

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

Housing Authority Prince George's County
9200 Basil Court
Largo, Maryland 20774
Michael Jackson



ADA TITLE II ASSESSMENT

OF

Owens Road
1100 Owens Road
Oxen Hill, Maryland 20745

PREPARED BY:

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BUREAU VERITAS PROJECT #:

145366.21R000-006.160

DATE OF REPORT:

July 14, 2021

ON-SITE DATE:

May 20, 2021

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of Owens Road. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Owens Road.

The site was visited on May 20, 2021. Weather conditions at the time of the on-site visit were clear, with temperatures in the 80's (°F) and negligible winds.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further detail is provided in Section 2 and Appendix B of the report.

Exterior Accessible Routes

- A ramp is required on the accessible route.
- The access aisle has slopes greater than 2.08%.
- The curb ramp does not have a top landing.

Interior Access

- Egress signage is not provided at the exits.
- The controls are mounted more than 48" above the floor.
- The height of the mirror in the restrooms is higher than 40".

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Owens Road. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

OWENS ROAD - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

Accessibility Summary Report

7/14/2021

Facility / Building	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
1100 Owens Road												
EXTERIOR	\$173,940	20									\$173,940	20
INTERIOR COMMON AREAS	\$366	1	\$1,228	2	\$165	2	\$55	1			\$1,814	6
INTERIOR UNITS					\$165	2					\$165	2

Order of magnitude costs to address those elements are described individually in Appendix B.

1.3 PURPOSE

The purpose of this report is to assist the Client in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.



1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements. Bureau Veritas then produces a report which identifies each facility's observed compliance issues and specific barriers, along with proposed remedies. Bureau Veritas endeavors to include all barriers within the defined scope of work area, however, some barriers may not be identified in the report. Bureau Veritas provides order of magnitude cost estimates directly associated with each barrier but does not provide engineered construction documents or construction cost estimates of barrier removal.

The field observer will review of the facility's common areas to observe and identify representative barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer will meet with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. The ADA covers both public areas and employee-only areas for Title II entities. For the purposes of this portfolio, only public, non-tenant owned features of the property will be subject to observation and will not include employee-only areas. Public, non-tenant areas will include but not be limited to, parking lots, sidewalks, access ramps, and exterior and interior common areas accessible to the public.

Title II entities are obligated to remove barriers under the requirements of the ADA as follows:

Facilities constructed prior to January 26, 1992— elements that do not comply with the 2010 ADA Standards are not required to be made compliant, unless alteration to those elements takes place. If elements are altered, then compliance with the 2010 Standards is required.

Facilities constructed between January 26, 1992 and March 15, 2012 – were required to comply with 1991 ADA Standards when constructed. If full compliance with the 1991 ADA Standards was not achieved by March 15, 2012, then the facilities must comply with the 2010 Standards. If elements in compliance with the 1991 Standards were altered after March 15, 2012, then compliance with the 2010 Standards is required.

Facilities constructed on March 15, 2012 to present- new construction, additions and alterations must be fully compliant with the 2010 ADA Standards for Accessible Design.

Alterations and Additions-

Additions and alterations undertaken at existing facilities are covered by the 2010 ADA Standards for Accessible Design. The extent of application is largely determined by a project's scope of work as the standards apply to those elements or spaces that are altered or added. Additional requirements apply to projects that affect or could affect the usability of, or access to, an area containing a primary function.

Alterations are defined in the standards as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are covered as "alterations," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards. The Department of Justice has determined that restriping of parking lots is considered an alteration of the parking facility.

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

If alterations are limited only to elements in a room or space, then the standards apply only to the elements altered. Similarly, where spaces are altered, the standards apply to those spaces that are altered. If a room or space is completely altered (or built new as part of an alteration), the entire room or space is fully subject to the standards. Compliance is required to the extent that it is technically feasible.

Projects that increase, expand, or extend a facility's gross floor area or height of a facility are considered additions and must comply with the requirements of the standards applicable to new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Compliance in an alteration is not required where it is "technically infeasible." The term is defined as "something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements." Where technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible.

FIELD OBSERVATION PROCESS

The field observer will first review documents and information provided by the owner or owner's representative that could supplement the consultant's knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying barriers to accessibility.

During the site visit, the field observer will utilize a Survey Form that meets or exceeds the current ADAAG format, and will utilize a digital level, measuring tape, pressure gauge and digital camera. The field observer will identify and prioritize observed existing improvements which are not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ and refined by Bureau Veritas per client preferences. Typical priorities are as follows:

- Physical access to the property
- Access to areas of commerce or public accommodation

The Bureau Veritas team will assess exterior common areas and interior common areas that are defined as areas of public accommodation. Bureau Veritas will identify existing conditions that are not in accordance with the ADA Accessibility Guidelines, including the elements specified below (if applicable, where landlord is responsible for observed elements):

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Space allowance and reach ranges
- Restrooms
- Alarms (visual and audible) and warnings
- Signage- Braille, and visual characters
- Public telephones
- Switches and outlets

REPORT CONTENT

Bureau Veritas will deliver a consolidated AssetCalc™ database, which will be capable of exporting electronic (PDF) reports for each property surveyed which will include:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms);
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

The estimates for the non-compliant items noted within this report are summarized in Section 2.1, and individual barrier details are provided in Appendix B.

1.5 HISTORIC AMENITIES

This property does not contain any amenities which are listed on the National Register of Historic Places or a state or local registry of historic elements.

1.5.1 BASIS FOR ORDER OF MAGNITUDE COSTS

Order of magnitude estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stall, curb ramp, restroom). Architectural plans for renovation of areas requiring barrier removal or grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of estimated costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.

1.5.2 CRITERIA FOR PRIORITY LEVELS

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking and exterior accessible pedestrian paths of travel to and from the amenities and features provided at each site. This includes parking, public transportation, retail, restaurant, office and industrial space, where applicable. As such, Bureau Veritas prioritized each of the captured barriers based on modified, published Department of Justice (DOJ) criteria focusing on the primary scope of work. Interior spaces such as common corridors, restrooms, kitchens and other interior elements along the common path of travel, such as water fountains, that are the responsibility of the property owner, are included.

The ADA also regulates employee work areas. Common corridors used by employees, employee restrooms, employee kitchens and employee break rooms are not considered "employee work areas." Those areas, even if used by employees only, shall comply with the ADA regulations which govern corridors, restrooms, kitchens and break rooms. The scope of this project does not include employee-only areas.

Per DOJ Guidelines, *people with disabilities should be able to arrive on the site, approach the building or facility and its amenities, and enter as freely as everyone else.*

Priority 1:

Accessible Van Parking – Access to a facility begins with accessible parking. Van accessible parking is deemed an important barrier for parking. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, a minimum number of van accessible spaces is required. Barriers associated with the compliance of a van accessible space include signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Car accessible parking includes all barriers associated with the compliance of a car accessible space including signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – An entity providing accommodation to the public is required to take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. The DOJ and state building codes dictate the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp. At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: Elements along the Accessible Route – Barriers which occur along the path of travel shall be removed, where such a barrier removal is easily accomplishable. Examples include moving items within reach range, widening doors, installing accessible door hardware, and removing high-pile carpeting.

Priority 3: Restroom Facilities – Barrier removal may include widening of toilet stalls, installation of grab bars, replacement of sinks, and drinking fountains.

Priority 4: Access to All Other Features and Amenities – Measures are required to provide access to other areas. This priority is for items not required for basic access in the other three priorities.

Priority 5: Employee-Only Areas – Where employee-only areas are included in the assessment, employee only areas are designated as the lowest priority, as a method of placing public spaces as a higher priority for barrier removals.

2 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the programs, services, and activities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, and applicable state and local accessibility codes.

2.1 BARRIER SUMMARY TABLE

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix B.

