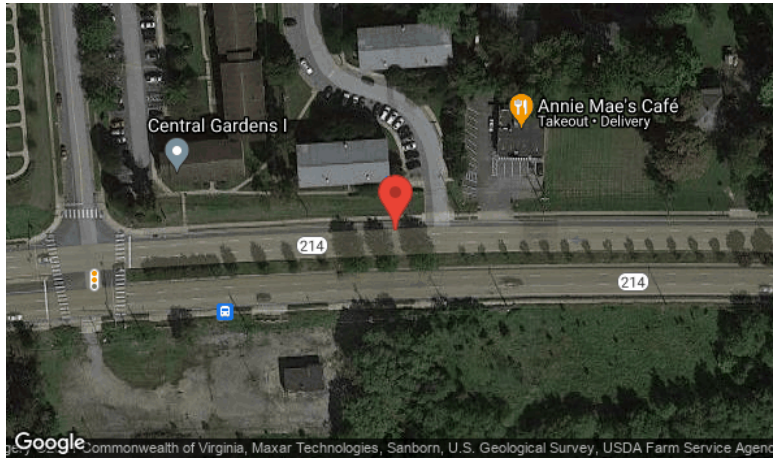
Resolution

Provide directional signage indicating the accessible route from accessible parking to the facility. Directional signage shall comply with requirements for visual characters. Visual characters shall be 40" minimum above the finish floor or ground. The lettering shall contrast with the background and have a non-glare finish. The lettering shall be conventional in style, without italics, scripts, oblique, or highly decorative elements. Character fonts shall have proportions where the width of the uppercase 'O' is 55% minimum and 110% maximum of the height of the uppercase letter 'I'. Pictograms, such as the International Symbol of Accessibility, shall have a field height of 6" minimum. The pictogram shall have a text descriptor located directly below the pictogram field.

Quantity	Unit Cost	Total Cost
2 EA	280	\$ 560

Priority	4
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Map for Barrier ID: AX240213



126 +38.887764, -76.888501



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Elevator
ADA Standard	206.2.3
Barrier Detail	The building does not have elevator access between stories.
Location Description	Building 6800, 6802, 6804, 6806, 6810, 6812 and 6814
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The buildings are 3 and 4 stories and the only access between the floors is by stairs. Elevators are needed for access between floors as these are designated accessible units on floors other than the ground level floors.

Resolution

Provide an elevator for access to upper floors in multiple-storied buildings. Due to the length of the requirements for an elevator in the 2010 ADA Standards for Accessible Design, please refer to the separate elevator appendix of the report, which details Section 407 of the 2010 Standards for Accessible Design. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removing and repairing the barrier are not included.

Quantity	Unit Cost	Total Cost
7 EA	80000	\$ 560,000
Priority	1	

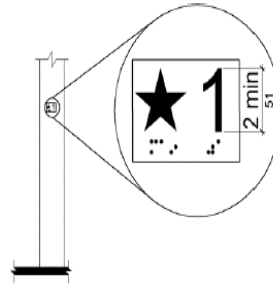


Table 407.4.7.1.5 Elevator Control Button Identification

Control Button	Tactile Symbol	Braille Message
Emergency Stop		"STOP" Three cells
Alarm		ALARM Four cells
Door Open		OPEN Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MAIN Three cells
Phone		PHONE Four cells

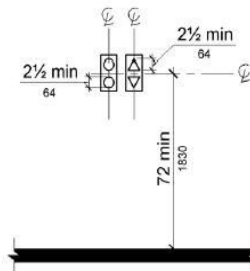
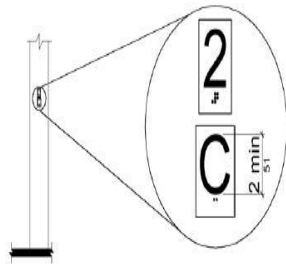
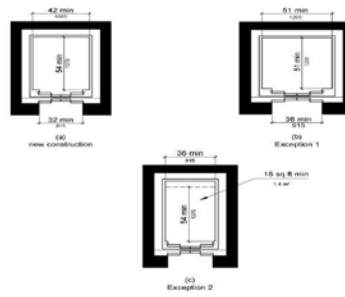


Table 802.1.1 Elevator Car Dimensions (See Section 05000)

Door Location	Minimum Dimensions			
	Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	60 inches (1520 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm)	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm)	54 inches (1370 mm)	60 inches (1520 mm)	60 inches (1520 mm)
Any	36 inches (915 mm)	60 inches (1520 mm)	60 inches (1520 mm)	60 inches (1520 mm)

1. A tolerance of minus 5/8 inch (16 mm) is permitted.
 2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Stairs
ADA Standard	UFAS 4.9.4; 4.26
Barrier Detail	Handrails are not compliant.
Location Description	Building 6800, 6802, 6804, 6806, 6810, 6812 and 6814
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The stairs only have handrails on one side.

Resolution

Install handrails on both sides of stairs. All stairways shall have handrails on both sides. Handrails shall be continuous along both sides of stairs. The inside rail on switchback or dogleg stairs shall always be continuous (see Figures 19(a) and 19(b)). If handrails are not continuous, handrails shall extend at least 12" beyond the top riser and at least 12" plus the width of one tread beyond the bottom riser of a stair run. At the top, the extension shall be beyond the top riser and at least 12" plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal (see Fig. 19(c) and (d)). Handrail extensions shall not protrude into the accessible route more than 4". (3) The clear space between handrails and wall shall be 1-1/2". (4) Gripping surfaces shall be uninterrupted by newel posts, other construction elements, or obstructions. (5) Top of handrail gripping surface shall be mounted between 30" and 34" above stair nosings. (6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post. (7) Handrails shall not rotate within their fittings.

Quantity	Unit Cost	Total Cost
400 LF	163	\$ 65,200
Priority	1	

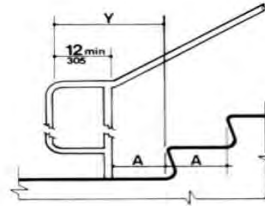


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

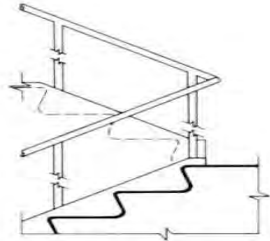


Figure 19(b)
Stair Handrails - Elevation of Center Handrail

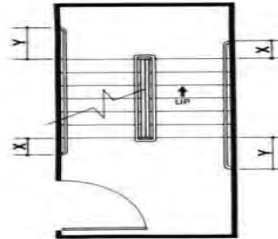


Figure 19(a)
Stair Handrails - Plan

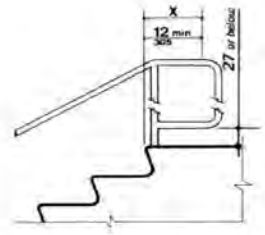
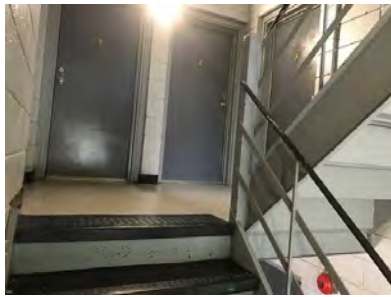


Figure 19(d)
Stair Handrails - Extension at Top of Run



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	UFAS 4.2.1, 4.3.3
Barrier Detail	The accessible route is less than 36" wide.
Location Description	Laundry Room in Building 6800
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The clear width of the accessible route is 30" or less.

Resolution

Relocate the laundry machines to widen the accessible route to minimum 36" clear width. The clear width of an accessible route is minimum 36", except at doors or at a point. An accessible route has maximum 1:50 (2%) cross slope and maximum 1:20 (5%) running slope. If an accessible route has less than 60" clear width, then passing spaces at least 60" by 60" shall be located at reasonable intervals, not to exceed 200 linear feet. A T-intersection of two corridors or walks is an acceptable passing space.

Quantity	Unit Cost	Total Cost
3 EA	500	\$ 1,500
Priority	1	

Photos for Barrier ID: AX239640

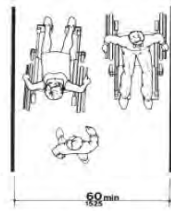


Figure 2
Minimum Clear Width for Two Wheelchairs



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	UFAS 4.2.1, 4.3.3
Barrier Detail	The accessible route is less than 36" wide.
Location Description	Laundry Room in Building 6804
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The clear width of the accessible route is 25-3/4" to 28".

Resolution

Relocate the folding table and laundry machine to widen the accessible route to minimum 36" clear width. The clear width of an accessible route is minimum 36", except at doors or at a point. An accessible route has maximum 1:50 (2%) cross slope and maximum 1:20 (5%) running slope. If an accessible route has less than 60" clear width, then passing spaces at least 60" by 60" shall be located at reasonable intervals, not to exceed 200 linear feet. A T-intersection of two corridors or walks is an acceptable passing space.

Quantity	Unit Cost	Total Cost
2 EA	500	\$ 1,000
Priority	1	

Photos for Barrier ID: AX239644

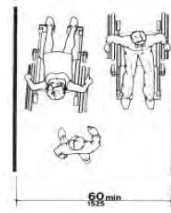


Figure 2
Minimum Clear Width for Two Wheelchairs



Central Gardens INTERIOR COMMON AREAS

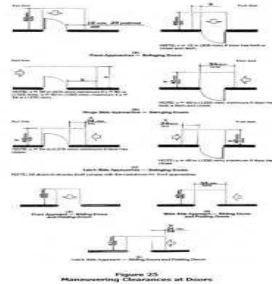
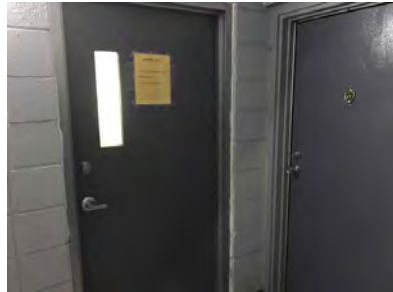
Assembly	Common Areas
Type	Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The door does not have compliant maneuvering clearances.
Location Description	Laundry Room in Building 6806 and 6810
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	For a front approach on the pull side the side clearance is 10 1/2".

Resolution

Compliant level and clear maneuvering clearances should be installed at accessible doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:50 (2%) slope. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension "x" in Fig. 25) if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
4 EA	1250	\$ 5,000
Priority	1	

Photos for Barrier ID: AX239645



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	UFAS 4.2.1, 4.3.3
Barrier Detail	The accessible route is less than 36" wide.
Location Description	Laundry Room in Building 6810
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The clear width of the accessible route is 27-1/2".

Resolution

Relocate the laundry machine to widen the accessible route to minimum 36" clear width. The clear width of an accessible route is minimum 36", except at doors or at a point. An accessible route has maximum 1:50 (2%) cross slope and maximum 1:20 (5%) running slope. If an accessible route has less than 60" clear width, then passing spaces at least 60" by 60" shall be located at reasonable intervals, not to exceed 200 linear feet. A T-intersection of two corridors or walks is an acceptable passing space.

Quantity	Unit Cost	Total Cost
1 EA	500	\$ 500
Priority	1	

Photos for Barrier ID: AX239659

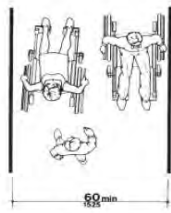
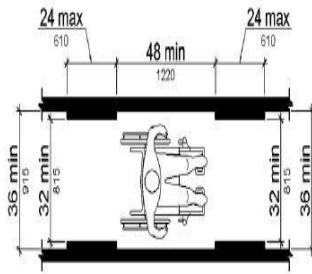
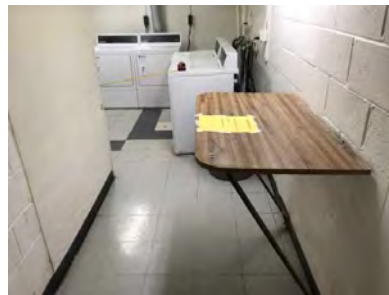


Figure 2
Minimum Clear Width for Two Wheelchairs



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Dining And Work Surface
ADA Standard	UFAS 4.3.8
Barrier Detail	The dining surface or work surface is not compliant.
Location Description	Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The top of the folding table is 41" above the floor.

