

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



ADA TITLE II ASSESSMENT

OF

Central Gardens
6804 Central Avenue
Pepper Mill Village, Maryland 20743

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BUREAU VERITAS PROJECT #:

145366.21R000-008.160

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June 23, 2021

ON-SITE DATE:

May 24-28, 2021

Bureau Veritas

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CENTRAL GARDENS
6804 CENTRAL AVENUE
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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 Central Gardens. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Central Gardens.

The site was visited on May 24-28, 2021. Weather conditions at the time of the on-site visit were clear to partly cloudy, with temperatures in the 70s to 90s (°F) and negligible to mild 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

- Ramps with handrails are required for access to the buildings and are not provided.
- If parking is assigned the required number of spaces for the accessible units is not provided.
- Accessible parking spaces P1-A, P1-B, P1-C, P1-E, P1-F, P1-G, P1-H and P1-I have slopes exceeding 2.08%.
- Access aisles at spaces P1-A, P1-B, P1-E, P1-F, P1-G and P1-I have slopes exceeding 2.08% and spaces P1-C, P1-D and P1-H do not have access aisles.
- The accessible route has cross slopes exceeding 2.08% and/or running slopes exceeding 5.0%.

Interior Common Areas

- Accessible units are located on floors other than the ground floor and elevators are not provided for access.
- The stairs only have handrails on one side.
- The laundry rooms have accessible routes with clear widths less than 36".
- The washing machines are not front loading.

Interior Units

- The designated accessible units do not have accessible restrooms.
- The designated accessible units do not have accessible kitchens.
- The bedroom and bedroom closet doors have clear widths less than 32".
- The unit entry doors and patio/deck doors do not have compliant maneuvering clearances.

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 Central Gardens. 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.

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

CENTRAL GARDENS - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

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
Exterior	\$532,553	63	\$320	1			\$560	1			\$533,433	69
Interior Common Areas	\$633,200	6	\$17,064	4							\$650,264	10
Interior Units	\$61,892	2	\$688,200	12	\$621,005	13	\$8,400	1			\$1,379,497	29
Grand Total	\$1,227,645	71	\$705,584	17	\$621,005	13	\$8,960	2			\$2,563,194	108

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.

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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

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- 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.

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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.

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2 ACCESSIBILITY

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

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

2.1 BARRIER SUMMARY TABLE

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

Barrier Summary Report

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier		GPS		Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
						Priority	Detail	Marker	Lat/Long									
239664	3401	Central Gardens	EXTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity cannot be accessed and, therefore, cannot be evaluated.	105	+38.888834, -76.888732	Adult Pool	ADA	None	1	\$0	EA			\$0
239665	3401	Central Gardens	EXTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity cannot be accessed and, therefore, cannot be evaluated.	106	+38.889296, -76.888561	Children's Pool	ADA	None	1	\$0	EA			\$0
240214	3401	Central Gardens	EXTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity is not a part of the accessible route and was not evaluated.	127	+38.887764, -76.888501	Building 6800	ADA	None	1	\$0	EA			\$0
240309	3401	Central Gardens	EXTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity cannot be accessed and, therefore, cannot be evaluated.	151	+38.888834, -76.888732	Pool House	ADA	None	1	\$0	EA			\$0
239657	3401	Central Gardens	INTERIOR UNITS	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity cannot be accessed and, therefore, cannot be evaluated.	98		Units 6810-102, 6810-201, 6810-204, 6812-304, 6812-403, 6814-202, 6814-304	ADA	None	7	\$0	EA			\$0
239560	1033	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	1	+38.887764, -76.888501	From City Sidewalk to Building 6800	ADA	206; 206.2.1	160	\$8.96	SF			\$1,434
239566	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	7	+38.888029, -76.888478	To Building 6802	ADA	405, 505	19	\$662	LF			\$12,578
239568	1083	Central Gardens	EXTERIOR	Exterior Access Route	Parking Space-Van	1	MARYLAND: The access aisle slope is greater than 1:50 (2%).	9	+38.889520, -76.888358	Access Aisle at Accessible Parking Space P1-I	State of Maryland	502.4, State of MD 05.07.C (2)(d)	1	\$5000	EA			\$5,000
239569	1079	Central Gardens	EXTERIOR	Exterior Access Route	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	10	+38.889398, -76.888272	Accessible Parking Space P1-I	ADA	502.4	1	\$6300	EA			\$6,300
239570	1782	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	11	+38.889602, -76.888378	From Accessible Parking to Patio at Unit 102 in Building 6812	ADA	403.3	120	\$19.82	SF			\$2,378
239589	1794	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	30	+38.889233, -76.888631	From Accessible Parking to Building 6812 Entrance	ADA	403.3	400	\$19.82	SF			\$7,928
239618	1780	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	59	+38.888023, -76.888521	Near Building 6804	ADA	403.3	120	\$19.82	SF			\$2,378
239619	1079	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	60	+38.888657, -76.888963	Accessible Parking Space P1-A and P1-B	ADA	502.4	2	\$6300	EA			\$12,600
239620	3366	Central Gardens	EXTERIOR	Exterior Access Route	Curb Ramp	1	A compliant parallel curb ramp is not provided.	61	+38.888745, -76.888693	Curb Ramp CR-3	ADA	304, 406	1	\$1750	EA			\$1,750
239621	1782	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	62	+38.888447, -76.888564	From Parking to Building 6804	ADA	403.3	100	\$19.82	SF			\$1,982
239622	1794	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	63	+38.888781, -76.888501	From Parking to Building 6806	ADA	403.3	120	\$19.82	SF			\$2,378
239624	1780	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	65	+38.889346, -76.888812	From Accessible Parking to Buildings 6810 and 6812 Entrances	ADA	403.3	200	\$19.82	SF			\$3,964
239625	1079	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	66	+38.889446, -76.888800	Accessible Parking Space P1-E	ADA	502.4	1	\$6300	EA			\$6,300
239626	1072	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	67	+38.889487, -76.888965	Accessible Parking Space P1-C	ADA	502.4	1	\$6300	EA			\$6,300
239628	1072	Central Gardens	EXTERIOR	Exterior Access Route	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	69	+38.889683, -76.888635	Accessible Parking Space P1-G and P1-H	ADA	502.4	2	\$6300	EA			\$12,600

Total Barriers: 108, Total Cost: \$2,563,194

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier		GPS		Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
						Priority	Detail	Marker	Lat/Long									
239629	1049	Central Gardens	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	70	+38.889526, -76.888566	Curb Ramp CR-5	ADA	405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
239663	1782	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	104		From Accessible Parking to Patio at Unit 102 in Building 6810	ADA	403.3	180	\$18.92	SF			\$3,406
239667	1044	Central Gardens	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	108	+38.889156, -76.888361	Playground	ADA	303	300	\$8.96	SF			\$2,688
239669	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	110	39.04774462827586, -76.78878025	6802-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
239670	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	111	39.21802208586441, -76.9206411875	6804-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
239671	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	112	39.09890898928173, -76.700923625	6806-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
239672	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	113	39.13302873739715, -76.89865953125	6800-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
239673	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	114	39.28607158382711, -76.76694559375	Pool House Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
239674	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	115	39.047686445907964, -77.11830809375	6810-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
239675	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	116	39.32009536814616, -76.876711875	6814-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
240066	1920	Central Gardens	EXTERIOR	Exterior Access Route	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	118		Accessible Parking Spaces P1-C, P-1 F, P1-G and P1-H	State of Maryland	State of MD 05.07.D (2)(a)and (b),(3) & (6)	4	\$280	EA			\$1,120
240067	3209	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Car	1	Accessible car stall markings do not define the stall width.	119	38.889622, -76.88827838161467	Accessible Parking Space P1-C, P1-D, P1-F, P1-G and P1-H	ADA	502.1, 502.2	5	\$420	EA			\$2,100
240215	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	128	39.13302873739715, -76.89865953125	To Building 6800 Entrance	ADA	405, 505	18	\$662	LF			\$11,916
240216	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	129	+38.887917, -76.888775	From Parking to Building 6800	ADA	405, 505	23	\$662	LF			\$15,226
240217	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	130	39.13302873739715, -76.89865953125	To Building 6800 Entrance	ADA	405.8 and 505	30	\$163	LF			\$4,890
240218	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	131	+38.887917, -76.888775	From Parking to Building 6800	ADA	405.8 and 505	30	\$163	LF			\$4,890
240219	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	132	+38.888029, -76.888478	To Building 6802	ADA	405.8 and 505	32	\$163	LF			\$5,216
240220	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	133	+38.888447, -76.888564	To Building 6804 Entrance	ADA	405, 505	52	\$662	LF			\$34,424
240221	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	134	+38.888447, -76.888564	To Building 6804 Entrance	ADA	405.8 and 505	98	\$163	LF			\$15,974
240222	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	135	39.09890898928173, -76.700923625	To Building 6806 Entrance	ADA	405, 505	54	\$662	LF			\$35,748
240223	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	136	39.09890898928173, -76.700923625	To Building 6806 Entrance	ADA	405.8 and 505	54	\$102	LF			\$5,508
240224	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	137	39.047686445907964, -77.11830809375	6812-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
240225	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	138	39.047686445907964, -77.11830809375	To Building 6810 Entrance	ADA	405, 505	55	\$662	LF			\$36,410

Total Barriers: 108, Total Cost: \$2,563,194

Id	ADA Master	Facility	Building	Assembly	Type	Barrier		GPS		Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
	Cost Id					Priority	Detail	Marker	Lat/Long									
240226	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	139	39.047686445907964, -77.11830809375	To Building 6812 Entrance	ADA	405, 505	55	\$662	LF			\$36,410
240227	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	140	39.047686445907964, -77.11830809375	To Building 6810 Entrance	ADA	405.8 and 505	104	\$163	LF			\$16,952
240228	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	141	39.047686445907964, -77.11830809375	To Building 6812 Entrance	ADA	405.8 and 505	104	\$163	LF			\$16,952
240229	1086	Central Gardens	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	142	39.32009536814616, -76.876711875	6816-Building Entrance Door	ADA	305.2; 404.2	1	\$1250	EA			\$1,250
240230	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	143	39.32009536814616, -76.876711875	To Building 6814 Entrance	ADA	405, 505	54	\$662	LF			\$35,748
240231	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	144	39.32009536814616, -76.876711875	To Building 6816 Entrance	ADA	405, 505	54	\$662	LF			\$35,748
240232	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	145	39.32009536814616, -76.876711875	To Building 6816 Entrance	ADA	405.8 and 505	102	\$163	LF			\$16,626
240233	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	146	39.32009536814616, -76.876711875	To Building 6814 Entrance	ADA	405.8 and 505	102	\$163	LF			\$16,626
240234	2346	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	147	39.28607158382711, -76.76694559375	To Pool House Entrance	ADA	405, 505	18	\$662	LF			\$11,916
240235	1755	Central Gardens	EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	148	39.28607158382711, -76.76694559375	To Pool House Entrance	ADA	405.8 and 505	40	\$163	LF			\$6,520
240243	1758	Central Gardens	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	149	+38.889526, -76.888566	Curb Ramp CR-5	ADA	304; 406.4	1	\$1289	EA			\$1,289
240244	1048	Central Gardens	EXTERIOR	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	150	+38.888023, -76.888521	Curb Ramp CR-1 and CR-2	ADA	406.2	2	\$1750	EA			\$3,500
240311	1048	Central Gardens	EXTERIOR	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	153	+38.888023, -76.888521	Curb Ramp CR-6	ADA	406.2	2	\$1750	EA			\$3,500
240312	1072	Central Gardens	EXTERIOR	Exterior Access Route	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	154	+38.889446, -76.888800	Accessible Parking Space P1-F	ADA	502.4	1	\$6300	EA			\$6,300
240313	1920	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	155	+38.889487, -76.888965	Accessible Parking Space P1-D	State of Maryland	State of MD 05.07.D (2)(a)and (b),(3) & (6)	1	\$280	EA			\$280
240314	1916	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	156		Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I	State of Maryland	State of MD 05.07.D (2)(a)and (b),(3) & (6)	4	\$280	EA			\$1,120
240315	1076	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	157	+38.889683, -76.888635	Access Aisle at Accessible Parking Space P1-G and P1-H	ADA	502.4	1	\$5000	EA			\$5,000
240316	1083	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: The access aisle slope is greater than 1:50 (2%).	158	+38.888657, -76.888963	Access Aisle at Accessible Parking Space P1-A and P1-B	State of Maryland	502.4, State of MD 05.07.C (2) (d)	1	\$5000	EA			\$5,000
240317	1083	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: The access aisle slope is greater than 1:50 (2%).	159	+38.889446, -76.888800	Access Aisle at Accessible Parking Space P1-E	State of Maryland	502.4, State of MD 05.07.C (2) (d)	1	\$5000	EA			\$5,000
240318	3158	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	Accessible van stall markings do not define the stall width.	160		Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I	ADA	502.1, 502.3	4	\$420	EA			\$1,680
240319	1074	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Car	1	An access aisle is not provided.	161	38.889622, -76.88827838161467	Accessible Parking Space P1-C, P1-D, and P1-H	ADA	502.3; 502.4; 502.5	2	\$420	EA			\$840
240320	3341	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	Accessible van aisle markings do not define the aisle width.	162		Access Aisle at Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I	ADA	502.1, 502.3	3	\$420	-			\$1,260
240321	1935	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	163		Access Aisle at Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I	State of Maryland	State of MD 05.07.D (5)	3	\$280	EA			\$840