Barrier Summary Report

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS		Location Description	Ref.		Quantity	Cost	Unit	Region	Manager	Total
								Marker	Lat/Long		ADA	Number						
239995	1133	1100 Owens Road	INTERIOR COMMON AREAS	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	165		Laundry	ADA	404.2.8	1	\$366	EA			\$366
239949	2285	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant turning space is not provided at a change of direction.	119	+38.822889, -76.989750	Sidewalk to Street - top landing	ADA	304; 403.5.2	50	\$19.82	SF			\$991
239950	1941	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	120	+38.822951, -76.989653	Sidewalk to Street top landing	ADA	302.3	20	\$19.82	SF			\$396
239952	2285	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant turning space is not provided at a change of direction.	122	+38.822855, -76.989735	Sidewalk to Street street landing	ADA	304; 403.5.2	60	\$19.82	SF			\$1,189
239953	2346	1100 Owens Road	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	123	+38.822841, -76.989809	Sidewalk to Street street landing	ADA	405, 505	22	\$662	LF			\$14,564
239954	1044	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	124	+38.822807, -76.989460	Sidewalk	ADA	303	5	\$19.82	SF			\$99
239955	2731	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	ADVISORY: A marked crosswalk is not provided where the accessible route crosses a vehicular way between the accessible parking aisle and the building entrance.	125	+38.822791, -76.989376	Sidewalk	ADA	Advisory 502.3	1	\$0	EA			\$0
239956	1782	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	126	+38.822716, -76.989399	Sidewalk at Stair ST1	ADA	403.3	30	\$19.82	SF			\$595
239958	1794	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	128	+38.822741, -76.989443	Sidewalk to Entrance on North Side from Stair ST1	ADA	403.3	150	\$19.82	SF			\$2,973
239959	1782	1100 Owens Road	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	129	+38.822773, -76.989376	Sidewalk to Entrance on North Side	ADA	403.3	100	\$19.82	SF			\$1,982
239960	1059	1100 Owens Road	EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	130	+38.822704, -76.989324	Ramp R1	ADA	405.2	31	\$662	LF			\$20,522
239962	1057	1100 Owens Road	EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	132	+38.822561, -76.989417	Stairs from Parking to Main Entrance	ADA	505	6	\$163	LF			\$978
239963	65	1100 Owens Road	EXTERIOR	Accessible Parking	Parking Space-Van	1	A van access aisle is not provided at a van accessible space.	133	+38.822572, -76.989402	Parking Lot	UFAS	UFAS 4.6.3	1	\$420	EA			\$420
239964	24	1100 Owens Road	EXTERIOR	Accessible Parking	Parking Space-Van	1	The accessible van stall signage is not compliant.	134	+38.822556, -76.989301	Parking Lot	UFAS	UFAS 4.6.4	1	\$280	EA			\$280
239967	2300	1100 Owens Road	EXTERIOR	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	137	+38.822558, -76.989295	Curb Ramp CR1	ADA	406.4	1	\$1289	EA			\$1,289
240478	1755	1100 Owens Road	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	168	+38.822841, -76.989809	Sidewalk to Street street landing	ADA	405.8 and 505	28	\$163	LF			\$4,564
241391	2131	1100 Owens Road	EXTERIOR	Exterior Access Route	Ramp	1	Handrails are not provided where the ramp rises more than 6" or are not compliant.	169	+38.822704, -76.989324	Ramp R1	ADA	505.6	46	\$163	LF			\$7,498
241393	60	1100 Owens Road	EXTERIOR	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 2%.	171	38.82254004101676, -76.9894082423105	Parking Lot A - Space P2-A, P2-C	UFAS	UFAS 4.6.3	2	\$10000	EA			\$20,000

Total Barriers: 28, Total Cost: \$175,919

Id	ADA Master	Facility	Building	Assembly	Type	Barrier		GPS Marker	Lat/Long	Location Description	Ref.		Quantity	Cost	Unit	Region	Manager	Total
	Cost Id					Priority	Detail				ADA	Number						
241397	56	1100 Owens Road	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the parking space is more than 2% running/cross slope.	175	38.82254369796711, -76.98941628893755	Parking Lot A - Space P2-A, P2-D	UFAS	UFAS 4.6.3	2	\$12600	EA			\$25,200
241401	56	1100 Owens Road	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the parking space is more than 2% running/cross slope.	179	38.82245384141806, -76.98912124594591	Parking Lot A - Space P1-A, P1-B, P1-C, P1-D	UFAS	UFAS 4.6.3	4	\$12600	EA			\$50,400
241405	58	1100 Owens Road	EXTERIOR	Accessible Parking	Parking Space-Car	1	An access aisle is not provided.	183	38.82243555664123, -76.98912258705042	Parking Lot A - Space P1-A, P1-B, P1-C, P1-D	UFAS	UFAS 4.6.3	2	\$10000	EA			\$20,000
239969	119	1100 Owens Road	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	139		Office	UFAS	UFAS 4.2.5	1	\$500	EA			\$500
239971	88	1100 Owens Road	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	2	The object protrudes more than 4" from the wall.	141		Office	UFAS	UFAS 4.4.1	1	\$728	EA			\$728
239983	278	1100 Owens Road	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Lavatory	3	Lavatory hot water and drain pipes are not insulated.	153		Unit 601	UFAS	UFAS 4.19.4	1	\$65	EA			\$65
239985	280	1100 Owens Road	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Mirror	3	The height of the bottom of the reflective surface of the mirror is greater than 40".	155		Unit 601	UFAS	UFAS 4.19.6	1	\$100	EA			\$100
239972	2291	1100 Owens Road	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	142		Lobby	ADA	216.4, 703.1, 703.4	1	\$55	EA			\$55
239977	2291	1100 Owens Road	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	147		Throughout Building	ADA	216.4, 703.1, 703.4	2	\$55	EA			\$110
239968	82	1100 Owens Road	INTERIOR COMMON AREAS	Interior Access Route	Signage	4	Compliant interior signage indicating a space or facility is not provided.	138		Office	UFAS	UFAS 4.30.5; Fig. 43	1	\$55	EA			\$55
Total Barriers: 28, Total Cost: \$175,919																		

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Owens Road, 1100 Owens Road, Oxen Hill, Prince George's County, Maryland 20745. The site was visited on May 20, 2021.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state and local requirements.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or order of magnitude estimated costs to remove barriers.

If you have any questions regarding this report, please contact Program Manager Bryon Scott at Bryon.Scott@BureauVeritas.com or at (800) 766-0660, x6625.

Prepared by: Jennifer Lieber
Field Observer

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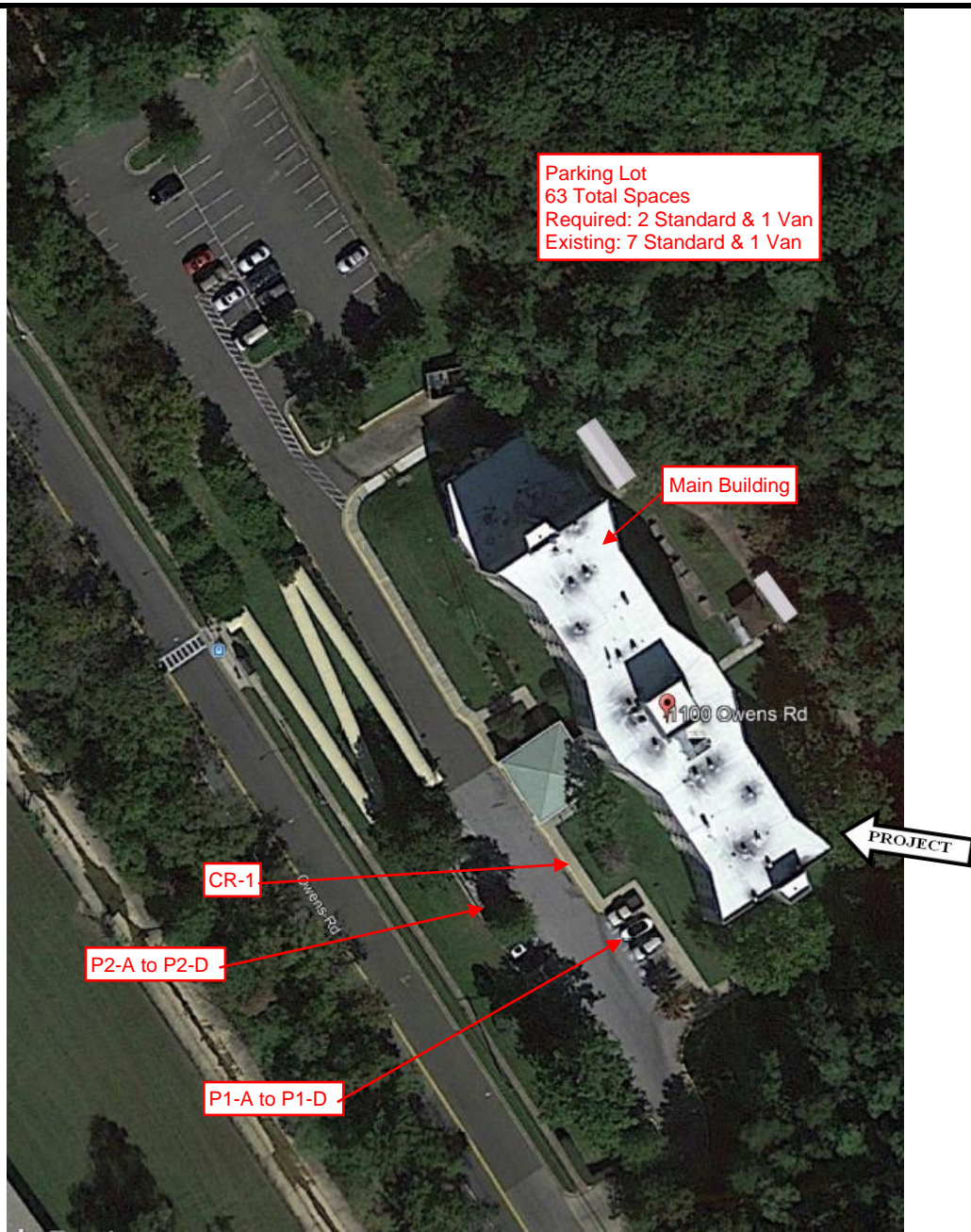
4 APPENDICES



APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

**APPENDIX A:
SITE PLAN**

Site Plan



	<p>Source: Google Earth</p>	<p>Project Number: 145366.21R000-006.160</p>
	<p>Legend: P# - # - Accessible Parking Space CR#- Curb Ramp</p> <p>The north arrow indicator is an approximation of 0° North.</p>	<p>Project Name: Owens Road</p> <p>On-Site Date: May 20, 2021</p>

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

1100 Owens Road EXTERIOR

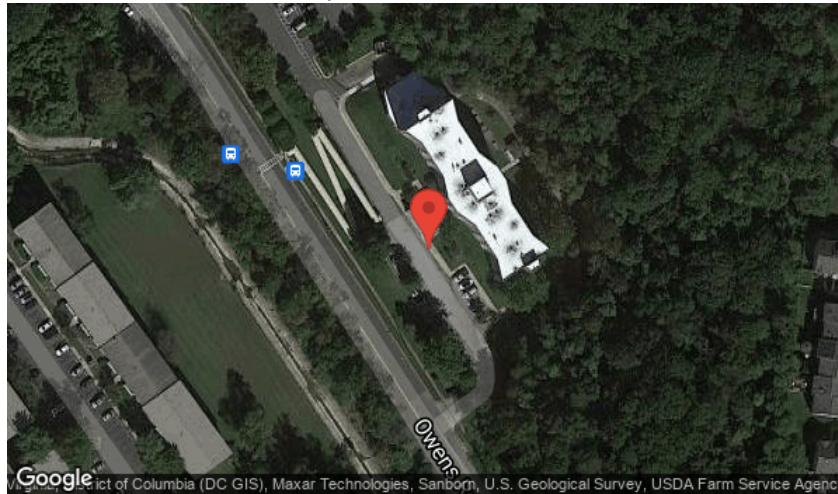
Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.4
Barrier Detail	A landing at the top of the curb ramp is not present.
Location Description	Curb Ramp CR1
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	A landing is not provided at the curb ramp.

Resolution

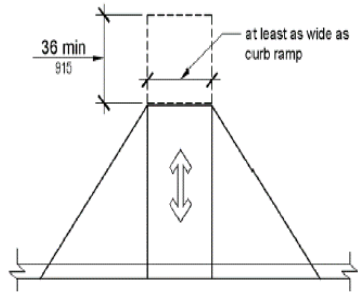
Construct a landing at the top of the curb ramp. The landing clear length shall be 36" minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing. [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.] The slope of the landing, where the landing connects to a sidewalk aligned perpendicular or angled to the curb ramp run requiring a wheelchair turn, shall be maximum 1:48 (2.08%). Where the landing connects to a sidewalk where the path of travel continues only in the same alignment as the curb ramp run, the slope of the landing may be maximum 5%.

Quantity	Unit Cost	Total Cost
1 EA	1289	\$ 1,289
Priority	1	

Map for Barrier ID: AX239967



137 +38.822558, -76.989295



1100 Owens Road INTERIOR COMMON AREAS

Assembly Interior Access Route

Type Door

ADA Standard 404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description Laundry

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the Laundry Room requires up to 14 pounds of force to operate and has a closing speed of up to 1.91 seconds from 90 degrees to a position 12 degrees from latch.

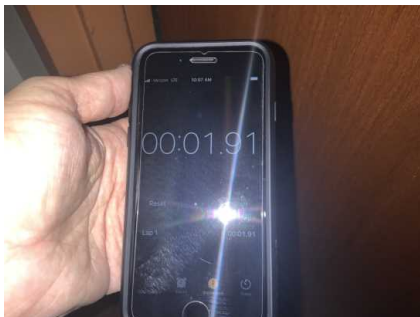
Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	366	\$ 366

Priority 1

Photos for Barrier ID: AX239995



1100 Owens Road EXTERIOR

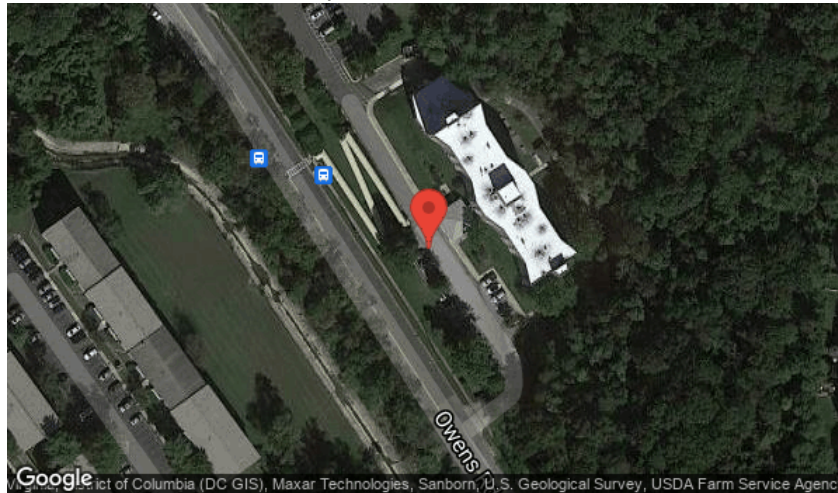
Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	UFAS 4.6.3
Barrier Detail	A van access aisle is not provided at a van accessible space.
Location Description	Parking Lot
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The access aisle has a running slope of up to 2.3%.

Resolution

Restripe and add an adjacent access aisle that is at least 96" wide. Parking spaces for disabled people shall be at least 96" wide and shall have an adjacent access aisle 60" wide minimum (see Fig. 9). [EXCEPTION: If accessible parking spaces for vans are provided, each should have an adjacent access aisle at least 96" wide.] Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	420	\$ 420
Priority	1	

Map for Barrier ID: AX239963



133 +38.822572, -76.989402

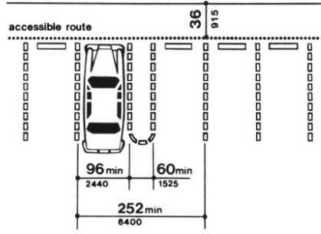


Figure 9
Dimensions of Parking Spaces

1100 Owens Road EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	UFAS 4.6.4
Barrier Detail	The accessible van stall signage is not compliant.
Location Description	Parking Lot
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

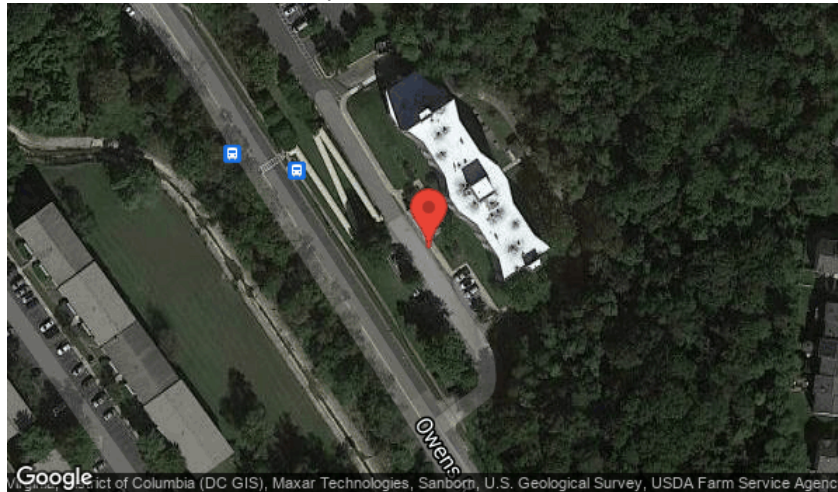
The bottom of the accessible signage is mounted at 32" above the parking surface.

Resolution

Provide signage for the van parking stall showing the International Symbol of Accessibility. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the International Symbol of Accessibility. Such signs shall not be obscured by a vehicle parked in the space. This barrier applies only to non-public parking in residential developments. Other applicable federal, state and local regulations may supercede this barrier, and have stricter requirements.

Quantity	Unit Cost	Total Cost
1 EA	280	\$ 280
Priority	1	

Map for Barrier ID: AX239964



134 +38.822556, -76.989301



1100 Owens Road EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the parking space is more than 2% running/cross slope.
Location Description	Parking Lot A - Space P1-A, P1-B, P1-C, P1-D
Observed	May 16, 2018 by silloyd

Site Conditions

The cross slope of space P1-A is 4.7% and the running slope is 8.2%. The cross slope of space P1-B is 4.8% and the running slope is 5.8%. The cross slope of space P1-C is 4.0% and the running slope is 4.7%. The cross slope of space P1-D is 4.4% and the running slope is 3.8%.