Resolution

Provide a dining or work surface with the top of the surface from 28" to 34" high. The tops of tables and work surfaces shall be from 28" to 34" from the floor or ground. If seating for people in wheelchairs is provided at tables, counters, and work surfaces, knee spaces at least 27" high, 30" wide, and 19" deep shall be provided (see Fig. 45).

Quantity	Unit Cost	Total Cost
6 EA	794	\$ 4,764
Priority	2	

Photos for Barrier ID: AX239585

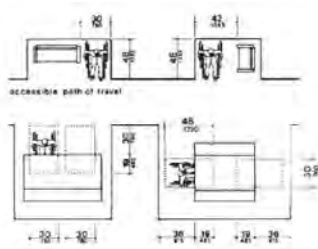


Figure 45
Minimum Clearances for Seating and Tables



Table A1 -- Convenient Heights of Work Surfaces for Seated People*

Conditions of Use	Short Women		Tall Men	
	in	mm	in	mm
Seated in a wheelchair: Manual work; Desk or removable armrests	26	660.30	26	660
Fixed, full-size armrests**	32***	813.32***	32	813
Light, detailed work; Desk or removable armrests	29	735.34	29	735
Fixed, full-size armrests**	32***	813.34	32	813
Seated in a 15-in (405-mm) High chair:	26	660.27	26	660
Manual work; Light, detailed work	28	710.31	28	710

* All dimensions are based on a work-surface thickness of 1-1/2 in (38 mm) and a clearance of 1-1/2 in (38 mm) between legs and the underside of a work surface.

** This type of wheelchair arm does not interfere with the positioning of a wheelchair under a work surface.

*** This dimension is limited by the height of the armrests; a lower height would be preferable. Some people in this group prefer lower work surfaces, which require positioning the wheelchair back from the edge of the counter.

Central Gardens INTERIOR COMMON AREAS

Assembly	Common Areas
Type	Laundry- Dryer
ADA Standard	UFAS 4.34.7, 4.27

Barrier Detail

The washers and dryers in the common use laundry serving accessible dwelling units are not front loading.

Location Description Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The washing machines are top loading. There are 2 washing machines in each laundry room.

Resolution

Install front-loading washers and dryers in the common use laundry serving accessible dwelling units. Clear floor space 30" minimum by 48" minimum that allows a forward or a parallel approach by a person using a wheelchair shall be provided at controls. The highest operable part of all controls of the washer and dryer, dispensers in the washer, and other operable equipment parts shall be placed within at least one of the allowable reach ranges. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). If laundry equipment is provided in mobility units, at its discretion HUD may require front-loading in accessible mobility units as an additional accommodation.

Quantity	Unit Cost	Total Cost
12 EA	800	\$ 9,600
Priority	2	

Photos for Barrier ID: AX239586



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	UFAS 4.2.5

Barrier Detail

Elements that require a forward reach motion are not within the allowable reach range.

Location Description	Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

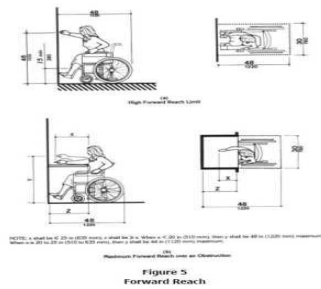
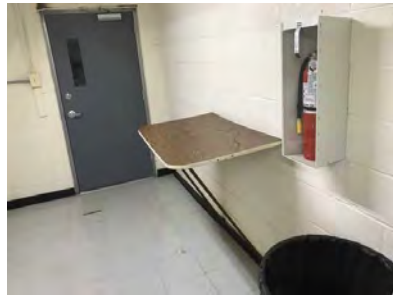
The bottom of the glass break control on the fire extinguisher cabinet is 58-1/2" above the floor.

Resolution

Relocate the operable part to within the allowable forward reach range, measured from the finish floor. If the clear floor space allows a forward approach by a person in a wheelchair for an unobstructed forward reach, the high forward reach shall be maximum 48" and the low forward reach shall be minimum 15" above the floor. See Figure 5(a). If the clear floor space allows a forward approach by a person in a wheelchair for an obstructed forward reach, the obstructed forward reach is maximum 48" high, where the horizontal reach is maximum 20". The obstructed forward reach shall be maximum 44" high, where the horizontal reach is between 20" and maximum 25". See Figure 5 (b).

Quantity	Unit Cost	Total Cost
6 EA	200	\$ 1,200
Priority	2	

Photos for Barrier ID: AX239587



Central Gardens INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	UFAS 4.2.5

Barrier Detail

Elements that require a forward reach motion are not within the allowable reach range.

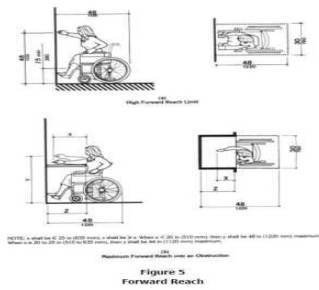
Location Description	Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The light switch is 55-1/2" above the floor.

Resolution

Relocate the operable part to within the allowable forward reach range, measured from the finish floor. If the clear floor space allows a forward approach by a person in a wheelchair for an unobstructed forward reach, the high forward reach shall be maximum 48" and the low forward reach shall be minimum 15" above the floor. See Figure 5(a). If the clear floor space allows a forward approach by a person in a wheelchair for an obstructed forward reach, the obstructed forward reach is maximum 48" high, where the horizontal reach is maximum 20". The obstructed forward reach shall be maximum 44" high, where the horizontal reach is between 20" and maximum 25". See Figure 5 (b).

Quantity	Unit Cost	Total Cost
6 EA	250	\$ 1,500
Priority	2	

Photos for Barrier ID: AX239588



Central Gardens INTERIOR UNITS

Assembly	Amenity Not Evaluated
Type	Amenity Not Evaluated
ADA Standard	None
Barrier Detail	The amenity cannot be accessed and, therefore, cannot be evaluated.

Location Description

Units 6810-102, 6810-201, 6810-204, 6812-304, 6812-403, 6814-202, 6814-304

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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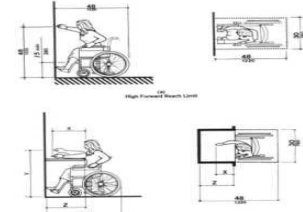
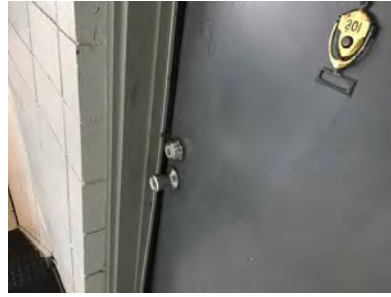
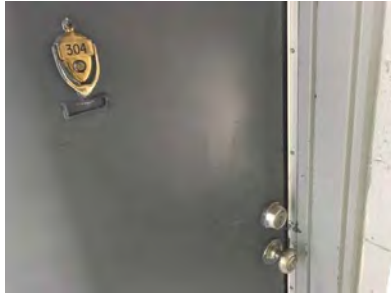
Site Conditions

The unit was not assessed due to the tenant not being at home. Based on the consistency of the barriers in the other 23 units that were evaluated these units are included in the counts for all of the appropriate barriers.

Resolution

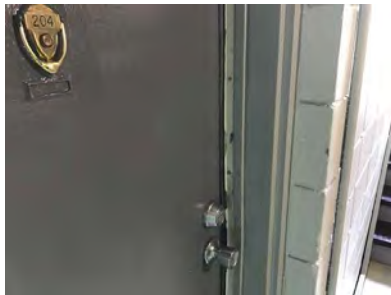
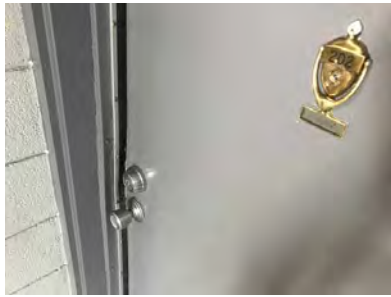
The amenity could not be accessed, and therefore the amenity was not evaluated for compliance with accessibility codes and regulations.

Quantity	Unit Cost	Total Cost
7 EA	0	\$ 0
Priority	0	



NOTES: A depth for 20" to 25" is required to allow for 20" to 25" of wheel clearance. Clearance of 20" to 25" is required for 20" to 25" of wheel clearance.
Maximum Forward Reach: 20"

Figure 5
Forward Reach



Central Gardens INTERIOR UNITS

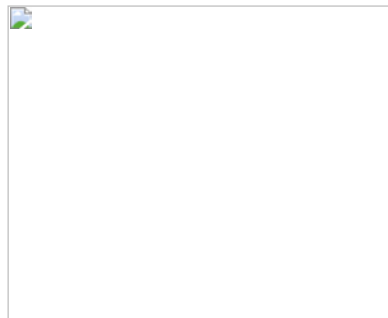
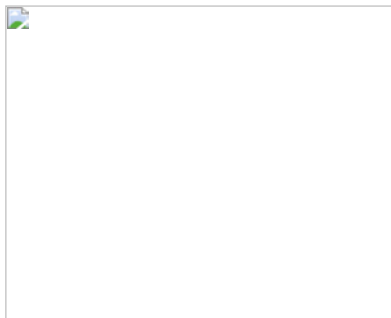
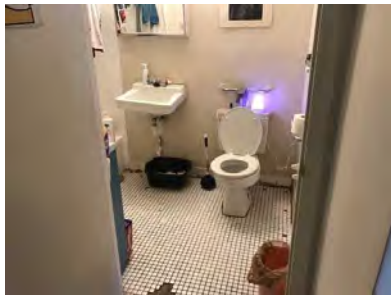
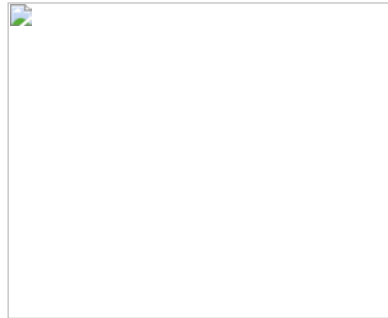
Assembly	Residential Dwelling
Type	Door
ADA Standard	UFAS 4.13.8
Barrier Detail	The threshold at the accessible door is greater than 1/2" in height.
Location Description	Bathroom in Unit 6810-101
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The threshold is 1-1/4" tall.

Resolution

Remove and replace with a threshold that is 1/2" or less in height. Thresholds at doorways shall not exceed 1/2", except for exterior sliding doors which shall not exceed 3/4" in height. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope not greater than 1:2. Doors to and in accessible spaces that are intended for passage shall comply,

Quantity	Unit Cost	Total Cost
36 EA	163	\$ 5,868
Priority	1	

Photos for Barrier ID: AX239660



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Door
ADA Standard	UFAS 4.13.5
Barrier Detail	The door has less than 32" clear width.

Location Description

Bedroom Closet Doors in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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Site Conditions	The clear width of the door is 21-1/2" to 22".
------------------------	--

Resolution

Remove and replace with a door that has a minimum clear opening of 32" with the door open at 90°, measured from the face of the door to the stop (See Figures 24(a) through (d)). Openings more than 24" in depth shall have minimum clear width for single wheelchair passage of 32" at a point and 36" continuously (see Figure 24(e)). The minimum clear width of an accessible route shall be 36" except at doors.

