

# ACCESSIBILITY ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



## **PREPARED BY:**

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## **BUREAU VERITAS PROJECT #:**

145366.21R000-003.160

## **DATE OF REPORT:**

*July 18, 2021*

## **ON-SITE DATE:**

*May 19, 2021*

## **ADA TITLE II ASSESSMENT**

OF

Brinkley Hills  
6021 Thunder Hill Court  
Fort Washington, Maryland 20744

**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 Brinkley Hills. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Brinkley Hills.

The site was visited on May 19, 2021. Weather conditions at the time of the on-site visit were clear, with temperatures in the 80s (°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

- Ramps with handrails and landings are required.
- The accessible space has slopes greater than 2.08%.
- The curb ramp is not compliant.

#### Interior Access

- Items in the office and laundry area are mounted higher than the allowed 48" reach range.
- The toilets in the common area restrooms do not have compliant clearances.
- There are objects that protrude into the accessible circulation route.

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 Brinkley Hills. 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:

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
Brinkley Hills												
EXTERIOR	\$141,016	18	\$238	1							\$141,253	19
INTERIOR COMMON AREAS	\$1,456	2	\$200	1	\$5,299	9					\$6,955	12
INTERIOR UNITS	\$7,662	2	\$62,511	2	\$10,430	5	\$600	1			\$81,203	10
<b>Grand Total</b>	<b>\$150,134</b>	<b>22</b>	<b>\$62,949</b>	<b>4</b>	<b>\$15,729</b>	<b>14</b>	<b>\$600</b>	<b>1</b>			<b>\$229,411</b>	<b>41</b>

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

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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		Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA Ref. Number		Quantity	Cost	Unit	Region	Manager	Total
	Cost Id																		
240364	41		Brinkley Hills	INTERIOR UNITS	Exterior Access Route	Stairs	1	Handrails are not compliant.	28		Unit 6026	UFAS	UFAS 4.9.4; 4.26	24	\$163	LF			\$3,912
240372	73		Brinkley Hills	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	1	The accessible door does not have the required maneuvering clearance.	36		Door Clearance - Unit 6026, 6028 and 6030	UFAS	UFAS 4.13.6; Fig. 25	3	\$1250	EA			\$3,750
240337	3365		Brinkley Hills	EXTERIOR	Exterior Access Route	Curb Ramp	1	The parallel curb ramp landing is not compliant.	1	+38.806971, -76.961091	Curb Ramp CR1	ADA	304, 406.4	2	\$1289	EA			\$2,578
240352	2731		Brinkley Hills	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.	16	+38.806784, -76.961050	Curb Ramp 2 to Curb Ramp3	ADA	Advisory 502.3	1	\$0	EA			\$0
240353	1755		Brinkley Hills	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	17	+38.805816, -76.960585	Ramp R1	ADA	405.8 and 505	104	\$163	LF			\$16,952
240354	1794		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	18	+38.805815, -76.960180	PROW From Street to Leasing Office - West Side	ADA	403.3	375	\$19.82	SF			\$7,433
240356	1794		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	20	+38.805904, -76.960427	PROW From Street to Leasing Office - East Side	ADA	403.3	100	\$19.82	SF			\$1,982
240357	1755		Brinkley Hills	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	21	+38.806731, -76.961294	Ramp R2	ADA	405.8 and 505	82	\$163	LF			\$13,366
240358	1049		Brinkley Hills	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	22	+38.806747, -76.961120	Curb Ramp CR3	ADA	405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
240359	1049		Brinkley Hills	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	23	+38.806857, -76.961072	Curb Ramp CR2	ADA	405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
240360	1794		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	24	+38.806855, -76.961056	Curb Ramp CR2 to Office	ADA	403.3	50	\$19.82	SF			\$991
240361	1755		Brinkley Hills	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	25	+38.806985, -76.961100	Ramp R3	ADA	405.8 and 505	52	\$163	LF			\$8,476
240381	56		Brinkley Hills	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the standard car parking space is greater than 1:50 (2%).	45	+38.807065, -76.960020	Accessible Parking Space P2	UFAS	UFAS 4.6.3	1	\$6300	EA			\$6,300
240382	67		Brinkley Hills	EXTERIOR	Accessible Parking	Parking Space-Van	1	The slope of the van access aisle is greater than 1:50 (2%).	46	+38.807060, -76.959991	Accessible Parking Space P1	UFAS	UFAS 4.6.3	1	\$6300	EA			\$6,300
240383	63		Brinkley Hills	EXTERIOR	Accessible Parking	Parking Space-Van	1	The slope of the parking space is greater than 1:50 (2%).	47	+38.807022, -76.960042	Accessible Parking Space P1	UFAS	UFAS 4.6.3	1	\$6300	EA			\$6,300
240384	1780		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	48	+38.806897, -76.960111	From Accessible Parking to Units	ADA	403.3	500	\$19.82	SF			\$9,910
240462	1059		Brinkley Hills	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%).	51	+38.806731, -76.961294	Ramp R2	ADA	405.2	49	\$662	LF			\$32,438
240463	1794		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	52	+38.806857, -76.961072	Curb Ramp CR3 to Leasing Office	ADA	403.3	75	\$19.82	SF			\$1,487
240464	1059		Brinkley Hills	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%).	53	+38.806985, -76.961100	Ramp R3	ADA	405.2	34	\$662	LF			\$22,508
241417	2285		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant turning space is not provided at a change of direction.	57	+38.806855, -76.961056	Curb Ramp CR2 to Office	ADA	304; 403.5.2	25	\$19.82	SF			\$496
240345	1105		Brinkley Hills	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	9		Office	ADA	307.2	1	\$728	EA			\$728
240348	1105		Brinkley Hills	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	12		Laundry	ADA	307.2	1	\$728	EA			\$728
240377	69		Brinkley Hills	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	An accessible entrance is not provided to the facility.	41		Entrances - Unit 6026, 6028 and 6030	UFAS	UFAS 4.1 4.3.2; 4.14	3	\$20412	EA			\$61,236
240474	315		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Kitchen Cabinets	2	The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.	55		Unit 6026, 6028, 6030	UFAS	UFAS 4.2.6, 4.34.6.10	3	\$425	EA			\$1,275
240385	2334		Brinkley Hills	EXTERIOR	Exterior Access Route	Exterior Accessible Route	2	Clear ground space is not provided at the operable part.	49	+38.806987, -76.959930	Mailboxes for Units	ADA	305, 309	12	\$19.82	SF			\$238
240349	1137		Brinkley Hills	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	13		Laundry	ADA	308, 309	1	\$200	EA			\$200
240365	299		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Kitchen-General	3	A compliant work surface is not provided in the kitchen.	29		Unit 6026, 6028, 6030	UFAS	UFAS 4.34.6.4	9	\$168.88	LF Front			\$1,520

Total Barriers: 41, Total Cost: \$229,411



Id	ADA Master		Facility	Building	Assembly	Type	Barrier		GPS Marker	Lat/Long	Location Description	ADA		Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
	Cost Id						Priority	Detail				ADA	Ref. Number							
240366	268		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Controls And Dispensers	3	The controls and operable parts are not within an allowable reach range.	30		Kitchen - Unit 6026, 6028 and 6030	UFAS	UFAS 4.2.5, 4.2.6, 4.27	6	\$500	EA			\$3,000	
240371	292		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Bath Tub	3	A shower spray unit with 60" long hose is not provided in the bathtub.	35		Unit 6026, 6028 , 6030	UFAS	UFAS 4.34.5.4(5)	3	\$630	EA			\$1,890	
240379	271		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	Grab bars are not provided at the water closet.	43		Unit 6026, 6028, 6030	UFAS	UFAS 4.34.5.2 (3)	3	\$710	EA			\$2,130	
240472	328		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The centerline of the water closet is not exactly 18" from the side wall.	54		Unit 6026, 6028, 6030	UFAS	UFAS 4.16.2, Fig. 28, 4.34.5.2(1); Fig. 47(a)	3	\$630	EA			\$1,890	
240340	1284		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	4		Common Area Restroom	ADA	606.1; 309.3	1	\$200	EA			\$200	
240341	1270		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	5		Common Area Restroom	ADA	604	1	\$1368	EA			\$1,368	
240342	1282		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	6		Common Area Restroom	ADA	213.3.5; 603.3	1	\$200	EA			\$200	
240343	239		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate.	7		Laundry Restroom	UFAS	UFAS 4.13.9; 4.22.2; 4.29.3	1	\$293	EA			\$293	
240344	2291		Brinkley Hills	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	8		Office	ADA	216.4, 703.1, 703.4	4	\$55	EA			\$220	
240346	1188		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Door	3	The push side of the door does not have the required maneuvering clearances.	10		Office Restroom	ADA	404.2.4	1	\$1250	EA			\$1,250	
240350	1270		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	14		Laundry Restroom	ADA	604	1	\$1368	EA			\$1,368	
240351	1282		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	15		Laundry Restroom	ADA	213.3.5; 603.3	1	\$200	EA			\$200	
241416	1977		Brinkley Hills	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	56		Laundry Restroom	ADA	609.3	1	\$200	EA			\$200	
240370	296		Brinkley Hills	INTERIOR UNITS	Residential Dwelling	Reach Range	4	The clothes rod is mounted higher than 54".	34		Unit 6026, 6028, 6030	UFAS	UFAS 4.25.3	3	\$200	EA			\$600	

**Total Barriers: 41, Total Cost: \$229,411**

### 3 CERTIFICATION

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Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Brinkley Hills, 6021 Thunder Hill Court, Fort Washington, Prince George's County, Maryland 20744. The site was visited on May 19, 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](mailto:Bryon.Scott@BureauVeritas.com) or at (800) 766-0660, x6625.