Total Barriers: 108, Total Cost: \$2,563,194

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier		GPS		Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
						Priority	Detail	Marker	Lat/Long									
240322	3340	Central Gardens	EXTERIOR	Accessible Parking	Parking Space-Car	1	Accessible car aisle markings do not define the aisle width.	164	38.889622, -76.88827838161467	Access Aisle at Accessible Parking Space P1-G and P1-H	ADA	502.1, 502.2	1	\$420	-			\$420
240323	54	Central Gardens	EXTERIOR	Accessible Parking	Parking Spaces-General	1	The required minimum number of accessible parking spaces and access aisles is not provided.	165	38.889622, -76.88827838161467	Accessible Parking Spaces for Designated Accessible Units	UFAS	UFAS 4.1.1, 4.6.1	22	\$1120	EA			\$24,640
239565	1925	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Elevator	1	The building does not have elevator access between stories.	6		Building 6800, 6802, 6804, 6806, 6810, 6812 and 6814	ADA	206.2.3	7	\$80000	EA			\$560,000
239640	93	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Interior Access Route	1	The accessible route is less than 36" wide.	81		Laundry Room in Building 6800	UFAS	UFAS 4.2.1, 4.3.3	3	\$500	EA			\$1,500
239644	93	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Interior Access Route	1	The accessible route is less than 36" wide.	85		Laundry Room in Building 6804	UFAS	UFAS 4.2.1, 4.3.3	2	\$500	EA			\$1,000
239645	157	Central Gardens	INTERIOR COMMON AREAS	Common Areas	Door	1	The door does not have compliant maneuvering clearances.	86		Laundry Room in Building 6806 and 6810	UFAS	UFAS 4.13.6; Fig. 25	4	\$1250	EA			\$5,000
239659	93	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Interior Access Route	1	The accessible route is less than 36" wide.	100		Laundry Room in Building 6810	UFAS	UFAS 4.2.1, 4.3.3	1	\$500	EA			\$500
240324	106	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Stairs	1	Handrails are not compliant.	166		Building 6800, 6802, 6804, 6806, 6810, 6812 and 6814	UFAS	UFAS 4.9.4; 4.26	400	\$163	LF			\$65,200
239606	263	Central Gardens	INTERIOR UNITS	Residential Dwelling	Door	1	The door has less than 32" clear width.	47		Bedroom Closet Doors in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.13.5	47	\$1192	EA			\$56,024
239660	265	Central Gardens	INTERIOR UNITS	Residential Dwelling	Door	1	The threshold at the accessible door is greater than 1/2" in height.	101		Bathroom in Unit 6810-101	UFAS	UFAS 4.13.8	36	\$163	EA			\$5,868
240310	1967	Central Gardens	EXTERIOR	Exterior Access Route	Gate	2	The gate does not have a smooth surface within 10" of the ground.	152	+38.888834, -76.888732	Gate at Adult's and Children's Pools	ADA	404.2.10	2	\$160	EA			\$320
239585	25	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Dining And Work Surface	2	The dining surface or work surface is not compliant.	26		Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814	UFAS	UFAS 4.3.8	6	\$794	EA			\$4,764
239586	2995	Central Gardens	INTERIOR COMMON AREAS	Common Areas	Laundry- Dryer	2	The washers and dryers in the common use laundry serving accessible dwelling units are not front loading.	27		Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814	UFAS	UFAS 4.34.7, 4.27	12	\$800	EA			\$9,600
239587	119	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	28		Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814	UFAS	UFAS 4.2.5	6	\$200	EA			\$1,200
239588	119	Central Gardens	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	29		Laundry Rooms in Building 6800, 6804, 6806, 6810, 6812 and 6814	UFAS	UFAS 4.2.5	6	\$250	EA			\$1,500
239562	110	Central Gardens	INTERIOR UNITS	Interior Access Route	Door	2	The door has less than 32" clear width.	3		Bedroom Doors at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.13.5	49	\$2600	EA			\$127,400
239563	326	Central Gardens	INTERIOR UNITS	Residential Dwelling	Kitchen	2	The kitchen requires renovation to meet minimum UFAS standards for accessibility.	4		Kitchen at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6810-102, 6810-202, 6810-402, 6810-403, 6810-404, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.34.6	26	\$15000	EA			\$390,000
239571	70	Central Gardens	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	The maneuvering clearance area at the accessible door is not level and clear.	12	+38.889622, -76.888155	Patio Entrance Unit 6812-102	UFAS	UFAS 4.13.6; Fig. 25	1	\$1250	EA			\$1,250
239573	267	Central Gardens	INTERIOR UNITS	Residential Dwelling	Controls And Dispensers	2	The controls are not compliant.	14	39.47846170439356, -76.94839990624997	Bedroom Windows in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.27.2	49	\$200	EA			\$9,800
239594	70	Central Gardens	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	The maneuvering clearance area at the accessible door is not level and clear.	35		Patio and Deck Doors in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.13.6; Fig. 25	30	\$1250	EA			\$37,500
239597	120	Central Gardens	INTERIOR UNITS	Interior Access Route	Reach Range	2	Elements that require a side reach motion are not within the allowable reach range.	38		Fire Extinguisher in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.2.6	30	\$200	EA			\$6,000
239610	88	Central Gardens	INTERIOR UNITS	Interior Access Route	Protruding Object	2	The object protrudes more than 4" from the wall.	51		Sconces in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.4.1	30	\$500	EA			\$15,000

Total Barriers: 108, Total Cost: \$2,563,194

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	Cost Id						Priority	Detail	Marker	Lat/Long										
239651	70	Central Gardens	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	The maneuvering clearance area at the accessible door is not level and clear.	92		Patio Entrance at Unit 6806-204	UFAS	UFAS 4.13.6; Fig. 25	1	\$1250	EA				\$1,250	
239656	70	Central Gardens	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	The maneuvering clearance area at the accessible door is not level and clear.	97		Patio Entrance at Unit 6810-204	UFAS	UFAS 4.13.6; Fig. 25	1	\$1250	EA				\$1,250	
239658	326	Central Gardens	INTERIOR UNITS	Residential Dwelling	Kitchen	2	The kitchen requires renovation to meet minimum UFAS standards for accessibility.	99		Kitchen in Unit 6806-204, 6810-101, 6810-204 and 6812-102	UFAS	UFAS 4.34.6	4	\$15000	EA				\$60,000	
239662	70	Central Gardens	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	The maneuvering clearance area at the accessible door is not level and clear.	103		Patio Entrance at Unit 6810-102	UFAS	UFAS 4.13.6; Fig. 25	1	\$1250	EA				\$1,250	
240071	111	Central Gardens	INTERIOR UNITS	Interior Access Route	Door	2	The accessible door does not have the required maneuvering clearances.	123		Entry Door at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.13.6; Fig. 25	30	\$1250	EA					\$37,500
239561	283	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom	3	The bathroom is not compliant and requires a complete renovation.	2		Bathrooms in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.34.5	27	\$18560	EA					\$501,120
239567	2521	Central Gardens	INTERIOR UNITS	Interior Access Route	Door	3	The accessible door does not have the required PUSH SIDE maneuvering clearances.	8		Entrance Doors at Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	ADA	404.2.4.1; Table 404.2.4.1	30	\$1250	EA					\$37,500
239574	268	Central Gardens	INTERIOR UNITS	Residential Dwelling	Controls And Dispensers	3	The controls and operable parts are not within an allowable reach range.	15		Bedroom Closet Light in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.2.5, 4.2.6, 4.27	49	\$500	EA					\$24,500
239577	278	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Lavatory	3	Lavatory hot water and drain pipes are not insulated.	18		Bathroom in unit 6812-102	UFAS	UFAS 4.19.4	1	\$65	EA				\$65	
239578	280	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Mirror	3	The height of the bottom of the reflective surface of the mirror is greater than 40".	19		Bathroom in unit 6812-102	UFAS	UFAS 4.19.6	1	\$100	EA				\$100	
239579	289	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Bath Tub	3	The bathtub seat is not compliant or is not provided.	20		Bathroom in unit 6812-102	UFAS	UFAS 4.34.5.4(2)	1	\$604.5	EA				\$605	
239604	2491	Central Gardens	INTERIOR UNITS	Interior Access Route	Restroom/Bathroom	3	The height of controls are not compliant.	45		HVAC Controls in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	ADA	606.1; 309.3	30	\$500	EA				\$15,000	
239648	283	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom	3	The bathroom is not compliant and requires a complete renovation.	89		Bathroom in Unit 6806-204	UFAS	UFAS 4.34.5	1	\$18560	EA				\$18,560	
240075	2524	Central Gardens	INTERIOR UNITS	Residential Dwelling	Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	124		Entry Door Hardware in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	ADA	309, 404.2.7	30	\$293	EA				\$8,790	
240080	2529	Central Gardens	INTERIOR UNITS	Residential Dwelling	Door- Exterior Entry-Scope	3	The exterior entrance door does not have a compliant visual scope.	125	39.42216357082814, -76.5690536875	Entry Door Peep Site in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6806-204, 6810-101, 6810-102, 6810-202, 6810-204, 6810-402, 6810-403, 6810-404, 6812-102, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	ADA	809.5.5.2	30	\$350	EA				\$10,500	
240334	291	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Bath Tub	3	The bathtub control fixtures are not compliant or are not in a compliant location.	167		Bathroom in unit 6812-102	UFAS	UFAS 4.34.5.4(4)	1	\$555	EA				\$555	
240335	290	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Bath Tub	3	Bathtub grab bars are not compliant or reinforcement for grab bar placement is not provided.	168		Bathroom in unit 6812-102	UFAS	UFAS 4.34.5.4(3)	1	\$710	EA				\$710	
240336	329	Central Gardens	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Bath Tub	3	The bath tub does not have the required clear floor space.	169		Bathroom in unit 6812-102	UFAS	UFAS 4.34.5.4(1)	1	\$3000	EA				\$3,000	
240213	1750	Central Gardens	EXTERIOR	Exterior Access Route	Signage	4	Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.	126	+38.887764, -76.888501	Building 6800	ADA	216.3	2	\$280	EA				\$560	
239607	296	Central Gardens	INTERIOR UNITS	Residential Dwelling	Reach Range	4	The clothes rod is mounted higher than 54".	48		Bedroom Closet Rod in Units 6800-103, 6800-202, 6800-204, 6800-301, 6802-303, 6804-201, 6804-202, 6804-303, 6810-102, 6810-202, 6810-402, 6810-403, 6810-404, 6812-201, 6812-204, 6812-301, 6812-303, 6812-304, 6812-403, 6814-101, 6814-202, 6814-204, 6814-301, 6814-304, 6814-402, 6814-404	UFAS	UFAS 4.25.3	42	\$200	EA				\$8,400	

Total Barriers: 108, Total Cost: \$2,563,194

ACCESSIBILITY ASSESSMENT

CENTRAL GARDENS
6804 CENTRAL AVENUE
PEPPER MILL VILLAGE, MARYLAND 20743

BUREAU VERITAS PROJECT NO.: 145366.21R000-008.160

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Central Gardens, 6804 Central Avenue, Pepper Mill Village, Prince George's County, Maryland 20743. The site was visited on May 24-28, 2021.