Quantity	Unit Cost	Total Cost
47 EA	1192	\$ 56,024
Priority	1	

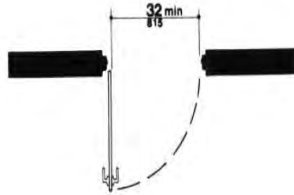


Figure 24(b)
Clear Doorway Width and Depth
Hinged Door

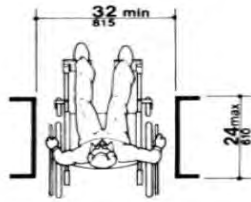


Figure 24(e)
Clear Doorway Width and Depth
Maximum Doorway Depth

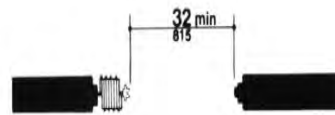
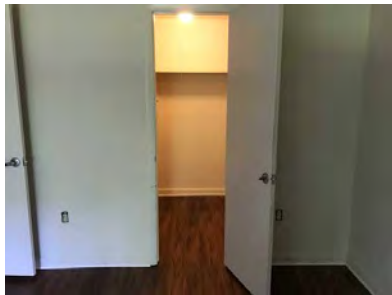


Figure 24(d)
Clear Doorway Width and Depth
Folding Door

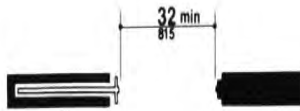


Figure 24(c)
Clear Doorway Width and Depth
Sliding Door

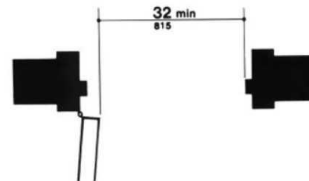
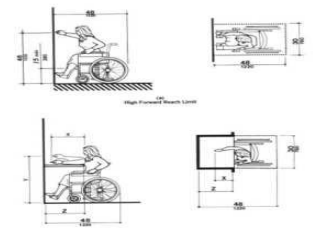


Figure 24(a)
Clear Doorway Width and Depth
Detail



NOTE: A side reach of 20 in (508 mm) is used for the 50th percentile male. A side reach of 24 in (609 mm) is used for 95th percentile males. A side reach of 28 in (711 mm) is used for 99th percentile males.

101
Maximum Forward Reach Limit as Observed

Figure 5
Forward Reach

Central Gardens INTERIOR UNITS

Assembly	Interior Access Route
Type	Door
ADA Standard	UFAS 4.13.5
Barrier Detail	The door has less than 32" clear width.

Location Description

Bedroom Doors at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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Site Conditions	The clear width at the bedroom doors is 27" to 28".
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Resolution

Remove and replace with a door that has a minimum clear opening of 32"; with the door open 90° and measured from the face of the door to the stop (See Figures 24 (a) and (b)). Openings 24" maximum in depth shall have 32" minimum clear width (See Figure 24(e)). [EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20" minimum.]

Quantity	Unit Cost	Total Cost
49 EA	2600	\$ 127,400
Priority	2	

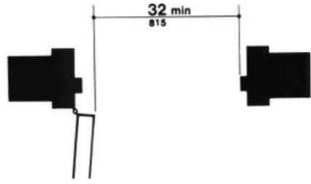


Figure 24(a)
Clear Doorway Width and Depth
Detail

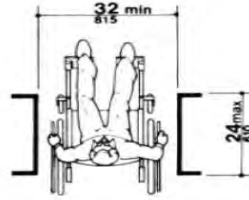


Figure 24(e)
Clear Doorway Width and Depth
Maximum Doorway Depth

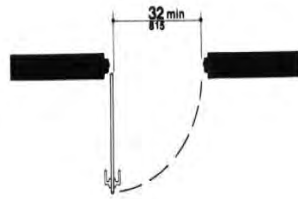
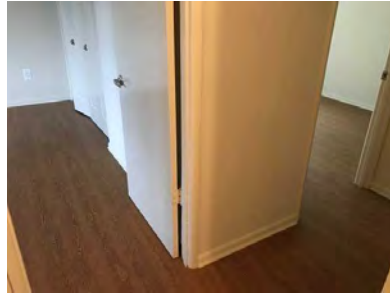
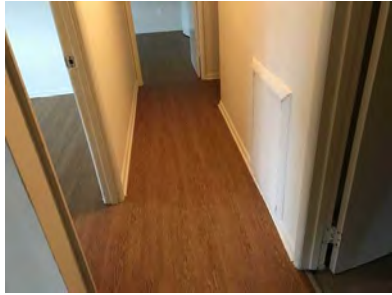


Figure 24(b)
Clear Doorway Width and Depth
Hinged Door

Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Controls And Dispensers
ADA Standard	UFAS 4.27.2
Barrier Detail	The controls are not compliant.

Location Description

Bedroom Windows in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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Site Conditions

The operable parts of the window latch is 49" to 53-1/2" above the floor when in the unlock position.

Resolution

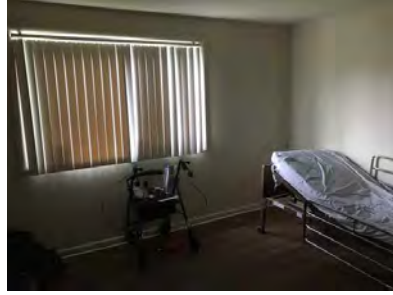
Replace the controls. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbs.

Quantity	Unit Cost	Total Cost
49 EA	200	\$ 9,800
Priority	2	

Map for Barrier ID: AX239573



14 39.47846170439356,-76.94839990624997



Central Gardens INTERIOR UNITS

Assembly	Interior Access Route
Type	Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The accessible door does not have the required maneuvering clearances.

Location Description

Entry Door at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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Site Conditions

For a front approach on the pull side the maneuvering clearance has a vertical change of 1-3/4" directly at the threshold.

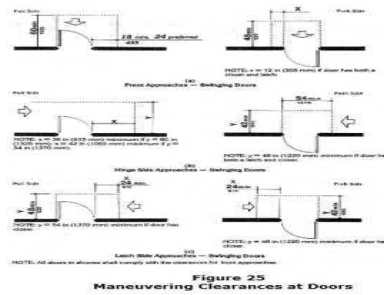
Resolution

Replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
30 EA	1250	\$ 37,500

Priority	2
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Photos for Barrier ID: AX240071



Central Gardens INTERIOR UNITS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	UFAS 4.2.6

Barrier Detail

Elements that require a side reach motion are not within the allowable reach range.

Location Description

Fire Extinguisher in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

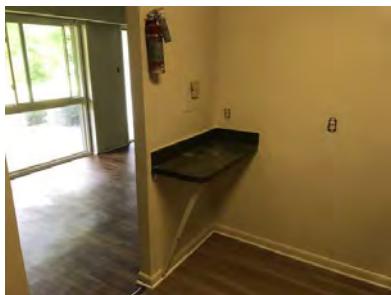
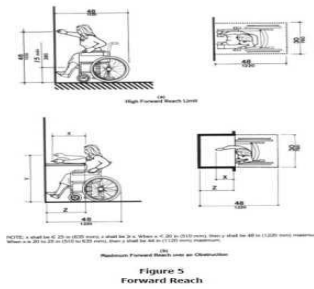
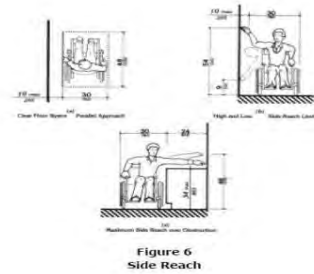
Site Conditions The fire extinguisher is 62" to 72" above the floor measured to the hook.

Resolution

Locate the element within the allowable side reach range, measured from the finish floor. If the clear floor space allows a parallel approach by a person in a wheelchair for an unobstructed side reach, the high side reach shall be maximum 54" and the low side reach shall be minimum 9" above the floor (Figure 6(a) and (b)). If the clear floor space allows a parallel approach by a person in a wheelchair and is obstructed, requiring an obstructed side reach, the obstructed high side reach shall be maximum 46" and maximum 24" horizontally over an obstruction maximum 34" in height. If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 6(c).

Quantity	Unit Cost	Total Cost
30 EA	200	\$ 6,000
Priority	2	

Photos for Barrier ID: AX239597



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Kitchen
ADA Standard	UFAS 4.34.6

Barrier Detail

The kitchen requires renovation to meet minimum UFAS standards for accessibility.

Location Description

Kitchen at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6810-102, 6810-202, 6810-402, 6810-403, 6810-404, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The entry to the kitchen has a clear width of 29-7/8", the sink does not have knee and toe clearance, the rim of the sink is 36-1/4" above the floor, a work surface is not provided, the top of the counter is 37-5/8" above the floor, the bottom shelf of the upper cabinets are more than 48" above the floor, the reach range to the outlets and switches at the counters is 25" and the light switches are 53-1/2" above the floor,

Resolution

Renovate the kitchen to meet minimum UFAS standards. Accessible or adaptable kitchens and their components shall be on an accessible route and shall comply with the following minimum requirements. CLEARANCE: Clearances between all opposing base cabinets, counter tops, appliances, or walls shall be 40" minimum, except in U-shaped kitchens, where such clearance shall be 60" minimum. CLEAR FLOOR SPACE: A clear floor space at least 30" by 48" that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant is 30" by 48" (see Figure 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Figures 4(b) and (c)). CONTROLS: All controls in kitchens shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). WORK SURFACES: At least one 30" section of counter shall provide a work surface that complies with the following requirements (see Figure 50): (1) The counter shall be mounted at a maximum height of 34" above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36" measured from the top of the counter surface. (2) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the counter. The finished floor shall extend under the counter to the wall. (3) Counter thickness and supporting structure shall be 2" maximum over the required clear area. (4) A clear floor space 30" by 48" shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30" and a minimum clear depth of 19". (5) There shall be no sharp or abrasive surfaces under such counters. SINK: The sink and surrounding counter shall comply with the following requirements (see Figure 51): (1) The sink and surrounding counter shall be mounted at a maximum height of 34" above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36", measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30". (2) Rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28". (3) The depth of a sink bowl shall be no greater than 6-1/2". Only one bowl of double- or triple-bowl sinks needs to meet this requirement. (4) Faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever-operated or push-type mechanisms are two acceptable designs. (5) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the sink and surrounding counter. The finished flooring shall extend under the counter to the wall. (6) Counter thickness and supporting structure shall be 2" maximum over the required clear space. (7) A clear floor space 30" by 48" shall allow forward approach to the sink. Nineteen inches maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30" and a clear depth of 19". (8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered. RANGES AND COOKTOPS: Ranges and cooktops shall If ranges or cooktops have knee spaces underneath, then they shall be insulated or otherwise protected on the exposed contact surfaces to prevent burns, abrasions, or electrical shock. The clear floor space may overlap the knee space, if provided, by 19" maximum. The location of controls for ranges and cook-tops shall not require reaching across burners. OVENS: Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below (see Figure 52). For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull-out shelf under the oven extending the full width of the oven and pulling out not less than 10" when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door. REFRIGERATOR/FREEZER: Provision shall be made for refrigerators which are: (1) Of the vertical side-by-side refrigerator/freezer type; or (2) Of the over-and-under type and meet the following requirements: (a) Have at least 50 percent of the freezer space below 54" above the floor, and (b) Have 100 percent of the refrigerator space and controls below 54". Freezers with less than 100 percent of the storage volume within the limits specified shall be the self-defrosting type. DISHWASHERS: Dishwashers shall have a clear floor space at least 30" by 48" complying with 4.2.4 that allows either a forward or a parallel approach by a person in a wheelchair. shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor. Dishwashers shall have all rack space accessible from the front of the machine for loading and unloading dishes. KITCHEN STORAGE: Cabinets, drawers, and shelf areas shall have hardware for accessible storage facilities with controls and operating mechanisms which are operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Touch latches and U-shaped pulls are acceptable. Cabinets, drawers, and shelves shall have the following features: (1) Maximum height shall be 48" for at least one shelf of all cabinets and storage shelves mounted above work counters (see Figure 50). (2) Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible. LAUNDRY EQUIPMENT: If laundry equipment is located in the kitchen, the equipment shall be on an accessible route, and controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N).

Quantity	Unit Cost	Total Cost
26 EA	15000	\$ 390,000

Photos for Barrier ID: AX239563

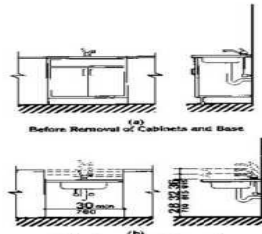
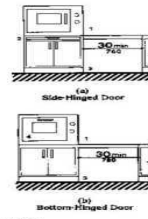


Figure 51 Kitchen Sink



SYMBOL KEY:
 1. Countertop or wall-mounted oven.
 2. Pull-out hood preferred with side-opening door.
 3. Clear open space.
 4. Bottom-hinged door.