**Prepared by:** Jennifer Lieber  
Field Observer

**Reviewed by:**



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Susan D Lloyd  
[Susan.Lloyd@bureauveritas.com](mailto:Susan.Lloyd@bureauveritas.com)

## 4 APPENDICES

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APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

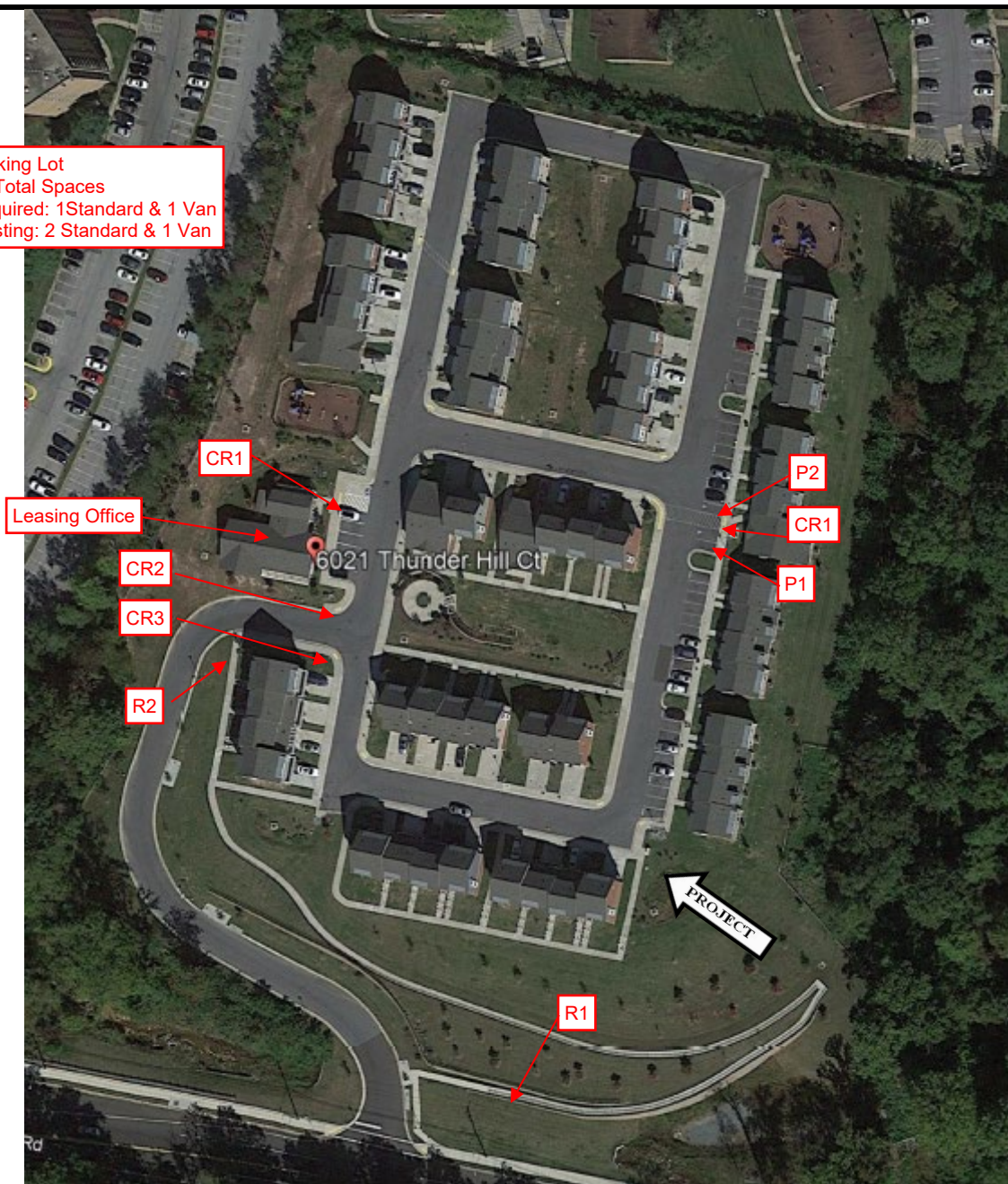
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## APPENDIX A: SITE PLAN

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## Site Plan

Parking Lot  
50 Total Spaces  
Required: 1 Standard & 1 Van  
Existing: 2 Standard & 1 Van



**Source:**

Google Earth

**Legend:**

- P# - Accessible Parking Space
- CR#- Curb Ramp
- R#- Ramp



The north arrow indicator is an approximation of 0° North.

**Project Number:**

145366.21R000-003.160

**Project Name:**

Brinkley Hills

**On-Site Date:**

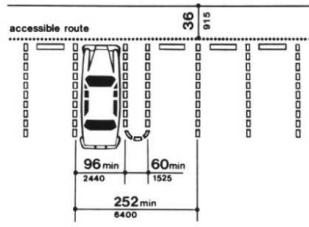
May 19, 2021

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## APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

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## Brinkley Hills EXTERIOR

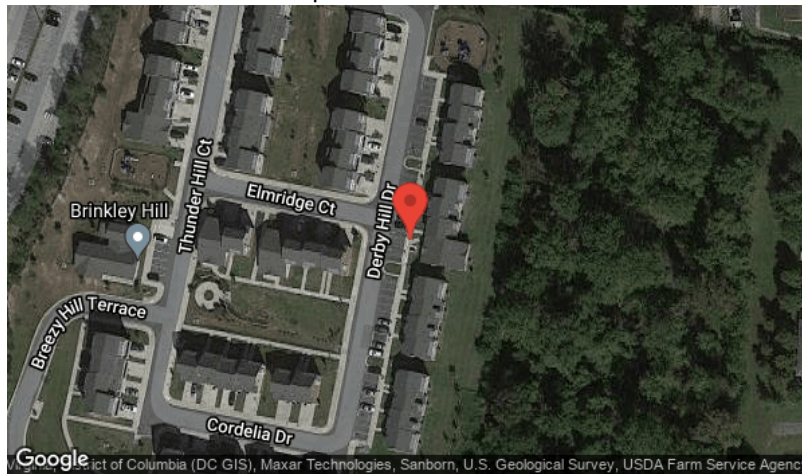
Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1
Observed	May 19, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The accessible space has slope of up to 5.9%.

### Resolution

Remove and replace with a van space that has no more than 1:50 (2%) slope in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) 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
1 EA	6300	\$ 6,300
Priority	1	

Map for Barrier ID: AX240383



47 +38.807022, -76.960042



## Brinkley Hills EXTERIOR

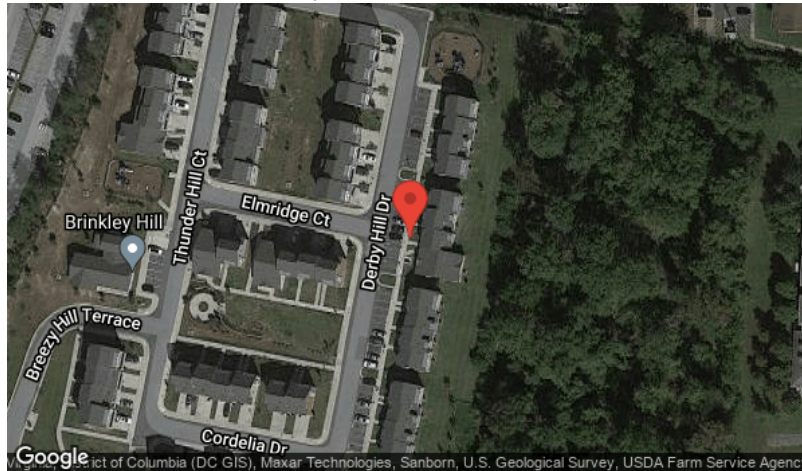
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the standard car parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P2
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The accessible space has slopes of up to 2.8%.

### Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. 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	6300	\$ 6,300
Priority	1	

Map for Barrier ID: AX240381



45 +38.807065, -76.960020

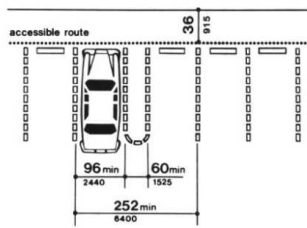


Figure 9  
Dimensions of Parking Spaces

## Brinkley Hills 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.

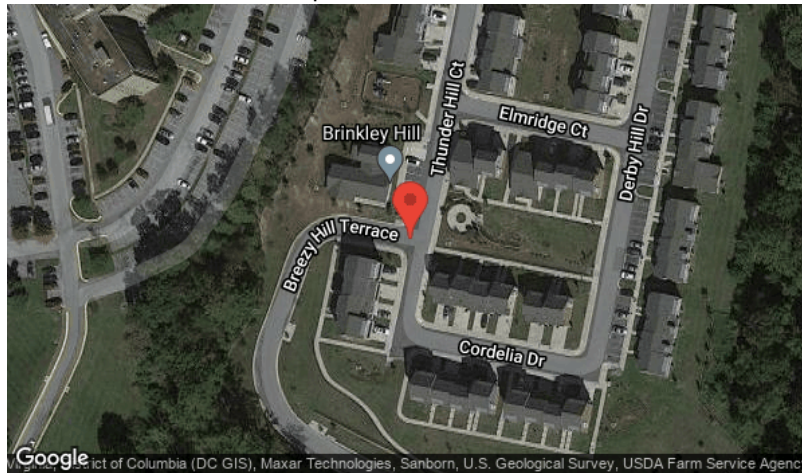
Location Description	Curb Ramp 2 to Curb Ramp3
Observed	May 19, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	A marked access route at the street crossing is not provided.