Resolution

Remove and replace with a parking space that has no more than 2% slope in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
4 EA	12600	\$ 50,400
Priority	1	

Map for Barrier ID: AX241401



179 38.82245384141806,-76.98912124594591





1100 Owens Road EXTERIOR

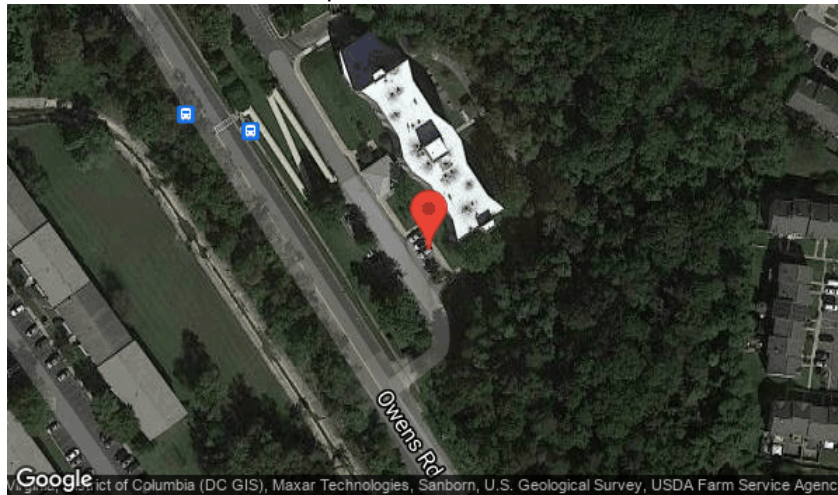
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	An access aisle is not provided.
Location Description	Parking Lot A - Space P1-A, P1-B, P1-C, P1-D
Observed	May 16, 2018 by silloyd
Site Conditions	The parking space does not have an access aisle.

Resolution

Re-stripe and add an adjacent access aisle that is at least 60" wide and has a slope of less than 2% in all directions.

Quantity	Unit Cost	Total Cost
2 EA	10000	\$ 20,000
Priority	1	

Map for Barrier ID: AX241405



183 38.82243555664123,-76.98912258705042

Photos for Barrier ID: AX241405



1100 Owens Road EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The access aisle slope is greater than 2%.
Location Description	Parking Lot A - Space P2-A, P2-C
Observed	May 16, 2018 by silloyd

Site Conditions

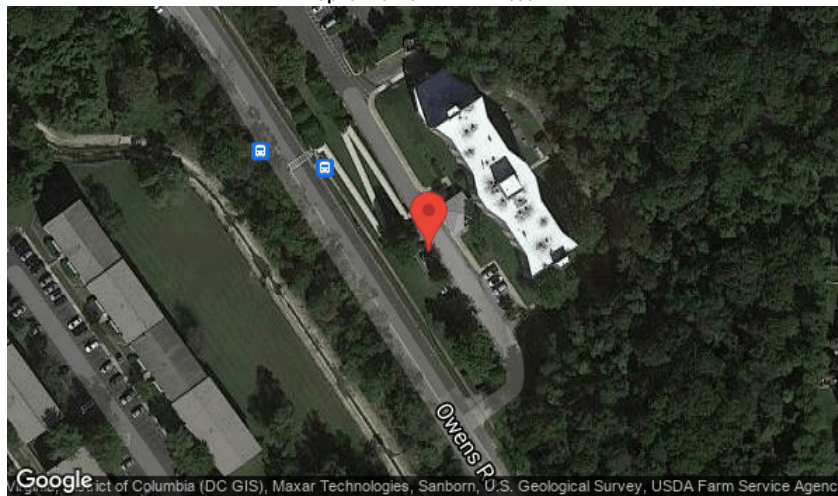
The cross slope of the access aisle at P2-A is 4.0%. The running slope of the access aisle at P2-C is 2.2%.

Resolution

Remove and replace with an adjacent access aisle that is at least 60" wide and has a slope 2% in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
2 EA	10000	\$ 20,000
Priority	1	

Map for Barrier ID: AX241393



171 38.82254004101676,-76.9894082423105



1100 Owens Road EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the parking space is more than 2% running/cross slope.
Location Description	Parking Lot A - Space P2-A, P2-D
Observed	May 16, 2018 by siloyd

Site Conditions

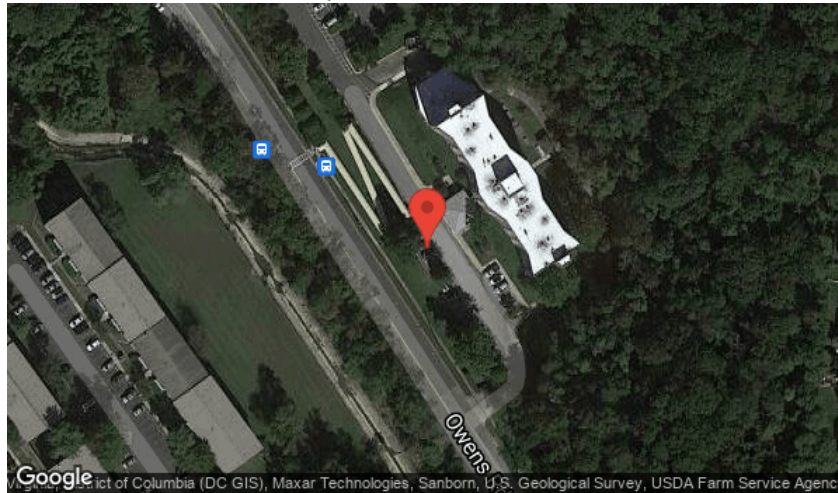
The cross slope of space P2-A is 3.0% and the running slope is 7.1%. The cross slope of space P2-B is 4.5% and the running slope is 3.7%.

Resolution

Remove and replace with a parking space that has no more than 2% slope in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
2 EA	12600	\$ 25,200
Priority	1	

Map for Barrier ID: AX241397



175 38.82254369796711,-76.98941628893755



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.2

Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Ramp R1
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Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
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Site Conditions

The accessible route has a running slope of 7.9% to 8.6% for a distance of approximately 20'. Based on an average of the average of the slopes a ramp with a rise of 21" is needed. The ramp will need a top and bottom landing.

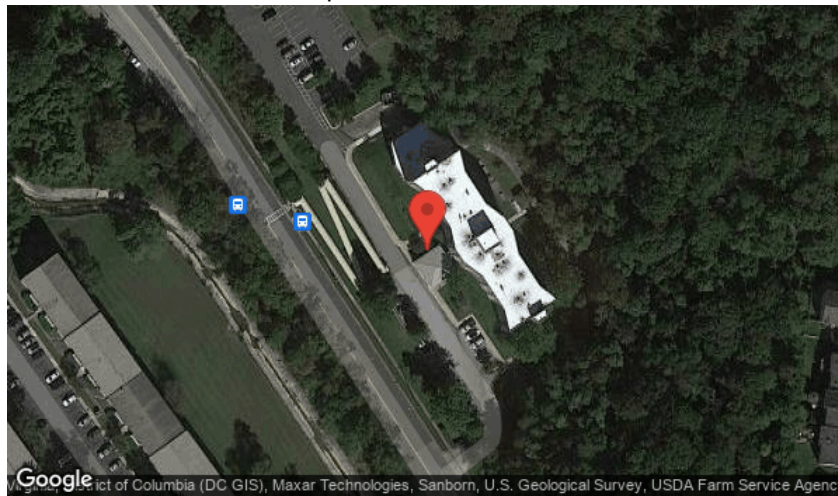
Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, 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.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
31 LF	662	\$ 20,522

Priority	1
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Map for Barrier ID: AX239960



130 +38.822704, -76.989324

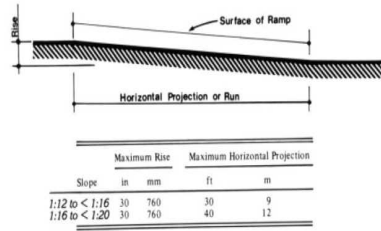


Figure 16
Components of a Single Ramp Run and Sample Ramp Dimensions

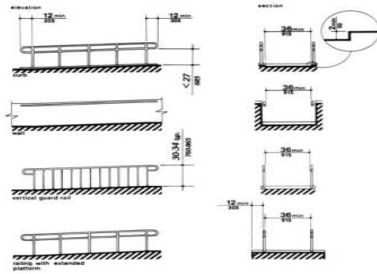


Figure 17
Examples of Edge Protection and Handrail Extensions

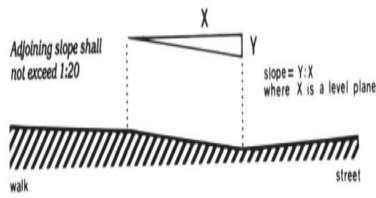


Figure 11
Measurement of Curb Ramp Slopes



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	505.6

Barrier Detail

Handrails are not provided where the ramp rises more than 6" or are not compliant.

Location Description	Ramp R1
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has a running slope of 7.9% to 8.6% for a distance of approximately 20'. Based on an average of the average of the slopes a ramp with a rise of 21" is needed. The ramp will need handrails.