Figure 52 Ovens without Self-Cleaning Feature

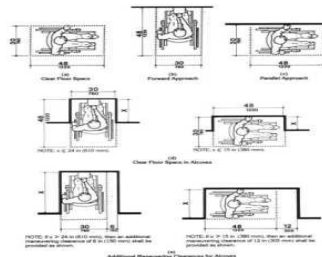
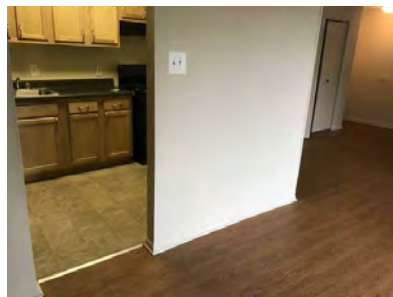


Figure 4 Minimum Clear Floor Space for Wheelchairs

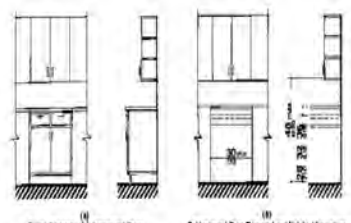


Figure 50 Counter Work Surface



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Kitchen
ADA Standard	UFAS 4.34.6
Barrier Detail	
The kitchen requires renovation to meet minimum UFAS standards for accessibility.	
Location Description	Kitchen in Unit 6806-204, 6810-101, 6810-204 and 6812-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The sink does not have knee and toe clearance, the rim of the sink is 36-1/4" above the floor, a work surface is not provided, the top of the counter is 36-1/8" to 37-5/8" above the floor, the bottom shelf of the upper cabinets are more than 48" above the floor and the reach range to the outlets and switches at the counters is 25".

Resolution

Renovate the kitchen to meet minimum UFAS standards. Accessible or adaptable kitchens and their components shall be on an accessible route and shall comply with the following minimum requirements. **CLEARANCE:** Clearances between all opposing base cabinets, counter tops, appliances, or walls shall be 40" minimum, except in U-shaped kitchens, where such clearance shall be 60" minimum. **CLEAR FLOOR SPACE.** A clear floor space at least 30" by 48" that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant is 30" by 48" (see Figure 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Figures 4(b) and (c)). **CONTROLS:** All controls in kitchens shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). **WORK SURFACES:** At least one 30" section of counter shall provide a work surface that complies with the following requirements (see Figure 50): (1) The counter shall be mounted at a maximum height of 34" above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36" measured from the top of the counter surface. (2) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the counter. The finished floor shall extend under the counter to the wall. (3) Counter thickness and supporting structure shall be 2" maximum over the required clear area. (4) A clear floor space 30" by 48" shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30" and a minimum clear depth of 19". (5) There shall be no sharp or abrasive surfaces under such counters. **SINK:** The sink and surrounding counter shall comply with the following requirements (see Figure 51): (1) The sink and surrounding counter shall be mounted at a maximum height of 34" above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36", measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30". (2) Rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28". (3) The depth of a sink bowl shall be no greater than 6-1/2". Only one bowl of double- or triple-bowl sinks needs to meet this requirement. (4) Faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever-operated or push-type mechanisms are two acceptable designs. (5) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the sink and surrounding counter. The finished flooring shall extend under the counter to the wall. (6) Counter thickness and supporting structure shall be 2" maximum over the required clear space. (7) A clear floor space 30" by 48" shall allow forward approach to the sink. Nineteen inches maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30" and a clear depth of 19". (8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered. **RANGES AND COOKTOPS:** Ranges and cooktops shall If ranges or cooktops have knee spaces underneath, then they shall be insulated or otherwise protected on the exposed contact surfaces to prevent burns, abrasions, or electrical shock. The clear floor space may overlap the knee space, if provided, by 19" maximum. The location of controls for ranges and cook-tops shall not require reaching across burners. **OVENS:** Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below (see Figure 52). For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull-out shelf under the oven extending the full width of the oven and pulling out not less than 10" when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door. **REFRIGERATOR/FREEZER:** Provision shall be made for refrigerators which are: (1) Of the vertical side-by-side refrigerator/freezer type; or (2) Of the over-and-under type and meet the following requirements: (a) Have at least 50 percent of the freezer space below 54" above the floor, and (b) Have 100 percent of the refrigerator space and controls below 54". Freezers with less than 100 percent of the storage volume within the limits specified shall be the self-defrosting type. **DISHWASHERS:** Dishwashers shall have a clear floor space at least 30" by 48" complying with 4.2.4 that allows either a forward or a parallel approach by a person in a wheelchair. shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator/freezer, dishwasher, and trash compactor. Dishwashers shall have all rack space accessible from the front of the machine for loading and unloading dishes. **KITCHEN STORAGE:** Cabinets, drawers, and shelf areas shall have hardware for accessible storage facilities with controls and operating mechanisms which are operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Touch latches and U-shaped pulls are acceptable. Cabinets, drawers, and shelves shall have the following features: (1) Maximum height shall be 48" for at least one shelf of all cabinets and storage shelves mounted above work counters (see Figure 50). (2) Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible. **LAUNDRY EQUIPMENT:** If laundry equipment is located in the kitchen, the equipment shall be on an accessible route, and controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N).

Quantity	Unit Cost	Total Cost
4 EA	15000	\$ 60,000
Priority	2	

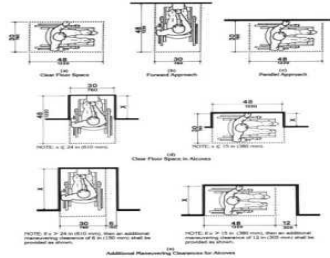


Figure 4
Minimum Clear Floor Space for Wheelchairs

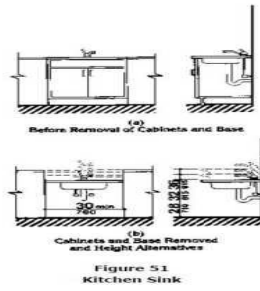
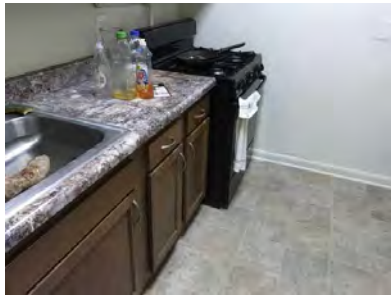


Figure 51
Kitchen Sink

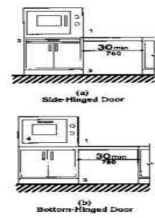


Figure 52
Ovens without Self-Cleaning Feature



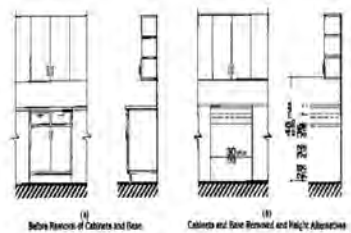


Figure 50
Counter Work Surface

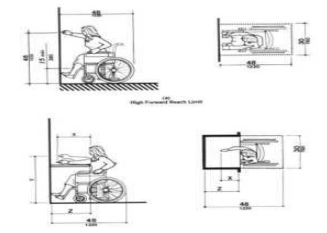


Figure 5
Forward Reach



Central Gardens INTERIOR UNITS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The maneuvering clearance area at the accessible door is not level and clear.

Location Description

Patio and Deck Doors in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

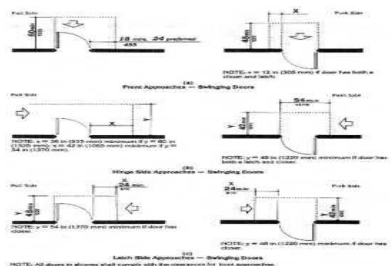
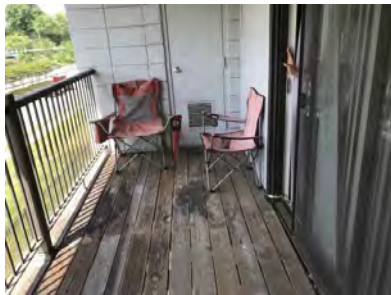
For a front approach on push side or at a sliding door the maneuvering clearance has a vertical change of 2-1/2" to 6".

Resolution

Remove and replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
30 EA	1250	\$ 37,500
Priority	2	

Photos for Barrier ID: AX239594



Central Gardens INTERIOR UNITS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The maneuvering clearance area at the accessible door is not level and clear.
Location Description	Patio Entrance at Unit 6806-204
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

For a front approach on the push side the maneuvering clearance has slopes from 3.0% to 35.3% and a vertical change of 3/4".

Resolution

Remove and replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
Priority	2	

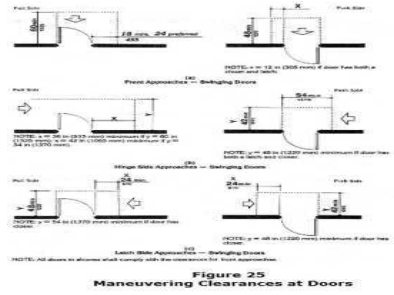
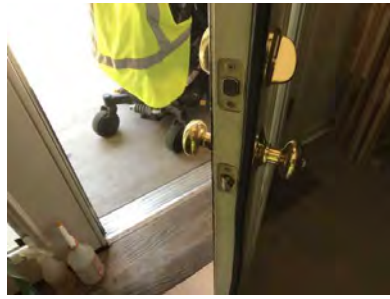


Figure 25
Maneuvering Clearances at Doors



Central Gardens INTERIOR UNITS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The maneuvering clearance area at the accessible door is not level and clear.
Location Description	Patio Entrance at Unit 6810-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

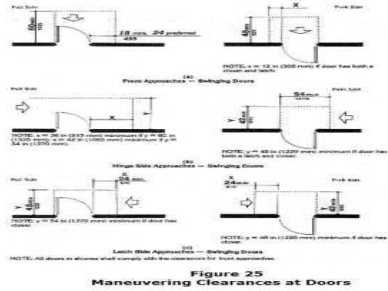
For a front approach on the push side the maneuvering clearance has a running slope of 4.0%.

Resolution

Remove and replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
Priority	2	

Photos for Barrier ID: AX239662



Central Gardens INTERIOR UNITS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The maneuvering clearance area at the accessible door is not level and clear.
Location Description	Patio Entrance at Unit 6810-204
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

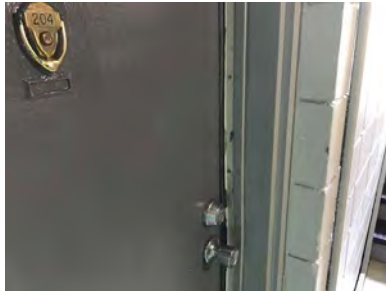
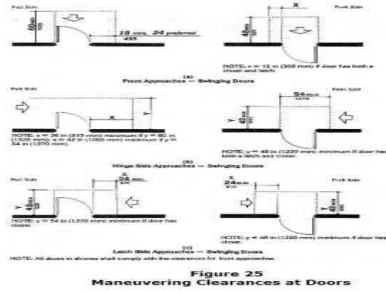
For a front approach on the push side the maneuvering clearance has a running slope of 18.1%.

Resolution

Remove and replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
Priority	2	

Photos for Barrier ID: AX239656



Central Gardens INTERIOR UNITS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The maneuvering clearance area at the accessible door is not level and clear.
Location Description	Patio Entrance Unit 6812-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

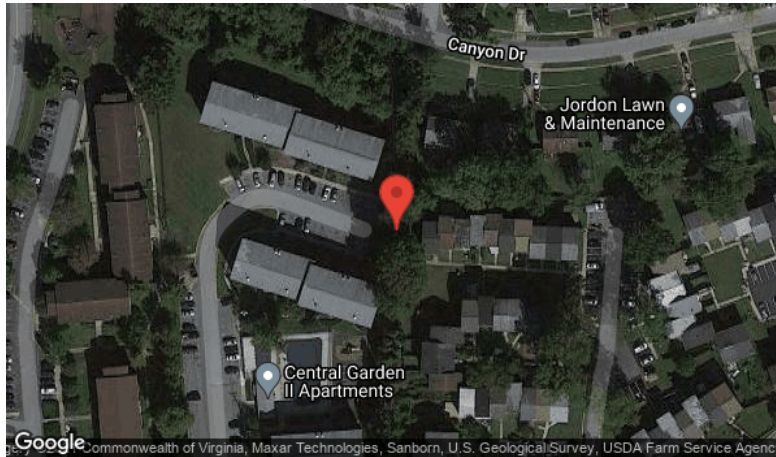
For a front approach on the push side the maneuvering clearance has a running slope of 4.4% and a cross slope of 12.2%.