### 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: AX240352



16 +38.806784, -76.961050



## Brinkley Hills EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	304, 406.4
Barrier Detail	The parallel curb ramp landing is not compliant.
Location Description	Curb Ramp CR1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

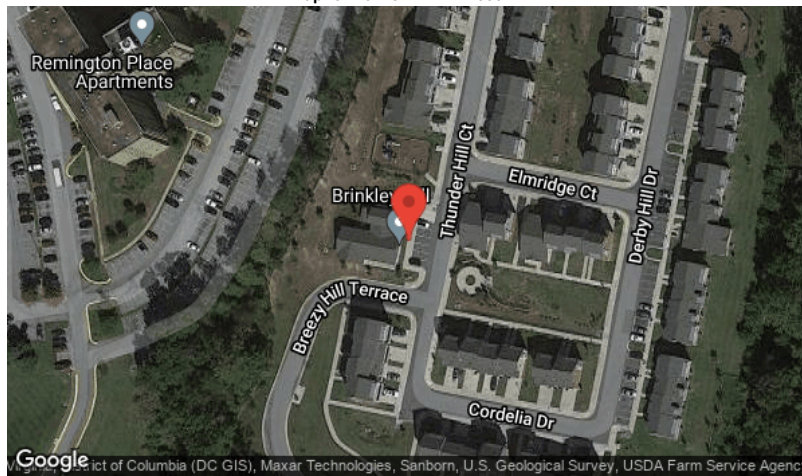
The parallel curb ramp bottom landing has a slope of up to 2.3%. The top landing of the right ramp run has a slope of up to 2.4%.

### Resolution

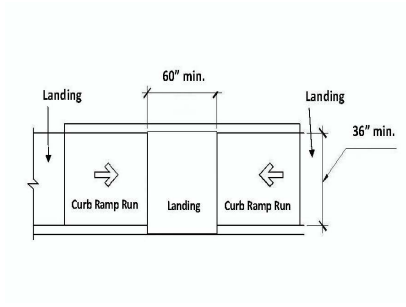
Reconstruct the landings at the bottom and top of the parallel curb ramp. The bottom landing clear width shall be 60" minimum to allow for a 90 degree turn. The top landing clear width shall be at least as wide as the curb ramp run leading to the landing, and minimum 36" long. The slope of landings shall be maximum 1:48 (2.08%) in any direction.

Quantity	Unit Cost	Total Cost
2 EA	1289	\$ 2,578
Priority	1	

Map for Barrier ID: AX240337



1 +38.806971, -76.961091





## Brinkley Hills EXTERIOR

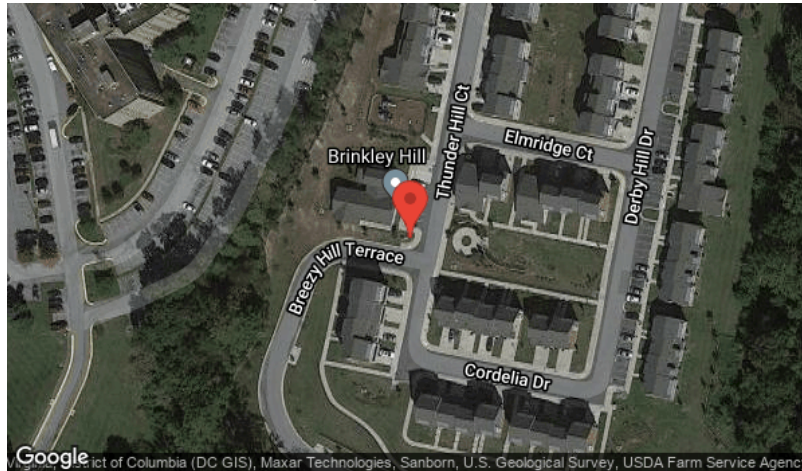
<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Curb Ramp
<b>ADA Standard</b>	405.2; Table 405.2; 406; 406.2
<b>Barrier Detail</b>	The curb ramp does not meet the slope requirements.
<b>Location Description</b>	Curb Ramp CR2
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The curb ramp has a running slope of up to 17%.

**Resolution**

The curb ramp should be removed and replaced with a compliant curb ramp with no greater than the maximum allowable slopes of a ramp. Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of curb ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 (8.33%) maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps and curb ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. In facilities built before 1/26/92, the running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where flares are provided, flare slopes shall not be greater than 1:10 (10%). [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.]

Quantity	Unit Cost	Total Cost
1 EA	1750	\$ 1,750
<b>Priority</b>	1	

Map for Barrier ID: AX240359



23 +38.806857, -76.961072

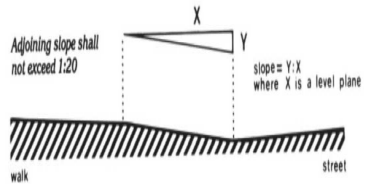


Figure 11  
Measurement of Curb Ramp Slopes

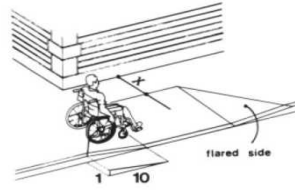


Figure 12(a)  
Sides of Curb Ramps  
Flared Sides



Table 2 – Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

\*A slope steeper than 1:8 not allowed.



## Brinkley Hills 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	Curb Ramp CR2 to Office
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

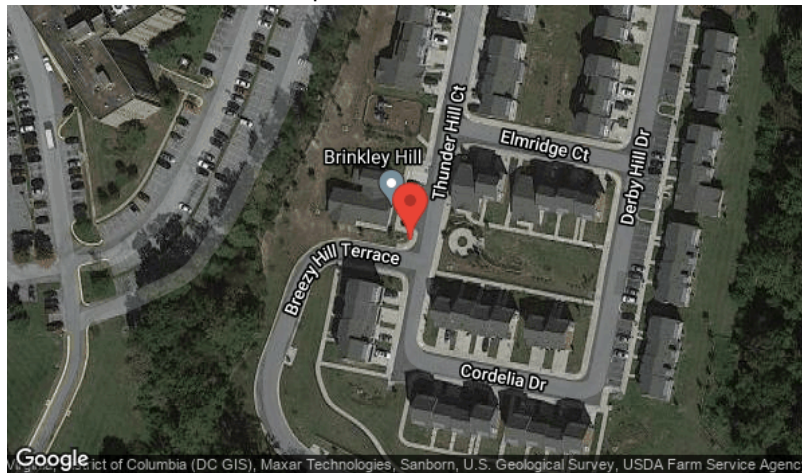
The accessible route has a cross slope of up to 2.2% for a distance of approximately 15' by 5' wide.

### 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
50 SF	19.82	\$ 991
Priority	1	

Map for Barrier ID: AX240360



24 +38.806855, -76.961056

Photos for Barrier ID: AX240360



## Brinkley Hills EXTERIOR

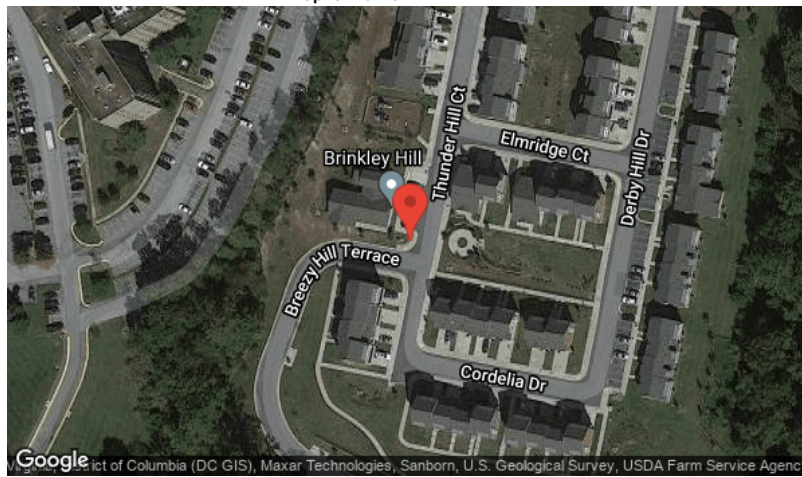
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	304; 403.5.2
Barrier Detail	A compliant turning space is not provided at a change of direction.
Location Description	Curb Ramp CR2 to Office
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The turning space has a slope of 2.2%

### 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
25 SF	19.82	\$ 496
Priority	1	

Map for Barrier ID: AX241417



57 +38.806855, -76.961056

Photos for Barrier ID: AX241417







Table 2 – Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

\* A slope steeper than 1:8 not allowed.