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

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

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

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

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

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

Prepared by: Lloyd Fojas
Field Observer

Reviewed by:



Susan D Lloyd
Susan.Lloyd@bureauveritas.com

ACCESSIBILITY ASSESSMENT

CENTRAL GARDENS
6804 CENTRAL AVENUE
PEPPER MILL VILLAGE, MARYLAND 20743

BUREAU VERITAS PROJECT NO.: 145366.21R000-008.160

4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

ACCESSIBILITY ASSESSMENT


CENTRAL GARDENS
6804 CENTRAL AVENUE
PEPPER MILL VILLAGE, MARYLAND 20743

BUREAU VERITAS PROJECT NO.: 145366.21R000-008.160

APPENDIX A: SITE PLAN

Site Plan



	<p>Source: Google Maps</p> <p>Legend: P-# - Parking Row/Lot P#-# - Accessible Parking Space CR-# - Curb Ramp R-# - Ramp ST-# - Stair</p>	<p>Project Number: 145366.21R000-008.160</p>
	<p>The north arrow indicator is an approximation of 0° North.</p>	<p>Project Name: Central Gardens</p> <p>On-Site Date: May 24, 2021</p>



ACCESSIBILITY ASSESSMENT

CENTRAL GARDENS
6804 CENTRAL AVENUE
PEPPER MILL VILLAGE, MARYLAND 20743

BUREAU VERITAS PROJECT NO.: 145366.21R000-008.160

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

Central Gardens EXTERIOR

Assembly	Amenity Not Evaluated
Type	Amenity Not Evaluated
ADA Standard	None
Barrier Detail	The amenity cannot be accessed and, therefore, cannot be evaluated.
Location Description	Adult Pool
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

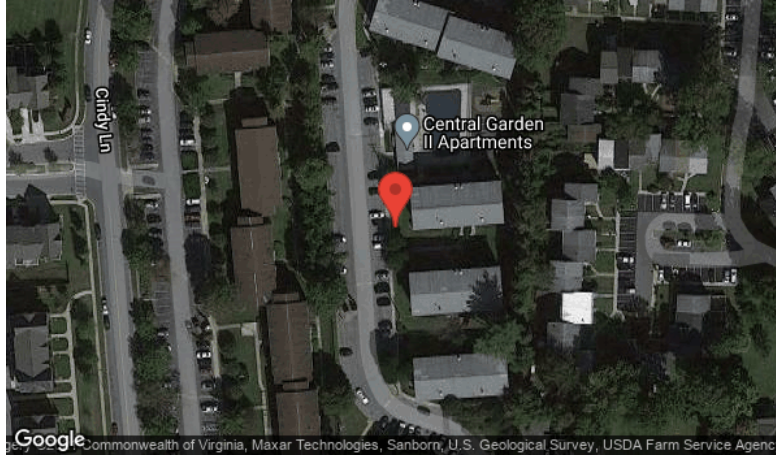
The adult's pool was behind a locked fence with no access, therefore it was not evaluated.

Resolution

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

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

Map for Barrier ID: AX239664



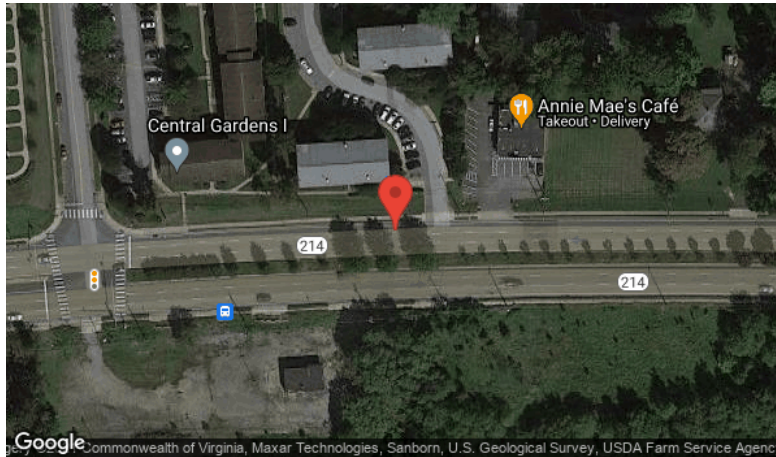
105 +38.888834, -76.888732



Central Gardens EXTERIOR

Assembly	Amenity Not Evaluated	
Type	Amenity Not Evaluated	
ADA Standard	None	
Barrier Detail	The amenity is not a part of the accessible route and was not evaluated.	
Location Description	Building 6800	
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com	
Site Conditions	The stairs are not a part of the accessible route to the building and were not evaluated.	
Resolution	The amenity is not a part of the accessible route and was not evaluated.	
Quantity	Unit Cost	Total Cost
1 EA	0	\$ 0
Priority	0	

Map for Barrier ID: AX240214



127 +38.887764, -76.888501

Photos for Barrier ID: AX240214



Central Gardens EXTERIOR

Assembly	Amenity Not Evaluated
Type	Amenity Not Evaluated
ADA Standard	None
Barrier Detail	The amenity cannot be accessed and, therefore, cannot be evaluated.
Location Description	Children's Pool
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

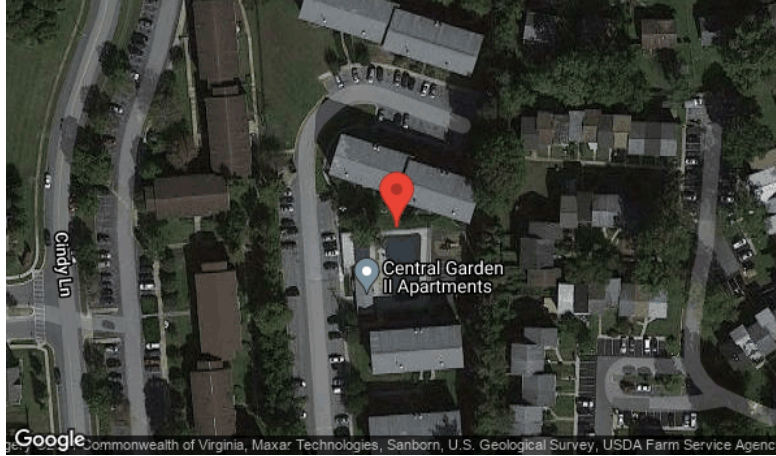
The children's pool was behind a locked fence with no access, therefore it was not evaluated.

Resolution

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

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

Map for Barrier ID: AX239665



106 +38.889296, -76.888561

Photos for Barrier ID: AX239665



Central Gardens EXTERIOR

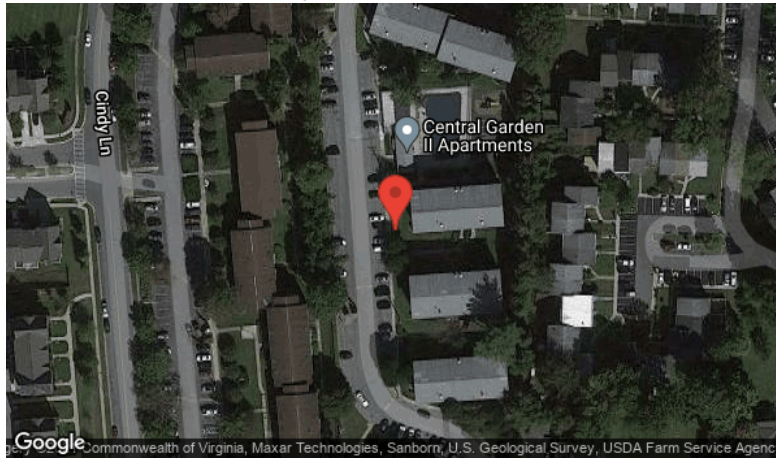
Assembly	Amenity Not Evaluated
Type	Amenity Not Evaluated
ADA Standard	None
Barrier Detail	The amenity cannot be accessed and, therefore, cannot be evaluated.
Location Description	Pool House
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The pool house was locked with no access, therefore it was not evaluated.

Resolution

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

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

Map for Barrier ID: AX240309



151 +38.888834, -76.888732

Photos for Barrier ID: AX240309



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6800-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

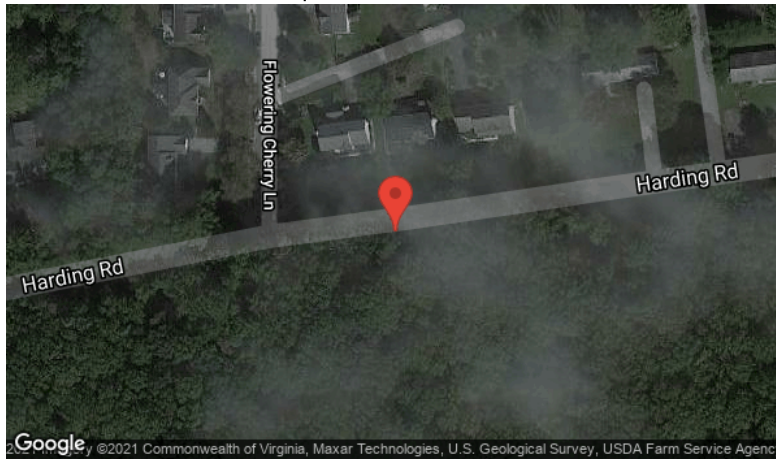
For a front approach on the pull side the maneuvering clearance has a 6-1/2" vertical change at the face of the door.

Resolution

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

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

Map for Barrier ID: AX239672



113 39.13302873739715,-76.89865953125



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6802-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

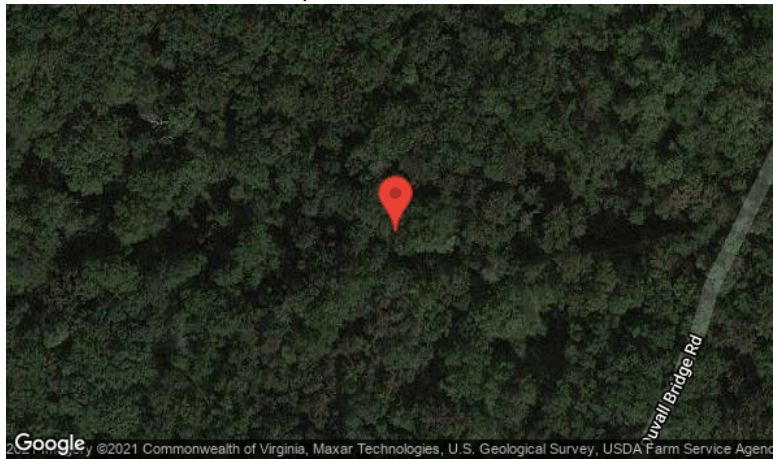
For a front approach on the pull side the maneuvering clearance has a 6-1/2" vertical change at the face of the door.

Resolution

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

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

Map for Barrier ID: AX239669



110 39.04774462827586,-76.78878025

Photos for Barrier ID: AX239669



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6804-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

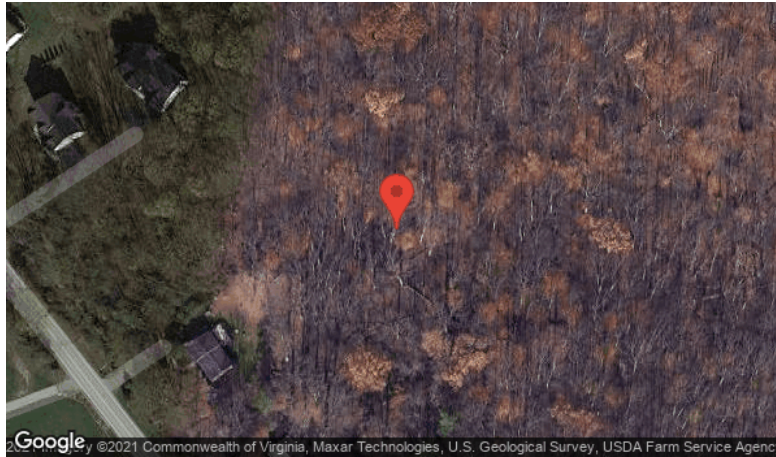
For a front approach on the pull side the maneuvering clearance has a 7" vertical change at the face of the door.