Resolution

Remove and replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
Priority	2	

Map for Barrier ID: AX239571



12 +38.889622, -76.888155

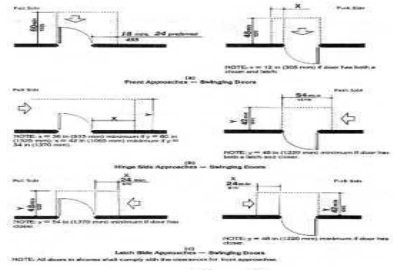


Figure 25
Maneuvering Clearances at Doors

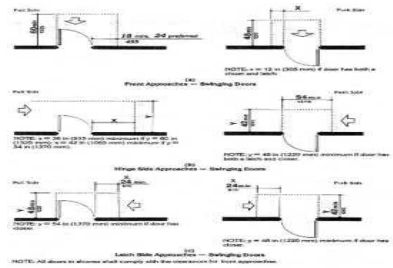
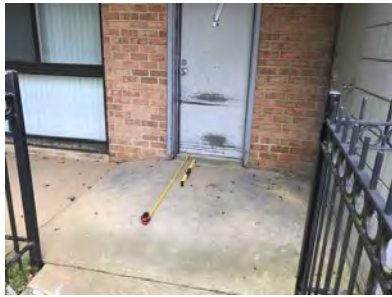


Figure 25
Maneuvering Clearances at Doors



Central Gardens INTERIOR UNITS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	UFAS 4.4.1
Barrier Detail	The object protrudes more than 4" from the wall.

Location Description

Sconces in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The sconce light fixture protrudes 5" from the wall into the circulation space at 78" to 80" above the floor.

Resolution

Lower object so that the bottom leading edge is maximum 27" above finish floor, replace with a non-protruding model, or install cane detectors. Objects projecting from walls (for example, telephones) with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27" 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" maximum from 27" to 80" 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)). Ensure objects do not protrude more than 4" into the accessible route when mounted at 27" or above from the finished floor to their leading edge. 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" high, 30" wide, and 17" to 19" deep. Such units shall also have a minimum clear floor space 30" by 48" to allow a person in a wheelchair to approach the unit facing forward.

Quantity	Unit Cost	Total Cost
30 EA	500	\$ 15,000
Priority	2	

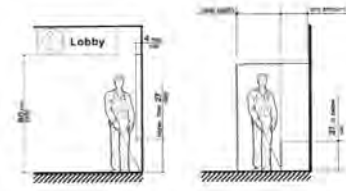


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

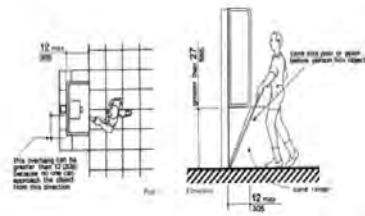


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

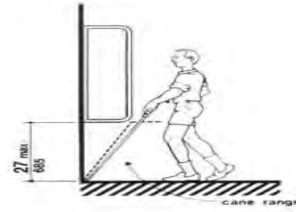


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

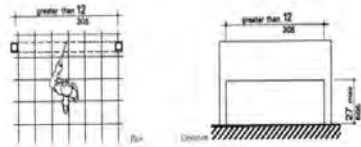


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects

Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom
ADA Standard	UFAS 4.34.5
Barrier Detail	The bathroom is not compliant and requires a complete renovation.
Location Description	Bathroom in Unit 6806-204
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The water closet is 14" from the side wall, the clear space at the water closet is 36" measured perpendicular from the side wall to the edge of the lavatory, the lavatory does not have knee and toe clearance due to the pedestal, a rear grab bar is not provided, the centerline of the grab bar is 39" above the floor, the centerline of the toilet paper holder is 6-1/2" behind the front of the water closet, the lavatory is not at the control end of the shower so the clear space is not compliant, the grab bars in the shower are not compliant, the shower has a 3-1/2" curb, the mirror is not at a compliant height and the light switch and towel rod are not within reach range.

Resolution

Renovate the bathroom. The entire bathroom requires replacement with a compliant bathroom. A compliant bathroom has minimum one lavatory, one water closet, and either a bathtub or shower. Accessible or adaptable bathrooms shall be on an accessible route. Doors shall not swing into the clear floor space required for any fixture. Clear floor space at fixtures may overlap. WATER CLOSET: Clear floor space at the water closet shall be as shown in Figure 47(a). The water closet clear floor space may be either: (1) entry door at side of water closet- minimum 48" wide by min. 56" deep with minimum 36" centered on water closet/ from side wall to lavatory; or (2) entry door opposite water closet: minimum 60" wide by minimum 56" deep with minimum 18" to side wall and minimum 42" on open side. The water closet may be located with the clear area at either the right or left side of the toilet. The height of the water closet shall be at least 15", and no more than 19", measured to the top of the toilet seat. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Fig. 47(b). If provided, grab bars shall be installed as shown in Figure 29. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface. If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2". Handrails may be located in a recess if the recess is a maximum of 3" deep and extend at least 18" above the top of the rail. The structural strength of grab bars shall comply with the requirements for grab bars, and bath or shower seats. The toilet paper dispenser shall be installed within reach as shown in Figure 47(b). LAVATORY: Lavatories shall be mounted with the rim or counter surface no higher than 34" above the finished floor. A clear floor space 30" by 48" minimum shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19" underneath the lavatory (see Fig. 32). Provide a clearance of at least 29" from the floor to the bottom of the apron. Knee and toe clearance shall comply with Figure 31. Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs for lavatory controls. Self-closing valves are allowed if the faucet remains open for at least 10 seconds. If a cabinet is provided under the lavatory in adaptable bathrooms, then it shall be removable to provide the required knee and toe clearances. Mirrors, if provided, shall be mounted with the bottom edge of the reflecting surface no higher than 40" from the floor. If a medicine cabinet is provided above the lavatory, then the bottom of the medicine cabinet shall be located with a usable shelf no higher than 44" above the floor. STRUCTURAL STRENGTH OF GRAB BARS AND TUB/SHOWER SEATS: The structural strength of seats and their attachments shall comply with the requirements for grab bars and seats. The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specification: (1) Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat. (2) Shear stress induced in a grab bar or seat by the application of 250 lbf (1112N) shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. (3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load. (4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal and the supporting structure. (5) Grab bars shall not rotate within their fittings. BATHTUB: If a bathtub is provided, then it shall have the following features: (1) Floor space. Clear floor space at bathtubs shall be as shown in Figure 33. (2) Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Figures 33 and 34. Seats shall be mounted securely and shall not slip during use. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Figure 48. If provided, grab bars shall be installed as shown in Figure 34 and shall comply with structural strength requirements. Controls. Faucets and other controls shall be located as shown in Figure 34 and shall comply with the following: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). (5) Shower unit. A shower spray unit with a hose at least 60" long that can be used as a fixed shower head or as a hand-held shower shall be provided. SHOWER: If a shower is provided, it shall have the following features: (1) Size and clearances. Shower stall size and clear floor space shall comply with either Figure 35(a) or (b). The shower stall in Figure 35(a) shall be 36" by 36". The shower stall in Figure 35(b) will fit into the same space as a standard 60" long bathtub. (2) Seat. A seat shall be provided in the shower stall in Figure 35(a) as shown in Figure 36. The seat shall be 17" to 19" high measured from the bathroom floor and shall extend the full depth of the stall. The seat shall be on the wall opposite the controls. The structural strength of seats and their attachments shall comply with the requirements for seat and grab bars. Seats shall be mounted securely and shall not slip during use. (3) Grab bars. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Figure 49. If provided, grab bars shall be installed as shown in Figure 37. (4) Controls. Faucets and other controls shall be located as shown in Figure 37. In the shower stall in Figure 35(a), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat. (5) Shower unit. A shower spray unit with a hose at least 60" long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided. Enclosures for bathtubs or shower stalls shall not obstruct controls or transfer from wheelchairs onto shower or bathtub seats. Enclosures on bathtubs shall not have tracks mounted on their rims. Clear floor space at fixtures may overlap.

Quantity	Unit Cost	Total Cost
1 EA	18560	\$ 18,560

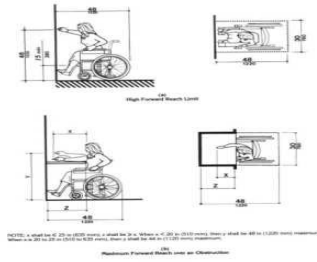


Figure 5 Forward Reach

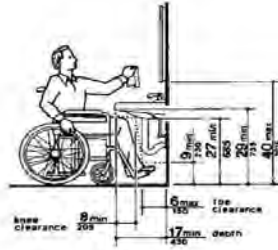


Figure 31 Lavatory Clearance

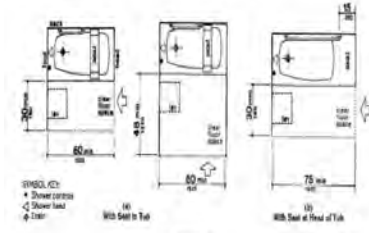


Figure 33 Clear Floor Space at Bathtubs

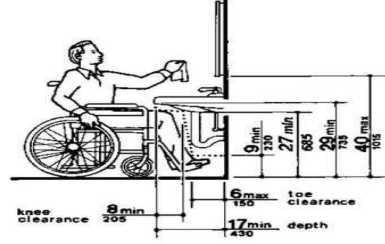


Figure 31 Lavatory Clearances

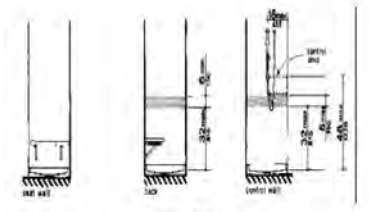


Figure 49(a) Location of Grab Bars and Controls of Adaptable Showers - 30-in by 30-in Stall

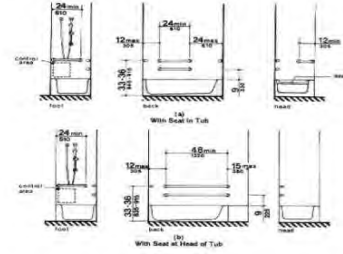


Figure 34 Grab Bars at Bathtubs

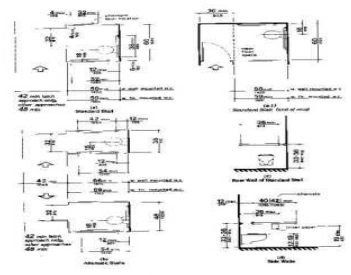


Figure 30 Toilet Stalls

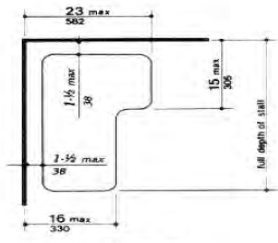


Figure 36 Shower Seat Design



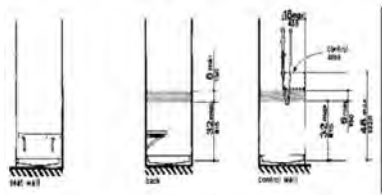


Figure 49(a)
Location of Grab Bars and Controls
of Adaptable Showers - 36-in by 36-in Stall

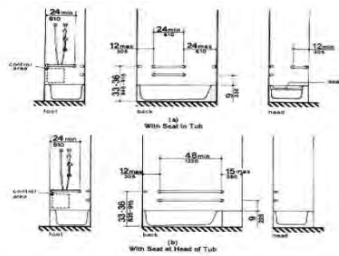


Figure 34
Grab Bars at Bathtubs

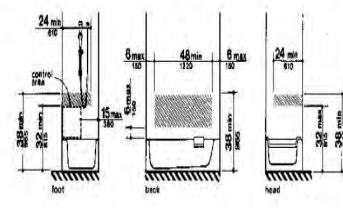


Figure 48(a)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat in Tub

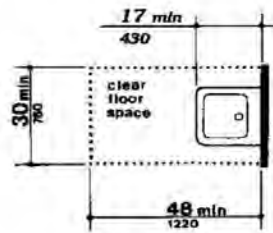


Figure 32
Clear Floor Space at Lavatories

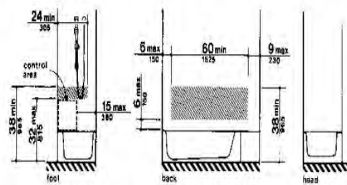


Figure 48(b)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat at Head of Tub