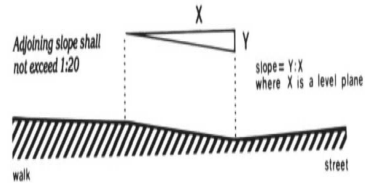


Figure 11  
Measurement of Curb Ramp Slopes

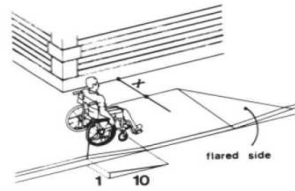


Figure 12(a)  
Sides of Curb Ramps  
Flared Sides

## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Exterior Accessible Route
<b>ADA Standard</b>	403.3
<b>Barrier Detail</b>	The accessible route has cross slopes greater than 1:50 (2%).
<b>Location Description</b>	Curb Ramp CR3 to Leasing Office
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

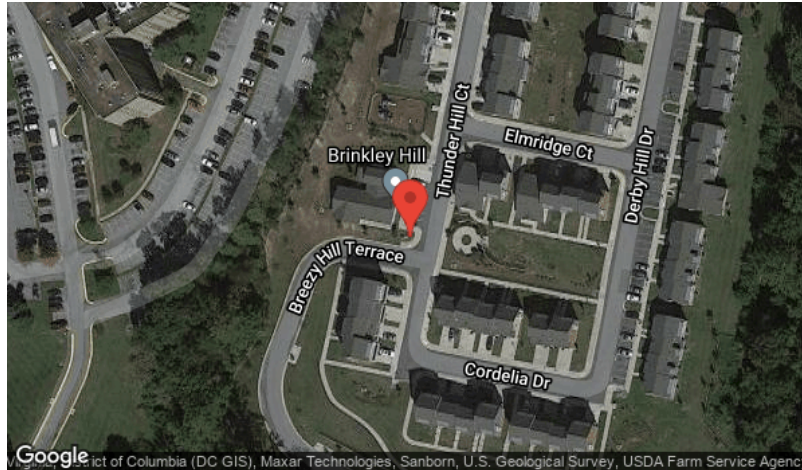
The accessible route has a cross slope of up 2.8% for a distance of approximately 15 linear feet x 5'.

### 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
75 SF	19.82	\$ 1,487
<b>Priority</b>	1	

Map for Barrier ID: AX240463



52 +38.806857, -76.961072

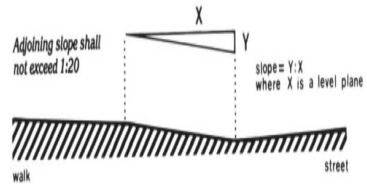


Figure 11  
Measurement of Curb Ramp Slopes



Table 2 -- Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

\* A slope steeper than 1:8 not allowed.

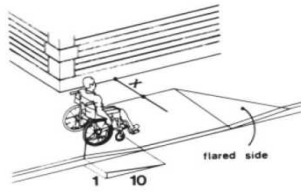


Figure 12(a)  
Sides of Curb Ramps  
Flared Sides





## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Entrance to Building
<b>Type</b>	Building Entrance-Door
<b>ADA Standard</b>	UFAS 4.13.6; Fig. 25
<b>Barrier Detail</b>	The accessible door does not have the required maneuvering clearance.
<b>Location Description</b>	Door Clearance - Unit 6026, 6028 and 6030
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

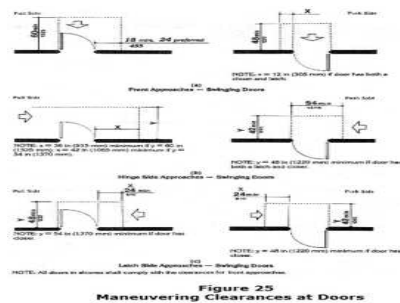
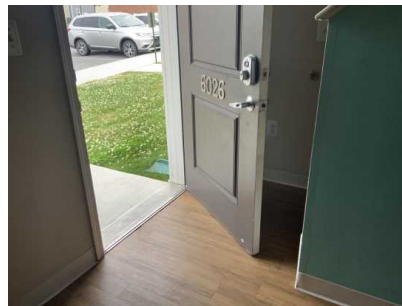
For an approach from the latch side on the pull side the maneuvering depth is 41-1/2".

### 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 48" minimum. The required side clearance is 24" 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
3 EA	1250	\$ 3,750
<b>Priority</b>	1	

### Photos for Barrier ID: AX240372



## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Exterior Accessible Route
<b>ADA Standard</b>	403.3
<b>Barrier Detail</b>	The accessible route has running slopes greater than 1:20 (5%).
<b>Location Description</b>	From Accessible Parking to Units
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

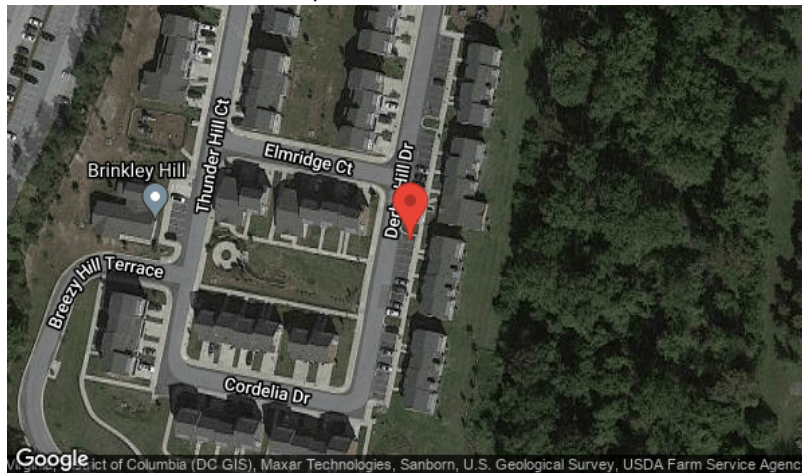
The accessible route has a running slope of up to 6.8% for a distance of approximately 100 linear feet x 5'.

### Resolution

Grade the accessible route to maximum 1:20 (5%) running slope. An accessible route has maximum 1:20 (5%) running slope, maximum 1:50 (2%) cross slope, and minimum clear width 36". [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. A compliant ramp has maximum 1:12 (8.3%) running slope, maximum ramp run rise 30", landings at the top and bottom of ramp runs, handrails where the ramp run rise is greater than 6", and edge protection with exceptions. 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
500 SF	19.82	\$ 9,910
<b>Priority</b>	1	

Map for Barrier ID: AX240384



48 +38.806897, -76.960111



## Brinkley Hills INTERIOR COMMON AREAS

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<b>Assembly</b>	Interior Access Route
<b>Type</b>	Protruding Object
<b>ADA Standard</b>	307.2

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### Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

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<b>Location Description</b>	Laundry
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

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### Site Conditions

The laundry card control box protrudes 7-1/4" into the circulation space at 34-3/4" above the floor.

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### Resolution

Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

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Quantity	Unit Cost	Total Cost
1 EA	728	\$ 728
<b>Priority</b>	1	

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### Photos for Barrier ID: AX240348



## Brinkley Hills INTERIOR COMMON AREAS

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<b>Assembly</b>	Interior Access Route
<b>Type</b>	Protruding Object
<b>ADA Standard</b>	307.2

---

### Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

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---

<b>Location Description</b>	Office
<b>Observed</b>	Jun 18, 2021 by Ouraccessibleworld@gmail.com

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### Site Conditions

The drinking fountain protrudes 19" into the accessible route at a height of 33" above the floor.

---

### Resolution

Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

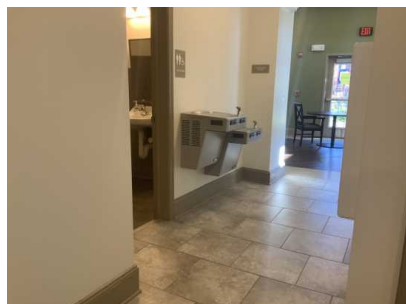
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Quantity	Unit Cost	Total Cost
1 EA	728	\$ 728
<b>Priority</b>	1	

---

### Photos for Barrier ID: AX240345



## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Exterior Accessible Route
<b>ADA Standard</b>	403.3
<b>Barrier Detail</b>	The accessible route has cross slopes greater than 1:50 (2%).
<b>Location Description</b>	PROW From Street to Leasing Office - East Side
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

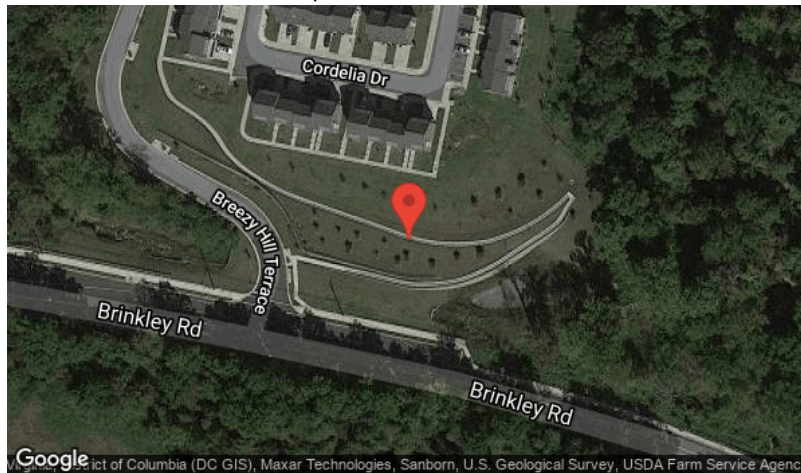
The accessible route has a cross slope of up to 3.4% for a distance of approximately 20 linear feet x 5'.