Resolution

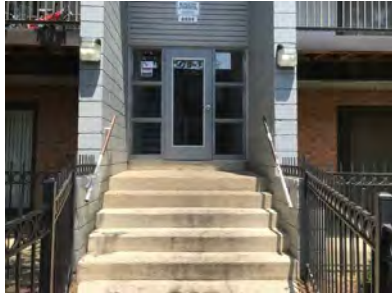
Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door.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

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

Map for Barrier ID: AX239670



111 39.21802208586441,-76.9206411875



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6806-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

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

Resolution

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

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

Map for Barrier ID: AX239671



112 39.09890898928173,-76.700923625



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6810-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

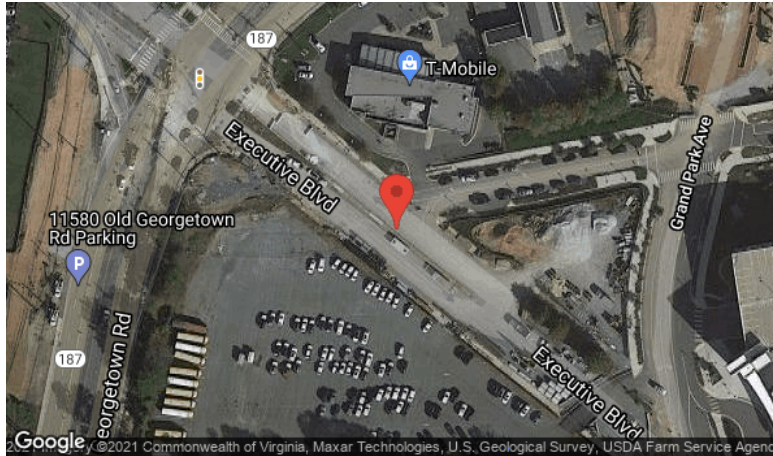
For a front approach on the pull side the maneuvering clearance has a 7-1/2" vertical change at the face of the door.

Resolution

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

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

Map for Barrier ID: AX239674



115 39.047686445907964,-77.11830809375

Photos for Barrier ID: AX239674



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6812-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

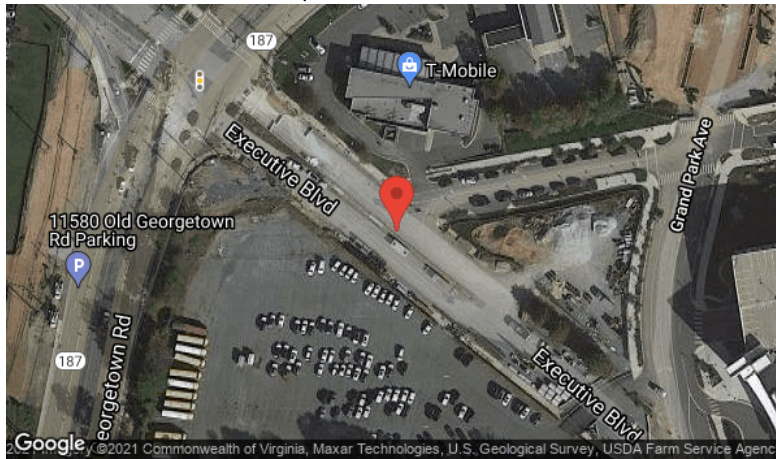
For a front approach on the pull side the maneuvering clearance has a 7-1/2" vertical change at the face of the door.

Resolution

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

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

Map for Barrier ID: AX240224



137 39.047686445907964,-77.11830809375

Photos for Barrier ID: AX240224



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6814-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

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

Resolution

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

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

Map for Barrier ID: AX239675



116 39.32009536814616,-76.876711875



Central Gardens EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	6816-Building Entrance Door
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

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

Resolution

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

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

Map for Barrier ID: AX240229



142 39.32009536814616,-76.876711875

Photos for Barrier ID: AX240229



Central Gardens EXTERIOR

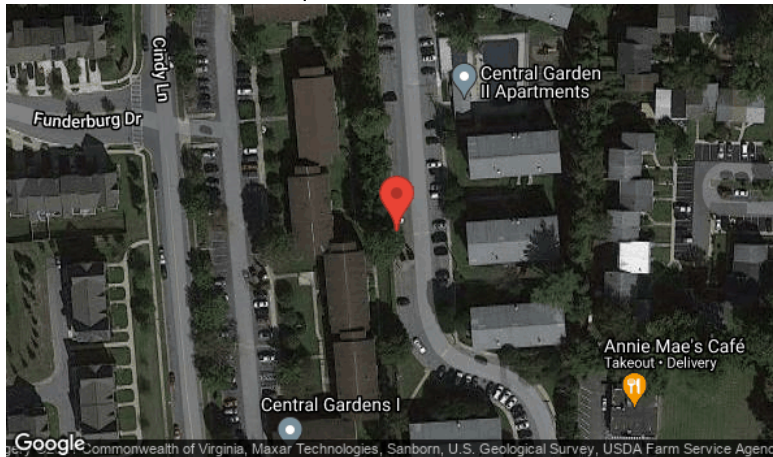
Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	502.4, State of MD 05.07.C (2)(d)
Barrier Detail	MARYLAND: The access aisle slope is greater than 1:50 (2%).
Location Description	Access Aisle at Accessible Parking Space P1-A and P1-B
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The access aisle has a cross slope from 6.5% to 7.4%.

Resolution

Remove and replace with an adjacent access aisle that is at least 96" wide and has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Parking spaces and access aisles serving them shall be compliant. Changes in level are not permitted. Access aisles shall be at the same level as the parking spaces they serve. Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to another stall or aisle, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.] 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	5000	\$ 5,000
Priority	1	

Map for Barrier ID: AX240316



158 +38.888657, -76.888963



Central Gardens EXTERIOR

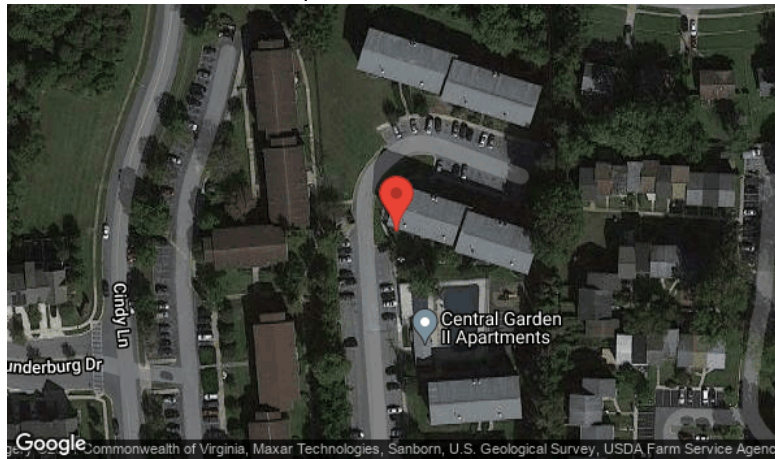
Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	502.4, State of MD 05.07.C (2)(d)
Barrier Detail	MARYLAND: The access aisle slope is greater than 1:50 (2%).
Location Description	Access Aisle at Accessible Parking Space P1-E
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The van access aisle has a cross slope of 4.1% to 5.2%.

Resolution

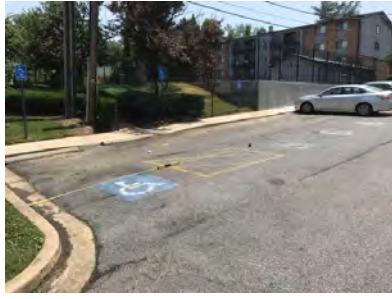
Remove and replace with an adjacent access aisle that is at least 96" wide and has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Parking spaces and access aisles serving them shall be compliant. Changes in level are not permitted. Access aisles shall be at the same level as the parking spaces they serve. Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to another stall or aisle, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.] 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	5000	\$ 5,000
Priority	1	

Map for Barrier ID: AX240317



159 +38.889446, -76.888800



Central Gardens EXTERIOR

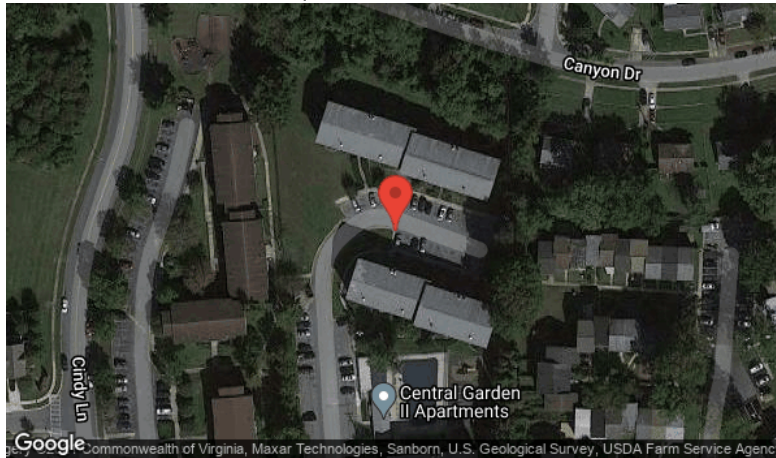
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	502.4
Barrier Detail	The access aisle slope is greater than 1:50 (2%).
Location Description	Access Aisle at Accessible Parking Space P1-G and P1-H
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The access aisle has a cross slope of 4.2%.

Resolution

Remove and replace with an adjacent access aisle that is at least 60" wide and has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] 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	5000	\$ 5,000
Priority	1	

Map for Barrier ID: AX240315



157 +38.889683, -76.888635

Photos for Barrier ID: AX240315



Central Gardens EXTERIOR

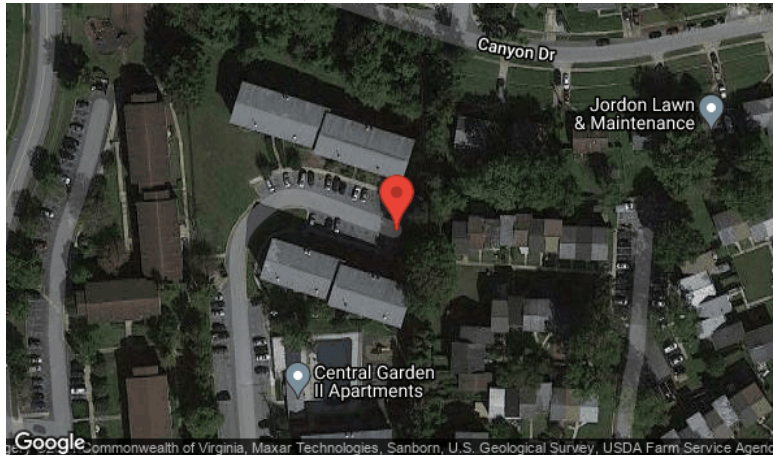
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	502.1, 502.2
Barrier Detail	Accessible car aisle markings do not define the aisle width.
Location Description	Access Aisle at Accessible Parking Space P1-G and P1-H
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The access aisle markings are faded.

Resolution

Repaint car aisle markings. Accessible car stalls shall be 96" wide minimum, shall be marked to define the width, and shall have an adjacent access aisle, minimum 60" wide. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] NOTE: State and local codes may require alternate dimensions, and may also specify the method and color of markings.