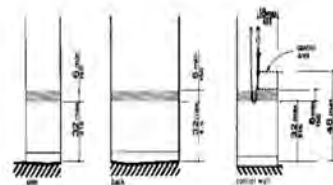


Figure 49(b)
Location of Grab Bars and Controls
of Adaptable Showers - 30-in by 60-in Stall

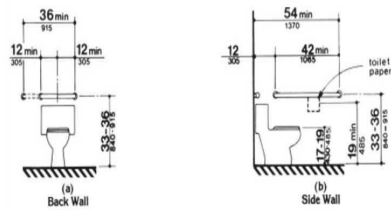


Figure 29
Grab Bars at Water Closets

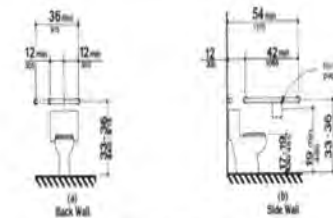
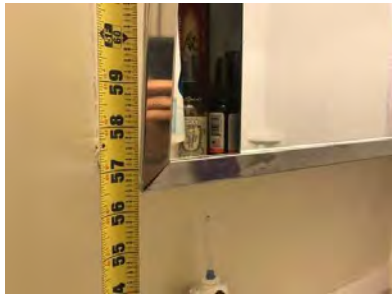
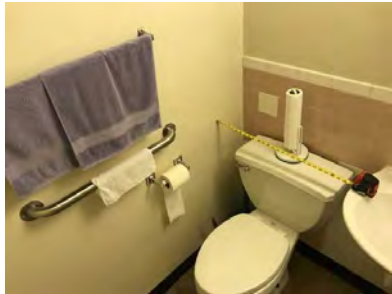
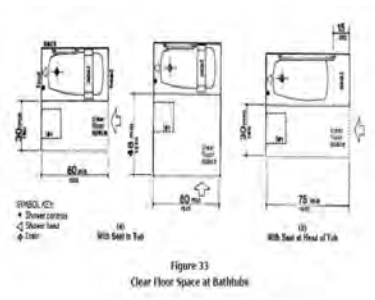


Figure 29
Grab Bars at Water Closets



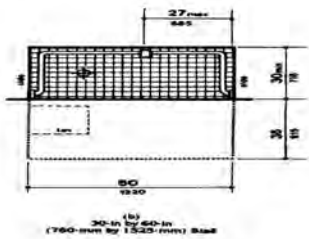


Figure 35(b)
Shower Size and Clearances
30-in by 60-in (760-mm by 1525-mm) stall

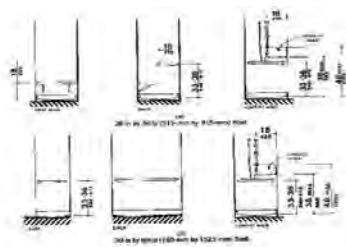


Figure 37
Grab Bars at Shower Stalls

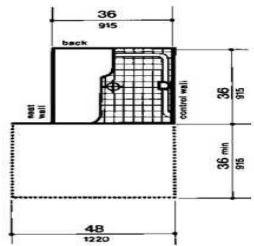
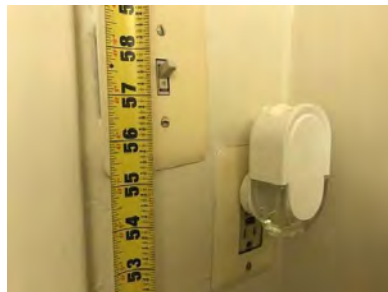


Figure 35(a)
Shower Size and Clearances
36-in by 36-in (915-mm by 915-mm) stall



Central Gardens INTERIOR UNITS

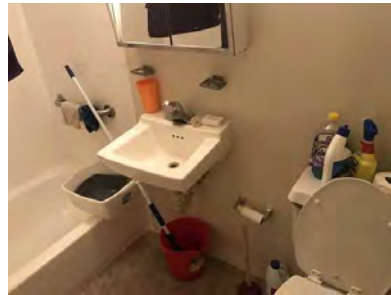
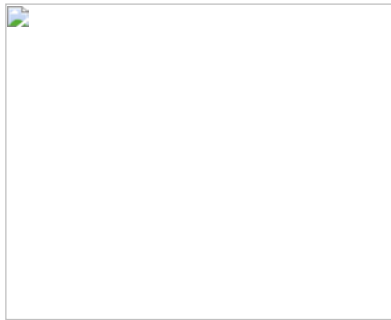
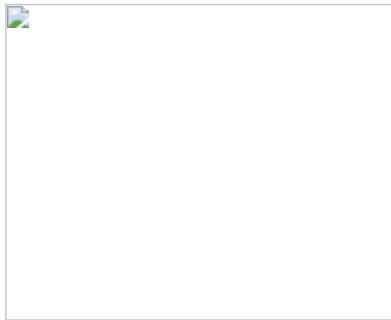
Assembly	Residential Dwelling
Type	Restroom/Bathroom-Lavatory
ADA Standard	UFAS 4.19.4
Barrier Detail	Lavatory hot water and drain pipes are not insulated.
Location Description	Bathroom in unit 6812-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The lavatory drain pipes and water supply lines are not insulated.

Resolution

Insulate hot water and drain pipes under the accessible lavatory. Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.

Quantity	Unit Cost	Total Cost
1 EA	65	\$ 65
Priority	3	

Photos for Barrier ID: AX239577



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Mirror
ADA Standard	UFAS 4.19.6

Barrier Detail

The height of the bottom of the reflective surface of the mirror is greater than 40".

Location Description Bathroom in unit 6812-102

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions The bottom of the reflective surface of the mirror is 55-1/2" above the floor.

Resolution

Relocate the bottom of the reflective surface of the mirror to compliant height. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" from the floor.

Quantity	Unit Cost	Total Cost
1 EA	100	\$ 100

Priority 3

Photos for Barrier ID: AX239578



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Bath Tub
ADA Standard	UFAS 4.34.5.4(2)
Barrier Detail	The bathtub seat is not compliant or is not provided.
Location Description	Bathroom in unit 6812-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	A seat is not provided in the bathtub.

Resolution

Provide either an in-tub seat or a built-in seat at the head end of the tub. Seats shall be mounted securely and shall not slip during use. An in-tub seat shall extend from the rear wall to the outer edge of the exposed edge of the tub. The structural strength of tub seats shall meet the following specification: (1) Bending stress in a seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the seat. (2) Shear stress induced in a seat by the application of 250 lbf (1112N) shall be less than the allowable shear stress for the material of the seat. If the connection between the seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. (3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load. (4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal and the supporting structure.

Quantity	Unit Cost	Total Cost
1 EA	604.5	\$ 605
Priority	3	

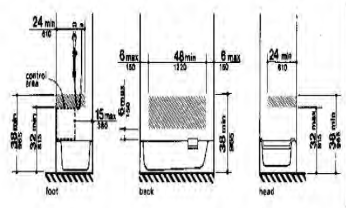


Figure 48(a)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat in Tub

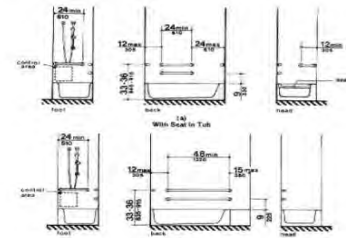
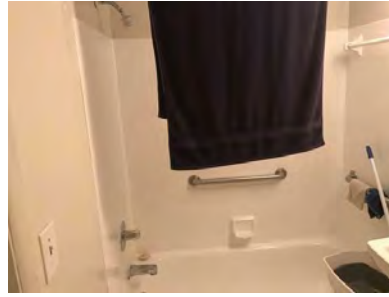


Figure 34
Grab Bars at Bathtubs

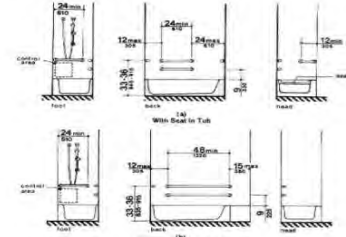


Figure 34
Grab Bars at Bathtubs

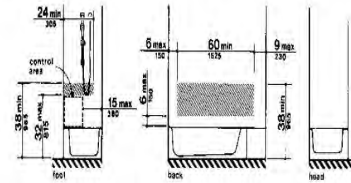


Figure 48(b)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat at Head of Tub

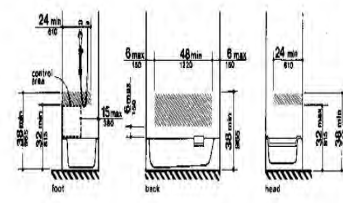
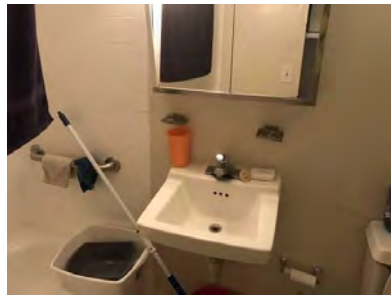


Figure 48(a)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat in Tub

Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Bath Tub
ADA Standard	UFAS 4.34.5.4(3)

Barrier Detail

Bathtub grab bars are not compliant or reinforcement for grab bar placement is not provided.

Location Description	Bathroom in unit 6812-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

A grab bar is not provided at the control wall and a second grab bar is not provided on the rear wall.

Resolution

Structural reinforcement or other provisions that will allow installation of grab bars or grab bars shall be provided. It is recommended that reinforcement extend to a larger area than the maximum/minimum required heights and dimensions. Reinforcement shall be installed on the control end wall vertically from a lower height of maximum 32" to a higher height of 38" minimum, and shall extend horizontally minimum 24" from the front of the bathtub toward the rear wall. Reinforcement shall be installed on the rear wall vertically from maximum 6" above the rim to higher height of 38" minimum. For bathtubs without a built-in seat at the head end (opposite the control wall), reinforcement shall be installed vertically from a lower height of maximum 32" to a higher height of 38" minimum, and shall extend horizontally minimum 24" from the front of the bathtub toward the rear wall. For bathtubs with a built-in seat at the head end (opposite the control wall), reinforcement and grab bars shall not be installed on the head wall. Reinforcement shall be installed as shown in Figure 48. Where horizontal bathtub grab bars are installed, the grab bars shall be mounted 33" minimum to 36" maximum above the finish floor (not the interior of the tub) to the centerline of the grab bar, except for the lower rear wall grab bar. The control end grab bar shall be 24" long minimum and extend from the front edge of the tub wall toward the rear wall minimum 24". The lower rear wall grab bar shall be mounted 9" from the rim of the tub to the centerline of the grab bar. For a bathtub with a seat in the tub: (a) the ends of the rear wall grab bars shall be located 12" maximum from the control wall and 24" maximum from the head wall; an (b) the head wall grab bar shall be 12" long minimum and shall extend from the front edge of the tub wall toward the rear wall minimum 12". For a bathtub with a built in seat at the headwall, the ends of the rear wall grab bars shall be located 12" maximum from the control wall and 15" maximum from the head wall. The diameter or width of the gripping surfaces of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface. If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2". Grab bars shall be installed as shown in Figure 34.