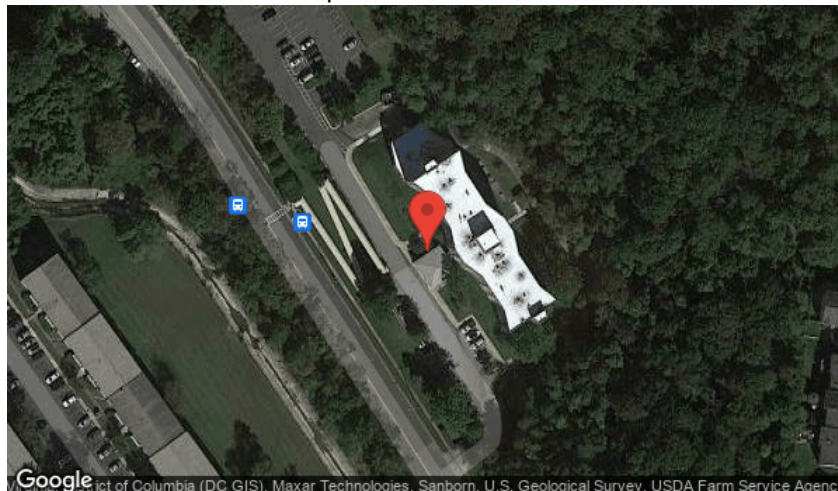
Resolution

Provide compliant handrails on both sides of the ramp. The handrails on each side shall be a minimum 36" apart horizontally. The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. The gripping surface of handrails shall be 1-1/4" to 2" diameter, or a non-circular grip that has a perimeter dimension of 4" to 6-1/4" maximum. Provide a bottom rail that is maximum 4" from the ramp surface and prevents the passage of a 4" diameter sphere between the ramp surface and the rail. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or 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 for minimum 12" horizontally over ramp landings. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
46 LF	163	\$ 7,498

Priority	1
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Map for Barrier ID: AX241391



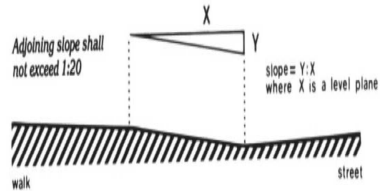


Figure 11
Measurement of Curb Ramp Slopes

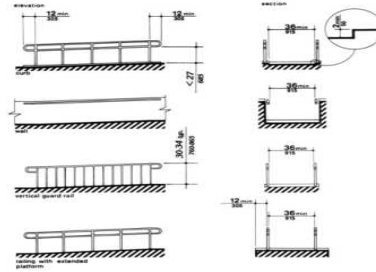


Figure 17
Examples of Edge Protection and Handrail Extensions

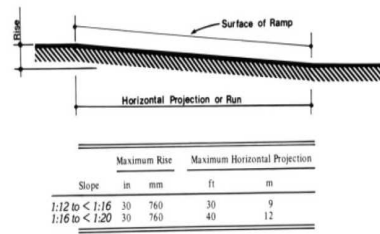


Figure 16
Components of a Single Ramp Run and Sample Ramp Dimensions



1100 Owens Road 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 Sidewalk

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The accessible route has vertical change of up to 1" for a length of 5'.

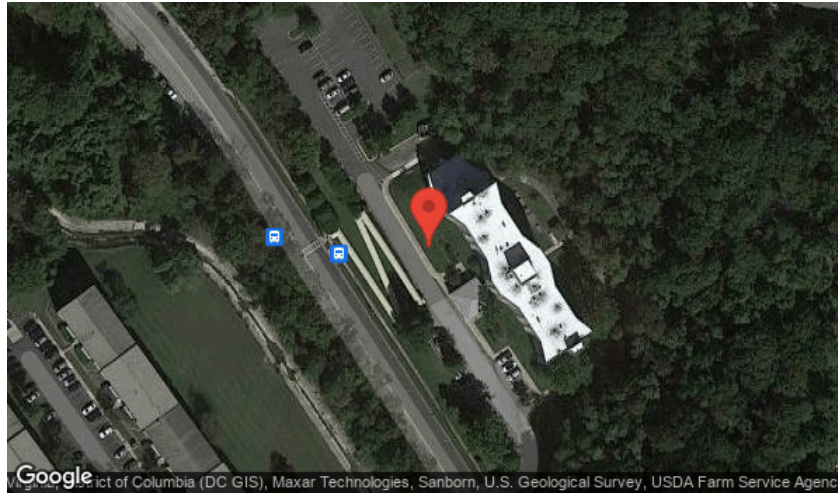
Resolution

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
5 SF	19.82	\$ 99

Priority 1

Map for Barrier ID: AX239954



124 +38.822807, -76.989460

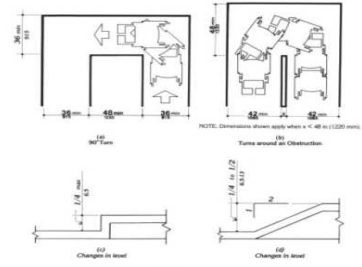


Figure 7
Width of Accessible Route



1100 Owens Road EXTERIOR

Assembly Exterior Access Route

Type Exterior Accessible Route

ADA Standard Advisory 502.3

Barrier Detail

ADVISORY: A marked crosswalk is not provided where the accessible route crosses a vehicular way between the accessible parking aisle and the building entrance.

Location Description Sidewalk

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

A marked crosswalk is not provided where the accessible route crosses the vehicular way.

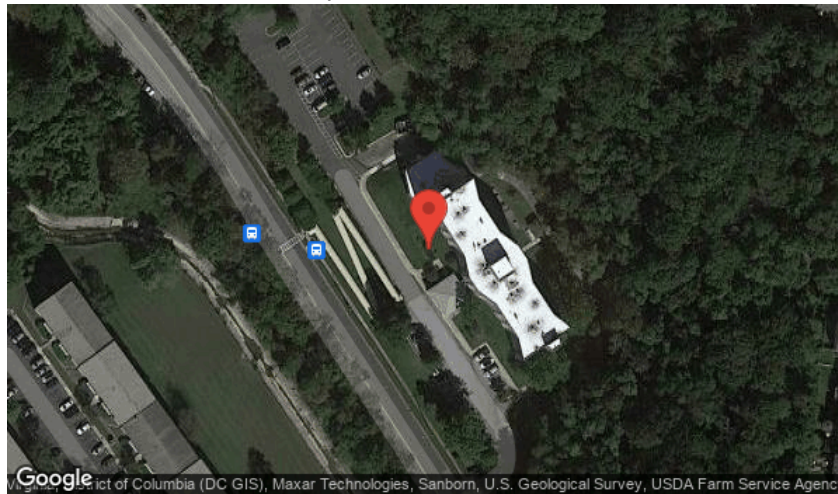
Resolution

ADVISORY: A marked crosswalk is advisable, but not required, where the accessible route crosses a vehicular way between the accessible space aisle and the accessible entrance. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route is not located in the vehicular way, which may require passing parked vehicles.

Quantity	Unit Cost	Total Cost
1 EA	0	\$ 0

Priority 1

Map for Barrier ID: AX239955



125 +38.822791, -76.989376

Photos for Barrier ID: AX239955



1100 Owens Road EXTERIOR

Assembly Exterior Access Route

Type Exterior Accessible Route

ADA Standard 403.3

Barrier Detail

The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.

Location Description Sidewalk at Stair ST1

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has a running slope of up to 13.5% and a cross slope of up to 3.1% for a distance of approximately 6' by 5' wide.

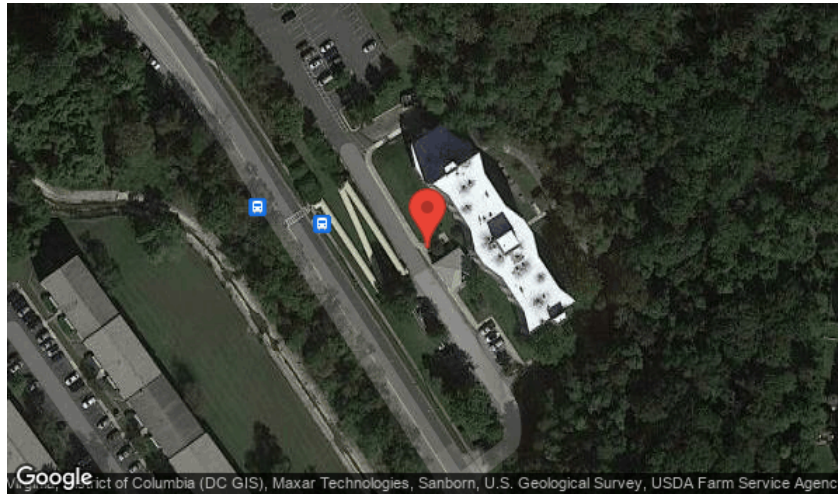
Resolution

The accessible route should be graded to a maximum 1:20 (5%) running slope and 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope, maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. An accessible route has a minimum clear width 36". [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
30 SF	19.82	\$ 595

Priority 1

Map for Barrier ID: AX239956



126 +38.822716, -76.989399



1100 Owens Road EXTERIOR

Assembly Exterior Access Route

Type Exterior Accessible Route

ADA Standard 403.3

Barrier Detail

The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.