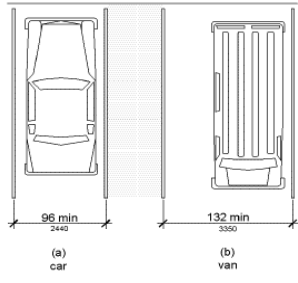
Quantity	Unit Cost	Total Cost
1 -	420	\$ 420
Priority	1	

Map for Barrier ID: AX240322



164 38.889622,-76.88827838161467

Photos for Barrier ID: AX240322



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Parking Space-Van
ADA Standard	502.4, State of MD 05.07.C (2)(d)
Barrier Detail	MARYLAND: The access aisle slope is greater than 1:50 (2%).
Location Description	Access Aisle at Accessible Parking Space P1-I
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

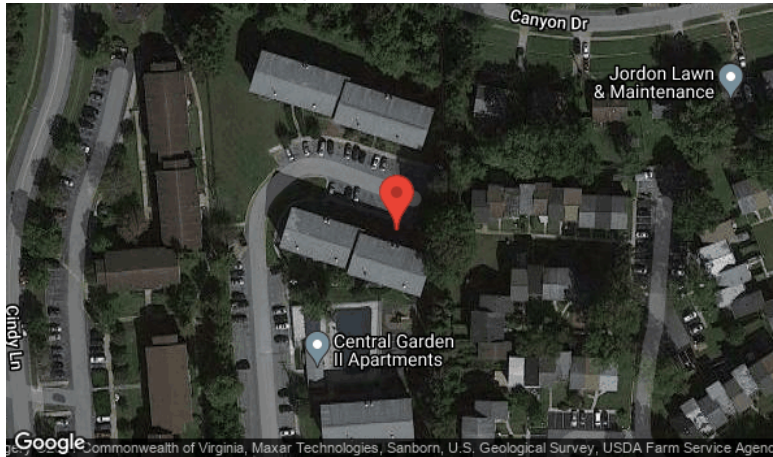
The van access aisle has a cross slope of 4.7% and a 5/8" to 1-1/2" vertical change at the curb ramp.

Resolution

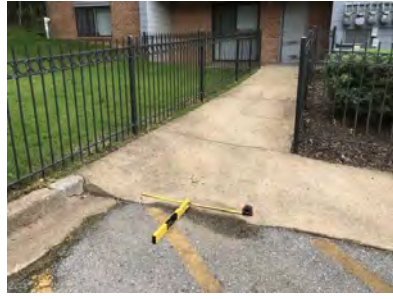
Remove and replace with an adjacent access aisle that is at least 96" wide and has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Parking spaces and access aisles serving them shall be compliant. Changes in level are not permitted. Access aisles shall be at the same level as the parking spaces they serve. Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to another stall or aisle, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.] 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	5000	\$ 5,000
Priority	1	

Map for Barrier ID: AX239568



9 +38.889520, -76.888358



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	502.1, 502.3
Barrier Detail	Accessible van aisle markings do not define the aisle width.
Location Description	Access Aisle at Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The van access aisle markings are faded.

Resolution

Repaint van aisle markings. Accessible van stalls shall be 132" wide minimum, shall be marked to define the width and shall have an adjacent access aisle 60" wide minimum. [EXCEPTION: Van parking spaces shall be permitted to be 96" wide minimum where the access aisle is 96" wide minimum.] Width measurements of parking spaces and access aisles shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] NOTE: State and local codes may require alternate dimensions, and may also specify the method and color of markings.

Quantity	Unit Cost	Total Cost
3 -	420	\$ 1,260
Priority	1	

Photos for Barrier ID: AX240320



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	State of MD 05.07.D (5)

Barrier Detail

MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.

Location Description Access Aisle at Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I

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

Site Conditions

A sign is not provided at the access aisle. Spaces P1-A and P1-B share an access aisle.

Resolution

Provide a mounted sign stating "No Parking in Access Aisle" at the van access aisle. Signs shall be 84" minimum above the finish floor or ground surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above grade. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

Quantity	Unit Cost	Total Cost
3 EA	280	\$ 840

Priority 1

Photos for Barrier ID: AX240321



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	502.4
Barrier Detail	The parking space slope is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-A and P1-B
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

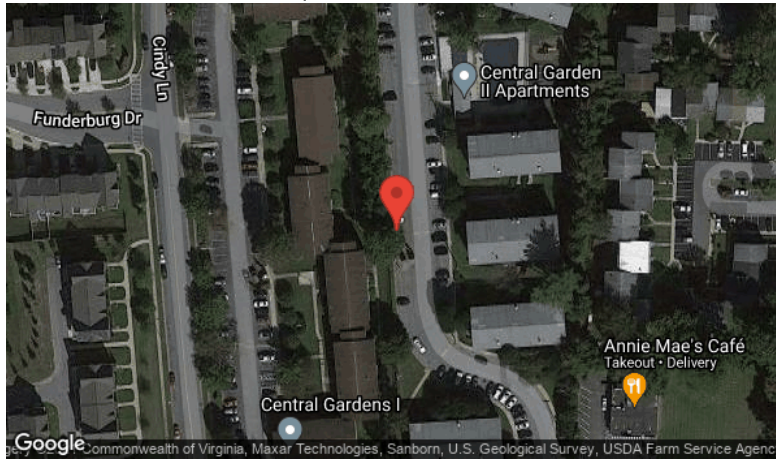
Van accessible parking space P1-A has a cross slope of 7.4% and van accessible parking space P1-B has a cross slope of 6.5%.

Resolution

Remove and replace with a van space which has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
2 EA	6300	\$ 12,600
Priority	1	

Map for Barrier ID: AX239619



60 +38.888657, -76.888963



Central Gardens EXTERIOR

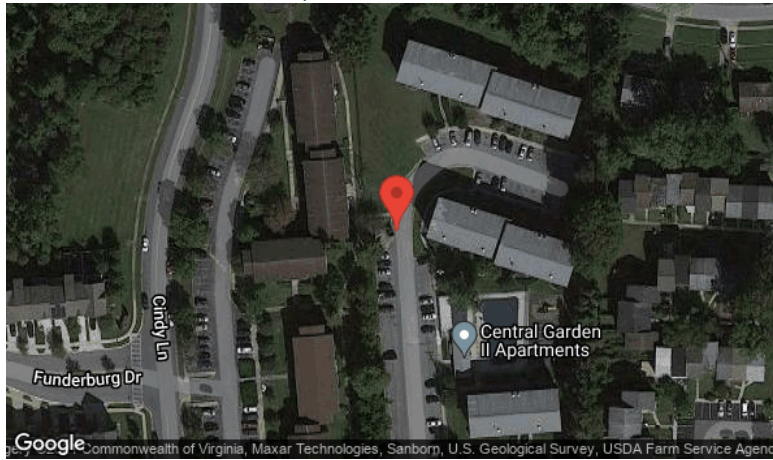
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-C
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible parking space has a cross slope of 9.7%

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. 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: AX239626



67 +38.889487, -76.888965

Photos for Barrier ID: AX239626



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	502.3; 502.4; 502.5
Barrier Detail	An access aisle is not provided.
Location Description	Accessible Parking Space P1-C, P1-D, and P1-H
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

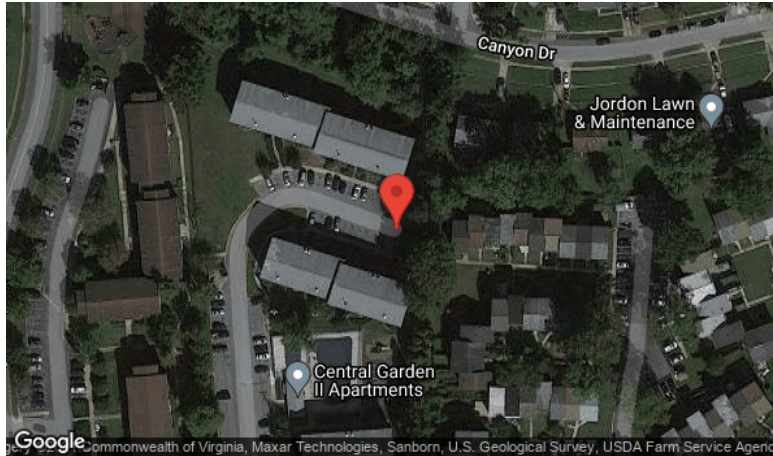
An access aisle is not provided a the accessible parking space. Spaces P1-C and P1-D can share an access aisle.

Resolution

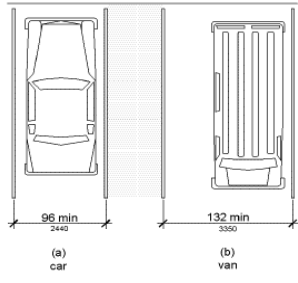
Re-stripe and add an adjacent access aisle that is at least 60" wide and has a slope of maximum 1:48 (2.08%) in all directions. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Accessible routes must connect parking spaces to accessible entrances. 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 not pass behind parked vehicles. Access aisles serving car and van parking spaces shall be 60" wide minimum. Access aisles shall extend the full length of the parking spaces they serve. Access aisles shall be marked so as to discourage parking in them. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98" minimum. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings. Where accessible stalls and aisles are not adjacent to accessible stalls and aisles, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.

Quantity	Unit Cost	Total Cost
2 EA	420	\$ 840
Priority	1	

Map for Barrier ID: AX240319



161 38.889622,-76.88827838161467



Central Gardens EXTERIOR

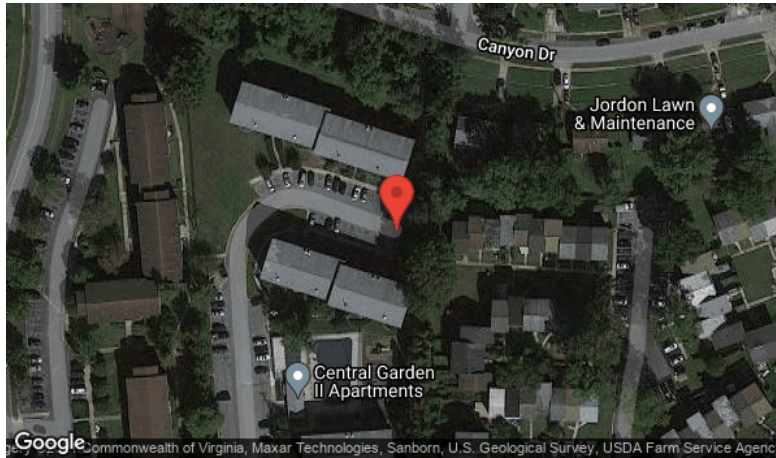
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	502.1, 502.2
Barrier Detail	Accessible car stall markings do not define the stall width.
Location Description	Accessible Parking Space P1-C, P1-D, P1-F, P1-G and P1-H
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible parking space markings are faded.

Resolution

Repaint stall markings. Accessible car stalls shall be 96" wide minimum, shall be marked to define the width, and shall have an adjacent access aisle. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] [NOTE: State and local codes may require alternate dimensions, and may also specify the method and color of markings.]

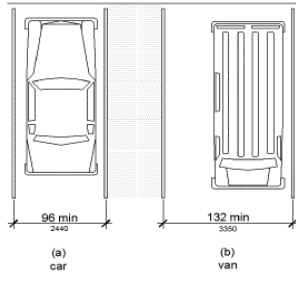
Quantity	Unit Cost	Total Cost
5 EA	420	\$ 2,100
Priority	1	

Map for Barrier ID: AX240067



119 38.889622,-76.88827838161467

Photos for Barrier ID: AX240067



Central Gardens EXTERIOR

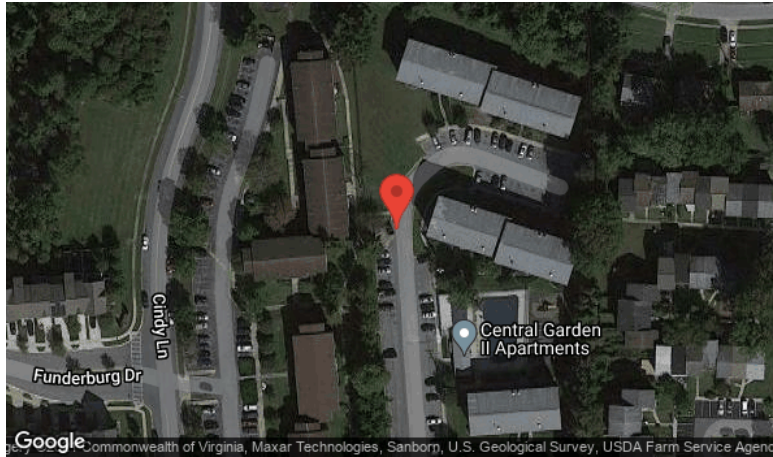
Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	State of MD 05.07.D (2)(a)and (b),(3) & (6)
Barrier Detail	MARYLAND: Compliant signage is not provided at the space.
Location Description	Accessible Parking Space P1-D
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	A sign is not provided at the accessible parking space.