### 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
100 SF	19.82	\$ 1,982
<b>Priority</b>	1	

Map for Barrier ID: AX240356



20 +38.805904, -76.960427



## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Exterior Accessible Route
<b>ADA Standard</b>	403.3
<b>Barrier Detail</b>	The accessible route has cross slopes greater than 1:50 (2%).
<b>Location Description</b>	PROW From Street to Leasing Office - West Side
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

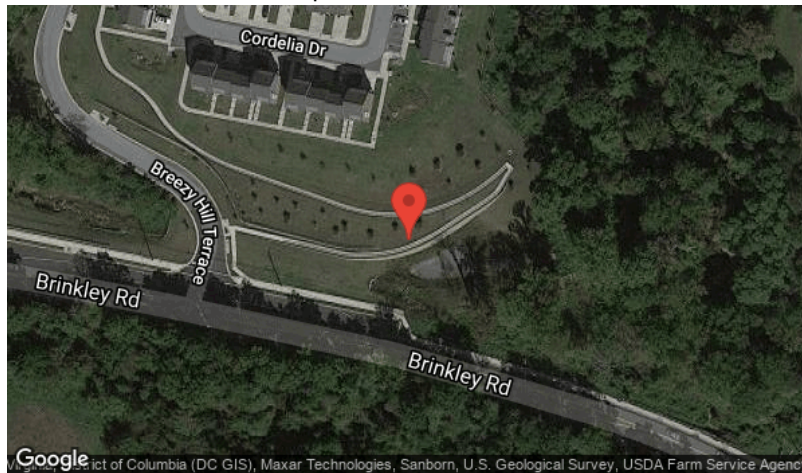
The accessible route has a cross slope of up to 2.9% for a distance of approximately 75' by 5' wide.

### 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
375 SF	19.82	\$ 7,433
<b>Priority</b>	1	

Map for Barrier ID: AX240354



18 +38.805815, -76.960180





## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Ramp
<b>ADA Standard</b>	405.8 and 505
<b>Barrier Detail</b>	The ramp run has a rise greater than 6"; however, handrails are not provided.
<b>Location Description</b>	Ramp R1
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

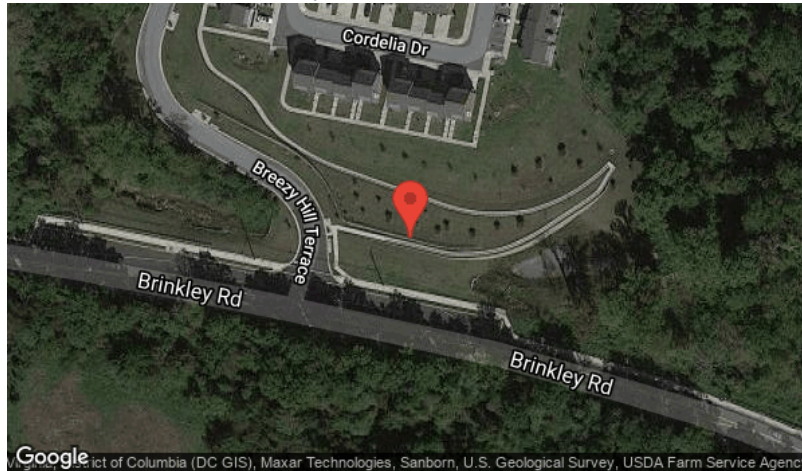
The ramp has two sections. The top section is 30' long with a running slope of up to 6.9%. The bottom section is 15' long with a running slope of up to 7.1%. Handrails are not provided at the ramp.

### 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
<b>Priority</b>	1	

Map for Barrier ID: AX240353



17 +38.805816, -76.960585

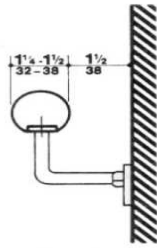


Figure 39(a)  
Size and Spacing of Handrails and Grab Bars  
Handrail

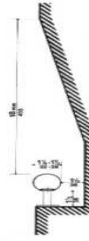


Figure 39(d)  
Size and Spacing of Handrails and Grab Bars  
Handrail

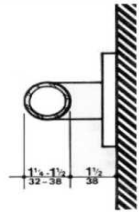


Figure 39(e)  
Size and Spacing of Handrails and Grab Bars  
Grab Bar

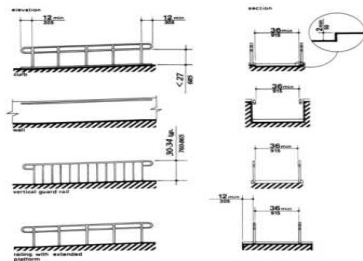


Figure 17  
Examples of Edge Protection and Handrail Extensions



## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Ramp
<b>ADA Standard</b>	405.8 and 505
<b>Barrier Detail</b>	The ramp run has a rise greater than 6"; however, handrails are not provided.
<b>Location Description</b>	Ramp R2
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

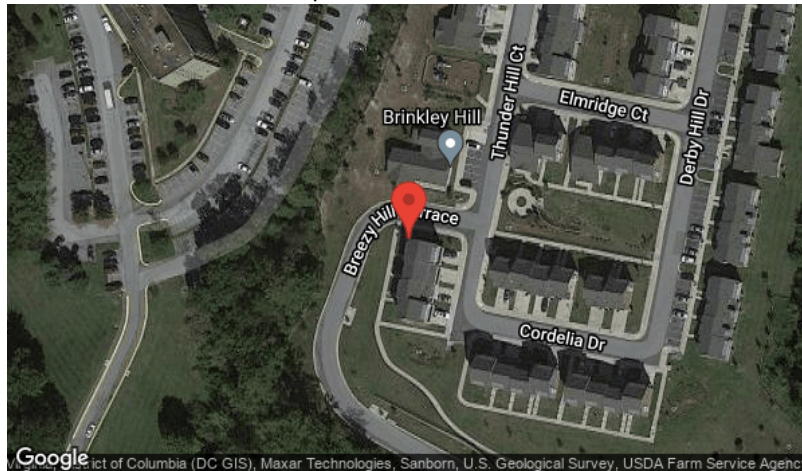
The accessible route has a cross slope of up to 3.6% and a running slopes from 7.5% to 11.4% for a distance of approximately 30 linear feet x 5'. Based on an average of the slopes a ramp with a rise of 34" with 1 intermediate landing is needed. The ramp will need handrails.

### 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
82 LF	163	\$ 13,366
<b>Priority</b>	1	

Map for Barrier ID: AX240357



21 +38.806731, -76.961294



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

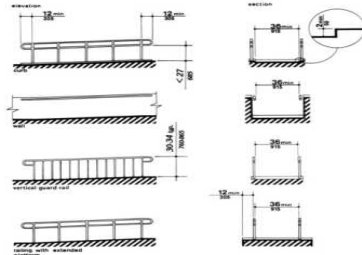


Figure 17  
Examples of Edge Protection and Handrail Extensions

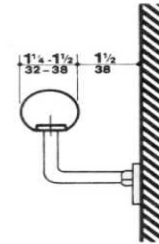


Figure 39(a)  
Size and Spacing of Handrails and Grab Bars  
Handrail

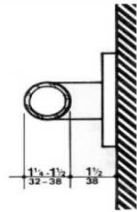


Figure 39(e)  
Size and Spacing of Handrails and Grab Bars  
Grab Bar



## Brinkley Hills 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 R2
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

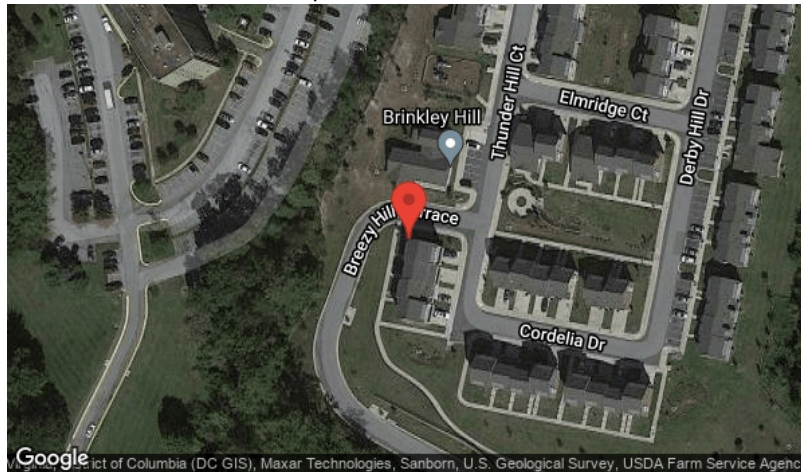
The accessible route has a cross slope of up to 3.6% and a running slope of up to 11.4% for a distance of approximately 30 linear feet x 5'. Based on an average of the slopes a ramp with a rise of 34" is needed. The ramp will need a top and bottom landing and 1 intermediate landing.