Location Description Sidewalk to Entrance on North Side

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has a running slope of up to 6.2% and a cross slope of up to 3.2% for a distance of 20' by 5' wide.

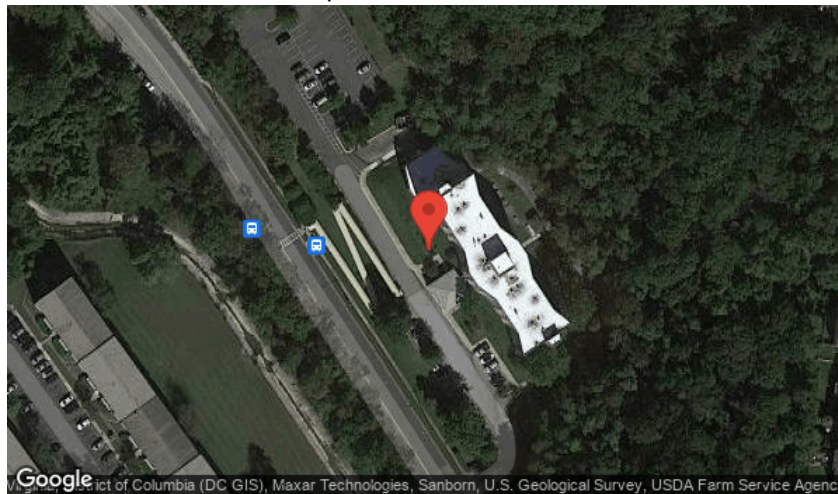
Resolution

The accessible route should be graded to a maximum 1:20 (5%) running slope and 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope, maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. An accessible route has a minimum clear width 36". [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
100 SF	19.82	\$ 1,982

Priority 1

Map for Barrier ID: AX239959



129 +38.822773, -76.989376



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Sidewalk to Entrance on North Side from Stair ST1
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

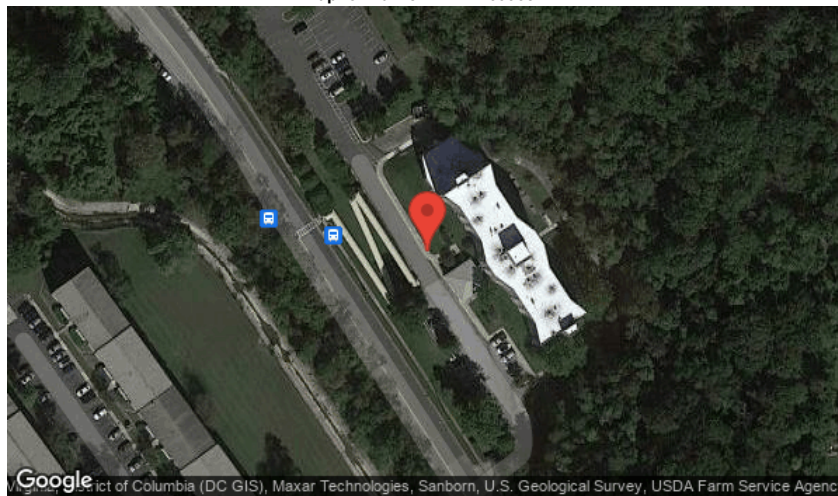
The accessible route has a cross slope of up to 4.3% for a distance of approximately 30' by 5' wide.

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
150 SF	19.82	\$ 2,973
Priority	1	

Map for Barrier ID: AX239958



128 +38.822741, -76.989443



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	304; 403.5.2
Barrier Detail	A compliant turning space is not provided at a change of direction.
Location Description	Sidewalk to Street - top landing
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

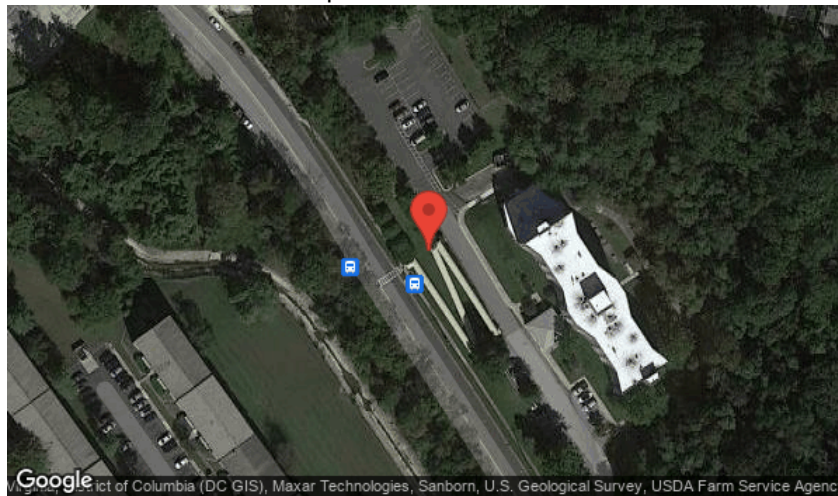
The accessible route has a cross slope of up to 5.3% for an distance of approximately 10' by 5' wide.

Resolution

Provide a compliant turning space at the change of direction. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted] [Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/2" which are not ramped. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.] Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60 inch square minimum, with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Clear Width at 180 Degree Turn: Where the accessible route makes a 180 degree turn around an element which is less than 48" wide, clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn. [EXCEPTION: Where the clear width at the 180 degree turn is 60" minimum, then the dimensional requirements for a 180 degree turn shall not be required.] 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
50 SF	19.82	\$ 991
Priority	1	

Map for Barrier ID: AX239949



119 +38.822889, -76.989750



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	304; 403.5.2
Barrier Detail	A compliant turning space is not provided at a change of direction.
Location Description	Sidewalk to Street street landing
Observed	May 21, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

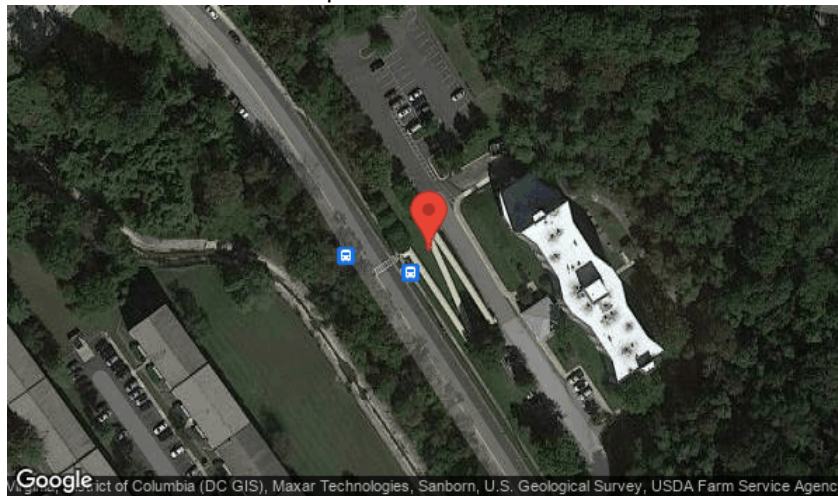
The accessible route has a cross slope of up to 3.3% for an distance of approximately 12' by 5' wide.

Resolution

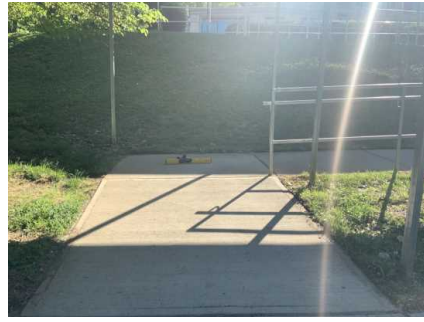
Provide a compliant turning space at the change of direction. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted] [Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/2" which are not ramped. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.] Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60 inch square minimum, with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Clear Width at 180 Degree Turn: Where the accessible route makes a 180 degree turn around an element which is less than 48" wide, clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn. [EXCEPTION: Where the clear width at the 180 degree turn is 60" minimum, then the dimensional requirements for a 180 degree turn shall not be required.] 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 removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
60 SF	19.82	\$ 1,189
Priority	1	

Map for Barrier ID: AX239952



122 +38.822855, -76.989735



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405, 505
Barrier Detail	The ramp is required but not provided.
Location Description	Sidewalk to Street street landing
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

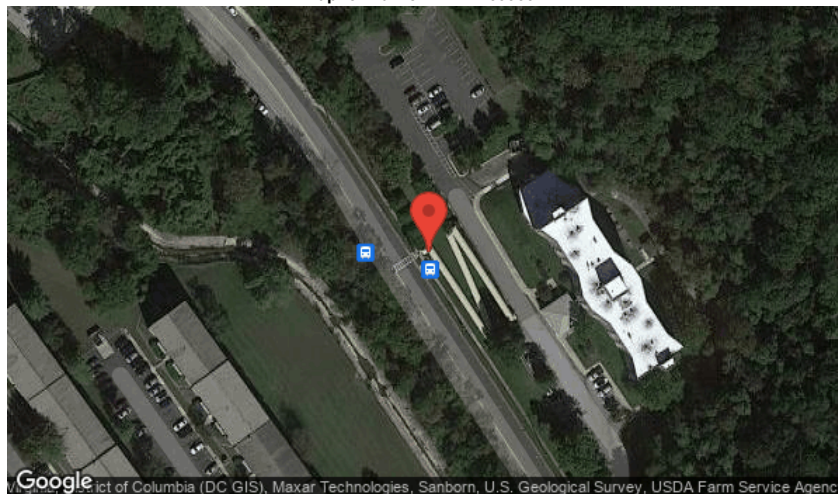
The ramp has a running slope of up to 10.1% with a rise of 12". A ramp with handrails and top and bottom landings is required.