Quantity	Unit Cost	Total Cost
1 EA	710	\$ 710
Priority	3	

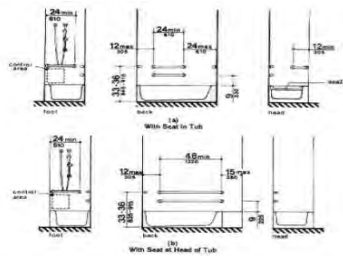


Figure 3-4
Grab Bars at Bathtubs

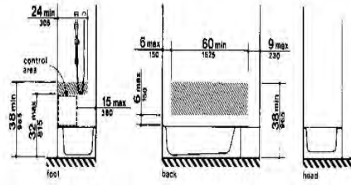


Figure 48(b)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat at Head of Tub

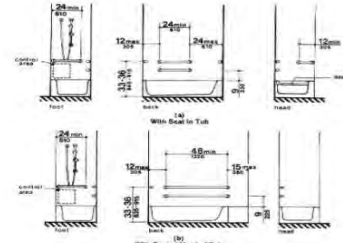


Figure 3-8
Grab Bars at Bathtubs

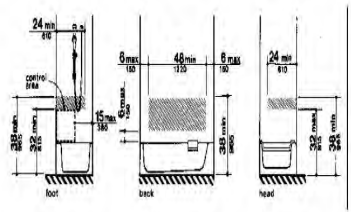
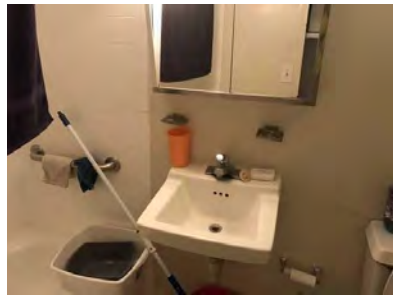


Figure 49(a)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat in Tub



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Bath Tub
ADA Standard	UFAS 4.34.5.4(1)
Barrier Detail	The bath tub does not have the required clear floor space.
Location Description	Bathroom in unit 6812-102
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

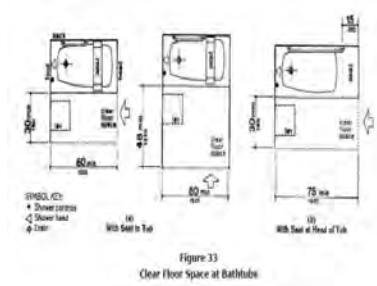
The clear space at the bathtub is not compliant as the lavatory is not on the control end of the bathtub.

Resolution

Reconfigure the bathroom to provide compliant clear floor space at the bathtub. Clear space at a bathtub shall be minimum 30" wide parallel to the entire length of tub for a parallel approach or minimum 48" wide for a forward approach. For a bathtub with a removeable in tub seat, clear space shall be either minimum 30" wide for an approach parallel with the or minimum 48" wide for a forward approach along the entire length of the tub, for a minimum distance of 60". For a bathtub with a built-in seat and a parallel approach, clear space shall be minimum 30" wide along the entire length of the tub, for a minimum distance of 75". Clear space at a bathtub shall comply with Figure 33.

Quantity	Unit Cost	Total Cost
1 EA	3000	\$ 3,000
Priority	3	

Photos for Barrier ID: AX240336



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom
ADA Standard	UFAS 4.34.5
Barrier Detail	The bathroom is not compliant and requires a complete renovation.

Location Description

Bathrooms in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The door has a clear width of 22", the threshold is 1-1/2" to 2" tall, if the doors are in-swing doors they do not have compliant maneuvering clearances, the water closet is not located by a side wall, the lavatory does not have knee and toe clearance or removeable cabinets, the faucet is not compliant, grab bars are not provided, the fixtures do not have compliant clear spaces, the mirror is mounted above 40", the bathtubs do not have compliant hand held sprayers and items do not have compliant reach ranges.

Resolution

Renovate the bathroom. The entire bathroom requires replacement with a compliant bathroom. A compliant bathroom has minimum one lavatory, one water closet, and either a bathtub or shower. Accessible or adaptable bathrooms shall be on an accessible route. Doors shall not swing into the clear floor space required for any fixture. Clear floor space at fixtures may overlap. WATER CLOSET: Clear floor space at the water closet shall be as shown in Figure 47(a). The water closet clear floor space may be either: (1) entry door at side of water closet-minimum 48" wide by min. 56" deep with minimum 36" centered on water closet/ from side wall to lavatory; or (2) entry door opposite water closet: minimum 60" wide by minimum 56" deep with minimum 18" to side wall and minimum 42" on open side. The water closet may be located with the clear area at either the right or left side of the toilet. The height of the water closet shall be at least 15", and no more than 19", measured to the top of the toilet seat. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Fig. 47(b). If provided, grab bars shall be installed as shown in Figure 29. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface. If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2". Handrails may be located in a recess if the recess is a maximum of 3" deep and extend at least 18" above the top of the rail. The structural strength of grab bars shall comply with the requirements for grab bars, and bath or shower seats. The toilet paper dispenser shall be installed within reach as shown in Figure 47(b). LAVATORY: Lavatories shall be mounted with the rim or counter surface no higher than 34" above the finished floor. A clear floor space 30" by 48" minimum shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19" underneath the lavatory (see Fig. 32). Provide a clearance of at least 29" from the floor to the bottom of the apron. Knee and toe clearance shall comply with Figure 31. Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs for lavatory controls. Self-closing valves are allowed if the faucet remains open for at least 10 seconds. If a cabinet is provided under the lavatory in adaptable bathrooms, then it shall be removable to provide the required knee and toe clearances. Mirrors, if provided, shall be mounted with the bottom edge of the reflecting surface no higher than 40" from the floor. If a medicine cabinet is provided above the lavatory, then the bottom of the medicine cabinet shall be located with a usable shelf no higher than 44" above the floor. STRUCTURAL STRENGTH OF GRAB BARS AND TUB/SHOWER SEATS: The structural strength of seats and their attachments shall comply with the requirements for grab bars and seats. The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specification: (1) Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat. (2) Shear stress induced in a grab bar or seat by the application of 250 lbf (1112N) shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. (3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load. (4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal and the supporting structure. (5) Grab bars shall not rotate within their fittings. BATHTUB: If a bathtub is provided, then it shall have the following features: (1) Floor space. Clear floor space at bathtubs shall be as shown in Figure 33. (2) Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Figures 33 and 34. Seats shall be mounted securely and shall not slip during use. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Figure 48. If provided, grab bars shall be installed as shown in Figure 34 and shall comply with structural strength requirements. Controls. Faucets and other controls shall be located as shown in Figure 34 and shall comply with the following: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). (5) Shower unit. A shower spray unit with a hose at least 60" long that can be used as a fixed shower head or as a hand-held shower shall be provided. SHOWER: If a shower is provided, it shall have the following features: (1) Size and clearances. Shower stall size and clear floor space shall comply with either Figure 35(a) or (b). The shower stall in Figure 35(a) shall be 36" by 36". The shower stall in Figure 35(b) will fit into the same space as a standard 60" long bathtub. (2) Seat. A seat shall be provided in the shower stall in Figure 35(a) as shown in Figure 36. The seat shall be 17" to 19" high measured from the bathroom floor and shall extend the full depth of the stall. The seat shall be on the wall opposite the controls. The structural strength of seats and their attachments shall comply with the requirements for seat and grab bars. Seats shall be mounted securely and shall not slip during use. (3) Grab bars. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Figure 49. If provided, grab bars shall be installed as shown in Figure 37. (4) Controls. Faucets and other controls shall be located as shown in Figure 37. In the shower stall in Figure 35(a), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat. (5) Shower unit. A shower spray unit with a hose at least 60" long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided. Enclosures for bathtubs or shower stalls shall not obstruct controls or transfer from wheelchairs onto shower or bathtub seats. Enclosures on bathtubs shall not have tracks mounted on their rims. Clear floor space at fixtures may overlap.

Quantity	Unit Cost	Total Cost
27 EA	18560	\$ 501,120
Priority	3	

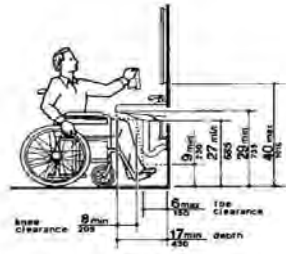


Figure 31
Lavatory Clearance

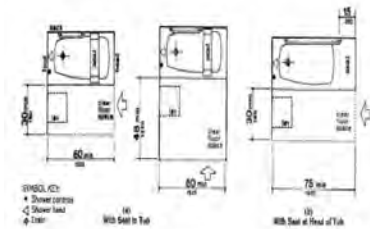


Figure 33
Clear Floor Space at Bathtubs

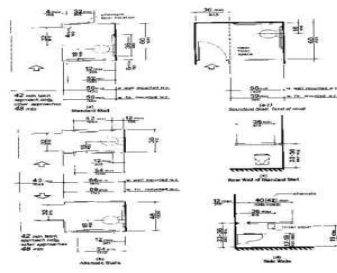


Figure 30
Toilet Stalls

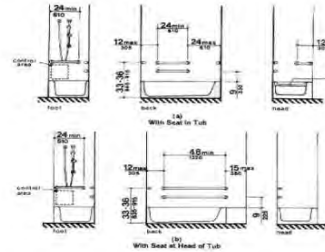


Figure 34
Grab Bars at Bathtubs

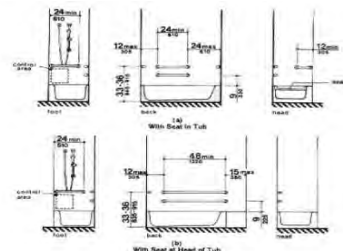
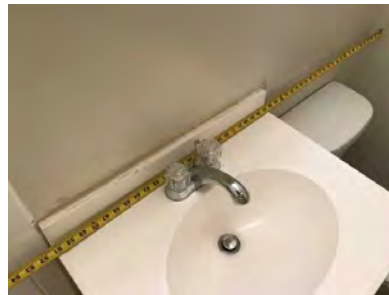
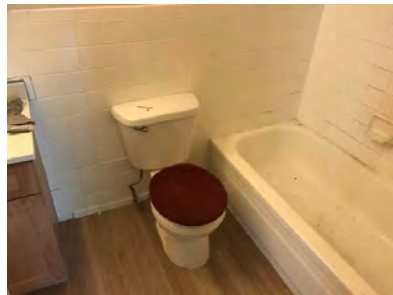


Figure 34
Grab Bars at Bathtubs

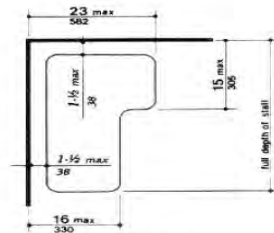


Figure 36
Shower Seat Design

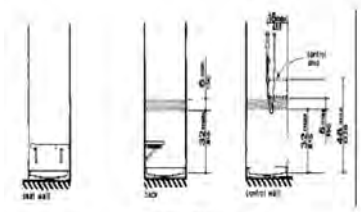


Figure 49(a)
Location of Grab Bars and Controls
of Adaptable Showers - 30-in by 30-in Stall

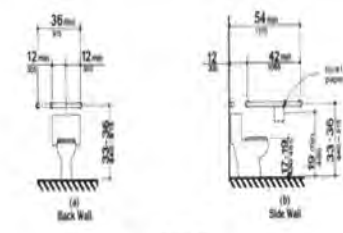


Figure 29
Grab Bars at Water Closets

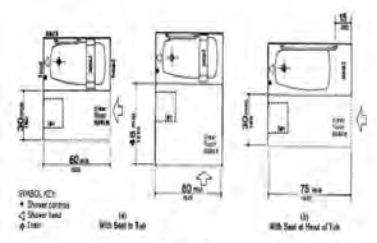


Figure 33
Clear Floor Space at Bathrooms

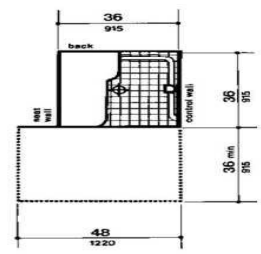


Figure 35(a)
Shower Size and Clearances
36-in by 36-in (915-mm by 915-mm) Stall

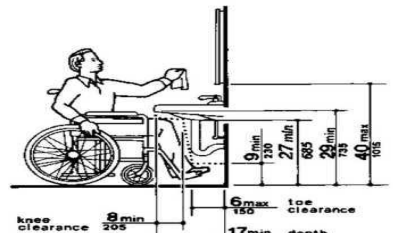


Figure 31
Lavatory Clearances

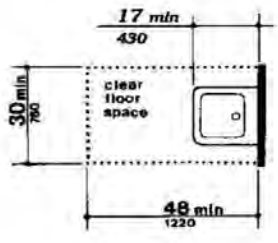


Figure 32
Clear Floor Space at Lavatories

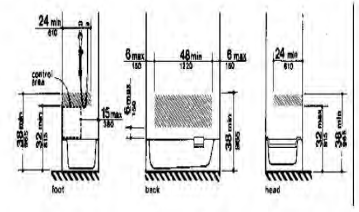


Figure 48(a)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat in Tub

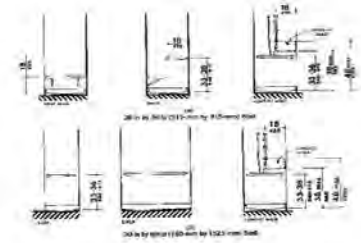


Figure 37
Grab Bars at Shower Stalls



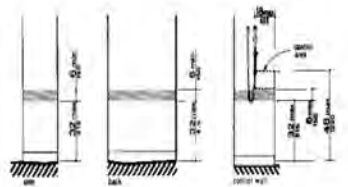
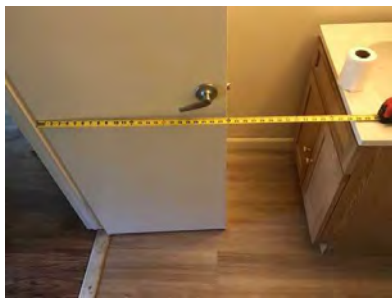