Resolution

Provide mounted signage showing the International Symbol of Accessibility which is not obscured by a vehicle parked in the space, as well as a reserved parking sign and a maximum fine sign. Parking space identification signs shall include the International Symbol of Accessibility, "RESERVED PARKING" and "MAXIMUM FINE \$xxx" signs. Accessible parking fine amounts vary per county in the State of Maryland. Signs shall be 84" minimum above the stall surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above the stall surface. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

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

Map for Barrier ID: AX240313



155 +38.889487, -76.888965

Photos for Barrier ID: AX240313



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	502.4
Barrier Detail	The parking space slope is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-E
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The van accessible parking space has a cross slope of 4.1%.

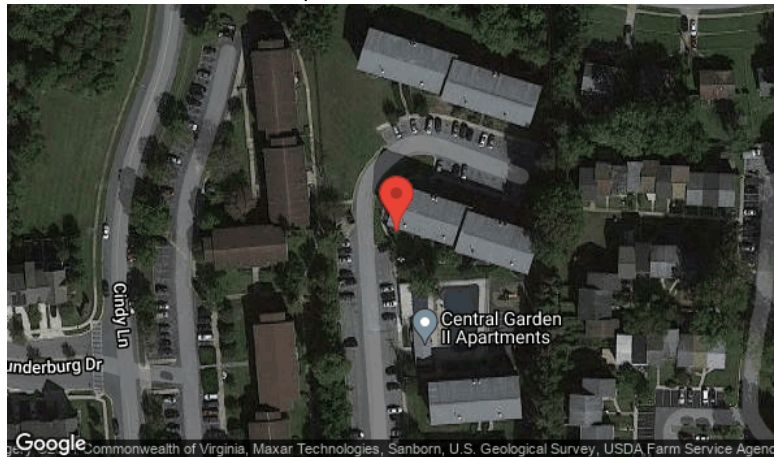
Resolution

Remove and replace with a van space which has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] 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.

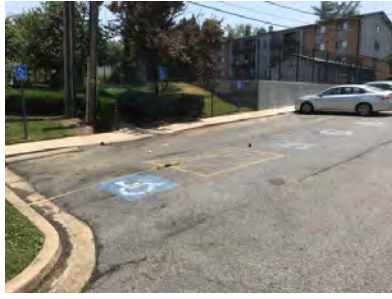
Quantity	Unit Cost	Total Cost
1 EA	6300	\$ 6,300

Priority	1
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Map for Barrier ID: AX239625



66 +38.889446, -76.888800



Central Gardens EXTERIOR

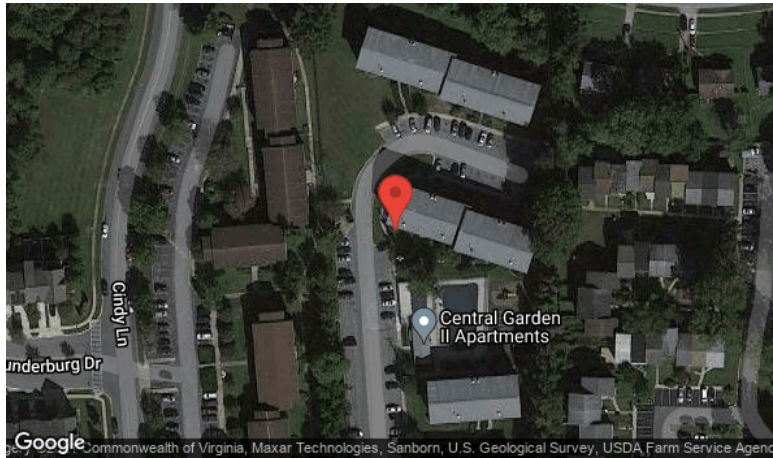
Assembly	Exterior Access Route
Type	Parking Space-Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-F
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible parking space has a cross slope of 5.2%.

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. 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. Re-stripe for a van accessible space at a location closest to an accessible facility entrance. For every six or fraction of six parking spaces required to comply, at least one shall be a van parking space. Van parking spaces shall be 132" wide minimum, shall be marked to define the width, and shall have a compliant adjacent access aisle. [EXCEPTION: Van parking spaces shall be permitted to be 96" wide minimum where the access aisle is 96" wide minimum.] Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to another stall or aisle, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.] Parking spaces for vans, access aisles serving van spaces, and vehicular routes serving them shall provide a vertical clearance of 98" minimum.

Quantity	Unit Cost	Total Cost
1 EA	6300	\$ 6,300
Priority	1	

Map for Barrier ID: AX240312



154 +38.889446, -76.888800

Photos for Barrier ID: AX240312



Central Gardens EXTERIOR

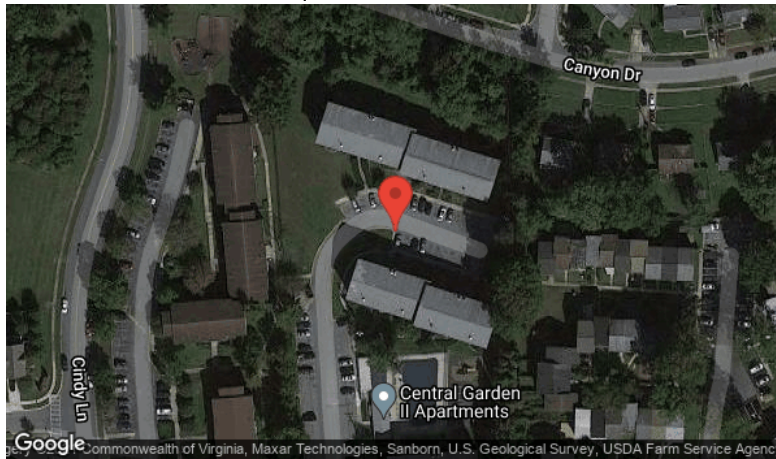
Assembly	Exterior Access Route
Type	Parking Space-Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-G and P1-H
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible parking space has a cross slope of 4.2%.

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. 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. Re-stripe for a car accessible space at a location closest to an accessible facility entrance. Car parking spaces shall be 96" wide minimum, shall be marked to define the width, and shall have a compliant adjacent access aisle. Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to another stall or aisle, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.] Parking spaces for cats, access aisles serving parking spaces, and vehicular routes serving them shall provide a vertical clearance of 98" minimum.

Quantity	Unit Cost	Total Cost
2 EA	6300	\$ 12,600
Priority	1	

Map for Barrier ID: AX239628



69 +38.889683, -76.888635



Central Gardens EXTERIOR

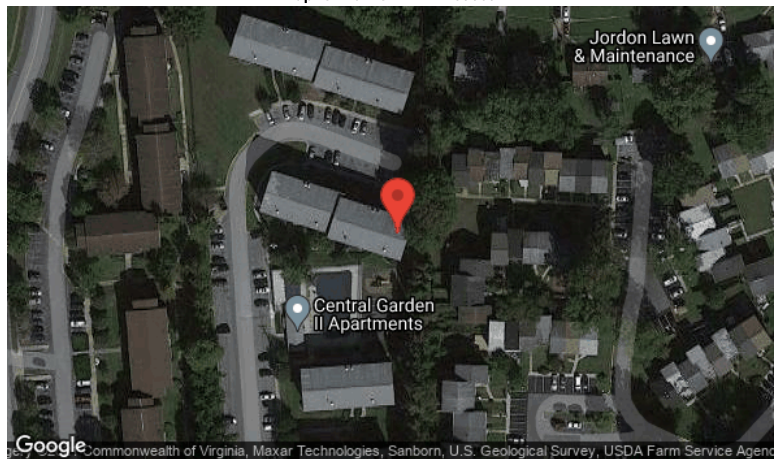
Assembly	Exterior Access Route
Type	Parking Space-Van
ADA Standard	502.4
Barrier Detail	The parking space slope is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-I
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible parking space has a cross slope of 5.5%.

Resolution

Remove and replace with a van space which has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] 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: AX239569



10 +38.889398, -76.888272

Photos for Barrier ID: AX239569



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Spaces-General
ADA Standard	UFAS 4.1.1, 4.6.1

Barrier Detail

The required minimum number of accessible parking spaces and access aisles is not provided.

Location Description	Accessible Parking Spaces for Designated Accessible Units
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Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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Site Conditions

There are a total of 30 accessible units in the complex with only 9 accessible parking spaces provided. 1 of these spaces is required for the office. If the parking spaces are assigned to the units then 22 additional parking spaces with access aisles and signage are needed.

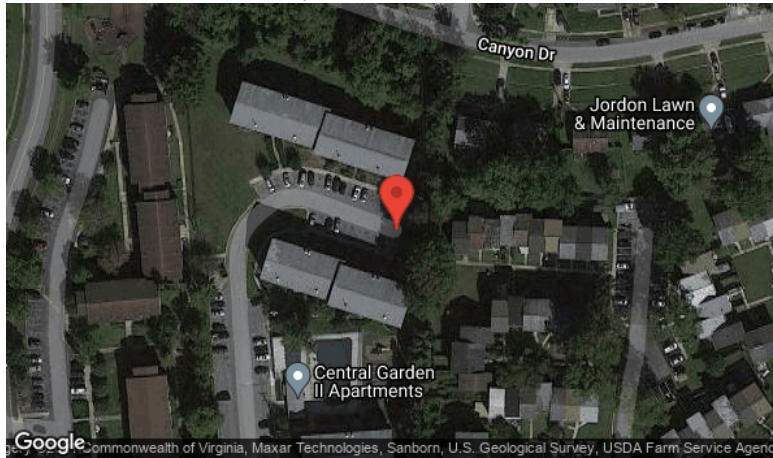
Resolution

Provide the required minimum number of accessible parking spaces per table 4.1.1. In addition, where parking stalls are assigned to individual dwelling units, at least one accessible space should be provided for each mobility accessible dwelling unit. Where parking is provided for all residents, one accessible parking space shall be provided for each accessible dwelling unit; and where parking is provided for only a portion of the residents, an accessible parking space shall be provided on request of the occupant of an accessible dwelling unit. 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 (2%) in all directions. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the International Symbol of Accessibility. Such signs shall not be obscured by a vehicle parked in the space. This barrier applies only to non-public parking in residential developments. Other applicable federal, state and local regulations may supercede this barrier, and have stricter requirements. 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
22 EA	1120	\$ 24,640

Priority	1
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Map for Barrier ID: AX240323



165 38.889622,-76.88827838161467

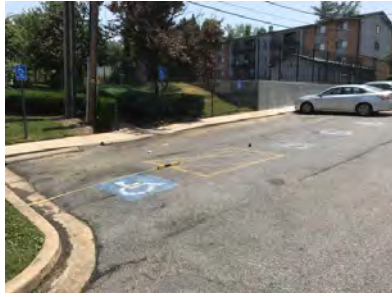


TABLE 4.1.1
Total Parking in Lot Required Minimum Number of Accessible Spaces

1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	*
1001 and over	**

* 2 percent of total.

** 20 plus 1 for each 100 over 1000.

EXCEPTION: The total number of accessible parking spaces may be distributed among parking lots, if greater accessibility is achieved.

EXCEPTION: This does not apply to parking provided for official government vehicles owned or leased by the government and used exclusively for government purposes.