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
22 LF	662	\$ 14,564
Priority	1	

Map for Barrier ID: AX239953



123 +38.822841, -76.989809

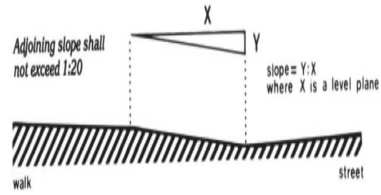


Figure 11
Measurement of Curb Ramp Slopes

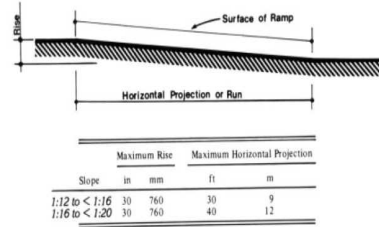


Figure 16
Components of a Single Ramp Run and Sample Ramp Dimensions

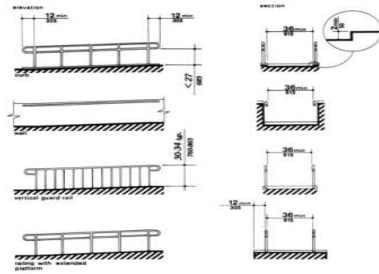


Figure 17
Examples of Edge Protection and Handrail Extensions



1100 Owens Road EXTERIOR

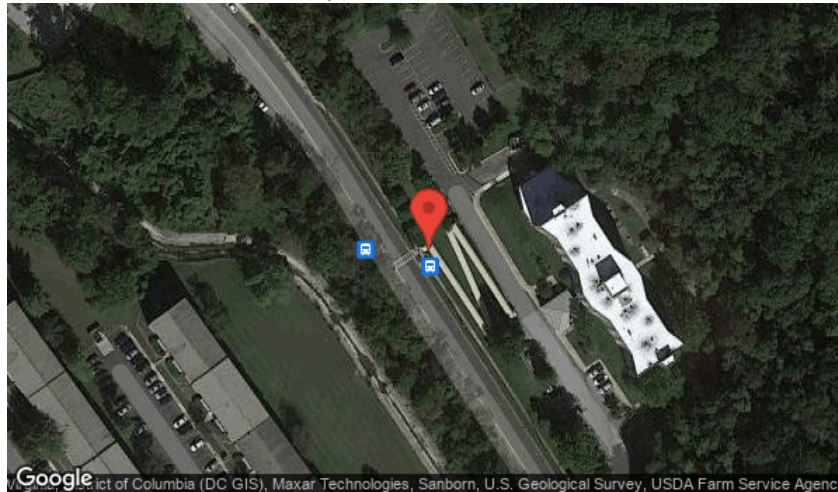
Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.8 and 505
Barrier Detail	The ramp run has a rise greater than 6"; however, handrails are not provided.
Location Description	Sidewalk to Street street landing
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The ramp has a rise of 12" and does not have 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
28 LF	163	\$ 4,564
Priority	1	

Map for Barrier ID: AX240478



168 +38.822841, -76.989809

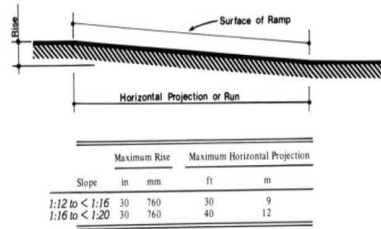


Figure 16
Components of a Single Ramp Run and Sample Ramp Dimensions

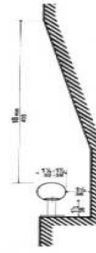


Figure 39(d)
Size and Spacing of Handrails and Grab Bars Handrail

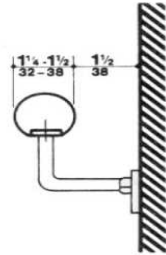


Figure 39(a)
Size and Spacing of Handrails and Grab Bars Handrail

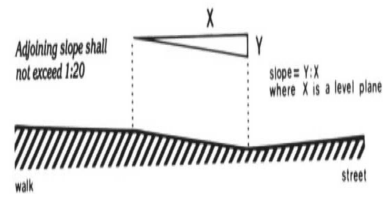


Figure 11
Measurement of Curb Ramp Slopes

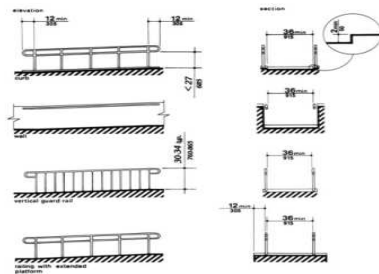


Figure 17
Examples of Edge Protection and Handrail Extensions

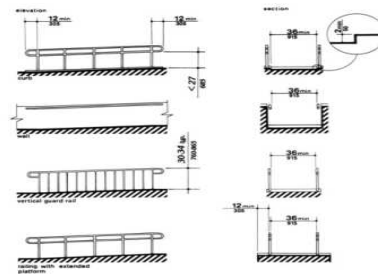


Figure 17
Examples of Edge Protection and Handrail Extensions

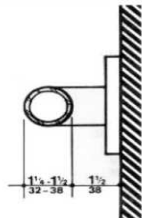


Figure 39(e)
Size and Spacing of Handrails and Grab Bars Grab Bar

1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302.3
Barrier Detail	The accessible route has gaps in the surface greater than 1/2" wide.
Location Description	Sidewalk to Street top landing
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

There are gaps in the surface of the accessible route of up to 1" for an length of approximately 20'.

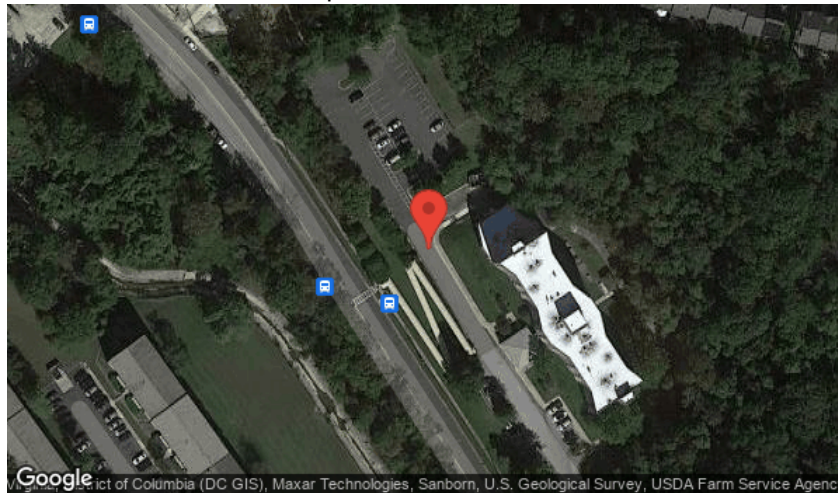
Resolution

Repair the accessible route to eliminate openings in the surface greater than 1/2" wide. Openings in the ground surface of the accessible route shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
20 SF	19.82	\$ 396

Priority	1
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Map for Barrier ID: AX239950



120 +38.822951, -76.989653



1100 Owens Road EXTERIOR

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Stairs from Parking to Main Entrance
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

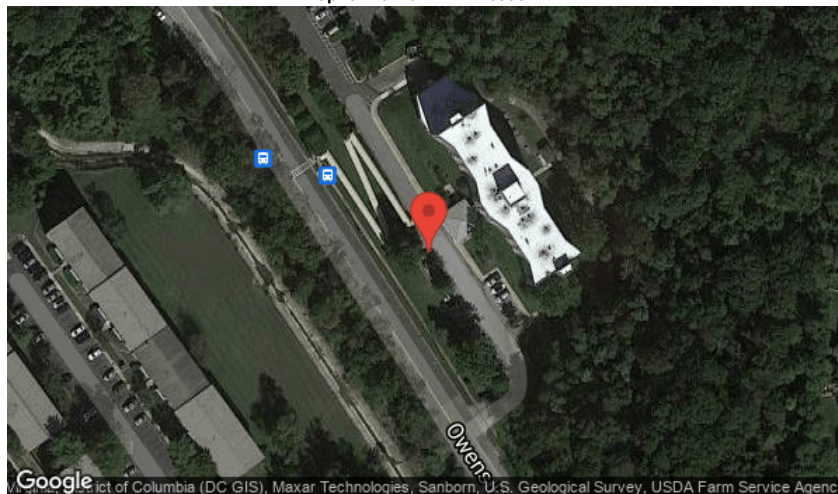
The top of the gripping surface of the handrails is mounted up to 38-1/2" above the nosing.