Figure 40(b)
Location of Grab Bars and Controls
of Adaptable Showers - 30-in by 60-in Stall

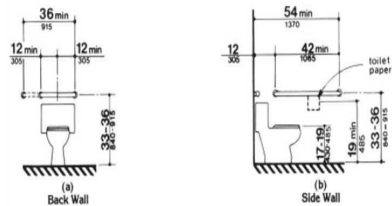
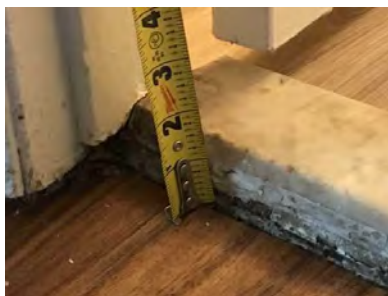
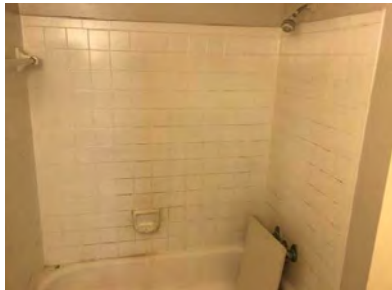


Figure 29
Grab Bars at Water Closets

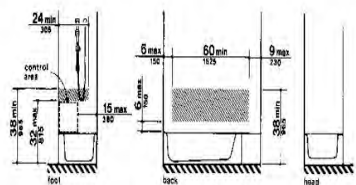


Figure 48(b)
Location of Grab Bars and Controls
of Adaptable Bathrooms - With Seat at Head of Tub

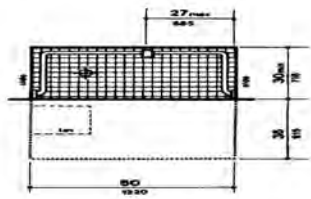


Figure 35(b)
Shower Side Wall Clearances
30-in by 60-in (760-mm by 1525-mm) Stall

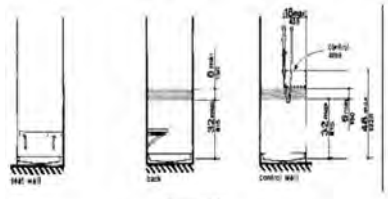
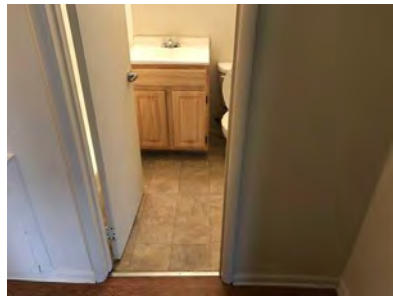


Figure 40(a)
Location of Grab Bars and Controls
of Adaptable Showers - 36-in by 36-in Stall



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Controls And Dispensers
ADA Standard	UFAS 4.2.5, 4.2.6, 4.27
Barrier Detail	The controls and operable parts are not within an allowable reach range.

Location Description

Bedroom Closet Light in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The pull chain for the closet light is 58-3/4" 70-1/4" above the floor and requires tight grasping to operate.

Resolution

Provide controls and operable parts within an allowable reach range. A clear floor space 30" by 48" shall be provided that allows either a front approach or a parallel approach by a person using a wheelchair at controls, dispensers, receptacles, and other operable equipment. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48" (see Figure 5(a)). The minimum low forward reach is 15". If the high forward reach is over an obstruction, where the horizontal obstruction is less than 20" the maximum high forward reach is 48". Where the horizontal obstruction is from 20" to maximum 25", the high forward reach shall be 44" maximum. Forward obstructed reaches shall comply with Figure 5(b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54", and the low side reach shall be no less than 9" above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the maximum horizontal reach shall be 24" and the high side reach shall be 46" maximum. Side obstructed clearances shall be as shown in Figure 6(c). Those portions of heating, ventilating and air conditioning equipment requiring regular, periodic maintenance and adjustment by the resident of a dwelling shall be accessible people in wheelchairs. If air distribution registers must be placed in or close to ceiling for proper air circulation, this specification shall not apply to the registers.

Quantity	Unit Cost	Total Cost
49 EA	500	\$ 24,500
Priority	3	

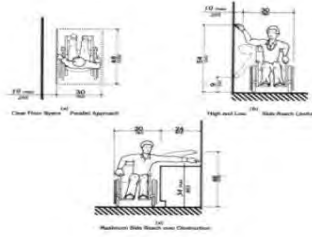
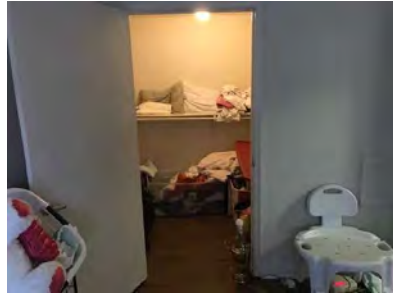


Figure 6
Side Reach

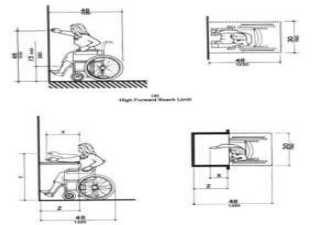


Figure 5
Forward Reach

Central Gardens INTERIOR UNITS

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4.1; Table 404.2.4.1

Barrier Detail

The accessible door does not have the required PUSH SIDE maneuvering clearances.

Location Description

Entrance Doors at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

For a front approach on the push side the side clearance is 0 to 4" either to the wall or where the door is in a n alcove that is 10" deep The door has a latch and closure.

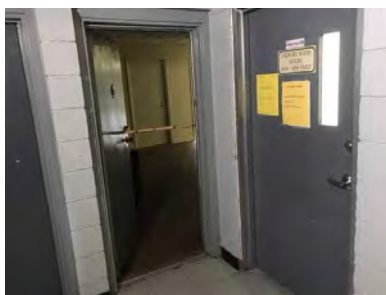
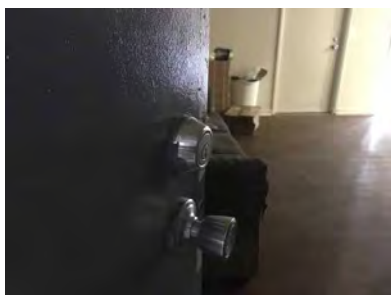
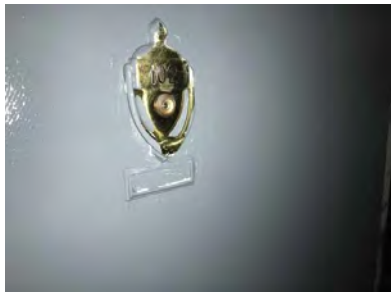
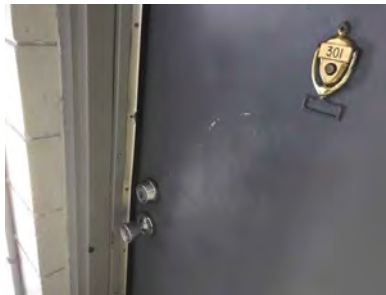
Resolution

Redesign to provide the required maneuvering clearance at the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
30 EA	1250	\$ 37,500

Priority 3

Photos for Barrier ID: AX239567



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Door
ADA Standard	309, 404.2.7

Barrier Detail

The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate

Location Description

Entry Door Hardware in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The door hardware is a knob that requires tight grasping and twisting of the wrist to operate.

Resolution

Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity	Unit Cost	Total Cost
30 EA	293	\$ 8,790
Priority	3	

Photos for Barrier ID: AX240075



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Door- Exterior Entry-Scope
ADA Standard	809.5.5.2
Barrier Detail	The exterior entrance door does not have a compliant visual scope.

Location Description

Entry Door Peep Site in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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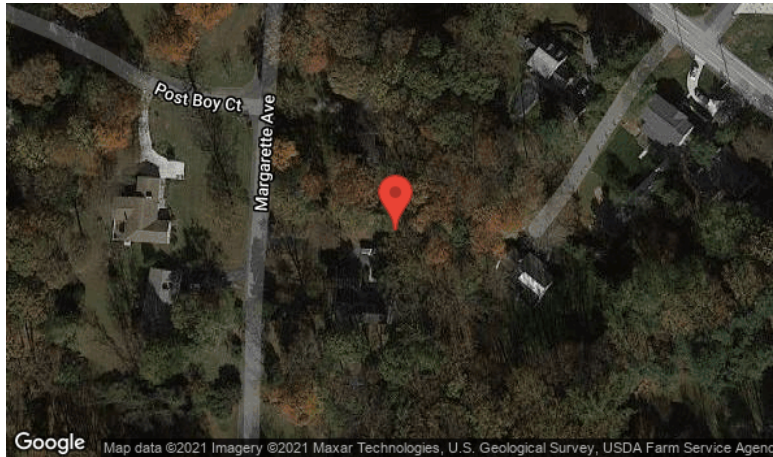
Site Conditions	The entry door does not have a wheelchair height visual scope.
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Resolution

Install a compliant door scope. The door scope shall provide means of visual identification of a visitor present which allows identification without opening the entry door. The scope shall allow a 180 degree range of view. It is advisable that the scope shall be located at a standard height and visible from several feet away from the door [prism scopes allow viewing distance several feet from door] It is advisable that the scope be within viewing range for either a wheelchair user and/or visually impaired person.

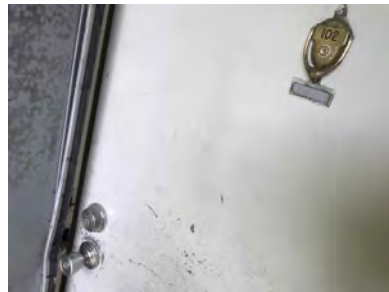
Quantity	Unit Cost	Total Cost
30 EA	350	\$ 10,500
Priority	3	

Map for Barrier ID: AX240080



125 39.42216357082814,-76.5690536875

Photos for Barrier ID: AX240080



Central Gardens INTERIOR UNITS

Assembly	Interior Access Route
Type	Restroom/Bathroom
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.

Location Description

HVAC Controls in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The HVAC controls are 55-1/2" above the floor to the top most operable part.

Resolution

Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Remove and lower to a compliant reach range. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. 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" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
30 EA	500	\$ 15,000
Priority	3	

Photos for Barrier ID: AX239604



Central Gardens INTERIOR UNITS

Assembly	Residential Dwelling
Type	Reach Range
ADA Standard	UFAS 4.25.3
Barrier Detail	The clothes rod is mounted higher than 54".

Location Description

Bedroom Closet Rod in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6810-102, 6810-202, 6810-402, 6810-403, 6810-404, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404

Observed May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions The closet rod is 60-7/8" above the floor.

Resolution

Relocate the clothes rod with the centerline of the clothes rod maximum 54" above the finished floor. Clothes rods shall be a maximum of 54" above the finished floor, measured to the centerline of the rod.

Quantity	Unit Cost	Total Cost
42 EA	200	\$ 8,400
Priority	4	

Photos for Barrier ID: AX239607