### 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
49 LF	662	\$ 32,438
Priority	1	

Map for Barrier ID: AX240462



51 +38.806731, -76.961294

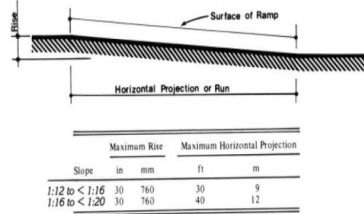


Figure 16  
Components of a Single Ramp Run and Sample Ramp Dimensions

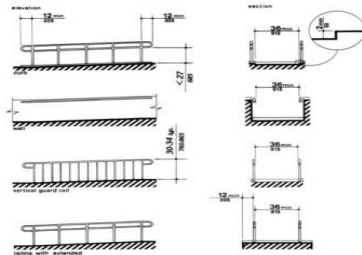


Figure 17  
Examples of Edge Protection and Handrail Extensions

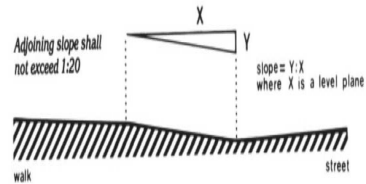


Figure 11  
Measurement of Curb Ramp Slopes



## Brinkley Hills EXTERIOR

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Ramp
<b>ADA Standard</b>	405.8 and 505
<b>Barrier Detail</b>	The ramp run has a rise greater than 6"; however, handrails are not provided.
<b>Location Description</b>	Ramp R3
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

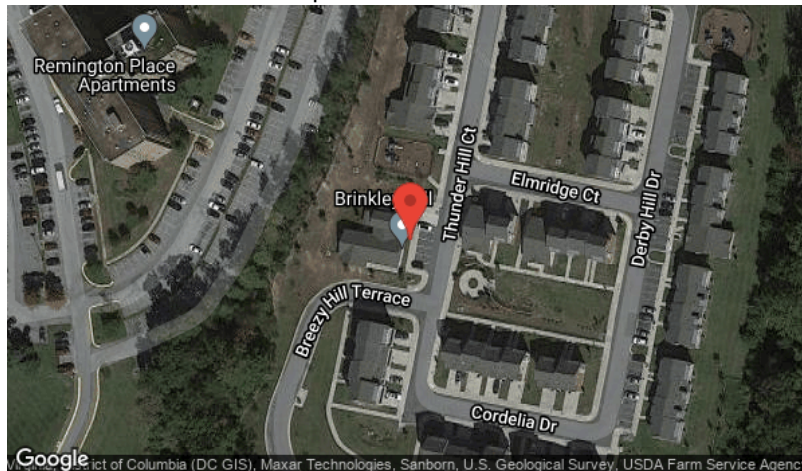
The accessible route has a running slope from 6.9% to 8.9% for a distance of approximately 25 linear feet x 5'. Based on the average of the slopes a ramp with a rise of 24" is needed. the ramp will need handrails.

### 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
52 LF	163	\$ 8,476
<b>Priority</b>	1	

Map for Barrier ID: AX240361



25 +38.806985, -76.961100



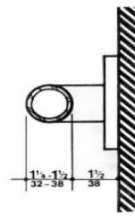


Figure 39(e)  
Size and Spacing of Handrails and Grab Bars  
Grab Bar



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

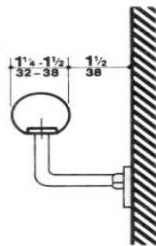


Figure 39(a)  
Size and Spacing of Handrails and Grab Bars  
Handrail

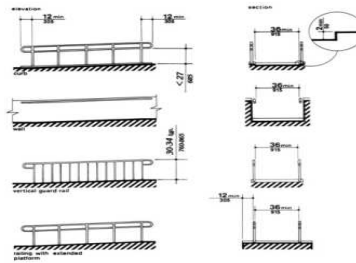


Figure 17  
Examples of Edge Protection and Handrail Extensions

## Brinkley Hills 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 R3
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

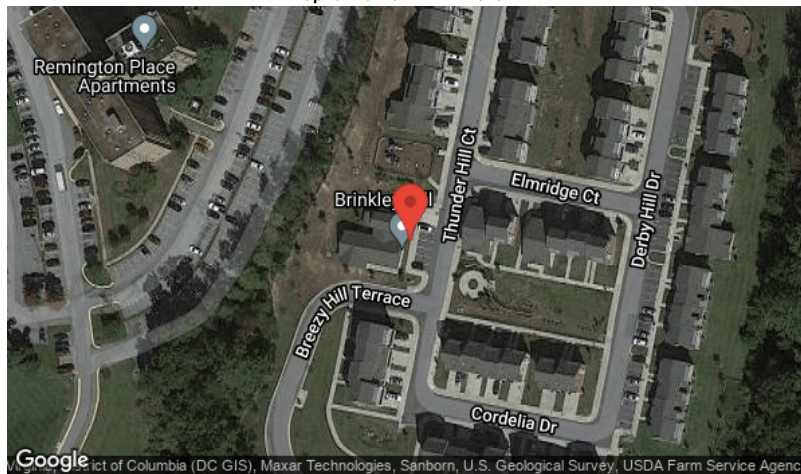
The accessible route has a running slope from 6.9% to 8.9% for a distance of approximately 25 linear feet x 5'. Based on an average of the slopes a ramp with a rise of 24" is needed. The ramp will need a top and bottom landing.

### 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
34 LF	662	\$ 22,508
Priority	1	

Map for Barrier ID: AX240464



53 +38.806985, -76.961100

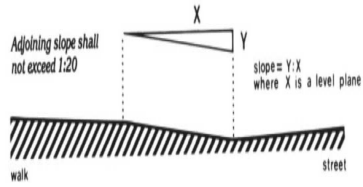


Figure 11  
Measurement of Curb Ramp Slopes

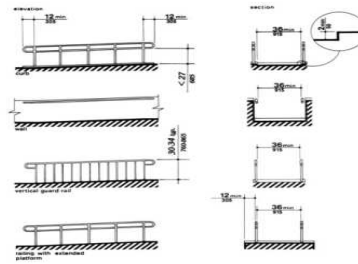


Figure 17  
Examples of Edge Protection and Handrail Extensions

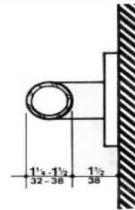


Figure 39(e)  
Size and Spacing of Handrails and Grab Bars  
Grab Bar

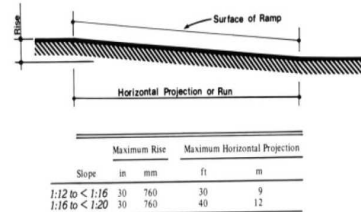


Figure 16  
Components of a Single Ramp Run and Sample Ramp Dimensions

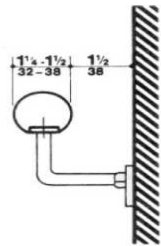


Figure 39(a)  
Size and Spacing of Handrails and Grab Bars  
Handrail

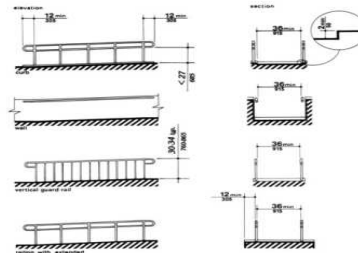


Figure 17  
Examples of Edge Protection and Handrail Extensions

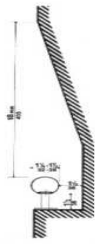


Figure 39(d)  
Size and Spacing of Handrails and Grab Bars  
Handrail

## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Stairs
<b>ADA Standard</b>	UFAS 4.9.4; 4.26
<b>Barrier Detail</b>	Handrails are not compliant.
<b>Location Description</b>	Unit 6026
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	Handrails are not provided at the stairs to the unit entry.

**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
24 LF	163	\$ 3,912
<b>Priority</b>	1	

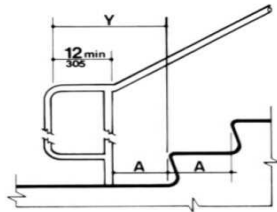


Figure 19(c)  
Stair Handrails - Extension at Bottom of Run

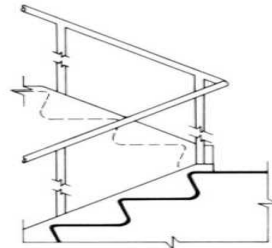


Figure 19(b)  
Stair Handrails - Elevation of Center Handrail

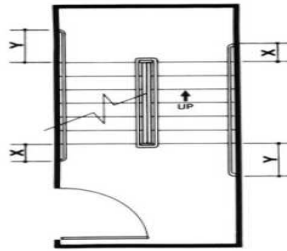


Figure 19(a)  
Stair Handrails - Plan

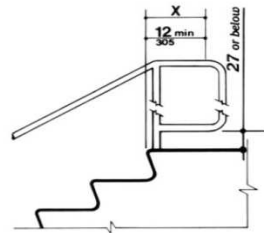


Figure 19(d)  
Stair Handrails - Extension at Top of Run

## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Entrance to Building
<b>Type</b>	Building Entrance-Door
<b>ADA Standard</b>	UFAS 4.1 4.3.2; 4.14
<b>Barrier Detail</b>	An accessible entrance is not provided to the facility.
<b>Location Description</b>	Entrances - Unit 6026, 6028 and 6030
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

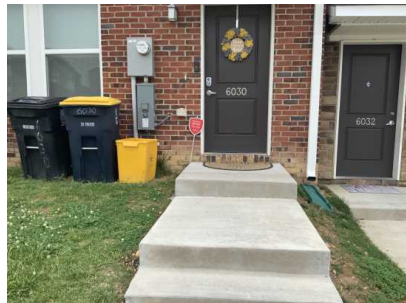
The units have stairs at the main entrance. A ramp with a rise of 20" with handrails is required at each entry.

### Resolution

Provide at least one accessible entrance on an accessible route. Entrances shall be provided as necessary to achieve access to and egress from buildings and facilities. [EXCEPTION: In projects consisting of one-to-four family dwellings where accessible entrances would be extraordinarily costly due to site conditions or local code restrictions, accessible entrances are required only to those buildings containing accessible dwelling units.] Entrances required to be accessible shall be part of an accessible route. Such entrances shall be connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, and to public streets or sidewalks if available. They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility. A service entrance shall not be the sole accessible entrance, unless it is the only entrance to a building or facility (for example, in a factory or garage).

Quantity	Unit Cost	Total Cost
3 EA	20412	\$ 61,236
<b>Priority</b>	2	

### Photos for Barrier ID: AX240377



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Interior Access Route
<b>Type</b>	Reach Range
<b>ADA Standard</b>	308, 309

### Barrier Detail

Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.

<b>Location Description</b>	Laundry
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The drop box is mounted at 55" above the floor.