Resolution

Handrails: Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. 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. [EXCEPTION: 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 stair flights. [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.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administering local authority. [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
6 LF	163	\$ 978
Priority	1	

Map for Barrier ID: AX239962



132 +38.822561, -76.989417

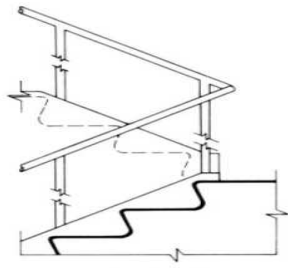


Figure 19(b)
Stair Handrails - Elevation of Center Handrail

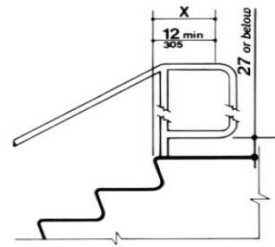


Figure 19(d)
Stair Handrails - Extension at Top of Run

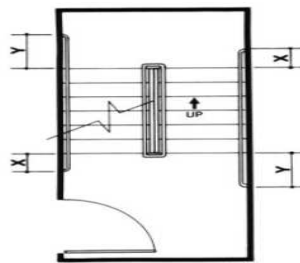


Figure 19(a)
Stair Handrails - Plan

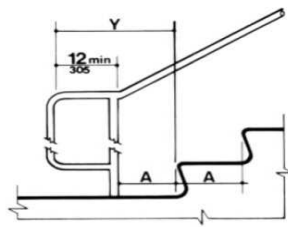
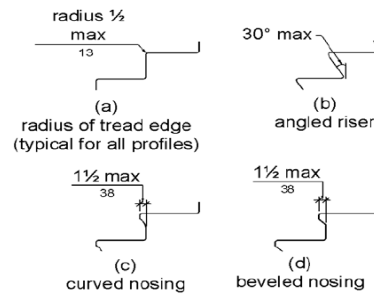
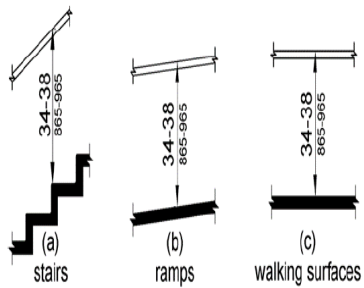
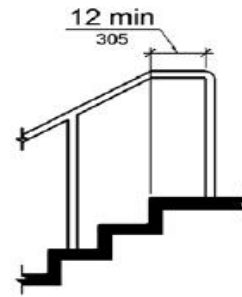
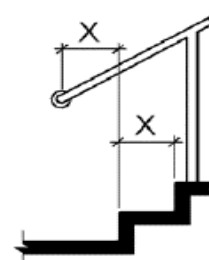


Figure 19(c)
Stair Handrails - Extension at Bottom of Run



Note: X = tread depth

1100 Owens Road 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.

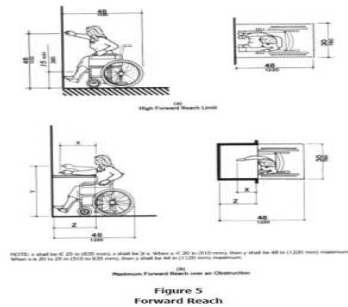
Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The thermostat is mounted 55-1/2" above the floor.

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
1 EA	500	\$ 500
Priority	2	

Photos for Barrier ID: AX239969



1100 Owens Road INTERIOR COMMON AREAS

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	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The rent box protrudes 5-1/2" into the accessible route at 56" 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
1 EA	728	\$ 728
Priority	2	

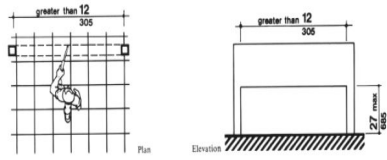


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects



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

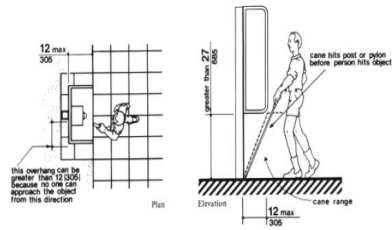


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

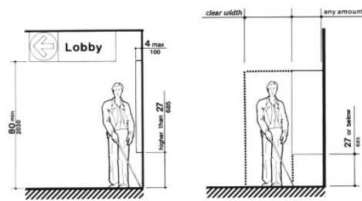


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

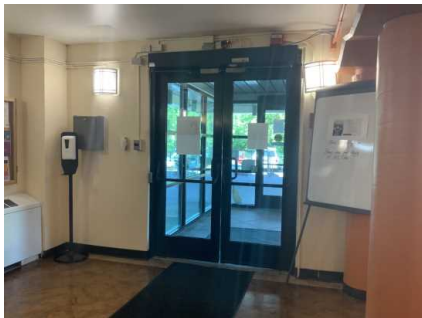
1100 Owens Road INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703.1, 703.4
Barrier Detail	Means of egress signage is not provided.
Location Description	Lobby
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Means of egress signage with tactile characters is not provided at the exit.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be compliant and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55% minimum and 110% maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	55	\$ 55
Priority	3	

Photos for Barrier ID: AX239972

1100 Owens Road INTERIOR COMMON AREAS

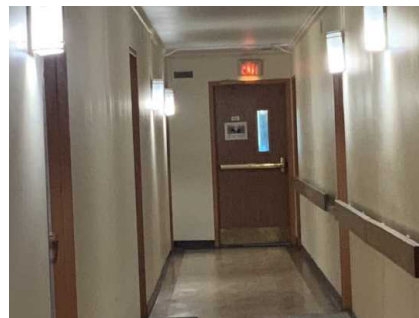
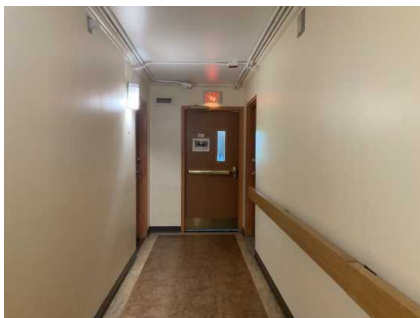
Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703.1, 703.4
Barrier Detail	Means of egress signage is not provided.
Location Description	Throughout Building
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Means of egress signage with tactile characters is not provided at the exits.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be compliant and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55% minimum and 110% maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
2 EA	55	\$ 110
Priority	3	

Photos for Barrier ID: AX239977



1100 Owens Road 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	Unit 601
Observed	May 20, 2021 by Ouraccessibleworld@gmail.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: AX239983



1100 Owens Road 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	Unit 601
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The bottom of the reflective surface of the mirror is 41" 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: AX239985



1100 Owens Road INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	UFAS 4.30.5; Fig. 43
Barrier Detail	Compliant interior signage indicating a space or facility is not provided.
Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Signage with tactile characters is not provided at the office.

Resolution

Provide compliant interior signage for the space. If signs are provided, the signs shall comply with character proportion and color contrast, and permanent interior signage that identifies interior rooms and spaces shall also comply with raised characters and mounting location and height. [EXCEPTION: The provisions for raised characters or symbols are not mandatory for temporary information on room and space signage, such as current occupant's name, provided the permanent room or space identification complies with raised characters or symbols.] Where the signage is indicating an accessible entrance to a facility or space, the signage shall include the International Symbol of Accessibility (see Figure 43). CHARACTER PROPORTION. Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. COLOR CONTRAST. Characters and symbols shall contrast with their background - either light characters on a dark background or dark characters on a light background. RAISED CHARACTERS OR SYMBOLS. Letters and numbers on signs shall be raised 1/32" minimum and shall be sans serif characters. Raised characters or symbols shall be at least 5/8" high, but no higher than 2". Symbols or pictographs on signs shall be raised 1/32" minimum. SYMBOLS OF ACCESSIBILITY. Accessible facilities required to be identified as accessible shall use the international symbol of accessibility. The symbol shall be displayed as shown in Fig. 43. Mount interior signage alongside the latch side of the door, mounted at a height between 54" and 66" above the finished floor.

Quantity	Unit Cost	Total Cost
1 EA	55	\$ 55
Priority	4	

Photos for Barrier ID: AX239968



Figure 43(a)
International Symbol of Accessibility
Proportions