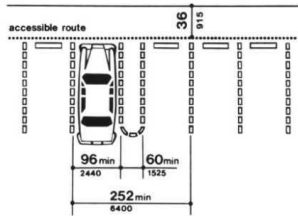
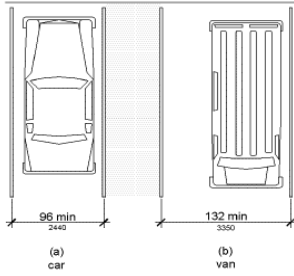


Figure 9
Dimensions of Parking Spaces

Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	State of MD 05.07.D (2)(a)and (b),(3) & (6)
Barrier Detail	MARYLAND: Compliant signage is not provided at the space.
Location Description	Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The sign does not have the fine information and the bottom of the sign is less than 84" above the parking surface.

Resolution

Provide a mounted sign for a van accessible stall which is not obscured by a vehicle parked in the space. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible," "Reserved Parking", and "Maximum Fine \$XXX". Accessible parking fine amounts vary per county in the State of Maryland. Signs shall be 84" minimum above the finish floor or ground surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above grade.

Quantity	Unit Cost	Total Cost
4 EA	280	\$ 1,120
Priority	1	

Photos for Barrier ID: AX240314



Central Gardens EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	502.1, 502.3
Barrier Detail	Accessible van stall markings do not define the stall width.
Location Description	Accessible Parking Spaces P1-A, P-1 B, P1-E and P1-I
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The van accessible parking spaces are faded.

Resolution

Repaint stall markings. Accessible van stalls shall be 132" wide minimum, shall be marked to define the width and shall have an adjacent access aisle 60" wide minimum. [EXCEPTION: Van parking spaces shall be permitted to be 96" wide minimum where the access aisle is 96" wide minimum.] NOTE: State and local codes may require alternate dimensions, and may also specify the method and color of markings.

Quantity	Unit Cost	Total Cost
4 EA	420	\$ 1,680
Priority	1	

Photos for Barrier ID: AX240318



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Parking Space-Car
ADA Standard	State of MD 05.07.D (2)(a)and (b),(3) & (6)
Barrier Detail	MARYLAND: Compliant signage is not provided at the space.
Location Description	Accessible Parking Spaces P1-C, P-1 F, P1-G and P1-H
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

The sign does not have the fine information and the bottom of the sign is 57" above the parking surface.

Resolution

Provide mounted signage showing the International Symbol of Accessibility which is not obscured by a vehicle parked in the space, as well as a reserved parking sign and a maximum fine sign. Parking space identification signs shall include the International Symbol of Accessibility, "RESERVED PARKING" and "MAXIMUM FINE \$250" signs. Accessible parking fine amounts vary per county in the State of Maryland. Signs shall be 84" minimum above the stall surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above the stall surface. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

Quantity	Unit Cost	Total Cost
4 EA	280	\$ 1,120
Priority	1	

Photos for Barrier ID: AX240066



Central Gardens EXTERIOR

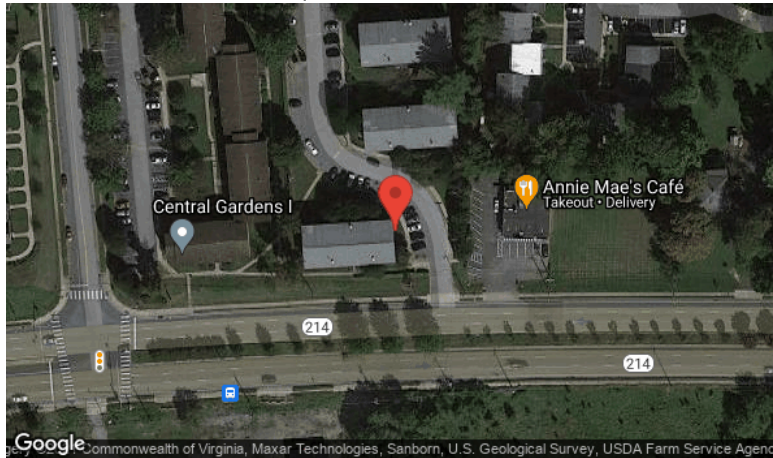
Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2
Barrier Detail	A curb ramp is not provided where the accessible route crosses a curb.
Location Description	Curb Ramp CR-1 and CR-2
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	Curb ramps are not provided where the accessible route crosses the curbs.

Resolution

Install a compliant curb ramp. Compliant curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. 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 provided, flare slopes shall be maximum 1:10 (10%). Provide a landing at the top of the curb ramp. The landing clear length shall be 36" minimum. The landing clear width shall be minimum 48" wide, and at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Quantity	Unit Cost	Total Cost
2 EA	1750	\$ 3,500
Priority	1	

Map for Barrier ID: AX240244



150 +38.888023, -76.888521

Photos for Barrier ID: AX240244



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	304, 406
Barrier Detail	A compliant parallel curb ramp is not provided.
Location Description	Curb Ramp CR-3
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

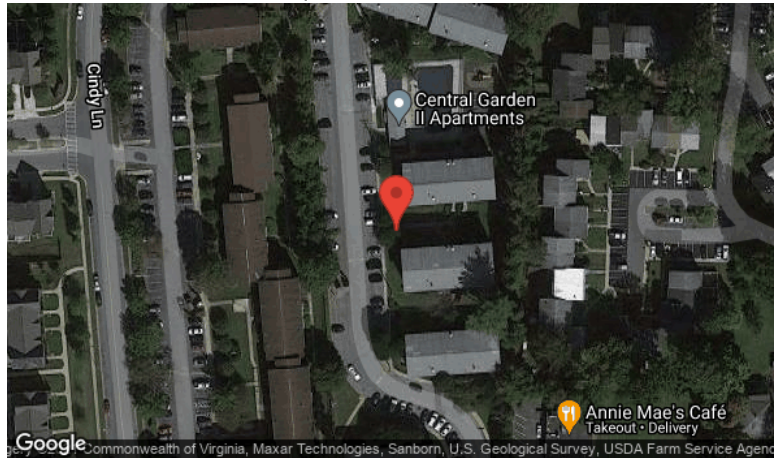
The curb ramp is located at the intersection of the accessible routes where a turning space is required, therefore a parallel curb ramp is needed. The existing curb ramp has a 9.6% running slope, 5.9% cross slope, and the top landing has a 5.2% cross slope.

Resolution

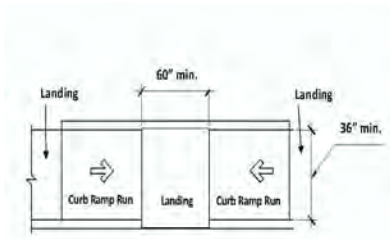
Replace the standard curb ramp with a parallel curb ramp. The bottom landing clear width at the bottom of the curb ramp runs shall be 60" minimum to allow for a 90 degree turn. The top landings shall be minimum 36" deep in the direction of travel. The slope of the landings, where the landing connects to a sidewalk aligned perpendicular or angled to the curb ramp run requiring a wheelchair turn, shall be maximum 1:48 (2.08%). The slope of the landing shall be maximum 1:48 (2.08%). The curb ramp should be removed and replaced with a compliant ramp with no greater than the maximum allowable slopes of a ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of 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 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".]

Quantity	Unit Cost	Total Cost
1 EA	1750	\$ 1,750
Priority	1	

Map for Barrier ID: AX239620



61 +38.888745, -76.888693



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	405.2; Table 405.2; 406; 406.2
Barrier Detail	The curb ramp does not meet the slope requirements.
Location Description	Curb Ramp CR-5
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com

Site Conditions

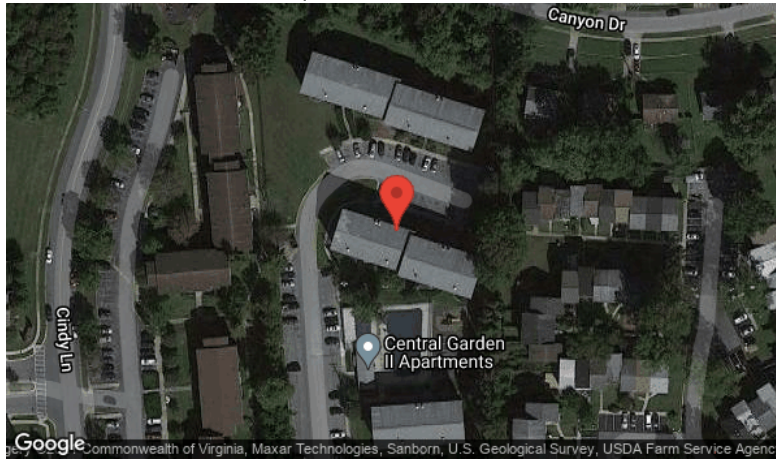
The curb ramp has a 11.8% running slope, 5.9% cross slope, and it's top landing has 5.2% cross slope.

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
Priority	1	

Map for Barrier ID: AX239629



70 +38.889526, -76.888566

Photos for Barrier ID: AX239629



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	304; 406.4

Barrier Detail

The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).

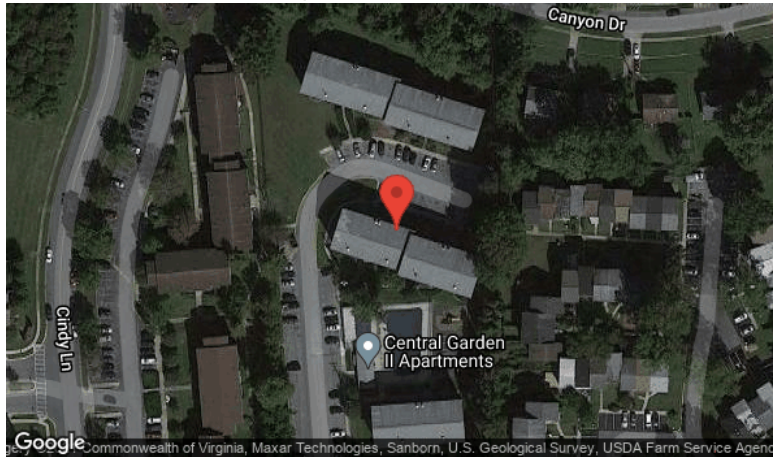
Location Description	Curb Ramp CR-5
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The top curb ramp landing has a cross slope of 4.6%.

Resolution

Provide a level landing at the top of the curb ramp with maximum slope 1:48 (2.08%). The landing clear length shall be 36" minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted. [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.] The landing slope may have maximum 1:20 (5%) running slope, if the sidewalk is parallel/continuous with the running slope of the curb ramp, and a sidewalk with the dominant path of travel perpendicular to the dominant path of travel of the curb ramp is not provided.

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

Map for Barrier ID: AX240243



149 +38.889526, -76.888566

Photos for Barrier ID: AX240243



Central Gardens EXTERIOR

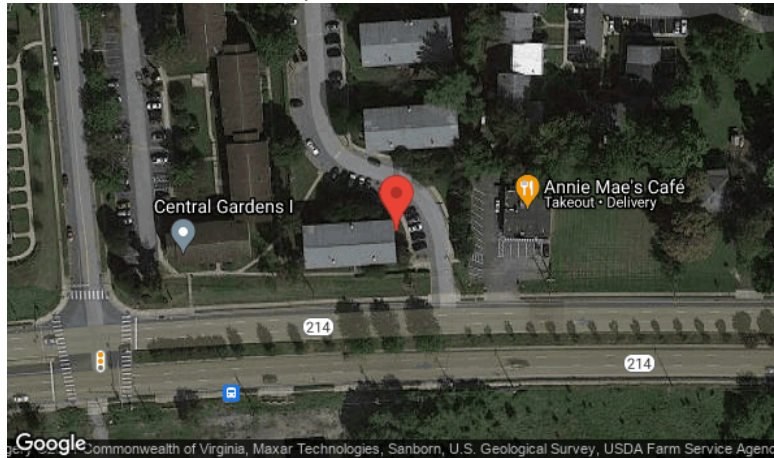
Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2
Barrier Detail	A curb ramp is not provided where the accessible route crosses a curb.
Location Description	Curb Ramp CR-6
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	A curb ramp is not provided where the accessible route crosses the curb.