### Resolution

Remove and lower to a compliant reach range. Unobstructed Side Reach: 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.] [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
1 EA	200	\$ 200
<b>Priority</b>	2	

### Photos for Barrier ID: AX240349





## Brinkley Hills EXTERIOR

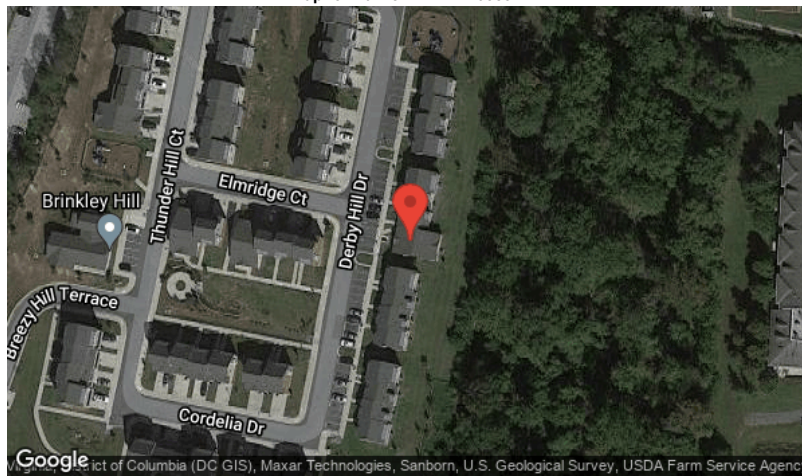
<b>Assembly</b>	Exterior Access Route
<b>Type</b>	Exterior Accessible Route
<b>ADA Standard</b>	305, 309
<b>Barrier Detail</b>	Clear ground space is not provided at the operable part.
<b>Location Description</b>	Mailboxes for Units
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The clear space at the mailboxes has a slope of up to 4.4%.

**Resolution**

Provide clear ground space at the operable part. The clear ground space shall be 30" minimum by 48" minimum, with a maximum slope of 2.08% in all directions. Clear ground space shall be positioned for either a forward or parallel approach to the operable part. The clear ground space shall be permitted to include knee and toe clearance. The clear ground space shall adjoin an accessible route or another clear ground space. Where a clear ground space is located in an alcove or otherwise confined on 3 or more sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24" for a forward approach. Alcoves shall be 60" wide minimum where the depth exceeds 15" for a parallel approach.

Quantity	Unit Cost	Total Cost
12 SF	19.82	\$ 238
<b>Priority</b>	2	

Map for Barrier ID: AX240385



49 +38.806987, -76.959930



## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Kitchen Cabinets
<b>ADA Standard</b>	UFAS 4.2.6, 4.34.6.10

### Barrier Detail

The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.

<b>Location Description</b>	Unit 6026, 6028, 6030
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The bottom shelf at the upper cabinets at the kitchen are 54" above the floor.

### Resolution

Configure the shelving to provide at least one accessible shelf in each cabinet, shelf area and drawers. Cabinets, drawers, and shelf areas shall comply. Provide clear floor space at least 30" by 48" that allows either a forward or a parallel approach. Cabinets 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 Fig. 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. Shelving shall be located no higher than 48" for an unobstructed side approach or 48" for an unobstructed frontal only approach. 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).

Quantity	Unit Cost	Total Cost
3 EA	425	\$ 1,275
<b>Priority</b>	2	

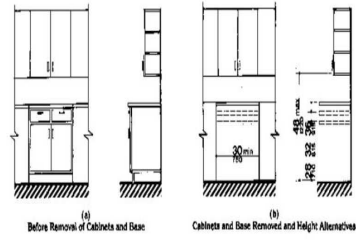


Figure 50  
Counter Work Surface

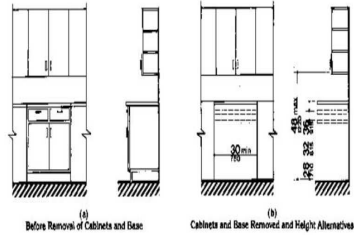


Figure 50  
Counter Work Surface

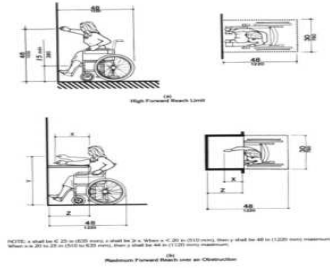


Figure 5  
Forward Reach

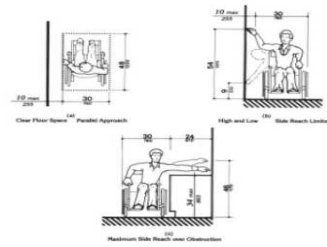


Figure 6  
Side Reach



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Restroom
<b>Type</b>	Controls And Dispensers
<b>ADA Standard</b>	606.1; 309.3
<b>Barrier Detail</b>	The height of controls are not compliant.
<b>Location Description</b>	Common Area Restroom
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The seat cover dispenser is mounted at 52" above the floor.

**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. Unobstructed Forward Reach: 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. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath 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. Unobstructed Side Reach: 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.] Obstructed High Side Reach: 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
1 EA	200	\$ 200
<b>Priority</b>	<b>3</b>	

**Photos for Barrier ID: AX240340**



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Water Closet
<b>ADA Standard</b>	604

**Barrier Detail**

The water closet in a single user / unisex restroom does not have the required clearance.

<b>Location Description</b>	Common Area Restroom
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

**Site Conditions**

The clear space a the water closet is 59" measured perpendicular from the side wall to the edge of the lavatory.

**Resolution**

Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1368	\$ 1,368
<b>Priority</b>	3	

**Photos for Barrier ID: AX240341**



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Mirror
<b>ADA Standard</b>	213.3.5; 603.3

**Barrier Detail**

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

<b>Location Description</b>	Common Area Restroom
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The bottom edge of the reflective surface of the mirror is 41" above the floor.

**Resolution**

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	200	\$ 200
<b>Priority</b>	3	

**Photos for Barrier ID: AX240342**



## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Controls And Dispensers
<b>ADA Standard</b>	UFAS 4.2.5, 4.2.6, 4.27
<b>Barrier Detail</b>	The controls and operable parts are not within an allowable reach range.
<b>Location Description</b>	Kitchen - Unit 6026, 6028 and 6030
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The reach range over the counter to the outlets is 25".

### 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
6 EA	500	\$ 3,000
<b>Priority</b>	3	





## Brinkley Hills INTERIOR COMMON AREAS

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<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Door
<b>ADA Standard</b>	UFAS 4.13.9; 4.22.2; 4.29.3

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### Barrier Detail

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

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<b>Location Description</b>	Laundry Restroom
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

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### Site Conditions

The door hardware at the restroom requires tight grasping and twisting to operate.

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### 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 operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply. Mount hardware required for accessible door passage no higher than 48" above finished floor. Doors to hazardous areas shall have hardware complying with the following: Doors that lead to areas that might prove dangerous to a blind person (for example, doors to loading platforms, boiler rooms, stages, and the like) shall be made identifiable to the touch by a textured surface on the door handle, knob, pull or other operating hardware. This textured surface may be made by knurling or roughing or by a material applied to the contact surface. Such textured surfaces shall not be provided for emergency exit doors or any doors other than those to hazardous areas.

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Quantity	Unit Cost	Total Cost
1 EA	293	\$ 293
<b>Priority</b>	3	

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### Photos for Barrier ID: AX240343



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Water Closet
<b>ADA Standard</b>	604

**Barrier Detail**

The water closet in a single user / unisex restroom does not have the required clearance.

<b>Location Description</b>	Laundry Restroom
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

**Site Conditions**

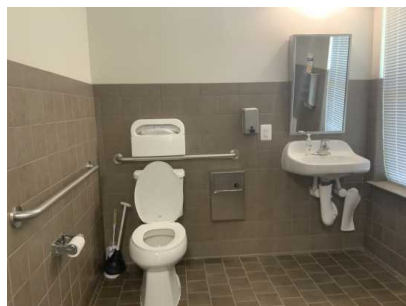
The clear space a the water closet is 57-1/2" measured perpendicular from the side wall to the edge of the lavatory.

**Resolution**

Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1368	\$ 1,368
<b>Priority</b>	<b>3</b>	

**Photos for Barrier ID: AX240350**



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Mirror
<b>ADA Standard</b>	213.3.5; 603.3

**Barrier Detail**

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

<b>Location Description</b>	Laundry Restroom
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<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
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**Site Conditions**

The bottom of the reflective surface of the mirror is mounted at 41-1/4" above the floor.

**Resolution**

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	200	\$ 200

<b>Priority</b>	3
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**Photos for Barrier ID: AX240351**



## Brinkley Hills INTERIOR COMMON AREAS

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<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Water Closet
<b>ADA Standard</b>	609.3

---

**Barrier Detail**

The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.

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<b>Location Description</b>	Laundry Restroom
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The toilet seat cover dispenser is 0" above the grab bar.

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**Resolution**

Move the projecting object above the grab bar to 12" minimum from the top of the gripping surface of the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

---

<b>Quantity</b>	<b>Unit Cost</b>	<b>Total Cost</b>
1 EA	200	\$ 200
<b>Priority</b>	3	

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**Photos for Barrier ID: AX241416**



## Brinkley Hills INTERIOR COMMON AREAS

<b>Assembly</b>	Interior Access Route
<b>Type</b>	Signage
<b>ADA Standard</b>	216.4, 703.1, 703.4
<b>Barrier Detail</b>	Means of egress signage is not provided.
<b>Location Description</b>	Office
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

### Site Conditions

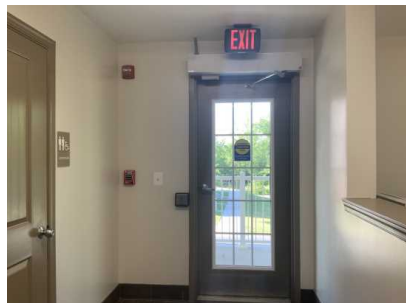
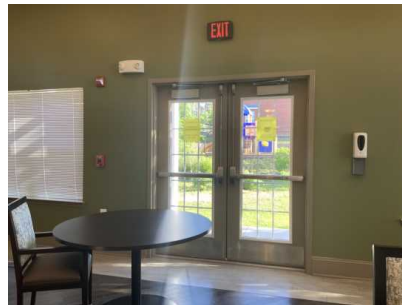
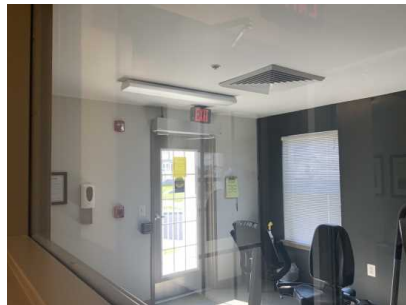
Means of egress signage with compliant tactile characters is not provided at the exits.

### 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 complaint 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
4 EA	55	\$ 220
<b>Priority</b>	3	

### Photos for Barrier ID: AX240344



## Brinkley Hills INTERIOR COMMON AREAS

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<b>Assembly</b>	Restroom
<b>Type</b>	Restroom/Bathroom-Door
<b>ADA Standard</b>	404.2.4

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**Barrier Detail**

The push side of the door does not have the required maneuvering clearances.

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<b>Location Description</b>	Office Restroom
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com

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**Site Conditions**

For a front approach on the push side the latch side clearance is 7". The door has a latch and closure.

**Resolution**

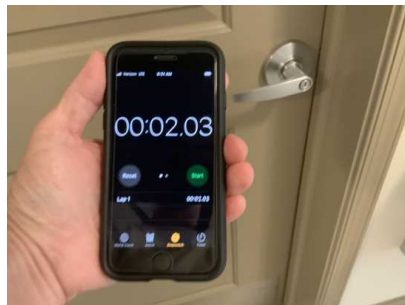
Redesign to provide the required maneuvering clearance at the push side of the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required 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.

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Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
<b>Priority</b>	3	

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**Photos for Barrier ID: AX240346**



## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Restroom/Bathroom-Bath Tub
<b>ADA Standard</b>	UFAS 4.34.5.4(5)
<b>Barrier Detail</b>	A shower spray unit with 60" long hose is not provided in the bathtub.
<b>Location Description</b>	Unit 6026, 6028 , 6030
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	A hand held sprayer is not provided in the bath tub.

### Resolution

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.

Quantity	Unit Cost	Total Cost
3 EA	630	\$ 1,890
<b>Priority</b>	3	

### Photos for Barrier ID: AX240371





## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Kitchen-General
<b>ADA Standard</b>	UFAS 4.34.6.4
<b>Barrier Detail</b>	A compliant work surface is not provided in the kitchen.
<b>Location Description</b>	Unit 6026, 6028, 6030
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com

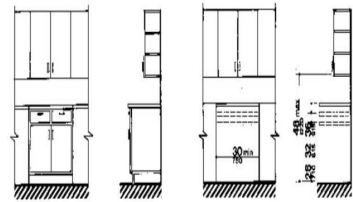
### Site Conditions

The top of the countertop in the kitchens is mounted at 36" above the floor. The existing cabinets were not removable.

### Resolution

Install at least one compliant work surface. 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. 19" 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. .

Quantity	Unit Cost	Total Cost
9 LF Front	168.88	\$ 1,520
<b>Priority</b>	3	



(a) Before Removal of Cabinets and Base (b) Cabinets and Base Removed and Height Alternatives

Figure 50  
Counter Work Surface



## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Restroom/Bathroom-Water Closet
<b>ADA Standard</b>	UFAS 4.34.5.2 (3)
<b>Barrier Detail</b>	Grab bars are not provided at the water closet.
<b>Location Description</b>	Unit 6026, 6028, 6030
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	Grab bars are not provided at the water closet.

### Resolution

Install compliant grab bars. The side grab bar shall be at least 42" in length. The side grab bar shall be mounted to the side of the water closet 12" maximum from the back wall, and shall extend a minimum of 54" from the back wall. Install a compliant rear grab bar that is at least 36" long, with one end mounted a minimum of 12" from the centerline of the water closet in each direction. Horizontal grab bars shall be installed at a height between 33" and 36" above the finish floor. Grab bars for water closets not located in stalls shall comply with Figure 29. Grab bars for water closets located in toilet stalls shall comply with the length and positioning shown in Figures 30(a), (b), (c), and (d). Grab bars shall have a diameter or width of the gripping surface between 1- $\frac{1}{4}$ " to 1- $\frac{1}{2}$ " or a shape which provides an equivalent gripping surface. The space between the wall and the grab bar shall be 1- $\frac{1}{2}$ ". Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. The structural strength of grab bars 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.

Quantity	Unit Cost	Total Cost
3 EA	710	\$ 2,130
<b>Priority</b>	3	

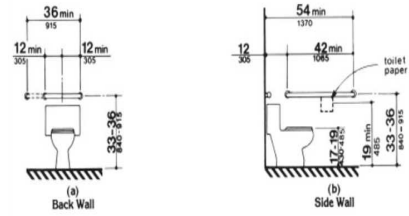


Figure 29  
Grab Bars at Water Closets

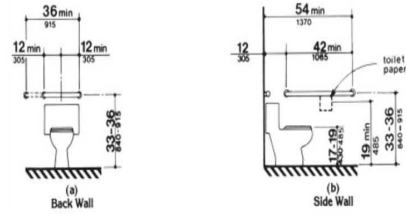


Figure 29  
Grab Bars at Water Closets

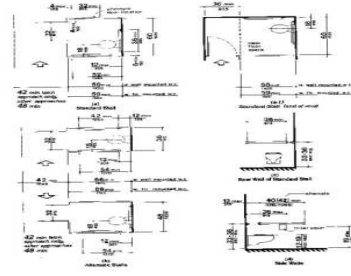


Figure 30  
Toilet Seats



## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Restroom/Bathroom-Water Closet
<b>ADA Standard</b>	UFAS 4.16.2, Fig. 28, 4.34.5.2(1); Fig. 47(a)
<b>Barrier Detail</b>	The centerline of the water closet is not exactly 18" from the side wall.
<b>Location Description</b>	Unit 6026, 6028, 6030
<b>Observed</b>	May 18, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The centerline of the water closet is mounted 18-3/4" from the side wall.

### Resolution

Relocate the centerline of the water closet so that it is exactly 18" from the side wall. Clear floor space at the water closet shall be as shown in Figure 28, and Figure 47(a) for adaptable units. The water closet may be located with the clear area at either the right or left side of the toilet.

Quantity	Unit Cost	Total Cost
3 EA	630	\$ 1,890
<b>Priority</b>	3	

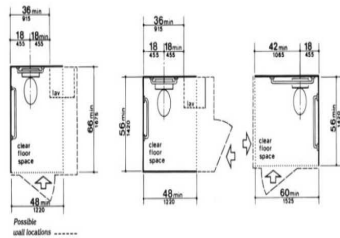


Figure 28  
Clear Floor Space at Water Closets

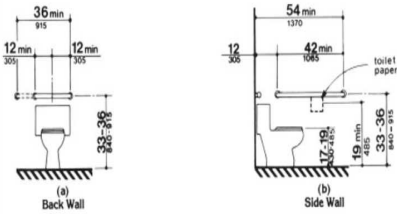


Figure 29  
Grab Bars at Water Closets

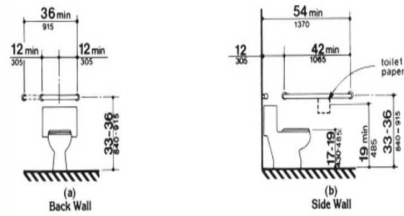


Figure 29  
Grab Bars at Water Closets

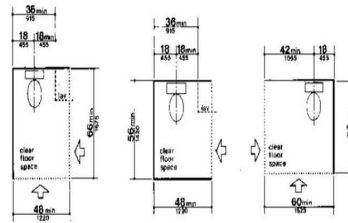


Figure 47(a)  
Clear Floor Space for Adaptable Bathrooms

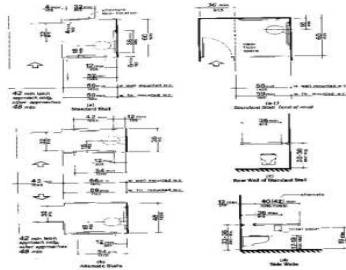


Figure 30  
Toilet Stalls

## Brinkley Hills INTERIOR UNITS

<b>Assembly</b>	Residential Dwelling
<b>Type</b>	Reach Range
<b>ADA Standard</b>	UFAS 4.25.3
<b>Barrier Detail</b>	The clothes rod is mounted higher than 54".
<b>Location Description</b>	Unit 6026, 6028, 6030
<b>Observed</b>	May 19, 2021 by Ouraccessibleworld@gmail.com
<b>Site Conditions</b>	The closet rods and shelves are mounted up to 60" 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
3 EA	200	\$ 600
<b>Priority</b>	4	

### Photos for Barrier ID: AX240370