Resolution

Install a compliant curb ramp. Compliant curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. 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 provided, flare slopes shall be maximum 1:10 (10%). Provide a landing at the top of the curb ramp. The landing clear length shall be 36" minimum. The landing clear width shall be minimum 48" wide, and at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Quantity	Unit Cost	Total Cost
2 EA	1750	\$ 3,500
Priority	1	

Map for Barrier ID: AX240311



153 +38.888023, -76.888521

Photos for Barrier ID: AX240311



Central Gardens 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	From Accessible Parking to Building 6812 Entrance
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible route has cross slopes up to 6.6%.

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
400 SF	19.82	\$ 7,928
Priority	1	

Map for Barrier ID: AX239589



30 +38.889233, -76.888631

Photos for Barrier ID: AX239589



Central Gardens EXTERIOR

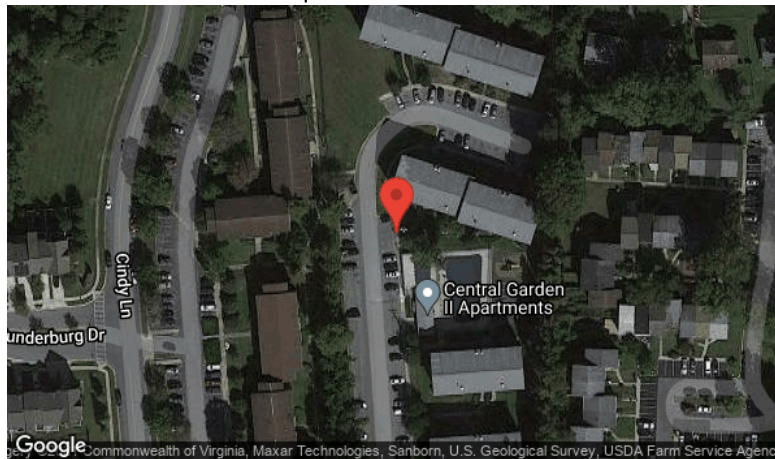
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has running slopes greater than 1:20 (5%).
Location Description	From Accessible Parking to Buildings 6810 and 6812 Entrances
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible route has running slopes up to 9.4%.

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 (8.33%) 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
200 SF	19.82	\$ 3,964
Priority	1	

Map for Barrier ID: AX239624



65 +38.889346, -76.888812



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3

Barrier Detail

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

Location Description	From Accessible Parking to Patio at Unit 102 in Building 6810
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Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
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Site Conditions	The accessible route has cross slopes up to 6.7%.
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Resolution

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

Quantity	Unit Cost	Total Cost
180 SF	18.92	\$ 3,406

Priority	1
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Photos for Barrier ID: AX239663



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3

Barrier Detail

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

Location Description From Accessible Parking to Patio at Unit 102 in Building 6812

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

Site Conditions

The accessible route has running slopes up to 9.5%, cross slopes up to and vertical changes up to 3/8".

Resolution

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

Quantity	Unit Cost	Total Cost
120 SF	19.82	\$ 2,378

Priority 1

Map for Barrier ID: AX239570



11 +38.889602, -76.888378



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	206; 206.2.1

Barrier Detail

A compliant accessible route is not provided from the property line to the site facilities.

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

Site Conditions

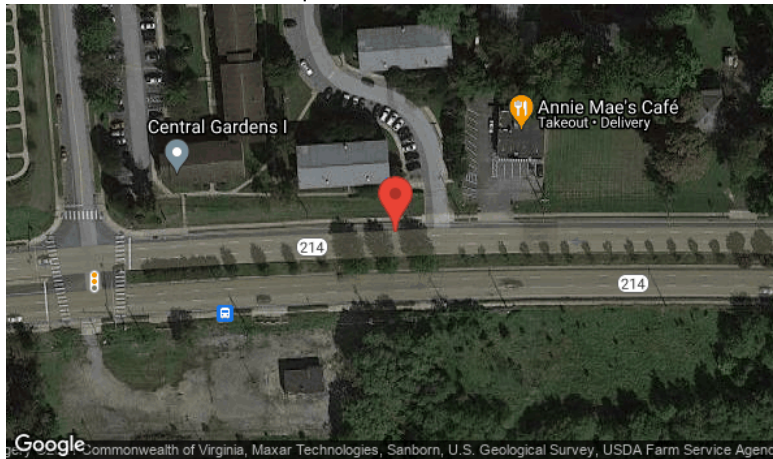
The accessible route does not connect to the city sidewalk. The route is 32' long by 5' long.

Resolution

Provide an accessible route from accessible parking spaces, passenger loading zones, public streets, public sidewalks, and public transportation stops. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 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. 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
160 SF	8.96	\$ 1,434
Priority	1	

Map for Barrier ID: AX239560



1 +38.887764, -76.888501

Photos for Barrier ID: AX239560



Central Gardens EXTERIOR

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

Site Conditions

The accessible route has two (2) 6-1/2" vertical changes requiring a ramp with a top and bottom landing.

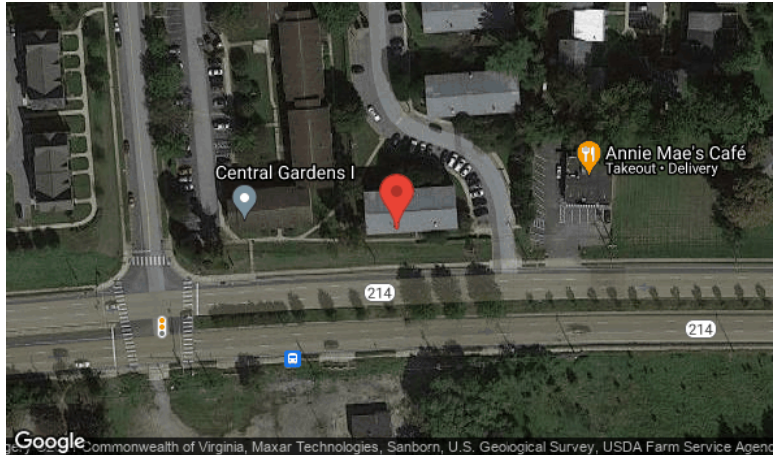
Resolution

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

Quantity	Unit Cost	Total Cost
23 LF	662	\$ 15,226

Priority 1

Map for Barrier ID: AX240216



129 +38.887917, -76.888775



Central Gardens EXTERIOR

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

Site Conditions

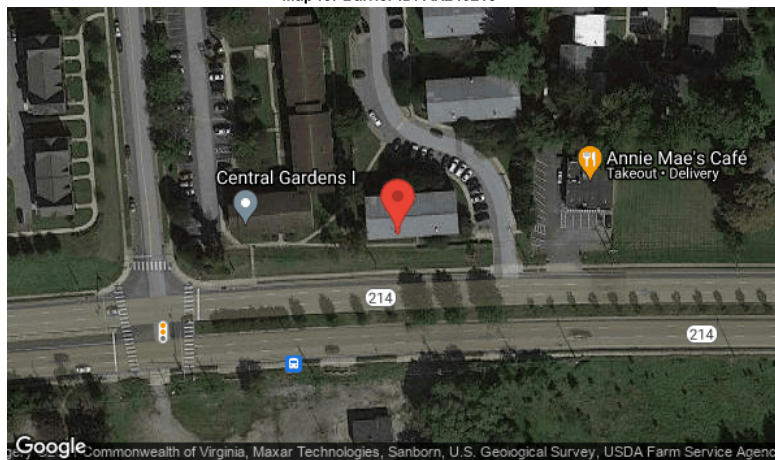
The accessible route has two (2) 6-1/2" vertical changes requiring a ramp with a top and bottom landing. The ramp will need handrails.

Resolution

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

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

Map for Barrier ID: AX240218



131 +38.887917, -76.888775



Central Gardens EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3

Barrier Detail

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

Location Description From Parking to Building 6804

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

Site Conditions

The accessible route has varying steep running and cross slopes, gaps and vertical changes in level.

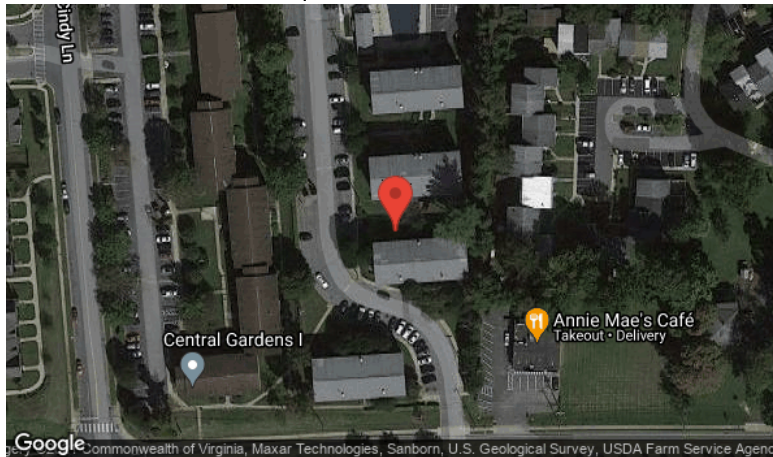
Resolution

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

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

Priority 1

Map for Barrier ID: AX239621



62 +38.888447, -76.888564



Central Gardens EXTERIOR

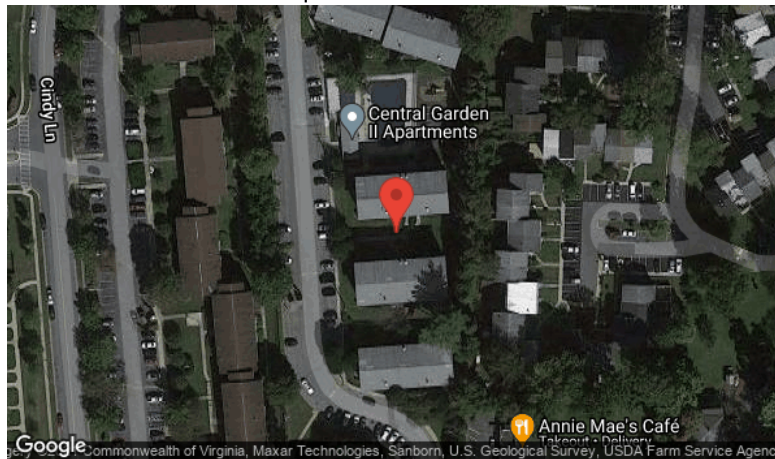
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	From Parking to Building 6806
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible route has a cross slope of 3.6%.

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
120 SF	19.82	\$ 2,378
Priority	1	

Map for Barrier ID: AX239622





Central Gardens EXTERIOR

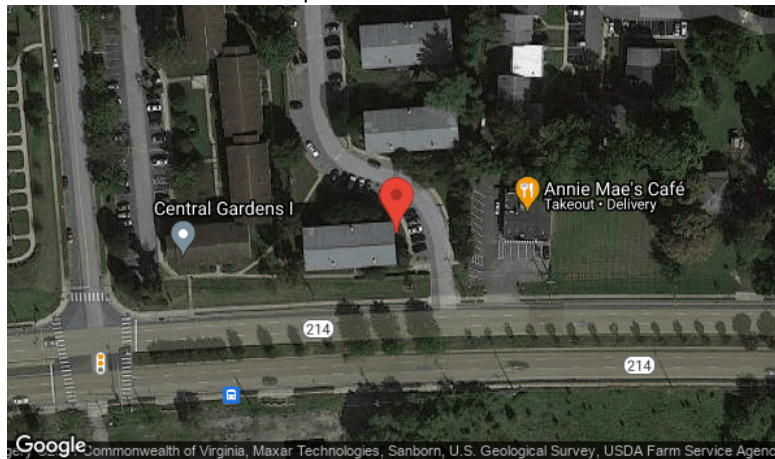
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has running slopes greater than 1:20 (5%).
Location Description	Near Building 6804
Observed	May 28, 2021 by Lloyd.fojas@bureauveritas.com
Site Conditions	The accessible route has a running slope of 7.7%.

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 (8.33%) 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
120 SF	19.82	\$ 2,378
Priority	1	

Map for Barrier ID: AX239618



59 +38.888023, -76.888521

Photos for Barrier ID: AX239618

